AMERICAN FORK CITY COUNCIL
JUNE 28, 2022
REGULAR SESSION AGENDA

Notice of Electronic Meeting
One or more City Council members may be physically absent from this meeting but may participate electronically.

REGULAR SESSION

The American Fork City Council will meet in a regular session on Tuesday, June 28, 2022, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

1. Pledge of Allegiance; Invocation by Council Member Barnes; roll call.
2. Presentation of the Steward of the Community Award presented to Jordan Hymas from Mountain Point Hospital.
3. Twenty-minute public comment period - limited to two minutes per person.
4. City Administrator's Report
5. Council Reports
6. Mayor's Report

COMMON CONSENT AGENDA

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

1. Approval of the April 26, 2022, city council minutes.
2. Approval of the May 3, 2022, work session minutes.
3. Approval of the May 17, 2022, work session minutes.
4. Approval of the May 24, 2022, city council minutes.
5. Approval of the June 7, 2022, work session minutes.
6. Approval of the June 14, 2022, work session minutes.
7. Ratification of city payments (June 8, 2022, to June 21, 2022) and approval of purchase requests over $50,000.

ACTION ITEMS

1. Review and action on a resolution approving a land use map amendment for the American Fork Townhomes Project from Design Commercial to Planned Community designation, located in the area of 400 South 860 East.
2. Review and action on an ordinance approving a zone map amendment for the American Fork Townhomes Project from the Planned Commercial (GC-2) zone to the Planned Community (PC) zone, located in the area of 400 South 860 East.
3. Review and action on subdivisions, commercial projects, condominiums, and PUD's including 1) plat approval; 2) method of satisfaction of water rights requirements; 3) posting of an improvement bond or setting of a time frame for improvement installation; and 4) authorization to sign the final plat and acceptance of all dedications to the public and to have the plat recorded.

a. Review and action on an amended plat for Lakeshore Landing Block 4 Plat G, located in the area of 900 West 480 South in the TOD Zone.
b. Review and action on an amended plat for Lakeshore Landing Block 4 Plat H, located in the area of 900 West 480 South in the TOD Zone.
c. Review and action on an amended plat for Lakeshore Landing Block 5 Plat I, located in the area of 900 West 480 South in the TOD Zone.
d. Review and action on an amended plat for Lakeshore Landing Block 6 Plat J, located in the area of 900 West 480 South in the TOD Zone.
e. Review and action on an ordinance approving a site plan for Utah Valley Business Park/American Fork Industrial Flex development, located in the area of 752 East Quality Drive in the Planned Industrial PI-1 and PI-1(O) zone.

4. Review and action on an ordinance adopting updated Personnel Policies and Procedures.
5. Consideration and action to enter into a closed session to discuss items described in Utah State Code 52-4-204 and 52-4-205.
6. Adjournment.

Dated this 24th day of June 2022.

Terilyn Lurker
City Recorder

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

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 28, 2022

Department Recorder **Director Approval** *Terilyn Lurker*

AGENDA ITEM Review and action on a resolution approving a land use map amendment for the American Fork Townhomes Project from Design Commercial to Planned Community designation, located in the area of 400 South 860 East.

SUMMARY RECOMMENDATION
Staff would recommend approval. The planning commission unanimously recommended approval at the June 8, 2022, meeting.

BACKGROUND
The applicant requested a Land Use Map amendment for this parcel from the Design Commercial to the Planned Community. The applicant will be proposing a development that will consist of 1.26 acres and will include 29 lots intended for single-family development. The western and southern areas of the proposed project associated with this request are in the Planned Community designation and the proposal would be acceptable to that designation.

BUDGET IMPACT
NA

SUGGESTED MOTION
Move to approve the resolution adopting a land use map amendment for the American Fork Townhomes Project from Design Commercial to Planned Community designation located in the area of 400 South 860 East.

SUPPORTING DOCUMENTS

06.28.22 - Land Use Map Amendment - 400 South 860 East (PDF)
06.28.22 - Land Use Map and Zone Map Amendment - Staff report(PDF)
06.28.22 - Land Use Map and Zone Map Amendment - PC Minutes for June 8 (PDF)

RESOLUTION NO. _____

A RESOLUTION APPROVING A LAND USE MAP AMENDMENT LOCATED IN THE VICINITY OF 400 SOUTH 860 EAST FROM THE DESIGN COMMERCIAL DESIGNATION TO THE PLANNED COMMUNITY DESIGNATION.

WHEREAS, Section 10-9a-401(1), Utah Code Annotated, 1953, as amended, requires each municipality in the State of Utah to prepare and adopt a comprehensive, long range general plan for: (1) present and future needs of the municipality; and (2) growth and development of the land within the municipality; and

WHEREAS, Section 10-9a-403, Utah Code Annotated, 1953, as amended, recommends and describes the general content of each of the major elements typically included within a general plan including, but not limited to, a Land Use Element that designates the long-term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land; and

WHEREAS, Section 10-9a-403, Utah Code Annotated, 1953, as amended, anticipated that the Land Use Element will, from time to time, be amended and updated to reflect changes in condition or policy within the City; and

WHEREAS, the Planning Commission has reviewed the proposed amendment to the Land Use Element, advertised and held a public hearing thereon, duly considered the comments received at the hearing, and

WHEREAS, the Planning Commission has recommended approval of the land use map amendment, and

WHEREAS, the City Council has reviewed the request further, all in accordance with Utah State law.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH:

SECTION 1. That certain map entitled AMERICAN FORK CITY - LAND USE PLAN is hereby amended to show that the parcels located in the vicinity of 400 South 860 East be amended from the Design Commercial designation to the Planned Community designation as shown in the Land Use Map below. Said change in designation is hereby adopted as an amendment to the Land Use Element of the General Plan of American Fork, Utah.

Attachment: 06.28.22 - Land Use Map Amendment - 400 South 860 East (American Fork Townhomes Project - Land Use Map Amendment)

SECTION 2. The City Council hereby directs that the American Fork Land Use Plan Map be modified to incorporate the changes approved by this Resolution.

Land Use Map



SECTION 3. It is the express intent of the City Council that said plan be followed, complied with, and otherwise adhered to.

SECTION 4. The Planning Commission and City Staff are hereby directed to recommend such ordinances and policies as recommended under the plan and deemed essential for its implementation.

PASSED AND ADOPTED THIS 28th DAY OF JUNE 2022.

ATTEST:

Bradley J. Frost, Mayor

Stephanie Finau, Deputy Recorder

Attachment: 06.28.22 - Land Use Map Amendment - 400 South 860 East (American Fork Townhomes Project - Land Use Map Amendment)

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: 8th, June 2022
STAFF: Cody Opperman

AGENDA TOPIC:

Hearing, review, and action on a proposed land use map amendment for the American Fork Townhomes Project from Design Commercial to Planned Community, located in the area of 400 S 860 E

Hearing, review, and action on the Zoning Change for American Fork Townhomes, located in the area of 400 S 860 E, in the GC-2 Planned Commercial Zone.

BACKGROUND INFORMATION		
Location:		400 S 860 E
Applicants:		M & M Property Holdings LLC
Existing Land Use:		Design Commercial, Planned Community
Proposed Land Use:		Planned Community
Surrounding Land Use:	North	Design Commercial
	South	Planned Community
	East	Design Commercial, Planned Community
	West	Planned Community
Existing Zoning:		GC-2
Proposed Zoning:		PC
Surrounding Zoning:	North	GC-1
	South	PC
	East	GC-1, GC-2
	West	PC

BACKGROUND:

The applicant is applying for a Land Use Map Amendment and Zoning Change for American Fork Townhomes in the GC-2 Planned Commercial Zone. The entire development parcel consists of 1.26 acres and the proposal consists of 29 lots intended for single-family residential development. The GC-2 zoning will be replaced by the PC zoning.

The current Land Use Map identifies the proposed lot as Planned Community mixed with Design Commercial on the northern end of the lot. The western and southern areas are already compliant with the Planned Community zoning and land use making the American Fork Townhomes acceptable to the area.

Attachment: 06.28.22 - Land Use Map and Zone Map Amendment - Staff report (American Fork Townhomes Project - Land Use Map

Townhomes also provide a transitional way of introducing residential homes near commercial structures. The American Fork Townhomes would be located near GC-1 and GC-2 zoning making it an acceptable fit for residential near the area, therefore planning staff recommends approval for the application of the zoning change at the time of this writing.

STAFF RECOMMENDATION:

Recommendation of approval for the land use map amendment and zone change for American Fork Townhomes located in the area of 400 S. 860 E.

POTENTIAL MOTIONS – Land Use Map Amendment

APPROVAL

Mr. Chairman, I move that we recommend approval of the Land Use Map Amendment for American Fork Townhomes from the Design Commercial land use designation, to the Planned Community land use designation, subject to any findings, conditions, and modifications found in the Engineering Staff Report, or recommended by the Fire Marshal.

DENIAL

Mr. Chairman, I move that we deny the Land Use Map Amendment for American Fork Townhomes from the Design Commercial land use designation, to the Planned Community land use designation with a finding that the proposed zone and land use are incongruent with adjacent existing development.

TABLE

Mr. Chairman, I move that we table action on the Land Use Map Amendment for American Fork Townhomes and instruct the developer/staff to _____.

POTENTIAL MOTIONS – Zoning Change

APPROVAL

Mr. Chairman, I move that we recommend approval of the Zone Change for American Fork Townhomes from the General Commercial (GC-2) zone to the Planned Community (PC) zone subject to any findings, conditions, and modifications found in the Engineering Staff Report, or recommended by the Fire Marshal.

Attachment: 06.28.22 - Land Use Map and Zone Map Amendment - Staff report (American Fork Townhomes Project - Land Use Map

DENIAL

Mr. Chairman, I move that we deny the Zoning Change for American Fork Townhomes from the General Commercial (GC-2) zone to the Planned Community (PC) zone, with a finding that the proposed zone and land use are incongruent with adjacent existing development.

TABLE

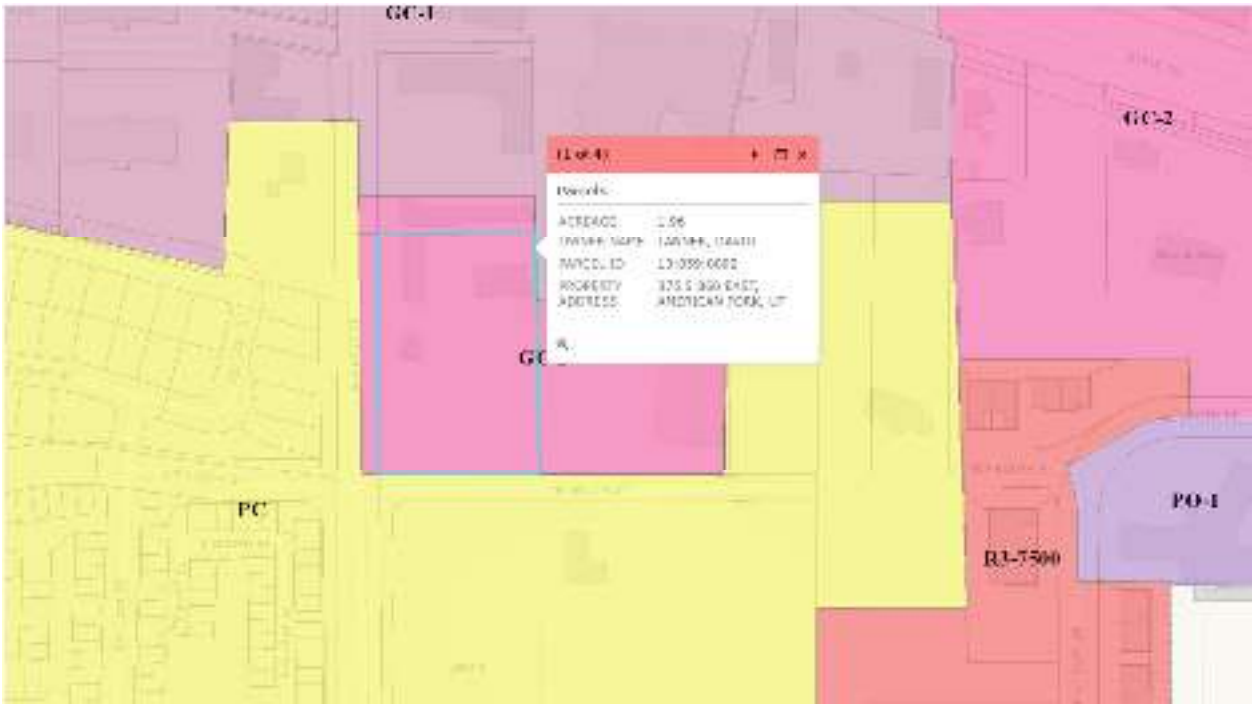
Mr. Chairman, I move that we table action on the Zoning Change for American Fork Townhomes and instruct the developer/staff to _____.

Exhibit 1: Land Use Map



Attachment: 06.28.22 - Land Use Map and Zone Map Amendment - Staff report (American Fork Townhomes Project - Land Use Map

Exhibit 2: Zoning Map



Attachment: 06.28.22 - Land Use Map and Zone Map Amendment - Staff report (American Fork Townhomes Project - Land Use Map

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 6/8/2022

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: American Fork Townhomes

Project Address: 400 S 860 E

Developer / Applicant's Name: M & M Property Holdings, LLC

Type of Application:

- ☐ Subdivision Final Plat
- ☐ Subdivision Preliminary Plan
- ☐ Annexation
- ☐ Code Text Amendment
- ☐ General Plan Amendment
- ☒ Zone Map Amendment
- ☐ Commercial Site Plan
- ☐ Residential Accessory Structure Site Plan

Engineering Division Requirements: As a condition of this zone map amendment, additional right-of-way shall be dedicated to the City at no cost to the City. Applicant shall provide to the City legal descriptions for the various dedications to be reviewed and approved prior to recording right-of-way deeds. Right-of-way dedication shall be shown on a subdivision plat that is submitted to the city for review within 60 days of the approved zone change or shall be dedicated to the city by deed within 60 days of the approved zone change as follows:

1. The City's Master Transportation Element of the General Plan identifies 400 South and 860 East as minor collectors. The necessary right-of-way to meet American Fork City Standards and Specifications and cross sections for 400 South and 860 East plus the findings of any additional auxiliary lanes at the intersection of 860 East and 400 South as recommended by a traffic study shall be dedicated to the City. The traffic study must be submitted by the applicant to verify right-of-way needs for this intersection as part of any development of the land associated with the zone change.

Attachment: 06.28.22 - Land Use Map and Zone Map Amendment - Staff report (American Fork Townhomes Project - Land Use Map

Tyson Williamson: No, it's slab on grade. So, if you were to drive out there today, we are going to bring the pad of the building up an additional two feet and the footing will go down sub the frost line. The finished floor will be about 8 feet from the pond level right now.

Public Hearing Opened

No public comments

Public Hearing Closed

David Bird motioned to recommend approval of the Hearing, review, and action on a site plan for the Utah Valley Business Park/American Fork Industrial Flex development, located in the area of 752 East Quality Drive in the Planned Industrial (PI-1) zone. Christine Anderson seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**Abstain**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**

The motion passed

8. **Hearing, review, and action on a proposed land use map amendment for the American Fork Townhomes Project from Design Commercial to Planned Community, located in the area of 400 S 860 E.**

9. **Hearing, review, and action on a proposed zone change for the American Fork Townhomes Project from the General Commercial (GC-2) zone, to the Planned Community (PC) zone, located in the area of 400 S 860 E.**

Patrick O'Brien: From the applicant's perspective they have submitted a zone change request to go from the GC-2 planned parcel to a planned community. The existing site has a non-conforming land use with the current code. The existing zoning is split on the site as well. There are two exhibits I included in my report that highlight that issue where the north part of the property is zoned in the GC-1. The southern two thirds are zoned as planned community. The applicant wants to bring it all to that planned community land use. The existing zoning is all of GC, the applicant is looking to that from GC to planned community. From a staff perspective there are no issues with that. We understand the area surrounding that is planned community so

Attachment: 06.28.22 - Land Use Map and Zone Map Amendment - PC Minutes for June 8 (American Fork Townhomes Project - Land Use Map

UNNAPROVED MINUTES

we can just extend the use, so we are not creating an island of zoning. It will also conform more to the majority of the land use designation that exists there.

John Woffinden: Any questions for planning on these two items?

Christine Anderson: Which one is GC in the picture?

Patrick O'Brien: It's the top and the planned community is the bottom. All of the surrounding area is planned community. This is one of those issues we are finding throughout the community as well. Some of them have been brought to our attention by applicants some by property owners. A lot more of them are going out trying to find them. As our staffing picks up we will be able to get back up to speed on this and get all of our land use and zoning in conformity.

John Woffinden: Get everything up to date and it will change again. Any questions for planning on this one? Engineering any concerns or questions?

Ben Hunter: All that we have identified is if the zone change is approved then both 400 south and 860 east are identified as minor collectors. This intersection is identified as a signal or intersection application. It will be a big enough intersection that we will probably need to do something. It would be required that they convey to the city if it is approved. Any of the right of way for those collectors and any auxiliary lines for that collection. That was the only comment that we had.

John Woffinden: Any questions or concerns for engineering? Is the applicant here? State your name for the record.

Mark Hampton: We are preparing to submit our site plan for approval. Because of the zone mix up we are looking to clear it up. We can do our traffic studies were ok with engineering. And dedicating the lanes needed for the intersection. We just want to clean this up and make it continuous with the other uses in the neighborhood. It's an eyesore and we would like to clean it up. Any questions that I can answer?

Hearing, review, and action on a proposed land use map amendment for the American Fork Townhomes Project from Design Commercial to Planned Community, located in the area of 400 S 860 E.

Public Hearing Opened

No public comment.

Public Hearing Closed

Hearing, review, and action on a proposed zone change for the American Fork Townhomes Project from the General Commercial (GC-2) zone, to the Planned Community (PC) zone, located in the area of 400 S 860 E.

Attachment: 06.28.22 - Land Use Map and Zone Map Amendment - PC Minutes for June 8 (American Fork Townhomes Project - Land Use Map

Public Hearing Opened

No public comment.

Public Hearing Closed

Rodney Martin motioned to recommend approval of the Hearing, review, and action on a proposed land use map amendment for the American Fork Townhomes Project from Design Commercial to Planned Community, located in the area of 400 S 860 E. Chris Christiansen seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**

The motion passed

Jenny Peay motioned to recommend approval of the Hearing, review, and action on a proposed zone change for the American Fork Townhomes Project from the General Commercial (GC-2) zone, to the Planned Community (PC) zone, located in the area of 400 S 860 E. Rodney Martin seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**

The motion passed

10. Other Business

Patrick O'Brien: We have Jeff and JJ two of our project engineers who we haven't introduced yet.

Attachment: 06.28.22 - Land Use Map and Zone Map Amendment - PC Minutes for June 8 (American Fork Townhomes Project - Land Use Map

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 28, 2022

Department Recorder **Director Approval** *Terilyn Lurker*

AGENDA ITEM Review and action on Planned Commercial (GC-2) zone to the Planned Community (PC) zone, located in the area of 400 South 860 East.

SUMMARY RECOMMENDATION
Staff would recommend approval. The planning commission recommended approval at the June 8, 2022, meeting.

BACKGROUND
The applicant is requesting the zone map at 400 South 860 East be amended from the Planned Commercial (GC-2) zone to the Planned Community (PC) zone. The intended townhome project will provide a transition between the residential in the area to the commercial structures.

Engineering is requesting as a condition to this zone map amendment the dedication of additional right-of-way, which shall be deeded to the city withing 60 days of the approval of the zone change.

BUDGET IMPACT
NA

SUGGESTED MOTION
Move to adopt the ordinance approving a zone map amendment for the American Fork Townhomes Project from the Planned Commercial (GC-2) zone to the Planned Community (PC) zone located in the area of 400 South 860 East, subject to the dedication of right-of-way to the city within 60 days of approval.

SUPPORTING DOCUMENTS

06.28.22 - Zone Map Amendment at 400 South 860 East (DOCX)
06.28.22 - Land Use Map and Zone Map Amendment - Staff report(PDF)
06.28.22 - Land Use Map and Zone Map Amendment - PC Minutes for June 8 (PDF)

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONE MAP OF AMERICAN FORK, UTAH AT 400 SOUTH 860 EAST FROM THE PLANNED COMMERCIAL (GC-2) ZONE TO THE PLANNED COMMUNITY (PC) ZONE.

WHEREAS, Pursuant to Section 10-9a-503, Utah Code Annotated, 1953, as amended, American Fork City is authorized to make and amend the official zoning map which designates property within the city limits into zones which regulate the use of buildings and structures and uses of land; and

WHEREAS, Section 10-9a-503, Utah Code Annotated, 1953, as amended, anticipated that the Zone Map will, from time to time, be amended and updated; and

WHEREAS, American Fork City has received a request from a property owner requesting a zone change at 400 South 860 East from the Planned Commercial (GC-2) zone to the Planned Community (PC) zone; and

WHEREAS, on June 8, 2022, the Planning Commission has reviewed the proposed amendment to the Zone Map, advertised and held a public hearing thereon, duly considered the comments received at the hearing; and

WHEREAS, the Planning Commission has recommended approval of the zone map amendment; and

WHEREAS, the City Council has reviewed the request further, all in accordance with Utah State law.

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

Section 1. That the Official Zone Map of American Fork, Utah, is hereby amended to show the property located in the area of 400 South 860 East be amended from the Planned Commercial (GC-2) zone to the Planned Community (PC) zone as shown in Exhibit “A”. Said change in zoning is hereby adopted as an amendment to the official Zone Map of American Fork, Utah.

Section 2. That said territory shall hereafter be subject to all requirements and conditions applicable with said zone.

Section 3. That is Ordinance shall be in force and effect upon its passage and first posting as required by law.

Attachment: 06.28.22 - Zone Map Amendment at 400 South 860 East (Zone Map Amendment - 400 South 860 East)

PASSED AND ORDERED POSTED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH THIS _____ DAY OF _____ 2022.

_____
Bradley J. Frost, Mayor

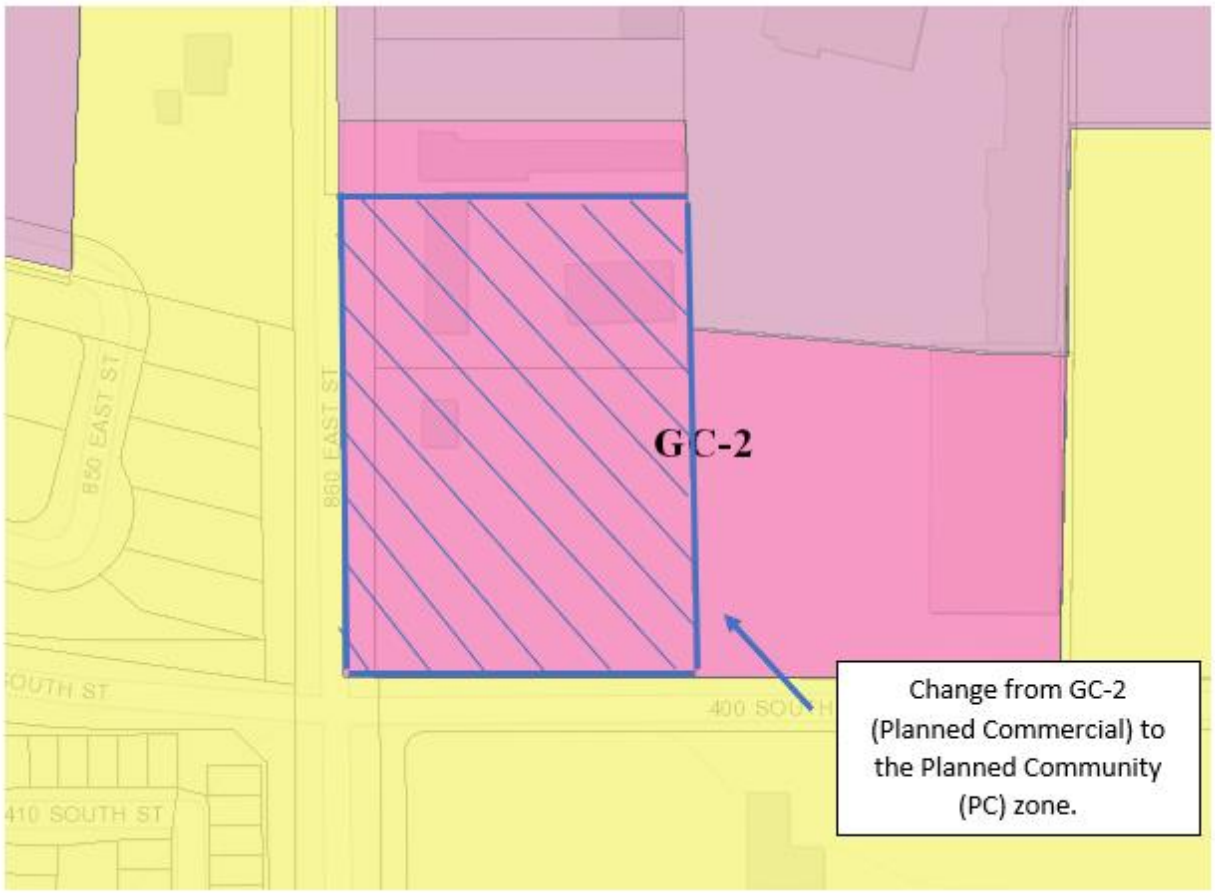
ATTEST:

_____
Stephanie Finau, Deputy Recorder

Attachment: 06.28.22 - Zone Map Amendment at 400 South 860 East (Zone Map Amendment - 400 South 860 East)

EXHIBIT “A”

ZONE MAP



Attachment: 06.28.22 - Zone Map Amendment at 400 South 860 East (Zone Map Amendment - 400 South 860 East)

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: 8th, June 2022
STAFF: Cody Opperman

AGENDA TOPIC:

Hearing, review, and action on a proposed land use map amendment for the American Fork Townhomes Project from Design Commercial to Planned Community, located in the area of 400 S 860 E

Hearing, review, and action on the Zoning Change for American Fork Townhomes, located in the area of 400 S 860 E, in the GC-2 Planned Commercial Zone.

BACKGROUND INFORMATION		
Location:		400 S 860 E
Applicants:		M & M Property Holdings LLC
Existing Land Use:		Design Commercial, Planned Community
Proposed Land Use:		Planned Community
Surrounding Land Use:	North	Design Commercial
	South	Planned Community
	East	Design Commercial, Planned Community
	West	Planned Community
Existing Zoning:		GC-2
Proposed Zoning:		PC
Surrounding Zoning:	North	GC-1
	South	PC
	East	GC-1, GC-2
	West	PC

BACKGROUND:

The applicant is applying for a Land Use Map Amendment and Zoning Change for American Fork Townhomes in the GC-2 Planned Commercial Zone. The entire development parcel consists of 1.26 acres and the proposal consists of 29 lots intended for single-family residential development. The GC-2 zoning will be replaced by the PC zoning.

The current Land Use Map identifies the proposed lot as Planned Community mixed with Design Commercial on the northern end of the lot. The western and southern areas are already compliant with the Planned Community zoning and land use making the American Fork Townhomes acceptable to the area.

Attachment: 06.28.22 - Land Use Map and Zone Map Amendment - Staff report (Zone Map Amendment - 400 South 860 East)

Townhomes also provide a transitional way of introducing residential homes near commercial structures. The American Fork Townhomes would be located near GC-1 and GC-2 zoning making it an acceptable fit for residential near the area, therefore planning staff recommends approval for the application of the zoning change at the time of this writing.

STAFF RECOMMENDATION:

Recommendation of approval for the land use map amendment and zone change for American Fork Townhomes located in the area of 400 S. 860 E.

POTENTIAL MOTIONS – Land Use Map Amendment

APPROVAL

Mr. Chairman, I move that we recommend approval of the Land Use Map Amendment for American Fork Townhomes from the Design Commercial land use designation, to the Planned Community land use designation, subject to any findings, conditions, and modifications found in the Engineering Staff Report, or recommended by the Fire Marshal.

DENIAL

Mr. Chairman, I move that we deny the Land Use Map Amendment for American Fork Townhomes from the Design Commercial land use designation, to the Planned Community land use designation with a finding that the proposed zone and land use are incongruent with adjacent existing development.

TABLE

Mr. Chairman, I move that we table action on the Land Use Map Amendment for American Fork Townhomes and instruct the developer/staff to _____.

POTENTIAL MOTIONS – Zoning Change

APPROVAL

Mr. Chairman, I move that we recommend approval of the Zone Change for American Fork Townhomes from the General Commercial (GC-2) zone to the Planned Community (PC) zone subject to any findings, conditions, and modifications found in the Engineering Staff Report, or recommended by the Fire Marshal.

Attachment: 06.28.22 - Land Use Map and Zone Map Amendment - Staff report (Zone Map Amendment - 400 South 860 East)

DENIAL

Mr. Chairman, I move that we deny the Zoning Change for American Fork Townhomes from the General Commercial (GC-2) zone to the Planned Community (PC) zone, with a finding that the proposed zone and land use are incongruent with adjacent existing development.

TABLE

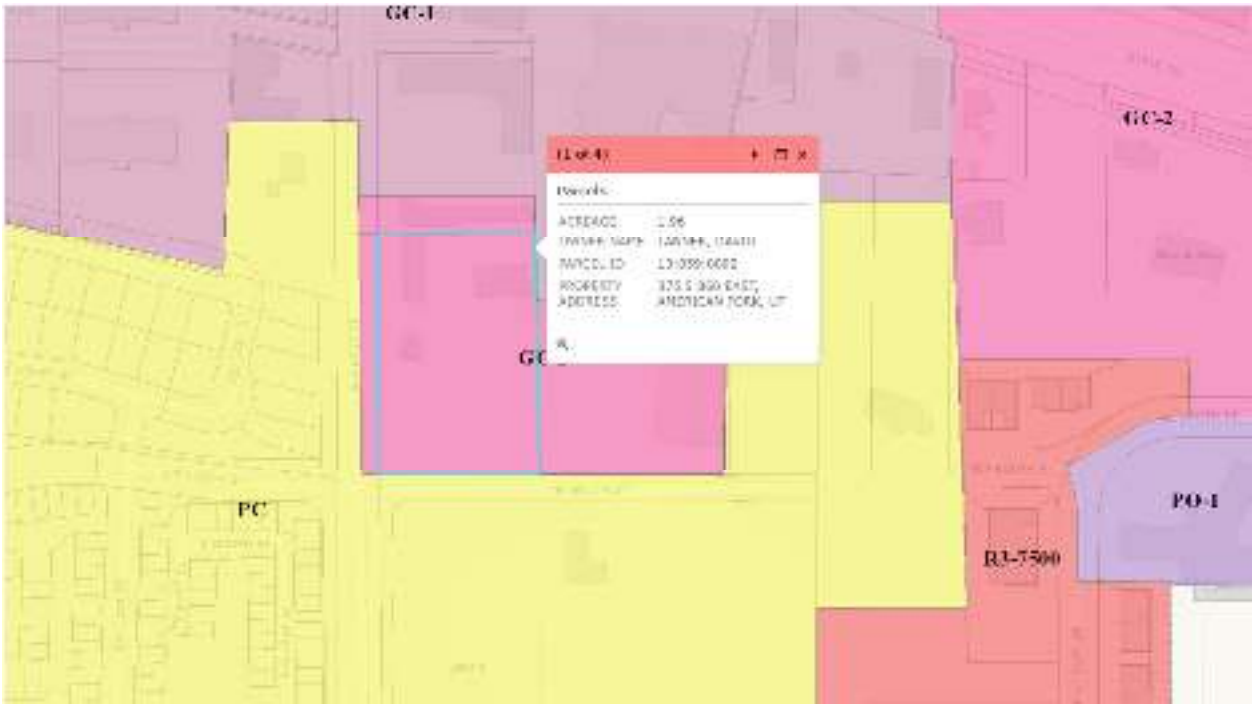
Mr. Chairman, I move that we table action on the Zoning Change for American Fork Townhomes and instruct the developer/staff to _____.

Exhibit 1: Land Use Map



Attachment: 06.28.22 - Land Use Map and Zone Map Amendment - Staff report (Zone Map Amendment - 400 South 860 East)

Exhibit 2: Zoning Map



Attachment: 06.28.22 - Land Use Map and Zone Map Amendment - Staff report (Zone Map Amendment - 400 South 860 East)

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 6/8/2022

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: American Fork Townhomes

Project Address: 400 S 860 E

Developer / Applicant's Name: M & M Property Holdings, LLC

Type of Application:

- ☐ Subdivision Final Plat
- ☐ Subdivision Preliminary Plan
- ☐ Annexation
- ☐ Code Text Amendment
- ☐ General Plan Amendment
- ☒ Zone Map Amendment
- ☐ Commercial Site Plan
- ☐ Residential Accessory Structure Site Plan

Engineering Division Requirements: As a condition of this zone map amendment, additional right-of-way shall be dedicated to the City at no cost to the City. Applicant shall provide to the City legal descriptions for the various dedications to be reviewed and approved prior to recording right-of-way deeds. Right-of-way dedication shall be shown on a subdivision plat that is submitted to the city for review within 60 days of the approved zone change or shall be dedicated to the city by deed within 60 days of the approved zone change as follows:

1. The City's Master Transportation Element of the General Plan identifies 400 South and 860 East as minor collectors. The necessary right-of-way to meet American Fork City Standards and Specifications and cross sections for 400 South and 860 East plus the findings of any additional auxiliary lanes at the intersection of 860 East and 400 South as recommended by a traffic study shall be dedicated to the City. The traffic study must be submitted by the applicant to verify right-of-way needs for this intersection as part of any development of the land associated with the zone change.

Attachment: 06.28.22 - Land Use Map and Zone Map Amendment - Staff report (Zone Map Amendment - 400 South 860 East)

Tyson Williamson: No, it's slab on grade. So, if you were to drive out there today, we are going to bring the pad of the building up an additional two feet and the footing will go down sub the frost line. The finished floor will be about 8 feet from the pond level right now.

Public Hearing Opened

No public comments

Public Hearing Closed

David Bird motioned to recommend approval of the Hearing, review, and action on a site plan for the Utah Valley Business Park/American Fork Industrial Flex development, located in the area of 752 East Quality Drive in the Planned Industrial (PI-1) zone. Christine Anderson seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**Abstain**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**

The motion passed

8. **Hearing, review, and action on a proposed land use map amendment for the American Fork Townhomes Project from Design Commercial to Planned Community, located in the area of 400 S 860 E.**

9. **Hearing, review, and action on a proposed zone change for the American Fork Townhomes Project from the General Commercial (GC-2) zone, to the Planned Community (PC) zone, located in the area of 400 S 860 E.**

Patrick O'Brien: From the applicant's perspective they have submitted a zone change request to go from the GC-2 planned parcel to a planned community. The existing site has a non-conforming land use with the current code. The existing zoning is split on the site as well. There are two exhibits I included in my report that highlight that issue where the north part of the property is zoned in the GC-1. The southern two thirds are zoned as planned community. The applicant wants to bring it all to that planned community land use. The existing zoning is all of GC, the applicant is looking to that from GC to planned community. From a staff perspective there are no issues with that. We understand the area surrounding that is planned community so

Attachment: 06.28.22 - Land Use Map and Zone Map Amendment - PC Minutes for June 8 (Zone Map Amendment - 400 South 860 East)

we can just extend the use, so we are not creating an island of zoning. It will also conform more to the majority of the land use designation that exists there.

John Woffinden: Any questions for planning on these two items?

Christine Anderson: Which one is GC in the picture?

Patrick O'Brien: It's the top and the planned community is the bottom. All of the surrounding area is planned community. This is one of those issues we are finding throughout the community as well. Some of them have been brought to our attention by applicants some by property owners. A lot more of them are going out trying to find them. As our staffing picks up we will be able to get back up to speed on this and get all of our land use and zoning in conformity.

John Woffinden: Get everything up to date and it will change again. Any questions for planning on this one? Engineering any concerns or questions?

Ben Hunter: All that we have identified is if the zone change is approved then both 400 south and 860 east are identified as minor collectors. This intersection is identified as a signal or intersection application. It will be a big enough intersection that we will probably need to do something. It would be required that they convey to the city if it is approved. Any of the right of way for those collectors and any auxiliary lines for that collection. That was the only comment that we had.

John Woffinden: Any questions or concerns for engineering? Is the applicant here? State your name for the record.

Mark Hampton: We are preparing to submit our site plan for approval. Because of the zone mix up we are looking to clear it up. We can do our traffic studies were ok with engineering. And dedicating the lanes needed for the intersection. We just want to clean this up and make it continuous with the other uses in the neighborhood. It's an eyesore and we would like to clean it up. Any questions that I can answer?

Hearing, review, and action on a proposed land use map amendment for the American Fork Townhomes Project from Design Commercial to Planned Community, located in the area of 400 S 860 E.

Public Hearing Opened

No public comment.

Public Hearing Closed

Hearing, review, and action on a proposed zone change for the American Fork Townhomes Project from the General Commercial (GC-2) zone, to the Planned Community (PC) zone, located in the area of 400 S 860 E.

Attachment: 06.28.22 - Land Use Map and Zone Map Amendment - PC Minutes for June 8 (Zone Map Amendment - 400 South 860 East)

Public Hearing Opened

No public comment.

Public Hearing Closed

Rodney Martin motioned to recommend approval of the Hearing, review, and action on a proposed land use map amendment for the American Fork Townhomes Project from Design Commercial to Planned Community, located in the area of 400 S 860 E. Chris Christiansen seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**

The motion passed

Jenny Peay motioned to recommend approval of the Hearing, review, and action on a proposed zone change for the American Fork Townhomes Project from the General Commercial (GC-2) zone, to the Planned Community (PC) zone, located in the area of 400 S 860 E. Rodney Martin seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**

The motion passed

10. Other Business

Patrick O'Brien: We have Jeff and JJ two of our project engineers who we haven't introduced yet.

Attachment: 06.28.22 - Land Use Map and Zone Map Amendment - PC Minutes for June 8 (Zone Map Amendment - 400 South 860 East)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 28, 2022

Department Recorder **Director Approval** *Terilyn Lurker*

AGENDA ITEM Review and action on an amended plat for Lakeshore Landing Block 4 Plat G, located in the area of 900 West 480 South in the TOD Zone.

SUMMARY RECOMMENDATION
Staff would recommend approval of the amended final plat. The planning commission unanimously recommended approval of the plat.

BACKGROUND
These plats were previously approved by the planning commission. The plats before the city council reflect minor changes to the original approval.

BUDGET IMPACT
NA

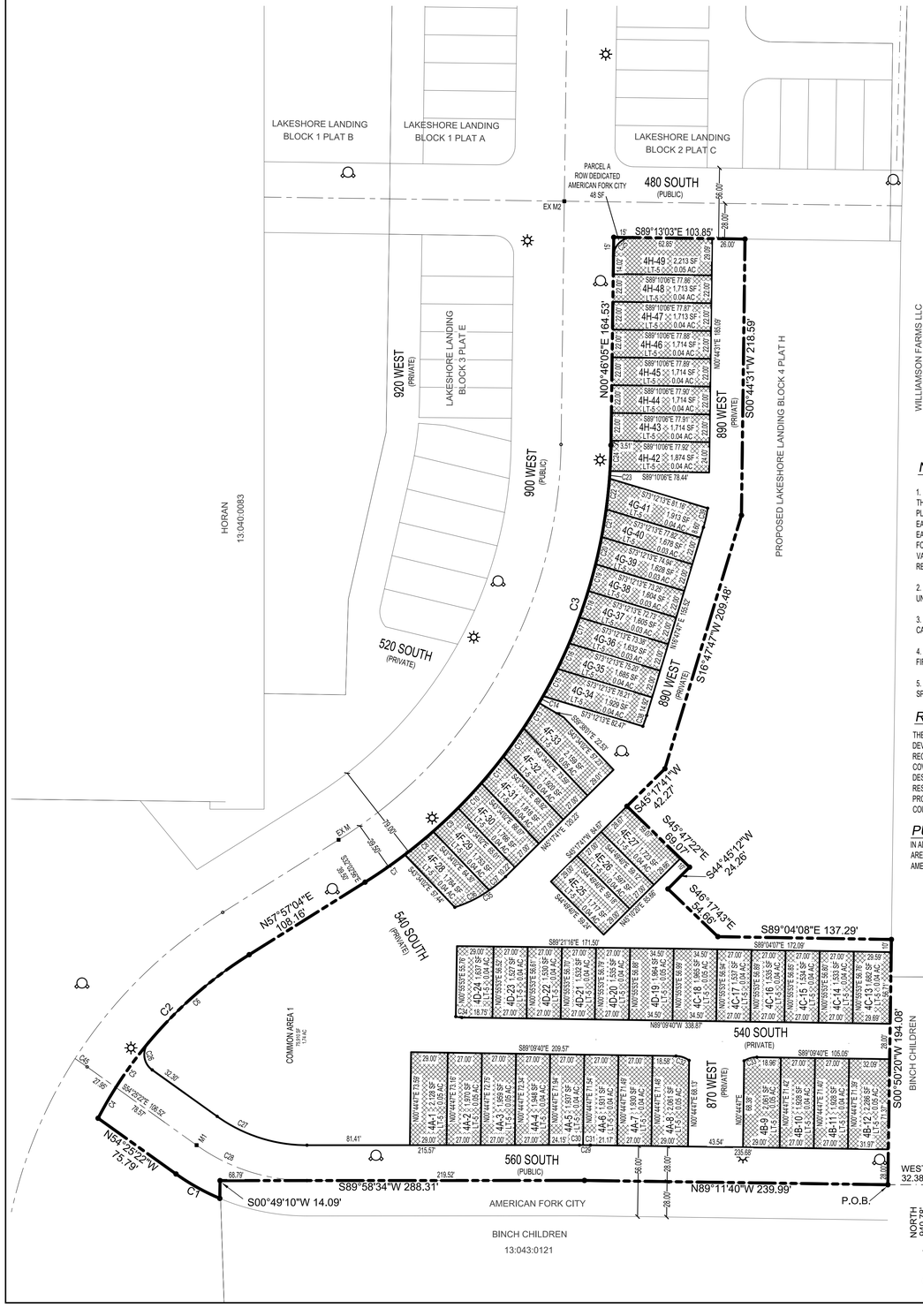
SUGGESTED MOTION
Move to approve the amended final plat for Lakeshore Landing Block 4 Plat G, located in the area of 900 West 480 South in the TOD zone and authorize the mayor and council to sign the plat and accept the dedications with instructions to the city recorder to withhold recording of the plat subject to all conditions identified on the public record associated with the June 8, 2022, planning commission meeting.

SUPPORTING DOCUMENTS

06.28.22 - Lakeshore Landing Block 4 Plat G - Map (PDF)
06.28.22 - Lakeshore Landing amended plats - Staff report (PDF)
06.28.22 - Lakeshore Landing - PC Minutes for June 8 (PDF)

LAKESHORE LANDING BLOCK 4 PLAT G

A TRANSIT-ORIENTED DEVELOPMENT
ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



ADDRESSES

LOT 4A-1	898 WEST 560 SOUTH
LOT 4A-2	896 WEST 560 SOUTH
LOT 4A-3	894 WEST 560 SOUTH
LOT 4A-4	892 WEST 560 SOUTH
LOT 4A-5	888 WEST 560 SOUTH
LOT 4A-6	882 WEST 560 SOUTH
LOT 4A-7	876 WEST 560 SOUTH
LOT 4A-8	872 WEST 560 SOUTH
LOT 4B-9	868 WEST 560 SOUTH
LOT 4B-10	866 WEST 560 SOUTH
LOT 4B-11	864 WEST 560 SOUTH
LOT 4B-12	862 WEST 560 SOUTH
LOT 4C-13	862 WEST 540 SOUTH
LOT 4C-14	864 WEST 540 SOUTH
LOT 4C-15	866 WEST 540 SOUTH
LOT 4C-16	868 WEST 540 SOUTH
LOT 4C-17	872 WEST 540 SOUTH
LOT 4C-18	874 WEST 540 SOUTH
LOT 4D-19	876 WEST 540 SOUTH
LOT 4D-20	878 WEST 540 SOUTH
LOT 4D-21	882 WEST 540 SOUTH
LOT 4D-22	884 WEST 540 SOUTH
LOT 4D-23	886 WEST 540 SOUTH
LOT 4D-24	888 WEST 540 SOUTH
LOT 4E-25	539 SOUTH 890 WEST
LOT 4E-26	531 SOUTH 890 WEST
LOT 4E-27	523 SOUTH 890 WEST
LOT 4F-28	535 SOUTH 900 WEST
LOT 4F-29	531 SOUTH 900 WEST
LOT 4F-30	529 SOUTH 900 WEST
LOT 4F-31	525 SOUTH 900 WEST
LOT 4F-32	523 SOUTH 900 WEST
LOT 4F-33	521 SOUTH 900 WEST
LOT 4G-34	517 SOUTH 900 WEST
LOT 4G-35	513 SOUTH 900 WEST
LOT 4G-36	509 SOUTH 900 WEST
LOT 4G-37	505 SOUTH 900 WEST
LOT 4G-38	503 SOUTH 900 WEST
LOT 4G-39	501 SOUTH 900 WEST
LOT 4G-40	499 SOUTH 900 WEST
LOT 4G-41	497 SOUTH 900 WEST
LOT 4H-42	495 SOUTH 900 WEST
LOT 4H-43	493 SOUTH 900 WEST
LOT 4H-44	491 SOUTH 900 WEST
LOT 4H-45	489 SOUTH 900 WEST
LOT 4H-46	487 SOUTH 900 WEST
LOT 4H-47	485 SOUTH 900 WEST
LOT 4H-48	483 SOUTH 900 WEST
LOT 4H-49	481 SOUTH 900 WEST

NOTES

1. IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILITY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.

2. NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&RS.

3. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.

4. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.

5. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

RESERVATION OF COMMON AREAS

THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS, INTENDED FOR THE OWNERS OF LAKESHORE LANDING FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS

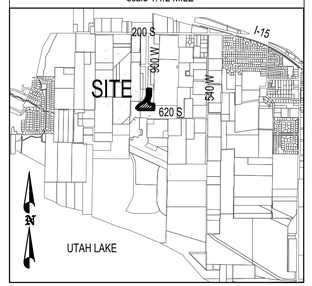
IN ADDITION TO THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.

LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT
- PRIVATE AREA
- COMMON AREA (AS SPECIFIED) — COMMON

VICINITY SKETCH

scale 1:1/2 MILE

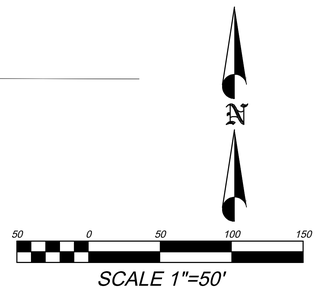


TABULATIONS

DEVELOPMENT AREA	4.24 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	178.00	66.43	21°23'01"	66.05	N65°06'52"W
C2	335.50	178.28	30°26'48"	176.19	N42°43'40"E
C3	414.50	413.68	57°10'58"	396.73	N29°21'35"E
C4	335.50	28.15	04°48'24"	28.14	N29°54'28"E
C5	335.50	44.15	07°32'24"	44.12	N36°04'52"E
C6	335.50	105.99	18°06'00"	105.55	N48°54'04"E
C7	414.50	38.19	05°16'42"	38.17	N55°18'43"E
C8	414.50	29.09	04°01'13"	29.08	N50°39'45"E
C9	414.50	27.01	03°43'58"	27.00	N46°47'09"E
C10	414.50	27.05	03°44'22"	27.05	N43°02'59"E
C11	414.50	27.22	03°45'43"	27.21	N39°17'56"E
C12	414.50	27.50	03°48'06"	27.50	N35°31'02"E
C13	414.50	23.51	03°15'00"	23.51	N31°59'29"E
C14	414.50	6.22	00°51'34"	6.22	N29°56'12"E
C15	414.50	24.45	03°22'49"	24.45	N27°49'01"E
C16	414.50	22.21	03°04'11"	22.21	N24°35'31"E
C17	414.50	22.08	03°03'06"	22.08	N21°31'52"E
C18	414.50	22.01	03°02'34"	22.01	N18°29'02"E
C19	414.50	22.01	03°02'32"	22.01	N15°26'29"E
C20	414.50	22.07	03°03'01"	22.07	N12°23'42"E
C21	414.50	22.19	03°04'02"	22.19	N09°20'10"E
C22	414.50	24.43	03°22'35"	24.42	N06°06'51"E
C23	414.50	5.96	00°49'27"	5.96	N04°00'50"E
C24	414.50	20.50	02°50'01"	20.50	N02°11'06"E
C25	15.00	23.57	90°00'52"	21.22	N45°46'31"E
C26	15.00	24.68	94°16'26"	21.99	S07°17'09"E
C27	122.00	75.81	35°36'04"	74.59	S72°13'24"E
C28	150.00	93.20	35°36'04"	91.71	S72°13'24"E
C29	600.00	8.69	00°49'46"	8.69	S89°36'33"E
C30	600.00	2.86	00°16'21"	2.85	N89°58'34"E
C31	600.00	5.83	00°33'25"	5.83	S89°24'23"E
C32	18.00	11.12	35°23'28"	10.94	N71°27'51"W
C33	18.00	10.64	33°52'45"	10.51	N73°44'54"E
C34	18.00	4.88	15°31'59"	4.87	N81°23'41"W
C35	100.00	47.33	27°07'01"	46.89	N58°51'12"E
C36	100.00	30.48	17°27'56"	30.37	N63°40'45"E
C37	100.00	16.85	09°39'05"	16.83	N50°07'14"E
C38	100.00	9.09	05°12'32"	9.09	N19°24'03"E
C39	100.00	15.46	08°51'29"	15.45	N12°22'02"E



REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: _____

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

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

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS ____DAY OF _____A.D. 20___,
BY THE WATER AUTHORITY.

SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. _____, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

_____ _____
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 940.78 FEET AND WEST 32.38 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 89°11'40" WEST 239.99 FEET; THENCE SOUTH 89°58'34" WEST 288.31 FEET; THENCE SOUTH 00°49'10" WEST 14.09 FEET; THENCE ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 39.75 FEET (CURVE HAVING A CENTRAL ANGLE 12°47'38" AND A LONG CHORD BEARS N60°49'11"W 39.66 FEET); THENCE NORTH 54°25'22" WEST 75.79 FEET; THENCE ALONG THE ARC OF A 335.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 178.28 FEET (CURVE HAVING A CENTRAL ANGLE 30°26'48" AND A LONG CHORD BEARS N42°43'40"E 176.19 FEET); THENCE NORTH 57°57'04" EAST 108.16 FEET; THENCE ALONG THE ARC OF A 414.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 413.68 FEET (CURVE HAVING A CENTRAL ANGLE 57°10'58" AND A LONG CHORD BEARS N29°21'35"E 396.73 FEET); THENCE NORTH 00°46'05" EAST 164.53 FEET; THENCE SOUTH 89°13'03" EAST 103.85 FEET; THENCE SOUTH 00°44'31" WEST 218.59 FEET; THENCE SOUTH 16°47'47" WEST 209.48 FEET; THENCE SOUTH 45°17'44" WEST 42.27 FEET; THENCE SOUTH 45°17'22" EAST 69.07 FEET; THENCE SOUTH 44°45'12" WEST 24.26 FEET; THENCE SOUTH 46°17'43" EAST 54.66 FEET; THENCE SOUTH 89°04'08" EAST 137.29 FEET; THENCE SOUTH 00°50'20" WEST 194.08 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 184,725 SQUARE FEET IN AREA OR 4.24 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS 49
NUMBER OF PARCELS 1

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREON FOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(d) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE _____ HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF _____

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

_____

_____

_____

ACKNOWLEDGMENT

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

ON THE ___ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME _____

WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF _____, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS 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 COUNCIL MEMBER CITY COUNCIL MEMBER

APPROVED _____ ATTEST _____
CITY ENGINEER CLERK-RECORDER

PLANNING COMMISSION APPROVAL

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

_____ _____
PLANNER CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 4 PLAT G
A TRANSIT-ORIENTED DEVELOPMENT
ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

JUB comments

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

3/20/20 I:\My Drive\Berg Civil\2021\Red Pine\LAKESHORE LANDING\Block 4\LL BLOCK 4 PLAT G.dwg

Attachment: 06.28.22 - Lakeshore Landing Block 4 Plat G - Map (Lakeshore Landing Block 4 Plat G)

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: 8th June, 2022
STAFF: Cody Opperman

AGENDA TOPIC:

1. Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat G located in the area of 900 W 480 S, in the TOD Zone.

2. Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat H located in the area of 900 W 480 S, in the TOD Zone.

3. Hearing, review, and action on an amended plat for Lakeshore Landing Block 5 Plat I located in the area of 900 W 480 S, in the TOD Zone.

4. Hearing, review, and action on an amended plat for Lakeshore Landing Block 6 Plat J located in the area of 900 W 480 S, in the TOD Zone.

BACKGROUND INFORMATION		
Location:		900 W 480 S
Applicants:		White Horse Developers, Berg Civil Engineering
Existing Land Use:		Residential Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Transit Oriented Development
	South	Residential Very-Low Density
	East	Residential Low Density
	West	Residential Low Density, Residential Very-Low Density
Existing Zoning:		TOD
Proposed Zoning:		N/A
Surrounding Zoning:	North	TOD
	South	Unidentified, PR-3.0
	East	Unidentified
	West	TOD

BACKGROUND:

The applicant is applying for an amended plat for Lakeshore Landing 4-6 in the TOD zone. Plat H is an amendment plat for apartments. The other 3 amended plats are for townhomes. The proposal consists of 4 plats. The entire development parcel consists of 7.83 acres.

Attachment: 06.28.22 - Lakeshore Landing amended plats - Staff report (Lakeshore Landing Block 4 Plat G)

Sec 17.7.217 Amendments

A large-scale development which has been approved by the city may be amended as follows:

1. Technical correction. Where the proposed amendment is incidental in character and/or is determined by the city engineer to be technical in character, and do not affect the layout or content of the approved plan or require the recording of replacement plat at the office of the county recorder, the amendment may be approved by the city staff member (city engineer, city planner, building inspector, etc.) having responsibility for review of the proposed amendment.
2. Minor correction. Where the proposed amendment involves limited changes to the layout of the project (i.e., incidental adjustments to a building footprint, minor adjustments in the landscape treatment of an open space area, a change of materials for a fence, etc.) and, in the opinion of the planning commission, do not affect the layout of the project plan or require the recording of a replacement plat at the office of the county recorder, the amendment may be approved by action of the planning commission and city council without the necessity of advertising and conducting a public hearing on the matter.
3. Major correction. Any proposed amendment not determined to be a technical or minor correction shall be a major correction and shall follow the process required for approval of a new project.
4. Final plat amendments. In addition to the above, any amendment to a large-scale development which requires amendment of a subdivision plat or record of survey map (condominium plat) which has been recorded at the office of county recorder, shall conform to the provisions of state law regarding amendment of recorded plats.

STAFF RECOMMENDATION:

Plat G - Approval
Plat H - Approval
Plat I - Approval
Plat J - Approval

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval for the plat amendment of Lakeshore Landing Plat G/H/I/J located in the area of 900 W 480 S, in the TOD Zone

Attachment: 06.28.22 - Lakeshore Landing amended plats - Staff report (Lakeshore Landing Block 4 Plat G)

with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

DENIAL

Mr. Chairman, I move that we deny the plat amendment of Lakeshore Landing Plat G/H/I/J located in the area of 900 W 480 S, in the TOD Zone

TABLE

Mr. Chairman, I move that we table action on the plat amendment of Lakeshore Landing Plat G/H/I/J located in the area of 900 W 480 S, in the TOD Zone, and instruct the developer/staff to _____.

Attachment: 06.28.22 - Lakeshore Landing amended plats - Staff report (Lakeshore Landing Block 4 Plat G)

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 6/8/2022

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: Lakeshore Landing Block 4 Plat G, Lakeshore Landing Block 4 Plat H, Lakeshore Landing Block 5 Plat I, Lakeshore Landing Block 6 Plat J (All TOD Zone)

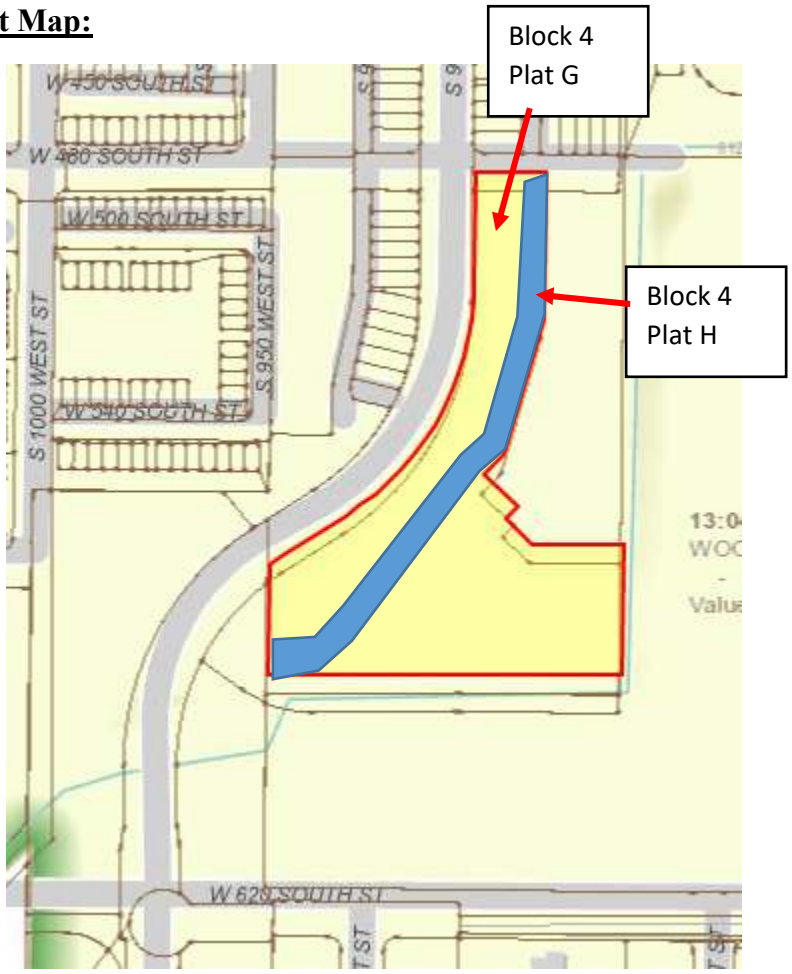
Project Address: 900 West 480 South

Developer / Applicant's Name: White Horse Developers, Berg Civil Engineering

Type of Application:

- ☒ Subdivision Final Plat
- ☐ Subdivision Preliminary Plan
- ☐ Annexation
- ☐ Code Text Amendment
- ☐ General Plan Amendment
- ☐ Zone Map Amendment
- ☐ Commercial Site Plan
- ☐ Residential Accessory Structure Site Plan

Project Map:



Attachment: 06.28.22 - Lakeshore Landing amended plats - Staff report (Lakeshore Landing Block 4 Plat G)





Attachment: 06.28.22 - Lakeshore Landing amended plats - Staff report (Lakeshore Landing Block 4 Plat G)

Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed development with the following conditions and standard conditions of approval:

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).

Attachment: 06.28.22 - Lakeshore Landing amended plats - Staff report (Lakeshore Landing Block 4 Plat G)

UNNAPROVED MINUTES

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
JUNE 8TH 2022
REGULAR SESSION

The American Fork City Planning Commission met in a regular session on June 8th 2022 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present:	Chairman Woffinden	
	Harold Dudley	
	Christine Anderson	
	Bruce Frandsen	
	Jenny Peay	
	Rodney Martin	
	David Bird	
	Chris Christiansen	
Absent:		
Staff Present:	Patrick O'Brien	Development Services Director
	Ben Hunter	Engineer
	Jeff Mortimer	Engineer
	JJ Hsu	Engineer
	George Schade	Communications Director
	Megan Crowley	Administrative Assistant

Others Present: Doug Farr, Nate Heaps, Jon Gunther, Tyson Williamson

1. Chairman Woffinden led the "Pledge of Allegiance"

John Woffinden: Bruce will not be here so David will be a voting member as an alternate. We will discuss two, three, four, and five together. They will require a separate hearing and a separate vote. So planning if you would take us through these first four please.

2. **Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat G located in the area of 900 W 480 S, in the TOD Zone.**
3. **Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat H located in the area of 900 W 480 S, in the TOD Zone.**
4. **Hearing, review, and action on an amended plat for Lakeshore Landing Block 5 Plat I located in the area of 900 W 480 S, in the TOD Zone.**
5. **Hearing, review, and action on an amended plat for Lakeshore Landing Block 6 Plat J located in the area of 900 W 480 S, in the TOD Zone.**

Attachment: 06.28.22 - Lakeshore Landing - PC Minutes for June 8 (Lakeshore Landing Block 4 Plat G)

UNNAPROVED MINUTES

Patrick O'Brien: Those first four items are in relation to an amendment for a plat that was already approved by planning commission. Its in relation to Lakeshore Landings plat 4-6 and varying letter of plat identifiers. Three of the amended plats are for townhomes and one of them is a proposal for an apartment lot. The entire parcel consists of 7.83 acres. As it was approved already, we followed all of the state requirements for amended plats and conducted a thorough review. We did not find any planning issues that needed to be brought to the Planning Commission. So, planning staff would recommend a motion for approval on this.

John Woffinden: Alright thank you, engineering do you have any comments on the four items?

Ben Hunter: No, where all the infrastructure was previously approved and its just amending the plats with some of the layout. They conform to all of the standards and specifications, and we would recommend approval.

John Woffinden: Alright thank you. Any questions from the Commission for either engineering or planning? If not we will open the public hearing.

Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat G located in the area of 900 W 480 S, in the TOD Zone.
Public Hearing Opened

No public comment

Public Hearing Closed

Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat H located in the area of 900 W 480 S, in the TOD Zone.
Public Hearing Opened

No public comment

Public Hearing Closed

Hearing, review, and action on an amended plat for Lakeshore Landing Block 5 Plat I located in the area of 900 W 480 S, in the TOD Zone.
Public Hearing Opened

No public comment

Public Hearing Closed

Hearing, review, and action on an amended plat for Lakeshore Landing Block 6 Plat J located in the area of 900 W 480 S, in the TOD Zone.
Public Hearing Opened

Attachment: 06.28.22 - Lakeshore Landing - PC Minutes for June 8 (Lakeshore Landing Block 4 Plat G)

No public comment

Public Hearing Closed

Christine Anderson motioned to recommend approval of the Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat G located in the area of 900 W 480 S, in the TOD Zone. David Bird seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**

The motion passed

Christine Anderson motioned to recommend approval of the Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat H located in the area of 900 W 480 S, in the TOD Zone. Rodney Martin seconded the motion.

Jenny Peay: Are they going to go through engineering on this?

John Woffinden: We did all four of them together.

Jenny Peay: Ok, this was on the last meeting I'm assuming?

John Woffinden: Yeah, we did planning and engineering on all four of them discussed together.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**

The motion passed

Attachment: 06.28.22 - Lakeshore Landing - PC Minutes for June 8 (Lakeshore Landing Block 4 Plat G)

Chris Christiansen motioned to recommend approval of the Hearing, review, and action on an amended plat for Lakeshore Landing Block 5 Plat I located in the area of 900 W 480 S, in the TOD Zone. Rodney Martin seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**

The motion passed

Chris Christiansen motioned to recommend approval of the Hearing, review, and action on an amended plat for Lakeshore Landing Block 6 Plat J located in the area of 900 W 480 S, in the TOD Zone. David Bird seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**

The motion passed

Jenny Peay: I realized I also made a mistake I didn't see the second page of the second part of that motion that said subject to anything in the report. So, I don't know if that needs to be done again.

Patrick O'Brien: I don't think we had anything that we're conditioning. We're writing them on separate timescales so its just in case engineering had anything.

Ben Hunter: We just had the standard conditions that are required.

6. **Hearing, review, and action on a site plan for the Shipley Residence, located in the area of 1051 N 700 West Circle, in the R1-12000 zone.**

Attachment: 06.28.22 - Lakeshore Landing - PC Minutes for June 8 (Lakeshore Landing Block 4 Plat G)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 28, 2022

Department Recorder **Director Approval** *Terilyn Lurker*

AGENDA ITEM Review and action on an amended plat for Lakeshore Landing Block 4 Plat H, located in the area of 900 West 480 South in the TOD Zone.

SUMMARY RECOMMENDATION
Staff would recommend approval of the amended final plat. The planning commission unanimously recommended approval of the plat.

BACKGROUND
These plats were previously approved by the planning commission. The plats before the city council reflect minor changes to the original approval.

BUDGET IMPACT
NA

SUGGESTED MOTION
Move to approve the amended final plat for Lakeshore Landing Block 4 Plat H, located in the area of 900 West 480 South in the TOD zone and authorize the mayor and council to sign the plat and accept the dedications with instructions to the city recorder to withhold recording of the plat subject to all conditions identified on the public record associated with the June 8, 2022, planning commission meeting.

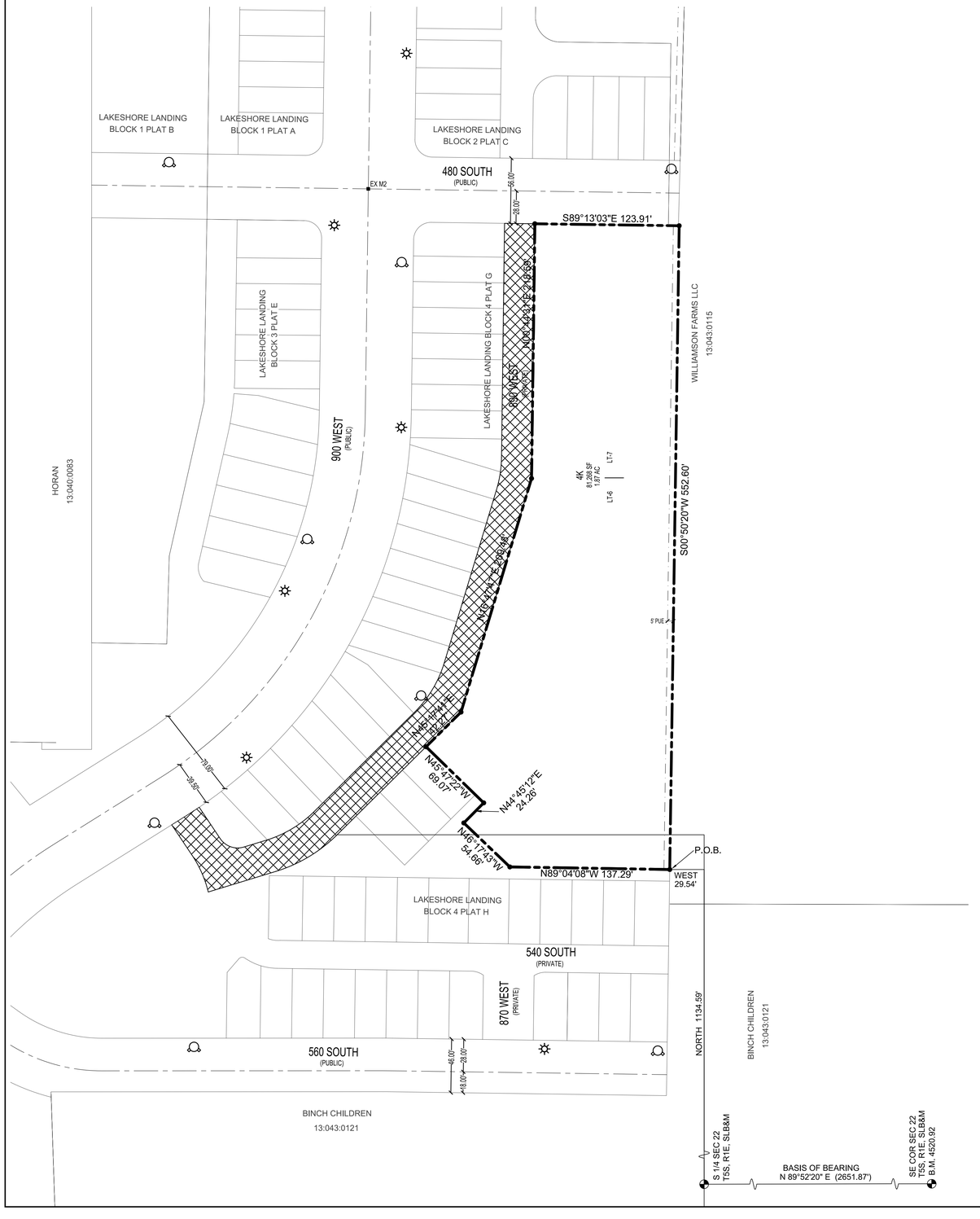
SUPPORTING DOCUMENTS

06.28.22 - Lakeshore Landing Block 4 Plat H (PDF)
06.28.22 - Lakeshore Landing amended plats - Staff report (PDF)
06.28.22 - Lakeshore Landing - PC Minutes for June 8 (PDF)

LAKESHORE LANDING BLOCK 4 PLAT H

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

ADDRESSES	
LOT 4K	511 SOUTH 890 WEST

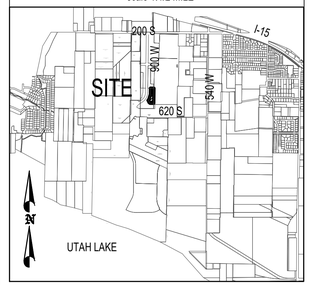


LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT

VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	1.87 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

N

50 0 50 100 150

SCALE 1"=50'

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: _____

NOTES

1. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.

2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.

3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

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

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF _____A.D. 20____,
BY THE WATER AUTHORITY.

_____
SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. _____. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

_____ _____
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1134.59 FEET AND WEST 29.54 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 89°04'08" WEST 137.29 FEET; THENCE NORTH 46°17'43" WEST 54.66 FEET; THENCE NORTH 44°45'12" EAST 24.26 FEET; THENCE NORTH 45°47'22" WEST 69.07 FEET; THENCE NORTH 45°17'41" EAST 42.27 FEET; THENCE NORTH 16°47'47" EAST 209.48 FEET; THENCE NORTH 00°44'31" EAST 218.59 FEET; THENCE SOUTH 89°13'03" EAST 123.91 FEET; THENCE SOUTH 00°50'20" WEST 552.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 81,268 SQUARE FEET IN AREA OR 1.87 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS 1

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

_____

_____

ACKNOWLEDGMENT

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

ON THE ___ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME _____

_____

WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF _____, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE __CITY COUNCIL_____ OF ___AMERICAN FORK CITY____COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS 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

APPROVED _____ ATTEST _____
CITY ENGINEER CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. _____ BY THE
_____ PLANNING COMMISSION

_____ _____
PLANNER CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 4 PLAT H

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

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

3/20/20 \\My Drive\Berg Civil\2022\Blake Miller Horsnell\L BLOCK 4 PLAT H\LAKESHORE LANDING BLOCK4 PLAT H.dwg

Attachment: 06.28.22 - Lakeshore Landing Block 4 Plat H (Lakeshore Landing Block 4 Plat H)

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: 8th June, 2022
STAFF: Cody Opperman

AGENDA TOPIC:

1. Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat G located in the area of 900 W 480 S, in the TOD Zone.

2. Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat H located in the area of 900 W 480 S, in the TOD Zone.

3. Hearing, review, and action on an amended plat for Lakeshore Landing Block 5 Plat I located in the area of 900 W 480 S, in the TOD Zone.

4. Hearing, review, and action on an amended plat for Lakeshore Landing Block 6 Plat J located in the area of 900 W 480 S, in the TOD Zone.

BACKGROUND INFORMATION		
Location:		900 W 480 S
Applicants:		White Horse Developers, Berg Civil Engineering
Existing Land Use:		Residential Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Transit Oriented Development
	South	Residential Very-Low Density
	East	Residential Low Density
	West	Residential Low Density, Residential Very-Low Density
Existing Zoning:		TOD
Proposed Zoning:		N/A
Surrounding Zoning:	North	TOD
	South	Unidentified, PR-3.0
	East	Unidentified
	West	TOD

BACKGROUND:

The applicant is applying for an amended plat for Lakeshore Landing 4-6 in the TOD zone. Plat H is an amendment plat for apartments. The other 3 amended plats are for townhomes. The proposal consists of 4 plats. The entire development parcel consists of 7.83 acres.

Attachment: 06.28.22 - Lakeshore Landing amended plats - Staff report (Lakeshore Landing Block 4 Plat H)

Sec 17.7.217 Amendments

A large-scale development which has been approved by the city may be amended as follows:

1. Technical correction. Where the proposed amendment is incidental in character and/or is determined by the city engineer to be technical in character, and do not affect the layout or content of the approved plan or require the recording of replacement plat at the office of the county recorder, the amendment may be approved by the city staff member (city engineer, city planner, building inspector, etc.) having responsibility for review of the proposed amendment.
2. Minor correction. Where the proposed amendment involves limited changes to the layout of the project (i.e., incidental adjustments to a building footprint, minor adjustments in the landscape treatment of an open space area, a change of materials for a fence, etc.) and, in the opinion of the planning commission, do not affect the layout of the project plan or require the recording of a replacement plat at the office of the county recorder, the amendment may be approved by action of the planning commission and city council without the necessity of advertising and conducting a public hearing on the matter.
3. Major correction. Any proposed amendment not determined to be a technical or minor correction shall be a major correction and shall follow the process required for approval of a new project.
4. Final plat amendments. In addition to the above, any amendment to a large-scale development which requires amendment of a subdivision plat or record of survey map (condominium plat) which has been recorded at the office of county recorder, shall conform to the provisions of state law regarding amendment of recorded plats.

STAFF RECOMMENDATION:

Plat G - Approval
Plat H - Approval
Plat I - Approval
Plat J - Approval

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval for the plat amendment of Lakeshore Landing Plat G/H/I/J located in the area of 900 W 480 S, in the TOD Zone

Attachment: 06.28.22 - Lakeshore Landing amended plats - Staff report (Lakeshore Landing Block 4 Plat H)

with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

DENIAL

Mr. Chairman, I move that we deny the plat amendment of Lakeshore Landing Plat G/H/I/J located in the area of 900 W 480 S, in the TOD Zone

TABLE

Mr. Chairman, I move that we table action on the plat amendment of Lakeshore Landing Plat G/H/I/J located in the area of 900 W 480 S, in the TOD Zone, and instruct the developer/staff to _____.

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AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 6/8/2022

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: Lakeshore Landing Block 4 Plat G, Lakeshore Landing Block 4 Plat H, Lakeshore Landing Block 5 Plat I, Lakeshore Landing Block 6 Plat J (All TOD Zone)

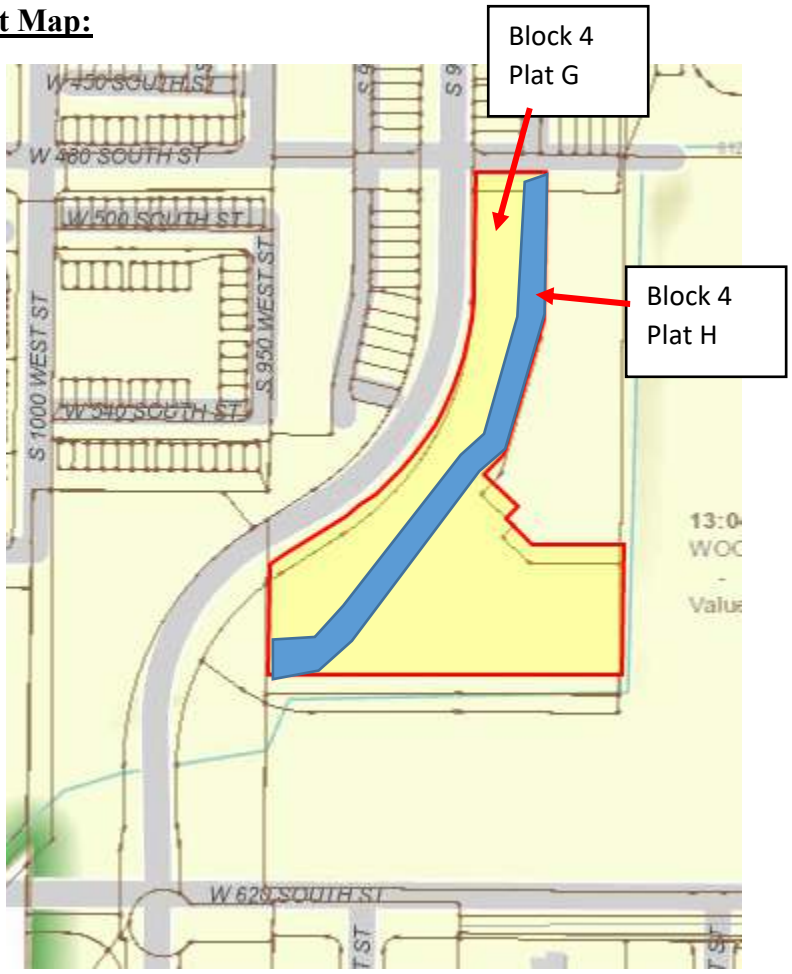
Project Address: 900 West 480 South

Developer / Applicant's Name: White Horse Developers, Berg Civil Engineering

Type of Application:

- ☒ Subdivision Final Plat
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- ☐ Zone Map Amendment
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- ☐ Residential Accessory Structure Site Plan

Project Map:



Attachment: 06.28.22 - Lakeshore Landing amended plats - Staff report (Lakeshore Landing Block 4 Plat H)



Block 5
Plat I



Block 6
Plat J

Attachment: 06.28.22 - Lakeshore Landing amended plats - Staff report (Lakeshore Landing Block 4 Plat H)

Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed development with the following conditions and standard conditions of approval:

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.

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4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
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Attachment: 06.28.22 - Lakeshore Landing amended plats - Staff report (Lakeshore Landing Block 4 Plat H)

UNNAPROVED MINUTES

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
JUNE 8TH 2022
REGULAR SESSION

The American Fork City Planning Commission met in a regular session on June 8th 2022 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present:	Chairman Woffinden	
	Harold Dudley	
	Christine Anderson	
	Bruce Frandsen	
	Jenny Peay	
	Rodney Martin	
	David Bird	
	Chris Christiansen	
Absent:		
Staff Present:	Patrick O'Brien	Development Services Director
	Ben Hunter	Engineer
	Jeff Mortimer	Engineer
	JJ Hsu	Engineer
	George Schade	Communications Director
	Megan Crowley	Administrative Assistant

Others Present: Doug Farr, Nate Heaps, Jon Gunther, Tyson Williamson

1. Chairman Woffinden led the "Pledge of Allegiance"

John Woffinden: Bruce will not be here so David will be a voting member as an alternate. We will discuss two, three, four, and five together. They will require a separate hearing and a separate vote. So planning if you would take us through these first four please.

2. **Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat G located in the area of 900 W 480 S, in the TOD Zone.**
3. **Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat H located in the area of 900 W 480 S, in the TOD Zone.**
4. **Hearing, review, and action on an amended plat for Lakeshore Landing Block 5 Plat I located in the area of 900 W 480 S, in the TOD Zone.**
5. **Hearing, review, and action on an amended plat for Lakeshore Landing Block 6 Plat J located in the area of 900 W 480 S, in the TOD Zone.**

Attachment: 06.28.22 - Lakeshore Landing - PC Minutes for June 8 (Lakeshore Landing Block 4 Plat H)

UNNAPROVED MINUTES

Patrick O'Brien: Those first four items are in relation to an amendment for a plat that was already approved by planning commission. Its in relation to Lakeshore Landings plat 4-6 and varying letter of plat identifiers. Three of the amended plats are for townhomes and one of them is a proposal for an apartment lot. The entire parcel consists of 7.83 acres. As it was approved already, we followed all of the state requirements for amended plats and conducted a thorough review. We did not find any planning issues that needed to be brought to the Planning Commission. So, planning staff would recommend a motion for approval on this.

John Woffinden: Alright thank you, engineering do you have any comments on the four items?

Ben Hunter: No, where all the infrastructure was previously approved and its just amending the plats with some of the layout. They conform to all of the standards and specifications, and we would recommend approval.

John Woffinden: Alright thank you. Any questions from the Commission for either engineering or planning? If not we will open the public hearing.

Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat G located in the area of 900 W 480 S, in the TOD Zone.
Public Hearing Opened

No public comment

Public Hearing Closed

Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat H located in the area of 900 W 480 S, in the TOD Zone.
Public Hearing Opened

No public comment

Public Hearing Closed

Hearing, review, and action on an amended plat for Lakeshore Landing Block 5 Plat I located in the area of 900 W 480 S, in the TOD Zone.
Public Hearing Opened

No public comment

Public Hearing Closed

Hearing, review, and action on an amended plat for Lakeshore Landing Block 6 Plat J located in the area of 900 W 480 S, in the TOD Zone.
Public Hearing Opened

Attachment: 06.28.22 - Lakeshore Landing - PC Minutes for June 8 (Lakeshore Landing Block 4 Plat H)

No public comment

Public Hearing Closed

Christine Anderson motioned to recommend approval of the Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat G located in the area of 900 W 480 S, in the TOD Zone. David Bird seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**

The motion passed

Christine Anderson motioned to recommend approval of the Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat H located in the area of 900 W 480 S, in the TOD Zone. Rodney Martin seconded the motion.

Jenny Peay: Are they going to go through engineering on this?

John Woffinden: We did all four of them together.

Jenny Peay: Ok, this was on the last meeting I'm assuming?

John Woffinden: Yeah, we did planning and engineering on all four of them discussed together.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**

The motion passed

Attachment: 06.28.22 - Lakeshore Landing - PC Minutes for June 8 (Lakeshore Landing Block 4 Plat H)

Chris Christiansen motioned to recommend approval of the Hearing, review, and action on an amended plat for Lakeshore Landing Block 5 Plat I located in the area of 900 W 480 S, in the TOD Zone. Rodney Martin seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**

The motion passed

Chris Christiansen motioned to recommend approval of the Hearing, review, and action on an amended plat for Lakeshore Landing Block 6 Plat J located in the area of 900 W 480 S, in the TOD Zone. David Bird seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**

The motion passed

Jenny Peay: I realized I also made a mistake I didn't see the second page of the second part of that motion that said subject to anything in the report. So, I don't know if that needs to be done again.

Patrick O'Brien: I don't think we had anything that we're conditioning. We're writing them on separate timescales so its just in case engineering had anything.

Ben Hunter: We just had the standard conditions that are required.

6. **Hearing, review, and action on a site plan for the Shipley Residence, located in the area of 1051 N 700 West Circle, in the R1-12000 zone.**

Attachment: 06.28.22 - Lakeshore Landing - PC Minutes for June 8 (Lakeshore Landing Block 4 Plat H)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 28, 2022

Department Recorder **Director Approval** *Terilyn Lurker*

AGENDA ITEM Review and action on an amended plat for Lakeshore Landing Block 5 Plat I, located in the area of 900 West 480 South in the TOD Zone.

SUMMARY RECOMMENDATION
Staff would recommend approval of the amended final plat. The planning commission unanimously recommended approval of the plat.

BACKGROUND
These plats were previously approved by the planning commission. The plats before the city council reflect minor changes to the original approval.

BUDGET IMPACT
NA

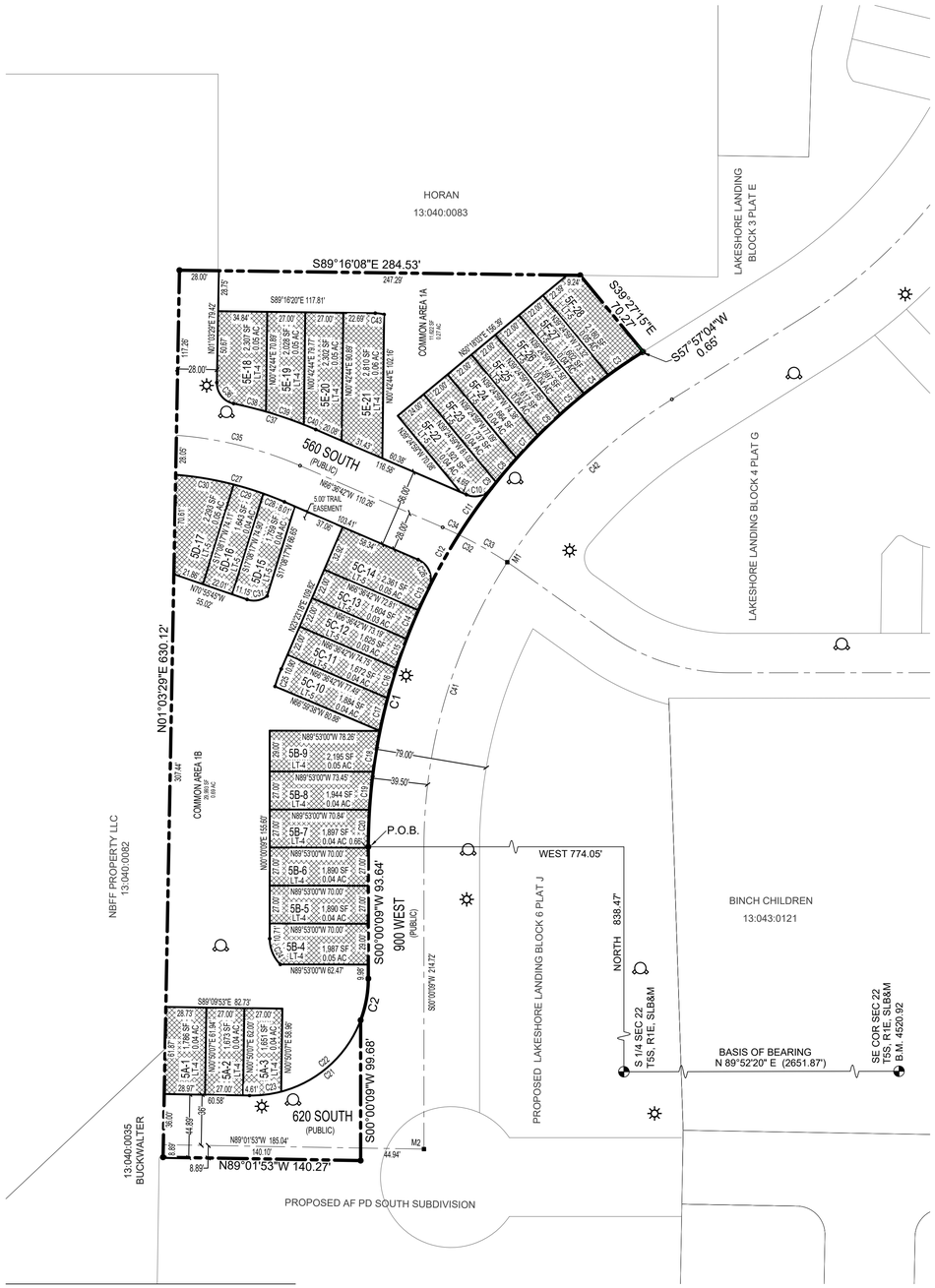
SUGGESTED MOTION
Move to approve the amended final plat for Lakeshore Landing Block 5 Plat I, located in the area of 900 West 480 South in the TOD zone and authorize the mayor and council to sign the plat and accept the dedications with instructions to the city recorder to withhold recording of the plat subject to all conditions identified on the public record associated with the June 8, 2022, planning commission meeting.

SUPPORTING DOCUMENTS

06.28.22 - Lakeshore Landing Block 5 Plat I (PDF)
06.28.22 - Lakeshore Landing amended plats - Staff report (PDF)
06.28.22 - Lakeshore Landing - PC Minutes for June 8 (PDF)

LAKESHORE LANDING BLOCK 5 PLAT I

A TRANSIT-ORIENTED DEVELOPMENT
ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



ADDRESSES

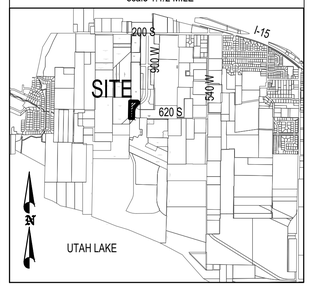
LOT 5A-1	984 WEST 620 SOUTH
LOT 5A-2	946 WEST 620 SOUTH
LOT 5A-3	922 WEST 620 SOUTH
LOT 5B-4	618 SOUTH 900 WEST
LOT 5B-5	614 SOUTH 900 WEST
LOT 5B-6	612 SOUTH 900 WEST
LOT 5B-7	608 SOUTH 900 WEST
LOT 5B-8	602 SOUTH 900 WEST
LOT 5B-9	594 SOUTH 900 WEST
LOT 5C-10	588 SOUTH 900 WEST
LOT 5C-11	582 SOUTH 900 WEST
LOT 5C-12	574 SOUTH 900 WEST
LOT 5C-13	568 SOUTH 900 WEST
LOT 5C-14	562 SOUTH 900 WEST
LOT 5D-15	935 WEST 560 SOUTH
LOT 5D-16	959 WEST 560 SOUTH
LOT 5D-17	993 WEST 560 SOUTH
LOT 5E-18	988 WEST 560 SOUTH
LOT 5E-19	966 WEST 560 SOUTH
LOT 5E-20	944 WEST 560 SOUTH
LOT 5E-21	932 WEST 560 SOUTH
LOT 5F-22	558 SOUTH 900 WEST
LOT 5F-23	554 SOUTH 900 WEST
LOT 5F-24	548 SOUTH 900 WEST
LOT 5F-25	544 SOUTH 900 WEST
LOT 5F-26	538 SOUTH 900 WEST
LOT 5F-27	532 SOUTH 900 WEST
LOT 5F-28	526 SOUTH 900 WEST

LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT
- PRIVATE AREA
- COMMON AREA (AS SPECIFIED) — COMMON

VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	2.69 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

NOTES

1. IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILITY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.

2. NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&RS.

3. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.

4. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.

5. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

RESERVATION OF COMMON AREAS

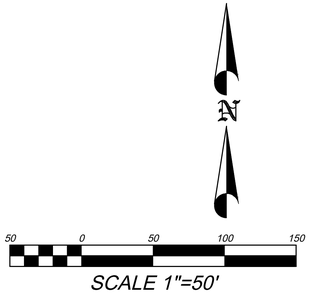
THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS, INTENDED FOR THE OWNERS OF LAKESHORE LANDING FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS

IN ADDITION TO THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	414.50	419.22	57°56'55"	401.58	S28°58'36"W
C2	83.00	30.20	20°50'59"	30.04	S10°25'38"W
C3	414.50	28.99	04°00'26"	28.98	S55°56'51"W
C4	414.50	22.01	03°02'35"	22.01	S52°25'21"W
C5	414.50	22.01	03°02'31"	22.01	S49°22'48"W
C6	414.50	22.06	03°02'59"	22.06	S46°20'02"W
C7	414.50	22.18	03°03'59"	22.18	S43°16'33"W
C8	414.50	22.37	03°05'31"	22.37	S40°11'48"W
C9	414.50	5.35	00°44'24"	5.35	S38°16'51"W
C10	15.00	19.76	75°28'40"	18.36	S75°38'58"W
C11	414.50	40.36	05°34'46"	40.35	S35°07'16"W
C12	414.50	43.75	06°02'49"	43.73	S29°18'28"W
C13	414.50	17.18	02°22'27"	17.17	S25°05'51"W
C14	414.50	22.01	03°02'31"	22.00	S22°23'22"W
C15	414.50	22.06	03°02'56"	22.06	S19°20'38"W
C16	414.50	22.17	03°03'54"	22.17	S16°17'13"W
C17	414.50	23.85	03°17'47"	23.84	S13°06'23"W
C18	414.50	29.39	04°03'47"	29.39	S09°25'37"W
C19	414.50	27.13	03°44'58"	27.12	S05°31'14"W
C20	414.50	26.36	03°38'36"	26.35	S01°49'27"W
C21	83.00	101.45	70°02'02"	95.25	S55°52'09"W
C22	83.00	78.79	54°23'11"	75.86	S48°02'44"W
C23	83.00	22.67	15°38'51"	22.60	S83°03'45"W
C24	26.00	20.31	44°44'50"	19.79	N22°22'16"W
C25	100.00	13.14	07°31'38"	13.13	N19°37'29"E
C26	15.00	24.32	92°53'46"	21.74	S20°09'49"E
C27	244.00	79.91	18°45'54"	79.56	N75°59'39"W
C28	244.00	16.09	03°46'39"	16.08	N68°30'01"W
C29	244.00	22.01	05°10'04"	22.00	N72°58'23"W
C30	244.00	41.82	09°49'12"	41.77	N80°28'00"W
C31	14.83	15.06	58°12'09"	14.42	N80°12'42"E
C32	300.00	52.22	09°58'25"	52.16	N61°37'29"W
C33	300.00	39.58	07°33'33"	39.55	N60°25'03"W
C34	300.00	12.64	02°24'52"	12.64	N65°24'16"W
C35	272.00	90.83	19°07'57"	90.41	N76°10'40"W
C36	15.00	20.78	79°21'28"	19.16	S38°37'15"E
C37	300.00	61.20	11°41'17"	61.09	S72°27'20"E
C38	300.00	23.64	04°30'53"	23.63	S76°02'32"E
C39	300.00	28.44	05°25'51"	28.43	S71°04'11"E
C40	300.00	9.13	01°44'34"	9.12	S67°28'59"E
C41	375.00	213.49	32°37'07"	210.62	N16°18'42"E
C42	375.00	165.79	25°19'48"	164.44	N45°17'09"E
C43	24.00	6.38	15°14'07"	6.36	S81°39'17"E



REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: _____

SURVEYOR
ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

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

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF _____A.D. 20___,
BY THE WATER AUTHORITY.

_____
SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. _____. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

_____ _____
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 838.47 FEET AND WEST 774.05 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE SOUTH 00°00'09" WEST 93.64 FEET; THENCE ALONG THE ARC OF A 83.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.20 FEET (CURVE HAVING A CENTRAL ANGLE 20°50'59" AND A LONG CHORD BEARS S10°25'38"W 30.04 FEET); THENCE SOUTH 00°00'09" WEST 99.68 FEET; THENCE NORTH 89°01'53" WEST 140.27 FEET; THENCE NORTH 01°03'29" EAST 630.12 FEET; THENCE SOUTH 89°16'08" EAST 284.53 FEET; THENCE SOUTH 39°27'15" EAST 70.27 FEET; THENCE SOUTH 57°57'04" WEST 0.65 FEET; THENCE ALONG THE ARC OF A 414.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 419.22 FEET (CURVE HAVING A CENTRAL ANGLE 57°56'55" AND A LONG CHORD BEARS S28°58'36"W 401.58 FEET) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 117,276 SQUARE FEET IN AREA OR 2.69 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS	28
NUMBER OF PARCELS	2

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREON FOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(d) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE _____ HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF _____

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

_____

_____

_____

ACKNOWLEDGMENT

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

ON THE ___ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME _____

WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF _____, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS 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

APPROVED _____ ATTEST _____
CITY ENGINEER CLERK-RECORDER

PLANNING COMMISSION APPROVAL

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

_____ _____
PLANNER CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 5 PLAT I

A TRANSIT-ORIENTED DEVELOPMENT
ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

3/20/20 I:\My Drive\Berg Civil\2021\Red Pine\LAKESHORE LANDING\Block 5-6\PLT 1 BLOCK 5 PLAT I 3-30-21.dwg

Attachment: 06.28.22 - Lakeshore Landing Block 5 Plat I (Lakeshore Landing Block 5 Plat I)

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: 8th June, 2022
STAFF: Cody Opperman

AGENDA TOPIC:

1. Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat G located in the area of 900 W 480 S, in the TOD Zone.

2. Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat H located in the area of 900 W 480 S, in the TOD Zone.

3. Hearing, review, and action on an amended plat for Lakeshore Landing Block 5 Plat I located in the area of 900 W 480 S, in the TOD Zone.

4. Hearing, review, and action on an amended plat for Lakeshore Landing Block 6 Plat J located in the area of 900 W 480 S, in the TOD Zone.

BACKGROUND INFORMATION		
Location:		900 W 480 S
Applicants:		White Horse Developers, Berg Civil Engineering
Existing Land Use:		Residential Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Transit Oriented Development
	South	Residential Very-Low Density
	East	Residential Low Density
	West	Residential Low Density, Residential Very-Low Density
Existing Zoning:		TOD
Proposed Zoning:		N/A
Surrounding Zoning:	North	TOD
	South	Unidentified, PR-3.0
	East	Unidentified
	West	TOD

BACKGROUND:

The applicant is applying for an amended plat for Lakeshore Landing 4-6 in the TOD zone. Plat H is an amendment plat for apartments. The other 3 amended plats are for townhomes. The proposal consists of 4 plats. The entire development parcel consists of 7.83 acres.

Attachment: 06.28.22 - Lakeshore Landing amended plats - Staff report (Lakeshore Landing Block 5 Plat I)

Sec 17.7.217 Amendments

A large-scale development which has been approved by the city may be amended as follows:

1. Technical correction. Where the proposed amendment is incidental in character and/or is determined by the city engineer to be technical in character, and do not affect the layout or content of the approved plan or require the recording of replacement plat at the office of the county recorder, the amendment may be approved by the city staff member (city engineer, city planner, building inspector, etc.) having responsibility for review of the proposed amendment.
2. Minor correction. Where the proposed amendment involves limited changes to the layout of the project (i.e., incidental adjustments to a building footprint, minor adjustments in the landscape treatment of an open space area, a change of materials for a fence, etc.) and, in the opinion of the planning commission, do not affect the layout of the project plan or require the recording of a replacement plat at the office of the county recorder, the amendment may be approved by action of the planning commission and city council without the necessity of advertising and conducting a public hearing on the matter.
3. Major correction. Any proposed amendment not determined to be a technical or minor correction shall be a major correction and shall follow the process required for approval of a new project.
4. Final plat amendments. In addition to the above, any amendment to a large-scale development which requires amendment of a subdivision plat or record of survey map (condominium plat) which has been recorded at the office of county recorder, shall conform to the provisions of state law regarding amendment of recorded plats.

STAFF RECOMMENDATION:

Plat G - Approval
Plat H - Approval
Plat I - Approval
Plat J - Approval

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval for the plat amendment of Lakeshore Landing Plat G/H/I/J located in the area of 900 W 480 S, in the TOD Zone

Attachment: 06.28.22 - Lakeshore Landing amended plats - Staff report (Lakeshore Landing Block 5 Plat I)

with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

DENIAL

Mr. Chairman, I move that we deny the plat amendment of Lakeshore Landing Plat G/H/I/J located in the area of 900 W 480 S, in the TOD Zone

TABLE

Mr. Chairman, I move that we table action on the plat amendment of Lakeshore Landing Plat G/H/I/J located in the area of 900 W 480 S, in the TOD Zone, and instruct the developer/staff to _____.

Attachment: 06.28.22 - Lakeshore Landing amended plats - Staff report (Lakeshore Landing Block 5 Plat I)

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 6/8/2022

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: Lakeshore Landing Block 4 Plat G, Lakeshore Landing Block 4 Plat H, Lakeshore Landing Block 5 Plat I, Lakeshore Landing Block 6 Plat J (All TOD Zone)

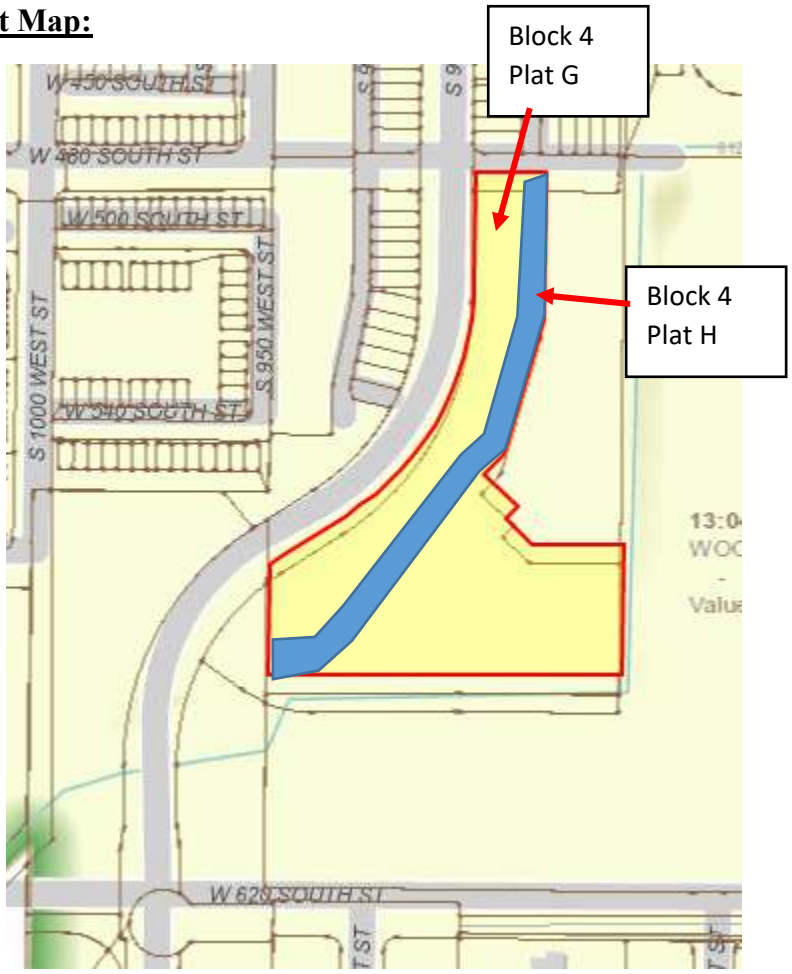
Project Address: 900 West 480 South

Developer / Applicant's Name: White Horse Developers, Berg Civil Engineering

Type of Application:

- ☒ Subdivision Final Plat
- ☐ Subdivision Preliminary Plan
- ☐ Annexation
- ☐ Code Text Amendment
- ☐ General Plan Amendment
- ☐ Zone Map Amendment
- ☐ Commercial Site Plan
- ☐ Residential Accessory Structure Site Plan

Project Map:



Attachment: 06.28.22 - Lakeshore Landing amended plats - Staff report (Lakeshore Landing Block 5 Plat I)



Block 5
Plat I



Block 6
Plat J

Attachment: 06.28.22 - Lakeshore Landing amended plats - Staff report (Lakeshore Landing Block 5 Plat I)

Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed development with the following conditions and standard conditions of approval:

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).

Attachment: 06.28.22 - Lakeshore Landing amended plats - Staff report (Lakeshore Landing Block 5 Plat I)

UNNAPROVED MINUTES

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
JUNE 8TH 2022
REGULAR SESSION

The American Fork City Planning Commission met in a regular session on June 8th 2022 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present:	Chairman Woffinden	
	Harold Dudley	
	Christine Anderson	
	Bruce Frandsen	
	Jenny Peay	
	Rodney Martin	
	David Bird	
	Chris Christiansen	
Absent:		
Staff Present:	Patrick O'Brien	Development Services Director
	Ben Hunter	Engineer
	Jeff Mortimer	Engineer
	JJ Hsu	Engineer
	George Schade	Communications Director
	Megan Crowley	Administrative Assistant

Others Present: Doug Farr, Nate Heaps, Jon Gunther, Tyson Williamson

1. Chairman Woffinden led the "Pledge of Allegiance"

John Woffinden: Bruce will not be here so David will be a voting member as an alternate. We will discuss two, three, four, and five together. They will require a separate hearing and a separate vote. So planning if you would take us through these first four please.

2. **Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat G located in the area of 900 W 480 S, in the TOD Zone.**
3. **Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat H located in the area of 900 W 480 S, in the TOD Zone.**
4. **Hearing, review, and action on an amended plat for Lakeshore Landing Block 5 Plat I located in the area of 900 W 480 S, in the TOD Zone.**
5. **Hearing, review, and action on an amended plat for Lakeshore Landing Block 6 Plat J located in the area of 900 W 480 S, in the TOD Zone.**

Attachment: 06.28.22 - Lakeshore Landing - PC Minutes for June 8 (Lakeshore Landing Block 5 Plat I)

UNNAPROVED MINUTES

Patrick O'Brien: Those first four items are in relation to an amendment for a plat that was already approved by planning commission. Its in relation to Lakeshore Landings plat 4-6 and varying letter of plat identifiers. Three of the amended plats are for townhomes and one of them is a proposal for an apartment lot. The entire parcel consists of 7.83 acres. As it was approved already, we followed all of the state requirements for amended plats and conducted a thorough review. We did not find any planning issues that needed to be brought to the Planning Commission. So, planning staff would recommend a motion for approval on this.

John Woffinden: Alright thank you, engineering do you have any comments on the four items?

Ben Hunter: No, where all the infrastructure was previously approved and its just amending the plats with some of the layout. They conform to all of the standards and specifications, and we would recommend approval.

John Woffinden: Alright thank you. Any questions from the Commission for either engineering or planning? If not we will open the public hearing.

Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat G located in the area of 900 W 480 S, in the TOD Zone.
Public Hearing Opened

No public comment

Public Hearing Closed

Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat H located in the area of 900 W 480 S, in the TOD Zone.
Public Hearing Opened

No public comment

Public Hearing Closed

Hearing, review, and action on an amended plat for Lakeshore Landing Block 5 Plat I located in the area of 900 W 480 S, in the TOD Zone.
Public Hearing Opened

No public comment

Public Hearing Closed

Hearing, review, and action on an amended plat for Lakeshore Landing Block 6 Plat J located in the area of 900 W 480 S, in the TOD Zone.
Public Hearing Opened

Attachment: 06.28.22 - Lakeshore Landing - PC Minutes for June 8 (Lakeshore Landing Block 5 Plat I)

No public comment

Public Hearing Closed

Christine Anderson motioned to recommend approval of the Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat G located in the area of 900 W 480 S, in the TOD Zone. David Bird seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**

The motion passed

Christine Anderson motioned to recommend approval of the Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat H located in the area of 900 W 480 S, in the TOD Zone. Rodney Martin seconded the motion.

Jenny Peay: Are they going to go through engineering on this?

John Woffinden: We did all four of them together.

Jenny Peay: Ok, this was on the last meeting I'm assuming?

John Woffinden: Yeah, we did planning and engineering on all four of them discussed together.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**

The motion passed

Attachment: 06.28.22 - Lakeshore Landing - PC Minutes for June 8 (Lakeshore Landing Block 5 Plat I)

Chris Christiansen motioned to recommend approval of the Hearing, review, and action on an amended plat for Lakeshore Landing Block 5 Plat I located in the area of 900 W 480 S, in the TOD Zone. Rodney Martin seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**

The motion passed

Chris Christiansen motioned to recommend approval of the Hearing, review, and action on an amended plat for Lakeshore Landing Block 6 Plat J located in the area of 900 W 480 S, in the TOD Zone. David Bird seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**

The motion passed

Jenny Peay: I realized I also made a mistake I didn't see the second page of the second part of that motion that said subject to anything in the report. So, I don't know if that needs to be done again.

Patrick O'Brien: I don't think we had anything that we're conditioning. We're writing them on separate timescales so its just in case engineering had anything.

Ben Hunter: We just had the standard conditions that are required.

6. **Hearing, review, and action on a site plan for the Shipley Residence, located in the area of 1051 N 700 West Circle, in the R1-12000 zone.**

Attachment: 06.28.22 - Lakeshore Landing - PC Minutes for June 8 (Lakeshore Landing Block 5 Plat I)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 28, 2022

Department Recorder **Director Approval** *Terilyn Lurker*

AGENDA ITEM Review and action on an amended plat for Lakeshore Landing Block 6 Plat J, located in the area of 900 West 480 South in the TOD Zone.

SUMMARY RECOMMENDATION
Staff would recommend approval of the amended final plat. The planning commission unanimously recommended approval of the plat.

BACKGROUND
These plats were previously approved by the planning commission. The plats before the city council reflect minor changes to the original approval.

BUDGET IMPACT
NA

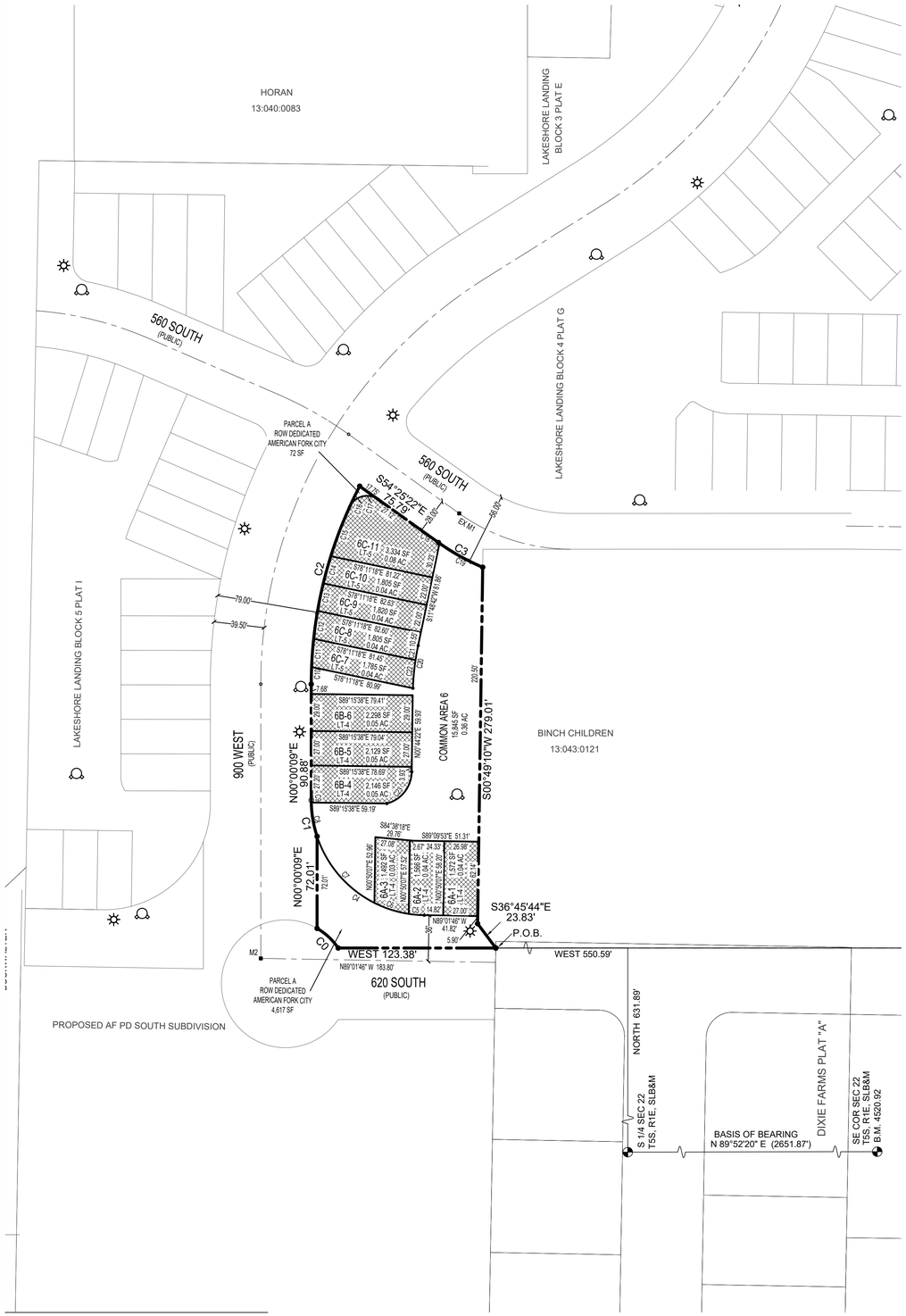
SUGGESTED MOTION
Move to approve the amended final plat for Lakeshore Landing Block 6 Plat J, located in the area of 900 West 480 South in the TOD zone and authorize the mayor and council to sign the plat and accept the dedications with instructions to the city recorder to withhold recording of the plat subject to all conditions identified on the public record associated with the June 8, 2022, planning commission meeting.

SUPPORTING DOCUMENTS

06.28.22 - Lakeshore Landing Block 6 Plat J(PDF)
06.28.22 - Lakeshore Landing amended plats - Staff report (PDF)
06.28.22 - Lakeshore Landing - PC Minutes for June 8 (PDF)

LAKESHORE LANDING BLOCK 6 PLAT J

A TRANSIT-ORIENTED DEVELOPMENT
ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



ADDRESSES

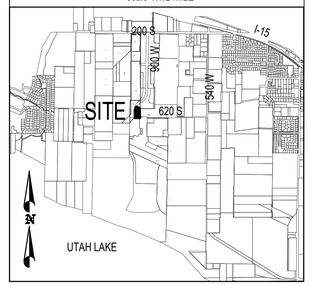
LOT 6A-1	876 WEST 620 SOUTH
LOT 6A-2	884 WEST 620 SOUTH
LOT 6A-3	892 WEST 620 SOUTH
LOT 6B-4	613 SOUTH 900 WEST
LOT 6B-5	607 SOUTH 900 WEST
LOT 6B-6	601 SOUTH 900 WEST
LOT 6C-7	595 SOUTH 900 WEST
LOT 6C-8	589 SOUTH 900 WEST
LOT 6C-9	583 SOUTH 900 WEST
LOT 6C-10	577 SOUTH 900 WEST
LOT 6C-11	571 SOUTH 900 WEST

LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT
- PRIVATE AREA
- COMMON AREA (AS SPECIFIED) — COMMON

VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	0.97 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

NOTES

1. IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILITY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.

2. NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&R'S.

3. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.

4. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.

5. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

RESERVATION OF COMMON AREAS

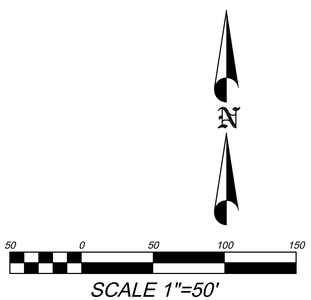
THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS, INTENDED FOR THE OWNERS OF LAKESHORE LANDING FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS

IN ADDITION TO THE PUBLIC UTILTY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C0	50.00	22.75	26°04'11"	22.55	N47°05'26"W
C1	90.00	28.81	18°20'34"	28.69	N09°10'08"W
C2	335.50	161.04	27°30'07"	159.50	N13°45'12"E
C3	178.00	66.43	21°23'01"	66.05	S65°06'52"E
C4	90.00	111.04	70°41'28"	104.13	N53°41'09"W
C5	90.00	12.22	07°46'50"	12.21	N85°08'28"W
C6	90.00	28.34	18°02'33"	28.22	N72°13'46"W
C7	90.00	70.48	44°52'05"	68.69	N40°46'27"W
C8	90.00	27.01	17°11'32"	26.90	N09°44'39"W
C9	90.00	1.81	01°09'00"	1.81	N00°34'22"W
C10	335.50	13.38	02°17'06"	13.38	N01°08'42"E
C11	335.50	22.20	03°47'29"	22.20	N04°11'00"E
C12	335.50	22.05	03°45'59"	22.05	N07°57'43"E
C13	335.50	22.00	03°45'28"	22.00	N11°43'27"E
C14	335.50	22.05	03°45'56"	22.04	N15°29'08"E
C15	335.50	41.19	07°02'02"	41.16	N20°53'07"E
C16	335.50	18.17	03°06'08"	18.16	N25°57'12"E
C17	15.00	26.49	101°10'30"	23.18	N74°59'23"E
C18	178.00	30.91	09°56'59"	30.87	S59°23'51"E
C19	178.00	35.52	11°26'02"	35.46	S70°05'22"E
C20	200.00	33.61	09°37'39"	33.57	S06°59'52"W
C21	200.00	11.46	03°16'54"	11.45	S10°10'15"W
C22	200.00	22.15	06°20'46"	22.14	S05°21'25"W
C23	26.00	33.87	74°38'07"	31.52	S38°03'26"W



REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: _____

SURVEYOR
ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

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

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF _____A.D. 20____,
BY THE WATER AUTHORITY.

_____
SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. _____, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

_____ _____
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 631.89 FEET AND WEST 550.59 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE WEST 123.38 FEET; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 22.75 FEET (CURVE HAVING A CENTRAL ANGLE 26°04'11" AND A LONG CHORD BEARS N47°05'26"W 22.55 FEET); THENCE NORTH 00°00'09" EAST 72.01 FEET; THENCE ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 28.81 FEET (CURVE HAVING A CENTRAL ANGLE 18°20'34" AND A LONG CHORD BEARS N09°10'08"W 28.69 FEET); THENCE NORTH 00°00'09" EAST 90.88 FEET; THENCE ALONG THE ARC OF A 335.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 161.04 FEET (CURVE HAVING A CENTRAL ANGLE 27°30'07" AND A LONG CHORD BEARS N13°45'12"E 159.50 FEET); THENCE SOUTH 54°25'22" EAST 75.79 FEET; THENCE ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 39.75 FEET (CURVE HAVING A CENTRAL ANGLE 12°47'38" AND A LONG CHORD BEARS S60°49'11"W 39.66 FEET); THENCE SOUTH 00°49'10" WEST 279.01 FEET; THENCE SOUTH 36°45'44" EAST 23.83 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 42,264 SQUARE FEET IN AREA OR 0.97 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS 11
NUMBER OF PARCELS 1

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREON FOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(d) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE _____ HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF _____

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

_____

_____

ACKNOWLEDGMENT

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

ON THE ___ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME _____

_____
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION
IN HIS RESPECTIVE CAPACITIES ON BEHALF OF _____, IN ACCORDANCE
WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE ___CITY COUNCIL_____ OF ___AMERICAN FORK CITY___ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS 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

APPROVED _____ ATTEST _____
CITY ENGINEER CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. _____ BY THE
_____ PLANNING COMMISSION

_____ _____
PLANNER CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 6 PLAT J

A TRANSIT-ORIENTED DEVELOPMENT
ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

3/20/20 I:\My Drive\Berg Civil\2021\Red Pine\LAKESHORE LANDING\Block 5-6\AF21 BLOCK 6 PLAT J 3-30-21.dwg

Attachment: 06.28.22 - Lakeshore Landing Block 6 Plat J (Lakeshore Landing Block 6 Plat J)

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: 8th June, 2022
STAFF: Cody Opperman

AGENDA TOPIC:

1. Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat G located in the area of 900 W 480 S, in the TOD Zone.

2. Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat H located in the area of 900 W 480 S, in the TOD Zone.

3. Hearing, review, and action on an amended plat for Lakeshore Landing Block 5 Plat I located in the area of 900 W 480 S, in the TOD Zone.

4. Hearing, review, and action on an amended plat for Lakeshore Landing Block 6 Plat J located in the area of 900 W 480 S, in the TOD Zone.

BACKGROUND INFORMATION		
Location:		900 W 480 S
Applicants:		White Horse Developers, Berg Civil Engineering
Existing Land Use:		Residential Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Transit Oriented Development
	South	Residential Very-Low Density
	East	Residential Low Density
	West	Residential Low Density, Residential Very-Low Density
Existing Zoning:		TOD
Proposed Zoning:		N/A
Surrounding Zoning:	North	TOD
	South	Unidentified, PR-3.0
	East	Unidentified
	West	TOD

BACKGROUND:

The applicant is applying for an amended plat for Lakeshore Landing 4-6 in the TOD zone. Plat H is an amendment plat for apartments. The other 3 amended plats are for townhomes. The proposal consists of 4 plats. The entire development parcel consists of 7.83 acres.

Attachment: 06.28.22 - Lakeshore Landing amended plats - Staff report (Lakeshore Landing Block 6 Plat J)

Sec 17.7.217 Amendments

A large-scale development which has been approved by the city may be amended as follows:

1. Technical correction. Where the proposed amendment is incidental in character and/or is determined by the city engineer to be technical in character, and do not affect the layout or content of the approved plan or require the recording of replacement plat at the office of the county recorder, the amendment may be approved by the city staff member (city engineer, city planner, building inspector, etc.) having responsibility for review of the proposed amendment.
2. Minor correction. Where the proposed amendment involves limited changes to the layout of the project (i.e., incidental adjustments to a building footprint, minor adjustments in the landscape treatment of an open space area, a change of materials for a fence, etc.) and, in the opinion of the planning commission, do not affect the layout of the project plan or require the recording of a replacement plat at the office of the county recorder, the amendment may be approved by action of the planning commission and city council without the necessity of advertising and conducting a public hearing on the matter.
3. Major correction. Any proposed amendment not determined to be a technical or minor correction shall be a major correction and shall follow the process required for approval of a new project.
4. Final plat amendments. In addition to the above, any amendment to a large-scale development which requires amendment of a subdivision plat or record of survey map (condominium plat) which has been recorded at the office of county recorder, shall conform to the provisions of state law regarding amendment of recorded plats.

STAFF RECOMMENDATION:

Plat G - Approval
Plat H - Approval
Plat I - Approval
Plat J - Approval

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval for the plat amendment of Lakeshore Landing Plat G/H/I/J located in the area of 900 W 480 S, in the TOD Zone

Attachment: 06.28.22 - Lakeshore Landing amended plats - Staff report (Lakeshore Landing Block 6 Plat J)

with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

DENIAL

Mr. Chairman, I move that we deny the plat amendment of Lakeshore Landing Plat G/H/I/J located in the area of 900 W 480 S, in the TOD Zone

TABLE

Mr. Chairman, I move that we table action on the plat amendment of Lakeshore Landing Plat G/H/I/J located in the area of 900 W 480 S, in the TOD Zone, and instruct the developer/staff to _____.

Attachment: 06.28.22 - Lakeshore Landing amended plats - Staff report (Lakeshore Landing Block 6 Plat J)

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 6/8/2022

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: Lakeshore Landing Block 4 Plat G, Lakeshore Landing Block 4 Plat H, Lakeshore Landing Block 5 Plat I, Lakeshore Landing Block 6 Plat J (All TOD Zone)

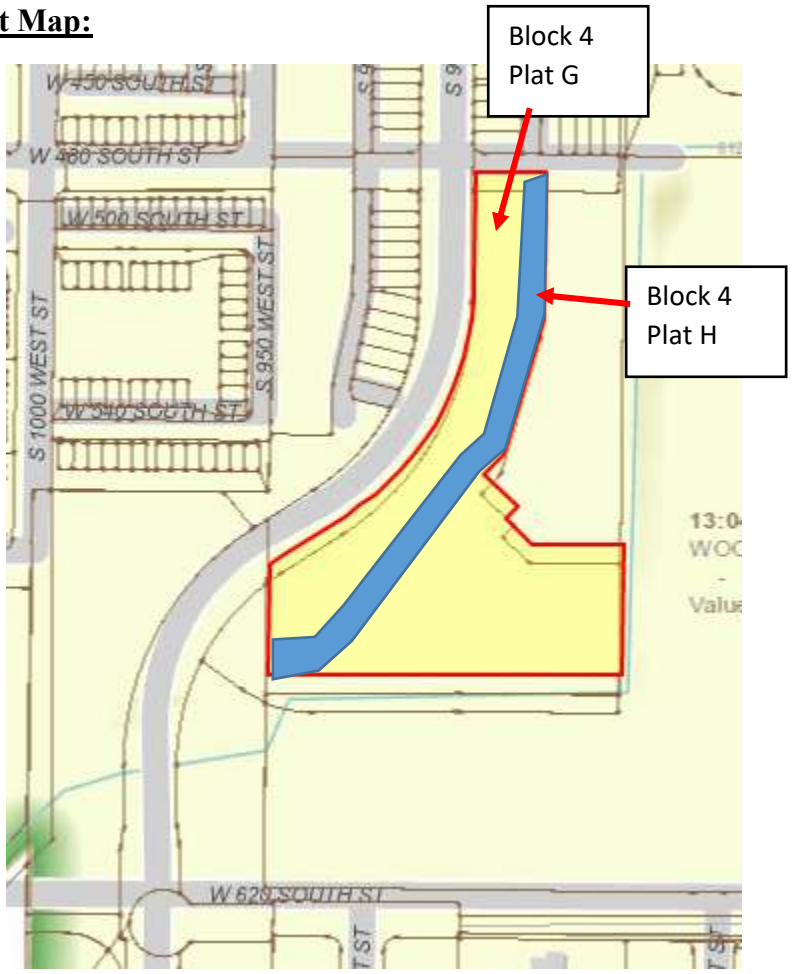
Project Address: 900 West 480 South

Developer / Applicant's Name: White Horse Developers, Berg Civil Engineering

Type of Application:

- ☒ Subdivision Final Plat
- ☐ Subdivision Preliminary Plan
- ☐ Annexation
- ☐ Code Text Amendment
- ☐ General Plan Amendment
- ☐ Zone Map Amendment
- ☐ Commercial Site Plan
- ☐ Residential Accessory Structure Site Plan

Project Map:



Attachment: 06.28.22 - Lakeshore Landing amended plats - Staff report (Lakeshore Landing Block 6 Plat J)



Block 5
Plat I



Block 6
Plat J

Attachment: 06.28.22 - Lakeshore Landing amended plats - Staff report (Lakeshore Landing Block 6 Plat J)

Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed development with the following conditions and standard conditions of approval:

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).

Attachment: 06.28.22 - Lakeshore Landing amended plats - Staff report (Lakeshore Landing Block 6 Plat J)

UNNAPROVED MINUTES

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
JUNE 8TH 2022
REGULAR SESSION

The American Fork City Planning Commission met in a regular session on June 8th 2022 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present:	Chairman Woffinden	
	Harold Dudley	
	Christine Anderson	
	Bruce Frandsen	
	Jenny Peay	
	Rodney Martin	
	David Bird	
	Chris Christiansen	
Absent:		
Staff Present:	Patrick O'Brien	Development Services Director
	Ben Hunter	Engineer
	Jeff Mortimer	Engineer
	JJ Hsu	Engineer
	George Schade	Communications Director
	Megan Crowley	Administrative Assistant

Others Present: Doug Farr, Nate Heaps, Jon Gunther, Tyson Williamson

1. Chairman Woffinden led the "Pledge of Allegiance"

John Woffinden: Bruce will not be here so David will be a voting member as an alternate. We will discuss two, three, four, and five together. They will require a separate hearing and a separate vote. So planning if you would take us through these first four please.

2. **Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat G located in the area of 900 W 480 S, in the TOD Zone.**
3. **Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat H located in the area of 900 W 480 S, in the TOD Zone.**
4. **Hearing, review, and action on an amended plat for Lakeshore Landing Block 5 Plat I located in the area of 900 W 480 S, in the TOD Zone.**
5. **Hearing, review, and action on an amended plat for Lakeshore Landing Block 6 Plat J located in the area of 900 W 480 S, in the TOD Zone.**

Attachment: 06.28.22 - Lakeshore Landing - PC Minutes for June 8 (Lakeshore Landing Block 6 Plat J)

UNNAPROVED MINUTES

Patrick O'Brien: Those first four items are in relation to an amendment for a plat that was already approved by planning commission. Its in relation to Lakeshore Landings plat 4-6 and varying letter of plat identifiers. Three of the amended plats are for townhomes and one of them is a proposal for an apartment lot. The entire parcel consists of 7.83 acres. As it was approved already, we followed all of the state requirements for amended plats and conducted a thorough review. We did not find any planning issues that needed to be brought to the Planning Commission. So, planning staff would recommend a motion for approval on this.

John Woffinden: Alright thank you, engineering do you have any comments on the four items?

Ben Hunter: No, where all the infrastructure was previously approved and its just amending the plats with some of the layout. They conform to all of the standards and specifications, and we would recommend approval.

John Woffinden: Alright thank you. Any questions from the Commission for either engineering or planning? If not we will open the public hearing.

Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat G located in the area of 900 W 480 S, in the TOD Zone.
Public Hearing Opened

No public comment

Public Hearing Closed

Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat H located in the area of 900 W 480 S, in the TOD Zone.
Public Hearing Opened

No public comment

Public Hearing Closed

Hearing, review, and action on an amended plat for Lakeshore Landing Block 5 Plat I located in the area of 900 W 480 S, in the TOD Zone.
Public Hearing Opened

No public comment

Public Hearing Closed

Hearing, review, and action on an amended plat for Lakeshore Landing Block 6 Plat J located in the area of 900 W 480 S, in the TOD Zone.
Public Hearing Opened

Attachment: 06.28.22 - Lakeshore Landing - PC Minutes for June 8 (Lakeshore Landing Block 6 Plat J)

UNNAPROVED MINUTES

No public comment

Public Hearing Closed

Christine Anderson motioned to recommend approval of the Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat G located in the area of 900 W 480 S, in the TOD Zone. David Bird seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**

The motion passed

Christine Anderson motioned to recommend approval of the Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat H located in the area of 900 W 480 S, in the TOD Zone. Rodney Martin seconded the motion.

Jenny Peay: Are they going to go through engineering on this?

John Woffinden: We did all four of them together.

Jenny Peay: Ok, this was on the last meeting I'm assuming?

John Woffinden: Yeah, we did planning and engineering on all four of them discussed together.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**

The motion passed

Attachment: 06.28.22 - Lakeshore Landing - PC Minutes for June 8 (Lakeshore Landing Block 6 Plat J)

Chris Christiansen motioned to recommend approval of the Hearing, review, and action on an amended plat for Lakeshore Landing Block 5 Plat I located in the area of 900 W 480 S, in the TOD Zone. Rodney Martin seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**

The motion passed

Chris Christiansen motioned to recommend approval of the Hearing, review, and action on an amended plat for Lakeshore Landing Block 6 Plat J located in the area of 900 W 480 S, in the TOD Zone. David Bird seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**

The motion passed

Jenny Peay: I realized I also made a mistake I didn't see the second page of the second part of that motion that said subject to anything in the report. So, I don't know if that needs to be done again.

Patrick O'Brien: I don't think we had anything that we're conditioning. We're writing them on separate timescales so its just in case engineering had anything.

Ben Hunter: We just had the standard conditions that are required.

6. **Hearing, review, and action on a site plan for the Shipley Residence, located in the area of 1051 N 700 West Circle, in the R1-12000 zone.**

Attachment: 06.28.22 - Lakeshore Landing - PC Minutes for June 8 (Lakeshore Landing Block 6 Plat J)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 28, 2022

Department Recorder **Director Approval** *Terilyn Lurker*

AGENDA ITEM Review and action on an ordinance approving a site plan for Utah Valley Business Park/American Fork Industrial Flex development, located in the area of 752 East Quality Drive in the Planned Industrial PI-1 and PI-1(O) zone.

SUMMARY RECOMMENDATION
Staff would recommend approval of the site plan. The planning commission recommended approval of the site plan.

BACKGROUND
This proposal for AF Industrial Flex is in the PI-1 zone and consist of one lot intended for a business park. The proposal includes an existing site/demolition plan of existing structures on site to accommodate future development.

Staff will be present to answer any questions the council may have on this project.

BUDGET IMPACT
NA

SUGGESTED MOTION
Move to adopt the ordinance approving the site plan for Utah Valley Business Park/American Fork Industrial Flex development, located at the area of 752 East Quality Drive in the Planned Industrial PI-1 and PI-1(O) zone with instructions to the city recorder to withhold publication of the ordinance subject to all conditions identified in the records associated with the June 8, 2022, planning commission meeting.

SUPPORTING DOCUMENTS

06.28.22 - Site Plan for Utah Valley Business Park-American Fork Industrial Flex (DOCX)
06.28.22 - Utah Valley Business park-American Fork Industrial Flex - Site Plan (PDF)
06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (PDF)
06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - PC Minutes for June 8 (PDF)

ORDINANCE NO. 2022-02-09

AN ORDINANCE APPROVING A SITE PLAN FOR UTAH VALLEY BUSINESS PARK/AMERICAN FORK INDUSTRIAL FLEX, LOCATED IN THE VICINITY OF 400 SOUTH 860 EAST IN THE PI-1 PLANNED INDUSTRIAL ZONE.

WHEREAS the City is authorized to enact ordinances as are necessary and proper to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork;

WHEREAS the City is authorized by law to enact ordinances establishing regulations for development within the City;

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

PART I

DEVELOPMENT APPROVED – ZONE MAP AMENDED

A. The site plan for the Utah Valley Business Park/American Fork Industrial Flex Development, located at 400 South 860 East, American Fork, Utah, as set forth in Attachment A, is hereby approved.

B. Said plans are hereby adopted as an amendment to the Official Zone Map and territory included in the Plans are hereby designated as Large Scale Development Overlay Zone ____.

C. Said plans shall hereafter constitute the zone requirements applicable within the property so described.

PART II

ENFORCEMENT, PENALTY, SEVERABILITY, EFFECTIVE DATE

A. Hereafter, these amendments shall be construed as part of the Zoning Ordinance of American Fork, Utah, to the same effect as if originally a part thereof, and all provisions of said Ordinance shall be applicable thereto including, but not limited to, the enforcement, violation, and penalty provision thereof.

B. All ordinances, or resolutions, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed.

C. This ordinance shall take effect upon its passage and posting as required by state law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH, THIS 28th DAY OF JUNE 2022.

_____
Bradley J. Frost, Mayor

ATTEST:

_____
Terilyn Lurker, City Recorder

Attachment: 06.28.22 - Site Plan for Utah Valley Business Park-American Fork Industrial Flex (Utah Valley Business Park/American Fork

UTAH VALLEY BUSINESS PARK

752 EAST QUALITY DRIVE
AMERICAN FORK, UTAH 84003

MARCH 22, 2021
REVISED AUGUST 10, 2021
REVISED OCTOBER 27, 2021
REVISED MARCH 9, 2022

LEGEND

PROPERTY LINE		EXISTING FIRE HYDRANT	
EASEMENT LINE		PROPOSED FIRE HYDRANT	
4240.0 PROPOSED GRADE CONTOURS		EXISTING STREET LIGHT	
4240.0 EXISTING GRADE CONTOURS		PROPOSED STREET LIGHT	
EXISTING CURB		PROPOSED PARKING LOT LIGHT	
PROPOSED CURB AND GUTTER			
PROPOSED CURB WALL	WM	EXISTING WATER METER	
REVERSE PAN CURB & GUTTER	WV	EXISTING WATER VALVE	
SS EXISTING SEWER	GV	EXISTING GATE VALVE	
SS PROPOSED SEWER		EXISTING OVERHEAD POWER POLE	
W EXISTING WATER	TBC	TOP BACK CONCRETE	
W PROPOSED WATER	FF	FINISHED FLOOR	
F EXISTING FIRE LINE	HW	HIGH WATER	
F PROPOSED FIRE LINE	TOG	TOP OF GRATE	
SD EXSITING STORM DRAIN	TOL	TOP OF LID	
SD PROPOSED STORM DRAIN	IE	INVERT ELEVATION	
RD PROPOSED ROOF DRAIN	EX	EXISTING	
G EXISTING GAS	NG	NATURAL GROUND	
G PROPOSED GAS	TA	TOP OF ASPHALT	
OHP EXISTING OVERHEAD POWER	TC	TOP OF CONCRETE	
UGP EXISTING UNDERGROUND POWER	EC	EDGE OF CONCRETE	
UGP PROPOSED UNDERGROUND POWER	EA	EDGE OF ASPHALT	
T EXISTING TELEPHONE LINE	TOW	TOP OF WALL	
T PROPOSED TELEPHONE LINE	TG	TOP OF GRAVEL	
FO EXISTING FIBER OPTIC LINE	TL	TOP OF LANDSCAPING	
FO PROPOSED FIBER OPTIC LINE	TS	TOP OF SIDEWALK	
	PROP	PROPOSED	
PROPOSED CONCRETE	39.0	TBC CALLOUT UNLESS OTHERWISE DESIGNATED	
PROPOSED ASPHALT			
PROPOSED LANDSCAPING			

PROJECT CONTACT INFORMATION:

AF CITY CULINARY WATER	JAY BREMS	(801) 763 3060
AF PRESSURIZED IRRIGATION	JAY BREMS	(801) 763 3060
AF SANITARY SEWER	ASHTON HARDY	(801) 763 3060
AF STORM DRAIN SEWER	ASHTON HARDY	(801) 763 3060
AF FIRE MARSHALL	MAT SACCO	(801) 763 3040
AF CITY INSPECTOR	DEE HOWARD	(801) 763 3060
AF FIBER	KYLE PETERSEN	(801) 400 2933
AF FLOOD IRRIGATION COMPANY	ERNIE JOHN	(801) 471 6576
TIMPANOGOS SSD	DAVID BARLOW	(801) 756 5231
ROCKY MOUNTAIN POWER	TERIA WALKER	(801) 756 1310
COMCAST	ELYSIA VALDEZ	(801) 401 3017
CENTURY LINK	RYAN ALLRED	(385) 223 0084
DOMINION ENERGY	TRENT JOHNSON	(801) 853 6548



VICINITY MAP
NOT TO SCALE

SHEET INDEX

CV	COVER SHEET
GN	GENERAL NOTES
C0.1	EXISTING SITE/DEMOLITION PLAN
C1.0	SITE PLAN
C2.0	GRADING PLAN
C2.1	DRAINAGE PLAN
C2.2	STORM DRAIN PROFILE
C2.3	STORM DRAIN PROFILE
C3.0	UTILITY PLAN
C3.1	SEWER PROFILE
C4.0	DETAIL SHEET
C4.1	DETAIL SHEET
C4.2	DETAIL SHEET
C5.0	DETAIL SHEET
C5.1	DETAIL SHEET
C6.0	EROSION CONTROL PLAN (SWPPP)
C6.1	EROSION CONTROL DETAIL SHEET

PROJECT CONSTRUCTION NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION, 1-800-662-4111.
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. SEE SOILS REPORT FOR PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIREMENTS.
4. IF SOFT SOILS ARE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, CONTRACTOR TO FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT TO MITIGATE.
5. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.
6. ALL HANDICAP PARKING STALLS TO BE INSTALLED PER ADA STANDARDS. SLOPE ON ANY ADA STALL IS TO BE LESS THAN 2% IN ALL DIRECTIONS.
7. CONTRACTOR TO VERIFY PRIOR TO ANY CONSTRUCTION THAT THE BUILDING AND BUILDING LOCATION SHOWN ON CIVIL DRAWINGS MATCHES THE ARCHITECTURAL PLANS.
8. CONTRACTOR TO VERIFY, WITH ARCHITECT, THAT F.F. ELEVATION SHOWN ON CIVIL PLANS EQUALS THE ARCHITECTS 100.0' ELEVATION.
9. CONTRACTOR TO REPLACE IN KIND ANY AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
10. INSTALL ALL SIDEWALKS PER CITY STANDARDS OR APWA PLAN NO. 231, 235, AND 236 WHERE APPLICABLE.
11. INSTALL ALL CONCRETE PAVEMENT JOINTS PER CITY STANDARDS OR APWA PLAN NO. 261.
12. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS. SEE AMERICAN FORK CITY STANDARD PLAN NO. 15.22
13. ALL CATCH BASINS AND MANHOLES TO BE INSTALLED PER CITY STANDARDS.
14. ALL STORM DRAIN PIPING TO BE CUT OFF FLUSH WITH INSIDE WALL OF DRAINAGE BOX. INSIDE WALL TO BE GROUTED SMOOTH WITH A NON-SHRINK GROUT.
15. FOR STORM DRAIN INLET BOXES AND MANHOLES THE I.E. IN AND I.E. OUT ELEVATIONS ARE THE SAME UNLESS OTHERWISE CALLED OUT ON THE PLANS
16. ALL WATER LINES TO HAVE A MINIMUM 4' OF COVER WITH A MINIMUM VERTICAL CLEARANCE OF 1' OF COVER BETWEEN OTHER UTILITY LINES (1.5' VERTICAL SEPARATION WITH SEWER).
17. THRUST BLOCKS TO BE INSTALLED PER AMERICAN FORK CITY PLAN NO 15.21
18. CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.
19. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.
20. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
21. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL SITE DEMOLITION REQUIRED TO COMPLETE THIS PROJECT.

General Notes:

CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.

ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.

THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.

FEMA NOTE:
THIS PROJECT LIES IN A FEMA DESIGNATED FLOOD ZONE X WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
PER MAP NO. 49049C0307F EFFECTIVE DATE: JULY 19, 2020 PANEL 307 OF 1450.

DEMOLITION NOTE:
CONTRACTOR TO VISIT SITE AND DETERMINE ALL NECESSARY DEMOLITION REQUIRED TO INSTALL PROPOSED IMPROVEMENTS AND TO FIELD VERIFY ALL NECESSARY DEMOLITION HAS BEEN COMPLETED PRIOR TO CONSTRUCTION.

Benchmark Info

The Benchmark for the project is the North Quarter Corner of Section 25, T.5.S. R.1.E., SLB&M
Elevation= 4555.90'
Datum is NAVD 88 derived from UTAH TURNGPS System

CIVIL ENGINEER:
CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - PH: 801-949-6296

DEVELOPER
THE WILL GROUP
1780 NORTH 700 WEST SUITE 40
LINDON, UT 84042
CONTACT PERSON: TYSON WILLIAMSON
PH: (801) 210-0370

ARCHITECT:
AE URBIA
909 WEST SOUTH JORDAN PARKWAY
SOUTH JORDAN, UTAH 84095
CONTACT PERSON: SHAWN EATON
PH: (801) 746-0456

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	08/10/21
2	COMMENTS	TLH	10/27/21
3	COMMENTS	TLH	03/09/22

DESIGNER: TLH PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

UTAH VALLEY BUSINESS PARK
752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003
COVER SHEET

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

SHEET NO.
CV

PROJECT ID	DATE:
H1022-01	03/22/21
FILE NAME: PRJ-AFH	SCALE: 1"=30'

CALL BEFORE YOU DIG! BLUE STAKES 1-800-662-4111

Attachment: 06.28.22 - Utah Valley Business park-American Fork Industrial Flex - Site Plan (Utah Valley Business Park/American Fork Industrial Flex)

GENERAL NOTES

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

⚠ UTILITIES

1. The following utilities are known to be located within the limits of this project:

COMPANY	CONTACT	PHONE
AF CITY CULINARY WATER	JAY BREMS	(801) 763 3060
AF PRESSURIZED IRRIGATION	JAY BREMS	(801) 763 3060
AF SANITARY SEWER	ASHTON HARDY	(801) 763 3060
AF STORM DRAIN SEWER	ASHTON HARDY	(801) 763 3060
AF FIRE MARSHALL	MAT SACCO	(801) 763 3040
AF CITY INSPECTOR	DEE HOWARD	(801) 763 3060
AF FIBER	KYLE PETERSEN	(801) 400 2933
AF FLOOD IRRIGATION COMPANY	ERNIE JOHN	(801) 471 6576
TIMPANOGOS SSD	DAVID BARLOW	(801) 756 5231
ROCKY MOUNTAIN POWER	TERIA WALKER	(801) 756 1310
COMCAST	ELYSIA VALDEZ	(801) 401 3017
CENTURY LINK	RYAN ALLRED	(385) 223 0084
DOMINION ENERGY	TRENT JOHNSON	(801) 853 6548

2. The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800_662–4111) at least 2 working days before start of construction.
3. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of American Fork and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
4. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
5. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

TRAFFIC CONTROL

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

EROSION AND SEDIMENT CONTROL

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

WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54.
3. Only fire hydrants conforming to City of American Fork standards will be approved for use.
4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
5. All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C_651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as–built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.
7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
9. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.
10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
11. All water main stationing shall be based on street centerline stationing.
12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
13. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
14. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

SANITARY SEWER

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

STORM SEWER

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

STRIPING AND SIGNING

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

MAIL DELIVERY

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

USE OF FIRE HYDRANTS

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

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	08/10/21
2	COMMENTS	TLH	10/27/21
3	COMMENTS	TLH	03/09/22

DESIGNER: TLH PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 – 801–949–6296

UTAH VALLEY BUSINESS PARK
752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003

GENERAL NOTES

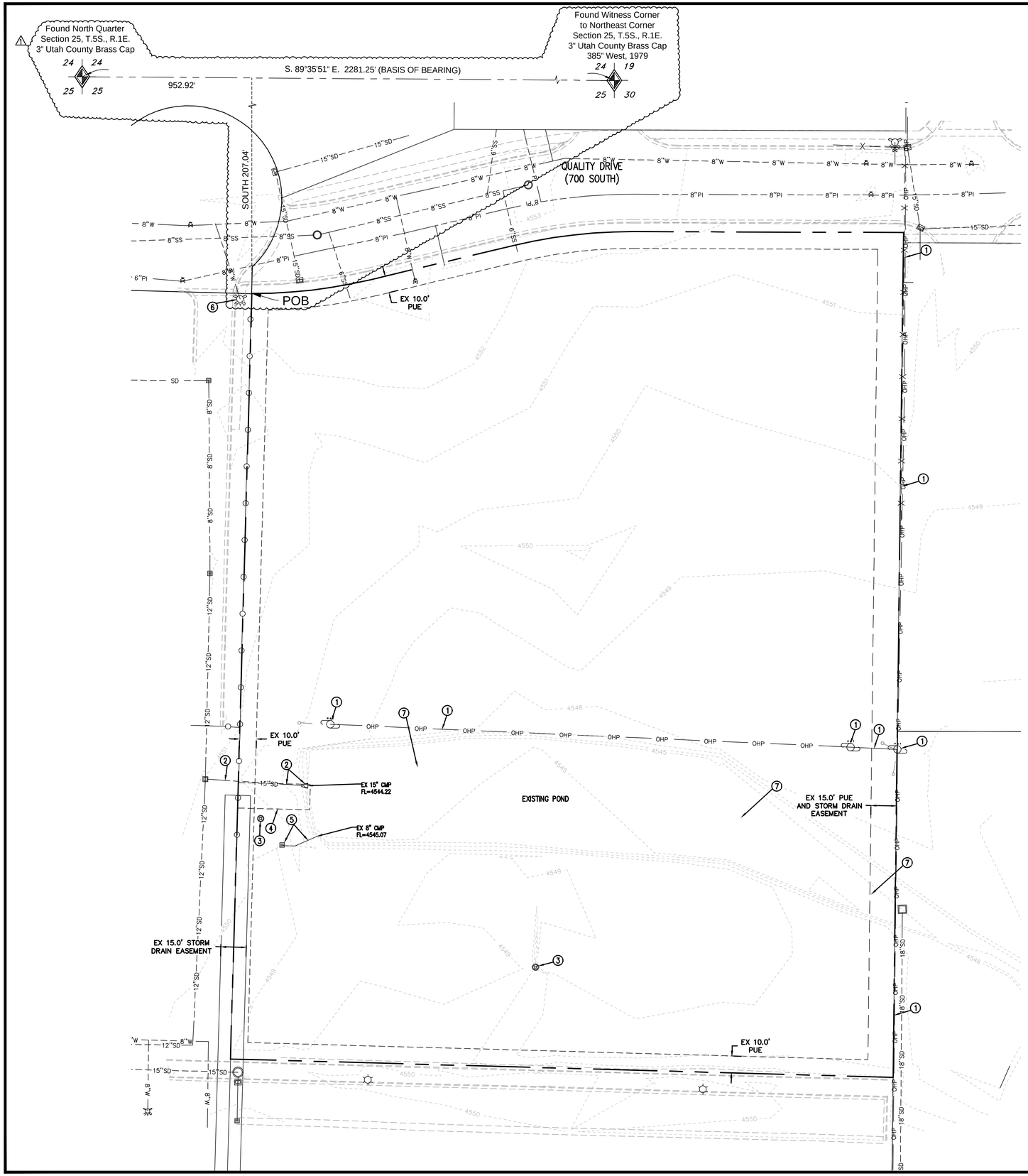
PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

CALL BEFORE YOU DIG! 811 or 1-800-662-4111 BLUE STAKES 1-800-662-4111

SHEET NO.
GN

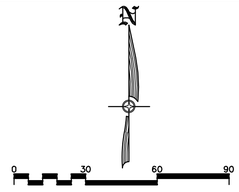
PROJECT ID	DATE:
H1022–01	03/22/21
FILE NAME: PRJ–AFH	SCALE:

Attachment: 06.28.22 - Utah Valley Business park-American Fork Industrial Flex - Site Plan (Utah Valley Business Park/American Fork Industrial Flex)



SHEET NOTES:

1. EXISTING POWER POLE AND POWER LINE TO BE REMOVED. CONTRACTOR TO COORDINATION WITH ROCKY MOUNTAIN POWER FOR REMOVAL/RELOCATION/BURIAL.
2. EXISTING STORM DRAIN PIPE AND STRUCTURE TO BE REMOVED. SEE SHEET C2.1 FOR NEW CONNECTION.
3. EXISTING WELL TO BE CAPPED BY DEVELOPER. CONTRACTOR TO FIELD VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION.
4. EXISTING STORM DRAIN EASEMENT TO BE REMOVED. SEE SHEET C1.0 AND C2.1 FOR PROPOSED STORM DRAIN ALIGNMENT AND NEW STORM DRAIN EASEMENT.
5. EXISTING IRRIGATION PIPE AND IRRIGATION STRUCTURE TO BE REMOVED.
6. EXISTING FIRE HYDRANT TO BE RELOCATED. SEE SHEET C3.0 FOR NEW LOCATION.
7. REFER TO THE RECOMMENDATIONS FOR FILLING IN EXISTING POND REPORT BY IGES DATED MARCH 1, 2022 (PROJECT NO 03023-003) FOR ALL MODIFICATIONS TO THE EXISTING POND.



SEE COVER SHEET FOR PROJECT LEGEND

Benchmark Info

The Benchmark for the project is the North Quarter Corner of Section 25, T.5.S. R.1.E., SLB&M
Elevation = 4555.90'
Datum is NAVD 88 derived from UTAH TURNGPS System

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	08/10/21
2	COMMENTS	TLH	10/27/21
3	COMMENTS	TLH	03/09/22
4	WELL UPDATE	TLH	04/11/22

DESIGNER: TLH PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

UTAH VALLEY BUSINESS PARK

752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003

EXISTING SITE/DEMOLITION PLAN

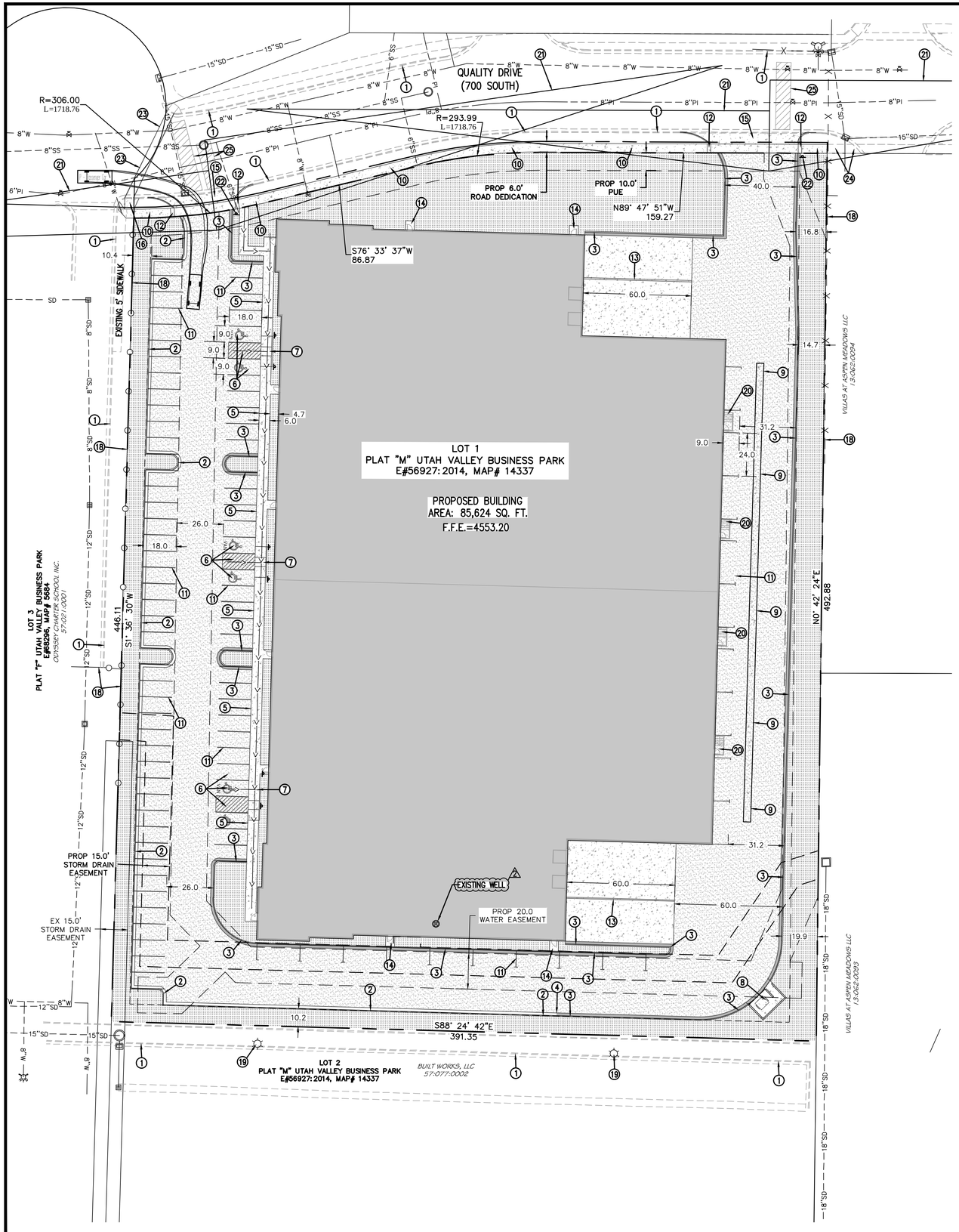
PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

SHEET NO.
C0.1

PROJECT ID	DATE:
H1022-01	03/22/21
FILE NAME: PRJ-AFH	SCALE: 1"=30'

Attachment: 06.28.22 - Utah Valley Business park-American Fork Industrial Flex - Site Plan (Utah Valley Business Park/American Fork Industrial Flex)



LOT AREAS:

	SQ. FT. / ACRES
LOT	184,984 SQ. FT. / 4.25 ACRES
BUILDING FOOTPRINT	88,712 SQ. FT. / 2.04 ACRES
ASPHALT	52,403 SQ. FT. / 1.20 ACRES
LANDSCAPING	30,317 SQ. FT. / 0.70 ACRES
CONCRETE	13,552 SQ. FT. / 0.31 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT PARKING REQUIREMENTS:

	SQ. FT.		CITY REQM'T
OFFICE	1,430 SQ. FT.	6	(4/1000)
WAREHOUSE	87,282 SQ. FT.	87	(1/1000)
TOTAL REQUIRED:		93	
TOTAL PROVIDED:		93	
ACCESSIBLE SPACES		6	(4 REQ'D 76 TO 100)

REFERENCED CODED:
- OFF-STREET PARKING STANDARDS OF THE AMERICAN FORK CITY, UTAH CODE (FOR CITY REQUIREMENTS)

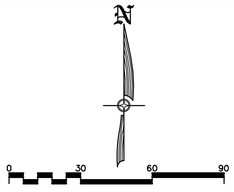
NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.
2. ALL TYPICAL CONSTRUCTION TO COMPLY WITH AMERICAN FORK CITY STANDARDS. SEE AMERICAN FORK STANDARD DRAWINGS.

SITE PLAN NOTES:

1. EXISTING CURB & GUTTER
2. PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
3. PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 3/C4.0.
4. PROVIDE A SMOOTH TRANSITION FROM CURB & GUTTER TO REV PAN CURB & GUTTER.
5. PROPOSED OPEN FACE SIDEWALK. SEE DETAIL 6/C4.0.
6. ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 12/C4.0 AND 13/C4.0 FOR ADA SIGN DETAILS AND PLACEMENT
7. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 4/C4.0.
8. PROPOSED TRASH ENCLOSURE. SEE DETAIL SHEET C5.1 FOR DETAILS.
9. PROPOSED 4' WIDE ROLL GUTTER. SEE DETAIL 5/C4.0.
10. PROPOSED 5' SIDEWALK PER APWA STD. 231. SEE DETAIL SHEET C4.0.
11. ALL PARKING LOT STRIPING TO BE REFLECTIVE WHITE (TYP.) PER M.U.T.C.D. STANDARDS.
12. INSTALL DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238. SEE DETAIL SHEET C4.0.
13. PROPOSED DOCK WALL. SEE STRUCTURAL PLANS FOR DETAILS.
14. PROPOSED DOOR LANDING TO BE A MAX 2% SLOPE FOR A MINIMUM OF 5'x5' OUTSIDE OF DOOR. SEE SHEET C2.0 FOR GRADING.
15. INSTALL RADIUS DRIVE APPROACH PER APWA STANDARD PLAN 255. SEE DETAIL SHEET C5.1. SIDEWALK ACROSS DRIVE APPROACHES TO BE 6" (TYP.)
16. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 11/C4.0.
17. NOT USED.
18. EXISTING FENCE.
19. EXISTING LIGHT POLE.
20. PROPOSED STAIRS. SEE ARCHITECTURAL PLANS FOR DETAILS.
21. SIGHT TRIANGLE.
22. INSTALL STOP SIGN PER MUTCD STANDARD R1-1.



23. INSTALL CROSS WALK PER AMERICAN FORK STANDARDS.
24. EXTEND 5' SIDEWALK TO EXISTING DRIVE APPROACH AND INSTALL ADA RAMP PER AMERICAN FORK STANDARD 15.18 IF NOT ALREADY INSTALLED BY NEIGHBORING PROPERTY. SEE DETAIL SHEET C4.2.
25. SAW CUT EXISTING ASPHALT TO INSTALL LATERAL. WORK TO BE DONE PER AMERICAN FORM STANDARD 15.22. REPLACE ALL ASPHALT IN KIND PER AMERICAN FORK CITY CODE 12.08.040 E.



SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

ADA ROUTE

Benchmark Info

The Benchmark for the project is the North Quarter Corner of Section 25, T.5.S. R.1.E., SLB&M
Elevation= 4555.90'
Datum is NAVD 88 derived from UTAH TURNGPS System

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	08/10/21
2	COMMENTS	TLH	10/27/21
3	COMMENTS	TLH	03/09/22

DESIGNER: TLH PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

UTAH VALLEY BUSINESS PARK

752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003

SITE PLAN

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

SHEET NO. C1.0

PROJECT ID	DATE:
H1022-01	03/22/21
FILE NAME: PRJ-AFH	SCALE: 1"=30'

Attachment: 06.28.22 - Utah Valley Business park-American Fork Industrial Flex - Site Plan (Utah Valley Business Park/American Fork Industrial Flex)

QUALITY DRIVE
(700 SOUTH)

PROPOSED BUILDING
AREA: 85,624 SQ. FT.
F.F.E.=4553.20

TP-01
GW=4536.51

TP-02
GW=4544.21

TP-03
GW=4544.48

TP-04
4543.01

TP-05
GW=4540.86

TP-06

EXISTING WELL

HIGHWATER ELEVATION
4550.32

HIGHWATER ELEVATION
4550.32

SHEET NOTES:

1. INSTALL 3' DEEP BY 2' WIDE GRAVEL TRENCH TO INTERCEPT AND PREVENT STORM WATER FROM FLOWING OFF SITE. GRAVEL TRENCH TO BE WRAPPED WITH MIRAFI DRAINAGE FABRIC TO WITHIN 6" OF FINISH GRADE. GRAVEL TO HAVE A MINIMUM POROSITY OF 0.40.

N

0 30 60 90

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

DETENTION AREA

Benchmark Info

The Benchmark for the project is the North Quarter Corner of Section 25, T.5.S. R.1.E., SLB&M
Elevation = 4555.90'
Datum is NAVD 88 derived from UTAH TURNGPS System

NO.	REVISIONS	BY	DATE
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3	COMMENTS	TLH	03/09/22

DESIGNER: TLH PROJECT ENGINEER: TLH

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UTAH VALLEY BUSINESS PARK

752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003

GRADING PLAN

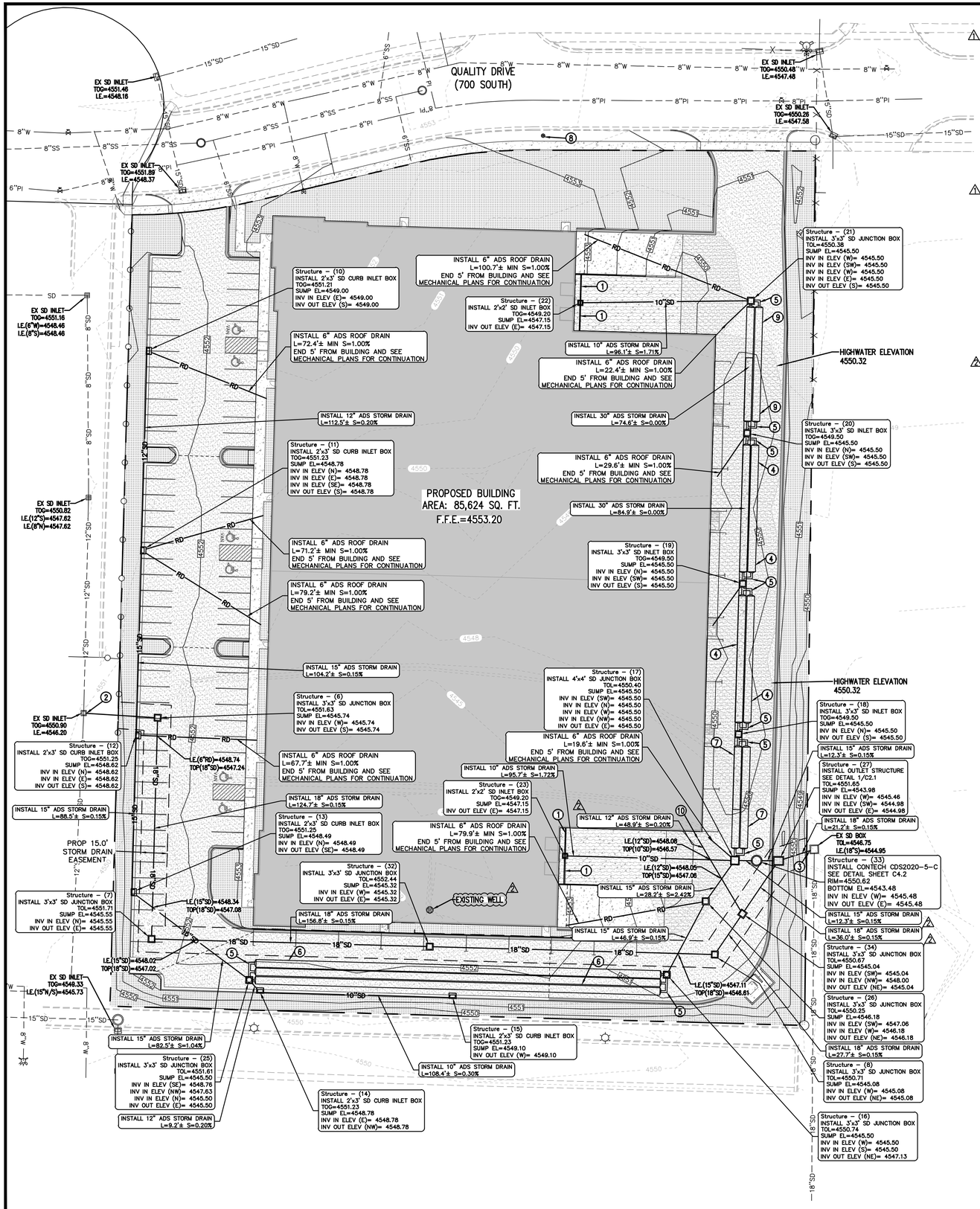
PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

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SHEET NO.
C2.0

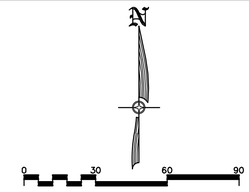
PROJECT ID	DATE:
H1022-01	03/22/21
FILE NAME: PRJ-AFH	SCALE: 1"=30'

Attachment: 06.28.22 - Utah Valley Business park-American Fork Industrial Flex - Site Plan (Utah Valley Business Park/American Fork Industrial Flex)



SHEET NOTES:

1. INSTALL ZURN Z886 TRENCH DRAIN WITH P6–DGE HEAVY DUTY GRATE. TOG=4549.20. SEE DETAIL 14/C4.0
2. CONNECT PROPOSED 15" STORM DRAIN PIPE TO EXISTING STORM DRAIN BOX AT I.E.=4546.20.
3. CONNECT PROPOSED 15" STORM DRAIN PIPE TO EXISTING 15" STORM DRAIN BOX AT I.E.=4544.95.
4. INSTALL STORMTECH SC–740 SUBSURFACE STORMWATER MANAGEMENT SYSTEM. INSTALLATION TO BE DONE PER MANUFACTURER SPECIFICATIONS. BOTTOM OF CHANGERS TO GE SET AT ELEVATION 4545.50. CONTRACTOR TO INSTALL 2 LEGS OF 10 CHAMBERS. TOTAL CHAMBERS TO BE 20. SEE DETAIL SHEET C4.1.
5. INSTALL 15" TEES (TYP.)
6. INSTALL STORMTECH SC–740 SUBSURFACE STORMWATER MANAGEMENT SYSTEM. INSTALLATION TO BE DONE PER MANUFACTURER SPECIFICATIONS. BOTTOM OF CHANGERS TO GE SET AT ELEVATION 4545.50. CONTRACTOR TO INSTALL 3 LEGS OF 32 CHAMBERS. TOTAL CHAMBERS TO BE 128. SEE DETAIL SHEET C4.1.
7. INSTALL STORMTECH SC–740 SUBSURFACE STORMWATER MANAGEMENT SYSTEM. INSTALLATION TO BE DONE PER MANUFACTURER SPECIFICATIONS. BOTTOM OF CHANGERS TO GE SET AT ELEVATION 4545.50. CONTRACTOR TO INSTALL 2 LEGS OF 8 CHAMBERS. TOTAL CHAMBERS TO BE 16. SEE DETAIL SHEET C4.1.
8. INSTALL GROUNDWATER MONITORING WELL (W/PIEZOMETER). SEE DETAIL SHEET C4.1.
9. INSTALL STORMTECH SC–740 SUBSURFACE STORMWATER MANAGEMENT SYSTEM. INSTALLATION TO BE DONE PER MANUFACTURER SPECIFICATIONS. BOTTOM OF CHANGERS TO GE SET AT ELEVATION 4545.50. CONTRACTOR TO INSTALL 2 LEGS OF 9 CHAMBERS. TOTAL CHAMBERS TO BE 18. SEE DETAIL SHEET C4.1.
10. END 12" STORM DRAIN PIPE 5' FROM BUILDING, I.E.=4548.10. SEE ARCHITECTURAL PLANS RECOMMENDATIONS FOR FILLING IN EXISTING POND LETTER BY IGES (PROJECT NO. 03023–003) FOR CONTINUATION TO EXISTING SPRING.



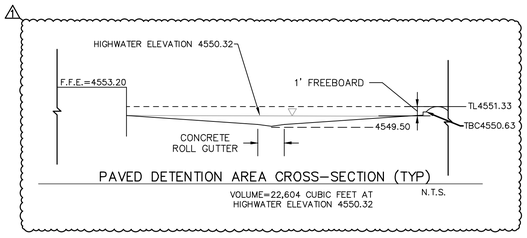
SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

DETENTION AREA

Benchmark Info

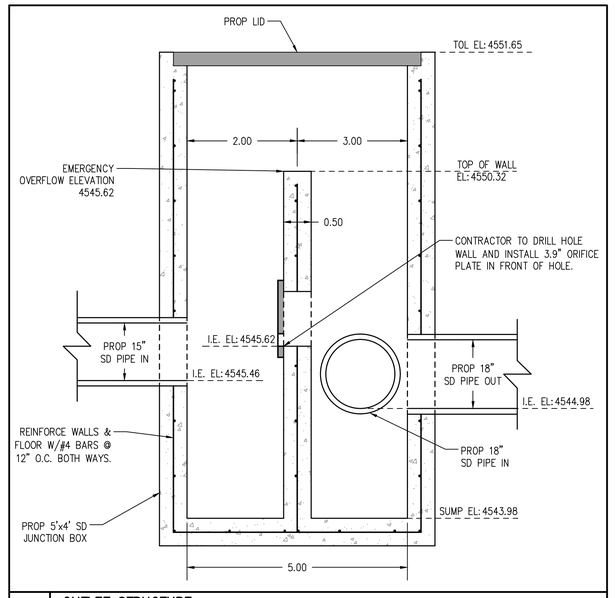
The Benchmark for the project is the North Quarter Corner of Section 25, T.5.S. R.1.E., SLB&M
Elevation= 4555.90'
Datum is NAVD 88 derived from UTAH TURNGPS System



PAVED DETENTION AREA CROSS–SECTION (TYP)

VOLUME=22,604 CUBIC FEET AT HIGHWATER ELEVATION 4550.32

N.T.S.



1 OUTLET STRUCTURE
N.T.S.

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	08/10/21
2	COMMENTS	TLH	10/27/21
3	COMMENTS	TLH	03/09/22

DESIGNER: TLH PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 – 801–949–6296

UTAH VALLEY BUSINESS PARK

752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003

DRAINAGE PLAN

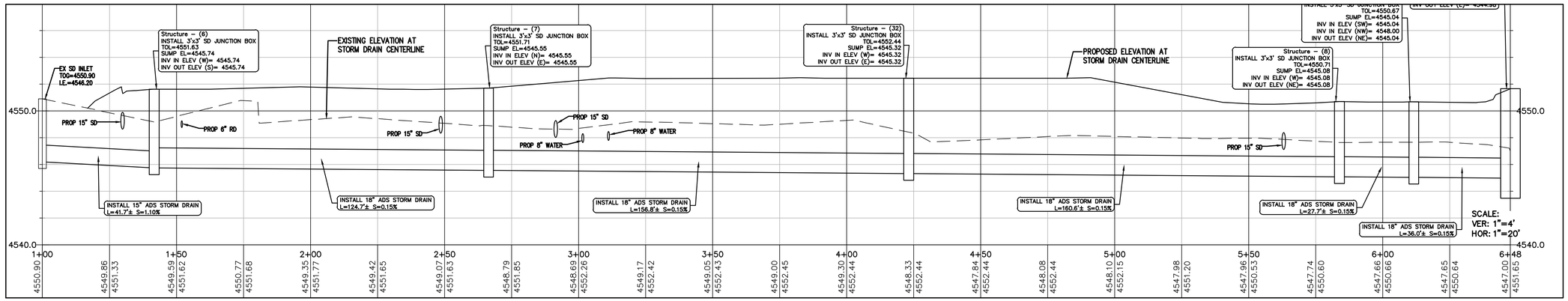
PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

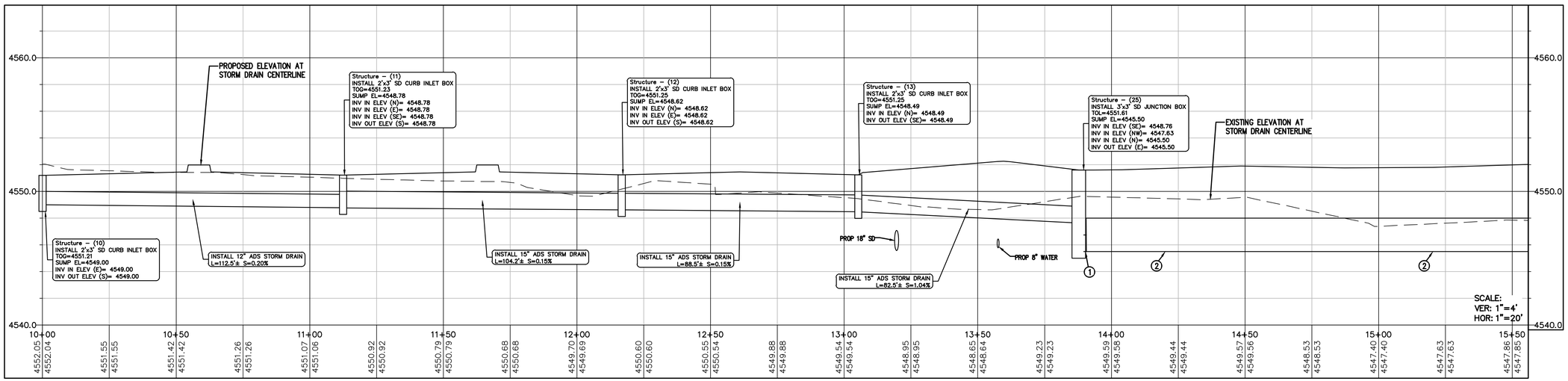
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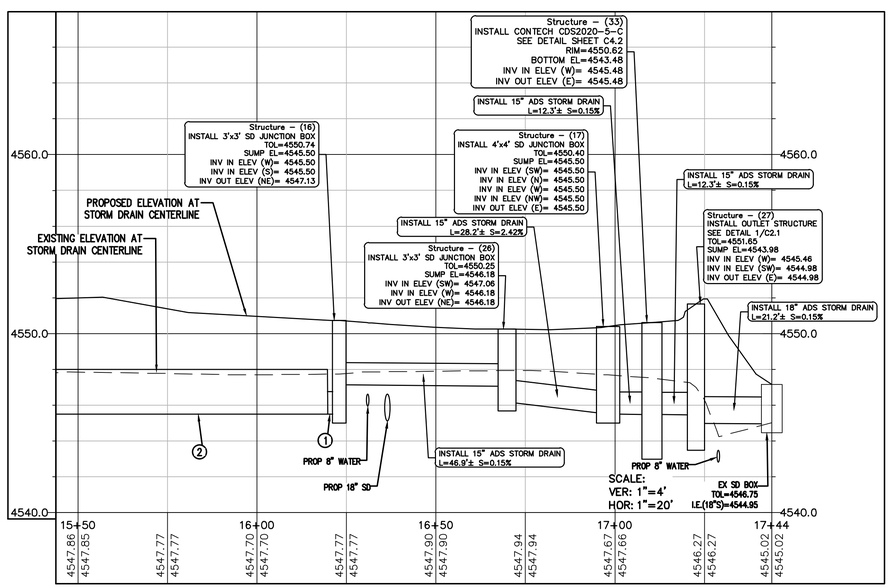
SHEET NO.
C2.1

PROJECT ID: H1022–01
DATE: 03/22/21
FILE NAME: PRJ–AFH
SCALE: 1"=30'

Attachment: 06.28.22 - Utah Valley Business park-American Fork Industrial Flex - Site Plan (Utah Valley Business Park/American Fork Industrial Flex)







SHEET NOTES:

1. INSTALL 15" TEES (TYP.)
2. INSTALL STORMTECH SC-740 SUBSURFACE STORMWATER MANAGEMENT SYSTEM. INSTALLATION TO BE DONE PER MANUFACTURER SPECIFICATIONS. BOTTOM OF CHANGERS TO GE SET AT ELEVATION 4545.50. CONTRACTOR TO INSTALL 3 LEGS OF 32 CHAMBERS. TOTAL CHAMBERS TO BE 128. SEE DETAIL SHEET C4.1.

0 20 40 60

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

Benchmark Info

The Benchmark for the project is the North Quarter Corner of Section 25, T.5.S. R.1.E., SLB&M
Elevation = 4555.90'
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NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	08/10/21
2	COMMENTS	TLH	10/27/21
3	COMMENTS	TLH	03/09/22

DESIGNER: TLH PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 – 801-949-6296

UTAH VALLEY BUSINESS PARK
752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003
STORM DRAIN PROFILE

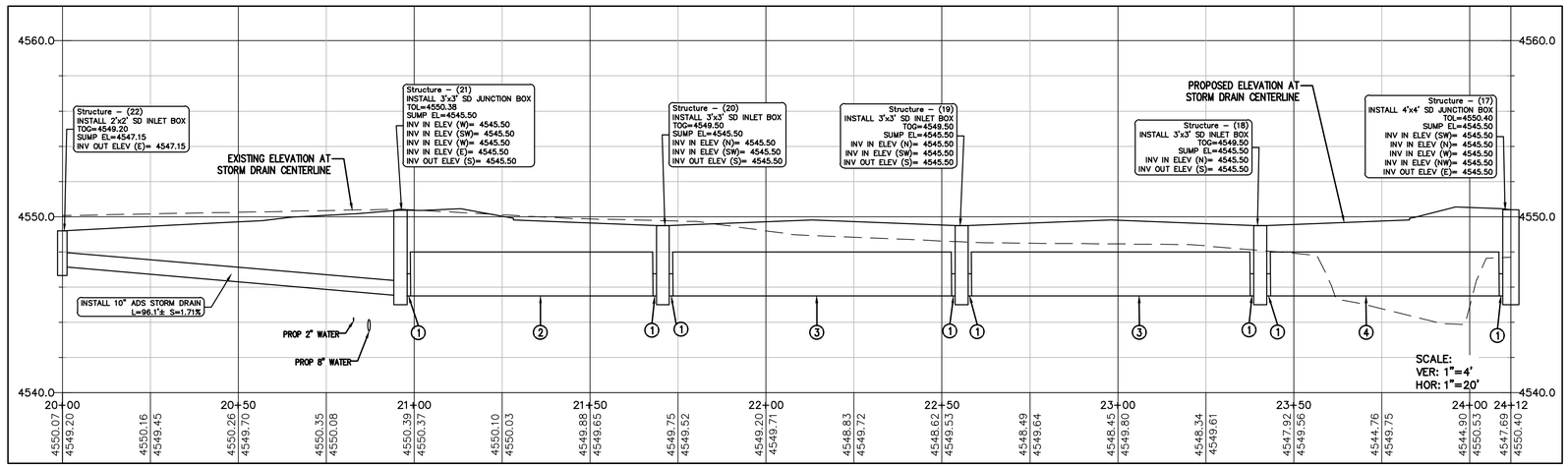
PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

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SHEET NO.
C2.2

PROJECT ID	DATE:
H1022-01	03/22/21
FILE NAME: PRJ-AFH	SCALE: 1"=20'

Attachment: 06.28.22 - Utah Valley Business park-American Fork Industrial Flex - Site Plan (Utah Valley Business Park/American Fork Industrial Flex)



0 20 40 60

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

Benchmark Info

The Benchmark for the project is the North Quarter Corner of Section 25, T.5.S. R.1.E., SLB&M
Elevation= 4555.90'
Datum is NAVD 88 derived from UTAH TURNGPS System

SHEET NOTES:

1. INSTALL 15" TEES (TYP.)
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1	COMMENTS	TLH	08/10/21
2	COMMENTS	TLH	10/27/21
3	COMMENTS	TLH	03/09/22

DESIGNER: TLH PROJECT ENGINEER: TLH

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UTAH VALLEY BUSINESS PARK

752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003

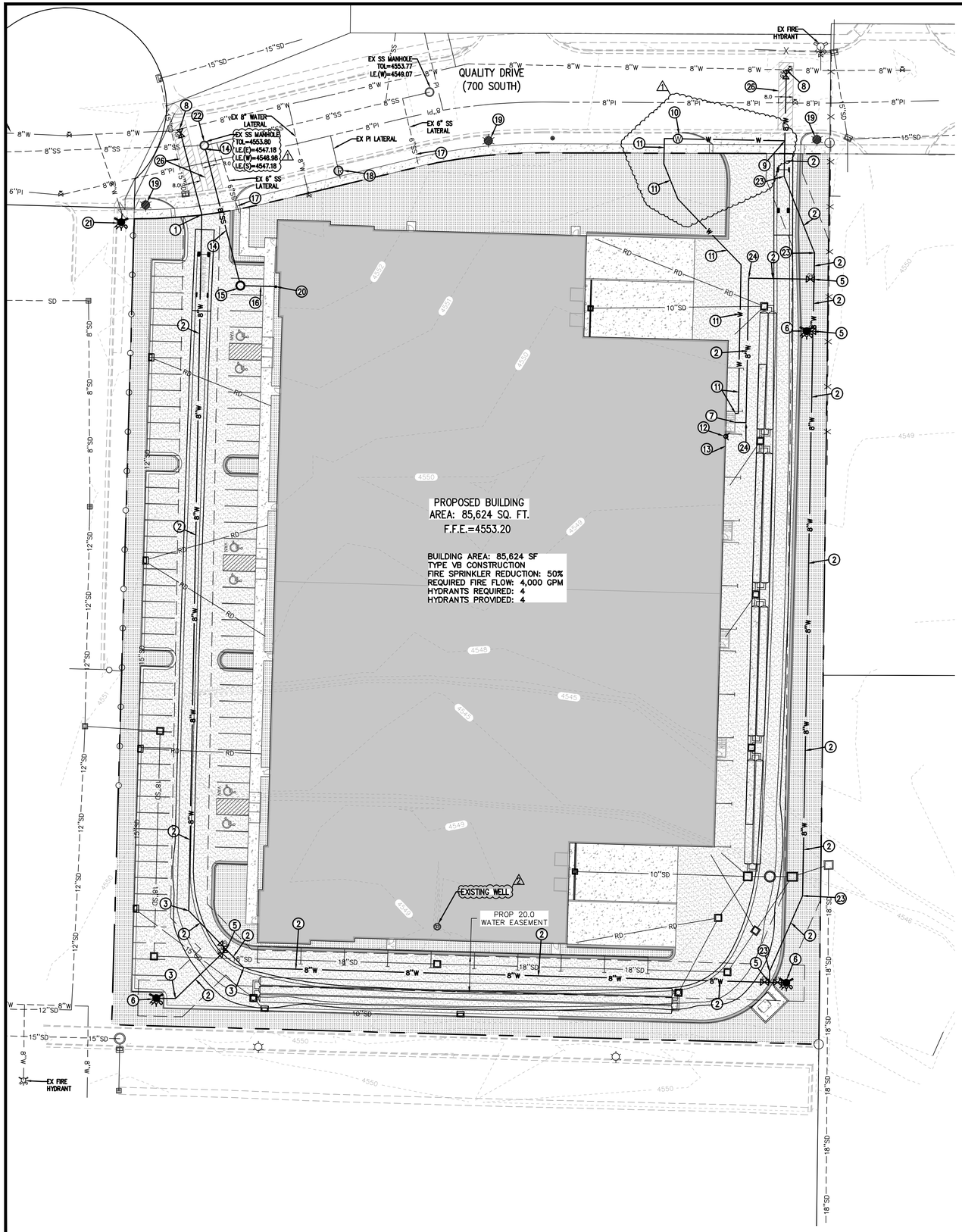
STORM DRAIN PROFILE

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

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SHEET NO.	
C2.3	
PROJECT ID	DATE:
H1022-01	03/22/21
FILE NAME:	SCALE:
PRJ-AFH	1"=20'

Attachment: 06.28.22 - Utah Valley Business park-American Fork Industrial Flex - Site Plan (Utah Valley Business Park/American Fork Industrial Flex)



CITY SANITARY SEWER NOTE:
ALL SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY OF AMERICAN FORK PUBLIC WORKS DEPARTMENT BEFORE BACKFILLING IS ACCOMPLISHED

SEWER/WATER CROSSING NOTE:
IN LOCATIONS WHERE THE WATER LINE AND SEWER LINE CROSS AND THE WATER LINE MUST BE INSTALLED BELOW THE SEWER LINE, REFER TO DETAIL 1/C3.1 FOR INSTALLATION GUIDELINES.

LATERAL NOTE:
ALL LATERAL CONNECTIONS SHALL INSERT-A-TEE OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.

ROADCUT NOTE:
ANY ROADWAY CUTS IN THE NEWLY CONSTRUCTED PORTIONS OF QUALITY DRIVE AS ALLOWED BY THE CITY ENGINEER SHALL FOLLOW THE ADDITIONAL REQUIREMENTS FOR NEW PAVEMENT AS OUTLINED IN SECTION 12.08.040 PAVEMENT PRESERVATION OF THE AMERICAN FORK CITY MUNICIPAL CODE.

WATER NOTE:
AREAS WHERE GROUNDWATER IS ENCOUNTERED, MECHANICAL RESTRAINTS ARE TO BE USED INSTEAD OF THRUST BLOCKS. SEE DETAIL SHEET C5.0.

N

0 30 60 90
Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

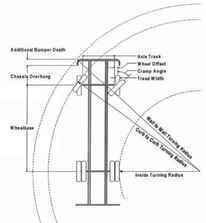
Benchmark Info

The Benchmark for the project is the North Quarter Corner of Section 25, T.5.S. R.1.E., SLB&M
Elevation = 4555.90'
Datum is NAVD 88 derived from UTAH TURNGPS System

1. INSTALL 8" 11.25° BEND W/THRUST BLOCKS.
2. INSTALL 8" PVC C-900 WATER LINE.
3. INSTALL 8" 45° BEND W/THRUST BLOCKS.
4. INSTALL 8" 33.75° BEND W/THRUST BLOCKS.
5. INSTALL 8" TEE W/THRUST BLOCKS AND GATE VALVES.
6. INSTALL FIRE HYDRANT PER AMERICAN FORK STD. 15.6. SEE DETAIL SHEET C5.0.
7. END 8" PVC C-900 WATER LINE 5' FROM BUILDING AND SEE FIRE SPRINKLER PLANS FOR CONTINUATION TO FIRE RISER.
8. CONNECT PROPOSED 8" PVC C-900 WATER LINE LATERAL TO EXISTING 8" WATER MAIN. ALL WORK TO BE DONE PER AMERICAN FORK STANDARDS AND SPECIFICATIONS. (HOT TAP)
9. INSTALL 2" POLY PIPE WATER LATERAL PER AMERICAN FORK CITY STANDARD PLAN NO. 15.3 AND 15.5. SEE DETAIL SHEET C5.0 AND C5.1.
10. INSTALL 2" WATER METER PER AMERICAN FORK CITY STANDARD PLAN NO. 15.5C. SEE DETAIL SHEET C5.1.
11. INSTALL 2" POLY PIPE WATER W/BENDS. END 5' FROM BUILDING AND SEE MECHANICAL PLANS FOR CONTINUATION TO BUILDING.
12. INSTALL WALL MOUNTED FDC.
13. INSTALL KNOX BOX 1650 OR 3200 SERIES KEY BOX FOR FIRE DEPARTMENT ACCESS.
14. CONNECT TO EXISTING SEWER MANHOLE AT I.E.=4547.18 AND INSTALL 76'± OF 8" PVC SEWER PIPE, S=0.4%.
15. INSTALL 4' DIA. SEWER MANHOLE PER AMERICAN FORK STD. 15.12. TOL=4552.3±, I.E.(IN)=4547.70, I.E.(OUT)=4547.50. SEE DETAIL SHEET C5.1.
16. INSTALL 20'± OF 8" PVC SDR-35 SEWER PIPE, S=0.4%
17. EXISTING 6" SEWER LATERAL TO BE REMOVED AND KILLED AT THE MAIN.
18. CONNECT TO EXISTING PI LATERAL AND INSTALL 2" POLY PIPE PRESSURIZED IRRITAION LATERAL PER AMERICAN FORK STD. PLAN NO. 15.5B AND NO-RISE SECONDARY METER COPPERSETTER W/27" FRAME & COVER (MANHOLE TYPE) PER 15.5E. SEE DETAIL SHEET C5.1 AND LANDSCAPE PLANS FOR CONTINUATION.
19. INSTALL STREET LIGHT PER AMERICAN FORK STANDARDS.
20. INSTALL 8" CLEANOUT WYE 5' FROM BUILDING, I.E.=4547.78 AND SEE MECHANICAL PLANS FOR CONTINUATION TO BUILDING.
21. EXISTING FIRE HYDRANT TO BE RELOCATED SUCH THAT THE 5' SIDEWALK CAN CONTINUE WEST.
22. EXISTING SEWER MANHOLE TO BE UPSIZED TO 5' DIAMETER PER AMERICAN FORK STANDARDS. RECONNECT TO EXISTING 8" SEWER MAIN AT I.E.(E)=4547.18, I.E.(W)=4546.98, I.E.(S)=4547.18
23. INSTALL 8" 22.5° BEND W/THRUST BLOCKS.
24. INSTALL 8" 90° BEND W/THRUST BLOCKS.
25. FIRE TRUCK TURNING RADII PER TOWER 51 TURNING SPEC. SEE DETAIL THIS SHEET.
26. SAW CUT EXISTING ASPHALT TO INSTALL LATERAL. WORK TO BE DONE PER AMERICAN FORM STANDARD 15.22. REPLACE ALL ASPHALT IN KIND PER AMERICAN FORK CITY CODE 12.08.040 E.

Turning Performance Analysis — Pierce — 10/21/2020

Bid Number: 947
Department: American Fork
Chassis: Velocity Chassis, 100AAT
Body: Aerial, 100AAT, Alum Body



Parameters:	
*Inside Cramp Angle:	40°
Axle Track:	82.92 in.
Wheel Offset:	4.68 in.
Tread Width:	16.3 in.
Chassis Overhang:	78 in.
Additional Bumper Depth:	27 in.
Front Overhang:	105 in.
Wheelbase:	271 in.
Calculated Turning Radii:	
Inside Turn:	25 ft. 10 in.
Curb to curb:	41 ft. 9 in.
Wall to wall:	46 ft. 11 in.

Category	Option	Description
Axle, Front, Custom	0508546	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Velocity
Wheels, Front	0052887	Wheels, Front, Alcoa, 22.50" x 12.25", Aluminum, Dura-Bright, Hub Pilot
Tires, Front	0677592	Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply, Fire Service Load Rating
Bumpers	0745902	Bumper, 27" Total (16" Extension), Steel, Painted,100AAT,VEL
Aerial Devices	0771866	Aerial, Ascendant 100' Aerial Tower

Notes:
*Actual Inside cramp angle may be less than shown.
Curb to Curb turning radius calculated for 9.00 inch curb.

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	08/10/21
2	COMMENTS	TLH	10/27/21
3	COMMENTS	TLH	03/09/22

DESIGNER: TLH PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
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SLC, Utah 84119 - 801-949-6296

UTAH VALLEY BUSINESS PARK
752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003

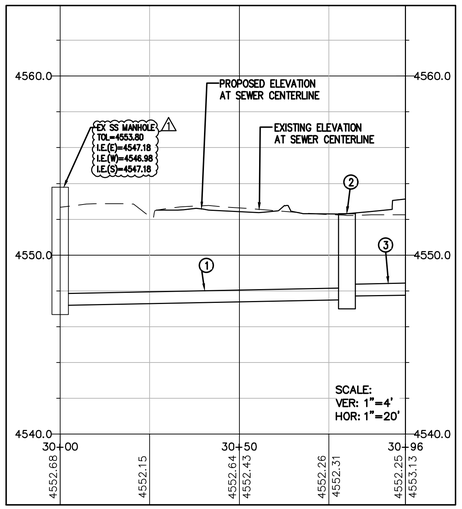
UTILITY PLAN

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

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SHEET NO. C3.0
PROJECT ID: H1022-01
DATE: 03/22/21
FILE NAME: PRJ-AFH
SCALE: 1"=30'

Attachment: 06.28.22 - Utah Valley Business park-American Fork Industrial Flex - Site Plan (Utah Valley Business Park/American Fork Industrial Flex)



SEWER/WATER CROSSING NOTE:
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Benchmark Info

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Elevation= 4555.90'
Datum is NAVD 88 derived from UTAH TURNGPS System

0 20 40 60
Scale In Feet

SEE COVER SHEET FOR PROJECT LEGEND

SHEET NOTES:

1. CONNECT TO EXISTING SEWER MANHOLE AT I.E.=4547.18 AND INSTALL 76'± OF 8" PVC SEWER PIPE, S=0.4%
2. INSTALL 4' DIA. SEWER MANHOLE PER AMERICAN FORK STD. 15.12. TOL=4552.3±, I.E.(IN)=4547.70, I.E.(OUT)=4547.50. SEE DETAIL SHEET C5.1.
3. INSTALL 15'± OF 8" PVC SEWER PIPE, S=0.4% END 5' FROM BUILDING, I.E.=4547.76 AND SEE MECHANICAL PLANS FOR CONTINUATION TO BUILDING.

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	08/10/21
2	COMMENTS	TLH	10/27/21
3	COMMENTS	TLH	03/09/22

DESIGNER: TLH PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
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UTAH VALLEY BUSINESS PARK

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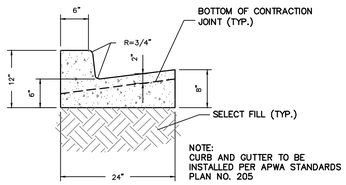
SEWER PROFILE

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

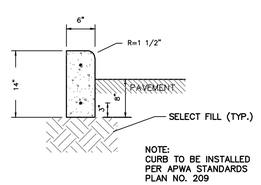
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SHEET NO.	
C3.1	
PROJECT ID	DATE:
H1022-01	03/22/21
FILE NAME:	SCALE:
PRJ-AFH	1"=20'

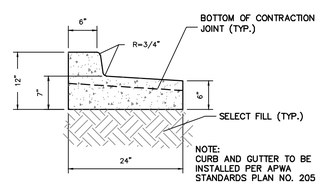
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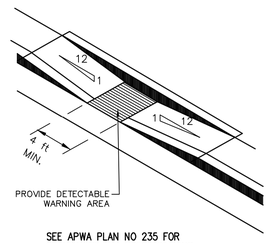
1 | 24" CURB & GUTTER
N.T.S.



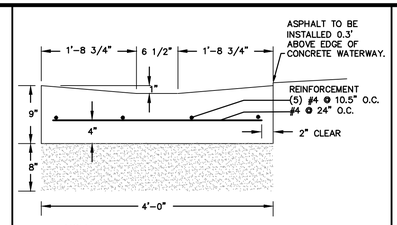
2 | 6" CURB WALL
N.T.S.



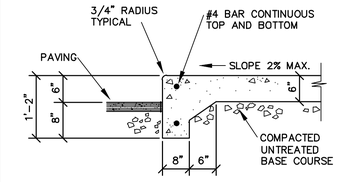
3 | 24" REVERSE PAN CURB & GUTTER
N.T.S.



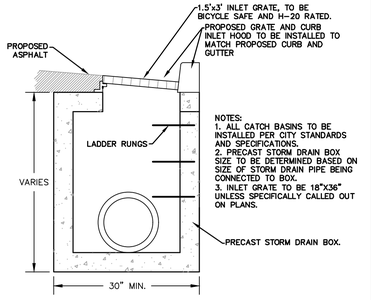
4 | ADA RAMP
N.T.S.



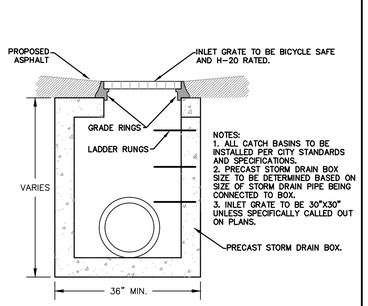
5 | 4'-0" ROLL GUTTER
N.T.S.



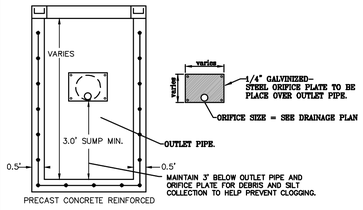
6 | OPEN FACE SIDEWALK
N.T.S.



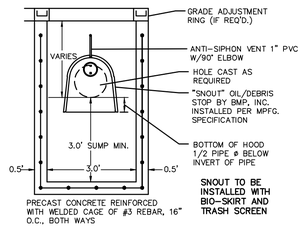
7 | STANDARD STORM DRAIN CURB INLET BOX
N.T.S.



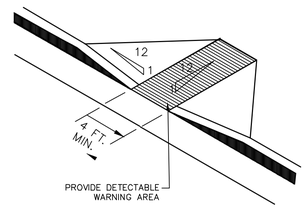
8 | STANDARD STORM DRAIN INLET BOX
N.T.S.



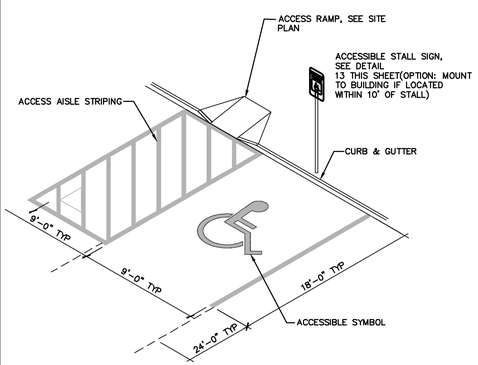
9 | ORIFICE PLATE
N.T.S.



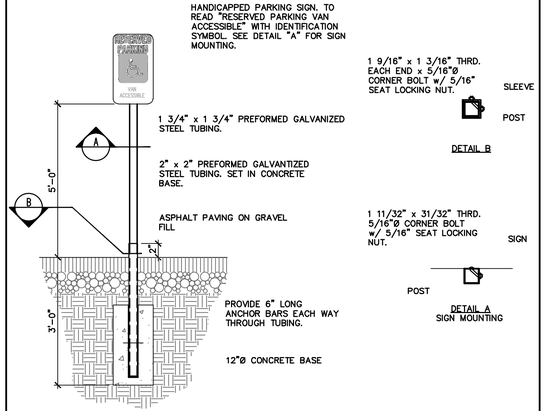
10 | SNOUT OIL & DEBRIS STOP
N.T.S.



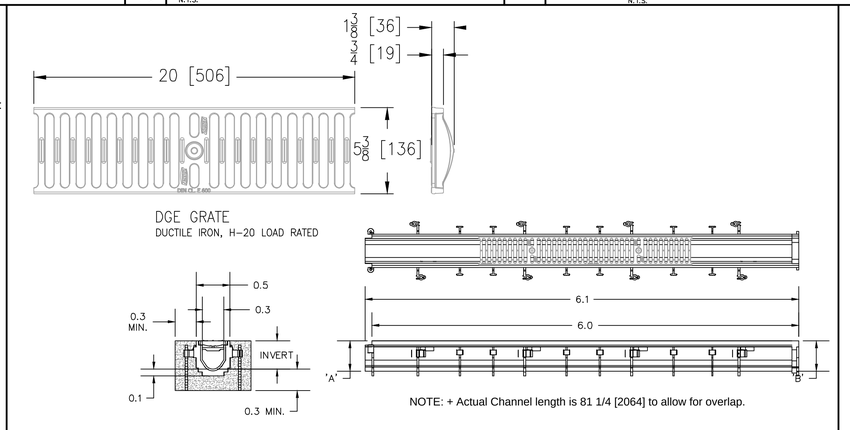
11 | ADA RAMP
N.T.S.



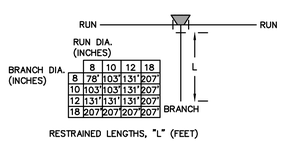
12 | ACCESSIBLE PARKING STALL
N.T.S.



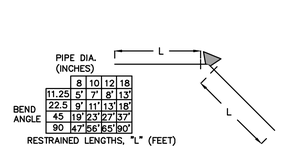
13 | HANDICAPPED PARKING SIGN
N.T.S.



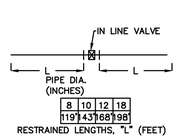
14 | ZURN Z886 TRENCH DRAIN SYSTEM
N.T.S.



HORIZONTAL TEES – LENGTH OF RESTRAINED JOINTS

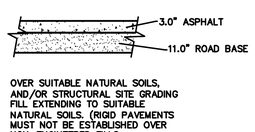


HORIZONTAL BENDS – LENGTH OF RESTRAINED JOINTS



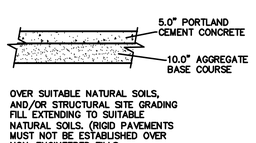
IN LINE VALVE – LENGTH OF RESTRAINED JOINTS

15 | RESTRAINED JOINT LENGTHS
N.T.S.



PAVEMENT SECTIONS ARE PER THE APRIL 7, 2021 GEOTECHNICAL STUDY BY IGES (PROJECT NO. 03638-001). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

16 | ASPHALT PAVEMENT SECTION
N.T.S. ⚠



PAVEMENT SECTIONS ARE PER THE APRIL 7, 2021 GEOTECHNICAL STUDY BY IGES (PROJECT NO. 03638-001). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

17 | CONCRETE PAVEMENT SECTION
N.T.S. ⚠

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	08/10/21
2	COMMENTS	TLH	10/27/21
3	COMMENTS	TLH	03/09/22

DESIGNER: TLH PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

UTAH VALLEY BUSINESS PARK
752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003

DETAIL SHEET

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

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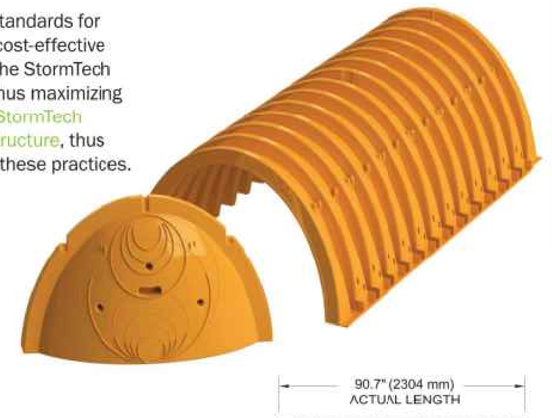
SHEET NO. C4.0
PROJECT ID: H1022-01 DATE: 03/22/21
FILE NAME: PRJ-AFH SCALE:

Attachment: 06.28.22 - Utah Valley Business park-American Fork Industrial Flex - Site Plan (Utah Valley Business Park/American Fork Industrial Flex)

StormTech ADS

STORMTECH SC-740 CHAMBER

Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots, thus maximizing land usage for private (commercial) and public applications. StormTech chambers can also be used in conjunction with Green Infrastructure, thus enhancing the performance and extending the service life of these practices.



STORMTECH SC-740 CHAMBER
(not to scale)

Nominal Chamber Specifications

Size (L x W x H)
85.4" x 51" x 30"
2,170 mm x 1,295 mm x 762 mm

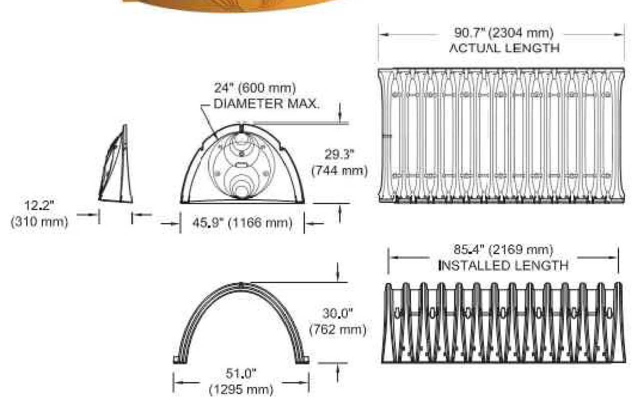
Chamber Storage
45.9 ft³ (1.30 m³)

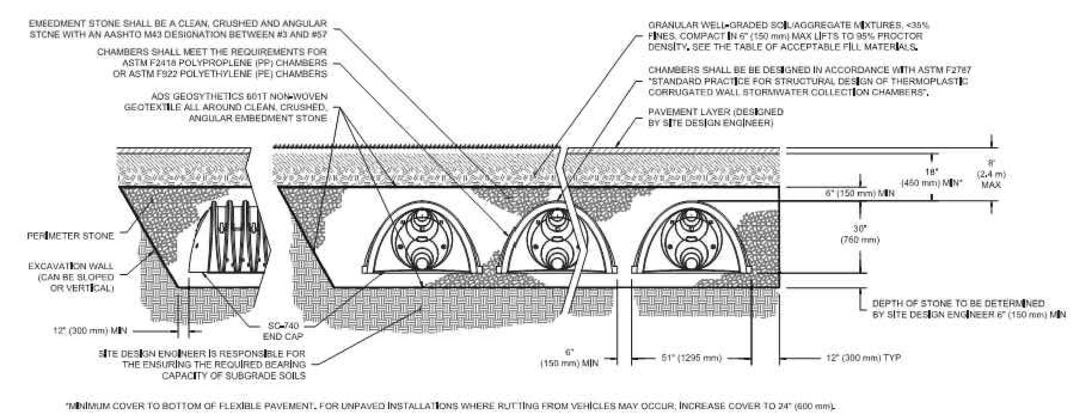
Min. Installed Storage*
74.9 ft³ (2.12 m³)

Weight
74.0 lbs (33.6 kg)

Shipping
30 chambers/pallet
60 end caps/pallet
12 pallets/truck

*Assumes 6" (150 mm) stone above, below and between chambers and 40% stone porosity.





*MINIMUM COVER TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 24" (600 mm).

StormTech ADS

SC-740 CUMULATIVE STORAGE VOLUMES PER CHAMBER

Assumes 40% Stone Porosity. Calculations are Based Upon a 6" (150 mm) Stone Base Under Chambers.

Depth of Water in System Inches (mm)		Cumulative Chamber Storage ft³ (m³)	Total System Cumulative Storage ft³ (m³)
42 (1067)	↑	45.90 (1.300)	74.90 (2.121)
41 (1041)		45.90 (1.300)	73.77 (2.089)
40 (1016)	Stone	45.90 (1.300)	72.64 (2.057)
39 (991)	Cover	45.90 (1.300)	71.52 (2.025)
38 (965)		45.90 (1.300)	70.39 (1.993)
37 (940)	↓	45.90 (1.300)	69.26 (1.961)
36 (914)		45.90 (1.300)	68.14 (1.929)
35 (889)		45.85 (1.298)	66.98 (1.897)
34 (864)		45.69 (1.294)	65.75 (1.862)
33 (838)		45.41 (1.286)	64.46 (1.825)
32 (813)		44.81 (1.269)	62.97 (1.783)
31 (787)		44.01 (1.246)	61.36 (1.737)
30 (762)		43.06 (1.219)	59.66 (1.689)
29 (737)		41.98 (1.189)	57.89 (1.639)
28 (711)		40.80 (1.155)	56.05 (1.587)
27 (686)		39.54 (1.120)	54.17 (1.534)
26 (660)		38.18 (1.081)	52.23 (1.479)
25 (635)		36.74 (1.040)	50.23 (1.422)
24 (610)		35.22 (0.977)	48.19 (1.365)
23 (584)		33.64 (0.953)	46.11 (1.306)
22 (559)		31.99 (0.906)	44.00 (1.246)
21 (533)		30.29 (0.858)	1.85 (1.185)
20 (508)		28.54 (0.808)	39.67 (1.123)
19 (483)		26.74 (0.757)	37.47 (1.061)
18 (457)		24.89 (0.705)	35.23 (0.997)
17 (432)		23.00 (0.651)	32.96 (0.939)
16 (406)		21.06 (0.596)	30.68 (0.869)
15 (381)		19.09 (0.541)	28.36 (0.803)
14 (356)		17.08 (0.484)	26.03 (0.737)
13 (330)		15.04 (0.426)	23.68 (0.670)
12 (305)		12.97 (0.367)	21.31 (0.608)
11 (279)		10.87 (0.309)	18.92 (0.535)
10 (254)		8.74 (0.247)	16.51 (0.468)
9 (229)		6.58 (0.186)	14.09 (0.399)
8 (203)		4.41 (0.125)	11.66 (0.330)
7 (178)		2.21 (0.063)	9.21 (0.264)
6 (152)	↑	0 (0)	6.76 (0.191)
5 (127)		0 (0)	5.63 (0.160)
4 (102)	Stone	0 (0)	4.51 (0.128)
3 (76)	Foundation	0 (0)	3.38 (0.096)
2 (51)		0 (0)	2.25 (0.064)
1 (25)	↓	0 (0)	1.13 (0.032)

Note: Add 1.13 ft³ (0.032 m³) of storage for each additional inch (25 mm) of stone foundation.

STORAGE VOLUME PER CHAMBER FT³ (M³)

	Bare Chamber Storage ft³ (m³)	Chamber and Stone Foundation Depth in. (mm)		
		6 (150)	12 (300)	18 (450)
SC-740 Chamber	45.9 (1.3)	74.9 (2.1)	81.7 (2.3)	88.4 (2.5)

Note: Assumes 6" (150 mm) stone above chambers, 6" (150 mm) row spacing and 40% stone porosity.

AMOUNT OF STONE PER CHAMBER

ENGLISH TONS (yds³)	Stone Foundation Depth		
	6"	12"	16"
SC-740	3.8 (2.8)	4.6 (3.3)	5.5 (3.9)
METRIC KILOGRAMS (m³)	150 mm	300 mm	450 mm
SC-740	3,450 (2.1)	4,170 (2.5)	4,490 (3.0)

Note: Assumes 6" (150 mm) of stone above and between chambers.

VOLUME EXCAVATION PER CHAMBER YD³ (M³)

	Stone Foundation Depth		
	6 (150)	12 (300)	18 (450)
SC-740	5.5 (4.2)	6.2 (4.7)	6.8 (5.2)

Note: Assumes 6" (150 mm) of row separation and 18" (450 mm) of cover. The volume of excavation will vary as depth of cover increases.

Working on a project?
Visit us at www.stormtech.com
and utilize the StormTech Design Tool

For more information on the StormTech SC-740 Chamber and other ADS products, please contact our Customer Service Representatives at 1-800-821-6710

THE MOST ADVANCED NAME IN WATER MANAGEMENT SOLUTIONS™

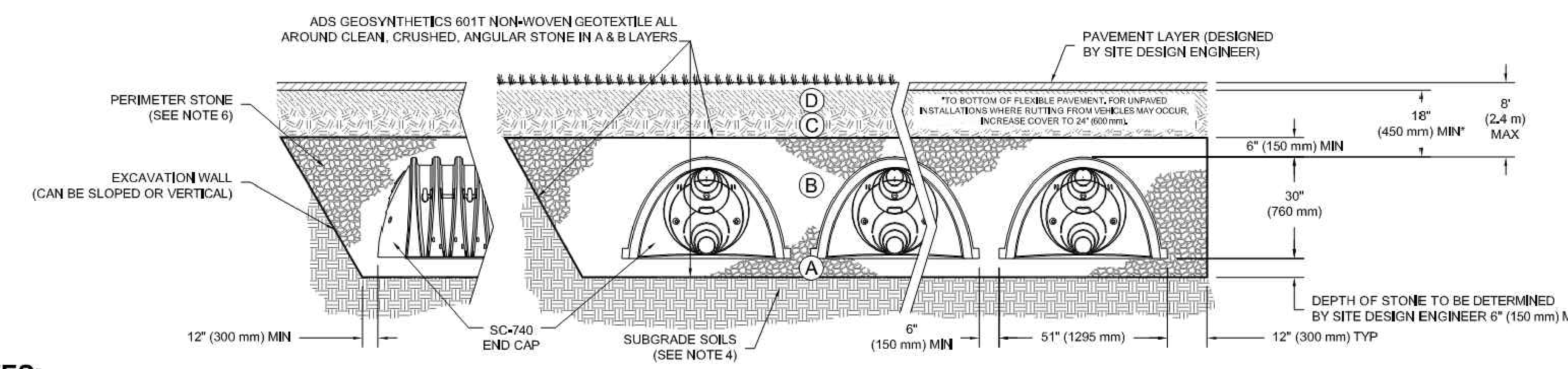
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ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

SC-740 STANDARD CROSS SECTION | DATE: 11/18/14 | DRAWN: JLM | PROJECT #: | CHECKED: JLM

REV	DRW	CHK	DESCRIPTION
01/19/16	JLM	JLM	UPDATE

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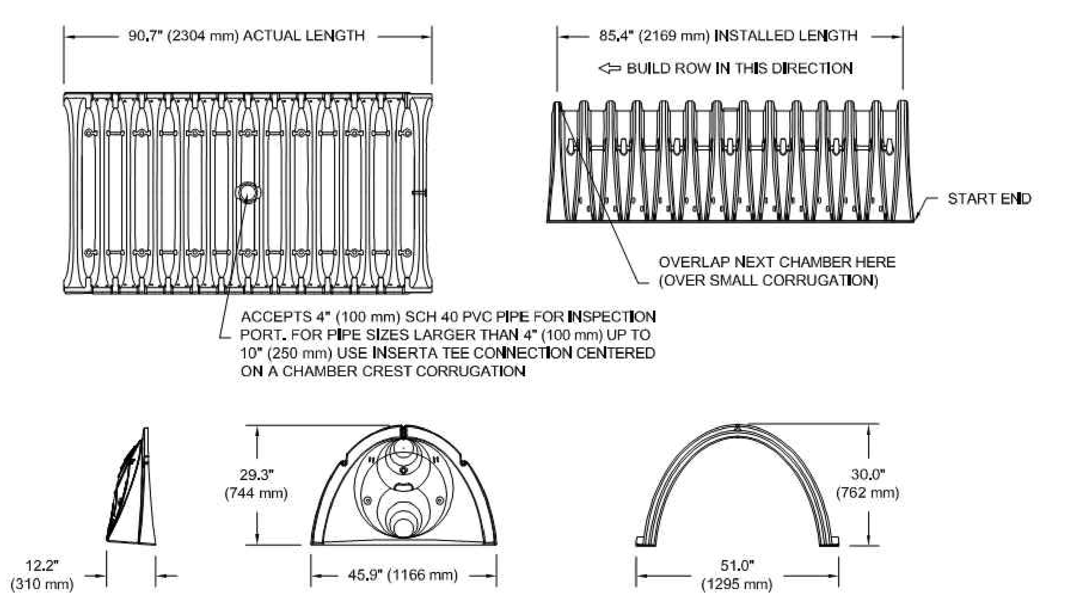
ADS ADVANCED DRAINAGE SYSTEMS, INC. 4640 TRUEMAN BLVD HILLIARD, OH 43026 1-800-733-7473

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

SHEET 1 OF 1

SC-740 TECHNICAL SPECIFICATION

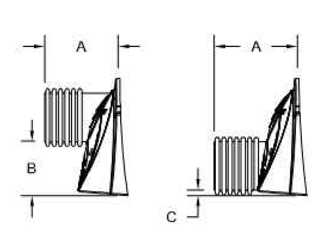
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



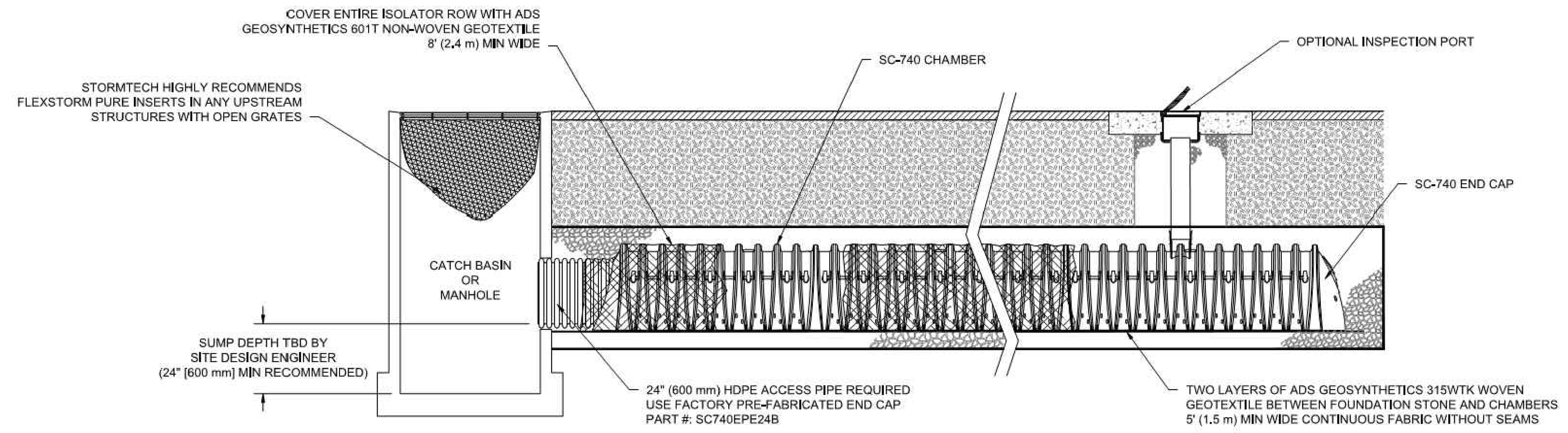
STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	—
SC740EPE06B / SC740EPE06BPC			—	0.5" (13 mm)
SC740EPE08T /SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	—
SC740EPE08B / SC740EPE08BPC			—	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	—
SC740EPE10B / SC740EPE10BPC			—	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	—
SC740EPE12B / SC740EPE12BPC			—	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	—
SC740EPE15B / SC740EPE15BPC			—	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	—
SC740EPE18B / SC740EPE18BPC			—	1.6" (41 mm)
SC740EPE24B*	24" (600 mm)	18.5" (470 mm)	—	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL



SC-740 ISOLATOR ROW DETAIL

NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

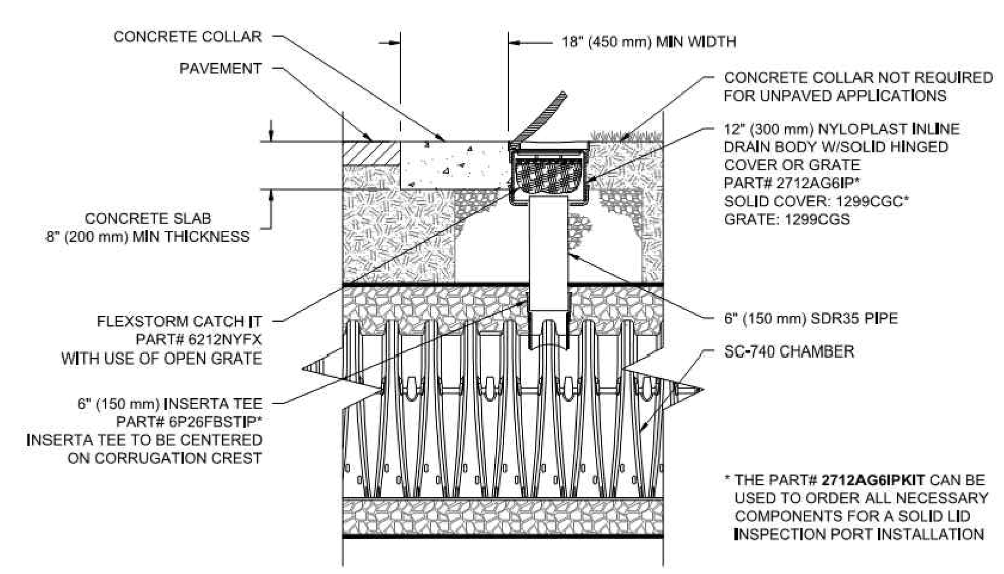
STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



* THE PART# **2712AG6IPKIT** CAN BE USED TO ORDER ALL NECESSARY COMPONENTS FOR A SOLID LID INSPECTION PORT INSTALLATION

SC-740 6" INSPECTION PORT DETAIL

NTS

ISOLATOR ROW DETAILS SC-740 | DATE: 03/08/17 | DRAWN: JLM | PROJECT #: | CHECKED:

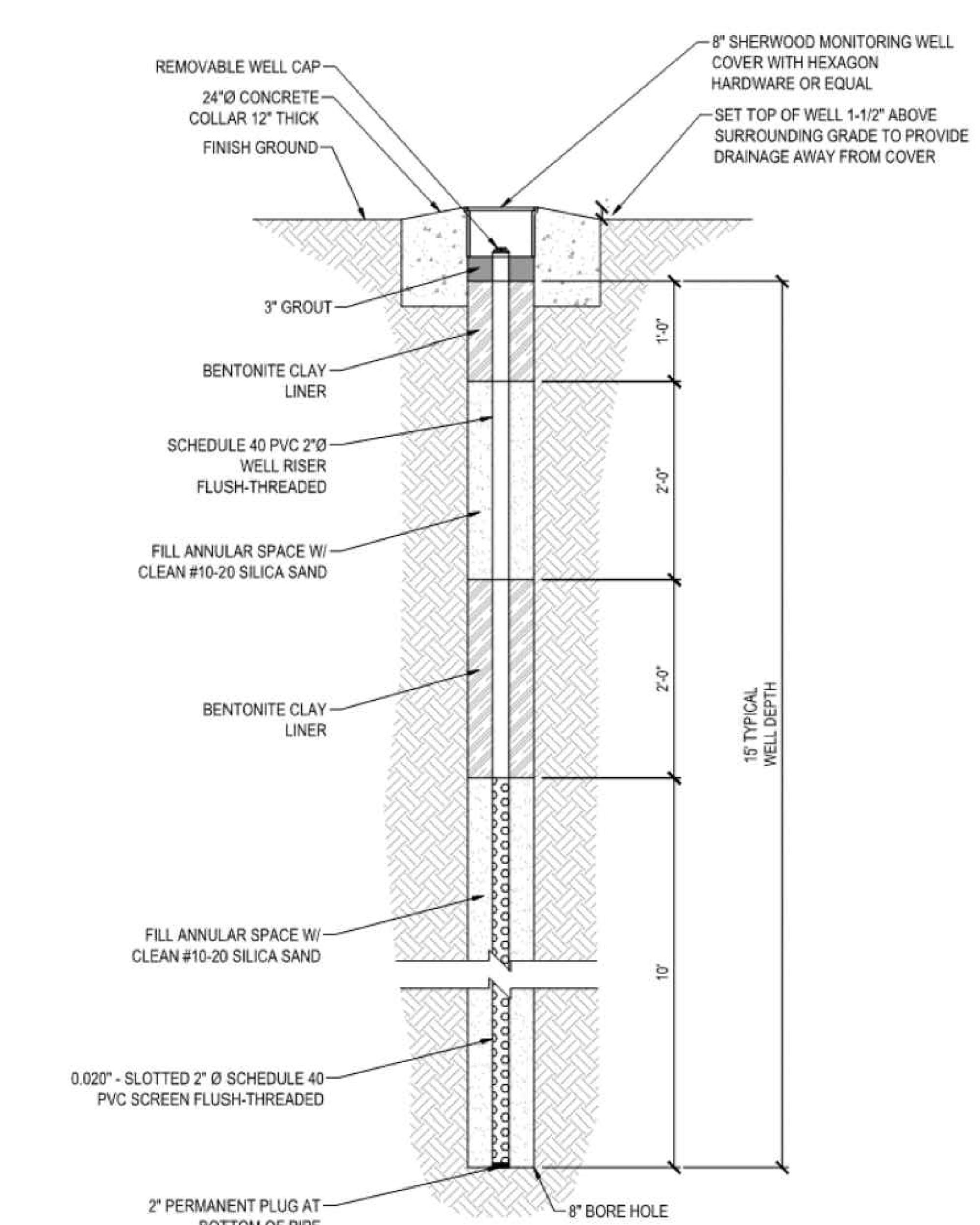
REV	DRW	CHK	DESCRIPTION

StormTech Detention • Retention • Water Quality
70 INWOOD ROAD, SUITE 3 | ROCKY HILL | CT | 06067
860-529-8188 | 888-892-2694 | WWW.STORMTECH.COM

ADS ADVANCED DRAINAGE SYSTEMS, INC. 4640 TRUEMAN BLVD HILLIARD, OH 43026 1-800-733-7473

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

SHEET 1 OF 1



NOTES:
1. WELL TO BE SURGED DURING PLACEMENT OF SANDPACK TO PREVENT VOIDS IN ANNULAR SPACE.
2. A LOCKING WATERTIGHT WELL CAP SHALL BE INSTALLED AT THE TOP OF THE WELL CASING SO THAT SURFACE WATER THAT MAY ENTER THE VAULT WILL NOT ENTER THE WELL.

1 GROUNDWATER MONITORING WELL (W/ PIEZOMETER) △1

SCALE: NONE

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	08/10/21
2	COMMENTS	TLH	10/27/21
3	COMMENTS	TLH	03/09/22

DESIGNER: TLH PROJECT ENGINEER: TLH

CIR | CIVIL ENGINEERING + SURVEYING
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 – 801-949-6296

UTAH VALLEY BUSINESS PARK
752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003

DETAIL SHEET

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

SHEET NO. C4.1

PROJECT ID	DATE:
H1022-01	03/22/21
FILE NAME: PRJ-AFH	SCALE:

Attachment: 06.28.22 - Utah Valley Business park-American Fork Industrial Flex - Site Plan (Utah Valley Business Park/American Fork Industrial Flex)

TECHDATA

FOAM CONTROL EPS GEOFOAM

Foam-Control EPS Geofoam is a cellular plastic material that is strong, but has very low density (1% of traditional earth materials.) It is a manufactured in block form and meets ASTM D6817, "Standard Specification for Rigid, Cellular Polystyrene Geofoam." Foam-Control EPS Geofoam is available in a range of Types to provide control of structural integrity and cost effectiveness.

The information given is deemed to be timely, accurate, and reliable for the use of Foam-Control EPS Geofoam. Each project using Foam-Control EPS Geofoam should be designed by a professional engineer. The engineer or project specifications should be consulted to determine the ASTM D6817 Type required for your project loading conditions.

Foam-Control EPS Geofoam Properties

Property		ASTM D6817						
		EPS12	EPS15	EPS19	EPS22	EPS29	EPS39	EPS46
Density[1], min.	lb/ft³ (kg/m³)	0.70 (11.2)	0.90 (14.4)	1.15 (18.4)	1.35 (21.6)	1.80 (28.8)	2.40 (38.4)	2.85 (45.7)
Compressive Resistance[1,2] @ 1% deformation, min.	psi psf (kPa)	2.2 320 (15)	3.6 520 (25)	5.8 840 (40)	7.3 1050 (50)	10.9 1570 (75)	15.0 2160 (103)	18.6 2680 (128)
Elastic Modulus[1], min	psi (kPa)	220 (1500)	360 (2500)	580 (4000)	730 (5000)	1090 (7500)	1500 (10300)	1860 (12800)
Flexural Strength[1], min.	psi (kPa)	10.0 (69)	25.0 (172)	30.0 (207)	35.0 (240)	50.0 (345)	60.0 (414)	75.0 (517)
Water Absorption[1] by total immersion, max.,	vol. %	4.0	4.0	3.0	3.0	2.0	2.0	2.0
Oxygen Index[1], min.	vol. %	24	24	24	24	24	24	24
Buoyancy Force	lb/ft³ (kg/m³)	61.7 (990)	61.5 (980)	61.3 (980)	61.1 (980)	60.6 (970)	60.0 (960)	59.5 (950)
Additional Properties for Compressible Applications								
Compressive Resistance[1] @ 5% deformation, min.	psi psf (kPa)	5.1 730 (35)	8.0 1150 (55)	13.1 1890 (90)	16.7 2400 (115)	24.7 3560 (170)	35.0 5040 (241)	43.5 6260 (300)
Compressive Resistance[1] @ 10% deformation, min.	psi psf (kPa)	5.8 840 (40)	10.2 1470 (70)	16.0 2300 (110)	19.6 2820 (135)	29.0 4180 (200)	40.0 5760 (276)	50.0 7200 (345)

[1] See ASTM D6817 Standard for test methods and complete information

[2] Combined live and dead load stresses should not exceed the compressive resistance at 1% deformation.

WWW.GEOFOAM.COM

TECH BULLETIN

FOAM CONTROL EPS Geofoam No. 5004

Subject: R-Values of EPS Geofoam

Date: September 2007 (Revised February 2011)

Foam-Control EPS is manufactured in conformance to ASTM D6817, "Standard Specification for Rigid Cellular Polystyrene Geofoam." This standard covers the material properties most often required for EPS Geofoam.

However, Foam-Control EPS Geofoam is often used in applications which require detailed information of the insulation performance, or R-value. The following Table provides R-value information for Foam-Control EPS Geofoam. The values in the table are based on testing in accordance with ASTM C177, "Test Method for Steady-State Heat Flux Measurements and Thermal Transmission Properties by Means of the Guarded-Hot-Plate Apparatus," or ASTM C518, "Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus."

Foam-Control EPS Properties

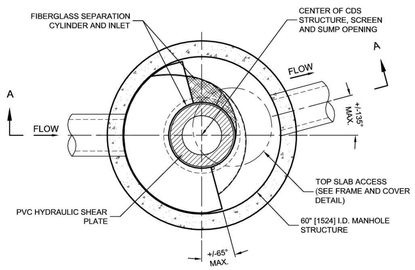
Property			ASTM D6817						
			EPS12	EPS15	EPS19	EPS22	EPS29	EPS39	EPS46
Density[1], min.		lb/ft³ (kg/m³)	0.70 (12)	0.90 (15)	1.15 (18)	1.35 (22)	1.80 (29)	2.40 (38)	2.85 (46)
Thermal Resistance[1], min per 1.0 in. thickness	25°F	°F.ft².h/Btu (°K.m²/W)	3.45 (0.61)	4.20 (0.74)	4.40 (0.77)	4.60 (0.85)	4.80 (0.84)	4.80 (0.84)	4.90 (0.86)
	40°F	°F.ft².h/Btu (°K.m²/W)	3.30 (0.58)	4.00 (0.70)	4.20 (0.74)	4.40 (0.77)	4.60 (0.81)	4.60 (0.81)	4.70 (0.83)
	75°F	°F.ft².h/Btu (°K.m²/W)	3.10 (0.55)	3.60 (0.63)	3.80 (0.67)	4.00 (0.70)	4.20 (0.74)	4.20 (0.74)	4.30 (0.76)

[1] See ASTM D6817 Standard for test methods and complete information

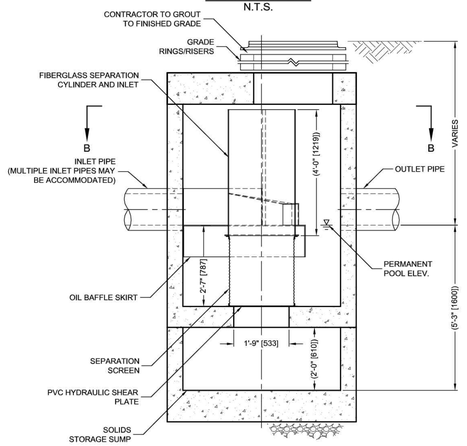
AFM FOAM CONTROL
Foam-Control EPS products are manufactured by AFM Corporation licensees.

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Control, Not Compromise, and the Foam-Control are trademarks of AFM Corporation, Lakeville, MN.

FOAM CONTROL EPS www.geofoam.com CONTROL, NOT COMPROMISE.®



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

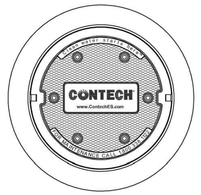
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 7,056,526; 5,401,120; 5,511,902; 5,588,765; 5,klein,023; 5,702,202; 5,monolithic,676; 5,flowable,693; 5,quick,693; 6,quick,693; 6,flowable,693; 6,monolithic,693; 6,lightweight,693; 6,cellular,693; 6,geofoam,693; 6,expanded,693; 6,polystyrene,693; 6,blocks,693; 6,void,693; 6,forms,693; 6,backfill,693; 6,retaining,693; 6,walls,693; 6,bridge,693; 6,abutments,693; 6,insulation,693; 6,roadway,693; 6,embankments,693; 6,settlement,693; 6,reduction,693; 6,stabilization,693; 6,vibration,693; 6,reduction,693; 6,seismic,693; 6,isolation,693; 6,frost,693; 6,protection,693; 6,AND OTHER PATENTS PENDING.

CDS2020-5-C DESIGN NOTES

CDS2020-5-C RATED TREATMENT CAPACITY IS 1.1 CFS [31.2 L/s], OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 14.0 CFS [396 L/s]. IF THE SITE CONDITIONS EXCEED 14.0 CFS [396 L/s], AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

THE STANDARD CDS2020-5-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	
WATER QUALITY FLOW RATE (CFS OR L/s)	*
PEAK FLOW RATE (CFS OR L/s)	*
RETURN PERIOD OF PEAK FLOW (YRS)	*
SCREEN APERTURE (2400 OR 4700)	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

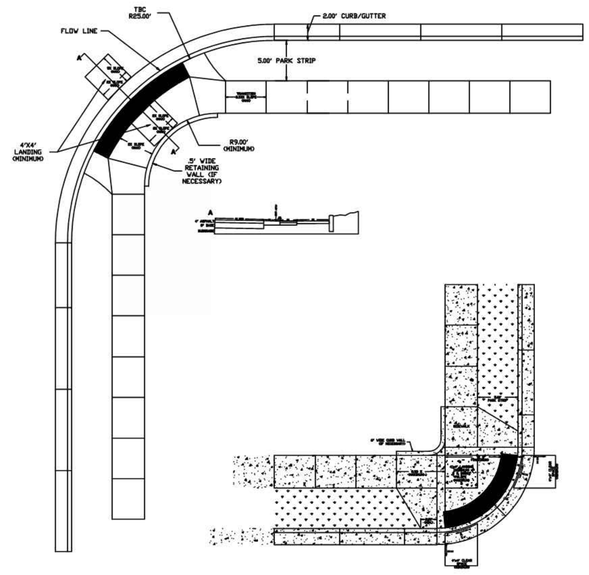
* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH® ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45089
800-338-1122 513-645-7000 513-645-7993 FAX

CDS2020-5-C
INLINE CDS
STANDARD DETAIL



NOTES:

1. THE RAMP SHALL BE CONSTRUCTED USING CAST IRON TACTILE DOMES CAST TO MATCH THE RADIUS OF CURVE OR EQUAL AS APPROVE BY THE CITY ENGINEER.
2. PROVIDE DETECTABLE WARNING AREA PER APWA/ADAAG SPECIFICATIONS.
3. SEE APWA PLAN #235 FOR CONSTRUCTION DETAILS, SLOPES, ETC.

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

CIR CIVIL ENGINEERING + SURVEYING
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 – 801-949-6296

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	08/10/21
2	COMMENTS	TLH	10/27/21
3	COMMENTS	TLH	03/09/22

DESIGNER: TLH PROJECT ENGINEER: TLH

UTAH VALLEY BUSINESS PARK
752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003

DETAIL SHEET

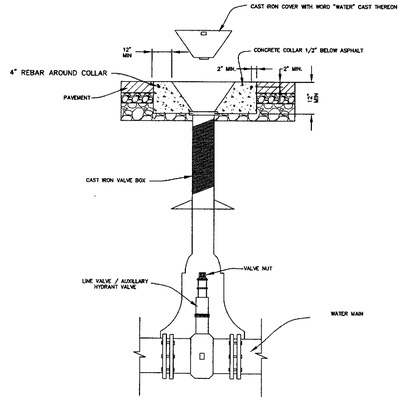
PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

CALL BEFORE YOU DIG! 1-800-662-4111 BLUE STAKES

SHEET NO. C4.2

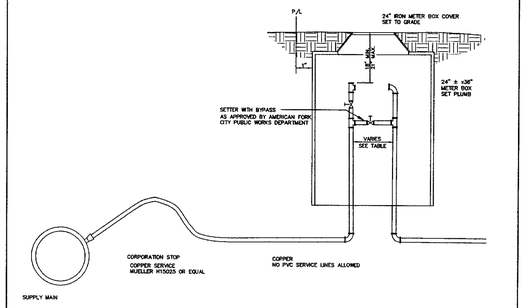
PROJECT ID	DATE:
H1022-01	03/22/21
FILE NAME: PRJ-AFH	SCALE:

Attachment: 06.28.22 - Utah Valley Business park-American Fork Industrial Flex - Site Plan (Utah Valley Business Park/American Fork Industrial Flex)



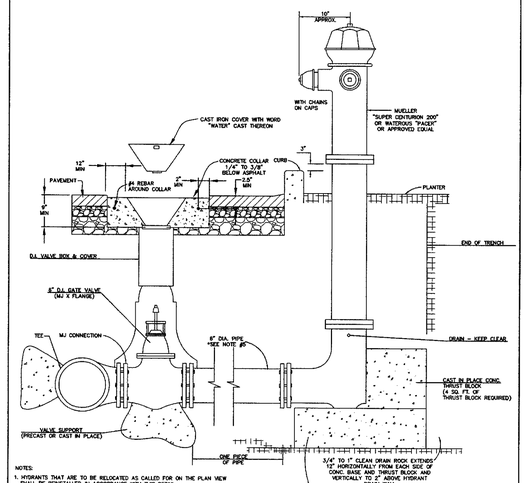
VALVE BOX DETAIL

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



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

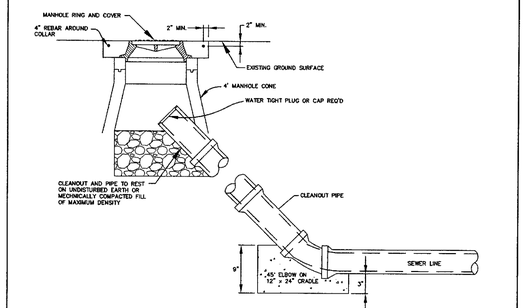
DRAWN: JRP	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



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

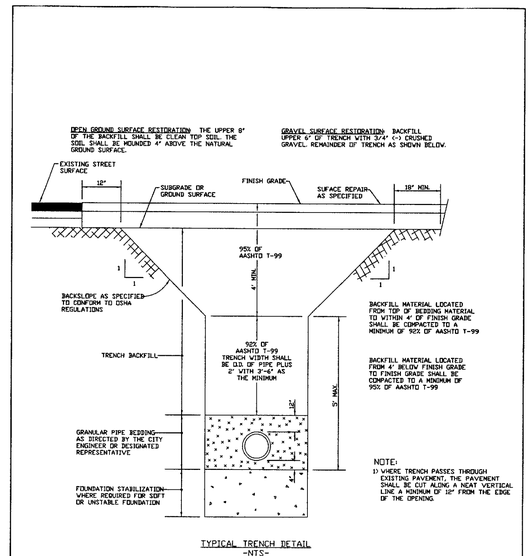
FIRE HYDRANT DETAIL
-NTS-

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



NOTE: ALL SEWER MANHOLES AND CLEANOUTS SHALL BE ACCESSIBLE BY MAINTENANCE PUMPER TRUCK.

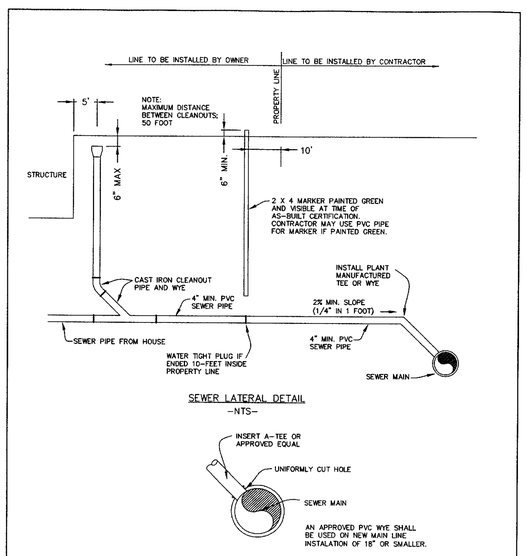
DRAWN: JRP	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SEWER CLEANOUT SEWER PIPE INSTALLATION	DRAWING NO. 15.15
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



NOTE:
1) WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT ALONG A NEAT VERTICAL LINE A MINIMUM OF 12" FROM THE EDGE OF THE OPENING.

TYPICAL TRENCH DETAIL
-NTS-

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

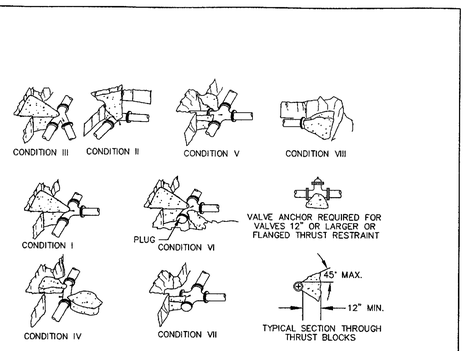


SEWER LATERAL DETAIL
-NTS-

SEWER SERVICE LATERAL SADDLE
-NTS-

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

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

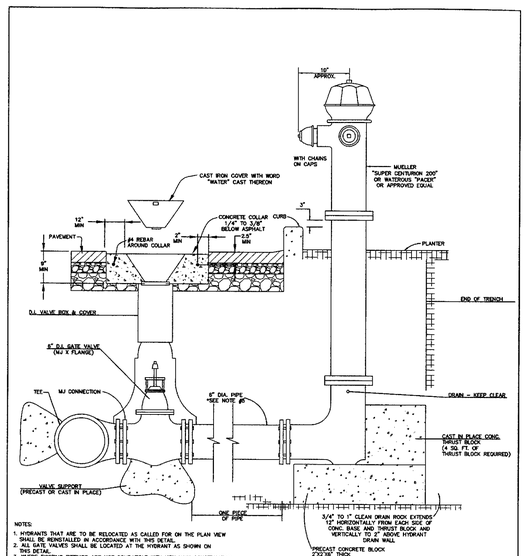


NOTES:
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. CONCRETE SHALL BE CLASS C.
3. CALCULATED ON 150 PSI. STATIC PRESSURE & ALLOWABLE BEARING PRESSURE OF 1500 LB. PER SQ. FT.
4. ALL THRUST BLOCK SIDES SHALL BE FORMED. (CITY INSPECTOR MAY REQUIRE WOOD FORMS.)

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

WATER LINE THRUST BLOCK DETAILS

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



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

FIRE HYDRANT DETAIL
-NTS-

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

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	08/10/21
2	COMMENTS	TLH	10/27/21
3	COMMENTS	TLH	03/09/22

DESIGNER: TLH PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

UTAH VALLEY BUSINESS PARK
752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003

DETAIL SHEET

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

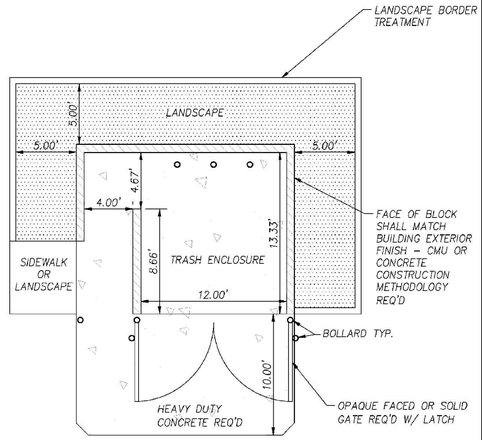
CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

SHEET NO. C5.0

PROJECT ID	DATE:
H1022-01	03/22/21
FILE NAME: PRJ-AFH	SCALE:

Attachment: 06.28.22 - Utah Valley Business park-American Fork Industrial Flex - Site Plan (Utah Valley Business Park/American Fork Industrial Flex)

CITY STANDARD - DUMPSTER/ TRASH ENCLOSURE STANDARD 17.5.121.B

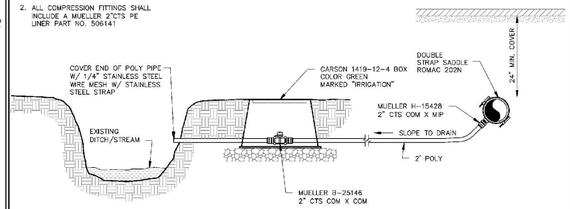


NOTES:
1. LANDSCAPE SHALL INCLUDE COMBINATION OF TREES AND SHRUBBERY TO CREATE A LANDSCAPE SCREEN FOR THE ENCLOSURE
2. ENCLOSURE SHALL BE 6' TALL MIN.
3. ENCLOSURE EXTERIOR FINISH SHALL MATCH THE EXTERIOR OF THE BUILDING FOR WHICH IT SUPPORTS.
3. LANDSCAPE DIMENSIONS SHOWN ARE MINIMUMS.
4. ENCLOSURE DIMENSIONS MAY VARY DEPENDING UPON INTENDED USE, AS SUCH, CITY ENGINEER/CITY PLANNER SHALL HAVE THE ABILITY TO REVIEW AND RECOMMEND APPROPRIATE SIZE OF A GIVEN ENCLOSURE FOR A SPECIFIC USE.
5. A VARIANCE FROM THE REQUIREMENT OF AN ENCLOSURE CAN BE GRANTED BY THE LAND USE AUTHORITY FOR A GIVEN ZONE IF IT CAN BE DEMONSTRATED THAT THE USE FOR THE SITE DOES NOT REQUIRE MORE THAN A TRADITIONAL CURB SIDE PICK UP CONTAINER. CURB SIDE CONTAINER MUST BE AVAILABLE IN THAT AREA TO QUALIFY FOR THIS EXCEPTION.

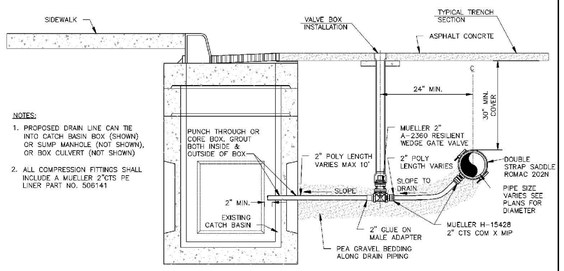
T:\LD-PROJECT-AF-CITY-STANDARDS\DUMPSTER.DWG
DATE: NOV. 16, 2010

AMERICAN FORK — 1853 —

NOTES:
1. COORDINATE W/ AMERICAN FORK CITY ON LOCATION OF IRR. BOX.
2. ALL COMPRESSION FITTINGS SHALL INCLUDE A MUELLER 2"CTS PE LINER PART NO. 506141



2" DRAIN TO DAYLIGHT

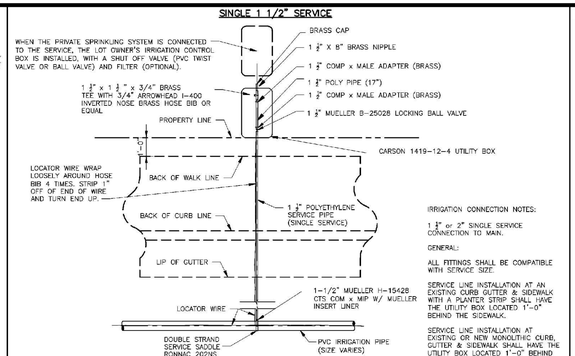


NOTES:
1. PROPOSED DRAIN LINE CAN TIE INTO CATCH BASIN BOX (SHOWN) OR SUMP MANHOLE (NOT SHOWN), OR BOX CULVERT (NOT SHOWN)
2. ALL COMPRESSION FITTINGS SHALL INCLUDE A MUELLER 2"CTS PE LINER PART NO. 506141

2" DRAIN TO CATCH BASIN/SUMP/BOX CULVERT

DRAWN:		HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SECONDARY WATER DETAILS	DRAWING NO. 15.31
REVISED:	11/2010				
DATE:					
SCALE:					

SINGLE 1 1/2" SERVICE



IRRIGATION CONNECTION NOTES:

1 1/2" or 2" SINGLE SERVICE CONNECTION TO MAIN.

GENERAL:

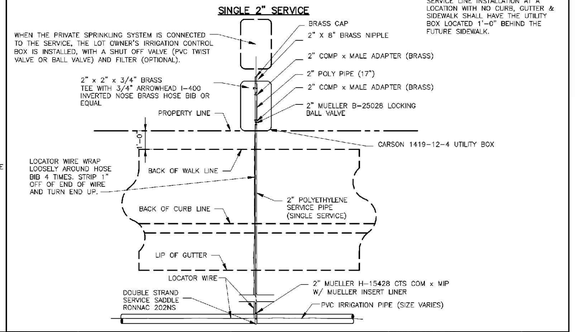
ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.

SERVICE LINE INSTALLATION AT AN EXISTING CURB GUTTER & SIDEWALK WITH A PLANTER STRIP SHALL HAVE THE UTILITY BOX LOCATED 1'-0" BEHIND THE SIDEWALK.

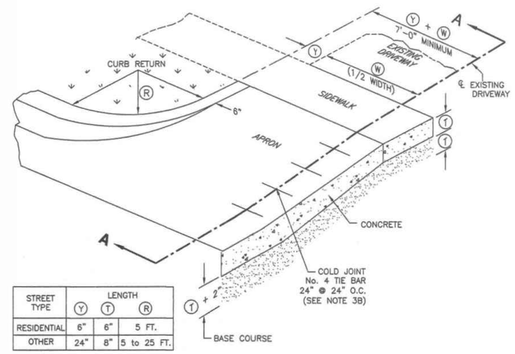
SERVICE LINE INSTALLATION AT EXISTING OR NEW MONOLITHIC CURB, GUTTER & SIDEWALK SHALL HAVE THE UTILITY BOX LOCATED 1'-0" BEHIND THE SIDEWALK.

SERVICE LINE INSTALLATION AT A LOCATION WITH NO CURB, GUTTER & SIDEWALK SHALL HAVE THE UTILITY BOX LOCATED 1'-0" BEHIND THE FUTURE SIDEWALK.

SINGLE 2" SERVICE

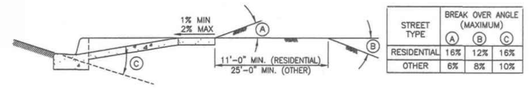


DRAWN:		HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: LARGE SERVICE CONNECTION FOR SECONDARY WATER	DRAWING NO. 15.5B
REVISED:	11/2010				
DATE:					
SCALE:					



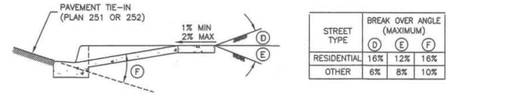
STREET TYPE	LENGTH Y	T	R
RESIDENTIAL	6"	6"	5 FT.
OTHER	24"	8"	5 to 25 FT.

OBLIQUE



STREET TYPE	BREAK OVER ANGLE (MAXIMUM) A	B	C
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

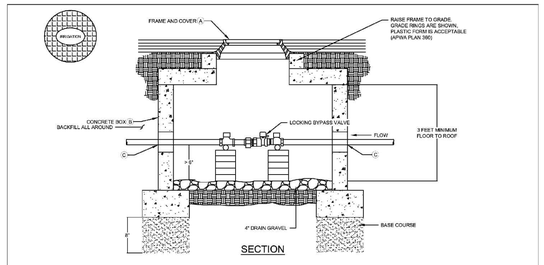
SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS



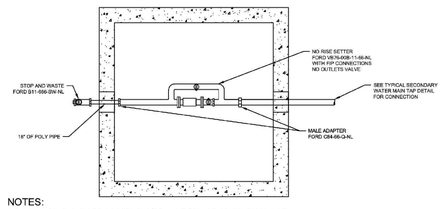
STREET TYPE	BREAK OVER ANGLE (MAXIMUM) D	E	F
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

SECTION A-A - TYPICAL DRIVEWAY APPROACH

APWA Utah Chapter — Open driveway approach — Plan 225 December 2009



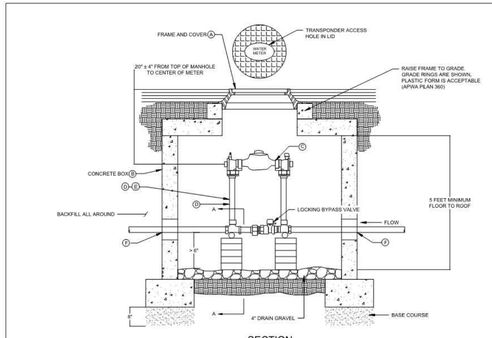
SECTION



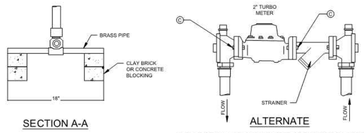
NOTES:
VAULT TO BE PLACED ONE FOOT FRONT OF WALK WITHIN AN EIGHT FOOT PARK STRIP OR WITHIN 10' FRONT PUE.

NO.	*	ITEM	DESCRIPTION
A		27" FRAME AND COVER	APWA PLAN 502, CAST IRON LID WITH "IRRIGATION" AND RECESSED ORION HOLE, PART NUMBER 12.25PSLKWAMBO OR APPROVED EQUIVALENT.
B		CONCRETE BOX	APWA PLAN 505. 3' MINIMUM FLOOR TO ROOF.
C		CORE/KNOCKOUT THROUGH VAULT WALL	PIPES PASSING THROUGH CONCRETE VAULT SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY SHEATHING OR WRAPPING OR ANY OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM LIME AND ACID FROM CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING EXPANSION, AND CONTRACTION OF PIPING (IPC 305.1). REMAINING HOLE SHALL BE SEALED.

DRAWN: MVU	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	STANDARD DETAIL FOR: 1-1/2" OR 2" PI METER PLACEMENT	DRAWING NO. 15.5E
REVISED:			
DATE: AUG 2019			
SCALE: VARIES			



SECTION

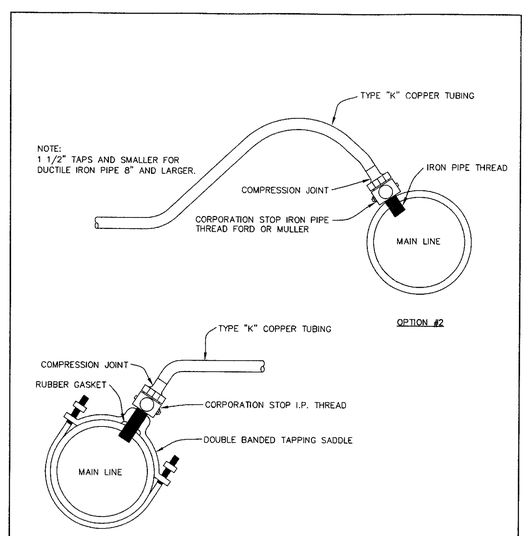


SECTION A-A — ALTERNATE

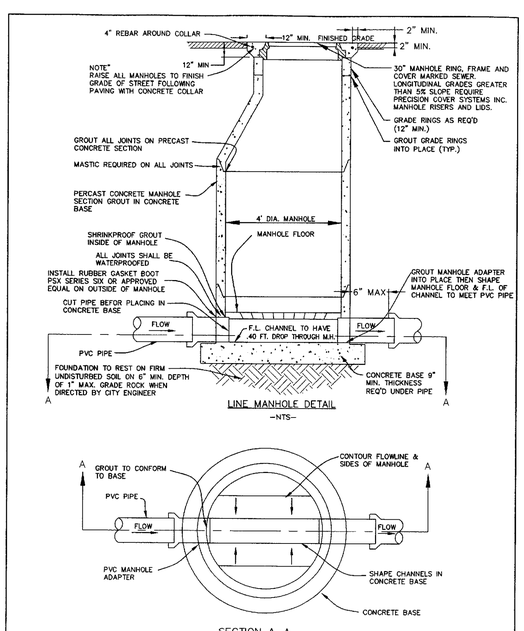
TURBO METER INSTALLATION FOR ALL SYSTEMS USED EXCLUSIVELY FOR IRRIGATION OR FIRE PROTECTION.

NO.	*	ITEM	DESCRIPTION
A		27" FRAME AND COVER	APWA PLAN 502
B		CONCRETE BOX	APWA PLAN 505
C		STAINLESS STEEL METER BOLT WITH NUT	5/8" x 2 3/4" 304 SS
D		1 1/2" CUSTOM SETTER WITH LOCKING BYPASS	
E		2" CUSTOM SETTER WITH LOCKING BYPASS	
F		CORE/KNOCKOUT THROUGH VAULT WALL	PIPES PASSING THROUGH CONCRETE VAULT SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY SHEATHING OR WRAPPING OR ANY OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM LIME AND ACID FROM CONCRETE. CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING EXPANSION AND CONTRACTION OF PIPING (IPC 305.1). REMAINING HOLE SHALL BE SEALED.

DRAWN: ABW	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	STANDARD DETAIL FOR: 1-1/2" OR 2" METER PLACEMENT	DRAWING NO. 15.5C
REVISED:			
DATE: FEB 2019			
SCALE: VARIES			



DRAWN: JRP	Northern ENGINEERING AND LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-3992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL WATERMAN TAPS	DRAWING NO. 15.3
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



DRAWN: JRP	Northern ENGINEERING AND LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-3992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LINE MANHOLE DETAIL	DRAWING NO. 15.12
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				

NO.	DESCRIPTION	BY	DATE
1	COMMENTS	TLH	08/10/21
2	COMMENTS	TLH	10/27/21
3	COMMENTS	TLH	03/09/22

DESIGNER: TLH — PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 – 801-949-6296

UTAH VALLEY BUSINESS PARK

752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003

DETAIL SHEET

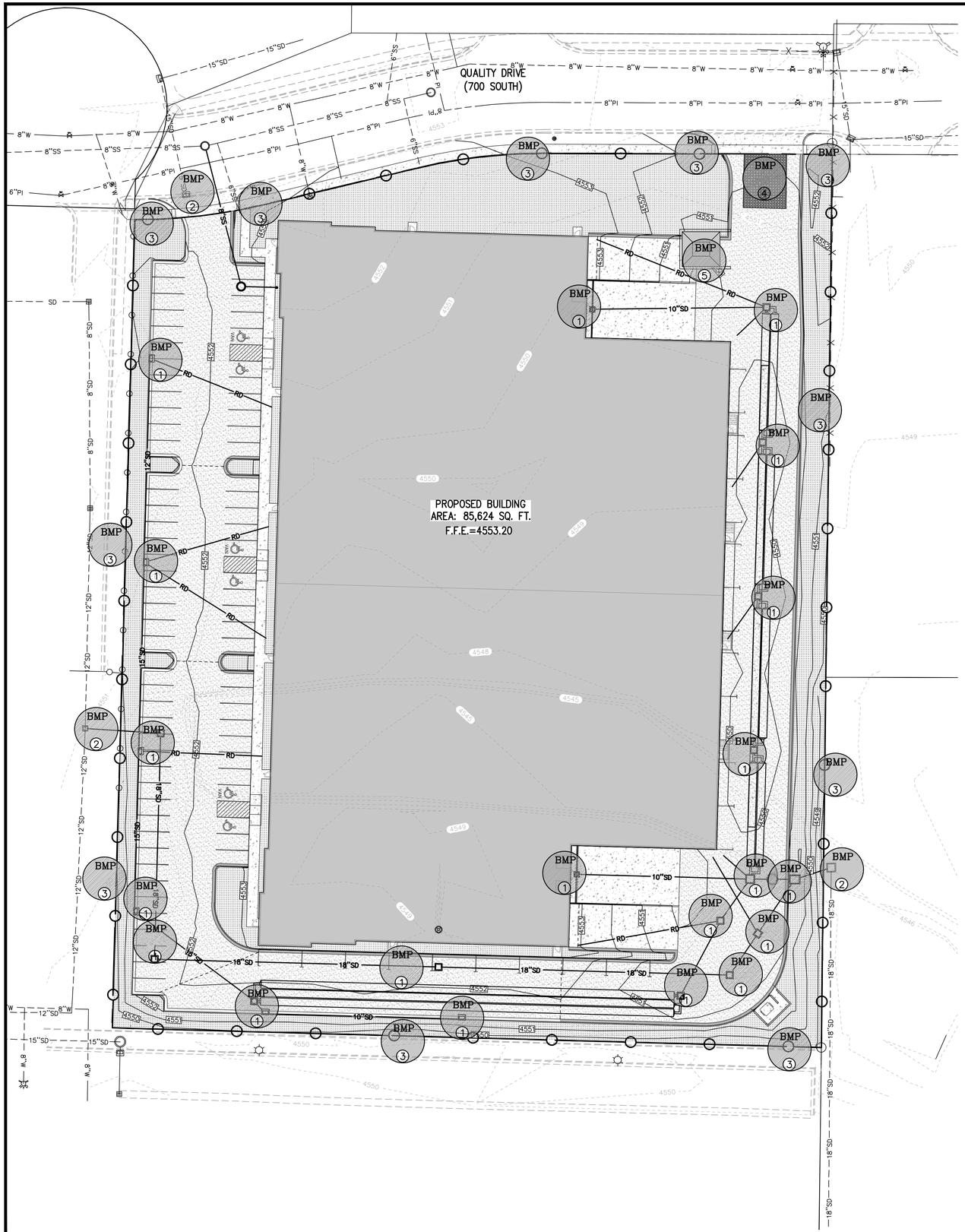
PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

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SHEET NO. C5.1

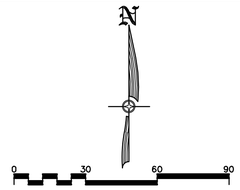
PROJECT ID	DATE:
H1022-01	03/22/21
FILE NAME: PRJ-AFH	SCALE:

Attachment: 06.28.22 - Utah Valley Business park-American Fork Industrial Flex - Site Plan (UVB



BMP CALLOUTS

1. PLACE A SILT FENCE AROUND THE PERIMETER OF THE INLET, ONCE PAVEMENT AND/OR CURB HAS BEEN INSTALLED PLACE GRAVEL BAGS AROUND THE INLET. GRAVEL BAGS TO BE USED ON PAVED OR CONCRETE SURFACES AND SILT FENCE TO BE USED ON UNIMPROVED SURFACES.
   NOTE: IN HIGH TRAFFIC AREAS CONTRACTOR TO USE INSERT FILTER FABRIC. IF INLET HAS CURB OPENING, THE FILTER FABRIC IS TO BE EXTENDED UP TO COVER THE CURB OPENING AND GRAVEL BAGS PLACED IN GUTTER AT EACH SIDE OF OPENING TO KEEP FILTER FABRIC SNUG AGAINST CURB WALL.
2. PLACE GRAVEL BAGS AS NECESSARY TO PREVENT SEDIMENT FROM DRAINING INTO EXISTING CATCH BASINS. ***SEE NOTE IN CALLOUT 1.***
3. INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
   NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.
4. CONTRACTOR TO INSTALL A MIMIMUM OF 6" DEEP GRAVEL (3" TO 6"") OF SUFFICIENT SIZE (MINIMUM OF 50' IN LENGTH AND 20' WIDE) AS TO PROVIDE A WHEEL WASH AREA TO PREVENT THE TRACKING OF MUD OFFISTE. THE LOCATION OF WHEEL WASH MAY VARY FROM LOCATION SHOWN ON PLANS SO AS TO PROVIDE THE BEST PROTECTION AGAINST TRACKING MUD OFFSITE. CONTRACTOR TO MAINTAIN AND CLEAN WHEEL WASH AREA AS NEEDED TO PREVENT THE TRACKING OF MUD OFFSITE.
5. CONTRACTOR TO INSTALL CONCRETE WASHOUT AREA. THE LOCATION MAY VARY FROM LOCATION SHOWN ON PLANS.



SEE COVER SHEET FOR PROJECT LEGEND

LEGEND

SILT FENCE

WHEEL WASH AREA

BMP AREA

BMP (X)

Benchmark Info

The Benchmark for the project is the North Quarter Corner of Section 25, T.5.S. R.1.E., SLB&M
Elevation= 4555.90'
Datum is NAVD 88 derived from UTAH TURNGPS System

DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
2. CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS
7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
8. CONTRACTOR TO HAVE WATER TRUCK AVAILABLE AS WATER SOURCE FOR WHEEL WASH AREA, OR ALTERNATE WATER SOURCE MAY BE USED IF APPROVED BY CITY.
9. IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES AND REQUIRES PUMPING OFF THE PROJECT, THE CONTRACTOR IS TO FILTER THE WATER THROUGH THE USE OF SAND BAGS AND/OR GEO FABRIC. THIS IS TO BE DONE PRIOR TO IT BEING INTRODUCED INTO THE PUBLIC STORM DRAIN SYSTEM.
10. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

POST CONSTRUCTION

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE
4. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:

A) PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS
B) LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A CONTAINED LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE
C) PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS THAT COULD WASH INTO THE STORM DRAIN SYSTEM

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

NO.	REVISIONS	BY	DATE
1	COMMENTS	TJH	08/10/21
2	COMMENTS	TJH	10/27/21
3	COMMENTS	TJH	03/09/22

DESIGNER: PROJECT ENGINEER:

CIR CIVIL ENGINEERING + SURVEYING
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

UTAH VALLEY BUSINESS PARK
752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003

EROSION CONTROL PLAN (SWPPP)

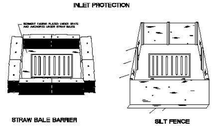
PROFESSIONAL ENGINEER — No. 12072623 — TREVOR L HODGSON — STATE OF UTAH

SHEET NO. C6.0

PROJECT ID	DATE:
H1022-01	03/22/21
FILE NAME: PRJ-AFH	SCALE: 1"=30'

Attachment: 06.28.22 - Utah Valley Business park-American Fork Industrial Flex - Site Plan (Utah Valley Business Park/American Fork Industrial Flex)

BMP: Inlet Protection - Silt Fence or Straw Bale — IPS



Description:
Sediment barrier erected around storm drain inlet.

Application:
Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection)

Installation/Application Criteria:
- Provide upgradient sediment controls, such as silt fence during construction of inlet.
- When construction of inlet is complete, erect straw bale barrier or silt fence surrounding perimeter of inlet. Follow instructions and guidelines on individual BMP information sheets for straw bale barrier and silt fence construction.

Limitations:
- Recommended maximum contributing drainage area of one acre.
- Limited to inlets located in open unpaved areas.
- Requires shallow slopes adjacent to inlet.

Maintenance:
- Inspect inlet protection following storm event and at a minimum of once monthly.
- Remove accumulated sediment when it reaches 4-inches in depth.
- Repair or realign barrier/fence as needed.
- Look for bypassing or undercutting and recompact soil around barrier/fence as required.

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

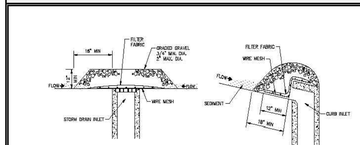
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ▪ Capital Costs
- ▫ O&M Costs
- ▪ Maintenance
- ▫ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Gravel — IPG



Description:
Placement of gravel filter over inlet to storm drain to filter storm water runoff.

Application:
Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

Installation/Application Criteria:
- Place wire mesh (with ½ inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions.

Limitations:
- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

Maintenance:
- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

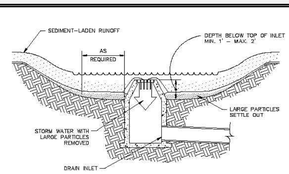
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ▪ Capital Costs
- ▫ O&M Costs
- ▪ Maintenance
- ▫ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Excavated — IPE



Description:
An area excavated around a storm drain inlet to impound water below the inlet.

Application:
Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection)

Installation/Application Criteria:
- Provide upgradient sediment controls, such as silt fence during construction of inlet.
- When construction of inlet is complete, excavate adjacent area 1 to 2 feet lower than the grate elevation. Size of excavated area should be based on soil type and contributing acreage.

Limitations:
- Recommended maximum contributing drainage area of one acre.
- Limited to inlets located in open unpaved areas.
- Requires flat area adjacent to inlet.

Maintenance:
- Inspect inlet protection following storm event and at a minimum of once monthly.
- Remove accumulated sediment when it reaches one half of the excavated sump below the grate.
- Repair side slopes as required.

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

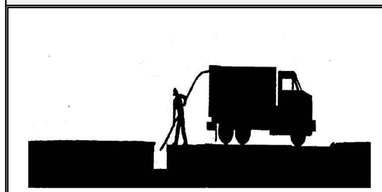
Targeted Pollutants
- ▪ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☐ Oil & Grease
- ▪ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☐ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Catch Basin Cleaning — CBC



Description:
Maintain catch basin and stormwater inlets on a regular basis to remove pollutants, reduce high pollutant concentrations during the first flush of storms, prevent clogging of the downstream conveyance system, and restore the catch basins' sediment trapping capacity. A catch basin is distinguished from a stormwater inlet by having at its base a sediment sump designed to catch and retain sediments below the overflow point. This information sheet focuses on the cleaning of accumulated sediments from catch basins.

Approach:
Regular maintenance of catch basins and inlets is necessary to ensure their proper functioning. Clogged catch basins are not only useless but may act as a source of sediments and pollutants. In general, the key to effective catch basins are:
- At least annual inspections.
- Prioritize maintenance to clean catch basins and inlets in areas with the highest pollutant loading.
- Clean catch basins in high pollutant load areas just before the wet season to remove sediments and debris accumulated during the summer.
- Keep accurate logs of the number of catch basins cleaned.
- Record the amount of waste collected.

Limitations:
There are no major limitations to this best management practice.

Maintenance:
Regular maintenance of public and private catch basins and inlets is necessary to ensure their proper functioning. Clogged catch basins are not only useless but may act as a source of sediments and pollutants. In general, the keys to effective catch basins are:
- Annual/monthly inspection of public and private facilities to ensure structural integrity, a clean sump, and a stenciling of catch basins and inlets.
- Keep logs of the number of catch basins cleaned.
- Record the amount of waste collected.

Program Elements
- ☐ New Development
- ☐ Residential
- ☐ Commercial Activities
- ☐ Industrial Activities
- ☒ Municipal Facilities
- ☒ Illegal Discharges

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

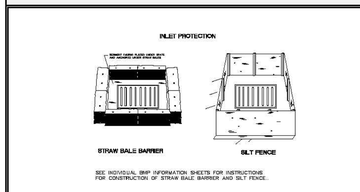
Targeted Pollutants
- ■ Sediment
- ☒ Nutrients
- ■ Heavy Metals
- ☐ Toxic Materials
- ☒ Oxygen Demanding Substances
- ☒ Oil & Grease
- ■ Floatable Materials
- ☐ Bacteria & Viruses

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ■ O&M Costs
- ☐ Regulatory
- ☒ Training
- ■ Staffing
- ☒ Administrative

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Silt Fence or Straw Bale — IPS



Description:
Sediment barrier erected around storm drain inlet.

Application:
Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection)

Installation/Application Criteria:
- Provide upgradient sediment controls, such as silt fence during construction of inlet.
- When construction of inlet is complete, erect straw bale barrier or silt fence surrounding perimeter of inlet. Follow instructions and guidelines on individual BMP information sheets for straw bale barrier and silt fence construction.

Limitations:
- Recommended maximum contributing drainage area of one acre.
- Limited to inlets located in open unpaved areas.
- Requires shallow slopes adjacent to inlet.

Maintenance:
- Inspect inlet protection following storm event and at a minimum of once monthly.
- Remove accumulated sediment when it reaches 4-inches in depth.
- Repair or realign barrier/fence as needed.
- Look for bypassing or undercutting and recompact soil around barrier/fence as required.

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

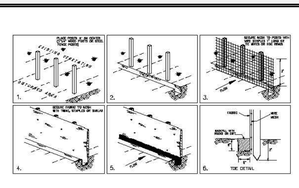
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ▪ Capital Costs
- ▫ O&M Costs
- ▪ Maintenance
- ▫ Training

■ High ☒ Medium ☐ Low

BMP: Silt Fence — SF



Description:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

Application:
- Perimeter control: place barrier at downgradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier near top of stream bank
- Inlet protection: place fence surrounding catchbasins

Installation/Application Criteria:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
- Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

Limitations:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum upgradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

Maintenance:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

Targeted Pollutants
- ▪ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ▪ Capital Costs
- ▪ O&M Costs
- ▪ Maintenance
- ▫ Training

■ High ☒ Medium ☐ Low

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	08/10/21
2	COMMENTS	TLH	10/27/21
3	COMMENTS	TLH	03/09/22

DESIGNER: TLH PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 – 801-949-6296

UTAH VALLEY BUSINESS PARK
752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003

EROSION CONTROL DETAIL SHEET

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

SHEET NO. C6.1

PROJECT ID	DATE:
H1022–01	03/22/21
FILE NAME: PRJ–AFH	SCALE:

Attachment: 06.28.22 - Utah Valley Business park-American Fork Industrial Flex (Utah Valley Business Park/American Fork Industrial Flex)

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: 8th June, 2022
STAFF: Patrick O'Brien

AGENDA TOPIC: Review and action on a Site Plan for AF Industrial Flex, located in the area of 752 East Quality Drive, in the PI-1 And PI-1(O) Planned Industrial Zone.

BACKGROUND INFORMATION		
Location:		752 East Quality Drive
Applicants:		CIR Engineering LLC, The Will Group Developers, AE Urbia
Existing Land Use:		Design Commercial
Proposed Land Use:		N/A
Surrounding Land Use:	North	Design Commercial, Planned Community
	South	Design Commercial
	East	Planned Community
	West	Design Commercial
Existing Zoning:		PI-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	PI-1 and PC
	South	PI-1
	East	PC
	West	PI-1

BACKGROUND:

The applicant is applying for the site plan approval for AF Industrial Flex in the PI-1 zone. The proposal consists of 1 lot intended for a business park. The entire development parcel consists of 4.29 acres. The proposed plans also include an existing site/demolition plan for the demolition of existing structures on site to accommodate the future development.

STAFF RECOMMENDATION:

The Site Plan meets the requirements of Section 17.6.101 and staff recommends approval.

POTENTIAL MOTIONS – Site Plan

APPROVAL

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

Mr. Chairman, I move that we recommend approval for the Site Plan for AF Industrial Flex, located in the area of 752 East Quality Drive, in the PI-1 And PI-1(O) Planned Industrial Zone, subject to any conditions found in the Engineering Staff Report, or recommended by the Fire Marshal.

DENIAL

Mr. Chairman, I move that we deny the Site Plan for AF Industrial Flex, located in the area of 752 East Quality Drive, in the PI-1 And PI-1(O) Planned Industrial Zone.

TABLE

Mr. Chairman, I move that we table action on the Site Plan for AF Industrial Flex, located in the area of 752 East Quality Drive, in the PI-1 And PI-1(O) Planned Industrial Zone, and instruct the developer/staff to _____.

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 6/8/2022

This report is a summary of the American Fork City Engineering Division plan review comments regarding the subject plan as submitted by the applicant for American Fork City Land Use Authority approval:

Project Name: AF Industrial Flex

Project Address: 752 East Quality Drive

Developer / Applicant's Name: The Will Group

Type of Application:

- ☐ Subdivision Final Plat
- ☐ Subdivision Preliminary Plan
- ☐ Annexation
- ☐ Code Text Amendment
- ☐ General Plan Amendment
- ☐ Zone Change
- ☒ Commercial Site Plan
- ☐ Residential Accessory Structure Site Plan

Project Map:



Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed development with the following conditions of approval and all other standard conditions of approval:

1. A modified notice of interest shall be recorded on the property and shall include all documentation provided by the applicant detailing their due diligence, documents and reports related to water rights, geotechnical reports and pond modifications.
2. The remaining TRC comments are addressed and verified prior to being schedule for an agenda for City Council consideration.

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

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).

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

EXHIBIT B

(First IGES Report)

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

Intermountain GeoEnvironmental Services, Inc.
12429 South 300 East, Suite 100, Draper, Utah 84020
T: (801) 748-4044, F: (801) 748-4045

March 1, 2022

JDH
1450 West 1850 North
Lehi, Utah 84004
Attn: Mr. John Hadfield

IGES Project No. 03023-003

RE: **Recommendations for Filling in Existing Pond**
752 East Quality Drive – American Fork, Utah

Mr. Hadfield:

IGES has observed the pond area for the Flex Warehouse planned for 752 East Quality Drive in American Fork, Utah. IGES originally completed a geotechnical report for the site dated August 16th, 2021, entitled *"Geotechnical Investigation (Rev. 1), Flex Warehouse, 748 Quality Drive, American Fork, Utah, IGES Project No. 03638-001"*. To support construction of the warehouse, IGES completed a site visit on October 8th 2021 to initially observe the grubbing being completed, as a significant amount of vegetation was present onsite. On October 19th, 2021 representatives from IGES visited the site to observe the pond area to assess the feasibility of filling in the pond; the current plan is to fill in the pond, maintain the flow of water downstream and accommodate the existing well and/or natural spring located within the pond. This letter summarizes our observations on October 8 and 19, and presents recommendations based on those observations.

OBSERVATIONS

On October 8,, 2021, IGES was asked to visit the site and evaluate the grubbing and initial fill placement ongoing at the site. At the time of our visit the Contractor (Hadco) had been importing a small amount of granular fill to provide stable areas to bring in haul trucks to remove a large stockpile of organic material consisting mostly of trees and some topsoil. IGES was asked to assess whether the areas being filled had been properly grubbed and was suitable for placement of structural fill. IGES observed that most of the site had been properly grubbed but there were a few locations that still contained substantial roots in or just below the topsoil layer. IGES recommended these areas be excavated another 6 inches or more to remove the heavy organics and pointed these areas out to the excavator operator on site. Photos of the site at the time of our October 8 visit are presented in Figure 1.

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork



Figure 1. Photos of the Site on October 8, 2021.

A second visit was completed on October 19, 2021 with several members of the development and design team in attendance. The purpose of the site visit was to discuss and establish procedures to fill in the pond while maintaining the flow of water from the natural spring within the pond and also preserve the existing well located on site. Photos of the pond outflow and existing well are presented in Figure 2. At the time of our visit, the location of the spring with the pond could not be determined.



Figure 2. Photos of the pond outflow and existing well.

FINDINGS, CONCLUSIONS & RECOMMENDATIONS

Based on our observations, the pond water surface and subsequent localized groundwater elevation has been established by elevation of the outflow box installed on the neighboring property, which we understand has raised the pond elevation approximately two feet from historical levels. We further understand that the flow of water is dammed at certain times of the year by the down-stream user (when active irrigation is not required), which in the past has also raised the elevation of the water table and the elevation of the pond surface by approximately two feet. Thus, we are not sure how future damming of the water will impact the upstream sites in their current (or future) condition. Because of this uncertainty, and since the local groundwater has likely been raised due to the increased elevation of the new outflow

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

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box, we recommend the water not be dammed so it will not adversely impact the upstream sites. Given the preceding recommendations, the flow of water should be maintained to the downstream properties, but the upstream properties should not be utilized to store any excess water the downstream properties do not want because the elevated groundwater would likely negatively impact currently proposed improvements. We recommend the downstream properties divert any excess or unwanted water into the City storm drain or another acceptable location.

The well is located to the south of the pond; the well did not appear to be functioning or contributing to the water in the pond. Upon further historical investigation by members of the development and design team, it was established that there is a spring feeding the pond, which is believed to be within the pond, hence the exact location of the spring is not known with certainty. Based on this understanding, IGES developed the following recommendations to properly fill in the pond and maintain the flow of water downstream to the neighboring properties:

1. Pump out the water in the pond. This has been completed previously and it is known that it can be accomplished with reasonable effort.
2. Starting at the downstream end of the pond; remove all the debris, mud and heavy organics along the edges of the pond while creating benches with vertical sides no more than 3 feet in height. Extend the excavations down to the bottom of the pond exposing relatively solid native soils as the excavation proceeds. During this process IGES will be on-site to assess whether the excavation has removed enough material to allow proper stabilization and fill placement.
3. Cleaning out the pond should expose the documented spring. Therefore, the next step will be to capture the outflow from the spring with gravel and a non-woven filter fabric and tie that to the existing outflow using gravel and at least one and possibly two 12-inch diameter perforated HDPE corrugated pipes surrounded by gravel and fabric.
4. Stabilize the exposed subgrade prior to, or during the tie-in from the spring to the outflow box by placing a non-woven filter fabric over the exposed soil then pushing coarse, angular rock into the soft soil and fabric for 12- to 18-inches, thus creating a stable surface. Place another layer of non-woven filter fabric over the coarse angular rock and then place lifts of imported granular structural fill. The structural fill can be the same material that is being placed over the entire site. This structural fill should be placed in maximum 12-inch loose lifts and compacted to a minimum of 95 percent of ASTM D-1557 (Modified Proctor). The material should cover the entire pond area and the pipe(s) tying the spring to the existing outflow box.

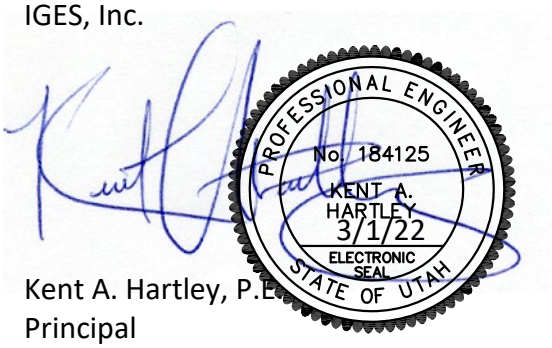
A sketch graphically illustrating the proposed recommendations are attached for reference.

Regarding the well, it does not appear to be functioning or contributing to the water in the pond, and our current understanding is that the well is to be abandoned.

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

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Respectfully Submitted,
IGES, Inc.



Kent A. Hartley, P.E.
Principal

Attachments: Sketch of Proposed Construction Recommendations

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

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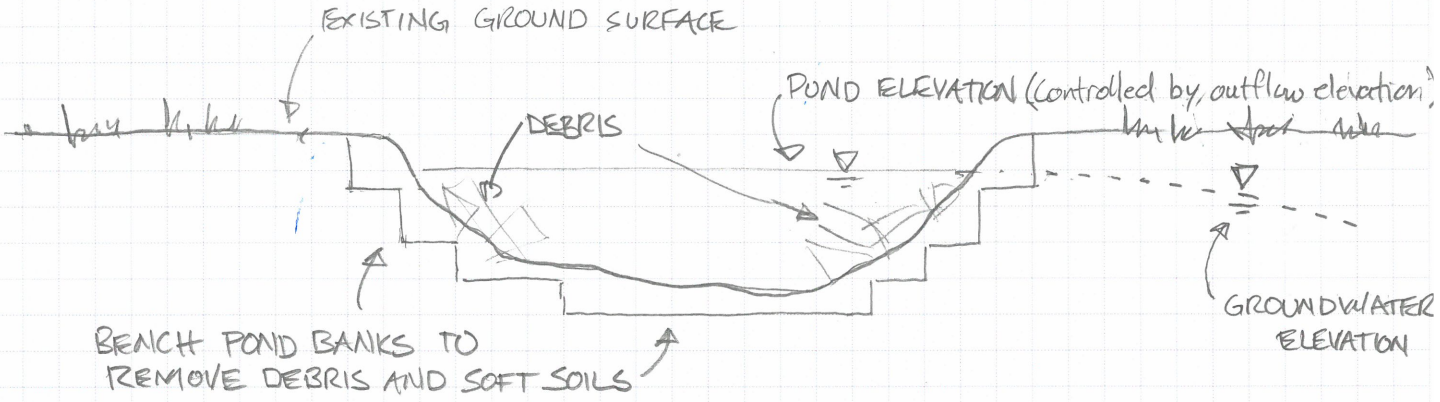
Project No. 03023-003

Date 10/25/21

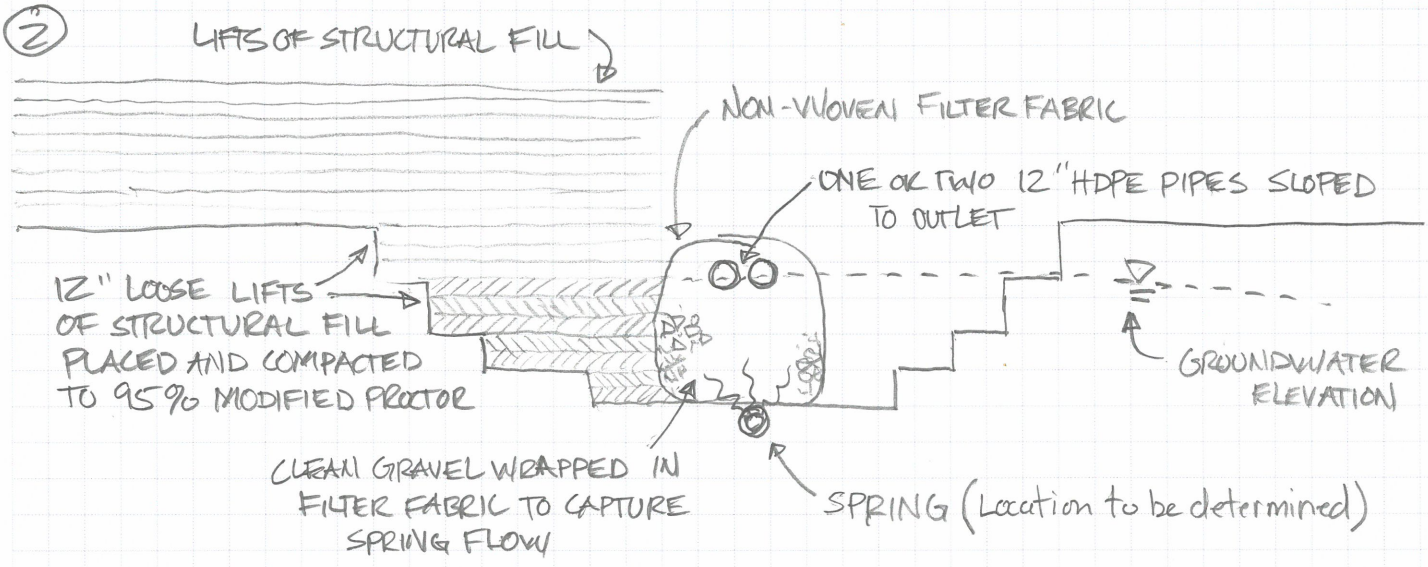
QUALITY DRIVE WAREHOUSE

Existing Pond Fill & Maintaining Downstream Flow

(1)



(2)



ONE SQUARE = 2 FT.

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

EXHIBIT C

(Will Group Hydrologic Evaluation Letter)

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

THE WILL GROUP

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

04-05-2022

Attn: Ben Hunter
American Fork City

RE: Hydrologic Evaluation
Sensitive Lands Ordinance 4-6-2

Ben,

We have prepared a Hydrologic Evaluation Report, according to the City's Sensitive Lands Ordinance. In an email you sent Nate Heaps (cc'd) on 11/29/2021, you said, "I did a little more looking into things. The section of code I was thinking is found in our sensitive lands ordinance, Section 2-7-2-7 which does identify that downstream and adjacent owners will need to approve as well as Section 4-6 that talks about water rights in a few places. The sensitive lands ordinance can be found online."

We have reviewed the AF City Sensitive Lands Ordinance section 2-7-2-7 and it says the following: "No development shall be approved that interferes with adjacent or down-stream water rights, water quality, water delivery and/or water levels, without eliminating any interference or obtaining approval from all stakeholders in said water rights." This gives us the option to either prove that we won't interfere with the flow of water OR we need to obtain approvals from the water rights stakeholders. Section 4-6 involves conducting a hydrologic evaluation to prove that we won't interfere with the flow of water for the water rights stakeholders.

As part of this submittal, we have completed the hydrologic evaluation found in Section 4-6-2, to comply with Section 2-7-2-7. Along with the report, attached as item number eight, is an indemnification agreement as referenced in Section 4-6, which will satisfy the City's concerns on this issue. Please see the hydrologic evaluation for our findings.

Sensitive Lands Ordinance 4-6-2

1. Provides a map of all water rights within 0.5 miles of the boundaries of the proposed development. The map shall identify owners, types, quantities, state identification reference.
2. Provides a map of all surface flow patterns including canals, sloughs, drainages and ditches. The map shall identify owners, type of water course (natural stream, slough, drainage ditch, etc.), historic flows and downstream users shall show the downstream water course and land ownership to the point of discharge.
3. Documents historical ground water levels including season variations.
4. Identifies methods of protecting water quality including identification of potential contamination sources, permanent and construction Best Management Practices ("BMP's") and proposed mitigation measures.
5. Provides a map of all existing underground draining networks.
6. Provides a map of all Springs and artesian water sources.

7. Storm Water Management Plan (“SWMP”).
8. Provide a written agreement or other document, acceptable to the City, indemnifying the City against liability from water rights claims.

We have reason to believe that the water right holder does not have a valid water right associated with the property at issue. See letters from Graham Gilbert to better understand why we believe the Vest’s don’t own a current water right to the Singleton Spring or either well located on our parcel. Even though we believe this is the case, we still went ahead and completed the Hydrologic Evaluation in good faith to show that we will not interfere with downstream water users.

Thanks,

Tyson Williamson | *President*
The WILL Group
tyson@thewillgroup.us
801-786-9809

Nate Heaps | *Development Associate*
The WILL Group
nate@thewillgroup.us
801-362-1496

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

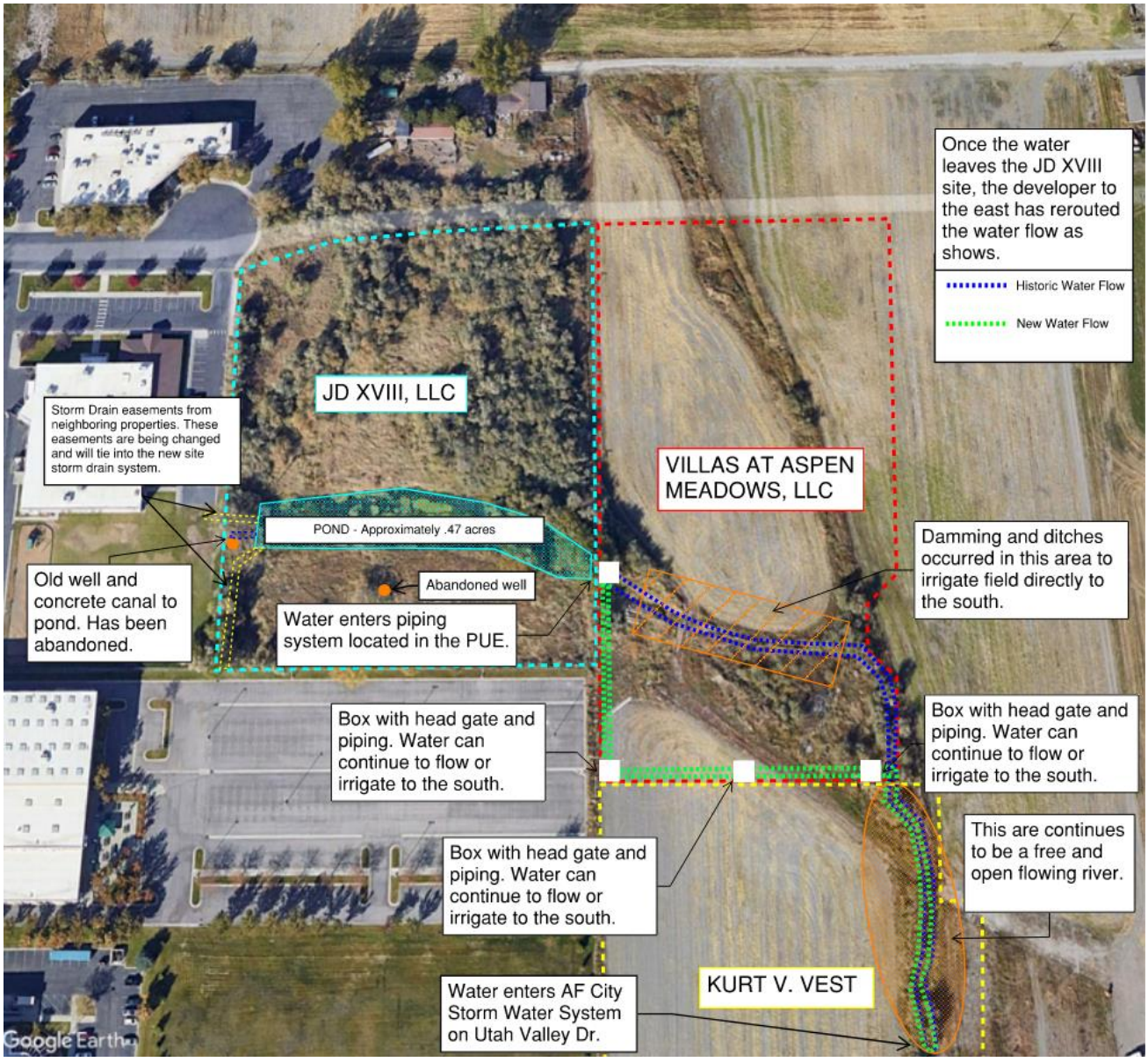
Sensitive Lands Ordinance 4-6-2.1

1. Provides a map of all water rights within 0.5 miles of the boundaries of the proposed development. The map shall identify owners, types, quantities, state identification reference.

**This has been included the attached report from Loughlin Water Associates.

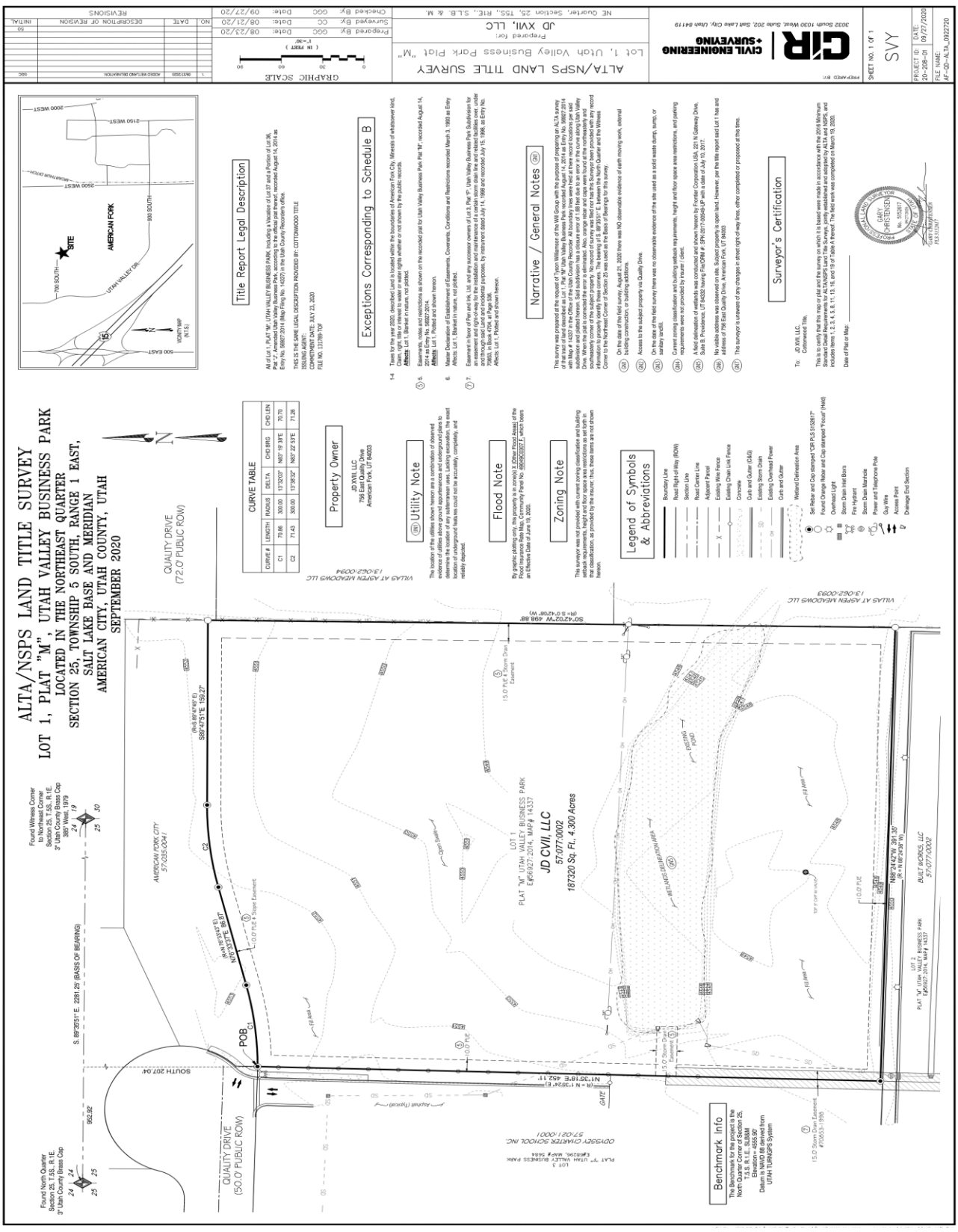
Sensitive Lands Ordinance 4-6-2.2

1. Provides a map of all surface flow patterns including canals, sloughs, drainages, and ditches. The map shall identify owners, type of water course (natural stream, slough, drainage ditch, etc.), historic flows and downstream users shall show the downstream water course and land ownership to the point of discharge.



Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

Alta Survey



Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

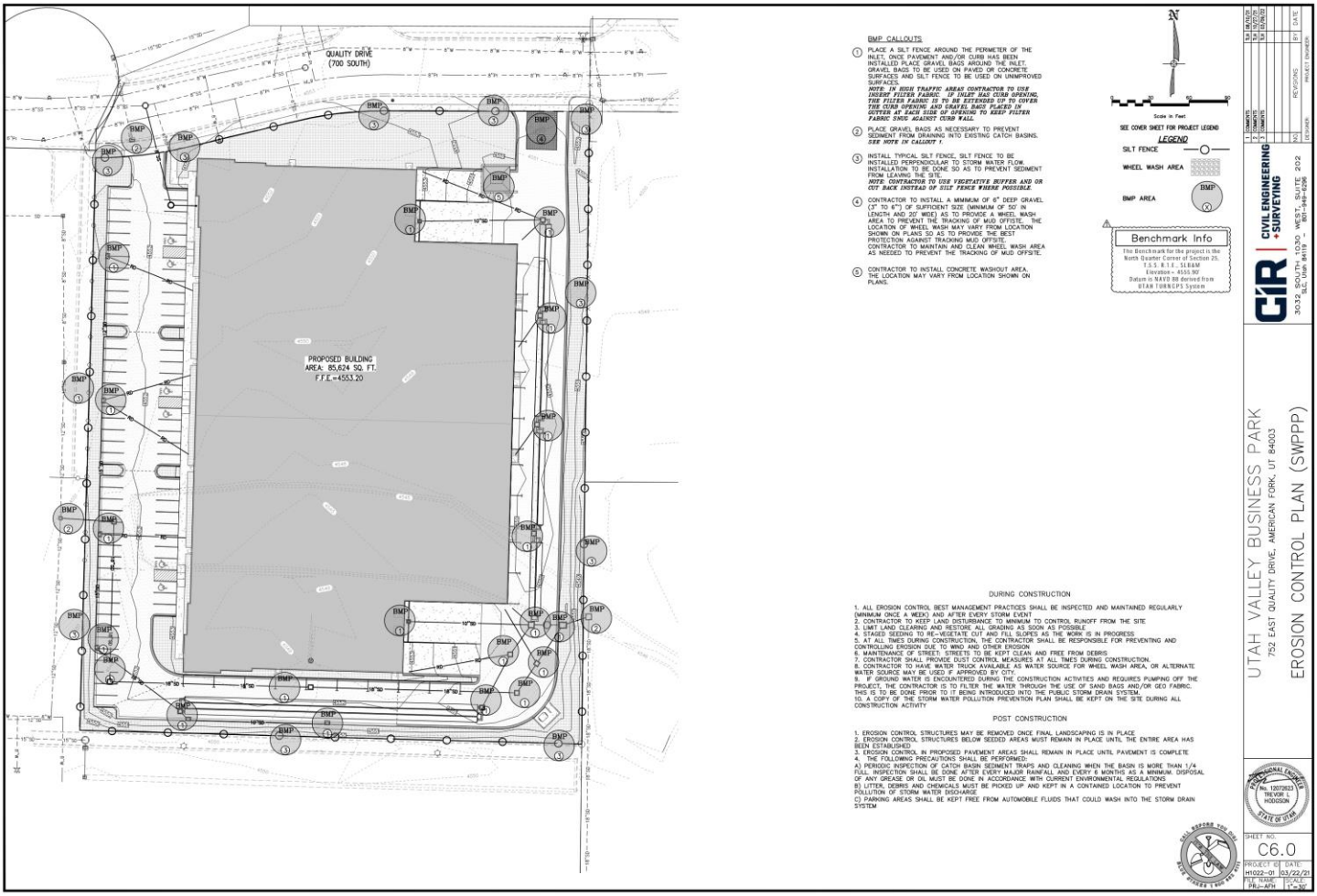
Sensitive Lands Ordinance 4-6-2.3

1. Documents historical ground water levels including season variations.

**This has been included the attached report from Loughlin Water Associates.

Sensitive Lands Ordinance 4-6-2.4

1. Identifies methods of protecting water quality including identification of potential contamination sources, permanent and construction Best Management Practices ("BMP's") and proposed mitigation measures.



Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

Sensitive Lands Ordinance 4-6-2.5

1. Provides a map of all existing underground draining networks.

There is no historical map of the underground drainage networks. The data we have comes from the map found in Section 4-6-2.2 of this report and the ALTA Survey.

Sensitive Lands Ordinance 4-6-2.6

1. Provides a map of all Springs and artesian water sources.

**This has been included the attached report from Loughlin Water Associates.

Sensitive Lands Ordinance 4-6-2.7

1. Storm Water Management Plan ("SWMP").

Attached to this report is a SWMP created by Lavanta Consulting.

Sensitive Lands Ordinance 4-6-2.8

1. Provide a written agreement or other document, acceptable to the City, indemnifying the City against liability from water rights claims.

Attached is a signed indemnification agreement.

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

LOUGHLIN
WATER ASSOCIATES LLC

April 6, 2022

QDAF QOZB, LLC
c/o Nate Heaps of the Will Group
1450 West 1850 North
Lehi, UT 84043

Subject: **Hydrologic Evaluation**
Portions of Chapter 4-6 of the American Fork Sensitive Lands Ordinance
Utah County Parcel No. 57:077:001
752 East Quality Drive, American Fork, Utah
for QDAF QOZB, LLC

Dear Nate:

Loughlin Water Associates, LLC (Loughlin Water) is grateful for the opportunity to conduct a hydrologic evaluation of Parcel No. 57:077:001 (the Quality Drive Property) in in accordance with portions of Chapter 4-6 of the American Fork Sensitive Lands Ordinance. We conducted our evaluation in accordance with our proposal to QDAF QOZB, LLC (QDAF QOZB) dated March 7, 2022.

BACKGROUND

The street address of the Quality Drive Property is 752 East Quality Drive, American Fork, Utah. QDAF QOZB has applied to American Fork City for permission to construct a warehouse on the Quality Drive Property and engaged (1) The Will Group to assist with their planned development, (2) Intermountain GeoEnvironmental Services, Inc. (IGES) to conduct geotechnical investigations, (3) Graham Gilbert of Parsons Behle Latimer to provide water right consulting and legal services, and (4) others to assist with their planned development.

Attachment A provides a copy of Chapter 4-6, *Hydrologic Evaluation* of American Fork Ordinance 07-10-47, the Sensitive Lands Ordinance. QDAF QOZB seeks assistance in complying with Items 1, 3, and 6 of Chapter 4-6-2. We understand that others will assist in complying with Items 2, 4, 5, 7, and 8.

OBJECTIVE AND APPROACH

To help QDAF QOZB comply with Items 1, 3, and 6 of Chapter 4-6-2 of the Sensitive Lands Ordinance, we:

- Reviewed available information for the Quality Drive Property;

3100 W. Pinebrook Road, Ste. 1100 ▲ Park City, Utah 84098
Phone: 435.649.4005 ▲ Fax: 435.649.4085 ▲ Mobile: 435.659.1752 ▲ www.LoughlinWater.com

- Conducted a reconnaissance level site visit to the Quality Drive Property; and
- Prepared this letter report.

FINDINGS

We modified he following air photo from the Utah Division of Water Rights (DWRi) website, https://maps.waterrights.utah.gov/EsriMap/map.asp?layersToAdd=wellsearch, to show the location of the Quality Drive Property (the property).



Our report addresses the following items in Chapter 4-6-2 of the Sensitive Land Ordinance:

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

- Item 4-6-2.1 – *Provides a map of all water rights within 0.5 miles of the boundaries of the proposed development. The map shall identify owners, types, quantities, state identification reference.*

- Item 4-6-2.3 – *Documents historical ground water levels including seasonal variations*

- Item 4-6-2.6 – *Provides a map of all springs and artesian water sources*

ITEM 4-6-2.1 – WATER RIGHTS

Attachment B lists points of diversion (POD) and identifies owners, types, quantities, and DWRi water right numbers and provides a map of water rights that are within about 0.5 miles of the boundaries of the property. Note that there are more than 200 water rights and nearly 250 POD within about 0.5 miles of the property.

ITEM 4-6-2.3 – GROUNDWATER LEVELS

Groundwater is found at the property in a shallow unconfined aquifer and in deeper confined (artesian) aquifers. Groundwater levels in the shallow unconfined aquifer are below the ground surface. Groundwater levels in the deeper confined aquifers have been historically above the ground surface but have declined with time.

Aquifers in the area consist of higher-permeability units (layers) of sand and gravel. Confining units consist of lower-permeability layers of clay and silt. Hunt and others (1953), Clark (1984), Clark and Appel (1985), Thiros (2006), and Cederberg and others (2009) described the groundwater resources and aquifers and confining units of northern Utah Valley, including the Quality Drive Property area.

Shallow Unconfined Aquifer at Quality Drive Property

Geotechnical investigations conducted by IGES, (2021a, 2021b, and 2021c) show that during 2021, the depth to groundwater at the Quality Drive Property in the shallow unconfined aquifer ranged from about 3.5 to 8 feet.

IGES (2021c) excavated, logged, and measured the depth to groundwater in six test pits and drilled and logged a soil boring at the property. Five test pits were excavated to depths of 12 to 13 feet (TP-01 through TP-05) and one test pit (TP-06) was excavated to a depth of 6 feet. The soil boring (B-01) was drilled to a depth of 51.5 feet. The depth to water in five of the six test pits and the boring ranged from 3.5 to 8 feet. Groundwater was not encountered in TP-06 which was excavated to a depth of only 6 feet. The test pits were excavated in March 2021 and the boring was drilled in July 2021. Attachment C provides copies of the logs of the IGES test pits and boring.

The following is Figure A-2a from IGES (2021c) and shows the locations, excavated depths (T.D.), and depth to groundwater (G.W.) measured at the property.



BASE MAP
Google Earth imagery dated September 2020

LEGEND

APPROXIMATE BORING LOCATION

APPROXIMATE TEST PIT LOCATION

T.D. = 12' TOTAL DEPTH EXPLORED

G.W.= 9' DEPTH TO GROUNDWATER

N

0' 75' 150' 300'

SCALE: 1"=150'

IGES

Project No. 03638-003

Geotechnical Investigation
Flex Warehouse
748 East Quality Drive
American Fork, Utah

GEOTECHNICAL MAP

Figure A-2a

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

Deeper Confined Aquifer at Quality Drive Property

Table 1 lists and provides information, including water level measurements, and reported artesian flow rates for water supply wells within about 1200 feet of the property. Attachment D provides copies of the Well Driller Reports (well logs), water level measurement data, inspection reports, and abandonment logs for the wells listed in Table 1.

TABLE 1
WATER SUPPLY WELLS WITHIN ABOUT 1200 FEET OF THE PROPERTY [a]

WIN or WRNUM	Drilled Depth (feet)	Depth (-) to or Height (+) of Static Water Level (feet)/ Date	Depth of Completed Interval(s) (feet)	Lithologic Description of Completed Interval	Reported Artesian Flow Rate (gpm)/ Date	P&A? / Date
13415	149	NR [b]	143 to 149	Gravel with clay	75 6/08/1957	No [c]
a4891[d] (55-1555)	376	NR [b]	300 to 304 337 to 372	Sand, gravel Sand, gravel	400 9/16/1967	No [c]
429041	315	NR [b]	306 to 314	Sand, gravel	200 1/28/1961	No
13412	168	NR [b] -4[e] 3/02/2021	160 to 168	Gravel	250 10/14/1957	Yes 3/02/2021
13416	220	NR -12[e] 1/25/2021	212 to 220	Gravel, sand	100 5/01/1950	Yes 1/25/2021
438017	295	+16.8 8/25/1937	295 to 207	NR	350 9/1931	Yes 10/01/2014
13362	167	NR [b]	130 to 167	Gravel	200 9/13/1952	NR
429013	368	NR [b]	310 to 365	Sand, gravel	400 10/16/1961	NR
439155	308	+24.6 8/25/1937 -20[e] 12/27/2015	NR	NR	80 1934	Yes 12/27/2015
444032	320	+30 9/30/1942 -10[e] 6/15/2020	NR	NR	110 9/30/1942	Yes 6/15/2020

WIN = Well Identification Number; WRNUM = Water Right Number; NR = Not Reported; gpm = gallons per minute; P&A = Plugged and Abandoned.
[a] Copies of well logs and other information were obtained from the DWRi website: https://www.waterrights.utah.gov/wellInfo/wellInfo.asp
[b] Water level not measured or not reported at the time well was drilled.

[c] *Assumed that well has not been plugged and abandoned because we (1) did not find abandonment log on DWRi website and (2) observed wellhead on ground surface.*
[d] *Water Right Number, did not find WIN on DWRi website, well is also known as "the West Well".*
[e] *Water level at time well was plugged and abandoned.*

We modified the follow illustration from the DWRi website to show the locations of the wells listed in Table 1.



Note from Table 1 that and that:

- We found records of ten wells located within about 1200 feet of the property.
- Only two of the ten wells are located on the property, including WIN 13415 and WR a4891 (55-1555), also known as the West Well.
- Drilled depths ranged from 149 to 368 feet.

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

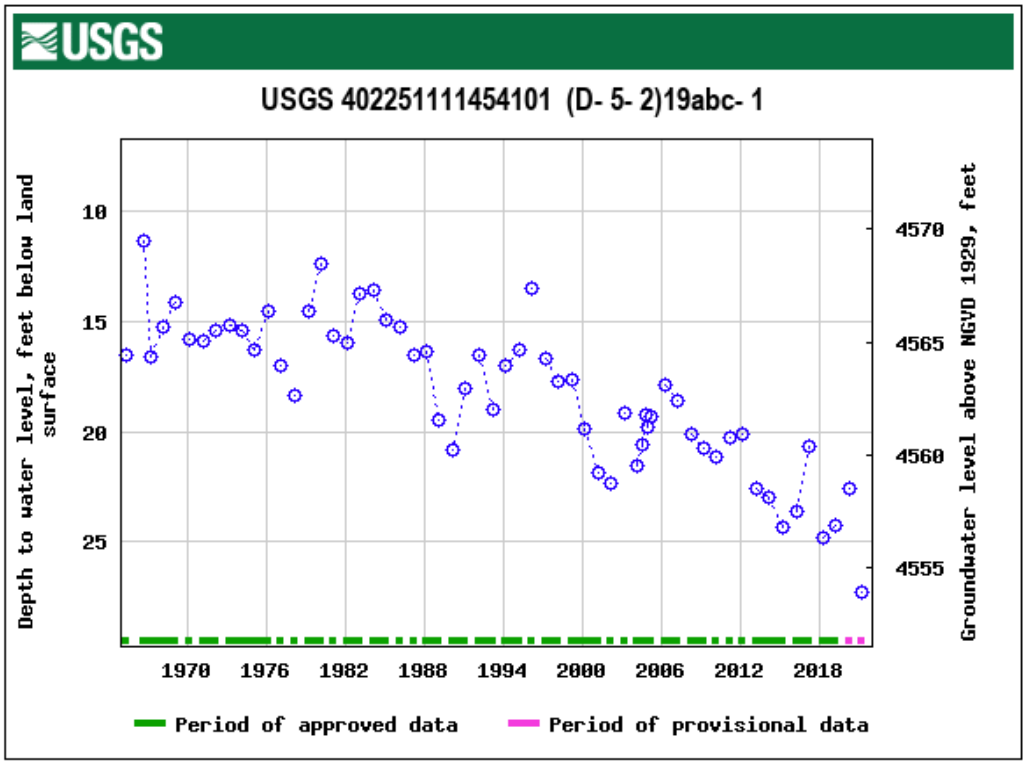
Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

- Water levels were all above the ground surface and the wells had artesian flows that ranged from 75 to 400 gpm at the time they were drilled (1930s to 1967).
- We found abandonment logs for five of the ten wells.
- Four of the five abandoned wells that were formerly flowing (groundwater levels above the ground surface) had water levels that were 4 to 20 feet below the ground surface at the time they were abandoned (2015 to 2021).
- One of the abandoned wells (WIN 438017) was still flowing when it was abandoned in 2014.

Regional Decline in Groundwater Levels

Cederberg and others (2009) report that groundwater levels declined in northern Utah Valley from the mid-1980s to the early 2000s due to reduced precipitation and increased pumping from wells. U.S. Geological Survey (USGS) observation wells in the area show the decline in the water levels in the shallow unconfined and deeper confined aquifer.

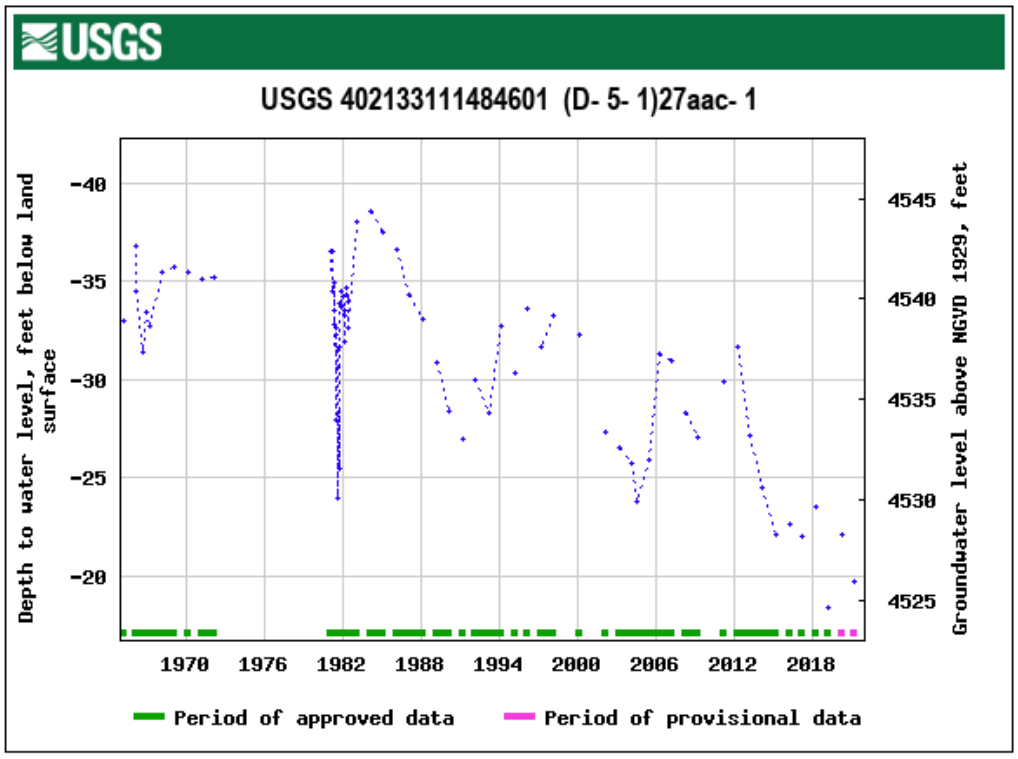
USGS 402251111454101 (D- 5- 2)19abc- 1 is completed in the shallow unconfined aquifer to a depth of 30 feet and is about 1.25 miles to the north of the property. The following graph is modified from the USGS website and shows that the water level has dropped from about 11 feet below the ground surface in March 1967 to about 27 feet below the ground surface in March 2021.



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Water level and other data for this well can be found at: https://waterdata.usgs.gov/nwis/inventory?agency_code=USGS&site_no=402251111454101.

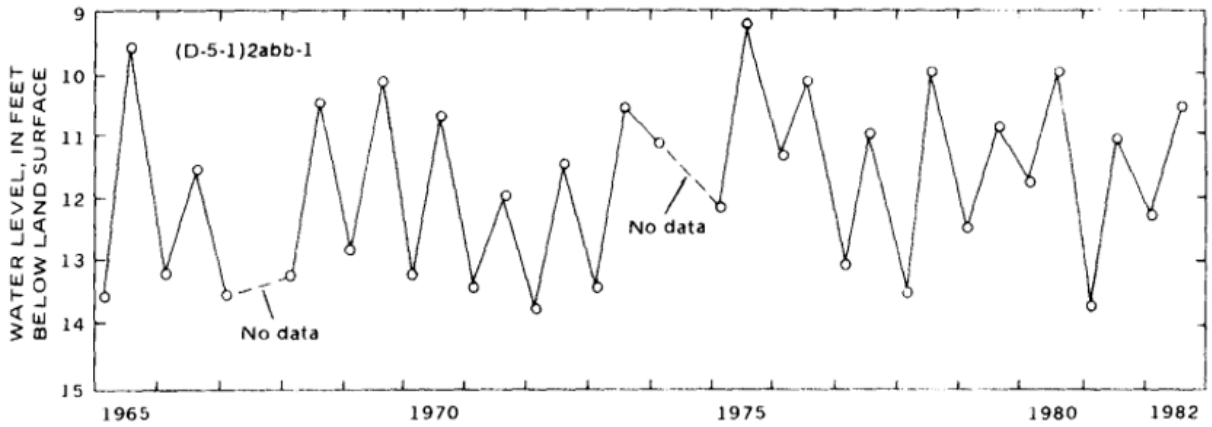
USGS 402133111484601 (D- 5- 1)27aac- 1 is completed in the deeper confined aquifer to a depth of 126 feet and is about 1.8 miles to the west of the property. The following graph is modified from the USGS website and shows that the water level has dropped from a high of about 39 feet above the ground surface in March 1984 to a low of about 18 feet above the ground surface in March 2019.



Water level and other data for this well can be found at: https://waterdata.usgs.gov/nwis/inventory?agency_code=USGS&site_no=402133111484601.

Seasonal Variations in Groundwater Levels

The principal sources of recharge to the shallow unconfined aquifer consists of unconsumed irrigation water (irrigation return), seepage from streams and unlined canals, and direct infiltration of precipitation; see Hunt and others (1953) and Clark and Appel (1985). The following illustration is modified from Figure 30 of Clark and Appel (1985) and shows seasonal fluctuations in the depth to groundwater in the shallow unconfined aquifer in a well located about 4 miles to the north of the property. Note that for the period from 1965 to 1982, the groundwater level varied seasonally from 2 to 4 feet with the peaks generally occurring during late summer/early fall and the lows generally occurring during winter.



Clark and others (1985) report that the primary cause of variations in groundwater levels in the shallow unconfined aquifer is seepage from applied irrigation. We expect that a similar seasonal variation in the groundwater level in the shallow unconfined aquifer occurs at the property.

ITEM 4-6-2.6 – MAP OF SPRINGS AND ARTESIAN WATER SOURCES

We modified the following illustration from the DWRi website to show the locations of the two artesian wells and spring on the property.



Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

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Artesian Wells on Property

We did not identify any currently artesian wells (wells with water levels that are above the ground surface and flowing) on the property during our site visit on April 1, 2022. As indicated in Table 1, WIN 13415 had an artesian flow of 75 gpm in 1957 and the West Well had an artesian flow of 400 gpm in 1967. However, (1) nether well displayed evidence that they are currently artesian and (2) other nearby wells that were formerly artesian had groundwater levels that were below the ground surface when they were abandoned in recent years.

WIN 13415 is on the south side of the pond and we did not observe any water or dampness around the wellhead and valves during our site visit on April 1, 2022. The following photograph shows the wellhead of WIN 13415 on April 1, 2022:



The West Well, also known as WR a4891 (55-1555), is about 40 feet to the west of the west end of the pond. Valves, if present, are covered with debris. We did not observe any water or dampness around the wellhead during our site visit on April 1, 2022. The following photograph shows the wellhead of the West Well on April 1, 2022:



A concrete ditch on the north side of the wellhead feeds a buried 8-inch diameter galvanized pipe that passes under the road and daylights above the west end of the pond. See photo below:

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork



It appears that the 400 gpm of artesian flow from the West Well was historically piped to the west end of the pond.

As noted previously, we did not find abandonment logs for WIN 13415 or the West Well on the DWRi website. To address the two wells, we recommend that a Utah-licensed Water Well Driller or Pump Installer be engaged to:

- Remove the debris from each wellhead.
- Open or remove the valves from each wellhead.
- Determine if each well has been plugged and abandoned.
- If a well has not been plugged and abandoned, then:
    - Measure the depth to water and total depth of the well and
    - Plug and abandon the well and file an Abandonment Report in accordance with DWRi rules and guidance.

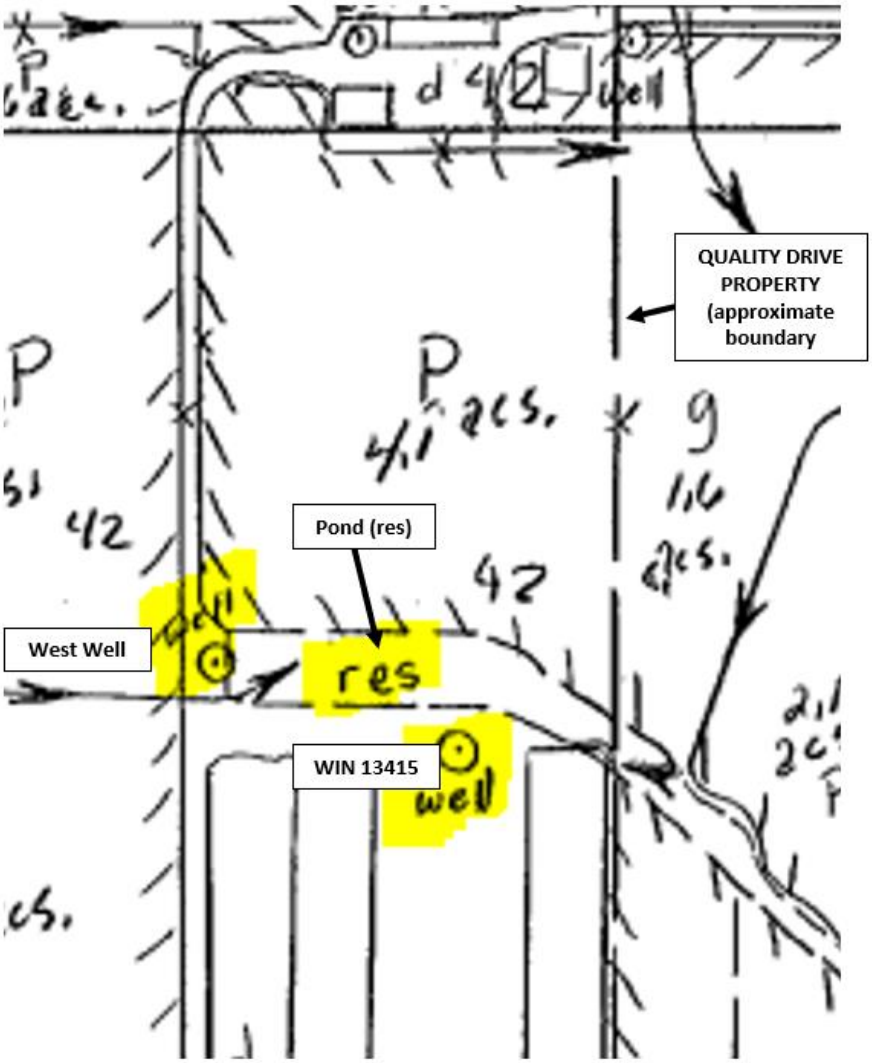
Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

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Spring on Property

There is reported to be a spring beneath pond located on the south end of the property. We found no evidence of a spring in the historical record. The first reference to a spring is Water Right Change Application a46279 (55-890) that was filed in 2020. The pond is manmade, was constructed between 1958 and 1965, and was fed by the nearby formerly artesian wells.

The following is a portion of Sheet 91 of the Hydrographic Survey of Utah Lake & Jordan River by the DWRi. Note that the Hydrographic Survey Map shows WIN 13415 and the West Well but it does not show Singleton Spring or any spring in or near the pond.



We did not find any reference to a spring on the property in our review of USGS publications of the area. Water Right Change Application a46279 (55-890) was filed on October 5, 2020 and is the first reference to a spring that we found.

Attachment E provides a copy of a letter from the U.S. Army Corps of Engineers (USACOE) to HADCO Construction Company dated August 18, 2021. The USACOE (2021) reviewed the property and the pond and found that "*The pond within the review area was constructed between 1958 and 1965. This pond is fed by an artesian well that was constructed prior to the pond.*" See Attachment E.

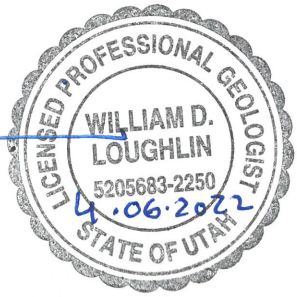
We did not observe any evidence of a spring in the pond during our site visit on April 1, 2022.The pond currently receives stormwater that is piped from surrounding properties. During our site visit on April 1, 2022, We observed about 10 to 20 gpm flowing out of the pond through a culvert on the east end.

In a letter dated October 25, 2021, IGES (2021d) provided recommendations "*...to fill in the pond, maintain the flow of water downstream and accommodate the existing well and/or natural spring located within the pond.*" Available information does not indicate that there is a spring associated with the pond. If a spring is encountered during construction, we concur that the IGES (2021d) recommendations should be followed.

If you have any questions or need more information, please do not hesitate to call me at (435) 649-4005 (office) or (435) 659-1752 (mobile).

Very truly yours,

Loughlin Water Associates, LLC



William D. Loughlin, P.G.
Manager, Principal Hydrogeologist

Table 1 – Water Supply Wells Within About 1200 Feet of Quality Drive Property

Attachment A – Chapter 4-6 of Sensitive Lands Ordinance of American Fork City,
Attachment B – List of Water Rights
Attachment C - IGES Test Pit and Boring Logs
Attachment D - Well Driller Reports
Attachment E - Letter from USACOE to HADCO, dated August 18, 2021

Cc: John David Hadfield – HADCO Construction
Tyson Williamson – The Will Group
Doug Farr - Buchalter
Graham Gilbert – Parsons Behle Latimer

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

REFERENCES CITED

Cederberg, J.R., Gardner, P.M., and Thiros, S.A., 2009, *Hydrology of Northern Utah Valley, Utah County, 1975-2005*: U.S. Geological Survey Scientific Investigations Report 2008-5197, Version 2.0, February 2009, 128 p.

Clark, D.W., 1984, *The ground-water system and simulated effects of ground-water withdrawals in Northern Utah Valley, Utah*: U.S. Geological Survey Water-Resources Investigations Report 85-4007, 56 p.

Clark, D.W., and Appel, C.L., 1985, *Ground-water resources of Northern Utah Valley, Utah*: Utah Department of Natural Resources Technical Publication No. 80, 115 p.

Hunt, C.B., Varnes, H.D. and Thomas, H.E., 1953, *Lake Bonneville*: Geology of Northern Utah Valley, Utah: U.S. Geological Survey Professional Paper 257-A, 99 p.

Intermountain GeoEnvironmental Services, Inc. (IGES), 2021a, *Infiltration testing summary, Flex Warehouse, 748 East Quality Drive, American Fork, Utah, Project No. 03638-003:* Consultant report prepared by IGES for QDAF QOZB, LLC, dated August 9, 2021.

Intermountain GeoEnvironmental Services, Inc. (IGES), 2021b, *Response to review comments, Flex Warehouse, 748 East Quality Drive, American Fork, Utah, Project No. 03638-002:* Consultant report prepared by IGES for QDAF QOZB, LLC, dated August 13, 2021.

Intermountain GeoEnvironmental Services, Inc. (IGES), 2021c, *Geotechnical investigation (Rev. 1), Flex Warehouse, 748 East Quality Drive, American Fork, Utah, Project No. 03638-002:* Consultant report prepared by IGES for QDAF QOZB, LLC, dated August 16, 2021.

Intermountain GeoEnvironmental Services, Inc. (IGES), 2021d, *Recommendations for filling in existing pond, 752 East Quality Drive, American Fork, Utah, Project No. 03638-003:* Consultant report prepared by IGES for QDAF QOZB, LLC, dated October 25, 2021.

Thiros, S.A., 2006, *Evaluation of the ground-water flow model for Northern Utah Valley, Utah, updated to conditions through 2002*: U.S. Geological Survey Scientific Investigations Report 2006-5064.

U.S. Army Corps of Engineers (USACOE), 2021, HADCO Construction , Waters of the U.S. Survey: letter from USACOE to HADCO Construction Company, dated August 18, 2021.

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

ATTACHMENT A

CHAPTER 4-6
SENSITIVE LANDS ORDINANCE OF AMERICAN FORK CITY

4-6 HYDROLOGIC EVALUATION

4-6-1 Every development shall be required to demonstrate no impact to regional water resources. Water resources include, but are not limited to:

1. Water rights
2. Historical surface flows in rivers, canals, sloughs and ditches and similar water courses
3. Subsurface water levels
4. Water Quality
5. Existing drainage networks

4-6-2 In order to demonstrate no impact, the developer shall submit a report that, at a minimum:

1. Provides a map of all water rights within 0.5 miles of the boundaries of the proposed development. The map shall identify owners, types, quantities, state identification reference.
2. Provides a map of all surface flow patterns including canals, sloughs, drainages and ditches. The map shall identify owners, type of water course (natural stream, slough, drainage ditch, etc.), historic flows and downstream users and shall show the downstream water course and land ownership to the point of discharge.
3. Documents historical ground water levels including seasonal variations.
4. Identifies methods of protecting water quality including identification of potential contamination sources, permanent and construction Best Management Practices ("BMP's") and proposed mitigation measures.
5. Provides a map of all existing underground drainage networks.
6. Provides a map of all springs and artesian water sources.
7. Storm Water Management Plan ("SWMP").
8. Provide a written agreement or other document, acceptable to the City, indemnifying the City against liability from water rights claims.

The developer's engineer shall demonstrate in the report that the development does not impact the areas water resources as identified above. In the case that impacts are identified, the developer's engineer shall develop mitigation measures that alleviate any adverse effects and receive approval from the City Engineer. In the case that mitigation measures cannot completely alleviate the adverse effects of the development to the water resources, the developer may pursue agreements with stakeholders of the potentially-affected water rights to allow development to proceed with accepted impacts. Any such agreement shall also include a written statement from the affected stakeholders indemnifiying the City from liability against water rights claims.

4-7 ADDITIONAL STUDIES MAY BE REQUIRED

The City Engineer may require the submission of additional detail or reports on other reports in excess of those specifically identified under Section 4, where deemed appropriate and necessary to provide a more accurate understanding of conditions

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

ATTACHMENT B

LIST OF WATER RIGHTS

Water Right Number[b]	Type[c]	Location[d] (PLS)	Status[e]	Priority[f]	Uses[g]	CFS[h]	ACFT[h]	Owner Name
53-1408	SW	S850 W530 E4 24 5S 1E SL	P	19540708	I	0.000	8.437	Arlin Davis
55-1041	UG	N1440 E1324 W4 25 5S 1E SL	P	19610215	I	0.100	57.100	Adair W. And Margret G. Bromley
55-1068	UG	N479 W1833 S4 19 5S 2E SL	P	19610515	IS	0.380	0.000	Stan Norma Smith
55-107	UG	S1640 W1921 E4 24 5S 1E SL	P	19350520	I	0.034	7.296	American Fork City
55-1088	UG	S942 W2005 E4 24 5S 1E SL	U	19610529	I	2.000	0.000	Max Anita Graff
55-11983	UG	S262 E926 NW 25 5S 1E SL	P	1878	I	0.000	130.000	City Of American Fork
55-12066	UG	N1921 W341 E4 25 5S 1E SL	P	19510615	I	0.000	12.920	Lindon City
55-12755	SW	S650 W300 N4 25 5S 1E SL	P	19340816	I	0.000	40.000	American Fork City
55-12763	SW	N2144 W372 E4 25 5S 1E SL	P	1892	I	0.000	0.500	Wignall Asset Protection Trust
55-12763	SW	N1825 W368 E4 25 5S 1E SL	P	1892	I	0.000	0.500	Wignall Asset Protection Trust
55-12763	SW	N240 W349 E4 25 5S 1E SL	P	1892	I	0.000	0.500	Wignall Asset Protection Trust
55-12763	SW	N763 W342 E4 25 5S 1E SL	P	1892	I	0.000	0.500	Wignall Asset Protection Trust
55-12827	SW	N2144 W372 E4 25 5S 1E SL	P	1892	I	0.000	1.000	Cheri Clark Measom And Ronald J. Measom
55-12827	SW	N1825 W368 E4 25 5S 1E SL	P	1892	I	0.000	1.000	Cheri Clark Measom And Ronald J. Measom
55-12827	SW	N240 W349 E4 25 5S 1E SL	P	1892	I	0.000	1.000	Cheri Clark Measom And Ronald J. Measom
55-12827	SW	N763 W342 E4 25 5S 1E SL	P	1892	I	0.000	1.000	Cheri Clark Measom And Ronald J. Measom
55-12835	SW	N2144 W372 E4 25 5S 1E SL	P	1892	I	0.000	6.000	American Fork City Corporation
55-12515	UG	N994 E761 S4 24 5S 1E SL	P	193107	I	0.000	0.000	Trust For Floyd K. Vest
55-12516	UG	S1641 W1944 E4 24 5S 1E SL	P	19480205	IS	0.000	1.778	Trust For Floyd K. Vest
55-12552	UG	N700 E106 S4 24 5S 1E SL	P	1899	IS	0.312	22.140	American Fork City

Loughlin Water Associates, LLC

Water Right Number[b]	Type[c]	Location[d] (PLS)	Status[e]	Priority[f]	Uses[g]	CFS[h]	ACFT[h]	Owner Name
55-12612	UG	N2574 E3156 SW 25 5S 1E SL	P	193107	I	0.000	20.254	American Fork City
55-12633	UG	N2570 W2140 SE 25 5S 1E SL	P	19340411	I	0.000	10.400	American Fork City
55-1273	SW	S40 W631 N4 25 5S 1E SL	P	1898	I	1.000	0.000	William W. Graff
55-1273	RD	N2636 E3108 SW 25 5S 1E SL	P	1898	I	1.000	0.000	William W. Graff
55-13190	UG	S1641 W1944 E4 24 5S 1E SL	P	19480205	IS	0.000	18.842	American Fork City
55-13192	UG	N39 W1300 SE 24 5S 1E SL	P	19580515	IS	0.040	0.000	American Fork City
55-12835	SW	N1825 W368 E4 25 5S 1E SL	P	1892	I	0.000	6.000	American Fork City Corporation
55-12835	SW	N240 W349 E4 25 5S 1E SL	P	1892	I	0.000	6.000	American Fork City Corporation
55-12835	SW	N763 W342 E4 25 5S 1E SL	P	1892	I	0.000	6.000	American Fork City Corporation
55-12845	SW	N2144 W372 E4 25 5S 1E SL	P	1892	I	0.000	0.450	Brandon Truscott
55-12845	SW	N1825 W368 E4 25 5S 1E SL	P	1892	I	0.000	0.450	Brandon Truscott
55-12845	SW	N240 W349 E4 25 5S 1E SL	P	1892	I	0.000	0.450	Brandon Truscott
55-12845	SW	N763 W342 E4 25 5S 1E SL	P	1892	I	0.000	0.450	Brandon Truscott
55-12855	SW	N2144 W372 E4 25 5S 1E SL	P	1892	I	0.000	41.250	Jay W Garlick
55-12855	SW	N1825 W368 E4 25 5S 1E SL	P	1892	I	0.000	41.250	Jay W Garlick
55-12855	SW	N240 W349 E4 25 5S 1E SL	P	1892	I	0.000	41.250	Jay W Garlick
55-12855	SW	N763 W342 E4 25 5S 1E SL	P	1892	I	0.000	41.250	Jay W Garlick
55-12862	SW	N2144 W372 E4 25 5S 1E SL	P	1892	I	0.000	0.450	Paul Korth And Lorelei Korth
55-12862	SW	N1825 W368 E4 25 5S 1E SL	P	1892	I	0.000	0.450	Paul Korth And Lorelei Korth
55-12862	SW	N240 W349 E4 25 5S 1E SL	P	1892	I	0.000	0.450	Paul Korth And Lorelei Korth
55-12862	SW	N763 W342 E4 25 5S 1E SL	P	1892	I	0.000	0.450	Paul Korth And Lorelei Korth
55-12863	SW	N2144 W372 E4 25 5S 1E SL	P	1892	I	0.000	0.450	Paul Korth And Lorelei Korth
55-12863	SW	N1825 W368 E4 25 5S 1E SL	P	1892	I	0.000	0.450	Paul Korth And Lorelei Korth
55-12863	SW	N240 W349 E4 25 5S 1E SL	P	1892	I	0.000	0.450	Paul Korth And Lorelei Korth
55-12863	SW	N763 W342 E4 25 5S 1E SL	P	1892	I	0.000	0.450	Paul Korth And Lorelei Korth

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55-12864	SW	N2144 W372 E4 25 5S 1E SL	P	1892	I	0.000	0.450	Landes Associates Llc
55-12864	SW	N1825 W368 E4 25 5S 1E SL	P	1892	I	0.000	0.450	Landes Associates Llc
55-12864	SW	N240 W349 E4 25 5S 1E SL	P	1892	I	0.000	0.450	Landes Associates Llc
55-12864	SW	N763 W342 E4 25 5S 1E SL	P	1892	I	0.000	0.450	Landes Associates Llc
55-12865	SW	N2144 W372 E4 25 5S 1E SL	P	1892	I	0.000	0.450	Wharton Properties Llc
55-12865	SW	N1825 W368 E4 25 5S 1E SL	P	1892	I	0.000	0.450	Wharton Properties Llc
55-12865	SW	N240 W349 E4 25 5S 1E SL	P	1892	I	0.000	0.450	Wharton Properties Llc
55-12865	SW	N763 W342 E4 25 5S 1E SL	P	1892	I	0.000	0.450	Wharton Properties Llc
55-12866	SW	N2144 W372 E4 25 5S 1E SL	P	1892	I	0.000	0.450	Kirt S. Olson And Shauna L. Olson
55-12866	SW	N1825 W368 E4 25 5S 1E SL	P	1892	I	0.000	0.450	Kirt S. Olson And Shauna L. Olson
55-12866	SW	N240 W349 E4 25 5S 1E SL	P	1892	I	0.000	0.450	Kirt S. Olson And Shauna L. Olson
55-12866	SW	N763 W342 E4 25 5S 1E SL	P	1892	I	0.000	0.450	Kirt S. Olson And Shauna L. Olson
55-12899	SW	N1100 E540 W4 30 5S 2E SL	P	1899	I	0.034	0.000	Peter A Fife
55-12899	SW	N488 W1901 S4 19 5S 2E SL	P	1899	I	0.034	0.000	Peter A Fife
55-12899	SW	N1090 W1892 S4 19 5S 2E SL	P	1899	I	0.034	0.000	Peter A Fife
55-12899	SW	S720 W1650 N4 30 5S 2E SL	P	1899	I	0.034	0.000	Peter A Fife
55-12908	SW	N2144 W372 E4 25 5S 1E SL	P	1892	I	0.000	1.506	Hailstone Asset Protection Trust
55-13201	SW	N1100 E540 W4 30 5S 2E SL	P	1899	I	0.001	0.000	Lsc Real Estate Llc
55-13201	SW	N488 W1901 S4 19 5S 2E SL	P	1899	I	0.001	0.000	Lsc Real Estate Llc
55-13201	SW	N1090 W1892 S4 19 5S 2E SL	P	1899	I	0.001	0.000	Lsc Real Estate Llc
55-13201	SW	S720 W1650 N4 30 5S 2E SL	P	1899	I	0.001	0.000	Lsc Real Estate Llc
55-13439	SW	N506 W372 SE 24 5S 1E SL	P	1871	IS	0.310	0.000	Larry E. Vest
55-13439	SW	N103 W360 SE 24 5S 1E SL	P	1871	IS	0.310	0.000	Larry E. Vest
55-13448	SW	N1100 E540 W4 30 5S 2E SL	P	1899	I	0.014	0.000	Lsc Real Estate Llc

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55-13448	SW	N488 W1901 S4 19 5S 2E SL	P	1899	I	0.014	0.000	Lsc Real Estate Llc
55-13448	SW	N1090 W1892 S4 19 5S 2E SL	P	1899	I	0.014	0.000	Lsc Real Estate Llc
55-13448	SW	S720 W1650 N4 30 5S 2E SL	P	1899	I	0.014	0.000	Lsc Real Estate Llc
55-1405	SW	S410 W222 E4 24 5S 1E SL	P	1903	IS	1.000	0.000	John R. Larabee
55-1405	RD	S1233 W173 E4 24 5S 1E SL	P	1903	IS	1.000	0.000	John R. Larabee
55-1407	SW	S1233 W222 E4 24 5S 1E SL	P	1903	IS	1.000	0.000	Don J. Mcfate
55-1407	RD	S1233 W173 E4 24 5S 1E SL	P	1903	IS	1.000	0.000	Don J. Mcfate
55-1416	SW	N2641 E447 S4 25 5S 1E SL	P	1891	IS	1.500	45.680	Price/Prowswood Llc
55-1419	SW	N2144 W372 E4 25 5S 1E SL	P	1892	IS	0.000	29.950	William Dennis Jex
55-1419	SW	N1825 W368 E4 25 5S 1E SL	P	1892	IS	0.000	29.950	Kelly L. Stewart Family Revocable Trust
55-1419	SW	N240 W349 E4 25 5S 1E SL	P	1892	IS	0.000	29.950	Charles W. Stewart Family Revocable Trust
55-12908	SW	N1825 W368 E4 25 5S 1E SL	P	1892	I	0.000	1.506	Hailstone Asset Protection Trust
55-12908	SW	N240 W349 E4 25 5S 1E SL	P	1892	I	0.000	1.506	Hailstone Asset Protection Trust
55-12908	SW	N763 W342 E4 25 5S 1E SL	P	1892	I	0.000	1.506	Hailstone Asset Protection Trust
55-12909	SW	N2144 W372 E4 25 5S 1E SL	P	1892	I	0.000	1.494	Hailstone Asset Protection Trust
55-12909	SW	N1825 W368 E4 25 5S 1E SL	P	1892	I	0.000	1.494	Hailstone Asset Protection Trust
55-12909	SW	N240 W349 E4 25 5S 1E SL	P	1892	I	0.000	1.494	Hailstone Asset Protection Trust
55-12909	SW	N763 W342 E4 25 5S 1E SL	P	1892	I	0.000	1.494	Hailstone Asset Protection Trust
55-12926	SW	N1100 E540 W4 30 5S 2E SL	P	1899	I	0.034	0.000	Daniel And Esther Brophy
55-12926	SW	N488 W1901 S4 19 5S 2E SL	P	1899	I	0.034	0.000	Daniel And Esther Brophy
55-12926	SW	N1090 W1892 S4 19 5S 2E SL	P	1899	I	0.034	0.000	Daniel And Esther Brophy
55-12926	SW	S720 W1650 N4 30 5S 2E SL	P	1899	I	0.034	0.000	Daniel And Esther Brophy
55-12958	SW	N1100 E540 W4 30 5S 2E SL	P	1899	I	0.112	0.000	R. Neal Westwood

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55-12958	SW	N488 W1901 S4 19 5S 2E SL	P	1899	I	0.112	0.000	R. Neal Westwood
55-12958	SW	N1090 W1892 S4 19 5S 2E SL	P	1899	I	0.112	0.000	R. Neal Westwood
55-12958	SW	S720 W1650 N4 30 5S 2E SL	P	1899	I	0.112	0.000	R. Neal Westwood
55-13003	SW	N1100 E540 W4 30 5S 2E SL	P	1899	I	0.017	0.000	Ralph L. Westberg Revocable Trust
55-13003	SW	N488 W1901 S4 19 5S 2E SL	P	1899	I	0.017	0.000	Ralph L. Westberg Revocable Trust
55-13003	SW	N1090 W1892 S4 19 5S 2E SL	P	1899	I	0.017	0.000	Ralph L. Westberg Revocable Trust
55-1419	SW	N763 W342 E4 25 5S 1E SL	P	1892	IS	0.000	29.950	William Dennis Jex
55-1423	SW	N240 W349 E4 25 5S 1E SL	P	1870	IS	0.000	90.900	Scott Cooper And Julie A. Mclachlan
55-1424	SW	S2688 E486 N4 25 5S 1E SL	P	1870	IS	1.500	0.000	Highland City
55-1425	SW	S686 E25 N4 25 5S 1E SL	P	1884	I	1.500	0.000	E. Ray Gardner
55-1426	SW	N240 W349 E4 25 5S 1E SL	P	1892	I	2.000	0.000	Williamson Farms Llc
55-1432	SW	N2641 E447 S4 25 5S 1E SL	P	1891	IS	2.500	0.000	Roderick Enterprises
55-1435	SW	N1176 W355 E4 25 5S 1E SL	P	1892	IS	2.000	0.000	Arsena Robinson
55-1438	SW	S710 W1430 N4 25 5S 1E SL	P	1870	I	3.500	43.780	Jess W. - Richard G. - Michael F. Bromley
55-1438	SW	S1468 W1316 N4 25 5S 1E SL	P	1870	I	3.500	43.780	Carolyne B. Hill
55-1445	SW	N1100 E540 W4 30 5S 2E SL	P	1899	I	3.306	0.000	Arabian Park Llc
55-1445	SW	N488 W1901 S4 19 5S 2E SL	P	1899	I	3.306	0.000	Carl D. Smith
55-1445	SW	N1090 W1892 S4 19 5S 2E SL	P	1899	I	3.306	0.000	Jay W. Garlick
55-1445	SW	S720 W1650 N4 30 5S 2E SL	P	1899	I	3.306	0.000	Arabian Park Llc
55-1446	SW	N488 W1901 S4 19 5S 2E SL	P	1899	IS	4.000	0.000	Stan Norma Smith
55-1446	SW	N1090 W1892 S4 19 5S 2E SL	P	1899	IS	4.000	0.000	Kurt V. Vest Trust
55-1446	SW	S720 W1650 N4 30 5S 2E SL	P	1899	IS	4.000	0.000	Stan Norma Smith
55-1448	SW	N240 W349 E4 25 5S 1E SL	P	1870	IS	0.000	194.040	Scott And Julie Mclachlan

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55-1461	SW	N2641 E447 S4 25 5S 1E SL	P	1870	IS	1.500	0.000	Jerry Eastman
55-13003	SW	S720 W1650 N4 30 5S 2E SL	P	1899	I	0.017	0.000	Ralph L. Westberg Revocable Trust
55-13065	SW	N1100 E540 W4 30 5S 2E SL	P	1899	I	0.302	0.000	Adam Swalberg
55-13065	SW	N488 W1901 S4 19 5S 2E SL	P	1899	I	0.302	0.000	Adam Swalberg
55-13065	SW	N1090 W1892 S4 19 5S 2E SL	P	1899	I	0.302	0.000	Adam Swalberg
55-13065	SW	S720 W1650 N4 30 5S 2E SL	P	1899	I	0.302	0.000	Adam Swalberg
55-13078	SW	N1100 E540 W4 30 5S 2E SL	P	1899	I	0.033	0.000	Scott Unice
55-13078	SW	N488 W1901 S4 19 5S 2E SL	P	1899	I	0.033	0.000	Scott Unice
55-13078	SW	N1090 W1892 S4 19 5S 2E SL	P	1899	I	0.033	0.000	Scott Unice
55-13078	SW	S720 W1650 N4 30 5S 2E SL	P	1899	I	0.033	0.000	Scott Unice
55-13090	SW	N1100 E540 W4 30 5S 2E SL	P	1899	I	0.033	0.000	Scott Unice
55-13090	SW	N488 W1901 S4 19 5S 2E SL	P	1899	I	0.033	0.000	Scott Unice
55-13090	SW	N1090 W1892 S4 19 5S 2E SL	P	1899	I	0.033	0.000	Scott Unice
55-13090	SW	S720 W1650 N4 30 5S 2E SL	P	1899	I	0.033	0.000	Scott Unice
55-13094	SW	N1100 E540 W4 30 5S 2E SL	P	1899	I	0.038	0.000	Landes Associates Llc
55-13094	SW	N488 W1901 S4 19 5S 2E SL	P	1899	I	0.038	0.000	Landes Associates Llc
55-13094	SW	N1090 W1892 S4 19 5S 2E SL	P	1899	I	0.038	0.000	Landes Associates Llc
55-13094	SW	S720 W1650 N4 30 5S 2E SL	P	1899	I	0.038	0.000	Landes Associates Llc
55-13108	SW	N1100 E540 W4 30 5S 2E SL	P	1899	I	0.077	0.000	Craig And Vickey Clark
55-1469	SW	N293 W636 S4 24 5S 1E SL	P	1870	IS	0.476	0.000	Dorothy Steele
55-1469	SW	S483 W300 N4 25 5S 1E SL	P	1870	IS	0.476	0.000	Dorothy Steele
55-1469	SW	N668 W48 S4 24 5S 1E SL	P	1870	IS	0.476	0.000	Dorothy Steele

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55-1541	UG	N2570 W2140 SE 25 5S 1E SL	P	19340411	I	0.743	52.080	Castendyck Castendyck L.L.C.
55-1542	UG	N1144 E1329 W4 25 5S 1E SL	P	19310720	IS	0.000	15.730	Jess W. - Richard G. - Michael F. Bromley
55-1544	UG	N3304 E2930 SW 25 5S 1E SL	P	19300803	I	0.223	0.000	James T. Gardner
55-1555	UG	N38 E627 S4 24 5S 1E SL	P	193109	I	0.000	72.700	Keith H. Jacobs
55-1559	UG	S521 W325 NE 25 5S 1E SL	P	193208	IS	0.000	1.520	American Fork City
55-159	UG	N769 W327 E4 25 5S 1E SL	P	19400925	I	1.000	0.000	Timpanogos Special Service District
55-1616	UG	S701 E2688 NW 25 5S 1E SL	P	19340928	I	0.178	0.000	American Fork City
55-1617	UG	S718 E2693 NW 25 5S 1E SL	P	193407	I	0.089	0.000	American Fork City
55-1621	UG	N1440 E1324 W4 25 5S 1E SL	P	19720831	I	0.045	0.000	Utah Department Of Transportation
55-1624	UG	N1346 E3489 SW 24 5S 1E SL	P	193402	DIS	0.178	0.000	American Fork City
55-305	UG	N1349 W1800 SE 24 5S 1E SL	P	19451101	I	0.345	0.000	American Fork City
55-307	UG	S1551 W577 N4 25 5S 1E SL	P	19451018	DI	0.015	0.000	Martha A. Driggs
55-3793	UG	S62 W473 E4 25 5S 1E SL	P	1900	DIS	0.089	0.000	H. I. Sager
55-3794	UG	N383 W324 E4 25 5S 1E SL	P	1900	DIS	0.000	10.910	American Fork City
55-382	SW	S650 W300 N4 25 5S 1E SL	P	19470405	I	0.000	26.344	American Fork City
55-13108	SW	N488 W1901 S4 19 5S 2E SL	P	1899	I	0.077	0.000	Craig And Vickey Clark
55-13108	SW	N1090 W1892 S4 19 5S 2E SL	P	1899	I	0.077	0.000	Craig And Vickey Clark
55-13108	SW	S720 W1650 N4 30 5S 2E SL	P	1899	I	0.077	0.000	Craig And Vickey Clark
55-13157	UG	N39 W1300 SE 24 5S 1E SL	P	19580515	IS	0.270	0.000	American Fork City
55-13158	UG	S1641 W1944 E4 24 5S 1E SL	P	19480205	IS	0.000	31.140	American Fork City
55-13159	UG	S1640 W1921 E4 24 5S 1E SL	P	19350520	I	0.188	40.064	American Fork City
55-1891	UG	N660 E2849 SW 24 5S 1E SL	P	19340701	IS	0.223	0.000	Elda Corney
55-2267	UG	N1181 W901 SE 24 5S 1E SL	P	1903	IS	0.125	0.000	Willard B. Ennis
55-2329	UG	N52 E4000 SW 24 5S 1E SL	P	1899	I	0.780	0.000	J. W. Shelton

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55-2496	UG	S376 E1686 NW 25 5S 1E SL	P	19340801	I	0.200	0.000	State Of Utah Board Of Water Resources
55-2502	SW	S650 W300 N4 25 5S 1E SL	P	19340816	I	0.000	80.000	Roderick Enterprises
55-2514	UG	S701 E2688 NW 25 5S 1E SL	P	19340919	I	0.178	0.000	E. R. Gardner
55-2627	UG	N2574 E3156 SW 25 5S 1E SL	P	193107	IS	0.200	28.858	American Fork City
55-2658	UG	N994 E761 S4 24 5S 1E SL	P	193107	I	0.101	9.672	Trust For Dorothy V. Taylor
55-4564	UG	N2562 E2147 SW 25 5S 1E SL	P	19711029	DS	0.015	0.000	American Fork City
55-4678	UG	S523 W957 E4 25 5S 1E SL	P	19721027	S	0.015	0.000	Highland City
55-4735	UG	N447 W1484 S4 19 5S 2E SL	P	18990312	DIS	0.015	0.000	Daniel S. Rosemary S. Thatcher
55-4796	UG	S1552 W286 E4 24 5S 1E SL	P	19730706	DIS	0.015	0.000	W. F. Graham
55-3921	UG	N495 W50 SE 24 5S 1E SL	P	1900	I	0.100	0.000	Larry E. Vest
55-4012	UG	N700 E106 S4 24 5S 1E SL	P	1899	IS	1.688	119.372	Elda Corney
55-4024	UG	N601 E1107 SW 24 5S 1E SL	P	1920	DIS	0.060	0.000	Boyde Glenn Willa Mae J. Williams
55-411	UG	S1641 W1944 E4 24 5S 1E SL	P	19480205	IS	0.335	0.280	Trust For Dorothy V. Taylor
55-4138	SW	N756 E526 S4 24 5S 1E SL	P	1870	IS	1.034	0.000	Trust For Dorothy V. Taylor
55-4138	SW	N531 E619 S4 24 5S 1E SL	P	1870	IS	1.034	0.000	Trust For Dorothy V. Taylor
55-4138	SW	N542 E1327 S4 24 5S 1E SL	P	1870	IS	1.034	0.000	Trust For Dorothy V. Taylor
55-4139	SW	N506 W372 SE 24 5S 1E SL	P	1871	IS	0.920	0.000	Elbert K. Vest
55-4139	SW	N103 W360 SE 24 5S 1E SL	P	1871	IS	0.920	0.000	Elbert K. Vest
55-4184	UG	S122 W1751 E4 25 5S 1E SL	P	19680412	DIS	0.015	0.000	Highland City
55-685	UG	N85 W10 E4 25 5S 1E SL	P	19540421	DIS	0.015	0.000	Pg Gateway Plaza Llc
55-691	SW	S850 W530 E4 24 5S 1E SL	P	19540708	IOS	0.000	28.309	American Fork City
55-8087	UG	N499 W246 SE 24 5S 1E SL	P	19900302	DIS	0.015	0.450	Larry E. Vest
55-817	UG	N324 E1909 W4 25 5S 1E SL	P	19560731	D	0.015	0.000	Earl Wagstaff
55-849	UG	S570 E1123 N4 25 5S 1E SL	P	19570509	S	0.015	0.000	American Fork City
55-8760	UG	S30 W1262 E4 24 5S 1E SL	P	19540708	IS	0.000	10.740	John L. Sandra S. Hansen
55-8760	SW	S850 W530 E4 24 5S 1E SL	P	19540708	IS	0.000	10.740	John L. Sandra S. Hansen

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55-8761	UG	S30 W1262 E4 24 5S 1E SL	P	19540708	IOS	0.000	9.437	American Fork City
55-4798	UG	S485 W62 E4 24 5S 1E SL	P	19730709	DIS	0.015	0.000	American Fork City
55-557	UG	N1822 W340 E4 25 5S 1E SL	P	19501005	I	0.000	0.000	D. Lorraine Sager
55-583	UG	N1921 W341 E4 25 5S 1E SL	P	19510615	IS	0.000	0.000	D. Lorraine Sager
55-714	UG	N250 W40 SE 24 5S 1E SL	P	19541006	DIS	0.015	0.000	John R. Larrabee
55-758	UG	S498 W83 NE 25 5S 1E SL	P	19550408	D	0.015	0.000	Elbert Kay Vest
55-769	UG	S50 W1000 N4 25 5S 1E SL	P	19550608	D	0.015	0.000	George M. Moss
55-7741	UG	S47 W953 E4 25 5S 1E SL	P	19351210	I	0.550	0.000	Highland City
55-7742	UG	N1440 E1324 W4 25 5S 1E SL	P	19610215	I	0.000	34.540	Robert W. Kelshaw 1989 Trust
55-7743	SW	S710 W1430 N4 25 5S 1E SL	P	1870	IS	0.000	47.220	Robert W. Kelshaw 1989 Trust
55-7744	SW	S1488 W876 N4 25 5S 1E SL	P	1870	I	0.000	22.140	Robert W. Kelshaw 1989 Trust
55-7744	SW	S656 W876 N4 25 5S 1E SL	P	1870	I	0.000	22.140	Robert W. Kelshaw 1989 Trust
55-7814	UG	N2562 E2147 SW 25 5S 1E SL	P	193107	I	0.200	10.040	Turana D. Cameron
55-890	UG	N39 W1300 SE 24 5S 1E SL	P	19580515	IS	0.090	0.000	Kurt V. Vest Trust
55-897	UG	S1225 W240 E4 24 5S 1E SL	P	19580708	DO	0.015	0.000	E. Curtis And Charlotte J. Anderson
55-9053	SW	S850 W530 E4 24 5S 1E SL	P	19540708	IOS	0.000	17.000	Lehi City Corporation
55-9061	SW	S850 W530 E4 24 5S 1E SL	P	19540708	IOS	0.000	9.427	Autumn View Properties Limited Partnership
55-9064	UG	N1144 E1329 W4 25 5S 1E SL	P	19310720	DI	0.000	47.130	Alpine City
55-9089	UG	S30 W1262 E4 24 5S 1E SL	P	19540708	IM	0.000	16.000	Alpine City
55-9089	SW	S850 W530 E4 24 5S 1E SL	P	19540708	IM	0.000	16.000	Alpine City
55-9090	UG	S30 W1262 E4 24 5S 1E SL	P	19540708	IM	0.000	16.000	Alpine City
55-9090	SW	S850 W530 E4 24 5S 1E SL	P	19540708	IM	0.000	16.000	Alpine City
55-9091	UG	S30 W1262 E4 24 5S 1E SL	P	19540708	IM	0.000	16.000	Alpine City
55-9091	SW	S850 W530 E4 24 5S 1E SL	P	19540708	IM	0.000	16.000	Alpine City
55-9092	UG	S30 W1262 E4 24 5S 1E SL	P	19540708	IM	0.000	16.000	Alpine City
55-9092	SW	S850 W530 E4 24 5S 1E SL	P	19540708	IM	0.000	16.000	Alpine City
55-9093	UG	S30 W1262 E4 24 5S 1E SL	P	19540708	IM	0.000	16.000	Alpine City

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

Loughlin Water Associates, LLC

Water Right Number[b]	Type[c]	Location[d] (PLS)	Status[e]	Priority[f]	Uses[g]	CFS[h]	ACFT[h]	Owner Name
55-9093	SW	S850 W530 E4 24 5S 1E SL	P	19540708	IM	0.000	16.000	Alpine City
55-925	UG	S948 W447 E4 24 5S 1E SL	P	19590213	DOS	0.015	0.000	American Fork City
55-9333	SW	N240 W349 E4 25 5S 1E SL	U	1895	I	0.000	13.333	Thyme Global Llc
55-9451	UG	N38 E627 S4 24 5S 1E SL	P	193109	I	0.000	2.740	Kl Partners American Fork I Llc
a26334	SW	S1282 W17 N4 25 5S 1E SL	A	20020212	O	7.270	0.000	Central Utah Water Conservancy District
a31978	SW	S1282 W17 N4 25 5S 1E SL	A	20060925	M	2.090	0.000	Central Utah Water Conservancy District
a42059	SW	S1282 W17 N4 25 5S 1E SL	A	20160927	M	3.245	739.835	Central Utah Water Conservancy District
a42061	SW	S1282 W17 N4 25 5S 1E SL	A	20160927	M	3.513	0.000	Central Utah Water Conservancy District
a44420	SW	S1282 W17 N4 25 5S 1E SL	A	20190205	M	1.990	0.000	Central Utah Water Conservancy District
a46279	Spring	S516 E1122 N4 25 5S 1E SL	A	20201005	I	0.000	22.428	Kurt V. Vest Trust
55-8761	SW	S850 W530 E4 24 5S 1E SL	P	19540708	IOS	0.000	9.437	American Fork City
55-8792	SW	N756 E526 S4 24 5S 1E SL	P	1870	I	0.506	0.000	Trust For Larry E. Vest
55-8792	SW	N531 E619 S4 24 5S 1E SL	P	1870	I	0.506	0.000	Trust For Larry E. Vest
55-8792	SW	N542 E1327 S4 24 5S 1E SL	P	1870	I	0.506	0.000	Trust For Larry E. Vest
55-8796	UG	N994 E761 S4 24 5S 1E SL	P	193107	I	0.066	0.000	Trust For Larry E. Vest
55-8797	UG	S1641 W1944 E4 24 5S 1E SL	P	19480205	I	0.160	29.320	American Fork City
55-8798	UG	S1640 W1921 E4 24 5S 1E SL	P	19350520	I	0.178	18.040	American Fork City
55-9729	SW	S650 W300 N4 25 5S 1E SL	P	1870	I	0.000	44.856	American Fork City
a22392	UG	N2570 W2140 SE 25 5S 1E SL	A	19980720	M	0.000	52.080	Castendyck Castendyck L.L.C.
a22392	UG	S523 W957 E4 25 5S 1E SL	A	19980720	M	0.000	52.080	Castendyck Castendyck L.L.C.
a22392a	UG	N2570 W2140 SE 25 5S 1E SL	A	19980720	M	0.000	10.400	American Fork City
a22392a	UG	S523 W957 E4 25 5S 1E SL	A	19980720	M	0.000	10.400	American Fork City
a27300	UG	N1000 W700 SE 24 5S 1E SL	A	20021205	M	0.000	30.882	City Of Saratoga Springs

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

Loughlin Water Associates, LLC

Water Right Number[b]	Type[c]	Location[d] (PLS)	Status[e]	Priority[f]	Uses[g]	CFS[h]	ACFT[h]	Owner Name
a33361	SW	S1282 W17 N4 25 5S 1E SL	A	20070815	M	0.045	9.400	Central Utah Water Conservancy District
a46831	UG	S415 W1675 N4 30 5S 2E SL	A	20210302	M	0.000	47.840	Pleasant Grove City
a48147	UG	S521 W325 NE 25 5S 1E SL	U	20211201	DIS	0.000	58.110	Larry E. Vest
a48147	UG	N315 W317 SE 24 5S 1E SL	U	20211201	DIS	0.000	58.110	Larry E. Vest
a48147	UG	N503 W273 SE 24 5S 1E SL	U	20211201	DIS	0.000	58.110	Larry E. Vest
a46279	UG	N39 W1300 SE 24 5S 1E SL	A	20201005	I	0.000	22.428	Kurt V. Vest Trust
a48147	UG	N499 W246 SE 24 5S 1E SL	U	20211201	DIS	0.000	58.110	Larry E. Vest
a48176	SW	N506 W372 SE 24 5S 1E SL	U	20211201	IS	0.000	18.872	Larry E. Vest
a48176	SW	N343 W327 SE 24 5S 1E SL	U	20211201	IS	0.000	18.872	Larry E. Vest
a48176	UG	S521 W325 NE 25 5S 1E SL	U	20211201	IS	0.000	18.872	Larry E. Vest
a48176	UG	N315 W317 SE 24 5S 1E SL	U	20211201	IS	0.000	18.872	Larry E. Vest

[a] Water Right information obtained from Utah Division of Water Rights (DWRi) online Water Right Database https://maps.waterrights.utah.gov/asp/wrplatGE.asp

[b] Click on hyperlink to view water right.

[c] SW = Surface; UG = Underground; RD= Rediversion.

[d] S = South; N = North; E = East; W = West; N4 = North Quarter Corner; W4 = West Quarter Corner; S4 = South Quarter Corner; E4 = East Quarter Corner; SL = Salt Lake Base & Meridian.

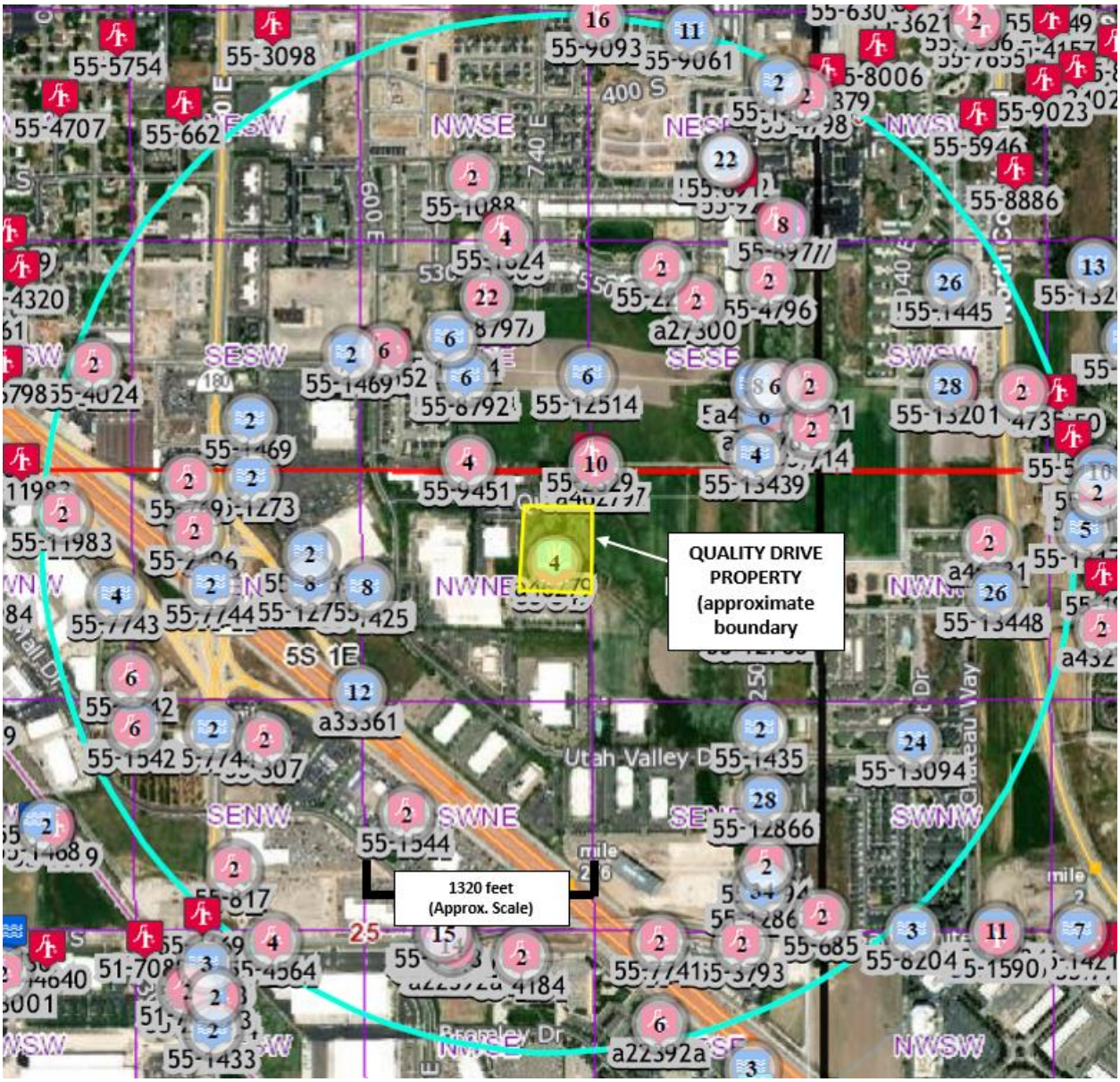
[e] Status is according to DWRi online Water Right Database on February 19, 2022; A = Approved; U = Unapproved; P = Certificated.

[f] Format for Priority is Year, Month, Day.

[g] I = Irrigation; S = Stock; D = Domestic; M = Municipal; O = Other, such as irrigation, stockwatering, municipal, recreation, power, fish & wildlife, etc.

[h] CFS = Cubic Feet per Second; ACFT = Acre Feet.

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork



Air photo map showing the locations of water rights within about one-half mile of the Quality Drive Property.

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

ATTACHMENT C

IGES TEST PIT AND BORING LOGS

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

DATE
STARTED: 7/19/21
COMPLETED: 7/19/21
BACKFILLED: 7/19/21

Geotechnical Investigation
Flex Warehouse
748 East Quality Drive
American Fork Utah
IGES Project Number: 03638-001

IGES Rep: DJS
Rig Type: CME 75
Boring Type: HSA

BORING NO: B-1
Sheet 1 of 3

LOCATION
LATITUDE 40.36161 LONGITUDE -111.77855 ELEVATION (above m.s.l) 4,549 feet

DEPTH ELEVATION	DEPTH FEET	SAMPLES	GRAPHICAL LOG	UNIFIED SOIL CLASSIFICATION	MATERIAL DESCRIPTION	N	Water Level	Dry Density(pcf)	Moisture Content (%)	Percent minus 200	Liquid Limit	Plasticity Index
					Topsoil - Lean CLAY with sand, medium stiff, moist, dark brown moderate amounts of organic material							
				SC	**Native** - Clayey SAND, medium dense, moist, moderate brown fine grained sand							
4545												
	5				Clayey SAND with gravel, very loose, wet, moderate brown, fine grained sand	0 2 1			19	28		
					with gravel, 1 to 2 inch typical diameter, sub-rounded							
					Clayey SAND, very loose, wet, moderate brown, fine grained sand	1 2 1			24	35		
4540												
	10			CL	Well Graded Sandy Lean CLAY, soft, saturated, moderate brown fine grained sand	1 1 2			29	63		
				GP	Poorly Graded GRAVEL with sand, medium dense, wet, light to moderate brown less than 1 inch typical diameter, sub-angular, up to 3/4 inch diameter fine to medium grained sand	6 8 10						
4535												
	15			SP-SC	Poorly Graded SAND with clay and trace gravel, dense, wet, moderate brown medium grained sand	8 18 17			27	9		
				SC	Clayey SAND, medium dense, wet, moderate brown fine grained sand	2 4 14			22	31		
4530												
	20			SP-SC	Poorly Graded SAND with clay and gravel, dense, wet, moderate brown less than 1 inch typical diameter, sub-angular, up to 3/4 inch diameter medium grained sand	12 23 18			14	9		
				GP	Poorly Graded GRAVEL with sand, dense, wet, moderate brown less than 1 inch typical diameter, sub-angular, up to 1 inch diameter medium grained sand	13 20 22						

Moisture Content and Atterberg Limits
Plastic Limit | Moisture Content | Liquid Limit
10 20 30 40 50 60 70 80 90

N - OBSERVED BLOW COUNT PER 6 INCHES

Copyright (c) 2021, IGES, INC.

SAMPLE TYPE
- 2" O.D./1.38" I.D. Split Spoon Sampler
- 3.25" O.D./2.42" I.D. 'U' Sampler
- 3" O.D. Thin-Walled Shelby Sampler
- Grab Sample
- California Sampler
- Sample from Auger Cuttings

BORING LOG

NOTES:
Location and elevation are approximate

WATER LEVEL
▼ - MEASURED ▽ - ESTIMATED

FIGURE
A - 4a

LOG OF BORING (A) DAG V 3.01 03638-001 BORING LOGS.GPJ IGES.GDT 8/16/21

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

DATE
STARTED: 7/19/21
COMPLETED: 7/19/21
BACKFILLED: 7/19/21

Geotechnical Investigation
Flex Warehouse
748 East Quality Drive
American Fork Utah
IGES Project Number: 03638-001

IGES Rep: DJS
Rig Type: CME 75
Boring Type: HSA

BORING NO: B-1
Sheet 2 of 3

LOCATION
LATITUDE 40.36161 LONGITUDE -111.77855 ELEVATION (above m.s.l) 4,549 feet

ELEVATION	FEET	SAMPLES	GRAPHICAL LOG	UNIFIED SOIL CLASSIFICATION	MATERIAL DESCRIPTION	N	Water Level	Dry Density(pcf)	Moisture Content (%)	Percent minus 200	Liquid Limit	Plasticity Index
	25			SP-SC	Poorly Graded SAND with clay and trace gravel, medium dense, wet, moderate brown less than 1 inch typical diameter, sub-angular, up to 3/4 inch diameter medium grained sand, 4 inch seam of Lean CLAY in bottom of sample	18 11 4			13	8		
4520				GP GP	Poorly Graded GRAVEL with sand, dense, wet, moderate brown less than 1 inch typical diameter, sub-angular, up to 1 inch diameter fine to medium grained sand	15 22 16						
	30			SP-SC	Poorly Graded SAND with clay and trace gravel, dense, wet, moderate brown less than 1 inch typical diameter, sub-angular, up to 3/4 inch diameter medium grained sand Poorly Graded SAND with gravel, very dense, wet, moderate brown less than 1 inch typical diameter, sub-angular, up to 3/4 inch diameter medium grained sand Poorly Graded SAND with clay and trace gravel, very dense, wet, moderate brown less than 1 inch typical diameter, sub-angular, up to 3/4 inch diameter medium to course grained sand	15 22 20 18 25 30 20 33 49			11 13	10 7		
4515					Poorly Graded SAND with gravel, dense, wet, moderate brown less than 1 inch typical diameter, sub-angular, up to 3/4 inch diameter medium to course grained sand, 1 inch piece of gravel blocking mouth of sampler	19 19 13						
	35				Poorly Graded SAND with clay and trace gravel grading to Silty Clayey SAND, medium dense, wet, moderate brown medium to course grained sand	6						
4510	40			CL-ML	Silty CLAY with trace fine sands, stiff, saturated, light brown to dark grey	13 12			19 26	16 70	25	5
					Silt Clay with fine sand, very stiff, saturated, dark grey	5 9 11			28	75	26	5
4505	45			SC	Clayey SAND with lean clay seams, medium dense, wet, dark grey fine to medium grained sand	8 11 11			25	38		
				CL	Lean CLAY with fine sands, very stiff, saturated, dark grey	5						

Moisture Content and Atterberg Limits
Plastic Limit | Moisture Content | Liquid Limit
10 20 30 40 50 60 70 80 90

N - OBSERVED BLOW COUNT PER 6 INCHES

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SAMPLE TYPE
- 2" O.D./1.38" I.D. Split Spoon Sampler
- 3.25" O.D./2.42" I.D. 'U' Sampler
- 3" O.D. Thin-Walled Shelby Sampler
- Grab Sample
- California Sampler
- Sample from Auger Cuttings

BORING LOG

NOTES:
Location and elevation are approximate

WATER LEVEL
▼ - MEASURED ▽ - ESTIMATED

FIGURE
A - 4b

LOG OF BORING (A) DAG V 3.01 03638-001 BORING LOGS.GPJ IGES.GDT 8/16/21

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

DATE
STARTED: 7/19/21
COMPLETED: 7/19/21
BACKFILLED: 7/19/21

Geotechnical Investigation
Flex Warehouse
748 East Quality Drive
American Fork Utah
IGES Project Number: 03638-001

IGES Rep: DJS
Rig Type: CME 75
Boring Type: HSA

BORING NO: B-1
Sheet 3 of 3

LOCATION
LATITUDE 40.36161 LONGITUDE -111.77855 ELEVATION (above m.s.l) 4,549 feet

DEPTH ELEVATION	DEPTH FEET	SAMPLES	GRAPHICAL LOG	UNIFIED SOIL CLASSIFICATION	MATERIAL DESCRIPTION	N	Water Level	Dry Density(pcf)	Moisture Content (%)	Percent minus 200	Liquid Limit	Plasticity Index
4500	50	X			Lean CLAY with trace fine sands, stiff, saturated, dark grey	8 9 2 6 8			28 28	85 91	32 40	9 21
					Groundwater observed at 3.5 feet Bottom of Boring @ 51.5 Feet							
4495	55											
4490	60											
4485	65											
4480	70											

Moisture Content and Atterberg Limits
Plastic Limit | Moisture Content | Liquid Limit
10 20 30 40 50 60 70 80 90

N - OBSERVED BLOW COUNT PER 6 INCHES

Copyright (c) 2021, IGES, INC.

SAMPLE TYPE
- 2" O.D./1.38" I.D. Split Spoon Sampler
- 3.25" O.D./2.42" I.D. 'U' Sampler
- 3" O.D. Thin-Walled Shelby Sampler
- Grab Sample
- California Sampler
- Sample from Auger Cuttings

BORING LOG

NOTES:
Location and elevation are approximate

WATER LEVEL
▼ - MEASURED ▽ - ESTIMATED

FIGURE
A - 4c

LOG OF BORING (A) DAG V 3.01 03638-001 BORING LOGS.GPJ IGES.GDT 8/16/21

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

DATE
STARTED: 3/19/21
COMPLETED: 3/19/21
BACKFILLED: 3/19/21

Geotechnical Investigation
Flex Warehouse
748 East Quality Drive
American Fork,, Utah
Project Number 03638-001

IGES Rep: BF
Rig Type: JCB-4CX

TEST PIT NO:
TP- 1
Sheet 1 of 1

LOCATION
LATITUDE 40.36140 LONGITUDE -111.77875 ELEVATION 4,549

DEPTH FEET	ELEVATION	SAMPLES	WATER LEVEL	GRAPHICAL LOG	UNIFIED SOIL CLASSIFICATION	MATERIAL DESCRIPTION	Dry Density(pcf)	Moisture Content %	Percent minus 200	Liquid Limit	Plasticity Index
0					CL	**Topsoil** - Lean CLAY with sand and occasional gravel, soft, moist, dark brown to black, very organic rich, abundant roots and organics					
1					OL	Organic Clay, soft, highly saturated, black, low dry unit weight, predomantly organic material					
2											
3					CL	Lean CLAY with sand and occasional gravel, soft, moist, dark brown to black, very organic rich, abundant roots and organics					
4	4545				GC	**Alluvium (Qa)** - Clayey GRAVEL with sand, medium dense, moist, moderate brown gray, rounded, occasional root matter		0.3	18.5		
5											
6					SM	Silty SAND with gravel, medium dense, moist, moderate brown, gravel decreases in size and quantitiy with depth	86.3	35.3			
7											
8											
9	4540										
10					GC	Clayey GRAVEL with sand, medium dense, moist, moderate brown gray, rounded					
11											
12			▼								
13	4535					Groundwater observed at 12½ feet					
14											

Moisture Content and Atterberg Limits
Plastic Limit | Moisture Content | Liquid Limit
10 20 30 40 50 60 70 80 90

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SAMPLE TYPE
- GRAB SAMPLE
- 3" O.D. THIN-WALLED HAND SAMPLER

WATER LEVEL
▼ - MEASURED
▽ - ESTIMATED

NOTES:
Location is approximate with elevation based on the grading plan by CIR

Figure A-5

LOG OF TEST PITS - 4 LINE HEADER W ELEV 03638-001.GPJ IGES.GDT 8/16/21

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

DATE
STARTED: 3/19/21
COMPLETED: 3/19/21
BACKFILLED: 3/19/21

Geotechnical Investigation
Flex Warehouse
748 East Quality Drive
American Fork,, Utah
Project Number 03638-001

IGES Rep: BF
Rig Type: JCB-4CX

TEST PIT NO:
TP- 2
Sheet 1 of 1

LOCATION
LATITUDE 40.36132 LONGITUDE -111.77826 ELEVATION 4,548

DEPTH FEET	ELEVATION	SAMPLES	WATER LEVEL	GRAPHICAL LOG	UNIFIED SOIL CLASSIFICATION	MATERIAL DESCRIPTION	Dry Density(pcf)	Moisture Content %	Percent minus 200	Liquid Limit	Plasticity Index
0					CL	**Topsoil** - Lean CLAY with sand and occasional gravel, soft, moist, dark brown to black, very organic rich, abundant roots and organics					
1					OL	Organic Clay, soft, highly saturated, black, low dry unit weight, predomantly organic material					
2	4545						15.3	333.9			
3					CL	Lean CLAY with sand and occasional gravel, soft, moist, dark brown to black, very organic rich, abundant roots and organics					
					GC	**Alluvium (Qa)** - Clayey GRAVEL with sand, medium dense, moist, moderate brown gray, rounded, occasional root matter					
4							95.9	29.8	40.7		
5											
6											
7	4540				SM	Silty SAND with gravel, medium dense, moist, moderate brown, gravel decreases in size and quantitiy with depth					
8											
9											
10					GC	Clayey GRAVEL with sand, medium dense, moist, moderate brown gray, rounded					
11											
12	4535										
13						Groundwater observed at 3½ feet					
14											

Moisture Content and Atterberg Limits

Plastic Limit | Moisture Content | Liquid Limit

10 20 30 40 50 60 70 80 90

333.9

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SAMPLE TYPE
- GRAB SAMPLE
- 3" O.D. THIN-WALLED HAND SAMPLER

WATER LEVEL
- MEASURED
- ESTIMATED

NOTES:
Location is approximate with elevation based on the grading plan by CIR

Figure A-6

LOG OF TEST PITS - 4 LINE HEADER W ELEV 03638-001.GPJ IGES.GDT 8/16/21

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

DATE
STARTED: 3/19/21
COMPLETED: 3/19/21
BACKFILLED: 3/19/21

Geotechnical Investigation
Flex Warehouse
748 East Quality Drive
American Fork,, Utah
Project Number 03638-001

IGES Rep: BF
Rig Type: JCB-4CX

TEST PIT NO:
TP- 3
Sheet 1 of 1

LOCATION
LATITUDE 40.36185 LONGITUDE -111.77885 ELEVATION 4,552

DEPTH FEET	ELEVATION	SAMPLES	WATER LEVEL	GRAPHICAL LOG	UNIFIED SOIL CLASSIFICATION	MATERIAL DESCRIPTION	Dry Density(pcf)	Moisture Content %	Percent minus 200	Liquid Limit	Plasticity Index
0					CL	**Topsoil** - Lean CLAY with sand and occasional gravel, soft, moist, dark brown to black, very organic rich, abundant roots and organics					
1					OL	Organic Clay, soft, highly saturated, black, low dry unit weight, predomantly organic material					
2	4550										
3					CL	Lean CLAY with sand and occasional gravel, soft, moist, dark brown to black, very organic rich, abundant roots and organics	72.5	36.3			
4					GC	**Alluvium (Qa)** - Clayey GRAVEL with sand, medium dense, moist, moderate brown gray, rounded, occasional root matter					
5											
6											
7	4545				SC	Clayey SAND with gravel, medium dense, moist, moderate brown, gravel decreases in size and quantitiy with depth					
8											
9											
10											
11											
12	4540										
13						Groundwater observed at 7½ feet					
14											

Moisture Content and Atterberg Limits
Plastic Limit | Moisture Content | Liquid Limit
10 20 30 40 50 60 70 80 90

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SAMPLE TYPE
- GRAB SAMPLE
- 3" O.D. THIN-WALLED HAND SAMPLER

WATER LEVEL
- MEASURED
- ESTIMATED

NOTES:
Location is approximate with elevation based on the grading plan by CIR

Figure A-7

LOG OF TEST PITS - 4 LINE HEADER W ELEV 03638-001.GPJ IGES.GDT 8/16/21

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

DATE
STARTED: 3/19/21
COMPLETED: 3/19/21
BACKFILLED: 3/19/21

Geotechnical Investigation
Flex Warehouse
748 East Quality Drive
American Fork,, Utah
Project Number 03638-001

IGES Rep: BF
Rig Type: JCB-4CX

TEST PIT NO:
TP-4
Sheet 1 of 1

LOCATION
LATITUDE 40.36191 LONGITUDE -111.77829 ELEVATION 4,551

DEPTH FEET	ELEVATION	SAMPLES	WATER LEVEL	GRAPHICAL LOG	UNIFIED SOIL CLASSIFICATION	MATERIAL DESCRIPTION	Dry Density(pcf)	Moisture Content %	Percent minus 200	Liquid Limit	Plasticity Index
0	4550				CL	**Topsoil** - Lean CLAY with gravel, soft, moist, dark brown to black, very organic rich, abundant roots and organics					
1					OL	Organic Clay, soft, highly saturated, black, low dry unit weight, predomantly organic material					
2					GC	**Alluvium (Qa)** - Clayey GRAVEL, loose to medium dense, moist to wet, gray, rounded, occasional root matter					
3											
4					CL	Lean CLAY, stiff, moist to wet, gray to moderate brown, frequent roots and decaying organics					
5							90.2	24.4		45	23
6	4545						85.9	35.4			
7											
8					GC	Clayey GRAVEL with sand, loose to medium dense, wet, moderate brown to gray					
9											
10											
11	4540										
12					SC	Clayey SAND, medium dense, wet, moderate grayish brown					
13						Groundwater observed at 7½ feet					
14											

Moisture Content and Atterberg Limits
Plastic Limit | Moisture Content | Liquid Limit
10 20 30 40 50 60 70 80 90

LOG OF TEST PITS - 4 LINE HEADER W ELEV 03638-001.GPJ IGES.GDT 8/16/21

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SAMPLE TYPE
- GRAB SAMPLE
- 3" O.D. THIN-WALLED HAND SAMPLER

WATER LEVEL
- MEASURED
- ESTIMATED

NOTES:
Location is approximate with elevation based on the grading plan by CIR

Figure A-8

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

DATE
STARTED: 3/19/21
COMPLETED: 3/19/21
BACKFILLED: 3/19/21

Geotechnical Investigation
Flex Warehouse
748 East Quality Drive
American Fork,, Utah
Project Number 03638-001

IGES Rep: BF
Rig Type: JCB-4CX

TEST PIT NO:
TP-5
Sheet 1 of 1

LOCATION
LATITUDE 40.36100 LONGITUDE -111.77877 ELEVATION 4,549

DEPTH FEET	ELEVATION	SAMPLES	WATER LEVEL	GRAPHICAL LOG	UNIFIED SOIL CLASSIFICATION	MATERIAL DESCRIPTION	Dry Density(pcf)	Moisture Content %	Percent minus 200	Liquid Limit	Plasticity Index
0					GC	**Alluvium (Qa)** - Clayey GRAVEL with sand, medium dense to dense, moist, dark brown to moderate brown, 3-4 in. gravel typ., roots and organics are common					
1											
2											
3							71.4	45.6			
4	4545										
5											
6					SC	Clayey SAND with gravel, loose to medium dense, moderate gray to moderate brown, moist to wet	91.1	34.5			
7											
8			▼								
9	4540										
10											
11											
12						Groundwater observed at 8 feet below existing grade					
13											
14	4535										

Moisture Content and Atterberg Limits
Plastic Limit | Moisture Content | Liquid Limit
10 20 30 40 50 60 70 80 90

LOG OF TEST PITS - 4 LINE HEADER W ELEV 03638-001.GPJ IGES.GDT 8/16/21

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SAMPLE TYPE
- GRAB SAMPLE
- 3" O.D. THIN-WALLED HAND SAMPLER

WATER LEVEL
▼ - MEASURED
▽ - ESTIMATED

NOTES:
Location is approximate with elevation based on the grading plan by CIR

Figure A-9

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

DATE
STARTED: 3/19/21
COMPLETED: 3/19/21
BACKFILLED: 3/19/21

Geotechnical Investigation
Flex Warehouse
748 East Quality Drive
American Fork,, Utah
Project Number 03638-001

IGES Rep: BF
Rig Type: JCB-4CX

TEST PIT NO:
TP-6
Sheet 1 of 1

LOCATION
LATITUDE 40.36095 LONGITUDE -111.77818 ELEVATION 4,548

DEPTH FEET	ELEVATION	SAMPLES	WATER LEVEL	GRAPHICAL LOG	UNIFIED SOIL CLASSIFICATION	MATERIAL DESCRIPTION	Dry Density(pcf)	Moisture Content %	Percent minus 200	Liquid Limit	Plasticity Index	Moisture Content and Atterberg Limits (Plastic Limit / Moisture Content / Liquid Limit; 10 20 30 40 50 60 70 80 90)
0						**Undocumneted Fill** - Broken Concrete						
1					CL	**Alluvium (Qa)** - Gravelly CLAY with sand, loose to medium dense, moist, moderate brown						
2												
3	4545											
4					SC	Clayey SAND with gravel, medium dense to dense, moist, moderate brown						
5						Well cemented, frequent iron oxidation Very hard digging						
6						Groundwater not observed Refusal at 6 feet						
7												
8	4540											
9												
10												
11												
12												
13	4535											
14												

LOG OF TEST PITS - 4 LINE HEADER W ELEV 03638-001.GPJ IGES.GDT 8/16/21

Copyright (c) 2021, IGES, INC.

SAMPLE TYPE
- GRAB SAMPLE
- 3" O.D. THIN-WALLED HAND SAMPLER

WATER LEVEL
- MEASURED
- ESTIMATED

NOTES:
Location is approximate with elevation based on the grading plan by CIR

Figure A-10

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			USCS SYMBOL	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS (More than half of material is larger than the #200 sieve)	GRAVELS (More than half coarse fraction is larger than the #4 sieve)	CLEAN GRAVELS WITH LITTLE OR NO FINES	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES WITH LITTLE OR NO FINES
			GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIXTURES WITH LITTLE OR NO FINES
		GRAVELS WITH OVER 12% FINES	GM	SILTY GRAVELS, GRAVEL-SILT-SAND MIXTURES
			GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
	SANDS (More than half coarse fraction is smaller than the #4 sieve)	CLEAN SANDS WITH LITTLE OR NO FINES	SW	WELL-GRADED SANDS, SAND-GRAVEL MIXTURES WITH LITTLE OR NO FINES
			SP	POORLY-GRADED SANDS, SAND-GRAVEL MIXTURES WITH LITTLE OR NO FINES
		SANDS WITH OVER 12% FINES	SM	SILTY SANDS, SAND-GRAVEL-SILT MIXTURES
			SC	CLAYEY SANDS SAND-GRAVEL-CLAY MIXTURES
FINE GRAINED SOILS (More than half of material is smaller than the #200 sieve)	SILTS AND CLAYS (Liquid limit less than 50)		ML	INORGANIC SILTS & VERY FINE SANDS, SILTY OR CLAYEY FINE SANDS, CLAYEY SILTS WITH SLIGHT PLASTICITY
			CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
			OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS (Liquid limit greater than 50)		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILT
			CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
			OH	ORGANIC CLAYS & ORGANIC SILTS OF MEDIUM-TO-HIGH PLASTICITY
HIGHLY ORGANIC SOILS			PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

LOG KEY SYMBOLS

- BORING SAMPLE LOCATION
- TEST-PIT SAMPLE LOCATION
- WATER LEVEL (level after completion)
- WATER LEVEL (level where first encountered)

CEMENTATION

DESCRIPTION	DESCRIPTION
WEAKELY	CRUMBLES OR BREAKS WITH HANDLING OR SLIGHT FINGER PRESSURE
MODERATELY	CRUMBLES OR BREAKS WITH CONSIDERABLE FINGER PRESSURE
STRONGLY	WILL NOT CRUMBLE OR BREAK WITH FINGER PRESSURE

OTHER TESTS KEY

C	CONSOLIDATION	SA	SIEVE ANALYSIS
AL	ATTERBERG LIMITS	DS	DIRECT SHEAR
UC	UNCONFINED COMPRESSION	T	TRIAXIAL
S	SOLUBILITY	R	RESISTIVITY
O	ORGANIC CONTENT	RV	R-VALUE
CBR	CALIFORNIA BEARING RATIO	SU	SOLUBLE SULFATES
COMP	MOISTURE/DENSITY RELATIONSHIP	PM	PERMEABILITY
CI	CALIFORNIA IMPACT	-200	% FINER THAN #200
COL	COLLAPSE POTENTIAL	Gs	SPECIFIC GRAVITY
SS	SHRINK SWELL	SL	SWELL LOAD

MODIFIERS

DESCRIPTION	%
TRACE	<5
SOME	5 - 12
WITH	>12

MOISTURE CONTENT

DESCRIPTION	FIELD TEST
DRY	ABSENCE OF MOISTURE, DUSTY, DRY TO THE TOUCH
SLIGHTLY MOIST	CONTAINING A MINIMAL AMOUNT OF MOISTURE, NOT DRY OR DAMP
MOIST	DAMP BUT NO VISIBLE WATER
WET	VISIBLE FREE WATER, USUALLY SOIL BELOW WATER TABLE

STRATIFICATION

DESCRIPTION	THICKNESS
SEAM	1/16-1/2"
LAYER	1/2-12"

DESCRIPTION	THICKNESS
OCCASIONAL	ONE OR LESS PER FOOT OF THICKNESS
FREQUENT	MORE THAN ONE PER FOOT OF THICKNESS

GENERAL NOTES

1. Lines separating strata on the logs represent approximate boundaries only. Actual transitions may be gradual.
2. No warranty is provided as to the continuity of soil conditions between individual sample locations.
3. Logs represent general soil conditions observed at the point of exploration on the date indicated.
4. In general, Unified Soil Classification designations presented on the logs were evaluated by visual methods only. Therefore, actual designations (based on laboratory tests) may vary.

APPARENT / RELATIVE DENSITY - COARSE-GRAINED SOIL

APPARENT DENSITY	SPT (blows/ft)	MODIFIED CA. SAMPLER (blows/ft)	CALIFORNIA SAMPLER (blows/ft)	RELATIVE DENSITY (%)	FIELD TEST
VERY LOOSE	<4	<4	<5	0 - 15	EASILY PENETRATED WITH 1/2-INCH REINFORCING ROD PUSHED BY HAND
LOOSE	4 - 10	5 - 12	5 - 15	15 - 35	DIFFICULT TO PENETRATE WITH 1/2-INCH REINFORCING ROD PUSHED BY HAND
MEDIUM DENSE	10 - 30	12 - 35	15 - 40	35 - 65	EASILY PENETRATED A FOOT WITH 1/2-INCH REINFORCING ROD DRIVEN WITH 5-LB HAMMER
DENSE	30 - 50	35 - 60	40 - 70	65 - 85	DIFFICULT TO PENETRATE 12" WITH 1/2-INCH REINFORCING ROD DRIVEN WITH 5-LB HAMMER
VERY DENSE	>50	>60	>70	85 - 100	PENETRATED ONLY FEW INCHES WITH 1/2-INCH REINFORCING ROD DRIVEN WITH 5-LB HAMMER

CONSISTENCY - FINE-GRAINED SOIL		TORVANE	POCKET PENETROMETER	
CONSISTENCY	SPT (blows/ft)	UNTRAINED SHEAR STRENGTH (tsf)	UNCONFINED COMPRESSIVE STRENGTH (tsf)	FIELD TEST
VERY SOFT	<2	<0.125	<0.25	EASILY PENETRATED SEVERAL INCHES BY THUMB. EXUDES BETWEEN THUMB AND FINGERS WHEN SQUEEZED BY HAND.
SOFT	2 - 4	0.125 - 0.25	0.25 - 0.5	EASILY PENETRATED ONE INCH BY THUMB. MOLDED BY LIGHT FINGER PRESSURE.
MEDIUM STIFF	4 - 8	0.25 - 0.5	0.5 - 1.0	PENETRATED OVER 1/2 INCH BY THUMB WITH MODERATE EFFORT. MOLDED BY STRONG FINGER PRESSURE.
STIFF	8 - 15	0.5 - 1.0	1.0 - 2.0	INDENTED ABOUT 1/2 INCH BY THUMB BUT PENETRATED ONLY WITH GREAT EFFORT.
VERY STIFF	15 - 30	1.0 - 2.0	2.0 - 4.0	READILY INDENTED BY THUMBNAIL.
HARD	>30	>2.0	>4.0	INDENTED WITH DIFFICULTY BY THUMBNAIL.

IGES

Project No. 03638-001

Geotechnical Investigation
Flex Warehouse
748 East Quality Drive
American Fork, Utah

KEY TO SOIL SYMBOLS AND TERMINOLOGY

Figure A-11

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

ATTACHMENT D

WELL DRILLER REPORTS

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

FORM 111 2M 10-56

PHOTOSTATED
Copied [redacted] VT 6-16-58
Exam. & Recorded JS 5-15-57
Exam. for filing Mar 12-10-57
Final Copy checked
Indexed AB 3-13-58
Well No (D-5-1)25aba-1

PAGE (Leave Blank)

Report No. 19903
Filed July 6 1957
Rec. By mm
Ret'd

Report of Well and Tunnel Driller
STATE OF UTAH

(Separate report shall be filed for each well or tunnel)

GENERAL INFORMATION: 527-474

Report of well or tunnel driller is hereby made and filed with the State Engineer, in accordance with the laws of Utah. (This report shall be filed with the State Engineer within 30 days after the completion or abandonment of well or tunnel. Failure to file such reports constitutes a misdemeanor.)

1. Name and address of person, ~~company or corporation boring or~~ drilling well ~~or tunnel~~. (Strike words not needed)
Eldon Comer, Lehi, Utah TITLE CHANGE-SEE ABSTRACT

2. Name and address of owner of well ~~or tunnel~~ (Strike Words not needed) Frank S. Upright
American Fork, Utah

3. Source of supply is in American Fork, Utah County;
(Leave blank) drainage area; (Leave blank) artesian basin

4. The number of approved application to appropriate water is 29117

5. Location of well ~~or mouth of tunnel~~ is situated at a point South 570.4 feet and East 1123.20 feet from the N 1/4 Cor Sec 25, T5S, R1E, SLB&M.
(Describe by rectangular co-ordinates or by one course and distance with reference to U. S. Government Survey Corner — Copy description from well owner's approved application)

6. Date on which work on well ~~or tunnel~~ was begun (Strike words not needed) June 3, 1957

7. Date on which work on well ~~or tunnel~~ was completed ~~or abandoned~~ (Strike words not needed) June 8, 1957

8. Maximum quantity of water measured as flowing ~~pumped or~~ (Strike words not needed) on completion of well ~~or tunnel in sec. ft.~~; or in gals. per minute 75 Date JUne 8, 1957

DETAIL OF COLLECTING WORKS:

9. **WELL:** It is drilled, ~~dug~~, flowing ~~or pump~~ (Strike words not needed) well. Temperature of water F.

(a) Total depth of well is 149 ft. below ground surface.

(b) If flowing well, give water pressure (hydrostatic head) above ground surface ft.

(c) If pump well, give depth from ground surface to water surface before pumping ; during pumping

(d) Size and kind of casing 3 inch standard black pipe (If only partially cased, give details)

(e) Depth to water-bearing stratum 95 feet (If more than one stratum, give depth to each)

(f) If casing is perforated, give depth from ground surface to perforations 143 feet

(g) Log of well 1-3 Soil, 3-95 Clay with some Sand, 95-149 Gravel with occassional strata of Clay.

(h) Well was equipped with cap, valve, or (Strike words not needed) to control flow.

(Over)

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork Industrial Flex)

a4891 (55-1333)

Form 113—5M—12-60

Examined 12-4-67 V.K.C.
Recorded: B. C. 12-4-67 V.K.C. T. B. K.C.C.
Inspection Sheet 12-4-67 B.M.
Copied 12/8/67 J.W.B.

REPORT OF WELL DRILLER
STATE OF UTAH

Application No.
Claim No. a 4891 (55-1333)
Coordinate No. (D-5-1)25 aba 2

GENERAL STATEMENT: Report of well driller is hereby made and filed with the State Engineer, in accordance with the laws of Uta
(This report shall be filed with the State Engineer within 30 days after the completion or abandonment of the well. Failure to file suc
reports constitutes a misdemeanor.)

(1) WELL OWNER:
Name KEITH JACOBS
Address PLEASANT GROVE

(2) LOCATION OF WELL:
County UTAH Ground Water Basin (leave blank)
~~North~~ South 550 feet, East ~~West~~ 1000 feet from N¼ Corner of Section 25, T 5 S, R 1 E SLBM ~~W USM~~ (strike out words not needed)

(3) NATURE OF WORK (check):
New Well ☐ Replacement Well ☑ Deepening ☐ Repair ☐ Abandon ☐
If abandonment, describe material and procedure:

(4) NATURE OF USE (check):
Domestic ☐ Industrial ☐ Municipal ☐ Stockwater ☐
Irrigation ☑ Mining ☐ Other ☐ Test Well ☐

(5) TYPE OF CONSTRUCTION (check):
Rotary ☐ Dug ☐ Jetted ☐
Cable ☑ Driven ☐ Bored ☐

(6) CASING SCHEDULE:
Threaded ☐ Welded ☑
6 " Diam. from 0 feet to 376 feet Gage STD
" Diam. from feet to feet Gage
" Diam. from feet to feet Gage
New ☑ Reject ☐ Used ☐

(7) PERFORATIONS:
Perforated? Yes ☑ No ☐
Type of perforator used MILLS KNIFE
Size of perforations ¼ inches by 9 inches
20 perforations from 300 feet to 304 feet
175 perforations from 337 feet to 372 feet
perforations from feet to feet
perforations from feet to feet
perforations from feet to feet

(8) SCREENS:
Well screen installed? Yes ☐ No ☑
Manufacturer's Name
Type Model No.
Diam. Slot size Set from ft. to
Diam. Slot size Set from ft. to

(9) CONSTRUCTION:
Was well gravel packed? Yes ☐ No ☐ Size of gravel:
Gravel placed from feet to feet
Was a surface seal provided? Yes ☐ No ☐
To what depth? feet
Material used in seal:
Did any strata contain unusable water? Yes ☐ No ☐
Type of water: Depth of strata
Method of sealing strata off:
Was surface casing used? Yes ☐ No ☐
Was it cemented in place? Yes ☐ No ☐

(10) WATER LEVELS:
Static level feet below land surface Date
Artesian pressure feet above land surface Date

LOG RECEIVED: 8/1/68

(11) FLOWING WELL:
Controlled by (check) Valve ☑
Cap ☐ Plug ☐ No Control ☐
Does well leak around casing? Yes ☐ No ☑

(12) WELL TESTS:
Drawdown is the distance in feet the water level is lo
ered below static level.
Was a pump test made? Yes ☐ No ☐ If so, by whom?
Yield: gal./min. with feet drawdown after hou
" " " " "
" " " " "
Bailer test gal./min. with feet drawdown after hou
Artesian flow 400 g.p.m. Date SEPT 16 196
Temperature of water Was a chemical analysis made? No ☐ Yes

(13) WELL LOG:
Diameter of well 6 inch
Depth drilled 376 feet. Depth of completed well 376 fe

NOTE: Place an "X" in the space or combination of spaces needed to designate the materi
or combination of materials encountered in each depth interval. Under REMARKS make a
desirable notes as to occurrence of water and the color, size, nature, etc., of material e
countered in each depth interval. Use additional sheet if needed.

DEPTH From	DEPTH To	Clay	Silt	Sand	Gravel	Cobbles	Boulders	Hardpan	Conglomerate	Bedrock	Other	REMARKS
0	3											SOIL
3	14	X										BLUE
14	22			X	X							
22	31			X								BROWN
31	40			X	X							
40	76			X	X							GRAVEL STRATA
76	94	X										BLUE
94	213			X	X							
213	233	X		X								TAN
233	236			X	X							DIRTY
236	241	X		X	X							BROWN
241	267	X		X	X							BLUE
267	300	X										BLUE
300	304			X	X							
304	314	X		X								TAN
314	328	X		X	X							CLAY IN STREAKS
328	337	X		X								TAN
337	372			X	X							
372	376	X										TAN

Work started SEPT 2, 1967 Completed SEPT 16, 19

(14) PUMP:
Manufacturer's Name
Type: H. P.
Depth to pump or bowles feet

Well Driller's Statement:
This well was drilled under my supervision, and this report is true t
the best of my knowledge and belief.
Name ELDON COMER (Person, firm, or corporation) (Type or print)
Address LEHI UTAH
(Signed) Eldon Comer (Well Driller)
License No. 5 Date Nov 29, 196

USE OTHER SIDE FOR ADDITIONAL REMARKS

RECEIVED NOV 30 1967 STATE ENGINEER'S OFFICE

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork Industrial Flex)

a4891 (55-1555)

Form 168

WELL INSPECTION REPORT

Water Right Application No. a4891 (55-1555) Date 11/19/68

Owner's Name Keith Jacobs

Owner's Address Pleasant Grove, Utah

Well location (from application or claim) South 550 ft. and East 1000 ft. from Mt Cor. of Sec. 25, T 5 S., R 1 E., SLB&M. County Utah

New Well ____ Repair ____ Clean ____ Deepen ____ Replace X

Diameter of Casing 6" New X Used ____

If "used" casing, was it inspected before being used? Yes

Replacement Well

New well is located ____ feet east or west and ____ feet north or south from old well.

Has old well been plugged? Yes By whom? Frank Jensen

Date plugged 11/19/68 Method of plugging Mud Jack

(Water rights Div.) State Engineer Sealed off two wells #1-5" well casing #2-4" well casing

Flowing Well

Type of control: Valve (X) Cap ( ) Other ( )

If other than commercial valve or cap, describe the type of control ____

Is the control effective? Yes

If not, explain why: ____

Does water leak around casing when control is closed? No

If so, what is the rate of leakage? ____

Was the well in use at time of inspection? Yes

Does the well yield sand? No Are there signs of caving? No

Non-Flowing Well

Was the well equipped with pump at time of inspection? ____

Does well pump sand? ____ Are there signs of caving? ____

Comments: ____

Nature of Use

Domestic ____ Stock ____ Irrigation X Municipal ____ Mining ____ Other ____

If "other" describe use ____

Rate of Discharge

Estimated ____ Measured ____ Method of Measurement: ____

(State whether g.p.m. or c.f.s.)

Tag placed on well Yes Tag already on well ____ Tag needs to be prepared ____

Comments: None

Inspection made by Frank Jensen

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

Form 113—5M—12-60

Examined 2-28-61 ACT
Recorded: B. C. 2-28-61 ACT T. B. ACT
Inspection Sheet VG 3-14-61
Copied

REPORT OF WELL DRILLER
STATE OF UTAH
2.71-266

Application No. 29915
Claim No.
Coordinate No. (D-5-1)25 aab

GENERAL STATEMENT: Report of well driller is hereby made and filed with the State Engineer, in accordance with the laws of Utah. (This report shall be filed with the State Engineer within 30 days after the completion or abandonment of the well. Failure to file such reports constitutes a misdemeanor.)

(1) WELL OWNER:
Name FLOYD K VEST
Address AMERICAN FORK

(2) LOCATION OF WELL:
County UTAH Ground Water Basin (leave blank)
~~North~~ South 10 feet, ~~East~~ West 1313 feet from NE Corner
of Section 25, T 5 ~~N~~ S, R 1 E SLBM (strike out words not needed)

(3) NATURE OF WORK (check):
New Well ☑ Replacement Well ☐ Deepening ☐ Repair ☐ Abandon ☐
If abandonment, describe material and procedure:

(4) NATURE OF USE (check):
Domestic ☐ Industrial ☐ Municipal ☐ Stockwater ☐
Irrigation ☑ Mining ☐ Other ☐ Test Well ☐

(5) TYPE OF CONSTRUCTION (check):
Rotary ☐ Dug ☐ Jetted ☑
Cable ☐ Driven ☐ Bored ☐

(6) CASING SCHEDULE:
Threaded ☐ Welded ☐
4" Diam. from 0 feet to 315 feet Gage STD
" Diam. from feet to feet Gage
" Diam. from feet to feet Gage
New ☐ Reject ☐ Used ☐

(7) PERFORATIONS:
Perforated? Yes ☑ No ☐
Type of perforator used BURNT SLOT
Size of perforations 5/8 inches by 10 inches
16 perforations from 306 feet to 314 feet
perforations from feet to feet
perforations from feet to feet
perforations from feet to feet
perforations from feet to feet

(8) SCREENS:
Well screen installed? Yes ☐ No ☑
Manufacturer's Name
Type Model No.
Diam. Slot size Set from ft. to
Diam. Slot size Set from ft. to

(9) CONSTRUCTION:
Was well gravel packed? Yes ☐ No ☑ Size of gravel:
Gravel placed from feet to feet
Was a surface seal provided? Yes ☐ No ☐
To what depth? feet
Material used in seal:
Did any strata contain unusable water? Yes ☐ No ☐
Type of water: Depth of strata
Method of sealing strata off:
Was surface casing used? Yes ☐ No ☑
Was it cemented in place? Yes ☐ No ☑

(10) WATER LEVELS:
Static level feet below land surface Date
Artesian pressure feet above land surface Date

LOG RECEIVED:

(11) FLOWING WELL:
Controlled by (check) Valve ☑
Cap ☐ Plug ☐ No Control ☐
Does well leak around casing? Yes ☐ No ☑

(12) WELL TESTS:
Drawdown is the distance in feet the water level is lowered below static level.
Was a pump test made? Yes ☐ No ☑ If so, by whom?
Yield: gal./min. with feet drawdown after hours
" " " " " "
" " " " " "
Bailer test gal./min. with feet drawdown after hours
Artesian flow 200 g.p.m. Date JAN 28 1961
Temperature of water Was a chemical analysis made? No ☑ Yes ☐

(13) WELL LOG:
Diameter of well 4" inches
Depth drilled 315 feet. Depth of completed well 315 feet.

NOTE: Place an "X" in the space or combination of spaces needed to designate the material or combination of materials encountered in each depth interval. Under REMARKS make any desirable notes as to occurrence of water and the color, size, nature, etc., of material encountered in each depth interval. Use additional sheet if needed.

DEPTH From	DEPTH To	Clay	Silt	Sand	Gravel	Cobbles	Boulders	Hardpan	Conglomerate	Bedrock	Other	REMARKS
0	4											SOIL
4	28	X										TAN
28	55			X	X							
55	91	X		X								BLUE
91	140			X	X							
140	147	X										TAN
147	168			X	X							
168	177	X										TAN
177	217			X	X							
217	225	X										TAN
225	244			X	X							
244	245	X										TAN
245	257			X	X							
257	305	X										BLUE WATER.
305	315			X	X							

Work started JAN 14, 1961 Completed JAN 28, 1961

(14) PUMP:
Manufacturer's Name H. P.
Type:
Depth to pump or bowles feet

Well Driller's Statement:
This well was drilled under my supervision, and this report is true to the best of my knowledge and belief.

Name ELDON COMER (Person, firm, or corporation) (Type or print)
Address 214 So 1ST W. LEHI UTAH
(Signed) Eldon Comer (Well Driller)
License No. 5 Date 2/25, 1961

USE OTHER SIDE FOR ADDITIONAL REMARKS

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park-American Fork Industrial Flex)

Protestant [redacted] wt 6-17-58
Exam. & Recorded 6-20-58 ACT
Exam. for filing 6-20-58 ACT
Final Copy checked
Indexed 10-5-28-58
Well No. (D-5-1)25ada-3

PAGE (Leave Blank)

Report No. 13150
Filed Nov. 8, 1957
Rec. By mar
Ret'd

Report of Well and Tunnel Driller
STATE OF UTAH

(Separate report shall be filed for each well or tunnel)

GENERAL INFORMATION: D62-10

Report of well or tunnel driller is hereby made and filed with the State Engineer, in accordance with the laws of Utah. (This report shall be filed with the State Engineer within 30 days after the completion or abandonment of well or tunnel. Failure to file such reports constitutes a misdemeanor.)

1. Name and address of person, ~~company or corporation boring or~~ drilling well ~~or tunnel~~ (Strike words not needed)

Eldon Comer, Lehi, Utah

2. Name and address of owner of well ~~or tunnel~~ (Strike Words not needed) D. Moroni Shelley TITLE CHANGE-SEE ABSTRACT

Pleasant Grove, Utah

3. Source of supply is in American Fork, Utah County; (Leave blank) drainage area; (Leave blank) artesian basin

4. The number of approved application to appropriate water is 28503

5. Location of well ~~or mouth of tunnel~~ is situated at a point

N. 1318 ft. and West 417 ft. of the SE Cor. of NE¼ of Sec. 25, T5S, R1E, SLB&M.

(Describe by rectangular co-ordinates or by one course and distance with reference to U. S. Government Survey Corner — Copy description from well owner's approved application)

6. Date on which work on well ~~or tunnel~~ (Strike words not needed) was begun September 23, 1957

7. Date on which work on well ~~or tunnel~~ was completed ~~or abandoned~~ (Strike words not needed) October 14, 1957

8. Maximum quantity of water measured as flowing, pumped or (Strike words not needed) on completion of well ~~or tunnel~~ in sec. ft.; or in gals. per minute 250 Date Oct. 14, 1957

DETAIL OF COLLECTING WORKS:

9. WELL: It is ~~drilled, dug~~ (Strike words not needed), flowing ~~or pump~~ well. Temperature of water °F.

(a) Total depth of well is 168 ft. below ground surface.

(b) If flowing well, give water pressure (hydrostatic head) above ground surface ft.

(c) If pump well, give depth from ground surface to water surface before pumping ; during pumping

(d) Size and kind of casing 4 inch standard black pipe (If only partially cased, give details)

(e) Depth to water-bearing stratum 90 feet- 145 feet- 155 feet (If more than one stratum, give depth to each)

(f) If casing is perforated, give depth from ground surface to perforations 160 feet

(g) Log of well 1-63 Clay, 63-90 Clay and Sand, 90-107 Sand & Gravel, 107-145 Clay with some Sand, 145-150 Sand & Gravel, 150-155 Clay, 155-168 Gravel

(h) Well was equipped with ~~cap~~, valve, or (Strike words not needed) to control flow.

(Over)

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork Industrial Flex)

WELL ABANDONMENT REPORT
State of Utah
Division of Water Rights

WIN 13412

Well Identification

Water Right: 55-823 WIN: 13412

Owner *Note any changes*

American Fork City
ATTN: Public Works Director
275 East 200 North
American Fork, UT 84003

Contact Person/Engineer: _____

Well Location *Note any changes*

N 1318 W 417 from the E4 corner of section 25, Township 5S, Range 1E, SL B&M

Location Description: (address, proximity to buildings, landmarks, ground elevation,local well #)

Existing Well Details

Is a Well Driller's Report Available? ☐ Yes ☒ No

Well Depth 168' feet Well Diameter 4" inches

Nature of Use: ☒ Dom. ☐ Irr. ☐ Stock ☐ Industrial ☐ Commercial ☐ Municipal ☐ Monitor ☐ Other _____

Casing Type: ☒ Steel ☐ Stainless Steel ☐ PVC ☐ Fiberglass ☐ ABS ☐ SR ☐ Other _____

Openings: ☐ Screen ☐ Perforations ☐ Open Pipe Screen/Perforation Interval _____

Filter Pack? ☐ Yes ☐ No Depth of Surface Seal _____ feet

Static Water Level 4' feet Flowing Well? ☐ Yes ☒ No

Other Details (if known) _____

Abandonment Details

Date of Abandonment 2-24-21

Reason for Abandonment Developing Property

Method of Abandonment (Include a description of the seal placement and procedures, amount of casing/screen removed, pump/piping removal, termination of casing at the surface, problems encountered, and other pertinent information).

high Pressure grout until Full going to Cut OF Below Final grade

DEPTH (feet)		ABANDONMENT MATERIAL DETAILS		
FROM	TO	ABANDONMENT MATERIAL USED	**Quantity** of Material Used (e.g., cubic yards, lbs)	GROUT DENSITY (lbs./gal., # bag mix, gal./sack etc.)
+1	168'	Neat Cement grout	18 Bags	9216 bags/6gal

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MAR 04 2021
WATER RIGHTS
SALT LAKE
HP

Location of a new well (if present) is N/A ft north/south and N/A ft east/west from the abandoned well.

SCANNED LF

Well Driller Statement This well was abandoned under my supervision, according to applicable rules and regulations, and this report is complete and correct to the best of my knowledge and belief.

Name MILLER DRILLING INC (Person, Firm, or Corporation - Print or Type) License No. 292

Signature _____ (Licensed Well Driller) Date 3-2-21

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

Listed on well record
Listed by counties
Copied mh 8-10-50
Exam. & Recorded M.V. 6-13-50
Exam. for filing
Final Copy checked mh 8-8-50
Platted & No. Assigned
Indexed mh 7-27-50
Engr. tied well
Engr. set BM
Well No. (D-5-1)25aaa3

Lehi Press
Aug. 4
D-42-S50

PAGE (Leave Blank)

Report No. 7682
Filed June 12, 1950
Rec. By M.V.
Ret'd

Report of Well and Tunnel Driller
STATE OF UTAH

(Separate report shall be filed for each well or tunnel)

GENERAL INFORMATION:

Report of well or tunnel driller is hereby made and filed with the State Engineer, in compliance with Sec. 100-3-22, Utah Code Annotated, 1943. (This report shall be filed with the State Engineer within 30 days after the completion or abandonment of well or tunnel. Failure to file such report constitutes a misdemeanor.)

1. Name and address of person, ~~company or corporation boring or~~ drilling well ~~or tunnel.~~ (Strike words not needed)
Eldon Cosner Lehi Utah

2. Name and address of owner of well ~~or tunnel~~ (Strike Words not needed) William C. Chadwick
Rt #1 American Fork Utah

3. Source of supply is in American Fork Utah County;
(Leave blank) drainage area; (Leave blank) artesian basin

4. The number of approved application to appropriate water is 21521

5. Location of well ~~or mouth of tunnel~~ is situated at a point A-26824
S. 600.8' & W 496.9 ft from NE Cor Sec 25 T5S R1E SLM.
(Describe by rectangular co-ordinates or by one course and distance with reference to U. S. Government Survey Corner — Copy description from well owner's approved application)

6. Date on which work on well ~~or tunnel~~ was begun April 15 - 1950
(Strike words not needed)

7. Date on which work on well ~~or tunnel~~ was completed ~~or abandoned~~ May 1 - 1950
(Strike words not needed)

8. Maximum quantity of water measured as flowing, ~~pumped or~~ (Strike words not needed) on completion of well ~~or tunnel in sec. ft.~~; or in gals. per minute 100. Date May 1-50

DETAIL OF COLLECTING WORKS:

9. WELL: It is drilled, ~~dug,~~ flowing ~~or pump~~ well. Temperature of water °F.
(Strike words not needed)

(a) Total depth of well is 220' ft. below ground surface.

(b) If flowing well, give water pressure (hydrostatic head) above ground surface ft.

(c) If pump well, give depth from ground surface to water surface before pumping
; during pumping

(d) Size and kind of casing 4" Standard black pipe.
(If only partially cased, give details)

(e) Depth to water-bearing stratum 190'
(If more than one stratum, give depth to each)

(f) If casing is perforated, give depth from ground surface to perforations 212'

(g) Log of well 1-3 soil and gravel, 3-12 clay 12-22-30' gravel and clay, 30-40-50-60-70-80-90 94 clay, 94-104-114-124-134-143 stratified gravel, 143-153-163-173-183-190 clay and sand, 190-200-210-220 gravel and sand,

(h) Well was equipped with cap, valve, or to control flow.
(Strike words not needed)

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(Over)

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex (Utah Valley Business Park/American Fork Industrial Flex - Staff report

10. **TUNNEL:** It is timbered, tiled, piped, open, bulkheaded, covered or.....
(Strike words not needed)

(a) Dimensions.....; total length.....; temperature of water.....°F.

(b) Position of water bearing stratum or strata with reference to mouth of tunnel.....

.....

.....

(c) Log of tunnel.....

.....

.....

.....

11. **GENERAL REMARKS:** (Note any general or detailed information not covered above).

STATE OF UTAH,
COUNTY OF Salt Lake } ss.

I, Eldon Comer, being first duly sworn, do hereby certify that I am the driller of the aforesaid well or tunnel who furnished the foregoing statement of facts; that I have read said statement and each and all of the items therein contained are true to the best of my knowledge and belief.

Eldon Comer
Driller

Subscribed and sworn to before me this 12 day of June, 19 50.

(SEAL)

Laurence C. Monson
Notary Public

My Commission Expires:
July 18, 1952

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork Industrial Flex)

WELL ABANDONMENT REPORT
State of Utah
Division of Water Rights

WIN 13416

Well Identification

Water Right: 55-757 WIN: 13416

Owner *Note any changes*

Elbert Kay Vest
RFD #1 Box 38
American Fork UT 84003

Contact Person/Engineer: _____

Well Location *Note any changes*

S 601 W 497 from the NE corner of section 25, Township 5S, Range 1E, SL B&M

Location Description: (address, proximity to buildings, landmarks, ground elevation,local well #)

Existing Well Details

Is a Well Driller's Report Available? ☐ Yes ☒ No

Well Depth 160' feet Well Diameter 4" inches

Nature of Use: ☒ Dom. ☒ Irr. ☒ Stock ☐ Industrial ☐ Commercial ☐ Municipal ☐ Monitor ☐ Other _____

Casing Type: ☒ Steel ☐ Stainless Steel ☐ PVC ☐ Fiberglass ☐ ABS ☐ SR ☐ Other _____

Openings: ☐ Screen ☐ Perforations ☒ Open Pipe Screen/Perforation Interval _____

Filter Pack? ☐ Yes ☐ No Depth of Surface Seal _____ feet

Static Water Level 12' feet Flowing Well? ☐ Yes ☒ No

Other Details (if known) _____

Abandonment Details

Date of Abandonment 1-15-21

Reason for Abandonment IT'S in The way For new Development

Method of Abandonment (Include a description of the seal placement and procedures, amount of casing/screen removed, pump/piping removal, termination of casing at the surface, problems encountered, and other pertinent information).

High pressure grout until Full.

DEPTH (feet)		ABANDONMENT MATERIAL DETAILS		
FROM	TO	ABANDONMENT MATERIAL USED	**Quantity** of Material Used (e.g., cubic yards, lbs)	GROUT DENSITY (lbs./gal., # bag mix, gal./sack etc.)
0	160	neat Cement grout	12/92lb Bags	6gal/sack

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JAN 27 2021 LI
WATER RIGHTS
SALT LAKE

Location of a new well (if present) is N/A ft north/south and N/A ft east/west from the abandoned well.

Well Driller Statement This well was abandoned under my supervision, according to applicable rules and regulations, and this report is complete and correct to the best of my knowledge and belief.

Name MILLER DRILLING INC (Person, Firm, or Corporation - Print or Type) License No. 292

Signature _____ (Licensed Well Driller) Date 1-25-21

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

WIN 458017

Listed on well record
Listed by counties
Copied 4-15-36 (12-2-35) Hill
Exam. & returned
Exam. for filing 6-11-36 Hall 12-11-36 C.H.B.
Final Copy checked 2-15-37 V.B.F. T.C.
Platted & No. Assigned 2-11-37 E.E.D.
Indexed 2-11-37 E.E.D. M.G.
Engr. tied well
Engr. set BM
Well No.

PAGE (Leave Blank)

Underground Water Claim
STATE OF UTAH

(Separate Claim shall be filed for each well, tunnel or drain)

Claim No. 4522
Filed Feb 25, 1936
Rec. By Mail
Rec. $2.50 Fee Rec'd
55-2118

GENERAL INFORMATION:

Claim to underground water by right of use, prior to March 22, 1935, is hereby made and filed with the State Engineer, together with a filing fee of $2.50, and submitted in accordance with sections 100-5-12 and 100-2-14, Revised Statutes of Utah, 1933, as amended by Session Laws of 1935.

1. Name of claimant David F. Shelley. Silver Oak Limited Partnership
2. Post Office address of claimant American Fork, Utah.
3. Amount of water claimed and used each year for irrigation is 350.0 ~~sec. ft. or~~ g. p. m. (Strike words not needed)
   from April 1st (Month) (Day) to October 31st (Month) (Day) both incl.
   and 1.0 ~~sec. ft. or~~ g. p. m. (Strike words not needed) from January 1st (Month) (Day) to December 31st (Month) (Day) both incl.
   for ~~municipal~~, stockwatering, ~~domestic~~ or purposes (Strike words not needed) in Utah county.
   U.L. & J.K. (Leave Blank) Drainage Area; (Leave Blank) Artesian Basin
4. Water is supplied from ~~flowing~~ well, ~~pump well, tunnel, drain~~ (Strike words not needed) and is diverted at a point North 4017.0' and East 3755.3' from the Sec. corner common to Secs. 25, 26, 35 and 36, Township 5 South, Range 1 East, Salt Lake Base and Meridian.
   (Describe by course and distance or by rectangular co-ordinates with reference to a U. S. Gov't Survey Corner)

DETAILS OF COLLECTING WORKS:

5. **WELL:** It is a drilled, ~~dug~~ (Strike words not needed), flowing, ~~or pump~~ well. Temperature of water 54 °F
   (a) Elev. ground surface at well 4539.58' (Ft. above sea level); total depth 205 feet (Ft. below ground surface); size 5"
   (b) Hydrostatic head in feet at ground surface if flowing well Not Known (When first drilled); (At this date)
   (c) Depth from ground surface to upper and lower limits of each water bearing stratum 205 to 207. (If more than one stratum, give each)
   (d) Depth to water from ground surface if pump well —— (When first drilled); —— (At this date)
   (e) Well, if flowing, is controlled by ~~cap~~, valve ~~or by~~ (Strike words not needed)
   (f) If pump well, give depth from ground surface to water surface before pumping ——; during pumping ——; h. p. of engine or motor —— (Strike words not needed) pump is reciprocal, turbine, centrifugal, air lift, or ——; size: intake —— disch. ——.
   (g) Well is ~~curbed~~, cased, ~~lined~~, with steel, inside diameter 5" inches. (Strike words not needed) (If only partially cased, give details)
   (h) If casing is perforated, give depth from ground surface to upper and lower limits of each set of perforations No information.
   (i) Log of well is: No information.

6. **TUNNEL:** It is timbered, tiled, piped, open, bulkheaded, caved or (Strike words not needed)
   (a) Dimensions; total length. Temperature of water °F.
   (b) Position of water bearing stratum or strata with reference to mouth of tunnel
   (c) Log of tunnel

7. **DRAIN:** It is open, covered, tiled or (Strike words not needed)
   (a) Size; total length of drain above point of diversion
   Character of sub-soil

NOTE—g. p. m. refers to gallons per minute.

(Over)

TITLE CHANGE

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork Industrial Flex)

WIN 458017

HISTORY OF DEVELOPMENT:

8. Give date when development work was first begun August, 1931; when work was completed Sept. 1931; when water was first used Sept. 1931. (Give month and year)

9. Maximum quantity of water diverted in ~~sec. ft.~~ or g. p. m. 350. Date Sept., 1931. (Strike words not needed)

10. Minimum quantity of water diverted in ~~sec. ft.~~ or g. p. m. 130.5 Date Nov. 1935. (Strike words not needed)

11. Quantity of water diverted as of this date in ~~sec. ft.~~ ~~or~~ g. p. m. 130.5 (Strike words not needed)

USE OF WATER:

12. Water is used for irrigation on { ¼ NE ¼ Sec. 25; T5S; R1 E; SL M. / ¼ ¼ Sec. ; T ; R ; M.

13. Acres of land irrigated first year 18; acres irrigated each year thereafter with dates 18 each year thereafter until present; acres irrigated as of this date 18

14. If used for stock watering, give number and kind of stock watered 6 horses, 12 head of catt.

15. Water is used for ~~Domestic~~ Stockwatering Purposes on Lot Blk. Plat. Survey in NW ¼ NE ¼; Sec. 25 Tp. 5 S.; Rge 1 E.; SL M.

~~Number of persons supplied ; acres of gardens, laws, etc. irrigated~~ (Not included in paragraph 13)

16. ~~If for municipal use give name of city or town~~ ; (Population Served)

17. ~~If for mining purposes, name mining district ; name of mine ; kind of ore or mineral mined ; particular purpose for which water is used~~

18. Bench mark on well having elevation of 4541.04 feet above sea level is described as follows Highest point on bead of elbow.

19. **GENERAL REMARKS:** (Describe below in detail, the nature and extent of any use not listed, or give other explanatory information not heretofore covered. Use additional sheets if necessary).

Detail description of Bench Mark on Well:
Highest point on bead of elbow.
Sea level elevation of Bench Mark: 4541.04'
Well tie, BM and elevation taken by Frank S. Allen.

STATE OF UTAH,
COUNTY OF Utah } ss.

I, D. Moroni Shelley being first duly sworn, do hereby certify that I am the person, or the agent of David E. Shelley, who, ~~or which~~, claims a right to the use of underground water as set forth in the foregoing statement of facts; that I have read said statement and each and all of the items therein contained are true to the best of my knowledge and belief.

D Moroni Shelley
Signature of Claimant

Subscribed and sworn to before me this 24th day of February, A. D. 1936.

(SEAL)

My Commission Expires:
January 29, 1940.

J O Parker
Notary Public

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork Industrial Flex)

WELL RECORD SHEET

Claim No. 4522

Owner. David E. Shelley

Claim Application No. 4522 (D-5-1). Use Claimed Irrigation, Stockwatering

Well No. 25 abd-2. B.M. Elev. 4541.04. B.M. Description Highest point on head of elbow.

Note: **Elevations are mean sea level in feet; Hydrostatic water level from B.M. unless otherwise stated. *Plus indicates above B.M.; Minus indicates below B.M.

RECORD

Date & Time	Yield G.P.M.	*Hydrostatic water level	*Piezometric elev.	Tem. °F	Use	Remarks	Observer
8-25-37	100	+ 16.8	4557.84	52	Irrigation Stockwatering		W. H. Roberts
12-9-37					Valve leaking	Valve control	" "
6/23/38	109.2				I.	29.1 Ac.ft.	" "
8/12/38	109.2				W.	3.1 "	" "
9/8/38	109.2						" "
1/10/39						Controlled by valve Head on 5" Ell	Roberts " "
3/11/39		+18.0	4559.04		I #9.2 acft	5" outlet	Roberts
11-20-39	104.						"
6-14-39	111.						"
8-23-39	76.					Controlled by valve	J.M. Jr.
11/30/39							
8-5-40	78.	10.8	4537.84			Found flowing	I.M.Jr.
10-2-40	96.				I 32. acft use	Closed could not mea	" "
						no 5" plug. Valve control	
					Well water only supply for irrigation.		
4-4-40	93.6	16.4	4557.44			Found closed	I.M.Jr.
5-15-40	88.2	15.2	4556.24			" "	" "
9-6-40	91.8	14.8	4555.84			" "	" "
4-4-41	102.9	14.7	4555.74			" "	H.W.N.

-Over-

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

WELL ABANDONMENT REPORT
State of Utah
Division of Water Rights

WIN 438017

Well Identification

Water Right: 55-2118 WIN: 438017

Owner *Note any changes*

American Fork City
31 North Church Street
American Fork UT 84003

Contact Person/Engineer: _____

Well Location *Note any changes*

N 4017 E 3755 from the SW corner of section 25, Township 5S, Range 1E, SL B&M

Location Description: (address, proximity to buildings, landmarks, ground elevation,local well #)

Existing Well Details

Is a Well Driller's Report Available? ☐Yes ☐No

Well Depth 207 feet Well Diameter 5 inches

Nature of Use: ☐Dom. ☐Irr. ☒Stock ☐Industrial ☐Commercial ☐Municipal ☐Monitor ☐Other _____

Casing Type: ☐Steel ☐Stainless Steel ☐PVC ☐Fiberglass ☐ABS ☐SR ☐Other _____

Openings: ☐Screen ☐Perforations ☐Open Pipe Screen/Perforation Interval _____

Filter Pack? ☐Yes ☐No Depth of Surface Seal ? feet

Static Water Level Flowing feet Flowing Well? ☒Yes ☐No

Other Details (if known) _____

Abandonment Details

Date of Abandonment 10-1-14

Reason for Abandonment Client Request

Method of Abandonment (Include a description of the seal placement and procedures, amount of casing/screen removed, pump/piping removal, termination of casing at the surface, problems encountered, and other pertinent information).

No pump in well - Trimmed from 207' to surface with grout.
Cut casing off 3' from surface

DEPTH (feet)		ABANDONMENT MATERIAL DETAILS		
FROM	TO	ABANDONMENT MATERIAL USED	**Quantity** of Material Used (e.g., cubic yards, lbs)	GROUT DENSITY (lbs./gal., # bag mix, gal./sack etc.)
207	30	Pure Gold Grout	1,150 LBS	184 Gal wate
30	0	Portland II	80 LBS	6.5 Gal wate

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OCT 06 2014 JH
WATER RIGHTS
SALT LAKE

Location of a new well (if present) is _____ ft north/south and _____ ft east/west from the abandoned well.

Well Driller Statement This well was abandoned under my supervision, according to applicable rules and regulations, and this report is complete and correct to the best of my knowledge and belief.

Name EARTHCORE DRILLING INC (Person, Firm, or Corporation - Print or Type) License No. 575

Signature Daniel Thibault (Licensed Well Driller) Date 10-1-14

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

Copied DM 11-17-52
Exam. & Recorded M.V. 11-7-52
Exam. for filing M.V. 11-7-52
Final Copy checked
Indexed DM 11-17-52
Well No (D-5-1)24dcd-2

PAGE
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Report No. 9605
Filed Oct 15
Rec. By DM
Ret'd

Report of Well and Tunnel Driller
STATE OF UTAH

(Separate report shall be filed for each well or tunnel)

GENERAL INFORMATION:

Report of well or tunnel driller is hereby made and filed with the State Engineer, in compliance with Sec. 100-3-22, Utah Code Annotated, 1943. (This report shall be filed with the State Engineer within 30 days after the completion or abandonment of well or tunnel. Failure to file such report constitutes a misdemeanor.) 9-57 90 Apvd: June 4, 5.

1. Name and address of person, ~~company or corporation boring or~~ drilling well ~~or tunnel~~.
(Strike words not needed)
Eldon Comer, Lehi, Utah

2. Name and address of owner of well ~~or tunnel~~.
(Strike Words not needed)
~~845 So. State, Provo~~ J. B. Evans, Rt 2, Box 111, P
TITLE CHANGE FEE

3. Source of supply is in ~~American Fork~~ Utah Coun
(Leave blank) drainage area; (Leave blank) artesian b

4. The number of approved application to appropriate water is 23209

5. Location of well ~~or mouth of tunnel~~ is situated at a point N 45 ft. & W 1891.2 ft. from SE Cor. Sec. 24, T5S, R1E, SLB&M.
(Describe by rectangular co-ordinates or by one course and distance with reference to U. S. Government Survey Corner — Copy description from well owner's approved application)

6. Date on which work on well ~~or tunnel~~ was begun Sept 3-195-
(Strike words not needed)

7. Date on which work on well ~~or tunnel~~ was completed ~~or abandoned~~ Sept 13-1
(Strike words not needed)

8. Maximum quantity of water measured as flowing, ~~pumped~~ or on completio
(Strike words not needed)
well ~~or tunnel in sec. ft.~~; or in gals. per minute 200 Date Sep

DETAIL OF COLLECTING WORKS:

9. **WELL:** It is drilled, ~~dug~~, flowing ~~or pump~~ well. Temperature of water
(Strike words not needed)

(a) Total depth of well is 167 ft. below ground surface.

(b) If flowing well, give water pressure (hydrostatic head) above ground surface

(c) If pump well, give depth from ground surface to water surface before pumping
; during pumping

(d) Size and kind of casing 4" Standard black pip
(If only partially cased, give details)

(e) Depth to water-bearing stratum 95'
(If more than one stratum, give depth to each)

(f) If casing is perforated, give depth from ground surface to perforations 130

(g) Log of well 1-3 soil 3-13-23-33-43-53-73-83-93-95 clay with some ga 95-105-115-125-135-145-155-165- gravel with occasional ma State of Utah.

(h) Well was equipped with cap, valve, or to control fl
(Strike words not needed)

(Ov

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork Industrial Flex)

10. **TUNNEL:** It is timbered, tiled, piped, open, bulkheaded, covered or.....
(Strike words not needed)

(a) Dimensions.....; total length.....; temperature of water.....°F.

(b) Position of water bearing stratum or strata with reference to mouth of tunnel.....

.....

.....

(c) Log of tunnel.....

.....

.....

.....

11. **GENERAL REMARKS:** (Note any general or detailed information not covered above).

RECEIVED
OCT 16 1952
STATE ENGINEER
COUNTER

STATE OF UTAH,
COUNTY OF Salt Lake } ss.

I, Eldon Comer, being first duly sworn, do hereby certify that I am the driller of the aforesaid well or tunnel who furnished the foregoing statement of facts; that I have read said statement and each and all of the items therein contained are true to the best of my knowledge and belief.

Eldon Comer
Driller

Subscribed and sworn to before me this 15 day of October, 1952.

(SEAL)

Lila Monson
Notary Public

My Commission Expires:
July 18 1956

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork Industrial Flex)

Form 113—5M—12-60

Examined Nov. 15-1961 H.C.T.
Recorded: B. C. Nov 15-1961 H.C.T. T. B. H.C.T.
Inspection Sheet rg 11-20-61
Copied

REPORT OF WELL DRILLER
STATE OF UTAH

orig. cork

Application No.
Claim No. 744
Coordinate No. (10-5-1)25 aaa

GENERAL STATEMENT: Report of well driller is hereby made and filed with the State Engineer, in accordance with the laws of Utah (This report shall be filed with the State Engineer within 30 days after the completion or abandonment of the well. Failure to file such reports constitutes a misdemeanor.)

(1) WELL OWNER:
Name A CARROLL SAGER
Address AMERICAN FORK

(2) LOCATION OF WELL:
County UTAH Ground Water Basin (leave blank)
~~North~~ South 32°00' feet, ~~East~~ West 614 feet from NE Corner of Section 25, T. 5 ~~N~~ S, R. 1 E SLBM (strike out words not needed)

(3) NATURE OF WORK (check):
New Well ☐ Replacement Well ☑ Deepening ☐ Repair ☐ Abandon ☐
If abandonment, describe material and procedure:

(4) NATURE OF USE (check):
Domestic ☐ Industrial ☐ Municipal ☐ Stockwater ☐
Irrigation ☑ Mining ☐ Other ☐ Test Well ☐

(5) TYPE OF CONSTRUCTION (check):
Rotary ☐ Dug ☐ Jetted ☐
Cable ☑ Driven ☐ Bored ☐

(6) CASING SCHEDULE:
Threaded ☐ Welded ☑
8 " Diam. from 0 feet to 368 feet Gage STD
" Diam. from feet to feet Gage
" Diam. from feet to feet Gage
New ☑ Reject ☐ Used ☐

(7) PERFORATIONS:
Perforated? Yes ☑ No ☐
Type of perforator used MILLS KNIFE
Size of perforations 3/8 inches by 2 inches
600 perforations from 310 feet to 365 feet
perforations from feet to feet
perforations from feet to feet
perforations from feet to feet
perforations from feet to feet

(8) SCREENS:
Well screen installed? Yes ☐ No ☑
Manufacturer's Name
Type Model No.
Diam. Slot size Set from ft. to
Diam. Slot size Set from ft. to

(9) CONSTRUCTION:
Was well gravel packed? Yes ☐ No ☑ Size of gravel:
Gravel placed from feet to feet
Was a surface seal provided? Yes ☐ No ☐
To what depth? feet
Material used in seal:
Did any strata contain unusable water? Yes ☐ No ☐
Type of water: Depth of strata
Method of sealing strata off:

Was surface casing used? Yes ☐ No ☑
Was it cemented in place? Yes ☐ No ☐

(10) WATER LEVELS:
Static level feet below land surface Date
Artesian pressure feet above land surface Date

LOG RECEIVED:
RECEIVED NOV 13 1961 STATE ENGINEER'S OFFICE

(11) FLOWING WELL:
Controlled by (check) Valve ☑
Cap ☐ Plug ☐ No Control ☐
Does well leak around casing? Yes ☐ No ☑

(12) WELL TESTS:
Drawdown is the distance in feet the water level is lowered below static level.
Was a pump test made? Yes ☐ No ☑ If so, by whom?
Yield: gal./min. with feet drawdown after hours
" " " " "
" " " " "
Bailer test gal./min. with feet drawdown after hours
Artesian flow 400 g.p.m. Date OCT 16-61
Temperature of water Was a chemical analysis made? No ☐ Yes ☐

(13) WELL LOG:
Diameter of well 8" inches
Depth drilled feet. Depth of completed well 368 feet

NOTE: Place an "X" in the space or combination of spaces needed to designate the materials or combination of materials encountered in each depth interval. Under REMARKS make any desirable notes as to occurrence of water and the color, size, nature, etc., of material encountered in each depth interval. Use additional sheet if needed.

DEPTH From	DEPTH To	Clay	Silt	Sand	Gravel	Cobbles	Boulders	Hardpan	Conglomerate	Bedrock	Other	REMARKS
0	4											TOP SOIL
4	21	X										TAN
21	52			X	X							TAN
52	82	X										BLUE
82	133			X	X							
133	140	X										TAN
140	157				X							
157	169	X										TAN
169	213				X							
213	239	X										TAN
239	253			X	X							
253	310	X		X								BLUE
310	368			X	X							

Work started SEPT 14, 1961 Completed OCT 16, 1961

(14) PUMP:
Manufacturer's Name
Type: H. P.
Depth to pump or bowles feet

Well Driller's Statement:
This well was drilled under my supervision, and this report is true to the best of my knowledge and belief.
Name ELDON COMER (Person, firm, or corporation) (Type or print)
Address LEHI UTAH
(Signed) Eldon Comer (Well Driller)
License No. 5 Date NOV 11, 1961

USE OTHER SIDE FOR ADDITIONAL REMARKS

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork Industrial Flex)

3.8.c
WIN 459155

Listed on well record
Listed
Copied 8-19-36 LL
1-28-38 MP
9-15-38 WB
12-26-39 MP
2-19-37 EED
2-19-37 EED, MA
Assigned
Checked
Checked with BM
Well No.

PAGE (Leave Blank)

Underground Water Claim

STATE OF UTAH

(Separate claim shall be filed for each well, tunnel or drain)

Assigned to the State of Utah 2/3/38

Same as c#2962

Claim No. 8303
Filed MAR. 19, 1936
Rec. By COUNTER
Rec. $2.50 Fee R.W.

55-2505

GENERAL INFORMATION: Page 253 Book 24

Claim to underground water by right of use, prior to March 22, 1935, is hereby made and filed with the State Engineer, together with a filing fee of $2.50, and submitted in accordance with Sections 100-5-12 and 100-2-14, Revised Statutes of Utah, 1933, as amended by Session Laws of 1935.

1. Name and address of claimant State of Utah ~~UTAH EMERGENCY RELIEF~~ DMINISTR TION, Capi Bl
2. Name, ~~if any~~, of well, ~~tunnel, drain, etc.~~ from which water is claimed Proj. #174 Well #13 (Strike words not needed)
3. Amount of water claimed in ~~sec. ft.~~; ~~or~~ g. p. m. 80; ~~or ac. ft.~~ (Strike words not needed)
4. Water is used each year from April 1 (Month) (Day) to Oct. 31 (Month) (Day)
5. Source of supply is in Utah County; U. L. & I. R. (Leave Blank) Drainage Area; (Leave Blank) Artesian Basin
6. Water is supplied from flowing well, ~~pump well, tunnel, drain or~~ (Strike words not needed) and is diverted at a point ~~12 ch. N. & 36 ch. W. of S.E. cor. Sec. 24, T5S., R1E., S. L. B. & M.~~ N. ~~660~~ 660 ft. and E. ~~2948~~ 2949 ft. from sec. cor. cont. to Sec's 23-24-25-26- T.5S. R.1E. S.L.B.&M. (Describe by course and distance with reference to a U. S. Govt. Survey Corner)

DETAILS OF COLLECTING WORKS:

7. WELL: It is drilled, ~~dug~~, flowing, ~~or pump well~~. Temperature of water ° F. (Strike words not needed)
   (a) Elev. ground surface at well 4558.40 (Ft. above sea level); total depth 302 (Ft. below ground surface); size 4"
   (b) Pressure lbs. per sq. inch at ground surface if flowing well (When first drilled); (At this date)
   (c) Depth to water bearing stratum Omitted on log (If more than one stratum, give depth to each)
   (d) Depth to water from ground surface if pump well (When first drilled); (At this date)
   (e) Well, if flowing, is controlled by ~~cap~~, valve, ~~or by~~ (Strike words not needed)
   (f) If pump well, give depth from ground surface to water surface before pumping; during pumping; h. p. of engine or motor; (Strike words not needed) size and kind of pump
   (g) Size and kind of casing 265' of 4" threaded steel casing (If only partially cased, give details)
   (h) If casing is perforated, give depth from ground surface to perforations Not perforated
   (i) Log of well Sheet attached
8. TUNNEL: It is timbered, tiled, piped, open, bulkheaded, caved or (Strike words not needed)
   (a) Dimensions; total length. Temperature of water ° F.
   (b) Position of water bearing stratum or strata with reference to mouth of tunnel
   (c) Log of tunnel
9. DRAIN: It is open, covered, tiled or (Strike words not needed)
   (a) Size; total length of drain above point of diversion
   Character of sub-soil

NOTE—g. p. m. refers to gallons per minute.

(Over)

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork Industrial Flex)

WIN 459155

HISTORY OF DEVELOPMENT:

10. Give date when development work was first begun June 1, 1934; when work was completed June 14, 1934 when water was first used June 1934 (Give month and year)

11. Maximum quantity of water diverted in ~~sec. ft.~~ or g. p. m. 80 Date 1934 (Strike words not needed)

12. Minimum quantity of water diverted in sec. ft. ..... or g. p. m. ..... Date ..... (Strike words not needed)

13. Quantity of water diverted as of this date in ~~sec. ft.~~ or g. p. m. 80 (Strike words not needed)

USE OF WATER:

14. Water is used for irrigation, ~~stock watering, domestic, municipal, mining or~~ (Strike words not needed)

15. Place of use Russel Thompson property (If for irrigation, give legal subdivisions)

16. Acres of land irrigated first year ..... ; acres irrigated each year thereafter with dates

..... ; acres irrigated as of this date .....

17. If used during non-irrigation season, give amount in ~~sec. ft. or g. p. m.~~ (Strike words not needed)

and nature of use .....

18. If used for stock watering, give number and kind of stock watered .....

19. If used for domestic purposes, give place of use ..... ; number of persons supplied ..... ; acres of gardens, lawns, etc. irrigated .....

20. If for municipal use, give name of city or town ..... ; (Population Served)

21. If for mining purposes, name mining district ..... ; name of mine ..... ; kind of ore or mineral mined ..... ; particular purpose for which water is used .....

22. **GENERAL REMARKS:** (Describe below in detail, the nature and extent of any use not listed, or give other explanatory information not heretofore covered. Use additional sheets if necessary.)

Detail Description of Bench Mark on Well Uppermost point of bead on Ell

Sea level elevation of bench mark 4558.49

#13 of 27 wells drilled under Lower American Fork Artesian Project.

STATE OF UTAH,
COUNTY OF Salt Lake } ss.

I, H. C. Jessen being first duly sworn, do hereby certify that I am the ~~person, or the~~ Chief Engineer of Utah Emergency Relief Administration, ~~who, or~~ which, claims a right to the use of underground water as set forth in the foregoing statement of facts, that I have read said statement and each and all of the items therein contained are true to the best of my knowledge and belief.

H. C. Jessen
Signature of Claimant

Subscribed and sworn to before me this 18th day of March, A. D. 193 6

(SEAL)

My Commission Expires:
27th June, 1939

M. M. Best
Notary Public

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork Industrial Flex)

FORM NO. 35

STATE OF UTAH
OFFICE OF STATE ENGINEER
WELL RECORD SHEET

Claim ~~xx~~ 2962
~~Application~~ No. 8303
Assigned to the State of Utah

Owner Utah Emergency Relief Adminis tio

Use Claimed Irrigation

Well No. (D-5-1)24dcc-1 B.M. Elev. 4558.49 B.M. Description Uppermost point of bead on ell.

Note***Elevations are mean sea level in feet; Hydrostatic water level from B.M. unless otherwise stated. *Plus (+) indicates above BM.;Minus(-) indicates below B.M.

RECORD

Date & Time	Yield G.P.M.	*Hydro-static water level	*Piezo-metric elev.	TEM. °F	Use	Remarks	Observer
8/25/37	100	+24.6	4583.09	52	Irrigation Stockwatering		William H. Rober
6-15-38		+31.0	4589.49			Bead on 4" ell on vert. casing	L. Mangel
7-22-38	94.6				I 27.8 ac. ft	Waste 57.8 ac. ft	
8-12-38	103.2					controlled by woodenplug	" "
9-15-38	107.2						" "
							" "
1-10-39						controlled by valve	Roberts
3-11-39		+30.0	4588.49		I 69. ac ft	Bead on 4" ell controlled by valve	"
4-24-39	86.						"
6-13-39	92						"
9-14-39	87.5					controlled by valve	J. M. Jr.
12-19-39							
3-7-40	62.	26.6	4585.09			Found closed.	J M Jr
5-14-40	62.4	23.9	4582.39			" "	" "
8-12-40	76.					Found flowing well water supp by stream Valve control	" "
9-6-40	78.8	22.0	4580.49				" "
10-1-40	76.				I 40. ac ft Rec	Found flowing	" "
3-19-41	66.	25.2	4583.69		flow from 1¼" opening	Found closed.	" "

-Over-

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

WELL ABANDONMENT REPORT
State of Utah
Division of Water Rights

WIN 439155

Well Identification

Water Right: 55-2505 WIN: 439155

Owner *Note any changes*

State of Utah Board of Water Resources
1594 West North Temple, Ste 310
Salt Lake City UT 84114-6201

Contact Person/Engineer: Field stone homes / Andy Han

Well Location *Note any changes*

N 660 E 2849 from the SW corner of section 24, Township 5S, Range 1E, SL B&M

Location Description: (address, proximity to buildings, landmarks, ground elevation,local well #)

Existing Well Details

Is a Well Driller's Report Available? ☒ Yes ☐ No

Well Depth 302' feet Well Diameter 4" inches

Nature of Use: ☒ Dom. ☐ Irr. ☐ Stock ☐ Industrial ☐ Commercial ☐ Municipal ☐ Monitor ☐ Other

Casing Type: ☑ Steel ☐ Stainless Steel ☐ PVC ☐ Fiberglass ☐ ABS ☐ SR ☐ Other

Openings: ☐ Screen ☐ Perforations ☐ Open Pipe Screen/Perforation Interval

Filter Pack? ☐ Yes ☐ No Depth of Surface Seal feet

Static Water Level 20' feet Flowing Well? ☐ Yes ☒ No

Other Details (if known)

Abandonment Details

Date of Abandonment 11/25/15

Reason for Abandonment Development

Method of Abandonment (Include a description of the seal placement and procedures, amount of casing/screen removed, pump/piping removal, termination of casing at the surface, problems encountered, and other pertinent information).

1" tremie 200' pressure pumped well, full of neat cement

DEPTH (feet) FROM	TO	ABANDONMENT MATERIAL DETAILS: ABANDONMENT MATERIAL USED	Quantity of Material Used (e.g., cubic yards, lbs)	GROUT DENSITY (lbs./gal., # bag mix, gal./sack etc.)
0	200	neat cement	66 Bags	70 lbs 4 gals water

RECEIVED
JAN 04 2016 JH
WATER RIGHTS
SALT LAKE

Location of a new well (if present) is — ft north/south and — ft east/west from the abandoned well.

Well Driller Statement This well was abandoned under my supervision, according to applicable rules and regulations, and this report is complete and correct to the best of my knowledge and belief.

Name ZIMMERMAN, MIKE WELL SERVICE (Person, Firm, or Corporation - Print or Type) License No. 527

Signature (Licensed Well Driller) Date 12-27-15

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

3.8.c

sted on well record
sted by counties
opied P.C. 12-19-42
xam. & Recorded T.S.Y. 11-25-42
xam. for filing JAW 1-8-43
inal Copy checked M.V. 1-11-43
latted & No. Assigned
ndexed M.V. 1-11-43
Engr. tied well
Engr. set BM
Well No.

PAGE (Leave Blank)

Report No. 27 MUN 44032
Filed 11/24/42, 193
Rec. By Cannon Rec.
Rec. $1.00 Fee

Report of Well and Tunnel Driller
STATE OF UTAH

(Separate report shall be filed for each well or tunnel)

GENERAL INFORMATION:

Report of well or tunnel driller is hereby made and filed with the State Engineer, together with a filing fee of $1.00, submitted in accordance with Sections 100-3-22 and 100-2-14, Revised Statutes of Utah 1933, as amended by Session Laws of 1935. (This report shall be filed with the State Engineer within 30 days after the completion or abandonment of well or tunnel. Failure to file such report constitutes a misdemeanor.)

1. Name and address of person, ~~company or corporation~~ (Strike words not needed) boring or drilling well ~~or tunnel~~

Conrad Maag, Provo, Utah

2. Name and address of owner of well ~~or tunnel~~ (Strike words not needed) Elbert K. Vest, American Fork, Utah

3. Source of supply is in Utah County; (Leave blank) drainage area; (Leave blank) artesian basin

4. The number of approved application to appropriate water is 14716

5. Location of well ~~or mouth of tunnel~~ is situated at a point N. 508 ft. & E. 4720 ft. from Sec. Cor. common to Secs. 23, 24, 25 & 26, T. 5 S., R. 1 E. (SW Cor. sec. 24) S.L.B.&M.
(Describe by course and distance with reference to U. S. Government Survey Corner — copy description from well owners' approved application)

6. Date on which work on well ~~or tunnel~~ (Strike words not needed) was begun May 28, 1942

7. Date on which work on well ~~or tunnel~~ (Strike words not needed) was completed ~~or abandoned~~ September 30, 1942

8. Maximum quantity of water flowing, ~~pumped or dipped~~ (Strike words not needed) on completion of well ~~or tunnel~~ in sec. ft.; or in gals. per minute 110; Date September 30, 1942

DETAIL OF COLLECTING WORKS:

9. **WELL:** It is a ~~drilled, dug~~, flowing ~~or pump~~ (Strike words not needed) well. Temperature of water 57 °

(a) Total depth of well is 320 ft. below ground surface.

(b) Pressure in ~~lbs. per sq. inch~~ (hydrostatic head) at ground surface if flowing well 30 ft.

(c) If pump well, give depth from ground surface to water surface before pumping ; during pumping

(d) Size and kind of casing 3-in. to 220 ft. & 2-in. to 320 ft. (If only partially cased, give details)

(e) Depth to water bearing stratum 220 ft. (If more than one stratum, give depth to each)

(f) If casing is perforated, give depth from ground surface to perforations

(g) Log of well 0 to 10 soil, 10 to 40 blue clay, 40 to 60 blue sand, 60 to 80 blue clay, 80 to 100 pea gravel, 100 to 220 gravel and water, 220 to 275 gray clay, 275 to 300 clay, 300 to 320 gravel and water 320 is final depth of well

(h) Well was equipped with ~~cap~~, valve, ~~or~~ (Strike words not needed) to control

(Over) (See General Remarks)

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork Industrial Flex)

10. **TUNNEL:** It is timbered, tiled, piped, open, bulkheaded, covered or.....
(Strike words not needed)

(a) Dimensions.....; total length.....; temperature of water.....° F.

(b) Position of water bearing stratum or strata with reference to mouth of tunnel.....

.....

.....

(c) Log of tunnel .....

.....

.....

.....

11. **GENERAL REMARKS:** (Note any general or detail information not covered above)

The well was drilled to a depth of 220 ft. with 3-in. casing. At this depth a hard pan was encountered and was not able to go further with 3-in. casing. The well was then telescoped with 2-in. casing and reached the final depth of 320 ft. At a depth of 220 ft., I obtained a flow of 50 g.p.m. From a depth of 320 ft. I got a flow of 50 g.p.m. The flow coming from the 220 ft. depth has a 12 foot sta head and the flow from 320 has a static head of 30 ft.

STATE OF UTAH,
COUNTY OF Utah } ss.

I, Conrad Maag, being first duly sworn, do hereby certify that I am the driller of the aforesaid well or tunnel who furnished the foregoing statement of facts; that I have read said statement and each and all of the items therein contained are true to the best of my knowledge and belief.

Conrad Maag
Driller

Subscribed and sworn to before me this 22nd day of November, 1942.

George H. Soderborg
Notary Public

(SEAL)

My Commission Expires:
November 8, 1946

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork Industrial Flex)

WELL ABANDONMENT REPORT
State of Utah
Division of Water Rights

WIN ~~444032~~

Well Identification

Water Right: 55-180 WIN: 444032

Owner *Note any changes*

DLF Vest, LLC
7277 North 4850 West
American Fork, UT 84003

Contact Person/Engineer: Steve Young / Millenial Development

Well Location *Note any changes*

N 508 E 4720 from the SW corner of section 24, Township 5S, Range 1E, SL B&M

Location Description: (address, proximity to buildings, landmarks, ground elevation,local well #)

Existing Well Details

Is a Well Driller's Report Available? ☑ Yes ☐ No
Well Depth 320 feet Well Diameter 3" & 2" inches
Nature of Use: ☐ Dom. ☒ Irr. ☒ Stock ☐ Industrial ☐ Commercial ☐ Municipal ☐ Monitor ☐ Other
Casing Type: ☐ Steel ☐ Stainless Steel ☐ PVC ☐ Fiberglass ☐ ABS ☐ SR ☐ Other
Openings: ☐ Screen ☐ Perforations ☒ Open Pipe Screen/Perforation Interval
Filter Pack? ☐ Yes ☒ No Depth of Surface Seal feet
Static Water Level 10 feet Flowing Well? ☐ Yes ☑ No
Other Details (if known) Well was cased TO 220' with 3" 320' with 2"

Abandonment Details

Date of Abandonment 6 - 10 - 2020
Reason for Abandonment New development construction

Method of Abandonment (Include a description of the seal placement and procedures, amount of casing/screen removed, pump/piping removal, termination of casing at the surface, problems encountered, and other pertinent information).

Pressure grouted Thru 2" pull A plug ON 3" Tee Pumped until cement return OUT of 3" Replug and Repressured 2" until Refusal 350 psi

DEPTH (feet) FROM	DEPTH (feet) TO	ABANDONMENT MATERIAL DETAILS: ABANDONMENT MATERIAL USED	Quantity of Material Used (e.g., cubic yards, lbs)	GROUT DENSITY (lbs./gal., # bag mix, gal./sack etc.)
0	320	portland cement Neat	19 - 47lb Bags of portland Cement	1 - 10 Bag mix 1 - 9 Bag mix 3 gallons of water per Bag of Cement

RECEIVED
JUN 19 2020 TL
WATER RIGHTS SALT LAKE

Location of a new well (if present) is _____ ft north/south and _____ ft east/west from the abandoned well.

Well Driller Statement This well was abandoned under my supervision, according to applicable rules and regulations, and this report is complete and correct to the best of my knowledge and belief.

Name ZIMMERMAN, MIKE WELL SERVICE (Person, Firm, or Corporation - Print or Type) License No. 727

Signature John M. Z (Licensed Well Driller) Date 6 - 15 - 2020

SCANNED

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

ATTACHMENT E

LETTER FROM USACOE TO HADCO DATED AUGUST 21, 2021

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT
1325 J STREET
SACRAMENTO CA 95814-2922

August 18, 2021

Regulatory Division (SPK-2017-00549)

HADCO Construction Company
Attn: Mr. Tyson Williamson
1450 West 1850 North
Lehi, Utah 84043
tyson@thewillgroup.us

Dear Mr. Williamson:

We are responding to your request for an approved jurisdictional determination for the HADCO Quality Drive site. The approximately 4.3-acre project site is located at approximately 738 East 700 South, Latitude 40.3612°, Longitude -111.7784°, American Fork, Utah County, Utah (enclosure 1).

Based on available information, we concur with your aquatic resources delineation for the site as depicted on the enclosed "HADCO Construction, Waters of the U.S. Survey" drawing, dated May 31, 2021, prepared by Focus Engineering and Surveying, LLC (enclosure 2). Approximately 0.47-acre of pond are present within the survey area. This letter verifies that the location and boundaries of aquatic resources were delineated consistent with the wetland definition at 33 CFR §328.3(c)(16), the 1987 Corps of Engineers Wetlands Delineation Manual (Wetlands Research Program Technical Report Y-87-1) and the applicable regional supplements; the location and boundaries of non-tidal waters conform with the ordinary high water mark definition at 33 CFR §328.3(c)(7), Regulatory Guidance Letter 05-05, and any applicable regional guide.

Of these aquatic resources, we have determined that the feature labeled as "Pond" totaling 0.47-acres is not a water of the United States regulated under Section 404 of the Clean Water Act or under Section 10 of the Rivers and Harbors Act.

We are enclosing a copy of the "Approved Jurisdictional Determination Form" for your site (enclosure 3).

This approved jurisdictional determination is valid for five years from the date of this letter unless new information warrants revision of the determination before the expiration date. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 Code of Federal Regulations (CFR) Part 331. A "Notification of Appeal Process (NAP) and Request for Appeal (RFA) Form" is enclosed (enclosure 4).

If you request to appeal this determination, you must submit a completed RFA form to the South Pacific Division Office at the following address: Administrative Appeal Review Officer, Army Corps of Engineers, South Pacific Division, CESPD-PDO, 1455 Market Street, 2052B, San Francisco, California 94103-1399, Telephone: 415-503-6574, FAX: 415-503-6646.

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

In order for an RFA to be accepted by the Corps, we must determine that the form is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that the form was received by the Division Office within 60 days of the date of the NAP. It is not necessary to submit an RFA form to the Division Office unless you object to the determination in this letter.

We recommend that you provide a copy of this letter and notice to all other affected parties, including any individual who has an identifiable and substantial legal interest in the property.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

We appreciate feedback, especially about interaction with our staff and our processes.

Please refer to identification number SPK-2017-00549-UO in any correspondence concerning this project. If you have any questions, please contact Hollis Jencks at the Bountiful Regulatory Office, 533 West 2600 South, Suite 150, Bountiful, Utah 84010, by email at Hollis.G.Jencks@usace.army.mil, or telephone at (801) 295-8380 ext. 8318. For program information or to complete our Customer Survey, visit our website at www.spk.usace.army.mil/Missions/Regulatory.aspx.

Sincerely,

Nicole Fresard
Senior Project Manager
NV/UT Section

Enclosures

cc: Dennis Wenger, Frontier Corporation USA, dwenger@frontiercorp.net

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

I. ADMINISTRATIVE INFORMATION

Completion Date of Approved Jurisdictional Determination (AJD): August 18, 2021
ORM Number: SPK-2017-00549
Associated JDs: SPK-2017-00549 Preliminary JD issued for same water on July 12, 2020.
Review Area Location[1]:
State/Territory: UT City: American Fork County/Parish/Borough: Utah County
Center Coordinates of Review Area: Latitude 40.3612° Longitude -111.7784°

II. FINDINGS

A. Summary: Check all that apply. At least one box from the following list MUST be selected. Complete the corresponding sections/tables and summarize data sources.

- ☐ The review area is comprised entirely of dry land (i.e., there are no waters or water features, including wetlands, of any kind in the entire review area). Rationale: N/A or describe rationale.
- ☐ There are "navigable waters of the United States" within Rivers and Harbors Act jurisdiction within the review area (complete table in section II.B).
- ☐ There are "waters of the United States" within Clean Water Act jurisdiction within the review area (complete appropriate tables in section II.C).
- ☒ There are waters or water features excluded from Clean Water Act jurisdiction within the review area (complete table in section II.D).

B. Rivers and Harbors Act of 1899 Section 10 (§ 10)[2]

§ 10 Name	§ 10 Size	§ 10 Criteria	Rationale for § 10 Determination
N/A	N/A	N/A	N/A

C. Clean Water Act Section 404

Territorial Seas and Traditional Navigable Waters ((a)(1) waters)[3]

(a)(1) Name	(a)(1) Size	(a)(1) Criteria	Rationale for (a)(1) Determination
N/A	N/A	N/A	N/A

Tributaries ((a)(2) waters):

(a)(2) Name	(a)(2) Size	(a)(2) Criteria	Rationale for (a)(2) Determination
N/A	N/A	N/A	N/A

Lakes and ponds, and impoundments of jurisdictional waters ((a)(3) waters):

(a)(3) Name	(a)(3) Size	(a)(3) Criteria	Rationale for (a)(3) Determination
N/A	N/A	N/A	N/A

Adjacent wetlands ((a)(4) waters):

(a)(4) Name	(a)(4) Size	(a)(4) Criteria	Rationale for (a)(4) Determination
N/A	N/A	N/A	N/A

[1] Map(s)/Figure(s) are attached to the AJD provided to the requestor.
[2] If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.
[3] A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where independent upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD form.
[4] Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps Districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.
[5] Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

D. Excluded Waters or Features

Excluded waters ((b)(1) – (b)(12))[4]:

Exclusion Name	Exclusion Size	Exclusion[5]	Rationale for Exclusion Determination
201700549-Pond	0.47 acres	(b)(8) Artificial lake/pond constructed or excavated in upland or a non-jurisdictional water, so long as the artificial lake or pond is not an impoundment of a jurisdictional water that meets (c)(6)	The pond within the review area was constructed between 1958 and 1965. This pond is fed by an artesian well that was constructed prior to the pond. The pond was not constructed within a wetland or is an impounded tributary. The pond flows to the east and south from the site and terminates at East Utah Valley Drive. This was confirmed in a jurisdictional determination for North Valley Investment Group (SPK-2006-50195) for a 3.2-acre site located directly north of East Valley Drive. No culvert was identified under this road which would connect these waters with a downstream tributary. Therefore, this pond is a (b)(8) water that is excluded from Section 404 of the Clean Water Act.

III. SUPPORTING INFORMATION

A. Select/enter all resources that were used to aid in this determination and attach data/maps to this document and/or references/citations in the administrative record, as appropriate.

_X_ Information submitted by, or on behalf of, the applicant/consultant: HADCO Quality Drive Property, Wetland Delineation Technical Report, June 2017.
This information is sufficient for purposes of this AJD.
Rationale: N/A.

___ Data sheets prepared by the Corps:

_X_ Photographs: Aerial: GoogleEarth 7.3.3.7692. (1993 August 13, 1997 September 11, 2005 July 11, 2010 June 17, 2011 October 20, 2013 June 4, 2015 June 16, 2017 June 17, 2019 July 18, 2020 May 31). American Fork, Utah. 40.3612° latitude, -111.7784° longitude, eye alt 4543 ft. Retrieved November 3, 2020, from *http://www.earth.google.com;* Historic Aerials by NETRonline. Aerials. 1958, 1965, 1972, 1983, 1993, 1997, 2011, and 2016. Retrieved November 3, 2020 from *https://www.historicaerials.com/viewer.*

___ Corps Site visit(s) conducted on:

_X_ Previous Jurisdictional Determinations (AJDs or PJDs): SPK-2017-00549 Preliminary JD issued for same water on July 12, 2020.

___ Antecedent Precipitation Tool: N/A.

___ USDA NRCS Soil Survey: N/A.

___ USFWS NWI maps: N/A.

___ USGS topographic maps: N/A.

Other data sources used to aid in this determination:

Data Source (select)	Name and/or date and other relevant information

[1] Map(s)/Figure(s) are attached to the AJD provided to the requestor.
[2] If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.
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USGS Sources	N/A.
USDA Sources	N/A.
NOAA Sources	N/A.
USACE Sources	N/A.
State/Local/Tribal Sources	N/A.
Other Sources	N/A.

B. Typical year assessment(s): N/A.

C. Additional comments to support AJD: N/A.

[1] Map(s)/Figure(s) are attached to the AJD provided to the requestor.
[2] If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.
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[5] Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: HADCO Construction Company, Attn: Mr. Tyson Williamson	File No.: SPK-2017-00549	Date: August 18, 2021

Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
→	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at *http://www.usace.army.mil/cecw/pages/reg_materials.aspx* or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer (address on reverse). This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer (address on reverse). This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer (address on reverse). This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also, you may provide new information for further consideration by the Corps to reevaluate the JD.

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:	If you only have questions regarding the appeal process you may also contact:
Hollis Jencks Project Manager, Utah-Nevada Branch Regulatory Division U.S. Army Corps of Engineers Phone: (801) 295-8380 ext. 8318 Email: Hollis.G.Jencks@usace.army.mil	Thomas J. Cavanaugh Administrative Appeal Review Officer U.S. Army Corps of Engineers South Pacific Division 1455 Market Street, 2052B San Francisco, California 94103-1399 Phone: 415-503-6574, FAX: 415-503-6646 Email: Thomas.J.Cavanaugh@usace.army.mil

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation and will have the opportunity to participate in all site investigations.

	Date:	Telephone number:
_____ Signature of appellant or agent.		

SPD version revised December 17, 2010

Enclosure 4

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

EXHIBIT G

(Second IGES Report)

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

Intermountain GeoEnvironmental Services, Inc.
12429 South 300 East, Ste 100, Draper, Utah 84020
~ T: (801) 748-4044 ~ F: (801) 748-4045

March 1, 2022

JDH Development, LLC
1450 East 1850 North
Lehi, Utah 84004
Attn: Mr. John Hadfield

IGES Project No. 03023-003

Subject: Response to Review Comment – Pond and Spring Plan
Flex Warehouse
752 East Quality Drive
American Fork, Utah

Submittal: IGES, Inc., 2021, Recommendations for Filling in Existing Pond, 752 East Quality Drive, American Fork, Utah, Project No. 03023-003, dated October 25, 2021.

Mr. Hadfield,

As requested, IGES has prepared the following letter addressing review comments pertaining to the submittal prepared by IGES for the proposed Flex Warehouse to be constructed in American Fork, Utah, referenced above. The referenced submittal pertains to recommendations for filling in the existing pond on the Flex Warehouse property on Quality Drive in American Fork. The review comments were prepared by American Fork City, presented as blue-text mark-ups in a pdf, undated. For ease of review, the review comments are presented first, followed by our response.

Comment No. 1

Regarding the last paragraph of the letter (pp. 3-4): "*Typos. If the well is to be preserved, what if maintenance needs to be done on the well, or a deeper well dug. With it being placed within the structure wouldn't that inhibit the ability for maintenance?*"

Response to Comment No. 1

We understand that the well will be abandoned; hence, maintenance is not an issue for this project.

Comment No. 2

Regarding the attached Figure: "*With the pipes at the higher elevation in order to meet inverts to the outfall, will this be sufficient to actually get the water to the pipes? Will it infiltrate into the sides and into the structural fill distributing the flows instead of it being directed to the pipes?*"

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Response to Comment No. 2

We understand that the invert of the pipes are approximately two feet higher than previously established, which was necessitated by the recent development on the neighboring property to the east raising the grade of the outflow box. Ultimately, the increase in the elevation of the outflow will not impact the site once the spring is captured and the flow is directed into the outflow box (water currently flows at the current pipe elevation and is expected to continue to flow). Regarding the structural fill, the structural fill will be coarse, granular soils and will be well-drained; therefore, capillary effects drawing water up into the fill placed above the groundwater level (piezometric surface) will not impact the site. Fill placed into the pond will become saturated almost immediately, at which point there will be no impact to the surrounding soils and the main flow of water will follow the path of least resistance into the outflow box to the east.

Closure

We appreciate the opportunity to be of service on this project. Should you have any questions regarding this report or wish to discuss additional services, please contact us at your convenience (801) 748-4044.

Respectfully submitted,
IGES, Inc.



Kent A. Hartley, P.E.
Principal

Attachments: References (history of past IGES submittals)

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

References

IGES, Inc., 2021a, Geotechnical Investigation (Rev. 1), Flex Warehouse, 748 East Quality Drive, American Fork, Utah, Project No. 03638-001, dated August 16, 2021 (update of original report dated April 7, 2021).

IGES, Inc., 2021b, Addendum No. 1 – Seismic Criteria, Geotechnical Investigation, Flex Warehouse, American Fork, Utah, Project No. 03638-001, dated April 27, 2021.

IGES, Inc., 2021c, Response to Review Comments, Flex Warehouse, 748 East Quality Drive, American Fork, Utah, Project No. 03638-002, dated August 13, 2021 (primarily a liquefaction hazard assessment).

IGES, Inc., 2021d, Response to Additional Review Comments, Flex Warehouse, 748 East Quality Drive, American Fork, Utah, Project No. 03638-001, dated October 11, 2021 (update of original report dated April 7, 2021).

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

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EXHIBIT H
(SWMP)

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

EXHIBIT A

Utah County Parcel # 57:077:0001

Quality Drive Project (AF Industrial Flex) – Exhibit A Legal Description of Property

All of Lot 1, PLAT "M", UTAH VALLEY BUSINESS PARK, Including a Vacation of Lot 37 and a Portion of Lot 36,
Plat "J", Amended Utah Valley Business Park, according to the official plat thereof, recorded August 14, 2014 as
Entry No. 56927:2014 (Map Filing No. 14337) in the Utah County Recorder's office.

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EXHIBIT B

Long-Term Stormwater Management Plan

for:

756 E Quality Drive,
American Fork UT 84003

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

PURPOSE AND RESPONSIBILTY

As required by the Clean Water Act and resultant local regulations, including the City of American Fork Municipal Separate Storm Sewer Systems (MS4) Permit, those who develop land are required to build and maintain systems to minimize litter and contaminants in stormwater runoff that pollute waters of the State.

This Long-Term Stormwater Management Plan (LTSWMP) describes the systems, operations and the minimum standard operating procedures (SOPs) necessary to manage pollutants originating from or generated on this property. Any activities or site operations at this property that contaminate water entering the City's stormwater system and generate loose litter must be prohibited, unless SOPs are written to manage those activities or operations, and amended into this LTSWMP.

Utah Lake is impaired but do not have a TMDL. The LTSWMP is aimed at addressing these impairments in addition to all other pollutants that can be generated by this property.

CONTENTS

SECTION 1: SITE DESCRIPTION, USE AND IMPACT
SECTION 2: TRAINING
SECTION 3: RECORDKEEPING
SECTION 4 APPENDICES

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

SECTION 1: SITE DESCRIPTION, USE AND IMPACT

The site infrastructure at our site is limited at controlling and containing pollutants and our operations if managed improperly can contaminate the environment. This LTSWMP includes standard operations procedures (SOP)s that are intended to compensate for the pollution containment limitations of our site infrastructure and direct our maintenance operations to responsibly manage our grounds.

American Fork is an automatic truck dealership specializing in Trucks. Accordingly, the site is almost entirely asphalt or concrete. The trucks may occasionally leak oils that can find there way into the storm water system of the city. These leaks are cleaned up using a oil spill kit kept on site.

Parking, Sidewalk and flatwork

Any sediment, leaves, debris, spilt fluids or other waste that collects on our parking lots and sidewalks will be carried by runoff to our storm drain inlets. This waste material will settle in our storm drain system increasing maintenance cost and solid and dissolved waste in our runoff can pass through our system ultimately polluting Utah lake. Maintenance involves regular sweeping, the clean up of any oil spills via a Spill kit containing dry oil absorbing powder. It can also involve pavement washing to remove stains, slick spots and improve appearance when necessary. Use our Pavement Maintenance and the Pavement Washing SOPs to manage pollutants that collect on our pavements.

Landscaping

American Fork has minimal landscaping but efforts are made to keep any organic material from entering the storm drain system. Our landscape operations can result in some grass clippings, sticks, branches, dirt, mulch, fertilizers, pesticides and other pollutants to fall or be left on our paved areas. This waste material will settle in our storm drain system increasing maintenance cost and solid and dissolved waste in our runoff can pass through our storm drain system ultimately polluting Utah Lake . The primary pollutant impairing Utah Lake is organic material so it is vital that our paved areas with direct connection to the City storm drain systems remain clean of landscape debris.

Use our Landscape Maintenance SOP to prevent this potential pollution source from affecting Utah Lake.

Storm Drain System

The storm drain inlets direct all runoff to a detention pond and though a stormwater treatment manhole with oil water separator that is designed to capture floating material and heavier sediment particles, but does not trap suspended or dissolved pollutants. This device is susceptible to bypass and scour during large storm events and the dissolved pollutants will pass through and harm Utah Lake . Also our stormwater treatment system holds water that can breed mosquitoes. It is important to regularly maintain this system

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to protect Utah Lake and prevent mosquito breeding. Use our Storm Drain Maintenance SOP manage our storm drain system responsibly.

Waste Management

Our 6-yard dumpster and trash receptacles with lids are intended to prevent precipitation exposure minimizing liquids that can leak to pavements and from haul trucks. Lids will also prevent the light weight trash carried off by wind. Good waste management systems, if managed improperly, can become the source of the very pollution that they were intended to control. Use our Waste Management SOP to control and manage the solid waste we generate.

Utility System

Our roof top utility system is exposed to our roof drains which drain to our pavements. This heating and air conditioner unit contains oils and other chemicals that can harm Utah Lake if allowed to drain off our property. Liquids and other waste generated by maintenance of this system can be appropriately managed by our Spill Containment and Cleanup SOP.

Snow and Ice Removal Management

Salt is a necessary pollutant and is vital to ensuring a safe parking and pedestrian walkways. However, the snow removal operations if improperly managed will increase our salt impact to our own vegetation and local water resources. Use our Snow and Ice Removal SOP to minimize our salt impact.

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SECTION 2: TRAINING

Ensure that all employees and maintenance contractors know and understand the SOPs specifically written to manage and maintain the property. Maintenance contractors must use the stronger of their Company and the LTSWMP SOPs. File all training records in Appendix C.

SECTION 3: RECORDKEEPING

Maintain records of operation and maintenance activities in accordance with SOPs. Mail a copy of the record to AMERICAN FORK CITY Stormwater Division annually.

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

SECTION 4: APPENDICES

Appendix A- Site Drawings and Details
Appendix B- SOPs
Appendix C- Recordkeeping Documents

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APPENDIX A – SITE DRAWINGS AND DETAILS

Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

USWAC Long-Term Stormwater Management Plan for 756 E Quality Drive, American Fork UT 84003

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Attachment: 06.28.22 - Utah Valley Business Park-American Fork Industrial Flex - Staff report (Utah Valley Business Park/American Fork

APPENDIX B – SOPs

Pavement Maintenance Operations

General:
These SOPs are not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in these SOPs.

1. Purpose and Selection:

a) Reduce stormwater pollution by sweeping and removing pollutants that will be carried to City stormwater systems during stormwater runoff or by non stormwater runoff.
b) The sweeper is intended for removing material that collect on pavements by use and the natural degradation of pavements, ie. material that collect, drop from vehicles and the natural erosion and breaking up of pavements.

2. Regular Procedure:

a) Remain aware of debris and sweep minor debris is needed by hand.
b) Generally sweeping machinery should be used during autumn when leaf fall is heavy and early spring after winter thaw. Sometimes sweeping machinery will be necessary when accumulations are spread over a large area of the pavement.
c) Manage outside activities that leave waste or drain pollutants to our pavements. This involves outside functions including but not limited to: Yard sales, yard storage, fund raisers, etc. Do not allow car wash fund raiser or other activities that allow detergents or other pollutants to be wash into storm drain systems.

4. Disposal Procedure:

a) Service contractor dispose at licensed facilities
b) Dispose of hand collected material in dumpster

5. Training:

a) Annually and at hire

Landscape Maintenance Operations

General:
This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

Rule: Prevent any solids, liquids or any light weight material from being carried away from the construction or maintenance envelop by wind or water.

1. Application:

a) This SOP should provide sufficient direction for many of the general landscaping operations, e.g., fertilizer and pesticide applications, mowing, weeding, tree trimming, digging, sprinkler repairs, varying landscape cover management, etc.

2. Maintenance Procedure:

a) Grooming
- Lawn Mowing If Any– Immediately following operation sweep or blow clippings onto vegetated ground.
- Fertilizer Operation – Prevent overspray. Sweep or blow fertilizer onto vegetated ground immediately following operation.
- Pesticide Operations – Prevent overspray, use spot treatment, sweep or blow dry pesticide onto vegetated ground immediately following operation.

b) Remove or contain all erodible or loose material prior forecast wind and precipitation events, before any non-stormwater will pass through and over the project site and at end of work period. Light weight debris and landscape materials can require immediately attention when wind expected.

c) Landscape project materials and waste can usually be contained or controlled by operational best management practices.
- Operational; including but not limited to:
  - Strategic staging of materials eliminating exposure, such as not staging on pavement
  - Avoiding multiple day staging of landscaping backfill and spoil on pavements
  - Haul off spoil as generated or daily
  - Scheduling work when weather forecast are clear.

d) Cleanup:
- Use dry cleanup methods, e.g. square nose shovel and broom and it is usually sufficient when no more material can be swept onto the square nosed shovel.
- Power blowing tools

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3. Waste Disposal:

a) Dispose of waste according to General Waste Management SOP, unless superseded by specific SOPs for the operation.

4. Equipment:

a) Tools sufficient for proper containment of pollutants and cleanup.
b) Push broom and square blade shovel should be a minimum.

5. Training:

a) Annually and at hire
b) Landscape Service Contractors must have equal or better SOPs.

Waste Management Operations

General:
This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

1. Application:

a) This SOP is intended for all Staff, intended for the proper disposal of common everyday waste.

2. Waste Collection Devices (Exposed units):

a) The site contains 2 types of waste management containers.
   - 6yd dumpster with lid
   - Receptacles with lids

3. Waste Disposal Restrictions for all waste Scheduled for the Trans-Jordan Landfill:

a) Generally most waste generated at this property, and waste from spill and clean up operations can be disposed in our dumpsters under the conditions listed in this SOP. Unless other disposal requirements are specifically identified by the product SDS or otherwise specified in other SOPs.
b) Know the facility disposal requirements and restrictions. It should not be assumed that all waste disposed in collection devices will be disposed at the Utah County Landfill.
c) Review UTAH COUNTY Landfill regulations for additional restrictions and understand what waste is prohibited in the NAME OF LANDFILL. Ensure the SDS and UTAH COUNTY LANDFILL regulations are not contradictory.

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Generally the waste prohibited by the UTAH COUNTY LANDFILL is:

- Liquid:
  - paint
  - pesticides/fertilizers
  - oil (all types)
  - antifreeze
  - batteries
  - liquid chemicals
  - etc.

    (Generally, *all the above hazardous waste when involved in minor spill cleanup operations can be disposed in covered dumpsters and our waste bays, if the liquid is contained in absorbent material, e.g. sand, dirt, loose absorbent, pads, booms etc., and transformed or dried such that it will not drip. This is not intended for whole sale disposal of out dated or spent liquid hazardous waste. When disposal of out dated or spent liquid is needed or for questions of how to dispose of other waste, contact the NAME OF HEALTH DEPARTMENT Health Department (ABRIVIATION) for instructions and locations, PHONE NUMBER).*

4. Waste Disposal Required for UTAH COUNTY LANDFILL or other:

a) Generally for waste not accepted by the LANDFILL.

b) Follow SDS for disposal requirements. Review UTAH COUNTY LANDFILL regulations for additional restrictions and understand what waste is prohibited in the NAME OF LANDFILL. Ensure the SDS and UTAH COUNTY LANDFILL regulations are not contradictory

General rules are:

- Get approval prior to delivery.
- Transport waste in secure leak proof containers that are clearly labeled.

c) Lookup and follow disposal procedures for disposal of waste at other EPA approved sites, the UTAH COUNTY LANDFILL# is a good resource, 5. General Staff Maintenance Practices:

a) Prevent dumpsters and receptacles from becoming a pollution source by:

1. Closing lids
2. Reposition tipped receptacles upright.
3. Report full or leaking and unsecured dumpsters and receptacles to the company provider or repair it in house. Determine source liquids and prevent it.
4. Report any eminent pollutant hazard related to dumpsters and receptacles to the owner.

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6. Training:

a) Annually and at hire

Storm Drain Maintenance Operations

General:
These SOPs are not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in these SOPs.

1. Procedure:

a) Inspect for need:
   1. Schedule cleaning for boxes and pipe that contain 2" or more of sediment and debris.
   2. Remove debris by vacuum UTAH COUNTY LANDFILL operated machinery.
   3. When accumulations are mostly floating debris this material can be removed with a net.
   4. Inspect standing water for mosquito larvae and contact the NAME OF MOSQUITO ABATEMENT DISTRICT when necessary.

2. Disposal Procedure:

a) Dispose of waste collected by machinery at regulated facilities.
b) Floating materials and floating absorbent materials may be disposed in dumpster when dried out. Dry dirt and slurry may also be disposed in the dumpster.
c) Disposal of hazardous waste
   1. Dispose of hazardous waste at regulated disposal facilities, see Waste Management and Spill Control SOP
d) Disposal of waste collected from sanitary sewer device at regulated facilities.

3. Training:

a) Annually and at hire

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Pavement Washing Operations

General:
These SOPs are not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in these SOPs.

1. Procedure:

a) Prevent waste fluids and any detergents if used from entering storm drain system. The following methods are acceptable for this operation.
   - Dam the inlet using a boom material that seals itself to the pavement and pick up the wastewater with shop-vacuum or absorbent materials.
   - Collect wastewater with shop-vacuum simultaneous with the washing operation.
   - Collect wastewater with vacuum truck or trailer simultaneous with the washing operation.

b) This procedure must not used to clean the initial spills. First apply the Spill Containment and cleanup SOP.

2. Disposal Procedure:

a) Small volumes can usually be drained to the local sanitary sewer.
b) Large volumes must be disposed at regulated facilities.

2. Pavement Cleaning Frequency:

a) There is no regular pavement washing regimen. Pavement washing is determined by conditions that warrant it, including but not limited to: prevention of slick or other hazardous conditions or restore acceptable appearance of pavements.

3. Training:

a) Annually and at hire

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Snow and Ice Removal Management

General:
This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

1. Application:

a) Parking and sidewalk winter management operations.

2. De-Icing Procedure:

a) Do not store or allow salt or equivalent to be stored on outside paved surfaces.
b) Minimize salt use by varying salt amounts relative to hazard potential.
c) Sweep excessive piles left by the spreader.
d) Watch forecast and adjust salt amounts when warm ups are expected the same day.

3. Training:

a) Annually and at hire.
b) Require snow and ice service contractors to follow the stronger this SOP and their company SOPs.

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General Construction Maintenance

General:
This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

Rule: Prevent any solids, *liquids or any light weight material from being carried away from the construction or maintenance envelop by wind or water.

***liquids - including culinary water and irrigation water that are polluted with material that will damage the environment.**

1. Application:

a) This SOP should provide sufficient direction for many of the general operations, e.g., building maintenance, curb/sidewalk/flatwork, overlay/patching, landscape renovations, misc. maintenance/repairs, etc.

2. Construction Procedure:

a) Remove or contain all erodible or loose material prior forecast wind and precipitation events or before non-stormwater will pass through the project site. For light weight debris maintenance can require immediately attention for wind events and many times daily maintenance or as needed for precipitation or non-stormwater events.

b) Project materials and waste can be contained or controlled by operational or structural best management practices.

- Operational; including but not limited to:
  - Strategic staging of materials eliminating exposure, such as not staging on pavement
  - Avoiding multiple day staging of backfill and spoil
  - Haul off spoil as generated or daily
  - Schedule work during clear forecast
- Structural; including but not limited to:
  - Inlet protection, e.g. wattles, filter fabric, drop inlet bags, boards, planks
  - Gutter dams, e.g. wattles, sandbags, dirt dams
  - Boundary containment, e.g. wattles, silt fence
  - Dust control, e.g. water hose,
  - Waste control, e.g. construction solid or liquid waste containment, dumpster, receptacles

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c) Inspection often to insure the structural best management practices are in good operating condition and at least prior to the workday end. Promptly repair damaged best management practices achieving effective containment.
d) Cleanup:
   - Use dry cleanup methods, e.g. square nose shove and broom.
   - Wet methods are allowed if wastewater is prevented from entering the stormwater system, e.g. wet/dry vacuum, disposal to our landscaped areas.
e) Cleanup Standard:
   - When a broom and a square nosed shovel cannot pick any appreciable amount of material.

3. Waste Disposal:

a) Dispose of waste according to General Waste Management SOP, unless superseded by specific SOPs for the operation.
b) Never discharge waste material to storm drains

4. Equipment:

a) Tools sufficient for proper containment of pollutants and cleanup.
b) Push broom and square blade shovel should be a minimum.

5. Training:

b) Annually and at hire.

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Spill Control

General:

This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

1. Rational:

a) All properties are susceptible to spills whether it is a result of operations or by customers. Insufficient response, inadequate containment materials and improper spill cleanup methods will result in pollutants in our waterways. Once the pollutants reach our storm drain system, or even the detention pond, they are difficult and expensive to remove.

2. Containment Procedure:

a) Priority is to dam and contain flowing spills.
b) Use spill kits booms if available or use any material available; including but not limited to, nearby sand, dirt, landscaping materials, etc.
c) Hazardous or unknown waste material spills
    1. Critical Emergency constitutes large quantities of flowing uncontained liquid that will affect areas with people or reach storm drain systems. Generally burst or tipped tanks. Call HAZMAT, DWQ, NAME OF HEALTH DEPARTMENT, City.
    2. Minor Emergency constitutes a spill that has reached a storm drain but is no longer flowing. Call NAME OF HEALTH DEPARTMENT, City
    3. Spills that are contained on the surface and do not meet the criteria for Critical and minor emergencies may be managed by the responsible implementation of this SOP.
    4. Contact Numbers:
    HAZMAT - 911
    DWQ – 801-231-1769, 801-536-4123
    Utah County HEALTH DEPARTMENT – 801-851-7331
    City – 801-768-7120

3. Cleanup Procedure:

a) NEVER WASH SPILLS TO THE STORM DRAIN SYSTEMS.
b) Clean per SDS requirements but generally most spills can be cleaned up according to the following:
    - Absorb liquid spills with spill kit absorbent material, sand or dirt until liquid is sufficiently converted to solid material.

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- Remove immediately using dry cleanup methods, e.g. broom and shovel, or vacuum operations.
- Cleanup with water and detergents may also be necessary depending on the spilled material. However, the waste from this operation must be vacuumed or effectively picked up by dry methods. See Pavement Washing SOP.
- Repeat process when residue material remains.

4. DISPOSAL:

a) Follow SDS requirements but usually most spills can be disposed per the following b. & c.
b) Generally most spills absorbed into solid forms can be disposed to the dumpster and receptacles. Follow Waste Management SOP.
c) Generally Liquid waste from surface cleansing processes may be disposed to the sanitary sewer system after the following conditions have been met:
   - Dry cleanup methods have been used to remove the bulk of the spill and disposed per the Waste Management SOP.
   - The liquid waste amounts are small and diluted with water. This is intended for spill cleanup waste only and never for the disposal of unused or spent liquids.

5. Documentation:

a) Document all spills in Appendix C.

6. SDS sheets:

a) SDS Manual is filed in break room.

7. Materials:

a) Generally sand or dirt will work for most clean up operations and for containment. However, it is the responsibility of the owner to select the absorbent materials and cleanup methods that are required by the SDS Manuals for chemicals used by the company.

8. Training:

a) Annually and at hire.

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APPENDIX C – PLAN RECORDKEEPING DOCUMENTS

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MAINTENANCE/INSPECTION SCHEDULE

Frequency	Site Infrastructure.
As Needed	Clean up all oils spills from vehicles via a dry absorbent power and place in dumpster.
As Needed	Sweep up all other droppings from vehicles and place in dumpster.
As Needed	Clean up / Sweep up all organic materials from landscaping and place in dumpster and do not allow to flow down the storm drain.
Annually	Inspect storm drain system and remove any debris
Annually	Inspect and remove any debris from detention basin.

RECORD INSPECTIONS IN THE MAINTENANCE LOG

Inspection Means: Either; Traditional walk through, Awareness/Observation, and during regular maintenance operations while noting efficiencies/inefficiencies/concerns found, etc.

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MAINTENANCE LOG

Date	Maintenance Performed/Spill Events. Perform Maintenance per SOPs	Observation Notes, including but not limited to; Inspection results, Observations, System Performance (effectiveness/inefficiencies), SOP Usefulness, Concerns, Necessary Changes…	Initials

Annual Summary of LTSWMP effectiveness, inefficiencies, problems, necessary changes etc.

*You may create your own form that provides this same information or request a word copy of this document.

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Annual SOP Training Log per Section 2

SOP	Trainer	Employee Name / Maintenance Contractor Co	Date

*You may create your own form that provides this same information or request a word copy of this document.

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Jenny Peay	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**

The motion passed

7. Hearing, review, and action on a site plan for the Utah Valley Business Park/American Fork Industrial Flex development, located in the area of 752 East Quality Drive in the Planned Industrial (PI-1) zone.

Patrick O'Brien: This is a site plan application in our PI-1 zone. It's a 4.29-acre development, we are following the requirements of section 17.6.101. No issues on the planning side of things. There are existing structures on site with a demolition plan provided to remove them. Speaking with the applicant there weren't any major planning things, but I know there were quite a lot of engineering issues that they've worked through. This is probably more of a question for Ben.

John Woffinden: Are there any questions for planning at this time?

Ben Hunter: This site had a few complexities that you don't encounter on everything. Per our sensitive land ordinance there required to identify any existing water rights holders. They are also required to identify high ground water and high liquefaction. It has the pond on site and as part of that review process we are trying to confirm if there are any special hazards, what mitigation measures need to be put in place. A couple things to note there were two water rights holders one of them being the city. There's an old well here and the city received the water right as part of the development. The city has since turned it into municipal use. They are required to cap and abandon any existing wells in place that are not being used. The other water right user is the Vest property to the southeast and they have submitted application to the state water engineer that there is an onsite spring that feeds this pond. They've done some review for the location of the spring to confirm it is fed by the spring or from the other well. Part of the plans include mitigation items to redirect that water from the pond down the ditch. They would reroute the water into the ditch so that water right holder still has access to his water right. To be able to further investigate the pond and the reported spring that is there. That all part of these plans of work that they need to complete with that. They have hired a few people that have outlined how to do it and verified water rights use. Everything they provided to the city makes sure the water rights users aren't negatively impacted, and any other sensitive lands that may be encountered. Based on what has been provided it conforms to our sensitive lands requirements and confirms the existing spring location will be part of the work they do. If they identify the water source, they will implement the plan and if there are modifications that are necessary, to make sure they comply with current ordinance. That is noted on the plans.

Jenny Peay: I'm assuming the spring and the well are separate is that correct?

Ben Hunter: Correct.

Jenny Peay: If they were to fill in this pond and fill up that well do they divert that?

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Ben Hunter: That's part of the field investigations and any existing wells on site are not in use. They observe that there is no water being pumped out of the well. That's why you question is it from a spring or anything like that. As they propose to fill in the pond all of that would have to be verified based on what's not being used. Then there's the question if there is a spring feeding this pond. If so, they've proposed a mitigation measure to direct the spring water to the ditch where the pond currently goes. Then that water right holder still has access to her water.

Jenny Peay: Is there any type of contingency plan, that when the well is rerouted and the spring is detected, if that water dries up, to protect the water rights user.

Ben Hunter: It becomes something that isn't anything that the city controls. Whether its natural or due to development part of the plan is that they deliver any water coming from that source into the ditch. From the information given to us the water would still get it the ditch. There's the separate question of what if the spring dries up? The city cannot control that it would have to be between the parties to determine if it was due to development or the spring just dried up. That happens and its outside of the city's regulation. That would then be between to property owner and the water right user.

Christine Anderson: But the city's job is to determine that the spring is the source and to not block anything that is also contributing to their water?

Ben Hunter: Right so it's the developer's responsibility to confirm that information and provide that to the city. Then we can confirm if it is a spring that was identified, and they implement the mitigations to ensure the water still gets to the ditch. The downstream user has complied with the sensitive land ordinances, making sure they have not negatively impacted that user.

Jenny Peay: My concern is this other water user had had water rights in this since the 1950s. If this all of a sudden dries up its fairly obvious that the construction project contributed to that.

Ben Hunter: The water right holder has identified this spring in 2018 as the source of their water right. This is part of the documentation that the applicant provided. We've even had our water rights attorney confirmed the information. The first time the spring was identified as a water was in 2018. There isn't an existing water right based on the information the applicant provided to us.

Jenny Peay: Has the other water right user been contacted recently?

Bruce Frandsen entered and sat on the stand with the other commissioners.

Ben Hunter: That was one of the things we had the applicant do as well. When you have the applicant come up, they can talk a further about that.

Jenny Peay: Just so he's aware that it could be a possibility.

Ben Hunter: Correct.

John Woffinden: You did say the present water right user has been contacted.

Ben Hunter: Correct.

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John Woffinden: Who is that?

Ben Hunter: The Vests, I think its Larry that has the water right.

Rodney Martin: These mitigation measures, or water delivery measures, are only going to be implemented if they determine that, yes there is a spring here.

Ben Hunter: Correct they continue to provide the conveyance from the source of the water right to the water right user where they are using it on their property. Which the water right user does not own the property where the pond and the reported spring sit.

Rodney Martin: My concern is 2022 being an extreme drought year following up other drought years. Why don't they just put the measures in just in case?

Ben Hunter: That would be part of the field investigation to reroute the water from the pond, and to identify where it is. They have proposed to install an underground pipe where the source is, but they don't know where that source is. Once they can bypass the water and do further investigative work where the spring will be coming from that's how they identify where it is, to install the pipe in the right spot.

Rodney Martin: And there is water there now?

Ben Hunter: Correct, the pond currently has water.

Rodney Martin: It has to come from somewhere.

Ben Hunter: Yes.

John Woffinden: Part of the investigation is you don't know where the water is really coming from. It could be coming from the wells in the area along with the spring or it could be just the spring.

Ben Hunter: There are two wells onsite that haven't been used in a while. Unless there was some sort of break in the well pipe that the thing that will determine where the water is coming from. That's part of their proposed plan to try and identify it.

John Woffinden: Some of these well have been there for 50 plus years. In some cases, it could be completely rotted out and that could be contributing to the source of the water for downstream too.

Ben Hunter: Per our sensitive land ordinance it does also address high ground water. Based on their geotechnical report they have high ground water on site, and it has been identified.

John Woffinden: Once you're underground anything is possible. Any other questions or concerns?

Christine Anderson: Tonight, are we making a decision on whether or not to recommend construction or just to determine where the water is coming from?

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Ben Hunter: So, it would be approval of the site plan. Part of their construction plan includes this due diligence work. In order to complete their work, they need to do some more field investigation.

Christine Anderson: Is there a possibility that they could come across a reason that the building should not be built?

Ben Hunter: Until they do that field investigation and report back to the city their findings, we would not be able to determine that. If there are further problems, they need to do some modifications to the site in order to accommodate that. They would have to comply with all sensitive land ordinances and city standards as well.

Patrick O'Brien: Ben its worth nothing that there is quite a process after this that applicants need to go through in terms of engineering checklists. And information that needs to be provided to our building division before they can get a permit to build anything. Those are issues that are gone at that point so it wouldn't warrant coming back to amend site plans.

Ben Hunter: That is part of the engineering report that identified a notice of interest will be recorded on this property. That's per our sensitive land's ordinance for this specific site, there is multiple sensitive lands items on this site. A notice of interest will be recorded on the property that includes all of their geotechnical reports, their pond modifications, and the water rights research. So, anyone who purchases this property has that information.

John Woffinden: Any other questions?

David Bird: They cannot begin construction until this information has been provided and approved. So, if we vote in favor of this, we're not allowing them to start construction were just allowing them to continue in the process is that correct?

Ben Hunter: As with all site plans, this will go to City Council as well, once they completed their checklist items, they would be allowed to commence the construction. But some of that they can't complete until they've done the pond work. We would be authorizing them once they complete the checklist items to begin construction but one of the first things, they would be doing is the pond investigative work. If there is anything that needs to be modified with their building it would be identified before they're building the building. They could start some construction but not until they find out this information.

Patrick O'Brien: Horizontal and vertical construction are different. They're different processes.

Bruce Frandsen: Maybe the applicant will have a better feel for it. We've talked about the Vest's water right which comes out of one of those wells. Which is not flowing but they still have the water right. And they can drill a well somewhere else and move that water right into it. How many people have water rights downstream from the pond? I talked to one farmer today who gets water from that pond, and he's not been contacted by anyone.

Ben Hunter: Our sensitive lands requires that any water rights holders within a half mile of the site are identified. So, within that radius the city's water right and the Vest's water right were the ones that were identified.

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Bruce Frandsen: I think the state law says any user who has a water right on a source has to be contacted prior to the source being altered. I would guess there are half a dozen or more people who own water in that pond, they own so many acre feet, and are entitled to it every year. I only talked to one farmer today and he's not been contacted. He is outside of the half mile radius, but he still owns water in that pond. How do we as a city make sure that all those downstream water users are not negatively affected. The Vest one is not a big issue because his are in a well that can be moved. They won't be able to abandon that well without his approval because there are two water rights in that well. Maybe the applicant will have a better feel of how many people they are potentially affecting by covering that. I was down there today and walked the site. I did my quick calculations and there are probably 700,000 gallons in that pond right now. I don't know how much is going out, but I've done enough work down there on that end of town and you start digging down and start moving springs. You dig down, you open it up that spring pops up 40 feet away like two years later. We've got a neighbor that one popped in his back yard two years after he moved in, in the Ivory subdivision. He's wondering what he can do about it.

Ben Hunter: I could let the applicant talk about they're water rights specialists and attorneys that have been involved in some of the process. Earlier they presented that the Vest's actually identify the source of that water right as the singleton spring in 2018 when the Vest's did an application. The information we have was the source wasn't identified as the well anymore. I can let the applicant respond as it pertains to any other users downstream. We follow our sensitive lands which does require at least the 0.5-mile radius. Whether there is additional research that we need to do to comply on state side. I do know our ordinance requires they have completed.

Bruce Frandsen: I think the state has a more extreme requirement and we need to make sure we meet that.

John Woffinden: Is the applicant here? If you'd step forward and state your name for the record.

Tyson Williamson: We have been working on this with American Fork City for 14 or 15 months. A lot of the questions you brought up are some of our same concerns. We want to own a building that stands the test of time and is not threatened by any underground source of water. We don't want to damage the neighbors. I wanted to add to what Ben said some of the additional sources of water are feeding this man-made pond. The pond was made in 1961 and the wells were drilled, and the pond was created. The main tributaries to the pond are the property to the west, its storm drain feeds through, they have an easement that feeds through the pond. Also, the manufacturing facility to the southwest they also have a storm drain that feeds the pond. in our paperwork, and the construction plan we will move the storm drains into the outer PUE and feed them south and headed to the east. Those waters will feed the pipeline systems that the Vest's have so any water that comes through that the Vest's will receive. Ben mentioned was the singleton spring it did not exist on this site until the Vest's claimed it in 2020. In the documentation we have we records of when that was recorded. Our water engineer is in the opinion that there is no spring on the property. One thing that was asked is about the concept of the flow of water if there is a spring. In the general construction sense, we are worried about the ground water and maybe a spring. The ground water is very high so the actual building will be about 8 feet above the ground water level. We are also using a process recommended by the

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Geotech engineer. We will come in a put a marabi fabric down and a pea gravel to allow the water transfer through that and we will guide it down to the outlet. We've done this on other projects I've had a couple other projects, one in particular where we had a flowing river under the building. Marabi fabric, pea gravel, and more marabi fabric, it creates a structural load that the building can sit on, and any ground water captures in there and moves through the project. We've contrasted buildings of that nature and that was a recommendation of our engineer. We feel very confident that the plan that we have will provide a safe project. Which the building will be a long-standing structure and that any water that is currently landing will continue to flow through. The water currently leaves our property, goes down through the Vest's and then it is terminated at Utah Valley drive. We had the army core engineers come and review this project pertaining the wetlands and they found that the water does not continue south of Utah Valley drive. I'm not sure where the farm is located but that natural flow of water through the Vest's property is terminated down there. Those documents have been submitted. So, the army core engineer has actually eliminated this off their wetlands because it's not at tributary anymore. Down on Utah Valley drive the Woodbury's are developing there. They have a large section of wetlands and theirs was also eliminated by the army core engineer. I'm going to have Doug Farr come up, we hired him he's an attorney that focuses on water rights so he can answer any things that I missed.

Doug Farr: I'm a partner at the Buck Halter law firm. I wanted to address some background facts. The Vest's water right, originally the point of diversion was a well north of this property. In 2020 after they had sold that property where that well sits, they filed a change application with the state water engineer in 2020. That's what Tyson was referring to when the singleton pond was first referred to as the singleton spring. There's no other record of it being called a spring or being identified as a spring. The submitted that water change application to change the point of diversion, where you get it out of the ground. In 2020 when JD13, who owns the land now had already purchased the land they submitted that change application without any notice to JD13. To change the points of diversion to the pond or the spring. What that does, once it's approved by the state water engineer, is they can get the water out of that pond. There water right is now connected to that pond. But they can only get it out of that pond if they have a right to. Since its not on their property the pond is contained wholly and solely on the JD13 property. They need to have an easement, there is no express easement. Through affidavits submitted during our discussions from the Vest's it said they had permissive use of the pond water before the change application was submitted and before JD 13 acquired the property. What that means is there is no adverse easement that's been created for use over a period of time. Crossing someone else's land to access the pond to get water. Because the Vest's have been getting water from this pond from years, for decades. But it was permissive before JD 13 owned the property. Once JD 13 owned the property and discovered that the Vest's had been taking water there previously, they had not granted authority for the Vest's to get the water there. They have come up with a plan to help them get the water. This plan helps the Vest's, it gets them water that they can't access without legal authority to get to the land. There is no adverse ability to own a water right. Its state water so you can't adversely own a water right by use over decades of time. The only way they can get that water right is by doing the change application and also by getting an easement there. This

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would bypass that by directing the water to the Vest's property. We've done a very thorough investigation. We got Bill Laughlin involved from Laughlin water associates as an engineer. I'm open to other questions if there's other thing I haven't addressed.

John Woffinden: Any other questions?

Bruce Frandsen: So, you don't think there's a prescriptive easement in place where they used that17 or 18 years and they now have a legal right to it.

Doug Farr: A prescriptive easement would take 20 years and it has to be adverse use, meaning you don't have permission. And they said they had permission to use the water from the prior landowner. There's no way to get a prescriptive easement when you have permission.

Bruce Frandsen: The discharge doesn't go into the singleton slew into the lake?

Doug Farr: No, it is rerouted to the vest property, and it goes to Utah Valley drive.

Bruce Frandsen: Is there a pond at the other end where all the water is collecting at the other end?

John Woffinden: Where is the water going?

Doug Farr: That is part of the engineering so they will have to answer if you wanted the answer now.

Ben Hunter: Correct, so as it crosses Utah Valley drive its piped and then it comes back out at new Woodbury office building on the west side of 860 east. It continues down and I don't remember if it flows through the detention pond the city has down by the RV area and then goes down to I-15 or if that detention is just a backup. I do think it continues down, but it becomes piped at that point. There's a little bit that's still open along the Woodbury office building and then it continues south from there.

Bruce Frandsen: Then it goes under I-15 where it gets picked up and is running down.

Ben Hunter: The various developments across the formerly owned Vest's properties they were required to install storm drain piping so the water can continue to be conveyed down there. Some of the more recent developments have put it in a storm drain system and rerouted it slightly but it still all comes down into that general area we talked about.

Bruce Frandsen: I think it dumps into singleton slew. It goes all the way to the lake which a number of people have rights out of that slew. They have right to the water in that pond. I think we need to make sure that that water gets to all of those people. Let's not reduce the amount going out. I would say there has to a spring there because today there is no storm drains coming off of these two adjacent properties to the west but there's water going out the other side. There is a source there somewhere, there's obviously something. It could be just ground water. And there are a number of ponds out there that you dig a hole ten feet deep and the next morning you come out and you have 8 feet of water. But you don't have water running out, it doesn't leave. It will fill that up the ground water level and it stops, but it doesn't push water out of that pond.

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Doug Farr: That's the same thing that happened here that's why historically they would dam it up. They would build up the pressure so they could have it flow east to where they're building the apartments and into the Vest's property. There is no evidence of a spring it's a manmade pond it was dug in 1961. The ground water levels are high there which is why the building is being elevated to avoid the ground water. There also are these two wells that are on two sides of this pond that are old that could also be leaking water into that pond. That's why through the proposal those wells will be terminated. There is only one water right associated with the pond and that's the water right that Vest's changed in 2020. That just changed the point of diversion. Notedly there is no storage right associated with that water right to force JD 13 to store it in a pond. The proposal is to find the source of the spring capture that spring and divert the water east so it can then hit the Vest's irrigation system fulfill any water rights they have with that. The state water engineer has done an adjudication on this area, and no one filed a water right including the Vest's relating to the singleton pond because that happened in 2018. The Vests have done that for other water rights and for other areas, so they know the process. I think what happened was they've been using the water for a long time and didn't have a water right associated with it, so they switched one of their water rights to the pond. But they don't have a right to access it. So, this a solution that helps everyone. It gets the water that's solely on my client's property to the Vests. My client wants to put it somewhere too. So it benefits both, the water is gone so we can build the structure and the Vests and any other downstream users have the water.

John Woffinden: When do they expect to drain the pond and start checking if there is a spring in the bottom of it.

Doug Farr: Once we get approval that work will start soon. That's an important part of this project is investigating. And we've worked closely with the city to make sure we can.

John Woffinden: You're going to can close two wells on the property according to state law?

Doug Farr: That's right.

Bruce Frandsen: Adjudication has been completed on that? Have we got final letters?

Doug Farr: Not final letters for some reason there's been a delay there.

Bruce Frandsen: I know I'm waiting for about 30 myself.

Doug Farr: The claim deadline has passed.

Christine Anderson: Bruce are you concerned with other people you know that use that water or are we saying that we only need to worry about the ones that have a legal claim to that water? Maybe other people are using it. I'm just trying to understand how other people are affected.

Bruce Frandsen: Downstream users would need to have a water right that began at the pond. Every time you put a dam in it you have to file with the state that that's a new diversion point. That we're going to change it from going south to going west. Downstream they may put in a dam and file a claim at that point. As long as the water gets there its really not affected here. The more I hear about it the more reasonable it sounds. It has been adjudicated and that has taken

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since statehood to finally get American Fork and Lehi adjudicated in the last 12 months. That means a judge has actually stamped it saying we really own that. Up until then we've all just thought we owned it. I think if it's been adjudicated the Vests are the only ones with a valid diligence claim on that pond.

John Woffinden: I did this type of work for 30 years and you guys are very well prepared.

Tyson Williamson: We have a very wonderful contractor that will do it and he has done lots of these too. Bruce I'm glad you and Doug clarified my statement on Quality Drive. I'm glad to hear it passed through. The whole purpose of the site of for a flex industrial building. It will have some local companies within as well as warehousing and some light manufacturing. It will be a great addition to the city and that product particularly is in high demand in the city.

David Bird: Part of this is that you would put a water collection system underneath the building that will have your barrier and your pea gravel. Assuming that God is kind, and this drought ends and out water levels rise what's the capacity of that drainage system? I'm just thinking in terms of that area becoming saturated.

Tyson Williamson: Our footings will go down and we will put a drain line on the footings. So, any water that captures in the vertical walls and the footing will pull off the building. We will route it down to what we call "The Burrito." So, the marabi material will wrap it so it will connect in there and push into the storm drain system which feeds down into the Vest's and goes south towards the lake. As far as capacity that outlet diameter I think is 18 inches. But it will actually have its own retention so it will percolate through. So, we will capture on the south side of the site in the existing footprint of the pond and then flow out. So, it will take time to flow through, but we are getting it off the structure and diverting it out of the site.

David Bird: Do you anticipate that will be adequate even if water levels rise?

Tyson Williamson: Yeah, IGS reviewed it when the water was higher. As we started this whole process the neighbors the east hadn't installed their system, so the water levels were higher, so we were evaluating it at that point. Since they've installed their storm sewer system, which connects onto the site, its drained quite a bit. Which if you saw it today there is probably 10-12 inches in the pond right now.

Bruce Frandsen: But it could be 3 or 4 feet deep in the middle. It's probably 2-2.5 feet below ground level.

Tyson Williamson: I think we're coming up another 3 or 4 feet from the existing ground level. So, the water has come down a lot because it is based on the outlet. So, we will build it up and get the water off the sides.

David Bird: Is this building ground level or does it go underground? How deep is the foundation on that?

Tyson Williamson: The footing will go down below the frost line

David Bird: What about the basement? Does it have a basement?

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Tyson Williamson: No, it's slab on grade. So, if you were to drive out there today, we are going to bring the pad of the building up an additional two feet and the footing will go down sub the frost line. The finished floor will be about 8 feet from the pond level right now.

Public Hearing Opened

No public comments

Public Hearing Closed

David Bird motioned to recommend approval of the Hearing, review, and action on a site plan for the Utah Valley Business Park/American Fork Industrial Flex development, located in the area of 752 East Quality Drive in the Planned Industrial (PI-1) zone. Christine Anderson seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**Abstain**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**

The motion passed

8. **Hearing, review, and action on a proposed land use map amendment for the American Fork Townhomes Project from Design Commercial to Planned Community, located in the area of 400 S 860 E.**

9. **Hearing, review, and action on a proposed zone change for the American Fork Townhomes Project from the General Commercial (GC-2) zone, to the Planned Community (PC) zone, located in the area of 400 S 860 E.**

Patrick O'Brien: From the applicant's perspective they have submitted a zone change request to go from the GC-2 planned parcel to a planned community. The existing site has a non-conforming land use with the current code. The existing zoning is split on the site as well. There are two exhibits I included in my report that highlight that issue where the north part of the property is zoned in the GC-1. The southern two thirds are zoned as planned community. The applicant wants to bring it all to that planned community land use. The existing zoning is all of GC, the applicant is looking to that from GC to planned community. From a staff perspective there are no issues with that. We understand the area surrounding that is planned community so

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REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 28, 2022

Department Recorder **Director Approval** *Terilyn Lurker*

AGENDA ITEM Review and action on an ordinance adopting the amended Personnel Policies and Procedures Manual.

SUMMARY RECOMMENDATION
Staff recommends approval of the resolution approving the amended Personnel Policies and Procedures Manual.

BACKGROUND
Every year staff looks at the personnel policy and submits updates as needed to council for approval. This year most updates are to better clarify the existing policy. A summary of the changes is provided in this agenda.

BUDGET IMPACT
N/A

SUGGESTED MOTION
I move to adopt the ordinance approving the amended Personnel Policies and Procedures Manual.

SUPPORTING DOCUMENTS

06.28.22 - Personnel Policies and Procedures (DOCX)
06.28.22 - 2022 Personnel Policy changes (PDF)

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 2.43 OF THE AMERICAN FORK CITY CODE REGARDING THE AMERICAN FORK CITY POLICIES AND PROCEDURES MANUAL, AND PROVIDING AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, the American Fork City Council has the authority to make laws for the efficient governance and operation of the City;

WHEREAS, the American Fork City Council desires to adopt policies and procedure relating to the governance of the municipal employees.

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

1. Chapter 2.43 of the American City Code is hereby amended to incorporate the attached "City of American Fork Policies and Procedures Manual – June 2022". The terms of the Policies and Procedures Manual shall replace any and all contradictory terms previously adopted by the American Fork City Council.

SEVERABILITY. If any provision or clause of this chapter or its application thereof to any person or circumstances is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other sections, provisions, clauses, or applications which can be implemented without the invalid provision, clause, or application. To this end, the provisions of this chapter are declared to be severable.

EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and publication as prescribed by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF AMERICAN FORK CITY, STATE OF UTAH, ON THIS THE 28 DAY OF JUNE 2022.

AMERICAN FORK CITY

_____

Bradley J. Frost, Mayor

ATTEST:

_____

Stephanie Finau, Deputy Recorder

Attachment: 06.28.22 - Personnel Policies and Procedures (Personnel Policies update - 2022)

Ch 3: Employee Benefits
B. Vacation

2. The accrual of vacation hours begins on first day of employment. The amount of paid vacation time employees receive each year increases with the length of their employment as follows:

City Staff (Non-fire/EMS)

~~a. **Schedule A**: Vacation Accrual for full-time employees with a hire date prior to July 1, 2017.~~

~~(1) For employees with less than 7 full consecutive calendar years of employment with the City, vacation hours shall accrue at a rate of 3.69 hours per 2-week pay period, or 96 hours per year.~~

~~(2) For employees with 8 to 15 (inclusive) full consecutive calendar years of employment with the City, vacation hours shall accrue at a rate of 5.54 hours per 2-week pay period, or 144 hours per year.~~

~~(3) For employees with more than 15 full consecutive calendar years of employment with the City, vacation hours shall accrue at a rate of 7.38 hours per pay period, or 192 hours per year.~~

~~(4) Beginning July 1, 2022, all employees regardless of hire date shall accrue vacation hours according to Schedule B.~~

~~(5) At the completion of the first pay period of each calendar year, regular full-time employees may have an accrued vacation leave balance of up to 240 hours. At that time, no accrued vacation leave balance will exceed 240 hours for regular full-time employees. If the amount of unused, accrued or credited vacation time at that time (the completion of the first pay period of the calendar year) exceeds the cap of 240 hours, the excess balance will be forfeited.~~

~~b. **Schedule B:** Vacation Accrual for full-time employees with a hire date after July 1, 2017:~~

(1) For employees with up to 5 full consecutive calendar years of employment with the City, vacation hours shall accrue at a rate of 3.69 hours per 2-week pay period, or 96 hours per year.
(2) For employees with 6 to 10 (inclusive) full consecutive calendar years of employment with the City, vacation hours shall accrue at a rate of 4.62 hours

Attachment: 06.28.22 - 2022 Personnel Policy changes (Personnel Policies update - 2022)

per 2-week pay period, or 120 hours per year.

(3) For employees with 11 to 20 full consecutive calendar years of employment with the City, vacation hours shall accrue at a rate of 6.15 hours per pay period, or 160 hours per year.

(4) For employees with 21 or more full consecutive calendar years of employment with the City, vacation hours shall accrue at a rate of 6.92 hours per pay period, or 180 hours per year.

(5) At the completion of the first pay period of each calendar year, regular full-time employees may have an accrued vacation leave balance of up to 240 hours. At that time, no accrued vacation leave balance will exceed 240 hours for regular full-time employees. If the amount of unused, accrued or credited vacation time at that time (the completion of the first pay period of the calendar year) exceeds the cap of 240 hours, the excess balance will be forfeited.

Fire/EMS Personnel

Fire/EMS personnel that are considered regular full-time employees who are moved to 24-hour shifts for more than 24 consecutive months (2 years) will be deemed full-time Fire/EMS personnel working 24-hour shifts and will follow the leave schedules applicable to 24-hour shift Fire/EMS personnel.

~~a. **Schedule A:** Vacation Accrual for full-time Fire/EMS employees with a hire date prior to July 1, 2017.~~

~~(1) For Fire/EMS employees with less than 7 full consecutive calendar years of employment with the City, vacation hours shall accrue at a rate of 5.54 hours per 2-week pay period, which is the equivalent of 6, 24-hour days per year, or 144 hours per year.~~

~~(2) For Fire/EMS employees with 8 to 15 (inclusive) full consecutive calendar years of employment with the City, vacation hours shall accrue at a rate of 8.31 hours per 2-week pay period, which is the equivalent of 9, 24-hour days per year, or 216 hours per year.~~

~~(3) For Fire/EMS employees with more than 15 full consecutive calendar years of employment with the City, vacation hours shall accrue at a rate of 11.08 hours per 2-week pay period, which is the equivalent of 12, 24-hour days per year, or 288 hours per year.~~

~~(4) Beginning July 1, 2022, all Fire/EMS employees regardless of hire date shall accrue vacation hours according to Schedule B.~~

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~~(5) Fire/EMS personnel working 24 hour shifts may carry over to the next calendar year a maximum of 288 hours of vacation leave. At the completion of the first pay period of each calendar year, no accrued vacation leave balance will exceed 288 hours for regular Fire/EMS personnel working 24-hour shifts.~~

~~b. **Schedule B:** Vacation Accrual for full-time Fire/EMS employees with a hire date after July 1, 2017.~~

(1) For Fire/EMS employees with up to 5 full consecutive calendar years of employment with the City, vacation hours shall accrue at a rate of 5.54 hours per 2-week pay period, which is the equivalent of 6, 24-hour days per year, or 144 hours per year.

(2) For Fire/EMS employees with 6 to 10 (inclusive) full consecutive calendar years of employment with the City, vacation hours shall accrue at a rate of 6.46 hours per 2-week pay period, which is the equivalent of 7, 24-hour days per year, or 168 hours per year.

(3) For Fire/EMS employees with 11 to 15 full consecutive calendar years of employment with the City, vacation hours shall accrue at a rate of 7.38 hours per 2-week pay period, which is the equivalent of 8, 24-hour days per year, or 192 hours per year.

(4) For Fire/EMS employees with 16 full consecutive calendar years or more of employment with the City, vacation hours shall accrue at a rate of 8.77 hours per 2-week pay period, which is the equivalent of 9.5, 24-hour days per year, or 228 hours per year.

(5) Fire/EMS personnel working 24 hour shifts may carry over to the next calendar year a maximum of 288 hours of vacation leave. At the completion of the first pay period of each calendar year, no accrued vacation leave balance will exceed 288 hours for regular Fire/EMS personnel working 24-hour shifts.

Explanation

In 2017 we conducted a vacation leave study with other cities and found that our vacation accrual was much higher than most for employees with more years of experience. We also saw that we were lower than most for employees with less years of experience. So in 2017 we adopted a policy with an updated vacation accrual rates that would not take effect for existing employees until 2022. This gave every employee five years to move into a higher vacation accrual bracket, which would help offset the slightly lower accrual rate that were more in line with what other city's offered. This update just removes the old accrual rate schedule now that the 5 years have passed.

Attachment: 06.28.22 - 2022 Personnel Policy changes (Personnel Policies update - 2022)

Ch 3: Employee Benefits

D. SICK LEAVE TRANSFER

~~1.~~ An employee may contribute to the sick leave of another employee that qualifies for vacation, compensatory or sick leave accruals. This leave can be transferred at a one-to-one ratio, regardless of either party's individual pay rates. Employees can transfer any form of leave including sick, vacation, or compensatory time to an employee in need. Any leave transferred is converted to sick leave for the employee receiving the leave. ~~shall be received at the lower hourly scale of the affected employees (i.e. an employee who makes $10/hour may contribute to an employee who makes $20/hour at 2 hour donated vacation = 1 hour sick and/or an employee who makes $20/hour may contribute to an employee who makes $10/hour on a 1 hour donated = 1 hour sick).~~

Explanation

These edits remove the complicated calculation of leave when transferred between two employees at different pay rates and makes it a simple one-for-one. it also clarifies that a donating employee can transfer any type of leave, but a receiving employee can only receive leave as sick leave. Overall these changes open up an employee's ability to donate and make it easier to calculate.

Ch 3: Employee Benefits

E. Holiday Pay

3. The holidays designated by the City for this benefit are:

   a. New Year's Day (January 1)
   b. Martin Luther King Jr. Day (third Monday in January)
   c. President's Day (third Monday in February)
   d. Memorial Day (last Monday in May)
   e. Juneteenth (June 19)
   ~~e~~f. Independence Day (July 4)
   ~~f~~g. Pioneer Day (July 24)
   ~~g~~h. Labor Day (first Monday in September)
   ~~h~~i. Columbus Day (second Monday in October)
   ~~i~~j. Thanksgiving Day (fourth Thursday in November)
   ~~j~~k. Christmas Eve (December 24)
   ~~k~~l. Christmas Day (December 25)

Explanation

Adds Juneteenth as a holiday. Total holiday hours remains 120 hours (see personal leave changes).

Attachment: 06.28.22 - 2022 Personnel Policy changes (Personnel Policies update - 2022)

Ch 3: Employee Benefits
F. Personal Leave

1. Because holidays shall be used at a rate of 8 hours per holiday for qualifying employees who work a 5-8 schedule, they can only use 96 hours of the approved 120 hours of holiday pay for the year. As such employees who work a 5-8 schedule will get another 24 hours or personal leave on top of their holiday pay to equal the 120 hours approved annually for employees. ~~Employees working the 5-8 schedule shall receive four personal days at 8 hours per day. Employees working the 4-10 schedule shall receive one personal day at 10 hours per day, such that the combined personal leave and holiday leave equals for 120 hours for each.~~

~~5-8 Schedule: Holiday + Personal Pay~~						~~4-10 Schedule: Holiday + Personal Pay~~					
Type	Hours per day		Days of Leave		Total Hours	Type	Hours per day		Days of Leave		Total Hours
Holidays	8	x	11	=	88	Holidays	10	x	11	=	110
Personal	8	x	4	=	32	Personal	10	x	1	=	10
			Total	=	120				Total	=	120

2. Employees who qualify can only use personal leave days in full-day (8 hour) increments~~; 8 hours for 5-8 schedule and 10 hours for 4-10 schedule.~~ .

Explanation
Personal leave is used to balance the different schedules of 5-8 and 4-10 so that everyone has 120 hours. By adding Juneteenth and removing personal leave for employees on the 4-10 schedule, they can keep their 120 holiday hours. Employees on the 5-8 schedule can still have 24 hours of personal leave to keep their total holiday hours at 120 annually.

Ch 4: Compensation
C. Acting Positions Qualifications

5. Subject to the terms and conditions of this policy, an employee performing work and services within the scope and role of an acting position, as provided herein, shall enjoy the benefit of additional compensation for such work and service.

   a. When the employee has performed at least 30 consecutive days of service, the employee shall be compensated at ~~5~~3% higher than their current position in the salary range for the employee's position. The pay increase is calculated from the first day of assuming new the responsibilities.

Explanation
3% is the minimum increase for promotions, though it can go higher. We want to avoid a situation where an employee is filling an interim position with a 5% increase according to our policy but then is officially promoted in that position at only 3% increase where an employee is already highly paid in their current position.

Attachment: 06.28.22 - 2022 Personnel Policy changes (Personnel Policies update - 2022)

Ch 9: Disciplinary Action, Conflict Resolution, and the Appeals Process.
F. Appeals Procedures

1. If an employee is terminated, suspended for more than 2 days without pay, or involuntarily transferred to a position with less remuneration, the employee may file an appeal to the City Appeal Board following the procedures set forth herein. Employees who hold positions listed in Utah Code 10-3-1105(2), as amended, and those persons appointed pursuant to Utah Code 10-3-1105(3), as amended, have no appeal rights, including the following persons:

   a. Police Chief

   b. Deputy or Assistant Police Chief

   ~~b.~~c. Police Lieutenants

   ~~c.~~d. Fire Chief

   e. Deputy or Assistant Fire Chief
   ~~d.~~f. Fire Battalion Chief

   ~~e.~~g. Department Director

   ~~f.~~h. Assistant Department Director

   i. Superintendent
   j. Police Sergeant
   ~~g.~~k. Fire Captain

Explanation
This list was originally taken from state code. We are updating this list to include positions that exist in American Fork City that fall within the intent of this section.

Ch 4: Compensation
G. 2 Timekeeping & Paydays

2. Employees are paid biweekly. Generally, equivalent monthly/annual compensation is based on biweekly paydays. Employees will be paid no later than the Friday after the payday ends. While employees may get paid earlier than Friday, payroll is not guaranteed until Friday.

Explanation
We have been able to get payroll checks out earlier than Friday which is nice. But we still think it's important for employees to understand that Friday is the standard and at any point payday could go back to Fridays.

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Ch 6: Use of City Equipment
A. 8: Use of City Equipment and Vehicles

7. ~~7.~~ Employees may operate City vehicles only as authorized by their supervisor(s) and Department Director.
8. Non city employees may operate a city vehicle with written permission by the city administrator.

Explanation
We are allowing family members of Miss American Fork drive the city truck in parades where they are pulling the float. Their may be other circumstances that would require this as well. We'll consider those on a case by case basis.

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