



AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA

Regular Session
April 28, 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 April 28, 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

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 April 21, 2025, Development Review Committee minutes.

3. 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 on an application for a Preliminary Plan, known as Mitchell Farms Plat E, located at approximately 950 N 780 W, American Fork City. The Preliminary Plan will be for approximately 6.97 acres and will be in the Residential (R1-12000) Zone.
- b. 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.

4. Other Business

- a. Upcoming Projects

5. Adjournment

Dated this 24th day of April 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

April 21st, 2025

The American Fork City Development Review Committee met in a regular session on April 21st, 2025, at the American Fork Public Works Building, 275 East 200 North, commencing at 10:00 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:

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of the March 31st, 2025, Development Review Committee Regular Session.

Patrick O'Brien motioned to approve the Common Consent agenda

UNAPPROVED MINUTES

04.21.2025

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 an Amended Final Plat, known as Northshore Corporation Center Plat F, located at approximately 926 S Auto Mall Drive, American Fork City. The Amended Final Plat will be for approximately 2.56 acres and will be in the Planned Industrial (PI-1) Zone.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for an Amended Final Plat to address an inconsistency with an easement which was previously approved for the project. There is currently a site plan in review associated with the same property. The site plan does not propose any changes that would drastically impact the approval of the amended plat. Patrick O'Brien noted that once this project is approved, they would still need to vacate the easement.

Sam Kelly moved to approve the proposed Amended Final Plat, located at approximately 926 S Auto Mall Drive, American Fork City, UT 84003, in the Planned Industrial (PI-1) Zone, subject to any conditions found in the staff report.

Aaron Brems seconded the motion.

Voting was as follows:

UNAPPROVED MINUTES

04.21.2025

Patrick O'Brien	Abstain
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

Other Business

There was no other business to discuss at this time.

Adjournment

Sam Kelly motioned to adjourn the meeting.

Aaron Brems seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

Meeting adjourned at 10:04 AM

Angie McKee

Administrative Assistant I

UNAPPROVED MINUTES

04.21.2025

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

Agenda Topic

Review and action on an application for a Preliminary Plan, known as Mitchell Farms Plat E, located at approximately 950 N 780 W, American Fork City. The Preliminary Plan will be for approximately 6.97 acres and will be in the Residential (R1-12000) Zone.

BACKGROUND INFORMATION		
Location:		950 N 780 W
Project Type:		Preliminary Plan
Applicants:		Ken Berg
Existing Land Use:		Residential Low Density
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density; Public Parks & Open Space
	West	Residential Low Density
Existing Zoning:		R1-12000
Surrounding Zoning:	North	RA-1
	South	R1-12000
	East	R1-9000; PF
	West	R1-12000
Square Footage (By Use)		303,613.2 sf. (Residential Use)
Total Number of Units		15 Dwelling Units
Parking Requirement		30 Off-Street Stalls

Background

The applicant has applied for a Preliminary Plat to develop a 15-lot subdivision. The project is within the R1-12000 Zone, which would require a minimum of 12,000 s.f. lots that have a 100' lot width at minimum setback and 100' lot depth. These lots will be for detached single-family homes.

Sec 17.8.201 Subdivider Confers With Development Review Committee

- A. The subdivider may meet with the Development Review Committee in a pre-application meeting to discuss the basic concept of the proposed subdivision and to obtain information pertaining to the general plan and zoning classification of the area proposed for subdivision, city requirements and standards for design and construction of streets, utilities and other requirements affecting the land proposed to be subdivided.
- B. The purpose of the conference(s) is to provide informal assistance to the subdivider in the preparation of the plans early in the process. The Development Review Committee may suggest changes in the proposed layout so the project is more fully consistent with the city's general plan and also with the city's development regulations and policies. The recommendations from the Development Review Committee prior to the subdivision application shall be purely advisory and in no way shall the conference be construed to constitute approval of the plan.

Sec 17.8.202 Subdivider Prepares And Submits Preliminary Plat And Supporting Materials

After the pre-submittal conference, if applicable, the subdivider shall prepare and submit to the Development Services Department a preliminary plat submittal packet containing the following:

- A. An application for approval of the subdivision project, together with copies of plans and materials showing the layout of the proposed project, including the location, size and dimensions of all lots; the placement and cross-section of all proposed streets; the location of all public utility easements; the intended treatment of drainage; and the intended treatment of any other essential features of the proposed subdivision.
- B. A geotechnical report for the subdivision area.
- C. Evidence of payment of the required review fee.
- D. Evidence of water right proposed to be conveyed to the city.
- E. Evidence of review of the proposed subdivision of required public utility agencies.
- F. Other materials deemed by city staff to be essential for an adequate understanding of the proposed project.

Sec 17.8.203 DRC Reviews Preliminary Plans, Documents, And Statements

Upon receipt of the preliminary plan submittal packet from the subdivider the Development Services Director or assignee shall review the plans, documents, and materials for completeness and for conformance with city requirements and standards and the general plan, and submit said plans, documents and statements or portions thereof to the Development Review Committee for their review and recommendation.

Sec 17.8.204 Development Review Committee Reports Results Of Review Of Preliminary Plans, Documents, And Statements 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 in order for the preliminary plan materials to be more consistent with the objectives of the general plan and development regulations and policies.

Sec 17.8.206 Development Review Committee Takes Action On Preliminary Plans And Supporting Materials

- A. 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.
- B. Approval of the Preliminary Plan by DRC shall not constitute final approval of the project, but shall be deemed as approval to proceed with preparation of a final plat, detailed engineering and supporting materials.

Project Conditions of Approval

- 1. N/A

Findings of Fact

- 1. The Preliminary 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 Preliminary Plat MEETS the requirements of Section 17.7.206. Staff recommends APPROVING the application.

Potential Motions – Preliminary Plat

Approval

I move to approve the proposed Preliminary Plat, located at located at approximately 950 N 780 W, American Fork City, in the Residential (R1-12000) Zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Preliminary Plat, located at located at located at approximately 950 N 780 W, American Fork City, UT 84003, in the Residential (R1-12000) Zone.

Table

I move to table action for the proposed Preliminary Plat, located at located at located at approximately 950 N 780 W, American Fork City, UT 84003, in the Residential (R1-12000) Zone, and instruct staff/developer to.....

*MITCHELL FARMS
PRELIMINARY*

780 W 930 N
AMERICAN FORK, UT

SHEET INDEX

C0	COVER
C1	PRELIMINARY PLAT
C2	OVERALL UTILITY PLAN
C3	GRADING AND STORM DRAINAGE PLAN
C4	SWPPP
C5	FENCING PLAN
ROS	RECORD OF SURVEY
GN1	GENERAL NOTES
D0-D4	CONSTRUCTION DETAILS

ENGINEER



CIVIL ENGINEERING

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

CITY APPROVALS / COMMENTS

 <div style="text-align: center;"> American Fork City Development Review Committee </div> 	
Sewer/Storm Drain Division Reviewed ahardy 04/09/2025	Fire Department Reviewed M. Sacco 04/21/2025
EC/LID Reviewed tmezenen 04/21/2025	Planning and Zoning Reviewed copperman 04/23/2025
Public Infrastructure Reviewed dhoward 04/22/2025	Engineering Division Reviewed rburkhill 04/21/2025
	Water/PI Division Reviewed jbrems 04/23/2025
Communications Reviewed MHunsaker 04/23/2025	Streets Division Reviewed ehylde 04/23/2025

— No comments

— No comments

Next Step

**Proceed to the Development
Review Committee on
04.28.2025**

Re-Submittal Acknowledgment Statement

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

KRB [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.

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

KRB [Applicant Initial] This is the 2nd [Ex: 1st] complete re-submittal of the subdivision constituting the start of the 2nd [Same Number] Review Cycle.



DEVELOPMENT

AUTUMN VALLEY LAND LC

9469 N. MOUNT AIREY DR STE A

EAGLE MOUNTAIN, UT 84005

(801) 995-2006



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

REVISONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
PRELIM	04/08/2025

PROJECT

**MITCHELL
FARMS
SUBDIVISION**

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME

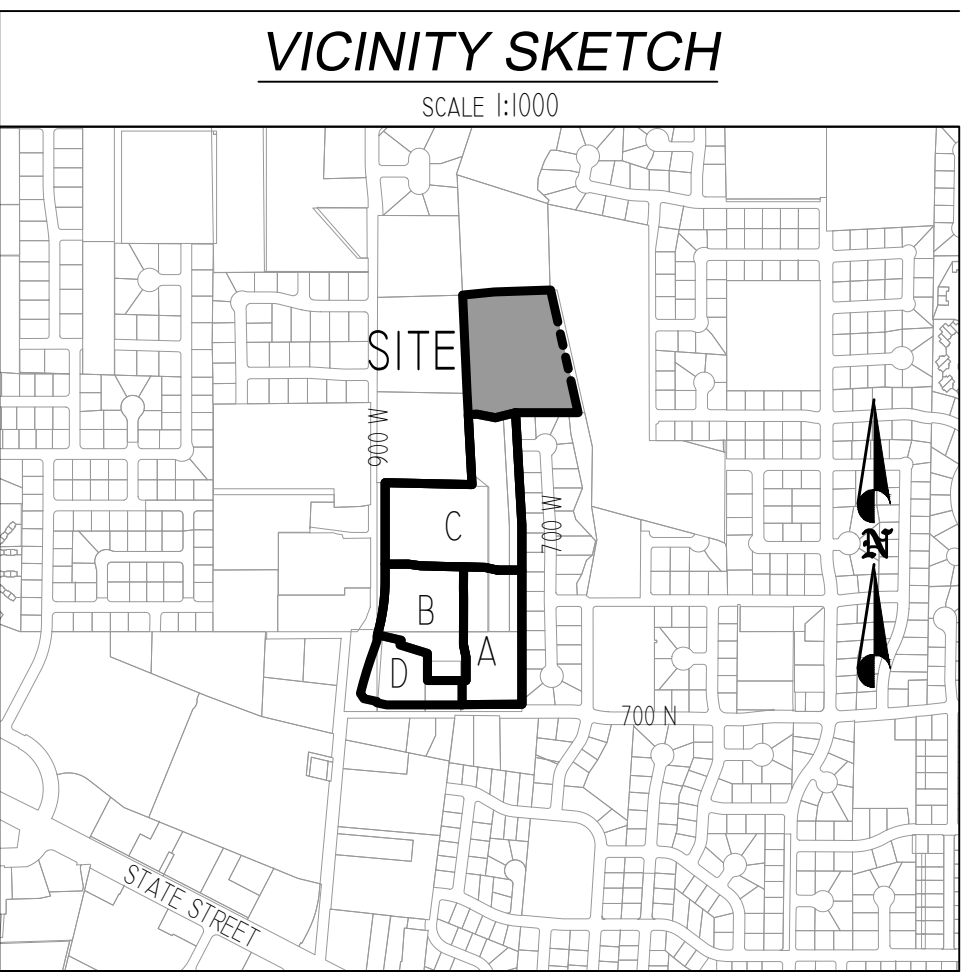
SHEET NUMBER

SUBMITTAL

1

AF # P-2025-00059

BOUNDARY DESCRIPTION	NOTES	LEGEND
<p>BEGINNING AT A POINT LOCATED NORTH 89°58'38" EAST 475.42 FEET ALONG THE SECTION LINE AND NORTH 1130.36 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;</p> <p>THENCE NORTH 03°04'00" WEST 63.34 FEET; THENCE NORTH 89°50'29" WEST 0.37 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF MITCHELL MEADOWS PLAT "C" AND MITCHELL MEADOWS PLAT "B" THE FOLLOWING COURSE: NORTH 02°37'27" WEST 560.40 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF MITCHELL MEADOWS PLAT "B" THE FOLLOWING TWO (2) COURSES: 1) NORTH 84°23'53" EAST 165.65 FEET, AND 2) NORTH 88°01'00" EAST 291.09 FEET; THENCE SOUTH 07°39'44" WEST 116.79 FEET; THENCE SOUTH 03°52'15" EAST 146.99 FEET; THENCE SOUTH 19°49'45" EAST 98.12 FEET; THENCE SOUTH 33°56'33" EAST 43.38 FEET; THENCE SOUTH 19°45'35" EAST 181.80 FEET; THENCE SOUTH 12°06'53" WEST 78.53 FEET; THENCE ALONG THE BOUNDARY OF MITCHELL SPRINGS THE FOLLOWING COURSE: WEST 276.77 FEET; THENCE ALONG THE NORTHERLY BOUNDARY OF MITCHELL FARMS PLAT "C" THE FOLLOWING THREE (3) COURSES: 1) SOUTH 75°59'48" WEST 108.47 FEET, 2) NORTH 79°22'00" WEST 97.30, AND 3) SOUTH 86°56'00" WEST 45.61 FEET TO THE POINT OF BEGINNING.</p> <p>AREA = 303,613 SF OR 6.97 ACRES</p> <p>BASIS OF BEARING IS SOUTH 89°58'38" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 10, (NAD 27)</p>	<p>1. ELEVATION BENCHMARK IS THE S QUARTER CORNER OF SEC 10 T 5 S; R 1 E; SLB8M ELEV = 4606.10</p> <p>2. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON</p> <p>3. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 18" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY</p> <p>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 MARSHALL AND CHARGED WITH CULINARY WATER</p> <p>5. AREA WITHIN THIS SUBDIVISION IS IN ZONE X (OUTSIDE THE 500-YEAR FLOOD PLAIN) ACCORDING TO FEMA FIRM PANEL NUMBER 49049C0164F, EFFECTIVE DATE: JUNE 19, 2020.</p>	<p>----- PROPERTY LINE</p> <p>----- LOT LINE</p> <p>- - - - - EASEMENT LINE</p> <p>===== EXISTING CURB</p> <p>----- PROPOSED CURB</p> <p>----- 5 FOOT CONTOUR</p> <p>- - - - - 1 FOOT CONTOUR</p> <p>----- CULINARY WATER</p> <p>----- PRESSURIZED IRRIG.</p> <p>----- SANITARY SEWER</p> <p>----- STORM DRAIN</p> <p>⦿ FIRE HYDRANT</p> <p>* STREET LIGHT</p> <p>◆ STOP & ADDRESS SIGN</p>

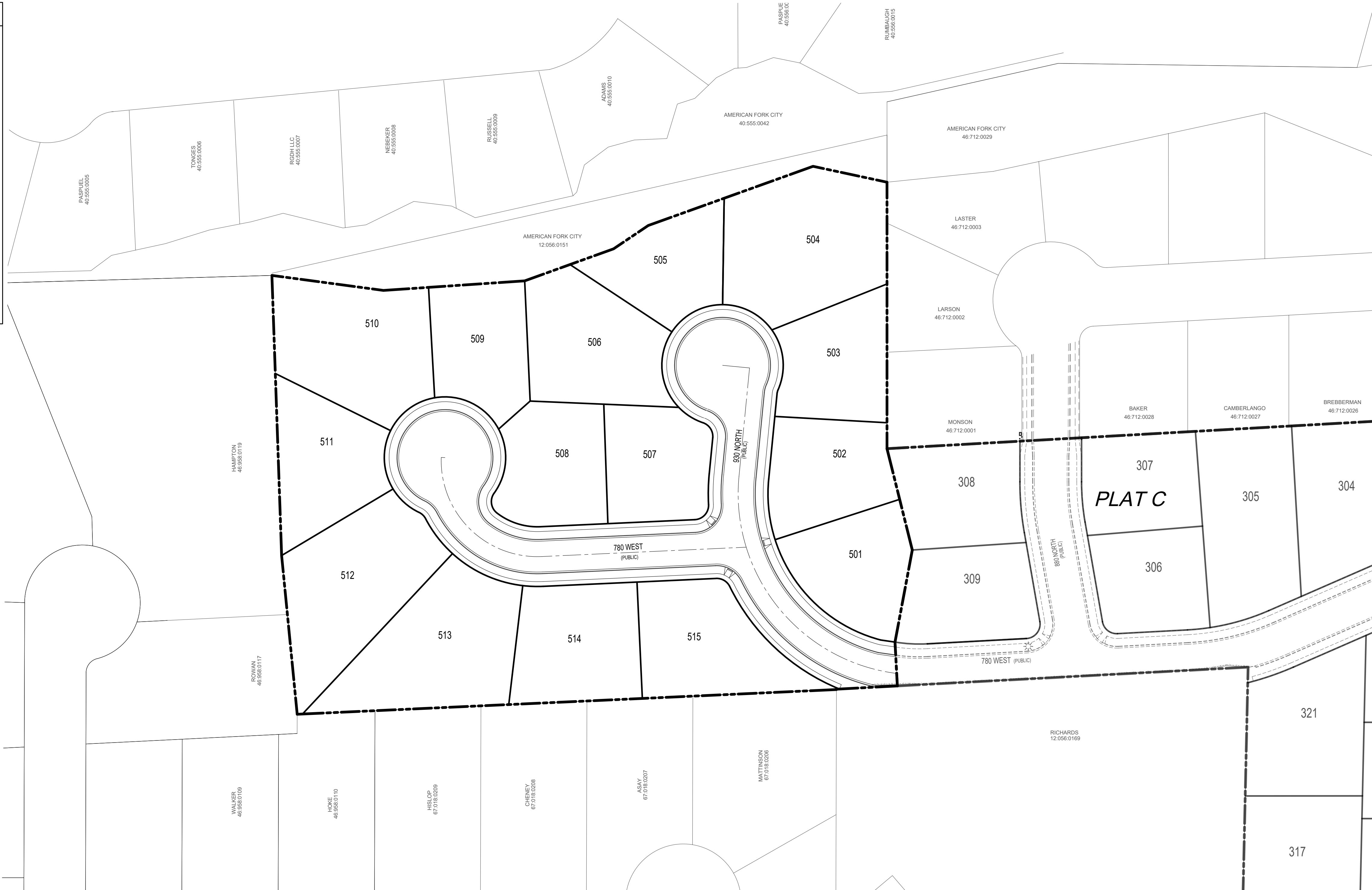


CONTACT LIST		
CIVIL ENGINEER BERG CIVIL ENGINEERING	(801) 492-1277	
GEOTECHNICAL ENGINEER CMT ENGINEERING	(801) 972-9074	
AMERICAN FORK CITY PLANNING DEPT. AMERICAN FORK CITY PUBLIC WORKS	(801) 763-3060 (801) 763-3060	
UTILITIES		
AF CULINARY WATER	(JAY BREMS)	(801) 763-3060
AF PRESSURIZED IRRIGATION	(JAY BREMS)	(801) 763-3060
AF SANITARY SEWER	(ASHTON HARDY)	(801) 763-3060
AF STORM DRAIN	(ASHTON HARDY)	(801) 763-3060
AF FIRE MARSHALL	(MAT SACCO)	(801) 763-3060
AF CITY INSPECTOR	(DEE HOWARD)	(801) 763-3060
AF SWMP MANAGER	(TYLER MEZENEN)	(801) 763-3060
AF FIBER	(WILL DAVIS)	(801) 897-9826
AF IRRIGATION COMPANY	(ERNE JOHN)	(801) 471-6576
ROCKY MOUNTAIN POWER	(TERIA WALKER)	(801) 756-1310
COMCAST	(ELYSIA VALDEZ)	(801) 401-3017
TSSD	(DAVID BARLOW)	(801) 756-5231
MITCHELL HOLLOW IRRIGATION	(DALE JONES)	(801) 768-8150
CENTURY LINK	(BILL WESTFALL)	(435) 623-4252
DOMINION ENERGY	(TRENT JOHNSON)	(801) 853-6548

SHEET INDEX	
C0	COVER
C1	PRELIMINARY PLAT
C2	OVERALL UTILITY PLAN
C3	GRADING AND STORM DRAINAGE PLAN
C4	SWPPP
C5	FENCING PLAN
ROS	RECORD OF SURVEY
GN1	GENERAL NOTES
D0-D4	CONSTRUCTION DETAILS

SITE TABULATIONS				
EXISTING ZONE	R1-12000			
TOTAL PROJECT	100%	6.97 AC	303,613 SF	
LOTS	79%	5.51 AC	239,820 SF	
PUBLIC ROADWAYS	21%	1.46 AC	63,793 SF	
PUBLIC OPEN SPACE	0%	0.00 AC	0 SF	

ABBREVIATION KEY			
TBW	BACK OF SIDEWALK	FES	FLARED END SECTION
BO	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	W	CULINARY WATER
HP	HIGH POINT	SS	SANITARY SEWER
LP	LOW POINT	SDMH	STORM DRAIN MANHOLE
RM	MANHOLE RIM	CY	CUBIC YARDS
TBC	TOP BACK OF CURB		

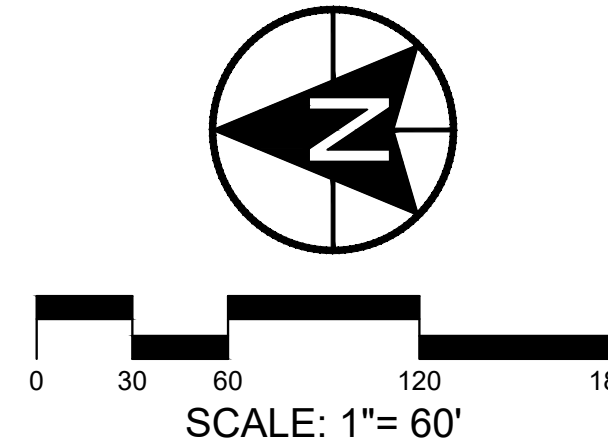


AUTUMN VALLEY LAND LC

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berg

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cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION			DATE
PRELIM			04/08/2025

PROJECT

MITCHELL FARMS SUBDIVISION

DESCRIPTION

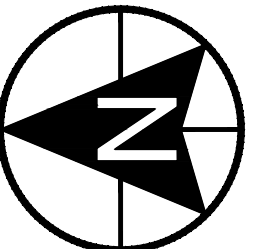
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
COVER	C0



DEVELOPMENT

AUTUMN VALLEY LAND LC
9469 N. MOUNT AIREY DR STE A
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0 20 40 80 120

SCALE: 1"= 40'



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cell (801) 616-1677

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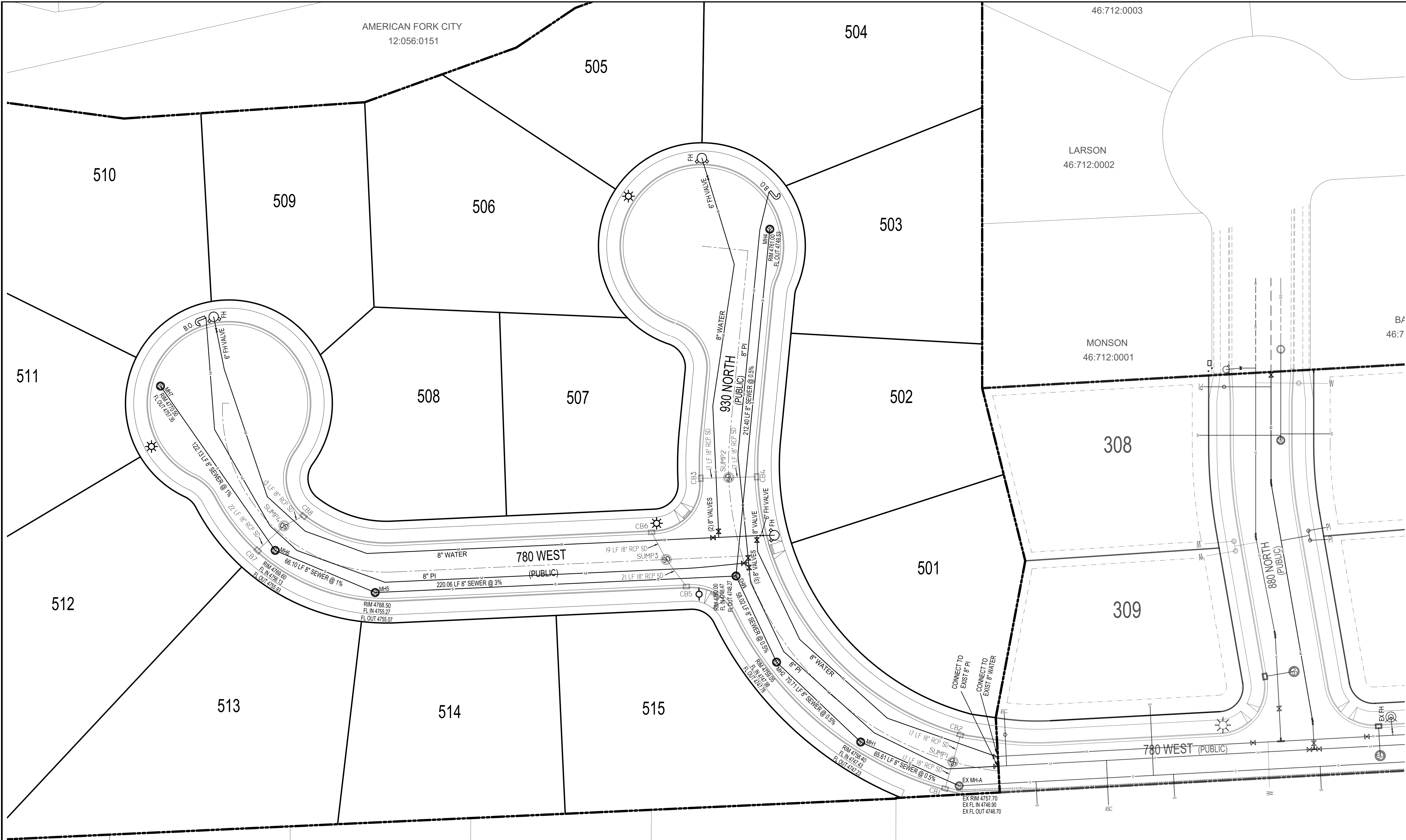
ACTION	DATE
PRELIM	04/08/2025

**MITCHELL
FARMS
SUBDIVISION**

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	C1



LEGEND

—	PROPERTY LINE	—	8" CULINARY WATER
—	LOT LINE	—	8" PRESSURIZED IRRIG.
- - - - -	EASEMENT LINE	—	8" SANITARY SEWER
=====	EXISTING CURB	—	18" STORM DRAIN
=====	PROPOSED CURB	Δ	FIRE HYDRANT
—	5 FOOT CONTOUR	*	STREET LIGHT
- - - - -	1 FOOT CONTOUR	:	STOP & ADDRESS SIGN

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 SEWER MANHOLES TO BE 5' IN DIAMETER.

WATER SERVICE NOTES

1. 1.5" POLY (BLUE) SERVICE FROM MAIN
2. 1"X1"X1.5" TEE WITH (3) C&A QUICK JOINTS.
3. 4" TO 6" SEPARATION REQUIRED BETWEEN METER CANS.
4. MAINTAIN 3' CLEARANCE FROM FIRE HYDRANTS
5. ALL CULINARY WATER LINES TO BE PVC C900 (BLUE)

PI NOTES

1. 1.5" POLY (PURPLE) LATERAL FROM MAIN
2. 1"X1"X1.5" TEE WITH (3) C&A QUICK JOINTS.
3. 4" TO 6" SEPARATION REQUIRED BETWEEN METER CANS.
4. MAINTAIN 3' CLEARANCE FROM FIRE HYDRANTS
5. ALL PI LINES TO BE PVC C900 (PURPLE)
6. AMERICAN FORK CITY TO DETERMINE AT TIME OF FINAL SUBDIVISION APPROVAL IF PI SEPARATION FROM SEWER NEEDS TO BE LARGER.

COMMUNICATION

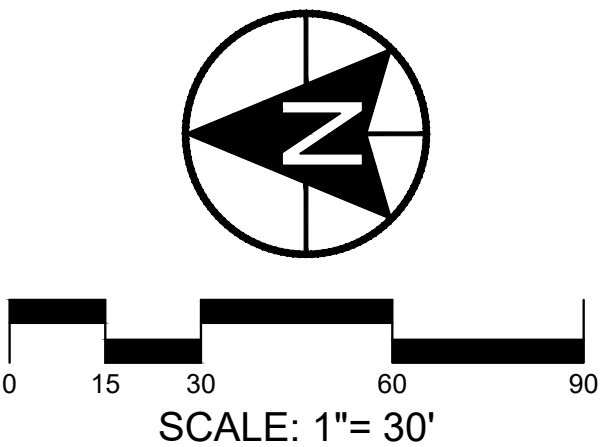
1. DEVELOPER REQUIRED TO INSTALL CONDUIT AND BOXES FOR FUTURE CITY USE. THESE IMPROVEMENTS WILL BE PLACED WITHIN THE P.U.E. OR "COMMON TRENCH" AS PER CITY STANDARDS. REFER TO FINAL SUBDIVISION PLANS AND POWER PLANS FOR EXACT LOCATIONS.



DEVELOPMENT

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EAGLE MOUNTAIN, UT 84005
(801) 995-2006

B/A
46:7



berg
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
PRELIM	04/08/2025

PROJECT

MITCHELL
FARMS
SUBDIVISION

DESCRIPTION

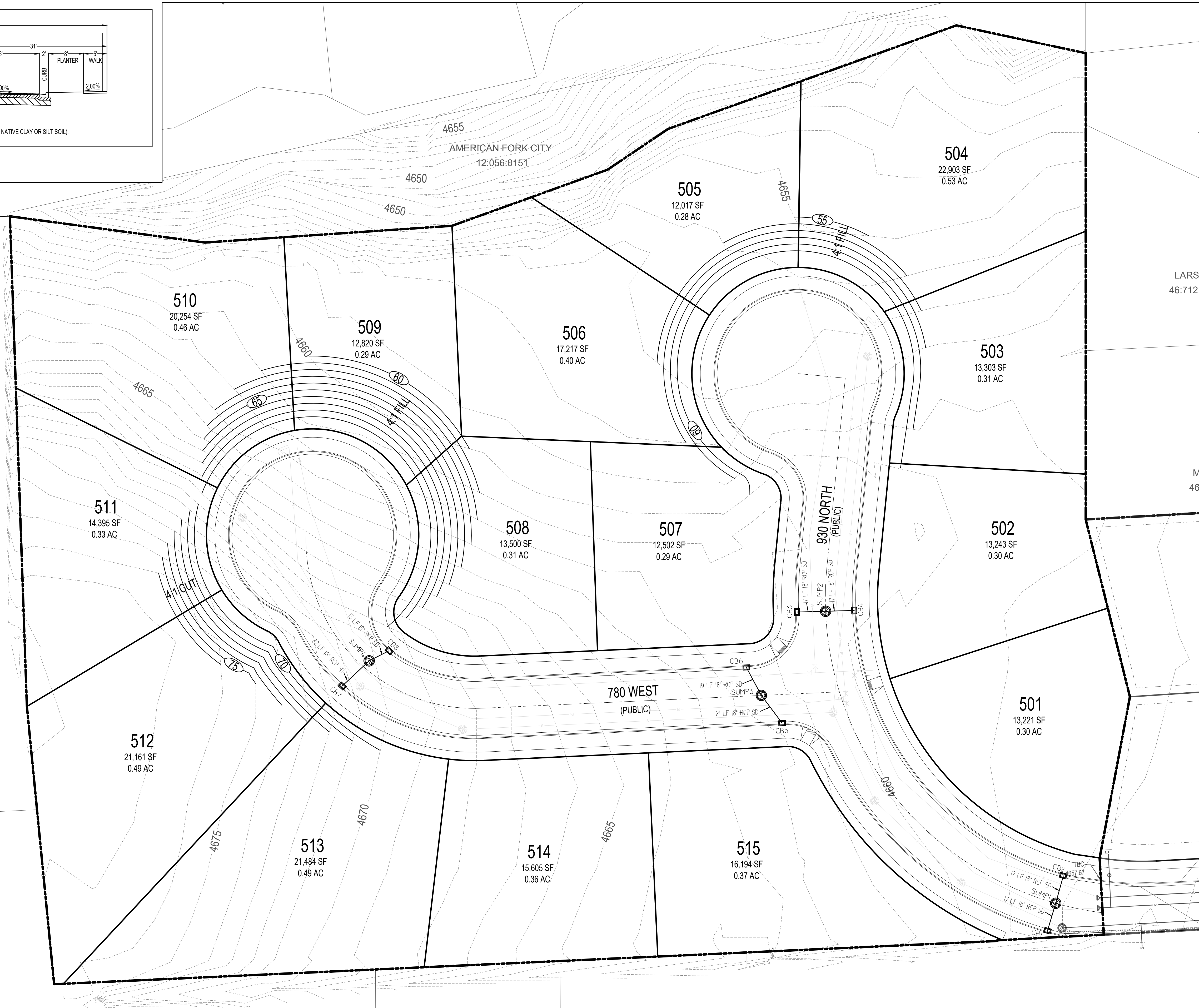
PRELIMINARY
PLANS

SHEET NAME	SHEET NUMBER
UTILITY PLAN	C2

METHOD OF HANDLING STORM DRAIN RUNOFF IS BY
CATCH BASIN AND SUMPS

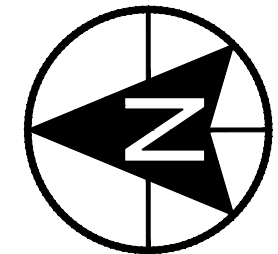
1. PROPOSED CUTS AND FILLS ON THE PROJECT WILL CLOSELY MATCH EXISTING GRADES AND WILL BE LESS THAN 1 FOOT.

1. ALL EXISTING IRRIGATION DITCHES ON-SITE ARE TO BE ABANDONED.

ROWAN
46:958:0117

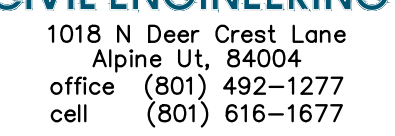
DEVELOPMENT

9469 N. MOUNT AIREY DR STE A
EAGLE MOUNTAIN, UT 84005
(801) 995-2006



0 15 30 60 90

SCALE: 1" = 30'



REVISIONS			SEAL
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ACTION	DATE
PRELIM	04/08/2025

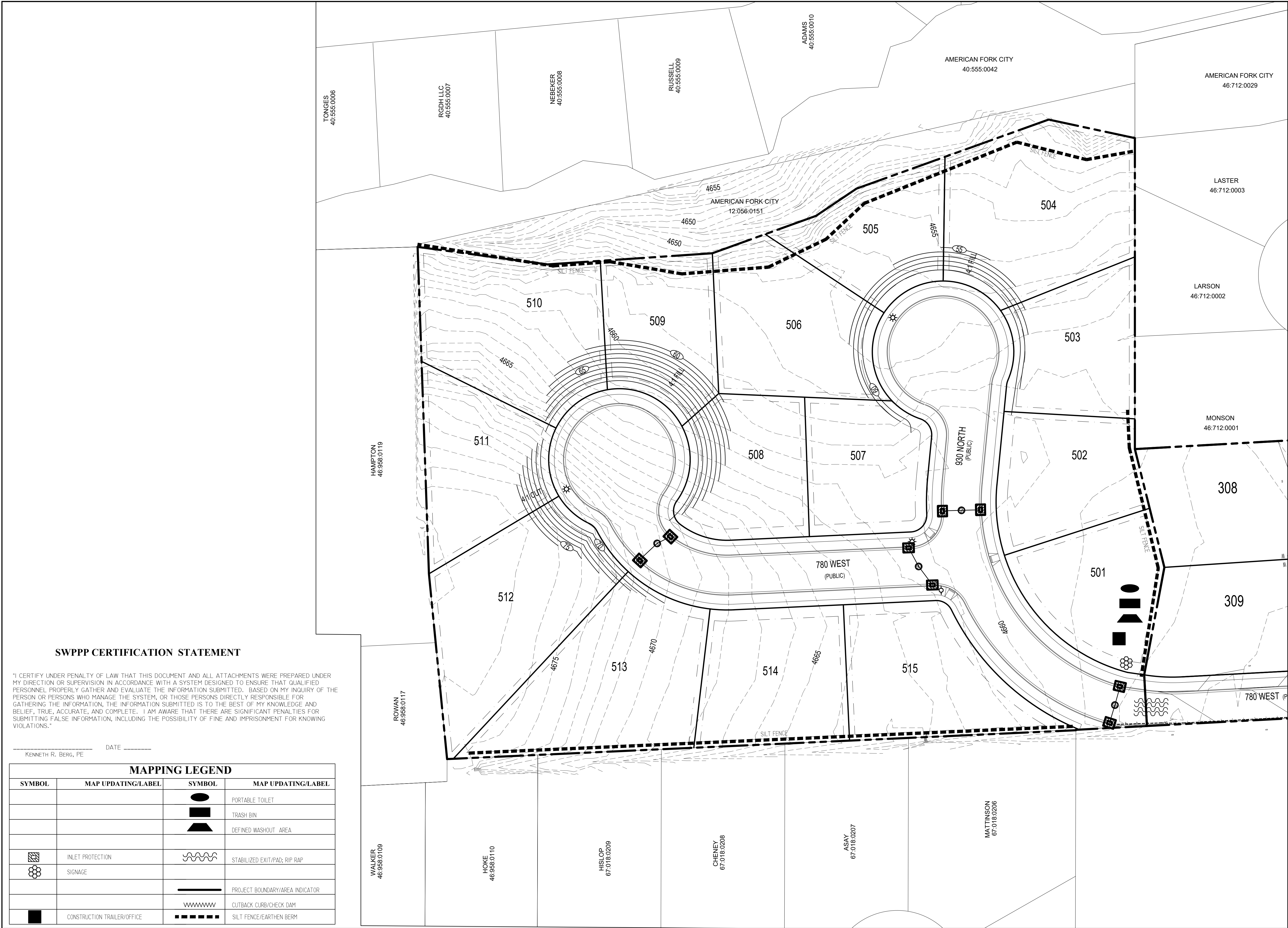
PROJECT

**MITCHELL
FARMS
SUBDIVISION**

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GRADING PLAN	C3



AUTUMN VALLEY LAND LC
9469 N. MOUNT AIREY DR STE A
EAGLE MOUNTAIN, UT 84005
(801) 995-2006

DEVELOPMENT

AUTUMN VALLEY LAND LC
9469 N. MOUNT AIREY DR STE A
EAGLE MOUNTAIN, UT 84005
(801) 995-2006

SCALE: 1"= 40'

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			
6			

ACTION	DATE
PRELIM	04/08/2025

PROJECT

MITCHELL FARMS SUBDIVISION

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
SWPPP	C4

4:swppp04-preliminary - berg and engineering/berg.mxd(2/25/2025) sheet: 04 swppp.dwg

SWPPP CERTIFICATION STATEMENT

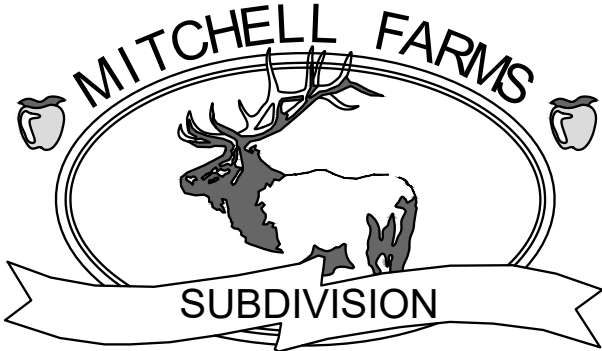
"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

KENNETH R. BERG, PE

DATE _____

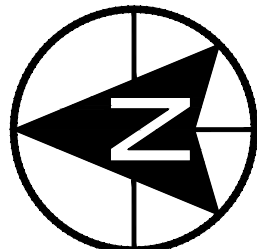
MAPPING LEGEND

SYMBOL	MAP UPDATING/LABEL	SYMBOL	MAP UPDATING/LABEL
			PORTABLE TOILET
			TRASH BIN
			DEFINED WASHOUT AREA
	INLET PROTECTION		STABILIZED EXIT/PAD; RIP RAP
	SIGNAGE		
			PROJECT BOUNDARY/AREA INDICATOR
			CUTBACK CURB/CHECK DAM
	CONSTRUCTION TRAILER/OFFICE		SILT FENCE/EARTHEN BERM



DEVELOPMENT

AUTUMN VALLEY LAND LC
9469 N. MOUNT AIREY DR STE A
EAGLE MOUNTAIN, UT 84005
(801) 995-2006

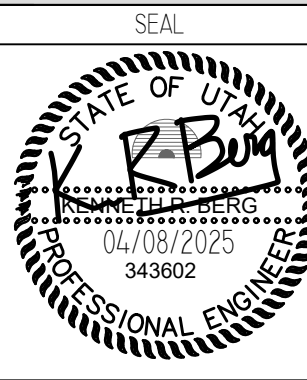


0 20 40 80 120
SCALE: 1"= 40'



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

REVISIONS		
NO.	DATE	DESCRIPTION
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ACTION	DATE
PRELIM	04/08/2025

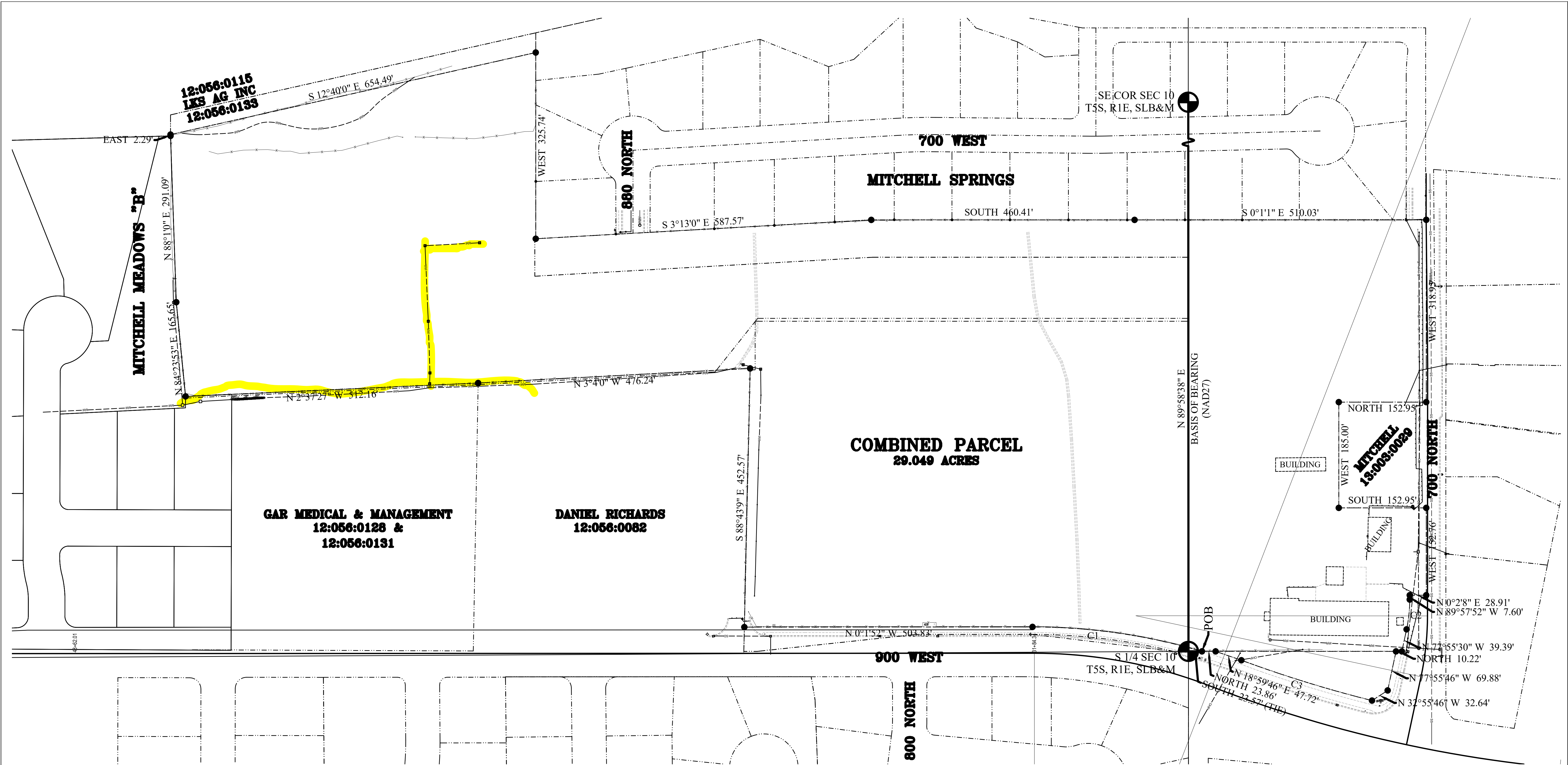
PROJECT

MITCHELL
FARMS
SUBDIVISION

DESCRIPTION

PRELIMINARY
PLANS

SHEET NAME	SHEET NUMBER
FENCING PLAN	C5



COMBINED DESCRIPTION

Beginning at a point located South 23.57 feet from the South Quarter Corner of Section 10, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along the arc of a 1044.27 foot radius curve to the left 300.38 feet through a central angle of 16°28'51" (chord bears North 8°12'34" East 299.35 feet); thence North 0°01'52" West 503.83 feet; thence South 88°43'09" East 452.57 feet; thence North 3°04'00" West 476.24 feet; thence North 2°37'27" West 512.16 feet; thence along the southerly boundary of Mitchell Meadows Plat "B" the following two courses and distances: 1) North 84°23'53" East 165.65 feet, and 2) North 88°01'00" East 291.09 feet; thence East 2.29 feet; thence South 12°40'00" East 654.49 feet; thence along the boundary of Mitchell Springs the following four courses and distances: 1) West 325.74 feet, 2) South 3°13'00" East 587.57, 3) South 460.41, and 4) South 0°01'01" East 510.03 feet; thence West 318.95 feet; thence North 152.95 feet; thence West 185.00 feet; thence South 152.95 feet; thence West 152.76 feet; thence North 0°02'08" East 28.91 feet; thence North 89°57'52" West 7.60 feet; thence along the arc of a 250.00 foot radius curve to the right 52.54 feet through a central angle of 12°02'26" (chord bears North 83°56'41" West 52.44 feet); thence North 77°55'30" West 39.39 feet; thence North 10.22 feet; thence North 77°55'46" West 69.88 feet; thence North 32°55'46" West 32.64 feet; thence along the arc of a 2188.50 foot radius non-tangent curve to the left 239.12 feet through a central angle of 6°15'37" (chord bears North 17°10'00" East 239.00 feet); thence North 18°59'46" East 47.72 feet; thence North 23.86 feet to the point of beginning.
Area = 29.049 Acres
Basis of Bearing is South 89°58'38" East along section line from the South Quarter Corner of Section 10, Township 5 South, Range 1 East, Salt Lake and Meridian, to the Southeast Corner of said Section 10. (NAD 27)

NARRATIVE

The Basis of Bearing for this survey is South 89°58'38" East along section line from the South Quarter Corner of Section 10, Township 5 South, Range 1 East, Salt Lake and Meridian, to the Southeast Corner of said Section 10. (NAD 27). 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.
Final boundary markers are to be set with construction of the future development.

SURVEYOR'S CERTIFICATION

I Aaron D. Thomas, do hereby certify that I am a Registered Land Surveyor, licensed to practice in the State of Utah, holding license number 6418780, and that in April 2017, 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

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	1044.27	300.38	16°28'51"	299.35	N 8°12'34" E
C2	250.00	52.54	12°02'26"	52.44	N 83°56'41" W
C3	2188.50	239.12	6°15'37"	239.00	N 17°10'00" E

SURVEY TYPE:	BOUNDARY & TOPOGRAPHIC SURVEY		
ADDRESS +/-	700 NORTH & 900 WEST		
CITY:	AMERICAN FORK	COUNTY:	UTAH
STATE:	UTAH		

LAND SURVEYOR:

AZTEC ENGINEERING INC.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

PREPARED FOR:
PATTERSON CONSTRUCTION

MITCHELL FARMS

LOCATED IN SECTIONS 10 & 15,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M

SHEET 1 OF 1	
DATE:	APRIL 21, 2017
SCALE:	1"=80'
DRAFTED BY:	A.D.T.

1. 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 GRADATIONS, 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.
5. 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. RESETTling 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. TRACKING OR SPILLING MUD, DIRT OR DEBRIS UPON STREETS, RESIDENTIAL OR COMMERCIAL DRIVES, SIDEWALKS OR BIKE PATHS IS PROHIBITED. ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE CITY. IF THE CONTRACTOR FAILS TO REMOVE SAID MUD, DIRT, DEBRIS, OR SPILLAGE, THE CITY RESERVES THE RIGHT TO REMOVE THESE MATERIALS AND CLEAN AFFECTED AREAS, THE COST OF WHICH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. DISPOSAL OF EXCESS EXCAVATION WITHIN SPECIAL FLOOD HAZARD AREAS (100-YEAR FLOODPLAIN) MUST BE APPROVED BY THE CITY ENGINEER.
13. ALL SIGNS, LANDSCAPING, STRUCTURES OR OTHER APPURTENANCES WITHIN RIGHT-OF-WAY DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
14. ALL FIELD TILE BROKEN OR ENCOUNTERED DURING EXCAVATION SHALL BE REPLACED OR REPAIRED AND CONNECTED TO THE PUBLIC STORM SEWER SYSTEM AS DIRECTED BY THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
15. ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. APPROVED PRECAST CONCRETE PRODUCTS WILL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT INSPECTION HAS BEEN CONDUCTED BY THE CITY OF AMERICAN FORK. PRECAST CONCRETE PRODUCTS WITHOUT PROOF OF INSPECTION SHALL NOT BE APPROVED FOR INSTALLATION.
16. ALL TRENCHES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS OR SECURELY PLATED DURING NONWORKING HOURS.
17. TRENCHES OUTSIDE THESE AREAS SHALL BE BACKFILLED OR SHALL BE PROTECTED BY APPROVED TEMPORARY FENCING OR BARRICADES DURING NONWORKING HOURS. CLEAN UP SHALL FOLLOW CLOSELY BEHIND THE TRENCHING OPERATION.

- # TRAFFIC CONTROL
1. TRAFFIC CONTROL SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR ACCORDING TO UTAH DEPARTMENT OF TRANSPORTATION, TRAFFIC CONTROL GUIDELINES OR MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
 2. ALL TRAFFIC LANES OF PUBLIC ROADWAYS SHALL BE FULLY OPEN TO TRAFFIC FROM 7:00 AM TO 9:00 AM AND FROM 4:00 PM TO 6:00 PM UNLESS AUTHORIZED DIFFERENTLY BY THE CITY ENGINEER.
 3. AT ALL OTHER HOURS THE CONTRACTOR SHALL MAINTAIN MINIMUM ONE - LANE TWO - WAY TRAFFIC. TRAFFIC CIRCULATION MUST BE SUPERVISED BY A CERTIFIED FLAGGER.
 4. STEADY - BURNING, TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT.
 5. ACCESS FROM PUBLIC ROADWAYS TO ALL ADJOINING PROPERTIES FOR EXISTING RESIDENTS OR BUSINESSES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT FOR MAIL, PUBLIC WATER AND SANITARY SEWER SERVICE, AND EMERGENCY VEHICLES.
 6. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN DETAILING THE PROPOSED MAINTENANCE OF TRAFFIC PROCEDURES. THE TRAFFIC CONTROL PLAN MUST INCORPORATE ANY TRAFFIC CONTROL DETAILS CONTAINED HEREIN.
 7. THE TRAFFIC CONTROL PLAN PROPOSED BY THE CONTRACTOR MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
 8. TRAFFIC CONTROL REQUIRING ROAD CLOSURES AND/ OR DETOURING MUST BE APPROVED BY THE CITY COUNCIL.

1. THE CONTRACTOR SHALL GIVE NOTICE OF INTENT TO CONSTRUCT TO BLUE STAKE (TELEPHONE NUMBER 800-662-2411) AT LEAST 2 WORKING DAYS BEFORE START OF CONSTRUCTION.
2. THE IDENTITY AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY. THE CITY OF AMERICAN FORK AND THE CITY ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR DEPTHS OF UNDERGROUND FACILITIES SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF THE SAME AND FOR ANY RESULTING CONTINGENT DAMAGE.
3. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE CITY ENGINEER.

1. ALL STRIPING MUST BE DONE FOLLOWING UTAH DEPARTMENT OF TRANSPORTATION GUIDELINES AND MUTCD MANUAL RECOMMENDATIONS, CURRENT EDITION.
2. ALL SIGNING MUST BE DONE FOLLOWING MUTCD MANUAL RECOMMENDATIONS, CURRENT EDITION.
3. ONLY SAND-BLASTING IS ALLOWED FOR REMOVAL OF EXISTING STRIPING.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF CONFLICTING EXISTING STRIPING.
5. MATERIALS USED FOR STRIPING MUST COMPLY WITH THE UTAH DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

1. THE CONTRACTOR OR DEVELOPER IS RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT (NOI) TO BE REVIEWED AND APPROVED BY THE UTAH DIVISION OF WATER QUALITY.
2. THE NOI MUST BE SUBMITTED TO UTAH DIVISION OF WATER QUALITY 45 DAYS PRIOR TO THE START OF CONSTRUCTION AND MAY ENTITLE COVERAGE UNDER THE UTAH DIVISION OF WATER QUALITY GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. A PROJECT LOCATION MAP MUST BE SUBMITTED WITH THE NOI.
3. A SEDIMENT AND EROSION CONTROL PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL. A SEDIMENT AND EROSION CONTROL PLAN HAS NOT ALWAYS BEEN INCLUDED WITH THE APPROVED CONSTRUCTION DRAWINGS. THIS PLAN MUST BE MADE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
4. A UPDES STORM WATER DISCHARGE PERMIT MAY BE REQUIRED. THE CONTRACTOR SHALL BE CONSIDERED THE PERMITTEE.
5. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORM WATER RUNOFF LEAVES THE SITE, INCLUDING WATERWAYS, OVERLAND SHEET FLOW, AND STORM SEWERS.
6. ACCEPTED METHODS OF PROVIDING EROSION/SEDIMENT CONTROL INCLUDED BUT ARE NOT LIMITED TO: SEDIMENT BASINS, SILT FILTER FENCE, AGGREGATE CHECK DAMS, AND TEMPORARY GROUND COVER. HAY OR STRAW BALES ARE NOT PERMITTED.
7. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE OF THE WORK AREA AT ALL TIMES CONSISTENT WITH EROSION CONTROL PRACTICES.
8. DISTURBED AREAS THAT WILL REMAIN UN-WORKED FOR 30 DAYS OR MORE SHALL BE SEEDED OR PROTECTED WITH SEVEN CALANDER DAYS OF THE DISTURBANCE.
9. OTHER SEDIMENT CONTROLS THAT ARE INSTALLED SHALL BE MAINTAINED UNTIL VEGETATIVE GROWTH HAS BEEN ESTABLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY SEDIMENT DEVICES AT THE CONCLUSION OF CONSTRUCTION BUT NOT BEFORE GROWTH OF PERMANENT GROUND COVER.

I. THE CONTRACTOR SHALL MAKE PROPER ARRANGEMENTS WITH THE AMERICAN FORK CITY, WATER DEPARTMENT FOR THE USE OF FIRE HYDRANTS WHEN USED FOR WORK PERFORMED UNDER THIS PROJECT'S APPROVAL.

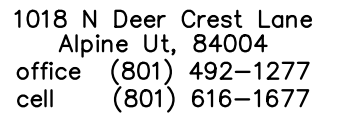
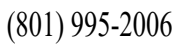
1. SANITARY SEWAGE COLLECTION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES, REGULATIONS, STANDARDS AND SPECIFICATIONS OF THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT AND THE UTAH DEPARTMENT OF HEALTH CARE AND REGULATIONS.
2. THE MINIMUM REQUIREMENTS FOR SANITARY SEWER PIPE WITH DIAMETERS 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.

1. ALL WATER LINE MATERIALS SHALL BE PROVIDED AND INSTALLED ACCORDING TO CURRENT SPECIFICATIONS OF THE CITY OF AMERICAN FORK, WATER DEPARTMENT.
2. ALL PUBLIC WATER PIPE WITH A DIAMETER 3 INCHES TO 8 INCHES SHALL BE DUCTILE IRON, CLASS 51 OR PVC C900 (BLUE). PUBLIC WATER PIPE 12 INCHES IN DIAMETER OR LARGER SHALL BE DUCTILE IRON, CLASS 54. FLANGED JOINT PIPES SHALL BE DUCTILE IRON, CLASS 53.
3. ONLY FIRE HYDRANTS CONFORMING TO CITY OF AMERICAN FORK STANDARDS WILL BE APPROVED FOR USE.
4. PUBLIC WATER LINE SHALL BE DISINFECTED BY THE CITY OF AMERICAN FORK, WATER DEPARTMENT. REQUESTS FOR WATER LINE CHLORINATION SHALL BE MADE THROUGH THE CITY OF AMERICAN FORK, WATER DEPARTMENT. THE COST FOR CHLORINATION SHALL BE PAID FOR BY THE CONTRACTOR.
5. ALL WATER LINES SHALL BE DISINFECTED ACCORDING TO CITY OF AMERICAN FORK STANDARD SPECIFICATIONS. SPECIAL ATTENTION IS DIRECTED TO APPLICABLE SECTIONS OF AMERICAN WATER WORKS ASSOCIATION SPECIFICATION C-651, PARTICULARLY FOR FLUSHING (SECTION 5) AND FOR CHLORINATING VALVES AND FIRE HYDRANTS (SECTION 7).
6. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK, CONSTRUCTION AND MATERIAL SPECIFICATIONS. WHEN WATER LINES ARE READY FOR DISINFECTION, THE CONTRACTOR SHALL SUBMIT TWO (2) SETS OF "AS-BUILT" PLANS, AND A LETTER STATING THAT THE WATER LINES HAVE BEEN PRESSURE TESTED AND NEED TO BE DISINFECTED, TO THE CITY OF AMERICAN FORK, WATER DEPARTMENT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DISINFECTION OF ALL WATER LINES CONSTRUCTION PER THIS PLAN. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK, CONSTRUCTION AND MATERIAL SPECIFICATIONS.
8. THE CONTRACTOR SHALL PAINT ALL FIRE HYDRANTS ACCORDING TO CITY OF AMERICAN FORK STANDARDS. THE COST OF PAINTING FIRE HYDRANTS SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR FIRE HYDRANTS.
9. NO WATER TAPS OR SERVICE CONNECTIONS (E.G., TO CURB STOPS OR METER PITS) MAY BE ISSUED UNTIL ADJACENT PUBLIC WATER LINES SERVING THE CONSTRUCTION SITE HAVE BEEN DISINFECTED BY THE CITY OF AMERICAN FORK, WATER DEPARTMENT AND HAVE BEEN ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.
10. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, WATER DEPARTMENT AT (801) 763 3060 AT LEAST 24 HOURS BEFORE TAPPING INTO EXISTING WATER LINES.
11. ALL WATER MAIN STATIONING SHALL BE BASED ON STREET CENTERLINE STATIONING.
12. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE PER CITY OF AMERICAN FORK STANDARDS.
13. THE CONTRACTOR SHALL GIVE WRITTEN NOTICE TO ALL AFFECTED PROPERTY OWNERS AT LEAST 1 WORKING DAY BUT NOT MORE THAN 3 WORKING DAYS PRIOR TO ANY TEMPORARY INTERRUPTION OF WATER SERVICE. INTERRUPTION OF WATER SERVICE SHALL BE MINIMIZED AND MUST BE APPROVED BY THE CITY ENGINEER.
14. ALL WATER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 4 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF WATER LINE. WATER LINES SHALL BE SET DEEPER AT ALL POINTS WHERE NECESSARY TO CLEAR EXISTING OR PROPOSED UTILITY LINES OR OTHER UNDERGROUND RESTRICTIONS BY A MINIMUM OF 18 INCHES.

1. ALL SECONDARY WATER LINE MATERIALS SHALL BE PROVIDED AND INSTALLED ACCORDING TO CURRENT SPECIFICATIONS OF THE CITY OF AMERICAN FORK.
2. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK CONSTRUCTION AND MATERIAL SPECIFICATIONS. WHEN WATER LINES ARE READY FOR DISINFECTION, THE CONTRACTOR SHALL SUBMIT TWO (2) SETS OF "AS-BUILT" PLANS, AND A LETTER STATING THAT THE SECONDARY WATER LINES HAVE BEEN PRESSURE TESTED, TO THE CITY OF AMERICAN FORK
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, SECONDARY WATER DEPARTMENT AT (801) 763 3060 AT LEAST 24 HOURS BEFORE TAPPING INTO EXISTING WATER LINES.
4. ALL SECONDARY WATER MAIN STATIONING SHALL BE BASED ON STREET CENTERLINE STATIONING.
5. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE PER CITY OF AMERICAN FORK STANDARDS.
6. ALL SECONDARY WATER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 2 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF WATER LINE. SECONDARY WATER LINES SHALL BE SET DEEPER AT ALL POINTS WHERE NECESSARY TO CLEAR EXISTING OR PROPOSED UTILITY LINES OR OTHER UNDERGROUND RESTRICTIONS BY A MINIMUM OF 18 INCHES.

1. ALL STORM WATER DETENTION AND RETENTION AREAS AND MAJOR FLOOD ROUTING SWALES SHALL BE CONSTRUCTED TO FINISH GRADE AND HYDRO - SEEDED AND HYDRO - MULCHED ACCORDING TO THE CITY OF AMERICAN FORK STANDARD SPECIFICATIONS.
2. HERE PRIVATE STORM SEWERS CONNECT TO PUBLIC STORM SEWERS, THE LAST RUN OF PRIVATE STORM SEWER CONNECTING TO THE PUBLIC STORM SEWER SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C76, WALL B, CLASS IV FOR PIPE DIAMETERS 12 INCHES TO 15 INCHES, CLASS III FOR 18 INCHES TO 24 INCH PIPES, AND 27 INCHES AND LARGER PIPE SHALL BE CLASS II, UNLESS OTHERWISE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.
3. GRANULAR BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO AMERICAN FORK CITY STANDARD SPECIFICATIONS.
4. ALL PUBLIC STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C76, WALL B, CLASS IV FOR PIPE DIAMETERS 12 INCHES TO 15 INCHES, CLASS III FOR 18 INCHES TO 24 INCH PIPES, AND 27 INCHES AND LARGER PIPE SHALL BE CLASS II, UNLESS OTHERWISE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.
5. HEADWALLS AND END WALLS SHALL BE REQUIRED AT ALL STORM SEWER INLETS OR OUTLETS TO AND FROM STORM WATER MANAGEMENT FACILITIES. NATURAL STONE AND/OR BRICK APPROVED BY THE CITY ENGINEER SHALL BE PROVIDED ON ALL VISIBLE HEADWALLS AND/OR END WALLS SURFACES.
6. STORM INLETS OR CATCH BASINS SHALL BE CHANNELIZED AND HAVE BICYCLE SAFE GRATES. MANHOLE LIDS SHALL INCLUDE THE WORD STORM.
7. STORM SEWER OUTLETS GREATER THAN 18 INCHES IN DIAMETER ACCESSIBLE FROM STORM WATER MANAGEMENT FACILITIES OR WATERCOURSES SHALL BE PROVIDED WITH SAFETY GRATES, AS APPROVED BY THE CITY ENGINEER.

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT US MAIL DELIVERY WITHIN THE PROJECT LIMITS IS NOT DISRUPTED BY CONSTRUCTION OPERATIONS.
2. THIS RESPONSIBILITY IS LIMITED TO RELOCATION OF MAILBOXES TO A TEMPORARY LOCATION THAT WILL ALLOW THE COMPLETION OF THE WORK AND SHALL ALSO INCLUDE THE RESTORATION OF MAILBOXES TO THEIR ORIGINAL LOCATION OR APPROVED NEW LOCATION.
3. ANY RELOCATION OF MAILBOX SERVICES MUST BE FIRST COORDINATED WITH THE U.S. POSTAL SERVICE AND THE HOMEOWNER.
4. BEFORE RELOCATING ANY MAILBOXES, THE CONTRACTOR SHALL CONTACT THE U.S. POSTAL SERVICE AND RELOCATE MAILBOXES ACCORDING TO THE REQUIREMENTS OF THE POSTAL SERVICE.

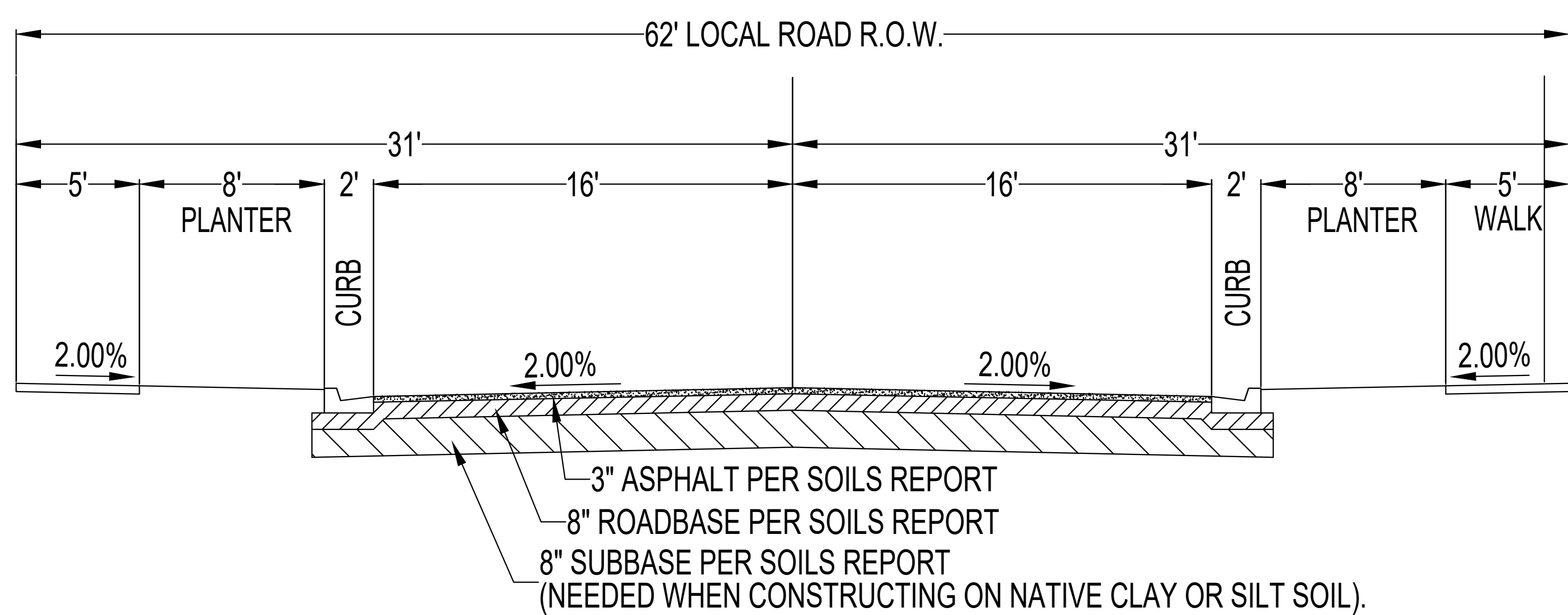


ACTION	DATE
PRELIM	04/08/2025

GN1



LOCAL CROSS SECTION



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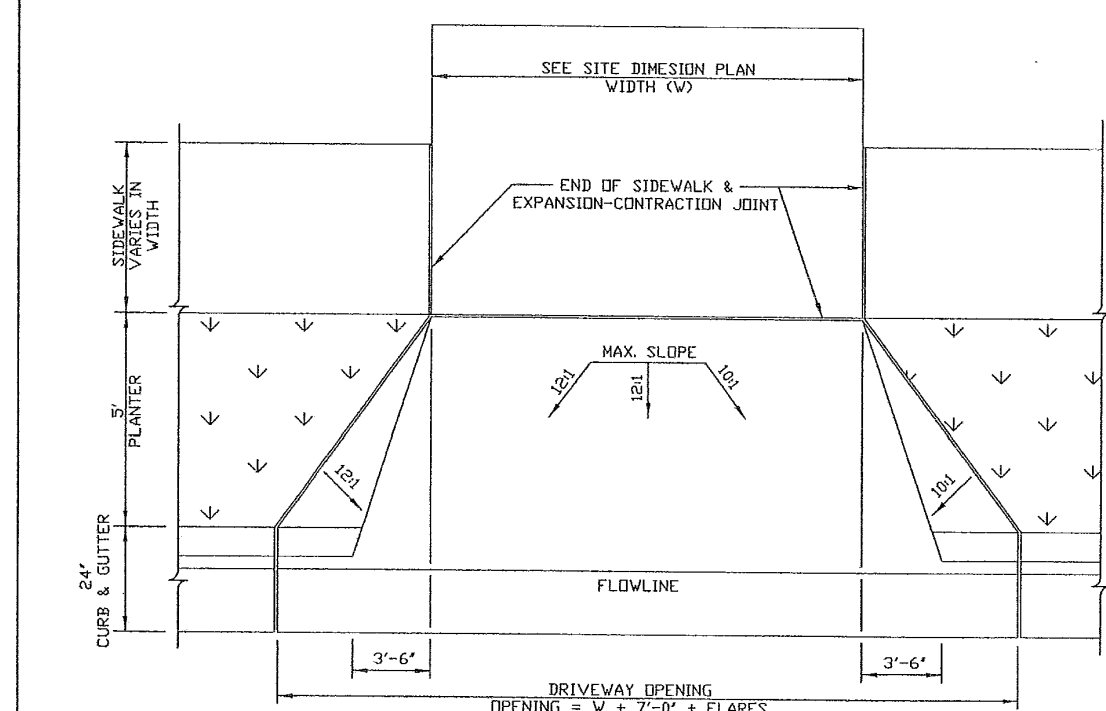
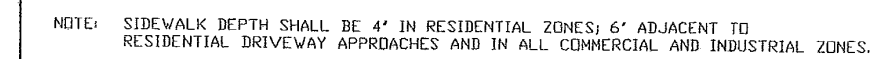
PROJECT


MITCHELL FARMS SUBDIVISION

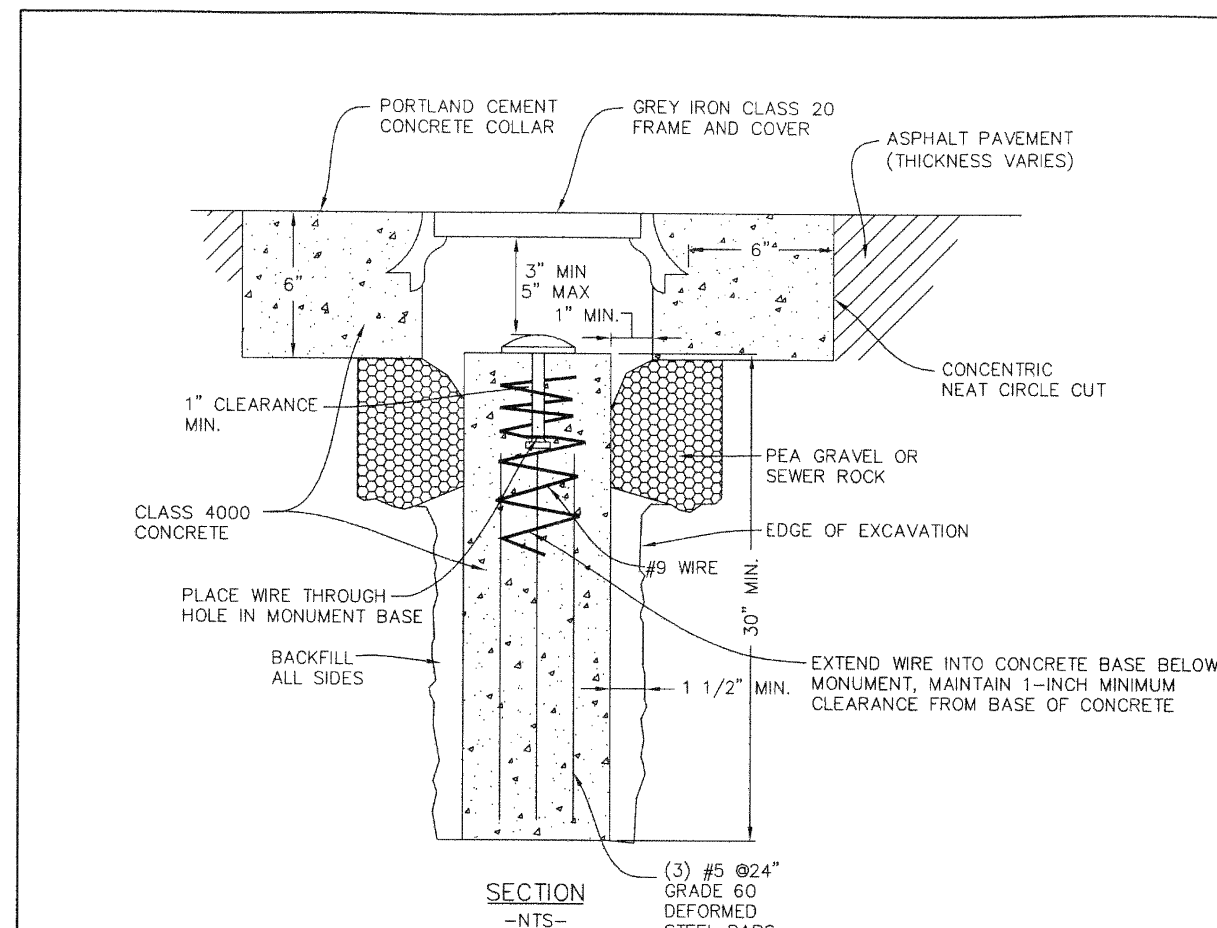
DESCRIPTION

PRELIMINARY PLANS

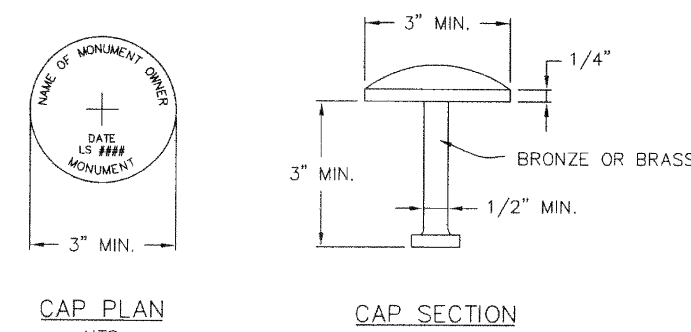
SHEET NAME	SHEET NUMBER
GENERAL DETAILS	D0




DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	 Northern ENGINEERING AND PLANNING CONSTRUCTION MANAGEMENT 5940 E. 800 N. OREM, UT 84407 (801) 202-1592	STANDARD DETAIL FOR AMERICAN FORK CITY FLARED DRIVE APPROACH WITH PLANTER	DRAWING NO. 15.9
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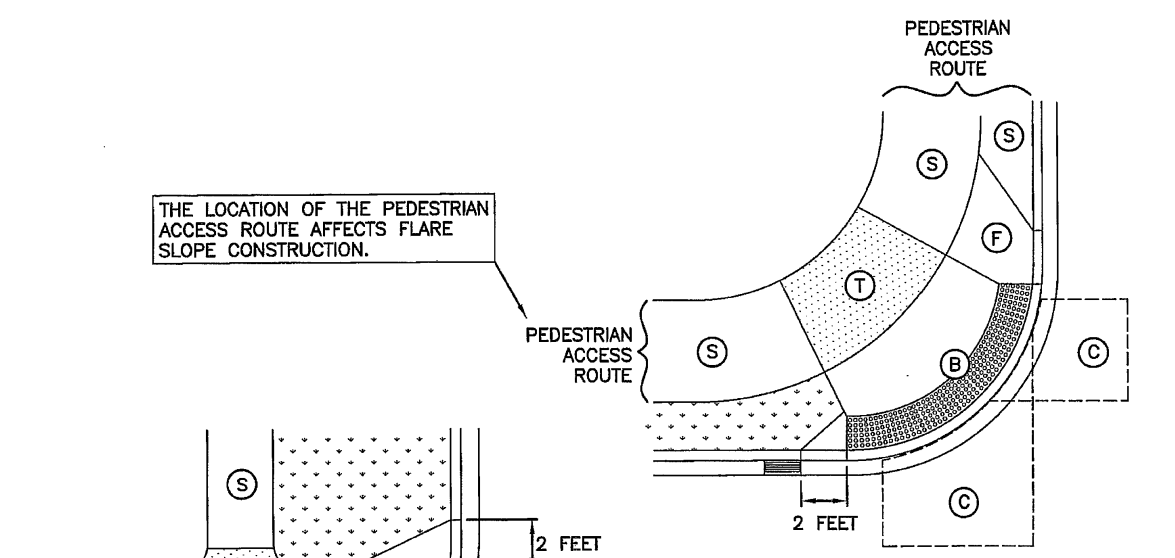


NOTE: A MINIMUM OF TWO (2) SUBDIVISION MONUMENTS ARE REQUIRED ON EACH SUBDIVISION PLAT. THE LINE OF SIGHT BETWEEN EACH SUBDIVISION MONUMENT SHALL NOT BE OBSTRUCTED WITH PROPOSED BUILDINGS OR BUILDING ENVELOPES.



DRAFT: JRP REVISION: DATE: MAY 2002 SCALE: VARIES	 Northern ENGINEERING AND PLANNING CONSULTING SERVICES	1040 E. 800 N. OREM, UTAH 84057 PH: 801-223-9933	STANDARD DETAIL FOR TYPE "A" MONUMENT CAP AND BASE	DRAWING NO. 15.2
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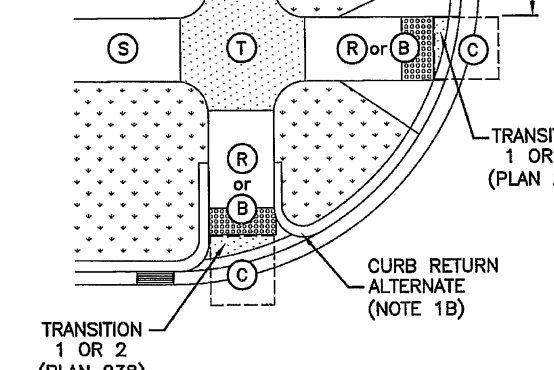
TURNING SPACE AT SIDEWALK LEVEL



ELEMENT	DIMENSION
(R) (B)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

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

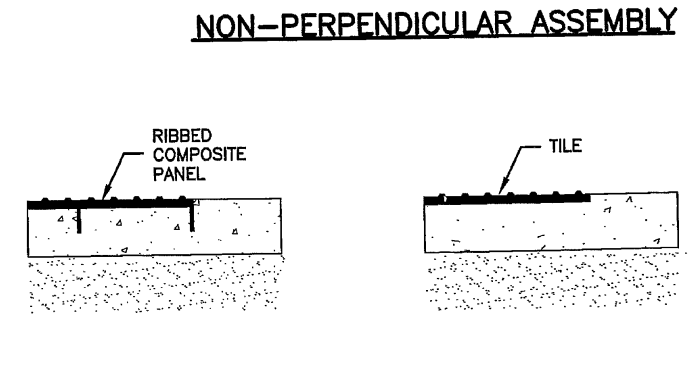
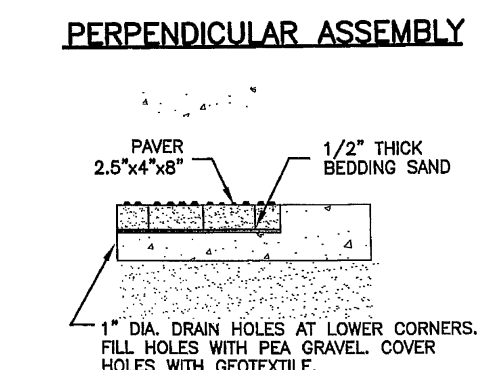
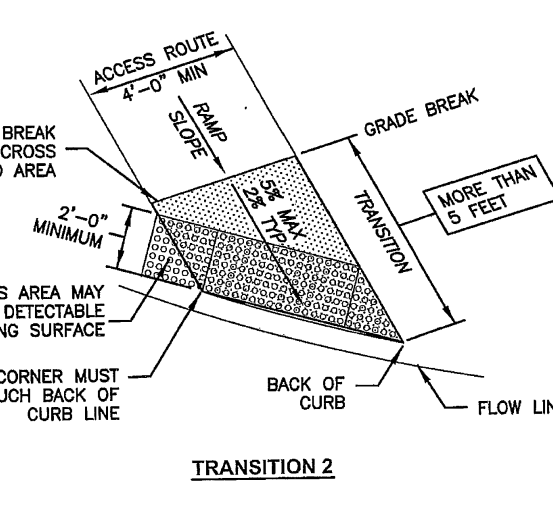
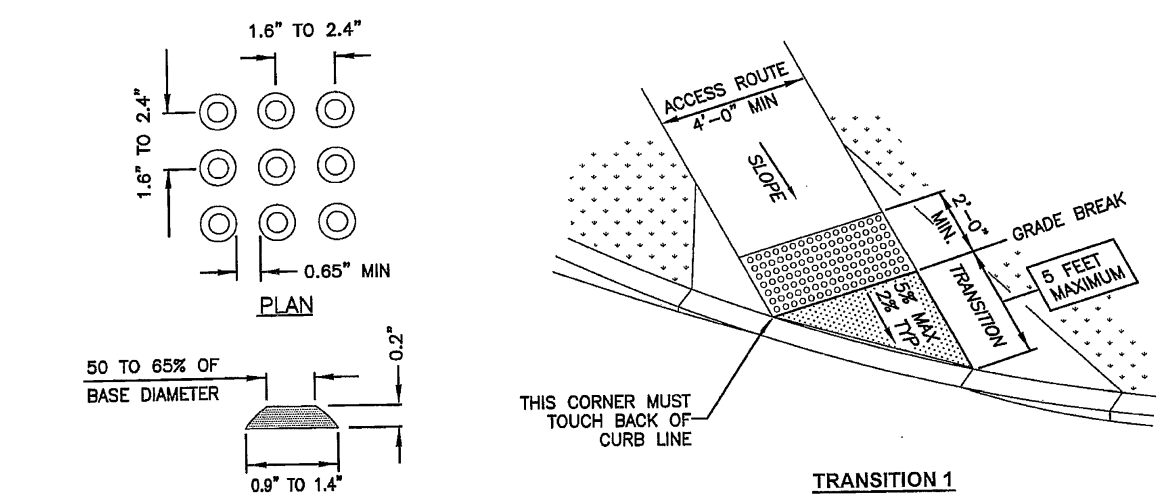
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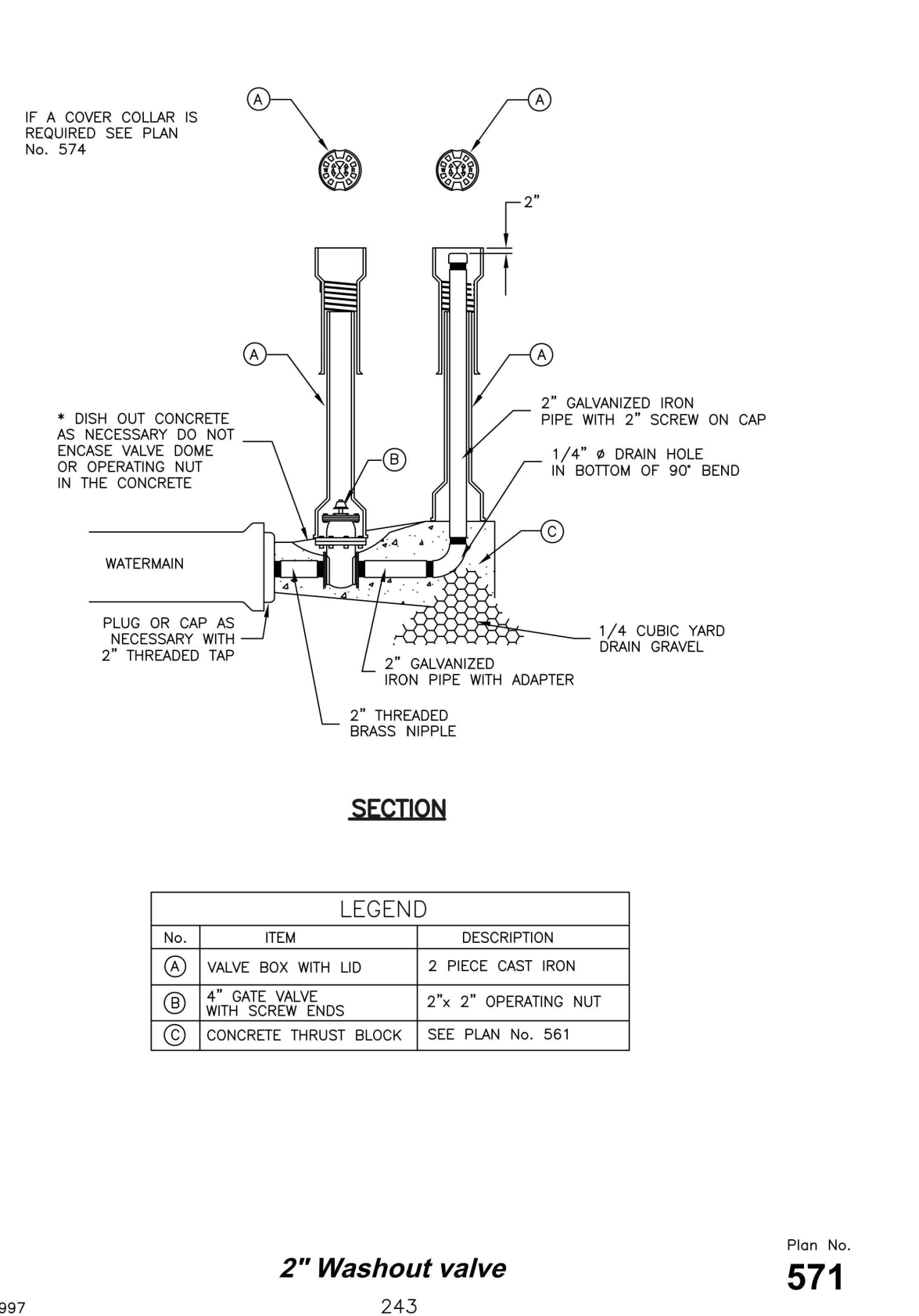
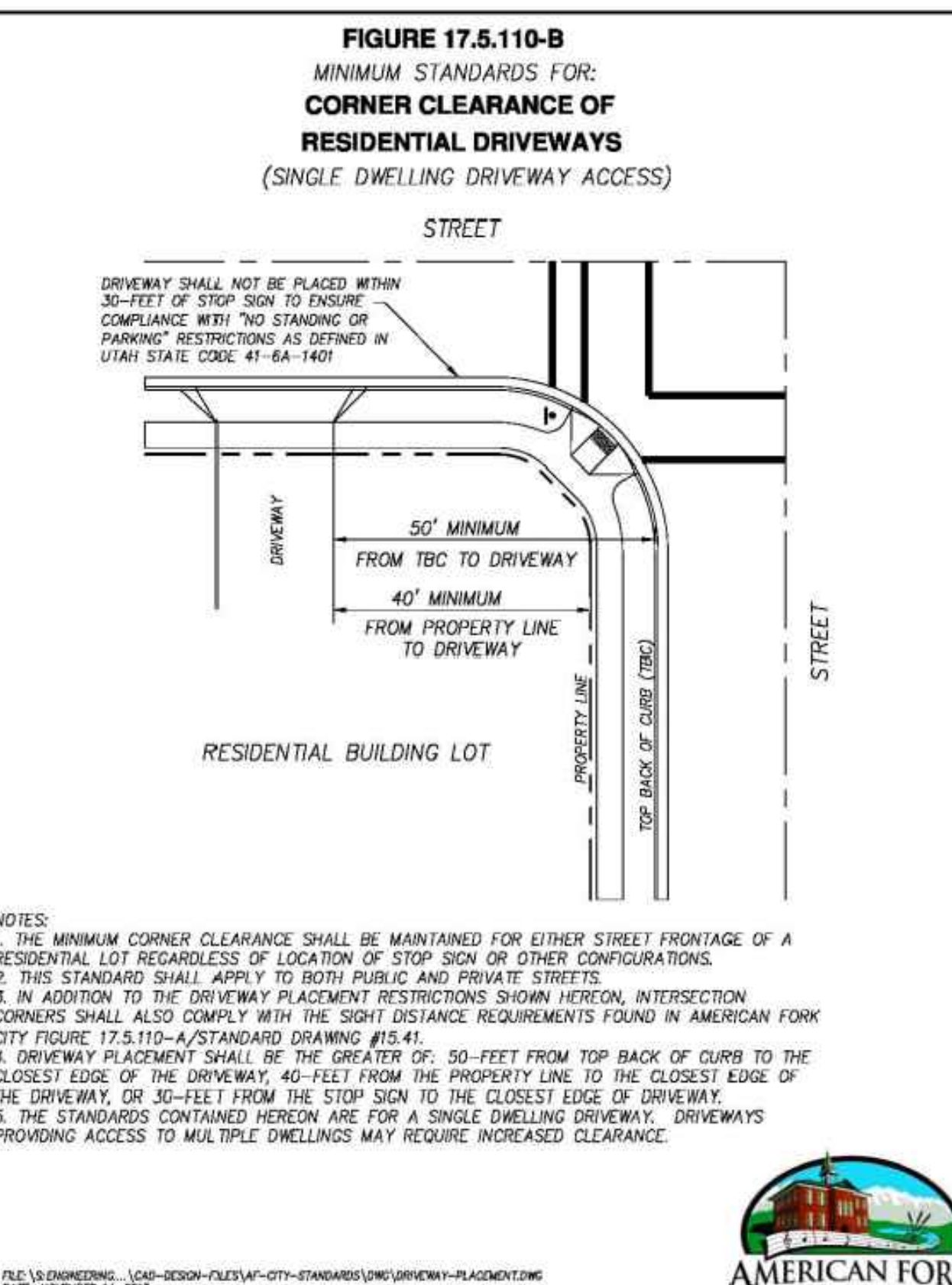
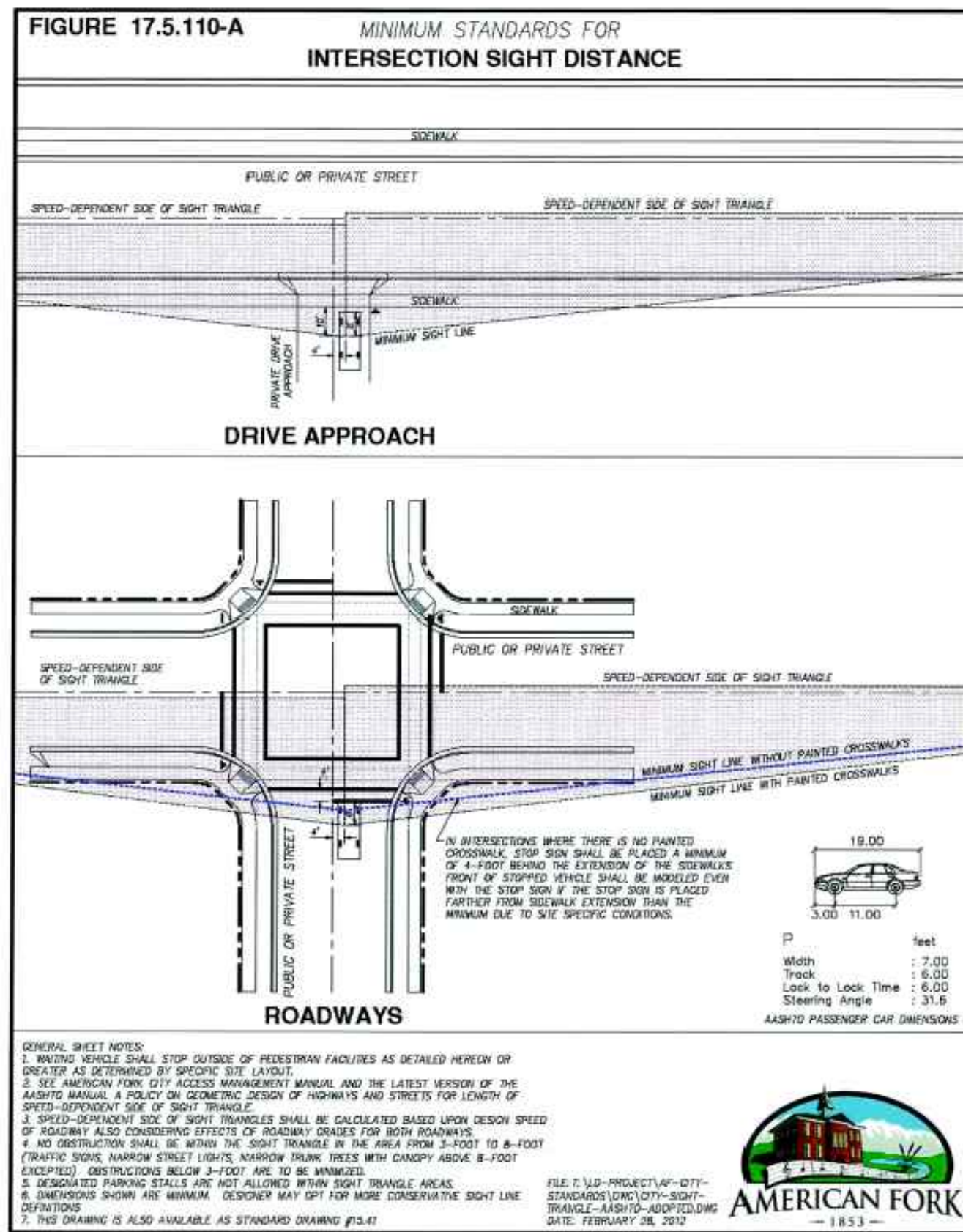
MATERIALS

Corner curb cut assembly

September 2011 63 Sheet 1 of 1

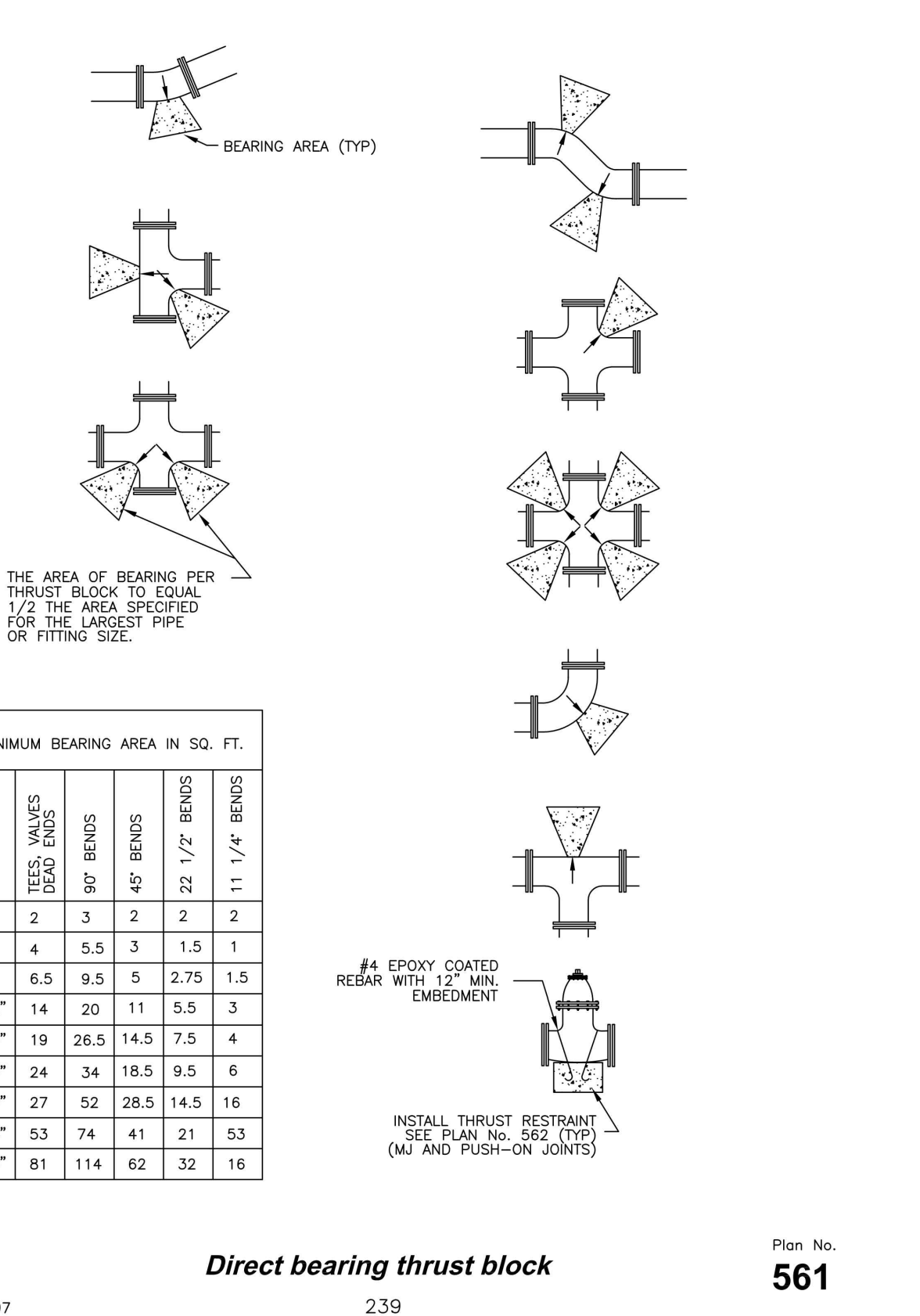


Detectable warning surface

Plan
238

LEGEND		
No.	ITEM	DESCRIPTION
(A)	VALVE BOX WITH LID	2 PIECE CAST IRON
(B)	4" GATE VALVE WITH SCREW ENDS	2"x 2" OPERATING NUT
(C)	CONCRETE THRUST BLOCK	SEE PLAN No. 561

2" Washout valve

Plan No.
571Plan No.
561

AUTUMN VALLEY LAND LC
9469 N. MOUNT AIREY DR STE A
EAGLE MOUNTAIN, UT 84005
(801) 995-2006



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

REVISIONS			SEAL
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ACTION	DATE
PRELIM	04/08/2025

PROJECT

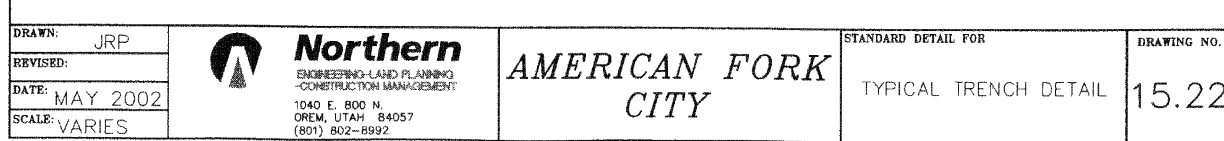
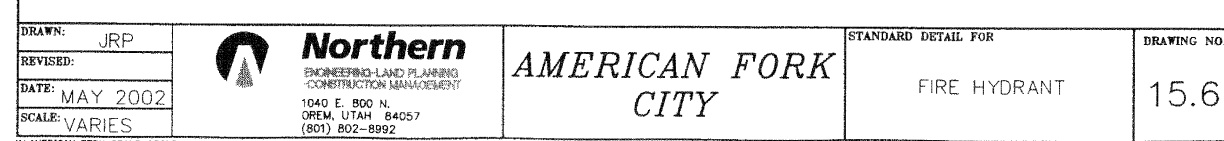
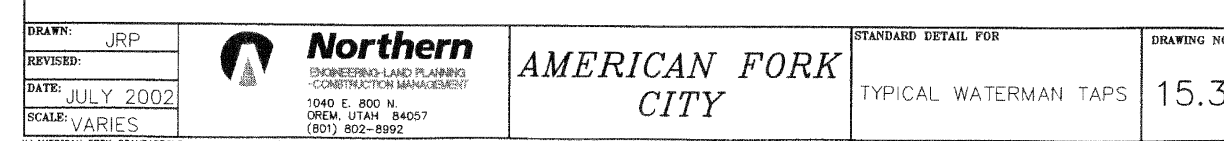
MITCHELL

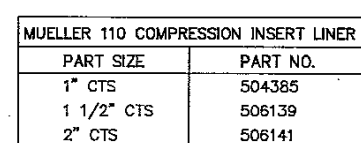
*MITCHELL
FARMS
SUBDIVISION*

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME		SHEET NUMBER	
GENERAL DETAILS		<i>D1</i>	





The drawing consists of two main views: a Plan view at the top and a Section view at the bottom.

Plan View: Shows a top-down view of the valve box. A central circular valve is surrounded by a square valve box. The box is set into a circular opening in the ground. The ground surface is labeled "UNPAVED AREAS FINISHED GRADE". A circular symbol with a cross-hatch pattern is labeled "IRRIGATION". Dimensions include "TRENCH WIDTH" for the opening and "8\" MIN. OVERLAP" for the valve box cover.

Section View: Shows a cross-section of the installation. The valve box is embedded in the ground. The top cover is labeled "COVER" and has a "WORD 'IRRIGATION' ON LID". The valve box is surrounded by "PEAGRAVEL BACKFILL AROUND ALL VALVE BOXES". A "14 AWG TRACER WIRE" is shown running along the side of the valve box. The ground surface is labeled "ASPHALTIC CONCRETE PAVEMENT". The ground below the valve box is labeled "UNDISTURBED EARTH". Dimensions include "24\" MIN." for the depth of the valve box, "8\" MIN. OVERLAP" for the cover, and "6\" MIN." for the depth of the undisturbed earth.

Notes:

1. ALL BURIED VALVES SHALL BE PROVIDED WITH EXTENSION STEM OPERATOR WITH 2" SQ. A.W.W.A. NUT WITHIN 36" OF VALVE BOX COVER. NUT SHALL INDICATE THE DIRECTION OF ROTATION TO OPEN VALVE.
2. COAT BURIED PIPE AND VALVE BOX PER SPECIFICATIONS.
3. VALVE BOX SHALL BE CLEANED OF ALL DEBRIS AND SOIL.

Valve Box Installation

- NOTES:
1. CITY MAINTENANCE RESPONSIBILITY ENDS AT THE END OF THE 6" BRASS NIPPLE.
 2. STOP/WASTE VALVE IS THE PROPERTY OWNER'S VALVE TO ISOLATE SPRINKLER SYSTEM.
 3. REFER TO SECTION 7.6 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

[illegible]

IRRIGATION PIPE
DIA. VARIES

COLEMAN CABLE SYSTEMS
14 AWG SOL. BE. #F/7WU
600V RED (MODEL NO.
54501) OR APPROVED EQUIVA.

LATERAL WIRE

IRRIGATION SERVICE
CONNECTION

PVC WIRE

IRRIGATION PIPE
DIA. VARIES

PVC WIRE

PIPE INTERSECTION

LATERAL WIRE

CONNECT WIRES AT
INTERSECTION
WRAP TIGHTLY AND
CLOSE WITH GREASE
FILLED NUTS

CONNECT WIRES AT
INTERSECTION
WRAP TIGHTLY AND
ENCLOSE WITH
ELECTRICAL TAPE

METALLIC TAPE

14 AWG

14 AWG

METALLIC TAPE

14 AWG

14 AWG LOCATOR WIRE

- NOTES:**
1. STRIP MAIN WIRE 2" ϕ LATERAL/SERVICE INTERSECTION, STRIP LATERAL WIRE 3". WRAP LATERAL WIRE TIGHTLY AROUND STRIPPED MAIN WIRE. USE ELECTRICAL TAPE TO WRAP AND COVER ALL BARE WIRES.
 2. THIS DETAIL IS TYPICAL OF ALL PIPE INTERSECTIONS AND IRRIGATION SERVICE CONNECTIONS.
 3. LOCATOR WIRE SHALL BE PLACED PARALLEL W/ ALL PVC PIPING DIRECTLY ABOVE PIPE.
 4. FOR DUCTILE IRON PIPE AT PVC & DIP INTERSECTIONS AND AT IRRIGATION SERVICE CONNECTIONS, WRAP LOCATOR WIRE AROUND DIP AT LEAST TWICE.

DEVELOPMENT

AUTUMN VALLEY LAND LC

9469 N. MOUNT AIREY DR STE A


EAGLE MOUNTAIN, UT 84005

(801) 995-2006



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

REVISIONS			SEAL
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ACTION	DATE
PRELIM	04/08/2025

PROJECT

*MITCHELL
FARMS
SUBDIVISION*

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME

SECONDARY WATER DETAILS

SHEET NUMBER

D4

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. The Final Plat is coming back through the approval process to meet requirements for recording by Utah County.

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

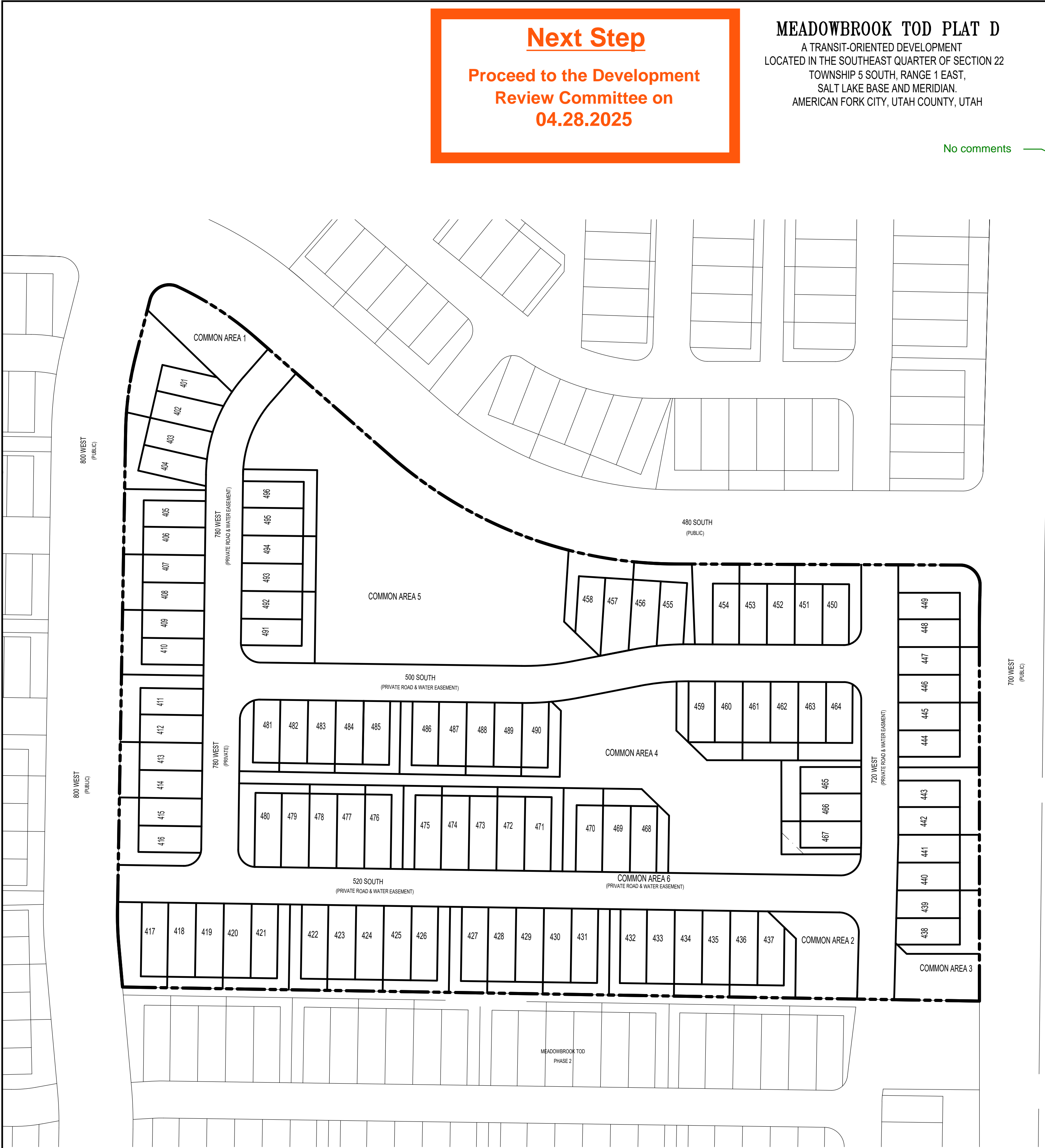
I move to recommend approval for the proposed Final Plat, located at approximately 780 W 500 N, American Fork City, in the Transit Oriented Development (TOD) Zone, subject to any conditions found in the staff report.

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 04.28.2025

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

No comments

SYMBOLS

NO BASEMENTS ALLOWED
SLAB ON GRADE

NOTES

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

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

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

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

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

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

American Fork City Development Review

EC/LID Reviewed tmezenen 04/21/2025	Sewer/Storm Drain Division Reviewed ahardy 04/23/2025
Public Infrastructure Reviewed dhoward 04/23/2025	Water/PI Division Reviewed jbrenms 04/23/2025
Planning and Zoning Reviewed copperman 04/23/2025	Engineering Division Reviewed rburkhill 04/23/2025
Communications Reviewed MHunsaker 04/23/2025	Streets Division Reviewed ehyde 04/23/2025

VICINITY SKETCH

scale 1:1/2 MILE

CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	247.00	26.26	06°05'33"	26.25	N02°04'32"W	C32	214.00	20.16	05°23'52"	20.15	S86°33'28"W
C2	247.00	57.12	13°14'58"	56.99	N07°35'43"E	C33	214.00	18.19	04°52'11"	18.18	S81°25'27"W
C3	15.00	26.38	100°46'26"	23.11	N64°36'25"E	C34	186.00	36.66	11°17'32"	36.60	N84°38'08"E
C4	247.00	70.01	16°14'21"	69.77	S56°53'15"E	C35	13.00	20.36	89°43'22"	18.34	S44°51'26"E
C5	328.00	234.76	41°00'30"	229.78	S69°16'23"E	C36	13.00	6.72	29°35'58"	6.64	S74°55'07"E
C6	15.00	23.89	91°16'01"	21.45	S44°08'38"E	C37	13.00	13.64	60°07'23"	13.02	S30°03'27"E
C7	1000.00	26.13	01°29'49"	26.13	S00°44'28"W	C38	172.00	4.45	01°28'55"	4.45	S00°44'43"W
C8	247.00	14.38	03°20'11"	14.38	N02°38'20"E	C39	13.00	20.40	89°54'01"	18.37	N44°13'04"W
C9	247.00	42.74	09°54'48"	42.68	N09°15'49"E	C40	13.00	0.58	02°32'12"	0.58	N87°53'58"W
C10	328.00	153.19	26°45'32"	151.80	S62°08'54"E	C41	13.00	19.82	87°21'49"	17.96	N42°56'58"W
C11	328.00	50.37	08°47'53"	50.32	S79°55'36"E	C42	15.00	23.56	90°00'00"	21.21	N45°43'57"E
C12	328.00	31.21	05°27'05"	31.20	S87°03'05"E	C43	15.00	18.91	72°13'58"	17.68	N36°50'56"E
C13	114.00	5.18	02°36'10"	5.18	N02°47'15"E	C44	15.00	4.65	17°46'02"	4.63	N81°50'56"E
C14	186.00	4.81	01°28'55"	4.81	N00°44'43"E	C45	214.00	43.86	11°44'35"	43.78	N84°51'39"E
C15	100.00	70.69	40°29'59"	69.22	N20°58'56"E	C46	214.00	1.01	00°16'12"	1.01	N89°24'09"E
C16	200.00	40.99	11°44'35"	40.92	N84°51'39"E	C47	214.00	20.04	05°21'55"	20.03	N87°46'48"E
C17	200.00	39.42	11°17'32"	39.35	N84°38'08"E	C48	214.00	2.00	00°32'10"	2.00	N84°49'45"E
C18	114.00	80.58	40°29'59"	78.91	S20°58'56"E	C49	15.00	23.56	90°00'04"	21.21	N44°16'01"W
C19A	114.00	14.06	07°03'54"	14.05	S37°41'59"W	C50	15.00	21.55	82°19'22"	19.75	N48°06'22"W
C19B	114.00	12.45	06°15'24"	12.44	S31°02'19"W	C51	15.00	2.01	07°40'42"	2.01	N03°06'20"W
C20	114.00	21.33	10°43'16"	21.30	S22°32'59"W	C52	86.00	60.79	40°29'59"	59.53	N20°58'56"E
C21	114.00	21.03	10°34'16"	21.00	S11°54'13"W	C53	86.00	4.49	02°59'18"	4.48	N02°13'36"E
C22	114.00	11.71	05°53'08"	11.71	S03°40'31"W	C54	86.00	56.30	37°30'41"	55.30	N22°28'35"E
C23	13.00	20.44	90°05'59"	18.40	S45°46'56"W	C55	186.00	38.12	11°44'35"	38.06	N84°51'39"E
C24	13.00	3.01	13°16'36"	3.01	S07°22'15"W	C56	186.00	8.73	02°41'15"	8.72	N88°56'16"E
C25	13.00	17.43	76°49'22"	16.15	S52°25'15"W	C57	186.00	27.93	08°36'16"	27.91	N83°17'30"E
C26	200.00	5.17	01°28'55"	5.17	N00°44'43"E	C58	214.00	20.81	05°34'18"	20.80	N81°46'31"E
C27	13.00	20.48	90°16'38"	18.43	S45°08'34"W	C59	128.00	5.04	02°15'28"	5.04	N02°36'54"E
C28	13.00	16.74	73°47'24"	15.61	S36°53'57"W	C60	100.00	5.31	03°02'39"	5.31	N03°00'29"E
C29	13.00	3.74	16°29'15"	3.73	S82°02'16"W	C61	15.00	23.73	90°39'14"	21.33	N43°50'27"W
C30	214.00	42.18	11°17'32"	42.11	S84°38'08"W	C62	15.00	23.39	89°20'46"	21.09	N46°09'33"E
C31	214.00	3.83	01°01'29"	3.83	S89°46'09"W						

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) 455-1277
cell: (801) 616-1677

SEWER & WATER AUTHORITY APPROVAL

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

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 98, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 6428280. 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 54-8-2, 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°05'33" AND A LONG CHORD BEARS N02°04'32"W 26.25 FEET), 4) NORTH 00°58'44" EAST 362.08 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 26.38 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 100°46'26" AND A LONG CHORD BEARS N64°36'25"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°14'21" AND A LONG CHORD BEARS S66°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°16'01" AND A LONG CHORD BEARS S44°08'38"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 = 248,322 SF OR 5.70 ACRES

(NOTE: ALL BEARING IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD83 BEARING OF N00°03'33"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.)

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 540265 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



SYMBOLS

(B) 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

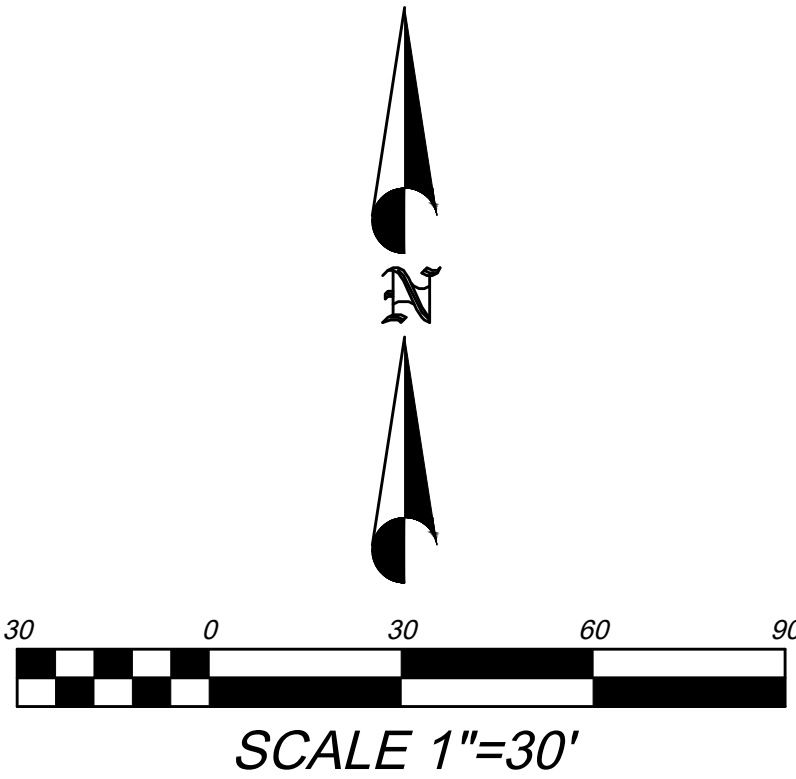
- IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMONDIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT 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

THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS AND LIMITED COMMON EASEMENTS, 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 EASEMENTS ARE PUBLIC UTILITY EASEMENTS AND WATER EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.



SURVEYOR

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ENGINEER

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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