AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE AGENDA

Regular Session
February 24, 2025
Monday 10:00 AM

American Fork City Public Works Building

275 East 200 North

American Fork City, UT 84003

https://www.americanfork.gov/AgendaCenter

Development Review Committee Members

Patrick O'Brien, Dev. Services Director **Aaron Brems, Fire Chief**

Sam Kelly, Public Works Director

Notice is hereby given that the American Fork City Development Review Committee will meet in regular session on February 24, 2025, at the American Fork City Public Works building, 275 East 200 North commencing at 10:00 AM. The agenda shall be as follows:

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

2. **Common Consent Agenda** (Common Consent is that class of DRC action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).
    a. Approval of the February 18, 2025, Development Review Committee minutes.

3. **Action Items** (Action Items is that class of DRC action that requires further discussion on Preliminary Plans, Final Plats, and Site Plans. The Development Review Committee Board will have authority to approve Preliminary Plans and Final Plats but make a recommending action on Site Plans.)
    a. Review and action on an application for a Final Plat, known as Bridges at Fox Hollow Plat B (App #2), located at approximately 980 N 370 E, American Fork City. The Final Plat will be for approximately 9.04 acres and will be in the Planned Residential PR-3.0.

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

5. **Adjournment**

Dated this 20th 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 18th, 2025

The American Fork City Development Review Committee met in a regular session on February 18th, 2025, at the American Fork Public Works Building, 275 East 200 North, commencing at 8:00 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: Daniel Herzog

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of the February 10th, 2025, Development Review Committee Regular Session.

Aaron Brems motioned to approve the Common Consent agenda

Sam Kelly 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 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.**

Travis Van Ekelenburg reviewed the background information for action item letter a: The applicant has applied for a Preliminary Plat to develop a 15-lot subdivision. The project looks to establish 15 residential lots that range from approximately 9,000 to 24,000 square feet in area. The proposed subdivision would create connectivity from Mary Pulley Drive to 490 N Street to the East, and the additional street in the subdivision is 950 East that will dead end to the south for future development.

Ben Hunter told the committee that engineering will work with the building department to ensure the conditions are met.

Patrick O'Brien moved 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.

Sam Kelly seconded the motion.

Voting was as follows:

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

The motion passed

Other Business

There was no other business to discuss at this meeting.

Adjournment

Aaron Brems motioned to adjourn the meeting.

Patrick O'Brien seconded the motion.

Voting was as follows:

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

The motion passed

Meeting adjourned at 10:04 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 24, 2025

Agenda Topic

Review and action on an application for a Final Plat, known as Bridges at Fox Hollow Plat B (App #2), located at approximately 980 N 370 E, American Fork City. The Final Plat will be for approximately 9.04 acres and will be in the Planned Residential PR-3.0.

BACKGROUND INFORMATION		
Location:		980 N 370 E
Project Type:		Final Plat
Applicants:		Will Jones / Ken Berg
Existing Land Use:		Residential Low Density
Surrounding Land Use:	North	Residential Low Density and Public Parks & Open Space
	South	Residential Low Density and Public Parks & Open Space
	East	Residential Low Density and Public Parks & Open Space
	West	Residential Low Density and Public Parks & Open Space
Existing Zoning:		PR3.0
Surrounding Zoning:	North	PR3.0 & PF
	South	PR3.0 & PF
	East	PR3.0 & PF
	West	PR3.0 & PF
Square Footage (By Use)		
Total Number of Units		
Parking Requirement		

Background

The applicant is proposing a second phase (Phase B) of a residential development. Subsequent phases will follow. The overall project is required to adhere to a specific phasing plan outlined in an approved development agreement. The plat being presented for consideration is for the approval of 19 lots.

Sec 17.8.207 Subdivider Prepares And Submits Final Plats, Detailed Engineering Plans And Supporting Material And Submits To Staff

After receiving authorization to proceed, the subdivider shall prepare and submit to the Development Services Department a final plat submittal packet containing the following:

A. Application for final plat approval.
B. A reproducible drawing of the proposed final plat prepared in a format approved for recording at the office of the Utah County Recorder.
C. Copies of the detailed engineering documents and other supporting materials.
D. An itemized engineers estimate of the cost of constructing the required improvements.
E. Evidence of payment of review and recording fee.
F. Documents conveying water rights to city.
G. Evidence that any boundary conflicts with adjacent properties are fully resolved.
H. Other materials deemed by city staff to be essential for an adequate understanding of the proposed project.

Sec 17.8.208 DRC Reviews Final Plats, Detailed Engineering And Supporting Materials

Upon receipt of the submission from the subdivider the Development Services Director or assignee shall review the plans, documents, and statements for completeness. Upon determination of a complete application, the plans, documents and statements, or portions thereof, shall then be provided to the Development Review Committee and applicable public agencies for review of compliance with Federal, State and local laws and regulations, city requirements and standards, and the general plan.

Sec 17.8.209 Development Review Conference - DRC Reports - Results Of Review Of Final Plat, Detailed Engineering Plans And Supporting Materials To Subdivider

A. The Development Review Committee shall conduct a Development Review Conference to review and discuss the materials submitted by the subdivider.
B. Upon completion of review, the Development Review Committee shall provide the results of the review and comments to the Development Services Director or assignee. The results and comments shall be compiled and provided to the subdivider.

C. The Development Review Committee may suggest changes to the submittal materials so that the final plat will conform with the development regulations and policies of the city and the terms of preliminary plan approval.

Sec 17.8.211 Development Review Committee Acts On Final Plat, And Supporting Materials

After considering the recommendation of all Development Review Committee members, the DRC, acting as the administrative land use authority, may table the matter, deny, or grant approval, including granting approval upon conditions stated. Approval of the final plat shall be made only upon a finding that:

1. The final plat conforms with terms of the preliminary plan approval.
2. The final plat complies with all city requirements and standards relating to subdivisions.
3. The detailed engineering plans and materials comply with the city standards and policies.
4. The estimates of cost of constructing the required improvements are realistic.
5. The water rights conveyance documents have been provided.

If approved, the City Manager, Community Development Director, and City Engineer shall sign the Final Plat upon completion of all conditions. If any conditions are attached, the Final Plat or construction drawings shall be amended to reflect such changes and an accurate Final Plat shall be submitted to the City, prior to signing

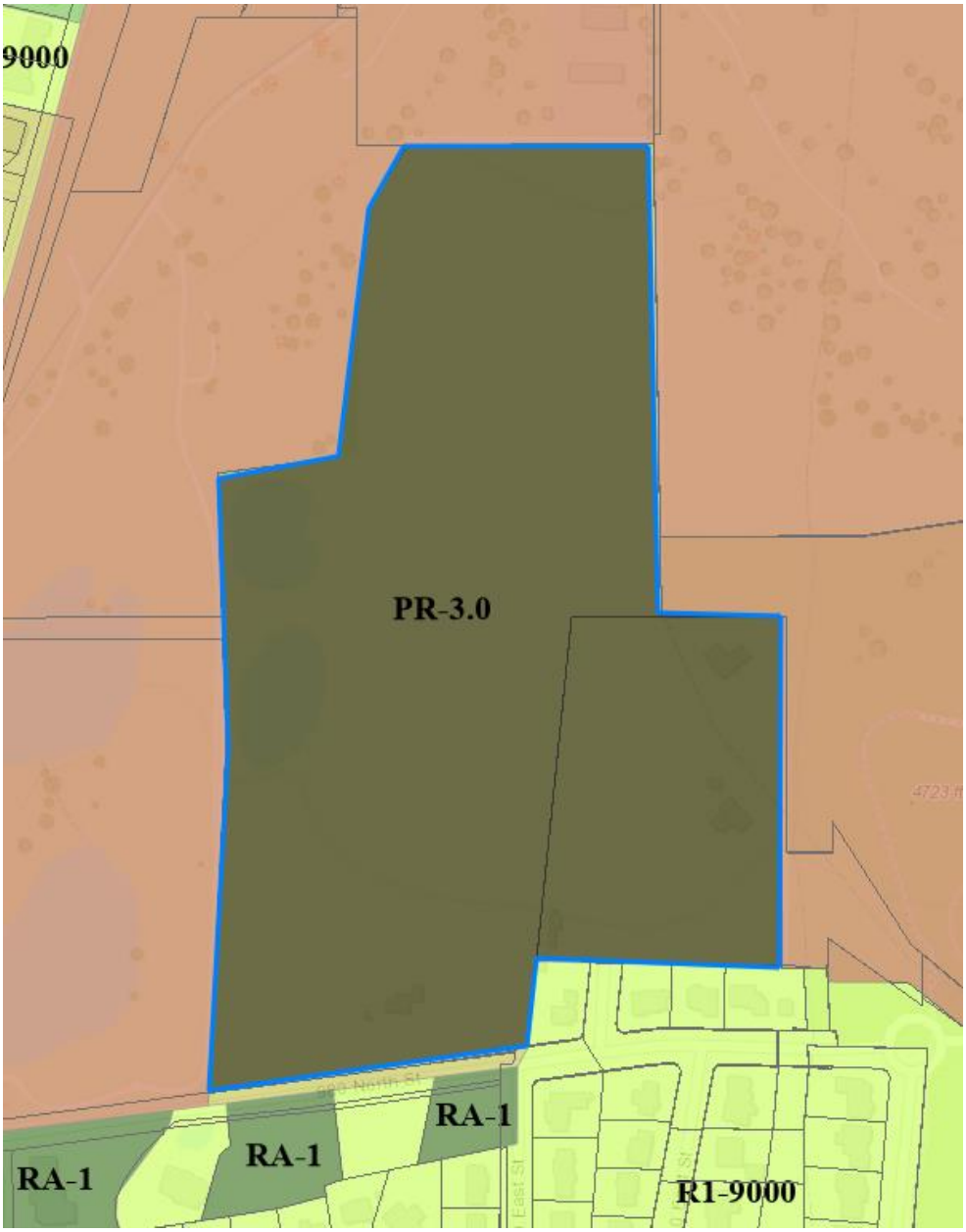
Project Conditions of Approval

1. Address all outstanding redlines
2. Adhere to the requirements of the development agreement
3. Project perimeter fence shall be installed by developer per the development agreement
4. Finalize water agreement with Golf Course

Findings of Fact

1. The Final Plat meets the requirements of Section 17.8.207
2. Staff has determined that the plat conforms to the already approved preliminary plat

Project Map



Standards Conditions of Approval

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property

conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

The Final Plat meets the requirements of Section 17.8. Staff recommends APPROVING the application WITH CONDITIONS

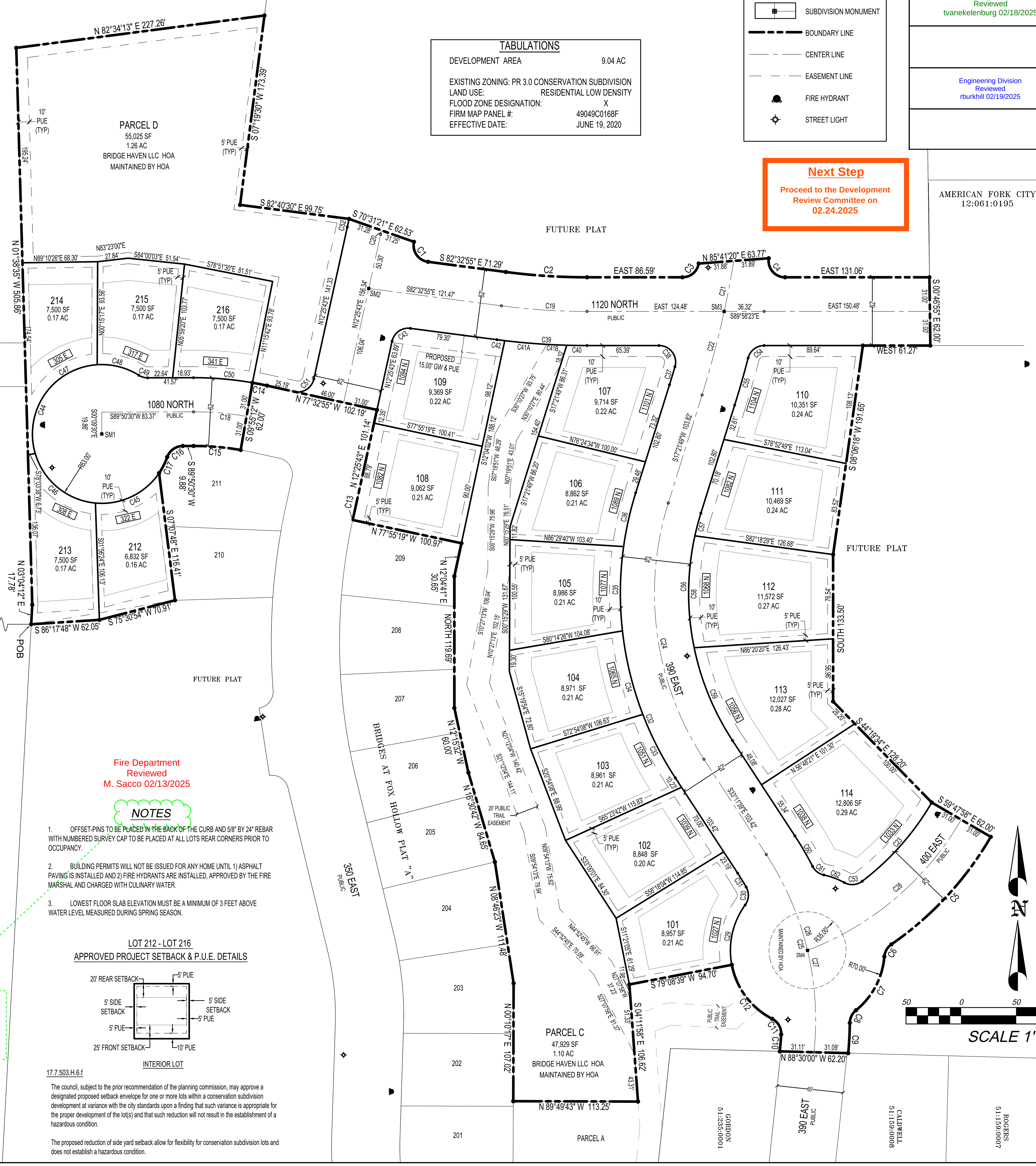
Proposed Motions – Final Plat

Approval

I move to recommend approval for the proposed Final Plat, located at approximately 980 N 370 E, American Fork City in the Planned Residential PR-3.0. subject to all conditions found in the staff report.

BRIDGES AT FOX HOLLOW PLAT "B"

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



TABULATIONS

DEVELOPMENT AREA	9.04 AC
EXISTING ZONING:	PR 3.0 CONSERVATION SUBDIVISION
LAND USE:	RESIDENTIAL LOW DENSITY
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0168F
EFFECTIVE DATE:	JUNE 19, 2020

LEGEND

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

American Fork City Development Review Committee

Planning and Zoning
Reviewed
tvanekelenburg 02/18/2025

Engineering Division
Reviewed
rburkhill 02/19/2025

No comments

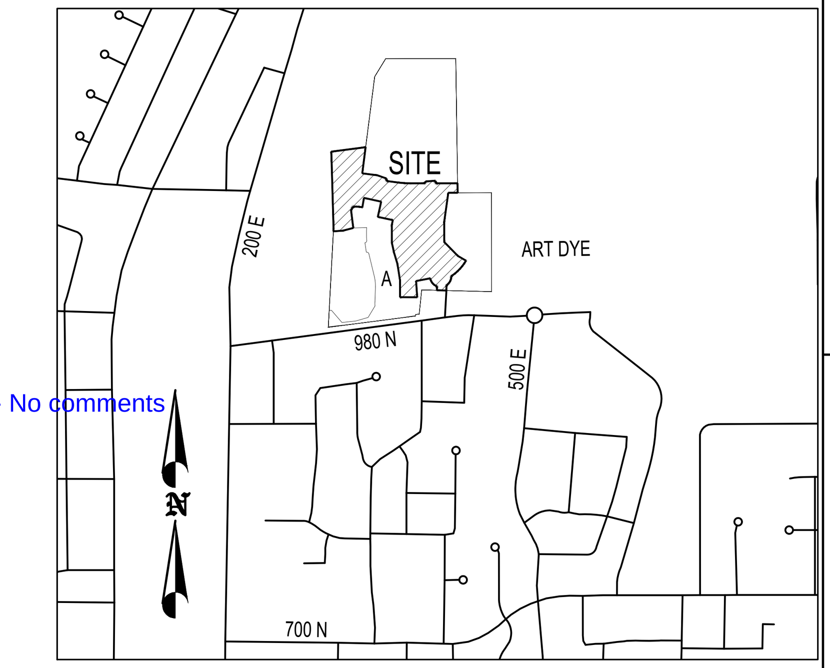
Next Step

Proceed to the Development Review Committee on 02.24.2025

Fire Department
Reviewed
M. Sacco 02/13/2025

Per the Development Agreement please place a note that perimeter fencing is required around the project.

VICINITY



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	24.87	94°59'24"	22.12	S35°03'13"E
C2	569.00	74.00	07°27'05"	73.95	S86°16'27"E
C3	15.00	21.02	80°17'10"	19.34	N49°51'25"E
C4	15.00	25.85	98°44'31"	22.77	S40°37'45"E
C5	306.00	134.01	25°05'30"	132.94	S42°44'46"W
C6	15.00	13.25	50°36'55"	12.82	S29°59'03"W
C7	70.00	56.69	46°24'01"	55.15	S27°52'36"W
C8	15.00	13.25	50°36'55"	12.82	S25°46'09"W
C9	306.00	27.40	05°07'52"	27.40	S03°01'38"W
C10	244.00	15.43	03°37'25"	15.43	N04°49'24"E
C11	15.00	17.22	65°46'28"	16.29	N29°52'32"W
C12	70.00	63.44	51°55'32"	61.29	N36°48'00"W
C13	521.00	1.22	00°08'02"	1.22	S12°21'43"W
C14	306.00	13.52	02°31'54"	13.51	N78°48'52"W
C15	244.00	42.92	10°04'42"	42.86	N85°07'09"W
C16	15.00	18.44	70°25'03"	17.30	S54°37'59"W
C17	63.00	16.41	14°55'39"	16.37	S26°53'17"W
C18	275.00	48.37	10°04'42"	48.31	N85°07'09"W
C19	600.00	78.03	07°27'05"	77.98	S86°16'27"E
C20	500.00	3.72	00°25'33"	3.72	N12°12'57"E
C21	880.00	46.69	03°02'23"	46.66	N10°43'51"E
C22	880.00	78.52	05°06'44"	78.49	S14°48'27"W
C23	244.00	95.99	22°32'29"	95.38	N41°28'16"E
C24	275.00	242.66	50°33'28"	234.84	S07°55'04"E
C25	275.00	188.38	39°14'57"	184.72	S13°34'11"E
C26	275.00	95.18	19°49'51"	94.71	S23°16'44"E
C27	275.00	93.20	19°25'07"	92.76	S03°39'15"E
C28	275.00	186.79	38°55'00"	183.20	N49°38'53"E
C29	70.00	57.28	46°52'58"	55.69	N12°36'15"E
C30	15.00	17.22	65°46'28"	16.29	N03°09'30"E
C31	244.00	14.76	03°27'56"	14.76	N31°27'42"W
C32	306.00	270.01	50°33'28"	261.34	N07°54'55"W
C33	306.00	64.94	12°09'35"	64.82	N27°06'52"W
C34	306.00	78.24	14°38'57"	78.03	N13°43'00"W
C35	306.00	76.79	14°22'44"	76.59	N00°48'14"E
C36	306.00	50.04	09°22'13"	49.99	N12°40'43"E
C37	849.00	17.18	01°09'33"	17.18	N16°47'02"E
C38	15.00	27.80	106°12'15"	23.99	N36°53'52"W
C39	631.00	82.06	07°27'05"	82.01	N86°16'27"W
C40	631.00	18.49	01°40'45"	18.49	N89°09'38"W
C41A	631.00	38.40	03°29'14"	38.40	S84°56'18"E
C41B	631.00	18.05	01°38'21"	18.05	S87°30'05"E
C42	631.00	7.12	00°38'46"	7.12	N82°58'18"W
C43	15.00	22.26	85°01'22"	20.27	S54°56'24"W
C44	63.00	294.56	267°53'25"	90.72	N11°42'11"W
C45	63.00	66.99	60°55'15"	63.87	S64°48'44"W
C46	63.00	75.28	68°27'52"	70.88	N50°29'43"W
C47	63.00	112.64	102°26'39"	98.23	N34°57'32"E
C48	63.00	39.65	36°03'40"	39.00	S75°47'18"E
C49	15.00	8.48	32°24'02"	8.37	S73°57'29"E
C50	306.00	53.82	10°04'42"	53.76	S85°07'09"E
C51	15.00	23.57	90°01'22"	21.22	N57°26'24"E
C52	469.00	7.56	00°55'23"	7.56	N11°58'02"E
C53	15.00	17.22	65°46'28"	16.29	N85°37'44"E
C54	15.00	19.75	75°26'32"	18.36	S52°16'40"W
C55	911.00	44.61	02°48'21"	44.61	S15°57'38"W
C56	244.00	215.31	50°33'28"	208.37	S07°55'05"E
C57	244.00	21.27	04°59'42"	21.26	S14°51'58"W
C58	244.00	102.32	24°01'35"	101.57	S00°21'19"W
C59	244.00	91.71	21°32'10"	91.18	S22°25'34"E
C60	306.00	32.13	06°00'56"	32.06	S30°11'29"E
C61	15.00	13.25	50°36'55"	12.87	S52°23'04"E
C62	70.00	19.93	16°18'37"	19.86	S69°38'20"E

NOTES

1. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

LOT 212 - LOT 216
APPROVED PROJECT SETBACK & P.U.E. DETAILS

20' REAR SETBACK, 5' PUE, 5' SIDE SETBACK, 5' SIDE SETBACK, 5' PUE, 5' PUE, 25' FRONT SETBACK, 10' PUE

INTERIOR LOT

17.7.503.H.6.f

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

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

ENGINEER

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

SURVEYOR

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

12/10/2024

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS ____DAY OF ____________A.D. 20____,
BY THE WATER AUTHORITY.

SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, Aaron Thomas, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 6418780. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE ________ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 00°01'13" EAST ALONG SECTION LINE 256.12 FEET AND EAST 488.67 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 03°04'12" EAST 17.78 FEET; THENCE NORTH 01°38'35" WEST 505.86 FEET; THENCE NORTH 82°34'13" EAST 227.26 FEET; THENCE SOUTH 07°19'30" WEST 173.39 FEET; THENCE SOUTH 82°40'30" EAST 99.75 FEET; THENCE SOUTH 70°31'21" EAST 62.53 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 24.87 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 94°59'24 AND LONG CHORD BEARS S35°03'13"E 22.12 FEET); THENCE SOUTH 82°32'55" EAST 71.29 FEET; THENCE ALONG THE ARC OF A 569.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 74.00 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 07°27'05 AND LONG CHORD BEARS S86°16'27"E 73.95 FEET); THENCE EAST 86.59 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 21.02 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 80°17'10 AND LONG CHORD BEARS N49°51'25"E 19.34 FEET); THENCE NORTH 85°41'20" EAST 63.77 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 25.85 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 98°44'31 AND LONG CHORD BEARS S40°37'45"E 22.77 FEET); THENCE EAST 131.06 FEET; THENCE SOUTH 00°46'55" EAST 62.00 FEET; THENCE WEST 61.27 FEET; THENCE SOUTH 08°06'18" WEST 191.65 FEET; THENCE SOUTH 133.50 FEET; THENCE SOUTH 44°19'34" EAST 128.20 FEET; THENCE SOUTH 59°47'58" EAST 62.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 306.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 134.01 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 25°05'30 AND LONG CHORD BEARS S42°44'46"W 132.94 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 13.25 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 50°36'55 AND LONG CHORD BEARS S29°59'03"W 12.82 FEET); THENCE ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 56.69 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 46°24'01 AND LONG CHORD BEARS S27°52'36"W 55.15 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 13.25 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 50°36'55 AND LONG CHORD BEARS S25°46'09"W 12.82 FEET); THENCE ALONG THE ARC OF A 306.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 27.40 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 05°07'52 AND LONG CHORD BEARS S03°01'38"W 27.40 FEET); THENCE NORTH 88°30'00" WEST 62.20 FEET TO A POINT ALONG THE EASTERN BOUNDARY OF BRIDGES AT FOX HOLLOW PLAT "A"; THENCE ALONG SAID PLAT A THE FOLLOWING TWENTY-THREE (23) COURSES: 1) ALONG THE ARC OF A NON-TANGENT 244.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 15.43 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 03°37'25 AND LONG CHORD BEARS N04°49'24"E 15.43 FEET), 2) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 17.22 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 65°46'28 AND LONG CHORD BEARS N29°52'32"W 16.29 FEET), 3) ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 63.44 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 51°55'32 AND LONG CHORD BEARS N36°48'00"W 61.29 FEET), 4) SOUTH 79°08'39" WEST 94.70 FEET, 5) SOUTH 04°11'58" EAST 106.62 FEET, 6) NORTH 89°49'43" WEST 113.25 FEET, 7) NORTH 00°10'17" EAST 107.02 FEET, 8) NORTH 08°46'23" WEST 111.48 FEET, 9) NORTH 16°30'42" WEST 84.65 FEET, 10) NORTH 12°15'32" WEST 60.00 FEET, 11) NORTH 119.69 FEET, 12) NORTH 12°04'41" EAST 30.65 FEET, 13) NORTH 77°55'19" WEST 100.97 FEET, 14) ALONG THE ARC OF A NON-TANGENT 521.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 1.22 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 00°08'02 AND LONG CHORD BEARS N12°21'43"E 1.22 FEET), 15) NORTH 12°25'43" EAST 101.14 FEET, 16) NORTH 77°32'55" WEST 102.19 FEET, 17) ALONG THE ARC OF A 306.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 13.52 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 02°31'54 AND LONG CHORD BEARS N78°48'52"W 13.52 FEET), 18) SOUTH 09°55'12" WEST 62.00 FEET, 19) ALONG THE ARC OF A NON-TANGENT 244.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 42.92 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 10°04'42 AND LONG CHORD BEARS N85°07'09"W 42.86 FEET), 20) SOUTH 89°50'30" WEST 9.88 FEET, 21) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 18.44 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 70°25'03 AND LONG CHORD BEARS S54°37'59"W 17.30 FEET), 22) ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 16.41 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 14°55'39 AND LONG CHORD BEARS S26°53'17"W 16.37 FEET), AND 23) SOUTH 07°07'48" EAST 116.41 FEET; THENCE SOUTH 75°30'54" WEST 70.91 FEET; THENCE SOUTH 86°17'48" WEST 62.05 FEET TO THE POINT OF BEGINNING.

CONTAINS: 393,810 SF OR 9.04 AC NUMBER OF LOTS = 19 NUMBER OF PARCELS = 2

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS, PUBLIC TRAIL EASEMENTS AND OTHER PUBLIC AREAS SHOWN HEREON FOR THE PERPETUAL USE OF THE PUBLIC.

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____________
DAY OF ________________, A.D. ______

NAME/TITLE:

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.
ON THE __ DAY OF ____________, A.D. ________ PERSONALLY APPEARED BEFORE ME ____________
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION
IN HIS RESPECTIVE CAPACITIES ON BEHALF OF ____________
IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC ____________

NOTARY FULL NAME ____________, A NOTARY COMMISSIONED IN UTAH.

COMMISSION NUMBER ____________ MY COMMISSION EXPIRES ____________

ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY

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

DEVELOPMENT SERVICES DIRECTOR

PUBLIC WORKS DIRECTOR

FIRE CHIEF

BRIDGES AT FOX HOLLOW PLAT "B"

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

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	UTAH COUNTY RECORDER

BRIDGES AT FOX HOLLOW

FINAL PLAT "B"

1040 NORTH 390 EAST
AMERICAN FORK, UT

Re-Submittal Acknowledgment Statement
The Applicant is responsible for reviewing all documents to ensure all comments have been addressed.

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

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

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

SHEET INDEX

C0 COVER
C1.0-C1.2 LAYOUT PLAN
C2.0 OVERALL UTILITY PLAN
C3.0 GRADING PLAN
C4.0-C4.1 390 EAST PLAN & PROFILE
C5.0-C5.1 400 EAST PLAN & PROFILE & ROUND-A-BOUT DETAILS
C6.0 350 EAST PLAN & PROFILE
C7.0 1120 NORTH PLAN & PROFILE
C8.0 1080 NORTH PLAN & PROFILE
C9.0-C9.1 HOA GROUNDWATER DRAIN PLAN & PROFILE
C10.0-C10.1 HOA AMENITY POND PLANS
C11.0 SWPPP
C12.0 DEMO PLAN
C13.0 COMMUNICATION PLAN
GN1 GENERAL NOTES
D0-D4 CONSTRUCTION DETAILS
ALTA ALTA SURVEY
LS1-LS3 LANDSCAPE PLANS
F1 OVERALL FENCING PLAN
PHASE PHASING PLAN

ENGINEER

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

CITY APPROVALS / COMMENTS

Next Step
Proceed to the Development Review Committee on 02.24.2025

American Fork City
Development Review Committee

Fire Department Reviewed M. Sacco 02/13/2025	Planning and Zoning Reviewed tvanekelenburg 02/18/2025
Public Infrastructure Reviewed dhoward 02/18/2025	EC/LID Reviewed tmezenen 02/19/2025
Water/PI Division Reviewed jbrems 02/18/2025	Engineering Division Reviewed rburkhill 02/19/2025 — Address comments
Sewer/Storm Drain Division Reviewed ahardy 02/19/2025	
	Streets Division Reviewed ehyde 02/19/2025

AF # P- 2024-00405

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

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

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

SEAL
STATE OF UTAH
V. R-Burg
02/10/2025
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	02/10/2025

PROJECT
THE BRIDGES AT FOX HOLLOW

DESCRIPTION
PLAT "B" FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
SUBMITTAL	1

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 00°01'13" EAST ALONG SECTION LINE 256.12 FEET AND EAST 488.67 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 03°04'12" EAST 17.78 FEET; THENCE NORTH 01°38'35" WEST 505.86 FEET; THENCE NORTH 82°34'13" EAST 227.26 FEET; THENCE SOUTH 07°19'30" WEST 173.40 FEET; THENCE SOUTH 82°40'30" EAST 99.75 FEET; THENCE SOUTH 70°31'21" EAST 62.53 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 24.87 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 94°59'24 AND LONG CHORD BEARS S35°03'13 E 22.12 FEET); THENCE SOUTH 82°32'55" EAST 71.29 FEET; THENCE ALONG THE ARC OF A 569.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 74.00 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 07°27'05 AND LONG CHORD BEARS S86°16'27 E 73.95 FEET); THENCE EAST 86.60 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 21.02 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 80°17'10 AND LONG CHORD BEARS N49°51'25 E 19.34 FEET); THENCE NORTH 85°41'20" EAST 63.77 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 25.85 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 98°44'31 AND LONG CHORD BEARS S40°37'45 E 22.77 FEET); THENCE EAST 131.07 FEET; THENCE SOUTH 00°46'55" EAST 62.01 FEET; THENCE WEST 61.27 FEET; THENCE SOUTH 08°06'18" WEST 191.65 FEET; THENCE SOUTH 133.50 FEET; THENCE SOUTH 44°19'34" EAST 128.20 FEET; THENCE SOUTH 59°47'58" EAST 62.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 306.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 134.01 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 25°05'30 AND LONG CHORD BEARS S42°44'46 W 132.94 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 13.25 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 50°36'55 AND LONG CHORD BEARS S29°59'03 W 12.82 FEET); THENCE ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 56.69 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 46°24'01 AND LONG CHORD BEARS S27°52'36 W 55.15 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 13.25 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 50°36'55 AND LONG CHORD BEARS S25°46'09 W 12.82 FEET); THENCE ALONG THE ARC OF A 306.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 27.40 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 05°07'52 AND LONG CHORD BEARS S03°01'38 W 27.40 FEET); THENCE NORTH 88°30'00" WEST 62.20 FEET TO A POINT ALONG THE EASTERN BOUNDARY OF BRIDGES AT FOX HOLLOW PLAT 'A'; THENCE ALONG SAID PLAT A THE FOLLOWING TWENTY-THREE (23) COURSES: 1) ALONG THE ARC OF A NON-TANGENT 244.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 15.43 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 03°37'25 AND LONG CHORD BEARS N04°49'24 E 15.42 FEET), 2) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 17.22 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 65°46'28 AND LONG CHORD BEARS N29°52'32 W 16.29 FEET), 3) ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 63.44 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 51°55'32 AND LONG CHORD BEARS N36°48'00 W 61.29 FEET), 4) SOUTH 79°08'39" WEST 94.70 FEET, 5) SOUTH 04°11'58" EAST 106.62 FEET, 6) NORTH 89°49'43" WEST 113.25 FEET, 7) NORTH 00°10'17" EAST 107.02 FEET, 8) NORTH 08°46'23" WEST 111.48 FEET, 9) NORTH 16°30'42" WEST 84.65 FEET, 10) NORTH 12°15'32" WEST 60.00 FEET, 11) NORTH 119.69 FEET, 12) NORTH 12°04'41" EAST 30.65 FEET, 13) NORTH 77°55'19" WEST 100.98 FEET, 14) ALONG THE ARC OF A NON-TANGENT 521.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 1.42 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 00°09'24 AND LONG CHORD BEARS N12°22'24 E 1.42 FEET), 15) NORTH 12°27'05" EAST 100.94 FEET, 16) NORTH 77°32'55" WEST 102.23 FEET, 17) ALONG THE ARC OF A 306.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 13.52 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 02°31'54 AND LONG CHORD BEARS N78°48'52 W 13.51 FEET), 18) SOUTH 09°55'12" WEST 62.00 FEET, 19) ALONG THE ARC OF A NON-TANGENT 244.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 42.92 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 10°04'42 AND LONG CHORD BEARS N85°07'09 W 42.86 FEET), 20) SOUTH 89°50'30" WEST 9.88 FEET, 21) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 18.44 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 70°25'03 AND LONG CHORD BEARS S54°37'59 W 17.30 FEET), 22) ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 16.41 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 14°55'39 AND LONG CHORD BEARS S26°53'17 W 16.37 FEET), AND 23) SOUTH 07°07'48" EAST 116.41 FEET; THENCE SOUTH 75°30'54" WEST 70.91 FEET; THENCE SOUTH 86°17'48" WEST 62.05 FEET TO THE POINT OF BEGINNING.

CONTAINS: 393,810 SF OR 9.04 AC

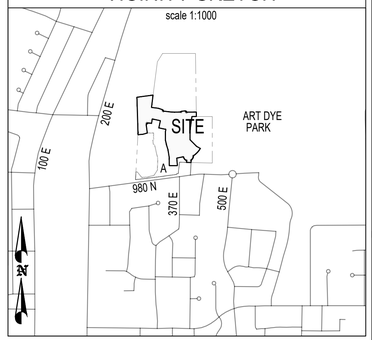
SITE TABULATIONS

TOTAL PROJECT	100%	9.04 AC	393,810 SF
LOTS	45%	4.04 AC	175,901 SF
PUBLIC ROADWAYS	29%	2.64 AC	114,955 SF
PUBLIC OPEN SPACE	26%	2.36 AC	102,954 SF

ABBREVIATION KEY

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

VICINITY SKETCH



CONTACT LIST

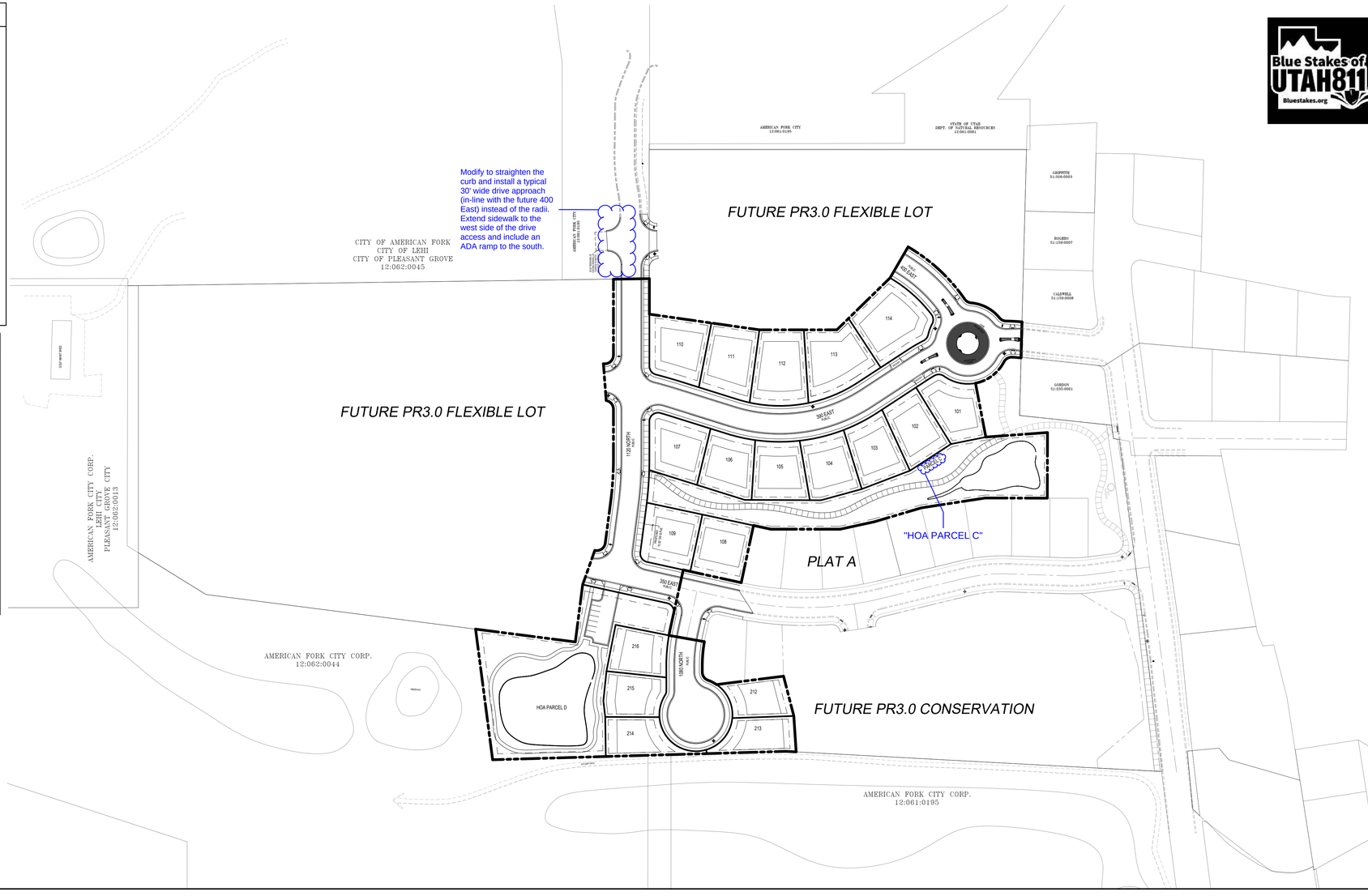
CIVIL ENGINEER		
BERG CIVIL ENGINEERING		(801) 492-1277
GEOTECHNICAL ENGINEER		
EARTHTEC ENGINEERING		(801) 225-5711
AMERICAN FORK CITY PLANNING DEPT.		(801) 763-3060
AMERICAN FORK CITY PUBLIC WORKS		(801) 763-3060
UTILITIES		
AF CULINARY WATER	(JAY BREMS)	(801) 763-3060
AF PRESSURIZED IRRIGATION	(JAY BREMS)	(801) 763-3060
AF SANITARY SEWER	(ASHTON HARDY)	(801) 763-3060
AF STORM DRAIN	(ASHTON HARDY)	(801) 763-3060
AF FIRE MARSHALL	(MAT SACCO)	(801) 763-3045
AF CITY INSPECTOR	(DEE HOWARD)	(801) 763-3060
AF SWMP MANAGER	(TYLER MEZENEN)	(801) 763-3060
AF FIBER	(WILL DAVIS)	(801) 897-9826
AF IRRIGATION COMPANY	(ERNIE JOHN)	(801) 471-6576
ROCKY MOUNTIAN POWER	(TERIA WALKER)	(801) 756-1510
COMCAST	(ELYSIA VALDEZ)	(801) 401-5017
TSSD	(DAVID BARLOW)	(801) 756-5231
MITCHELL HOLLOW IRRIGATION	(DALE JONES)	(801) 768-8150
CENTURY LINK	(BILL WESTFALL)	(435) 623-4252
DOMINION ENERGY	(TRENT JOHNSON)	(801) 853-6548

SHEET INDEX

C0	COVER
C1.0-C1.2	LAYOUT PLAN
C2.0	OVERALL UTILITY PLAN
C3.0	GRADING PLAN
C4.0-C4.1	390 EAST PLAN & PROFILE
C5.0-C5.1	400 EAST PLAN & PROFILE & ROUND-A-BOUT DETAILS
C6.0	350 EAST PLAN & PROFILE
C7.0	1120 NORTH PLAN & PROFILE
C8.0	1080 NORTH PLAN & PROFILE
C9.0-C9.1	HOA GROUNDWATER DRAIN PLAN & PROFILE
C10.0-C10.1	HOA AMENITY POND PLANS
C11.0	SWPPP
C12.0	DEMO PLAN
C13.0	COMMUNICATION PLAN
GN1	GENERAL NOTES
D0-D4	CONSTRUCTION DETAILS
ALTA	ALTA SURVEY
LS1-LS3	LANDSCAPE PLANS
F1	OVERALL FENCING PLAN
PHASE	PHASING PLAN

NOTES

1. ELEVATION BENCHMARK IS THE NORTHEAST CORNER OF SEC 22 T5S; R1E; SLB&M ELEV = 4568.68' NAVD 88 DATUM (3" BRASS CAP) U.S. SURVEY FEET
2. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
3. LOWEST FOOTING SHALL BE AT LEAST 2' ABOVE OBSERVED HIGH GROUND WATER LEVEL
4. ALL HABITABLE STRUCTURES SHALL BE 1 FOOT ABOVE 100-YEAR FLOOD ELEVATION.
5. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY
6. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER



Blue Stakes of UTAH811 Bluestakes.org

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

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

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

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL: STATE OF UTAH — K R BUD — KYLE R. BUDGE — 343602 — 02/10/2025 — PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	02/10/2025

PROJECT

THE BRIDGES AT FOX HOLLOW

350 EAST 1040 NORTH

DESCRIPTION

PLAT "B" FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
COVER	*C0*

c:\users\kevin\onedrive - berg civil engineering\berg civil\2024\bridges at fox hollow\bath final plat b\bath_b_50.cover.dwg

Blue Stakes of UTAH811 Bluestakes.org

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	24.87	94°59'24"	22.12	S35°03'13"E
C2	569.00	74.00	07°27'05"	73.95	S86°16'27"E
C3	15.00	21.02	80°17'10"	19.34	N49°51'25"E
C4	15.00	25.85	98°44'31"	22.77	S40°37'45"E
C5	306.00	134.01	25°05'30"	132.94	S42°44'46"W
C6	15.00	13.25	50°36'55"	12.82	S29°59'03"W
C7	70.00	56.69	46°24'01"	55.15	S27°52'36"W
C8	15.00	13.25	50°36'55"	12.82	S25°46'09"W
C9	306.00	27.40	05°07'52"	27.40	S03°01'38"W
C10	244.00	15.43	03°37'25"	15.43	N04°49'24"E
C11	15.00	17.22	65°46'28"	16.29	N29°52'32"W
C12	70.00	63.44	51°55'32"	61.29	N36°48'00"W
C13	521.00	1.42	00°09'24"	1.42	N12°22'24"E
C14	306.00	13.52	02°31'54"	13.51	N78°48'52"W
C15	244.00	42.92	10°04'42"	42.86	N85°07'09"W
C16	15.00	18.44	70°25'03"	17.30	S54°37'59"W
C17	63.00	16.41	14°55'39"	16.37	S26°53'17"W
C18	275.00	48.37	10°04'42"	48.31	N85°07'09"W
C19	600.00	78.03	07°27'05"	77.98	S86°16'27"E
C20	500.00	3.72	00°25'33"	3.72	N12°12'57"E
C21	880.00	46.69	03°02'23"	46.66	N10°43'51"E
C22	880.00	78.52	05°06'44"	78.49	S14°48'27"W
C23	244.00	95.99	22°32'29"	95.38	N41°28'16"E
C24	275.00	242.66	50°33'28"	234.84	S07°55'04"E
C25	275.00	188.38	39°14'57"	184.72	S13°34'11"E
C26	275.00	95.18	19°49'51"	94.71	S23°16'44"E
C27	275.00	93.20	19°25'07"	92.76	S03°39'15"E
C28	275.00	186.79	38°55'00"	183.20	N49°38'53"E
C29	70.00	57.28	46°52'58"	55.74	N12°32'55"E
C30	15.00	17.22	65°46'28"	16.29	N03°09'30"E
C31	244.00	14.76	03°27'56"	14.67	N31°28'16"W
C32	306.00	270.01	50°33'28"	261.34	N07°54'55"W
C33	306.00	64.94	12°09'35"	64.82	N27°06'52"W
C34	306.00	78.24	14°38'57"	78.02	N13°42'36"W
C35	306.00	76.79	14°22'44"	76.59	N00°48'14"E
C36	306.00	50.04	09°22'13"	49.97	N12°40'34"E
C37	849.00	17.18	01°09'33"	17.18	N16°47'02"E
C38	15.00	27.80	106°12'15"	23.99	N36°53'52"W
C39	631.00	82.06	07°27'05"	82.01	N86°16'27"W
C40	631.00	18.49	01°40'45"	18.49	N89°09'38"W
C41	631.00	56.46	05°07'34"	56.43	N85°44'41"W
C42	631.00	7.12	00°38'46"	7.12	N82°58'38"W
C43	15.00	22.26	85°01'22"	20.27	S54°56'24"W
C44	63.00	294.56	267°53'25"	90.72	N11°42'11"W
C45	63.00	66.99	60°55'15"	63.87	S64°48'44"W
C46	63.00	75.28	68°27'52"	70.88	N50°29'43"W
C47	63.00	112.64	102°26'39"	98.23	N34°57'32"E
C48	63.00	39.65	36°03'40"	39.00	S75°47'18"E
C49	15.00	8.48	32°24'02"	8.37	S73°57'29"E
C50	306.00	53.82	10°04'42"	53.76	S85°07'09"E
C51	15.00	23.57	90°01'22"	21.22	N57°26'24"E
C52	469.00	7.56	00°55'23"	7.56	N11°58'02"E
C53	15.00	17.22	65°46'28"	16.29	N85°37'44"E
C54	15.00	19.75	75°26'32"	18.33	S52°20'43"W
C55	911.00	44.61	02°48'21"	44.61	S15°57'38"W
C56	244.00	215.31	50°33'28"	208.37	S07°55'05"E
C57	244.00	21.27	04°59'42"	21.24	S14°51'48"W
C58	244.00	102.32	24°01'35"	101.57	S00°21'42"W
C59	244.00	91.71	21°32'10"	91.18	S22°25'58"E
C60	306.00	32.13	06°00'56"	32.06	S30°11'29"E
C61	15.00	13.25	50°36'55"	12.87	S52°23'04"E
C62	70.00	19.93	16°18'37"	19.86	S69°38'20"E

SIDEWALK NOTES

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

ROUND-A-BOUT LANDSCAPE MAINTENANCE

A DEVELOPMENT AGREEMENT ADDRESSES THE MAINTENANCE WORK TO BE PERFORMED BY THE BRIDGES AT FOX HOLLOW HOA.

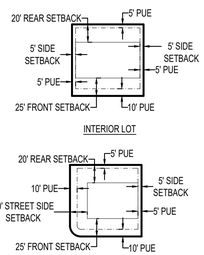
ROUND-A-BOUT SIGHT TRIANGLES

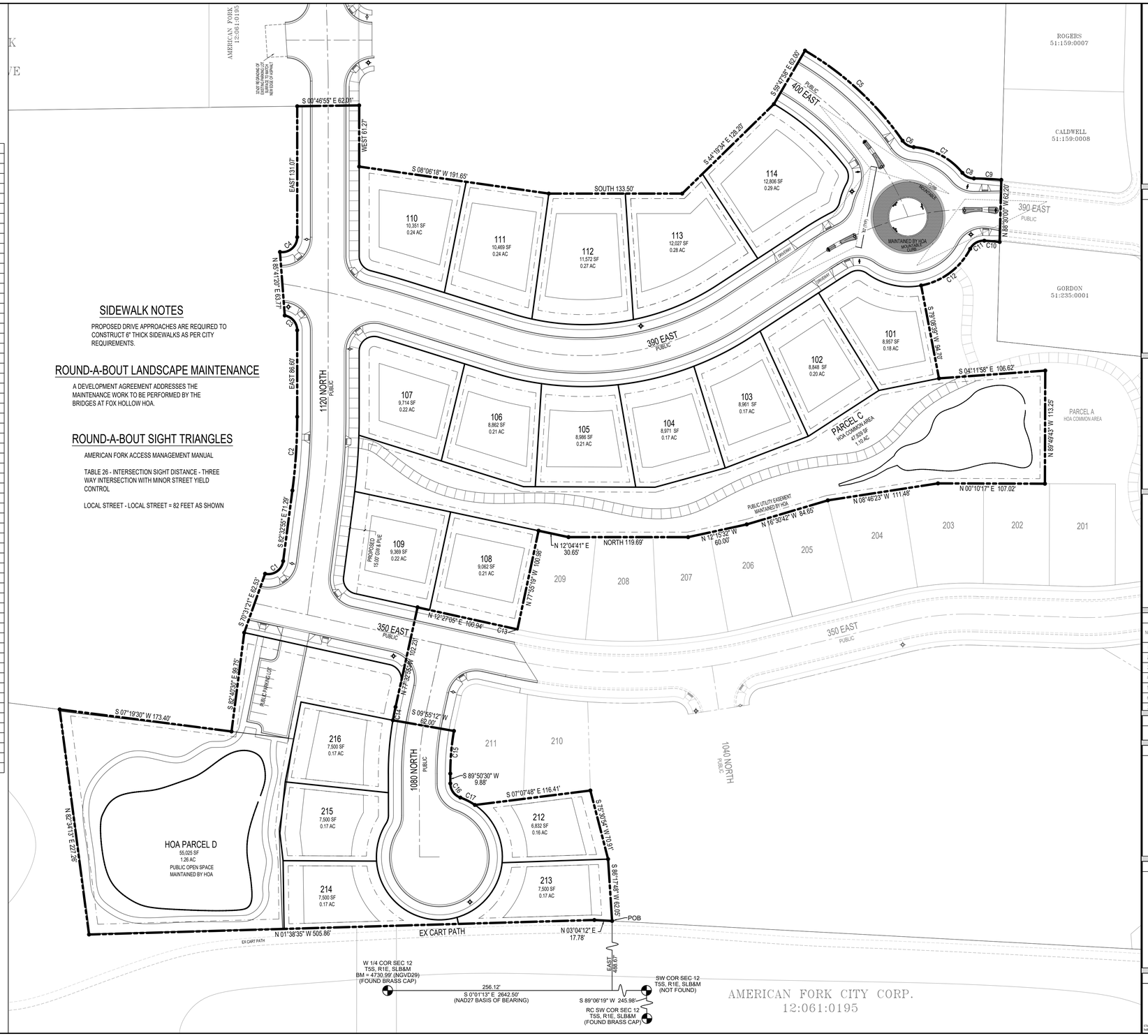
AMERICAN FORK ACCESS MANAGEMENT MANUAL

TABLE 26 - INTERSECTION SIGHT DISTANCE - THREE WAY INTERSECTION WITH MINOR STREET YIELD CONTROL

LOCAL STREET - LOCAL STREET = 82 FEET AS SHOWN

APPROVED ROJECT SETBACK & P.U.E. DETAILS FOR LOTS 212-216





THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

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

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

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

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
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SEAL: STATE OF UTAH — R-Bug — REGISTERED PROFESSIONAL ENGINEER — 02/10/2025 — 343602

ACTION	DATE
FINAL	02/10/2025

PROJECT

THE BRIDGES AT FOX HOLLOW

DESCRIPTION

PLAT "B"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
LAYOUT	C1.0

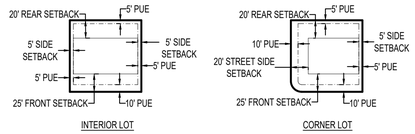
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Blue Stakes of UTAH811
Bluestakes.org

SIDEWALK NOTES

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

APPROVED ROJECT SETBACK & P.U.E. DETAILS FOR LOTS 212-216



THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

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

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

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

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL: STATE OF UTAH — R-Berg — 02/10/2025 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	02/10/2025

PROJECT

THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

PLAT "B"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
LAYOUT	*C1.1*

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hollow\bath final plat b\bath_b_01.pre.plat.dwg

SIDEWALK NOTES

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

ROUND-A-BOUT LANDSCAPE MAINTENANCE

A DEVELOPMENT AGREEMENT ADDRESSES THE MAINTENANCE WORK TO BE PERFORMED BY THE BRIDGES AT FOX HOLLOW HOA.

ROUND-A-BOUT SIGHT TRIANGLES

AMERICAN FORK ACCESS MANAGEMENT MANUAL

TABLE 26 - INTERSECTION SIGHT DISTANCE - THREE WAY INTERSECTION WITH MINOR STREET YIELD CONTROL

LOCAL STREET - LOCAL STREET = 82 FEET AS SHOWN

Blue Stakes of UTAH 811 Bluestakes.org

ROGERS 51:159:0007

CALDWELL 51:159:0008

GORDON 51:235:0001

PARCEL A HOA COMMON AR

390 EAST PUBLIC

400 EAST PUBLIC

1120 NORTH PUBLIC

390 EAST PUBLIC

20'x20' REGRADING OF EXISTING ROAD TO MATCH SURFACE TO MATCH NEW EDGE OF ASPHALT

S 00°46'55" E 62.01'
31.00' 31.00'
WEST 61.27'
EAST 131.07'
62'
EAST 150.48'
89.64'
S 08°06'18" W 191.65'
108.13'
83.52'
SOUTH 133.50'
76.54'
56.96'
S 44°19'34" E 128.20'
26.20'
100.00'
S 59°47'58" E 62.00'
31.00' 31.00'
N 88°30'00" W 62.20'
31.11' 31.09'
N 65°41'20" E 63.77'
EAST 86.60'
EAST 124.48'
S 82°32'55" E 71.29'
62'
S89°58'23"E 36.32'
80'
62'
S17°21'49"W 103.82'
S78°52'49"E 113.04'
S82°18'29"E 126.68'
N88°20'20"E 126.41'
N 68°45'21" E 101.30'
S33°11'39"E 103.42'
48.08'
DRIVEWAY
55.34'
23.19'
70.00'
10.23'
S 79°08'39" W 94.70'
S 04°11'58" E 106.62'
S11°21'05"E 61.29'
S38°16'04"W 114.46'
S65°22'42"W 115.63'
S72°54'08"W 106.64'
S23°00'01"E 70.01'
S20°54'08"E 88.99'
S15°19'54"E 72.80'
S00°15'29"W 131.67'
N 89°49'43" W 113.25'
N 00°10'17" E 107.02'
PUBLIC UTILITY EASEMENT MAINTAINED BY HOA
N 08°46'23" W 111.48'
N 16°30'42" W 84.65'
N 12°15'32" W 60.00'
N 12°04'41" E
NORTH 119.69'
S17°21'49"W 172.51'
S12°04'02"W 188.11'
N76°24'44"W 100.00'
N86°29'40"W 103.43'
S80°14'26"W 104.08'
86.31'
86.20'
73.31'
29.48'
98.11'
90.00'
11.82'
100.55'
19.30'
65.39'
121.39'
79.30'
100.39'
PROPOSED W & PUE

110	10,351 SF	0.24 AC
111	10,469 SF	0.24 AC
112	11,572 SF	0.27 AC
113	12,027 SF	0.28 AC
114	12,806 SF	0.29 AC
101	8,957 SF	0.18 AC
102	8,848 SF	0.20 AC
103	8,961 SF	0.17 AC
104	8,971 SF	0.17 AC
105	8,986 SF	0.21 AC
106	8,862 SF	0.21 AC
107	9,714 SF	0.22 AC
109		

PARCEL C
HOA COMMON AREA
47,929 SF
1.10 AC

MAINTAINED BY HOA
MOUNTABLE CURB

MOUNTABLE CURB R47.00'

R28' R57' R20' 18' 14' 15' 31.09' 31.11' 62' (TYP)

C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C19 C21 C22 C23 C24 C25 C26 C27 C28 C29 C30 C31 C32 C33 C34 C35 C36 C37 C38 C39 C40 C41 C42 C51 C52 C53 C54 C55 C56 C57 C58 C59 C60

201 202 203 204 205

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

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

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

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
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SEAL
STATE OF UTAH
R-Bud
REGISTERED
02/10/2025
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	02/10/2025

PROJECT
THE BRIDGES AT FOX HOLLOW

DESCRIPTION
PLAT "B" FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
LAYOUT	*C1.2*

c:\users\kevin\onedrive - berg civil engineering\berg civil\2024\bridges at fox hollow\both final plat b\both_b_01.pro plat.dwg

CITY OF AMERICAN FORK
CITY OF LEHI
CITY OF PLEASANT GROVE
12:062:0045

SEWER NOTES

1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETE.
2. ALL LATERAL CONNECTION SHALL BE "INSERT-A-TEE" OR wye AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO CENTER OF MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.
3. ALL SEWER PIPE TO BE PVC SDR-35
4. ALL MANHOLES WITH THREE OR MORE PIPES ENTERING THE BASE SHALL BE SIXTY-INCH INSIDE DIAMETER. ALL OTHER MANHOLES TO BE FORTY EIGHT-INCH DIAMETER.

WATER SERVICE NOTES

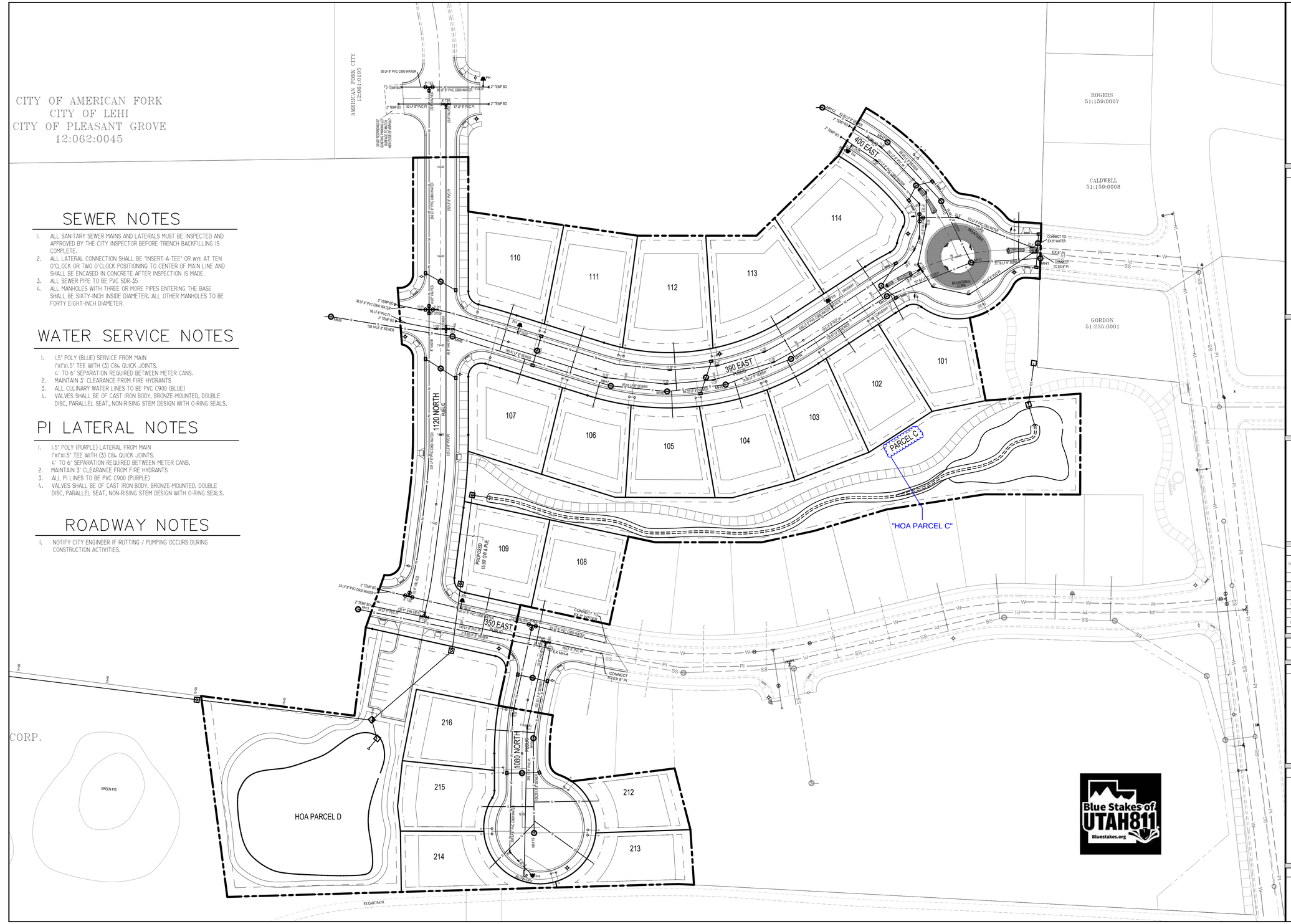
1. 1.5" POLY (BLUE) SERVICE FROM MAIN
   1"x1"x1.5" TEE WITH (3) C84 QUICK JOINTS.
   4' TO 6' SEPARATION REQUIRED BETWEEN METER CANS.
2. MAINTAIN 3' CLEARANCE FROM FIRE HYDRANTS
3. ALL CULINARY WATER LINES TO BE PVC C900 (BLUE)
4. VALVES SHALL BE OF CAST IRON BODY, BRONZE-MOUNTED, DOUBLE DISC, PARALLEL SEAT, NON-RISING STEM DESIGN WITH O-RING SEALS.

PI LATERAL NOTES

1. 1.5" POLY (PURPLE) LATERAL FROM MAIN
   1"x1"x1.5" TEE WITH (3) C84 QUICK JOINTS.
   4' TO 6' SEPARATION REQUIRED BETWEEN METER CANS.
2. MAINTAIN 3' CLEARANCE FROM FIRE HYDRANTS
3. ALL PI LINES TO BE PVC C900 (PURPLE)
4. VALVES SHALL BE OF CAST IRON BODY, BRONZE-MOUNTED, DOUBLE DISC, PARALLEL SEAT, NON-RISING STEM DESIGN WITH O-RING SEALS.

ROADWAY NOTES

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



THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

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

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

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH R. BERG 02/10/2025 343602 PROFESSIONAL ENGINEER
1			
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ACTION	DATE
FINAL	02/10/2025

PROJECT

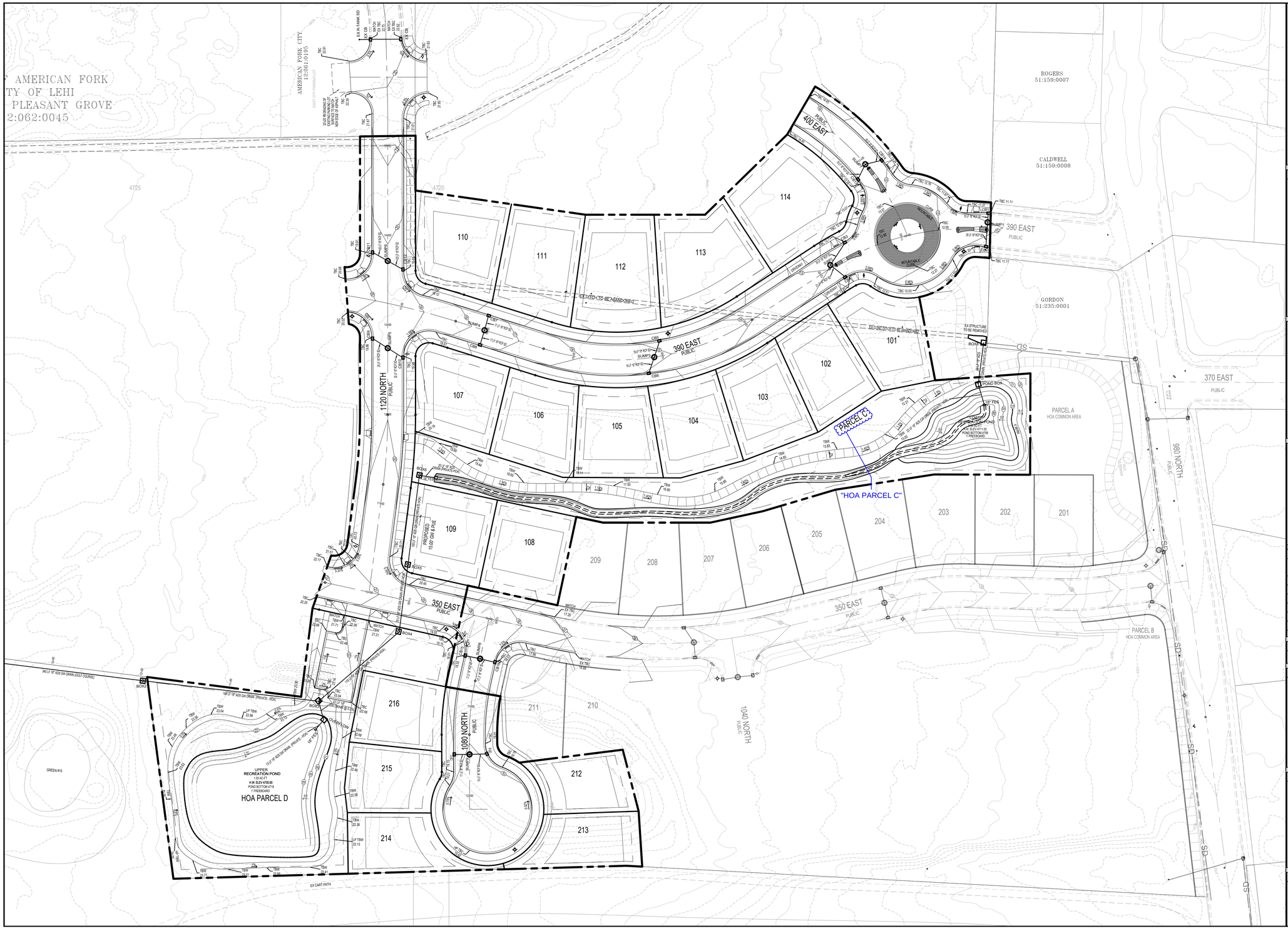
THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

PLAT "B"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.0*

Blue Stakes of UTAH811 Bluestakes.org



THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

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

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

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

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

STATE OF UTAH
R-Berg
REGISTERED
02/10/2025
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	02/10/2025

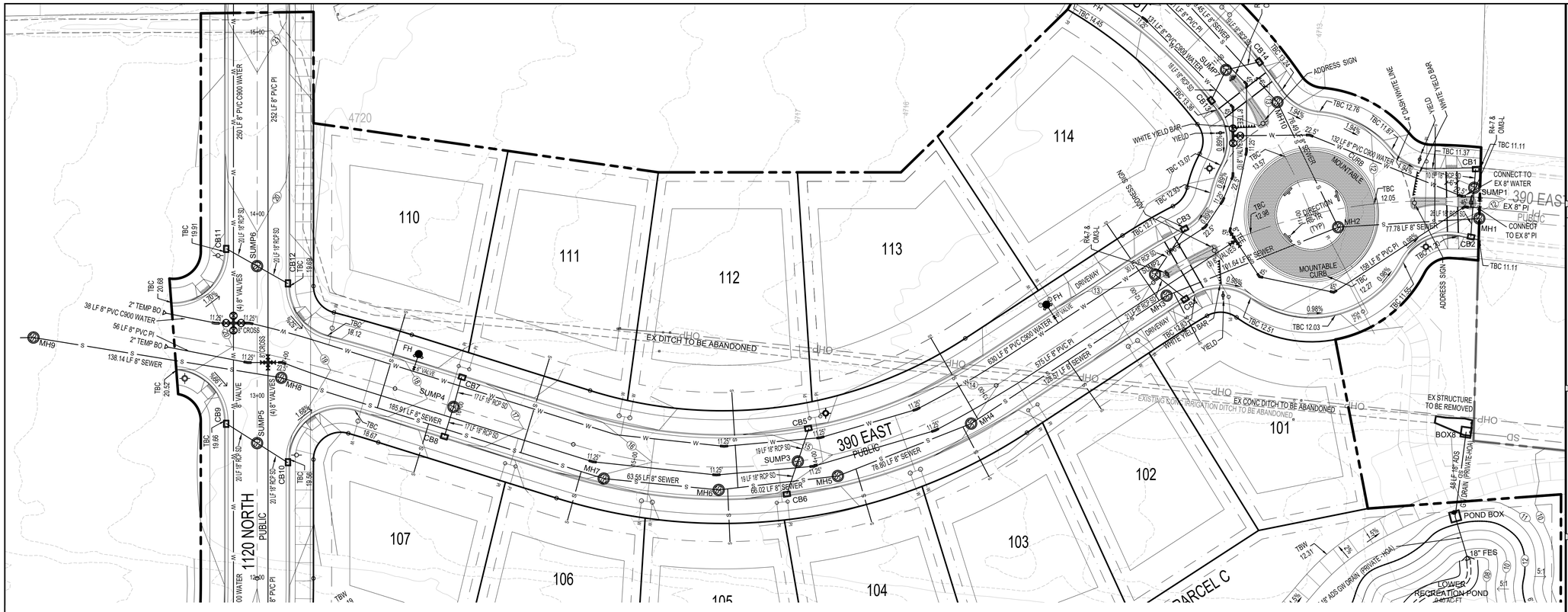
PROJECT

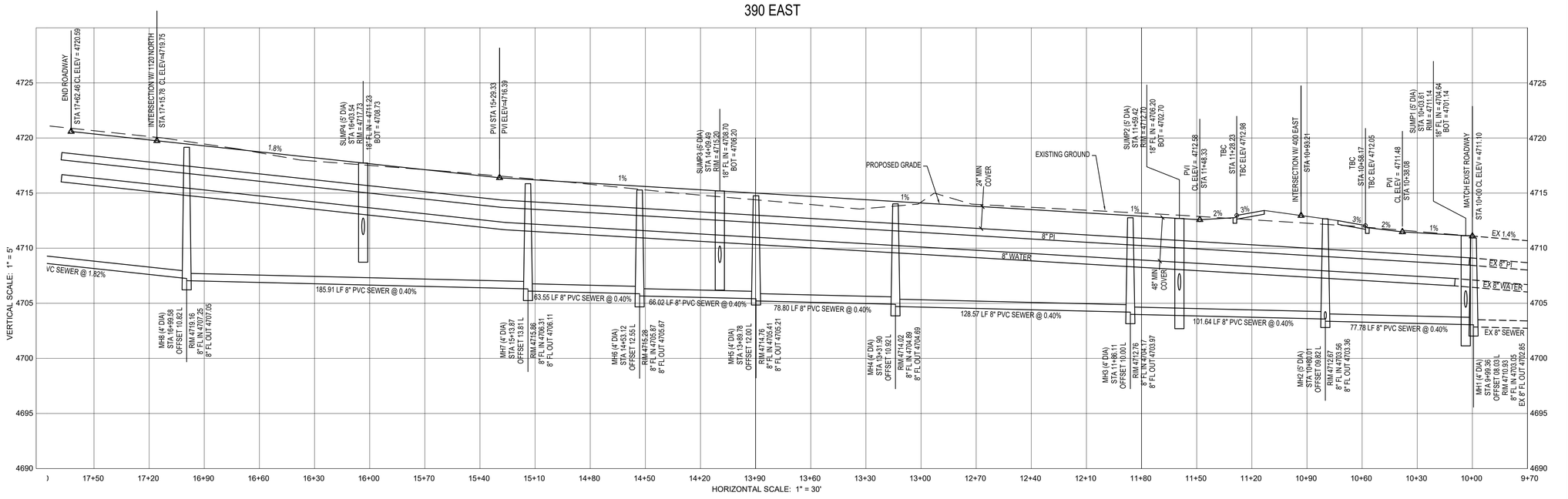
THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

PLAT "B"
FINAL
CONSTRUCTION
PLANS

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





THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

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

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

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, R. BUD, 343602, 02/10/2025, PROFESSIONAL ENGINEER
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ACTION	DATE
FINAL	02/10/2025

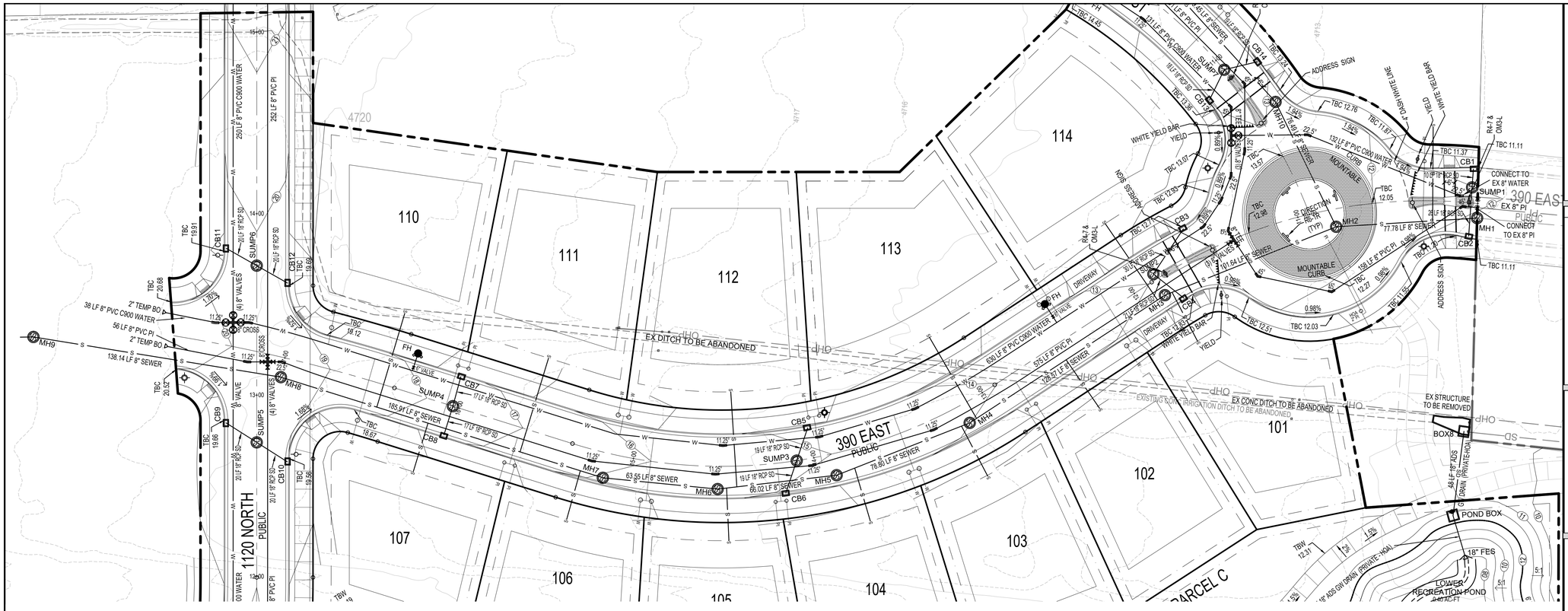
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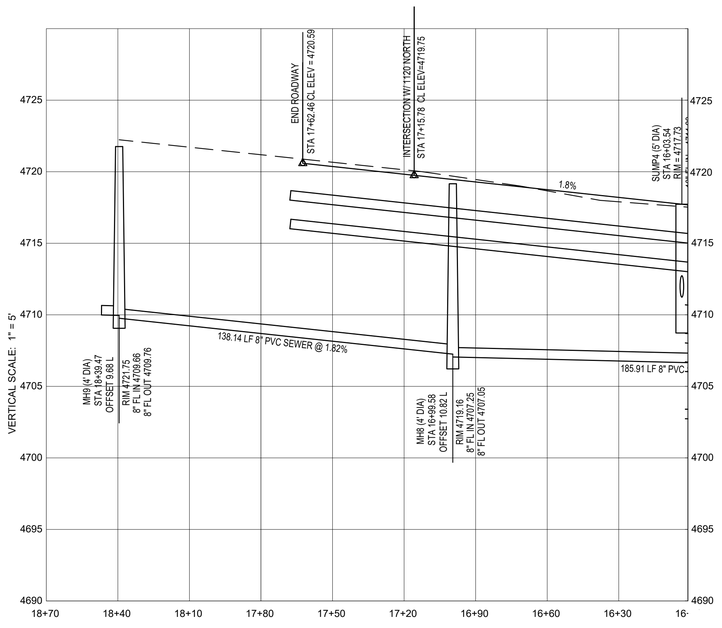
THE BRIDGES AT FOX HOLLOW

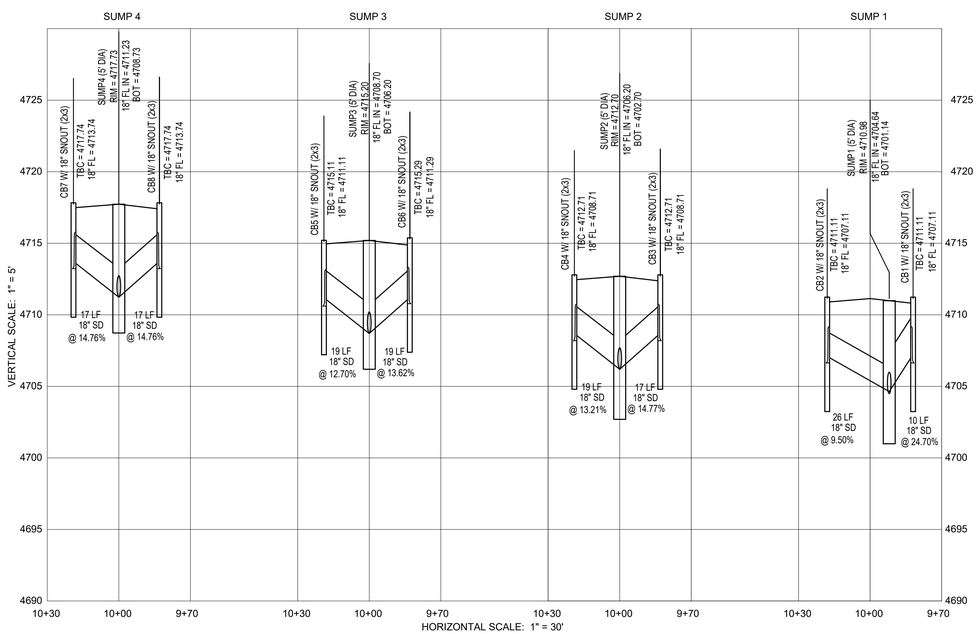
DESCRIPTION

PLAT "B"
FINAL
CONSTRUCTION
PLANS

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







THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

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

berg
CIVIL ENGINEERING
1018 N Deer Crest Lane
Alpine Ut, 84004
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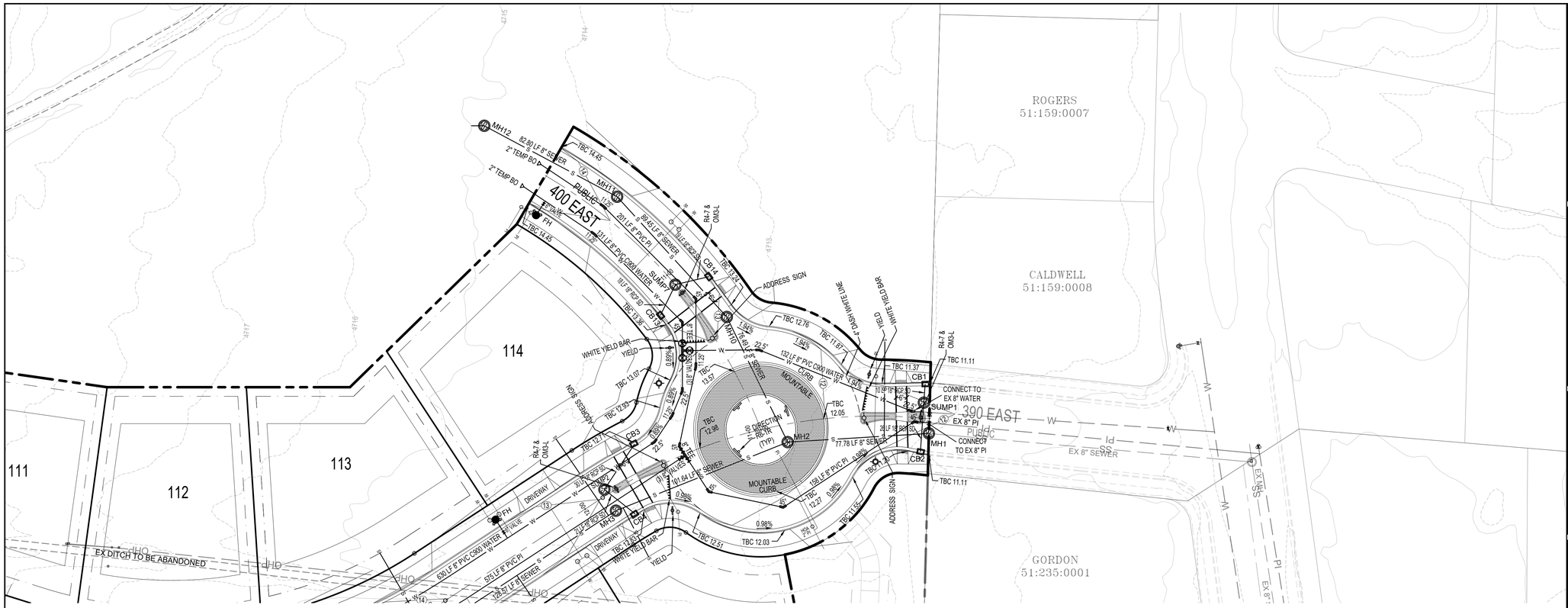
SEAL
STATE OF UTAH
R. BUD
CHRISTENSEN
02/10/2025
343602
PROFESSIONAL ENGINEER

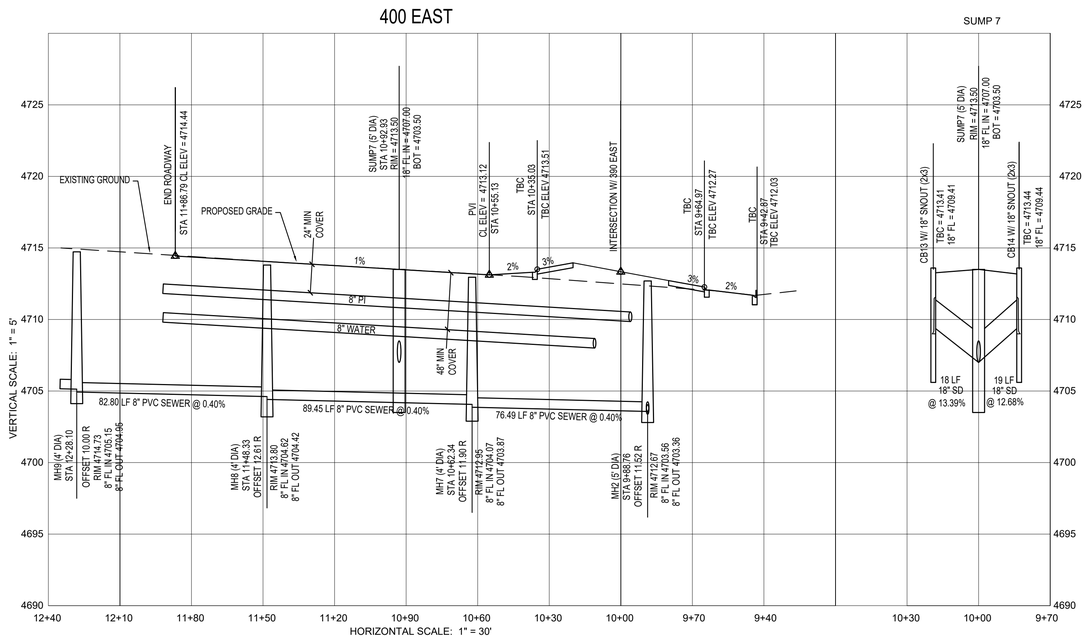
ACTION	DATE
FINAL	02/10/2025

PROJECT
THE BRIDGES AT FOX HOLLOW

DESCRIPTION
PLAT "B"
FINAL
CONSTRUCTION
PLANS

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





THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

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

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

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

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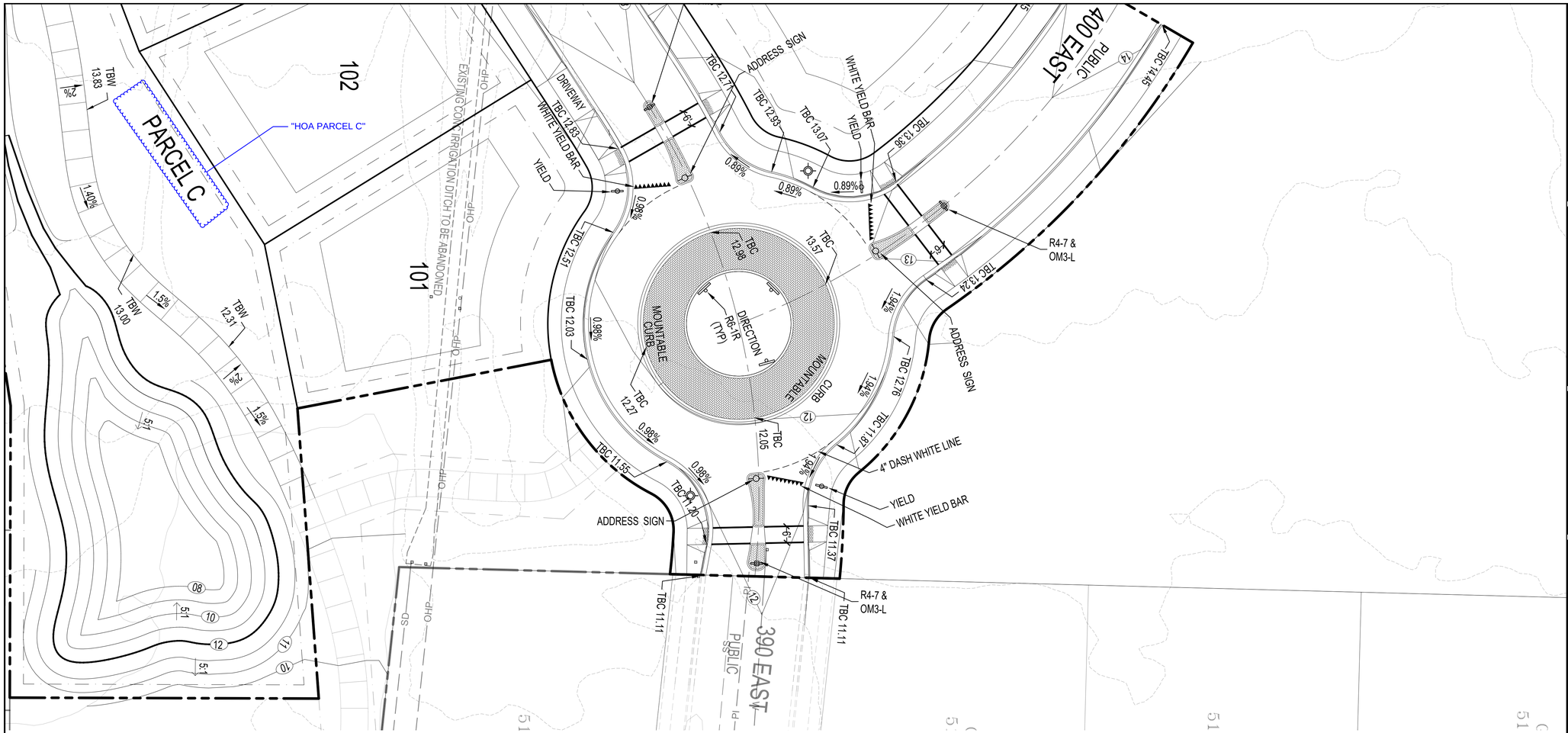
SEAL
STATE OF UTAH
R. BUTLER BERG
343602
02/10/2025
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	02/10/2025

PROJECT
THE BRIDGES AT FOX HOLLOW

DESCRIPTION
PLAT "B" FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
400 EAST PLAN & PROFILE	*C5.0*



YIELD SIGN



R1-2

DIRECTION SIGN



R6-1R

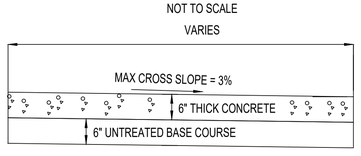
RAISED ISLAND



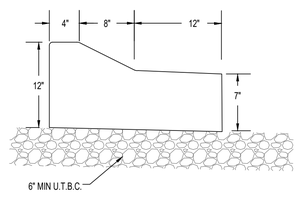
R4-7 & OM3-L

ISLAND / APRON DETAIL

NOT TO SCALE

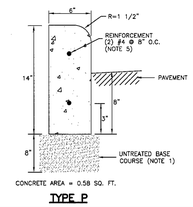


24" MODIFIED SPILL CURB



6" RIBBON CURB FOR RAMPS / ISLANDS

NOT TO SCALE



TYPE P

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

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

N

0 10 20 40 60

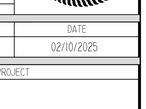
SCALE: 1"= 20'

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

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL



ACTION	DATE
FINAL	02/10/2025

PROJECT

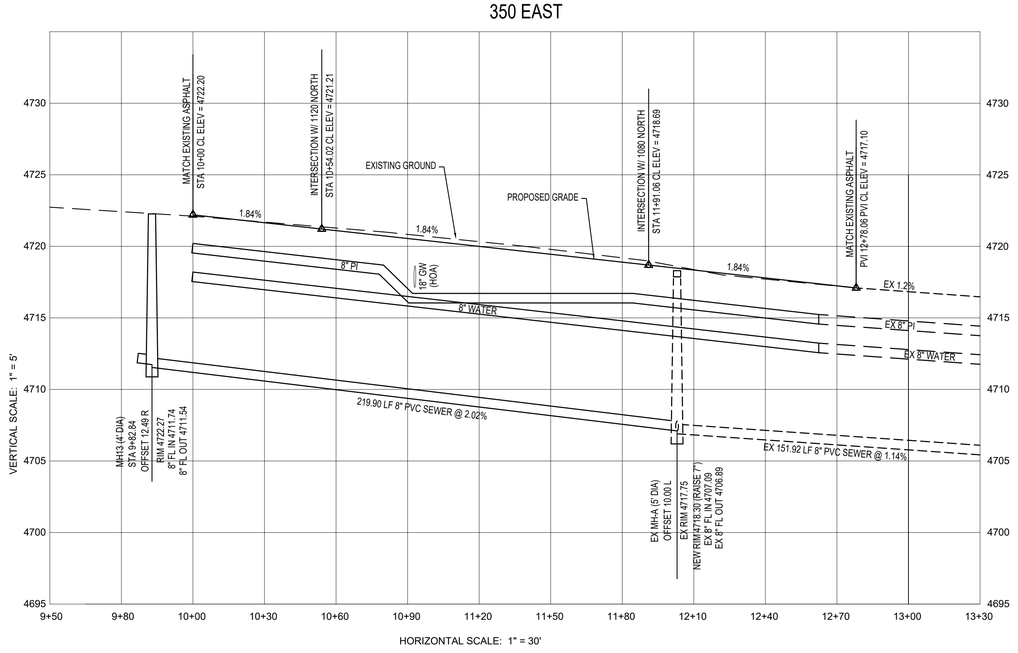
THE BRIDGES AT FOX HOLLOW

DESCRIPTION

PLAT "B" FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
ROUND-A-BOUT DETAILS	*C5.1*





THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

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

SCALE: 1"= 30'

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, R. BUNG, 343602, REGISTERED PROFESSIONAL ENGINEER, 02/10/2025
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ACTION	DATE
FINAL	02/10/2025

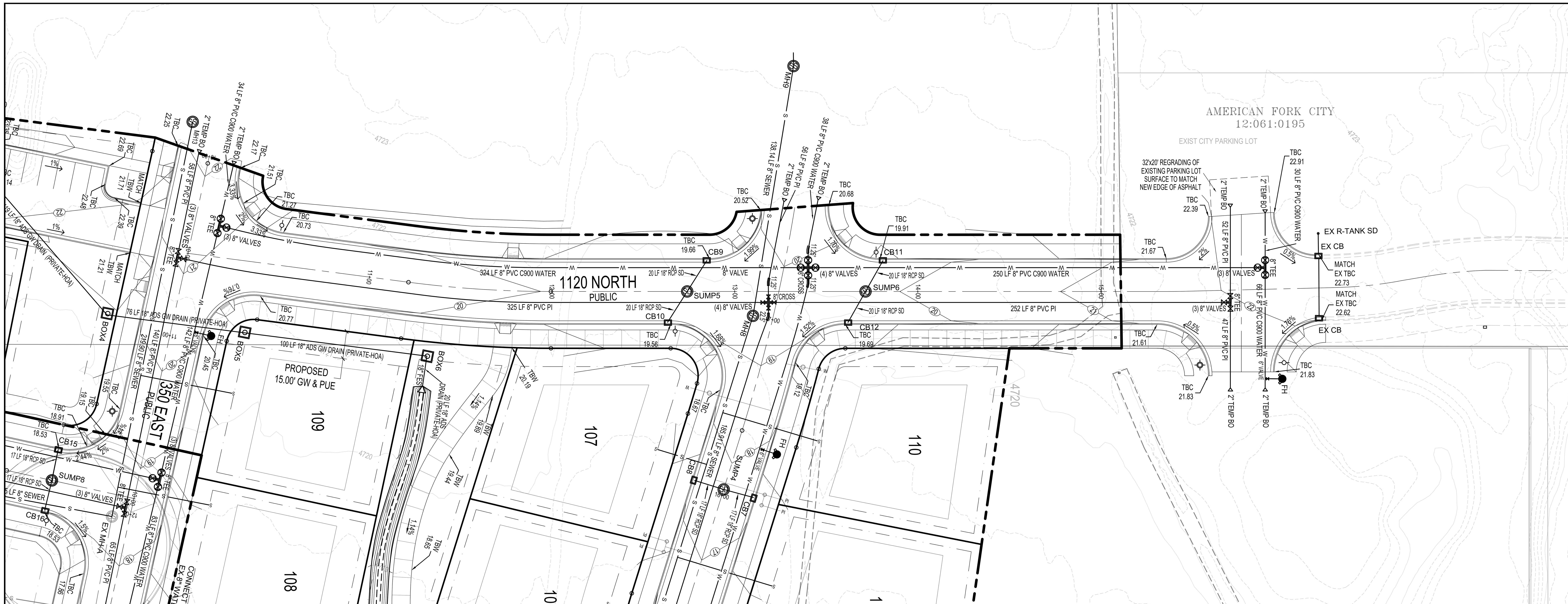
PROJECT

THE BRIDGES AT FOX HOLLOW

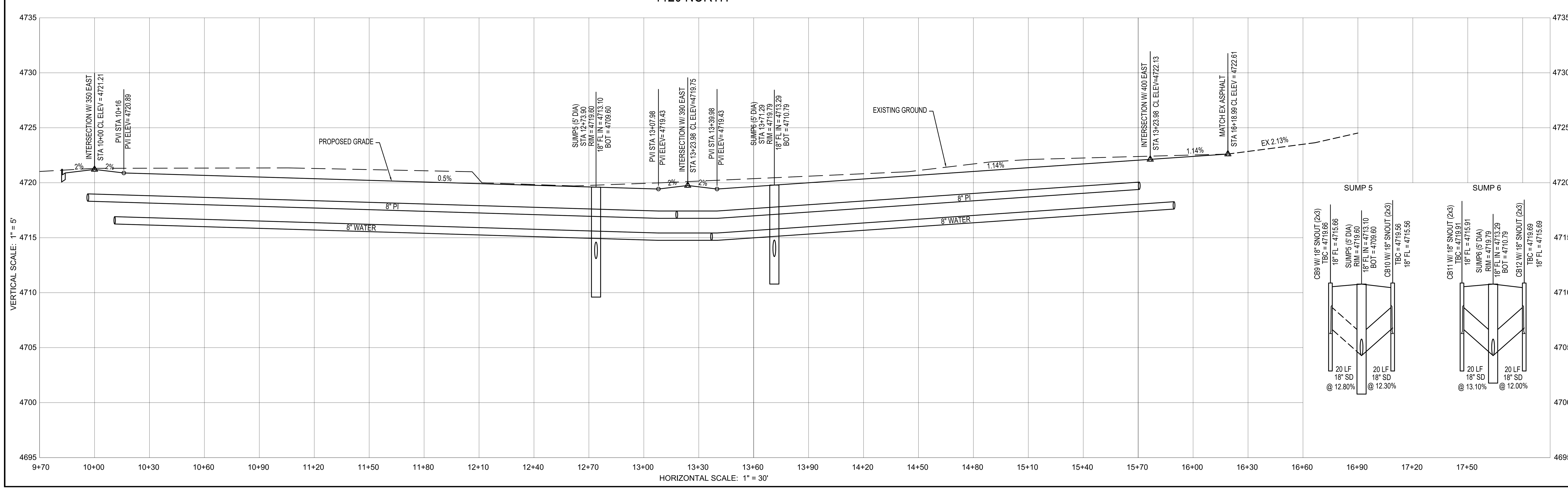
DESCRIPTION

PLAT "B"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
350 EAST PLAN & PROFILE	*C6.0*



1120 NORTH



THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

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

N

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

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH KENNETH R. BERG 02/10/2025 343602 PROFESSIONAL ENGINEER
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ACTION	DATE
FINAL	02/10/2025

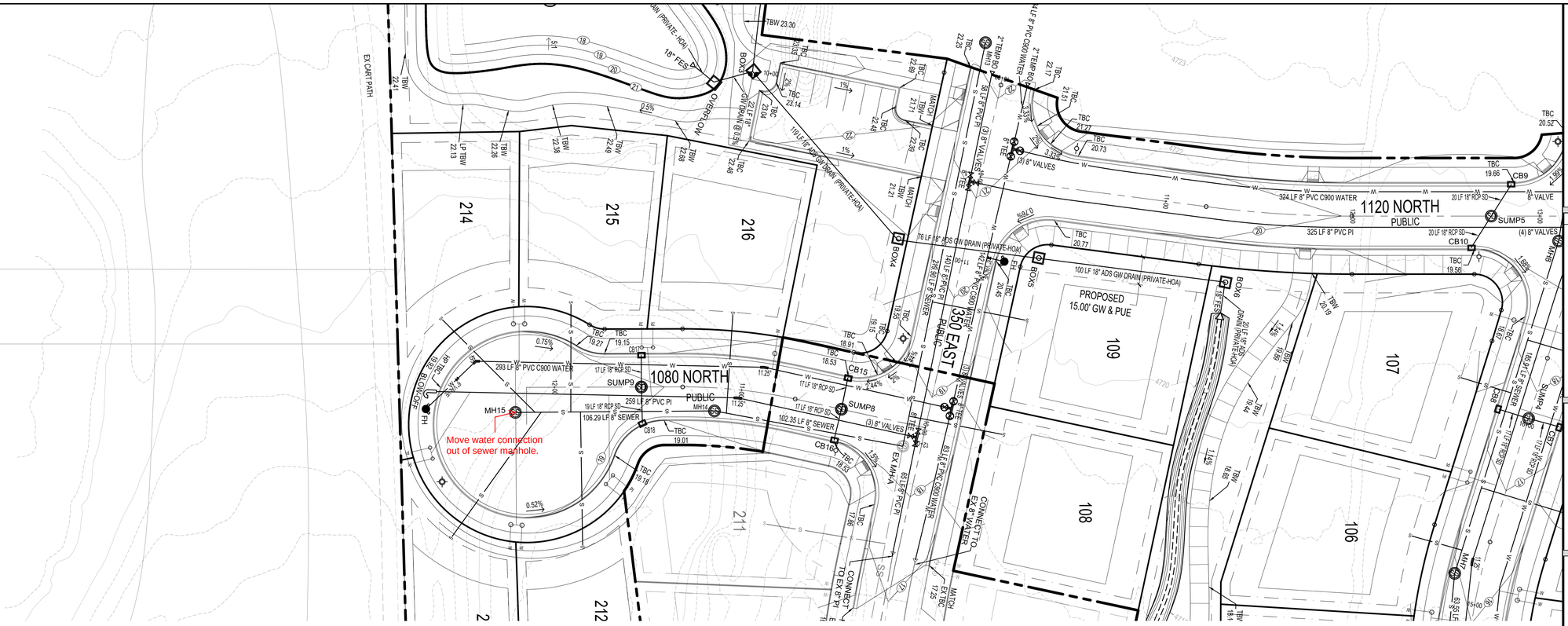
PROJECT

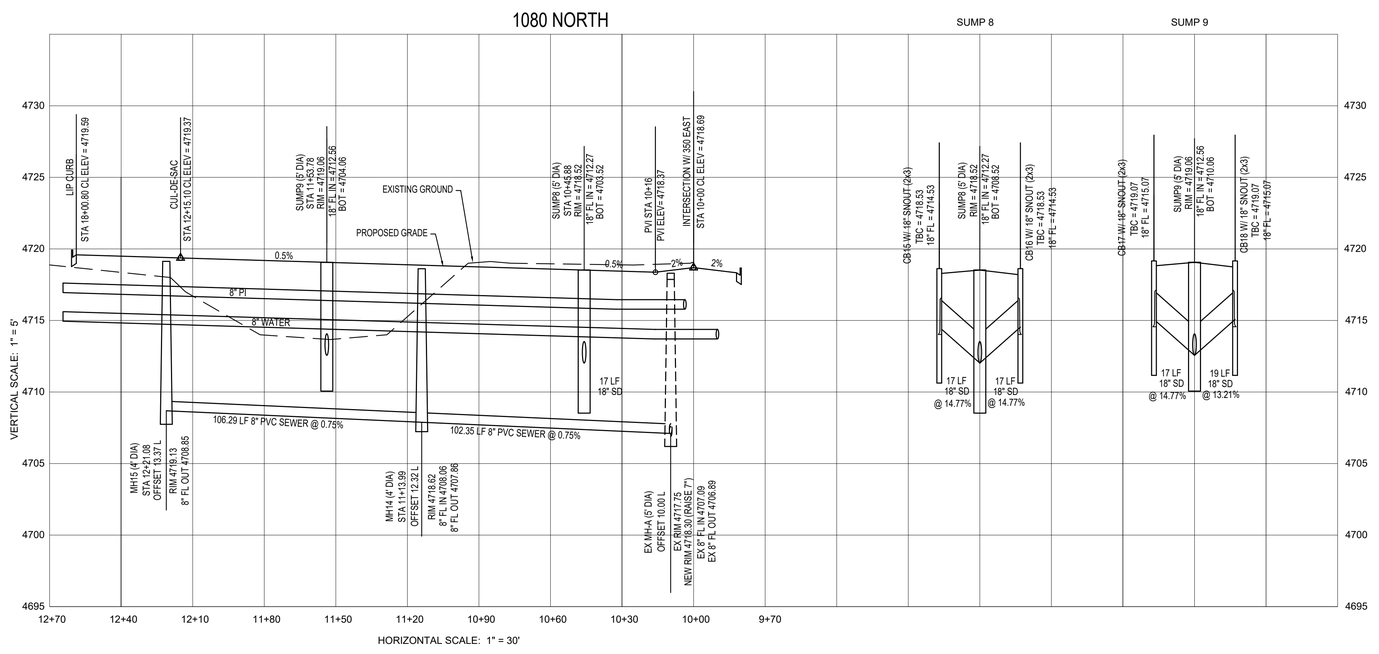
THE BRIDGES AT FOX HOLLOW

DESCRIPTION

PLAT "B" FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
1120 NORTH PLAN & PROFILE	*C7.0*





THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

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

N

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

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

REVISIONS

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SEAL

STATE OF UTAH
R. BUM
CHAD R. BUM
343602
02/10/2025
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	02/10/2025

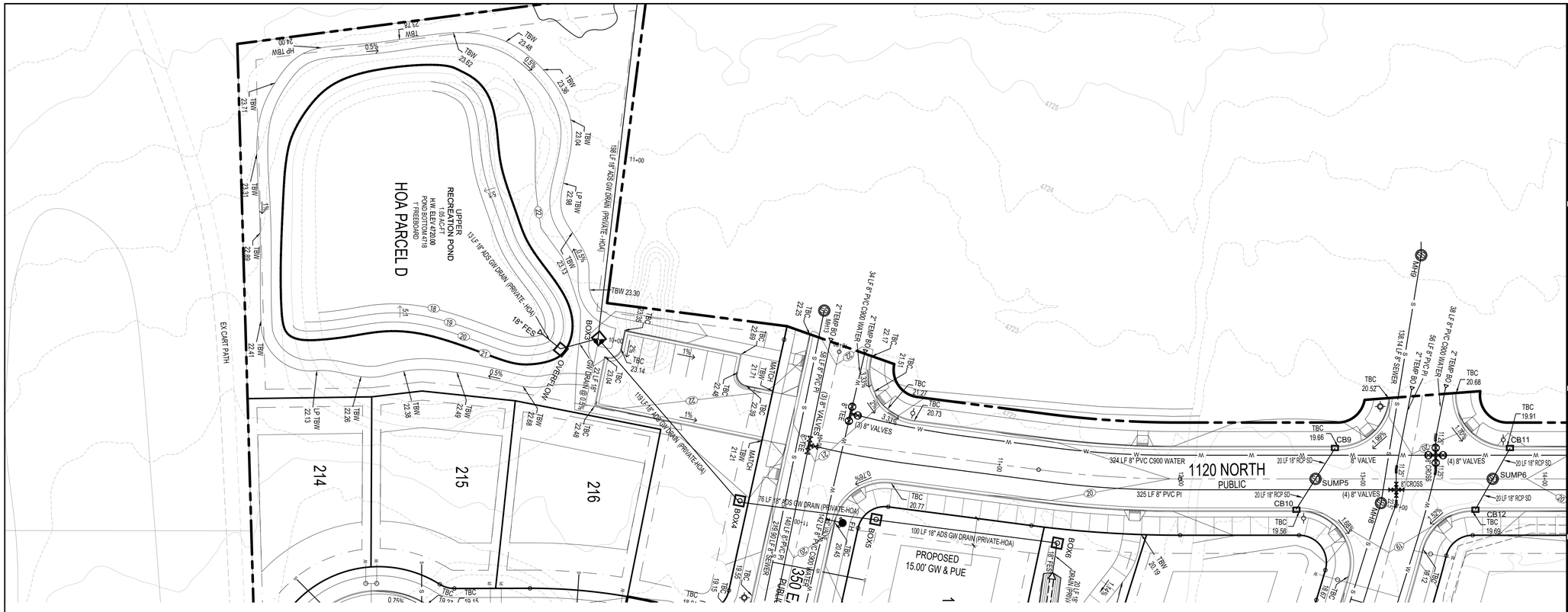
PROJECT

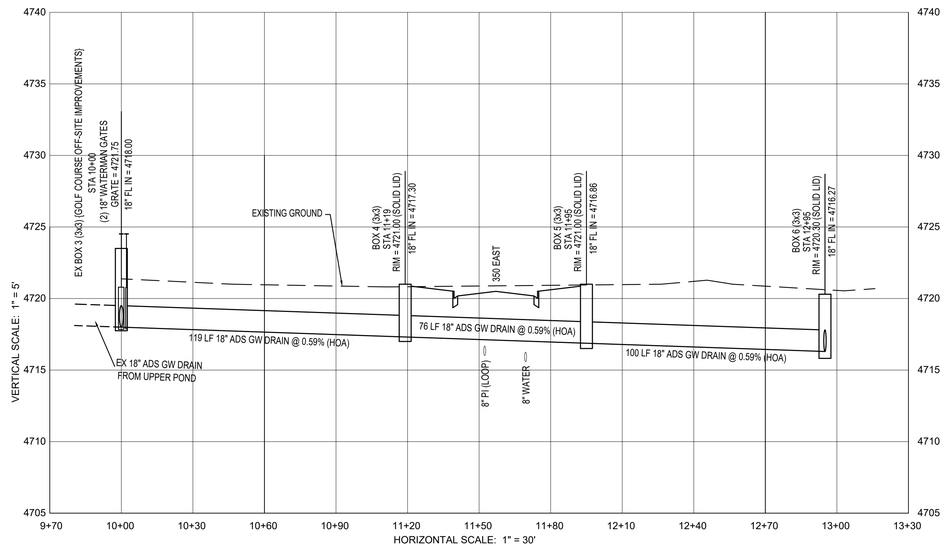
THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

PLAT "B"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
1080 NORTH PLAN & PROFILE	*C8.0*





THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

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

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

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

REVISIONS		
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SEAL
STATE OF UTAH
R. BUTLER
CIVIL ENGINEER
02/10/2025
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	02/10/2025

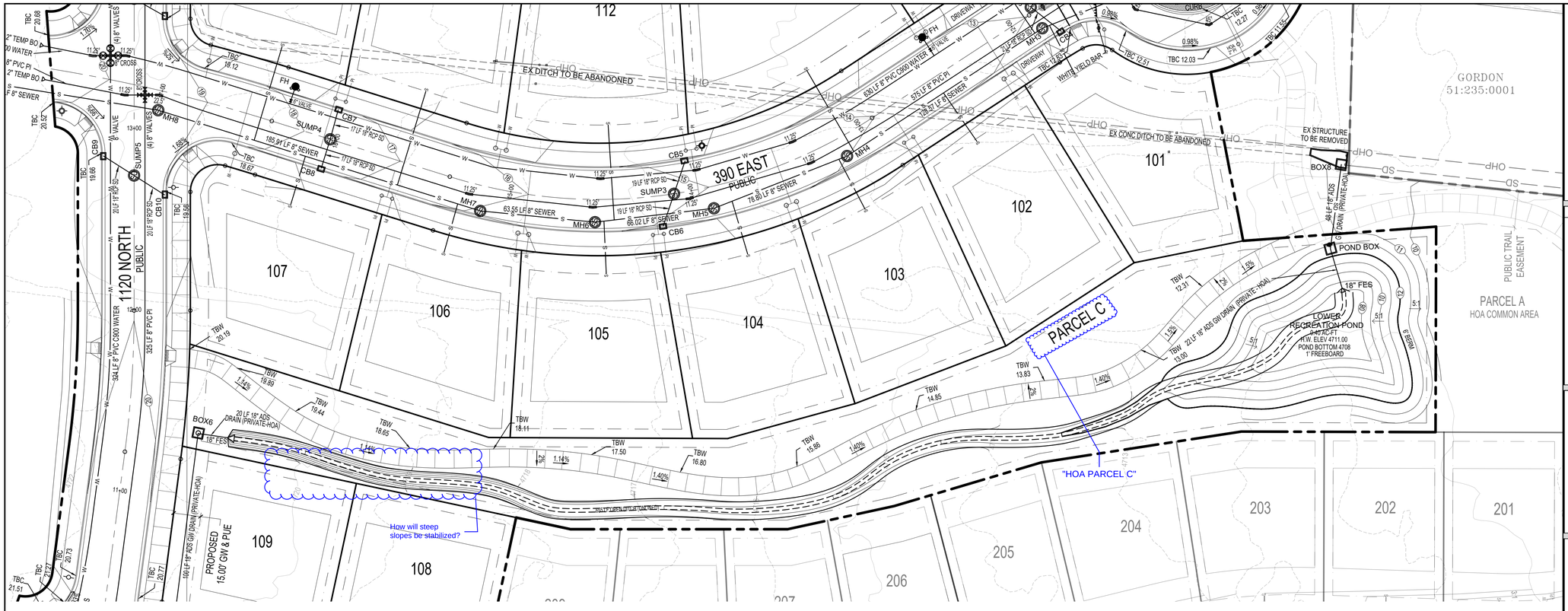
PROJECT

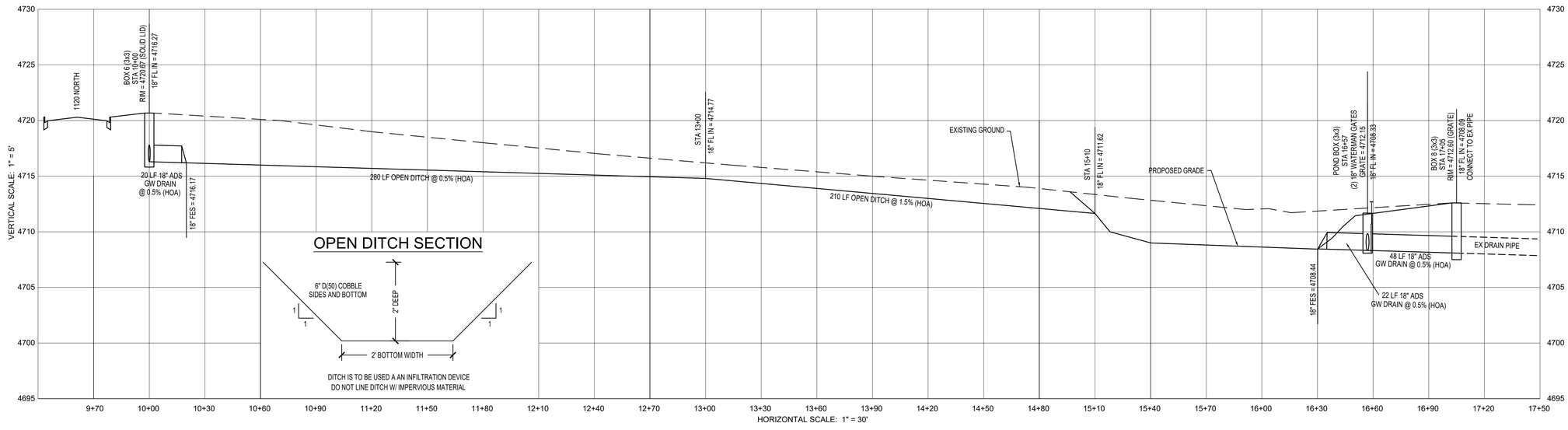
THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

PLAT "B"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
HOA GW DRAIN	*C9.0*





THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

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

N

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

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

REVISIONS

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SEAL

STATE OF UTAH
R. Berg
REGISTERED
02/10/2025
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	02/10/2025

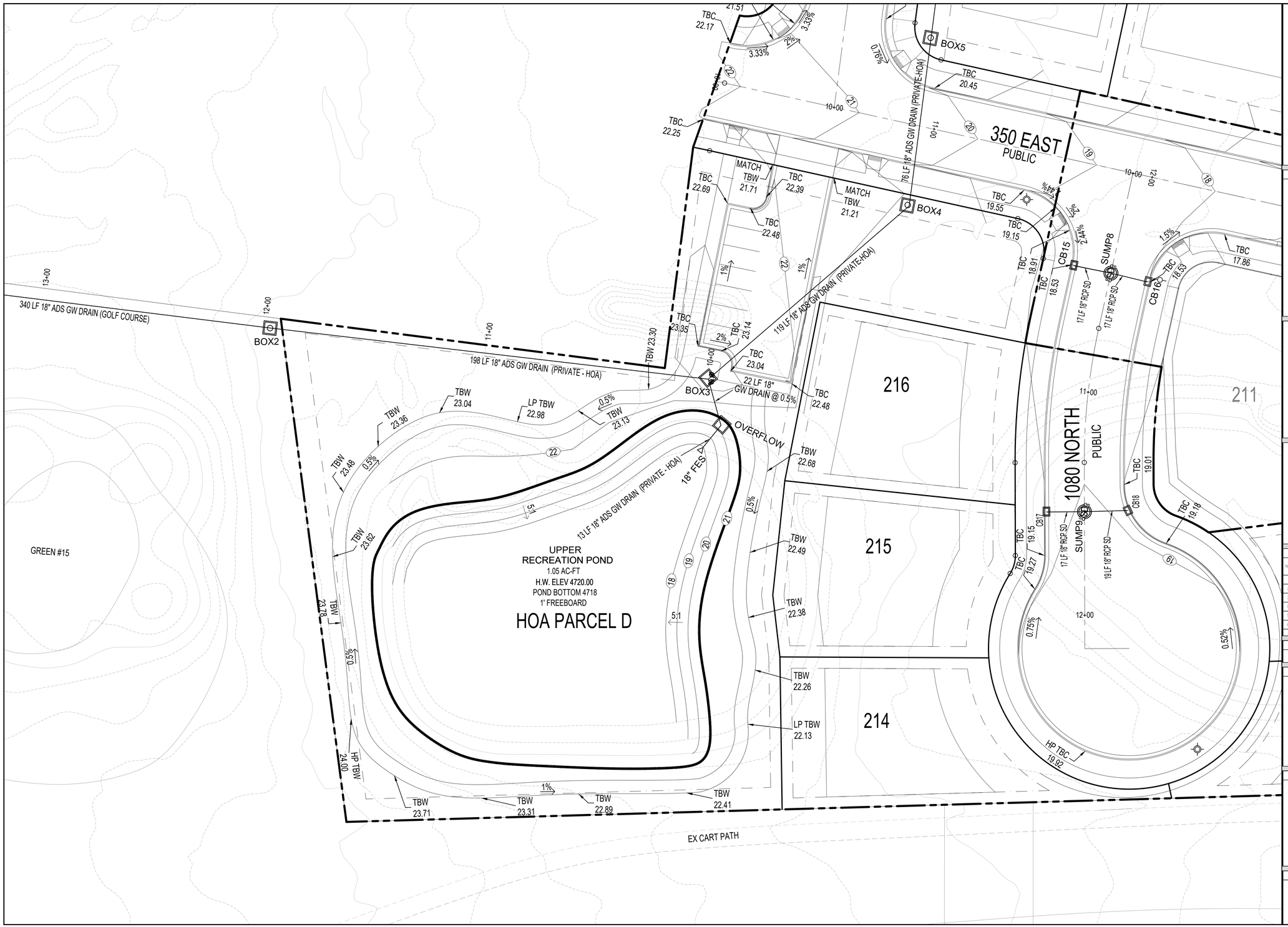
PROJECT

THE BRIDGES AT FOX HOLLOW

DESCRIPTION

PLAT "B" FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
HOA GW DRAIN	*C9.1*



THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

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

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

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, R. BERG, 02/10/2025, 343602, PROFESSIONAL ENGINEER
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ACTION	DATE
FINAL	02/10/2025

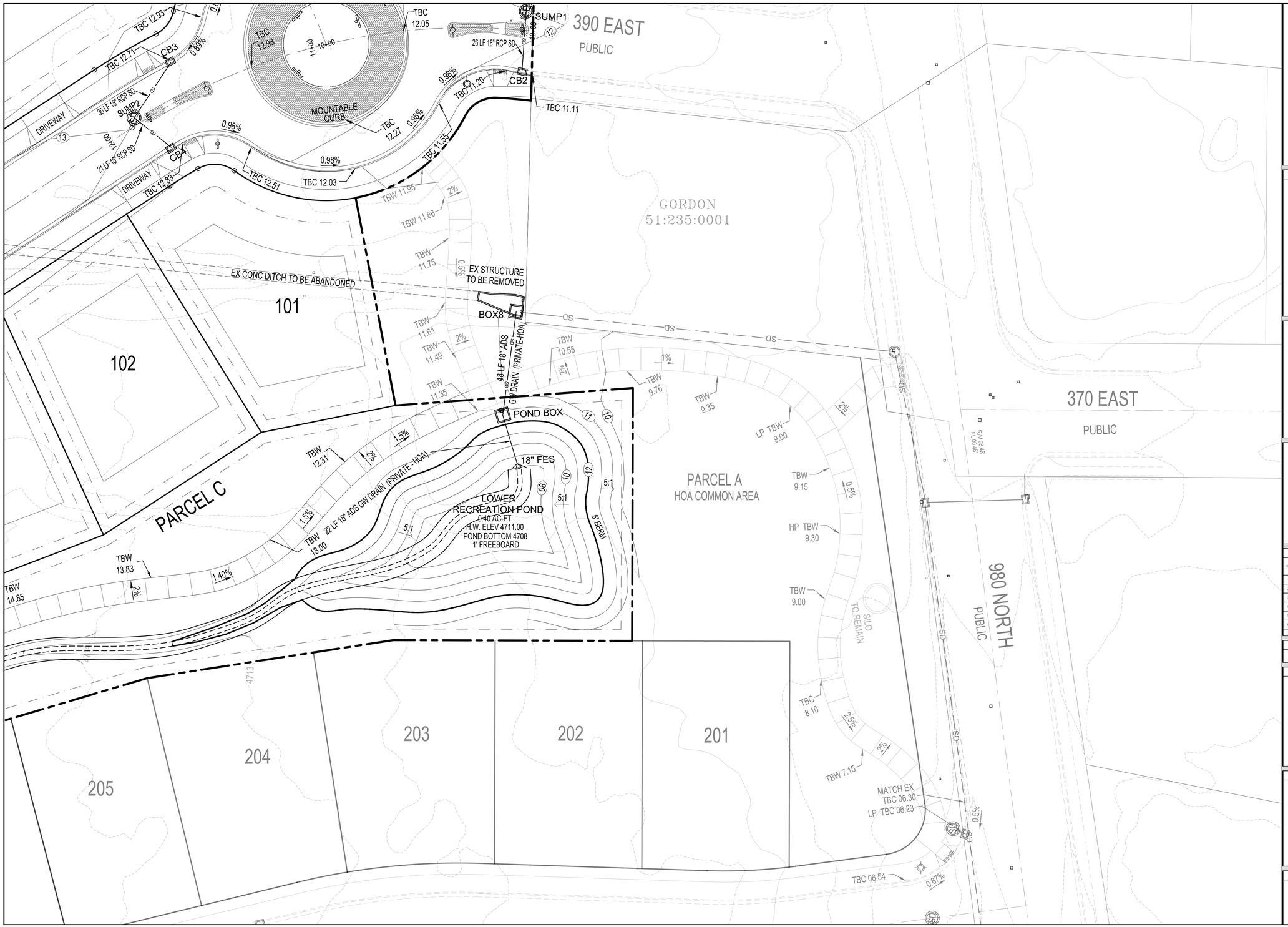
PROJECT

THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

PLAT "B"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
UPPER AMENITY POND	*C10.0*



THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

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

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

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH R. BUM 02/10/2025 343602 PROFESSIONAL ENGINEER
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ACTION	DATE
FINAL	02/10/2025

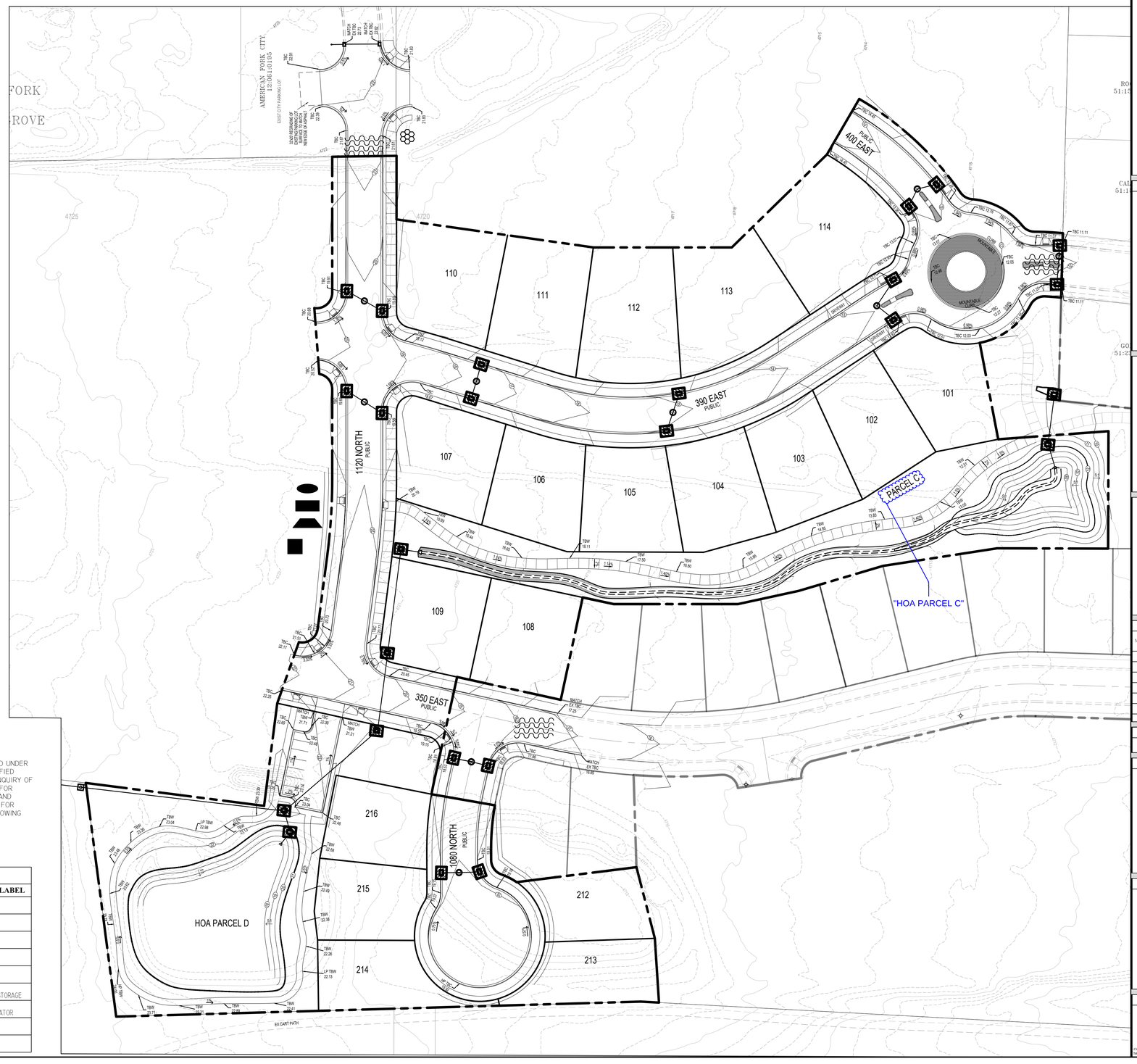
PROJECT

THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

PLAT "B"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
LOWER AMENITY POND	*C10.1*



SWPPP CERTIFICATION STATEMENT

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

_____ DATE _____
KENNETH R. BERG, PE

MAPPING LEGEND

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

THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

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

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

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

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL
STATE OF UTAH
KENNETH R. BERG
02/10/2025
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	02/10/2025

PROJECT
THE BRIDGES AT FOX HOLLOW

DESCRIPTION
PLAT "B"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
SWPPP	*C11.0*

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AF IRRIGATION COMPANY NOTE

1. DITCH ABANDONMENT FORM HAS BEEN SUBMITTED TO AMERICAN FORK CITY.

CITY OF AMERICAN FORK
CITY OF LEHI
CITY OF PLEASANT GROVE
12:062:0045

AMERICAN FORK CITY
12:061:0195

AMERICAN FORK CITY
12:061:0195

STATE OF UTAH
DEPT. OF NATURAL RESOURCES
12:061:0061

GRIFFITH
51:326:0003

ROGERS
51:159:0007

CALDWELL
51:159:0008

GORDON
51:235:0001

EXISTING 788 LF OF CONCRETE DITCH TO BE ABANDONED AND REMOVED.

EXISTING 788 LF OF CONCRETE DITCH TO BE ABANDONED AND REMOVED.

EXISTING 788 LF OF CONCRETE DITCH TO BE ABANDONED AND REMOVED.

EXISTING POWER POLE TO BE REMOVED

EXISTING OVERHEAD POWER TO BE REMOVED

EXISTING POWER POLE TO BE REMOVED

OHP

OHP

OHP

SD

EXIST IRRIGATION STRUCTURE TO BE REMOVED

EXIST PIPE TO REMAIN

PLEASANT GROVE CITY
12:062:0013

AMERICAN FORK CITY CORP.
12:062:0044

THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

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

0 30 60 120 180
SCALE: 1"= 60'

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

REVISIONS

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SEAL
STATE OF UTAH
R. BERG
REGISTERED
02/10/2025
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	02/10/2025

PROJECT
THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION
PLAT "B"
FINAL
CONSTRUCTION
PLAYS

SHEET NAME	SHEET NUMBER
DEMO	*C12.0*

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CITY OF AMERICAN FORK
CITY OF LEHI
CITY OF PLEASANT GROVE
12:062:0045

AMERICAN FORK CITY
12:061:0195

ZONE RESHAPING OF EXISTING ROAD TO ACCOMMODATE SURFACE DRAINAGE WITH ASSOCIATED ASPHALT

ROGERS
51:159:0007

CALDWELL
51:159:0008

GORDON
51:235:0001

PUBLIC
400 EAST

CITY
ROUNDABOUT

MOUNTABLE
CURB

DRIVEWAY

DRIVEWAY

390 EAST
PUBLIC

1120 NORTH
PUBLIC

12"Ø 4" PVC CONDUIT FOR FIBER W/ FUTURE PATH

12"Ø 4" PVC CONDUIT FOR FIBER W/ FUTURE PATH

110
111
112
113
114
101
102
103
104
105
106
107
108
109

PARCEL C

"HOA PARCEL C"

PROPOSED
15.00' Ø 4" PVC

12"Ø 4" PVC CONDUIT FOR FIBER W/ FUTURE PATH

350 EAST
PUBLIC

12"Ø 4" PVC CONDUIT FOR FIBER W/ FUTURE PATH

1080 NORTH
PUBLIC

216
215
214
212
213

HOA PARCEL D

EX CART PATH

CORP.

GREEN #15

AMERICAN FORK CITY CORP.
12:061:0195

COMMUNICATION

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

Blue Stakes of UTAH811
Bluestakes.org

THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

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

N

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

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

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL
STATE OF UTAH
R-BUM
PROFESSIONAL ENGINEER
02/10/2025
343602

ACTION	DATE
FINAL	02/10/2025

PROJECT

THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

PLAT "B"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
COMM	C13.0

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GENERAL NOTES

1. This project is located within the sensitive lands area of the city. Therefore a detailed engineering soils report has been prepared for the site. This soils report filed with American Fork city, gives specific recommendations that shall be followed concerning: Site Grading, Foundations, Concrete Slab on Grade, Subsurface Drains, Pavement, Backfill, and Utility Trenching.
2. City of American Fork, A.P.W.A, Utah Chapter and Utah Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. Item Numbers listed refer to City of American Fork item numbers unless otherwise noted.
3. The City Engineer will not be responsible for means, methods, procedures, techniques, or sequences of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.
4. The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Road Cut Permits and Notices of Intent (NOI), Building Permits, etc.
5. The Contractor shall notify the City of American Fork, Public Works Department in writing at least 7 working days prior to beginning construction and request a pre-construction meeting. Bond for public improvements and inspection fees must be paid in full prior to requesting a pre-construction meeting.
6. The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.
7. Following completion of construction of the site improvements and before requesting occupancy, a proof survey shall be provided to the City of American Fork, Public Works Department, that documents "as-built" elevations, dimensions, slopes and alignments of all elements of this project. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the constructions drawings.
8. The Contractor shall restrict construction activity to public right-of-way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.
9. The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by a License Utah Professional Surveyor as approved by the City Engineer.
10. Non-rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.
11. The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross-sections that existed before construction.
12. Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.
13. Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) must be approved by the City Engineer.
14. All signs, landscaping, structures or other appurtenances within right-of-way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.
15. All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall be the responsibility of the Contractor.
16. All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City of American Fork. Precast concrete products without proof of inspection shall not be approved for installation.
17. All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours.
18. Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during nonworking hours. Clean up shall follow closely behind the trenching operation.
19. All trees within the construction area not specifically designated for removal shall be preserved, whether shown or not shown on the approved construction drawings. Trees to be preserved shall be protected with high visibility fencing placed a minimum 15 feet from the tree trunk. Trees 6 - inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater.
20. Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.
21. Permits to construct in the right-of-way of existing streets must be obtained from the City of American Fork, Public Works Department before commencing construction.
22. The Contractor shall be responsible for the condition of trenches within the right-of-way and public easements for a period of one year from the final acceptance of the work, and shall make any necessary repairs at no cost to the City.
23. Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer.
24. The replacement of driveways, handicapped ramps, sidewalks, bike paths, parking lot pavement, etc. shall be provided according to the approved construction drawings and the City of American Fork standard construction drawings.
25. Any modification to the work shown on drawings must have prior written approval by the City Engineer.
26. Traffic control and other regulatory signs shall comply with the Utah Department of Transportation Traffic Control guidelines and MUTCD Manual, current edition
27. Public street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a green background.
28. Private street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a blue background

TRAFFIC CONTROL

1. Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Utah Department of Transportation, Traffic Control guidelines or Manual of Uniform Traffic Control Devices, current edition.
2. All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer. At all other hours the Contractor shall maintain minimum one - lane two - way traffic. Traffic circulation must be supervised by a Certified Flagger.
3. Steady - burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
4. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles.
5. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein.
6. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.
7. Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

UTILITIES

1. The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800-662-4111) at least 2 working days before start of construction.
2. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of American Fork and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
3. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
4. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

STRIPING AND SIGNING

1. All striping must be done following Utah Department of Transportation guidelines and MUTCD Manual recommendations, current edition.
2. All signing must be done following MUTCD Manual recommendations, current edition.
3. Only sand-blasting is allowed for removal of existing striping.
4. Contractor is responsible for removal of conflicting existing striping.
5. Materials used for striping must comply with the Utah Department of Transportation standard specifications.

EROSION AND SEDIMENT CONTROL

1. The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Utah Division of Water Quality.
2. The NOI must be submitted to Utah Division of Water Quality 45 days prior to the start of construction and may entitle coverage under the Utah Division of Water Quality General Permit for Storm Water Discharges associated with construction activity. A project location map must be submitted with the NOI.
3. A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times.
4. A UPDES Storm water Discharge Permit may be required. The Contractor shall be considered the Permittee.
5. The Contractor shall provide sediment control at all points where storm water runoff leaves the site, including waterways, overland sheet flow, and storm sewers.
6. Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.
7. The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.
8. Disturbed areas that will remain un-worked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance.
9. Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover.

USE OF FIRE HYDRANTS

1. The Contractor shall make proper arrangements with the American Fork City, Water Department for the use of fire hydrants when used for work performed under this project's approval.

SANITARY SEWERS

1. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of American Fork, Public Works Department and the Utah Department of Health Code and Regulations.
2. The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35.
3. Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of American Fork Construction Inspection Division quality control requirements.
4. All manhole lids shall be provided with continuous self-sealing gaskets.
5. The approved construction drawings shall show where bolt-down lids are required.
6. Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of American Fork sanitary manhole standard drawing. Manhole lids shall include the word SEWER.
7. All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations.
8. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.
9. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
10. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to the American Fork Code of Ordinances.
11. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable.
12. Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to the city Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.
13. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.
14. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.
15. All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.

WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 51 or PVC C900 (blue). Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54. Flanged Joint pipes shall be Ductile Iron, Class 53.
3. Only fire hydrants conforming to City of American Fork standards will be approved for use.
4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
5. All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C-651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.
7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
9. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.
10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
11. All water main stationing shall be based on street centerline stationing.
12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
13. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
14. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

SECONDARY WATER

1. All secondary water line materials shall be provided and installed according to current specifications of the City of American Fork.
2. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the secondary water lines have been pressure tested, to the City of American Fork
3. The Contractor shall notify the City of American Fork, secondary water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
4. All secondary water main stationing shall be based on street centerline stationing.
5. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
6. All secondary water lines shall be placed at a minimum depth of 2 feet measured from top of finished grade to top of water line. Secondary water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

STORM SEWER

1. All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro - seeded and hydro - mulched according to the City of American Fork Standard Specifications.
2. Here private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
3. Granular backfill shall be compacted granular material according to American Fork City Standard Specifications.
4. All public storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
5. Headwalls and end walls shall be required at all storm sewer inlets or outlets to and from storm water management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwalls and/or end walls surfaces.
6. Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include the word STORM.
7. Storm sewer outlets greater than 18 inches in diameter accessible from storm water management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.

MAIL DELIVERY

1. The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations.
2. This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location.
3. Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.
4. Before relocating any mailboxes, the Contractor shall contact the U.S. Postal Service and relocate mailboxes according to the requirements of the Postal Service.

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

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

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
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SEAL

STATE OF UTAH — R. BERG — 343602 — 01/21/2025 — PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	01/21/2025

PROJECT

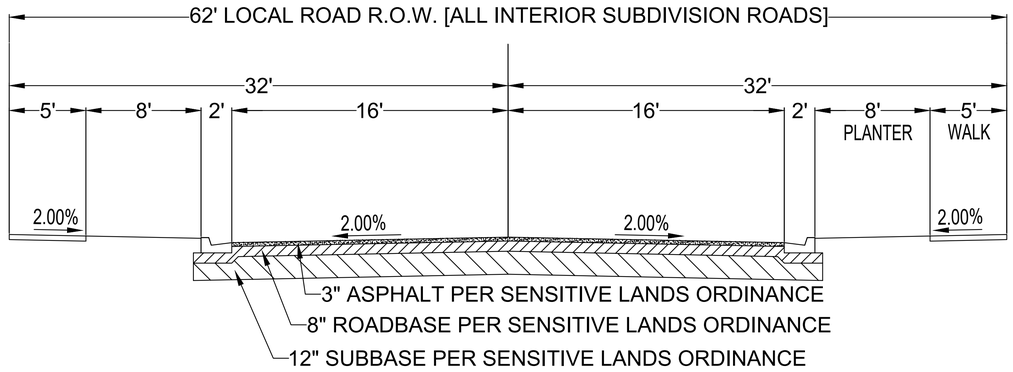
THE BRIDGES AT FOX HOLLOW

DESCRIPTION

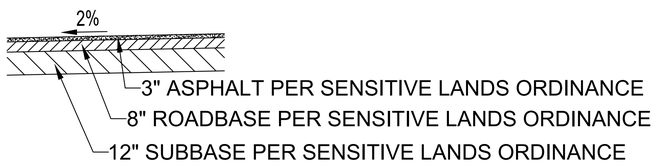
PLAT "B" FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
GENERAL NOTES	GN1

LOCAL CROSS SECTION



PARKING LOT PAVEMENT SECTION



THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

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

berg
CIVIL ENGINEERING
1018 N Deer Crest Lane
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office (801) 492-1277
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REVISIONS

NO.	DATE	DESCRIPTION
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2		
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SEAL

STATE OF UTAH
R-Berg
01/21/2025
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	01/21/2025

PROJECT

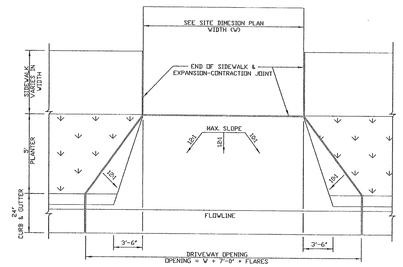
THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

PLAT "B"
FINAL
CONSTRUCTION
PLANS

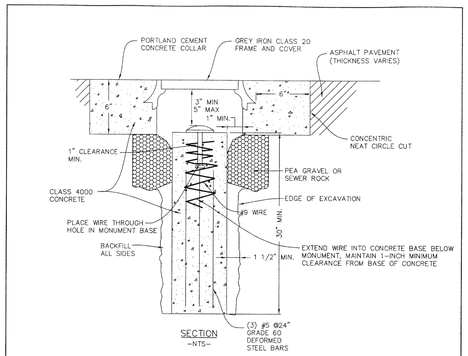
SHEET NAME	SHEET NUMBER
GENERAL DETAILS	*D0*

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



FLARED DRIVE APPROACH WITH PLANTER
-NTS-

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

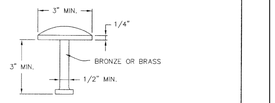


SECTION
-NTS-

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



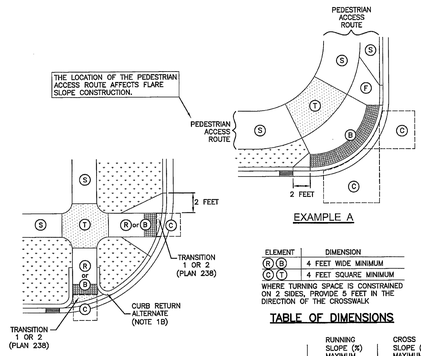
CAP PLAN
-NTS-



CAP SECTION
-NTS-

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

TURNING SPACE AT SIDEWALK LEVEL



EXAMPLE A

EXAMPLE B

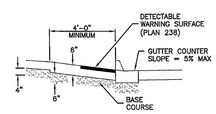
ELEMENT	DIMENSION
(R) (B)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

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

TABLE OF DIMENSIONS

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

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



MATERIALS

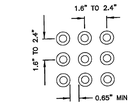
SLOPE TABLE

Corner curb cut assembly

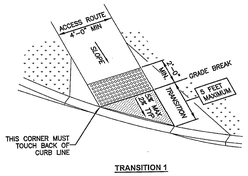
Plan 235 Sheet 1 of 4

September 2011

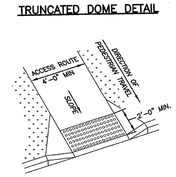
63



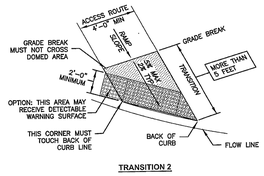
TRUNCATED DOME DETAIL



TRANSITION 1

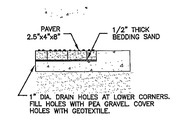


PERPENDICULAR ASSEMBLY

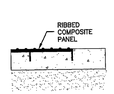


TRANSITION 2

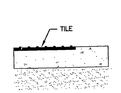
NON-PERPENDICULAR ASSEMBLY



STYLE P



STYLE R



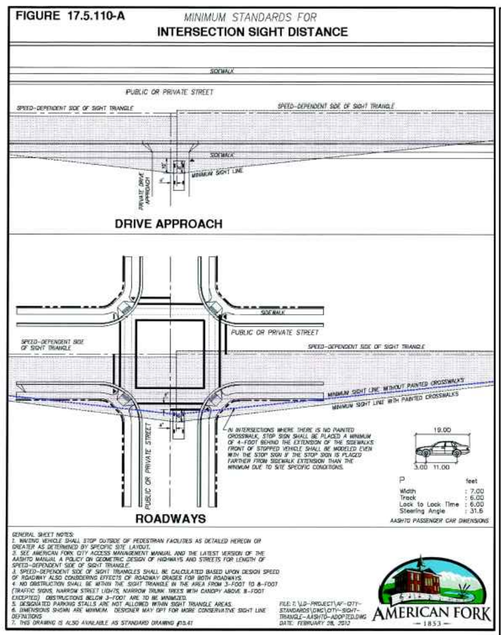
STYLE T

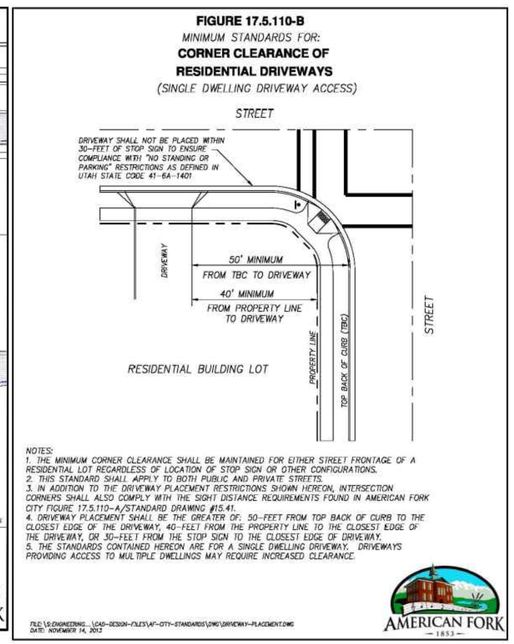
Detectable warning surface

Plan 238

July 2011

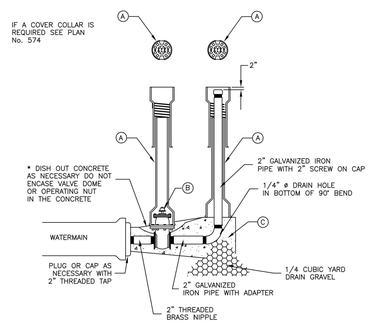
79





April 1997

243



SECTION

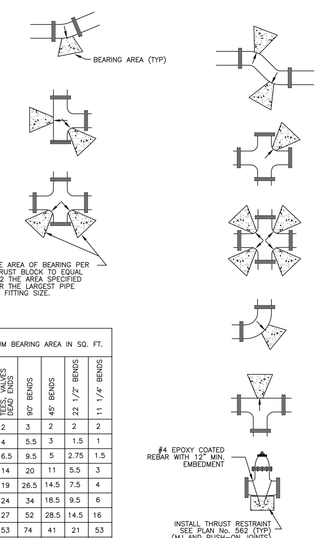
LEGEND		
No.	ITEM	DESCRIPTION
(A)	VALVE BOX WITH LID	2 PIECE CAST IRON
(B)	4" GATE VALVE WITH SCREW ENDS	2"x 2" OPERATING NUT
(C)	CONCRETE THRUST BLOCK	SEE PLAN No. 561

2" Washout valve

Plan No. 571

April 1997

239



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

Direct bearing thrust block

Plan No. 561

April 1997

239

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

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

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

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
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SEAL: STATE OF UTAH — R. BUNG — PROFESSIONAL ENGINEER — 01/21/2025 — 343602

ACTION	DATE
FINAL	01/21/2025

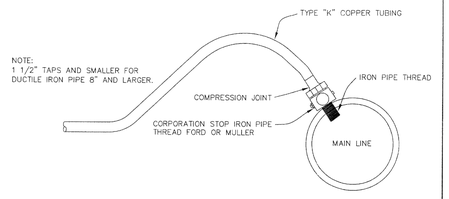
PROJECT

THE BRIDGES AT FOX HOLLOW

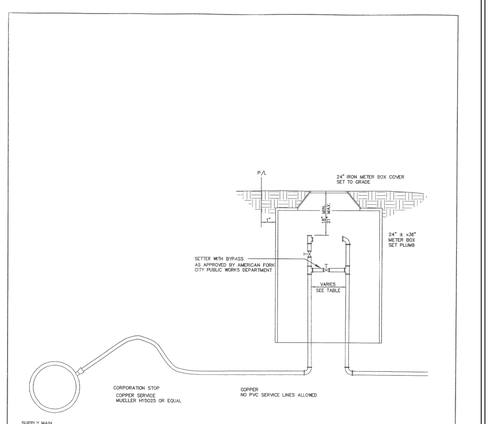
DESCRIPTION

PLAT "B"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	*D1*

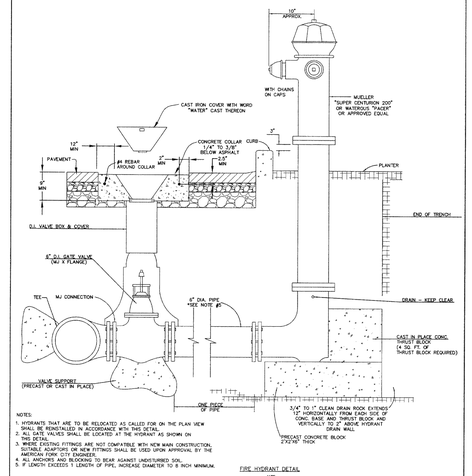


DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR TYPICAL WATERMAN TAPS	DRAWING NO. 15.3



SPACING TABLE	
SIZE	SPACING
3/4"	7 1/2"
1"	10 3/4"
1 1/2"	13"
2"	17"

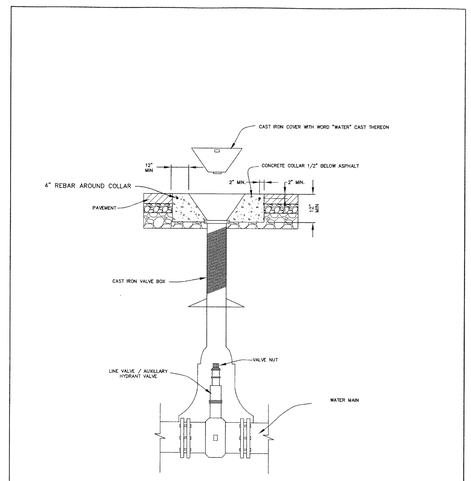
DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5



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

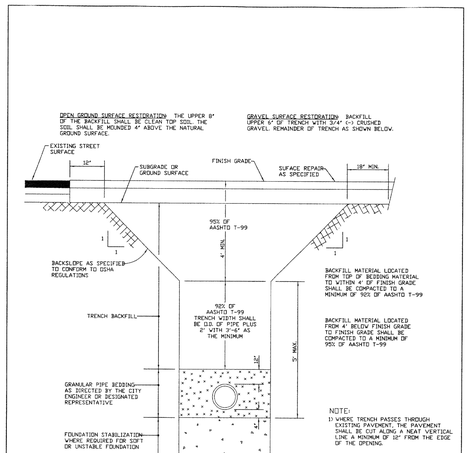
FIRE HYDRANT DETAIL
-NTS-

DRAWN: JRP 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 FIRE HYDRANT	DRAWING NO. 15.6



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



TYPICAL TRENCH DETAIL
-NTS-

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

THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

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

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
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7		

SEAL

STATE OF UTAH
R. BUTLER BERG
REGISTERED
CIVIL ENGINEER
01/21/2025
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	01/21/2025

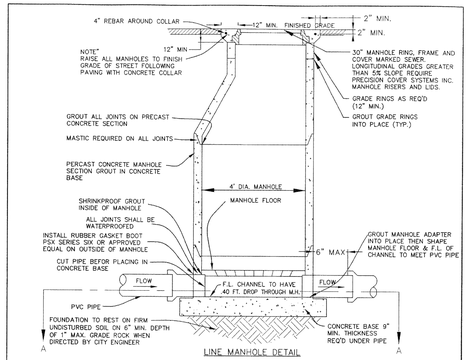
PROJECT

THE
BRIDGES
AT FOX HOLLOW

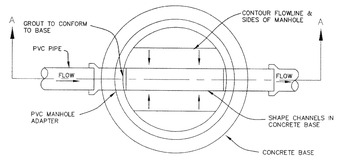
DESCRIPTION

PLAT "B"
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
WATER DETAILS	*D2*

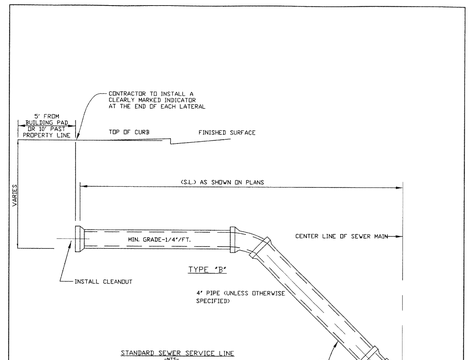


LINE MANHOLE DETAIL
-NTS-



SECTION A-A
-NTS-

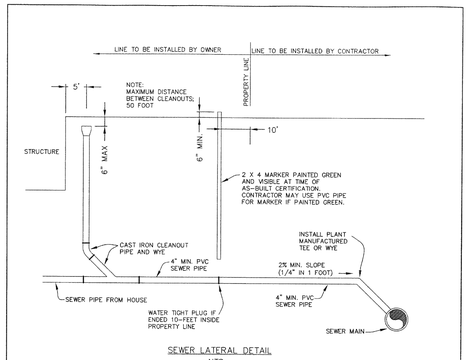
DRAWN: JRP	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LINE MANHOLE DETAIL	DRAWING NO. 15.12
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



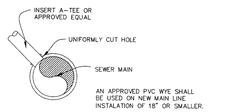
STANDARD SEWER SERVICE LINE
-NTS-

NOTE:
ALSO SEE DRAWING NO. 15.23

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



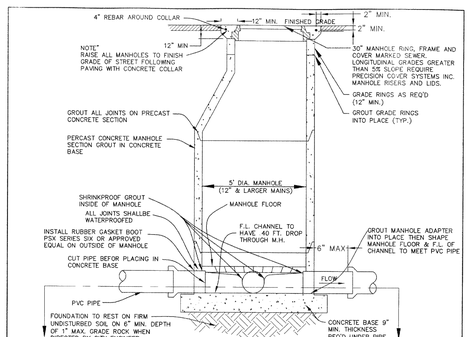
SEWER LATERAL DETAIL
-NTS-



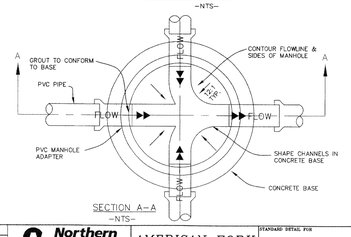
SEWER SERVICE LATERAL SADDLE
-NTS-

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

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

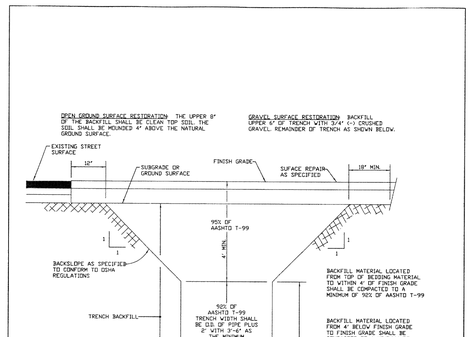


JUNCTION MANHOLE DETAIL
-NTS-



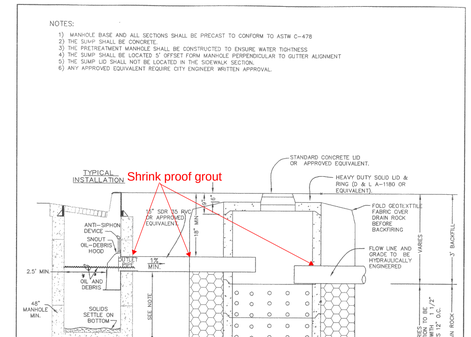
SECTION A-A
-NTS-

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 JUNCTION MANHOLE DETAIL	DRAWING NO. 15.13
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



TYPICAL TRENCH 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: TYPICAL TRENCH DETAIL	DRAWING NO. 15.22
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



PRETREATMENT MANHOLE AND SUMP 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: PRETREATMENT MANHOLE AND SUMP	DRAWING NO. 15.14
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

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

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH R.BUNG 9031 PROFESSIONAL ENGINEER 01/21/2025 343602
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ACTION	DATE
FINAL	01/21/2025

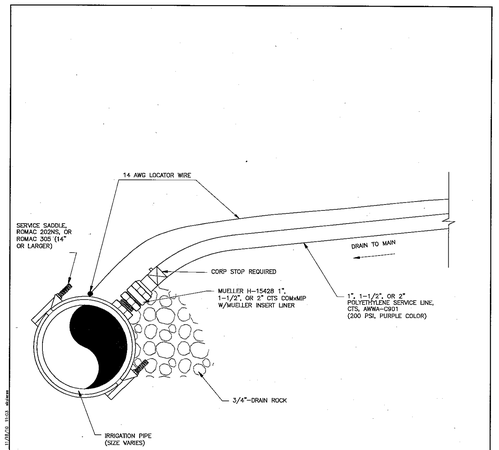
PROJECT

THE BRIDGES AT FOX HOLLOW

DESCRIPTION

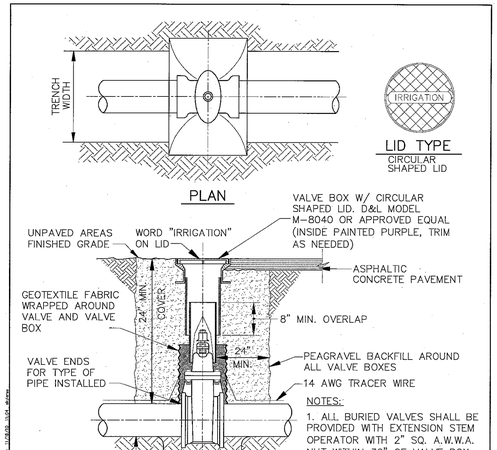
PLAT "B"
FINAL
CONSTRUCTION
PLANS

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



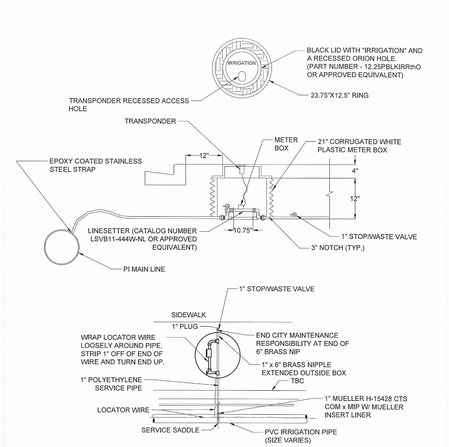
MUELLER 110 COMPRESSION INSERT LINER	
PART SIZE	PART NO.
1" CTS	504385
1 1/2" CTS	506139
2" CTS	506141

DRAWN:				
REVISED: 11/2010	HORROCKS ENGINEERS	ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL SECONDARY WATER MAIN TAP	DRAWING NO. 15.3A
DATE:					
SCALE:					



VALVE BOX INSTALLATION

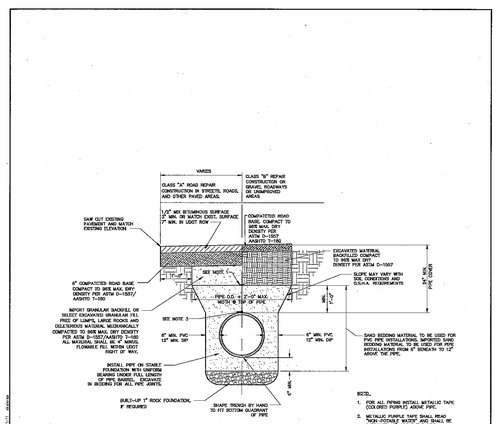
DRAWN:				
REVISED: 11/2010	HORROCKS ENGINEERS	ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SECONDARY WATER VALVE BOX DETAIL	DRAWING NO. 15.4A
DATE:					
SCALE: NONE					



1" PLAN VIEW
NTS

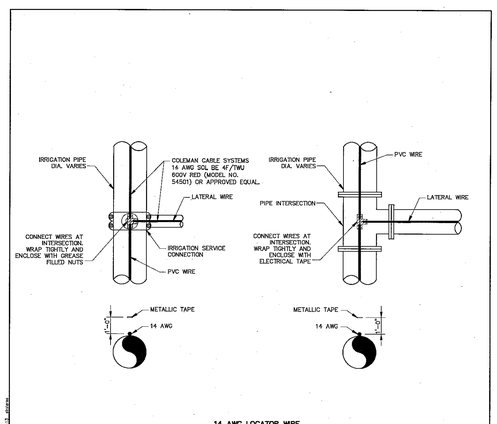
NOTES:
1. CITY MAINTENANCE RESPONSIBILITY ENDS AT THE END OF THE 6" BRASS NIPPLE.
2. STOP/WASTE VALVE IS THE PROPERTY OWNER'S VALVE TO ISOLATE SPRINKLER SYSTEM.
3. REFER TO SECTION 7.6 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

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



TYPICAL SECONDARY WATER TRENCH DETAIL

DRAWN:				
REVISED: 11/2010	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
DATE:					
SCALE:					



14 AWG LOCATOR WIRE
NTS

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

DRAWN:				
REVISED: 11/2010	HORROCKS ENGINEERS	ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: LOCATOR WIRE DETAIL	DRAWING NO. 15.33
DATE:					
SCALE:					

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

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

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

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL: STATE OF UTAH — R. BUNG — PROFESSIONAL ENGINEER — 01/21/2025 — 343602

ACTION	DATE
FINAL	01/21/2025

PROJECT

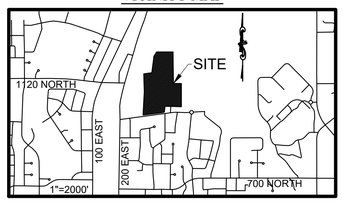
THE BRIDGES AT FOX HOLLOW

DESCRIPTION

PLAT "B" FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
SECONDARY WATER DETAILS	*D4*

VICINITY MAP



PLAT LEGEND

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

TITLE REPORT - SCHEDULE B PART II

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

DESCRIPTION

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

NARRATIVE

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

CERTIFICATION

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

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

AARON D. THOMAS - PLS NO. 6418780

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

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

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

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

BRIDGES OF FOX HOLLOW

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

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



MASTER PLANT SCHEDULE FOR PARCEL C

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL / SIZE
DECIDUOUS TREES				
	2	ACER TRUNCATUM X PLATANOIDES `JFS-KW187` TM / URBAN SUNSET MAPLE	B & B	2.5" CAL
	3	CRATAEGUS X LAVALLEI / LAVALLE HAWTHORN	B & B	2.5" CAL
	3	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER HONEYLOCUST	B & B	2.5" CAL
	5	MALUS X 'RADIANT' / RADIANT CRAB APPLE	B & B	2.5" CAL
	3	METASEQUOIA GLYPTOSTROBOIDES / DAWN REDWOOD	B & B	2.5" CAL
EVERGREEN TREES				
	1	PICEA PUNGENS GLAUCA 'HOOPSII' / HOOPSI BLUE SPRUCE	B & B	6` - 9` TALL
	3	PINUS HELDREICHII / BOSNIAN PINE	B & B	7` - 8` TALL

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT/SIZE	DIVERSITY
DECIDUOUS SHRUBS				
	6	BERBERIS THUNBERGII `NANA` / CRIMSON PYGMY BARBERRY	5 GAL	2.2%
	20	BERBERIS THUNBERGII 'KOREN' / SUNJOY® CITRUS JAPANESE BARBERRY	5 GAL	7.4%
	9	BUDDLEIA X `BLUE CHIP` / LO AND BEHOLD BLUE CHIP BUTTERFLY BUSH	5 GAL	3.3%
	10	CORNUS ALBA `IVORY HALO` TM / IVORY HALO DOGWOOD	5 GAL	3.7%
	7	CORNUS SERICEA `FARROW` / ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	2.6%
	4	COTINUS COGGYGRIA 'ROYAL PURPLE' / ROYAL PURPLE SMOKE BUSH	5 GAL	1.5%
	10	FORSYTHIA X `COURTASOL` / GOLD TIDE FORSYTHIA	5 GAL	3.7%
	4	HIBISCUS SYRIACUS `MINERVA` / MINERVA ROSE OF SHARON	5 GAL	1.5%
	15	HYDRANGEA PANICULATA `SMNHPPH` / LIMELIGHT PRIME® PANICLE HYDRANGEA	5 GAL	5.5%
	6	PHYSOCARPUS OPULIFOLIUS `SUMMER WINE` / SUMMER WINE NINEBARK	5 GAL	2.2%
	11	PRUNUS GLANDULOSA `ROSEA PLENA` / PINK FLOWERING ALMOND	5 GAL	4.1%
	13	PRUNUS X CISTENA / CISTENA PLUM	5 GAL	4.8%
	6	RHUS AROMATICA `GRO-LOW` / GRO-LOW SUMAC	5 GAL	2.2%
	3	RHUS TYPHINA `TIGER EYES` / TIGER EYES SUMAC	5 GAL	1.1%
	22	ROSA FLORIBUNDA `ICEBERG` / ICEBERG ROSE	2 GAL	8.1%
	17	SPIRAEA X BUMALDA `LITTLE PRINCESS` / LITTLE PRINCESS SPIREA	5 GAL	6.3%
	16	SYMPHORICARPOS X DOORENBOSII `KOLMPICA` TM / PINKY PROMISE SNOWBERRY	5 GAL	5.9%
	9	SYRINGA X `BLOOMERANG` / BLOOMERANG LILAC	5 GAL	3.3%
	4	VIBURNUM TRILOBUM 'ALFREDO' / ALFREDO AMERICAN CRANBERRYBUSH	5 GAL	1.5%
EVERGREEN SHRUBS				
	21	BUXUS X `GREEN VELVET` / GREEN VELVET BOXWOOD	5 GAL	7.7%
	6	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	5 GAL	2.2%
	17	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES CREEPING JUNIPER	5 GAL	6.3%
	11	MAHONIA REPENS / CREEPING MAHONIA	3 GAL	4.1%
	14	PRUNUS LAUROCERASUS `NANA` / DWARF ENGLISH LAUREL	5 GAL	5.2%
GRASSES				
	8	MISCANTHUS SINENSIS `GRACILLIMUS` / MAIDEN GRASS	5 GAL	XX

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT/SIZE	DIVERSITY
PERENNIALS				
	6	ECHINACEA X `PAS702917` TM / POW WOW WILDBERRY CONEFLOWER	1 GAL	0.73%
	3	HEMEROCALLIS X `ROSY RETURNS` / ROSY RETURNS DAYLILY	1 GAL	0.37%
	3	LAVANDULA ANGUSTIFOLIA `HIDCOTE BLUE` / HIDCOTE BLUE LAVENDER	1 GAL	0.37%
	7	PEROVSKIA ATRIPLICIFOLIA `PRIME TIME` / PRIME TIME RUSSIAN SAGE	1 GAL	0.86%
	5	SALVIA NEMOROSA 'BLUE MARVEL' / BLUE MARVEL MEADOW SAGE	1 GAL	0.61%
	7	VINCA MINOR / COMMON PERIWINKLE	1 GAL	0.86%

SHRUB TOTAL NUMBER	292	100%
5 GALLON SHRUB	261	96.2%
1 GALLON PERENNIAL	31	3.8%

REQUIREMENTS FOR PARCEL C	
TOTAL SQUARE FOOTAGE	47,929 SF
TREES	1 / 2,500 SF = 20 TREES
TREE SIZES	2 ½" CAL SHADE TREE
	1 ½" CAL ORNAMENTAL
	6' TALL EVERGREEN
SHRUBS	1 / 300 SF = 160 SHRUBS
SHRUB SIZES	5 GALLON
UP TO 10% SHRUBS CONVERT TO PERENNIAL AT 1:3 RATIO	160 * 10% = 16 SHRUBS TO 48 PERENNIALS

IRRIGATION NOTES:

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

MEADOW BROOK design

BRIDGES AT FOX HOLLOW

LANDSCAPE CONCEPT

AMERICAN FORK, UTAH

PARCEL C, P1

Date: 11-25-2024

Drawn by: GB/AD

Phone: 801.471.3900

SCALE: 1:16 ON 24X36

0 4 8 16 24 32

NORTH



MASTER PLANT SCHEDULE FOR PARCEL C

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL / SIZE
DECIDUOUS TREES				
	2	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' TM / URBAN SUNSET MAPLE	B & B	2.5" CAL
	3	CRATAEGUS X LAVALLEI / LAVALLE HAWTHORN	B & B	2.5" CAL
	3	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER HONEYLOCUST	B & B	2.5" CAL
	5	MALUS X 'RADIANT' / RADIANT CRAB APPLE	B & B	2.5" CAL
	3	METASEQUOIA GLYPTOSTROBOIDES / DAWN REDWOOD	B & B	2.5" CAL
EVERGREEN TREES				
	1	PICEA PUNGENS GLAUCA 'HOOPSII' / HOOPSI BLUE SPRUCE	B & B	6`- 9` TALL
	3	PINUS HELDREICHII / BOSNIAN PINE	B & B	7`- 8` TALL

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT/SIZE	DIVERSITY
DECIDUOUS SHRUBS				
	6	BERBERIS THUNBERGII `NANA` / CRIMSON PYGMY BARBERRY	5 GAL	2.2%
	20	BERBERIS THUNBERGII 'KOREN' / SUNJOY® CITRUS JAPANESE BARBERRY	5 GAL	7.4%
	9	BUDDLEIA X `BLUE CHIP` / LO AND BEHOLD BLUE CHIP BUTTERFLY BUSH	5 GAL	3.3%
	10	CORNUS ALBA `IVORY HALO` TM / IVORY HALO DOGWOOD	5 GAL	3.7%
	7	CORNUS SERICEA 'FARROW' / ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	2.6%
	4	COTINUS COGGYGRIA 'ROYAL PURPLE' / ROYAL PURPLE SMOKE BUSH	5 GAL	1.5%
	10	FORSYTHIA X `COURTASOL` / GOLD TIDE FORSYTHIA	5 GAL	3.7%
	4	HIBISCUS SYRIACUS `MINERVA` / MINERVA ROSE OF SHARON	5 GAL	1.5%
	15	HYDRANGEA PANICULATA `SMNHPPH` / LIMELIGHT PRIME® PANICLE HYDRANGEA	5 GAL	5.5%
	6	PHYSOCARPUS OPULIFOLIUS `SUMMER WINE` / SUMMER WINE NINEBARK	5 GAL	2.2%
	11	PRUNUS GLANDULOSA `ROSEA PLENA` / PINK FLOWERING ALMOND	5 GAL	4.1%
	13	PRUNUS X CISTENA / CISTENA PLUM	5 GAL	4.8%
	6	RHUS AROMATICA `GRO-LOW` / GRO-LOW SUMAC	5 GAL	2.2%
	3	RHUS TYPHINA `TIGER EYES` / TIGER EYES SUMAC	5 GAL	1.1%
	22	ROSA FLORIBUNDA `ICEBERG` / ICEBERG ROSE	2 GAL	8.1%
	17	SPIRAEA X BUMALDA `LITTLE PRINCESS` / LITTLE PRINCESS SPIREA	5 GAL	6.3%
	16	SYMPHORICARPOS X DOORENBOSII `KOLMPICA` TM / PINKY PROMISE SNOWBERRY	5 GAL	5.9%
	9	SYRINGA X `BLOOMERANG` / BLOOMERANG LILAC	5 GAL	3.3%
	4	VIBURNUM TRILOBUM 'ALFREDO' / ALFREDO AMERICAN CRANBERRYBUSH	5 GAL	1.5%
EVERGREEN SHRUBS				
	21	BUXUS X `GREEN VELVET` / GREEN VELVET BOXWOOD	5 GAL	7.7%
	6	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	5 GAL	2.2%
	17	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES CREEPING JUNIPER	5 GAL	6.3%
	11	MAHONIA REPENS / CREEPING MAHONIA	3 GAL	4.1%
	14	PRUNUS LAUROCERASUS `NANA` / DWARF ENGLISH LAUREL	5 GAL	5.2%
GRASSES				
	8	MISCANTHUS SINENSIS `GRACILLIMUS` / MAIDEN GRASS	5 GAL	XX

PERENNIALS

	6	ECHINACEA X `PAS702917` TM / POW WOW WILDBERRY CONEFLOWER	1 GAL	0.73%
	3	HEMEROCALLIS X `ROSY RETURNS` / ROSY RETURNS DAYLILY	1 GAL	0.37%
	3	LAVANDULA ANGUSTIFOLIA `HIDCOTE BLUE` / HIDCOTE BLUE LAVENDER	1 GAL	0.37%
	7	PEROVSKIA ATRIPLICIFOLIA `PRIME TIME` / PRIME TIME RUSSIAN SAGE	1 GAL	0.86%
	5	SALVIA NEMOROSA 'BLUE MARVEL' / BLUE MARVEL MEADOW SAGE	1 GAL	0.61%
	7	VINCA MINOR / COMMON PERIWINKLE	1 GAL	0.86%

SHRUB TOTAL NUMBER	292	100%
5 GALLON SHRUB	261	96.2%
1 GALLON PERENNIAL	31	3.8%

REQUIREMENTS FOR PARCEL C	
TOTAL SQUARE FOOTAGE	47,929 SF
TREES	1 / 2,500 SF = 20 TREES
TREE SIZES	2 1/2" CAL SHADE TREE
	1 1/2" CAL ORNAMENTAL
	6' TALL EVERGREEN
SHRUBS	1 / 300 SF = 160 SHRUBS
SHRUB SIZES	5 GALLON
UP TO 10% SHRUBS CONVERT TO PERENNIAL AT 1:3 RATIO	160 * 10% = 16 SHRUBS TO 48 PERENNIALS

IRRIGATION NOTES:

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

MEADOW BROOK design

BRIDGES AT FOX HOLLOW

LANDSCAPE CONCEPT

AMERICAN FORK, UTAH

PARCEL C, P2

Date: 11-25-2024

Drawn by: GB/AD

Phone: 801.471.3900

SCALE: 1:16 ON 24X36

0 4 8 16 24 32

NORTH

SHRUB TOTAL NUMBER	289	100%
5 GALLON SHRUB	257	96.0%
1 GALLON PERENNIAL	32	4.0%

REQUIREMENTS FOR PARCEL D	
TOTAL SQUARE FOOTAGE	55,025 SF
TREES	1 / 2,500 SF = 22 TREES
TREE SIZES	2 1/2" CAL SHADE TREE
	1 1/2" CAL ORNAMENTAL
	6' TALL EVERGREEN
SHRUBS	1 / 300 SF = 184 SHRUBS
SHRUB SIZES	5 GALLON
UP TO 10% SHRUBS CONVERT TO PERENNIAL AT 1:3 RATIO	184 * 10% = 18 SHRUBS TO 54 PERENNIALS



PLANT SCHEDULE FOR PARCEL D

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL / SIZE
DECIDUOUS TREES				
	2	ACER TRUNCATUM X PLATANOIDES `JFS-KW187` TM / URBAN SUNSET MAPLE	B & B	2.5" CAL
	4	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	2.5" CAL
	3	MALUS X `JFS KW213MX` / RASPBERRY SPEAR® CRABAPPLE	B & B	2.5" CAL
	3	MALUS X 'RADIANT' / RADIANT CRAB APPLE	B & B	2.5" CAL
	5	QUERCUS X BIMUNDORUM `JFS-KW2QX` / SKINNY GENES® OAK	B & B	2.5" CAL
	1	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2.5" CAL
	4	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE ZELKOVA	B & B	2.5" CAL
EVERGREEN TREES				
	4	PICEA PUNGENS GLAUCA 'HOOPSII' / HOOPSI BLUE SPRUCE	B & B	6`- 9` TALL

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT/SIZE	DIVERSITY
DECIDUOUS SHRUBS				
	4	BUDDLEJA X 'BOSCRANZ' / CRANRAZZ™ BUTTERFLY BUSH	5 GAL	1.5%
	9	CARYOPTERIS X CLANDONENSIS `BLUE MIST` / BLUE MIST SPIREA	5 GAL	3.4%
	21	CORNUS SERICEA 'FARROW' / ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	7.9%
	1	COTINUS COGGYGRIA 'ROYAL PURPLE' / ROYAL PURPLE SMOKE BUSH	5 GAL	0.4%
	20	COTONEASTER PROCUMBENS 'GERALD' / LITTLE DIPPER® COTONEASTER	5 GAL	7.5%
	11	FORSYTHIA X `COURTASOL` / GOLD TIDE FORSYTHIA	5 GAL	4.1%
	15	HYDRANGEA PANICULATA `ILVOBO` TM / BOBO PANICLED HYDRANGEA	5 GAL	5.6%
	20	HYDRANGEA PANICULATA `SMHPLQF` / LITTLE QUICK FIRE® PANICLE HYDRANGEA	5 GAL	7.5%
	8	PHYSOCARPUS OPULIFOLIUS `SUMMER WINE` / SUMMER WINE NINEBARK	5 GAL	3.0%
	6	POTENTILLA (DASIPHORA) FRUTICOSA `HACHDON` / BELLA SOL® BUSH CINQUEFOIL	5 GAL	2.2%
	3	PRUNUS GLANDULOSA `ROSEA PLENA` / PINK FLOWERING ALMOND	5 GAL	1.1%
	8	RHUS AROMATICA `GRO-LOW` / GRO-LOW SUMAC	5 GAL	3.0%
	4	RHUS TYPHINA `TIGER EYES` / TIGER EYES SUMAC	5 GAL	1.5%
	16	ROSA FLORIBUNDA `ICEBERG` / ICEBERG ROSE	2 GAL	6.0%
	13	SORBARIA SORBIFOLIA 'SMNSSC' / MR. MUSTARD® FALSE SPIRAEA	5 GAL	4.9%
	19	SPIRAEA X BUMALDA `LITTLE PRINCESS` / LITTLE PRINCESS SPIREA	5 GAL	7.1%
	15	SYMPHORICARPOS X DOORENBOSII `KOLMPICA` TM / PINKY PROMISE SNOWBERRY	5 GAL	5.6%
	7	SYRINGA X `BLOOMERANG` / BLOOMERANG LILAC	5 GAL	2.6%
EVERGREEN SHRUBS				
	15	BUXUS X `GREEN VELVET` / GREEN VELVET BOXWOOD	5 GAL	5.6%
	8	EUONYMUS JAPONICUS `SILVER QUEEN` / SILVER QUEEN EUONYMUS	5 GAL	3.0%
	11	JUNIPERUS COMMUNIS 'GREEN CARPET' / GREEN CARPET COMMON JUNIPER	5 GAL	4.1%
	12	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES CREEPING JUNIPER	5 GAL	4.5%
	11	PHOTINIA X FRASERI / FRASER PHOTINIA	5 GAL	4.1%
GRASSES				
	3	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / KARL FOERSTER FEATHER REED GRASS	5 GAL	XX
	1	MISCANTHUS SINENSIS `GRACILLIMUS` / MAIDEN GRASS	5 GAL	XX
PERENNIALS				
	6	ECHINACEA X `PAS702917` TM / POW WOW WILDBERRY CONEFLOWER	1 GAL	0.75%
	6	GAURA LINDHEIMERI `SISKIYOU PINK` / SISKIYOU PINK GAURA	1 GAL	0.75%
	6	PEROVSKIA ATRIPLICIFOLIA `PRIME TIME` / PRIME TIME RUSSIAN SAGE	1 GAL	0.75%
	8	SALVIA NEMOROSA 'BLUE MARVEL' / BLUE MARVEL MEADOW SAGE	1 GAL	1.00%
	6	VINCA MINOR / COMMON PERIWINKLE	1 GAL	0.75%

IRRIGATION NOTES:

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

MEADOW BROOK design

BRIDGES AT FOX HOLLOW

LANDSCAPE CONCEPT

AMERICAN FORK, UTAH

PARCEL D

Date: 11-25-2024

Drawn by: GB/AD

Phone: 801.471.3900

SCALE: 1:16 ON 24X36

0 4 8 16 24 32

NORTH

ACCEPTANCE BY FOX HOLLOW GOLF CLUB

THE BOARD OF DIRECTORS FOR THE FOX HOLLOW GOLF CLUB APPROVES THE PROPOSED FENCING PLAN AS SHOWN FOR THIS SUBDIVISION

THIS_____ DAY OF _____, A.D. ___.

_____
CHAIRMAN

FENCING NOTES

FENCING IS SUBJECT TO THE MASTER DEVELOPMENT AGREEMENT FOR BRIDGES AT FOX HOLLOW

13. FENCING. The Property is located adjacent to the Tri-City Golf Course, d/b/a Fox Hollow Golf Course (the Golf Course). Developer desires to minimize the risk of property damage to the development as a result of stray golf balls. The City desires to minimize the risk of trespassing on the Golf Course by way of the development. There is currently an existing chain link fence along the property line of the Golf Course and the Property. Developer may remove said fence with written approval of Golf Course. However, the fence shall be replaced with an equivalent barrier or fence which restricts access to the Golf Course as agreed upon by Golf Course. Separate and above the fencing along the Property boundary adjacent to the Golf Course, Developer shall install netting or other barrier which shall be a protection from Golf Course activities, including stray golf balls, to any properties within said Development.

TIMING: Existing chain link fence can be removed and replaced during the following periods:

1. _____
2. _____
3. _____

All demolished fencing material must be removed or stockpiled off site of golf course property.

10 FT HIGH BLACK VINYL COATED CHAIN LINE FENCE



6 FT HIGH PRECAST CONCRETE FENCING



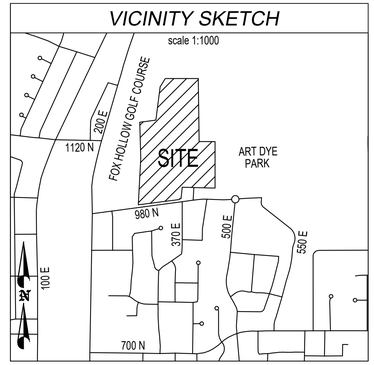
8 FT HIGH PRECAST CONCRETE FENCING



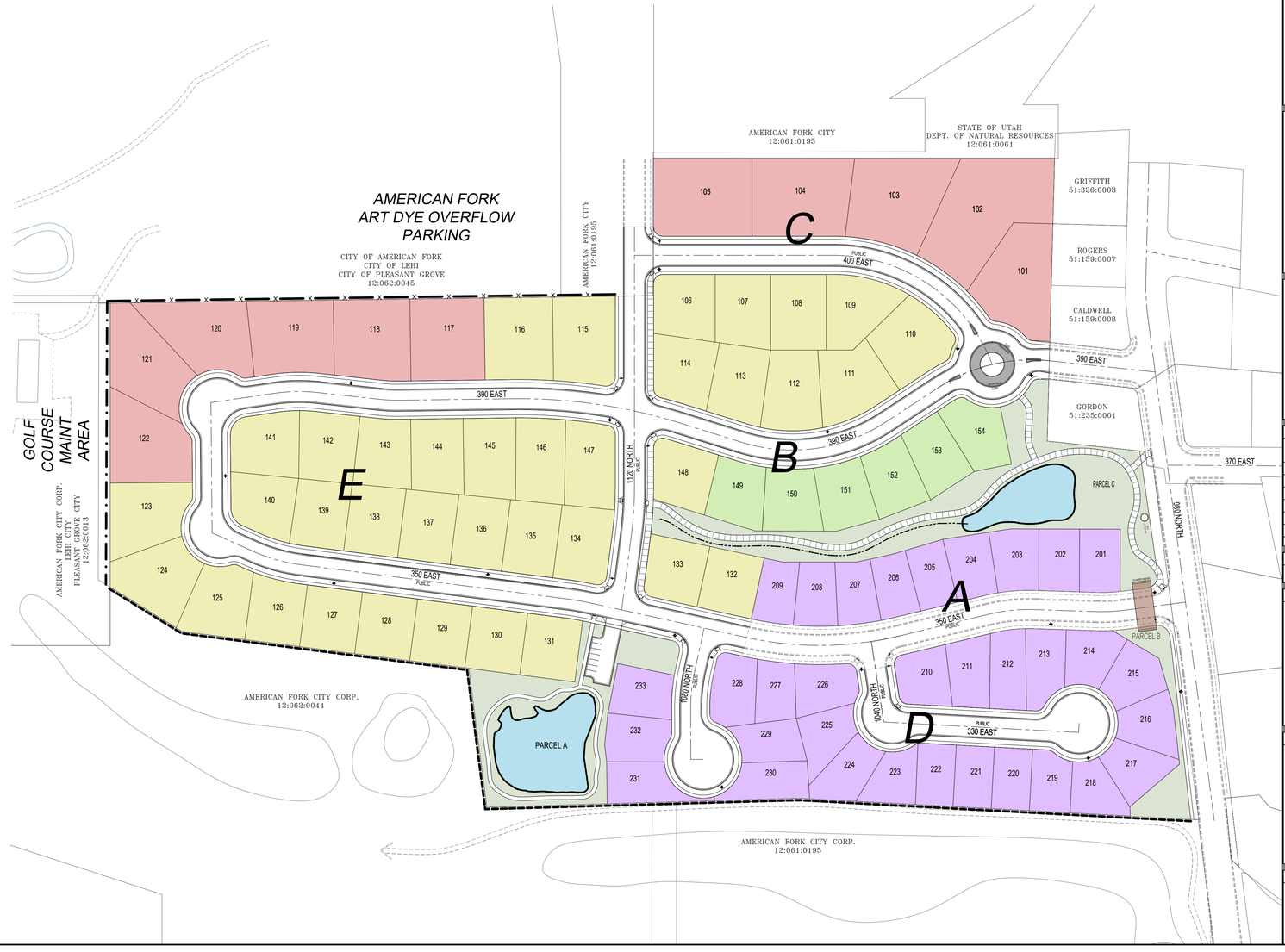
LEGEND

- 10 FT HIGH BLACK VINYL COATED CHAIN LINE FENCE
  [ADDITIONAL NETTING TO BE ADDED WHERE NEEDED UPON CONSULTATION WITH GOLF COURSE]
- 6 FT HIGH PRECAST CONCRETE FENCING
- 8 FT HIGH PRECAST CONCRETE FENCING

VICINITY SKETCH



AMERICAN FORK ART DYE OVERFLOW PARKING



THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

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

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

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

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

SEAL: STATE OF UTAH — CHRISTOPHER R. BERG — 343602 — 09/11/2024 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	09/11/2024

PROJECT

THE BRIDGES AT FOX HOLLOW
350 EAST 1080 NORTH

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
FENCING	*F1*

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PHASING PLAN

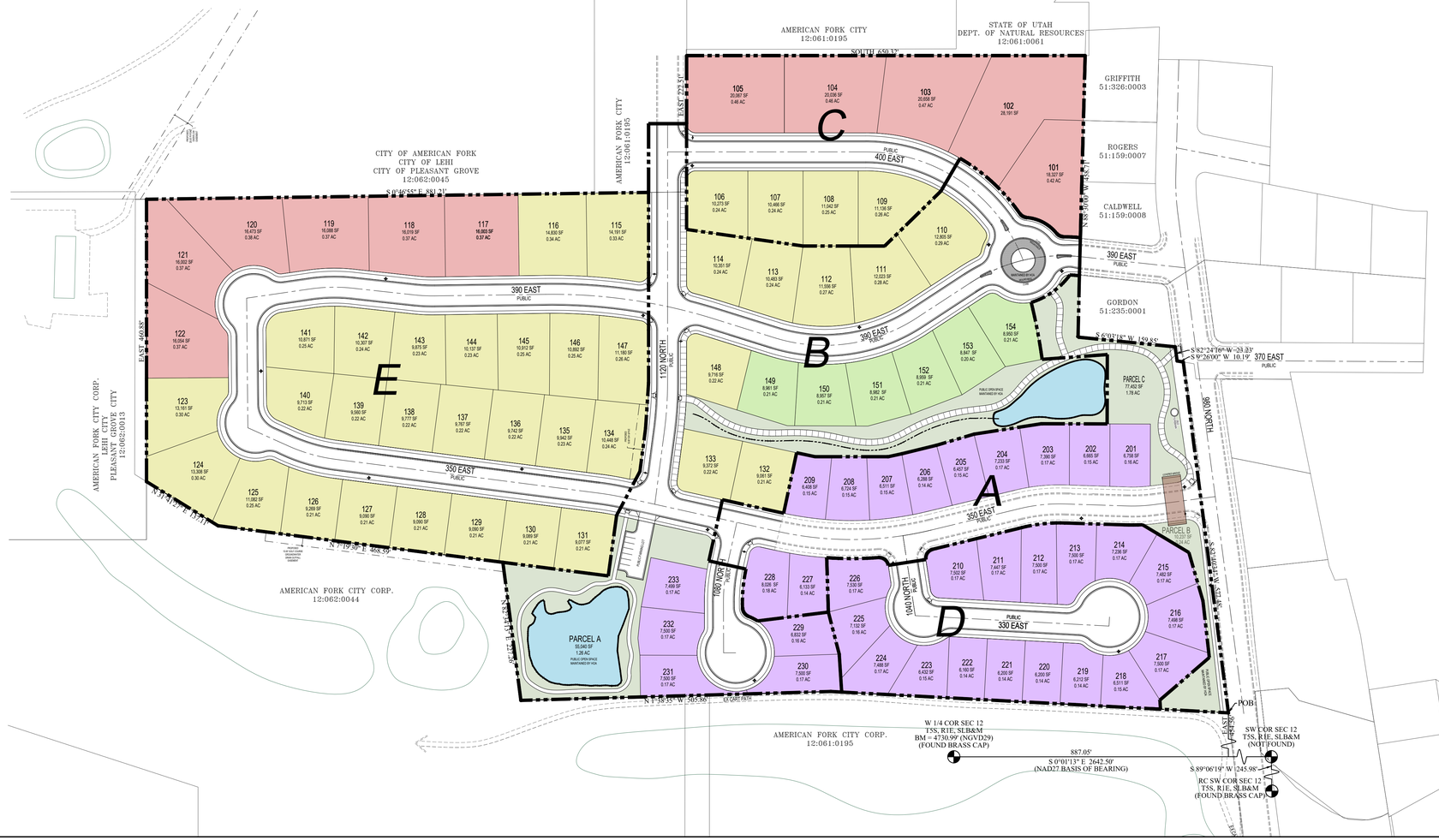
CONSERVATION SUBDIVISION

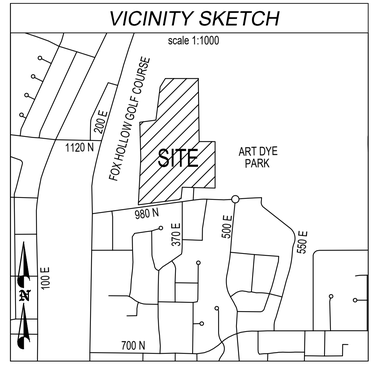
Plat	Area	Open Space	% Open per Plat	Total Open Space
A	3.82	0.91	24%	24%
B (portion)	3.73	2.36	63%	43%
D	3.54	0.00	0%	29%

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

FLEXIBLE LOT SUBDIVISION

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





THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

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

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

berg
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1018 N Deer Crest Lane
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office (801) 492-1277
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			STATE OF UTAH · BRENT R. NIELSEN · 343602 · 09/11/2024 · PROFESSIONAL ENGINEER
2			
3			
4			
5			
6			

ACTION	DATE
PRELIM	09/11/2024

PROJECT

THE
BRIDGES
AT FOX HOLLOW
350 EAST 1080 NORTH

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PHASING	*PHASE*

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