



AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA

**Regular Session
June 16, 2026
Tuesday 8:00 AM**

**American Fork City Public Works Building
275 East 200 North
American Fork City, UT 84003
<https://www.americanfork.gov/AgendaCenter>**

Development Review Committee Members

Patrick O'Brien, Dev. Services Director
Sam Kelly, Public Works Director
Aaron Brems, Fire Chief

Notice is hereby given that the American Fork City Development Review Committee will meet in regular session on June 16, 2026, at the American Fork City Public Works building, 275 East 200 North commencing at 8:00 AM. The agenda shall be as follows:

1. Regular Session

- a. Roll Call

2. 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 June 8, 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 Preliminary Plan, known as Landon Court (West), located at approximately 700 N 1190 E, American Fork City. The Preliminary Plan consists of 1.60 acres and is in the R1-15,000 Zone.

5. Adjournment

Dated this 11th day of June 2026

Patrick O'Brien

Development Services Director

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

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

June 8th, 2026

The American Fork City Development Review Committee met in a regular session on June 8th, 2025, 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

Mat Sacco

Fire Marshall

Angie McKee

Administrative Assistant I

Ben Hunter

City Engineer

Others Present: Ken Berg

REGULAR SESSION

Roll Call

Public Comment Opened

No Comments

Public Comment Closed

UNAPPROVED MINUTES

06.08.2026

COMMON CONSENT AGENDA

Minutes of the June 1st, 2026, Development Review Committee Regular Session.

Patrick O'Brien motioned to approve the Common Consent agenda

Sam Kelly seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

ACTION ITEMS

- a. Review and action on an application for an Amended Final Plat, known as Harbor Village Slough Plat B, located at 664 S 240 W, American Fork City. The Amended Final Plat consists of 1.02 acres and is in the PR 3.0 Zone.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for an Amended Final Plat to acquire additional property. The project looks to change ownership of the property along the Western Rear of the lots to provide larger rear yards. This item was tabled at a previous meeting.

Patrick O'Brien asked if we have any necessary easements for this project.

Ben Hunter confirmed that the easements are in place.

UNAPPROVED MINUTES

06.08.2026

Aaron Brems moved to approve the proposed Amended Final Plat, located at 664 S 240 W, American Fork City, UT 84003, in the PR 3.0 Zone, as the Amended Final Plat meets the requirements of Section 17.4.209 and 17.8.217.

Sam Kelly seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

- b. Review and action on an application for a Final Plat, known as Ragan Subdivision, located at 425 N 900 E, American Fork City. The Final Plat consists of 0.87 acres and is in the R1-9000 Zone.**

Cody Opperman reviewed the background information for action item letter b: The applicant has applied for a Final Plat to develop a 2-lot subdivision. The project looks to subdivide an existing lot, with an existing home, to create an additional lot on the south side of the current lot. The existing home meets the side setback requirements from the new lot line being proposed on the south side.

A Preliminary Plat Application was previously approved by the Development Review Committee Board on April 27, 2026. Following the Preliminary Plat Application, this Final Plat Application is the final application to submit for the 2-lot subdivision. Following the decision of the Final Plat, Engineering Checklist Items will still need to be completed prior to the recording of a mylar.

Patrick O'Brien asked about the accessory structure on the property, and if there was language included, stating that the structure must be removed.

Cody Opperman noted that specific language is not currently included.

Patrick O'Brien moved to approve the proposed Final Plat, located at 425 N 900 E, American Fork City, in the R1-9000 Zone as the Final Plat Application meets the requirements of Section 17.8.207 - Section 17.8.211 with the condition that the accessory

UNAPPROVED MINUTES

06.08.2026

structure be removed prior to the recordation of the plat to avoid any creation of any non-conforming issues.

Aaron Brems seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

- c. Review and action on an application for an Amended Commercial Site Plan, known as American Heritage School Pavilion, located at approximately 736 N 1100 E, American Fork City. The Commercial Site Plan consists of 13.32 acres and is in the R1-9000 Zone.**

Cody Opperman reviewed the background information for action item letter c: The applicant has applied for an Amended Commercial Site Plan to add a pavilion to American Heritage School. The project looks to provide the pavilion on the north-east side of the existing high school. There are no identified conditions of approval.

Sam Kelly moved to approve the proposed Amended Commercial Site Plan, located at approximately 736 N 1100 E, American Fork City, in the R1-9000 Zone, as the Amended Commercial Site Plan meets the requirements of Section 17.6.101.

Aaron Brems seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

UNAPPROVED MINUTES

06.08.2026

The motion passed

- d. Review and action on an application for an Amended Commercial Site Plan, known as American Heritage School Storage Addition, located at 736 N 1100 E, American Fork City. The Commercial Site Plan consists of 8.66 acres and is in the R1-15000 Zone and R1-9000 Zone.**

Cody Opperman reviewed the background information for action item letter d: The applicant has applied for an Amended Commercial Site Plan to add additional storage to American Heritage School. The project looks to provide additional storage on the north side of the existing elementary school. There are no conditions identified with this application.

Matt Saco noted that he wants to make sure sprinklers are included in the plans submitted to the building department.

Aaron Brems moved to approve the proposed Amended Commercial Site Plan, located at approximately 736 N 1100 E, American Fork City, in the R1-15000 Zone and R1-9000 Zone, as the Amended Commercial Site Plan meets the requirements of Section 17.6.101.

Patrick O'Brien seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

Other Business

There was no other business to discuss

Adjournment

UNAPPROVED MINUTES

06.08.2026

Sam Kelly motioned to adjourn the meeting.

Aaron Brems seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

Meeting adjourned at 9:14 AM

Angie McKee

Administrative Assistant I

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

Development Review Committee Staff Report
Meeting Date: June 16, 2026



Agenda Topic

Review and action on an application for a Preliminary Plan, known as Landon Court (West), located at approximately 700 N 1190 E, American Fork City. The Preliminary Plan consists of 1.60 acres and is in the R1-15,000 Zone.

BACKGROUND INFORMATION		
Location:		700 N 1190 E
Parcel ID:		14:018:0184
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
Total Number of Units		2 lots

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 West. This is the Preliminary Plat Application. After the Preliminary Plat Application, a Final Plat Application will need to be submitted.

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.

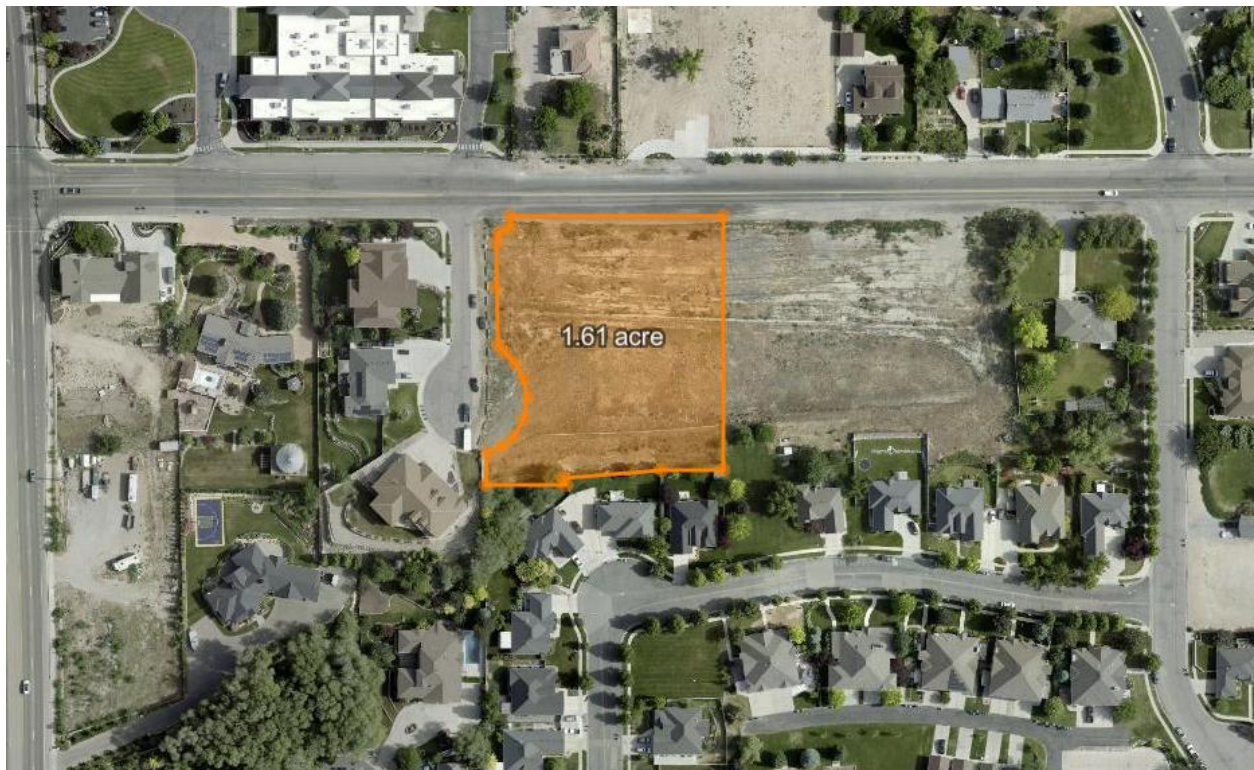
Project Conditions of Approval

- 1. Refer to comments on preliminary plans to incorporate into final plat submittal. Comments will include:
 - a. For the remaining leftover land on the south side of Lot 1, a deed will need to be submitted to the DRC for review and ultimately recorded after the final plat review.
 - b. Provide updated geotechnical recommendations for additional fill being brought to the site.
 - c. Smooth out the curb, gutter and sidewalk connection in the cul-de-sac.
 - d. Retaining walls are not permitted within PUE's.
 - e. Identify roads as public right-of-way.
 - f. Pavement sections will need to be updated per standards.

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 17.8.206.

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 17.8.206. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Preliminary Plat

Approval

I move to approve the proposed Preliminary Plat, located at 700 N 1190 E, American Fork City, in the R1-15,000 Zone, as the application meets the requirements of Section 17.4.202 and Section 17.8.206, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Preliminary Plat, located at 700 N 1190 E, American Fork City, in the R1-15,000 Zone as the applications does not meet the requirements of Section 17.4.202 and Section 17.8.206.

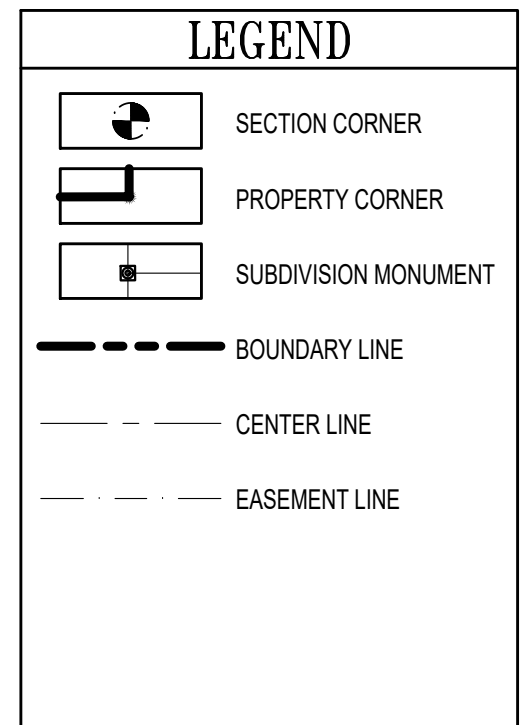
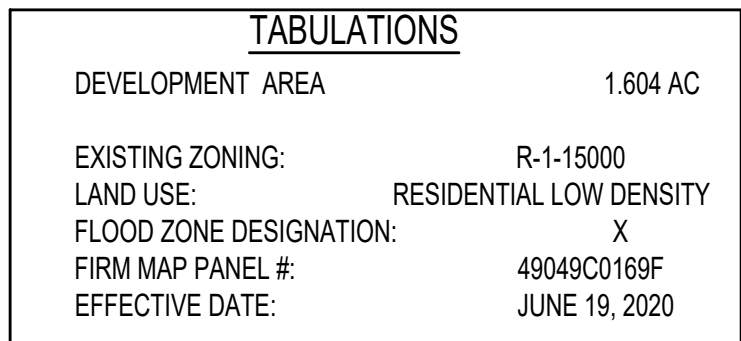
Table

I move to table action for the proposed Preliminary Plat, located at 700 N 1190 E, American Fork City, in the R1-15,000 Zone and instruct staff/developer to.....

See comment

Next Step
Proceed to the Development
Review Committee on
06/16/2026

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	61.00	139.10	130°38'58"	110.86	N08°41'37"E
C2	15.00	14.83	56°37'55"	14.23	N28°18'56"W
C3	15.00	23.60	90°08'41"	21.24	N45°04'25"E



- ## ***NOTES***
1. OVERALL PROJECT REMEDIATION FENCING IS REQUIRED
 2. 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.
 3. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
 4. 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 Crest Lane
Alpine UT, 84004
office (801) 492-1277
cell (801) 616-1677

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

I, Aaron Thomas, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH ARIZONA CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1963 AS AMENDED. CERTIFICATE NO. 6912890. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-50-304, UTAH CODE ANNOTATED, 1963 AS AMENDED, HAVE TAKEN ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN. I FURTHER CERTIFY THAT I HAVE EXERCISED RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DESCRIBED IN SECTION 54-6a-2, UTAH CODE ANNOTATED, 1963 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, AS ACCURATELY DESCRIBED ON THIS PLAN, AND THAT THIS PLAN IS TRUE AND CORRECT.

DATE _____ (SEE SEAL BELOW) _____

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 FEET; THENCE NORTH 35.52 FEET; THENCE ALONG A CURVE TO THE LEFT (CHORD BEARS: NORTH 08°41'39" EAST 110.86 FEET, RADIUS = 61.00 FEET) ARC LENGTH = 139.10 FEET; THENCE ALONG A CURVE TO THE RIGHT (CHORD 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.

CONTAINS 69,879 SQ. FT. (1.604 ACRES)

NUMBER OF LOTS: 2

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:

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 _____

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

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

LONDON COURT - WEST
PRELIMINARY PLAN

700 NORTH 1232 EAST
AMERICAN FORK, UT

Re-Submittal Acknowledgment Statement

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

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

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

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

LONDON COURT WEST

1232 E 700 N
American Fork, UT 84003

PRODIGY CONSTRUCTION

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

CITY APPROVALS / COMMENTS

SHEET INDEX

C0	COVER
C1	PRELIMINARY PLAT
C2.1-C2.2	OVERALL UTILITY PLAN
C3	GRADING PLAN
C4	SWPPP
C5	PHASE PLAN
GNI	GENERAL NOTES
D0-D4	CONSTRUCTION DETAILS
ALTA	ALTA SURVEY
PLAT	LONDON COURT PLAT "B"

ENGINEER



CIVIL ENGINEERING

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

American Fork City Development Review	
Water/PI Division Reviewed jbremis 06/09/2026	Planning and Zoning Reviewed copperman 06/10/2026
Sewer/Storm Drain Division Reviewed ahardy 06/02/2026	Fire Reviewed M.Sacco 06/11/2026
EC/LID Reviewed tmezenen 06/10/2026	
Communications Reviewed MHunsaker 06/10/2026	Streets Division Reviewed ehyde 06/11/2026
Public Infrastructure Reviewed cscott 06/10/2026	Engineering Division Reviewed jhsu 06/09/2026

Next Step

Proceed to the Development
Review Committee on
06/16/2026

Notes for Final Plat Submittal:

Provide updated geotechnical recommendations for additional fill being brought to the site.

Smooth out the curb, gutter and sidewalk connection in the cul-de-sac.

Retaining walls will not be permitted within PUE's.

Identify roads as public right-of-way.

Pavement sections will need to be updated per standards.



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			06-01-2026

PROJECT

LONDON COURT WEST

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

DESCRIPTION

PRELIMINARY
PLANS

SHEET NAME SHEET NUMBER

SUBMITTAL

AF # P- 26-170

BOUNDARY DESCRIPTION

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 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.

CONTAINS 69,879 SQ. FT. (1.604 ACRES)± & 2 LOTS

CONTACT LIST

CIVIL ENGINEER		
BERG CIVIL ENGINEERING	(801) 492-1277	
GEOTECHNICAL ENGINEER		
EARTHTEC ENGINEERING	(801) 225-5711	
AMERICAN FORK CITY PLANNING DEPT.	(801) 763-3060	
AMERICAN FORK CITY PUBLIC WORKS	(801) 763-3060	
UTILITIES		
AF CULINARY WATER	(JAY BREMS)	(801) 763-3060
AF PRESSURIZED IRRIGATION	(JAY BREMS)	(801) 763-3060
AF SANITARY SEWER	(ASHTON HARDY)	(801) 763-3060
AF STORM DRAIN	(ASHTON HARDY)	(801) 763-3060
AF FIRE MARSHALL	(MAT SACCO)	(801) 763-3045
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	(ERNIE JOHN)	(801) 471-6576
ROCKY MOUNTAIN POWER	(TERIA WALKER)	(801) 756-1510
COMCAST	(ELYSIA VALDEZ)	(801) 401-3017
TSSD	(DAVID BARLOW)	(801) 756-5231
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
C2.1 - C2.2	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 "B"

SITE TABULATIONS

TOTAL PROJECT	100%	1.60 AC	69,879 SF
PUBLIC ROADWAY DEDICATION	4%	0.07 AC	3,012 SF
LOTS	96%	1.53 AC	66,867 SF

FEMA FLOOD HAZARD ZONE

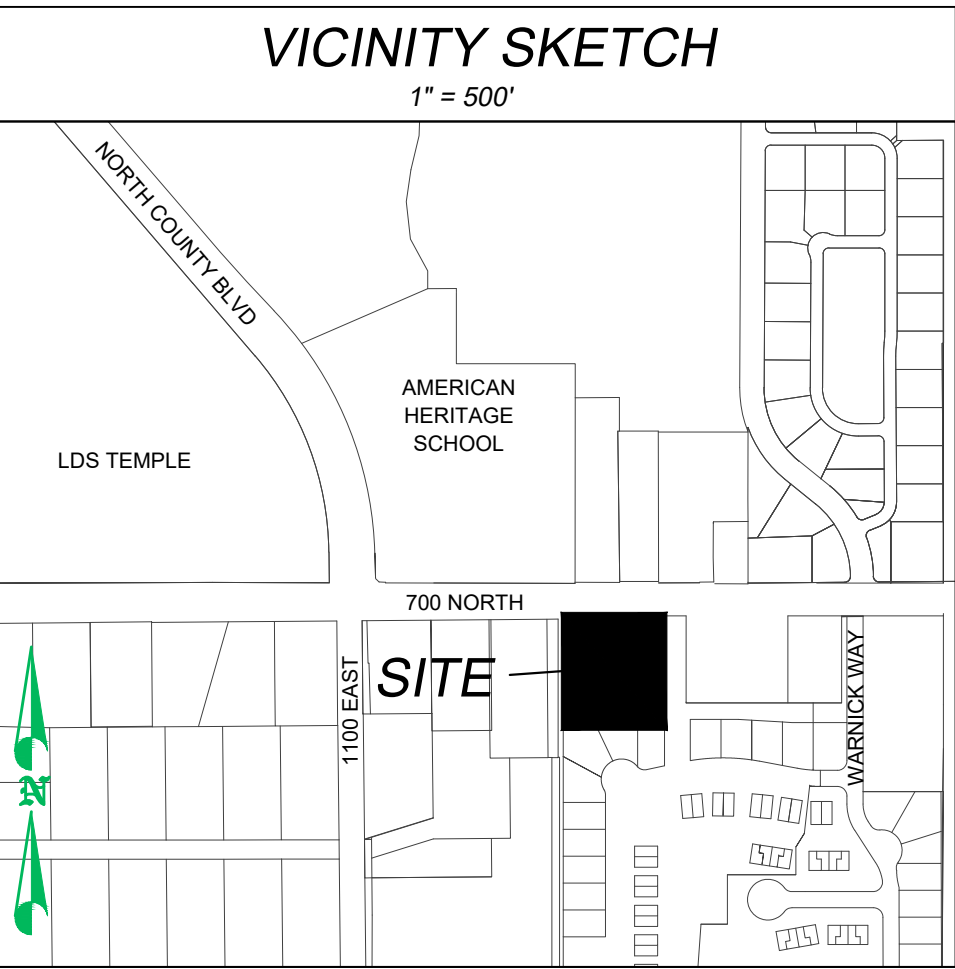
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0169F
EFFECTIVE DATE:	JUNE 19, 2020

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, TSS, R1E, SLB&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

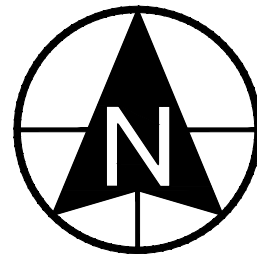


LANDON COURT WEST

1232 E 700 N
American Fork, UT 84003

PRODIGY CONSTRUCTION

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



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



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

REVISIONS			SEAL
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PRELIM-1			06-01-2026

LANDON COURT WEST

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

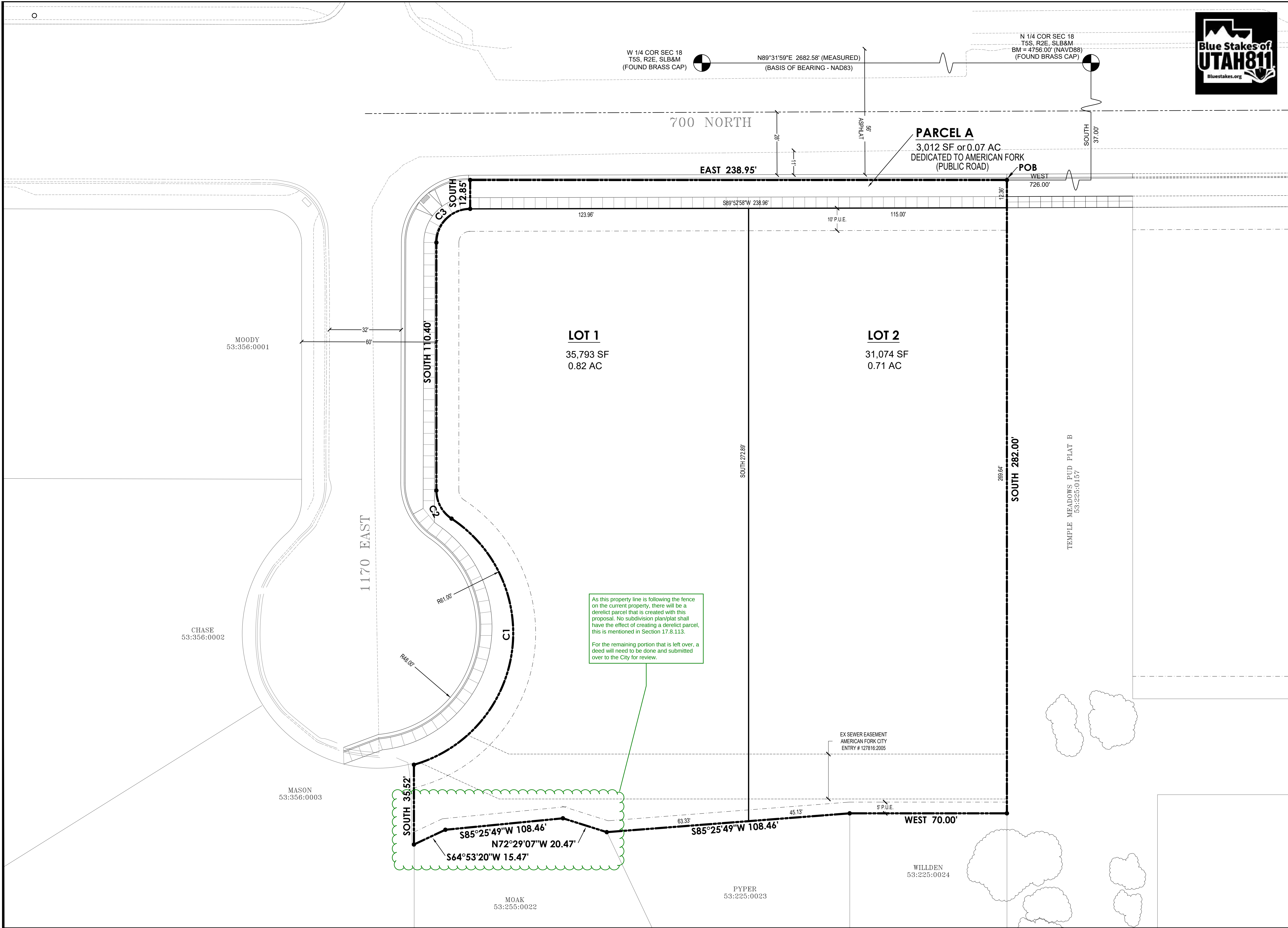
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PRELIMINARY PLANS

SHEET NAME SHEET NUMBER

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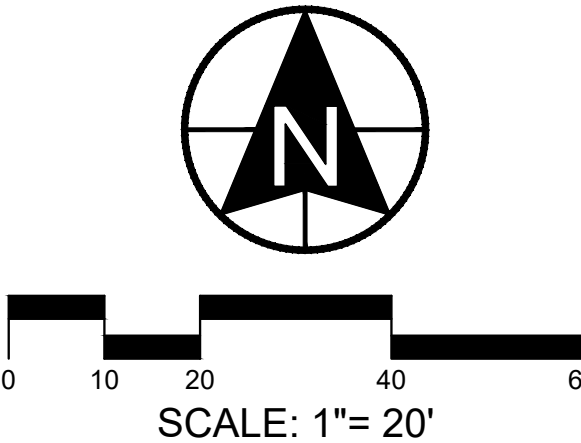


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LANDON COURT WEST

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

DESCRIPTION

PRELIMINARY
PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	C1



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.
5. SEWER LATERALS SHALL BE GRAVITY FEED. IF AN EJECTOR PUMP IS NEEDED, THE PUMP SHALL EJECT TO THE MAIN FLOOR AND THEN TO THE GRAVITY FED SEWER LATERAL IN TO THE CITY MAIN SEWER LINE.

WATER NOTES

1. 1.5" POLY (BLUE) SERVICE FROM MAIN 1"x1x1.5" 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

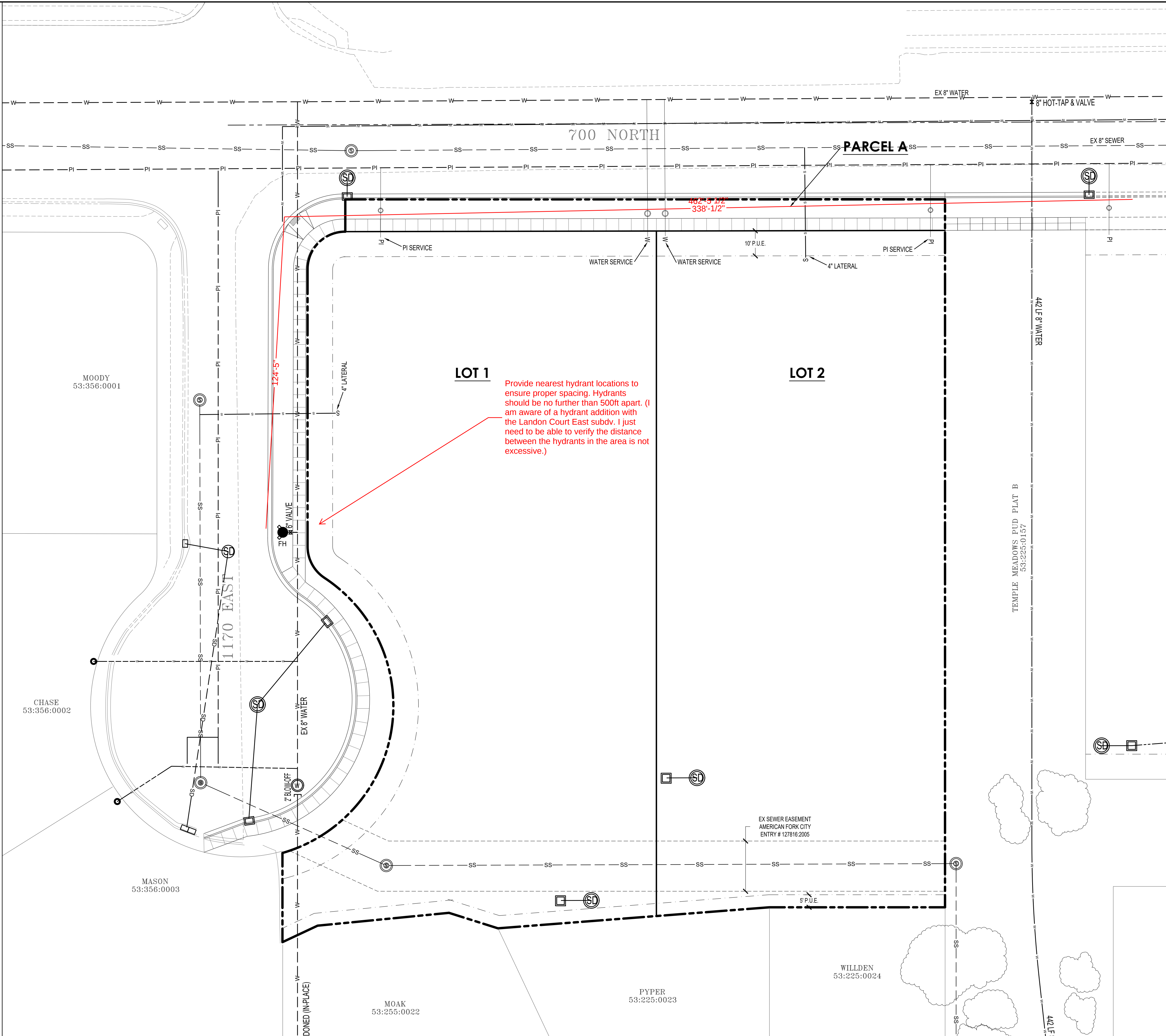
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2. MAINTAIN 3' CLEARANCE FROM FIRE HYDRANTS
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4. VALVES SHALL BE OF CAST IRON BODY, BRONZE-MOUNTED, DOUBLE DISC, PARALLEL SEAT, NON-RISING STEM DESIGN WITH O-RING SEALS.

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 AFEN 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 AFEN 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.

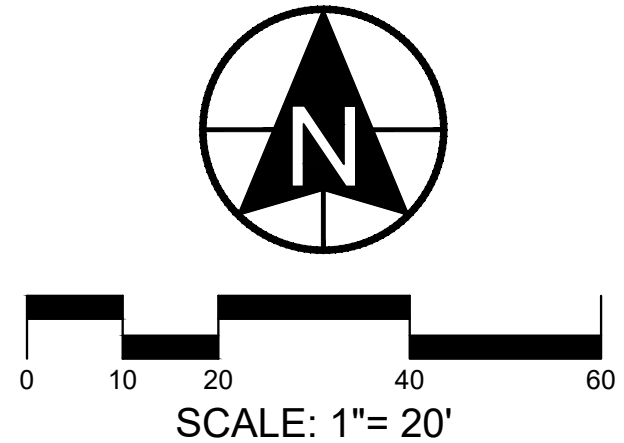


LANDON COURT WEST

1232 E 700 N
American Fork, UT 84003

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
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PROJECT

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

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME SHEET NUMBER

UTILITY

C2.1



SEWER NOTES

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PI NOTES

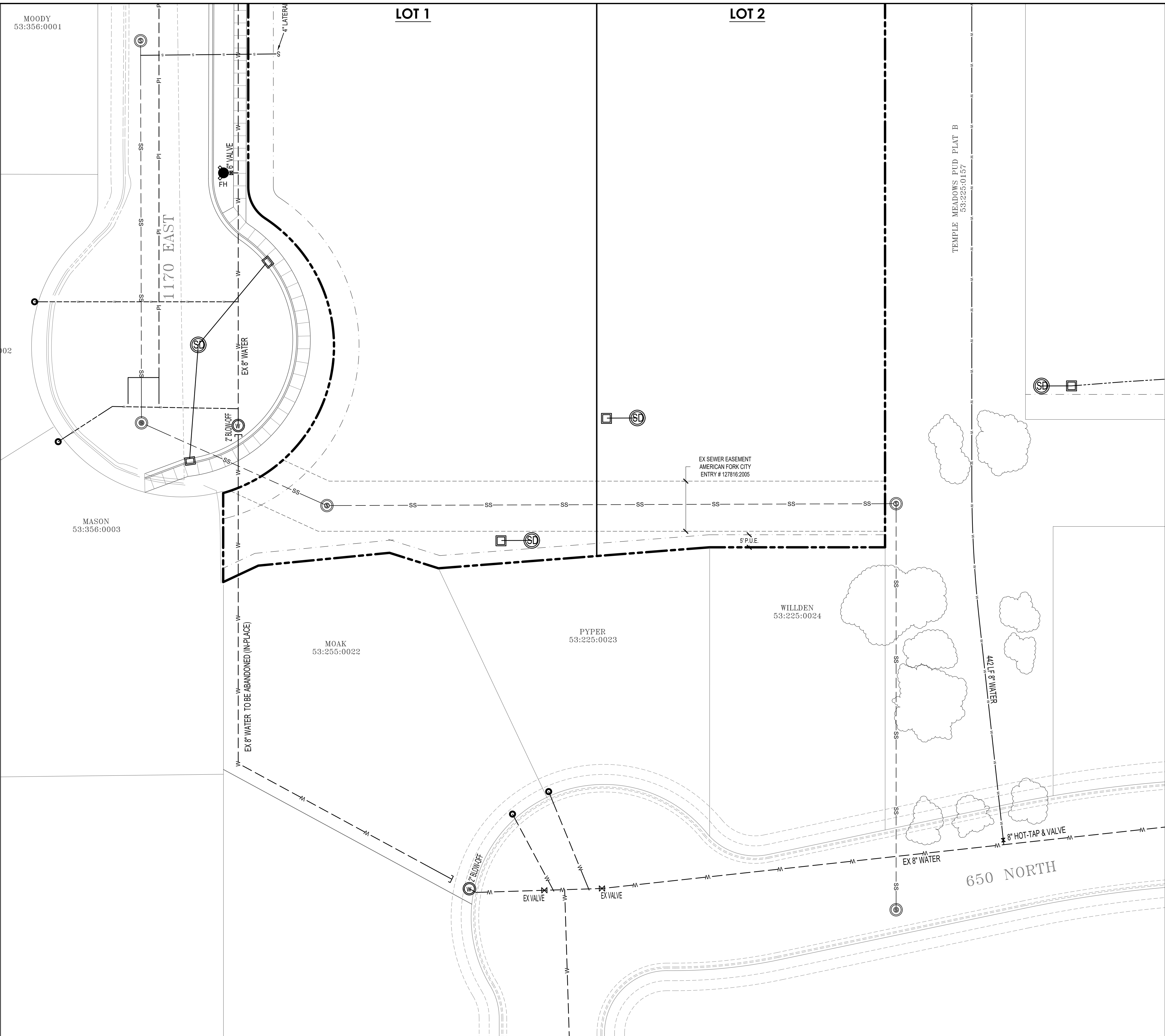
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3. DEVELOPER WILL ENSURE THAT ALL ROAD CROSSINGS HAVE SLEEVES WITH ADEQUATE ROOM FOR AFFN 4-WAY CONDUIT TO BE PLACED AS DECIDED IN THE DESIGN MEETING WITH CFE.
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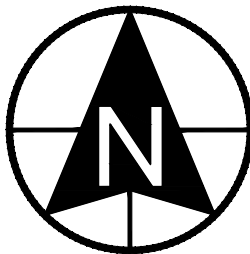
LANDON COURT WEST

1232 E 700 N
American Fork, UT 84003

DEVELOPMENT

PRODIGY CONSTRUCTION

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



0 10 20 40 60
SCALE: 1"= 20'



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

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ACTION			DATE
PRELIM-1			06-01-2026

PROJECT

LANDON COURT WEST

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

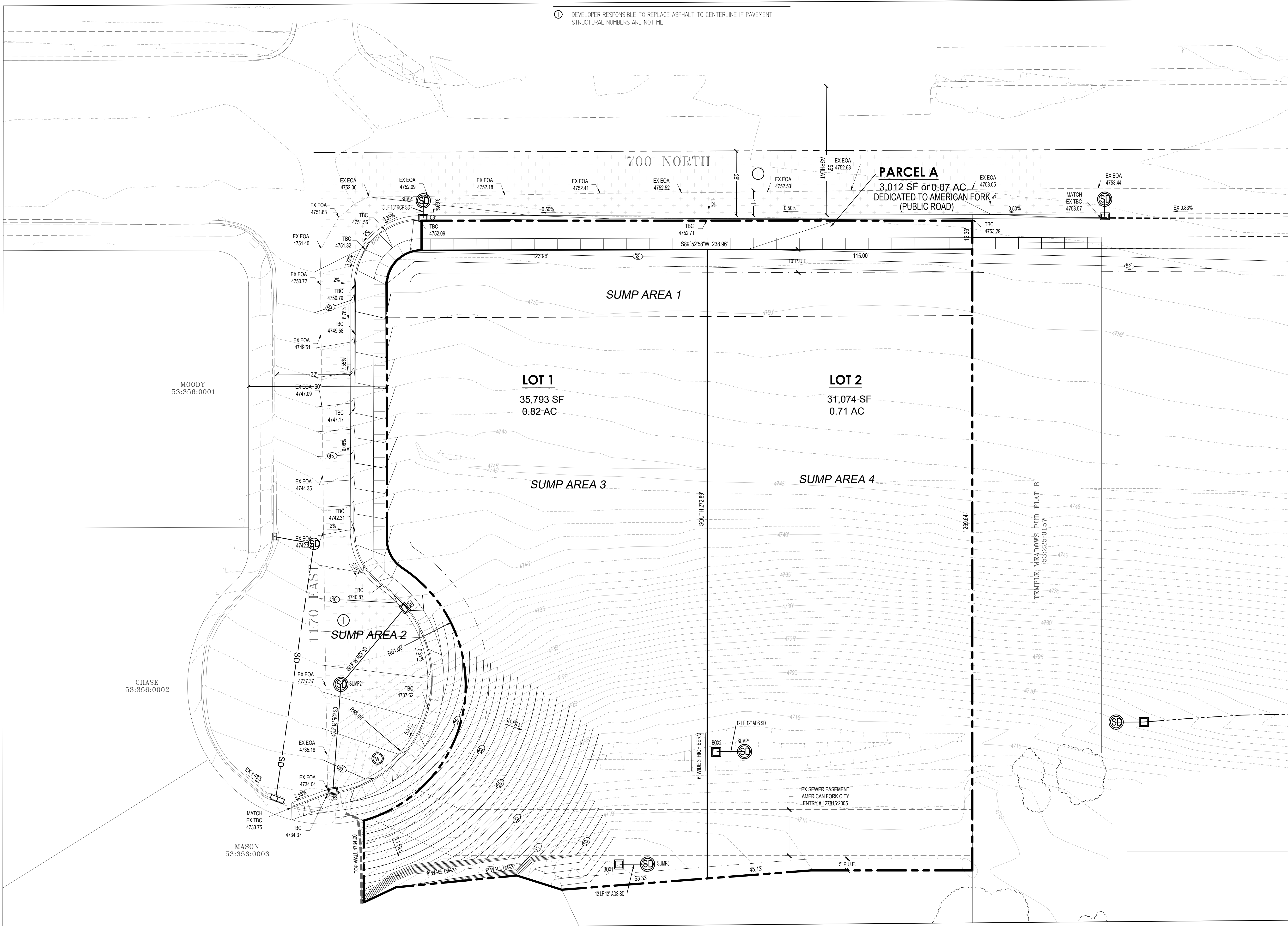
DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	C2.2

PAVEMENT REPLACEMENT

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



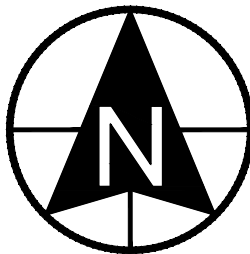
LANDON COURT WEST

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DEVELOPMENT

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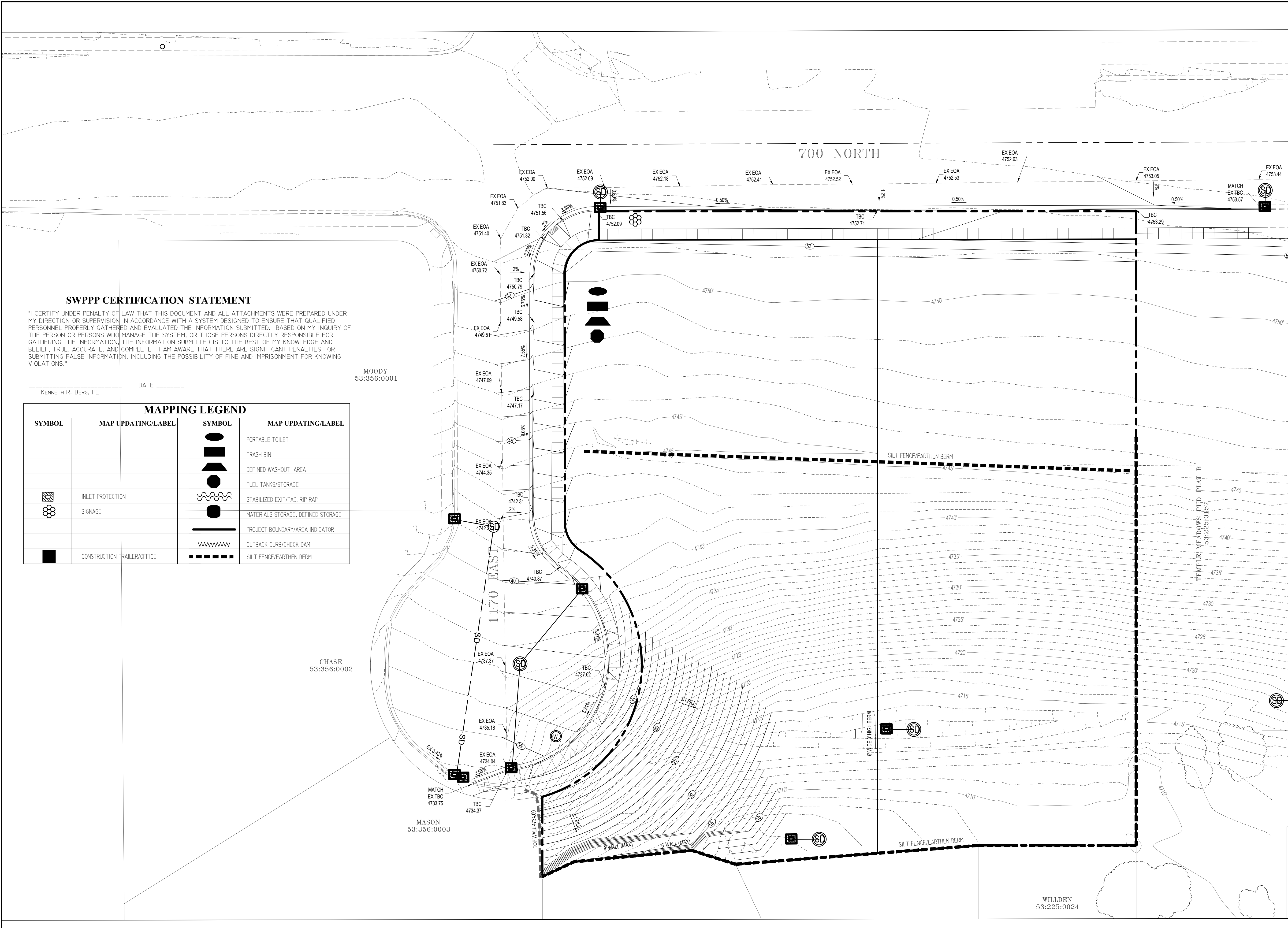
LANDON COURT WEST

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

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GRADING PLAN	C3



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 GATHERED AND EVALUATED 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 _____

MOODY
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CHASE
53:356:0002

MASON
53:356:0003

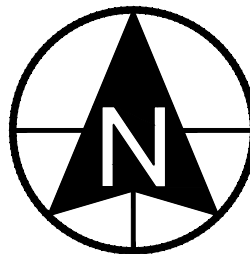
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LANDON COURT WEST

1232 E 700 N
American Fork, UT 84003

PRODIGY CONSTRUCTION

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



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SCALE: 1"= 20'



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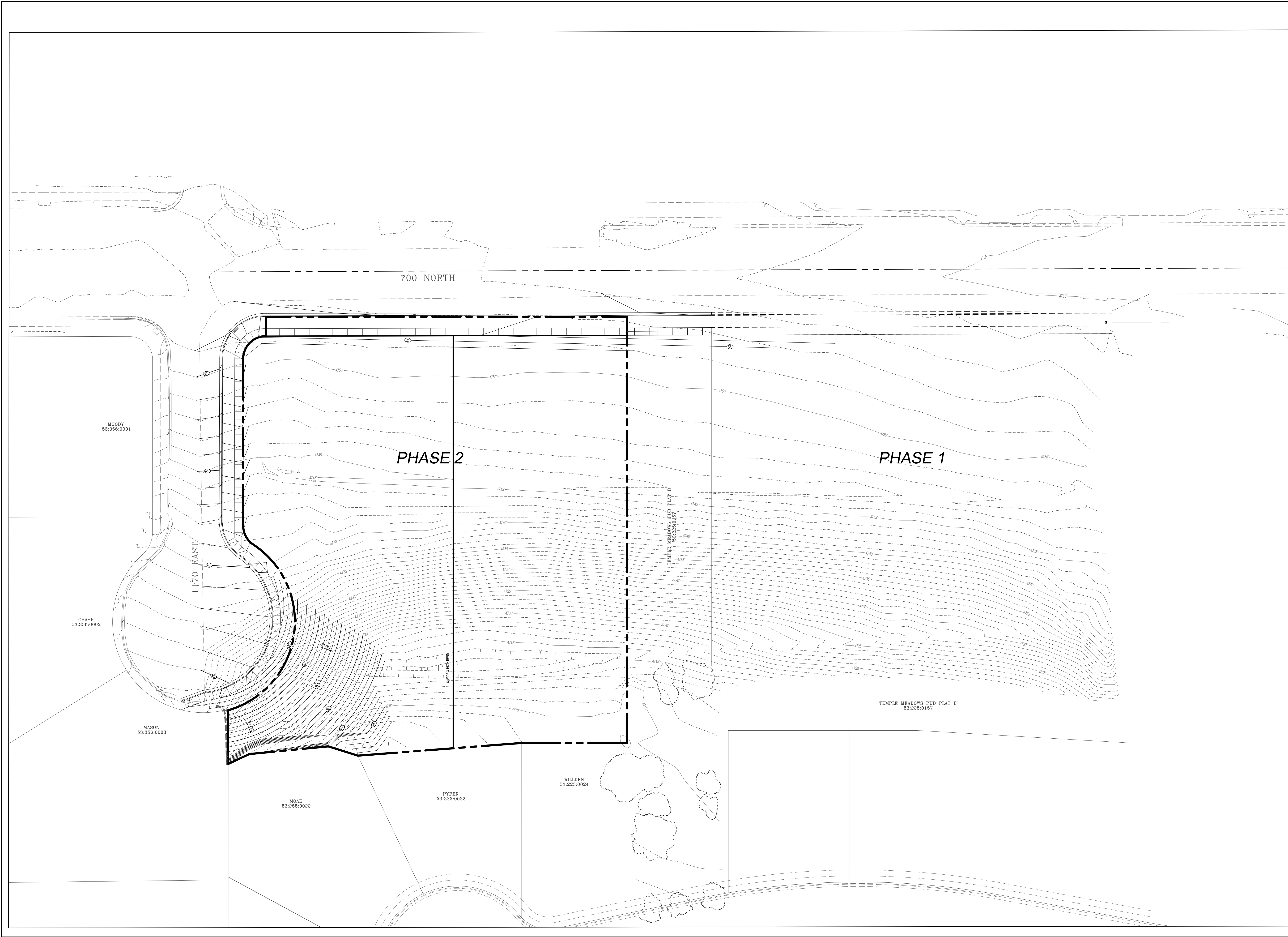
PROJECT

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

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PHASING	C4



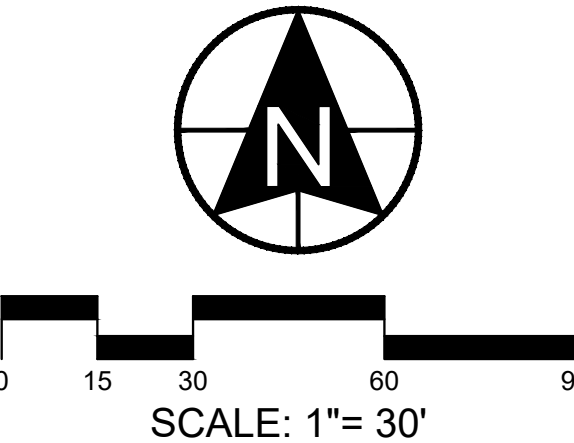
LANDON COURT WEST

1232 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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PROJECT

LANDON COURT WEST

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

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PHASING	C5

- 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.
2. CITY OF AMERICAN FORK, A.P.W.A, UTAH CHAPTER AND UTAH DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITIONS, AND ANY SUPPLEMENTS THERETO (HEREAFTER REFERRED TO AS STANDARD SPECIFICATIONS), SHALL GOVERN ALL CONSTRUCTION ITEMS UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS IS FOUND, THE MORE STRICT SPECIFICATION WILL APPLY AS DECIDED BY THE CITY ENGINEER. ITEM NUMBERS LISTED REFER TO CITY OF AMERICAN FORK ITEM NUMBERS UNLESS OTHERWISE NOTED.
3. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE, OR FOR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.
4. THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS INCLUDING BUT NOT LIMITED TO ROAD CUT PERMITS AND NOTICES OF INTENT (NOI), BUILDING PERMITS, ETC. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT IN WRITING AT LEAST 7 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION AND REQUEST A PRE-CONSTRUCTION MEETING. BOND FOR PUBLIC IMPROVEMENTS AND INSPECTION FEES MUST BE PAID IN FULL PRIOR TO REQUESTING A PRE-CONSTRUCTION MEETING.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.166.
7. FOLLOWING COMPLETION OF CONSTRUCTION OF THE SITE IMPROVEMENTS AND BEFORE REQUESTING OCCUPANCY, A PROOF SURVEY SHALL BE PROVIDED TO THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT, THAT DOCUMENTS "AS-BUILT" ELEVATIONS, DIMENSIONS, SLOPES AND ALIGNMENTS OF ALL ELEMENTS OF THIS PROJECT. THE PROOF SURVEY SHALL BE PREPARED, SIGNED AND SUBMITTED BY THE PROFESSIONAL ENGINEER WHO SEALED THE CONSTRUCTIONS DRAWINGS.
8. THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO PUBLIC RIGHT-OF-WAY AND AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER.
9. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASES OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS. RESETTling OF MARKERS SHALL BE PERFORMED BY A LICENSE UTAH PROFESSIONAL SURVEYOR AS APPROVED BY THE CITY ENGINEER.
10. NON-RUBBER TIRED VEHICLES SHALL NOT BE MOVED ON OR ACROSS PUBLIC STREETS OR HIGHWAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
11. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION.
12. 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.
13. DISPOSAL OF EXCESS EXCAVATION WITHIN SPECIAL FLOOD HAZARD AREAS (100-YEAR FLOODPLAIN) MUST BE APPROVED BY THE CITY ENGINEER.
14. 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.
15. ALL FIELD LIEU THE 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.
16. 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.
17. ALL TRENCHES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS OR SECURELY PLATED DURING NONWORKING HOURS.
18. 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.

19. ALL TREES WITHIN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY FENCING PLACED A MINIMUM 15 FEET FROM THE TREE TRUNK. TREES 6 - INCHES OR GREATER AT DBH (DIAMETER BREAST HEIGHT) MUST BE PROTECTED WITH FENCING PLACED AT THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER.
20. TREES NOT INDICATED ON THE APPROVED CONSTRUCTION DRAWINGS FOR REMOVAL MAY NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE DIVISION OF ENGINEERING.
21. 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.
22. 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.
23. PAVEMENTS MUST BE CUT IN NEAT, STRAIGHT LINES THE FULL DEPTH OF THE EXISTING PAVEMENT, OR AS REQUIRED BY THE CITY ENGINEER.
24. 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.
25. ANY MODIFICATION TO THE WORK SHOWN ON DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
26. TRAFFIC CONTROL AND OTHER REGULATORY SIGNS SHALL COMPLY WITH THE UTAH DEPARTMENT OF TRANSPORTATION TRAFFIC CONTROL GUIDELINES AND MUTCD MANUAL, CURRENT EDITION.
27. PUBLIC STREET SIGNS SHALL MEET ALL CITY OF AMERICAN FORK SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A GREEN BACKGROUND.
28. PRIVATE STREET SIGNS SHALL MEET ALL CITY OF AMERICAN FORK SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A BLUE BACKGROUND.

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

1. THE CONTRACTOR SHALL GIVE NOTICE OF INTENT TO CONSTRUCT TO BLUE STAKE (TELEPHONE NUMBER 800-662-4111) AT LEAST 2 WORKING DAYS BEFORE START OF CONSTRUCTION.
2. THE IDENTITY AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY. THE CITY OF AMERICAN FORK AND THE CITY ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR DEPTHS OF UNDERGROUND FACILITIES SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF THE SAME AND FOR ANY RESULTING CONTINGENT DAMAGE.
3. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE CITY ENGINEER.

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

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

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

1. SANITARY SEWAGE COLLECTION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES, REGULATIONS, STANDARDS AND SPECIFICATIONS OF THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT AND THE UTAH DEPARTMENT OF HEALTH CODE AND REGULATIONS.
2. THE MINIMUM REQUIREMENTS FOR SANITARY SEWER PIPE WITH DIAMETERS 15 INCHES AND SMALLER SHALL BE REINFORCED CONCRETE PIPE ASTM C76 CLASS 3, OR PVC SEWER PIPE ASTM D3034, SDR 35.
3. PIPE FOR 6-INCH DIAMETER HOUSE SERVICE LINES SHALL BE PVC PIPE ASTM D3034, SDR 35. PVC PIPE SHALL NOT BE USED AT DEPTHS GREATER THAN 28 FEET. PIPE MATERIALS AND RELATED STRUCTURES SHALL BE SHOP TESTED IN ACCORDANCE WITH CITY OF AMERICAN FORK CONSTRUCTION INSPECTION DIVISION QUALITY CONTROL REQUIREMENTS.
4. ALL MANHOLE LIDS SHALL BE PROVIDED WITH CONTINUOUS SELF-SEALING GASKETS.
5. THE APPROVED CONSTRUCTION DRAWINGS SHALL SHOW WHERE BOLT-DOWN LIDS ARE REQUIRED.
6. SANITARY SEWER MANHOLES SHALL BE PRECAST CONCRETE OR AS APPROVED BY THE CITY ENGINEER AND CONFORM TO THE CITY OF AMERICAN FORK SANITARY MANHOLE STANDARD DRAWING. MANHOLE LIDS SHALL INCLUDE THE WORD SEWER.
7. ALL PVC SEWER PIPES SHALL BE DEFLECTION TESTED NO LESS THAN 60 DAYS AFTER COMPLETION OF BACKFILLING OPERATIONS.
8. AT THE DETERMINATION OF THE CITY ENGINEER, THE CONTRACTOR MAY BE REQUIRED TO PERFORM A TV INSPECTION OF THE SANITARY SEWER SYSTEM PRIOR TO FINAL ACCEPTANCE BY THE CITY. THIS WORK SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.
9. VISIBLE LEAKS OR OTHER DEFECTS OBSERVED OR DISCOVERED DURING TV INSPECTION SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER.
10. ROOF DRAINS, FOUNDATION DRAINS, FIELD TILE OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE STRICTLY PROHIBITED ACCORDING TO THE AMERICAN FORK CODE OF ORDINANCES.
11. ALL WATER LINES SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY, FROM SANITARY SEWERS AND STORM SEWERS, TO THE GREATEST EXTENT PRACTICABLE.
12. WHERE SANITARY SEWERS CROSS WATER MAINS OR OTHER SEWERS OR OTHER UTILITIES, TRENCH BACKFILL SHALL BE PLACED BETWEEN THE PIPES CROSSING AND SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO THE CITY STANDARD SPECIFICATIONS. IN THE EVENT THAT A WATER LINE MUST CROSS WITHIN 18 INCHES OF A SANITARY SEWER, THE SANITARY SEWER SHALL BE CONCRETE ENCASED OR CONSIST OF DUCTILE IRON PIPE MATERIAL.
13. EXISTING SANITARY SEWER FLOWS SHALL BE MAINTAINED AT ALL TIMES. COSTS FOR PUMPING AND BYPASSING SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE BID FOR THE RELATED ITEMS.
14. THE CONTRACTOR SHALL FURNISH ALL MATERIAL, EQUIPMENT, AND LABOR TO MAKE CONNECTIONS TO EXISTING MANHOLES.
15. ALL SEWER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 4 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF SEWER LINE.

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

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

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

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

1232 E 700 N
American Fork, UT 84003

*PRODIGY
CONSTRUCTION*



BERG
CIVIL ENGINEERING

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

REVISIONS			SEAL
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ACTION	DATE
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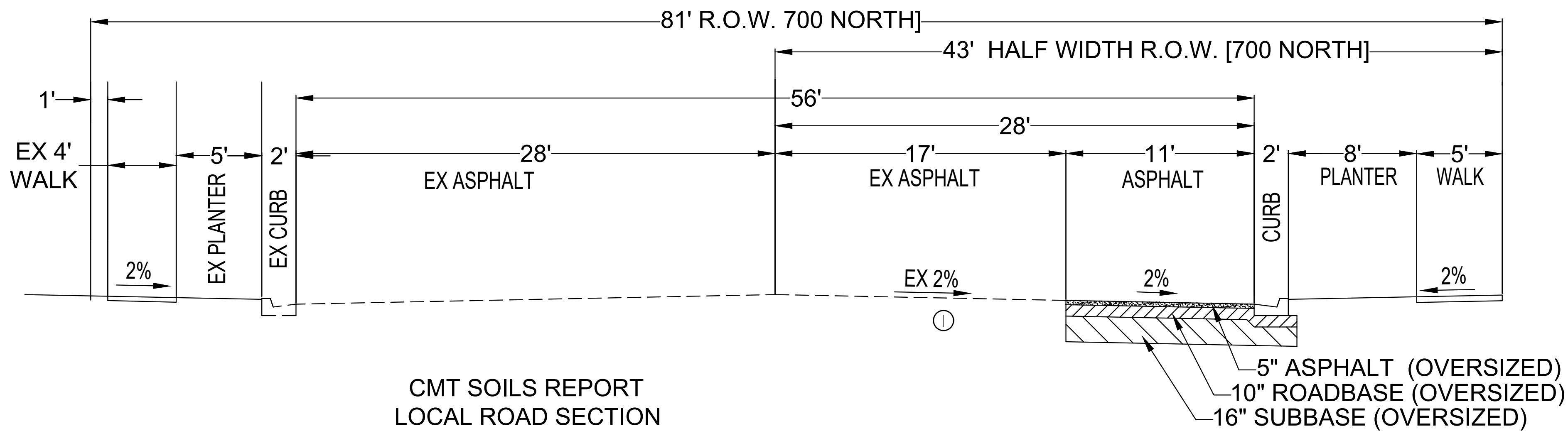
LANDON COURT
WEST

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

PRELIMINARY PLANS

*GENERAL
NOTES*

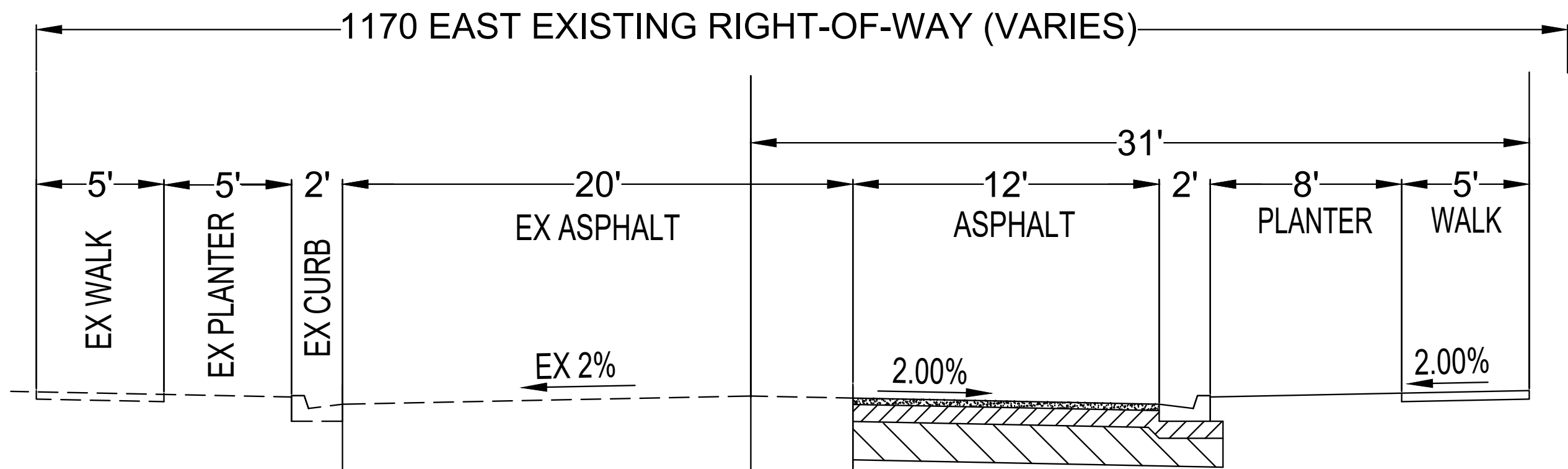
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CMT SOILS REPORT
LOCAL ROAD SECTION
3" ASPHALT
6" ROADBASE
6" SUBBASE

PAVEMENT REPLACEMENT

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



CMT SOILS REPORT
LOCAL ROAD SECTION
3" ASPHALT
6" ROADBASE
6" SUBBASE

LANDON COURT WEST

1232 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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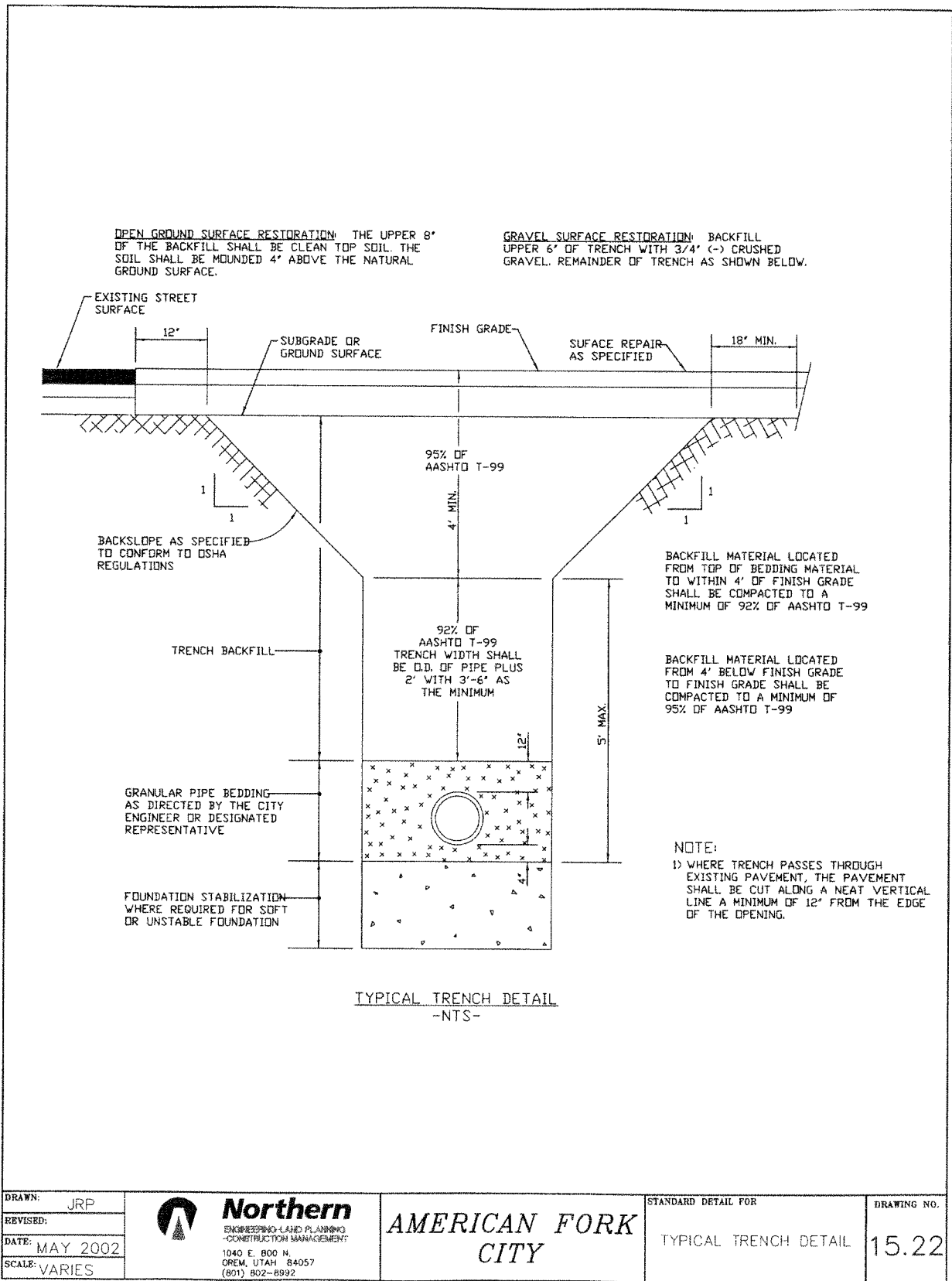
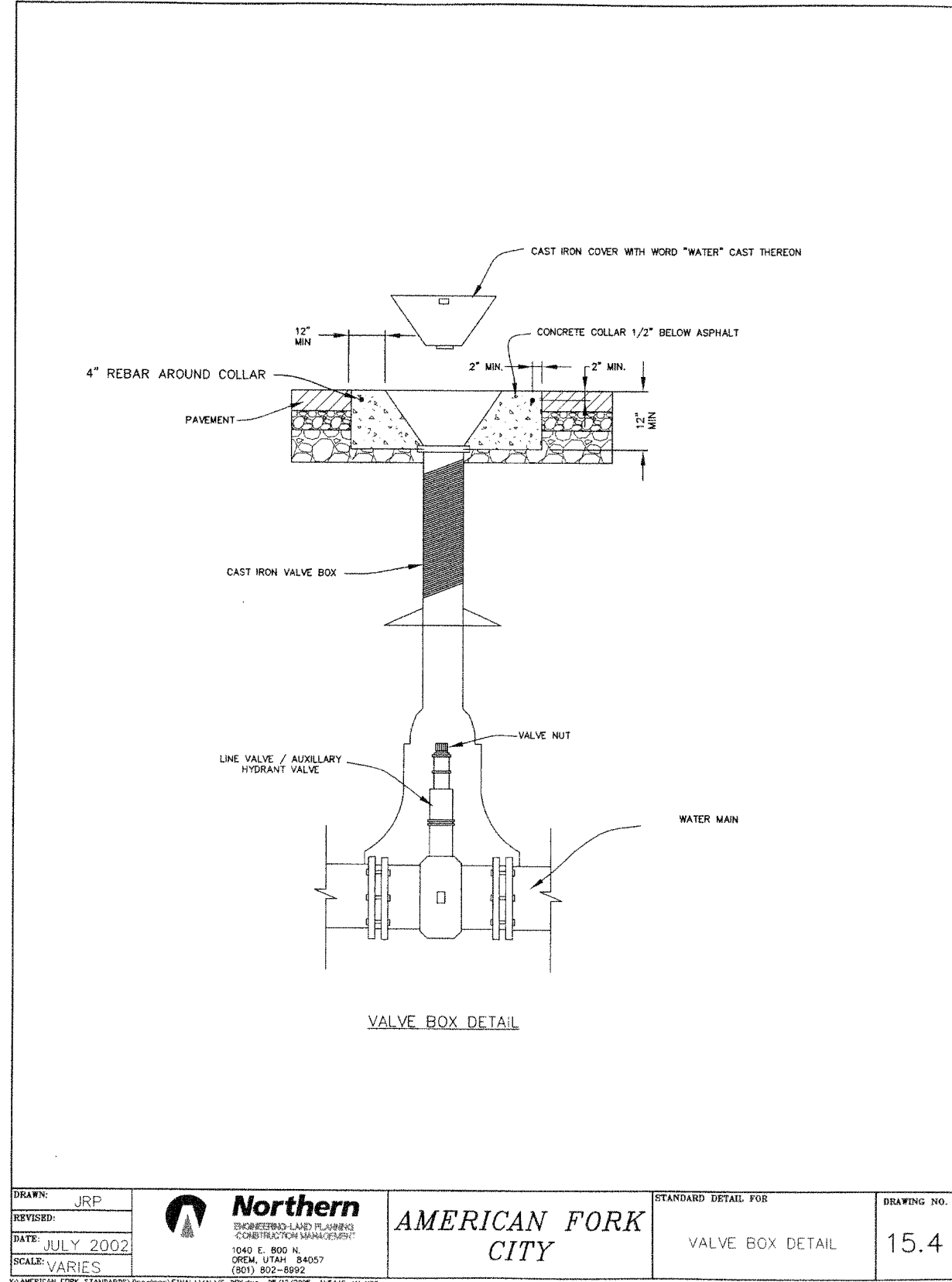
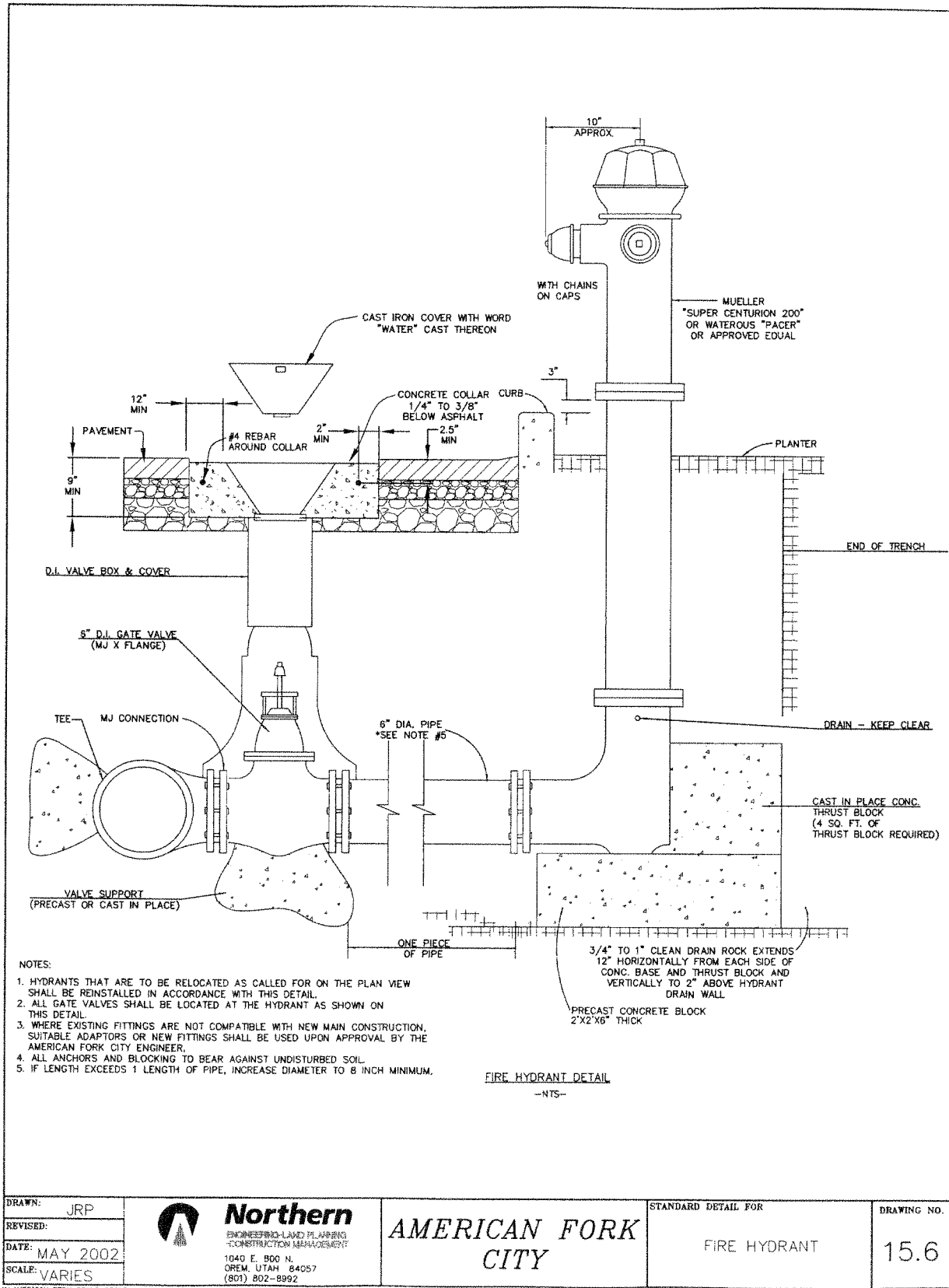
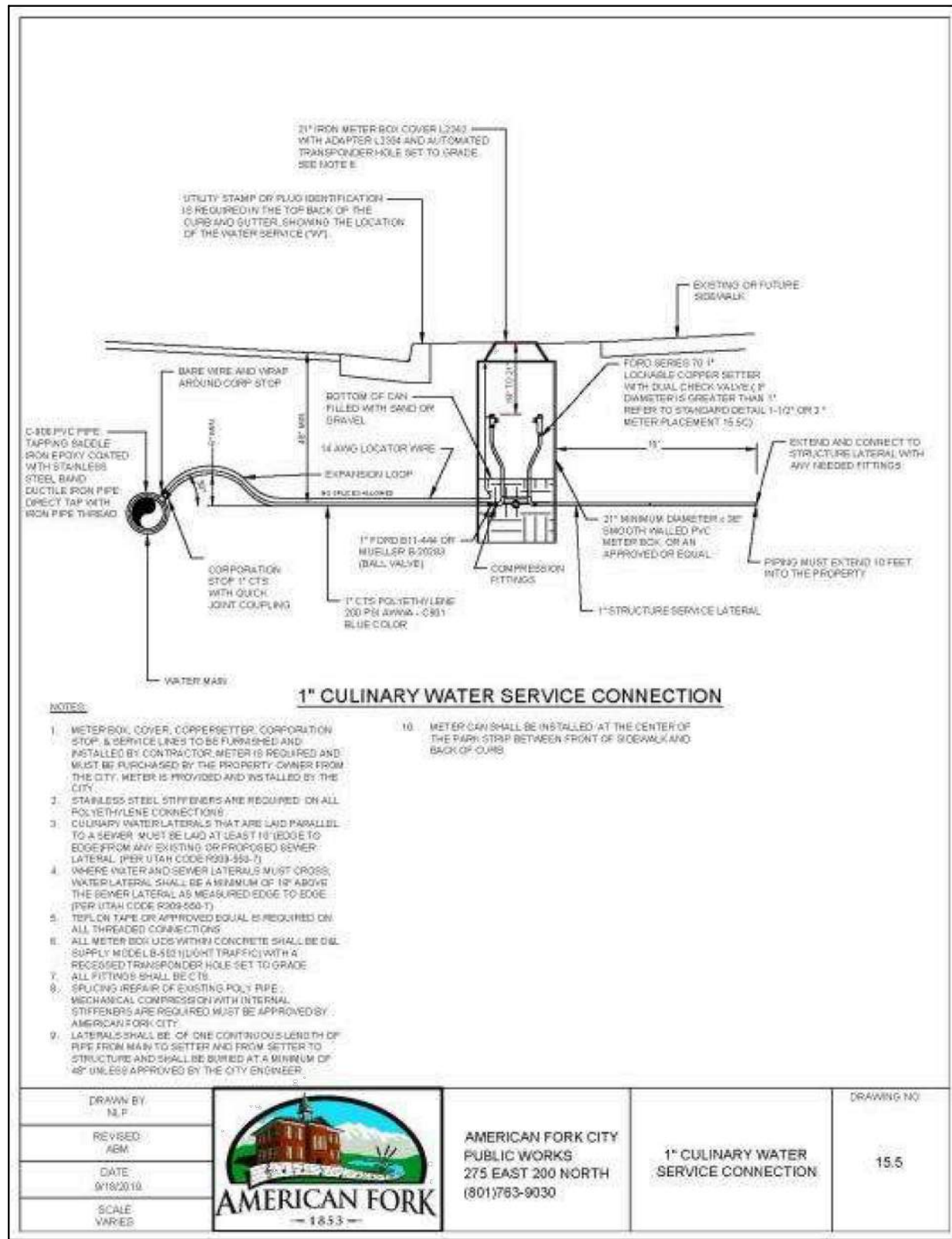
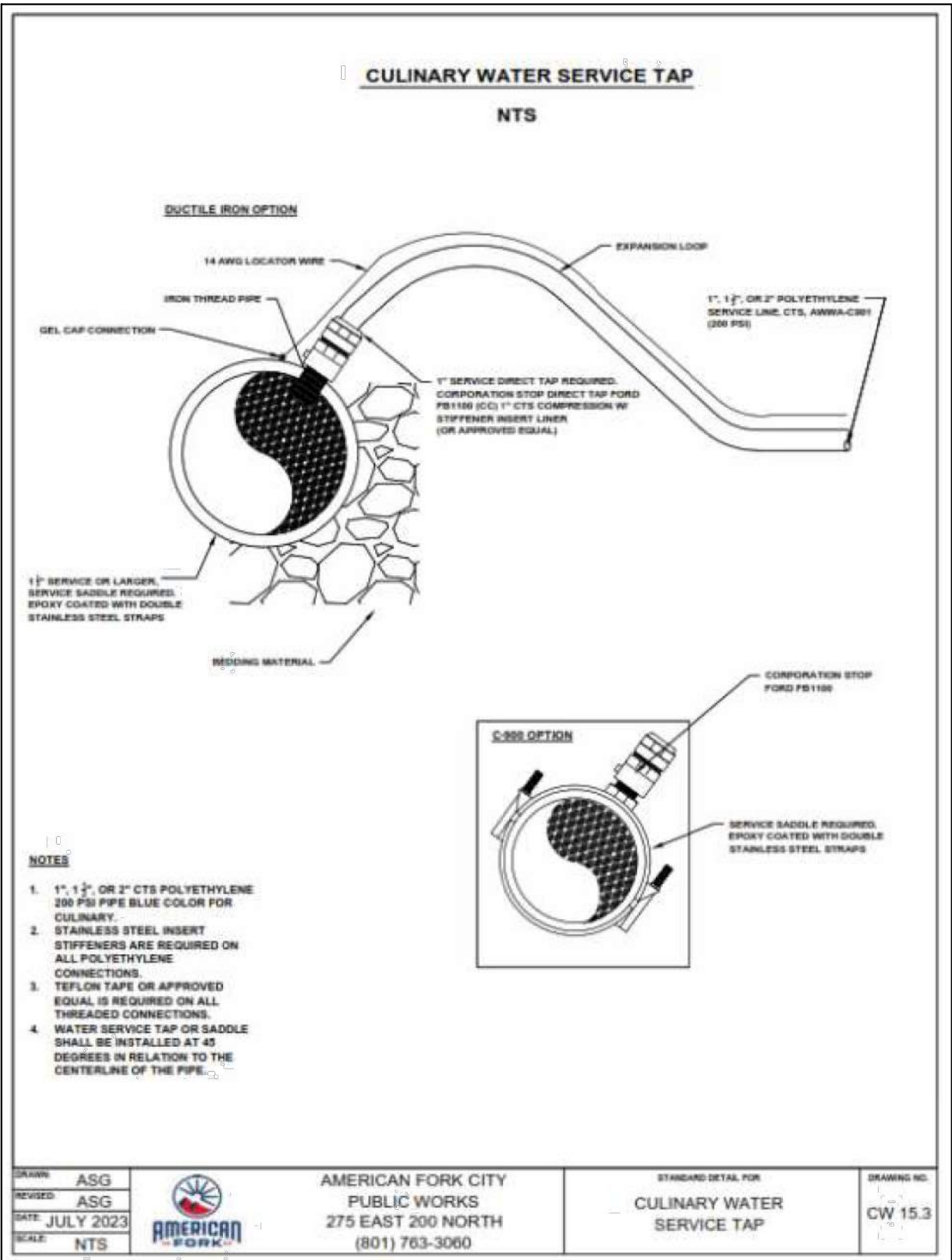
PROJECT

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

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	D0



LANDON COURT WEST

1232 E 700 N
American Fork, UT 84003

PRODIGY CONSTRUCTION

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ACTION	DATE
PRELIM-1	06-01-2026

PROJECT

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

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
WATER DETAILS	D2

LANDON COURT WEST

1232 E 700 N
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DEVELOPMENT

PRODIGY CONSTRUCTION

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PROJECT

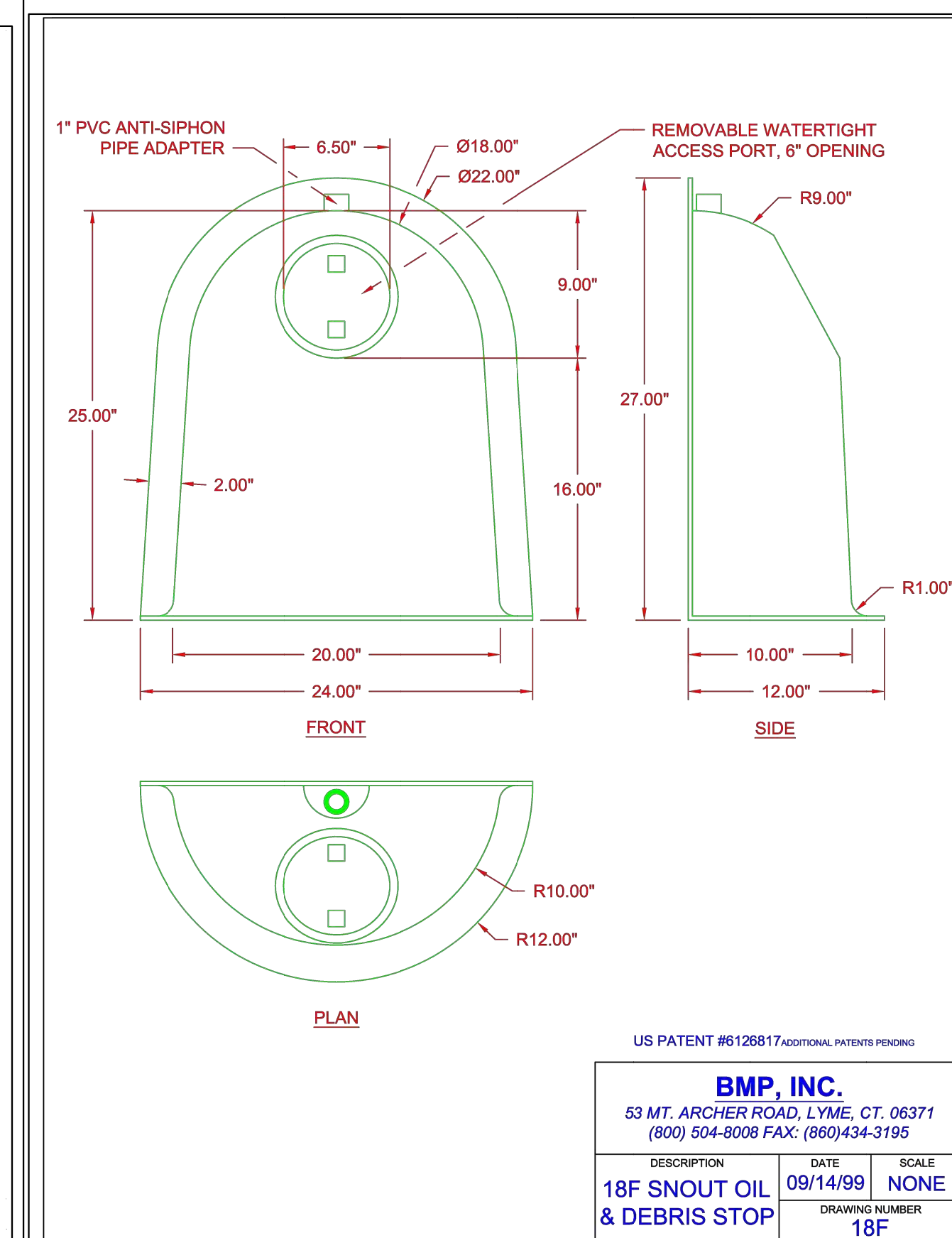
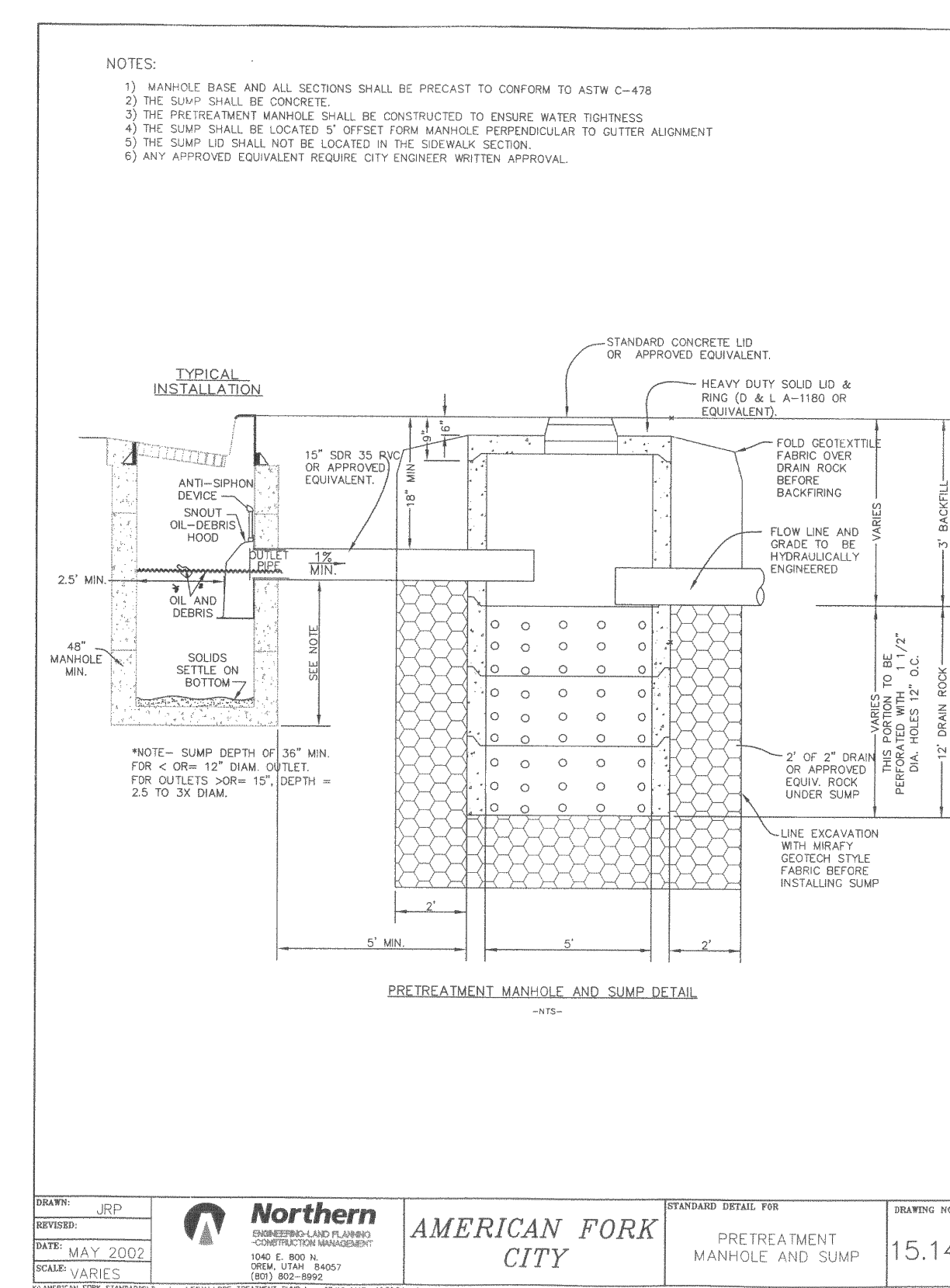
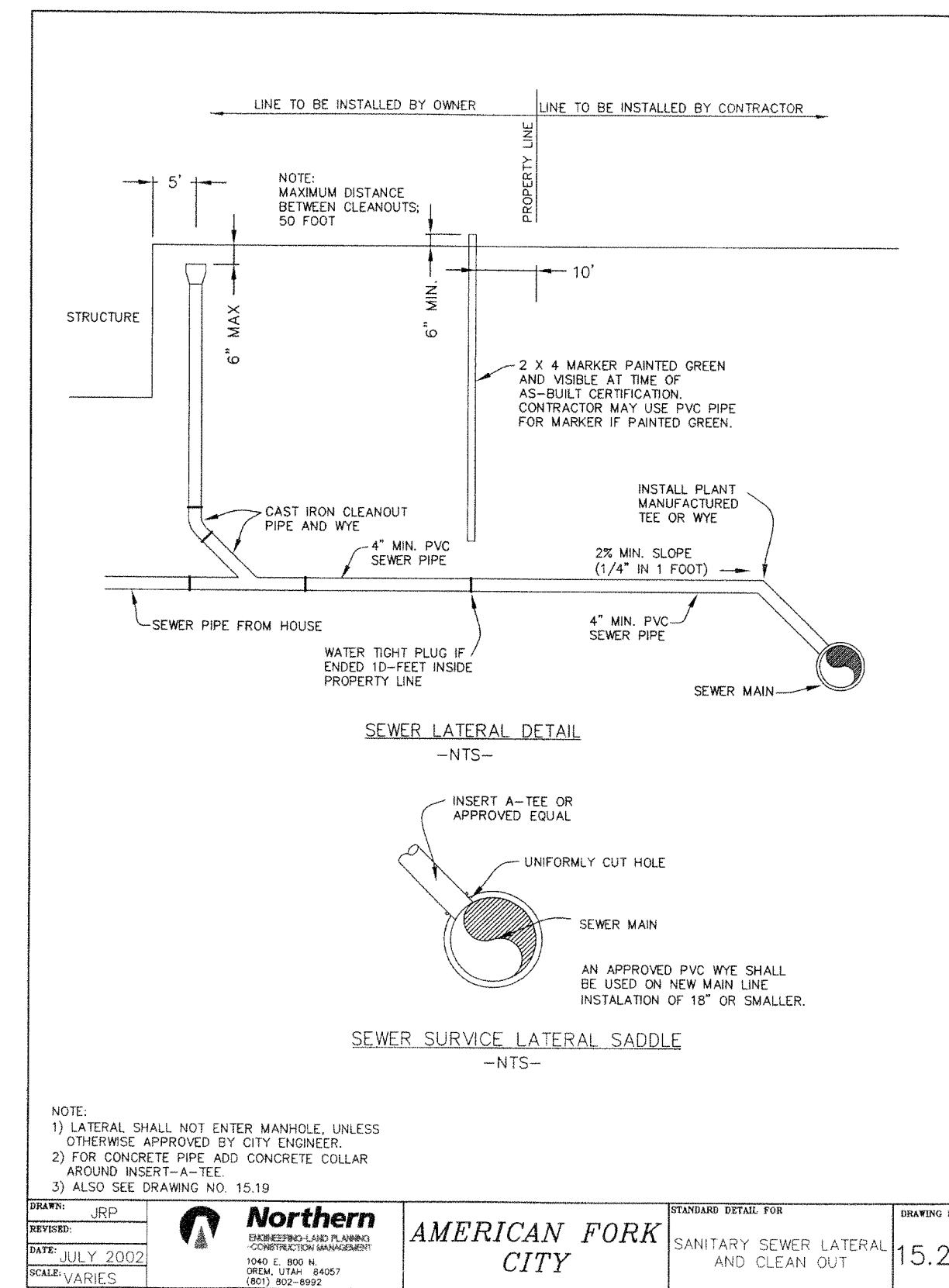
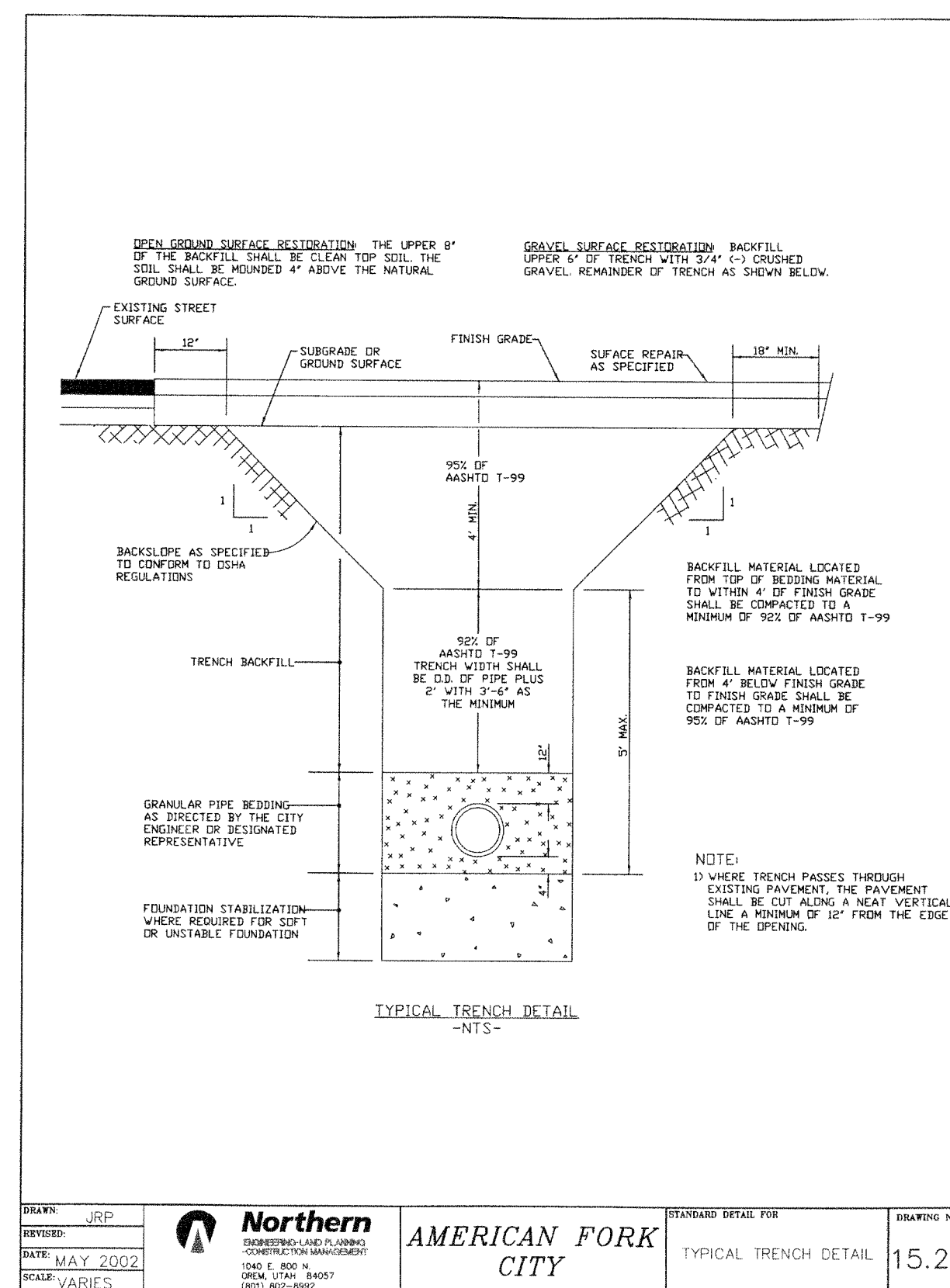
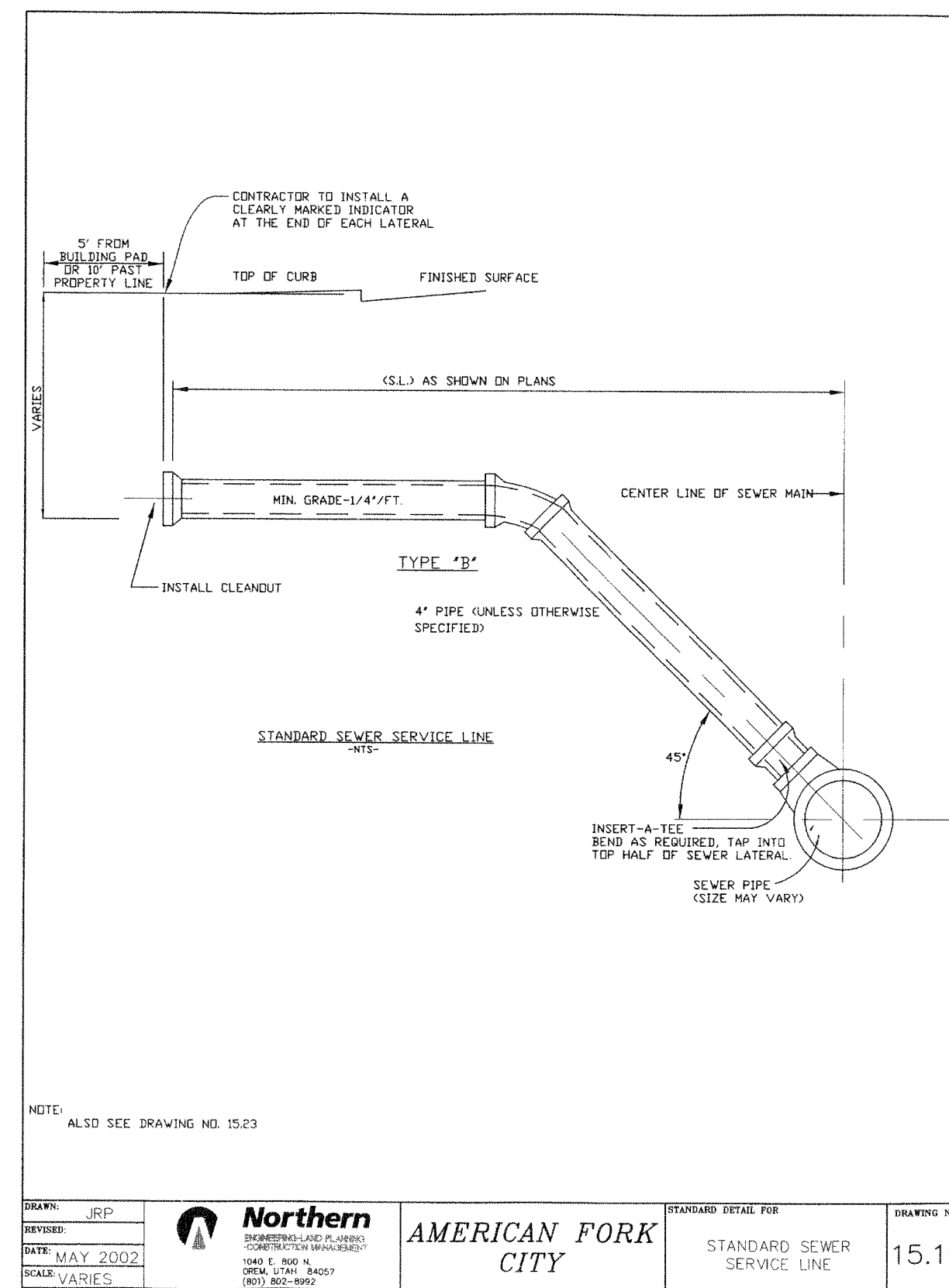
LANDON COURT WEST

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



LANDON COURT WEST

1232 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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Alpine, UT 84004
Office (801) 492-1277
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REVISIONS			SEAL
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ACTION	DATE
PRELIM-1	06-01-2026

PROJECT

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

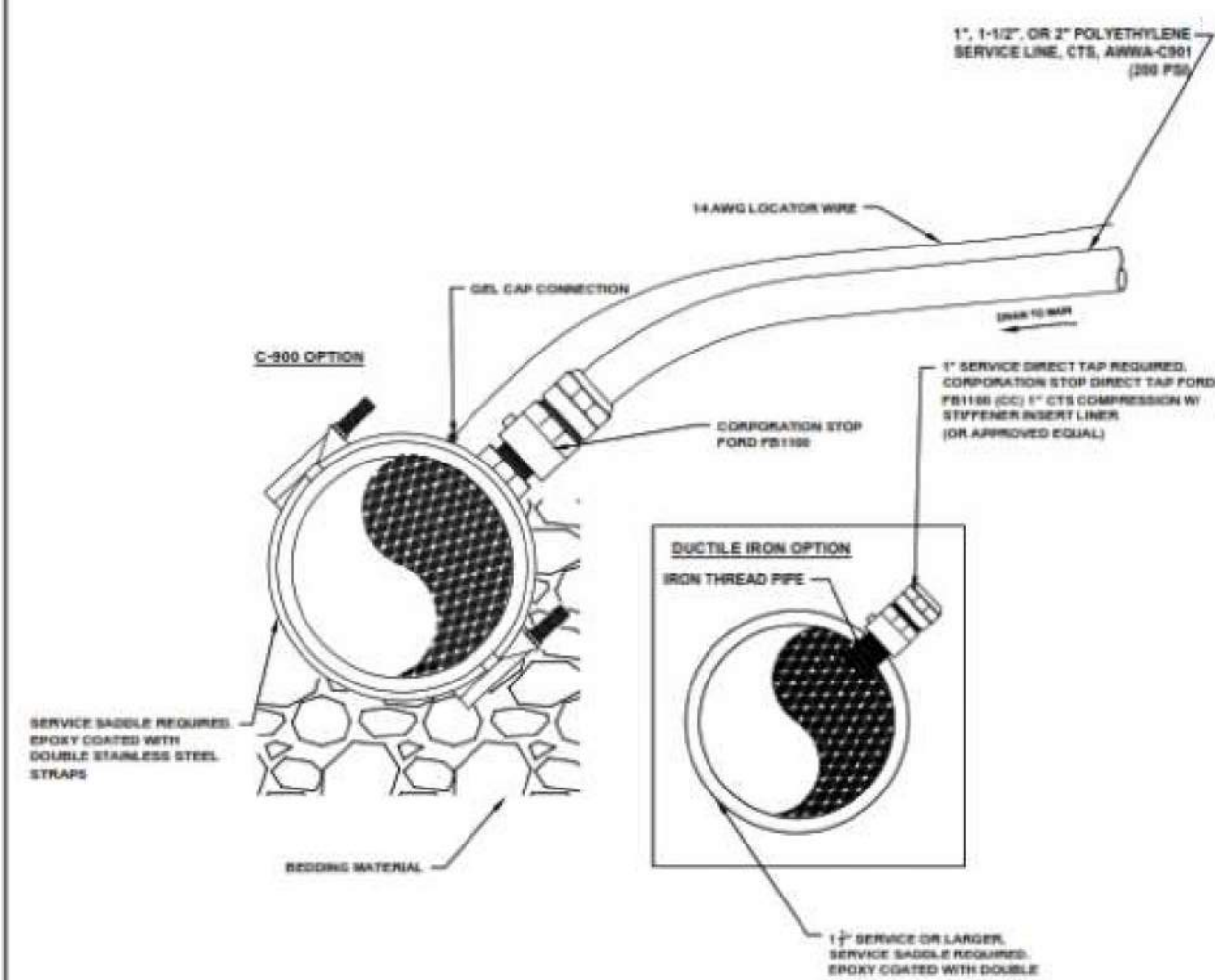
DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
SECONDARY WATER DETAILS	D4

PRESSURIZED IRRIGATION SERVICE TAP

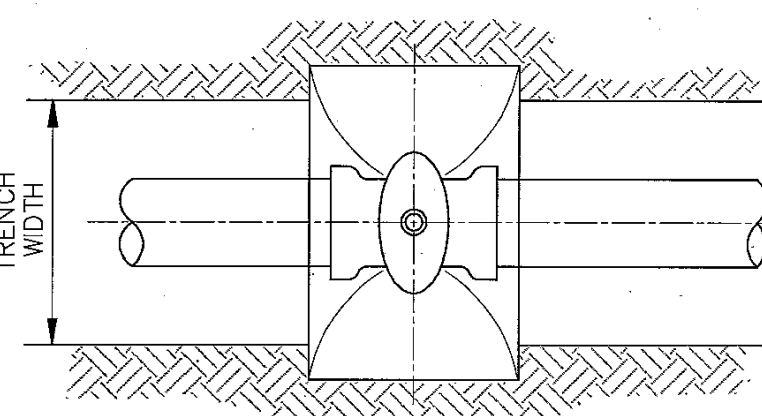
NTS



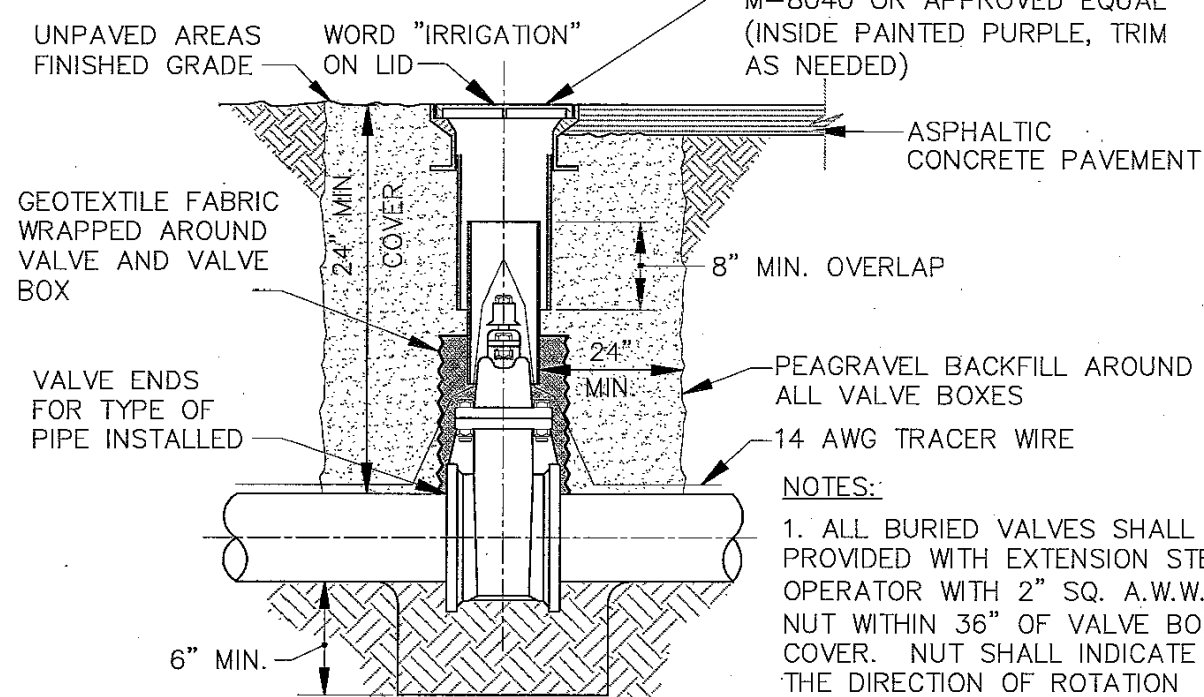
NOTES

1. 1" 1/2" OR 2" CTS POLYETHYLENE 200 PSI PIPE PURPLE COLOR FOR PRESSURIZED IRRIGATION.
2. STAINLESS STEEL INSERT STIFFENERS ARE REQUIRED ON ALL POLYETHYLENE CONNECTIONS.
3. TEFLON TAPE OR APPROVED EQUAL IS REQUIRED ON ALL THREADED CONNECTIONS.
4. PL LATERAL SHALL BE SLOPED TO DRAIN TOWARD MAIN.
5. SHALL BE INSTALLED AT 45 DEGREES IN RELATION TO THE CENTERLINE OF THE PIPE.

DESIGNED BY	ASG	AMERICAN FORK CITY PUBLIC WORKS	STANDARD DETAIL FOR	DRAWING NO.
DATE	JULY 2023	275 EAST 200 NORTH (801) 763-3060	PRESSURIZED IRRIGATION SERVICE TAP	PI 15.3
SCALE	NTS			



PLAN

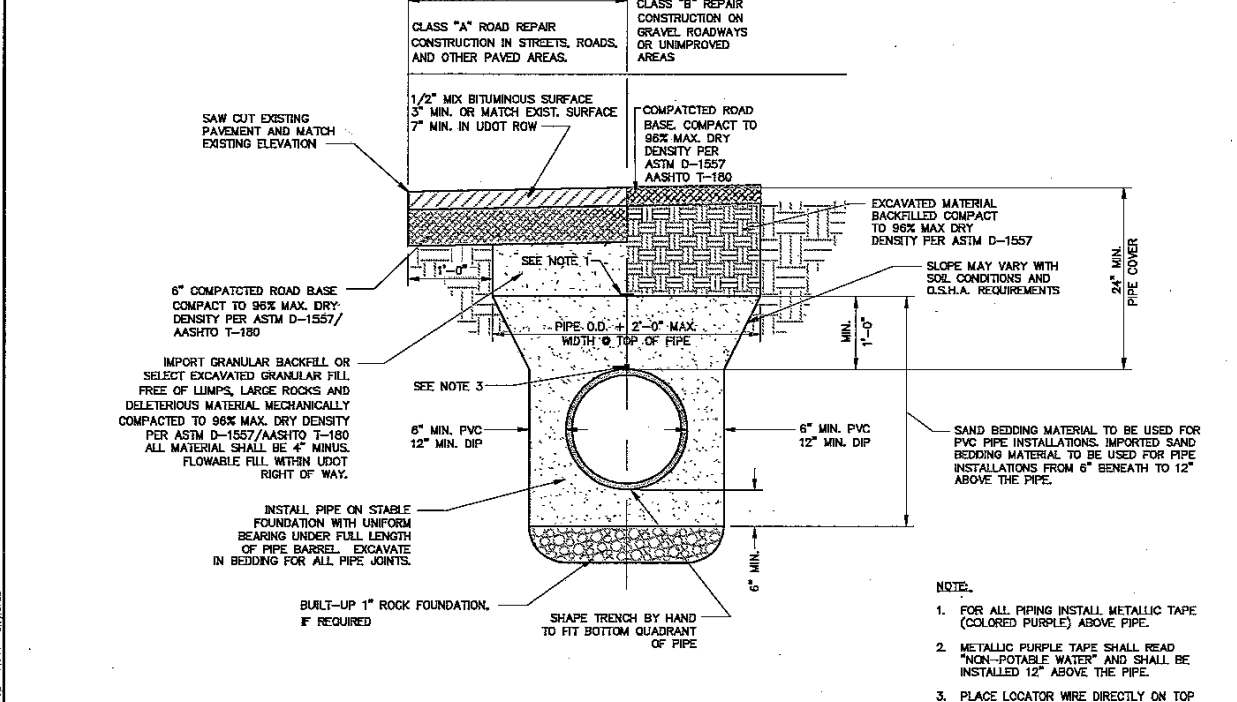


SECTION

VALVE BOX INSTALLATION

DESIGNED BY	HORROCKS ENGINEERS	ONE WEST MAIN P.O. BOX 377 AMERICAN FORK, UT 84003 (801) 763-9100	STANDARD DETAIL FOR	DRAWING NO.
DATE	11/2010		SECONDARY WATER VALVE BOX DETAIL	15.4A
SCALE	AS SHOWN			

TYPICAL SECONDARY WATER TRENCH DETAIL

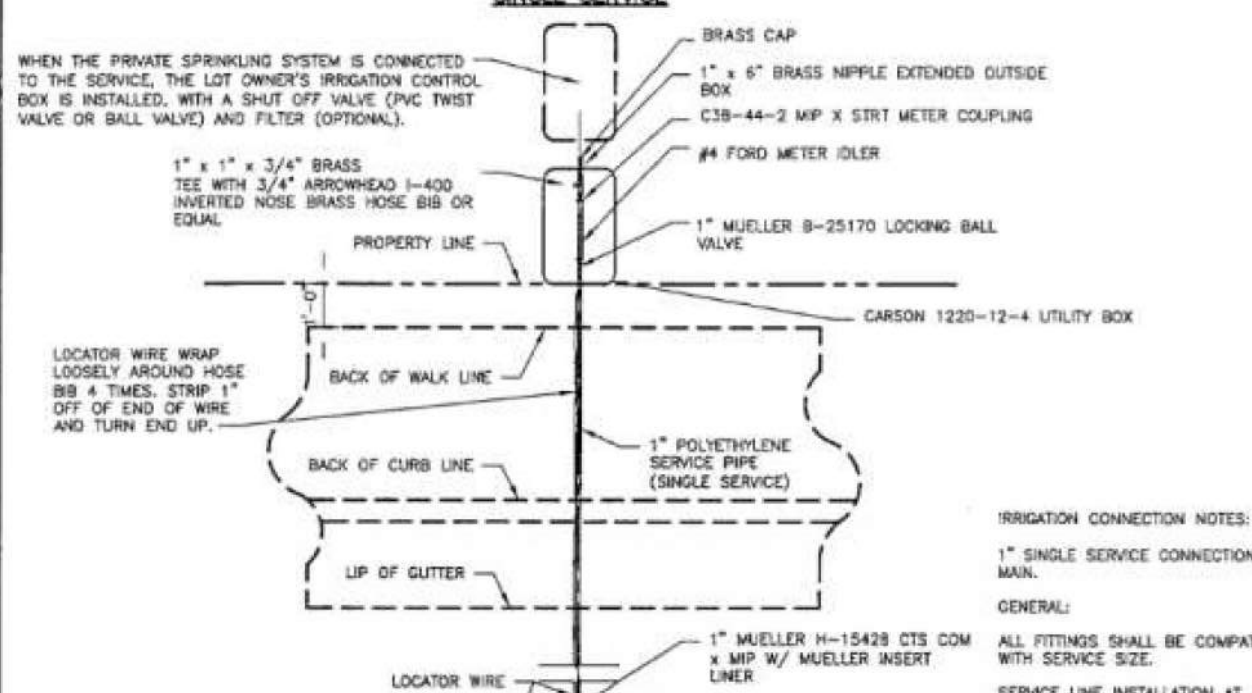


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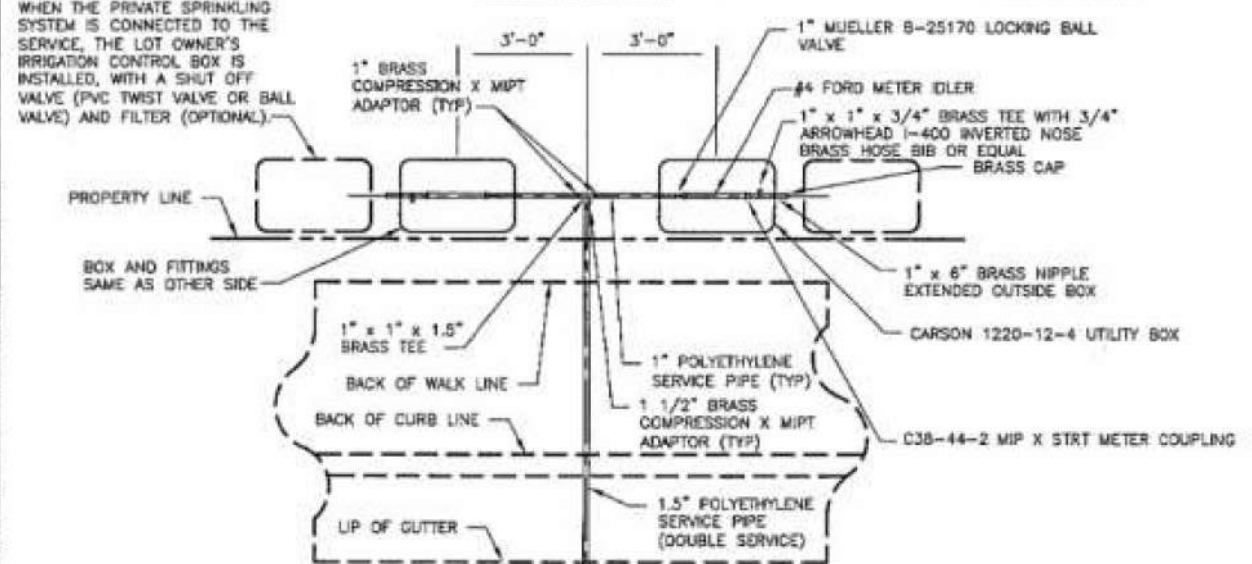
1. FOR ALL PIPING INSTALL METALLIC TAPE (CROSSBOND) ABOVE PVC.
2. METALLIC TAPE SHALL BE 1/2" WIDE AND 1/4" THICK. IT SHALL BE INSTALLED 12" ABOVE THE PIPE.
3. PLACE LOCATOR WIRE DIRECTLY ON TOP OF PIPE.

DESIGNED BY	HORROCKS ENGINEERS	ONE WEST MAIN P.O. BOX 377 AMERICAN FORK, UT 84003 (801) 763-9100	STANDARD DETAIL FOR	DRAWING NO.
DATE	11/2010		TYPICAL SECONDARY WATER TRENCH DETAIL	15.22A
SCALE	AS SHOWN			

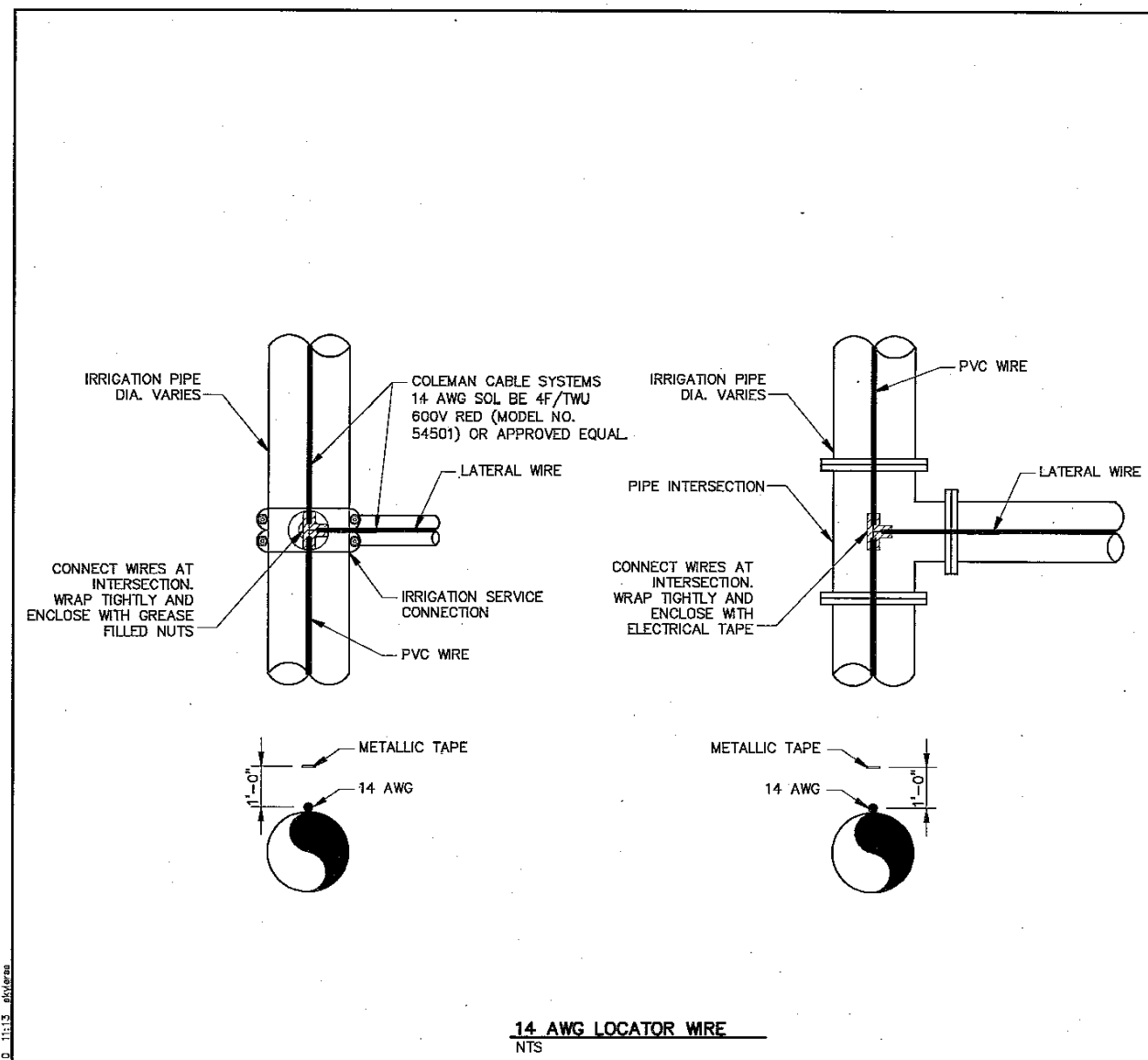
SINGLE SERVICE



DOUBLE SERVICE



DESIGNED BY	HORROCKS ENGINEERS	ONE WEST MAIN P.O. BOX 377 AMERICAN FORK, UT 84003 (801) 763-9100	STANDARD DETAIL FOR	DRAWING NO.
DATE	11/2010		SINGLE/DOUBLE SERVICE CONNECTION FOR SECONDARY WATER	15.5A
SCALE	AS SHOWN			



NOTES

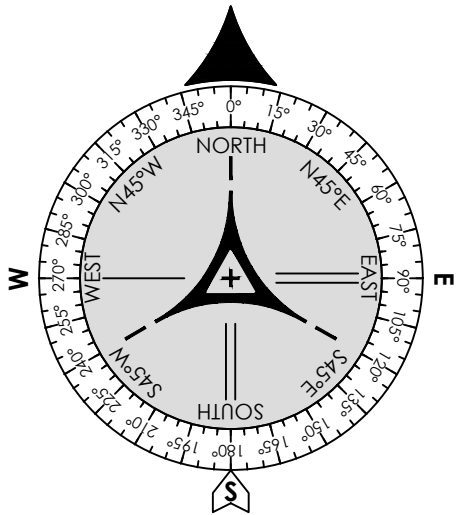
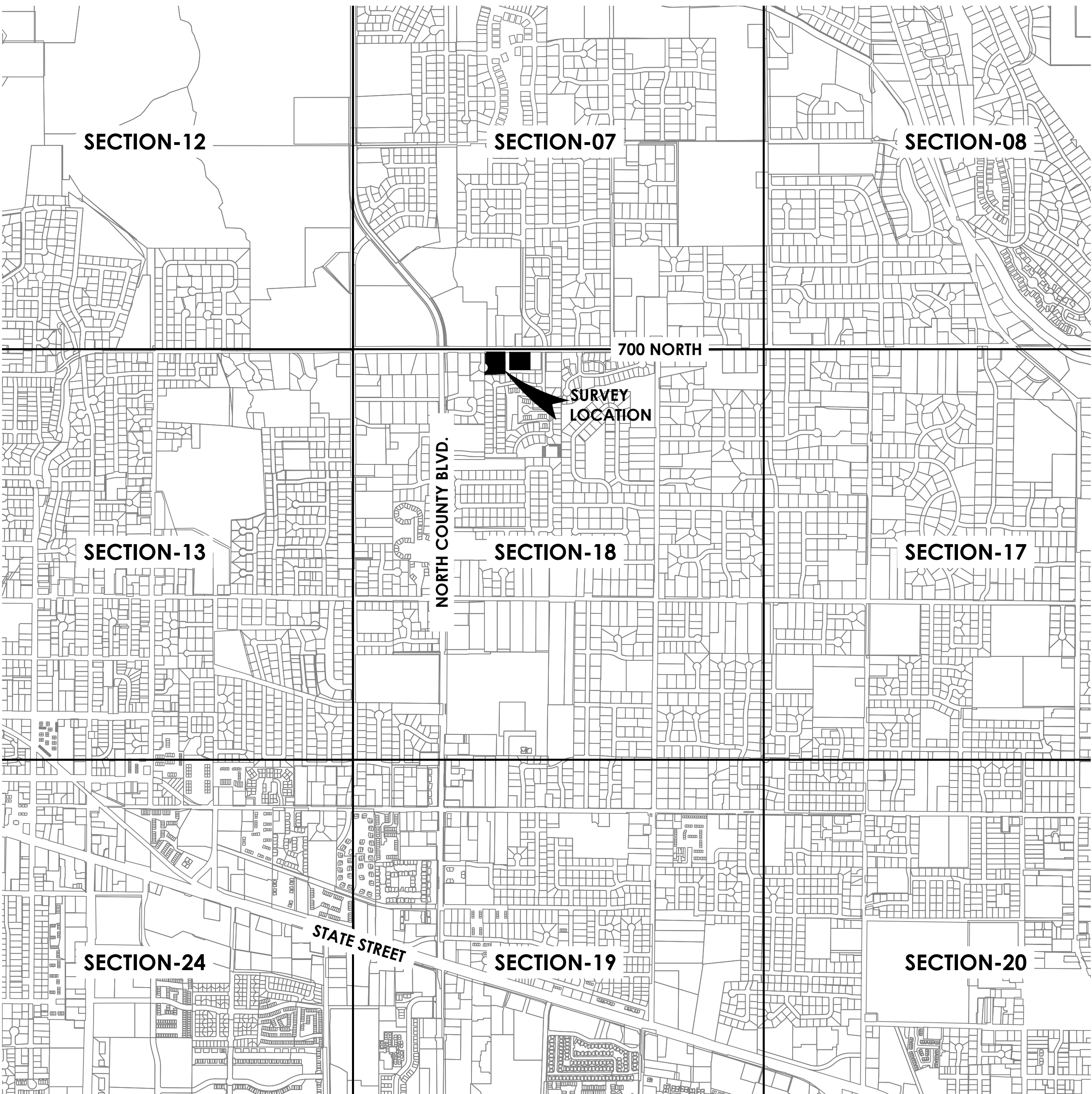
1. STRIP MAIN WIRE 2" Ø LATERAL/SERVICE INTERSECTION. STRIP LATERAL WIRE 3" WRAP LATERAL WIRE 10' ± AROUND STOPPED MAIN WIRE. USE ELECTRICAL TAPE TO WRAP AND COVER ALL BARE WIRES.
2. THIS DETAIL IS TYPICAL OF ALL PIPE INTERSECTIONS AND IRRIGATION SERVICE CONNECTIONS.
3. LOCATOR WIRE SHALL BE PLACED PARALLEL W/ ALL PVC PIPING DIRECTLY ABOVE PIPE.
4. FOR DUCTILE IRON PIPE AT PVC & DIP INTERSECTIONS AND AT IRRIGATION SERVICE CONNECTIONS, WRAP LOCATOR WIRE AROUND DIP AT LEAST TWICE.

DESIGNED BY	HORROCKS ENGINEERS	ONE WEST MAIN P.O. BOX 377 AMERICAN FORK, UT 84003 (801) 763-9100	STANDARD DETAIL FOR	DRAWING NO.
DATE	11/2010		LOCATOR WIRE DETAIL	15.33
SCALE	AS SHOWN			

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.

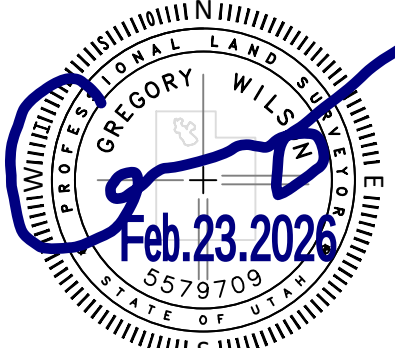
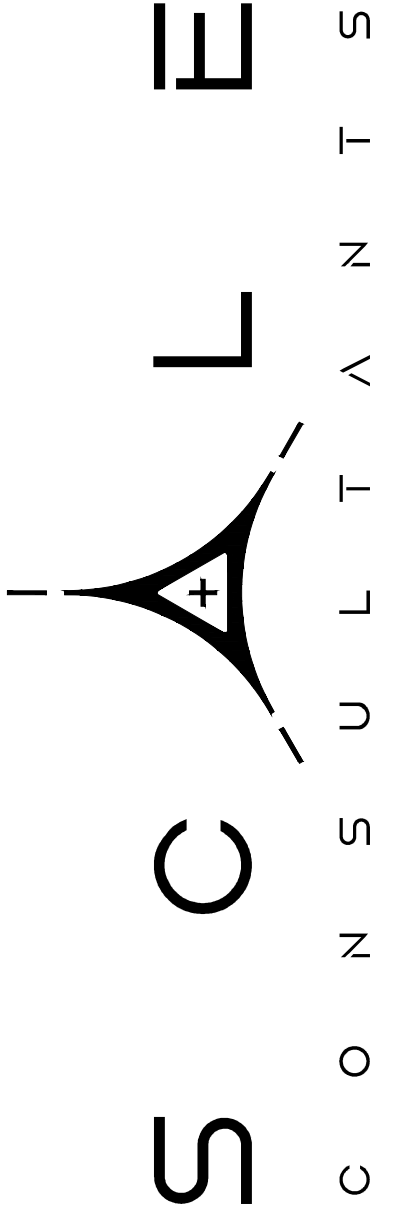
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, 16, AND 20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


GREGORY WILSON, P.E., P.L.S.
PLS: 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

SCALE CONSULTANTS, P.C.
RIVINGTON, UTAH 84096
801.664.6624



ALTA / NSPS LAND TITLE SURVEY
LANDON 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 OSWOND AMERICAN FORK\DWGS\22-24.0 BASE.dwg

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

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
TEMPLE MEADOWS
A PLANNED UNIT DEVELOPMENT PLAT B

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

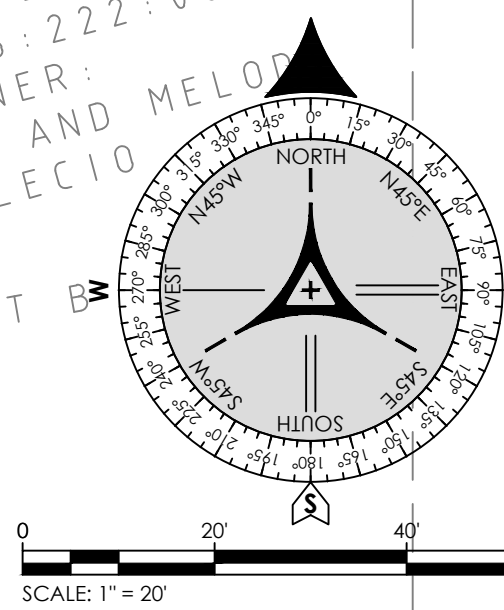
LOT 24
TAX ID: 53:222:0024
OWNER:
CHESTER BOYD WILLDEN
AND
HELEN BLACKBURN

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 MELOD
MELECIO

TEMPLE MEADOWS
A PLANNED UNIT DEVELOPMENT PLAT B



SHEET 2 of 2

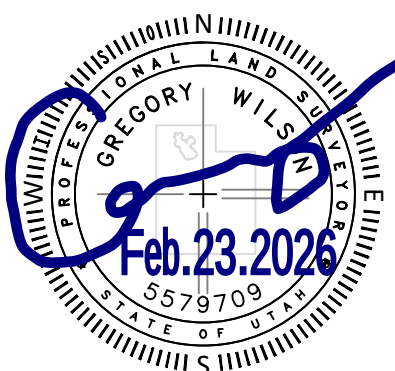
ALTA / NSPS LAND TITLE SURVEY

LONDON COURT SUBDIVISION

1200 / 1240 EAST - 700 NORTH

AMERICAN FORK, UTAH, 84003

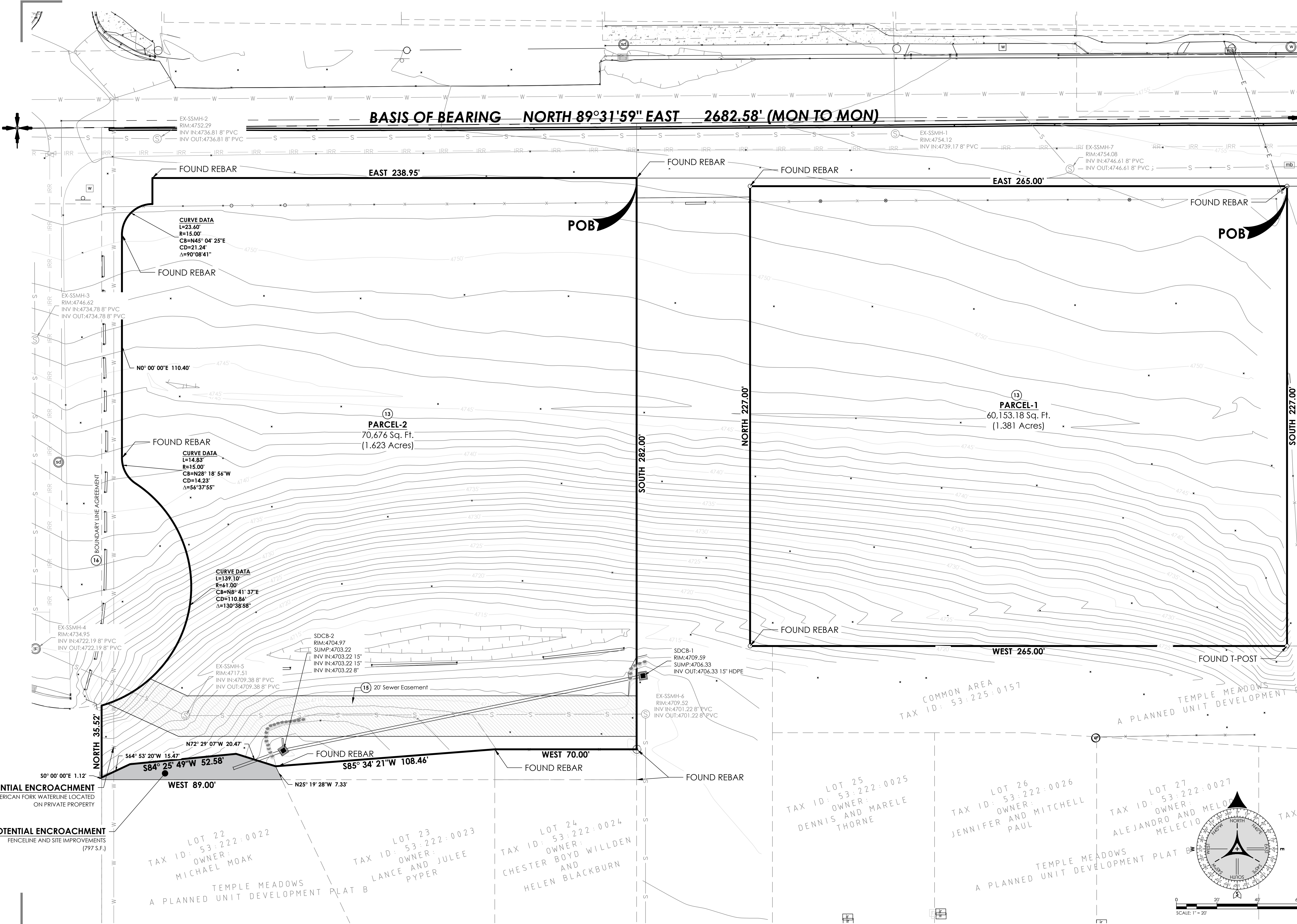
NORTHWEST 1/4, SECTION-18, T5S, R2E, SLB&M



SECTION 18
T5S
R2E
SLB&M

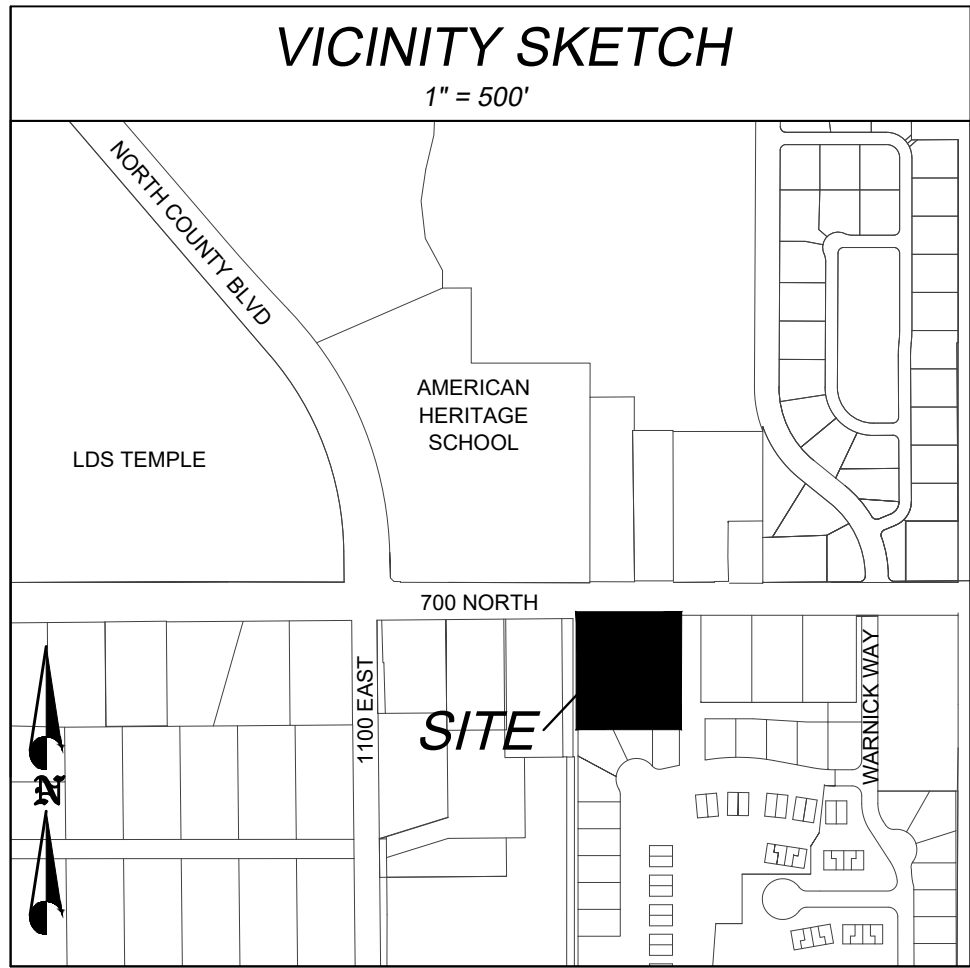
REV	DATE	COMMENT
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B	DEC 03, 2023	Revised Per City Comments
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SCALE CONSULTANTS, P.C.
RIVINGTON, UTAH 84096
801.664.6624



LONDON COURT - PLAT "B"
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

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	61.00	139.10	130°38'58"	110.86	N08°41'37"E
C2	15.00	14.83	56°37'55"	14.23	N28°18'56"W
C3	15.00	23.60	90°08'41"	21.24	N45°04'25"E



TABULATIONS	
DEVELOPMENT AREA	1.604 AC
EXISTING ZONING:	R-1-15000
LAND USE:	RESIDENTIAL LOW DENSITY
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0169F
EFFECTIVE DATE:	JUNE 19, 2020

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



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) 616-1677

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

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. 6918790. 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 11-73-304, 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

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 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.

CONTAINS 69,879 SQ. FT. (1.604 ACRES)

NUMBER OF LOTS: 2

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 "B"

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

04/29/2026