

TECHNICAL REVIEW COMMENTS – SUBDIVISION PLAT

Project Name:

Date:

Plan Reviewer Contact Information

Name: **Ben Hunter**

Address: 275 East 200 North, American Fork, UT 84003

Phone: (801) 763 3060 / Cell: (801) 404 7969

Email: bhunter@americanfork.gov

Site Plan Review: The intent of the plan review is to verify compliance with current City Ordinances, State Regulations, and Federal Laws.

The comments are not final and are open for discussion with the Developer and his/her Consultant/s.

Items that are not codified by City, State or Federal law, will be presented as "recommendations" to the applicant.

Compliance or non - compliance with the Engineering Division recommendations does not weight on the final decision to advise Approval or Denial to the Land Authority.

Recommendation for Approval or Denial: Based on the accuracy and completeness of the plans and reports submittal, the Engineering Division will prepare a staff report with a recommendation for Approval or Denial for the Planning Commission and/ or City Council.

The Applicant has the right to review the staff report before the Public Hearing with the Planning Commission and/ or City Council.

The Applicant has the right to submit additional information or reports to support or reverse a recommendation from staff.

This information must be submitted in writing at least 7 working days before the date of the Public Meeting

Next Submittal (If needed): Please, provide any pertinent notes and documentation that may help to support the compliance with local, country, state and federal laws for the proposed development.

Please, submit a set of 17x 11 set of plan with a legible lettering size (Leroy 100 or 120 minimum). If some of the comments do not apply to the submittal, please, let the Plan Reviewer know why.

All the responses to the plan review comments must be done in writing and stamped, signed and dated by a Utah State Licensed Professional as required by the Utah State Division Of Professional Licensing.

Please, submit the following reports, plans and documents:

- Title Report (AF City Ord. Title III -3.2)
- Revised set of plans / plat (AF City Ord. Title III -3.2)
- Electronic copy of the plans/ plat using AutoCAD 2012 or previous version
- UDOT Letter of Approval (AF City Ord. Title III -3.2)
- Irrigation Company Letter of Approval (AF City Ord. Title III -3.2)
- Evidence of water right to be conveyed to the City (AF City Ord. Title III -3.2)
- Geotechnical Report (AF City Ord. Title III -3.2)
- Drainage Report (AF City Ord. Title III -3.2)
- Evidence of payment of the required review fee (AF City Ord. Title III -3.2)
- Other documents (AF City Ord. Title III -3.2):

#	Plan Review Questions	Answers and Comments
1	Does the plat include the subdivision name?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A UCA 10-9a-603(1)(a); UCA 17-27a-603(1)(a)
2	Does the subdivision plat include the 1/4 section, Township, Range, American Fork City, Utah County and State of Utah description?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A UCA 10-9a-603(1)(a); UCA 17-27a-603(1)(a)
3	Does the plat include the current land use and zoning classification?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A AF City Ord. Title III -3.2
4	Does the plat include a vicinity map?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A AF City Ord. Title III -3.2
5	Does the plat include a North arrow pointing to the top or to the right of the page?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A AF City Ord. Title III -3.2
6	Does the plat include a written and graphic scale?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A AF City Ord. Title III -3.2
7	Does the plat include an abbreviation table?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A AF City Ord. Title III -3.2
8	Does the plat include the section line basis of bearing including enough data for retracement?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A UCA 10-9a-603(1)(b); 17-27a-603(1)(b)
9	Does the plat include a section tie (section corner, 1/4 corner, or lot corner of recorded subdivision)?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A UCA 10-9a-603(1)(b); 17-27a-603(1)(b)
10	Does the subdivision include a section corner tie to two adjoining monuments?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A UCA 10-9a-603(1)(b); 17-27a-603(1)(b)
11	Are all the property lines shown with distances and bearings?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A UCA 10-9a-603(1)(b); 17-27a-603(1)(b)
12	Does the plat include a Surveyor's seal signed and dated?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A UCA 10-9a-603(4); UCA 17-27a-603(4)(b)
13	Does the plat include the Surveyor's business name and address?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A UCA 10-9a-603(4); UCA 17-27a-603(4)(b)
14	Does the plat include a legal description?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A UCA 10-9a-603(1)(b); 17-27a-603(1)(b)
15	Does the subdivision legal description agree with the meets and bounds bearings and distances shown on the drawing?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A UCA 10-9a-603(1)(b); 17-27a-603(1)(b)
16	Does the plat include a Point Of Beginning?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A UCA 10-9a-603(1)(b); 17-27a-603(1)(b)
17	Does the property legal description closes within 0.010 feet?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A UCA 10-9a-603(1)(b); 17-27a-603(1)(b)
18	Does the subdivision plat show the total acres and each parcel areas in square feet and acres?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A UCA 10-9a-603(1)(b); 17-27a-603(1)(b)
19	Does the Subdivision plat include the number of lots created?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A UCA 10-9a-603(1)(c); 17-27a-603(1)(c)
20	Are the Horizontal Curves data shown with radius, delta, tangent and arc length?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A UCA 10-9a-603(1)(b); UCA 17-27a-603(1)(b)

21	Are the adjacent parcels labeled with the Assessor Parcel Tax ID number?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	AF City Ord. Title III -3.2
22	Are the public and private streets labeled with names and addresses?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	UCA 10-9a-603(1)(b); UCA 17-27a-603(1)(b)
23	Are public streets labeled as "Public Use" and private streets as "Private Use"?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	UCA 10-9a-603(1)(b); UCA 17-27a-603(1)(b)
24	Does the plat show the parcel's new address?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	UCA 10-9a-603(1)(c), UCA 17-27a-603(1)(c)
25	Are all the recorded easements shown as described on the title report?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	UCA 10-9a-603(4)(A)(B)(C); UCA 17-27a-603(4)(A)(B)(C)
26	Are the new public utility easements shown accordingly (10' front, 10' rear and 5' on each side of the lot)?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	UCA 10-9a-603(4)(A)(B)(C); UCA 17-27a-603(4)(A)(B)(C)
27	Are the new and existing fire hydrants shown?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	
28	Does the plat shows the ROW width from ROW line to ROW line?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	UCA 10-9a-603(1)(b); UCA 17-27a-603(1)(b)
29	Does the plat shows the ROW width from ROW line to the road centerline?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	UCA 10-9a-603(1)(b); UCA 17-27a-603(1)(b)
30	Does the plat show the survey monuments at the PC, PT and or at the PI?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	UCA 10-9a-603(1)(b); UCA 17-27a-603(1)(b)
31	Does the plat include the State Plane coordinates for each property corner?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	UCA 10-9a-603(1)(c); 17-27a-603(1)(c)
32	Does the plat include an Owner's dedication signature block?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	UCA 10-9a-603(4)(a)(ii); UCA 17-27a-603(4)(a)(i)
33	Does the plat include a Notary Public Acknowledgment of Dedication?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	UCA 46-1-16(6)
34	Does the plat include a Planning Commission Chairman signature block?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	UCA 10-9-9a-603(2)
35	Does the plat include the Mayor's signature block?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	UCA 10-9-9a-603(2)
36	Does the plat include five City Council Members signature blocks?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	UCA 10-9-9a-603(2)
37	Does the plat include the Water Provider signature block?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	UCA 17-27a-605(1)(b)(ii)
38	Does the plat include the Sanitary Sewer provider signature block?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	UCA 17-27a-605(1)(b)(ii)
39	Does the plat include the City Engineer signature block?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	UCA 10-9-603(2)
40	Does the plat include the City Clerk's signature block?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	UCA 10-9-603(2)

41 Does the plat include the setback dimensions for the front, side and rear yard?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A AF City Ord. Title III -3.2
42 Does the plat include the following note: "lowest floor slab elevation must be a minimum of 3 feet above water level measured during Spring Season"?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A AF City Ord. Title III -3.2
43 Does the plat include a note" off-set pins to be placed in the back of the curb and 5/8" by 18" rebar with numbered survey cap to be placed at all lots rear corners prior to occupancy"?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A AF City Ord. Title III -3.2
44 Does the plat include a note: "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"?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A AF City Ord. Title III -3.2
45 Does the plat show the road centerline bearing?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A UCA 10-9a-603(1)(b); UCA 17-27a-603(1)(b)
46 Does the plat include the Flood Hazard FEMA information?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A AF City Ord. Title III -3.2
47 Does the plat shows any Historic Structures registered in the US Historic Preservation Registry/ database?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A AF City Ord. Title III -3.2
48 Does the plat show any public utility easement that must be abandoned by the Grantee?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A AF City Ord. Title III -3.2
49 Does the plat shows any areas designated as "for public use" to be abandoned by the American Fork City?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A AF City Ord. Title III -3.2
50 Was the tax clearance for the land proven? (see Schedule B of the Title Report)	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A UCA 10-9a-603(3); UCA 17-27a-603(a)
51 Is the land free of liens? (see Schedule B of the Title Report)	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A Liens from overdue property taxes and other debtors need to be paid in full before the recordation of the plat.
52 Is the parcel free of recorded easements?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A Any recorded easement that encroaches into the buildable are needs to be abandoned or the buildable are needs to be reduced.
53 Does the plan set shows the location and number of street lights?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A Show the proposed street lights spaced according to the city standards
54 Does the plan set shows the location of any existing public or private wells?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A Show the location of any private or public wells and add ID information as provided by the Division of Drinking Water
55 Does the plan set shows the buffer zones for public wells according the Division of Drinking Water guidelines?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A Show the buffer zones for each public well according to the Division of Drinking Water guidelines
56 Are symbols for NO BASEMENTS allowed due to high ground water table shown?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A Show the symbol for NO BASEMENTS allowed on parcels identified with high ground water table

57 Provide the following note on the Plat and Site Plan. "(With the exception of the following City utilities – SELECT THE UTILITIES) Culinary water, secondary water, sewer, and storm water facilities within this site plan are considered private and the DEVELOPER is responsible to ensure proper construction, replacement, repair, operation, and maintenance according to City and State Standards DURING CONSTRUCTION AND UNTIL THE EXPIRATION OF THE DURABILITY PERIOD AND FINAL INSPECTION.

YES NO N/A
Add the note and edit it according to the plans

58 Developer acknowledges the right of the City to inspect, testing of these facilities, making necessary repairs and or other actions when the development fails to do so DURING CONSTRUCTION AND UNTIL THE EXPIRATION OF THE DURABILITY PERIOD AND FINAL INSPECTION. The development will be charged for these actions FROM THE PERFORMANCE GUARANTEE BOND.

YES NO N/A
Add the note and edit it according to the plans

59 Culinary water facilities are considered part of the City's public water system for the purposes of testing and reporting as required by the UTAH STATE DIVISION OF DRINKING WATER AS SET FORTH R309-550-8."

YES NO N/A
Add the note and edit it according to the plans

SENSITIVE LAND OVERLAY ZONE NOTES

60 The construction of this project shall conform to the American Fork City Sensitive Land Overlay Zone Ordinance and its latest amendment.

YES NO N/A
Add the note and edit it according to the plans

61 All groundwater drains within this project are privately owned and maintained by the Home Owner Association or the property owner it serves.

YES NO N/A
Add the note and edit it according to the plans

62 Each lot requires a site specific special inspection by the City Engineer and the project's geotechnical engineer to evaluate any potential negative impacts of the groundwater table at the time of issuing a Building Permit.

YES NO N/A
Add the note and edit it according to the plans

63 Each lot to conform to the Precise Grading Sheet as approved by the Engineering Division and filed with the Building Division.

YES NO N/A
Add the note and edit it according to the plans

64 No footing, eaves, window wells or other improvements connected to structures are allowed to be placed within the Public Utility Easement.

YES NO N/A
Add the note and edit it according to the plans

65 The construction of this project shall conform to the recommendations from the geotechnical report submitted for review and approval.

YES NO N/A
Add the note and edit it according to the plans

66 The contractor is responsible for the removal of collapsible soils within the buildable area, road improvements and underground utilities.

YES NO N/A
Add the note and edit it according to the plans

Plan Reviewer Certification Statement:

I certify under penalty of law that this plan review and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted, is, to the best of my knowledge and belief, true, accurate, and complete.

.....

Print Name: Ben Hunter, P.E.

Date:

Signature

Title: Private Development Engineer