AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE AGENDA

Regular Session
February 18, 2025
Monday 8:00 AM

American Fork City Public Works Building

275 East 200 North

American Fork City, UT 84003

https://www.americanfork.gov/AgendaCenter

Development Review Committee Members

Patrick O'Brien, Dev. Services Director **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 February 18, 2025, at the American Fork City Public Works building, 275 East 200 North commencing at 8:00 AM. The agenda shall be as follows:

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

2. **<u>Common Consent Agenda</u>** (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 February 10, 2025, Development Review Committee minutes.

3. **<u>Action Items</u>** (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 Preliminary Plat, known as Holmes Gunther Preliminary Plan App #2 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.

4. **<u>Other Business</u>**
    a. Upcoming Projects

5. **<u>Adjournment</u>**

Dated this 12th day of February 2025

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

February 10th, 2024

The American Fork City Development Review Committee met in a regular session on February 10th, 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	Engineer
Travis Van Ekelenburg	Senior Planner
Angie McKee	Administrative Assistant I
Mat Sacco	Fire Marshall

Others Present:

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of the December 9th, 2024, Development Review Committee Regular Session.

Sam Kelly motioned to approve the Common Consent agenda

Chief Brems seconded the motion

Voting was as follows:

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

The motion passed

ACTION ITEMS

a. **Review and action on an application for a Preliminary Plat, known as Automall Subdivision, located at approximately 620 S Auto Mall Drive, American Fork City. The Preliminary Plat will be for approximately 6.98 acres and will be in the Planned Industrial (PI-1) Zone.**

Travis Van Ekelenburg reviewed the background information for action item letter a: This is a Capital Project initiated by the city that will create improved roadway for Auto Mall Drive and the creation of three (3) lots. The lots are approximately 67,000 and 97,000 square feet in area.

Patrick O Brien moved to recommend approval for the proposed Preliminary Plat, located at 620 S Auto Mall Dr., American Fork City, UT 84003, in the PI-1, subject to any conditions found in the staff report.

Sam Kelly seconded the motion.

Voting was as follows:

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

The motion passed

b. **Review and action on an application for a Final Plat, known as Automall Subdivision, located at approximately 620 S Auto Mall Drive, American Fork City. The Final Plat will be for approximately 6.98 acres and will be in the Planned Industrial (PI-1) Zone.**

Travis Van Ekelenburg reviewed the background information for action item letter b: This is a Capitol Project initiated by the city that will create improved roadway for Auto Mall Drive and the creation of three (3) lots. The lots are approximately 67,000 and 97,000 square feet in area.

Sam Kelly moved to recommend approval for the proposed Final Plat, located at approximately 620 South Auto Mall Drive, American Fork City, in the PI-1 Zone, subject to any conditions found in the staff report.

Aaron Brems seconded the motion.

Voting was as follows:

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

The motion passed

<u>Other Business</u>

There was no other business to discuss at this meeting.

Adjournment

Sam Kelly motioned to adjourn the meeting.

Aaron Brems seconded the motion.

Voting was as follows:

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

The motion passed

Meeting adjourned at 10:06 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: February 18, 2025

Agenda Topic

Review and action on an application for a Preliminary Plat, known as Holmes Gunther Preliminary Plan App #2 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.

BACKGROUND INFORMATION		
Location:		490 Mary Pulley Dr.
Project Type:		Preliminary Plan
Applicants:		Daniel Herzog
Existing Land Use:		Residential Low Density
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:		R1-9000
Surrounding Zoning:	North	R1-9000
	South	R1-9000
	East	R1-9000
	West	R1-9000
Square Footage (By Use)		224,770
Total Number of Units		15
Parking Requirement		30

Background

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.

Sec 17.8.201 Subdivider Confers With Development Review Committee

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

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

Sec 17.8.202 Subdivider Prepares And Submits Preliminary Plat And Supporting Materials

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

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

Sec 17.8.203 DRC Reviews Preliminary Plans, Documents, And Statements

Upon receipt of the preliminary plan submittal packet from the subdivider the Development Services Director or assignee shall review the plans, documents, and materials for completeness and for conformance with city requirements and standards and the general plan, and submit said

plans, documents and statements or portions thereof to the Development Review Committee for their review and recommendation.

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

A. The Development Review Committee shall conduct a Development Review Conference to review and discuss the materials submitted by the subdivider.
B. Upon completion of review, the Development Review Committee shall provide the results of the review and comments to the Development Services Director or assignee. The results and comments shall be compiled and provided to the subdivider.
C. The Development Review Committee may suggest changes in order for the preliminary plan materials to be more consistent with the objectives of the general plan and development regulations and policies.

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

A. After considering the recommendation of all Development Review Committee members, the DRC, acting as the administrative land use authority, may table the matter, deny, or grant approval, including granting approval upon conditions stated.
B. Approval of the Preliminary Plan by DRC shall not constitute final approval of the project, but shall be deemed as approval to proceed with preparation of a final plat, detailed engineering and supporting materials.

Project Conditions of Approval

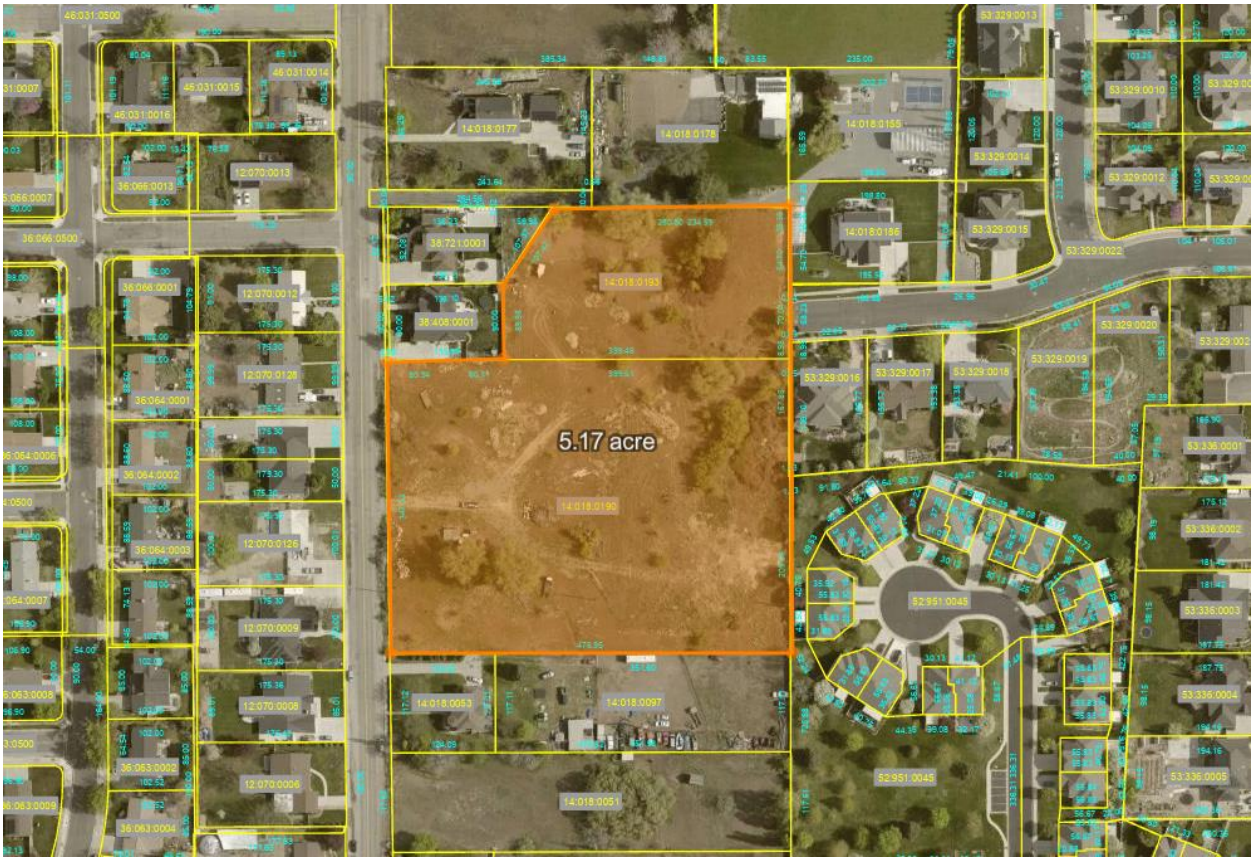
1. Address all outstanding comments and requirements from staff.
2. The building permit process will include submitting a grading & drainage plan for each lot to verify that no grading will occur on neighboring lots.
3. Trees that are part of the required landscaping shall not conflict or interfere with the construction and operation of the ADA ramps.
4. Provide sump calculations confirming modeling and detail with envelope thickness, depth of gravel and groundwater interaction below the sump.

Findings of Fact

1. The Preliminary Plat meets the requirements of Section 17.8 (see redlines on plan set).

Project Map

Development Review Committee Staff Report
Meeting Date: February 18, 2025



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 Preliminary Plat meets the requirements of Section 17.7.206. Staff recommends APPROVING WITH CONDITIONS.

Potential Motions – Preliminary Plat

Approval

I move to approve the proposed Preliminary Plat, located at approximately 490 E Mary Pulley Drive, American Fork City, UT 84003, in the R1-9000 zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Preliminary Plat, located at approximately 490 E Mary Pulley Drive, American Fork City, UT 84003, in the R1-9000 zone.

Table

I move to table action for the proposed Preliminary Plat, located at approximately 490 E Mary Pulley Drive, American Fork City, UT 84003, in the R1-9000 zone and instruct staff/developer to…

American Fork City Development Review

	Planning and Zoning Reviewed tvanekelenburg 02/10/2025
	Fire Department Reviewed M. Sacco 02/10/2025
Engineering Division Reviewed rburkhill 02/12/2025	Public Infrastructure Reviewed dhoward 02/11/2025
	EC/LID Reviewed tmezenen 02/12/2025
	Streets Division Reviewed ehyde 02/12/2025

No comments

Next Step

Proceed to the Development Review Committee on 02.18.2025

ELLEN'S 2 SUBDIVISION

RESIDENTIAL DEVELOPMENT

900 E ST & 540 N ST, AMERICAN FORK, UT 84003-1321

CONSTRUCTION DRAWINGS

29 JAN 2025

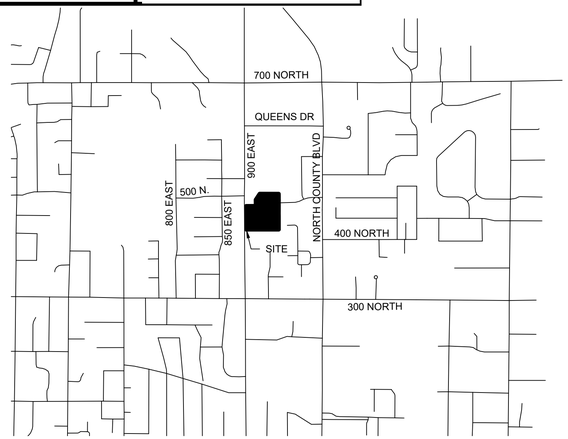
Re-Submittal Acknowledgment Statement

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

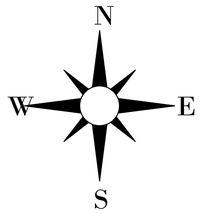
_____ [Applicant Initial] I understand that a Review Cycle is not complete unless and until the applicant replies to all of the required modifications and requests for additional information noted on the previous submittal.

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

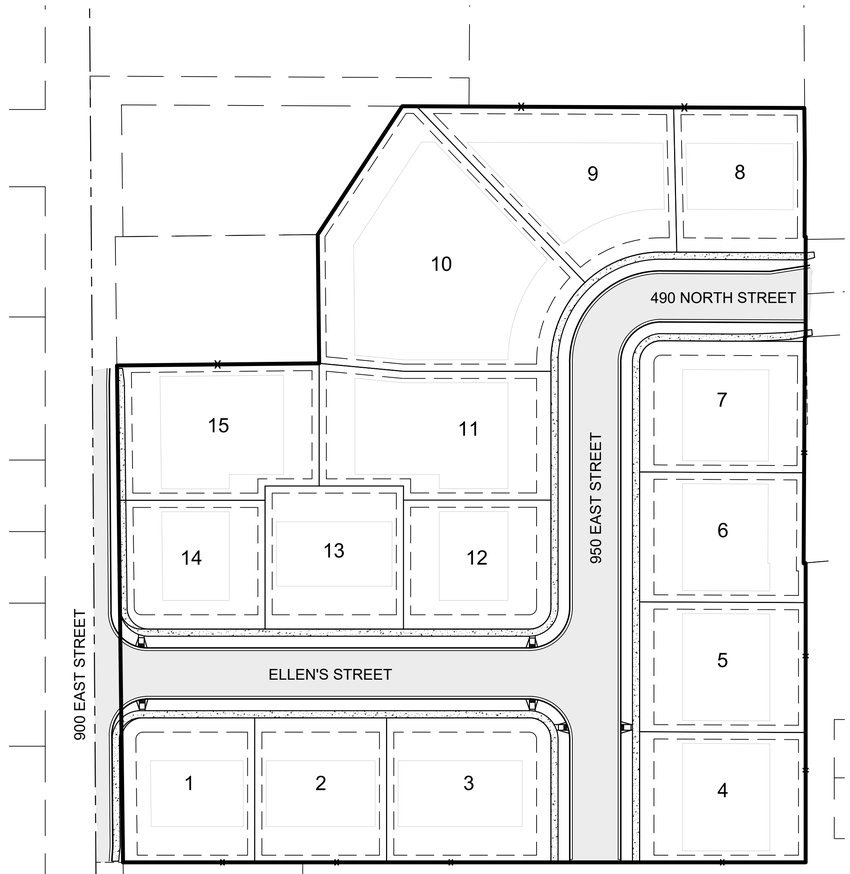
_____ [Applicant Initial] This is the _____ [Ex: 1st] complete re-submittal of the subdivision constituting the start of the _____ [Same Number] Review Cycle.



VICINITY MAP
NTS



FEMA FLOODPLAIN: ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER FLOOD INSURANCE RATE MAP (FIRMETTE) PANEL 49049C0169F DATED 19 JUNE 2020.
IMPERVIOUS AREA RATIO: 32.32%
LANDSCAPE AREA RATIO: 64.68%
BASIS OF BEARING: NORTH 0°25'21" WEST BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
BENCHMARK: 4640.055' BEING THE WEST QUARTER CORNER OF THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN NAVD88



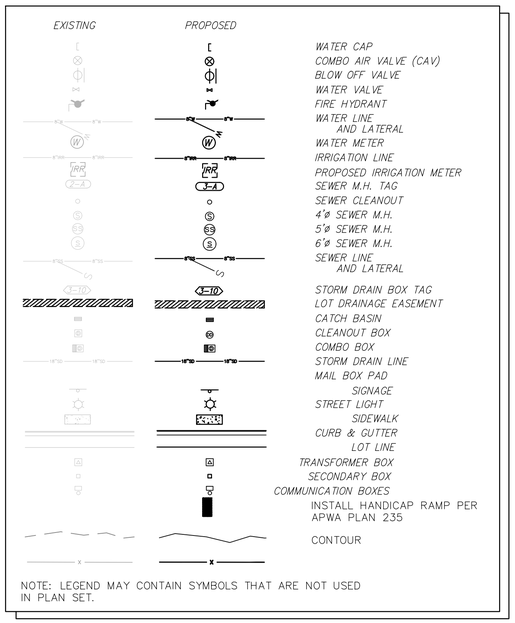
SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE	SHEET NAME
01	TC01	COVER SHEET
02	GN01	GENERAL NOTES
03	GN02	GENERAL NOTES
04	DM01	DEMOLITION PLAN
05	SP01	SITE PLAN
06	UT01	UTILITY PLAN
07	GR01	GRADING PLAN
08	PP01	PLAN & PROFILE – N 900 E ST
09	PP02	PLAN & PROFILE – ELLENS ST
10	PP03	PLAN & PROFILE – 950 E ST
11	PP04	PLAN & PROFILE – STORM DRAIN GALLERY
12	EC01	EROSION CONTROL PLAN
13	DT01	AMERICAN FORK STANDARD DETAILS
14	DT02	AMERICAN FORK STANDARD DETAILS
15	DT03	AMERICAN FORK STANDARD DETAILS
16	DT04	AMERICAN FORK STANDARD DETAILS
17	DT05	AMERICAN FORK STANDARD DETAILS
18	DT06	AMERICAN FORK STANDARD DETAILS
19	DT07	AMERICAN FORK STANDARD DETAILS
20	DT08	CONTECH DETAILS
21	COVER	ALTA COVER SHEET
22	ALTA	ALTA/NSPS LAND TITLE SURVEY

PROJECT CONTACTS TABLE:

COMPANY OR AGENCY	CONTACT	PHONE NUMBER
AF PUBLIC WORKS		
CULINARY WATER/PI	JAY BREMS	(801) 763-3060
SEWER/STORM DRAIN	ASHTON HARDY	(801) 763-3060
CITY INSPECTOR	DEE HOWARD	(801) 763-3060
SWMP MANAGER	TYLER MEZENEN	(385) 304-0150
AF FIBER	WILL DAVIS	(801) 897-9826
AF FIRE MARSHALL	MAT SACCO	(801) 763-3045
AF IRRIGATION COMPANY	ERNIE JOHN	(801) 471-6576
BLUE STAKES OF UT 811	—	(801) 662-4111
COMCAST	ELYSIA VALDEZ	(801) 401-3017
CENTURY LINK	BILL WESTFALL	(435) 623-4252
DOMINION ENERGY	TRENT JOHNSON	(801) 853-6548
TSSD	DAVID BARLOW	(801) 756-5231
MITCHELL HOLLOW IRRIGATION CO	DALE JONES	(801) 768-8150
ROCKY MOUNTAIN POWER	TERIA WALKER	(801) 756-1310

SYMBOL LEGEND:



NOTE: LEGEND MAY CONTAIN SYMBOLS THAT ARE NOT USED IN PLAN SET.

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY
8089 SOUTH 1300 WEST, SUITE 160
801.628.6004 TEL 801.590.0911 FAX
WEST JORDAN, UT 84088
WWW.PERIGEECIVIL.COM

LICENSED PROFESSIONAL ENGINEER
No. 13937226
AUSTIN EARL WEAVER
29 JAN 2025
STATE OF UTAH

AMERICAN FORK CITY

CITY ENGINEER DATE

REV.	DATE	DESCRIPTION	APPR.

DESIGNED BY: AEW
DRAWN BY: AEW
CHKD BY: TVW
SUBMITTED BY:
DATE: 29 JAN 2025
SOLICITATION NO.
CONTRACT NO. 01041
FILE NAME: N:\01041 Holmes Gunther American Fork\Cadd\UP\01 T001.dwg
SIZE: ANSI D
PLOT DATE: 1/29/2025 2:46:44 PM
PLOTTED BY:

ELLEN'S 2 SUBDIVISION
HOLMES HOMES
COVER SHEET

SHEET NUMBER
01
OF 20 SHEETS
DRAWING NAME
TC01

Blue Stakes of UTAH 811
Bluestakes.org

1/29/2025 2:46:44 PM

GENERAL NOTES

1. THIS PROJECT IS LOCATED WITHIN THE SENSITIVE LANDS AREA OF THE CITY. A DETAILED ENGINEERING SOILS REPORT TITLED "GEOTECHNICAL STUDY GUNTHER PROPERTY 490 NORTH MARY PULLEY DRIVE AMERICAN FORK, UTAH" PROJECT NUMBER 240090G. DATED: 02 AUG 2024. 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. CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCED 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 CONSTRUCTION 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 LICENSED 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 CONTRACTION 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 OF 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.

3. AT ALL OTHER HOURS THE CONTRACTOR SHALL MAINTAIN MINIMUM ONE-LANE TWO-WAY TRAFFIC. TRAFFIC CIRCULATION MUST BE SUPERVISED BY A CERTIFIED FLAGGER.

4. STEADY – BURNING, TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT.

5. ACCESS FROM PUBLIC ROADWAYS TO ALL ADJOINING PROPERTIES FOR EXISTING RESIDENTS OR BUSINESSES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT FOR MAIL, PUBLIC WATER AND SANITARY SEWER SERVICE, AND EMERGENCY VEHICLES.

6. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN DETAINING THE PROPOSED MAINTENANCE OF TRAFFIC PROCEDURES. THE TRAFFIC CONTROL PLAN MUST INCORPORATE ANY TRAFFIC CONTROL DETAILS CONTAINED HEREIN.

7. THE TRAFFIC CONTROL PLAN PROPOSED BY THE CONTRACTOR MUST BY APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.

8. 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.

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.

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 UNWORKED 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.

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.

Blue Stakes of UTAH 811 Bluestakes.org

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LICENSED PROFESSIONAL ENGINEER
No. 13937226
AUSTIN EARL WEAVER
29 JAN 2025
STATE OF UTAH

AMERICAN FORK CITY

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY:	AEW
DWN BY:	AEW
CKD BY:	TVW
SUBMITTED BY:	
DATE:	29 JAN 2025
SOLICITATION NO:	
CONTRACT NO:	01041
PLOTTED BY:	
FILENAME:	N:\01041 Holmes Gunther American Fork\Cad\UP\02 GN01
SIZE:	
PLOT DATE:	1/29/2025 2:46:49 PM
REVISED	

ELLEN'S 2 SUBDIVISION
HOLMES HOMES
GENERAL NOTES

SHEET NUMBER
02
OF 20 SHEETS
DRAWING NAME
GN01

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 SEWER, 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.

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 53. PUBLIC WATER PIPE 12 INCHES IN DIAMETER OR LARGER SHALL BE DUCTILE IRON, CLASS 54.

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 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 24 INCHES.

CONSTRUCTION NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE OWNER AND THE CITY OF AMERICAN FORK ENGINEERING DIVISION. THE OWNER AND THE CITY RESERVE THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK ENGINEERING DIVISION INSPECTION SECTION, A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION.

3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES WHETHER SHOWN OR NOT SHOWN ON THE PLANS. THIS UTILITY WORK SHALL BE INCLUDED AS PART OF BASIC BID. FIELD RESEARCH SHALL BE DONE PRIOR TO COMPLETING A BID.

4. EXISTING WATER, SANITARY AND STORM SEWER LINES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS SPECIFICALLY AT CONNECTION POINTS AND AT POTENTIAL POINTS OF CONFLICT.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR:
   A) OBTAINING ALL PERMITS AND LICENSES.
   B) PREPARING A TRAFFIC CONTROL PLAN, PROVIDING ALL TRAFFIC DEVICES AS MAY BE REQUIRED BY THE WORK.
   C) COORDINATING WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATION'S OR ADJUSTMENTS OF AND WITH NO DISRUPTION OF SERVICE.
   D) ALL PROJECT SAFETY INCLUDING BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORING, TRAFFIC CONTROL, AND SECURITY.
   E) OBTAINING TEMPORARY POWER AND WATER TO THE SITE.
   F) PAYING ALL FEES EXCLUDING CONNECTION FEES AND SYSTEM DEVELOPMENT FEES.
   G) OBTAINING NECESSARY PERMISSION FROM THE CITY FOR AMERICAN FORK AND UDOT FOR ALL WORK IN AND ADJACENT TO THE PUBLIC RIGHT–OF–WAY.
   H) SETTING ALL MANHOLE COVERS, INLET GRATES, WATER VALVES, CLEAN OUTS, FIRE HYDRANTS AND OTHER ACCESS COVERS TO FINISHED PAVEMENT SURFACE OR FINISHED GRADE.
   I) RECORDING AS–BUILT INFORMATION AS PER AMERICAN FORK CITY STANDARDS.
   J) REFER TO AND MEET THE REQUIREMENTS OF THE GEOTECHNICAL REPORT.
   K) KEEPING ADJACENT STREETS FREE AND CLEAN OF ALL DEBRIS AND DIRT FROM THE JOB SITE. CONTRACTOR MUST SWEEP STREETS AS NEEDED AND UPON THE OWNER/CITY REQUEST.
   L) REFER TO ARCHITECTURAL PLANS FOR THE EXACT LOCATION, AND DIMENSIONS OF BUILDING EXITS, RAMPS, TRUCK DOORS, AND UTILITIES ENTRANCE LOCATION.
   M) VERIFYING ELEVATION AND HORIZONTAL LOCATION OF ALL UTILITY POINTS OF CONNECTION PRIOR TO ANY UTILITY INSTALLATION.
   N) OBTAIN U.P.D.E.S. PERMITS AND MONITORING ALL OF THE STORM WATER POLLUTION PREVENTION DEVICES.

6. CONTRACTOR SHALL INSTALL A CONSTRUCTION BARRIER AROUND AND ALONG ENTIRE CONSTRUCTION LIMIT LINE AND NEAR AND ALL AROUND ALL CUTS, TRENCHES, HOLES AND PITS.

7. ENSURE PROPER SIGNS TO INFORM VEHICULAR AND PEDESTRIAN TRAFFIC OF DETOURS AND HAZARDS.

8. EXISTING STRUCTURES AND DEBRIS WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO; ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, LANDSCAPE MATERIALS AND IRRIGATION COMPONENTS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.

10. SITE CONTRACTOR SHOULD BE AWARE OF AN ENVIRONMENTALLY SENSITIVE AREA LOCATED NEAR THE PARCEL, WHICH IS PART OF THE AMERICAN FORK COMMERCIAL CENTER OVERALL DEVELOPMENT. EXTREME CARE MUST BE TAKEN IN THE WASHING OF EQUIPMENT AND SITE DISCHARGE OF ANY KIND. COORDINATE WITH SITE DEVELOPER REGARDING THE SPECIFIC RESTRICTIONS FOR THIS CONSERVATION AREA. DO NOT DISCHARGE TO STORM DRAINS.

11. ALL EXISTING LANDSCAPE DAMAGED DURING DEMOLITION SHALL BE PROMPTLY REPAIRED OR REPLACED. CONTRACTOR SHALL MANUALLY WATER ALL AREAS WHERE EXISTING IRRIGATION IS NOT FUNCTIONAL.

12. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IMMEDIATELY.

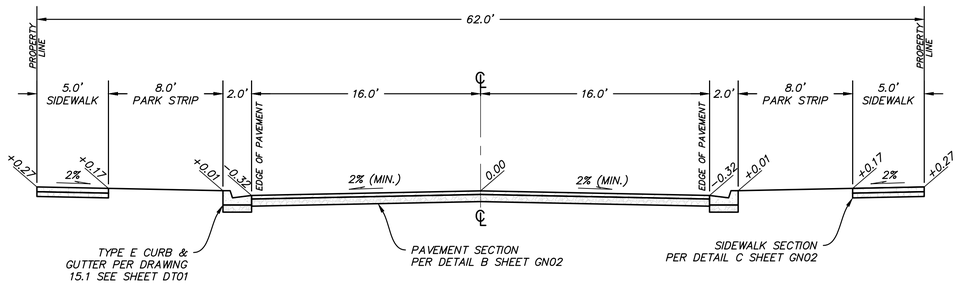
13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT THE ENGINEER FOR CLARIFICATIONS.

14. IN GENERAL, THE LIMITS OF CONSTRUCTION INCLUDE ALL FACILITIES SHOWN AS PROPOSED ON THE BUILDING AND SITE PLANS. IN ADDITION, ALL ADJACENT PUBLIC IMPROVEMENTS AND PRIVATE IMPROVEMENTS MUST BE REPAIRED, RESTORED, OR COMPLETED TO A FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING PRIOR TO BID ANY ITEMS ON THE SITE, AND CONNECTING PARCELS, THAT WILL REQUIRE REPAIR, REMOVAL, RESTORATION, OR WORK OF ANY KIND TO COMPLETE THE PROPOSED CONSTRUCTION. THESE ITEMS SHALL BE INCLUDED IN THE CONTRACTOR'S BASIC BID.

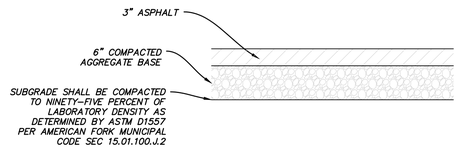
15. SEE CONSTRUCTION DOCUMENTS AND CONSULT THE DESIGN ENGINEER FOR THE EXACT LOCATIONS OF ALL PROPOSED SAW CUTS REQUIRED. SOME FIELD ADJUSTMENTS MAY BE REQUIRED TO ENSURE PROPER DRAINAGE AT ASPHALT JUNCTIONS.

16. CONTRACTOR SHALL CLEAR AND GRUB SITE AND REMOVE ALL EXCESS MATERIALS FROM SITE AS PART OF THE BASE BID. ABSOLUTELY NO DEPOSITING OF MATERIALS ON OTHER AFCC SITES WITHOUT PERMISSION OF OWNER.

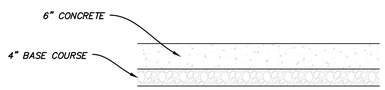
NOTES:
1. REFER TO EARTHTEC ENGINEERING GEOTECHNICAL STUDY PROJECT NO. 240090G DATED 19 FEBRUARY 2024 FOR PAVEMENT DESIGN.
2. STREET CROSS SECTION BASED UPON 62' RIGHT–OF–WAY LOCAL STREET SEE SHEET DT05.
3. CURB AND GUTTER SHALL BE INSTALLED AS TYPE E PER SHEET DT01.
4. REFER TO AMERICAN FORK MUNICIPAL CODE SEC 15.01.1250 FOR COMPLETE PAVING REQUIREMENTS.
5. SIDEWALK SECTION PER DRAWING 15.18 ON SHEET DT06 AND APWA MANUAL OF STANDARD PLANS PLAN 231 AND PLAN 235.



A GN02 **RESIDENTIAL - 32' LOCAL STREET SECTION (62' ROW)**
SCALE: 1" = 5'



B GN02 **PAVEMENT SECTION (62' ROW LOCAL STREET)**
SCALE: N.T.S.



C GN02 **SIDEWALK SECTION**
SCALE: N.T.S.

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WEST JORDAN, UT 84088
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LICENSED PROFESSIONAL ENGINEER
No. 13937226
AUSTIN EARL WEAVER
29 JAN 2025
STATE OF UTAH

AMERICAN FORK CITY

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

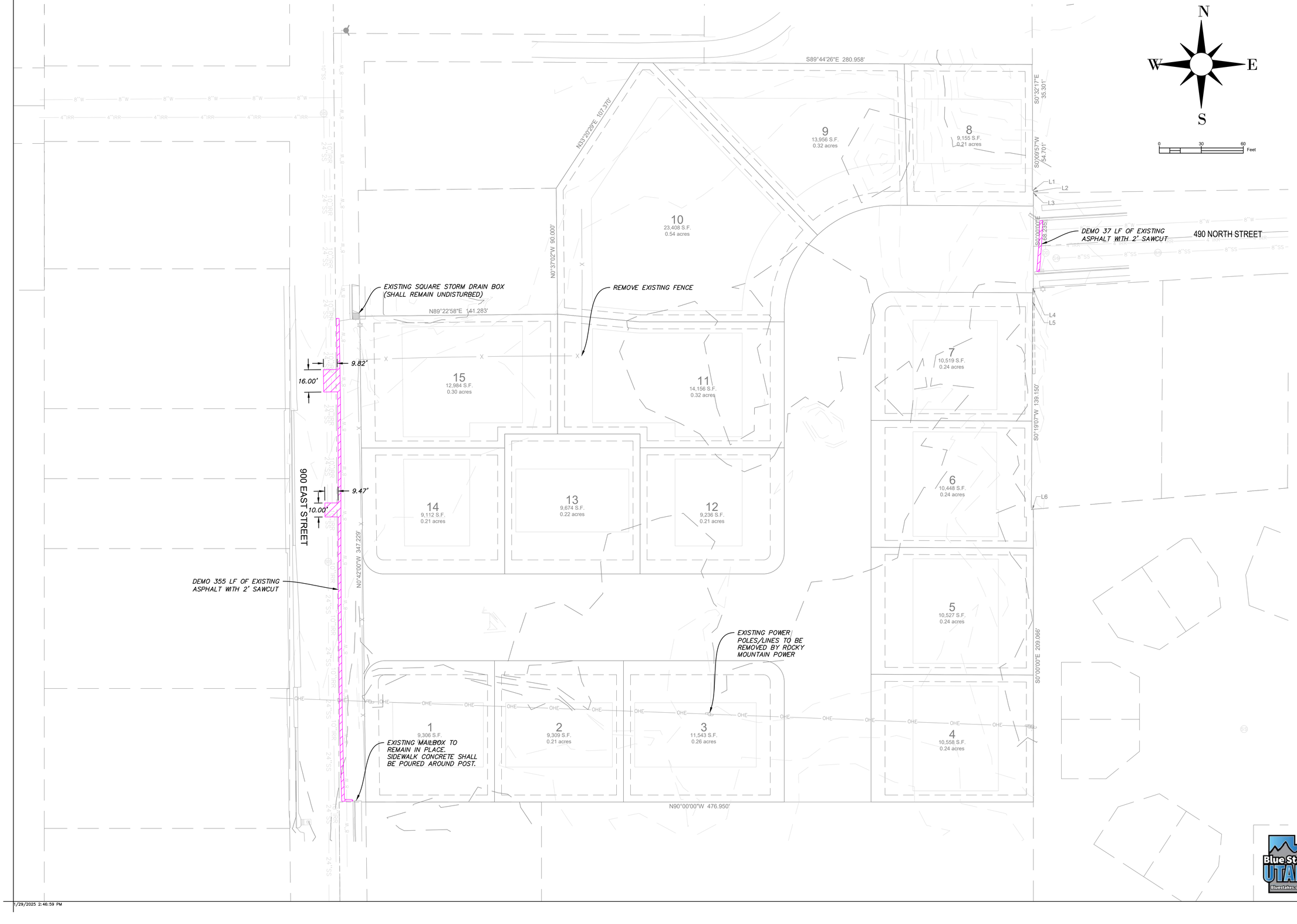
DESIGNED BY: AEW	DATE: 29 JAN 2025
DRAWN BY: AEW	CKD BY: TVW
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REV:

ELLEN'S 2 SUBDIVISION
HOLMES HOMES
GENERAL NOTES

SHEET NUMBER 03
OF 20 SHEETS
DRAWING NAME GN02

Blue Stakes of UTAH 811 Bluestakes.org



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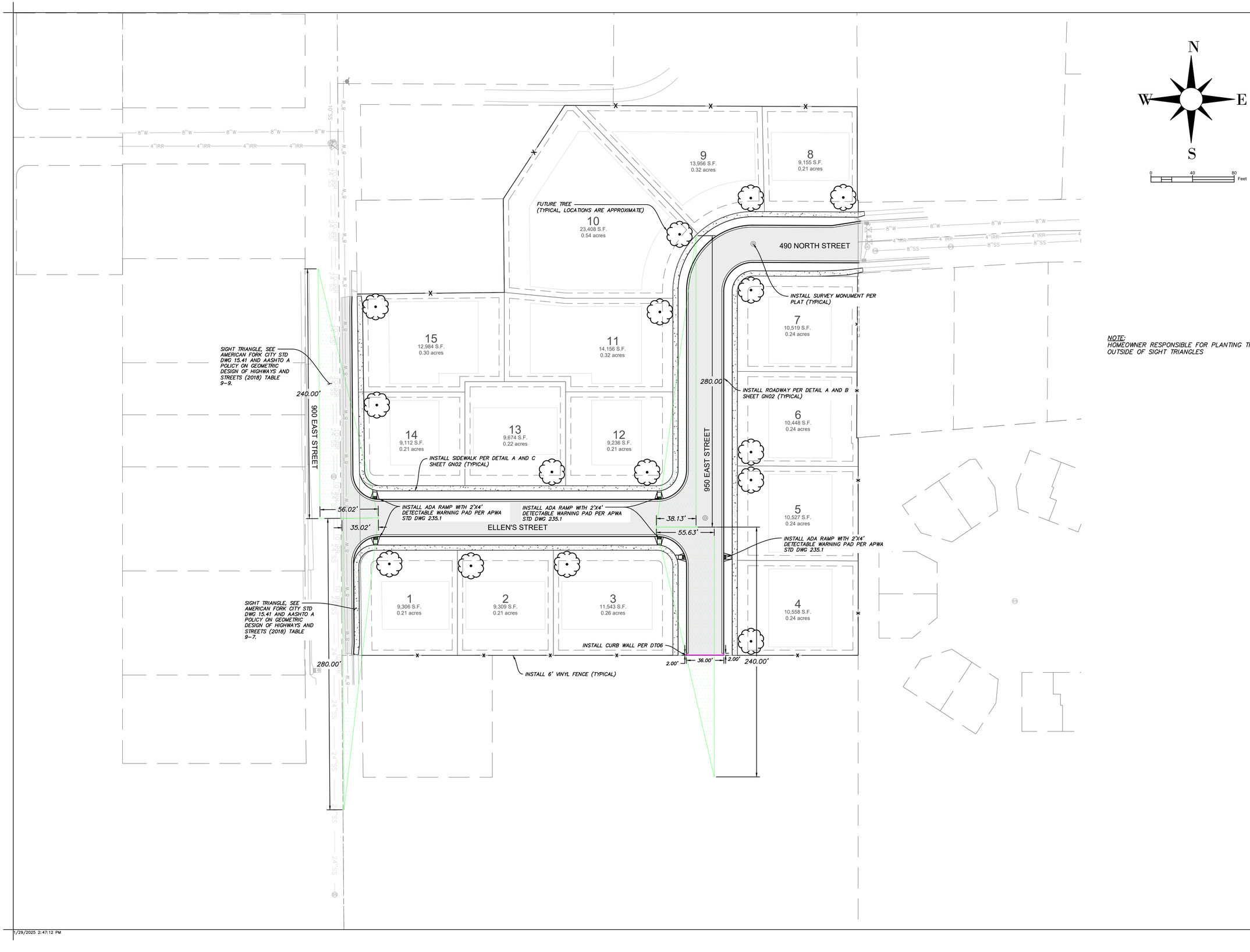
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CKD BY: TVW
SUBMITTED BY:
DATE: 29 JAN 2025
SOLICITATION NO:
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PLOT DATE: 1/29/2025 2:46:59 PM
REV:

ELLEN'S 2 SUBDIVISION
HOLMES HOMES
DEMOLITION PLAN

SHEET NUMBER
04
OF 20 SHEETS
DRAWING NAME
DM01

Blue Stakes of UTAH 811
bluestakes.org

1/29/2025 2:46:59 PM



NOTE:
HOMEOWNER RESPONSIBLE FOR PLANTING TREES OUTSIDE OF SIGHT TRIANGLES

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LICENSED PROFESSIONAL ENGINEER
No. 13937226
AUSTIN EARL WEAVER
29 JAN 2025
STATE OF UTAH

AMERICAN FORK CITY

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

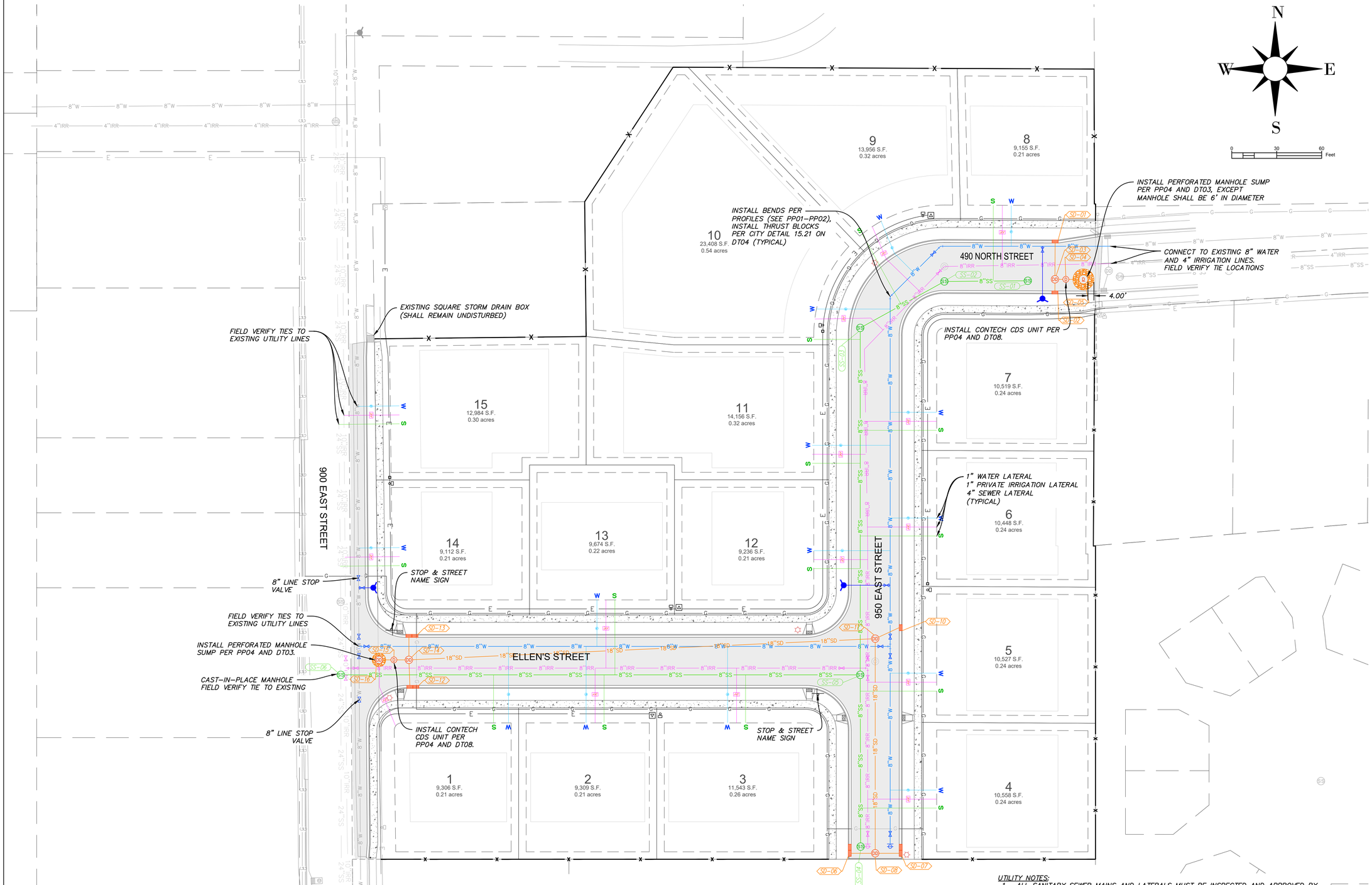
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PLOT DATE:	1/29/2025 2:47:12 PM
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ELLEN'S 2 SUBDIVISION
HOLMES HOMES
SITE PLAN

SHEET NUMBER
05
OF 20 SHEETS
DRAWING NAME
SP01

Blue Stakes of UTAH 811
Bluestakes.org

1/29/2025 2:47:12 PM



UTILITY NOTES:

1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
2. ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE.
3. THE CITY ENGINEER SHALL BE INFORMED IF RUTTING/PUMPING OCCURS DURING CONSTRUCTION.
4. ALL EXISTING DRY UTILITY TIE-IN LOCATIONS SHALL BE FIELD VERIFIED.
5. ALL DRY UTILITIES TO CONFORM WITH AMERICAN FORK CITY ORDINANCE 17.5.135.

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LICENSED PROFESSIONAL ENGINEER
No. 13937226
AUSTIN EARL WEAVER
29 JAN 2025
STATE OF UTAH

AMERICAN FORK CITY

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

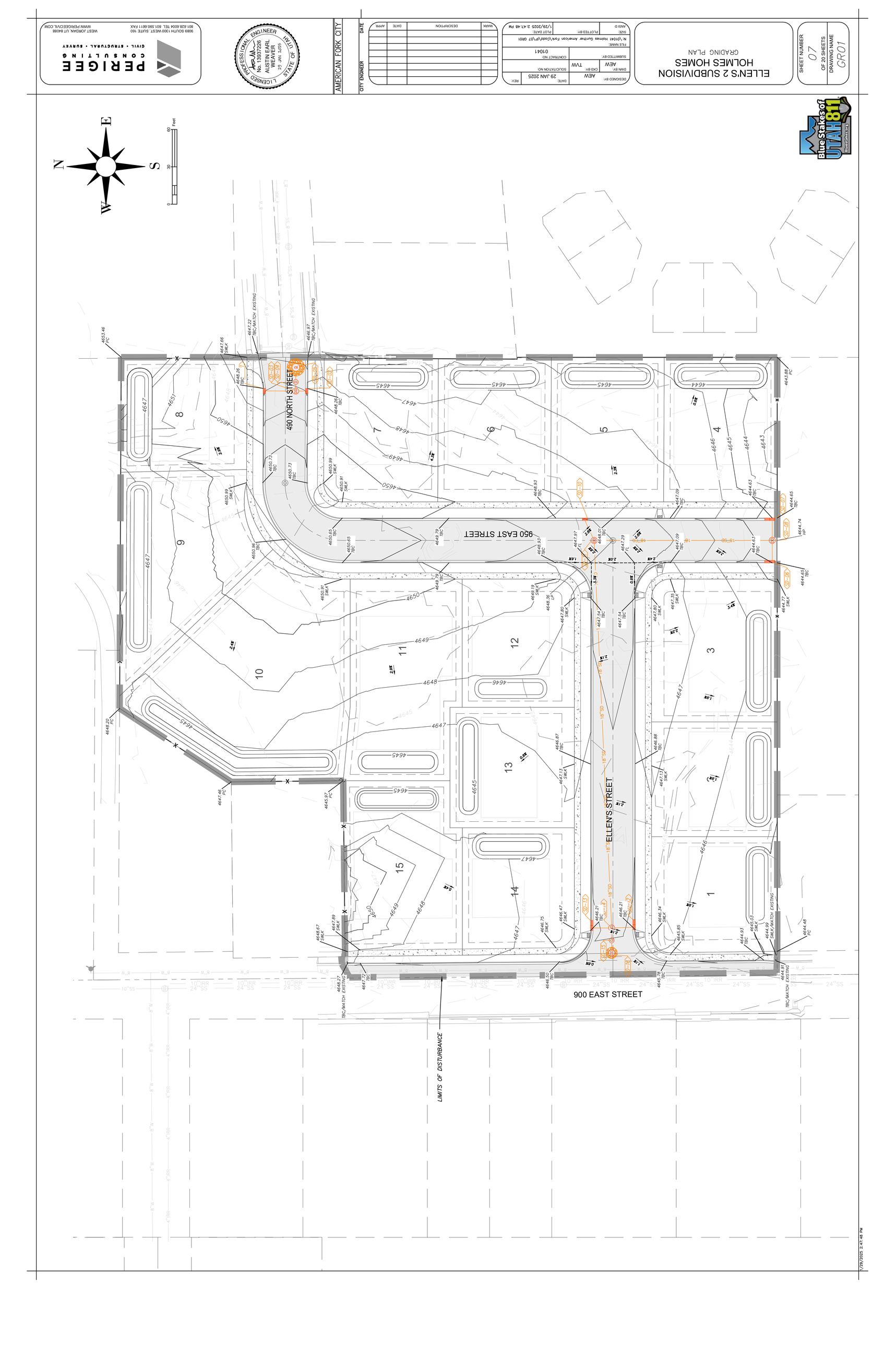
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REV:	
DATE:	29 JAN 2025
SOLICITATION NO:	
CONTRACT NO:	01041

ELLEN'S 2 SUBDIVISION
HOLMES HOMES
UTILITY PLAN

SHEET NUMBER
06
OF 20 SHEETS
DRAWING NAME
UT01

Blue Stakes of UTAH 811
bluestakes.org

1/29/2025 2:47:30 PM


ELLEN'S 2 SUBDIVISION
HOLMES HOMES
GRADING PLAN
SHEET NUMBER 07 OF 20 SHEETS
DRAWING NAME GR01
AMERICAN FORK CITY
CITY ENGINEER
DATE
PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY
PROFESSIONAL ENGINEER
AUSTIN EARL WEAVER
No. 13937226
STATE OF UTAH
490 NORTH STREET
950 EAST STREET
900 EAST STREET
ELLEN'S STREET
LIMITS OF DISTURBANCE
Blue Stakes of UTAH 811
N
E
S
W
0
30
60
Feet



KEY MAP

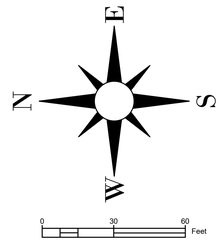
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PROPOSED SURFACE

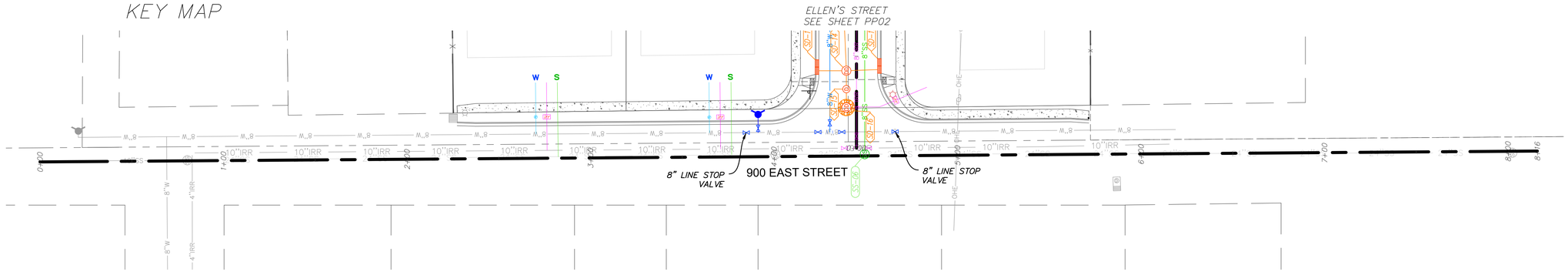
EXISTING SURFACE

PROFILE BAND LEGEND:

EXISTING / PROPOSED

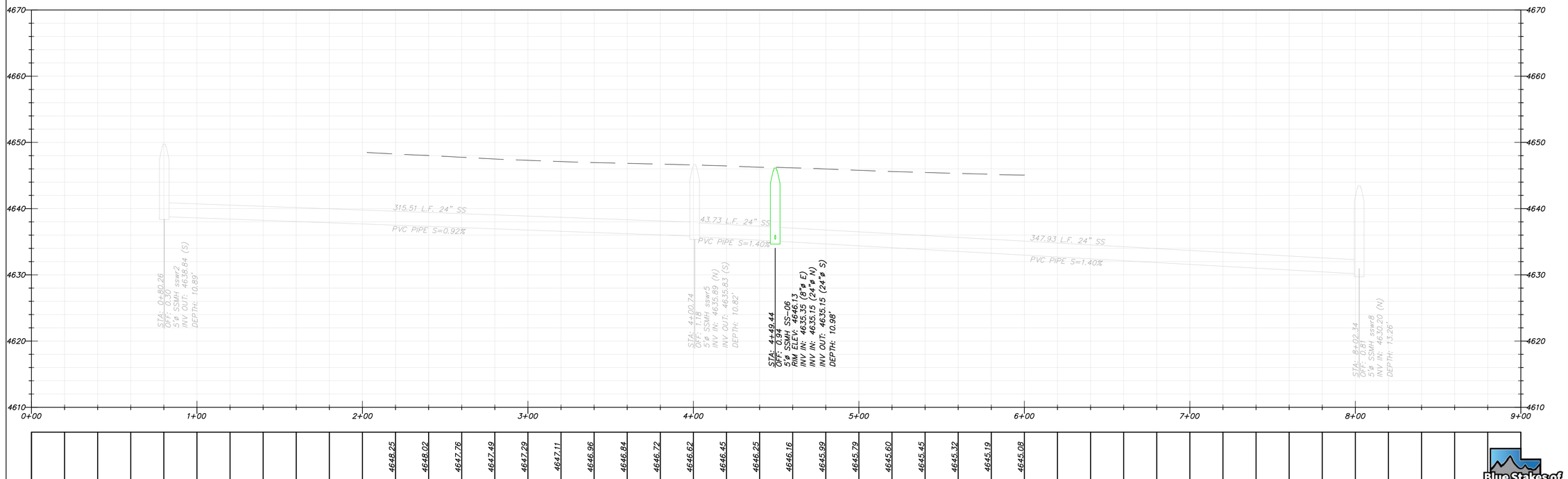


NOTE: CONTRACTOR SHALL FIELD VERIFY ANY PERTINENT EXISTING UTILITY INFORMATION PRIOR TO INSTALLATION OF THE CAST-IN-PLACE MANHOLE AND CONNECTIONS.



900 EAST STREET

STA: 0+00 TO 9+00



4648.25 4648.02 4647.76 4647.49 4647.29 4647.11 4646.96 4646.84 4646.72 4646.62 4646.45 4646.25 4646.16 4645.99 4645.79 4645.60 4645.45 4645.32 4645.19 4645.08

Blue Stakes of UTAH 811 Bluestakes.org

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LICENSED PROFESSIONAL ENGINEER
No. 13937226
AUSTIN EARL WEAVER
29 JAN 2025
STATE OF UTAH

AMERICAN FORK CITY

CITY ENGINEER DATE

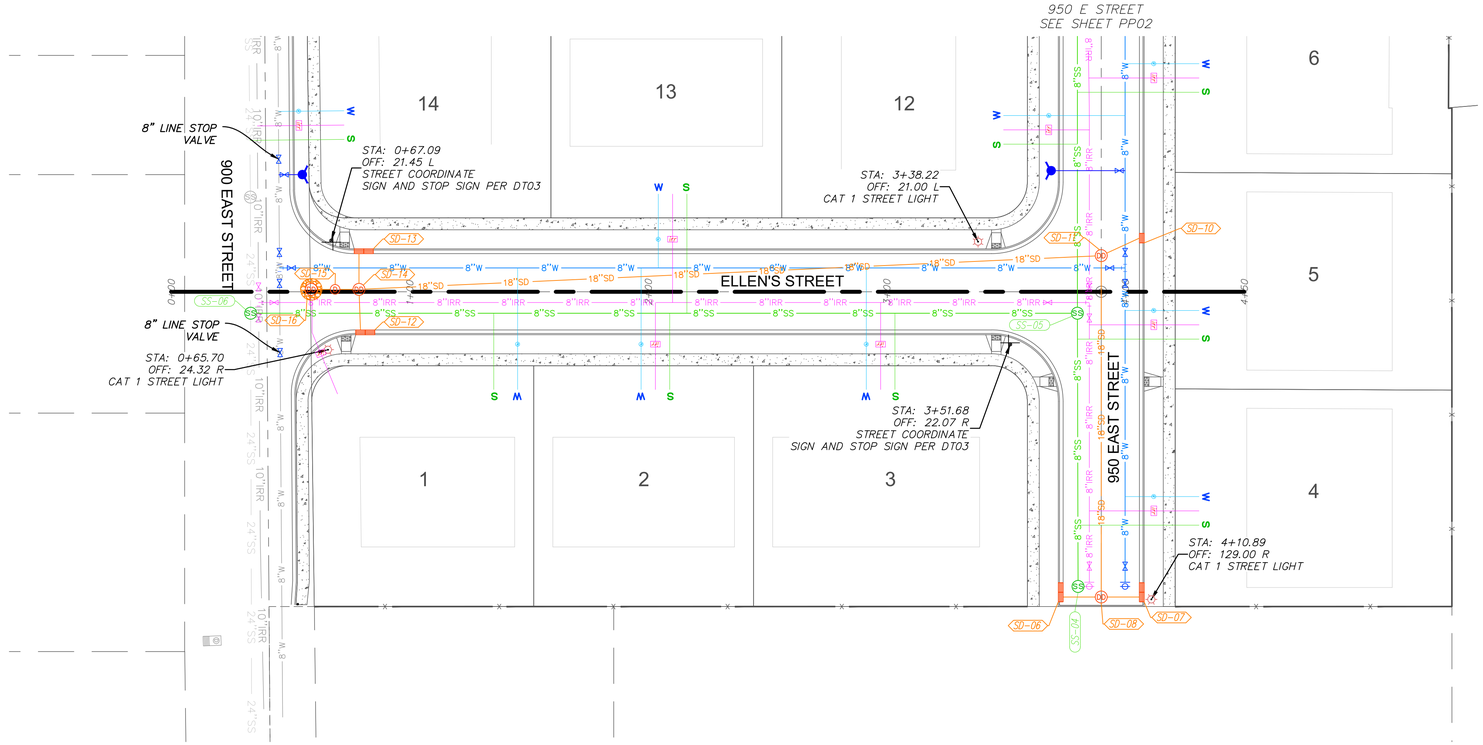
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DATE: 29 JAN 2025	SOLICITATION NO:	CONTRACT NO: 01041	REV:
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ELLEN'S 2 SUBDIVISION
HOLMES HOMES
PLAN & PROFILE – N 900 E ST

SHEET NUMBER
08
OF 20 SHEETS
DRAWING NAME
PP01

1/29/2025 2:48:10 PM

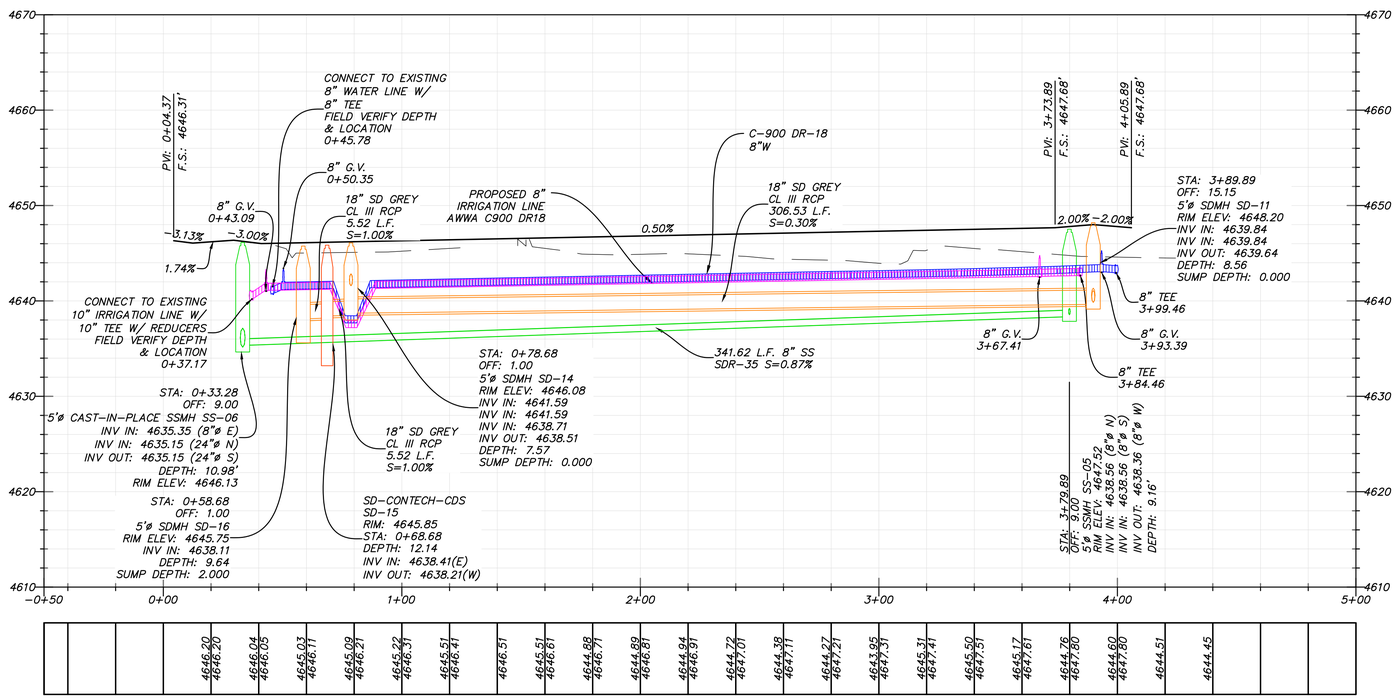


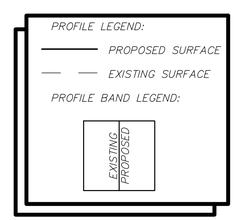


KEY MAP

ELLEN'S STREET

STA: −0+50 TO 5+00





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LICENSED PROFESSIONAL ENGINEER
No. 13937226
AUSTIN EARL WEAVER
29 JAN 2025
STATE OF UTAH

AMERICAN FORK CITY

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

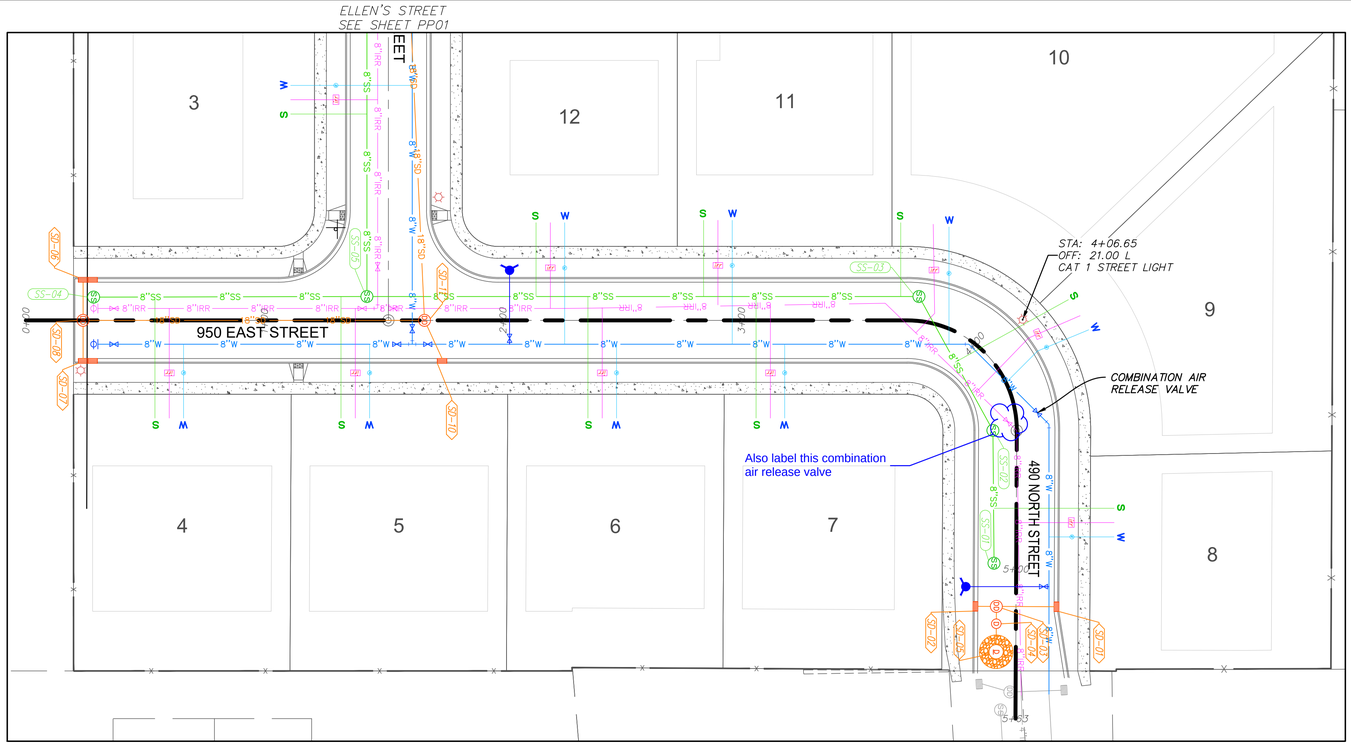
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DATE: 29 JAN 2025	SOLICITATION NO:	CONTRACT NO: 01041	
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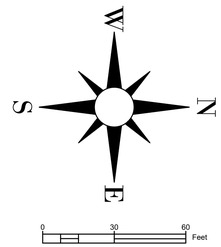
ELLEN'S 2 SUBDIVISION
HOLMES HOMES
PLAN & PROFILE – ELLENS ST

SHEET NUMBER
09
OF 20 SHEETS
DRAWING NAME
PP02

Blue Stakes of UTAH 811 Bluestakes.org

1/29/2025 2:48:13 PM



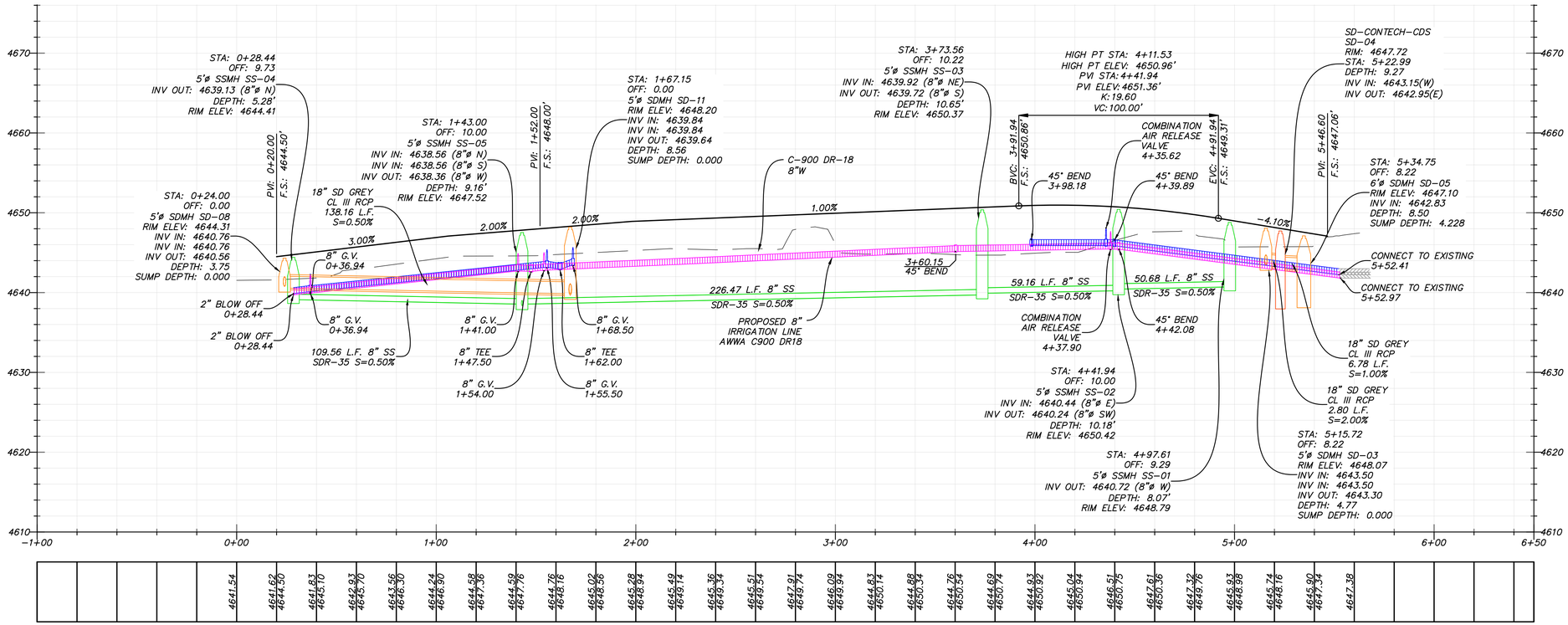




KEY MAP

950 EAST STREET

STA: −1+00 TO 6+50



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PROFILE LEGEND:
PROPOSED SURFACE
EXISTING SURFACE
PROFILE BAND LEGEND:
EXISTING
PROPOSED

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LICENSED PROFESSIONAL ENGINEER
No. 13937226
AUSTIN EARL WEAVER
29 JAN 2025
STATE OF UTAH

AMERICAN FORK CITY

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

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DWN BY:	AEW
CKD BY:	TVW
SUBMITTED BY:	
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PLOT DATE:	1/29/2025 2:48:16 PM
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SOLICITATION NO:	
DATE:	29 JAN 2025
REV:	

ELLEN'S 2 SUBDIVISION
HOLMES HOMES
PLAN & PROFILE – 950 E ST

SHEET NUMBER 10
OF 20 SHEETS
DRAWING NAME PP03

Blue Stakes of UTAH 811 Bluestakes.org

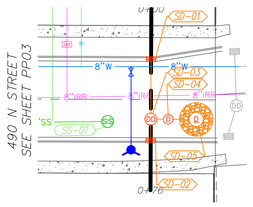
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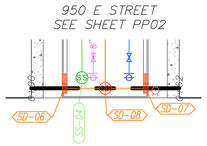


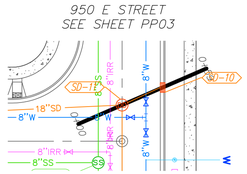
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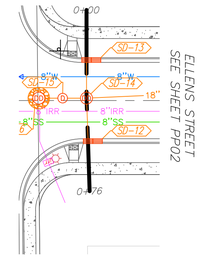
PROFILE LEGEND:
PROPOSED SURFACE
EXISTING SURFACE
PROFILE BAND LEGEND:
EXISTING
PROPOSED

N
W
E
S
0
30
60
Feet



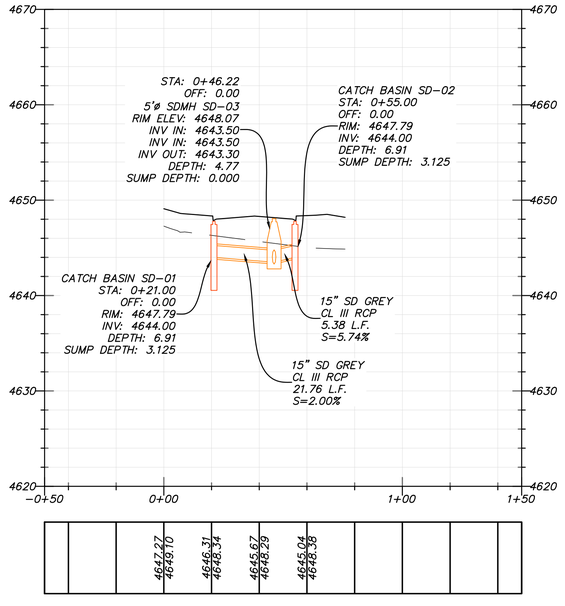






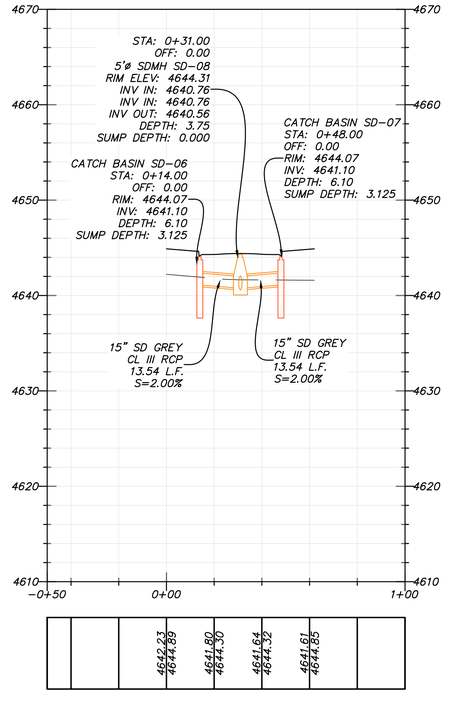
SD-01, SD-02, & SD-03

STA: −0+50 TO 1+50



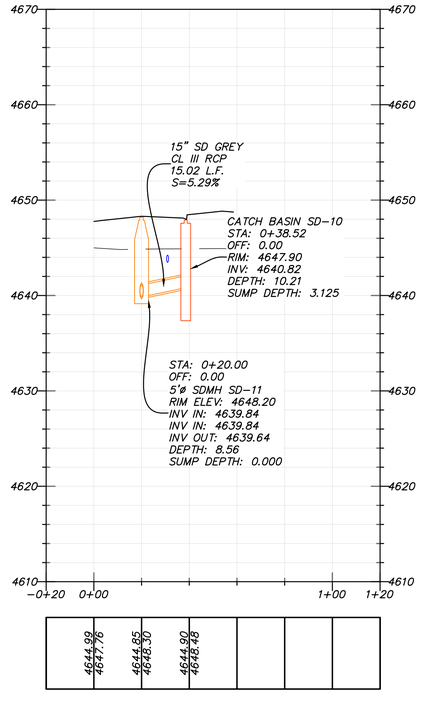
SD-04, SD-05, & SD-06

STA: −1+50 TO 1+00



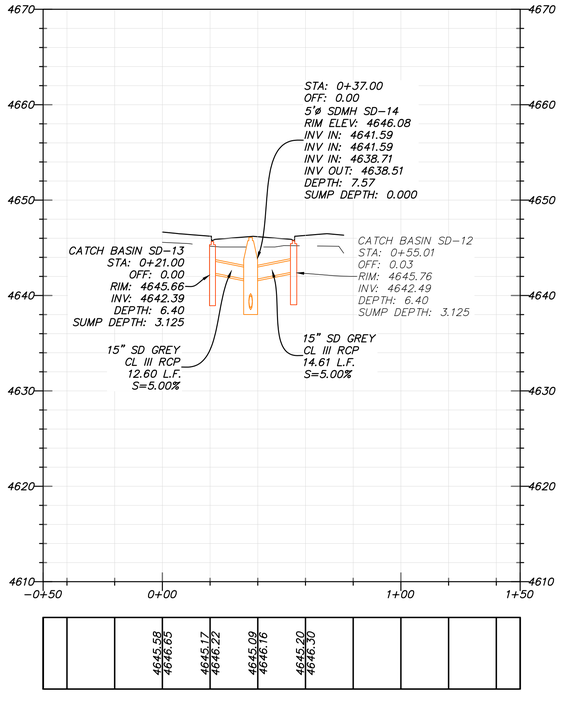
SD-07 & SD-08

STA: −0+20 TO 1+20



SD-09 TO SD-12

STA: −0+50 TO 1+50



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LICENSED PROFESSIONAL ENGINEER
No. 13937226
AUSTIN EARL WEAVER
29 JAN 2025
STATE OF UTAH

AMERICAN FORK CITY

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

REV:	
DATE:	29 JAN 2025
SOLICITATION NO:	
CONTRACT NO:	01041
DESIGNED BY:	AEW
DWN BY:	TVW
CKD BY:	AEW
SUBMITTED BY:	
FILE NAME:	N:\01041 Holmes Gunther American Fork\Cadd\P\08 PP01
SIZE:	ANSI D
PLOTTED BY:	
PLOT DATE:	7/29/2025 2:48:30 PM

ELLEN'S 2 SUBDIVISION
HOLMES HOMES
PLAN & PROFILE – STORM DRAIN GALLERY

SHEET NUMBER
11
OF 20 SHEETS
DRAWING NAME
PP04

Blue Stakes of UTAH 811 Bluestakes.org

7/29/2025 2:48:30 PM

N
W E
S
0 30 60 Feet

SILT FENCE PER DETAIL SF ON SHEE DT07

LIMITS OF DISTURBANCE

PORTABLE TOILET LOCATION SEE DETAIL PT ON SHEET DT07

STAGING AREA

CONCRETE WASHOUT AREA SEE DETAIL CWM ON SHEET DT07

WASTE DISPOSAL AREA PER DETAIL WD ON SHEET DT07

SWPPP SIGN WITH DIGITAL ACCESS TO SWPPP PLAN

STABILIZED CONSTRUCTION ENTRANCE PER DETAIL SCE ON SHEET DT07

INSTALL INLET PROTECTION AROUND STORM DRAIN INLETS PER DETAIL IPS ON SHEET DT07 (TYPICAL)

490 NORTH STREET

ELLEN'S STREET

900 EAST STREET

950 EAST STREET

25.00'

50.00'

1	9,306 S.F.	0.21 acres
2	9,309 S.F.	0.21 acres
3	11,543 S.F.	0.26 acres
4	10,558 S.F.	0.24 acres
5	10,527 S.F.	0.24 acres
6	10,448 S.F.	0.24 acres
7	10,519 S.F.	0.24 acres
8	9,155 S.F.	0.21 acres
9	13,956 S.F.	0.32 acres
10	23,408 S.F.	0.54 acres
11	14,156 S.F.	0.32 acres
12	9,236 S.F.	0.21 acres
13	9,674 S.F.	0.22 acres
14	9,112 S.F.	0.21 acres
15	12,984 S.F.	0.30 acres

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29 JAN 2025
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AMERICAN FORK CITY

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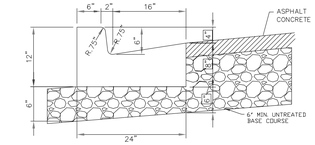
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SOLICITATION NO.	
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SIZE:	ANSI D
PLOT DATE:	1/29/2025 2:48:46 PM
PLOTTED BY:	
REV:	

ELLEN'S 2 SUBDIVISION
HOLMES HOMES
EROSION CONTROL PLAN

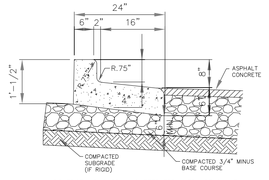
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OF 20 SHEETS
DRAWING NAME
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Blue Stakes of UTAH 811 Bluestakes.org

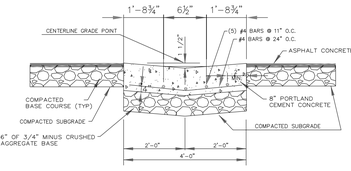
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TYPE E CURB & GUTTER
~NTS~



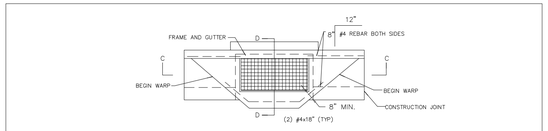
REVERSE LIP CURB & GUTTER "PRIVATE USE ONLY"
~NTS~

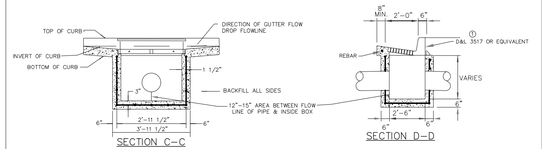


4.0' VALLEY GUTTER
~NTS~

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 TYPE B1 C&G REVERSE LIP C&G VALLEY GUTTER	DRAWING NO. 15.1

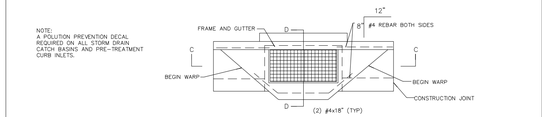
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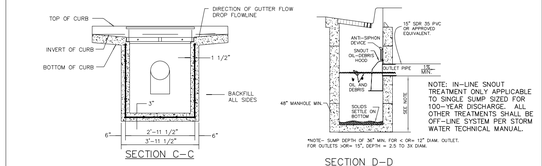




STORM DRAIN CATCH BASIN
~NTS~

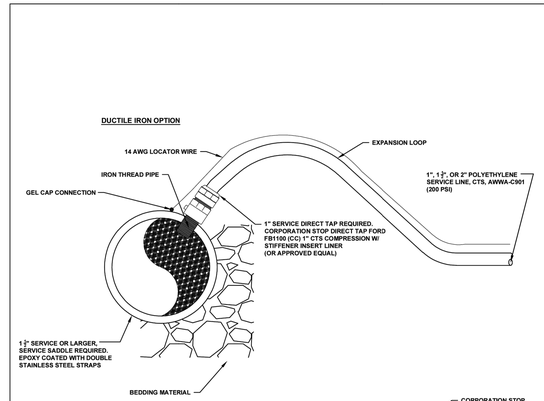
NOTE:
A POLUTION PREVENTION DECAL REQUIRED ON ALL STORM DRAIN CATCH BASINS AND PRE-TREATMENT CURB INLETS.





PRE-TREATMENT CURB INLET WITH SINGLE GRATE
~NTS~

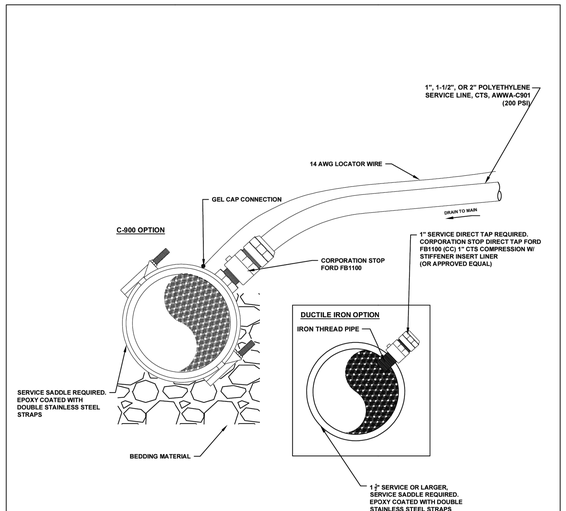
DRAWN: JRP REVISED: AJS DATE: APRIL 2012 SCALE: VARIES		AMERICAN FORK CITY	STANDARD DETAIL FOR CATCH BASIN	DRAWING NO. 15.2



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.**

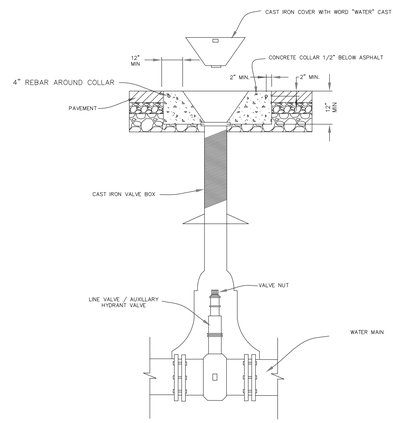
DRAWN: ASG REVISED: ASG DATE: JULY 2023 SCALE: NTS	AMERICAN FORK	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-3060	STANDARD DETAIL FOR CULINARY WATER SERVICE TAP	DRAWING NO. CW 15.3



NOTES

1. **1", 1½", 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.**

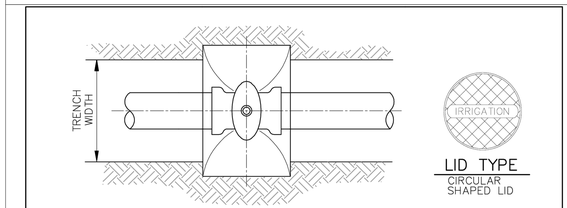
DRAWN: ASG REVISED: ASG DATE: JULY 2023 SCALE: NTS	AMERICAN FORK	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-3060	STANDARD DETAIL FOR PRESSURIZED IRRIGATION SERVICE TAP	DRAWING NO. PI 15.3



VALVE BOX DETAIL

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 VALVE BOX DETAIL	DRAWING NO. 15.4

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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: REVISED: 11/2010 DATE: SCALE: NONE	HORROCKS ENGINEERS	ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR SECONDARY WATER VALVE BOX DETAIL	DRAWING NO. 15.4A

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CIVIL · STRUCTURAL · SURVEY
9089 SOUTH 1300 WEST, SUITE 160
801.628.6004 TEL 801.550.6611 FAX
WEST JORDAN, UT 84088
WWW.PERIGEECIVIL.COM

LICENSED PROFESSIONAL ENGINEER
No. 13937226
AUSTIN EARL WEAVER
29 JAN 2025
STATE OF UTAH

AMERICAN FORK CITY

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

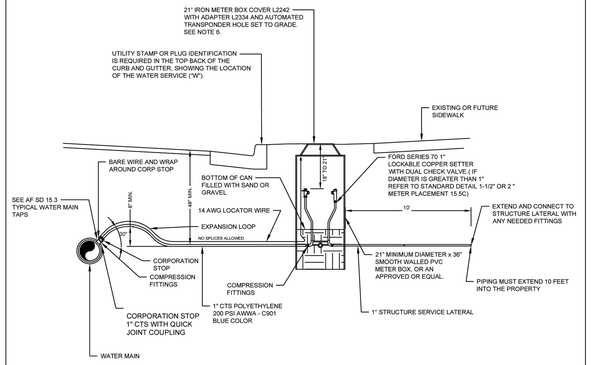
DESIGNED BY: AEW	REV:
DRAWN BY: AEW	DATE: 29 JAN 2025
CHKD BY: TVW	SOLICITATION NO:
SUBMITTED BY:	CONTRACT NO: 01041
FILE NAME: N:\01041 Holmes Gunther American Fork\Cadd\PI\13 DT01	PLOT DATE: 1/29/2025 2:48:59 PM
SIZE: ANSI D	PLOTTED BY:

ELLEN'S 2 SUBDIVISION
HOLMES HOMES
AMERICAN FORK STANDARD DETAILS

SHEET NUMBER
13
OF 20 SHEETS
DRAWING NAME
DT01

Blue Stakes of UTAH 811
bluestakes.org

1/29/2025 2:48:59 PM

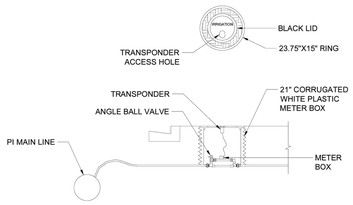


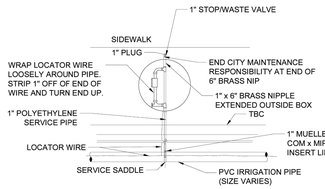
1" CULINARY WATER SERVICE CONNECTION

NOTES:

1. METER BOX, COVER, COPPERSETTER, CORPORATION STOP, & SERVICE LINES TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
2. METER IS REQUIRED AND MUST BE PURCHASED BY THE PROPERTY OWNER FROM THE CITY. METER IS PROVIDED AND INSTALLED BY THE CITY.
3. STAINLESS STEEL STIFFENERS ARE REQUIRED ON ALL POLYETHYLENE CONNECTIONS.
4. CULINARY WATER LATERALS THAT ARE LAID PARALLEL TO A SEWER MUST BE LAID AT LEAST 10'
5. (EDGE TO EDGE)FROM ANY EXISTING OR PROPOSED SEWER LATERAL. (PER UTAH CODE R309-550-7)
6. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE A MINIMUM OF 18" ABOVE THE SEWER LATERAL AS MEASURED EDGE TO EDGE. (PER UTAH CODE R309-550-7)
7. TEFLON TAPE OR APPROVED EQUAL IS REQUIRED ON ALL THREADED CONNECTIONS.
8. ALL METER BOX LIDS WITHIN CONCRETE SHALL BE D&L SUPPLY MODEL B-5021(LIGHT TRAFFIC) WITH A RECESSED TRANSPONDER HOLE SET TO GRADE.
9. ALL FITTINGS SHALL BE CTS.
10. SPLICING /REPAIR OF EXISTING POLY PIPE ; MECHANICAL COMPRESSION WITH INTERNAL STIFFENERS ARE REQUIRED.MUST BE APPROVED BY AMERICAN FORK CITY.
11. 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.
12. METER CAN SHALL BE INSTALLED AT THE CENTER OF THE PARK STRIP BETWEEN FRONT OF SIDEWALK AND BACK OF CURB

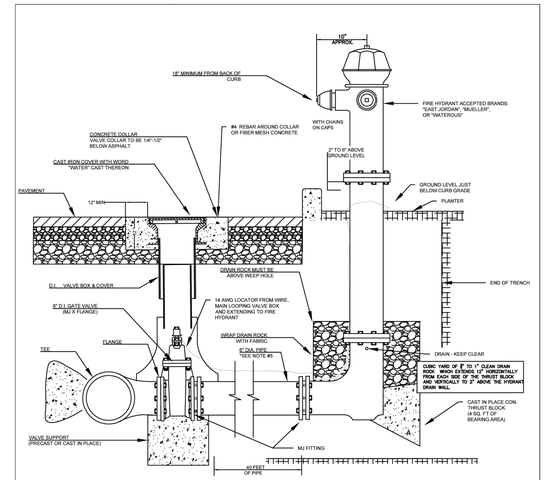
DRAWN BY NLP	AMERICAN FORK	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801)763-9030	1" CULINARY WATER SERVICE CONNECTION	DRAWING NO 15.5
REVISED ABM				
DATE 9/18/2019.				
SCALE VARIES				





1" PLAN VIEW
NTS

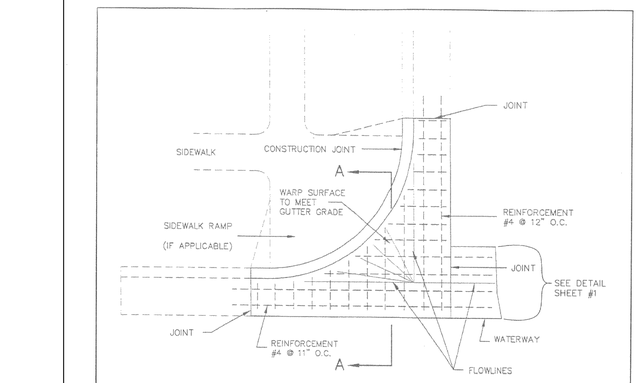
DRAWN: ABW	AMERICAN FORK	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	STANDARD DETAIL FOR PI METER DETAIL	DRAWING NO. 15.5D
REVISED:				
DATE: APR 2019				
SCALE: VARIES				



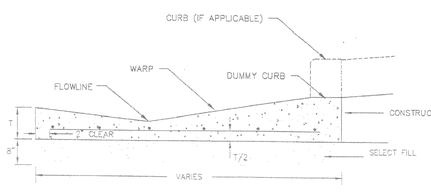
-NTS-

NOTES
1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED ON THE PLAN VEW SHALL BE REINSTALLED IN ACCORDANCE WITH THIS DETAIL.
2. ALL GATE VALVES SHALL BE LOCATED AT THE MAIN LINE AS SHOWN ON THIS DETAIL.
3. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH THE NEW MAIN CONSTRUCTION, SUITABLE ADAPTERS OR NEW FITTING SHALL BE USED UPON APPROVAL BY THE AMERICAN FORK CITY ENGINEER.
4. ALL ANCHORS AND BLOCKING TO BEAR PIPE AGAINST UNDISTURBED SOIL.
5. IF LENGTH OF PIPE EXCEEDS 40 FEET, INCREASE DIAMETER TO 8 INCH MINIMUM.
6. POLYETHYLENE ENCASEMENT: ALL DI PIPE AND FITTING SHALL BE INCASED WITH POLYETHYLENE WRAP 8 MILS TO PROTECT FROM BACKFILL BUT IS NOT INTENDED TO BE AIR AND WATERTIGHT.

DRAWN BY ABM	AMERICAN FORK	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801)763-3060	STANDARD DETAIL FOR FIRE HYDRANT	DRAWING NO. 15.6
REVISED KKS				
DATE 1/13/2021				
SCALE NTS				



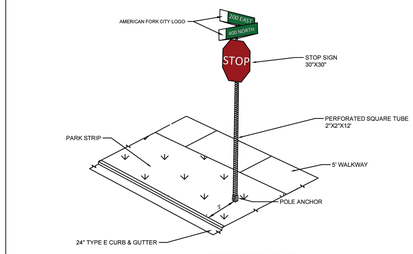
PLAN



SECTION A-A

DRAWN: JRP	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR INTERSECTION RADIUS REBAR DETAIL	DRAWING NO. 15.8
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

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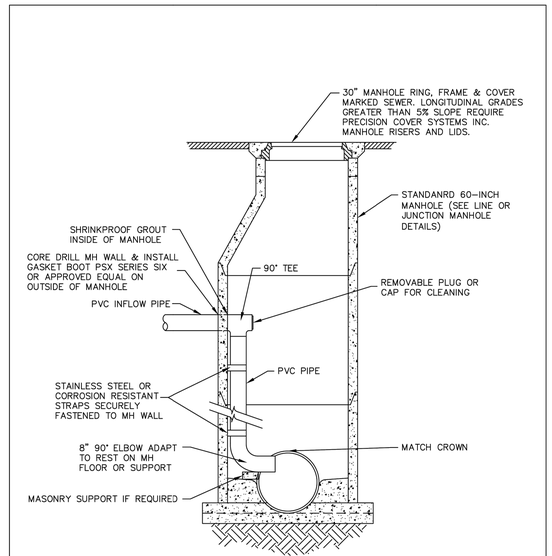


STREET COORDINATE SIGN

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 ALPHABETICAL 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 $\frac{1}{2}$"X2 $\frac{1}{2}$" 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"10' (STREET COORDINATE SIGN ONLY), 2"X2"12' (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 B 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 6" IN SIZE
   G. COLOR: GREEN (PUBLIC STREETS), BLUE (PRIVATE STREETS)
6. HARDWARE:
   A. 3/8" ALUMINUM DRIVE RIVET (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 NLP	AMERICAN FORK	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801)763-3060	STANDARD DETAIL FOR STREET COORDINATE SIGN	DRAWING NO 15.37
REVISED KKS				
DATE 12/8/2020				
SCALE VARIES				



SANITARY SEWER DROP MANHOLE DETAIL

-NTS-

DRAWN: JRP	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR SANITARY SEWER DROP MANHOLE DETAIL	DRAWING NO. 15.11
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				

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PERIGEE CONSULTING
CIVIL - STRUCTURAL - SURVEY
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801.628.6004 TEL 801.590.6611 FAX
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WWW.PERIGEECIVIL.COM

LICENSED PROFESSIONAL ENGINEER
No. 13937226
AUSTIN EARL WEAVER
29 JAN 2025
STATE OF UTAH

AMERICAN FORK CITY

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

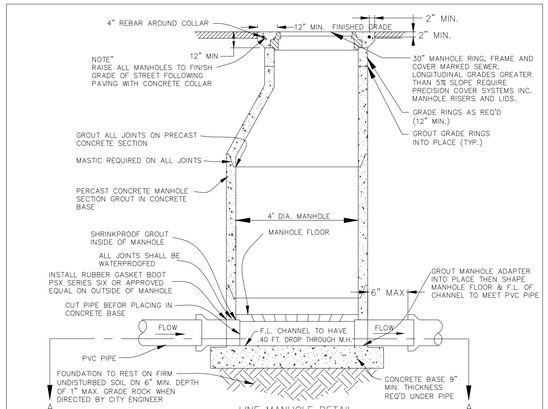
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DWN BY: AEW	DATE: 29 JAN 2025
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ELLEN'S 2 SUBDIVISION
HOLMES HOMES
AMERICAN FORK STANDARD DETAILS

SHEET NUMBER
14
OF 20 SHEETS
DRAWING NAME
DT02

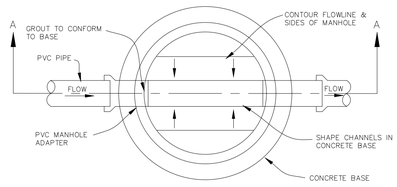
Blue Stakes of UTAH 811
bluestakes.org

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LINE MANHOLE DETAIL

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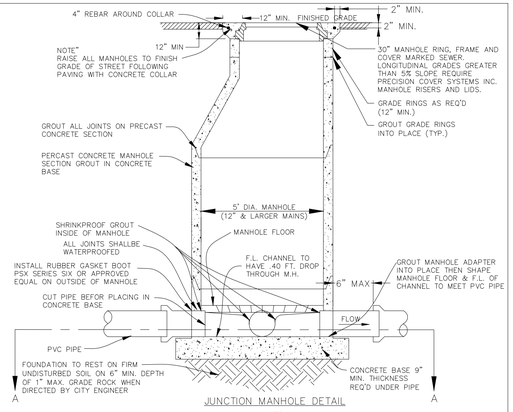


SECTION A-A

-NTS-

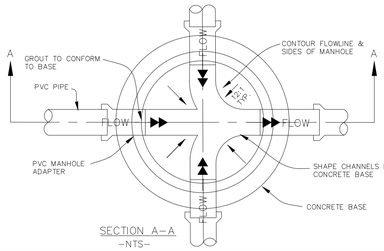
DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LINE MANHOLE DETAIL	DRAWING NO. 15.12

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JUNCTION MANHOLE DETAIL

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SECTION A-A

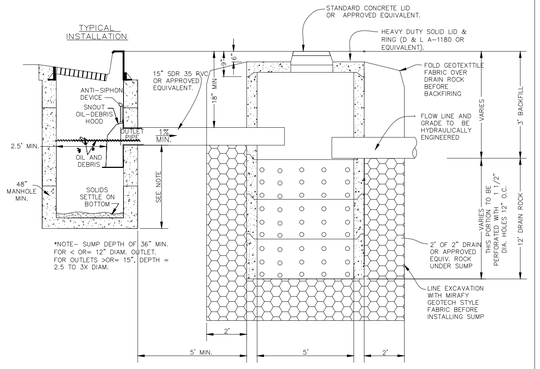
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DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER JUNCTION MANHOLE DETAIL	DRAWING NO.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

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NOTES:

1) MANHOLE BASE AND ALL SECTIONS SHALL BE PRECAST TO CONFORM TO ASTW C-478
2) THE SUMP SHALL BE CONCRETE.
3) THE PRETREATMENT MANHOLE SHALL BE CONSTRUCTED TO ENSURE WATER TIGHTNESS
4) THE SUMP SHALL BE LOCATED 5' OFFSET FORM MANHOLE PERPENDICULAR TO GUTTER ALIGNMENT
5) THE SUMP LID SHALL NOT BE LOCATED IN THE SIDEWALK SECTION.
6) ANY APPROVED EQUIVALENT REQUIRE CITY ENGINEER WRITTEN APPROVAL.

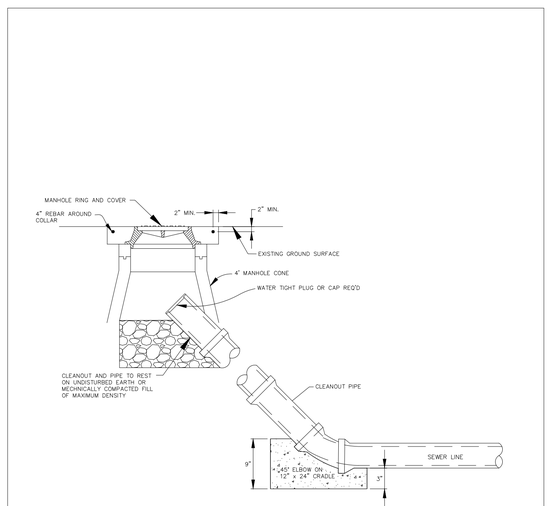


PRETREATMENT MANHOLE AND SUMP DETAIL

-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

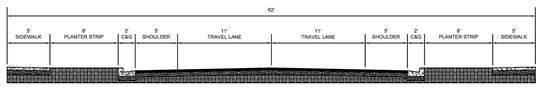
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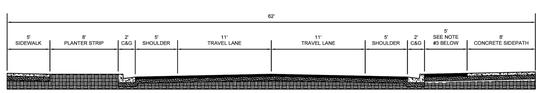
NOTE: ALL SEWER MANHOLES AND CLEANOUTS SHALL BE ACCESSIBLE BY MAINTENANCE PUMPER TRUCK.

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: SEWER CLEANOUT SEWER PIPE INSTALLATION	DRAWING NO. 15.15

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LOCAL STREET CROSS-SECTION

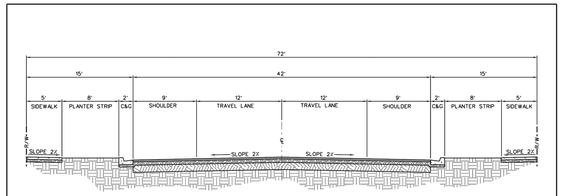


LOCAL STREET CROSS-SECTION WITH 8' CONCRETE SIDEPATH

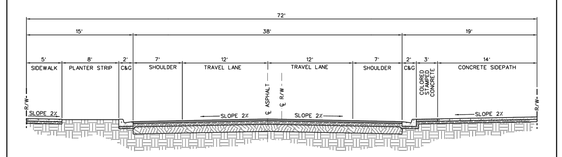
NOTES:

1. PROVIDE COLORING AND PATTERN FOR STAMPED CONCRETE, TO DELINEATE THE PATH FROM THE STAMP CONCRETE. SUBMIT THREE SAMPLES OF COLORING AND STAMPING PATTERNS TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
2. PLANTER STRIP TO BE TURF, AND REQUESTS FOR CHANGES MUST BE APPROVED BY THE PLANNING COMMISSION.
3. PLANTER STRIP OR COLORED STAMPED CONCRETE AS APPROVED BY PLANNING COMMISSION.

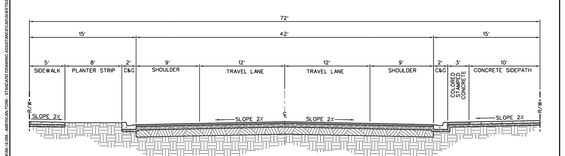
DRAWN: MVU REVISED: DATE: JULY 2019 SCALE: VARIES	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030		STANDARD DETAIL FOR: LOCAL STREET CROSS SECTIONS	DRAWING NO. FIG-1



MINOR COLLECTOR CROSS-SECTION



MINOR COLLECTOR CROSS-SECTION WITH 14' SIDEPATH



MINOR COLLECTOR CROSS-SECTION WITH 10' SIDEPATH

NOTES:

1. PROVIDE COLORING AND PATTERN FOR STAMPED CONCRETE TO DELINEATE THE PATH FROM THE STAMPED CONCRETE. SUBMIT THREE SAMPLES OF COLORING AND STAMPING PATTERNS TO CITY ENGINEER FOR REVIEW AND APPROVAL.
2. PLANTER STRIP TO BE TURF, ANY REQUESTS FOR CHANGES MUST BE APPROVED BY THE PLANNING COMMISSION.

JUB ENGINEERS, INC.

			MINOR COLLECTOR CROSS SECTIONS	SHEET FIG-2
		AMERICAN FORK CITY CORPORATION AMERICAN FORK, UTAH		

RIGHT OF DRAWING
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF J-U-B ENGINEERS, Inc. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF J-U-B ENGINEERS, Inc.

NO.	REVISION DESCRIPTION	BY	APP'D	DATE

FILE: 10-10-05_FIG 2-12
JUB PROJ. # 10-10-05
DRAWN BY: DEA
DESIGN BY: JMC
CHECKED BY: MLC
LAST UPDATED: 5/14/2019

Blue Stakes of UTAH 811 bluestakes.org

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9089 SOUTH 1300 WEST, SUITE 160
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WEST JORDAN, UT 84088
WWW.PERIGEECIVIL.COM

LICENSED PROFESSIONAL ENGINEER
No. 13937226
AUSTIN EARL WEAVER
29 JAN 2025
STATE OF UTAH

AMERICAN FORK CITY

CITY ENGINEER DATE

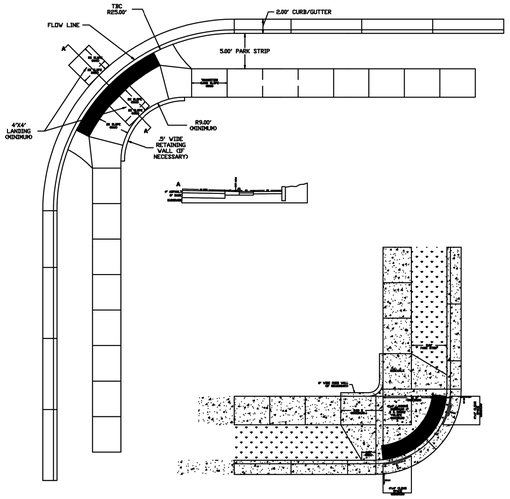
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SUBMITTED BY:	CONTRACT NO: 010411
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ELLEN'S 2 SUBDIVISION
HOLMES HOMES
AMERICAN FORK STANDARD DETAILS

SHEET NUMBER
15
OF 20 SHEETS
DRAWING NAME
DT03

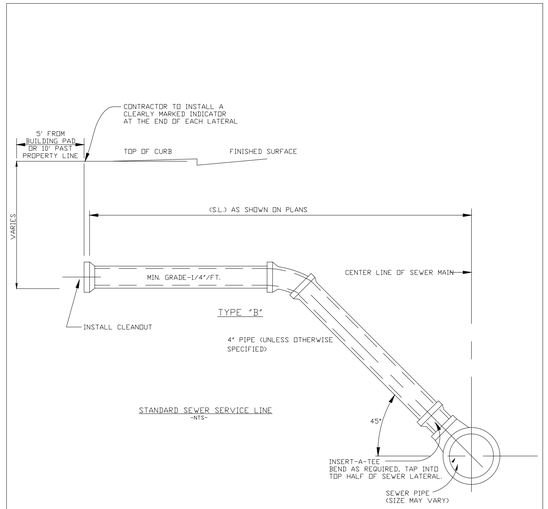
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NOTES:

1. THE RAMP SHALL BE CONSTRUCTED USING CAST IRON TACTILE DOMES CAST TO MATCH THE RADIUS OF CURVE OR EQUAL AS APPROVE BY THE CITY ENGINEER.
2. PROVIDE DETECTABLE WARNING AREA PER APWA/ADAAG SPECIFICATIONS.
3. SEE APWA PLAN #235 FOR CONSTRUCTION DETAILS, SLOPES, ETC.

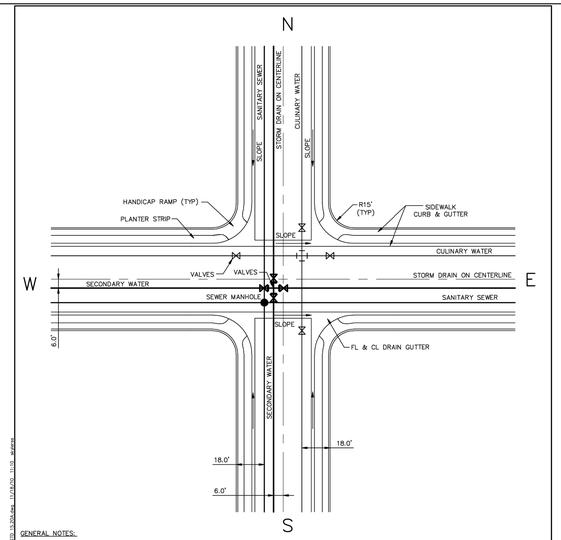
DRAWN: R.A.		AMERICAN FORK CITY	STANDARD DETAIL FOR: SIDEWALK RAMP	DRAWING NO. 15.18
REVISED:				
DATE: APR. 2012				
SCALE: VARIES				



NOTE:
ALSO SEE DRAWING NO. 15.23

DRAWN: JRP	Northern ENGINEERING AND 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
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

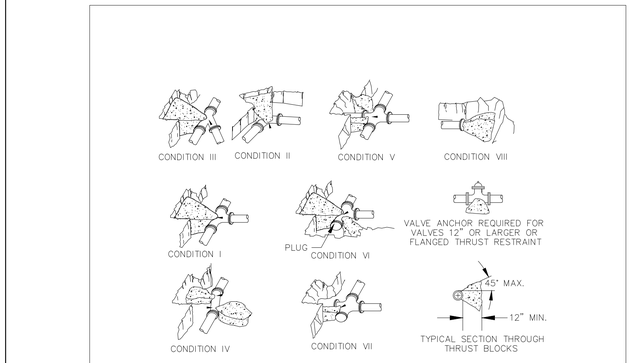
K:\AMERICAN FORK STANDARDS\Drawings\FINAL\SEWER SERVICE LINE.dwg 05/12/2005 11:06:03 AM MST



GENERAL NOTES:

1. INSTALL GATE VALVES AT EXTENSION OF PROPERTY LINES ON CULINARY WATER LINES OF THE SIZE AND TYPE IN COMPLIANCE WITH APPLICABLE AMERICAN FORK CITY SPECIFICATIONS AND DETAIL DRAWINGS.
2. INSTALL MANHOLE OF SIZE AND TYPE IN COMPLIANCE WITH APPLICABLE AMERICAN FORK SPECIFICATIONS AND DETAIL DRAWINGS.
3. DEVIATIONS FROM UTILITY LOCATION AS DETAILED HEREIN MAY ONLY BE MADE AS APPROVED BY THE AMERICAN FORK CITY PUBLIC WORKS DIRECTOR.
4. SANITARY SEWER SHOULD BE LOCATED ON THE SOUTH AND WEST.
5. CULINARY WATER SHOULD BE LOCATED ON THE NORTH AND EAST.
6. SECONDARY WATER SHOULD BE LOCATED ON THE SOUTH AND WEST.
7. INSTALL SECONDARY WATER VALVES AT THE INTERSECTION OF THE CROSS OR TEE.

DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: STANDARD STREET INTERSECTION AND UTILITY LOCATION	DRAWING NO. 15.20A
REVISED: 11/2010				
DATE:				
SCALE:				



NOTES:

1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. CONCRETE SHALL BE CLASS C.
3. CALCULATED ON 150 PSI. STATIC PRESSURE & ALLOWABLE BEARING PRESSURE OF 1500 LB. PER SQ. FT.
4. ALL THRUST BLOCK SIDES SHALL BE FORMED. (CITY INSPECTOR MAY REQUIRE WOOD FORMS.)

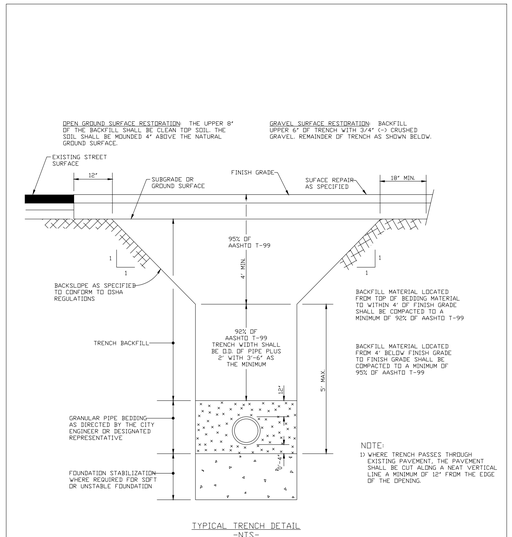
THRUST BLOCK BEARING AREA IN SQ. FEET

PIPE SIZE (IN.)	CONDITION							
	I	II	III	IV	V	VI	VII	VIII
4	1.5	1.8	1	0.5	1.3	1.3	1.3	1.3
8	5	7.1	3.8	2	5	5	5	5
10	7.8	11.1	6	3	7.8	7.8	7.8	7.8
14	15.4	21.7	11.8	6	15.4	15.4	15.4	15.4

WATER LINE THRUST BLOCK DETAILS

DRAWN: JRP	Northern ENGINEERING AND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: WATERLINE THRUST BLOCKING	DRAWING NO. 15.21
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

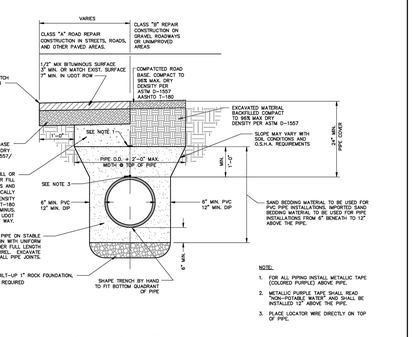
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TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP	Northern ENGINEERING AND 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
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

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TYPICAL SECONDARY WATER TRENCH DETAIL

DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL SECONDARY WATER TRENCH DETAIL	DRAWING NO. 15.22A
REVISED: 11/2010				
DATE:				
SCALE:				

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WWW.PERIGEECIVIL.COM

LICENSED PROFESSIONAL ENGINEER
No. 13937226
AUSTIN EARL WEAVER
29 JAN 2025
STATE OF UTAH

AMERICAN FORK CITY

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

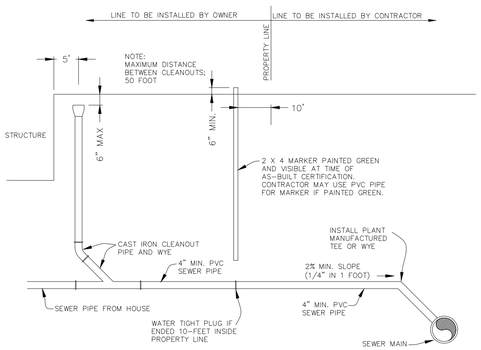
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DWN BY: AEW
CHD BY: TVW
SUBMITTED BY:
DATE: 29 JAN 2025
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SIZE: ANSI D
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PLOT DATE: 1/29/2025 2:49:11 PM
REV:

ELLEN'S 2 SUBDIVISION
HOLMES HOMES
AMERICAN FORK STANDARD DETAILS

SHEET NUMBER 16
OF 20 SHEETS
DRAWING NAME DT04

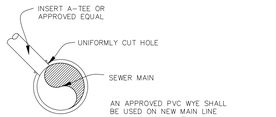
Blue Stakes of UTAH 811 bluestakes.org

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SEWER LATERAL DETAIL

-NTS-



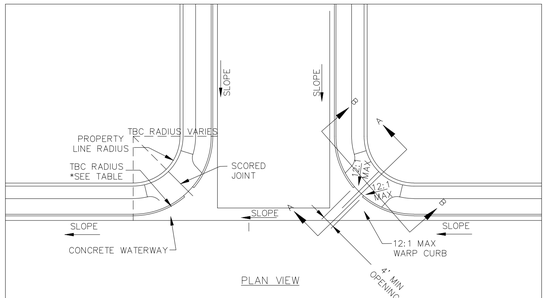
SEWER SURVICE LATERAL SADDLE

-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

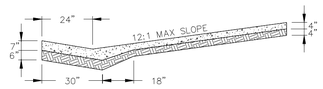
DRAWN: JRP	Northern ENGINEERING-LAND PLANING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT	DRAWING NO. 15.23
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				

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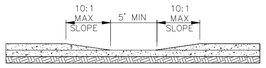


PLAN VIEW

ROADWAY CLASSIFICATION	TOP BACK CURB RADIUS (FEET)	PROPERTY LINE RADIUS (FEET)
ARTERIAL	40	30
COLLECTOR	30	20
LOCAL	25	15



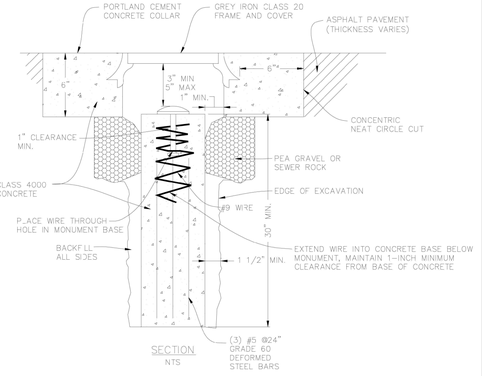
SECTION A-A



SECTION B-B

DRAWN: JRP	Northern ENGINEERING-LAND PLANING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: STANDARD STREET INTERSECTION CORNER	DRAWING NO. 15.24
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

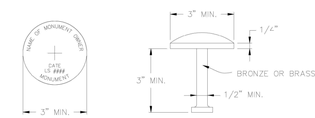
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SECTION

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

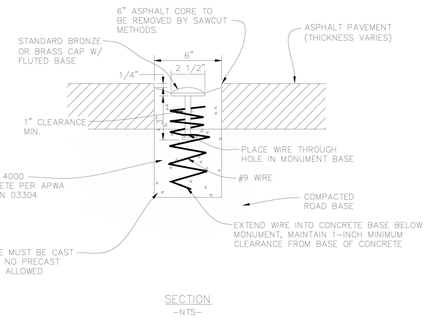
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CAP SECTION

-NTS-

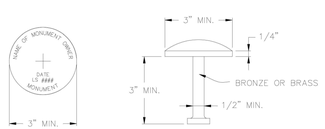
DRAWN: JRP	Northern ENGINEERING-LAND PLANING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE "A" MONUMENT CAP AND BASE	DRAWING NO. 15.28
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

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SECTION

-NTS-



CAP PLAN

-NTS-

CAP SECTION

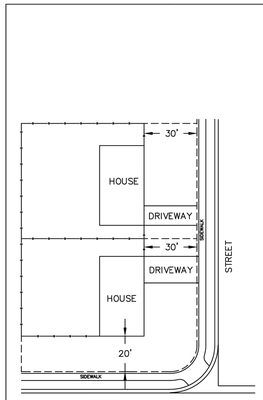
-NTS-

NOTE:
1) 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.

2) ALL TYPE "B" STREET MONUMENTS ARE TO BE APPROVED BY AMERICAN FORK CITY PUBLIC WORKS DEPARTMENT.

DRAWN: JRP	Northern ENGINEERING-LAND PLANING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE "B" STREET MONUMENT	DRAWING NO. 15.29
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

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42" SOLID OR 48" OPEN (50% OR GREATER) MAXIMUM HEIGHT

6 FOOT MAXIMUM HEIGHT

American Fork City Fence Ordinance
2.5.15 Fences, Walls and Hedges

No fence, wall hedge or similar device extending into or enclosing all or any part of the front yard or side yard adjacent to a street shall be constructed or maintained at a height greater than forty-two (42) inches; provided that where the fence fabric is to be of the chain link or other open mesh type, and the fence will remain non-sight obstructing, the maximum height may be increased to not greater than forty-eight (48) inches. The maximum height of any fence, hedge, wall, or similar enclosing device situated within any other portion of a lot shall be six (6) feet.

All fences and walls shall be constructed of substantial material and the design and construction shall be consistent with the quality of dwellings and other improvements within the surrounding area. It shall be unlawful for any person to erect or cause to be erected or to maintain any barbed wire fence along or adjacent to any public street within the city.

Before commencing construction, plans for all fences and walls shall first be submitted to and approved by the Zoning Administrator. Where, in the opinion of the Administrator, a proposed fence or wall does not conform to the above criteria, he shall refer the application to the Planning Commission for action. Any applicant aggrieved by a decision may appeal said decision to the Planning Commission who shall have the authority to reverse, affirm, or modify any decision of the Administrator.

If you have any questions concerning the Fence Ordinance, please contact the Building Department at 275 East 200 North or call 763-3065.

Note: A 30" clearance must be maintained around fire hydrants.

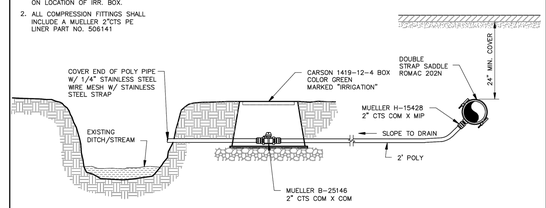
NOTE:

THE PROPERTY LINE IS 1 FOOT INSIDE THE SIDEWALK.

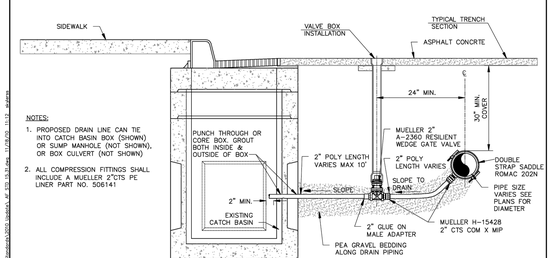
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REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

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NOTES:
1. COORDINATE W/ AMERICAN FORK CITY ON LOCATION OF IRR. BOX.
2. ALL COMPRESSION FITTINGS SHALL INCLUDE A MUELLER 2"CTS PE LINER PART NO. 506141



2" DRAIN TO DAYLIGHT



NOTES:
1. PROPOSED DRAIN LINE CAN TIE INTO CATCH BASIN BOX (SHOWN) OR SUMP MANHOLE (NOT SHOWN), OR BOX CULVERT (NOT SHOWN)
2. ALL COMPRESSION FITTINGS SHALL INCLUDE A MUELLER 2"CTS PE LINER PART NO. 506141

2" DRAIN TO CATCH BASIN/SUMP/BOX CULVERT

DRAWN:	HORROCKS ENGINEERS 296 WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SECONDARY WATER DETAILS	DRAWING NO. 15.31
REVISED: 11/2010				
DATE:				
SCALE:				

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\SECONDARY.dwg 11/10/2010 11:04:51 AM MST

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CIVIL - STRUCTURAL - SURVEY
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL 801.590.6611 FAX WWW.PERIGEECIVIL.COM

LICENSED PROFESSIONAL ENGINEER
No. 13937226
AUSTIN EARL WEAVER
29 JAN 2025
STATE OF UTAH

AMERICAN FORK CITY

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

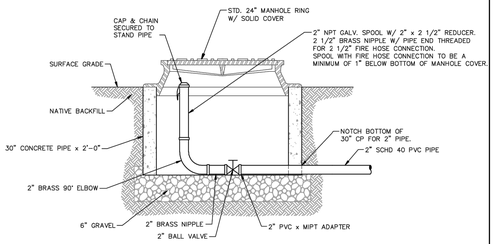
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SUBMITTED BY:	
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ELLEN'S 2 SUBDIVISION
HOLMES HOMES
AMERICAN FORK STANDARD DETAILS

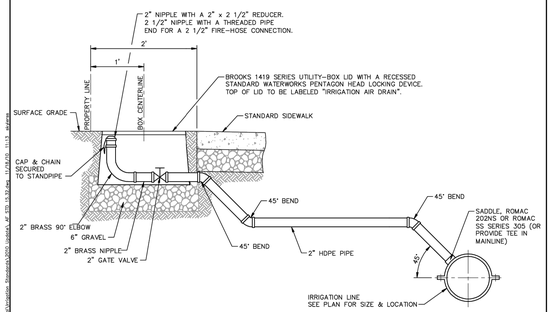
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OF 20 SHEETS
DRAWING NAME DT05

Blue Stakes of UTAH 811 bluestakes.org

1/29/2025 2:49:16 PM



STANDARD SECTION WHERE NO STREET IMPROVEMENTS EXIST

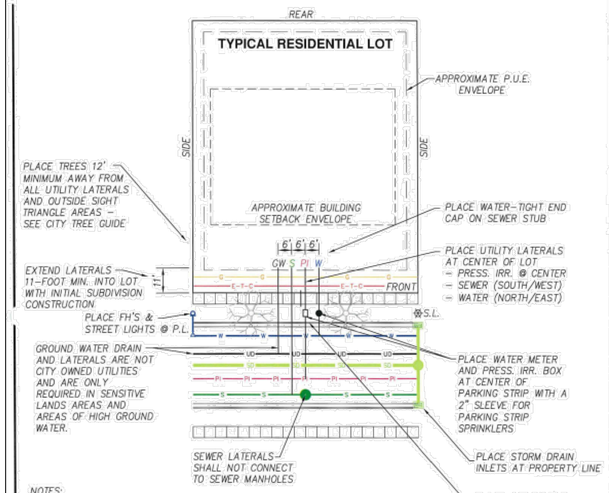


STANDARD SECTION WHERE STREET IMPROVEMENTS EXIST

DRAWN:		STANDARD DETAIL FOR	DRAWING NO.
REVISED: 11/2010	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 379 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	AIR INLET & REMOVAL FACILITY FOR SECONDARY WATER	15.32
DATE:			
SCALE:			

AMERICAN FORK CITY STANDARDS

UTILITY LATERAL PLACEMENT - RESIDENTIAL PARCELS



NOTES:
1. UTILITY LATERAL PLACEMENT UNDER DRIVEWAY OR UNDER DRIVEWAY APPROACH IS PROHIBITED.
2. IF HOME DRIVEWAY IS PLANNED FOR PLACEMENT OVER UTILITY LATERALS, UTILITY LATERALS SHALL BE ABANDONED AND RELOCATED PER AMERICAN FORK CITY STANDARDS. PAVEMENT REPAIRS SHALL BE COMPLETED PER AMERICAN FORK CITY PAVEMENT PRESERVATION STANDARDS.
3. WRITTEN APPROVAL FROM CITY ENGINEER OR DESIGNATED REPRESENTATIVE SHALL BE REQUIRED FOR UTILITY AND/OR LATERAL PLACEMENT DEVIATING FROM THE STANDARD PLACEMENT SHOWN.
4. DEVELOPER SHALL PLAN DRIVEWAY LOCATIONS AT TIME OF SUBDIVISION TO AVOID UTILITY LATERAL CONFLICTS WITH DRIVEWAYS. CUL-DE-SAC DRIVEWAY LOCATIONS SHALL BE PLACED ON RECORDED PLAT.
5. NEW SUBDIVISION FRANCHISE UTILITIES SHALL BE PLACED IN PUBLIC UTILITY EASEMENTS.
6. ABOVE GROUND FRANCHISE UTILITIES SHALL BE IN OUTSIDE PUBLIC ROADWAY RIGHTS-OF-WAY AND PLACED WITHIN P.U.E. AND OUTSIDE SIGHT TRIANGLE AREA.

STD. DWG. #15.43

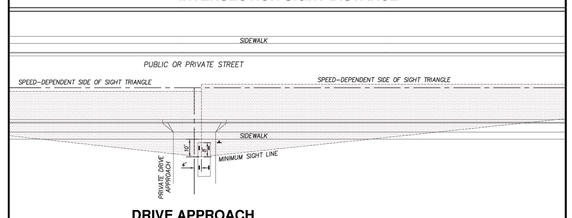
AMERICAN FORK — 1853

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DATE: MARCH 12, 2015

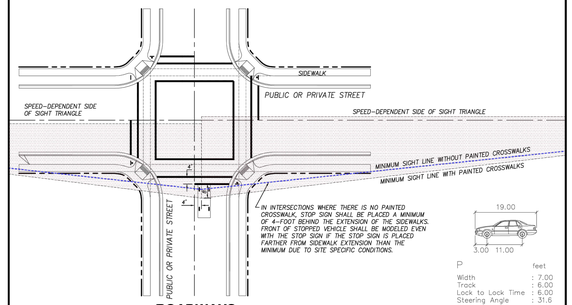
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FIGURE 17.5.110-A *MINIMUM STANDARDS FOR*

INTERSECTION SIGHT DISTANCE



DRIVE APPROACH



ROADWAYS

P	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.00
Steering Angle	: 31.6

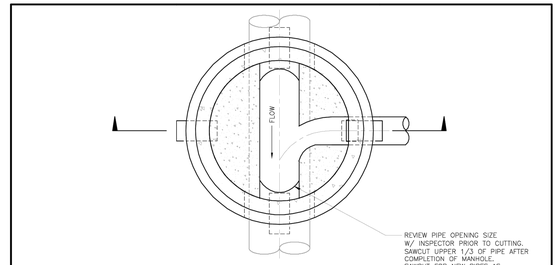
AASHTO PASSENGER CAR DIMENSIONS

GENERAL SHEET NOTES:
1. WAITING VEHICLE SHALL STOP OUTSIDE OF PEDESTRIAN FACILITIES AS DETAILED HEREON OR GREATER AS DETERMINED BY SPECIFIC SITE LAYOUT.
2. SEE AMERICAN FORK CITY ACCESS MANAGEMENT MANUAL AND THE LATEST VERSION OF THE AASHTO MANUAL A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS FOR LENGTH OF SPEED-DEPENDENT SIDE OF SIGHT TRIANGLE.
3. SPEED-DEPENDENT SIDE OF SIGHT TRIANGLES SHALL BE CALCULATED BASED UPON DESIGN SPEED OF ROADWAY ALSO CONSIDERING EFFECTS OF ROADWAY GRADES FOR BOTH ROADWAYS.
4. NO OBSTRUCTION SHALL BE WITHIN THE SIGHT TRIANGLE IN THE AREA FROM 3-FOOT TO 8-FOOT (TRAFFIC SIGNS, NARROW STREET LIGHTS, NARROW TRUNK TREES WITH CANOPY ABOVE 8-FOOT EXCEPTED) OBSTRUCTIONS BELOW 3-FOOT ARE TO BE MINIMIZED.
5. DESIGNATED PARKING STALLS ARE NOT ALLOWED WITHIN SIGHT TRIANGLE AREAS.
6. DIMENSIONS SHOWN ARE MINIMUM. DESIGNER MAY OPT FOR MORE CONSERVATIVE SIGHT LINE DEFINITIONS
7. THIS DRAWING IS ALSO AVAILABLE AS STANDARD DRAWING #15.41

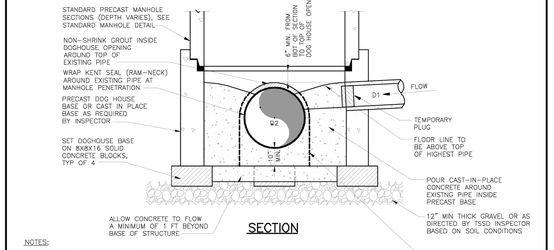
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DATE: FEBRUARY 28, 2012

STD. DWG. #15.41

AMERICAN FORK — 1853



PLAN VIEW



SECTION

NOTES:
1. IF GRADE ALLOWS, INVERT D1 SHALL MATCH THE 0.75 DEPTH POINT OF D2. OTHERWISE, MATCH TOP OF PIPE FOR D1 TO TOP OF PIPE OF D2 AS APPROVED BY DISTRICT.
2. AFTER ALL GRADING AROUND MANHOLE HAS BEEN COMPLETED AND FINAL SURFACING IS IN PLACE, REMOVE DEBRIS AND TEMPORARY PLUGS OR PLYWOOD FROM INSIDE OF MANHOLES.
3. IF MANHOLE IS TO BE POURED IN PLACE, FOLLOW SAME PATTERN AS SHOWN EXCEPT USE 10" MIN WALL THICKNESS.
4. CONTACT DISTRICT INSPECTOR 48 HOURS (2 BUSINESS DAYS) PRIOR TO CONSTRUCTION.
5. STUBS FOR FUTURE CONNECTIONS SHALL BE PLUGGED UNTIL ACTIVATION FOR SERVICE IS APPROVED BY TSSD.

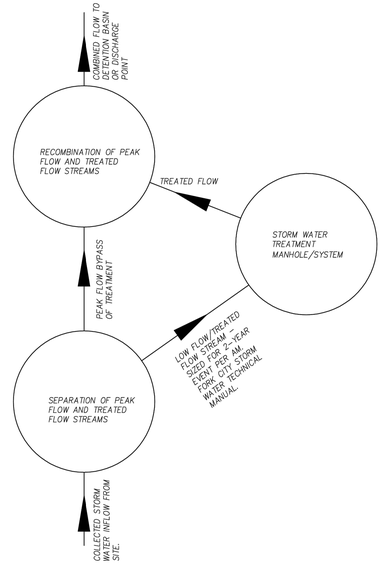
NO.	BY	DESCRIPTION	DATE
5			
4			
3			
2			
1			

TIMPANOGOS SPECIAL SERVICES DISTRICT
MANHOLE ON EXISTING PIPE

DRAWN:	DESIGNED:	CHECKED:	APPROVED:
DATE: AUG 07	FILE NAME:		DRAWING NAME: D-2

MINIMUM STANDARDS FOR

OFF-LINE OIL/WATER/SEDIMENT SEPARATOR

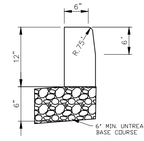


NOTES:
1. SEE AMERICAN FORK CITY STORM WATER TECHNICAL MANUAL FOR DETAILS OF DESIGN, CONSTRUCTION, AND TESTING REQUIREMENTS.
2. SPECIFIC TREATMENT SYSTEM FOR A GIVEN SITE TO BE DESIGNED BY REGISTERED PROFESSIONAL ENGINEER PERFORMING THE STORM DRAIN SYSTEM DESIGN FOR THE SITE OR APPLICATION.
3. CITY ENGINEER MAY ALLOW IN-LINE TREAMENT DEVICE IF PEAK FLOWS ARE ATTENUATED UPSTREAM AND NEVER ALLOWED TO REACH TREATMENT DEVICE.

FILE: \Q \LD-PROJECT\AF-CITY-STANDARDS\DWG\OFF-LINE-OWS.DWG
DATE: APRIL 17, 2012

STD. DWG. #15.42

AMERICAN FORK — 1853



A VAR **CURB WALL DETAIL**
SCALE: N.T.S.

PERIGEE CONSULTING
CIVIL · STRUCTURAL · SURVEY
9089 SOUTH 1300 WEST, SUITE 160
801.628.6004 TEL 801.590.6611 FAX
WEST JORDAN, UT 84088
WWW.PERIGEECIVIL.COM

LICENSED PROFESSIONAL ENGINEER
No. 13937226
AUSTIN EARL WEAVER
29 JAN 2025
STATE OF UTAH

AMERICAN FORK CITY

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

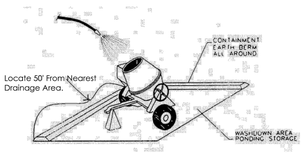
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SUBMITTED BY:		CONTRACT NO: 01041
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ELLEN'S 2 SUBDIVISION
HOLMES HOMES
AMERICAN FORK STANDARD DETAILS

SHEET NUMBER 18
OF 20 SHEETS
DRAWING NAME DT06

Blue Stakes of UTAH 811 bluestakes.org

BMP: Concrete Waste Management — CWM



DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and using qualified subcontractors.

APPLICATIONS:
This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:
- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:
- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit or other on-site container, dispose hardened concrete on a regular basis.

OBJECTIVES
- ☐ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

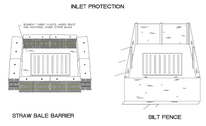
TARGETED POLLUTANTS
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS
- ☐ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☒ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Silt Fence or Straw Bale — IPS



DESCRIPTION:
Sediment barrier erected around storm drain inlet.

APPLICATION:
Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection).

INSTALLATION/APPLICATION CRITERIA:
- Provide upgradient sediment controls, such as silt fence during construction of inlet.
- When construction of inlet is complete, erect straw bale barrier or silt fence surrounding perimeter of inlet. Follow instructions and guidelines on individual BMP information sheets for straw bale barrier and silt fence construction.

LIMITATIONS:
- Recommended maximum contributing drainage area of one acre.
- Limited to inlets located in open unpaved areas.
- Requires shallow slopes adjacent to inlet.

MAINTENANCE:
- Inspect inlet protection following storm event and at a minimum of once monthly.
- Remove accumulated sediment when it reaches 4-inches in depth.
- Repair or realign barrier/fence as needed.
- Look for bypassing or undercutting and recompact soil around barrier/fence as required.

OBJECTIVES
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

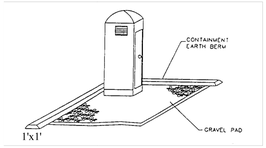
TARGETED POLLUTANTS
- ■ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

MPLEMENTATION REQUIREMENTS
- ▪ Capital Costs
- ▫ O&M Costs
- ▪ Maintenance
- ▫ Training

■ High ☒ Medium ☐ Low

BMP: Portable Toilets — PT



DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.

LIMITATIONS:
No limitations.

MAINTENANCE:
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

OBJECTIVES
- ☒ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

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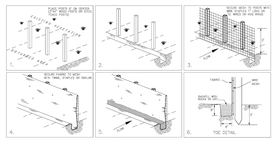
TARGETED POLLUTANTS
- ▫ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▫ Floatable Materials
- ▪ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS
- ▪ Capital Costs
- ▪ O&M Costs
- ▪ Maintenance
- ▫ Training

■ High ☒ Medium ☐ Low

BMP: Silt Fence — SF



DESCRIPTION:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

APPLICATION:
- Perimeter control: place barrier at downgradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier near top of stream bank
- Inlet protection: place fence surrounding catchbasins

INSTALLATION/APPLICATION CRITERIA:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
- Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

LIMITATIONS:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum upgradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

MAINTENANCE:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

OBJECTIVES
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

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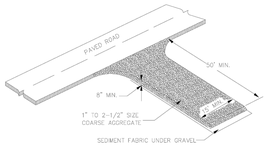
TARGETED POLLUTANTS
- ▪ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS
- ▪ Capital Costs
- ▪ O&M Costs
- ▪ Maintenance
- ▫ Training

■ High ☒ Medium ☐ Low

BMP: Stabilized Construction Entrance — SCE



DESCRIPTION:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

APPLICATIONS:
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

LIMITATIONS:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

MAINTENANCE:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

OBJECTIVES
- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

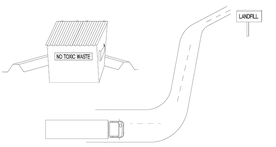
TARGETED POLLUTANTS
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Waste Disposal — WD



DESCRIPTION:
Controlled storage and disposal of solid waste generated by construction activities.

APPLICATION:
All construction sites.

INSTALLATION:
- Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas.
- Construct compacted earthen berm (See Earth Berm Barrier BMP Fact Sheet), or similar perimeter containment around collection area for impoundment in the case of spills and to trap any windblown trash.
- Use water tight containers with covers to remain closed when not in use. Provide separate containers for different waste types where appropriate and label clearly.
- Ensure all on-site personnel are aware of and utilize designated waste collection areas properly and for intended use only (e.g. all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste).
- Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include portable sanitary waste facilities in waste management activities.

LIMITATIONS:
- On-site personnel are responsible for correct disposal of waste.

MAINTENANCE:
- Discuss waste management procedures at progress meetings.
- Collect site trash daily and deposit in covered containers at designated collection areas.
- Check containers for leakage or inadequate covers and replace as needed.
- Randomly check disposed materials for any unauthorized waste (e.g. toxic materials).
- During daily site inspections check that waste is not being incorrectly disposed of on-site (e.g. burial, burning, surface discharge, discharge to storm drain).

OBJECTIVES
- ☒ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

TARGETED POLLUTANTS
- ▫ Sediment
- ▫ Nutrients
- ▪ Toxic Materials
- ▫ Oil & Grease
- ▫ Floatable Materials
- ▪ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS
- ▪ Capital Costs
- ▪ O&M Costs
- ▪ Maintenance
- ▪ Training

■ High ☒ Medium ☐ Low

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LICENSED PROFESSIONAL ENGINEER
No. 13937226
AUSTIN EARL WEAVER
29 JAN 2025
STATE OF UTAH

AMERICAN FORK CITY

CITY ENGINEER DATE

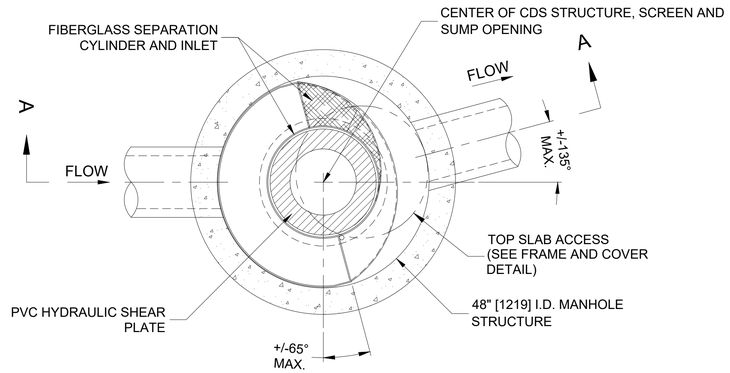
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SUBMITTED BY:
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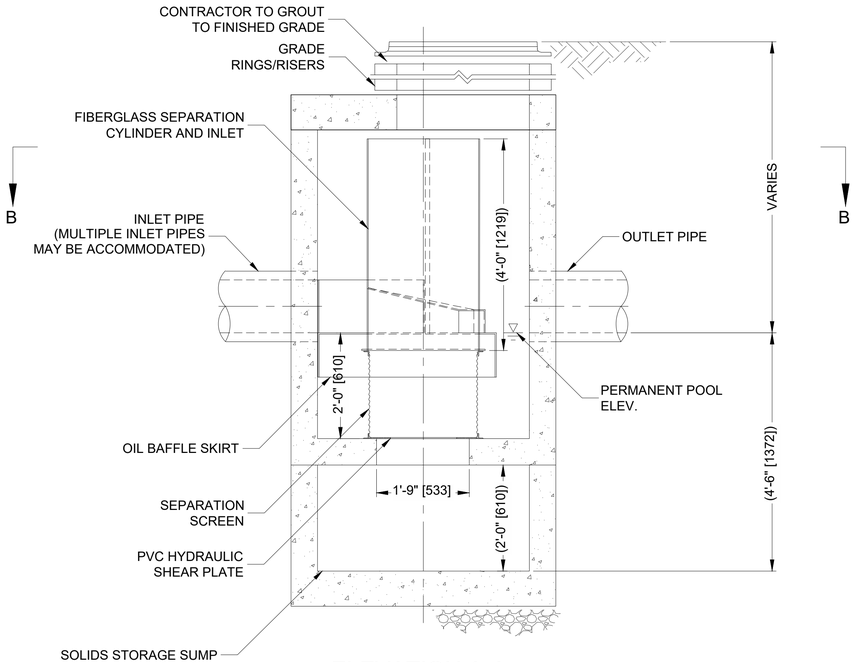
ELLEN'S 2 SUBDIVISION
HOLMES HOMES
AMERICAN FORK STANDARD DETAILS

SHEET NUMBER
19
OF 20 SHEETS
DRAWING NAME
DT07

Blue Stakes of UTAH 811 Bluestakes.org



PLAN VIEW B-B
NOT TO SCALE.



ELEVATION A-A
NOT TO SCALE.

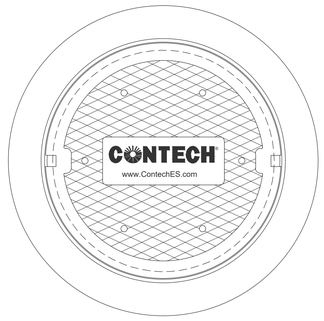
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,788,848, 6,641,720, 6,511,595, 6,581,783, RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

CDS2015-4-C DESIGN NOTES

CDS2015-4-C RATED TREATMENT CAPACITY IS 0.7 CFS [19.8 L/s], OR PER LOCAL REGULATIONS. IF THE SITE CONDITIONS EXCEED MAXIMUM HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CDS2015-4-C STANDARD CONFIGURATION IS SHOWN.

FOR NJDEP PROJECTS, PLEASE CONTACT YOUR LOCAL CONTECH REPRESENTATIVE FOR APPROVED CONFIGURATIONS.



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	
WATER QUALITY FLOW RATE (CFS OR L/s)	*
PEAK FLOW RATE (CFS OR L/s)	*
RETURN PERIOD OF PEAK FLOW (YRS)	*
SCREEN APERTURE (2400 OR 4700)	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO..
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS2015-4-C
ONLINE CDS
STANDARD DETAIL

PERIGEE CONSULTING
CIVIL · STRUCTURAL · SURVEY
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL 801.990.661 FAX WWW.PERIGEECIVIL.COM

LICENSED PROFESSIONAL ENGINEER
No. 13937226
AUSTIN EARL WEAVER
29 JAN 2025
STATE OF UTAH

AMERICAN FORK CITY

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY:	AEW
DWN BY:	AEW
CKD BY:	TVW
SUBMITTED BY:	
DATE:	29 JAN 2025
SOLICITATION NO:	
CONTRACT NO:	01041
FILE NAME:	N:\01041 Holmes Gunther American Fork\Cadd\dt\13 DT01
SIZE:	ANSI D
PLOTTED BY:	
PLOT DATE:	1/29/2025 2:49:27 PM
REV:	

ELLEN'S 2 SUBDIVISION
HOLMES HOMES
CONTECH DETAILS

SHEET NUMBER
20
OF 20 SHEETS
DRAWING NAME
DT08

Blue Stakes of UTAH 811 bluestakes.org

I:\COMMONCAD\TREATMENT\22 CDS\40 STANDARD DRAWINGS\ONLINE (CDS-C)\PDF WITH TREATMENT FLOWS\DWG\CDS2015-4-C-DTL.DWG 5/7/2021 8:23 AM

1/29/2025 2:49:27 PM

AS-PROVIDED DESCRIPTION

Parcel 1: [14-018-0188]
Beginning at a point that lies North 1045.310 feet and East 150.390 feet from the West Quarter Corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian and running thence South 89°44'26" East 340.800 feet to a point on an existing fence line; thence along said existing fence line the following (2) courses: 1) South 00°32'17" East 35.301 feet; 2) South 00°09'57" West 54.701 feet to a point on the Southerly Line of Parcel No. 14:018:0154 as described in a Special Warranty Deed recorded as Entry No. 17293:2015 in the Utah County Recorders Office; thence along said Parcel No. 14:018:0154 North 89°57'00" East 0.848 feet; thence South 00°00'26" East 70.035 feet to a point on the North Line of Lot 16 of Temple Haven Plat A subdivision; thence along said North Line and North Line extended South 86°32'53" West 0.661 feet; thence South 00°19'07" West 18.951 feet; thence South 89°59'34" West 399.452 feet; thence North 89°23'25" East 60.310 feet; thence North 00°36'31" West 179.980 feet to the point of beginning.

Less and excepting:
Beginning at the Southeast Corner of Lot 1, Plat "A" Amended, Ellen Subdivision, said point being North 00°24'54" West 953.84 feet and East 16.73 feet and North 89°23'25" East 141.53 feet from the West Quarter Corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian and running; thence North 00°36'35" West along the Easterly line of said Lot 1, 90.00 feet to the Northeast corner said Lot 1; thence South 89°44'00" East 60.00 feet; thence South 33°20'56" West 107.400 feet to the point of beginning.

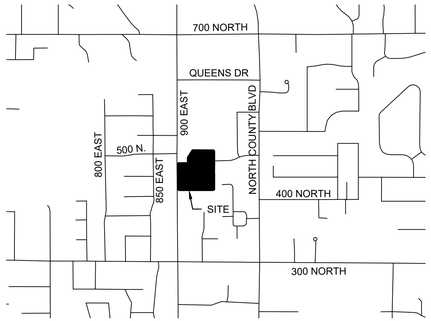
Parcel 2: [14-018-0190]
Beginning at a point that lies North 863.830 feet and East 10.910 feet from the West Quarter Corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian and running thence North 89°23'25" East 80.940 feet; thence East 399.606 feet; thence South 00°19'07" West 139.099 feet to an existing fence line; thence along said existing fence line North 86°16'34" East 1.431 feet; thence South 209.066 feet; thence West 476.950 feet; thence North 00°42'00" West 347.230 feet to the point of beginning.

SURVEYORS COMMENTS

1. THE CERTIFYING SURVEYOR HAS NOT MADE AN INDEPENDENT TITLE SEARCH AND HAS RELIED SOLELY ON SUPPLIED DOCUMENTATION SHOWN IN A PRELIMINARY TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 336468, 7TH AMENDED, COMMITMENT DATE SEPTEMBER 10, 2024, AND SPECIFICALLY DISCLAIMS ANY ITEMS NOT SHOWN WHICH MAY OR MAY NOT BE OF PUBLIC RECORD THAT MIGHT AFFECT THE PROPERTY SHOWN ON THIS SURVEY.
2. ADDRESS:
   900 East, American Fork, UT 84003
3. SUBJECT PROPERTY HAS NO OBSERVABLE EVIDENCE OF RECENT CONSTRUCTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. IMPROVEMENTS SHOWN REPRESENT SITE CONDITIONS AT TIME OF SURVEY, BUT MAY BE SUBJECT TO CHANGE.
4. SUBJECT PROPERTY HAS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
5. THE SURVEYOR RELIED ON A COMMITMENT FOR TITLE INSURANCE, FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 336468, 7TH AMENDED, COMMITMENT DATE SEPTEMBER 10, 2024, AND DID NOT RESEARCH CHAIN OF TITLE OR SENIOR RIGHTS.
6. THE SURVEYOR MADE A PRUDENT ATTEMPT TO DISCLOSE ALL RECORD EASEMENTS SHOWN ON SAID COMMITMENT FOR TITLE INSURANCE AS WELL AS LOCATING VISIBLE UTILITY STRUCTURES AND OTHER STRUCTURES BUT DOES NOT WARRANT THEM TO BE ALL INCLUSIVE.
7. A PORTION OF THE PROPERTY HAS ACCESS TO 900 EAST STREET AND 490 NORTH STREET (PUBLIC STREETS).
8. NEAREST INTERSECTING STREETS SHOWN ON PLANS
9. TAX PARCEL NUMBER: 14:018:0131 & 14:018:0132
10. JOB NO. 01010

ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR
Holmes Homes, Inc.

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN



VICINITY MAP

AREA

PARCEL 1: 1.344 ACRES MORE OR LESS.
PARCEL 2: 3.824 ACRES MORE OR LESS.

ZONING

NOT PROVIDED BY TITLE COMMITMENT

BASIS OF BEARING

NORTH 0°25'21" WEST 2670.001' - BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

FLOOD INSURANCE DATA

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 49049C0169F, DATE JUNE 19, 2020 (NOT PRINTED).

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

PARKING STALLS

NO PARKING STALLS OBSERVED ON SITE AT TIME OF SURVEY

NARRATIVE:

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN ALTA/NSPS SURVEY TO SHOW ALL IMPROVEMENTS AND STRUCTURES RELATIVE TO BOUNDARY LINES.

SURVEYOR'S CERTIFICATE

TO: Holmes Homes, Inc., a Utah corporation
First American Title Insurance Company

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 8, 9, 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 12, 2024.



ERIC D. ROBINS P.L.S. 5152671
STATE OF UTAH
PERIGEE CONSULTING
9089 SOUTH 1300 WEST SUITE 160
WEST JORDAN, UTAH 84088

SCHEDULE "B" ITEMS

1. Any facts, rights, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof.
2. Easements, liens, encumbrances, or claims thereof, which are not shown by the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey of the land would disclose, and which are not shown by the Public Records.
4. Any lien, or right to a lien, imposed by the law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the Public Record.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c), or (d) are shown by the Public Records.
6. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.
8. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
9. Tax parcel number for tax year 2025 will be 14-018-0188.

   Taxes for the year 2024 are now a lien not yet due and payable. Taxes for the year 2023 have been paid in the amount of $4,732.62. Property I.D. No. 14-018-0131. (Parcel 1)
10. Tax parcel number for tax year 2025 will be 14-018-0190.

    Taxes for the year 2024 are now a lien not yet due and payable. Taxes for the year 2023 have been paid in the amount of $12,871.87. Property I.D. No. 14-018-0132. (Parcel 2)
11. Said property is located within the boundaries of American Fork, Utah County, Central Utah Water Conservancy District, and NUCW District, and is subject to the charges and assessments levied thereunder.
12. Rights of Way, Easements, Ditches, Canals or any other adverse matters which may be disclosed by Inspection or Survey of said Property.
13. An Easement including its terms, covenants and provisions as disclosed by instrument;
    To: Utah Power & Light Company
    Purpose: a perpetual easement and right of way for the erection and continued maintenance, repair, alterations, and replacement of the electric transmission, distribution and telephone circuits of the Grantee, and no guys and 2 poles, with the necessary guys, stubs, cross-arms and other attachments thereon, or affixed thereto, for the support of said circuits, to be erected and maintained upon and across the premises
    Recorded: May 25, 1929 as Entry No. 4308 in Book 271 at Page 207 of Public Records.
    Affects: See document for full particulars (Parcel 2)
14. An Easement including its terms, covenants and provisions as disclosed by instrument;
    To: Utah Power & Light Company
    Purpose: a perpetual easement and right of way for the construction, operation, maintenance, repair, alteration, enlargement, inspection, relocation and replacement of underground electric transmission and distribution lines, communications circuits, fiber optic cables and associated facilities, with the necessary transformers, transformer pads, pull boxes, service pedestals, control buildings and other facilities related thereto, on, over, under and across
    Recorded: March 8, 1989 as Entry No. 5904 in Book 2581 at Page 860 of Public Records.
    Affects: See document for full particulars (Parcel 2)
15. Any rights, interest, or claims which may exist or arise by reason of the fact(s) referenced on a survey plat designated dated May 22, 2024, prepared by Perigee Consulting.
16. A Boundary Line Agreement, including its terms, covenants and provisions
    By and Between: Dean Gunther and Deana Gunther, as Trustees of the Gunther Family Trust U/A/D The 6th Day of December 1993
    And: Michael A Summers and Melinda A Summers
    Recorded: July 22, 2024 as Entry No. 48434:2024_ in of Public Records.
17. A Boundary Line Agreement, including its terms, covenants and provisions
    By and Between: Dean Gunther and Deana Gunther, as Trustees of the Gunther Family Trust U/A/D The 6th Day of December 1993
    And: Cory C. Banks and Lindsey Banks
    Recorded: July 22, 2042 as Entry No. 48435:2024 of Public Records.
18. A Boundary Line Agreement, including its terms, covenants and provisions
    By and Between: Dean Gunther and Deana Gunther, as Trustees of the Gunther Family Trust U/A/D The 6th Day of December 1993
    And: Cory C. Banks and Lindsey Banks
    Recorded: July 22, 2024 as Entry No. 48436:2024 of Public Records.
19. Materials or labor liens created or authorized by law of which no notice is of record. Including, but not limited to, the State Construction Registry.
20. Any invalidity or defect in the title of the vestees in the event that the trust referred to in the vesting portion of Schedule A is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.
21. If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a copy of the trust instrument creating such trust, and all amendments thereto, together with a written verification by all present trustees that the copy is the true and correct copy of the trust, as it may have been amended, that it is in full force and effect and that it has not been revoked or terminated.

SCHEDULE "B" NOTES

ITEMS 1-12:	INFORMATION / BLANKET
ITEM 13:	AFFECTS PARCEL 2 - PLOTTED, SHOWN ON SHEET 2
ITEM 14:	AFFECTS PARCEL 2 - PLOTTED, SHOWN ON SHEET 2
ITEM 15:	AFFECTS, BLANKET - PLOTTED, SHOWN ON SHEET 2
ITEM 16:	AFFECTS EAST LINE OF PARCEL 1 - PLOTTED, SHOWN ON SHEET 2
ITEM 17:	AFFECTS EAST LINE OF PARCEL 1 - PLOTTED, SHOWN ON SHEET 2
ITEM 18:	AFFECTS EAST LINE OF PARCEL 2 - PLOTTED, SHOWN ON SHEET 2
ITEM 19:	AFFECTS PER TITLE REPORT - NOT PLOTTED
ITEM 20:	AFFECTS PER TITLE REPORT - NOT PLOTTED
ITEM 21:	AFFECTS PER TITLE REPORT - NOT PLOTTED

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL 801.590.6611 FAX WWW.PERIGEECIVIL.COM

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY:	MB
DWN BY:	
CKD BY:	
SUBMITTED BY:	
FILE NAME:	
SIZE:	ANSI D
DATE:	
SOLICITATION NO:	
CONTRACT NO:	
PLOTTED BY:	
PLOT DATE:	
REV:	

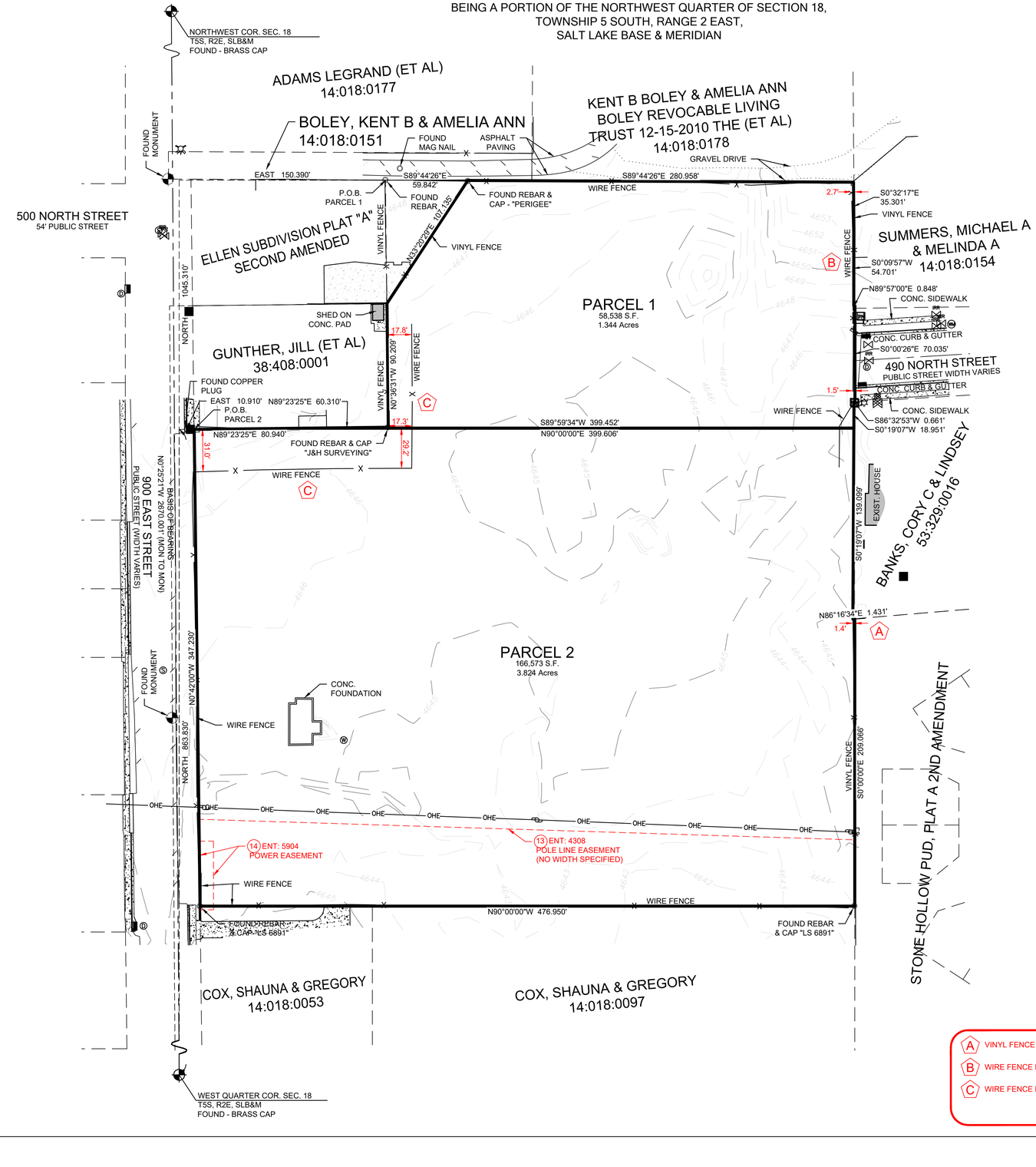
ALTA / NSPS LAND TITLE SURVEY PREPARED FOR HOLMES HOMES, INC.

SHEET NUMBER
1 OF 2

DRAWING NAME
COVER

ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR
Holmes Homes, Inc.

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN



SYMBOL LEGEND	
	STREET LIGHT
TEL	TELEPHONE BOX
WV	WATER VALVE
WM	WATER METER
D	STORM DRAIN MANHOLE
	MONUMENT AS MARKED
	SURVEY MARKER
ELEC	ELECTRICAL BOX
	STORM DRAIN CURB INLET
	STORM DRAIN INLET
IRR	IRRIGATION VALVE
S	SEWER MANHOLE
W	WELL

POSSIBLE ENCROACHMENTS

- A — VINYL FENCE LIES OVER BOUNDARY LINE BY UP TO 1.4 FEET
- B — WIRE FENCE LIES OVER BOUNDARY LINE BY UP TO 2.7 FEET
- C — WIRE FENCE LIES OVER BOUNDARY LINE BY UP TO 31.0 FEET

GRAPHIC SCALE

-40 0 20 40 80

(IN FEET)
1 Inch = 40 ft.

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CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

REV:	DATE:	SOLICITATION NO.	CONTRACT NO.	PLOT DATE:
DESIGNED BY: MB	CKD BY:	SUBMITTED BY:	FILE NAME:	PLOTTED BY:
DWN BY:			SIZE: ANSI D	

ALTA / NSPS LAND TITLE SURVEY PREPARED FOR HOLMES HOMES, INC.

SHEET NUMBER
2 OF 2

DRAWING NAME
ALTA

American Fork City Development Review

Sewer/Storm Drain Division Reviewed ahardy 02/12/2025	Planning and Zoning Reviewed tvanekelenburg 02/10/2025
Public Infrastructure Reviewed dhoward 02/12/2025	Water/PI Division Reviewed jbrems 02/12/2025
	Engineering Division Reviewed rbarkhill 02/12/2025
	EC/LID Reviewed tmezenen 02/12/2025
	Streets Division Reviewed ehyde 02/12/2025

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.

Next Step

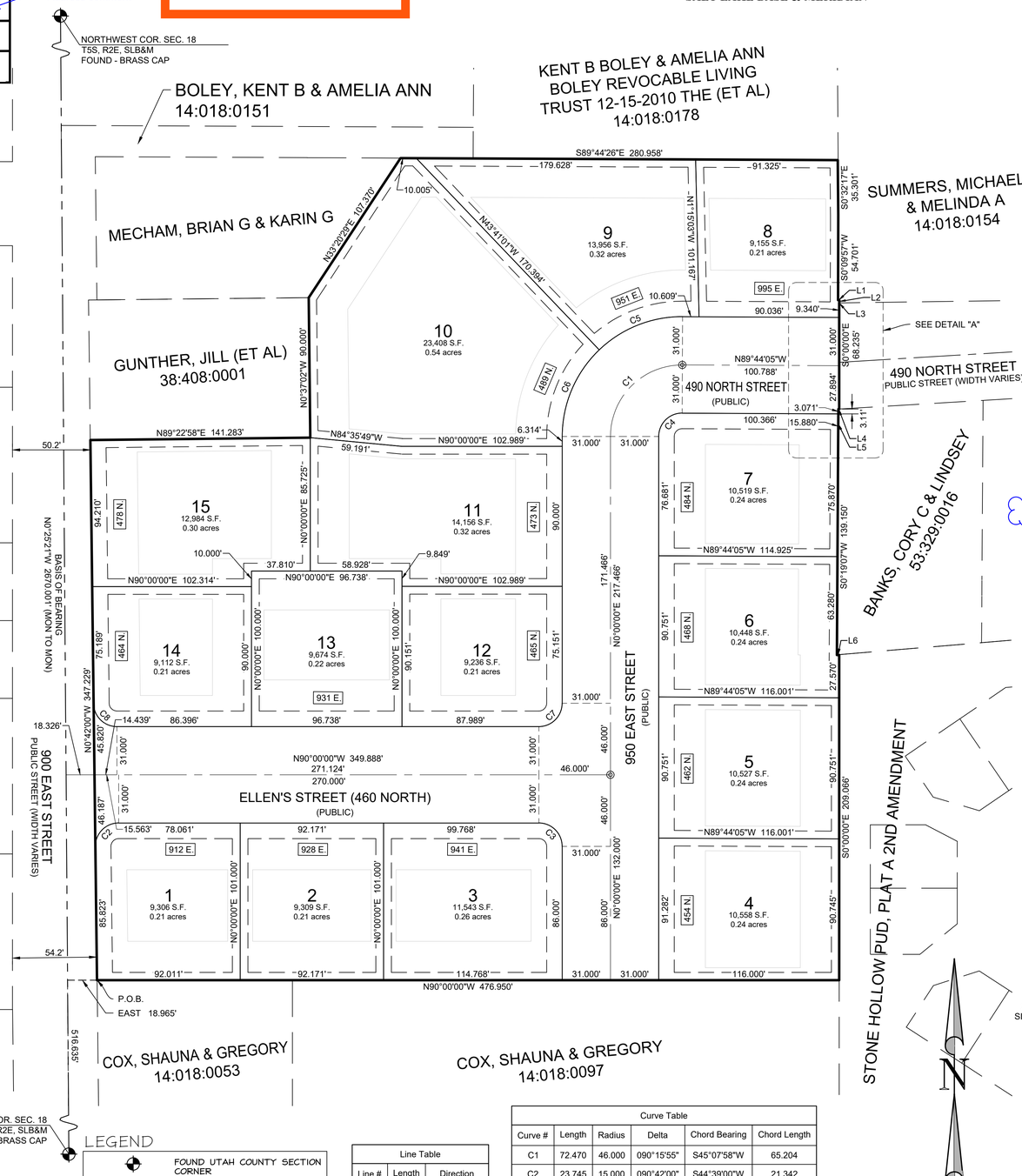
Proceed to the Development Review Committee on 02.18.2025

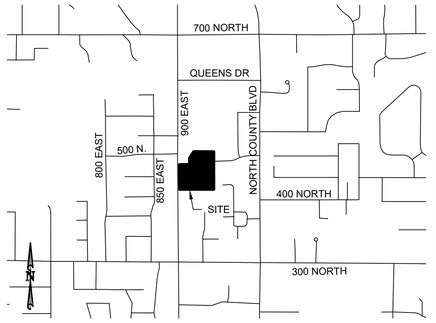
Address comment

ELLEN'S 2 SUBDIVISION

SUBDIVISION

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN





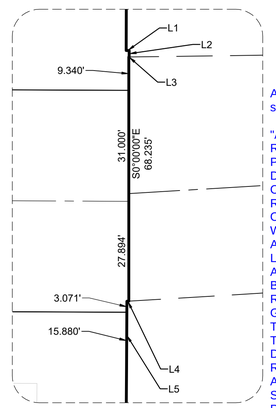
VICINITY MAP
SCALE 1"=1000'

NOTES:

1. ZONING: SUBDIVISION IS IN ZONE R1-9000.
2. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
3. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
4. 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
5. FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 49049C0169F, DATE JUNE 19, 2020 (NOT PRINTED).

   ZONE "X" - AREA OF MINIMAL FLOOD HAZARD

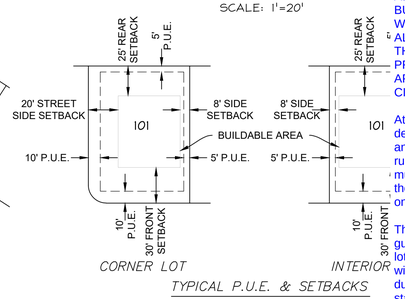
   (THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)
6. STORM WATER RUNOFF FROM ONE LOT TO ANOTHER SHALL COMPLY WITH THE REQUIREMENTS OF AMERICAN FORK CITY CODE. ANY BERMS CONSTRUCTED WITH THIS SUBDIVISION TO PROHIBIT STORM WATER FROM FLOWING TO ADJACENT LOTS SHALL BE MAINTAINED BY THE OWNER OF THE LOT.



DETAIL "A"
SCALE: 1"=20'

Add another note similar to this.

"ALL LOTS WILL BE REQUIRED TO PROVIDE A DEDICATED ON-LOT RETENTION BASIN OR SUMP SYSTEM WITH AN ACCOMPANYING LOT GRADING PLAN AS PART OF THE BUILDING PERMIT REVIEW PROCESS. GRADING PLAN IS TO DEMONSTRATE THAT ALL LOT DRAINAGE IS RETAINED ON LOT AND THAT NO STORM WATER IS PERMITTED TO DRAIN ONTO AN ADJACENT LOT. BUILDING PERMIT WILL NOT BE ALLOWED UNTIL THIS HAS BEEN PROVIDED AND APPROVED BY THE CITY"



At time of site plan development, design and storm water runoff calculations must be provided for the retention ponds on each individual lot.

The intent is to guarantee that rear lot retention ponds will be designed during the site plan stage of each individual lots and that calculations will be provided then.

GRAPHIC SCALE
-40 0 20 40 80
(IN FEET)
1 Inch = 40 ft.

Line Table		
Line #	Length	Direction
L1	0.848	N89°57'00"E
L2	1.806	S00°00'26"E
L3	0.103	S89°13'29"W
L4	0.550	S86°32'53"W
L5	18.951	S00°19'07"W
L6	1.431	N86°16'34"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	72.470	46.000	090°15'55"	S45°07'58"W	65.204
C2	23.745	15.000	090°42'00"	S44°39'00"W	21.342
C3	23.562	15.000	090°00'00"	N45°00'00"W	21.213
C4	23.631	15.000	090°15'55"	S45°07'58"W	21.262
C5	59.063	77.000	043°56'56"	N68°17'27"E	57.626
C6	62.245	77.000	046°18'59"	N23°09'30"E	60.564
C7	23.562	15.000	090°00'00"	N45°00'00"E	21.213
C8	23.379	15.000	089°18'00"	S45°21'00"E	21.083

LEGEND

- FOUND UTAH COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- TIE LINE
- EASEMENT LINE
- SETBACK LINE

DEVELOPER

Holmes Homes
126 Sego Lily Drive, Suite 250
Sandy, Utah 84070
(801) 572-6363

PERIGEE CONSULTING
CIVIL - STRUCTURAL - SURVEY
9089 SOUTH 1300 WEST, SUITE 160
801.628.6004 TEL 801.590.6611 FAX
WEST JORDAN, UT 84088
WWW.PERIGEECIVIL.COM

01/27/2025 SHEET 1 OF 1

SURVEYOR'S CERTIFICATE

I, Eric D. Robins, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 5152671 in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, and easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct

BOUNDARY DESCRIPTION

A parcel of land situated in the Northwest Quarter of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point that lies North 00°25'21" West 516.635 feet along the Section Line and East 18.965 feet from the West Quarter Corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian and running thence North 00°42'00" West 347.229 feet to the South Line of the Ellen Subdivision Plat "B"; thence along said Ellen Subdivision Plat "B" the following (2) courses: 1) North 89°22'58" East 141.283 feet; 2) North 00°37'02" West 90.000 feet; thence North 33°20'29" East 107.370 feet; thence South 89°44'26" East 280.958 feet to a point on a Boundary Line Agreement recorded as Entry No. 48434:2024 in the Office of the Utah County Recorder; thence along said Boundary Line Agreement the following (2) courses: 1) South 00°32'17" East 35.301 feet; 2) South 00°09'57" West 54.701 feet to the South Line of the Resultant Summers Lot as described in said Boundary Line Agreement; thence along said Resultant Summers Lot North 89°57'00" East 0.848 feet; thence South 00°00'26" East 1.806 feet to the North Line of Temple Haven Plat "A" subdivision; thence along said Temple Haven Plat "A" the following (2) courses: 1) South 89°13'29" West 0.103 feet; 2) South 68.235 feet to a point on a Boundary Line Agreement recorded as Entry No. 48435:2024 in the Office of the Utah County Recorder; thence along said Boundary Line Agreement the following (2) courses: 1) South 86°32'53" West 0.550 feet; 2) South 00°19'07" West 18.951 feet to a point on a Boundary Line Agreement recorded as Entry No. 48436:2024 in the Office of the Utah County Recorder; thence along said Boundary Line Agreement the following (2) courses: 1) South 00°19'07" West 139.150 feet; 2) North 86°16'34" East 1.431 feet to the West Line of Stone Hollow P.U.D. Plat "A" 2nd Amendment; thence along said Stone Hollow P.U.D. Plat "A" 2nd Amendment South 209.066 feet; thence West 476.950 feet to the point of beginning.

Property contains 5.168 acres, 225,125 square feet, 15 Lots

Eric D. Robins
Professional Land Surveyor
Utah Certificate No. 5152671

1/27/25
Date

OWNER'S DEDICATION

We, all of the undersigned owners 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, blocks, streets and easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public, the public utility easements to all providers, public or private, and the irrigation easements to all lot owners, and their successors and assigns in perpetuity, In witness whereof ___ have hereunto set ___this _____ day of _____, A.D. 20_____.

PRINTED NAME/TITLE _____ SIGNATURE _____

PRINTED NAME/TITLE _____ SIGNATURE _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Utah

On this day of _____, 20___, personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Full Name: _____

Commission Number: _____

My commission expires: _____

A Notary Public Commissioned In Utah

ACCEPTANCE BY ADMINISTRATIVE APPROVAL AUTHORITY

The Administrative Approval Authority of American Fork, 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. 20_____,

Development Services Director

Public Works Director

Fire Chief

SEWER & WATER AUTHORI

Approved this ___ day of _____, A.D. 20____, by the Water Authority

SEWER & WATER AUTHORITY

ELLEN'S 2 SUBDIVISION

SUBDIVISION

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

SURVEYORS SEAL	NOTARY SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 5152671 ERIC D. ROBINS 1/27/25 STATE OF UTAH			

MEMO

Next Step

Proceed to the Development Review Committee on 02.18.2025

FRANSON CIVIL ENGINEERS

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.

DATE: 2/11/2025

TO: American Fork City Engineering Department

FROM: Franson Civil Engineers

SUBJECT: Storm Drain Review 2 – Holmes Gunther App #2 (P-2025-00015)

STATUS: STORM DRAINAGE REVIEW SUBMITTAL INCOMPLETE

The revised drawings and drainage report for this development have been reviewed in accordance with the City's Storm Water Technical Manual (SWTM), DWQ's Guide to Low Impact Development in Utah, the City's online GIS storm drain map, Municipal Code, and concessions from the City. Please see our comments below:

Addressed Comments

Comment #1:
The City has approved the design of the retention systems for this development for the 10-year storm event as long as their overflow is designed to go to Mary Pulley Drive.

Comment #3
The pipes have been designed to convey the 25-year storm event, with overflow expected to go out to Mary Pulley Drive, per Comment #1.

Comment #5
Soil logs at the new percolation test pit locations (SD-03 and SD-12) where the pre-treatment sumps are to be installed have not been provided. However, we looked at soil logs from previous nearby pits from previous submittals assuming the nature of the soil at the new pits would be similar.

Comment #6
The Geotechnical Report mentions that groundwater at Perc 1 was encountered at 11 feet. However, the report indicates that the depth at Perc 1 was 8.5 feet. The developer was contacted on this issue and mentioned that when they encountered groundwater at 11 feet, they extended the test pit back 5 feet to run the test at 8.5 feet.

Comment #8
The storm drain report shows that SD-11 has an inlet in a sag position. However, the drawings show a Contech system in this location but do not show the required double inlets. The developer

has indicated that the City waived this requirement provided the Contech system is able to handle the flows at this location.

Not adequately addressed comments

Comment #2
The model results show that the sumps will be adequate to accommodate the 10-year storm event. However, sump design/sizing calculations have not been provided. Please provide the sump details including the thickness of the gravel envelope around the sump and the depth of gravel below the sump. There is a potential issue of groundwater interaction with the gravel below the sump, or a failure to meet Utah Division of Environmental Quality's 2-foot minimum clearance requirement.

Comment #4
The storm drain pipes do not meet the minimum slope requirement of 2 fps, per Section 15.01.150 of the City's Municipal Code. The maximum flow velocity for some of the pipes in the 25-Year Conduit Report (in the Drainage Report) is less than 2 fps. The developer needs to coordinate with the City on how to address this issue. City accepts the reduced velocities as shown on the plans and in their modeling reports.

Comment #7
The historical-high groundwater level for this site was not provided. From the information on the drawings, the measured groundwater level is 2.5 feet below the bottom of the sump. However, it is unclear if the gravel at the bottom of the sump will be within the indicated 2.5 feet clearance or above this. Per comment #2, please provide more detailed sump design.

Comment #9
The developer will have to include the berms/depressions at the back of the lot on the Plat Map. We noticed that the grading for Lot 4 slopes southwards while the berm on this lot is on the eastern side of lot. The developer will have to submit calculations to show the sizing of all berms on the back of the lots during the Building Permit stage. Comment #9 is informational only for future phases of development.