AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE AGENDA

Regular Session
December 9th, 2024
Monday 10:00 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 **Aaron Brems, Fire Chief**

Sam Kelly, Public Works Director

Notice is hereby given that the American Fork City Development Review Committee will meet in regular session on December 9th, 2024, at the American Fork City Public Works building, 275 East 200 North commencing at 10:00 AM. The agenda shall be as follows:

1. **Regular Session**
    a. Roll Call

2. **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 December 2nd, 2024, Development Review Committee minutes.

3. **Action Items** (Action Items is that class of DRC action that requires further discussion on Preliminary Plans, Final Plats, and Site Plans. The Development Review Committee Board will have authority to approve Preliminary Plans and Final Plats but make a recommending action on Site Plans.)
    a. Review and action on an application for a Final Plat, known as Bridges at Fox Hollow Plat A, located at approximately 1040 N 350 E, American Fork City. The Final Plat will be approximately 4.01 acres and will be in the Planned Residential (PR-3.0) Zone.
    b. Review and action on an application for an Amended Final Plat, known as Harbor Village Slough Subdivision, located at approximately 245 W 700 S. American Fork City, UT 84003. The Amended Final Plat will be on approximately 0.65 acres and will be in the Planned Residential (PR-3.0) Zone.

4. **Other Business**
    a. Upcoming Projects

5. **Adjournment**

Dated this 5th day of December 2024

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 COMMITEE REGULAR SESSION

DECEMBER 2nd, 2024

The American Fork City Development Review Committee met in a regular session on December 2nd, 2024, at the American Fork Public Works Building, 275 East 200 North, commencing at 10:00 a.m.

Development Review Committee:

Development Services Director: Patrick O'Brien

Public Works Director: Sam Kelly

Fire Chief: Aaron Brems

Staff Present:

Ben Hunter	City Engineer
Travis Van Ekelenburg	Senior Planner
Angie McKee	Administrative Assistant I
Mat Sacco	Fire Marshall

Others Present: Daniel Herzog

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of the November 25th, 2024, Development Review Committee Regular Session.

Patrick O'Brien motioned to approve the Common Consent agenda

Sam Kelly seconded the motion

Voting was as follows:

Patrick O'Brien	**AYE**
Sam Kelly	**AYE**

The motion passed

ACTION ITEMS

a. **Review and action on an application for a Preliminary Plat, known as Holmes Gunther Preliminary Plan for the proposed Ellen's 2 Subdivision, located at 490 N Mary Pulley Dr. (900 E), American Fork City, UT 84003. The Preliminary Plat will be on approximately 5.16 acres and will be in the R1-9000 zoning designation.**

Travis Van Ekelenburg reviewed the background information for action item letter a: The applicant has applied for a Preliminary Plat to develop a 15-lot subdivision. The project looks to establish 15 residential lots that range from approximately 9,000 to 24,000 square feet in area. The proposed subdivision would create connectivity from Mary Pulley Drive to 490 N Street to the East, and the additional street in the subdivision is 950 East that will dead end to the south for future development. Mr. Van Ekelenburg showed the site plan that includes the previous comments that have not been addressed including lot sizes and storm drain issues. Because the current application does not meet the city code, staff is recommending denial of this application. Daniel Herzog the applicant, mentioned that he believed that the lot size issue had been addressed as lot size was not mentioned in the comments on the last two review cycles. Patrick O'Brien informed him that part of the issue is the frontage size of the lots.

Chief Brems arrived at the meeting.

Mr. Herzog mentioned that he believes lot 8 to be the problem due to the neighbor having a pool right on the lot line, but it is not that far off. He is proposing they tweak the lines on lots 8 and 9 to ensure the sizing of the lots meet the required city code. Patrick O'Brien explained that the state requires the city to restart the process after 4 review cycles, but the City Council wants the

reviews done in 3 reviews with only minor conditions of approval. The applicant asked for clarification on why this current application cannot be approved with conditions. Mr. O'Brien noted that a new application would restart the review process to allow them to tidy everything up with this new revision. Mr. Herzog said he would rather have approval with conditions as he believes the required changes to be minimal but will do what must be done. Sam Kelly acknowledged that while boundary lines needing to be adjusted and some of the other conditions could be considered minimal, the current storm drain system needing a better design with the grading and other things being addressed for this project, is not something that can be approved with minimal conditions. Mr. Herzog informed the committee that his team has worked hard to address all the concerns the city staff brought to them, even working with Frandsen on some of the storm drain concerns but got new comments back from the city. Ben Hunter agreed that there were concerns with the sump pumps due to pretreatment not being properly addressed, but reassured the applicant that city staff is happy to continue helping his team work through these issues with the resubmittal.

Patrick O'Brien moved to deny the proposed Preliminary Plat, located at approximately 490 E Mary Pulley Drive, American Fork City, UT 84003, in the R1-9000 zone.

Sam Kelly seconded the motion.

Voting was as follows:

Patrick O'Brien	**AYE**
Sam Kelly	**AYE**
Aaron Brems	**AYE**

The motion passed

Patrick O'Brien suggested that after this meeting, the applicant get with the administrative assistants to schedule the next available time with the concept plan review team to help answer any questions he would like to get clarification on before he resubmits his application. Ben Hunter noted it would be helpful if his project engineer attended the meeting as well.

Other Business

Patrick O'Brien mentioned that while we only have a few projects going on, there are a lot of projects coming through at the concept plan meeting stage. Mr. O'Brien reminded staff that during these virtual meetings, everyone should have their cameras turned on, and if they do not have a camera, they should get with their supervisors to get one. He added that the concept plan summary sheets are not being fully completed, and everyone needs to make sure this is getting done by the required timeline so we can get the applicants as much information as possible before they submit for their project.

Adjournment

Sam Kelly motioned to adjourn the meeting.

Chief Brems seconded the motion.

Meeting adjourned at 10:24 AM

Angie McKee

Administrative Assistant I

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

Development Review Committee Staff Report
Meeting Date: December 9th, 2024

Agenda Topic

Review and recommendation on an application for a Final Plat, known as Bridges at Fox Hollow Plat A, located at approximately 1040 N 350 E, American Fork City. The Final Plat will be on approximately 4.01 acres and will be in the Planned Residential (PR-3.0) Zone.

BACKGROUND INFORMATION		
Location:		1040 N 350 E
Project Type:		Final Plat
Applicants:		Will Jones; Ken Berg
Existing Land Use:		Residential Low Density
Surrounding Land Use:	North	Public Parks & Open Space
	South	Residential Low Density
	East	Public Parks & Open Space
	West	Public Parks & Open Space
Existing Zoning:		PR-3.0
Surrounding Zoning:	North	PF
	South	RA-1; R1-9000
	East	PF
	West	PF
Total Number of Units		11 Dwelling Units
Parking Requirement		2 Off-Street Parking Stalls per Dwelling Units

Background

The applicant has applied for a Final Plat to develop an 11-lot subdivision near Art Dye Park and the Golf Course. The Bridges at Fox Hollow Plat "A" is part of a multi-phased approach to develop single family homes within the area. Plat "A" is the beginning phase of the project, which consists of most of the Conservation Subdivision portion of the project. It's important to note that the PR-3.0 Zone allows for some flexibility regarding the type of subdivision projects that are provided within the zone. That is where you get the Conservation Subdivision project that Bridges at Fox Hollow Plat "A" is providing here, but you may also get a Flexible Lot

Project, or Low Density Attached Housing Project. All three subdivision projects would equate to a maximum of three (3) dwelling units to the acre, but provides different lot square footages, open space requirements, structure requirements, etc.

Additionally, Bridges at Fox Hollow Plat "A" follows the requirements of the City's Bike and Pedestrian Plan by creating a Shared Use Path that runs through the common area of the development. The Shared Use Path provided through the common area is to be utilized as a public trail, rather than a private trail, to facilitate the requirement that the Bike and Pedestrian Plan presents. As these 11 lots are in the Conservation Subdivision, they are the ones that will have the variance of the 5' side setbacks that was previously brought forth to the Planning Commission and the City Council, both of whom provided approvals for.

Sec 17.8.201 Subdivider Confers With Development Review Committee

The subdivider may meet with the Development Review Committee in a pre-application meeting to discuss the basic concept of the proposed subdivision and to obtain information pertaining to the general plan and zoning classification of the area proposed for subdivision, city requirements and standards for design and construction of streets, utilities and other requirements affecting the land proposed to be subdivided.

The purpose of the conference(s) is to provide informal assistance to the subdivider in the preparation of the plans early in the process. The Development Review Committee may suggest changes in the proposed layout so the project is more fully consistent with the city's general plan and also with the city's development regulations and policies. The recommendations from the Development Review Committee prior to the subdivision application shall be purely advisory and in no way shall the conference be construed to constitute approval of the plan.

Sec 17.8.202 Subdivider Prepares And Submits Preliminary Plat And Supporting Materials

After the pre-submittal conference, if applicable, the subdivider shall prepare and submit to the Development Services Department a preliminary plat submittal packet containing the following:

- An application for approval of the subdivision project, together with copies of plans and materials showing the layout of the proposed project, including the location, size and dimensions of all lots; the placement and cross-section of all proposed streets; the location of all public utility easements; the intended treatment of drainage; and the intended treatment of any other essential features of the proposed subdivision.
- A geotechnical report for the subdivision area.
- Evidence of payment of the required review fee.
- Evidence of water right proposed to be conveyed to the city.

- Evidence of review of the proposed subdivision of required public utility agencies.
- Other materials deemed by city staff to be essential for an adequate understanding of the proposed project.

Sec 17.8.203 DRC Reviews Preliminary Plans, Documents, And Statements

Upon receipt of the preliminary plan submittal packet from the subdivider the Development Services Director or assignee shall review the plans, documents, and materials for completeness and for conformance with city requirements and standards and the general plan, and submit said plans, documents and statements or portions thereof to the Development Review Committee for their review and recommendation.

Sec 17.8.204 Development Review Committee Reports Results Of Review Of Preliminary Plans, Documents, And Statements To Subdivider

The Development Review Committee shall conduct a Development Review Conference to review and discuss the materials submitted by the subdivider.

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.

The Development Review Committee may suggest changes in order for the preliminary plan materials to be more consistent with the objectives of the general plan and development regulations and policies.

Sec 17.8.206 Development Review Committee Takes Action On Preliminary Plans And Supporting Materials

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 Preliminary Plan by DRC shall not constitute final approval of the project, but shall be deemed as approval to proceed with preparation of a final plat, detailed engineering and supporting materials.

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:

- Application for final plat approval.
- A reproducible drawing of the proposed final plat prepared in a format approved for recording at the office of the Utah County Recorder.
- Copies of the detailed engineering documents and other supporting materials.
- An itemized engineers estimate of the cost of constructing the required improvements.
- Evidence of payment of review and recording fee.
- Documents conveying water rights to city.
- Evidence that any boundary conflicts with adjacent properties are fully resolved.
- 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

The Development Review Committee shall conduct a Development Review Conference to review and discuss the materials submitted by the subdivider.

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.

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:

- The final plat conforms with terms of the preliminary plan approval.
- The final plat complies with all city requirements and standards relating to subdivisions.
- The detailed engineering plans and materials comply with the city standards and policies.
- The estimates of cost of constructing the required improvements are realistic.
- 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

Sec 17.8.212 Appeals And Disputes

For a dispute arising from the subdivision ordinance review, subdivider may appeal to the city council a denial of the final subdivision plat. The appeal shall be made, in writing, within 30 days of the final decision of the Development Review Committee.

For a dispute arising from the subdivision improvement plans, the subdivider may request, in writing, that the City assemble an appeal panel to review and approve or deny the final revised set of plans.

- The appeal panel shall be comprised of one licensed engineer designated by the subdivider, one licensed engineer designated by the city, and one licensed engineer agreed upon by the engineers designated by the subdivider and the city.
- The subdivider shall pay one half of the cost of the panel and the city's appeal fee.

Sec 17.8.213 Subdivider Constructs Required Improvements Or Posts Performance Guarantee

Upon receipt of final plat approval, the subdivider shall construct the required improvements or post performance guarantees in accordance with the provisions of Chapter 17.9.

Sec 17.8.214 City Records Plats And Documents

Upon receipt of approval of the final plat from the Development Review Committee and completion of all conditions of approval the city recorder shall act to record the final plat and any deeds or other supporting material required to be recorded at the office of the county recorder.

Sec 17.8.215 Duration Of Approvals

Preliminary plan. Approval of the preliminary plan shall remain valid for a period of one year from the date of approval. The approval may be extended or reaffirmed by the Development Review Committee, for a period not to exceed one year, following receipt of a written request from the owner, submitted prior to the conclusion of the twelve-month approval period and upon a finding that the conditions applicable to the project and the vicinity are substantially the same as at the time of initial approval.

Final plat. The action of approval shall be valid for a period of one year. In the event that the final plat of any subdivision project shall not have been recorded at the office of the county recorder within one year from the date of approval said approval shall be null and void. The approval may be extended or reaffirmed by the Development Review Committee, for a period not to exceed one year, following receipt of a written request from the owner, submitted prior to the conclusion of the twelve-month approval period and upon a finding that the conditions applicable to the project and the vicinity are substantially the same as at the time of initial approval.

Effect on existing approved plats. Any plat granted final approval prior to the effective date of this section shall, for purposes of compliance herewith, be deemed to have been approved on January 12, 2006, the date on which this provision was first codified by way of Ordinance 05-11-58.

Sec 17.8.216 Amendments

The plans, plats, documents, and statements may be amended by following the same procedure required for initial approval. No change shall be made which is contrary to the intent of the city's land use plan or the standards and requirements of this code. Any amendment of a recorded final plat shall not be approved or recorded except in conformance with the terms and conditions established by state law.

Sec 17.8.217 Amended Plats

When major changes in a plat of a subdivision which has been recorded are made, approval of said subdivision shall be vacated and an amended plat thereof approved and filed in accordance with the requirements of this code. No change shall be made in approved plats unless approval thereof has been obtained by the Development Review Committee.

Project Conditions of Approval

1. Proposed phasing requires execution of approved Development Agreement. The agreement is currently not executed and recorded on the property. Please execute the Development Agreement and record it with Utah County for the property.

2. Address the trail legal description closure and comments from the plat.
3. Address the minor comments from staff DRC review.

Findings of Fact

1. Final Plat MEETS the requirements of Section 17.8.200.

Project Map



Standards 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 Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **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).

Staff Recommendation

The Final Plat MEETS the requirements of Section 17.8.200. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Final Plat

Approval

I move to recommend approval for the proposed Final Plat, located at approximately 1040 N 350 E, American Fork City, in the PR-3.0 Zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Final Plat, located at approximately 1040 N 350 E, American Fork City, in the PR-3.0 Zone.

Table

I move to table action for the proposed Final Plat, located at approximately 1040 N 350 E, American Fork City, in the PR-3.0 Zone and instruct staff/developer to……..

BRIDGES AT FOX HOLLOW

FINAL PLAT "A"

1040 NORTH 350 EAST
AMERICAN FORK, UT

SHEET INDEX

C0	COVER
C1.0-C1.3	PRELIMINARY PLAN
C2.0	OVERALL UTILITY PLAN
C3.0-C3.2	GRADING PLAN
C4.0-C4.1	350 EAST PLAN & PROFILE
C5.0	1040 NORTH PLAN & PROFILE
C6.0	980 NORTH PLAN & PROFILE
C7.0	SEWER PLAN & PROFILE
C8.0	SWPPP
C9.0	COMMUNICATION PLAN
GN1	GENERAL NOTES
D0-D4	CONSTRUCTION DETAILS
ALTA	ALTA SURVEY
PHASE	PHASING PLAN
LS1-LS6	LANDSCAPE & IRRIGATION PLANS

ENGINEER

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

CITY APPROVALS / COMMENTS

See comment down below

One simple comment of acknowledgment. This is simply noted for reference.

American Fork City Development Review

Planning and Zoning Reviewed copperman 12/02/2024	Water/PI Division Reviewed jbrems 12/04/2024
Fire Department Reviewed M. Sacco 12/02/2024	Public Infrastructure Reviewed dhoward 12/04/2024
Sewer/Storm Drain Division Reviewed ahardy 12/04/2024	Engineering Division Reviewed rburkhill 12/04/2024
	Streets Division Reviewed ehyde 12/04/2024

Address comments

Next Step

Proceed to the Development Review Committee on 12.09.2024

Proposed phasing requires execution of approved development agreement. Agreement currently not executed and recorded on property as of 12/2/2024.

Re-Submittal Acknowledgment Statement

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

_____ [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.

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

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

AF # P-2024-00314

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

SEAL

STATE OF UTAH · R. BURK · 343602 · 11/15/2024 · PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	11/15/2024

PROJECT

THE BRIDGES AT FOX HOLLOW

DESCRIPTION

PLAT "A"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
SUBMITTAL	

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 0°01'13" EAST ALONG SECTION LINE 884.09 FEET AND EAST 454.72 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY 121826:2004 THE FOLLOWING COURSE: 1) NORTH 03°04'28" EAST 107.93 FEET; THENCE NORTH 86°01'46" EAST 14.97 FEET; THENCE SOUTH 40°43'53" EAST 106.46 FEET; THENCE NORTH 83°34'20" EAST 92.83 FEET; THENCE NORTH 73°50'18" EAST 82.35 FEET; THENCE NORTH 30°57'21" EAST 88.17 FEET; THENCE ALONG THE ARC OF A 306.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 26.34 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 04°55'53" AND LONG CHORD BEARS N00°37'25"W 26.33 FEET); THENCE NORTH 01°50'32" EAST 101.54 FEET; THENCE ALONG THE ARC OF A 234.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 65.96 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 15°29'22" AND LONG CHORD BEARS N05°54'09"W 65.76 FEET); THENCE NORTH 13°38'51" WEST 148.07 FEET; THENCE ALONG THE ARC OF A 583.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 5.20 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 00°30'38" AND LONG CHORD BEARS N13°23'31"W 5.20 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 22.41 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 85°35'18" AND LONG CHORD BEARS N55°55'51"W 20.38 FEET); THENCE NORTH 08°43'30" WEST 62.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 22.41 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 85°35'18" AND LONG CHORD BEARS N38°28'51"E 20.38 FEET); THENCE ALONG THE ARC OF A 583.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 84.62 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 08°19'00" AND LONG CHORD BEARS N00°09'18"W 84.55 FEET); THENCE SOUTH 88°14'57" WEST 88.86 FEET; THENCE NORTH 07°07'48" WEST 116.41 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 63.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 16.41 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 14°55'17" AND LONG CHORD BEARS N26°53'28"E 16.36 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 18.44 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 70°25'03" AND LONG CHORD BEARS N54°37'59"E 17.30 FEET); THENCE NORTH 89°50'30" EAST 9.88 FEET; THENCE ALONG THE ARC OF A 244.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 42.92 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 10°04'42" AND LONG CHORD BEARS S85°07'09"E 42.86 FEET); THENCE NORTH 09°55'12" EAST 62.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 306.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 13.52 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 02°31'54" AND LONG CHORD BEARS S78°48'52"E 13.52 FEET); THENCE SOUTH 77°32'55" EAST 102.19 FEET; THENCE SOUTH 12°25'43" WEST 101.14 FEET; THENCE ALONG THE ARC OF A 521.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 1.22 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 00°08'02" AND LONG CHORD BEARS S12°21'43"W 1.22 FEET); THENCE SOUTH 77°55'19" EAST 100.98 FEET; THENCE SOUTH 12°04'41" WEST 30.65 FEET; THENCE SOUTH 119.69 FEET; THENCE SOUTH 12°15'32" EAST 60.00 FEET; THENCE SOUTH 16°30'42" EAST 84.65 FEET; THENCE SOUTH 08°46'23" EAST 111.48 FEET; THENCE SOUTH 00°10'17" WEST 107.02 FEET; THENCE SOUTH 89°49'43" EAST 113.25 FEET; THENCE NORTH 04°11'58" WEST 106.62 FEET; THENCE NORTH 79°08'39" EAST 94.70 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 70.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 63.44 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 51°55'32" AND LONG CHORD BEARS S36°48'08"E 61.29 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 17.22 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 65°46'28" AND LONG CHORD BEARS S29°52'32"E 16.29 FEET); THENCE ALONG THE ARC OF A 244.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 15.43 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 03°37'25" AND LONG CHORD BEARS S04°49'24"W 15.43 FEET); THENCE ALONG RIVER EDGE PLATS E, F & G THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 88°30'00" WEST 99.31 FEET, 2) SOUTH 06°03'18" WEST 159.85 FEET, AND 3) SOUTH 82°24'16" WEST 23.23 FEET; THENCE SOUTH 09°26'00" WEST 7.48 FEET; THENCE SOUTH 81°48'11" WEST 170.05 FEET; THENCE SOUTH 82°40'34" EAST 258.17 FEET; THENCE SOUTH 84°30'09" WEST 33.18 FEET; THENCE SOUTH 83°57'16" WEST 38.75 FEET; THENCE SOUTH 83°24'23" WEST 77.63 FEET TO THE POINT OF BEGINNING.

CONTAINS: 174,464 SF OR 4.01 AC NUMBER OF LOTS: 11 NUMBER OF PARCELS: 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	(DEE HOWARD)	(801) 763-3060
AF SWMP MANAGER	(TYLER MEZENEN)	(801) 763-3060
AF FIBER	(WILL DAVIS)	(801) 897-9826
AF IRRIGATION COMPANY	(ERNIE JOHN)	(801) 471-6576
ROCKY MOUNTIAN POWER	(TERIA WALKER)	(801) 756-1310
COMCAST	(ELYSIA VALDEZ)	(801) 401-3017
TSSD	(DAVID BARLOW)	(801) 756-5231
MITCHELL HOLLOW IRRIGATION	(DALE JONES)	(801) 768-8150
CENTURY LINK	(BILL WESTFALL)	(435) 623-4252
DOMINION ENERGY	(TRENT JOHNSON)	(801) 853-6548

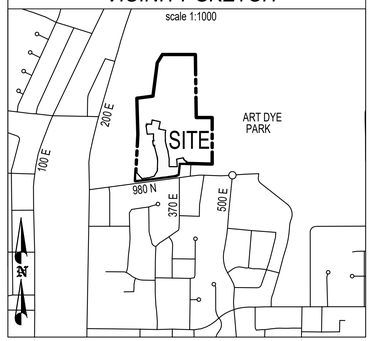
SHEET INDEX

C0	COVER
C1.0-C1.3	PRELIMINARY PLAN
C2.0	OVERALL UTILITY PLAN
C3.0-C3.2	GRADING PLAN
C4.0-C4.1	350 EAST PLAN & PROFILE
C5.0	1040 NORTH PLAN & PROFILE
C6.0	980 NORTH PLAN & PROFILE
C7.0	SEWER PLAN & PROFILE
C8.0	SWPPP
C9.0	COMMUNICATION PLAN
GN1	GENERAL NOTES
D0-D4	CONSTRUCTION DETAILS
ALTA	ALTA SURVEY
PHASE	PHASING PLAN
LS1-LS6	LANDSCAPE & IRRIGATION PLANS

NOTES

1. ELEVATION BENCHMARK IS THE WEST QUARTER CORNER OF SEC 12 T5S; R1E; SLB&M ELEV = 4730.99' NAVD 29 DATUM (3" BRASS CAP). THIS NAD27 BASIS OF BEARING WAS USED TO MATCH THE IMPROVEMENT DRAWINGS FOR THE ART DYE PARK AND BRIDGE CROSSING PROJECT. THE AS-BUILTS WILL BE CONVERTED TO NAD 83.
2. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
3. LOWEST FOOTING SHALL BE AT LEAST 2' ABOVE OBSERVED HIGH GROUND WATER LEVEL
4. ALL HABITABLE STRUCTURES SHALL BE 1 FOOT ABOVE 100-YEAR FLOOD ELEVATION.
5. 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
6. 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

VICINITY SKETCH



SITE TABULATIONS

TOTAL PROJECT	100%	4.01 AC	174,464 SF
LOTS	65%	2.62 AC	114,340 SF
PUBLIC ROADWAYS	35%	1.39 AC	60,124 SF

ABBREVIATION KEY

TBW	BACK OF SIDEWALK	FES	FLARED END SECTION
BO	BLOW-OFF	GW	GROUND WATER
CB	CATCH BASIN	MH	MANHOLE
EOA	EDGE OF ASPHALT	FH	FIRE HYDRANT
FL	FLOWLINE	PI	PRESSURIZED IRRIGATION
FF	FINISHED FLOOR ELEVATION	W	CULINARY WATER
HP	HIGH POINT	SS	SANITARY SEWER
LP	LOW POINT	SDMH	STORM DRAIN MANHOLE
RIM	MANHOLE RIM	CY	CUBIC YARDS
TBC	TOP BACK OF CURB		

Blue Stakes of UTAH 811
Bluestakes.org

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

0 25 50 100 150
SCALE: 1"= 50'

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
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SEAL

STATE OF UTAH — R. BUNG — PROFESSIONAL ENGINEER
11/15/2024
343602

ACTION	DATE
FINAL	11/15/2024

PROJECT

THE BRIDGES AT FOX HOLLOW
350 EAST 1040 NORTH

DESCRIPTION

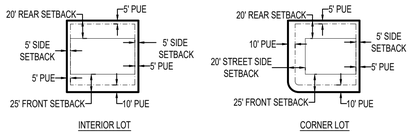
PLAT "A"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
COVER	C0

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	306.00	26.34	04°55'53"	26.33	N00°37'25"W
C2	234.00	65.96	15°29'22"	65.76	N05°54'09"W
C3	583.00	5.20	00°30'38"	5.20	N13°23'31"W
C4	15.00	22.41	85°35'18"	20.38	N55°55'51"W
C5	15.00	22.41	85°35'18"	20.38	N38°28'51"E
C6	583.00	84.62	08°19'00"	84.55	N00°09'18"W
C7	63.00	16.41	14°55'17"	16.36	N26°53'28"E
C8	15.00	18.44	70°25'03"	17.30	N54°37'59"E
C9	244.00	42.92	10°04'42"	42.86	S85°07'09"E
C10	306.00	13.52	02°31'54"	13.52	S78°48'52"E
C11	521.00	1.22	00°08'02"	1.22	S12°21'43"W
C12	70.00	63.44	51°55'32"	61.29	S36°48'00"E
C13	15.00	17.22	65°46'28"	16.29	S29°52'32"E
C14	244.00	15.43	03°37'25"	15.43	S04°49'24"W
C15	275.00	44.84	09°20'30"	44.79	N02°49'44"W
C16	275.00	74.34	15°29'22"	73.12	N05°54'09"W
C17	552.00	251.44	26°05'56"	249.27	N00°35'53"W
C18	552.00	47.42	04°55'20"	47.41	N11°11'10"W
C19	552.00	251.22	26°04'34"	249.06	N00°36'34"W
C20	275.00	12.15	02°31'54"	12.15	N78°48'52"W
C21	20.00	31.67	90°43'33"	28.46	N52°51'45"W
C22	244.00	39.78	09°20'30"	39.74	N02°49'44"W
C23	244.00	2.87	00°40'22"	2.87	N07°09'48"W
C24	244.00	36.92	08°40'08"	36.88	N02°29'32"W
C25	306.00	82.72	15°29'22"	82.47	N05°54'09"W
C26	306.00	59.79	11°11'45"	59.70	N03°45'21"W
C27	306.00	22.93	04°17'36"	22.93	N11°30'02"W
C28	521.00	235.90	25°56'32"	233.89	N00°40'34"W
C29	521.00	23.74	02°36'41"	23.74	N12°20'30"W
C30	521.00	70.83	07°47'20"	70.77	N07°08'30"W
C31	521.00	72.44	07°57'59"	72.38	N00°44'09"E
C32	521.00	68.89	07°34'33"	68.84	N08°30'20"E
C33	583.00	85.73	08°25'31"	85.65	N08°12'58"E
C34	583.00	60.73	05°58'07"	60.71	N06°59'16"E
C35	583.00	25.00	02°27'24"	25.00	N11°12'01"E
C36	15.00	23.56	89°58'38"	21.21	N32°33'36"W
C37	244.00	10.78	02°31'54"	10.78	N78°48'52"W
C38	306.00	23.55	04°24'38"	23.55	S05°17'40"E
C39	20.00	31.16	89°16'27"	28.10	S37°08'15"W
C40	55.00	252.37	262°54'23"	82.45	S60°59'55"W

PROPOSED PROJECT SETBACK & P.U.E. DETAILS



17.7.503.H.6.f

The council, subject to the prior recommendation of the planning commission, may approve a designated proposed setback envelope for one or more lots within a conservation subdivision development at variance with the city standards upon a finding that such variance is appropriate for the proper development of the lot(s) and that such reduction will not result in the establishment of a hazardous condition.

The proposed reduction of side yard setback allow for flexibility for conservation subdivision lots and does not establish a hazardous condition.

SIDEWALK NOTES

PROPOSED DRIVE APPROACHES ARE REQUIRED TO CONSTRUCT 6" THICK SIDEWALKS AS PER CITY REQUIREMENTS.

AMERICAN FORK CITY CORP.
12:061:0195

Blue Stakes of UTAH811 Bluestakes.org

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

0 20 40 80 120
SCALE: 1"= 40'

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			STATE OF UTAH — K. R. BUM — REGISTERED — 11/15/2024 — 343602 — PROFESSIONAL ENGINEER
2			
3			
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ACTION	DATE
FINAL	11/15/2024

PROJECT

THE BRIDGES AT FOX HOLLOW

DESCRIPTION

PLAT "A"
FINAL
CONSTRUCTION
PLANS

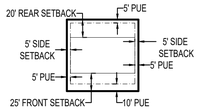
SHEET NAME	SHEET NUMBER
LAYOUT	C1.0

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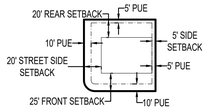
SIDEWALK NOTES

PROPOSED DRIVE APPROACHES ARE REQUIRED TO CONSTRUCT 6" THICK SIDEWALKS AS PER CITY REQUIREMENTS.

PROPOSED PROJECT SETBACK & P.U.E. DETAILS



INTERIOR LOT



CORNER LOT

17.7.503.H.6.f

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Blue Stakes of UTAH811 Bluestakes.org

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

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372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

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

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH R. BERG 343602 PROFESSIONAL ENGINEER 11/15/2024
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ACTION	DATE
FINAL	11/15/2024

PROJECT

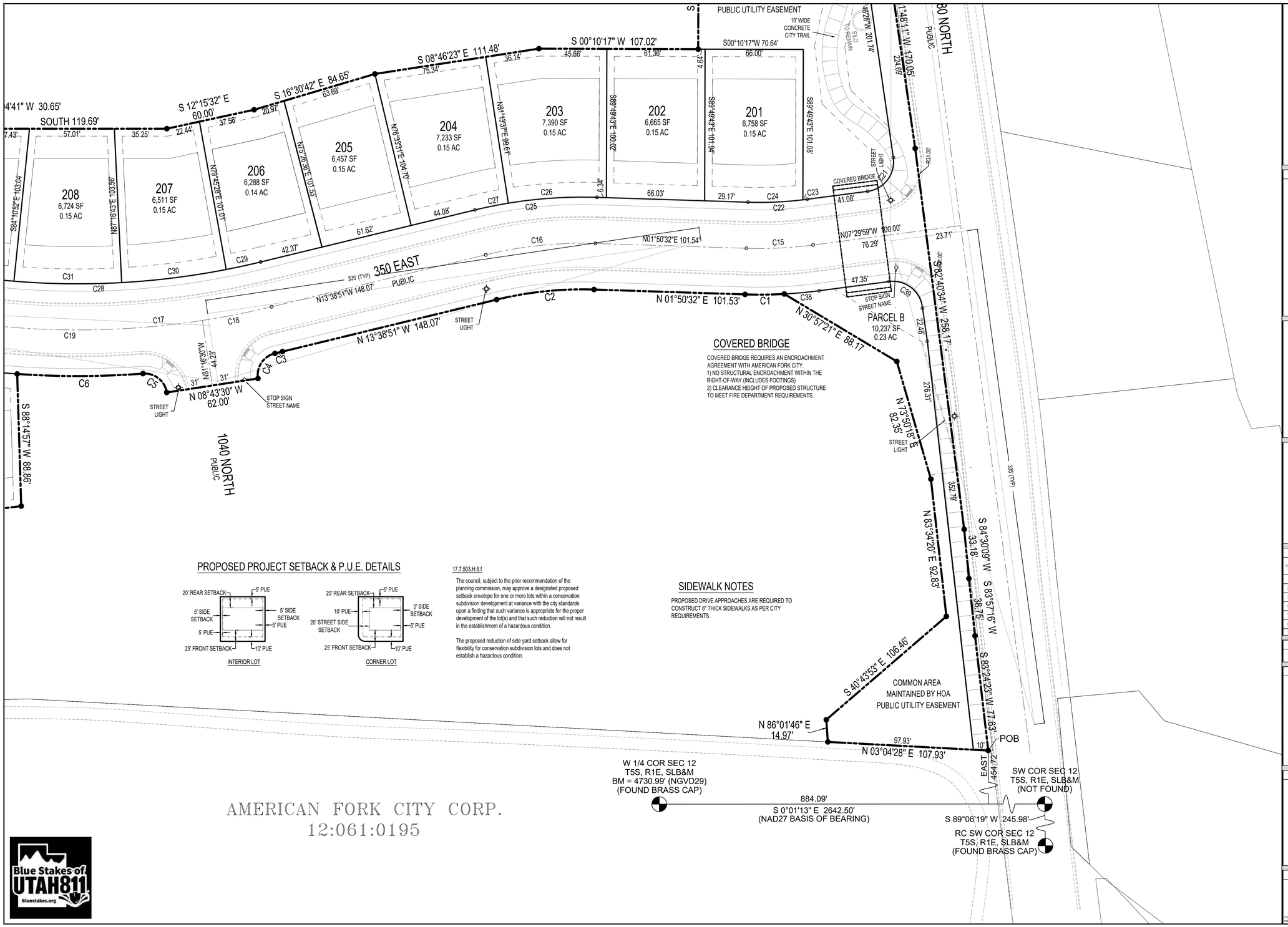
THE BRIDGES AT FOX HOLLOW

DESCRIPTION

PLAT "A"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
LAYOUT	*C1.1*

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hollow\bath final plat at\bth_a_01.pro plat.dwg



COVERED BRIDGE

COVERED BRIDGE REQUIRES AN ENCROACHMENT AGREEMENT WITH AMERICAN FORK CITY.
1) NO STRUCTURAL ENCROACHMENT WITHIN THE RIGHT-OF-WAY (INCLUDES FOOTINGS)
2) CLEARANCE HEIGHT OF PROPOSED STRUCTURE TO MEET FIRE DEPARTMENT REQUIREMENTS.

PROPOSED PROJECT SETBACK & P.U.E. DETAILS

17.7.503.H.6.f

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SIDEWALK NOTES

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Blue Stakes of UTAH811 Bluestakes.org

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

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

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SEAL: STATE OF UTAH — R. BUM — 343602 — 11/15/2024 — PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	11/15/2024

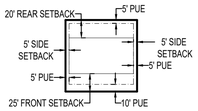
PROJECT: THE BRIDGES AT FOX HOLLOW

DESCRIPTION: *PLAT "A" FINAL CONSTRUCTION PLANS*

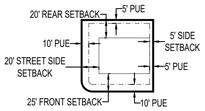
SHEET NAME	SHEET NUMBER
LAYOUT	C1.2

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PROPOSED PROJECT SETBACK & P.U.E. DETAILS



INTERIOR LOT



CORNER LOT

17.7.503.H.6.f

The council, subject to the prior recommendation of the planning commission, may approve a designated proposed setback envelope for one or more lots within a conservation subdivision development at variance with the city standards upon a finding that such variance is appropriate for the proper development of the lot(s) and that such reduction will not result in the establishment of a hazardous condition.

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SIDEWALK NOTES

PROPOSED DRIVE APPROACHES ARE REQUIRED TO CONSTRUCT 6" THICK SIDEWALKS AS PER CITY REQUIREMENTS.

CALDWELL
51:159:0008

390 EAST
PUBLIC

GORDON
51:235:0001

370 EAST
PUBLIC

980 NORTH
PUBLIC

350 EAST
PUBLIC
335' (TYP)

PUBLIC TRAIL EASEMENT

PARCEL A
29,512 SF
0.68 AC
COMMON AREA
MAINTAINED BY HOA
PUBLIC UTILITY EASEMENT

PARCEL B
10,237 SF
0.23 AC

10' WIDE CONCRETE CITY TRAIL

SILO TO REMAIN

COVERED BRIDGE

COVERED BRIDGE REQUIRES AN ENCROACHMENT AGREEMENT WITH AMERICAN FORK CITY.
1) NO STRUCTURAL ENCROACHMENT WITHIN THE RIGHT-OF-WAY (INCLUDES FOOTINGS)
2) CLEARANCE HEIGHT OF PROPOSED STRUCTURE TO MEET FIRE DEPARTMENT REQUIREMENTS.

201	6,758 SF	0.15 AC
202	6,665 SF	0.15 AC
203	7,390 SF	0.15 AC
204	7,233 SF	0.15 AC
205	6,457 SF	0.15 AC
206	6,288 SF	0.14 AC
207	6,511 SF	0.15 AC
208	6,724 SF	0.15 AC
209	6,408 SF	0.15 AC

Label cut off

Label cut off

Blue Stakes of UTAH 811 Bluestakes.org

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

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

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

REVISIONS		
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SEAL: STATE OF UTAH — R. BUD — BERG ENGINEERING — 11/5/2024 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	11/15/2024

PROJECT

THE BRIDGES AT FOX HOLLOW

DESCRIPTION

PLAT "A"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
LAYOUT	C1.3

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SEWER NOTES

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

WATER SERVICE NOTES

1. 1.5" POLY (BLUE) SERVICE FROM MAIN
   1"x1"x1.5" TEE WITH (3) C84 QUICK JOINTS.
   4' TO 6' SEPARATION REQUIRED BETWEEN METER CANS.
2. MAINTAIN 3' CLEARANCE FROM FIRE HYDRANTS
3. ALL CULINARY WATER LINES TO BE PVC C900 (BLUE)

PI LATERAL NOTES

1. 1.5" POLY (PURPLE) LATERAL FROM MAIN
   1"x1"x1.5" TEE WITH (3) C84 QUICK JOINTS.
   4' TO 6' SEPARATION REQUIRED BETWEEN METER CANS.
2. MAINTAIN 3' CLEARANCE FROM FIRE HYDRANTS
3. ALL PI LINES TO BE PVC C900 (PURPLE)

ROADWAY NOTES

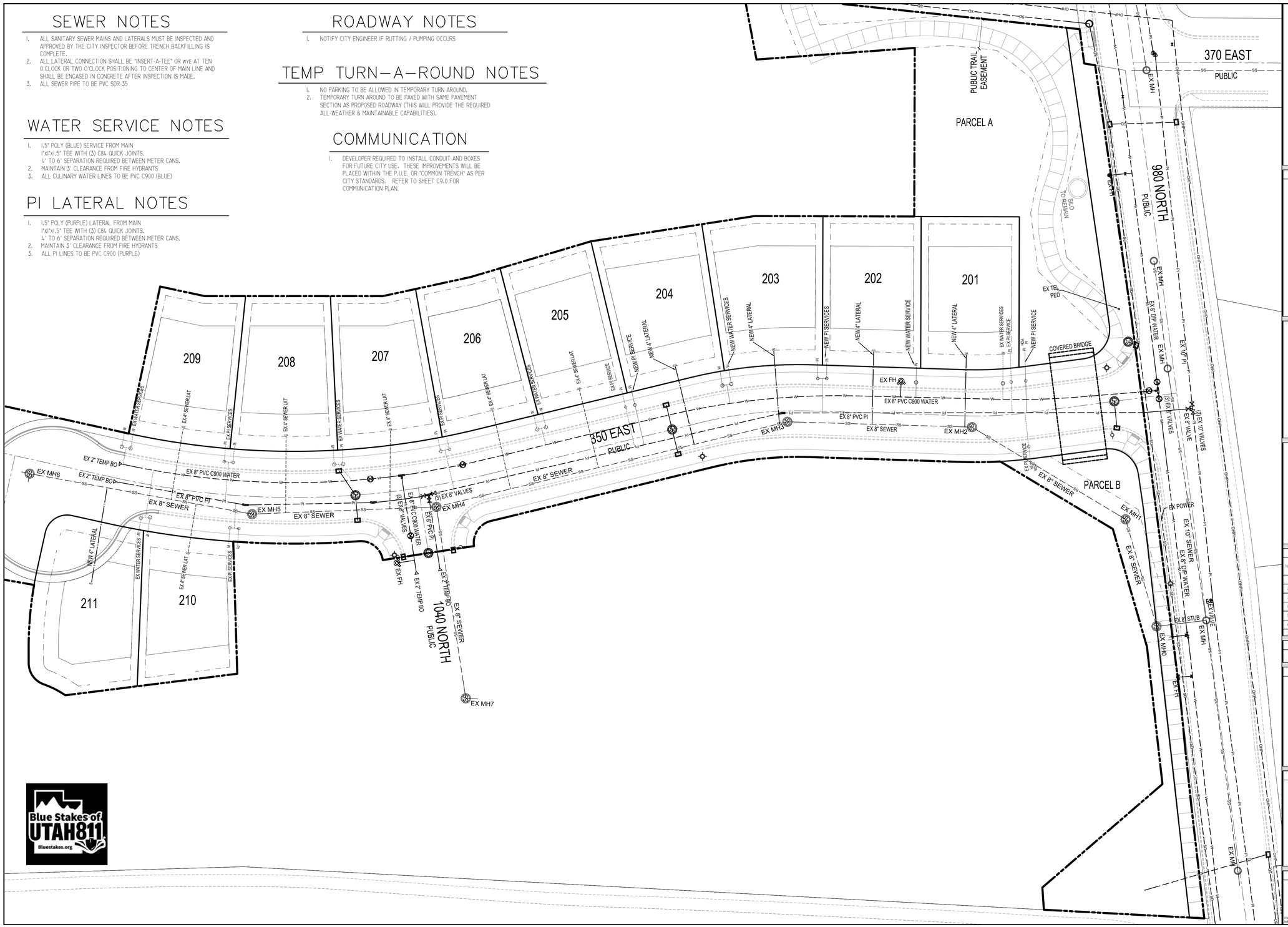
1. NOTIFY CITY ENGINEER IF RUTTING / PUMPING OCCURS

TEMP TURN-A-ROUND NOTES

1. NO PARKING TO BE ALLOWED IN TEMPORARY TURN AROUND.
2. TEMPORARY TURN AROUND TO BE PAVED WITH SAME PAVEMENT SECTION AS PROPOSED ROADWAY (THIS WILL PROVIDE THE REQUIRED ALL-WEATHER & MAINTAINABLE CAPABILITIES).

COMMUNICATION

1. DEVELOPER REQUIRED TO INSTALL CONDUIT AND BOXES FOR FUTURE CITY USE. THESE IMPROVEMENTS WILL BE PLACED WITHIN THE P.U.E. OR "COMMON TRENCH" AS PER CITY STANDARDS. REFER TO SHEET C9.0 FOR COMMUNICATION PLAN.



Blue Stakes of UTAH811 Bluestakes.org

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

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

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

REVISIONS		
NO.	DATE	DESCRIPTION
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SEAL: STATE OF UTAH — KEVIN R. BERG — 343602 — 11/15/2024 — PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	11/15/2024

PROJECT

THE BRIDGES AT FOX HOLLOW

DESCRIPTION

PLAT "A"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.0*

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390 EAST
PUBLIC

GORDON
51:235:0001

EXISTING CORP. IRRIGATION DITCH TO BE ABANDONED

EX 18" SD TO REMAIN

EX SDMH

370 EAST
PUBLIC

PUBLIC TRAIL EASEMENT

PARCEL A

980 NORTH
PUBLIC

TO BE REMOVED

209 208 207 206 205 204 203 202 201

INTERSECTION CL STA 1+00.00

350 EAST
PUBLIC

EX CB4 EX SUMP3 EX CB3

EX CB2 EX SUMP2 EX CB1

EX SUMP1

EX CB5 EX CB6 EX SUMP4 EX CB7

COVERED BRIDGE

PARCEL B

211 210

1040 NORTH
PUBLIC

AMERICAN FORK CITY CORP.
12:061:0195

THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

0 20 40 80 120
SCALE: 1"= 40'

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

REVISIONS		
NO.	DATE	DESCRIPTION
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SEAL
STATE OF UTAH
R. BUM
KYLE M. BERG
11/15/2024
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	11/15/2024

PROJECT

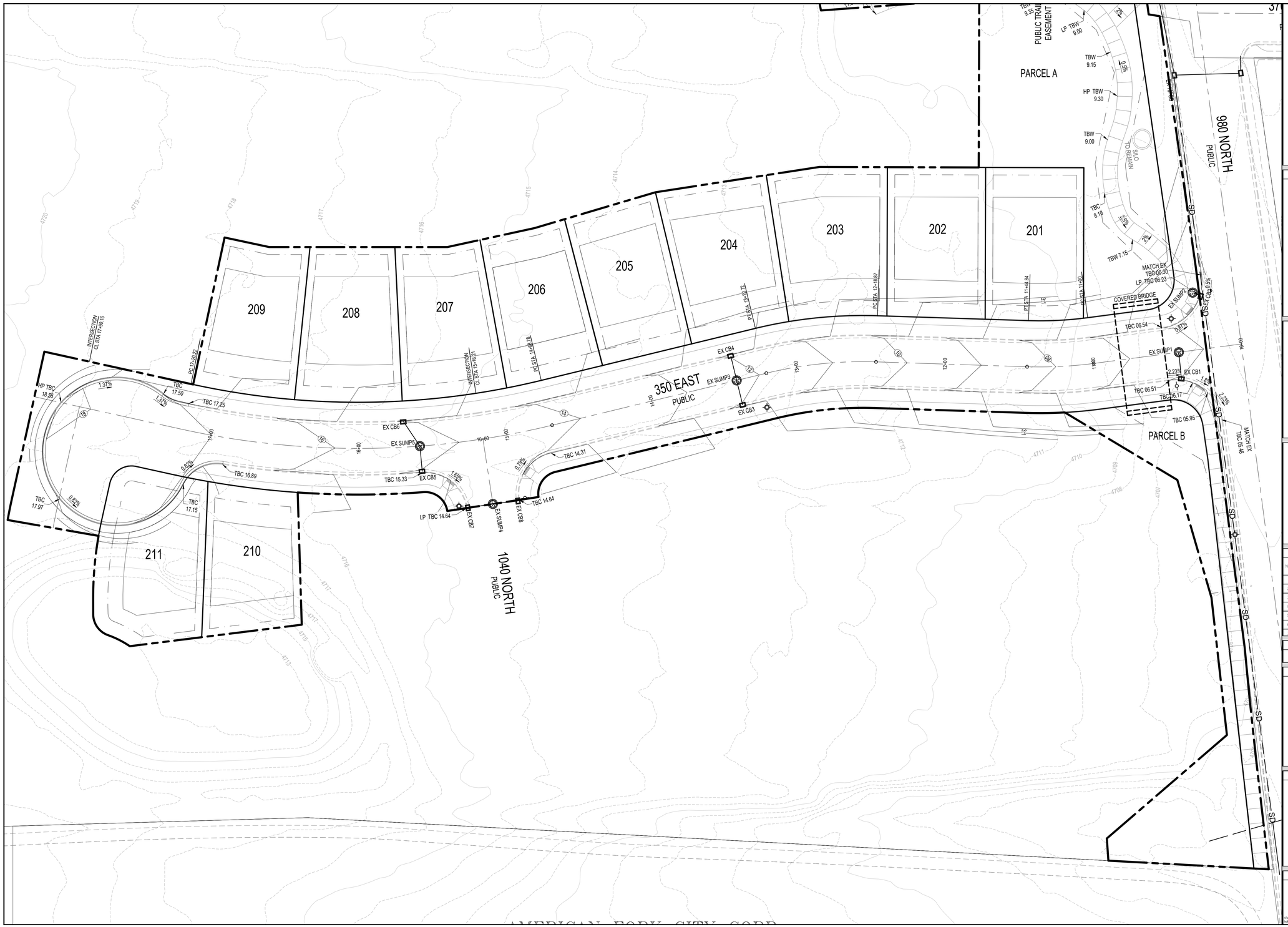
THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

PLAT "A"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GRADING & DRAINAGE	*C3.0*

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THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

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

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

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL
STATE OF UTAH
R. BUTLER BERG
CIVIL ENGINEER
11/15/2024
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	11/15/2024

PROJECT
THE BRIDGES AT FOX HOLLOW

DESCRIPTION
PLAT "A"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GRADING & DRAINAGE	*C3.1*

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CALDWELL
51:159:0008

GORDON
51:235:0001

390 EAST
PUBLIC

370 EA
PUBLIC

980 NORTH
PUBLIC

350 EAST
PUBLIC

EXISTING CONC IRRIGATION DITCH TO BE ABANDONED

EX 18" SD TO REMAIN

EX SDMH

PUBLIC TRAIL EASEMENT

PARCEL A

PARCEL B

OSS TO REMAIN

COVERED BRIDGE

EX SUMP1

EX SUMP2

EX SUMP3

EX SUMP4

EX CB1

EX CB3

EX CB4

EX CB5

EX CB6

EX CB7

EX CB8

INTERSECTION
Ct. STA 17+60.16

INTERSECTION
Ct. STA 15+16.27

PC STA 12+00.27

PC STA 12+19.87

PT STA 11+44.84

PC STA 11+00

PC STA 17+26.22

209
208
207
206
205
204
203
202
201

TBW 11.95
TBW 11.86
TBW 11.75
TBW 11.61
TBW 11.49
TBW 11.35
TBW 10.55
TBW 9.76
TBW 9.35
LP TBW 9.00
TBW 9.15
HP TBW 9.30
TBW 9.00
TBC 8.19
TBW 7.15
MATCH EX TBC 06.30
LP TBC 06.23
TBC 06.54
TBC 06.51
TBC 06.17
TBC 05.95
MATCH EX TBC 05.48
HP TBC 18.85
TBC 17.50
TBC 17.25
TBC 16.89
TBC 15.33
LP TBC 14.64
TBC 14.64
TBC 14.31
TBC 17.97
TBC 17.15

1.37%
1.37%
0.82%
1.65%
0.78%
0.78%
0.58%
2.51%
2.23%
2.23%
0.97%
2.23%
2.23%

16+00
15+00
14+00
13+00
12+00
11+00
10+00

THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

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

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

REVISIONS		
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SEAL
STATE OF UTAH
KEVIN R. BERG
11/15/2024
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	11/15/2024

PROJECT

THE
BRIDGES
AT FOX HOLLOW

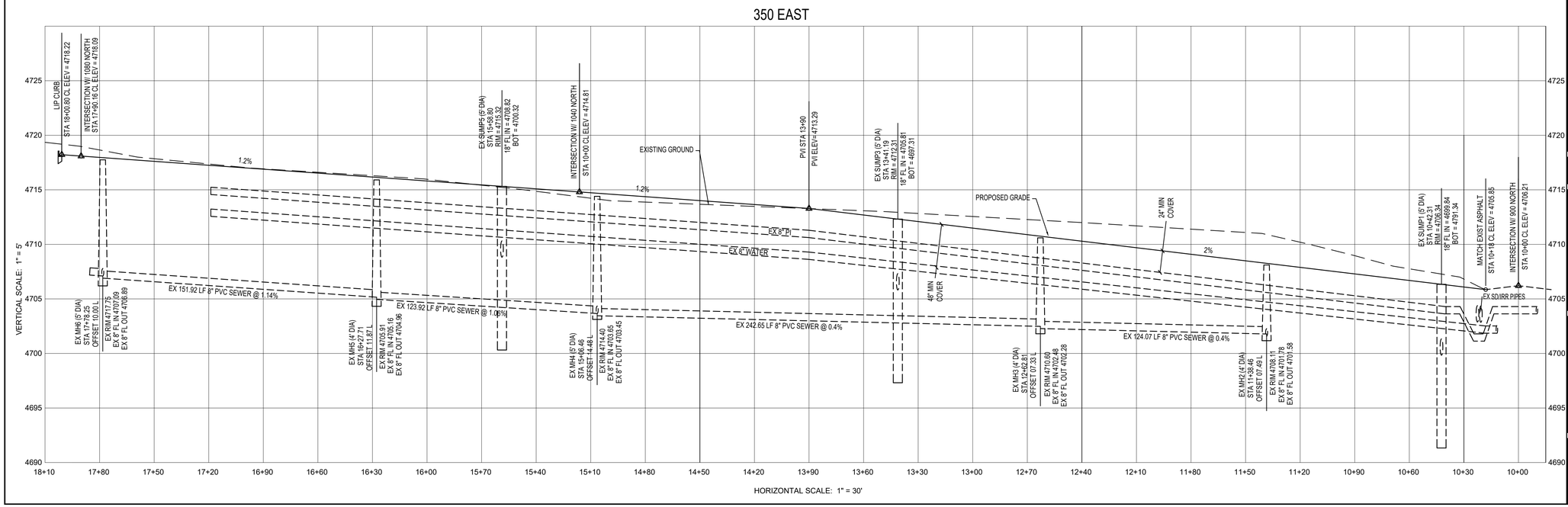
DESCRIPTION

PLAT "A"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GRADING & DRAINAGE	*C3.2*

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THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

N

0 15 30 60 90

SCALE: 1"= 30'

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 R.BUNG 11/15/2024 343602 PROFESSIONAL ENGINEER
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ACTION	DATE
FINAL	11/15/2024

PROJECT

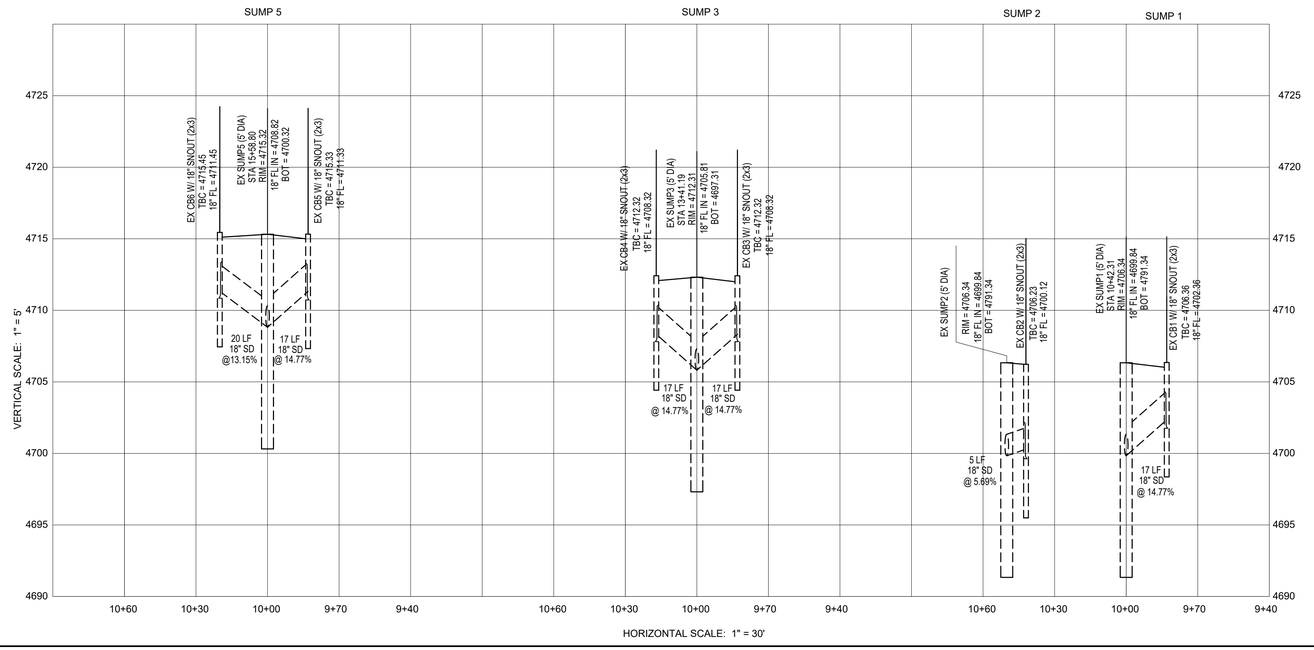
THE BRIDGES AT FOX HOLLOW

DESCRIPTION

PLAT "A" FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
350 EAST PLAN & PROFILE	*C4.0*





THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

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

berg
CIVIL ENGINEERING
1018 N Deer Crest Lane
Alpine Ut, 84004
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SEAL

STATE OF UTAH
R. BERG
CIVIL ENGINEER
11/15/2024
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	11/15/2024

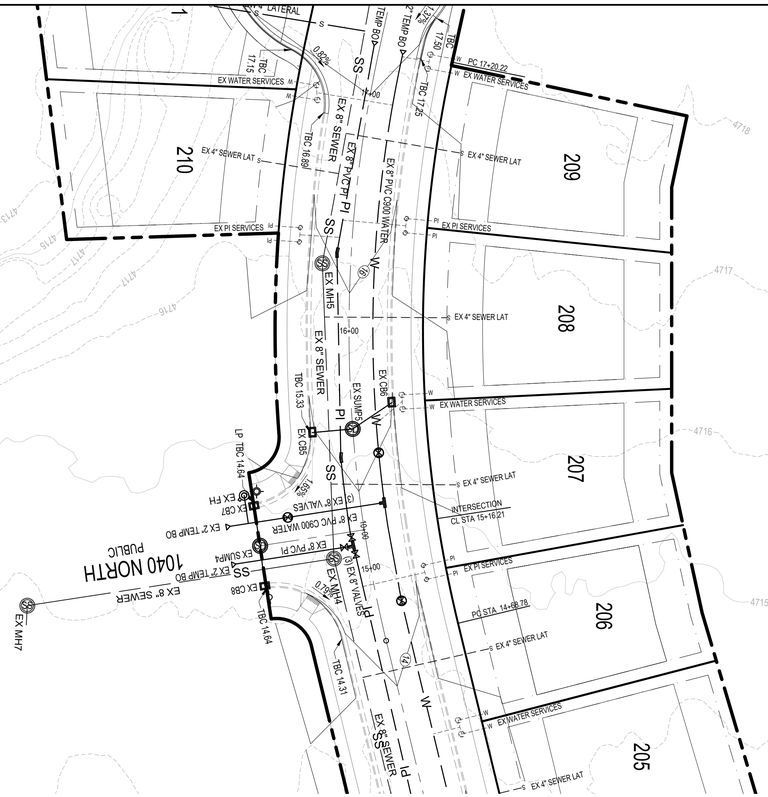
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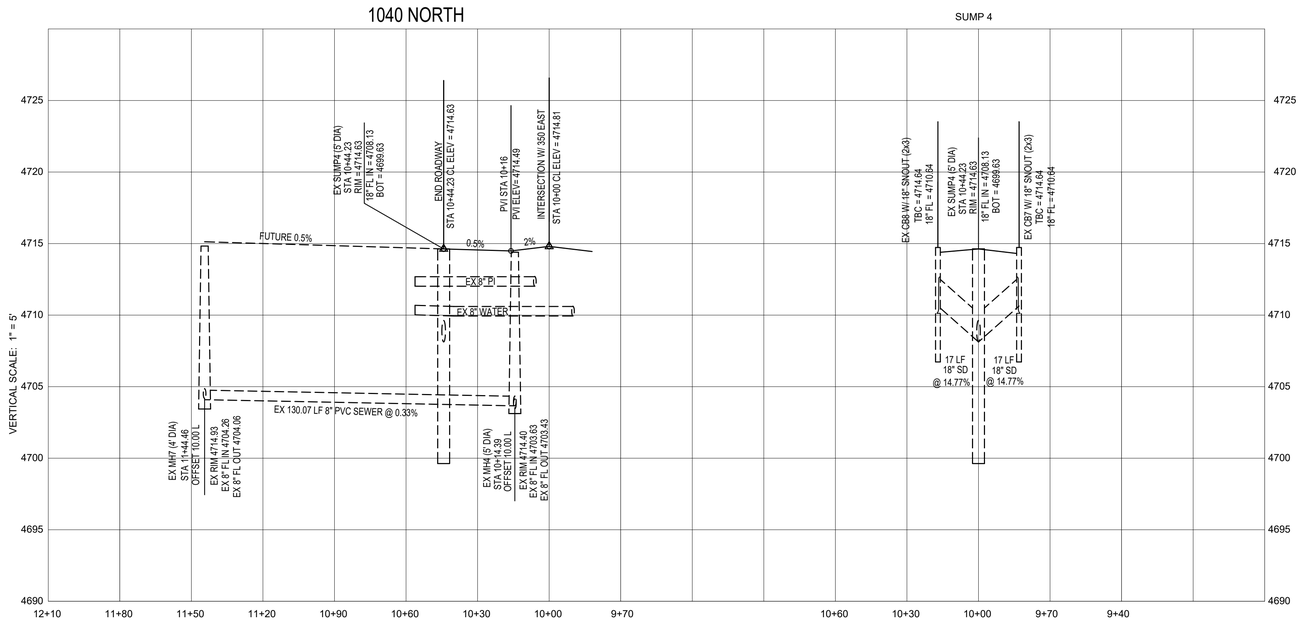
THE BRIDGES AT FOX HOLLOW

DESCRIPTION

PLAT "A"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
350 EAST PLAN & PROFILE	*C4.1*





AMERICAN FOR
12:061

THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

N

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	STATE OF UTAH, R. BUD, CIVIL ENG, 11/15/2024, 343602, PROFESSIONAL ENGINEER
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ACTION	DATE
FINAL	11/15/2024

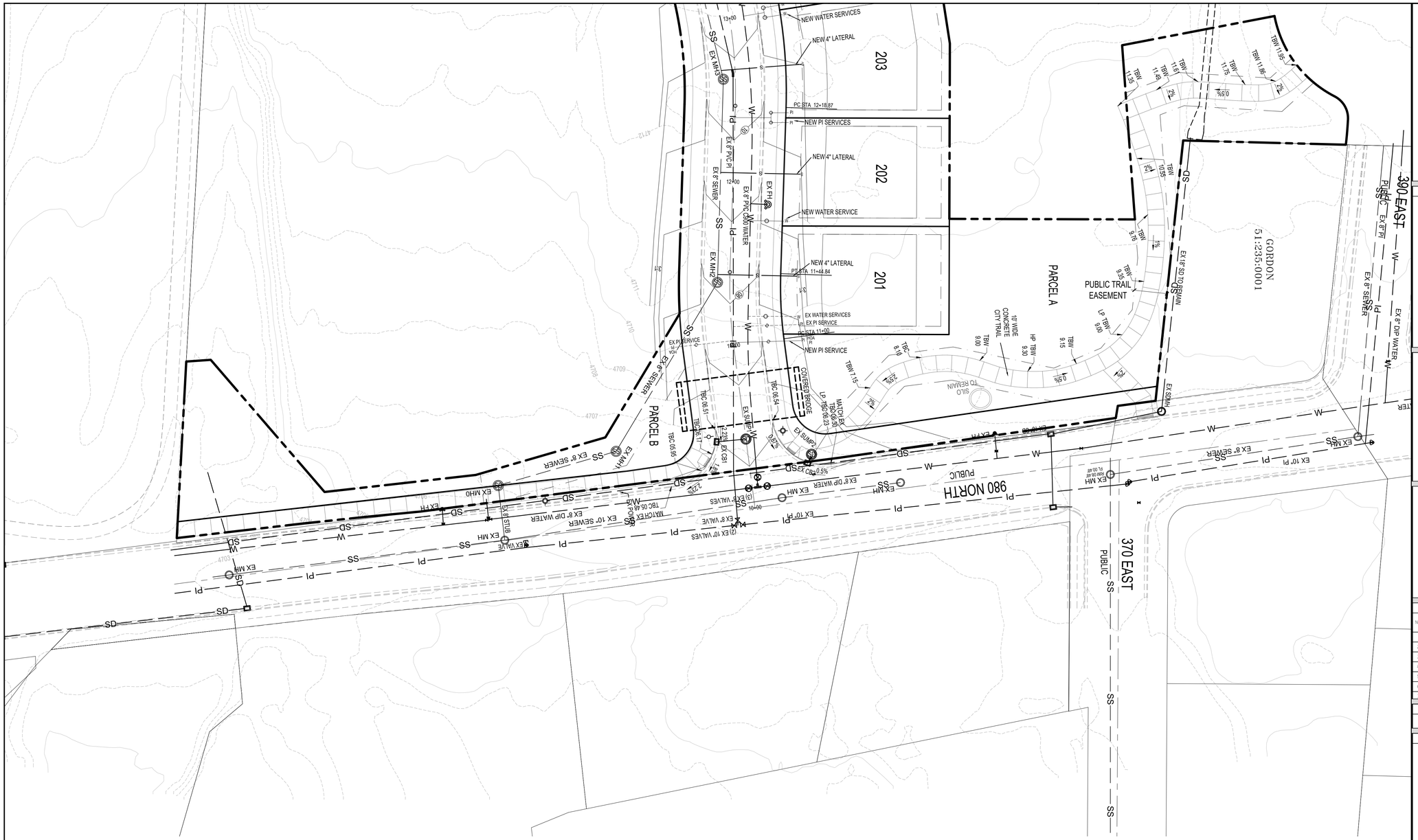
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THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

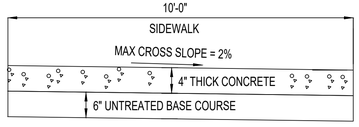
PLAT "A"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
1040 NORTH PLAN & PROFILE	*C5.0*



10' SIDEWALK DETAIL

NOT TO SCALE



6" UNTREATED GRANULAR BASE
CURB & SIDEWALK
EXTENDING 6" LATERALLY IN FRONT AND BACK
COMPACT TO 95% DENSITY ASTM D 1557-78

THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

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

berg
CIVIL ENGINEERING
1018 N Deer Crest Lane
Alpine Ut, 84004
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SEAL

STATE OF UTAH
K. R. BERG
ENGINEERING
11/15/2024
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	11/15/2024

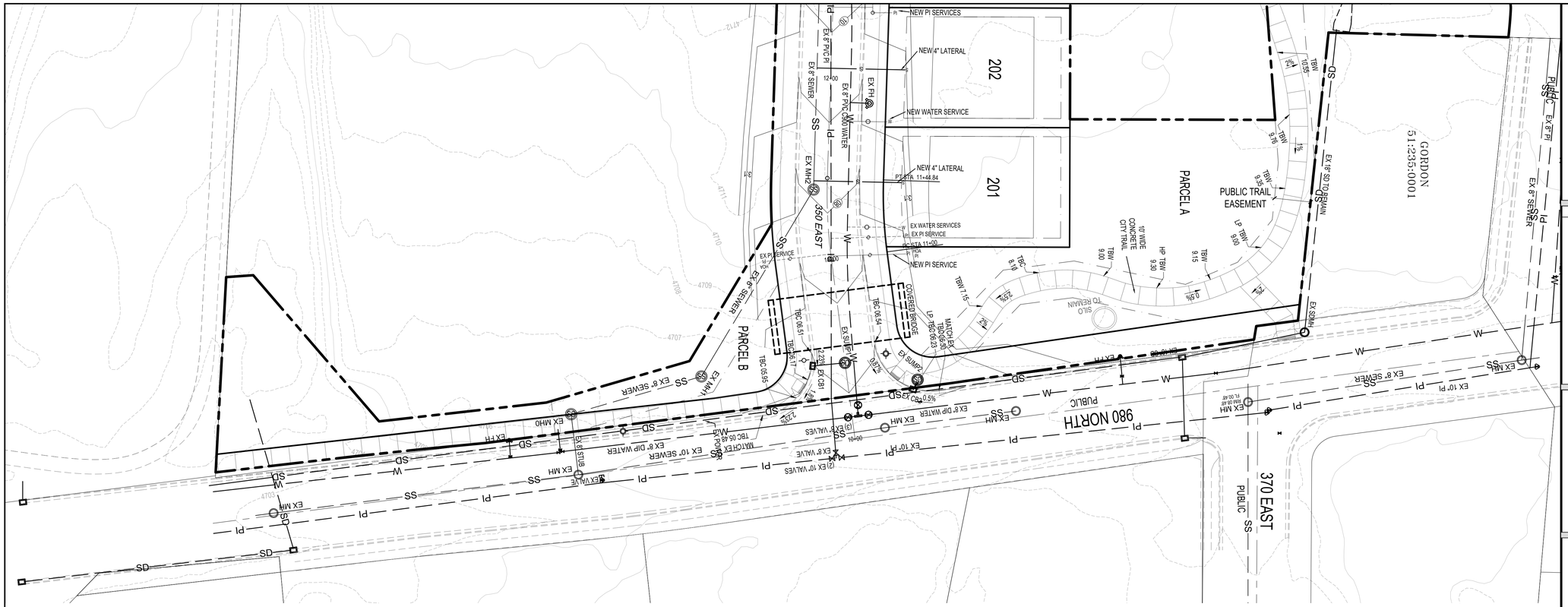
PROJECT

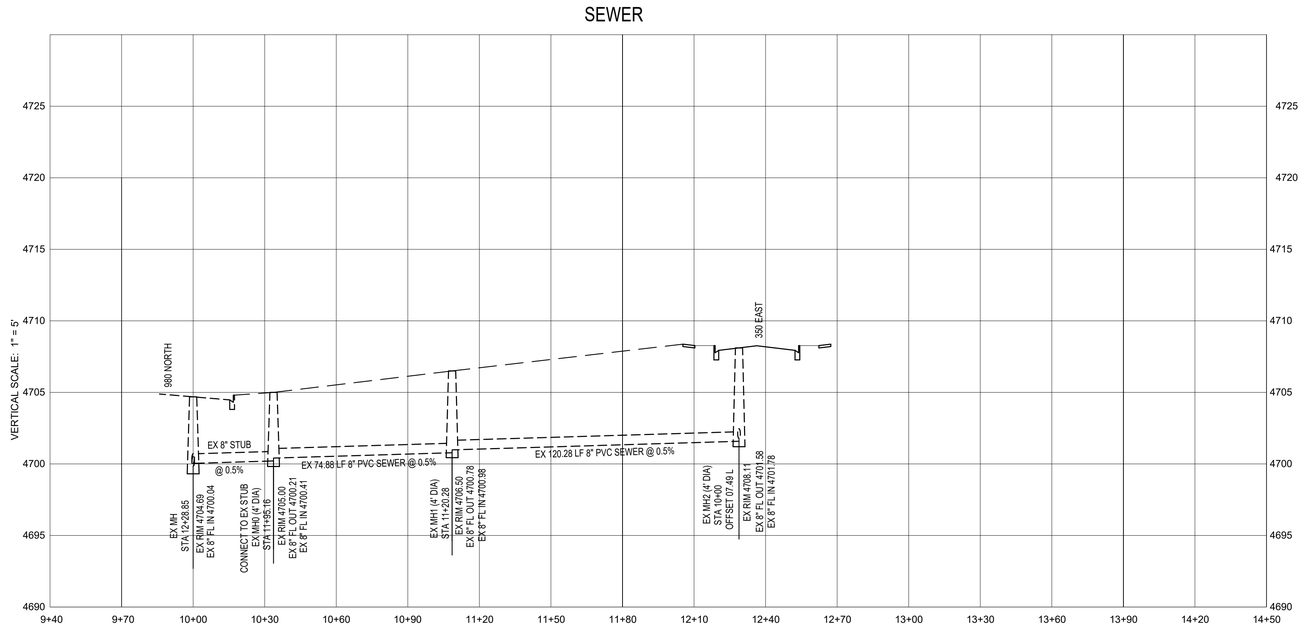
THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

PLAT "A"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
980 NORTH PLAN & PROFILE	*C6.0*





THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

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0 15 30 60 90

SCALE: 1"= 30'

berg CIVIL ENGINEERING
1018 N Deer Crest Lane
Alpine Ut, 84004
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SEAL

STATE OF UTAH
R. BUTTS
CIVIL ENG
11/15/2024
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	11/15/2024

PROJECT

THE BRIDGES AT FOX HOLLOW

DESCRIPTION

PLAT "A"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
SEWER PLAN & PROFILE	C7.0

GORDON
51:235:0001

PUBLIC TRAIL EASEMENT

370 EAST
PUBLIC

HOA PARCEL A

980 NORTH
PUBLIC

209 208 207 206 205 204 203 202 201

COVERED BRIDGE

350 EAST
PUBLIC

PARCEL B

211 210

1040 NORTH
PUBLIC

SITE FENCE

Is this a Silt Fence, not a Site Fence?

AMERICAN FORK CITY CORP.
12:061:0195

SWPPP CERTIFICATION STATEMENT

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

_____ DATE _____
KENNETH R. BERG, PE

MAPPING LEGEND

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

THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

0 20 40 80 120
SCALE: 1"= 40'

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

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SEAL
STATE OF UTAH
KENNETH R. BERG
11/15/2024
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	11/15/2024

PROJECT

THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

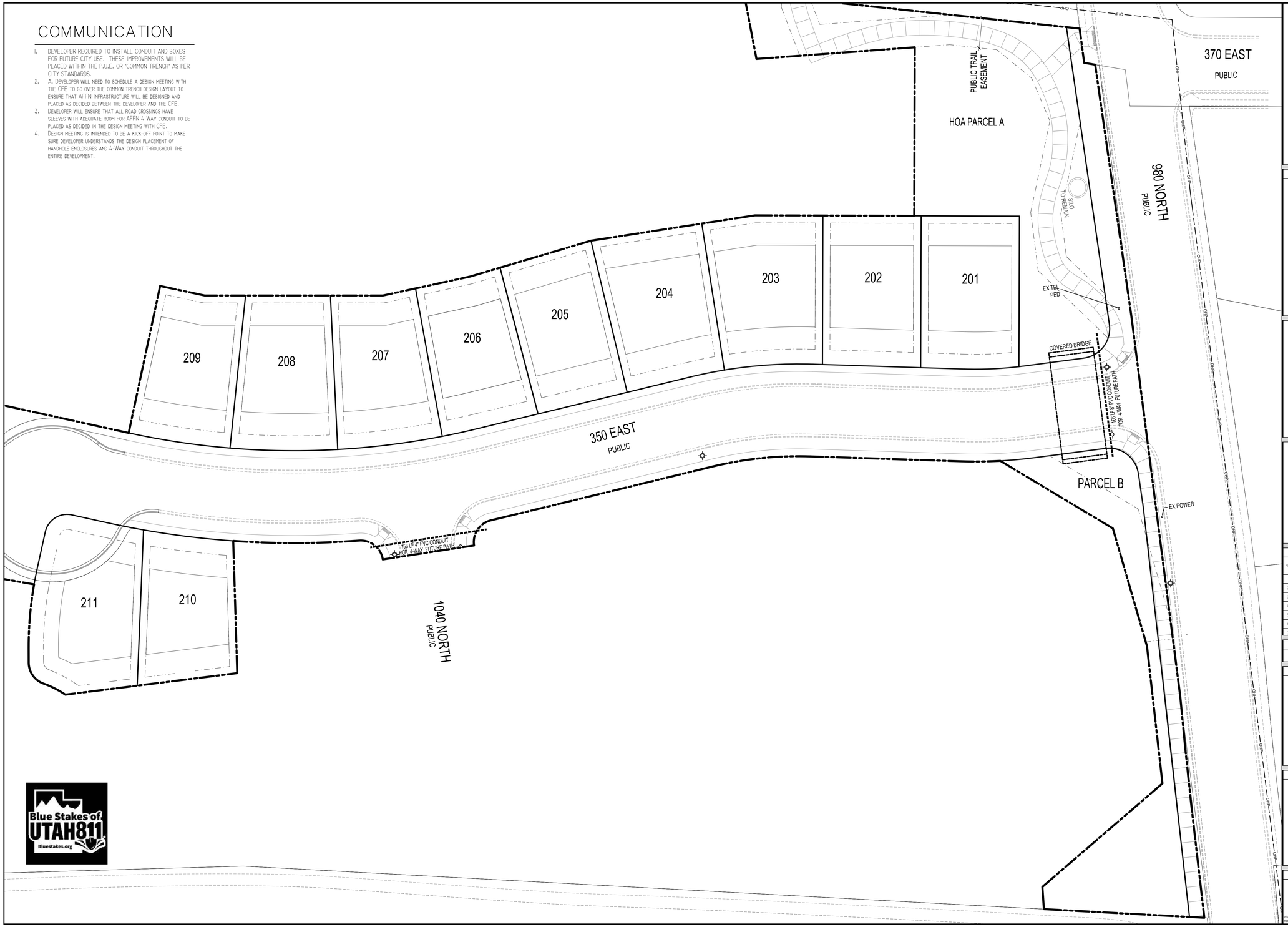
PLAT "A"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
SWPPP	*C8.0*

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COMMUNICATION

1. DEVELOPER REQUIRED TO INSTALL CONDUIT AND BOXES FOR FUTURE CITY USE. THESE IMPROVEMENTS WILL BE PLACED WITHIN THE P.U.E. OR "COMMON TRENCH" AS PER CITY STANDARDS.
2. A. DEVELOPER WILL NEED TO SCHEDULE A DESIGN MEETING WITH THE CFE TO GO OVER THE COMMON TRENCH DESIGN LAYOUT TO ENSURE THAT AFFN INFRASTRUCTURE WILL BE DESIGNED AND PLACED AS DECIDED BETWEEN THE DEVELOPER AND THE CFE.
3. DEVELOPER WILL ENSURE THAT ALL ROAD CROSSINGS HAVE SLEEVES WITH ADEQUATE ROOM FOR AFFN 4-WAY CONDUIT TO BE PLACED AS DECIDED IN THE DESIGN MEETING WITH CFE.
4. DESIGN MEETING IS INTENDED TO BE A KICK-OFF POINT TO MAKE SURE DEVELOPER UNDERSTANDS THE DESIGN PLACEMENT OF HANDHOLE ENCLOSURES AND 4-WAY CONDUIT THROUGHOUT THE ENTIRE DEVELOPMENT.



Blue Stakes of UTAH811 Bluestakes.org

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

N

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

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 R-Berg 343602 11/15/2024 PROFESSIONAL ENGINEER
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ACTION	DATE
FINAL	11/15/2024

PROJECT

THE BRIDGES AT FOX HOLLOW

DESCRIPTION

PLAT "A"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
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hollow\bh final plat plot\bh_a 28-notes.dwg

GENERAL NOTES

1. 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.
5. 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. RESETTING 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

TRAFFIC CONTROL

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

UTILITIES

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

STRIPING AND SIGNING

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

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 ENTITLE COVERAGE UNDER THE UTAH DIVISION OF WATER QUALITY GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. A PROJECT LOCATION MAP MUST BE SUBMITTED WITH THE NOI.
3. A SEDIMENT AND EROSION CONTROL PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL IF A SEDIMENT AND EROSION CONTROL PLAN HAS NOT ALREADY BEEN INCLUDED WITH THE APPROVED CONSTRUCTION DRAWINGS. THIS PLAN MUST BE MADE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
4. A UPDES STORM WATER DISCHARGE PERMIT MAY BE REQUIRED. THE CONTRACTOR SHALL BE CONSIDERED THE PERMITTEE.
5. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORM WATER RUNOFF LEAVES THE SITE, INCLUDING WATERWAYS, OVERLAND SHEET FLOW, AND STORM SEWERS.
6. ACCEPTED METHODS OF PROVIDING EROSION/SEDIMENT CONTROL INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT BASINS, SILT FILTER FENCE, AGGREGATE CHECK DAMS, AND TEMPORARY GROUND COVER. HAY OR STRAW BALES ARE NOT PERMITTED.
7. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE OF THE WORK AREA AT ALL TIMES CONSISTENT WITH EROSION CONTROL PRACTICES.
8. DISTURBED AREAS THAT WILL REMAIN UN-WORKED FOR 30 DAYS OR MORE SHALL BE SEEDED OR PROTECTED WITHIN SEVEN CALENDAR DAYS OF THE DISTURBANCE.
9. OTHER SEDIMENT CONTROLS THAT ARE INSTALLED SHALL BE MAINTAINED UNTIL VEGETATIVE GROWTH HAS BEEN ESTABLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY SEDIMENT DEVICES AT THE CONCLUSION OF CONSTRUCTION BUT NOT BEFORE GROWTH OF PERMANENT GROUND COVER.

USE OF FIRE HYDRANTS

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

SANITARY SEWERS

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

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.

SECONDARY WATER

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

STORM SEWER

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.

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
KRISTOPHER R. BERG
11/15/2024
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	11/15/2024

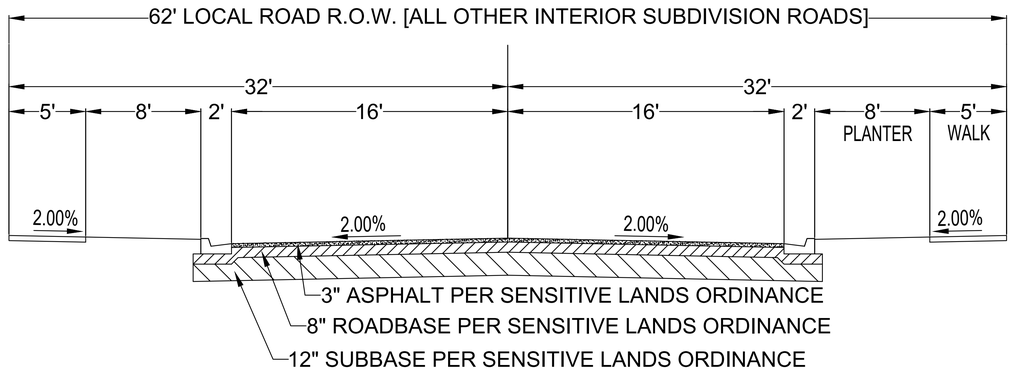
PROJECT

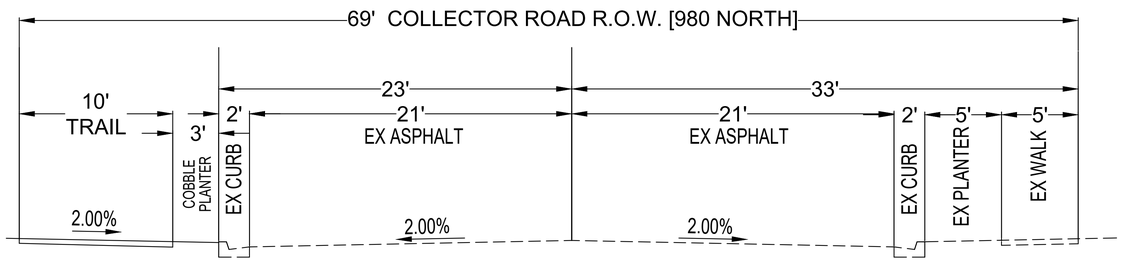
THE BRIDGES AT FOX HOLLOW

DESCRIPTION

PLAT "A"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GENERAL NOTES	GN1





THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

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NO.	DATE	DESCRIPTION
1		
2		
3		
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7		

SEAL

STATE OF UTAH
R. BURT
BERG ENGINEERING
11/15/2024
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	11/15/2024

PROJECT

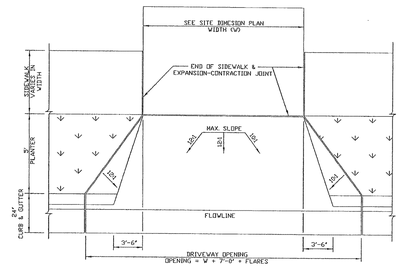
THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

PLAT "A"
FINAL
CONSTRUCTION
PLANS

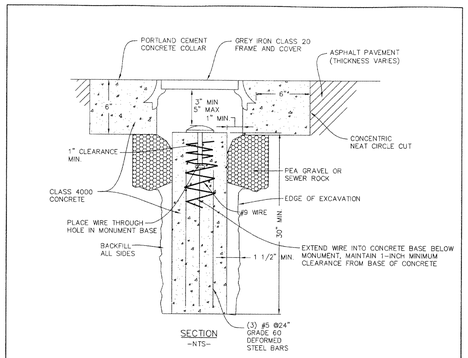
SHEET NAME	SHEET NUMBER
GENERAL DETAILS	*D0*

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



FLARED DRIVE APPROACH WITH PLANTER
-NTS-

DRAWN: JRP	Northern ENGINEERING / LAND PLANNING / CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-9992	AMERICAN FORK CITY	STANDARD DETAIL FOR: FLARED DRIVE APPROACH WITH PLANTER	DRAWING NO. 15.9
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

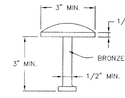


SECTION
-NTS-

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



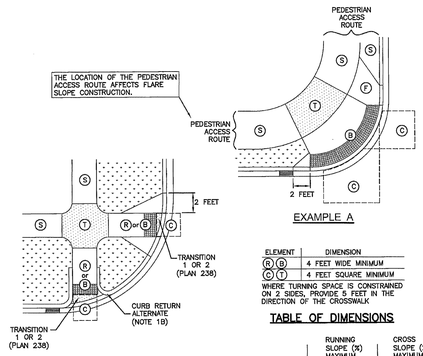
CAP PLAN
-NTS-



CAP SECTION
-NTS-

DRAWN: JRP	Northern ENGINEERING / LAND PLANNING / CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-9992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE "A" MONUMENT CAP AND BASE	DRAWING NO. 15.28
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

TURNING SPACE AT SIDEWALK LEVEL



EXAMPLE A

EXAMPLE B

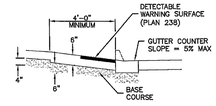
ELEMENT	DIMENSION
(R) (B)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	(T)	2	2
CURB RAMP	(R)	8.33	2 (c)
BLENDED TRANSITION	(B)	5	2 (c)
CLEAR SPACE	(C)	5	2 (c)
SIDEWALK	(S)	STREET GRADE	2
FLARE	(F)	10	---

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB.
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL.
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS WITHOUT VEHICULAR YIELD OR STOP CONTROL.



MATERIALS

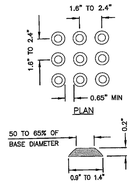
SLOPE TABLE

Corner curb cut assembly

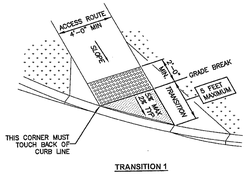
Plan
235
Sheet 1 of 4

September 2011

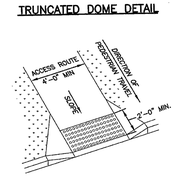
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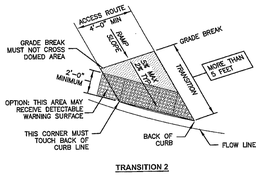
TRUNCATED DOME DETAIL



TRANSITION 1

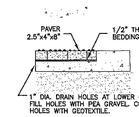


PERPENDICULAR ASSEMBLY

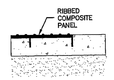


TRANSITION 2

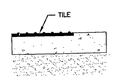
NON-PERPENDICULAR ASSEMBLY



STYLE P



STYLE R



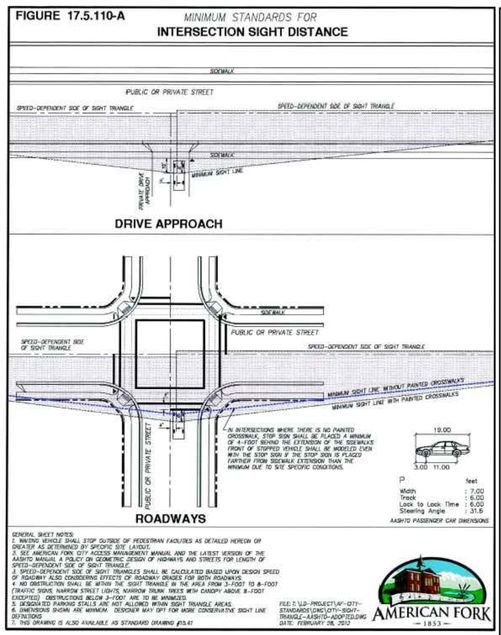
STYLE T

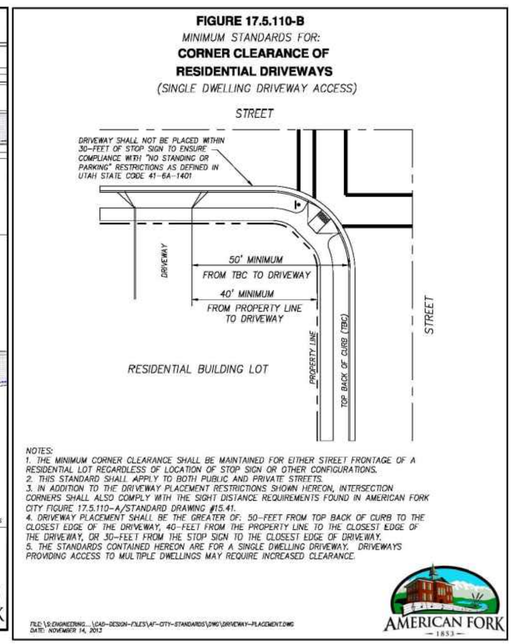
Detectable warning surface

Plan
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July 2011

79



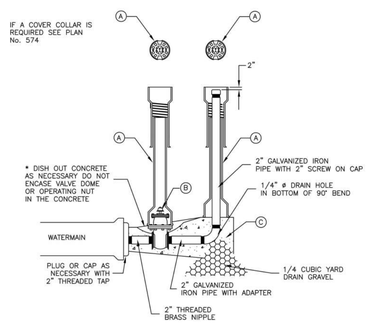


April 1997

2" Washout valve

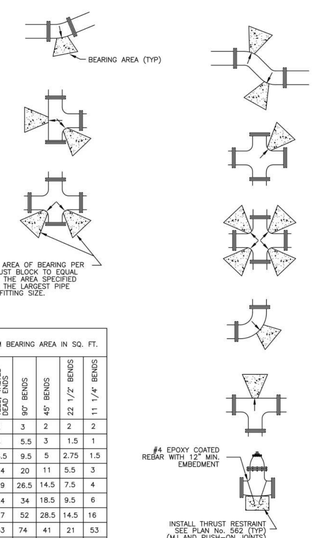
Plan No.
571

243



SECTION

LEGEND		
No.	ITEM	DESCRIPTION
(A)	VALVE BOX WITH LID	2 PIECE CAST IRON
(B)	4" GATE VALVE WITH SCREW ENDS	2"x 2" OPERATING NUT
(C)	CONCRETE THRUST BLOCK	SEE PLAN No. 561



MINIMUM BEARING AREA IN SQ. FT.						
SIZE OF PIPE	TEES, VALVES & DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	1.5	1
8"	6.5	9.5	5	2.75	1.5
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	16
24"	53	74	41	21	53
30"	81	114	62	32	16

Direct bearing thrust block

Plan No.
561

April 1997

239

THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

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

REVISIONS		
NO.	DATE	DESCRIPTION
1		
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SEAL: STATE OF UTAH — R. BUNG — 11/15/2024 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	11/15/2024

PROJECT

THE
BRIDGES
AT FOX HOLLOW

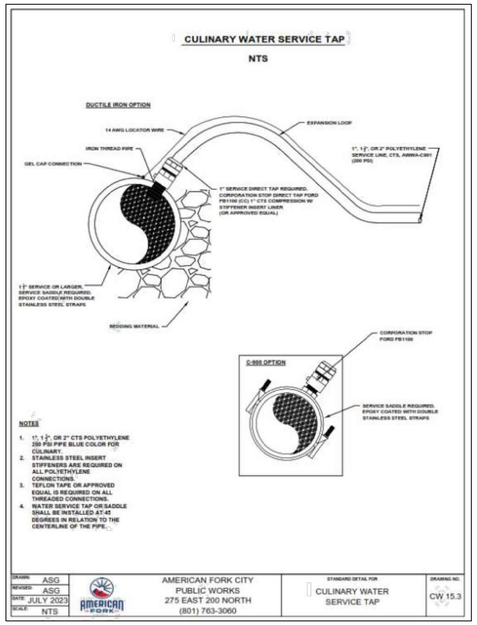
DESCRIPTION

PLAT "A"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	*D1*

CULINARY WATER SERVICE TAP

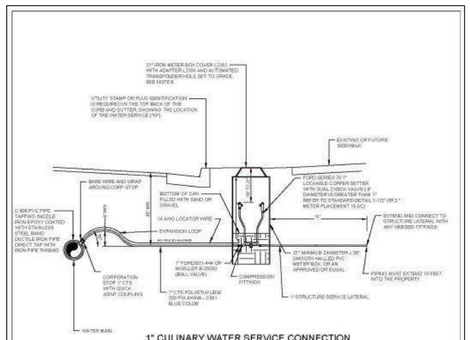
NTS



NOTES

1. 1", 1½", OR 2" CTS POLYETHYLENE 200 PSI PIPE BLUE COLOR FOR CULINARY.
2. STAINLESS STEEL INSERT STIFFENERS ARE REQUIRED ON ALL POLYETHYLENE CONNECTIONS.
3. TEFLON TAPE OR APPROVED EQUAL IS REQUIRED ON ALL THREADED CONNECTIONS.
4. WATER SERVICE TAP OR SADDLE SHALL BE INSTALLED AT 45 DEGREES IN RELATION TO THE CENTERLINE OF THE PIPE.

DRAWN: ASG	AMERICAN FORK	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-3060	STANDARD DETAIL FOR CULINARY WATER SERVICE TAP	DRAWING NO. CW 15.3
REVISED: ASG				
DATE: JULY 2023				
SCALE: NTS				

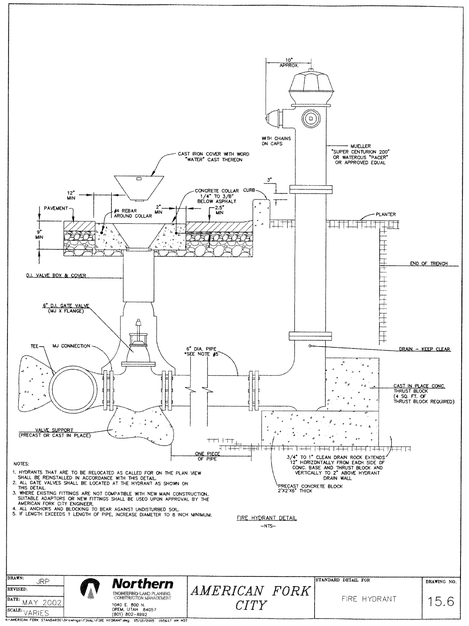


1" CULINARY WATER SERVICE CONNECTION

NOTES:

1. METER BOX, COVER, COPPER SETTER, CORPORATION STOP, & SERVICE LINES TO BE FURNISHED AND INSTALLED BY CONTRACTOR. METER IS REQUIRED AND SHALL BE PURCHASED FROM THE CITY AT THE TIME OF THE CITY. METER IS PROVIDED AND INSTALLED BY THE CITY.
2. STAINLESS STEEL STIFFENERS ARE REQUIRED ON ALL POLYETHYLENE CONNECTIONS.
3. WHERE WATER AND SEWER LATERALS ARE LAID PARALLEL TO A SEWER MUST BE LAID AT LEAST FIVE (5) FEET TO EDGE FROM ANY EXISTING OR PROPOSED SEWER LATERAL (PER UTAH CODE R309-550-7).
4. WHERE WATER AND SEWER LATERALS MUST CROSS, THE WATER LATERAL SHALL BE LAID AT LEAST 18" ABOVE THE SEWER LATERAL, AS MEASURED EDGE TO EDGE (PER UTAH CODE R309-550-7).
5. TEFLON TAPE OR APPROVED EQUAL IS REQUIRED ON ALL THREADED CONNECTIONS.
6. ALL METER BOXES AND CONCRETE SHALL BE DIE, SUPPLY MIDELL-B-ED LIGHT TRAFFIC WITH A RECESSED TRANSPONDER HOLE SET TO GRADE.
7. ALL FITTINGS SHALL BE C-15.
8. SPLICING (REPAIR OF EXISTING POLY PIPE) SHALL BE PERFORMED WITH A SPLICE KIT. STIFFENERS ARE REQUIRED AND MUST BE APPROVED BY AMERICAN FORK CITY.
9. LATERALS SHALL BE OF ONE CONTINUOUS LENGTH OF PIPE FROM MAIN TO SETTER AND FROM SETTER TO STRUCTURE AND SHALL BE BURIED AT A MINIMUM OF 48" UNLESS APPROVED BY THE CITY ENGINEER.
10. METER CAN SHALL BE INSTALLED AT THE CENTER OF THE PARK STRIP BETWEEN FRONT OF SIDEWALK AND BACK OF CURB.

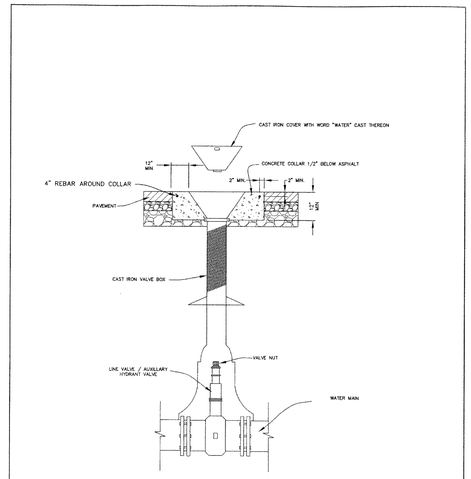
DRAWN BY: NLP	AMERICAN FORK	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801)763-9030	1" CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5
REVISED: ABM				
DATE: 9/19/2019				
SCALE: VARIES				



NOTES:
1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE REINSTALLED IN ACCORDANCE WITH THIS DETAIL.
2. ALL GATE VALVES SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, SUITABLE ADAPTORS OR NEW FITTINGS SHALL BE USED UPON APPROVAL BY THE AMERICAN FORK CITY ENGINEER.
4. ALL FITTINGS SHALL BE BLOCKED TO BEAR AGAINST UNDISTURBED SOIL.
5. IF LENGTH EXCEEDS 5' LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.

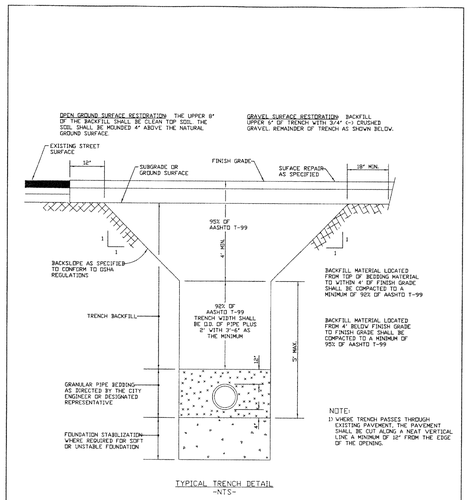
FIRE HYDRANT DETAIL
-NTS-

DRAWN: JRP	Northern	AMERICAN FORK CITY	STANDARD DETAIL FOR FIRE HYDRANT	DRAWING NO. 15.6
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



VALVE BOX DETAIL

DRAWN: JRP	Northern	AMERICAN FORK CITY	STANDARD DETAIL FOR VALVE BOX DETAIL	DRAWING NO. 15.4
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



NOTE:
1) WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT ALONG A NEAT VERTICAL LINE A MINIMUM OF 12" FROM THE EDGE OF THE OPENING.

TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP	Northern	AMERICAN FORK CITY	STANDARD DETAIL FOR TYPICAL TRENCH DETAIL	DRAWING NO. 15.22
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

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

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

STATE OF UTAH — R. BERG — PROFESSIONAL ENGINEER
11/15/2024
343602

ACTION	DATE
FINAL	11/15/2024

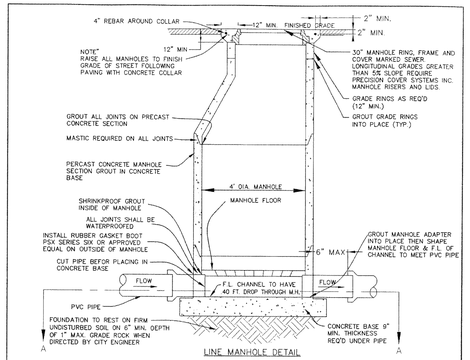
PROJECT

THE BRIDGES AT FOX HOLLOW

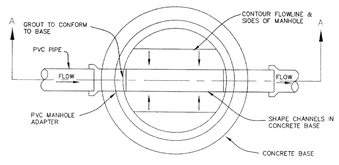
DESCRIPTION

PLAT "A"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
WATER DETAILS	*D2*

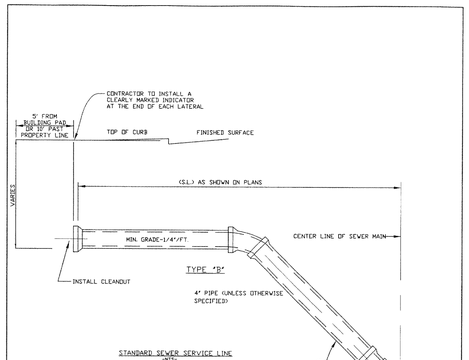


LINE MANHOLE DETAIL
-NTS-



SECTION A-A
-NTS-

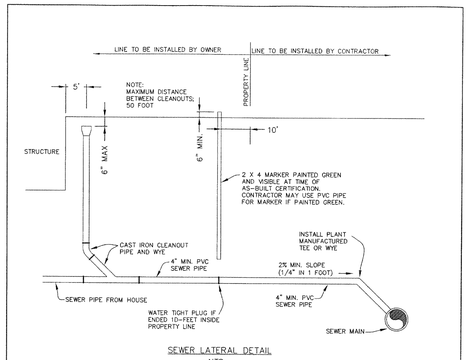
DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LINE MANHOLE DETAIL	DRAWING NO. 15.12



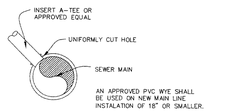
STANDARD SEWER SERVICE LINE
-NTS-

NOTE:
ALSO SEE DRAWING NO. 15.23

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: STANDARD SEWER SERVICE LINE	DRAWING NO. 15.19



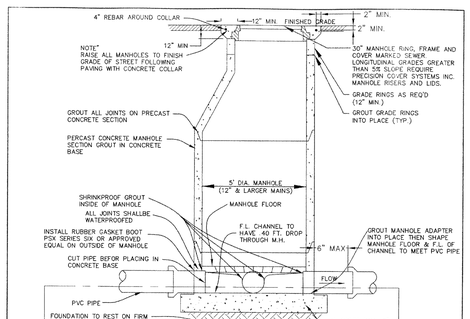
SEWER LATERAL DETAIL
-NTS-



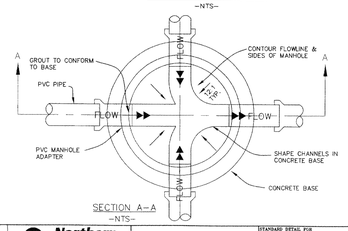
SEWER SERVICE LATERAL SADDLE
-NTS-

NOTE:
1) LATERAL SHALL NOT ENTER MANHOLE, UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
2) FOR CONCRETE PIPE ADD CONCRETE COLLAR AROUND INSERT-A-TEE.
3) ALSO SEE DRAWING NO. 15.19

DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT	DRAWING NO. 15.23

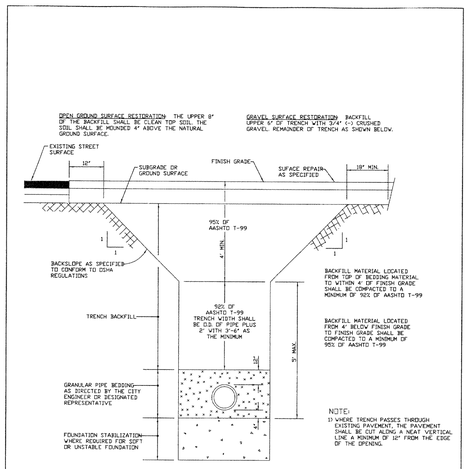


JUNCTION MANHOLE DETAIL
-NTS-



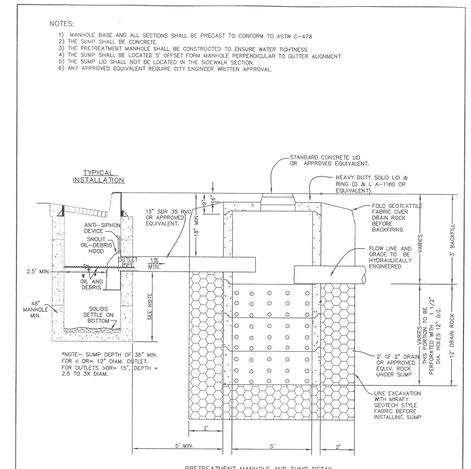
SECTION A-A
-NTS-

DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER JUNCTION MANHOLE DETAIL	DRAWING NO. 15.13



TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL	DRAWING NO. 15.22



PRETREATMENT MANHOLE AND SUMP DETAIL
-NTS-

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: PRETREATMENT MANHOLE AND SUMP	DRAWING NO. 15.14

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
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1018 N Deer Crest Lane
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office (801) 492-1277
cell (801) 616-1677

REVISIONS		
NO.	DATE	DESCRIPTION
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SEAL
STATE OF UTAH
R. BUTLER BERG
PROFESSIONAL ENGINEER
11/15/2024
343602

ACTION	DATE
FINAL	11/15/2024

PROJECT

THE BRIDGES AT FOX HOLLOW

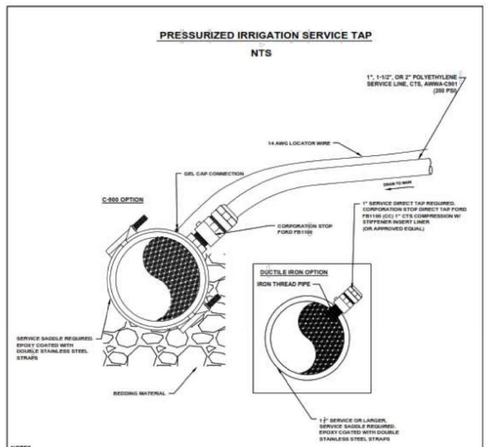
DESCRIPTION

PLAT "A"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
SEWER & STORM DRAIN DETAILS	*D3*

PRESSURIZED IRRIGATION SERVICE TAP

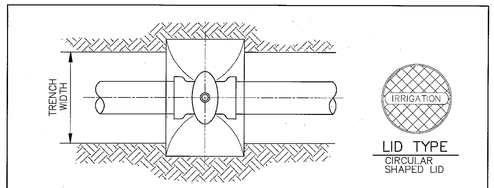
NTS



NOTES

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

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

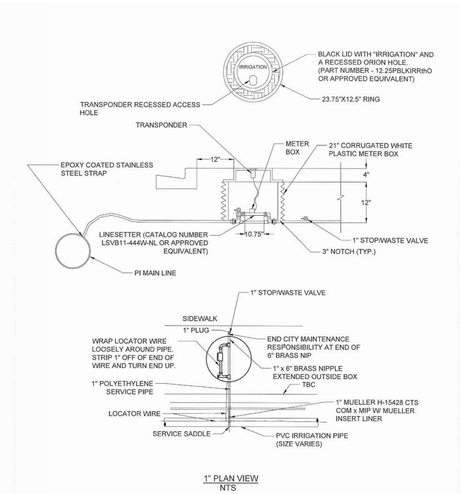


NOTES:

1. ALL BURIED VALVES SHALL BE PROVIDED WITH EXTENSION STEM OPERATOR WITH 2" SQ. A.W.W.A. NUT WITHIN 36" OF VALVE BOX COVER. NUT SHALL INDICATE THE DIRECTION OF ROTATION TO OPEN VALVE.
2. COAT BURIED PIPE AND VALVE BOX PER SPECIFICATIONS.
3. VALVE BOX SHALL BE CLEANED OF ALL DEBRIS AND SOIL.

VALVE BOX INSTALLATION

DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-0100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SECONDARY WATER VALVE BOX DETAIL	DRAWING NO. 15.4A
REVISED: 11/2010				
DATE:				
SCALE: NONE				

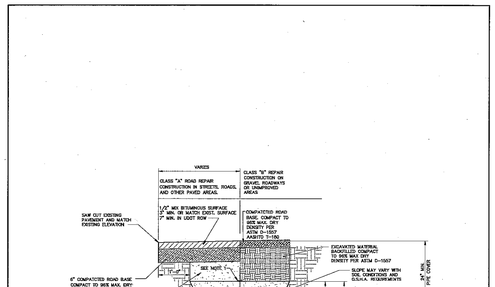


1" PLAN VIEW
NTS

NOTES:

1. CITY MAINTENANCE RESPONSIBILITY ENDS AT THE END OF THE 6" BRASS NIPPLE.
2. STOP/WASTE VALVE IS THE PROPERTY OWNER'S VALVE TO ISOLATE SPRINKLER SYSTEM.
3. REFER TO SECTION 7.6 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

DRAWN: MVU	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	1" PI METER PLACEMENT	15.5D
DATE: MAY 2019			
SCALE: VARIES			

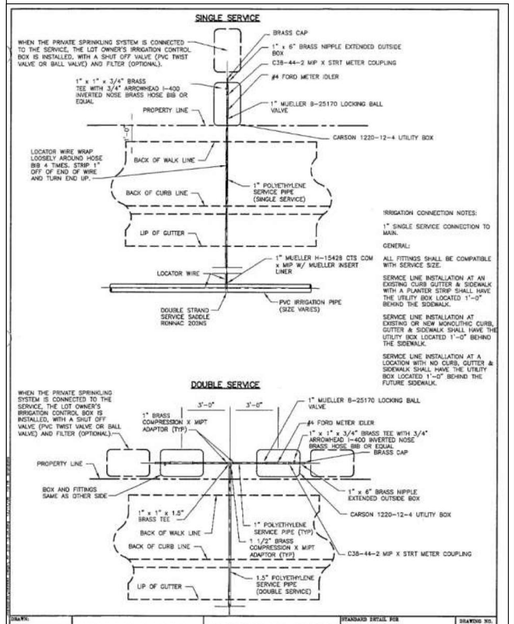


NOTES:

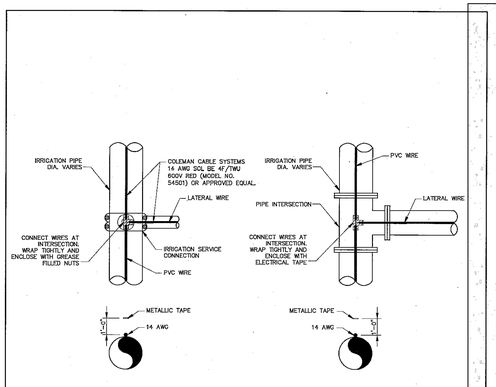
1. FOR ALL PIPING INSTALL METALLIC TAPE (COLORED PURPLE) ABOVE PIPE.
2. METALLIC PURPLE TAPE SHALL READ "NON-POTABLE WATER" AND SHALL BE INSTALLED 12" ABOVE THE PIPE.
3. PLACE LOCATOR WIRE DIRECTLY ON TOP OF PIPE.

TYPICAL SECONDARY WATER TRENCH DETAIL

DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-0100	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL SECONDARY WATER TRENCH DETAIL	DRAWING NO. 15.22A
REVISED: 11/2010				
DATE:				
SCALE:				



DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-0100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SINGLE/DOUBLE SERVICE CONNECTION FOR SECONDARY WATER	DRAWING NO. 15.5A
REVISED:				
DATE:				
SCALE:				



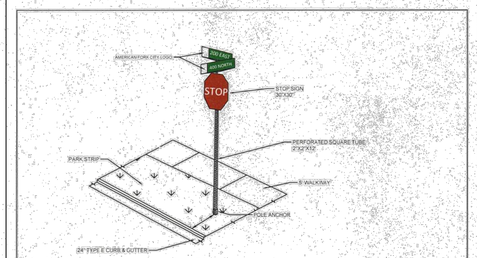
14 AWG LOCATOR WIRE

NTS

NOTES:

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

DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-0100	AMERICAN FORK CITY	STANDARD DETAIL FOR: LOCATOR WIRE DETAIL	DRAWING NO. 15.33
REVISED: 11/2010				
DATE:				
SCALE:				



STREET COORDINATE SIGN

NOTES

1. ALL SIGN SHALL BE INSTALLED IN ACCORDANCE WITH MUTCD STANDARDS.
2. COORDINATE SIGNS ARE REQUIRED AT STREET 90 DEGREE BENDS, 4-WAY AND T-INTERSECTIONS. SIGNS WITH ALPHANUMERICAL COORDINATES THAT ARE STREET NAMES SHALL INCLUDE A NUMERICAL COORDINATE FOR THE ROAD BELOW THE STREET NAME. SIGNS WITH CARDINAL DIRECTIONS SHALL BE SPELLED OUT, E.G "NORTH"
3. POLE/ANCHORS: PERFORATED SQUARE TUBE. THESE ANCHORS SHALL BE USED ON ALL CITY POLES UNLESS OTHERWISE STATED (I.E STATE SPEC SIGNS AS REQUIRED). ANCHORS SHALL BE INSTALLED WITH APPROXIMATELY 4" ANCHOR EXPOSED ABOVE THE TOP BACK OF CURB OR FINISHED GRADE. A 4" SLEEVE IS REQUIRED AROUND THE ANCHOR WHEN INSTALLED IN CONCRETE
   A. SIZE: 2.5"X2.5"X 30"
   B. THICKNESS: 12 GAUGE GALVANIZED, PERFORATED SQUARE TUBE
4. POLE: PERFORATED SQUARE TUBE UNLESS OTHERWISE STATED (I.E STATE SPEC SIGNS AS REQUIRED)
   A. SIZE: 2"X2"X (STREET COORDINATE SIGN ONLY), 2"X2"X (STREET COORDINATE WITH REGULATORY SIGN)
   B. THICKNESS: 12 GAUGE GALVANIZED
5. STREET COORDINATE SIGN: MUTCD CODE D3-1, TWO SINGLE SIDED RIVETED BACK TO BACK
   A. SIZE: 8"X36"
   B. THICKNESS: 0.080 ALUMINUM
   C. REFLECTIVITY: HIGH INTENSITY TYPE 4
   D. UV PROTECTION FILM REQUIRED
   E. LOGO: PROVIDED BY THE CITY (PRIVATE LOGOS ARE NOT ALLOWED) SIGNS ARE TO HAVE THE CITY LOGO PRINTED ON THE LEFT OF THE SIGN WITH THE STREET NAME AND/OR COORDINATE FOLLOWING.
   F. FONT STYLE: HIGHWAY GOTHIC(E SERIES)
      (1) SIZE: STREET NAMES SHALL HAVE THE FIRST INITIAL LETTER OF THE DIRECTION/ROAD NAME UPPER CASE WITH REMAINING LETTERS LOWER CASE. SPEED LIMIT = 40 MPH: THE INITIAL UPPER-CASE LETTER SHALL BE 6" WITH THE REMAINING LOWER-CASE LETTERS AT 4.5" IN SIZE. SPEED LIMIT=40MPH: THE INITIAL UPPER-CASE LETTER SHALL BE 8" WITH THE REMAINING LOWER-CASE LETTERS AT 6" IN SIZE.
   G. COLOR: GREEN (PUBLIC STREETS), BLUE (PRIVATE STREETS)
6. HARDWARE
   A. 3/8" ALUMINUM RIVIE (USED TO MOUNT SIGN TO PERFORATED POLE)
   B. 5/16" MEDIUM CORNER BOLT WITH JAM NUT (USED TO SECURE POLE TO ANCHOR)
7. INSTALLATION OF SIGNS: THE LOWER STREET COORDINATE SIGN SHALL BE PARALLEL TO THE ROAD THAT IT IS IDENTIFYING AND INSTALLED ABOVE A REGULATORY SIGN IF AVAILABLE.
   A. LOCATION: STREET SIGNS SHALL BE INSTALLED ON THE SOUTH AND EAST SIDES OF AN INTERSECTION WITH A MINIMUM LATERAL OFFSET OF 2 FEET FROM THE BACK OF CURB AND ANY ADJACENT WALKWAY.
   B. HEIGHT: STREET SIGNS SHALL BE INSTALLED WITH A MINIMUM HEIGHT OF 7 FEET MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE TOP OF GRADE/CURB

DRAWN BY: SLT	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801)763-3060	STANDARD DETAIL FOR: STREET COORDINATE SIGN	DRAWING NO. 15.37
REVISED: KAS			
DATE: 12/8/2020			
SCALE: VARIES			

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

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, R. BUD BERG, 343602, PROFESSIONAL ENGINEER, 11/15/2024
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
FINAL	11/15/2024

PROJECT

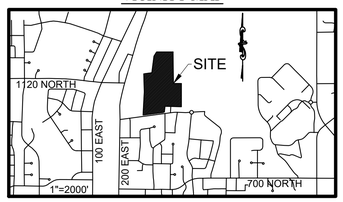
THE BRIDGES AT FOX HOLLOW

DESCRIPTION

PLAT "A" FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
SECONDARY WATER DETAILS	*D4*

VICINITY MAP



PLAT LEGEND

- PARCEL BOUNDARIES
- NEIGHBOR TITLES
- EASEMENT LINE
- CENTERLINE ROAD
- CONCRETE
- FENCE LINE
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- POWER LINE
- PHONE / FIBER OPTIC
- GAS LINE
- CONTOUR LINE

TITLE REPORT - SCHEDULE B PART II

ITEM 18 - BLANKET EASEMENT
ITEM 19 - BLANKET EASEMENT ON IRRIGATION DISTRIBUTION SYSTEM
ITEM 20 - BLANKET EASEMENT
ITEMS 21,22,23,24 - USE OF IRRIGATION DISTRIBUTION SYSTEM
ITEM 25 - TELEPHONE EASEMENT TO BE RELEASED
ITEM 26 - CONCRETE CANAL - TO BE RELOCATED & EASEMENT RELEASED
ITEM 27 - WELLS TO BE CAPPED
ITEM 28 - CONCRETE CANAL - TO BE RELOCATED & EASEMENT RELEASED

DESCRIPTION

Beginning at a point located South 0°01'13" East along section line 887.05 feet and East 454.56 feet from the West Quarter Corner of Section 12, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along a boundary line agreement recorded as Entry 121826:2004 the following five courses and distances: 1) North 3°04'28" East 649.61 feet, 2) North 1°38'35" West 505.86 feet, 3) North 82°34'13" East 227.26 feet, 4) North 7°19'30" East 468.59 feet, and 5) North 31°41'27" East 137.11 feet; thence East 460.88 feet; thence South 0°46'55" East 881.21 feet; thence East 222.51 feet; thence South 650.32 feet; thence along River Edge Plats E, F & G the following four courses and distances: 1) North 88°30'00" West 458.71 feet, 2) South 6°03'18" West 159.85 feet, 3) South 82°24'16" West 23.23 feet, and 4) South 9°26'00" West 10.19 feet; thence South 82°40'34" West 577.48 feet to the point of beginning.
Area = 31.209 Acres

NARRATIVE

The Basis of Bearing for this survey is South 5°17'23" West from the West Quarter corner of 12, Township 5 South, Range 1 East, Salt Lake Base and Meridian to the Reference Corner near the Southwest Corner of said Section 12 as defined by NAD27 State Plane Coordinates. Both monuments were located as shown on county tie sheets. The purpose of this survey was to determine an overall boundary and locate existing improvements to facilitate the design of future improvements. A fenceline boundary line agreement was recorded as Entry 121826:2004 between the owner of the subject property and American Fork City which stated as its intent to fix the common boundaries along the west, north and east sides of the subject parcel. Unfortunately, as Lehi City and Pleasant Grove City are joint owners of parcel 12:062:0013 and did not quit claim their interest in the property, the boundary was not adjusted by Utah County along this parcel.
Final boundary markers are to be set with construction of the future development.

CERTIFICATION

I Aaron D. Thomas, do hereby certify that I am a Professional Land Surveyor, licensed to practice in the State of Utah, holding license number 6418780, and that in May 2021, I made a survey of the property described on this plat. This survey was made in conformity with generally accepted local surveying practices. It does not guarantee title to the lines set, nor purport to show all easements of record nor is it proof of ownership.

PROFESSIONAL LAND SURVEYOR
No. 6418780
AARON D. THOMAS
9-30-21
STATE OF UTAH

AARON D. THOMAS - PLS NO. 6418780

60 30 0 60 120 180
Scale 1" = 60'

SURVEY TYPE: BOUNDARY & TOPOGRAPHIC SURVEY
ADDRESS +/- ??????
CITY: ?????? COUNTY: ?????? STATE: UTAH

LAND SURVEYOR: AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

CIVIL ENGINEER: CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

BRIDGES OF FOX HOLLOW

LOCATED IN THE WEST HALF OF SECTION 12,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M

SHEET:	1 OF 1
DATE:	MAY 10, 2021
SCALE:	1"=60'

PHASING PLAN

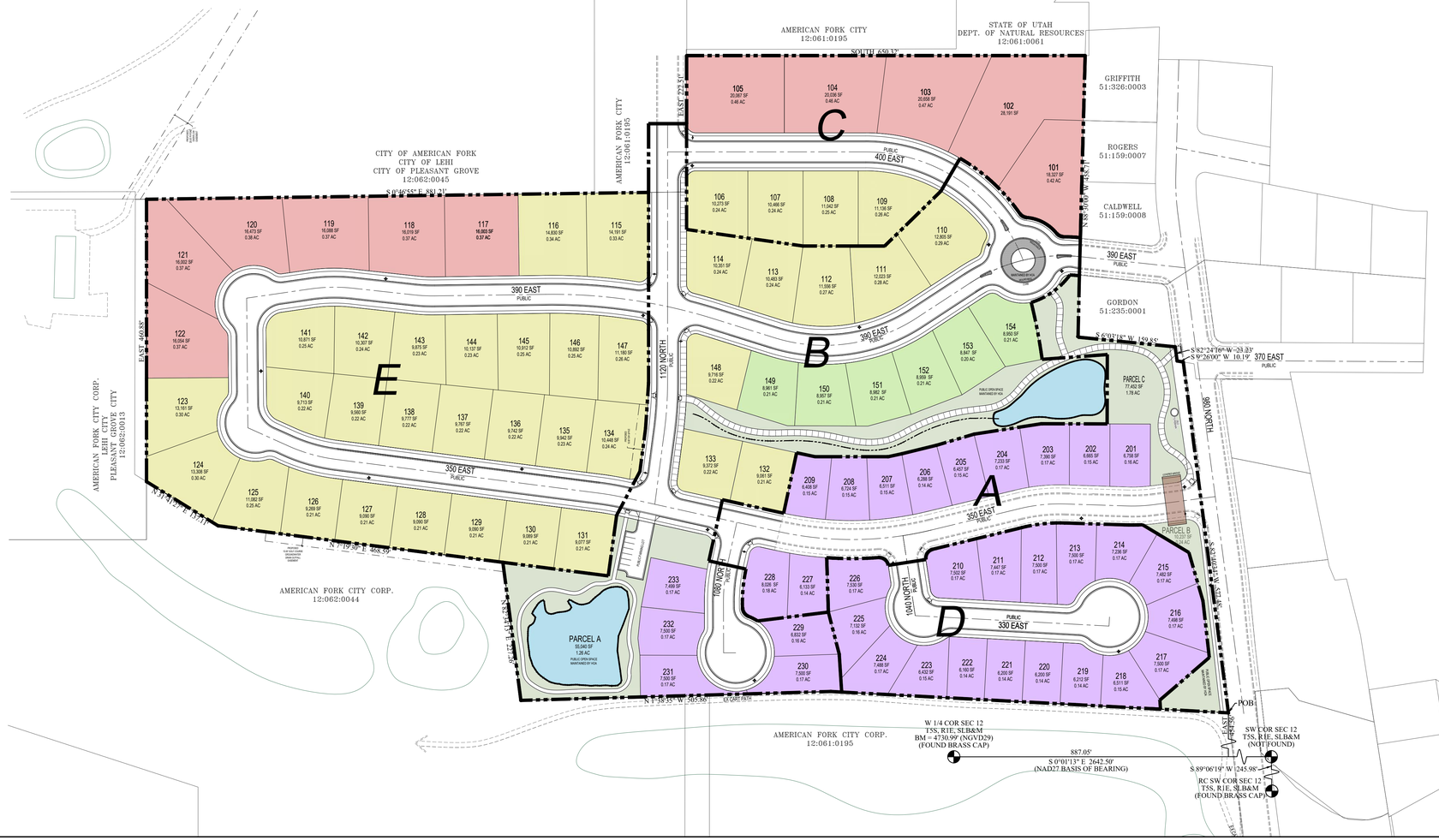
CONSERVATION SUBDIVISION

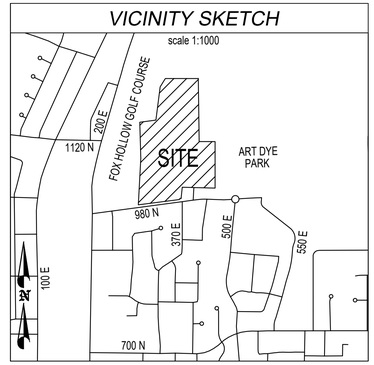
Plat	Area	Open Space	% Open per Plat	Total Open Space
A	3.82	0.91	24%	24%
B (portion)	3.73	2.36	63%	43%
D	3.54	0.00	0%	29%

	Area (ac)	Area (%)
REQ'D OPEN SPACE	2.77	25%
PROVIDED OPEN SPACE	3.26	29%

FLEXIBLE LOT SUBDIVISION

Plat	Area	Open Space	% Open per Plat	Total Open Space
B (portion)	5.29	0.00	0%	0%
C	4.07	0.00	0%	0%
E	10.54	0.00	0%	0%





THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

0 50 100 200 300
SCALE: 1"= 100'

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			STATE OF UTAH — KENNETH D. BERG — 343602 — 09/11/2024 — PROFESSIONAL ENGINEER
2			
3			
4			
5			
6			

ACTION	DATE
PRELIM	09/11/2024

PROJECT

THE BRIDGES AT FOX HOLLOW

350 EAST 1080 NORTH

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PHASING	*PHASE*

c:\users\kenn\onedrive - berg civil engineering\berg civil\22\04\bridges at fox hollow\both_fil\phase1.dwg



PLANT SCHEDULE PARCEL A

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL / SIZE
DECIDUOUS TREES				
	4	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER HONEYLOCUST	B & B	2.5" CAL
	5	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	2.5" CAL
	2	MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE	B & B	1.5"-2" CAL
EVERGREEN TREES				
	1	PICEA PUNGENS GLAUCA 'HOOPSII' / HOOPSI BLUE SPRUCE	B & B	6`- 9` TALL

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT/SIZE	DIVERSITY %
DECIDUOUS SHRUBS				
	15	BERBERIS THUNBERGII `HELMOND PILLAR` / HELMOND PILLAR BARBERRY	5 GAL	14.7%
	6	BERBERIS THUNBERGII `NANA` / CRIMSON PYGMY BARBERRY	5 GAL	5.9%
	10	HYDRANGEA PANICULATA `ILVOBO` TM / BOBO PANICLED HYDRANGEA	5 GAL	9.8%
	9	POTENTILLA FRUTICOSA 'PINK BEAUTY' / PINK BEAUTY BUSH CINQUEFOIL	5 GAL	8.8%
	10	PRUNUS GLANDULOSA `ROSEA PLENA` / PINK FLOWERING ALMOND	5 GAL	9.8%
	2	RHAMNUS FRANGULA `COLUMNARIS` / TALL HEDGE BUCKTHORN	5 GAL	2.0%
	5	RHUS AROMATICA `GRO-LOW` / GRO-LOW SUMAC	5 GAL	4.9%
	11	SPIRAEA X BUMALDA `LITTLE PRINCESS` / LITTLE PRINCESS SPIREA	5 GAL	10.8%
	9	VIBURNUM TRILOBUM `BAILEY COMPACT` / BAILEY`S COMPACT AMERICAN CRANBERRY BUSH	5 GAL	8.8%
EVERGREEN SHRUBS				
	13	ARCTOSTAPHYLOS X COLORADENSIS `PANCHITO` / PANCHITO MANZANITA	5 GAL	12.7%
	2	BUXUS SEMPERVIRENS `GRAHAM BLANDY` / GRAHAM BLANDY BOXWOOD	5 GAL	2.0%
PERENNIALS				
	11	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / BLACK-EYED SUSAN	1 GAL	3.6%
	11	SALVIA NEMOROSA 'BLUE MARVEL' / BLUE MARVEL MEADOW SAGE	1 GAL	3.6%
	8	SCABIOSA CAUCASICA 'BUTTERFLY BLUE' / BUTTERFLY BLUE PINCHUSHION FLOWER	1 GAL	2.6%

SHRUB TOTAL NUMBER	122	100%
5 GALLON SHRUB	92	90.2%
1 GALLON PERENNIAL	30	9.8%

REQUIREMENTS FOR PARCEL A	
TOTAL SQUARE FOOTAGE	29,512 SF
TREES	1 / 2,500 SF = 12 TREES
TREE SIZES	2 1/2" CAL SHADE TREE
	1 1/2" CAL ORNAMENTAL
	6' TALL EVERGREEN
SHRUBS	1 / 300 SF = 99 SHRUBS
SHRUB SIZES	5 GALLON
UP TO 10% SHRUBS CONVERT TO PERENNIAL AT 1:3 RATIO	99 * 10% = 10 SHRUBS TO 30 PERENNIALS

IRRIGATION NOTES:

1. ALL TREES, SHRUBS & PERENNIAL PLANT MATERIAL TO BE IRRIGATED WITH DRIP IRRIGATION.
2. ALL LAWN AREAS TO BE IRRIGATED WITH SPRAY IRRIGATION.

MEADOW BROOK design

BRIDGES AT FOX HOLLOW

LANDSCAPE CONCEPT A

AMERICAN FORK, UTAH

Date: 11-15-2024

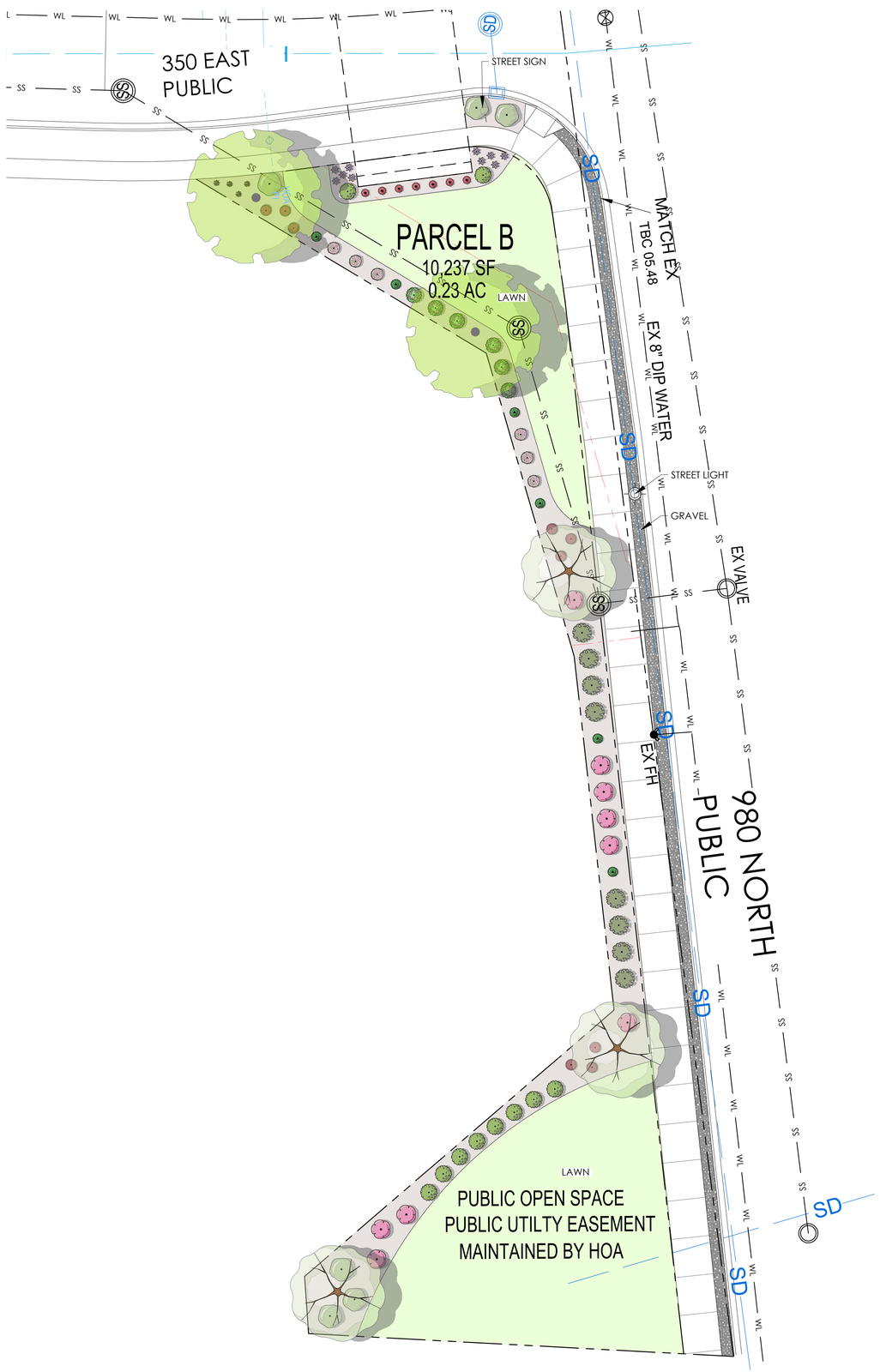
Drawn by: GB/AD

Phone: 801.471.3900

SCALE: 1:16 ON 24X36

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NORTH



PLANT SCHEDULE PARCEL B

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL / SIZE
DECIDUOUS TREES				
	2	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	2.5" CAL
	3	MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE	B & B	1.5"-2" CAL

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT/SIZE	DIVERSITY %
DECIDUOUS SHRUBS				
	7	BERBERIS THUNBERGII `HELMOND PILLAR` / HELMOND PILLAR BARBERRY	5 GAL	9.8%
	9	BERBERIS THUNBERGII `NANA` / CRIMSON PYGMY BARBERRY	5 GAL	12.5%
	6	HYDRANGEA PANICULATA `ILVOBO` TM / BOBO PANICLED HYDRANGEA	5 GAL	8.4%
	9	PRUNUS GLANDULOSA `ROSEA PLENA` / PINK FLOWERING ALMOND	5 GAL	12.5%
	10	RHAMNUS FRANGULA `COLUMNARIS` / TALL HEDGE BUCKTHORN	5 GAL	13.9%
	6	RHUS AROMATICA `GRO-LOW` / GRO-LOW SUMAC	5 GAL	8.4%
	6	SPIRAEA X BUMALDA `LITTLE PRINCESS` / LITTLE PRINCESS SPIREA	5 GAL	8.4%
EVERGREEN SHRUBS				
	8	ARCTOSTAPHYLOS X COLORADENSIS `PANCHITO` / PANCHITO MANZANITA	5 GAL	11.2%
	6	BUXUS SEMPERVIRENS `GRAHAM BLANDY` / GRAHAM BLANDY BOXWOOD	5 GAL	8.4%
PERENNIALS				
	4	SALVIA NEMOROSA 'BLUE MARVEL' / BLUE MARVEL MEADOW SAGE	1 GAL	1.9%
	10	SCABIOSA CAUCASICA 'BUTTERFLY BLUE' / BUTTERFLY BLUE PINCHUSHION FLOWER	1 GAL	4.6%

SHRUB TOTAL NUMBER	81	100%
5 GALLON SHRUB	67	93.5%
1 GALLON PERENNIAL	14	6.5%

REQUIREMENTS FOR PARCEL B	
TOTAL SQUARE FOOTAGE	10,237 SF
TREES	1 / 2,500 SF = 5 TREES
TREE SIZES	2 1/2" CAL SHADE TREE
	1 1/2" CAL ORNAMENTAL
	6' TALL EVERGREEN
SHRUBS	1 / 300 SF = 35 SHRUBS
SHRUB SIZES	5 GALLON
UP TO 10% SHRUBS CONVERT TO PERENNIAL AT 1:3 RATIO	35 * 10% = 4 SHRUBS TO 12 PERENNIALS

IRRIGATION NOTES:

1. ALL TREES, SHRUBS & PERENNIAL PLANT MATERIAL TO BE IRRIGATED WITH DRIP IRRIGATION.
2. ALL LAWN AREAS TO BE IRRIGATED WITH SPRAY IRRIGATION.

MEADOW BROOK design

BRIDGES AT FOX HOLLOW

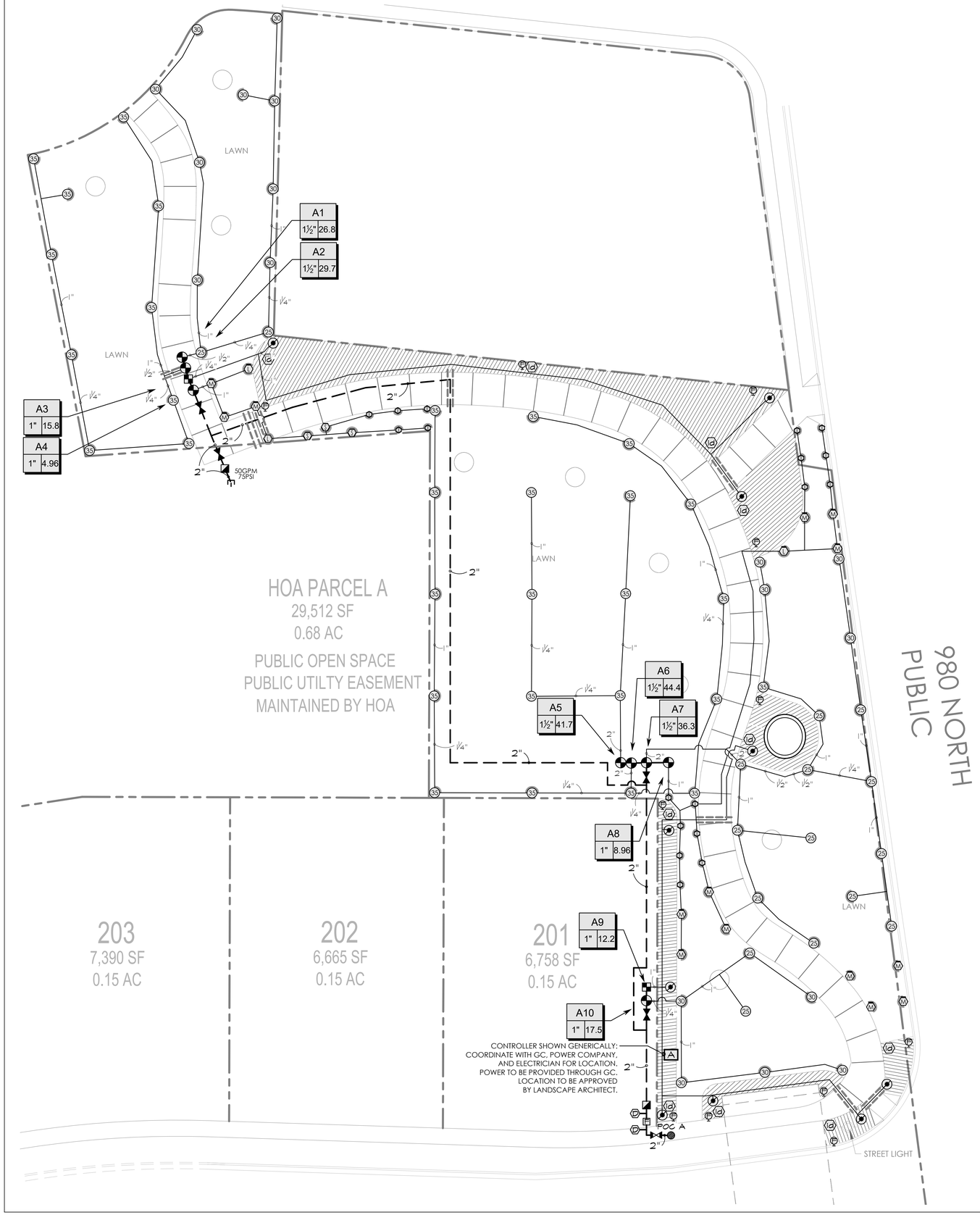
LANDSCAPE CONCEPT B

AMERICAN FORK, UTAH

Date: 11-15-2024
Drawn by: GB/AD
Phone: 801.471.3900
SCALE: 1:16 ON 24X36

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NORTH



IRRIGATION SCHEDULE PARCEL A IRR

SYMBOL	MANUFACTURER/MODEL	QTY
LST SST RST	Hunter MP Strip PRO5-06-PRS40-CV TURF ROTARY	4
800 A 800 F	Hunter MP08005R PRO5-06-PRS40-CV TURF ROTARY	18
M L O	Hunter MP1000 PRO5-06-PRS40-CV TURF ROTARY	16

SYMBOL	MANUFACTURER/MODEL	QTY
25	Hunter I-20-06-PRB-MPR Turf Rotor 25	16
30	Hunter I-20-06-PRB-MPR Turf Rotor 30	18
35	Hunter I-20-06-PRB-MPR Turf Rotor 35	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-101-40 Dnp Control Valve Kit	2
	Transition Point: S/40 PVC to Dnp Tubing	10
	Hunter PLD-BV Dnp Flush Valve	11
	Hunter ECO-ID Dnp Zone Operating Indicator	10
	Area to Receive Dripline Hunter HDL-06-12-CV In-line Dnp Tubing 24" rows	2,798 l.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICV-G-FS Remote Control Valve	8
	Hunter HQ-44RC Quick Coupler Valve	2
	Leemco LBT-XXXX-SS-316 Stainless Steel Ball Valve	4
	Mueller Onseal Markll H-10288 Stop & Waste Valve	1
	Leemco LCT-075-SS-316 Curb/Drain Valve	2
A	Hunter I2C-2400-M/ICC-PED-SS 24 Station Outdoor Modular Controller. With two ICM-800 Module. Commercial Use. Stainless Steel Pedestal.	1
	Amiad 1.5-C-130 Micron Steel Screen Filter	1
X X	Cap for future use Extend main line, 10 control wires, 2 spares, 1 common: into area for future expansion. Place Q/C valve, mark with 4X4X8' post, painted purple.	1
POC A	P/I Point of Connection Secondary POC Mmmums required: 2", 50 GPM's @ 80 PSI Dynamic. LESS THAN MINIMUMS MAY REQUIRE RE-DESIGN!	1
	Irrigation Lateral Line: PVC Schedule 40 Minimum size 1" / Maximum size 3". Use IPS Weld-On brand P-70 primer and 711 glue for all solvent weld joints. Lateral fittings shall be PVC S/40.	2,472 l.f.
	Irrigation Mainline: PVC Schedule 40 For main lines through 3". Use S/80 fittings, and IPS Weld-On brand P-70 primer and 711 glue for all joints through 2". Use Leemco joint restraint ductile iron fittings for 2-1/2" and larger.	469.2 l.f.
	Pipe Sleeve: PVC Schedule 40 Separate sleeves for pipe and wiring, Wiring shall be in gray electrical conduit.	74.2 l.f.

Valve Callout



MEADOW BROOK design

Certified Irrigation Designer CID IRRIGATION ASSOCIATION

Russell T Jacobsen

BRIDGES AT FOX HOLLOW

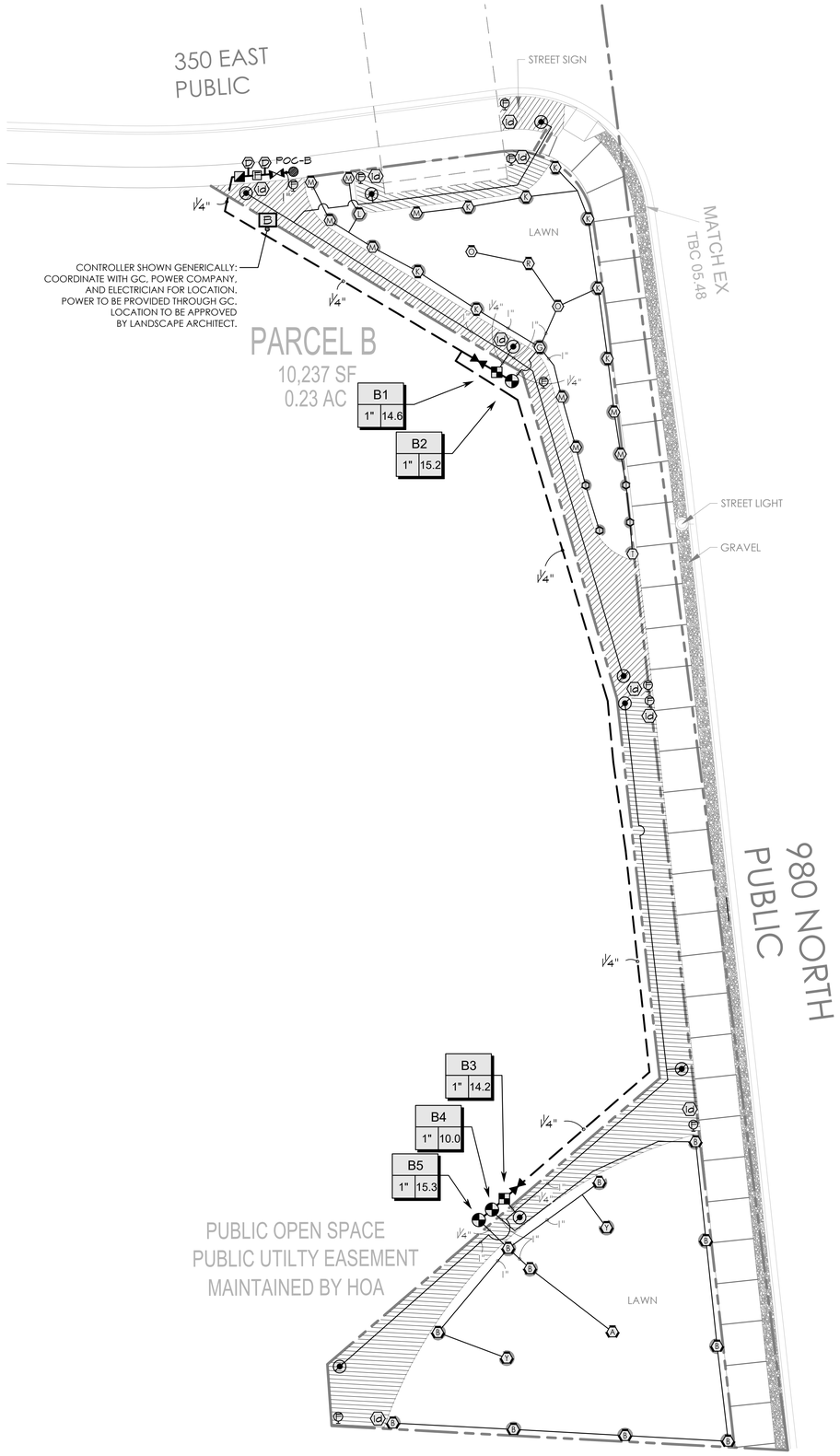
IRRIGATION PLAN PARCEL A

AMERICAN FORK, UTAH

Date:	11-19-2024
Drawn by:	RTJ
Phone:	801.471.3900
SCALE:	1:16 ON 24X36

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NORTH



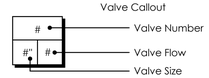
IRRIGATION SCHEDULE PARCEL B IRR

SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter MP Corner PROS-06-PRS40-CV TURF ROTARY	1
800 A 800 F	Hunter MP08005R PROS-06-PRS40-CV TURF ROTARY	4
	Hunter MP1000 PROS-06-PRS40-CV TURF ROTARY	12
	Hunter MP2000 PROS-06-PRS40-CV TURF ROTARY	10
	Hunter MP3000 PROS-06-PRS40-CV TURF ROTARY	14

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-101-40 Dnp Control Valve Kit	2
	Transition Point: SI40 PVC to Dnp Tubing	9
	Hunter PLD-BV Dnp Flush Valve	9
	Hunter ECO-ID Dnp Zone Operating Indicator	9
	Area to Receive Dnpline Hunter HDL-06-12-CV In-line Dnp Tubing 24" rows	2,773 l.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICV-G-FS Remote Control Valve	3
	Hunter HQ-44RC Quick Coupler Valve	1
	Leemco LBT-XXXX-SS-316 Stainless Steel Ball Valve	2
	Mueller Onseal MarkII H-10288 Stop & Waste Valve	1
	Leemco LCT-075-SS-316 Curb/Drain Valve	2
	Hunter I2C-0800-M/ICC-PED-SS Pedestal Controller	1
	Amiad 1.5-C-130 Micron Steel Screen Filter	1
POC-B	Point of Connection Secondary POC Minimums required: 1", 22 GPM's @ 80 PSI Dynamic. LESS THAN MINIMUMS MAY REQUIRE RE-DESIGN!	1
	Irrigation Lateral Line: PVC Schedule 40 Minimum size 1" / Maximum size 3". Use IPS Weld-On brand P-70 primer and 711 glue for all solvent weld joints. Lateral fittings shall be PVC SI40.	1,137 l.f.
	Irrigation Mainline: PVC Schedule 40 For main lines through 3". Use SI80 fittings, and IPS Weld-On brand P-70 primer and 711 glue for all joints through 2". Use Leemco joint restraint ductile iron fittings for 2-1/2" and larger.	352.8 l.f.
	Pipe Sleeve: PVC Schedule 40 Separate sleeves for pipe and wiring, Wiring shall be in gray electrical conduit.	5.7 l.f.

Valve Callout



MEADOW BROOK design

Certified Irrigation Designer CID IRRIGATION ASSOCIATION

Russell T Jacobsen

BRIDGES AT FOX HOLLOW

IRRIGATION PLAN PARCEL B

AMERICAN FORK, UTAH

Date: 11-19-2024

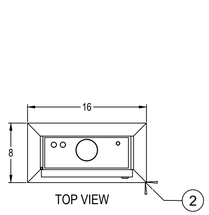
Drawn by: RTJ

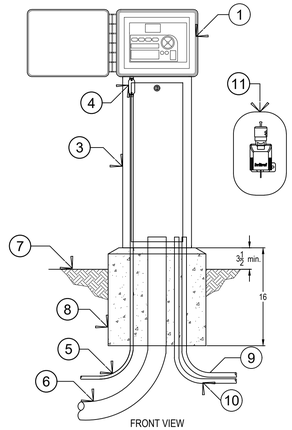
Phone: 801.471.3900

SCALE: 1:16 ON 24X36

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NORTH





1. AUTOMATIC IRRIGATION CONTROLLER MOUNTED ON PEDESTAL.
2. MOUNTING TEMPLATE.
3. WEATHERTRAK ENCLOSURE PEDESTAL
4. J-BOX FOR 120VAC WIRING (NOT INCLUDED)
5. PVC OR RIGID CONDUIT & CONDUIT SWEEP FOR 120VAC WIRING.
6. PVC CONDUIT AND CONDUIT SWEEP FOR VALVE WIRING
7. FINISH GRADE
8. POURED-IN-PLACE CONCRETE BASE WITH SLOPED EDGES FOR DRAINAGE AWAY FROM PEDESTAL.
9. PVC CONDUIT AND CONDUIT SWEEP FOR FLOW SENSOR WIRING AND MASTER VALVE WIRING
10. 1-1/2" MINIMUM PVC CONDUIT AND CONDUIT SWEEP FOR #6 BARE COPPER GROUND WIRE. USE CADWELD CONNECTORS IN-GROUND.
11. WIRED OR WIRELESS RAIN SENSOR PER SPECS (IF CALLED FOR)

NOTES:

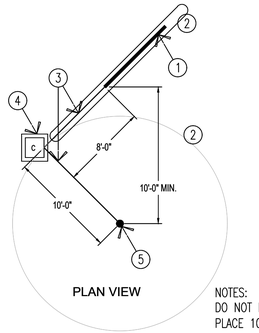
MINIMUM CONCRETE BASE REQUIREMENTS: CONTRACTOR SHALL VERIFY NUMBER & SIZE OF CONDUITS & GROUND RODS REQUIRED FOR EACH ENCLOSURE. USE MOUNTING TEMPLATE TO LOCATE "J" BOLT FASTENERS.

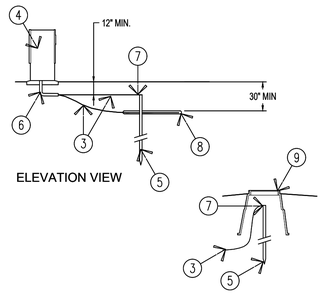
SEE IRRIGATION DRAWINGS FOR ENCLOSURE DIMENSIONS AND FINISH.

A1 CONTROLLER PEDESTAL MOUNT

SCALE: NTS

SECTION DETAIL





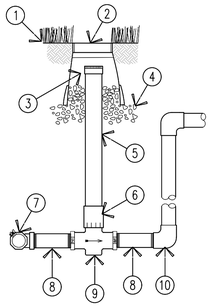
1. COPPER GROUND PLATE (4" X 96" X .0625")
2. ELECTRICAL SPHERE OF INFLUENCE BOUNDARIES
3. #6 AWG BARE COPPER WIRE
4. IRRIGATION CONTROLLER, SEE OTHER DETAILS
5. 5/8" X 10' UL LISTED COPPER CLAD GROUND ROD
6. PVC SWEEP ELL, 1-1/2" OR LARGER
7. 'CADWELD' CONNECTION
8. 'POWER SET' EARTH CONTACT MATERIAL
9. 10" ROUND VALVE BOX

NOTES:
DO NOT INSTALL ANY OTHER WIRES OR CABLE WITHIN THE SPHERE OF INFLUENCE AREA.
PLACE 100 LB POWER SET SOIL AMENDMENT WITH EACH PLATE PER MANUFACTURER'S RECOMMENDATIONS.

A5 GROUNDING GRID INSTALLATION

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

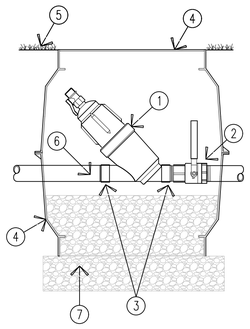


1. FINISH GRADE
2. 10" ROUND BOX
3. PLASTIC CAP
4. 3/4" WASHED GRAVEL MIN. 8" DEEP
5. S/40 PVC PIPE
6. S/40 FEMALE ADAPTOR
7. PAC JOINT FITTING
8. 6" BRASS NIPPLE
9. STOP AND WASTE VALVE
10. S/80 SLIP X THREAD ELBOW

B STOP & WASTE VALVE

SCALE: NTS

SECTION DETAIL

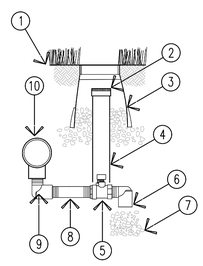


1. AMIAD PLASTIC FILTER
2. BRASS FULL PORT BALL VALVE
3. ACTION MANIFOLD FITTINGS ON EACH SIDE OF FILTER
4. VALVE BOXES TO FIT
5. FINISH GRADE
6. MAIN LINE PIPE
7. 3/4" MINUS GRAVEL

C2 MEDIUM FILTER 1-1/2" - 2"

SCALE: NTS

LANDSCAPE / IRRIGATION DETAIL

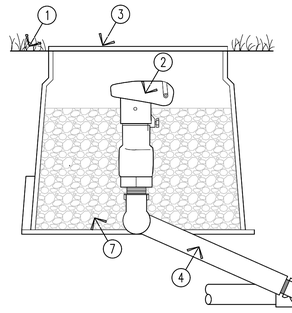


1. FINISH GRADE
2. IRRICAP
3. CARSON BROOKS 10" ROUND BOX
4. 2" SCH 40 PIPE
5. 3/4" CURB STOP VALVE
6. MARLEX STREET ELL
7. 1 CU/FT 3/4" GRAVEL
8. 3/4" X 6" S/80 NIPPLE
9. 3/4" SCH 40 STREET ELL
10. MAIN LINE PIPE

D2 MANUAL DRAIN VALVE-SMALL

SCALE: NTS

SECTION DETAIL

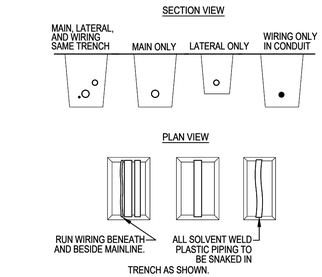


1. FINISH GRADE
2. QUICK COUPLER VALVE
3. 10" ROUND VALVE BOX
4. FACTORY MFG SWING JOINT
5. MAIN LINE TEE OR ELL
6. MAIN LINE PIPE
7. 3/4" MINUS GRAVEL

D3 QUICK COUPLER VALVE

SCALE: NTS

SECTION DETAIL

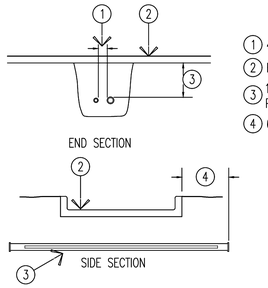


NOTES:
1. SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE WITHIN.
2. PIPE AND WIRE SHALL BE PLACED IN SEPARATE SLEEVES.
3. MAIN LINE SHALL HAVE 18" COVER, LATERAL LINE SHALL HAVE 8-12" MIN. COVER.
4. ALL WIRING SHALL BE ENCLOSED IN CONDUIT: CONTROL WIRE, 2-WIRE, POWER WIRE.

E1 PIPE/WIRE IN TRENCH

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL



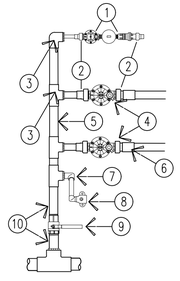
1. 4" MINIMUM CLEARANCE
2. FINISH GRADE
3. 18" MINIMUM, 24" MAXIMUM PIPE COVER
4. 6" MINIMUM, 18" MAXIMUM

SLEEVES TO BE 2X PIPE SIZE WITHIN. JOINTS TO BE WATERTIGHT. MECHANICALLY TAMP TO 95% PROCTOR.
ALL WIRE SLEEVING SHALL BE GRAY S/40 ELECTRICAL CONDUIT. NO EXCEPTIONS.

E2 SLEEVING

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL



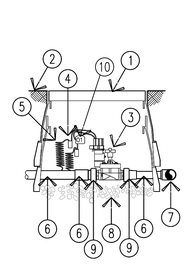
1. DRIP ZONE KIT, JUMBO BOX
2. ACTION MANIFOLD FITTINGS
3. **S/80 FITTINGS
4. RCV IN CARSON STANDARD 1419 VALVE BOX
5. **S/40 MANIFOLD MAIN LINE
6. S/40 COUPLER OR BELL END
7. LASCO UNITIZED SWING JOINT
8. QUICK COUPLER IN 10" BOX
9. **STAINLESS STEEL BALL VALVE
10. **S/80 TOE NIPPLE

NOTES:
**INDICATES COMPONENT SHALL BE SAME SIZE AS LARGEST LATERAL ON THIS MANIFOLD. DOWNSTREAM OF BALL VALVE: MANIFOLD FITTINGS SHALL BE S/80, PVC PIPE SHALL BE S/40

F1 VALVE MANIFOLD (small main)

SCALE: NTS

SECTION DETAIL



1. STANDARD VALVE BOX (ONE VALVE PER)
2. FINISH GRADE
3. REMOTE CONTROL VALVE
4. PAIGE WIRE CONNECTORS (2)
5. CONTROL WIRE (SEE OTHER DETAILS)
6. SCH 40 PIPE & FITTINGS
7. SCH 80 FITTINGS
8. 3/4" MINUS WASHED GRAVEL
9. ACTION MANIFOLD FITTINGS (2 EACH) 18011-X, 18012-X
10. VALVE ID TAG

F2 REMOTE CONTROL VALVE

SCALE: NTS

SECTION DETAIL

MEADOW BROOK design

Certified Irrigation Designer CID IRRIGATION ASSOCIATION

Russell T Jacobsen

BRIDGES AT FOX HOLLOW

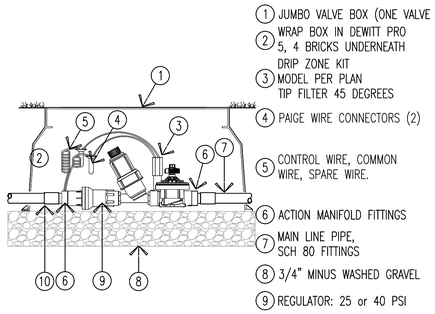
IRRIGATION DETAILS 1

AMERICAN FORK, UTAH

Date: 11-19-2024

Drawn by: RTJ

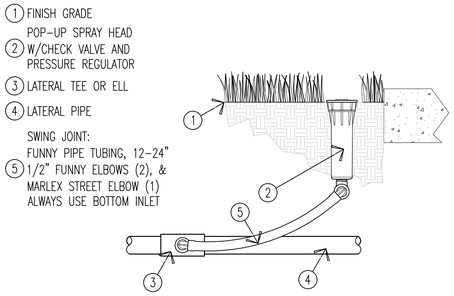
Phone: 801.471.3900



F3 DRIP CONTROL ZONE

SCALE: NTS

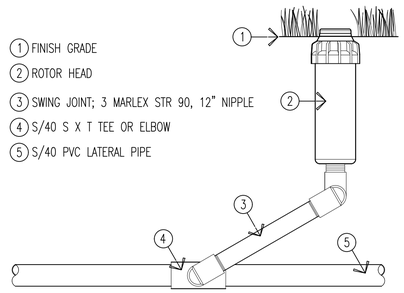
SECTION DETAIL



G1 SPRAY HEAD

SCALE: NTS

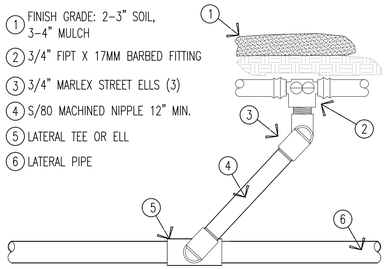
SECTION DETAIL



G2 POP UP ROTOR HEAD

SCALE: 3" = 1'-0"

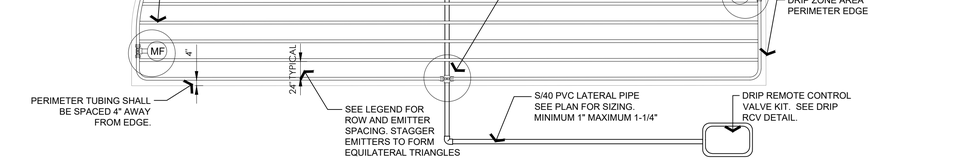
SECTION DETAIL



H1 PVC / DRIP TRANSITION POINT

SCALE: NTS

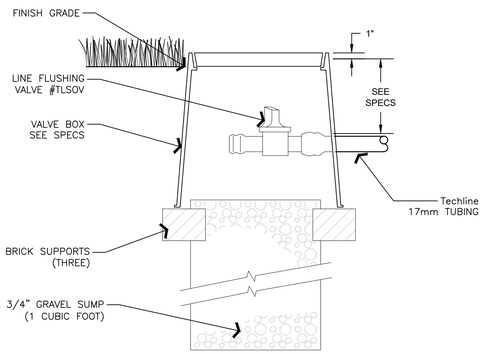
SECTION DETAIL

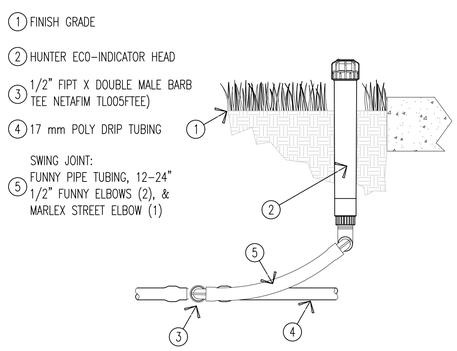


H2 IN-LINE TUBING LAYOUT

SCALE: NTS

SECTION DETAIL





H3 MANUAL FLUSH/DRAIN VALVE

SCALE: NTS

SECTION DETAIL

H4 DRIP OPERATING INDICATOR

SCALE: NTS

SECTION DETAIL

IRRIGATION NOTES

1. These Irrigation Notes are part of the irrigation Construction Documents package (hereafter referred to as CD's). Complete CD's shall include all of the following: Plan Drawings, Legend, Notes, Details and Specification Section. Contractor shall be responsible to obtain and be familiar with all components in the CD's package, all of which are necessary to correctly bid and build the irrigation system for this project.

2. Irrigation CD's are based on documents, plans or directions provided by others to the irrigation consultant.

3. The irrigation design is based on a minimum POC size, a minimum dynamic pressure at the POC, and a minimum water volume at the POC. This design assumes a minimum of a 2" POC, @ 85 PSI, and 50 GPM each. Actual site conditions may vary from these parameters. Site conditions which vary from the POC size, pressure or volume may render the installation non-operable and or may require re-design.

4. Irrigation design intent assumes a peak ET of 1.75" per week, that all of the irrigated area shall be watered in an 8 hour watering window, placing 1/2" of water per application, with a 4 day per week watering schedule.

5. Utility locations & depths, final grades, hardscape features and or plantings may not be indicated within the irrigation CD's. Irrigation Contractor shall be responsible for review of other plans, and/or site verification of these items. Irrigation Contractor shall verify location of existing features or other site improvements that will affect or be affected by irrigation system installation. If any part of the CD's cannot be followed due to existing or proposed conditions contact the Owner Approved Representative (OAR) for instructions prior to commencing or proceeding with that work.

6. Contractor shall self-verify material counts and square footages. Any quantities shown in Irrigation Legend are provided as courtesy Owner information only. Shown plan quantities shall take precedence over any listed legend quantities. Contractor shall be responsible to provide the larger quantity indicated.

7. Contractor shall contact the local underground utility provider or locator services for utility location and identification 48 hours prior to any excavation on project site.

8. Perform excavation in the vicinity of underground utilities and existing buildings, features or hardscapes with care; and if necessary, by hand. Contractor bears full responsibility for this work and disruption or damage shall be repaired immediately at no expense to the Owner.

9. Exact locations of major irrigation components and routing of main line and wiring to be approved by the OAR in the field prior to installation. Irrigation main line and/or other components are shown schematically on plan for graphic clarity only. All Irrigation components shall be located in landscaped areas.

10. Irrigation plans may show Isolation Valves and or Remote Control Valves (RCV's) in groups and locations. Contractor shall place RCV's in logical groupings and locations as field conditions permit. All remote control valves and quick coupler valves shall be isolated from the main line via a manifold isolation valve as shown in details.

11. Quick coupler valves in landscaped areas shall be installed as close as possible to plan locations. Irrigation Contractor may locate quick coupler valves at his discretion, following design intent to place quick coupler valves so that spacing shall not exceed 200 feet apart to allow for manual hand watering of plant material with 100 feet of hose.

12. Contractor shall be responsible to ensure all sleeves necessary for main line, wire and lateral line are installed as needed, prior to hardscape features. Not all sleeving necessary to complete this project may be shown on plan. Portions of irrigation sleeves may have or may not have been previously installed by others. Coordinate location, installation and usage with General Contractor and or OAR.

13. Contractor shall be responsible to maintain existing landscape plant material serviced by existing irrigation system in a healthy manner. Contractor shall not have existing irrigation system disabled for more than 48 hours at any time. Upon disabling or demolishing existing irrigation, Contractor shall install new main and wires to restore operation in no more than 48 hours. Contractor shall be responsible to prevent debris from entering existing piping.

14. Contractor shall ensure that there is proper coverage and overlap from new irrigation system to any existing irrigation system. Any discrepancies or difficulties shall be brought to the attention of the Landscape Architect.

MEADOW BROOK design

Certified Irrigation Designer CID IRRIGATION ASSOCIATION

Russell T Jacobsen

BRIDGES AT FOX HOLLOW

IRRIGATION DETAILS 2

AMERICAN FORK, UTAH

Date: 11-19-2024

Drawn by: RTJ

Phone: 801.471.3900

Re-Submittal Acknowledgment Statement

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

_____ [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.

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

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

FUTURE PLAT

AMERICAN FORK CITY CORP.
12:061:0195

Next Step

Proceed to the Development Review Committee on 12.09.2024

See comment down below

American Fork City Development Review

Planning and Zoning Reviewed copperman 12/02/2024	Water/PI Division Reviewed jbrems 12/04/2024
Fire Department Reviewed M. Sacco 12/02/2024	Sewer/Storm Drain Division Reviewed ahardy 12/04/2024
Public Infrastructure Reviewed dhoward 12/04/2024	Engineering Division Reviewed rburkhill 12/04/2024
	Streets Division Reviewed ehyde 12/04/2024

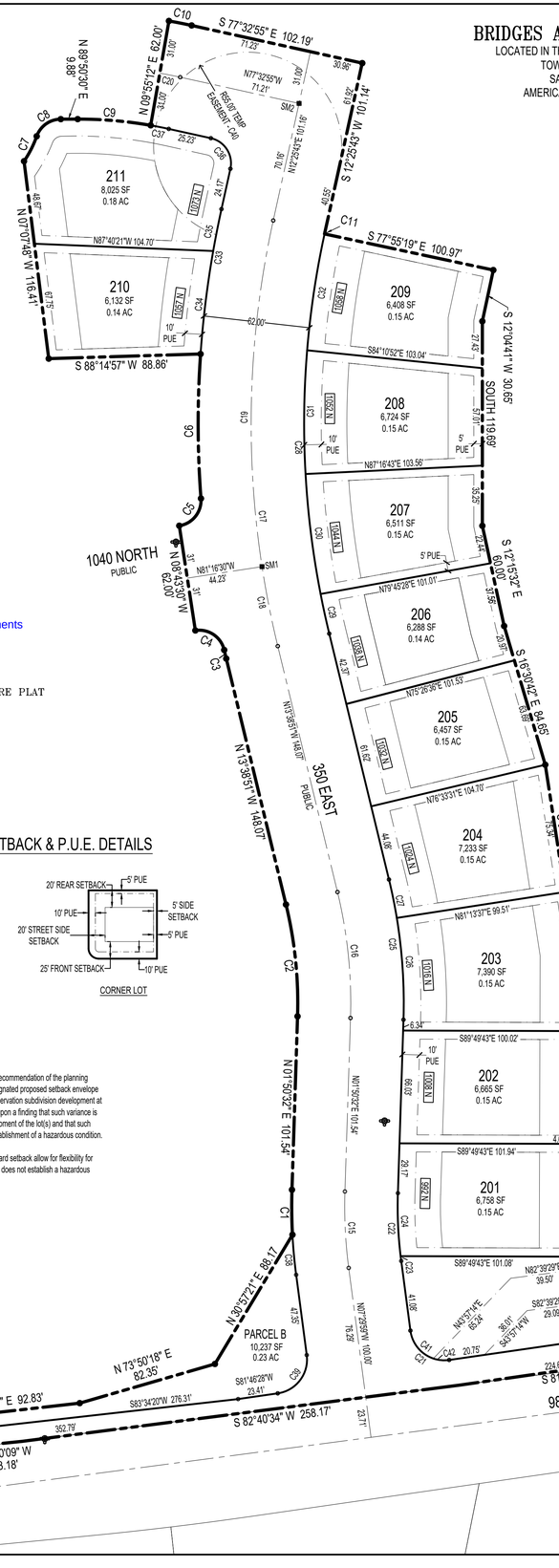
Address comments

Proposed phasing requires execution of approved development agreement. Agreement currently not executed and recorded on property as of 12/2/2024.

FUTURE PLAT

BRIDGES AT FOX HOLLOW PLAT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	306.00	26.34	04°55'53"	26.33	N00°37'25"W
C2	234.00	65.96	15°29'22"	65.76	N05°54'09"W
C3	583.00	5.20	00°30'38"	5.20	N13°23'31"W
C4	15.00	22.41	85°35'18"	20.38	N55°55'51"W
C5	15.00	22.41	85°35'18"	20.38	N38°28'51"E
C6	583.00	84.62	08°19'00"	84.55	N00°09'18"W
C7	63.00	16.41	14°55'17"	16.36	N26°53'28"E
C8	15.00	18.44	70°25'03"	17.30	N54°37'59"E
C9	244.00	42.92	10°04'42"	42.86	S85°07'09"E
C10	306.00	13.52	02°31'54"	13.52	S78°48'52"E
C11	521.00	1.22	00°08'02"	1.22	S12°21'43"W
C12	70.00	63.44	51°55'32"	61.29	S36°48'00"E
C13	15.00	17.22	65°46'28"	16.29	S29°52'32"E
C14	244.00	15.43	03°37'25"	15.43	S04°49'24"W
C15	275.00	44.84	09°20'30"	44.79	N02°49'44"W
C16	275.00	74.34	15°29'22"	73.12	N05°54'09"W
C17	552.00	251.44	26°05'56"	249.27	N00°35'53"W
C18	552.00	47.42	04°55'20"	47.41	N11°11'10"W
C19	552.00	251.22	26°04'34"	249.06	N00°36'34"W
C20	275.00	12.15	02°31'54"	12.15	N78°48'52"W
C21	20.00	31.67	90°43'33"	28.46	N52°51'45"W
C22	244.00	39.78	09°20'30"	39.74	N02°49'44"W
C23	244.00	2.87	00°40'22"	2.87	N07°09'48"W
C24	244.00	36.92	08°40'08"	36.88	N02°29'32"W
C25	306.00	82.72	15°29'22"	82.47	N05°54'09"W
C26	306.00	59.79	11°11'45"	59.70	N03°45'21"W
C27	306.00	22.93	04°17'36"	22.93	N11°30'02"W
C28	521.00	235.90	25°56'32"	233.89	N00°40'34"W
C29	521.00	23.74	02°36'41"	23.74	N12°20'30"W
C30	521.00	70.83	07°47'20"	70.77	N07°08'30"W
C31	521.00	72.44	07°57'59"	72.38	N00°44'09"E
C32	521.00	68.89	07°34'33"	68.84	N08°30'20"E
C33	583.00	85.73	08°25'31"	85.65	N08°12'58"E
C34	583.00	60.73	05°58'07"	60.71	N06°59'16"E
C35	583.00	25.00	02°27'24"	25.00	N11°12'01"E
C36	15.00	23.56	89°58'38"	21.21	N32°33'36"W
C37	244.00	10.78	02°31'54"	10.78	N78°48'52"W
C38	306.00	23.55	04°24'38"	23.55	S05°17'40"E
C39	20.00	31.16	89°16'27"	28.10	S37°08'15"W
C40	55.00	252.37	262°54'23"	82.45	S60°59'55"W
C41	20.00	22.26	63°46'16"	21.13	S39°23'36"E
C42	20.00	9.40	26°56'18"	9.32	S84°45'22"E
C43	70.00	28.08	22°58'49"	27.89	S22°19'38"E
C44	70.00	20.07	16°25'35"	19.96	S42°00'47"E
C45	70.00	15.34	12°33'14"	15.31	S56°29'09"E

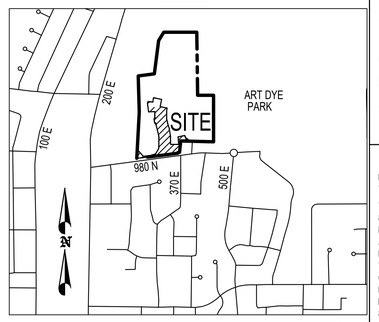
APPROVED PROJECT SETBACK & P.U.E. DETAILS

17.7.503.H.6.f

The council, subject to the prior recommendation of the planning commission, may approve a designated proposed setback envelope for one or more lots within a conservation subdivision development at variance with the city standards upon a finding that such variance is appropriate for the proper development of the lot(s) and that such reduction will not result in the establishment of a hazardous condition.

The proposed reduction of side yard setback allow for flexibility for conservation subdivision lots and does not establish a hazardous condition.

VICINITY



TABULATIONS

DEVELOPMENT AREA	4.01 AC
EXISTING ZONING:	PR 3.0 CONSERVATION SUBDIVISION
LAND USE:	RESIDENTIAL LOW DENSITY
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0168F
EFFECTIVE DATE:	JUNE 19, 2020

LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- EXIST FIRE HYDRANT

NOTES

1. 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.
2. 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 MARSHAL AND CHARGED WITH CULINARY WATER.
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

N

40 0 40 80 120

SCALE 1"=40'

ENGINEER

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

SURVEYOR

AZTEC ENGINEERING INC.
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

11-20-2024

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 17-23-17, 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 0°01'13" EAST ALONG SECTION LINE 884.09 FEET AND EAST 454.72 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY 121826:2004 THE FOLLOWING COURSE. 1) NORTH 03°04'28" EAST 107.93 FEET; THENCE NORTH 86°01'46" EAST 14.97 FEET; THENCE SOUTH 40°43'58" EAST 106.46 FEET; THENCE NORTH 83°34'20" EAST 92.83 FEET; THENCE NORTH 73°50'18" EAST 82.35 FEET; THENCE NORTH 30°57'21" EAST 88.17 FEET; THENCE ALONG THE ARC OF A 306.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 26.34 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 04°55'53" AND LONG CHORD BEARS N00°37'25"W 26.33 FEET); THENCE NORTH 01°50'32" EAST 101.54 FEET; THENCE ALONG THE ARC OF A 234.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 65.96 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 15°29'22" AND LONG CHORD BEARS N05°54'09"W 65.76 FEET); THENCE NORTH 13°38'51" WEST 148.07 FEET; THENCE ALONG THE ARC OF A 583.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 5.20 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 00°30'38" AND LONG CHORD BEARS N13°23'31"W 5.20 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 22.41 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 85°35'18" AND LONG CHORD BEARS N55°55'51"W 20.38 FEET); THENCE NORTH 08°43'30" WEST 62.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 22.41 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 85°35'18" AND LONG CHORD BEARS N38°28'51"E 20.38 FEET); THENCE ALONG THE ARC OF A 583.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 84.62 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 08°19'00" AND LONG CHORD BEARS N00°09'18"W 84.55 FEET); THENCE SOUTH 88°14'57" WEST 88.86 FEET; THENCE NORTH 07°07'48" WEST 116.41 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 63.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 16.41 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 14°55'17" AND LONG CHORD BEARS N26°53'28"E 16.36 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 18.44 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 70°25'03" AND LONG CHORD BEARS N54°37'59"E 17.30 FEET); THENCE NORTH 89°50'30" EAST 9.88 FEET; THENCE ALONG THE ARC OF A 244.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 42.92 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 10°04'42" AND LONG CHORD BEARS S85°07'09"E 42.86 FEET); THENCE NORTH 09°55'12" EAST 62.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 306.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 13.52 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 02°31'54" AND LONG CHORD BEARS S78°48'52"E 13.52 FEET); THENCE SOUTH 77°32'55" EAST 102.19 FEET; THENCE SOUTH 12°25'43" WEST 101.14 FEET; THENCE ALONG THE ARC OF A 521.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 1.22 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 00°08'02" AND LONG CHORD BEARS S12°21'43"W 1.22 FEET); THENCE SOUTH 77°55'19" EAST 100.98 FEET; THENCE SOUTH 12°04'41" WEST 30.65 FEET; THENCE SOUTH 119.69 FEET; THENCE SOUTH 12°15'32" EAST 60.00 FEET; THENCE SOUTH 16°30'42" EAST 84.65 FEET; THENCE SOUTH 08°46'23" EAST 111.48 FEET; THENCE SOUTH 00°10'17" WEST 107.02 FEET; THENCE SOUTH 89°49'43" EAST 113.25 FEET; THENCE NORTH 04°11'58" WEST 106.62 FEET; THENCE NORTH 79°08'39" EAST 94.70 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 70.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 63.44 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 51°55'32" AND LONG CHORD BEARS S36°48'00"E 61.29 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 17.22 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 65°46'28" AND LONG CHORD BEARS S29°52'32"E 16.29 FEET); THENCE ALONG THE ARC OF A 244.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 15.43 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 03°37'25" AND LONG CHORD BEARS S04°49'24"W 15.43 FEET); THENCE ALONG RIVER EDGE PLATS E, F & G THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 88°30'00" WEST 99.31 FEET, 2) SOUTH 06°03'18" WEST 159.85 FEET, AND 3) SOUTH 82°24'16" WEST 23.23 FEET; THENCE SOUTH 09°26'00" WEST 7.48 FEET; THENCE SOUTH 81°48'11" WEST 170.05 FEET; THENCE SOUTH 82°40'34" EAST 258.17 FEET; THENCE SOUTH 84°30'09" WEST 33.18 FEET; THENCE SOUTH 83°57'16" WEST 38.75 FEET; THENCE SOUTH 83°24'23" WEST 77.63 FEET TO THE POINT OF BEGINNING.

CONTAINS: 174,464 SF OR 4.01 AC NUMBER OF LOTS: 11 NUMBER OF PARCELS: 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.

PURSUANT TO UTAH CODE 10-9A-604(1)(d) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE BRIDGE HAVEN LLC HOME OWNERS ASSOCIATION WITH A MAILING ADDRESS OF 372 S. MAIN STREET ALPINE, UT 84004

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

_____

NAME/TITLE:

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE ___ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME

_____

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

NOTARY PUBLIC _____

NOTARY FULL NAME _____, A NOTARY COMMISSIONED IN UTAH.

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY

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

_____
DEVELOPMENT SERVICES DIRECTOR

_____
PUBLIC WORKS DIRECTOR

_____
FIRE CHIEF

BRIDGES AT FOX HOLLOW PLAT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	UTAH COUNTY RECORDER

Development Review Committee Staff Report
Meeting Date: December 9th, 2024

Agenda Topic

Review and action on an application for an Amended Final Plat, known as Harbor Village Slough Subdivision, located at approximately 245 W 700 S. American Fork City, UT 84003. The Amended Final Plat will be on approximately 0.65 acres and will be in the Planned Residential (PR-3.0) Zone

BACKGROUND INFORMATION		
Location:		Approximately 245 W 700 S
Project Type:		Amended Final Plat
Applicants:		American Fork City
Existing Land Use:		Residential Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:		PR-3.0
Proposed Zoning:		N/A
Surrounding Zoning:	North	PR-3.0
	South	PR-3.0
	East	PR-3.0
	West	RA-5
Square Footage (By Use)		N/A
Total Number of Units		N/A
Parking Requirement		N/A

Development Review Committee Staff Report
Meeting Date: December 9th, 2024

Background

The staff has initiated an Amended Final Plat to modify existing city owned parcels.

Sec 17.8.216 Amendments

The plans, plats, documents, and statements may be amended by following the same procedure required for initial approval. No change shall be made which is contrary to the intent of the city's land use plan or the standards and requirements of this code. Any amendment of a recorded final plat shall not be approved or recorded except in conformance with the terms and conditions established by state law.

Sec 17.8.217 Amended Plats

When major changes in a plat of a subdivision which has been recorded are made, approval of said subdivision shall be vacated and an amended plat thereof approved and filed in accordance with the requirements of this code. No change shall be made in approved plats unless approval thereof has been obtained by the planning commission and the city council.

Utah State Code 10-9a-608 – Subdivision Amendments

(1) (a) A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file a written petition with the land use authority to request a subdivision amendment.

(b) Upon filing a written petition to request a subdivision amendment under Subsection (1)(a), the owner shall prepare and, if approved by the land use authority, record a plat in accordance with Section 10-9a-603 that:

(i) depicts only the portion of the subdivision that is proposed to be amended;

(ii) includes a plat name distinguishing the amended plat from the original plat;

(iii) describes the differences between the amended plat and the original plat; and

(iv) includes references to the original plat.

(c) If a petition is filed under Subsection (1)(a), the land use authority shall provide notice of the petition by mail, email, or other effective means to each affected entity that provides a service to an owner of record of the portion of the plat that is being vacated or amended at least 10 calendar days before the land use authority may approve the petition for a subdivision amendment.

(d) If a petition is filed under Subsection (1)(a), the land use authority shall hold a public hearing within 45 days after the day on which the petition is filed if:

(i) any owner within the plat notifies the municipality of the owner's objection in writing within 10 days of mailed notification; or

(ii) a public hearing is required because all of the owners in the subdivision have not signed the revised plat.

(e) A land use authority may not approve a petition for a subdivision amendment under this section unless the amendment identifies and preserves any easements owned by a culinary water authority and sanitary sewer authority for existing facilities located within the subdivision.

(2) The public hearing requirement of Subsection (1)(d) does not apply and a land use authority may consider at a public meeting an owner's petition for a subdivision amendment if:

(a) the petition seeks to:

(i) join two or more of the petitioner fee owner's contiguous lots;

(ii) subdivide one or more of the petitioning fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;

(iii) adjust the lot lines of adjoining lots or between a lot and an adjoining parcel if the fee owners of each of the adjoining properties join in the petition, regardless of whether the properties are located in the same subdivision;

(iv) on a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by the local political subdivision; or

(v) alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not:

(A) owned by the petitioner; or

(B) designated as a common area; and

(b) notice has been given to adjoining property owners in accordance with any applicable local ordinance.

(3) A petition under Subsection (1)(a) that contains a request to amend a public street or municipal utility easement is also subject to Section 10-9a-609.5.

(4) A petition under Subsection (1)(a) that contains a request to amend an entire plat or a portion of a plat shall include:

(a) the name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the petition; and

(b) the signature of each owner described in Subsection (4)(a) who consents to the petition.

(5) (a) The owners of record of adjoining properties where one or more of the properties is a lot may exchange title to portions of those properties if the exchange of title is approved by the land use authority as a lot line adjustment in accordance with Subsection (5)(b).

(b) The land use authority shall approve a lot line adjustment under Subsection (5)(a) if the exchange of title will not result in a violation of any land use ordinance.

(c) If a lot line adjustment is approved under Subsection (5)(b):

(i) a notice of lot line adjustment approval shall be recorded in the office of the county recorder which:

(A) is approved by the land use authority; and

(B) recites the legal descriptions of both the original properties and the properties resulting from the exchange of title; and

(ii) a document of conveyance shall be recorded in the office of the county recorder.

(d) A notice of approval recorded under this Subsection (5) does not act as a conveyance of title to real property and is not required in order to record a document conveying title to real property.

(6) (a) The name of a recorded subdivision may be changed by recording an amended plat making that change, as provided in this section and subject to Subsection (6)(c).

(b) The surveyor preparing the amended plat shall certify that the surveyor:

(i) holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act;

(ii) (A) has completed a survey of the property described on the plat in accordance with Section 17-23-17 and has verified all measurements; or

(B) has referenced a record of survey map of the existing property boundaries shown on the plat and verified the locations of the boundaries; and

(iii) has placed monuments as represented on the plat.

(c) An owner of land may not submit for recording an amended plat that gives the subdivision described in the amended plat the same name as a subdivision in a plat already recorded in the county recorder's office.

(d) Except as provided in Subsection (6)(a), the recording of a declaration or other document that purports to change the name of a recorded plat is void.

Project Conditions of Approval

1. N/A

Findings of Fact

a. The Amended Final Plat MEETS the requirements of code section 17.8.

Project Map



Standards 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 Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **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).

Staff Recommendation

The Amended Final Plat MEETS the requirements of Section 10-9a-608. Subdivision amendments. Staff recommends APPROVING the application.

Potential Motions – Amended Final Plat

Approval

I move to approve the proposed Amended Final Plat, located at approximately 245 W 700 S, American Fork City, UT 84003, in the PR-3.0 zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Amended Final Plat, located at approximately 245 W 700 S, American Fork City, UT 84003, in the PR-3.0 zone.

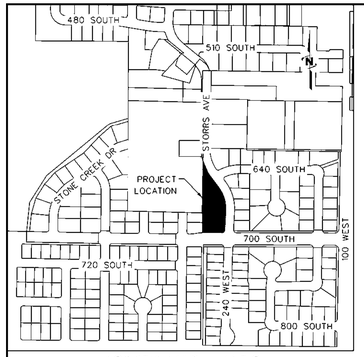
Table

I move to table action for the proposed Amended Final Plat, located at approximately 245 W 700 S, American Fork City, UT 84003, in the PR-3.0 zone and instruct staff/developer to…

HARBOR VILLAGE SLOUGH SUBDIVISION

BEING AN AMENDMENT TO LOTS 301, 302, 303, AND PARCEL "A"
OF HARBOR VILLAGE PLAT "B" A FLEXIBLE LOT PLANNED UNIT DEVELOPMENT

SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER,
OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN



VICINITY MAP – N.T.S.

NOTES

1. PROPERTY CORNERS ARE MARKED WITH A PLUG IN THE TOP BACK OF CURB AT LOT LINE PROJECTIONS OR A 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP AT ALL REAR LOT CORNERS.

2. REFER TO HARBOR VILLAGE CC&R'S FILED IN CONJUNCTION WITH HARBOR VILLAGE PLAT "B" RECORDED AS ENTRY 61249:2014, MAP NO. 14350 FOR INFORMATION REGARDING HOA PARCELS AND OTHER REQUIREMENTS.

3. ALL GROUNDWATER DRAINS THAT MAY EXIST WITHIN THIS PROJECT ARE PRIVATE AND OWNED AND MAINTAINED BY THE HOA.

4. EACH LOT REQUIRES A SITE SPECIFIC SPECIAL INSPECTION FOR WATER TABLE AND COMPLIANCE WITH SITE GEOTECHNICAL REPORT AT THE TIME OF BUILDING PERMIT.

5. EACH LOT TO CONFORM TO LOT GRADING AS PER APPROVED GRADING PLAN ON FILE WITH BUILDING DEPARTMENT.

6. NO FOOTING, EAVES, WINDOWWELLS OR OTHER IMPROVEMENTS CONNECTED TO STRUCTURES ARE TO BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS.

7. ALL CONSTRUCTION TO CONFROM TO THE AMERICAN FORK CITY SENSITIVE LANDS ORDINANCE (S.L.O.).

8. ALL CONSTRUCTION TO CONFORM TO THE HARBOR VILLAGE SOIL REPORT DATED JUNE 20, 2011 AND ADDENDUM DATED MARCH 5, 2012 ON FILE WITH THE BUILDING DEPARTMENT. RECOMMENDATIONS IN SAID REPORTS RELATING TO THE CONSTRUCTION OF HOMES HAVE BEEN RECORDED AT THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY 42843:2012.

9. PORTIONS OF THIS SITE MAY INCLUDE IMPORTED FILL MATERIALS. SEE REFERENCED SOILS REPORT FOR DETAILED INFORMATION.

10. UPON RECORDATION OF THIS PLAT AT THE OFFICE OF THE UTAH COUNTY RECORDER, THE PUBLIC TRANSPORTATION EASEMENT AND PUBLIC UTILITY EASEMENTS DEPICTED ON HARBOR VILLAGE PLAT "B", A FLEXIBLE LOT PLANNED UNIT DEVELOPMENT RECORDED AS ENTRY 61249:2014, MAP NO. 14350 ARE HEREBY VACATED AND RELEASED. AMERICAN FORK CITY HEREBY ACKNOWLEDGES THAT THE VACATION AND RELEASE OF THE EASEMENTS DOES NOT ADVERSELY IMPACT THE PUBLIC AND THAT SAID EASEMENTS SHALL BE REPLACED BY THE NEW EASEMENTS SHOWN HEREON.

11. FINISHED GRADE AT HOMES MUST BE 1 FOOT ABOVE EXISTING ADJACENT ROADS AND PROPERTIES AS PER S.L.O.

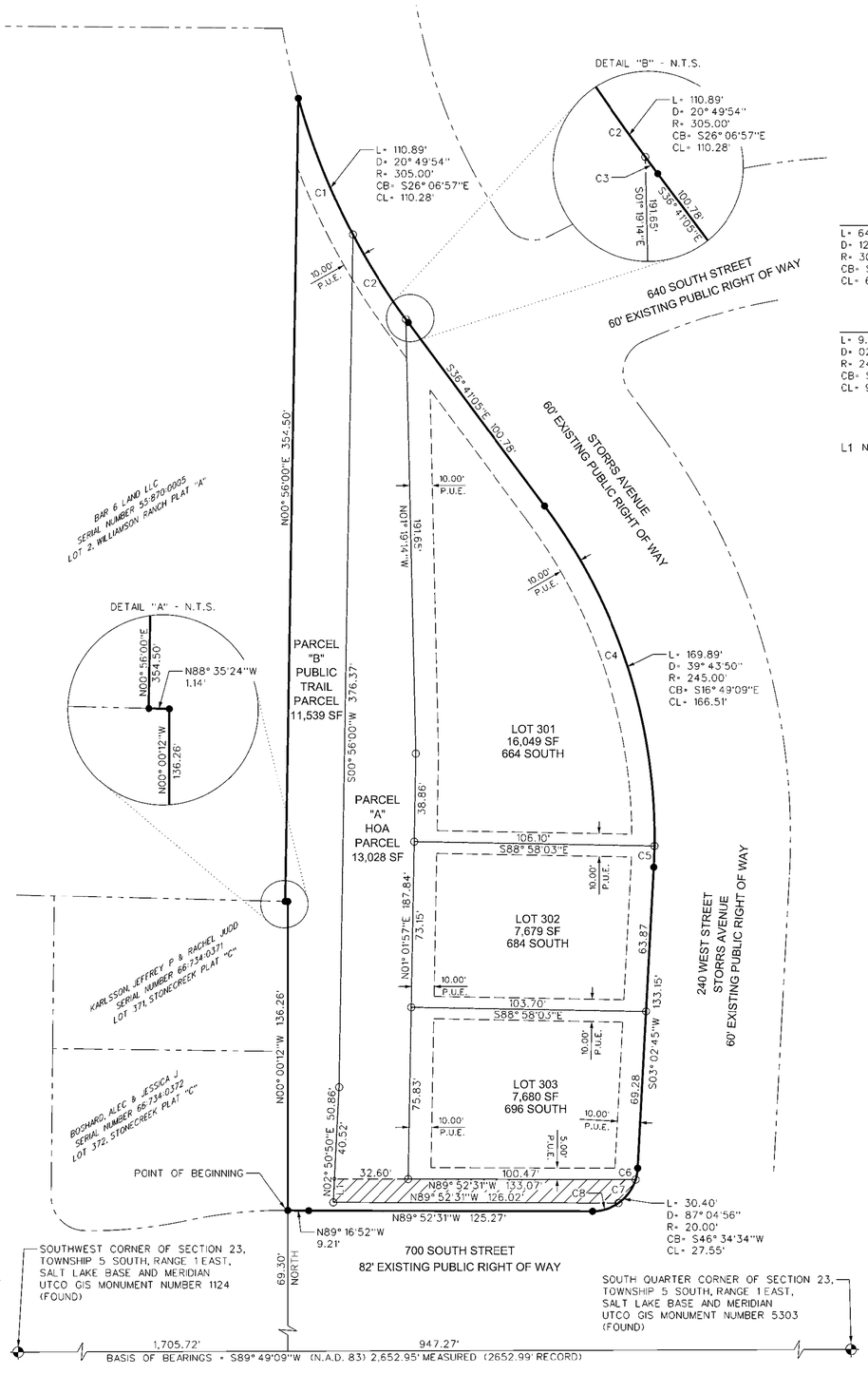
PREPARED BY

J-U-B ENGINEERS, INC.
240 West Center Street, Suite 200
Orem, Utah 84057
Phone 801-226-0393

PROJECT #50-24-002
SEPTEMBER 2024

LEGEND

- PLAT BOUNDARIES
- EASEMENT LINES AS NOTED
- P.U.E. UPON HOA PARCEL "A"
- CENTERLINE OF 20-FOOT WIDE STORM DRAIN EASEMENT
- PARCEL LINES OF RECORD
- OVERALL BOUNDARY CORNER
- LOT / PARCEL CORNER
- SECTION CORNER AS NOTED





C1	C2	C3	C4
L= 64.84'	L= 44.20'	L= 1.85'	L= 160.57'
D= 12° 10'50"	D= 08° 18'15"	D= 00° 20'49"	D= 37° 33'02"
R= 305.00'	R= 305.00'	R= 305.00'	R= 245.00'
CB= S21° 47'25"E	CB= N32° 01'58"W	CB= S36° 21'30"E	CB= S17° 54'33"E
CL= 64.72'	CL= 44.17'	CL= 1.85'	CL= 157.71'

C5	C6	C7	C8
L= 9.32'	L= 5.09'	L= 13.02'	L= 12.29'
D= 02° 10'48"	D= 14° 33'07"	D= 37° 18'19"	D= 35° 13'18"
R= 245.00'	R= 20.00'	R= 20.00'	R= 20.00'
CB= S01° 59'32"W	CB= S10° 13'04"W	CB= S36° 14'34"W	CB= S72° 30'23"W
CL= 9.32'	CL= 5.07'	CL= 12.79'	CL= 12.10'

L1 N02° 50'50"E 10.34'

PARCEL "B" – PUBLIC TRAIL PARCEL

THE PUBLIC TRAIL PARCEL DEPICTED HEREON IS OWNED BY AMERICAN FORK CITY AND IS TO BE USED FOR THE PURPOSE OF PUBLIC TRAVEL VIA VEHICULAR OR PEDESTRIAN METHODS AND ASSOCIATED APPARATUS. THE PARCEL MAY ALSO BE USED AS A PUBLC UTILITY EASEMENT.

LIABILTY WAIVER – HIGH WATER TABLE AREA

IN CONFORMANCE WITH THE AMERICAN FORK SENSITIVE LANDS ORDINANCE (S.L.O.) 4-5-5-C, AND PURSUANT TO THE PROVISIONS DESCRIBED ON HARBOR VILLAGE PLAT "B", ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER, THE PROPERTY OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, WHO HAVE SIGNED THE OWNER'S DEDICATION HEREON, DO HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS AMERICAN FORK CITY AGAINST ANY AND ALL LIABILITIES, CLAIMS, SUITS, LOSSES, COSTS, AND LEGAL FEES CAUSED BY, ARISING OUT OF, OR RESULTING FROM FLOODING IN A HIGH WATER TABLE AREA. THIS LIABILITY WAIVER SHALL RUN WITH EACH LOT WITHIN THE SUBDIVISION DEPICTED HEREON AND BE BINDING UPON THE HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST OF SAID OWNERS.

NOTARY ACKNOWLEDGEMENT

STATE OF UTAH)
):SS
COUNTY OF UTAH)

ON THIS DAY OF , IN THE YEAR 20 , BEFORE ME PERSONALLY APPEARED , WHO PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.

NOTARY PUBLIC

NOTARY ACKNOWLEDGEMENT

STATE OF UTAH)
):SS
COUNTY OF UTAH)

ON THIS DAY OF , IN THE YEAR 20 , BEFORE ME PERSONALLY APPEARED , WHO PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.

NOTARY PUBLIC

NOTARY ACKNOWLEDGEMENT

STATE OF UTAH)
):SS
COUNTY OF UTAH)

ON THIS DAY OF , IN THE YEAR 20 , BEFORE ME PERSONALLY APPEARED , WHO PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, JASON D. WILLES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 376067 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY THAT AT THE REQUEST OF AMERICAN FORK CITY, A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW. I CERTIFY THAT SAID SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. I HEREBY STATE THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

DRAFT

JASON D. WILLES, PLS — DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT OF INTERSECTION ON THE EASTERLY BOUNDARY LINE OF STONECREEK SUBDIVISION PLAT "C" AND THE NORTHERLY RIGHT OF WAY LINE OF 700 SOUTH STREET, WHICH POINT IS SOUTH 89°49'09" WEST 947.27 FEET ALONG THE SECTION LINE AND NORTH 69.30 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°00'12" WEST 136.26 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID STONECREEK SUBDIVISION PLAT "C" TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°35'24" WEST 1.14 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID STONECREEK SUBDIVISION PLAT "C" TO THE EASTERLY BOUNDARY LINE OF WILLIAMSON RANCH PLAT "A"; THENCE NORTH 00°56'00" EAST 354.50 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE SOUTHWESTERLY RIGHT OF WAY OF STORRS AVENUE; THENCE THE FOLLOWING FIVE (5) COURSES WHICH ARE ALONG SAID SOUTHWESTERLY RIGHT OF WAY: (1) SOUTHEASTERLY 110.89 FEET ALONG THE ARC OF A 305.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°49'54", THE CHORD OF WHICH BEARS SOUTH 26°06'57" EAST 110.28 FEET; (2) SOUTH 36°41'05" EAST 100.78 FEET TO A POINT OF CURVATURE; (3) SOUTHERLY 169.89 FEET ALONG THE ARC OF A 245.00-FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 39°43'50", THE CHORD OF WHICH BEARS SOUTH 16°49'09" EAST 166.51 FEET; (4) SOUTH 03°02'45" WEST 133.15 FEET TO A POINT OF CURVATURE; (5) SOUTHWESTERLY 30.40 FEET ALONG THE ARC OF A 20.00-FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 87°04'56", THE CHORD OF WHICH BEARS SOUTH 46°34'34" WEST 27.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF 700 SOUTH STREET; THENCE THE FOLLOWING TWO (2) COURSES WHICH ARE ALONG SAID RIGHT OF WAY: (1) NORTH 89°52'31" WEST 125.27 FEET; (2) NORTH 89°16'52" WEST 9.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.285 ACRES, OR 55,975 SQUARE FEET IN AREA, MORE OR LESS.

OWNER'S DEDICATION

WE, BEING THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, EASEMENTS, A LOT TO BE OWNED BY THE H.O.A., AND A PUBLIC TRAIL PARCEL, AND DO HEREBY DEDICATE THE TRAIL EASEMENT AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS _____ DAY OF _____, 2024 A.D.

PRINTED NAME / TITLE — SIGNATURE

PRINTED NAME / TITLE — SIGNATURE

PRINTED NAME / TITLE — SIGNATURE

PRINTED NAME / TITLE — SIGNATURE

NOTARY ACKNOWLEDGEMENT

STATE OF UTAH)
):SS
COUNTY OF UTAH)

ON THIS _____ DAY OF _____, IN THE YEAR 20 _____, BEFORE ME PERSONALLY APPEARED _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME BEING DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____, AND THAT THIS PLAT WAS SIGNED BY HIM/HER ON BEHALF OF SAID _____ BY AUTHORITY OF ITS _____.

NOTARY PUBLIC

ACCEPTANCE BY ADMINISTRATIVE APPROVAL AUTHORITY

THE ADMINISTRATIVE APPROVAL AUTHORITY OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION AND EASEMENTS FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. _____.

APPROVED — DEVELOPMENT SERVICES DIRECTOR

APPROVED — APPROVED

PLAT "A"

HARBOR VILLAGE SLOUGH SUBDIVISION

BEING AN AMENDMENT TO LOTS 301, 302, 303, AND PARCEL "A"
OF HARBOR VILLAGE PLAT "B" A FLEXIBLE LOT PLANNED UNIT DEVELOPMENT

SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER,
OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN

AMERICAN FORK CITY, UTAH COUNTY, UTAH — SCALE 1"=30' — SHEET 1 OF 1

SEWER & WATER AUTHORITY APPROVAL

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

SEWER & WATER AUTHORITY

SURVEYOR'S SEAL



TABULATIONS

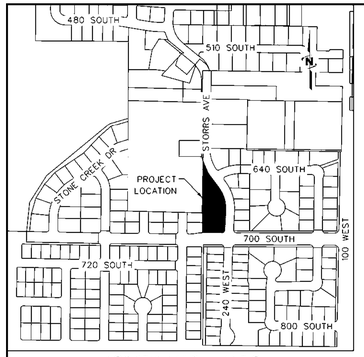
TOTAL DEVELOPMENT: 1.285 ACRES, OR 55,975 SF +/-
ZONE: PR-3.0 RESIDENTIAL ZONE
TOTAL LOTS: 3
TOTAL PARCELS: 2
FLOOD ZONE DESIGNATION: X
FIRM MAP PANEL #: 495517 0120 B
EFFECTIVE DATE: JULY 17, 2002

UTAH COUNTY RECORDER

HARBOR VILLAGE SLOUGH SUBDIVISION

BEING AN AMENDMENT TO LOTS 301, 302, 303, AND PARCEL "A"
OF HARBOR VILLAGE PLAT "B" A FLEXIBLE LOT PLANNED UNIT DEVELOPMENT

SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER,
OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN



VICINITY MAP – N.T.S.

NOTES

1. PROPERTY CORNERS ARE MARKED WITH A PLUG IN THE TOP BACK OF CURB AT LOT LINE PROJECTIONS OR A 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP AT ALL REAR LOT CORNERS.

2. REFER TO HARBOR VILLAGE CC&R'S FILED IN CONJUNCTION WITH HARBOR VILLAGE PLAT "B" RECORDED AS ENTRY 61249:2014, MAP NO. 14350 FOR INFORMATION REGARDING HOA PARCELS AND OTHER REQUIREMENTS.

3. ALL GROUNDWATER DRAINS THAT MAY EXIST WITHIN THIS PROJECT ARE PRIVATE AND OWNED AND MAINTAINED BY THE HOA.

4. EACH LOT REQUIRES A SITE SPECIFIC SPECIAL INSPECTION FOR WATER TABLE AND COMPLIANCE WITH SITE GEOTECHNICAL REPORT AT THE TIME OF BUILDING PERMIT.

5. EACH LOT TO CONFORM TO LOT GRADING AS PER APPROVED GRADING PLAN ON FILE WITH BUILDING DEPARTMENT.

6. NO FOOTING, EAVES, WINDOWWELLS OR OTHER IMPROVEMENTS CONNECTED TO STRUCTURES ARE TO BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS.

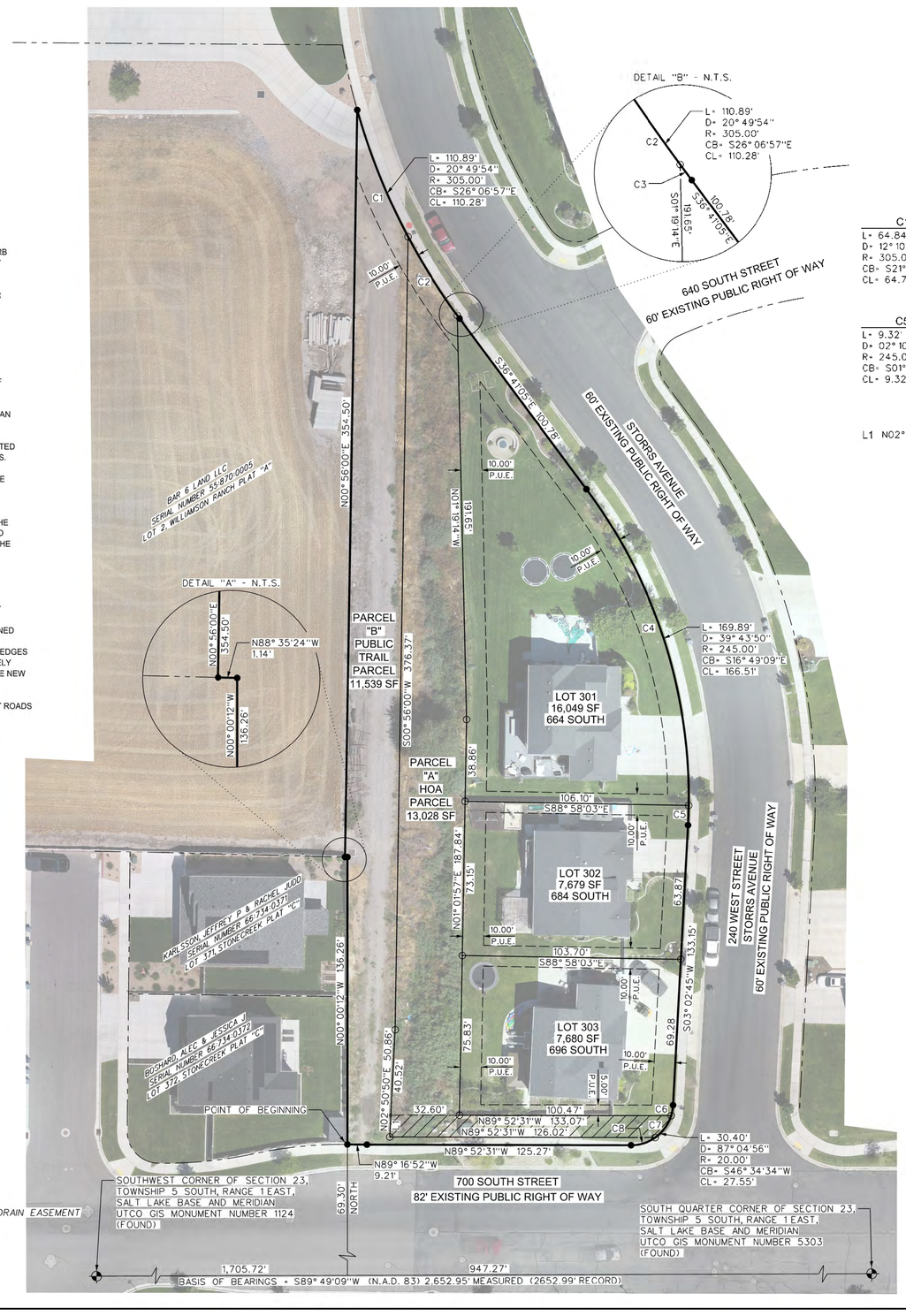
7. ALL CONSTRUCTION TO CONFROM TO THE AMERICAN FORK CITY SENSITIVE LANDS ORDINANCE (S.L.O.).

8. ALL CONSTRUCTION TO CONFORM TO THE HARBOR VILLAGE SOIL REPORT DATED JUNE 20, 2011 AND ADDENDUM DATED MARCH 5, 2012 ON FILE WITH THE BUILDING DEPARTMENT. RECOMMENDATIONS IN SAID REPORTS RELATING TO THE CONSTRUCTION OF HOMES HAVE BEEN RECORDED AT THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY 42843:2012.

9. PORTIONS OF THIS SITE MAY INCLUDE IMPORTED FILL MATERIALS. SEE REFERENCED SOILS REPORT FOR DETAILED INFORMATION.

10. UPON RECORDATION OF THIS PLAT AT THE OFFICE OF THE UTAH COUNTY RECORDER, THE PUBLIC TRANSPORTATION EASEMENT AND PUBLIC UTILITY EASEMENTS DEPICTED ON HARBOR VILLAGE PLAT "B", A FLEXIBLE LOT PLANNED UNIT DEVELOPMENT RECORDED AS ENTRY 61249:2014, MAP NO. 14350 ARE HEREBY VACATED AND RELEASED. AMERICAN FORK CITY HEREBY ACKNOWLEDGES THAT THE VACATION AND RELEASE OF THE EASEMENTS DOES NOT ADVERSELY IMPACT THE PUBLIC AND THAT SAID EASEMENTS SHALL BE REPLACED BY THE NEW EASEMENTS SHOWN HEREON.

11. FINISHED GRADE AT HOMES MUST BE 1 FOOT ABOVE EXISTING ADJACENT ROADS AND PROPERTIES AS PER S.L.O.





C1	C2	C3	C4
L = 64.84'	L = 44.20'	L = 1.85'	L = 160.57'
D = 12° 10'50"	D = 08° 18'15"	D = 00° 20'49"	D = 37° 33'02"
R = 305.00'	R = 305.00'	R = 305.00'	R = 245.00'
CB = S21° 47'25"E	CB = N32° 01'58"W	CB = S36° 21'30"E	CB = S17° 54'33"E
CL = 64.72'	CL = 44.17'	CL = 1.85'	CL = 157.71'

C5	C6	C7	C8
L = 9.32'	L = 5.09'	L = 13.02'	L = 12.29'
D = 02° 10'48"	D = 14° 33'07"	D = 37° 18'19"	D = 35° 13'18"
R = 245.00'	R = 20.00'	R = 20.00'	R = 20.00'
CB = S01° 59'32"W	CB = S10° 13'04"W	CB = S36° 14'34"W	CB = S72° 30'23"W
CL = 9.32'	CL = 5.07'	CL = 12.79'	CL = 12.10'

L1 N02° 50'50"E 10.34'

PARCEL "B" – PUBLIC TRAIL PARCEL

THE PUBLIC TRAIL PARCEL DEPICTED HEREON IS OWNED BY AMERICAN FORK CITY AND IS TO BE USED FOR THE PURPOSE OF PUBLIC TRAVEL VIA VEHICULAR OR PEDESTRIAN METHODS AND ASSOCIATED APPARATUS. THE PARCEL MAY ALSO BE USED AS A PUBLC UTILITY EASEMENT.

LIABILTY WAIVER – HIGH WATER TABLE AREA

IN CONFORMANCE WITH THE AMERICAN FORK SENSITIVE LANDS ORDINANCE (S.L.O.) 4-5-5-C, AND PURSUANT TO THE PROVISIONS DESCRIBED ON HARBOR VILLAGE PLAT "B", ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER, THE PROPERTY OWNERS OF THE LAND DESCRIBED IN THE SURVEYORS CERTIFICATE, WHO HAVE SIGNED THE OWNER'S DEDICATION HEREON, DO HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS AMERICAN FORK CITY AGAINST ANY AND ALL LIABILITIES, CLAIMS, SUITS, LOSSES, COSTS, AND LEGAL FEES CAUSED BY, ARISING OUT OF, OR RESULTING FROM FLOODING IN A HIGH WATER TABLE AREA. THIS LIABILITY WAIVER SHALL RUN WITH EACH LOT WITHIN THE SUBDIVISION DEPICTED HEREON AND BE BINDING UPON THE HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST OF SAID OWNERS.

NOTARY ACKNOWLEDGEMENT

STATE OF UTAH)
):SS
COUNTY OF UTAH)

ON THIS DAY OF , IN THE YEAR 20 , BEFORE ME PERSONALLY APPEARED , WHO PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.

NOTARY PUBLIC

NOTARY ACKNOWLEDGEMENT

STATE OF UTAH)
):SS
COUNTY OF UTAH)

ON THIS DAY OF , IN THE YEAR 20 , BEFORE ME PERSONALLY APPEARED , WHO PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.

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NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, JASON D. WILLES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 376067 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY THAT AT THE REQUEST OF AMERICAN FORK CITY, A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW. I CERTIFY THAT SAID SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. I HEREBY STATE THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

DRAFT

JASON D. WILLES, PLS — DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT OF INTERSECTION ON THE EASTERLY BOUNDARY LINE OF STONECREEK SUBDIVISION PLAT "C" AND THE NORTHERLY RIGHT OF WAY LINE OF 700 SOUTH STREET, WHICH POINT IS SOUTH 89°49'09" WEST 947.27 FEET ALONG THE SECTION LINE AND NORTH 69.30 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°00'12" WEST 136.26 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID STONECREEK SUBDIVISION PLAT "C" TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°35'24" WEST 1.14 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID STONECREEK SUBDIVISION PLAT "C" TO THE EASTERLY BOUNDARY LINE OF WILLIAMSON RANCH PLAT "A"; THENCE NORTH 00°56'00" EAST 354.50 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE SOUTHWESTERLY RIGHT OF WAY OF STORRS AVENUE; THENCE THE FOLLOWING FIVE (5) COURSES WHICH ARE ALONG SAID SOUTHWESTERLY RIGHT OF WAY: (1) SOUTHEASTERLY 110.89 FEET ALONG THE ARC OF A 305.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°49'54", THE CHORD OF WHICH BEARS SOUTH 26°06'57" EAST 110.28 FEET; (2) SOUTH 36°41'05" EAST 100.78 FEET TO A POINT OF CURVATURE; (3) SOUTHERLY 169.89 FEET ALONG THE ARC OF A 245.00-FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 39°43'50", THE CHORD OF WHICH BEARS SOUTH 16°49'09" EAST 166.51 FEET; (4) SOUTH 03°02'45" WEST 133.15 FEET TO A POINT OF CURVATURE; (5) SOUTHWESTERLY 30.40 FEET ALONG THE ARC OF A 20.00-FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 87°04'56", THE CHORD OF WHICH BEARS SOUTH 46°34'34" WEST 27.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF 700 SOUTH STREET; THENCE THE FOLLOWING TWO (2) COURSES WHICH ARE ALONG SAID RIGHT OF WAY: (1) NORTH 89°52'31" WEST 125.27 FEET; (2) NORTH 89°16'52" WEST 9.21 FEET TO THE POINT OF BEGINNING.

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IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS _____ DAY OF _____, 2024 A.D.

PRINTED NAME / TITLE — SIGNATURE

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NOTARY ACKNOWLEDGEMENT

STATE OF UTAH)
):SS
COUNTY OF UTAH)

ON THIS _____ DAY OF _____, IN THE YEAR 20 ____, BEFORE ME PERSONALLY APPEARED _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME BEING DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____, AND THAT THIS PLAT WAS SIGNED BY HIM/HER ON BEHALF OF SAID _____ BY AUTHORITY OF ITS_____.

NOTARY PUBLIC

ACCEPTANCE BY ADMINISTRATIVE APPROVAL AUTHORITY

THE ADMINISTRATIVE APPROVAL AUTHORITY OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION AND EASEMENTS FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. _____.

APPROVED
DEVELOPMENT SERVICES DIRECTOR

APPROVED — APPROVED

PREPARED BY

J-U-B ENGINEERS, INC.
240 West Center Street, Suite 200
Orem, Utah 84057
Phone 801-226-0393

PROJECT #50-24-002
SEPTEMBER 2024

LEGEND

- PLAT BOUNDARIES
- EASEMENT LINES AS NOTED
- P.U.E. UPON HOA PARCEL "A"
- CENTERLINE OF 20-FOOT WIDE STORM DRAIN EASEMENT
- PARCEL LINES OF RECORD
- OVERALL BOUNDARY CORNER
- LOT / PARCEL CORNER
- SECTION CORNER AS NOTED

PLAT "A"

HARBOR VILLAGE SLOUGH SUBDIVISION

BEING AN AMENDMENT TO LOTS 301, 302, 303, AND PARCEL "A"
OF HARBOR VILLAGE PLAT "B" A FLEXIBLE LOT PLANNED UNIT DEVELOPMENT

SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER,
OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN

AMERICAN FORK CITY, UTAH COUNTY, UTAH — SCALE 1" = 30' — SHEET 1 OF 1

SEWER & WATER AUTHORITY APPROVAL

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

SEWER & WATER AUTHORITY

SURVEYOR'S SEAL

PROFESSIONAL LAND SURVEYOR — JASON WILLES — No. 376067 — STATE OF UTAH

TABULATIONS

TOTAL DEVELOPMENT: 1.285 ACRES, OR 55,975 SF +/-
ZONE: PR-3.0 RESIDENTIAL ZONE
TOTAL LOTS: 3
TOTAL PARCELS: 2
FLOOD ZONE DESIGNATION: X
FIRM MAP PANEL #: 495517 0120 B
EFFECTIVE DATE: JULY 17, 2002

UTAH COUNTY RECORDER