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# AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA

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**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>

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## **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 24<sup>th</sup> 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:**

<b>Patrick O'Brien</b>	<b>AYE</b>
<b>Sam Kelly</b>	<b>AYE</b>
<b>Aaron Brems</b>	<b>AYE</b>

**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

<b>Patrick O'Brien</b>	<b>Abstain</b>
<b>Sam Kelly</b>	<b>AYE</b>
<b>Aaron Brems</b>	<b>AYE</b>

**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:**

<b>Patrick O'Brien</b>	<b>AYE</b>
<b>Sam Kelly</b>	<b>AYE</b>
<b>Aaron Brems</b>	<b>AYE</b>

**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.

<b>BACKGROUND INFORMATION</b>		
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



**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

**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

**CITY APPROVALS / COMMENTS**

American Fork City Development Review Committee	
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 ehyde 04/23/2025

No comments

No comments

**Next Step**

Proceed to the Development  
Review Committee on  
04.28.2025



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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	

ACTION	DATE
PRELIM	04/08/2025

PROJECT

MITCHELL  
FARMS  
SUBDIVISION

DESCRIPTION

PRELIMINARY  
PLANS

SHEET NAME SHEET NUMBER

SUBMITTAL 1

**ENGINEER**

**CIVIL ENGINEERING**  
1018 N. DEER CREST LANE  
ALPINE UT, 84004  
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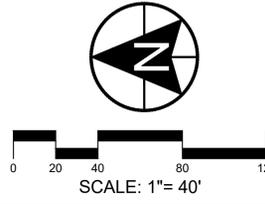
**AF # P-2025-00059**





DEVELOPMENT

**AUTUMN VALLEY LAND LC**  
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 (801) 995-2006



**BERG**  
 CIVIL ENGINEERING  
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 Alpine UT, 84004  
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	



ACTION	DATE
PRELIM	04/08/2025

PROJECT

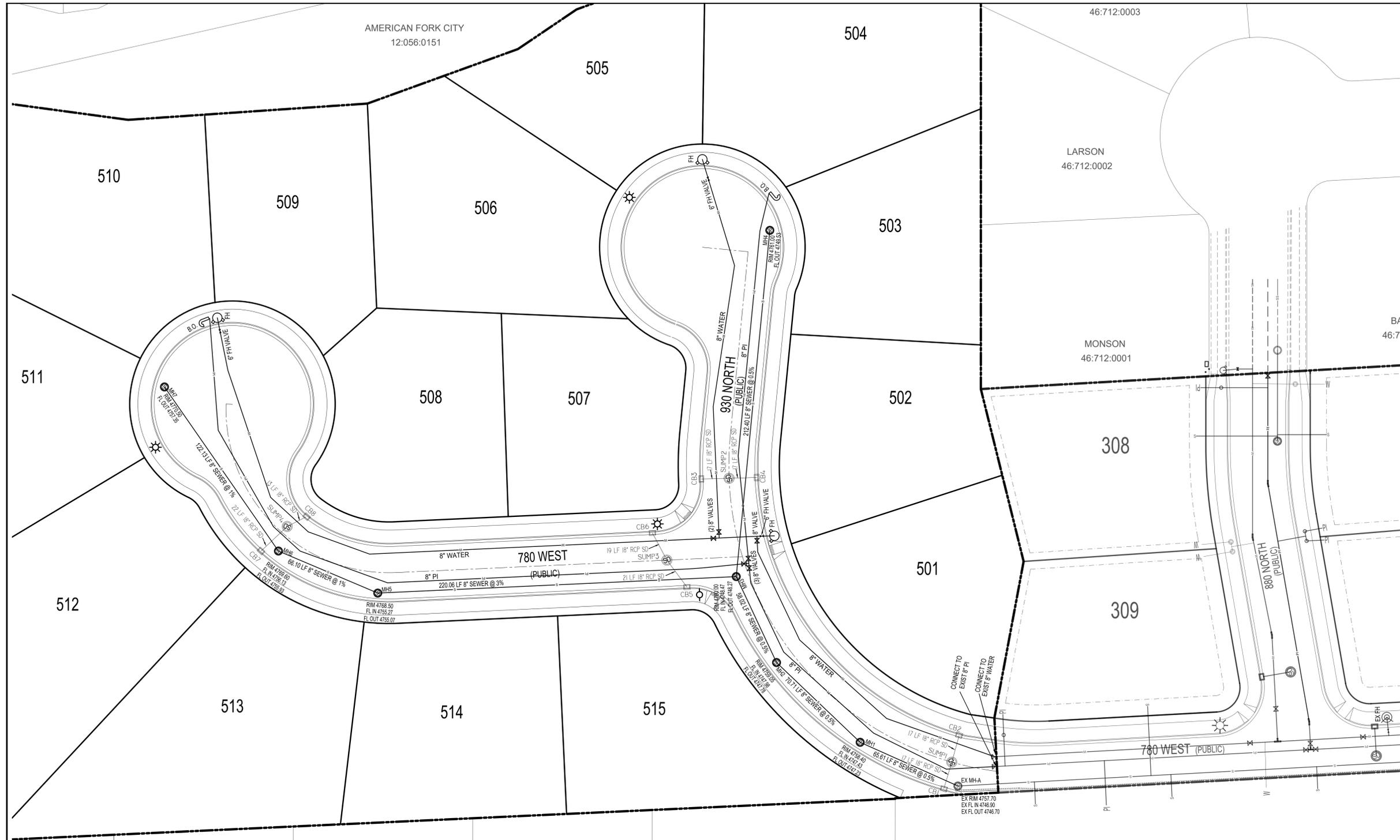
**MITCHELL FARMS SUBDIVISION**

DESCRIPTION

**PRELIMINARY PLANS**

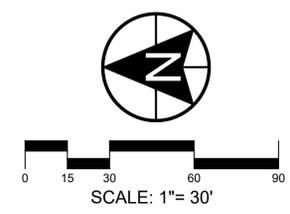
SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	<b>C1</b>

S 1/4 SEC 10 T5S, R1E, SLB&M



DEVELOPMENT

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			

ACTION	DATE
PRELIM	04/08/2025

PROJECT

**MITCHELL FARMS SUBDIVISION**

DESCRIPTION

**PRELIMINARY PLANS**

SHEET NAME	SHEET NUMBER
UTILITY PLAN	<b>C2</b>

**LEGEND**

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

**SEWER NOTES**

- ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETE.
- 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.
- ALL SEWER PIPE TO BE PVC SDR-35
- ALL SEWER MANHOLES TO BE 5' IN DIAMETER.

**WATER SERVICE NOTES**

- 1.5" POLY (BLUE) SERVICE FROM MAIN 1"x1"x1.5" TEE WITH (3) C&G QUICK JOINTS. 4" TO 6" SEPARATION REQUIRED BETWEEN METER CANS.
- MAINTAIN 3' CLEARANCE FROM FIRE HYDRANTS
- ALL CULINARY WATER LINES TO BE PVC C900 (BLUE)

**PI NOTES**

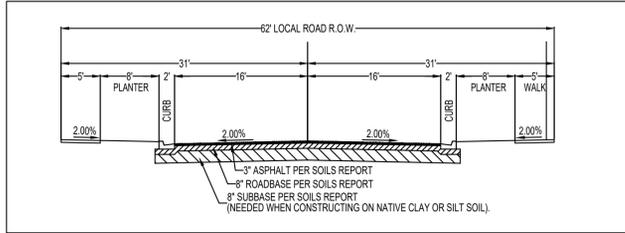
- 1.5" POLY (PURPLE) LATERAL FROM MAIN 1"x1"x1.5" TEE WITH (3) C&G QUICK JOINTS. 4" TO 6" SEPARATION REQUIRED BETWEEN METER CANS.
- MAINTAIN 3' CLEARANCE FROM FIRE HYDRANTS
- ALL PI LINES TO BE PVC C900 (PURPLE)
- AMERICAN FORK CITY TO DETERMINE AT TIME OF FINAL SUBDIVISION APPROVAL IF PI SEPARATION FROM SEWER NEEDS TO BE LARGER.

**COMMUNICATION**

- 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.



**LOCAL ROAD R.O.W.**  
NOT TO SCALE



**GENERAL NOTES:**

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

**GRADING NOTES:**

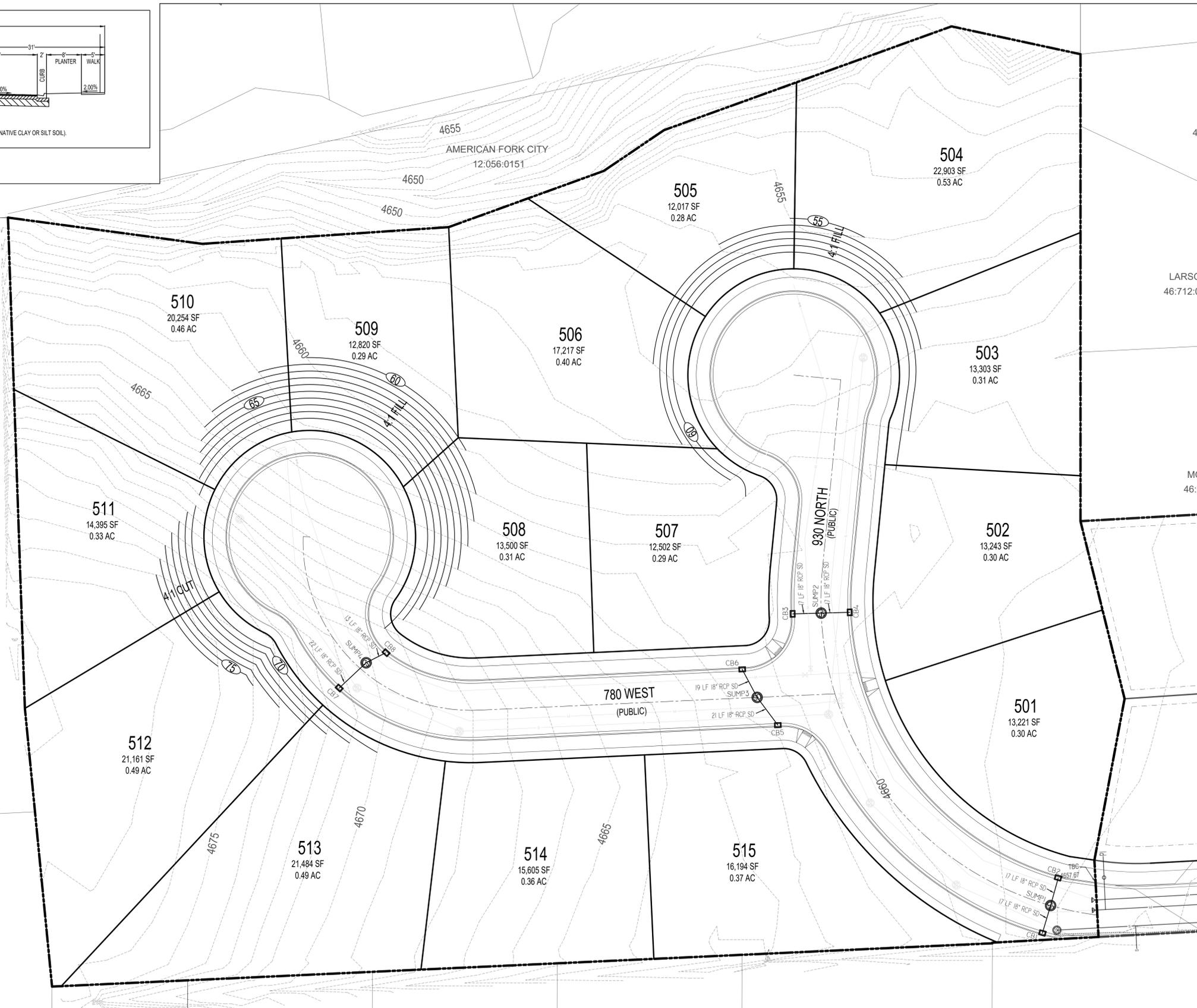
- PROPOSED CUTS AND FILLS ON THE PROJECT WILL CLOSELY MATCH EXISTING GRADES AND WILL BE LESS THAN 1 FOOT.
- BENCHMARK: S QUARTER CORNER SECT. 10, T5S, R1E, SLB&M ELEV = 4606.00

**IRRIGATION NOTES:**

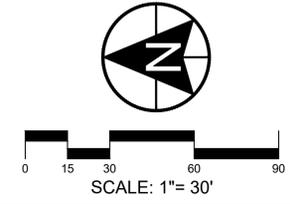
- ALL EXISTING IRRIGATION DITCHES ON-SITE ARE TO BE ABANDONED.

HAMPTON  
46:958.0119

ROWAN  
46:958.0117



DEVELOPMENT  
**AUTUMN VALLEY LAND LC**  
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	

ACTION	DATE
PRELIM	04/08/2025

PROJECT  
**MITCHELL FARMS SUBDIVISION**

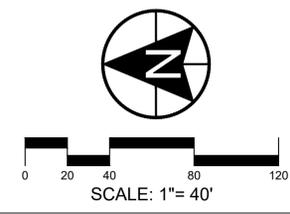
DESCRIPTION  
**PRELIMINARY PLANS**

SHEET NAME	SHEET NUMBER
GRADING PLAN	<b>C3</b>



DEVELOPMENT

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

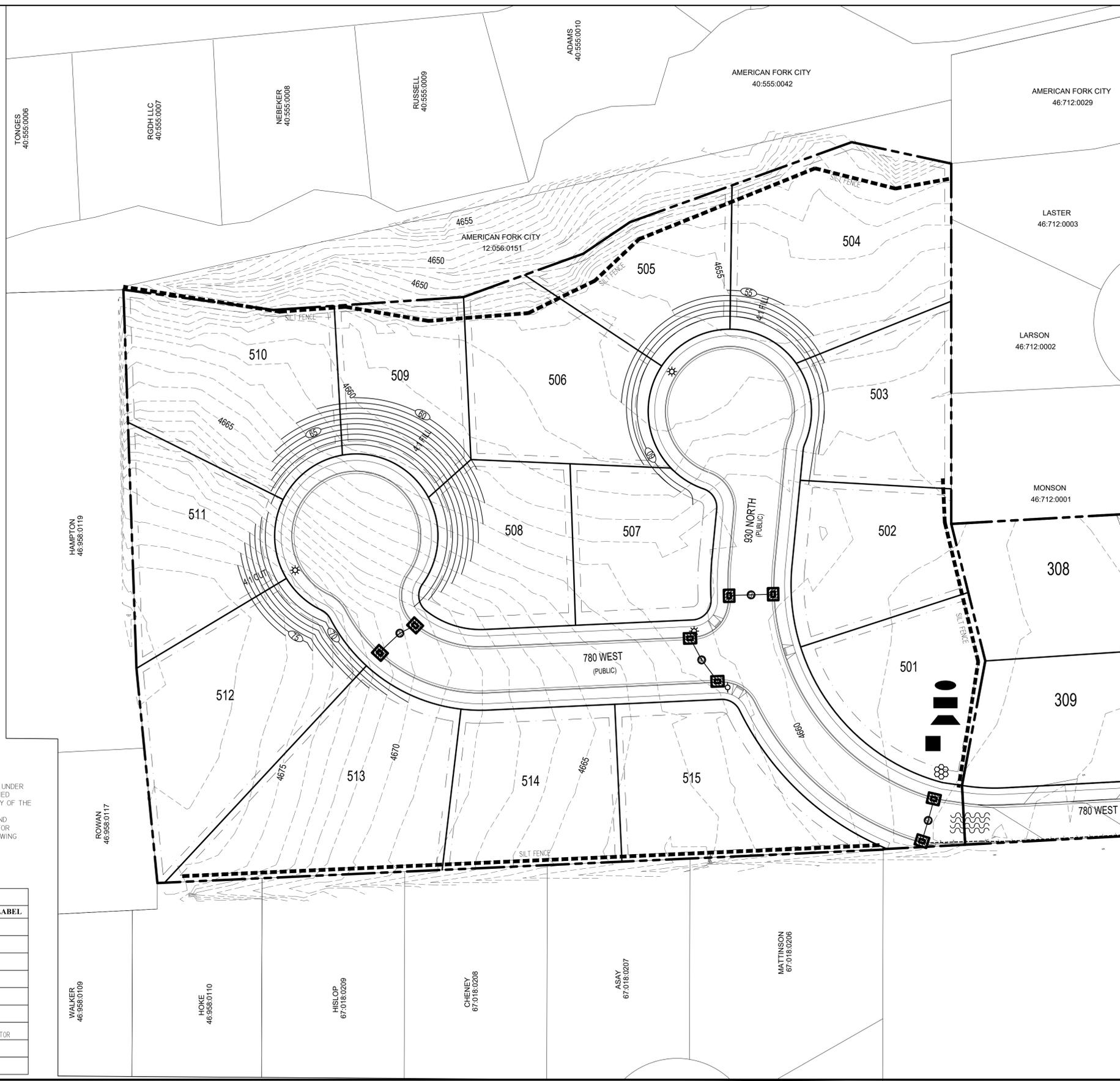
PROJECT

**MITCHELL FARMS SUBDIVISION**

DESCRIPTION

**PRELIMINARY PLANS**

SHEET NAME	SHEET NUMBER
SWPPP	<b>C4</b>



**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."

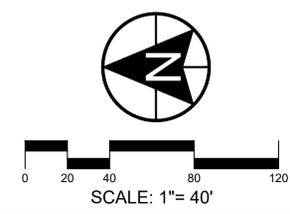
DATE \_\_\_\_\_  
 KENNETH R. BERG, PE

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

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REVISIONS			SEAL
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ACTION	DATE
PRELIM	04/08/2025

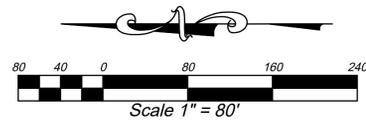
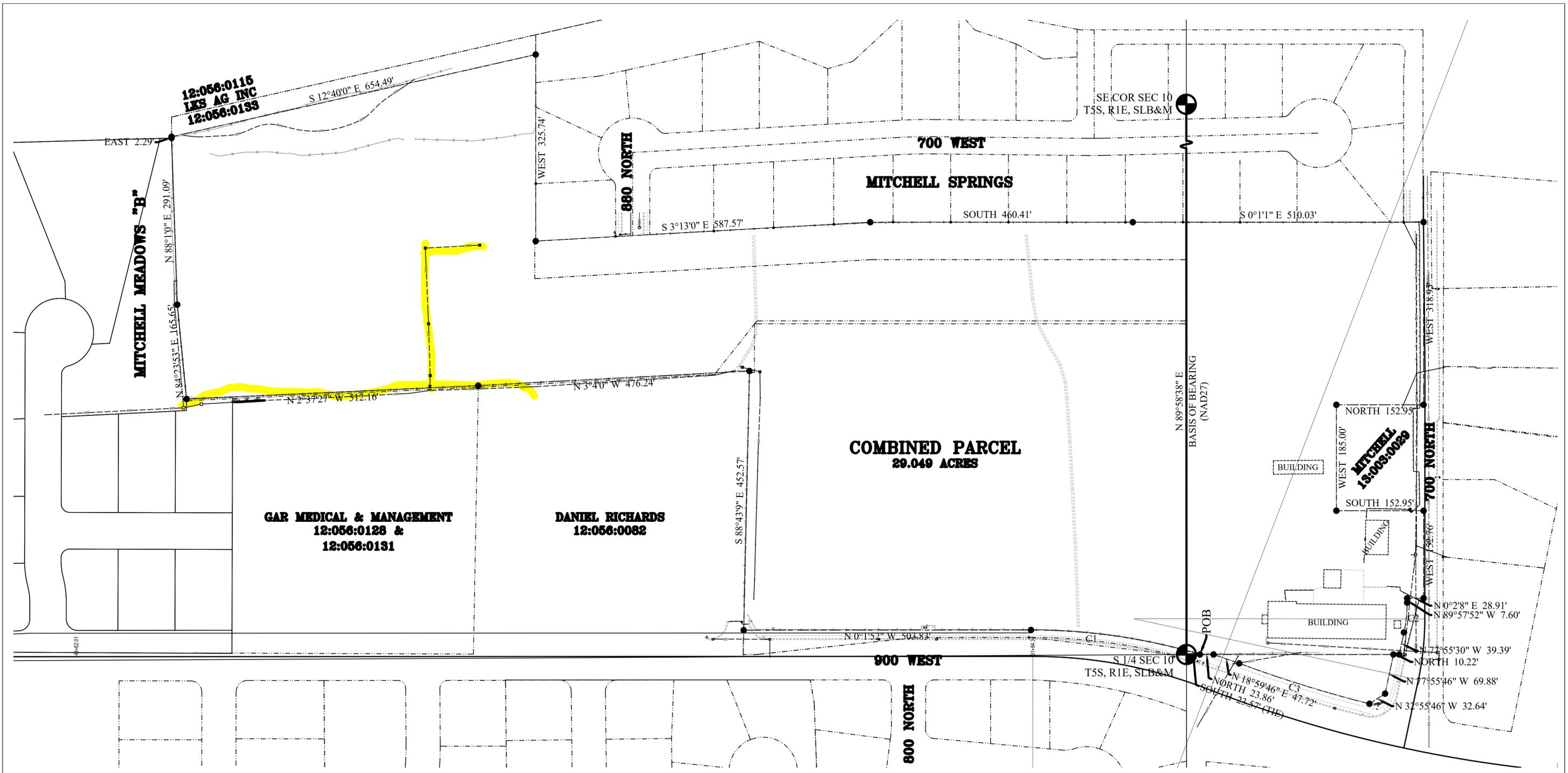
PROJECT

**MITCHELL FARMS SUBDIVISION**

DESCRIPTION

**PRELIMINARY PLANS**

SHEET NAME	SHEET NUMBER
FENCING PLAN	<b>C5</b>



**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)

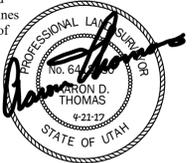
**NARRATIVE**

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*  
 AARON D. THOMAS - PLS NO. 6418780



**CURVE TABLE**

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:	<b>BOUNDARY &amp; TOPOGRAPHIC SURVEY</b>		
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.

**GENERAL NOTES**

- 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.
- 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.
- 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.
- 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.
- 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.
- FOLLOWING COMPLETION OF CONSTRUCTION OF THE SITE IMPROVEMENTS AND BEFORE REQUESTING OCCUPANCY, A PROF 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 PROF SURVEY SHALL BE PREPARED, SIGNED AND SUBMITTED BY THE PROFESSIONAL ENGINEER WHO SEALED THE CONSTRUCTIONS DRAWINGS.
- 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.
- 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.
- NON-RUBBER Tired VEHICLES SHALL NOT BE MOVED ON OR ACROSS PUBLIC STREETS OR HIGHWAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
- 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.
- DISPOSAL OF EXCESS EXCAVATION WITHIN SPECIAL FLOOD HAZARD AREAS (100-YEAR FLOODPLAIN) MUST BE APPROVED BY THE CITY ENGINEER.
- 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.
- 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.
- 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.
- ALL TRENCHES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS OR SECURELY PLATED DURING NONWORKING HOURS.
- 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.

- 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 BREST HEIGHT) MUST BE PROTECTED WITH FENCING PLACED AT THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER.
- TREES NOT INDICATED ON THE APPROVED CONSTRUCTION DRAWINGS FOR REMOVAL MAY NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE DIVISION OF ENGINEERING.
- 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.
- 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.
- PAVEMENTS SHALL BE CUT IN NEAT, STRAIGHT LINES THE FULL DEPTH OF THE EXISTING PAVEMENT, OR AS REQUIRED BY THE CITY ENGINEER.
- 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. ANY MODIFICATION TO THE WORK SHOWN ON DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
- TRAFFIC CONTROL AND OTHER REGULATORY SIGNS SHALL COMPLY WITH THE UTAH DEPARTMENT OF TRANSPORTATION TRAFFIC CONTROL GUIDELINES AND MUTCD MANUAL, CURRENT EDITION. PUBLIC STREET SIGNS SHALL MEET ALL CITY OF AMERICAN FORK SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A GREEN BACKGROUND.
- PRIVATE STREET SIGNS SHALL MEET ALL CITY OF AMERICAN FORK SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A BLUE BACKGROUND

**TRAFFIC CONTROL**

- 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.
- 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.
- AT ALL OTHER HOURS THE CONTRACTOR SHALL MAINTAIN MINIMUM ONE - LANE TWO - WAY TRAFFIC. TRAFFIC CIRCULATION MUST BE SUPERVISED BY A CERTIFIED FLAGGER.
- STEADY - BURNING, TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT.
- 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.
- 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.
- THE TRAFFIC CONTROL PLAN PROPOSED BY THE CONTRACTOR MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
- TRAFFIC CONTROL REQUIRING ROAD CLOSURES AND/ OR DETOURING MUST BE APPROVED BY THE CITY COUNCIL.

**UTILITIES**

- THE CONTRACTOR SHALL GIVE NOTICE OF INTENT TO CONSTRUCT TO BLUE STAKE (TELEPHONE NUMBER 800-662-4111) AT LEAST 2 WORKING DAYS BEFORE START OF CONSTRUCTION.
- 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.
- 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.
- WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE CITY ENGINEER.

**STRIPING AND SIGNING**

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

**EROSION AND SEDIMENT CONTROL**

- 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.
- THE NOI MUST BE SUBMITTED TO UTAH DIVISION OF WATER QUALITY 45 DAYS PRIOR TO THE START OF CONSTRUCTION AND MAY ENTITILE 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.
- A SEDIMENT AND EROSION CONTROL PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL. IF A SEDIMENT AND EROSION CONTROL PLAN HAS NOT ALREADY BEEN INCLUDED WITH THE APPROVED CONSTRUCTION DRAWINGS, THIS PLAN MUST BE MADE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
- A UPDES STORM WATER DISCHARGE PERMIT MAY BE REQUIRED. THE CONTRACTOR SHALL BE CONSIDERED THE PERMITTEE.
- THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORM WATER RUNOFF LEAVES THE SITE, INCLUDING WATERWAYS, OVERLAND SHEET FLOW, AND STORM SEWERS.
- ACCEPTED METHODS OF PROVIDING EROSION/SEDIMENT CONTROL INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT BASINS, SILT FILTER FENCE, AGGREGATE CHECK DAMS, AND TEMPORARY GROUND COVER. HAY OR STRAW BALES ARE NOT PERMITTED.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE OF THE WORK AREA AT ALL TIMES CONSISTENT WITH EROSION CONTROL PRACTICES.
- DISTURBED AREAS THAT WILL REMAIN UN-WORKED FOR 30 DAYS OR MORE SHALL BE SEEDED OR PROTECTED WITHIN SEVEN CALENDAR DAYS OF THE DISTURBANCE.
- 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.

**USE OF FIRE HYDRANTS**

- 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.

**SANITARY SEWERS**

- 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.
- 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.
- 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.
- ALL MANHOLE LIDS SHALL BE PROVIDED WITH CONTINUOUS SELF-SEALING GASKETS.
- THE APPROVED CONSTRUCTION DRAWINGS SHALL SHOW WHERE BOLT-DOWN LIDS ARE REQUIRED.
- 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.
- ALL PVC SEWER PIPES SHALL BE DEFLECTION TESTED NO LESS THAN 60 DAYS AFTER COMPLETION OF BACKFILLING OPERATIONS.
- 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.
- VISIBLE LEAKS OR OTHER DEFECTS OBSERVED OR DISCOVERED DURING TV INSPECTION SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL FURNISH ALL MATERIAL, EQUIPMENT, AND LABOR TO MAKE CONNECTIONS TO EXISTING MANHOLES.
- ALL SEWER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 4 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF SEWER LINE.

**WATER LINE**

- ALL WATER LINE MATERIALS SHALL BE PROVIDED AND INSTALLED ACCORDING TO CURRENT SPECIFICATIONS OF THE CITY OF AMERICAN FORK, WATER DEPARTMENT.
- 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.
- ONLY FIRE HYDRANTS CONFORMING TO CITY OF AMERICAN FORK STANDARDS WILL BE APPROVED FOR USE.
- PUBLIC WATER LINES SHALL BE DISINFECTED BY THE CITY OF AMERICAN FORK, WATER DEPARTMENT. REQUESTS FOR WATER LINE CHLORINATION SHALL BE MADE THROUGH THE CITY OF AMERICAN FORK, WATER DEPARTMENT. THE COST FOR CHLORINATION SHALL BE PAID FOR BY THE CONTRACTOR.
- 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).
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL WATER MAIN STATIONING SHALL BE BASED ON STREET CENTERLINE STATIONING.
- ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE PER CITY OF AMERICAN FORK STANDARDS.
- 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.
- 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.

**SECONDARY WATER**

- ALL SECONDARY WATER LINE MATERIALS SHALL BE PROVIDED AND INSTALLED ACCORDING TO CURRENT SPECIFICATIONS OF THE CITY OF AMERICAN FORK.
- 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.
- 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.
- ALL SECONDARY WATER MAIN STATIONING SHALL BE BASED ON STREET CENTERLINE STATIONING.
- ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE PER CITY OF AMERICAN FORK STANDARDS.
- 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.

**STORM SEWER**

- 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.
- 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.
- GRANULAR BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO AMERICAN FORK CITY STANDARD SPECIFICATIONS.
- 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.
- 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.
- STORM INLETS OR CATCH BASINS SHALL BE CHANNELIZED AND HAVE BICYCLE SAFE GRATES. MANHOLE LIDS SHALL INCLUDE THE WORD STORM.
- 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.

**MAIL DELIVERY**

- THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT US MAIL DELIVERY WITHIN THE PROJECT LIMITS IS NOT DISRUPTED BY CONSTRUCTION OPERATIONS.
- 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.
- ANY RELOCATION OF MAILBOX SERVICES MUST BE FIRST COORDINATED WITH THE US POSTAL SERVICE AND THE HOMEOWNER.
- BEFORE RELOCATING ANY MAILBOXES, THE CONTRACTOR SHALL CONTACT THE U.S. POSTAL SERVICE AND RELOCATE MAILBOXES ACCORDING TO THE REQUIREMENTS OF THE POSTAL SERVICE.



DEVELOPMENT

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	

ACTION	DATE
PRELIM	04/08/2025

PROJECT

**MITCHELL FARMS SUBDIVISION**

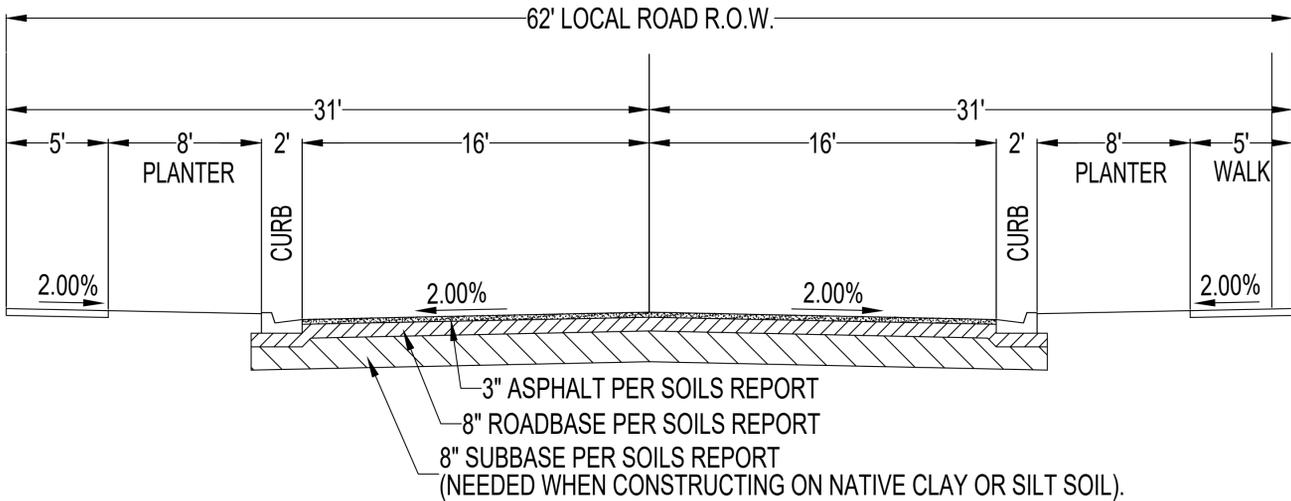
DESCRIPTION

**PRELIMINARY PLANS**

SHEET NAME	SHEET NUMBER
<b>GENERAL NOTES</b>	<b>GN1</b>



# LOCAL CROSS SECTION



DEVELOPMENT

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



REVISIONS			SEAL
NO.	DATE	DESCRIPTION	

ACTION	DATE
PRELIM	04/08/2025

PROJECT

**MITCHELL FARMS SUBDIVISION**

DESCRIPTION

**PRELIMINARY PLANS**

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	<b>D0</b>







DEVELOPMENT

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



REVISIONS		SEAL
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

ACTION	DATE
PRELIM	04/08/2025

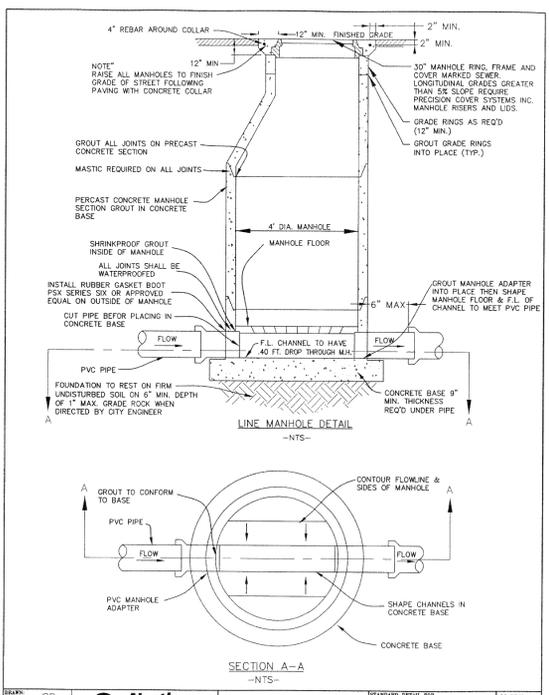
PROJECT

# MITCHELL FARMS SUBDIVISION

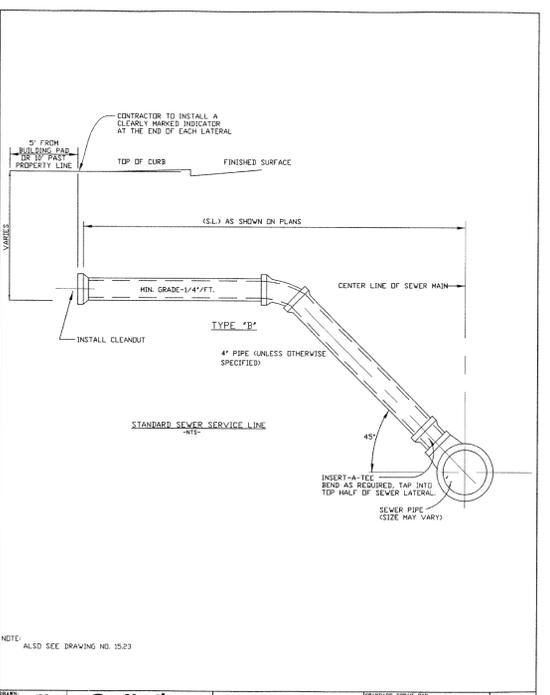
DESCRIPTION

## PRELIMINARY PLANS

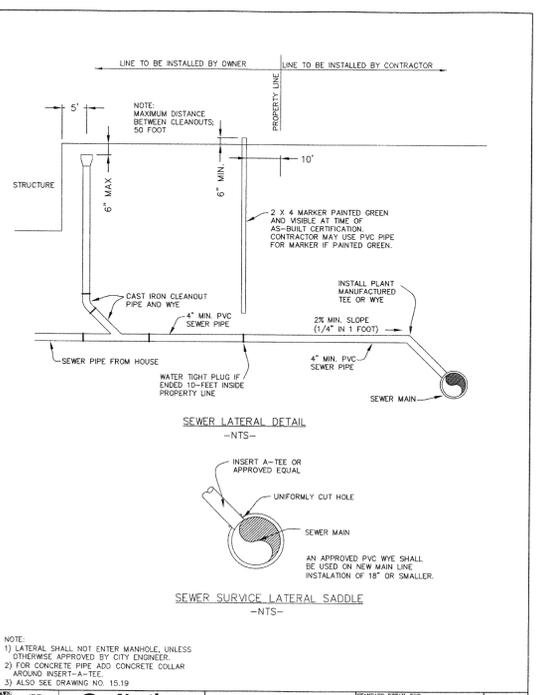
SHEET NAME	SHEET NUMBER
SEWER & STORM DRAIN DETAILS	D3



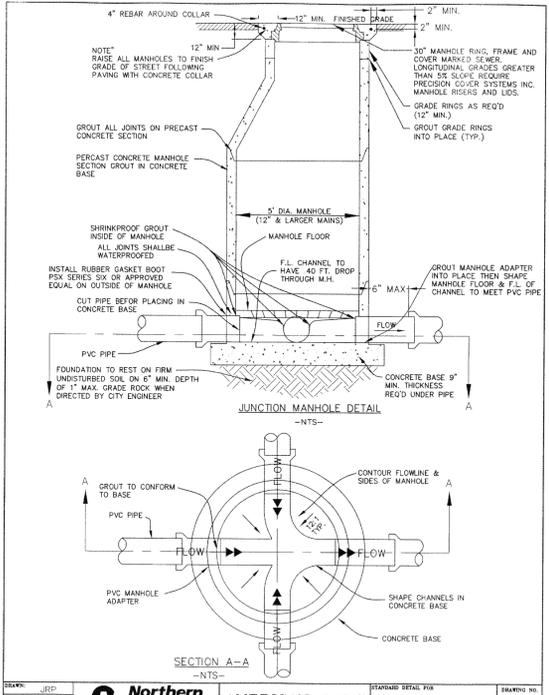
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DATE: JULY 2002	AMERICAN FORK CITY	SANITARY SEWER LINE MANHOLE DETAIL	15.12



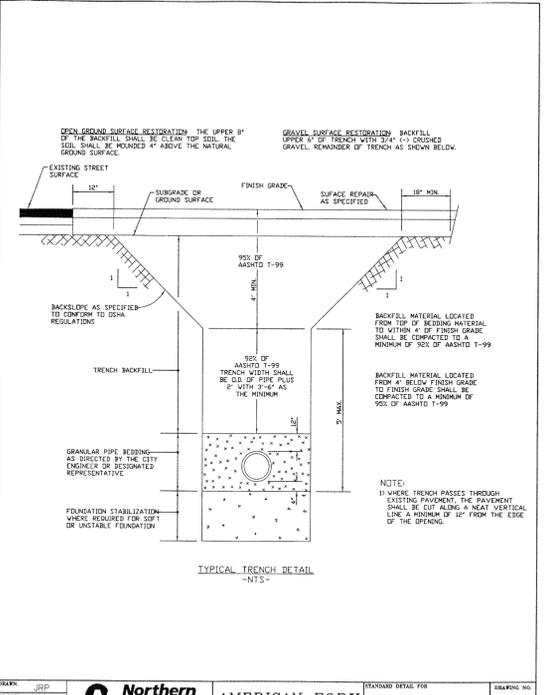
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DATE: MAY 2002	AMERICAN FORK CITY	STANDARD SEWER SERVICE LINE	15.19



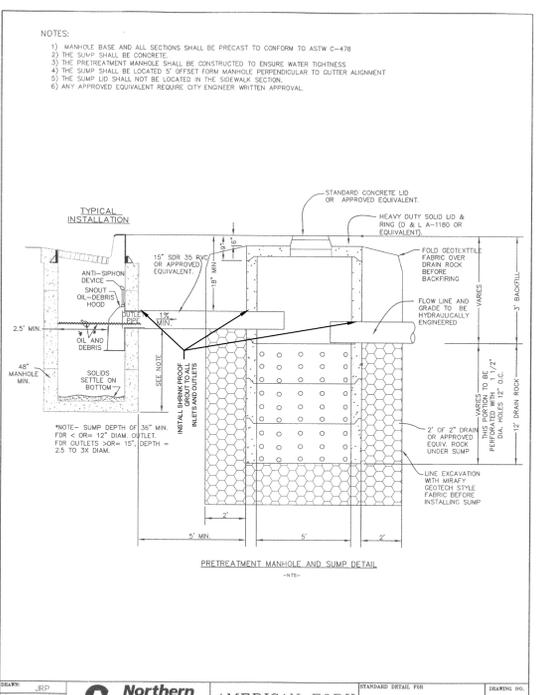
DESIGN: JRP	<b>Northern</b>	STANDARD DETAIL FOR	DRAWING NO.
DATE: JULY 2002	AMERICAN FORK CITY	SANITARY SEWER LATERAL AND CLEAN OUT	15.23



DESIGN: JRP	<b>Northern</b>	STANDARD DETAIL FOR	DRAWING NO.
DATE: JULY 2002	AMERICAN FORK CITY	SANITARY SEWER JUNCTION MANHOLE DETAIL	15.13



DESIGN: JRP	<b>Northern</b>	STANDARD DETAIL FOR	DRAWING NO.
DATE: MAY 2002	AMERICAN FORK CITY	TYPICAL TRENCH DETAIL	15.22



DESIGN: JRP	<b>Northern</b>	STANDARD DETAIL FOR	DRAWING NO.
DATE: MAY 2002	AMERICAN FORK CITY	PRETREATMENT MANHOLE AND SUMP	15.14





**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.

<b>BACKGROUND INFORMATION</b>		
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**

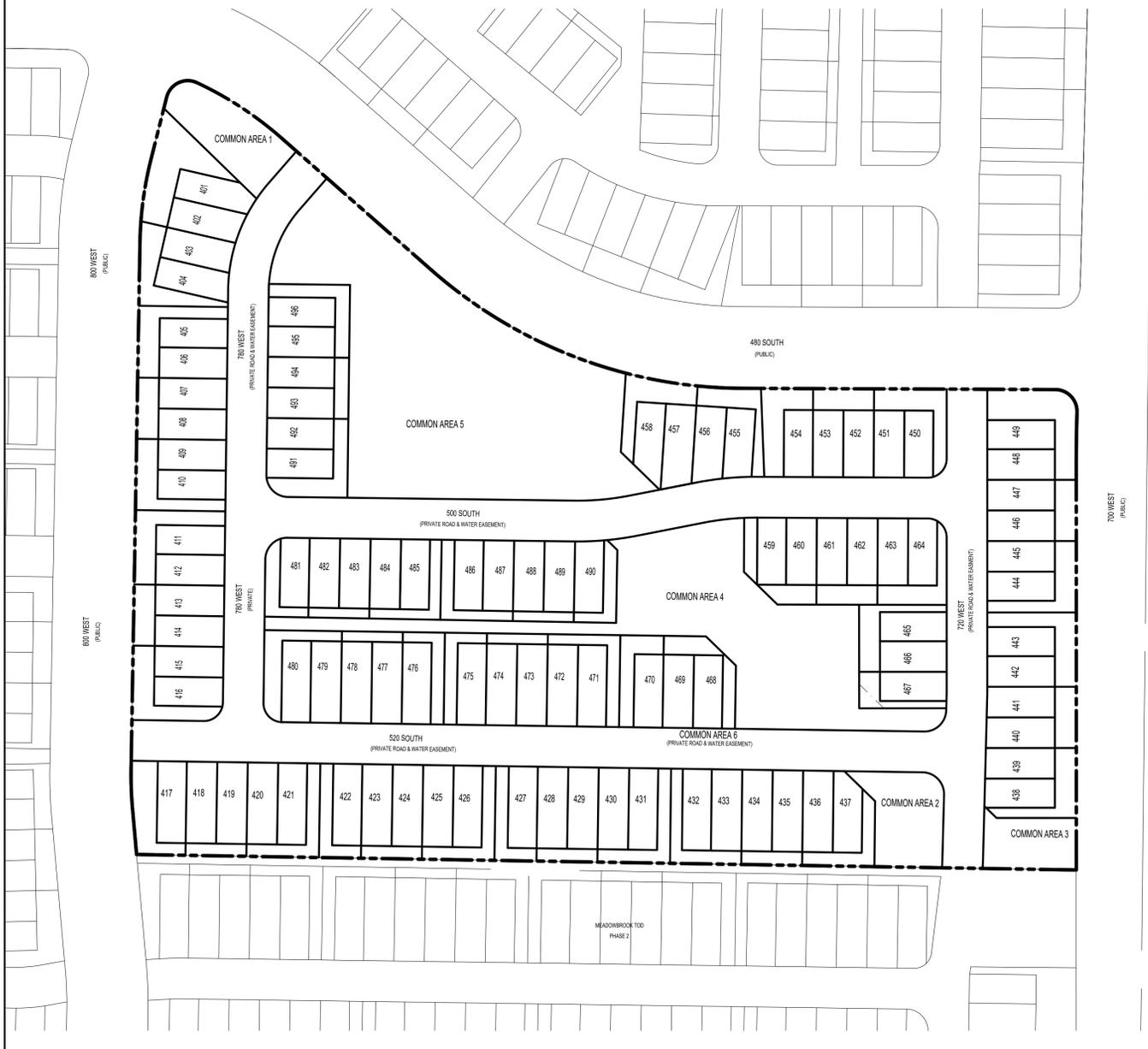
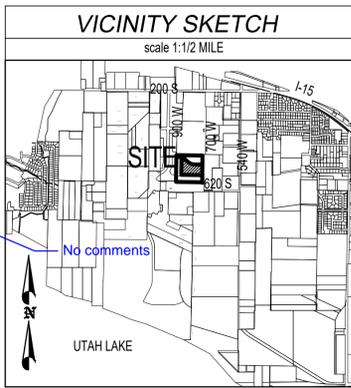
I move to table action for the proposed Final Plat, located at approximately 780 W 500 N, American Fork City, in the Transit Oriented Development (TOD) Zone and instruct staff/developer to.....

**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

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 jbrems 04/23/2025
Planning and Zoning Reviewed copperman 04/23/2025	Engineering Division Reviewed rburhill 04/23/2025
Communications Reviewed MHunsaker 04/23/2025	Streets Division Reviewed ehyde 04/23/2025

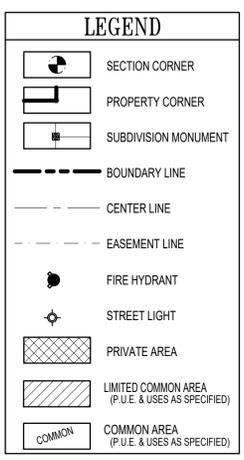


**CURVE TABLE**

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°50'07"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	06°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	483 S 800 W	UNIT 435	728 W 520 S	UNIT 467	517 S 720 W
UNIT 404	485 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



**SYMBOLS**

NO BASEMENTS ALLOWED  
SLAB ON GRADE

- NOTES**
- 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.
  - 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 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.

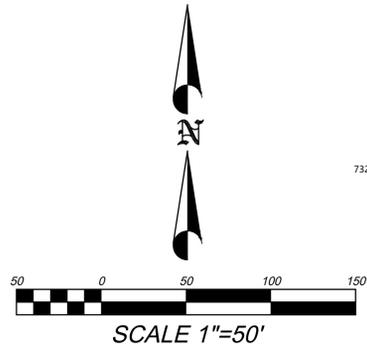
**REFERENCE DOCUMENTS:**

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



SURVEYOR

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

ENGINEER

**berg CIVIL ENGINEERING**  
 1018 N Deer Creek Lane  
 Alpine, UT, 84004  
 office (801) 452-1277  
 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 58, 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°03'36" 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°58'14" 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; 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°29'49" 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°02'26" 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 SOUTH-EAST 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)(b) 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**

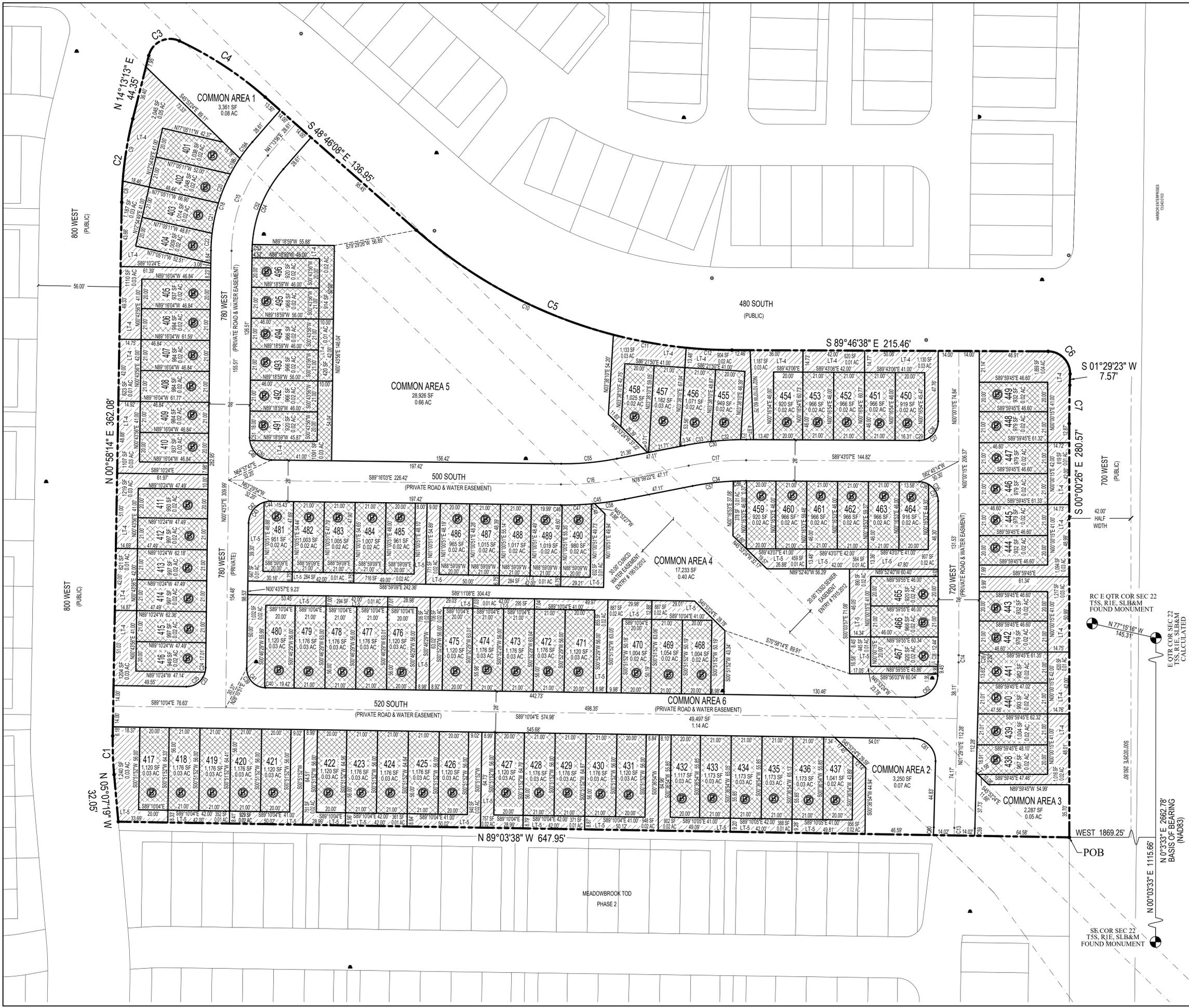
THE DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

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



### 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)

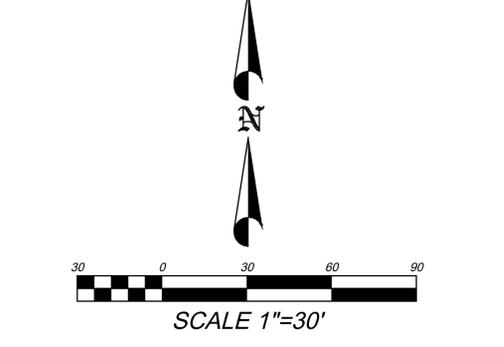
- ### NOTES
- IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMONDIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT 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 **AZTEC ENGINEERING** ENGINEER **Berg CIVIL ENGINEERING**

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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

HARBOR ENTERPRISES  
 UNLIMITED

RC E OTR COR SEC 22  
 TSS, R1E, SL&M  
 FOUND MONUMENT

E OTR COR SEC 22  
 TSS, R1E, SL&M  
 CALCULATED

WEST 1869.25'

POB

SE COR SEC 22  
 TSS, R1E, SL&M  
 FOUND MONUMENT

N 0°03'33" E 1115.66'

N 0°03'33" E 1115.66'

N 77°15'16" W 145.31'