



AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA

**Regular Session
May 27, 2025
Tuesday - 8:00 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 May 27, 2025, at the American Fork City Public Works building, 275 East 200 North commencing at 8:00 AM. The agenda shall be as follows:

1. Regular Session

- a. Roll Call
- 2. **Common Consent Agenda** (Common Consent is that class of DRC action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).
 - a. Approval of the April 28, 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 Final Plat, known as Mitchell Farms Plat E, located at approximately 780 W 930 N, American Fork City. The Final Plat will be approximately 6.97 acres and will be in the Residential (R1-12000) Zone.
- 4. **Other Business**
 - a. Upcoming Projects
- 5. **Adjournment**

Dated this 22nd day of May 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 28th, 2025

The American Fork City Development Review Committee met in a regular session on April 28th, 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:

Robert Burkhill	Engineer
Cody Opperman	Planner II
Angie McKee	Administrative Assistant I
Mat Sacco	Fire Marshall

Others Present: Jim Clark

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of the April 21st, 2025, Development Review Committee Regular Session.

Patrick O'Brien motioned to approve the Common Consent agenda

UNAPPROVED MINUTES

04.28.2025

Sam Kelly seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

ACTION ITEMS

- a. Review and action on an application for a 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.**

Cody Opperman reviewed the background information for action item letter a: 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. The developer has provided a fencing plan for the development as well and will be connecting into Hunter Park.

Patrick O'Brien moved 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.

Arron Brems seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

UNAPPROVED MINUTES

04.28.2025

The motion passed

- 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 S, American Fork City. The Final Plat will be for approximately 5.70 acres and will be in the Transit Oriented Development (TOD) Zone.**

Cody Opperman reviewed the background information for action item letter b: 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.

Sam Kelly motioned to approve the proposed Final Plat, located at approximately 780 W 500 S, American Fork City, in the Transit Oriented Development (TOD) Zone, subject to any conditions found in the staff report.

Patrick O’Brien Seconded the motion.

Voting was as follows:

Patrick O’Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

Other Business

There was no other business to discuss at this time.

Adjournment

Patrick O’Brien motioned to adjourn the meeting.

UNAPPROVED MINUTES

04.28.2025

Sam Kelly seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

Meeting adjourned at 10:07 AM

Angie McKee

Administrative Assistant I

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 Final Plat, known as Mitchell Farms Plat E, located at approximately 780 W 930 N, American Fork City. The Final Plat will be approximately 6.97 acres and will be in the Residential (R1-12000) Zone.

BACKGROUND INFORMATION		
Location:		780 W 930 N
Project Type:		Final Plat
Applicants:		Ken Berg
Existing Land Use:		Residential Low Density
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:		R1-12000
Surrounding Zoning:	North	RA-1
	South	R1-12000
	East	PF and R1-9000
	West	R1-12000
Total Number of Units		15 lots
Parking Requirement		2 Stalls per Single Family Lot – 30 total

Background

The applicant has applied for a Final Plat to develop a 15-lot subdivision. The project looks to provide 15 single family detached lots within the R1-12000 Residential Zone. The R1-12000 Residential Zones has a requirement of lots being a minimum of 12,000 s.f., 100' of lot width at minimum setback, and 100' of lot depth. The project has a perimeter fence around the subdivision that will follow the the final construction drawings.

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

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

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

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

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

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

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

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

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

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

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

Project Conditions of Approval

1. Address all outstanding DRC comments.
2. Update addressing to match City addressing.

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 17.7.200. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Final Plat

Approval

I move to approve the proposed Final Plat, located at approximately 780 W 930 N, 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 Final Plat, located at located at approximately 780 W 930 N, American Fork City, in the Residential (R1-12000) Zone.

Table

I move to table action for the proposed Final Plat, located at located at approximately 780 W 930 N, American Fork City, in the Residential (R1-12000) Zone, and instruct staff/developer to.....

MITCHELL FARMS

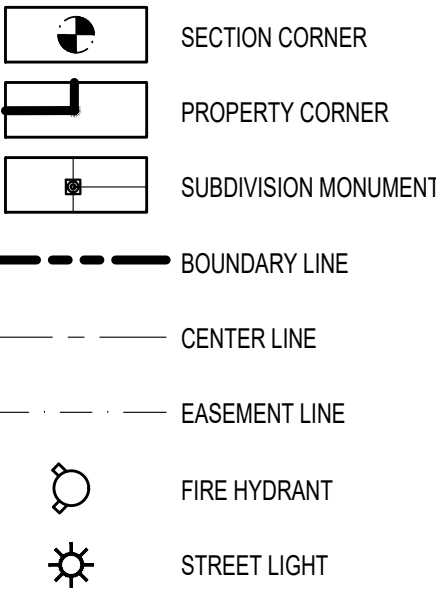
PLAT "E"

LOCATED IN SOUTHEAST QUARTER SECTION 10
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

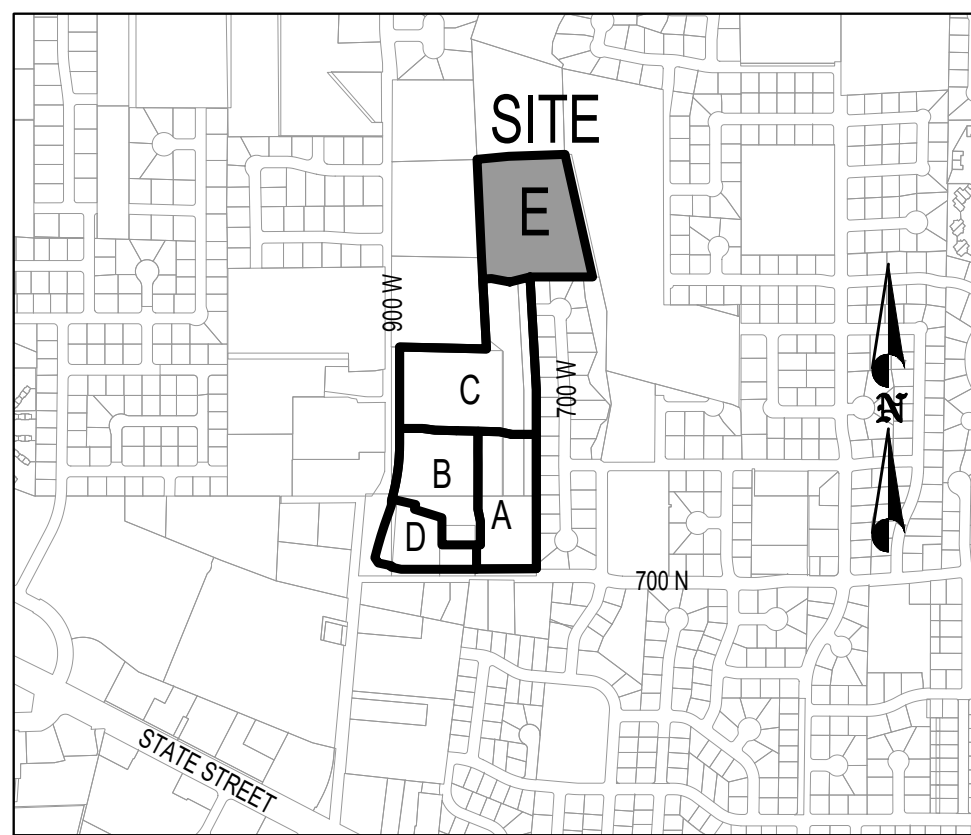
Next Step

Proceed to the Development
Review Committee on
05.27.2025

LEGEND



VICINITY



American Fork City Development Review	
Public Infrastructure Reviewed dhoward 05/21/2025	Planning and Zoning Reviewed copperman 05/21/2025
	Engineering Division Reviewed huthill 05/21/2025
	Sewer/Storm Drain Division Reviewed sharkey 05/21/2025
Streets Division Reviewed elyhde 05/21/2025	Water/Pi Division Reviewed jpratts 05/20/2025

TABULATIONS

DEVELOPMENT AREA	6.97 AC
EXISTING ZONING	R-1-12000
LAND USE:	RESIDENTIAL LOW DENSITY
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	188.00	290.05	88°23'52"	262.13	N51°21'18"E
C2	188.00	215.60	65°42'23"	203.98	N40°00'34"E
C3	188.00	74.45	22°41'29"	73.97	N84°12'30"E
C4	100.00	164.68	94°21'13"	146.69	N44°33'09"E
C5	157.00	221.38	80°47'21"	203.49	N55°09'34"E
C6	157.00	157.81	57°35'29"	151.25	N43°33'38"E
C7	157.00	63.57	23°11'52"	63.13	N83°57'18"E
C8	15.00	4.72	18°02'36"	4.70	S75°25'28"E
C9	63.00	302.19	274°49'30"	85.27	N23°48'55"W
C10	63.00	65.20	59°17'53"	62.33	N83°56'54"E
C11	63.00	59.64	54°14'08"	57.43	N27°10'53"E
C12	63.00	62.24	56°36'15"	59.74	N28°14'19"W
C13	63.00	85.05	77°21'11"	78.74	S84°46'59"W
C14	63.00	30.06	27°20'03"	29.77	S32°26'22"W
C15	15.00	20.10	76°46'54"	18.63	S57°09'47"W
C16	219.00	32.30	08°27'03"	32.27	N88°40'17"W
C17	15.00	23.63	90°16'22"	21.26	N47°45'38"W
C18	69.00	48.30	40°06'25"	47.32	N17°25'45"E
C19	15.00	23.15	88°25'47"	20.92	N81°41'51"E
C20	63.00	308.51	280°34'48"	80.50	N14°22'40"W
C21	63.00	70.24	63°52'56"	66.66	S86°01'44"E
C22	63.00	78.98	71°49'33"	73.91	N26°07'01"E
C23	63.00	59.20	53°50'18"	57.04	N36°42'54"W
C24	63.00	63.25	57°31'33"	60.63	S87°36'11"W
C25	63.00	36.84	33°30'28"	36.32	S42°05'10"W
C26	15.00	9.71	37°05'09"	9.54	S43°52'31"W
C27	131.00	148.71	65°02'32"	140.85	S29°53'49"W
C28	131.00	45.91	20°04'42"	45.67	S52°22'44"W
C29	131.00	81.47	35°38'02"	80.17	S24°31'23"W
C30	131.00	21.33	09°19'49"	21.31	S02°02'27"W
C31	15.00	17.42	66°33'06"	16.46	S30°39'06"W
C32	219.00	159.38	41°41'52"	155.89	S43°04'43"W

Match the addressing
provided by City

Typo here

NOTES

- OVERLAP PROJECT PERIMETER FENCING IS REQUIRED AS PER THE FINAL CONSTRUCTION DRAWINGS.
- OFFSET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 3/4" 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.



SEWER & WATER AUTHORITY APPROVAL

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

SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, Aaron Thomas, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 38, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1993 AS AMENDED, CERTIFICATE NO. 6418780. 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, 1993 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, 1993 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 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;
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.

AREA = 303.613 SF OR 6.97 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)

NUMBER OF LOTS = 15

Re-Submission Acknowledgment Statement

The Applicant is responsible for reviewing all documents to ensure all comments have been addressed.
[Applicant Initials] I understand that a Review Cycle is not complete unless and until the applicant replies to all of the required modifications and requests for additional information noted on the previous submittal.
[Applicant Initials] I hereby acknowledge that this re-submittal addresses all required modifications and requests for additional information noted on the previous submittal.
[Applicant Initials] This is the [Ex: 1st] complete re-submittal of the subdivision constituting the start of the [Same Number] Review Cycle.

OWNER'S DEDICATION

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

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

NAME/TITLE:

ACKNOWLEDGMENT

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

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

NOTARY PUBLIC
NOTARY FULL NAME _____, A NOTARY COMMISSIONED IN UTAH.
COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY

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

DEVELOPMENT SERVICES DIRECTOR

PUBLIC WORKS DIRECTOR

FIRE CHIEF

MITCHELL FARMS
PLAT "E"

LOCATED IN SOUTHEAST QUARTER SECTION 10
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50' FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL UTAH COUNTY RECORDER

MITCHELL FARMS FINAL PLANS

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.

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

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

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



DEVELOPMENT

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

SHEET INDEX

- C0 COVER
- C1 LAYOUT
- C2 OVERALL UTILITY PLAN
- C3 GRADING AND STORM DRAINAGE PLAN
- C4 930 NORTH PLAN & PROFILE
- C5 780 WEST PLAN & PROFILE
- C6 SWPPP
- C7 FENCING PLAN
- ROS RECORD OF SURVEY
- GN1 GENERAL NOTES
- D0-D4 CONSTRUCTION DETAILS

CITY APPROVALS / COMMENTS

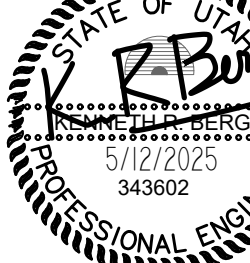
American Fork City Development Review	
Water/PI Division Reviewed jbremis 05/20/2025	Fire Department Reviewed M. Sacco 05/19/2025
EC/LID Reviewed tmezenen 05/20/2025	Sewer/Storm Drain Division Reviewed ahardy 05/21/2025
Public Infrastructure Reviewed dhoward 05/21/2025	Engineering Division Reviewed rburkhill 05/21/2025
	Planning and Zoning Reviewed copperman 05/21/2025
Communications Reviewed MHunsaker 05/20/2025	Streets Division Reviewed ehyde 05/21/2025

Next Step

Proceed to the Development
Review Committee on
05.27.2025



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			
7			
ACTION			DATE
FINAL			5/12/2025

PROJECT

MITCHELL
FARMS
SUBDIVISION

DESCRIPTION

PLAT E
FINAL
CONSTRUCTION
PLANS

SHEET NAME

SHEET NUMBER

SUBMITTAL

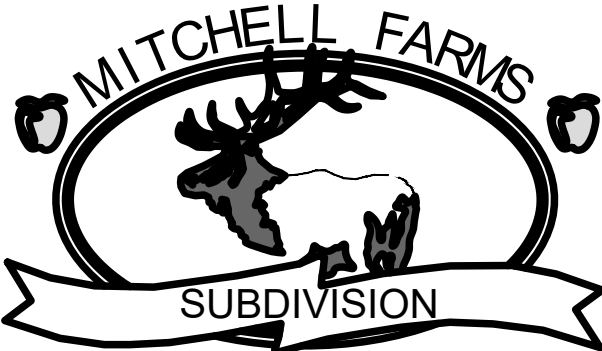
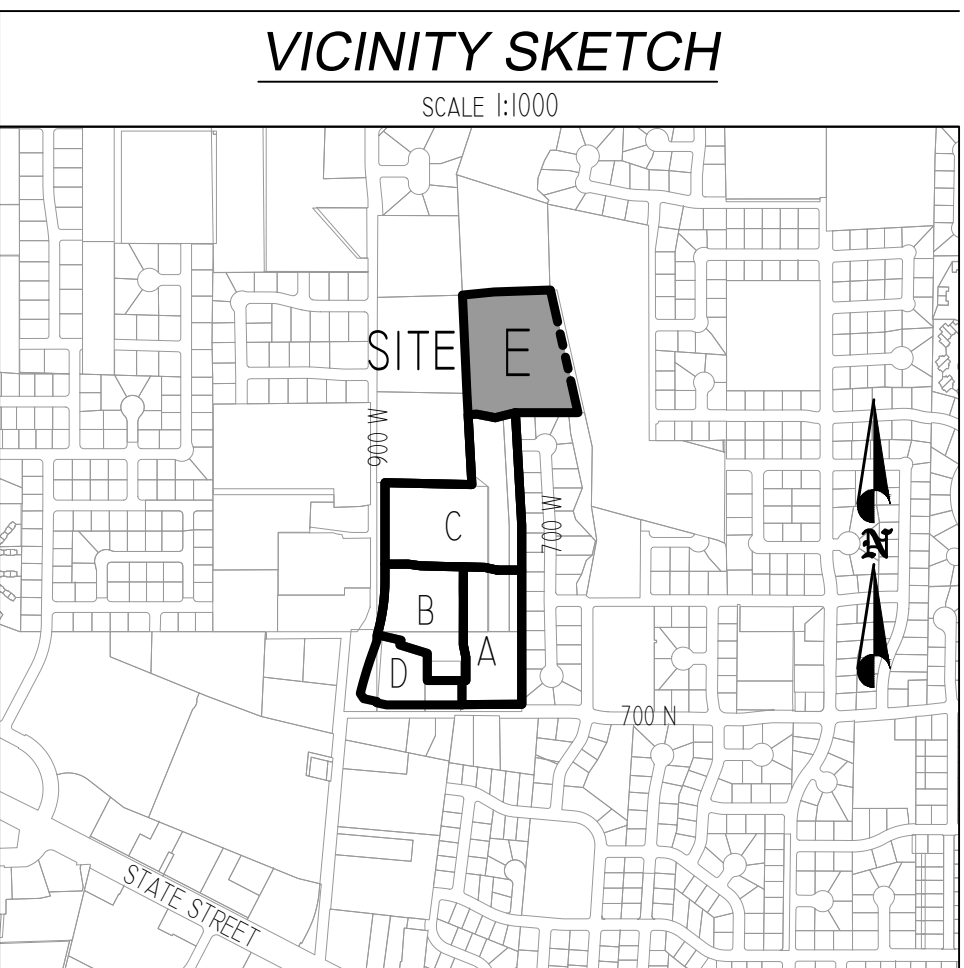
0

ENGINEER

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

AF # P - 2025-00170

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°49'35" 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>

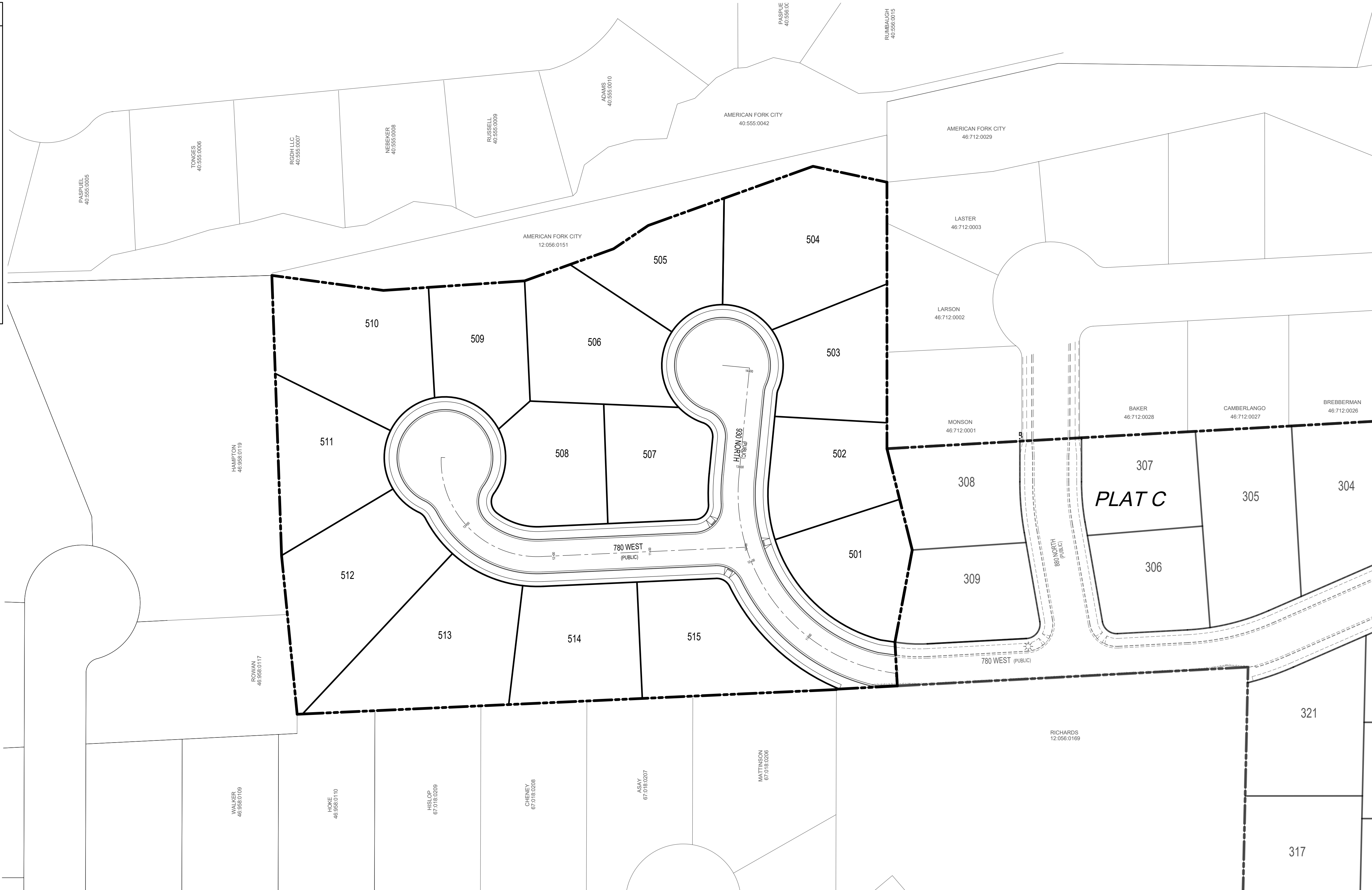


CONTACT LIST		
CIVIL ENGINEER		
BERG CIVIL ENGINEERING	(801) 492-1277	
GEOTECHNICAL ENGINEER		
CMT ENGINEERING	(801) 972-9074	
AMERICAN FORK CITY PLANNING DEPT.	(801) 763-3060	
AMERICAN FORK CITY PUBLIC WORKS	(801) 763-3060	
UTILITIES		
AF CULINARY WATER	(JAY BREMS)	(801) 763-3060
AF PRESSURIZED IRRIGATION	(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	LAYOUT
C2	OVERALL UTILITY PLAN
C3	GRADING AND STORM DRAINAGE PLAN
C4	930 NORTH PLAN & PROFILE
C5	780 WEST PLAN & PROFILE
C6	SWPPP
C7	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		



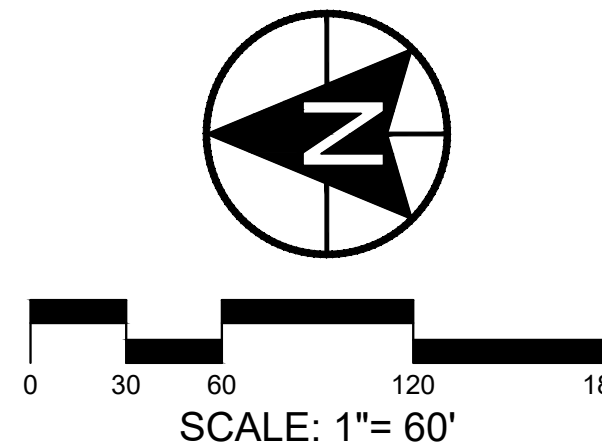
DEVELOPMENT

AUTUMN VALLEY LAND LC

9469 N. MOUNT AIREY DR STE A

EAGLE MOUNTAIN, UT 84005

(801) 995-2006



berg

CIVIL ENGINEERING

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

REVISIONS			SEAL
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FINAL			5/12/2025

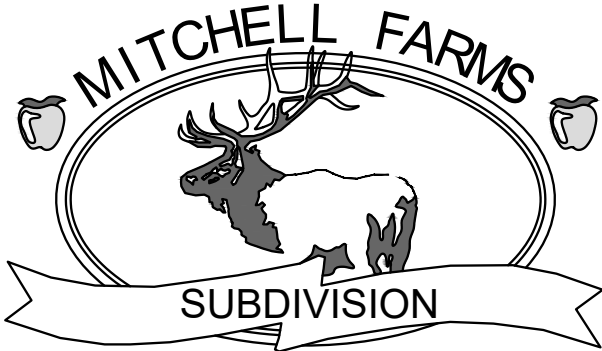
PROJECT

MITCHELL FARMS SUBDIVISION

DESCRIPTION

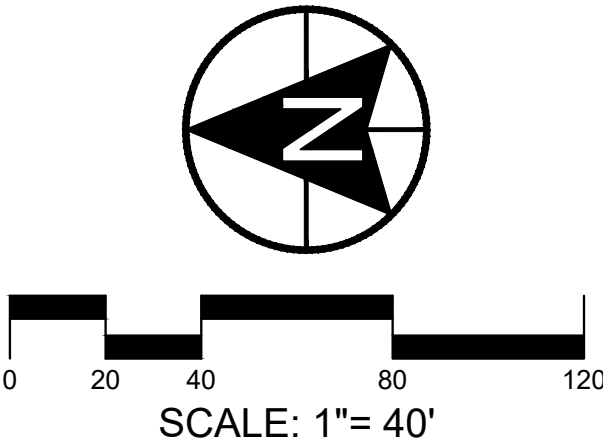
PLAT E FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
COVER	C0



DEVELOPMENT

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



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

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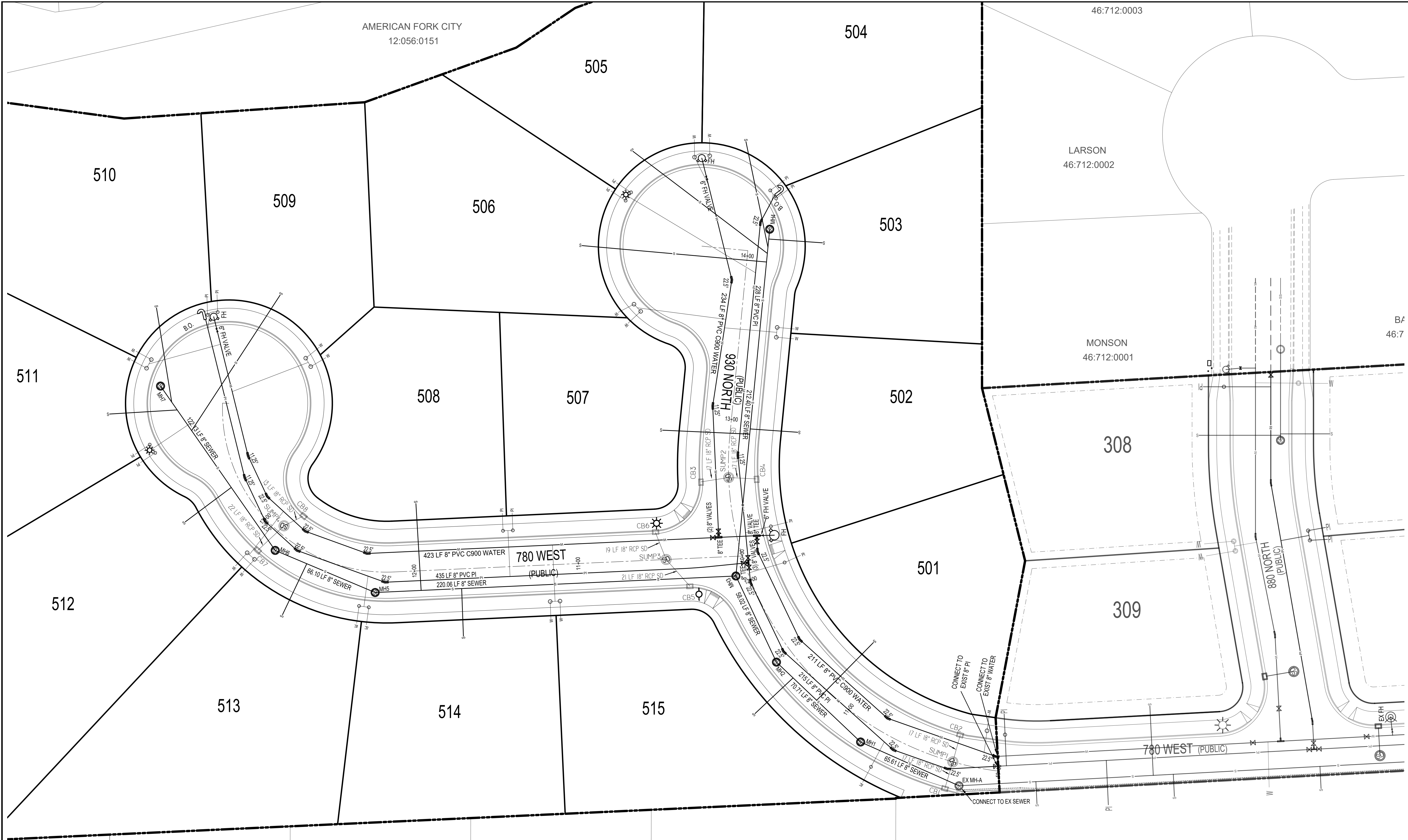
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PROJECT
MITCHELL FARMS SUBDIVISION

DESCRIPTION
PLAT E FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
LAYOUT	C1





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

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

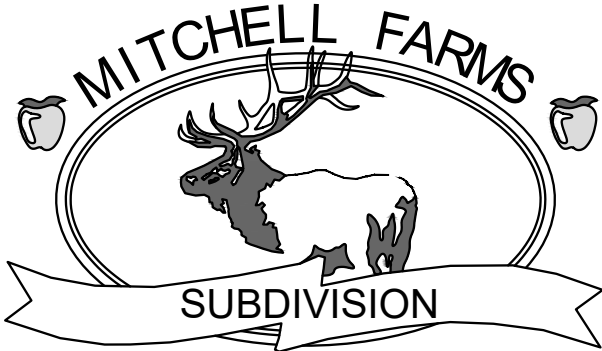
1. 1.5" POLY (BLUE) SERVICE FROM MAIN 1"x1"x1.5" TEE WITH (3) CBA QUICK JOINTS.
2. MAINTAIN 6" SEPARATION REQUIRED BETWEEN METER CANS.
3. ALL CULINARY WATER LINES TO BE PVC C900 (BLUE)

PI NOTES

1. 1.5" POLY (PURPLE) LATERAL FROM MAIN 1"x1"x1.5" TEE WITH (3) CBA QUICK JOINTS.
2. MAINTAIN 3" CLEARANCE FROM FIRE HYDRANTS
3. ALL PI LINES TO BE PVC C900 (PURPLE)
4. AMERICAN FORK CITY TO DETERMINE AT TIME OF FINAL SUBDIVISION APPROVAL IF PI SEPARATION FROM SEWER NEEDS TO BE LARGER.

COMMUNICATION

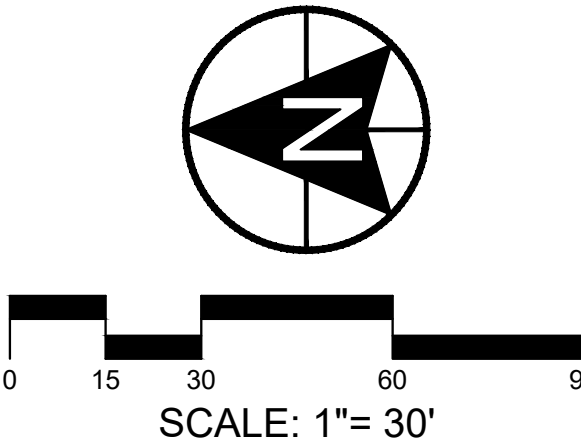
1. DEVELOPER REQUIRED TO INSTALL CONDUIT AND BOXES FOR FUTURE CITY USE. THESE IMPROVEMENTS WILL BE PLACED WITHIN THE P.U.E. OR "COMMON TRENCH" AS PER CITY STANDARDS. REFER TO FINAL SUBDIVISION PLANS AND POWER PLANS FOR EXACT LOCATIONS.
2. DEVELOPER REQUIRED TO SCHEDULE A DESIGN MEETING WITH THE CITY FIBER ENGINEER TO GO OVER THE COMMON TRENCH DESIGN LAYOUT AND ENSURE THAT INFRASTRUCTURE WILL BE PLACED AS NEEDED FOR FUTURE USE.



DEVELOPMENT

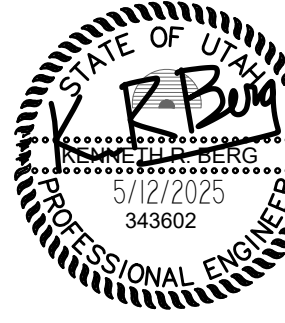
AUTUMN VALLEY LAND LC
9469 N. MOUNT AIREY DR STE A
EAGLE MOUNTAIN, UT 84005
(801) 995-2006

BA
46:7



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

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PROJECT

MITCHELL
FARMS
SUBDIVISION

DESCRIPTION
**PLAT E
FINAL
CONSTRUCTION
PLANS**

SHEET NAME

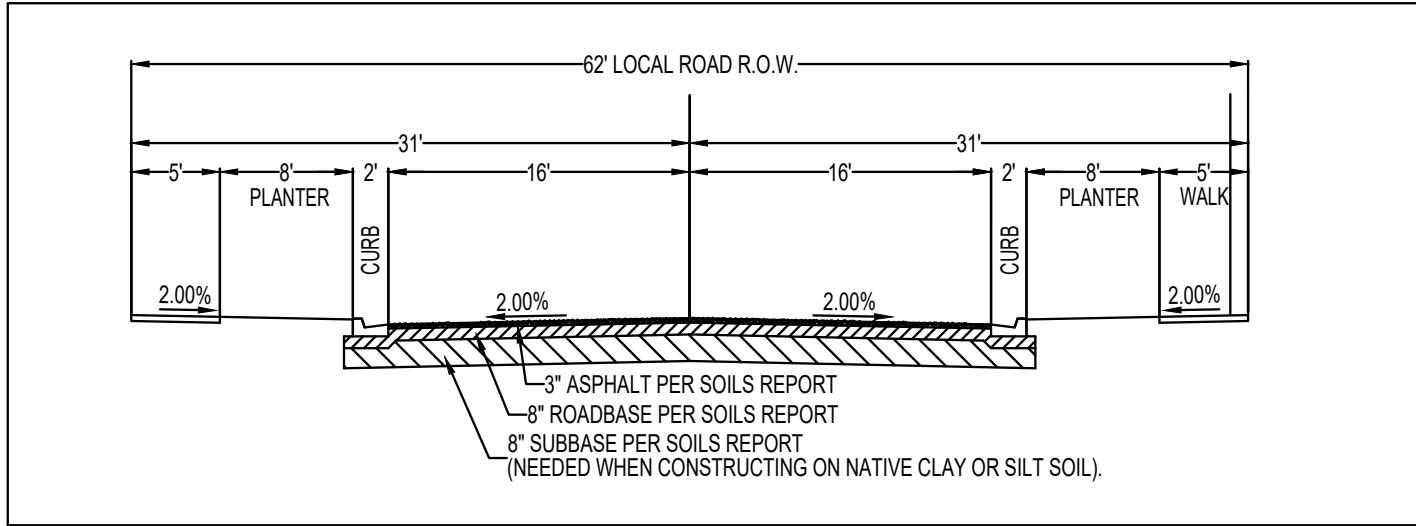
UTILITY
PLAN

SHEET NUMBER

C2



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
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ROWAN
46:958.0117

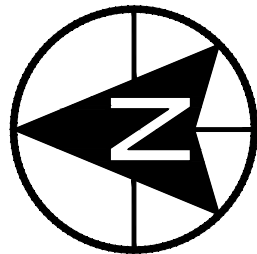


DEVELOPMENT

AUTUMN VALLEY LAND LC

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

LARSON
46:712.00



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



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Alpine UT, 84004
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cell (801) 616-1677

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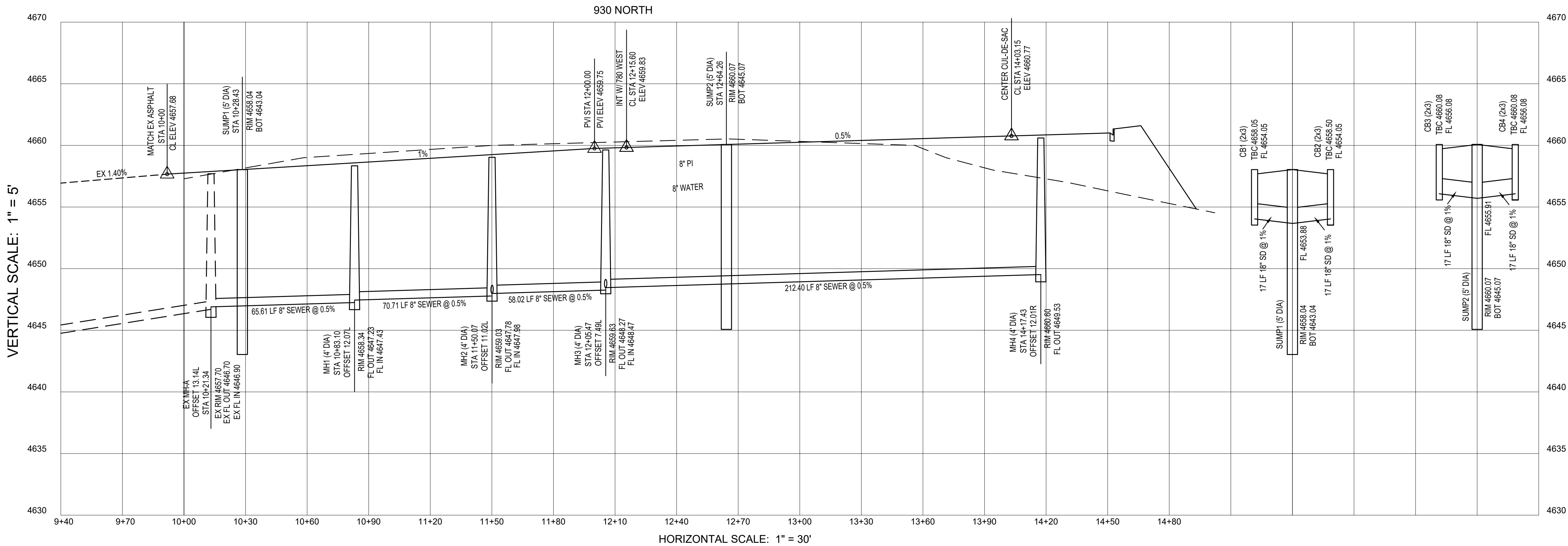
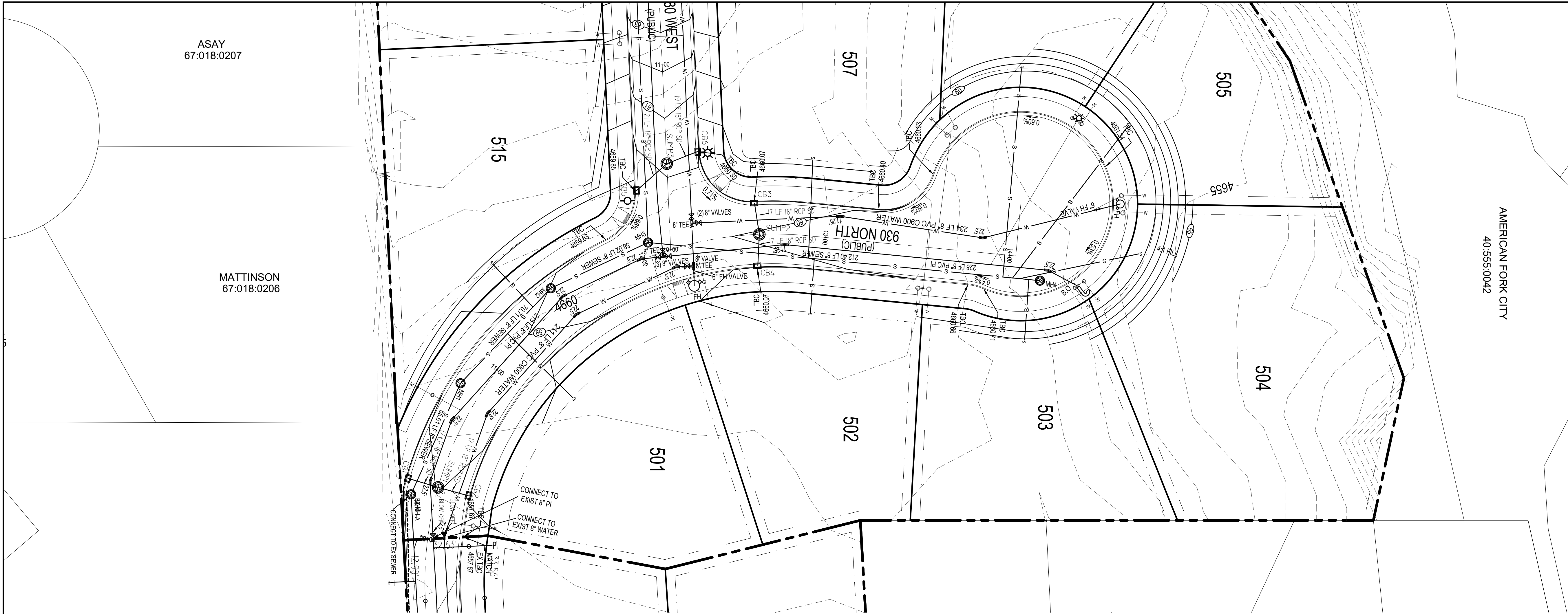
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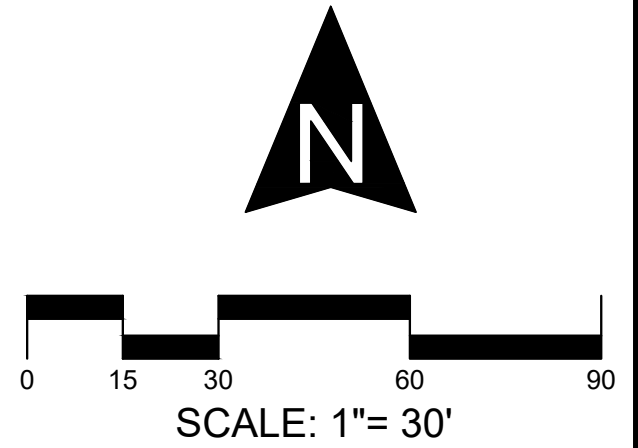
MITCHELL
FARMS
SUBDIVISION

DESCRIPTION
PLAT E
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GRADING PLAN	C3



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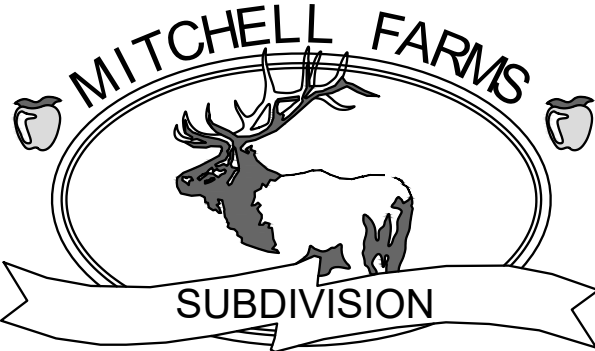
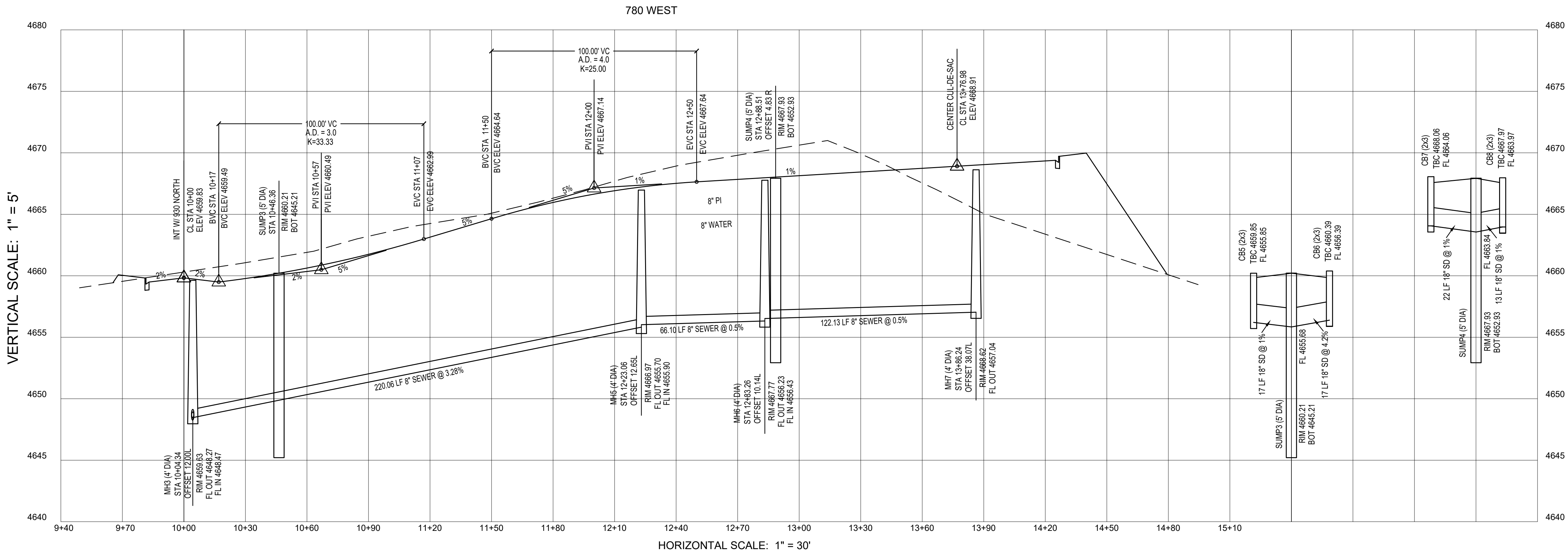
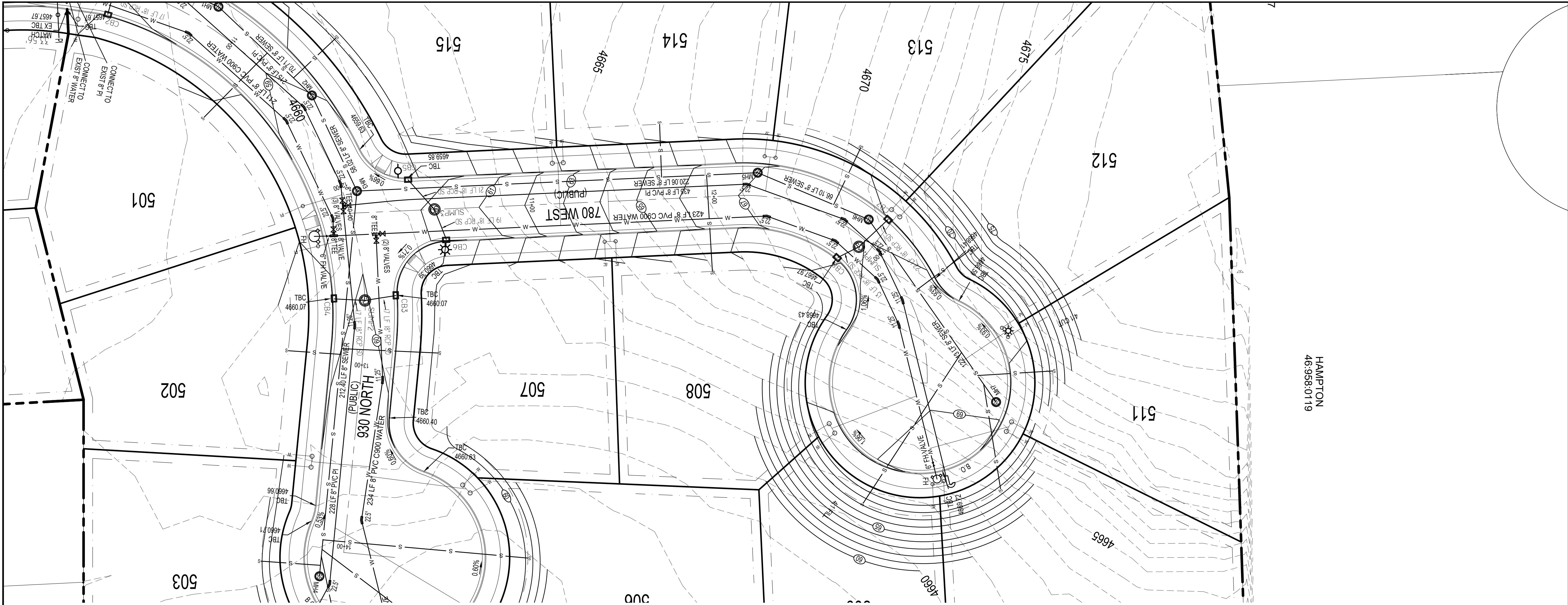


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MITCHELL
FARMS
SUBDIVISION

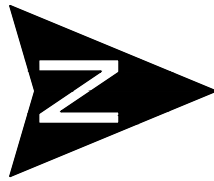
PLAT E
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
930 NORTH PLAN & PROFILE	C4



DEVELOPMENT

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



SCALE: 1"= 30'



1018 N. Deer Crest Lane
Alpine, UT, 84004
office (801) 432-1277
cell (801) 616-1677

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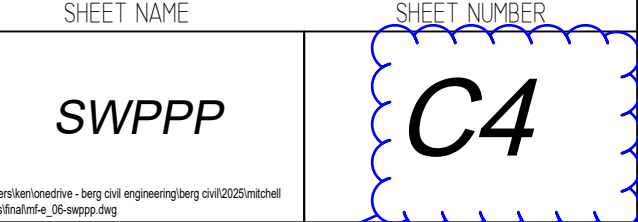
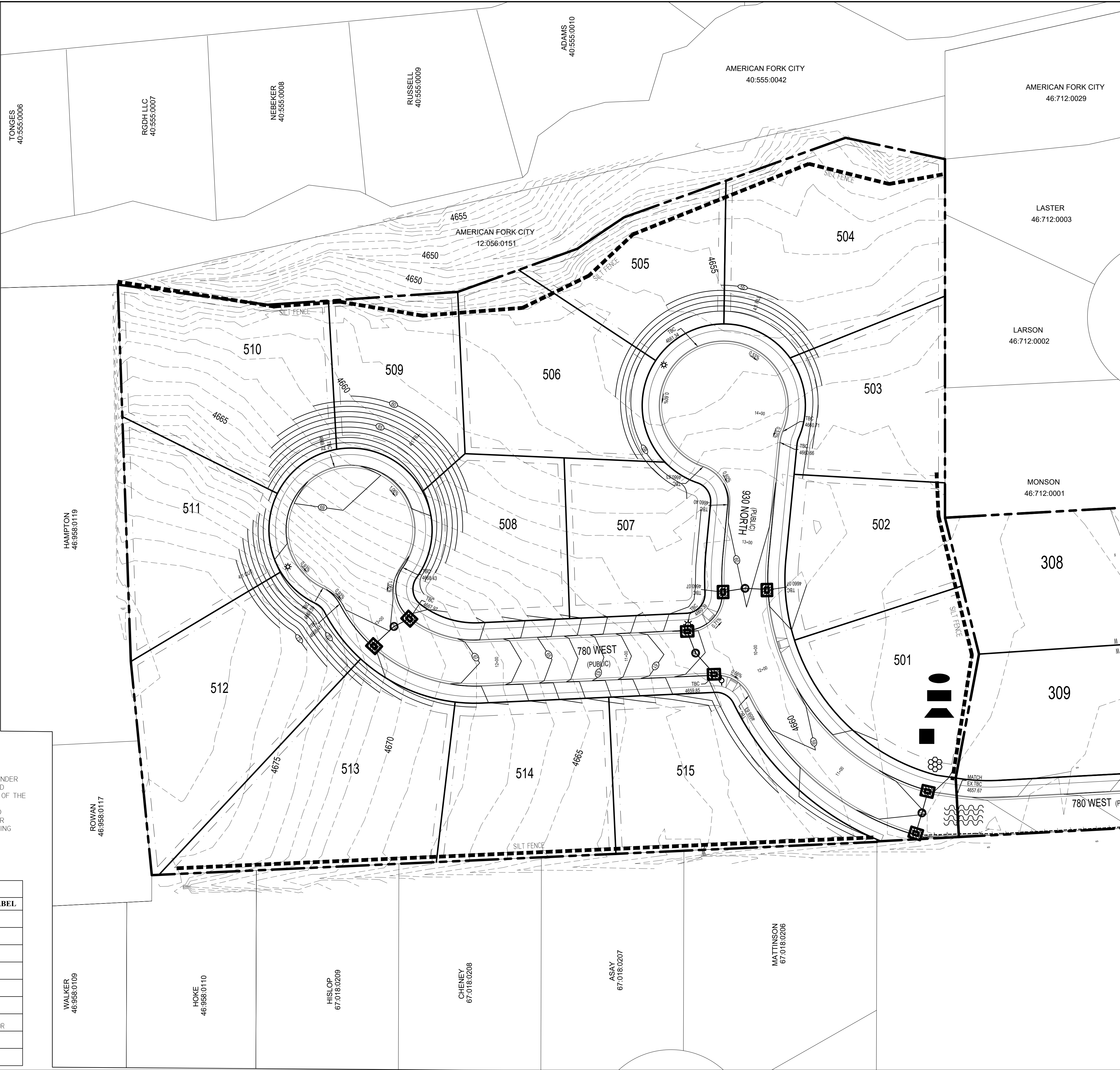
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PROJECT

MITCHELL
FARMS
SUBDIVISION

DESCRIPTION
PLAT E
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








SHEET NAME	SHEET NUMBER
780 WEST PLAN & PROFILE	C5



"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

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 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.
- 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. RESETING 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 BREAST 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 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.
- 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



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

REVISIONS			SEAL
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ACTION	DATE
FINAL	5/12/2025

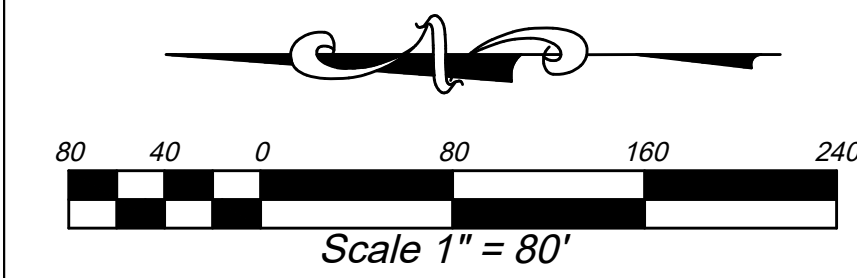
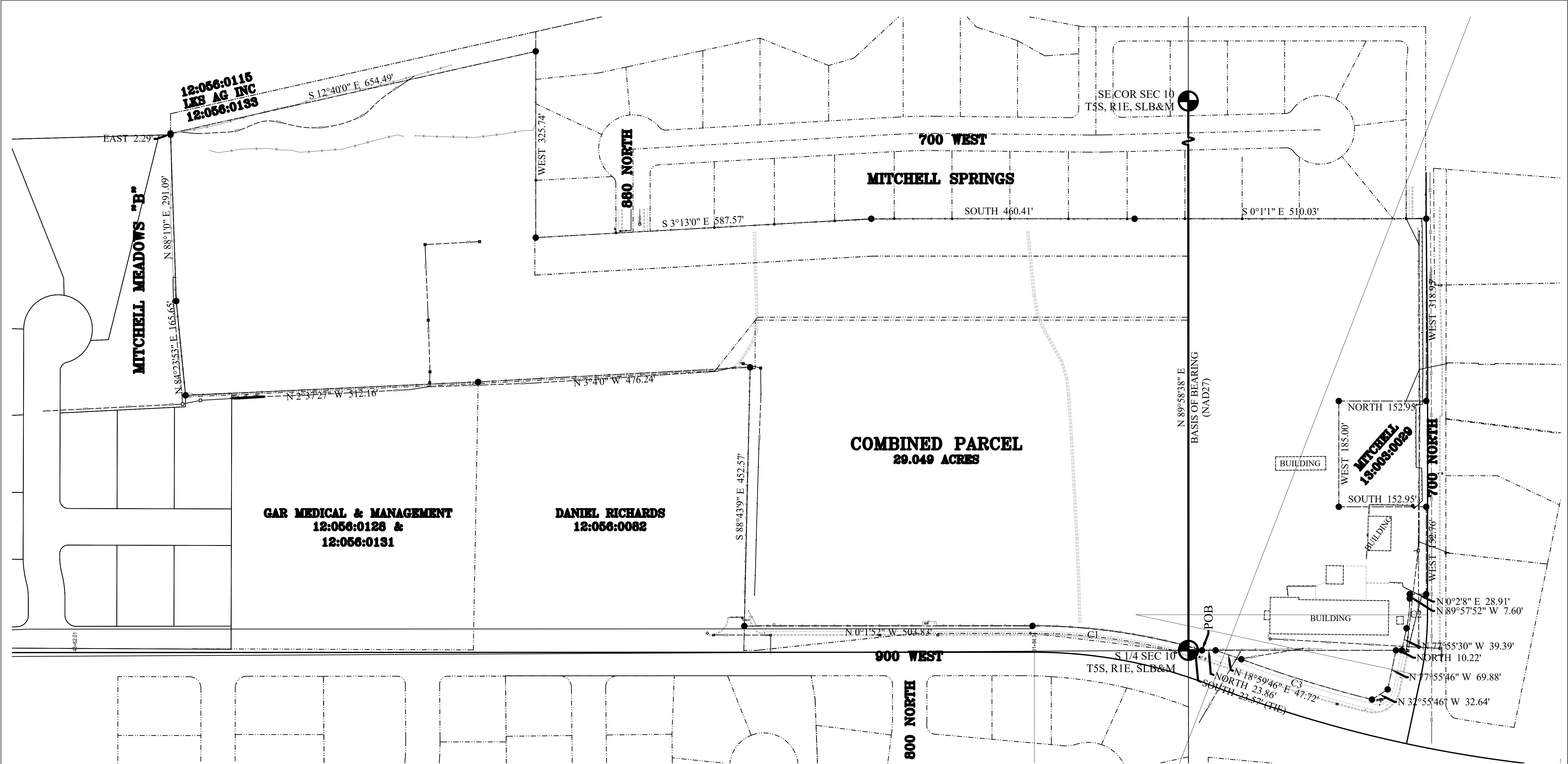
PROJECT

MITCHELL FARMS SUBDIVISION

DESCRIPTION

PLAT E FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
GENERAL NOTES	GN1



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

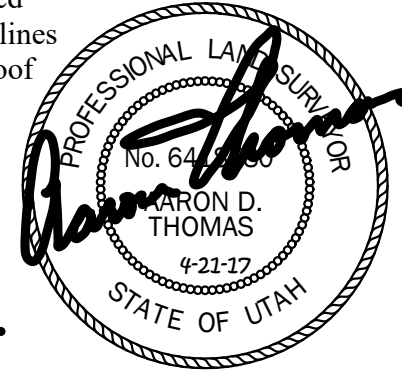
The Basis of Bearing for this survey is South 89°58'38" East along section line from the South Quarter Corner of Section 10, Township 5 South, Range 1 East, Salt Lake and Meridian, to the Southeast Corner of said Section 10. (NAD 27). Both monuments were located as shown on county tie sheets. The purpose 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:	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

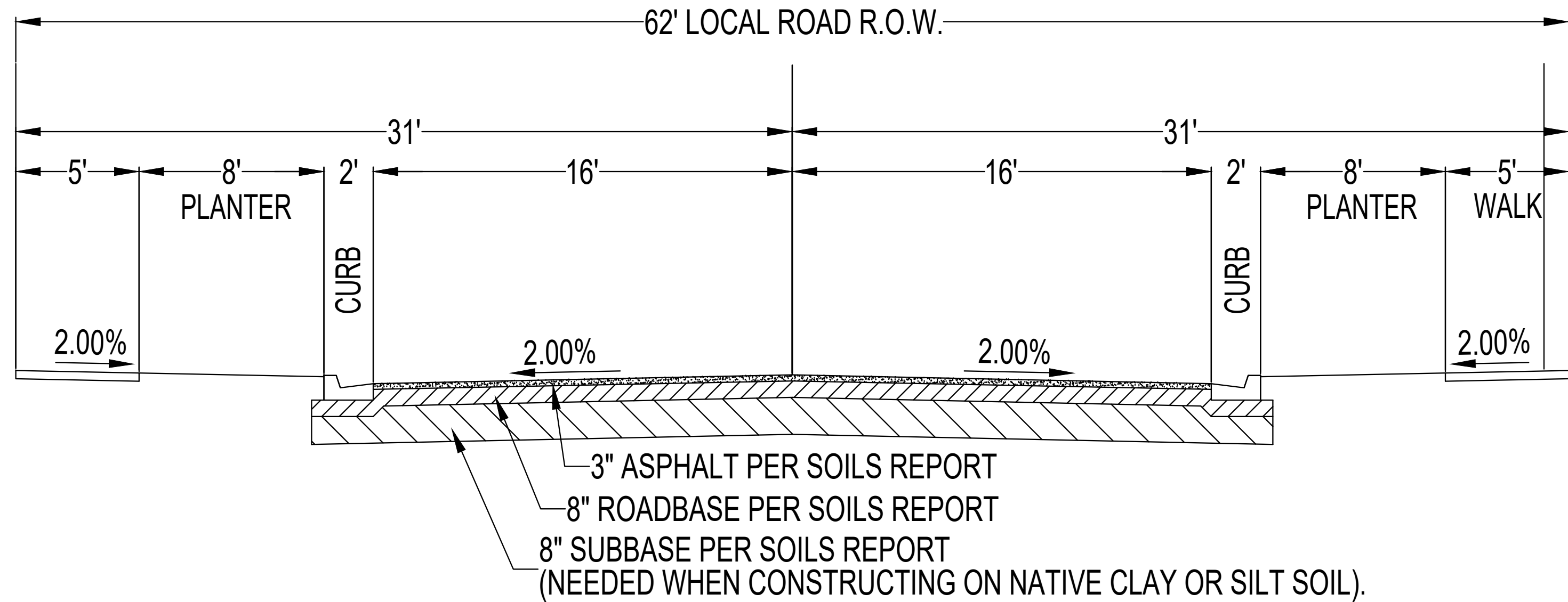
MITCHELL FARMS

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.



LOCAL CROSS SECTION

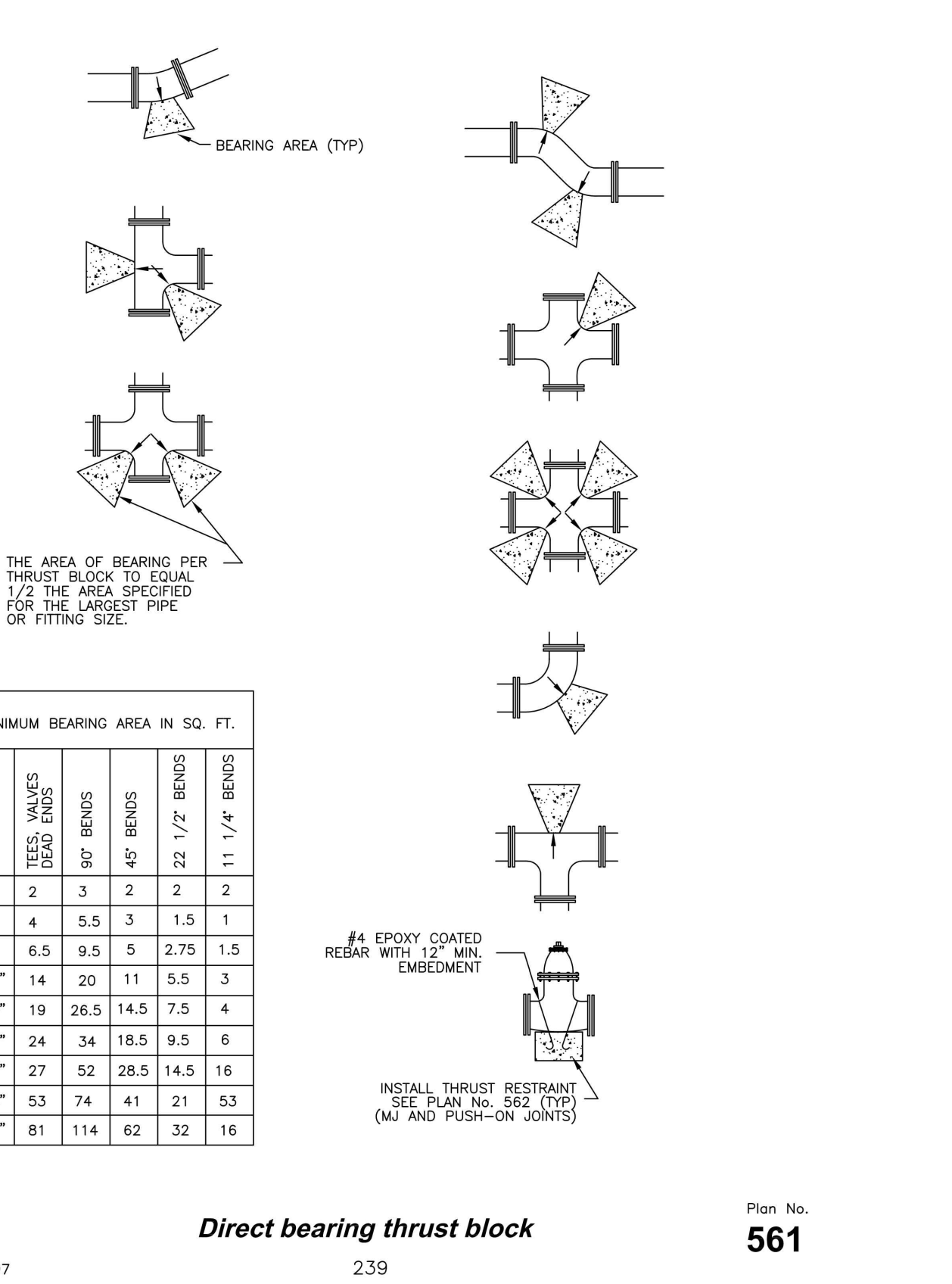
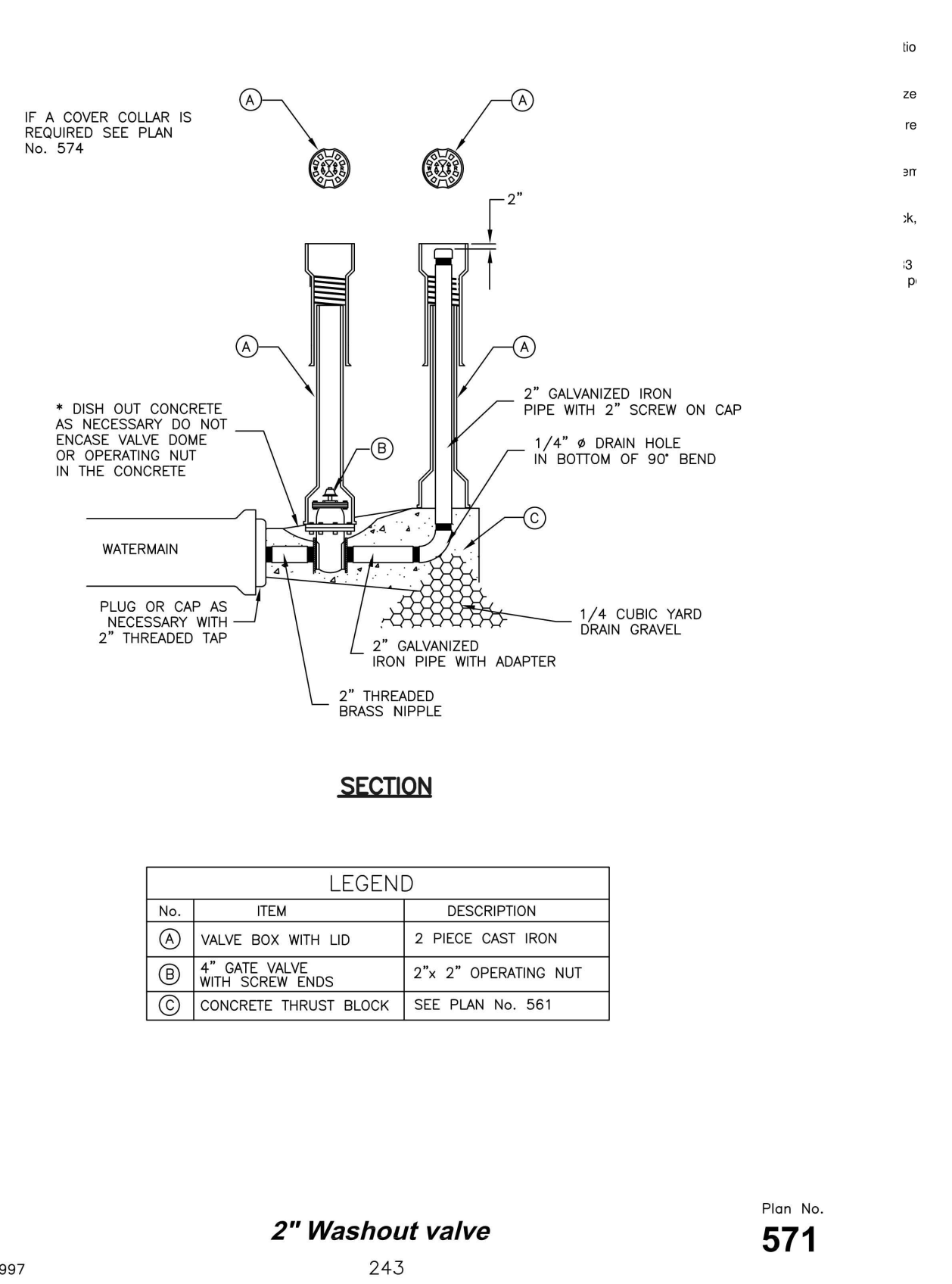
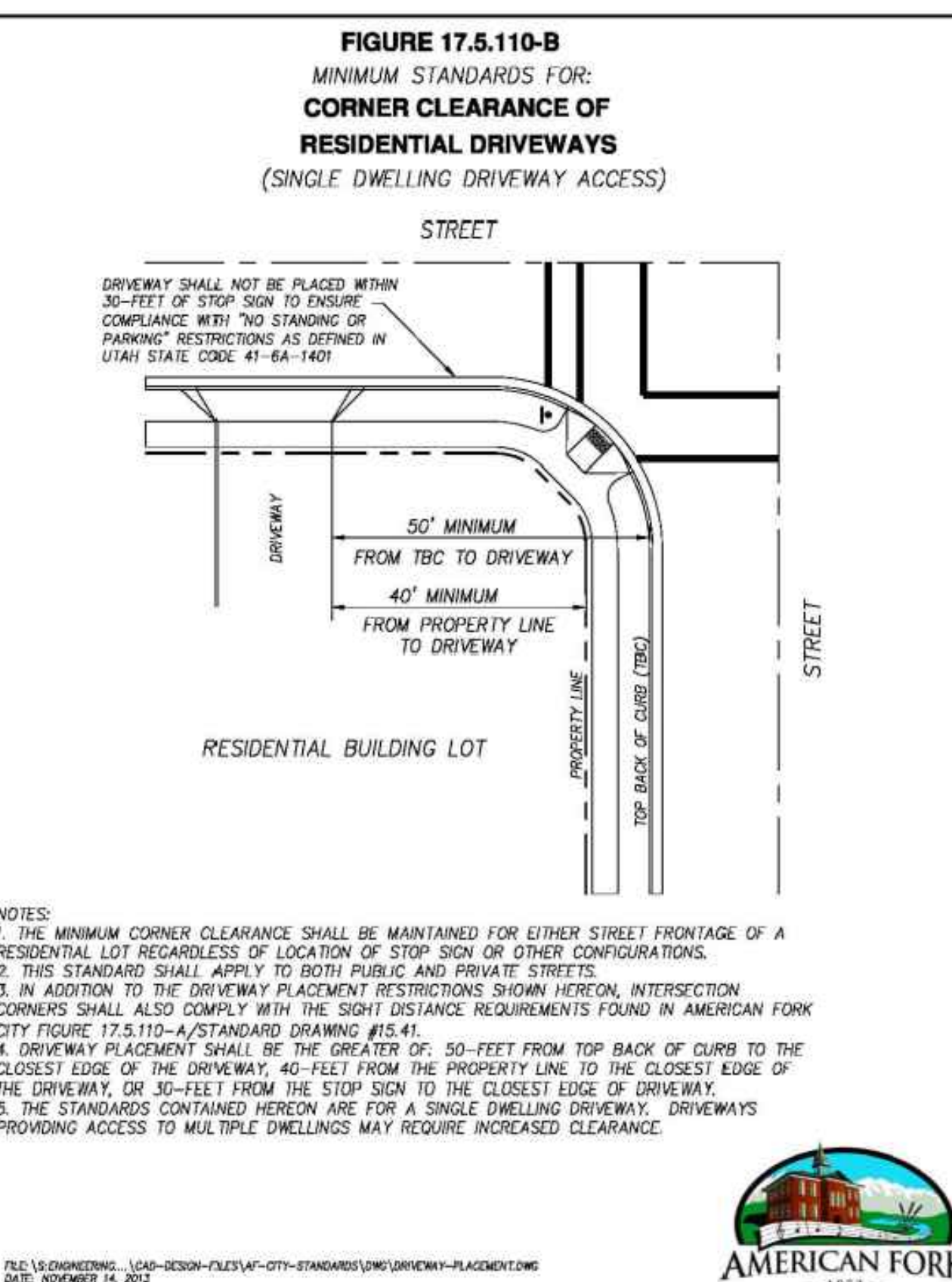
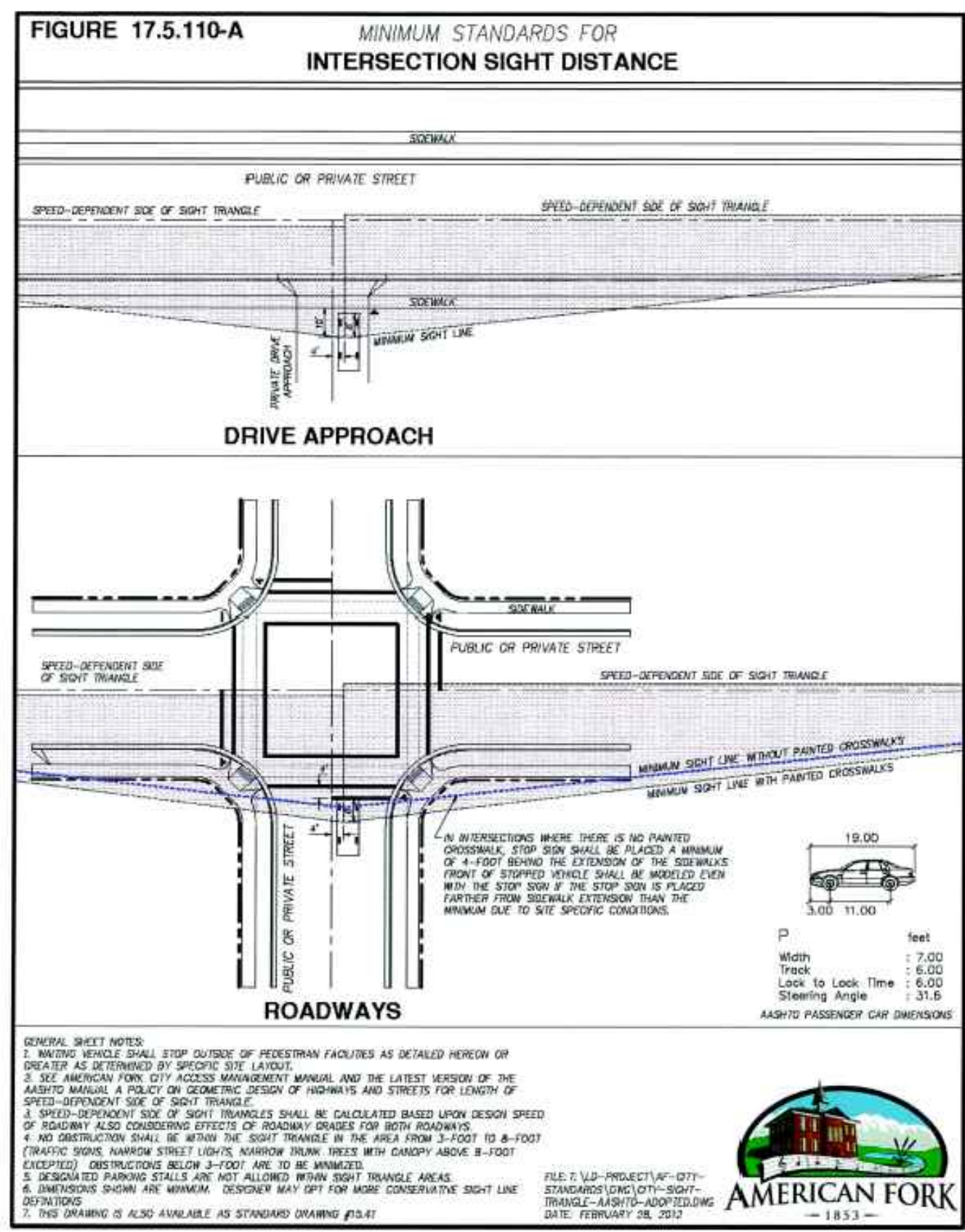
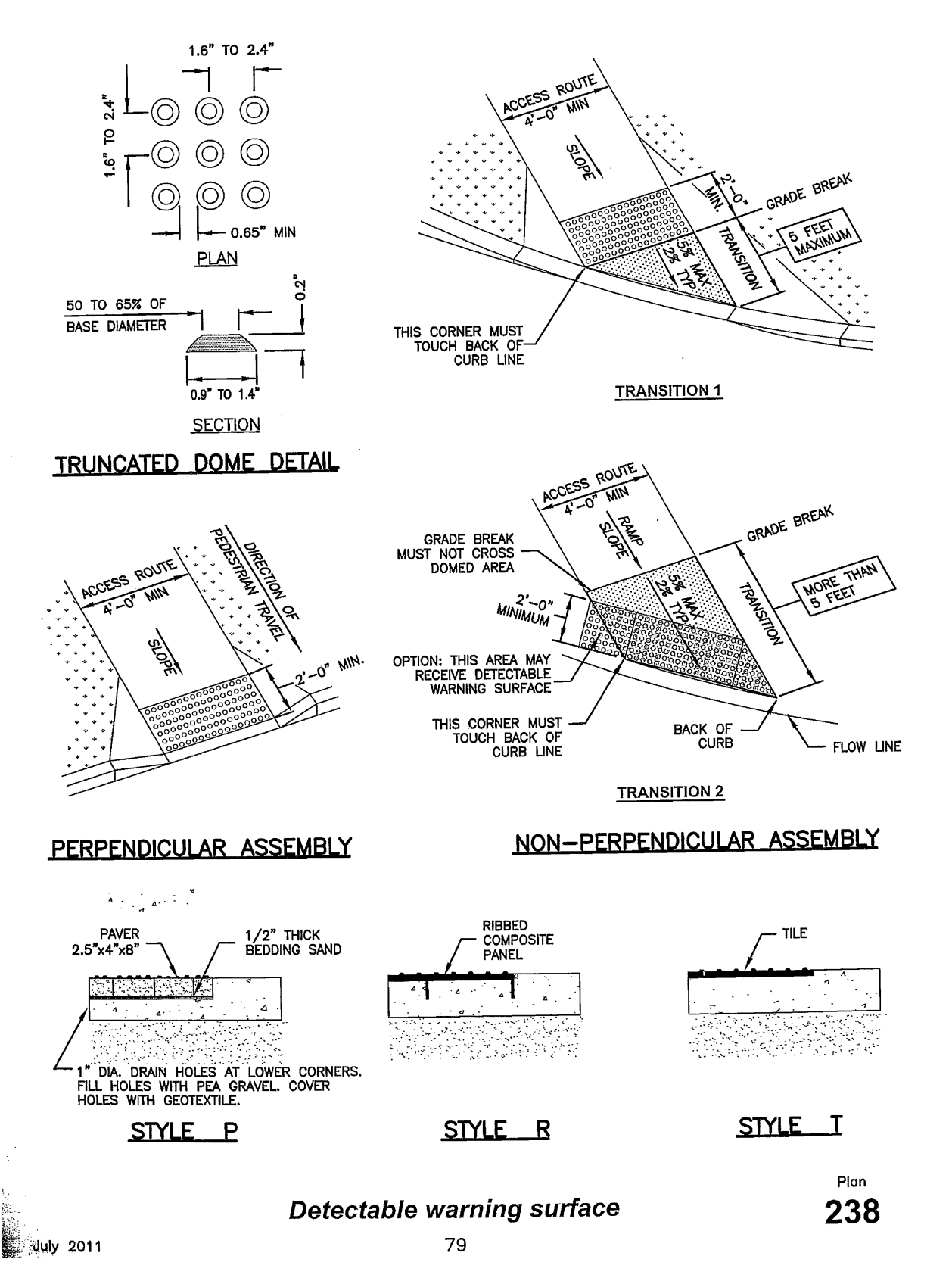
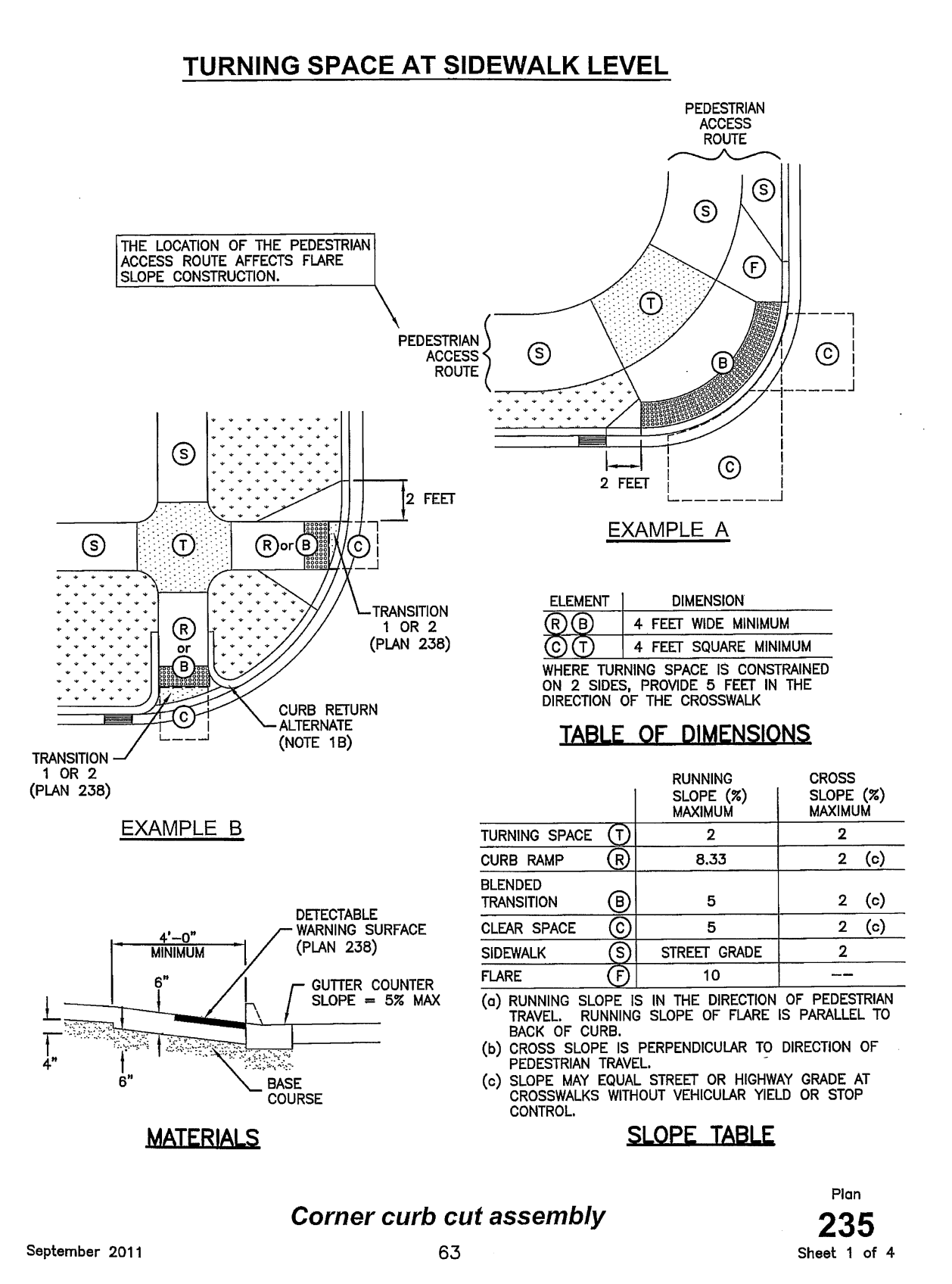
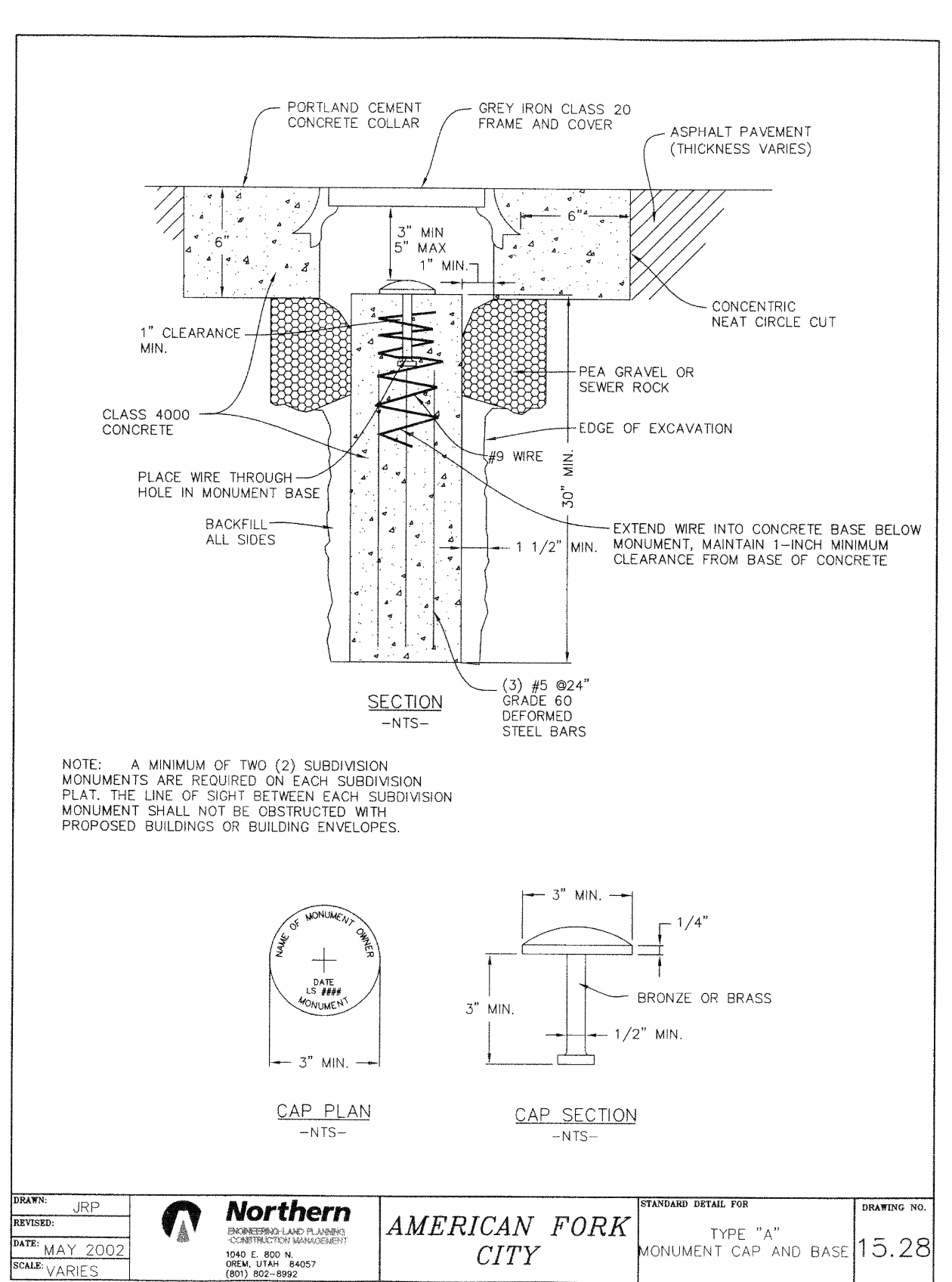
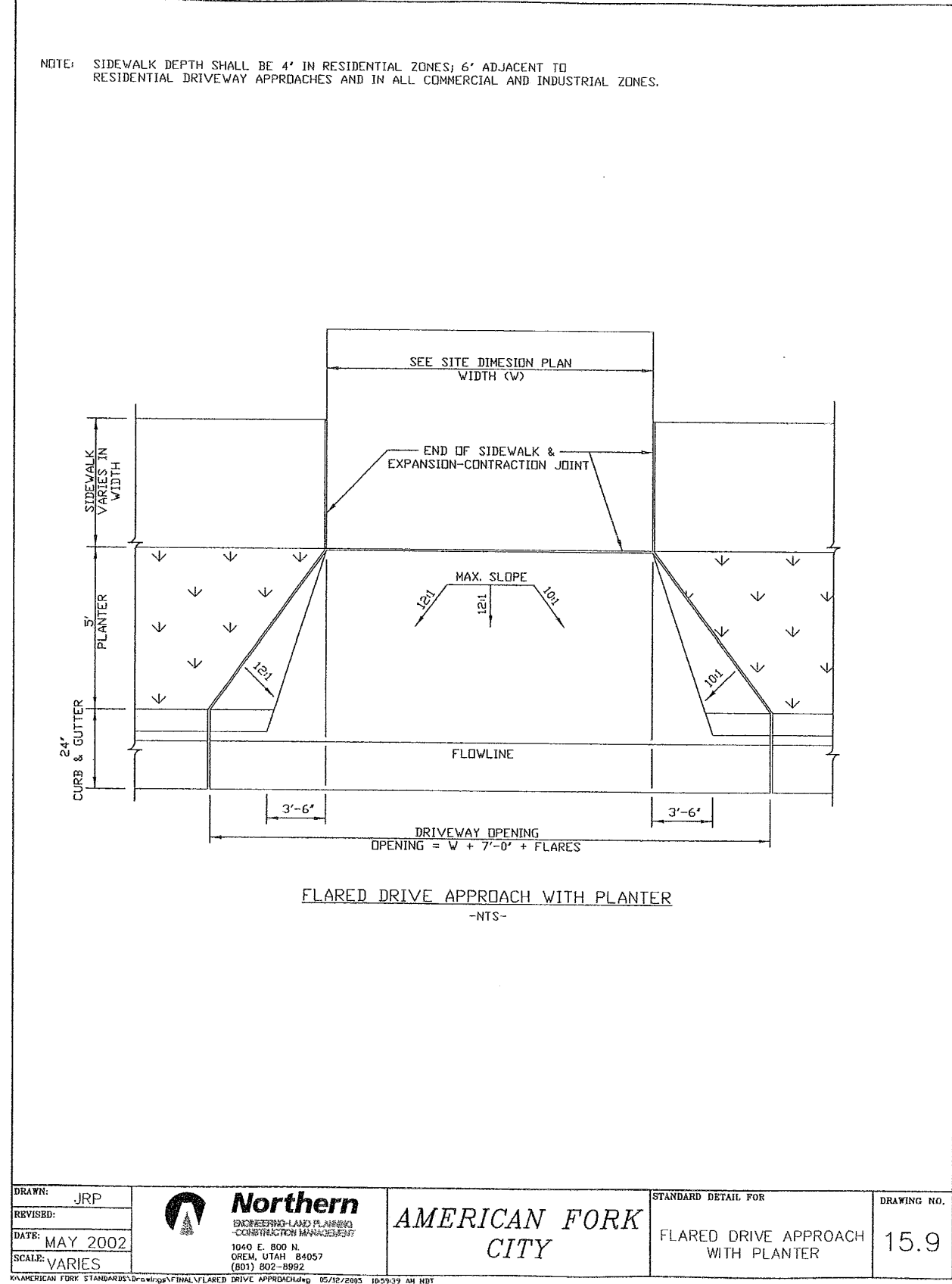


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ACTION		DATE	
FINAL		5/12/2025	

MITCHELL FARMS SUBDIVISION

PLATE FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	D0





MITCHELL FARMS SUBDIVISION

DEVELOPMENT

AUTUMN VALLEY LAND LC

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



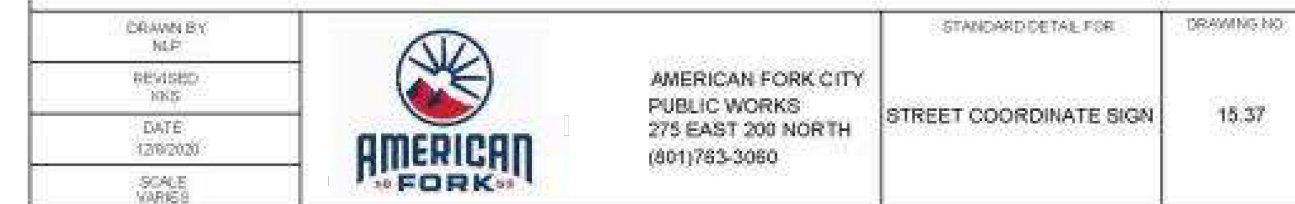
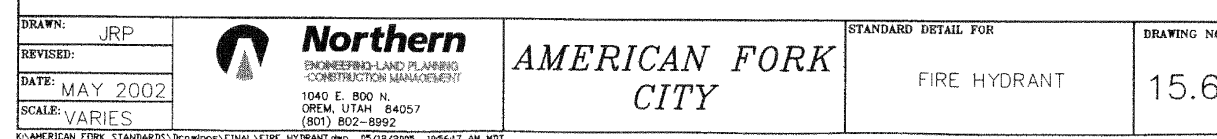
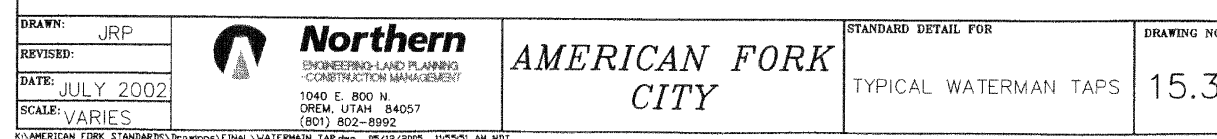
BERG CIVIL ENGINEERING
1018 N. Deer Crest Lane
Alpine, UT 84004
Office (801) 492-1277
Cell (801) 616-1677

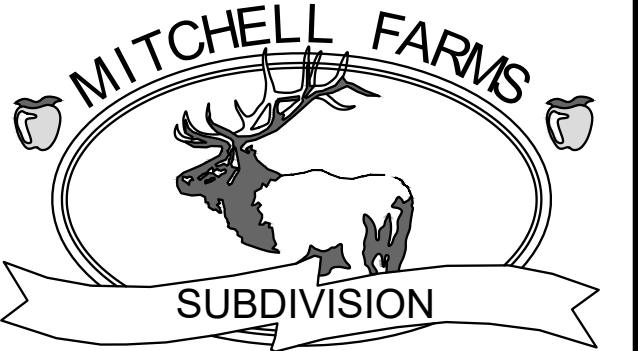
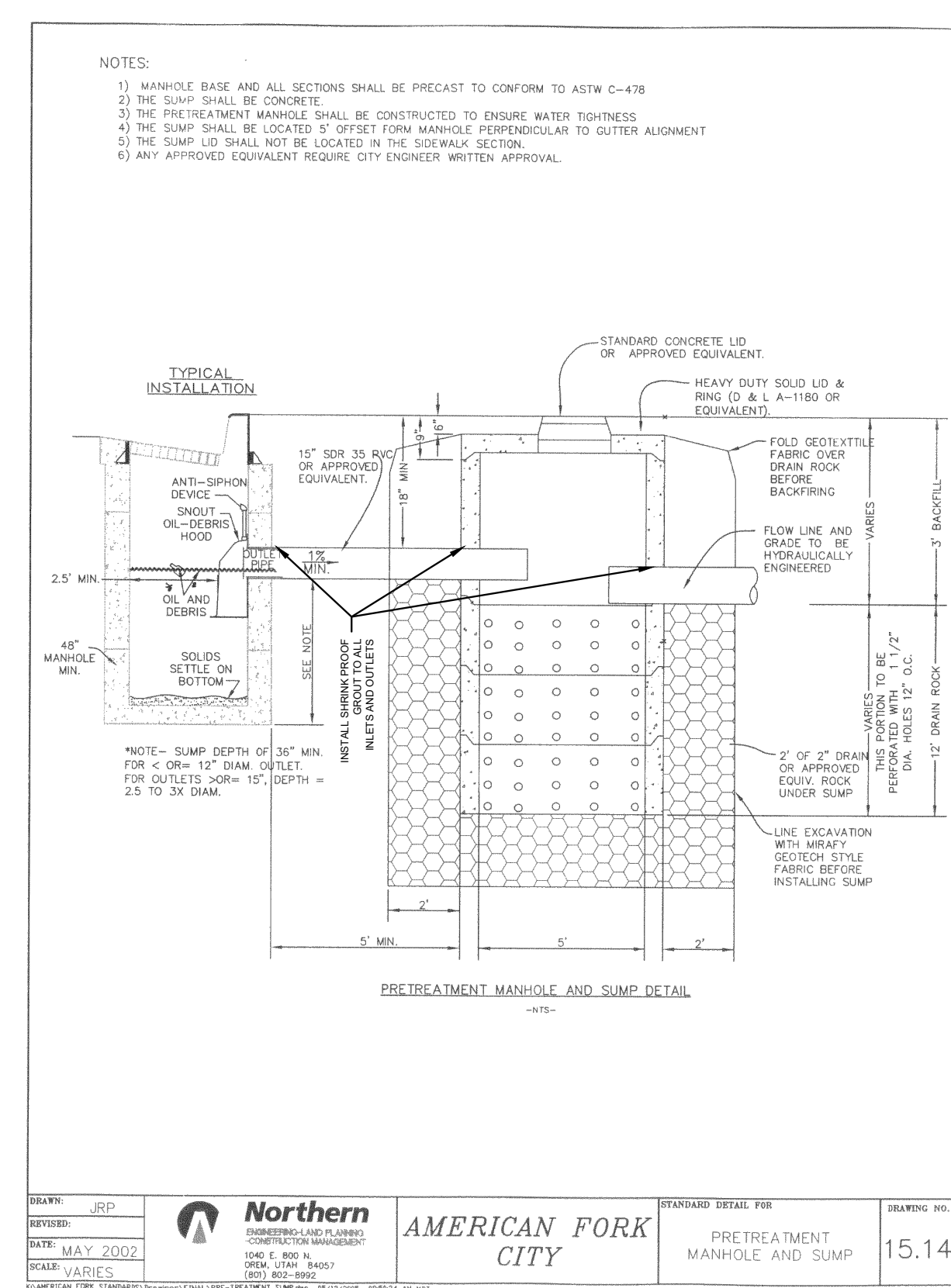
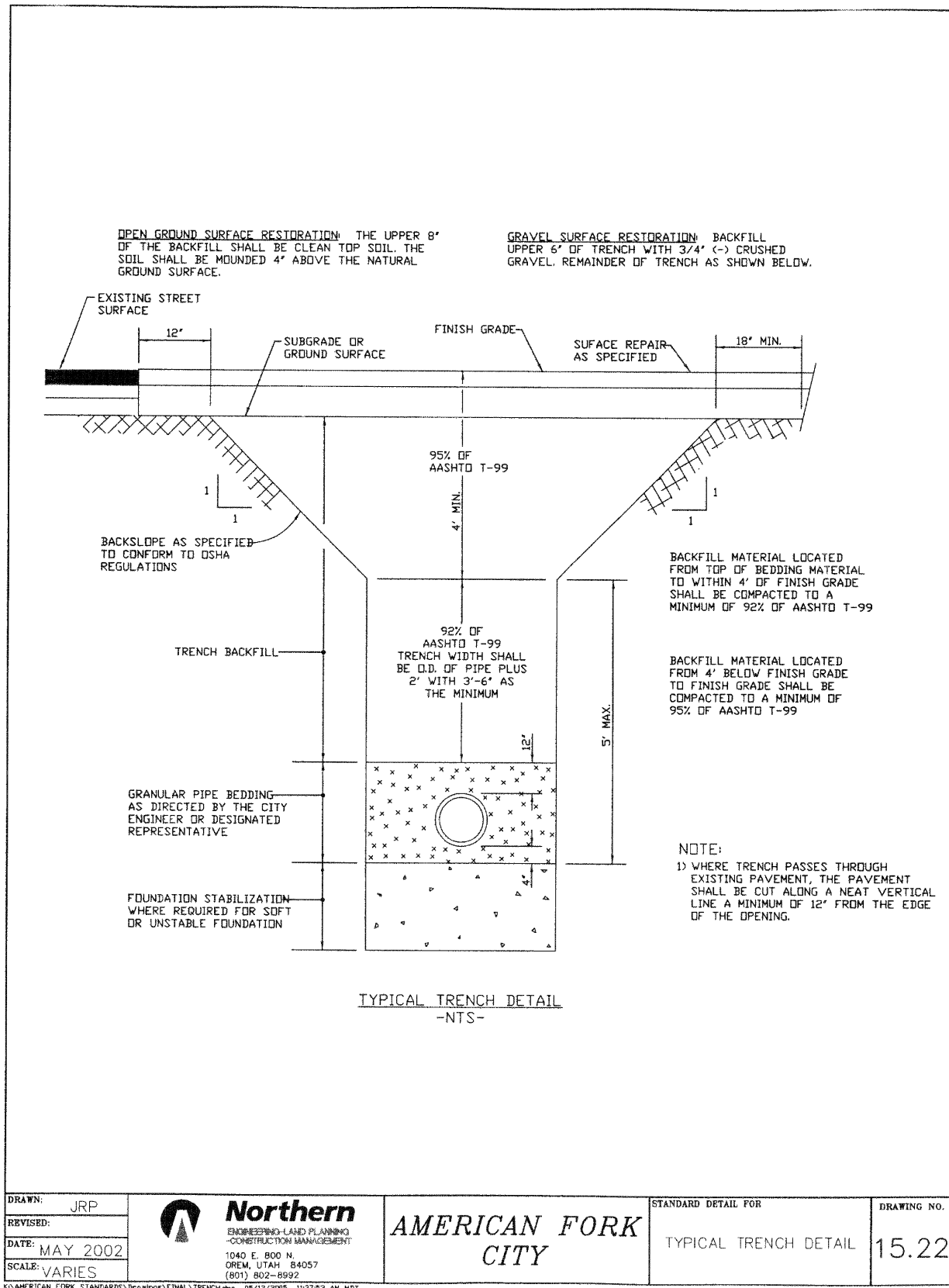
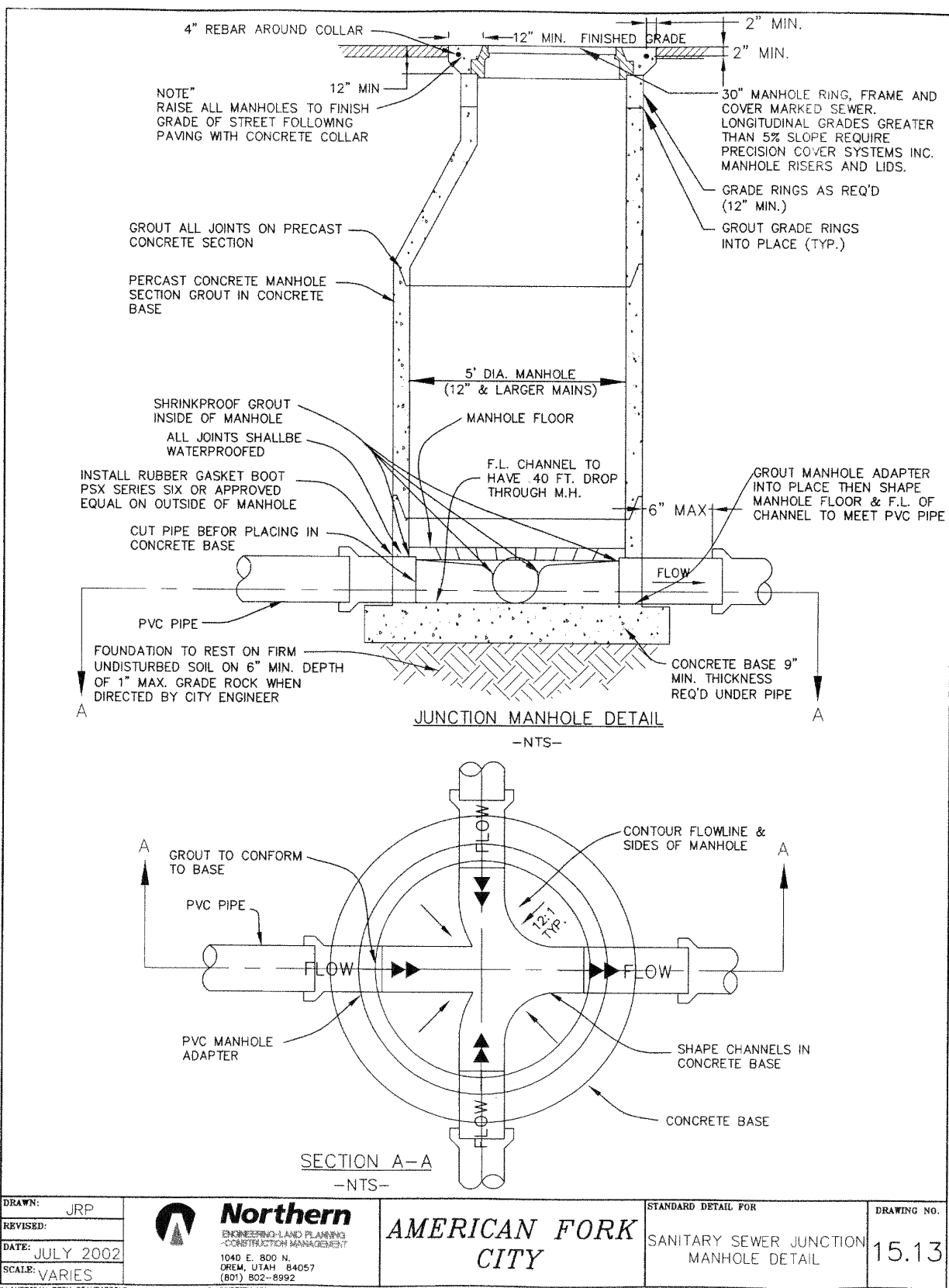
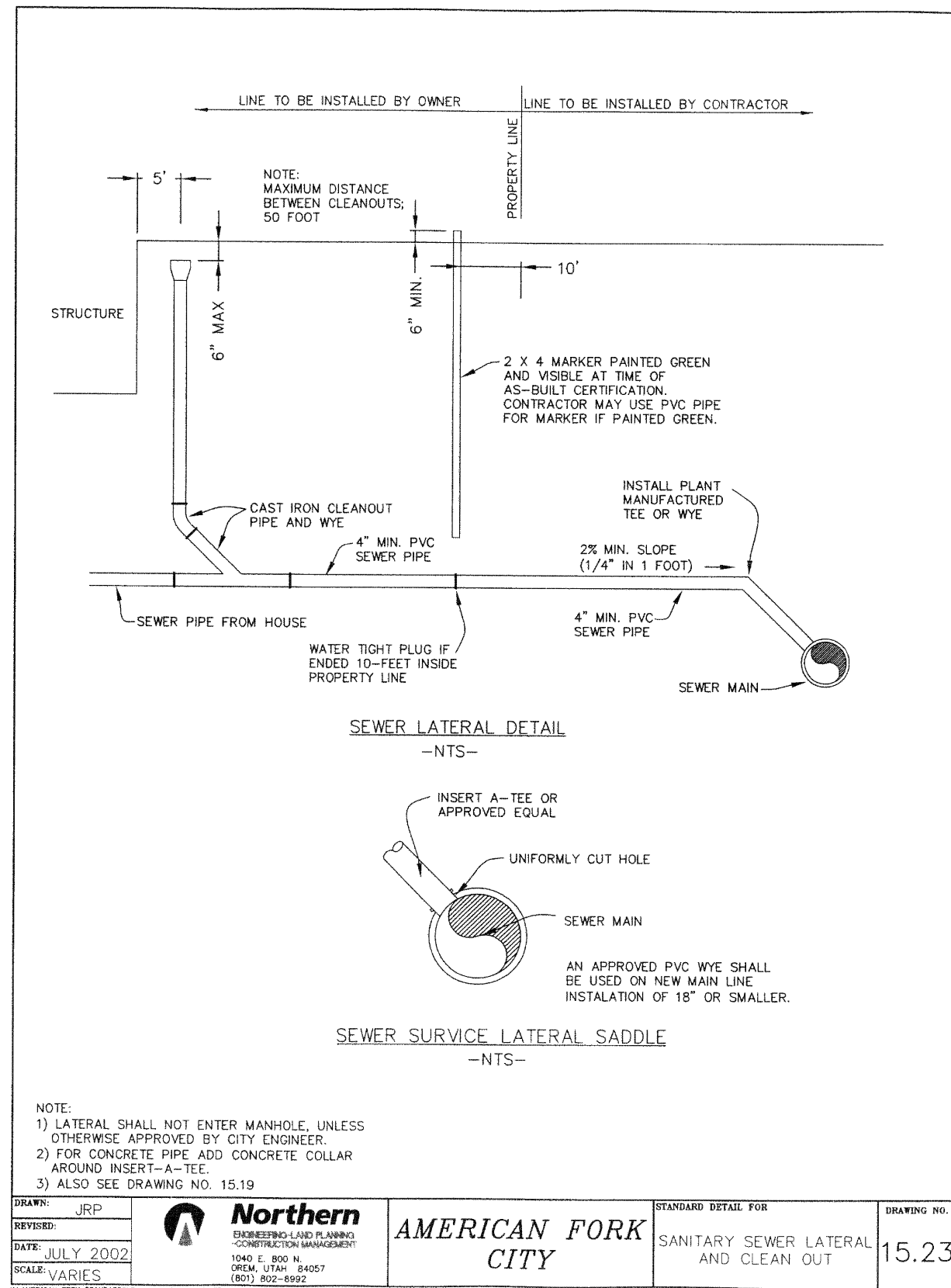
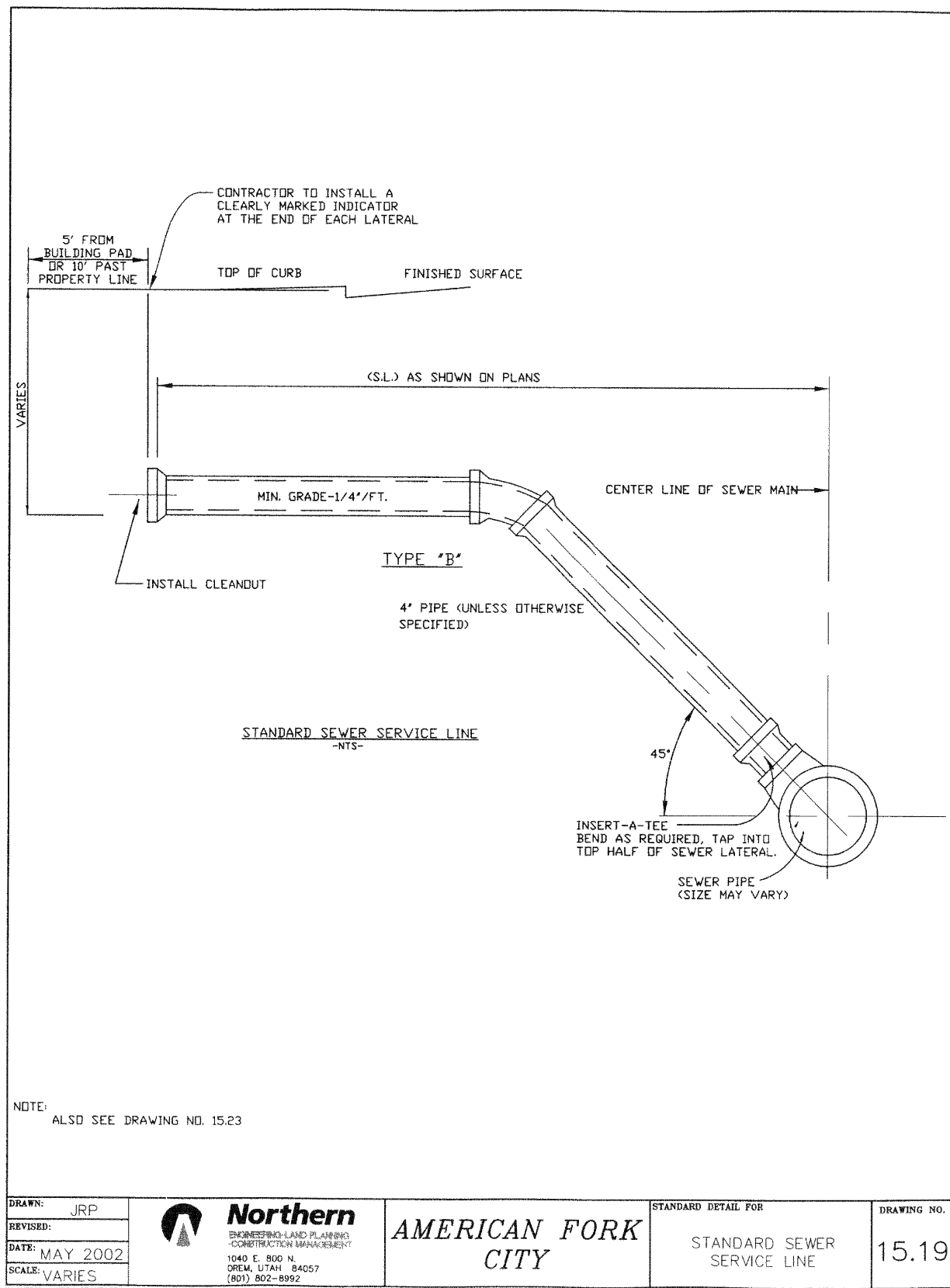
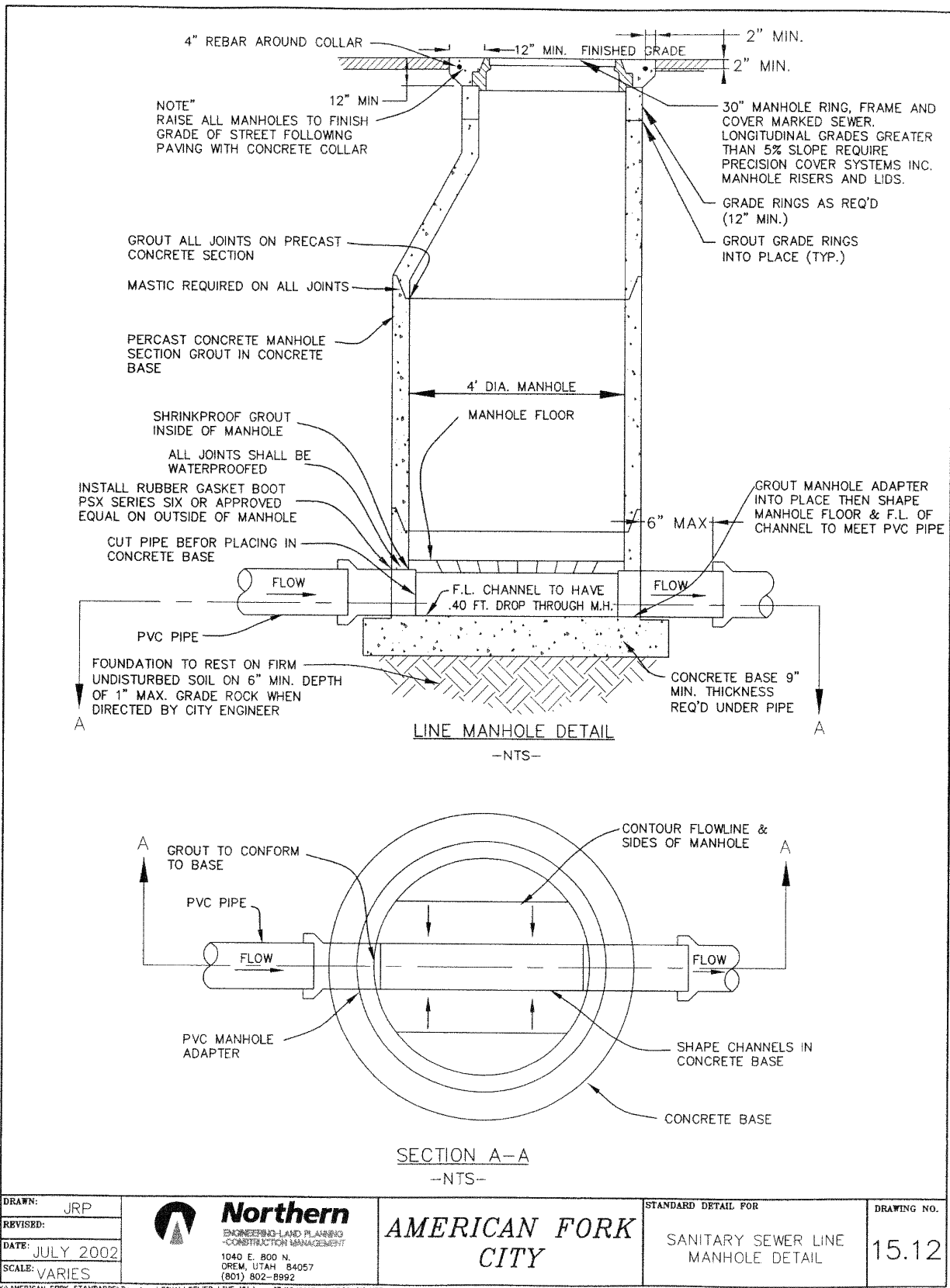
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NO.	DATE	DESCRIPTION	
ACTION			DATE
FINAL			5/12/2025

MITCHELL FARMS SUBDIVISION

PLAT E FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	D1





DEVELOPMENT

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



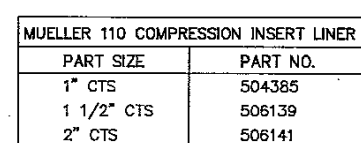
REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
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5			
ACTION		DATE	
FINAL		5/12/2025	

PROJECT

MITCHELL
FARMS
SUBDIVISION

DESCRIPTION
PLAT E
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
SEWER & STORM DRAIN DETAILS	D3



TRENCH WIDTH

PLAN

UNPAVED AREAS FINISHED GRADE.

WORD "IRRIGATION" ON LID.

VALVE BOX W/ CIRCULAR SHAPED LID. D.&L MODEL M-8040 OR APPROVED EQUAL (INSIDE PAINTED PURPLE, TRIM AS NEEDED)

GEOTEXTILE FABRIC WRAPPED AROUND VALVE AND VALVE BOX

24" MIN. COVER

8" MIN. OVERLAP

ASPHALTIC CONCRETE PAVEMENT

24" MIN.

PEAGRAVEL BACKFILL AROUND ALL VALVE BOXES

14 AWG TRACER WIRE

6" MIN.

UNDISTURBED EARTH

SECTION

LID TYPE
CIRCULAR SHAPED LID

NOTES:

- 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.
- COAT BURIED PIPE AND VALVE BOX PER SPECIFICATIONS.
- 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]

Diagram illustrating the correct method for connecting irrigation pipes and wires:

- IRRIGATION PIPE DIA. VARIES
- COLEMAN CABLE SYSTEMS 14 AWG SOL. BE. 4F 7WU 602V RED (MODEL NO. 54501) OR APPROVED EQUAL.
- LATERAL WIRE
- IRRIGATION SERVICE CONNECTION
- PVC WIRE
- CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND FILL WITH GREASE FILLED NUTS
- PVC INTERSECTION
- IRRIGATION PIPE DIA. VARIES
- PVC WIRE
- LATERAL WIRE
- CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND EXCLUDE WITH ELECTRICAL TAPE
- METALLIC TAPE
- 14 AWG

- NOTES:**
1. STRIP MAIN WIRE 2" Ø LATERAL/SERVICE INTERSECTION, STRIP LATERAL WIRE 3". STRIP 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
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
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ACTION	DATE
FINAL	5/12/2025

PROJECT

**MITCHELL
FARMS
SUBDIVISION**

DESCRIPTION

PLATE
FINAL
CONSTRUCTION
PLANS

SHEET NAME
SECONDARY
WATER
DETAILS

SHEET NUMBER

D4