



AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA

**Regular Session
July 20, 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 July 20, 2026, at the American Fork City Public Works building, 275 East 200 North commencing at 9:00 AM. The agenda shall be as follows:

1. Regular Session

- a. Roll Call

2. Public Comments

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

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

- a. Approval of the July 13, 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 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.

5. Adjournment

Dated this 16th day of July 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

July 13th, 2026

The American Fork City Development Review Committee met in a regular session on July 13th, 2026, at the American Fork Public Works Building, 275 East 200 North, commencing at 9:00 a.m.

Development Review Committee:

Public Works Director: Sam Kelly

Building Official: Dan Loveland

Fire Marshal: Aaron Brems

Staff Present:

Cody Opperman	Senior Planner
Justin Peng	Planner
Robert Burkhill	Engineer
Carolyn Lloyd	Administrative Assistant II

Others Present:

REGULAR SESSION

Roll Call

Public Comment Opened

No Comments

Public Comment Closed

UNAPPROVED MINUTES

07.13.2026

COMMON CONSENT AGENDA

Minutes of the July 6th, 2026, Development Review Committee Regular Session.

Sam Kelly motioned to approve the Common Consent agenda

Dan Loveland seconded the motion

Voting was as follows:

Dan Loveland	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

ACTION ITEMS

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

Cody Opperman presented a request for reapproval of the final plat for the Climb Concrete project, which had previously been reviewed by the Development Review Committee (DRC). The project consists of an office/warehouse development, with the southern portion of the property nearest Utah Lake remaining undeveloped. The reapproval is necessary to address overlapping boundary lines that require adjustment before the plat can be recorded. Cody explained that the application is a reapproval of the final plat rather than an amended final plat because the original plat has not been recorded with Utah County. The proposed conditions of approval remain unchanged from the previous approval and include the requirement that the private lift station comply with City code and Engineering Division requirements prior to issuance of a certificate of occupancy. He stated that the proposal complies with 17.4.503 I-1 Industrial Zone and final plat requirements 17.7.207. Cody reviewed an aerial map, the future land use designation, zoning, and the revised final plat. He noted that the comments shown on the plat were informational and that the applicant intends to proceed with recording the

UNAPPROVED MINUTES

07.13.2026

easements on the side lots as part of the plat recording process. No questions were raised by the Committee following the presentation.

Aaron Brems asked whether the lift station would be private. Cody confirmed that it would be a private lift station.

Sam Kelly asked what the correction on the plat entailed. Cody clarified that the reapproval is intended to correct an overlap in property boundaries identified on the southeast portion of the site. He explained that the overlap occurred between American Fork City property and the adjacent private property during the previous approval process. Because the plat had not yet been recorded, the boundary configuration could be corrected through the reapproval process prior to recording.

Robert Burkhill indicated Engineering had no additional comments.

The Fire Department had no comments.

Aaron Brems moved to approve the proposed Final Plat, located at 300 E 1700 S American Fork City, in the I-1 Industrial Zone, subject to any conditions found in the staff report.

Sam Kelly seconded the motion

Voting was as follows:

Dan Loveland	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

Other Business

No other business to discuss.

Adjournment

UNAPPROVED MINUTES

07.13.2026

Aaron Brems motioned to adjourn the meeting.

Dan Loveland seconded the motion.

Voting was as follows:

Dan Loveland	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

Meeting adjourned at 9:06 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

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 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

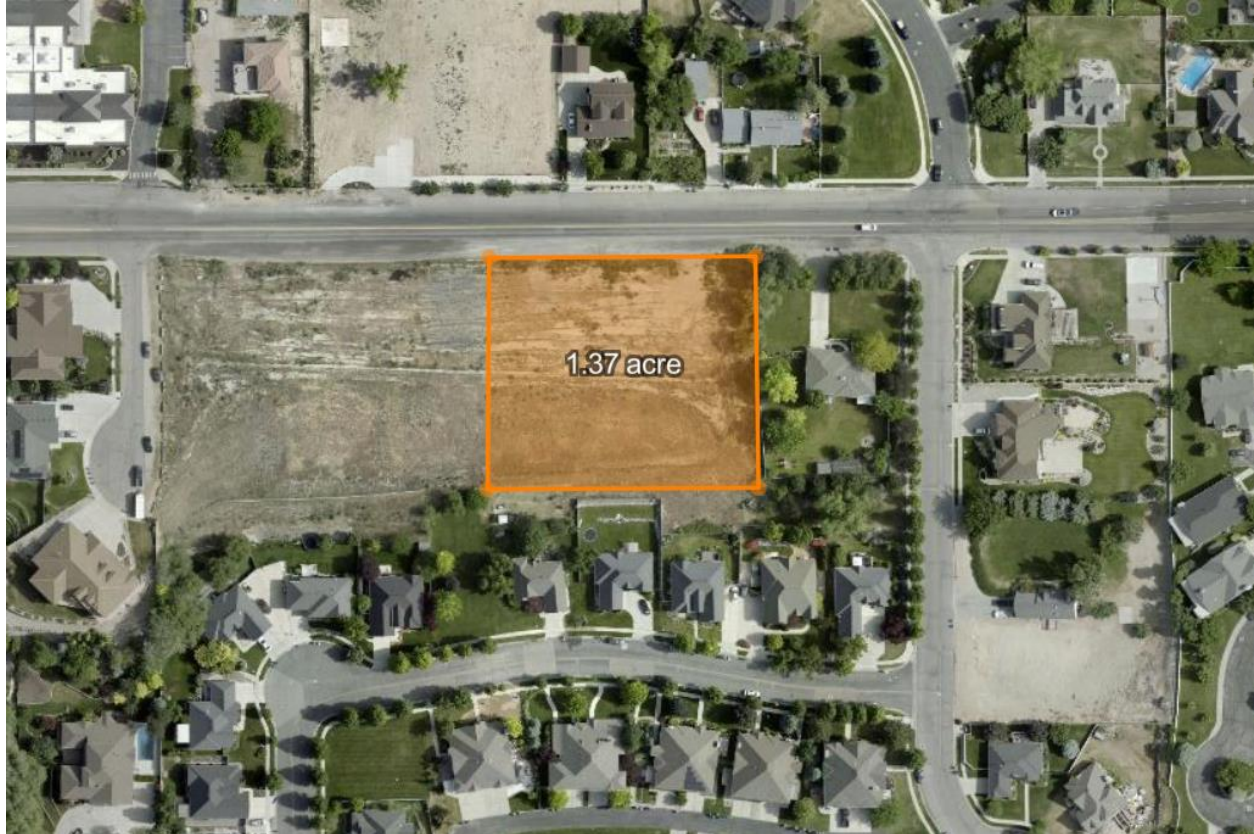
Project Conditions of Approval

- a) When submitting the Mylar to the City, address the remaining J-U-B Engineering comment regarding a typo in the Boundary Description 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	
Water/PI Division Reviewed jbrems 07/15/2026	Planning and Zoning Reviewed jpeng 07/13/2026
EC/LID Reviewed tmezenen 07/14/2026	
Sewer/Storm Drain Division Reviewed ahardy 07/15/2026	Engineering Division Reviewed rturkhill 07/16/2026
Communications Reviewed MHunsaker 07/15/2026	
Public Infrastructure Reviewed escott 07/15/2026	Streets Division Reviewed ehytie 07/15/2026

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

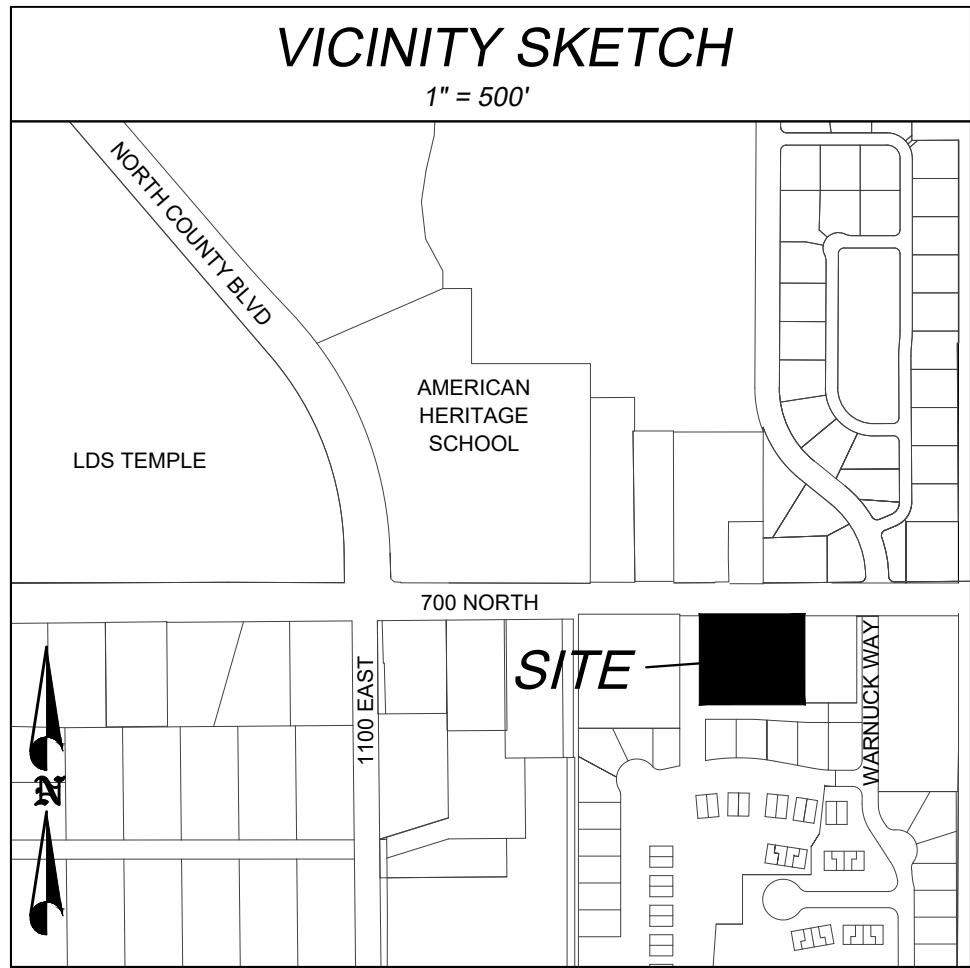
No Comments

Address J-U-B
comment regarding
typo on distance
before submitting
mylar for review

Next Step

Proceed to the Development
Review Committee on
07/20/2026

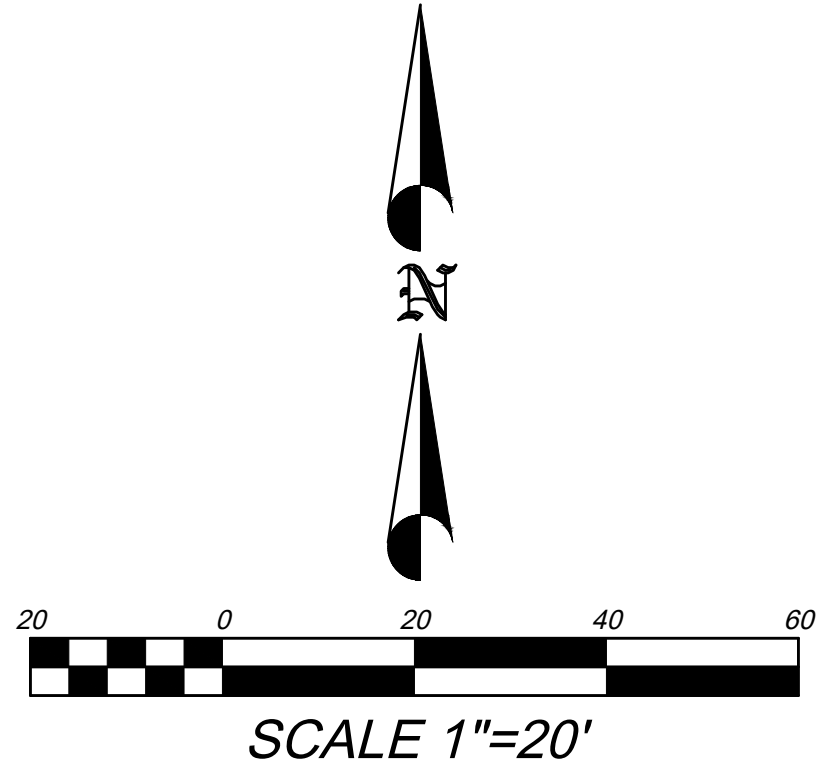
LEGEND	
	SECTION CORNER
	PROPERTY CORNER
	SUBDIVISION MONUMENT
	BOUNDARY LINE
	CENTER LINE
	EASEMENT LINE



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
10118 N. Deer Creek Lane
Alpine UT, 84004
office: (801) 462-1077
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. 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 17-73-504, 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 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED 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 227.07 FEET TO A POINT ALONG THE NORTH BOUNDARY OF TEMPLE MEADOWS PUD PLAT B THE FOLLOWING TWO (2) COURSES: 1) SOUTH 89°59'27" WEST 294.94 FEET, AND 2) NORTH 00°00'33" WEST 227.11 FEET; THENCE EAST 264.98 FEET TO THE POINT OF BEGINNING.

CONTAINS: 60,169 SF OR 1.381 ACRES

NUMBER OF LOTS CREATED = 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 } S.S.
COUNTY OF UTAH }
ON THE ____ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME

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

NOTARY PUBLIC

NOTARY FULL NAME _____, A NOTARY COMMISSIONED IN UTAH.

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY

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

DEVELOPMENT SERVICES DIRECTOR

PUBLIC WORKS DIRECTOR

FIRE CHIEF

LONDON COURT PLAT "A"

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

SCALE: 1" = 20 FEET

SURVEYOR'S SEAL CITY RECORDER UTAH COUNTY RECORDER

05/26/2026

LANDON COURT - EAST FINAL PLANS

700 NORTH 1252 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 2 [Ex: 1st] complete re-submittal of the subdivision constituting the start of the 2 [Same Number] Review Cycle.

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

CITY APPROVALS / COMMENTS

SHEET INDEX

C0	COVER
C1	LAYOUT
C2	OVERALL UTILITY PLAN
C3	GRADING PLAN
C4	SWPPP
C5	PHASE PLAN
GNI	GENERAL NOTES
D0-D4	CONSTRUCTION DETAILS
ALTA	ALTA SURVEY
PLAT	LANDON COURT PLAT "A"

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 jbrems 07/15/2026	Planning and Zoning Reviewed jpeng 07/13/2026
Sewer/Storm Drain Division Reviewed ahardy 07/15/2026	
	Engineering Division Reviewed rburhill 07/16/2026
Communications Reviewed MHunsaker 07/15/2026	
Public Infrastructure Reviewed cscott 07/15/2026	Streets Division Reviewed ehyde 07/15/2026

No Comments

No comments

Next Step

Proceed to the Development
Review Committee on
07/20/2026



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
FINAL			07-07-26

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 227.07 FEET TO A POINT ALONG THE NORTH BOUNDARY OF TEMPLE MEADOWS PUD PLAT B THE FOLLOWING TWO (2) COURSES: 1) SOUTH 89°59'27" WEST 294.94 FEET, AND 2) NORTH 00°00'33" WEST 227.11 FEET; THENCE EAST 294.98 FEET TO THE POINT OF BEGINNING.

CONTAINS: 60,169 SF OR 1.381 ACRES

NUMBER OF LOTS CREATED = 2

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	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	60,165 SF
PUBLIC ROADWAY DEDICATION	3%	0.05 AC	2,028 SF
LOTS	97%	1.33 AC	58,127 SF

FEMA FLOOD HAZARD ZONE

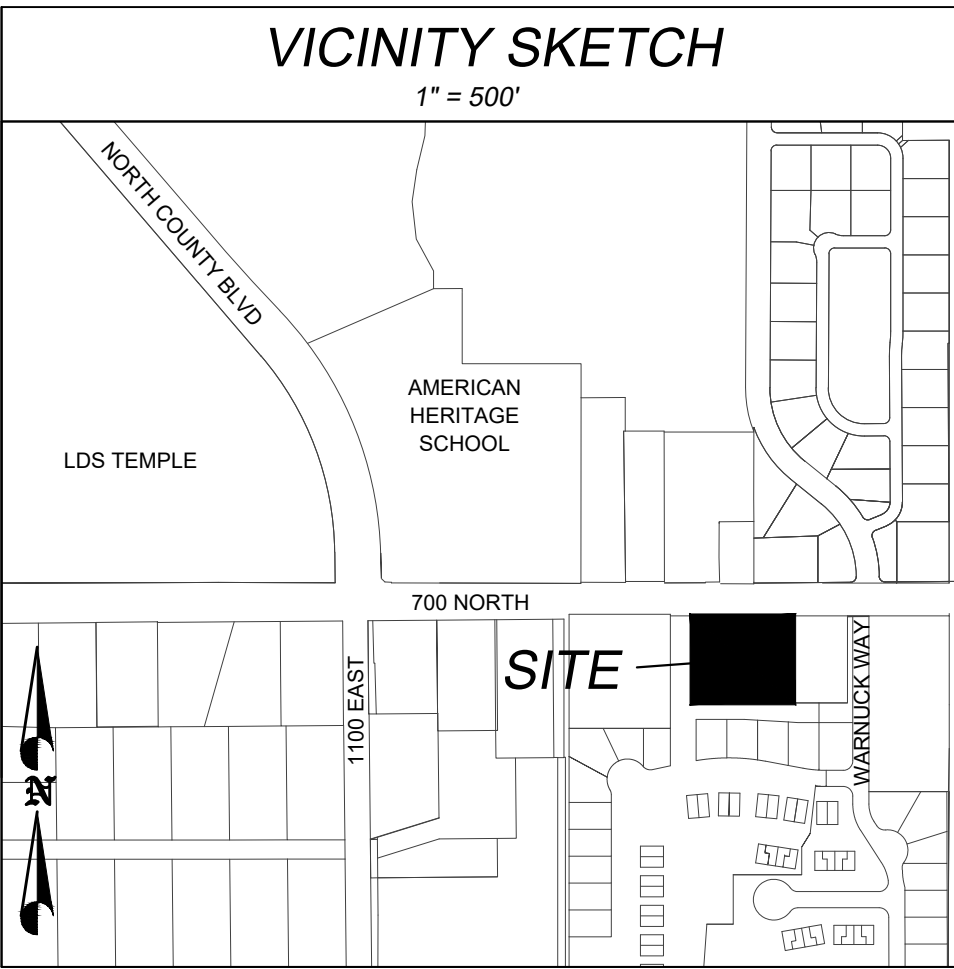
FLOOD ZONE DESIGNATION: X
FIRM MAP PANEL #: 49049C0169F
EFFECTIVE DATE: JUNE 19, 2020

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, 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



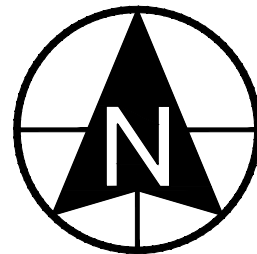
LANDON COURT EAST

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			
7			
ACTION		DATE	
FINAL		07-07-26	

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



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



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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
ACTION			DATE
FINAL			07-07-26

PROJECT

LANDON COURT EAST

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

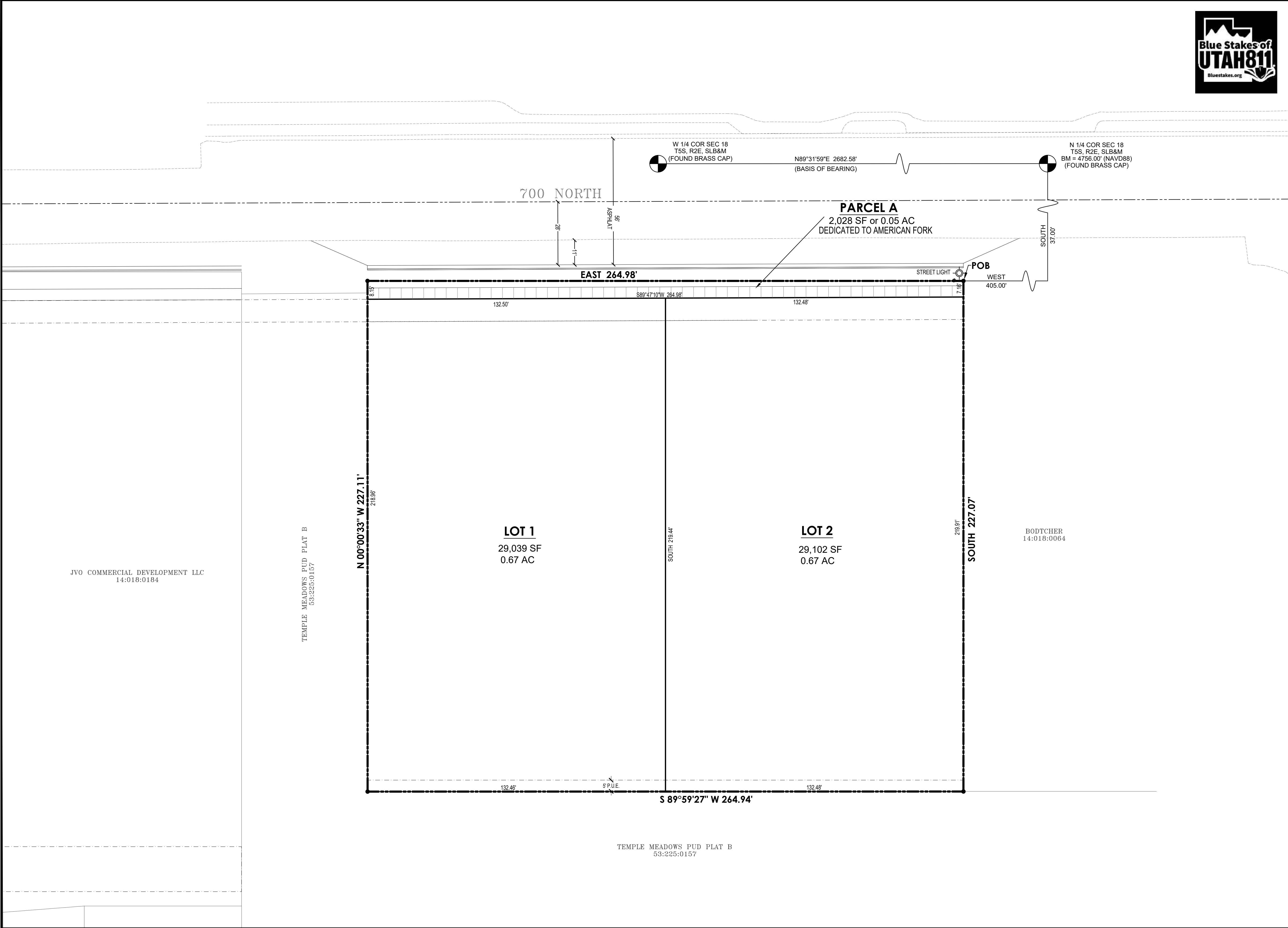
DESCRIPTION

FINAL CONSTRUCTION DRAWINGS

SHEET NAME SHEET NUMBER

LAYOUT

C1





SEWER NOTES

- ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETE.
- ALL LATERAL CONNECTION SHALL BE "INSERT-A-TEE" OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO CENTER OF MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.
- ALL SEWER PIPE TO BE PVC SDR-35
- ALL 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

- 1.5" POLY (BLUE) SERVICE FROM MAIN 1"x1x1.5" TEE WITH (3) C84 QUICK JOINTS. 4" TO 6" SEPARATION REQUIRED BETWEEN METER CANS.
- MAINTAIN 3' CLEARANCE FROM FIRE HYDRANTS.
- ALL CULINARY WATER LINES TO BE PVC C900 (BLUE)
- VALVES SHALL BE OF CAST IRON BODY, BRONZE-MOUNTED, DOUBLE DISC, PARALLEL SEAT, NON-RISING STEM DESIGN WITH O-RING SEALS.

PI NOTES

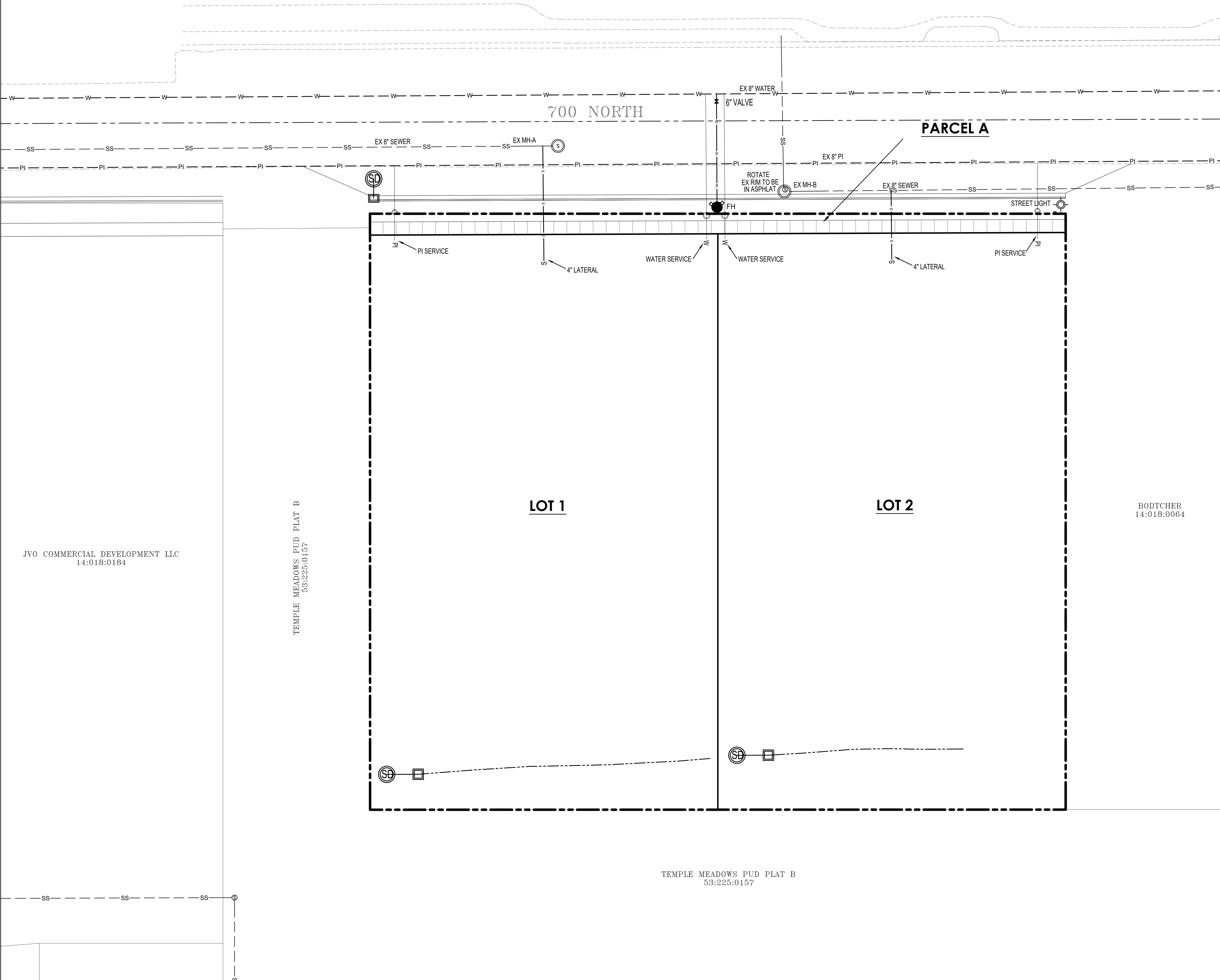
- 1.5" POLY (PURPLE) LATERAL FROM MAIN 1"x1x1.5" TEE WITH (3) C84 QUICK JOINTS. 4" TO 6" SEPARATION REQUIRED BETWEEN METER CANS.
- MAINTAIN 3' CLEARANCE FROM FIRE HYDRANTS
- ALL PI LINES TO BE PVC C900 (PURPLE)
- VALVES SHALL BE OF CAST IRON BODY, BRONZE-MOUNTED, DOUBLE DISC, PARALLEL SEAT, NON-RISING STEM DESIGN WITH O-RING SEALS.

ROADWAY NOTES

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

COMMUNICATION

- DEVELOPER REQUIRED TO INSTALL CONDUIT AND BOXES FOR FUTURE CITY USE. THESE IMPROVEMENTS WILL BE PLACED WITHIN THE P.U.E. OR "COMMON TRENCH" AS PER CITY STANDARDS.
- 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.
- 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.
- 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.

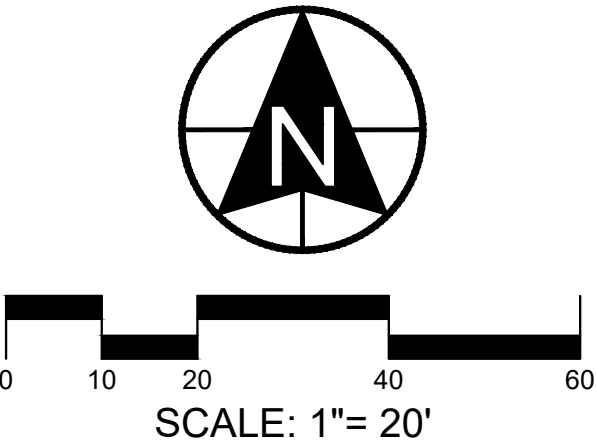


LANDON COURT EAST

1252 E 700 N
American Fork, UT 84003

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	07-07-26

PROJECT

LANDON COURT EAST

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

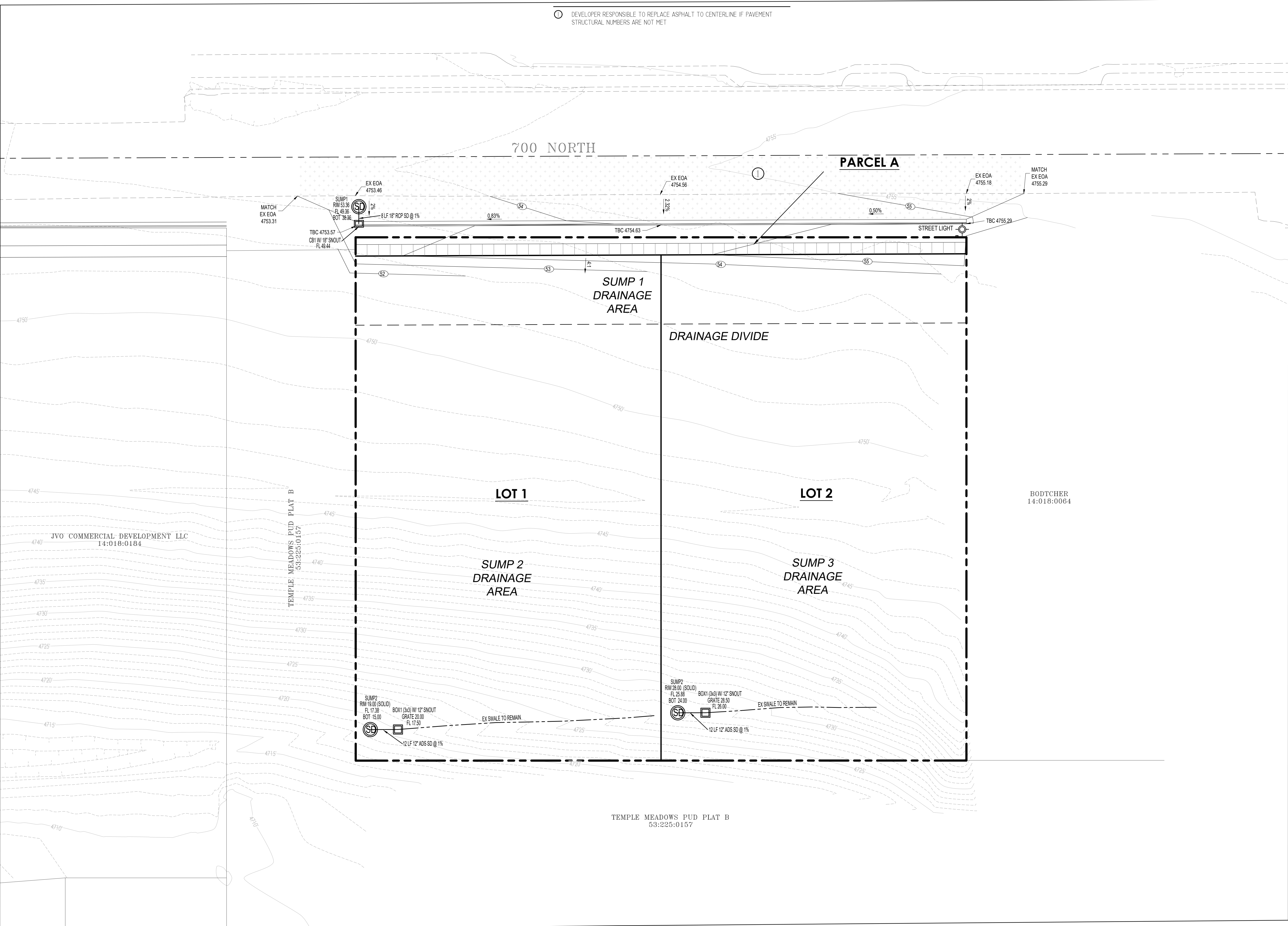
DESCRIPTION

**FINAL
CONSTRUCTION
DRAWINGS**

SHEET NAME	SHEET NUMBER
UTILITY	C2

PAVEMENT REPLACEMENT

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



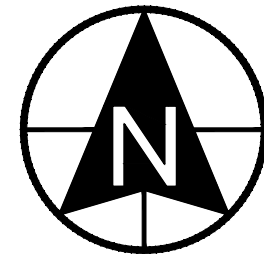
LANDON COURT EAST

1252 E 700 N
American Fork, UT 84003

DEVELOPMENT

PRODIGY CONSTRUCTION

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



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



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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			
ACTION			DATE
FINAL			07-07-26

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

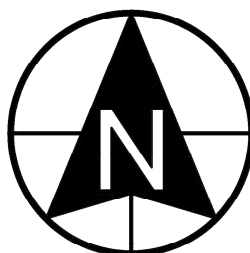
C3

LANDON COURT EAST

1252 E 700 N
American Fork, UT 84003

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

REVISIONS			SFAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

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
SWPPP

SHEET NUMBER
C4

SWPPP CERTIFICATION STATEMENT

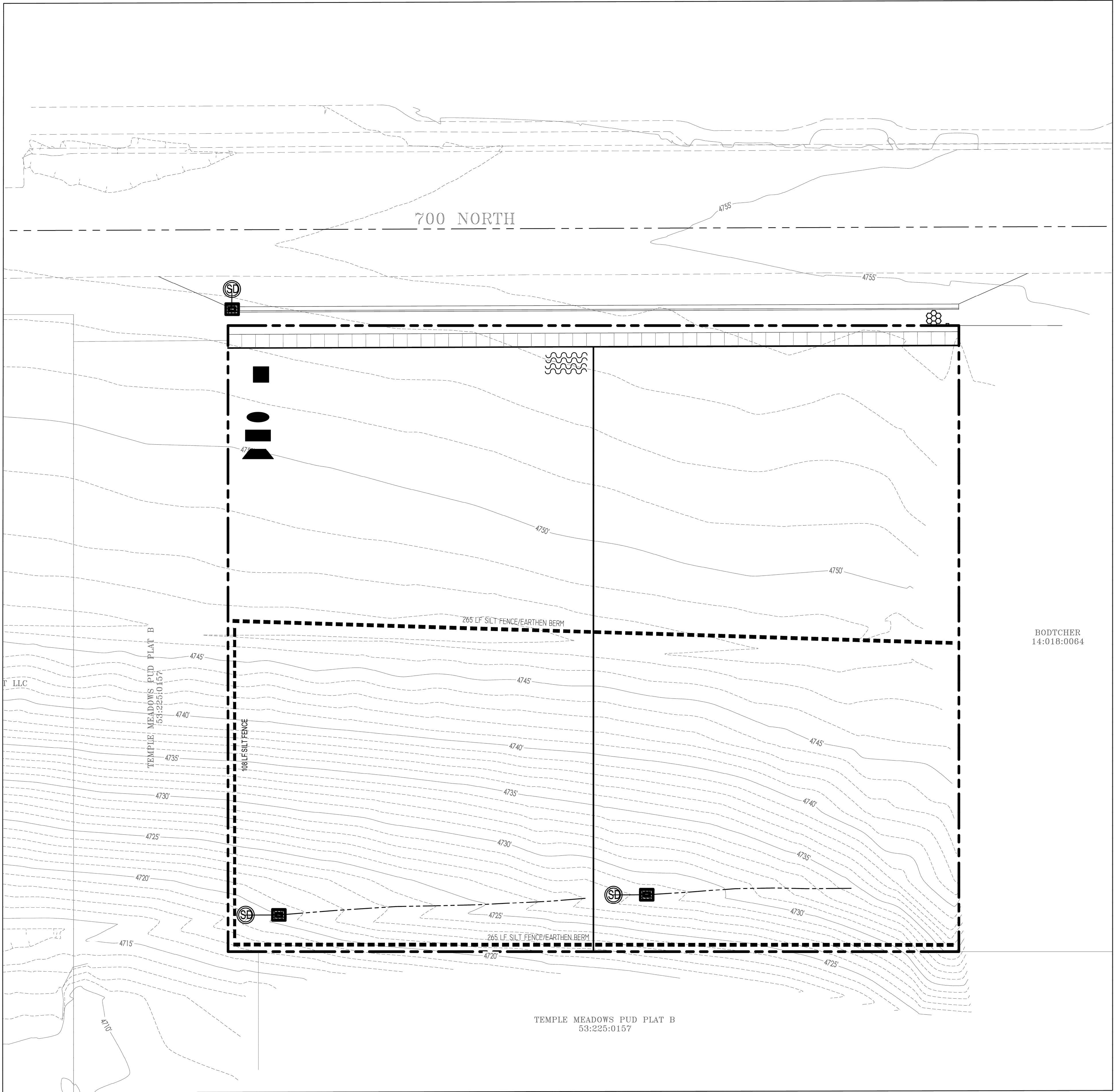
"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE 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





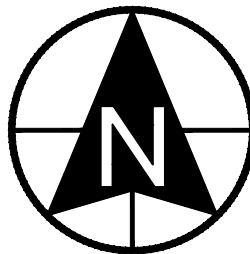
LANDON COURT EAST

1252 E 700 N
American Fork, UT 84003

DEVELOPMENT

PRODIGY CONSTRUCTION

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



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



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
FINAL	07-07-26

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																						
1. 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 1910.146. 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 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. 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 SHALL 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	EROSION AND SEDIMENT CONTROL		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 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. 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.	WATER 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.	STORM SEWER		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 FORK 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 FORK 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 WALLS 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.	MAIL DELIVERY		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.									
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				STATE OF UTAH K. B. BAY 07-07-26 343602 PROFESSIONAL ENGINEER																
1																						
2																						
3																						
4																						
5																						
6																						
ACTION						DATE																
FINAL						07-07-26																
PROJECT																						
LONDON COURT EAST A TWO LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION IN THE R-1-15000 ZONE																						
DESCRIPTION																						
FINAL CONSTRUCTION DRAWINGS																						
SHEET NAME						SHEET NUMBER																
GENERAL NOTES						GN1																

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	
1			
2			
3			
4			
5			
6			

ACTION	DATE
FINAL	07-07-26

PROJECT

LANDON COURT EAST

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

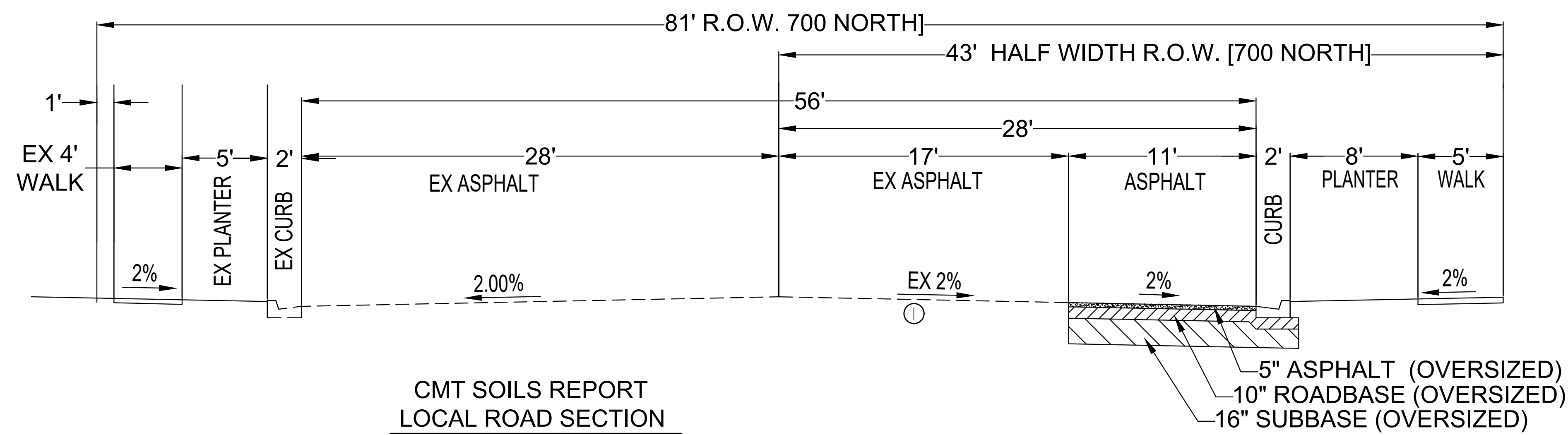
DESCRIPTION

FINAL CONSTRUCTION DRAWINGS

SHEET NAME SHEET NUMBER

GENERAL
DETAILS

D0

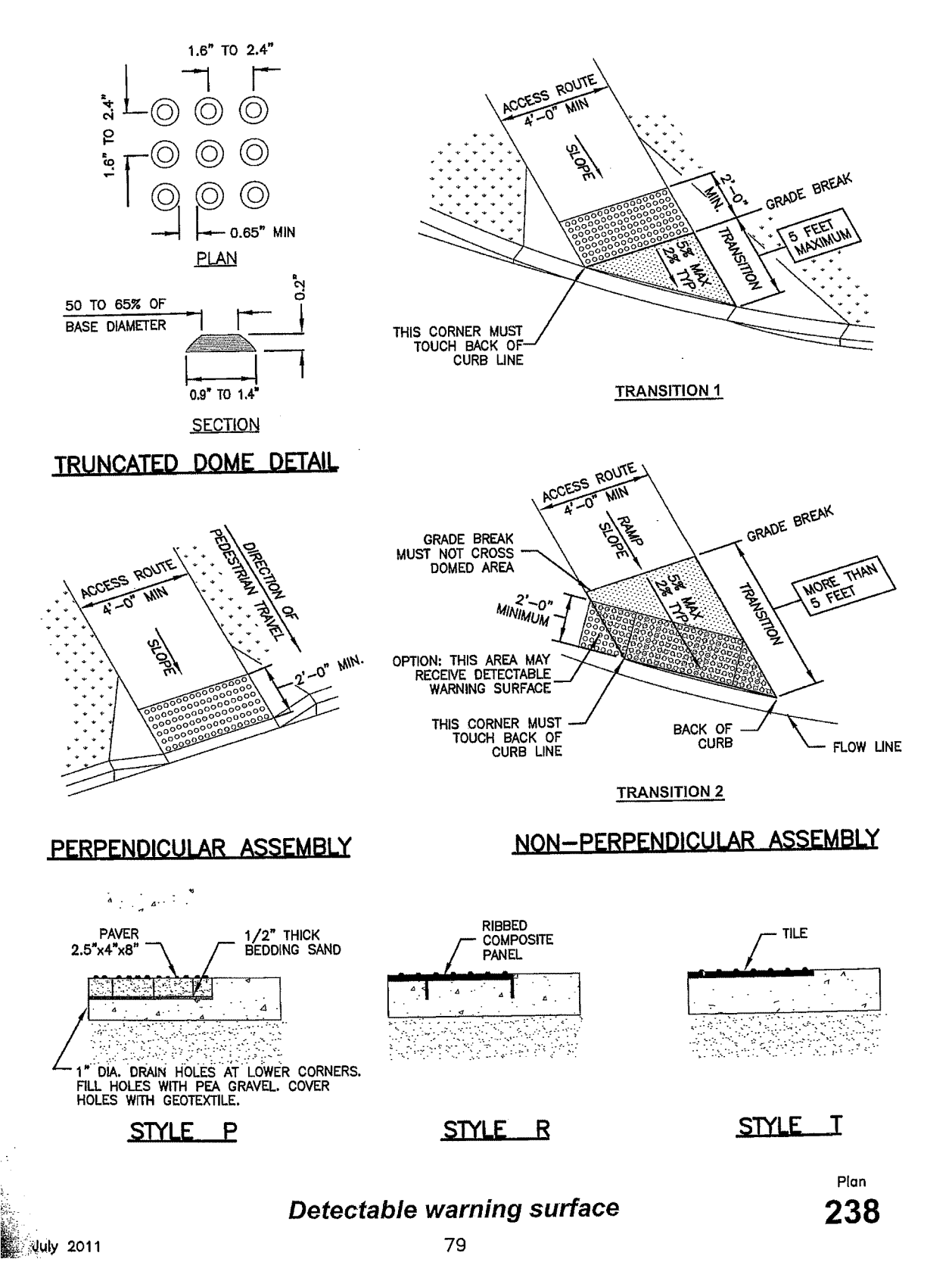
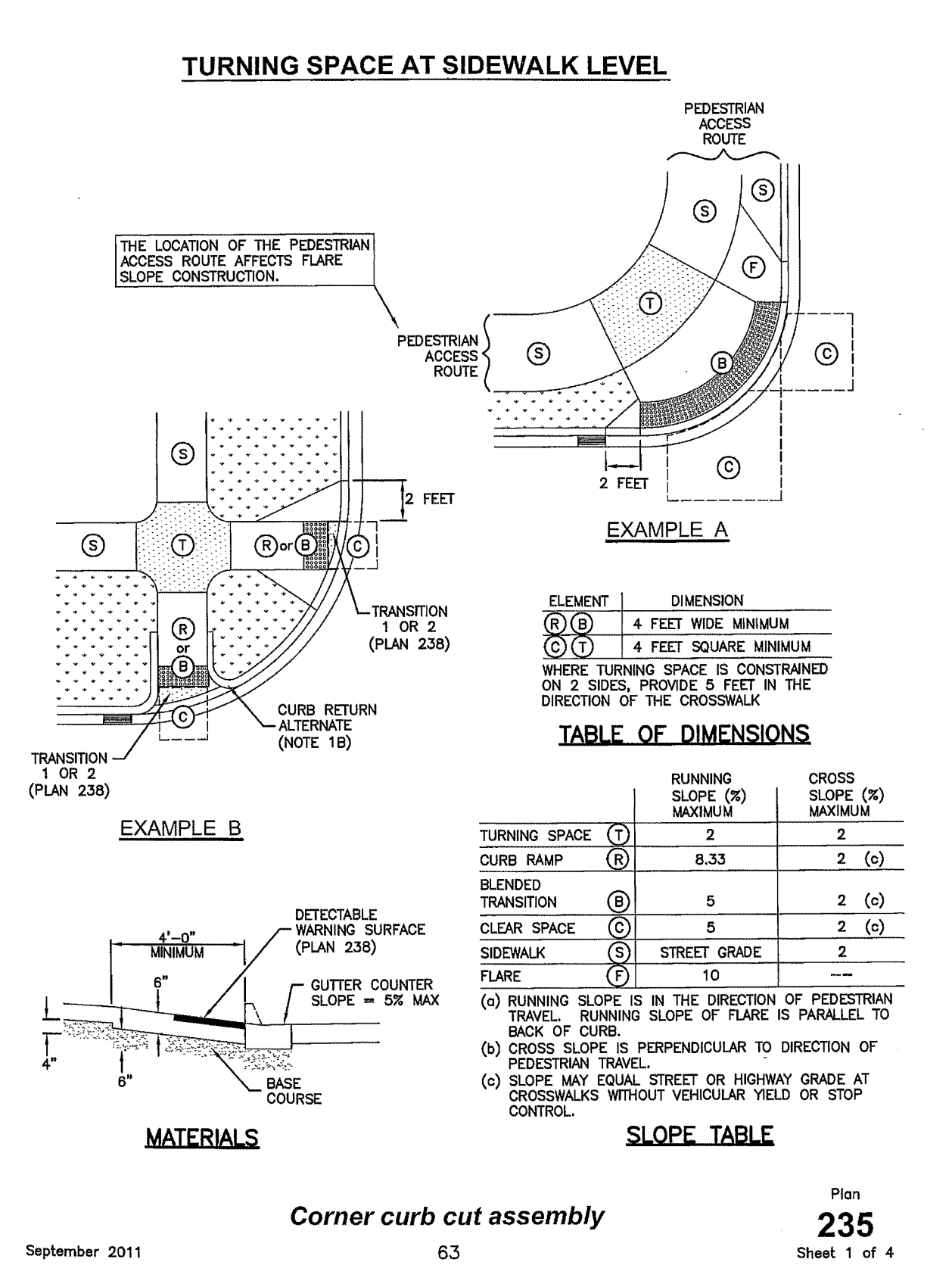
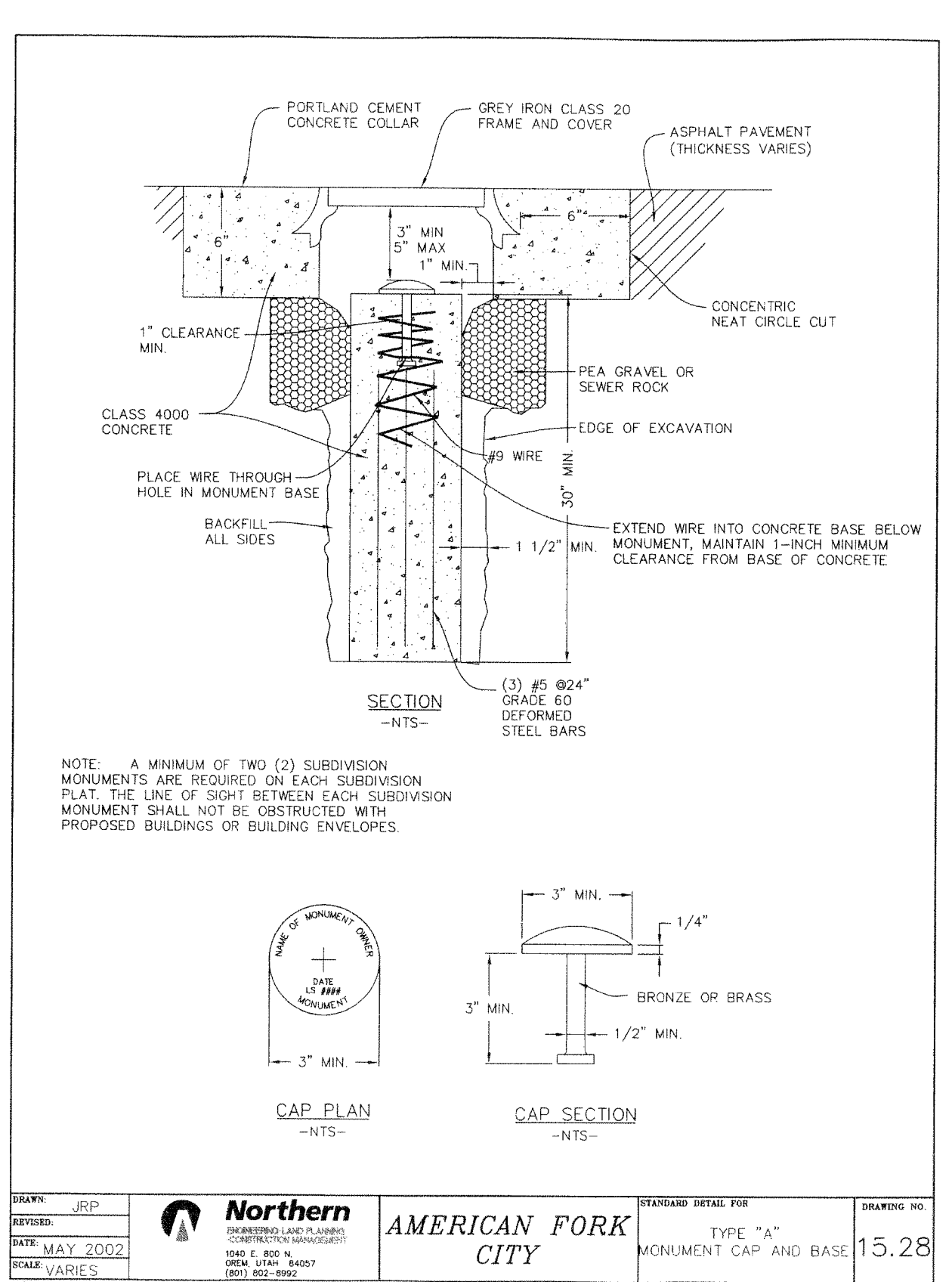
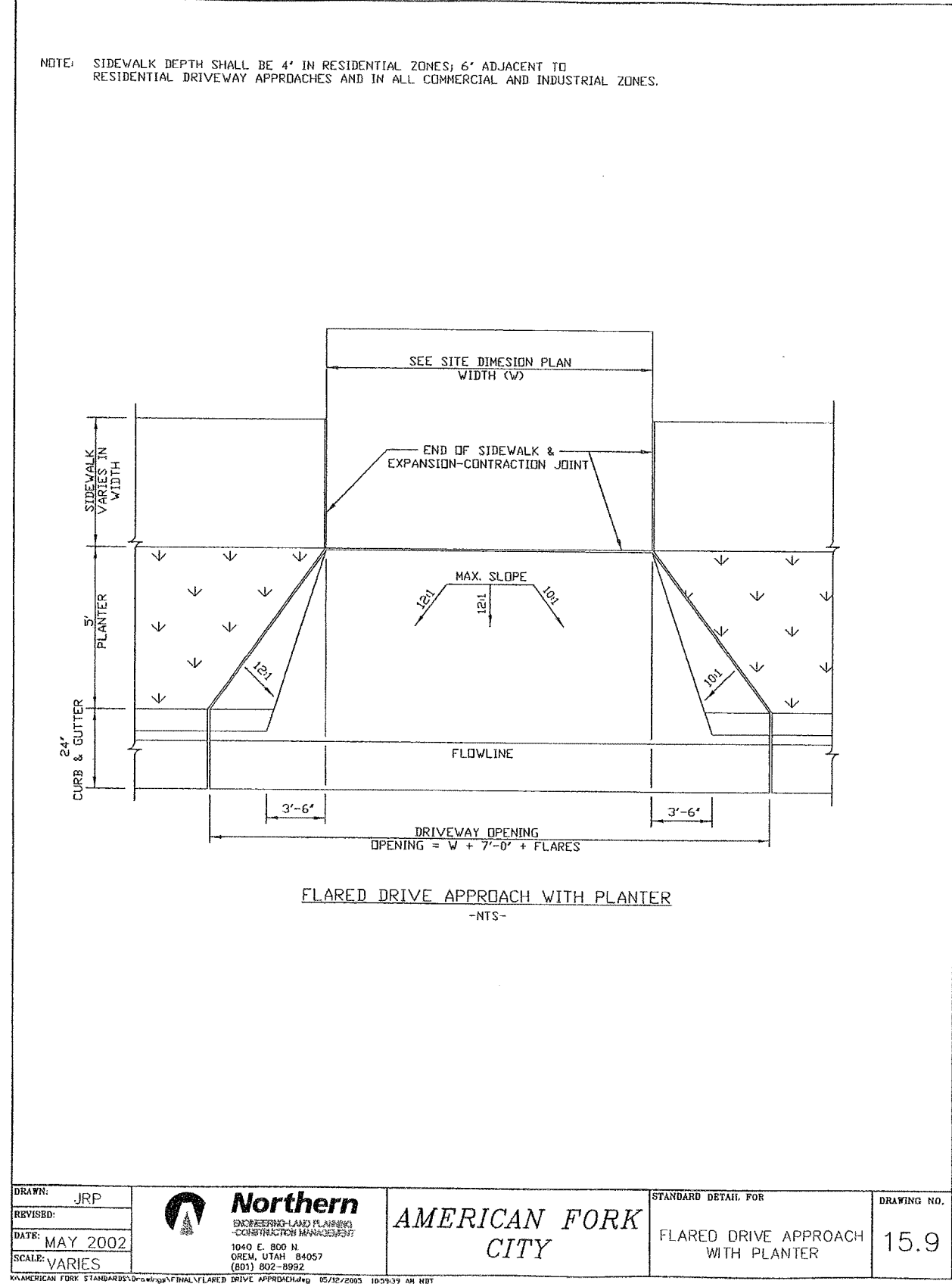


CMT SOILS REPORT
LOCAL ROAD SECTION

3" ASPHALT
6" ROADBASE
6" SUBBASE

PAVEMENT REPLACEMENT

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



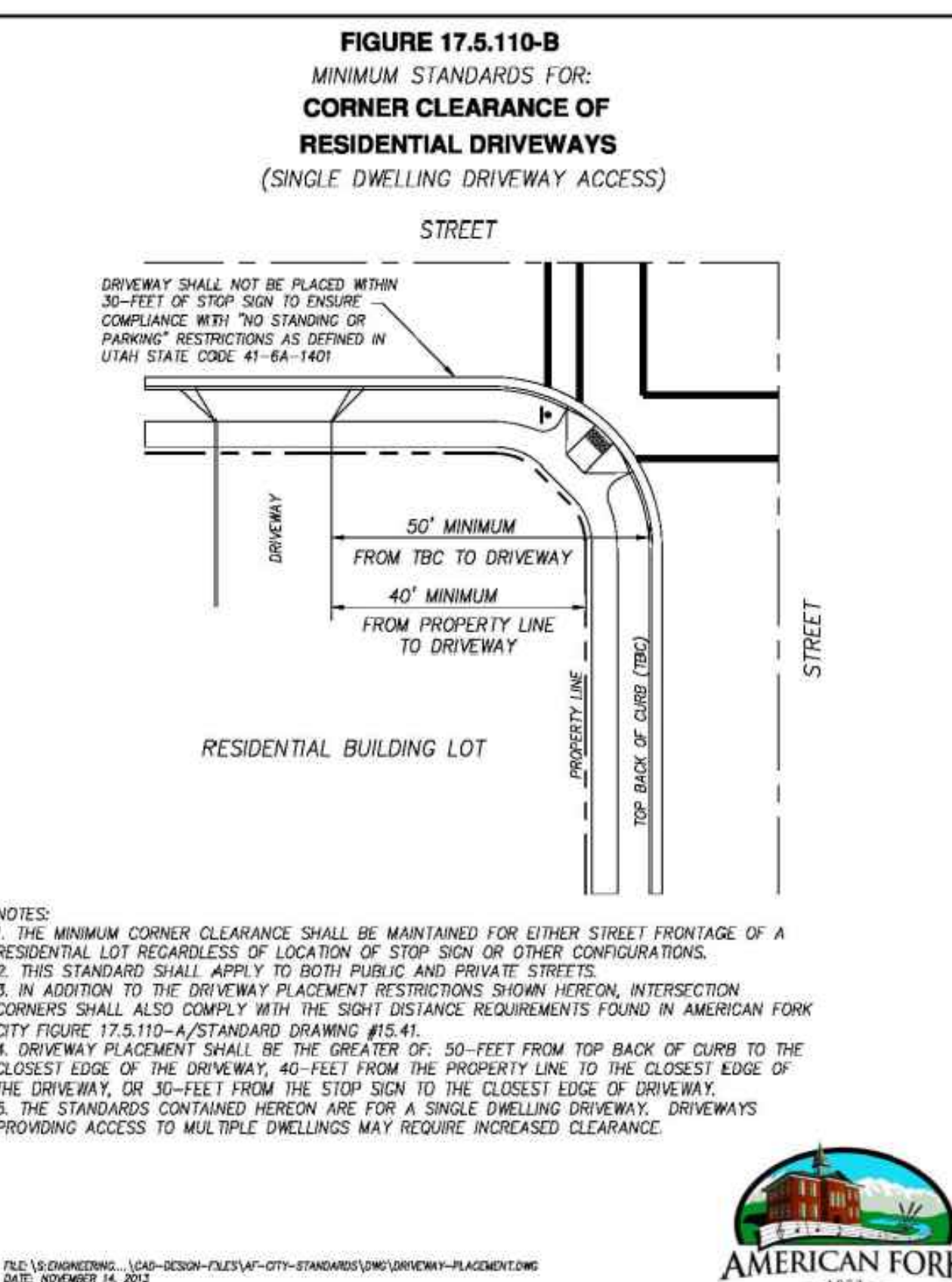
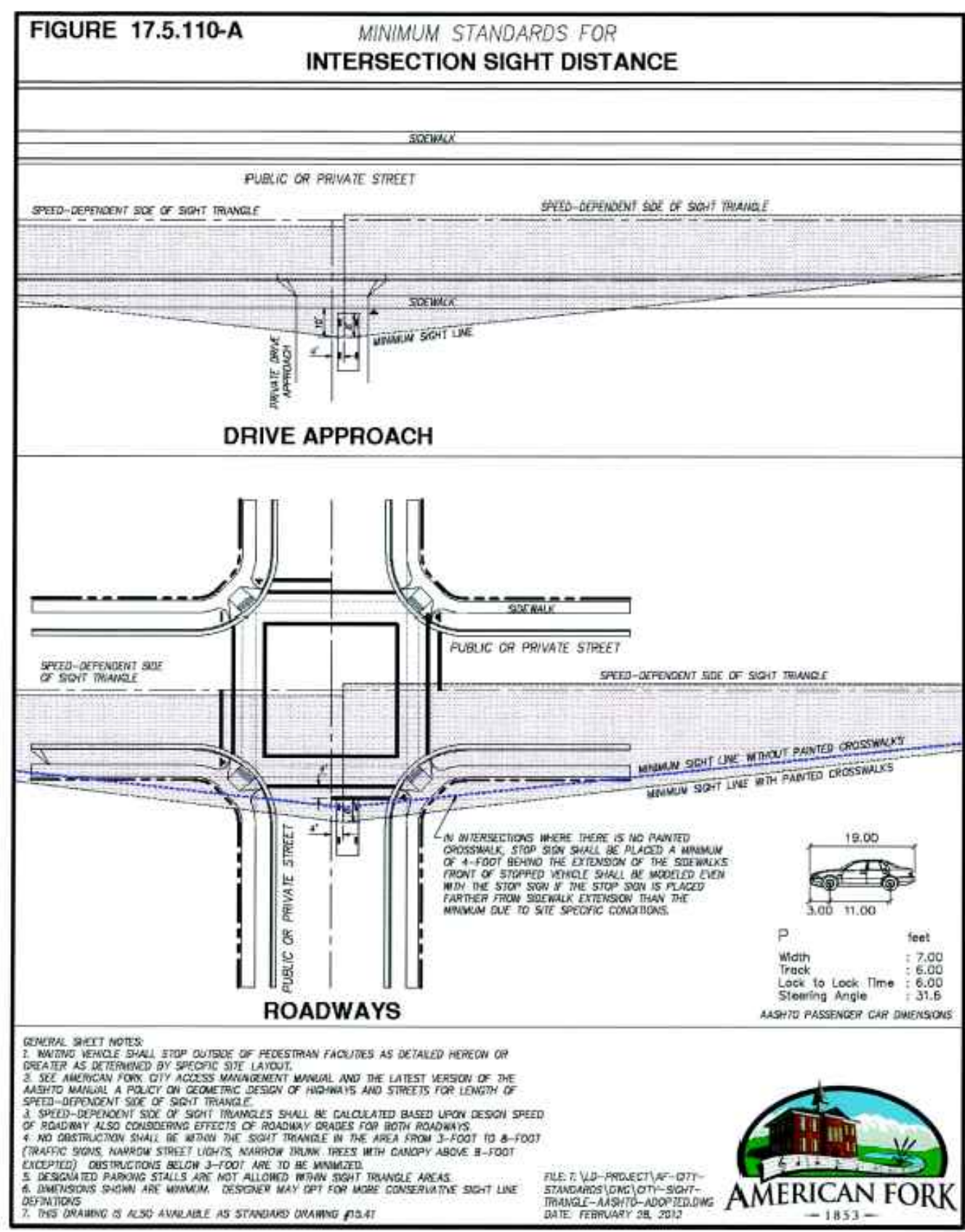
LANDON COURT EAST

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

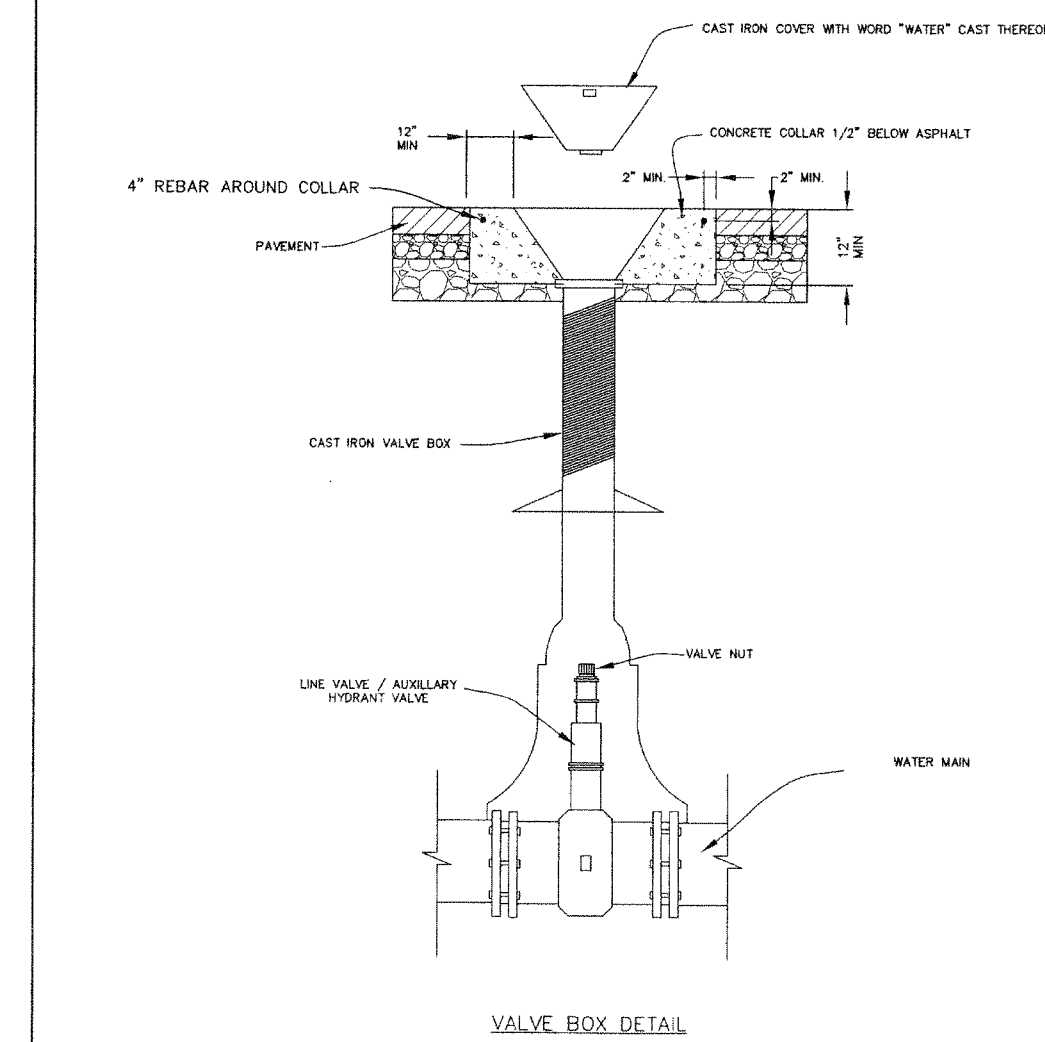
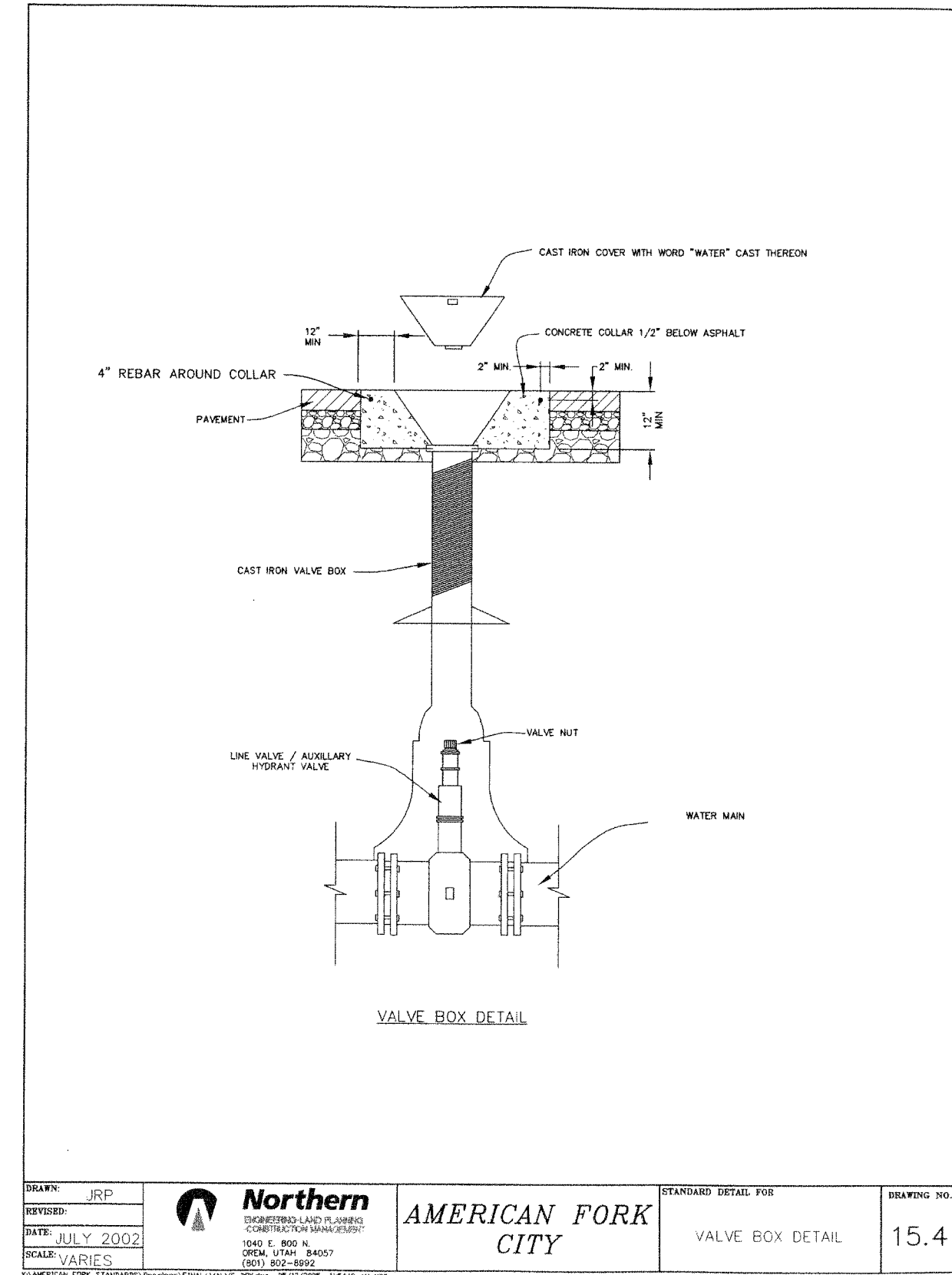
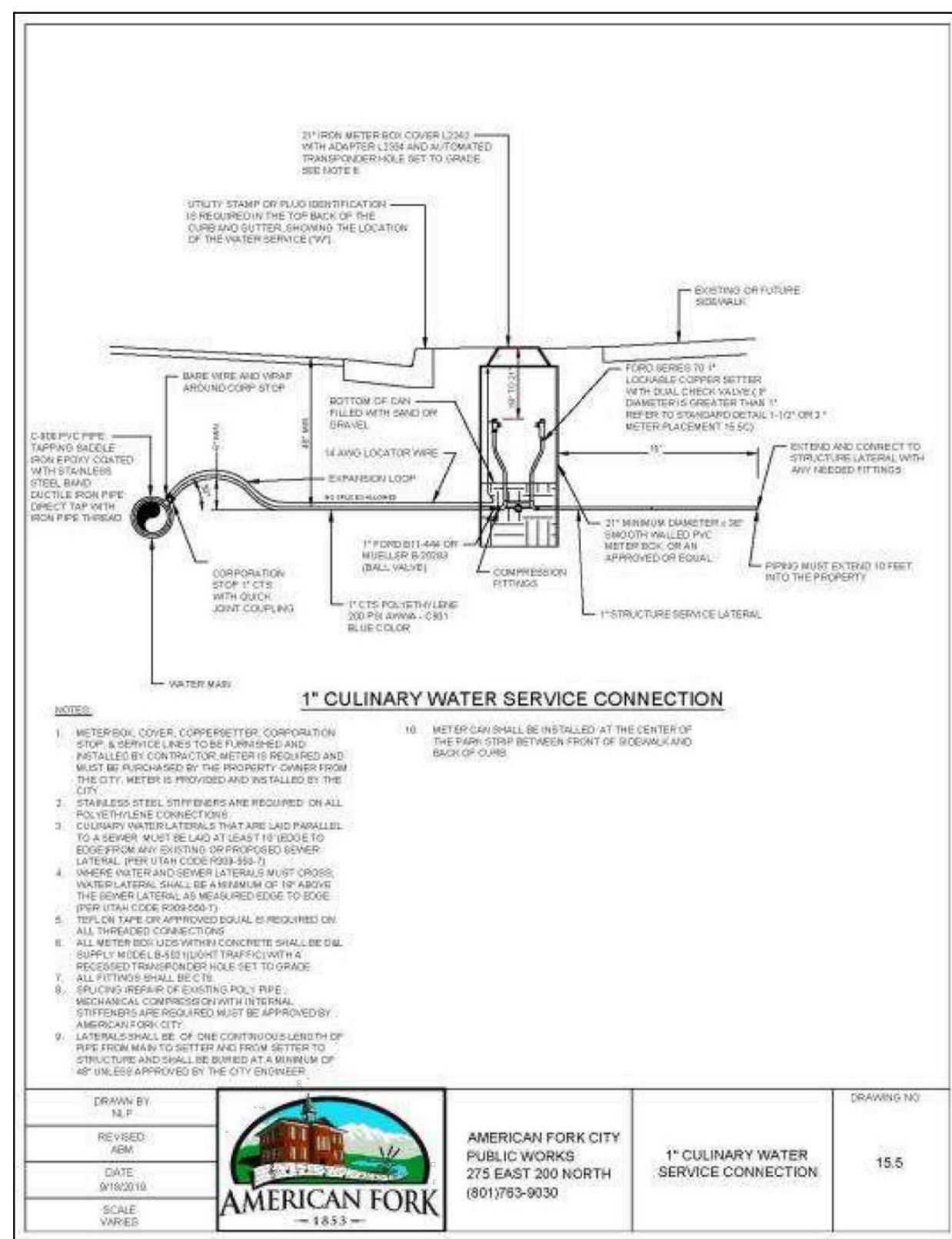
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

ACTION: FINAL
DATE: 07-07-26

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

DESCRIPTION: FINAL CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	D1

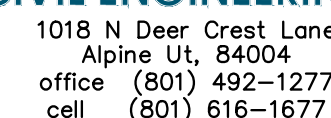


D2

1252 E 700 N
American Fork, UT 84003

*PRODIGY
CONSTRUCTION*

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



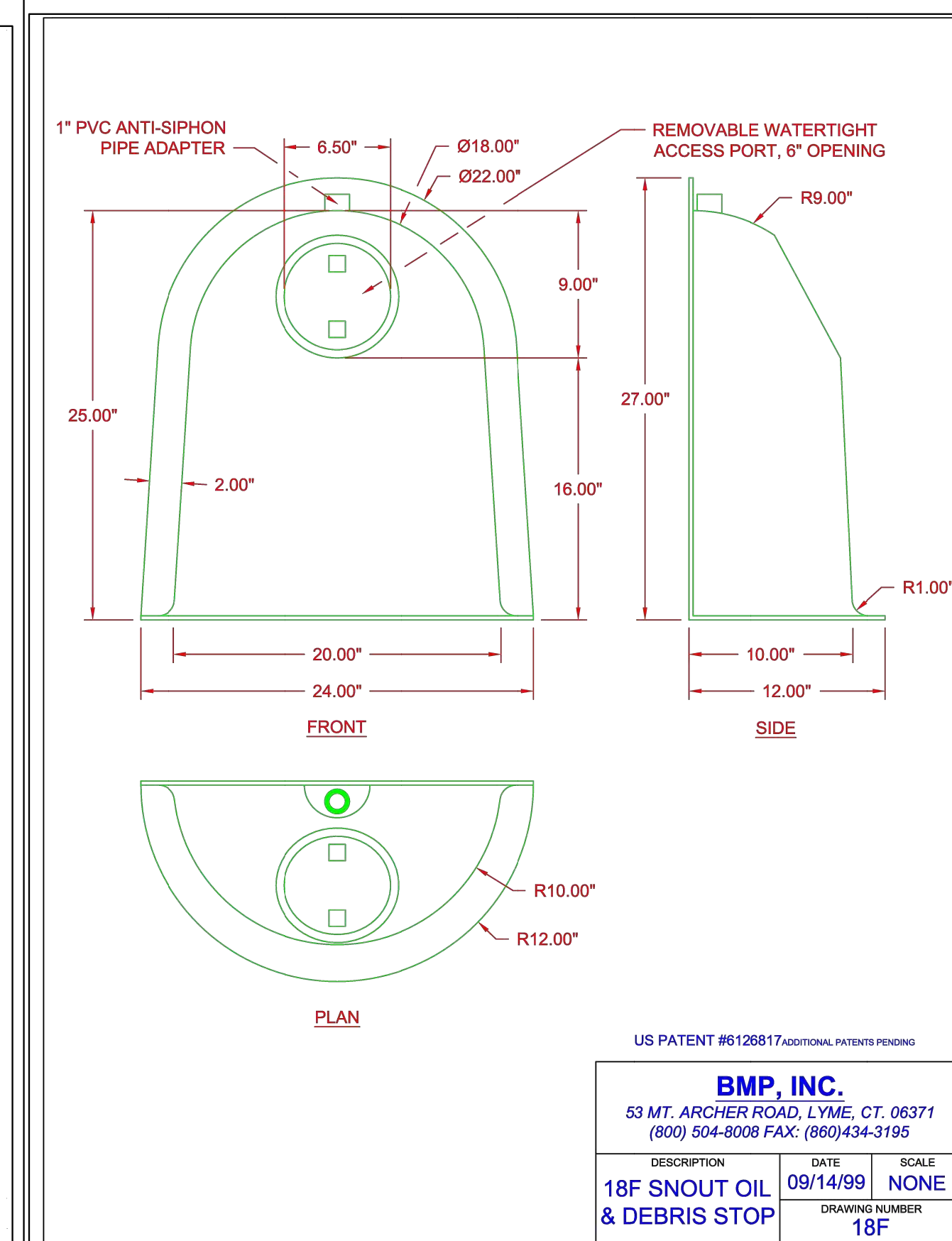
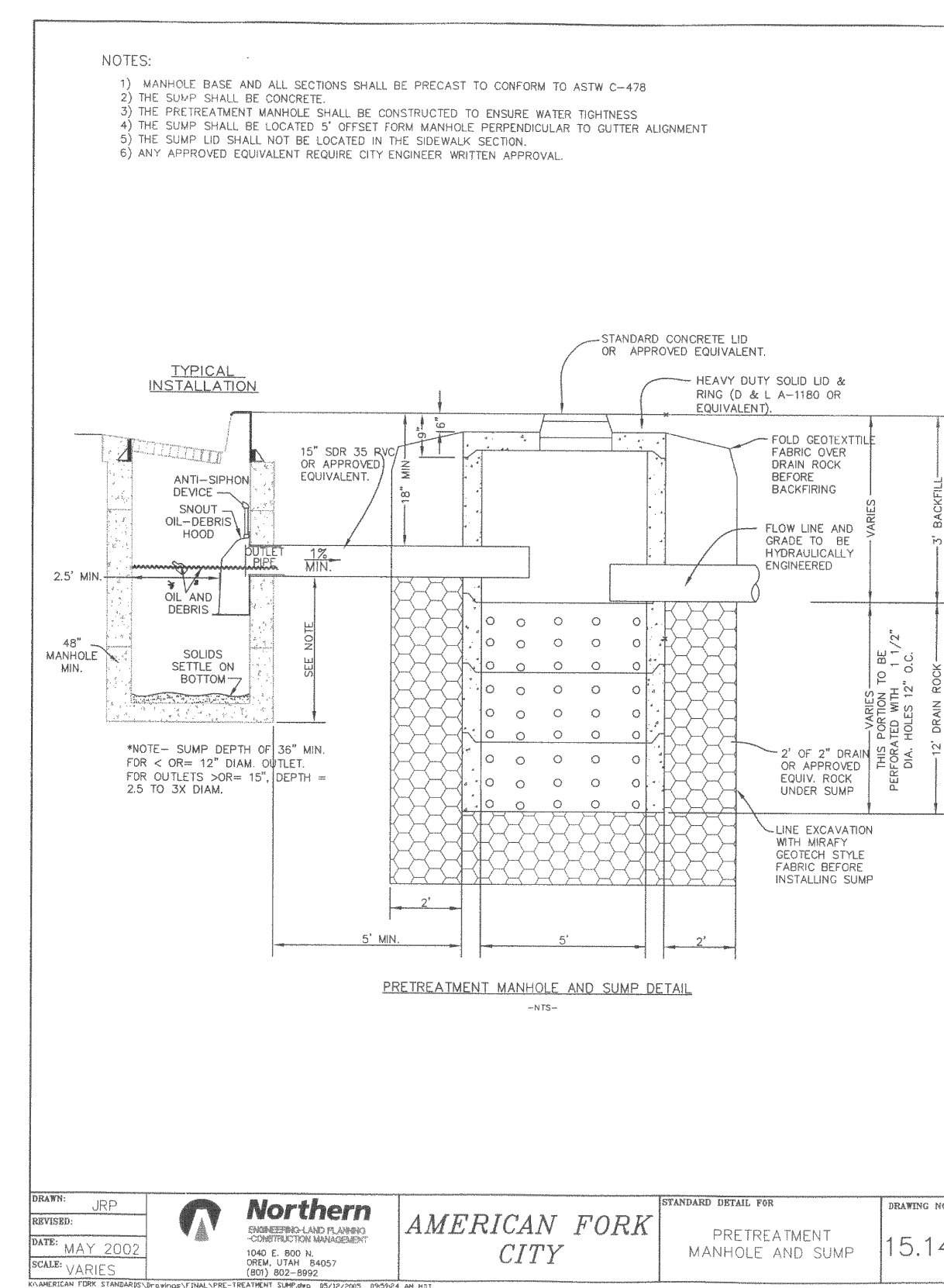
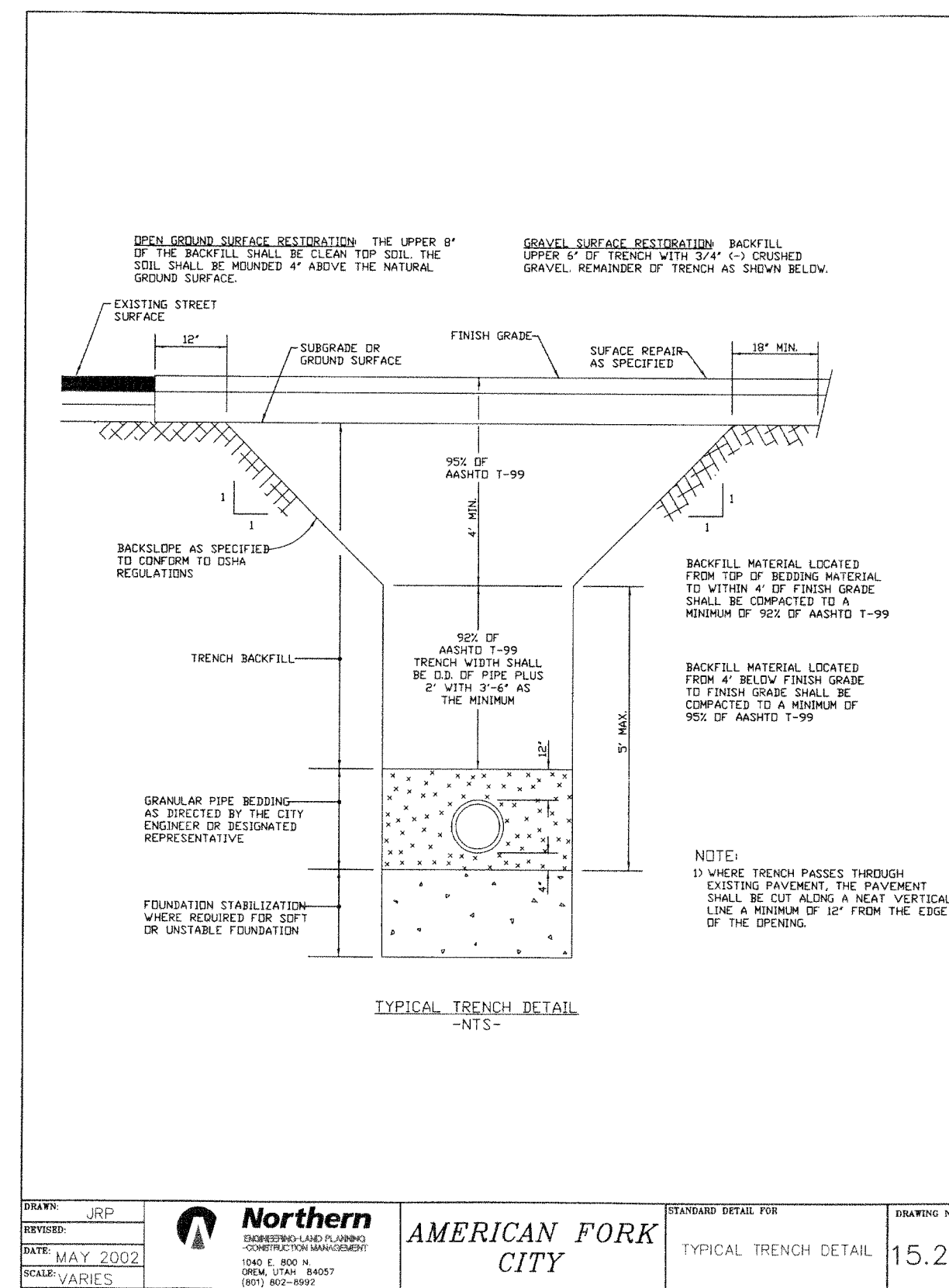
ACTION	DATE
FINAL	07-07-26

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

FINAL
CONSTRUCTION
DRAWINGS

SEWER & STORM DRAIN DETAILS

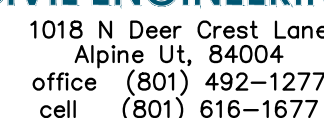
D3



1252 E 700 N
American Fork, UT 84003

DEVELOPMENT

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

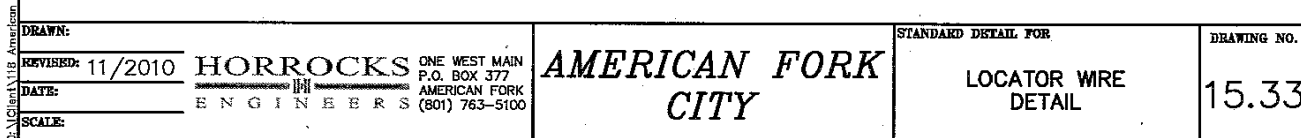
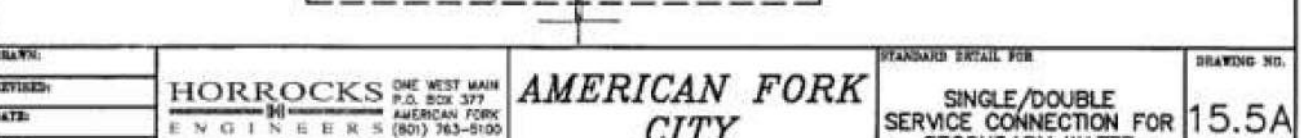
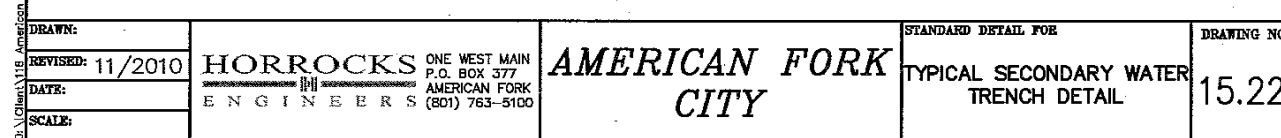
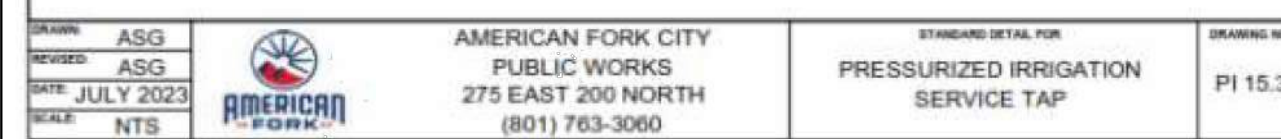


PROJECT

LANDON COURT
EAST

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

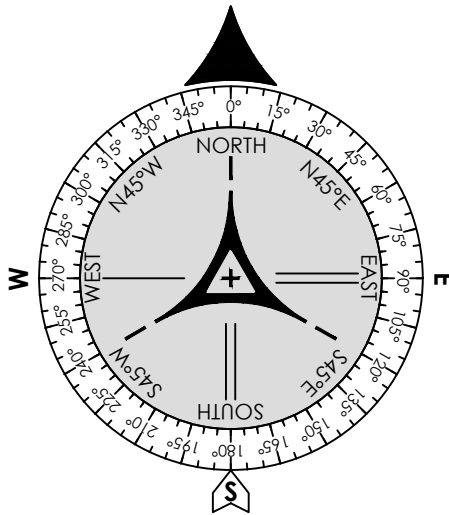
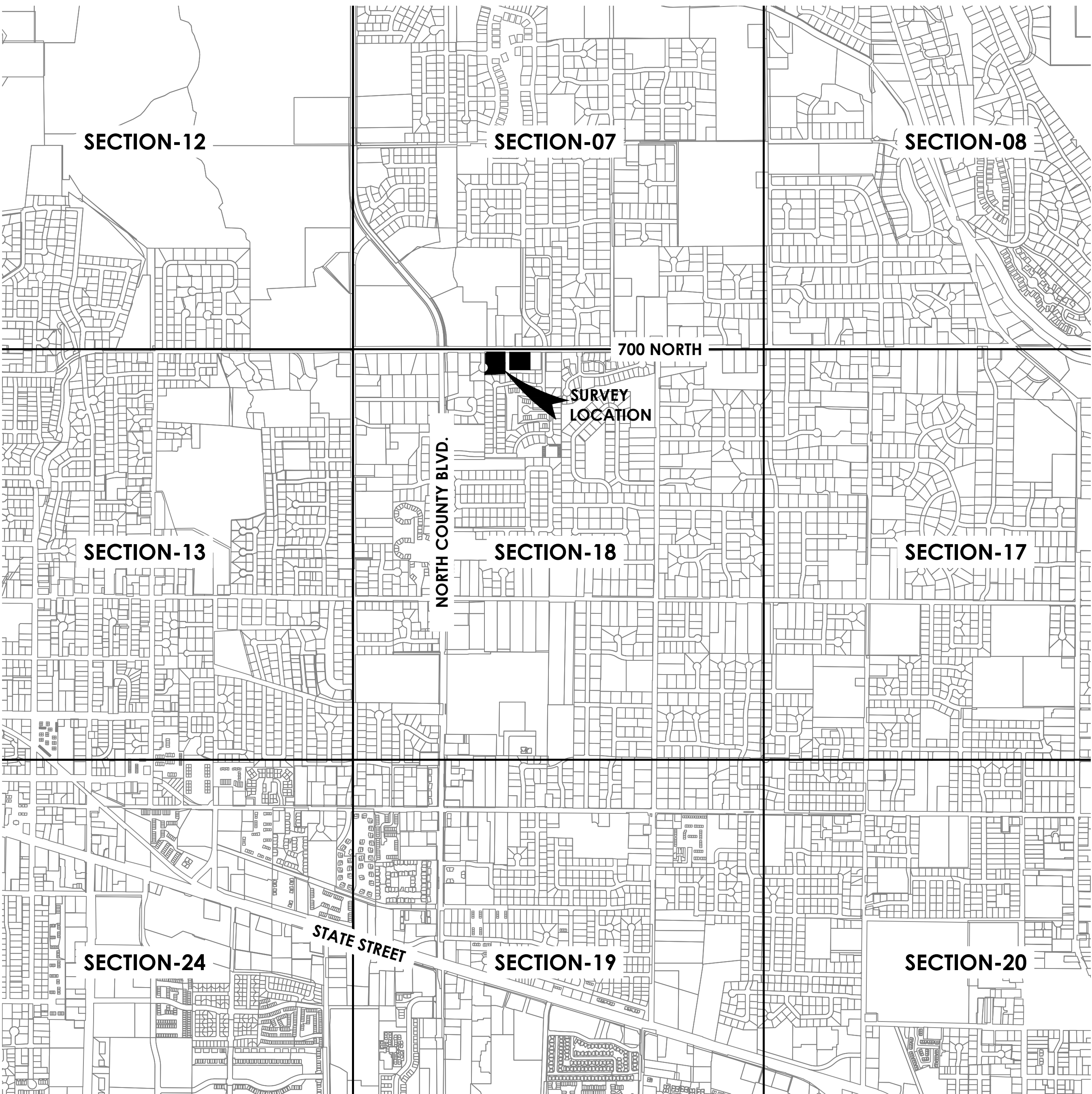
SHEET NAME	SHEET NUMBER
SECONDARY WATER DETAILS	<i>D4</i>



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.

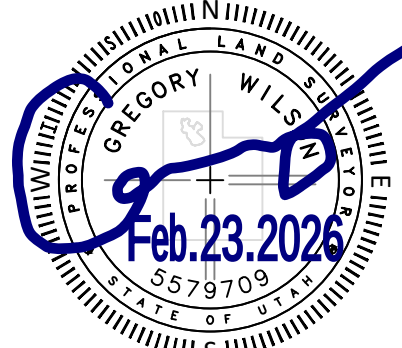
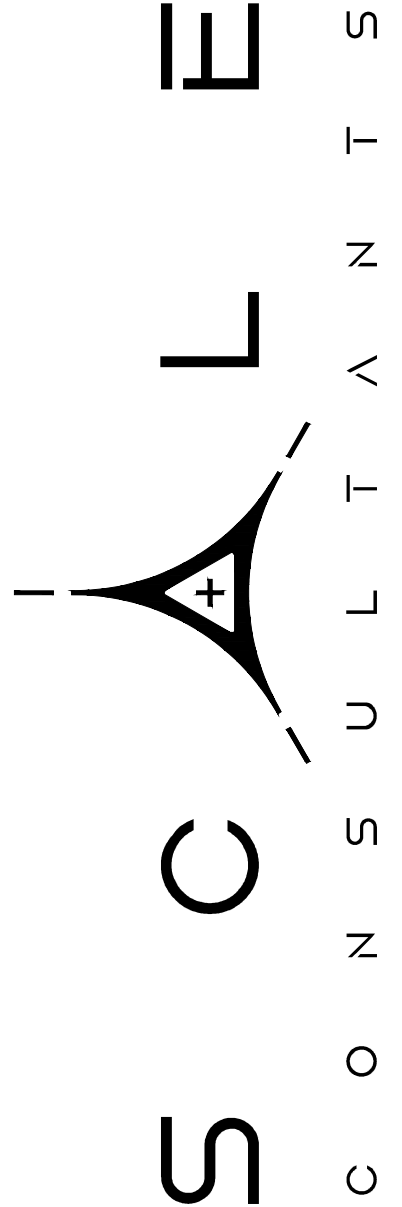
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, 16, AND 20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

Gregory Wilson
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
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 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

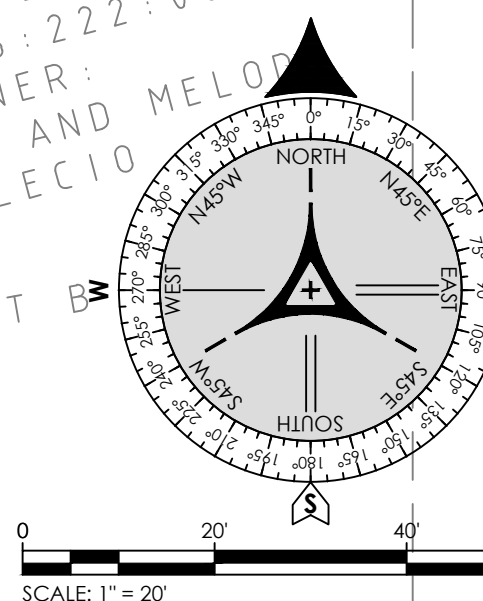
LOT 24
TAX ID: 53:222:0024
OWNER:
CHESTER BOYD WILLDEN
AND
HELEN BLACKBURN

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



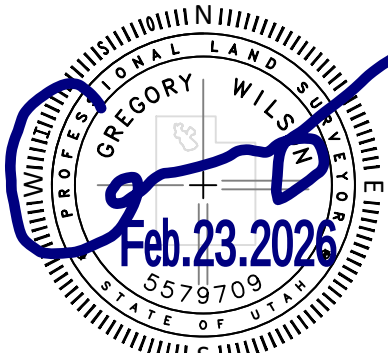
SHEET 2 of 2

ALTA / NSPS LAND TITLE SURVEY

LONDON COURT SUBDIVISION

1200 / 1240 EAST - 700 NORTH
AMERICAN FORK, UTAH, 84003

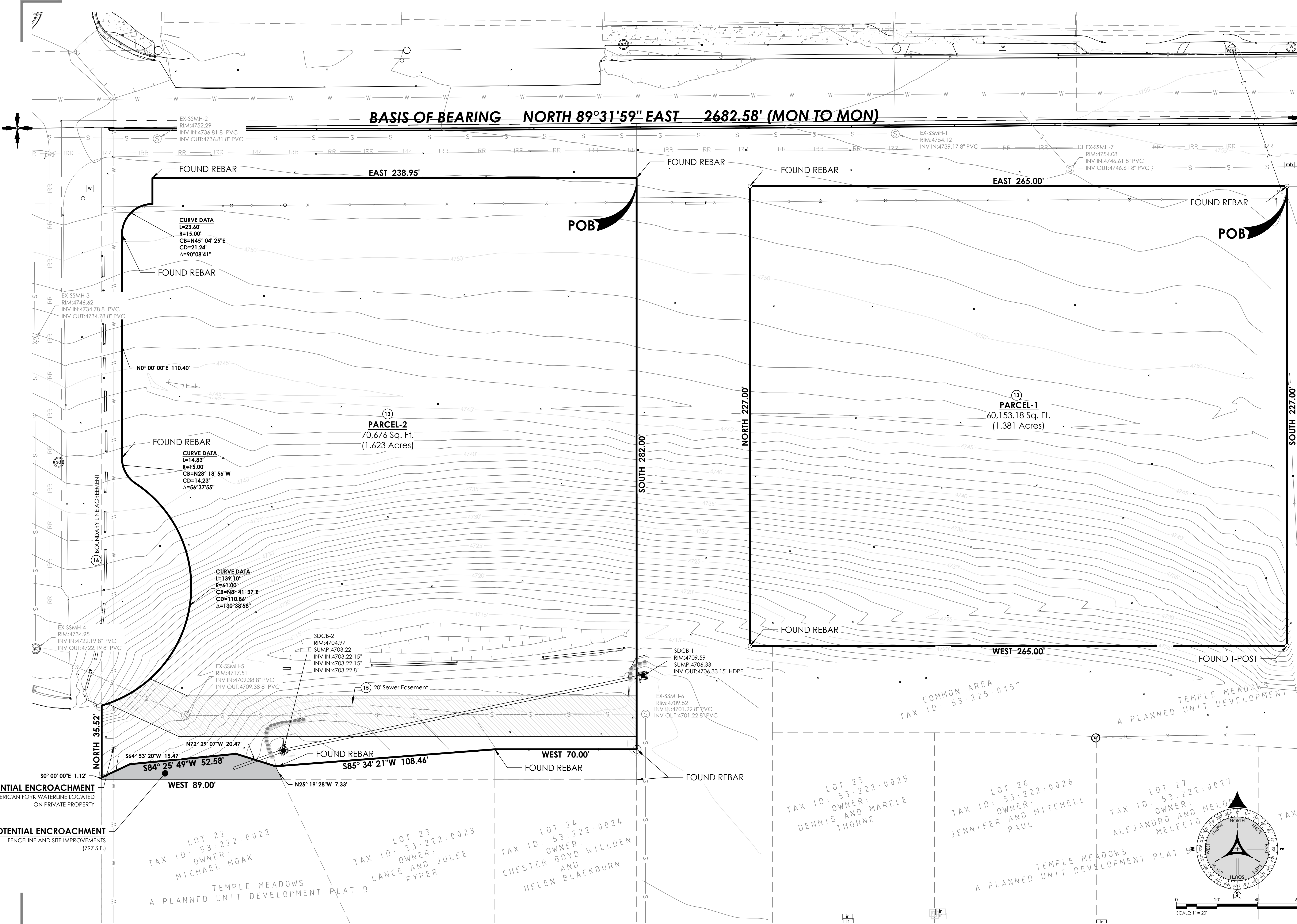
NORTHWEST 1/4, SECTION-18, T5S, R2E, SLB&M



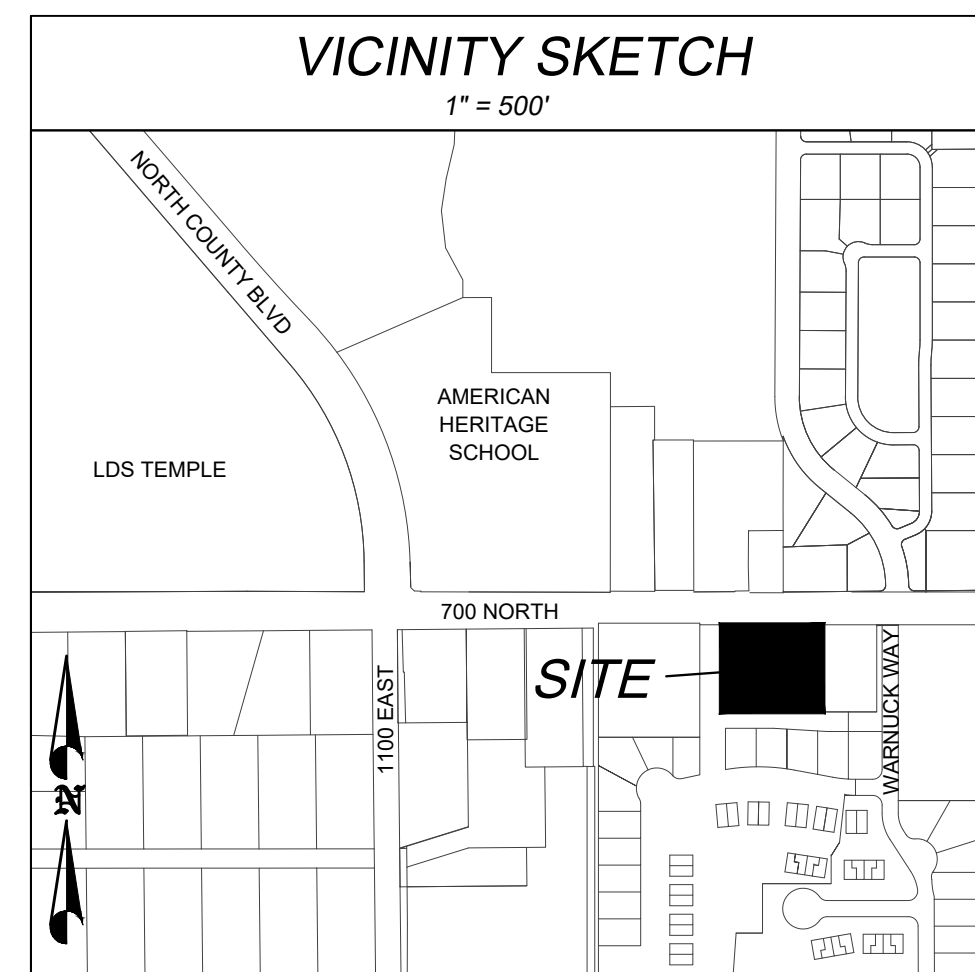
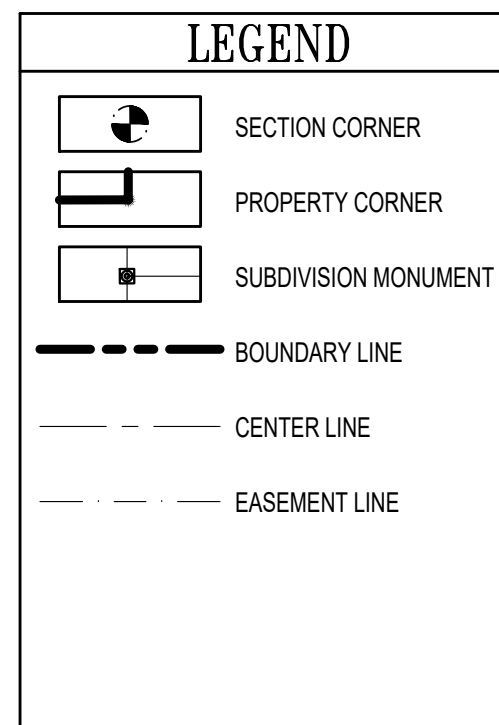
SECTION 18
T5S
R2E
SLB&M

REV	DATE	COMMENT
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



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



I, Aaron Thomas DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH UTAH CODE, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 69128780. 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 17-73-504, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED ALL MONUMENTS AS REPRESENTED ON THE PLAN. I FURTHER CERTIFY THAT I HAVE EXERCISED ALL RIGHTS OF WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-6-2, UTAH CODE ANNOTATED, 1953 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)

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 227.07 FEET TO A POINT ALONG THE NORTH BOUNDARY OF TEMPLE MEADOWS PUD PLAT B THE FOLLOWING TWO (2) COURSES: 1) SOUTH 89°59'27" WEST 294.94 FEET, AND 2) NORTH 00°00'33" WEST 227.11 FEET; THENCE EAST 264.98 FEET TO THE POINT OF BEGINNING.

CONTAINS: 60,169 SF OR 1.381 ACRES

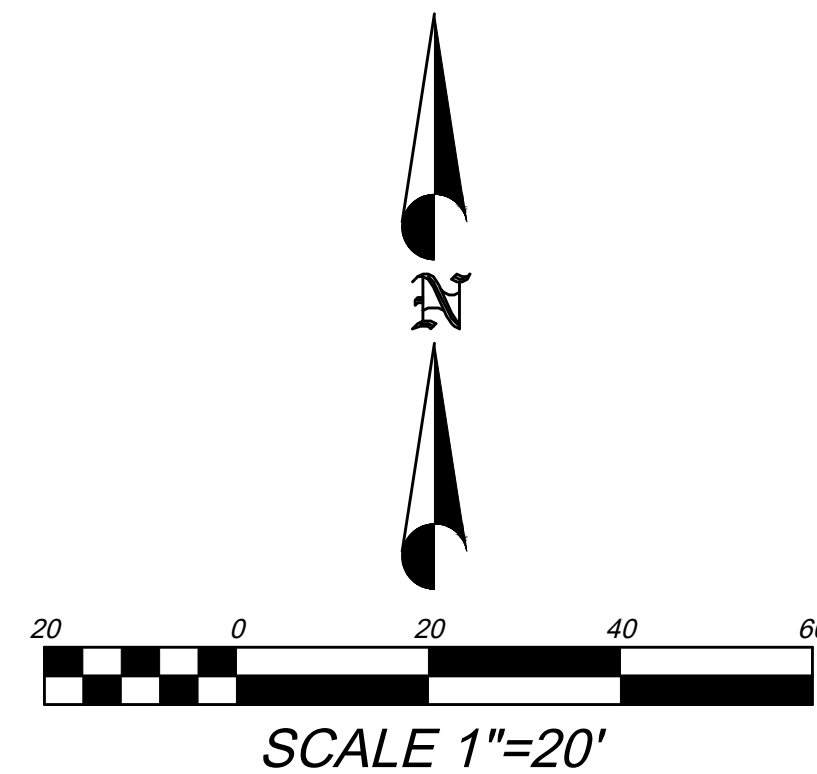
NUMBER OF LOTS CREATED = 2

<u>TABULATIONS</u>	
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: _____



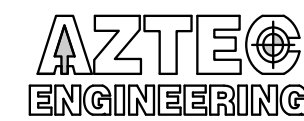
NOTES

1. OVERALL PROJECT PERIMETER 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



SURVEYOR



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

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

SEWER & WATER AUTHORITY

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

LOCATED IN THE NORTHWEST QUARTER OF SECTION 18

TOWNSHIP 5 SOUTH, RANGE 2 EAST,

SALT LAKE BASE AND MERIDIAN.

AN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

ORDER

SURVEYOR'S SEAL CITY RECORDER UTAH COUNTY RECORDER

05/26/2026

TEMPLE MEADOWS PUD PLAT B
53:225:0157