



AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA

Regular Session
May 11, 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 May 11, 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 May 4, 2026, Development Review Committee minutes.

4. Public Hearings (Public Hearings is that class of DRC action that requires further discussion on some Amended Final Plats. Public Hearing items will have the chance for the public to speak upon.)

- a. Public hearing on an application for an Amended Final Plat, known as Anderson Acres PUD Plat D, located at approximately 892 E 120 N, American Fork City. The Amended Final Plat consists of 0.84 acres and is in the Residential (R1-9000) Zone.
- b. Public hearing on an application for an Amended Final Plat, known as Tilotson Warehouse Condo Plat A, located at approximately 1500 S 618 E, American Fork City. The Amended Final Plat consists of 4.62 acres and is in the Planned Industrial (PI-1) Zone and Industrial (I-1) Zone.

5. 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 Final Plat, known as Landon Court East, located at approximately 1252 E 700 N, American Fork City. The Final Plat consists of 1.381 acres and is in the Residential (R1-15,000) Zone.

6. Adjournment

Dated this 7TH day of May 2026

Patrick O'Brien

Development Services Director

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



NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the American Fork City Development Review Committee will hold a Public Hearing on May 11, 2026, in the Public Works building, located at 275 East 200 North, commencing at 9:00 AM.

The public and each affected entity is invited to provide information and comment for American Fork City to consider in the process of the proposed items.

- **Notice of public hearings on an Amended Final Plat for Anderson Acres PUD Plat D, located at approximately 892 E 120 N.**
 - o A public hearing is being held for the amended final plat to meet Utah State Code requirements found in Title 10-20-811. The amended final plat looks to consolidate properties to allow larger rear yards.

- **Notice of public hearing on an Amended Final Plat for Tilotson Warehouse Condo Plat A, located at approximately 1500 S 618 E.**
 - o A public hearing is being held for the amended final plat to meet Utah State Code requirements found in Title 10-20-811. The amended final plat looks to create a condo project for 14 units.

Shortly before the public hearing, supporting documentation is posted on the city website at www.americanfork.gov or available by contacting the City Recorder at 801.763.3000.

UNAPPROVED MINUTES

05.04.2026

AMERICAN FORK CITY

DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

May 4th, 2026

The American Fork City Development Review Committee met in a regular session on May 4th, 2026, at the American Fork Public Works Building, 275 East 200 North, commencing at 9:00 a.m.

Development Review Committee:

Development Services Director: Patrick O'Brien

Acting Battalion Chief: Chase Parry

Sam Kelly absent

Chief Brems absent

Staff Present:

Cody Opperman

Planner II

Ben Hunter

City Engineer

Carolyn Lloyd

Administrative Assistant II

Others Present:

REGULAR SESSION

Roll Call

Public Comment Opened

No Comments

Public Comment Closed

COMMON CONSENT AGENDA

Minutes of the April 27th, 2026, Development Review Committee Regular Session.

Patrick O'Brien motioned to approve the Common Consent agenda

Chase Parry seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Chase Parry	AYE

The motion passed

ACTION ITEMS

- a. Review and action on an application for an Amended Commercial Site Plan, known as Woodcraft, located at 1658 South 580 East, American Fork City. The Commercial Site Plan consists of 1.191 acres and is in the Industrial (I-1) Zone.**

Cody Opperman provided background on the site and building, explaining that the applicant submitted an amended commercial site plan to recognize additional square footage that had previously been added without site plan approval or building permits, including interior work completed without permits. The purpose of the amended site plan is to bring the property into compliance, formalize the building's square footage, and ensure required parking is provided for the intended uses. Cody Opperman stated that if the DRC approves the amended commercial site plan, the property owner will still be required to obtain building permits for the previously unpermitted work. No conditions were identified for the site plan. The application meets the requirements of Section 17.6.101 of the Administrative Site Plan Code and Section 17.4.503 of the City's I-1 zoning regulations.

UNAPPROVED MINUTES

05.04.2026

Staff discussed parking requirements for the site and confirmed the property meets the required 37 parking stalls, with 37 stalls currently existing on-site. The discussion clarified that storage space was not being addressed as part of the site plan review. Additional improvements related to salt treatment and ventilation requirements will be reviewed later through the tenant improvement and building permit process with the Building Department.

Patrick O'Brien moved to approve the proposed Amended Commercial Site Plan known as Woodcraft, located at 1658 South 580 East, American Fork City, in the Industrial (I-1) Zone, as the Amended Commercial Site Plan meets the requirements of Section 17.6.101 and Section 17.4.503.

Chase Parry seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Chase Parry	AYE

The motion passed

Other Business

There was no other business to discuss

Adjournment

Patrick O'Brien motioned to adjourn the meeting.

Chase Parry seconded the motion.

UNAPPROVED MINUTES

05.04.2026

Voting was as follows:

Patrick O'Brien	AYE
Chase Parry	AYE

The motion passed

Meeting adjourned at 9:09 AM

Carolyn Lloyd

Administrative Assistant II

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

Agenda Topic

Public hearing on an application for an Amended Final Plat, known as Anderson Acres PUD Plat D, located at approximately 892 E 120 N, American Fork City. The Amended Final Plat consists of 0.84 acres and is in the Residential (R1-9000) Zone.

Background

The applicant has applied for an Amended Final Plat Application with the City to consolidate portions of HOA property into private property. The two lots associated with the Amended Final Plat Application look to create larger rear yards for their property. A public hearing is being held for the Amended Final Plat to meet Utah State Code requirements found in Title 10-20-811.

Project Map



Agenda Topic

Public hearing on an application for an Amended Final Plat, known as Tilotson Warehouse Condo Plat A, located at approximately 1500 S 618 E, American Fork City. The Amended Final Plat consists of 4.62 acres and is in the Planned Industrial (PI-1) Zone and Industrial (I-1) Zone.

Background

The applicant has applied for an Amended Final Plat Application with the City to develop an Office/Warehouse project. The proposed project looks to provide 14 units to the overall site. This public hearing is being held for the Amended Final Plat to meet Utah State Code requirements found Title 10-20-811.

Project Map





Agenda Topic

Review and action on an application for a Final Plat, known as Landon Court East, located at approximately 1252 E 700 N, American Fork City. The Final Plat consists of 1.381 acres and is in the Residential (R1-15,000) Zone.

BACKGROUND INFORMATION		
Location:	1252 E 700 N	
Parcel ID:	14:018:0063	
Project Type:	Final Plat	
Applicants:	Prodigy Construction	
Existing Land Use:	Residential Low Density	
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:	R1-15,000	
Surrounding Zoning:	North	R1-15,000
	South	PR-3.0
	East	R1-15,000
	West	R1-15,000
Total Number of Units	2	
Parking Requirement	2 Stall per Dwelling = 4 stalls required	

Background

The applicant has applied for a Final Plat to develop a two-lot subdivision off 700 North. The zoning of the property is R1-15,000, which requires a lot to be 15,000 s.f. minimum with a lot width of 105 feet, and a lot depth of 110 feet. The two-lots being proposed are reaching over 29,000 s.f., 130 feet of lot width, and 200 feet of lot depth for single-family homes.

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

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

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

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

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

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

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

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

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

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

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

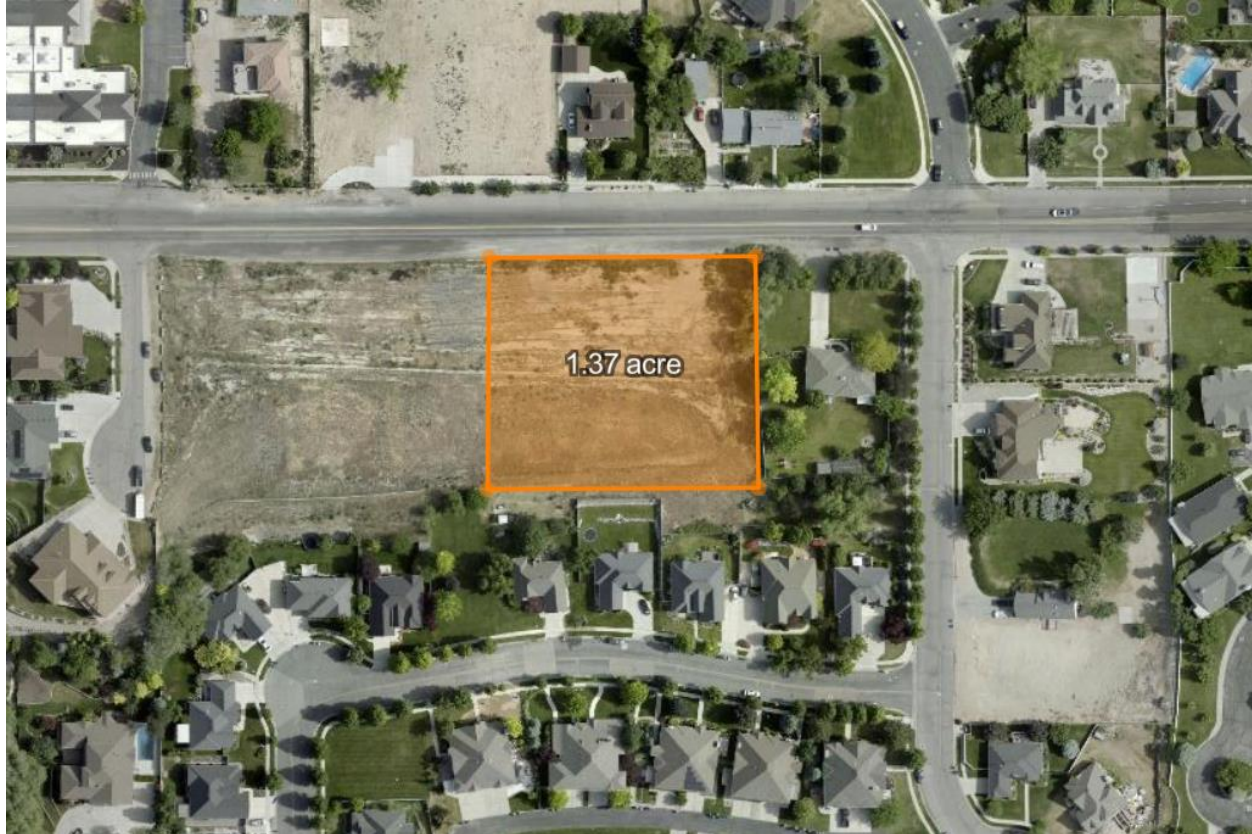
Project Conditions of Approval

- a) Address remaining J-U-B Engineering comments as noted on the Subdivision Final Plat.

Findings of Fact

1. The Final Plat MEETS the requirements of Section 17.4.202.
2. The Final Plat MEETS the requirements of Section 17.8.207.

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 Final Plat MEETS the requirements of Section 17.4.202 and Section 17.7.207. Staff recommends APPROVING the application.

Potential Motions – Final Plat



Approval

I move to approve the proposed Final Plat, located at approximately 1252 E 700 N, American Fork City, in the Residential (R1-15,000) Zone.

Denial

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

Table

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

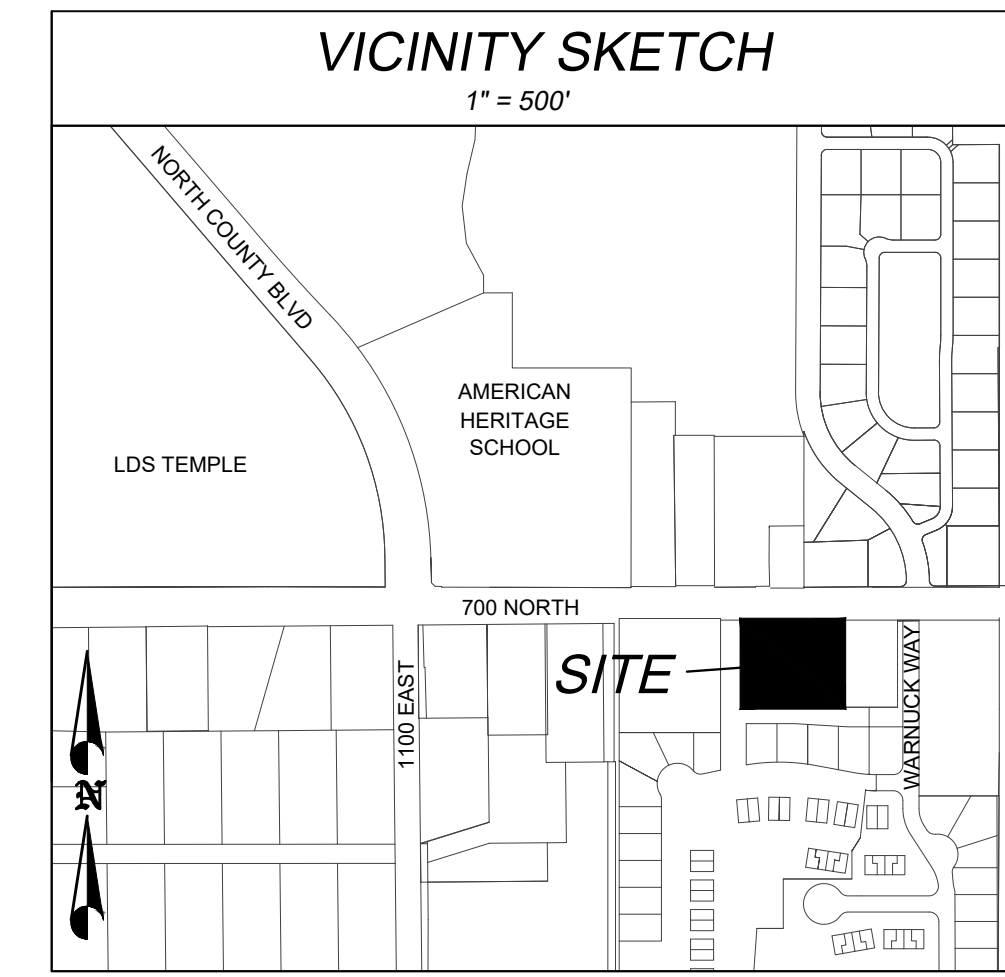
American Fork City Development Review	
Planning and Zoning Reviewed copperman 05/05/2026	No comments
Sewer/Storm Drain Division Reviewed ahardy 04/28/2026	
EC/LID Reviewed tmezenen 05/05/2026	Engineering Division Reviewed rburkhill 05/07/2026
Communications Reviewed MHunsaker 05/06/2026	Streets Division Reviewed ehyde 05/05/2026
Public Infrastructure Reviewed cscott 05/05/2026	Water/PI Division Reviewed jbrems 05/05/2026

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

Next Step
Post Entitlement Review
Required.
 Revise and resubmit following the DRC meeting to
 address remaining comments

Next Step
Proceed to the Development
Review Committee on
05/11/2026

LEGEND	
	SECTION CORNER
	PROPERTY CORNER
	SUBDIVISION MONUMENT
	BOUNDARY LINE
	CENTER LINE
	EASEMENT LINE



SURVEYOR'S CERTIFICATE

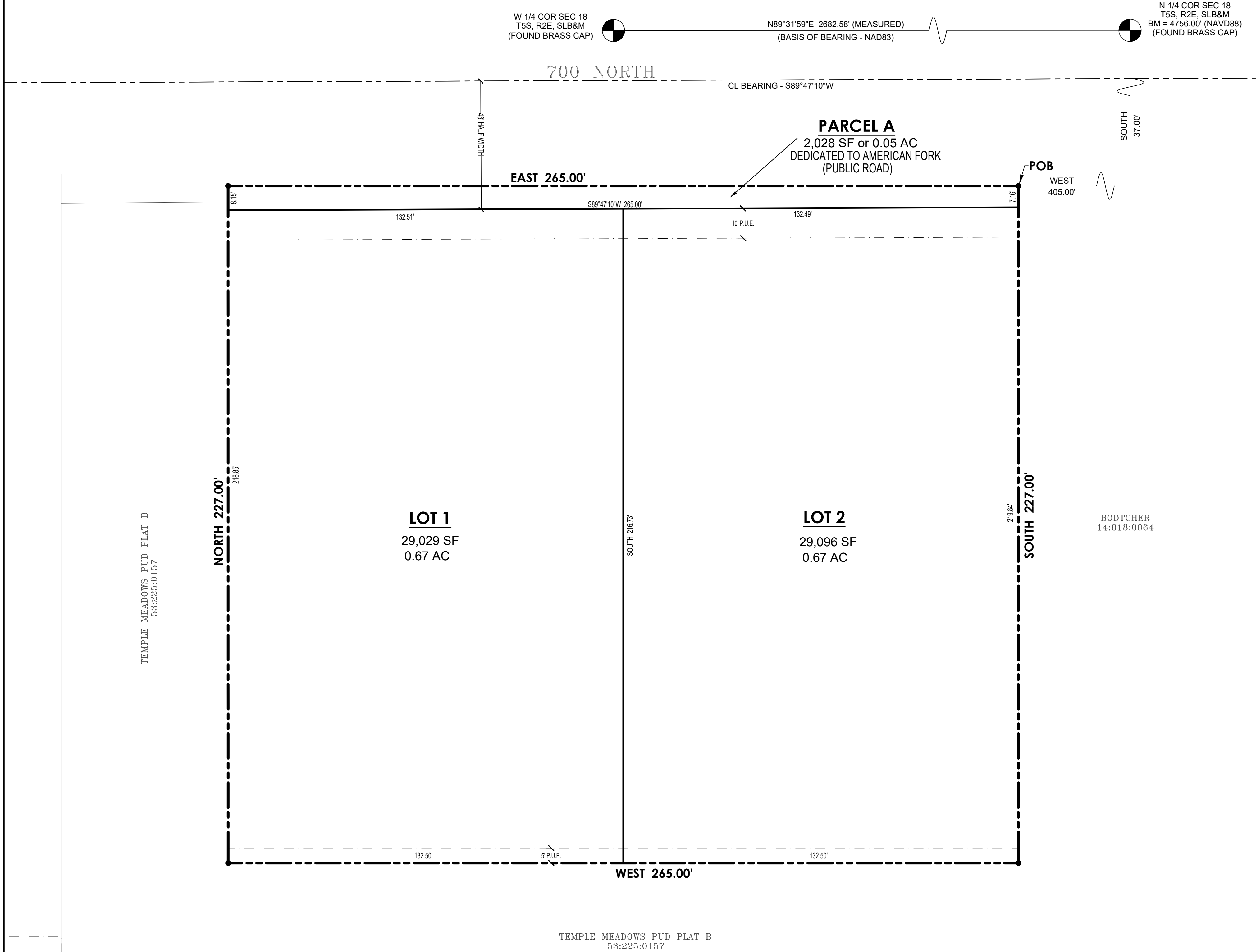
I, Aaron Thomas, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 6182780. I FURTHER CERTIFY THAT BY AUTHORITY OF 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

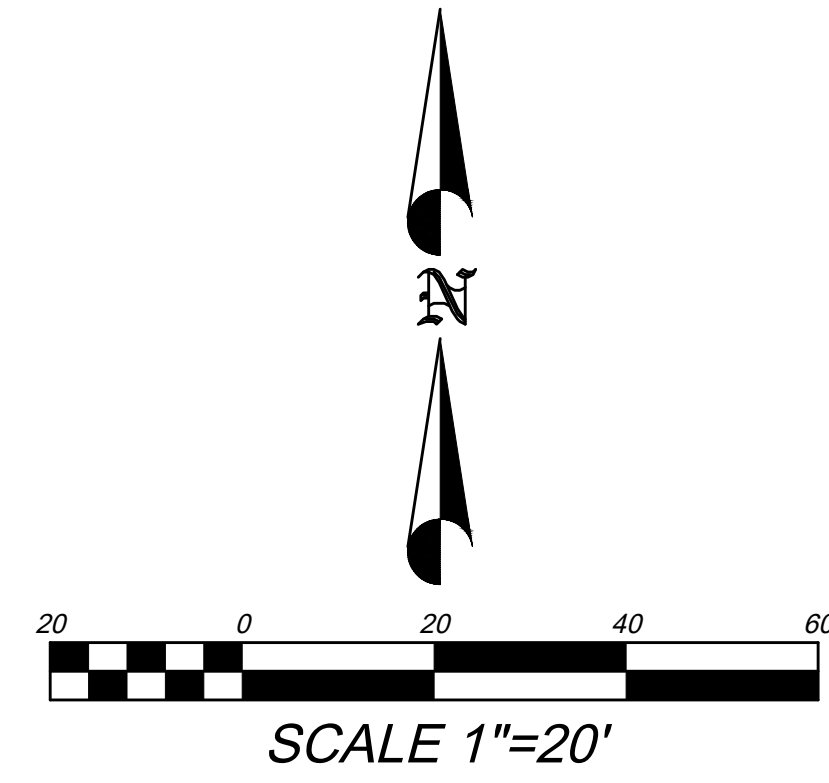
BEGINNING AT A POINT LOCATED SOUTH 37.00 FEET AND WEST 405.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;
 THENCE SOUTH 227.00 FEET TO A POINT ALONG THE NORTH BOUNDARY OF TEMPLE MEADOWS PUD PLAT B THE FOLLOWING TWO (2) COURSES: 1) WEST 265.00 FEET, AND 2) NORTH 227.00 FEET; THENCE EAST 265.00 FEET TO THE POINT OF BEGINNING.
 CONTAINS: 60,155 SF OR 1.381 ACRES

NUMBER OF LOTS CREATED = 2



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

REFERENCE DOCUMENTS:
 NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS
 RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: _____



- 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) 650-1277
 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 }
 COUNTY OF UTAH } S.S.
 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 _____

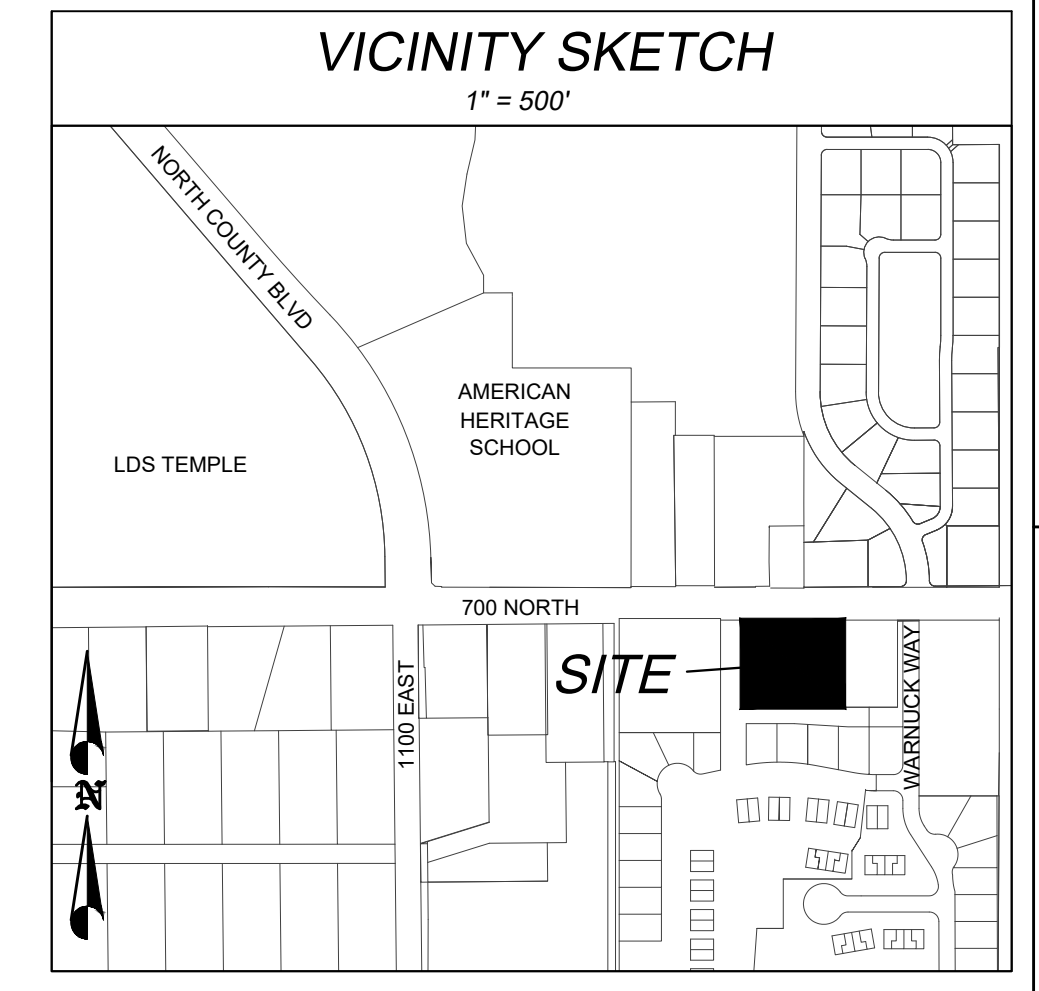
04/27/2026

TEMPLE MEADOWS PUD PLAT B
53:225:0157

TEMPLE MEADOWS PUD PLAT B
53:225:0157

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



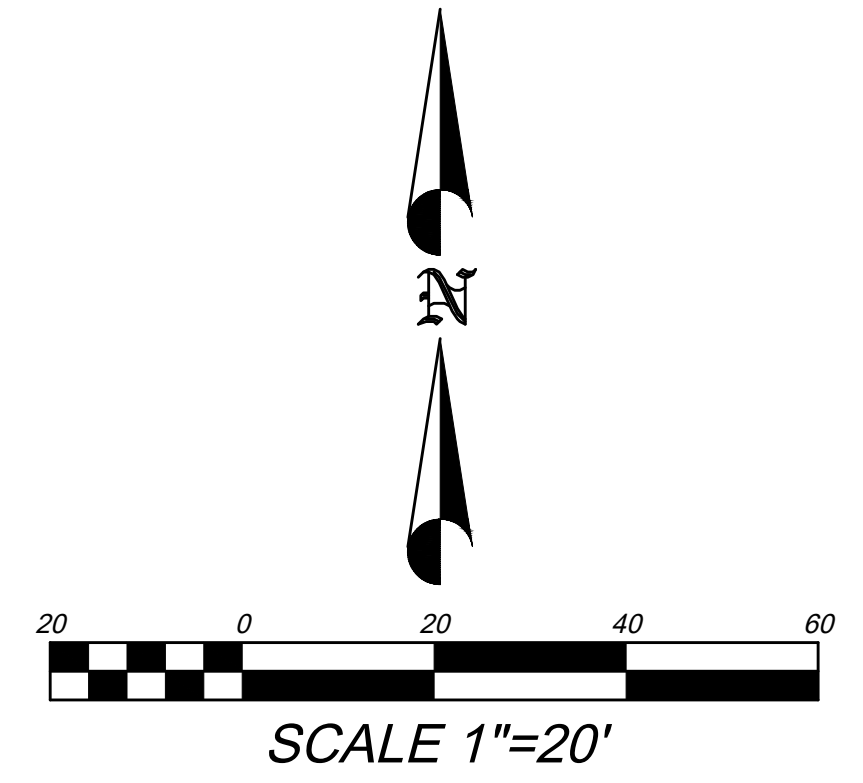
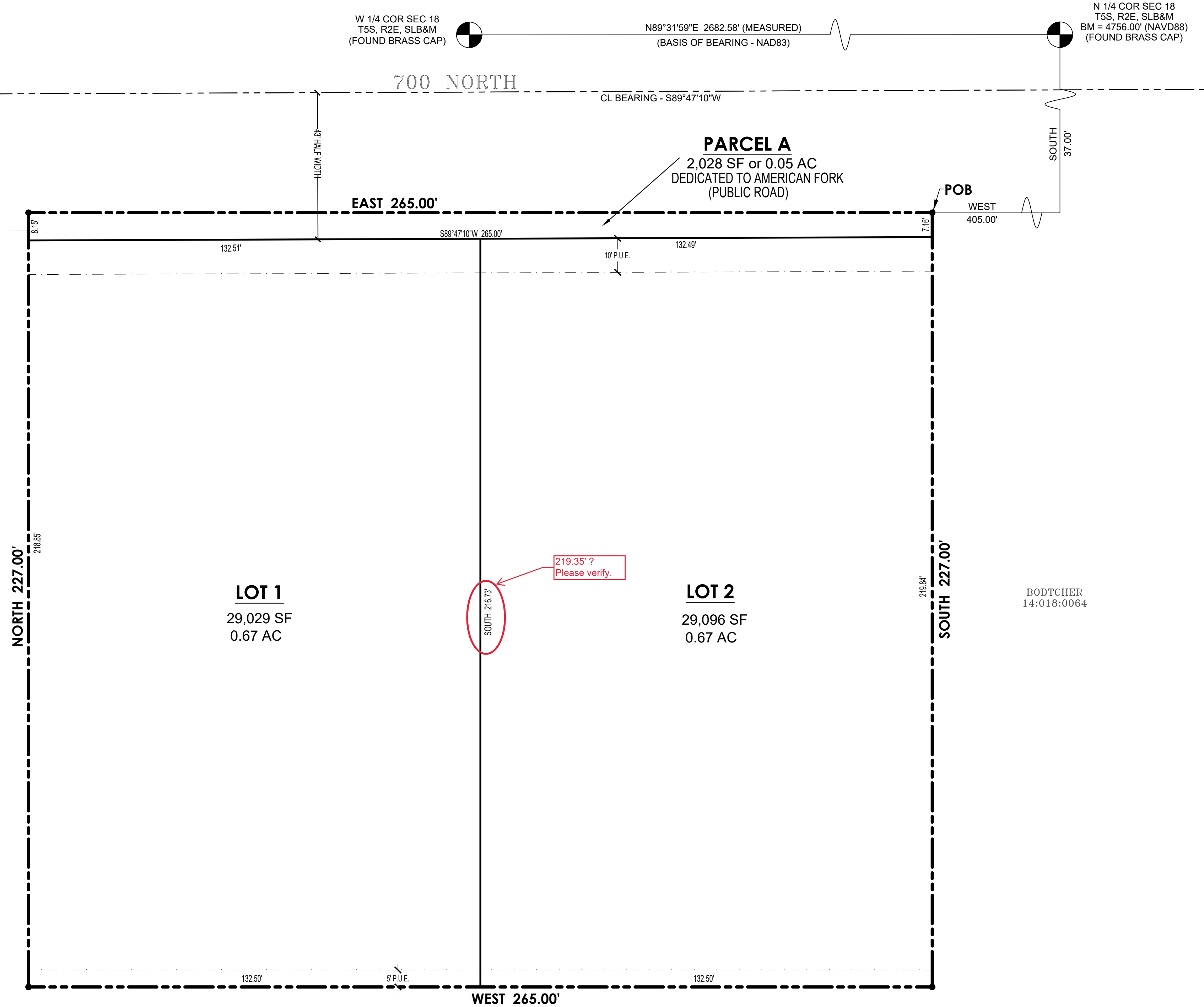
SURVEYOR'S CERTIFICATE
 I, Aaron Thomas, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 618780. I FURTHER CERTIFY 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 TO A POINT ALONG THE NORTH BOUNDARY OF TEMPLE MEADOWS PUD PLAT B THE FOLLOWING TWO (2) COURSES: 1) WEST 265.00 FEET, AND 2) NORTH 227.00 FEET; THENCE EAST 265.00 FEET TO THE POINT OF BEGINNING.
 CONTAINS 60,153 SF OR 1.381 ACRES
 NUMBER OF LOTS CREATED = 2

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

REFERENCE DOCUMENTS:
 NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS
 RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: _____



- 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

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 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

PROVIDE A SPACE FOR THE CITY CLERK STAMP SOMEWHERE ON THE PLAT.

04/27/2026

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

LANDON COURT - EAST FINAL PLANS

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 1 [Ex: 1st] complete re-submittal of the subdivision constituting the start of the 1 [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	LAYOUT
C2	OVERALL UTILITY PLAN
C3	GRADING PLAN
C4	SWPPP
C5	PHASE PLAN
GNI	GENERAL NOTES
DO-D4	CONSTRUCTION DETAILS
ALTA	ALTA SURVEY
PLAT	LANDON COURT PLAT "A"

American Fork City Development Review	
Water/PI Division Reviewed jbrems 05/05/2026	Planning and Zoning Reviewed copperman 05/05/2026
Sewer/Storm Drain Division Reviewed ahardy 04/28/2026	
EC/LID Reviewed tmezenen 05/05/2026	Engineering Division Reviewed rburkhill 05/06/2026
Public Infrastructure Reviewed cscott 05/05/2026	Streets Division Reviewed ehyde 05/05/2026

No comments

No comments

Next Step
Proceed to the Development
Review Committee on
05/11/2026

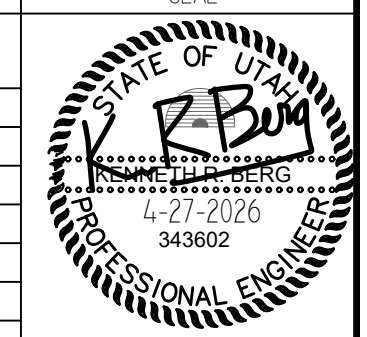
ENGINEER



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



CIVIL ENGINEERING
1018 N. Deer Crest Lane
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cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
			

ACTION	DATE
FINAL	4-27-2026

PROJECT

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

DESCRIPTION

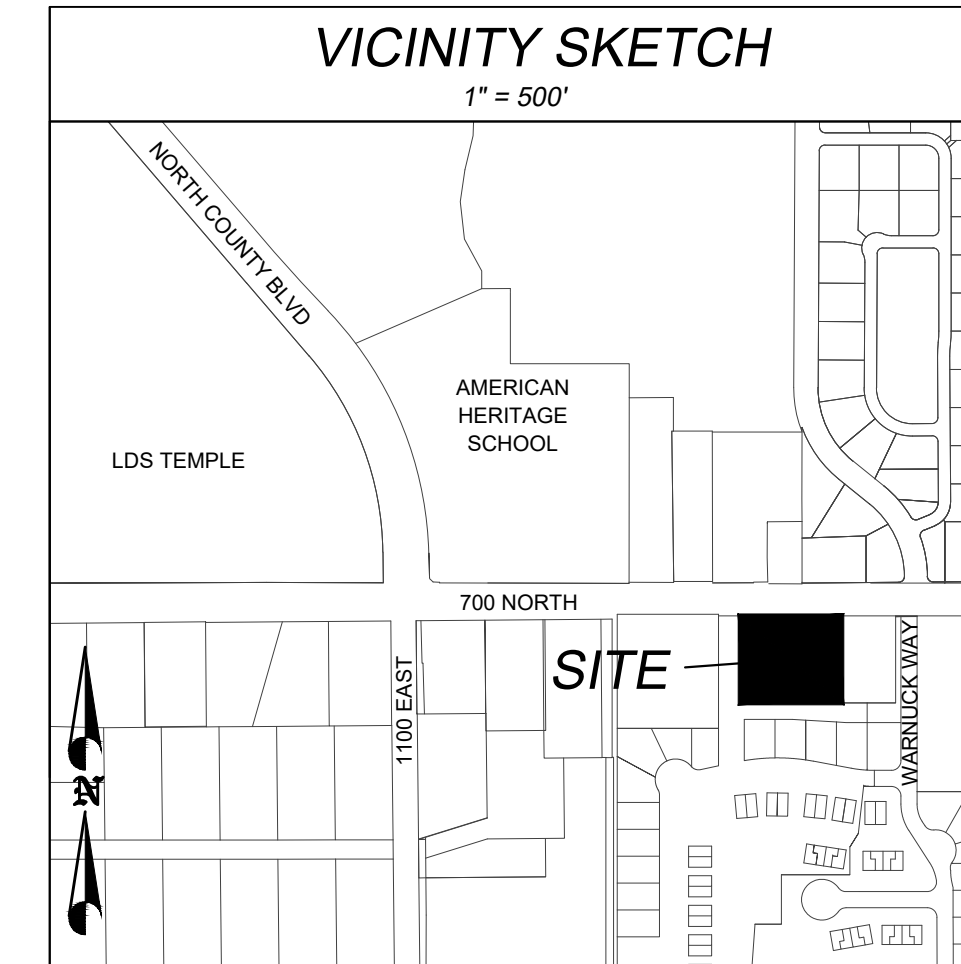
**FINAL
CONSTRUCTION
DRAWINGS**

SHEET NAME	SHEET NUMBER
SUBMITTAL	0

AF # P- 26-134

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



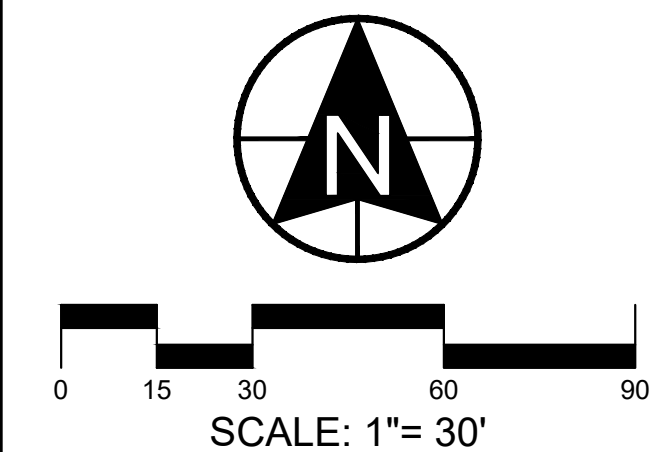
LANDON COURT EAST

1252 E 700 N
American Fork, UT 84003

DEVELOPMENT

PRODIGY CONSTRUCTION

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



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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	

ACTION	DATE
FINAL	4-27-2026

PROJECT

LANDON COURT EAST

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

DESCRIPTION

FINAL CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
COVER	C0

CONTACT LIST

CIVIL ENGINEER		
BERG CIVIL ENGINEERING	(801) 492-1277	
GEO TECHNICAL ENGINEER		
EARTHTEC ENGINEERING	(801) 225-5711	
AMERICAN FORK CITY PLANNING DEPT.		
AMERICAN FORK CITY PUBLIC WORKS	(801) 763-3060	
UTILITIES		
AF CULINARY WATER	(JAY BREMS)	(801) 763-3060
AF PRESSURIZED IRRIGATION	(JAY BREMS)	(801) 763-3060
AF SANITARY SEWER	(ASHTON HARDY)	(801) 763-3060
AF STORM DRAIN	(ASHTON HARDY)	(801) 763-3060
AF FIRE MARSHALL	(MAT SACCO)	(801) 763-3065
AF CITY INSPECTOR	(CHAD SCOTT)	(801) 763-3060
AF SWPPP MANAGER	(TYLER MEZENEN)	(801) 763-3060
AF FIBER	(WILL DAVIS)	(801) 897-9826
AF IRRIGATION COMPANY	(ERNE JOHN)	(801) 471-6576
ROCKY MOUNTAIN POWER	(TERIA WALKER)	(801) 756-1510
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	LAYOUT
C2	OVERALL UTILITY PLAN
C3	GRADING PLAN
C4	SWPPP
C5	OVERALL PHASING PLAN
GN1	GENERAL NOTES
D0-D4	CONSTRUCTION DETAILS
ALTA	ALTA SURVEY
PLAT	LANDON COURT PLAT "A"

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

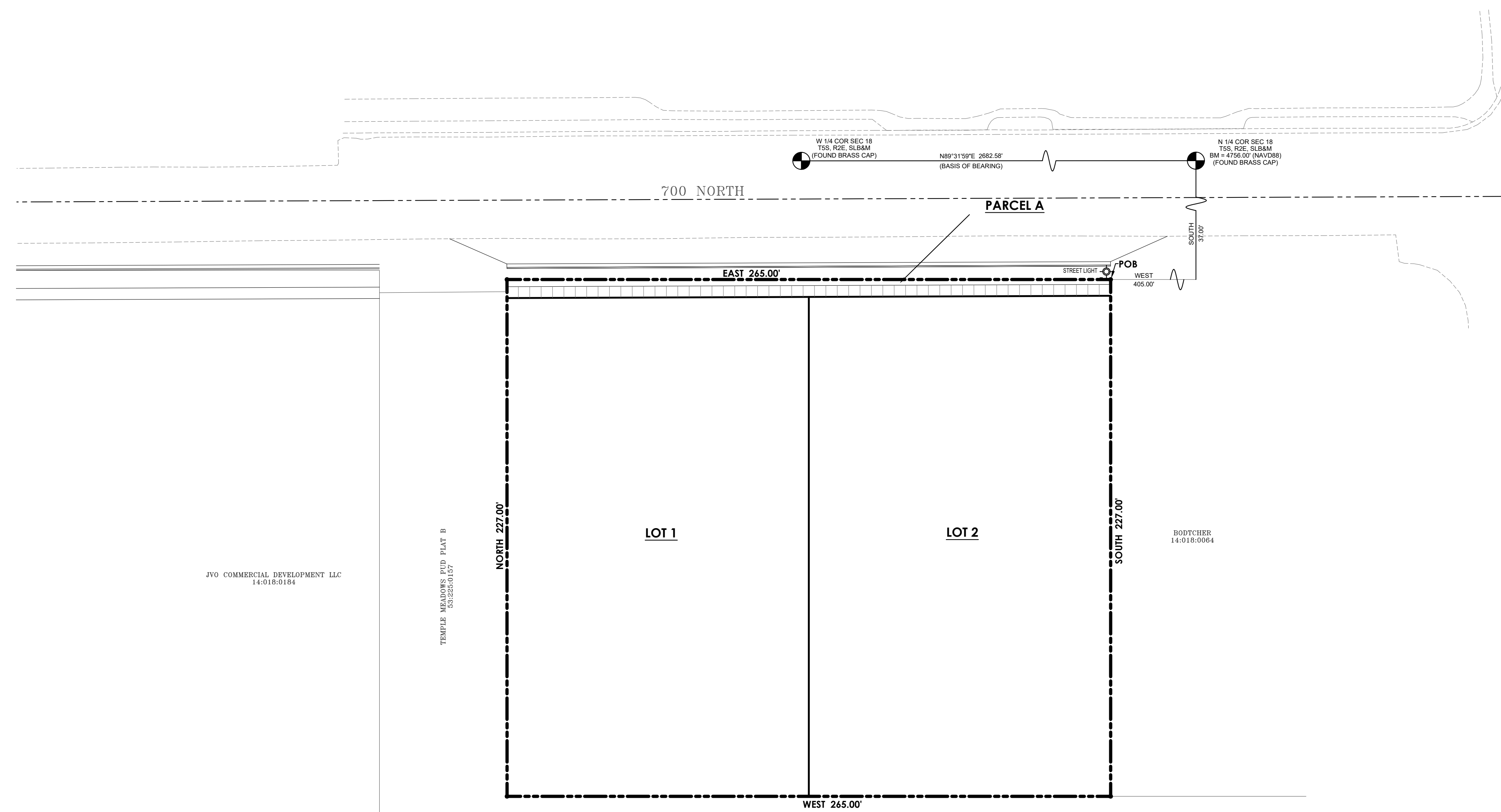
FLOOD ZONE DESIGNATION: X
 FIRM MAP PANEL #: 49049C0169F
 EFFECTIVE DATE: JUNE 19, 2020

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

BOTCHER
14-018-0064



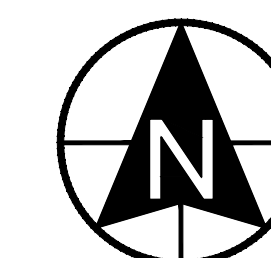
LANDON COURT EAST

1252 E 700 N
American Fork, UT 84003

DEVELOPMENT

PRODIGY CONSTRUCTION

911 West 1050 South
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(801) 669-6228



SCALE: 1" = 20'



CIVIL ENGINEERING

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			

ACTION	DATE
FINAL	4-27-2026

PROJECT

LANDON COURT EAST

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

DESCRIPTION

FINAL
CONSTRUCTION
DRAWINGS

SHEET NAME SHEET NUMBER

LAYOUT C1

JVO COMMERCIAL DEVELOPMENT LLC
14:018:0184

TEMPLE MEADOWS PUD PLAT B
53:225:0157

NORTH 227.00'

LOT 1
29,029 SF
0.67 AC

LOT 2
29,096 SF
0.67 AC

SOUTH 227.00'

BODTCHER
14:018:0064

TEMPLE MEADOWS PUD PLAT B
53:225:0157

W 1/4 COR SEC 18
T5S, R2E, SLB&M
(FOUND BRASS CAP)

N89°31'59"E 2682.58'
(BASIS OF BEARING)

N 1/4 COR SEC 18
T5S, R2E, SLB&M
BM = 4756.00' (NAVD88)
(FOUND BRASS CAP)

700 NORTH

PARCEL A
2,028 SF or 0.05 AC
DEDICATED TO AMERICAN FORK

EAST 265.00'

STREET LIGHT
POB
WEST 405.00'

SOUTH 37.00'

132.51'

S89°47'10"W 265.00'

10' P.U.E.

132.49'

8.13'

7.16'

218.85'

SOUTH 216.73'

WEST 265.00'

132.50'

5' P.U.E.

132.50'



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

PI NOTES

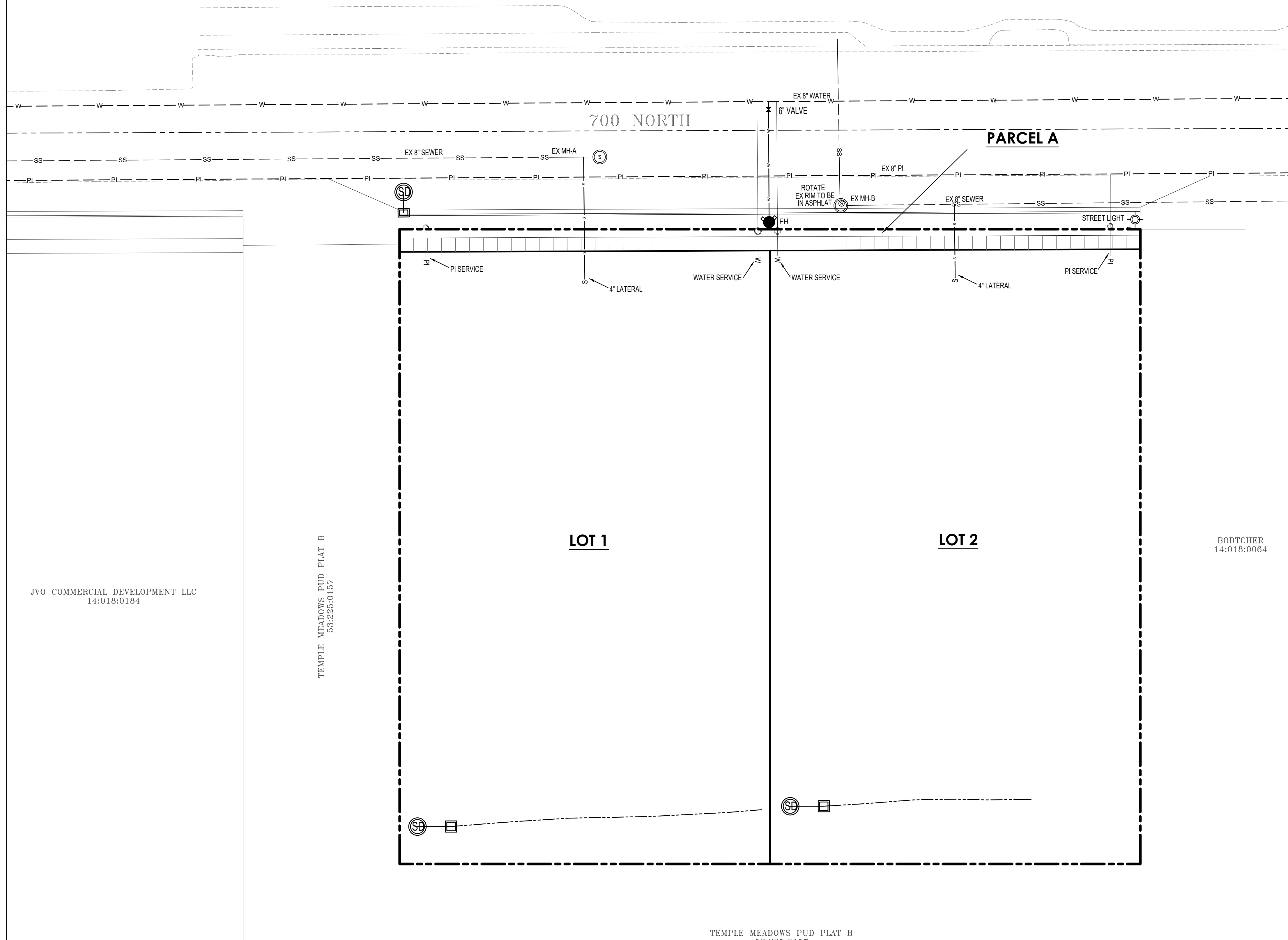
1. 1.5" POLY (PURPLE) LATERAL FROM MAIN 1"x1.5" TEE WITH (3) C84 QUICK JOINTS, 4" TO 6" SEPARATION REQUIRED BETWEEN METER CANS.
2. MAINTAIN 3' CLEARANCE FROM FIRE HYDRANTS
3. ALL PI LINES TO BE PVC C900 (PURPLE)
4. VALVES SHALL BE OF CAST IRON BODY, BRONZE-MOUNTED, DOUBLE DISC, PARALLEL SEAT, NON-RISING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

ROADWAY NOTES

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

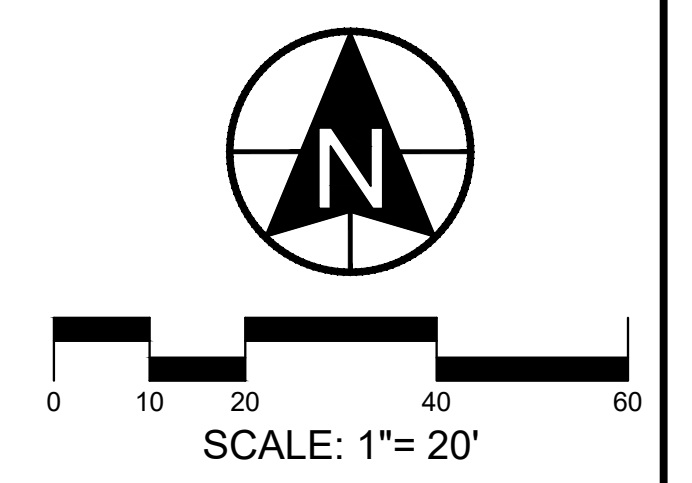
COMMUNICATION

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



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	DATE
FINAL	4-27-2026

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

DESCRIPTION
FINAL CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
UTILITY	C2

JVO COMMERCIAL DEVELOPMENT LLC
 14:018:0184

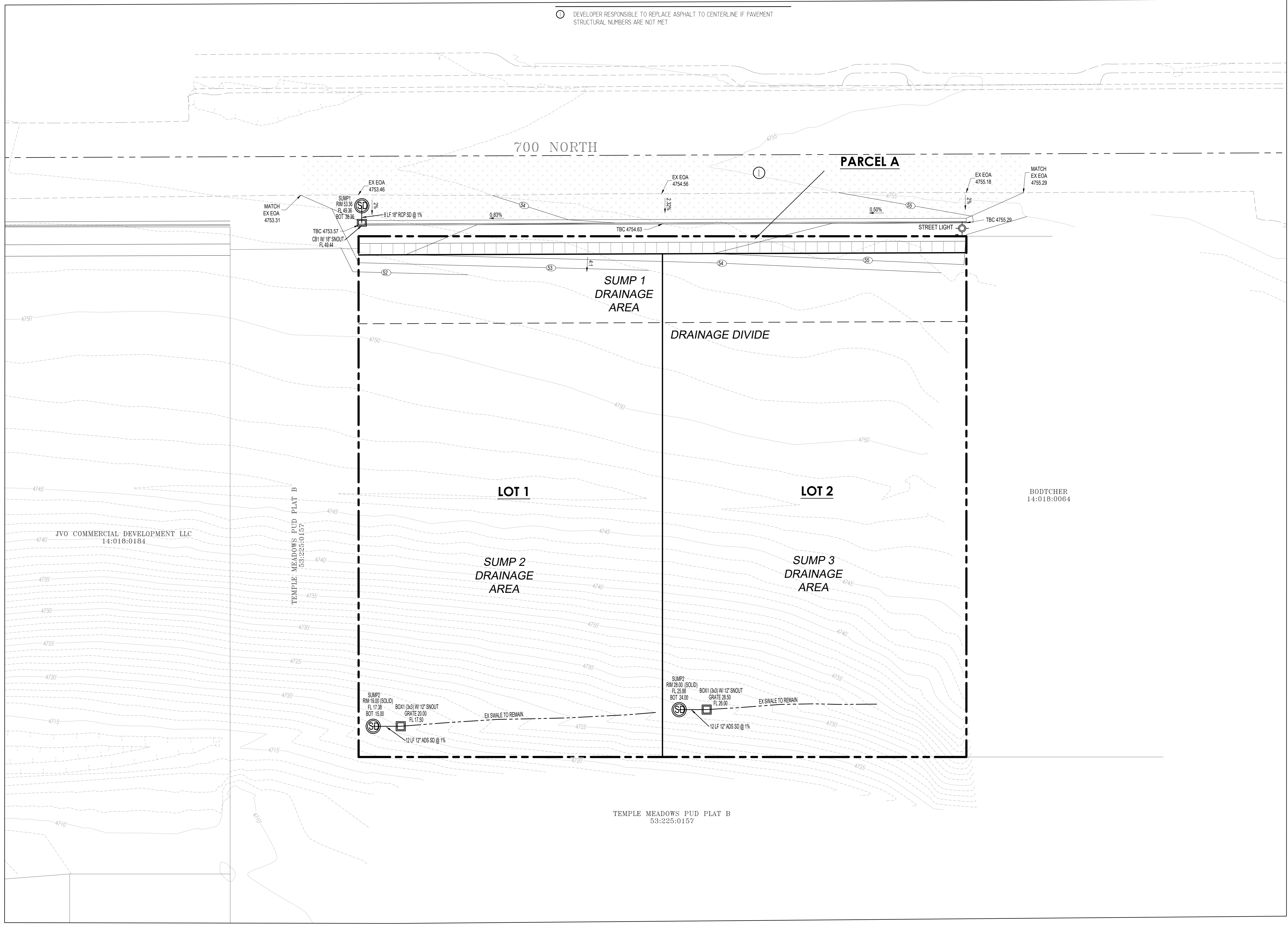
TEMPLE MEADOWS PUD PLAT B
 53:225:0157

TEMPLE MEADOWS PUD PLAT B
 53:225:0157

BODTCHER
 14:018:0064

PAVEMENT REPLACEMENT

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



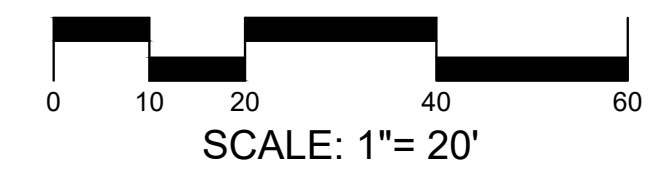
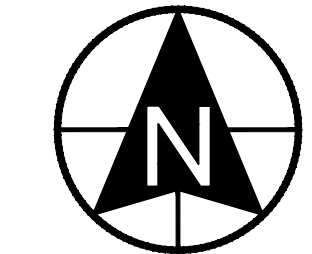
LANDON COURT EAST

1252 E 700 N
American Fork, UT 84003

DEVELOPMENT

PRODIGY CONSTRUCTION

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American Fork, UT 84003
(801) 669-6228



BERG
CIVIL ENGINEERING
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	

ACTION	DATE
FINAL	4-27-2026

PROJECT

LANDON COURT EAST

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

DESCRIPTION

FINAL CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
GRADING PLAN	C3

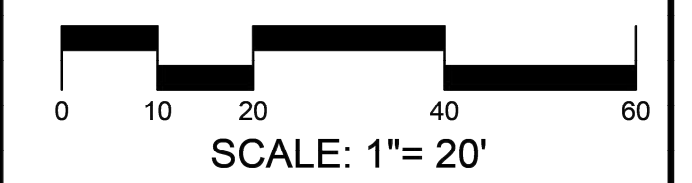
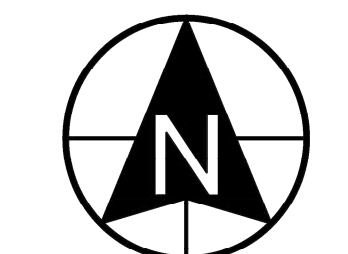
LANDON COURT EAST

1252 E 700 N
American Fork, UT 84003

DEVELOPMENT

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BODTCHER
14:018:0064

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

ACTION	DATE
PRELIM-0	3-2-2026

PROJECT

LANDON COURT EAST

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

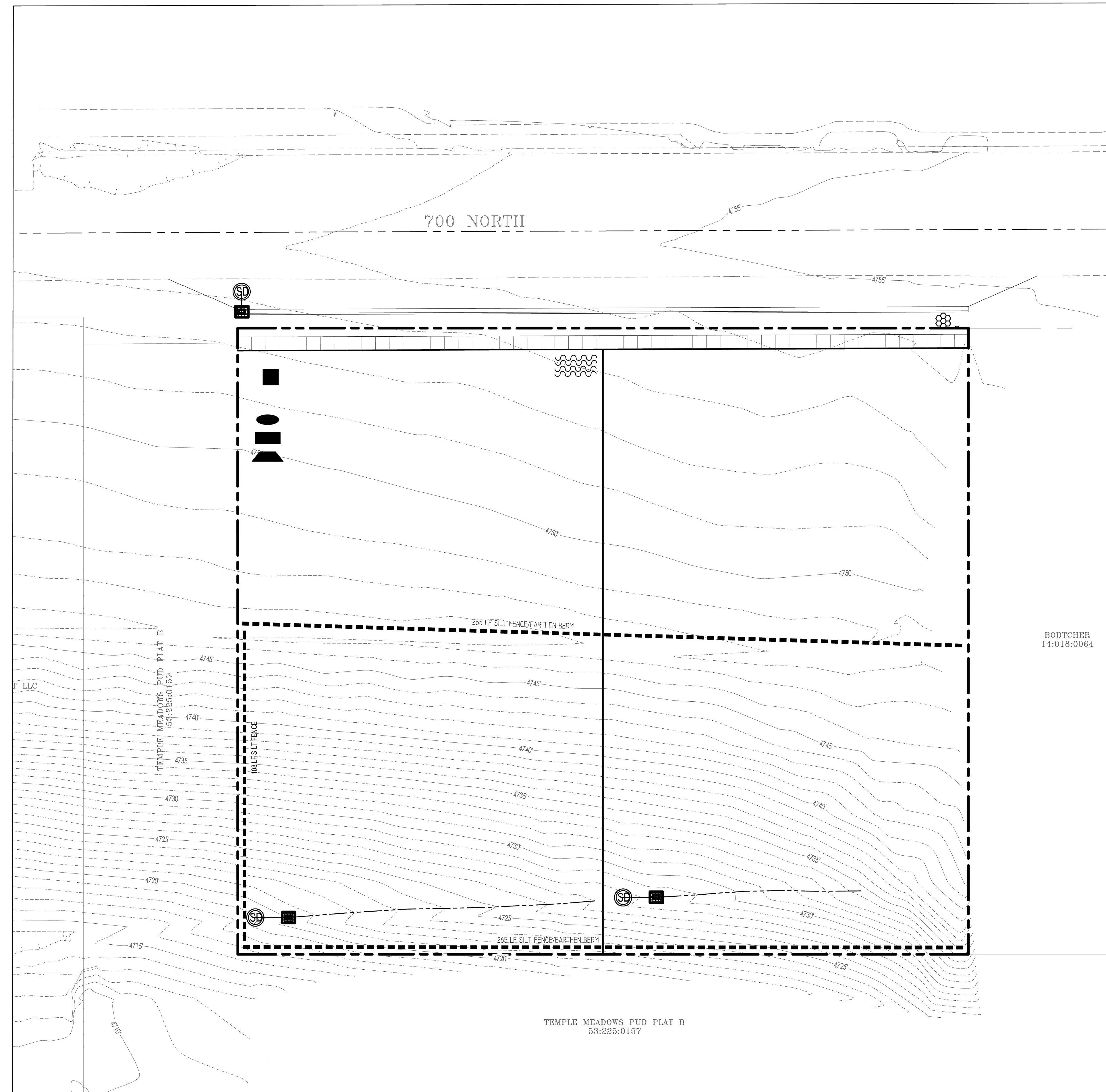
DESCRIPTION

PRELIMINARY PLANS

SHEET NAME SHEET NUMBER

SWPPP

C4



SWPPP CERTIFICATION STATEMENT

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

KENNETH R. BERG, PE DATE _____

MAPPING LEGEND

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



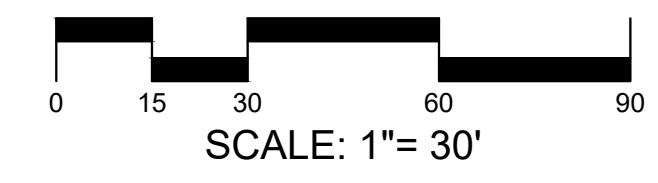
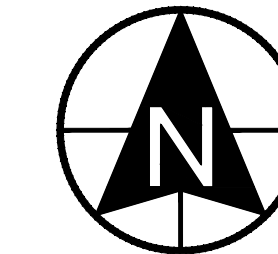
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			

ACTION	DATE
FINAL	4-9-2026

PROJECT

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

DESCRIPTION

FINAL CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
PHASING	C5

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. RESETTING 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.
- ONLY 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



REVISIONS			SEAL	
NO.	DATE	DESCRIPTION	STATE OF UTAH	
1				
2				
3				
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7				
ACTION		DATE		
FINAL		4-9-2026		

PROJECT

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

DESCRIPTION

FINAL CONSTRUCTION DRAWINGS

SHEET NAME GENERAL NOTES	SHEET NUMBER GN1
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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



CIVIL ENGINEERING

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	

ACTION	DATE
FINAL	4-9-2026

PROJECT

LANDON COURT EAST

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

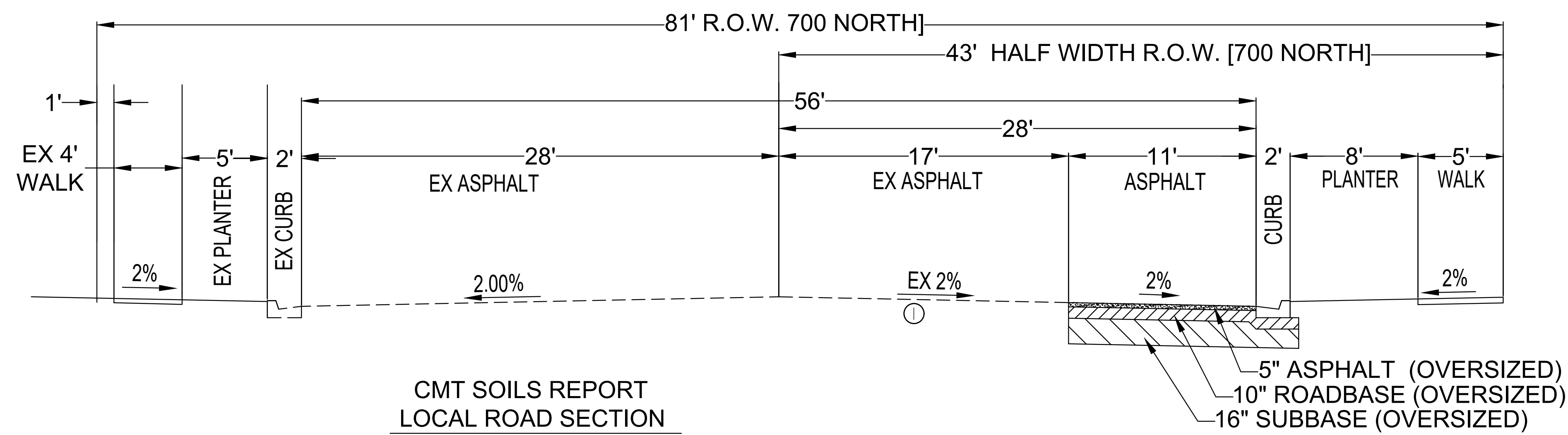
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FINAL
CONSTRUCTION
DRAWINGS

SHEET NAME SHEET NUMBER

GENERAL
DETAILS

D0



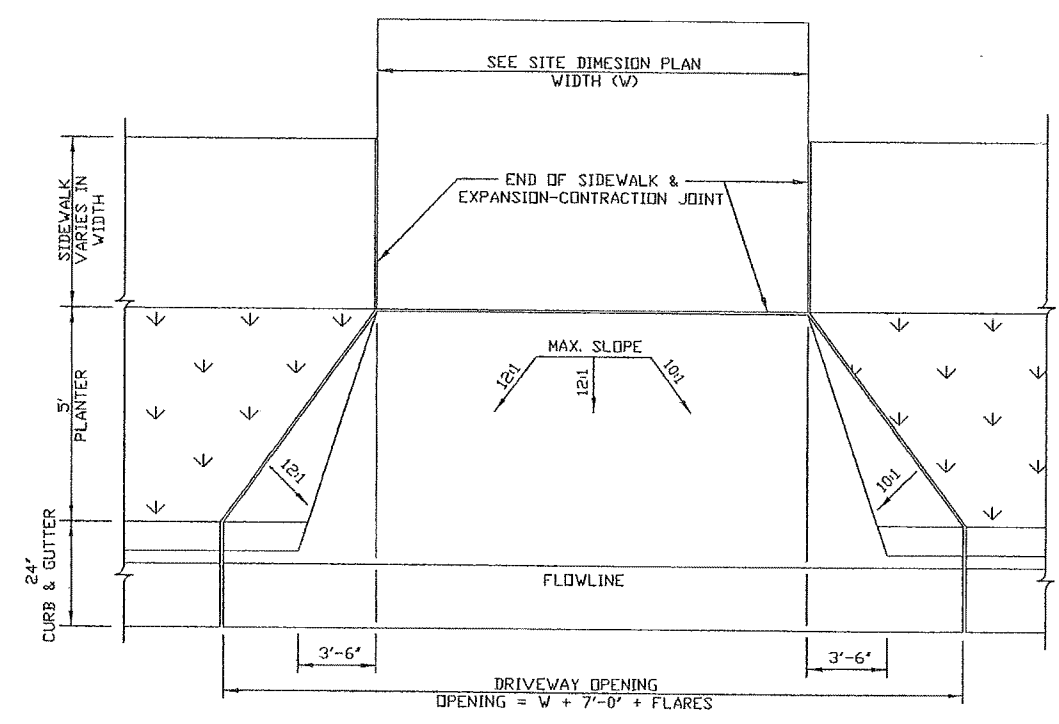
CMT SOILS REPORT
LOCAL ROAD SECTION

3" ASPHALT
6" ROADBASE
6" SUBBASE

PAVEMENT REPLACEMENT

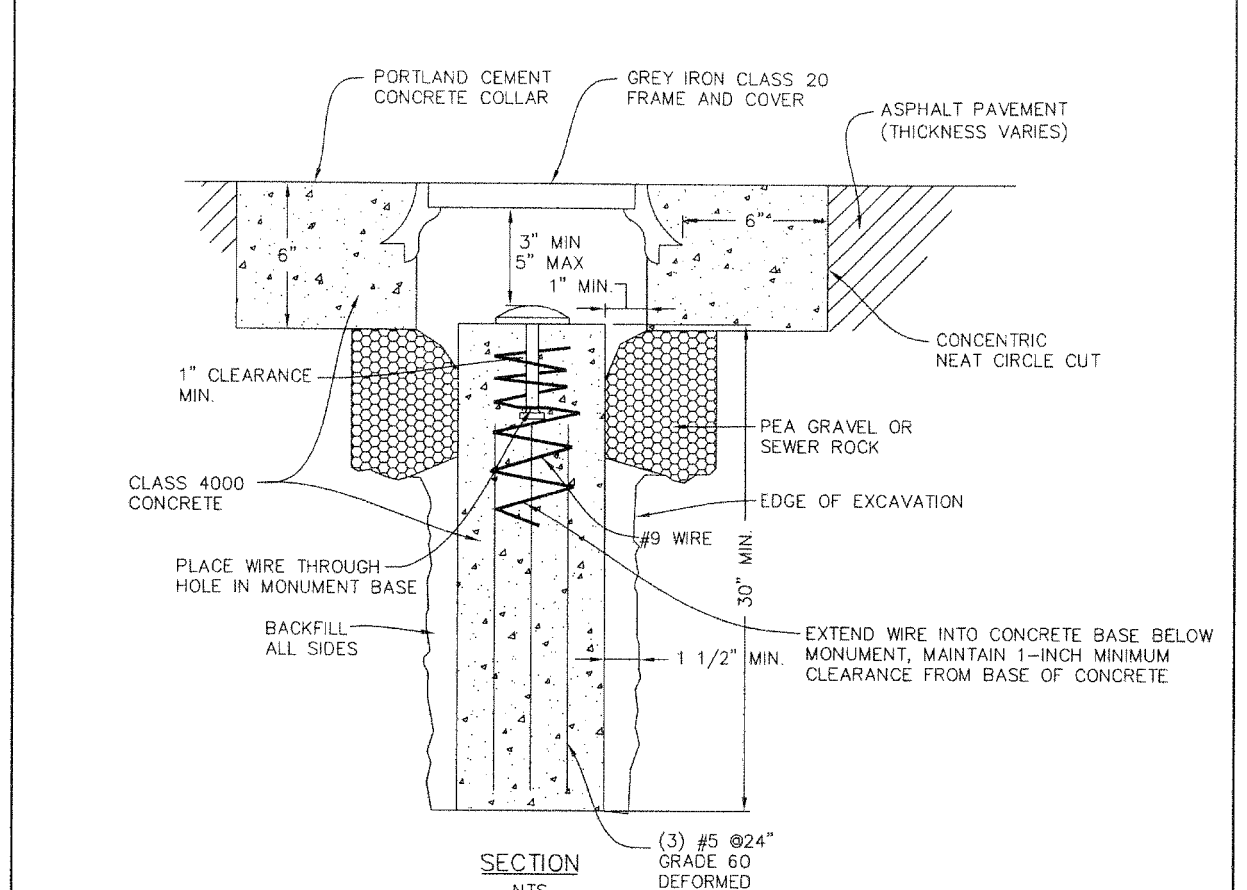
⊙ DEVELOPER RESPONSIBLE TO REPLACE ASPHALT TO CENTERLINE IF PAVEMENT STRUCTURAL NUMBERS ARE NOT MET

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

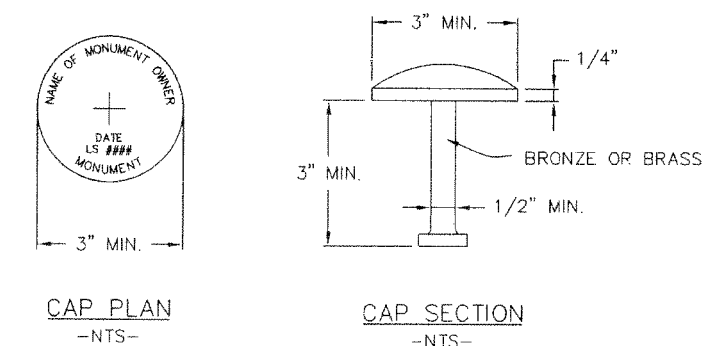


FLARED DRIVEWAY APPROACH WITH PLANTER

DATE: JRP	REVISION: MAY 2002	PROJECT: AMERICAN FORK CITY	STANDARD DETAIL FOR: FLARED DRIVEWAY APPROACH WITH PLANTER	DRAWING NO.: 15.9
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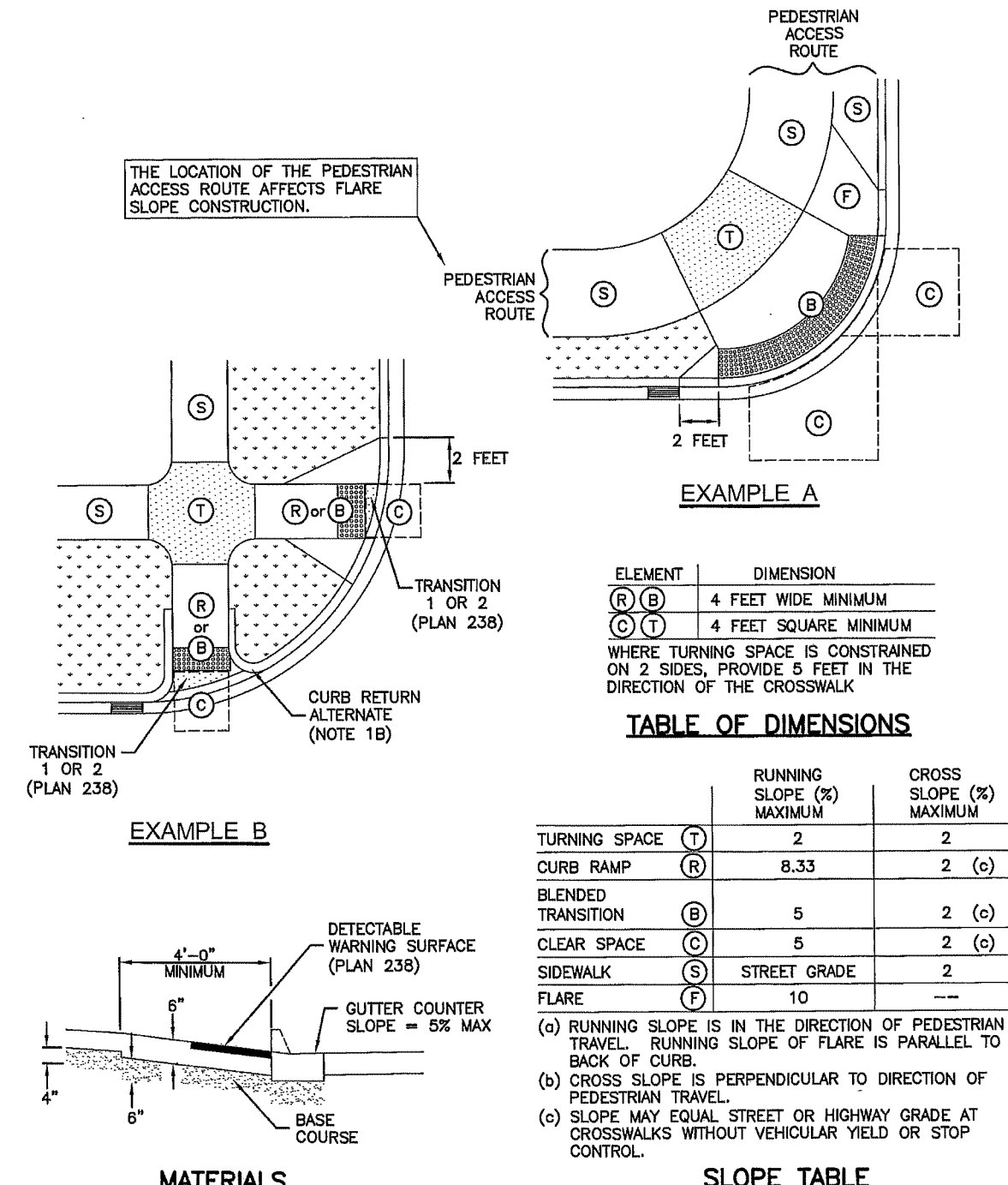


NOTE: A MINIMUM OF TWO (2) SUBDIVISION MONUMENTS ARE REQUIRED ON EACH SUBDIVISION PLAT. THE LINE OF SIGHT BETWEEN EACH SUBDIVISION MONUMENT SHALL NOT BE OBSTRUCTED WITH PROPOSED BUILDINGS OR BUILDING ENVELOPES.



DATE: JRP	REVISION: MAY 2002	PROJECT: AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE "A" MONUMENT CAP AND BASE	DRAWING NO.: 15.28
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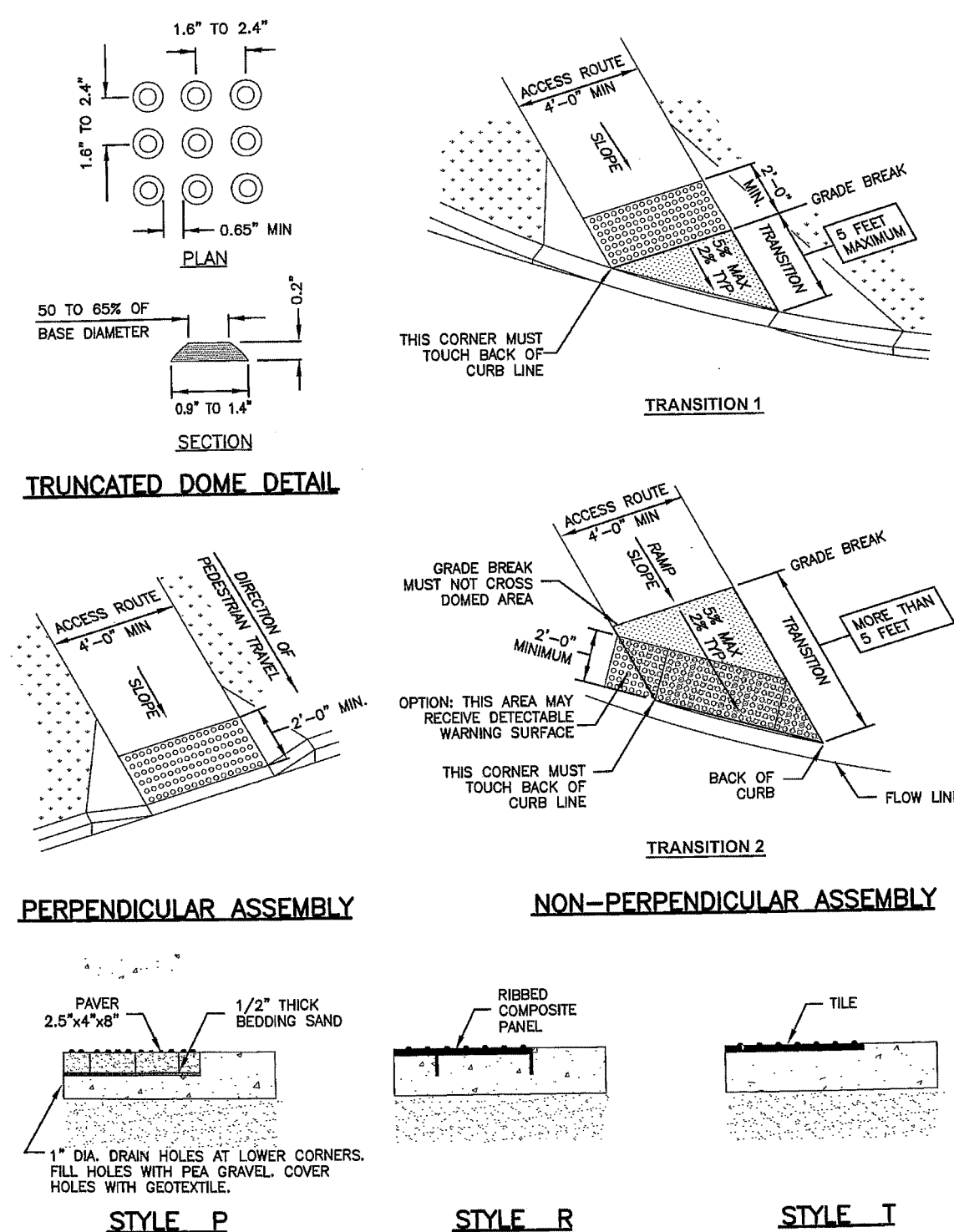
TURNING SPACE AT SIDEWALK LEVEL



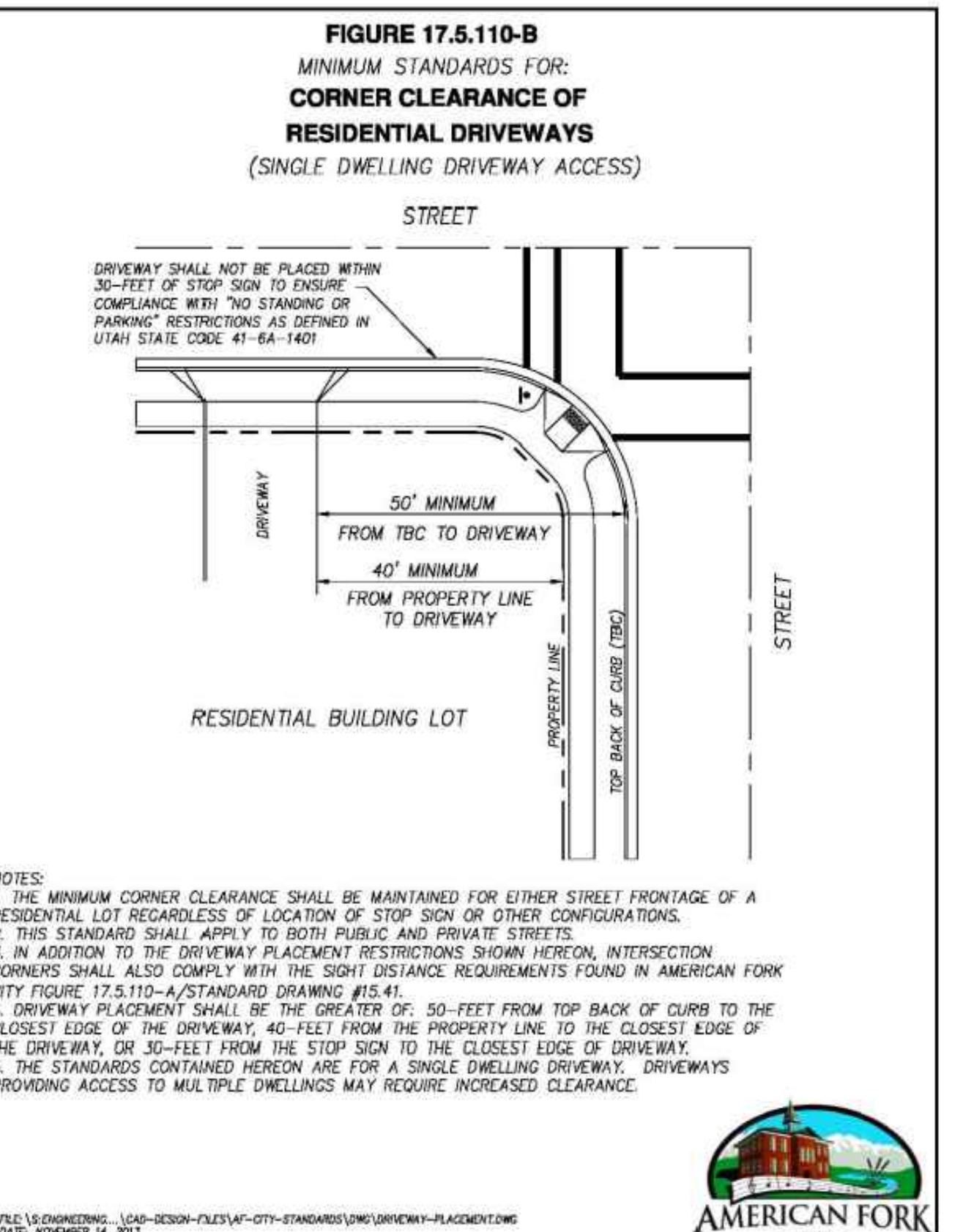
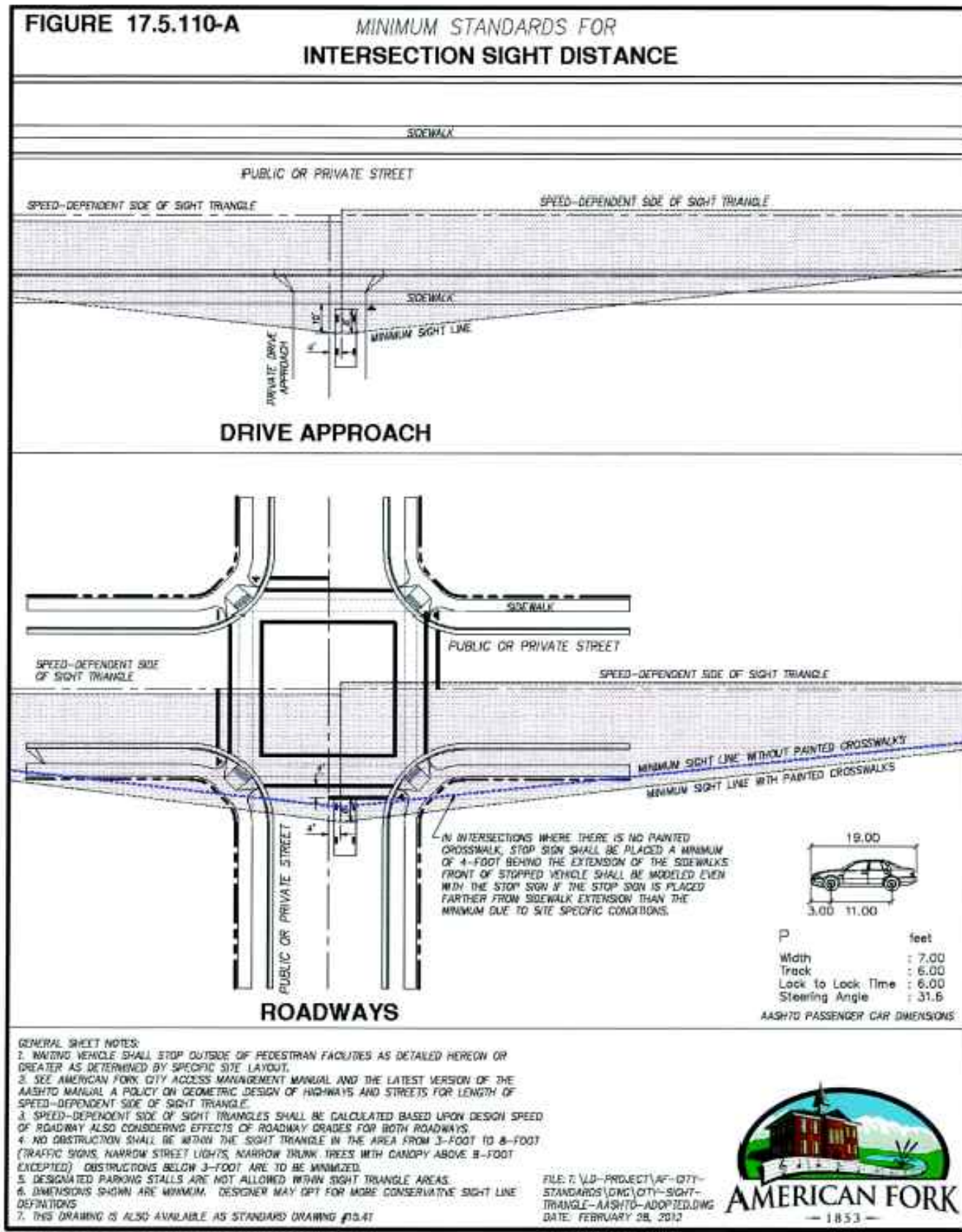
ELEMENT	DIMENSION
(A) (B)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

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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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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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 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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berg CIVIL ENGINEERING
 1018 N Deer Crest Lane
 Alpine UT, 84004
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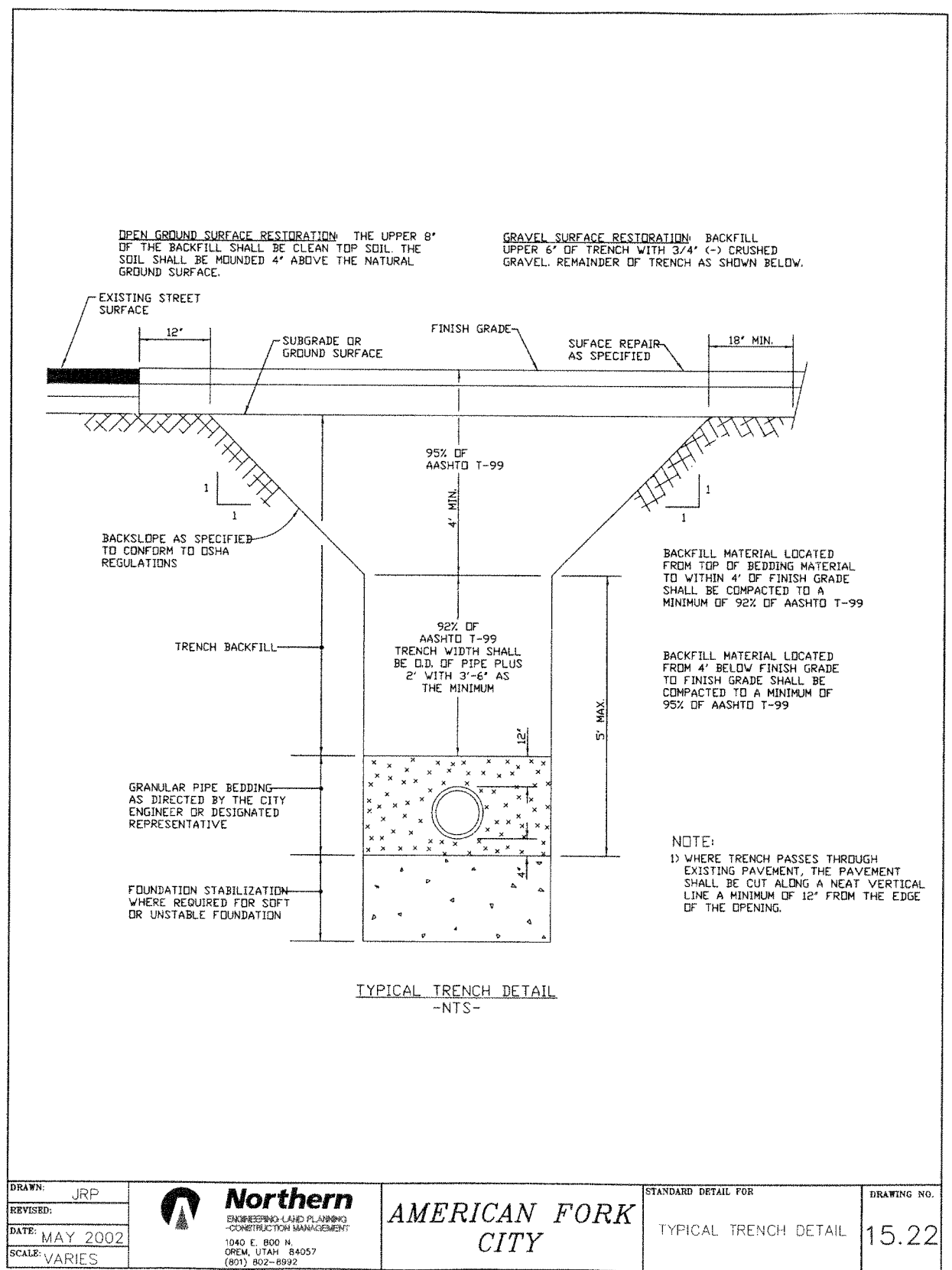
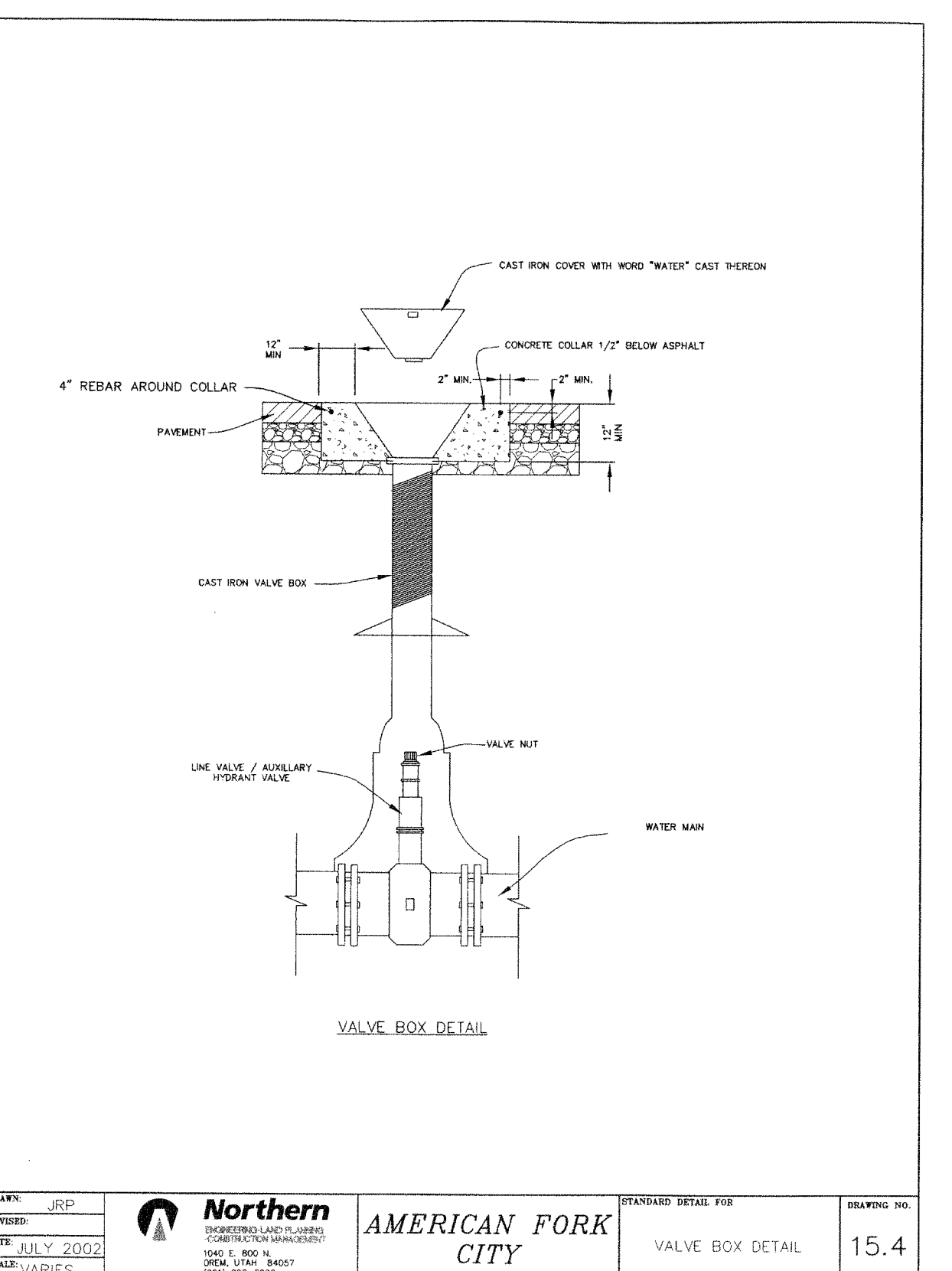
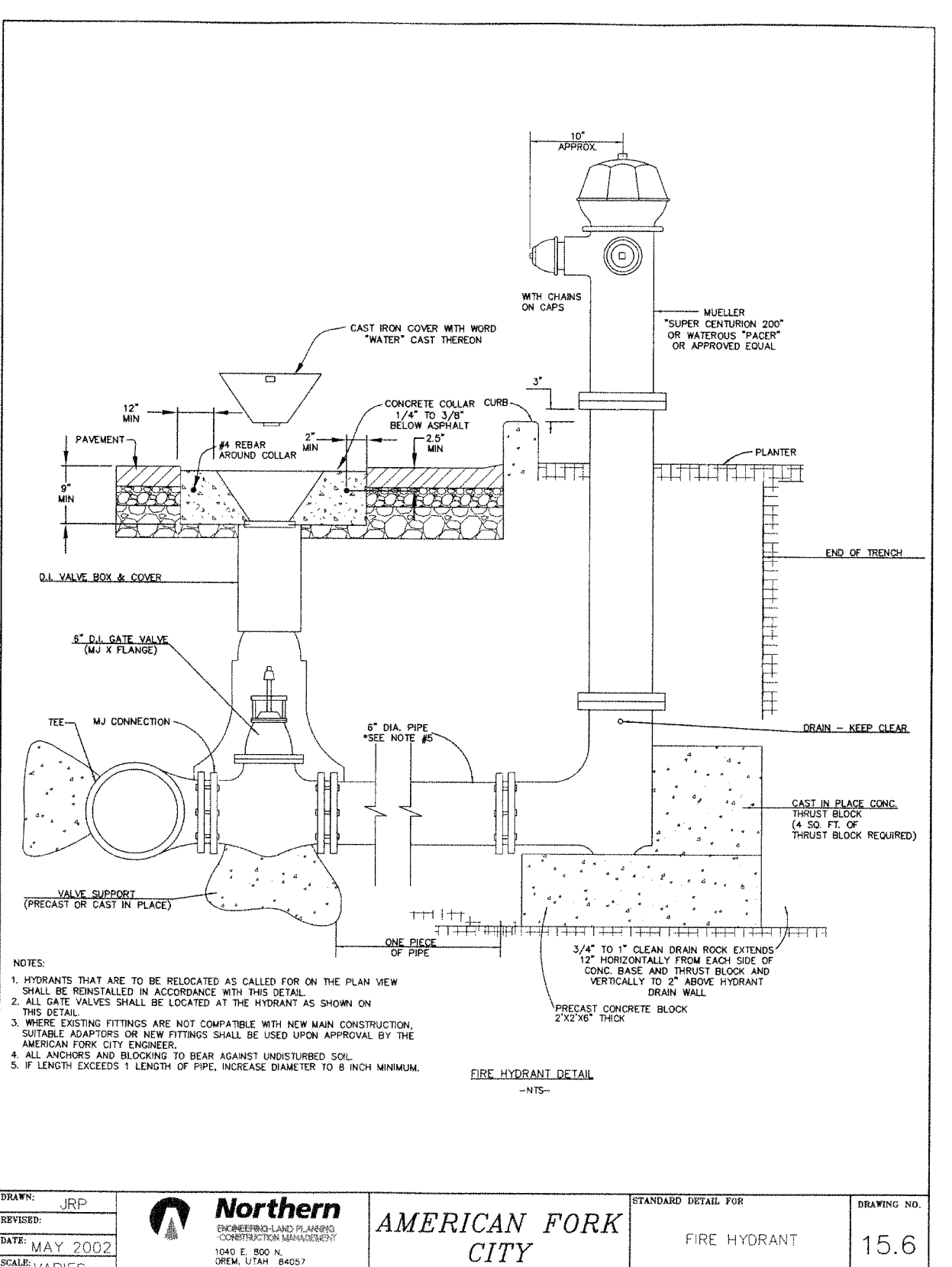
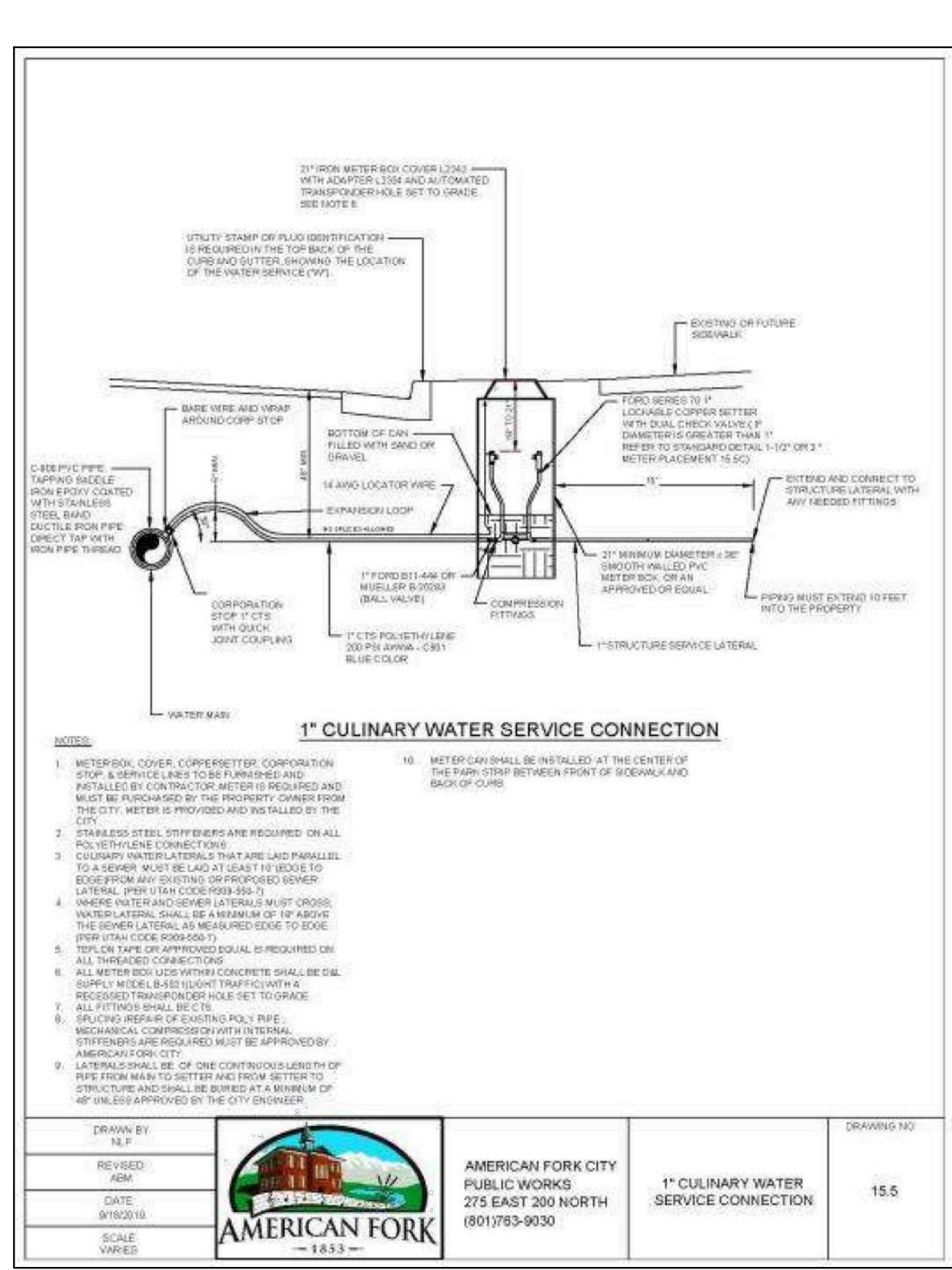
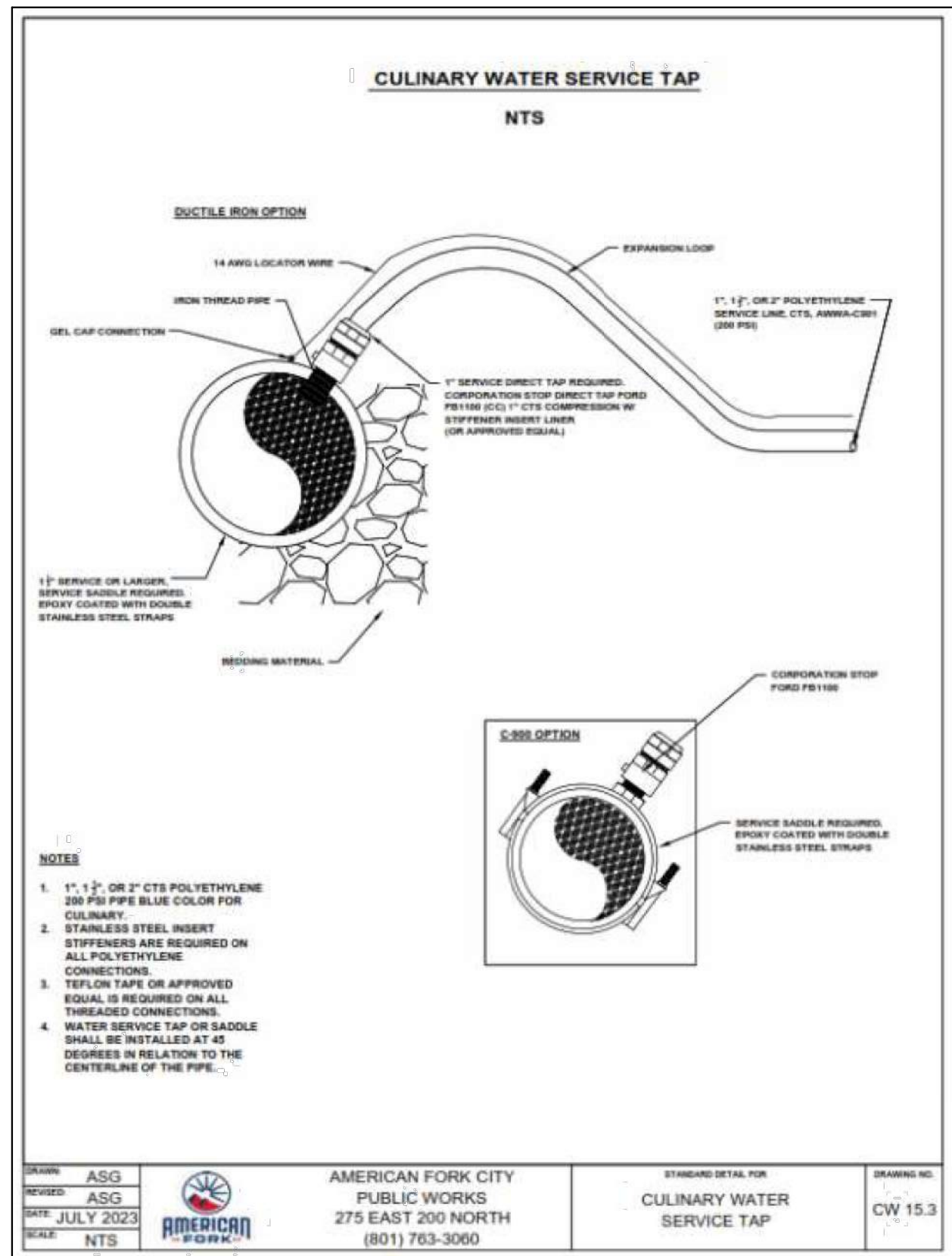
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ACTION: FINAL	DATE: 4-9-2026
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LANDON COURT EAST
 A TWO LOT
 SINGLE FAMILY RESIDENTIAL
 SUBDIVISION IN THE
 R-1-15000 ZONE

FINAL CONSTRUCTION DRAWINGS

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
American Fork, UT 84003
(801) 669-6228



REVISIONS			SEAL
NO.	DATE	DESCRIPTION	

STATE OF UTAH
K. B. BRYAN
PROFESSIONAL ENGINEER
343802

ACTION	DATE
FINAL	4-9-2026

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

DESCRIPTION
FINAL CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
WATER DETAILS	D2

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
FINAL	4-9-2026

PROJECT

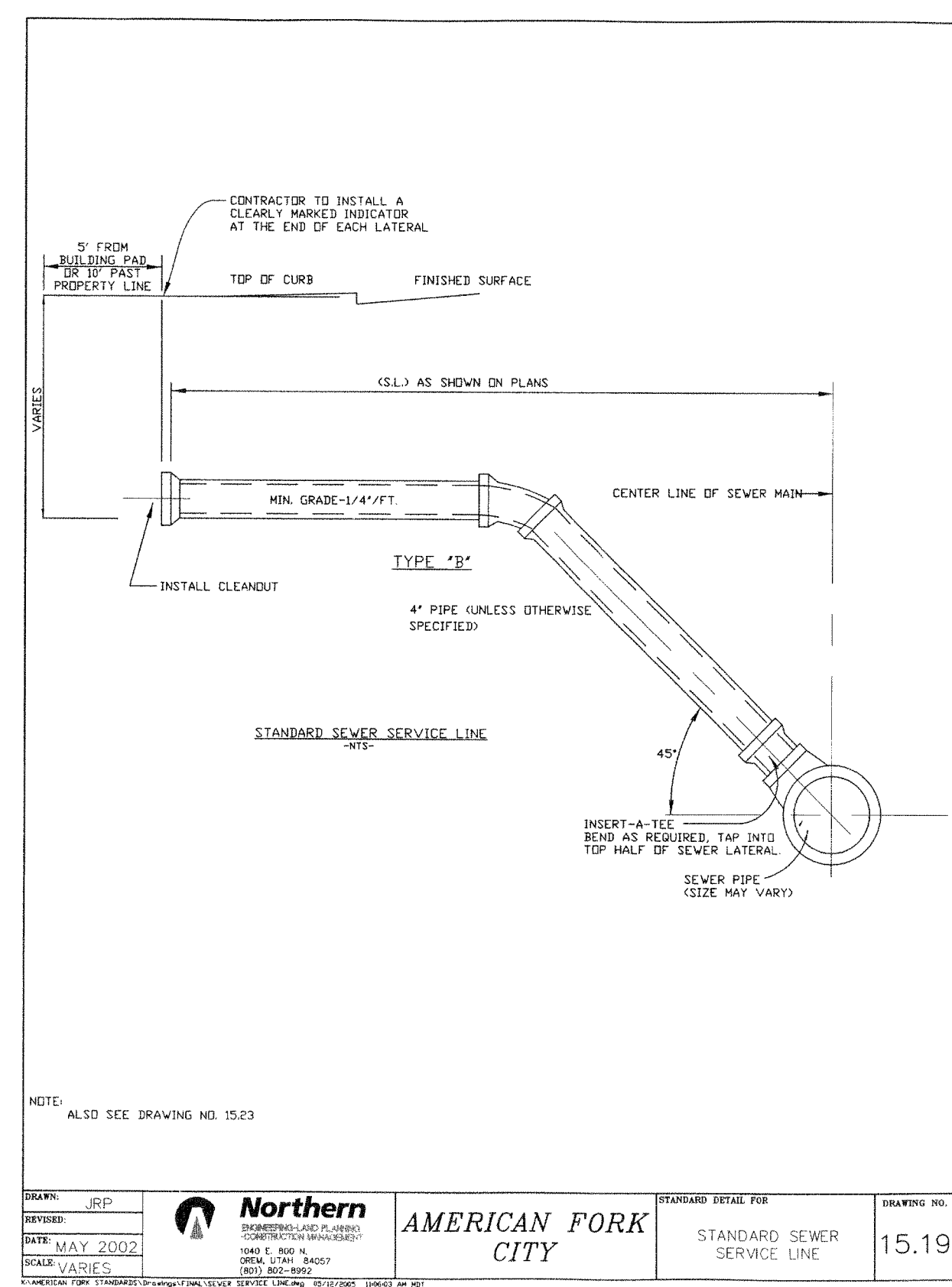
LANDON COURT EAST

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

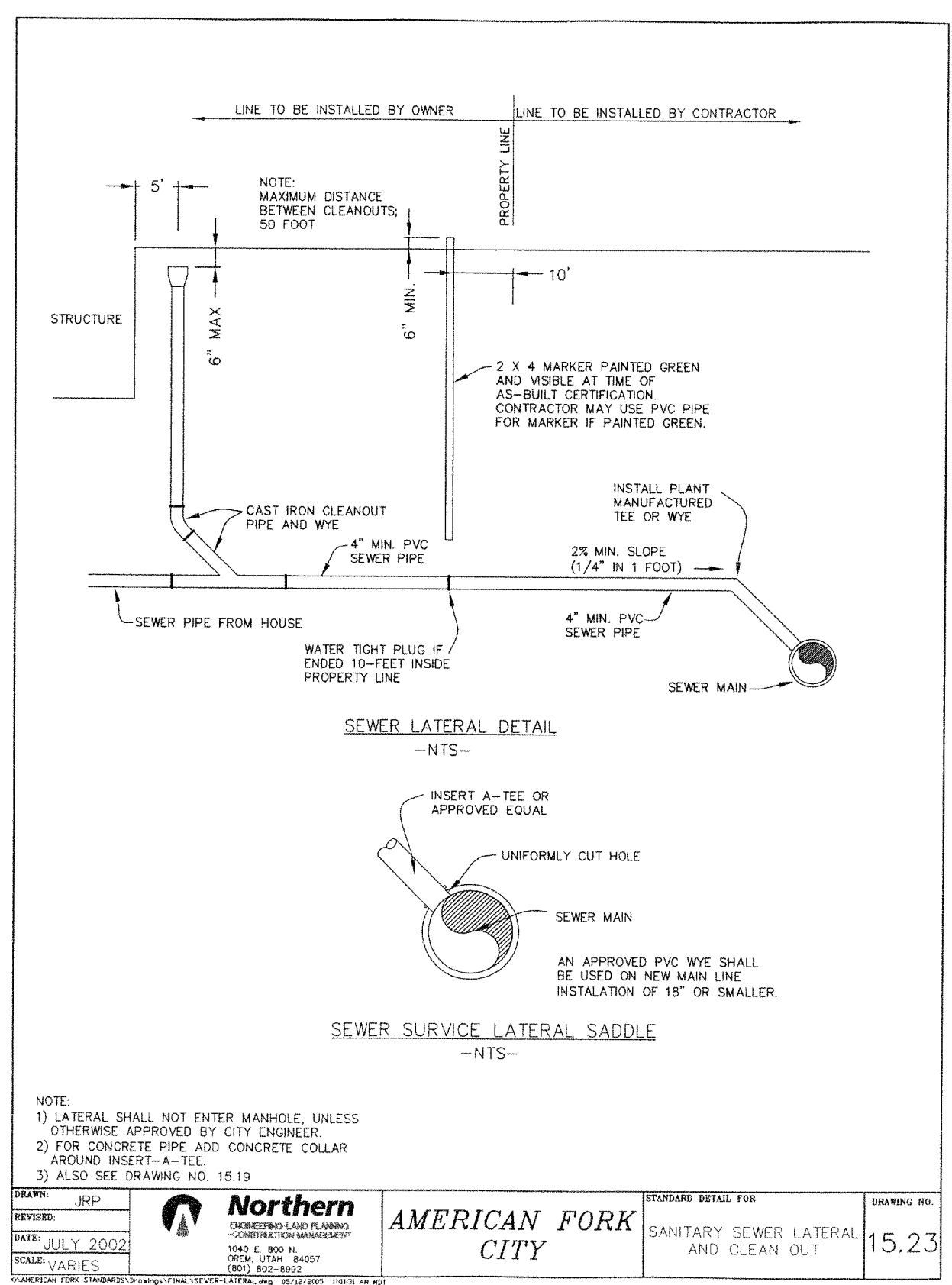
DESCRIPTION

FINAL CONSTRUCTION DRAWINGS

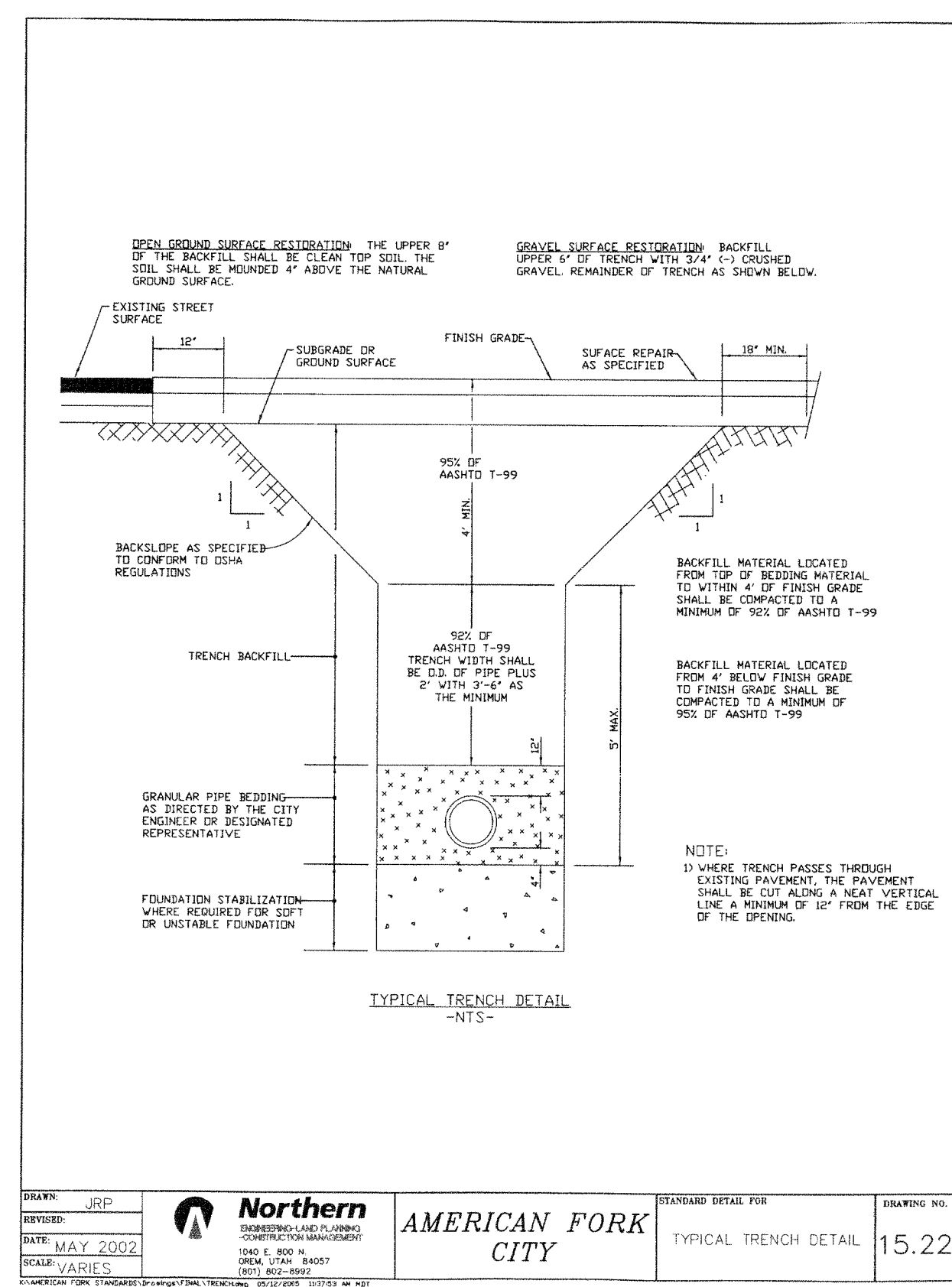
SHEET NAME	SHEET NUMBER
SEWER & STORM DRAIN DETAILS	D3



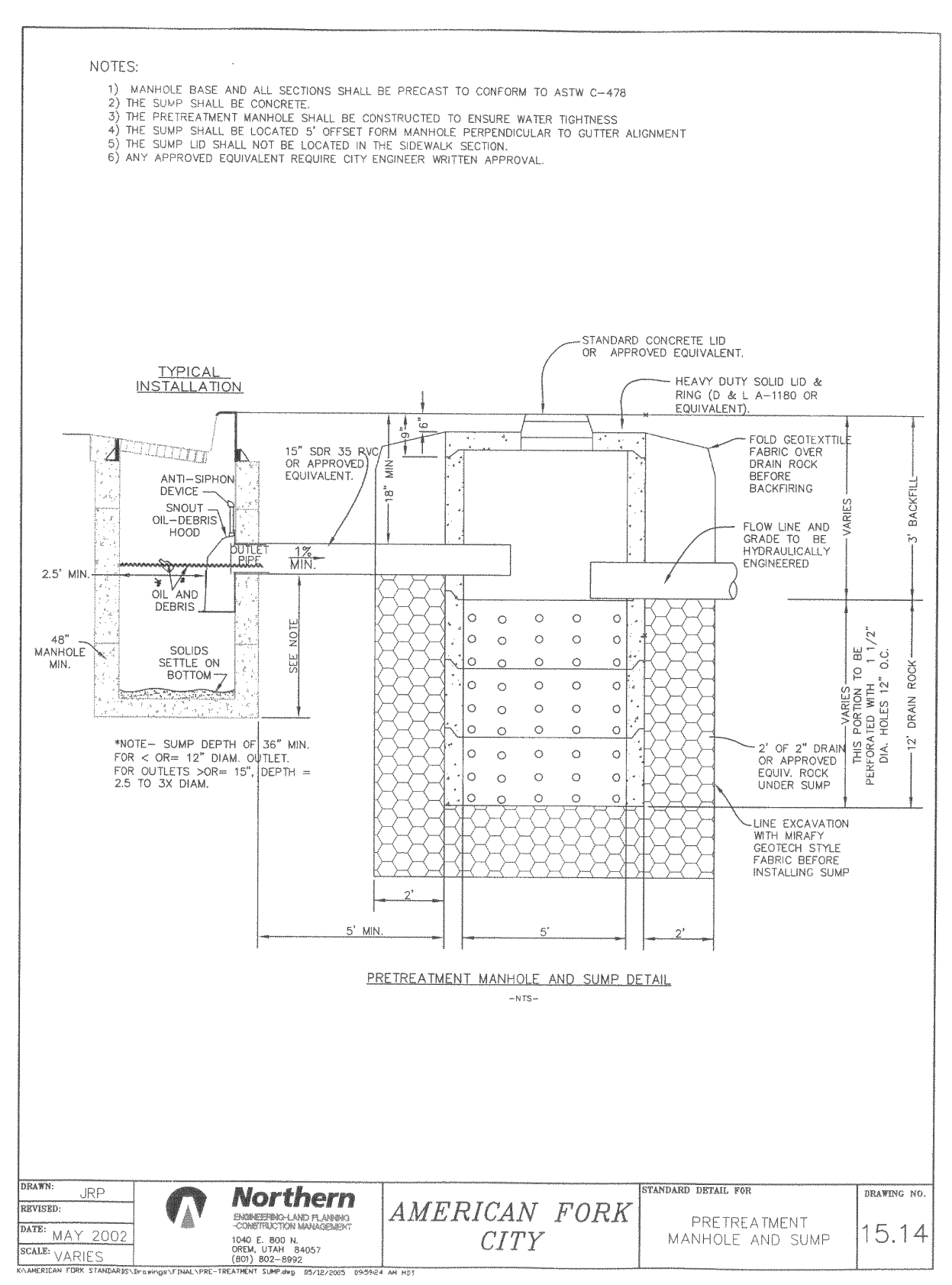
DATE: MAY 2002	REVISION: 1	DESCRIPTION: STANDARD SEWER SERVICE LINE	DRAWING NO.: 15.19
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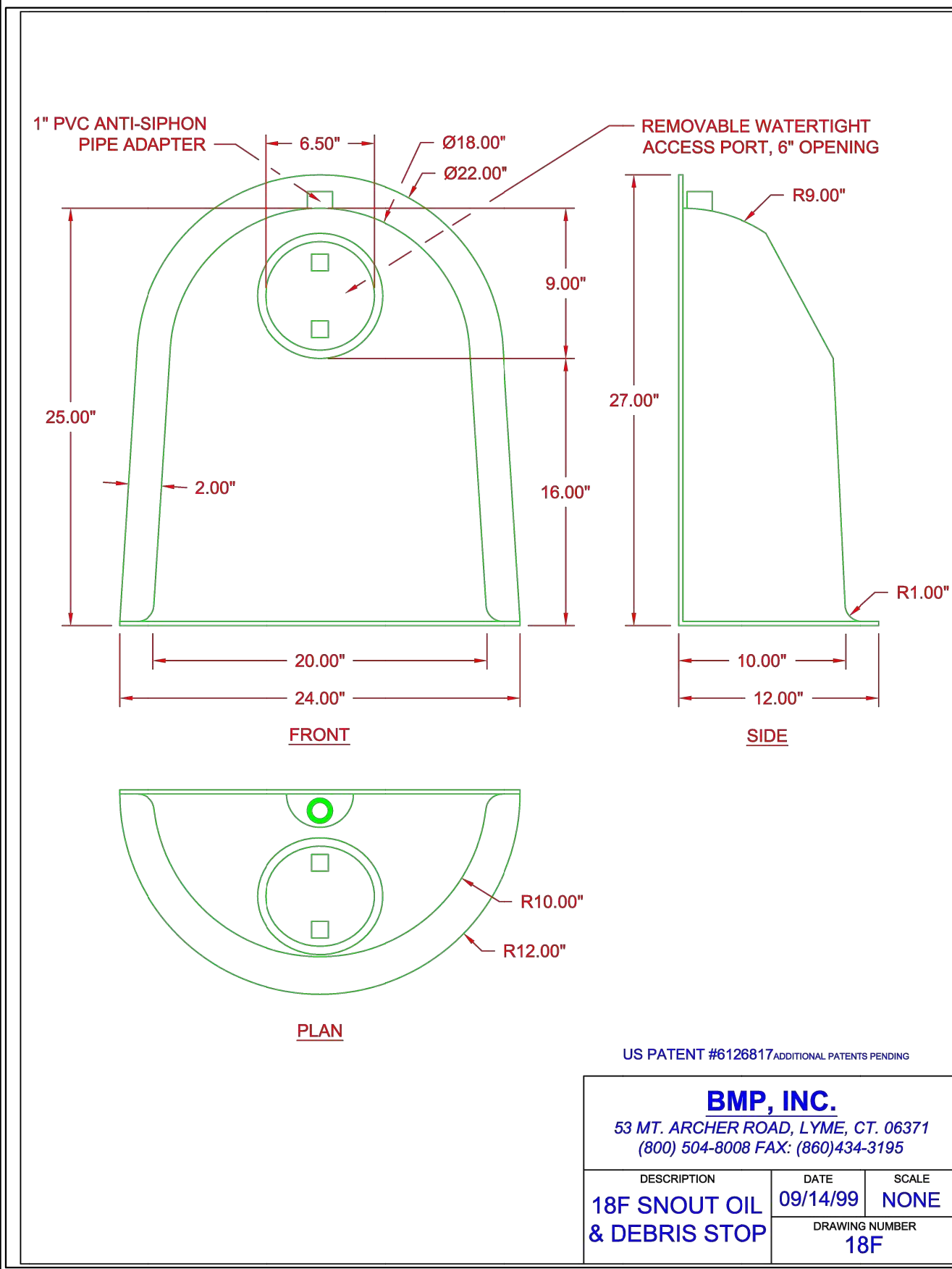
DATE: JULY 2002	REVISION: 1	DESCRIPTION: SANITARY SEWER LATERAL AND CLEAN OUT	DRAWING NO.: 15.23
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DATE: MAY 2002	REVISION: 1	DESCRIPTION: TYPICAL TRENCH DETAIL	DRAWING NO.: 15.22
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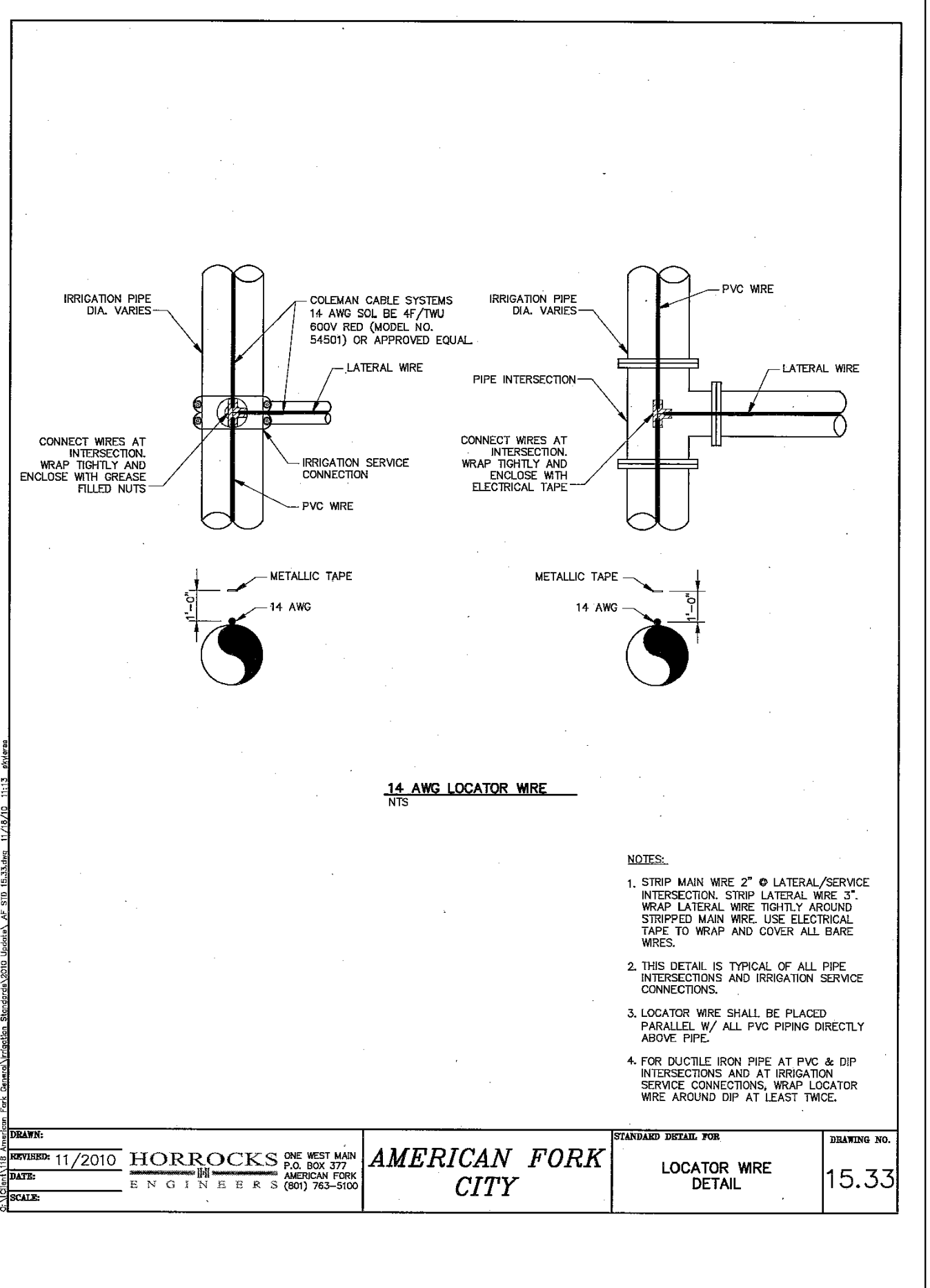
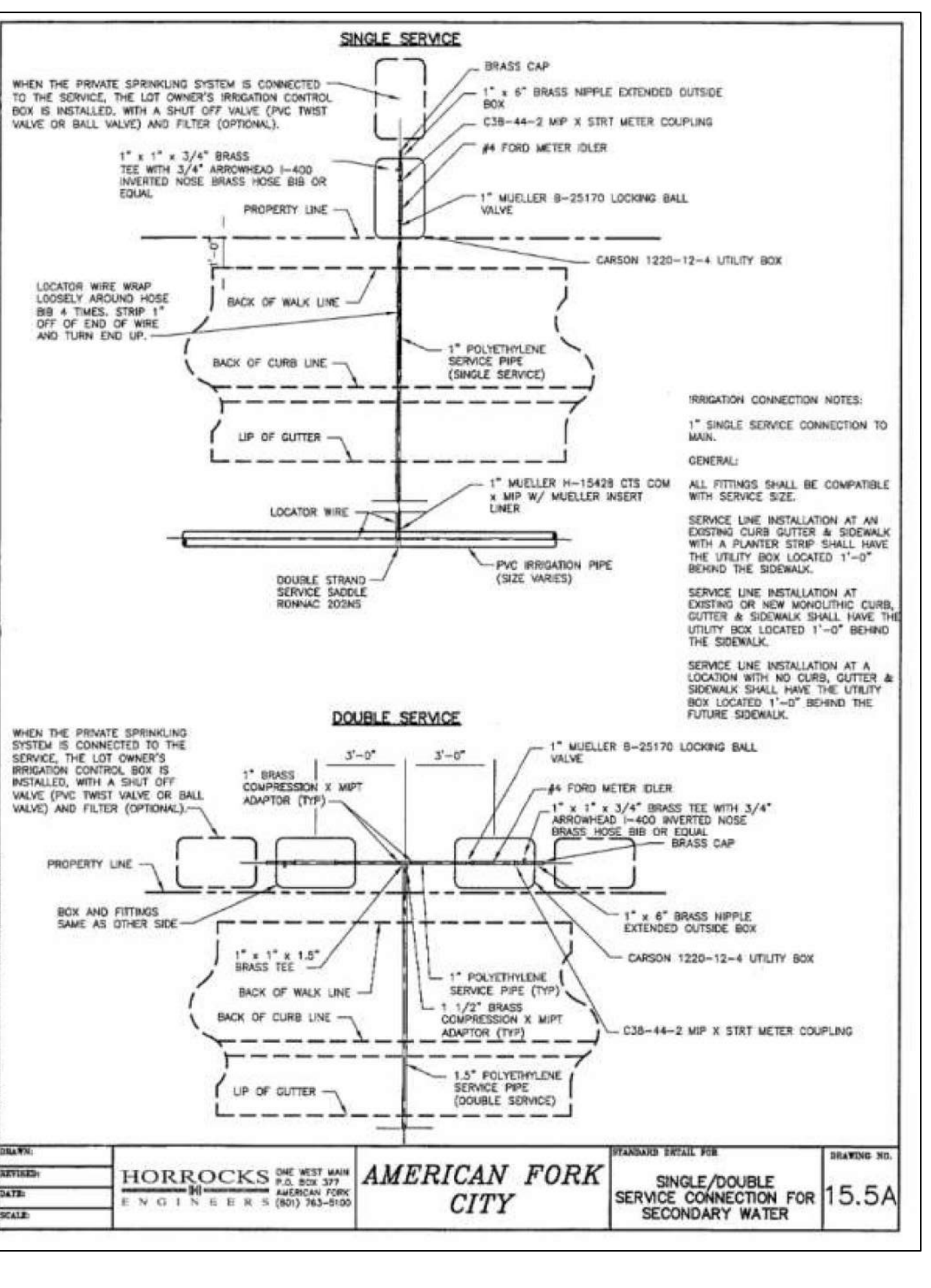
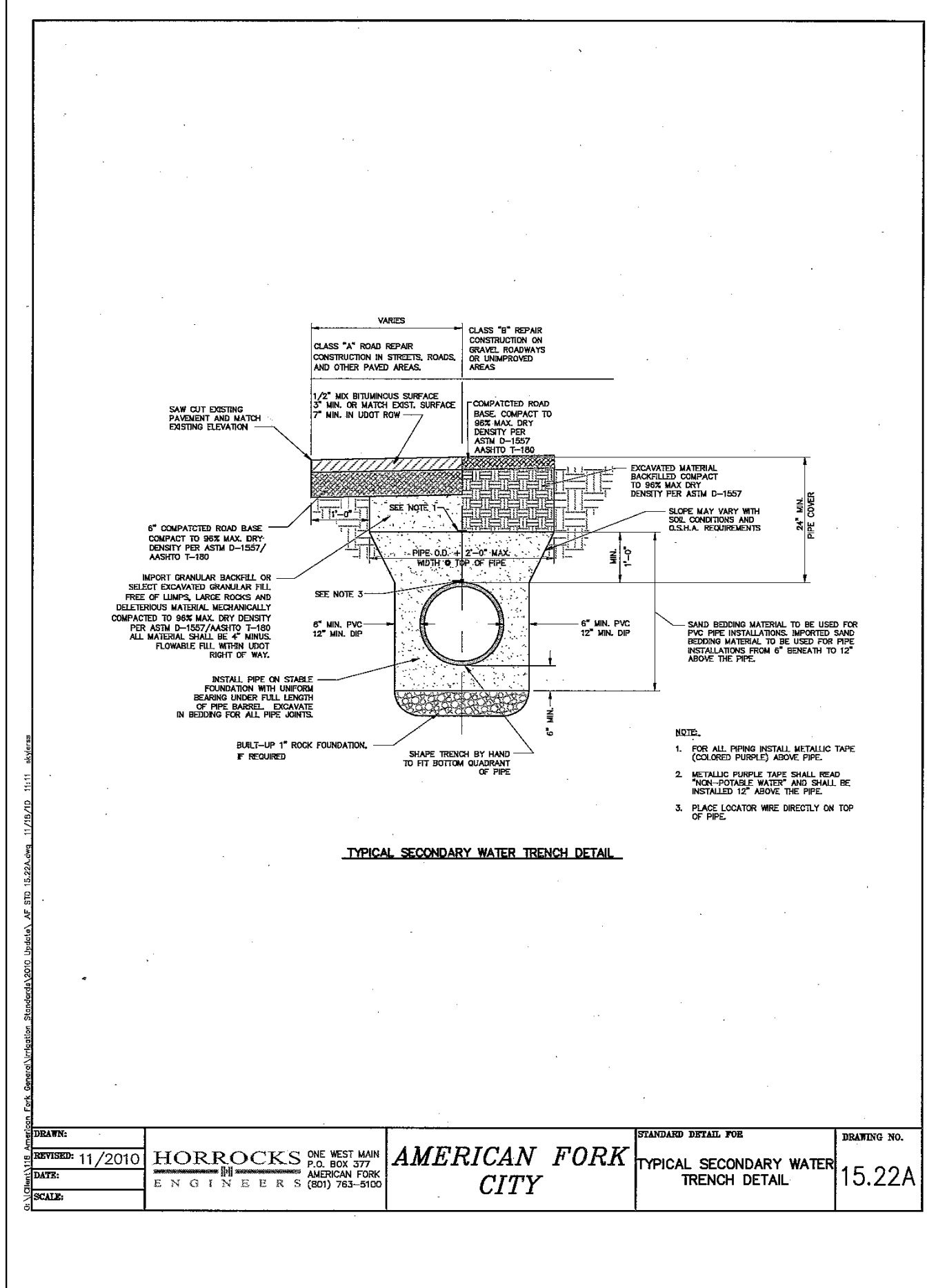
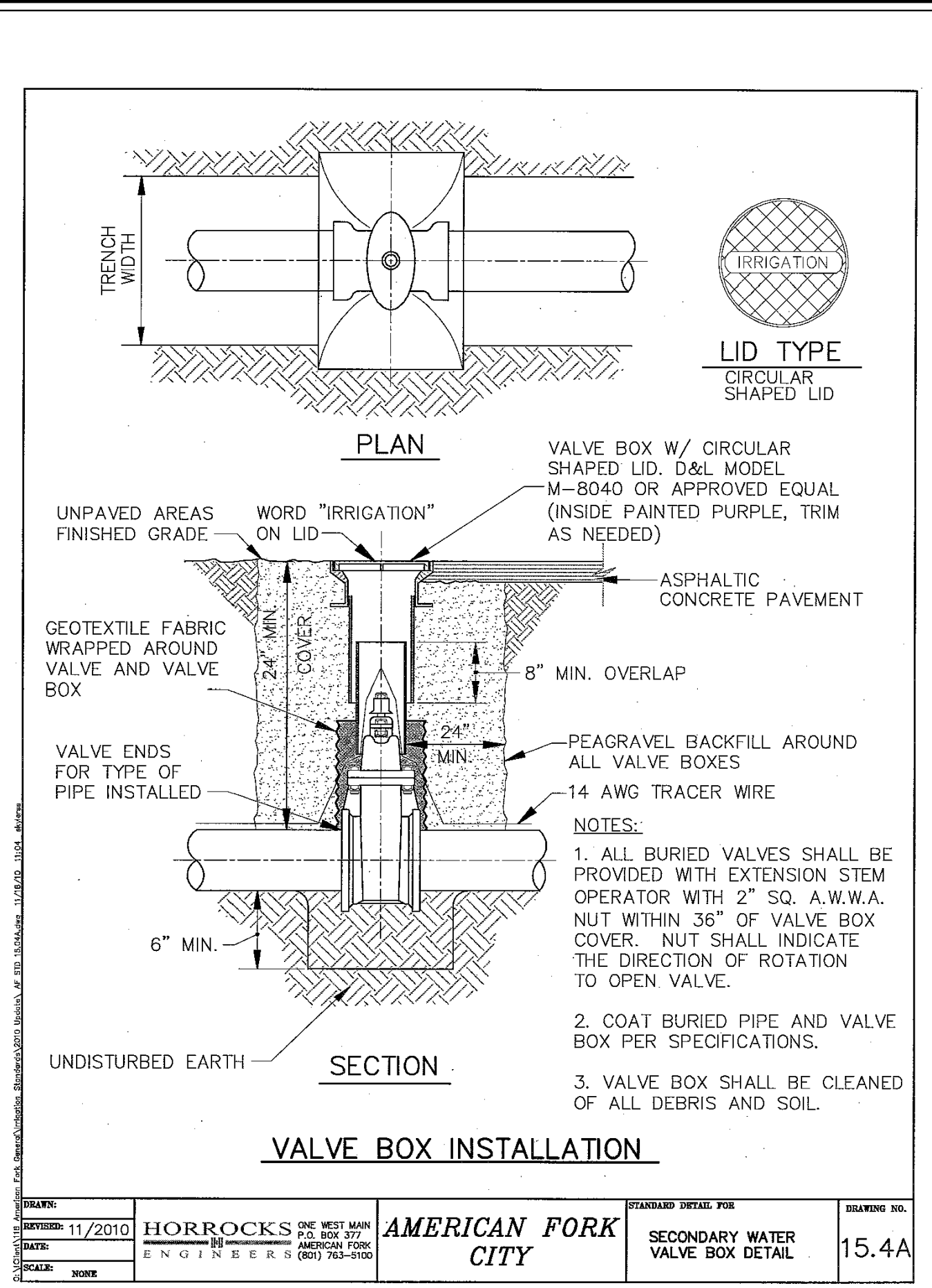
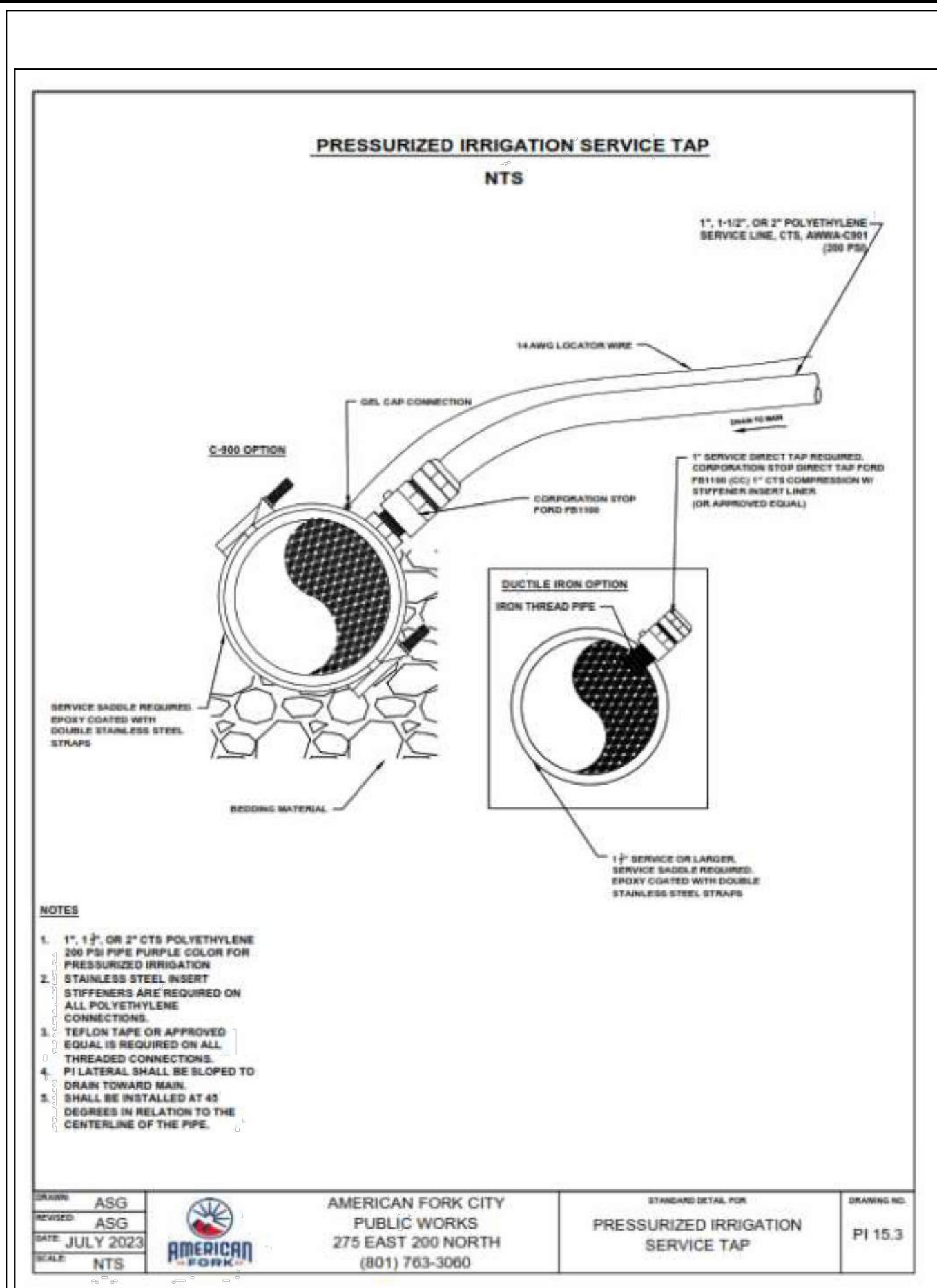
DATE: MAY 2002	REVISION: 1	DESCRIPTION: PRE-TREATMENT MANHOLE AND SUMP	DRAWING NO.: 15.14
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US PATENT #6126817, ADDITIONAL PATENTS PENDING

BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860) 434-3195

DESCRIPTION: 18F SNOOT OIL & DEBRIS STOP	DATE: 09/14/99	SCALE: NONE
DRAWING NUMBER: 18F		



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



BERG
 CIVIL ENGINEERING

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

REVISIONS		SEAL
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

ACTION: FINAL
 DATE: 4-9-2026

PROJECT

LANDON COURT EAST

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

DESCRIPTION

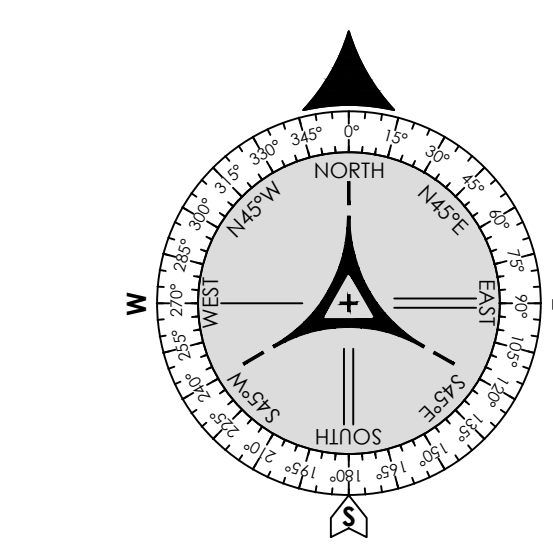
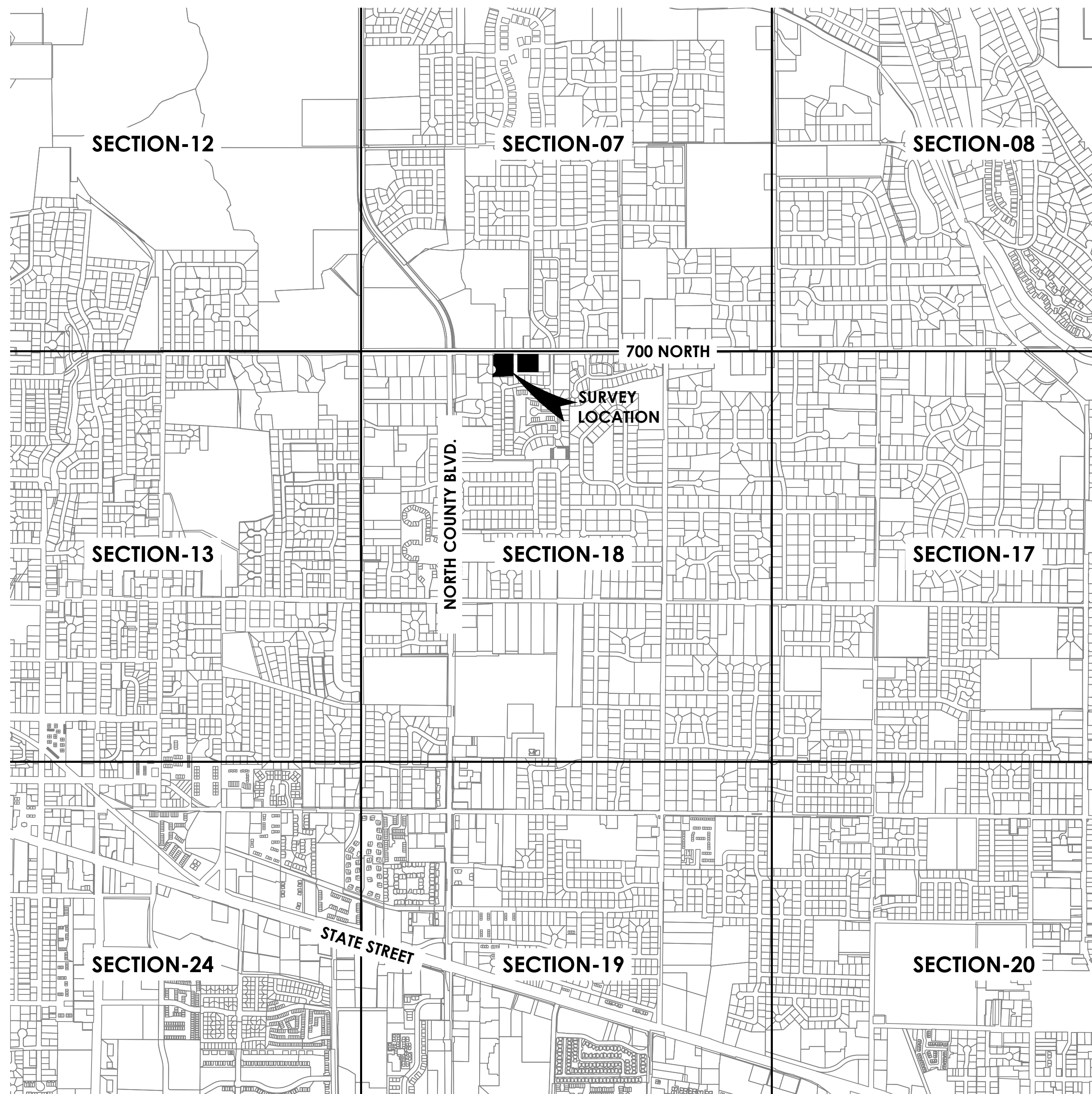
FINAL CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
SECONDARY WATER DETAILS	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

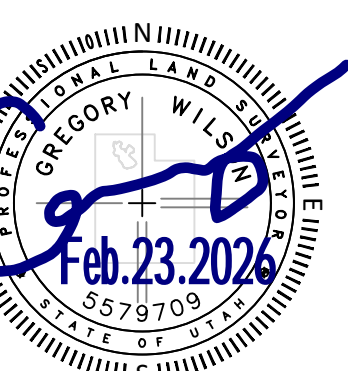
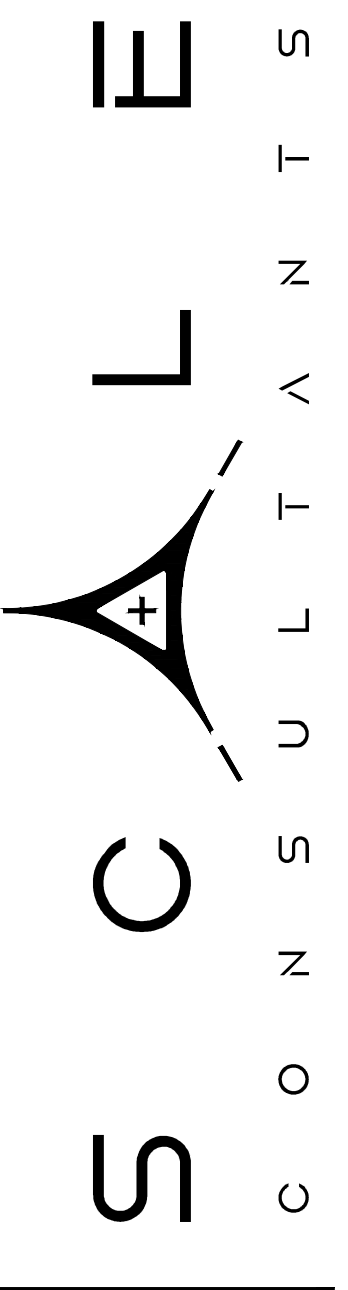
TO CAIT PETERSON, THATCHER LAMB, JVO COMMERCIAL DEVELOPMENT, LLC; FIDELITY NATIONAL TITLE INSURANCE COMPANY; AND THE SUCCESSORS AND ASSIGNS OF EACH OF THEM.

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.
P.L.S.: 5579709

FEBRUARY 23, 2026
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



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

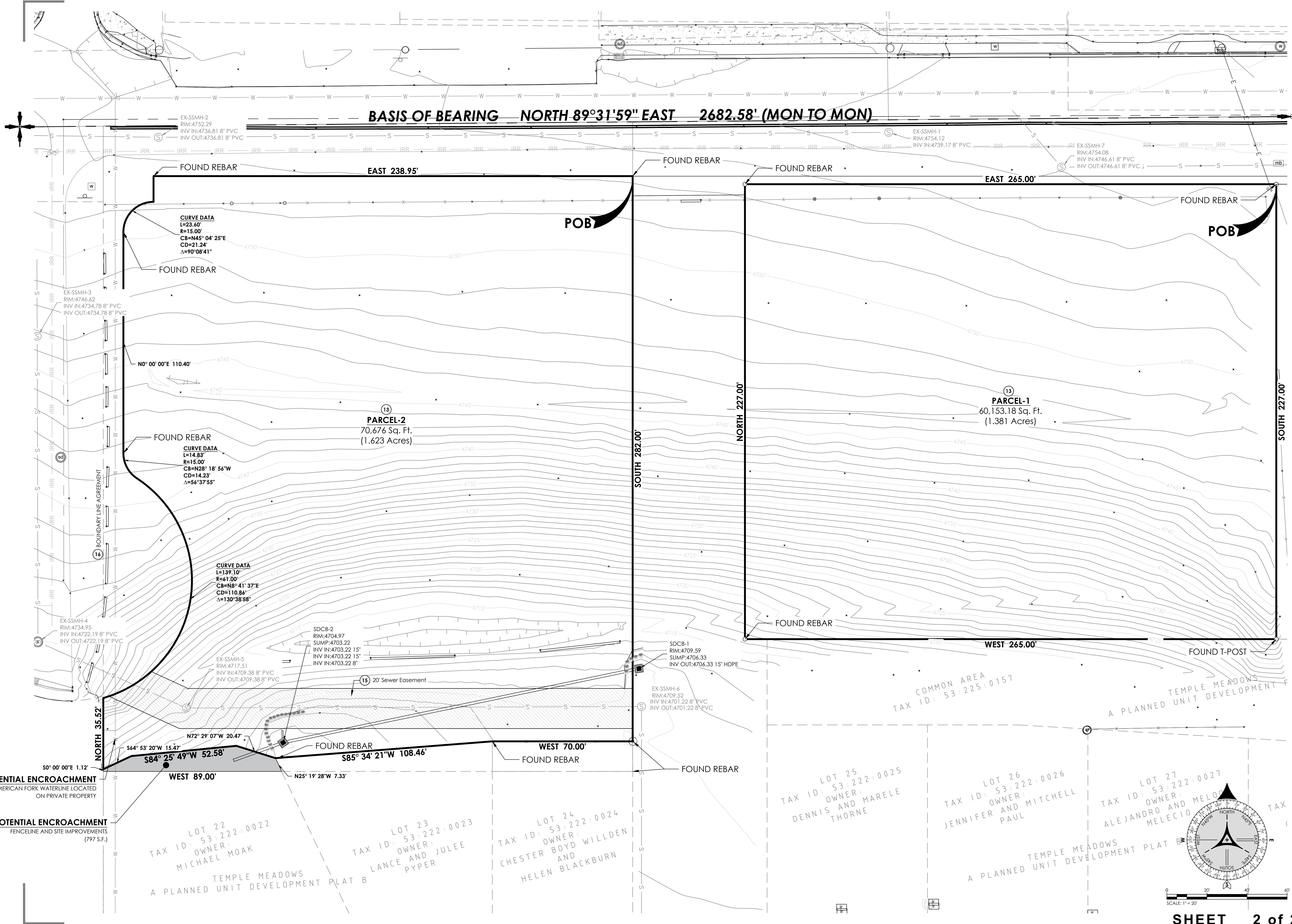
V100

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

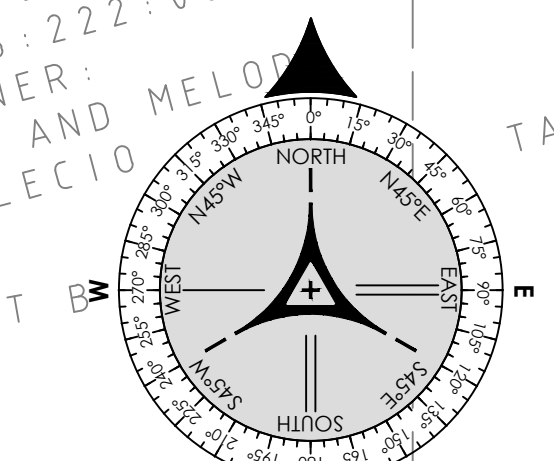
LOT 25
TAX ID: 53:222:0025
OWNER: DENNIS AND MARELE THORNE

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

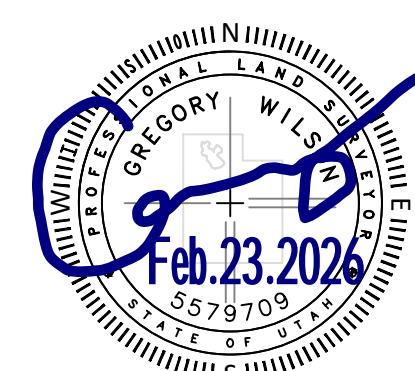
TEMPLE MEADOWS
A PLANNED UNIT DEVELOPMENT



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.
RIVINGTON, UTAH 84096
801.664.6624

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



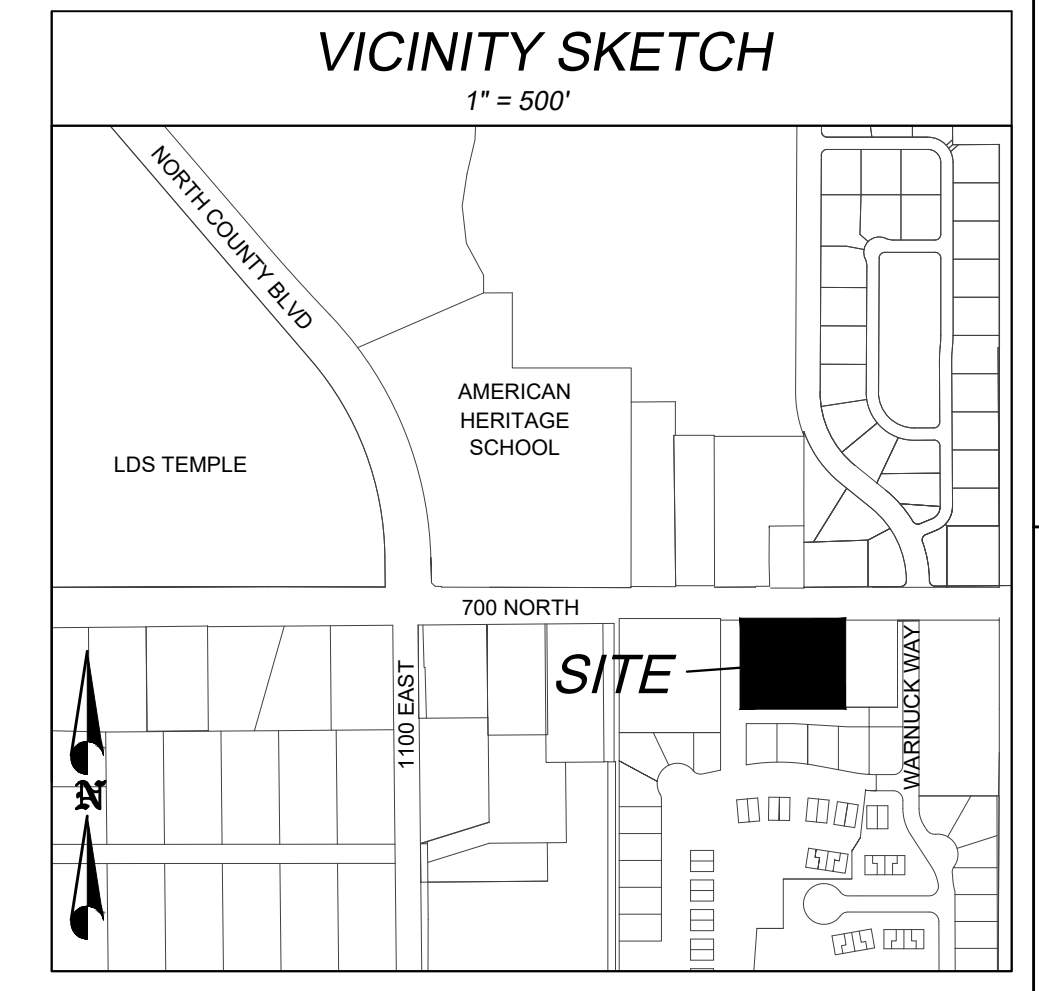
ALTA / NSPS LAND TITLE SURVEY
LANDON COURT SUBDIVISION
1200 / 1240 EAST - 700 NORTH
AMERICAN FORK, UTAH, 84003
NORTHWEST 1/4, SECTION-18, T5S, R2E, SLB&M

V101

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



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. 6918780. 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 TO A POINT ALONG THE NORTH BOUNDARY OF TEMPLE MEADOWS PUD PLAT B THE FOLLOWING TWO (2) COURSES: 1) WEST 265.00 FEET, AND 2) NORTH 227.00 FEET; THENCE EAST 265.00 FEET TO THE POINT OF BEGINNING.
 CONTAINS: 60,155 SF OR 1.381 ACRES

NUMBER OF LOTS CREATED = 2

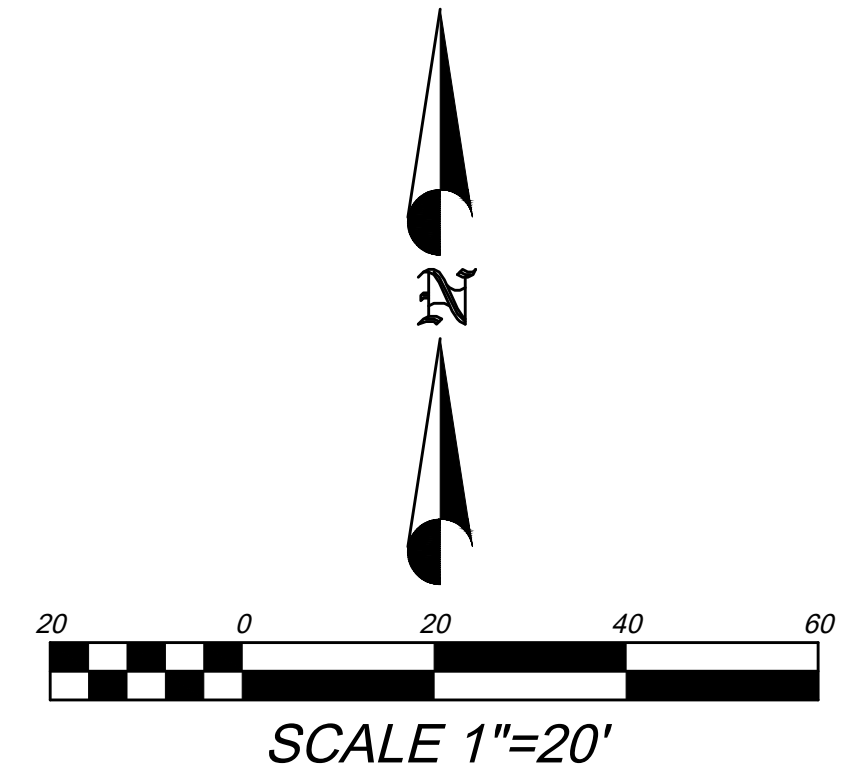
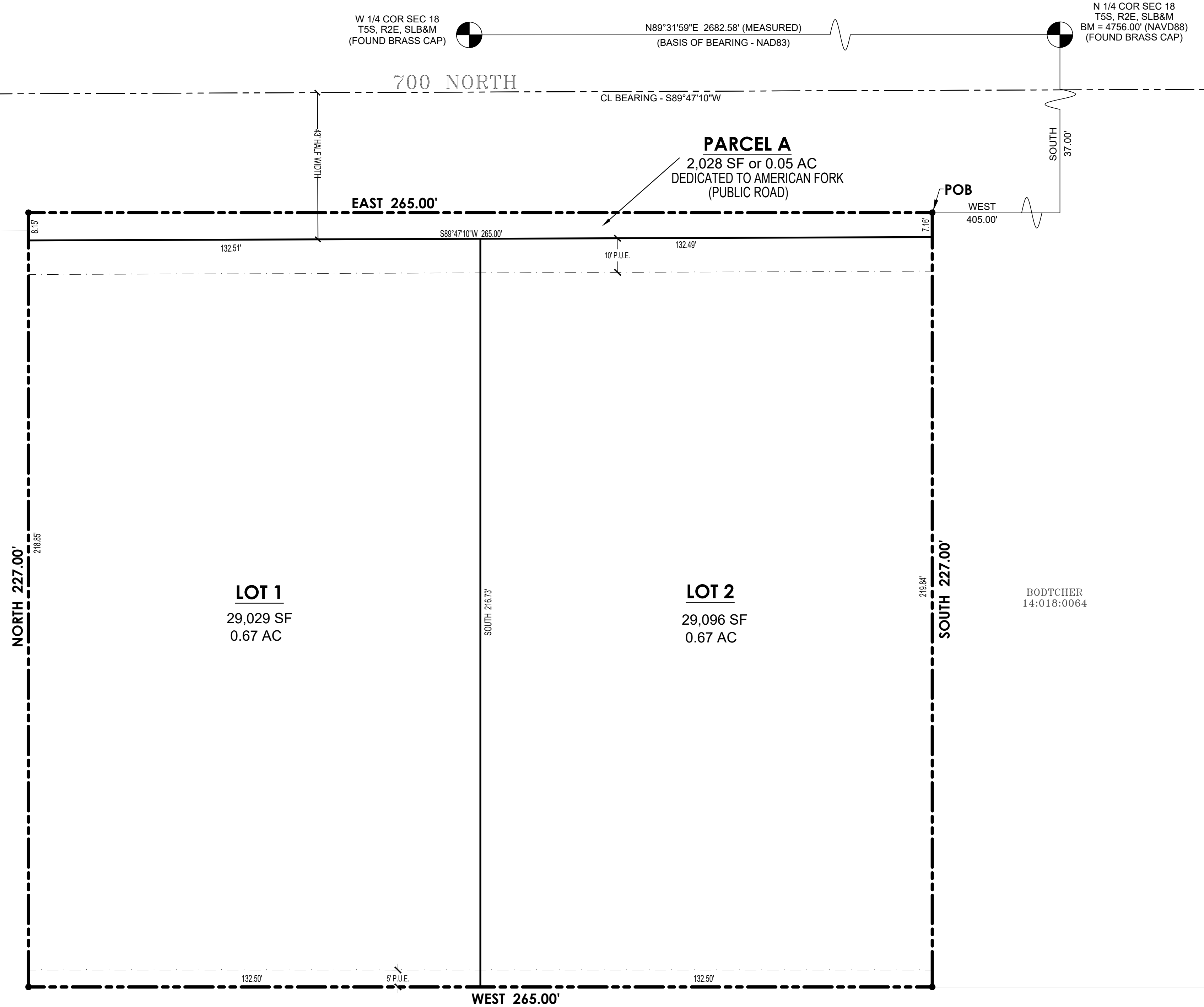
TABULATIONS

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

REFERENCE DOCUMENTS:

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

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



- 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

berg
 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 }
 COUNTY OF UTAH } S.S.

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

04/27/2026

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