

AGENDA TOPIC: Hearing, review and action on a final plat and site plan for Liberty Cove Plat A, Amended, consisting of 32 units, located in the area of 400 E. 570 S., in the R3-7,500 Residential zone.

BACKGROUND INFORMATION				
Location:		400 E. 570 S.		
Applicants:		Larvin Pollock, Mark Hampton		
Existing Land Use:		Vacant		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Residential		
	South	Residential		
	East	Commercial		
	West	Residential		
Existing Zoning:		R3-7,500		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	R3-7,500 & R1-7,500		
	South	R3-7,500		
	East	GC-2 (Planned Commercial)		
	West	R3-7,500		
Land Use Plan Designation:		Residential Medium Density (6 du/ac)		
Zoning within density range?		x	Yes	No

Background

Liberty Cove Plat A, Amended, proposes to incorporate 4 new townhomes into the overall development, bringing the total number of units to 32. The 4 new townhome units will be constructed on what is Lot 4, Kitchen Estates Plat B Amended Subdivision (approved fall 2018). This lot will be incorporated into the Liberty Cove development. The HOA has amended the CC&R's to approve of this expansion. CC&R's will be recorded prior to the recordation of Plat A, Amended. The 4 units will have an identical footprint to the existing units within the development.

Overall density, with the addition of 4 units, is 6 du/ac.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Residential Medium Density”. The final plat and site plan are consistent with the Land Use Plan designation.

Section 17.7.211 of the Development Code

The Planning Commission may act to recommend approval of a final plat upon a finding that:

- a. The final plat conforms with the terms of the preliminary plan approval.

As this is an amended final plat, created from existing final plats, no preliminary plan is necessary.

- b. The final plat complies with all City requirements and standards relating to large scale developments.

This criterion has been met.

- c. The detailed engineering plans and materials comply with the City standards and policies.

Engineering will address any concerns in their report.

- d. The estimates of cost of constructing the required improvements are realistic.

Engineering will make this determination.

- e. The water rights conveyance documents have been provided.

The water rights conveyance shall be satisfied prior to plat recordation.

FINDINGS OF FACT/CONDITION OF APPROVAL

After reviewing the application for site plan and final plat approval, the following findings of fact and conditions are offered for consideration:

1. The final plat and site plan are consistent with the Land Use Plan designation of “Residential Medium Density”.
2. The site plan meets the criteria as found in Section 17.7.501 (Planned Unit Developments) of the Development Code.
3. The subdivision meets the criteria as found in Section 17.7.211 of the Development Code.

4. Water rights conveyance shall be satisfied prior to plat recordation.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the final plat and site plan of Liberty Cove Plat A, Amended, with the findings and condition as outlined in the staff report, and subject to any findings, conditions and modifications listed in the engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the final plat and site plan of Liberty Cove Plat A, Amended.

TABLE

Mr. Chairman, I move that we table action on the final plat and site plan of Liberty Cove Plat A, Amended.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 2/20/2019

This report is a summary of the American Fork City Engineering Division plan review comments regarding the subject plan as submitted by the applicant for American Fork City Land Use Authority approval:

Project Name: Liberty Cove Plat A Amended

Project Address: 587 South 380 East

Developer / Applicant's Name: Mark Hampton/Braden Hansen

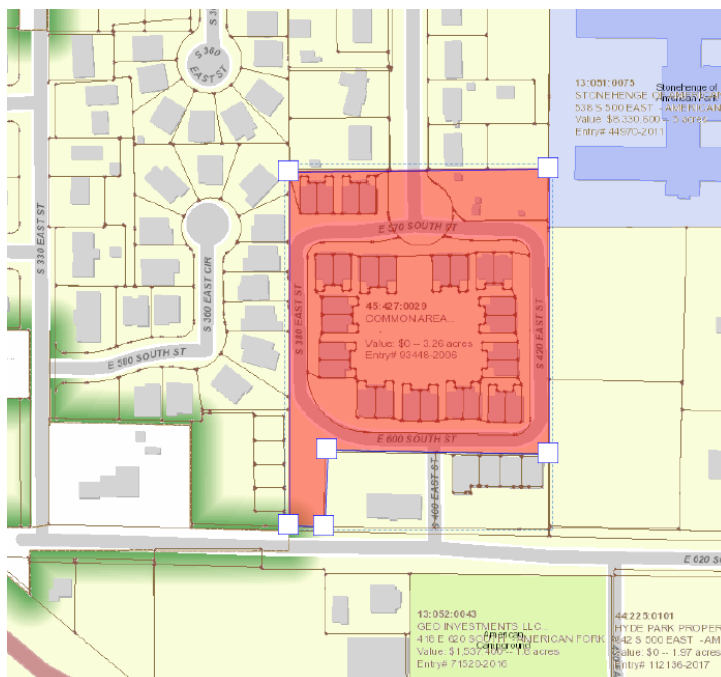
Type of Application:

- | | | |
|--|--|--------------------------------------|
| ☒ Subdivision Final Plat | ☐ Subdivision Preliminary Plan | ☐ Annexation |
| ☐ Code Text Amendment | ☐ General Plan Amendment | ☐ Zone Change |
| ☐ Commercial Site Plan | ☐ Residential Accessory Structure Site Plan | |

Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed development subject to the following findings and conditions:

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 2/20/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
9. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

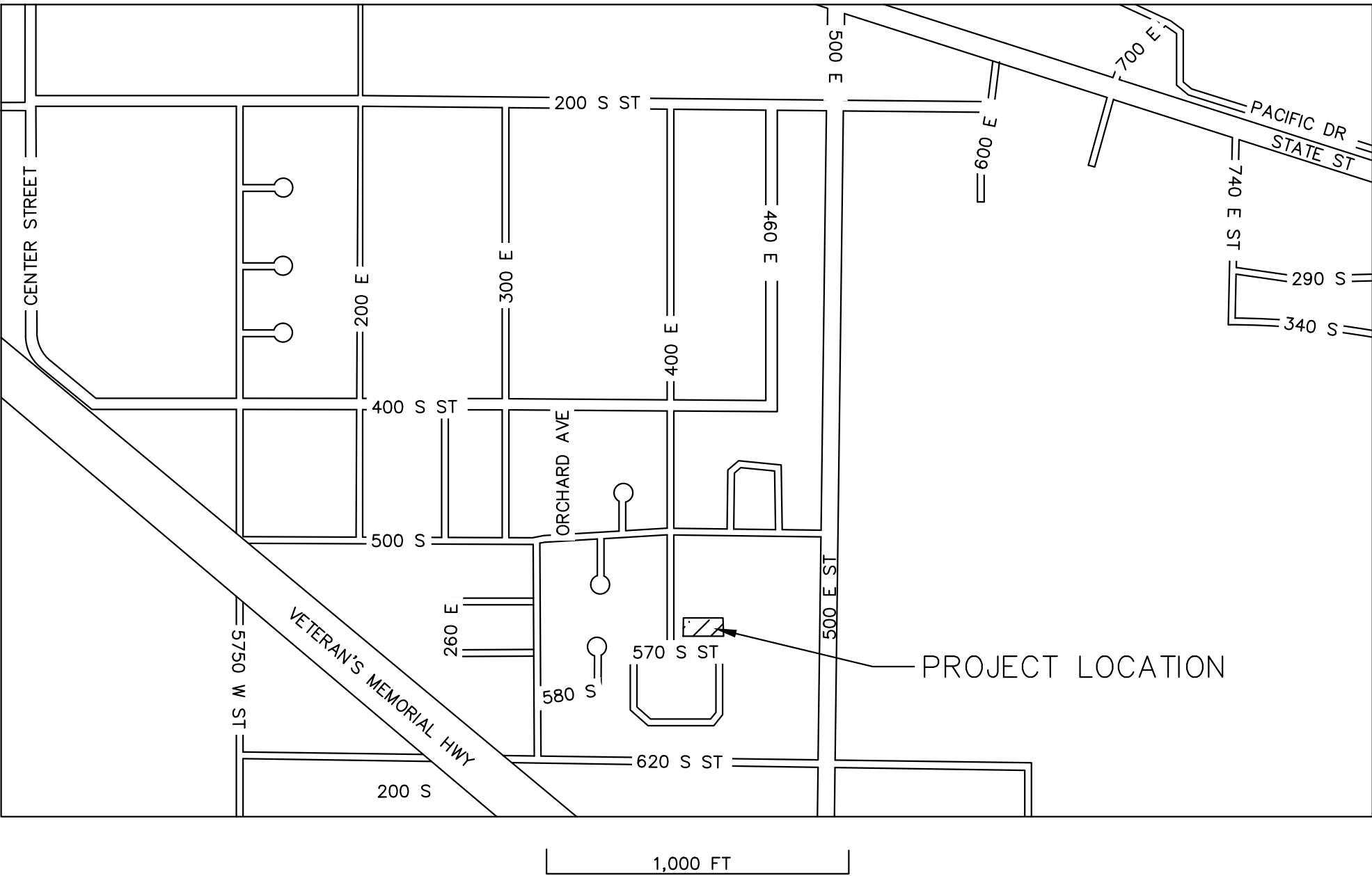
Plan Modifications Required:

- 1.

KITCHEN TOWN HOMES

American Fork, UT

VICINITY MAP



INDEX

- C-0 Cover Sheet
- LIBERTY COVE PLAT "A" AMENDED
- KITCHEN ESTATES PLAT "B" AMENDED
- C-1 Site Plan
- C-2 Grading Plan
- C-3 Utility Plan
- C-4 Utility Details
- C-5 Stormwater Pollution Prevention Plan
- C-6 SWPPP Details

PROJECT ENGINEER:
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ELEVATE ENGINEERING
492 WEST 1200 NORTH
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(801) 718-5993
LARVIN@ELEVATENG.COM

DEVELOPER:
MARK HAMPTON
11716 SOUTH 700 EAST
DRAPER, UT 84020
(801) 860-6275
MARK@RIMROCK.US

SURVEYOR:
CHAD A ANDERSON, PLS
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2296 SOUTH 270 EAST
HEBER CITY, UT 84032
(801) 592-5975
CHAD@ELEMENTSURVEYING.COM

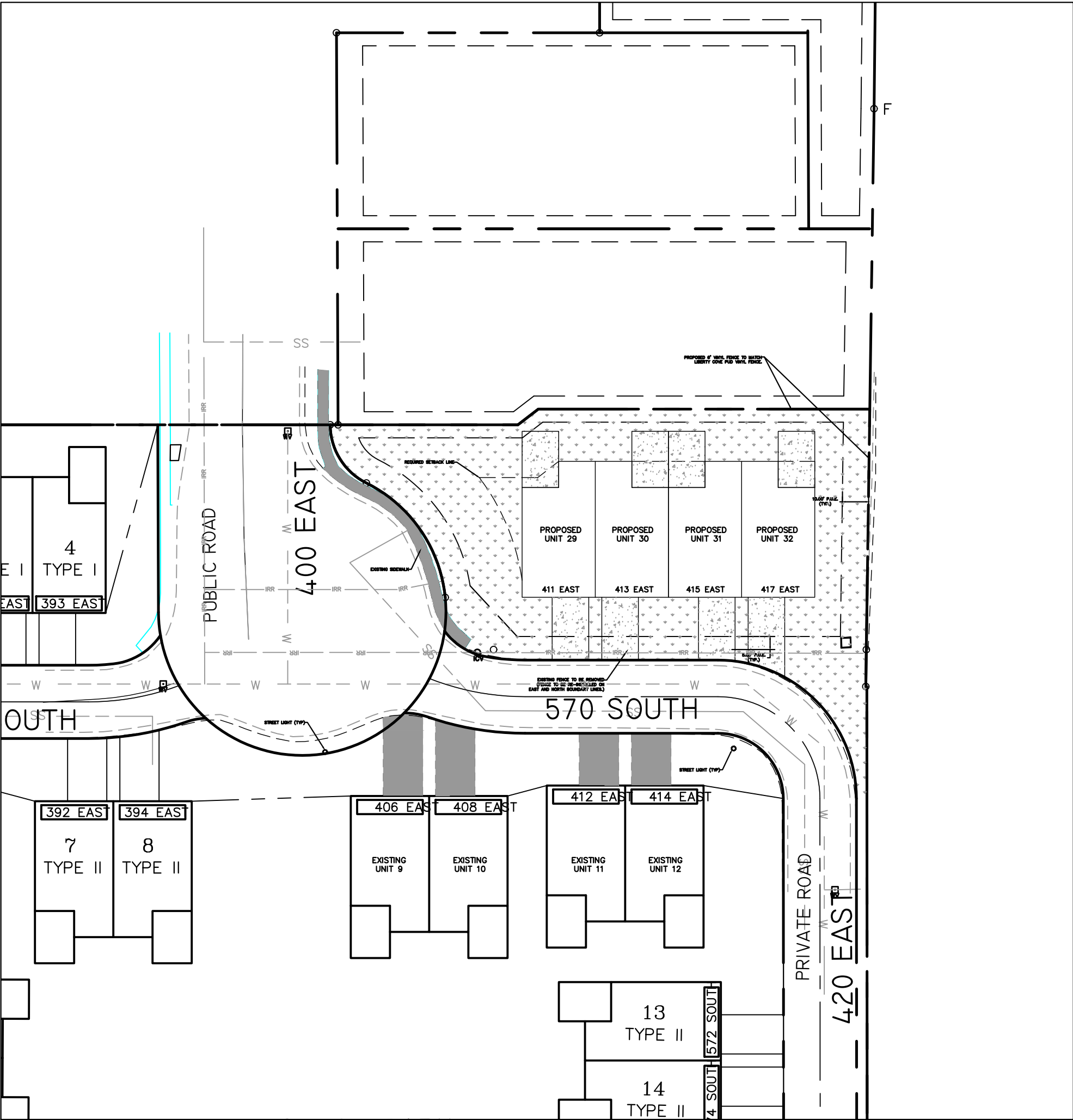
SITE DATA

LOT AREA:	15,815	SF (0.36 ACRES)
BUILDING AREA:	5,264	SF± 33.3%
PAVEMENT AREA:	2,461	SF± 15.6%
LANDSCAPE AREA:	8,090	SF± 51.1%

ZONING: R-3-7500
ADOPTION INTO THE LIBERTY COVE PUD

LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE	---	EXISTING CURB AND GUTTER	---
EASEMENT LINE	---	PROPOSED CURB AND GUTTER	---
CENTER LINE	---	INVERT ELEVATION	I.E.
PROPOSED TRAIL	---	TOP BACK CURB	TBC
PROPOSED WATER LINE	W W W	TOP ASPHALT	TA
EXISTING PRESSURIZED IRRIGATION	IRR IRR	TOP OF GRATE	TOG
PROPOSED GROUND WATER DRAIN	GW GW GW	FINISHED GRADE	FG
PROPOSED SEWER LINE	SS SS SS SS SS	TOP OF CONCRETE	TC
PROPOSED STORM DRAIN LINE	SD SD SD SD SD	HIGH WATER ELEVATION	HWE
EXISTING SEWER LINE	SS SS SS SS SS	CATCH BASIN	CB
EXISTING WATER LINE	W W W W W	SURFACE FLOW DIRECTION	---
EXISTING STORM DRAIN LINE	SD SD SD SD SD	PROPOSED STREET LIGHT	---
EXISTING CONTOUR	42.47	STORM DRAIN MANHOLE	---
FINISHED CONTOUR	47.00	SANITARY SEWER MANHOLE	---
		PROPOSED WATER VALVE	---



SITE MAP
1"=40'

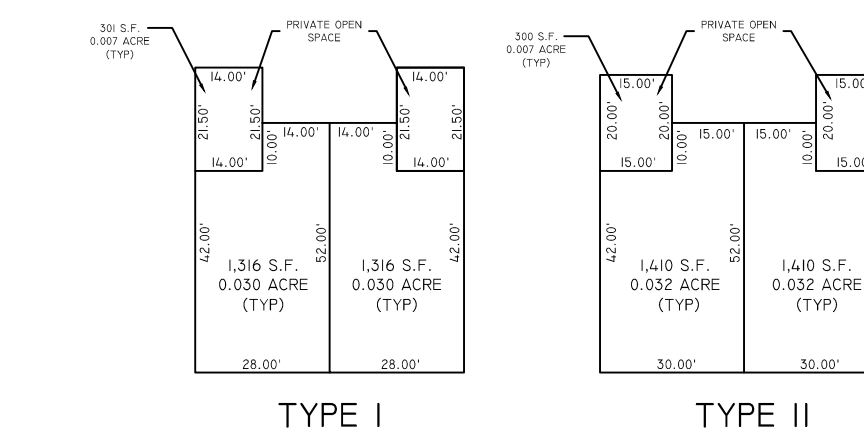
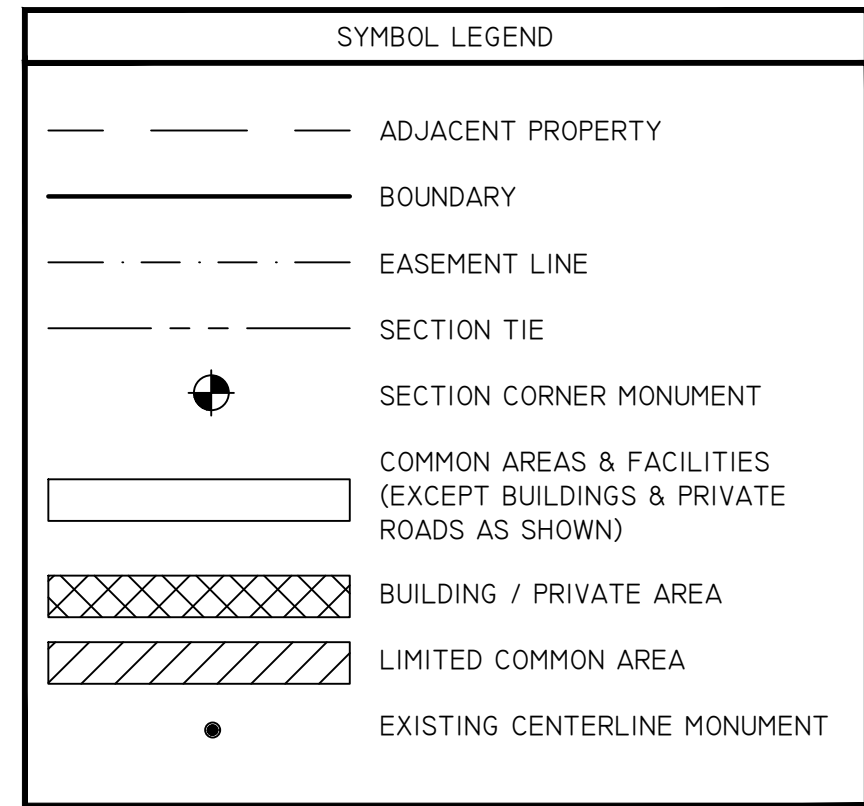
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SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

ELEVATE
ENGINEERING

KITCHEN TOWN HOMES
COVER SHEET
570 S 400 E, American Fork, UT, 84003



SHEET:
C-0
DATE:
Oct 28, 2018



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.
C1	12.87	55.00	013°24'43"	N01°02'02"E
C2	19.20	55.00	019°59'50"	N17°44'19"E
C3	16.41	55.00	017°05'31"	N36°16'59"E
C4	83.82	55.00	087°19'01"	N88°29'15"E
C5	16.20	55.00	016°52'16"	S39°25'06"E
C6	20.65	55.00	021°30'50"	S20°13'33"E
C7	8.87	55.00	009°14'07"	S04°51'04"E
C8	55.50	55.00	057°49'04"	N34°34'51"W
C9	21.72	25.00	049°46'13"	N58°42'40"E
C10	9.60	86.00	006°23'57"	N86°48'04"E
C11	35.40	100.00	020°17'07"	N79°51'32"E
C12	7.54	25.00	017°16'37"	S79°24'52"W
C13	38.25	114.00	019°13'26"	N80°23'21"E
C14	83.05	53.00	089°46'52"	S45°06'28"W
C15	61.11	39.00	089°47'03"	S45°06'28"W
C16	39.18	25.00	089°47'18"	S45°06'28"W
C17	199.27	128.00	089°11'57"	S44°23'02"E
C18	177.48	114.00	089°11'58"	S44°23'02"E
C19	155.68	100.00	089°11'58"	S44°23'02"E
C20	11.21	15.00	042°48'55"	N67°34'01"W
C21	11.21	15.00	042°48'55"	S69°35'59"W
C22	84.23	53.00	091°03'17"	N45°29'10"E
C23	61.98	39.00	091°03'20"	N45°29'10"E
C24	39.73	25.00	091°03'26"	N45°29'10"E
C25	39.25	25.00	089°57'01"	N45°01'20"W
C26	61.23	39.00	089°56'58"	N45°01'20"W
C27	83.21	53.00	089°56'57"	N45°01'20"W
C28	38.23	114.00	019°12'49"	S80°23'34"E
C29	8.86	25.00	020°17'49"	N80°55'50"W
C30	37.41	100.00	021°25'59"	S79°17'00"E
C31	15.01	86.00	009°59'58"	S85°00'06"E
C32	19.05	25.00	043°39'12"	S58°10'46"E

PREPARED BY

ELEMENT
LAND SURVEYING

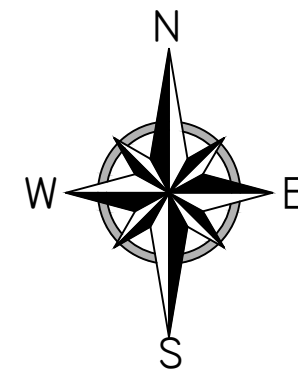
2296 SOUTH 270 EAST, HEBER CITY, UT 84032
801 - 592 - 5975 & 801 - 657 - 8748

LIBERTY COVE PLAT "A" AMENDED

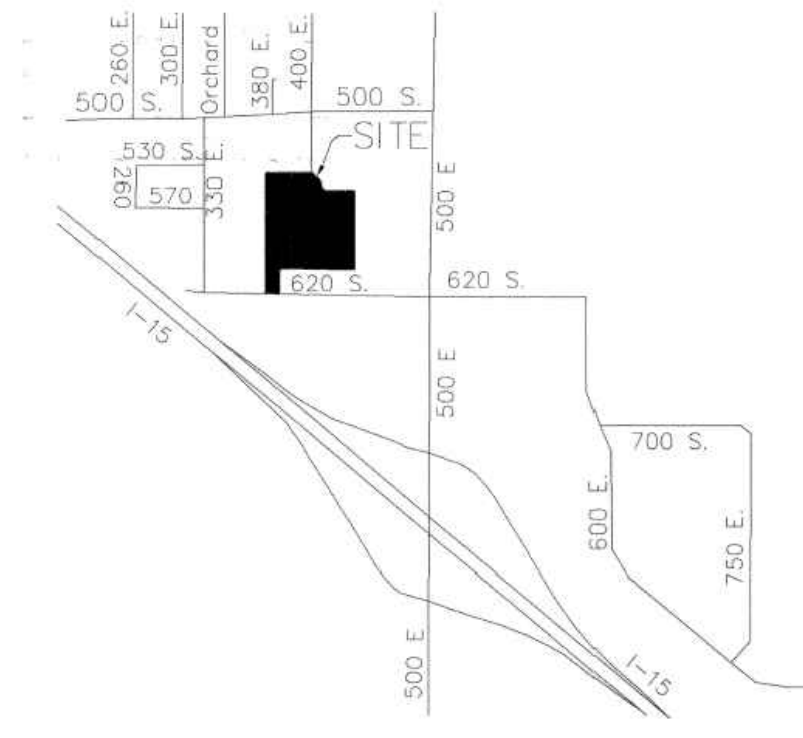
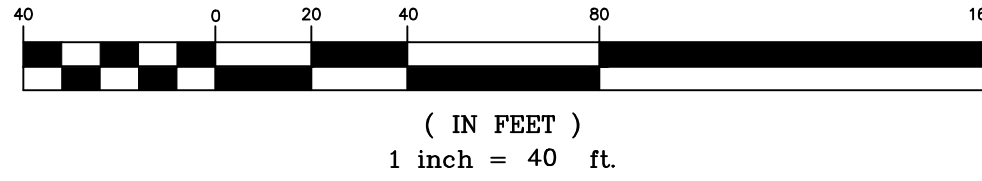
PLANNED UNIT DEVELOPMENT

INCLUDING A VACATION OF LOT 4 OF THE KITCHEN ESTATES PLAT "B" AMENDED

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, AMERICAN FORK CITY, UTAH COUNTY, UTAH.



GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7736336 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I HEREBY CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AS SHOWN HEREON AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

CHAD A. ANDERSON

DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 00°02'42" EAST ALONG SECTION LINE 1389.97 FEET AND EAST 907.56 FEET FROM THE WEST QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG THE SOUTHERLY BOUNDARY OF KITCHEN ESTATES PLAT "A" EAST 236.21 FEET; THENCE SOUTH 89°59'57" EAST 68.84 FEET; THENCE NORTH 52°25'53" EAST 9.84 FEET; THENCE SOUTH 89°59'57" EAST 126.83 FEET; THENCE SOUTH 00°09'11" WEST 106.14 FEET; THENCE SOUTH 89°41'41" EAST 0.39 FEET; THENCE SOUTH 00°02'40" EAST 376.58 FEET; THENCE NORTH 88°59'01" WEST 378.12 FEET; THENCE SOUTH 01°00'59" WEST 128.00 FEET; THENCE NORTH 88°59'01" WEST 60.00 FEET; THENCE ALONG THE COMMERCE CENTER PUD PLAT A BOUNDARY THE FOLLOWING THREE COURSES AND DISTANCES, 1) NORTH 00°12'57" EAST 367.41 FEET, 2) NORTH 00°34'36" WEST 49.88 FEET, AND 3) NORTH 00°11'17" EAST 179.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.96 ACRES OR 216,224 SQUARE FEET, AND 32 UNITS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THE MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 20____.

ACKNOWLEDGEMENT

STATE OF _____ BY _____
COUNTY OF _____ } S.S.
BY _____

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS ____ DAY OF _____, 20____.

MAYOR

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

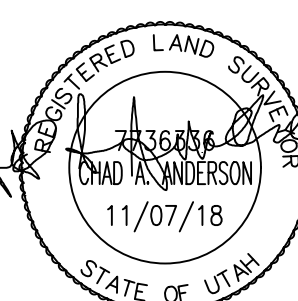
CITY COUNCIL MEMBER

APPROVED _____ ATTEST _____
(SEE SEAL BELOW) (SEE SEAL BELOW)

LIBERTY COVE PLAT "A" AMENDED PLANNED UNIT DEVELOPMENT

INCLUDING A VACATION OF LOT 4 OF THE KITCHEN ESTATES PLAT "B" AMENDED
LOCATED IN THE SW QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AMERICAN FORK CITY, UTAH COUNTY, UTAH.

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CITY-COUNTY RECORDER SEAL



CITY PLANNER
APPROVED BY THE AMERICAN FORK CITY PLANNER
ON THIS ____ DAY OF _____, 20____.

AMERICAN FORK CITY PLANNER

AMERICAN FORK SEWER DEPARTMENT
APPROVED BY THE AMERICAN FORK SEWER DEPARTMENT ON THIS ____ DAY OF _____, 20____.

AMERICAN FORK PUBLIC WORKS DIRECTOR

AMERICAN FORK CULINARY WATER DEPARTMENT
APPROVED BY THE AMERICAN FORK CULINARY WATER DEPARTMENT ON THIS ____ DAY OF _____, 20____.

AMERICAN FORK PUBLIC WORKS DIRECTOR

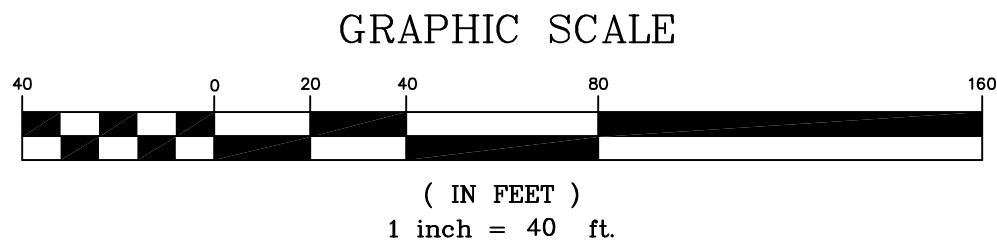
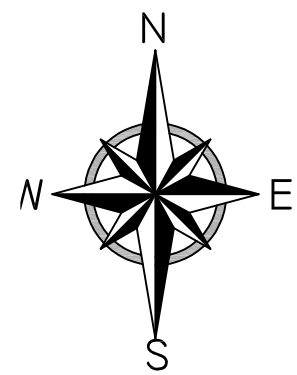
PLANNING COMMISSION APPROVAL
APPROVED BY THE PLANNING COMMISSION ON THIS ____ DAY OF _____, 20____.

CHAIRMAN PLANNING COMMISSION

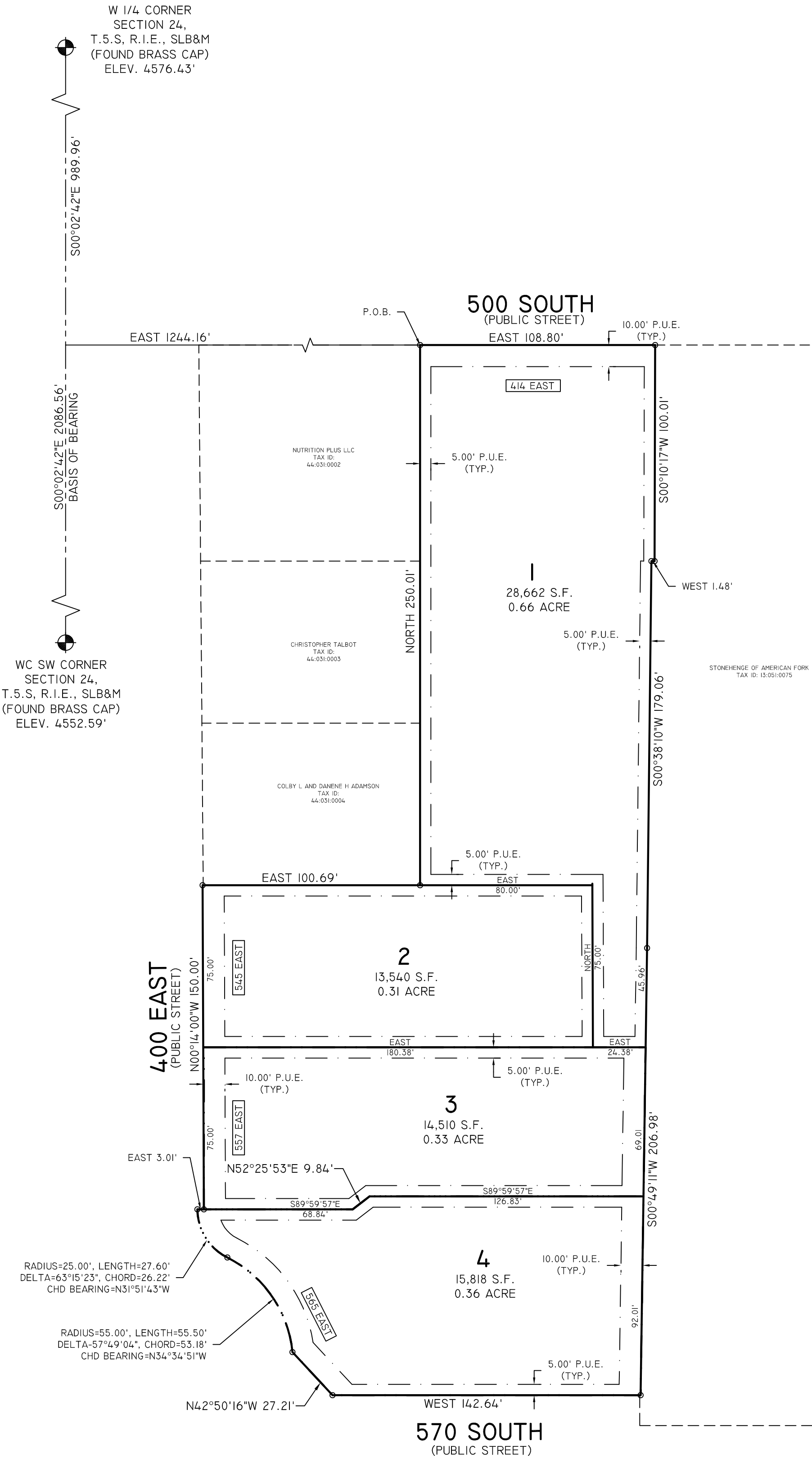
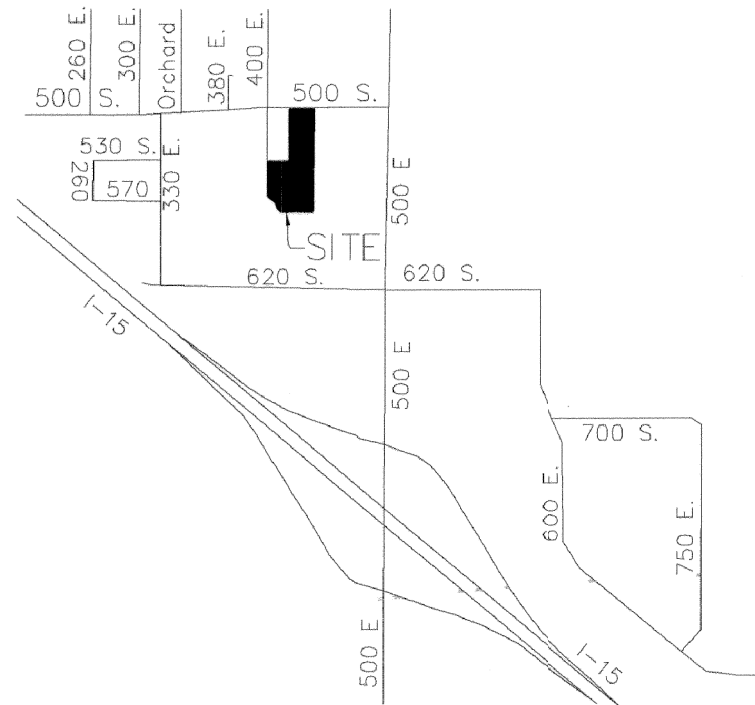
SYMBOL LEGEND	
	ADJACENT PROPERTY
	BOUNDARY
	EASEMENT LINE
	SECTION TIE
	SECTION CORNER MONUMENT

KITCHEN ESTATES PLAT "B" AMENDED,

SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, AMERICAN FORK CITY, UTAH COUNTY, UTAH.



VICINITY MAP



- NOTES
1. SETBACKS :
FRONT: 30'
SIDE: MINIMUM 8' COMBINED SIDES NOT LESS THAN 18'
REAR: 30'
 2. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.
 3. OFFSET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
 4. BASIS OF BEARING IS S00°02'42"E ALONG THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE SOUTHWEST WITNESS CORNER OF SECTION 24, T5S, R1E, SLB&M.
 5. PUE= PUBLIC UTILITY EASEMENT
 6. 2x #5 REBAR WITH CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUG TO BE SET IN CURB AT EXTENSION OF SIDE LOT LINES.
 7. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL
1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED. APPROVED BY THE FIRE MARSHALL, AND CHARGED WITH CULINARY WATER.
 8. ZONE R-3-7500
 9. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE B (AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.)

PREPARED BY

ELEMENT
LAND SURVEYING

2296 SOUTH 270 EAST, HEBER CITY, UT 84032
801 - 592 - 5975 & 801 - 657 - 8748

SURVEYOR'S CERTIFICATE

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CHAD A ANDERSON

DATE

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 KITCHEN ESTATES SUBDIVISION PLAT "A," SAID POINT BEING LOCATED SOUTH 00°02'42" EAST ALONG SECTION LINE 989.96 FEET AND EAST 1244.16 FEET FROM THE WEST QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 108.80 FEET; THENCE SOUTH 00°10'17" WEST 100.01 FEET; THENCE WEST 1.48 FEET TO A FENCE LINE; THENCE ALONG SAID FENCE LINE AND A CORRESPONDING BOUNDARY LINE AGREEMENT (ENTRY #54159, 1994) THE FOLLOWING TWO COURSES AND DISTANCES: 1) SOUTH 00°38'10" WEST 179.06 FEET, 2) SOUTH 00°49'11" WEST 206.98 FEET; THENCE WEST 142.64 FEET; THENCE NORTH 42°50'16" WEST 27.21 FEET; THENCE ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 57°49'04" FOR 55.50 FEET (CHORD BEARS NORTH 34°34'51" WEST 53.18 FEET); THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 63°15'23" FOR 27.60 FEET (CHORD BEARS NORTH 31°51'43" WEST 26.22 FEET); THENCE EAST 3.01 FEET; THENCE NORTH 00°14'00" WEST 150.00 FEET TO THE SOUTHWEST CORNER OF LOT 4 KITCHEN ESTATES SUBDIVISION PLAT "A"; THENCE EAST 100.69 FEET; THENCE NORTH 250.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.6653 ACRES OR 72,540 SQUARE FEET MORE OR LESS AND 4 LOTS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THE MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 20____.

ACKNOWLEDGEMENT

STATE OF _____ } BY _____
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ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS ____ DAY OF _____, 20____

MAYOR _____ CITY COUNCIL MEMBER _____
CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____
CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____

APPROVED _____ CITY ENGINEER _____ ATTEST _____ CLERK-RECORDER _____
(SEE SEAL BELOW) (SEE SEAL BELOW)

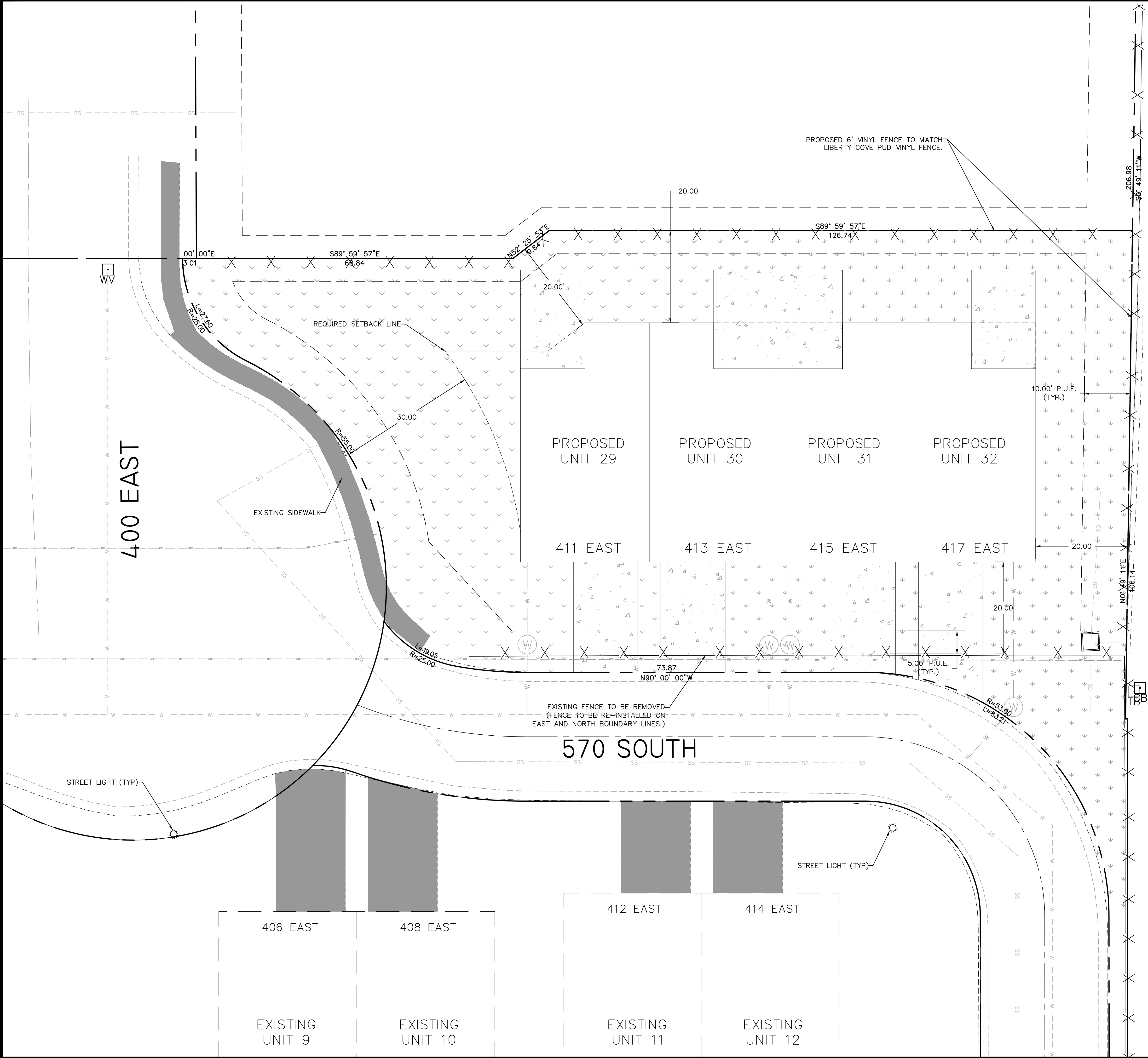
KITCHEN ESTATES PLAT "B" AMENDED SUBDIVISION

LOCATED IN THE SW QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AMERICAN FORK CITY, UTAH COUNTY, UTAH.

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CITY-COUNTY RECORDER SEAL



CITY PLANNER APPROVED BY THE AMERICAN FORK CITY PLANNER ON THIS _____ DAY OF _____ 20____ AMERICAN FORK CITY PLANNER	AMERICAN FORK SEWER DEPARTMENT APPROVED BY THE AMERICAN FORK SEWER DEPARTMENT ON THIS _____ DAY OF _____ 20____ AMERICAN FORK PUBLIC WORKS DIRECTOR	AMERICAN FORK CULINARY WATER DEPARTMENT APPROVED BY THE AMERICAN FORK CULINARY WATER DEPARTMENT ON THIS _____ DAY OF _____ 20____ AMERICAN FORK PUBLIC WORKS DIRECTOR	PLANNING COMMISSION APPROVAL APPROVED BY THE PLANNING COMMISSION ON THIS _____ DAY OF _____ 20____ CHAIRMAN PLANNING COMMISSION
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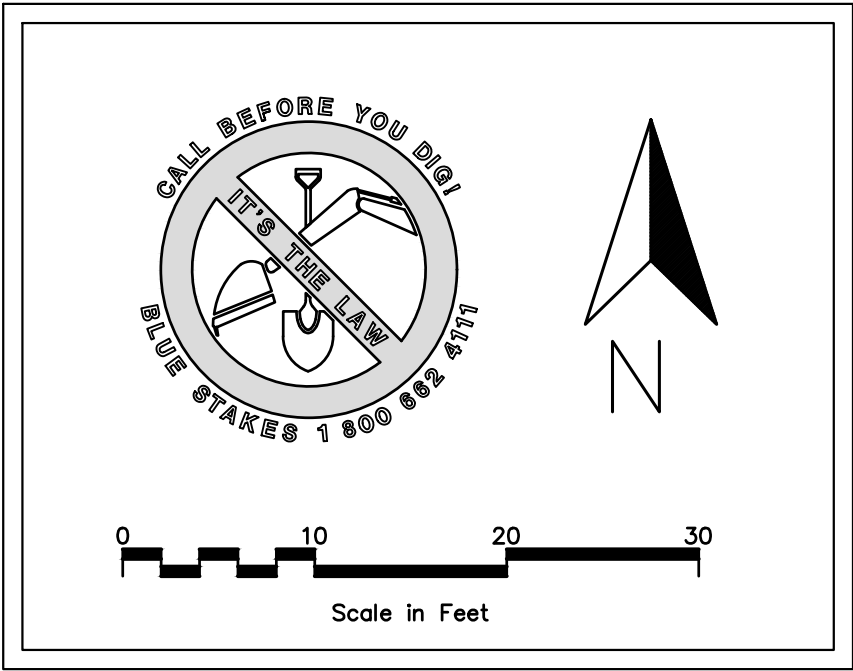


LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
EXISTING CONCRETE	
EXISTING ASPHALT	
BUILDING SETBACK	
LANDSCAPE SETBACK	
EXISTING BUILDING	
EXISTING FENCE	
EXISTING TOP BACK OF CURB	
EXISTING RETAINING WALL	
EXISTING PUBLIC UTILITY EASEMENT	
LANDSCAPE AREA	
PROPOSED CONCRETE AREA	
EXISTING CONCRETE AREA	

SITE DATA		
LOT AREA:	15,815	SF (0.36 ACRES)
BUILDING AREA:	5,264	SF ± 33.3%
PAVEMENT AREA:	2,461	SF ± 15.6%
LANDSCAPE AREA:	8,090	SF ± 51.1%
ZONING: R-3-7500		
ADOPTION INTO THE LIBERTY COVE PUD		

- GENERAL NOTES:
1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
 2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
 3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
 4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
 5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
 6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
 7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.

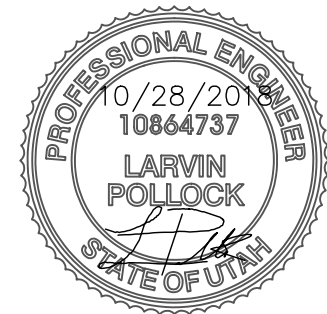


ELEVATE ENGINEERING

492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

KITCHEN TOWN HOMES
SITE PLAN

570 S 400 E, American Fork, UT, 84003



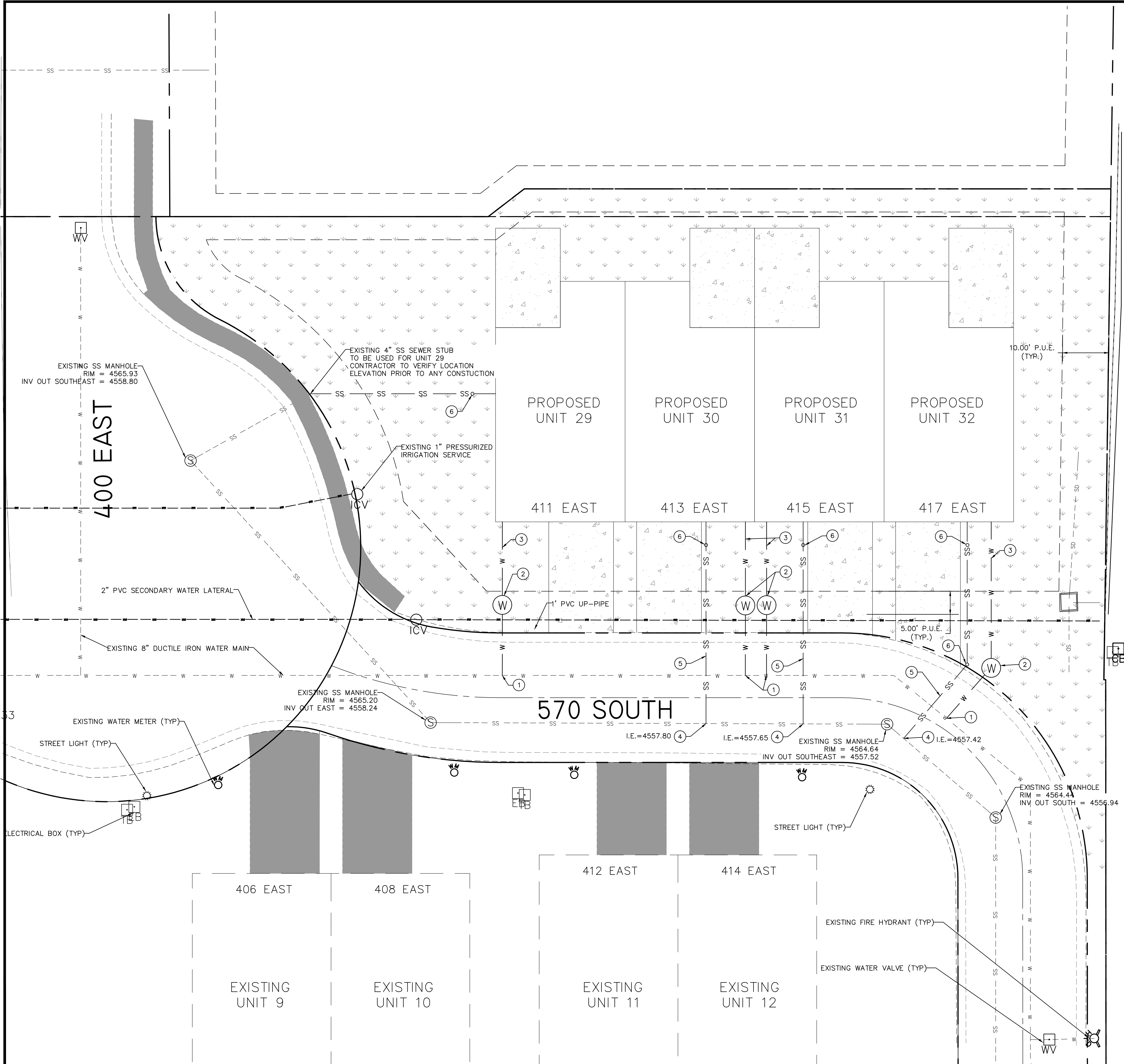
SHEET:
C-1

DATE:
Oct 28, 2018



SHEET:
C-2
DATE:
Oct 28, 2018

ELEVATE CONSTRUCTION



LEGEND

PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	==
PROPOSED CURB AND GUTTER	==
PROPOSED STORM DRAIN LINE	SD SD SD
EXISTING STORM DRAIN LINE	SD SD SD
PROPOSED SEWER LINE	SS SS SS SS
EXISTING SEWER LINE	SS SS SS SS
PROPOSED WATER LINE	W W W
EXISTING WATER LINE	W W W
INVERT ELEVATION	IE
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE

DESIGN NOTES:

- CONNECT TO EXISTING WATER MAIN PER AF CITY STANDARD DRAWING 15.3. SEE SHEET C-4 FOR DETAILS.
- INSTALL 3/4" WATER LATERAL & METER PER AF CITY STANDARD DRAWING 15.5. SEE SHEET C-4 FOR DETAILS.
- INSTALL 3/4" POLY WATER LINE. SEE PLUMBING PLANS FOR CONTINUATION.
- CONNECT TO EXISTING SEWER MAIN PER AF CITY STANDARD DRAWING 15.23. SEE SHEET C-4 FOR DETAILS. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO ANY CONSTRUCTION.
- INSTALL 4" PVC SDR-35 SEWER LATERAL AT 2% MIN. SLOPE.
- INSTALL 4" CLEANOUT PER AF CITY STANDARD DRAWING 15.23. SEE SHEET C-4 FOR DETAIL.

NOTE:

T-PATCH TO REPLACE ALL ROAD CUTS IN THE PRIVATE DRIVE FOR UTILITY CONNECTIONS. MATCH EXISTING PAVEMENT SECTION SEE SHEET C-4 FOR DETAILS.

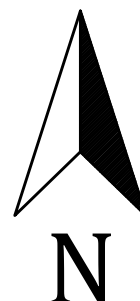
GENERAL NOTES:

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- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
- ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
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- ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
- SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
- ALL WORK TO BE ACCORDING TO CITY STANDARDS.

PRIVATE UTILITIES

CONTRACTOR TO CONTACT THE FOLLOWING COMPANIES PRIOR TO ANY CONSTRUCTION. EXACT LOCATION OF THESE UTILITIES TO BE DESIGNED AND COORDINATED BY THE FOLLOWING COMPANIES.

DOMINION ENERGY - 801-853-6597
ROCKY MOUNTAIN POWER - 801-756-1310
CENTURY LINK - 801-536-6975



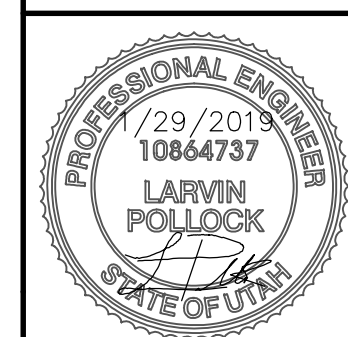
ELEVATE ENGINEERING

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ELEVATE
ENGINEERING

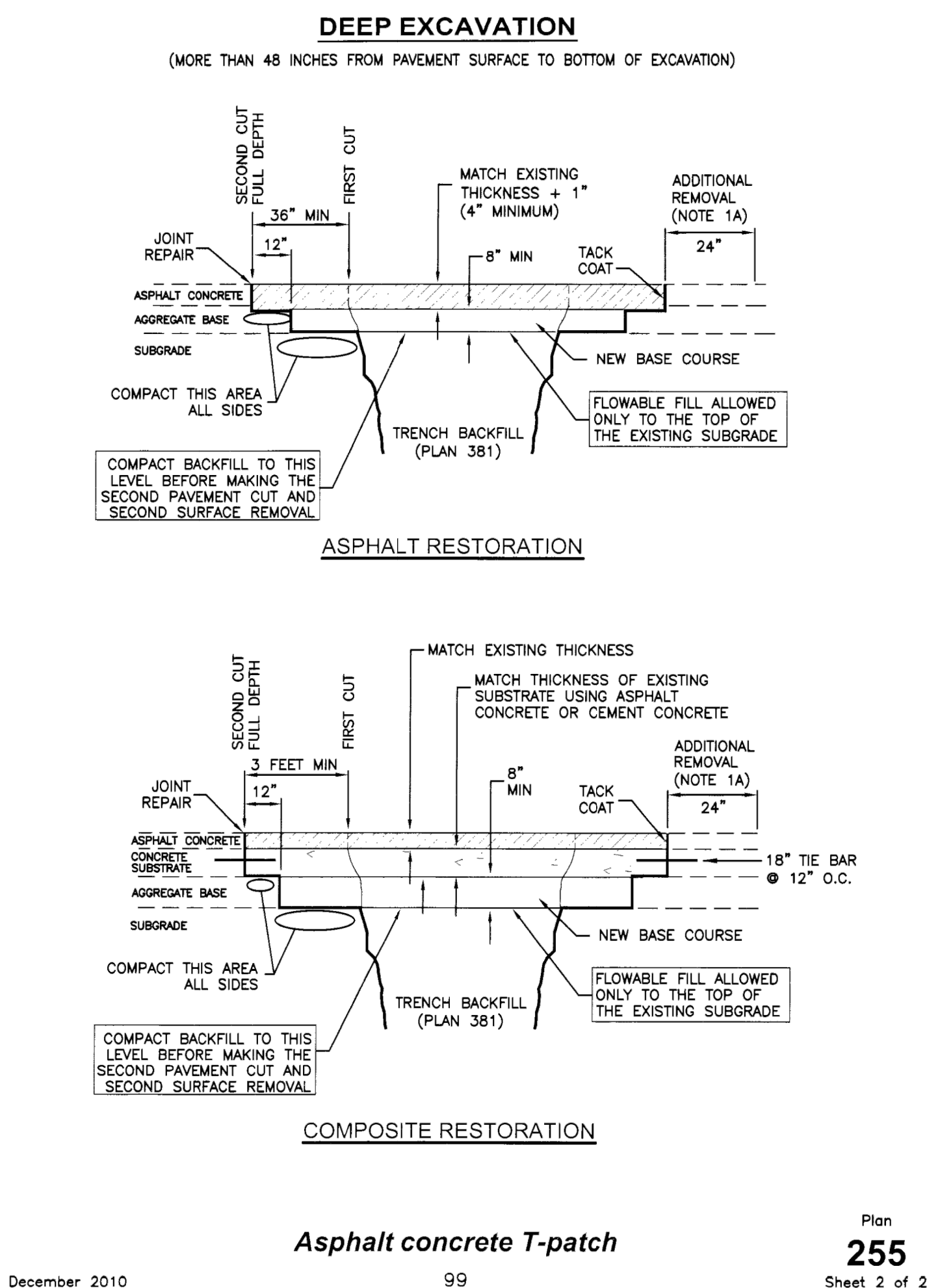
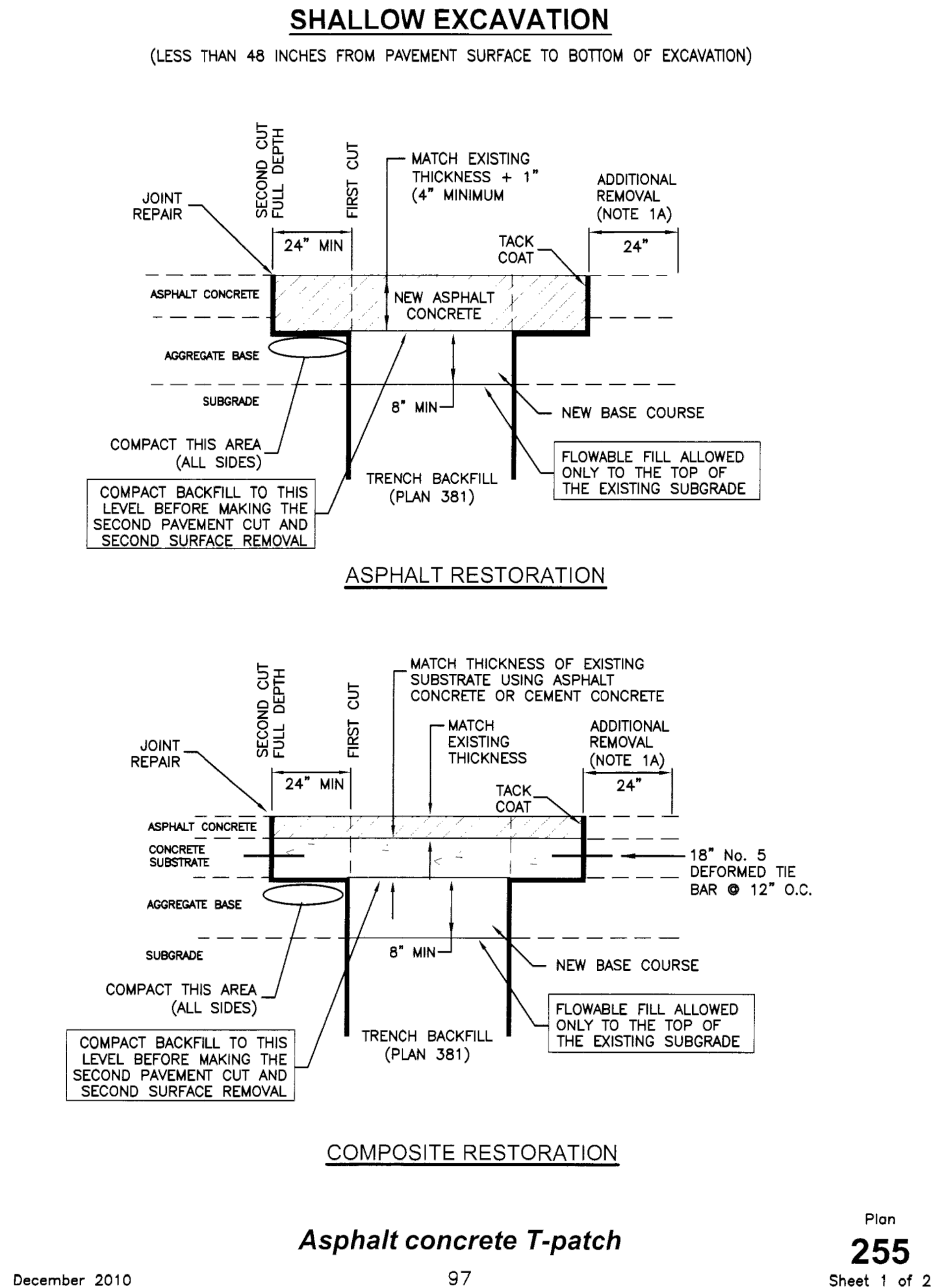
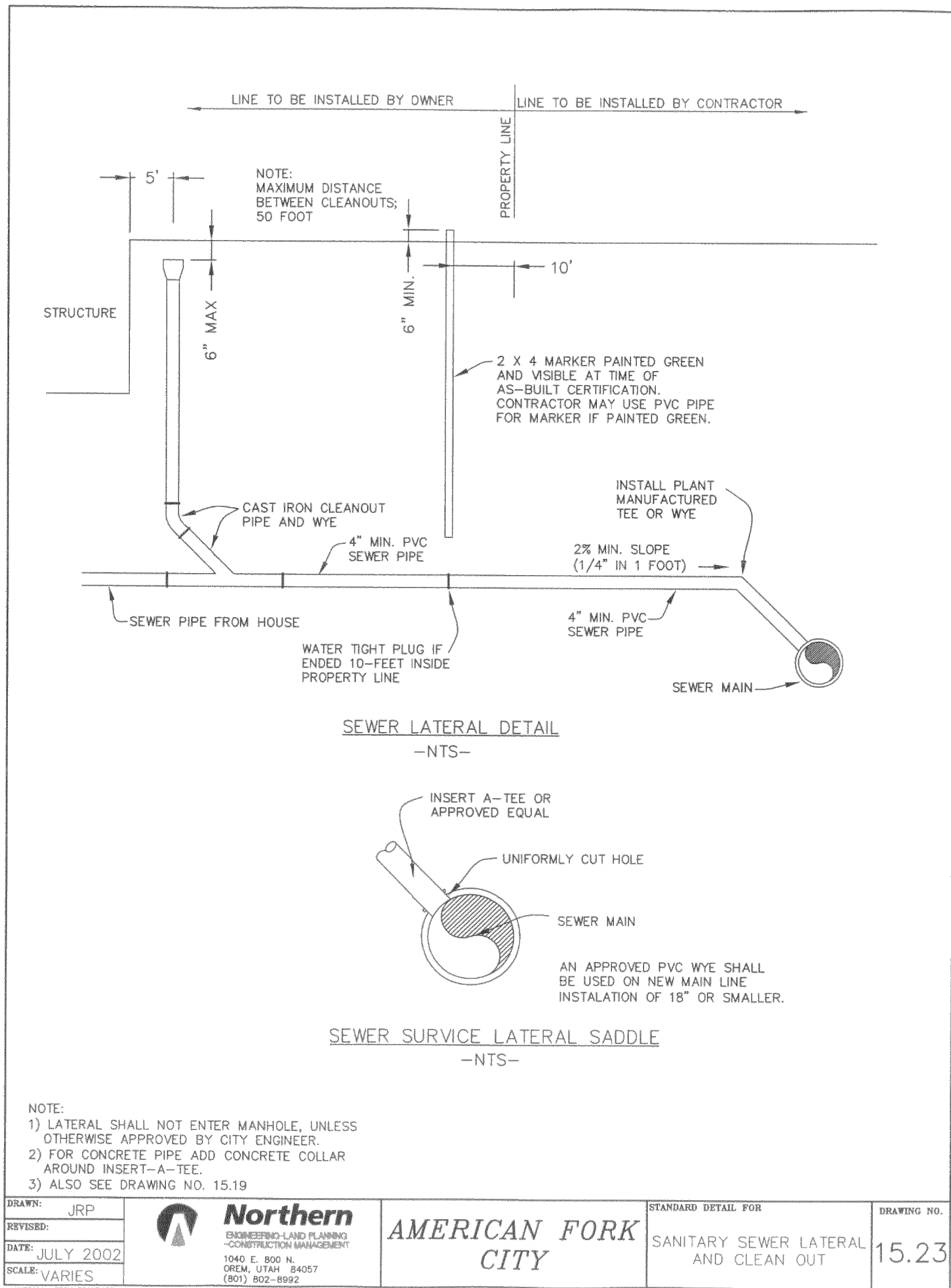
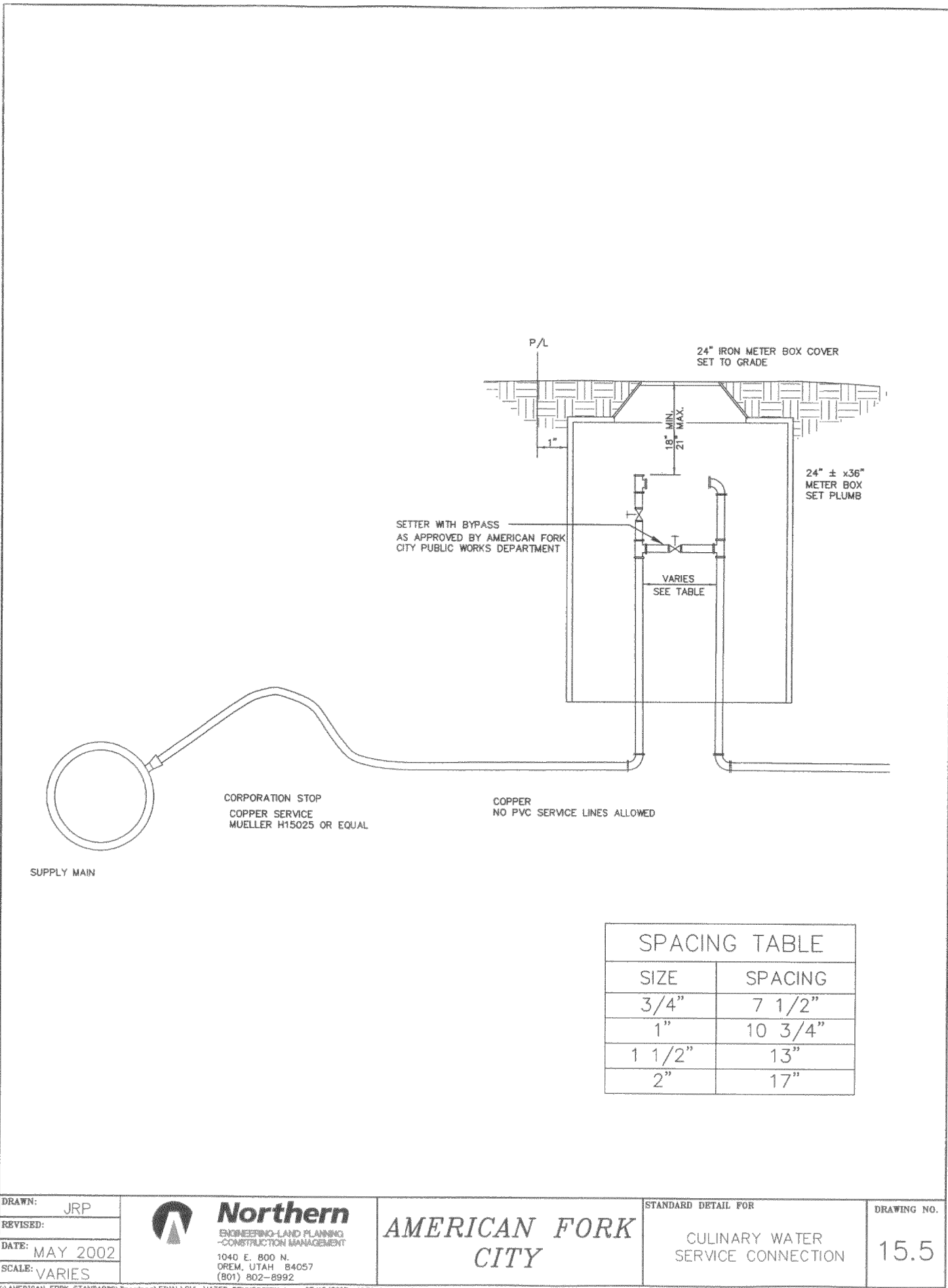
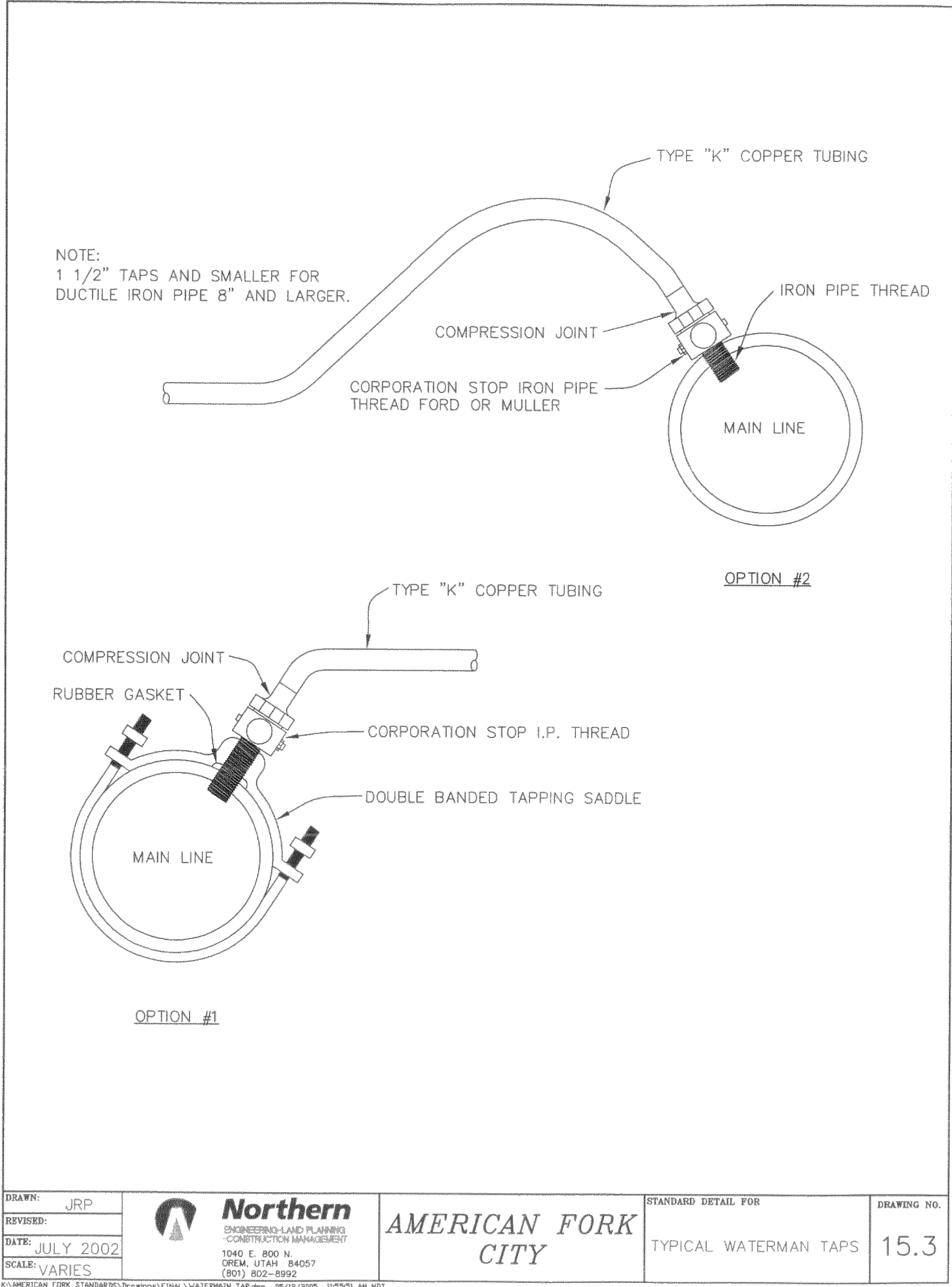
KITCHEN TOWN HOMES
UTILITY PLAN

570 S 400 E, American Fork, UT, 84003

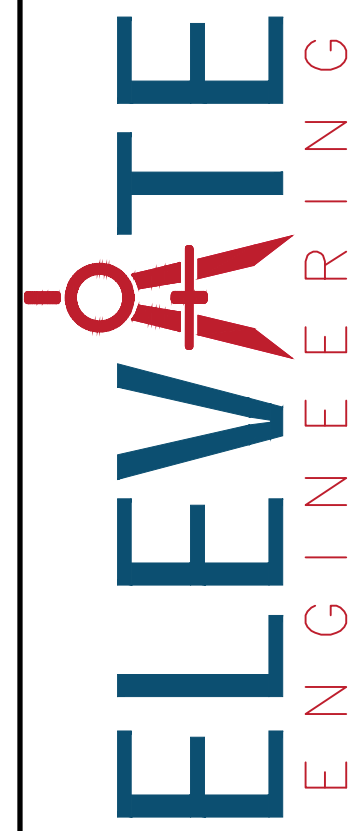


SHEET:
C-3

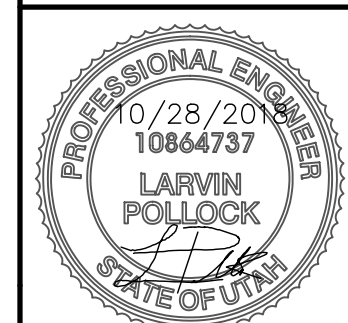
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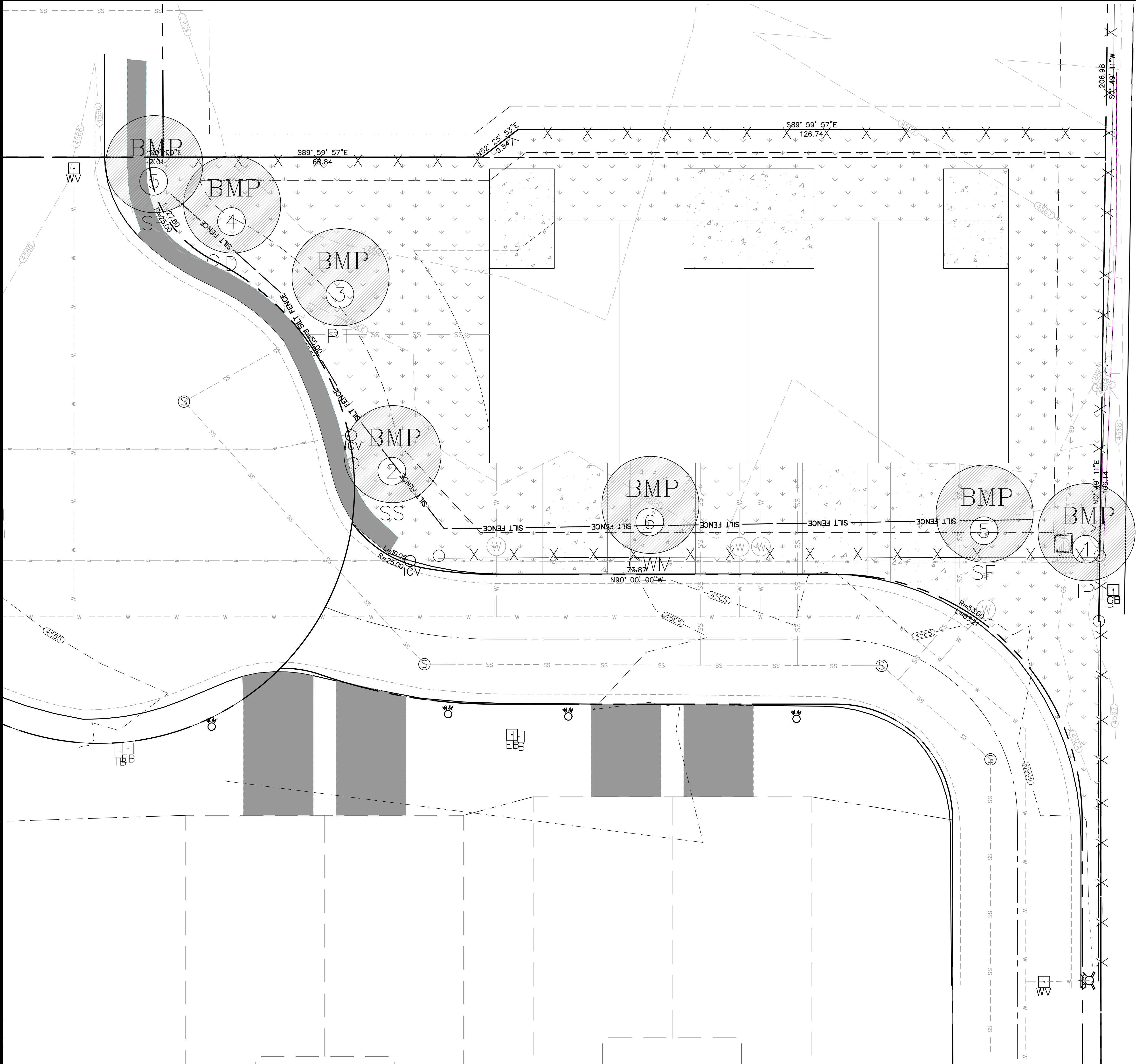
ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
forwin@elevateeng.com



KITCHEN TOWN HOMES
STANDARD DETAILS
570 S 400 E, American Fork, UT, 84003



SHEET:
C-4
DATE:
Oct 28, 2018

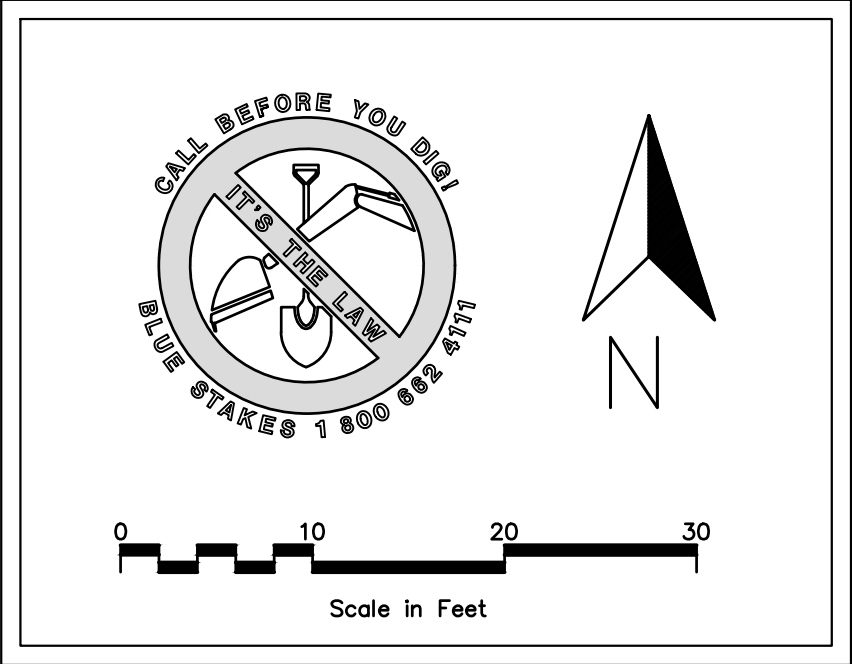


LEGEND

PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	---
PROPOSED CURB AND GUTTER	---
PROPOSED STORM DRAIN LINE	SD SD SD
EXISTING STORM DRAIN LINE	--SD--SD--SD--
EXISTING SEWER LINE	--SS--SS--SS--
EXISTING WATER LINE	--W--W--W--
EXISTING CONTOUR LINE	---(2732)---
FINISHED CONTOUR LINE	---21.00---
EXISTING FENCE	---X---
SILT FENCE	---SILT FENCE---
CLEAN OUT BOX	□
BEST MANAGEMENT PRACTICE SEE BEST MANAGEMENT PRACTICE INDEX AND SHEET C-6 FOR DETAILS	BMP XX

- NOTES
- DURING CONSTRUCTION
1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (ONCE A WEEK) AND AFTER EVERY STORM EVENT
 2. LAND DISTURBANCE SHALL BE KEPT TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
 3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
 4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
 5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
 6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS.
 7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
 8. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY
- POST CONSTRUCTION
- SEE SHEET C-6

BEST MANAGEMENT PRACTICE INDEX		
1	IP	INLET PROTECTION
2	SS	SWPPP SIGN
3	PT	PORTABLE TOILET
4	D	DUMPSTER LOCATION
5	SF	SILT FENCE
6	CWM	CONCRETE WASTE MANAGEMENT
SEE SHEET C-6 FOR BMP DETAILS		



PROJECT ENGINEER: LP

DESIGNER: DL

NO.

BY

DATE

REVISIONS

NO.

BY

DATE

ELEVATE ENGINEERING

492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 710-5983
larvin@elevateeng.com

KITCHEN TOWN HOMES

SWPPP PLAN

570 S 400 E, American Fork, UT, 84003

PROFESSIONAL ENGINEER

0/28/2018

10864737

LARVIN POLLOCK

STATE OF UTAH

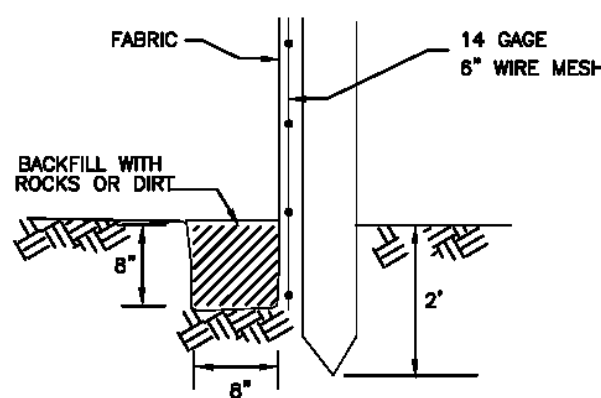
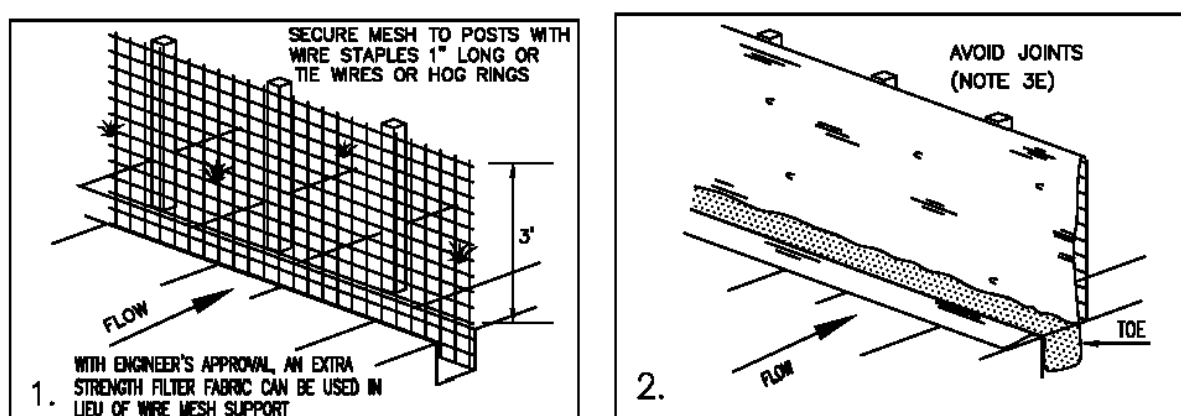
SHEET:

C-5

DATE:

Oct 28, 2018

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.

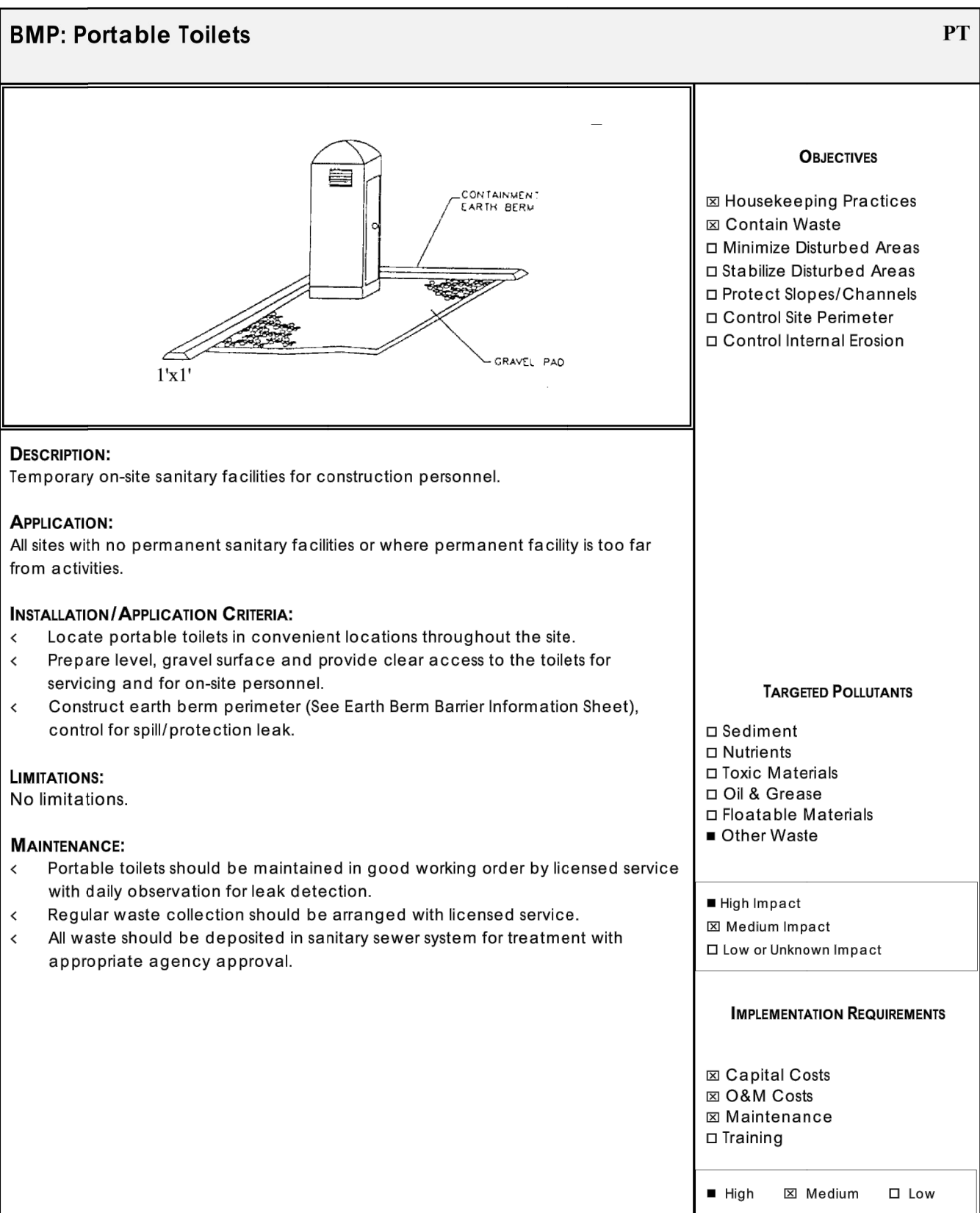


TOE DETAIL

Silt fence

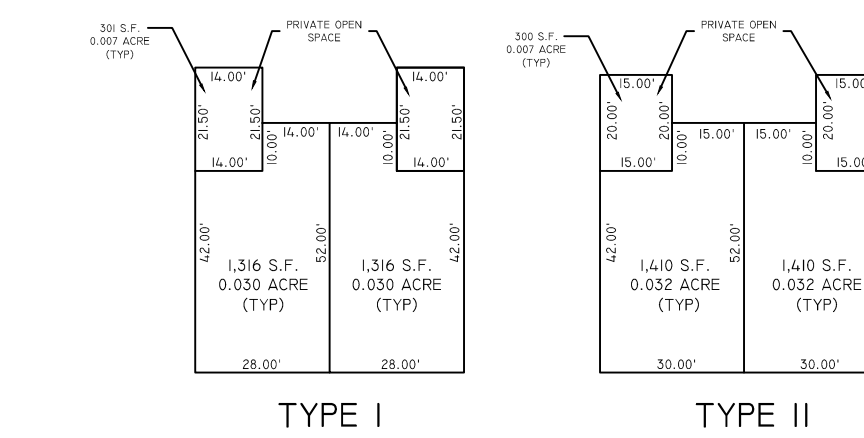
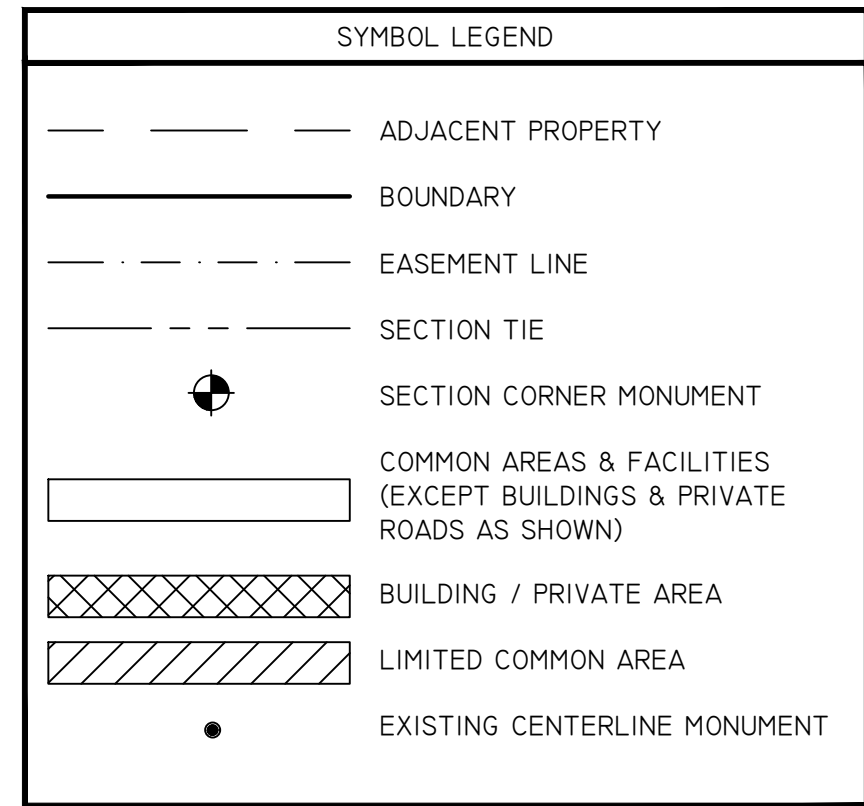
122

February 2008



Silt fence

1. **DESCRIPTION:** A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
2. **APPLICATION:** To intercept sediment from disturbed areas of limited extent.
 - A. **Perimeter Control:** Place barrier at down gradient limits of disturbance.
 - B. **Sediment Barrier:** Place barrier at toe of slope or soil stockpile.
 - C. **Protection of Existing Waterways:** Place barrier at top of stream bank.
 - D. **Inlet Protection.**
3. **INSTALLATION/APPLICATION CRITERIA:** Refer to APWA Section 01 57 00.
 - A. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 10 deg. F. to 120 deg. F.
 - B. Burlap shall be 10 ounces per square yard of fabric.
 - C. Posts for silt fences shall be either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire to them.
 - D. The fabric is cut on site to desired width, unrolled, and draped over the barrier. The fabric toe is secured with rocks or dirt. The fabric is secured to the mesh with twin, staples or similar devices.
 - E. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
 - F. When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity.
4. **MAINTENANCE:**
 - A. Inspected immediately after each rainfall and at least daily during prolonged rainfall.
 - B. Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
 - C. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
 - D. Re-anchor fence as necessary to prevent shortcutting.
 - E. Inspect for runoff bypassing ends of barriers or undercutting barriers.



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.
C1	12.87	55.00	013°24'43"	N01°02'02"E
C2	19.20	55.00	019°59'50"	N17°44'19"E
C3	16.41	55.00	017°05'31"	N36°16'59"E
C4	83.82	55.00	087°19'01"	N88°29'15"E
C5	16.20	55.00	016°52'16"	S39°25'06"E
C6	20.65	55.00	021°30'50"	S20°13'33"E
C7	8.87	55.00	009°14'07"	S04°51'04"E
C8	55.50	55.00	057°49'04"	N34°34'51"W
C9	21.72	25.00	049°46'13"	N58°42'40"E
C10	9.60	86.00	006°23'57"	N86°48'04"E
C11	35.40	100.00	020°17'07"	N79°51'32"E
C12	7.54	25.00	017°16'37"	S79°24'52"W
C13	38.25	114.00	019°13'26"	N80°23'21"E
C14	83.05	53.00	089°46'52"	S45°06'28"W
C15	61.11	39.00	089°47'03"	S45°06'28"W
C16	39.18	25.00	089°47'18"	S45°06'28"W
C17	199.27	128.00	089°11'57"	S44°23'02"E
C18	177.48	114.00	089°11'58"	S44°23'02"E
C19	155.68	100.00	089°11'58"	S44°23'02"E
C20	11.21	15.00	042°48'55"	N67°34'01"W
C21	11.21	15.00	042°48'55"	S69°35'59"W
C22	84.23	53.00	091°03'17"	N45°29'10"E
C23	61.98	39.00	091°03'20"	N45°29'10"E
C24	39.73	25.00	091°03'26"	N45°29'10"E
C25	39.25	25.00	089°57'01"	N45°01'20"W
C26	61.23	39.00	089°56'58"	N45°01'20"W
C27	83.21	53.00	089°56'57"	N45°01'20"W
C28	38.23	114.00	019°12'49"	S80°23'34"E
C29	8.86	25.00	020°17'49"	N80°55'50"W
C30	37.41	100.00	021°25'59"	S79°17'00"E
C31	15.01	86.00	009°59'58"	S85°00'06"E
C32	19.05	25.00	043°39'12"	S58°10'46"E

PREPARED BY

ELEMENT
LAND SURVEYING

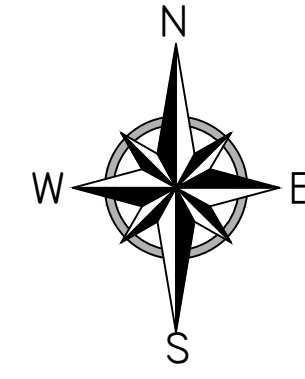
2296 SOUTH 270 EAST, HEBER CITY, UT 84032
801 - 592 - 5975 & 801 - 657 - 8748

LIBERTY COVE PLAT "A" AMENDED

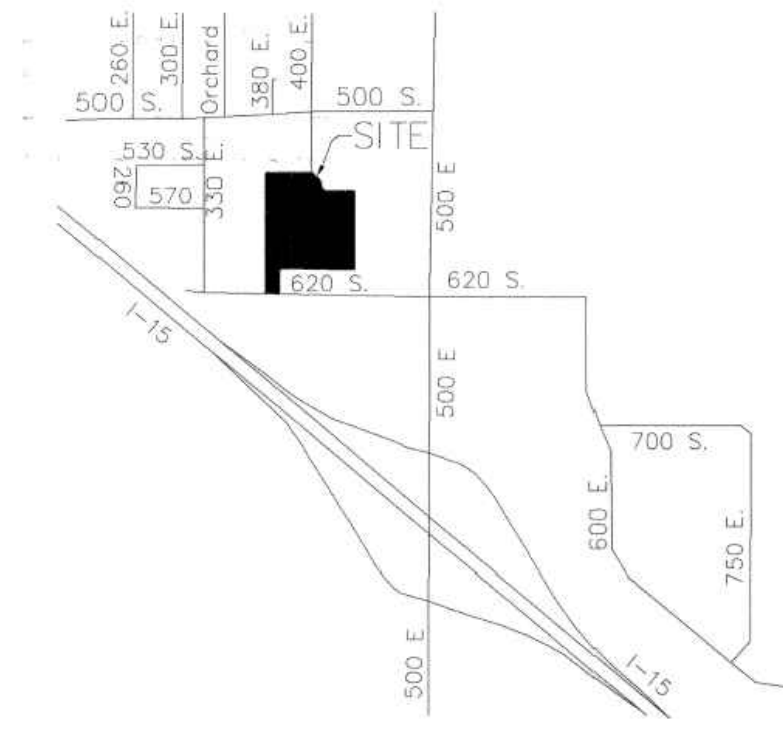
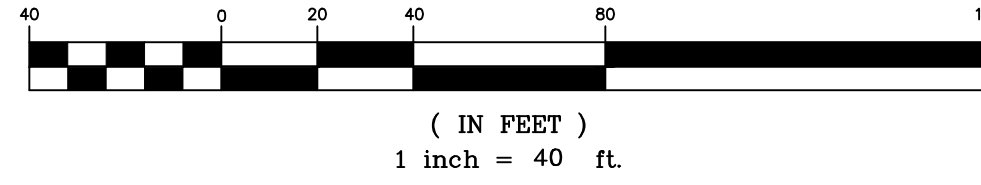
PLANNED UNIT DEVELOPMENT

INCLUDING A VACATION OF LOT 4 OF THE KITCHEN ESTATES PLAT "B" AMENDED

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, AMERICAN FORK CITY, UTAH COUNTY, UTAH.



GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7736336 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I HEREBY CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AS SHOWN HEREON AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

CHAD A. ANDERSON

DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 00°02'42" EAST ALONG SECTION LINE 1389.97 FEET AND EAST 907.56 FEET FROM THE WEST QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG THE SOUTHERLY BOUNDARY OF KITCHEN ESTATES PLAT "A" EAST 236.21 FEET; THENCE SOUTH 89°59'57" EAST 68.84 FEET; THENCE NORTH 52°25'53" EAST 9.84 FEET; THENCE SOUTH 89°59'57" EAST 126.83 FEET; THENCE SOUTH 00°09'11" WEST 106.14 FEET; THENCE SOUTH 89°41'41" EAST 0.39 FEET; THENCE SOUTH 00°02'40" EAST 376.58 FEET; THENCE NORTH 88°59'01" WEST 378.12 FEET; THENCE SOUTH 01°00'59" WEST 128.00 FEET; THENCE NORTH 88°59'01" WEST 60.00 FEET; THENCE ALONG THE COMMERCE CENTER PUD PLAT A BOUNDARY THE FOLLOWING THREE COURSES AND DISTANCES, 1) NORTH 00°12'57" EAST 367.41 FEET, 2) NORTH 00°34'36" WEST 49.88 FEET, AND 3) NORTH 00°11'17" EAST 179.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.96 ACRES OR 216,224 SQUARE FEET, AND 32 UNITS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THE MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 20____.

ACKNOWLEDGEMENT

STATE OF _____ BY _____
COUNTY OF _____ } S.S.
BY _____

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS ____ DAY OF _____, 20____.

MAYOR

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

APPROVED _____ ATTEST _____
(SEE SEAL BELOW) (SEE SEAL BELOW)

CITY ENGINEER

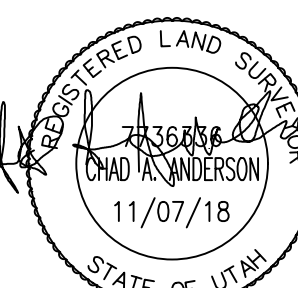
CLERK-RECORDER

LIBERTY COVE PLAT "A" AMENDED

PLANNED UNIT DEVELOPMENT

INCLUDING A VACATION OF LOT 4 OF THE KITCHEN ESTATES PLAT "B" AMENDED
LOCATED IN THE SW QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AMERICAN FORK CITY, UTAH COUNTY, UTAH.

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CITY-COUNTY RECORDER SEAL



CITY PLANNER
APPROVED BY THE AMERICAN FORK CITY PLANNER
ON THIS ____ DAY OF _____, 20____.

AMERICAN FORK CITY PLANNER

AMERICAN FORK SEWER DEPARTMENT
APPROVED BY THE AMERICAN FORK SEWER DEPARTMENT ON THIS ____ DAY OF _____, 20____.

AMERICAN FORK PUBLIC WORKS DIRECTOR

AMERICAN FORK CULINARY WATER DEPARTMENT
APPROVED BY THE AMERICAN FORK CULINARY WATER DEPARTMENT ON THIS ____ DAY OF _____, 20____.

AMERICAN FORK PUBLIC WORKS DIRECTOR

PLANNING COMMISSION APPROVAL
APPROVED BY THE PLANNING COMMISSION ON THIS ____ DAY OF _____, 20____.

CHAIRMAN PLANNING COMMISSION