



AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA

**Regular Session
March 31, 2025
Monday 10:00 AM**

**American Fork City Public Works Building
275 East 200 North
American Fork City, UT 84003
<https://www.americanfork.gov/AgendaCenter>**

Development Review Committee Members

Patrick O'Brien, Dev. Services Director
Sam Kelly, Public Works Director
Aaron Brems, Fire Chief

Notice is hereby given that the American Fork City Development Review Committee will meet in regular session on March 31, 2025, at the American Fork City Public Works building, 275 East 200 North commencing at 10:00 AM. The agenda shall be as follows:

1. Regular Session

- a. Roll Call
- 2. **Common Consent Agenda** (Common Consent is that class of DRC action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).
 - a. Approval of the March 24, 2025, Development Review Committee minutes.
- 3. **Public Hearings** (Public Hearings is that class of DRC action that requires further discussion on some Amended Final Plats. Public Hearing items will have the chance for the public to speak upon.)
 - a. Public hearing for an application for an Amended Final Plat, known as Karen Dell Plat “B”, located at approximately 190 N 300 E, American Fork City. The Amended Final Plat will be for approximately .37 acres and will be in the Residential (R4-7500) Zone.
- 4. **Action Items** (Action Items is that class of DRC action that requires further discussion on Preliminary Plans, Final Plats, and Site Plans. The Development Review Committee Board will have authority to approve Preliminary Plans and Final Plats but make a recommending action on Site Plans.)
 - a. Review and action for an application for an Amended Final Plat, known as Karen Dell Plat “B”, located at approximately 190 N 300 E, American Fork City. The Amended Final Plat will be for approximately .37 acres and will be in the Residential (R4-7500) Zone.
 - b. Review and action on an application for a Final Plat, known as Coddington Subdivision Plat “A”, located at approximately 196 N 300 E, American Fork City. The Final Plat will be for approximately .18 acres and will be in the Residential (R4-7500) Zone.
 - c. Review and action on an application for a Final Plat, known as Meadowbrook TOD PH 3 Plat “D” (Amendment #1), located at approximately 780 W 500 N, American Fork City. The Final Plat will be for approximately 5.70 acres and will be in the Transit Oriented Development (TOD) Zone.
 - d. Review and action on an application for a Final Plat, known as Bridges at Fox Hollow Plat “C”, located at approximately 1040 N 400 E, American Fork City. The Final Plat will be will be in the Planned Residential (PR-3.0) Zone.
- 5. **Other Business**
 - a. Upcoming Projects
- 6. **Adjournment**

Dated this 27th day of March 2025

Patrick O'Brien

Development Services Director

**The order of agenda items may change at the discretion of the Development Review Committee*

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

March 24th, 2025

The American Fork City Development Review Committee met in a regular session on March 24th, 2025, at the American Fork Public Works Building, 275 East 200 North, commencing at 8:00 a.m.

Development Review Committee:

Development Services Director: Patrick O'Brien

Public Works Director: Sam Kelly

Fire Chief: Aaron Brems

Staff Present:

Ben Hunter	City Engineer
Cody Opperman	Planner II
Angie McKee	Administrative Assistant I
Mat Sacco	Fire Marshall

Others Present: Stephen Phelon, Kevin Phelon

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of the March 17th, 2025, Development Review Committee Regular Session.

Patrick O'Brien motioned to approve the Common Consent agenda

UNAPPROVED MINUTES

03.24.2025

Sam Kelly seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

ACTION ITEMS

- a. Review and action on an application for a Final Plat, known as Lakeland Industrial Park Plat B, located at approximately 1700 S 400 E, American Fork City, UT 84003. The Final Plat will be on approximately 11.44 acres and will be in the Industrial (I-1) Zone.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for a Final Plat for the creation of two (2) lots in the I-1 zone:

Lot 1 – Area = 6.14 acres (309,398 sq ft)

Lot 2 – Area = 4.34 acres (189,056 sq ft)

The applicant owns the subject properties and additional parcels that lead into the Shoreline Protection area of Utah Lake. These parcels were part of a larger piece of land that was sectioned off to private owners via Warranty Deeds and Special Warranty Deeds used as land contracts that were recorded with Utah County starting in the mid 1950's.

Stephen Phelon asked why the triangular portion of his property is now being left out, as he believes he already has approval from the Planning Commission and City Council from a couple of years ago. Patrick O'Brien informed him that he was not aware of this issue, but they can only proceed with the plat as is shown in this submittal.

UNAPPROVED MINUTES

03.24.2025

Sam Kelly to approve the proposed Final Plat, located at approximately 1700 S 400 E, American Fork City, in the Industrial (I-1) Zone, subject to any conditions found in the staff report.

Aaron Brems seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

- b. Review and recommendation on an application for a Commercial Site Plan, known as Ken Garff Truck Center – EV Charging Stations, located at approximately 581 E 1100 S, American Fork City. The Commercial Site Plan will be on approximately 7.5 acres and will be in the Planned Commercial (GC-2) Zone.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for a Commercial Site Plan to develop a to incorporate Electric Vehicle Charging Stations for the overall site. This site is an existing automobile sales establishment, and they are looking to include EV Stations for their electric vehicles.

Sam Kelly moved to recommend approval for the proposed Commercial Site Plan, located at approximately 581 E 1100 S, American Fork City, UT 84003, in the Planned Commercial (GC-2) Zone, subject to any conditions found in the staff report.

Patrick O'Brien seconded the motion.

Voting was as follows:

UNAPPROVED MINUTES

03.24.2025

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

Other Business

There was no other business to discuss at this time.

Adjournment

Patrick O'Brien motioned to adjourn the meeting.

Sam Kelly seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

Meeting adjourned at 10:11 AM

Angie McKee

Administrative Assistant I

UNAPPROVED MINUTES

03.24.2025

The order of agenda items may change to accommodate the needs of the committee, public and staff.

Agenda Topic

Review and action for an application for an Amended Final Plat, known as Karen Dell Plat “B”, located at approximately 190 N 300 E, American Fork City. The Amended Final Plat will be for approximately .37 acres and will be in the Residential (R4-7500) Zone.

BACKGROUND INFORMATION		
Location:		190 N 300 E
Project Type:		Amended Final Plat
Applicants:		Collin Lambourne
Existing Land Use:		Residential Medium Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential Medium Density
	South	Residential Medium Density
	East	Residential Medium Density
	West	Residential Medium Density
Existing Zoning:		R4-7500
Proposed Zoning:		N/A
Surrounding Zoning:	North	R4-7500
	South	R4-7500
	East	R4-7500
	West	R4-7500
Square Footage (By Use)		~ 17424 s.f. Residential Lots
Total Number of Units		2
Parking Requirement		4

Background

The applicant has applied for an Amended Final Plat to vacate a portion of property from the original Karen Dell Plat A Subdivision Plat. There is a small 10’x48’ piece of parcel that has

called for an amended final plat for the property owner. They intend to consolidate the 10'x48' parcel with the property at 190 N 300 E in a subdivision plat, but this was the first step of the process. With the Amendment to the original Karen Dell Plat A Subdivision Plat, there will be two lots shown on the amended plat. Those two properties are being kept to what their current boundary lines are and there will be no alterations to their current property lines.

Sec 17.8.216 Amendments

The plans, plats, documents, and statements may be amended by following the same procedure required for initial approval. No change shall be made which is contrary to the intent of the city's land use plan or the standards and requirements of this code. Any amendment of a recorded final plat shall not be approved or recorded except in conformance with the terms and conditions established by state law.

Sec 17.8.217 Amended Plats

When major changes in a plat of a subdivision which has been recorded are made, approval of said subdivision shall be vacated and an amended plat thereof approved and filed in accordance with the requirements of this code. No change shall be made in approved plats unless approval thereof has been obtained by the planning commission and the city council.

Utah State Code 10-9a-608 – Subdivision Amendments

- (1) (a) A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file a written petition with the land use authority to request a subdivision amendment.
- (b) Upon filing a written petition to request a subdivision amendment under Subsection (1)(a), the owner shall prepare and, if approved by the land use authority, record a plat in accordance with Section 10-9a-603 that:
 - (i) depicts only the portion of the subdivision that is proposed to be amended;
 - (ii) includes a plat name distinguishing the amended plat from the original plat;
 - (iii) describes the differences between the amended plat and the original plat; and

- (iv) includes references to the original plat.
 - (c) If a petition is filed under Subsection (1)(a), the land use authority shall provide notice of the petition by mail, email, or other effective means to each affected entity that provides a service to an owner of record of the portion of the plat that is being vacated or amended at least 10 calendar days before the land use authority may approve the petition for a subdivision amendment.
 - (d) If a petition is filed under Subsection (1)(a), the land use authority shall hold a public hearing within 45 days after the day on which the petition is filed if:
 - (i) any owner within the plat notifies the municipality of the owner's objection in writing within 10 days of mailed notification; or
 - (ii) a public hearing is required because all of the owners in the subdivision have not signed the revised plat.
 - (e) A land use authority may not approve a petition for a subdivision amendment under this section unless the amendment identifies and preserves any easements owned by a culinary water authority and sanitary sewer authority for existing facilities located within the subdivision.
- (2) The public hearing requirement of Subsection (1)(d) does not apply and a land use authority may consider at a public meeting an owner's petition for a subdivision amendment if:
- (a) the petition seeks to:
 - (i) join two or more of the petitioner fee owner's contiguous lots;
 - (ii) subdivide one or more of the petitioning fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;
 - (iii) adjust the lot lines of adjoining lots or between a lot and an adjoining parcel if the fee owners of each of the adjoining properties join in the petition, regardless of whether the properties are located in the same subdivision;
 - (iv) on a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by the local political subdivision; or

- (v) alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not:
 - (A) owned by the petitioner; or
 - (B) designated as a common area; and
- (b) notice has been given to adjoining property owners in accordance with any applicable local ordinance.
- (3) A petition under Subsection (1)(a) that contains a request to amend a public street or municipal utility easement is also subject to Section 10-9a-609.5.
- (4) A petition under Subsection (1)(a) that contains a request to amend an entire plat or a portion of a plat shall include:
 - (a) the name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the petition; and
 - (b) the signature of each owner described in Subsection (4)(a) who consents to the petition.
- (5) (a) The owners of record of adjoining properties where one or more of the properties is a lot may exchange title to portions of those properties if the exchange of title is approved by the land use authority as a lot line adjustment in accordance with Subsection (5)(b).
- (b) The land use authority shall approve a lot line adjustment under Subsection (5)(a) if the exchange of title will not result in a violation of any land use ordinance.
- (c) If a lot line adjustment is approved under Subsection (5)(b):
 - (i) a notice of lot line adjustment approval shall be recorded in the office of the county recorder which:
 - (A) is approved by the land use authority; and
 - (B) recites the legal descriptions of both the original properties and the properties resulting from the exchange of title; and
 - (ii) a document of conveyance shall be recorded in the office of the county recorder.

- (d) A notice of approval recorded under this Subsection (5) does not act as a conveyance of title to real property and is not required in order to record a document conveying title to real property.
- (6) (a) The name of a recorded subdivision may be changed by recording an amended plat making that change, as provided in this section and subject to Subsection (6)(c).
- (b) The surveyor preparing the amended plat shall certify that the surveyor:
 - (i) holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act;
 - (ii) (A) has completed a survey of the property described on the plat in accordance with Section 17-23-17 and has verified all measurements; or
(B) has referenced a record of survey map of the existing property boundaries shown on the plat and verified the locations of the boundaries; and
 - (iii) has placed monuments as represented on the plat.
- (c) An owner of land may not submit for recording an amended plat that gives the subdivision described in the amended plat the same name as a subdivision in a plat already recorded in the county recorder's office.
- (d) Except as provided in Subsection (6)(a), the recording of a declaration or other document that purports to change the name of a recorded plat is void.

Project Conditions of Approval

1. N/A

Findings of Fact

1. The Amended Final Plat MEETS the requirements of Section 17.8.216.

Project Map



Standards Conditions of Approval

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

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

2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

The Amended Final Plat MEETS the requirements of Section 10-9a-608. Subdivision amendments. Staff recommends APPROVING the application

Potential Motions – Amended Final Plat

Approval

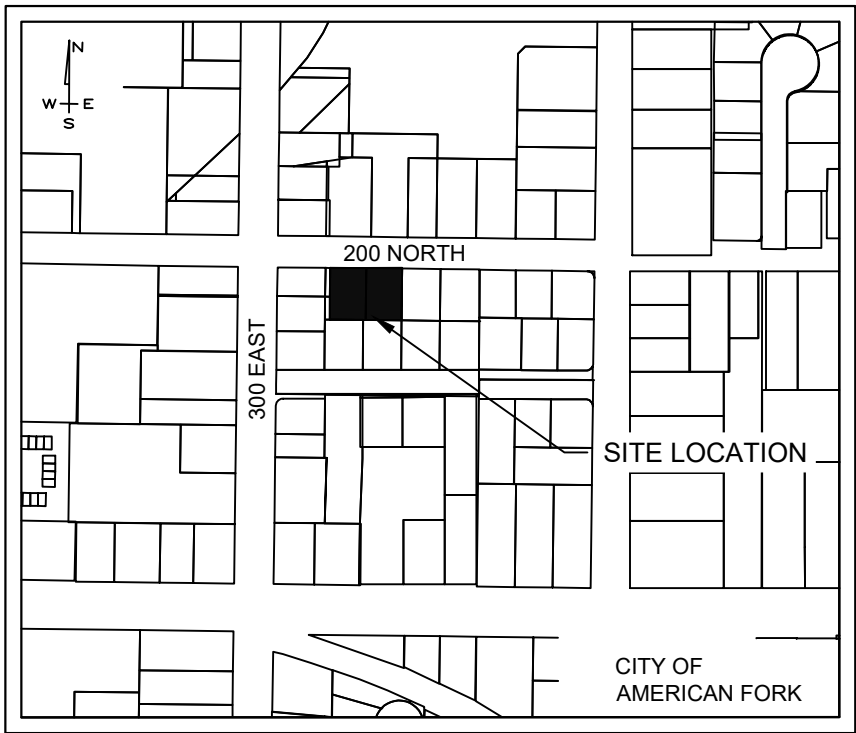
I move to approve the proposed Amended Final Plat, located at approximately 190 N 300 E, American Fork City, in the Residential (R4-7500) Zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Amended Final Plat, located at approximately 190 N 300 E, American Fork City, in the Residential (R4-7500) Zone.

Table

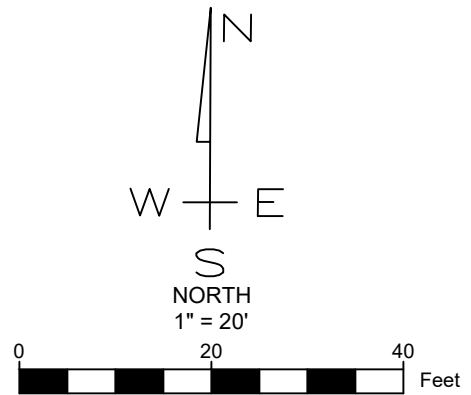
I move to table action for the proposed Amended Final Plat, located at approximately 190 N 300 E, American Fork City, in the Residential (R4-7500) Zone and instruct staff/developer to.....



KAREN DELL PLAT "B"

INCLUDING AN AMENDMENT OF LOTS 1 & 2 OF KAREN DELL PLAT "A"
SITUATE IN THE SOUTHWEST QUARTER OF
SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN, AMERICAN FORK,
UTAH COUNTY, UTAH

Next Step
Proceed to the Development
Review Committee on
03.31.2025



No comments

American Fork City Development Review	
Sewer/Storm Drain Division Reviewed ahardy 03/19/2025	Planning and Zoning Reviewed copperman 03/26/2025
Public Infrastructure Reviewed dhoward 03/25/2025	Water/PI Division Reviewed jbrems 03/26/2025
EC/LID Reviewed tmezeren 03/27/2025	Engineering Division Reviewed rurkhill 03/25/2025
Communication Reviewed MHunsaker 03/26/2025	Streets Division Reviewed ehyde 03/25/2025

SURVEYOR'S CERTIFICATE
I, JAXON T. BROWN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR.
AND THAT I HOLD LICENSE NO. 13513878 IN ACCORDANCE WITH TITLE 58, CHAPTER
22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS' LICENSING ACT, UTAH
CODE ANNOTATED, 1993 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE
OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND
DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED
SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME
HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS
PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A RESIDENTIAL SUBDIVISION SITUATE IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5
SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS
FOLLOWS;

BEGINNING AT A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF 200 NORTH STREET,
SAID POINT BEING 1351.59 FEET N 00°09'55" W ALONG THE SECTION LINE AND 466.15 FEET
EAST AND 110.00 FEET S 89°26'20" E FROM THE SOUTHWEST CORNER OF SAID SECTION 13,
AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S 89°26'20" E 150.00 FEET TO THE
NORTHWEST CORNER OF LOT 3, KAREN DELL SUBDIVISION PLAT "A" OF OFFICIAL RECORDS,
THENCE ALONG THE WESTERLY LOT LINE OF SAID LOT 3 S 00°41'45" W 108.00 FEET TO THE
NORTHEAST CORNER OF LOT 7, OF SAID KAREN DELL SUBDIVISION PLAT "A", THENCE ALONG THE
NORTHERLY LOT LINE OF SAID LOT 7 AND LOT 8 OF KAREN DELL SUBDIVISION PLAT "A" N
89°26'20" W 150.00 FEET TO THE SOUTHWEST CORNER DESCRIBED IN ENTRY 123079-1999,
THENCE ALONG SAID ENTRY N 00°41'45" E 108.00 FEET TO THE POINT OF BEGINNING.
SAID RESIDENTIAL SUBDIVISION CONTAINS 0.37 ACRES (16,200 SQ. FT.) AND 2 LOTS.

Jaxon T. Brown

JAXON T. BROWN
PLS 13513878

SEE SEAL BELOW

2025-03-17

DATE:

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL
THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON
THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS,
AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS
AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC.

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

PRINT: SHELBI CLARK

SIGN: _____

PRINT: ANDREW J EOFF

SIGN: _____

PRINT: HEATHER A EOFF

SIGN: _____

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF
_____, 20____, BY _____, WHO REPRESENTED
THAT HE/SHE IS THE _____ OF THE _____ AND HAS
AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION NUMBER: _____

SIGNED: (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES: _____

PRINT NAME OF NOTARY

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF
_____, 20____, BY _____, WHO REPRESENTED
THAT HE/SHE IS THE _____ OF THE _____ AND HAS
AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION NUMBER: _____

SIGNED: (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES: _____

PRINT NAME OF NOTARY

SEWER/WATER AUTHORITY APPROVAL

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

SEWER/WATER AUTHORITY

PLAT "B" KAREN DELL

A RESIDENTIAL SUBDIVISION
INCLUDING AN AMENDMENT OF LOTS 1 & 2 OF KAREN DELL PLAT "A"
SITUATE IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN

AMERICAN FORK UTAH COUNTY, UTAH

SCALE: 1" = 20'

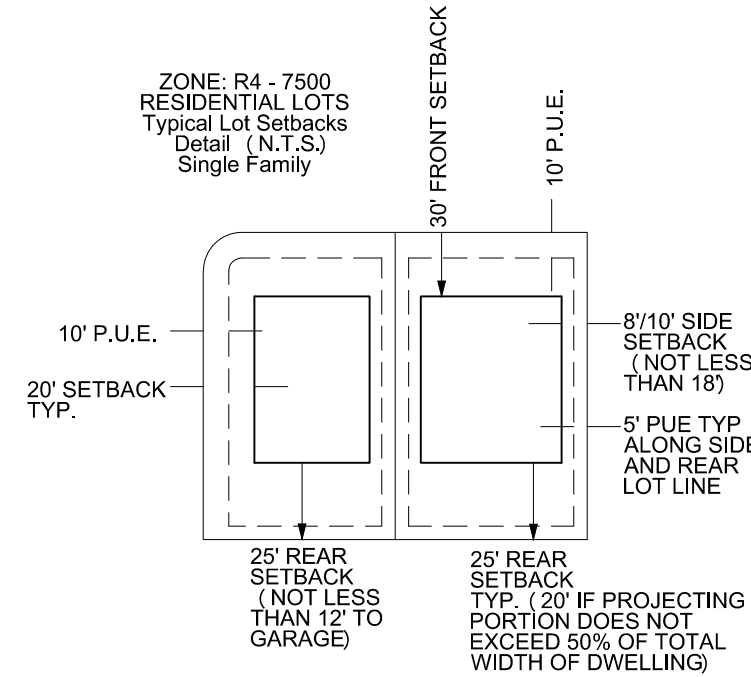
UTAH COUNTY RECORDER

LEGEND

- PLAT CORNER
- LOT CORNER
- SECTION CORNER MONUMENT (NTS)
- STREET MONUMENT
- PROPERTY LINE
- LOT LINE.
- PUE
- EXISTING DRAINAGE & UTILITY EASEMENTS,
SEE KAREN DELL PLAT "A" OF OFFICIAL
RECORDS

NOTES:

- LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3
FEET ABOVE WATER LEVEL MEASURED DURING SPRING
SEASON.
- OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB
AND 8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE
PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
- ZONE: R4-7500 RESIDENTIAL LOTS
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME
UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE
HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL
AND CHARGED WITH CULINARY WATER.
- FEMA FLOOD HAZARD INFORMATION: ZONE DESIGNATION "X"
(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN) ON FLOOD INSURANCE RATE MAP NO.
49049C0168F, DATED JUNE 19, 2020, WHICH IS THE
CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY
IN WHICH THIS PLAT IS SITUATED.



ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY

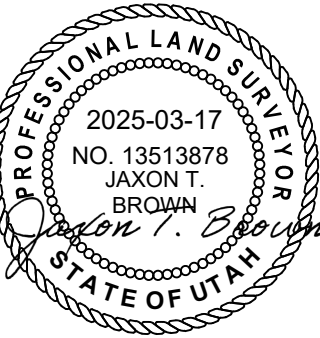
THE DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN FORK
CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE
DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE
PUBLIC THIS _____ DAY OF _____, A.D. 20____.

DEVELOPMENT SERVICES DIRECTOR

PUBLIC WORKS DIRECTOR

FIRE CHIEF

SURVEYOR'S SEAL



NOTARY PUBLIC SEAL

Agenda Topic

Review and action on an application for a Final Plat, known as Coddington Subdivision Plat “A”, located at approximately 196 N 300 E, American Fork City. The Final Plat will be for approximately .18 acres and will be in the Residential (R4-7500) Zone.

BACKGROUND INFORMATION		
Location:		196 N 300 E, American Fork City
Project Type:		Final Plat
Applicants:		Collin Lambourne
Existing Land Use:		Residential Medium Density
Surrounding Land Use:	North	Residential Medium Density
	South	Residential Medium Density
	East	Residential Medium Density
	West	Residential High Density
Existing Zoning:		Residential (R4-7500) Zone
Surrounding Zoning:	North	R4-7500 Residential Zone
	South	R4-7500 Residential Zone
	East	R4-7500 Residential Zone
	West	R4-7500 Residential Zone
Square Footage (By Use)		~ 7780 s.f.
Total Number of Units		1
Parking Requirement		2

Background

The applicant has applied for a Final Plat to develop a 1 lot subdivision. The project looks to consolidate two parcels into one lot. This one lot subdivision is following the Amended Final Plat for the Karen Dell Plat “B” Subdivision as there was a 10’x48’ that needed to be vacated from the original Karen Dell Plat A Subdivision prior to this consolidation.

Sec 17.8.207 Subdivider Prepares And Submits Final Plats, Detailed Engineering Plans And Supporting Material And Submits To Staff

After receiving authorization to proceed, the subdivider shall prepare and submit to the Development Services Department a final plat submittal packet containing the following:

- A. Application for final plat approval.
- B. A reproducible drawing of the proposed final plat prepared in a format approved for recording at the office of the Utah County Recorder.
- C. Copies of the detailed engineering documents and other supporting materials.
- D. An itemized engineers estimate of the cost of constructing the required improvements.
- E. Evidence of payment of review and recording fee.
- F. Documents conveying water rights to city.
- G. Evidence that any boundary conflicts with adjacent properties are fully resolved.
- H. Other materials deemed by city staff to be essential for an adequate understanding of the proposed project.

Sec 17.8.208 DRC Reviews Final Plats, Detailed Engineering And Supporting Materials

Upon receipt of the submission from the subdivider the Development Services Director or assignee shall review the plans, documents, and statements for completeness. Upon determination of a complete application, the plans, documents and statements, or portions thereof, shall then be provided to the Development Review Committee and applicable public agencies for review of compliance with Federal, State and local laws and regulations, city requirements and standards, and the general plan.

Sec 17.8.209 Development Review Conference - DRC Reports - Results Of Review Of Final Plat, Detailed Engineering Plans And Supporting Materials To Subdivider

- A. The Development Review Committee shall conduct a Development Review Conference to review and discuss the materials submitted by the subdivider.
- B. Upon completion of review, the Development Review Committee shall provide the results of the review and comments to the Development Services Director or assignee. The results and comments shall be compiled and provided to the subdivider.
- C. The Development Review Committee may suggest changes to the submittal materials so that the final plat will conform with the development regulations and policies of the city and the terms of preliminary plan approval.

Sec 17.8.211 Development Review Committee Acts On Final Plat, And Supporting Materials

After considering the recommendation of all Development Review Committee members, the DRC, acting as the administrative land use authority, may table the matter, deny, or grant approval, including granting approval upon conditions stated. Approval of the final plat shall be made only upon a finding that:

1. The final plat conforms with terms of the preliminary plan approval.
2. The final plat complies with all city requirements and standards relating to subdivisions.
3. The detailed engineering plans and materials comply with the city standards and policies.
4. The estimates of cost of constructing the required improvements are realistic.
5. The water rights conveyance documents have been provided.

If approved, the City Manager, Community Development Director, and City Engineer shall sign the Final Plat upon completion of all conditions. If any conditions are attached, the Final Plat or construction drawings shall be amended to reflect such changes and an accurate Final Plat shall be submitted to the City, prior to signing

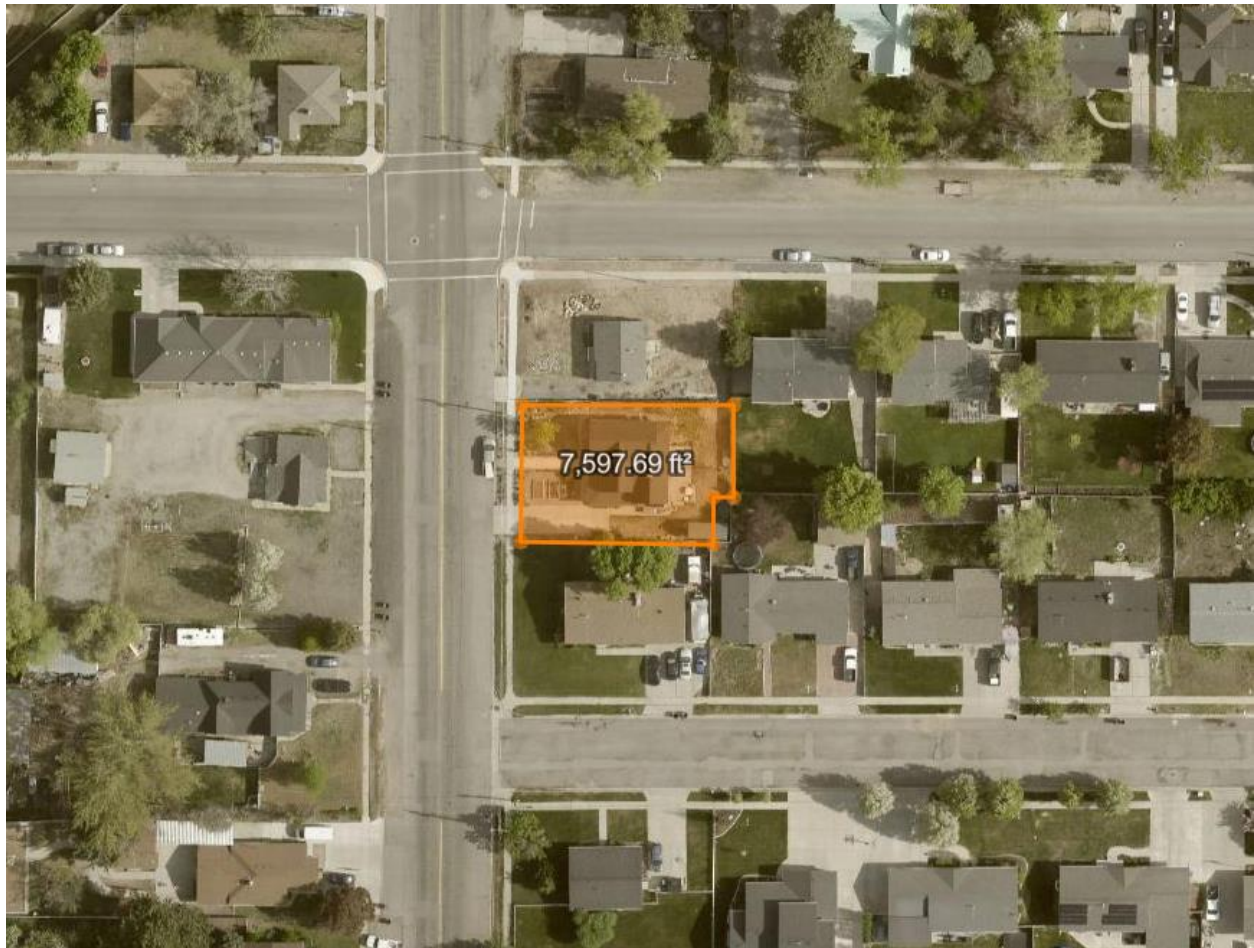
Project Conditions of Approval

1. N/A

Findings of Fact

1. The Final Plat MEETS the requirements of Section 17.8.200.

Project Map



Standards Conditions of Approval

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.

3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

The Final Plat MEETS the requirements of Section 17.7.211. Staff recommends APPROVING the application.

Potential Motions – Final Plat

Approval

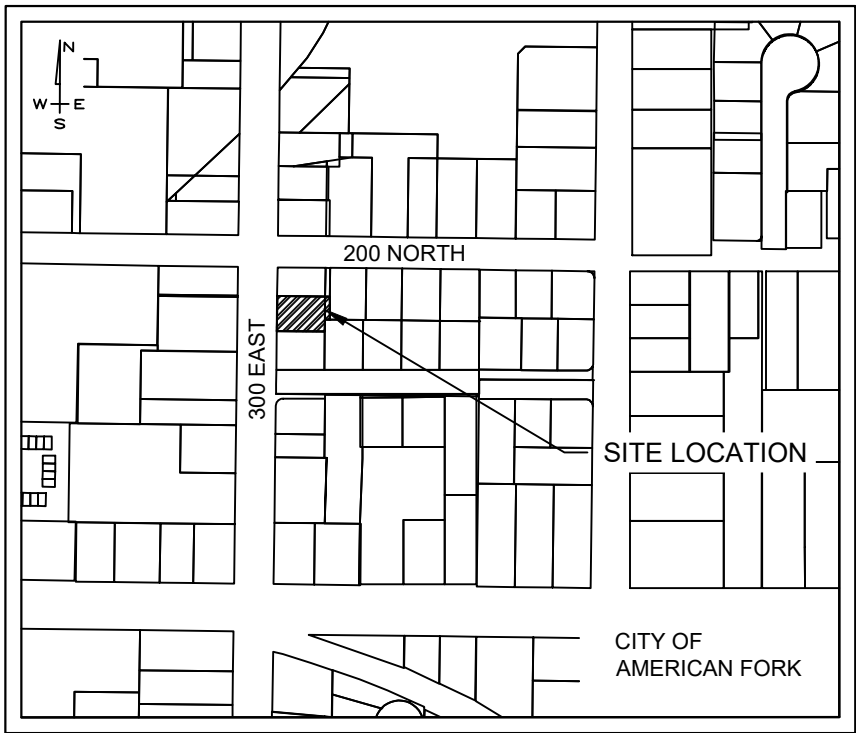
I move to recommend approval for the proposed Final Plat, located at approximately 196 N 300 E, American Fork City, in the Residential (R4-7500) Zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Final Plat, located at approximately 196 N 300 E, American Fork City, in the Residential (R4-7500) Zone.

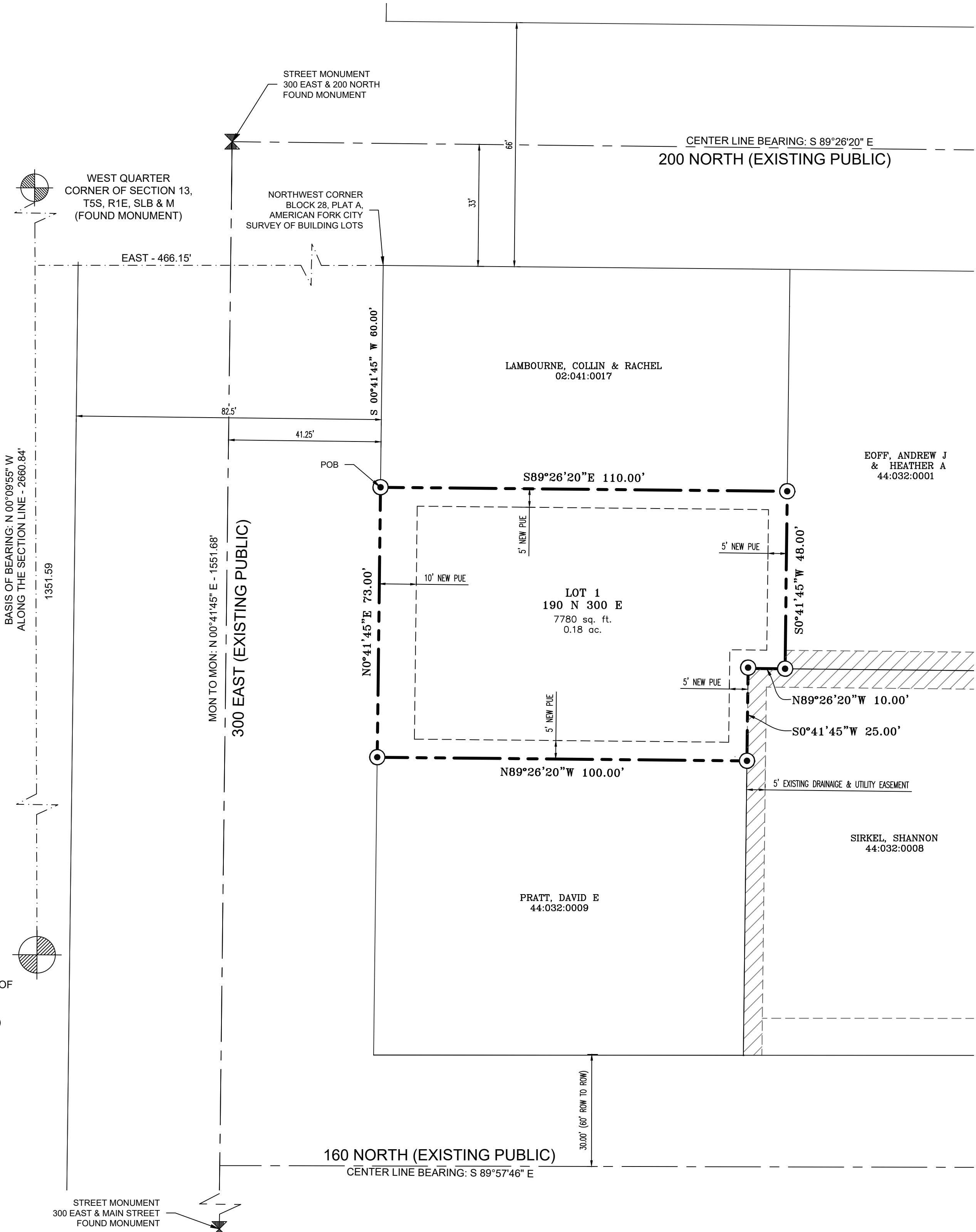
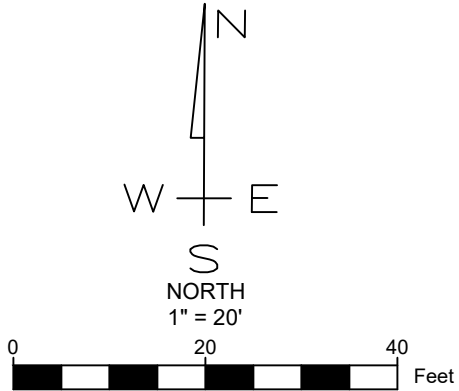
Table

I move to table action for the proposed Final Plat, located at approximately 196 N 300 E, American Fork City, in the Residential (R4-7500) Zone and instruct staff/developer to.....



CODDINGTON SUBDIVISION PLAT "A"

SITUATE IN THE SOUTHWEST QUARTER OF
SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN, AMERICAN FORK,
UTAH COUNTY, UTAH

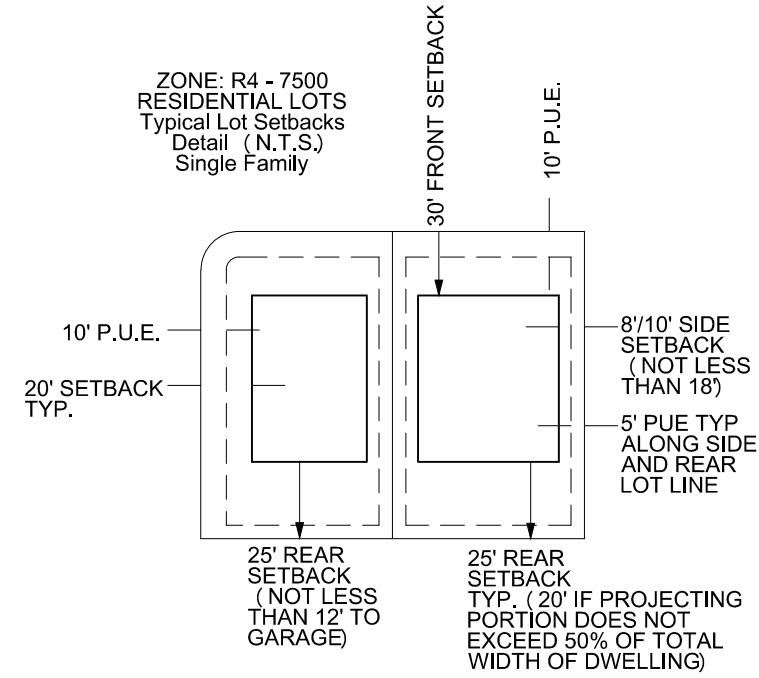


American Fork City Development Review	
Public Infrastructure Reviewed dhoward 03/25/2025	Planning and Zoning Reviewed copperman 03/26/2025
Sewer/Storm Drain Division Reviewed ahardy 03/26/2025	Water/PI Division Reviewed jbrems 03/26/2025
EC/LID Reviewed tmezenen 03/27/2025	Engineering Division Reviewed rburkhill 03/25/2025
Communications Reviewed MHunsaker 03/26/2025	Streets Division Reviewed ehyde 03/25/2025

Next Step
Proceed to the Development
Review Committee on
03.31.2025

LEGEND	
	PLAT CORNER
	LOT CORNER
	SECTION CORNER MONUMENT (NTS)
	STREET MONUMENT
	PROPERTY LINE
	LOT LINE
	PUE
	EXISTING DRAINAGE & UTILITY EASEMENTS, SEE KAREN DELL PLAT "A" OF OFFICIAL RECORDS

- NOTES:
- LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.
 - OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
 - ZONE: R4-7500 RESIDENTIAL LOTS
 - BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
 - FEMA FLOOD HAZARD INFORMATION: ZONE DESIGNATION "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ON FLOOD INSURANCE RATE MAP NO. 49049C0168F, DATED JUNE 19, 2020, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THIS PLAT IS SITUATED.
 - A VARIANCE WAS GRANTED ON FEBRUARY 12, 2025 BY THE BOARD OF ADJUSTMENTS FOR THIS PLAT TO HAVE A 73' WIDE LOT.



SURVEYOR'S CERTIFICATE

I, JAXON T. BROWN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 13513878 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-117, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A RESIDENTIAL SUBDIVISION SITUATE IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE EASTERLY RIGHT-OF-WAY OF 300 EAST, SAID POINT BEING 1351.59 FEET N 00°09'55" W ALONG THE SECTION LINE AND 466.15 FEET EAST AND 60.00 FEET S 00°41'45" W FROM THE SOUTHWEST CORNER OF SAID SECTION 13, AND RUNNING THENCE S 89°26'20" E A DISTANCE OF 110.00 FEET, THENCE S 00°41'45" W FOR A DISTANCE OF 48.00 FEET, THENCE N 89°26'20" W FOR A DISTANCE OF 10.00 FEET, THENCE S 00°41'45" W A DISTANCE OF 25.00 FEET, THENCE N 89°26'20" W A DISTANCE OF 100.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF 300 EAST, THENCE ALONG SAID RIGHT OF WAY N 00°41'45" E FOR A DISTANCE OF 73.00 FEET TO THE POINT OF BEGINNING.

SAID RESIDENTIAL SUBDIVISION CONTAINS 0.18 ACRES (7,780 SQ. FT.) AND 1 LOT.

Jaxon T. Brown
JAXON T. BROWN
PLS 13513878
SEE SEAL BELOW

2025-03-17

DATE:

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC.

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

LAMBOURNE, COLLIN & RACHEL

SIGNED:

(COLLIN)

SIGNED:

(RACHEL)

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____, WHO REPRESENTED THAT HE/SHE IS THE _____ OF THE _____ AND HAS AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION NUMBER: _____

SIGNED: (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES: _____

PRINT NAME OF NOTARY

SEWER/WATER AUTHORITY APPROVAL

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

SEWER/WATER AUTHORITY

ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY

THE DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____.

DEVELOPMENT SERVICES DIRECTOR

PUBLIC WORKS DIRECTOR

FIRE CHIEF

PLAT "A" CODDINGTON SUBDIVISION

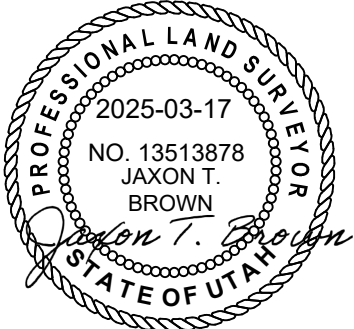
A RESIDENTIAL SUBDIVISION
SITUATE IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN

AMERICAN FORK _____, UTAH COUNTY, UTAH

SCALE: 1" = 20'

UTAH COUNTY RECORDER

SURVEYOR'S SEAL



NOTARY PUBLIC SEAL

Agenda Topic

Review and action on an application for a Final Plat, known as Meadowbrook TOD PH 3 Plat “D” (Amendment #1), located at approximately 780 W 500 N, American Fork City. The Final Plat will be for approximately 5.70 acres and will be in the Transit Oriented Development (TOD) Zone.

BACKGROUND INFORMATION		
Location:		780 W 500 N
Project Type:		Final Plat
Applicants:		Ken Berg / James Clark
Existing Land Use:		Transit Oriented Development
Surrounding Land Use:	North	Transit Oriented Development
	South	Transit Oriented Development
	East	Residential Low Density
	West	Transit Oriented Development
Existing Zoning:		TOD
Surrounding Zoning:	North	TOD
	South	TOD
	East	RA-5
	West	TOD
Square Footage (By Use)		248,322 s.f. Residential Use
Total Number of Units		96
Parking Requirement		192

Background

The applicant has applied for a Final Plat to develop a 96-unit subdivision down in the TOD area. This final plat has recently been approved, but the applicant had wanted to change some architectural standards for their buildings. Due to the change of architectural standards the

applicant needed to submit for a new final plat as it resulted in some lot dimensions changing for some of the units.

Sec 17.8.207 Subdivider Prepares And Submits Final Plats, Detailed Engineering Plans And Supporting Material And Submits To Staff

After receiving authorization to proceed, the subdivider shall prepare and submit to the Development Services Department a final plat submittal packet containing the following:

- A. Application for final plat approval.
- B. A reproducible drawing of the proposed final plat prepared in a format approved for recording at the office of the Utah County Recorder.
- C. Copies of the detailed engineering documents and other supporting materials.
- D. An itemized engineers estimate of the cost of constructing the required improvements.
- E. Evidence of payment of review and recording fee.
- F. Documents conveying water rights to city.
- G. Evidence that any boundary conflicts with adjacent properties are fully resolved.
- H. Other materials deemed by city staff to be essential for an adequate understanding of the proposed project.

Sec 17.8.208 DRC Reviews Final Plats, Detailed Engineering And Supporting Materials

Upon receipt of the submission from the subdivider the Development Services Director or assignee shall review the plans, documents, and statements for completeness. Upon determination of a complete application, the plans, documents and statements, or portions thereof, shall then be provided to the Development Review Committee and applicable public agencies for review of compliance with Federal, State and local laws and regulations, city requirements and standards, and the general plan.

Sec 17.8.209 Development Review Conference - DRC Reports - Results Of Review Of Final Plat, Detailed Engineering Plans And Supporting Materials To Subdivider

- A. The Development Review Committee shall conduct a Development Review Conference to review and discuss the materials submitted by the subdivider.
- B. Upon completion of review, the Development Review Committee shall provide the results of the review and comments to the Development Services Director or assignee. The results and comments shall be compiled and provided to the subdivider.
- C. The Development Review Committee may suggest changes to the submittal materials so that the final plat will conform with the development regulations and policies of the city and the terms of preliminary plan approval.

Sec 17.8.211 Development Review Committee Acts On Final Plat, And Supporting Materials

After considering the recommendation of all Development Review Committee members, the DRC, acting as the administrative land use authority, may table the matter, deny, or grant approval, including granting approval upon conditions stated. Approval of the final plat shall be made only upon a finding that:

1. The final plat conforms with terms of the preliminary plan approval.
2. The final plat complies with all city requirements and standards relating to subdivisions.
3. The detailed engineering plans and materials comply with the city standards and policies.
4. The estimates of cost of constructing the required improvements are realistic.
5. The water rights conveyance documents have been provided.

If approved, the City Manager, Community Development Director, and City Engineer shall sign the Final Plat upon completion of all conditions. If any conditions are attached, the Final Plat or construction drawings shall be amended to reflect such changes and an accurate Final Plat shall be submitted to the City, prior to signing

Project Conditions of Approval

1. N/A

Findings of Fact

1. The Final Plat MEETS the requirements of Section 17.8.200.

Project Map



Standards Conditions of Approval

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

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2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.

3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

The Final Plat MEETS the requirements of Section 17.7.211. Staff recommends APPROVING the application.

Potential Motions – Final Plat

Approval

I move to recommend approval for the proposed Final Plat, located at approximately 780 W 500 N, American Fork City, in the Transit Oriented Development (TOD) Zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Final Plat, located at approximately 780 W 500 N, American Fork City, in the Transit Oriented Development (TOD) Zone.

Table

I move to table action for the proposed Final Plat, located at approximately 780 W 500 N, American Fork City, in the Transit Oriented Development (TOD) Zone and instruct staff/developer to.....

Next Step

Proceed to the Development
Review Committee on
03.31.2025

MEADOWBROOK TOD PLAT D

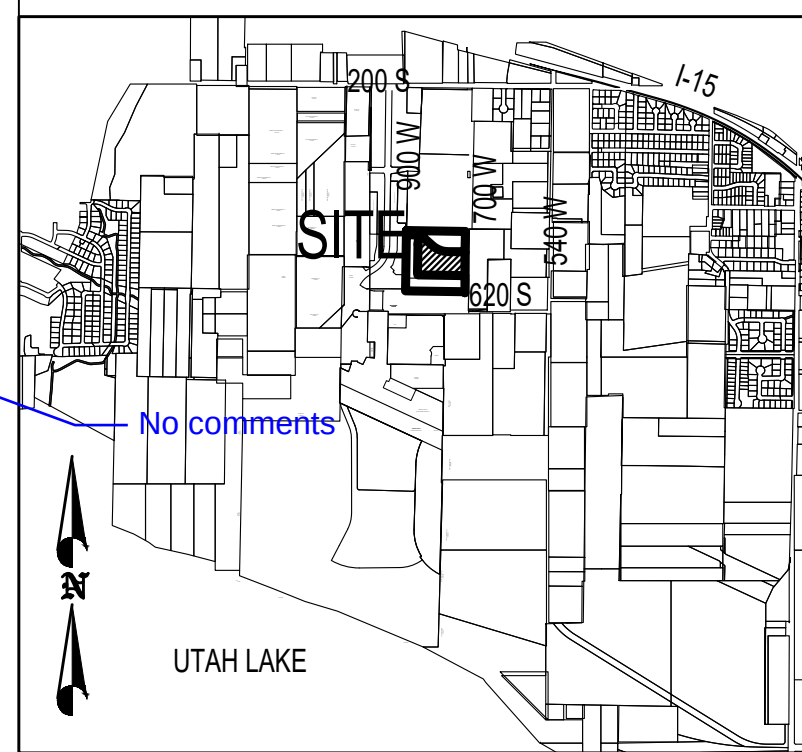
A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

American Fork City Development Review	
Sewer/Storm Drain Division Reviewed ahardy 03/19/2025	Planning and Zoning Reviewed copperman 03/26/2025
Public Infrastructure Reviewed dhoward 03/25/2025	
EC/LID Reviewed tmezenen 03/27/2025	Engineering Division Reviewed rburkhill 03/24/2025
Communication Reviewed MHunsaker 03/26/2025	Streets Division Reviewed ehyde 03/25/2025

No comments

VICINITY SKETCH

scale 1:1/2 MILE



SURVEYOR'S CERTIFICATE

I, Aaron Thomas, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 98, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 6428780. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°03'33" EAST ALONG SECTION LINE 1115.66 FEET AND WEST 1869.25 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG THE NORTHERN AND EASTERN BOUNDARY OF MEADOWBROOK TOD PLAT C THE FOLLOWING SEVEN (7) COURSES: 1) NORTH 89°03'38" WEST 647.95 FEET, 2) NORTH 05°07'19" WEST 32.05 FEET, 3) ALONG THE ARC OF A 247.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 26.26 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 08°08'33" AND A LONG CHORD BEARS N02°04'32"W 26.25 FEET), 4) NORTH 00°58'14" EAST 382.08 FEET, 5) ALONG THE ARC OF A 247.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 57.12 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 13°14'58" AND A LONG CHORD BEARS N07°35'43"E 56.99 FEET), 6) NORTH 14°13'13" EAST 44.35 FEET, AND 7) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.11 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 100°46'22" AND A LONG CHORD BEARS N64°36'23"E 23.11 FEET) TO A POINT ALONG THE SOUTHERN BOUNDARY OF MEADOWBROOK TOD PLAT B. THENCE ALONG SAID BOUNDARY THE FOLLOWING FIVE (5) COURSES: 1) ALONG THE ARC OF A 247.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 70.01 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 16°14'14" AND A LONG CHORD BEARS S56°53'15"E 69.77 FEET), 2) SOUTH 48°46'08" EAST 136.95 FEET, 3) ALONG THE ARC OF A 328.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 234.76 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 41°00'30" AND A LONG CHORD BEARS S69°16'23"E 229.78 FEET), 4) SOUTH 89°46'38" EAST 215.45 FEET, AND 5) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.89 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 91°18'04" AND A LONG CHORD BEARS S44°08'58"E 21.45 FEET); THENCE SOUTH 01°29'23" WEST 7.57 FEET; THENCE ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 26.13 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 01°29'49" AND A LONG CHORD BEARS S00°44'28"W 26.13 FEET); THENCE SOUTH 00°00'26" EAST 280.57 FEET TO THE POINT OF BEGINNING.

AREA = 248,332 SF OR 5.70 ACRES

(NOTE: ALL BEARING IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD83 BEARING OF N00°33'33"E ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE EAST QUARTER CORNER OF SAID SECTION.)

NUMBER OF UNITS 96

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREON FOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(G) THE OWNER HEREBY CONVEYS THE COMMON AREA AND LIMITED COMMON AREA AS INDICATED HEREON, TO THE MEADOWBROOK TOWNHOME HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF P.O. BOX 540285 NORTH SALT LAKE, UTAH 84054

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

BURKE STAKER, VP OF LAND ACQUISITION AND DEVELOPMENT

WOODSIDE HOMES OF UTAH, LLC

ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF UTAH

s.s.

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

AUTHORIZED AGENT

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

MY COMMISSION EXPIRES _____

COMMISSION NUMBER _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC FULL NAME _____

ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY

THE DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN FORK CITY, COUNTY OF UTAH,

APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. _____.

DEVELOPMENT SERVICES DIRECTOR _____

PUBLIC WORKS DIRECTOR _____

FIRE CHIEF _____

MEADOWBROOK TOD PLAT D

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

SCALE: 1" = 50' FEET

SHEET 1 OF 2

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

NOTES

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

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

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

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

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

RESERVATION OF COMMON AREAS & LIMITED COMMON EASEMENTS

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

PUBLIC UTILITY EASEMENTS

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

REFERENCE DOCUMENTS:

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

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

TABULATIONS

DEVELOPMENT AREA 5.70 AC

EXISTING ZONING BLOCK TYPE 3

LAND USE: TOD

FLOOD ZONE DESIGNATION: X

FIRM MAP PANEL #: 49049C0306F

EFFECTIVE DATE: JUNE 19, 2020

ADDRESSES

UNIT 401 489 S 800 W	UNIT 433 734 W 520 S	UNIT 465 505 S 720 W
UNIT 402 481 S 800 W	UNIT 434 732 W 520 S	UNIT 466 511 S 720 W
UNIT 403 493 S 800 W	UNIT 435 728 W 520 S	UNIT 467 517 S 720 W
UNIT 404 495 S 800 W	UNIT 436 726 W 520 S	UNIT 468 735 W 520 S
UNIT 405 497 S 800 W	UNIT 437 724 W 520 S	UNIT 469 739 W 520 S
UNIT 406 499 S 800 W	UNIT 438 524 S 700 W	UNIT 470 741 W 520 S
UNIT 407 501 S 800 W	UNIT 439 522 S 700 W	UNIT 471 745 W 520 S
UNIT 408 503 S 800 W	UNIT 440 518 S 700 W	UNIT 472 749 W 520 S
UNIT 409 505 S 800 W	UNIT 441 514 S 700 W	UNIT 473 753 W 520 S
UNIT 410 507 S 800 W	UNIT 442 512 S 700 W	UNIT 474 755 W 520 S
UNIT 411 509 S 800 W	UNIT 443 508 S 700 W	UNIT 475 757 W 520 S
UNIT 412 511 S 800 W	UNIT 444 494 S 700 W	UNIT 476 763 W 520 S
UNIT 413 513 S 800 W	UNIT 445 492 S 700 W	UNIT 477 767 W 520 S
UNIT 414 515 S 800 W	UNIT 446 488 S 700 W	UNIT 478 771 W 520 S
UNIT 415 517 S 800 W	UNIT 447 486 S 700 W	UNIT 479 775 W 520 S
UNIT 416 519 S 800 W	UNIT 448 484 S 700 W	UNIT 480 779 W 520 S
UNIT 417 796 W 520 S	UNIT 449 482 S 700 W	UNIT 481 776 W 500 S
UNIT 418 792 W 520 S	UNIT 450 721 W 480 S	UNIT 482 774 W 500 S
UNIT 419 784 W 520 S	UNIT 451 725 W 480 S	UNIT 483 772 W 500 S
UNIT 420 778 W 520 S	UNIT 452 729 W 480 S	UNIT 484 768 W 500 S
UNIT 421 774 W 520 S	UNIT 453 731 W 480 S	UNIT 485 764 W 500 S
UNIT 422 772 W 520 S	UNIT 454 737 W 480 S	UNIT 486 758 W 500 S
UNIT 423 768 W 520 S	UNIT 455 741 W 480 S	UNIT 487 756 W 500 S
UNIT 424 766 W 520 S	UNIT 456 743 W 480 S	UNIT 488 754 W 500 S
UNIT 425 762 W 520 S	UNIT 457 747 W 480 S	UNIT 489 752 W 500 S
UNIT 426 758 W 520 S	UNIT 458 751 W 480 S	UNIT 490 746 W 500 S
UNIT 427 754 W 520 S	UNIT 459 738 W 500 S	UNIT 491 498 S 780 W
UNIT 428 752 W 520 S	UNIT 460 736 W 500 S	UNIT 492 494 S 780 W
UNIT 429 748 W 520 S	UNIT 461 734 W 500 S	UNIT 493 492 S 780 W
UNIT 430 744 W 520 S	UNIT 462 728 W 500 S	UNIT 494 488 S 780 W
UNIT 431 742 W 520 S	UNIT 463 724 W 500 S	UNIT 495 486 S 780 W
UNIT 432 738 W 520 S	UNIT 464 722 W 500 S	UNIT 496 482 S 780 W

LEGEND



SECTION CORNER



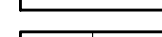
PROPERTY CORNER



SUBDIVISION MONUMENT



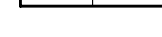
BOUNDARY LINE



CENTER LINE



EASEMENT LINE



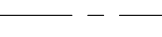
FIRE HYDRANT



STREET LIGHT



PRIVATE AREA



LIMITED COMMON AREA
(P.U.E. & USES AS SPECIFIED)



COMMON AREA
(P.U.E. & USES AS SPECIFIED)

SURVEYOR

AZTEC
ENGINEERING

732 N 780 W AMERICAN FORK, UT 84003
aztecengineering@gmail.com

ENGINEER

BERG
CIVIL ENGINEERING

1018 N Deer Crest Lane
Alpine, UT 84004
office (801) 655-1277
cell (801) 616-1677

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____,

BY THE WATER AUTHORITY.

SEWER & WATER AUTHORITY



SCALE 1"=50'



SYMBOLS

NO BASEMENTS ALLOWED
SLAB ON GRADE

LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT
- PRIVATE AREA
- LIMITED COMMON AREA (P.U.E. & USES AS SPECIFIED)
- COMMON AREA (P.U.E. & USES AS SPECIFIED)

NOTES

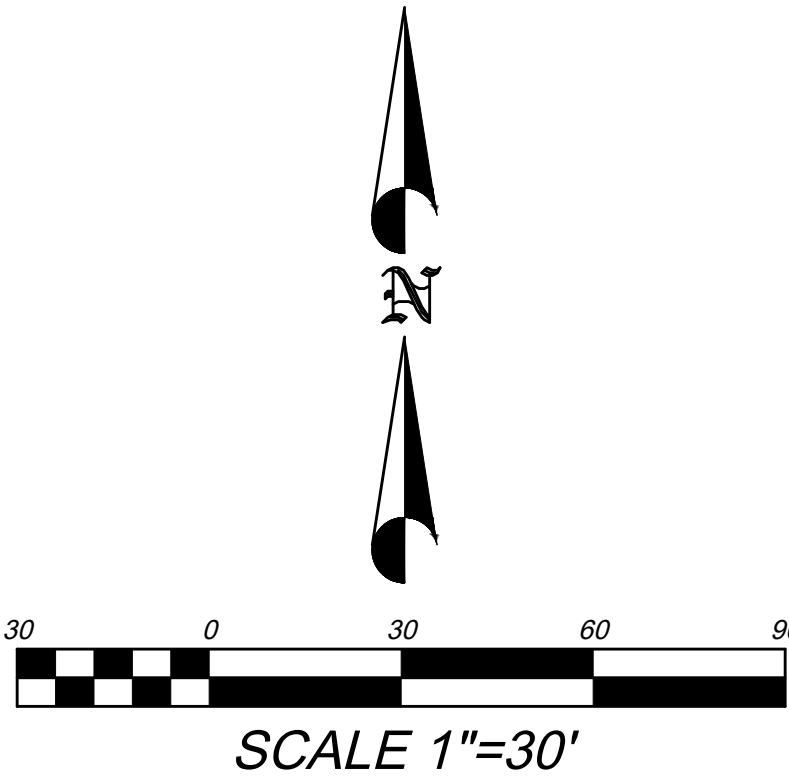
- IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMONDIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILITY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.
- NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&RS.
- OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
- LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

RESERVATION OF COMMON AREAS & LIMITED COMMON EASEMENTS

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SURVEYOR

AZTEC ENGINEERING
732 N. 180 W. AMERICAN FORK, UT 84003
aztecengineering@gmail.com

ENGINEER

berg
CIVIL ENGINEERING

1019 N. Deer Creek Lane
P.O. Box 18, 84003
Office: (801) 462-1777
Cell: (801) 616-1677

MEADOWBROOK TOD PLAT D

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

SCALE: 1" = 30' FEET

SHEET 2 OF 2

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

Agenda Topic

Review and action on an application for a Final Plat, known as Bridges at Fox Hollow Plat “C”, located at approximately 1040 N 400 E, American Fork City. The Final Plat will be in the Planned Residential (PR-3.0) Zone.

BACKGROUND INFORMATION		
Location:		1040 N 400 E
Project Type:		Final Plat
Applicants:		Will Jones / Ken Berg
Existing Land Use:		Residential Low Density
Surrounding Land Use:	North	Residential Low Density and Public Parks & Open Space
	South	Residential Low Density and Public Parks & Open Space
	East	Residential Low Density and Public Parks & Open Space
	West	Residential Low Density and Public Parks & Open Space
Existing Zoning:		Planned Residential PR-3.0
Surrounding Zoning:	North	PR3.0 & PF
	South	PR3.0 & PF
	East	PR3.0 & PF
	West	PR3.0 & PF
Total Number of Units		9

Background

The applicant is requesting Final Plat approval for Phase 3 in a multi-phase development. Phase 3 consists of 9 lots ranging in sizes from .24 acres to .65 acres. The project is a part of an overall phasing plan for Bridges at Fox Hollow which is linked to an already approved development agreement which has other development requirements which the developer must adhere to.

Sec 17.8.207 Subdivider Prepares And Submits Final Plats, Detailed Engineering Plans And Supporting Material And Submits To Staff

After receiving authorization to proceed, the subdivider shall prepare and submit to the Development Services Department a final plat submittal packet containing the following:

- A. Application for final plat approval.
- B. A reproducible drawing of the proposed final plat prepared in a format approved for recording at the office of the Utah County Recorder.
- C. Copies of the detailed engineering documents and other supporting materials.
- D. An itemized engineers estimate of the cost of constructing the required improvements.
- E. Evidence of payment of review and recording fee.
- F. Documents conveying water rights to city.
- G. Evidence that any boundary conflicts with adjacent properties are fully resolved.
- H. Other materials deemed by city staff to be essential for an adequate understanding of the proposed project.

Sec 17.8.208 DRC Reviews Final Plats, Detailed Engineering And Supporting Materials

Upon receipt of the submission from the subdivider the Development Services Director or assignee shall review the plans, documents, and statements for completeness. Upon determination of a complete application, the plans, documents and statements, or portions thereof, shall then be provided to the Development Review Committee and applicable public agencies for review of compliance with Federal, State and local laws and regulations, city requirements and standards, and the general plan.

Sec 17.8.209 Development Review Conference - DRC Reports - Results Of Review Of Final Plat, Detailed Engineering Plans And Supporting Materials To Subdivider

- A. The Development Review Committee shall conduct a Development Review Conference to review and discuss the materials submitted by the subdivider.
- B. Upon completion of review, the Development Review Committee shall provide the results of the review and comments to the Development Services Director or assignee. The results and comments shall be compiled and provided to the subdivider.
- C. The Development Review Committee may suggest changes to the submittal materials so that the final plat will conform with the development regulations and policies of the city and the terms of preliminary plan approval.

Sec 17.8.211 Development Review Committee Acts On Final Plat, And Supporting Materials

After considering the recommendation of all Development Review Committee members, the DRC, acting as the administrative land use authority, may table the matter, deny, or grant approval, including granting approval upon conditions stated. Approval of the final plat shall be made only upon a finding that:

1. The final plat conforms with terms of the preliminary plan approval.
2. The final plat complies with all city requirements and standards relating to subdivisions.
3. The detailed engineering plans and materials comply with the city standards and policies.
4. The estimates of cost of constructing the required improvements are realistic.
5. The water rights conveyance documents have been provided.

If approved, the City Manager, Community Development Director, and City Engineer shall sign the Final Plat upon completion of all conditions. If any conditions are attached, the Final Plat or construction drawings shall be amended to reflect such changes and an accurate Final Plat shall be submitted to the City, prior to signing

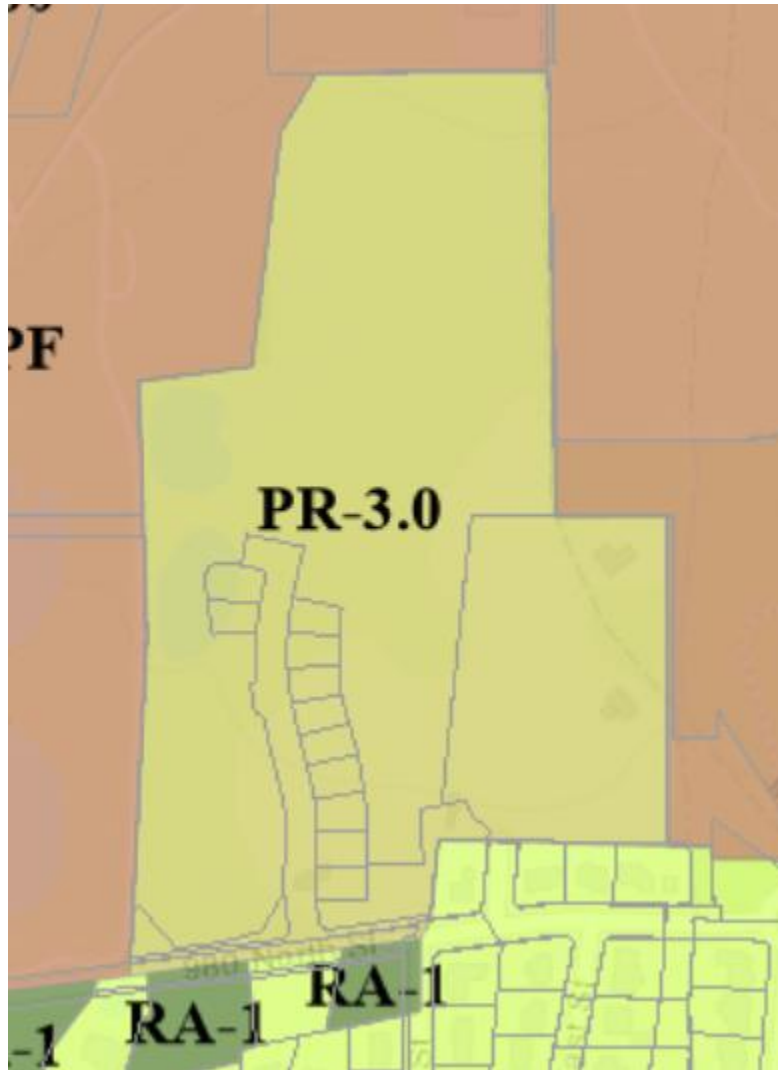
Project Conditions of Approval

1. Address all outstanding redlines
2. Adhere to the requirements of the development agreement
3. Project perimeter fence shall be installed by developer per the development agreement

Findings of Fact

1. The Final Plat meets the requirements of Section 17.8.207
2. Staff has determined that the plat conforms to the already approved preliminary plat

Project Map



Standards Conditions of Approval

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

The Final Plat meets the requirements of Section 17.8. Staff recommends APPROVING the application WITH CONDITIONS

Proposed Motions – Final Plat

Approval

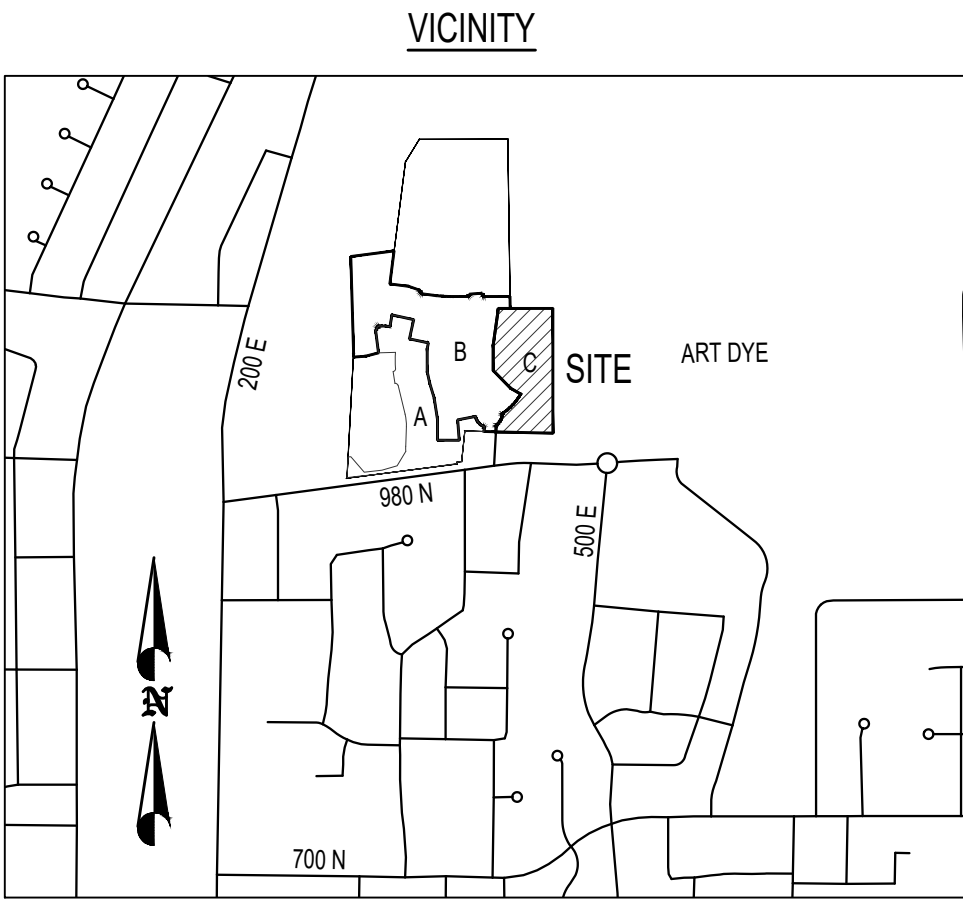
I move to recommend approval for the proposed Final Plat, located at approximately 1040 N 400 E, American Fork City in the Planned Residential (PR-3.0) Zone subject to all conditions found in the staff report.

American Fork City Development Review	
Sewer/Storm Drain Division Reviewed ahardy 03/18/2025	Development Services Director Reviewed pobrien 03/19/2025
Public Infrastructure Reviewed dhoward 03/25/2025	Fire Department Reviewed M. Sacco 03/26/2025
EC/LID Reviewed tmezenen 03/27/2025	Engineering Division Reviewed rurkhil 03/26/2025
	Streets Division Reviewed ehyle 03/25/2025

BRIDGES AT FOX HOLLOW PLAT "C"
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

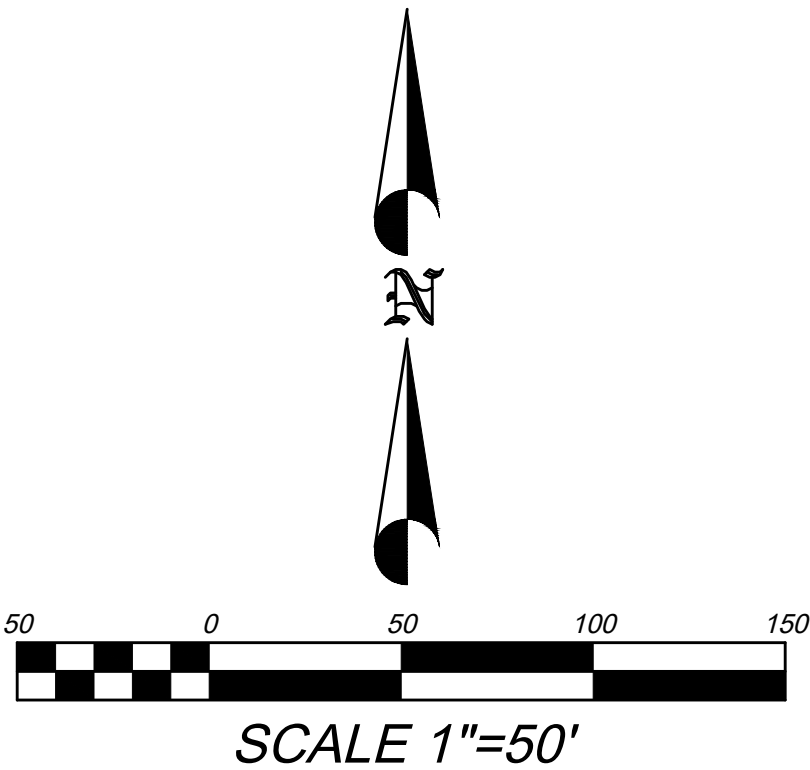
Next Step
Proceed to the Development
Review Committee on
03.31.2025

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



TABULATIONS	
DEVELOPMENT AREA	4.07 AC
EXISTING ZONING: PR 3.0 CONSERVATION SUBDIVISION	
LAND USE: RESIDENTIAL LOW DENSITY	
FLOOD ZONE DESIGNATION: X	
FIRM MAP PANEL #: 49049C0168F	
EFFECTIVE DATE: JUNE 19, 2020	

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	306.00	27.40	05°07'52"	27.40	N03°01'38"E
C2	15.00	13.25	50°36'55"	12.82	N25°46'09"E
C3	70.00	56.69	46°24'01"	55.15	N27°52'36"E
C4	15.00	13.25	50°36'55"	12.82	N29°59'03"E
C5	306.00	134.01	25°05'30"	132.94	N42°44'46"E
C6	275.00	144.95	30°12'02"	143.28	N15°06'01"E
C7	244.00	128.61	30°12'02"	127.13	N15°06'01"E
C8	15.00	23.56	90°00'00"	21.21	N45°00'00"W
C9	15.00	23.56	90°00'00"	21.21	S45°00'00"W
C10	306.00	161.29	30°12'02"	159.43	S15°06'01"W
C11	306.00	18.40	03°26'45"	18.40	S01°43'22"W
C12	306.00	120.86	22°37'46"	120.07	S14°45'38"W
C13	306.00	22.03	04°07'31"	22.03	S28°08'16"W
C14	306.00	78.42	14°40'59"	78.20	S37°32'31"W
C15	306.00	55.59	10°24'30"	55.51	S50°05'16"W



NOTES

- OVERALL PROJECT PERIMETER FENCING IS REQUIRED AS PER THE DEVELOPMENT AGREEMENT
- OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
- LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

ENGINEER



1010 N. Deer Creek Lane
Alpine, UT 84004
Office: (801) 460-1277
Cell: (801) 616-1077

SURVEYOR



732 N. 780 W. AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

SEWER & WATER AUTHORITY APPROVAL

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

SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, Aaron Thomas, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 69182780. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 11-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-9a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 00°01'13" EAST ALONG SECTION LINE 645.58 FEET AND EAST 1230.42 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE EAST BOUNDARY LINE OF BRIDGES AT FOX HOLLOW PLAT "B" THE FOLLOWING NINE (9) COURSES: 1) ALONG THE ARC OF A 306 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 27.40 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 05°07'52" AND LONG CHORD BEARS N03°01'38"E 27.40 FEET), 2) ALONG THE ARC OF A 15 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 13.25 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 50°36'55" AND LONG CHORD BEARS N25°46'09"E 12.82 FEET), 3) ALONG THE ARC OF A 70 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 56.69 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 46°24'01" AND LONG CHORD BEARS N27°52'36"E 55.15 FEET), 4) ALONG THE ARC OF A 15 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 13.25 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 50°36'55" AND LONG CHORD BEARS N29°59'03"E 12.82 FEET), 5) ALONG THE ARC OF A 306 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 134.01 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 25°05'30" AND LONG CHORD BEARS N42°44'46"E 132.94 FEET), 6) NORTH 59°47'58" WEST 62.00 FEET, 7) NORTH 44°19'34" WEST 128.20 FEET, 8) NORTH 133.50 FEET, AND 9) NORTH 88°06'19" EAST 191.65 FEET, THENCE EAST 283.79 FEET, THENCE SOUTH 650.31 FEET, THENCE NORTH 88°30'00" WEST 297.20 FEET TO THE POINT OF BEGINNING.

CONTAINS: 177,353 SF OR 4.07 AC

NUMBER OF LOTS = 9

OWNER'S DEDICATION

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

PURSUANT TO UTAH CODE 10-6A-404(1)(d) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE BRIDGE HAVEN LLC HOME OWNERS ASSOCIATION, WITH A MAILING ADDRESS OF 372 S. MAIN STREET, ALPINE, UT 84004

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____
DAY OF _____, A.D. _____

NAME/TITLE:

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE ____ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME

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

NOTARY PUBLIC

NOTARY FULL NAME _____, A NOTARY COMMISSIONED IN UTAH.

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY

THE DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. ____.

DEVELOPMENT SERVICES DIRECTOR

PUBLIC WORKS DIRECTOR

FIRE CHIEF

BRIDGES AT FOX HOLLOW PLAT "C"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

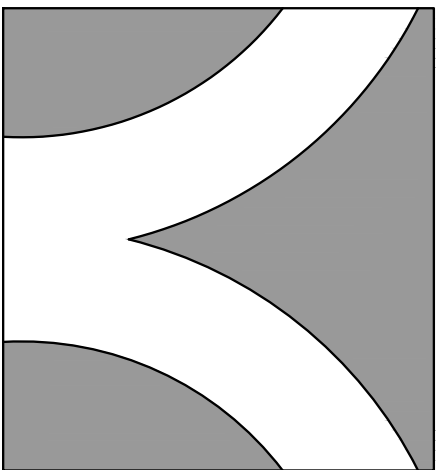
SCALE: 1" = 50' FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL UTAH COUNTY RECORDER

02/24/2025

BRIDGES AT FOX HOLLOW
FINAL PLAT "B"

1040 NORTH 390 EAST
AMERICAN FORK, UT



THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE
INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

SHEET INDEX

C0	COVER
C1.0-C1.2	LAYOUT PLAN
C2.0	OVERALL UTILITY PLAN
C3.0	GRADING PLAN
C4.0-C4.1	390 EAST PLAN & PROFILE
C5.0-C5.1	400 EAST PLAN & PROFILE & ROUND-A-ABOUT DETAILS
C6.0	350 EAST PLAN & PROFILE
C7.0	1120 NORTH PLAN & PROFILE
C8.0	1080 NORTH PLAN & PROFILE
C9.0-C9.1	HOA GROUNDWATER DRAIN PLAN & PROFILE
C10.0-C10.1	HOA AMENITY POND PLANS
C11.0	SWPPP
C12.0	DEMO PLAN
C13.0	COMMUNICATION PLAN
GN1	GENERAL NOTES
D0-D4	CONSTRUCTION DETAILS
ALTA	ALTA SURVEY
LS1-LS3	LANDSCAPE PLANS
F1	OVERALL FENCING PLAN
PHASE	PHASING PLAN

ENGINEER



CIVIL ENGINEERING

1018 N. DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

CITY APPROVALS / COMMENTS

American Fork City Development Review	
Sewer/Storm Drain Division Reviewed ahardy 03/19/2025	Development Services Director Reviewed pobrien 03/24/2025
	Water/PI Division Reviewed jbrenms 03/26/2025
	Engineering Division Reviewed rburkhill 03/24/2025
	Streets Division Reviewed ehyde 03/25/2025

Not approved. See
comments on plans
and plat.

Adress comments

Re-Submittal Acknowledgment Statement

The Applicant is responsible for reviewing all documents
to ensure all comments have been addressed.

_____[Applicant Initial] I understand that a Review Cycle is not
complete unless and until the applicant replies to all of the required
modifications and requests for additional information noted on the
previous submittal.

_____[Applicant Initial] I hereby acknowledge that this re-submittal
addresses all required modifications and requests for additional
information noted on the previous submittal.

_____[Applicant Initial] This is the _____ [Ex: 1st] complete
re-submittal of the subdivision constituting the start of the _____
[Same Number] Review Cycle.

Next Step
Revise and Resubmit

Post Entitlement Conditions have not
been met.

DRC Plan Review Meetings

These meetings are available
with staff on Tuesdays from
9:00 AM-12:00 PM in 30
minute appointments.

Meetings can be scheduled
with Melissa White at
mwhite@americanfork.gov
or through
801-854-5932



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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
ACTION			DATE
FINAL			02/28/2025

PROJECT

THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

PLAT "B"
FINAL
CONSTRUCTION
PLANS

SHEET NAME SHEET NUMBER

SUBMITTAL

1

AF # P- 2024-00405

BOUNDARY DESCRIPTION	
1	100' to 150' from the shore
2	150' to 200' from the shore
3	200' to 250' from the shore
4	250' to 300' from the shore
5	300' to 350' from the shore
6	350' to 400' from the shore
7	400' to 450' from the shore
8	450' to 500' from the shore
9	500' to 550' from the shore
10	550' to 600' from the shore
11	600' to 650' from the shore
12	650' to 700' from the shore
13	700' to 750' from the shore
14	750' to 800' from the shore
15	800' to 850' from the shore
16	850' to 900' from the shore
17	900' to 950' from the shore
18	950' to 1000' from the shore
19	1000' to 1050' from the shore
20	1050' to 1100' from the shore
21	1100' to 1150' from the shore
22	1150' to 1200' from the shore
23	1200' to 1250' from the shore
24	1250' to 1300' from the shore
25	1300' to 1350' from the shore
26	1350' to 1400' from the shore
27	1400' to 1450' from the shore
28	1450' to 1500' from the shore
29	1500' to 1550' from the shore
30	1550' to 1600' from the shore
31	1600' to 1650' from the shore
32	1650' to 1700' from the shore
33	1700' to 1750' from the shore
34	1750' to 1800' from the shore
35	1800' to 1850' from the shore
36	1850' to 1900' from the shore
37	1900' to 1950' from the shore
38	1950' to 2000' from the shore
39	2000' to 2050' from the shore
40	2050' to 2100' from the shore
41	2100' to 2150' from the shore
42	2150' to 2200' from the shore
43	2200' to 2250' from the shore
44	2250' to 2300' from the shore
45	2300' to 2350' from the shore
46	2350' to 2400' from the shore
47	2400' to 2450' from the shore
48	2450' to 2500' from the shore
49	2500' to 2550' from the shore
50	2550' to 2600' from the shore
51	2600' to 2650' from the shore
52	2650' to 2700' from the shore
53	2700' to 2750' from the shore
54	2750' to 2800' from the shore
55	2800' to 2850' from the shore
56	2850' to 2900' from the shore
57	2900' to 2950' from the shore
58	2950' to 3000' from the shore
59	3000' to 3050' from the shore
60	3050' to 3100' from the shore
61	3100' to 3150' from the shore
62	3150' to 3200' from the shore
63	3200' to 3250' from the shore
64	3250' to 3300' from the shore
65	3300' to 3350' from the shore
66	3350' to 3400' from the shore
67	3400' to 3450' from the shore
68	3450' to 3500' from the shore
69	3500' to 3550' from the shore
70	3550' to 3600' from the shore
71	3600' to 3650' from the shore
72	3650' to 3700' from the shore
73	3700' to 3750' from the shore
74	3750' to 3800' from the shore
75	3800' to 3850' from the shore
76	3850' to 3900' from the shore
77	3900' to 3950' from the shore
78	3950' to 4000' from the shore
79	4000' to 4050' from the shore
80	4050' to 4100' from the shore
81	4100' to 4150' from the shore
82	4150' to 4200' from the shore
83	4200' to 4250' from the shore
84	4250' to 4300' from the shore
85	4300' to 4350' from the shore
86	4350' to 4400' from the shore
87	4400' to 4450' from the shore
88	4450' to 4500' from the shore
89	4500' to 4550' from the shore
90	4550' to 4600' from the shore
91	4600' to 4650' from the shore
92	4650' to 4700' from the shore
93	4700' to 4750' from the shore
94	4750' to 4800' from the shore
95	4800' to 4850' from the shore
96	4850' to 4900' from the shore
97	4900' to 4950' from the shore
98	4950' to 5000' from the shore
99	5000' to 5050' from the shore
100	5050' to 5100' from the shore
101	5100' to 5150' from the shore
102	5150' to 5200' from the shore
103	5200' to 5250' from the shore
104	5250' to 5300' from the shore
105	5300' to 5350' from the shore
106	5350' to 5400' from the shore
107	5400' to 5450' from the shore
108	5450' to 5500' from the shore
109	5500' to 5550' from the shore
110	5550' to 5600' from the shore
111	5600' to 5650' from the shore
112	5650' to 5700' from the shore
113	5700' to 5750' from the shore
114	5750' to 58

CONTAINS: 393,810 SF OR 9.04 AC

CONTACT LIST

CIVIL ENGINEER	
BERG CIVIL ENGINEERING	(800) 492-1277
GEOTECHNICAL ENGINEER	
EARTHTEC ENGINEERING	(800) 225-5711
AMERICAN FORK CITY PLANNING DEPT.	(800) 763-3060
AMERICAN FORK CITY PUBLIC WORKS	(800) 763-3060
<u>UTILITIES</u>	
AF CULINARY WATER	(JAY BREMS) (800) 763-3060
AF PRESSURIZED IRRIGATION	(JAY BREMS) (800) 763-3060
AF SANITARY SEWER	(ASHTON HARDY) (800) 763-3060
AF STORM DRAIN	(ASHTON HARDY) (800) 763-3060
AF FIRE MARSHALL	(MAT SACCO) (800) 763-3065
AF CITY INSPECTOR	(DEE HOWARD) (800) 763-3060
AF SWMP MANAGER	(TYLER MEZENEN) (800) 763-3060
AF FIBER	(WILL DAVIS) (800) 897-9826
AF IRRIGATION COMPANY	(ERNIE JOHN) (800) 471-6576
ROCKY MOUNTAIN POWER	(800) 756-1310
COMCAST	(ELYSIA VALDEZ) (800) 401-3017
TSSD	(DAVID BARLOW) (800) 756-5231
MITCHELL HOLLOW IRRIGATION	(DALE JONES) (800) 768-4820
CENTURY LINK	(BILL WESTFALL) (435) 623-4252
DOMINION ENERGY	(TRENT JOHNSON) (800) 853-6548

SHEET INDEX	
C0	COVER
C1.0-C1.2	LAYOUT PLAN
C2.0	OVERALL UTILITY PLAN
C3.0	GRADING PLAN
C4.0-C4.1	390 EAST PLAN & PROFILE
C5.0-C5.1	400 EAST PLAN & PROFILE & ROUND-A-BOUT DETAILS
C6.0	350 EAST PLAN & PROFILE
C7.0	1120 NORTH PLAN & PROFILE
C8.0	1080 NORTH PLAN & PROFILE
C9.0-C9.1	HOA GROUNDWATER DRAIN PLAN & PROFILE
C10.0-C10.1	HOA AMENITY POND PLANS
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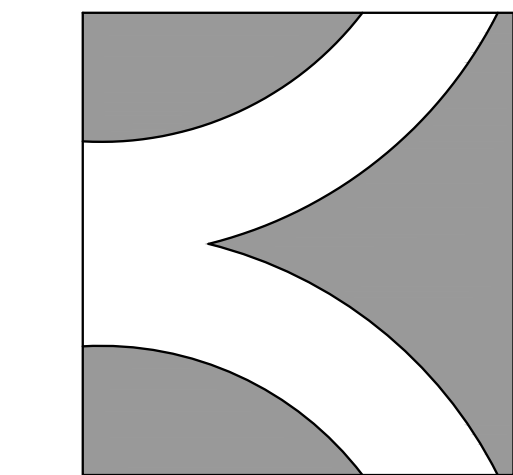
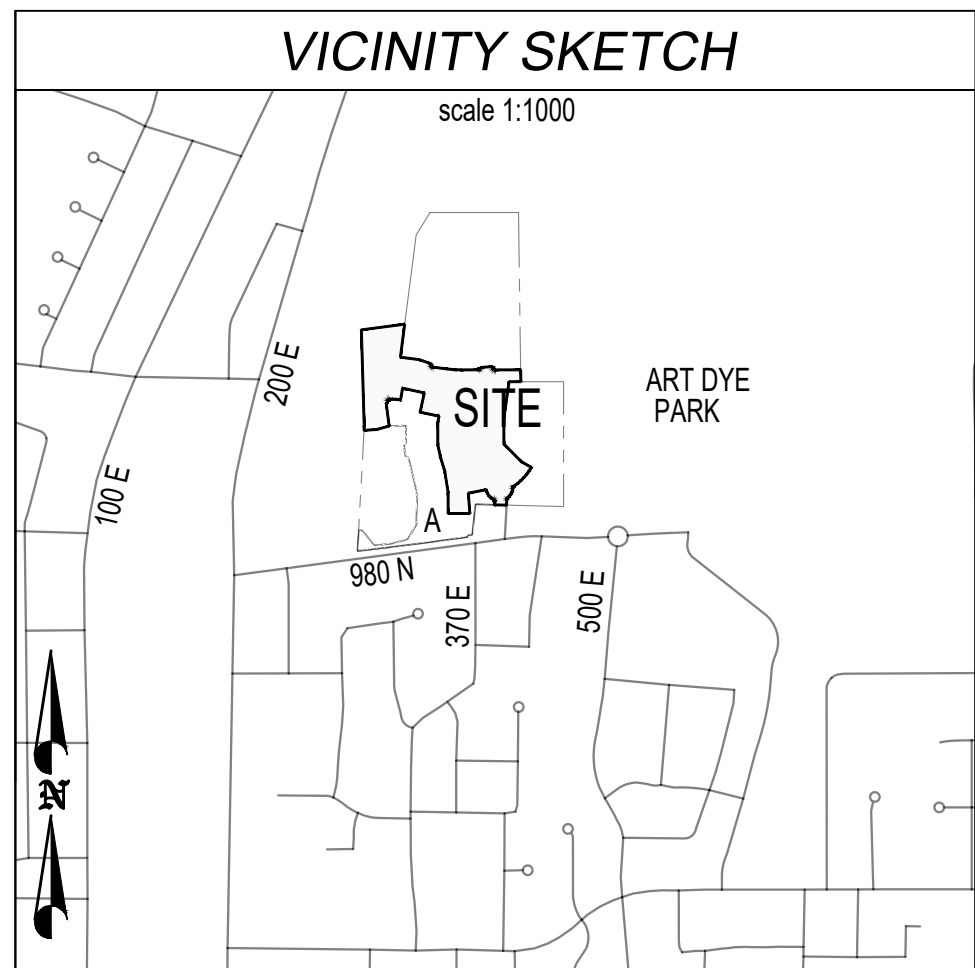
NOTES

1. OVERALL PROJECT PERIMETER FENCING IS REQUIRED AS PER THE DEVELOPMENT AGREEMENT
2. ELEVATION BENCHMARK IS THE NORTHEAST CORNER OF SEC 22 T1S; R1E; S18M ELEV = 4568.68' NAVD 88 DATUM (3" BRASS CAP) U.S. SURVEY FEET
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
4. LOWEST FOOTING SHALL BE AT LEAST 2' ABOVE OBSERVED HIGH GROUND WATER LEVEL
5. ALL HABITABLE STRUCTURES SHALL BE 1 FOOT ABOVE 100-YEAR FLOOD ELEVATION.
6. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY
7. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER

SITE TABULATIONS

TOTAL PROJECT	100%	9.04 AC	393,810 SF	17
LOTS	45%	4.04 AC	175,901 SF	(F)
PUBLIC ROADWAYS	29%	2.64 AC	114,955 SF	
PUBLIC OPEN SPACE	26%	2.36 AC	102,954 SF	

ABBREVIATION KEY			
TBW	BACK OF SIDEWALK	FES	FLARED END SECTION
BW	BLow-OFF	GW	GROUND WATER
CB	CATCH BASIN	MH	MANHOLE
EOA	EDGE OF ASPHALT	FH	FIRE HYDRANT
FL	FLOWLINE	PI	PRESSURIZED IRRIGATION
FF	FINISHED FLOOR ELEVATION	WC	CULINARY WATER
HP	HIGH POINT	SS	SANITARY WATER
LP	LOW POINT	SODM	STORM DRAIN MANHOLE
RIM	MANHOLE RIM	CY	CUBIC YARDS
TBC	TOP BACK OF CURB		

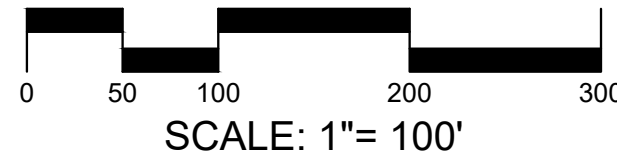
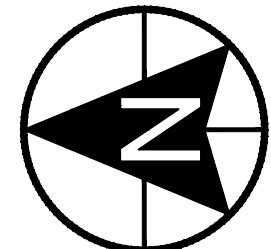


THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

**BROOKSTONE
INVESTMENTS**

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581



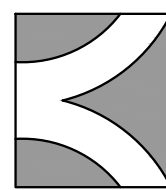
CIVIL ENGINEERING

1018 N Deer Crest Lane
Alpine Ut, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
FINAL	02/28/2025

PROJE



THE
BRIDGES
AT FOX HOLLOW

350 EAST 1040 NORTH

DESCRIPTION

PLAT "B"
FINAL
CONSTRUCTION
PLANS

SHEET NAME

COVER

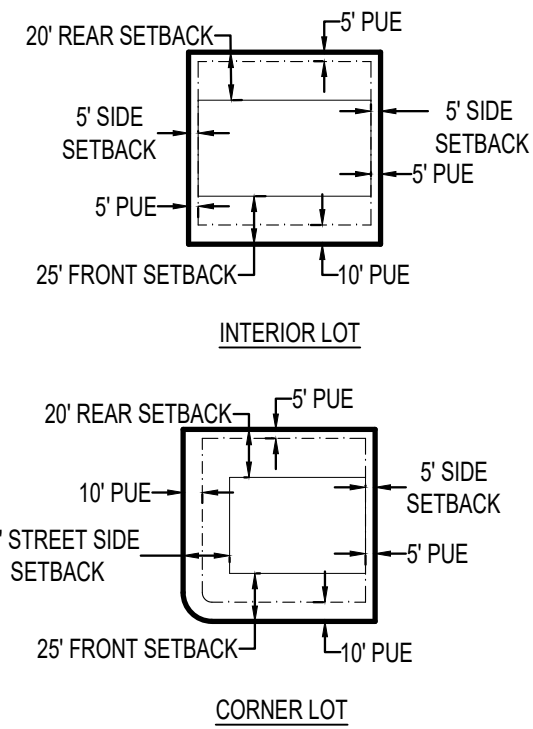
SHEET NUMBER

CO



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	24.87	94°59'24"	22.12	S35°03'13"E
C2	569.00	74.00	07°27'05"	73.95	S86°16'27"E
C3	15.00	21.02	80°17'10"	19.34	N49°51'25"E
C4	15.00	25.85	98°44'31"	22.77	S40°37'45"E
C5	306.00	134.01	25°05'30"	132.94	S42°44'46"W
C6	15.00	13.25	50°36'55"	12.82	S29°59'03"W
C7	70.00	56.69	46°24'01"	55.15	S27°52'36"W
C8	15.00	13.25	50°36'55"	12.82	S25°46'09"W
C9	306.00	27.40	05°07'52"	27.40	S03°01'38"W
C10	244.00	15.43	03°37'25"	15.43	N04°49'24"E
C11	15.00	17.22	65°46'28"	16.29	N29°52'32"W
C12	70.00	63.44	51°53'32"	61.29	N36°48'00"W
C13	521.00	1.42	00°09'24"	1.42	N12°22'24"E
C14	306.00	13.52	02°31'54"	13.51	N78°48'52"W
C15	244.00	42.92	10°04'42"	42.86	N85°07'09"W
C16	15.00	18.44	70°25'03"	17.30	S54°37'59"W
C17	63.00	16.41	14°55'39"	16.37	S26°53'17"W
C18	275.00	48.37	10°04'42"	48.31	N85°07'09"W
C19	600.00	78.03	07°27'05"	77.98	S86°16'27"E
C20	500.00	3.72	00°25'33"	3.72	N12°12'57"E
C21	880.00	46.69	03°02'23"	46.66	N10°43'51"E
C22	880.00	78.52	05°06'44"	78.49	S14°48'27"W
C23	244.00	95.99	22°32'29"	95.38	N41°28'16"E
C24	275.00	242.66	50°33'28"	234.84	S07°55'04"E
C25	275.00	188.38	39°14'57"	184.72	S13°34'11"E
C26	275.00	95.18	19°49'51"	94.71	S23°16'44"E
C27	275.00	93.20	19°25'07"	92.76	S03°39'15"E
C28	275.00	186.79	38°55'00"	183.20	N49°38'53"E
C29	70.00	57.28	46°52'58"	55.74	N12°32'55"E
C30	15.00	17.22	65°46'28"	16.29	N03°09'30"E
C31	244.00	14.76	03°27'56"	14.67	N31°28'16"W
C32	306.00	270.01	50°33'28"	261.34	N07°54'55"W
C33	306.00	64.94	12°09'35"	64.82	N27°06'52"W
C34	306.00	78.24	14°38'57"	78.02	N13°42'36"W
C35	306.00	76.79	14°22'44"	76.59	N00°48'14"E
C36	306.00	50.04	09°22'13"	49.97	N12°40'34"E
C37	849.00	17.18	01°09'33"	17.18	N16°47'02"E
C38	15.00	27.80	106°12'15"	23.99	N36°53'52"W
C39	631.00	82.06	07°27'05"	82.01	N86°16'27"W
C40	631.00	18.49	01°40'45"	18.49	N89°09'38"W
C41	631.00	56.46	05°07'34"	56.43	N85°44'41"W
C42	631.00	7.12	00°38'46"	7.12	N82°58'38"W
C43	15.00	22.26	85°01'22"	20.27	S54°56'24"W
C44	63.00	294.56	267°53'25"	90.72	N11°42'11"W
C45	63.00	66.99	60°55'15"	63.87	S64°48'44"W
C46	63.00	75.28	68°27'52"	70.88	N50°29'43"W
C47	63.00	112.64	102°26'39"	98.23	N34°57'32"E
C48	63.00	39.65	36°03'40"	39.00	S75°47'18"E
C49	15.00	8.48	32°24'02"	8.37	S73°57'29"E
C50	306.00	53.82	10°04'42"	53.76	S85°07'09"E
C51	15.00	23.57	90°01'22"	21.22	N57°26'24"E
C52	469.00	7.56	00°55'23"	7.56	N11°58'02"E
C53	15.00	17.22	65°46'28"	16.29	N85°37'44"E
C54	15.00	19.75	75°26'32"	18.33	S52°20'43"W
C55	911.00	44.61	02°48'21"	44.61	S15°57'38"W
C56	244.00	215.31	50°33'28"	208.37	S07°55'05"E
C57	244.00	21.27	04°59'42"	21.24	S14°51'48"W
C58	244.00	102.32	24°01'35"	101.57	S00°21'42"W
C59	244.00	91.71	21°32'10"	91.18	S22°25'58"E
C60	306.00	32.13	06°00'56"	32.06	S30°11'29"E
C61	15.00	13.25	50°36'55"	12.87	S52°23'04"E
C62	70.00	19.93	16°18'37"	19.86	S69°38'20"E

APPROVED PROJECT SETBACK & P.U.E. DETAILS FOR LOTS 212-216



SIDEWALK NOTES

PROPOSED DRIVE APPROACHES ARE REQUIRED TO CONSTRUCT 6" THICK SIDEWALKS AS PER CITY REQUIREMENTS.

ROUND-A-BOUT LANDSCAPE MAINTENANCE

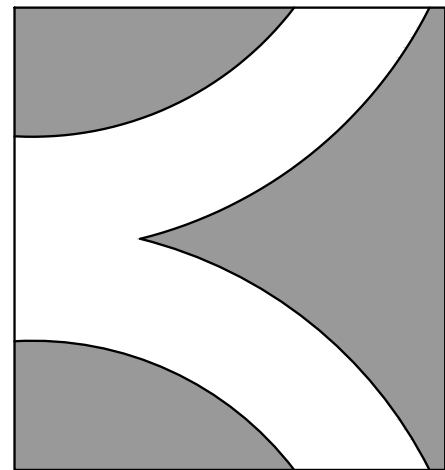
A DEVELOPMENT AGREEMENT ADDRESSES THE MAINTENANCE WORK TO BE PERFORMED BY THE BRIDGES AT FOX HOLLOW HOA.

ROUND-A-BOUT SIGHT TRIANGLES

AMERICAN FORK ACCESS MANAGEMENT MANUAL

TABLE 26 - INTERSECTION SIGHT DISTANCE - THREE WAY INTERSECTION WITH MINOR STREET YIELD CONTROL

LOCAL STREET - LOCAL STREET = 82 FEET AS SHOWN

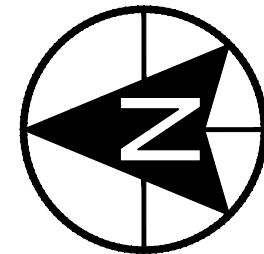


THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581



0 25 50 100 150
SCALE: 1"= 50'



1018 N Deer Crest Lane
Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
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ACTION	DATE
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PROJECT



PLAT "B"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
LAYOUT	C1.0

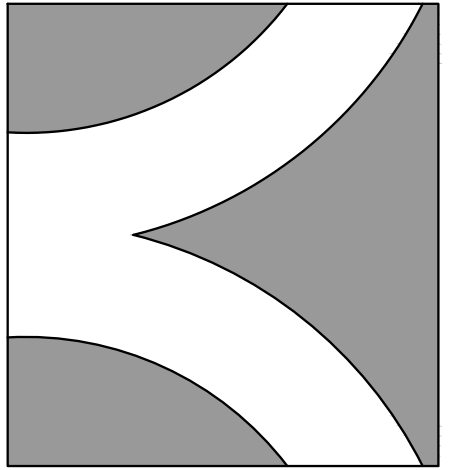
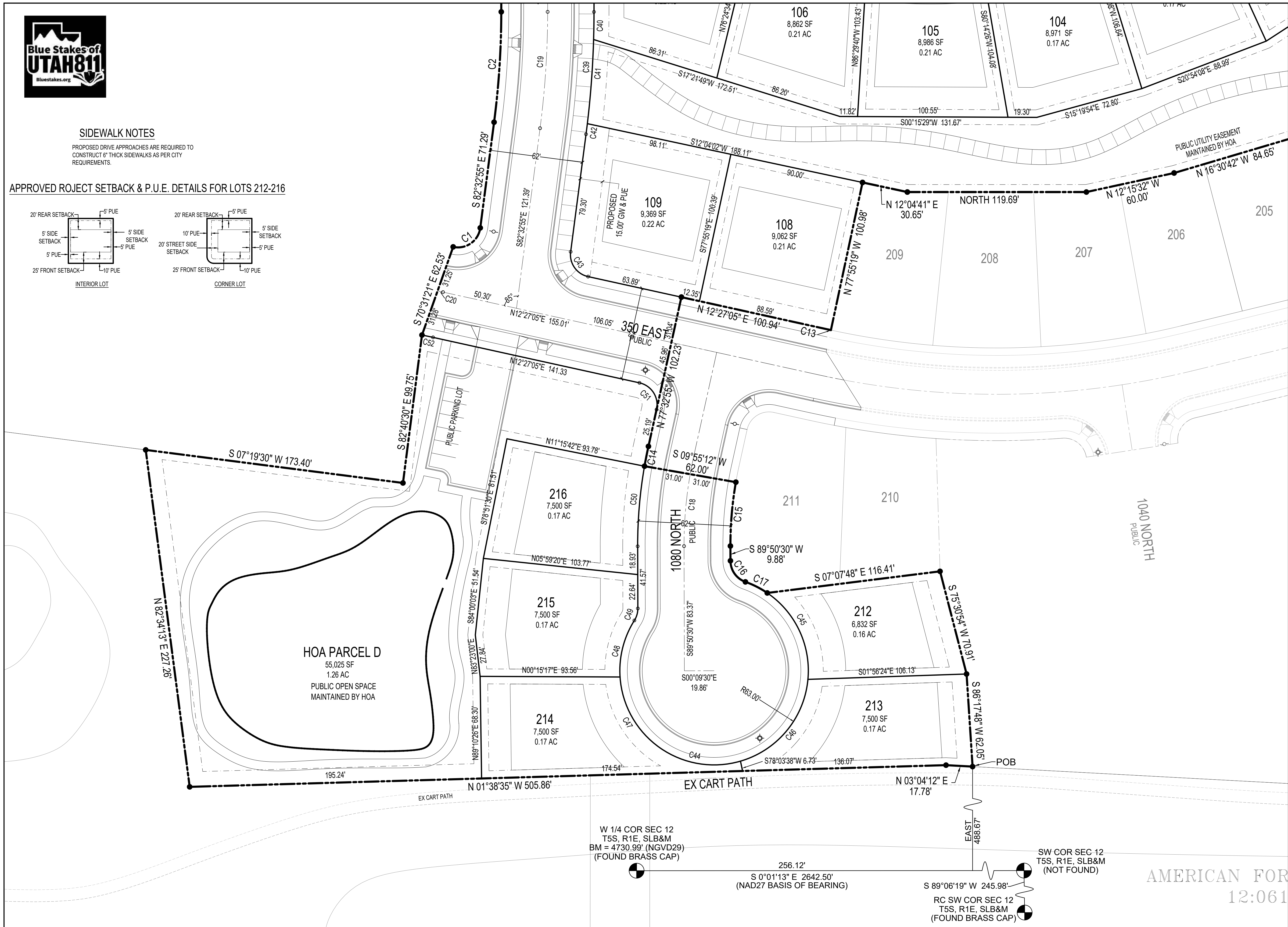
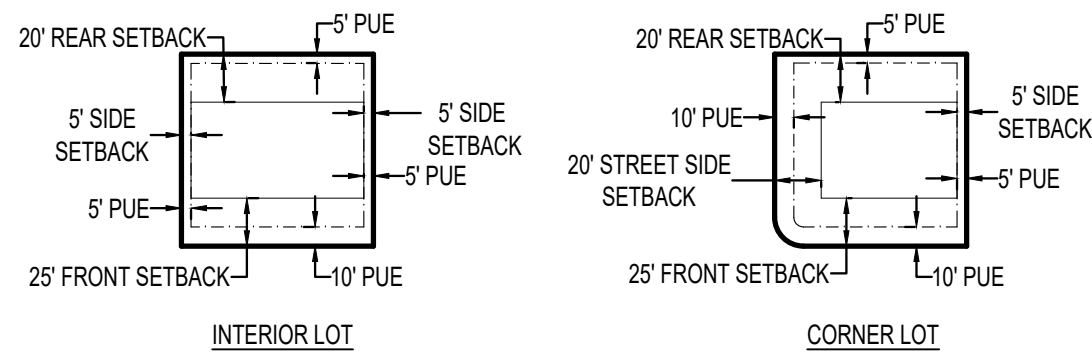
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SIDEWALK NOTES

PROPOSED DRIVE APPROACHES ARE REQUIRED TO CONSTRUCT 6" THICK SIDEWALKS AS PER CITY REQUIREMENTS.

APPROVED ROJECT SETBACK & P.U.E. DETAILS FOR LOTS 212-216

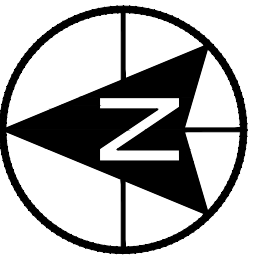


THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581



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



1018 N. Deer Crest Lane
Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
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5			

ACTION	DATE
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PROJECT



DESCRIPTION

PLAT "B"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
LAYOUT	C1.1

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CITY OF AMERICAN FORK
CITY OF LEHI
CITY OF PLEASANT GROVE
12:062:0045

SEWER NOTES

1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETE.
2. ALL LATERAL CONNECTION SHALL BE "INSERT-A-TEE" OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO CENTER OF MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.
3. ALL SEWER PIPE TO BE PVC SDR-35
4. ALL MANHOLES WITH THREE OR MORE PIPES ENTERING THE BASE SHALL BE SIXTY-INCH INSIDE DIAMETER. ALL OTHER MANHOLES TO BE FORTY EIGHT-INCH DIAMETER.

WATER SERVICE NOTES

1. 1.5" POLY (BLUE) SERVICE FROM MAIN
1"x1"x1.5" TEE WITH (3) C84 QUICK JOINTS.
4" TO 6" SEPARATION REQUIRED BETWEEN METER CANS.
2. MAINTAIN 3' CLEARANCE FROM FIRE HYDRANTS
3. ALL CULINARY WATER LINES TO BE PVC C900 (BLUE)
4. VALVES SHALL BE OF CAST IRON BODY, BRONZE-MOUNTED, DOUBLE DISC, PARALLEL SEAT, NON-RISING STEM DESIGN WITH O-RING SEALS.

PI LATERAL NOTES

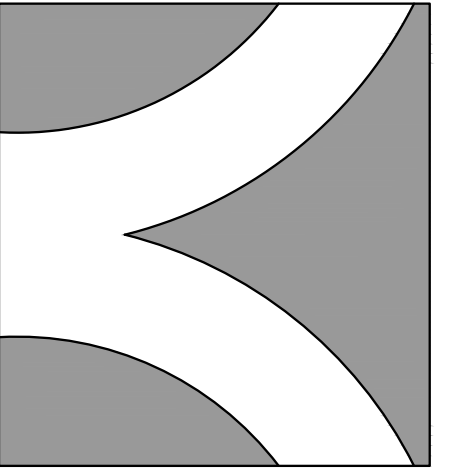
1. 1.5" POLY (PURPLE) LATERAL FROM MAIN
1"x1"x1.5" TEE WITH (3) C84 QUICK JOINTS.
4" TO 6" SEPARATION REQUIRED BETWEEN METER CANS.
2. MAINTAIN 3' CLEARANCE FROM FIRE HYDRANTS
3. ALL PI LINES TO BE PVC C900 (PURPLE)
4. VALVES SHALL BE OF CAST IRON BODY, BRONZE-MOUNTED, DOUBLE DISC, PARALLEL SEAT, NON-RISING STEM DESIGN WITH O-RING SEALS.

ROADWAY NOTES

1. NOTIFY CITY ENGINEER IF RUTTING / PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES.

CORP.

AMERICAN FORK CITY
12:061-0195

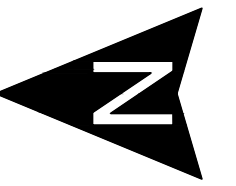


THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581



0 25 50 100 150
SCALE: 1"= 50'



CIVIL ENGINEERING
1018 N. Deer Crest Lane
Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
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6			
ACTION			DATE
FINAL			02/28/2025

PROJECT

THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

PLAT "B"
FINAL
CONSTRUCTION
PLANS

SHEET NAME

UTILITY

SHEET NUMBER

C2.0

AMERICAN FORK
TY OF LEHI
PLEASANT GROVE
2:062:0045

AMERICAN FORK CITY
12:061:0195

EAST CITY PARKING LOT
12:061:0195

EX. 45 PARK SD

EX. 45 PARK SD

EX. 45 PARK SD

EX. 45 PARK SD

EX. 45 PARK SD

EX. 45 PARK SD

EX. 45 PARK SD

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EX. 45 PARK SD

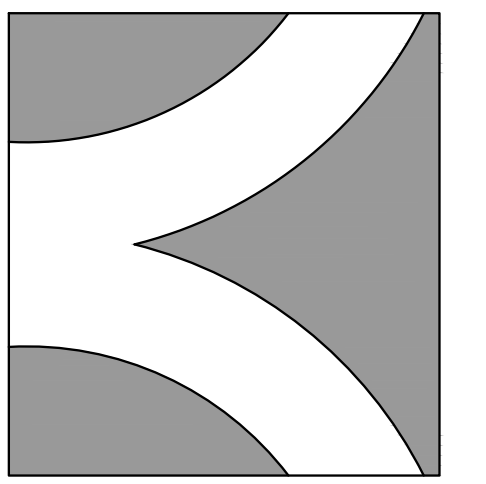
EX. 45 PARK SD

EX. 45 PARK SD

EX. 45 PARK SD

EX. 45 PARK SD

EX. 45 PARK SD

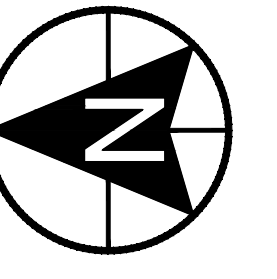


THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

**BROOKSTONE
INVESTMENTS**

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581



0 25 50 100 150
SCALE: 1"= 50'



CIVIL ENGINEERING
1018 N. Deer Crest Lane
Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
FINAL	02/28/2025

PROJECT

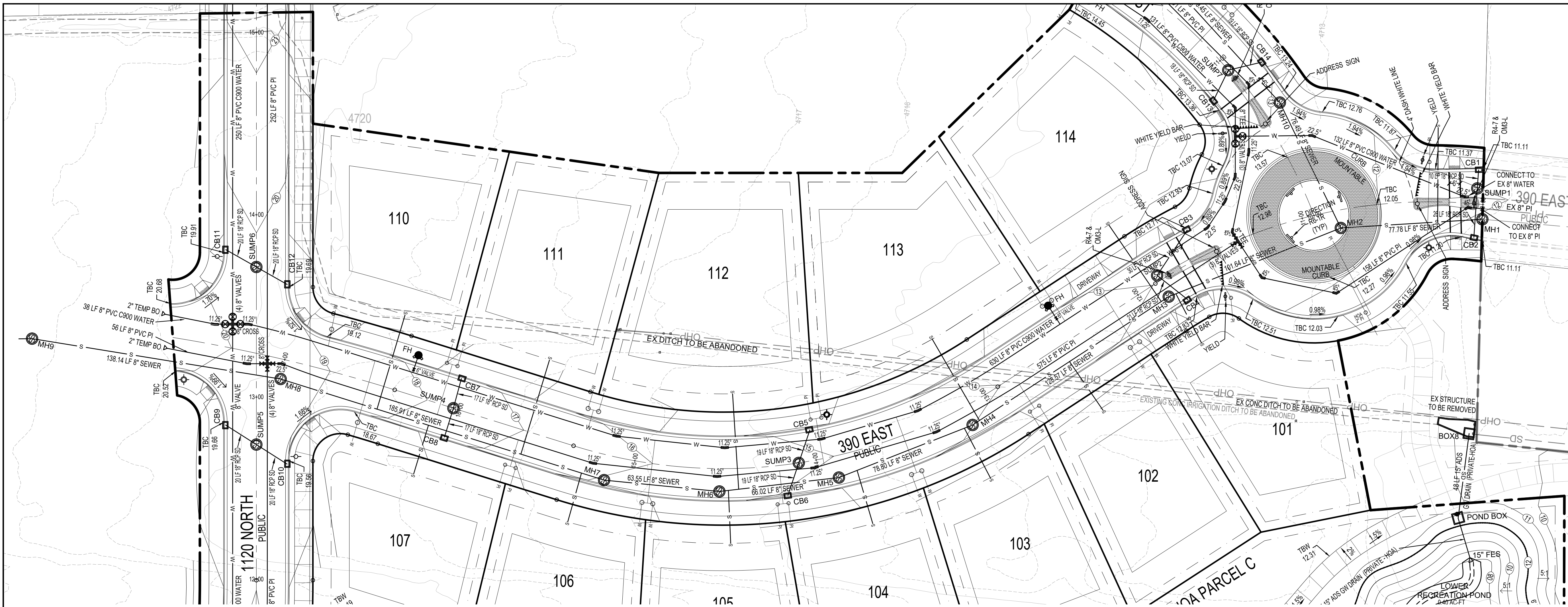


THE
BRIDGES
AT FOX HOLLOW

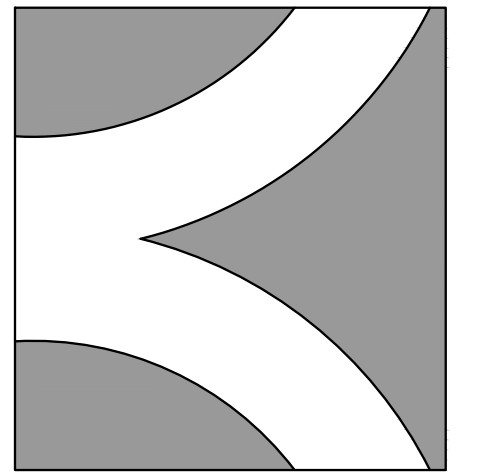
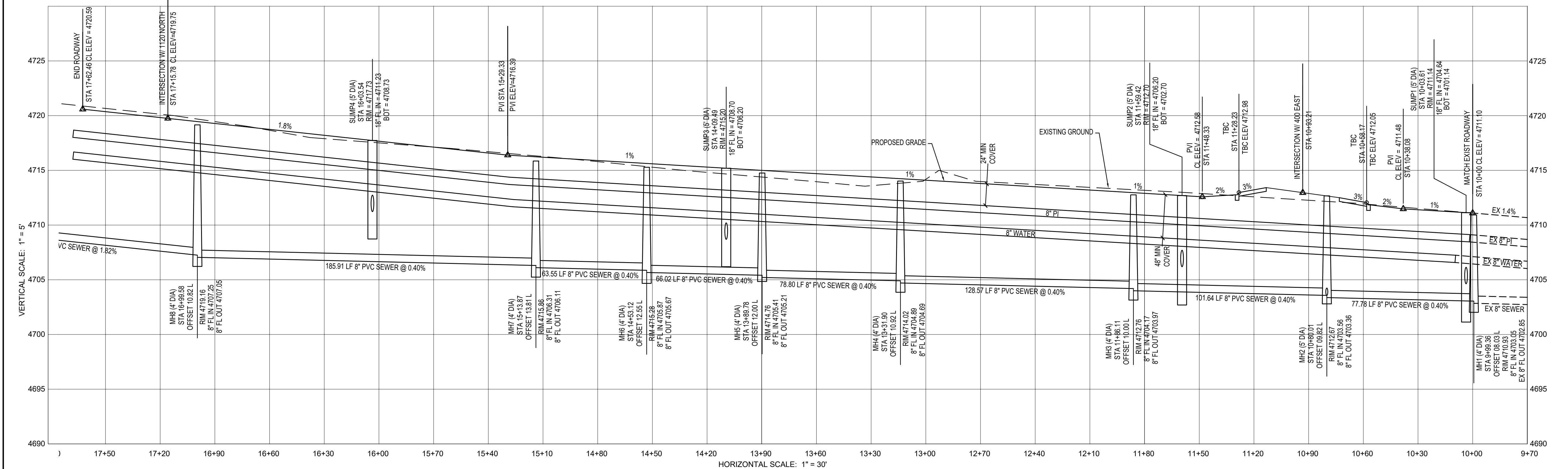
DESCRIPTION

**PLAT "B"
FINAL
CONSTRUCTION
PLANS**

SHEET NAME	SHEET NUMBER
GRADING & DRAINAGE	C3.0



390 EAST

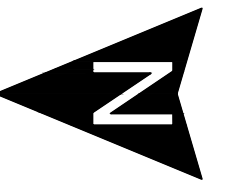


THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

**BROOKSTONE
INVESTMENTS**

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581



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



CIVIL ENGINEERING

1018 N. Deer Crest Lane
Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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4			

ACTION	DATE
FINAL	02/28/2025

PROJECT

THE
BRIDGES
AT FOX HOLLOW

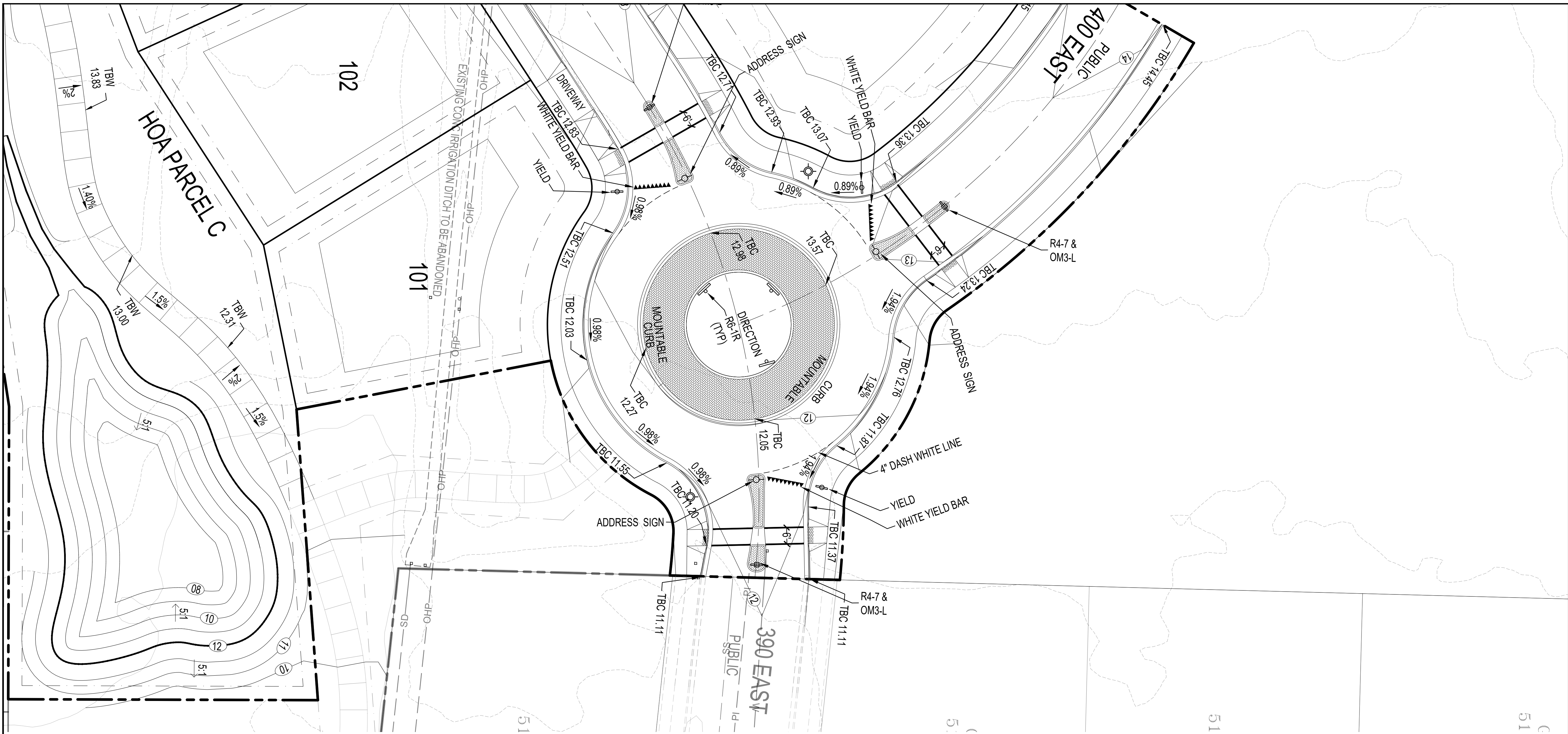
DESCRIPTION

**PLAT "B"
FINAL
CONSTRUCTION
PLANS**

SHEET NAME SHEET NUMBER

**390 EAST
PLAN &
PROFILE**

C4.0



YIELD SIGN



R1-2

DIRECTION SIGN



R6-1R

RAISED ISLAND

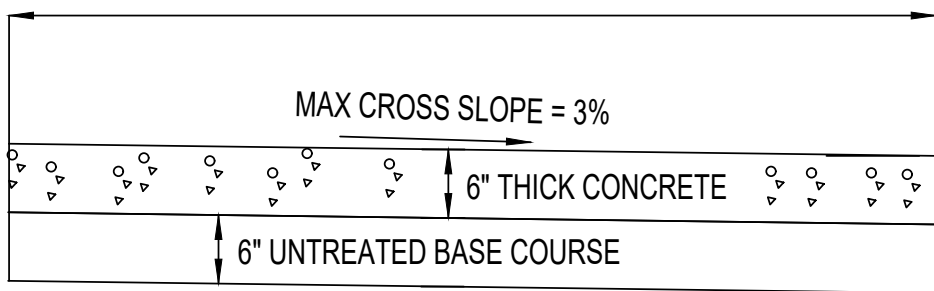


R4-7 & OM3-L

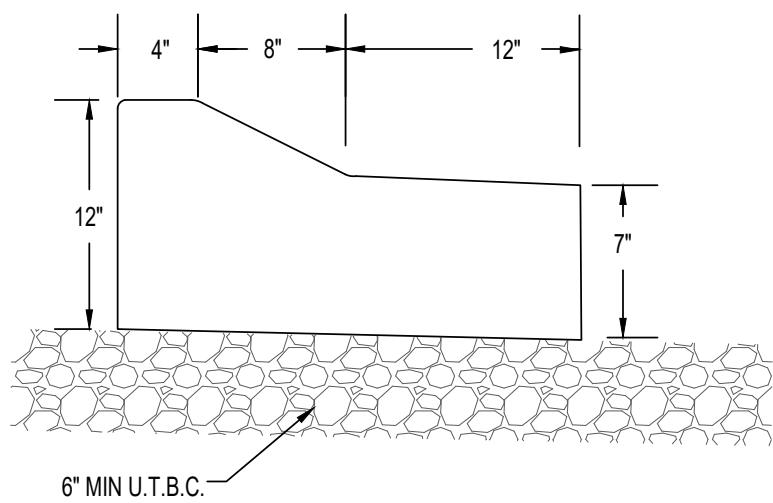


ISLAND / APRON DETAIL

NOT TO SCALE
VARIES

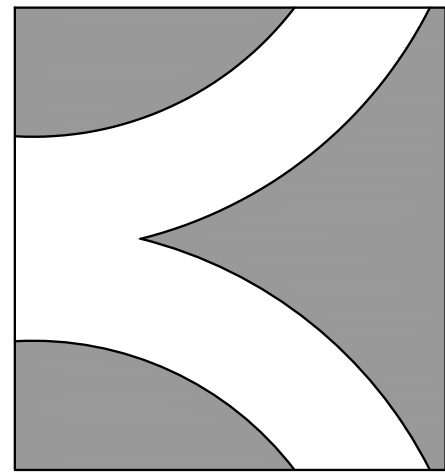
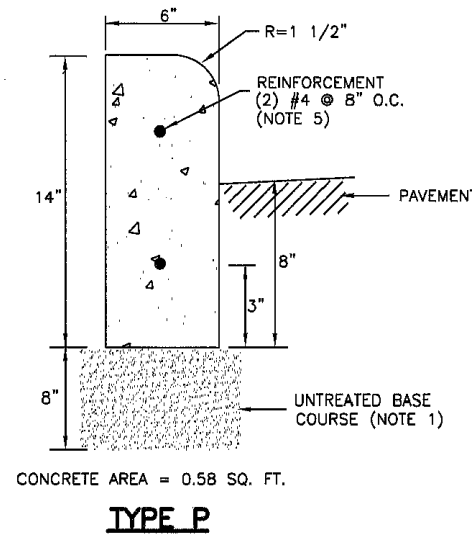


24" MODIFIED SPILL CURB



6" RIBBON CURB FOR RAMPS / ISLANDS

NOT TO SCALE

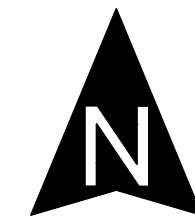


THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

**BROOKSTONE
INVESTMENTS**

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581



0 10 20 40 60
SCALE: 1"= 20'



CIVIL ENGINEERING
1018 N. Deer Crest Lane
Alpine, UT, 84004
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
FINAL	02/28/2025

PROJECT

THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

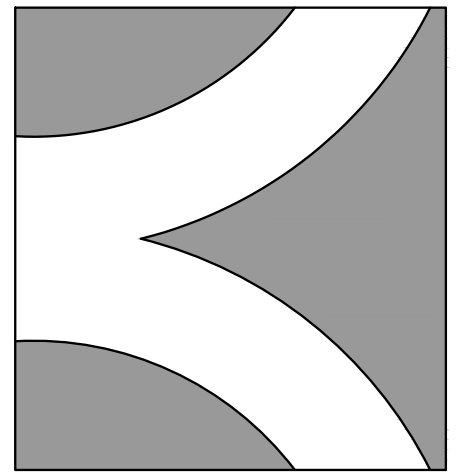
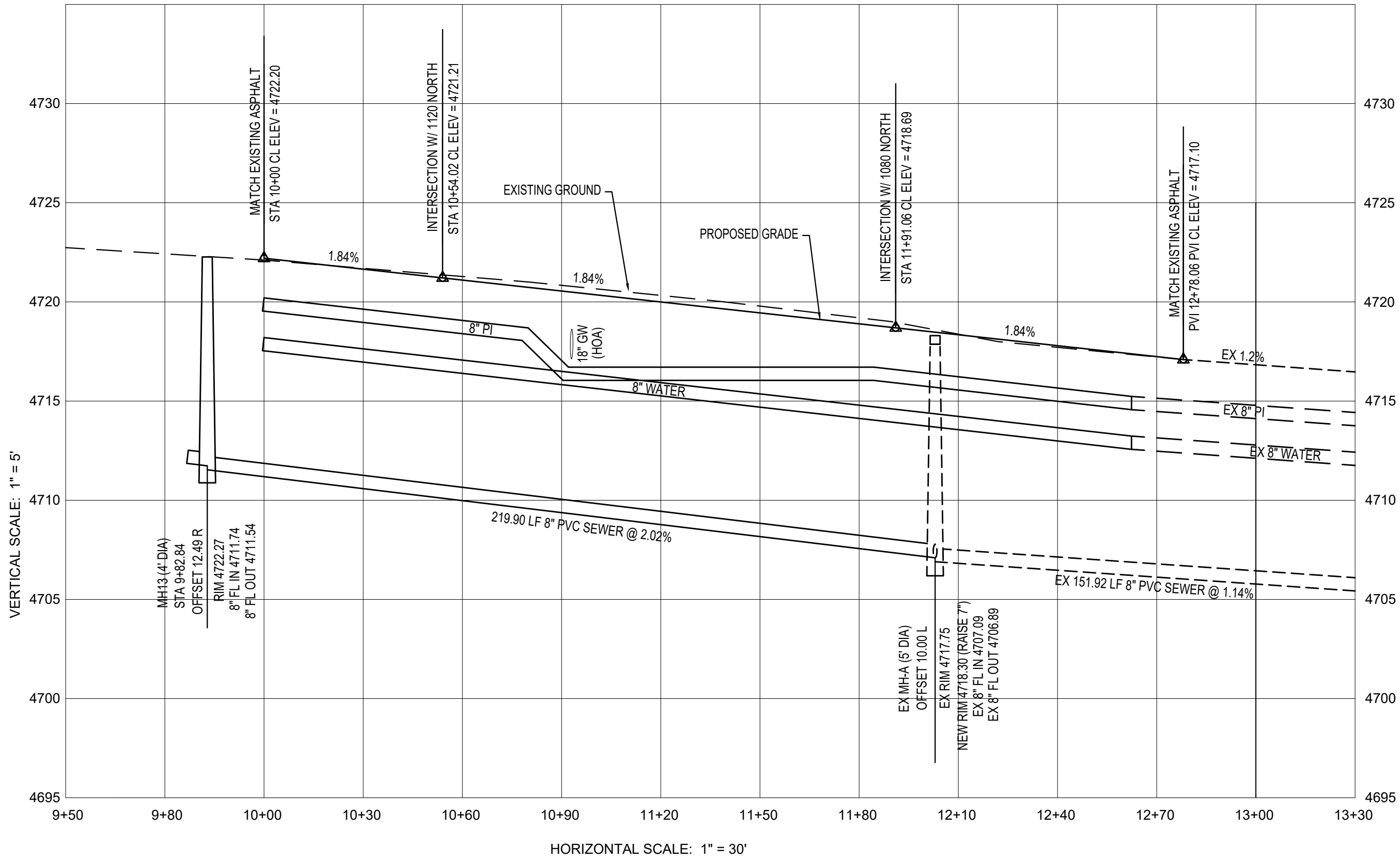
**PLAT "B"
FINAL
CONSTRUCTION
PLANS**

SHEET NAME: **ROUND-A-
BOUT
DETAILS**

SHEET NUMBER: **C5.1**



350 EAST

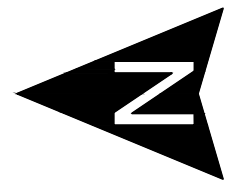


THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

**BROOKSTONE
INVESTMENTS**

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581



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



CIVIL ENGINEERING
1018 N. Deer Crest Lane
Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
FINAL	02/28/2025

PROJECT

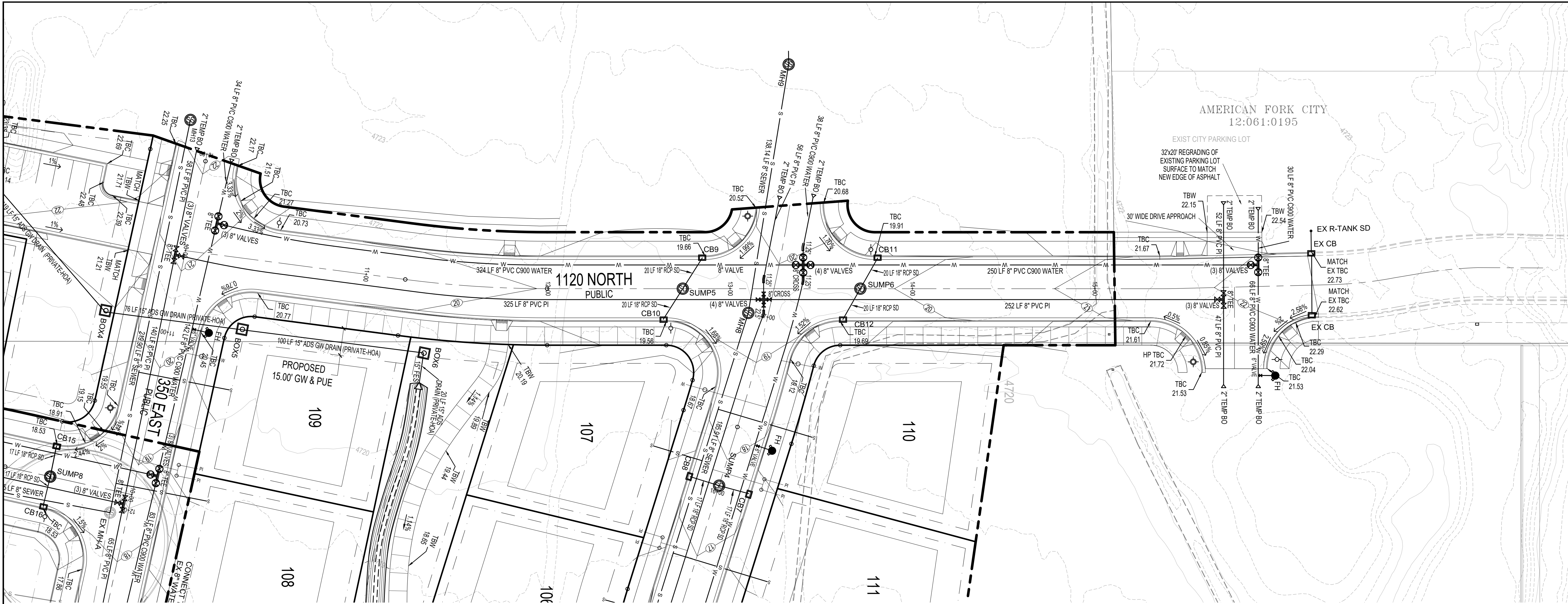


AT FOX HOLLOW

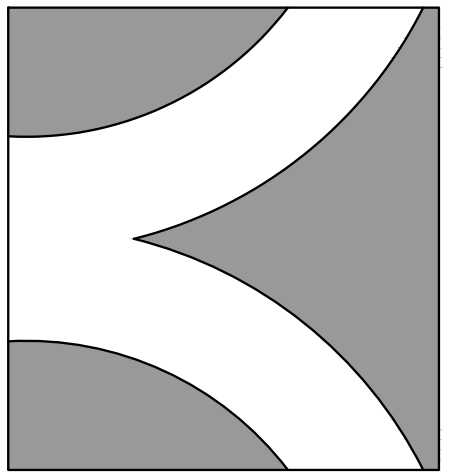
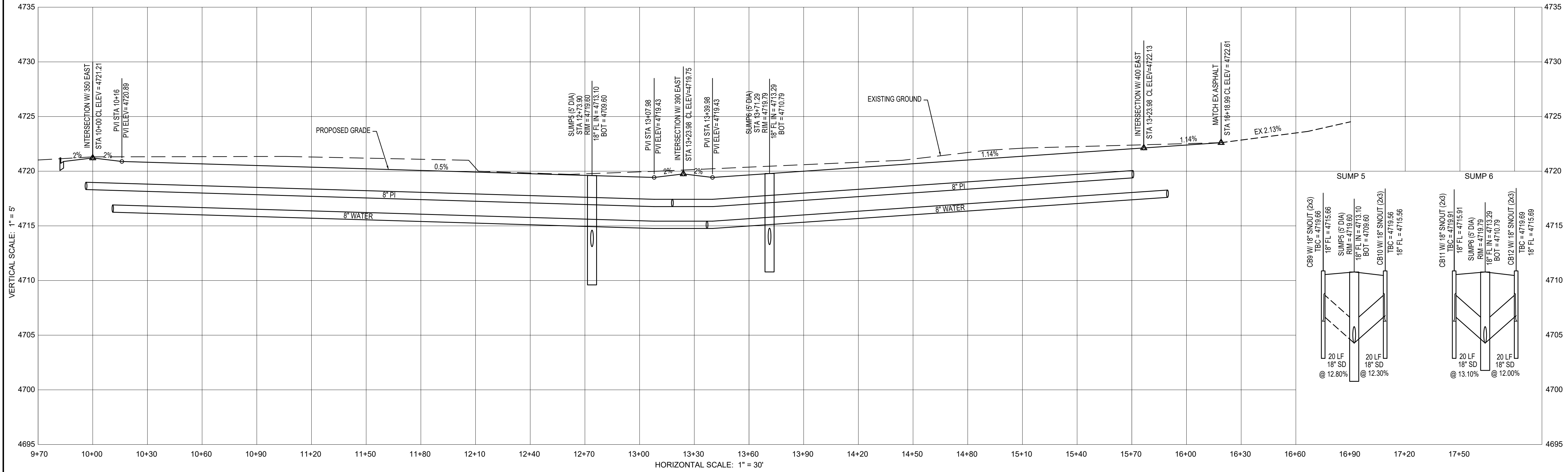
DESCRIPTION

**PLAT "B"
FINAL
CONSTRUCTION
PLANS**

SHEET NAME	SHEET NUMBER
350 EAST PLAN & PROFILE	C6.0



1120 NORTH

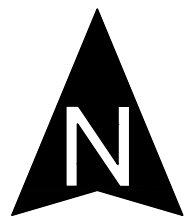


THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

**BROOKSTONE
INVESTMENTS**

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581



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



CIVIL ENGINEERING

1018 N. Deer Crest Lane
Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL	
NO.	DATE	DESCRIPTION		
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ACTION			DATE	
FINAL			02/28/2025	

PROJECT

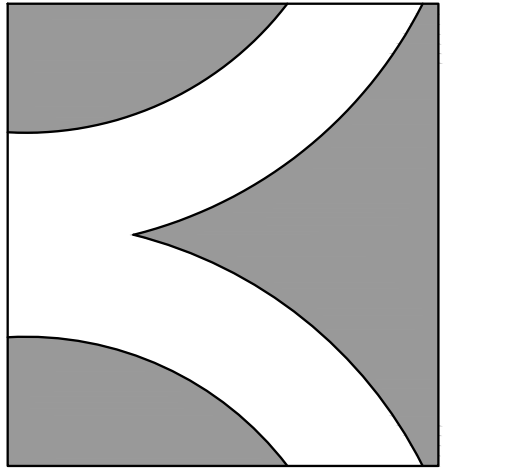
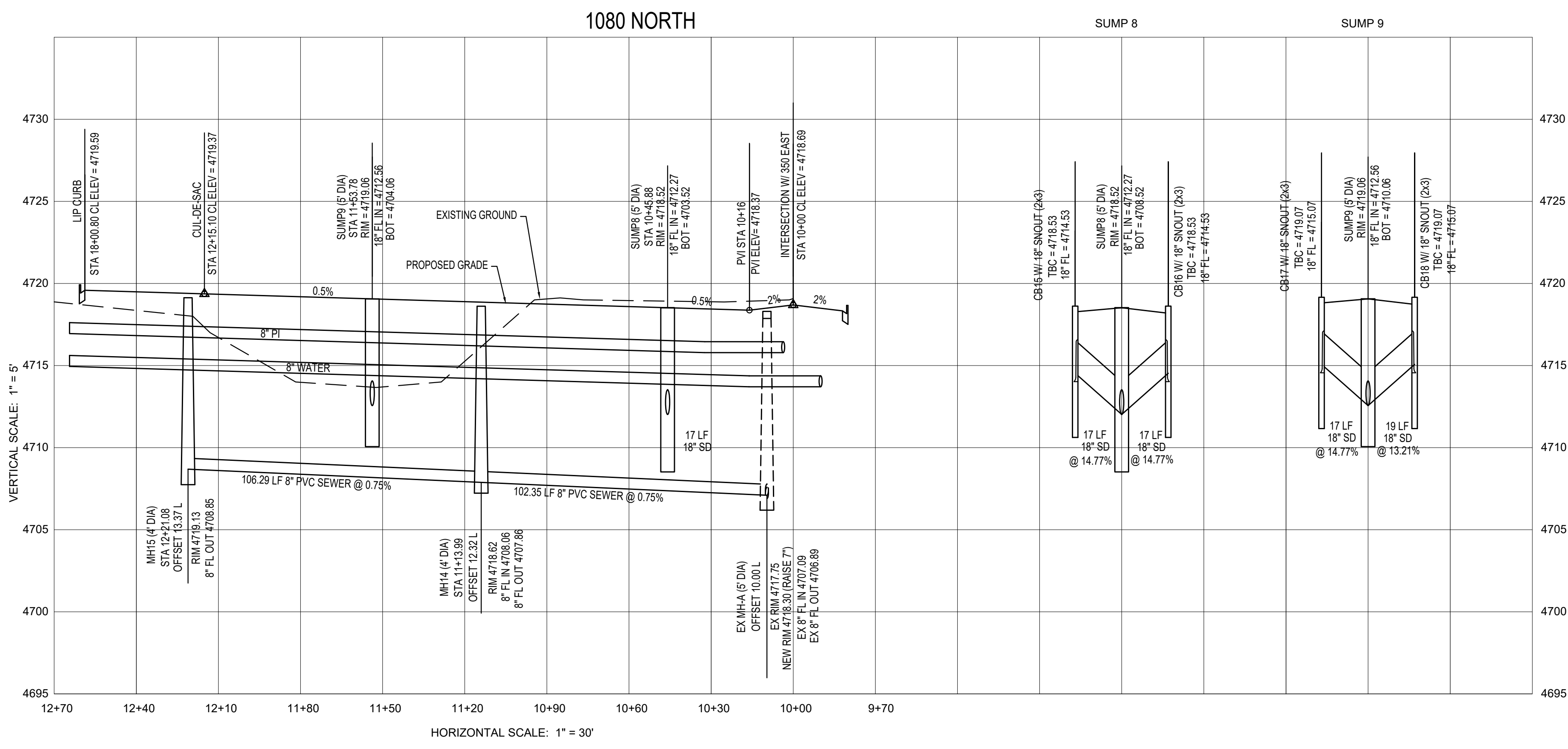
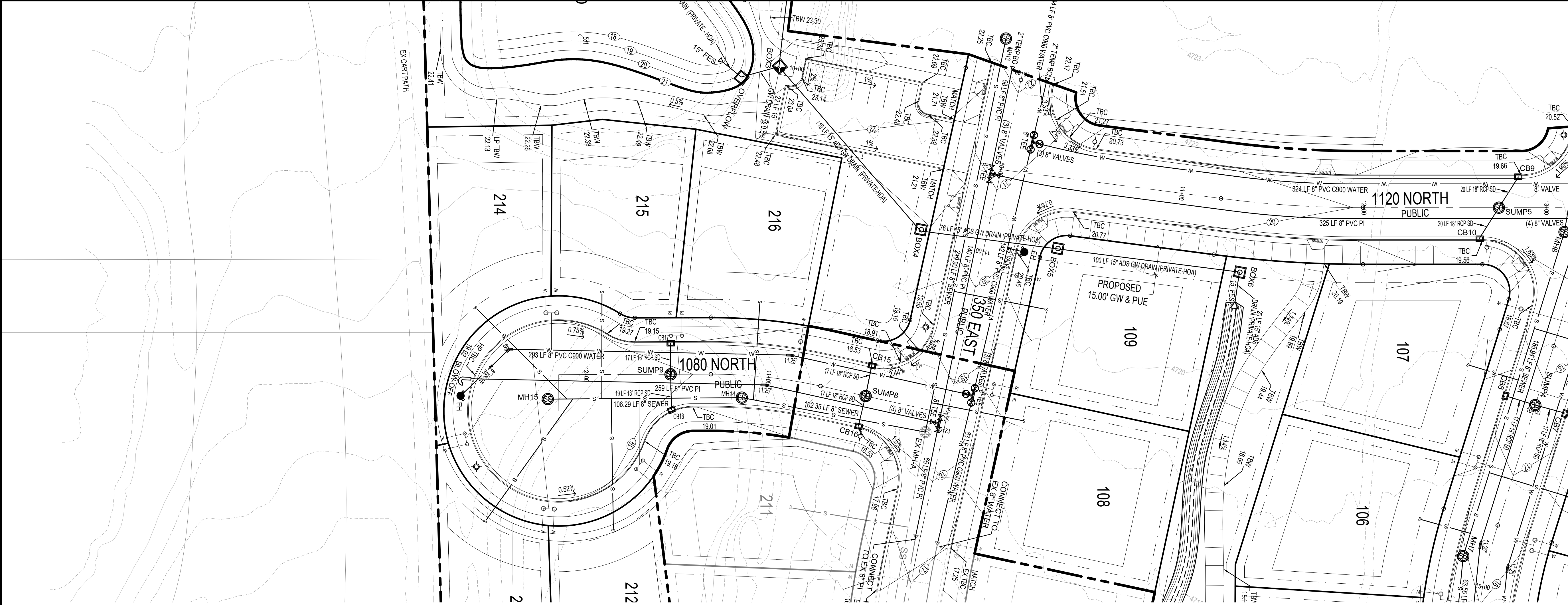
THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

**PLAT "B"
FINAL
CONSTRUCTION
PLANS**

SHEET NAME
**1120 NORTH
PLAN &
PROFILE**

SHEET NUMBER
C7.0



THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581



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



CIVIL ENGINEERING

1018 N. Deer Crest Lane
Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
FINAL	02/28/2025

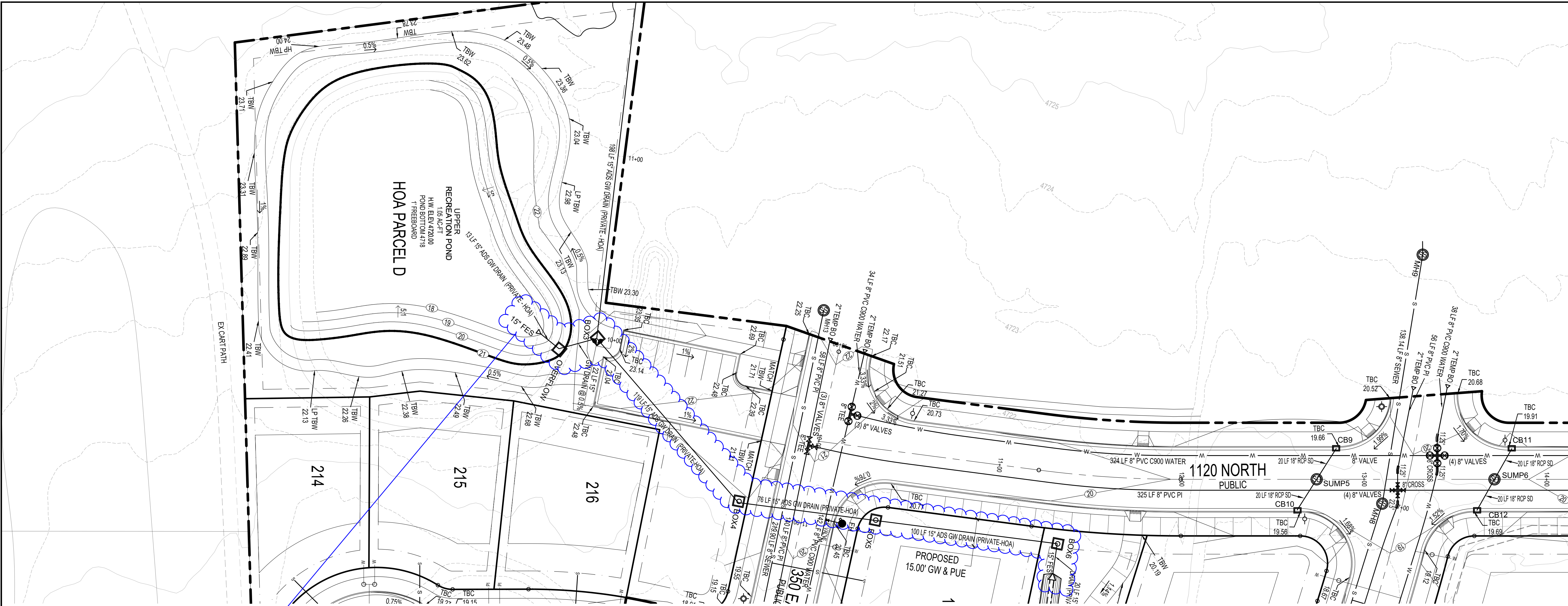
PROJECT



DESCRIPTION

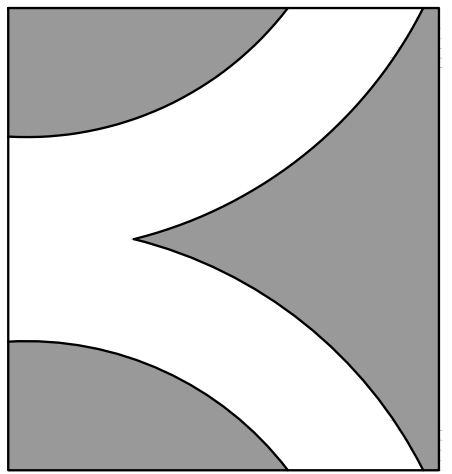
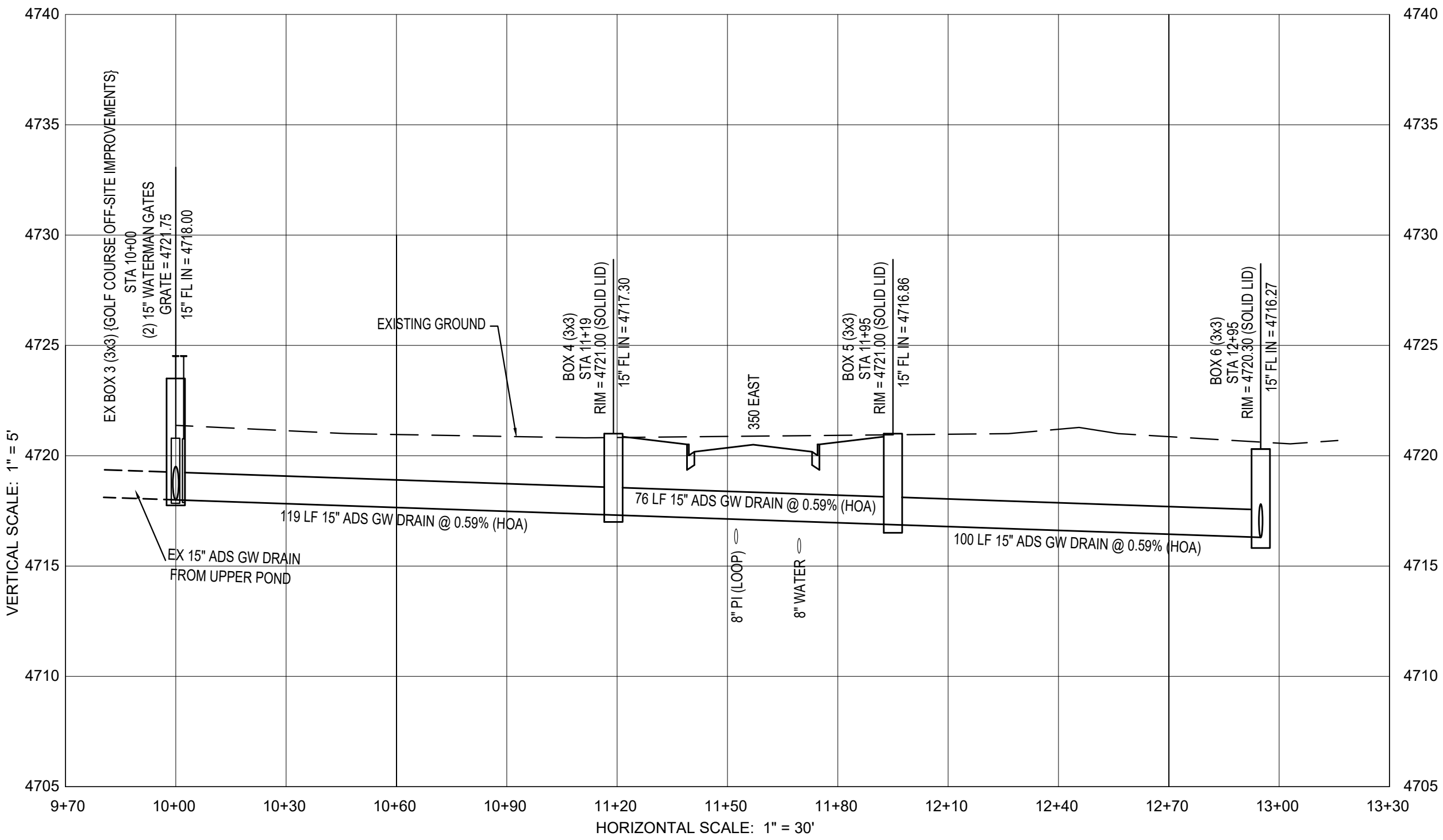
PLAT "B"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
1080 NORTH PLAN & PROFILE	C8.0



Previously shown as
a 18" ADS pipe.

Do calculations
support this change?

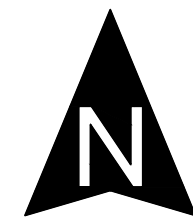


THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

**BROOKSTONE
INVESTMENTS**

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581



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



CIVIL ENGINEERING
1018 N. Deer Crest Lane
Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
FINAL	02/28/2025

PROJECT



DESCRIPTION

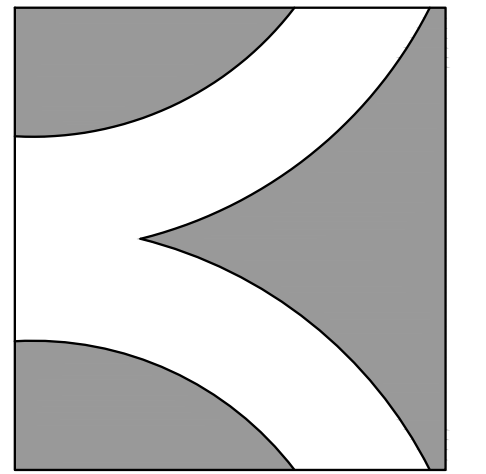
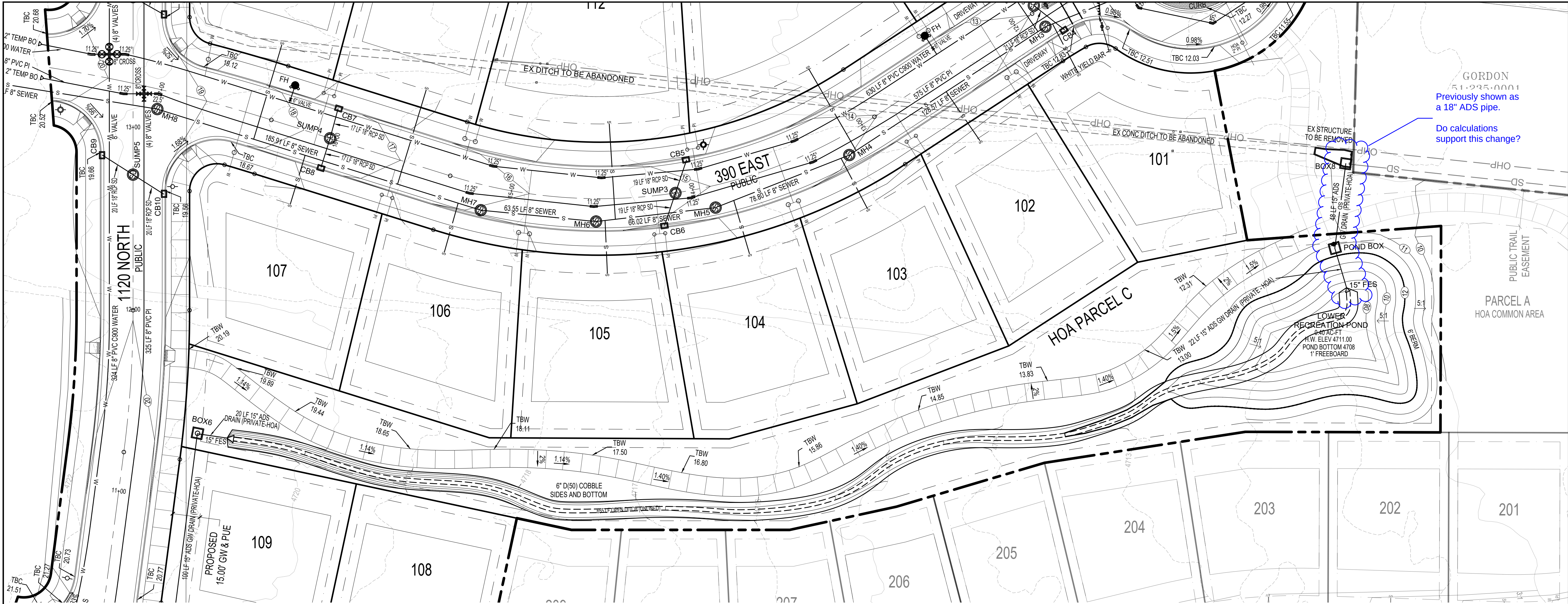
**PLAT "B"
FINAL
CONSTRUCTION
PLANS**

SHEET NAME

HOA GW
DRAIN

SHEET NUMBER

C9.0

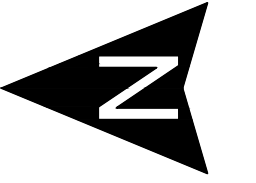


THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

**BROOKSTONE
INVESTMENTS**

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581



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



CIVIL ENGINEERING

1018 N. Deer Crest Lane
Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
FINAL	02/28/2025

PROJECT

THE
BRIDGES
AT FOX HOLLOW

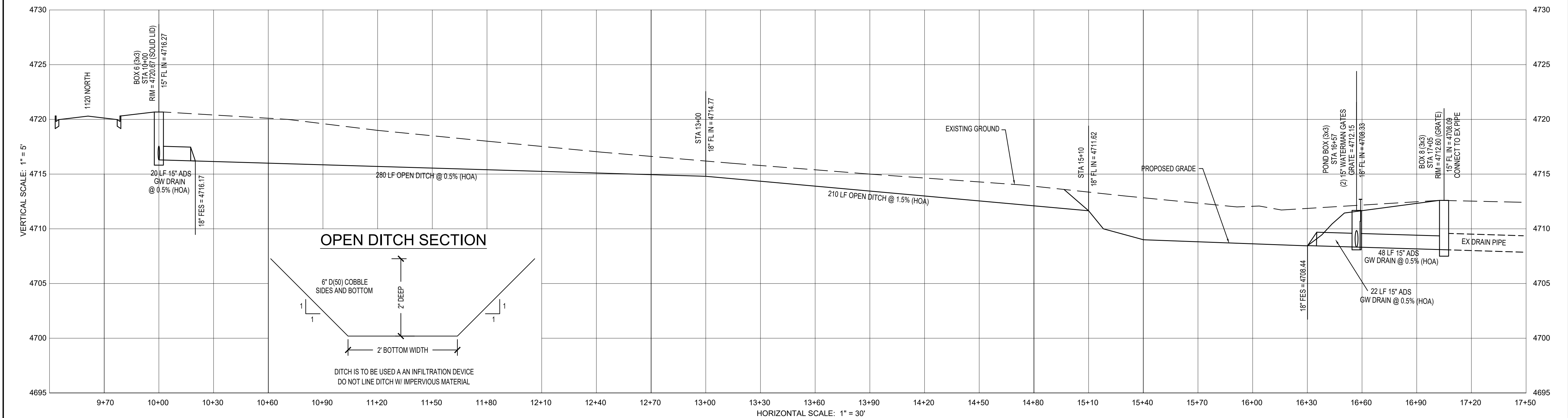
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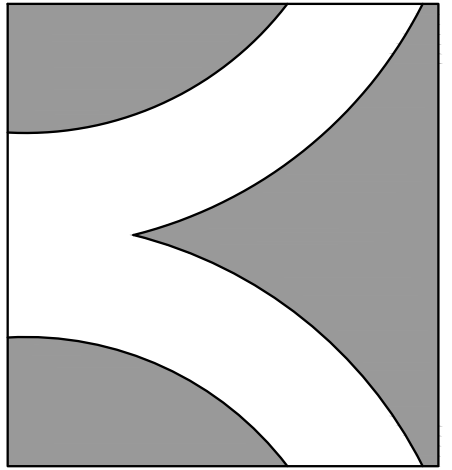
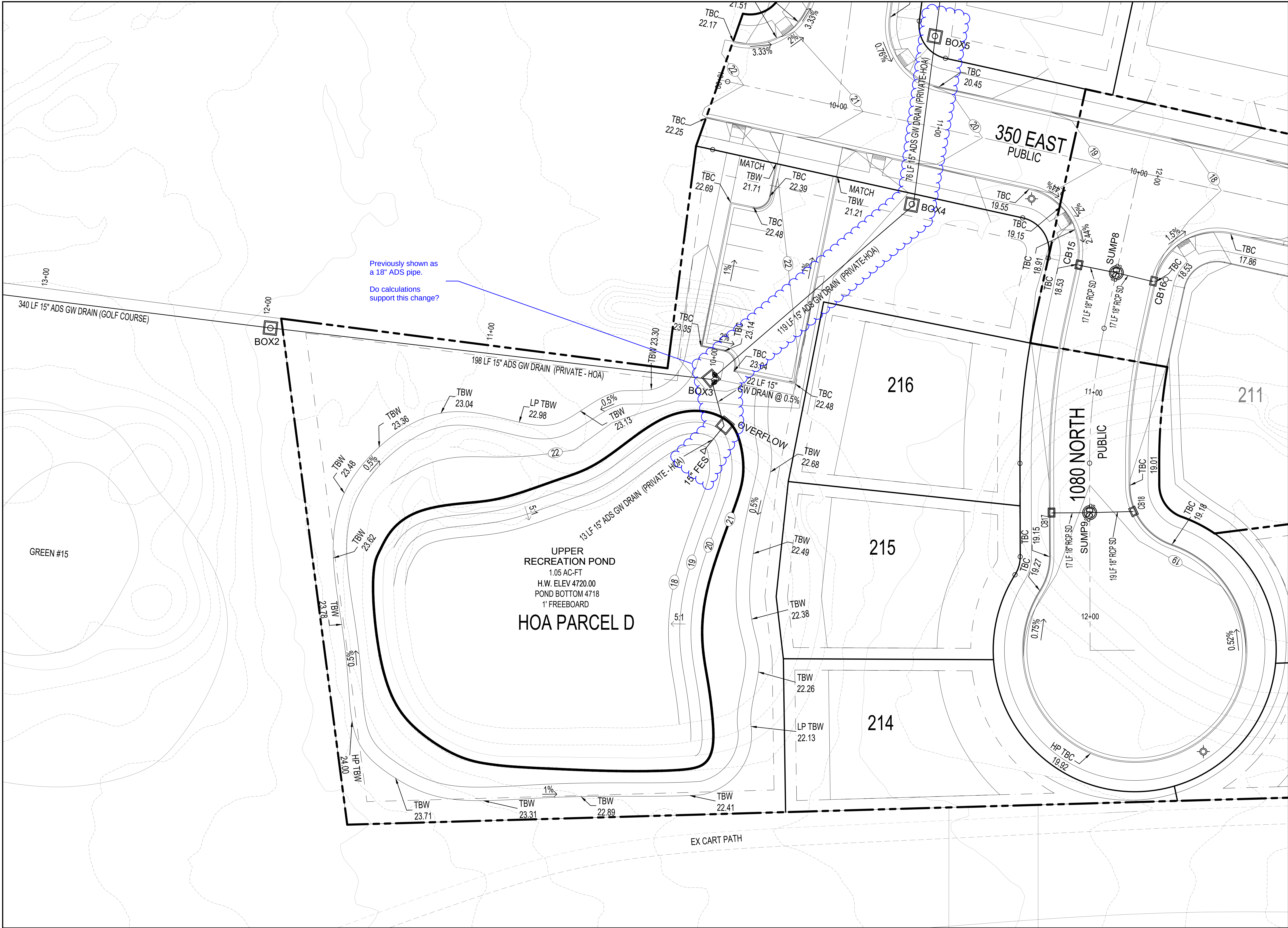
**PLAT "B"
FINAL
CONSTRUCTION
PLANS**

SHEET NAME SHEET NUMBER

HOA GW
DRAIN

C9.1



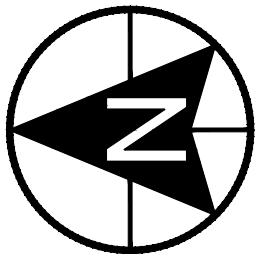


THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

**BROOKSTONE
INVESTMENTS**

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581



0 10 20 40 60
SCALE: 1"= 20'



CIVIL ENGINEERING

1018 N. Deer Crest Lane
Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	

ACTION	DATE
FINAL	02/28/2025

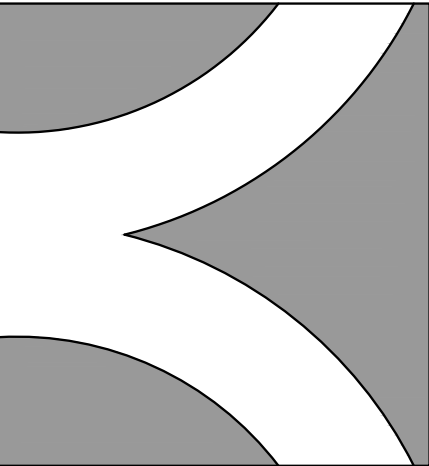
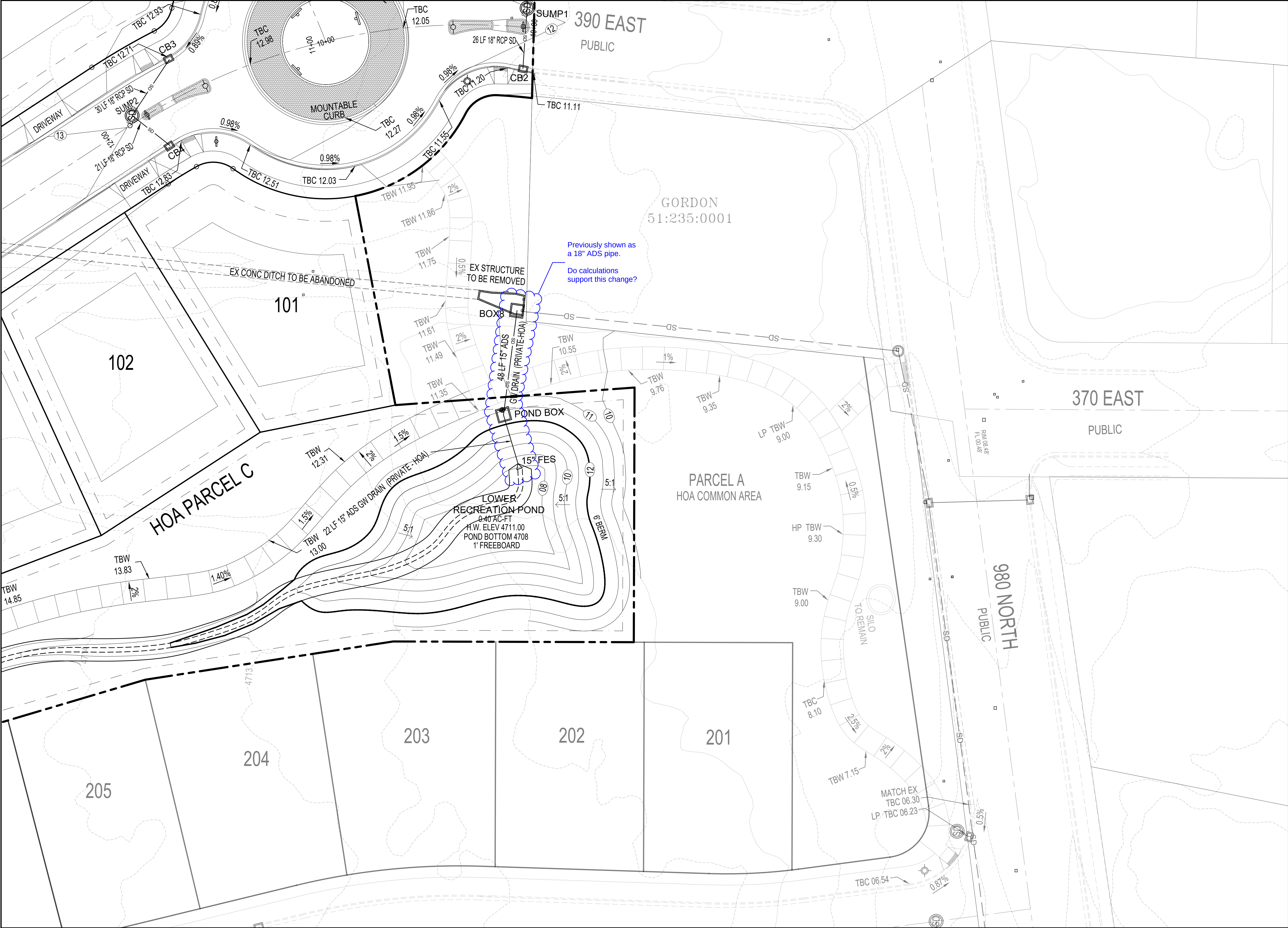
PROJECT

THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

**PLAT "B"
FINAL
CONSTRUCTION
PLANS**

SHEET NAME	SHEET NUMBER
UPPER AMENITY POND	C10.0

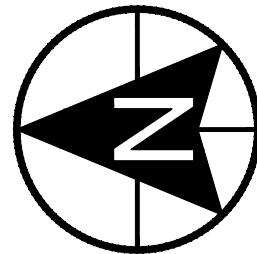


THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

**BROOKSTONE
INVESTMENTS**

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581



0 10 20 40 60
SCALE: 1"= 20'



CIVIL ENGINEERING
1018 N. Deer Crest Lane
Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
FINAL	02/28/2025

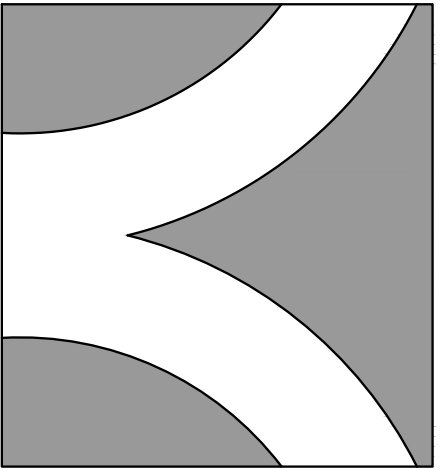
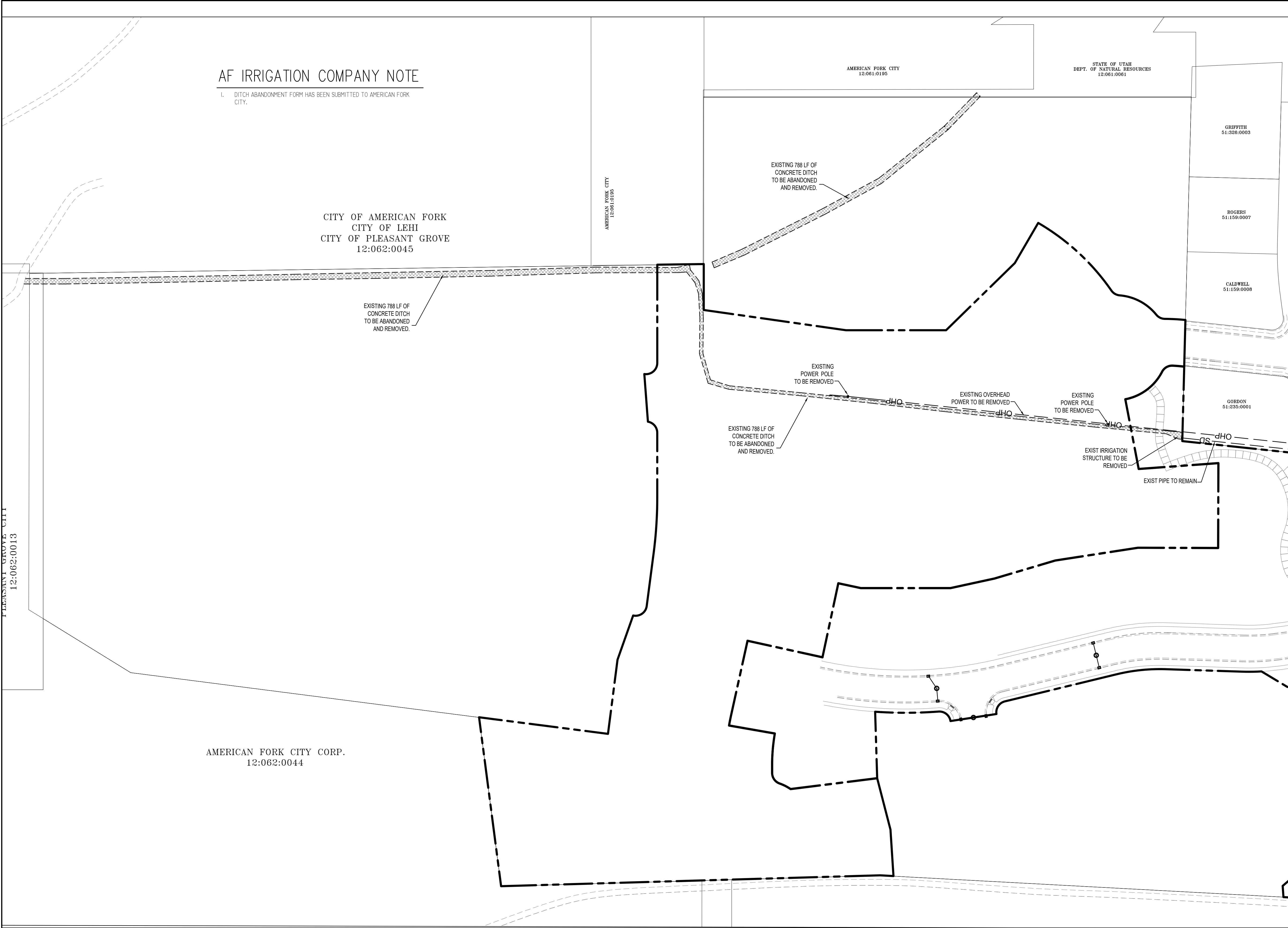
PROJECT

THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

**PLAT "B"
FINAL
CONSTRUCTION
PLANS**

SHEET NAME	SHEET NUMBER
LOWER AMENITY POND	C10.1

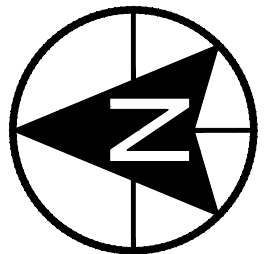


THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

**BROOKSTONE
INVESTMENTS**

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

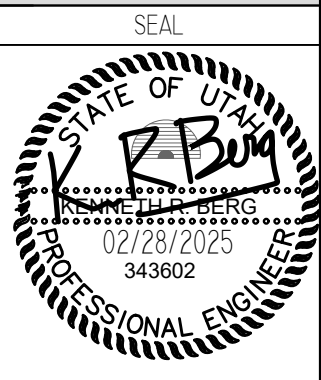


0 30 60 120 180
SCALE: 1"= 60'



CIVIL ENGINEERING
1018 N Deer Crest Lane
Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS		
NO.	DATE	DESCRIPTION
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7		



ACTION	DATE
FINAL	02/28/2025

PROJECT

THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

**PLAT "B"
FINAL
CONSTRUCTION
PLANS**

SHEET NAME
DEMO

SHEET NUMBER
C12.0

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CITY OF AMERICAN FORK
CITY OF LEHI
CITY OF PLEASANT GROVE
12:062:0045

COMMUNICATION

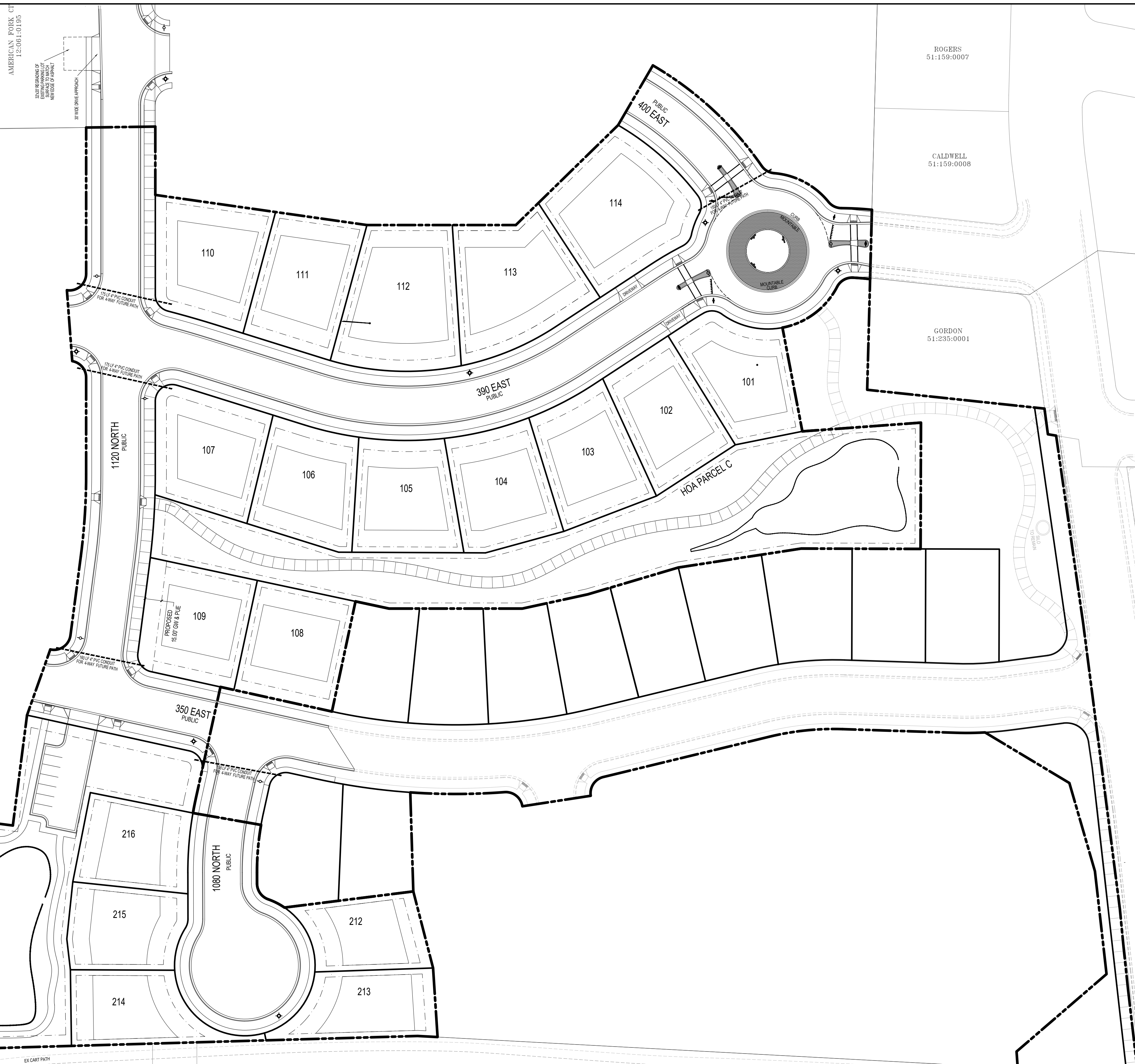
1. DEVELOPER REQUIRED TO INSTALL CONDUIT AND BOXES FOR FUTURE CITY USE. THESE IMPROVEMENTS WILL BE PLACED WITHIN THE P.U.E. OR "COMMON TRENCH" AS PER CITY STANDARDS.
2. A. DEVELOPER WILL NEED TO SCHEDULE A DESIGN MEETING WITH THE CFE TO GO OVER THE COMMON TRENCH DESIGN LAYOUT TO ENSURE THAT AFFN INFRASTRUCTURE WILL BE DESIGNED AND PLACED AS DECIDED BETWEEN THE DEVELOPER AND THE CFE.
3. DEVELOPER WILL ENSURE THAT ALL ROAD CROSSINGS HAVE SLEEVES WITH ADEQUATE ROOM FOR AFFN 4-WAY CONDUIT TO BE PLACED AS DECIDED IN THE DESIGN MEETING WITH CFE.
4. DESIGN MEETING IS INTENDED TO BE A KICK-OFF POINT TO MAKE SURE DEVELOPER UNDERSTANDS THE DESIGN PLACEMENT OF HANDHOLE ENCLOSURES AND 4-WAY CONDUIT THROUGHOUT THE ENTIRE DEVELOPMENT.

CORP.

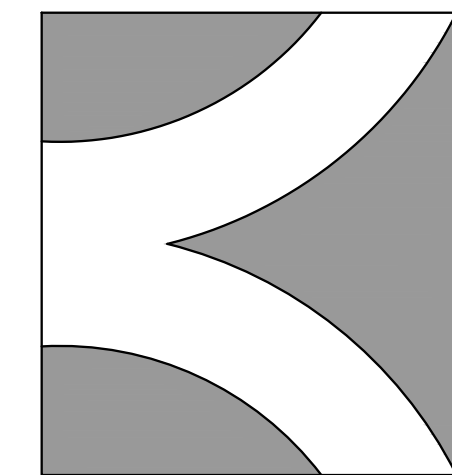


GREEN #15

HOA PARCEL D



AMERICAN FORK CITY CORP.
12:061:0195

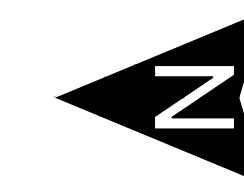


THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

**BROOKSTONE
INVESTMENTS**

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581



0 25 50 100 150
SCALE: 1"= 50'



CIVIL ENGINEERING
1018 N. Deer Crest Lane
Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
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4			

ACTION	DATE
FINAL	02/28/2025

PROJECT

THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

**PLAT "B"
FINAL
CONSTRUCTION
PLANS**

SHEET NAME	SHEET NUMBER
COMM	C13.0

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THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE
INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

MAIL DELIVERY

berg

CIVIL ENGINEERING

1018 N Deer Crest Lane
Alpine Ut, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH Robert B. Burt REGISTERED PROFESSIONAL ENGINEER 02/28/2025 343602
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ACTION			DATE
FINAL			02/28/2025

PROJECT

THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

PLAT "B"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GENERAL NOTES	GN1

1.

THIS PROJECT IS LOCATED WITHIN THE SENSITIVE LANDS AREA OF THE CITY. THEREFORE A DETAILED ENGINEERING SOILS REPORT HAS BEEN PREPARED FOR THE SITE. THIS SOILS REPORT FILED WITH AMERICAN FORK CITY, GIVES SPECIFIC RECOMMENDATIONS THAT SHALL BE FOLLOWED CONCERNING: SITE GRADING, FOUNDATIONS, CONCRETE SLAB ON GRADE, SUBSURFACE DRAINS, PAVEMENT, BACKFILL, AND UTILITY TRENCHING.

2.

CITY OF AMERICAN FORK, A.P.W.A, UTAH CHAPTER AND UTAH DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITIONS, AND ANY SUPPLEMENTS THERETO (HEREAFTER REFERRED TO AS STANDARD SPECIFICATIONS), SHALL GOVERN ALL CONSTRUCTION ITEMS UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS IS FOUND, THE MORE STRICT SPECIFICATION WILL APPLY AS DECIDED BY THE CITY ENGINEER. ITEM NUMBERS LISTED REFER TO CITY OF AMERICAN FORK ITEM NUMBERS UNLESS OTHERWISE NOTED.

3.

THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE, OR FOR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.

4.

THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS INCLUDING BUT NOT LIMITED TO ROAD CUT PERMITS AND NOTICES OF INTENT (NOI), BUILDING PERMITS, ETC. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT IN WRITING AT LEAST 7 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION AND REQUEST A PRE-CONSTRUCTION MEETING. BOND FOR PUBLIC IMPROVEMENTS AND INSPECTION FEES MUST BE PAID IN FULL PRIOR TO REQUESTING A PRE-CONSTRUCTION MEETING.

6.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.

7.

FOLLOWING COMPLETION OF CONSTRUCTION OF THE SITE IMPROVEMENTS AND BEFORE REQUESTING OCCUPANCY, A PROOF SURVEY SHALL BE PROVIDED TO THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT, THAT DOCUMENTS "AS-BUILT" ELEVATIONS, DIMENSIONS, SLOPES AND ALIGNMENTS OF ALL ELEMENTS OF THIS PROJECT. THE PROOF SURVEY SHALL BE PREPARED, SIGNED AND SUBMITTED BY THE PROFESSIONAL ENGINEER WHO SEALED THE CONSTRUCTIONS DRAWINGS.

8.

THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO PUBLIC RIGHT-OF-WAY AND AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER.

9.

THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASES OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS. RESETTING OF MARKERS SHALL BE PERFORMED BY A LICENSE UTAH PROFESSIONAL SURVEYOR AS APPROVED BY THE CITY ENGINEER.

10.

NON-RUBBER TIRED VEHICLES SHALL NOT BE MOVED ON OR ACROSS PUBLIC STREETS OR HIGHWAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.

11.

THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION.

12.

TRACKING OR SPILLING MUD, DIRT OR DEBRIS UPON STREETS, RESIDENTIAL OR COMMERCIAL DRIVES, SIDEWALKS OR BIKE PATHS IS PROHIBITED. ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE CITY. IF THE CONTRACTOR FAILS TO REMOVE SAID MUD, DIRT, DEBRIS, OR SPILLAGE, THE CITY RESERVES THE RIGHT TO REMOVE THESE MATERIALS AND CLEAN AFFECTED AREAS, THE COST OF WHICH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

13.

DISPOSAL OF EXCESS EXCAVATION WITHIN SPECIAL FLOOD HAZARD AREAS (100-YEAR FLOODPLAIN) MUST BE APPROVED BY THE CITY ENGINEER.

14.

ALL SIGNS, LANDSCAPING, STRUCTURES OR OTHER APPURTENANCES WITHIN RIGHT-OF-WAY DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

15.

ALL FIELD TILE BROKEN OR ENCOUNTERED DURING EXCAVATION SHALL BE REPLACED OR REPAIRED AND CONNECTED TO THE PUBLIC STORM SEWER SYSTEM AS DIRECTED BY THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

16.

ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. APPROVED PRECAST CONCRETE PRODUCTS WILL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT INSPECTION HAS BEEN CONDUCTED BY THE CITY OF AMERICAN FORK. PRECAST CONCRETE PRODUCTS WITHOUT PROOF OF INSPECTION SHALL NOT BE APPROVED FOR INSTALLATION.

17.

ALL TRENCHES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS OR SECURELY PLATED DURING NONWORKING HOURS.

18.

TRENCHES OUTSIDE THESE AREAS SHALL BE BACKFILLED OR SHALL BE PROTECTED BY APPROVED TEMPORARY FENCING OR BARRICADES DURING NONWORKING HOURS. CLEAN UP SHALL FOLLOW CLOSELY BEHIND THE TRENCHING OPERATION.

19.

ALL TREES WITHIN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY FENCING PLACED A MINIMUM 15 FEET FROM THE TREE TRUNK. TREES 6 - INCHES OR GREATER AT DBH (DIAMETER BREAST HEIGHT) MUST BE PROTECTED WITH FENCING PLACED AT THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER.

20.

TREES NOT INDICATED ON THE APPROVED CONSTRUCTION DRAWINGS FOR REMOVAL MAY NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE DIVISION OF ENGINEERING.

21.

PERMITS TO CONSTRUCT IN THE RIGHT-OF-WAY OF EXISTING STREETS MUST BE OBTAINED FROM THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT BEFORE COMMENCING CONSTRUCTION.

22.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF TRENCHES WITHIN THE RIGHT-OF-WAY AND PUBLIC EASEMENTS FOR A PERIOD OF ONE YEAR FROM THE FINAL ACCEPTANCE OF THE WORK, AND SHALL MAKE ANY NECESSARY REPAIRS AT NO COST TO THE CITY.

23.

PAVEMENTS SHALL BE CUT IN NEAT, STRAIGHT LINES THE FULL DEPTH OF THE EXISTING PAVEMENT, OR AS REQUIRED BY THE CITY ENGINEER.

24.

THE REPLACEMENT OF DRIVEWAYS, HANDICAPPED RAMPS, SIDEWALKS, BIKE PATHS, PARKING LOT PAVEMENT, ETC. SHALL BE PROVIDED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS AND THE CITY OF AMERICAN FORK STANDARD CONSTRUCTION DRAWINGS.

25.

ANY MODIFICATION TO THE WORK SHOWN ON DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.

26.

TRAFFIC CONTROL AND OTHER REGULATORY SIGNS SHALL COMPLY WITH THE UTAH DEPARTMENT OF TRANSPORTATION TRAFFIC CONTROL GUIDELINES AND MUTCD MANUAL, CURRENT EDITION

27.

PUBLIC STREET SIGNS SHALL MEET ALL CITY OF AMERICAN FORK SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A GREEN BACKGROUND.

28.

PRIVATE STREET SIGNS SHALL MEET ALL CITY OF AMERICAN FORK SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A BLUE BACKGROUND

1.

TRAFFIC CONTROL SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR ACCORDING TO UTAH DEPARTMENT OF TRANSPORTATION, TRAFFIC CONTROL GUIDELINES OR MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.

2.

ALL TRAFFIC LANES OF PUBLIC ROADWAYS SHALL BE FULLY OPEN TO TRAFFIC FROM 7:00 AM TO 9:00 AM AND FROM 4:00 PM TO 6:00 PM UNLESS AUTHORIZED DIFFERENTLY BY THE CITY ENGINEER.

3.

AT ALL OTHER HOURS THE CONTRACTOR SHALL MAINTAIN MINIMUM ONE - LANE TWO - WAY TRAFFIC. TRAFFIC CIRCULATION MUST BE SUPERVISED BY A CERTIFIED FLAGGER.

4.

STEADY - BURNING, TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT.

5.

ACCESS FROM PUBLIC ROADWAYS TO ALL ADJOINING PROPERTIES FOR EXISTING RESIDENTS OR BUSINESSES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT FOR MAIL, PUBLIC WATER AND SANITARY SEWER SERVICE, AND EMERGENCY VEHICLES.

6.

THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN DETAILING THE PROPOSED MAINTENANCE OF TRAFFIC PROCEDURES. THE TRAFFIC CONTROL PLAN MUST INCORPORATE ANY TRAFFIC CONTROL DETAILS CONTAINED HEREIN.

7.

THE TRAFFIC CONTROL PLAN PROPOSED BY THE CONTRACTOR MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.

8.

TRAFFIC CONTROL REQUIRING ROAD CLOSURES AND/ OR DETOURING MUST BE APPROVED BY THE CITY COUNCIL.

1.

SANITARY SEWAGE COLLECTION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES, REGULATIONS, STANDARDS AND SPECIFICATIONS OF THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT AND THE UTAH DEPARTMENT OF HEALTH CODE AND REGULATIONS.

2.

THE MINIMUM REQUIREMENTS FOR SANITARY SEWER PIPE WITH DIAMETERS 15 INCHES AND SMALLER SHALL BE REINFORCED CONCRETE PIPE ASTM C76 CLASS 3, OR PVC SEWER PIPE ASTM D3034, SDR 35.

3.

PIPE FOR 6-INCH DIAMETER HOUSE SERVICE LINES SHALL BE PVC PIPE ASTM D3034, SDR 35. PVC PIPE SHALL NOT BE USED AT DEPTHS GREATER THAN 28 FEET. PIPE MATERIALS AND RELATED STRUCTURES SHALL BE SHOP TESTED IN ACCORDANCE WITH CITY OF AMERICAN FORK CONSTRUCTION INSPECTION DIVISION QUALITY CONTROL REQUIREMENTS.

4.

ALL MANHOLE LIDS SHALL BE PROVIDED WITH CONTINUOUS SELF-SEALING GASKETS.

5.

THE APPROVED CONSTRUCTION DRAWINGS SHALL SHOW WHERE BOLT-DOWN LIDS ARE REQUIRED.

6.

SANITARY SEWER MANHOLES SHALL BE PRECAST CONCRETE OR AS APPROVED BY THE CITY ENGINEER AND CONFORM TO THE CITY OF AMERICAN FORK SANITARY MANHOLE STANDARD DRAWING. MANHOLE LIDS SHALL INCLUDE THE WORD SEWER.

7.

ALL PVC SEWER PIPES SHALL BE DEFLECTION TESTED NO LESS THAN 60 DAYS AFTER COMPLETION OF BACKFILLING OPERATIONS.

8.

AT THE DETERMINATION OF THE CITY ENGINEER, THE CONTRACTOR MAY BE REQUIRED TO PERFORM A TV INSPECTION OF THE SANITARY SEWER SYSTEM PRIOR TO FINAL ACCEPTANCE BY THE CITY. THIS WORK SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.

9.

VISIBLE LEAKS OR OTHER DEFECTS OBSERVED OR DISCOVERED DURING TV INSPECTION SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER.

10.

ROOF DRAINS, FOUNDATION DRAINS, FIELD TILE OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE STRICTLY PROHIBITED ACCORDING TO THE AMERICAN FORK CODE OF ORDINANCES.

11.

ALL WATER LINES SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY, FROM SANITARY SEWERS AND STORM SEWERS, TO THE GREATEST EXTENT PRACTICABLE.

12.

WHERE SANITARY SEWERS CROSS WATER MAINS OR OTHER SEWERS OR OTHER UTILITIES, TRENCH BACKFILL SHALL BE PLACED BETWEEN THE PIPES CROSSING AND SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO THE CITY STANDARD SPECIFICATIONS. IN THE EVENT THAT A WATER LINE MUST CROSS WITHIN 18 INCHES OF A SANITARY SEWER, THE SANITARY SEWER SHALL BE CONCRETE ENCASED OR CONSIST OF DUCTILE IRON PIPE MATERIAL.

13.

EXISTING SANITARY SEWER FLOWS SHALL BE MAINTAINED AT ALL TIMES. COSTS FOR PUMPING AND BYPASSING SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE BID FOR THE RELATED ITEMS.

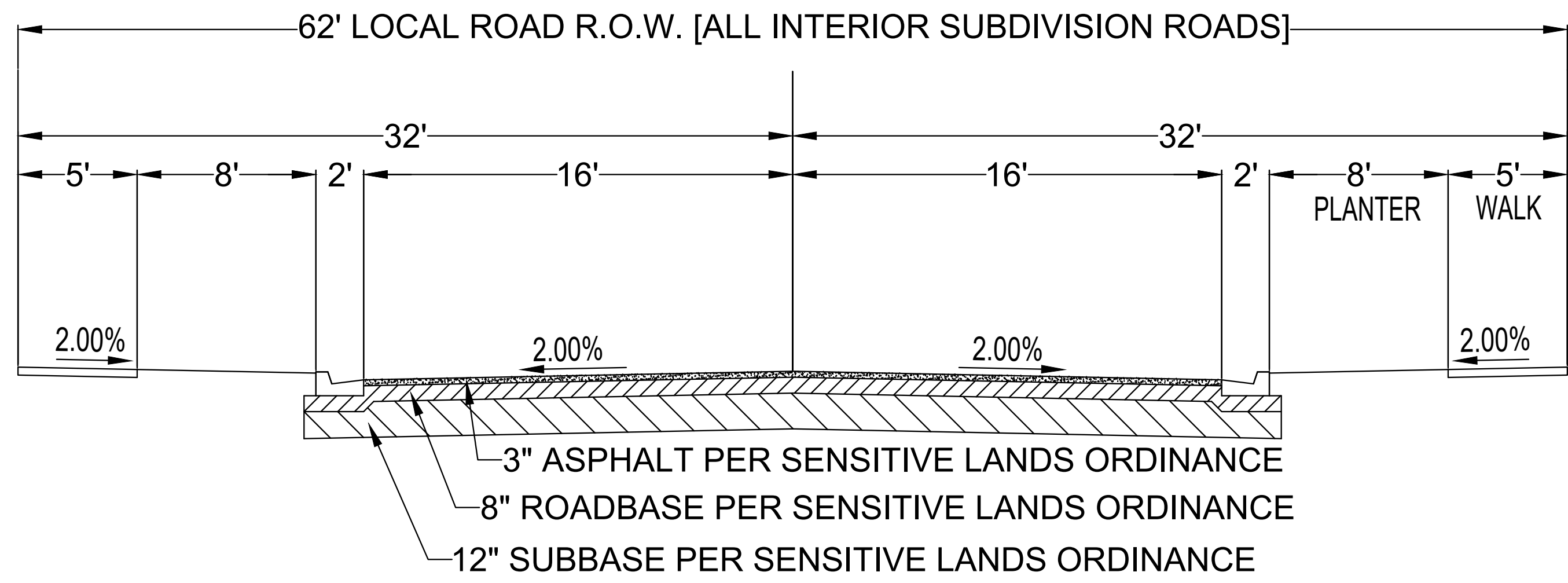
14.

THE CONTRACTOR SHALL FURNISH ALL MATERIAL, EQUIPMENT, AND LABOR TO MAKE CONNECTIONS TO EXISTING MANHOLES.

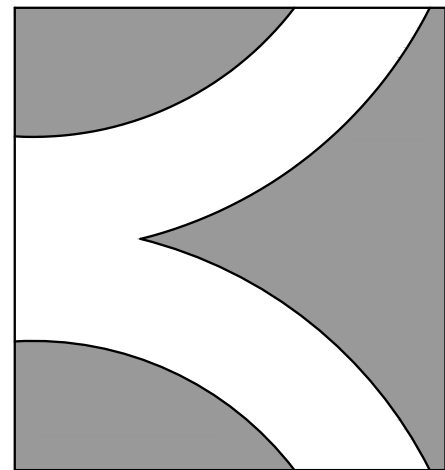
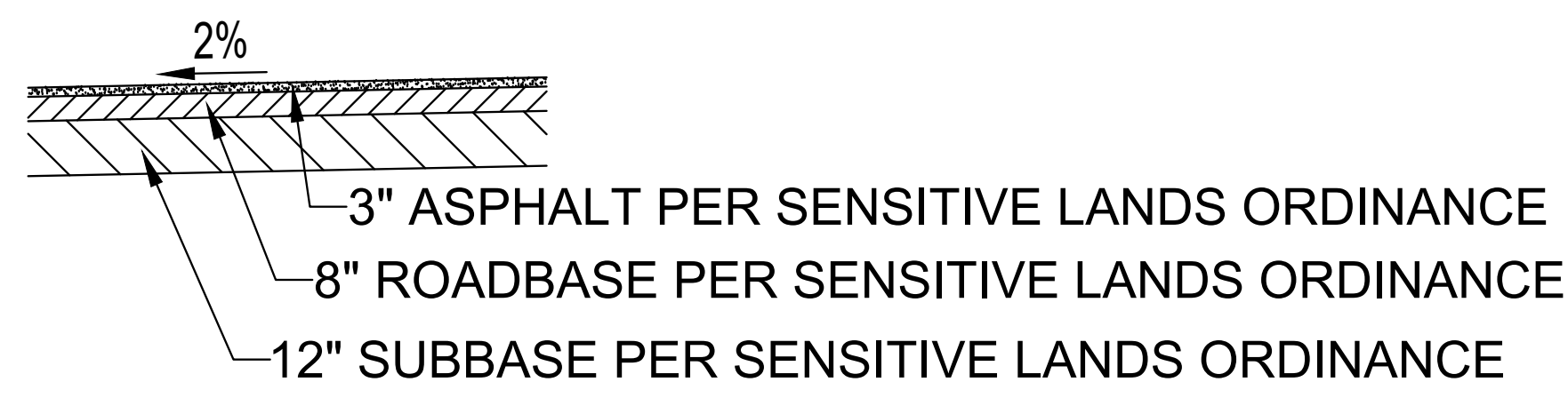
15.

ALL SEWER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 4 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF SEWER LINE.

LOCAL CROSS SECTION



PARKING LOT PAVEMENT SECTION



THE
BRIDGES
AT FOX HOLLOW

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REVISIONS			SEAL
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ACTION	DATE
FINAL	02/28/2025

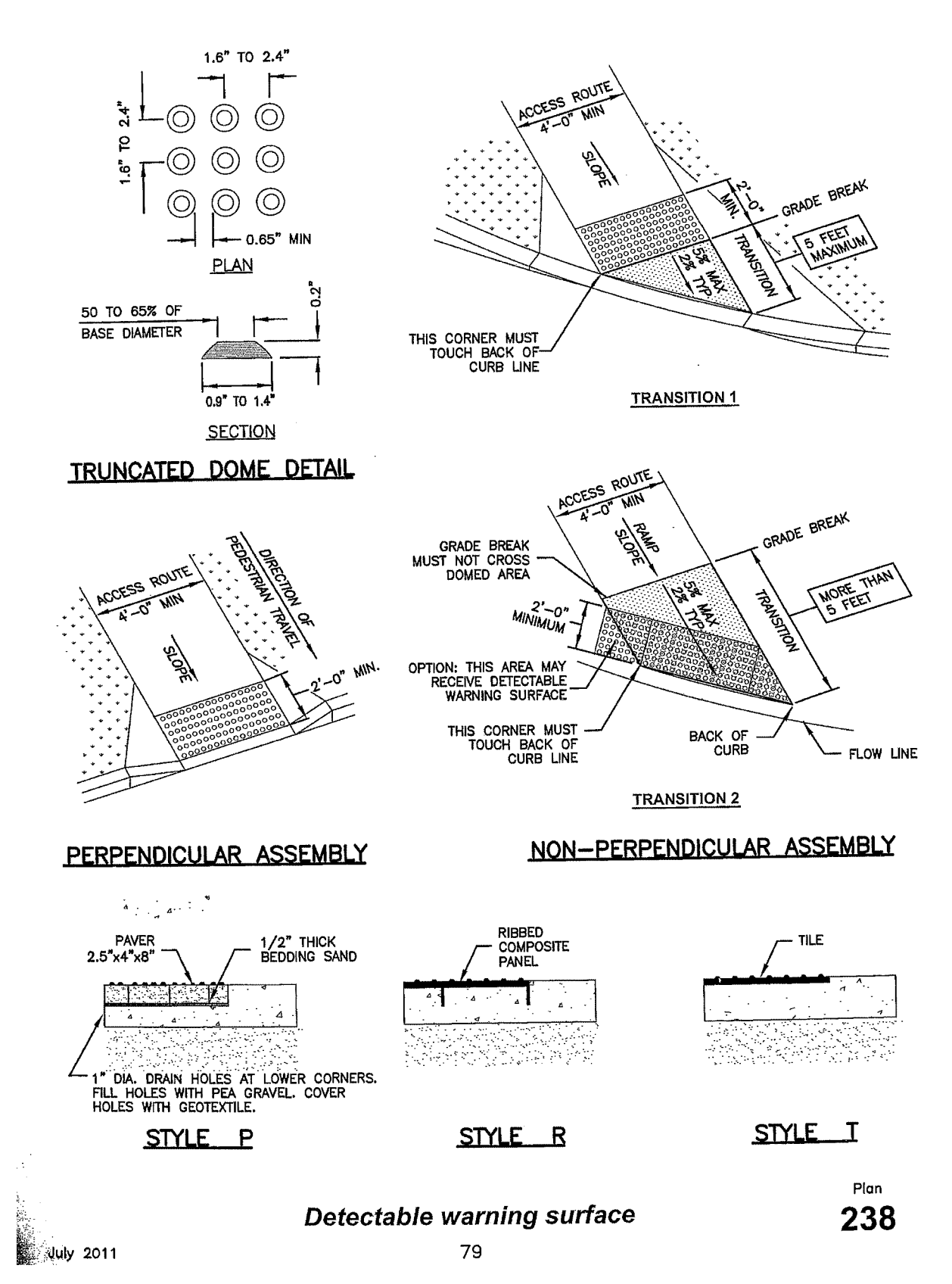
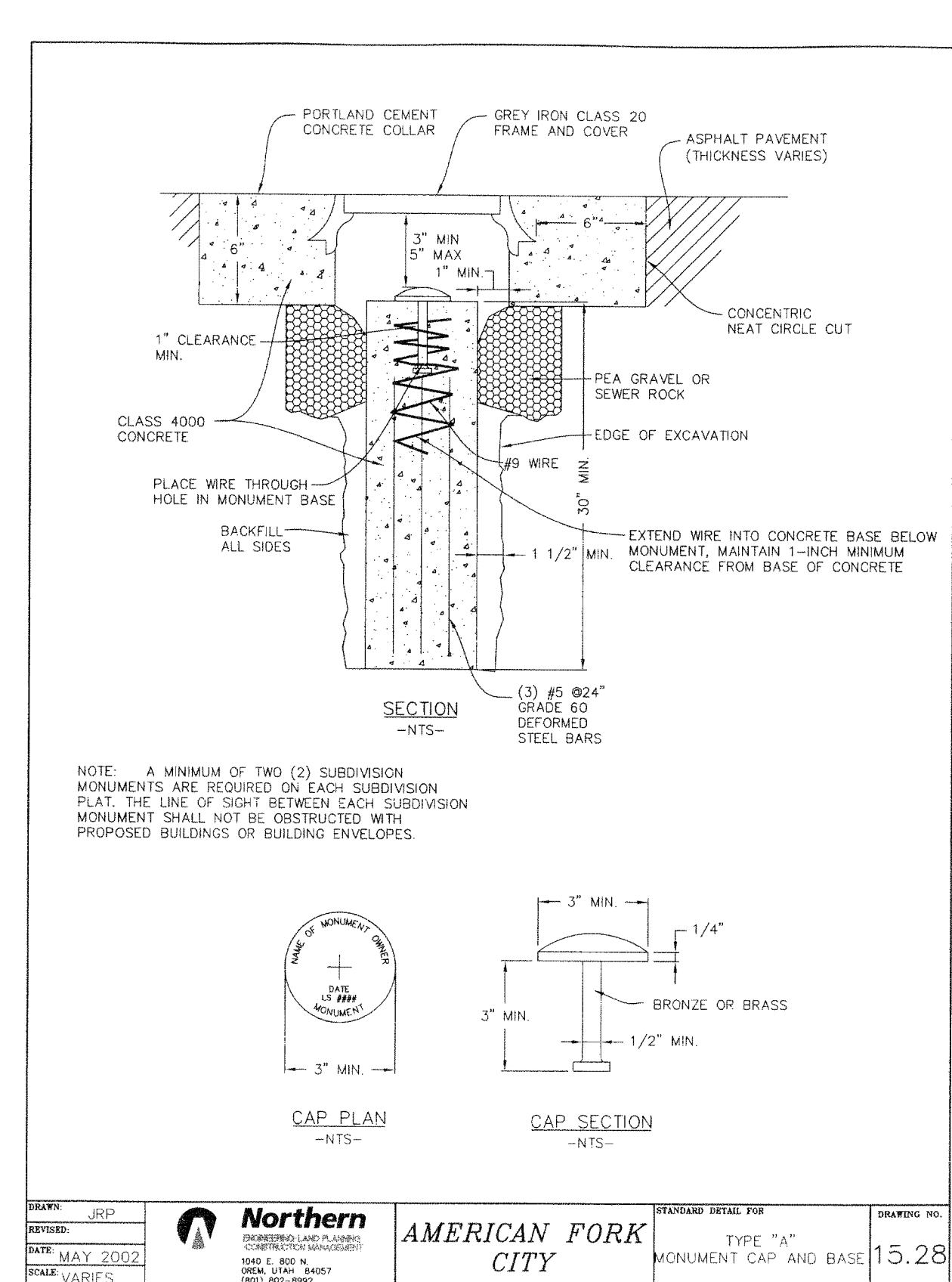
PROJECT

THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

**PLAT "B"
FINAL
CONSTRUCTION
PLANS**

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	D0

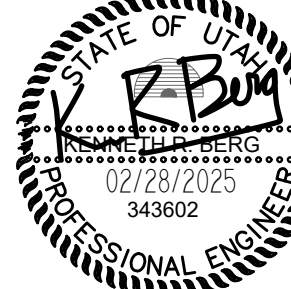


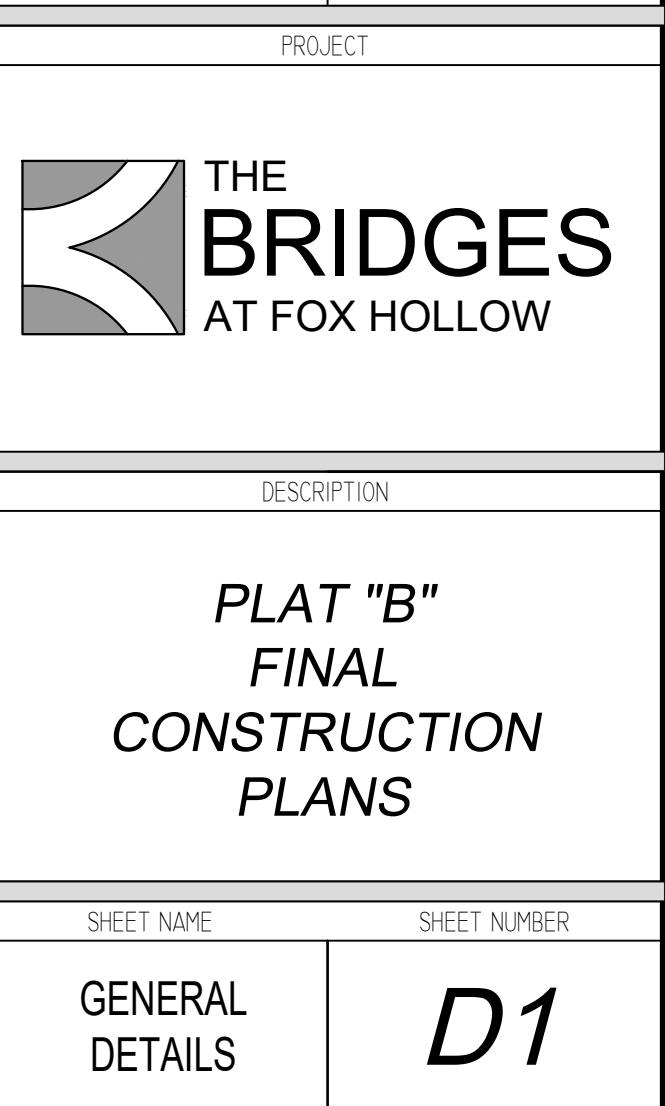
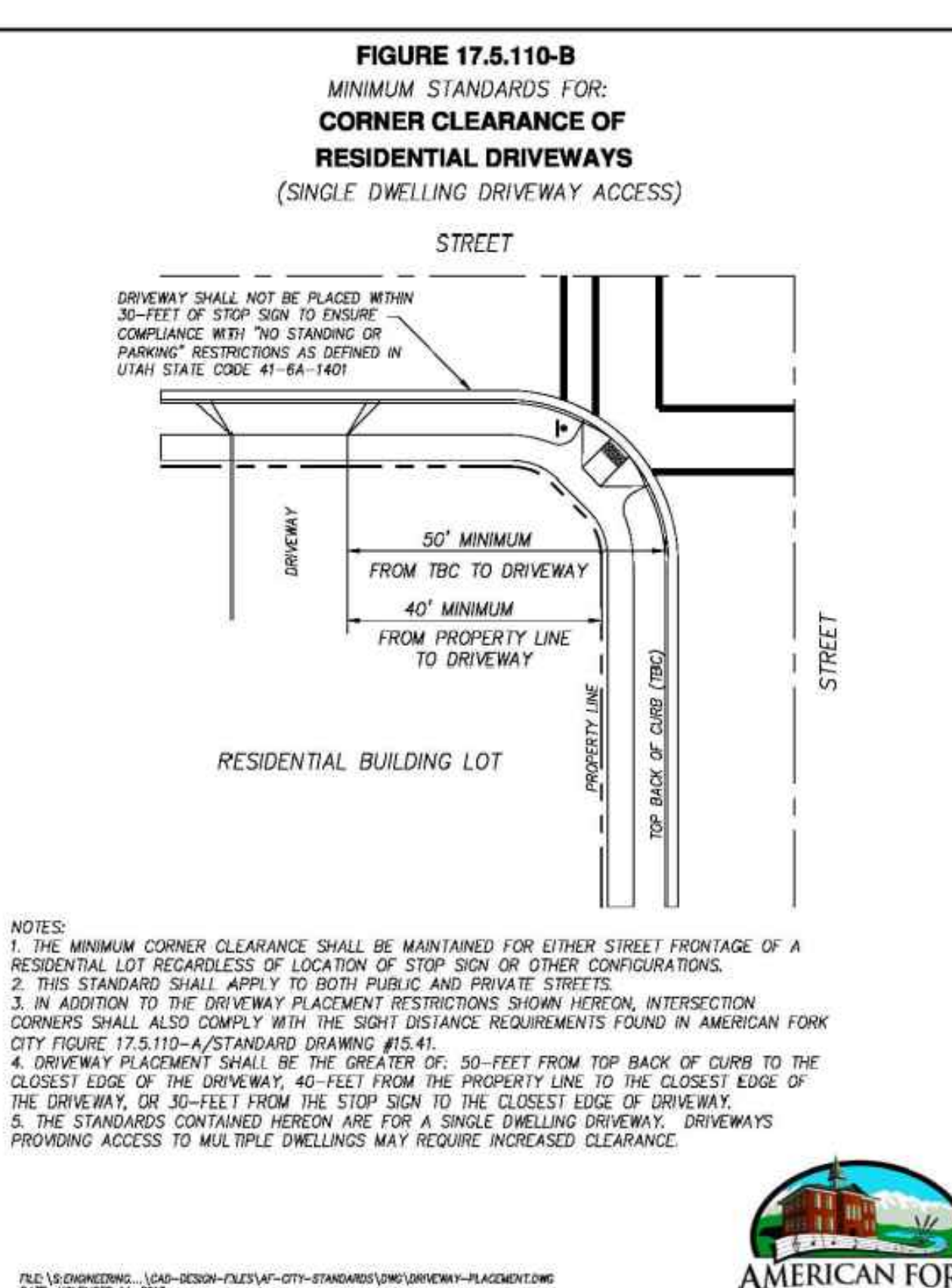


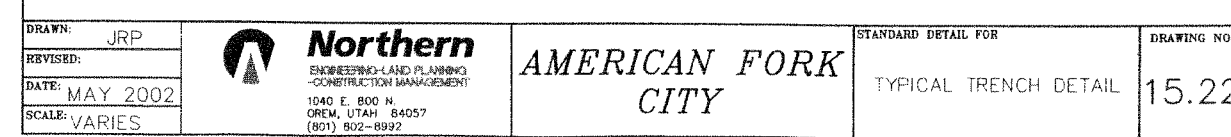
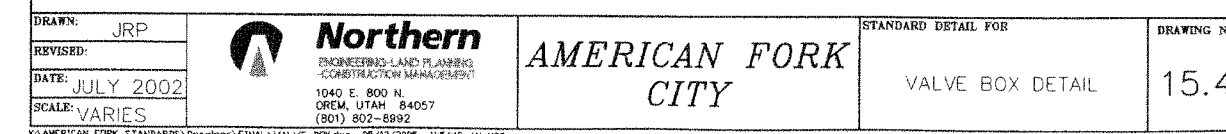
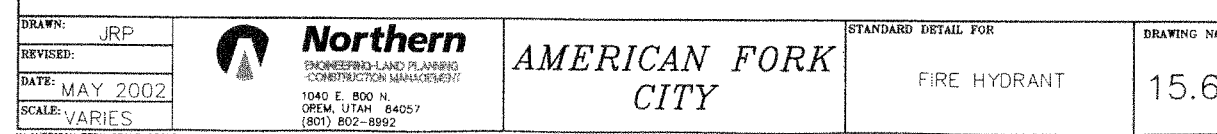
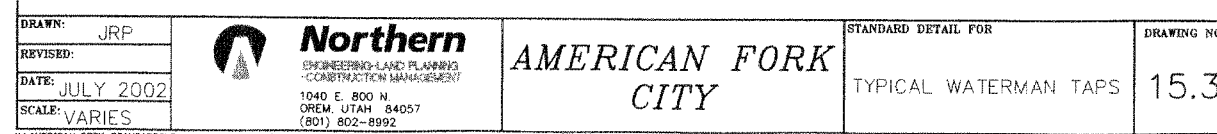
BERG

CIVIL ENGINEERING

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Alpine UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISONS			SCALE
NO.	DATE	DESCRIPTION	
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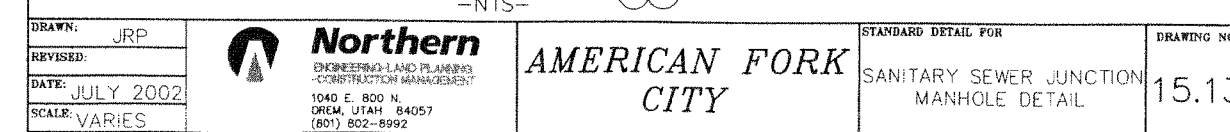
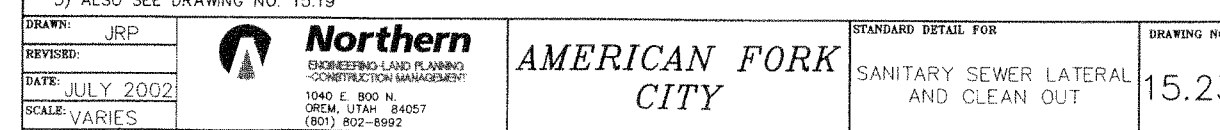
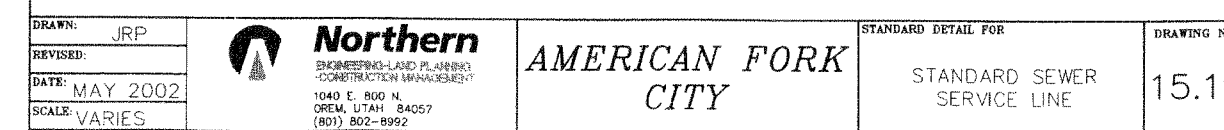
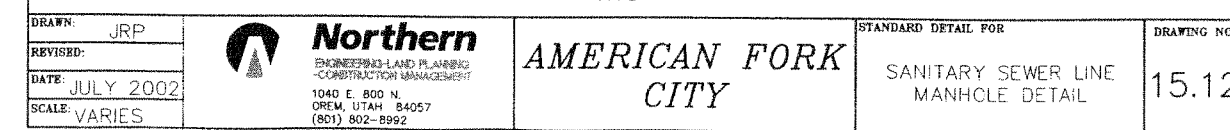


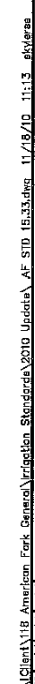
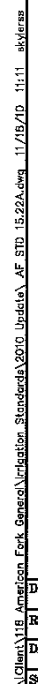
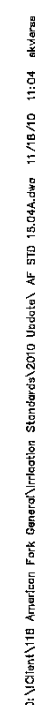
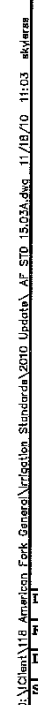
THE
BRIDGES
AT FOX HOLLOW

PLAT "B"
FINAL
CONSTRUCTION
PLANS

SHEET NAME
SEWER &
STORM DRAIN
DETAILS

D3





120 NORTH

100 EAST

120 EAST

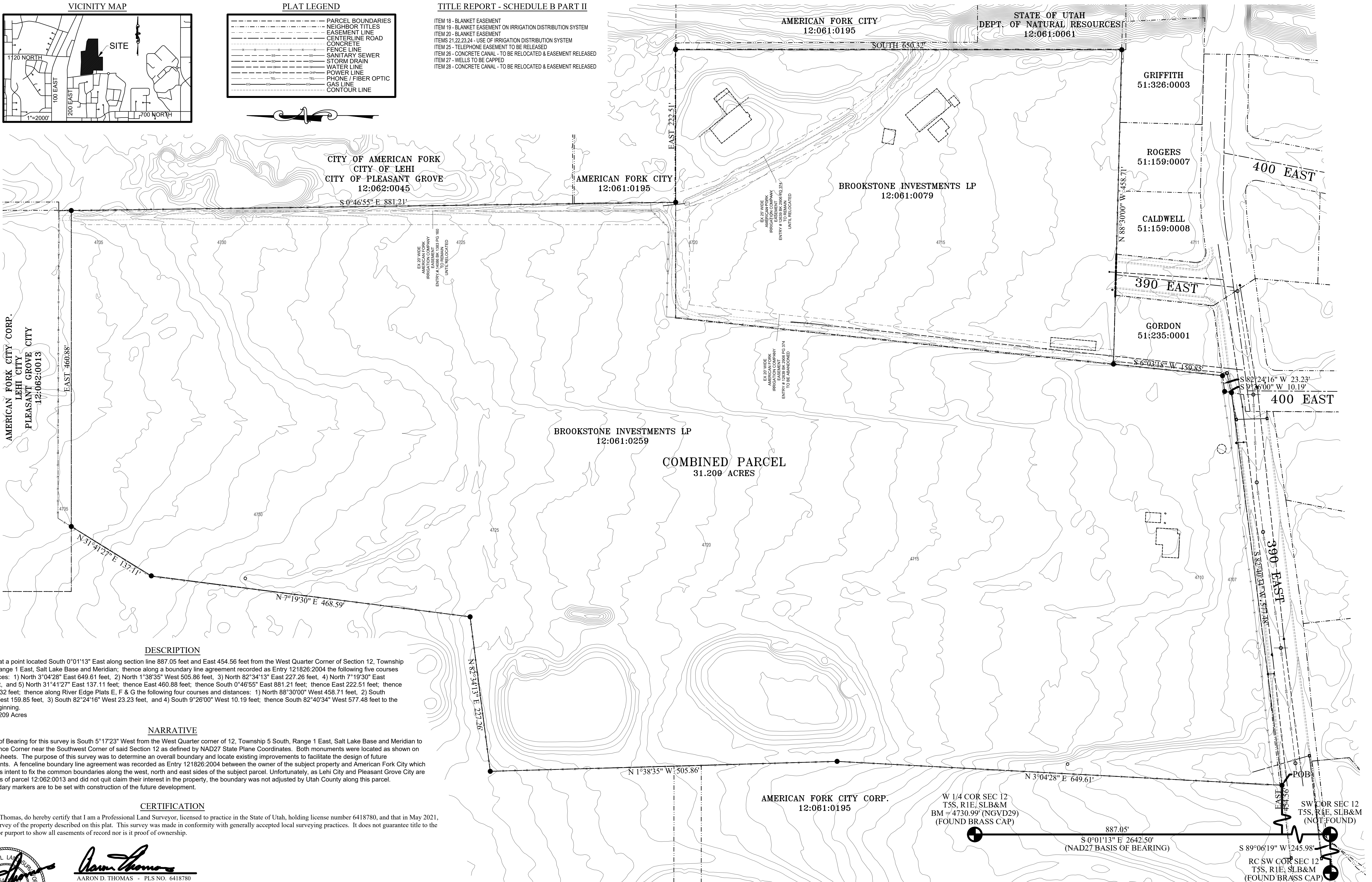
700 NORTH

1"=2000'

SITE

_____ PARCEL BOUNDARIES
 _____ NEIGHBOR TITLES
 _____ EASEMENT LINE
 _____ CENTERLINE ROAD
 _____ CONCRETE
 _____ FENCE LINE
 _____ SANITARY / SEWER
 _____ STORM DRAIN
 _____ WATER LINE
 _____ CHP
 _____ TEL
 _____ CO
 _____ POWER LINE
 _____ PHONE / FIBER OPTIC
 _____ GAS LINE
 _____ CONTOUR LINE

ITEM 18 - BLANKET EASEMENT
ITEM 19 - BLANKET EASEMENT ON IRRIGATION DISTRIBUTION SYSTEM
ITEM 20 - BLANKET EASEMENT
ITEMS 21,22,23,24 - USE OF IRRIGATION DISTRIBUTION SYSTEM
ITEM 25 - TELEPHONE EASEMENT TO BE RELEASED
ITEM 26 - CONCRETE CANAL - TO BE RELOCATED & EASEMENT RELEASED
ITEM 27 - WELLS TO BE CAPPED
ITEM 28 - CONCRETE CANAL - TO BE RELOCATED & EASEMENT RELEASED

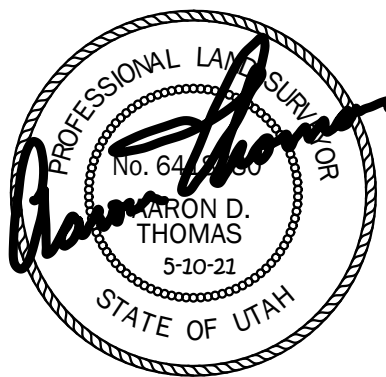


Beginning at a point located South 0°01'13" East along section line 887.05 feet and East 454.56 feet from the West Quarter Corner of Section 12, Township 5 North, Range 1 East, Salt Lake Base and Meridian; thence along a boundary line agreement recorded as Entry 121826:2004 the following five courses and distances: 1) North 3°04'28" East 649.61 feet; 2) North 1°38'35" West 505.86 feet; 3) North 82°34'13" East 227.26 feet; 4) North 7°19'30" East 468.59 feet; and 5) North 31°41'27" East 137.11 feet; thence South 460.88 feet; thence South 0°46'55" East 881.21 feet; thence East 222.51 feet; thence South 650.32 feet; thence along River Edge Plats E, F, & G the following four courses and distances: 1) North 88°30'00" West 458.71 feet; 2) South 6°03'18" West 159.85 feet; thence South 82°24'16" West 23.23 feet; and 4) South 9°26'00" West 10.19 feet; thence South 82°40'34" West 577.48 feet to the point of beginning.

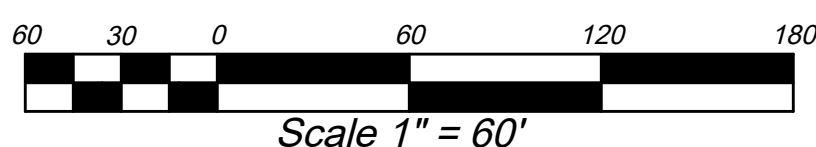
Area = 31.209 Acres

The Basis of Bearing for this survey is South 51°17'23" West from the West Quarter corner of 12, Township 5 South, Range 1 East, Salt Lake Base and Meridian to the Reference Corner near the Southwest Corner of said Section 12 as defined by NAD27 State Plane Coordinates. Both monuments were located as shown on county tie sheets. The purpose of this survey was to determine an overall boundary and locate existing improvements to facilitate the design of future improvements. A fence/boundary line agreement was recorded as Entry 121826.2004 between the owner of the subject property and American Fork City which stated as its intent to fix the common boundaries along the west, north and east sides of the subject parcel. Unfortunately, as Lehi City and Pleasant Grove City are joint owners of parcel 12:062:0013 and did not quit claim their interest in the property, the boundary was not adjusted by Utah County along this parcel. Final boundary markers are to be set with construction of the future development.

I, Aaron D. Thomas, do hereby certify that I am a Professional Land Surveyor, licensed to practice in the State of Utah, holding license number 6418780, and that in May 2021 I made a survey of the property described on this plat. This survey was made in conformity with generally accepted local surveying practices. It does not guarantee title to the lines set, nor purport to show all easements of record nor is it proof of ownership.




AARON D. THOMAS - PLS NO. 6418780



BOUNDARY & TOPOGRAPHIC SURVEY

100



C ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM



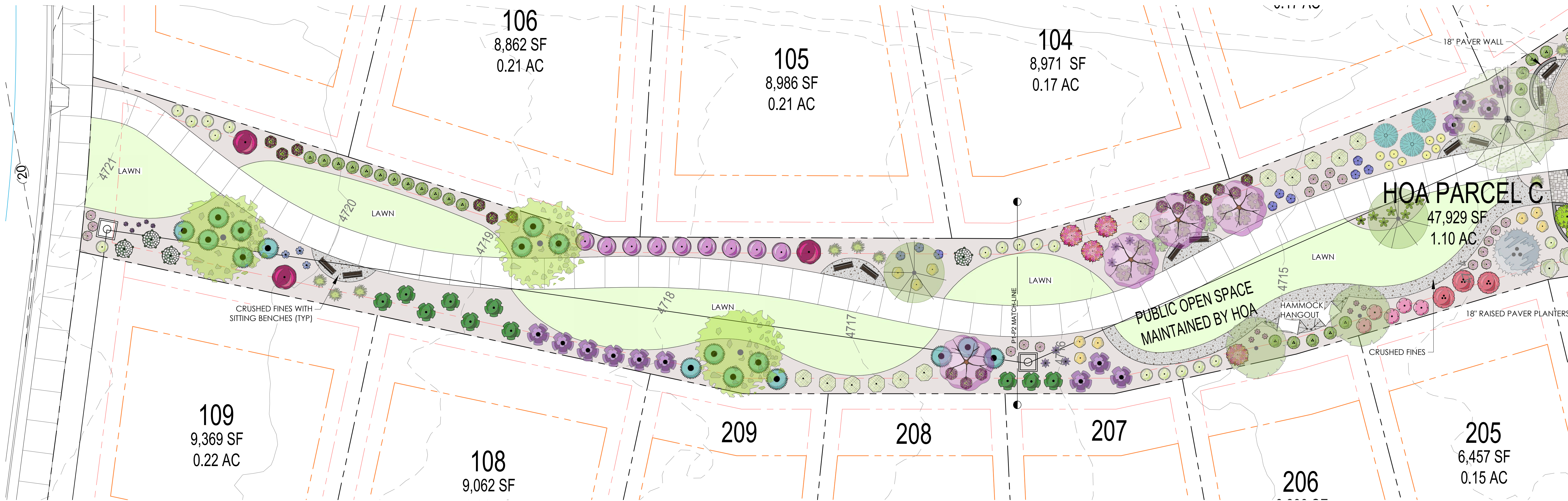
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

LOCATED IN THE WEST HALF OF SECTION 12
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M

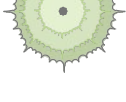
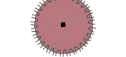
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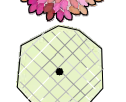
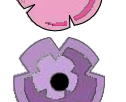
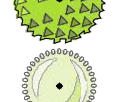
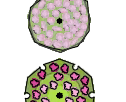
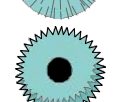
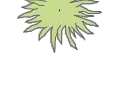
MAY 10, 2021

 $1'' = 60'$

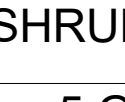


MASTER PLANT SCHEDULE FOR PARCEL C

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL / SIZE
DECIDUOUS TREES				
	2	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' TM / URBAN SUNSET MAPLE	B & B	2.5" CAL
	3	CRATAEGUS X LAVALLEI / LAVALLE HAWTHORN	B & B	2.5" CAL
	3	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER HONEYLOCUST	B & B	2.5" CAL
	5	MALUS X 'RADIANT' / RADIANT CRAB APPLE	B & B	2.5" CAL
	3	METASEQUOIA GLYPTOSTROBOIDES / DAWN REDWOOD	B & B	2.5" CAL
EVERGREEN TREES				
	1	PICEA PUNGENS GLAUCA 'HOOPSII' / HOOPSI BLUE SPRUCE	B & B	6'-9" TALL
	3	PINUS HELDREICHII / BOSNIAN PINE	B & B	7'-8" TALL
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT/SIZE	DIVERSITY
DECIDUOUS SHRUBS				
	6	BERBERIS THUNBERGII 'NANA' / CRIMSON PYGMY BARBERRY	5 GAL	2.2%
	20	BERBERIS THUNBERGII 'KOREN' / SUNJOY® CITRUS JAPANESE BARBERRY	5 GAL	7.4%
	9	BUDDLEIA X 'BLUE CHIP' / LO AND BEHOLD BLUE CHIP BUTTERFLY BUSH	5 GAL	3.3%
	10	CORNUS ALBA 'IVORY HALO' TM / IVORY HALO DOGWOOD	5 GAL	3.7%
	7	CORNUS SERICEA 'FARROW' / ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	2.6%
	4	COTINUS COGGYGRIA 'ROYAL PURPLE' / ROYAL PURPLE SMOKE BUSH	5 GAL	1.5%

	10	FORSYTHIA X 'COURTASOL' / GOLD TIDE FORSYTHIA	5 GAL	3.7%
	4	HIBISCUS SYRIACUS 'MINERVA' / MINERVA ROSE OF SHARON	5 GAL	1.5%
	15	HYDRANGEA PANICULATA 'SMNHPPH' / LIMELIGHT PRIME® PANICLE HYDRANGEA	5 GAL	5.5%
	6	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE' / SUMMER WINE NINEBARK	5 GAL	2.2%
	11	PRUNUS GLANDULOSA 'ROSEA PLENA' / PINK FLOWERING ALMOND	5 GAL	4.1%
	13	PRUNUS X CISTENA / CISTENA PLUM	5 GAL	4.8%
	6	RHUS AROMATICA 'GRO-LOW' / GRO-LOW SUMAC	5 GAL	2.2%
	3	RHUS TYPHINA 'TIGER EYES' / TIGER EYES SUMAC	5 GAL	1.1%
	22	ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	2 GAL	8.1%
	17	SPIRAEA X BUMALDA 'LITTLE PRINCESS' / LITTLE PRINCESS SPIREA	5 GAL	6.3%
	16	SYMPHORICARPOS X DOORENBOSII 'KOLMPICA' TM / PINKY PROMISE SNOWBERRY	5 GAL	5.9%
	9	SYRINGA X 'BLOOMERANG' / BLOOMERANG LILAC	5 GAL	3.3%
	4	VIBURNUM TRILOBUM 'ALFREDO' / ALFREDO AMERICAN CRANBERRYBUSH	5 GAL	1.5%
EVERGREEN SHRUBS				
	21	BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD	5 GAL	7.7%
	6	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	5 GAL	2.2%
	17	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES CREEPING JUNIPER	5 GAL	6.3%
	11	MAHONIA REPENS / CREEPING MAHONIA	3 GAL	4.1%
	14	PRUNUS LAUROCERASUS 'NANA' / DWARF ENGLISH LAUREL	5 GAL	5.2%
GRASSES				
	8	MISCANTHUS SINENSIS 'GRACILLIMUS' / MAIDEN GRASS	5 GAL	XX

PERENNIALS

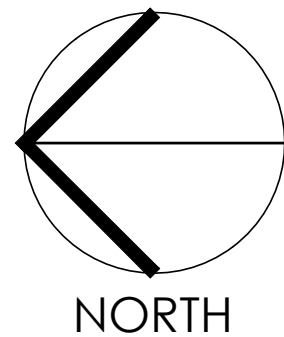
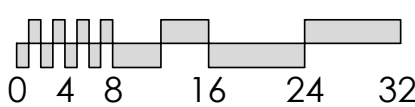
	6	ECHINACEA X 'PAS702917' TM / POW WOW WILDBERRY CONEFLOWER	1 GAL	0.73%
	3	HEMEROCALLIS X 'ROSY RETURNS' / ROSY RETURNS DAYLILY	1 GAL	0.37%
	3	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' / HIDCOTE BLUE LAVENDER	1 GAL	0.37%
	7	PEROVSKIA ATRIPLICIFOLIA 'PRIME TIME' / PRIME TIME RUSSIAN SAGE	1 GAL	0.86%
	5	SALVIA NEMOROSA 'BLUE MARVEL' / BLUE MARVEL MEADOW SAGE	1 GAL	0.61%
	7	VINCA MINOR / COMMON PERIWINKLE	1 GAL	0.86%

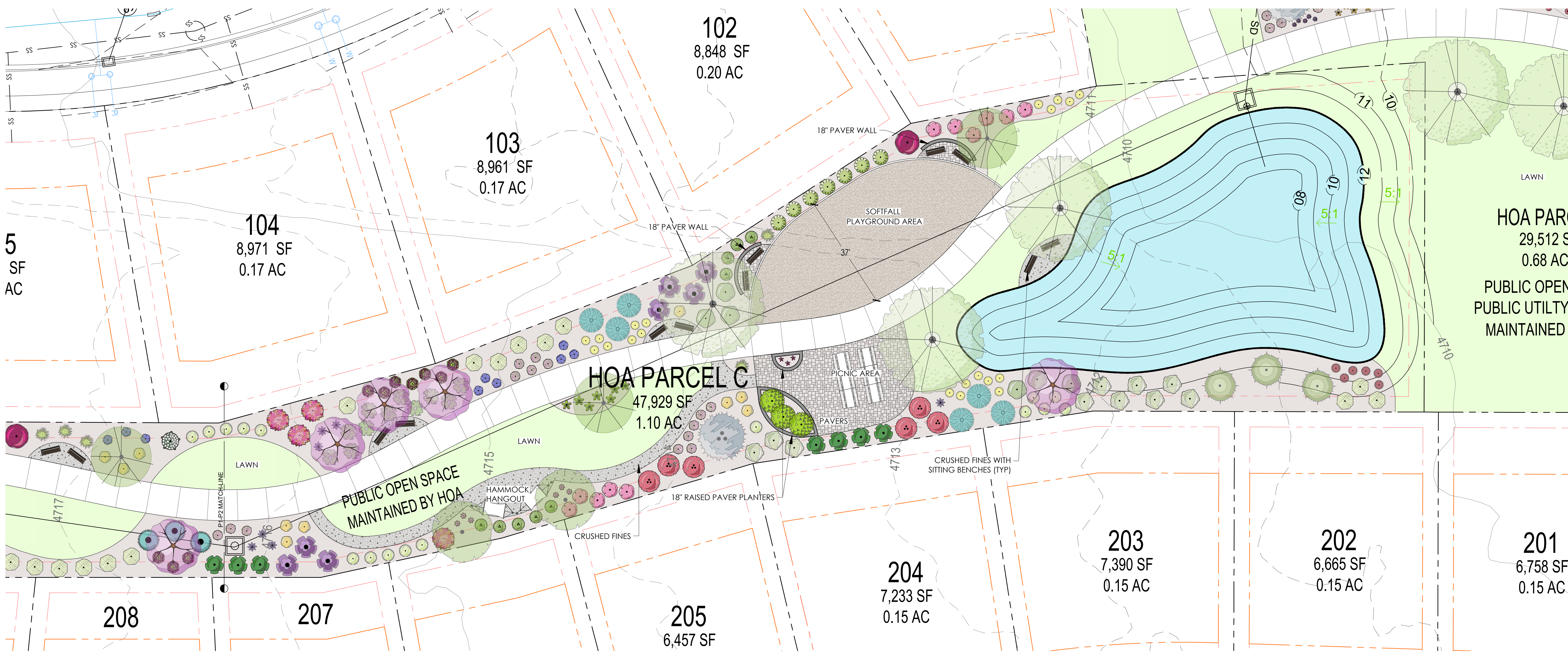
SHRUB TOTAL NUMBER	292	100%
5 GALLON SHRUB	261	96.2%
1 GALLON PERENNIAL	31	3.8%

REQUIREMENTS FOR PARCEL C	
TOTAL SQUARE FOOTAGE	47,929 SF
TREES	1 / 2,500 SF = 20 TREES
TREE SIZES	2 ½" CAL SHADE TREE
	1 ½" CAL ORNAMENTAL
	6' TALL EVERGREEN
SHRUBS	1 / 300 SF = 160 SHRUBS
SHRUB SIZES	5 GALLON
UP TO 10% SHRUBS CONVERT TO PERENNIAL AT 1:3 RATIO	160 * 10% = 16 SHRUBS TO 48 PERENNIALS

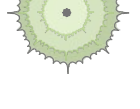
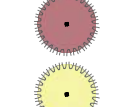
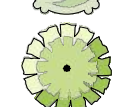
IRRIGATION NOTES:

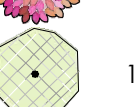
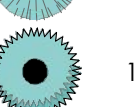
- ALL TREES, SHRUBS & PERENNIAL PLANT MATERIAL TO BE IRRIGATED WITH DRIP IRRIGATION.
- ALL LAWN AREAS TO BE IRRIGATED WITH SPRAY IRRIGATION.

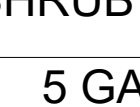




MASTER PLANT SCHEDULE FOR PARCEL C

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL / SIZE
DECIDUOUS TREES				
	2	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' TM / URBAN SUNSET MAPLE	B & B	2.5" CAL
	3	CRATAEGUS X LAVALLEI / LAVALLE HAWTHORN	B & B	2.5" CAL
	3	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER HONEYLOCUST	B & B	2.5" CAL
	5	MALUS X 'RADIANT' / RADIANT CRAB APPLE	B & B	2.5" CAL
	3	METASEQUOIA GLYPTOSTROBODES / DAWN REDWOOD	B & B	2.5" CAL
EVERGREEN TREES				
	1	PICEA PUNGENS GLAUCA 'HOOPSI' / HOOPS BLUE SPRUCE	B & B	6' - 9" TALL
	3	PINUS HELDREICHII / BOSNIAN PINE	B & B	7' - 8" TALL
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT/SIZE	DIVERSITY
DECIDUOUS SHRUBS				
	6	BERBERIS THUNBERGII 'NANA' / CRIMSON PYGMY BARBERRY	5 GAL	2.2%
	20	BERBERIS THUNBERGII 'KOREN' / SUNJOY® CITRUS JAPANESE BARBERRY	5 GAL	7.4%
	9	BUDDLEIA X 'BLUE CHIP' / LO AND BEHOLD BLUE CHIP BUTTERFLY BUSH	5 GAL	3.3%
	10	CORNUS ALBA 'IVORY HALO' TM / IVORY HALO DOGWOOD	5 GAL	3.7%
	7	CORNUS SERICEA 'FARROW' / ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	2.6%
	4	COTINUS COGGYGRIA 'ROYAL PURPLE' / ROYAL PURPLE SMOKE BUSH	5 GAL	1.5%

	10	FORSYTHIA X 'COURTASOL' / GOLD TIDE FORSYTHIA	5 GAL	3.7%
	4	HIBISCUS SYRIACUS 'MINERVA' / MINERVA ROSE OF SHARON	5 GAL	1.5%
	15	HYDRANGEA PANICULATA 'SMNHPH' / LIMELIGHT PRIME® PANICLE HYDRANGEA	5 GAL	5.5%
	6	PHYSOCARPUS OPUULIFOLIUS 'SUMMER WINE' / SUMMER WINE NINEBARK	5 GAL	2.2%
	11	PRUNUS GLANDULOSA 'ROSEA PLENA' / PINK FLOWERING ALMOND	5 GAL	4.1%
	13	PRUNUS X CISTENA / CISTENA PLUM	5 GAL	4.8%
	6	RHUS AROMATICA 'GRO-LOW' / GRO-LOW SUMAC	5 GAL	2.2%
	3	RHUS TYPHINA 'TIGER EYES' / TIGER EYES SUMAC	5 GAL	1.1%
	22	ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	2 GAL	8.1%
	17	SPIRAEA X BUMALDA 'LITTLE PRINCESS' / LITTLE PRINCESS SPIREA	5 GAL	6.3%
	16	SYMPHORICARPOS X DOORENBOSII 'KOLMPICA' TM / PINKY PROMISE SNOWBERRY	5 GAL	5.9%
	9	SYRINGA X 'BLOOMERANG' / BLOOMERANG LILAC	5 GAL	3.3%
	4	VIBURNUM TRILOBUM 'ALFREDO' / ALFREDO AMERICAN CRANBERRYBUSH	5 GAL	1.5%
EVERGREEN SHRUBS				
	21	BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD	5 GAL	7.7%
	6	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	5 GAL	2.2%
	17	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES CREEPING JUNIPER	5 GAL	6.3%
	11	MAHONIA REPENS / CREEPING MAHONIA	3 GAL	4.1%
	14	PRUNUS LAUROCERASUS 'NANA' / DWARF ENGLISH LAUREL	5 GAL	5.2%
GRASSES				
	8	MISCANTHUS SINENSIS 'GRACILLIMUS' / MAIDEN GRASS	5 GAL	XX

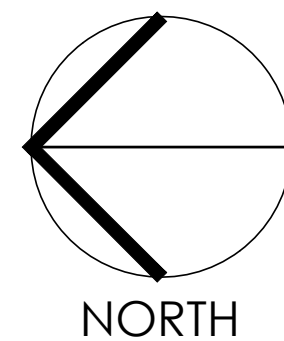
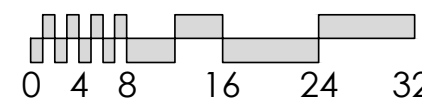
PERENNIALS				
	6	ECHINACEA X 'PAS702917' TM / POW WOW WILDBERRY CONEFLOWER	1 GAL	0.73%
	3	HEMEROCALLIS X 'ROSY RETURNS' / ROSY RETURNS DAYLILY	1 GAL	0.37%
	3	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' / HIDCOTE BLUE LAVENDER	1 GAL	0.37%
	7	PEROVSKIA ATRIPLICIFOLIA 'PRIME TIME' / PRIME TIME RUSSIAN SAGE	1 GAL	0.86%
	5	SALVIA NEMOROSA 'BLUE MARVEL' / BLUE MARVEL MEADOW SAGE	1 GAL	0.61%
	7	VINCA MINOR / COMMON PERIWINKLE	1 GAL	0.86%

SHRUB TOTAL NUMBER	292	100%
5 GALLON SHRUB	261	96.2%
1 GALLON PERENNIAL	31	3.8%

REQUIREMENTS FOR PARCEL C	
TOTAL SQUARE FOOTAGE	47,929 SF
TREES	1 / 2,500 SF = 20 TREES
TREE SIZES	2 1/2" CAL SHADE TREE
	1 1/2" CAL ORNAMENTAL
	6' TALL EVERGREEN
SHRUBS	1 / 300 SF = 160 SHRUBS
SHRUB SIZES	5 GALLON
UP TO 10% SHRUBS CONVERT TO PERENNIAL AT 1:3 RATIO	160 * 10% = 16 SHRUBS TO 48 PERENNIALS

IRRIGATION NOTES:

- ALL TREES, SHRUBS & PERENNIAL PLANT MATERIAL TO BE IRRIGATED WITH DRIP IRRIGATION.
- ALL LAWN AREAS TO BE IRRIGATED WITH SPRAY IRRIGATION.



SHRUB TOTAL NUMBER	289	100%
5 GALLON SHRUB	257	96.0%
1 GALLON PERENNIAL	32	4.0%

REQUIREMENTS FOR PARCEL D	
TOTAL SQUARE FOOTAGE	55,025 SF
TREES	1 / 2,500 SF = 22 TREES
TREE SIZES	2 1/2" CAL SHADE TREE
	1 1/2" CAL ORNAMENTAL
	6' TALL EVERGREEN
SHRUBS	1 / 300 SF = 184 SHRUBS
SHRUB SIZES	5 GALLON
UP TO 10% SHRUBS CONVERT TO PERENNIAL AT 1:3 RATIO	184 * 10% = 18 SHRUBS TO 54 PERENNIALS



PLANT SCHEDULE FOR PARCEL D

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL / SIZE
DECIDUOUS TREES				
	2	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' TM / URBAN SUNSET MAPLE	B & B	2.5" CAL
	4	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	2.5" CAL
	3	MALUS X 'JFS KW213MX' / RASPBERRY SPEAR® CRABAPPLE	B & B	2.5" CAL
	3	MALUS X 'RADIANT' / RADIANT CRAB APPLE	B & B	2.5" CAL
	5	QUERCUS X BIMUNDORUM 'JFS-KW2QX' / SKINNY GENES® OAK	B & B	2.5" CAL
	1	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2.5" CAL
	4	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE ZELKOVA	B & B	2.5" CAL
EVERGREEN TREES				
	4	PICEA PUNGENS GLAUCA 'HOOPSI' / HOOPSI BLUE SPRUCE	B & B	6' - 9' TALL
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT/SIZE	DIVERSITY
DECIDUOUS SHRUBS				
	4	BUDDLEJA X 'BOSCRANZ' / CRANRAZZ™ BUTTERFLY BUSH	5 GAL	1.5%
	9	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SPIREA	5 GAL	3.4%
	21	CORNUS SERICEA 'FARROW' / ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	7.9%
	1	COTINUS COGGYGRIA 'ROYAL PURPLE' / ROYAL PURPLE SMOKE BUSH	5 GAL	0.4%
	20	COTONEASTER PROCUMBENS 'GERALD' / LITTLE DIPPER® COTONEASTER	5 GAL	7.5%
	11	FORSYTHIA X 'COURTASOL' / GOLD TIDE FORSYTHIA	5 GAL	4.1%
	15	HYDRANGEA PANICULATA 'ILVOBO' TM / BOBO PANICLED HYDRANGEA	5 GAL	5.6%
	20	HYDRANGEA PANICULATA 'SMHPLQG' / LITTLE QUICK FIRE® PANICLE HYDRANGEA	5 GAL	7.5%
	8	PHYSCARPUS OPULIFOLIUS 'SUMMER WINE' / SUMMER WINE NINEBARK	5 GAL	3.0%
	6	POTENTILLA (DASIPHORA) FRUTICOSA 'HACHDON' / BELLA SOL® BUSH CINQUEFOIL	5 GAL	2.2%
	3	PRUNUS GLANDULOSA 'ROSEA PLENA' / PINK FLOWERING ALMOND	5 GAL	1.1%
	8	RHUS AROMATICA 'GRO-LOW' / GRO-LOW SUMAC	5 GAL	3.0%
	4	RHUS TYPHINA 'TIGER EYES' / TIGER EYES SUMAC	5 GAL	1.5%
	16	ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	2 GAL	6.0%
	13	SORBARIA SORBIFOLIA 'SMNSSC' / MR. MUSTARD® FALSE SPIRAEA	5 GAL	4.9%
	19	SPIRAEA X BUMALDA 'LITTLE PRINCESS' / LITTLE PRINCESS SPIREA	5 GAL	7.1%
	15	SYMPHORICARPOS X DOORENBOSII 'KOLMPICA' TM / PINKY PROMISE SNOWBERRY	5 GAL	5.6%
	7	SYRINGA X 'BLOOMERANG' / BLOOMERANG LILAC	5 GAL	2.6%
EVERGREEN SHRUBS				
	15	BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD	5 GAL	5.6%
	8	EUONYMUS JAPONICUS 'SILVER QUEEN' / SILVER QUEEN EUONYMUS	5 GAL	3.0%
	11	JUNIPERUS COMMUNIS 'GREEN CARPET' / GREEN CARPET COMMON JUNIPER	5 GAL	4.1%
	12	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES CREEPING JUNIPER	5 GAL	4.5%
	11	PHOTINIA X FRASERI / FRASER PHOTINIA	5 GAL	4.1%
GRASSES				
	3	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	5 GAL	XX
	1	MISCANTHUS SINENSIS 'GRACILLIMUS' / MAIDEN GRASS	5 GAL	XX
PERENNIALS				
	6	ECHINACEA X 'PAS702917' TM / POW WOW WILDBERRY CONEFLOWER	1 GAL	0.75%
	6	GAURA LINDHEIMERI 'SISKIYOU PINK' / SISKIYOU PINK GAURA	1 GAL	0.75%
	6	PEROVSKIA ATRIPLICIFOLIA 'PRIME TIME' / PRIME TIME RUSSIAN SAGE	1 GAL	0.75%
	8	SALVIA NEMOROSA 'BLUE MARVEL' / BLUE MARVEL MEADOW SAGE	1 GAL	1.00%
	6	VINCA MINOR / COMMON PERIWINKLE	1 GAL	0.75%

IRRIGATION NOTES:

- ALL TREES, SHRUBS & PERENNIAL PLANT MATERIAL TO BE IRRIGATED WITH DRIP IRRIGATION.
- ALL LAWN AREAS TO BE IRRIGATED WITH SPRAY IRRIGATION.



BRIDGES AT FOX HOLLOW

LANDSCAPE CONCEPT

AMERICAN FORK, UTAH

PARCEL D

Date: 11-25-2024

Drawn by: GB/AD

Phone: 801.471.3900

SCALE: 1:16 ON 24X36

NORTH

ACCEPTANCE BY FOX HOLLOW GOLF CLUB

THE BOARD OF DIRECTORS FOR THE FOX HOLLOW GOLF CLUB APPROVES THE PROPOSED FENCING PLAN AS SHOWN FOR THIS SUBDIVISION

THIS _____ DAY OF _____, A.D. _____

CHAIRMAN

FENCING NOTES

FENCING IS SUBJECT TO THE MASTER DEVELOPMENT AGREEMENT FOR BRIDGES AT FOX HOLLOW

13. FENCING. The Property is located adjacent to the Tri-City Golf Course, d/b/a Fox Hollow Golf Course (the Golf Course). Developer desires to minimize the risk of property damage to the development as a result of stray golf balls. The City desires to minimize the risk of trespassing on the Golf Course by way of the development. There is currently an existing chain link fence along the property line of the Golf Course and the Property. Developer may remove said fence with written approval of Golf Course. However, the fence shall be replaced with an equivalent barrier or fence which restricts access to the Golf Course as agreed upon by Golf Course. Separate and above the fencing along the Property boundary adjacent to the Golf Course, Developer shall install netting or other barrier which shall be a protection from Golf Course activities, including stray golf balls, to any properties within said Development.

TIMING: Existing chain link fence can be removed and replaced during the following periods:

- _____
- _____
- _____

All demolished fencing material must be removed or stockpiled off site of golf course property.

10 FT HIGH BLACK VINYL COATED CHAIN LINE FENCE



6 FT HIGH PRECAST CONCRETE FENCING

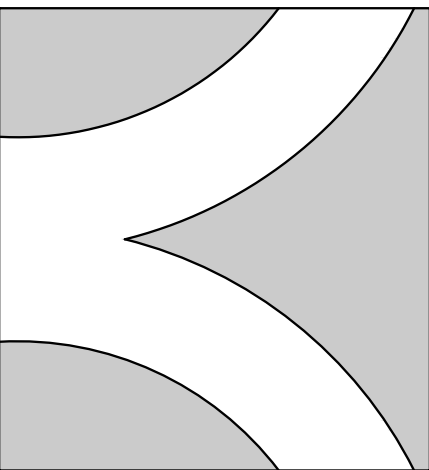
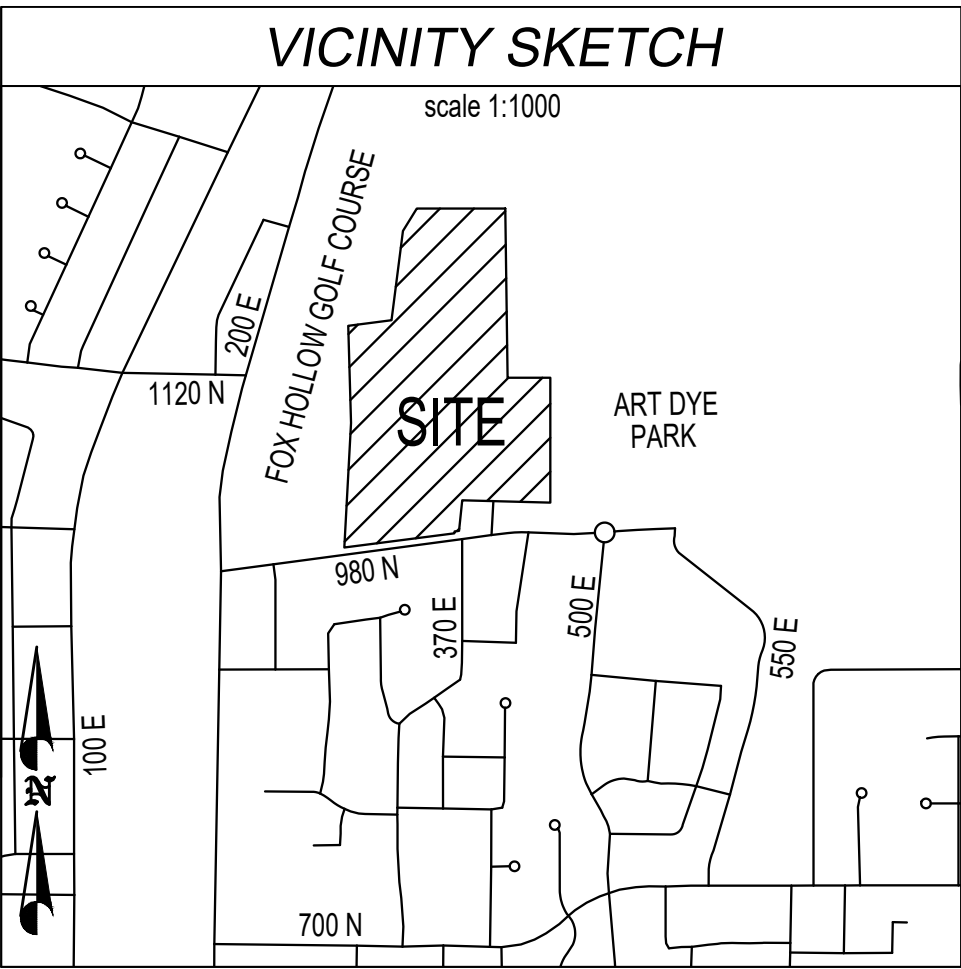


8 FT HIGH PRECAST CONCRETE FENCING



LEGEND

- 10 FT HIGH BLACK VINYL COATED CHAIN LINE FENCE
[ADDITIONAL NETTING TO BE ADDED WHERE NEEDED UPON CONSULTATION WITH GOLF COURSE]
- x — x — x — 6 FT HIGH PRECAST CONCRETE FENCING
- . — . — . — . 8 FT HIGH PRECAST CONCRETE FENCING

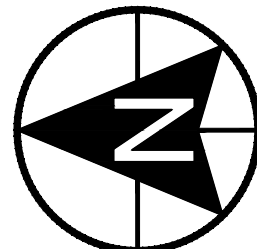


THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581



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



CIVIL ENGINEERING
1018 N. Deer Crest Lane
Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			

ACTION	DATE
PRELIM	09/11/2024

PROJECT



350 EAST 1080 NORTH

DESCRIPTION

PRELIMINARY
PLANS

SHEET NAME	SHEET NUMBER
FENCING	F1

c:\projects\foxhollow\bridges\civil\engineering\berg\09112024\bridges at fox hollow\bridges at fox hollow.dwg

PHASING PLAN

CONSERVATION SUBDIVISION

Plat	Area	Open Space	% Open per Plat	Total Open Space
A	3.82	0.91	24%	24%
B (portion)	3.73	2.36	63%	43%
D	3.54	0.00	0%	29%

REQ'D OPEN SPACE

PROVIDED OPEN SPACE

Area (ac)

2.77

Area (%)

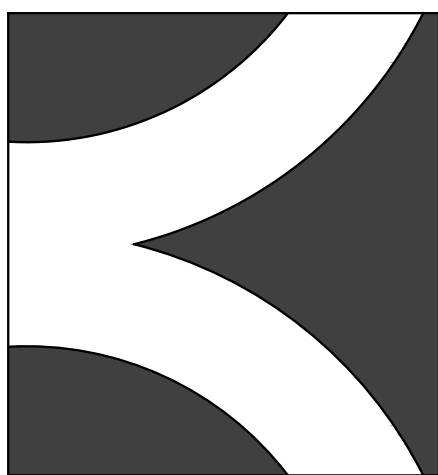
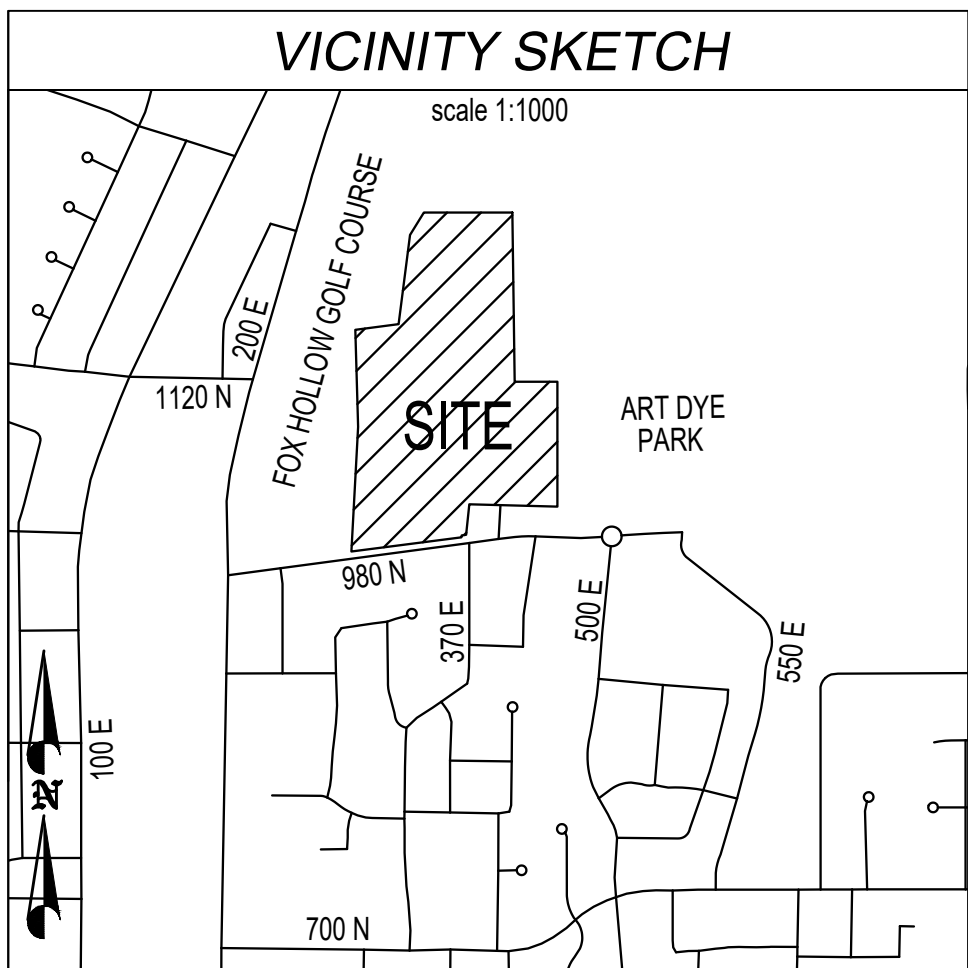
25%

2.26

29%

FLEXIBLE LOT SUBDIVISION

Plat	Area	Open Space	% Open per Plat	Total Open Space
B (portion)	5.29	0.00	0%	0%
C	4.07	0.00	0%	0%
E	10.54	0.00	0%	0%

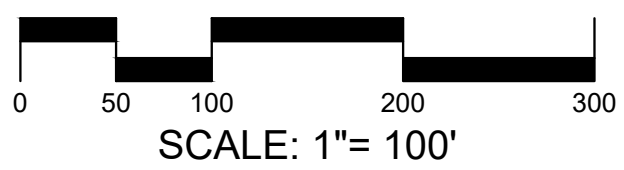
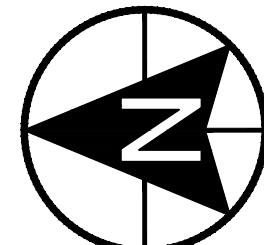


THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE
INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581



SCALE: 1"= 100'



CIVIL ENGINEERING
1018 N Deer Crest Lane
Alpine UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			

ACTION	DATE
PRELIM	09/11/2024

PROJECT



350 EAST 1080 NORTH

DESCRIPTION

PRELIMINARY
PLANS

SHEET NAME SHEET NUMBER

PHASING PHASE

