

AGREEMENT REGARDING CONSTRUCTION OF LAKESHORE DRIVE

This *Agreement Regarding Construction of Lakeshore Drive* (“**Agreement**”) is made effective as of the date signed by all parties, as shown on the signature page (“**Effective Date**”), by and between Blue Peak Holdings, LLC, a Utah limited liability company (“**Developer**”), and American Fork City, a municipal corporation and political subdivision of the State of Utah (“**City**”).

RECITALS

A. Developer is under contract to purchase certain real property within the City’s municipal boundaries (as depicted on **Exhibit A** attached hereto, the “**Property**”). Developer anticipates developing a residential subdivision (“**Project**”) on the Property.

B. The Property is subject to that certain *Annexation Agreement* dated December 12, 2017, between the City and a prior owner of the Property (“**Annexation Agreement**”).

C. Among other things, the Annexation Agreement contemplates that the owner of the Property will dedicate a right of way for a major street within the City known as Lakeshore Drive or Lakeshore Boulevard (as depicted on **Exhibit B** attached hereto, “**Lakeshore Drive**” and the area on which Lakeshore Drive will be located being the “**Lakeshore Drive Parcel**”).

D. The current owner of the Lakeshore Drive Parcel has dedicated, or is expected to dedicate concurrently with the execution of this Agreement, the Lakeshore Drive Parcel to the City.

E. Lakeshore Drive is a beneficial, if not necessary, access for the Project.

F. Developer is willing to construct the right of way improvements for Lakeshore Drive (as defined below, the “**Improvements**”) and the parties are willing share the cost of the Improvements, all on the terms and conditions set forth herein.

AGREEMENT

THEREFORE, in consideration of the mutual promises set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do hereby agree as follows:

1. **Recitals Incorporated.** The foregoing recitals are hereby incorporated and made part of the parties’ agreement.

2. **Construction of Improvements.** The parties agree to the following provisions with respect to the construction of the Improvements:

2.1. **Acquisition Contingency.** Notwithstanding any contrary provision of this Agreement, Developer’s duties under this Agreement are contingent on Developer acquiring the Property. Developer may elect to pursue all or any portion of the duties hereunder prior to acquiring the Property but shall have no obligation to do so.



2.2. Scope of Improvements. As used in this Agreement, the term **“Improvements”** means and refers to the right of way infrastructure and related to be constructed within the Lakeshore Drive Parcel including the following, but only to the extent necessary to comply with the applicable City ordinances, codes, or regulations (collectively **“Codes”**): paving, curb and gutter, lighting, storm water channels, and sewer lines. The scope of the Improvements is further set out on Exhibit C attached hereto. The Improvements will be constructed pursuant to plans or engineered drawings (collectively, **“Plans”**) approved by the City for compliance with the City’s Codes, with such approval not to be unreasonably withheld, conditioned, or delayed.

2.3. Contractors. Developer shall engage, retain, supervise, and direct all contractors, subcontractors, suppliers, laborers, and other vendors necessary to construct the Improvements (collectively, the **“Contractor Parties”**). Developer will be responsible to pay all such Contractor Parties in a timely manner. Provided the City is not in default in its obligation to pay the City Contribution, described below, Developer will keep the Lakeshore Drive Parcel free from all construction and preconstruction liens arising from the construction of the Improvements. Developer shall cause the Contractor Parties to construct the Improvements in a manner consistent with applicable Codes. For all components of the Improvements, Developer will ensure that the applicable Contractor Parties hold all requisite licenses or certifications required by any local, state, or federal regulatory entity with appropriate jurisdiction to regulate or authorize the construction of the Improvements.

2.4. Timeframe for Construction and Force Majeure. Provided Developer has taken title to the Property, construction of the Improvements will begin no later than sixty (60) days after the later of (a) the Effective Date or (b) the City’s approval of the Plans. Thereafter, Developer will continue with commercially reasonable diligence to pursue completion of the Improvements. If Developer is unable to comply with any deadline or timeframe established by this Agreement because of stoppage, delays, or interference caused by unexpected forces or events outside Developer’s control (each, a **“Force Majeure Event”**), then such deadline or timeframe will be extended the amount of time reasonably required for Developer to comply with such deadline or timeframe provided Developer gives written notice of the occurrence of the Force Majeure Event to the City. Examples of Force Majeure Events include, without limitation, earthquakes, floods, fires, unusually severe weather, the failure of governmental entities to provide permits or approvals, strikes, disruption or delay of transportation systems, shortages of materials, delay of fabrication of materials, wars, civil unrest, and pandemics or other widespread health crises.

2.5. Construction Easement. If the Lakeshore Drive Parcel has not been designated as a public utility easement as of the Effective Date, the City hereby grants Developer a temporary construction easement over the Lakeshore Drive Parcel (**“Easement”**). Pursuant to the Easement, Developer and the Contractor Parties shall have the right to enter the Lakeshore Drive Parcel for all purposes related to the construction of the Improvements. The Easement

will automatically terminate when the Improvements are complete and the City's warranty period has expired.

2.6. No Obligation to Construct Trail. The parties acknowledge and agree that the Annexation Agreement contemplates that the owner of the Property will dedicate land for a pedestrian trail ("Trail") adjacent to Lakeshore Drive. The parties acknowledge and agree that the Lakeshore Drive Parcel includes the area for the Trail or that the current owner of the Property will dedicate land for the Trail concurrently herewith. The parties further agree that nothing in this Agreement shall be deemed to create an obligation for Developer to construct any portion of the Trail or any other infrastructure other than the Improvements, as described on Exhibit C attached hereto.

3. Cost Sharing. The parties agree to the following provisions with respect to the cost of the Improvements:

3.1. Cost of Improvements. The cost of the various components of the Improvements is detailed on Exhibit C attached hereto. The parties acknowledge and agree the cost to construct the Improvements ("Improvement Cost") is expected to be at least \$2.3 million, as set forth on Exhibit C hereto.

3.2. Agreement to Share Improvement Cost. The parties agree that the construction of the Improvements will be a material benefit to both Developer and the City and, consequently, the parties agree to share the Improvement Cost as provided herein.

3.3. City Contribution and Cost Overruns. The City has agreed to pay for the upsizing of Lakeshore Drive, which is estimated to be approximately seven hundred fifty thousand dollars (\$750,000.00) (such amount being the "City Contribution"). The parties further agree that Developer will be responsible for the remaining portions of Improvement Costs. Specifically, Developer will bear the risk of any cost increases or cost overruns.

3.4. Time for City Contribution. The City will deliver the City Contribution to Developer not later than forty-five (45) days after the later of: (a) the date the City accepts the Improvements under applicable Codes; or (b) the date Developer posts the warranty bond or other security required under applicable Codes.

3.5. Contribution of Third-Parties. Nothing in this Agreement will prevent Developer from seeking or accepting contribution for the cost of the Improvements from third-parties. Any such contribution which Developer is able to obtain will inure to the benefit of Developer and will not be an offset to the City's obligation to pay the City's Contribution as provided herein.

4. Temporary Emergency Access Easement. In connection with Developer's residential development of the Project, Developer agrees to designate Lot 294 in Plat D of the Project as a

temporary emergency access easement (“**Emergency Access**”) to be used for emergency ingress and egress purposes. Until the Emergency Access is terminated pursuant to the conditions identified below, Developer will refrain from constructing any structure or improvements on Lot 294 which would impede access across the same in emergency situations. Developer will improve the Emergency Access to standards for fire apparatus access roads pursuant to Appendix D of the International Fire Code (2018). To ensure that the Emergency Access is not used except in cases of emergency, Developer may install a “crash gate” or similar barrier across the Emergency Access. Lot 294 will cease to function as an Emergency Access and may be developed as a residential lot within the Project upon the construction of a secondary access point not involving the intersection of 980 South and 1000 West.

5. **Default and Waiver.** Any party claiming a default under this Agreement shall give the other party written notice identifying the alleged default with specificity, and the other party shall thereafter have ten (10) days to cure the same before the party claiming default will be entitled to any remedies for such alleged default. Notwithstanding the foregoing, if the alleged default cannot reasonably be cured within such ten (10) day period, a party will not be deemed in default if such party commences a cure within such ten (10) day period and pursues the cure to completion with reasonable diligence. No waiver of any provision of this Agreement will be deemed effective unless in writing. Any waiver of a breach of any provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach of the same or any other provision hereof. All waivers shall be in writing.

6. **Miscellaneous.**

6.1. **No Partnership.** Nothing in this Agreement shall create or imply a partnership or joint venture between the parties. Except as expressly provided herein, neither party will be agents of the other party or able to legally bind the other party.

6.2. **Assignment.** The City’s obligation to pay the City Contribution may not be assigned or delegated without Developer’s express written consent. Developer’s obligations may only be assigned to an individual or entity who acquires all or a portion of the Property, provided that any such assignee must agree in writing to assume the obligations of Developer hereunder.

6.3. **Severability and Reformation.** If any one or more of the provisions or parts of a provision contained in this Agreement shall, for any reason, be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision or part of a provision of this Agreement; and this Agreement shall, to the fullest extent lawful, be reformed and construed as if such invalid, illegal, or unenforceable provision, or part of a provision, had never been contained herein, and such provision or part be reformed so that it would be valid, legal, and enforceable to the maximum extent possible. Without limiting the foregoing, if any provision (or part of a provision) contained in this Agreement shall for any reason be held to be excessively broad as to duration, activity, or subject, it shall

be construed by limiting and reducing it, so as to be enforceable to the fullest extent compatible with the then-existing applicable law.

6.4. Headings. Headings and subheadings are for convenience only and shall not be deemed to be a part of this Agreement.

6.5. Amendments. This Agreement may not be amended or modified, in whole or in part, except by an instrument in writing signed by all parties hereto.

6.6. Counterparts. This Agreement may be executed in one or more counterparts which may be exchanged by traditional or electronic means, each of which shall constitute an original and all of which shall be deemed a single agreement.

6.7. Governing Law. This Agreement is governed by the laws of the State of Utah. Any action to interpret or enforce this Agreement shall be subject to the procedural laws applicable to the courts of the State of Utah.

6.8. Enforcement. In the event of any action to interpret or enforce this Agreement, the prevailing party shall be entitled to an award of the costs incurred therein (including recovering any judgment issued to a party), including reasonable attorney fees.

6.9. Notices. All notices, requests, demands, and other communications required or permitted under this Agreement shall be in writing and sent as follows:

If to the City: American Fork City
Public Works Director
51 E. Main St.
American Fork UT 84003

With a copy to: _____

If to Developer: Blue Peak Holdings, LLC
820 S. 850 E., Suite A4
Lehi, Utah 84043

With a copy to: York Howell & Guymon
Attn: Daniel C. Dansie
10610 S. Jordan Gateway, Suite 200


South Jordan, Utah 84095
Telephone: 801-527-1040
Email: dansie@yorkhowell.com

[End of Agreement. Remainder of Page Intentionally Blank. Signatures Follow.]

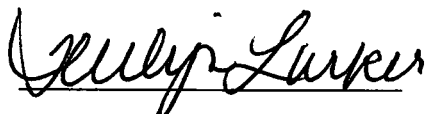
IN WITNESS WHEREOF, the parties hereto have executed this *Agreement Regarding Construction of Lakeshore Drive* as of the Effective Date.

BLUE PEAK

Blue Peak Holdings, LLC, a Utah limited liability company


By: 
Name: JACOB M. MORAN
Title: MANAGER
Date: 7/15/21

ATTEST



City Recorder

CITY

The City of American Fork, a political subdivision of the State of Utah

By: 
Name: Bradley J. Frost
Title: Mayor
Date: 7/20/21

APPROVED AS TO FORM


City Attorney

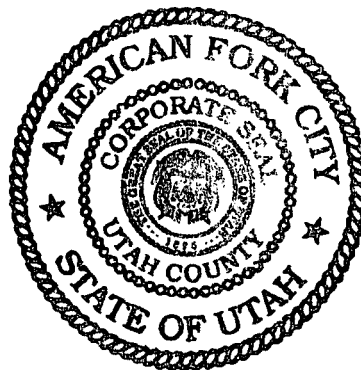


EXHIBIT A

(Description of the Property)

EXHIBIT A
(DESCRIPTION OF PROPERTY)

Plat A

BEGINNING AT A POINT LOCATED N89°52'20"E 2170.18 FEET AND S00°26'22"E 620.17 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°40'12" WEST 454.19 FEET; THENCE WEST 5.62 FEET; THENCE SOUTH 01°10'00" WEST 650.91 FEET; THENCE NORTH 88°34'45" EAST 11.27 FEET; THENCE SOUTH 01°33'05" WEST 1260.43 FEET; THENCE ALONG THE ARC OF A 662.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 364.42 FEET (CURVE HAVING A CENTRAL ANGLE OF 31°32'27" AND LONG CHORD BEARS N48°13'47"W 359.84 FEET); THENCE NORTH 57°32'26" EAST 20.00 FEET; THENCE ALONG THE ARC OF A 642.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 381.09 FEET (CURVE HAVING A CENTRAL ANGLE OF 34°00'38" AND LONG CHORD BEARS N15°27'15"W 375.52 FEET); THENCE NORTH 01°33'05" EAST 891.95 FEET; THENCE ALONG THE ARC OF A 792.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 322.29 FEET (CURVE HAVING A CENTRAL ANGLE OF 23°18'56" AND LONG CHORD BEARS N13°12'32"E 320.07 FEET); THENCE NORTH 24°52'00" EAST 20.8259 FEET; THENCE NORTH 65°08'00" WEST 1247.80 FEET; THENCE NORTH 01°01'26" EAST 481.06 FEET; THENCE SOUTH 65°08'00" EAST 128.08 FEET; THENCE ALONG THE ARC OF A 564.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 151.36 FEET (CURVE HAVING A CENTRAL ANGLE OF 15°22'34" AND LONG CHORD BEARS N15°43'12"E 150.90 FEET); THENCE SOUTH 89°37'30" EAST 80.63 FEET; THENCE ALONG THE ARC OF 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 18.90 FEET (CURVE HAVING A CENTRAL ANGLE OF 72°12'35" AND LONG CHORD BEARS S29°01'43"E 17.68 FEET); THENCE SOUTH 65°08'00" EAST 73.40 FEET; THENCE NORTH 25°49'32" EAST 111.15 FEET; THENCE SOUTH 84°19'13" EAST 111.29 FEET; THENCE ALONG THE ARC OF 243.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 28.63 FEET (CURVE HAVING A CENTRAL ANGLE OF 06°45'04" AND LONG CHORD BEARS N04°20'18"E 28.62 FEET); THENCE NORTH 00°57'46" EAST 191.44 FEET; THENCE SOUTH 89°59'55" WEST 102.20 FEET; THENCE NORTH 01°00'15" EAST 426.91 FEET; THENCE SOUTH 89°01'56" EAST 278.69 FEET; THENCE SOUTH 00°58'07" WEST 728.75 FEET; THENCE NORTH 89°49'39" EAST 47.33 FEET; THENCE SOUTH 00°27'39" WEST 179.69 FEET; THENCE SOUTH 24°52'00" WEST 64.00 FEET; THENCE NORTH 65°08'00" WEST 32.98 FEET; THENCE SOUTH 24°52'00" WEST 108.00 FEET; THENCE SOUTH 65°08'00" EAST 420.00 FEET; THENCE NORTH 24°52'00" EAST 164.01 FEET; THENCE SOUTH 65°08'00" EAST 411.52 FEET TO THE POINT OF BEGINNING. AREA = 1,651,214 SF OR 37.91 ACRES BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 27)

Plat B

BEGINNING AT A POINT LOCATED S89°52'20"W 2552.50 FEET AND SOUTH 1813.11 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 01°33'05" WEST 558.65 FEET; THENCE ALONG THE ARC OF A 642.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 381.09 FEET (CURVE HAVING A CENTRAL ANGLE OF 34°00'38" AND LONG CHORD BEARS S15°27'15"E 275.52 FEET); THENCE SOUTH 57°32'26" WEST 20.00 FEET; THENCE ALONG THE ARC OF A 662.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 61.16 FEET (CURVE HAVING A CENTRAL ANGLE OF 05°17'37" AND LONG CHORD BEARS

S35°06'23"E 61.14 FEET); THENCE ALONG THE ARC OF A NON-TANGENT 10.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 14.78 FEET (CURVE HAVING A CENTRAL ANGLE OF 84°42'23" AND LONG CHORD BEARS N80°06'23"W 13.47 FEET); THENCE SOUTH 57°32'26" WEST 31.45 FEET; THENCE ALONG THE ARC OF A 527.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 292.95 FEET (CURVE HAVING A CENTRAL ANGLE OF 31°50'58" AND LONG CHORD BEARS S73°27'55"W 289.19 FEET); THENCE SOUTH 89°23'24" WEST 550.03 FEET; THENCE ALONG THE ARC OF 750.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 407.03 FEET (CURVE HAVING A CENTRAL ANGLE OF 31°05'41" AND LONG CHORD BEARS N75°03'46"W 402.05 FEET); THENCE NORTH 27°34'34" EAST 486.75 FEET; THENCE ALONG THE ARC OF 464.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 224.39 FEET (CURVE HAVING A CENTRAL ANGLE OF 27°42'28" AND LONG CHORD BEARS N13°43'20"E 222.21 FEET); THENCE NORTH 00°07'53" WEST 1043.06 FEET; THENCE ALONG THE ARC OF 364.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 140.87 FEET (CURVE HAVING A CENTRAL ANGLE OF 22°10'27" AND LONG CHORD BEARS N11°13'07"W 139.99 FEET); THENCE NORTH 22°18'20" WEST 210.72 FEET; THENCE ALONG THE ARC OF 436.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 137.87 FEET (CURVE HAVING A CENTRAL ANGLE OF 18°07'05" AND LONG CHORD BEARS N13°14'48"W 137.30 FEET); THENCE SOUTH 65°08'00" EAST 94.95 FEET; THENCE ALONG THE ARC OF 356.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 66.33 FEET (CURVE HAVING A CENTRAL ANGLE OF 10°40'34" AND LONG CHORD BEARS S16°58'03"E 66.24 FEET); THENCE SOUTH 22°18'20" EAST 210.72 FEET; THENCE ALONG THE ARC OF 444.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 171.83 FEET (CURVE HAVING A CENTRAL ANGLE OF 22°10'27" AND LONG CHORD BEARS S11°13'07"E 170.76 FEET); THENCE SOUTH 00°07'53" EAST 694.85 FEET; THENCE ALONG THE ARC OF 25.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 38.54 FEET (CURVE HAVING A CENTRAL ANGLE OF 88°19'02" AND LONG CHORD BEARS S44°17'24"E 34.83 FEET); THENCE SOUTH 88°26'55" EAST 740.19 FEET; THENCE ALONG THE ARC OF 30.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 47.12 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND LONG CHORD BEARS N46°33'05"E 42.43 FEET) TO THE POINT OF BEGINNING. AREA = 1,120,576 SF OR 25.72 ACRES BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22.

Plat C

BEGINNING AT A POINT LOCATED S89°52'20"W 3427.56 FEET AND SOUTH 1791.73 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°07'53" EAST 290.59 FEET; THENCE ALONG THE ARC OF A 464.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 224.39 FEET (CURVE HAVING A CENTRAL ANGLE OF 27°42'28" AND LONG CHORD BEARS S13°43'20"W 222.21 FEET); THENCE SOUTH 27°34'34" WEST 486.75 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 750.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 56.76 FEET (CURVE HAVING A CENTRAL ANGLE OF 04°20'11" AND LONG CHORD BEARS N57°20'49"W 56.75 FEET); THENCE NORTH 55°10'44" WEST 357.76 FEET; THENCE ALONG THE ARC OF A 700.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 624.75 FEET (CURVE HAVING A CENTRAL ANGLE OF 51°08'11" AND LONG CHORD BEARS N29°36'38"W 604.22 FEET); THENCE NORTH 04°02'32" WEST 100.53 FEET; THENCE ALONG THE ARC OF A 900.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 85.64 FEET (CURVE HAVING A CENTRAL

ANGLE OF 05°27'07" AND LONG CHORD BEARS N06°46'05"W 85.61 FEET); THENCE NORTH 82°47'55" EAST 283.55 FEET; THENCE ALONG THE ARC OF 1036.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 158.73 FEET (CURVE HAVING A CENTRAL ANGLE OF 08°46'42" AND LONG CHORD BEARS N87°11'16"E 158.57 FEET); THENCE SOUTH 88°26'55" EAST 467.42 FEET; THENCE ALONG THE ARC OF 25.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 40.00 FEET (CURVE HAVING A CENTRAL ANGLE OF 91°40'58" AND LONG CHORD BEARS N45°42'36"E 35.87 FEET) TO THE POINT OF BEGINNING. AREA = 660,990 SF OR 15.17 ACRES BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 27)

Plat D

BEGINNING AT A POINT LOCATED S89°52'20"W 3794.36 FEET AND SOUTH 1507.83 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 09°52'59" EAST 112.76 FEET; THENCE SOUTH 07°10'09" EAST 64.04 FEET; THENCE SOUTH 05°06'36" EAST 125.80 FEET; THENCE NORTH 88°26'55" WEST 164.74 FEET; THENCE ALONG THE ARC OF A 1036.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 158.27 FEET (CURVE HAVING A CENTRAL ANGLE OF 08°45'10" AND LONG CHORD BEARS S87°11'16"W 158.57 FEET); THENCE SOUTH 82°47'55" WEST 283.55 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 900.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 949.62 FEET (CURVE HAVING A CENTRAL ANGLE OF 60°27'16" AND LONG CHORD BEARS N39°43'17"W 906.18 FEET); THENCE NORTH 01°05'13" EAST 271.37 FEET; THENCE SOUTH 88°26'57" EAST 161.74 FEET; THENCE SOUTH 89°53'59" EAST 247.36 FEET; THENCE SOUTH 10°58'14" EAST 68.58 FEET; THENCE SOUTH 47°45'12" EAST 156.22 FEET; THENCE SOUTH 43°38'15" EAST 64.02 FEET; THENCE SOUTH 43°14'59" EAST 86.77 FEET; THENCE SOUTH 38°55'54" EAST 75.61 FEET; THENCE SOUTH 36°32'59" EAST 73.21 FEET; THENCE SOUTH 29°51'38" EAST 90.00 FEET; THENCE SOUTH 26°41'54" EAST 75.07 FEET; THENCE SOUTH 22°04'57" EAST 91.22 FEET; THENCE SOUTH 19°51'06" EAST 13.73 FEET; THENCE NORTH 70°32'58" EAST 101.79 FEET; THENCE SOUTH 84°46'30" EAST 70.10 FEET; THENCE NORTH 71°44'36" EAST 102.25 FEET TO THE POINT OF BEGINNING. AREA = 498,884 SF OR 11.45 ACRES BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 27)

EXHIBIT B

(Depiction of Lakeshore Drive Parcel)

EXHIBIT B

(Description of Lakeshore Drive Parcel)

A roadway and trail right-of-way of 87.00 feet in width described as follows:



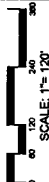

Beginning at a point that is N 89°50'11" E 375.32 feet along the section line and South 1055.07 feet from the Northwest corner of Section 27, Township 5 South, Range 1 East, Salt Lake Base & Meridian.

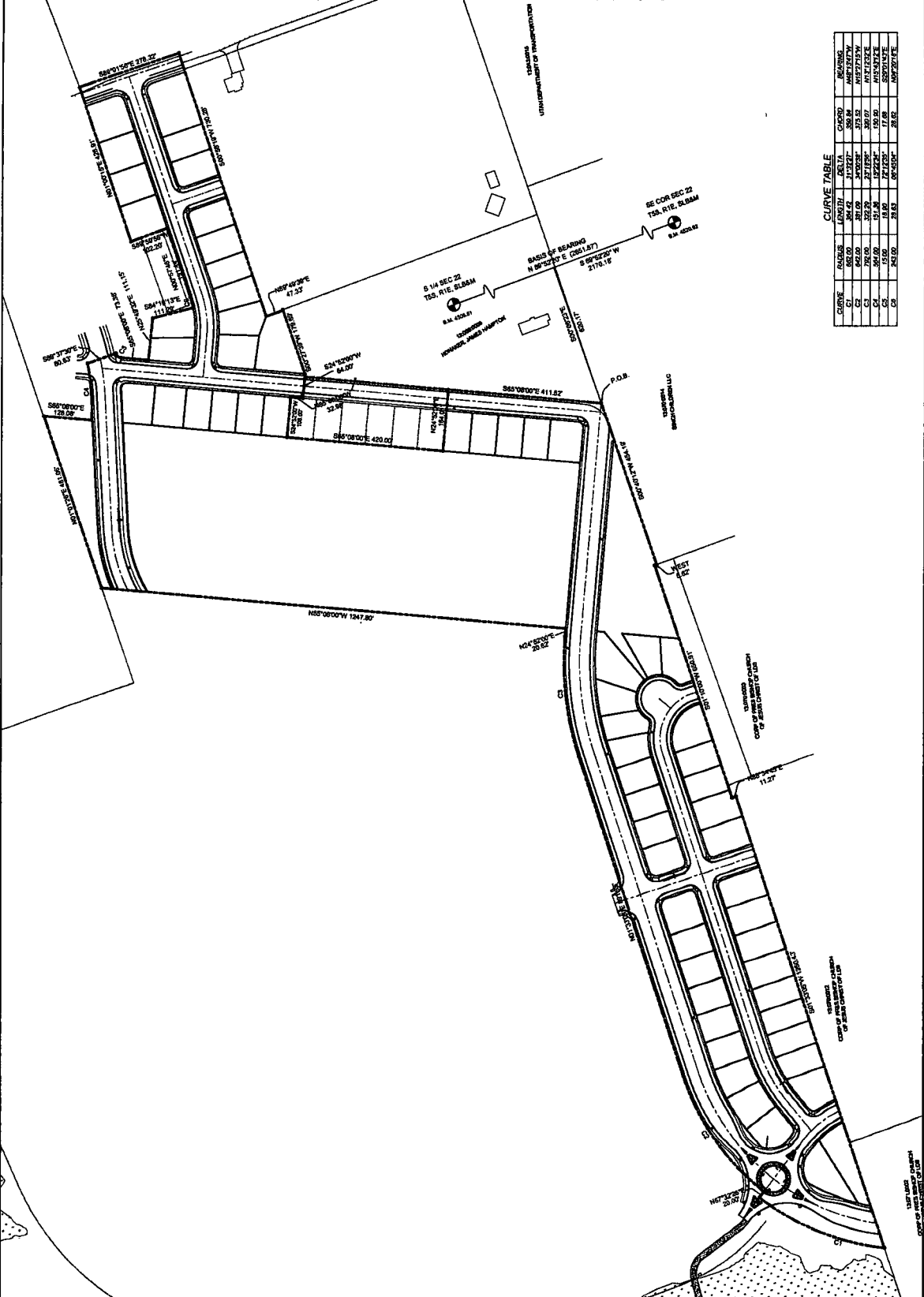
Thence along the arc of a 987.00 foot radius curve to the right a distance of 1162.23 feet (curve having a central angle of 67°28'05" and a long chord bearing S37°46'34"E 1096.24 feet); Thence South 04°02'32" East 100.53 feet; Thence along the arc of a 613.00 foot radius curve to the left a distance of 547.11 feet (curve having a central angle of 51°08'12" and a long chord bearing S29°36'38"E 529.13 feet); Thence South 55°10'44" East 355.00 feet; Thence along the arc of a 663.00 foot radius curve to the left a distance of 409.99 feet (curve having a central angle of 35°25'52" and a long chord bearing S72°53'40"E 403.49 feet); Thence North 89°23'24" East 550.03 feet; Thence along the arc of a 440.00 foot radius curve to the left a distance of 246.63 feet (curve having a central angle of 32°06'58" and a long chord bearing N73°19'55"E 243.42 feet); Thence along the arc of a 117.00 foot radius curve to the left a distance of 77.00 feet (curve having a central angle of 37°42'35" and a long chord bearing N21°52'01"E 75.62 feet); Thence North 59°55'14" East 84.33 feet; Thence along the arc of a 75.00 foot radius curve to the left a distance of 69.65 feet (curve having a central angle of 53°12'30" and a long chord bearing S81°59'03"E 67.17 feet); Thence South 33°57'26" East 64.02 feet; Thence along the arc of a 75.00 foot radius curve to the left a distance of 71.34 feet (curve having a central angle of 54°30'08" and a long chord bearing S17°40'05"W 68.68 feet); Thence along the arc of a 558.00 foot radius curve to the left a distance of 182.61 feet (curve having a central angle of 18°45'02" and a long chord bearing S49°39'58"E 181.80 feet); Thence South 01°33'05" West 116.54 feet; Thence along the arc of a 662.00 foot radius curve to the right a distance of 303.26 feet (curve having a central angle of 26°14'49" and a long chord bearing N50°52'36"W 300.62 feet); Thence along the arc of a 10.00 foot radius curve to the left a distance of 14.78 feet (curve having a central angle of 84°42'23" and a long chord bearing N80°06'22"W 13.47 feet); Thence South 57°32'26" West 31.45 feet; Thence along the arc of a 527.00 foot radius curve to the right a distance of 292.95 feet (curve having a central angle of 31°50'58" and a long chord bearing S73°27'55"W 289.19 feet); Thence South 89°23'24" West 550.03 feet; Thence along the arc of a 750.00 foot radius curve to the right a distance of 463.79 feet (curve having a central angle of 35°25'52" and a long chord bearing N72°53'40"W 456.44 feet); Thence North 55°10'44" West 355.00 feet; Thence along the arc of a 700.00 foot radius curve to the right a distance of 624.75 feet (curve having a central angle of 51°08'12" and a long chord bearing N29°36'38"W 604.22 feet); Thence North 04°02'32" West 100.53 feet; Thence along the arc of a 900.00 foot radius curve to the left a distance of 1032.53 feet (curve having a central angle of 65°43'57" and a long chord bearing N36°54'30"W 976.83 feet); Thence North 01°10'00" East 91.57 feet to the point of beginning.

Containing 344,701 sf (7.91 ac)

EXHIBIT C

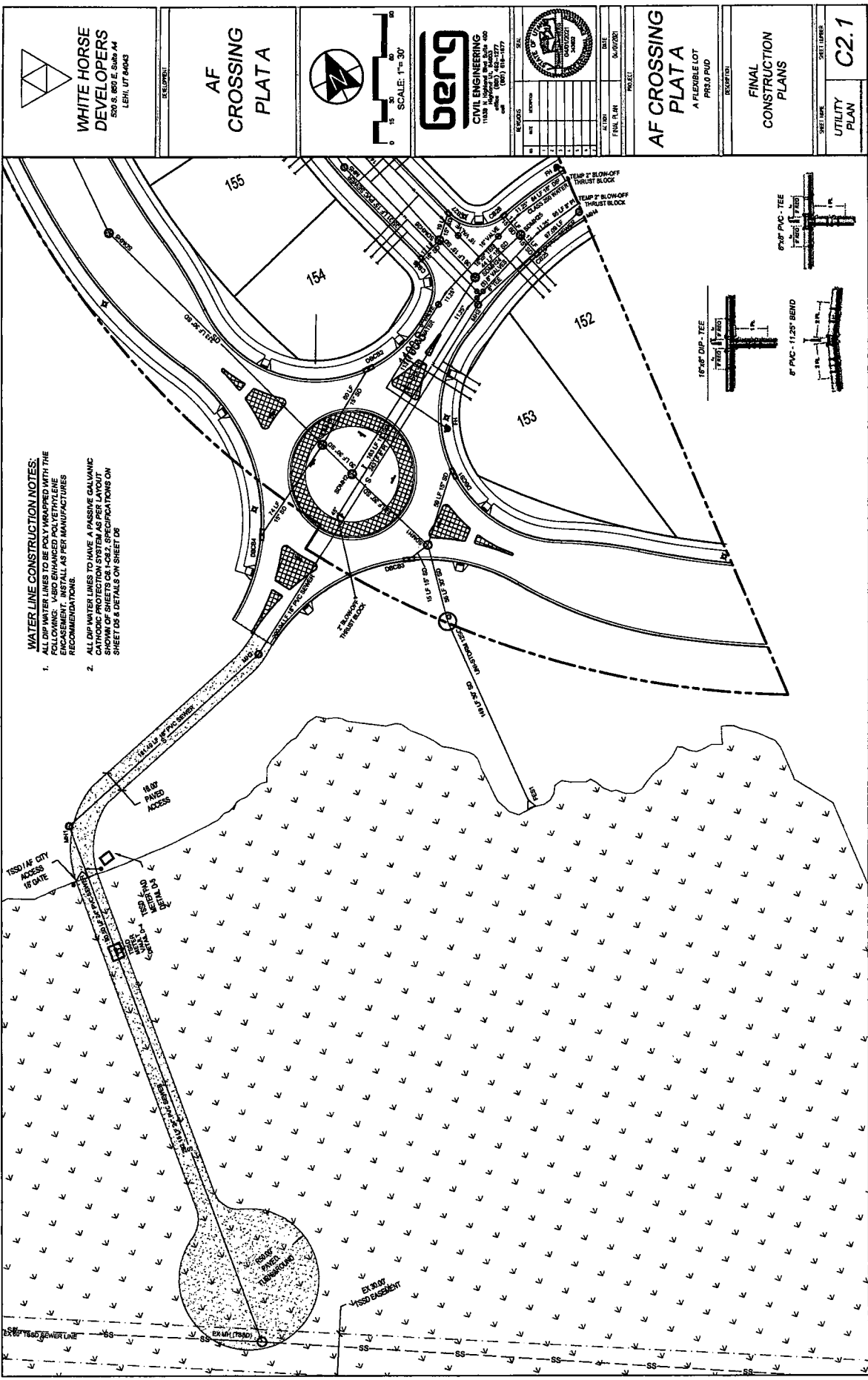
(Plans)

 WHITE HORSE DEVELOPERS 520 S. 8601 E. Suite 104 LEHI, UT 84043	AF CROSSING PLAT A	 SCALE: 1" = 120' 	 CIVIL ENGINEERING 1100 S. 1400 W. Suite 100 LEHI, UT 84043 PH: (801) 735-1377 FAX: (801) 735-1377	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> <th>CHKD.</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISION	DATE	BY	CHKD.																					AF CROSSING PLAT A A FEASIBLE LOT FIELD PAID EXCERPT	FINAL CONSTRUCTION PLANS	SHEET NUMBER C1.0 PRELIMINARY PLAT
NO.	REVISION	DATE	BY	CHKD.																												



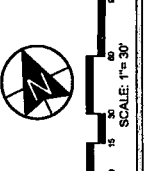
CURVE TABLE

CURVE	RADIUS	CHORD	DELTA	CHORD	BEARING
C1	855.00	317.927'	356.84	356.84	N45°12'37\"/>
C2	855.00	317.927'	356.84	356.84	N45°12'37\"/>
C3	855.00	317.927'	356.84	356.84	N45°12'37\"/>
C4	855.00	317.927'	356.84	356.84	N45°12'37\"/>
C5	855.00	317.927'	356.84	356.84	N45°12'37\"/>
C6	855.00	317.927'	356.84	356.84	N45°12'37\"/>
C7	855.00	317.927'	356.84	356.84	N45°12'37\"/>
C8	855.00	317.927'	356.84	356.84	N45°12'37\"/>
C9	855.00	317.927'	356.84	356.84	N45°12'37\"/>



WHITE HORSE DEVELOPERS
 320 S. 801 E. SUITE 44
 LEHI, UT 84043

AF CROSSING PLAT A





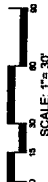


BERG CIVIL ENGINEERING
 1140 S. 1000 E. SUITE 400
 LEHI, UT 84043
 (801) 948-1177

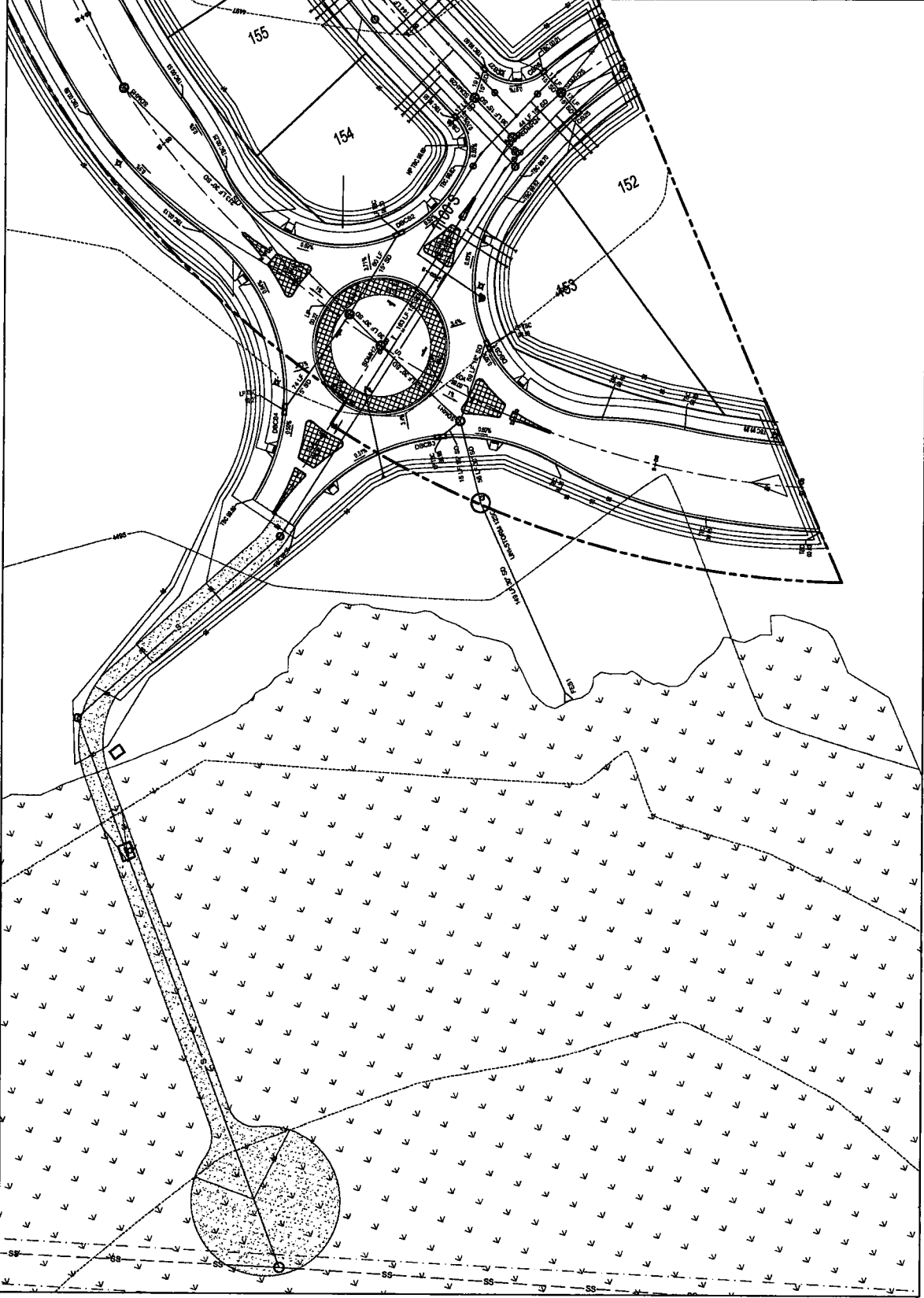
NO.	REVISION	DATE	BY	CHKD.

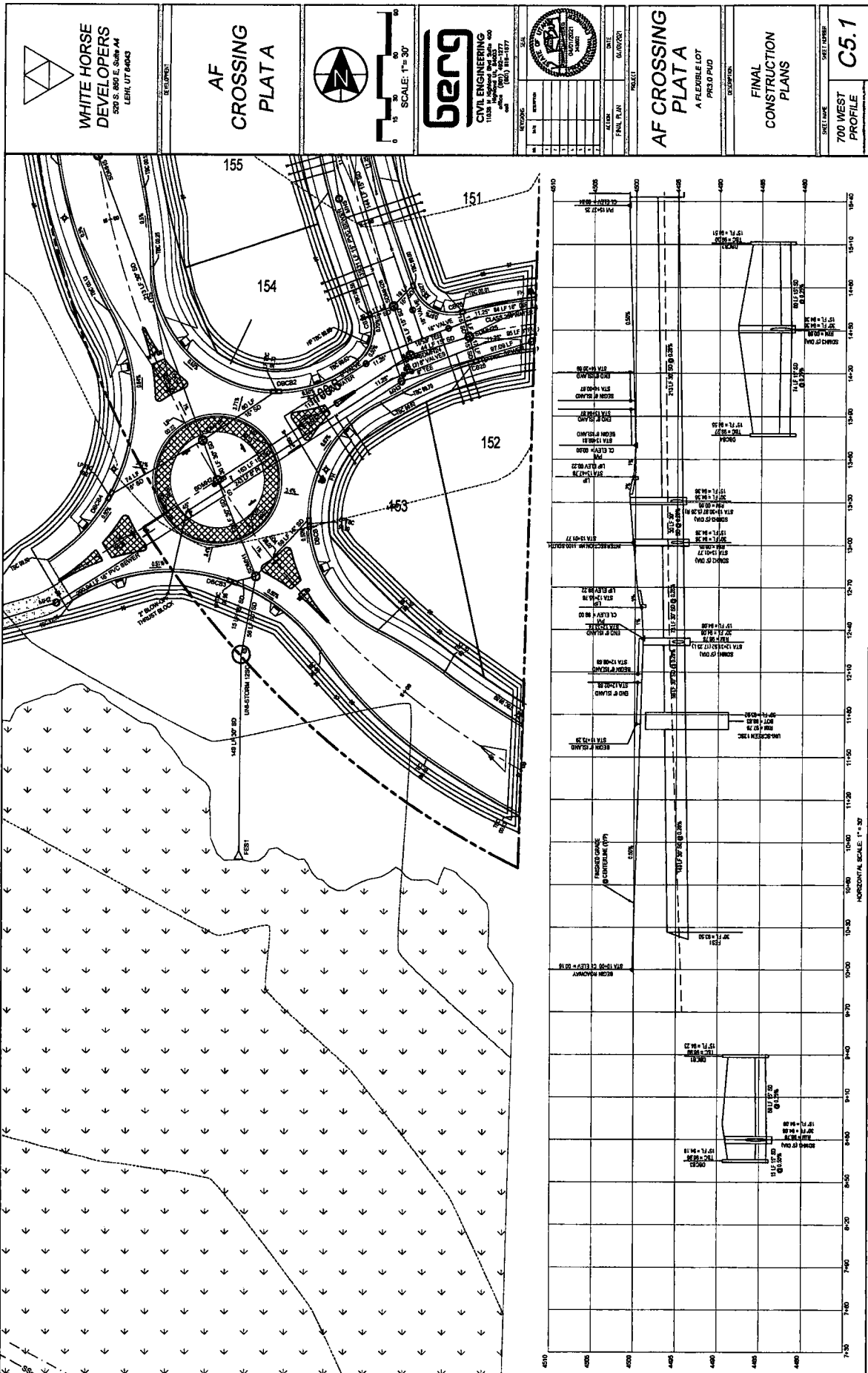
AF CROSSING PLAT A
 A FLEXIBLE LOT
 PRO. 0.0 PUD

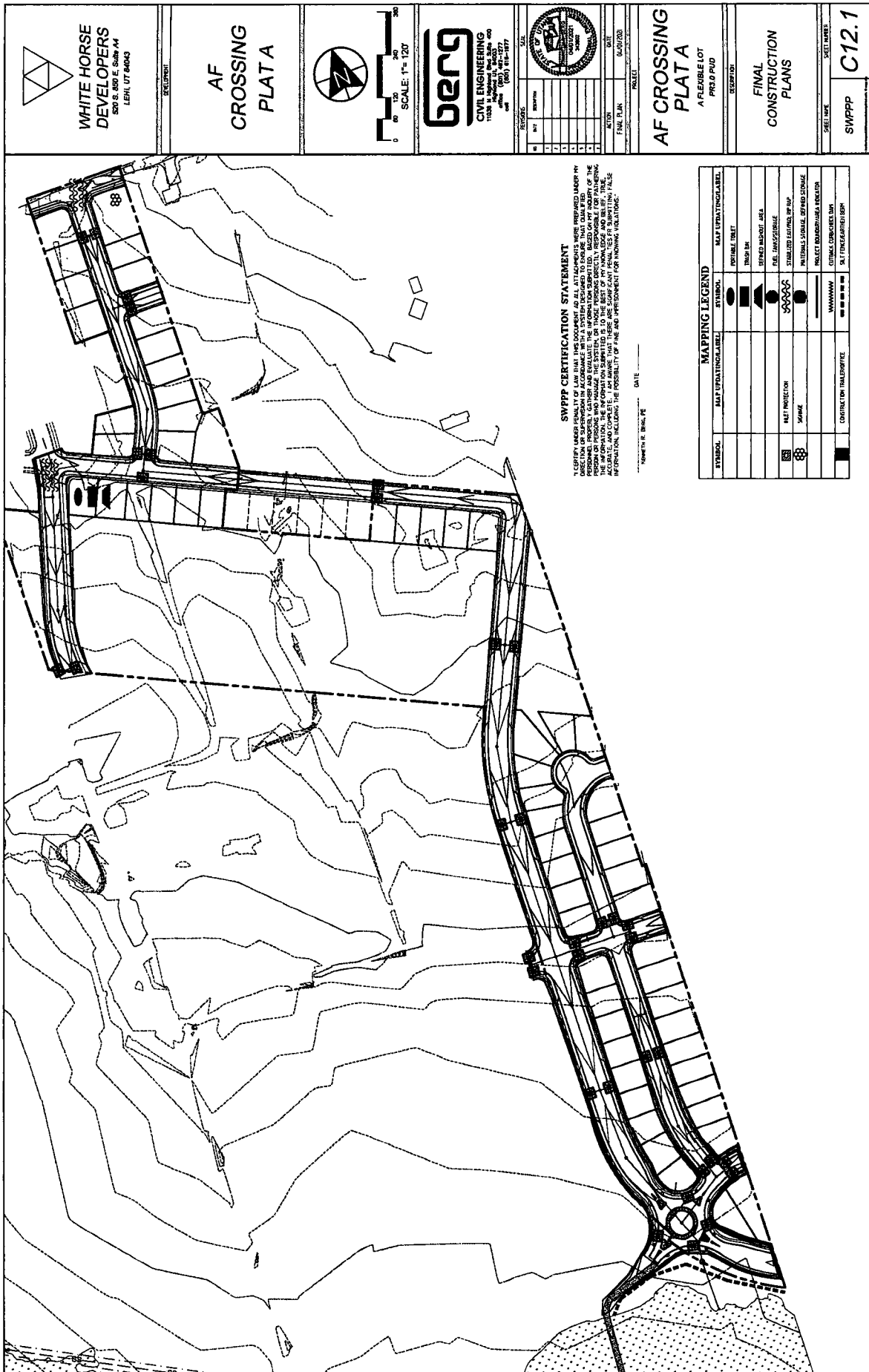
FINAL CONSTRUCTION PLANS

C2.1
 UTILITY PLAN

 WHITE HORSE DEVELOPERS 320 S. 10TH E. SUITE 404 LEHI, UT 84043	AF CROSSING PLAT A	 SCALE: 1" = 30' 	 BENG CIVIL ENGINEERING 1100 S. 10TH E. SUITE 400 LEHI, UT 84043 PHONE: (801) 734-1277	 DATE: _____ DRAWN BY: _____ CHECKED BY: _____ PROJECT: _____	AF CROSSING PLAT A A FLEXIBLE LOT PROJECT PUD DESCRIPTION: _____	FINAL CONSTRUCTION PLANS	SHEET NAME: _____ SHEET NUMBER: C3.1
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WHITE HORSE DEVELOPERS
 520 S. 200 E. Suite 404
 LEHI, UT 84043

AF CROSSING PLAT A



0 100 200 300
SCALE: 1" = 120'


BENG CIVIL ENGINEERING
 11500 N. Meadows Ave. Suite 400
 Lehi, UT 84043
 Phone: (801) 464-1577
 Fax: (801) 464-1577

NO.	DATE	BY	DESCRIPTION	SCALE
1				
2				
3				
4				
5				

PROJECT: AF CROSSING PLAT A
 DATE: 04/07/20
 DRAWN BY: [Blank]
 CHECKED BY: [Blank]

AF CROSSING PLAT A
 A FLEXIBLE LOT
 P183.0 PUD
 RESUBDIVISION

FINAL CONSTRUCTION PLANS






SHEET NO.: SWPPP
 SHEET NAME: C12.1

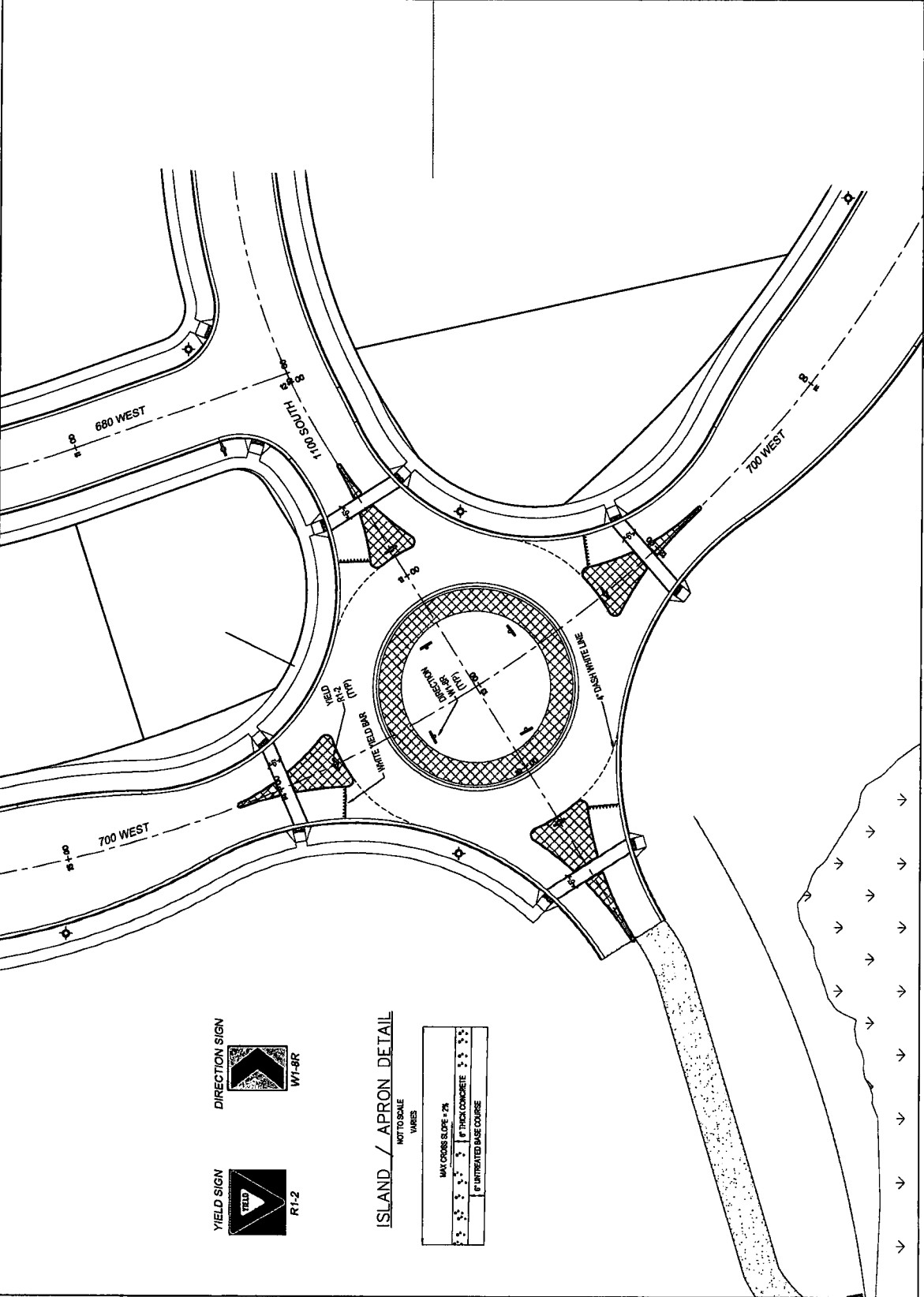
SWPPP CERTIFICATION STATEMENT
 I CERTIFY UNDER PENALTY OF LAW THAT THE DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT DATA REFERRED TO IN THIS DOCUMENT IS TRUE AND CORRECT. I AM AWARE THAT THESE ARE SWPPP PLANETS FOR A PROPOSED PROJECT AND I AM NOT PROVIDING ANY INFORMATION INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

NAME: [Blank] DATE: [Blank]
 SIGNATURE: [Blank]

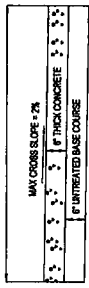
MAPPING LEGEND

SYMBOL	MAP UPDATES/LABEL	SYMBOL	MAP UPDATES/LABEL
[Symbol]	EXISTING TRIBUTARY	[Symbol]	PROPOSED TRIBUTARY
[Symbol]	EXISTING DRAINAGE	[Symbol]	PROPOSED DRAINAGE
[Symbol]	EXISTING EROSION CONTROL	[Symbol]	PROPOSED EROSION CONTROL
[Symbol]	EXISTING FLOOD CONTROL	[Symbol]	PROPOSED FLOOD CONTROL
[Symbol]	EXISTING WETLANDS	[Symbol]	PROPOSED WETLANDS
[Symbol]	EXISTING WETLANDS BUFFER	[Symbol]	PROPOSED WETLANDS BUFFER
[Symbol]	EXISTING WETLANDS BUFFER BUFFER	[Symbol]	PROPOSED WETLANDS BUFFER BUFFER
[Symbol]	EXISTING WETLANDS BUFFER BUFFER BUFFER	[Symbol]	PROPOSED WETLANDS BUFFER BUFFER BUFFER
[Symbol]	EXISTING WETLANDS BUFFER BUFFER BUFFER BUFFER	[Symbol]	PROPOSED WETLANDS BUFFER BUFFER BUFFER BUFFER
[Symbol]	EXISTING WETLANDS BUFFER BUFFER BUFFER BUFFER BUFFER	[Symbol]	PROPOSED WETLANDS BUFFER BUFFER BUFFER BUFFER BUFFER

 WHITE HORSE DEVELOPERS 500 S. 650 E. Suite #4 LEHI, UT 84043	EQUIPMENT AF CROSSING PLAT A	 SCALE: 1" = 20' 	 BERG CIVIL ENGINEERING 11000 S. 14000 E. Suite 400 SANDY, UT 84070 (801) 581-1577	 DATE: 04/01/2021 PROJECT:	AF CROSSING PLAT A A FLEXIBLE LOT PLEASANT POND DESCRIPTION:	FINAL CONSTRUCTION PLANS	SHEET NUMBER C13.1
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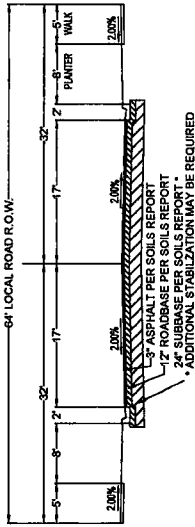


ISLAND / APRON DETAIL
 NOT TO SCALE
 FINISHES

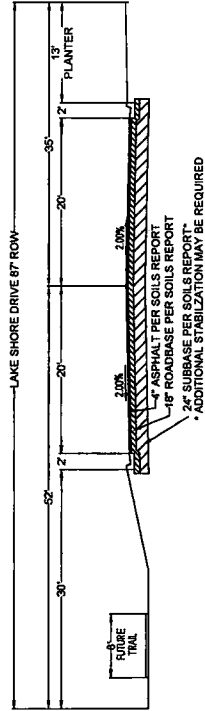
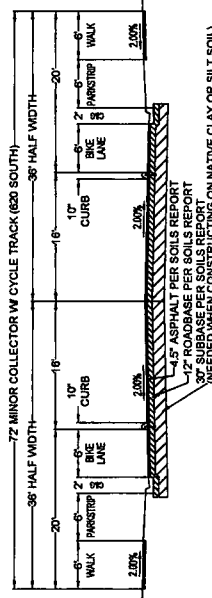
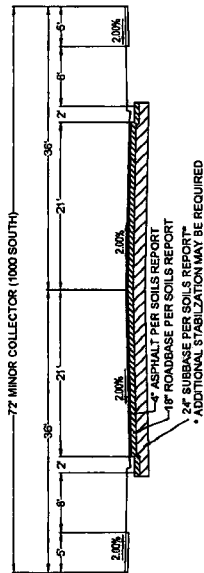
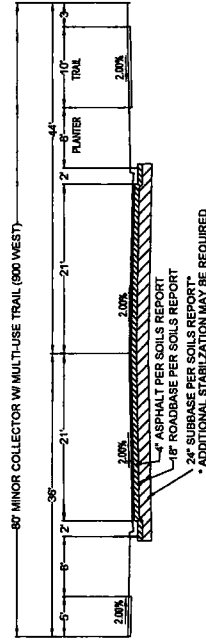
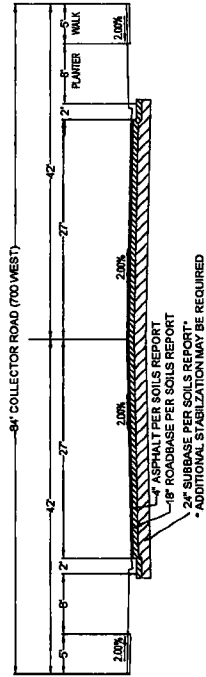


LAKE SHORE DRIVE APPROACH FLARES AND DRIVEWAY SCHEDULES TO A MINIMUM OF 6" OF CONCRETE.

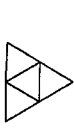
PAVEMENT AS PER GEOTECHNICAL REPORT
DATED JUNE 7, 2019 #196307 BY EARTHTEC



CROSS SECTION NOTE:
PREVIOUSLY APPROVED PLATS OF THE DIXIE FARMS SUBDIVISION USE THE CROSS SECTION SHOWN, TO KEEP CONSISTENCY IT HAS BEEN USED FOR THIS PLAT AS WELL. THE CURRENT CITY CROSS SECTION IS 62' ROW. NO REIMBURSEMENT IS ALLOWED FOR THE ADDITIONAL WIDTH.



NOTE:
IF SOIL SETTLING / RUMPLING OCCURS DURING CONSTRUCTION CONTRACTOR TO NOTIFY CITY ENGINEER AND HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN MITIGATION RECOMMENDATIONS.



WHITE HORSE DEVELOPERS
520 S. 850 E. Suite #4
LEHI, UT 84043

SECTION

AF CROSSING PLAT A



BERG CIVIL ENGINEERING
1100 S. 1400 E. Suite 100
LEHI, UT 84043
PHONE: (801) 948-1877
FAX: (801) 948-1877

NO.	DATE	DESCRIPTION	BY	CHECKED
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

AF CROSSING PLAT A
A FLEXIBLE LOT
PRG.0.PUD

FINAL CONSTRUCTION PLANS

SHEET NAME	ROADWAY CROSS SECTIONS
SHEET NUMBER	D0



WHITE HORSE DEVELOPERS
 200 S. 650 E., Suite 404
 LEHI, UT 84040

EQUIPMENT

**AF CROSSING
 PLAT A**



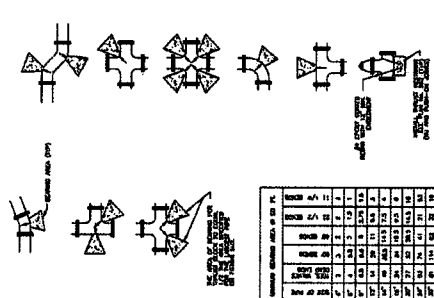
BERG CIVIL ENGINEERING
 11000 N. 19000 E., Suite 400
 SALT LAKE CITY, UT 84116
 (801) 487-1177

NO.	REVISION	DATE
1	ISSUE FOR PERMITS	04/07/2021
2	ISSUE FOR PERMITS	04/07/2021
3	ISSUE FOR PERMITS	04/07/2021
4	ISSUE FOR PERMITS	04/07/2021
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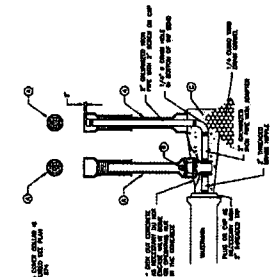
**AF CROSSING
 PLAT A**
 A RESURABLE LOT
 PROJ. # P100

**FINAL
 CONSTRUCTION
 PLANS**

SHEET NO. **D1**
 SHEET LAYER

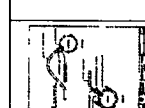
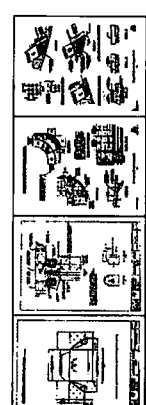


NO.	DESCRIPTION	AMOUNT	UNIT
1	CONCRETE	12.5	CU YD
2	STEEL	12.5	TON
3	WOOD	12.5	CU YD
4	GRAVEL	12.5	CU YD
5	ASPHALT	12.5	CU YD
6	PAVING	12.5	CU YD
7	LANDSCAPING	12.5	CU YD
8	UTILITIES	12.5	CU YD
9	WATER	12.5	CU YD
10	SEWER	12.5	CU YD
11	ELECTRICAL	12.5	CU YD
12	TELEPHONE	12.5	CU YD
13	CABLE TV	12.5	CU YD
14	TELEVISION	12.5	CU YD
15	INTERNET	12.5	CU YD
16	MOBILE	12.5	CU YD
17	LANDSCAPING	12.5	CU YD
18	WATER	12.5	CU YD
19	SEWER	12.5	CU YD
20	ELECTRICAL	12.5	CU YD
21	TELEPHONE	12.5	CU YD
22	CABLE TV	12.5	CU YD
23	TELEVISION	12.5	CU YD
24	INTERNET	12.5	CU YD
25	MOBILE	12.5	CU YD
26	LANDSCAPING	12.5	CU YD
27	WATER	12.5	CU YD
28	SEWER	12.5	CU YD
29	ELECTRICAL	12.5	CU YD
30	TELEPHONE	12.5	CU YD
31	CABLE TV	12.5	CU YD
32	TELEVISION	12.5	CU YD
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34	MOBILE	12.5	CU YD
35	LANDSCAPING	12.5	CU YD
36	WATER	12.5	CU YD
37	SEWER	12.5	CU YD
38	ELECTRICAL	12.5	CU YD
39	TELEPHONE	12.5	CU YD
40	CABLE TV	12.5	CU YD
41	TELEVISION	12.5	CU YD
42	INTERNET	12.5	CU YD
43	MOBILE	12.5	CU YD
44	LANDSCAPING	12.5	CU YD
45	WATER	12.5	CU YD
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97	MOBILE	12.5	CU YD
98	LANDSCAPING	12.5	CU YD
99	WATER	12.5	CU YD
100	SEWER	12.5	CU YD



NO.	DESCRIPTION	AMOUNT	UNIT
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8	UTILITIES	12.5	CU YD
9	WATER	12.5	CU YD
10	SEWER	12.5	CU YD
11	ELECTRICAL	12.5	CU YD
12	TELEPHONE	12.5	CU YD
13	CABLE TV	12.5	CU YD
14	TELEVISION	12.5	CU YD
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77	TELEVISION	12.5	CU YD
78	INTERNET	12.5	CU YD
79	MOBILE	12.5	CU YD
80	LANDSCAPING	12.5	CU YD
81	WATER	12.5	CU YD
82	SEWER	12.5	CU YD
83	ELECTRICAL	12.5	CU YD
84	TELEPHONE	12.5	CU YD
85	CABLE TV	12.5	CU YD
86	TELEVISION	12.5	CU YD
87	INTERNET	12.5	CU YD
88	MOBILE	12.5	CU YD
89	LANDSCAPING	12.5	CU YD
90	WATER	12.5	CU YD
91	SEWER	12.5	CU YD
92	ELECTRICAL	12.5	CU YD
93	TELEPHONE	12.5	CU YD
94	CABLE TV	12.5	CU YD
95	TELEVISION	12.5	CU YD
96	INTERNET	12.5	CU YD
97	MOBILE	12.5	CU YD
98	LANDSCAPING	12.5	CU YD
99	WATER	12.5	CU YD
100	SEWER	12.5	CU YD

1. **CONCRETE:** Class 4000 minimum per ASTM, Section 03 30 34. Four concrete placement methods with... (text partially obscured)
2. **TYPE:** Apply type temp to the exterior of all precast concrete per ASTM A 930.
3. **SPECIAL FINISH:** Minimum 1" and longer with regular spaced rebar assembly design.
4. **DETAILS:** After installation of rebar, verify rebar assembly, verify the rebar is clear to ground.
5. **INSPECTION:** Prior to casting, inspect form, rebar, and temperature of concrete. Verify rebar is clear to ground.
6. **MOBILE:** Provide and place per ASTM Section 03 30.35. Comply per ASTM Section 03 30.35 to a maximum plastic density of 88 percent or greater. Maximum 88 percent to 88 percent compaction.



561

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WHITE HORSE DEVELOPERS
 520 S. 550 E. Suite 104
 LEHI, UT 84043

AF CROSSING PLAT A



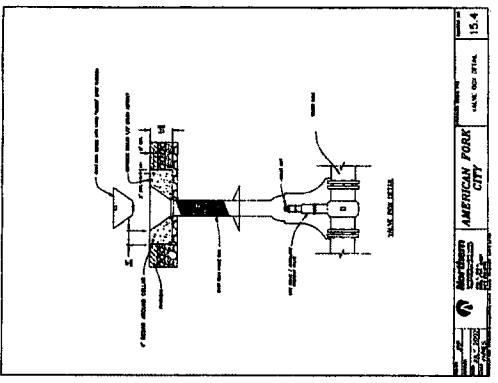
BENG CIVIL ENGINEERING
 11028 N. Highway 400, Suite 400
 Lehi, UT 84043
 (801) 434-1277

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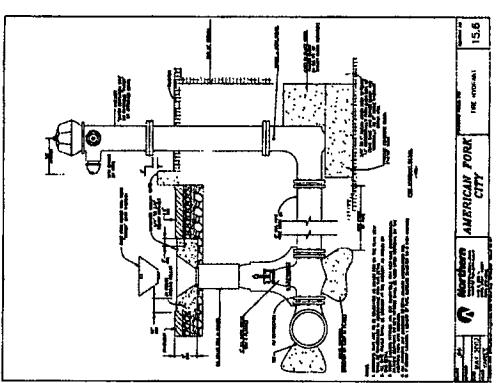
AF CROSSING PLAT A
 A FLEXIBLE LOT PRELIMINARY
 PROJECT DESCRIPTION

FINAL CONSTRUCTION PLANS

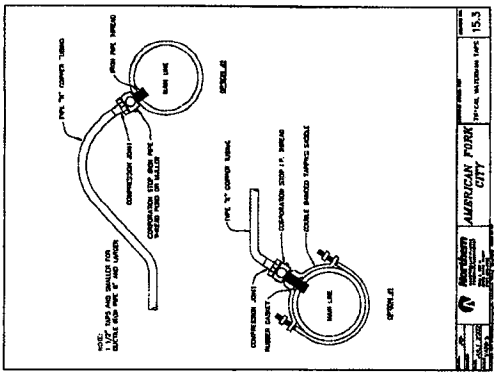
SHEET NUMBER: **D2**
 WATER DETAILS



AMERICAN FORK CITY
 15.4



AMERICAN FORK CITY
 15.6



AMERICAN FORK CITY
 15.3

ENVIRONMENTAL UNSCREENED WATER QUALITY TREATMENT SYSTEM

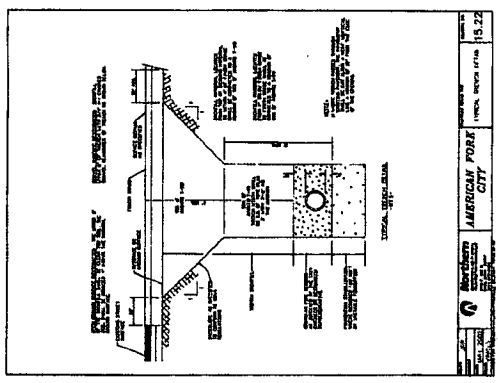
NOTES:

- 1) THIS UNIT IS DESIGNED FOR TREATMENT FLOW OF 100 GPM.
- 2) MAINLINE OPERATING LEVEL APPROXIMATELY 6.5 FT.
- 3) USE TO GREAT CARE AND GREAT PAIN.



REGULATORY REQUIREMENTS:

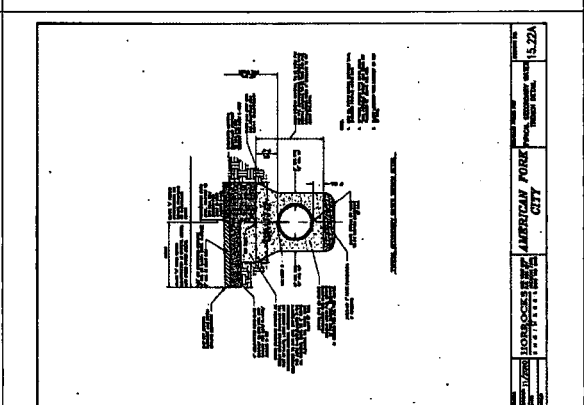
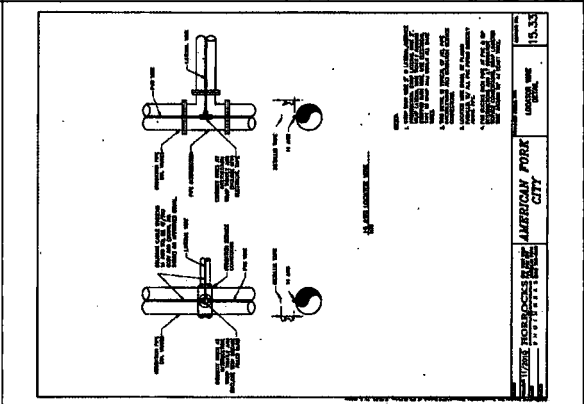
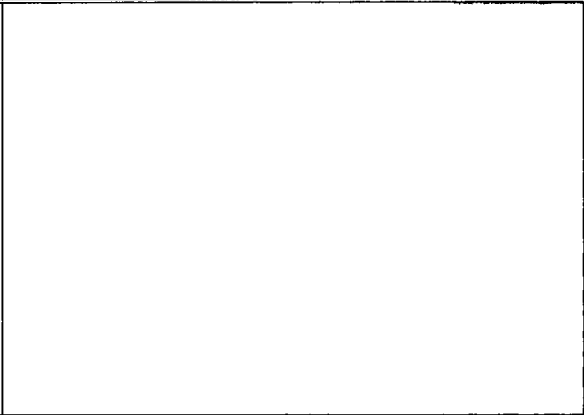
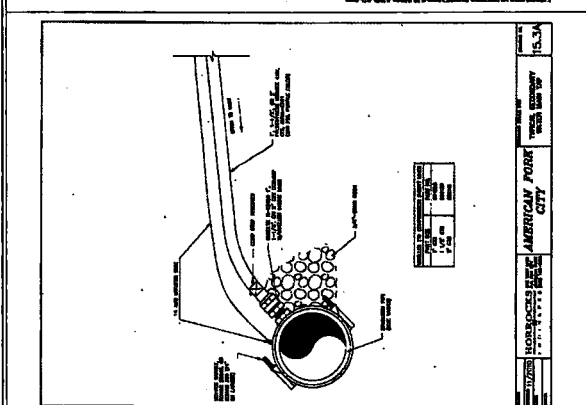
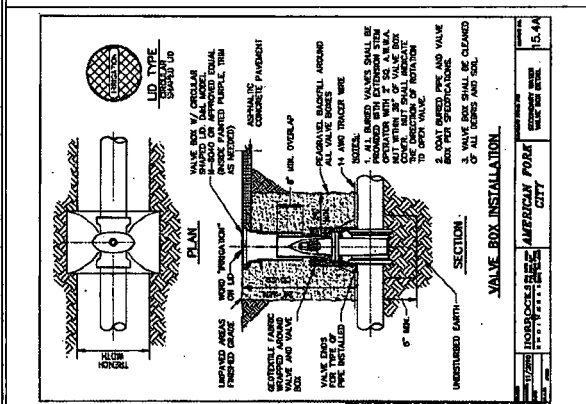
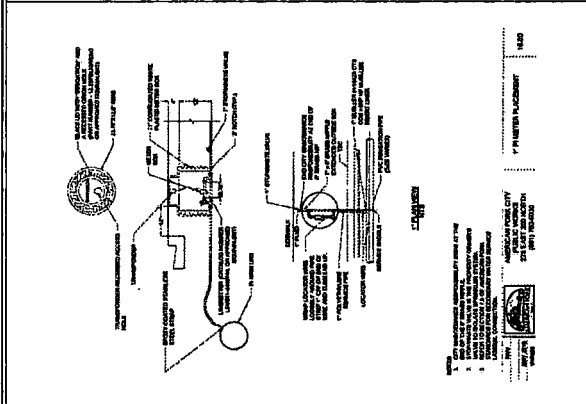
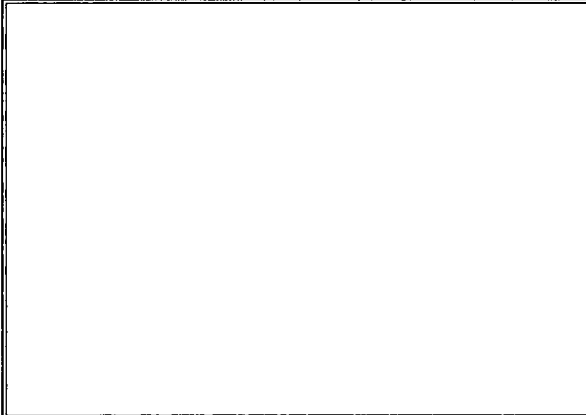
PERMITS:	
DESIGN:	
INSTALLATION:	
OPERATION:	
MAINTENANCE:	
CONSTRUCTION:	

CALL: 1-800-809-2801



AMERICAN FORK CITY
 15.22

 <p>WHITE HORSE DEVELOPERS 220 S.W. 4th Street, 4th Floor LEWISVILLE, OH 44641</p>	<p>AF CROSSING PLATA</p>	 <p>CIVIL ENGINEERING 11500 N. Highways 2 & 3, Suite 400 Columbus, OH 43240 Phone: (614) 881-1377</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>NO.</td><td>DATE</td><td>DESCRIPTION</td></tr> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td></tr> </table>	NO.	DATE	DESCRIPTION	1			2			3			4			5			6			<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>DATE</td><td>QUANTITY</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	DATE	QUANTITY											<p>AF CROSSING PLATA A FEASIBLE LOT PRO.0 PUD</p>	<p>FINAL CONSTRUCTION PLANS</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>SHEET NUMBER</td><td>SHEET TOTAL</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	SHEET NUMBER	SHEET TOTAL										
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WHITE HORSE DEVELOPERS 500 S. 860 E. Suite 401 LEHI, UT 84043

DESCRIPTION

AF CROSSING PLATA



Table with columns: NO., DATE, DESCRIPTION, NO. SHEETS, TOTAL SHEETS, SCALE, DATE, FINAL PLAN, SHEET NO.

AF CROSSING PLATA A PLEASANT LOT

FINAL CONSTRUCTION PLANS

SHEET NUMBER D5 CATHODIC PROTECTION DETAILS

1.05 CATHODIC PROTECTION SYSTEMS... 1.06 CATHODIC PROTECTION SYSTEMS... 1.07 CATHODIC PROTECTION SYSTEMS... 1.08 CATHODIC PROTECTION SYSTEMS...

1.09 CATHODIC PROTECTION SYSTEMS... 1.10 CATHODIC PROTECTION SYSTEMS... 1.11 CATHODIC PROTECTION SYSTEMS... 1.12 CATHODIC PROTECTION SYSTEMS...

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
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1.33 CATHODIC PROTECTION SYSTEMS... 1.34 CATHODIC PROTECTION SYSTEMS... 1.35 CATHODIC PROTECTION SYSTEMS... 1.36 CATHODIC PROTECTION SYSTEMS...



WHITE HORSE DEVELOPERS
SUITE 101, 75, Waterford
LEICHTER, ONTARIO

REVISIONS

AF CROSSING PLAT A



CIVIL ENGINEERING
11000 KENNEDY RD. TORONTO, ONT. M3J 1K7
TEL: (416) 291-1577
FAX: (416) 291-1577

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	04/01/2021
2	FOR REVIEW	04/01/2021
3	FOR REVIEW	04/01/2021
4	FOR REVIEW	04/01/2021
5	FOR REVIEW	04/01/2021
6	FOR REVIEW	04/01/2021

PROJECT: AF CROSSING
SHEET NO.: 04/01/2021

AF CROSSING PLAT A


A FEASIBLE LOT PROSPECTUS

FINAL CONSTRUCTION PLANS

SCALE: 1:1

CATHODIC PROTECTION DETAILS

D6



APPENDIX 1: ULTIMATE MAGNESIUM ANODE, TYPE 2208 SPECIFICATION SHEET
UltraHigh High Potential Magnesium Anodes for Cathodic Protection with Improved Core
Outstanding anode results at anode bed industry standards

ANODE TYPE	ANODE WEIGHT (kg)	ANODE LENGTH (m)	ANODE DIAMETER (mm)	ANODE SURFACE AREA (m²)	ANODE VOLUME (m³)
TYPE 2208	100	1.0	100	0.314	0.000314
TYPE 2208	200	2.0	100	0.628	0.000628
TYPE 2208	300	3.0	100	0.942	0.000942
TYPE 2208	400	4.0	100	1.256	0.001256
TYPE 2208	500	5.0	100	1.570	0.001570
TYPE 2208	600	6.0	100	1.884	0.001884
TYPE 2208	700	7.0	100	2.198	0.002198
TYPE 2208	800	8.0	100	2.512	0.002512
TYPE 2208	900	9.0	100	2.826	0.002826
TYPE 2208	1000	10.0	100	3.140	0.003140

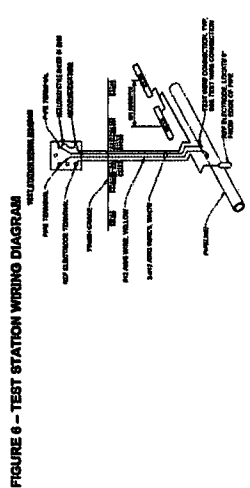
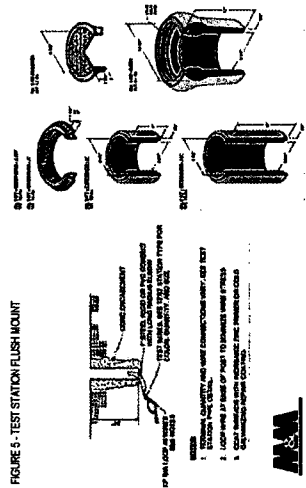
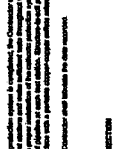



FIGURE 3 - TERMITITE WELD CONNECTION

1. THE ANODE SHALL BE WELDED TO THE STRUCTURE BY USING TERMITITE WELDING.

2. THE ANODE SHALL BE WELDED TO THE STRUCTURE BY USING TERMITITE WELDING.

3. THE ANODE SHALL BE WELDED TO THE STRUCTURE BY USING TERMITITE WELDING.

4. THE ANODE SHALL BE WELDED TO THE STRUCTURE BY USING TERMITITE WELDING.

5. THE ANODE SHALL BE WELDED TO THE STRUCTURE BY USING TERMITITE WELDING.

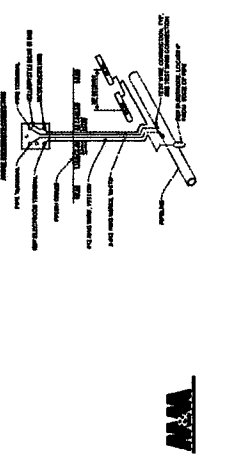
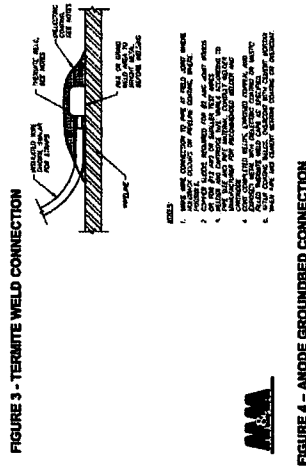
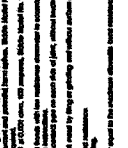



FIGURE 1 - INSULATING FLANGE (WHERE NECESSARY)

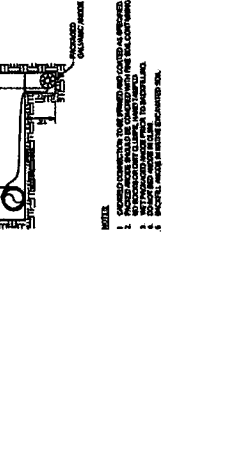
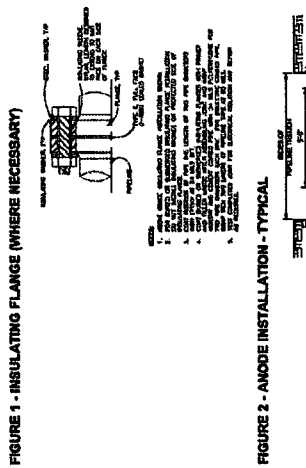
1. THE ANODE SHALL BE INSTALLED AS SHOWN IN THE TYPICAL ANODE INSTALLATION.


2. THE ANODE SHALL BE INSTALLED AS SHOWN IN THE TYPICAL ANODE INSTALLATION.

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4. THE ANODE SHALL BE INSTALLED AS SHOWN IN THE TYPICAL ANODE INSTALLATION.

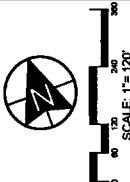
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WHITE HORSE DEVELOPERS
520 S. 650 E. Suite 14
LEHI, UT 84043


AF CROSSING PLAT B



SCALE: 1" = 120'



BENG CIVIL ENGINEERING
11025 N. Magnolia Blvd. Suite 400
TAYLOR, UT 84413
Phone: (801) 464-1577
Fax: (801) 464-1577

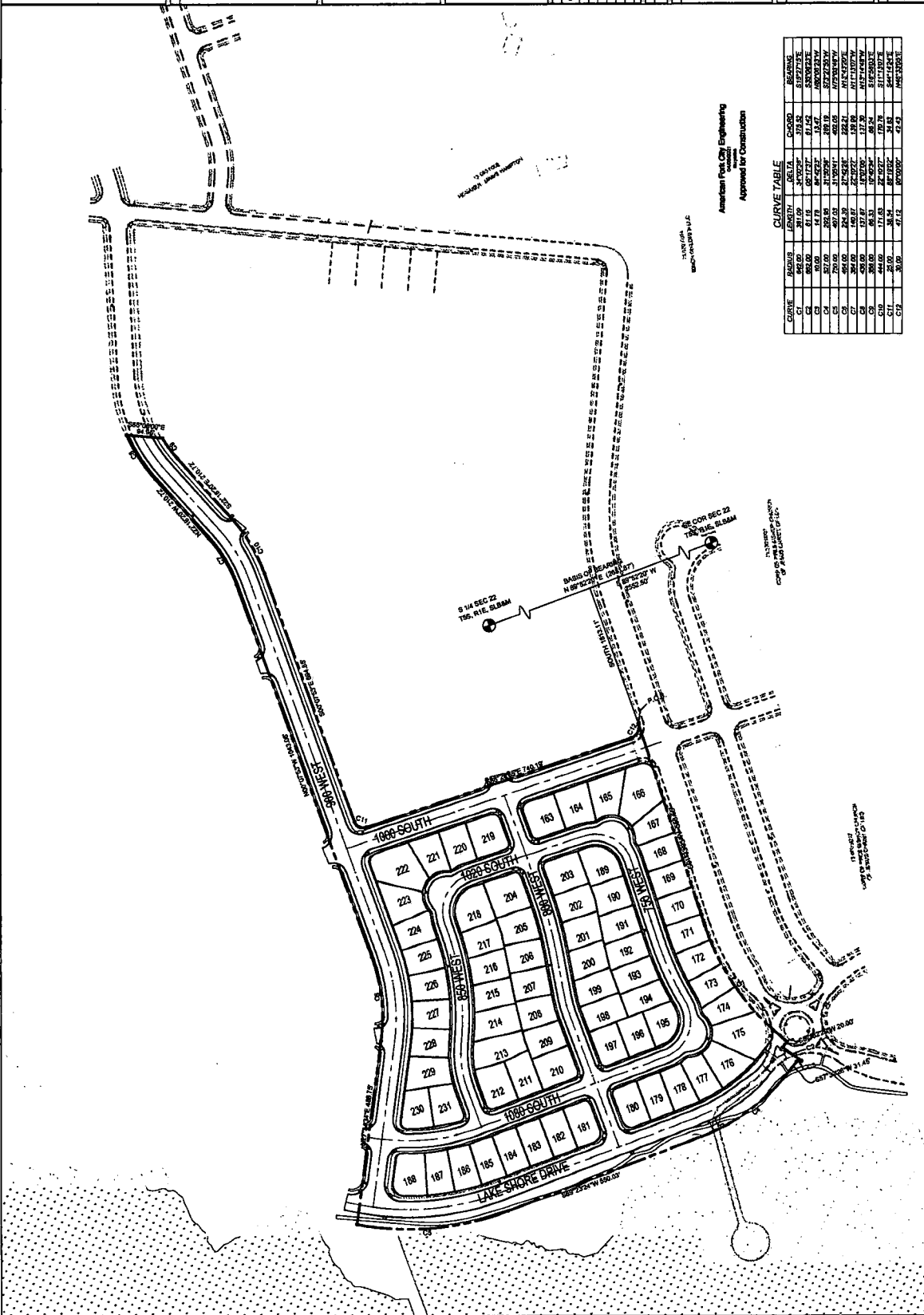


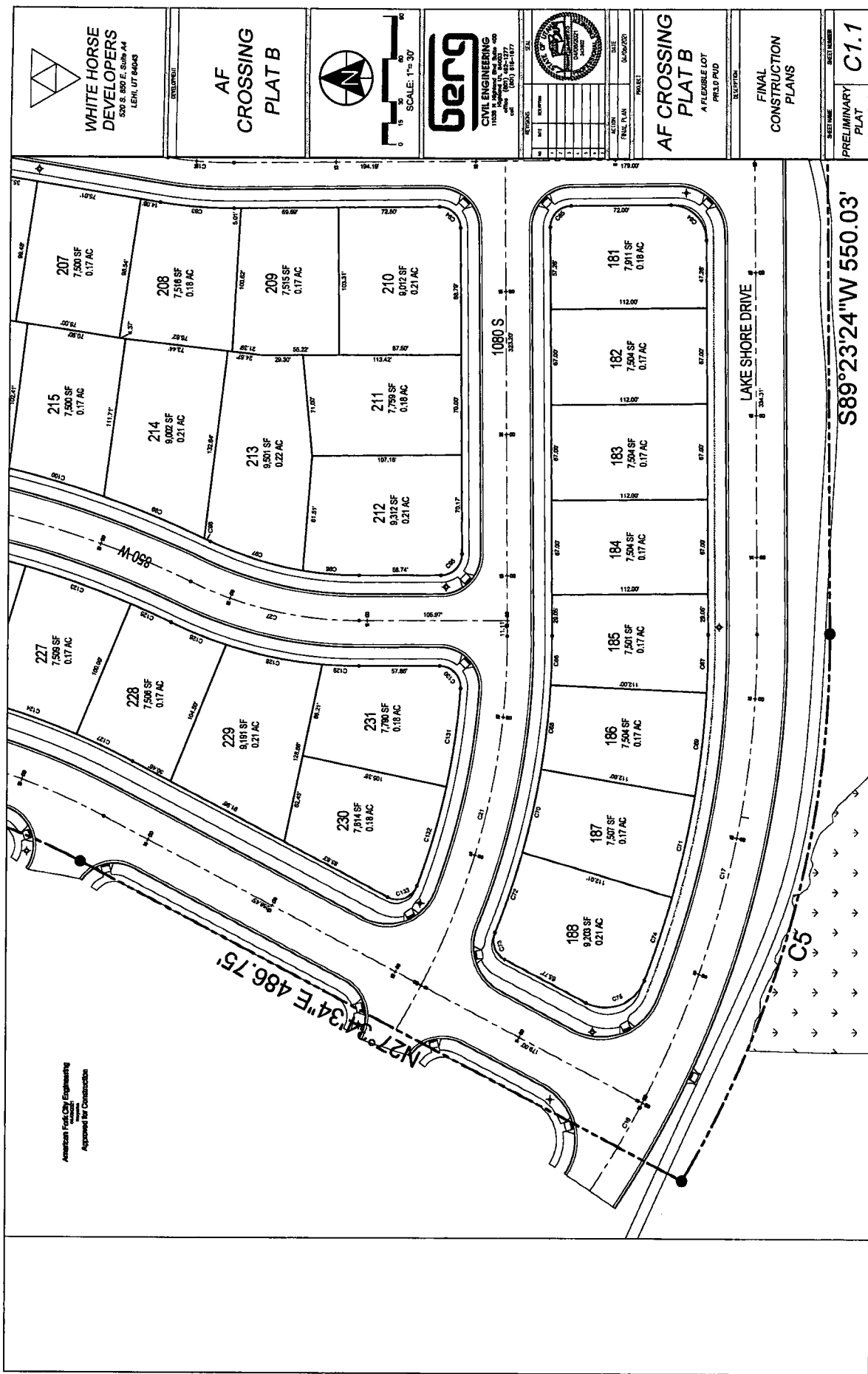
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

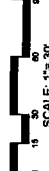


AF CROSSING PLAT B
A FLEXIBLE LOT RESUBDIVISION

FINAL CONSTRUCTION PLANS

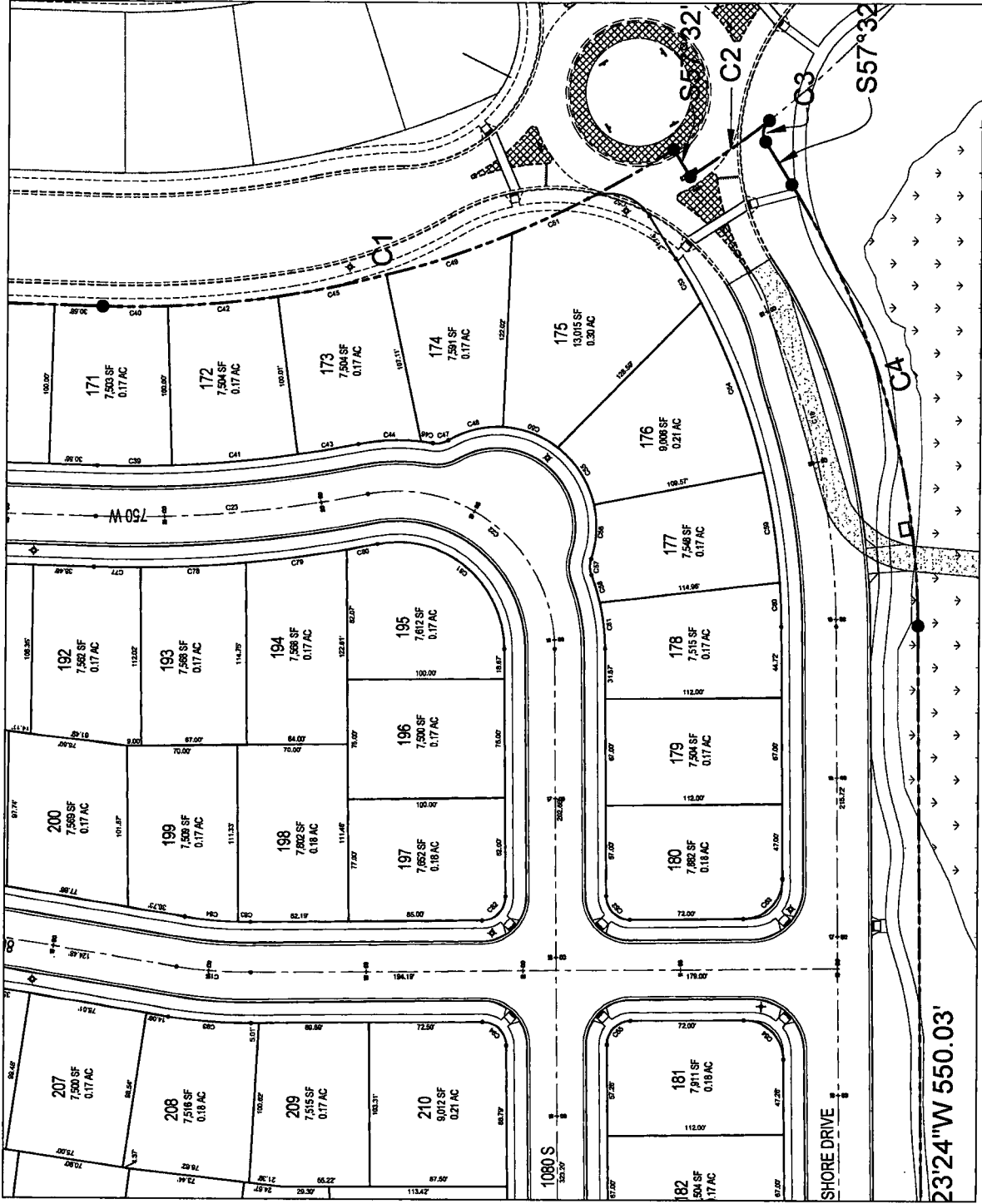
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C1.0
PRELIMINARY PLAT

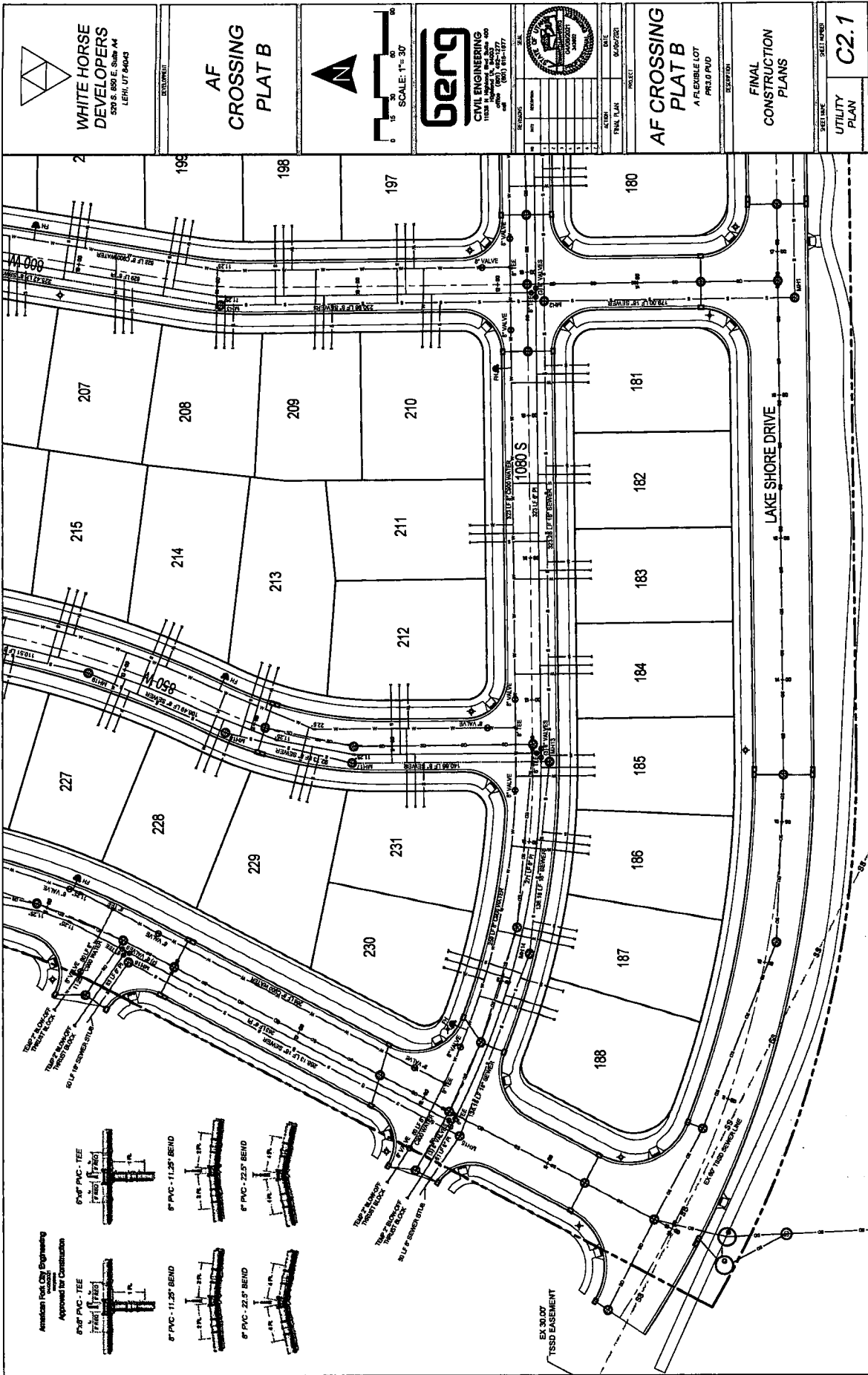


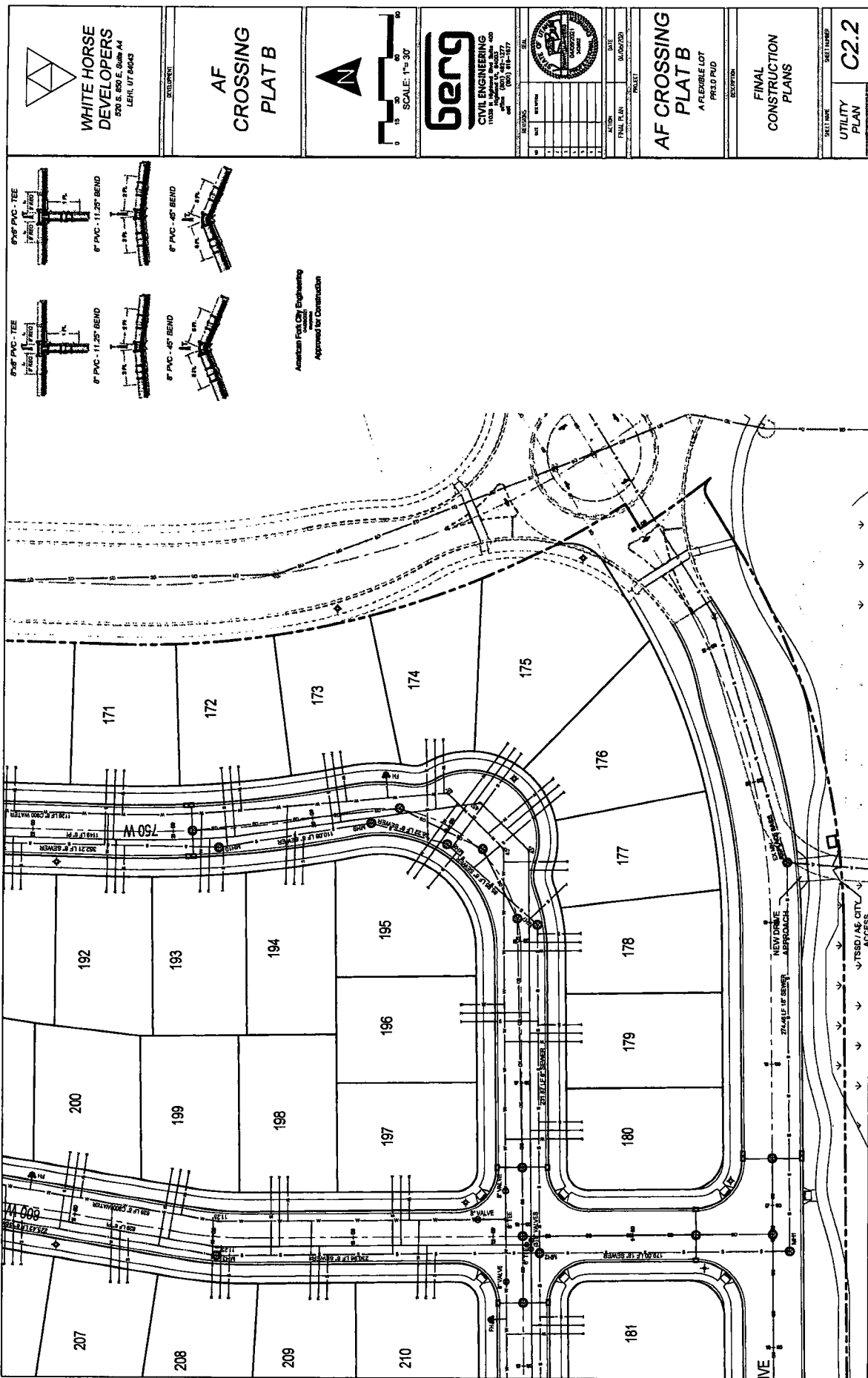


 WHITE HORSE DEVELOPERS 520 S. 650 E. Suite A4 LEHI, UT 84043	DEVELOPER: AF CROSSING PLAT B	 SCALE: 1" = 30' 	 CIVIL ENGINEERING 11800 N. UNIVERSITY BLVD. SUITE 400 SALT LAKE CITY, UT 84123 PHONE: (801) 963-1277 FAX: (801) 963-1277	 DATE: 04/06/2021 ACTION: FINAL PLAN PROJECT: AF CROSSING PLAT B DRAWING NO.: 25-039-01A	AF CROSSING PLAT B A FLEXIBLE LOT PFCLO PUD 25-039-01A	FINAL CONSTRUCTION PLANS SHEET NUMBER: C1.2 PRELIMINARY PLAT
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American First City Engineering
 11800 N. UNIVERSITY BLVD. SUITE 400
 SALT LAKE CITY, UT 84123
 APPROVED FOR CONSTRUCTION

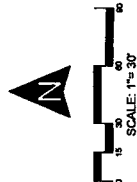






WHITE HORSE
DEVELOPERS
500 S. 850 E. SUITE 104
LEHI, UT 84043

AF
CROSSING
PLAT B



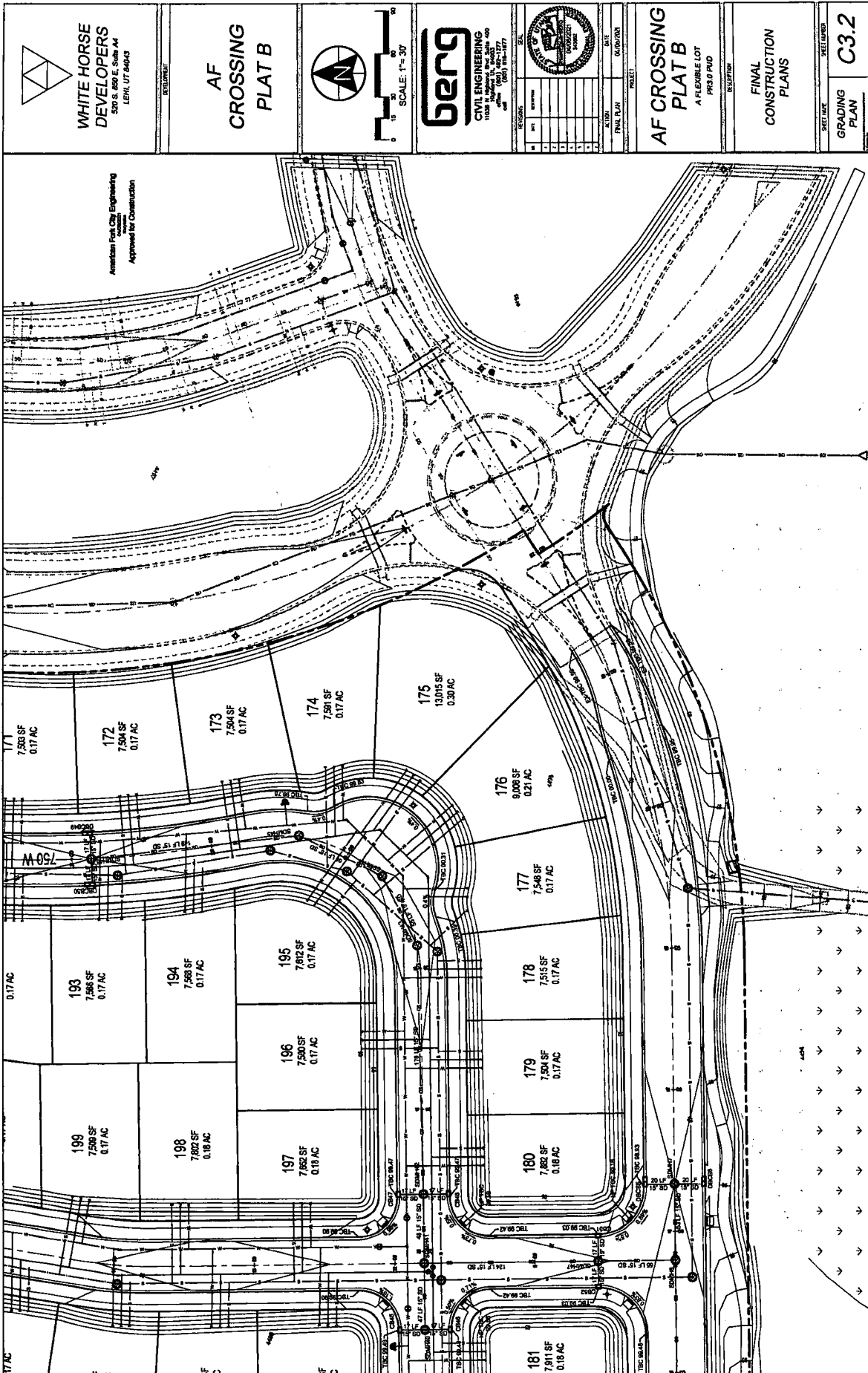
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CIVIL ENGINEERING
1100 S. 1000 E. SUITE 400
LEHI, UT 84043
PHONE (801) 941-1377
FAX (801) 941-1377

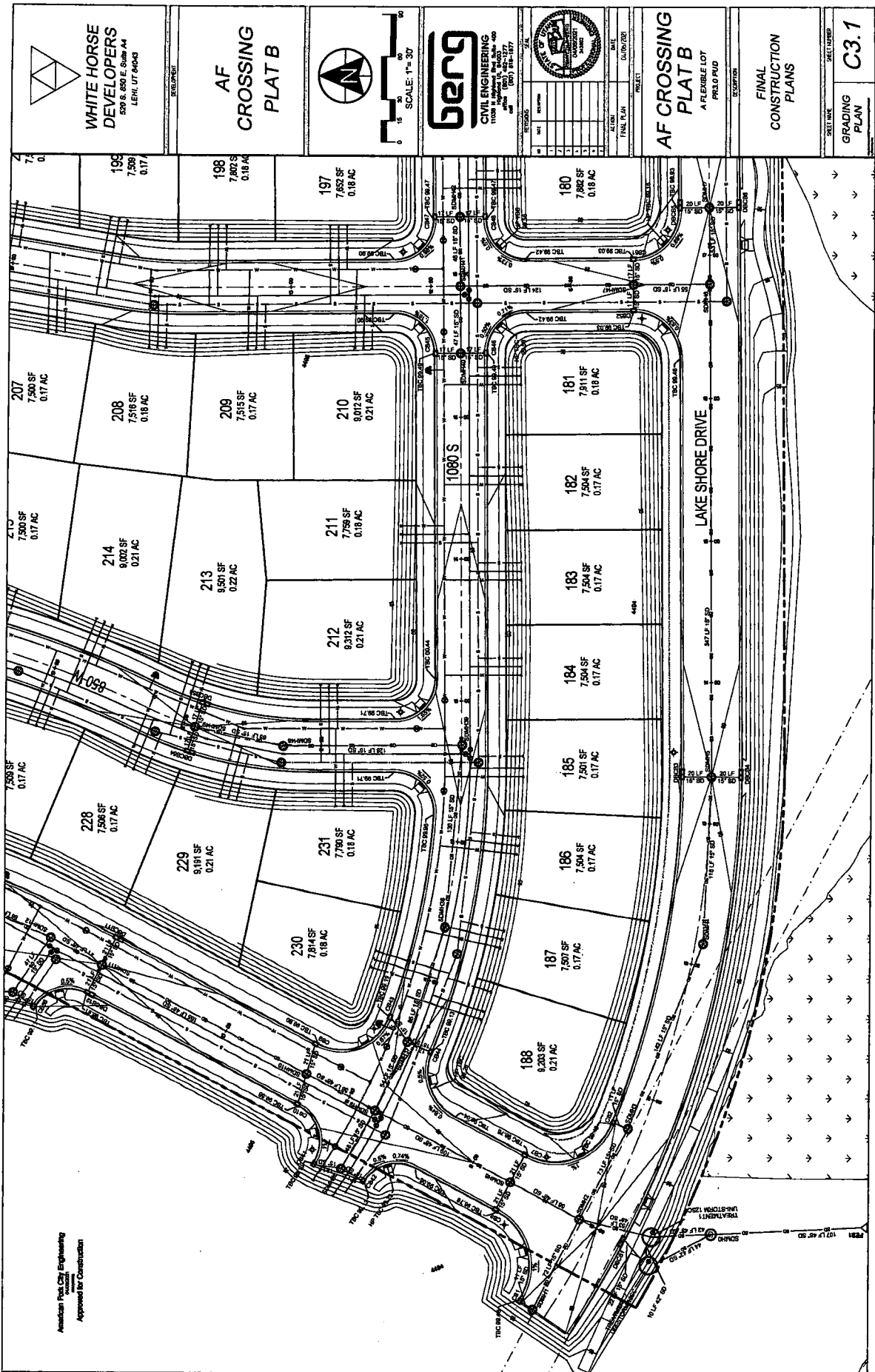
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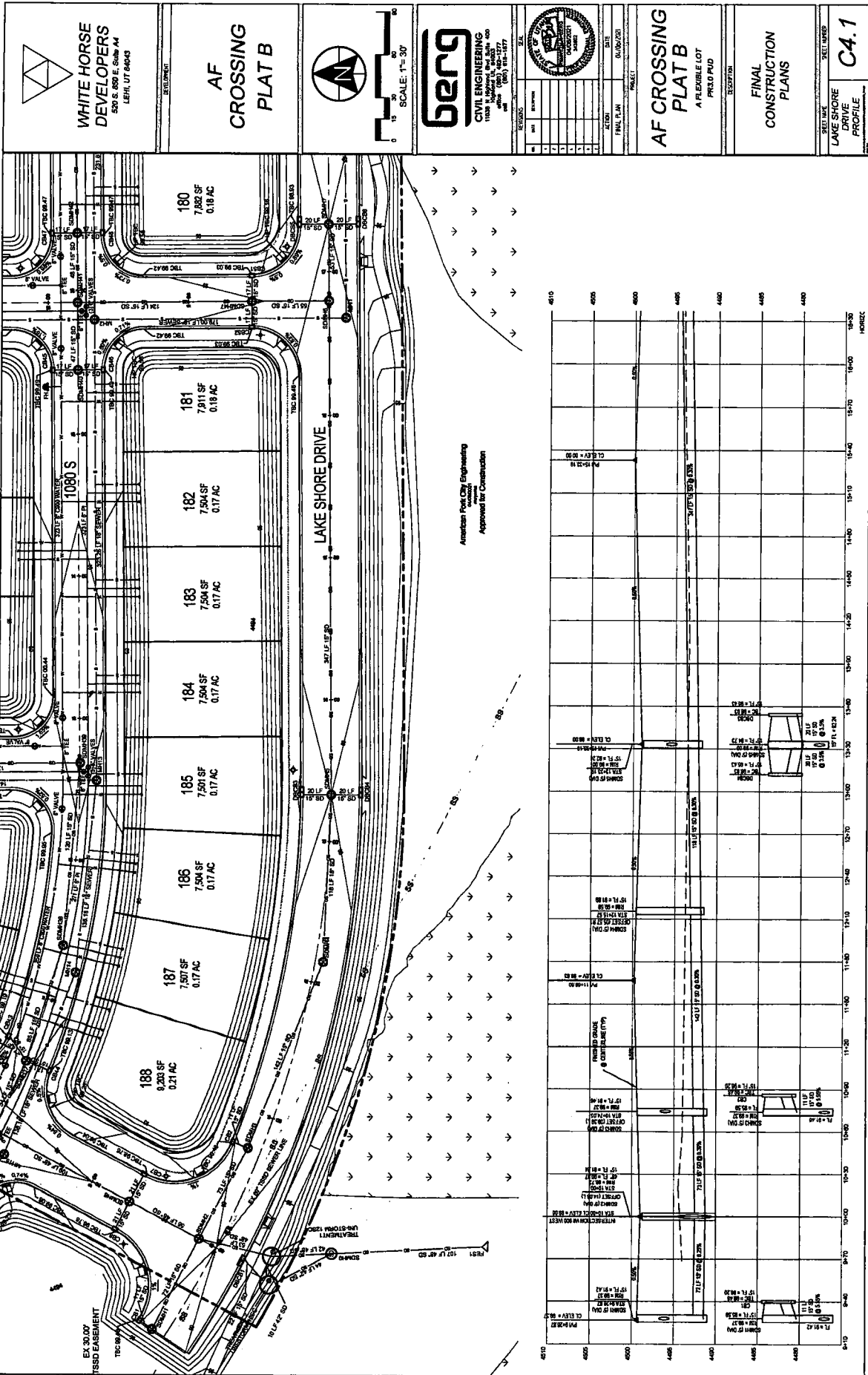
AF CROSSING
PLAT B
A RELEASABLE LOT
PRELIMINARY

FINAL
CONSTRUCTION
PLANS

SHEET NUMBER
UTILITY PLAN
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WHITE HORSE DEVELOPERS
 520 S. 850 E. Suite A4
 LEHI, UT 84043

AF CROSSING PLAT B

SCALE: 1" = 30'

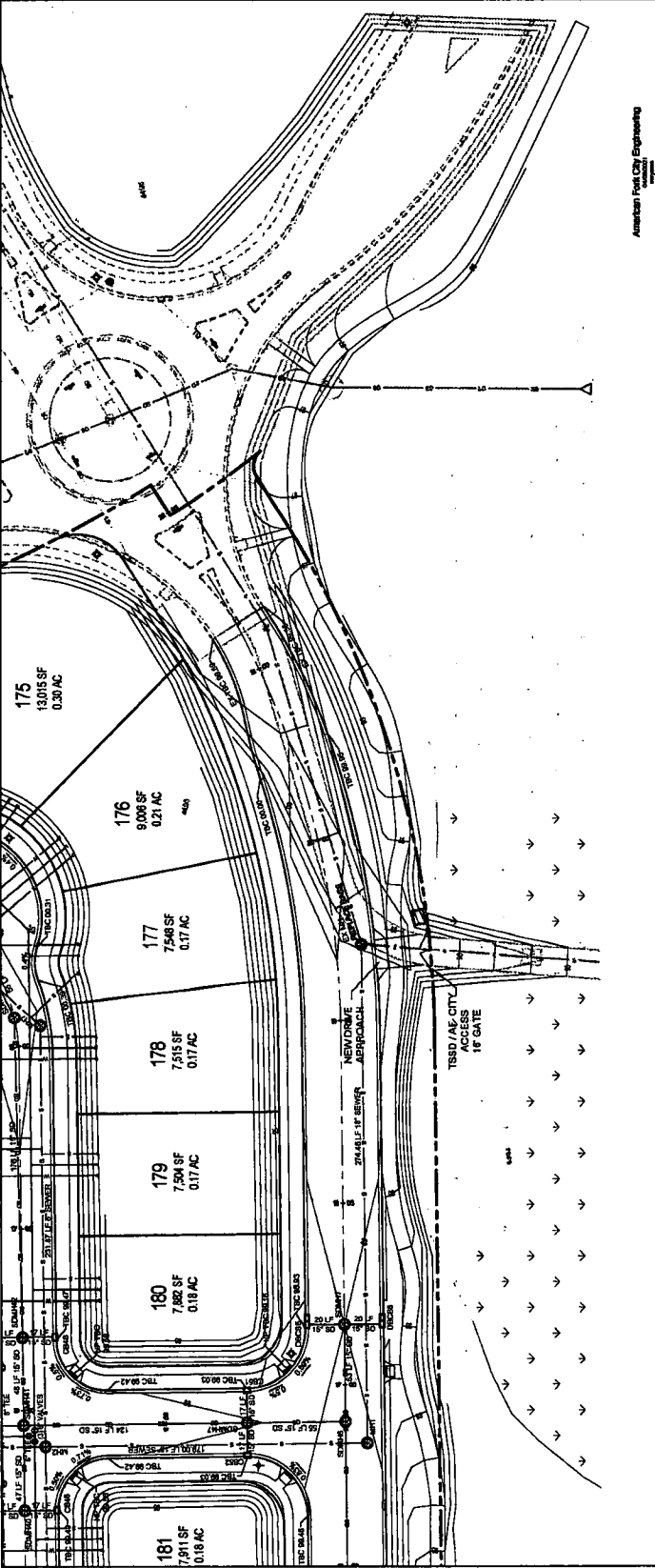
benq
 CIVIL ENGINEERING
 11480 N. Mountain Parkway, Suite 100
 West Valley City, UT 84117
 Phone: (801) 961-1177
 Fax: (801) 961-1178

REVISIONS		SCALE
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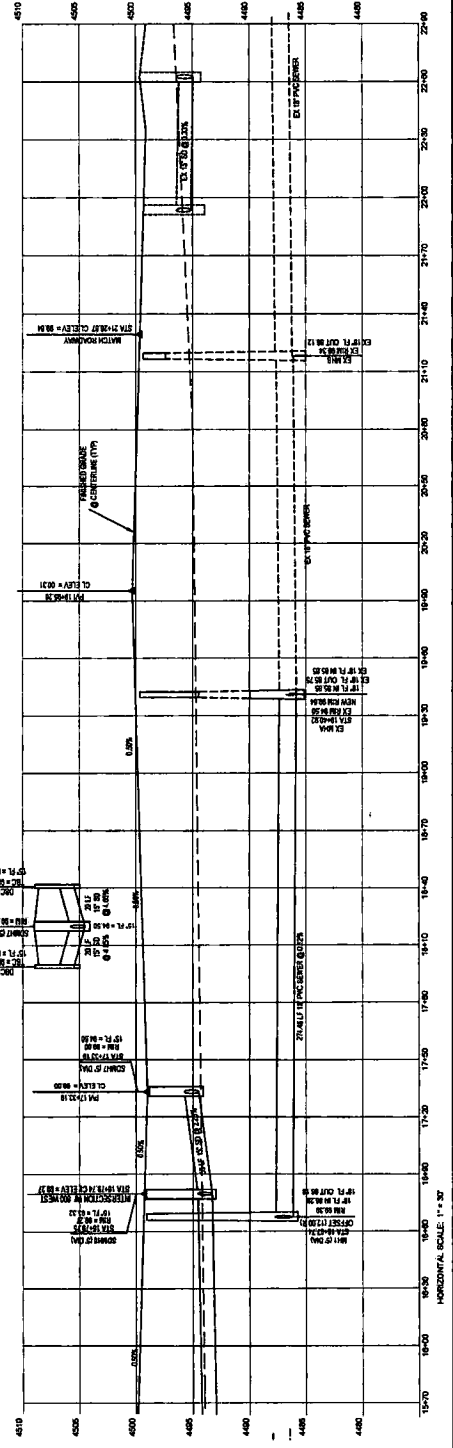
AF CROSSING PLAT B
 A FLEXIBLE LOT

FINAL CONSTRUCTION PLANS

SHEET NUMBER
C4.2
 LAKE SHORE DRIVE PROFILE

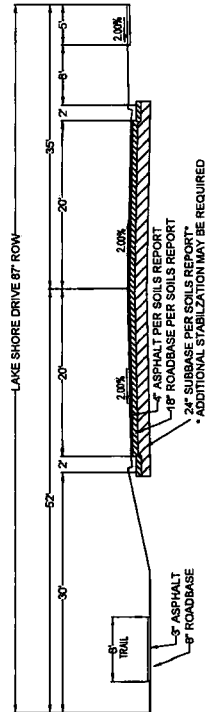
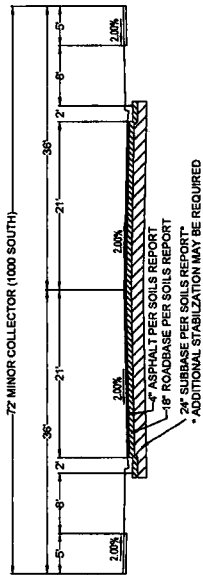
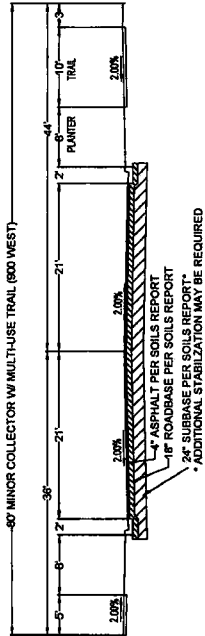
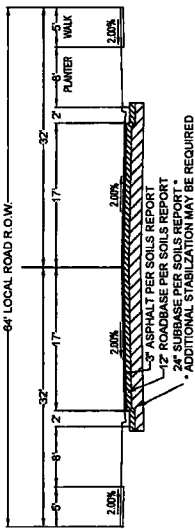


American Post City Engineering
 Approved for Construction



WINDSOR DRIVE APPROACH FLARES AND SIDEWALKS AT DRIVEWAYS TO A MINIMUM OF 5' OF CONCRETE

PAVEMENT AS PER GEOTECHNICAL REPORT
DATED JUNE 7, 2019 #186337 BY EMR/HT/EC



CROSS SECTION NOTE:
PREVIOUSLY APPROVED PLATS OF THE DIXIE FARMS SUBDIVISION USE THE CROSS SECTION SHOWN, TO KEEP CONSISTENCY IT HAS BEEN USED FOR THIS PLAT AS WELL. THE CURRENT CITY CROSS SECTION IS 62' ROW. NO REIMBURSEMENT IS ALLOWED FOR THE ADDITIONAL WIDTH.

NOTE:
IF RUTTING / PUMPING OCCURS DURING CONSTRUCTION, CONTRACTOR TO NOTIFY CITY ENGINEER AND HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN MITIGATION RECOMMENDATIONS.

American Poly-City Engineering
Professional Engineer
Approved for Construction

WHITE HORSE DEVELOPERS
570 S. 850 E. Suite 14
LEHI, UT 84043

AF CROSSING PLAT B




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AF CROSSING PLAT B
A FLEXIBLE LOT
PR3.0 PLD

FINAL CONSTRUCTION PLANS


SHEET NAME	ROADWAY CROSS SECTIONS	SHEET NUMBER	D0
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WHITE HORSE DEVELOPERS
300 RIVER ST. SUITE 404
LEHI, UT 84043

REVISIONS

AF CROSSING PLAT B



BERG CIVIL ENGINEERING
1100 N. 1000 E. SUITE 100
LEHI, UT 84043
PHONE: (801) 948-1177
FAX: (801) 948-1977

DATE: 02/20/2021

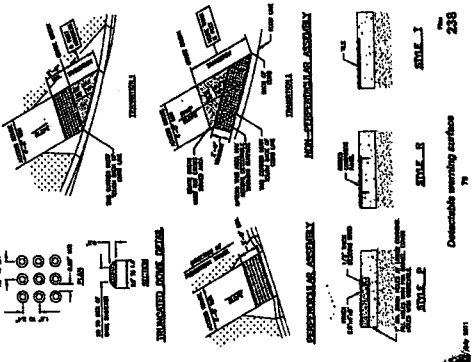
PROJECT: AF CROSSING PLAT B

PROJ. NO: PROJ.010

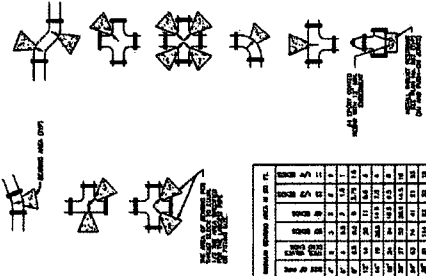
REVISIONS:

FINAL CONSTRUCTION PLANS

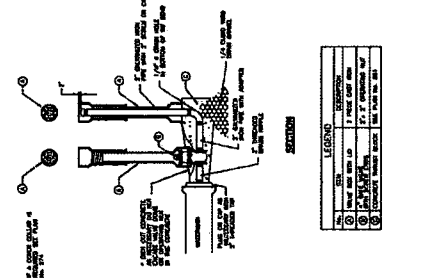
SHEET NUMBER: **D1**



238

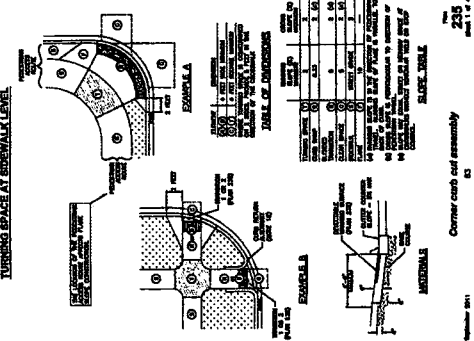


239



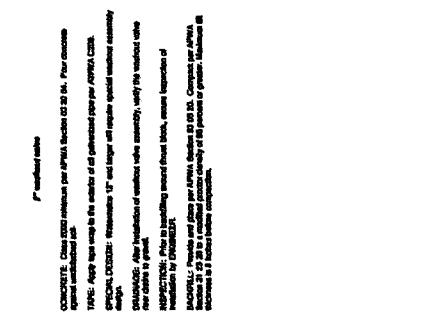
240

TURNING SPACE AT SIDEWALK LEVEL



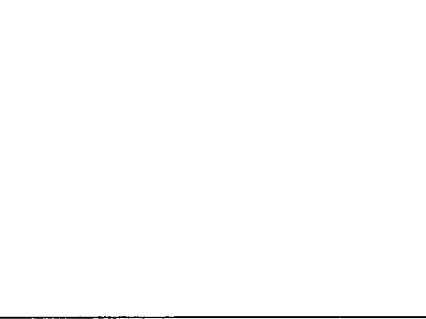
241

Corner curb and assembly



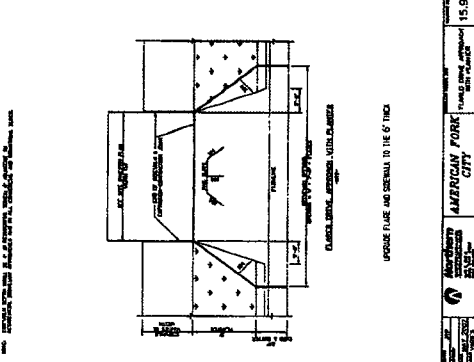
242

Direct bearing street abut



243

UPSIDE FLARE AND SIDEWALK TO THE 6' THICK



15.9

CONCRETE

1. CONCRETE: Deep concrete minimum per AASHTO Section 603.30 (b). Four concrete layers minimum for 18" depth.

2. TYPICAL: Apply base temp to the outside of the pavement per per AASHTO L202.

3. JOINTS: JOINTS: Minimum 12" and longer all require special weather assembly.

4. CRACKS: After placement of concrete, apply sealant to all cracks within 72 hours of placement.

5. REINFORCEMENT: Prior to handling, ensure that all reinforcement is properly installed.

6. FINISH: Finish and cure per AASHTO Section 603.30. Complete per AASHTO Section 603.30.1. Apply 1/2" of 1/2" aggregate or equivalent aggregate in thickness to 1/2" below surface.

AMERICAN CITY ENGINEERING

1100 N. 1000 E. SUITE 100
LEHI, UT 84043
PHONE: (801) 948-1177
FAX: (801) 948-1977

AMERICAN CITY ENGINEERING

1100 N. 1000 E. SUITE 100
LEHI, UT 84043
PHONE: (801) 948-1177
FAX: (801) 948-1977

AMERICAN CITY ENGINEERING

1100 N. 1000 E. SUITE 100
LEHI, UT 84043
PHONE: (801) 948-1177
FAX: (801) 948-1977



WHITE HORSE DEVELOPERS
500 S. 450 E. Suite 44
LEHI, UT 84043

DESCRIPTION

AF CROSSING PLAT B



BERG CIVIL ENGINEERING
11020 N. 100th Ave., Suite 400
Overland Park, KS 66214
Phone: (913) 461-1177
Fax: (913) 461-1177

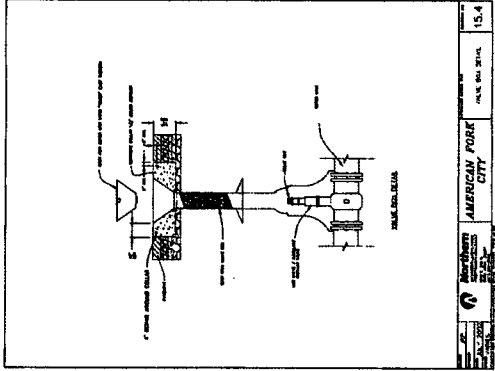
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3		
4		
5		

PROJECT
AF CROSSING PLAT B
A FLEXIBLE LOT
PRELIMINARY

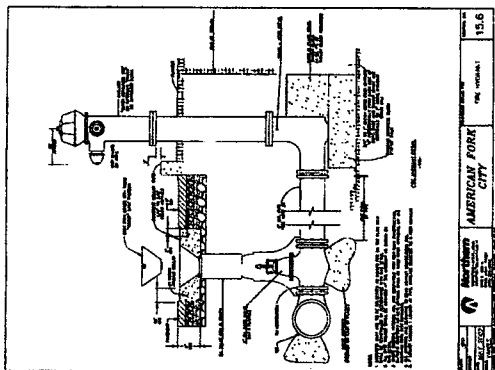
DESIGNER
FINAL CONSTRUCTION PLANS

SHEET NAME
WATER DETAILS

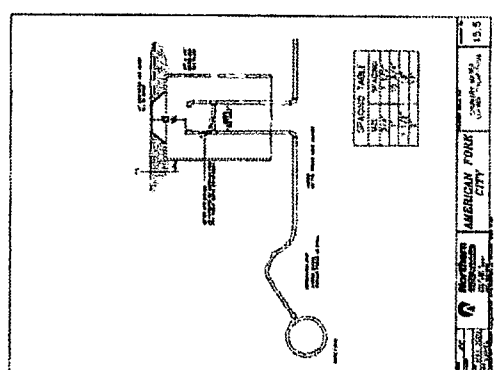
SHEET NUMBER
D2



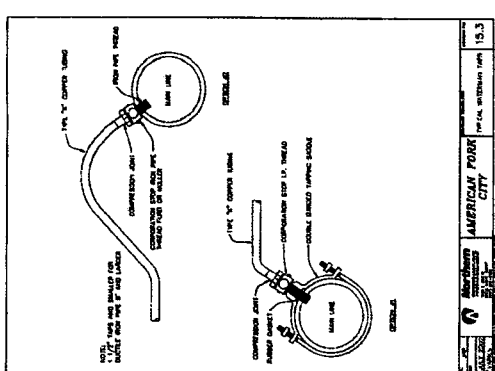
15.4
AMERICAN FORK CITY
SHEET NO. 15.4



15.6
AMERICAN FORK CITY
SHEET NO. 15.6



15.5
AMERICAN FORK CITY
SHEET NO. 15.5



15.3
AMERICAN FORK CITY
SHEET NO. 15.3

ENVIRONMENTAL LINDSEY WATER QUALITY TREATMENT SYSTEM

NOTES:

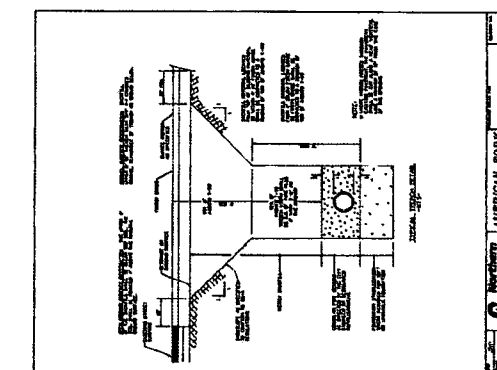
- 1) MANHOLE TO BE USED FOR TREATMENT FLOW
- 2) MANHOLE OPERATOR LIDES APPROXIMATELY 4.5 FT

MANUFACTURING NOTES:

- 1) ALL MANHOLE WALLS FINISHED TO LOCKED MANUFACTURING
- 2) LOCATION AND SIZE OF MANHOLE OPENING MAY BE CHANGED BY LOCKED MANUFACTURING
- 3) S.S. TO GROUND MUST BE USED




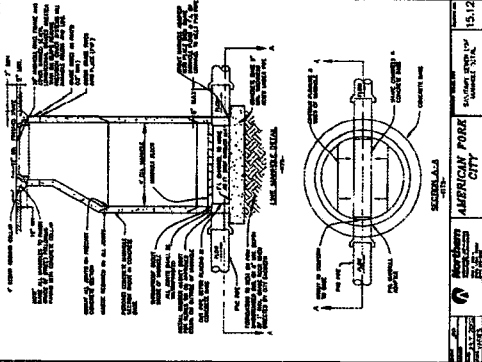
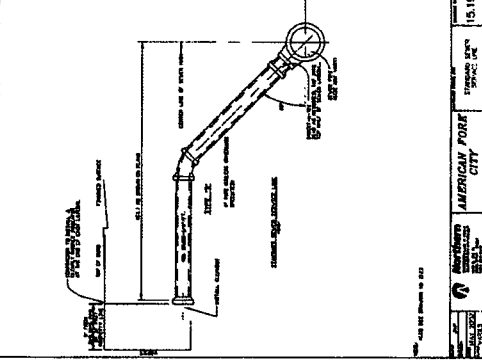
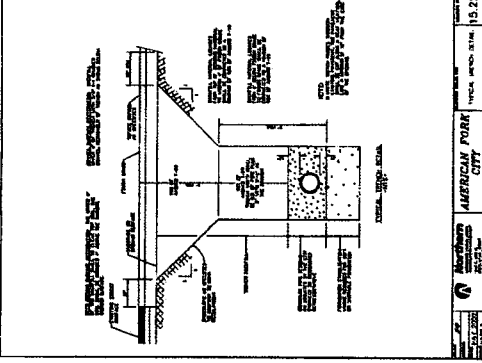
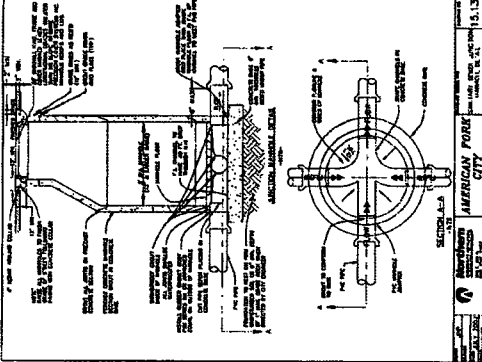
ITEM NO.	DESCRIPTION	QUANTITY	UNIT
1	MANHOLE	1	EA
2	PIPE	10	LF
3	CONCRETE	10	CY
4	REBAR	10	LB
5	GRASS	10	SQ


CALL: 1-800-809-2801



15.22
AMERICAN FORK CITY
SHEET NO. 15.22

American Fork City Engineering
Approved for Construction


 <p>WHITE HORSE DEVELOPERS 520 S. 850 E. Suite A4 LEHI, UT 84043</p>	<p>GENERAL</p> <p>AF CROSSING PLAT B</p>	 <p>berg CIVIL ENGINEERING 1100 ALPINE BLVD. SUITE 400 LEHI, UT 84043 PHONE (801) 935-3377 FAX (801) 935-3377</p>	 <p>PROJECT: AF CROSSING PLAT B A FLEXIBLE LOT PRO.D PUD SHEET NO: 15.23</p>
<p>American Fork City Engineering Approved for Construction</p>	<p>FINAL CONSTRUCTION PLANS</p>	<p>SEWER & STORM DRAIN DETAILS</p>	<p>SHEET NO: D3</p>
 <p>SECTION 15.12 AMERICAN FORK CITY 15.12</p>	 <p>SECTION 15.19 AMERICAN FORK CITY 15.19</p>	 <p>SECTION 15.22 AMERICAN FORK CITY 15.22</p>	 <p>SECTION 15.23 AMERICAN FORK CITY 15.23</p>



WHITE HORSE DEVELOPERS
520 S. 860 E. Suite 144
LEHI, UT 84043

DESCRIPTION

AF CROSSING PLAT B



berg
CIVIL ENGINEERING
1100 S. 1000 E. SUITE 400
LEHI, UT 84043
PHONE (801) 963-1177
WWW.BERGCE.COM

NO.	DATE	DESCRIPTION
1	10/1/20	ISSUED FOR PERMIT
2	10/1/20	ISSUED FOR PERMIT
3	10/1/20	ISSUED FOR PERMIT
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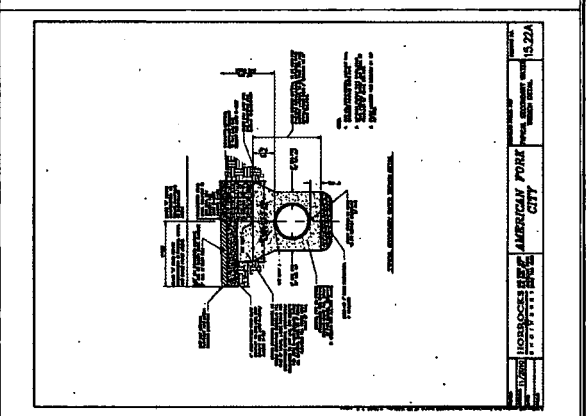
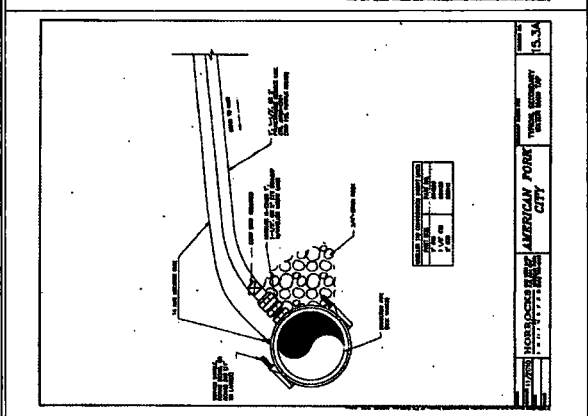
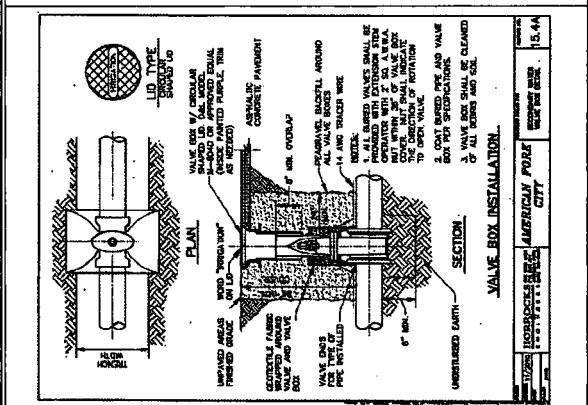
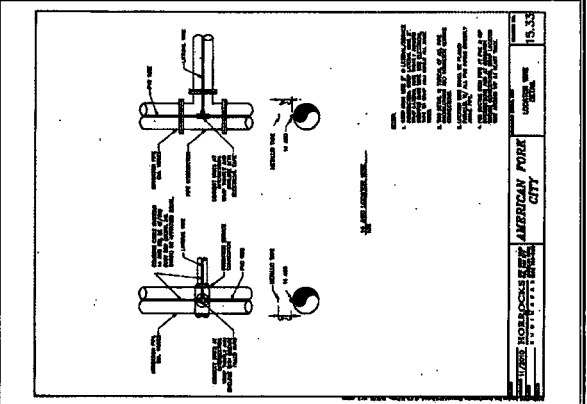
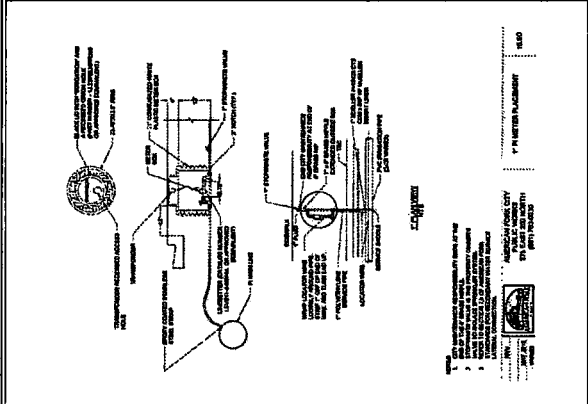
PROJECT: AF CROSSING PLAT B
SHEET NO: 15.35
DATE: 10/1/20

FINAL CONSTRUCTION PLANS

SHEET NUMBER: **D4**

SECONDARY WATER DETAILS

American Fuel City Engineering
Approved for Construction





WHITE HORSE DEVELOPERS
520 S. 480 E. Suite 4A
LEHI, UT 84043

REVISION

AF CROSSING PLAT B



BERG CIVIL ENGINEERING
1150 S. 1400 E. Suite 400
LEHI, UT 84043
PHONE: (801) 938-1177
FAX: (801) 938-1177

NO.	DATE	DESCRIPTION
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AF CROSSING PLAT B
A FLEURBAULT PROJEUD

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
CATHODIC PROTECTION DETAILS	D6

AMA

Appendix 1: Ultrasonic Magnesium Anodes, Type 200 Specification Sheet
Ultrating High Potential Magnesium Anodes for Cathodic Protection with Improved Core
Ultrating anodes made of corrosion laboratory standards

1. Core
2. Shell
3. Shell Thickness
4. Core Thickness
5. Anode Diameter
6. Anode Length
7. Anode Weight
8. Anode Resistance
9. Anode Capacity
10. Anode Efficiency

ANODE TYPE	ANODE WEIGHT (LBS)	ANODE RESISTANCE (OHMS)	ANODE CAPACITY (AH)	ANODE EFFICIENCY (%)
TYPE 200	1.0	0.1	1000	90
TYPE 200	2.0	0.2	2000	90
TYPE 200	3.0	0.3	3000	90
TYPE 200	4.0	0.4	4000	90
TYPE 200	5.0	0.5	5000	90
TYPE 200	6.0	0.6	6000	90
TYPE 200	7.0	0.7	7000	90
TYPE 200	8.0	0.8	8000	90
TYPE 200	9.0	0.9	9000	90
TYPE 200	10.0	1.0	10000	90

AMA

Appendix 2: Terminate Weld Connection

1. Anode
2. Cable
3. Weld
4. Insulation

1. Anode
2. Cable
3. Weld
4. Insulation

AMA

Appendix 3: Insulating Flange (Where Necessary)

1. Anode
2. Cable
3. Flange
4. Insulation

1. Anode
2. Cable
3. Flange
4. Insulation

AMA

Figure 5 - TEST STATION FLUSH MOUNT

1. Anode
2. Cable
3. Flush Mount
4. Insulation

AMA

Figure 3 - TERMINATE WELD CONNECTION

1. Anode
2. Cable
3. Weld
4. Insulation

AMA

Figure 1 - INSULATING FLANGE (WHERE NECESSARY)

1. Anode
2. Cable
3. Flange
4. Insulation

AMA

Figure 6 - TEST STATION WIRING DIAGRAM

1. Anode
2. Cable
3. Test Station
4. Insulation

AMA


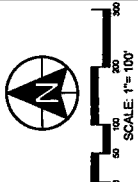


Figure 4 - ANODE GROUNDED CONNECTION

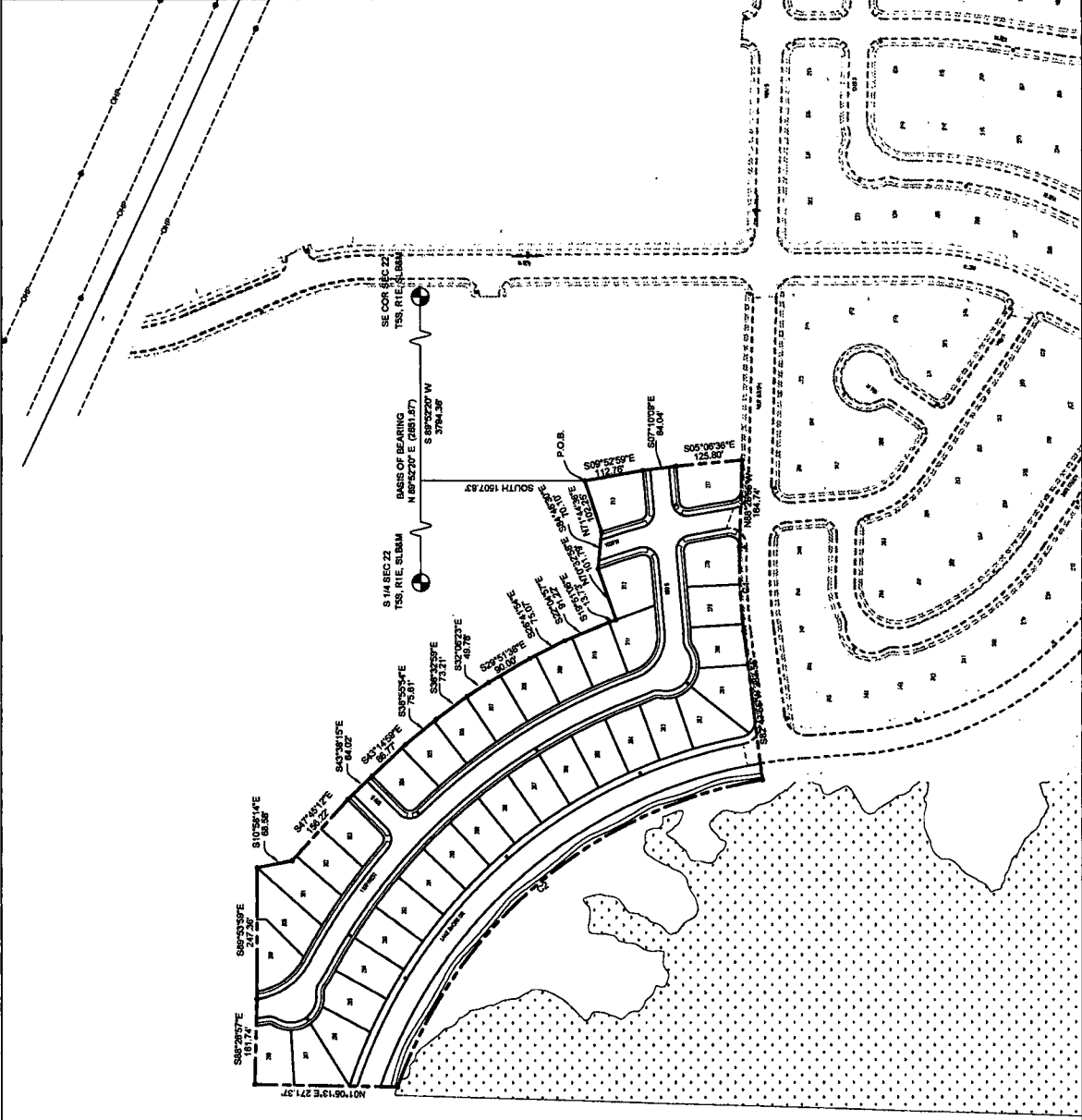
1. Anode
2. Cable
3. Grounded Connection
4. Insulation

AMA

Figure 2 - ANODE INSTALLATION - TYPICAL

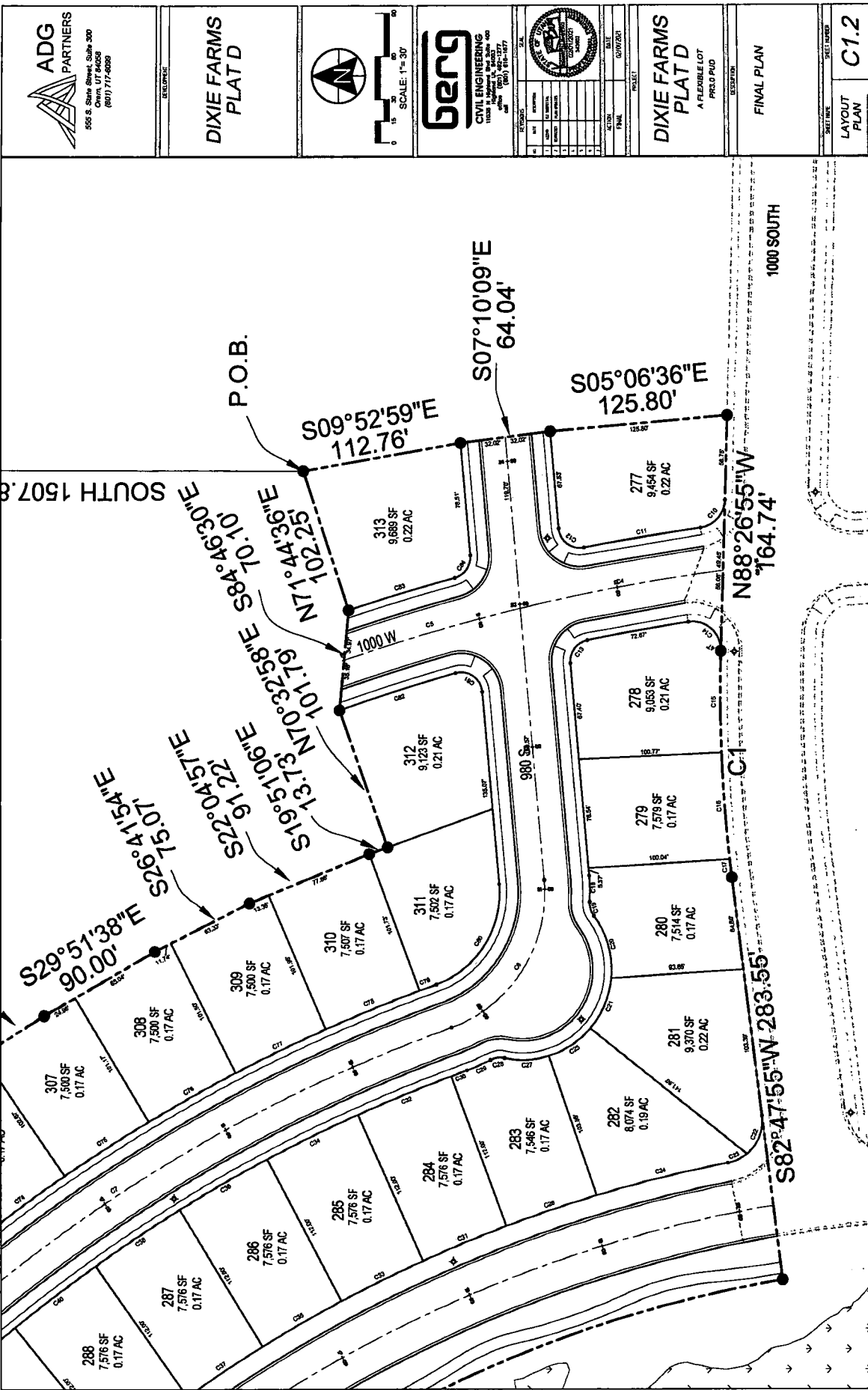
1. Anode
2. Cable
3. Installation
4. Insulation

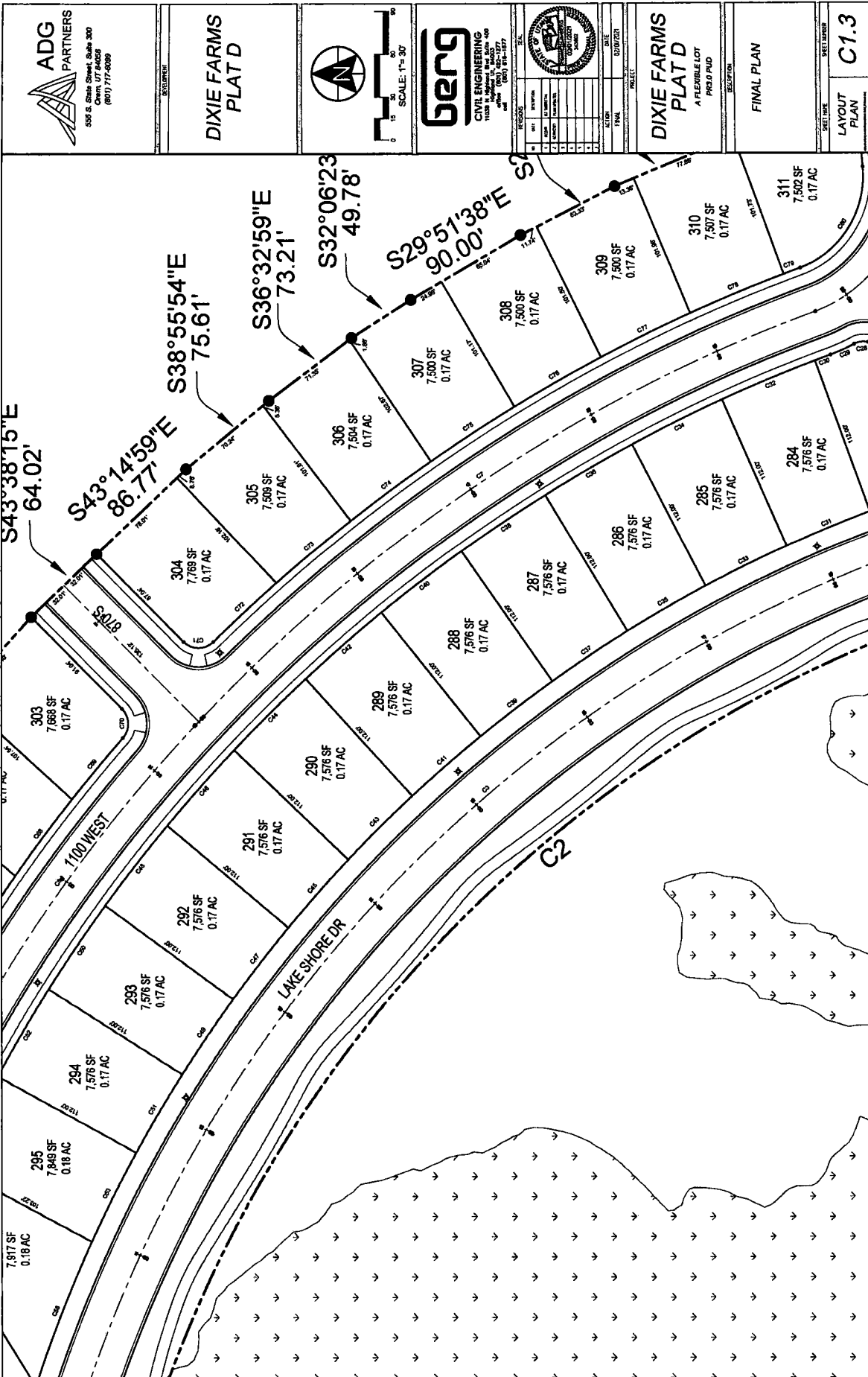
 <p>ADG PARTNERS 555 S. State Street, Suite 300 Carm, UT 84003 (801) 717-4688</p>	<p>DIXIE FARMS PLAT D</p>	 <p>SCALE: 1" = 100'</p>	 <p>BENG CIVIL ENGINEERING 11033 N. Mountain Road, Suite 400 Carm, UT 84003 (801) 717-1077 Fax: (801) 717-1177</p>		<p>DIXIE FARMS PLAT D A FLEXIBLE LOT PUD PLD</p>	<p>FINAL PLAN</p>	<p>SHEET NO. C1.1</p>
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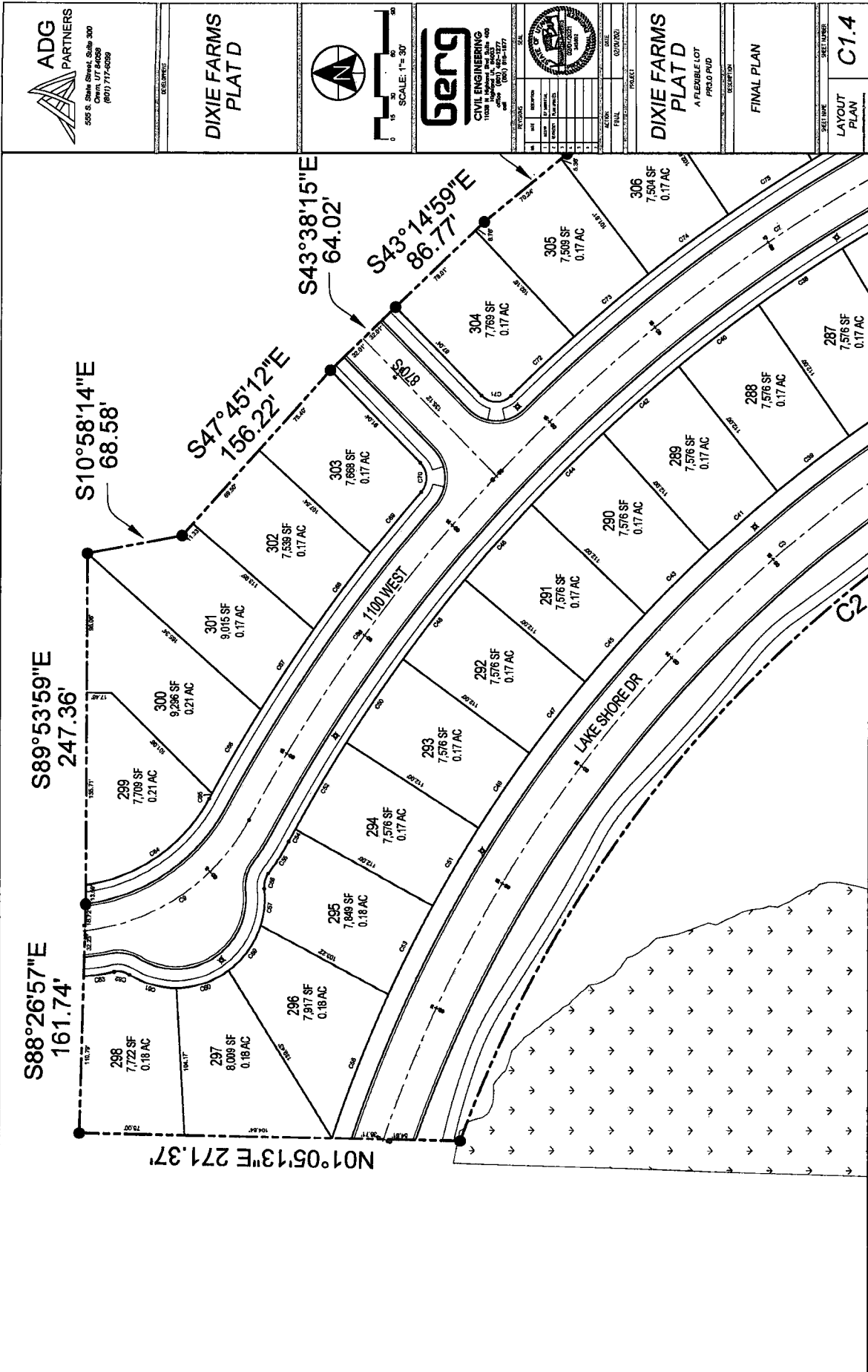


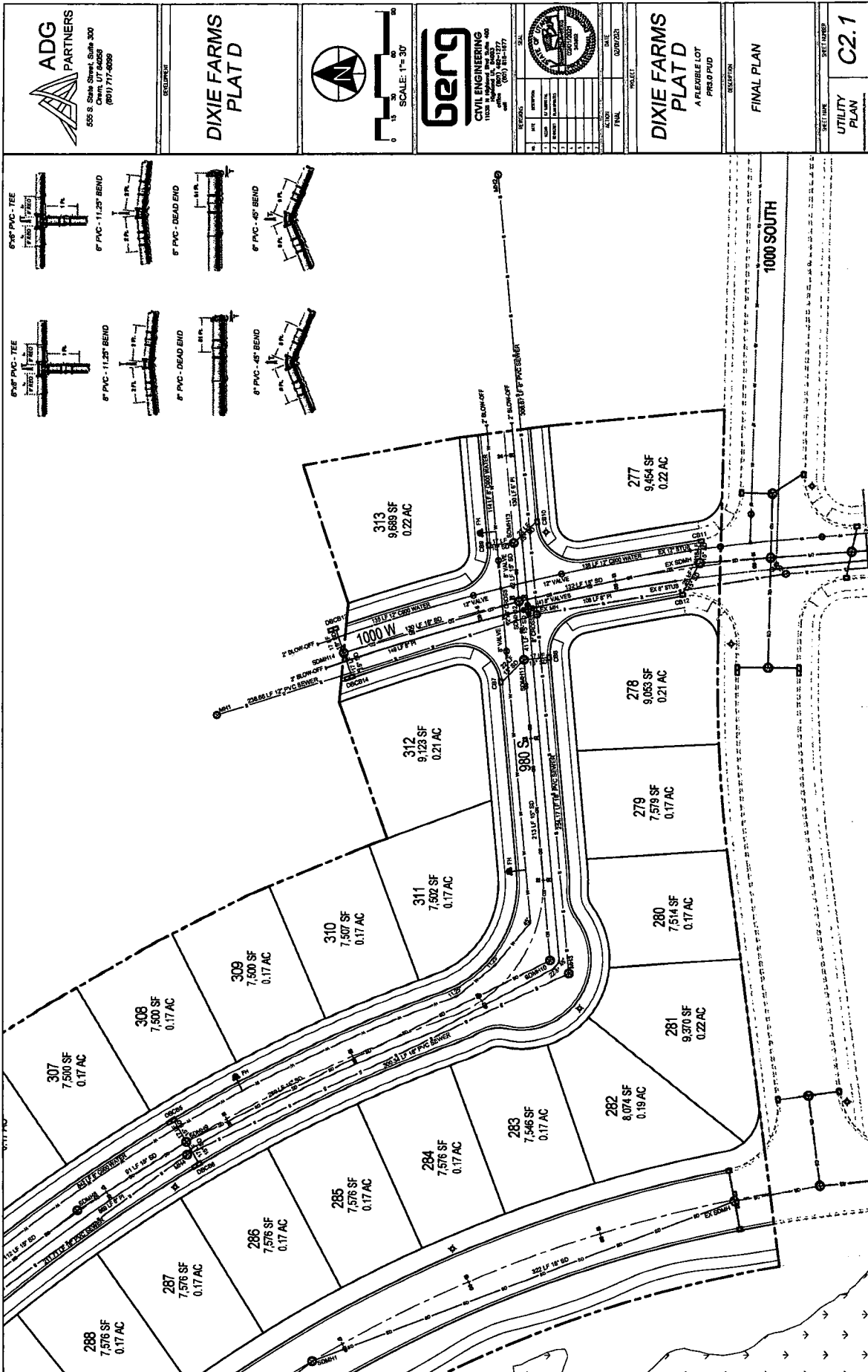
CURVE TABLE

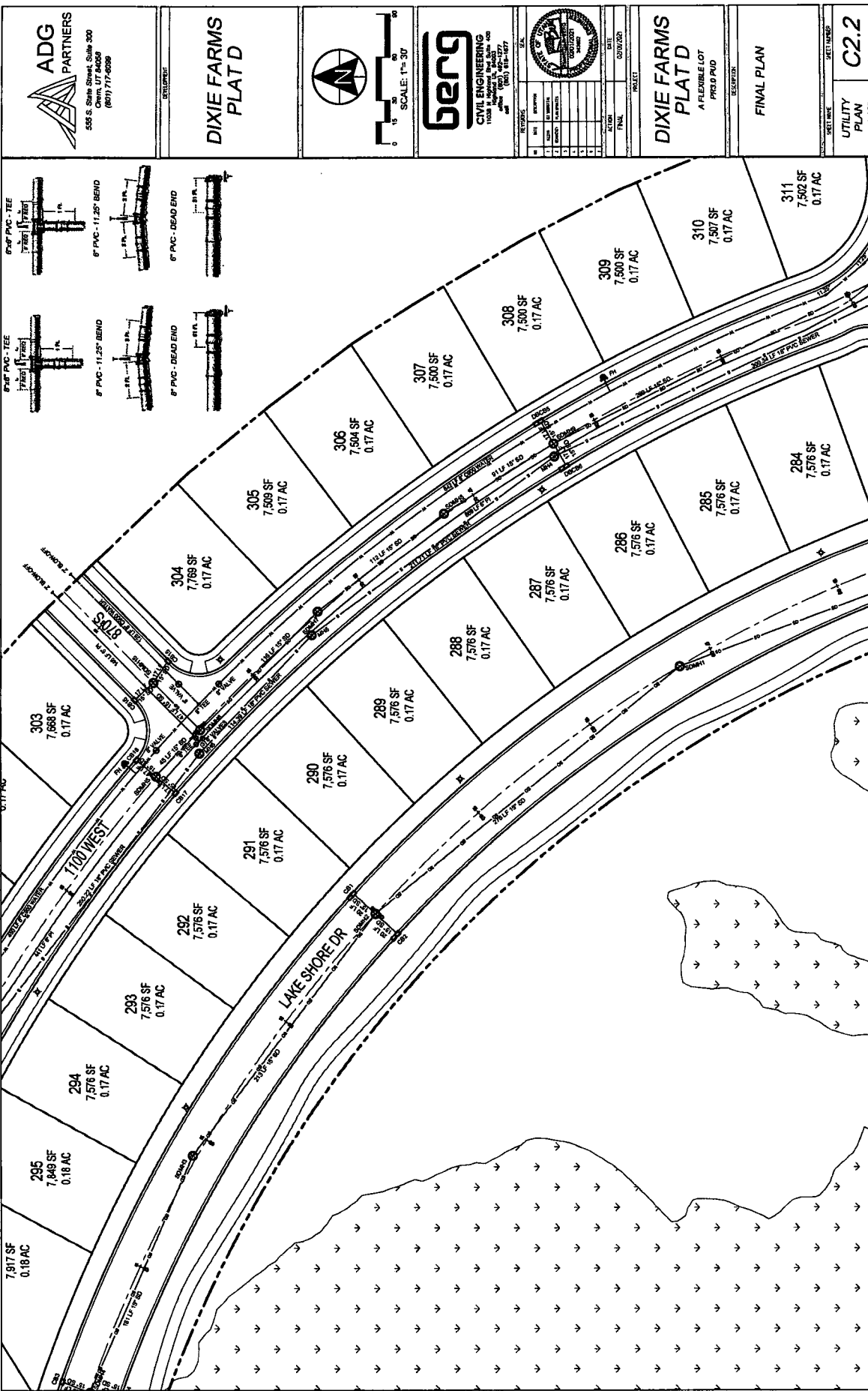
CURVE	BEARING	LENGTH	DELTA	CHORD	BEARING
C1	0° 56' 37"	158.57	158.57	158.57	87° 11' 10"
C2	85° 26' 11"	458.61	458.61	458.61	109° 23' 17"











ADG PARTNERS
 555 S. State Street, Suite 300
 Chicago, IL 60605
 (800) 717-8088

**DIXIE FARMS
 PLAT D**



SCALE: 1" = 30'

berg
 CIVIL ENGINEERING
 11028 N. Milwaukee Ave., Suite 400
 Chicago, IL 60631
 (773) 499-1277

REVISIONS	DATE	DESCRIPTION
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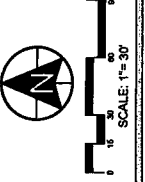
**DIXIE FARMS
 PLAT D**
 A FLEXIBLE LOT
 PREPARED
 DESCRIPTION

FINAL PLAN

SHEET NAME
 UTILITY PLAN
 SHEET NUMBER
C2.2



**DIXIE FARMS
PLAT D**

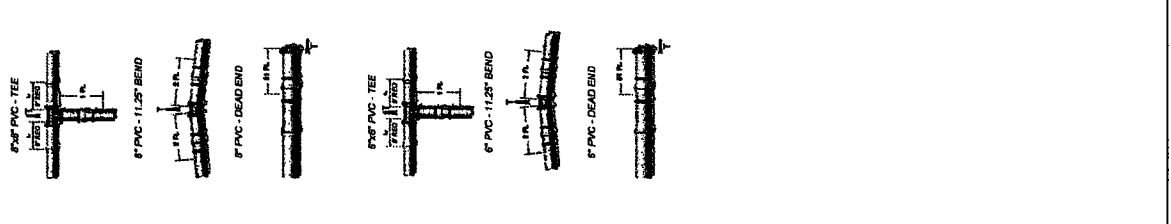
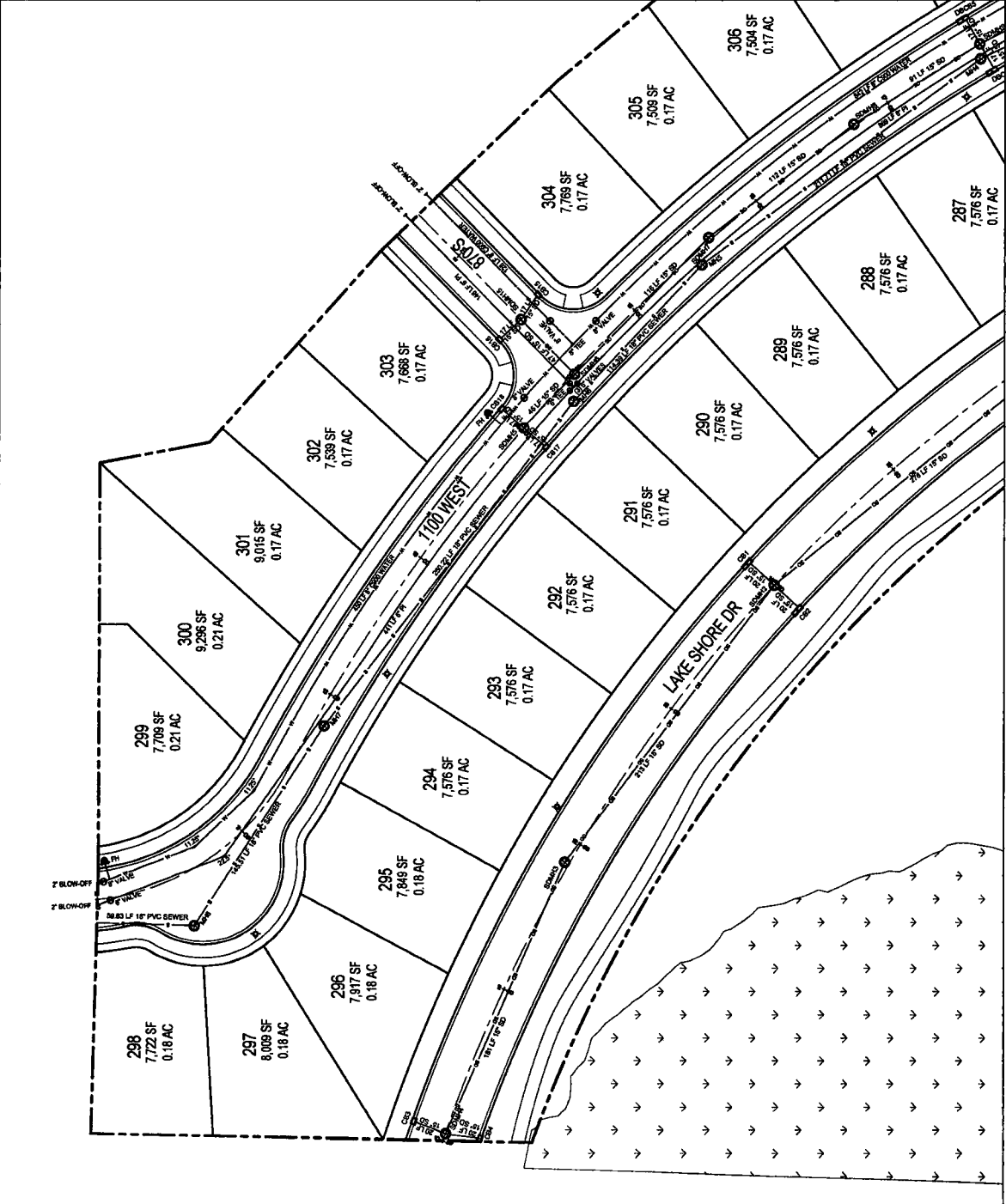



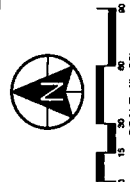


NO.	DATE	DESCRIPTION
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3	03/05/21	REVISED
4	04/01/21	REVISED
5	05/01/21	REVISED
6	06/01/21	REVISED
7	07/01/21	REVISED
8	08/01/21	REVISED
9	09/01/21	REVISED
10	10/01/21	REVISED
11	11/01/21	REVISED
12	12/01/21	REVISED

**DIXIE FARMS
PLAT D**
A FEASIBLE LOT
PDS 0 PUD

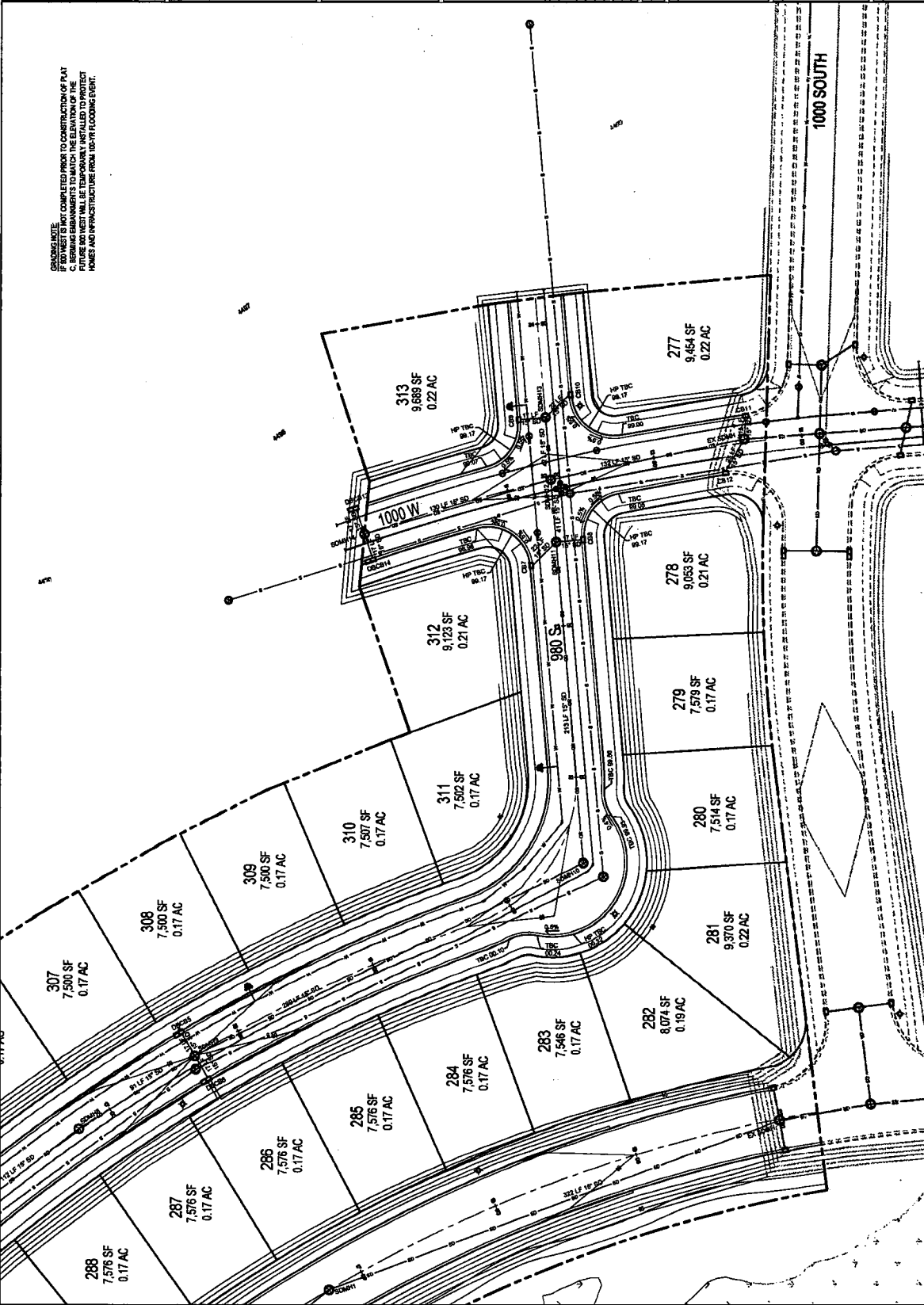
FINAL PLAN

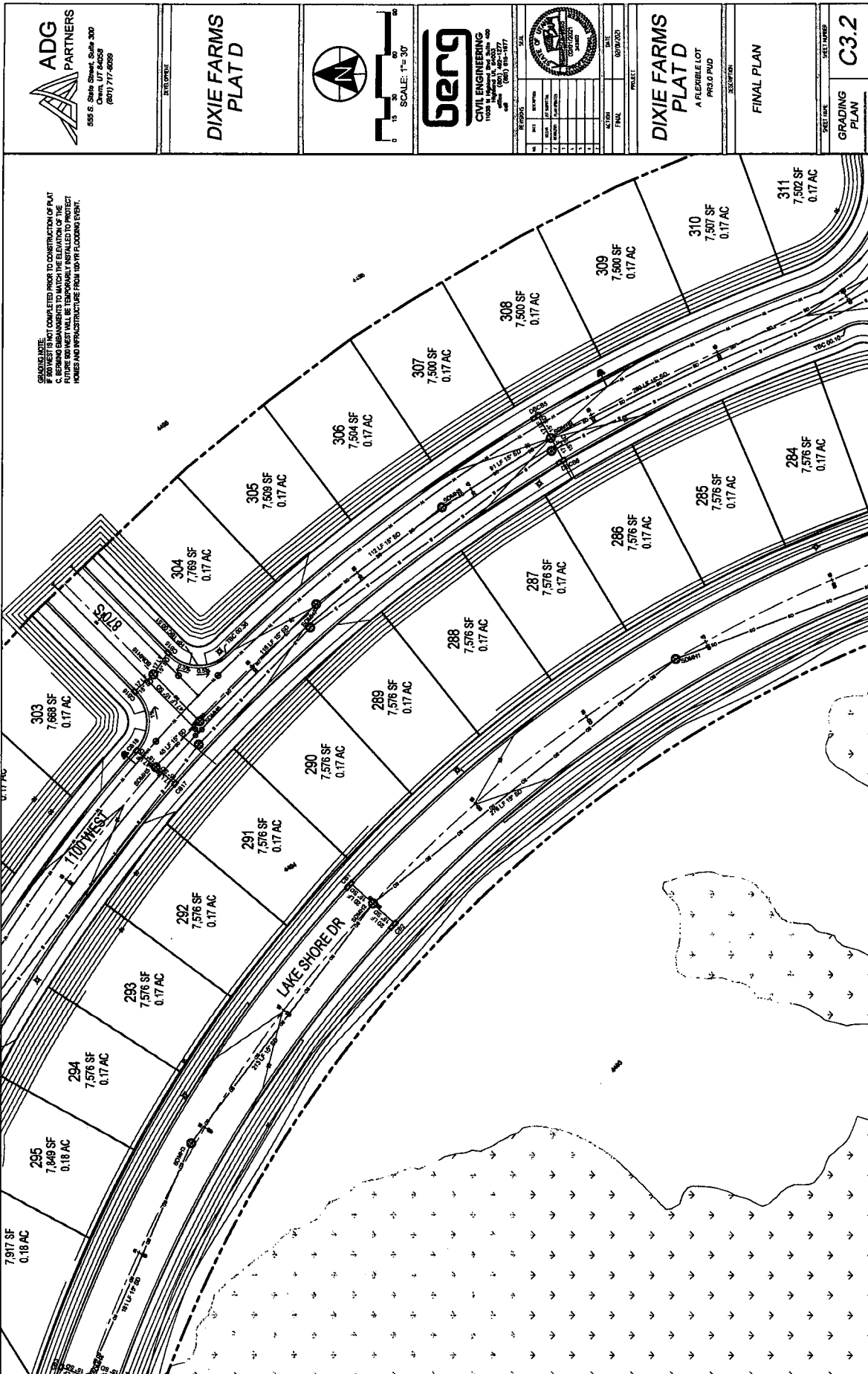
UTILITY PLAN
C2.3



 ADG PARTNERS 555 S. State Street, Suite 300 Orem, UT 84058 (801) 717-6059	REQUIREMENT DIXIE FARMS PLAT D	 SCALE: 1" = 30' 0 15 30 45 60 75 90	 BENG CIVIL ENGINEERING 1100 N. 1000 W., Suite 100 Orem, UT 84058 (801) 225-1777	 SEAL DATE: 03/01/2021 PROJECT:	DIXIE FARMS PLAT D A FLEXIBLE LOT PDS.D PUD	EXISTING FINAL PLAN	SHEET NAME C3.1 GRADING PLAN
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GRADING NOTE:
 A. ALL GRADING SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF PLAT
 B. FINISH ELEVATIONS SHALL BE DETERMINED BY THE ENGINEER AND SHALL BE
 C. BARRIERS OR EMBANKMENTS TO MATCH THE ELEVATION OF THE
 FUTURE ROAD MUST BE TEMPORARILY INSTALLED TO PROTECT
 HOMES AND INFRASTRUCTURE FROM ROAD-FLOODING EVENT.







555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-4999

DIXIE FARMS PLAT D



SCALE: 1"=30'



CIVIL ENGINEERING
1100 S. 1300 EAST, SUITE 400
OREM, UT 84058
(801) 916-1577

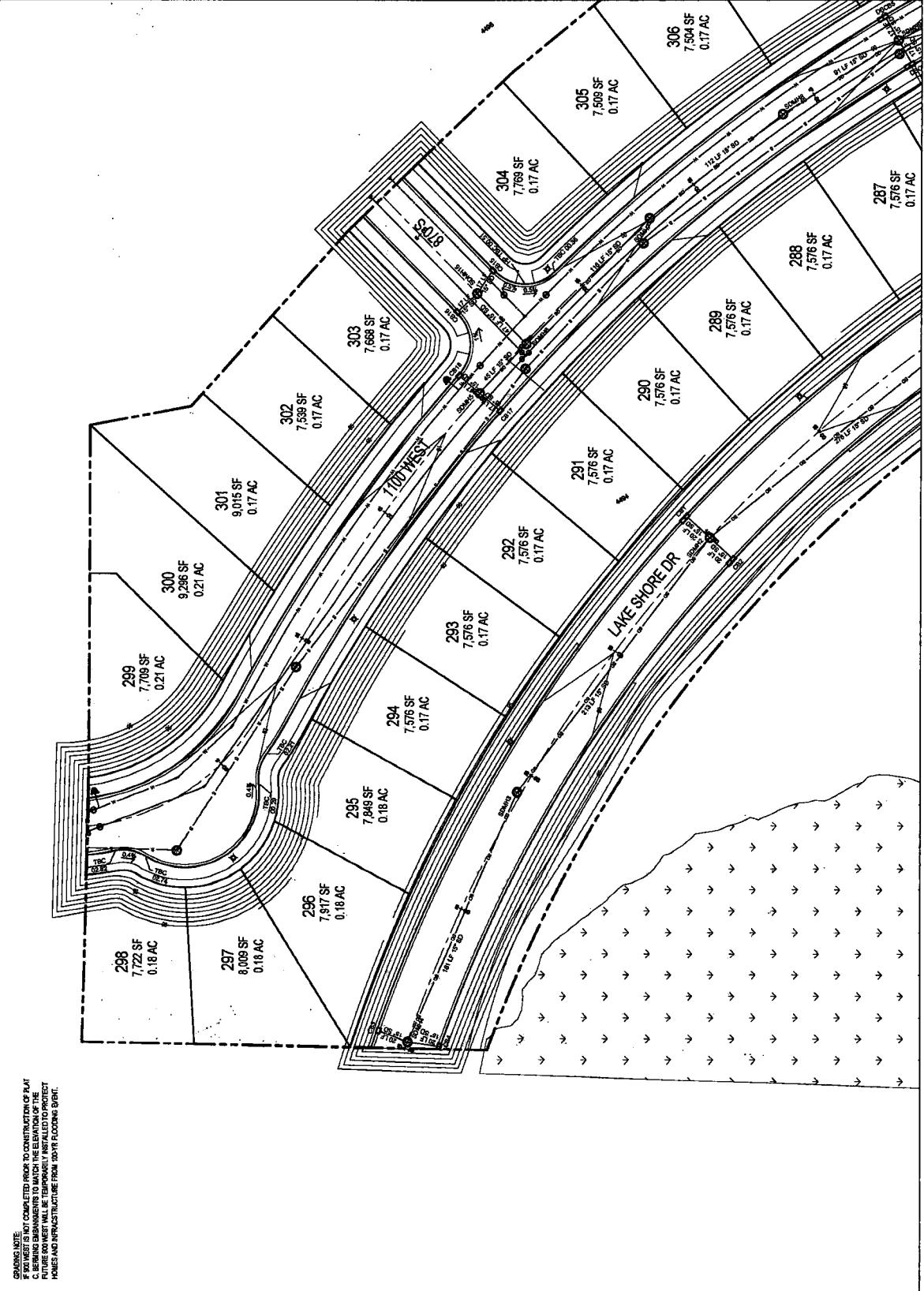
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6	03/10/21	REVISED
7	04/15/21	REVISED
8	05/20/21	REVISED
9	06/25/21	REVISED
10	07/30/21	REVISED
11	08/31/21	REVISED
12	09/30/21	REVISED
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15	12/31/21	REVISED

DIXIE FARMS PLAT D A FLEXIBLE LOT PREC.0 PUD

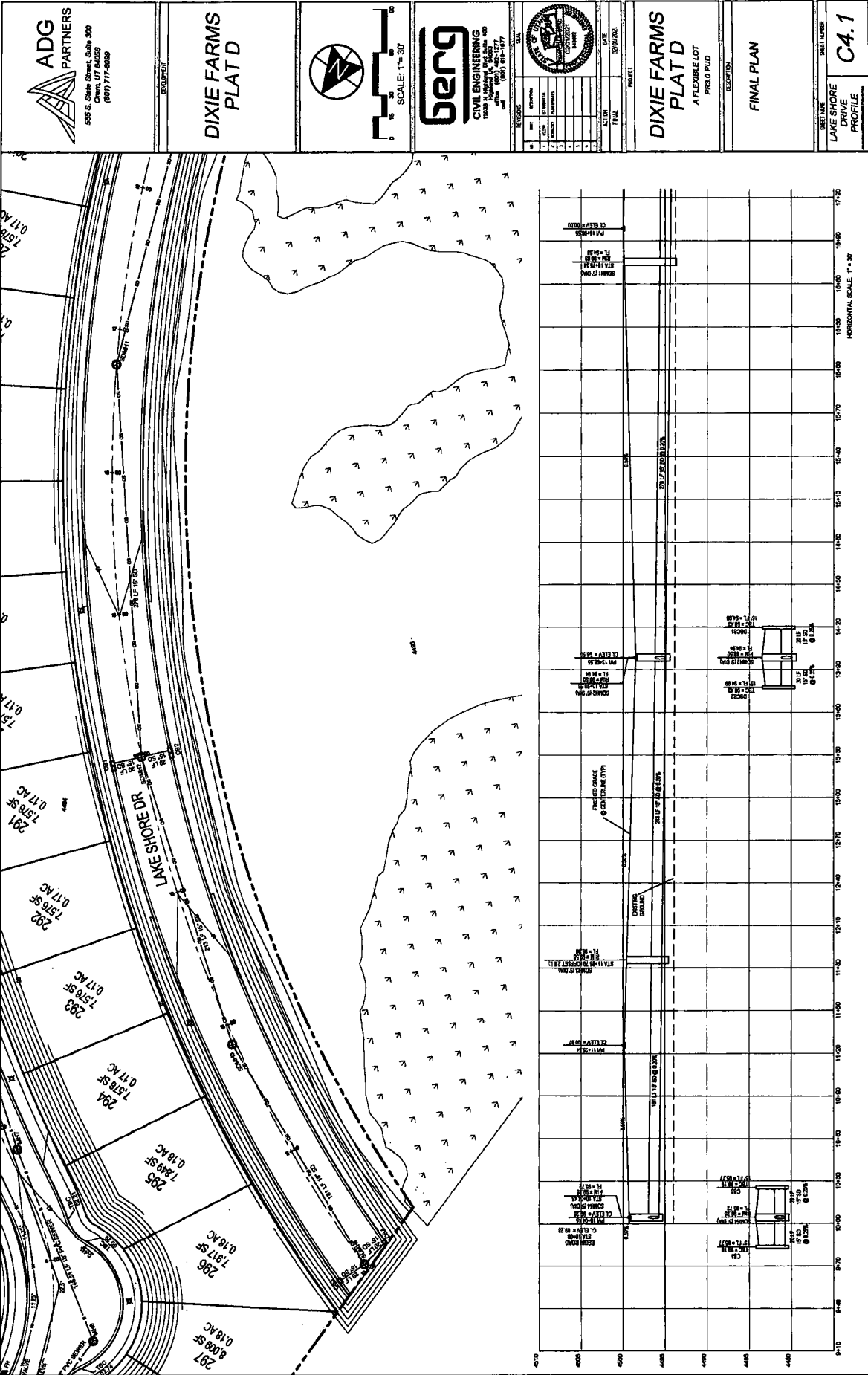
FINAL PLAN


3.3

GRADING
PLAN



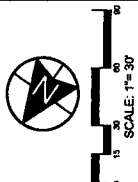
GRADING NOTE:
IF SO HERE IS NOT COMPLETED PRIOR TO CONSTRUCTION OF PLAT
C, BEARING DIMENSIONS TO MATCH THE ELEVATIONS OF THE
EXISTING STRUCTURES AND INFRASTRUCTURE FROM 18078 FLOODING 8/8/17.






ADG PARTNERS
535 S. State Street, Suite 300
Ogden, UT 84059
(801) 717-8559

**DIXIE FARMS
PLAT D**



SCALE: 1"=30'



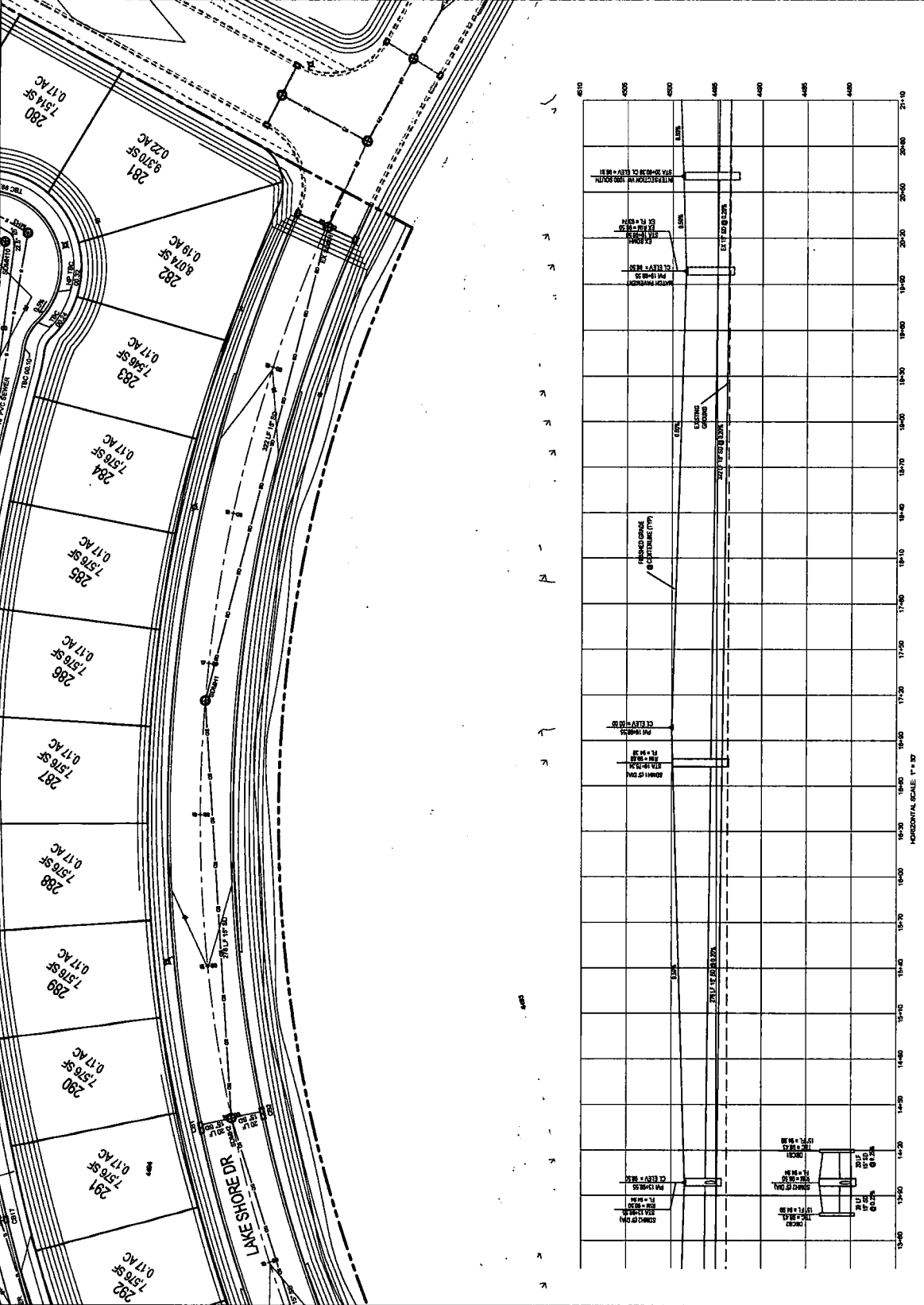
berg
CIVIL ENGINEERING
1100 S. 1000 W., SUITE 200
Ogden, UT 84059
(801) 914-1377


NO.	REV.	DATE	BY	CHECKED	PROJECT	SHEET NO.	SHEET COUNT

**DIXIE FARMS
PLAT D**
A FLEXIBLE LOT
PRECEDENT

FINAL PLAN

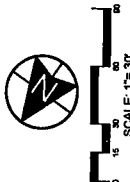
SHEET NAME: LAKE SHORE DRIVE PROFILE
SHEET NUMBER: **C4.2**






ADG PARTNERS
555 S. State Street, Suite 300
Carm, UT 84008
(801) 717-6099

**DIXIE FARMS
PLAT D**



SCALE 1"=30'



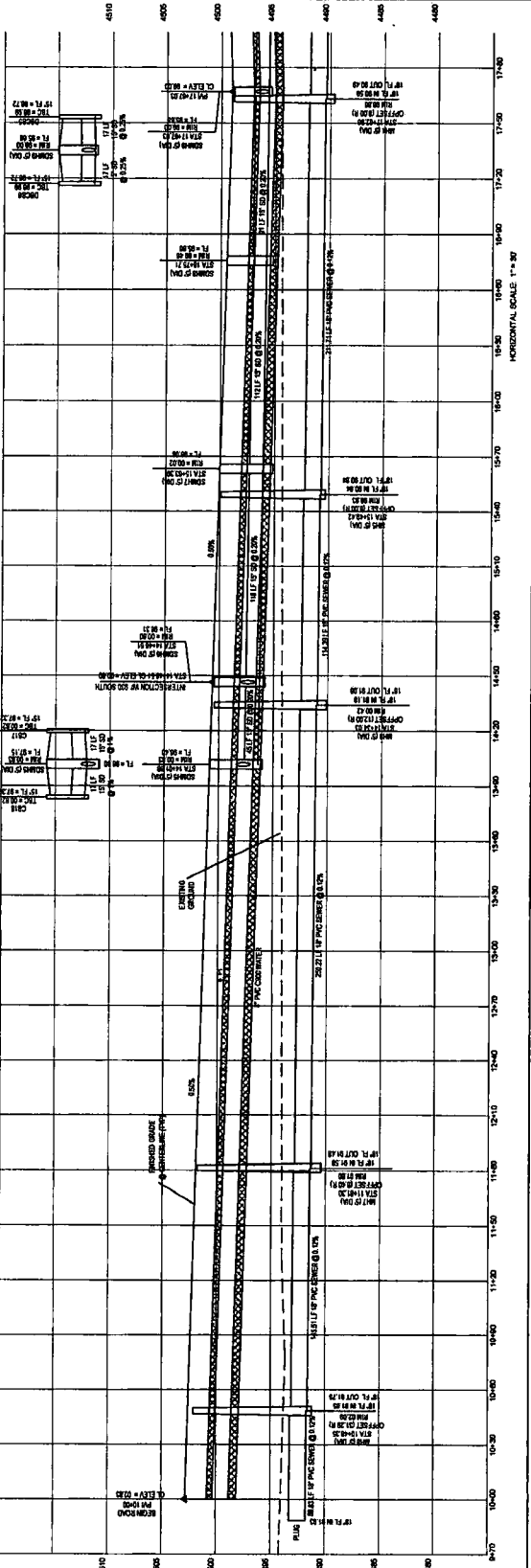
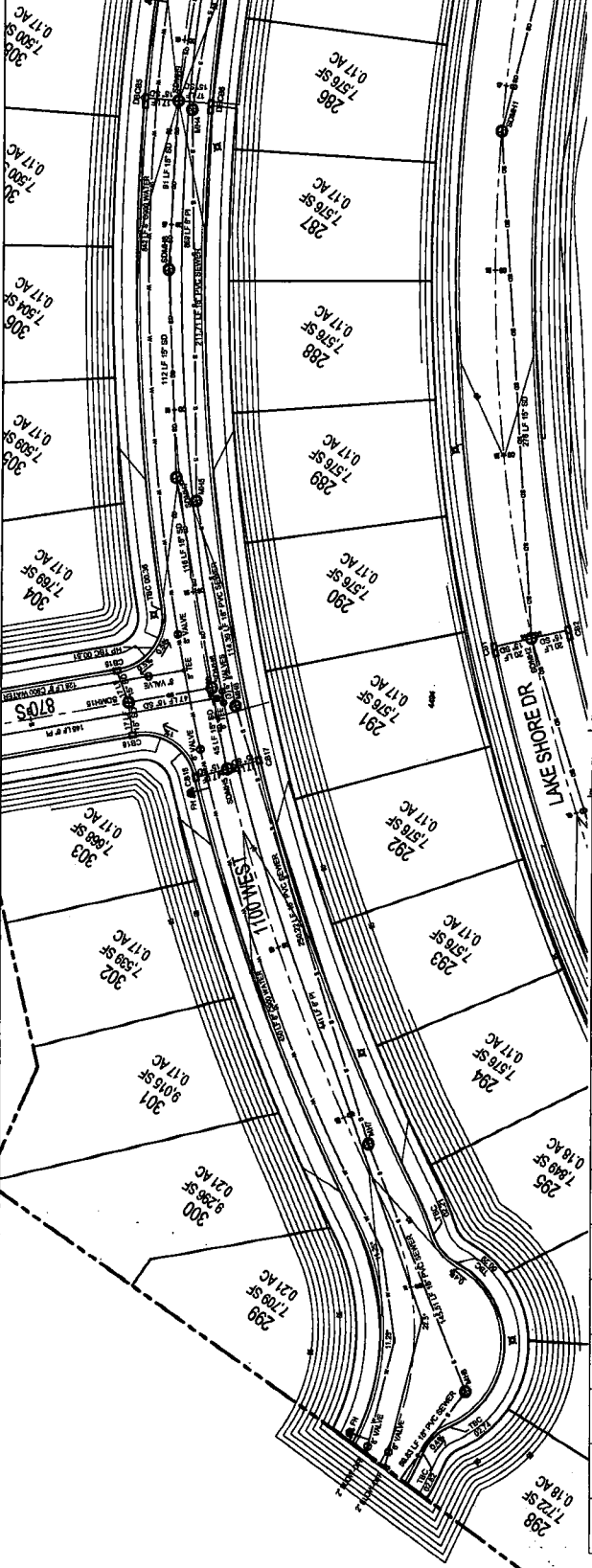
berg
CIVIL ENGINEERING
1100 Washington Blvd., Suite 400
Carm, UT 84008
(801) 916-1877

NO.	DATE	BY	DESCRIPTION
1	03/04/2021	FINAL	FINAL

**DIXIE FARMS
PLAT D**
A FLEXIBLE LOT
PR3.0 PUD

FINAL PLAN

SHEET NAME: 1100 WEST PROFILE
SHEET NUMBER: **C5.1**





DIXIE FARMS PLAT D



SCALE: 1"=30'

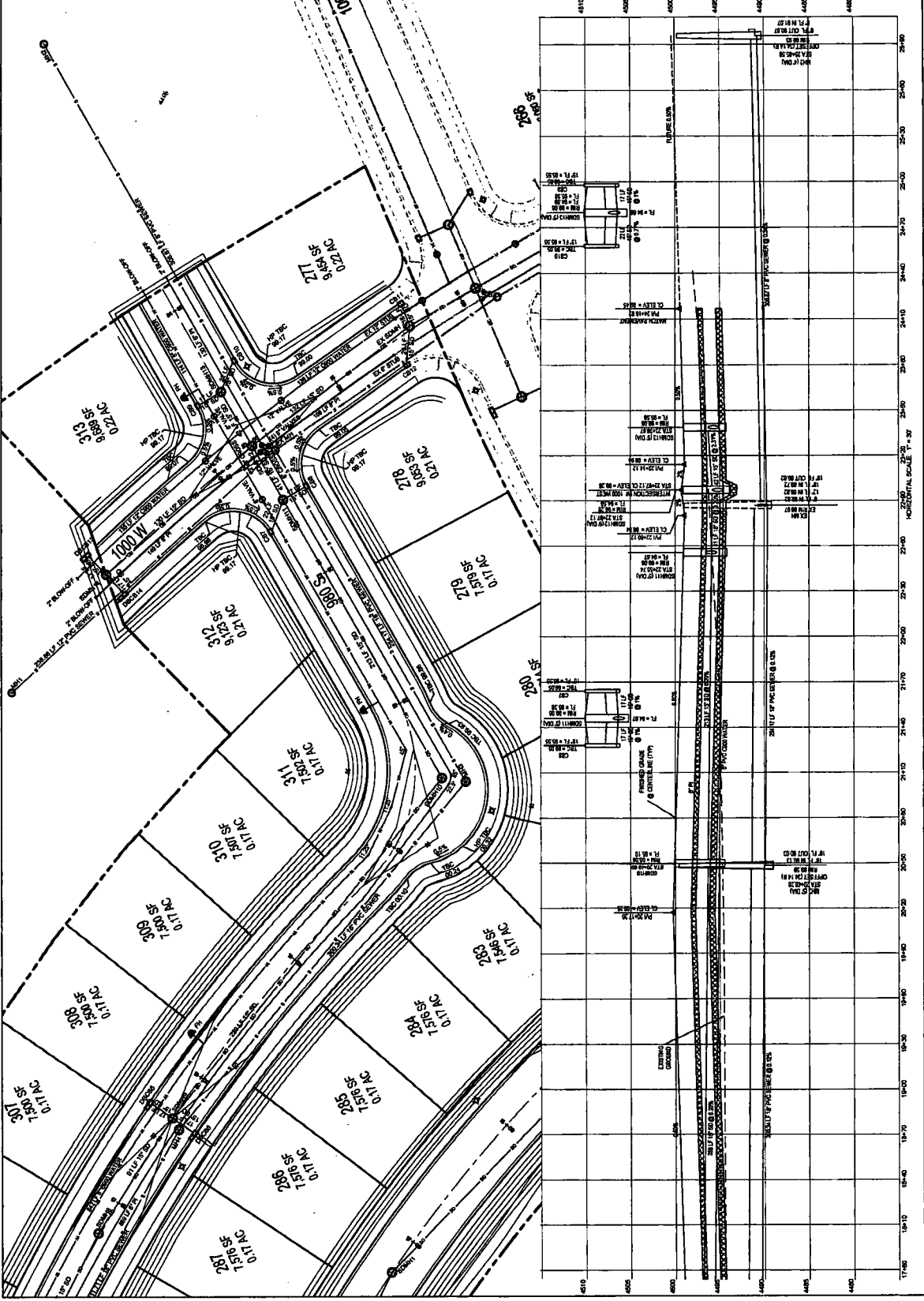


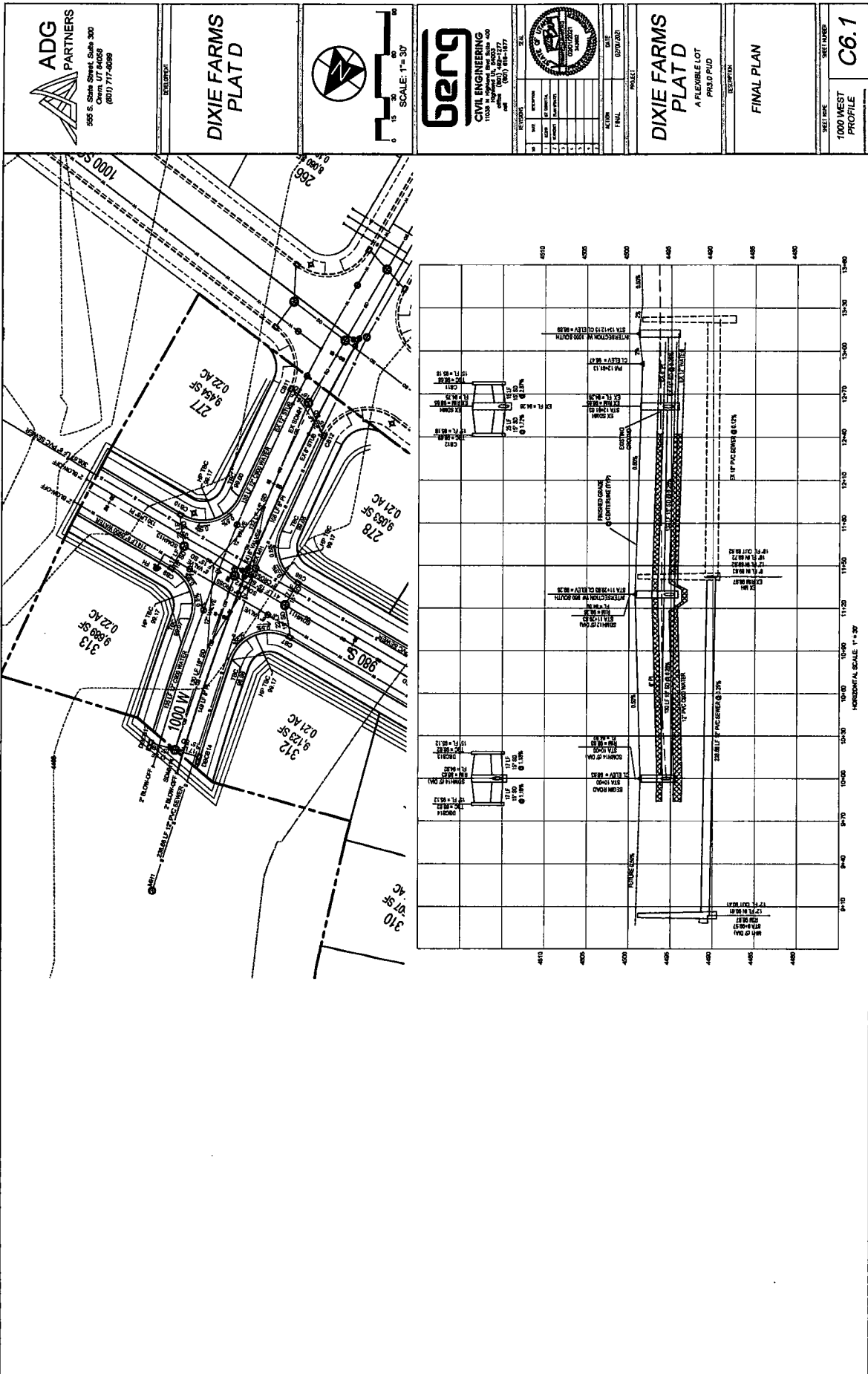
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99	04/15/2029	REVISED		
100	05/15/2029	REVISED		

DIXIE FARMS PLAT D A FLEXIBLE LOT PROPOSED

FINAL PLAN

SHEET NAME: 1100 WEST PROFILE C5.2





ADG PARTNERS
 595 S. State Street, Suite 300
 Orem, UT 84058
 (801) 717-8989

**DIXIE FARMS
 PLAT D**



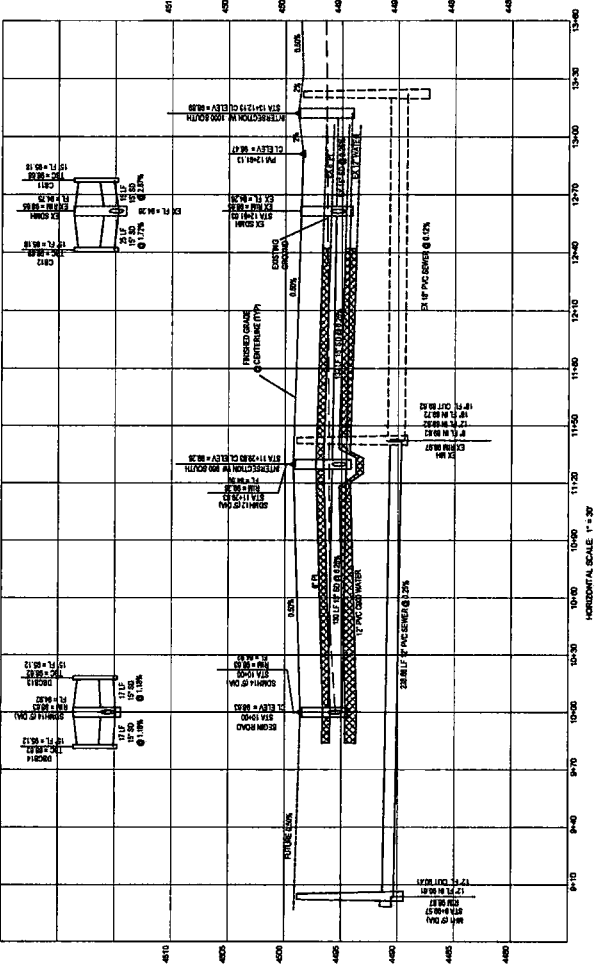
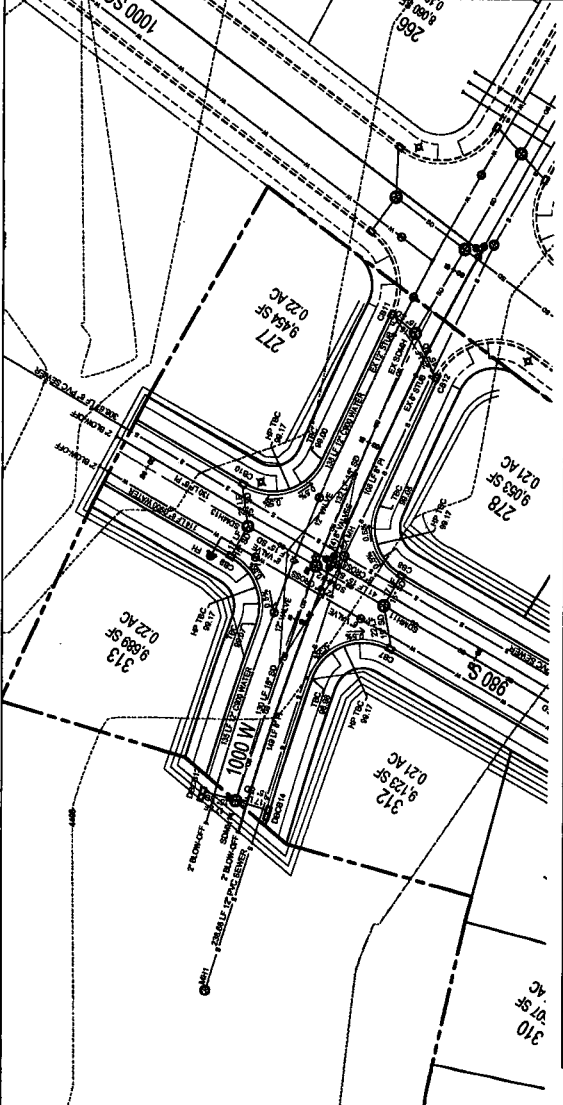
BENG
CIVIL ENGINEERING
 1100 S. University Blvd., Suite 400
 Orem, UT 84058
 (801) 223-1577
 (801) 223-1578

NO.	REVISION	DATE	BY	CHKD.
1	ISSUE FOR PERMITS			
2	REVISIONS			
3	REVISIONS			
4	REVISIONS			
5	REVISIONS			

**DIXIE FARMS
 PLAT D**
 A FLEXIBLE LOT
 PRELIMINARY
 DESCRIPTION

FINAL PLAN

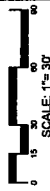
SHEET NO. **C6.1**
 SHEET NAME
 1000 WEST PROFILE





ADG PARTNERS
655 S. State Street, Suite 300
Orem, UT 84058
(801) 717-4888

DIXIE FARMS
PLAT D



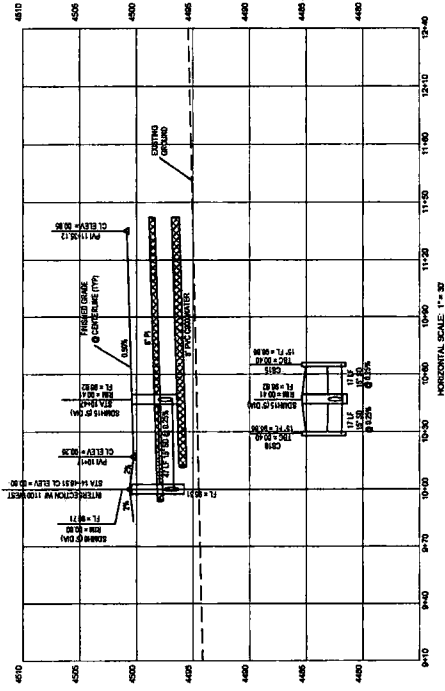
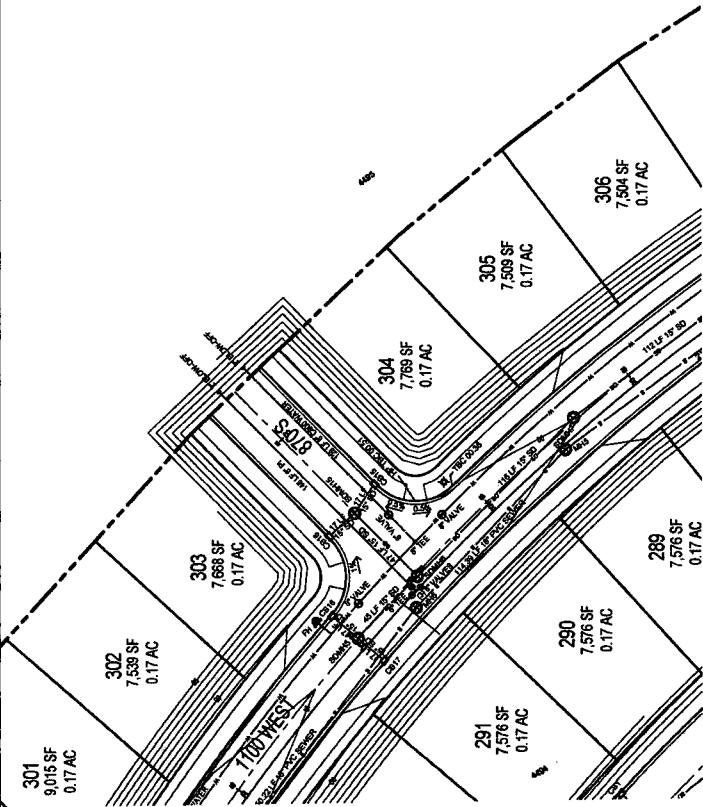
BERG CIVIL ENGINEERING
1100 N. University Blvd., Suite 400
Orem, UT 84057
(801) 226-1177
(801) 226-1177

REVISIONS	DATE	BY	CHK
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DIXIE FARMS
PLAT D
A FLEXIBLE LOT
PR3.0 PLUD

FINAL PLAN

SECTION
1100 WEST
PROFILE
C7.1





**DIXIE FARMS
PLAT D**



SCALE: 1" = 120'



NO.	DATE	DESCRIPTION	BY	CHKD.
1	02/01/2021	PRELIMINARY		
2	02/01/2021	REVISED		
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4	02/01/2021	REVISED		
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**DIXIE FARMS
PLAT D**
A FLEXIBLE LOT
PRELIMINARY

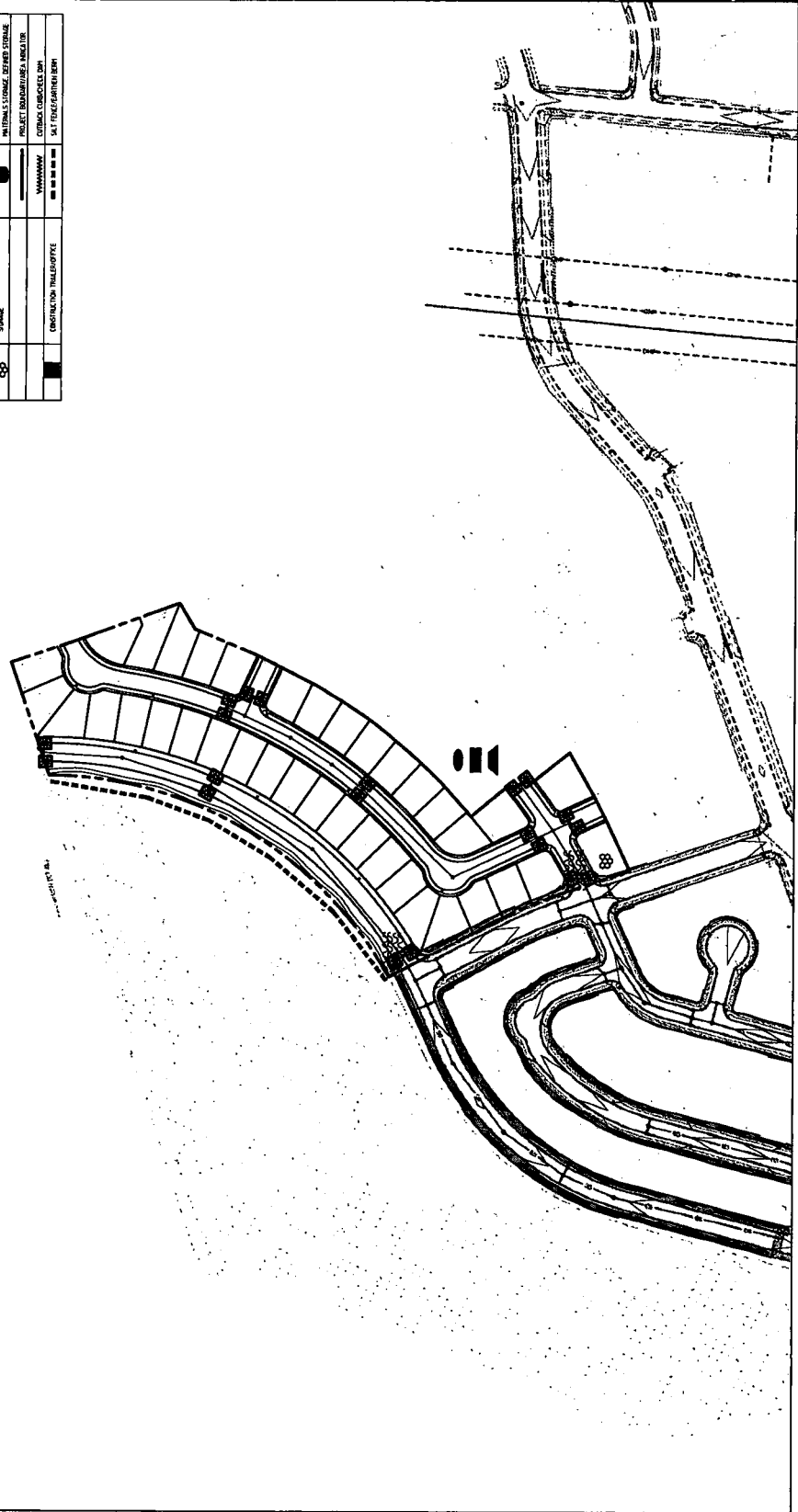
FINAL PLAN


SHEET NAME: SWPPP
SHEET NUMBER: C8.1

SWPPP CERTIFICATION STATEMENT
I, CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT IS A TRUE AND ACCURATE REPRESENTATION OF THE SWPPP FOR THE PROJECT DESCRIBED HEREIN. I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF UTAH AND I AM THE DESIGNER OF RECORD FOR THIS PROJECT. I HAVE REVIEWED THE SWPPP AND I AM SURE THAT IT COMPLETELY ADDRESSES ALL SWPPP REQUIREMENTS AND I AM SURE THAT IT IS ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SEVERAL SWPPP REQUIREMENTS AND I AM SURE THAT I HAVE REVIEWED ALL SWPPP REQUIREMENTS AND I AM SURE THAT I HAVE REVIEWED ALL SWPPP REQUIREMENTS. I AM AWARE THAT THERE ARE SEVERAL SWPPP REQUIREMENTS AND I AM SURE THAT I HAVE REVIEWED ALL SWPPP REQUIREMENTS. I AM AWARE THAT THERE ARE SEVERAL SWPPP REQUIREMENTS AND I AM SURE THAT I HAVE REVIEWED ALL SWPPP REQUIREMENTS.

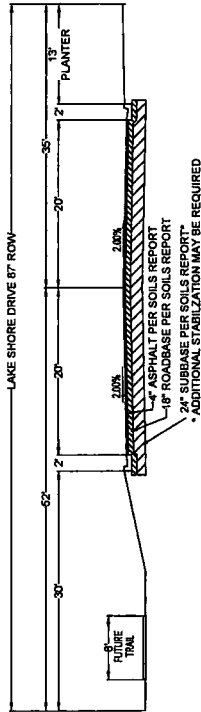
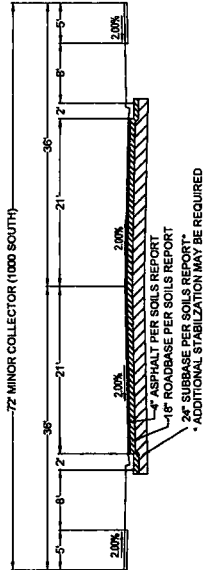
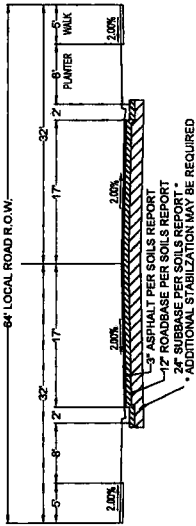
NAME: R. Ben, PE DATE: _____

SYMBOL	MAP SYMBOL/LABEL	SYMBOL	MAP SYMBOL/LABEL
	PORTABLE TOILET		SETBACK BOUNDARY AREA
	FULL TANK STORAGE		STABILIZED STORAGE OF SEDIMENT
	WET PROTECTION		PROJECT ENCROACHMENT INDICATOR
	STORM		UTILITY CONDUIT RUN
	CONSTRUCTION TRAIL/OFFSET		UTILITY CONDUIT RUN



<p style="text-align: center;">DELIVERY</p> <p style="text-align: center;">ARIA RETIREMENT & INVESTMENT SERVICES</p> <p style="text-align: center;">13734 SUNDIAL WARELN RIVERCROFT, UT 84065</p>	<p style="text-align: center;">PREPARED</p> <p style="text-align: center;">DIXIE FARMS SUBDIVISION</p> <p style="text-align: center;">1000 W 1100 S</p>	 <p style="text-align: center;">CIVIL ENGINEERING</p> <p style="text-align: center;">11428 N. Highway #100, Ste. 400 SALT LAKE CITY, UT 84119 PHONE (801) 484-1377 FAX (801) 484-1377</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">REVISIONS</td> <td style="font-size: 8px;">DATE</td> </tr> <tr> <td style="font-size: 8px;">NO.</td> <td style="font-size: 8px;">DATE</td> </tr> <tr> <td style="font-size: 8px;">1</td> <td style="font-size: 8px;"> </td> </tr> <tr> <td style="font-size: 8px;">2</td> <td style="font-size: 8px;"> </td> </tr> <tr> <td style="font-size: 8px;">3</td> <td style="font-size: 8px;"> </td> </tr> <tr> <td style="font-size: 8px;">4</td> <td style="font-size: 8px;"> </td> </tr> <tr> <td style="font-size: 8px;">5</td> <td style="font-size: 8px;"> </td> </tr> <tr> <td style="font-size: 8px;">6</td> <td style="font-size: 8px;"> </td> </tr> <tr> <td style="font-size: 8px;">7</td> <td style="font-size: 8px;"> </td> </tr> <tr> <td style="font-size: 8px;">8</td> <td style="font-size: 8px;"> </td> </tr> <tr> <td style="font-size: 8px;">9</td> <td style="font-size: 8px;"> </td> </tr> <tr> <td style="font-size: 8px;">10</td> <td style="font-size: 8px;"> </td> </tr> </table> <p style="text-align: center;">PROJECT: DIXIE FARMS SUBDIVISION</p> <p style="text-align: center;">DATE: 04/20/2020</p> <p style="text-align: center;">ACTION: FINAL</p> <p style="text-align: center;">PROJECT: DIXIE FARMS SUBDIVISION</p> <p style="text-align: center;">DESCRIPTION: FINAL CONSTRUCTION PLANS</p> <p style="text-align: right;">SHEET NAME: ROADWAY CROSS SECTIONS</p> <p style="text-align: right; font-size: 24px; font-weight: bold;">D0</p>	REVISIONS	DATE	NO.	DATE	1		2		3		4		5		6		7		8		9		10	
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CROSS SECTION NOTE:
PREVIOUSLY APPROVED PLATS OF THE DIXIE FARMS SUBDIVISION USE THE CROSS SECTION SHOWN, TO KEEP CONSISTENCY IT HAS BEEN USED FOR THIS PLAT AS WELL. THE CURRENT CITY CROSS SECTION IS 62' ROW. NO REIMBURSEMENT IS ALLOWED FOR THE ADDITIONAL WIDTH.



UPGRADE DRIVE APPROACH FLARES AND SLOPE TO A MINIMUM OF 5% OF CONCRETE
PAVEMENT AS PER GEOTECHNICAL REPORT
DATED JUNE 7, 2019 #186337 BY EARTHTEC

FIGURE
TRAIL

CLIENT: ARIA RETIREMENT & INVESTMENT SERVICES
 13734 S UNDA MARLIN RIVERTON, UT 84085

DIXIE FARMS SUBDIVISION
 1000 W 1100 S

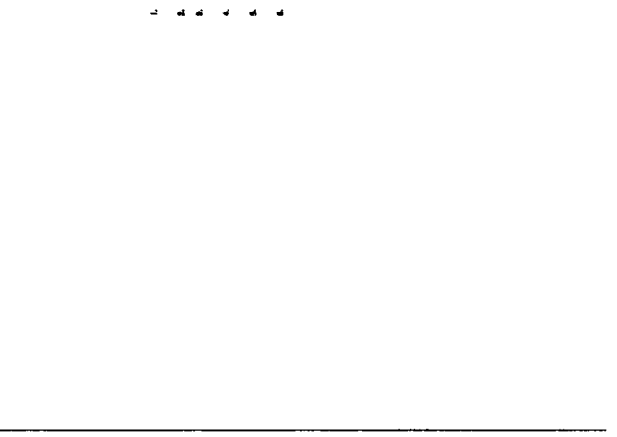
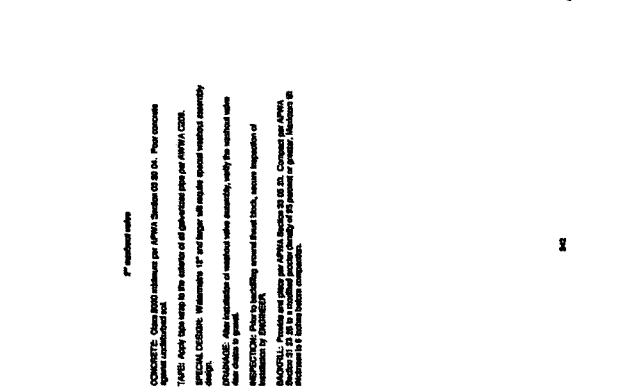
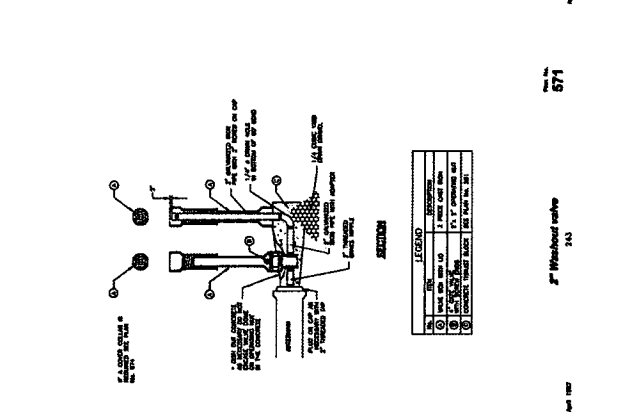
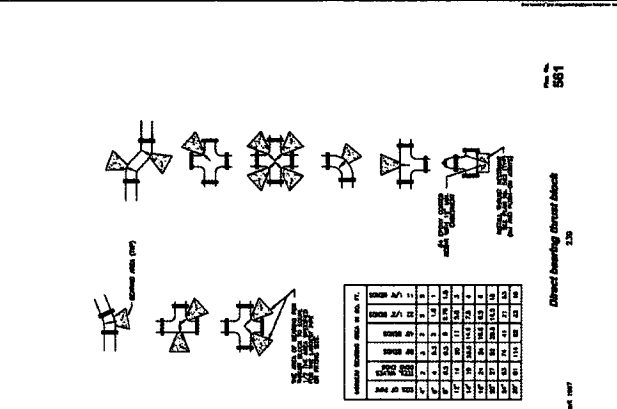
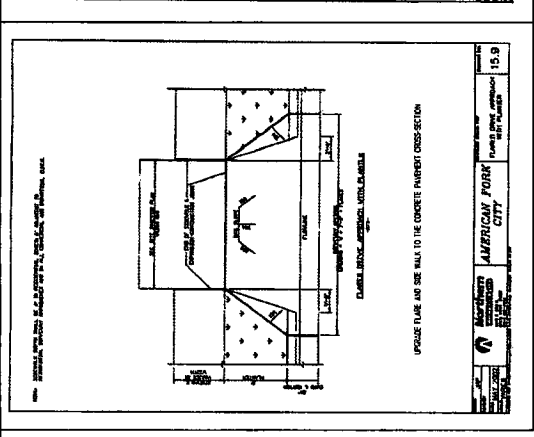
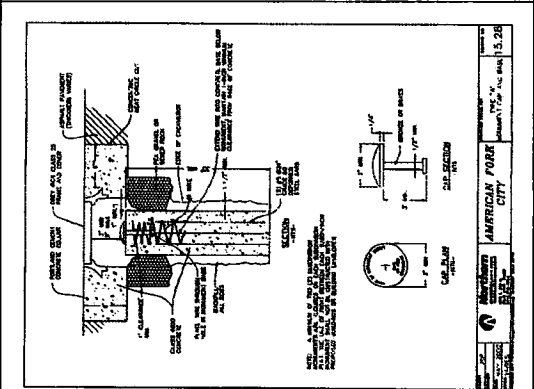
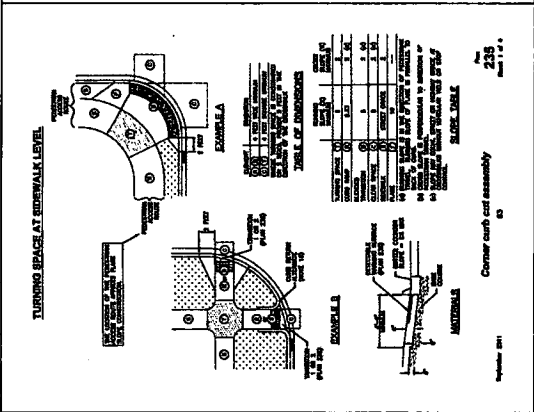
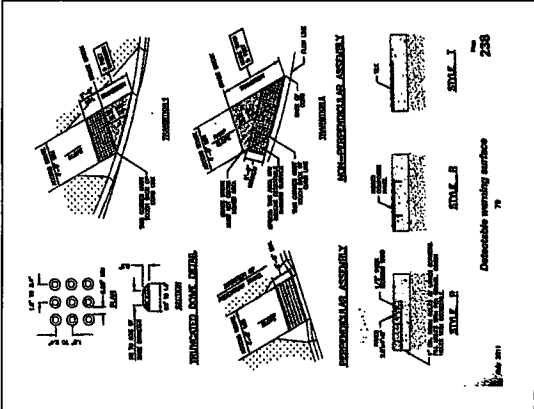
berg CIVIL ENGINEERING
 11528 N. Myrtle Ave., Suite 400
 Provo, UT 84601
 (801) 773-1177

SHEET NO. _____ DATE 5/20/2020
 ACTION _____ PROJECT DIXIE FARMS SUBDIVISION

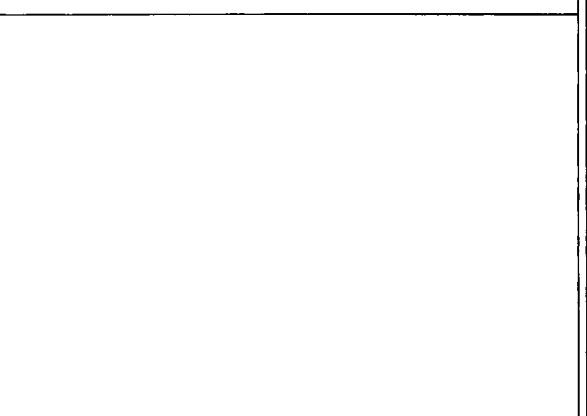
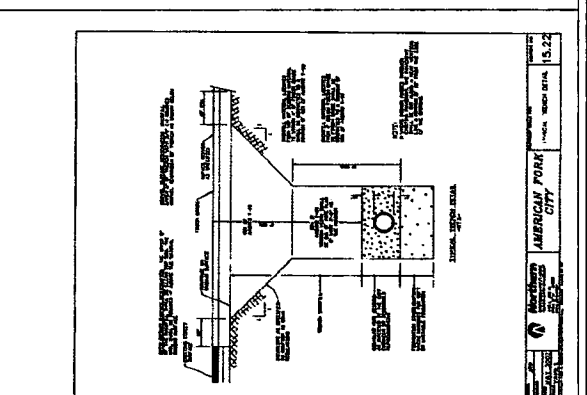
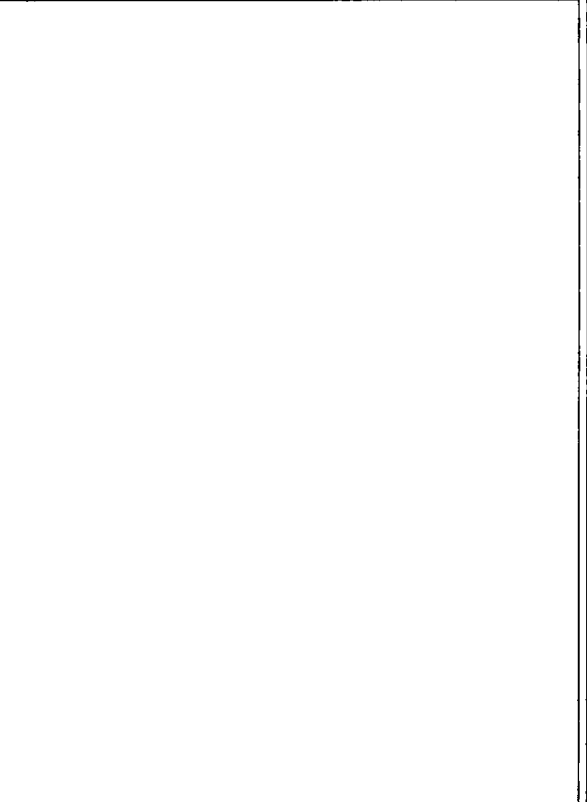
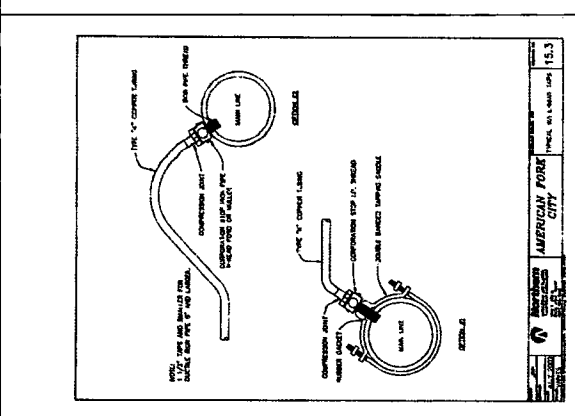
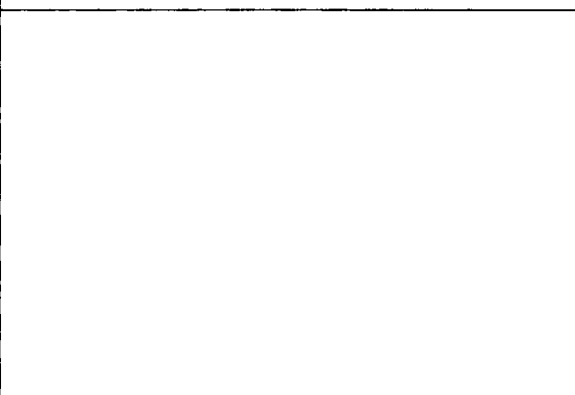
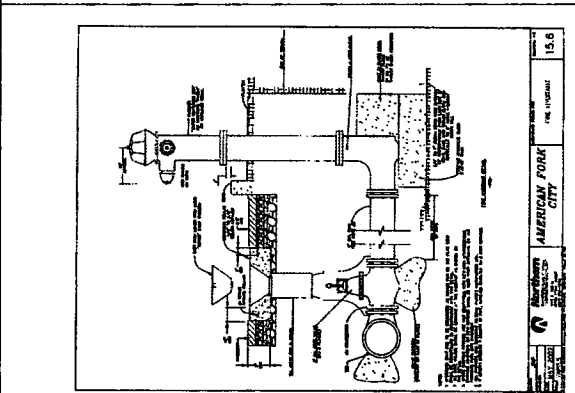
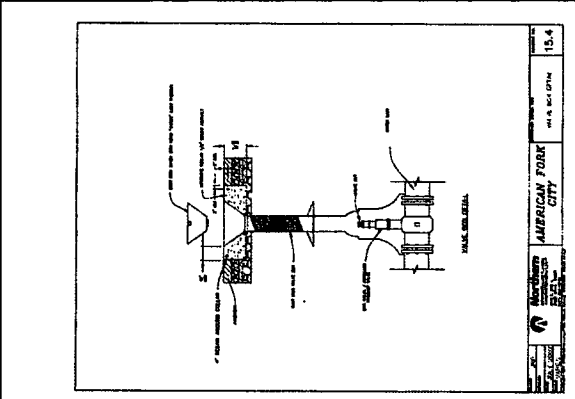
DIXIE FARMS SUBDIVISION


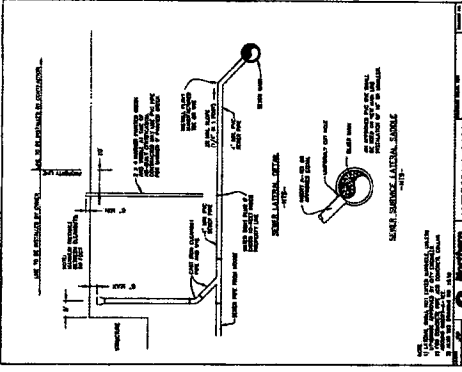
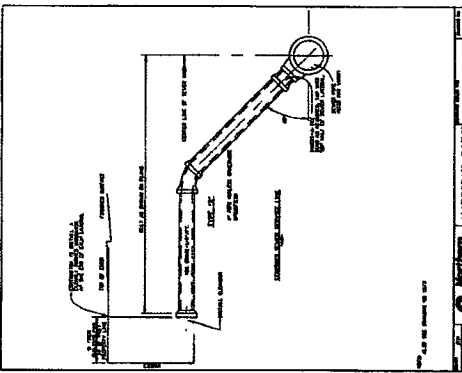
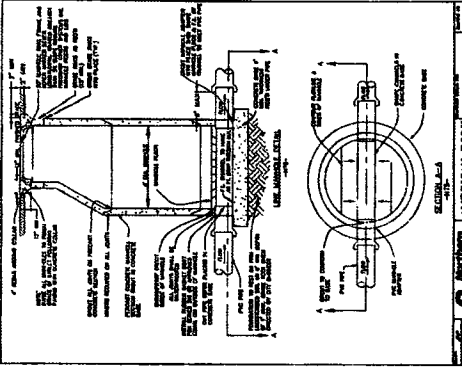
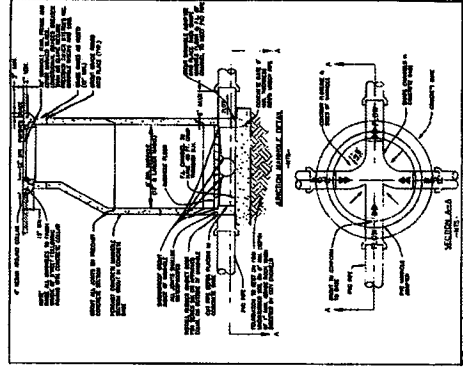
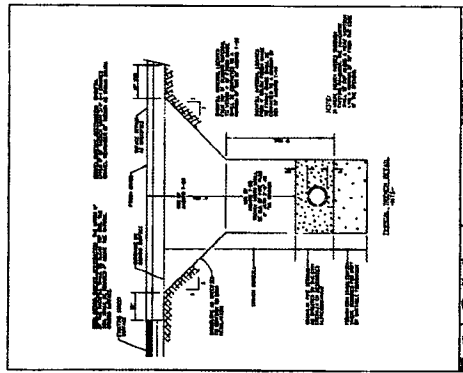
FINAL CONSTRUCTION PLANS

SHEET NAME: SKID DRAIN
 GENERAL DETAILS: **D1**

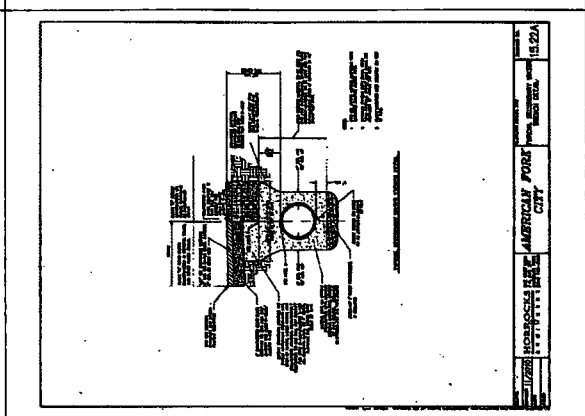
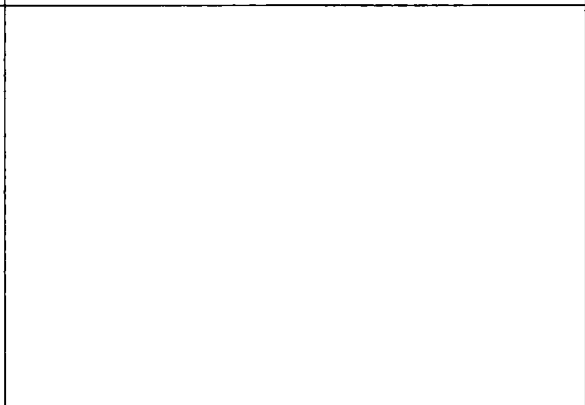
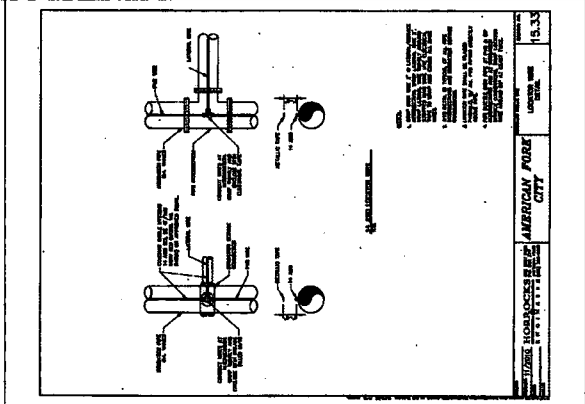
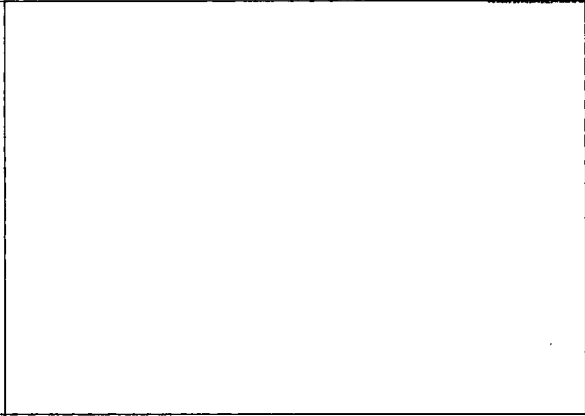
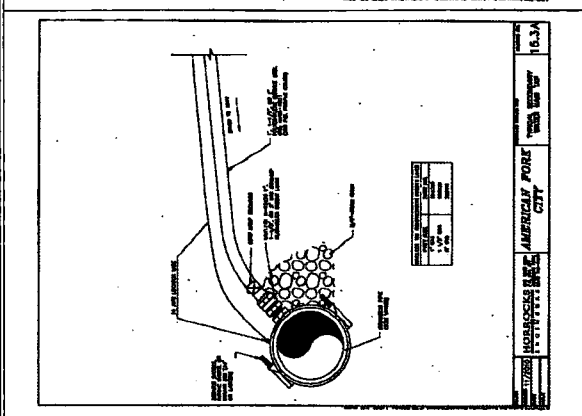
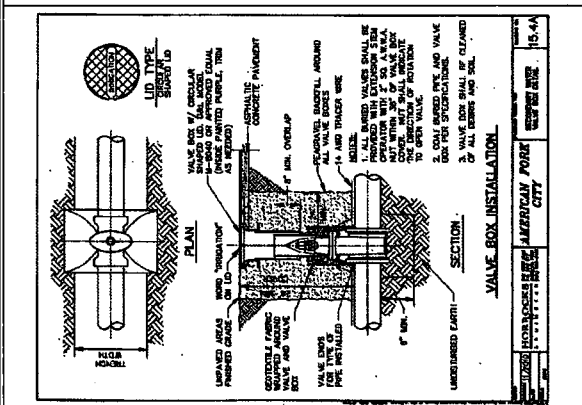
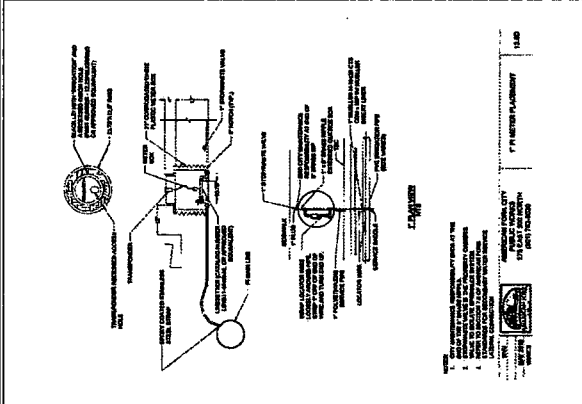
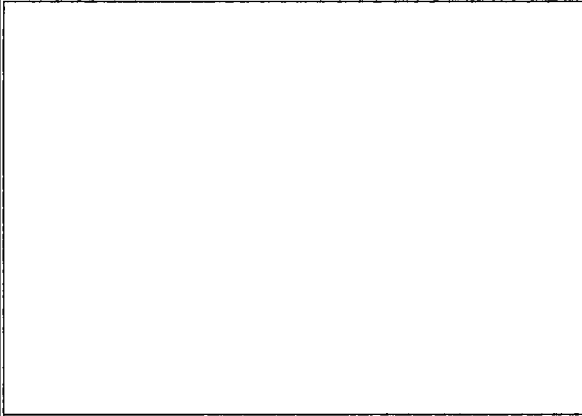


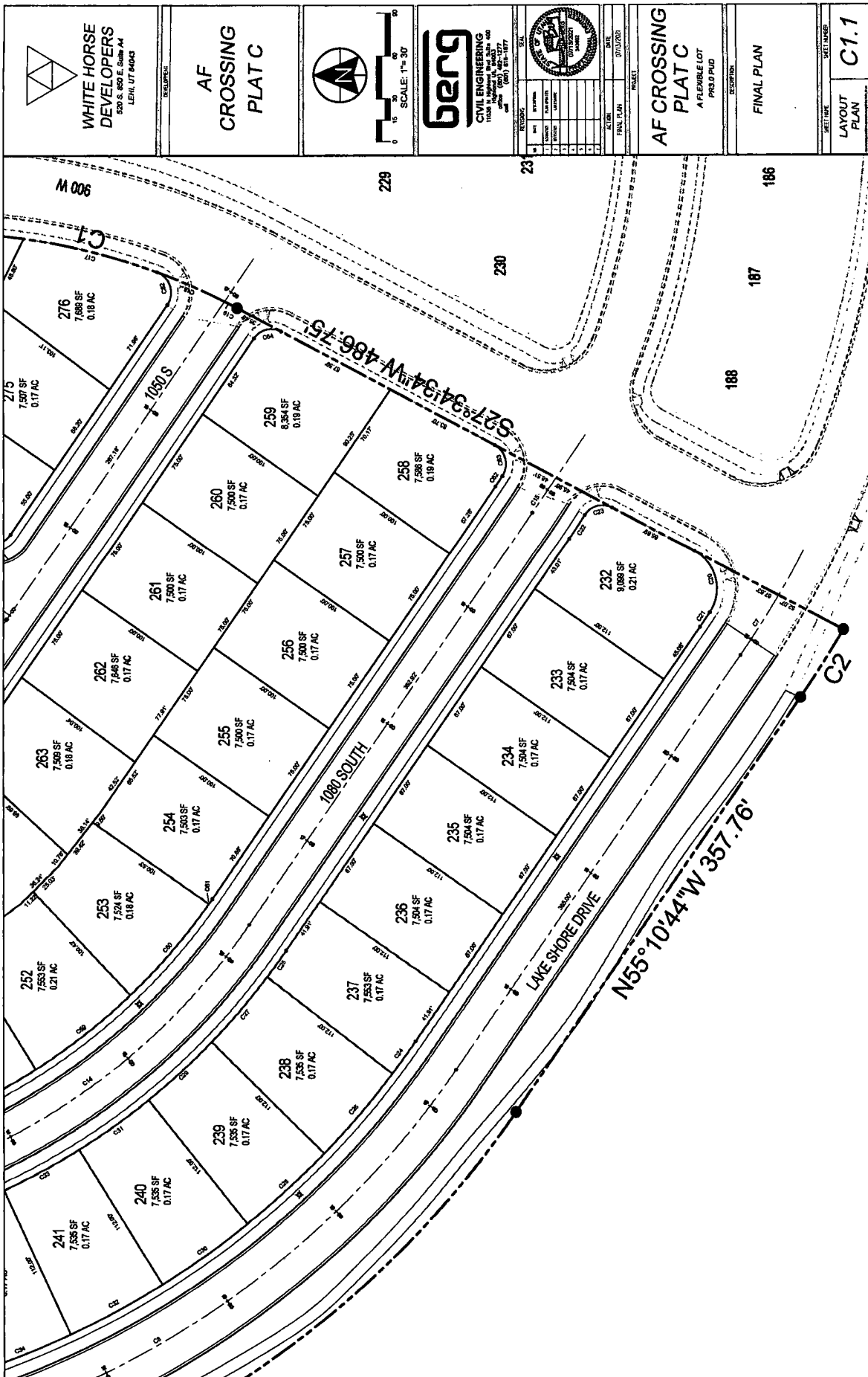
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<p>PROJECT: _____ DATE: _____</p> <p>SCALE: _____</p>		<p>REVISIONS:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>		NO.	DESCRIPTION	DATE															
NO.	DESCRIPTION	DATE																			
<p>SHEET NAME: WATER DETAILS</p>		<p>SHEET NUMBER: D2</p>																			



<p style="text-align: center;">REVISED</p> <p>ARIA RETIREMENT & INVESTMENT SERVICES 1974 S LINDA MARLEN RIVERTON, UT 84065</p>	<p style="text-align: center;">EVALUATED</p> <p>DIXIE FARMS SUBDIVISION 1000 W 1100 S</p>		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">SCALE</td> <td style="text-align: center;">DATE</td> </tr> <tr> <td style="text-align: center;">BY</td> <td style="text-align: center;">DATE</td> </tr> <tr> <td style="text-align: center;">CHECKED</td> <td style="text-align: center;">DATE</td> </tr> <tr> <td style="text-align: center;">APPROVED</td> <td style="text-align: center;">DATE</td> </tr> <tr> <td style="text-align: center;">ACTION</td> <td style="text-align: center;">DATE</td> </tr> <tr> <td style="text-align: center;">FINAL</td> <td style="text-align: center;">DATE</td> </tr> <tr> <td style="text-align: center;">PROJECT</td> <td style="text-align: center;">DATE</td> </tr> </table> <p style="text-align: center;">DIXIE FARMS SUBDIVISION</p>	SCALE	DATE	BY	DATE	CHECKED	DATE	APPROVED	DATE	ACTION	DATE	FINAL	DATE	PROJECT	DATE
SCALE	DATE																
BY	DATE																
CHECKED	DATE																
APPROVED	DATE																
ACTION	DATE																
FINAL	DATE																
PROJECT	DATE																
<p style="text-align: center;">DESCRIPTION</p> <p style="text-align: center;">FINAL CONSTRUCTION PLANS</p>		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">SHEET NUMBER</td> <td style="text-align: center;">D3</td> </tr> <tr> <td style="text-align: center;">SEWER & STORM DRAIN DETAILS</td> <td></td> </tr> </table>		SHEET NUMBER	D3	SEWER & STORM DRAIN DETAILS											
SHEET NUMBER	D3																
SEWER & STORM DRAIN DETAILS																	
	 <p style="text-align: right;">15.23</p>																
	 <p style="text-align: right;">15.19</p>																
 <p style="text-align: right;">15.12</p>		 <p style="text-align: right;">15.13</p>															
	 <p style="text-align: right;">15.22</p>																

<p style="text-align: center;">CLIENT</p> <p style="text-align: center;">ARIA RETIREMENT & INVESTMENT SERVICES 13734 S LINDA MARIELA AMERTON, UT 84005</p>	<p style="text-align: center;">PROJECT</p> <p style="text-align: center;">DIXIE FARMS SUBDIVISION 1000 W 1100 S</p>	<p style="text-align: center;">ENGINEER</p> <p style="text-align: center;">berg CIVIL ENGINEERING 11020 N. Highway 400, Box 400 Cedar Breaks National Monument Alton, UT 84005 PHONE (435) 732-1277 WWW.BERGENGINEERING.COM</p>	<p style="text-align: center;">DESCRIPTION</p> <p style="text-align: center;">DIXIE FARMS SUBDIVISION</p>
<p style="text-align: center;">FINAL CONSTRUCTION PLANS</p>		<p style="text-align: center;">SKETCHED</p> <p style="text-align: center;">SECONDARY WATER DETAILS</p> <p style="text-align: center;">D4</p>	





WHITE HORSE DEVELOPERS
 520 S. 650 E. Suite A4
 LEHI, UT 84043

AF CROSSING PLAT C



SCALE: 1" = 30'

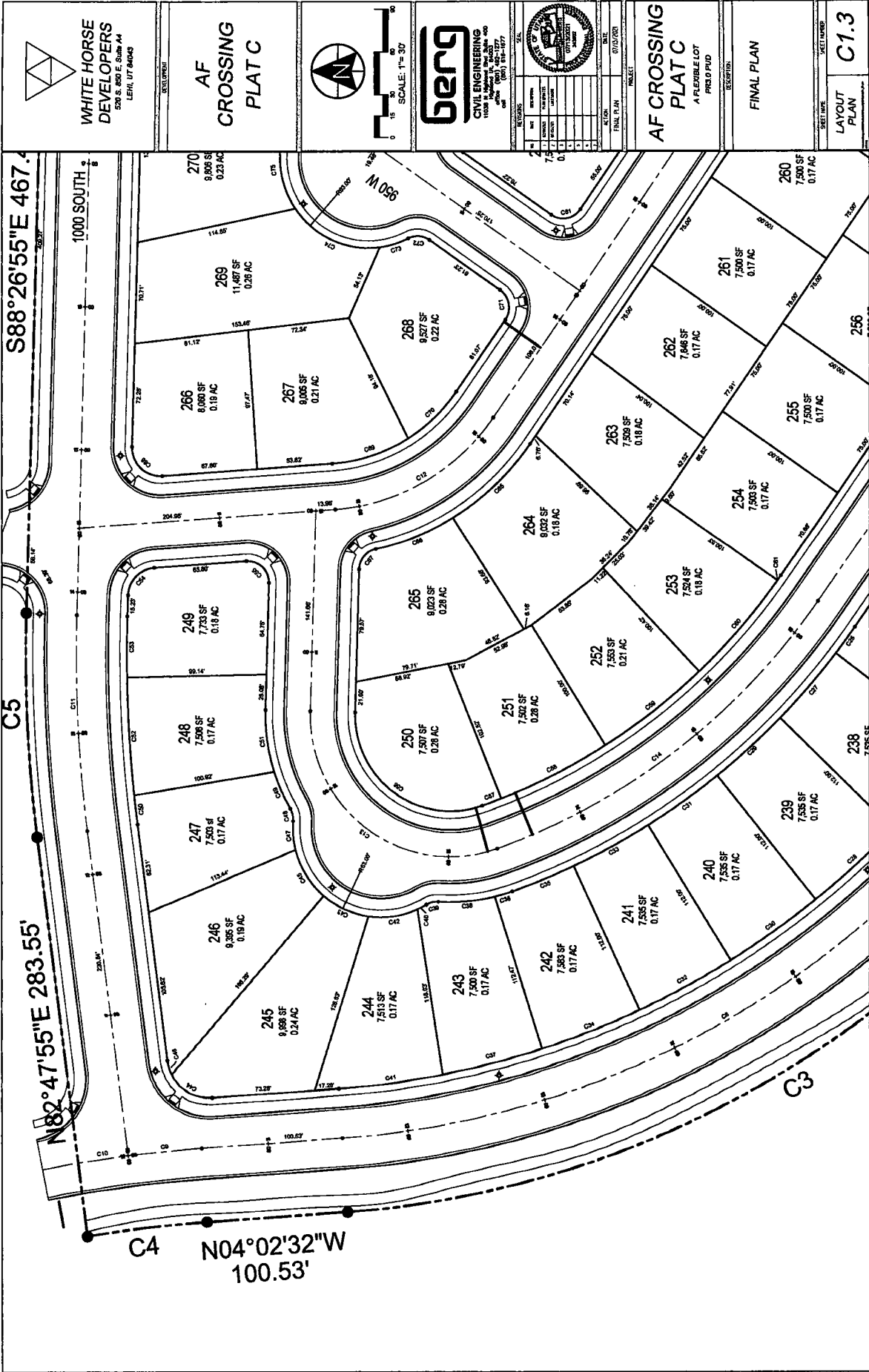
benq
CIVIL ENGINEERING
 11528 N. Millcreek Blvd. Suite 400
 Salt Lake City, UT 84117
 (801) 487-1177
 www.benq.com

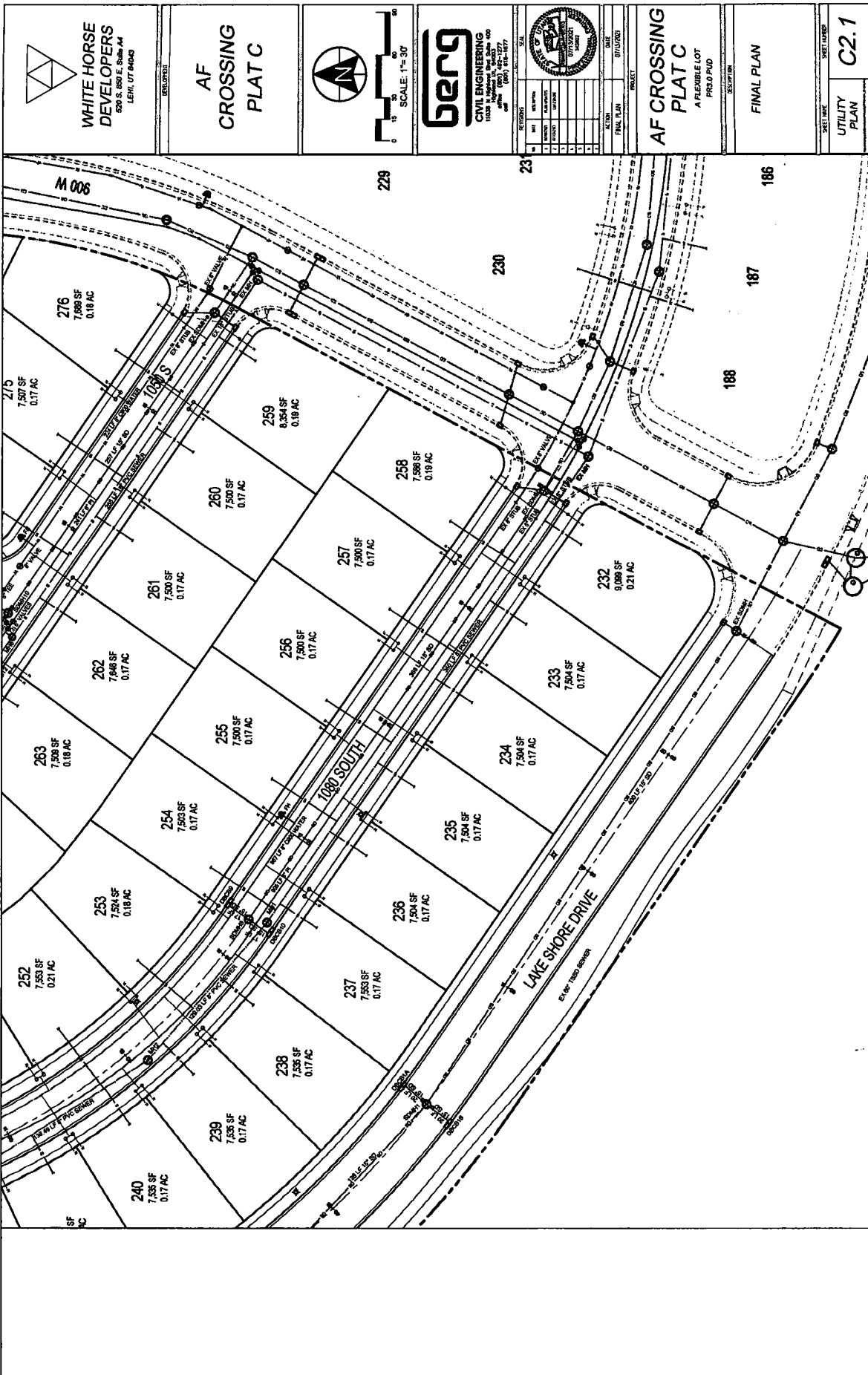
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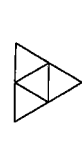
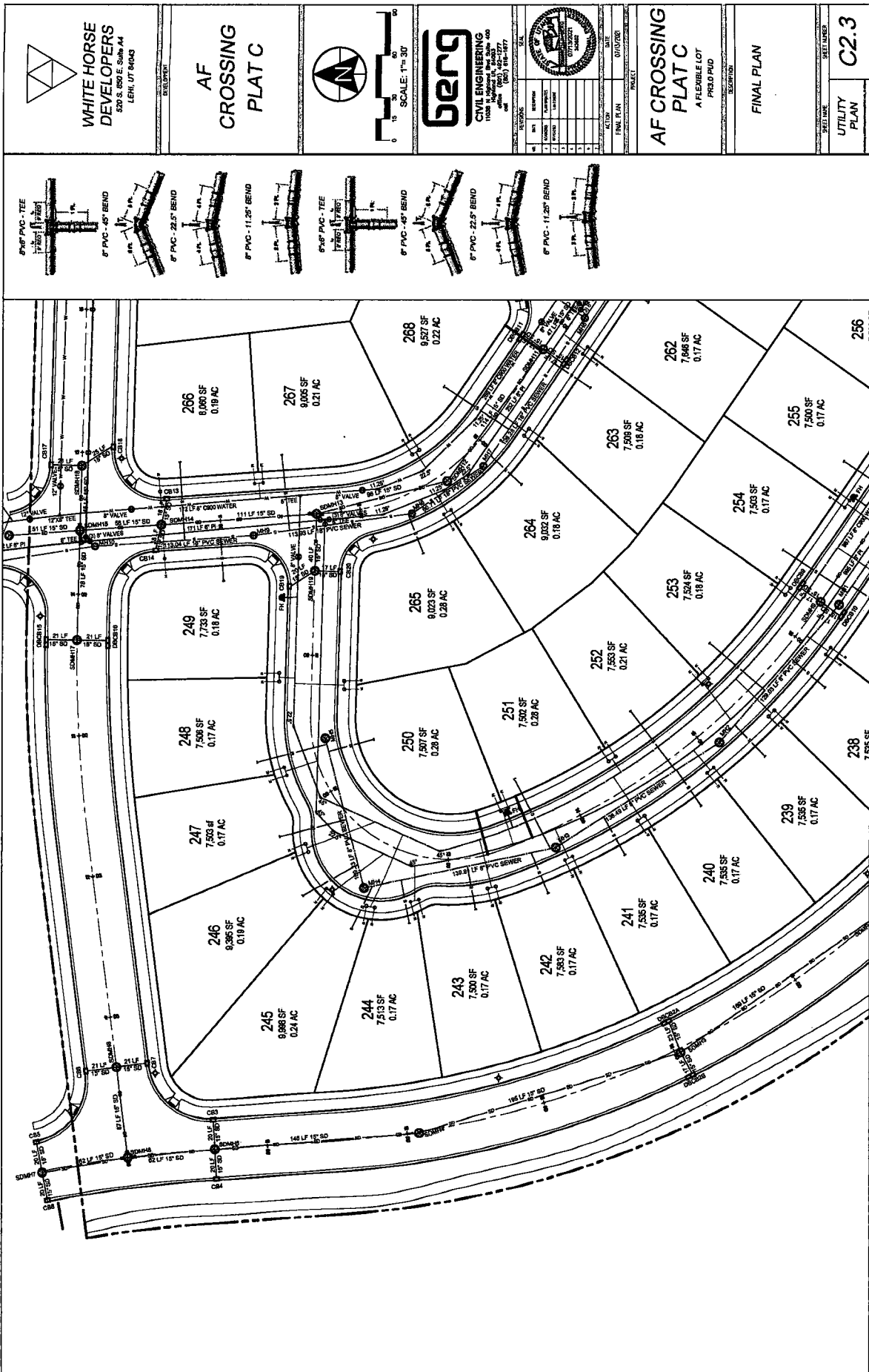
AF CROSSING PLAT C
 A FLEXIBLE LOT
 PUD PUD

FINAL PLAN

SHEET NUMBER
C1.1







WHITE HORSE DEVELOPERS
520 S. 650 E. Suite A4
LEHI, UT 84043

AF CROSSING PLAT C



SCALE: 1" = 30'

GENG
CIVIL ENGINEERING
11000 N. 11000 E. Suite 400
SALT LAKE CITY, UT 84117
PHONE: (801) 424-4777
FAX: (801) 424-4778

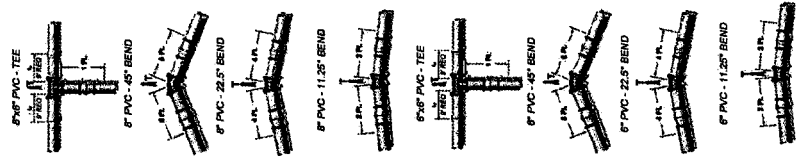
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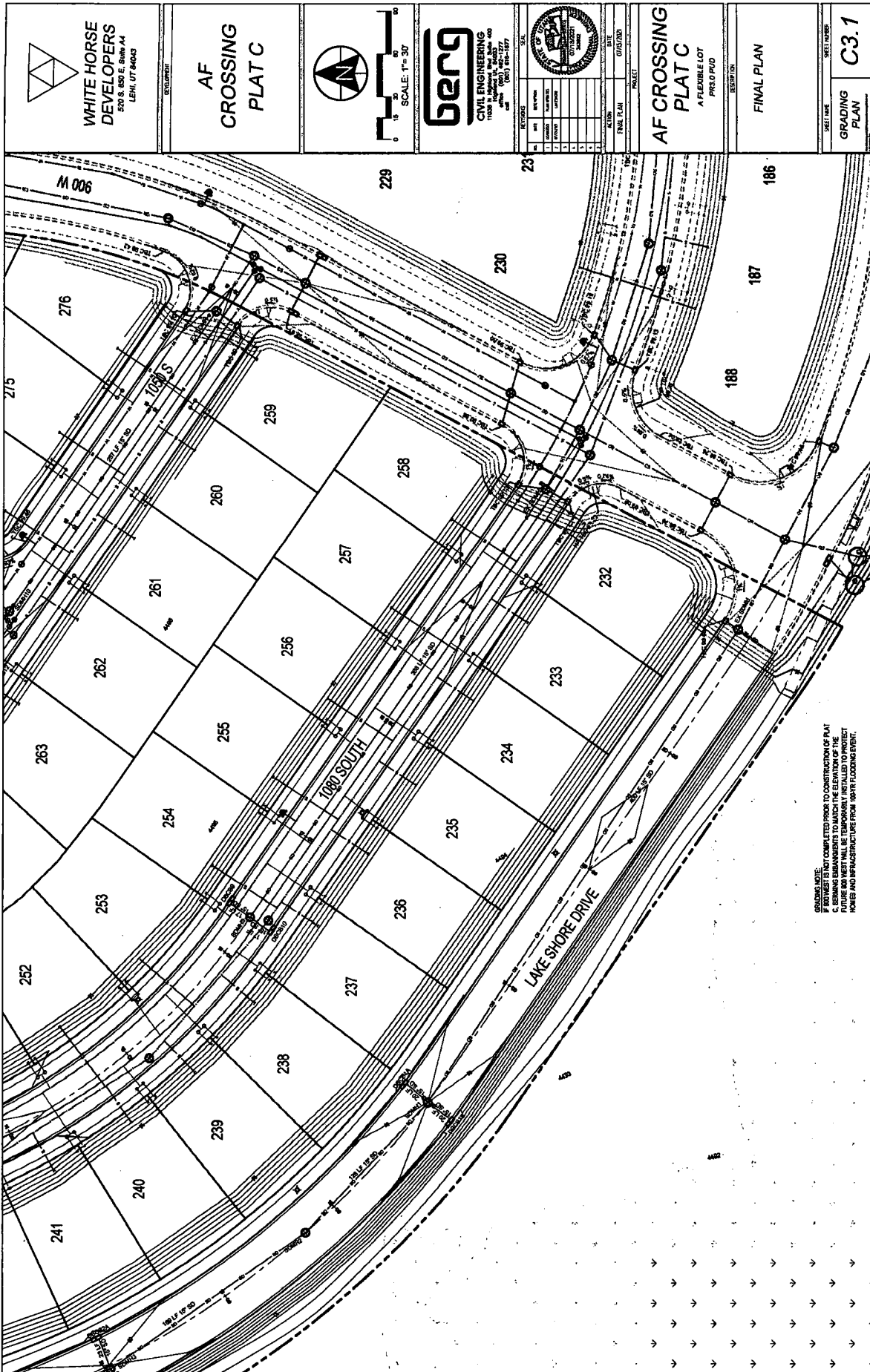
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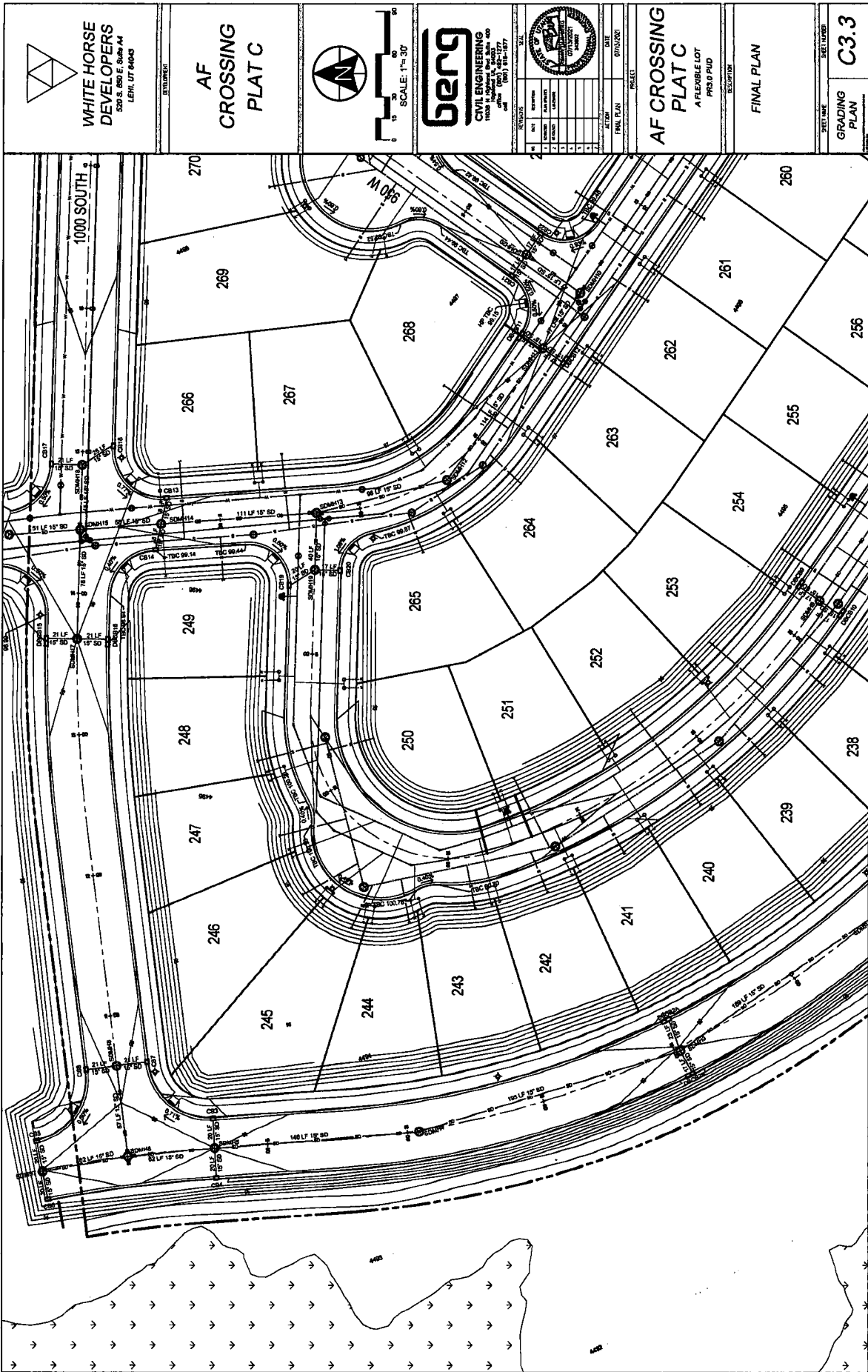
A FLEXIBLE LOT
PROJECT NO. 2021-001

FINAL PLAN

UTILITY PLAN
C2.3









WHITE HORSE DEVELOPERS
 520 S. 850 E. Suite A4
 LEHI, UT 84043

AF CROSSING PLAT C



SCALE: 1" = 30'
 0 15 30 45 60





BENG
CIVIL ENGINEERING
 1100 S. 1000 E. Suite 400
 LEHI, UT 84043
 (801) 734-1777
 www.bengcivil.com

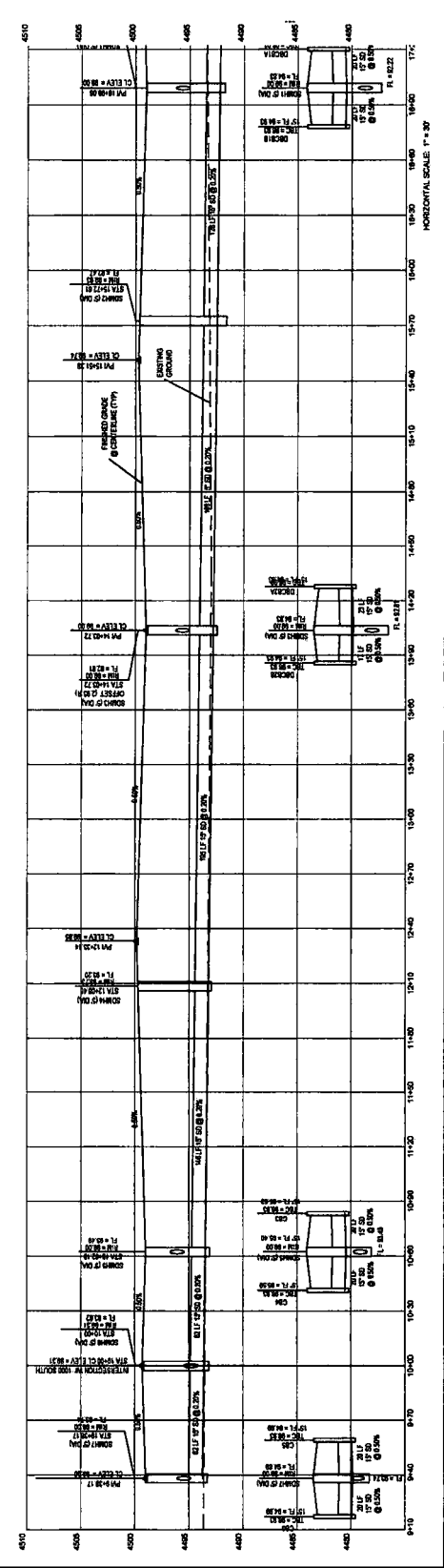
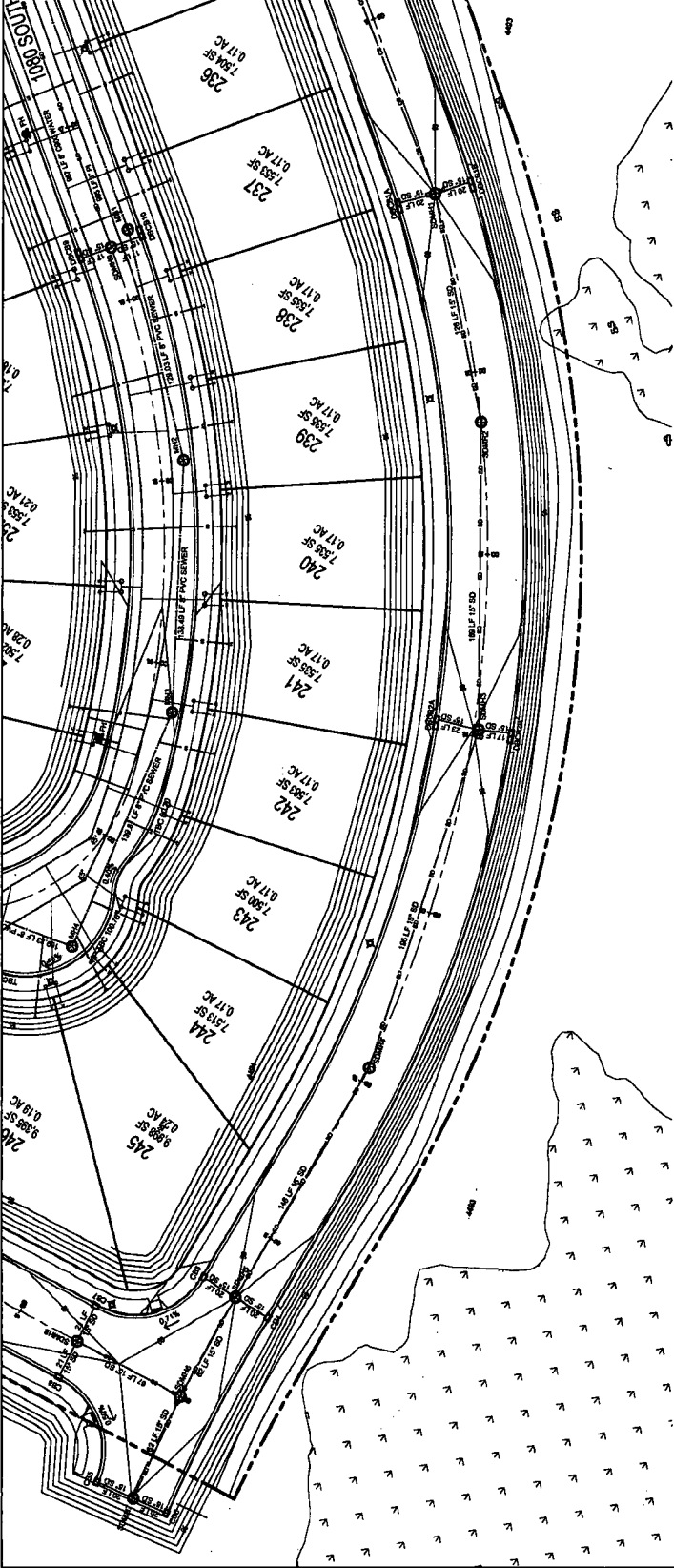
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2		FOR CONSTRUCTION	
3		FOR RECORD	
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7			
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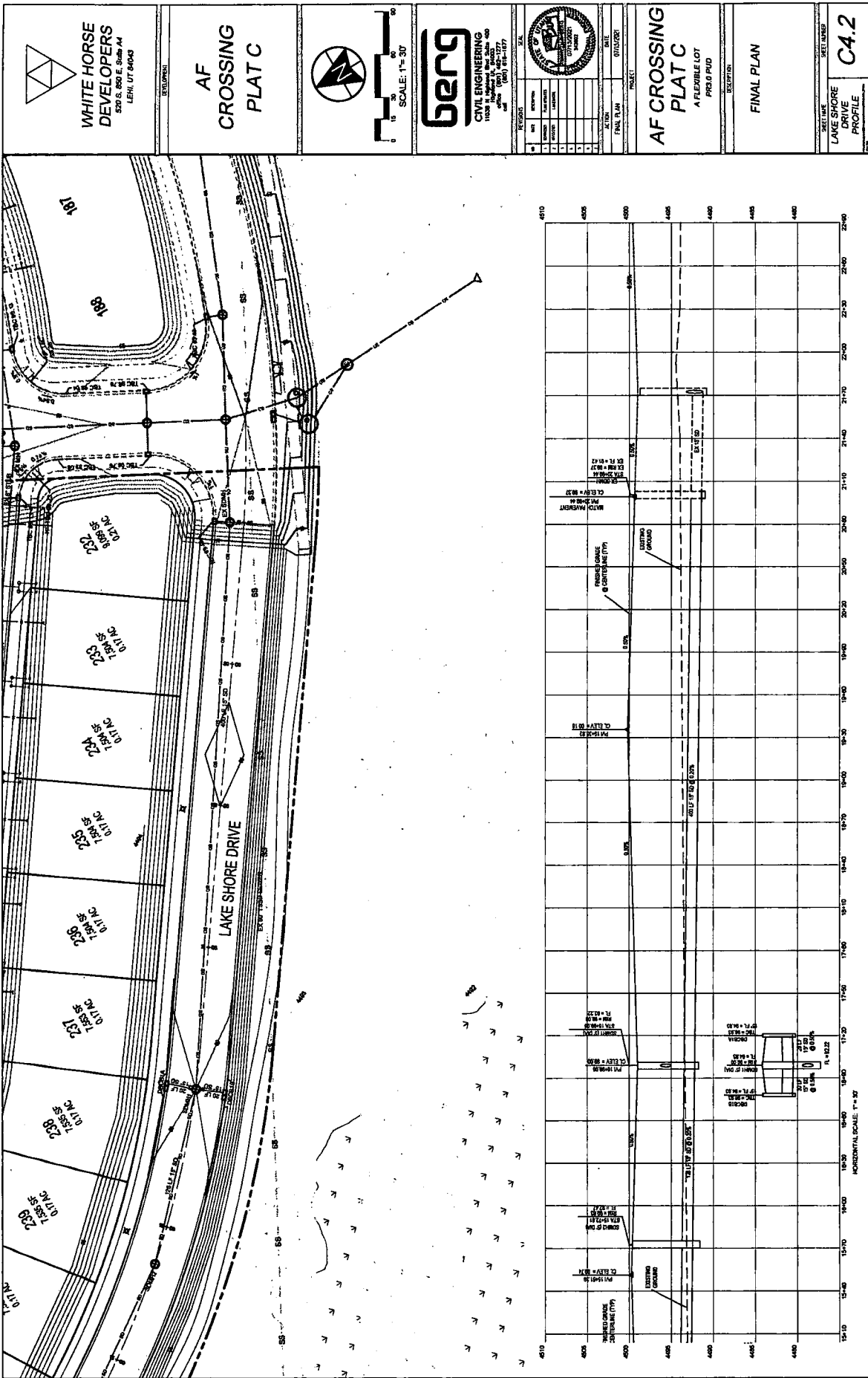
AF CROSSING PLAT C
 A FLEXIBLE LOT
 PHS/PHD
 DESCRIPTION

FINAL PLAN

SHEET NAME: SKELTOWER
 GRADING PLAN: **C3.3**

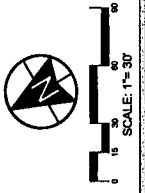
 WHITE HORSE DEVELOPERS 527 S. 850 E. Suite A1 LERU, UT 84003	EXHIBIT AF CROSSING PLAT C	 SCALE: 1" = 30' 	 CIVIL ENGINEERING 11028 N. Highway 400, Suite 400 Provo, UT 84601 Phone: (801) 734-1777 Fax: (801) 734-1777	SHEET NO. _____ DATE 07/10/2021 PROJECT AF CROSSING PLAT C DESCRIPTION A FEASIBLE LOT PROPOSED FINAL PLAN	SKETCHED BY _____ CHECKED BY _____ C4.1 LAKE SHORE DRIVE PROFILE
--	--------------------------------------	---	---	---	--





WHITE HORSE DEVELOPERS
 570 S. 800 E. Side A4
 LERN, UT 84043

AF CROSSING
 PLAT C



benq
 CIVIL ENGINEERING
 11000 N. Highway 100, Suite 400
 Provo, UT 84601
 Phone: (801) 437-1777
 Fax: (801) 437-1777

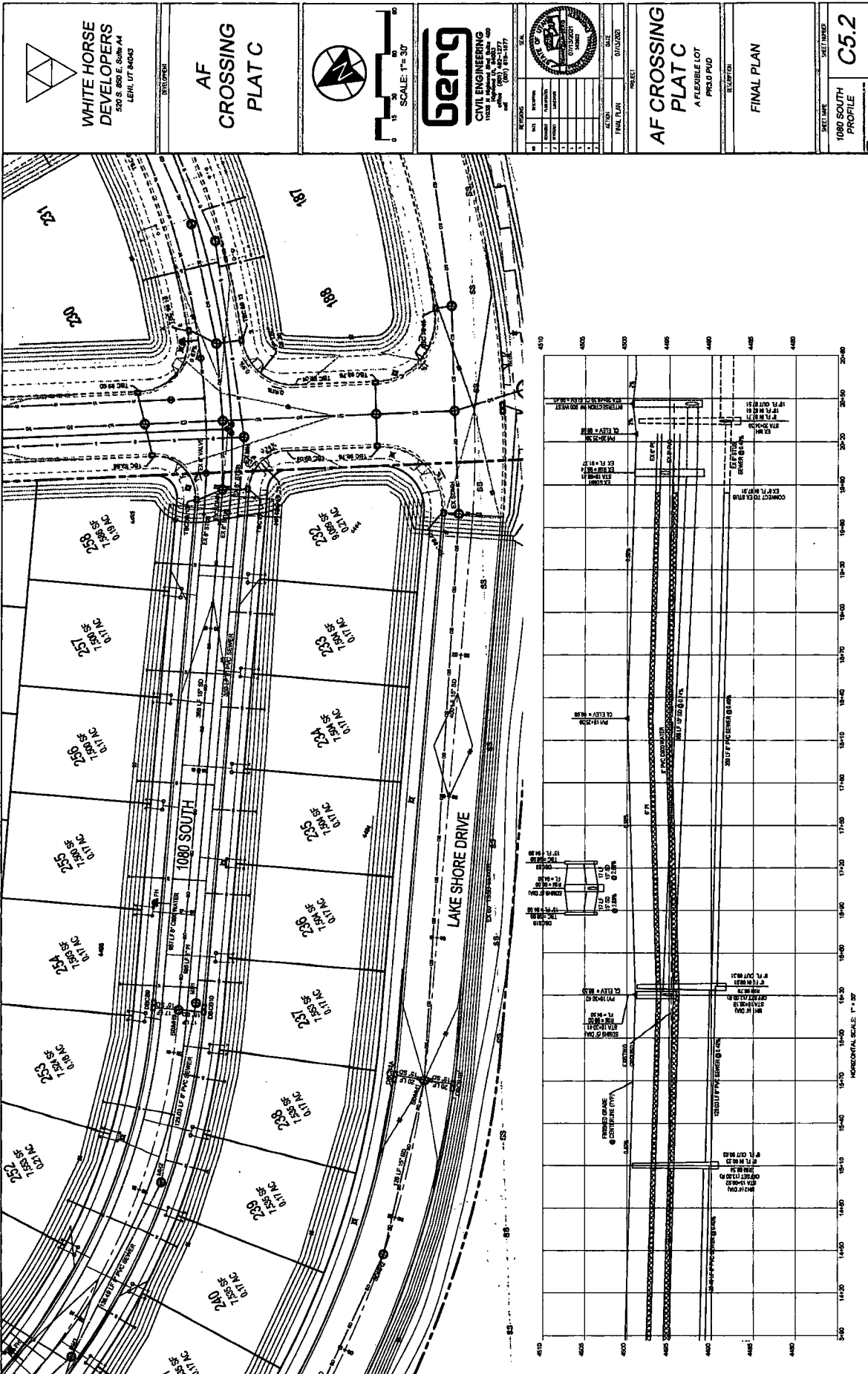
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6	REVISED	07/14/2021
7	REVISED	07/14/2021
8	REVISED	07/14/2021
9	REVISED	07/14/2021
10	REVISED	07/14/2021

AF CROSSING
 PLAT C
 A FLEXIBLE LOT
 PROPOSED

FINAL PLAN

SKETCH
 LAKE SHORE DRIVE
 PROFILE
C4.2

HORIZONTAL SCALE: 1" = 30'

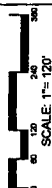




WHITE HORSE DEVELOPERS
520 S. 650 E. Suite A4
LEHI, UT 84043

REVISIONS

AF CROSSING PLAT C



berg
CIVIL ENGINEERING
11628 N. Highway 101, Suite 400
Lehi, UT 84043
PH: (801) 437-1377
FAX: (801) 437-1378

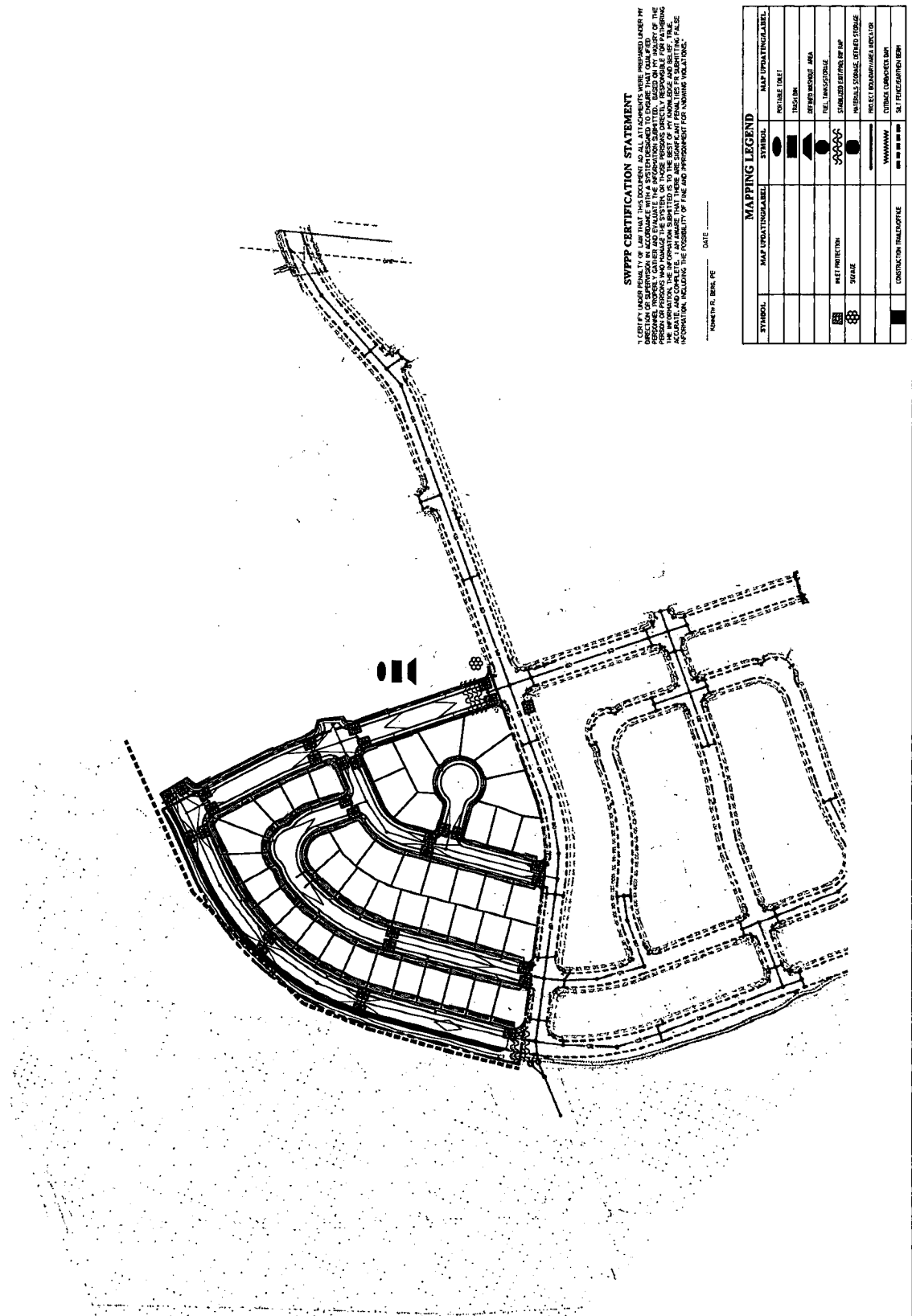
NO.	DATE	DESCRIPTION

ACTION	DATE

AF CROSSING PLAT C
A FLEXIBLE LOT
PROJECT DESCRIPTION

FINAL PLAN

SHEET NO. **C9.1**
SWPPP



SWPPP CERTIFICATION STATEMENT

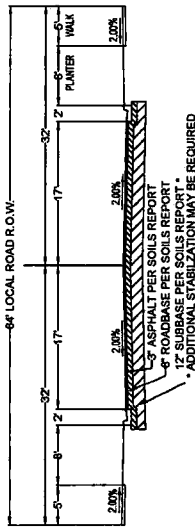
I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND CONTROL AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF UTAH. I HAVE REVIEWED THIS DOCUMENT AND ALL ATTACHMENTS AND I AM SURE THAT THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION REGARDING THE ACCURACY OF THE INFORMATION SUBMITTED FOR ENGINEERING PURPOSES.

NAME: **ST. BERG, PE** DATE: _____

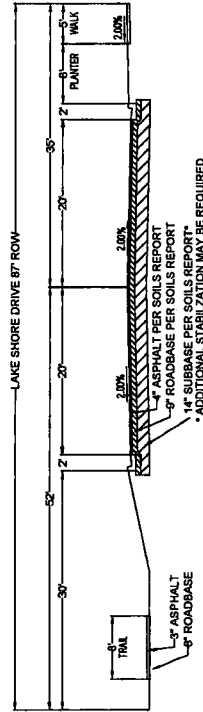
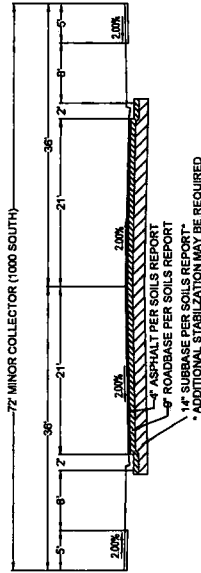
SYMBOL	DESCRIPTION	MAP DURATION/LABEL	MAP DURATION/LABEL
	POINT OF ENTRY		
	TRASH BIN		
	RETENTION BASINS AREA		
	WET PROTECTION		
	STORMWATER STORAGE		
	CONSTRUCTION EROSION CONTROL		

UPGRADE DRIVE APPROACH, FLANKS AND SIDEWALKS AT DRIVEWAYS TO A MINIMUM OF 6" CONCREE

PAVEMENT AS PER UPDATED GEOTECHNICAL REPORT
 GEOTECHNICAL REPORT PREPARED BY CMT



CROSS SECTION NOTE:
 PREVIOUSLY APPROVED PLATS OF THE DIXIE FARMS SUBDIVISION USE THE CROSS SECTION SHOWN, TO KEEP CONSISTENCY IT HAS BEEN USED FOR THIS PLAT AS WELL. THE CURRENT CITY CROSS SECTION IS 62' ROW. NO REIMBURSEMENT IS ALLOWED FOR THE ADDITIONAL WIDTH.



NOTE:
 IF ROTTING / PUMPING OCCURS DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN MITIGATION RECOMMENDATIONS.

WHITE HORSE DEVELOPERS
 500 S. 460 E. Suite A4
 ENH, UT 84002

AF CROSSING PLAT C

berg
 CIVIL ENGINEERING
 1100 S. 1000 E. Suite 400
 Salt Lake City, UT 84143
 Phone: (801) 487-1177
 Fax: (801) 487-1177

NO.	DATE	DESCRIPTION
1	11/11/2021	ISSUED FOR PERMITS
2	11/11/2021	ISSUED FOR PERMITS
3	11/11/2021	ISSUED FOR PERMITS
4	11/11/2021	ISSUED FOR PERMITS
5	11/11/2021	ISSUED FOR PERMITS
6	11/11/2021	ISSUED FOR PERMITS
7	11/11/2021	ISSUED FOR PERMITS
8	11/11/2021	ISSUED FOR PERMITS
9	11/11/2021	ISSUED FOR PERMITS
10	11/11/2021	ISSUED FOR PERMITS

AF CROSSING PLAT C
 A REURABLE LOT
 PHS OF PFD

FINAL PLAN
 DESCRIPTION

SHEET NUMBER
 ROADWAY CROSS SECTIONS
D0



**WHITE HORSE
DEVELOPERS**
250 S. 100 E. Suite 404
LEHI, UT 84043

DESCRIPTION

**AF
CROSSING
PLAT C**



BENG
CIVIL ENGINEERING
1100 N. 1000 E., Suite 400
LEHI, UT 84043
PHONE (801) 945-1577
FAX (801) 945-1577

NO.	DATE	BY	REVISION
1			ISSUED FOR PERMITS
2			REVISED PER COMMENTS
3			REVISED PER COMMENTS
4			REVISED PER COMMENTS
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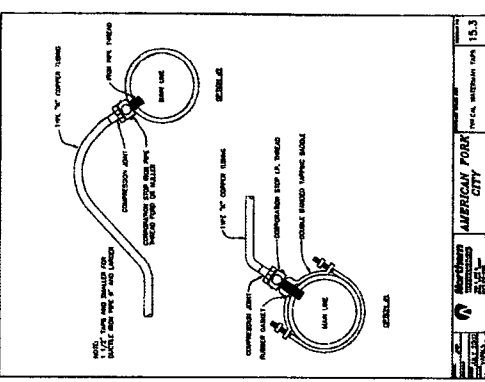
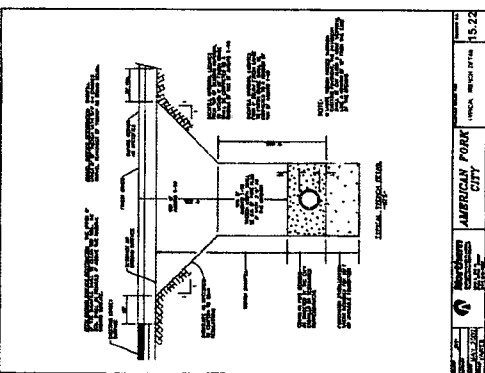
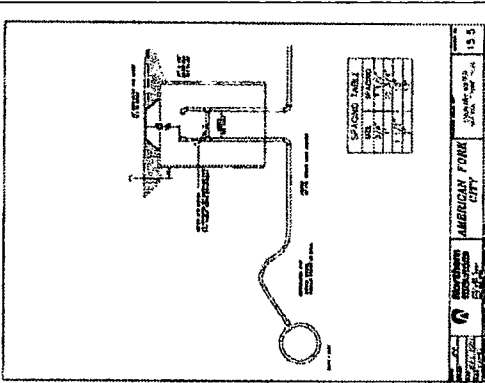
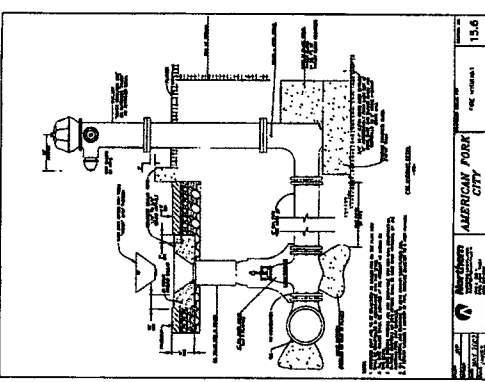
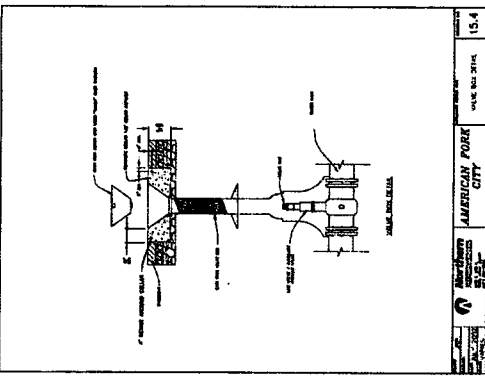
DATE: 07/10/2021
PROJECT: AF CROSSING PLAT C
SHEET NO.: 90 OF 92



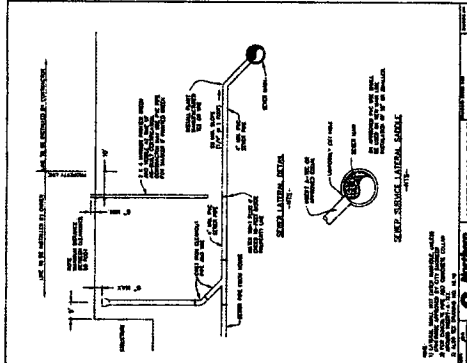
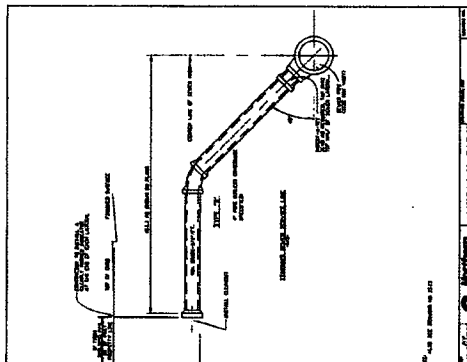
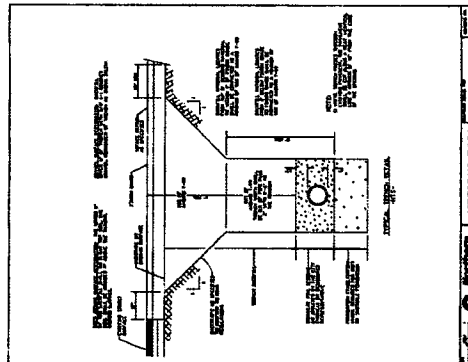
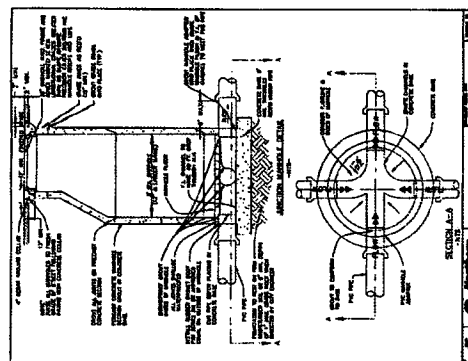
**AF CROSSING
PLAT C**
A FLEXIBLE LOT
PRELIMINARY

DESCRIPTION

FINAL PLAN

SHEET NUMBER: **D2**



 <p>WHITE HORSE DEVELOPERS 520 S. 850 E. Suite A4 LEHI, UT 84043</p>	<p>AF CROSSING PLAT C</p>	 <p>CIVIL ENGINEERING 11500 N. 10000 E. Suite 100 SANDY, UT 84071 PHONE (801) 965-1577 FAX (801) 965-1577</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>DATE</td> <td>01/10/2021</td> </tr> <tr> <td>PROJECT</td> <td>AF CROSSING PLAT C</td> </tr> <tr> <td>SCALE</td> <td>AS SHOWN</td> </tr> <tr> <td>REVISIONS</td> <td></td> </tr> <tr> <td>NO.</td> <td>DESCRIPTION</td> </tr> <tr> <td>1</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>2</td> <td>ISSUED FOR CONSTRUCTION</td> </tr> <tr> <td>3</td> <td>ISSUED FOR RECORD</td> </tr> <tr> <td>4</td> <td>ISSUED FOR RECORD</td> </tr> <tr> <td>5</td> <td>ISSUED FOR RECORD</td> </tr> <tr> <td>6</td> <td>ISSUED FOR RECORD</td> </tr> <tr> <td>7</td> <td>ISSUED FOR RECORD</td> </tr> <tr> <td>8</td> <td>ISSUED FOR RECORD</td> </tr> <tr> <td>9</td> <td>ISSUED FOR RECORD</td> </tr> <tr> <td>10</td> <td>ISSUED FOR RECORD</td> </tr> <tr> <td>11</td> <td>ISSUED FOR RECORD</td> </tr> <tr> <td>12</td> <td>ISSUED FOR RECORD</td> </tr> <tr> <td>13</td> <td>ISSUED FOR 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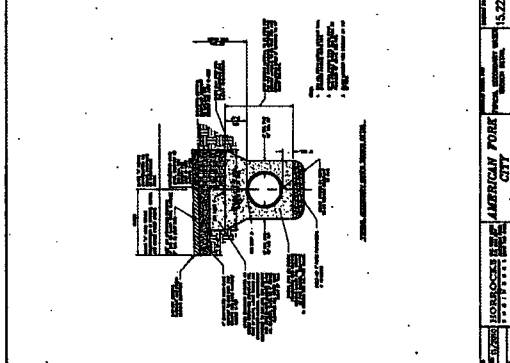
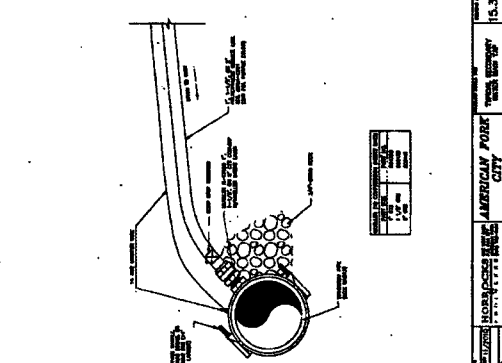
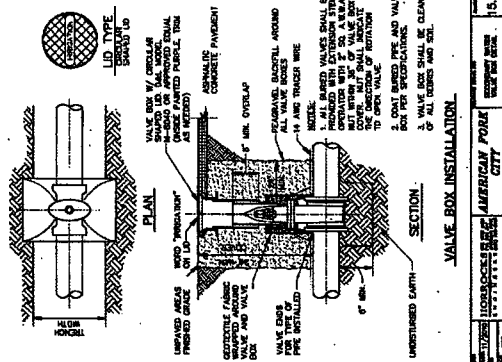
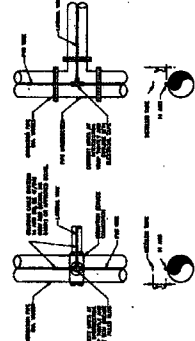
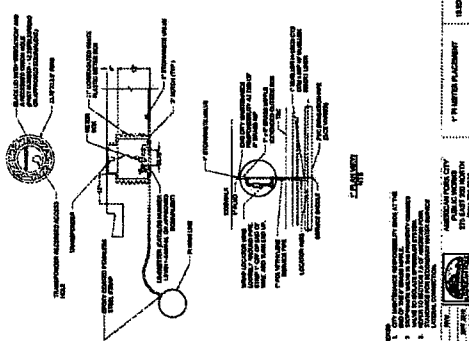


NO.	REVISIONS	DATE
1	ISSUED	07/10/20
2	REVISED	
3	REVISED	
4	REVISED	
5	REVISED	
6	REVISED	
7	REVISED	
8	REVISED	
9	REVISED	
10	REVISED	

AF CROSSING PLAT C
A FLEXIBLE LOT
P83.0 PUD

FINAL PLAN

SCALE: AS SHOWN
SECONDARY WATER DETAILS
D4



AMERICAN PORK CITY 15.4A

AMERICAN PORK CITY 15.3A

AMERICAN PORK CITY 15.4A

AMERICAN PORK CITY 15.2A