



AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA

Regular Session
April 6, 2026
Monday 9:00 AM

American Fork City Public Works Building
275 East 200 North
American Fork City, UT 84003

<https://www.americanfork.gov/AgendaCenter>

Development Review Committee Members

Patrick O'Brien, Dev. Services Director

Sam Kelly, Public Works Director

Aaron Brems, Fire Chief

Notice is hereby given that the American Fork City Development Review Committee will meet in regular session on April 6, 2026, at the American Fork City Public Works building, 275 East 200 North commencing at 9:00 AM. The agenda shall be as follows:

1. Regular Session

- a. Roll Call

2. Public Comments

- a. Up to a 10-minute public comment period to receive public comments. Each speaker is limited to two minutes.

3. Common Consent Agenda (Common Consent is that class of DRC action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).

- a. Approval of the March 30, 2026, Development Review Committee minutes.

4. Action Items (Action Items is that class of DRC action that requires further discussion on Preliminary Plans, Final Plats, and Amended Commercial Site Plans. The Development Review Committee Board will have authority to approve Preliminary Plans and Final Plats but make a recommending action on Commercial Site Plans.)

- a. Review and action on an application for a Residential Accessory Structure Site Plan, known as the Rovig Residential Accessory Structure Site Plan, that is 750 square feet or greater, located at approximately 731 N 900 N, American Fork City. The Accessory Structure consists of 1 acres and is in the RA-1 Residential Agriculture Zone.
- b. Review and action on an application for a Preliminary Plan, known as Landon Courts East, located at 700 N 1252 E, American Fork City. The Preliminary Plan consists of 1.38 acres and is in the R1-15,000 Zone.

5. Adjournment

Dated this 2nd day of April 2026

Patrick O'Brien

Development Services Director

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

UNAPPROVED MINUTES
03.30.2026

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

March 30th, 2026

The American Fork City Development Review Committee met in a regular session on March 30th, 2026, at the American Fork Public Works Building, 275 East 200 North, commencing at 9:00 a.m.

Development Review Committee:

Public Works Director: Sam Kelly

Development Services Director: Patrick O'Brien

Fire Chief: Aaron Brems

Staff Present:

Cody Opperman

Planner II

Annalisa Reed

Planner I

Ben Hunter

City Engineer

Melissa White

Development Project Coordinator

Others Present:

Russell Gunther

REGULAR SESSION

Roll Call

Public Comment Opened

No Comments

Public Comment Closed

COMMON CONSENT AGENDA

Minutes of the March 23, 2026, Development Review Committee Regular Session.

Sam Kelly motioned to approve the Common Consent agenda

Aaron Brems seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

ACTION ITEMS

- a. Review and action on an application for an Amended Commercial Site Plan, known as Gunther's Tennant Improvements, located at approximately 706 E 50 S, American Fork City. The Amended Commercial Site Plan consists of 1.95 acres and is in the Planned Commercial (GC-2) Zoning.**

Cody Opperman presented the background for an amended commercial site plan for the property located at 706 East 50 South, consisting of approximately 2.0 acres and zoned Planned GC-2. The amendment is required due to the applicant's proposal to add second-floor office space within one of the units, which was not included in the original site plan calculations. The proposal complies with the GC-2 zoning requirements, including Sections 17.4.404, 17.7.601, and 17.6.101 of the City Code. Cody Opperman reviewed the site plan, aerial imagery, land use, and zoning. The amendment includes second-floor office space in Unit 2 and interior reconfiguration within Building No. 2. No conditions of approval were identified.

UNAPPROVED MINUTES

03.30.2026

Patrick O'Brien moved to approve the proposed Amended Commercial Site Plan, located at approximately 706 E 50 S, American Fork City, in the GC-2 Planned Commercial Zone, as the Amended Commercial Site Plan meets the requirements of Section 17.4.404 GC-2 Commercial zone, Section 17.7.601 Planned Commercial Development Projects, and 17.6.101 Administrative Site Plan Review.

Aaron Brems seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

- b. Review and recommendation on an application for a Commercial Site Plan, known as Climb Concrete, located at approximately 300 E 1700 S, American Fork City. The Site Plan consists of 5 acres and is in the I-1 Industrial Zone.**

Mr. O'Brien reminded the Board that they are the recommending body, and the Planning Commission would be the final approval body.

Cody Opperman provided background information on the application, noting that the committee had previously reviewed the preliminary plan and final plat for the project. This item represents the applicant's final site plan application for the overall development, which includes an office warehouse building with outdoor storage located behind the structure. The site plan and civil plans had no outstanding comments; however, older versions of several submittal documents were included with the application. As a result, staff recommended conditions of approval requiring a signed and corrected date on the ALTA survey, submission of the most recent site plans, updated elevation plans including dumpster enclosures and directional information, the most recent landscaping plans, and the most recent drainage report. The certificate of occupancy shall not be granted until the private lift station conforms to City Code. The findings of fact demonstrate that the commercial site plan complies with Section 17.4.503 for the I-1 Zone and Section 17.6.101 for the City's site plan review process.

Discussion followed between Aaron Brems, Ben Hunter and Patrick O'Brien regarding whether there were any additional questions, concerns, or issues with the proposed list of conditions of

UNAPPROVED MINUTES

03.30.2026

approval. Sam Kelly noted a prior discussion with Ben and expressed that, as the item proceeds to the Planning Commission, an additional condition should be included requiring confirmation that the private sewer system owner has accepted the proposed connection, as the project is connecting to a private system rather than a public sewer system. The condition could be added to the list of approval conditions and incorporated into the motion. Further discussion clarified that the private lift station is maintained through an association to which all participating properties contribute for maintenance and operational costs. While the lift station is managed collectively through the association, the individual properties remain under separate ownership and are not controlled by the HOA.

Sam Kelly moved to recommend approval for the proposed Commercial Site Plan, located at approximately 300 E 1700 S American Fork City, in the I-1 Industrial Zone, subject to any conditions found in the staff report as well as adding some sort of recognition, official letter, email, or something from Mr. Phelon, accepting this development to sewer into their lift station.

Patrick O'Brien seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

Patrick O'Brien made an additional note to staff that

Meeting adjourned at 9:12 AM

Melissa White

Development Project Coordinator

UNAPPROVED MINUTES

03.30.2026

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 Residential Accessory Structure Site Plan, known as the Rovig Residential Accessory Structure Site Plan, that is 750 square feet or greater, located at approximately 731 N 900 N, American Fork City. The Accessory Structure consists of 1 acres and is in the RA-1 Residential Agriculture Zone.

BACKGROUND INFORMATION		
Location:	731 N 900 W	
Parcel ID:	13:002:0183	
Project Type:	Residential Accessory Structure	
Applicants:	Reece Rovig, Roper Buildings	
Existing Land Use:	Residential Low Density	
Proposed Land Use:	N/A	
Surrounding Land Use:	North	Residential Low Density
	South	Lehi City
	East	Residential Low Density
	West	Lehi City
Existing Zoning:	RA-1	
Proposed Zoning:	N/A	
Surrounding Zoning:	North	R1-9000 and R1-12000
	South	Lehi City
	East	RA-5
	West	Lehi City
Square Footage	Total	11,146 Sq. Ft.

Background

The applicant has applied for a site plan to develop a Residential Accessory Structure. The Accessory Structure exceeds the 750 square foot threshold, requiring the application to be brought to the Development Review Committee for a determination.

Section 17.5.105 – Area of Accessory Buildings

- A. Accessory Buildings shall comply with all requirements of the underlying zoning and land use in addition to the following:
1. General Requirements:
 - a. A building permit is required for all buildings larger than 200 sq.ft.
 - (I) In addition to the review of plans by the Building Authority, all other approvals contemplated herein, as applicable, shall be received prior to the issuance of a building permit.
 - b. Site plans, inclusive of utilities, shall be provided for all buildings larger than 200 sq.ft.
 - (I) The Administrative Land Use Authority shall have the authority to approve Site Plans for Accessory Buildings.
 - c. Civil engineering plans, in addition to standard building plans shall be provided for Accessory Buildings larger than 750 sq.ft.
 - (I) The City Engineer shall have authority to approve the civil plans identified in A(1)(c).
 - d. Storm Water Pollution Prevention Plans (SWPPP) shall be provided for Accessory Buildings larger than 750 sq.ft. if the accessory building is within 50 feet of a water of the state wetland, watershed outfall, or ditches, slough, or similar waterways.
 - (I) The City Engineer shall have authority to approve SWPPP.
 - e. Accessory Buildings shall be located in the rear yard.
 - (I) Unique lots, such as corner lots or those with increased width and minimum depth, may seek a variance from the Board of Adjustment for the allowance of an Accessory Building in a side yard.
 - f. The footprint of the Accessory Building may not cover more than 25% of the rear yard (or side yard if a variance is granted, as provided for above).
 - g. No building, or portion thereof, including eaves, shall be within the applicable setbacks or within the easement areas.
 2. Residential, and Planned Residential Zones
 - a. The use of an Accessory Building shall be subordinate to the primary structure on the lot.
 - b. The materials of the Accessory Buildings shall be consistent with the existing structure.
 - c. The maximum height of the Accessory Building:
 - (I) Shall not exceed the height of the primary structure;
 - (II) Shall not exceed 25 feet at its highest point; and

- (III) Shall not exceed 20 feet within 10 feet of any property line.
- d. Setbacks:
- (1) From main building: Accessory Buildings shall be set back not less than 12 feet to the rear of the closest rear wall of the main building and not less than 12 feet from the closest side wall of the main building.
- (A) Accessory buildings that are located 12 feet or closer to a main building shall be considered as part of the main building, for setback determination only.
- (2) Side setback – corner lot – side abutting street: Accessory Buildings shall be set back not less than forty feet from the side lot line which abuts on a street.
- (3) Side and rear setback – interior lot line: Accessory buildings shall be set back not less than five feet from the lot line.
3. Residential-Agricultural Zones
- a. The use of an Accessory Building shall be subordinate to the primary structure on the lot.
- (1) The Accessory Building may be the only building on the lot.
- b. The materials of the Accessory Building shall be compatible with the existing character of the immediate vicinity, as to appear consistent in style and aesthetic.
- c. The maximum height of the Accessory Building shall not exceed 35 feet.
- d. Setbacks:
- (1) From main building: Accessory Buildings shall be set back not less than 12 feet to the rear of the closest rear wall of the main building and not less than 12 feet from the closest side wall of the main building.
- (A) Accessory buildings that are located 12 feet or closer to a main building shall be considered as part of the main building for setback determination only.
- (B) Where no main building exists on the lot, a detached Accessory Building shall be set back no less than 75 feet from the front lot line.
- (2) Side setback – corner lot – side abutting street: Accessory Buildings shall be set back not less than forty feet from the side lot line which abuts on a street.
- (A) Side and rear setback – interior lot line: Accessory buildings shall be set back not less than five feet from the lot line.
- B. Appeals.
1. An applicant may appeal the interpretation of the building code by the Building Official by filing an appeal within 10 days of the denial of a building permit. Said appeal shall be filed, in writing, with the American Fork City Development Services Department. The appeal authority for said appeals shall be the American Fork City IBC Appeals Board.

2. An applicant may appeal the denial of a site plan, engineered plans, and/or SWPPP, or the denial of a building permit for any reason other than that set forth in B(1), by filing an appeal within 10 days of the denial. Said appeal shall be filed, in writing, with the American Fork Development Services Department. The appeal authority for said appeals shall be the American Fork Planning Commission.

Section 17.5.106 – Accessory Building Prohibited as Living Quarters

Living and sleeping quarters shall not be permitted in any accessory building.

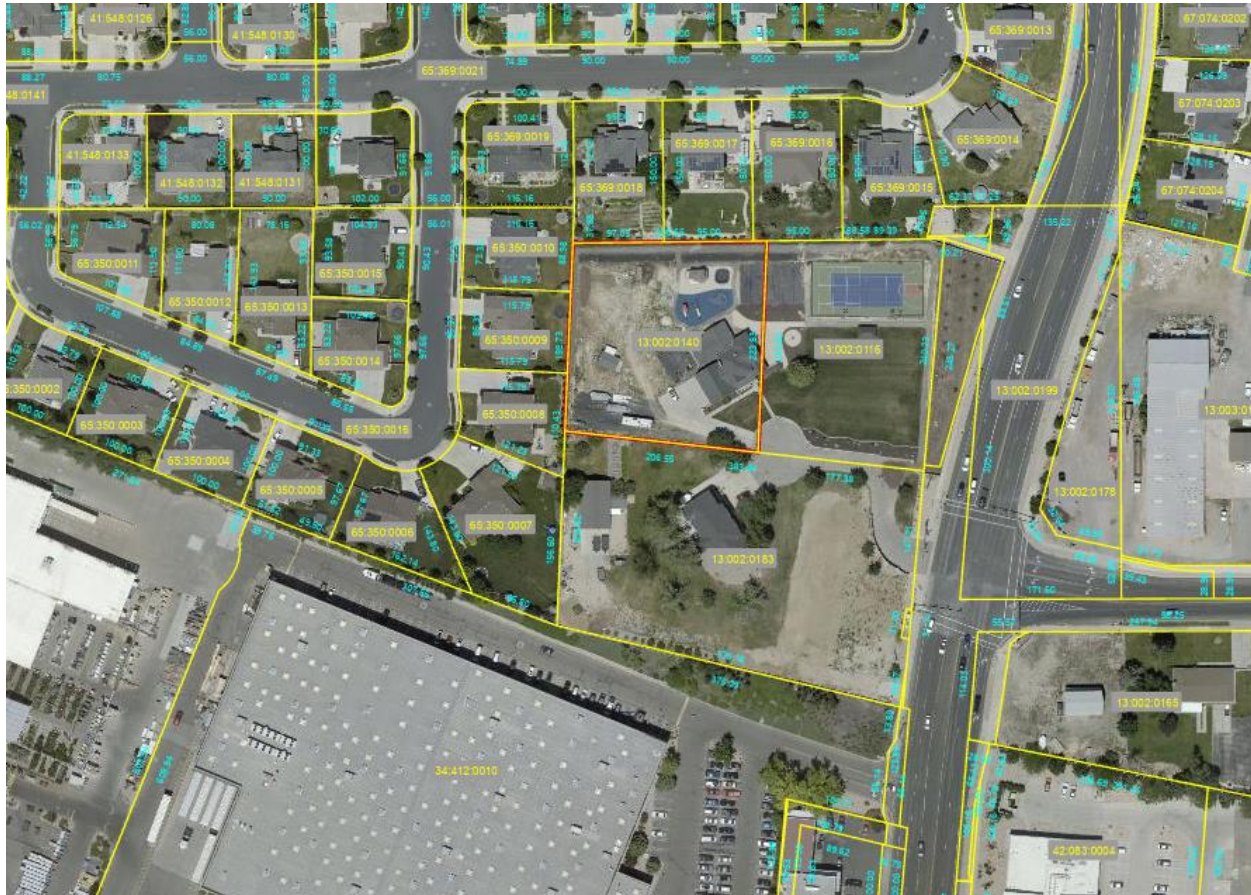
Project Conditions of Approval

- a. Fire Flow must be verified to confirm if fire sprinklers will or won't be necessary in the structure per requirements of 507 of the IFC. The site plan can be approved. With water already provided to the facility, the comment can be addressed with the building plans with a potential 13D system.

Findings of Fact

1. The Residential Accessory Structure **MEETS** the requirements of Section 17.5.105.
2. The Residential Accessory Structure **MEETS** the requirements of Section 17.5.106

Project Map



Engineering Development Checklist Completion

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with the Engineering Development Checklist 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, throughout and after scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder’s Office.

Staff Recommendation

The Residential Accessory Structure MEETS the requirements of Section 17.5.105 and Section 17.5.106. Staff recommends APPROVING the application.



Potential Motions – Residential Accessory Structure

Approval

I move to approve the proposed Residential Accessory Structure that is in excess of 750 square feet, located at approximately 731 N 900 W, American Fork City, UT 84003, in the RA-1 Residential Agriculture Zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Residential Accessory Structure that is in excess of 750 square feet, located at approximately 731 N 900 W, American Fork City, UT 84003, in the RA-1 Residential Agriculture Zone.

Table

I move to table action for the proposed Residential Accessory Structure that is in excess of 750 square feet, located at approximately 731 N 900 W, American Fork City, UT 84003, in the RA-1 Residential Agriculture Zone and instruct staff/developer to.....

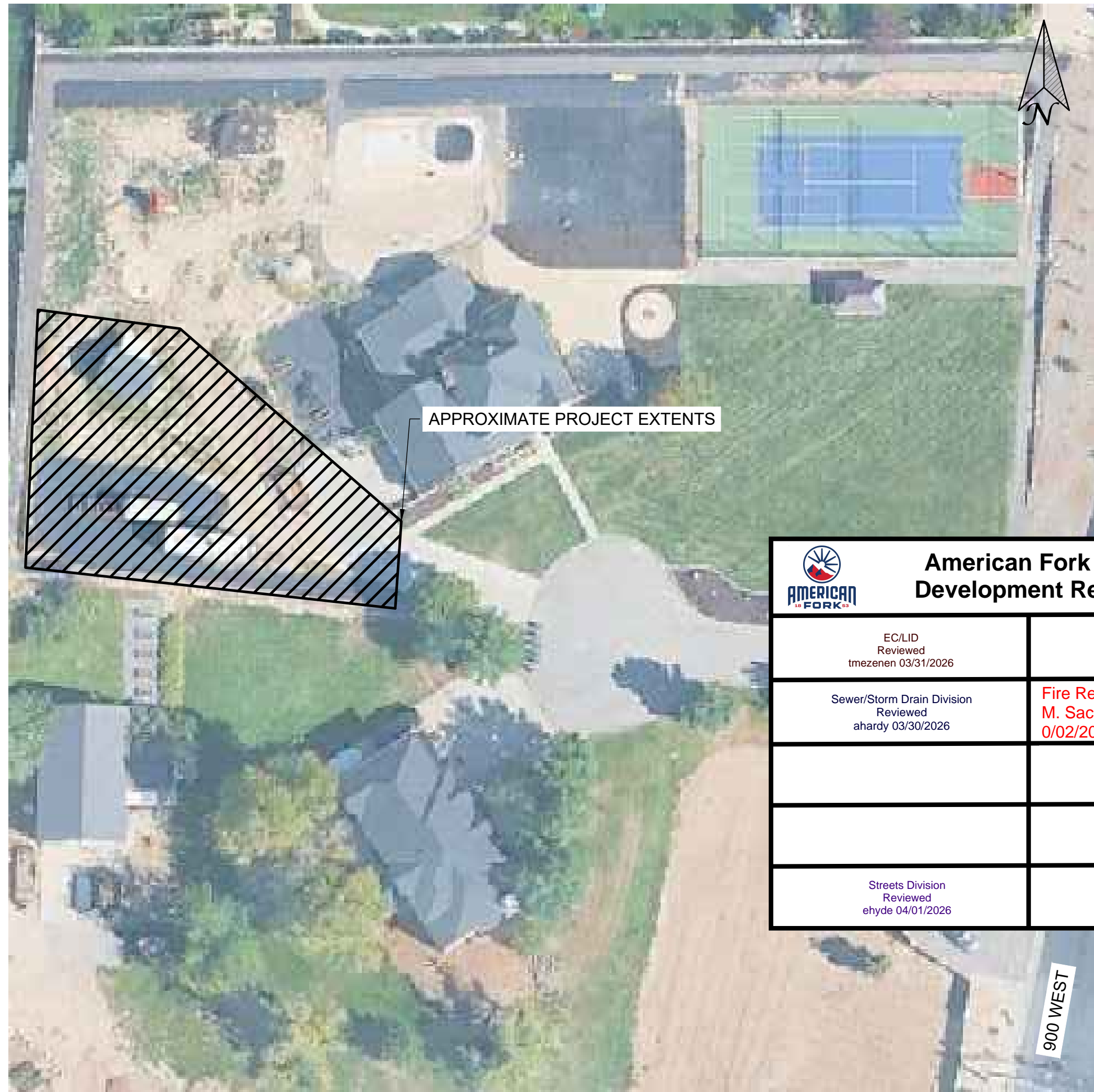
ROPER REECE ROVIG SITE PLAN AMERICAN FORK

CIVIL ENGINEERING CONSTRUCTION DRAWINGS

731 NORTH 900 WEST, AMERICAN FORK, UTAH

PROJECT LOCATION

731 NORTH 900 WEST
AMERICAN FORK, UTAH



APPROXIMATE PROJECT EXTENTS

SHEET INDEX

SHEET NAME	SHEET NO.	PAGE NO.
COVER	C-001	1
GENERAL NOTES	C-002	2
SITE PLANS		
DEMOLITION PLAN	C-101	3
FIRE HOSE PATH	C-102	4
FIRE TURNAROUND	C-103	5
SITE IMPROVEMENTS	C-104	6
GRADING/DRAINAGE	C-105	7
DETAILS	C-201	8

UTILITY CONTACTS

- SWMP MANAGER: TYLER MEZENEN, TMEZENEN@AMERICANFORK.GOV, (801) 763-3060
- ROCKY MOUNTAIN POWER: (888) 221-7070
- ENBRIDGE GAS: (800) 323-5517

American Fork City Development Review	
ECLID Reviewed tmezemen 03/31/2026	Planning and Zoning Reviewed Areed 03/30/2026
Sewer/Storm Drain Division Reviewed ahardy 03/30/2026	Fire Reviewed M. Sacco 0/02/2026
	Engineering Division Reviewed rburkhill 03/31/2026
Streets Division Reviewed ehyde 04/01/2026	Water/PI Division Reviewed jbrems 04/01/2026

No Comments

DATUM: UTAH STATE PLANE CENTRAL ZONE
NAVD88 GEOID18

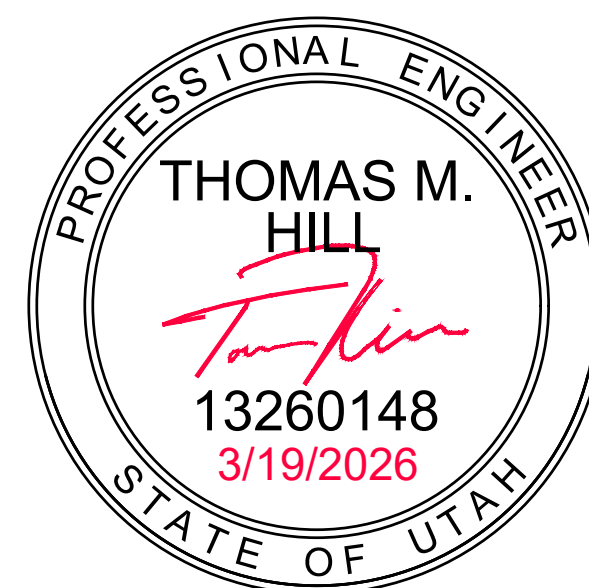
Reach and fire sprinklers are not mentioned in the submittal. These were noted in the last review. These can be discussed in the DRC approval meeting as conditions of approval as the site plan meets the minimum standard of the IFC.



LEGEND:

(EXISTING/PROPOSED) PROPERTY LINE	---	---
EXISTING GRADE (MINOR/MAJOR) CONTOUR LINE	--- 4207 ---	--- 4210 ---
FINISHED GRADE (MINOR/MAJOR) CONTOUR LINE	--- 4207 ---	--- 4210 ---
(EXISTING/PROPOSED) BUILDING		
(EXISTING/PROPOSED) FENCE LINE	x	○
(EXISTING/PROPOSED) WATER LINE	w	W
(EXISTING/PROPOSED) SEWER LINE	s	S
(EXISTING/PROPOSED) SEWER FORCE MAIN	fm	FM
(EXISTING/PROPOSED) STORM DRAIN LINE	sd	SD
(EXISTING/PROPOSED) IRRIGATION LINE	irr	IRR
(EXISTING/PROPOSED) GAS LINE	g	G
(EXISTING/PROPOSED) OVERHEAD ELECTRIC LINE	oe	OE
(EXISTING/PROPOSED) UNDERGROUND ELECTRIC LINE	ue	UE
(EXISTING/PROPOSED) TELEPHONE/COMM LINE	t	T
AREA OF DISTURBANCE	---	---
(EXISTING/PROPOSED) CONCRETE		
(EXISTING/PROPOSED) ASPHALT PAVEMENT		
(EXISTING/PROPOSED) GRAVEL AREAS/PAVEMENT		
PROPOSED LANDSCAPED AREAS		
(EXISTING/PROPOSED) WATER METER		
(EXISTING/PROPOSED) WATER MANHOLE		
(EXISTING/PROPOSED) WATER VALVE		
(EXISTING/PROPOSED) FIRE HYDRANT		
(EXISTING/PROPOSED) IRRIGATION METER		
(EXISTING/PROPOSED) SEWER MANHOLE		
(EXISTING/PROPOSED) SEWER CLEANOUT		
(EXISTING/PROPOSED) POWER POLE		
(EXISTING/PROPOSED) STORM DRAIN MANHOLE		
(EXISTING/PROPOSED) STORM DRAIN CATCH BASIN		
(EXISTING/PROPOSED) COMMUNICATIONS BOX/PEDESTAL		
(EXISTING/PROPOSED) ELECTRICAL BOX/TRANSFORMER		
(EXISTING/PROPOSED) LIGHT POLE		

NOT TO SCALE



Next Step
Proceed to the Development
Review Committee on
04/6/2026



WHITE PINE ENGINEERING

- CIVIL STRUCTURAL -

435-515-0126
P.O. BOX 669 HYDE PARK, UT 84318

PERCENT IMPERVIOUS:
48.71%
PERCENT LANDSCAPED:
51.29%

ABBREVIATIONS

ABS	-	ACRYLONITRILE BUTADIENE STYRENE PIPE
AC	-	ASPHALT CONCRETE PAVEMENT
ADS	-	ADVANCED DRAINAGE SYSTEM (I.E. CORRUGATED STORM PIPE)
APWA	-	AMERICAN PUBLIC WORKS ASSOCIATION
ASTM	-	AMERICAN SOCIETY FOR TESTING AND MATERIALS
BLDG	-	BUILDING
BOW	-	GRADE AT BOTTOM OF WALL
CB	-	CATCH BASIN
CI	-	CAST IRON PIPE
CF	-	CUBIC FOOT
C&G	-	CURB AND GUTTER
C/L OR t	-	CENTER LINE
CMP	-	CORRUGATED METAL PIPE
CO	-	CLEAN OUT
CONC	-	CONCRETE
DI	-	DUCTILE IRON PIPE
DIA	-	DIAMETER
DR	-	DIMENSION RATIO (PIPE SIZE)
E	-	EAST
EG	-	EXISTING GRADE
EO	-	EDGE OF OIL
EOG	-	EGDE OF GRAVEL
EP	-	EDGE OF PAVEMENT
ESMT	-	EASEMENT
EX	-	EXISTING
FC	-	FACE OF CURB
FFE	-	FINISHED FLOOR ELEVATION
FG	-	FINISHED GRADE
FH	-	FIRE HYDRANT
FL	-	FLOW LINE
FO	-	FIBER OPTIC LINE
FND	-	FOUND
FT	-	FOOT/FEET
GB	-	GRADE BREAK
GV	-	GATE VALVE
H	-	HEAD
HDPE	-	HIGH DENSITY POLYETHYLENE PIPE
INV	-	INVERT
LF	-	LINEAR FEET
LIP	-	LIP OF GUTTER
LP	-	LIGHT POLE
MH	-	MANHOLE
N	-	NORTH
NG	-	NATURAL OR NATIVE GROUND
OE	-	OVERHEAD ELECTRICAL LINE
PI	-	POINT OF INTERSECTION
P/L OR t	-	PROPERTY LINE
POB	-	POINT OF BEGINNING
POC	-	POINT OF CURVATURE
PP	-	POWER POLE
PRV	-	PRESSURE REDUCING VALVE
PT	-	POINT OF TANGENCY
PSF	-	POUNDS PER SQUARE FOOT
PSI	-	POUNDS PER SQUARE INCH
PUE	-	PUBLIC UTILITY EASEMENT
PVC	-	POLYVINYL CHLORIDE PIPE
PVI	-	POINT OF VERTICAL INTERSECTION
RAD	-	RADIUS
RAP	-	RECYCLED ASPHALT PAVEMENT
RC	-	REINFORCED CONCRETE
RCP	-	REINFORCED CONCRETE PIPE
R/W OR ROW	-	RIGHT OF WAY
S	-	SLOPE OR SOUTH
SDR	-	STANDARD DIMENSION RATIO (FOR PIPE SIZE)
SDMH	-	STORM DRAIN MANHOLE
SF	-	SQUARE FOOT
SS	-	STAINLESS STEEL
STA	-	STATION
TBC	-	TOP BACK CURB
TOC	-	TOP OF CONCRETE
TOE	-	TOE OF SLOPE
TOF	-	TOP OF FOUNDATION WALL
TOG	-	TOP OF GRAVEL
TOP	-	TOP OF SLOPE
TOW	-	GRADE AT TOP OF WALL
TYP.	-	TYPICAL
UE	-	UNDERGROUND ELECTRICAL LINE
UTBC	-	UNTREATED BASE COURSE
W	-	WEST
WM	-	WATER METER

GENERAL CONSTRUCTION:

NOTES:

- ALL CONSTRUCTION WORK SHALL FOLLOW THE STANDARDS FOUND IN THE INTERNATIONAL BUILDING CODE (IBC 2021), APWA STANDARD DRAWINGS AND SPECIFICATIONS, AND THE STANDARDS OF THE GOVERNING MUNICIPALITY.
- THE CONTRACTOR OF THE PROJECT SHALL READ AND COMPLY WITH ALL OF THE FOLLOWING NOTES AND SPECIFICATIONS CONTAINED HEREIN THE PLANS. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO UNDERSTAND THE MEANING AND INTENT OF THESE PLANS AND TO REQUEST FURTHER INFORMATION FROM ENGINEER AS NEEDED.
- THE ENGINEERED DRAWINGS PROVIDED HEREIN WERE COMPLETED USING THE PROFESSIONAL STANDARD OF CARE REQUIRED BY THE GOVERNING MUNICIPALITY AND/OR STATE. THESE DRAWINGS, HOWEVER, DO NOT AND CAN NOT PROVIDE EVERY EXPLICIT ELEMENT OR CONDITION OF THE PROPOSED IMPROVEMENTS OR EXISTING CONDITIONS. AS SUCH, CONTRACTOR SHALL PROVIDE INDUSTRY STANDARD GOOD CARE AND PRACTICE FOR MISCELLANEOUS ELEMENTS NOT SHOWN ON PLANS AND SHALL CONTACT ENGINEER FOR FURTHER INFORMATION IF REQUIRED.
- WHITE PINE ENGINEERING (WPE) ASSUMES NO LIABILITY FOR THE MEANS AND METHODS OF CONSTRUCTION PRACTICES. CONTRACTOR IS RESPONSIBLE FOR ALL MEANS OF CONSTRUCTION AND FOR JOBSITE SAFETY PER OSHA REGULATIONS.
- TRENCH SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE SHORING AND/OR TRENCH BOXES AS REQUIRED BY OSHA REQUIREMENTS TO PROVIDE SAFE WORKING CONDITIONS.
- ANY OPEN EXCAVATIONS LEFT OPEN AFTER A WORK DAY SHALL BE BARRICADED OR OTHERWISE PROTECTED FROM HAZARDOUS CONDITIONS.
- ANY STRUCTURES SHOWN ON PLANS ARE DESIGNED FOR FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SHORING, BRACING, ETC. TO PROVIDE ADEQUATE STRUCTURAL INTEGRITY PRIOR TO FINALIZED CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING APPROVAL AND ANY NECESSARY PERMITS FROM THE GOVERNING MUNICIPALITY PRIOR TO BEGINNING OF CONSTRUCTION. THIS INCLUDES ANY ENCROACHMENT OR CUT PERMITS WHEN WORKING WITHIN PUBLIC RIGHT-OF-WAYS OR PERMISSION FROM PROPERTY OWNERS WHERE WORKING WITHIN PRIVATE EASEMENTS.
- CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL AND ANY TRAFFIC CONTROL PLANS REQUIRED FOR SUBMITTAL TO THE GOVERNING MUNICIPALITY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR IDENTIFYING AND PROTECTING SENSITIVE LANDS WITHIN THE PROJECT LIMITS INCLUDING BUT NOT LIMITED TO NATIONALLY PROTECTED WETLANDS.
- ANY OBSERVATIONS PROVIDED BY WPE DURING CONSTRUCTION SHALL BE CONSIDERED OBSERVATIONS LIMITED TO THE SCOPE REQUESTED, AND NOT FULL INSPECTIONS OR APPROVAL. THE GOVERNING MUNICIPALITY SHALL BE SOLELY RESPONSIBLE FOR INSPECTIONS AND APPROVAL OF FINAL CONSTRUCTION.
- CONTRACTOR SHALL INFORM ENGINEER OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND CONDITIONS ASSUMED ON THESE PLANS (I.E. DIMENSIONS, MATERIALS, ASSUMED LOADS, ETC).
- SHOP DRAWINGS FOR ANY PRE-MANUFACTURED ELEMENTS RELATED TO THESE PLANS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD TO REVIEW IF DIMENSIONS OR OTHER ASPECTS OF SHOP DRAWINGS DIFFER FROM THOSE ON THESE PLANS.
- THESE PLANS SHALL NOT BE REPRODUCED EXCEPT FOR AS REASONABLE TO COMPLETE CONSTRUCTION. THE INTELLECTUAL PROPERTY CONTAINED HEREIN IS SOLELY OWNED BY WPE
- ANY LOCATIONS OF EXISTING UTILITIES OR OTHER FEATURES SHOWN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE LOCATIONS. EXACT LOCATIONS MUST BE DETERMINED PRIOR TO AND DURING CONSTRUCTION.
- WHEN SUBSURFACE INVESTIGATIONS FOR UTILITIES ARE REQUIRED, CONTRACTOR SHALL PROVIDE MEANS AND METHODS TO LOCATE UTILITIES WHILE PROTECTING THE INTEGRITY OF THE UTILITY LINES. ANY DISTURBANCE REQUIRED SHALL BE RESTORED BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES AND FACILITIES UNLESS EXPLICITLY STATED OTHERWISE ON THESE PLANS.
- ANY QUANTITIES SHOWN ON PLAN SHOULD BE USED FOR INFORMATION PURPOSES ONLY. CONTRACTOR SHALL PROVIDE HIS OWN QUANTITY TAKE-OFF TO COMPLETE THE WORK SHOWN ON THE PLANS.

SOILS, EARTHWORK, AND GRADING:

NOTES:

- ALL EARTHWORK SHALL COMPLY WITH APWA SPECIFICATIONS DIVISION 31
- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM ALL FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 IN WITHIN THE FIRST 10 FT DISTANCE FROM THE BUILDING.
- IMPERVIOUS SURFACES (I.E. CONCRETE, ASPHALT) SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING
- WPE ASSUMES STABLE SOIL CONDITIONS. CONTACT ENGINEER IF SOIL CONDITIONS DIFFER FROM THOSE ASSUMED. ENGINEER ASSUMES CONSERVATIVE SOIL VALUES. THESE VALUES SHALL BE REPLACED BY DATA INCLUDED IN A SITE SPECIFIC GEOTECHNICAL REPORT IF AVAILABLE.
- CONTRACTOR SHALL CONTACT ENGINEER IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED FOR THE PROPOSED WORK INCLUDING BUT NOT LIMITED TO SPONGY SOILS, EXPANSIVE CLAYS, UNSUITABLE GROUND WATER CONDITIONS, ETC.
- EXCAVATIONS SHALL BE DEWATERED WHEN GROUNDWATER IS ENCOUNTERED SUCH THAT NO BACKFILL, CONCRETE FOOTINGS OR FOUNDATIONS, OR INSTALLED PIPES SHALL BE PLACED IN WATER.
- ANY PIPE BEDDING, BASE, OR FILL UNDERNEATH PAVEMENTS, CURBS, SIDEWALKS, ETC. SHALL BE COMPACTED TO GEOTECHNICAL ENGINEERS REQUIREMENTS.
- CRUSHED ROCK OR GRAVEL FILL WITH RELATIVELY LOW AMOUNTS OF FINES MAY BE USED TO BRING BOTTOM OF FOOTINGS OR SLABS UP TO GRADE WITH A MAXIMUM GRAVEL FILL DEPTH OF 2' IF APPROVED BY THE ENGINEER. GRAVEL OR CRUSHED ROCK FILLS SHALL BE COMPACTED USING A VIBRATORY PLATE COMPACTOR.
- ANY FILL SOILS OR GRAVEL FILL DEEPER THAN 2' THAT SUPPORT FOOTINGS, FOUNDATIONS, OR SLABS SHALL BE DESIGNED BY A LICENSED GEOTECHNICAL ENGINEER. FILL SOILS SHALL BE INSTALLED, AND TESTED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.
- WHERE QUANTIFIABLE DATA OR OBSERVATIONS INDICATE EXPANSIVE, COMPRESSIBLE, SHIFTING, OR OTHER QUESTIONABLE SOIL CHARACTERISTICS OR GEOTECHNICAL HAZARDS ARE LIKELY TO BE PRESENT, THE GOVERNING MUNICIPALITY SHALL DETERMINE WHETHER TO REQUIRE A SITE SPECIFIC GEOTECHNICAL STUDY TO DETERMINE SOIL CHARACTERISTICS OF THE SITE.
- GRADE AROUND FOOTINGS OF BUILDINGS SHALL BE SUCH TO MAINTAIN THE MINIMUM FROST DEPTH REQUIRED BY THE LOCATION.
- NATIVE BACKFILL SHALL BE FREE OF ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIAL AND SHALL NOT INCLUDE ROCKS GREATER THAN 6" IN SIZE.
- FLOWABLE BACKFILL MAY BE USED FOR BACKFILL UNDERNEATH ROADWAYS AND STRUCTURES TO BRING UP FINISHED GRADE IF APPROVED BY ENGINEER. ANY FLOWABLE BACKFILL SHALL HAVE A MINIMUM STRENGTH OF 100 PSI OR GREATER.
- DRAIN GRAVEL SHOWN ON PLANS SHALL CONSIST OF WASHED GRAVEL OR CRUSHED ROCK WITH A MAXIMUM PARTICLE SIZE OF 2" WITH 100 PERCENT BEING RETAINED ON A NO. 10 SIEVE. ANY DRAIN GRAVEL SHOWN BENEATH GRADE SHALL BE WRAPPED WITH A PERMEABLE GEOTEXTILE FABRIC TO PREVENT FINES FROM ENTERING GRAVEL AREA.
- FINAL GRADE AT NEIGHBORING PROPERTY LINES SHALL MATCH EXISTING GRADES PRIOR TO BEGINNING CONSTRUCTION UNLESS NOTED OTHERWISE.

CONCRETE:

NOTES:

- CONCRETE SHALL MEET MINIMUM REQUIREMENTS AND SPECIFICATIONS OUTLINED IN THE ACI 318 AND THE APWA SPECIFICATIONS DIVISION 03.
- ALL CONCRETE WALLS THAT RETAIN EARTH AND ANY FOUNDATION WALLS THAT ENCLOSE USABLE AREAS WITH GROUP II-GROUP IV SOILS OF THE UNIFIED SOILS CLASSIFICATIONS SYSTEM AS SHOWN IN TABLE R405.1 OF THE IRC SHALL HAVE A FOUNDATION DRAIN INSTALLED CONSISTING OF A PERFORATED DRAIN PIPE NOT LESS THAN 1" BEYOND THE OUTSIDE EDGE OF THE FOOTINGS AND 6" ABOVE THE TOP OF FOOTING WITH A GRAVEL DRAIN WRAPPED IN AN APPROVED FILTER FABRIC.
- CONCRETE SHALL BE MECHANICALLY VIBRATED WHEN PLACED TO AVOID HONEYCOMBING ALONG FORMS AND TO HELP CONCRETE FREELY FLOW AROUND REINFORCEMENT.
- CONCRETE SHALL NOT BE DROPPED MORE THAN 5' MAXIMUM DURING PLACEMENT.
- ALL FOUNDATIONS SHALL HAVE 6" MIN. EXPOSED ABOVE GRADE.
- ALL SLABS ON GRADE SHALL HAVE CONTROL JOINTS IN SLAB AT 15' O.C. MAXIMUM SPACING.
- ALL CONCRETE SLABS ON GRADE SHALL BE A MINIMUM OF 4" THICK ON 4" PLATE COMPACTED GRAVEL OR OTHER APPROVED FREE DRAINING MATERIAL.
- ALL REINFORCEMENT IN CONCRETE SHALL BE PROPERTY TIED AND SECURED PRIOR TO POURING CONCRETE IN SUCH A WAY THAT REINFORCEMENT REMAINS IN DESIGNED LOCATION. VERTICAL REINFORCING STEEL FOR MASONRY CONSTRUCTION MAY BE FLOATED INTO PLACE.
- ANY COMPONENTS THAT ARE CAST IN PLACE SHALL BE SECURELY PLACED IN THE FORMS (I.E. STRAPS, BOLTS, SLEEVES, ETC.)

UTILITY DESIGN AND INSTALLATION:

NOTES:

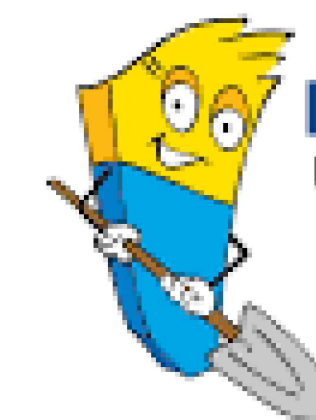
- DESIGN OF PRIVATE UTILITIES SUCH AS ELECTRICAL LINES, GAS LINES, COMMUNICATION LINES, ETC. ARE THE RESPONSIBILITY OF THE RESPECTIVE COMPANY. ANY OF THESE LINES SHOWN ON THE PLANS SHALL BE APPROVED AND DESIGNED BY THE RESPECTIVE COMPANIES AND THE LINES SHOWN ON THESE PLANS SHALL NOT BE CONSIDERED FINAL DESIGN.
- CONTRACTOR SHALL INSTALL ALL WATER AND SEWER LINES A MINIMUM OF 10' HORIZONTAL DISTANCE FROM EACH OTHER AND 18" VERTICAL SEPARATION AT ANY CROSSES WITH WATER ON TOP. CROSSING SEWER AND WATER LINES SHALL BE DONE AT AS NEAR PERPENDICULAR AS POSSIBLE WITH THE SEWER LINES BENEATH THE WATER LINES.
- THE BOTTOM OF UTILITY TRENCHES SHALL BE GRADED UNIFORMLY TO PROVIDE UNIFORM BEARING OF PIPES AND TO AVOID UNEVEN SUPPORT OF DIFFERENT SECTIONS OF THE PIPE. ANY UNEVEN AREAS OR DEPRESSIONS SHALL BE FILLED WITH COMPACTED PIPE BEDDING.
- THE CONTRACTOR SHALL MEET ALL DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS. ALL MATERIALS THAT MAY CONTACT DRINKING WATER SHALL MEET ANSI/NSF 61 HEALTH AND SAFETY REQUIREMENTS AND BE APPROPRIATELY STAMPED WITH THE NSF LOGO.
- PVC PIPES SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2774 AND AWWA M23. DI PIPE SHALL BE INSTALLED IN ACCORDANCE WITH AWWA C600 AND AWWA M41.
- ALL WATERLINES SHALL BE INSTALLED ACCORDING TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
- ALL DRINKING WATER PIPES AND FITTINGS SHALL BE LEAD FREE.
- THE OPEN ENDS OF PIPES SHALL BE SEALED AT THE END OF WORK. NEW WATER MAINS AND APPURTENANCES SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C651-05.
- CONTRACTOR SHALL NOT DROP ANY PIPE OR ACCESSORY INTO THE TRENCH DURING INSTALLATION.
- ALL WATERLINES SHALL BE INSTALLED AT A MINIMUM DEPTH TO TOP OF PIPE OF 5'-0" UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND TESTING OF WATERLINES AS REQUIRED BY THE GOVERNING MUNICIPALITY INCLUDING HYDROSTATIC LEAK TESTING, FLUSHING AND CLEANING, AND TESTING FOR CONTAMINANTS.
- ALL SEWER LINES SHALL BE INSTALLED AT A STRAIGHT GRADE BETWEEN ELEVATION POINTS SHOWN. ANY BENDS MADE IN A SEWER MAIN SHALL BE DONE THROUGH A MANHOLE. ANY BENDS EQUAL TO OR GREATER THAN 45° IN A SEWER LATERAL SHALL BE DONE WITH A CLEANOUT.
- PIPES SHALL BE PROPERLY BEDDED USING MATERIAL WITH PARTICLE SIZES NOT EXCEEDING THE FOLLOWING VALUES:
 - FOR CMP AND WELDED STEEL PIPE, BEDDING PARTICLES SHALL NOT EXCEED 1"
 - FOR PVC, POLYETHYLENE, AND GALVANIZED STEEL PIPE, BEDDING PARTICLES SHALL NOT EXCEED 3/4"
 - FOR DI, CI, CONCRETE, AND HDPE PIPE, BEDDING PARTICLES SHALL NOT EXCEED 2"

STORM WATER AND DRAINAGE:

NOTES:

- STORM WATER STRUCTURES SHOWN ON THIS PLAN SHALL HAVE A MINIMUM SUMP DEPTH (BOTTOM OF STRUCTURE) OF AT LEAST 12" DEEPER THAN THE LOWEST PIPE FLOWLINE UNLESS NOTED OTHERWISE.
- STORM WATER PIPES SHALL BE RAN IN A STRAIGHT GRADE (WITHOUT BELLIES) BETWEEN ELEVATIONS CALLED OUT ON PLANS.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES, CHANGES, ERRORS IN THE PLANS, FIELD CONDITIONS, ETC. THAT EXIST ONSITE THAT WILL CREATE POTENTIAL DRAINAGE HAZARDS. THESE CONDITIONS INCLUDE DRAINAGE SLOPES TOWARDS BUILDINGS, NEIGHBORING PROPERTIES, OR FLAT SLOPES IN HARD SURFACES THAT WOULD RESULT IN PONDING.
- CONTRACTOR SHALL USE APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO PROTECT NEIGHBORING ROADS, PROPERTIES, AND SURFACE WATER FROM BEING POLLUTED BY CONSTRUCTION ACTIVITIES. SEE SWPPP SITE PLANS IN LATER PLAN SHEETS OF THIS PLAN SET IF APPLICABLE.

Know what's below.
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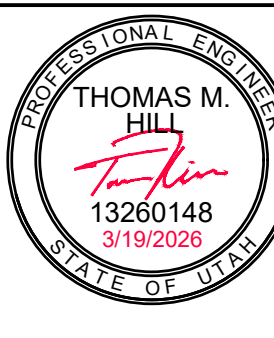
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 HYDE PARK, UTAH
 84318

ROPER REECE ROVIG SITE PLAN

731 NORTH 900 WEST

AMERICAN FORK, UTAH



DRAFTED BY: N. MOORMAN
 DESIGNED BY: T. HILL
 CHECKED BY: J. SAGERS

SHEET TITLE:

GENERAL NOTES

C-002



GENERAL NOTES:

1. ALL EXISTING FACILITIES, UTILITIES, AND FEATURES SHALL BE PROTECTED BY THE CONTRACTOR DURING CONSTRUCTION UNLESS NOTED OTHERWISE
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PROTECT ALL UNDERGROUND UTILITIES AND FACILITIES BY CONTACTING BLUE STAKES AT 811 PRIOR TO CONSTRUCTION.
3. UTILITIES FOR TELEPHONE CABLE AND INTERNET ARE NOT SHOWN ON THIS SITE PLAN AND SHALL BE DESIGNED BY THE RESPECTIVE COMPANIES.



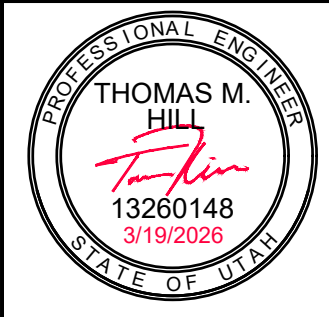
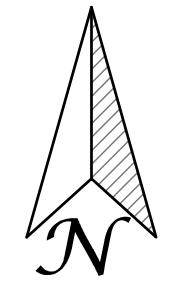
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tom@whitepineeng.com

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84318

ROPER REECE ROVIG SITE PLAN

731 NORTH 900 WEST
AMERICAN FORK, UTAH

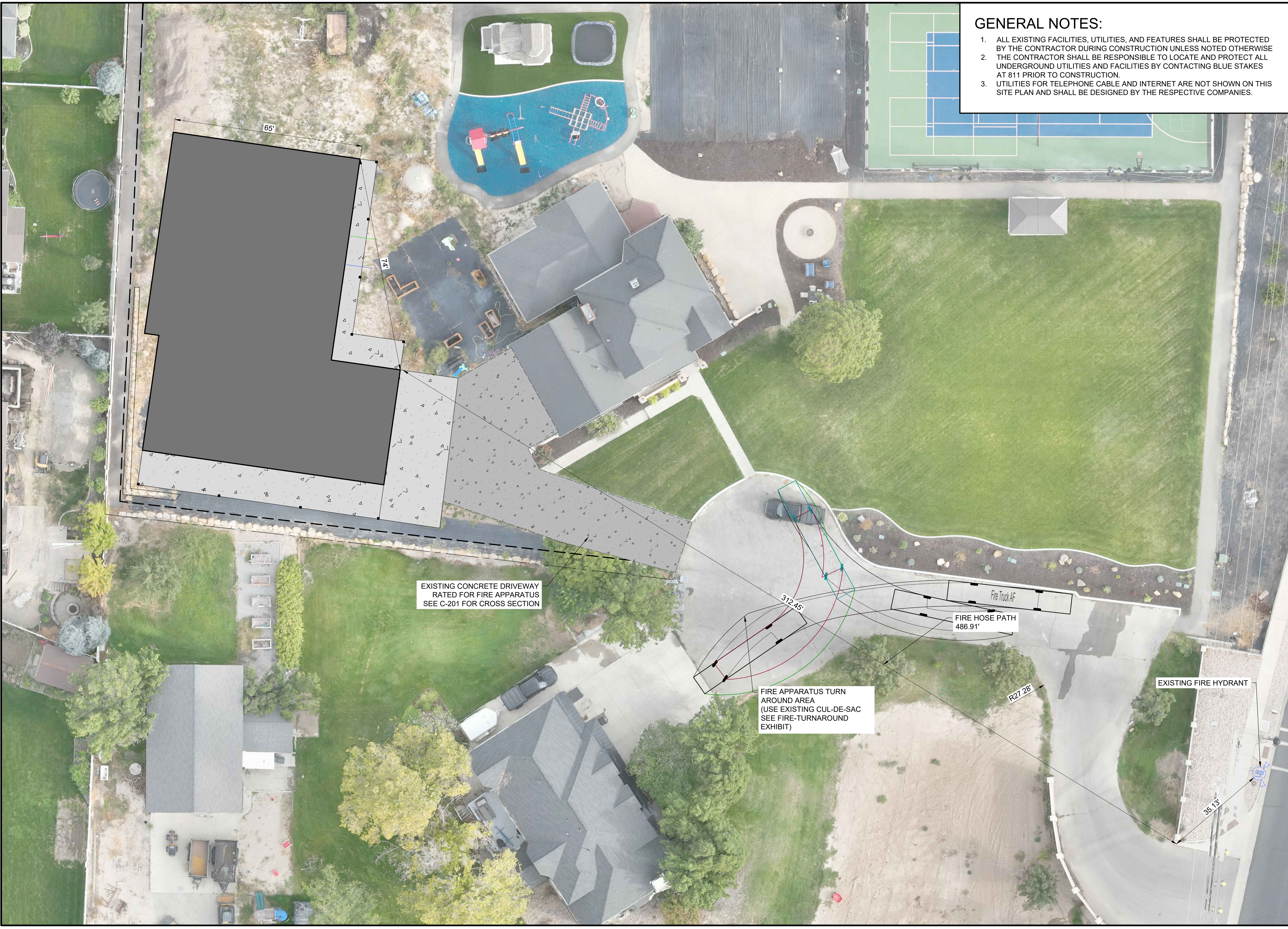


0' 15' 30'
SCALE: 11"X17": 1" = 30'
22"X34": 1" = 15'

DRAFTED BY: N. MOORMAN
DESIGNED BY: T. HILL
CHECKED BY: J. SAGERS

SHEET TITLE:
SITE PLANS
DEMOLITION PLAN

C-101



GENERAL NOTES:

1. ALL EXISTING FACILITIES, UTILITIES, AND FEATURES SHALL BE PROTECTED BY THE CONTRACTOR DURING CONSTRUCTION UNLESS NOTED OTHERWISE
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PROTECT ALL UNDERGROUND UTILITIES AND FACILITIES BY CONTACTING BLUE STAKES AT 811 PRIOR TO CONSTRUCTION.
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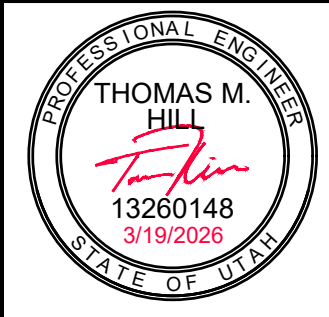
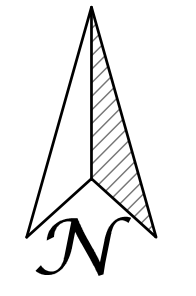
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ROPER REECE ROVIG SITE PLAN

731 NORTH 900 WEST
AMERICAN FORK, UTAH



0" 15" 30"
SCALE: 11"X17": 1" = 30'
22"X34": 1" = 15'

DRAFTED BY: N. MOORMAN
DESIGNED BY: T. HILL
CHECKED BY: J. SAGERS

SHEET TITLE:
SITE PLANS
FIRE HOSE PATH

C-102

NOTE: TRUCK SHOWN IN TURN PATH EXHIBIT MEETS THE FOLLOWING TURNING PERFORMANCE ANALYSIS SPECS

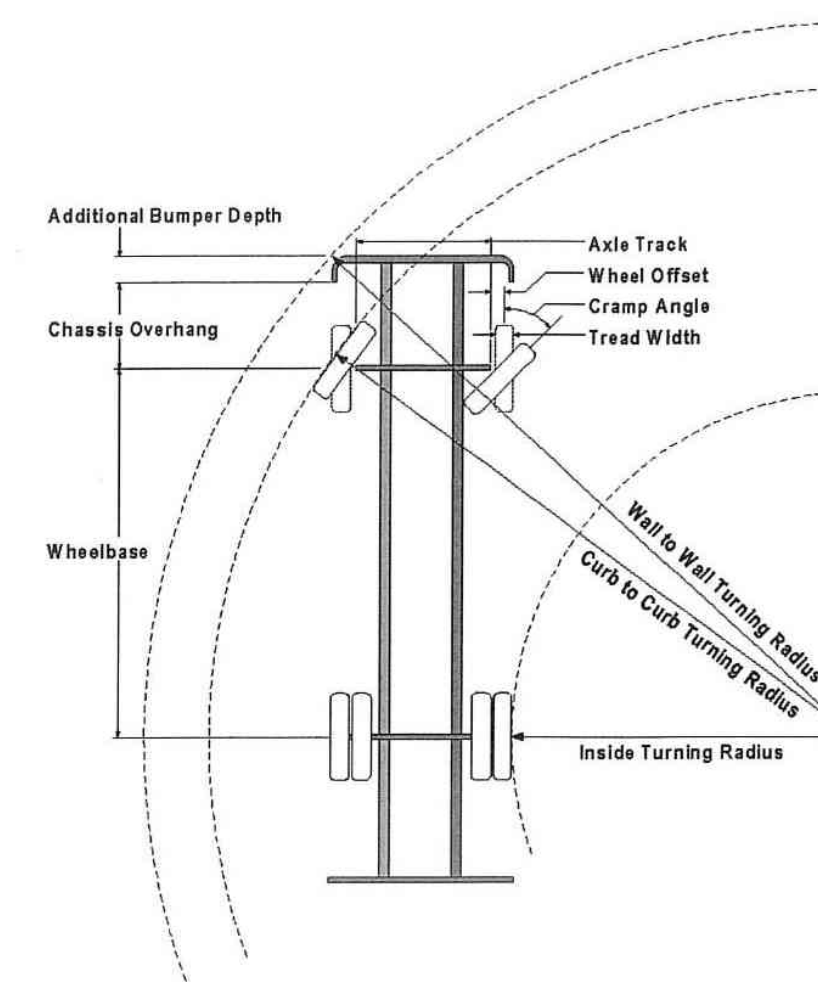


Turning Performance Analysis

10/21/2020

Bid Number: 947
Department: American Fork

Chassis: Velocity Chassis, 100AAT
Body: Aerial, 100AAT, Alum Body



Parameters:

*Inside Cramp Angle:	40°
Axle Track:	82.92 in.
Wheel Offset:	4.68 in.
Tread Width:	16.3 in.
Chassis Overhang:	78 in.
Additional Bumper Depth:	27 in.
Front Overhang:	105 in.
Wheelbase:	271 in.
SEAL OVERHANG	181 in.
Calculated Turning Radii:	
Inside Turn:	25 ft. 10 in.
Curb to curb:	41 ft. 9 in.
Wall to wall:	46 ft. 11 in.

Category	Option	Description
Axle, Front, Custom	0508846	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Velocity
Wheels, Front	0052887	Wheels, Front, Alcoa, 22.50" x 12.25", Aluminum, Dura-Bright, Hub Pilot
Tires, Front	0677592	Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply, Fire Service Load Rating
Bumpers	0745902	Bumper, 27" Total (16" Extension), Steel, Painted, 100AAT, VEL
Aerial Devices	0771866	Aerial, Ascendant 100' Aerial Tower

Notes:
*Actual Inside cramp angle may be less than shown.
Curb to Curb turning radius calculated for 9.00 inch curb.



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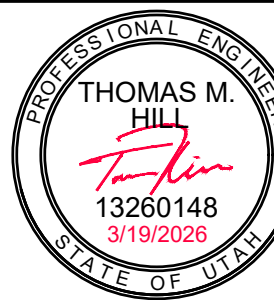
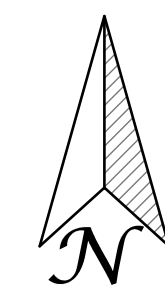
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jackson@whitepineeng.com
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84318

ROPER REECE ROVIG SITE PLAN

731 NORTH 900 WEST
AMERICAN FORK, UTAH

Fire Truck AF



0' 5' 10'
SCALE: 11"X17": 1" = 10'
22"X34": 1" = 5'

DRAFTED BY: N. MOORMAN
DESIGNED BY: S. WRIGHT
CHECKED BY: T. HILL
SHEET TITLE:

SITE PLAN
FIRE TURN PATH

C-000



GENERAL NOTES:

1. ALL EXISTING FACILITIES, UTILITIES, AND FEATURES SHALL BE PROTECTED BY THE CONTRACTOR DURING CONSTRUCTION UNLESS NOTED OTHERWISE
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3. UTILITIES FOR TELEPHONE CABLE AND INTERNET ARE NOT SHOWN ON THIS SITE PLAN AND SHALL BE DESIGNED BY THE RESPECTIVE COMPANIES.



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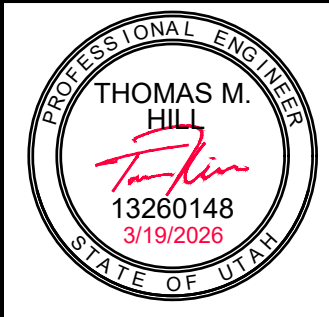
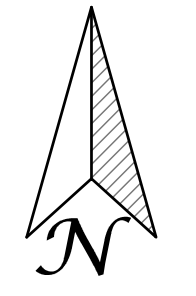
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ROPER REECE ROVIG SITE PLAN

731 NORTH 900 WEST
AMERICAN FORK, UTAH



0" 15" 30"
SCALE: 11"X17": 1" = 30'
22"X34": 1" = 15'

DRAFTED BY: N. MOORMAN
DESIGNED BY: T. HILL
CHECKED BY: J. SAGERS
SHEET TITLE:

SITE PLANS
SITE IMPROVEMENTS

C-104



GENERAL NOTES:

1. ALL EXISTING FACILITIES, UTILITIES, AND FEATURES SHALL BE PROTECTED BY THE CONTRACTOR DURING CONSTRUCTION UNLESS NOTED OTHERWISE
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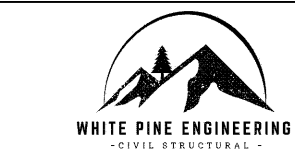
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STORM WATER NARRATIVE

REQUIRED 80TH PERCENTILE VOLUME: 206.06 CU. FT
PROVIDED VOLUME: 243 CU. FT
80TH PERCENTILE VOLUME IS PROVIDED BY A 6" PERFORATED PIPE AND GRAVEL DRAIN AROUND THE PERIMETER OF THE BUILDING.
ALL DOWNSPOUTS TO BE PIPED TO NEAREST CATCH BASIN.

Project: Roper Reece Rovig American Fork
Date: 10/14/2025
Engineer: T. Hill



LID 80th Percentile Volume Calculation

(see Utah DEQ Water Quality: A Guide to Low Impact Development within Utah, August 2020)

Step 1 - Determine 80th Percentile Depth

80th Percentile Storm Depth (in.): American Fork City
80th Percentile Storm Depth (in.): 0.5 per Appendix A of "A Guide to LID within Utah"

Step 2 - Determine Imperviousness

Project Disturbance Area: 0.37 acres
Post-Development Impervious Area: 0.22 acres
Project Imperviousness, (I): 59.46% (post development impervious area/project disturbance area)

Step 3 - Determine Volumetric Runoff Coefficient (Rv)

Method 1 - Reese Method
Rv: 0.52068 (Rv = 0.911 - 0.0204)

Method 2 - Hydrologic Soil Groups
NRCS Hydrologic Soil Group: A
Rv: 0.40499

Table 5: Runoff coefficient equations based on the NRCS Soil Group.

NRCS Soil Group		
A	B	C/D
$R_{vA} = 0.84i^{.302}$	$R_{vB} = 0.84i^{.169}$	$R_{vCD} = 0.83i^{.122}$

Method 3 - Granato Method
Rv: 0.30684

$R_v = 0.225i + 0.05$; when $i < 0.55$
 $R_v = 1.14i - 0.371$; when $i \geq 0.55$

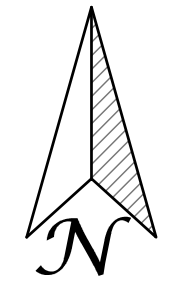
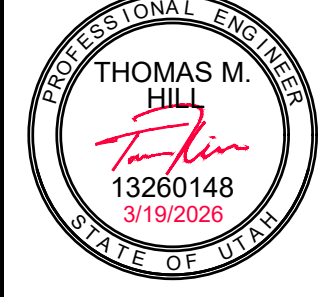
Step 4 - Determine the 80th Percentile Volume

Rv min: 0.30684

80th Percentile Volume: 206.057 cu. ft (Rv x 80th Percentile Depth x Project Disturbance Area)

Underground Retention:
Length of Drain Pipe: 470 ft
Diameter of Pipe: 0.5 ft
Gravel Width: 1 ft
Gravel Depth: 1 ft
Gravel Porosity: 40%
Volume of Underground System: 243.371 cu ft

ROPER REECE ROVIG SITE PLAN
731 NORTH 900 WEST
AMERICAN FORK, UTAH

0' 15' 30'
SCALE: 11"X17": 1" = 30'
22"X34": 1" = 15'

DRAFTED BY: N. MOORMAN
DESIGNED BY: T. HILL
CHECKED BY: J. SAGERS

SHEET TITLE:
**SITE PLANS
GRADING/DRAINAGE**
C-105



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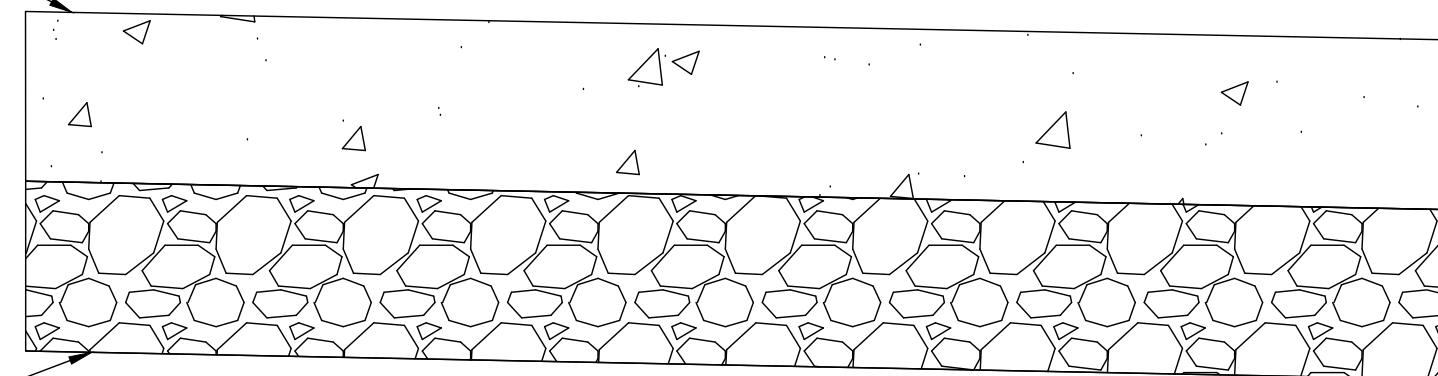
HYDE PARK, UTAH

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ROPER REECE ROVIG SITE PLAN

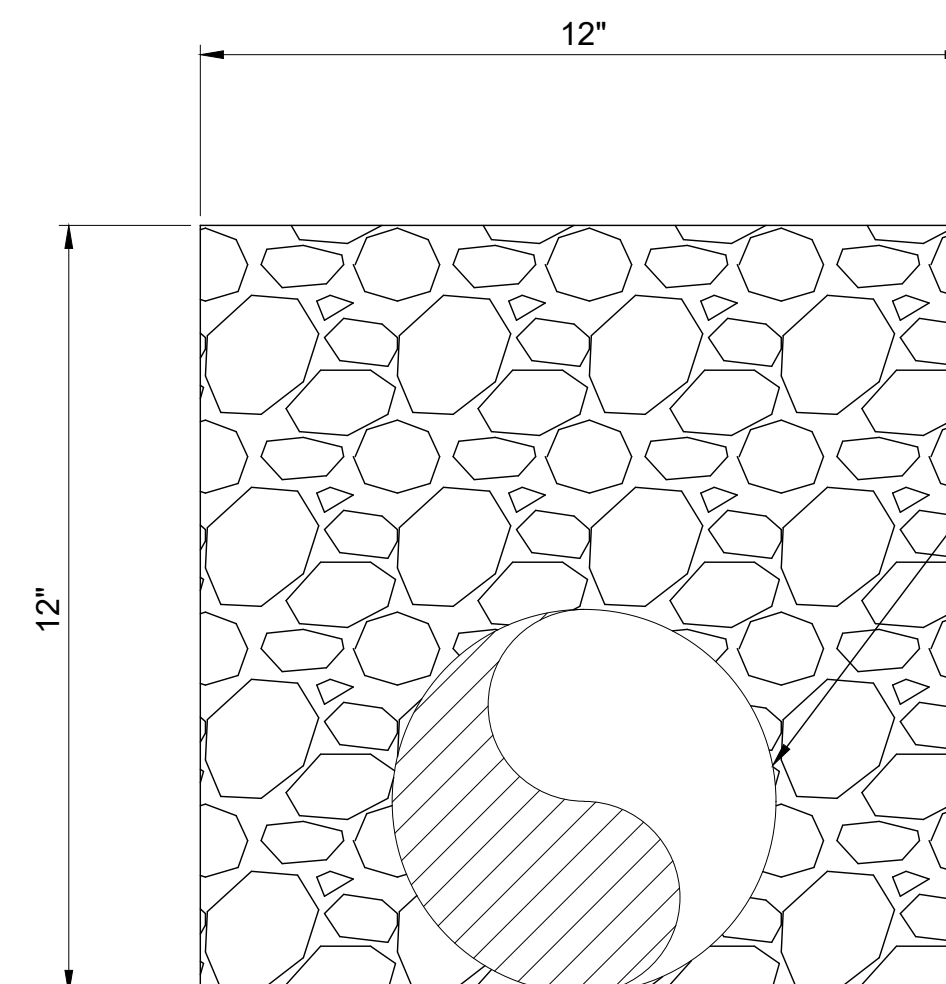
731 NORTH 900 WEST
AMERICAN FORK, UTAH

4" CONCRETE BROOM FINISHED
SLOPE PER PLAN



4" COMPACTED UNTREATED ROAD BASE
- OR -
4" PLATE COMPACTED CRUSHED STONE

A SECTION - DRIVABLE CONCRETE SURFACE
NOT TO SCALE



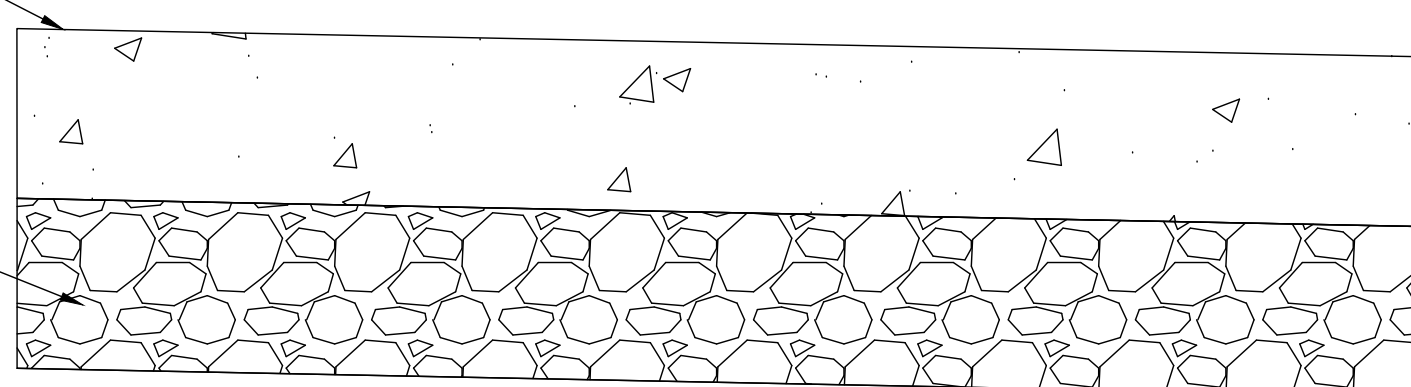
1" WASHED ROCK WRAPPED IN FILTER FABRIC

6" PERFORATED PIPE
LAID FLAT (CONSTANT SLOPE)

B SECTION - PERFORATED PIPE AND GRAVEL DRAIN
NOT TO SCALE

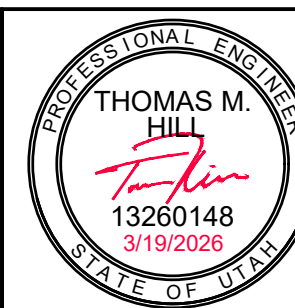
5" EXISTING CONCRETE

5" MIN CRUSHED ROCK



EXISTING DRIVEWAY RATED FOR 75K FIRE TRUCK LOAD
AS REQUIRED BY IFC

C SECTION - EXISTING CONCRETE DRIVEWAY
NOT TO SCALE



DRAFTED BY: N. MOORMAN

DESIGNED BY: T. HILL

CHECKED BY: J. SAGERS

SHEET TITLE:

DETAILS

C-201

Next Step
 Proceed to the Development
 Review Committee on
 04/6/2026

ROPER BUILDINGS

REECE ROVIG BUILDING

American Fork City Development Review	
EC/LID Reviewed tmezenen 03/31/2026	Planning and Zoning Reviewed Areed 03/30/2026
Sewer/Storm Drain Division Reviewed ahardy 03/30/2026	
	Engineering Division Reviewed rburkhill 03/31/2026
Streets Division Reviewed ehyde 04/01/2026	Water/PI Division Reviewed jbrems 04/01/2026

No Comments

No comments



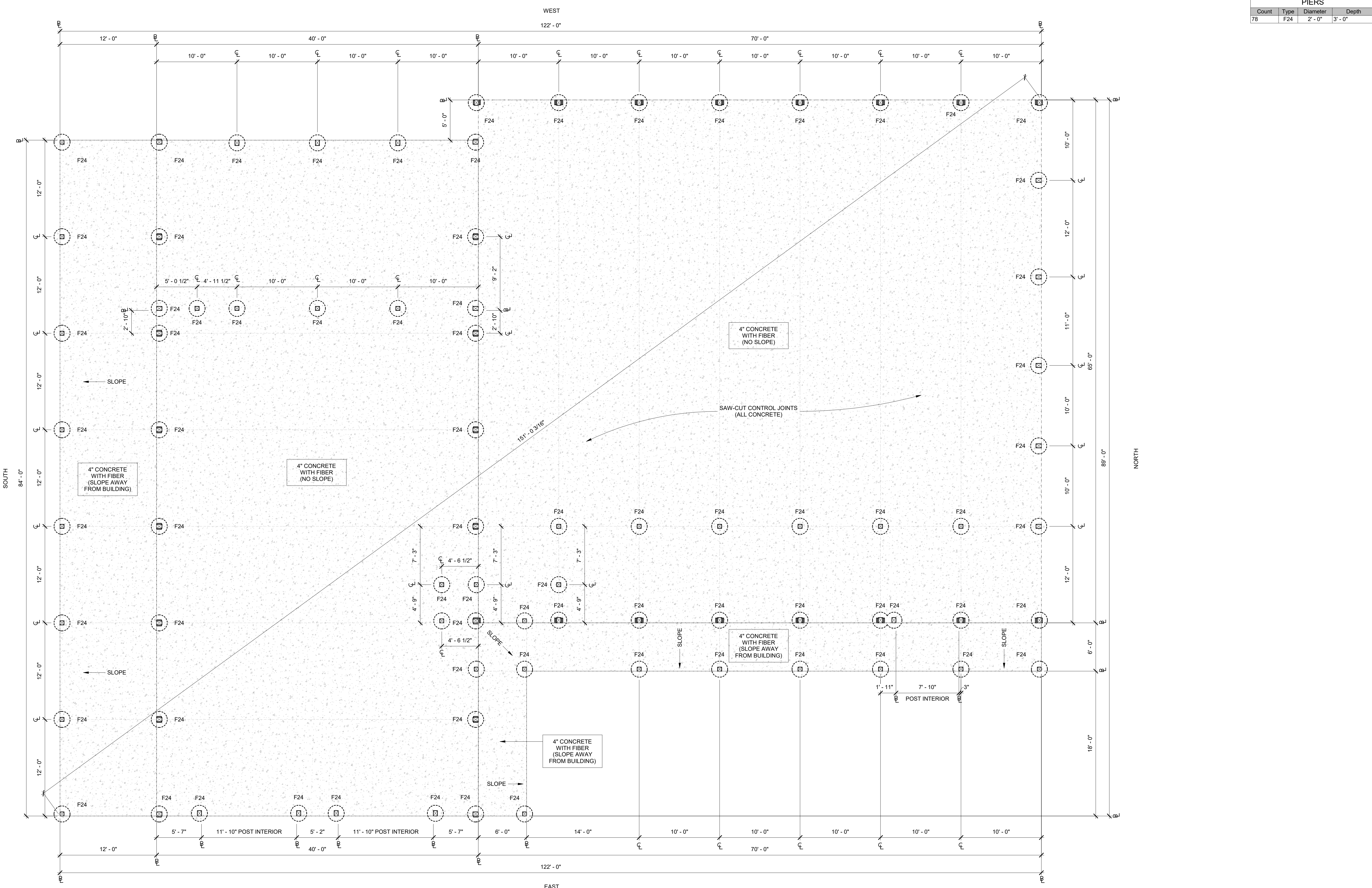
DRAWING INDEX	
00	Title Page
S0	Foundation Plan
S1	Floor Plan (Structural)
S2	Mezzanine Plan
S3	Mezzanine Framing Plan
S4	Framing Plan
S5	Roof Plan
S6	Stair Details
A1	Floor Plan (Interior)
A2	Elevations (Front & Back)
A3	Elevations (Sides)
A4	Panel Layouts
A5	OSB Layouts
A6	Details

BUILDING INFORMATION		
BUILDING INFORMATION: DIMENSIONS: 40' x 84' & 65' x 70' = 7,910 Sq. Ft. LEANS: 6' x 88' & 12' x 84' = 1,536 Sq. Ft. MEZZANINES: 15' x 60' & 20' x 40' = 1,700 Sq. Ft. TOTAL SQUARE FOOTAGE: 11,146 Sq. Ft.	SITE INFORMATION: ADDRESS: 731 North 900 West American Fork, UT 84003	USAGE: ACCESSORY

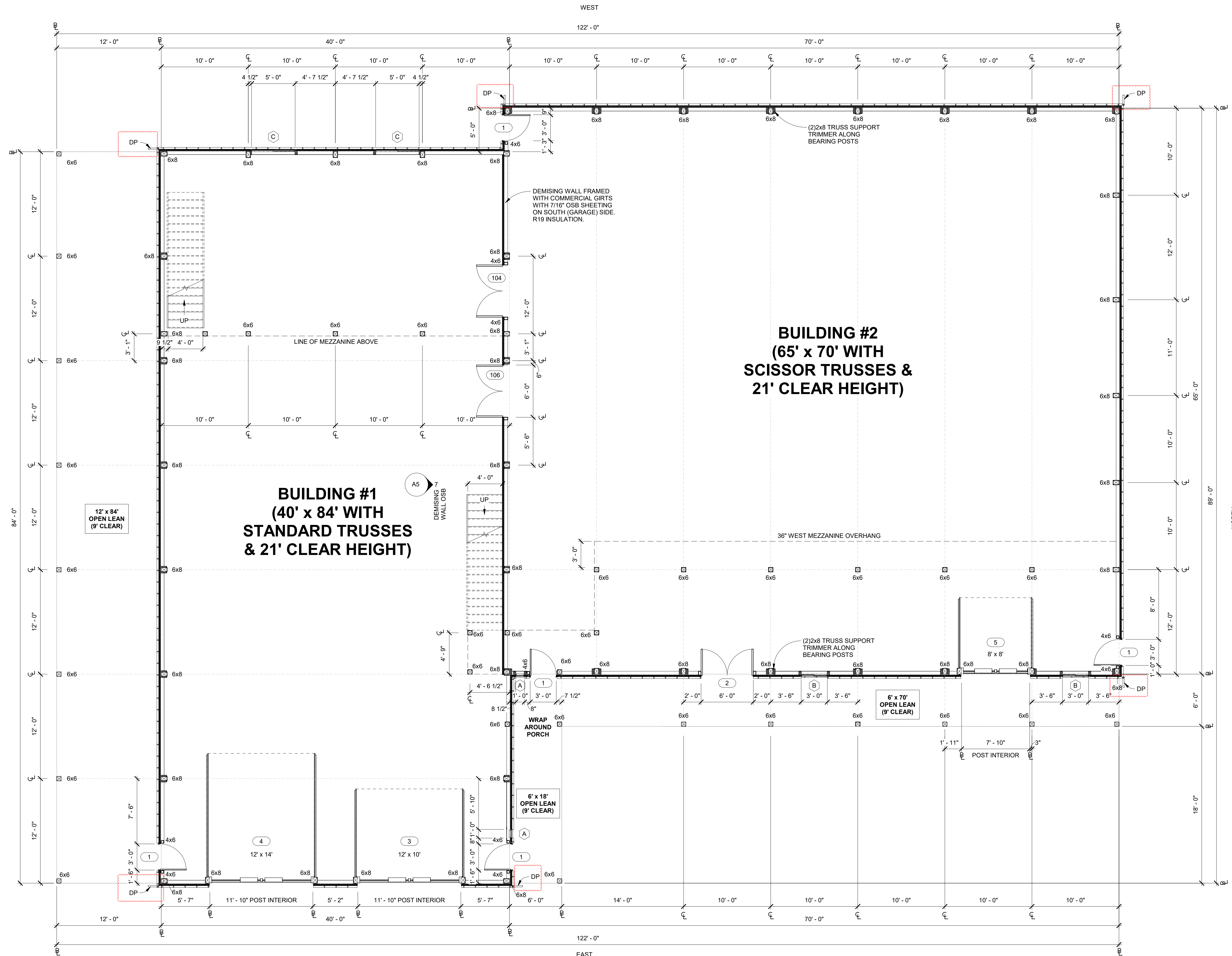
ROPER BUILDINGS /
 DMLP RESOURCES
 PHONE: (801) 689-3630

DATE:
 3/19/2026

PIERS			
Count	Type	Diameter	Depth
78	F24	2' - 0"	3' - 0"



FOUNDATION PLAN
3/16" = 1'-0"



**BUILDING #2
(65' x 70' WITH
SCISSOR TRUSSES &
21' CLEAR HEIGHT)**

**BUILDING #1
(40' x 84' WITH
STANDARD TRUSSES
& 21' CLEAR HEIGHT)**

WINDOWS				
Mark	Count	Type	Width	Height
A	2	PICTURE	1'-0"	4'-0"
B	2	SLIDER	3'-0"	3'-0"
C	2	SLIDER	5'-0"	4'-0"
D	4	SLIDER	3'-0"	3'-0"
E	2	SLIDER	4'-0"	4'-0"
F	4	SLIDER	5'-0"	4'-0"
G	7	PICTURE	6'-0"	2'-0"
H	5	PICTURE	6'-0"	18'-3"

DOORS (EXTERIOR)				
Mark	Count	Description	Width	Height
1	5	M.D.	3'-0"	6'-8"
2	1	DOUBLE MD	6'-0"	6'-8"
3	1	INSULATED OHD	12'-0"	10'-0"
4	1	INSULATED OHD	12'-0"	14'-0"
5	1	INSULATED OHD	8'-0"	8'-0"

DOORS (INTERIOR)				
Mark	Count	Description	Width	Height
100	1	M.D. (INTERIOR)	2'-4"	6'-8"
101	1	M.D. (INTERIOR)	3'-0"	6'-8"
102	1	DOUBLE MD (INTERIOR)	6'-0"	6'-8"
103	1	M.D. (INTERIOR)	3'-0"	6'-8"
104	1	DOUBLE MD (INTERIOR)	6'-0"	6'-8"
105	1	DOUBLE MD (INTERIOR)	6'-0"	6'-8"
106	1	DOUBLE MD	6'-0"	6'-8"

NOTE: INTERIOR DOORS SHOWN ON SHEET A3/ FLOOR PLAN INTERIOR

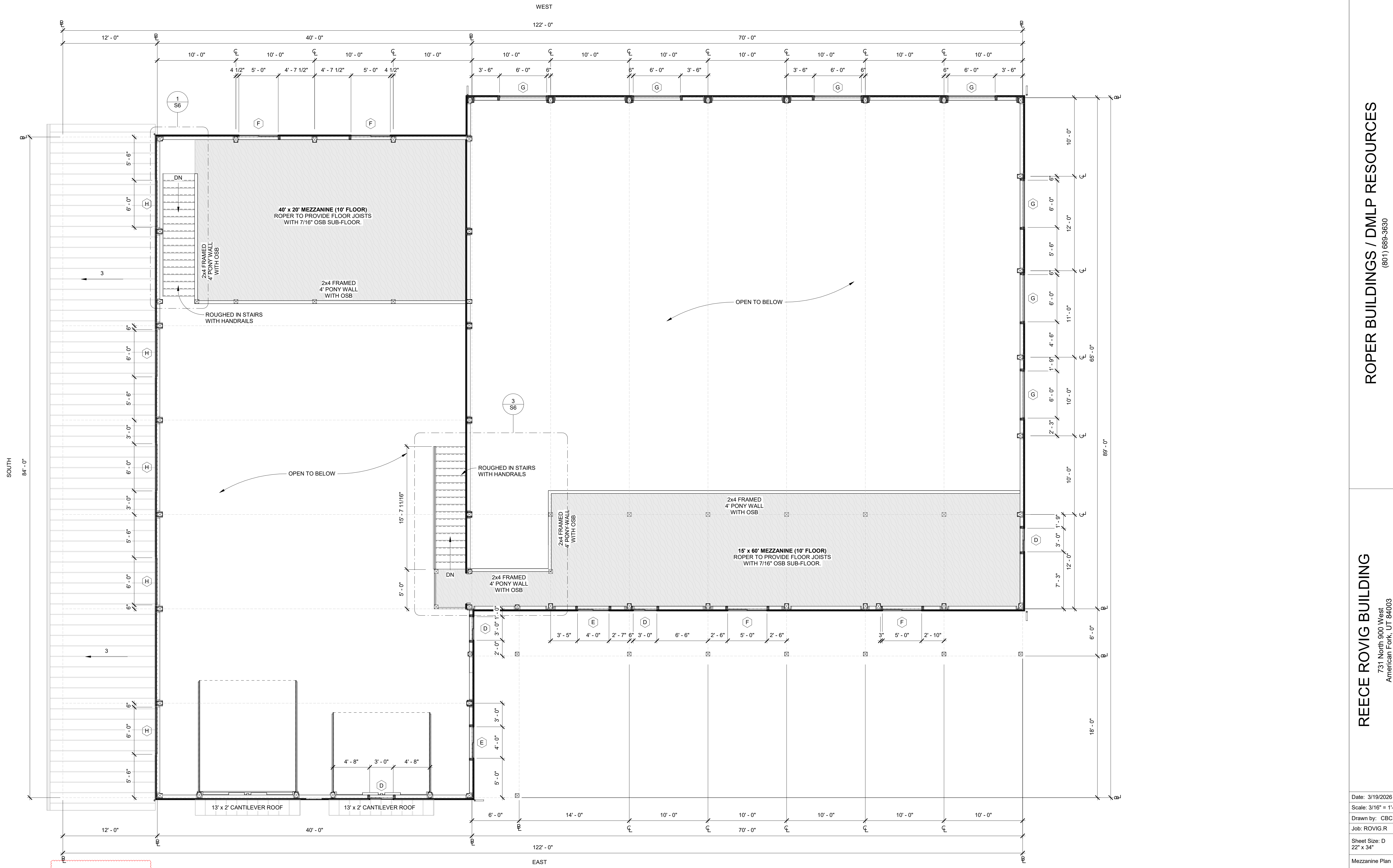
INSULATION		
ROOF	WALLS	ROLLS
R19	R19	-

INCLUDES PARTITION WALL

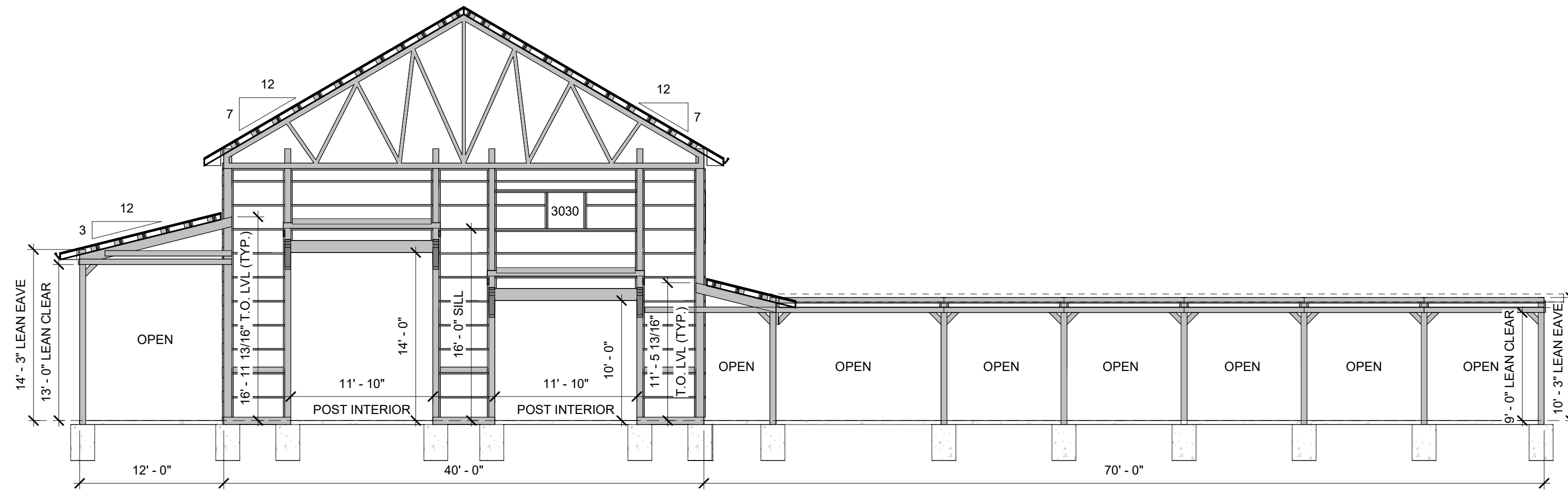
POSTS			
COUNT	SAWN	LAMINATED TRIAD OPTION	TITAN TIMBER OPTION
32	6x6 HF #1	<varies>	3-PLY 2x6
46	6x8 HF #1	4-PLY 2x8	3-PLY 2x8

NOTES:
 1. EMBED POST INTO CONCRETE PIER. SEE DETAIL SHEET.
 2. **WALLS:**
EXTERIOR WALLS:
 COMMERCIAL GIRTS, 26 GA. METAL SHEETING
PARTITION WALL:
 COMMERCIAL GIRTS, 7/16" OSB ON SOUTH SIDE TO CLEAR.
 3. INTERIOR WORK EXCLUDES FINISHES, ELECTRICAL, AND PLUMBING
 4. ALL POSTS ARE TREATED HF #1 UNLESS OTHERWISE SPECIFIED.

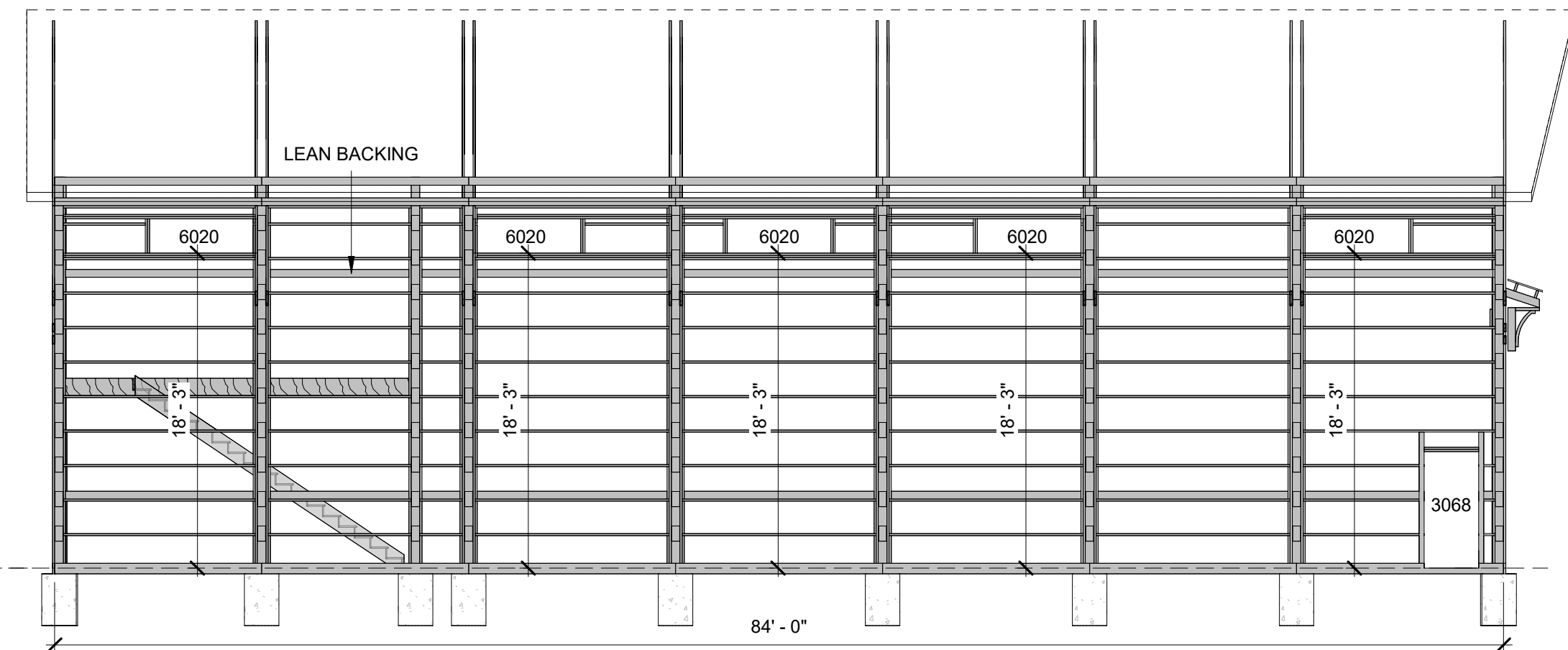
FLOOR PLAN
3/16" = 1'-0"



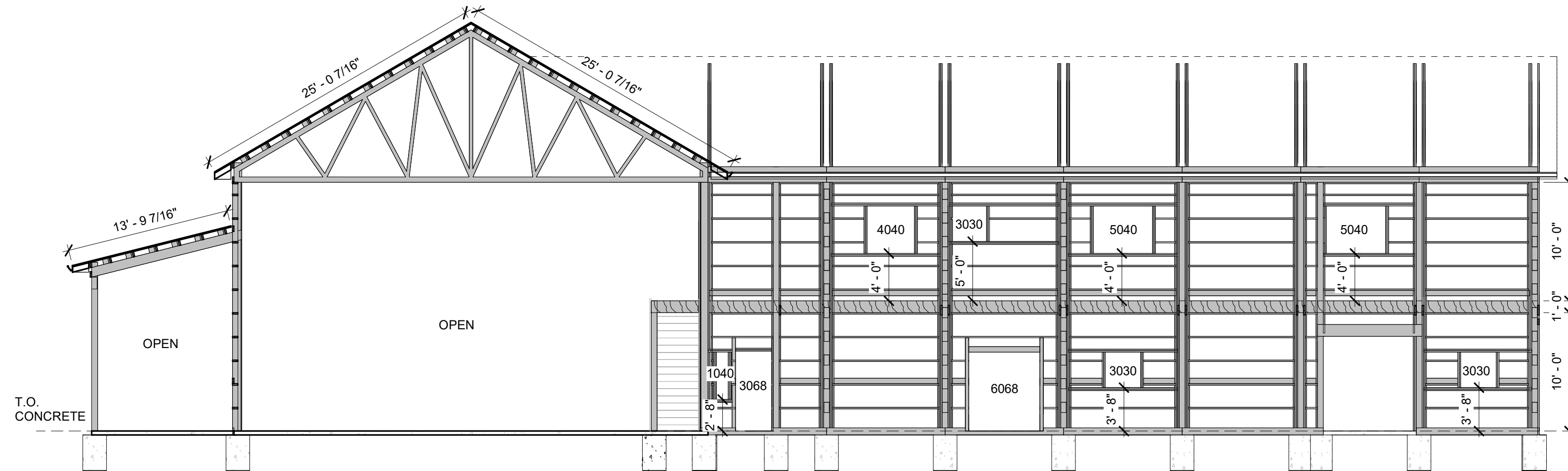
MEZZANINE PLAN
3/16" = 1'-0"



1 EAST GIRT (BUILDING 1 & LEAN)
1/8" = 1'-0"

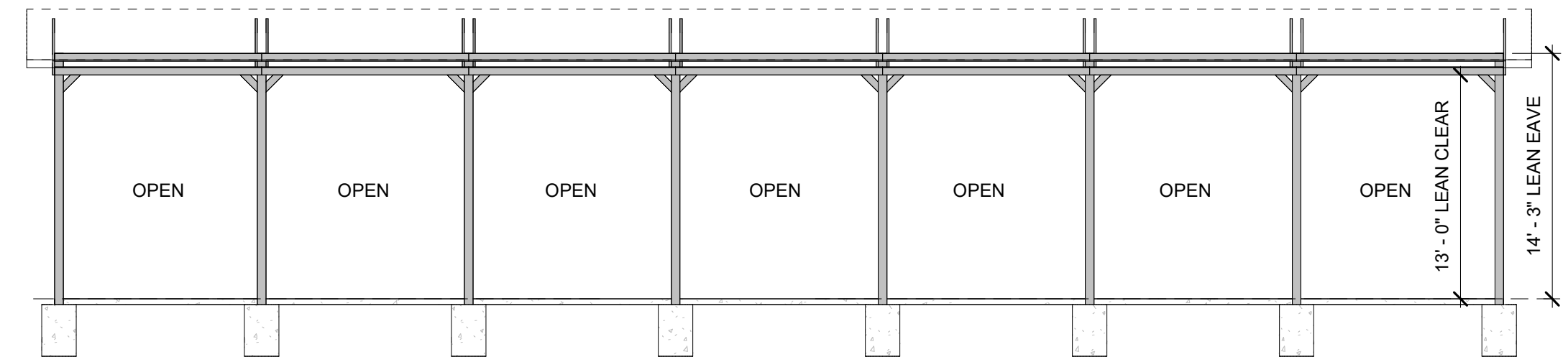


2 SOUTH GIRT
1/8" = 1'-0"

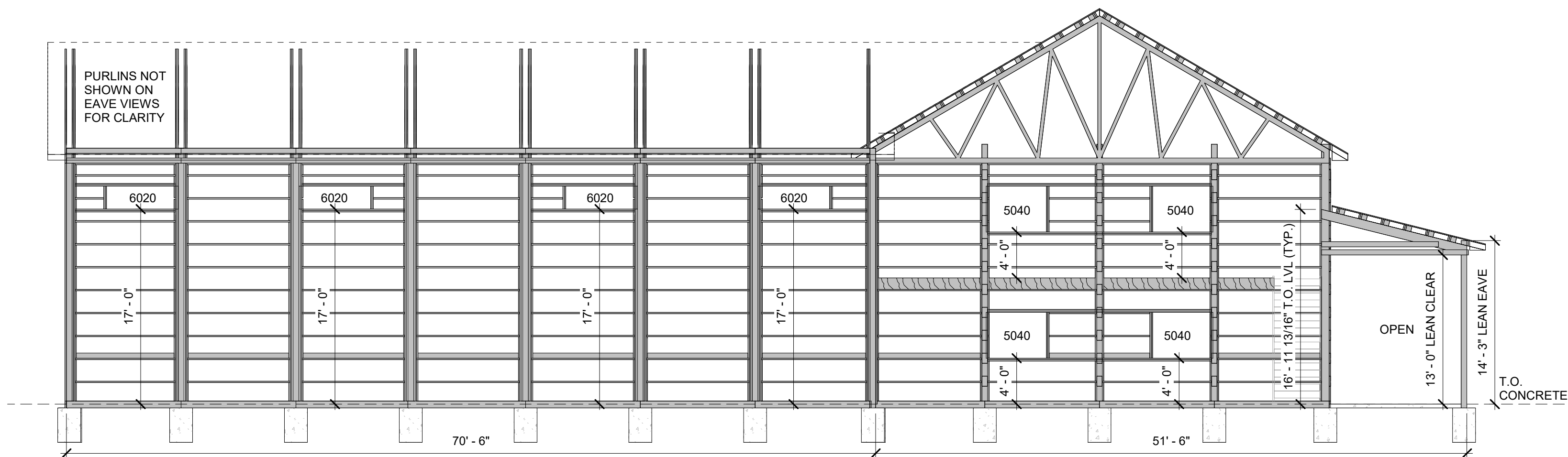


3 EAST GIRT (BUILDING 2)
1/8" = 1'-0"

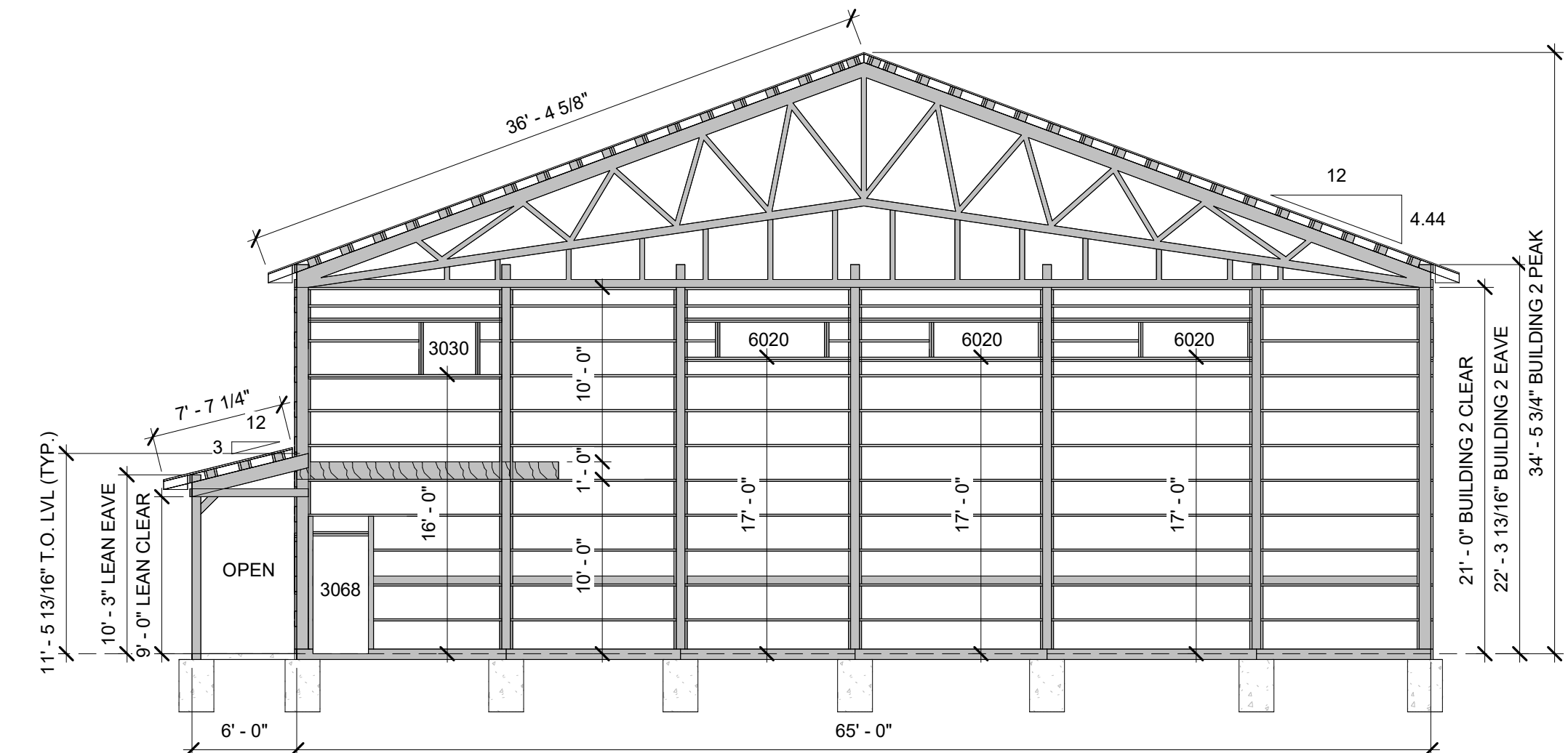
GIRT SPACING (TYP.)



4 SOUTH GIRT (LEAN)
1/8" = 1'-0"

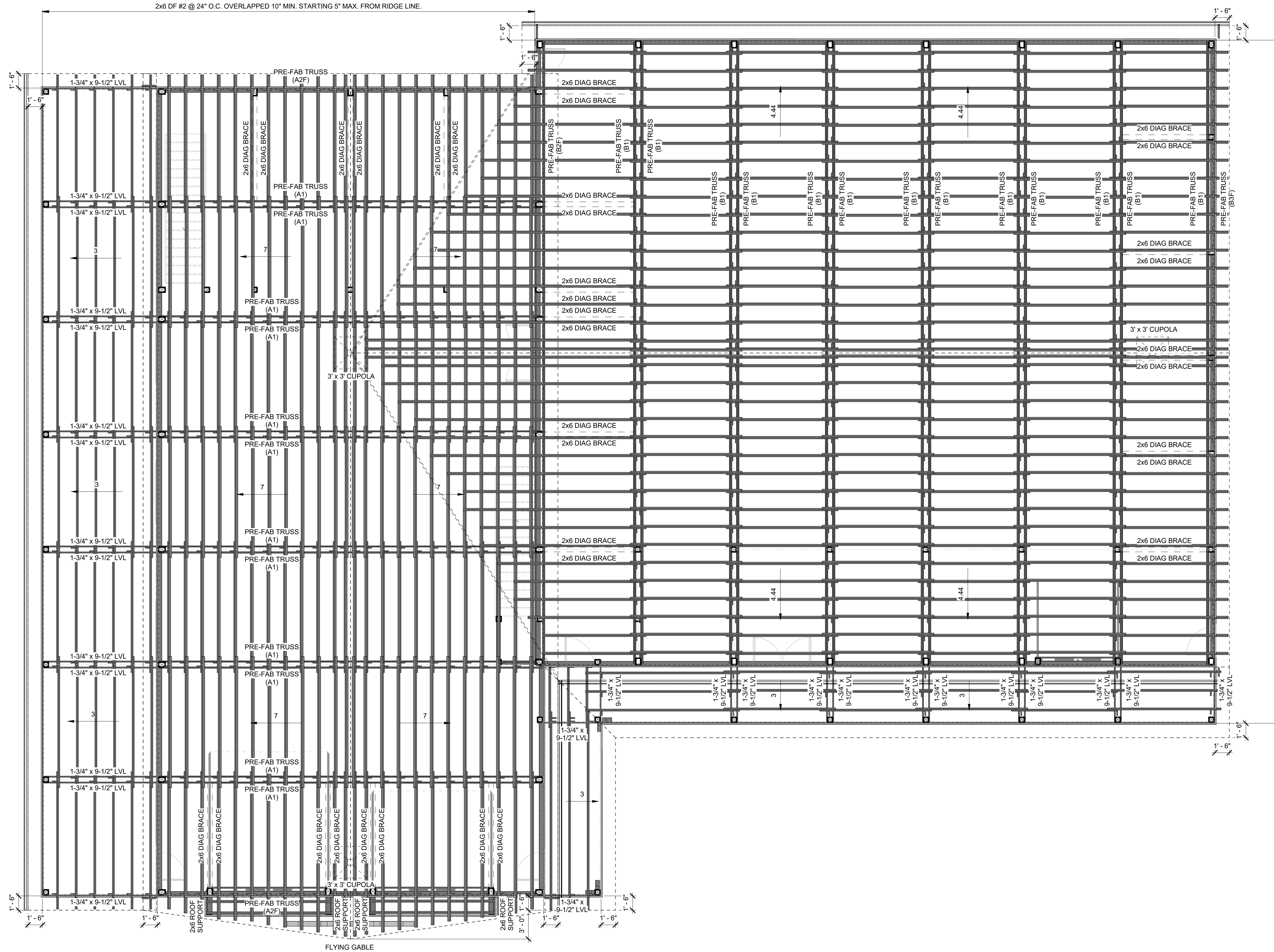


5 WEST GIRT
1/8" = 1'-0"



6 NORTH GIRT
1/8" = 1'-0"

2x6 DF #2 @ 24" O.C. OVERLAPPED 10" MIN. STARTING 5" MAX. FROM RIDGE LINE.



SOUTH

NORTH

Roof Plan
3/16" = 1'-0"

ROOF FRAMING NOTES:

ROOF PITCHES:
BUILDING 1: 7/12
BUILDING 2: 4.44/12
SOUTH LEAK: 3/12 (RAISED)
EAST/SOUTH PORCH: 3/12 (RAISED)

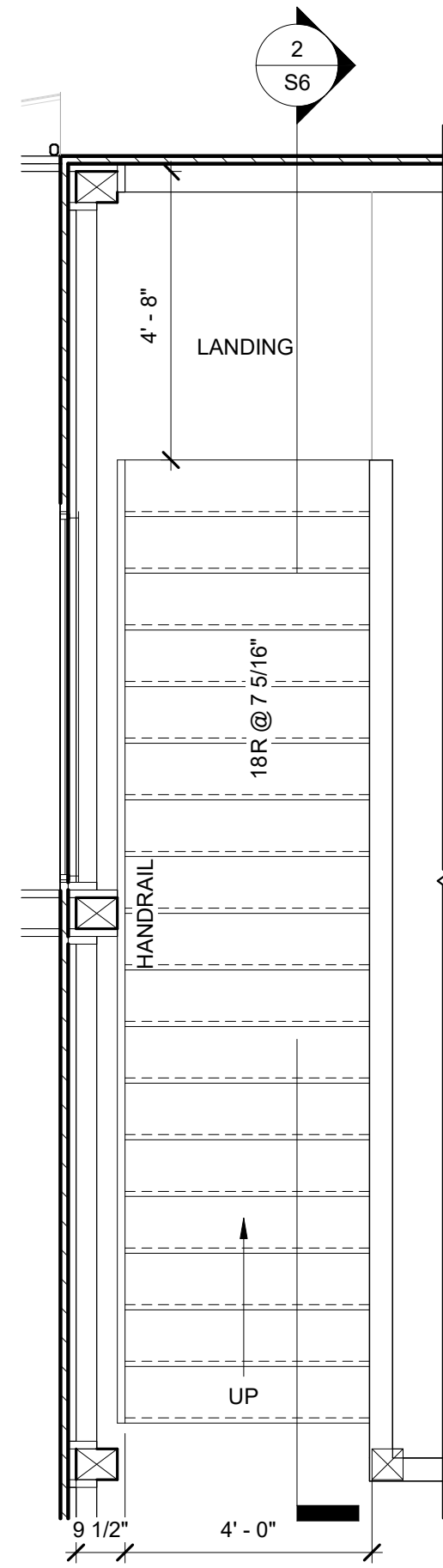
PURLINS:
2x6 DF #2 @ 24" ON CENTER OVERLAPPED 10" MIN.
STARTING 5" MAX. FROM RIDGE LINE.

ADDITIONAL PURLINS ATTACHED TO TOP PURLIN FOR ROOF RIDGE SUPPORT.
ALL PURLINS ARE SINGLE PLY UNLESS OTHERWISE NOTED.

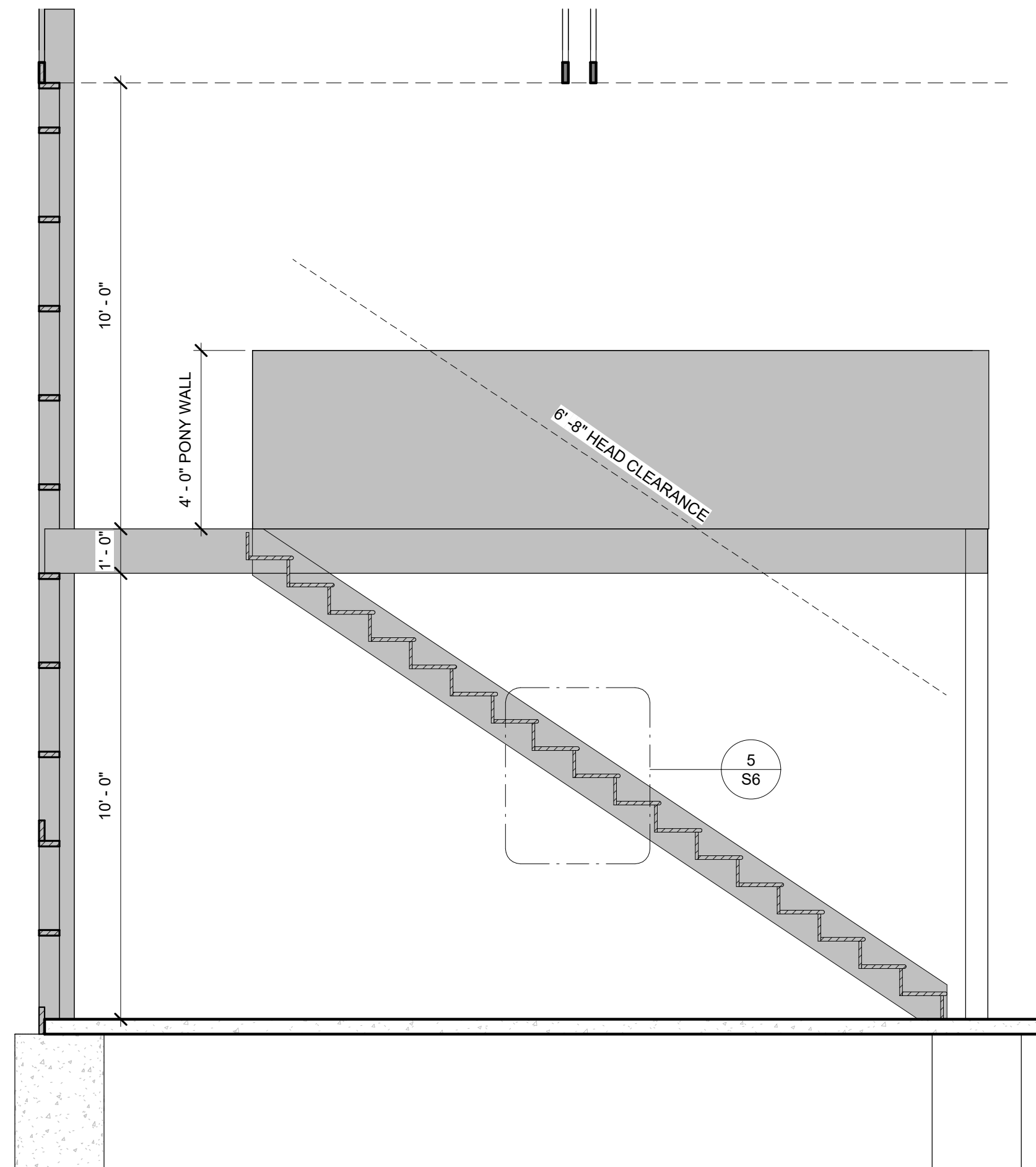
TRUSSES:
B1 AND B2F TYPE TRUSSES ARE 2-PLY AND REQUIRE ADDITIONAL TRUSS SUPPORTS.
AN ADDITIONAL A1 TYPE TRUSS IS REQUIRED ON THE NORTH OF BUILDING 2 ON THE INTERIOR OF THE GABLE POSTS AND REQUIRES ADDITIONAL TRUSS SUPPORTS.

OVERHANGS:
16" ON ALL ROOF PERIMETERS WITH 36" OFFSET FOR BUILDING 1 EAST FLYING GABLE.

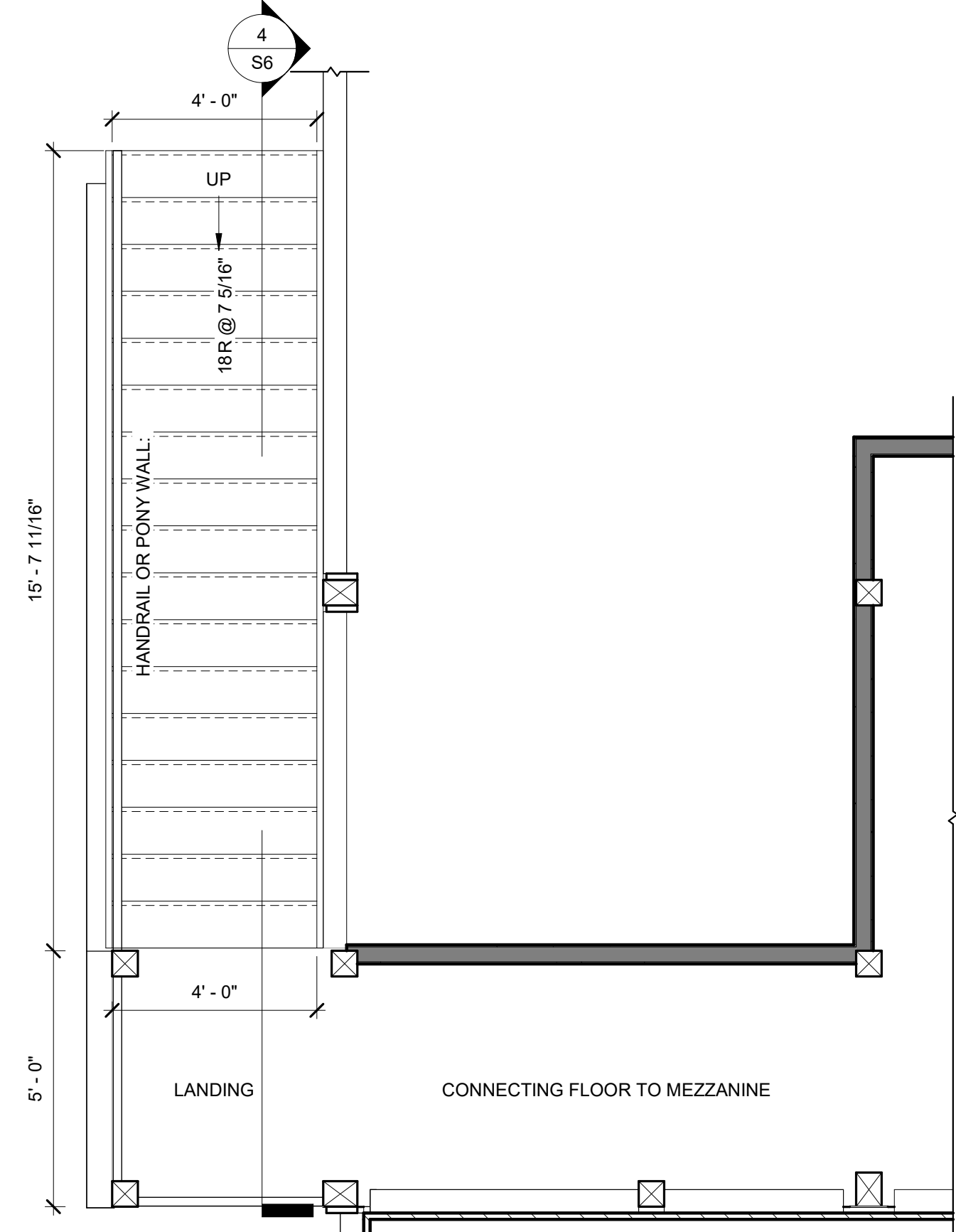
ROOF INSULATION:
R19



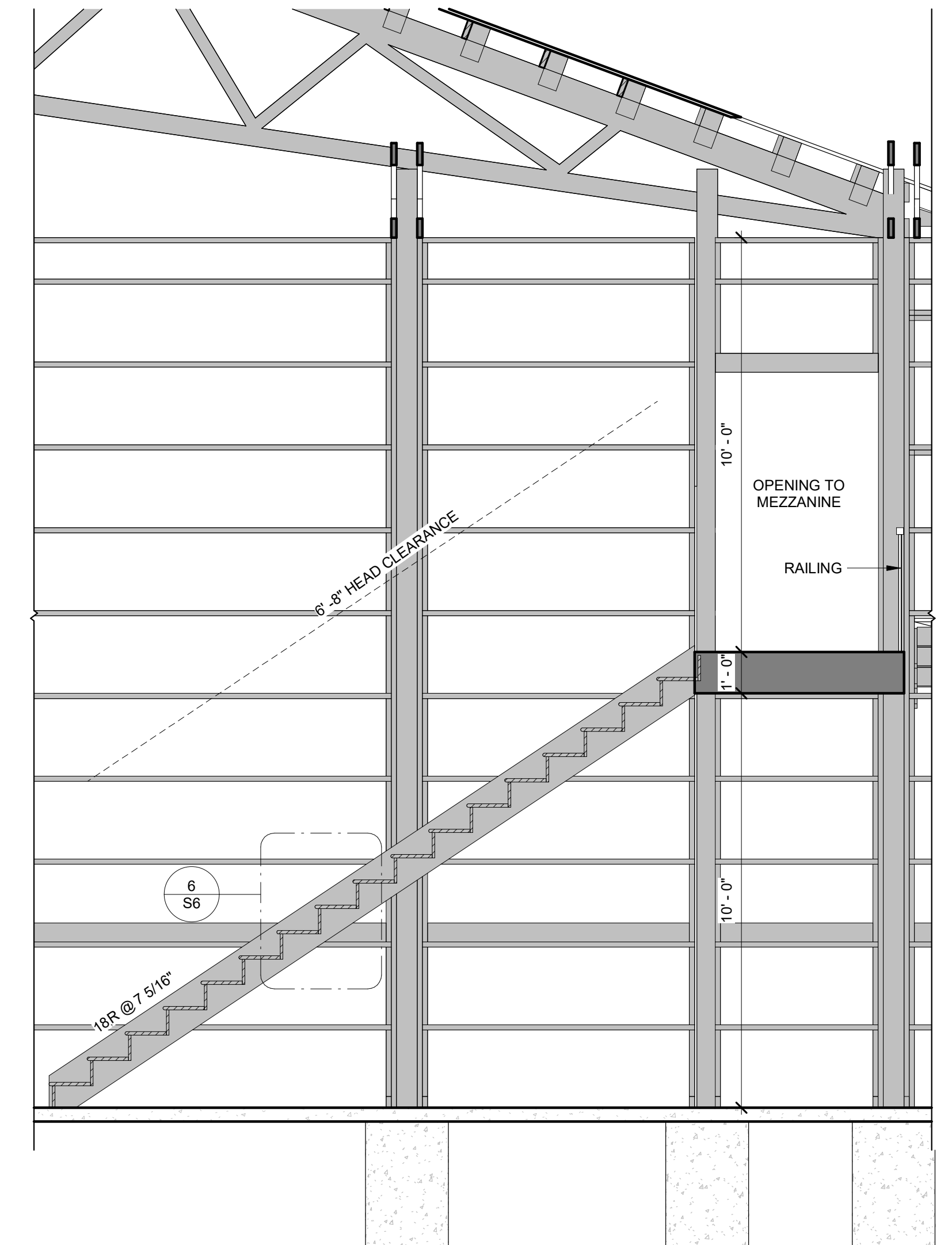
1 ENLARGED STAIR PLAN (WEST)
3/8" = 1'-0"



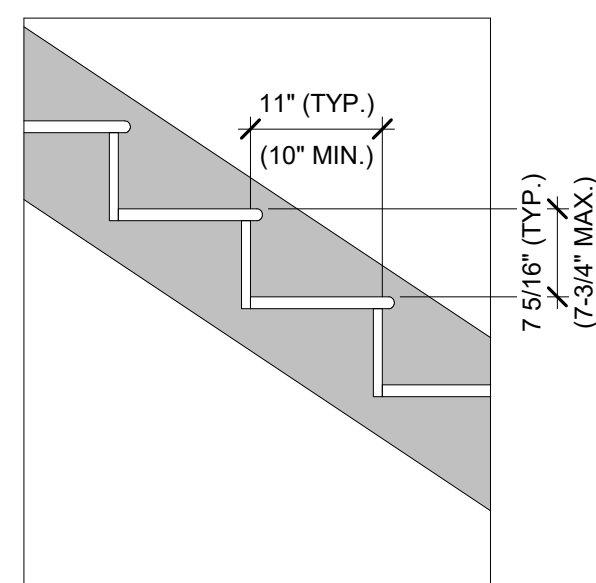
2 STAIR SECTION (WEST)
3/8" = 1'-0"



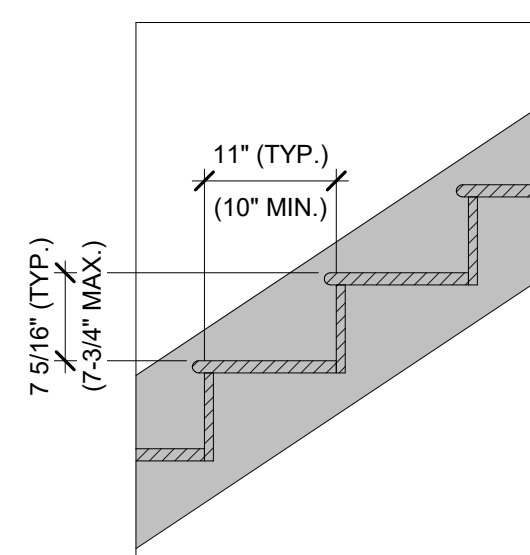
3 ENLARGED STAIR PLAN (EAST)
3/8" = 1'-0"



4 STAIR SECTION (EAST)
3/8" = 1'-0"



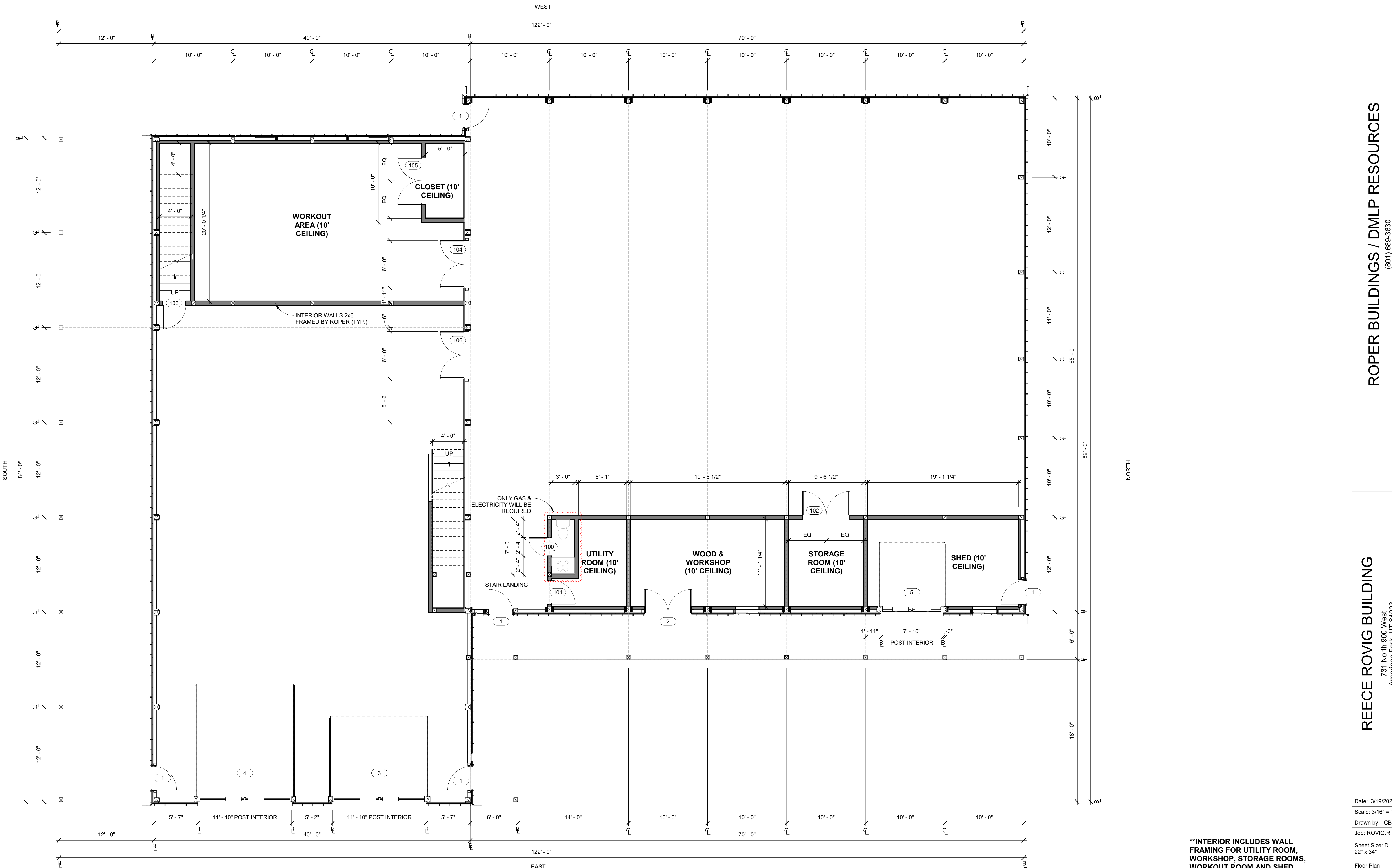
5 RISE/RUN DETAIL (WEST STAIRS)
3/4" = 1'-0"



6 RISE/RUN DETAIL (EAST STAIRS)
3/4" = 1'-0"

- HAND RAIL REQUIREMENTS:**
- HANDRAILS SHALL COMPLY WITH SECTION R320 OF THE 2024 IRC.
 - HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38".
 - HANDRAIL HEIGHT ON ALTERNATING TREAD DEVICES AND SHIP'S LADDERS SHALL BE UNIFORM AND NOT LESS THAN 30" AND NOT MORE THAN 34".
 - HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" INCHES ON EITHER SIDE OF THE STAIRWAY.
 - CIRCULAR HAND RAILS SHALL NOT HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1-1/4" INCHES AND NOT GREATER THAN 2". IF NOT CIRCULAR, IT SHALL NOT HAVE A PERIMETER OF NOT LESS THAN 4" AND NOT GREATER THAN 6-1/4" INCHES AND A CROSS SECTION OF NOT MORE THAN 2-1/4" INCHES.
 - EDGES SHALL NOT HAVE A RADIUS OF NOT LESS THAN 0.01 INCH.

- GUARD RAIL REQUIREMENTS:**
- GUARDS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R321.1.1 THROUGH R321.1.4 OF THE 2024 IRC.
 - GUARDS SHALL BE PROVIDED FOR THOSE PORTIONS OF THE OPEN-SIDED WALKING SURFACES, INCLUDING FLOORS, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED A GUARD.
 - GUARDS AT OPEN SIDED SURFACES SHALL NOT BE LESS THAN 36" IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE NOSING.
 - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FORM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.



FLOOR PLAN (INTERIOR)
3/16" = 1'-0"

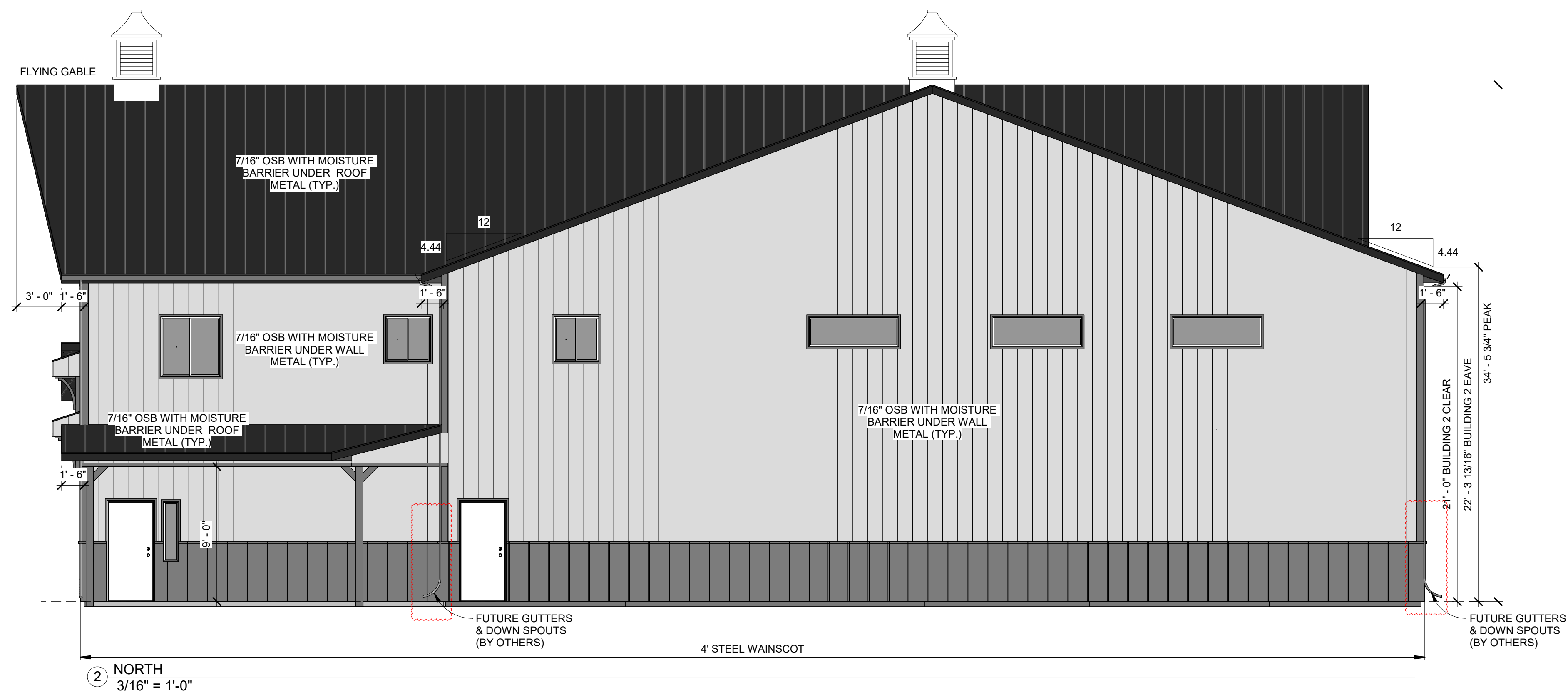
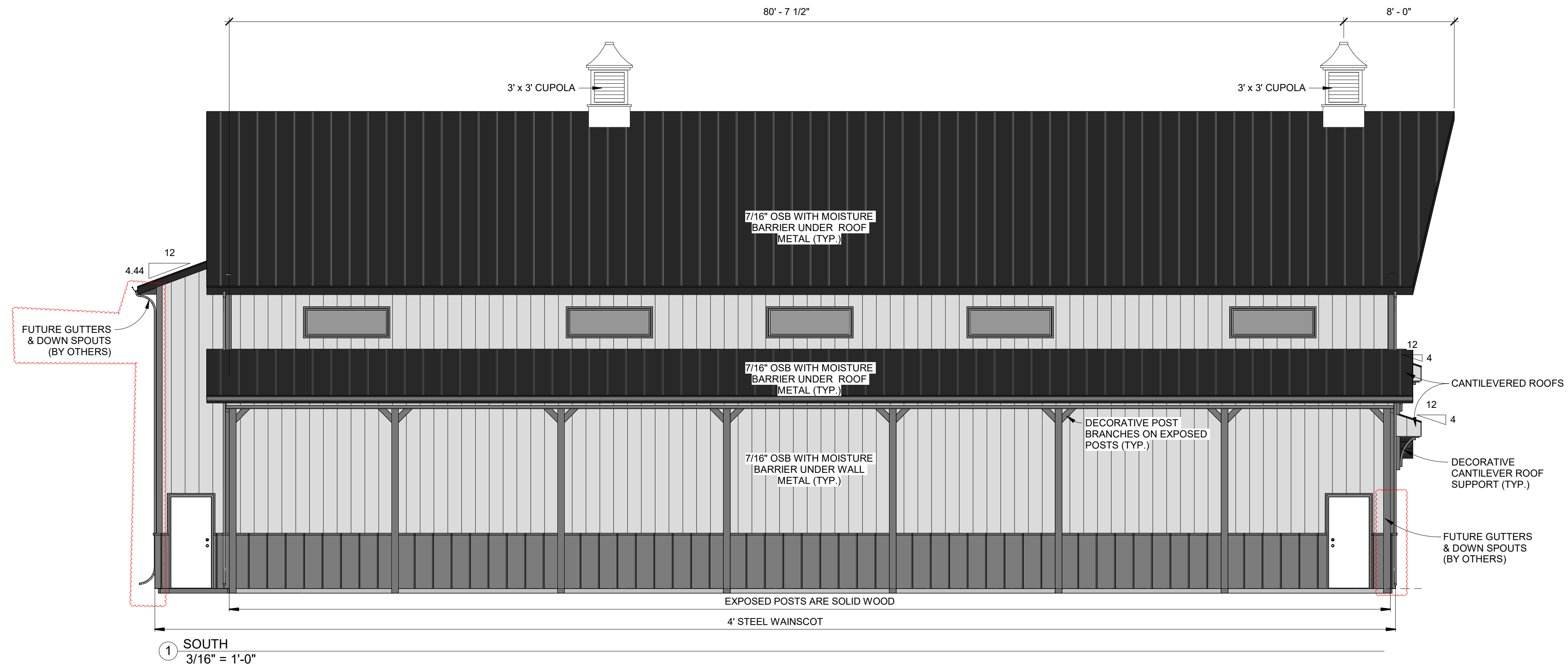
****INTERIOR INCLUDES WALL FRAMING FOR UTILITY ROOM, WORKSHOP, STORAGE ROOMS, WORKOUT ROOM AND SHED. EXCLUDES ANY FINISH WORK, ELECTRICAL AND PLUMBING**

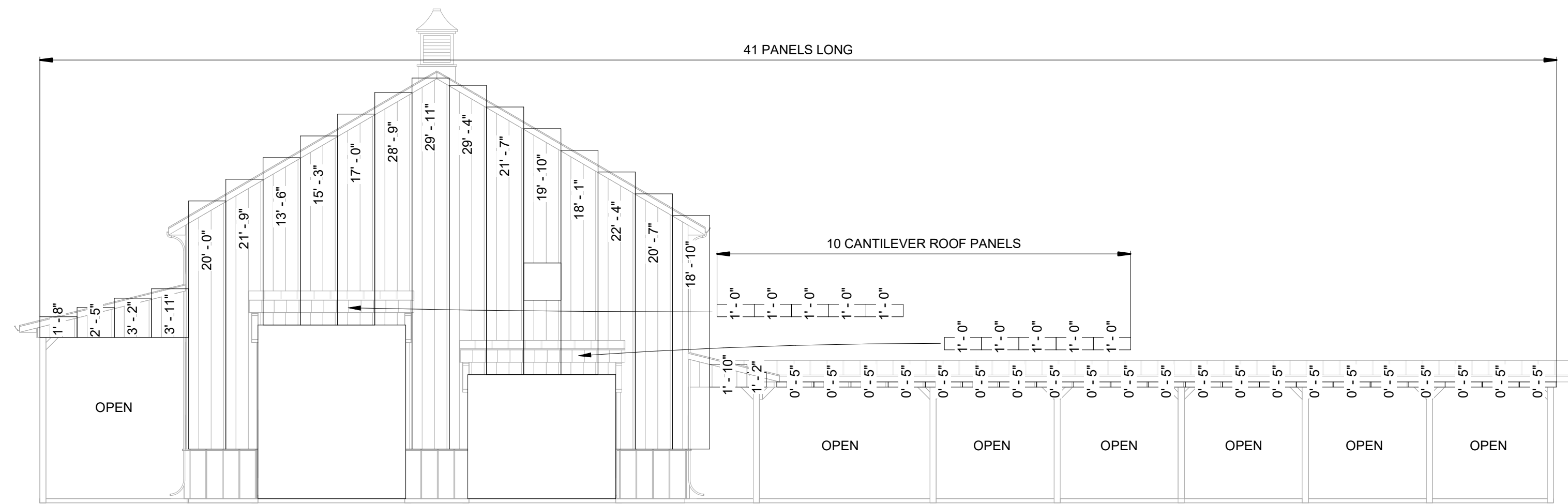


① EAST ELEVATION
3/16" = 1'-0"

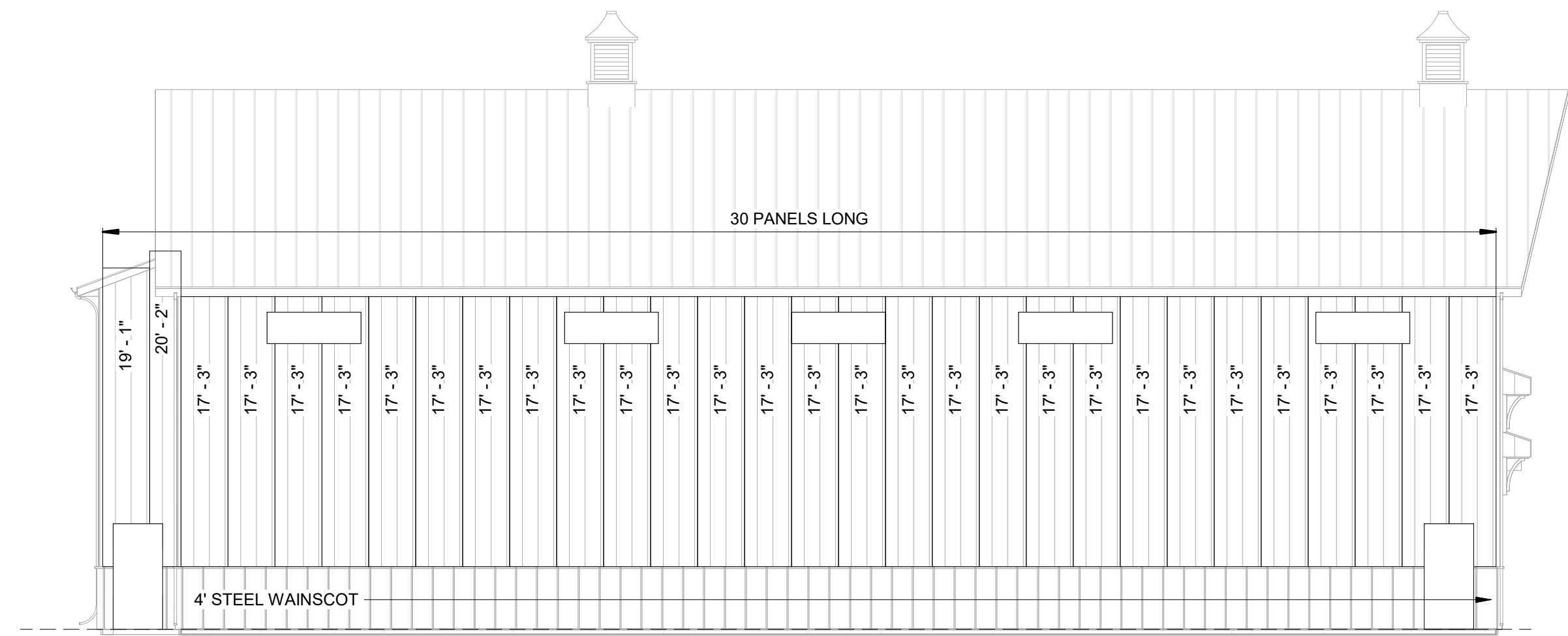


② WEST ELEVATION
3/16" = 1'-0"

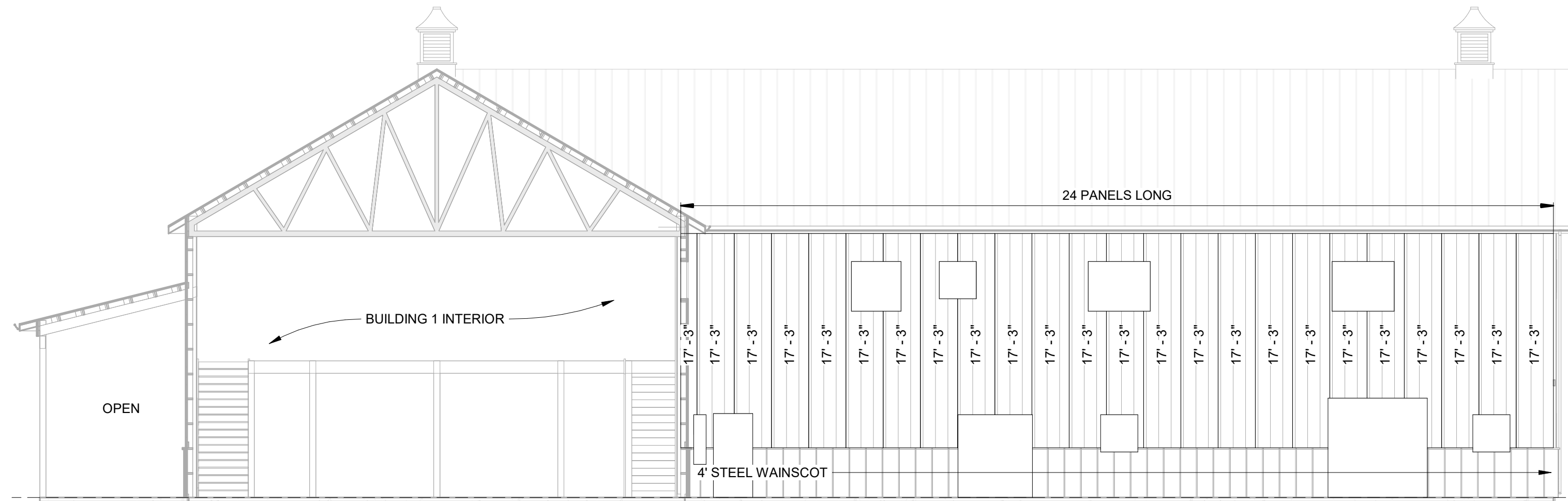




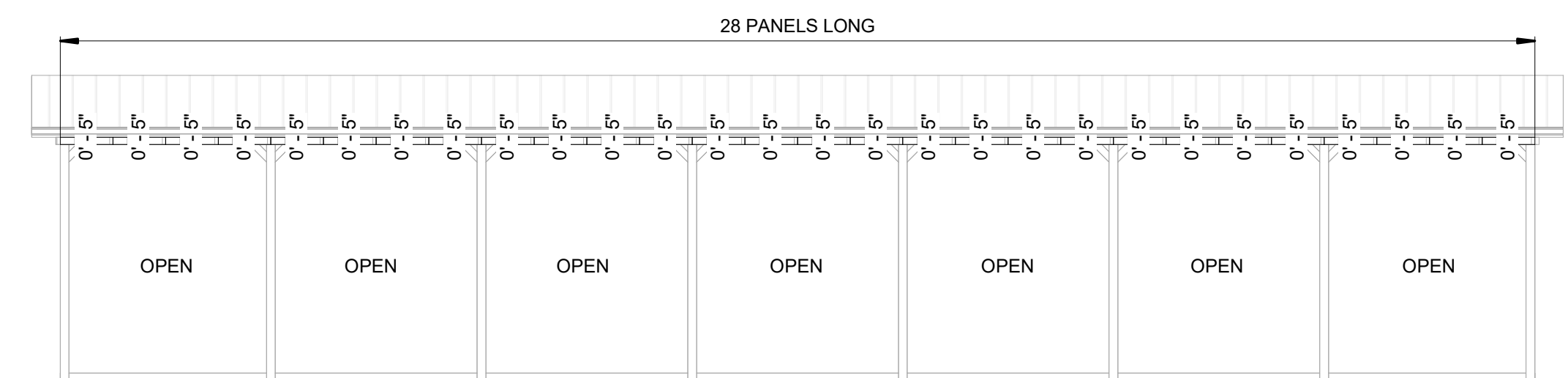
1 EAST PANEL (BUILDING 1 & LEAN)
1/8" = 1'-0"



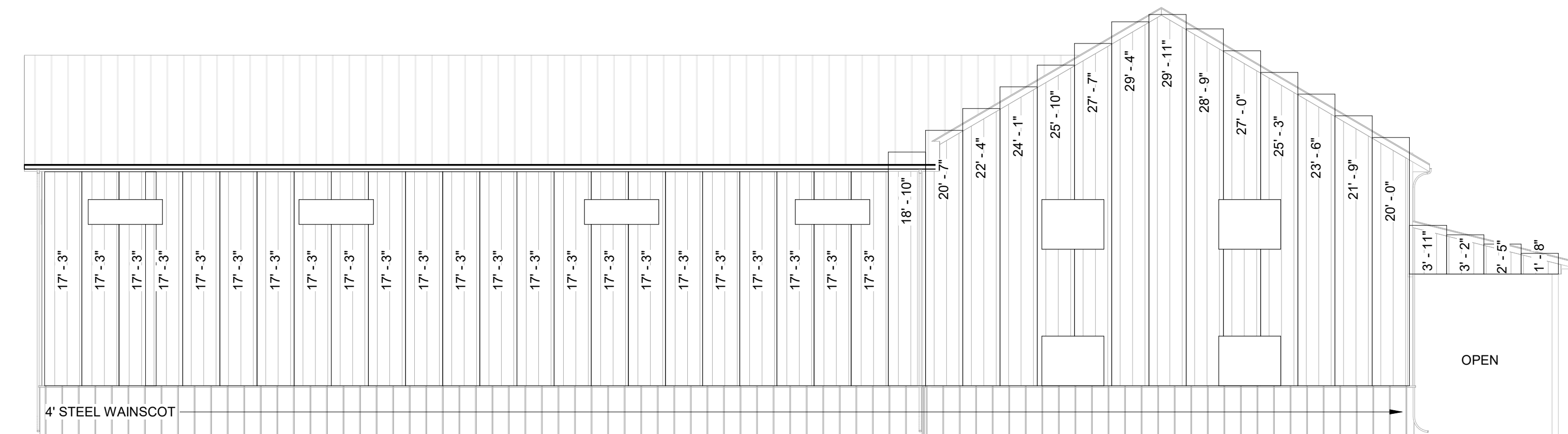
2 SOUTH PANEL
1/8" = 1'-0"



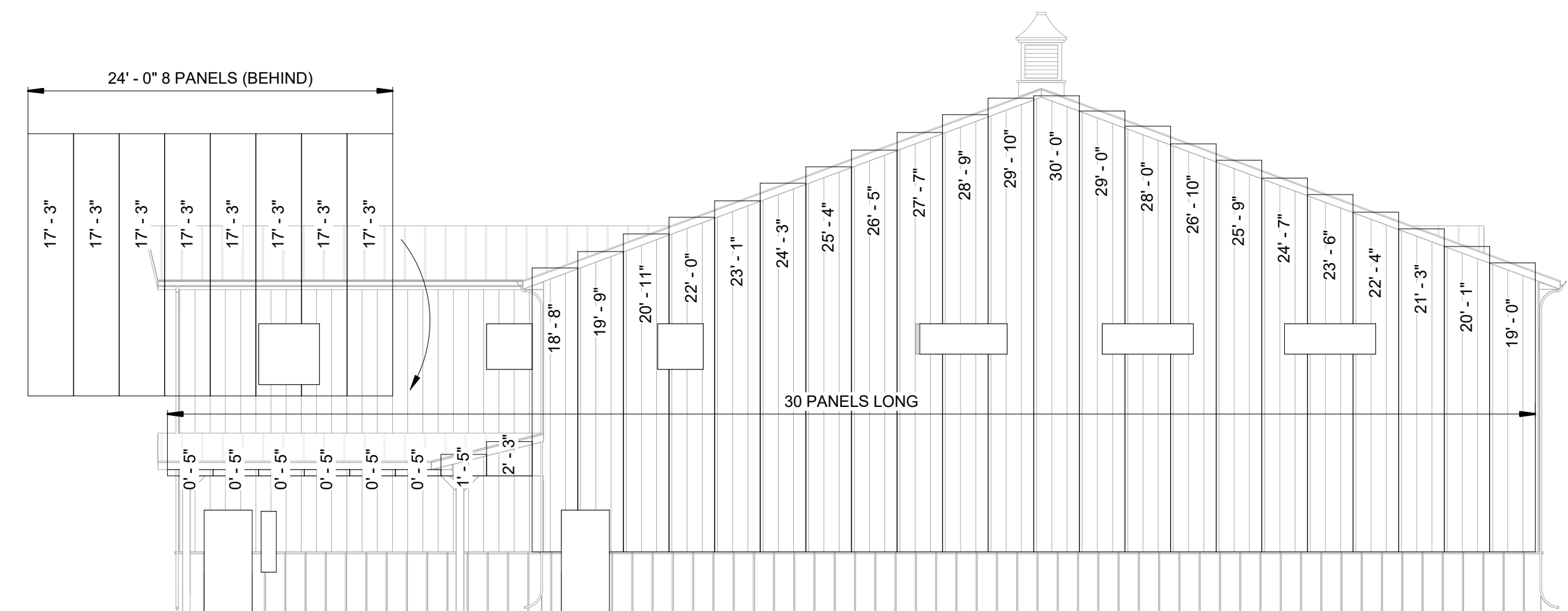
3 EAST PANEL (BUILDING 2)
1/8" = 1'-0"



4 SOUTH PANEL (LEAN)
1/8" = 1'-0"

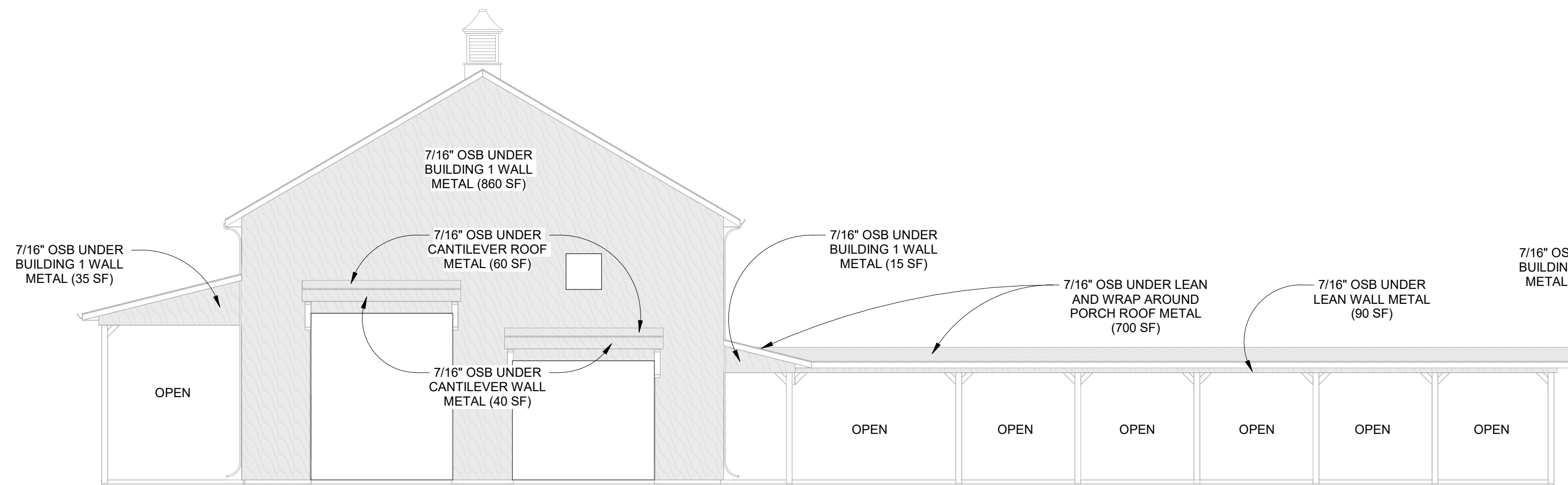


5 WEST PANEL
1/8" = 1'-0"

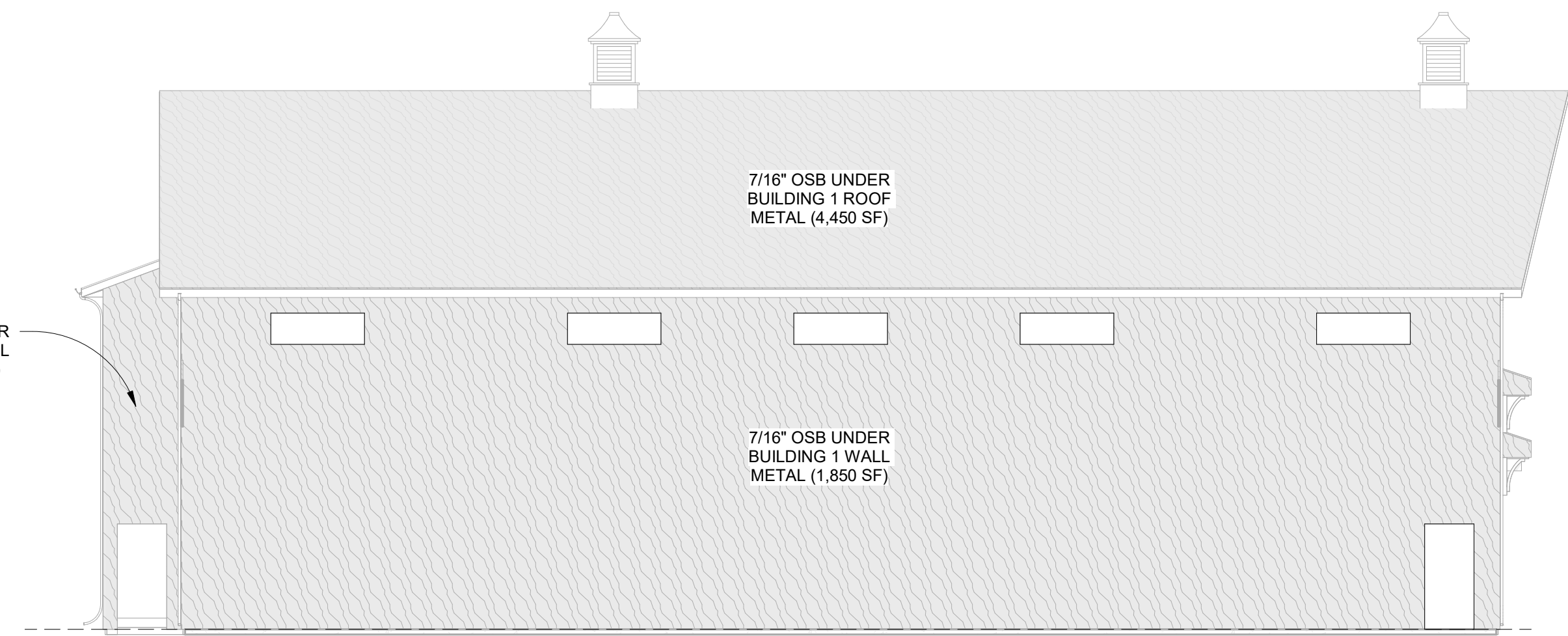


6 NORTH PANEL
1/8" = 1'-0"

Panel Height	Count
5'	1
5'-0"	55
5'-10"	19
5'-2"	1
5'-3"	1
5'-4"	2
5'-5"	1
5'-6"	1
5'-7"	1
5'-8"	1
5'-9"	1
5'-10"	1
5'-11"	1
5'-12"	2
6'	1
6'-1"	1
6'-2"	1
6'-3"	1
6'-4"	1
6'-5"	1
6'-6"	1
6'-7"	1
6'-8"	1
6'-9"	1
6'-10"	1
6'-11"	1
7'	1
7'-1"	1
7'-2"	1
7'-3"	1
7'-4"	1
7'-5"	1
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7'-8"	1
7'-9"	1
7'-10"	1
7'-11"	1
8'	1
8'-1"	1
8'-2"	1
8'-3"	1
8'-4"	1
8'-5"	1
8'-6"	1
8'-7"	1
8'-8"	1
8'-9"	1
8'-10"	1
8'-11"	1
9'	1
9'-1"	1
9'-2"	1
9'-3"	1
9'-4"	1
9'-5"	1
9'-6"	1
9'-7"	1
9'-8"	1
9'-9"	1
9'-10"	1
9'-11"	1
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15'-10"	1
15'-11"	1
16'	1
16'-1"	1
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39'-2"	1
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39'-6"	1
39'-7"	1
39'-8"	1
39'-9"	1
39'-10"	1
39'-11"	1
40'	1
40'-1"	1
40'-2"	1
40'-3"	1
40'-4"	1
40'-5"	1
40'-6"	1
40'-7"	1
40'-8"	1
40'-9"	1
40'-10"	1
40'-11"	1
41'	1
41'-1"	1
41'-2"	1
41'-3"	1
41'-4"	1
41'-5"	1
41'-6"	1
41'-7"	1
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41'-9"	1
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42'-2"	1
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42'-7"	1
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42'-9"	1
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43'	1
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43'-3"	1
43'-4"	1
43'-5"	1
43'-6"	1
43'-7"	1
43'-8"	1
43'-9"	1
43'-10"	1
43'-11"	1
44'	1
44'-1"	1
44'-2"	1
44'-3"	1
44'-4"	1
44'-5"	1
44'-6"	1
44'-7"	1
44'-8"	1
44'-9"	1
44'-10"	1
44'-11"	1
45'	1
45'-1"	1
45'-2"	1
45'-3"	1
45'-4"	1
45'-5"	1
45'-6"	1
45'-7"	1
45'-8"	1
45'-9"	1
45'-10"	1
45'-11"	1
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46'-3"	1
46'-4"	1
46'-5"	1
46'-6"	1
46'-7"	1
46'-8"	1
46'-9"	1
46'-10"	1
46'-11"	1
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47'-2"	1
47'-3"	1
47'-4"	1
47'-5"	1
47'-6"	1
47'-7"	1
47'-8"	1
47'-9"	1
47'-10"	1
47'-11"	1
48'	1
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48'-2"	1
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48'-4"	1
48'-5"	1
48'-6"	1
48'-7"	1
48'-8"	1
48'-9"	1
48'-10"	1
48'-11"	1
49'	1
49'-1"	1
49'-2"	1
49'-3"	1
49'-4"	1
49'-5"	1
49'-6"	1
49'-7"	1
49'-8"	1
49'-9"	1
49'-10"	1
49'-11"	1
50'	1
50'-1"	1
50'-2"	1
50'-3"	1
50'-4"	1
50'-5"	1
50'-6"	1
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50'-10"	1
50'-11"	1
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51'-2"	1
51'-3"	1
51'-4"	1
51'-5"	1
51'-6"	1
51'-7"	1
51'-8"	1
51'-9"	1
51'-10"	1
51'-11"	1
52'	1
52'-1"	1
52'-2"	1
52'-3"	1
52'-4"	1
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52'-10"	1
52'-11"	1
53'	1



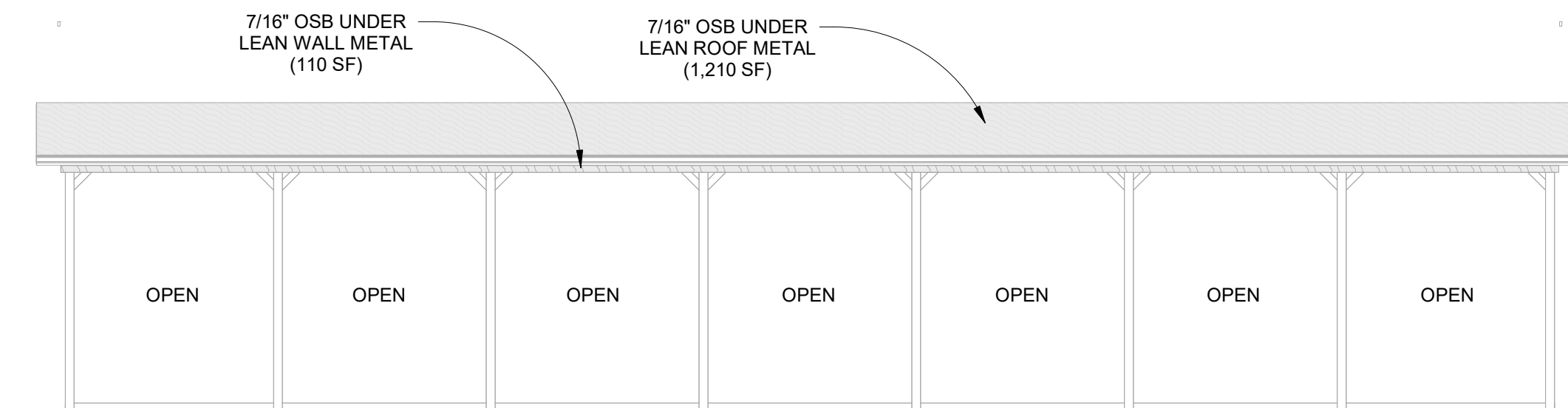
1 EAST OSB (BUILDING 1 & LEAN)
1/8" = 1'-0"



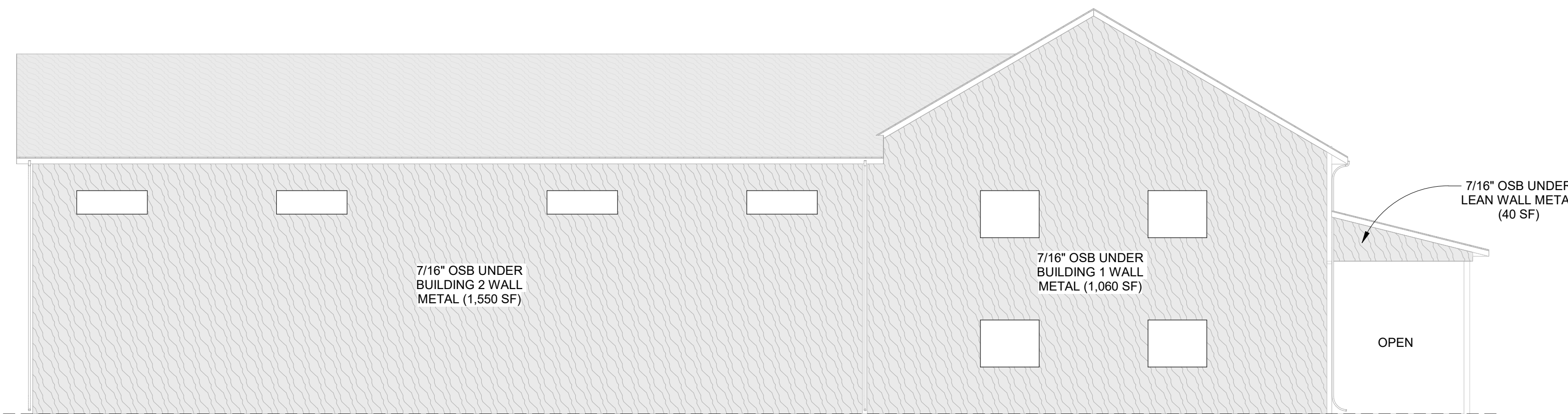
2 SOUTH OSB
1/8" = 1'-0"



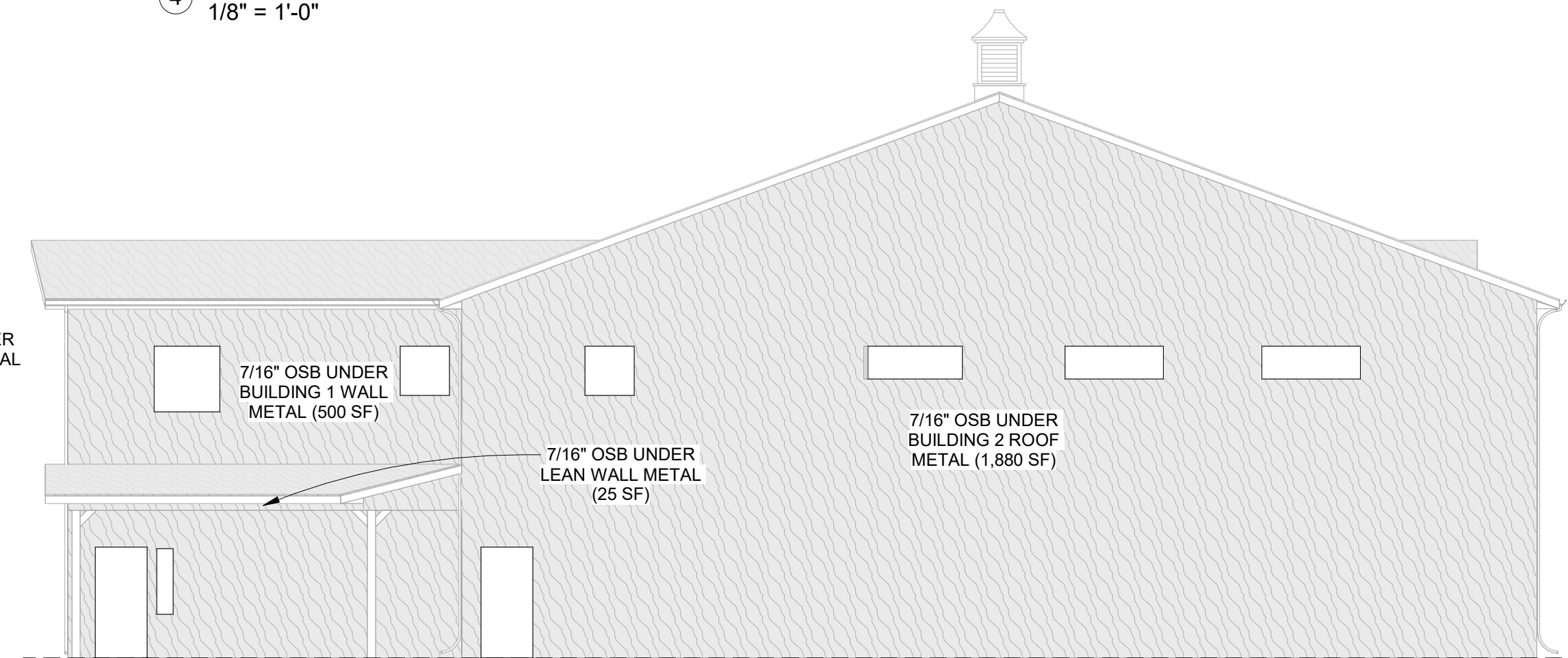
3 EAST OSB (BUILDING 2)
1/8" = 1'-0"



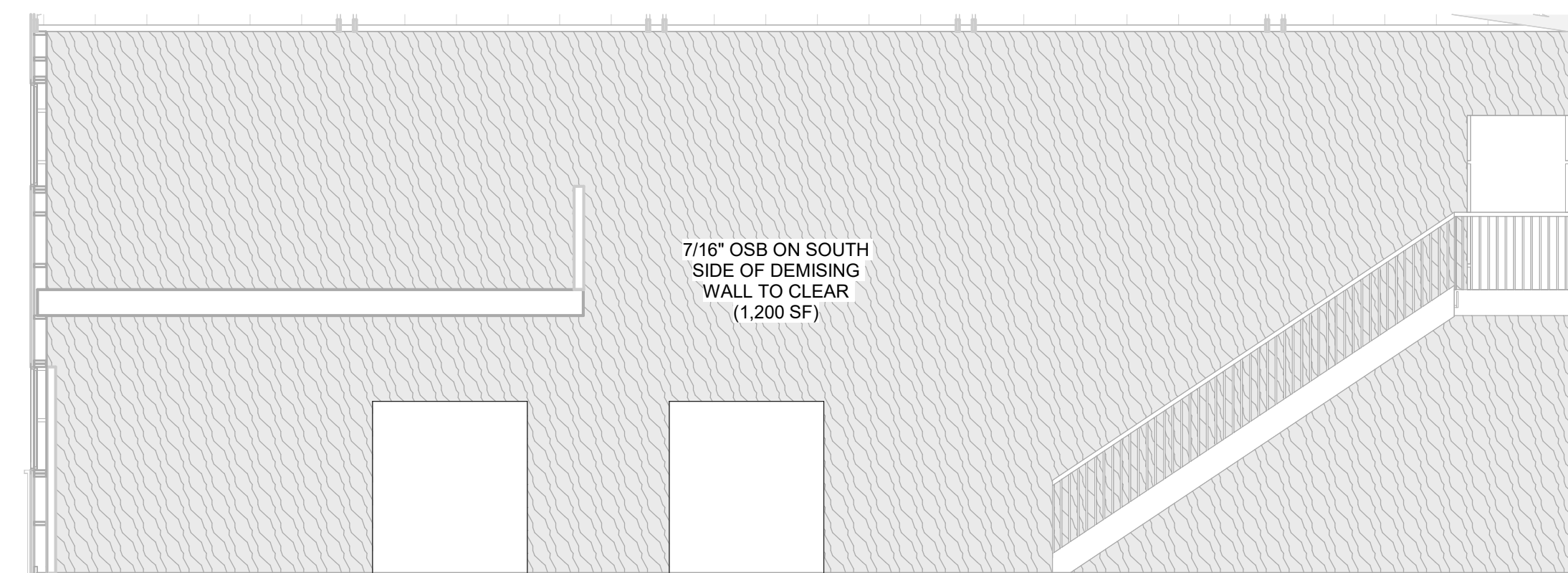
4 SOUTH OSB (LEAN)
1/8" = 1'-0"



5 WEST OSB
1/8" = 1'-0"

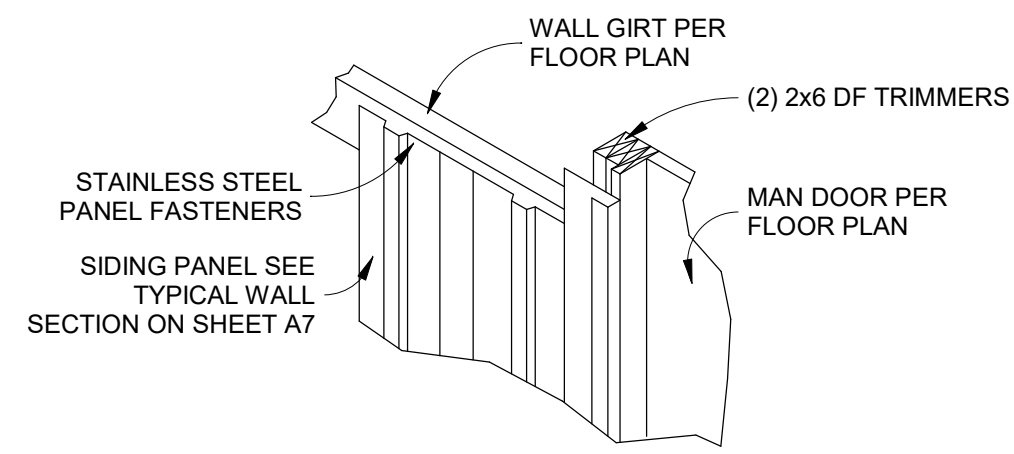


6 NORTH OSB
1/8" = 1'-0"

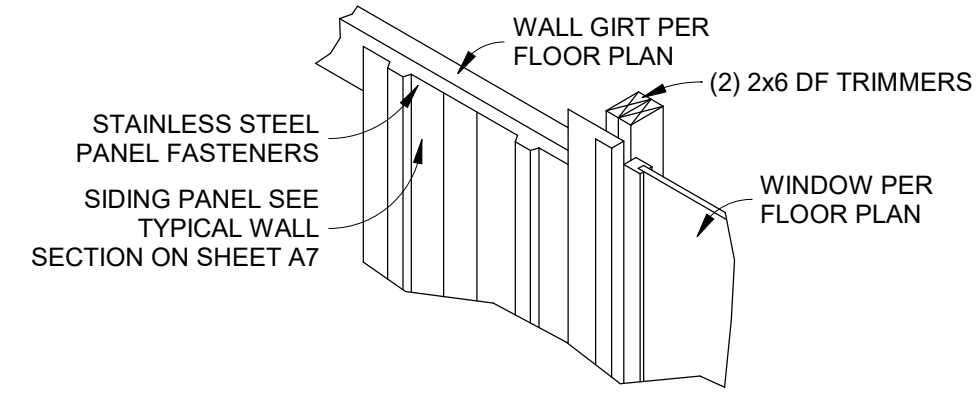


7 DEMISING WALL OSB
3/16" = 1'-0"

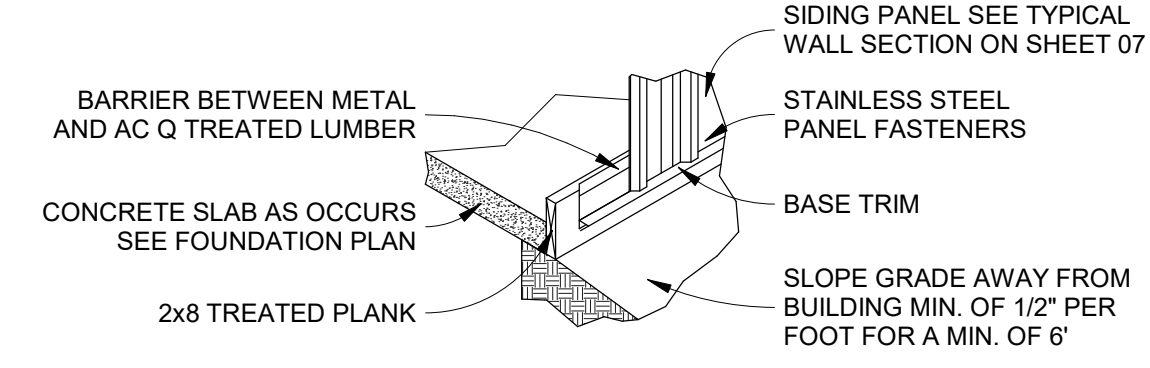
OSB TABLE	
WALL OSB:	9,465 SF
DEMISING WALL OSB:	1,200 SF
ROOF OSB:	12,260 SF
TOTAL OSB:	22,925 SF



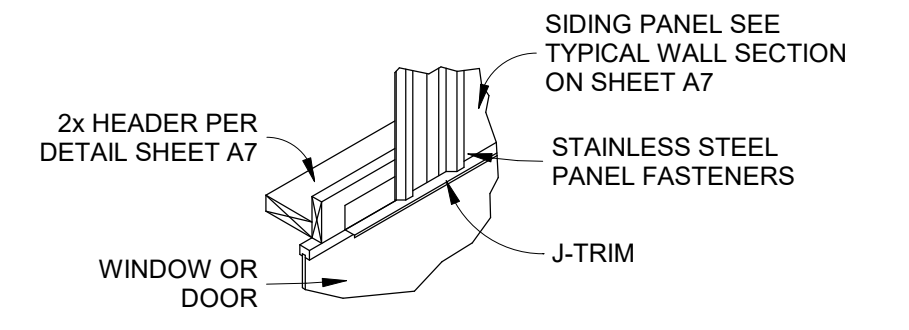
① MAN DOOR JAMB FLASHING
N.T.S.



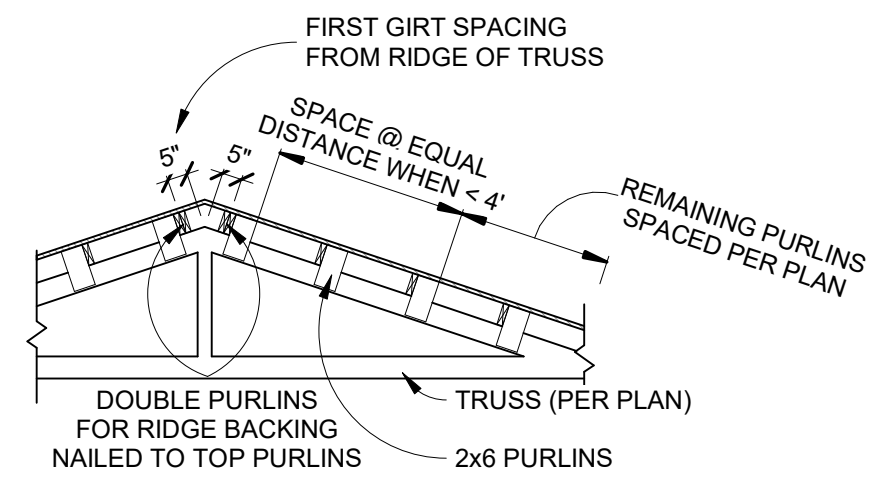
② WINDOW JAMB FLASHING
N.T.S.



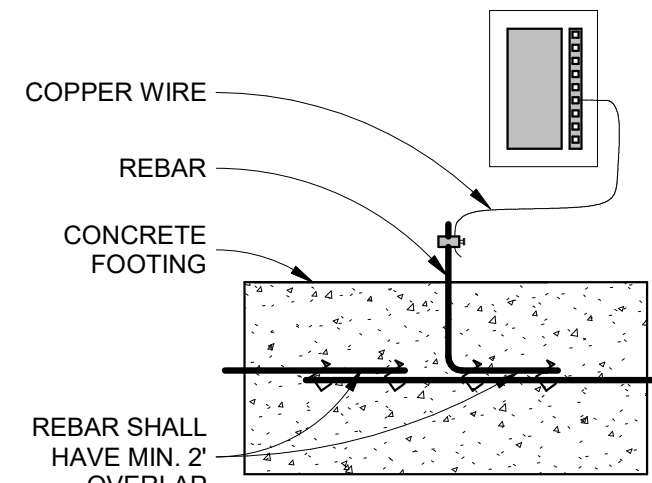
③ BASE GUARD FLASHING
N.T.S.



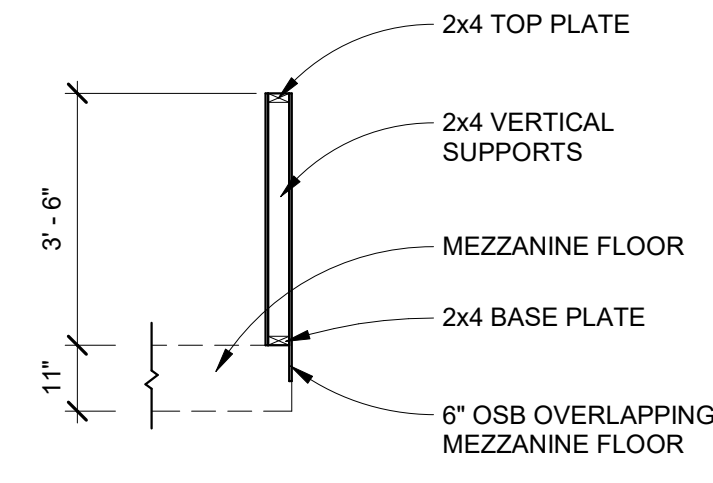
④ WINDOW/DOOR HEADER FLASHING
N.T.S.



⑤ T.O. ROOF DETAIL
1/4" = 1'-0"



⑥ FOOTING UFER DETAIL
N.T.S.



⑦ MEZZANINE PONY WALL DETAIL
N.T.S.



Agenda Topic

Review and action on an application for a Preliminary Plan, known as Landon Courts East, located at 700 N 1252 E, American Fork City. The Preliminary Plan consists of 1.38 acres and is in the R1-15,000 Zone.

BACKGROUND INFORMATION		
Location:	700 N 1252 E	
Parcel ID:	14:018:0063	
Project Type:	Residential Preliminary Plat	
Applicants:	Ken Berg	
Existing Land Use:	Residential Low Density	
Surrounding Land Use:	North	Residential Low Density and Institutional Lands, Schools and Public Facilities
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:	R1-15000	
Surrounding Zoning:	North	R1-15000 and RA-1
	South	PR 3.0
	East	R1-15000
	West	R1-15000
Square Footage (By Use)	1.381 AC	
Total Number of Units	2 in Phase 1 and 2 in Phase 2	

Background

The applicant has applied for a Preliminary Plat to develop a Residential Subdivision. The project looks to provide 4 homes between 2 phases of development known as Landon Courts East and West. This application is for 2 homes as part of Landon Courts East.

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. Address DRC comments in your final plat application submittal
 - a. Street lights and fire hydrants can be removed from the plat
 - b. Identify the right-of-way for 700 North to be dedicated to American Fork City as public right-of-way
 - c. Rear PUE can be reduced to 5'

- d. Add reference documents note

Findings of Fact

1. The Preliminary Plat meets the requirements of Section 17.4.202 R-1-15,000 Residential Zone.
2. The Preliminary Plat meets the requirements of Section 17.8.202.

Project Map



Engineering Development Checklist Completion

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with the Engineering Development Checklist 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, throughout and after scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

Staff Recommendation

The Preliminary Plat meets the requirements of Section 17.7.206. Staff recommends approving the application with conditions.

Potential Motions – Preliminary Plat

Approval

I move to approve the proposed Preliminary Plat, located at 700 N 1252 E, American Fork City, in the R1-15,000 Zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Preliminary Plat, located at 700 N 1252 E, American Fork City, in the R1-15,000 Zone.

Table

I move to table action for the proposed Preliminary Plat, located at 700 N 1252 E, American Fork City, in the R1-15,000 Zone and instruct staff/developer to.....

LANDON COURT - EAST PRELIMINARY PLAN

700 NORTH 1252 EAST
AMERICAN FORK, UT

**LANDON
COURT
EAST**

1252 E 700 N
American Fork, UT 84003

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 *1st* [Ex: 1st] complete re-submittal of the subdivision constituting the start of the *1st* [Same Number] Review Cycle.

DEVELOPMENT

**PRODIGY
CONSTRUCTION**

911 West 1050 South
American Fork, UT 84003
(801) 669-6228

CITY APPROVALS / COMMENTS

SHEET INDEX

C0	COVER
C1	PRELIMINARY PLAN
C2	OVERALL UTILITY PLAN
C3	GRADING PLAN
C4	SWPPP
C5	PHASE PLAN
GNI	GENERAL NOTES
DO-D4	CONSTRUCTION DETAILS
ALTA	ALTA SURVEY

American Fork City Development Review	
Water/PI Division Reviewed jbrems 03/31/2026	
Sewer/Storm Drain Division Reviewed ahardy 03/30/2026	
EC/LID Reviewed tmezenen 03/31/2026	Engineering Division Reviewed rburhill 04/01/2026
Communications Reviewed MHunsaker 04/01/2026	Planning and Zoning Reviewed Areed 04/01/2026
Public Infrastructure Reviewed cscott 03/31/2026	Streets Division Reviewed ehyde 04/01/2026

Next Step

Proceed to the Development
Review Committee on
04/6/2026

Address remaining comments in the Final Plat Application

No Comments

Re-Submittal Acknowledgment Statement

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

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

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

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



CIVIL ENGINEERING

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

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

ACTION	DATE
PRELIM-1	3-23-2026

PROJECT

**LANDON COURT
EAST**

A TWO LOT
SINGLE FAMILY RESIDENTIAL
SUBDIVISION IN THE
R-1-15000 ZONE

DESCRIPTION

**PRELIMINARY
PLANS**

SHEET NAME SHEET NUMBER

SUBMITTAL

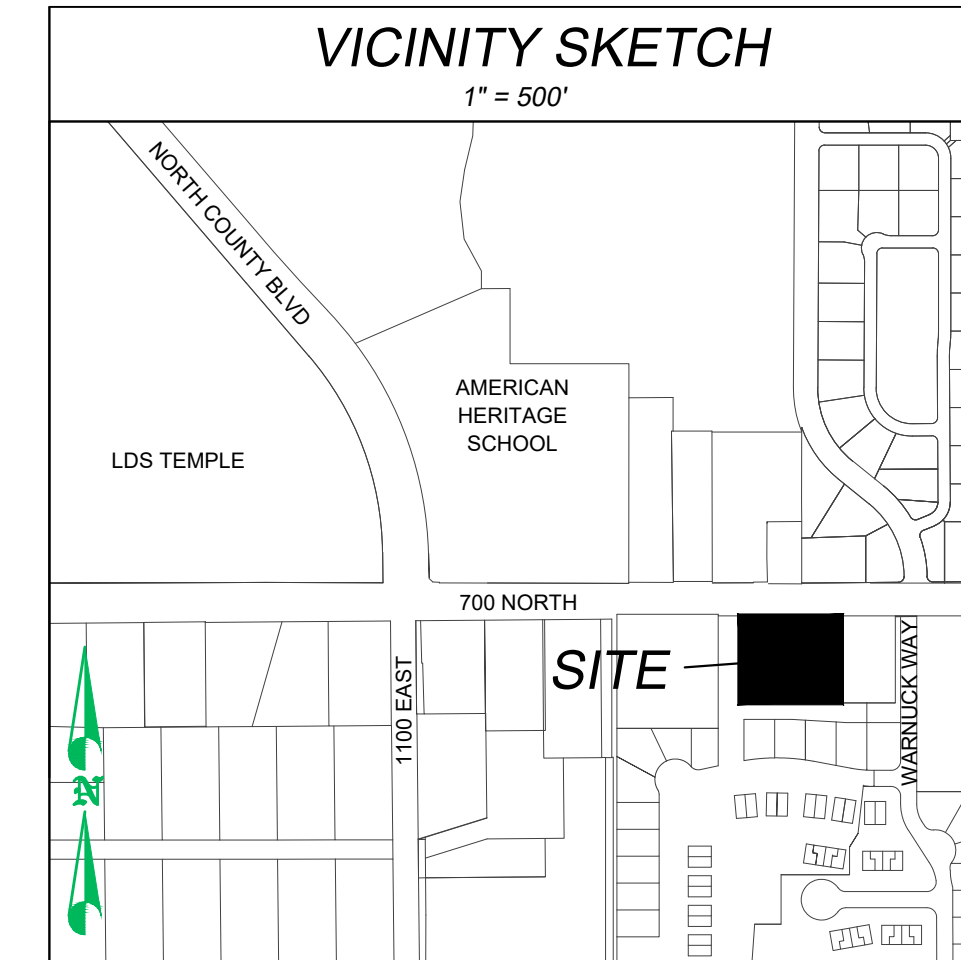
ENGINEER

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

AF # P- 26-071

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 37.00 FEET AND WEST 405.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;
 THENCE SOUTH 227.00 FEET; THENCE WEST 265.00 FEET; THENCE NORTH 227.00 FEET; THENCE EAST 265.00 FEET TO THE POINT OF BEGINNING.
 CONTAINS: 60,155 SF OR 1.381 ACRES



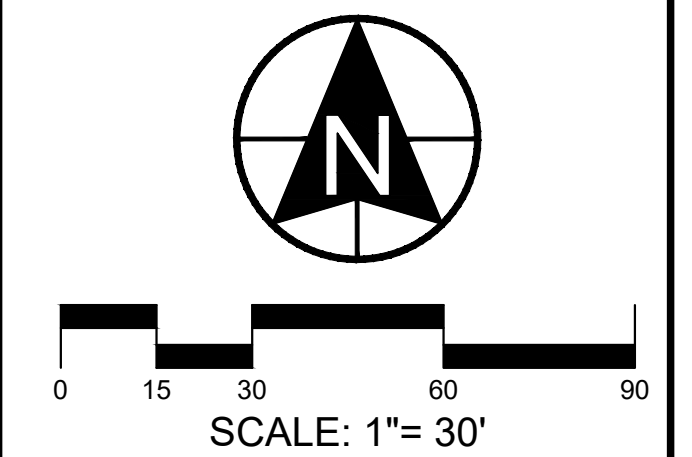
LANDON COURT EAST

1252 E 700 N
 American Fork, UT 84003

DEVELOPMENT

PRODIGY CONSTRUCTION

911 West 1050 South
 American Fork, UT 84003
 (801) 669-6228



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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	

ACTION	DATE
PRELIM-1	3-23-2026

PROJECT

LANDON COURT EAST

A TWO LOT
 SINGLE FAMILY RESIDENTIAL
 SUBDIVISION IN THE
 R-1-15000 ZONE

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
COVER	C0

CONTACT LIST

CIVIL ENGINEER BERG CIVIL ENGINEERING	(801) 492-1277
GEOTECHNICAL ENGINEER EARTHTEC ENGINEERING	(801) 225-5711
AMERICAN FORK CITY PLANNING DEPT. AMERICAN FORK CITY PUBLIC WORKS	(801) 763-3060 (801) 763-3060
UTILITIES	
AF CULINARY WATER (JAY BREMS)	(801) 763-3060
AF PRESSURIZED IRRIGATION (JAY BREMS)	(801) 763-3060
AF SANITARY SEWER (ASHTON HARDY)	(801) 763-3060
AF STORM DRAIN (ASHTON HARDY)	(801) 763-3060
AF FIRE MARSHALL (MAT SACCO)	(801) 763-3065
AF CITY INSPECTOR (CHAD SCOTT)	(801) 763-3060
AF SWPPP MANAGER (TYLER MEZENEEN)	(801) 763-3060
AF FIBER (WILL DAVIS)	(801) 897-9826
AF IRRIGATION COMPANY (ERNE JOHN)	(801) 471-6576
ROCKY MOUNTAIN POWER (TERIA WALKER)	(801) 756-1510
COMCAST (ELYSIA VALDEZ)	(801) 401-3017
TSSD (DAVID BARLOW)	(801) 756-5251
MITCHELL HOLLOW IRRIGATION (DALE JONES)	(801) 768-9150
CENTURY LINK (BILL WESTFALL)	(435) 423-4252
ENBRIDGE GAS (JEREMY LITTERAL)	(385) 315-8599

SHEET INDEX

C0	COVER
C1	PRELIMINARY PLAT
C2	OVERALL UTILITY PLAN
C3	GRADING PLAN
C4	SWPPP
C5	OVERALL PHASING PLAN
GN1	GENERAL NOTES
D0-D4	CONSTRUCTION DETAILS
ALTA	ALTA SURVEY

SITE TABULATIONS

TOTAL PROJECT	100%	1.38 AC	60,155 SF
PUBLIC ROADWAY DEDICATION	3%	0.05 AC	2,028 SF
LOTS	97%	1.33 AC	58,127 SF

FEMA FLOOD HAZARD ZONE

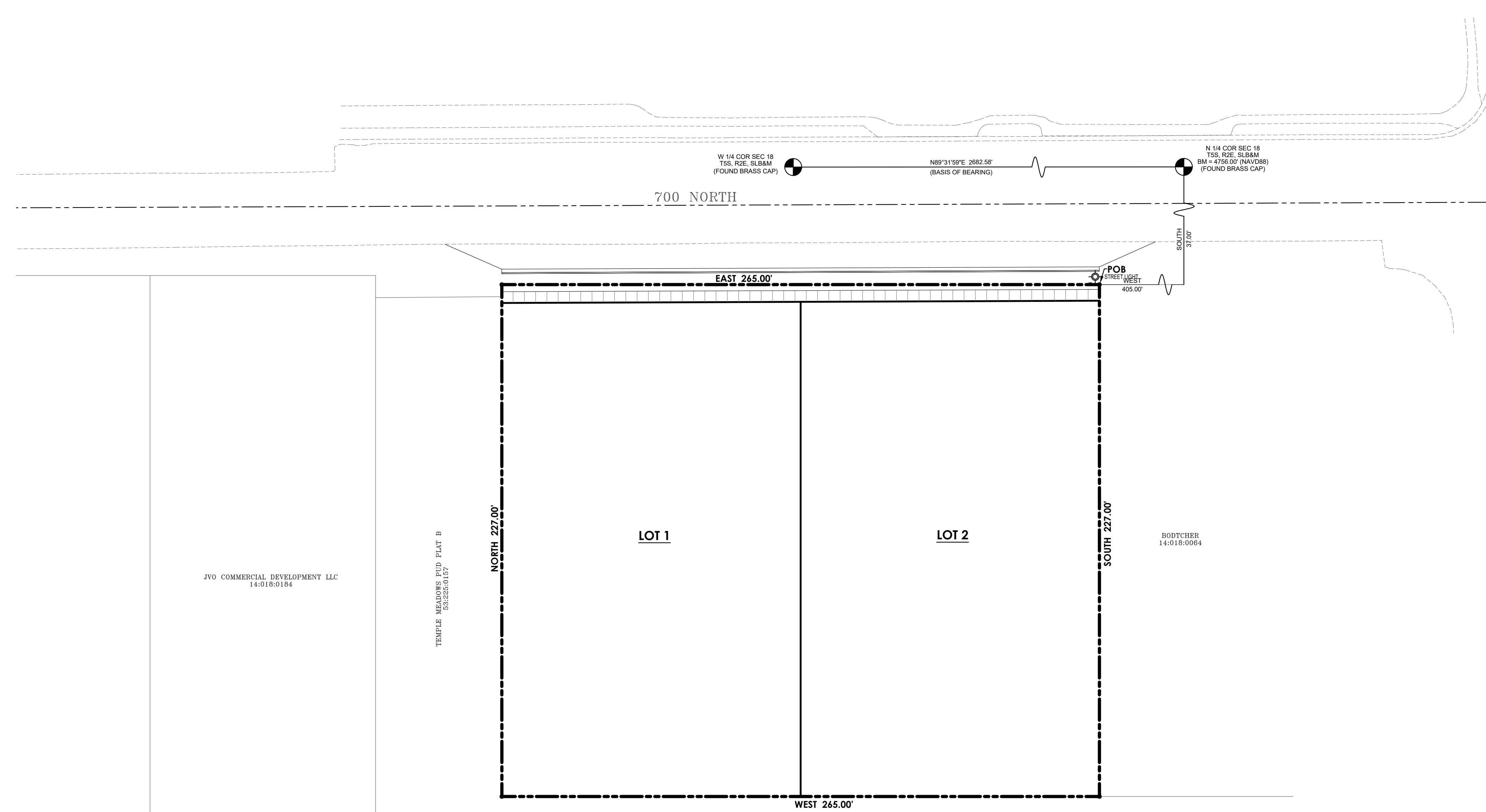
FLOOD ZONE DESIGNATION: X
 FIRM MAP PANEL #: 49049C0169F
 EFFECTIVE DATE: JUNE 19, 2020

ABBREVIATION KEY

TBW BACK OF SIDEWALK	FES FLARED END SECTION
CB CATCH BASIN	GW GROUND WATER
EOA EDGE OF ASPHALT	MH MANHOLE
FL FLOWLINE	FH FIRE HYDRANT
FF FINISHED FLOOR ELEVATION	PI PRESSURIZED IRRIGATION
HP HIGH POINT	W CULINARY WATER
LP LOW POINT	SS SANITARY SEWER
RIM MANHOLE RIM	CY CUBIC YARDS
TBC TOP BACK OF CURB	

NOTES

- ELEVATION BENCHMARK IS THE NORTH QUARTER CORNER OF SEC 18, T5S, R1E, S18&M ELEV = 4756.00' NAVD88 DATUM (3" BRASS CAP).
- LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
- LOWEST FOOTING SHALL BE AT LEAST 2' ABOVE OBSERVED HIGH GROUND WATER LEVEL
- ALL HABITABLE STRUCTURES SHALL BE 1 FOOT ABOVE 100-YEAR FLOOD ELEVATION
- OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER



JVO COMMERCIAL DEVELOPMENT LLC
 14:018:0184

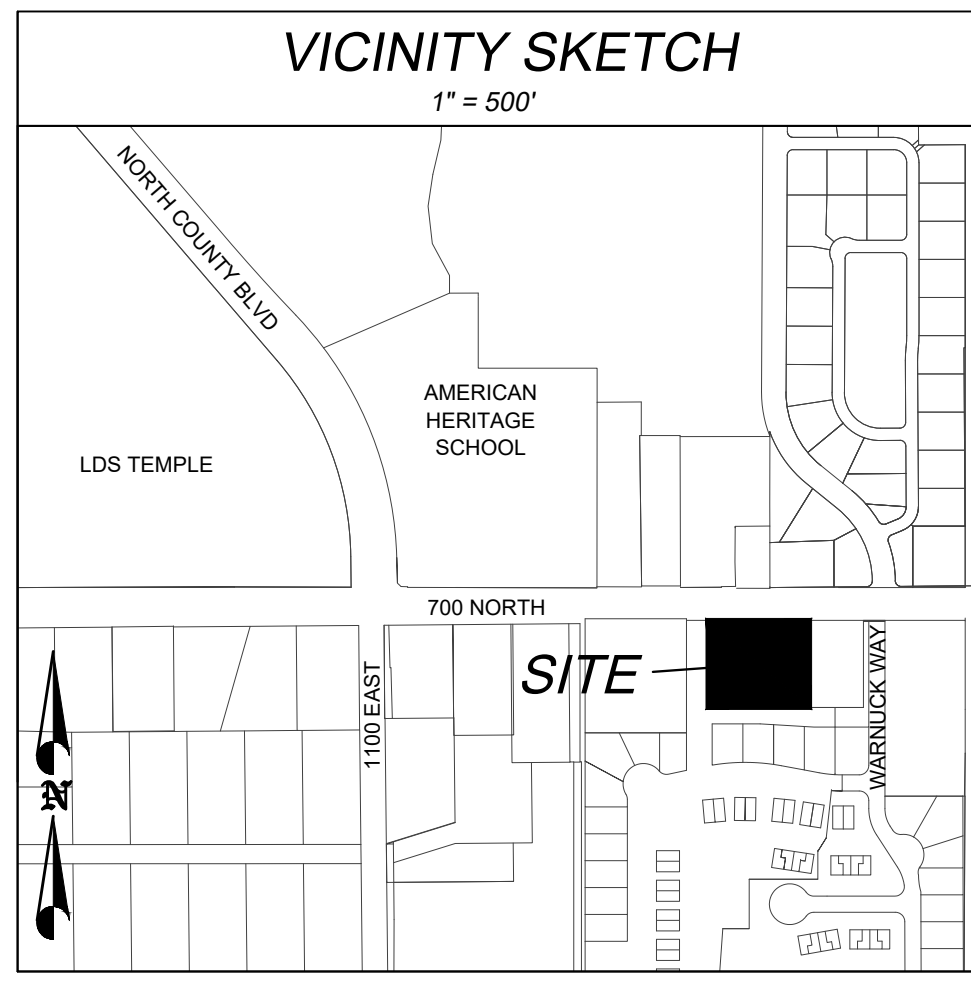
TEMPLE MEADOWS PUD PLAT B
 53:225:0157

TEMPLE MEADOWS PUD PLAT B
 53:225:0157

BODTCHER
 14:018:0064

LONDON COURT - PLAT "A"
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 18
 TOWNSHIP 5 SOUTH, RANGE 2 EAST,
 SALT LAKE BASE AND MERIDIAN.
 AMERICAN FORK CITY, UTAH COUNTY, UTAH

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

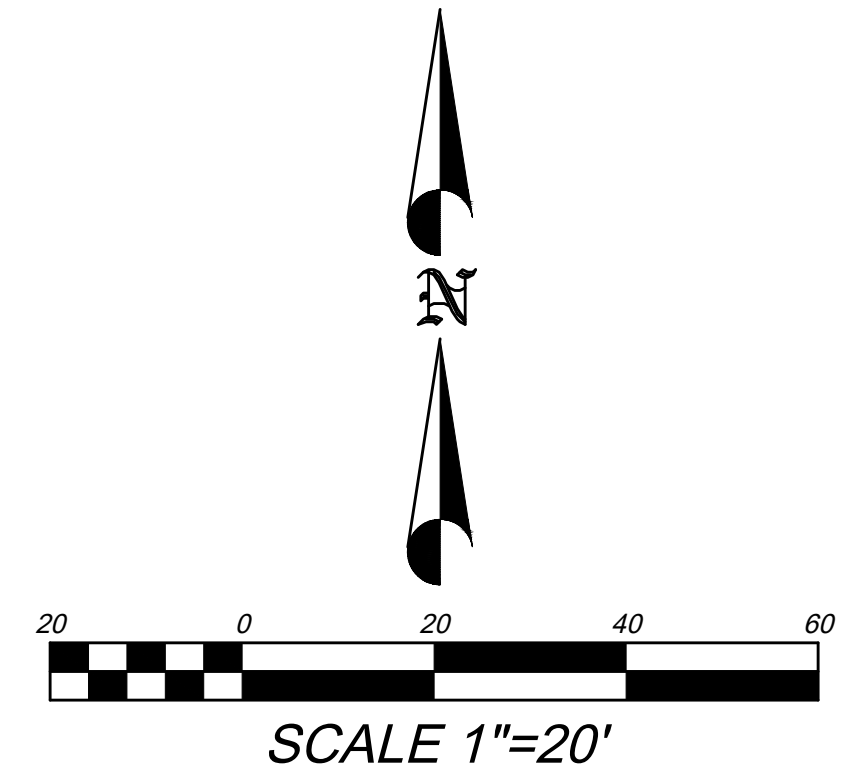
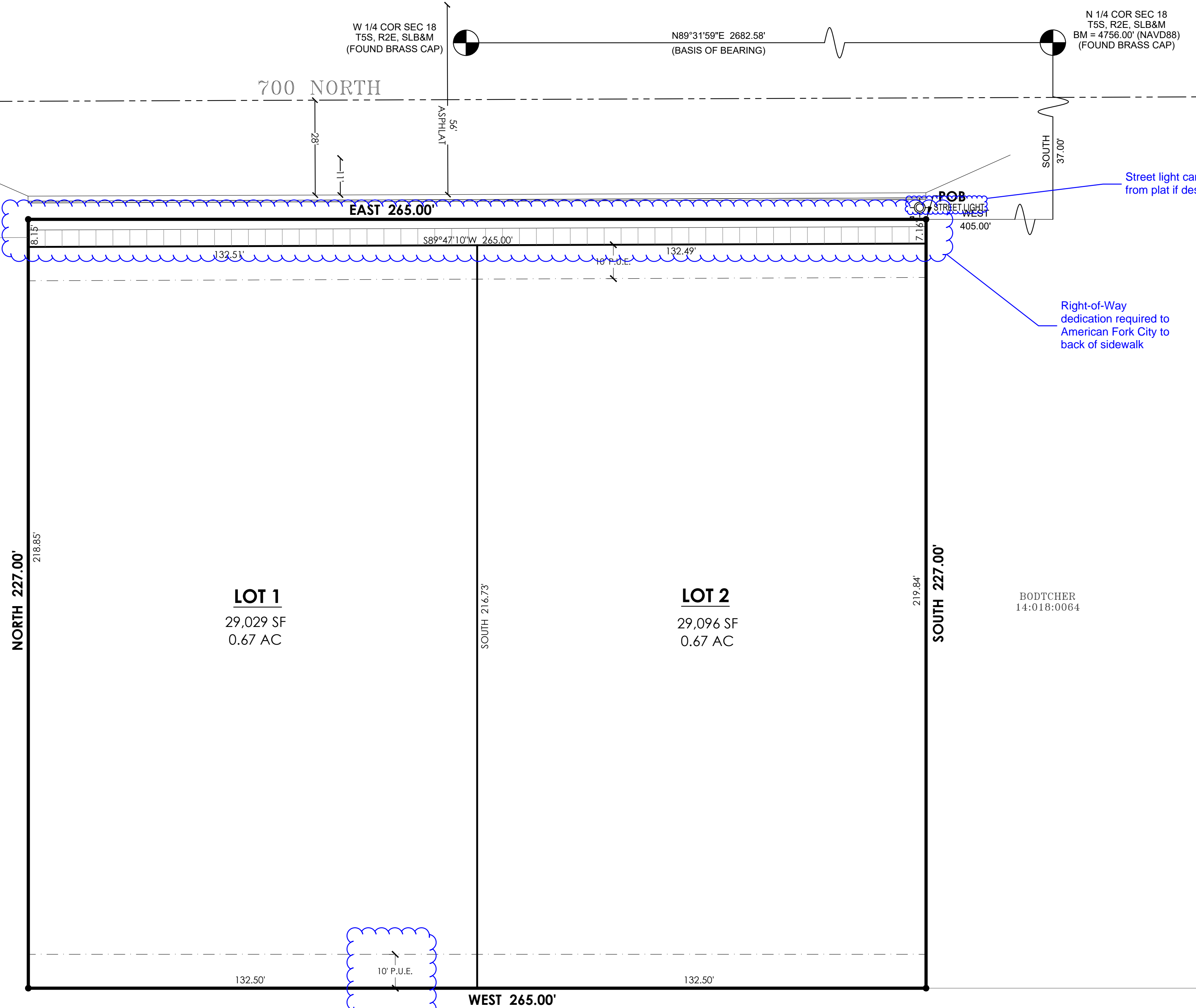


SURVEYOR'S CERTIFICATE
 I, Aaron Thomas, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 6182790. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 11-73-504, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-9a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT LOCATED SOUTH 37.00 FEET AND WEST 405.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;
 THENCE SOUTH 227.00 FEET; THENCE WEST 265.00 FEET; THENCE NORTH 227.00 FEET; THENCE EAST 265.00 FEET TO THE POINT OF BEGINNING.
 CONTAINS: 60,155 SF OR 1.381 ACRES

TABULATIONS	
DEVELOPMENT AREA	1.381 AC
EXISTING ZONING:	R-1-15000
LAND USE:	RESIDENTIAL LOW DENSITY
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0169F
EFFECTIVE DATE:	JUNE 19, 2020



- NOTES**
- OVERALL PROJECT PERIMETER FENCING IS REQUIRED
 - 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 FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
 - LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

ENGINEER

 CIVIL ENGINEERING
 1018 N. Deer Creek Lane
 Alpine, UT, 84004
 office: (801) 460-1277
 cell: (801) 616-1077
 SURVEYOR

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

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

 SEWER & WATER AUTHORITY

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

LONDON COURT PLAT "A"
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 18
 TOWNSHIP 5 SOUTH, RANGE 2 EAST,
 SALT LAKE BASE AND MERIDIAN,
 AMERICAN FORK CITY, UTAH COUNTY, UTAH
 SCALE: 1" = 20 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	UTAH COUNTY RECORDER

TEMPLE MEADOWS PUD PLAT B
 53:225:0157

TEMPLE MEADOWS PUD PLAT B
 53:225:0157

Include a box titled "Reference Documents" with the following information
 "Notice of Interest, Building Requirements, and Establishment of Restrictive Covenants; Recorded in the Office of the Utah County Recorder as Entry No: _____"

Rear PUE can be 5'

Street light can be removed from plat if desired

Right-of-Way dedication required to American Fork City to back of sidewalk

These can be removed from plat if desired

03/20/2026



SEWER NOTES

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

WATER NOTES

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

PI NOTES

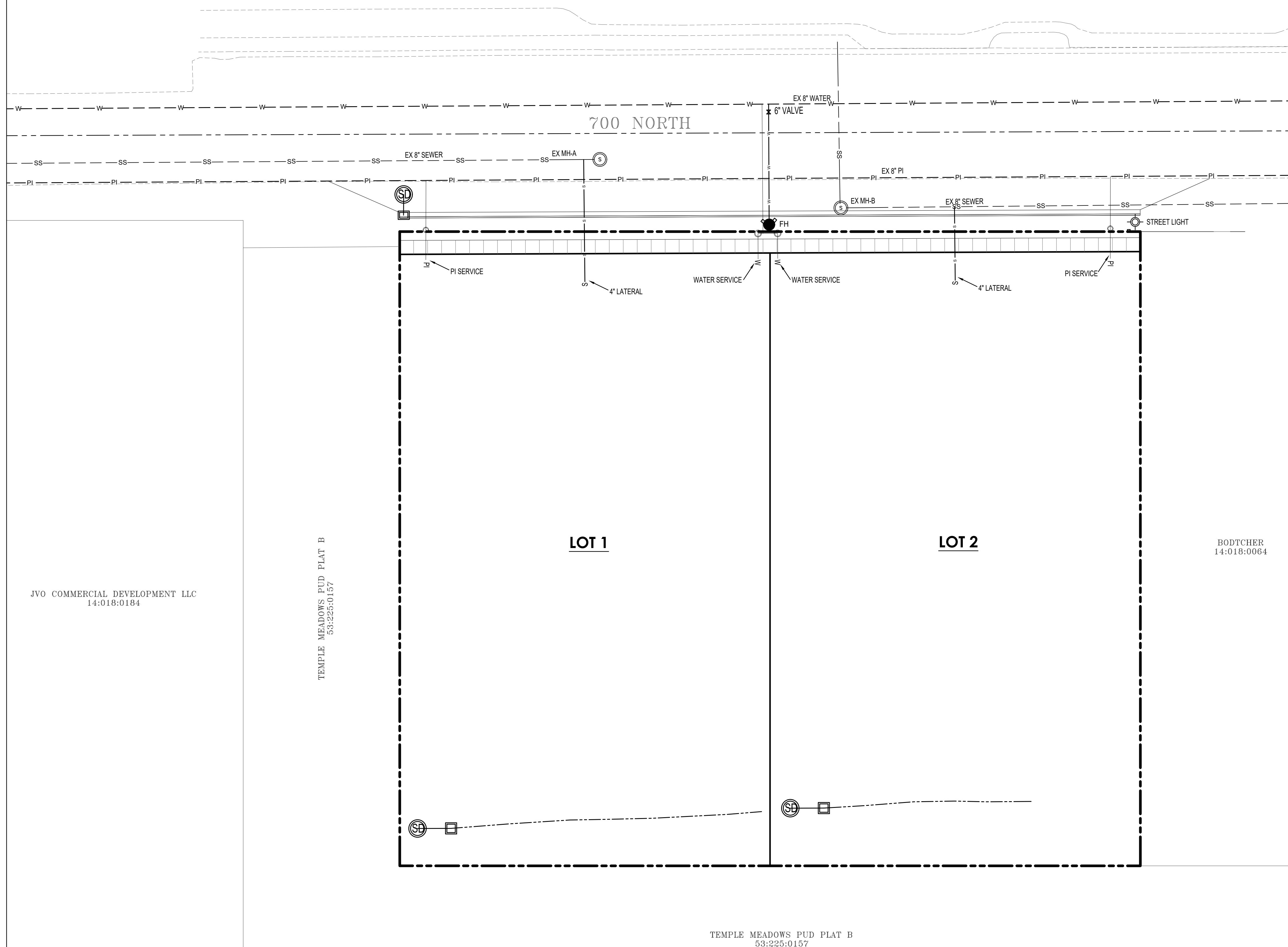
1. 1.5" POLY (PURPLE) LATERAL FROM MAIN 1"x1.5" TEE WITH (3) C&G QUICK JOINTS. 4" TO 6" SEPARATION REQUIRED BETWEEN METER CANS.
2. MAINTAIN 3' CLEARANCE FROM FIRE HYDRANTS
3. ALL PI LINES TO BE PVC C900 (PURPLE)
4. VALVES SHALL BE OF CAST IRON BODY, BRONZE-MOUNTED, DOUBLE DISC, PARALLEL SEAT, NON-RISING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

ROADWAY NOTES

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

COMMUNICATION

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



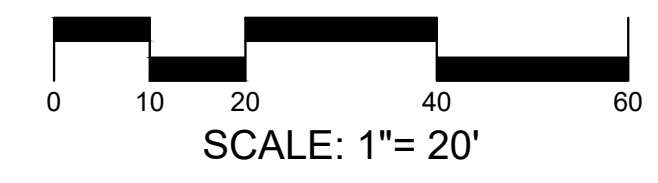
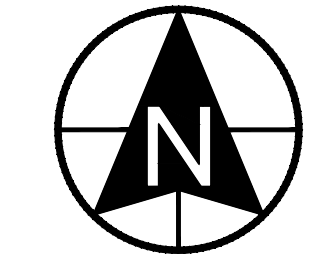
LANDON COURT EAST

1252 E 700 N
American Fork, UT 84003

DEVELOPMENT

PRODIGY CONSTRUCTION

911 West 1050 South
American Fork, UT 84003
(801) 669-6228



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

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

ACTION	DATE
PRELIM-1	3-23-2026

PROJECT

LANDON COURT EAST
A TWO LOT
SINGLE FAMILY RESIDENTIAL
SUBDIVISION IN THE
R-1-15000 ZONE

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	C2

**LANDON COURT - EAST
SUMP1**

American Fork, UT
23-Mar-26

Storm drain calculations were performed using the rational method.

Hydrologic Calculations				SUMP INFO (refer to sump calcs)			
CA CALCULATION				Sump Depth	15	ft	
				Diameter	5	ft	
				Side Slope	0.5	1	
	C	Area (ft ²)	C * A	Width @ Base	10	ft	
Impervious (road and homes)	0.90	15741	14167	Depth below Base	2	ft	
Pervious	0.10	2050	205	Sump total Volume	1635	(ft ³)	
Totals				17791	14372		
SOILS PERC TEST							
Total Acres:	0.41	100-Year Factor		Perc Test	20	in/hr	
Q _{allow} per acre	20	in/hr	C _r	Test Pit #	Depth (ft)	8.0	
Q _{allow} perc rate	.511	cfs	1.25	Historic High Water Depth	NF - 32' deep		

Retention Volume Calculations					
Lapsed Time (min.)	Rainfall intensity (in/hr)	Total Rainfall (in)	Rainfall Volume (ft ³)	Perc Volume (ft ³)	Required Storage (ft ³)
5	7.20	0.60	898	153	745
10	5.58	0.93	1392	307	1086
15	4.60	1.15	1722	460	1262
30	3.04	1.52	2276	920	1356
60	1.83	1.83	2740	1840	900
120	1.03	2.05	3069	3679	-610
180	0.74	2.21	3309	5519	-2210
360	0.42	2.53	3788	11038	-7250
1440	0.15	3.48	5210	44150	-38941

Required Storage = 1356 ft³ or 0.031 acre-ft
Sump Volume = 1635 ft³ or 0.038 acre-ft

Notes:
A, B, & C are based upon American Fork Drainage Manual
D = C / (12 inches/foot) x total acreage of site x 43,560 s/acre x run-off coefficient, where Q=C*P*A and V=C*P*C*A
E = an allowable perc rate (0.511 cfs) x A x 60 sec.
F = D - E to determine storage volume

**LANDON COURT - EAST
SUMP2 & 3 REAR LOT**

American Fork, UT
23-Mar-26

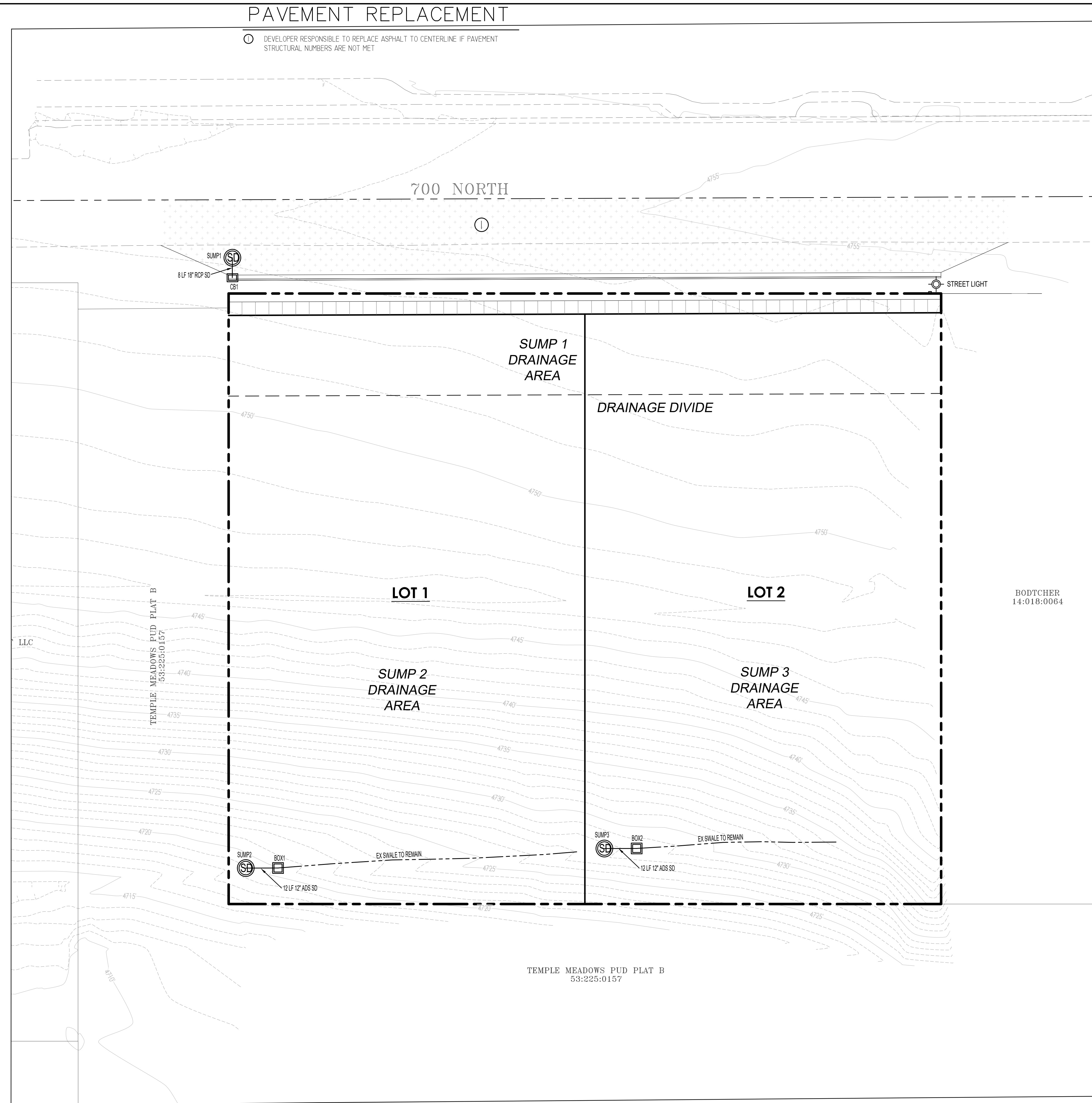
Storm drain calculations were performed using the rational method.

Hydrologic Calculations				SUMP INFO (refer to sump calcs)			
CA CALCULATION				Sump Depth	4	ft	
				Diameter	5	ft	
				Side Slope	0.5	1	
	C	Area (ft ²)	C * A	Width @ Base	10	ft	
Impervious (road and homes)	0.00	0	0	Depth below Base	2	ft	
Pervious	0.10	28950	2895	Sump total Volume	288	(ft ³)	
Totals				28950	2895		
SOILS PERC TEST							
Total Acres:	0.66	100-Year Factor		Perc Test (REDUCED SF=6)	20	in/hr	
Q _{allow} per acre	20	in/hr	C _r	Test Pit #	Depth (ft)	8.0	
Q _{allow} perc rate (RETENTION)	.127	cfs	1.25	Historic High Water Depth (ft)	NF		

Retention Volume Calculations					
Lapsed Time (min.)	Rainfall intensity (in/hr)	Total Rainfall (in)	Rainfall Volume (ft ³)	Perc Volume (ft ³)	Required Storage (ft ³)
5	7.20	0.60	181	38	143
10	5.58	0.93	280	76	204
15	4.60	1.15	347	114	232
30	3.04	1.52	458	229	230
60	1.83	1.83	552	457	95
120	1.03	2.05	618	914	-296
180	0.74	2.21	666	1372	-705
360	0.42	2.53	763	2743	-1980
1440	0.15	3.48	1049	10973	-9923

Required Storage = 232 ft³ or 0.005 acre-ft
Sump Volume = 288 ft³ or 0.007 acre-ft

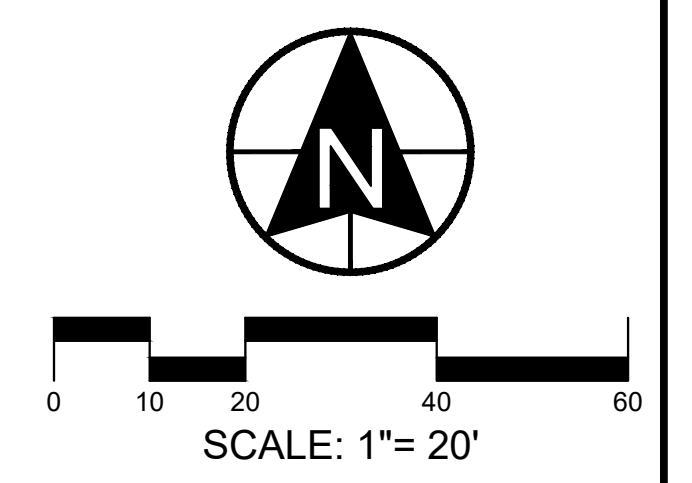
Notes:
A, B, & C are based upon American Fork Drainage Manual
D = C / (12 inches/foot) x total acreage of site x 43,560 s/acre x run-off coefficient, where Q=C*P*A and V=C*P*C*A
E = an allowable perc rate (0.127 cfs) x A x 60 sec.
F = D - E to determine storage volume



LANDON COURT EAST
1252 E 700 N
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DEVELOPMENT

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
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ACTION	DATE
PRELIM-1	3-23-2026

PROJECT

LANDON COURT EAST
A TWO LOT
SINGLE FAMILY RESIDENTIAL
SUBDIVISION IN THE
R-1-15000 ZONE

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GRADING PLAN	C3

GENERAL NOTES

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

LANDON COURT EAST

1252 E 700 N
American Fork, UT 84003

DEVELOPMENT

PRODIGY CONSTRUCTION

911 West 1050 South
American Fork, UT 84003
(801) 669-6228



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

REVISIONS		SEAL
NO.	DATE	DESCRIPTION
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ACTION	DATE
PRELIM-1	3-23-2026

PROJECT

LANDON COURT EAST

A TWO LOT
SINGLE FAMILY RESIDENTIAL
SUBDIVISION IN THE
R-1-15000 ZONE

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME SHEET NUMBER

GENERAL NOTES

GN1

LANDON COURT EAST

1252 E 700 N
American Fork, UT 84003

DEVELOPMENT

PRODIGY CONSTRUCTION

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CIVIL ENGINEERING

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Alpine UT, 84004
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cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	

ACTION	DATE
PRELIM-1	3-23-2026

PROJECT

LANDON COURT EAST

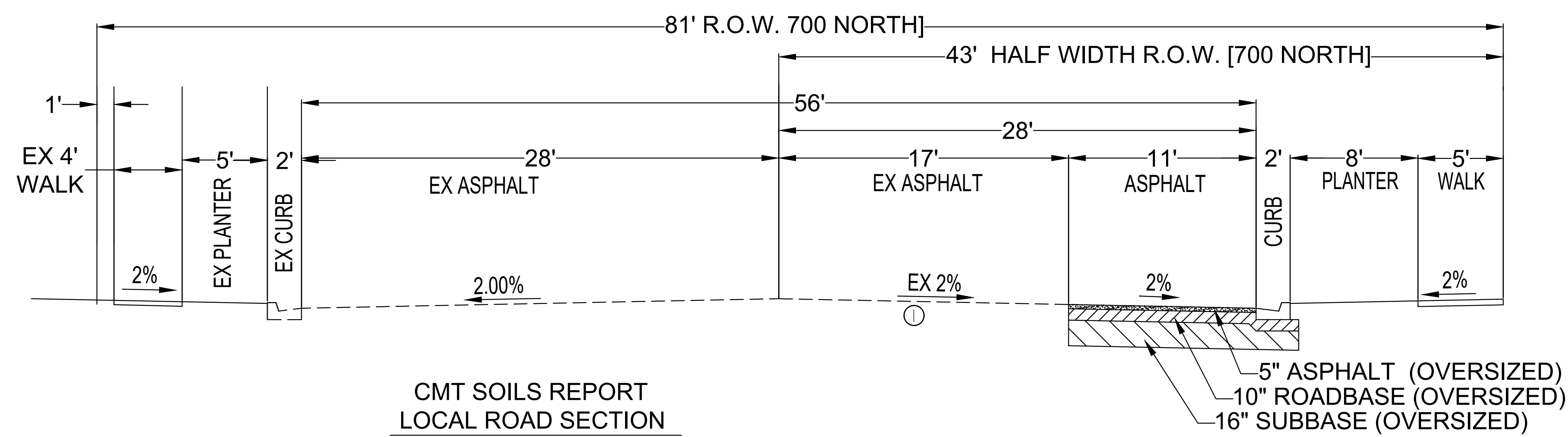
A TWO LOT
SINGLE FAMILY RESIDENTIAL
SUBDIVISION IN THE
R-1-15000 ZONE

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME SHEET NUMBER

GENERAL DETAILS **D0**



CMT SOILS REPORT
LOCAL ROAD SECTION

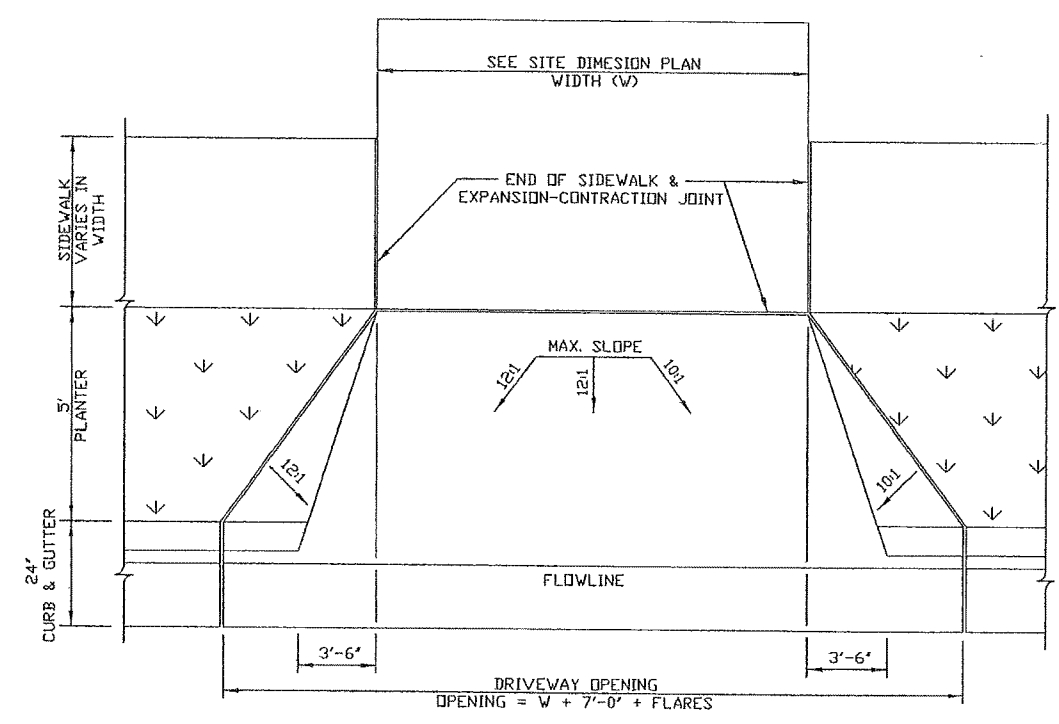
3" ASPHALT
6" ROADBASE
6" SUBBASE

PAVEMENT REPLACEMENT

① DEVELOPER RESPONSIBLE TO REPLACE ASPHALT TO CENTERLINE IF PAVEMENT STRUCTURAL NUMBERS ARE NOT MET

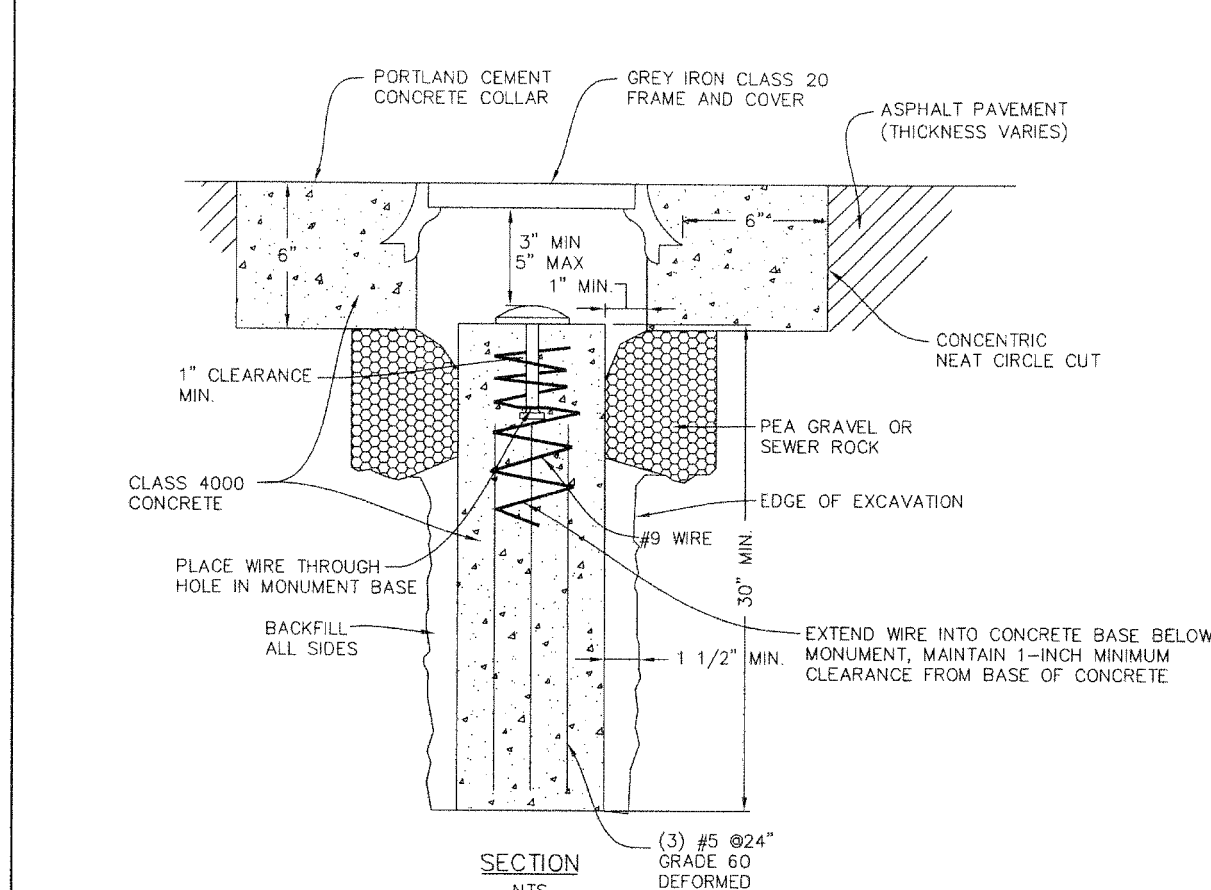
5" ASPHALT (OVERSIZED)
10" ROADBASE (OVERSIZED)
16" SUBBASE (OVERSIZED)

NOTE: SIDEWALK DEPTH SHALL BE 4' IN RESIDENTIAL ZONES, 6' ADJACENT TO RESIDENTIAL DRIVEWAY APPROACHES AND IN ALL COMMERCIAL AND INDUSTRIAL ZONES.

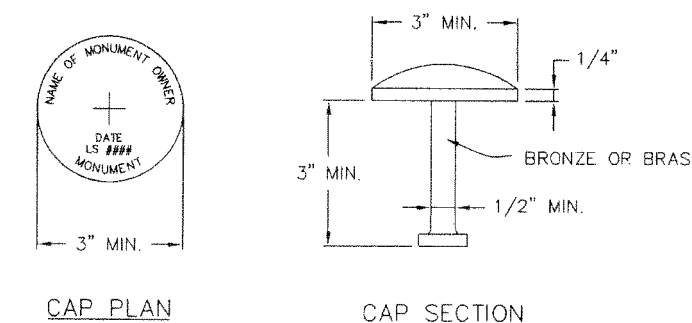


FLARED DRIVE APPROACH WITH PLANTER

DATE: JRP	REVISION: JRP	PROJECT: AMERICAN FORK CITY	STANDARD DETAIL FOR: FLARED DRIVE APPROACH WITH PLANTER	DRAWING NO.: 15.9
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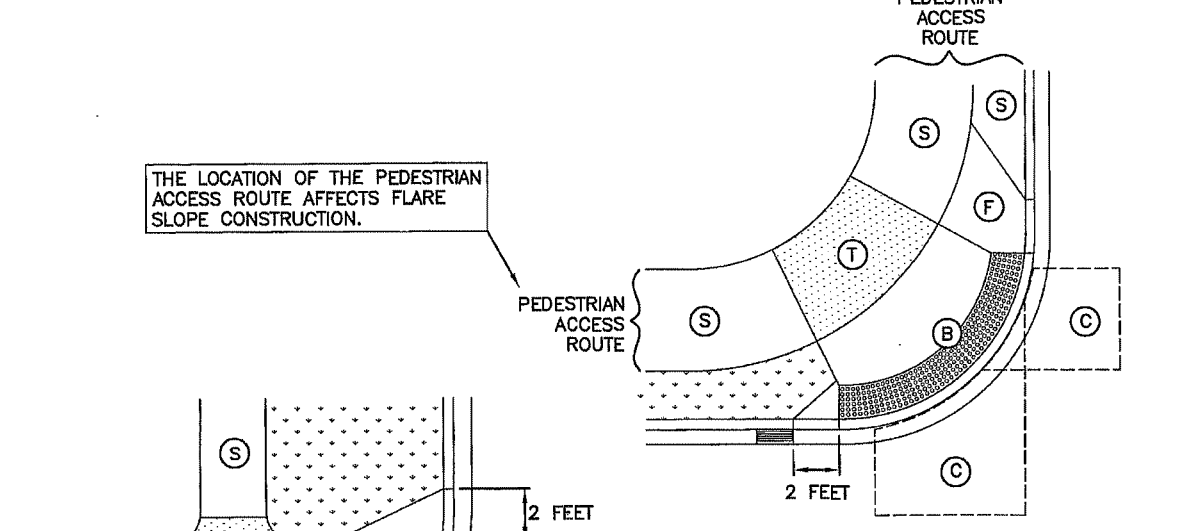


NOTE: A MINIMUM OF TWO (2) SUBDIVISION MONUMENTS ARE REQUIRED ON EACH SUBDIVISION PLAT. THE LINE OF SIGHT BETWEEN EACH SUBDIVISION MONUMENT SHALL NOT BE OBSTRUCTED WITH PROPOSED BUILDINGS OR BUILDING ENVELOPES.



DATE: JRP	REVISION: JRP	PROJECT: AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE "A" MONUMENT CAP AND BASE	DRAWING NO.: 15.28
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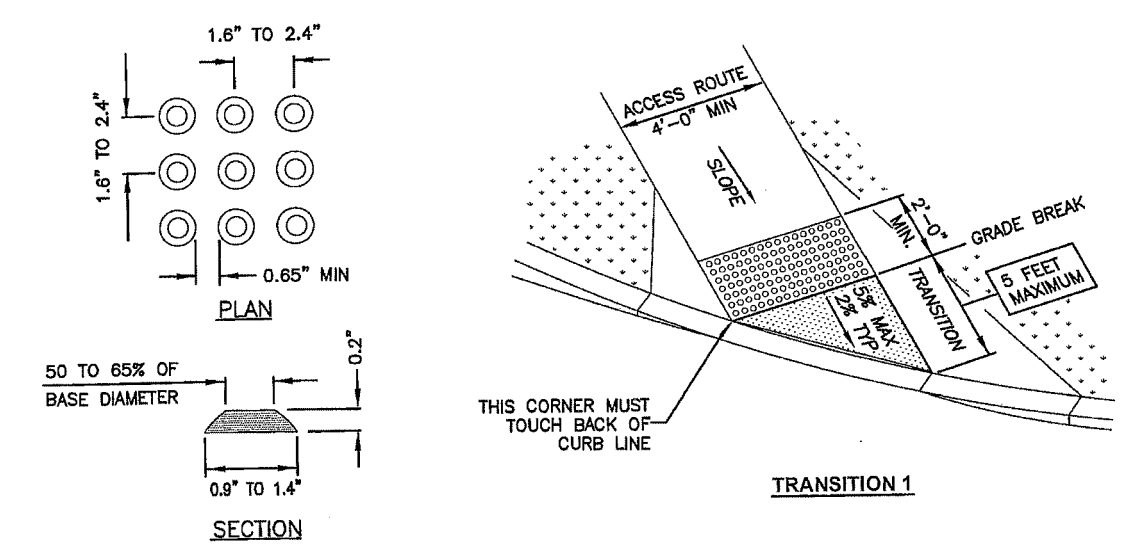
TURNING SPACE AT SIDEWALK LEVEL



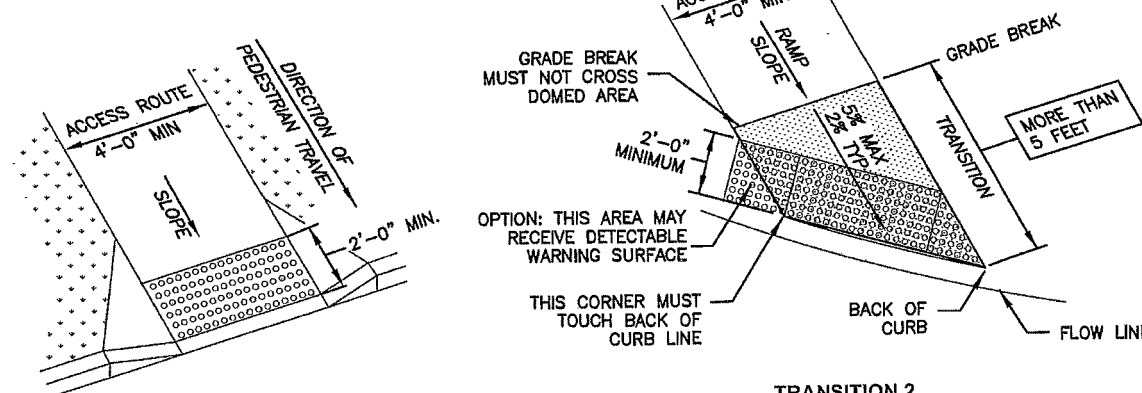
ELEMENT	DIMENSION
(R) (B)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

TURNING SPACE	RUNNING SLOPE (%)	CROSS SLOPE (%)
(T)	2	2
(R)	8.33	2 (c)
(B)	5	2 (c)
(C)	5	2 (c)
(S)	STREET GRADE	2
(F)	10	---

DATE: September 2011	REVISION: 63	PROJECT: Corner curb cut assembly	STANDARD DETAIL FOR: TYPE "A" MONUMENT CAP AND BASE	DRAWING NO.: 235
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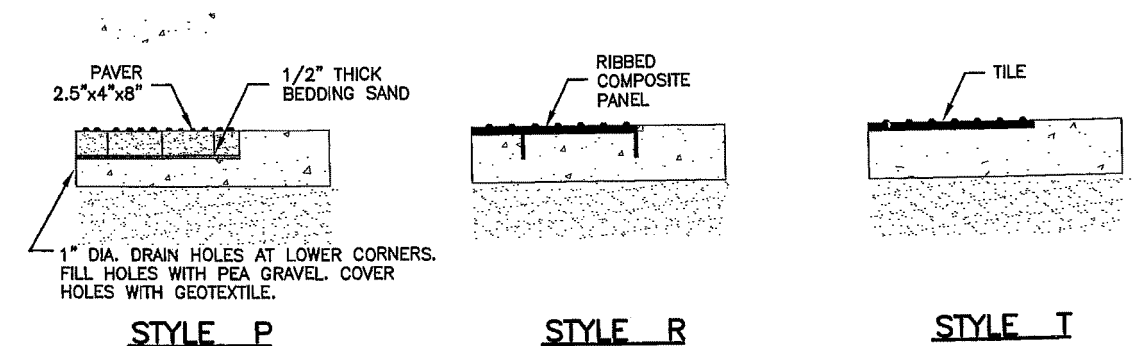


TRUNCATED DOME DETAIL



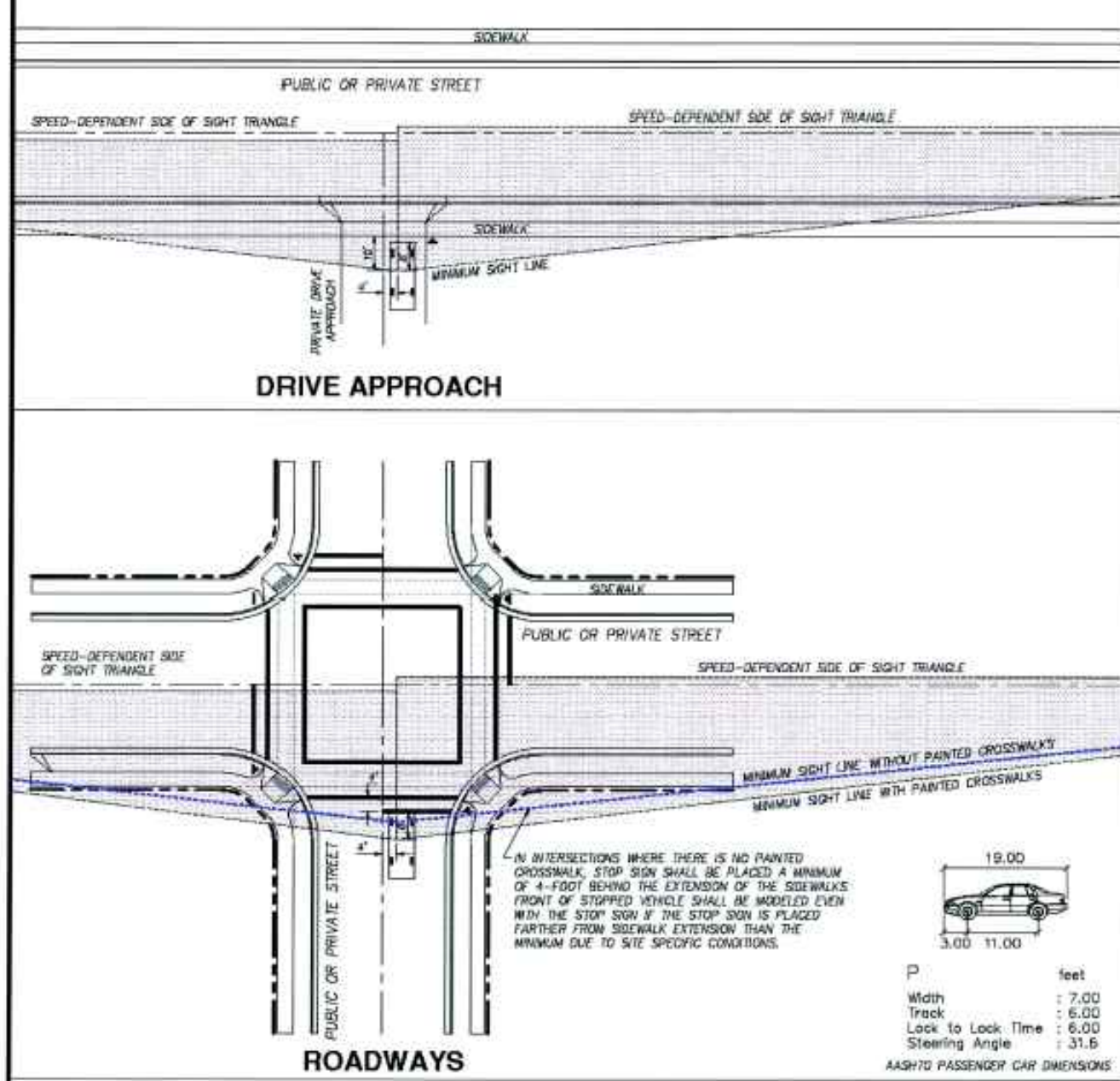
PERPENDICULAR ASSEMBLY

NON-PERPENDICULAR ASSEMBLY



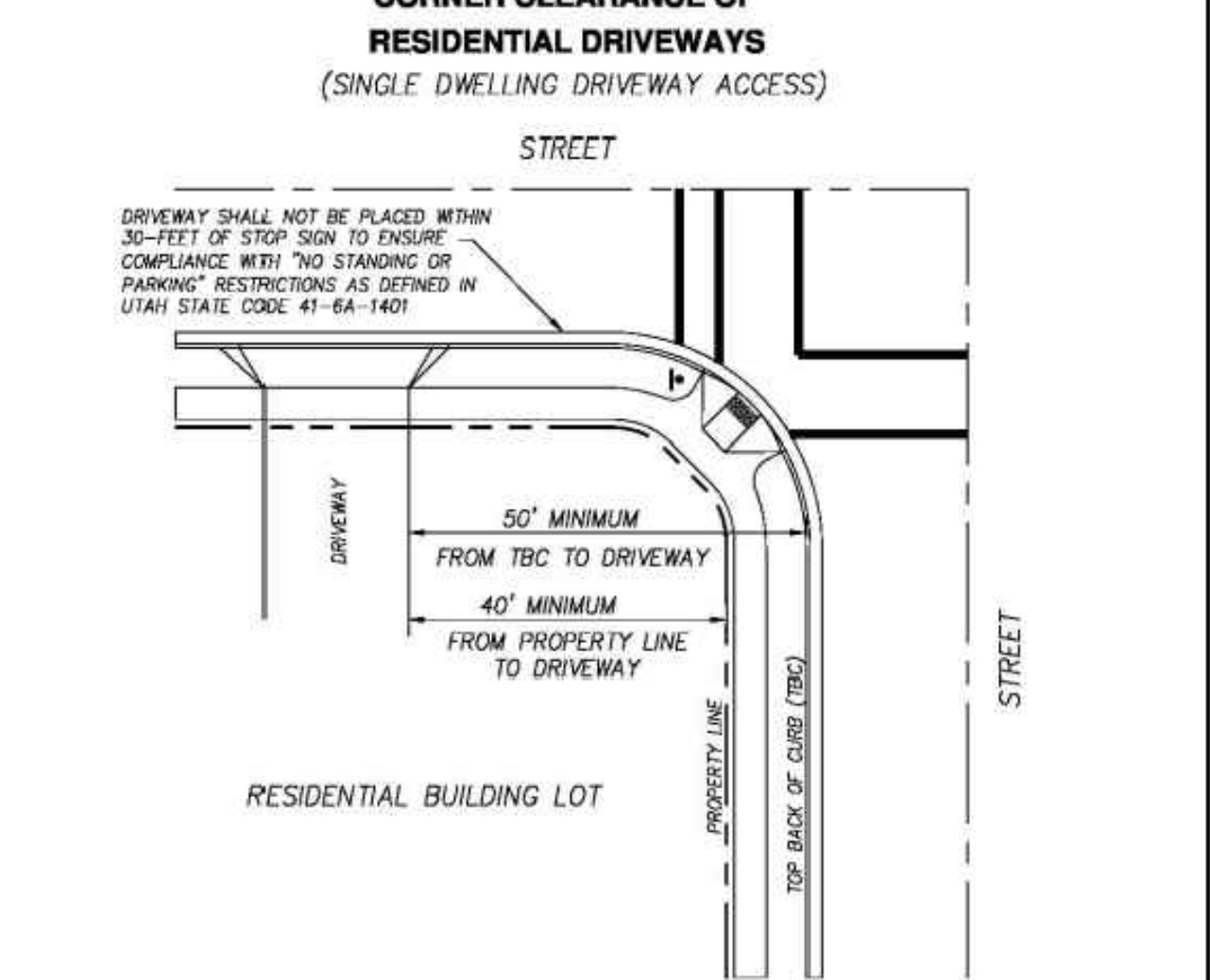
DATE: July 2011	REVISION: 79	PROJECT: Detectable warning surface	STANDARD DETAIL FOR: TYPE "A" MONUMENT CAP AND BASE	DRAWING NO.: 238
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FIGURE 17.5.110-A MINIMUM STANDARDS FOR INTERSECTION SIGHT DISTANCE



GENERAL SHEET NOTES:
 1. TRUCKS SHALL STOP OUTSIDE OF PEDESTRIAN FACILITIES AS DETAILED HEREON OR GREATER AS DETERMINED BY SPECIFIC SITE LAYOUT.
 2. SEE AMERICAN FORK CITY ACCESS MANAGEMENT MANUAL AND THE LATEST VERSION OF THE AASHTO MANUAL A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS FOR LENGTH OF SPEED-DEPENDENT SIDE OF SIGHT TRIANGLE.
 3. SPEED-DEPENDENT SIDE OF SIGHT TRIANGLES SHALL BE CALCULATED BASED UPON DESIGN SPEED OF ROADWAY ALSO CONSIDERING EFFECTS OF ROADWAY DESIGN FOR DESIGN SPEED.
 4. NO OBSTRUCTION SHALL BE WITHIN THE SIGHT TRIANGLE TO THE JUNCTION OF THE DRIVEWAY.
 5. DISCOUNTED PARKING SPACES ARE NOT ALLOWED WITHIN SIGHT TRIANGLE AREAS.
 6. DIMENSIONS SHOWN ARE MINIMUM. CONSIDER MAY BE MORE CONSIDERABLE SIGHT LINE DEFLECTIONS.
 7. THIS DRAWING IS ALSO AVAILABLE AS STANDARD DRAWING #15.41.

FIGURE 17.5.110-B MINIMUM STANDARDS FOR CORNER CLEARANCE FOR RESIDENTIAL DRIVEWAYS (SINGLE DWELLING DRIVEWAY ACCESS)



NOTES:
 1. THE MINIMUM CORNER CLEARANCE SHALL BE MAINTAINED FOR EITHER STREET FRONTAGE OF A RESIDENTIAL LOT REGARDLESS OF LOCATION OF STOP SIGN OR OTHER CONFIGURATIONS.
 2. THIS STANDARD SHALL APPLY TO BOTH PUBLIC AND PRIVATE STREETS.
 3. IN ADDITION TO THE DRIVEWAY PLACEMENT RESTRICTIONS SHOWN HEREON, INTERSECTION CORNERS SHALL ALSO COMPLY WITH THE SIGHT DISTANCE REQUIREMENTS FOUND IN AMERICAN FORK CITY FIGURE 17.5.110-A/STANDARD DRAWING #15.41.
 4. DRIVEWAY PLACEMENT SHALL BE THE GREATER OF: 50- FEET FROM TOP BACK OF CURB TO THE CLOSEST EDGE OF THE DRIVEWAY; 40- FEET FROM THE PROPERTY LINE TO THE CLOSEST EDGE OF THE DRIVEWAY; OR 30- FEET FROM THE STOP SIGN TO THE CLOSEST EDGE OF THE DRIVEWAY.
 5. THE STANDARDS CONTAINED HEREON ARE FOR A SINGLE DWELLING DRIVEWAY. DRIVEWAYS PROVIDING ACCESS TO MULTIPLE DWELLINGS MAY REQUIRE INCREASED CLEARANCE.

LANDON COURT EAST
 1252 E 700 N
 American Fork, UT 84003

PRODIGY CONSTRUCTION
 911 West 1050 South
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 (801) 669-6228



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

REVISIONS		SEAL
NO.	DATE	DESCRIPTION

ACTION: PRELIM-0	DATE: 3-2-2026
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PROJECT:
LANDON COURT EAST
 A TWO LOT
 SINGLE FAMILY RESIDENTIAL
 SUBDIVISION IN THE
 R-1-15000 ZONE

DESCRIPTION:
PRELIMINARY PLANS

SHEET NAME: GENERAL DETAILS	SHEET NUMBER: D1
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LANDON COURT EAST

1252 E 700 N
American Fork, UT 84003

DEVELOPMENT

PRODIGY CONSTRUCTION

911 West 1050 South
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
PRELIM-0	3-2-2026

PROJECT

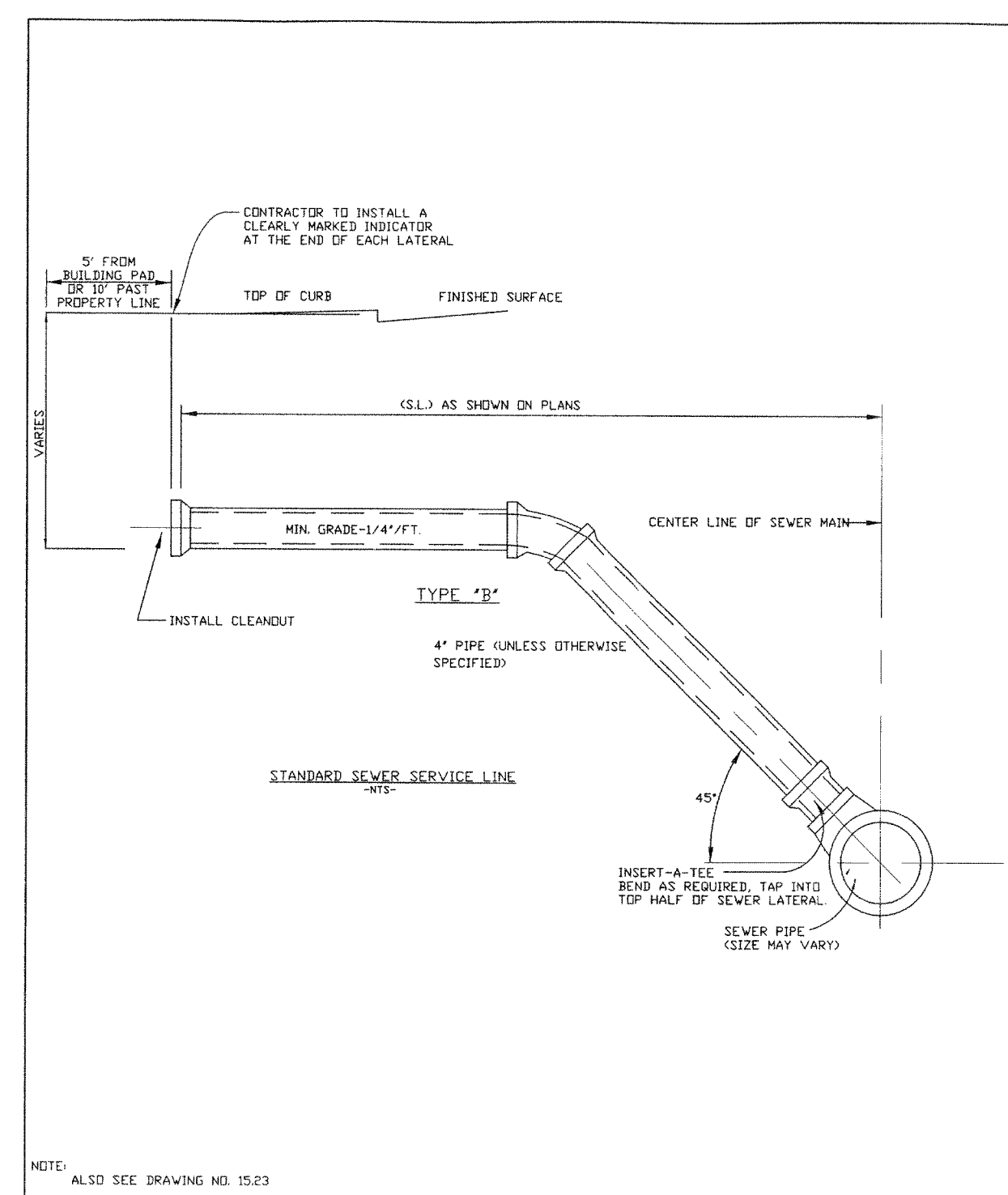
LANDON COURT EAST

A TWO LOT
SINGLE FAMILY RESIDENTIAL
SUBDIVISION IN THE
R-1-15000 ZONE

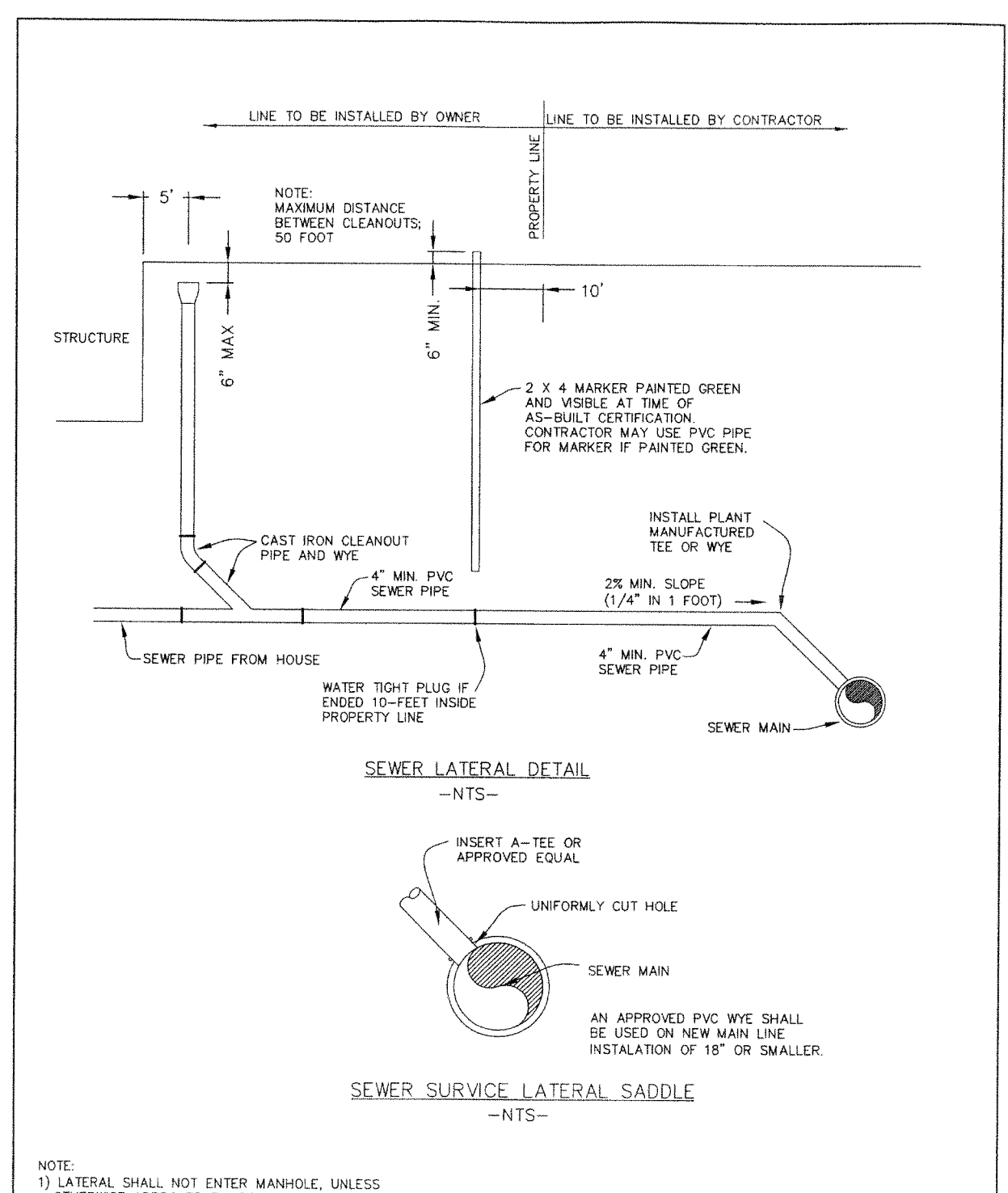
DESCRIPTION

PRELIMINARY PLANS

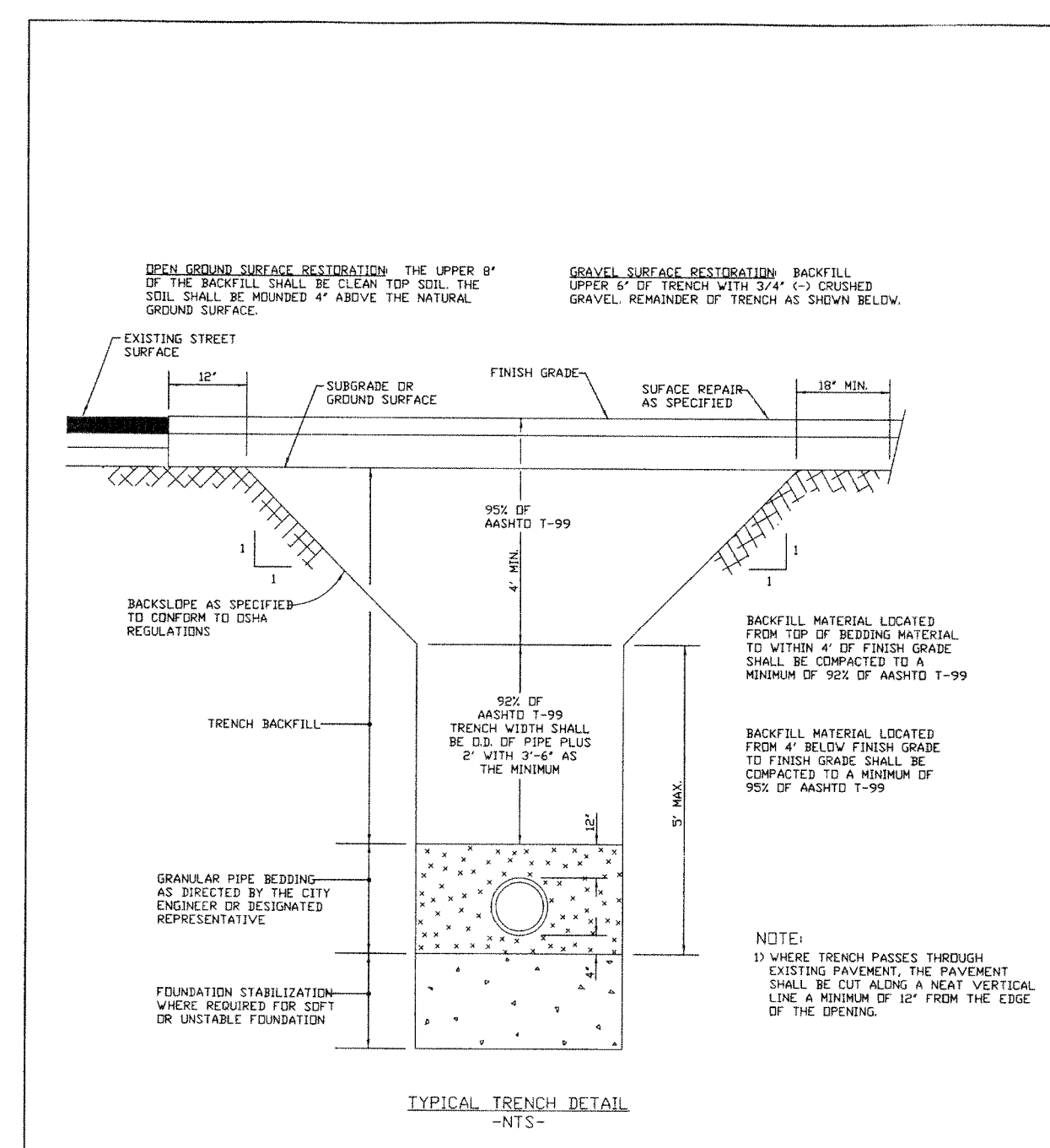
SHEET NAME	SHEET NUMBER
SEWER & STORM DRAIN DETAILS	D3



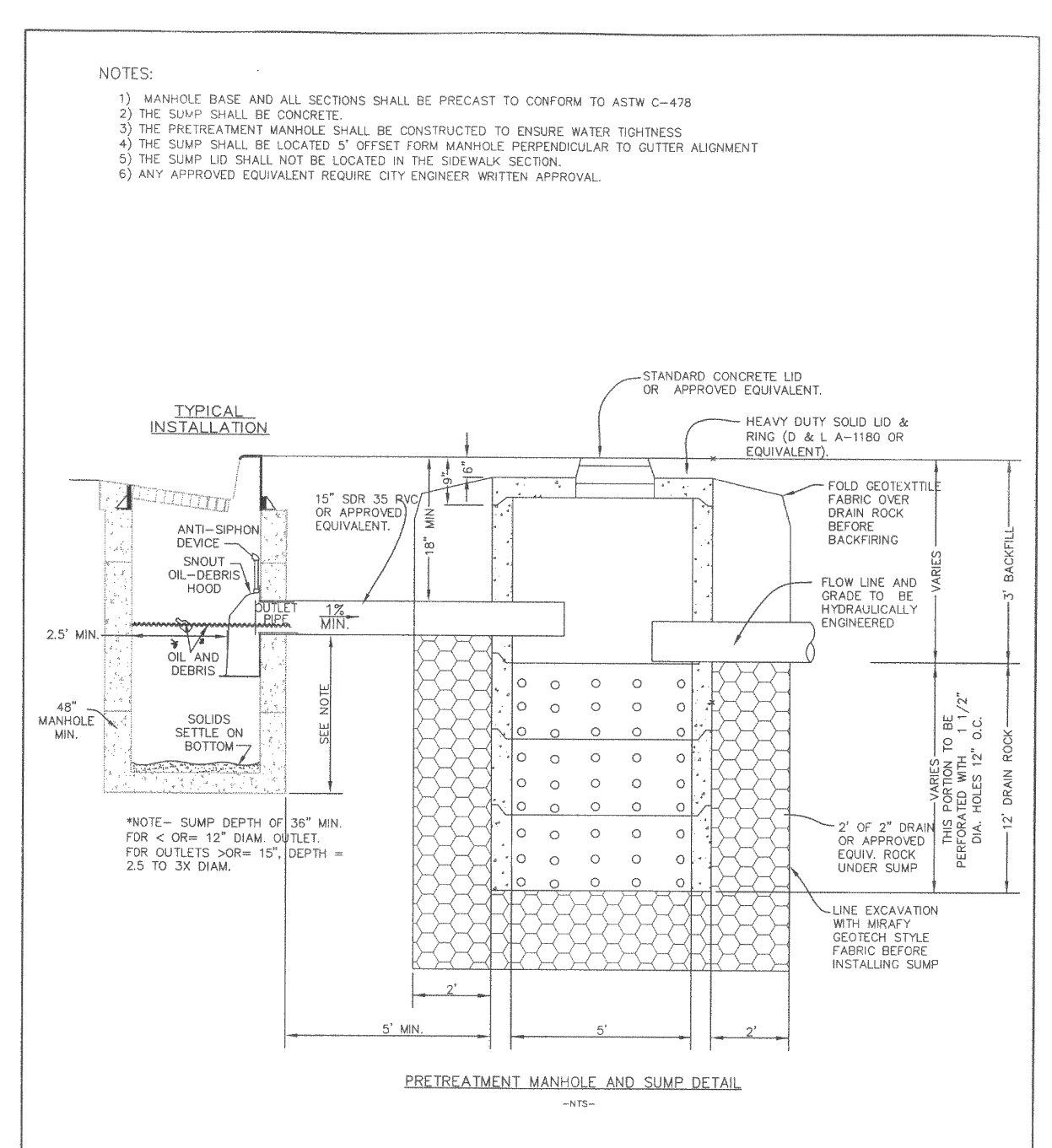
DATE: JRP MAY 2002		AMERICAN FORK CITY	STANDARD SEWER SERVICE LINE	15.19
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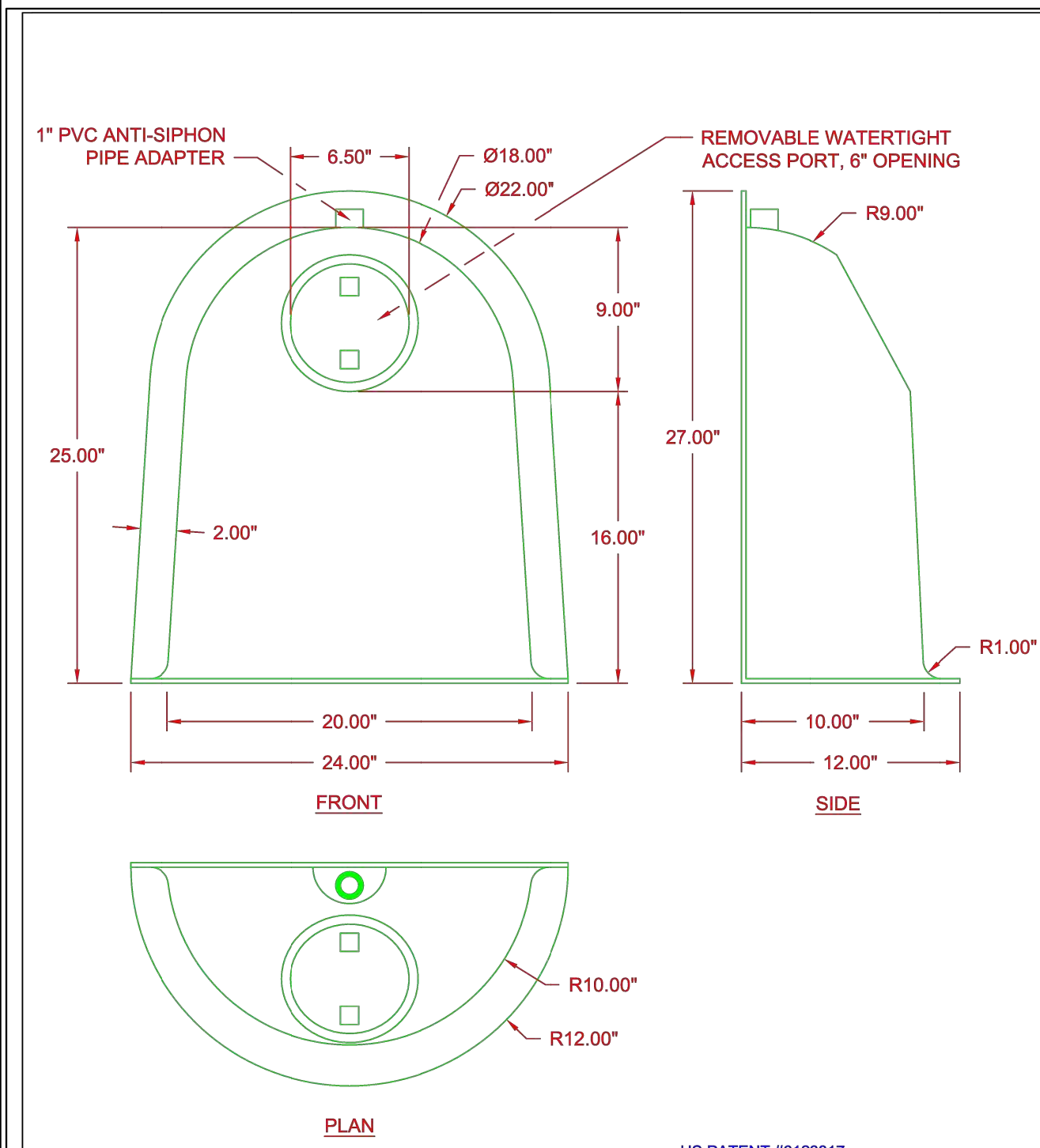
DATE: JRP JULY 2002		AMERICAN FORK CITY	SANITARY SEWER LATERAL AND CLEAN OUT	15.23
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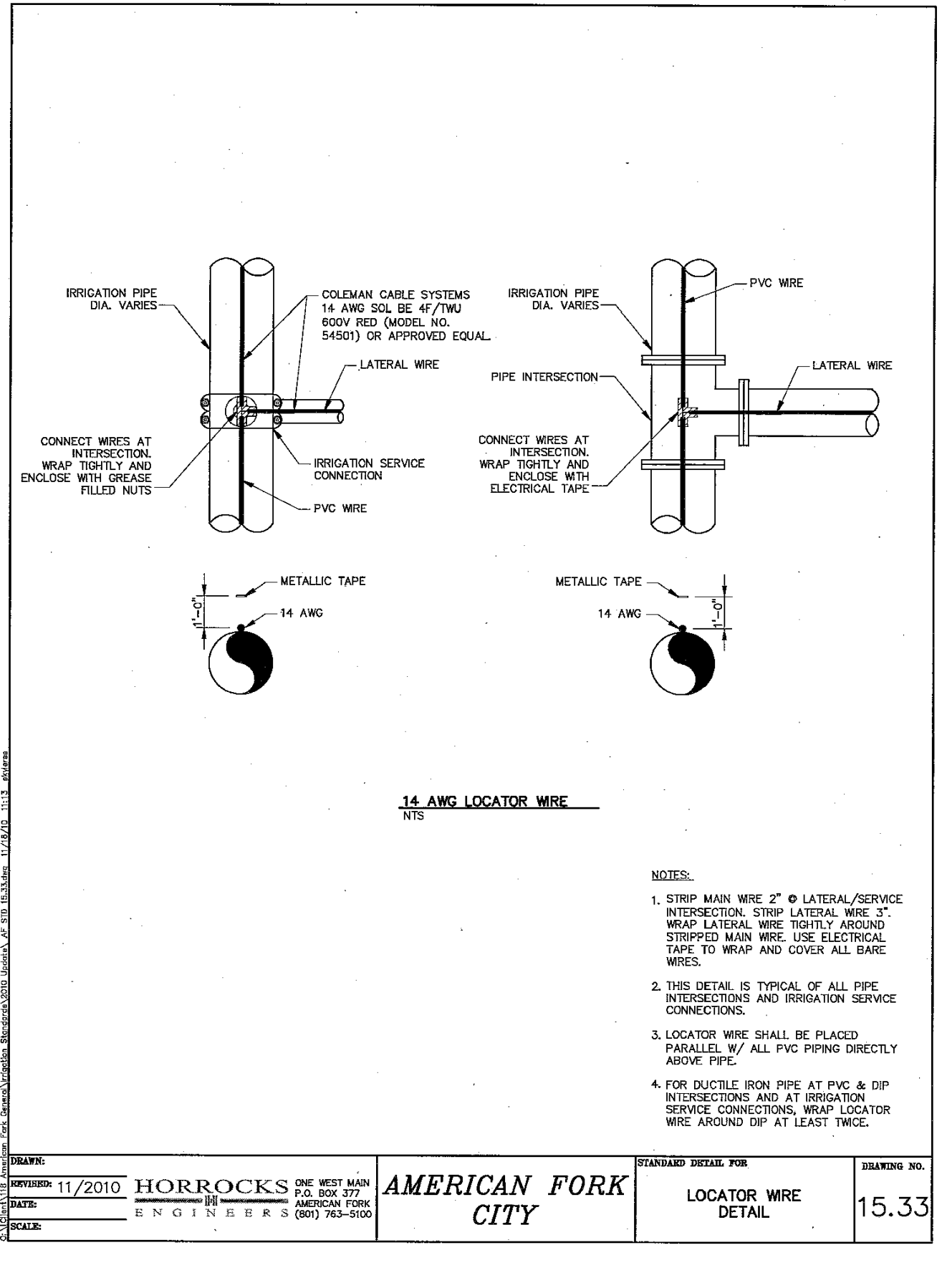
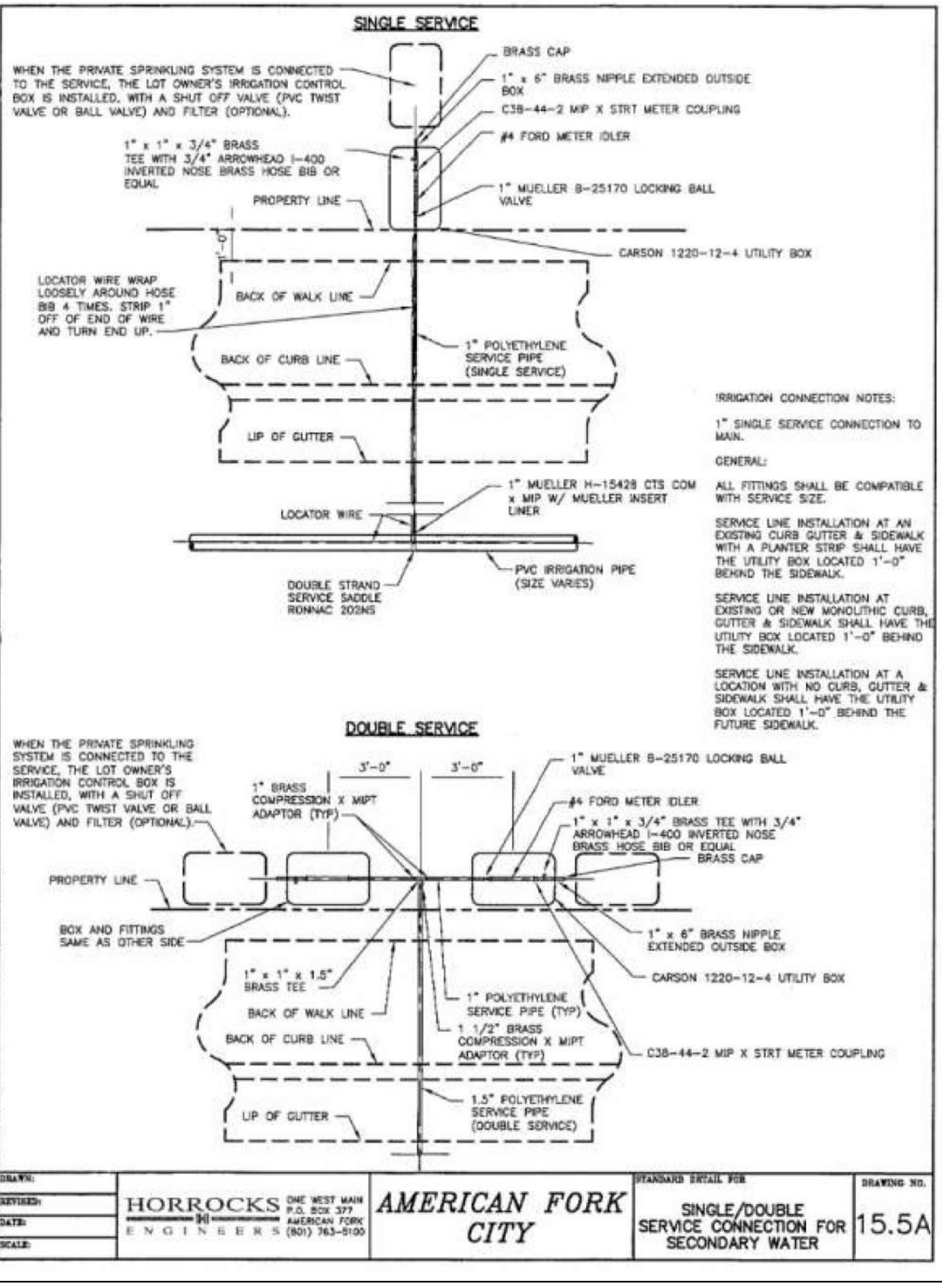
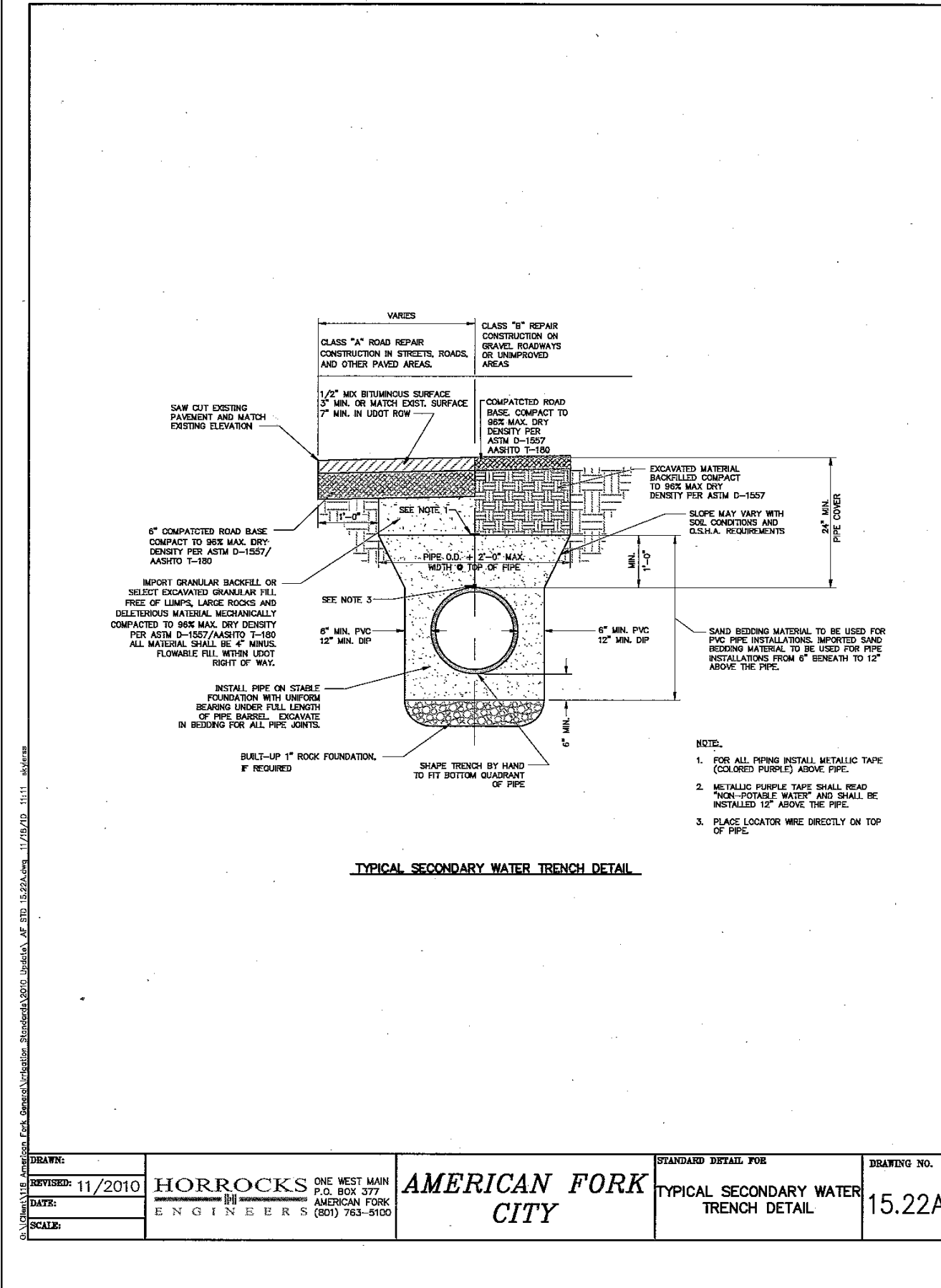
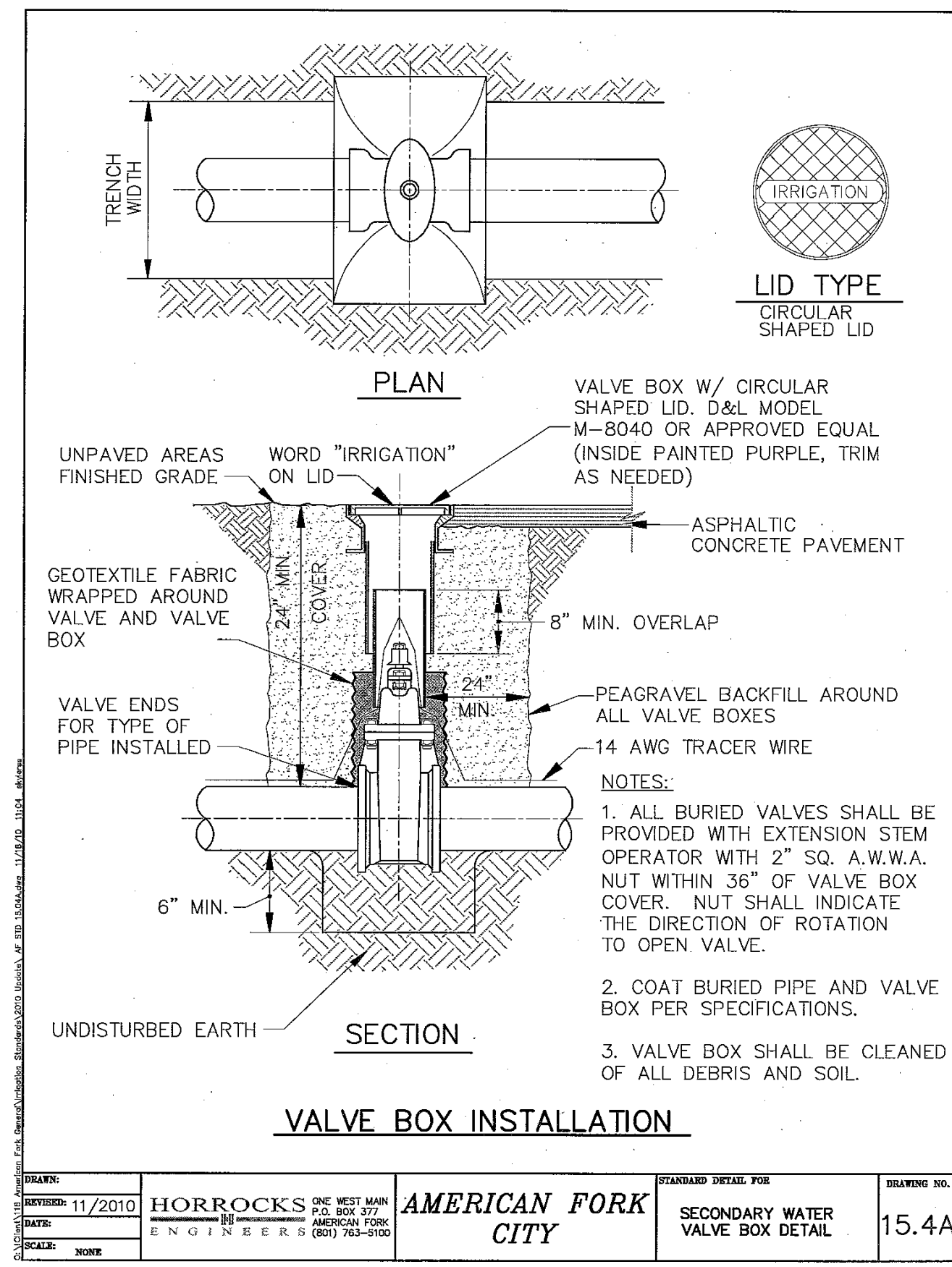
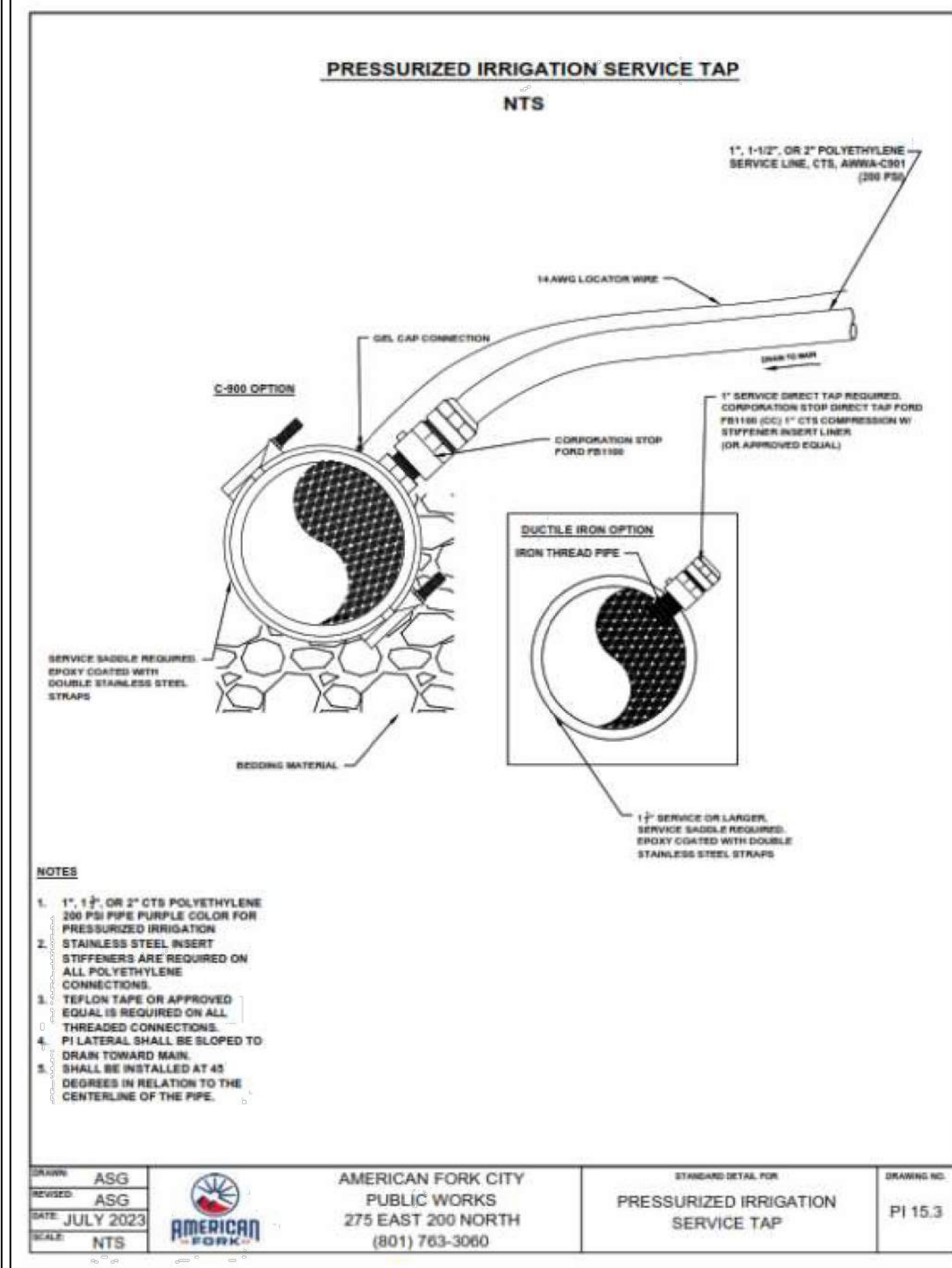
DATE: JRP MAY 2002		AMERICAN FORK CITY	TYPICAL TRENCH DETAIL	15.22
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DATE: JRP MAY 2002		AMERICAN FORK CITY	PRETREATMENT MANHOLE AND SUMP	15.14
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US PATENT #6126817 ADDITIONAL PATENTS PENDING		
BMP, INC.		
53 MT. ARCHER ROAD, LYME, CT. 06371		
(800) 504-8008 FAX: (860) 434-3195		
DESCRIPTION	DATE	SCALE
18F SNOUT OIL & DEBRIS STOP	09/14/99	NONE
DRAWING NUMBER	18F	



LANDON COURT EAST
1252 E 700 N
American Fork, UT 84003

DEVELOPMENT

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

REVISIONS		SEAL
NO.	DATE	DESCRIPTION
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ACTION: PRELIM-0
DATE: 3-2-2026

PROJECT

LANDON COURT EAST
A TWO LOT
SINGLE FAMILY RESIDENTIAL
SUBDIVISION IN THE
R-1-15000 ZONE

DESCRIPTION

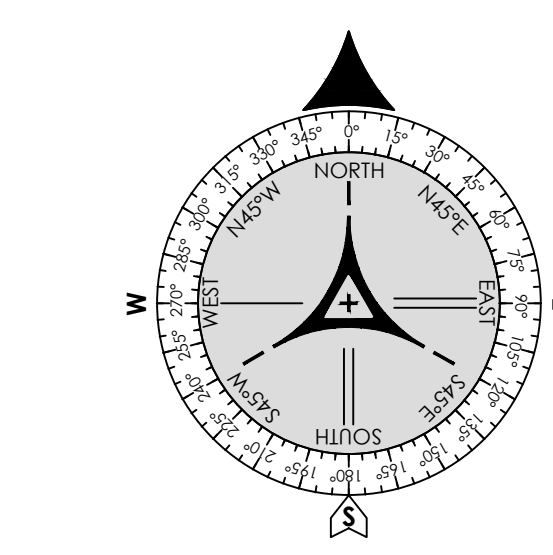
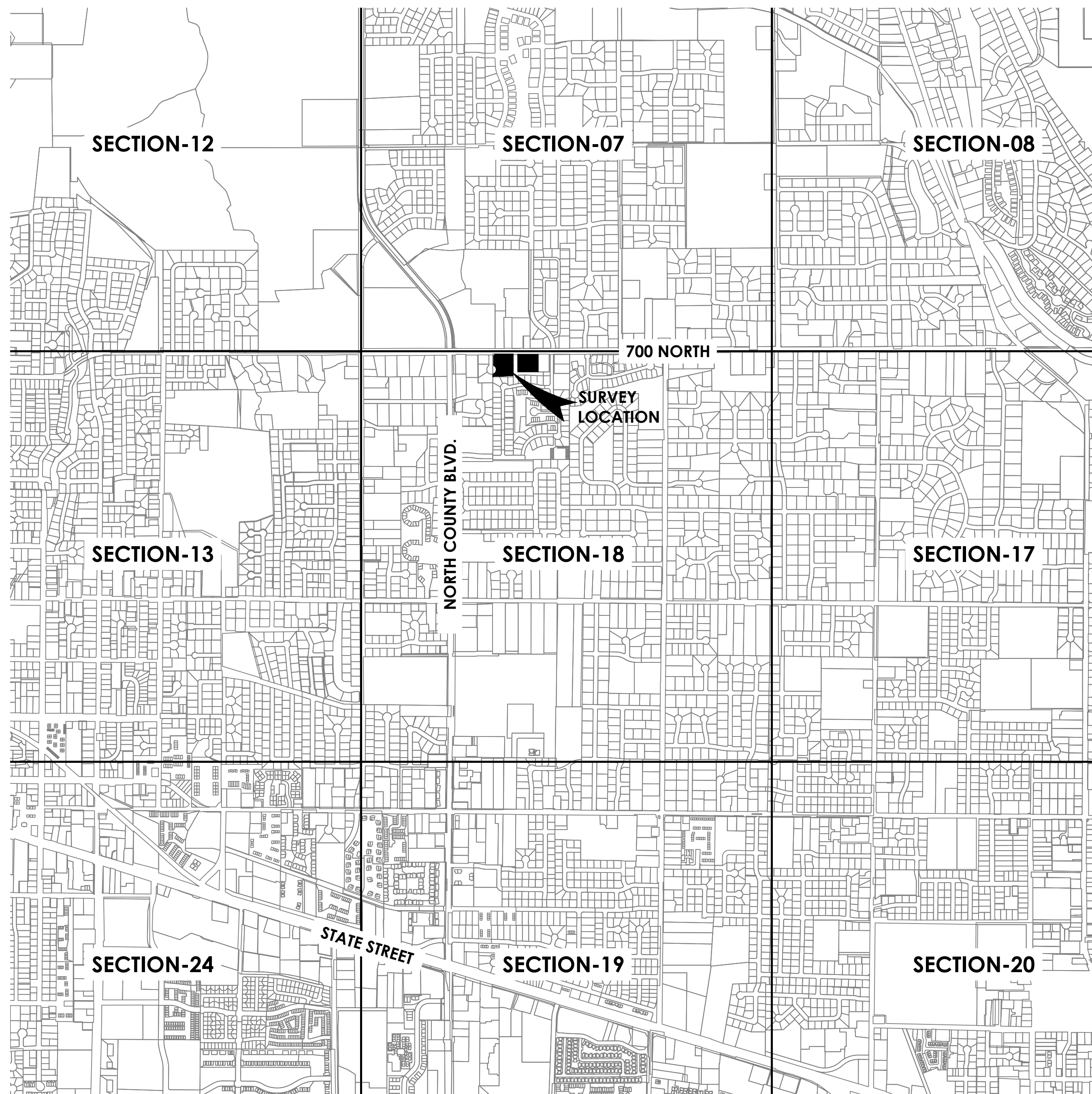
PRELIMINARY PLANS

SHEET NAME: SECONDARY WATER DETAILS
SHEET NUMBER: D4

ALTA / NSPS LAND TITLE SURVEY

LOCATED IN THE: NORTHWEST $\frac{1}{4}$ OF SECTION-18,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN,
AMERICAN FORK, UTAH, UTAH COUNTY

VICINITY MAP - SECTION-18, T5S, R2E, SALT LAKE BASE & MERIDIAN



TITLE COMMITMENT INFORMATION & SCHEDULE "A"

TITLE INSURANCE COMMITMENT REPORT PREPARED BY:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
145 WEST 200 NORTH, SUITE 110
PROVO, UTAH, 84601
COMMITMENT NUMBER: NCSUT01645

TITLE INSURANCE COMMITMENT ISSUED BY:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
145 WEST 200 NORTH, SUITE 110
PROVO, UTAH, 84601

COMMITMENT DATE:
DECEMBER 30, 2025 @ 8:00 A.M.

PROPOSED INSURED:
CAIT PETERSON & THATCHER LAMB

THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO HEREIN IS FEE SIMPLE:
JVO COMMERCIAL DEVELOPMENT, LLC

COUNTY PARCEL IDENTIFICATION NUMBER(S):
14:018:0184, 14:018:0063

PROPERTY ADDRESS:
1200 East 700 North, American Fork, Utah, 84003, Utah County
1240 East 700 North, American Fork, Utah, 84003, Utah County

TITLE INSURANCE COMMITMENT DESCRIPTION: EXHIBIT "A"

Parcel 1: 14-018-0063
Commencing 37.00 feet South and 405.00 feet West of the Northeast corner of the Northwest Quarter of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 227.00 feet; thence West 265.00 feet; thence North 227.00 feet; thence East 265.00 to the place of beginning.

Parcel 2: Part of 14-018-0184
Commencing South 33.00 feet and West 726.00 feet from the North Quarter corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 282.00 feet; thence West 70.00 feet; thence South 85°34'21" West 108.46 feet; thence North 72°29'07" West 20.47 feet; South 84° 25' 49" West 52.58 feet; South 64° 53' 20" West 15.47; thence North 35.52 feet; thence along a curve to the left (Chord Bears: North 08°41'37" East 110.86 feet, Radius = 61.00 feet) Arc Length = 139.10 feet; thence along a curve to the Right (Chord Bears: North 28°18'56" West 14.23 feet, Radius = 15.00 feet) Arc Length = 14.83 feet, thence North 110.40 feet; thence along a curve to the Right (Chord Bears: North 45°04'25" East 21.24 feet, Radius = 15.00 feet) Arc Length = 23.60 feet; thence North 12.85 feet, thence East 238.95 feet to the Point of Beginning.

Less and excepting therefrom the legal description as contained in that certain Quit Claim Deed recorded November 16, 2022 as Entry No. 118330:2022, more particularly described as follows:

Commencing at the Northeast corner of Lot 24, Temple Meadows, a Planned Unit Development, Plat "B"; thence West 70.00 feet; thence North 15.00 feet; thence East 70.00 feet; thence South 15.00 feet to the Point of Beginning.

TITLE INSURANCE COMMITMENT REPORT: SCHEDULE B - PART II

- EXCEPTIONS 1-12, & 17-18 are not survey related (ITEMS CIRCLED ARE PLOTTED ON PLAT)**
- (13) The terms, conditions, restrictions, reservations and limitations of that certain Restrictive Covenant Precluding the Residential or Other Non-Agricultural Use of the Land recorded August 25, 1987 as Entry No. 32492, in Book 2445, at Page 408 of the official Records.
Amendment and the terms, conditions, restrictions and limitations contained therein recorded April 22, 1988 as Entry No. 11279, in Book 2505, at Page 143 of the official Records.
 - 14. The terms, conditions, restrictions, reservations and limitations of that certain Boundary Line Agreement recorded March 9, 1998 as Entry No. 22177, in Book 4555, at Page 106 of the official Records. (Affects Parcel 1) **DOES NOT AFFECT PARCEL-1**
 - (15) Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein recorded November 7, 2005 as Entry No. 127816:2005 of the official Records. (Affects Parcel 2)
 - (16) The terms, conditions, restrictions, reservations and limitations of that certain Boundary Line Agreement recorded April 12, 2006 as Entry No. 44144:2006 of the official Records. (Affects Parcel 2)

2026 MINIMUM STANDARD DETAIL REQUIREMENTS - ALTA/NSPS LAND TITLE SURVEYS

- OPTIONAL TABLE "A" ITEMS INCLUDED**
- 1 **MONUMENTS PLACED:**
NO MONUMENTS WERE PLACED WITH THIS SURVEY
 - 2 **ADDRESS:**
1200 East 700 North, American Fork, Utah, 84003, Utah County
1240 East 700 North, American Fork, Utah, 84003, Utah County
 - 3 **FLOOD ZONE CLASSIFICATION:**
THIS PARCEL LIES WITH A ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FIRM PANEL 49049C0169F, EFFECTIVE 06/19/2020
 - 4 **GROSS LAND AREA:**
THE GROSS LAND AREA OF THIS PARCEL-1 PER THIS SURVEY IS: 60,153 Sq. Ft. (1.381 Ac. ±)
THE GROSS LAND AREA OF THIS PARCEL-2 PER THIS SURVEY IS: 70,676 Sq. Ft. (1.623 Ac. ±)
 - 5 **VERTICAL RELIEF:**
THE VERTICAL RELIEF FOR THIS PROPERTY IS AS DEPICTED ON THIS PLAT, WITH 1 FOOT CONTOUR INFORMATION, ESTABLISHED FROM GROUND SURVEY DATA. NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) GEOID-18.
 - 6 **ZONING:**
R1-15000: LOW-DENSITY RESIDENTIAL.
 - 7 **BUILDINGS:**
NO BUILDINGS EXIST ON THE PROPERTY.
 - 8 **SUBSTANTIAL FEATURES:**
ALL SUBSTANTIAL FEATURES AND IMPROVEMENTS OBSERVED DURING THE COURSE OF THIS SURVEY, ARE NOTED AND DEPICTED ON THIS PLAT.
 - 9 **PARKING:**
NO PARKING LOTS OR STRUCTURES WERE FOUND ON THE SUBJECT PARCEL.
 - 11 **UNDERGROUND UTILITIES:**
ALL OBSERVED EVIDENCE, TOGETHER WITH UTILITY MARKINGS AND DATA TAKEN FROM RECORDED DOCUMENTS, ARE NOTED AND DEPICTED ON THIS PLAT.
 - 13 **ADJOINING OWNERS:**
THE NAMES OF ADJOINING OWNERS, ALONG WITH THE CURRENT PARCEL NUMBERS, ARE SHOWN ON THIS SURVEY.
 - 16 **EVIDENCE OF CONSTRUCTION:**
NO EVIDENCE OF EARTH MOVING WORK WAS OBSERVED.
 - 20 **POTENTIAL ENCROACHMENTS:**
- AMERICAN FORK WATERLINE ON PROPERTY WITHOUT A RECORDED EASEMENT.
- FENCELINE & IMPROVEMENTS FROM THE "MOAK" PROPERTY AS NOTATED ON SHEET-2.

SURVEYOR'S NARRATIVE

SCALE CONSULTANTS, P.C., WAS HIRED TO COMPLETE AN ALTA / NSPS SURVEY FOR UTAH COUNTY PARCEL NUMBERS 14:018:0184, 14:018:0063; FOR FUTURE RESIDENTIAL DEVELOPMENT.

IN COMPLETING THIS SURVEY, NUMEROUS OWNERSHIP CONVEYANCE DOCUMENTS AND PREVIOUS RECORDS OF SURVEY WERE OBTAINED AND REFERENCED FROM THE UTAH COUNTY RECORDER'S AND SURVEYOR'S OFFICES.

THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN THE NORTHWEST CORNER AND THE NORTH $\frac{1}{4}$ CORNER OF SECTION 18, T5S, R2E, SALT LAKE BASE & MERIDIAN. THE MEASURED BEARING AND DISTANCE EQUALS **NORTH 89° 31' 59" EAST 2682.58 FEET.**

A TITLE COMMITMENT WAS REFERENCED, AS NOTED ON SHEET 1, PURSUANT TO AND IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR AMERICAN LAND TITLE ASSOCIATION (ALTA) / NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) LAND TITLE SURVEYS, DATED FEBRUARY 23, 2026.

NOTES:

- 1. THE UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND MARKINGS PROVIDED BY THE VARIOUS UTILITY COMPANIES (BLUE STAKES) ONLY. NO GUARANTEES ARE MADE OR IMPLIED THAT ALL UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED (REFERENCE SHEET 2).
- 2. THE PROJECT BENCHMARK FOR THIS SURVEY IS THE NORTH $\frac{1}{4}$ CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.
ELEVATION: 4756.00' (NAVD88 - GEOID-18)

SURVEYOR'S CERTIFICATE

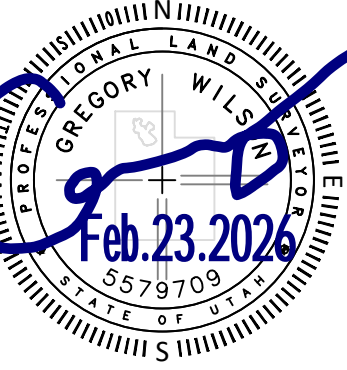
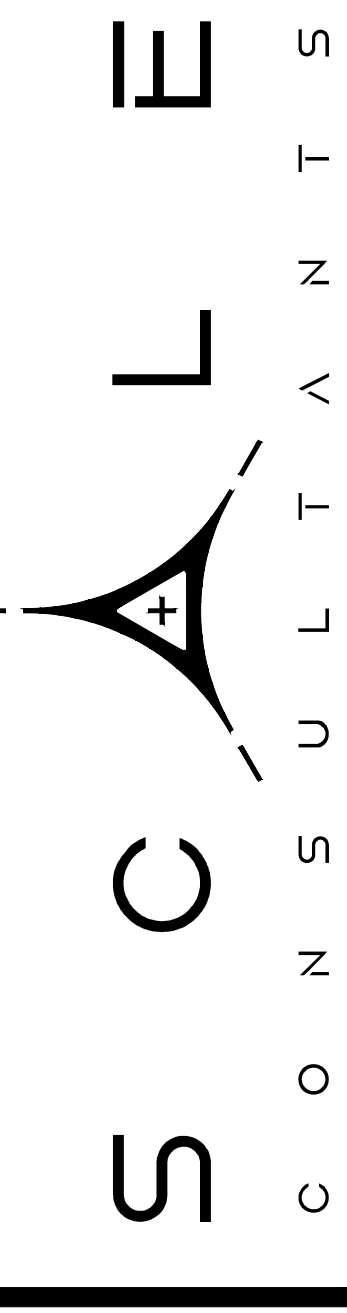
TO CAIT PETERSON, THATCHER LAMB, JVO COMMERCIAL DEVELOPMENT, LLC; FIDELITY NATIONAL TITLE INSURANCE COMPANY; AND THE SUCCESSORS AND ASSIGNS OF EACH OF THEM.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, 16, AND 20 OF THE TABLE "A" THEREOF. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON FEB 18, 2025.

GREGORY WILSON, P.E., P.L.S. FEBRUARY 23, 2026
P.L.S.: 5579709 DATE

REV	DATE	COMMENT
A	JUNE 03, 2023	1st Submittal
B	DEC 03, 2023	Revised Per City Comments
C	JAN 04, 2024	Updated per Revised Title Report
D	OCT 03, 2024	Updated per Revised Title Report
E	FEB 23, 2026	Updated per Revised Title Report

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
(801) 664-6624



ALTA / NSPS LAND TITLE SURVEY
LONDON COURT SUBDIVISION
1200 / 1240 EAST - 700 NORTH
AMERICAN FORK, UTAH, 84003
NORTHWEST $\frac{1}{4}$, SECTION-18, T5S, R2E, SLB&M

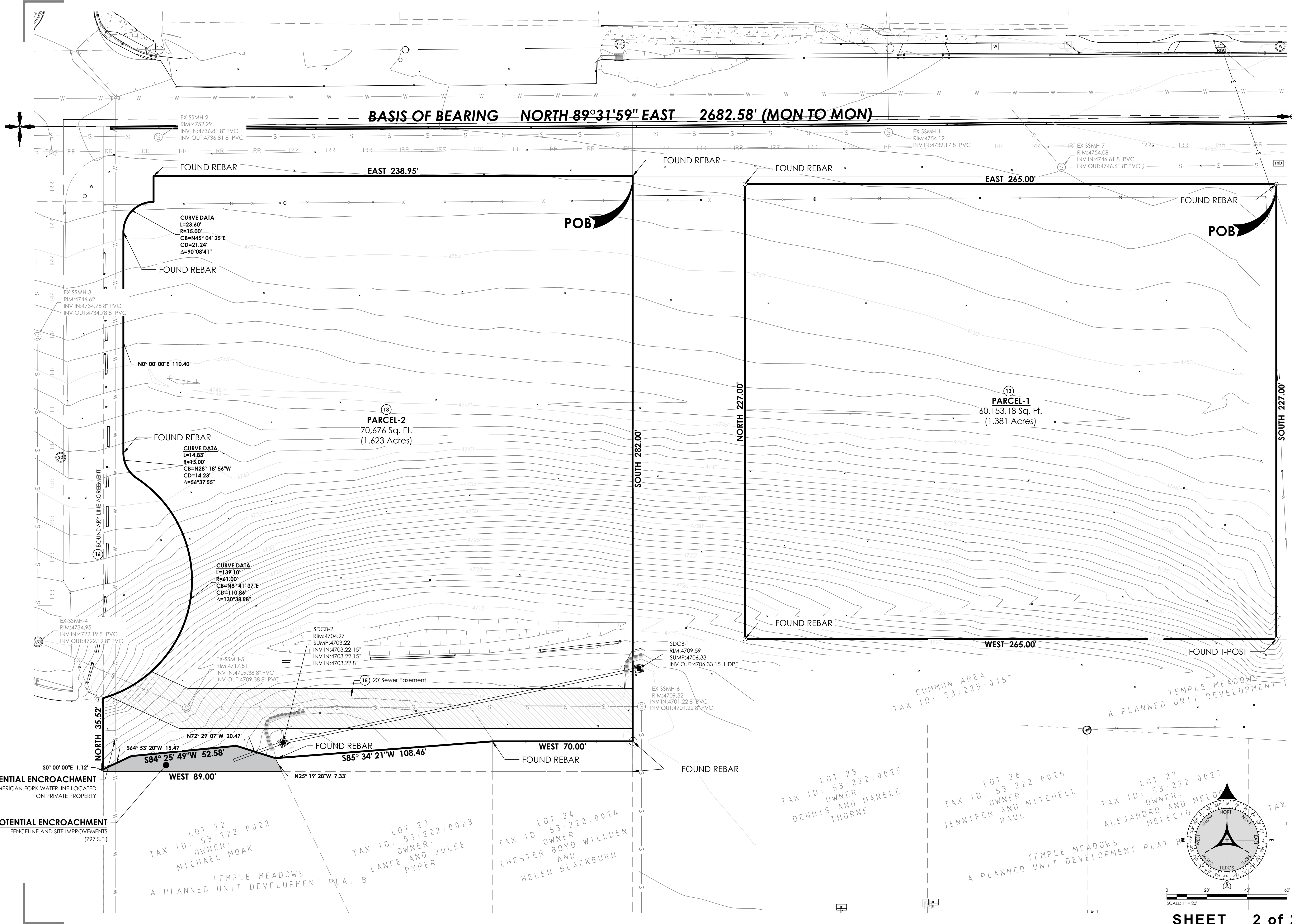
V100

PROJECT PATH: E:\PROJECTS\22-024_OSMOND_AMERICAN FORK\DWG\22-240 BASE.DWG
PLOT DATE: Monday, February 23, 2026 10:30:46 AM
PAPER SIZE: ARCH expand D (36.00 x 24.00 inches)

PROJECT PATH: E:\PROJECTS\22-024_OSMOND_AMERICAN_FORK\DWGS\22-240_BASE.dwg

PLOT DATE: Monday, February 23, 2026 10:30:46 AM

PAPER SIZE: ARCH expand D (36.00 x 24.00 inches)



POTENTIAL ENCROACHMENT
AMERICAN FORK WATERLINE LOCATED ON PRIVATE PROPERTY

POTENTIAL ENCROACHMENT
FENCELINE AND SITE IMPROVEMENTS (797 S.F.)

LOT 22
TAX ID: 53:222:0022
OWNER: MICHAEL MOAK

LOT 23
TAX ID: 53:222:0023
OWNER: LANCE AND JULEE PYPYR

LOT 24
TAX ID: 53:222:0024
OWNER: CHESTER BOYD WILLDEN AND HELEN BLACKBURN

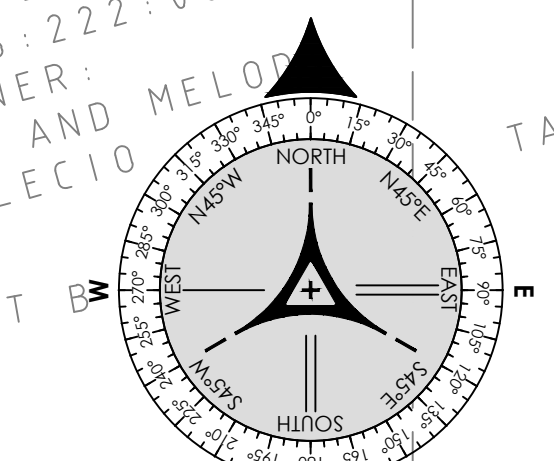
LOT 25
TAX ID: 53:222:0025
OWNER: DENNIS AND MARELE THORNE

LOT 26
TAX ID: 53:222:0026
OWNER: JENNIFER AND MITCHELL PAUL

LOT 27
TAX ID: 53:222:0027
OWNER: ALEJANDRO AND MELODIA MELECIO

COMMON AREA
TAX ID: 53:225:0157

TEMPLE MEADOWS
A PLANNED UNIT DEVELOPMENT



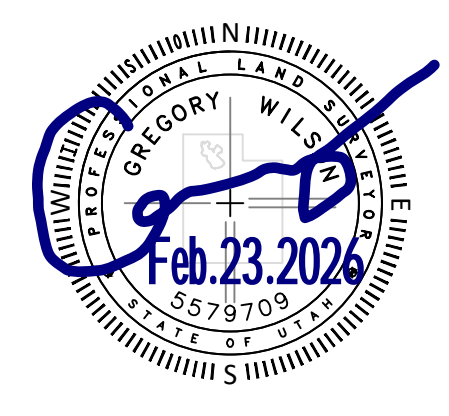
SCALE: 1" = 20'

SHEET 2 of 2

REV	DATE	COMMENT
A	JUNE 03, 2023	1st Submittal
B	DEC 03, 2023	Revised Per City Comments
C	JAN 04, 2024	Updated per Revised Title Report
D	OCT 03, 2024	Updated per Revised Title Report
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RIVINGTON, UTAH 84096
801.664.6624

S C O N S U L T A N T S



ALTA / NSPS LAND TITLE SURVEY

LANDON COURT SUBDIVISION
1200 / 1240 EAST - 700 NORTH
AMERICAN FORK, UTAH, 84003
NORTHWEST 1/4, SECTION-18, T5S, R2E, SLB&M

V101