AMERICAN FORK CITY PLANNING COMMISSION
APRIL 8, 2020
NOTICE OF ELECTRONIC MEETING – REGULAR SESSION

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on April 8, 2020, commencing at 7:00 p.m. Pursuant to changes in the Utah Open and Public Meetings Act and Covid-19 Guidelines, this meeting will be conducted electronically. Citizens may submit comments via email at *zoompubliccomment@afcity.net* prior to 5:00 pm the day of the meeting and access a YouTube live stream of the meeting at afcity.org.
The agenda shall be as follows:

1. Pledge of Allegiance

2. Review and action on a commercial site plan for American Eagle Ready Mix, located in the area of 1700 South 500 East in the I-1 Industrial zone

3. Hearing, review and action on the preliminary and final plats for Lakeland Industrial Park, consisting of 4 lots, located in the area of 1700 South 500 East in the I-1 Industrial zone

4. Hearing, review and action on the amended preliminary and final plats for Dixie Farms Plats E-1, E-2, F-1 and F-2 located in the area of 900 West 900 South in the PR-3.0 Planned Residential zone

5. Hearing, review and action on plats A, B and C of the AF 10 Project located in the area of 780 West 620 South in the PR-3.0 Residential zone

6. Hearing, review and action on the preliminary plan and final plat for AF PD South located in the area of 900 West 620 South in the PR-3.0 Residential zone

7. Hearing, review and action on the preliminary plan and final plat for The Yard Plat A Subdivision located at 200 South 1100 West in the TOD-Transit Oriented Development zone

8. Hearing, review and action on the preliminary and final plat for the Edgewater North Subdivision located at 200 South 1100 West in the TOD-Transit Oriented Development zone

9. Hearing, review and action on the preliminary plan and final plat for Stonecreek Plat D Conservation PUD, consisting of 25 lots, located in the area of 700 South 330 West in the PR-3.0 Planned Residential zone

10. Hearing, review and action on the Loveridge zone map amendment from the RA-5 Residential Agricultural zone to the R-1-9,000 Residential zone located in the area of 508 South Storrs Avenue

11. Hearing, review and action on the preliminary plan and final plat for the Loveridge Subdivision Plat A, located in the area of 508 South Storrs Avenue

12. Hearing, review and action on a land use map amendment located at 700 North 900 West from the residential low density to the professional office designation

13. Hearing, review and action on a zone map amendment located at 700 North 900 West from the RA-5 and R-1-12,000 zones to the PO-1 Professional Office designation

14. Hearing, review and action on amendments to the General Plan by providing a recommendation on the 2019 Storm Drain Master Plan and Impact Fee Facility Plan

15. Other Business

16. Site Plan Committee Report

17. Review and action on the minutes of the March 4, 2020 Planning Commission Regular Session

18. Adjournment

John H. Woffinden, P.G., Planning Commission Chairman

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: March 18, 2020
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Review and action on a commercial site plan for American Eagle Ready Mix, located in the area of 1700 South 500 East, in the I-1 (Industrial) zone.

ACTION REQUESTED: Approval of the site plan.

BACKGROUND INFORMATION		
Location:		Approximately 1700 S. 500 E.
Applicants:		Doug Clements
Existing Land Use:		Vacant/Agriculture
Proposed Land Use:		Industrial
Surrounding Land Use:	North	Planned Industrial
	South	Vacant/Agriculture
	East	Industrial
	West	Agriculture
Existing Zoning:		I-1 (Industrial)
Proposed Zoning:		N/A
Surrounding Zoning:	North	PI-1 (Planned Industrial)
	South	I-1 (Industrial)
	East	I-1 (Industrial)
	West	I-1 (Industrial)

Background

American Eagle Ready Mix proposes an operation at approximately 1700 S. 500 E. The site is within the proposed Lakeland Industrial Park subdivision. The property was recently annexed, and improvements initially constructed without formal site plan approval. The facility was required to shutter operations until such approval occurred. The applicant submitted a site plan, which is now before the Planning Commission for review.

Uses and site plan requirements within the I-1 zone are covered in Sections 17.4.503 and 17.6.101, respectively, of the City's Development Code. 17.4.503.B.1(a & b) states that "structures and areas used for the manufacturing, compounding, processing, fabrication and warehousing of goods and materials" are allowed within the zone, provided that "none of the activities carried out on the premises shall produce any noxious odor or any fumes, smoke, noise, vapor, vibration, glare or similar condition which is harmful to persons or which is readily discernable beyond the boundary of the zone or create an adverse visual impact readily discernable from the public roads". From the application materials, it is unclear how the above issues will be addressed. The Planning Commission may request the applicant address the items as outlined in the Code, mitigation efforts to take place and how they will apply to the site.

The site plan illustrates a proposed structure toward the north end of the property, south of 1700 South. The I-1 zone requires a 30’ front setback for structures. Verification of front setback is required. Verification of adherence to landscape requirements is also unclear and should be addressed. Specifically, the following: (1) landscape islands adequately sized at the end of all parking rows, (2) shade trees provided at the ratio of 1 tree per 6 parking stalls and 1 shrub per 25 sq. ft. of landscape island, (3) 6’ wide parking perimeter landscape area, and (4) a 14’ wide landscape area adjacent to a street frontage with 1 tree provided for every 40’ of street frontage.

Section 17.6.101.B of the Development Code

Application for site plan approval shall be submitted on forms provided by the City and shall be accompanied by maps and drawings showing the following:

a. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.

   Full dimensions are not provided; specifically, distances between buildings and from buildings to adjacent property lines.

b. The location of all parking spaces, driveways, and points of vehicular ingress and egress.

   The location of driveways and points of vehicular ingress and egress has been illustrated.

c. A landscaping plan showing the location, types and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.

   A landscape plan is provided; however, it does not appear to address specifics required by the City’s landscape requirements. Revision is needed to ensure compliance.

d. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.

   An existing structure, while inoperable, is in place. Elevations and renderings of the existing and proposed structures have been provided in the submittal materials.

e. The location of solid waste receptacles and trash pick-up areas.

   This has not been illustrated on the site plan.

POTENTIAL MOTIONS

The following potential motions are offered for consideration. If the Planning Commission feels clarification/more information is needed, a motion to table the application is prudent.

APPROVAL

Mr. Chairman, I move that we approve the site plan for the American Eagle Ready Mix, subject to any findings, conditions and modifications listed in the Engineering Report.

DENIAL

Mr. Chairman, I move that we deny the site plan for the American Eagle Ready Mix.

TABLE

Mr. Chairman, I move that we table action on the site plan for American Eagle Ready Mix.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 3/18/2020

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

Project Name: American Eagle ready Mix

Project Address: 1700 South 500 East

Developer / Applicant's Name: Doug Clements

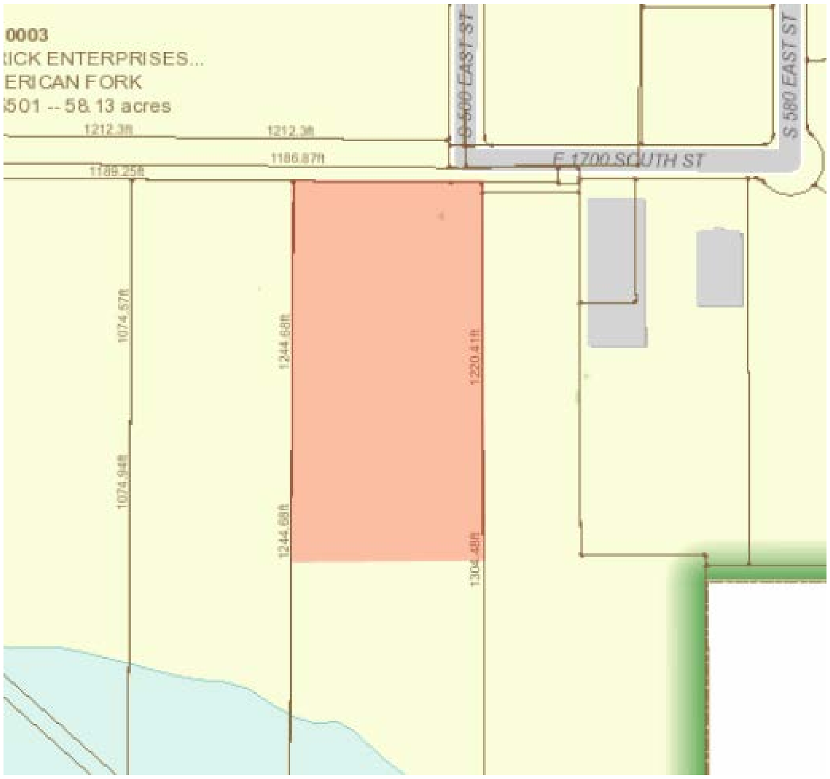
Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 3/18/2020 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

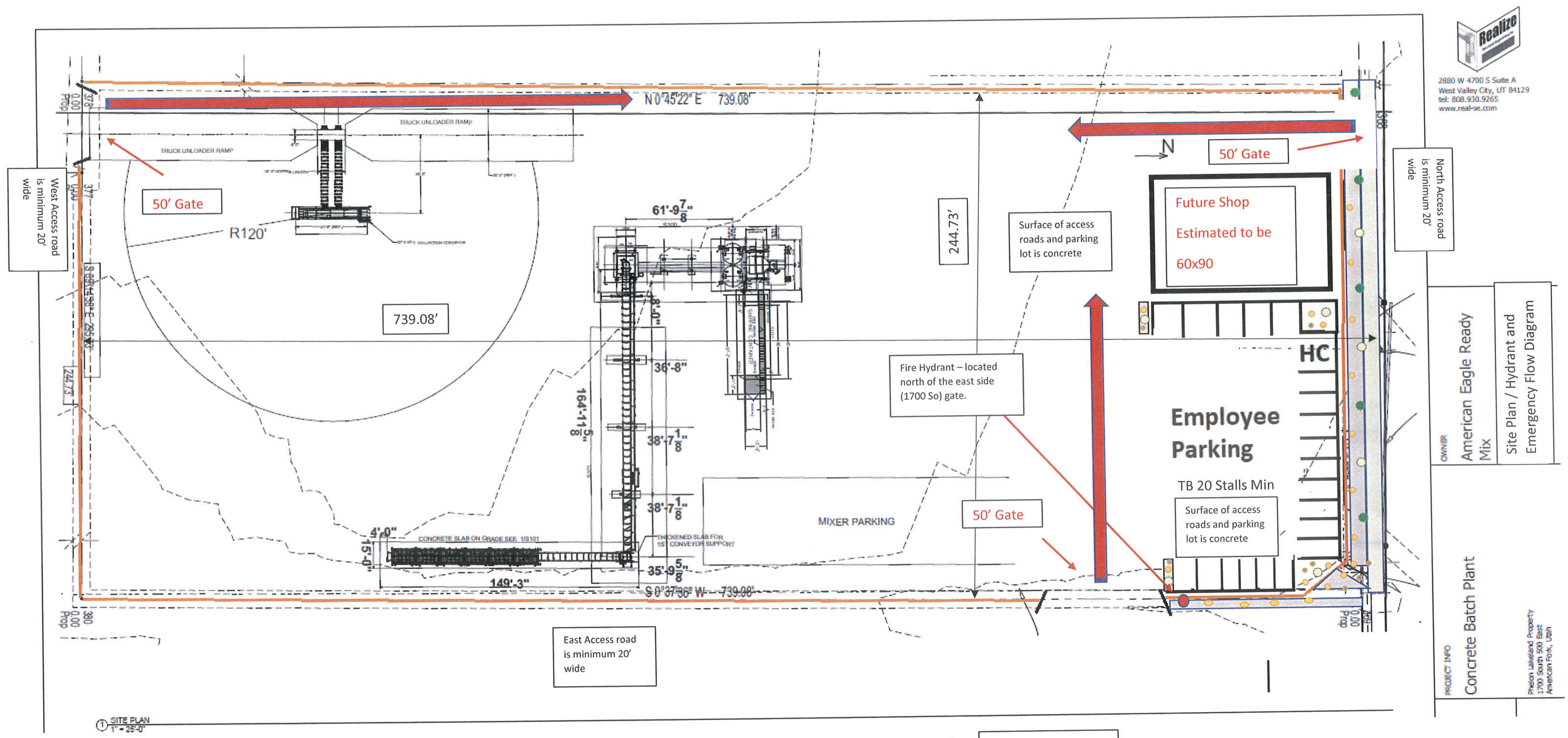
Standard Conditions of Approval:

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

1. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
2. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
3. **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.
4. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
5. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
6. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
7. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
8. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
9. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.

Plan Modifications Required:

1. Final approval and construction of 1700 South roadway improvements and culinary water line shall be completed prior to or in conjunction with development.
2. The current culinary water system was modeled with the addition of this development. The results of the model show velocities are higher than allowable per city standard and differential pressures between peak hour and peak day are greater than 15 psi as prescribed in the master plan. These present issues unless master planned water main lines are installed prior to or in conjunction with this development. If the City commits to building these water lines, then we recommend approval. If the City cannot commit to building these water lines, then we strongly recommend denial.



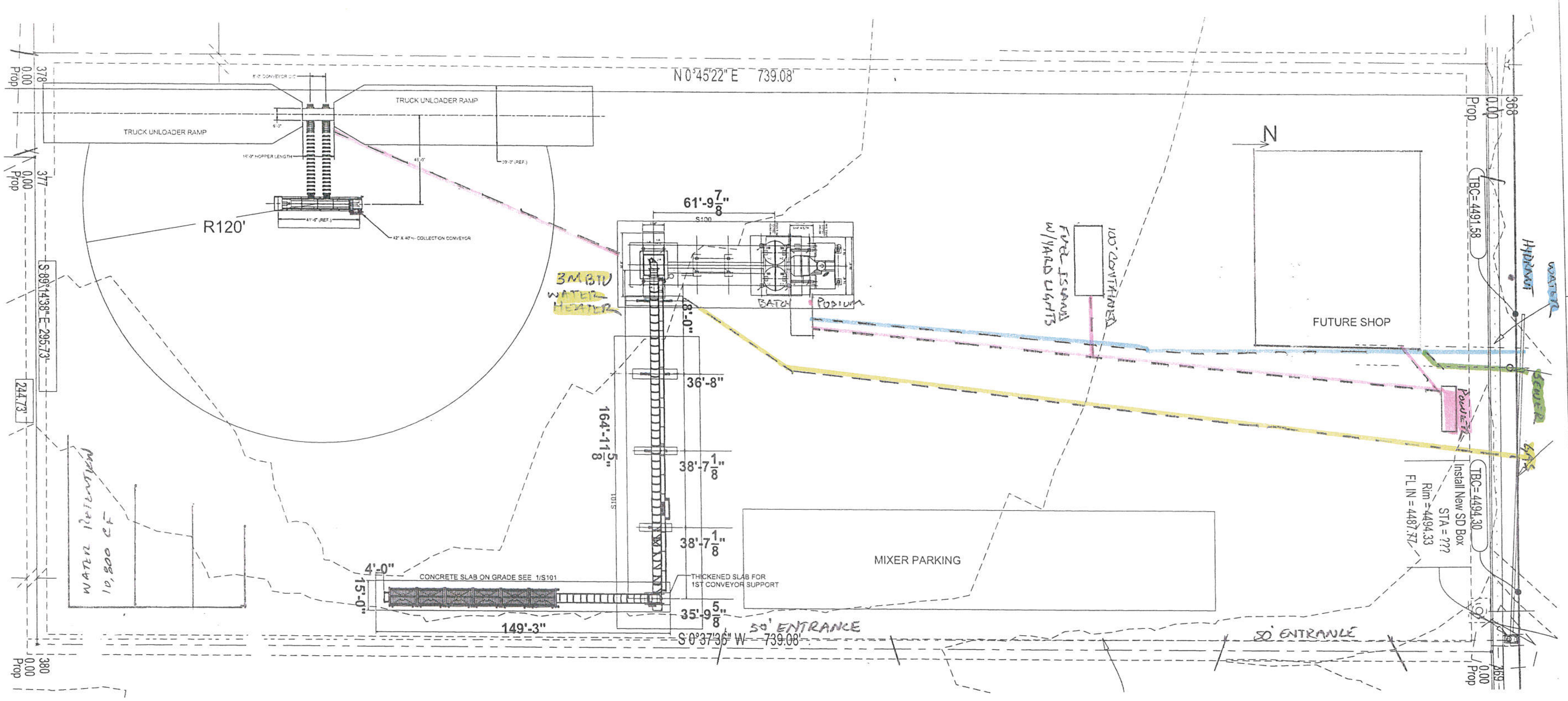
● - Fire Hydrant

➡ - Fire and Emergency Access

●	20 - Shrub
○	8 - Aspen Tree
●	5 – Pine Tree
●	10 – 12 1'- 1 ½' Boulder
—	Precast Concrete Fence Entire Perimeter
▨	3/4" Grey Rock
🟩	Turf

Note:

All rock ground cover will have weed resistant barrier installed.



① SITE PLAN
1" = 25'-0"

2380 W 4700 S Suite A
West Valley City, UT 84129
tel: 808.930.9265
www.real-se.com

OWNER
American Eagle Ready Mix

PROJECT INFO
Concrete Batch Plant

UTILITIES

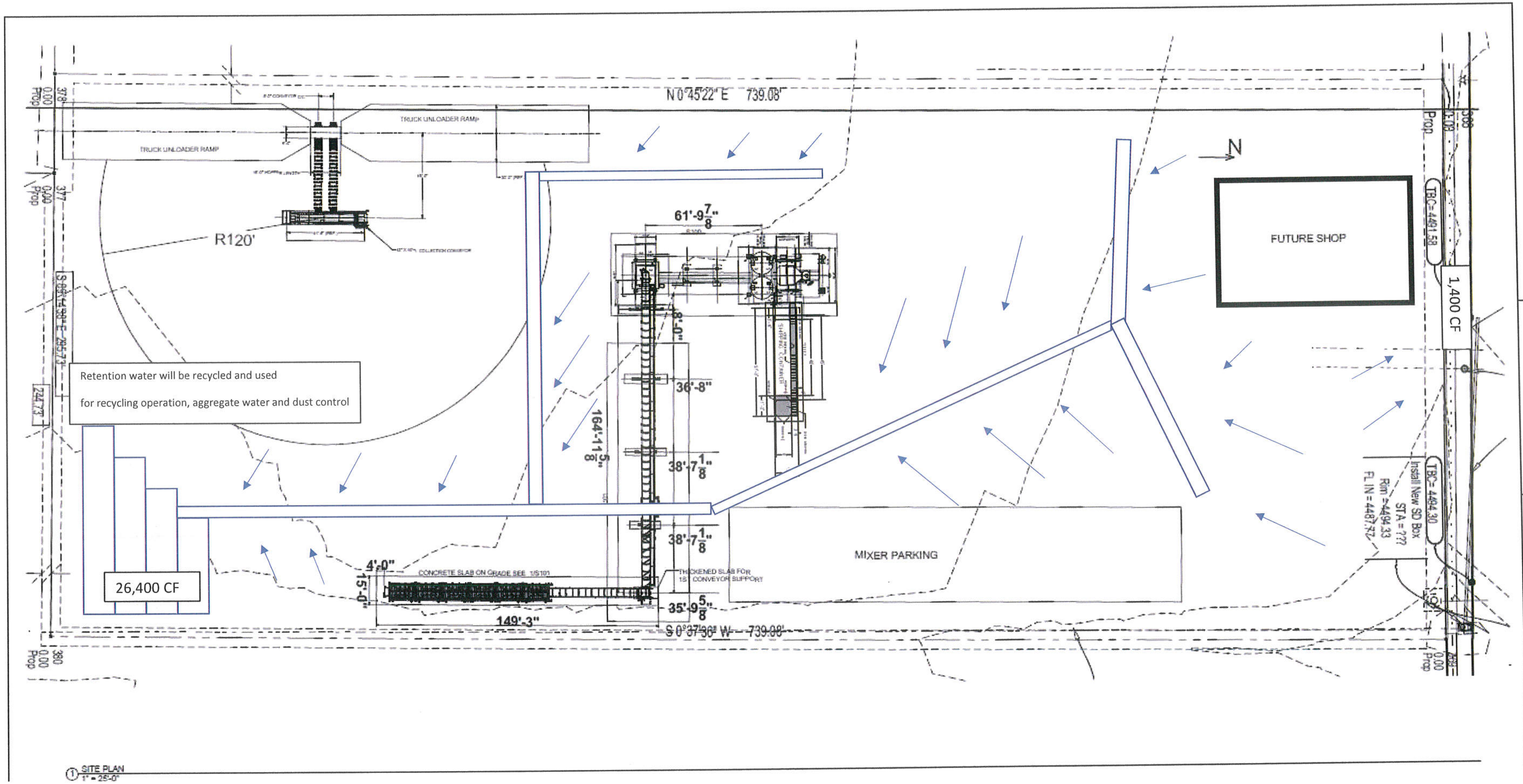
Phelon Lakeland Property
1700 South 500 East
American Fork, Utah

DRAWN BY: MNB
DESIGNED BY: Designer
CHECKED BY: Checker

SHEET NAME
SITE PLAN

ISSUE DATE: Sep 10, 2019
ISSUE TYPE: Review Set
PROJECT NUMBER: 19039

SHEET NUMBER:
S000



Retention water will be recycled and used for recycling operation, aggregate water and dust control

Realize

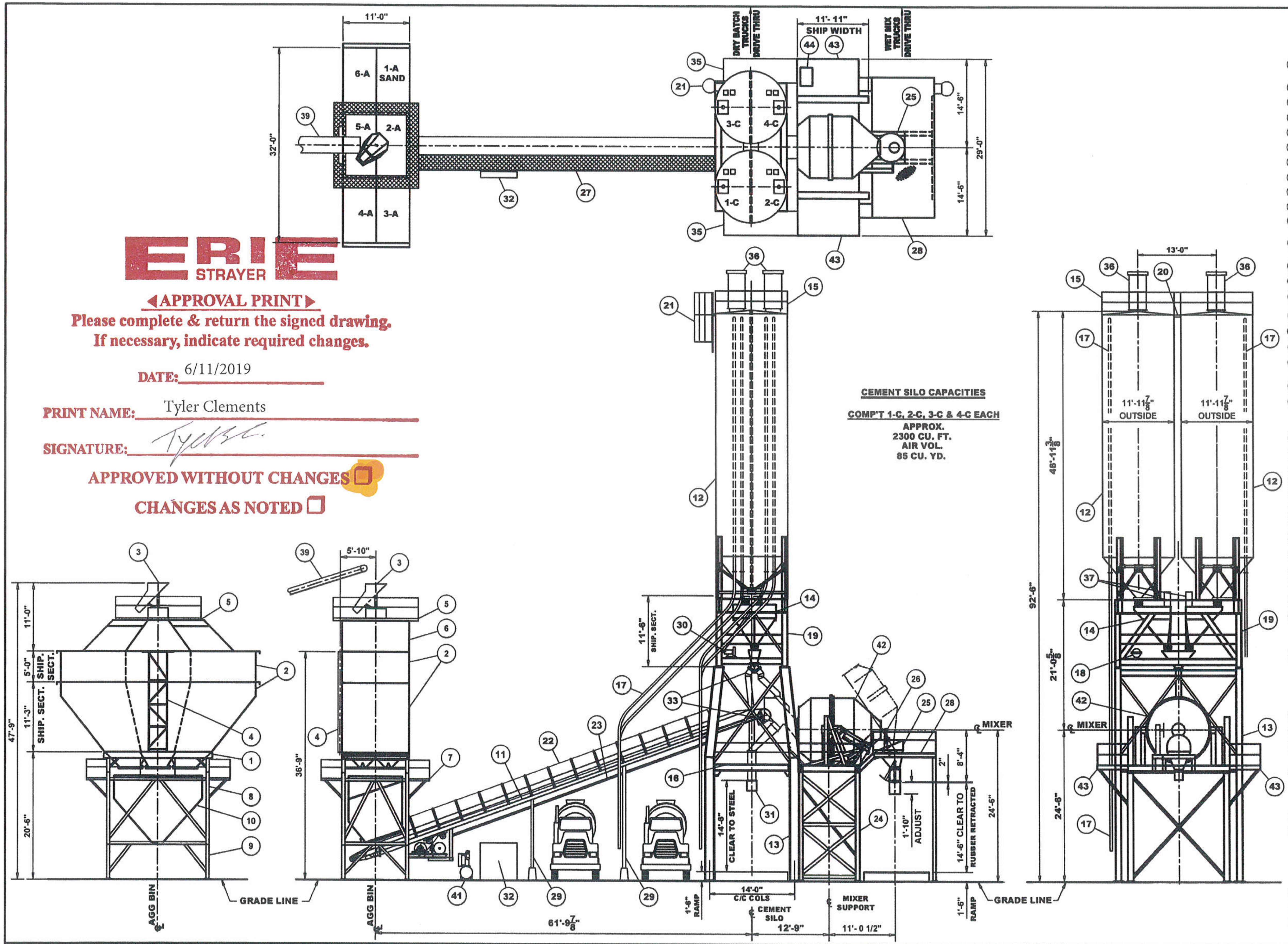
2880 W 4700 S Suite A
West Valley City, UT 84129
tel: 808.930.9265
www.real-se.com

OWNER
American Eagle Ready Mix

Drainage Plan

PROJECT INFO
Concrete Batch Plant

Phelon Lakeland Property
1700 South 500 East
American Fork, Utah



ERIE STRAYER

◀APPROVAL PRINT▶

Please complete & return the signed drawing.
If necessary, indicate required changes.

DATE: 6/11/2019

PRINT NAME: Tyler Clements

SIGNATURE: Tyler C.

APPROVED WITHOUT CHANGES ☐

CHANGES AS NOTED ☐

CEMENT SILO CAPACITIES

COMP'T 1-C, 2-C, 3-C & 4-C EACH
APPROX.
2300 CU. FT.
AIR VOL.
85 CU. YD.

BY ERIE STRAYER CO.

MP-11T & C

① AGGREGATE BIN 6 COMPARTMENT (PATT. A-222)
215 CU. YD. HEAPED CAPACITY
② REMOVABLE BIN EXTENSIONS
③ ROTARY DISTRIBUTOR
④ CONVEYOR HEAD END SUPPORT
⑤ ROTARY DISTRIBUTOR MAINTENANCE PLATFORM
⑥ PARTITION EXTENSIONS & HEAP PLATES
⑦ BIN HOPPER MAINTENANCE PLATFORM W/ HANDRAILS
⑧ AGG SUPPORT FRAME
⑨ LOWER COLUMNS & BRACING (AGG)
⑩ 12 CU. YD. AGG BATCHER
⑪ 48" INCLINED BATCH TRANSFER CONVEYOR 71'- 8" C. TO C.
W/ 100 H.P. DRIVE
⑫ CS2-1150 CEMENT SILO SPLIT 1/2-1/2 W/ DOUBLE
WALL DIVIDER 1150 BBL. MAX. CAPACITY (2 REQ'D)
⑬ LOWER COLUMNS & BRACING (CEMENT)
⑭ 12 CU. YD. CEM BATCHER (2 REQ'D)
⑮ SILO ROOF HANDRAILS (2 SETS REQ'D)
⑯ MIXER LEVEL SERVICE PLATFORM W/ HANDRAILS
⑰ AIR LOADING PIPING 5" - (8 REQ'D) (2 IN EA. COMP'T)
⑱ 4" WATER METER
⑲ CEMENT BATCHER UNITIZED SECTION W/ MAINTENANCE PLATFORM
WITH HANDRAILS
⑳ WALKWAY BETWEEN SILOS @ ROOF
㉑ LADDER W/ SAFETY CAGE FROM GRADE TO MIXER LEVEL
MAINTENANCE PLATFORM, BATCHER MAINTENANCE
PLATFORM, & SILO ROOF
㉒ CONVEYOR BELT COVER
㉓ CONVEYOR DRIP PAN
㉔ MIXER COLUMNS & BRACING
㉕ CONCRETE DIRECTIONAL CHUTE W/ TELESCOPIC CHUTE & DRIP PAN
㉖ PIVOTING MIXER DUST PLUG
㉗ CONVEYOR WALKWAY
㉘ CONCRETE DIRECTIONAL CHUTE SERVICE PLATFORM
㉙ CONVEYOR SUPPORTS
㉚ 5 H.P. AERATION BLOWER
㉛ TRUCK CHARGING CHUTE W/ 1'- 8" EXTENSION
㉜ PLANT MOTOR CONTROL PANEL
㉝ CEMENT & AGGREGATE TWO-WAY CHUTING
㉞ LADDER W/ SAFETY CAGE FROM GRADE TO ROTARY DISTRIBUTOR
MAINTENANCE PLATFORM W/ ACCESS TO BIN HOPPER
MAINTENANCE PLATFORM
㉟ WALKWAY W/ HANDRAILS FROM MIXER PLATFORM TO MIXER
LEVEL SERVICE PLATFORM (2 REQ'D)

BY CONAGGBIT

㊱ CEMENT SILO FILTER VENT (4 REQ'D)
㊲ CEMENT BATCHER FILTER VENT (2 REQ'D)
㊳ DUST COLLECTION SYSTEM FOR MIXER & DRY BATCH
TRUCK CHARGING CHUTE
㊴ BIN CHARGING CONVEYOR

BY OTHERS

㊵ CONTROL SYSTEM
㊶ 25 H.P. AIR COMPRESSOR W/120 GAL. TANK

EXISTING EQUIPMENT

(FROM CONTRACT TM-8199)

㊷ 12 CU. YD. ERIE TILT MIXER
㊸ MIXER PLATFORM (2 REQ'D)
㊹ HYDRAULIC POWER UNIT

FOR ANCHOR BOLT PLAN SEE DWG. 4A-262987

GENERAL NOTES BELOW APPLY TO EQUIPMENT SHOWN ON THIS DRAWING.

- **AGGREGATE BINS AND BIN COMPARTMENTS**
HEAPED CAPACITIES OF AGGREGATE BINS AND BIN COMPARTMENTS ARE AS SHOWN AND ARE BASED ON HEAPING TO AN ANGLE OF 40° FROM THE HORIZONTAL WITH MATERIAL WEIGHING 110# PER CU. FT. OR APPROXIMATELY ONE AND ONE HALF TONS PER CU. YD.
- **CEMENT BINS, BIN COMPARTMENTS AND SILOS**
MINIMUM BARREL BIN, BIN COMPARTMENT AND SILO CAPACITIES AS SHOWN ARE BASED ON BULKING OF 20% OR 0.8 CU. FT. PER BARREL.
- **ELECTRIC MOTORS**
UNLESS INDICATED OTHERWISE, ALL ELECTRIC MOTORS ARE WIRED FOR 230/460 VOLT, 3 PHASE, 60 CYCLE CURRENT. STARTING EQUIPMENT WILL BE FURNISHED TO OPERATE ON 460 VOLTS UNLESS OTHERWISE STATED.
- **POWER REQUIREMENT FOR CONTROLS**
VOLTAGE SHALL BE 120 VOLTS (+— 5%) 60 CYCLE PER SECOND.
- **MODIFICATIONS OR ADDITIONS**
ALL FIELD CHANGES TO THE EQUIPMENT SHOWN HEREIN, OR ANY ENCLOSURE, WALKWAY, PLATFORM, HOUSING OR OTHER ADDITION TO THIS EQUIPMENT ARE THE RESPONSIBILITY OF THE BUYER, WHO AGREES TO HOLD ERIE STRAYER COMPANY HARMLESS AGAINST LIABILITY FOR THE SAME.
- **NOT FOR CONSTRUCTION**
THE DIMENSIONS SHOWN HEREON ARE GENERAL AND OUTLINE DIMENSIONS ONLY AND ARE NOT INTENDED FOR USE AS DETAIL DIMENSIONS FOR MAKING MODIFICATIONS OR ADDITIONS, SUCH AS ENCLOSURES, WALKWAYS, PLATFORMS OR HOUSINGS TO THE EQUIPMENT SHOWN.

EQUIPMENT CONFORMS TO CPMB, PMMD, & CSMD STANDARDS

NO.	REVISION	BY	DATE
1	UPDATE SILO HEIGHT	DAP	3/7/2019

ERIE STRAYER CO.
1851 Rudolph Ave. Erie, PA 16502
Phone: (814) 456-7001 Fax: (814) 452-3422
Website: www.eriestrayer.com

DWG BY	DATE	CHK BY	DATE	APP BY	DATE
DAP	1/9/2019				

PLANT POWER
460V - 3PH - 60HZ

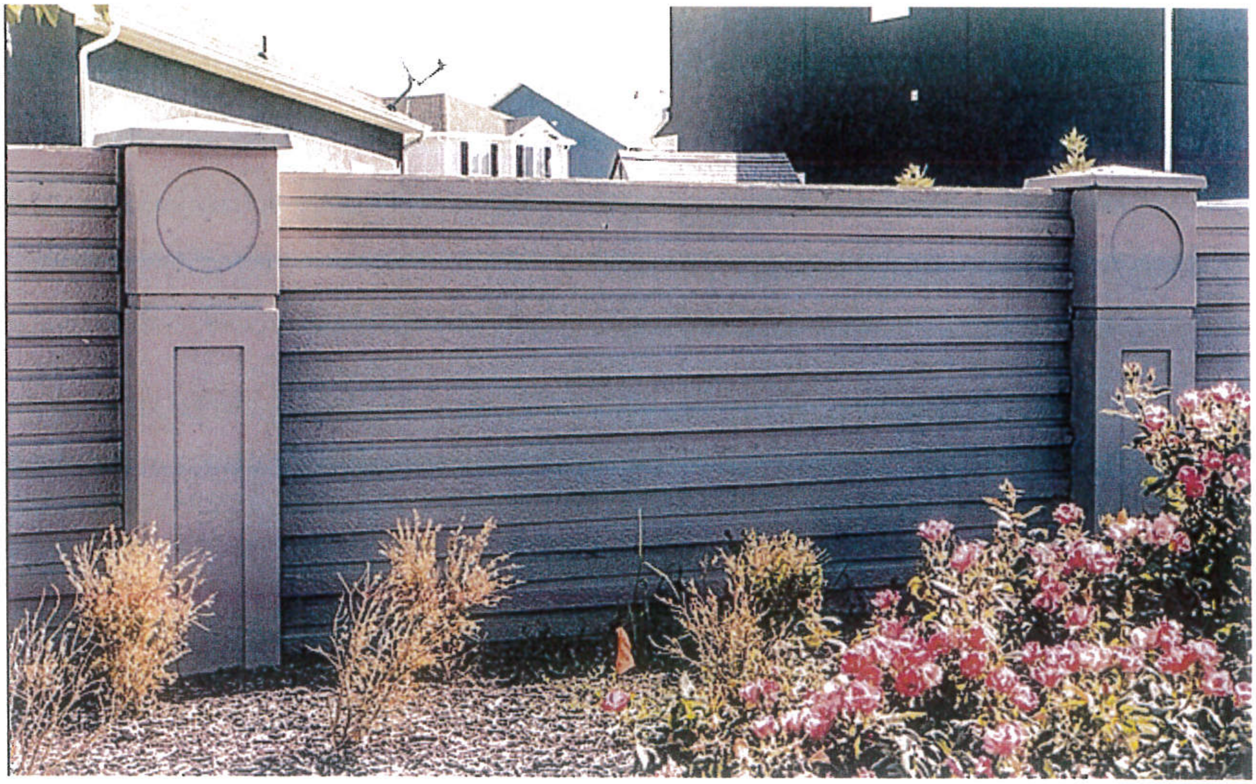
CONTROL POWER
120V - 1PH - 60HZ

ERIE STRAYER CO.
LOW PROFILE TRANSIT & CENTRAL MIX PLANT
GENERAL ARRANGEMENT
AMERICAN EAGLE

CONTRACT NO.	SCALE	DWG NO
MP-9214	1/8"=1'-0"	4A-262986-1

American Eagle - American Fork Ready Mix Plant-

Perimeter Fence



AMERICAN FORK CITY MEETING DATE: March 18, 2020
PLANNING COMMISSION STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the preliminary plan and final plat for Lakeland Industrial Park, consisting of 3 lots, located in the area of 1700 South 500 East, in the I-1 (Industrial) zone.

ACTIONS REQUESTED: Approval of the preliminary plan and recommendation of approval of the final plat.

BACKGROUND INFORMATION		
Location:		1700 S. 500 E.
Applicants:		Dudley & Associates
Existing Land Use:		Vacant/Agriculture
Proposed Land Use:		Industrial
Surrounding Land Use:	North	Planned Industrial
	South	Vacant/Agriculture
	East	Industrial
	West	Agriculture
Existing Zoning:		I-1 (Industrial)
Proposed Zoning:		N/A
Surrounding Zoning:	North	PI-1 (Planned Industrial)
	South	I-1 (Industrial)
	East	I-1 (Industrial)
	West	I-1 (Industrial)

Background

Lakeland Industrial Park Plat A is a 3-lot industrial subdivision, located south of 1700 South at approximately 500 East. Lots 1 and 2 are approximately 5.1 acres and Lot 3 is 10.5 acres. Access to the lots will be from 1700 South. An area of future development (labeled at “Future Plat B”) is illustrated on the plat, immediately adjacent (west and south) of Plat A.

Section 17.7.211 of the Development Code

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

a. The final plat and supporting materials conform with the terms of the preliminary plan approval.

The final plat and preliminary plan are being processed concurrently. Consequently, the final plat conforms to the terms of a preliminary plan approval.

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

   This criterion has been met.

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

   Engineering will address any concerns at the time of the Planning Commission meeting.

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

   Engineering will determine whether the cost estimates of constructing the required improvements are realistic.

e. The water rights conveyance documents have been provided.

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

FINDING OF FACT/CONDITION OF APPROVAL

After reviewing the applications for final plat approval, the following findings are offered for consideration:

1. The final plats meet the criteria as found in Section 17.7.211 of the Development Code.

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

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we approve the preliminary plan and recommend approval of the final plat of Lakeland Industrial Park Plat A, with the finding and condition listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the final plat of Lakeland Industrial Park Plat A.

TABLE

Mr. Chairman, I move that we table action on the final plat of Lakeland Industrial Park Plat A.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 3/18/2020

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

Project Name: Lakeland Industrial Park

Project Address: 1700 South 500 East

Developer / Applicant's Name: Stephen Phelon

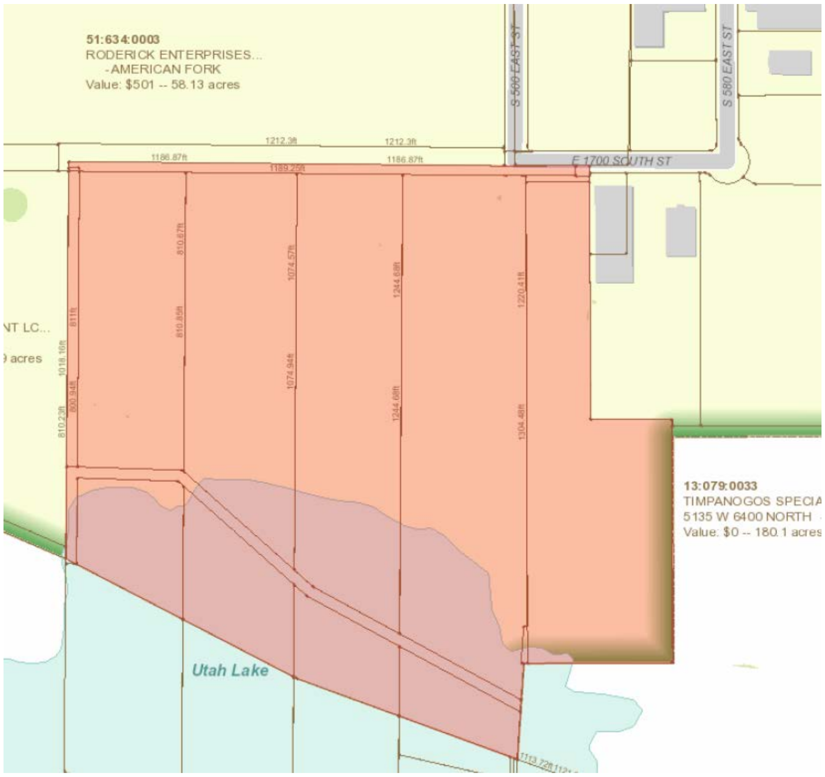
Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 3/18/2020 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

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

Plan Modifications Required:

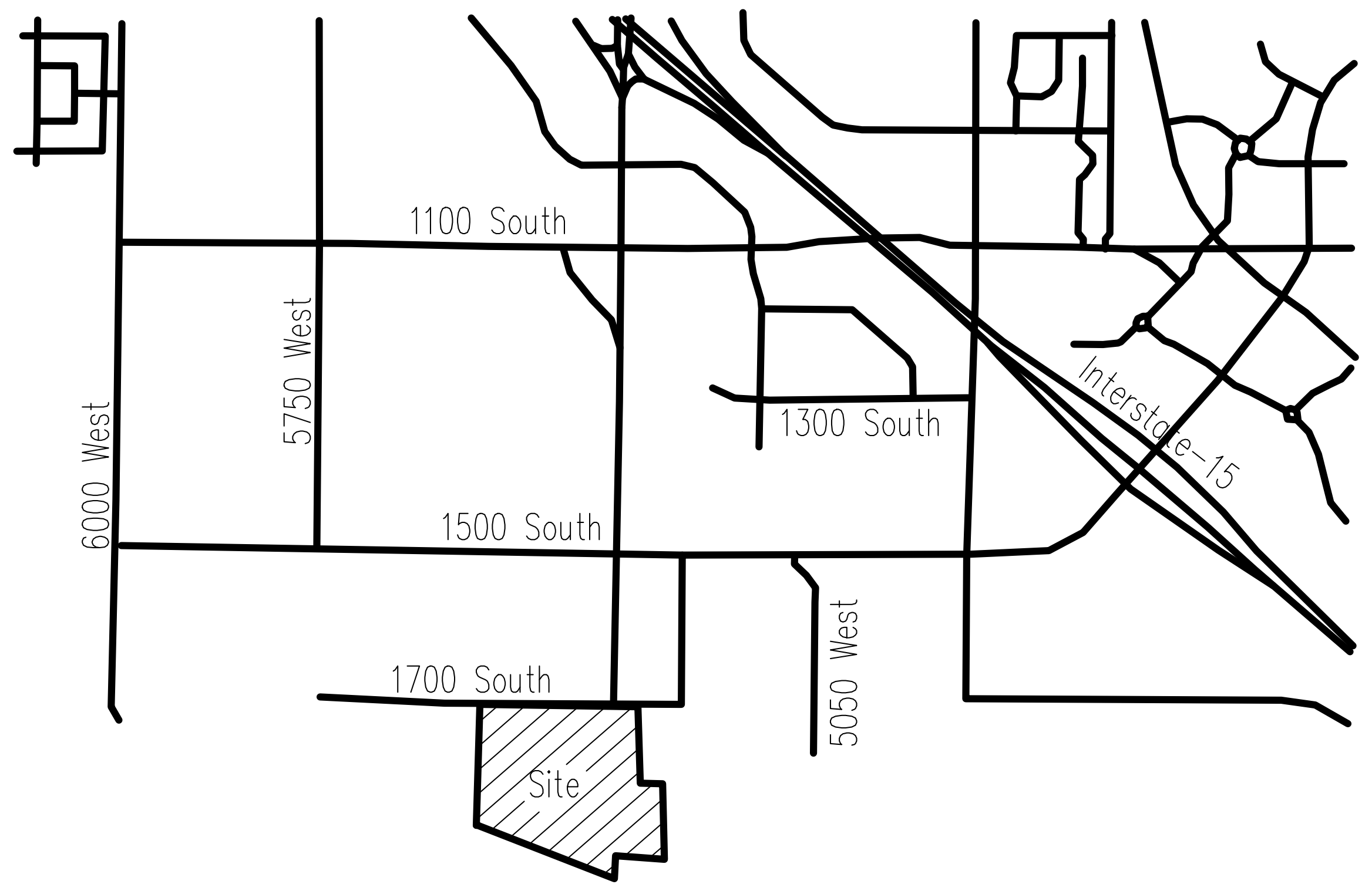
1. Pump design shall meet American Fork requirements and shall be approved by the Engineering Division
2. The current culinary water system was modeled with the addition of this development. The results of the model show velocities are higher than allowable per city standard and differential pressures between peak hour and peak day are greater than 15 psi as prescribed in the master plan. These present issues unless master planned water main lines are installed prior to or in conjunction with this development. If the City commits to building these water lines, then we recommend approval. If the City cannot commit to building these water lines, then we strongly recommend denial.

Lakeland Industrial Park

American Fork City Utah

Legend

Symbol	Description
⫽⫽⫽⫽⫽⫽⫽	Proposed 8" Sanitary Sewer Main
= = = = = = = =	Existing Sanitary Sewer Main (size noted on plan)
═══════	Proposed Culinary Water Main (size noted on plan)
= = = = = = = =	Existing Culinary Water Main (size noted on plan)
= = = = = = = =	Existing Storm Drain pipe (size noted on plan)
▪▪▪▪▪▪▪▪	Proposed Storm Drain pipe (size noted on plan)
—— CTV ——	Cable TV utility lines
— — — P — — —	Existing Power lines
—— P ——	New underground Power lines
━━ ━ ━ ━━	Outside Boundary lIne
— — — — — —	Existing surface improvements
⊔⊔⊔⊔⊔⊔⊔	Existing Sidewalk
⊞⊞⊞⊞⊞⊞⊞	Existing Sidewalk
— — 4503 — —	Existing Contour Elevation
━━ 4503 ━━	Finish Contour Elevation
⊠ 4503.00	Finish Spot Elevation
←	Drainage Flow Direction
Ⓜ	Water Meter (size noted on plan)
▬	Culindary Water Valve
ʊ	Fire Hydrant
Ⓢ	Sanitary Sewer Manhole
Ⓓ	Storm Drain Manhole
⧈	Storm Drain Box
ta	top of asphalt
tw	top of sidewalk
boc	back of top of curb
bow	back of top of sidewalk
SSMH	Sanitary Sewer Manhole
SDMH	Storm Drain Manhole
WV	Water Valve
GV	Gas valve
WM	Water Meter
eo	edge of existing asphalt
PUE	Public Utility Easement



Vicinity Map

NOTES:

1. The fire protection items (fire hydrant, water mains, access roads, etc..) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
2. All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with the City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
3. If required by the City Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be installed I.A.W. City standards and specifications.
4. All signage shall comply with the requirements of the City Code.
5. All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to the City Code.
6. All roof drainage shall be routed through on-site storm water management facilities.
7. At the time of construction, the City of may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
8. All construction shall conform to the City of construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

Sheet Index

1.0 Cover Sheet
1.1 General Notes
2.0 Preliminary Plat
3.0 Utility Plan
4.0 Street Improvement Plan
5.0 Street Improvement Plan
6.0 Detail Sheet
6.1 Detail Sheet
7.0 ALTA Survey
8.0 Final Plat
9.0 Erosion Control Plan
10.0 BMP'S
11.0 Storm Drain Profile

American Fork City Contacts

Company	Contact	Phone	Address
AF City Culinary Water	Jay Brems	801-763-3060	275 East 200 North American Fork, UT 84003
AF Pressurized Irrigation	Jay Brems	801-763-3060	275 East 200 North American Fork, UT 84003
AF Sanitary Sewer	Ashton Hardy	801-763-3060	275 East 200 North American Fork, UT 84003
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COMCAST	Elysia Valdez	801-401-3017	9602 South 300 West Sandy, Utah 84070
Timpanogos Special Service District	David Barlow	801-756-5231	6400 North 5050 West Utah County, UT 84003
Century Link	Ryan Allred	385-223-0084	1485 West 3100 South West Valley City, UT 84119
Questar Gas	Trent Johnson	801-853-6548	1140 West 200 South Salt Lake City, UT 84119
AF SWPPP Inspector	Harlan Nielson	801-763-3060	275 East 200 North American Fork Utah 84003

Developer:

Steve Phelon
PO BOX 1090
American Fork Utah 84003
(801) 756-7709
Cell (801) 592-8687

Engineer:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:

Zone = Industrial
Total Area = 23.91 Acres
Total number of Lots = 3

Sheet No.
C - 1.0

GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. Non_rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.
10. 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.
11. 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.
12. Disposal of excess excavation within Special Flood Hazard Areas (100–year floodplain) must be approved by the City Engineer.
13. 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.
14. 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.
15. 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.
16. All trenches within public right–of–way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours.
17. 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.
18. 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.
19. Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.
20. 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.
21. 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.
22. Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer.
23. 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.
24. Any modification to the work shown on drawings must have prior written approval by the City Engineer.
25. Traffic control and other regulatory signs shall comply with the Utah Department of Transportation Traffic Control guidelines and MUTCD Manual, current edition
26. Public street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a green background.
27. Private street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a blue background

UTILITIES

1. The following utilities are known to be located within the limits of this project:

COMPANY		CONTACT	PHONE
CENTURY LINK	– TELEPHONE	Ryan Allred	(801) 223–0084
PACIFIC CORP	– POWER	Teria Walker	(801) 756 1310
COMCAST	– CABLE	Elysia Valdez	(801) 401–3017
QUESTAR GAS	– GAS	Trent Johnson	(801) 853–6548
AMERICAN FORK CITY	– WATER	Jay Brems	(801) 763–3060
AMERICAN FORK CITY	– SEWER	Ashton Hardy	(801) 763–3060
AMERICAN FORK CITY	– STORM	Ashton Hardy	(801) 763–3060
AMERICAN FORK CITY	– SWPPP	Harlan Nielson	(801) 763–3060
AMERICAN FORK CITY	– P.I.	Jay Brems	(801) 763–3060

2. 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.
3. 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.
4. 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.
5. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

TRAFFIC CONTROL

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

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 DWQ.
2. The NOI must be submitted to DWQ 45 days prior to the start of construction and may entitle coverage under the Utah DWQ 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.

WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54.
3. Only fire hydrants conforming to City of American Fork standards will be approved for use.
4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
5. All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C_651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as–built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.
7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
9. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.
10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
11. All water main stationing shall be based on street centerline stationing.
12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
13. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
14. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

SANITARY SEWER

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.
7. 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.
8. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
9. 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.
10. 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.
11. 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.
12. 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.
13. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.
14. All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.
15. All sanitary sewer mains and laterals must be inspected and approved by the city inspector before trench backing filling is completed.
16. All lateral connections shall insert–a–tee or WYE at ten o'clock positioning to the center of the main line and shall be encased in concrete after inspection is made

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. Where 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.

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.

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.

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.

Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

Standard Notes

American Fork City
Utah

REVISIONS

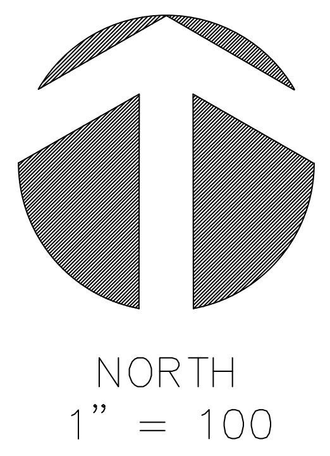
DATE	12-14-2018
SCALE	1"=30'
BY	BHT
TRACING NO.	L - 14436

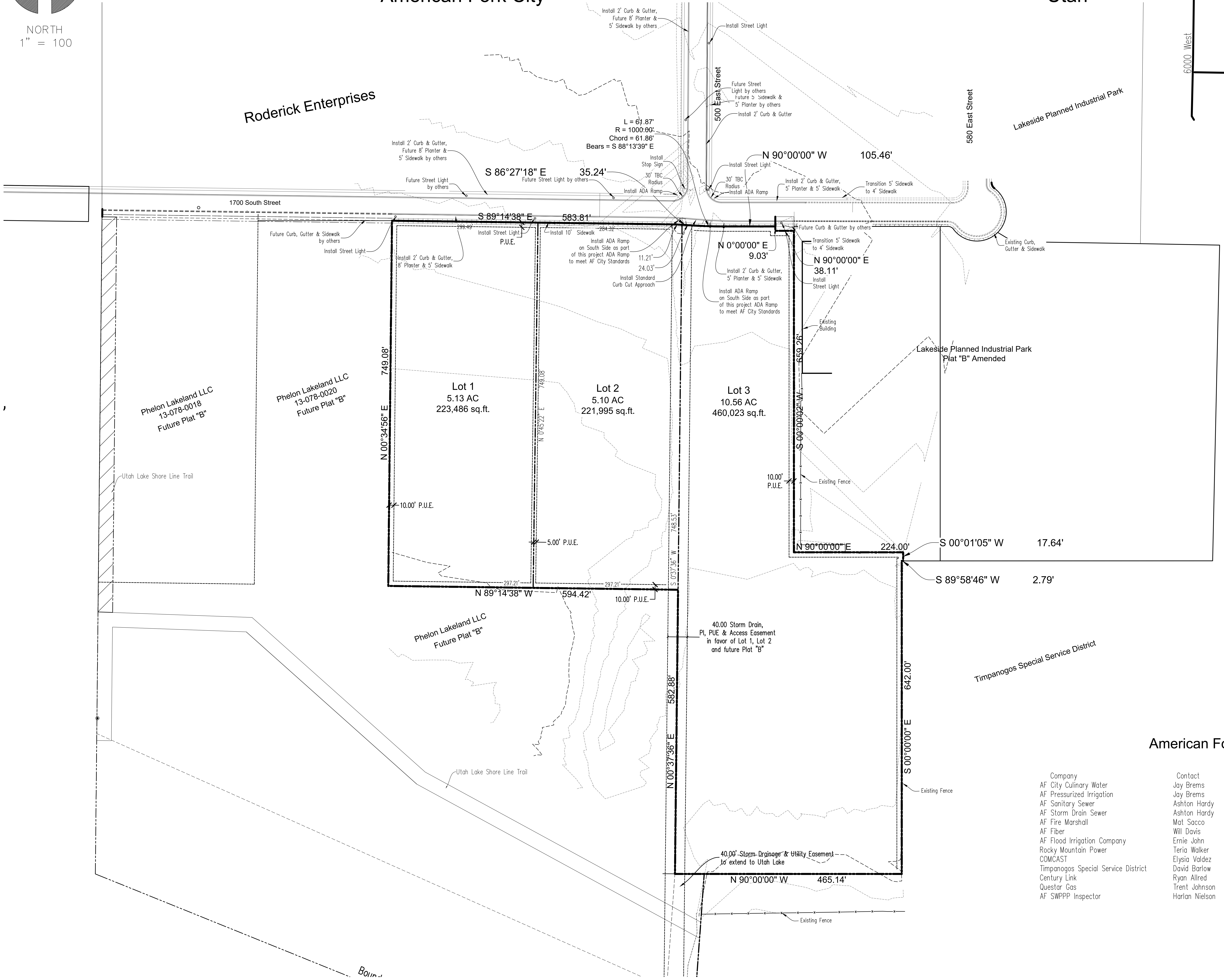
SHEET No.
C - 1.1

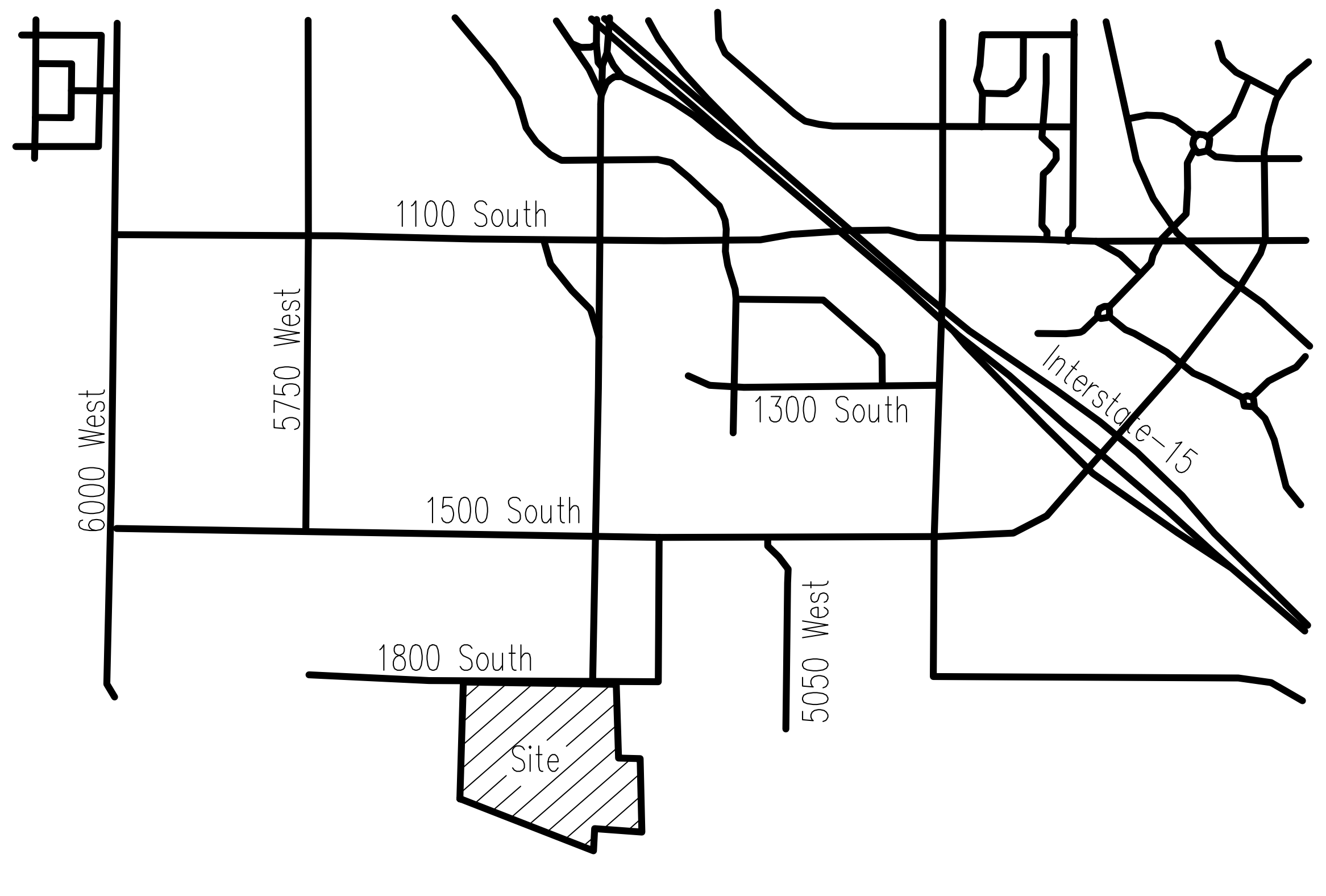
Lakeland Industrial Park

American Fork City

Utah




Roderick Enterprises
1700 South Street
500 East Street
580 East Street
Lakeside Planned Industrial Park
Install 2' Curb & Gutter, Future 8' Planter & 5' Sidewalk by others
Install Street Light
Future Street Light by others
Future 5' Sidewalk & 5' Planter by others
Install 2' Curb & Gutter
L = 61.87'
R = 1000.00'
Chord = 61.86'
Bears = S 88°13'39" E
Install Stop Sign
30' TBC Radius
Install ADA Ramp
Future Street Light by others
S 86°27'18" E 35.24'
N 90°00'00" W 105.46'
Install 2' Curb & Gutter, 5' Planter & 5' Sidewalk
Transition 5' Sidewalk to 4' Sidewalk
S 89°14'38" E 583.81'
299.49'
284.32'
Install Street Light
P.U.E.
Install 10' Sidewalk
Future Curb, Gutter & Sidewalk by others
Install 2' Curb & Gutter, 8' Planter & 5' Sidewalk
Install ADA Ramp on South Side as part of this project ADA Ramp to meet AF City Standards
11.21'
24.03'
Install Standard Curb Cut Approach
N 0°00'00" E 9.03'
N 90°00'00" E 38.11'
Future Curb & Gutter by others
Install Street Light
Existing Building
Existing Curb, Gutter & Sidewalk
Lakeside Planned Industrial Park Plat "B" Amended
Lot 1
5.13 AC
223,486 sq.ft.
Lot 2
5.10 AC
221,995 sq.ft.
Lot 3
10.56 AC
460,023 sq.ft.
Phelon Lakeland LLC 13-078-0018 Future Plat "B"
Phelon Lakeland LLC 13-078-0020 Future Plat "B"
Phelon Lakeland LLC Future Plat "B"
Utah Lake Shore Line Trail
N 00°34'56" E 749.08'
659.26'
S 00°00'02" W
10.00' P.U.E.
5.00' P.U.E.
Existing Fence
N 90°00'00" E 224.00'
S 00°01'05" W 17.64'
S 89°58'46" W 2.79'
297.21'
N 89°14'38" W 594.42'
748.53'
S 0°37'36" W
40.00 Storm Drain, PI, PUE & Access Easement in favor of Lot 1, Lot 2 and future Plat "B"
N 00°37'36" E 582.88'
S 00°00'00" E 642.00'
Timpanogos Special Service District
40.00' Storm Drainage & Utility Easement to extend to Utah Lake
N 90°00'00" W 465.14'
Bound



Vicinity Map

Developer:

Steve Phelon
PO BOX 1090
American Fork Utah 84003
(801) 756-7709
Cell (801) 592-8687

Engineer:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:

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Total Area = 23.91 Acres
Total number of Lots = 3

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AF SWPPP Inspector	Harlan Nielson	801-763-3060	275 East 200 North American Fork Utah 84003

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Lakeland Industrial Park
Site Plan
American Fork City
Utah

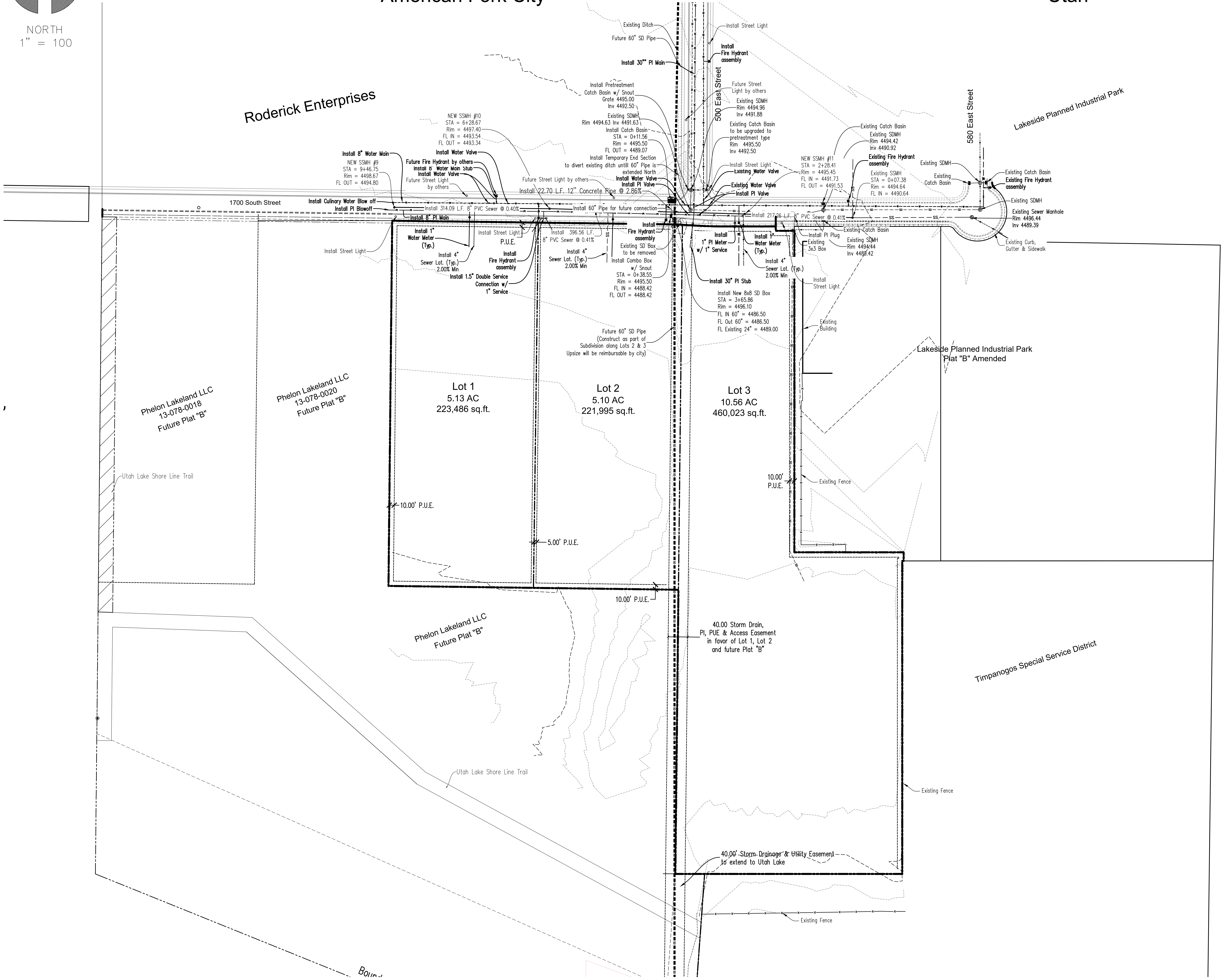
Revisions
1-31-2020

Date
8-12-2019
Scale
1"=100'
By
BHT
Tracing No.
L - 14371

Sheet No.
C - 2

Lakeland Industrial Park

American Fork City Utah


NORTH
1" = 100
Roderick Enterprises
1700 South Street
500 East Street
580 East Street
Lakeside Planned Industrial Park
Existing Ditch
Future 60" SD Pipe
Install 30"" PI Main
Install Street Light
Install Fire Hydrant assembly
Install Pretreatment Catch Basin w/ Snout Grate 4495.00 Inv 4492.50
Existing SDMH Rim 4494.63 Inv 4491.63
Install Catch Basin STA = 0+11.56 Rim = 4495.50 FL OUT = 4489.07
Install Temporary End Section to divert existing ditch untill 60" Pipe is extended North
Install Water Valve
Install PI Valve
Future Street Light by others
Install 22.70 L.F. 12'' Concrete Pipe @ 2.86%
Install 60" Pipe for future connection
Future Street Light by others
Existing SDMH Rim 4494.96 Inv 4491.88
Existing Catch Basin to be upgraded to pretreatment type Rim 4495.50 Inv 4492.50
Install Street Light
Existing Water Valve
Existing Water Valve
Install PI Valve
NEW SSMH #10 STA = 6+28.67 Rim = 4497.40 FL IN = 4493.54 FL OUT = 4493.34
Install 8" Water Main
NEW SSMH #9 STA = 9+46.75 Rim = 4498.67 FL OUT = 4494.80
Install Water Valve
Future Fire Hydrant by others
Install 8" Water Main Stub
Install Water Valve
Future Street Light by others
Install Culinary Water Blow off
Install PI Blowoff
Install 314.09 L.F. 8" PVC Sewer @ 0.40%
Install 8" PI Main
Install Street Light
Install 1" Water Meter (Typ.)
Install 4" Sewer Lat. (Typ.) 2.00% Min
Install Street Light
P.U.E.
Install Fire Hydrant assembly
Install 1.5" Double Service Connection w/ 1" Service
Install 396.56 L.F. 8" PVC Sewer @ 0.41%
Install 4" Sewer Lat. (Typ.) 2.00% Min
Install Fire Hydrant assembly
Existing SD Box to be removed
Install Combo Box w/ Snout STA = 0+38.55 Rim = 4495.50 FL IN = 4488.42 FL OUT = 4488.42
Future 60" SD Pipe (Construct as part of Subdivision along Lots 2 & 3 Upsize will be reimbursable by city)
NEW SSMH #11 STA = 2+28.41 Rim = 4495.45 FL IN = 4491.73 FL OUT = 4491.53
Install 217.26 L.F. 8" PVC Sewer @ 0.41%
Install 1" PI Meter w/ 1" Service
Install 1" Water Meter (Typ.)
Install 4" Sewer Lat. (Typ.) 2.00% Min
Install 30" PI Stub
Install New 8x8 SD Box STA = 3+65.86 Rim = 4496.10 FL IN 60" = 4486.50 FL Out 60" = 4486.50 FL Existing 24" = 4489.00
Existing Catch Basin
Existing SDMH Rim 4494.42 Inv 4490.92
Existing Fire Hydrant assembly
Existing SSMH STA = 0+07.38 Rim = 4494.64 FL IN = 4490.64
Install PI Plug
Existing 3x3 Box
Existing Catch Basin
Existing SDMH Rim 4494.44 Inv 4489.42
Install Street Light
Existing Building
Existing SDMH
Existing Catch Basin
Existing Catch Basin
Existing Fire Hydrant assembly
Existing SDMH
Existing Sewer Manhole Rim 4496.44 Inv 4489.39
Existing Curb, Gutter & Sidewalk
Lakeside Planned Industrial Park Plat "B" Amended
Install Street Light
Phelon Lakeland LLC 13-078-0018 Future Plat "B"
Phelon Lakeland LLC 13-078-0020 Future Plat "B"
Lot 1 5.13 AC 223,486 sq.ft.
Lot 2 5.10 AC 221,995 sq.ft.
Lot 3 10.56 AC 460,023 sq.ft.
Utah Lake Shore Line Trail
10.00' P.U.E.
5.00' P.U.E.
10.00' P.U.E.
10.00' P.U.E.
Existing Fence
Phelon Lakeland LLC Future Plat "B"
40.00 Storm Drain, PI, PUE & Access Easement in favor of Lot 1, Lot 2 and future Plat "B"
Timpanogos Special Service District
Existing Fence
Utah Lake Shore Line Trail
40.00' Storm Drainage & Utility Easement to extend to Utah Lake
Existing Fence
Boun

Note:
Project Benchmark: North $\frac{1}{4}$ Corner
Section 36 =4503.54 (Nad 27)
Northwest Corner Section 36= 4502.10

Note:
30" PI Ductile Iron with cathodic protection and V-Bio Wrap. All joints will be mechanical joints w/ appropriate type and connections.

Note:
No thrust blocks will be allowed in this location. Mechanical restraint joints are required at all joint/fittings where a thrust block would normally be installed for culinary and PI systems.

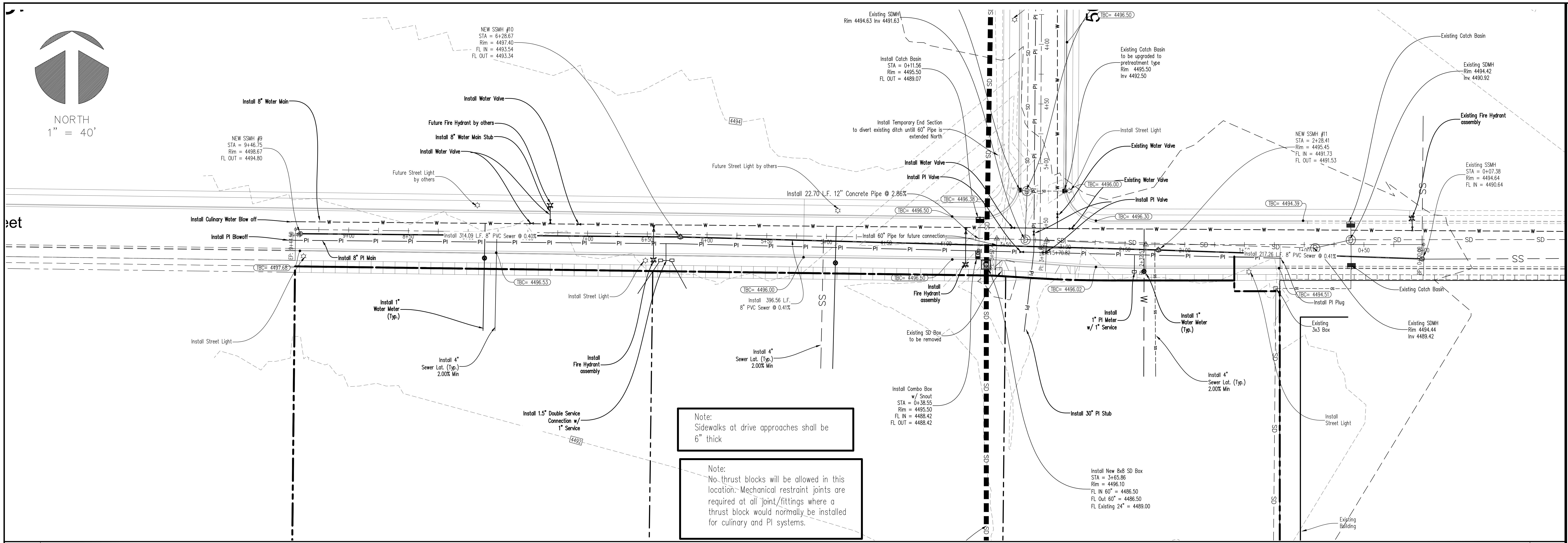
DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Lakeland Industrial Park
Utility Plan
American Fork City
Utah

Revisions
1-31-2020

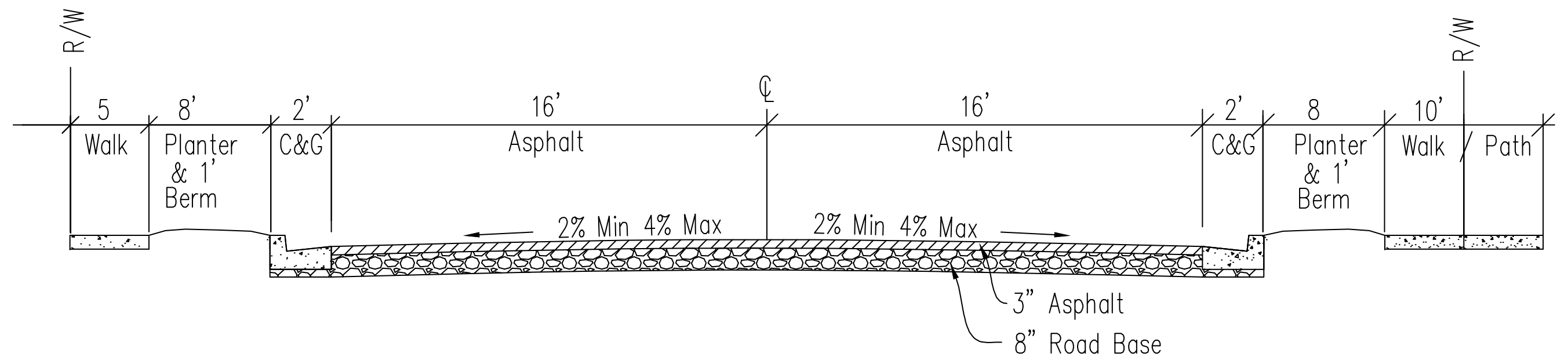
Date
8-12-2018
Scale
1"=100'
By
BHT
Tracing No.
L - 14371

Sheet No.
C - 3

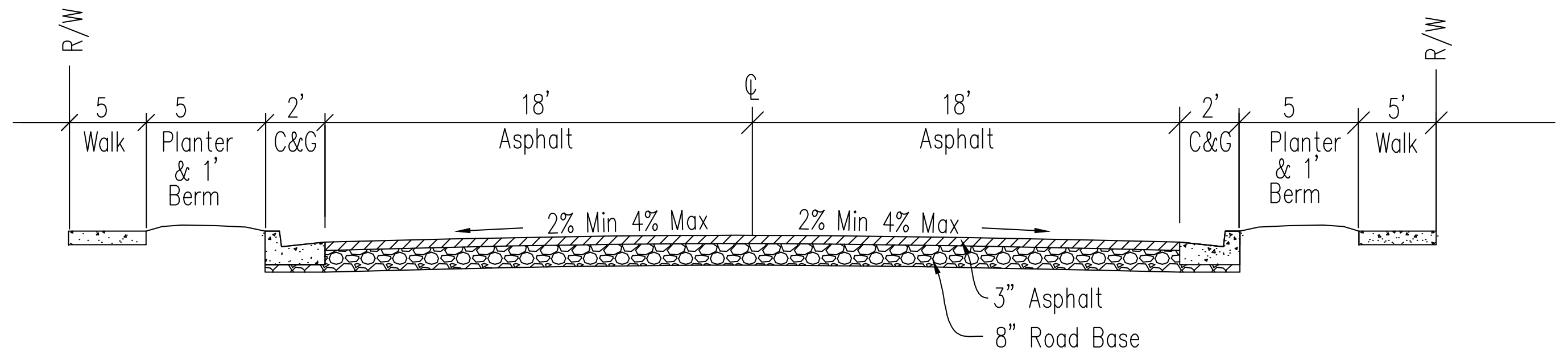

NORTH
1" = 40'
NEW SSMH #10 STA = 6+28.67 Rim = 4497.40 FL IN = 4493.54 FL OUT = 4493.34
NEW SSMH #9 STA = 9+46.75 Rim = 4498.67 FL OUT = 4494.80
Install 8" Water Main
Install Water Valve
Future Fire Hydrant by others
Install 8" Water Main Stub
Install Water Valve
Future Street Light by others
Install Culinary Water Blow off
Install PI Blowoff
Install 8" PI Main
TBC= 4497.68
Install 314.09 L.F. 8" PVC Sewer @ 0.40%
TBC= 4496.53
Install Street Light
Install 1" Water Meter (Typ.)
Install 4" Sewer Lat. (Typ.) 2.00% Min
Install Fire Hydrant assembly
Install 1.5" Double Service Connection w/ 1" Service
Install Street Light
4492
4494
Future Street Light by others
Install 22.70 L.F. 12" Concrete Pipe @ 2.86%
TBC= 4496.50
TBC= 4496.38
Install 60" Pipe for future connection
TBC= 4496.00
Install 396.56 L.F. 8" PVC Sewer @ 0.41%
Install 4" Sewer Lat. (Typ.) 2.00% Min
TBC= 4496.50
Install Fire Hydrant assembly
Existing SDMH Rim 4494.63 Inv 4491.63
Install Catch Basin STA = 0+11.56 Rim = 4495.50 FL OUT = 4489.07
Install Temporary End Section to divert existing ditch until 60" Pipe is extended North
Install Water Valve
Install PI Valve
Existing SD Box to be removed
Install Combo Box w/ Snout STA = 0+38.55 Rim = 4495.50 FL IN = 4488.42 FL OUT = 4488.42
TBC= 4496.50
Existing Catch Basin to be upgraded to pretreatment type Rim 4495.50 Inv 4492.50
Install Street Light
Existing Water Valve
TBC= 4496.00
Existing Water Valve
Install PI Valve
TBC= 4496.30
TBC= 4496.02
Install 1" PI Meter w/ 1" Service
Install 1" Water Meter (Typ.)
Install 4" Sewer Lat. (Typ.) 2.00% Min
Install 30" PI Stub
Install New 8x8 SD Box STA = 3+65.86 Rim = 4496.10 FL IN 60" = 4486.50 FL Out 60" = 4486.50 FL Existing 24" = 4489.00
NEW SSMH #11 STA = 2+28.41 Rim = 4495.45 FL IN = 4491.73 FL OUT = 4491.53
TBC= 4494.39
Install 217.26 L.F. 8" PVC Sewer @ 0.41%
TBC= 4494.51
Install PI Plug
Existing 3x3 Box
Install Street Light
Existing Building
Existing Catch Basin
Existing SDMH Rim 4494.42 Inv 4490.92
Existing Fire Hydrant assembly
Existing SSMH STA = 0+07.38 Rim = 4494.64 FL IN = 4490.64
Existing Catch Basin
Existing SDMH Rim 4494.44 Inv 4489.42
W
PI
SD
SS
eet

Note:
Sidewalks at drive approaches shall be 6" thick

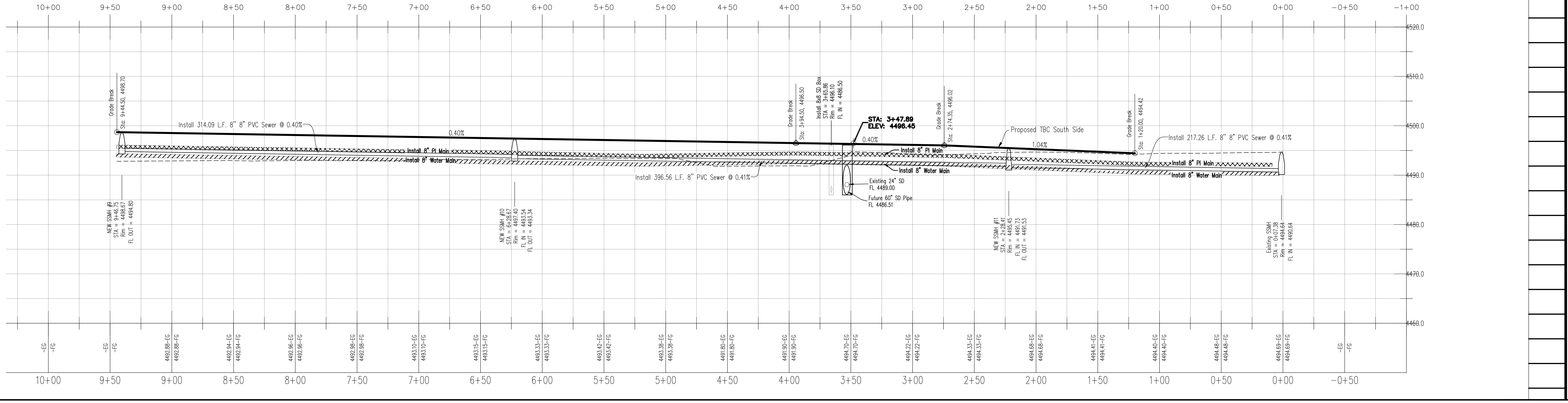
Note:
No thrust blocks will be allowed in this location. Mechanical restraint joints are required at all joint/fittings where a thrust block would normally be installed for culinary and PI systems.



62' Cross Section - 1700 South Street
(West of 500 East Street)



60' Cross Section - 1700 South Street
(East of 500 East Street)



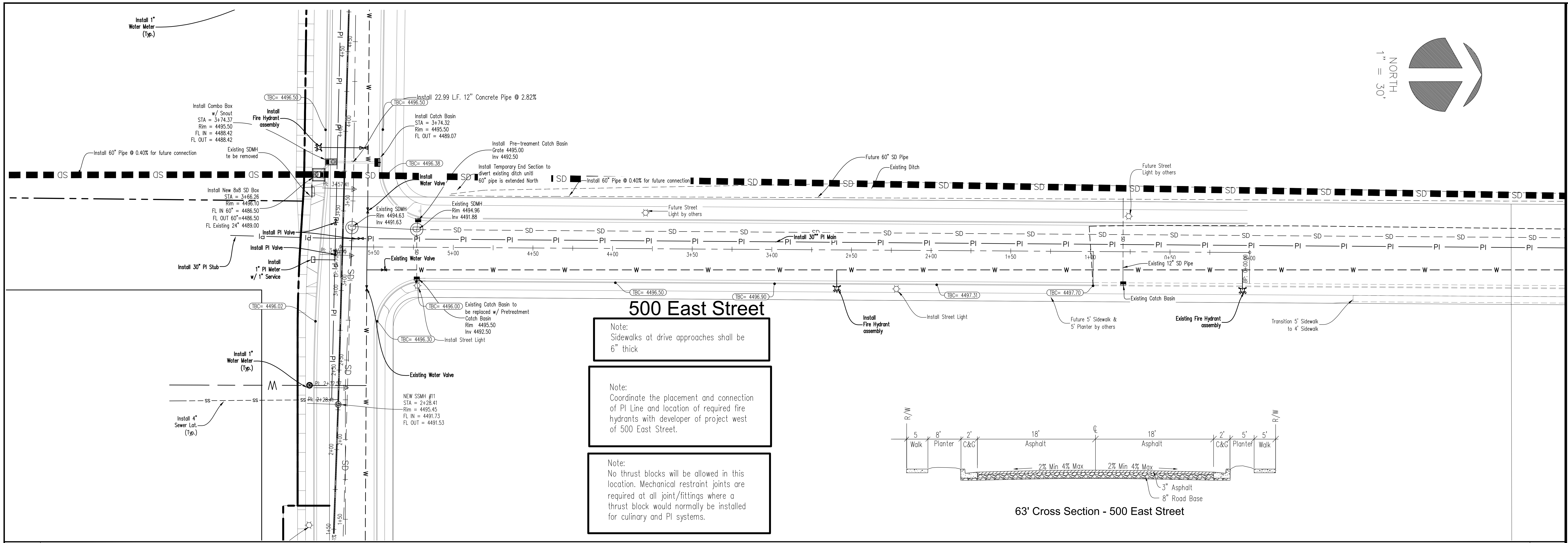
Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

Lakeland Industrial
Street Improvement Plan
American Fork City
Utah

REVISIONS
1-31-2020

DATE
8-12-2019
SCALE
1"=40'
BY
BHT
TRACING NO.
L - 14371

SHEET No.
C - 4

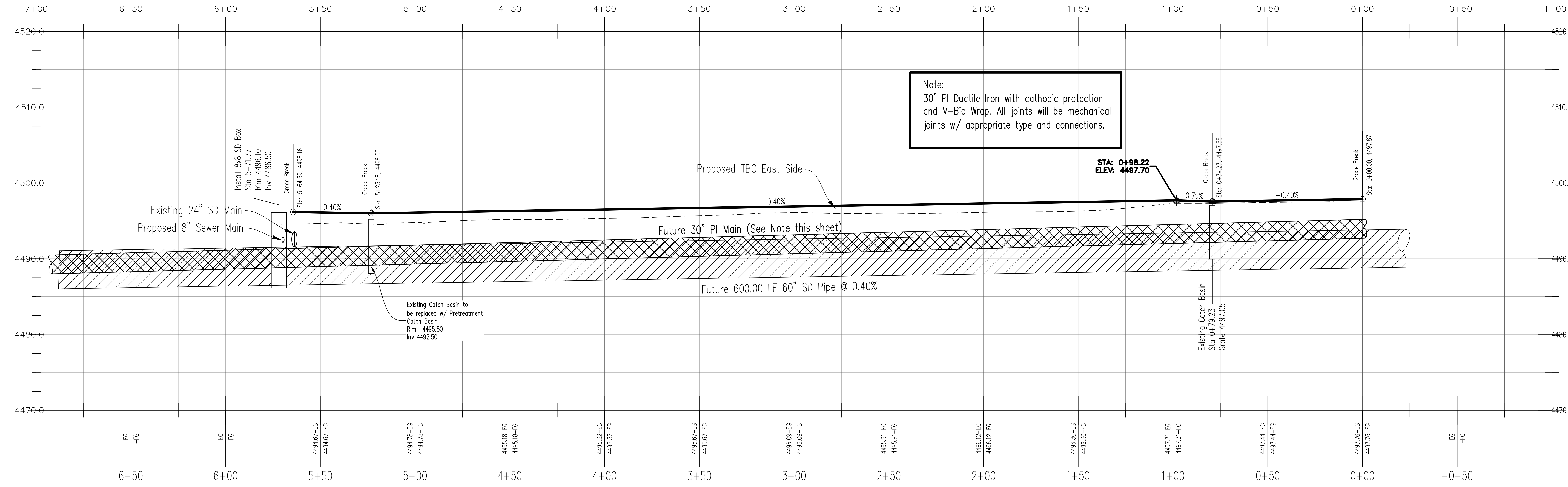


Note:
Sidewalks at drive approaches shall be 6" thick

Note:
Coordinate the placement and connection of PI Line and location of required fire hydrants with developer of project west of 500 East Street.

Note:
No thrust blocks will be allowed in this location. Mechanical restraint joints are required at all joint/fittings where a thrust block would normally be installed for culinary and PI systems.

63' Cross Section - 500 East Street



Note:
30" PI Ductile Iron with cathodic protection and V-Bio Wrap. All joints will be mechanical joints w/ appropriate type and connections.

Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

Lakeland Industrial

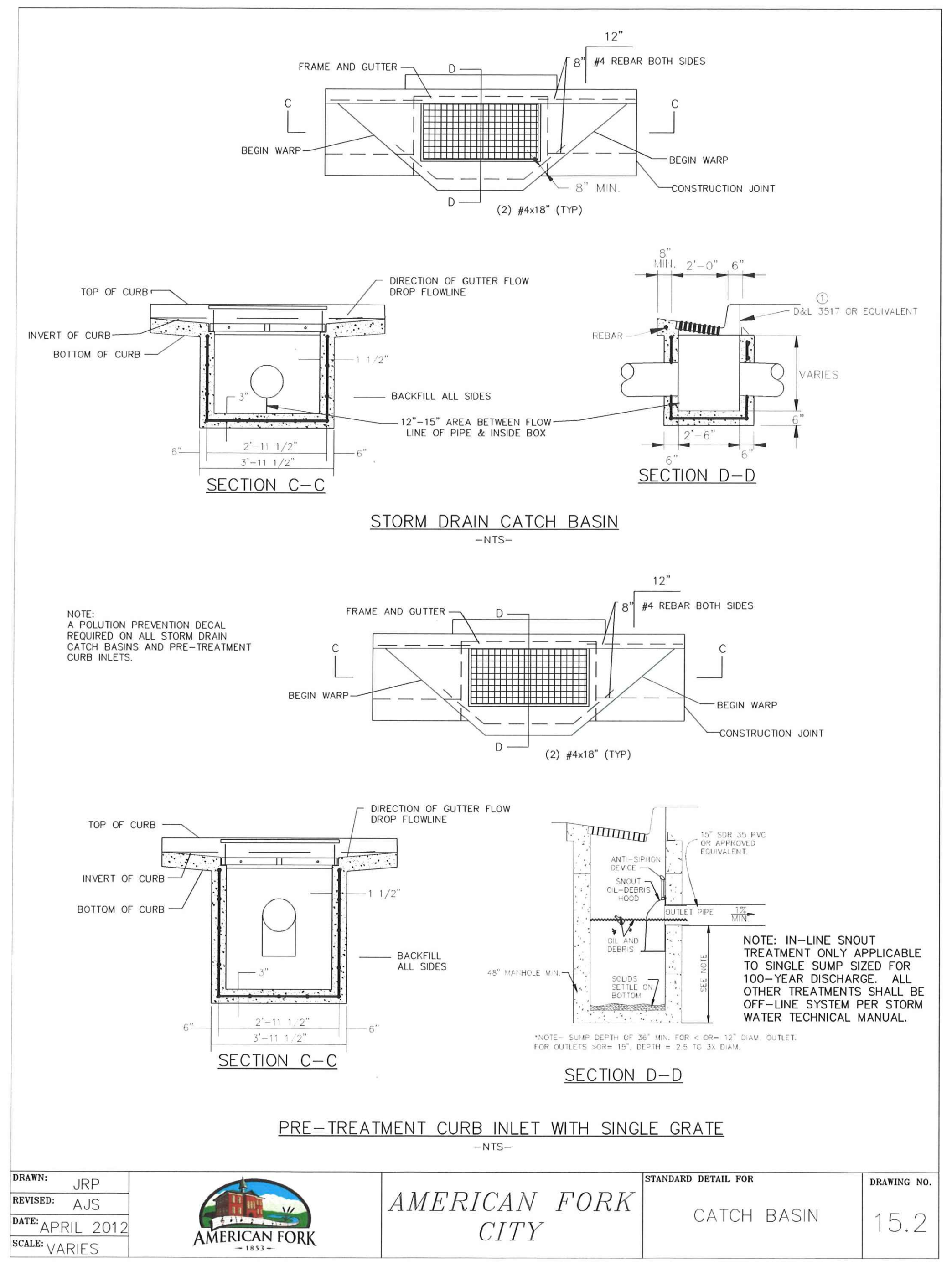
Street Improvement Plan

American Fork City
Utah

REVISIONS
1-31-2020

DATE	8-12-2019
SCALE	1"=30'
BY	BHT
TRACING NO.	L - 14371

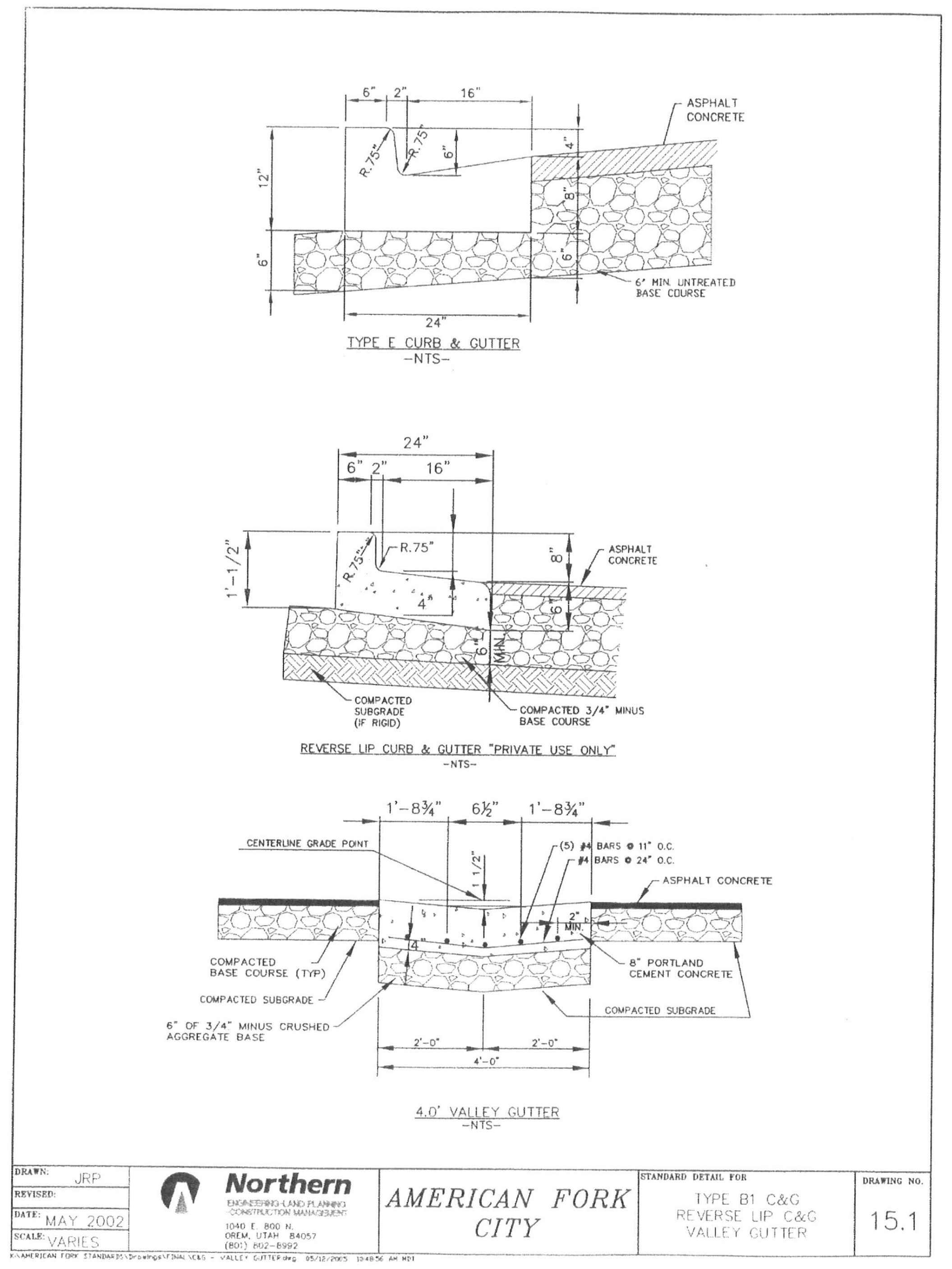
SHEET No.
C - 5


FRAME AND GUTTER
12"
#4 REBAR BOTH SIDES
BEGIN WARP
CONSTRUCTION JOINT
(2) #4x18" (TYP)
TOP OF CURB
DIRECTION OF GUTTER FLOW
DROP FLOWLINE
INVERT OF CURB
BOTTOM OF CURB
BACKFILL ALL SIDES
12"-15" AREA BETWEEN FLOW LINE OF PIPE & INSIDE BOX
SECTION C–C
SECTION D–D
NOTE: A POLLUTION PREVENTION DECAL REQUIRED ON ALL STORM DRAIN CATCH BASINS AND PRE-TREATMENT CURB INLETS.
NOTE: IN-LINE SNOUT TREATMENT ONLY APPLICABLE TO SINGLE SUMP SIZED FOR 100-YEAR DISCHARGE. ALL OTHER TREATMENTS SHALL BE OFF-LINE SYSTEM PER STORM WATER TECHNICAL MANUAL.

STORM DRAIN CATCH BASIN
–NTS–

PRE-TREATMENT CURB INLET WITH SINGLE GRATE
–NTS–

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

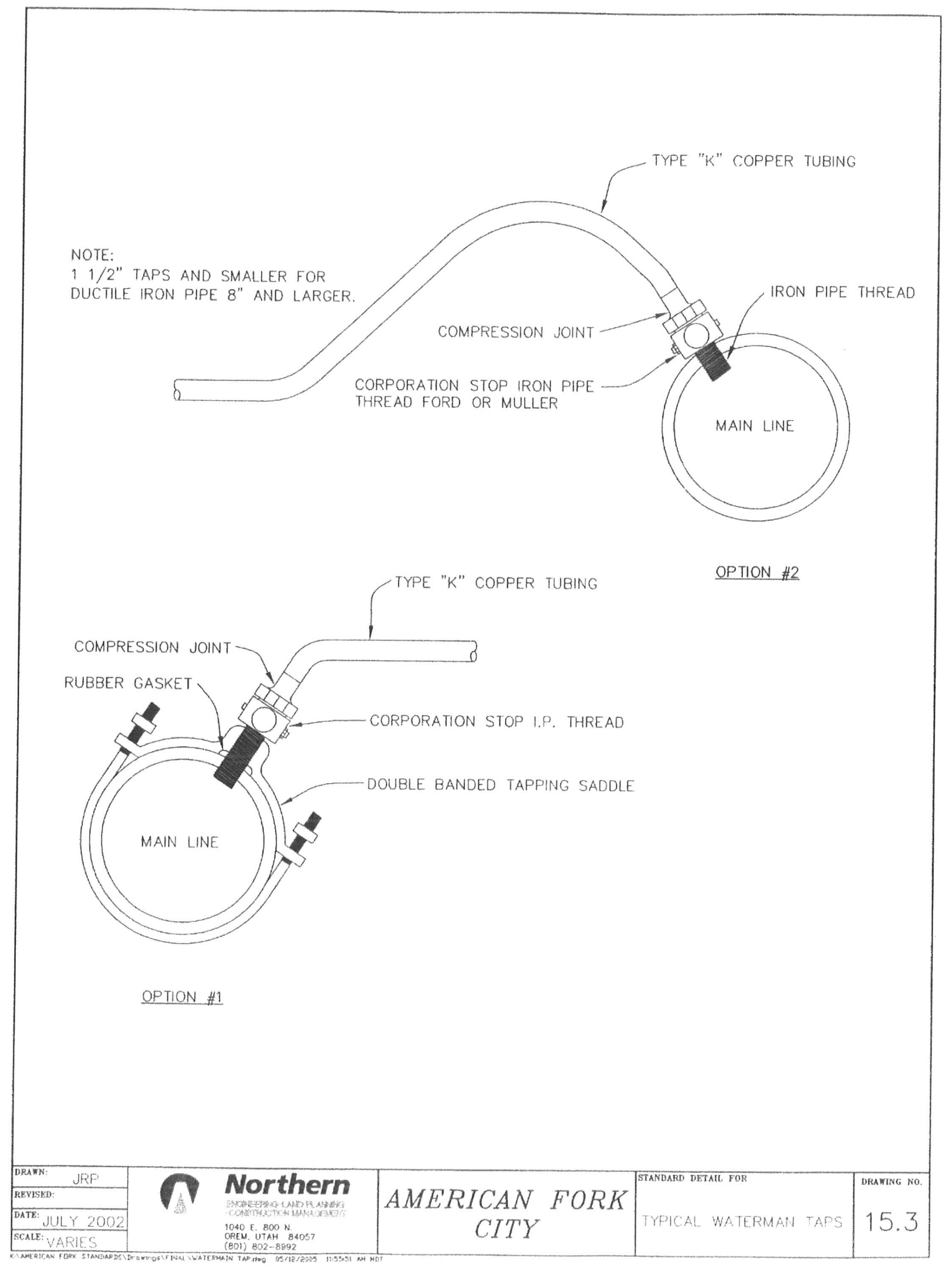


TYPE E CURB & GUTTER
–NTS–

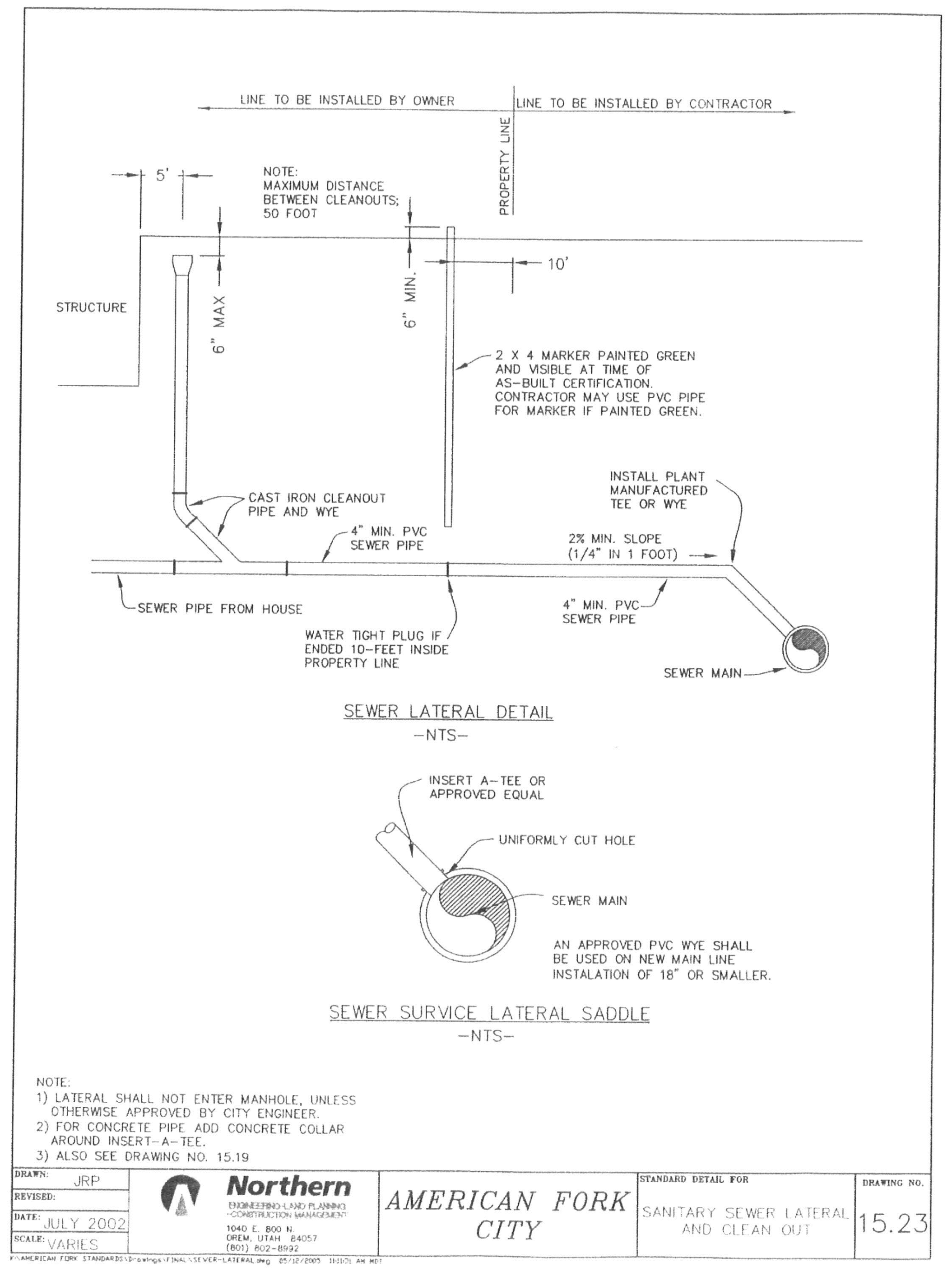
REVERSE LIP CURB & GUTTER "PRIVATE USE ONLY"
–NTS–

4.0' VALLEY GUTTER
–NTS–

DRAWN: JRP
DATE: MAY 2002
SCALE: VARIES
Northern Engineering Land Planning Construction Management, 1040 E. 800 N. Orem, Utah 84097 (801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR: TYPE B1 C&G REVERSE LIP C&G VALLEY GUTTER
DRAWING NO. 15.1


NOTE: 1 1/2" TAPS AND SMALLER FOR DUCTILE IRON PIPE 8" AND LARGER.
TYPE "K" COPPER TUBING
COMPRESSION JOINT
IRON PIPE THREAD
CORPORATION STOP IRON PIPE THREAD FORD OR MULLER
MAIN LINE
OPTION #2
TYPE "K" COPPER TUBING
COMPRESSION JOINT
RUBBER GASKET
CORPORATION STOP I.P. THREAD
DOUBLE BANDED TAPPING SADDLE
MAIN LINE
OPTION #1

DRAWN: JRP
DATE: JULY 2002
SCALE: VARIES
Northern
AMERICAN FORK CITY
STANDARD DETAIL FOR: TYPICAL WATERMAN TAPS
DRAWING NO. 15.3

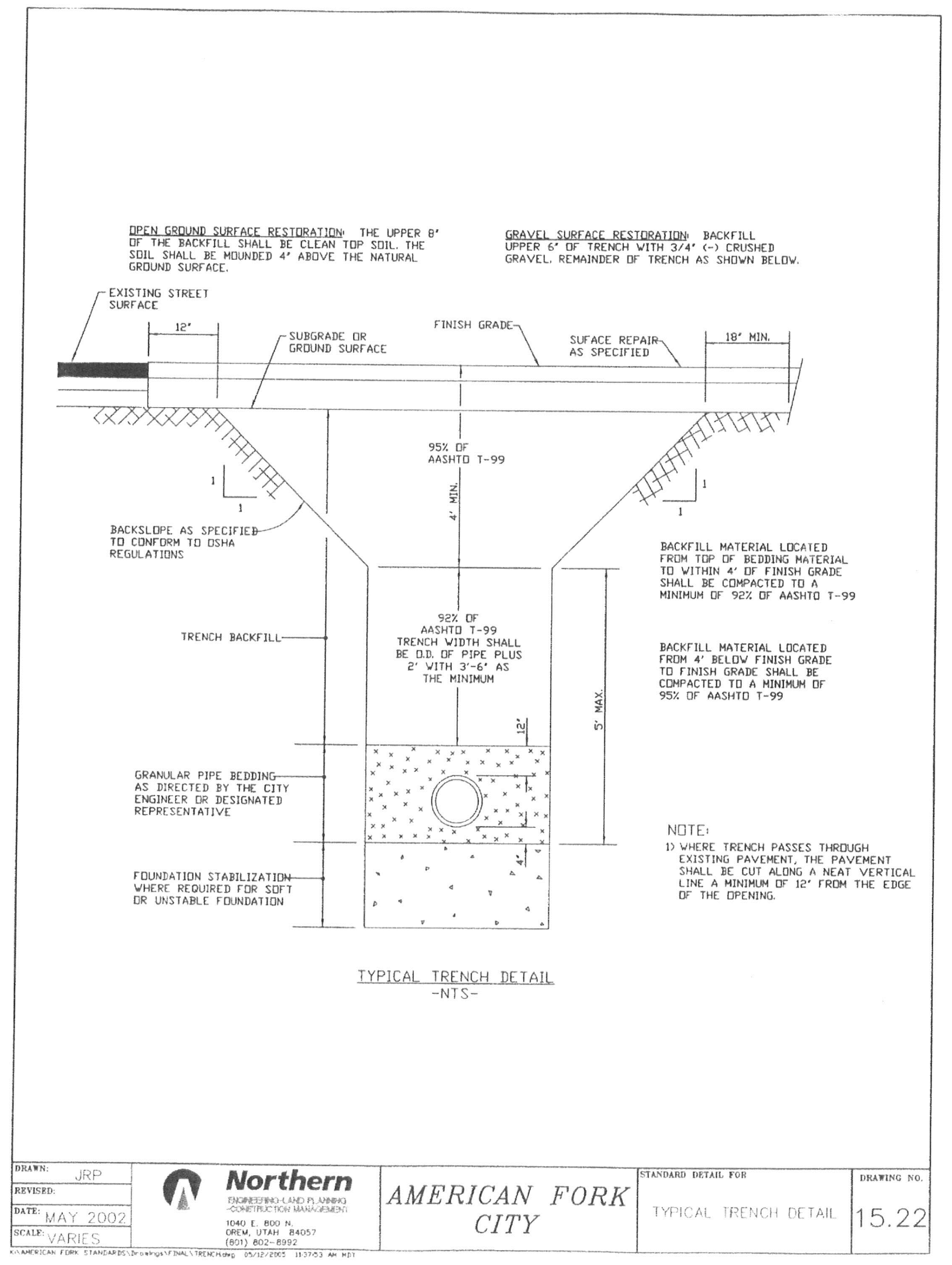

LINE TO BE INSTALLED BY OWNER
LINE TO BE INSTALLED BY CONTRACTOR
PROPERTY LINE
5'
NOTE: MAXIMUM DISTANCE BETWEEN CLEANOUTS: 50 FOOT
10'
STRUCTURE
6" MAX
6" MIN.
2 X 4 MARKER PAINTED GREEN AND VISIBLE AT TIME OF AS-BUILT CERTIFICATION. CONTRACTOR MAY USE PVC PIPE FOR MARKER IF PAINTED GREEN.
INSTALL PLANT MANUFACTURED TEE OR WYE
CAST IRON CLEANOUT PIPE AND WYE
4" MIN. PVC SEWER PIPE
2% MIN. SLOPE (1/4" IN 1 FOOT)
SEWER PIPE FROM HOUSE
WATER TIGHT PLUG IF ENDED 10-FEET INSIDE PROPERTY LINE
4" MIN. PVC SEWER PIPE
SEWER MAIN
INSERT A-TEE OR APPROVED EQUAL
UNIFORMLY CUT HOLE
SEWER MAIN
AN APPROVED PVC WYE SHALL BE USED ON NEW MAIN LINE INSTALLATION OF 18" OR SMALLER.

SEWER LATERAL DETAIL
–NTS–

SEWER SURVICE LATERAL SADDLE
–NTS–

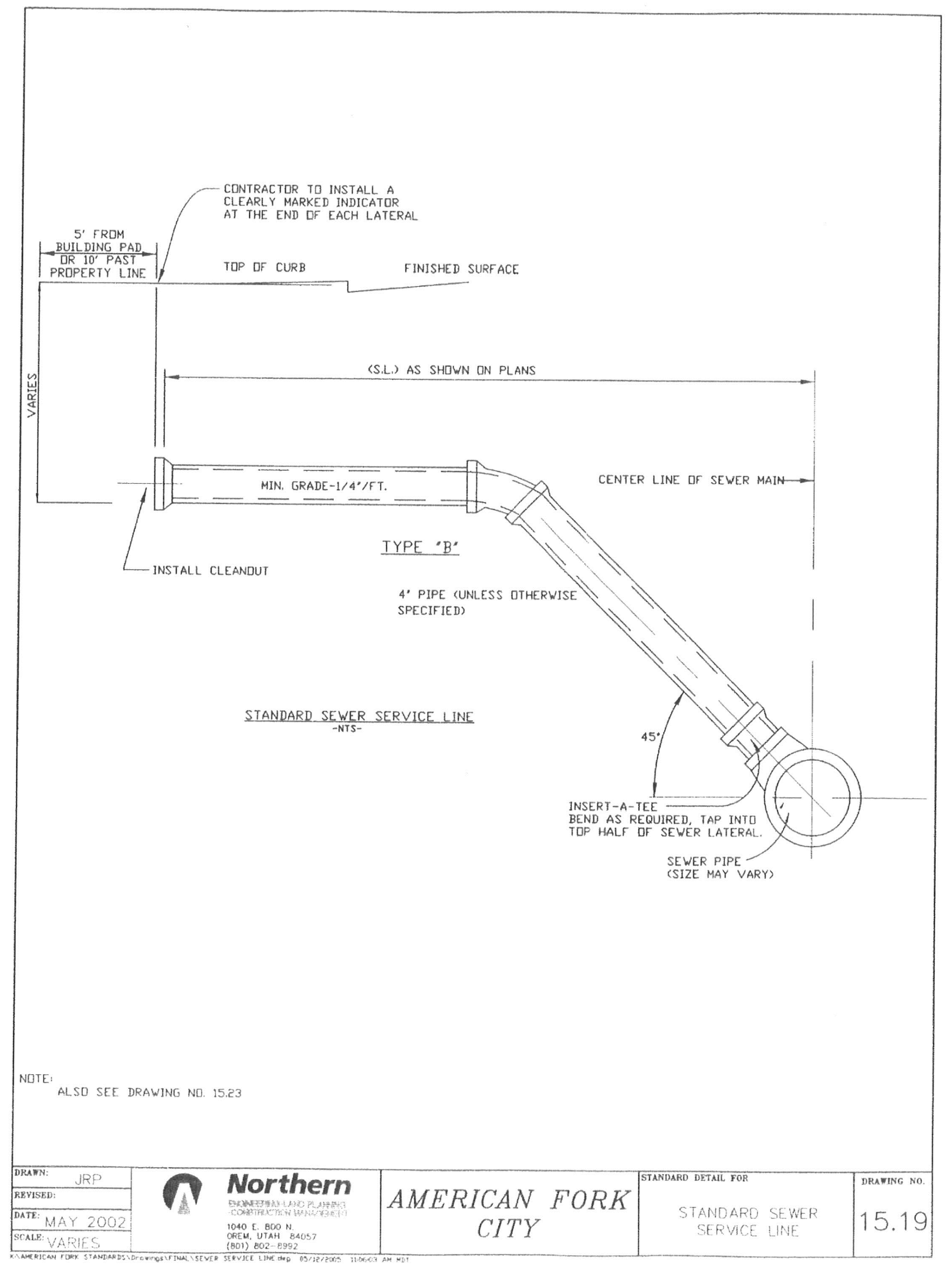
NOTE:
1) LATERAL SHALL NOT ENTER MANHOLE, UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
2) FOR CONCRETE PIPE ADD CONCRETE COLLAR AROUND INSERT-A-TEE.
3) ALSO SEE DRAWING NO. 15.19

DRAWN: JRP
DATE: JULY 2002
SCALE: VARIES
Northern
AMERICAN FORK CITY
STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT
DRAWING NO. 15.23


OPEN GROUND SURFACE RESTORATION: THE UPPER 8" OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4" ABOVE THE NATURAL GROUND SURFACE.
GRAVEL SURFACE RESTORATION: BACKFILL UPPER 6" OF TRENCH WITH 3/4" (-) CRUSHED GRAVEL. REMAINDER OF TRENCH AS SHOWN BELOW.
EXISTING STREET SURFACE
12"
SUBGRADE OR GROUND SURFACE
FINISH GRADE
SURFACE REPAIR AS SPECIFIED
18" MIN.
95% OF AASHTO T-99
BACKSLOPE AS SPECIFIED TO CONFORM TO OSHA REGULATIONS
BACKFILL MATERIAL LOCATED FROM TOP OF BEDDING MATERIAL TO WITHIN 4' OF FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 92% OF AASHTO T-99
TRENCH BACKFILL
92% OF AASHTO T-99
TRENCH WIDTH SHALL BE O.D. OF PIPE PLUS 2' WITH 3'-6" AS THE MINIMUM
BACKFILL MATERIAL LOCATED FROM 4' BELOW FINISH GRADE TO FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF AASHTO T-99
GRANULAR PIPE BEDDING AS DIRECTED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE
FOUNDATION STABILIZATION WHERE REQUIRED FOR SOFT OR UNSTABLE FOUNDATION
NOTE: 1) WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT ALONG A NEAT VERTICAL LINE A MINIMUM OF 12" FROM THE EDGE OF THE OPENING.

TYPICAL TRENCH DETAIL
–NTS–

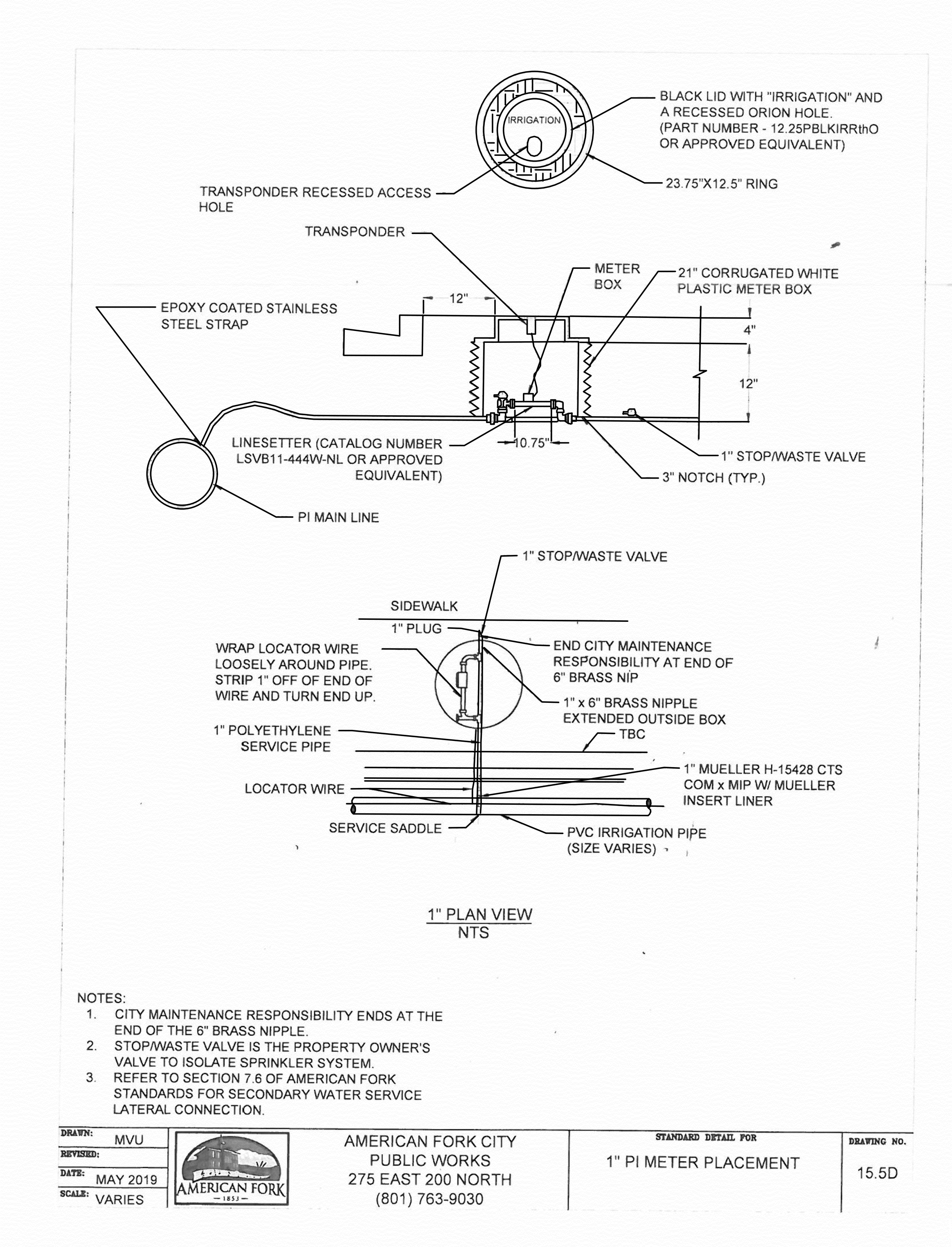
DRAWN: JRP
DATE: MAY 2002
SCALE: VARIES
Northern
AMERICAN FORK CITY
STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL
DRAWING NO. 15.22


5' FROM BUILDING PAD OR 10' PAST PROPERTY LINE
CONTRACTOR TO INSTALL A CLEARLY MARKED INDICATOR AT THE END OF EACH LATERAL
TOP OF CURB
FINISHED SURFACE
VARIES
(S.L.) AS SHOWN ON PLANS
MIN. GRADE-1/4"/FT.
CENTER LINE OF SEWER MAIN
INSTALL CLEANOUT
TYPE "B"
4" PIPE (UNLESS OTHERWISE SPECIFIED)
45°
INSERT-A-TEE BEND AS REQUIRED, TAP INTO TOP HALF OF SEWER LATERAL.
SEWER PIPE (SIZE MAY VARY)

STANDARD SEWER SERVICE LINE
–NTS–

NOTE: ALSO SEE DRAWING NO. 1523

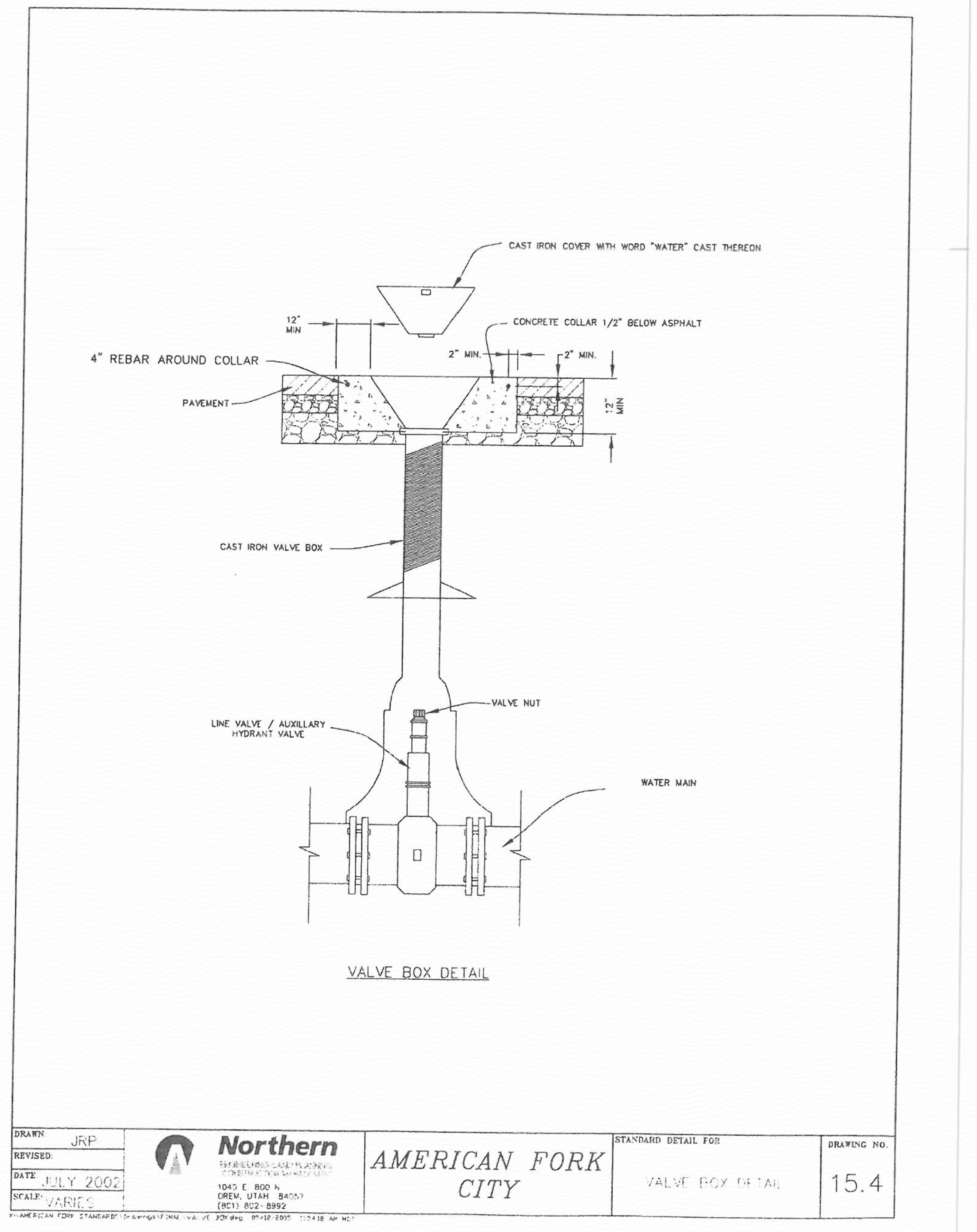
DRAWN: JRP
DATE: MAY 2002
SCALE: VARIES
Northern
AMERICAN FORK CITY
STANDARD DETAIL FOR: STANDARD SEWER SERVICE LINE
DRAWING NO. 15.19


IRRIGATION
BLACK LID WITH "IRRIGATION" AND A RECESSED ORION HOLE. (PART NUMBER - 12.25PBLKIRRthO OR APPROVED EQUIVALENT)
23.75"X12.5" RING
TRANSPONDER RECESSED ACCESS HOLE
TRANSPONDER
METER BOX
21" CORRUGATED WHITE PLASTIC METER BOX
EPOXY COATED STAINLESS STEEL STRAP
12"
4"
12"
10.75"
LINESETTER (CATALOG NUMBER LSVB11-444W-NL OR APPROVED EQUIVALENT)
1" STOP/WASTE VALVE
3" NOTCH (TYP.)
PI MAIN LINE
1" STOP/WASTE VALVE
SIDEWALK
1" PLUG
WRAP LOCATOR WIRE LOOSELY AROUND PIPE. STRIP 1" OFF OF END OF WIRE AND TURN END UP.
END CITY MAINTENANCE RESPONSIBILITY AT END OF 6" BRASS NIP
1" x 6" BRASS NIPPLE EXTENDED OUTSIDE BOX
1" POLYETHYLENE SERVICE PIPE
TBC
1" MUELLER H-15428 CTS COM x MIP W/ MUELLER INSERT LINER
LOCATOR WIRE
SERVICE SADDLE
PVC IRRIGATION PIPE (SIZE VARIES)

1" PLAN VIEW
NTS

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

DRAWN: MVU
DATE: MAY 2019
SCALE: VARIES
AMERICAN FORK CITY PUBLIC WORKS
275 EAST 200 NORTH
(801) 763-9030
STANDARD DETAIL FOR: 1" PI METER PLACEMENT
DRAWING NO. 15.5D


CAST IRON COVER WITH WORD "WATER" CAST THEREON
CONCRETE COLLAR 1/2" BELOW ASPHALT
4" REBAR AROUND COLLAR
2" MIN.
PAVEMENT
CAST IRON VALVE BOX
VALVE NUT
LINE VALVE / AUXILIARY HYDRANT VALVE
WATER MAIN

VALVE BOX DETAIL

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

Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

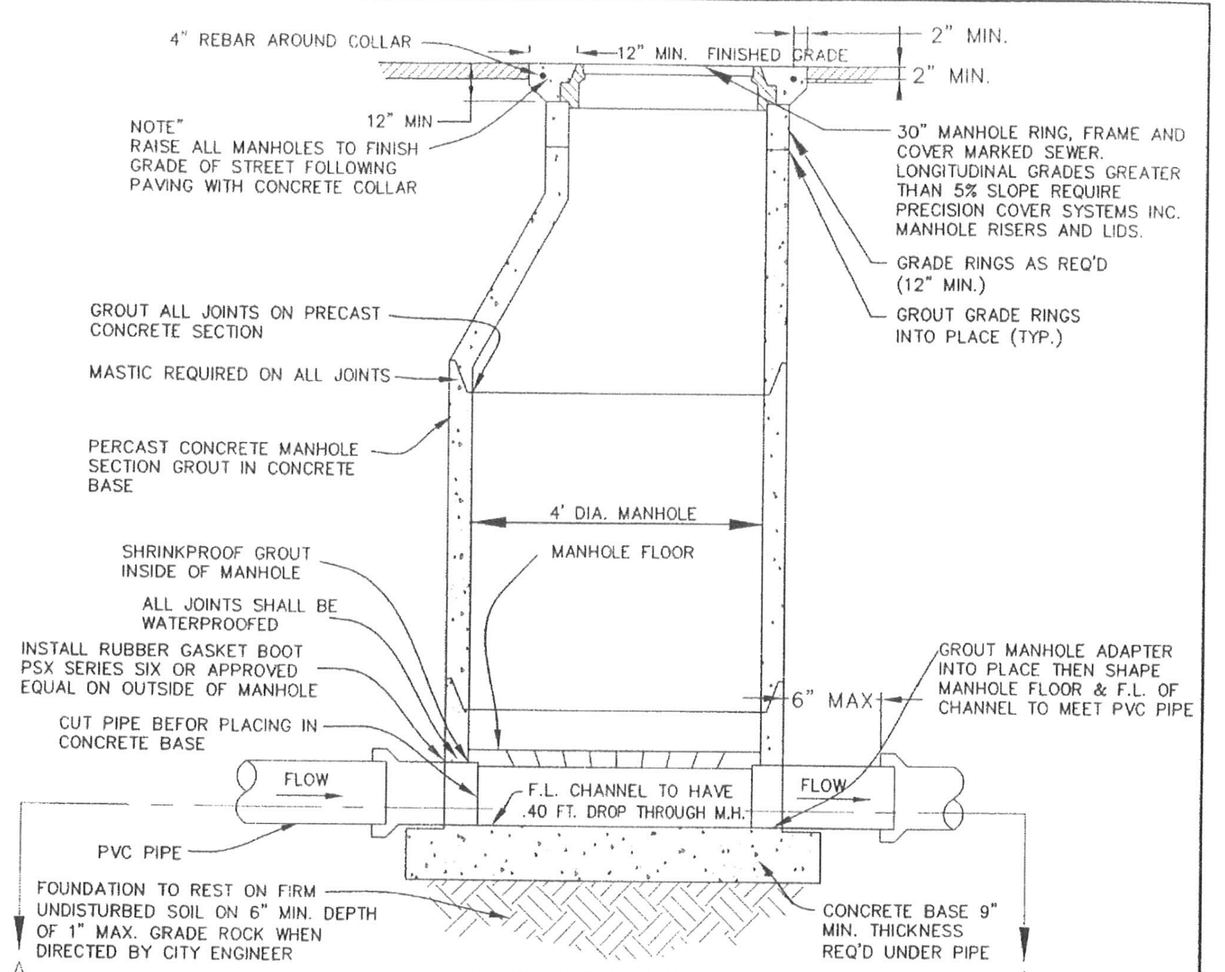
Detail Sheet

American Fork City
Utah

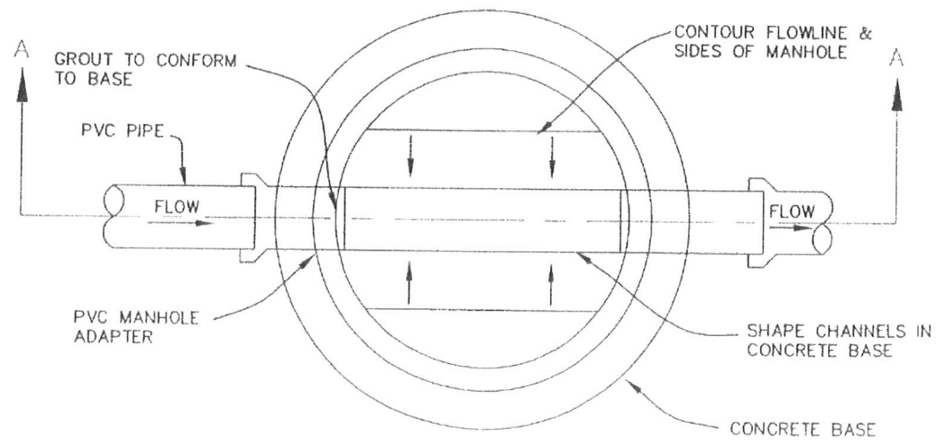
REVISIONS
1-31-2020

DATE
8-12-2019
SCALE
not to scale
BY
BHT
TRACING NO.
L - 14371

SHEET No.
C - 6

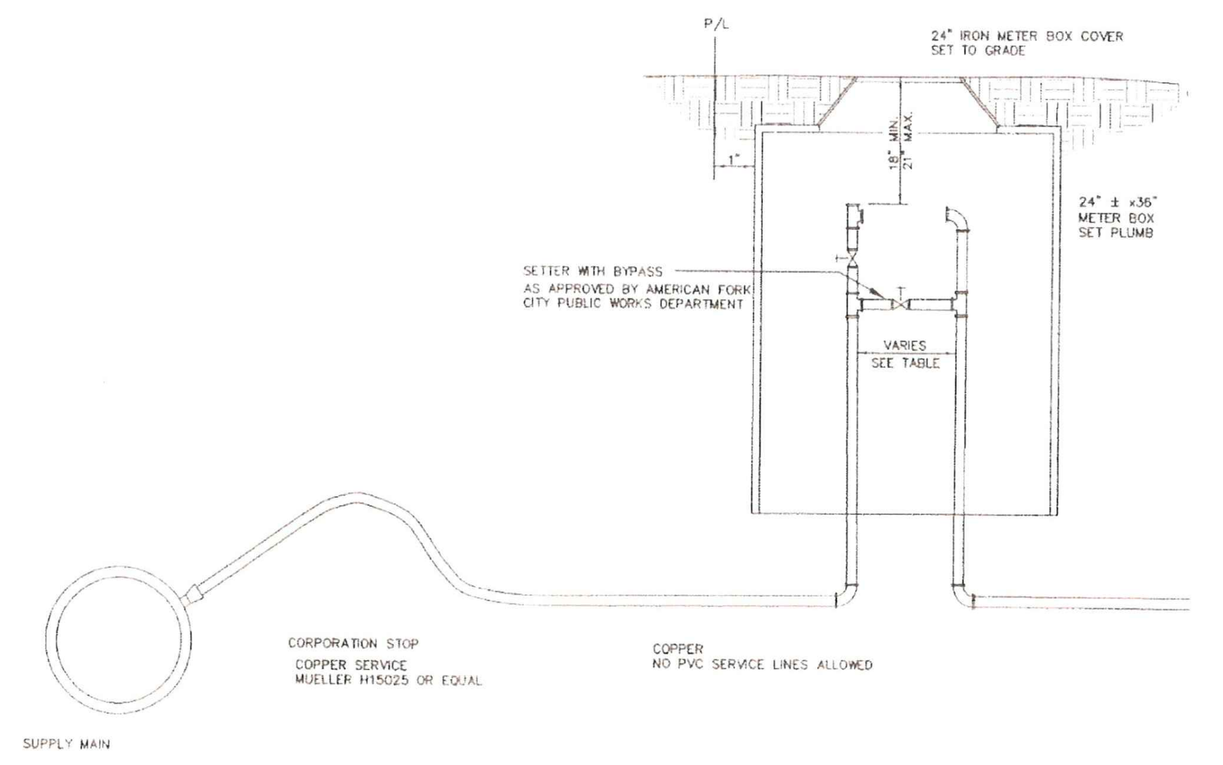

4" REBAR AROUND COLLAR
12" MIN.
FINISHED GRADE
2" MIN.
2" MIN.
12" MIN
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
MASTIC REQUIRED ON ALL JOINTS
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
4' DIA. MANHOLE
MANHOLE FLOOR
SHRINKPROOF GROUT INSIDE OF MANHOLE
ALL JOINTS SHALL BE WATERPROOFED
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
CUT PIPE BEFOR PLACING IN CONCRETE BASE
6" MAX
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
FLOW
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A

LINE MANHOLE DETAIL
-NTS-



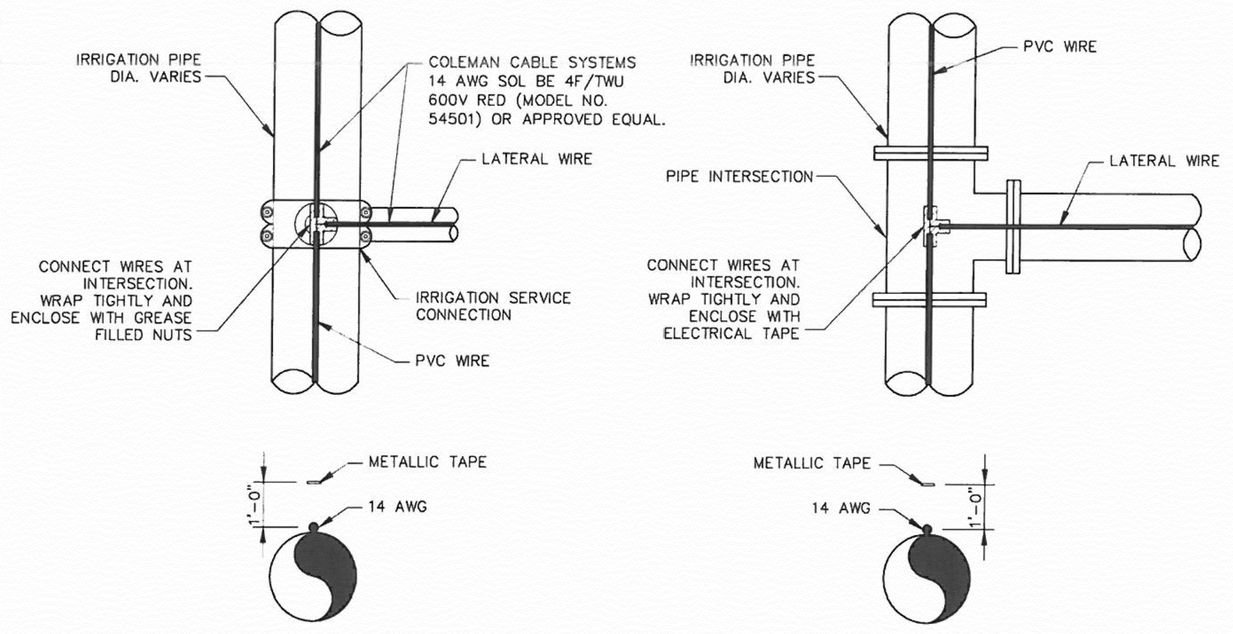
SECTION A-A
-NTS-

DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES
Northern
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


P/L
24" IRON METER BOX COVER SET TO GRADE
1"
18" MIN.
21" MAX.
24" ± x36" METER BOX SET PLUMB
SETTER WITH BYPASS AS APPROVED BY AMERICAN FORK CITY PUBLIC WORKS DEPARTMENT
VARIES SEE TABLE
CORPORATION STOP
COPPER SERVICE MUELLER H15025 OR EQUAL
COPPER
NO PVC SERVICE LINES ALLOWED
SUPPLY MAIN

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
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR
CULINARY WATER SERVICE CONNECTION
DRAWING NO.
15.5

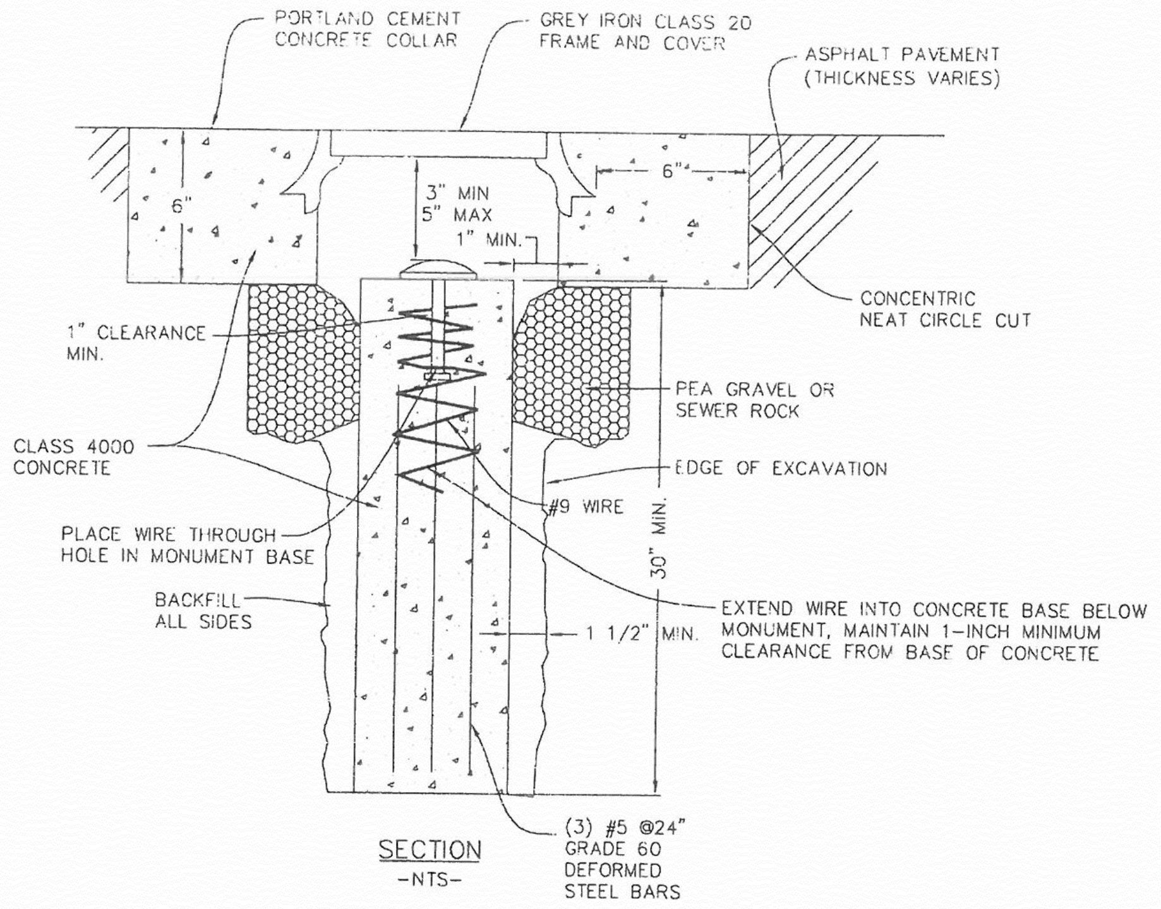

IRRIGATION PIPE DIA. VARIES
COLEMAN CABLE SYSTEMS 14 AWG SOL BE 4F/TWU 600V RED (MODEL NO. 54501) OR APPROVED EQUAL.
LATERAL WIRE
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH GREASE FILLED NUTS
IRRIGATION SERVICE CONNECTION
PVC WIRE
IRRIGATION PIPE DIA. VARIES
PVC WIRE
LATERAL WIRE
PIPE INTERSECTION
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH ELECTRICAL TAPE
METALLIC TAPE
14 AWG
1'-0"
METALLIC TAPE
14 AWG
1'-0"

14 AWG LOCATOR WIRE
NTS

NOTES:

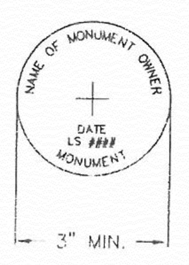
1. STRIP MAIN WIRE 2" @ LATERAL/SERVICE INTERSECTION. STRIP LATERAL WIRE 3". WRAP LATERAL WIRE TIGHTLY AROUND STRIPPED MAIN WIRE. USE ELECTRICAL TAPE TO WRAP AND COVER ALL BARE WIRES.
2. THIS DETAIL IS TYPICAL OF ALL PIPE INTERSECTIONS AND IRRIGATION SERVICE CONNECTIONS.
3. LOCATOR WIRE SHALL BE PLACED 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
DATE:
SCALE:
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

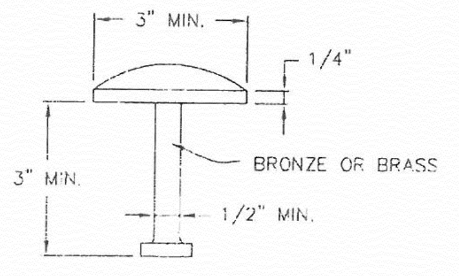

PORTLAND CEMENT CONCRETE COLLAR
GREY IRON CLASS 20 FRAME AND COVER
ASPHALT PAVEMENT (THICKNESS VARIES)
6"
3" MIN
5" MAX
1" MIN.
6"
CONCENTRIC NEAT CIRCLE CUT
1" CLEARANCE MIN.
PEA GRAVEL OR SEWER ROCK
CLASS 4000 CONCRETE
EDGE OF EXCAVATION
#9 WIRE
30" MIN.
PLACE WIRE THROUGH HOLE IN MONUMENT BASE
BACKFILL ALL SIDES
1 1/2" MIN.
EXTEND WIRE INTO CONCRETE BASE BELOW MONUMENT, MAINTAIN 1-INCH MINIMUM CLEARANCE FROM BASE OF CONCRETE
(3) #5 @24" GRADE 60 DEFORMED STEEL BARS

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.

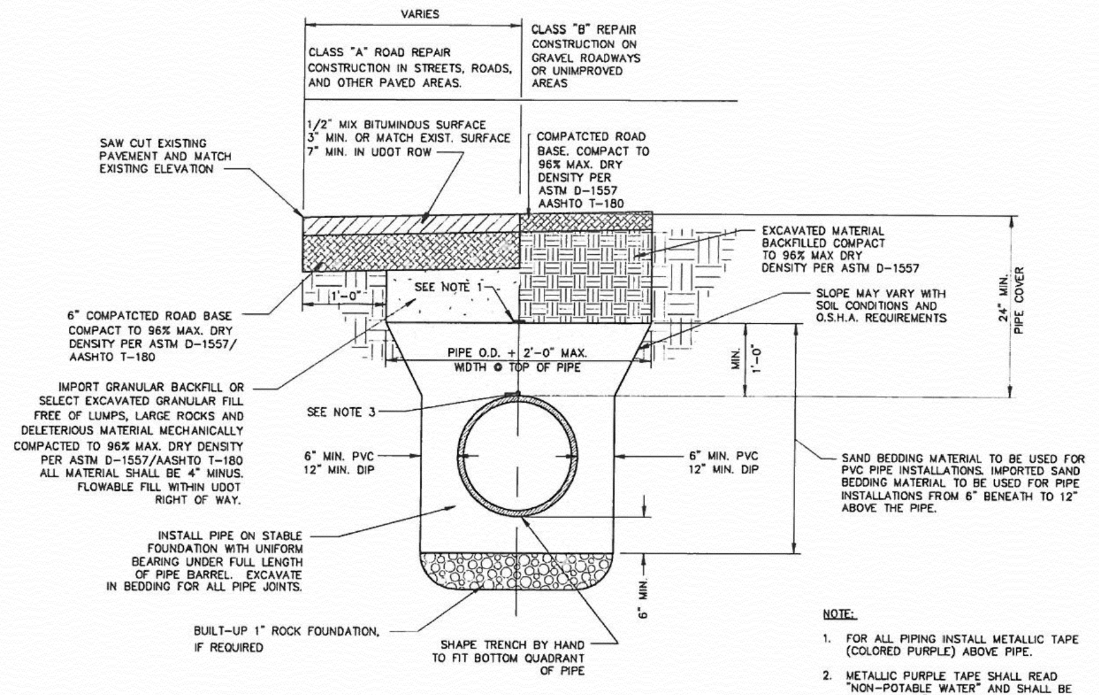


CAP PLAN
-NTS-



CAP SECTION
-NTS-

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

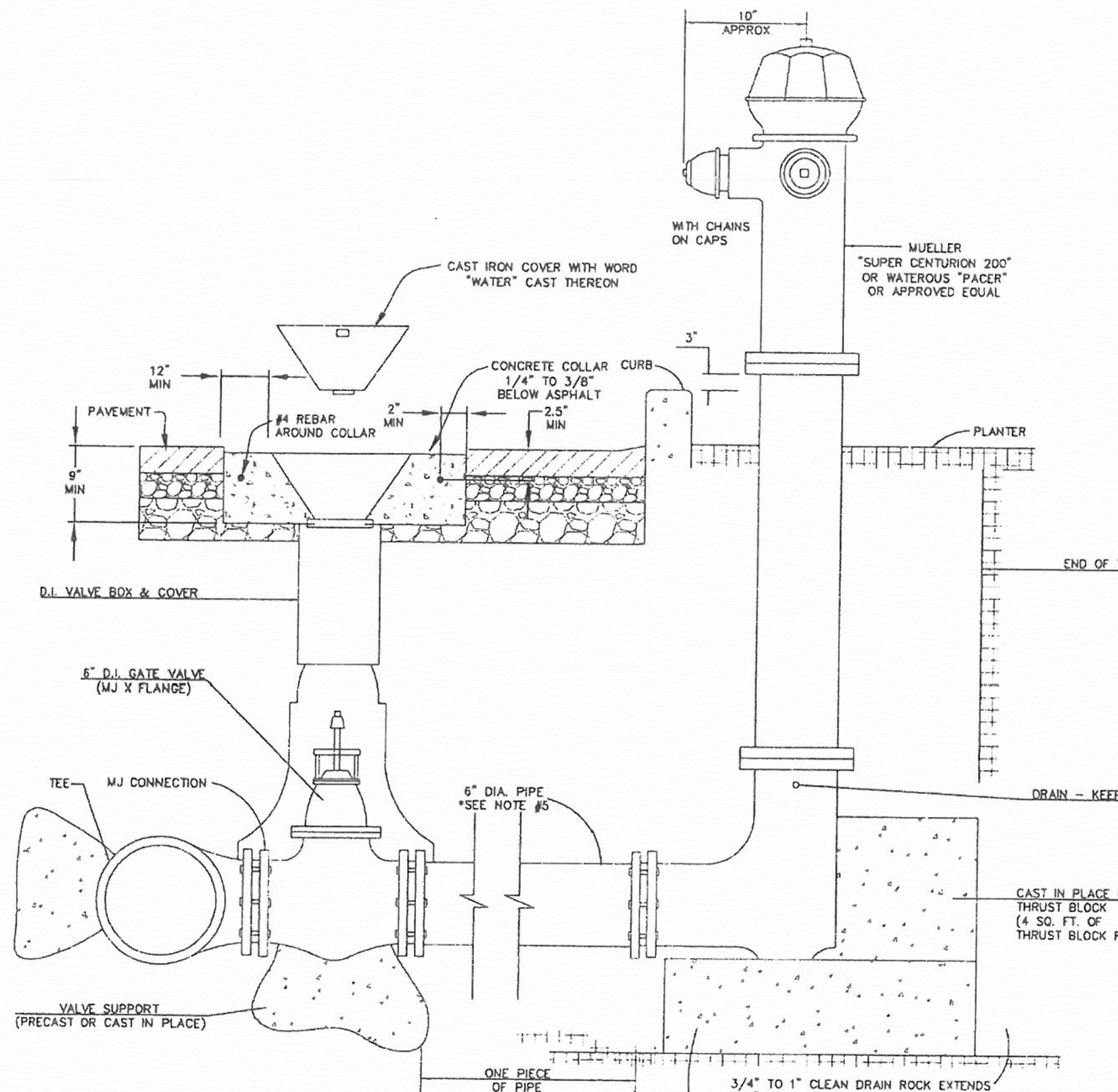

VARIES
CLASS "A" ROAD REPAIR CONSTRUCTION IN STREETS, ROADS, AND OTHER PAVED AREAS.
CLASS "B" REPAIR CONSTRUCTION ON GRAVEL ROADWAYS OR UNIMPROVED AREAS
SAW CUT EXISTING PAVEMENT AND MATCH EXISTING ELEVATION
1/2" MIX BITUMINOUS SURFACE 3" MIN. OR MATCH EXIST. SURFACE 7" MIN. IN UDOT ROW
COMPATCTED ROAD BASE. COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557 AASHTO T-180
EXCAVATED MATERIAL BACKFILLED COMPACT TO 96% MAX DRY DENSITY PER ASTM D-1557
SEE NOTE 1
1'-0"
SLOPE MAY VARY WITH SOIL CONDITIONS AND O.S.H.A. REQUIREMENTS
24" MIN. PIPE COVER
6" COMPATCTED ROAD BASE COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557/ AASHTO T-180
PIPE O.D. + 2'-0" MAX. WIDTH @ TOP OF PIPE
1'-0" MIN.
IMPORT GRANULAR BACKFILL OR SELECT EXCAVATED GRANULAR FILL FREE OF LUMPS, LARGE ROCKS AND DELETERIOUS MATERIAL MECHANICALLY COMPACTED TO 96% MAX. DRY DENSITY PER ASTM D-1557/AASHTO T-180 ALL MATERIAL SHALL BE 4" MINUS. FLOWABLE FILL WITHIN UDOT RIGHT OF WAY.
SEE NOTE 3
6" MIN. PVC 12" MIN. DIP
6" MIN. PVC 12" MIN. DIP
SAND BEDDING MATERIAL TO BE USED FOR PVC PIPE INSTALLATIONS. IMPORTED SAND BEDDING MATERIAL TO BE USED FOR PIPE INSTALLATIONS FROM 6" BENEATH TO 12" ABOVE THE PIPE.
INSTALL PIPE ON STABLE FOUNDATION WITH UNIFORM BEARING UNDER FULL LENGTH OF PIPE BARREL. EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.
6" MIN.
BUILT-UP 1" ROCK FOUNDATION, IF REQUIRED
SHAPE TRENCH BY HAND TO FIT BOTTOM QUADRANT OF PIPE

NOTE:

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

TYPICAL SECONDARY WATER TRENCH DETAIL

DRAWN:
REVISED: 11/2010
DATE:
SCALE:
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


10" APPROX
WITH CHAINS ON CAPS
MUELLER "SUPER CENTURION 200" OR WATEROUS "PACER" OR APPROVED EQUAL
CAST IRON COVER WITH WORD "WATER" CAST THEREON
3"
12" MIN
CONCRETE COLLAR 1/4" TO 3/8" BELOW ASPHALT
CURB
PAVEMENT
#4 REBAR AROUND COLLAR
2" MIN
2.5" MIN
PLANTER
9" MIN
END OF TRENCH
D.I. VALVE BOX & COVER
6" D.I. GATE VALVE (MJ X FLANGE)
TEE
MJ CONNECTION
6" DIA. PIPE *SEE NOTE #5
DRAIN - KEEP CLEAR
CAST IN PLACE CONC. THRUST BLOCK (4 SQ. FT. OF THRUST BLOCK REQUIRED)
VALVE SUPPORT (PRECAST OR CAST IN PLACE)
ONE PIECE OF PIPE
3/4" TO 1" CLEAN DRAIN ROCK EXTENDS 12" HORIZONTALLY FROM EACH SIDE OF CONC. BASE AND THRUST BLOCK AND VERTICALLY TO 2" ABOVE HYDRANT DRAIN WALL
PRECAST CONCRETE BLOCK 2"X2"X6" THICK

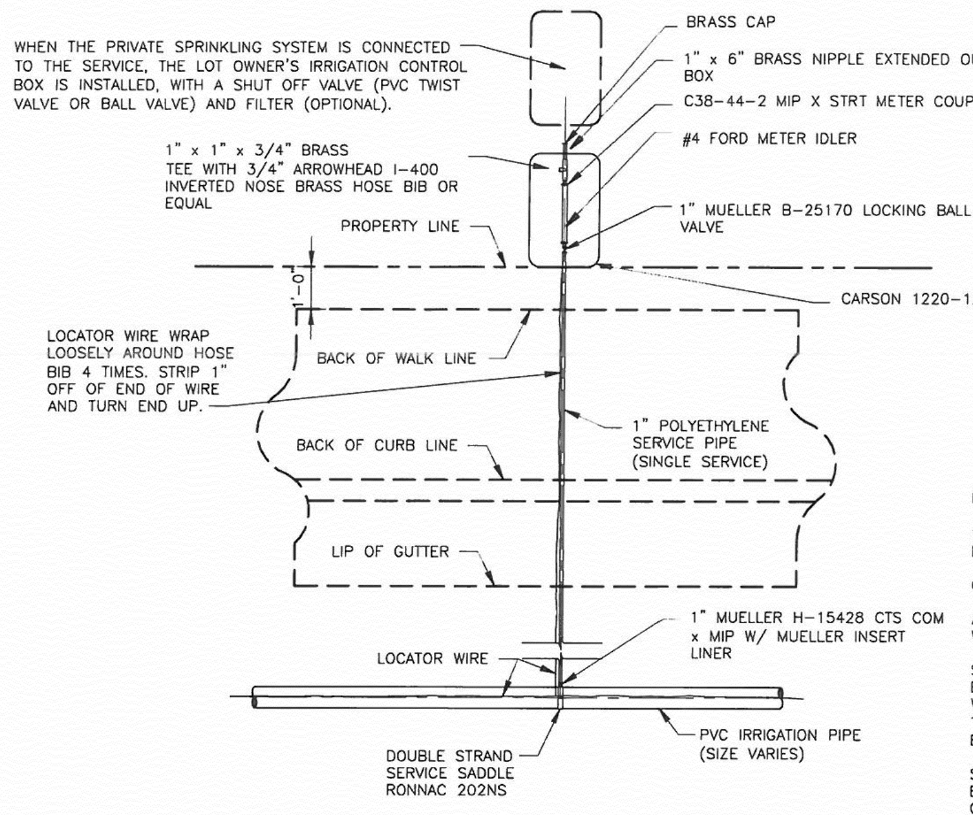
NOTES:

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 ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.
5. IF LENGTH EXCEEDS 1 LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM

FIRE HYDRANT DETAIL
-NTS-

DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES
Northern
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR
FIRE HYDRANT
DRAWING NO.
15.6

SINGLE SERVICE


WHEN THE PRIVATE SPRINKLING SYSTEM IS CONNECTED TO THE SERVICE, THE LOT OWNER'S IRRIGATION CONTROL BOX IS INSTALLED, WITH A SHUT OFF VALVE (PVC TWIST VALVE OR BALL VALVE) AND FILTER (OPTIONAL).
BRASS CAP
1" x 6" BRASS NIPPLE EXTENDED OUTSIDE BOX
C38-44-2 MIP X STRT METER COUPLING
#4 FORD METER IDLER
1" x 1" x 3/4" BRASS TEE WITH 3/4" ARROWHEAD I-400 INVERTED NOSE BRASS HOSE BIB OR EQUAL
1" MUELLER B-25170 LOCKING BALL VALVE
PROPERTY LINE
1'-0"
CARSON 1220-12-4 UTILITY BOX
LOCATOR WIRE WRAP LOOSELY AROUND HOSE BIB 4 TIMES. STRIP 1" OFF OF END OF WIRE AND TURN END UP.
BACK OF WALK LINE
1" POLYETHYLENE SERVICE PIPE (SINGLE SERVICE)
BACK OF CURB LINE
LIP OF GUTTER
1" MUELLER H-15428 CTS COM x MIP W/ MUELLER INSERT LINER
LOCATOR WIRE
PVC IRRIGATION PIPE (SIZE VARIES)
DOUBLE STRAND SERVICE SADDLE RONNAC 202NS

IRRIGATION CONNECTION NOTES:

1" SINGLE SERVICE CONNECTION TO MAIN.

GENERAL:

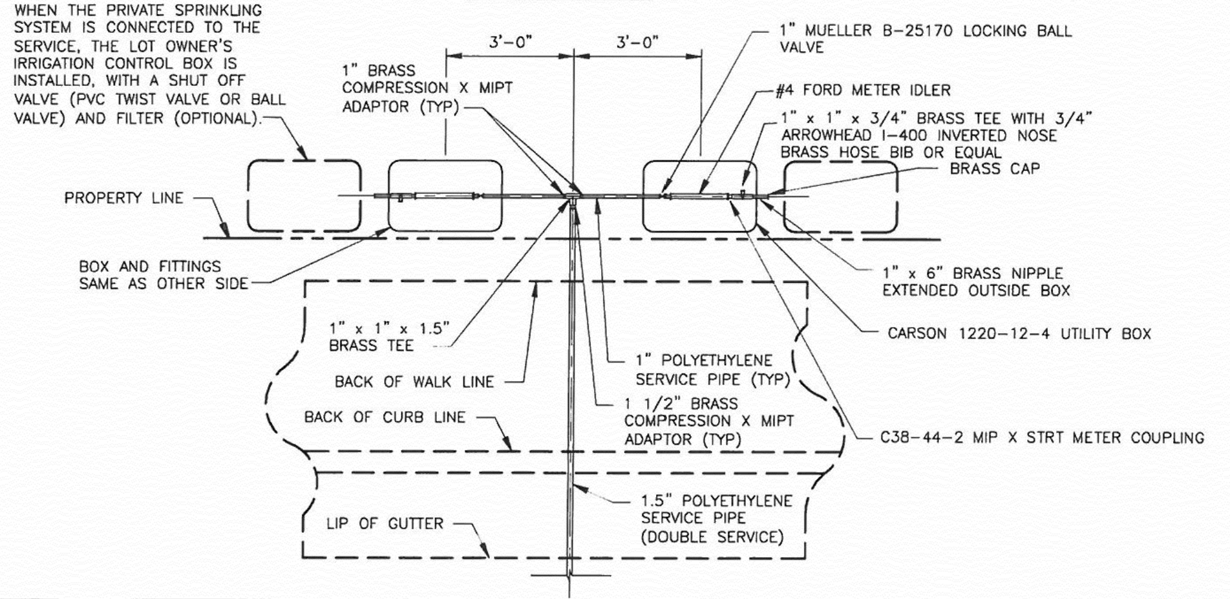
ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.

SERVICE LINE INSTALLATION AT AN EXISTING CURB GUTTER & SIDEWALK WITH A PLANTER STRIP SHALL HAVE THE UTILITY BOX LOCATED 1'-0" BEHIND THE SIDEWALK.

SERVICE LINE INSTALLATION AT EXISTING OR NEW MONOLITHIC CURB, GUTTER & SIDEWALK SHALL HAVE THE UTILITY BOX LOCATED 1'-0" BEHIND THE SIDEWALK.

SERVICE LINE INSTALLATION AT A LOCATION WITH NO CURB, GUTTER & SIDEWALK SHALL HAVE THE UTILITY BOX LOCATED 1'-0" BEHIND THE FUTURE SIDEWALK.

DOUBLE SERVICE


WHEN THE PRIVATE SPRINKLING SYSTEM IS CONNECTED TO THE SERVICE, THE LOT OWNER'S IRRIGATION CONTROL BOX IS INSTALLED, WITH A SHUT OFF VALVE (PVC TWIST VALVE OR BALL VALVE) AND FILTER (OPTIONAL).
3'-0"
3'-0"
1" BRASS COMPRESSION X MIPT ADAPTOR (TYP)
1" MUELLER B-25170 LOCKING BALL VALVE
#4 FORD METER IDLER
1" x 1" x 3/4" BRASS TEE WITH 3/4" ARROWHEAD I-400 INVERTED NOSE BRASS HOSE BIB OR EQUAL
BRASS CAP
PROPERTY LINE
BOX AND FITTINGS SAME AS OTHER SIDE
1" x 6" BRASS NIPPLE EXTENDED OUTSIDE BOX
CARSON 1220-12-4 UTILITY BOX
1" x 1" x 1.5" BRASS TEE
1" POLYETHYLENE SERVICE PIPE (TYP)
BACK OF WALK LINE
1 1/2" BRASS COMPRESSION X MIPT ADAPTOR (TYP)
BACK OF CURB LINE
C38-44-2 MIP X STRT METER COUPLING
1.5" POLYETHYLENE SERVICE PIPE (DOUBLE SERVICE)
LIP OF GUTTER

DRAWN:
REVISED: 11/2010
DATE:
SCALE:
HORROCKS ENGINEERS
ONE WEST MAIN
P.O. BOX 377
AMERICAN FORK
(801) 763-5100
AMERICAN FORK CITY
STANDARD DETAIL FOR
SINGLE/DOUBLE SERVICE CONNECTION FOR SECONDARY WATER
DRAWING NO.
15.5A

Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

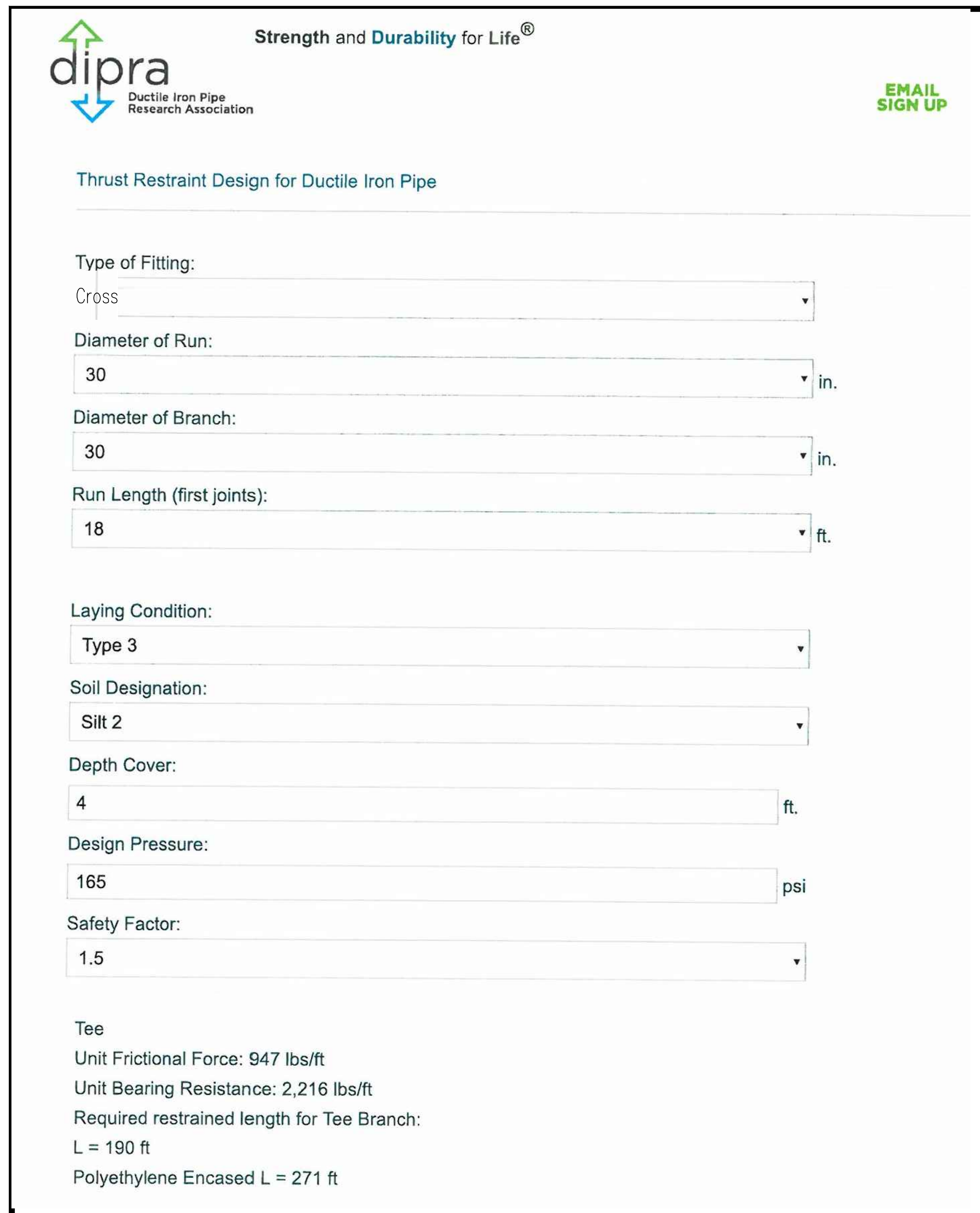
Detail Sheet

American Fork City
Utah

REVISIONS
1-31-2020

DATE
8-12-2019
SCALE
not to scale
BY
BHT
TRACING NO.
L - 14371

SHEET No.
C - 6.1


Strength and Durability for Life®

dipra Ductile Iron Pipe Research Association

EMAIL SIGN UP

Thrust Restraint Design for Ductile Iron Pipe

Type of Fitting:
Cross

Diameter of Run:
30 in.

Diameter of Branch:
30 in.

Run Length (first joints):
18 ft.

Laying Condition:
Type 3

Soil Designation:
Silt 2

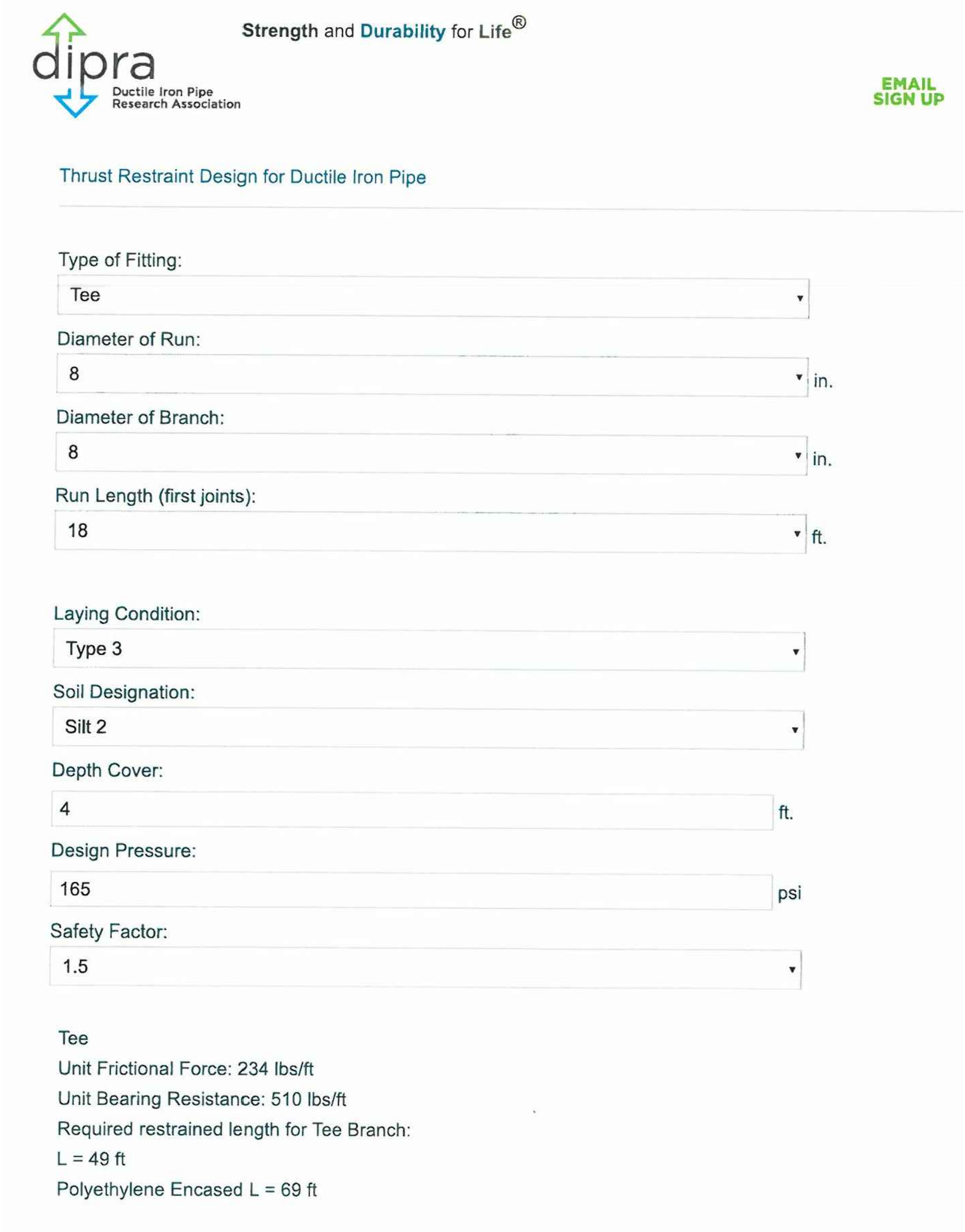
Depth Cover:
4 ft.

Design Pressure:
165 psi

Safety Factor:
1.5

Tee
Unit Frictional Force: 947 lbs/ft
Unit Bearing Resistance: 2,216 lbs/ft
Required restrained length for Tee Branch:
L = 190 ft
Polyethylene Encased L = 271 ft

Thrust Restraint Spec. 30" PI


Strength and Durability for Life®

dipra Ductile Iron Pipe Research Association

EMAIL SIGN UP

Thrust Restraint Design for Ductile Iron Pipe

Type of Fitting:
Tee

Diameter of Run:
8 in.

Diameter of Branch:
8 in.

Run Length (first joints):
18 ft.

Laying Condition:
Type 3

Soil Designation:
Silt 2

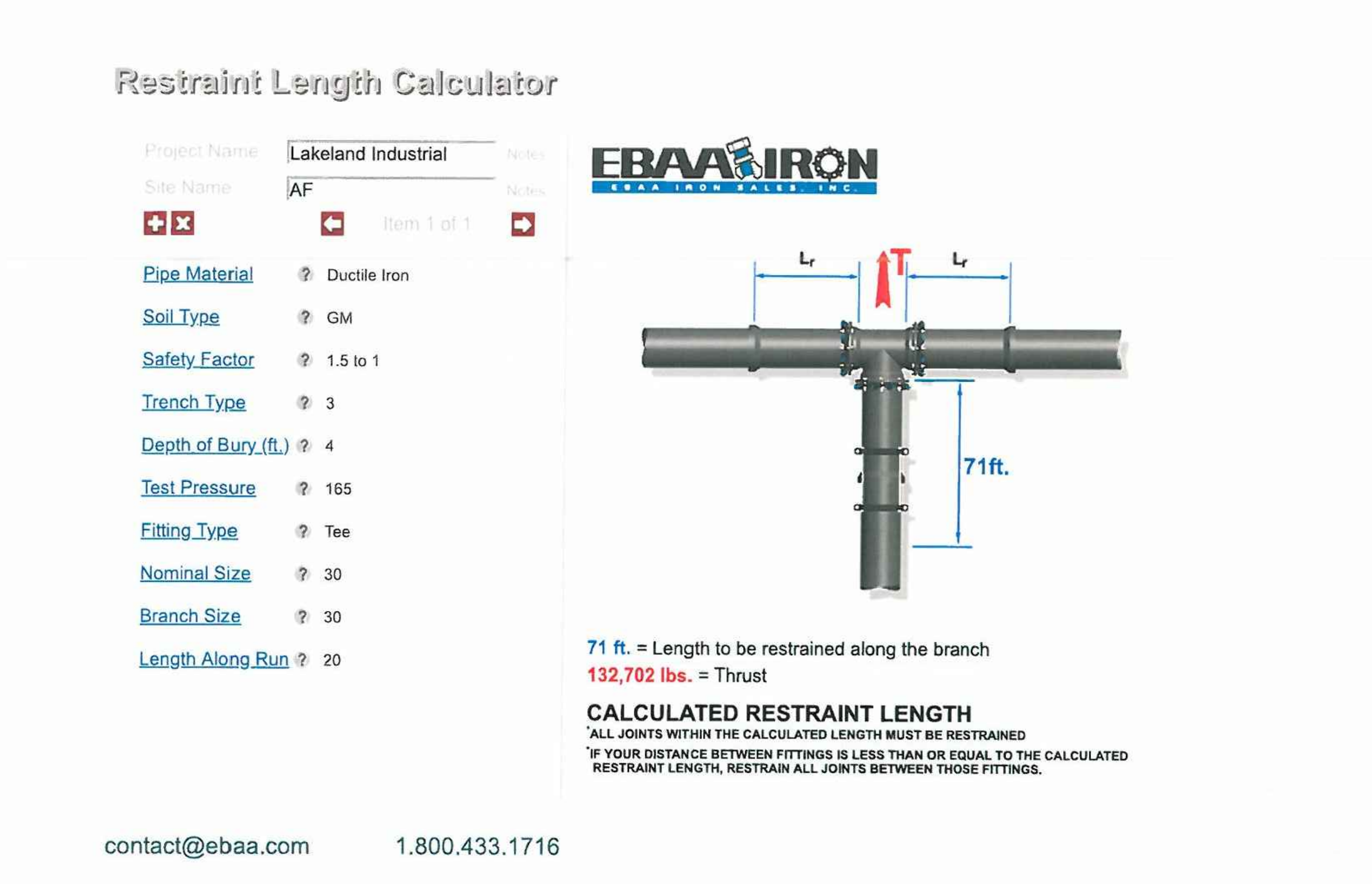
Depth Cover:
4 ft.

Design Pressure:
165 psi

Safety Factor:
1.5

Tee
Unit Frictional Force: 234 lbs/ft
Unit Bearing Resistance: 510 lbs/ft
Required restrained length for Tee Branch:
L = 49 ft
Polyethylene Encased L = 69 ft

Thrust Restraint Spec. 8" PI & Culinary


Restraint Length Calculator

Project Name	Lakeland Industrial
Site Name	AF

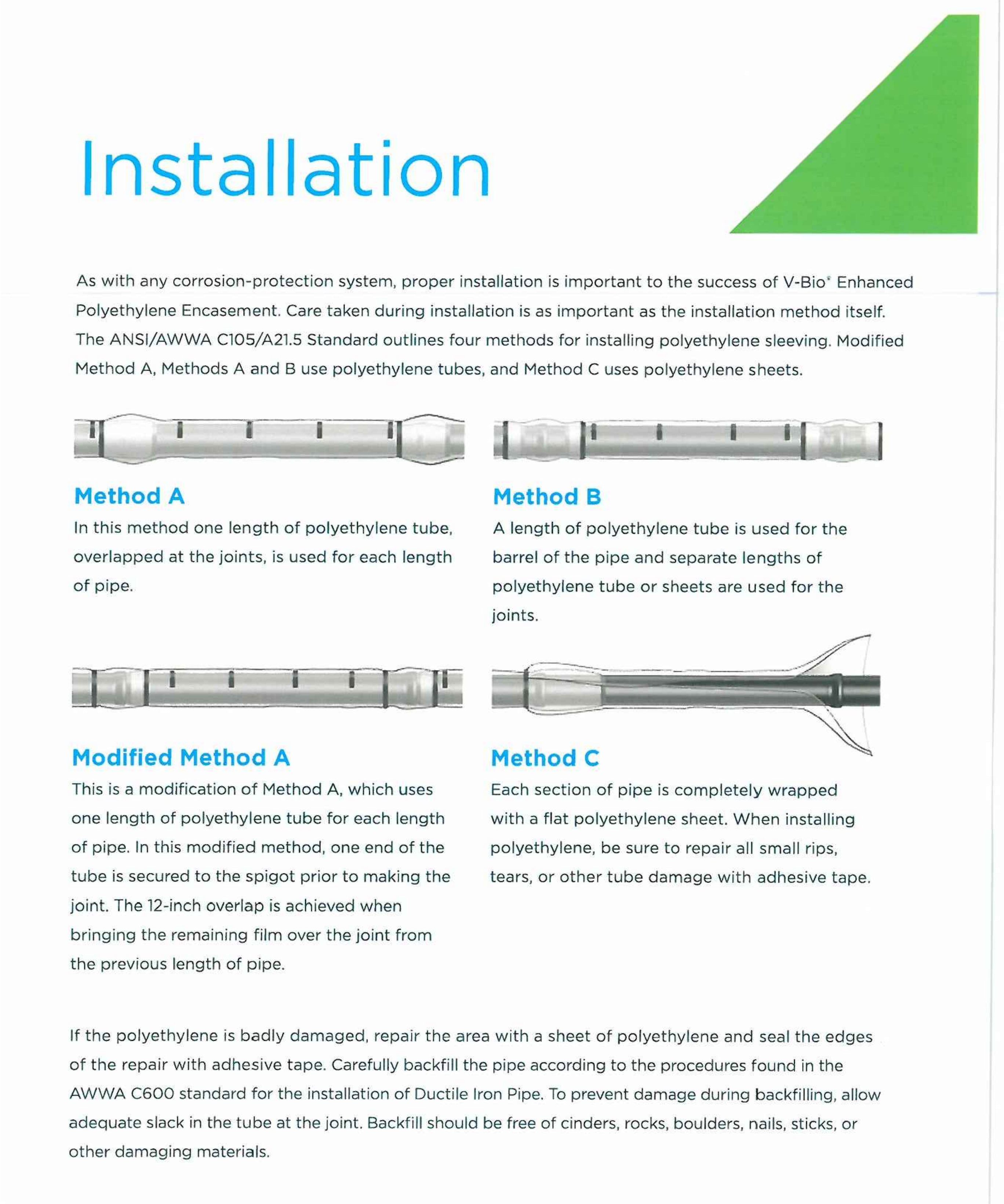
Item 1 of 1

Pipe Material	Ductile Iron
Soil Type	GM
Safety Factor	1.5 to 1
Trench Type	3
Depth of Bury (ft.)	4
Test Pressure	165
Fitting Type	Tee
Nominal Size	30
Branch Size	30
Length Along Run	20

71 ft. = Length to be restrained along the branch
132,702 lbs. = Thrust

CALCULATED RESTRAINT LENGTH
*ALL JOINTS WITHIN THE CALCULATED LENGTH MUST BE RESTRAINED
*IF YOUR DISTANCE BETWEEN FITTINGS IS LESS THAN OR EQUAL TO THE CALCULATED RESTRAINT LENGTH, RESTRAIN ALL JOINTS BETWEEN THOSE FITTINGS.

contact@ebaa.com 1.800.433.1716


Installation

As with any corrosion-protection system, proper installation is important to the success of V-Bio® Enhanced Polyethylene Encasement. Care taken during installation is as important as the installation method itself. The ANSI/AWWA C105/A21.5 Standard outlines four methods for installing polyethylene sleeving. Modified Method A, Methods A and B use polyethylene tubes, and Method C uses polyethylene sheets.

Method A
In this method one length of polyethylene tube, overlapped at the joints, is used for each length of pipe.

Method B
A length of polyethylene tube is used for the barrel of the pipe and separate lengths of polyethylene tube or sheets are used for the joints.

Modified Method A
This is a modification of Method A, which uses one length of polyethylene tube for each length of pipe. In this modified method, one end of the tube is secured to the spigot prior to making the joint. The 12-inch overlap is achieved when bringing the remaining film over the joint from the previous length of pipe.

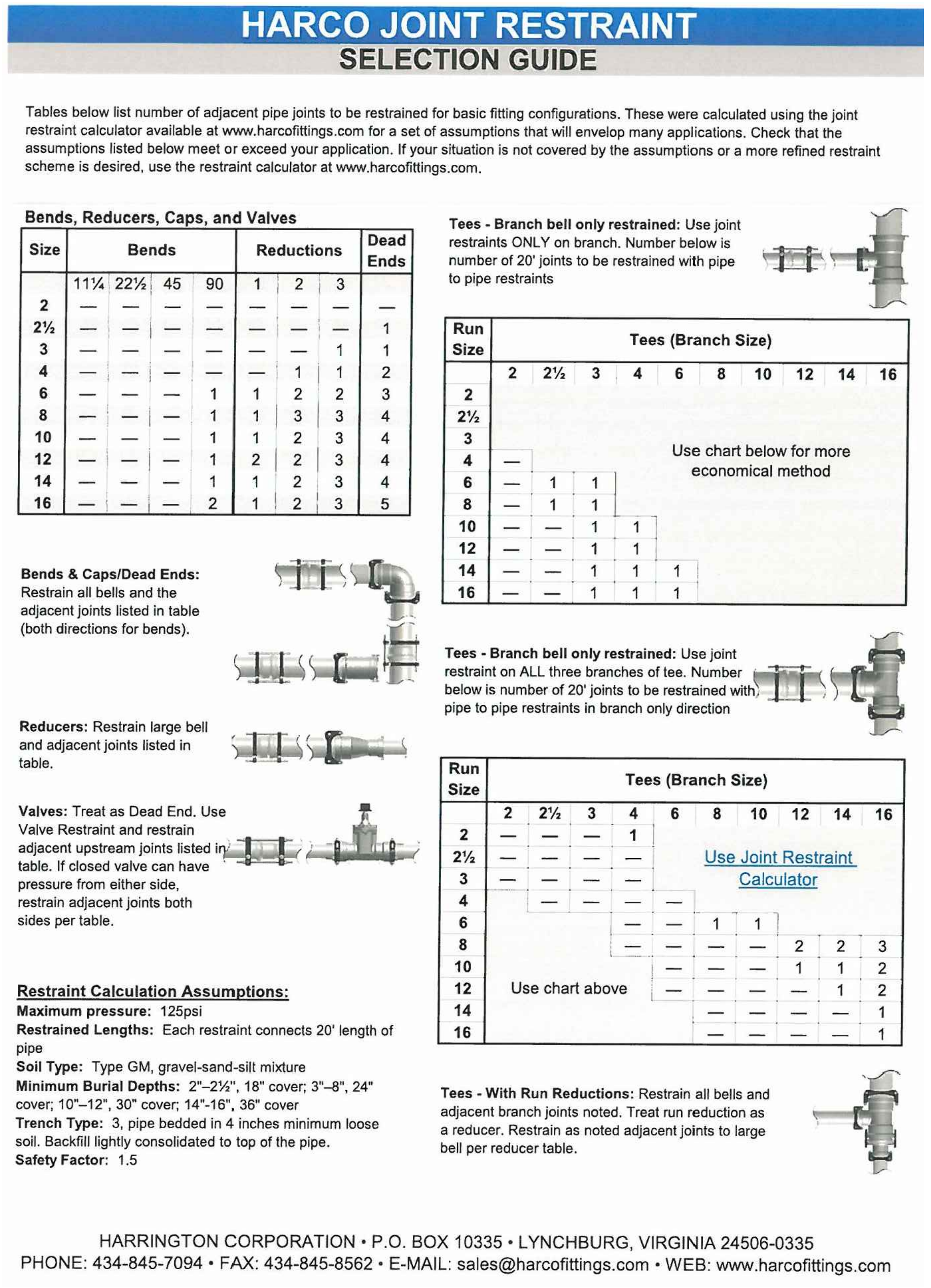
Method C
Each section of pipe is completely wrapped with a flat polyethylene sheet. When installing polyethylene, be sure to repair all small rips, tears, or other tube damage with adhesive tape.

If the polyethylene is badly damaged, repair the area with a sheet of polyethylene and seal the edges of the repair with adhesive tape. Carefully backfill the pipe according to the procedures found in the AWWA C600 standard for the installation of Ductile Iron Pipe. To prevent damage during backfilling, allow adequate slack in the tube at the joint. Backfill should be free of cinders, rocks, boulders, nails, sticks, or other damaging materials.

V -Bio Encasement Detail

Note:
30" PI Ductile Iron with cathodic protection and V-Bio Wrap. All joints will be mechanical joints w/ appropriate type and connections.

Note:
No thrust blocks will be allowed in this location. Mechanical restraint joints are required at all joint/fittings where a thrust block would normally be installed for culinary and PI systems.


HARCO JOINT RESTRAINT
SELECTION GUIDE

Tables below list number of adjacent pipe joints to be restrained for basic fitting configurations. These were calculated using the joint restraint calculator available at www.harcofittings.com for a set of assumptions that will envelop many applications. Check that the assumptions listed below meet or exceed your application. If your situation is not covered by the assumptions or a more refined restraint scheme is desired, use the restraint calculator at www.harcofittings.com.

Bends, Reducers, Caps, and Valves

Size	Bends				Reductions			Dead Ends
	11¼	22½	45	90	1	2	3	
2	—	—	—	—	—	—	—	—
2½	—	—	—	—	—	—	—	1
3	—	—	—	—	—	—	1	1
4	—	—	—	—	—	1	1	2
6	—	—	—	1	1	2	2	3
8	—	—	—	1	1	3	3	4
10	—	—	—	1	1	2	3	4
12	—	—	—	1	2	2	3	4
14	—	—	—	1	1	2	3	4
16	—	—	—	2	1	2	3	5

Tees - Branch bell only restrained: Use joint restraints ONLY on branch. Number below is number of 20' joints to be restrained with pipe to pipe restraints

Run Size	Tees (Branch Size)									
	2	2½	3	4	6	8	10	12	14	16
2										
2½										
3										
4	—				Use chart below for more economical method					
6	—	1	1							
8	—	1	1							
10	—	—	1	1						
12	—	—	1	1						
14	—	—	1	1	1					
16	—	—	1	1	1					

Bends & Caps/Dead Ends: Restrain all bells and the adjacent joints listed in table (both directions for bends).

Reducers: Restrain large bell and adjacent joints listed in table.

Valves: Treat as Dead End. Use Valve Restraint and restrain adjacent upstream joints listed in table. If closed valve can have pressure from either side, restrain adjacent joints both sides per table.

Tees - Branch bell only restrained: Use joint restraint on ALL three branches of tee. Number below is number of 20' joints to be restrained with pipe to pipe restraints in branch only direction

Run Size	Tees (Branch Size)									
	2	2½	3	4	6	8	10	12	14	16
2	—	—	—	1	Use Joint Restraint Calculator					
2½	—	—	—	—						
3	—	—	—	—						
4		—	—	—	—					
6				—	—	1	1			
8				—	—	—	—	2	2	3
10					—	—	—	1	1	2
12	Use chart above				—	—	—	—	1	2
14						—	—	—	—	1
16						—	—	—	—	1

Restraint Calculation Assumptions:
Maximum pressure: 125psi
Restrained Lengths: Each restraint connects 20' length of pipe
Soil Type: Type GM, gravel-sand-silt mixture
Minimum Burial Depths: 2"–2½", 18" cover; 3"–8", 24" cover; 10"–12", 30" cover; 14"-16", 36" cover
Trench Type: 3, pipe bedded in 4 inches minimum loose soil. Backfill lightly consolidated to top of the pipe.
Safety Factor: 1.5

Tees - With Run Reductions: Restrain all bells and adjacent branch joints noted. Treat run reduction as a reducer. Restrain as noted adjacent joints to large bell per reducer table.

HARRINGTON CORPORATION • P.O. BOX 10335 • LYNCHBURG, VIRGINIA 24506-0335
PHONE: 434-845-7094 • FAX: 434-845-8562 • E-MAIL: sales@harcofittings.com • WEB: www.harcofittings.com

Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

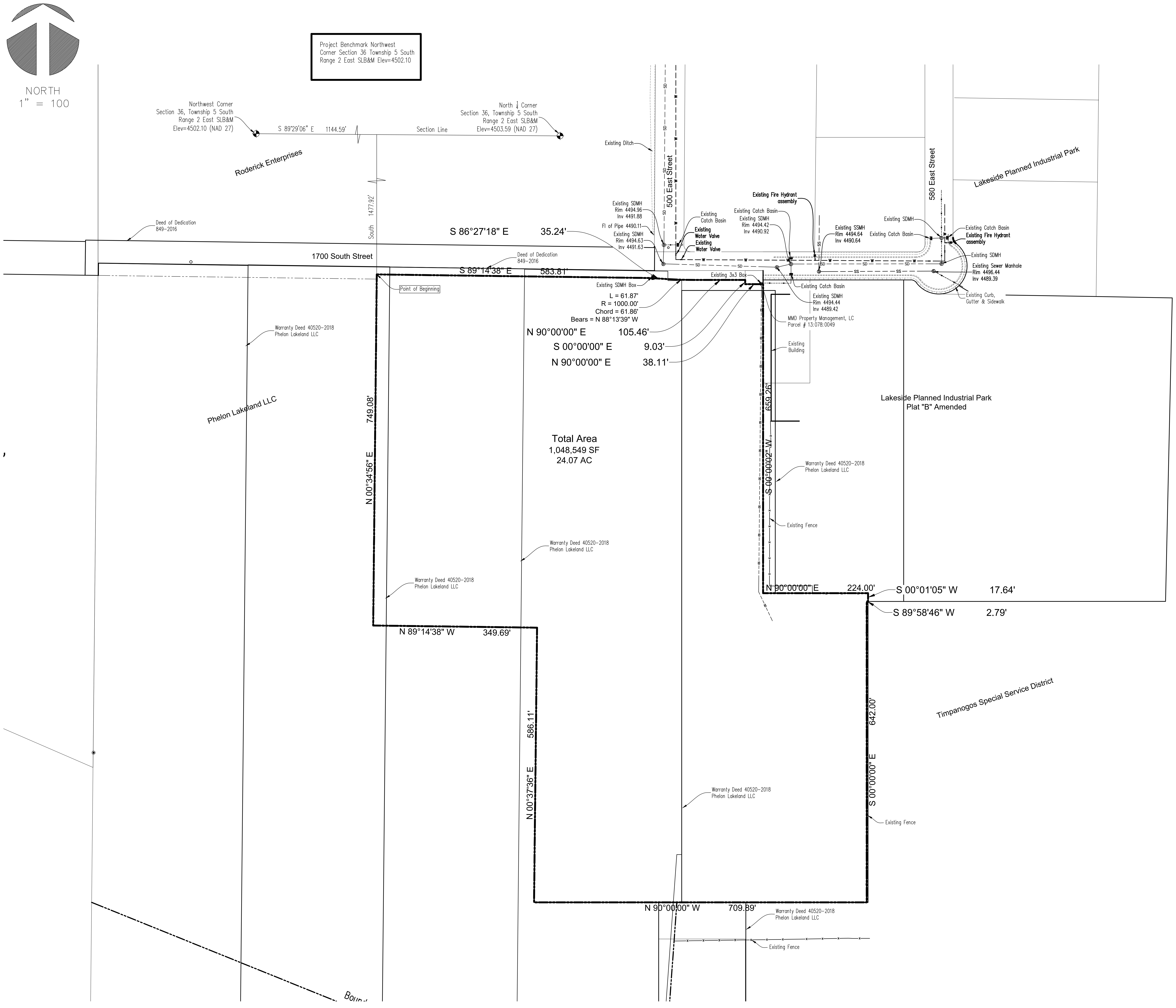
Detail Sheet

American Fork City
Utah

REVISIONS
1-31-2020

DATE	8-12-2019
SCALE	not to scale
BY	BHT
TRACING NO.	L - 14371

SHEET No.
C - 6.2


NORTH
1" = 100
Project Benchmark Northwest Corner Section 36 Township 5 South Range 2 East SLB&M Elev=4502.10
Northwest Corner Section 36, Township 5 South Range 2 East SLB&M Elev=4502.10 (NAD 27)
S 89°29'06" E 1144.59'
Section Line
North ¼ Corner Section 36, Township 5 South Range 2 East SLB&M Elev=4503.59 (NAD 27)
Roderick Enterprises
South 1477.92'
Deed of Dedication 849-2016
1700 South Street
S 86°27'18" E 35.24'
Deed of Dedication 849-2016
S 89°14'38" E 583.81'
Point of Beginning
Existing Ditch
500 East Street
Existing SDMH Rim 4494.96 Inv 4491.88
Fl of Pipe 4490.11
Existing SDMH Rim 4494.63 Inv 4491.63
Existing Catch Basin
Existing Water Valve
Existing Water Valve
Existing Fire Hydrant assembly
Existing Catch Basin
Existing SDMH Rim 4494.42 Inv 4490.92
Existing SSMH Rim 4494.64 Inv 4490.64
Existing SDMH
Existing Catch Basin
580 East Street
Lakeside Planned Industrial Park
Existing Catch Basin
Existing Fire Hydrant assembly
Existing SDMH
Existing Sewer Manhole Rim 4496.44 Inv 4489.39
Existing Curb, Gutter & Sidewalk
Existing SDMH Box
Existing 3x3 Box
Existing Catch Basin
Existing SDMH Rim 4494.44 Inv 4489.42
L = 61.87'
R = 1000.00'
Chord = 61.86'
Bears = N 88°13'39" W
N 90°00'00" E 105.46'
S 00°00'00" E 9.03'
N 90°00'00" E 38.11'
MMD Property Management, LC Parcel # 13:078:0049
Existing Building
Warranty Deed 40520-2018 Phelon Lakeland LLC
Phelon Lakeland LLC
749.08'
N 00°34'56" E
Total Area
1,048,549 SF
24.07 AC
659.26'
S 00°00'02" W
Lakeside Planned Industrial Park
Plat "B" Amended
Warranty Deed 40520-2018 Phelon Lakeland LLC
Existing Fence
Warranty Deed 40520-2018 Phelon Lakeland LLC
Warranty Deed 40520-2018 Phelon Lakeland LLC
N 90°00'00" E 224.00'
S 00°01'05" W 17.64'
S 89°58'46" W 2.79'
N 89°14'38" W 349.69'
Timpanogos Special Service District
586.11'
N 00°37'36" E
642.00'
S 00°00'00" E
Warranty Deed 40520-2018 Phelon Lakeland LLC
Existing Fence
N 90°00'00" W 709.89'
Warranty Deed 40520-2018 Phelon Lakeland LLC
Existing Fence
Bound

SURVEY DESCRIPTION

Commencing at a point located South 89°29'06" East along the Section line 1144.59 feet and South 1477.92 feet from the Northwest corner of Section 36, Township 5 South Range 2 East, Salt Lake Base and Meridian; thence South 89°14'38" East 583.81 feet; thence South 86°27'18" East 35.24 feet; thence along the arc of a 1000 foot radius curve to the left 61.86 feet, (chord bears South 88°13'39" East 61.86 feet); thence East 105.46 feet; thence South 9.03 feet; thence East 38.11 feet; thence South 00°00'02" West 659.26 feet; thence East 224.00 feet; thence South 00°01'05" West 17.64 feet; thence South 89°58'46" West 2.79 feet; thence South 642.00 feet; thence West 709.89 feet; thence North 00°37'36" East 586.11 feet; thence North 89°14'38" West 349.69 feet; thence North 00°34'56" East 749.08 feet to the point of beginning.

AREA=1,048,489 sq. ft. or 24.07 acres
Datum = NAD 83

SURVEYOR'S CERTIFICATE

This survey is made for the benefit of: PHELON LAKELAND, LLC and FIRST AMERICAN TITLE INSURANCE COMPANY, together with its successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 13, 14, 16, 18, 19, and 20 of Table A thereof.

Date of Plat or Map: August 12, 2019

____
Roger D. Dudley, PLS #147089

SURVEYORS NOTES

1. This survey is referenced to a title commitment by First American Title Insurance Company, Order No. 395-5932667 dated August 14, 2018.

2. The boundary is marked with an iron pin with a yellow plastic cap – Identification No. PLS 147089, or PK nail in asphalt.

3. The address of the property is 485 East 1700 South American Fork, Utah.

4. Said described property is located within an area having a Zone Designation "A-4" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 495517-0120-A, with a date of identification of October 15, 1982, for Community Number495517, in Utah County, State of Utah which is the current Flood Insurance Rate Map for the community in which said property is situated.

5. The gross land area is 1,041,458 sq. ft. or 23.91 acres.

6. The current zoning classification is I-1 (Industrial).

7. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.

8. There are no observed wetland areas except as noted.

9. There is no evidence of recent earthwork on the subject site except clearing and grubbing.

EXCEPTIONS

Exceptions 1 – 15. Not survey related and not shown.

Exceptions 16-19. Grant of right-of-way dated July 3, 1899 is blanket in nature and cannot be shown as to location.

Exceptions 20-23. Not survey related and not shown.

Exceptions 24-28. Cannot be shown as described.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Phelon Lakeland LLC
ALTA / NSPS Land Title Survey
American Fork City
Utah

Revisions

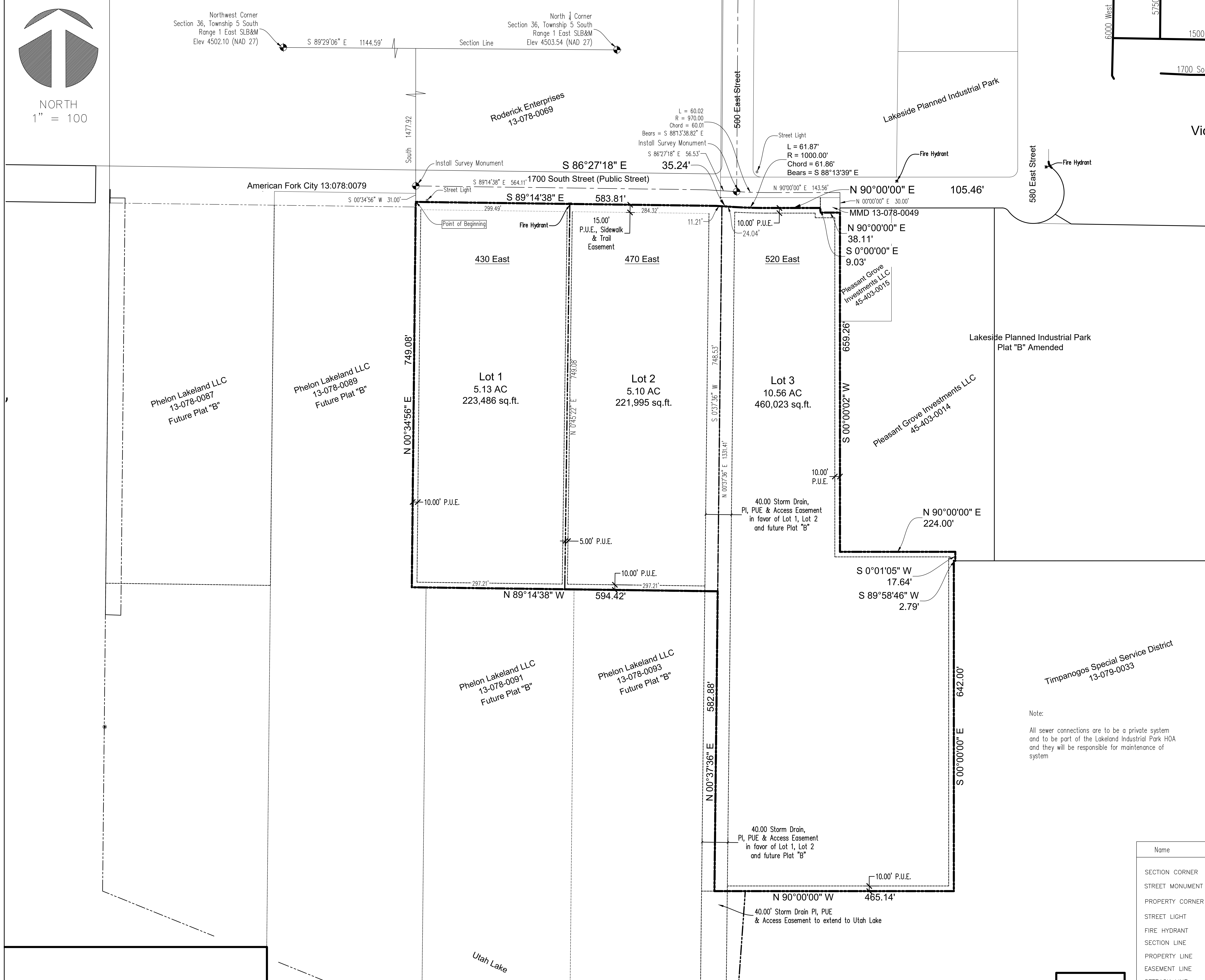
Date
8-12-2019
Scale
1"=100'
By
BHT
Tracing No.
L - 14371

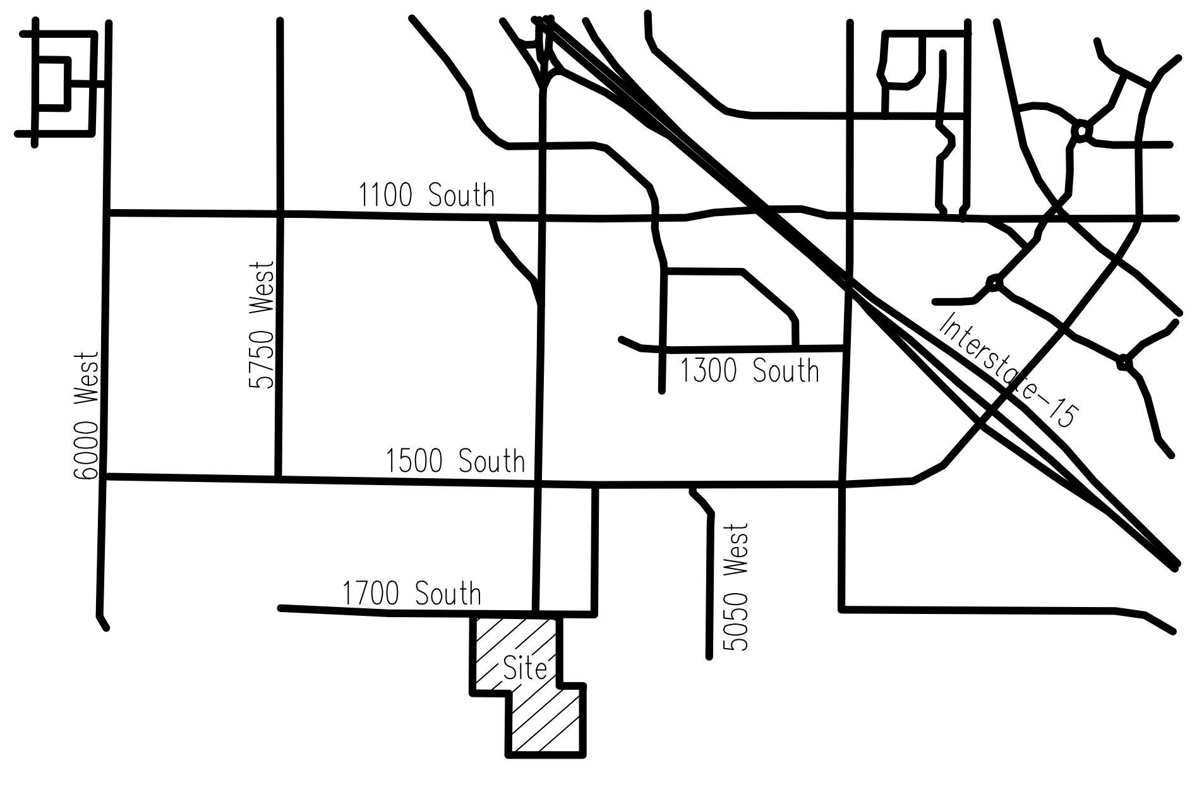
Sheet No.
C - 7

A Subdivision in American Fork City

Lakeland Industrial Park

A Subdivision located in the Northwest 1/4 of Section 36,
Township 5 South Range 1 East SLB&M
American Fork City, Utah County, Utah, Zone I-1 (Industrial)





Vicinity Map

Note:

All sewer connections are to be a private system and to be part of the Lakeland Industrial Park HOA and they will be responsible for maintenance of system

Notes:
Lowest floor slab elevation must be a minimum of 3 feet above water level measured during Spring Season.

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.

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.

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

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

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

Legend

Name	Symbol
SECTION CORNER	⊕
STREET MONUMENT	▣
PROPERTY CORNER	○
STREET LIGHT	☼
FIRE HYDRANT	HYD
SECTION LINE	─╲╱─
PROPERTY LINE	━━━━
EASEMENT LINE	— — — —
SETBACK LINE	——— ———

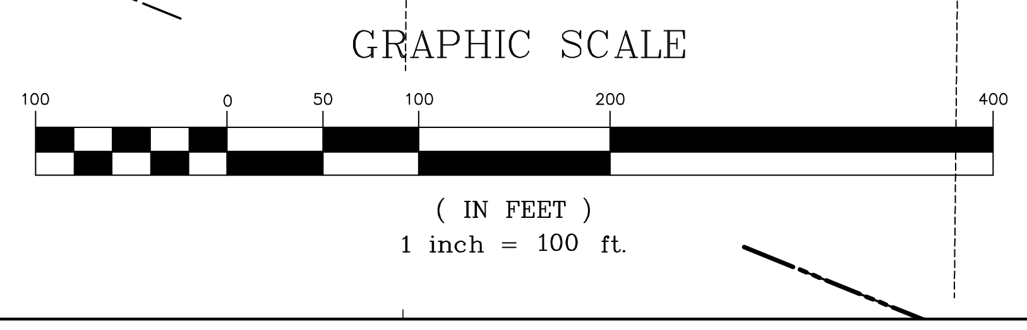
Zone
I-1 Industrial

Fema Flood Plane Info
Zone X
Panel # 4955170120 B
November 1980

Sewer & Water Authority
AF Public Works

Approved ____ Date

Prepared By:
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252
Fax 801-224-1264



Surveyor's Certificate

I, Roger D. Dudley do hereby certify that I am a Professional Land Surveyor and I hold License #147089 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated 1953 Amended. I further certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and have placed monuments as represented hereon.

Boundary Description

Commencing at a point located South 89°29'06" East along the Section line 1144.59 feet and South 1477.92 feet from the Northwest corner of Section 36, Township 5 South Range 1 East, Salt Lake Base and Meridian; thence South 89°14'38" East 583.81 feet; thence South 86°27'18" East 35.24 feet; thence along the arc of a 1000 foot radius curve to the left 61.87 feet, (chord bears South 88°13'39" East 61.86 feet); thence East 105.46 feet; thence South 9.03 feet; thence East 38.11 feet; thence South 00°00'02" West 659.26 feet; thence East 224.00 feet; thence South 00°01'05" West 17.64 feet; thence South 89°58'46" West 2.79 feet; thence South 642.00 feet; thence West 465.14 feet; thence North 00°37'36" East 582.88 feet; thence North 89°14'38" West 594.42 feet; thence North 00°34'56" East 749.08 feet to the point of beginning.

AREA=905,504 sq. ft. or 20.78 acres

Basis of Bearing = South 89°29'06" East along the Section line
Lots created =3 Lots

Date

Surveyor
(See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this _____ day of ______________, A.D. 20___.

by: ______________ by: ______________

Acknowledgement

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

On the ____ day of _________, A.D. 20___, personally appeared before me the signers of the foregoing Owner's Dedication who duly acknowledged to me that they did execute the same.

My Commission Expires ______________ ______________
NOTARY PUBLIC
(See Seal Below)

Acceptance by the City of American Fork

Approved this _____ day of ________________, A,D, 20___, by American Fork City, approves this subdivision and hereby accepts the dedication of streets, easements and other parcels of land intended for public purposes for the perpetual use of the public. The city recognizes that this plat clarifies ownership of property with the dedication shown hereon this_____day of ______________, A.D. 20___.

APPROVED ______________ Mayor
______________ City Council Member
______________ City Council Member
______________ City Council Member
______________ City Council Member
______________ City Council Member

APPROVED ______________ CITY ENGINEER
ATTEST______________ AMERICAN FORK CITY RECORDER

Planning Commission Approval

Approved this ____ day of ___________ , 20___, by the American Fork City Planning Commission.

______________ Planner
______________ Chairman, Planning Commission

Plat " A "

Lakeland Industrial Park

American Fork City, ______ Subdivision ______ Utah County, Utah
Scale: 1" = 100 Feet

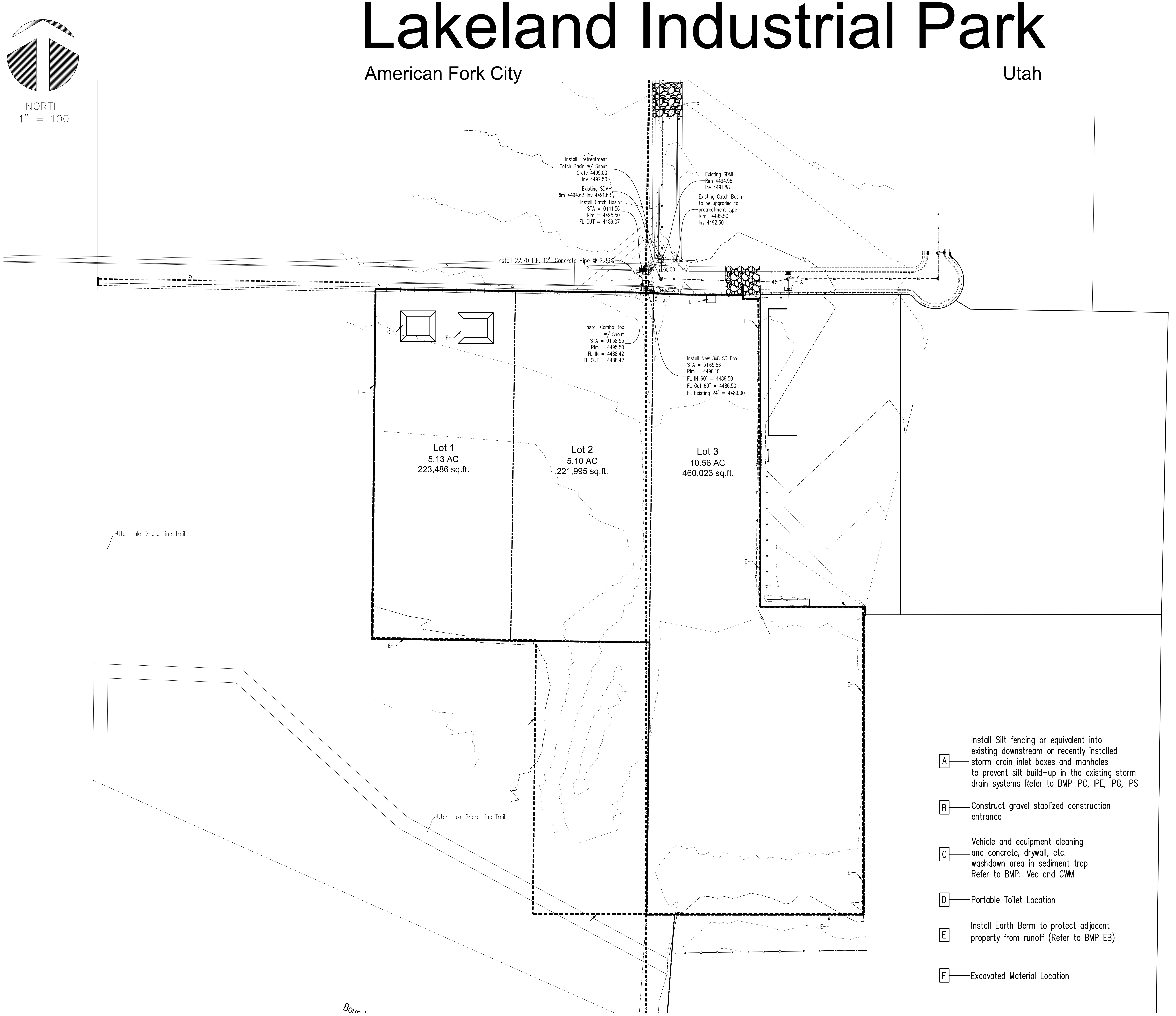
SURVEYOR'S SEAL

CITY-ENGINEER SEAL

CLERK-RECORDER SEAL

Lakeland Industrial Park

American Fork City Utah


NORTH
1" = 100
Install Pretreatment Catch Basin w/ Snout Grate 4495.00 Inv 4492.50
Existing SDMH Rim 4494.63 Inv 4491.63
Install Catch Basin STA = 0+11.56 Rim = 4495.50 FL OUT = 4489.07
Existing SDMH Rim 4494.96 Inv 4491.88
Existing Catch Basin to be upgraded to pretreatment type Rim 4495.50 Inv 4492.50
Install 22.70 L.F. 12" Concrete Pipe @ 2.86%
0+00.00
0+43.37
Install Combo Box w/ Snout STA = 0+38.55 Rim = 4495.50 FL IN = 4488.42 FL OUT = 4488.42
Install New 8x8 SD Box STA = 3+65.86 Rim = 4496.10 FL IN 60" = 4486.50 FL Out 60" = 4486.50 FL Existing 24" = 4489.00
Lot 1
5.13 AC
223,486 sq.ft.
Lot 2
5.10 AC
221,995 sq.ft.
Lot 3
10.56 AC
460,023 sq.ft.
Utah Lake Shore Line Trail
Utah Lake Shore Line Trail
A
B
C
D
E
F
SD
Boun

A	Install Silt fencing or equivalent into existing downstream or recently installed storm drain inlet boxes and manholes to prevent silt build-up in the existing storm drain systems Refer to BMP IPC, IPE, IPG, IPS
B	Construct gravel stablized construction entrance
C	Vehicle and equipment cleaning and concrete, drywall, etc. washdown area in sediment trap Refer to BMP: Vec and CWM
D	Portable Toilet Location
E	Install Earth Berm to protect adjacent property from runoff (Refer to BMP EB)
F	Excavated Material Location

NOTES:

This plan is to be used to control storm water runoff and reduce pollutants in storm water runoff until construction is complete and the subject site is in operation.

THE FOLLOWING BEST MANAGEMENT PRACTICES (BMP'S) ARE TO BE USED AS A PART OF THE CONSTRUCTION SITE STORM WATER MANAGEMENT PLAN FOR THIS SITE

1. Contaminated or Erodible Surface Areas (CESA) Prevent the discharge, pollutants, and storm water from contaminated or erodible surface areas by maintaining undisturbed site until construction of Phase II is completed.

2. Dust Controls (DC) Dust control measures including vegetation, seeding, etc. to stabilize site from wind erosion and reduce dust until site is completely developed.

3. Detention/Infiltration Device Maintenance (DIDM) Detention basin and accompanying facilities will be regularly maintained and corrected to promote effective storm drain pollutant removal for pond, piping, and boxes.

4. Material Storage (MS) Any hazardous, toxic, or chemical substances will be stored and controlled inside building areas. No control substances will be discharged into storm water or sewage systems.

5. Portable Toilets (PT) Temporary on site sanitary facilities will be furnished and maintained during all construction activity until on site facilities are constructed and usable.

6. Stabilized Construction Entrance and Wash Area (SCEWA) A stabilized pad of crushed stone located at the construction entrance as shown will be provided and maintained during all construction activities.

7. Spill Cleanup (SCU) All on site materials used in construction will be maintained on site to prevent harmful materials from entering off site receiving waters.

8. Silt Fencing (SF) placed on the perimeter of the project where there is potential runoff from site to adjacent streets, or properties.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

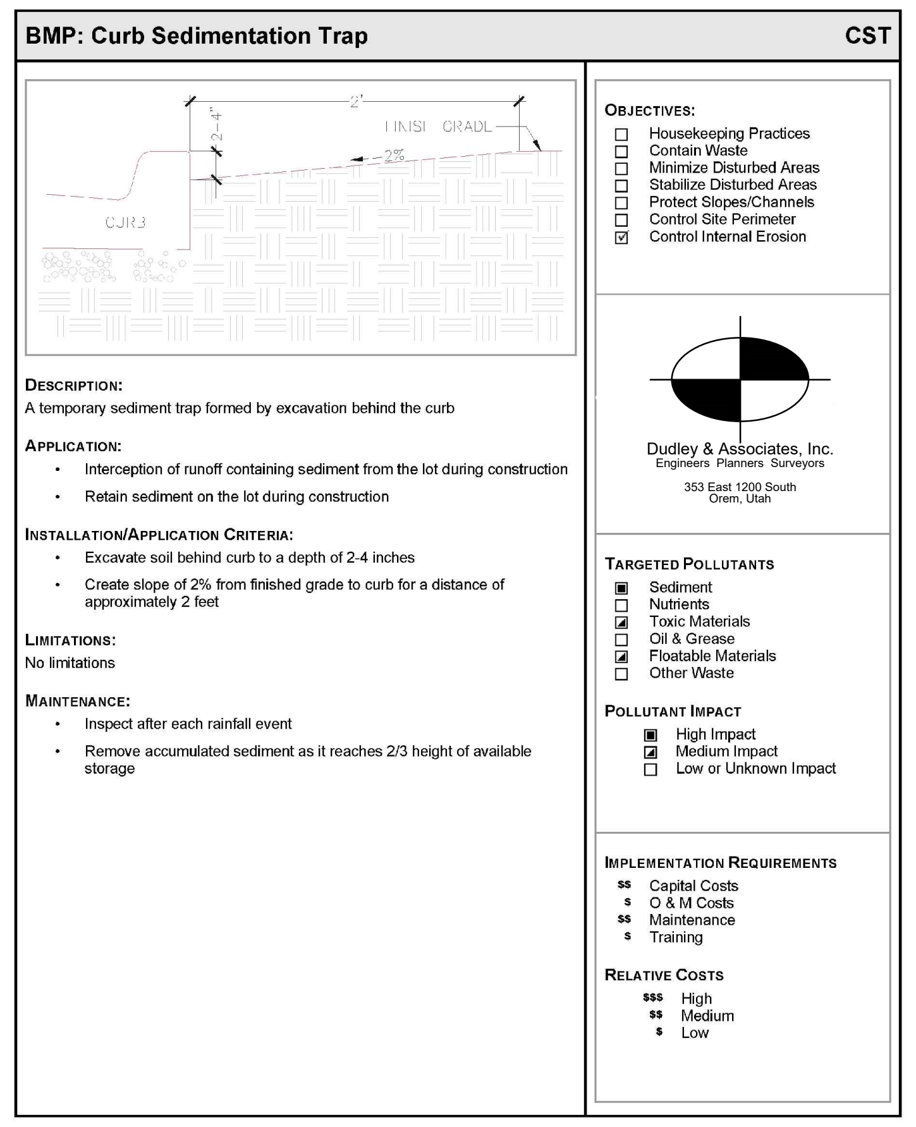
Lakeland Industrial Park
Erosion Control Plan
American Fork City
Utah

Revisions
1-31-2020

Date	8-12-2018
Scale	1"=100'
By	BHT
Tracing No.	L - 14371

Sheet No.
C - 9

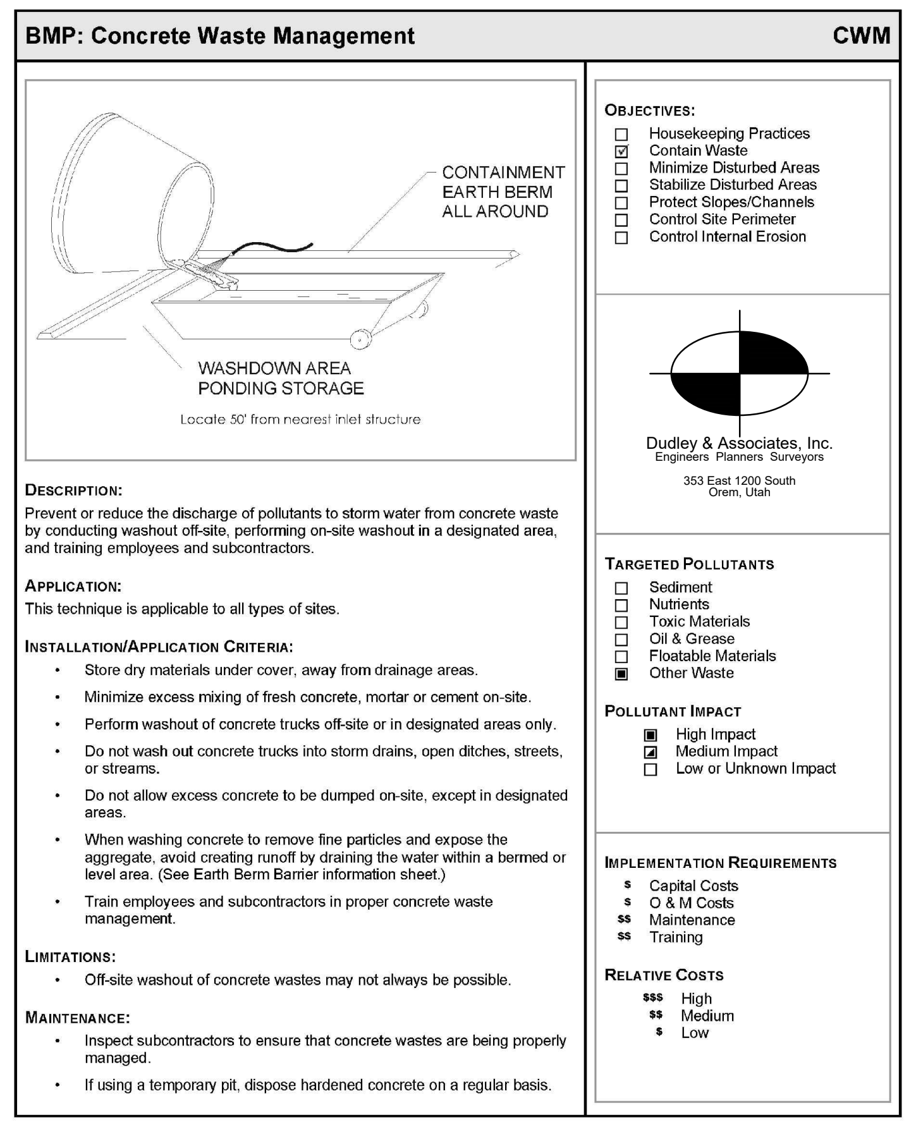
BMP: Curb Sedimentation Trap CST



Adapted from Salt Lake County BMP Manual and Paradigm Engineering BMP Fact Sheet (Curb Back Curb)

Stormwater Discharge management from Construction Activities 2005

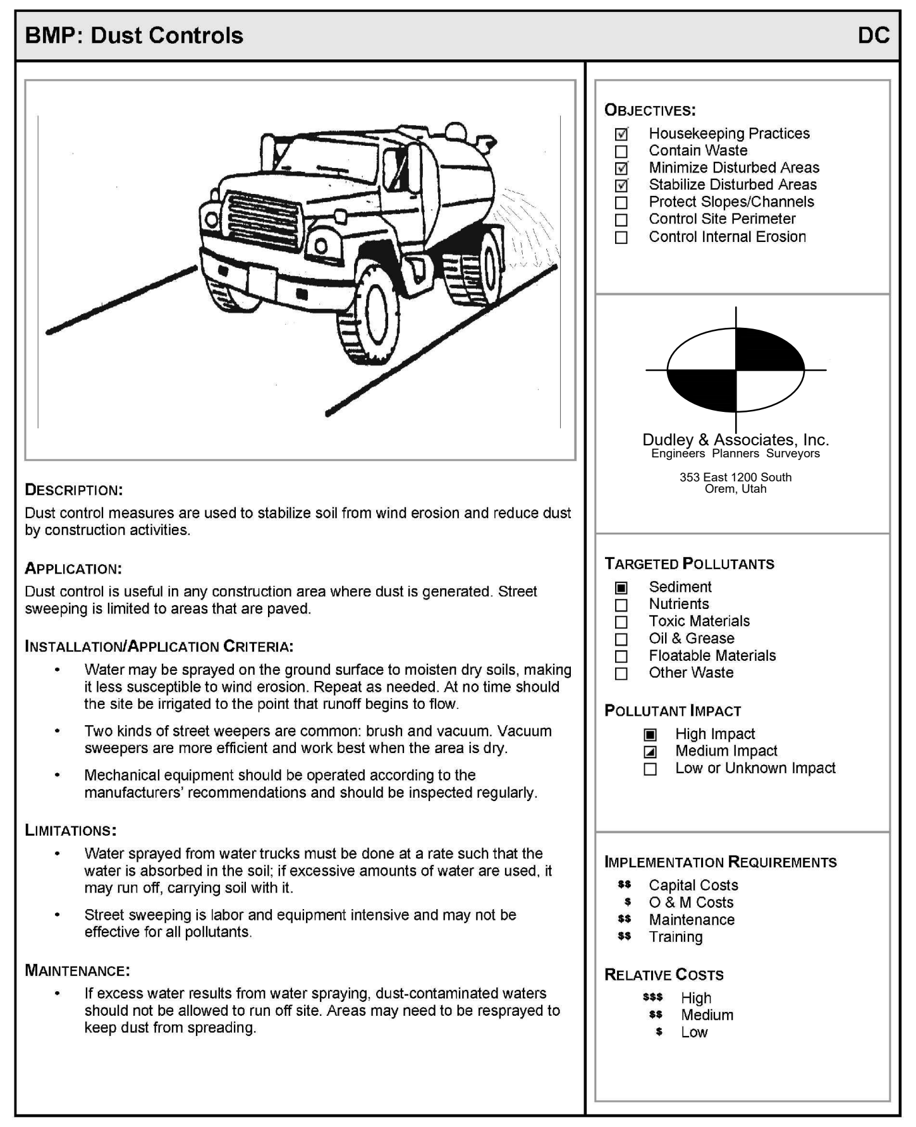
BMP: Concrete Waste Management CWM



Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

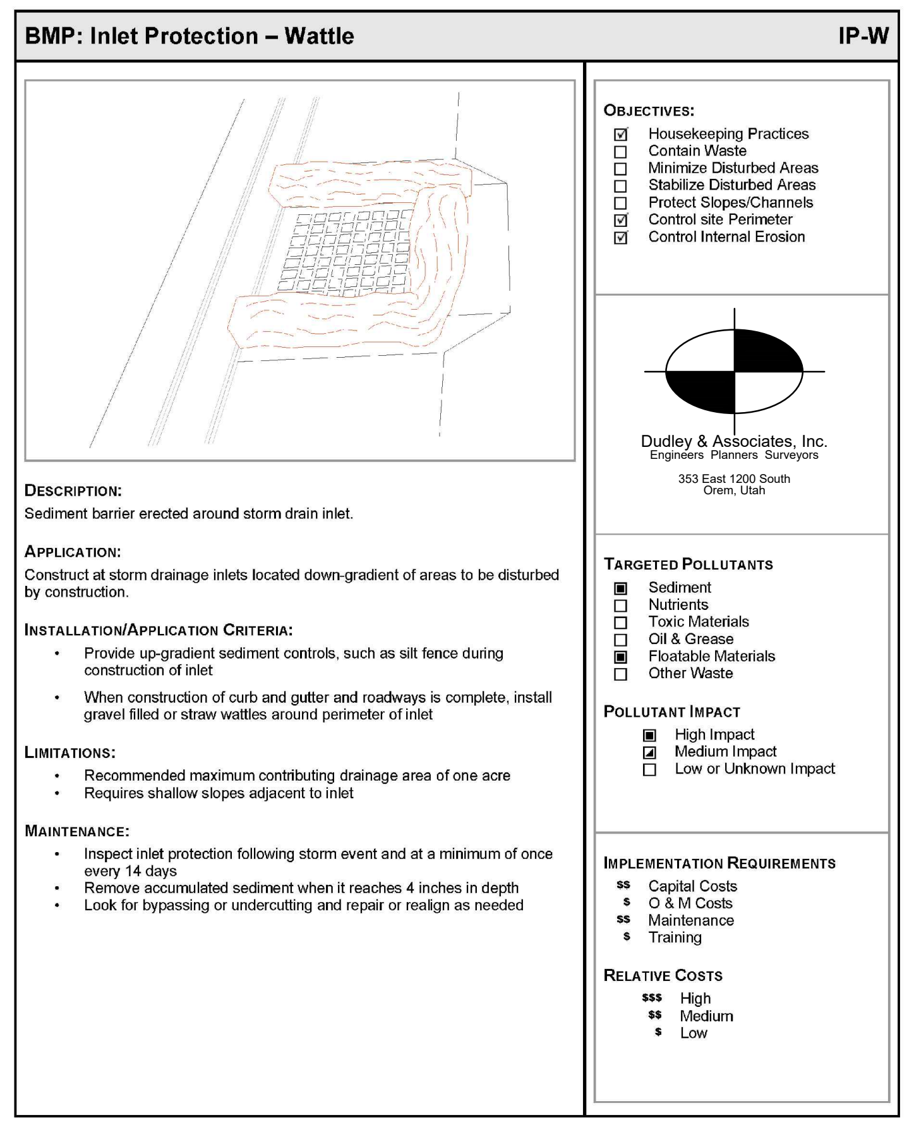
BMP: Dust Controls DC



Adapted from Pleasant Grove City Stormwater Technical Manual and Best Management Practices

Stormwater Discharge management from Construction Activities 2005

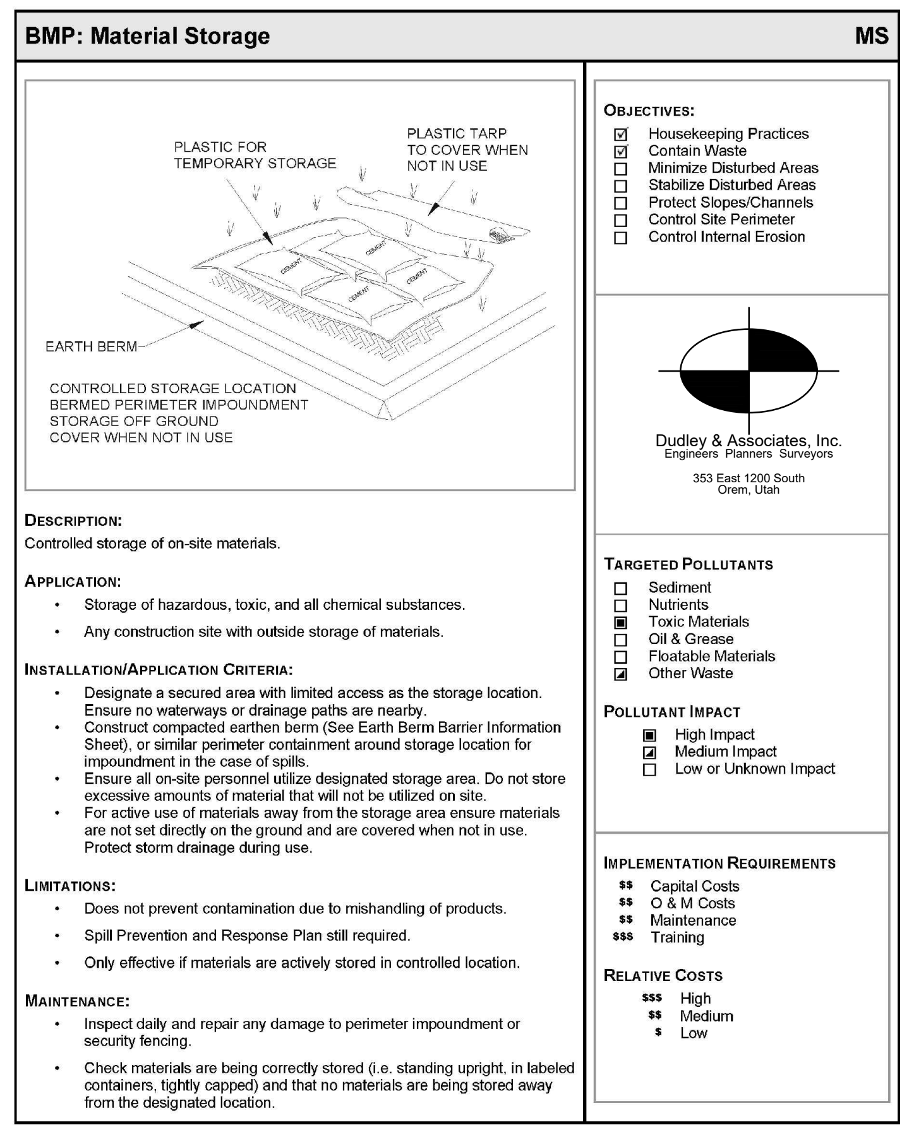
BMP: Inlet Protection – Wattle IP-W



Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

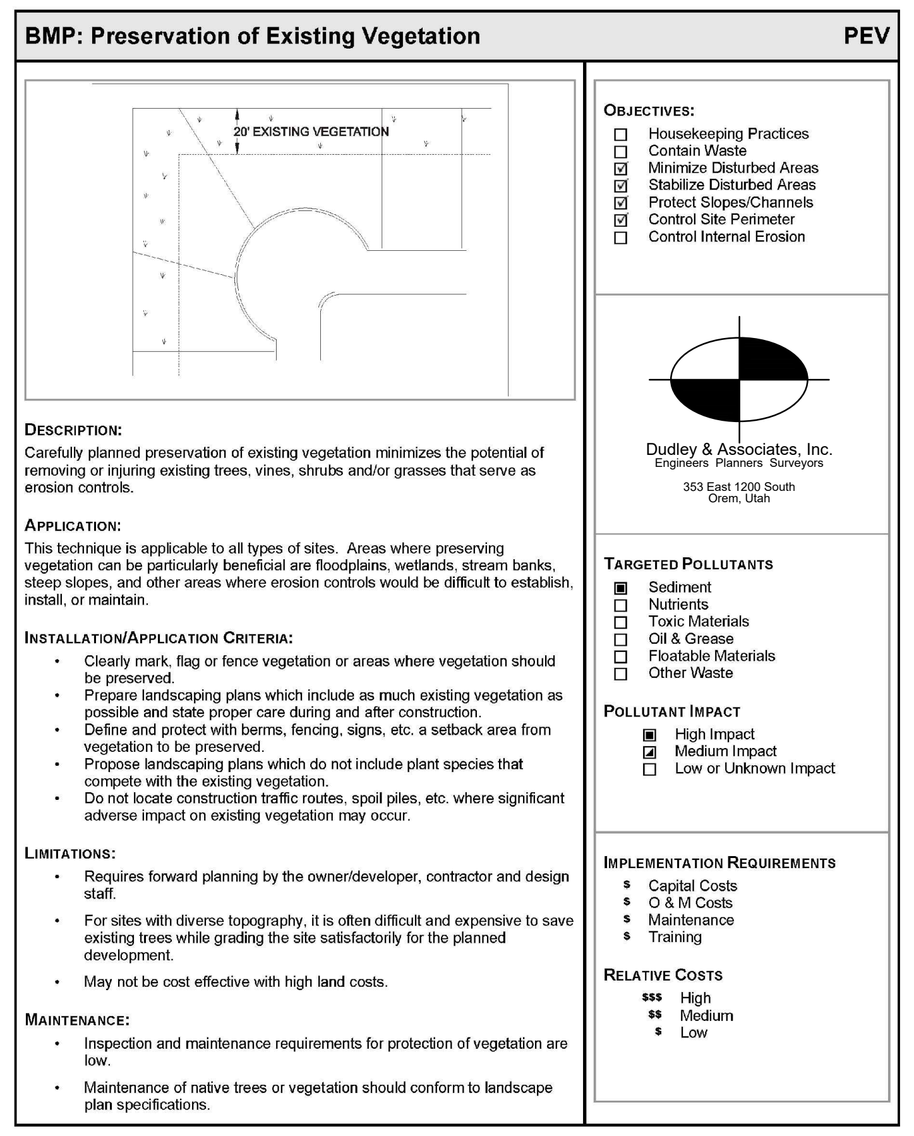
BMP: Material Storage MS



Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

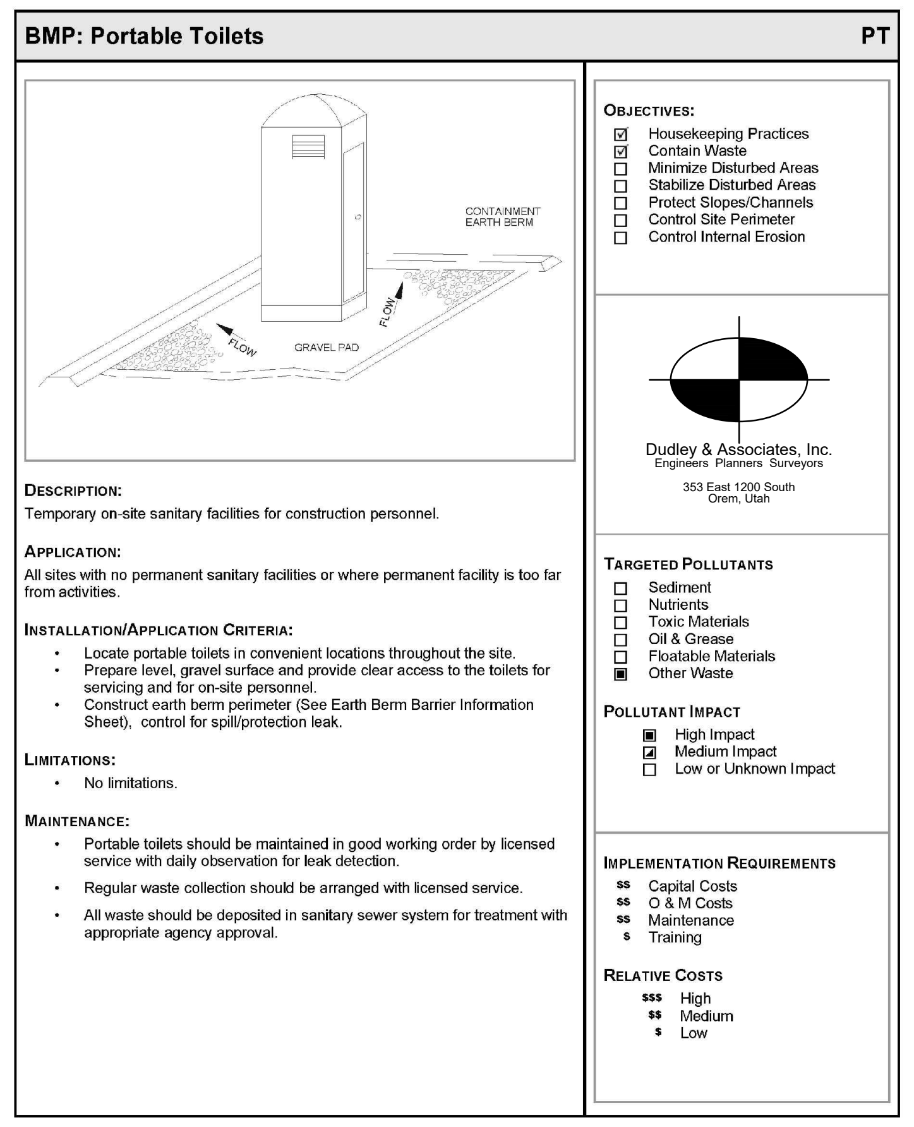
BMP: Preservation of Existing Vegetation PEV



Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

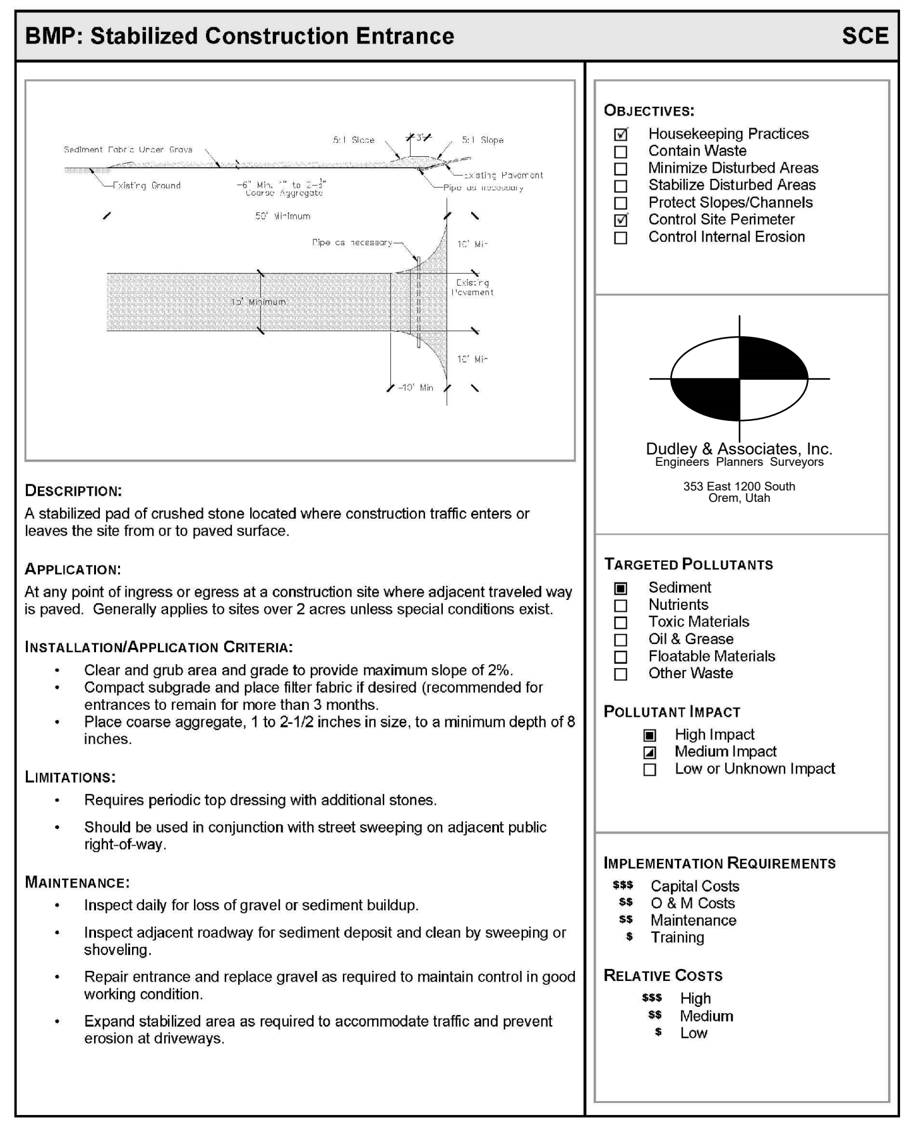
BMP: Portable Toilets PT



Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

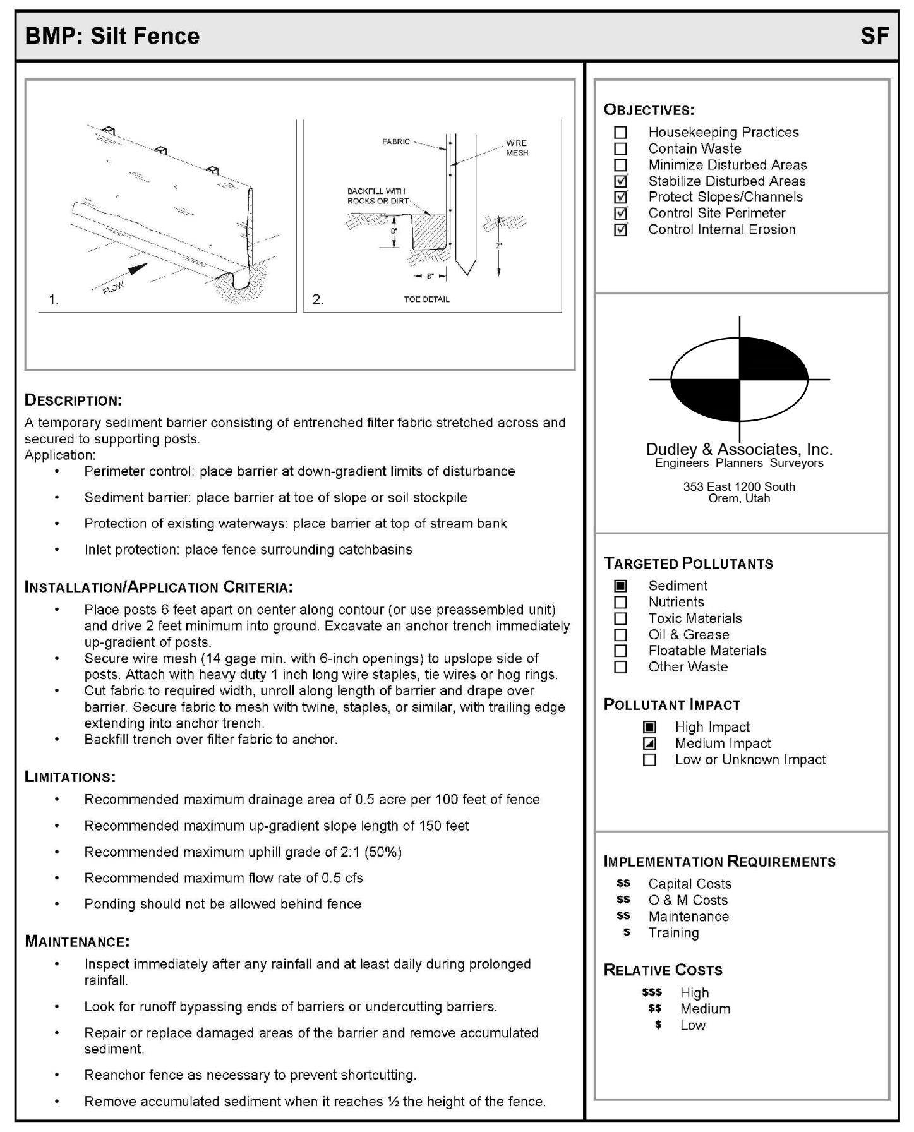
BMP: Stabilized Construction Entrance SCE



Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

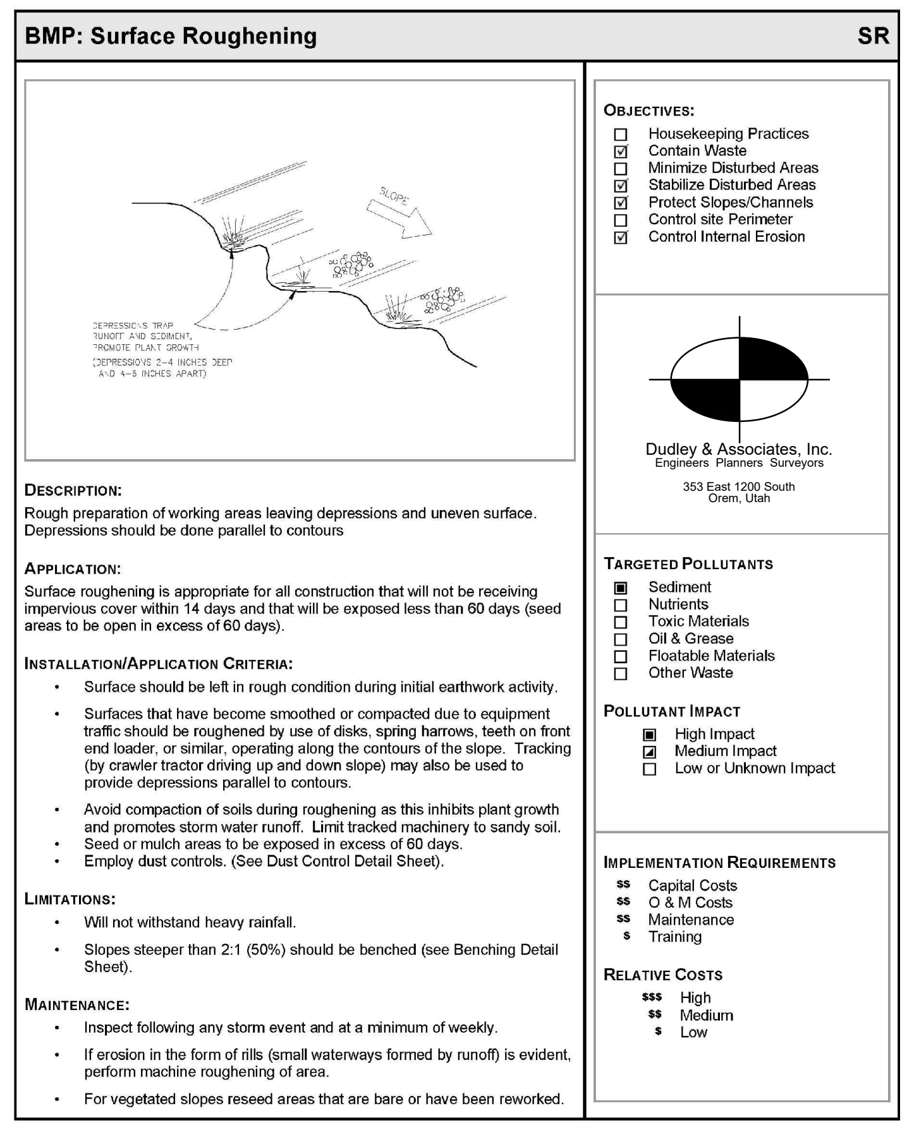
BMP: Silt Fence SF



Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

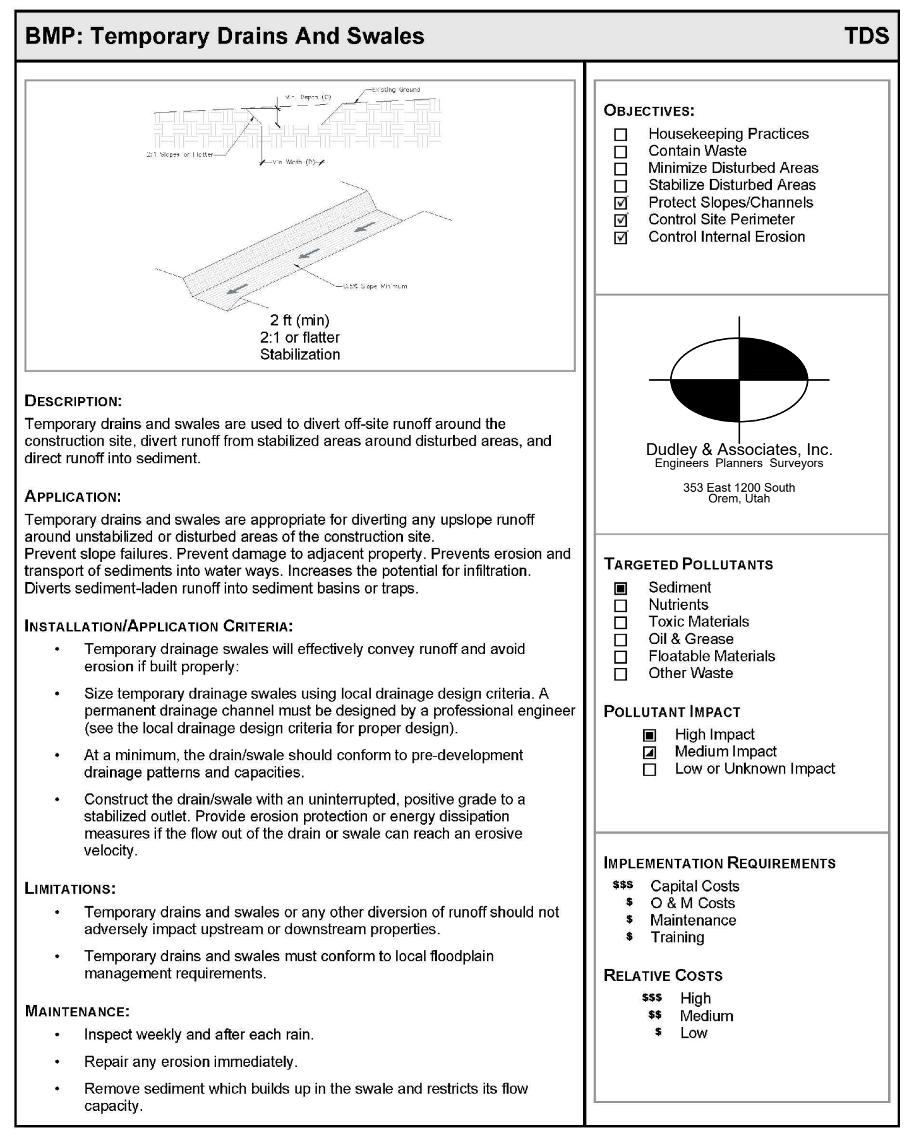
BMP: Surface Roughening SR



Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

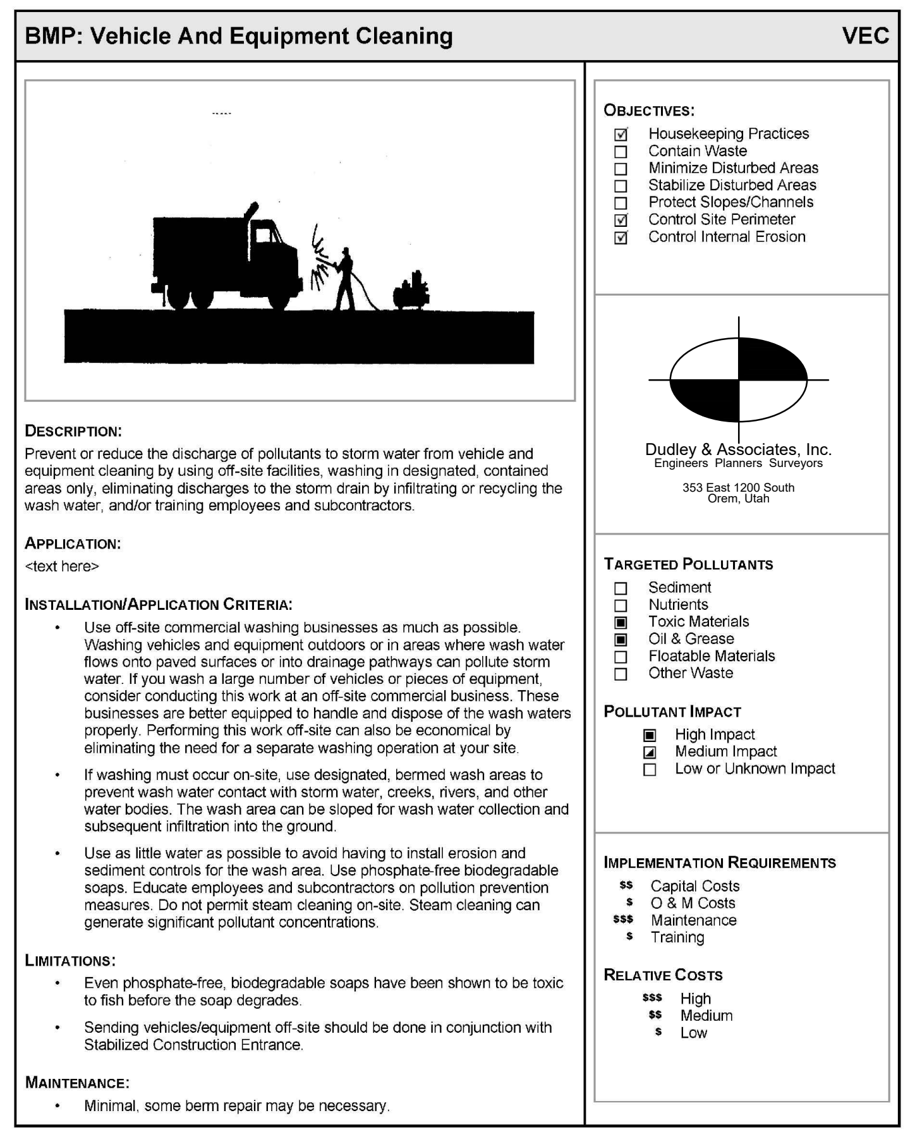
BMP: Temporary Drains And Swales TDS



Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

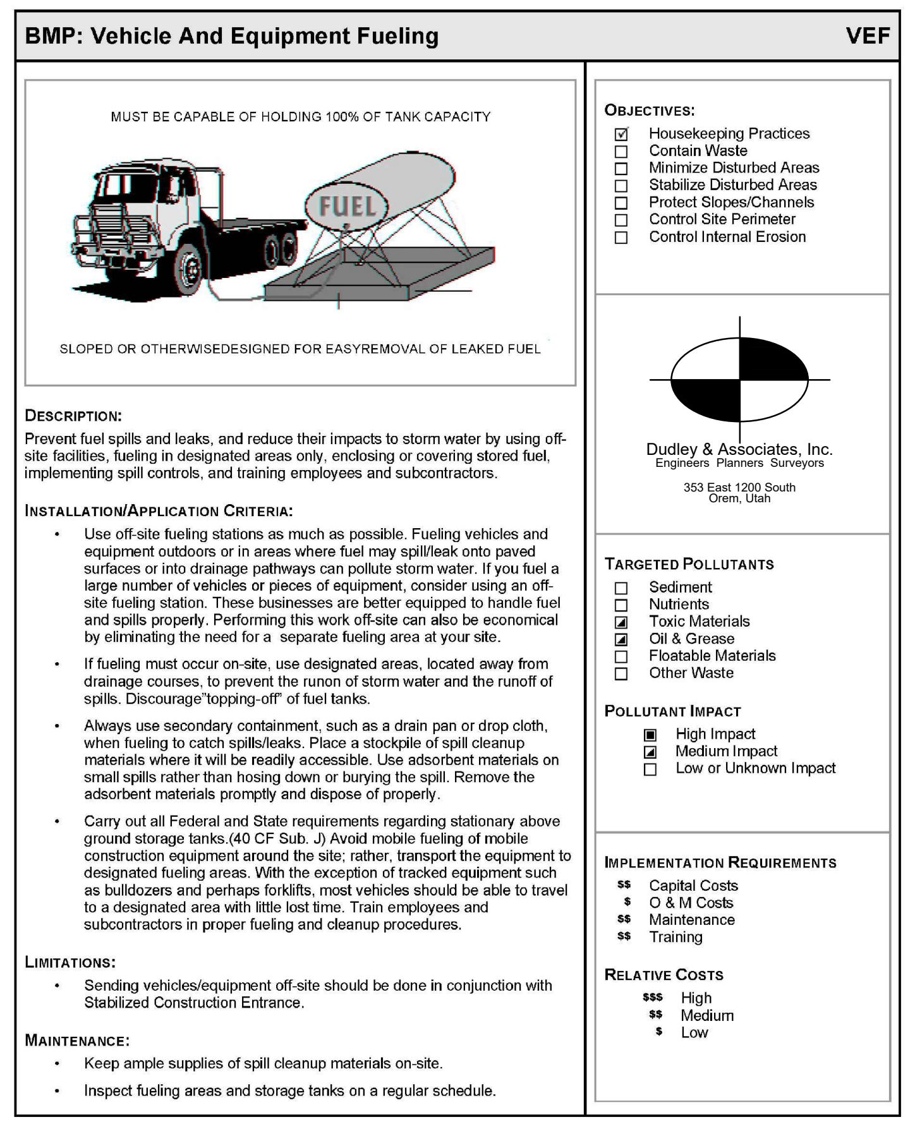
BMP: Vehicle And Equipment Cleaning VEC



Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

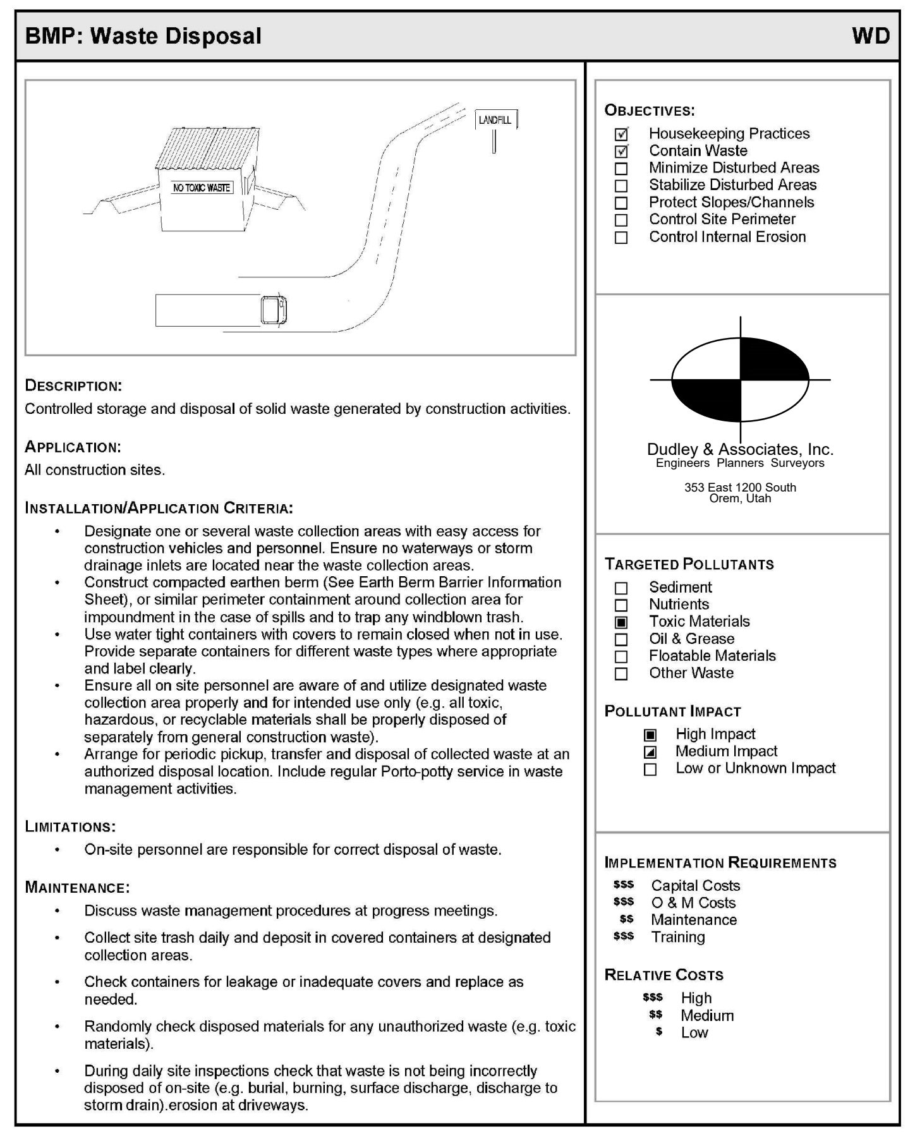
BMP: Vehicle And Equipment Fueling VEF



Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

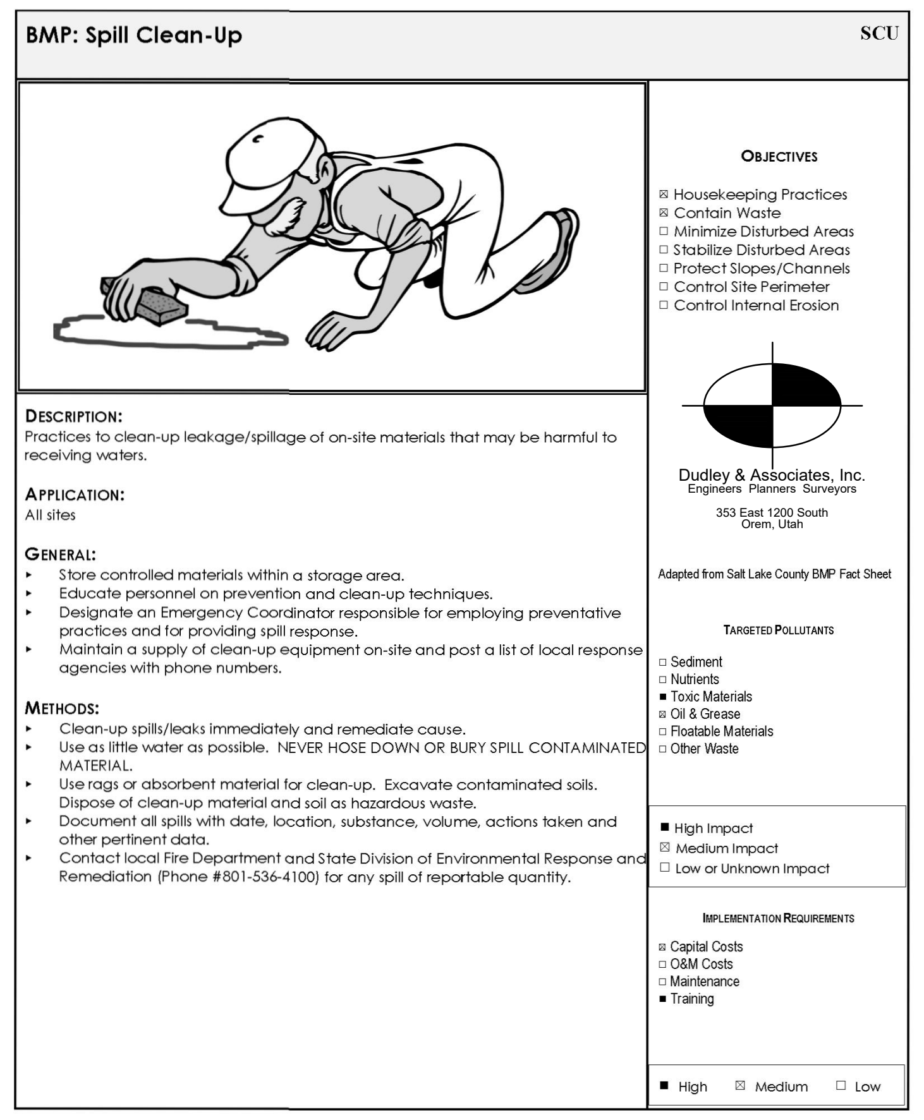
BMP: Waste Disposal WD



Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

BMP: Spill Clean-Up SCU



Adapted from Salt Lake County BMP Fact Sheet

EROSION CONTROL NOTES:

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.

2. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) HAS BEEN SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.

4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPE. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.

5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH THE EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.

6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT BE LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.

7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.

8. A SWALE SEDIMENT TRAP FOR ALL DRAINAGE WAYS INTERCEPTED BY PROPOSED ROAD CONSTRUCTION WILL BE FORMED, TRAPS WILL BE PLACED IN SURFACE DRAIN DITCHES JUST BEFORE THE RUNOFF LEAVES THE PROPERTY, ENTERS A WATERCOURSE OR IMMEDIATELY PROCEEDING DITCH INLETS OR STABILIZED OUTLETS. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND OR LEFT TO PERCOLATE INTO THE GROUND.

9. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES

10. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH THE UTAH STATE DIVISION OF AIR QUALITY STANDARDS.

11. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.

12. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.

13. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.

14. ANY TREE 12" IN DIAMETER OR LARGER WILL NOT BE REMOVED UNTIL LOCATED BY SURVEY AND THE REMOVAL APPROVED BY THE OWNER OR EQUAL.

15. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.

16. PORTABLE TOILETS MAY BE LOCATED UPON ANY INDIVIDUAL HOME LOT.

17. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

BMPS

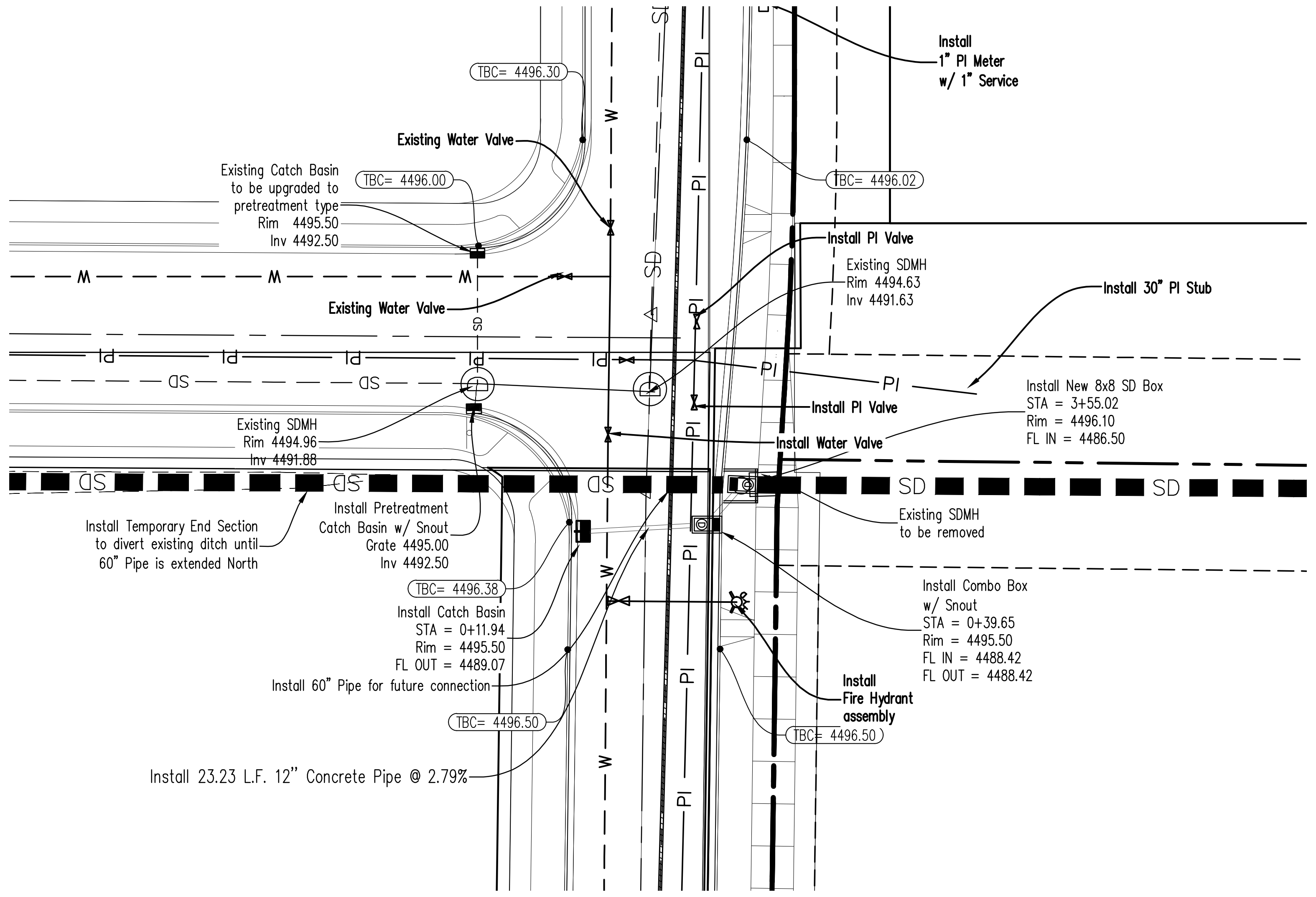
American Fork City
Utah

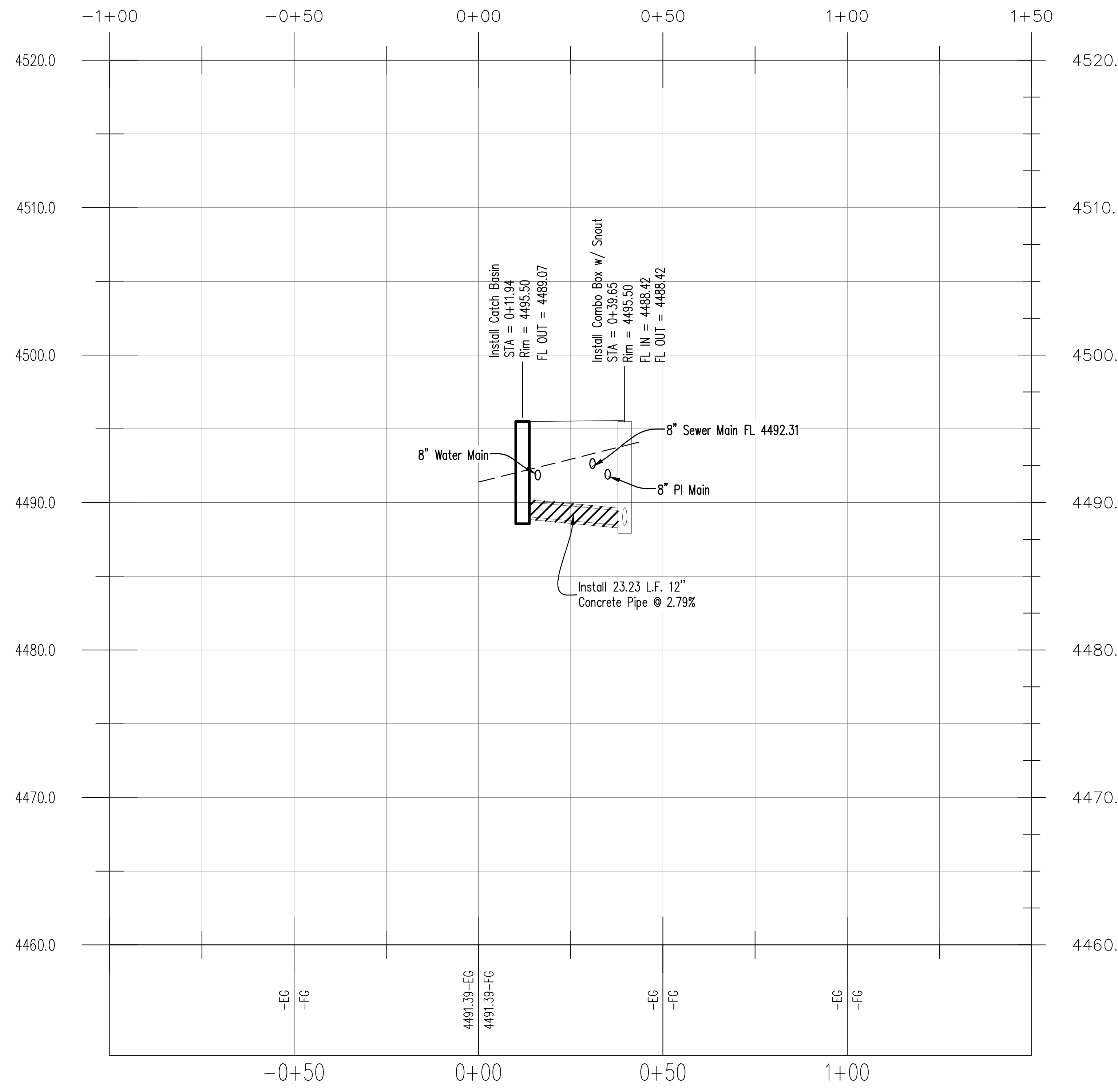
REVISIONS
1-31-2020

DATE
8-12-2018
SCALE
None
BY
BHT
TRACING NO.
L - 14371

SHEET No.
C - 10

NORTH
1" = 30'





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Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

Lakeland Industrial

Storm Drain Profile

American Fork City
Utah

REVISIONS

DATE	8-12-2019
SCALE	1"=30'
BY	BHT
TRACING NO.	L - 14371

SHEET No.
C - 11

AMERICAN FORK CITY MEETING DATE: March 18, 2020
PLANNING COMMISSION STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the amended preliminary and final plats for Dixie Farms Plats E-1, E-2, F-1 and F-2, in the area of 900 West 900 South, in the PR-3.0 (Planned Residential) zone.

ACTIONS REQUESTED: Approval of the amended preliminary plans and recommendation of approval of the final plats.

<table>
<tr><th colspan="6">BACKGROUND INFORMATION</th></tr>
<tr><td colspan="2">Location:</td><td colspan="4">900 West 900 South</td></tr>
<tr><td colspan="2">Applicants:</td><td colspan="4">Berg Engineering</td></tr>
<tr><td colspan="2">Existing Land Use:</td><td colspan="4">Agriculture</td></tr>
<tr><td colspan="2">Proposed Land Use:</td><td colspan="4">Residential</td></tr>
<tr><td rowspan="4">Surrounding Land Use:</td><td>North</td><td colspan="4">Agriculture</td></tr>
<tr><td>South</td><td colspan="4">Residential (platted, not yet built)</td></tr>
<tr><td>East</td><td colspan="4">Residential (platted, not yet built)</td></tr>
<tr><td>West</td><td colspan="4">Residential (platted, not yet built)</td></tr>
<tr><td colspan="2">Existing Zoning:</td><td colspan="4">PR-3.0</td></tr>
<tr><td colspan="2">Proposed Zoning:</td><td colspan="4">N/A</td></tr>
<tr><td rowspan="4">Surrounding Zoning:</td><td>North</td><td colspan="4">Residential Agriculture 5 (Utah County Zoning)</td></tr>
<tr><td>South</td><td colspan="4">PR-3.0</td></tr>
<tr><td>East</td><td colspan="4">PR-3.0</td></tr>
<tr><td>West</td><td colspan="4">PR-3.0</td></tr>
<tr><td colspan="2">Land Use Plan Designation:</td><td colspan="4">Low Density Residential (3 du/ac)</td></tr>
<tr><td colspan="2">Zoning within density range?</td><td>x</td><td>Yes</td><td></td><td>No</td></tr>
</table>

Background

The property consisting of Dixie Farms was annexed in early 2018. Initial preliminary Plan approval was granted on May 2, 2018. Upon annexation, the property was zoned PR-3.0 (Planned Residential 3 du/ac), PF (Public Facilities), and SP (Shoreline Preservation). The PF zone designation lies within a power line corridor, slated as a linear park; additionally, the PF zone designation was given in an area for a potential alignment of the Vineyard Connector. Should the Vineyard Connector not locate within this corridor, a large park area, adjacent to the power line corridor park will be present. The Shoreline Preservation zone was designated for the area encompassing wetlands and floodplain adjacent to Utah Lake. Right-of-way was dedicated with the annexation for a Utah Lake Shoreline Trail, which will parallel a road (Lakeshore Drive) that will act as a defend/no defend line in the event of lake flooding. The elevation of the road will be one foot above the 100 yr. flood elevation of 4,495'.

Plats E-1 through F-2 constitute a redesign of previous plats. Units have been clustered in the area of 900 West in order to provide a more open corridor as one travels north/south toward Utah Lake and the Frontrunner/TOD area. Single-family lots will be present to the east and west of the immediate 900 West corridor. Townhome units are proposed and meet the requirements of the underlying PR-3.0 zone. Trail corridors meander through the entire subdivision, providing access from the linear park and TOD area to the north, to the Utah Lake Shoreline Trail/open space area to the south.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as "Low Density Residential". The proposed subdivision is consistent with the Land Use Plan.

Section 17.7.211 of the Development Code

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

a. The final plat and supporting materials conform with the terms of the preliminary plan approval.

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

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

   This criterion has been met.

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

   Engineering will address any concerns at the time of the Planning Commission meeting.

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

   Engineering will determine whether the cost estimates of constructing the required improvements are realistic.

e. The water rights conveyance documents have been provided.

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

FINDINGS OF FACT/CONDITIONS OF APPROVAL

After reviewing the applications for final plat approval, the following findings are offered for consideration:

1. The final plats are consistent with the preliminary plans.
2. The final plats are consistent with the Land Use Plan designation of "Low Density Residential".
3. The final plats meet the criteria as found in Section 17.7.211 of the Development Code.
4. Water rights conveyance shall be satisfied prior to plat recordation.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we approve the preliminary plans and recommend approval of the final plats of Dixie Farms Plats E-1, E-2, F-1 and F-2, with the findings and condition listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the final plats of Dixie Farms Plats E-1 through F-2.

TABLE

Mr. Chairman, I move that we table action on the preliminary plans and final plats of Dixie Farms Plats E-1 through F-2.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 3/18/2020

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

Project Name: Dixie Farms E-1 & E-2

Project Address: 900 West 900 South

Developer / Applicant's Name: Ardero

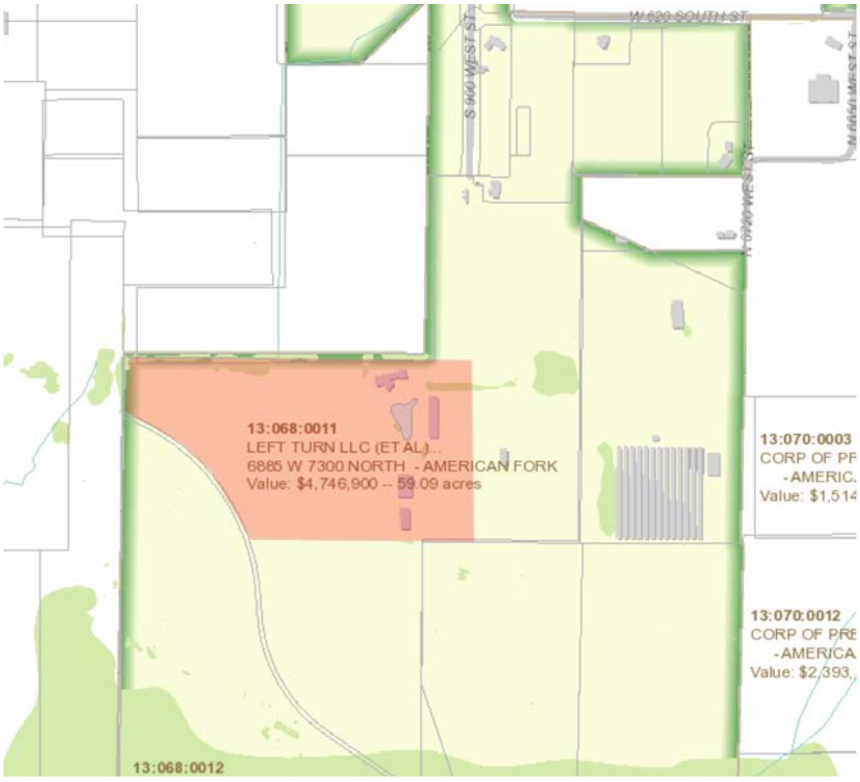
Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 3/18/2020 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

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

Plan Modifications Required:

1. Final approval and construction of the 900 West roadway improvements which were part of the Dixie Farms Plat B subdivision shall be completed prior to or in conjunction with this development.
2. The current culinary water system was modeled with the addition of this development. The results of the model show velocities are higher than allowable per city standard and differential pressures between peak hour and peak day are greater than 15 psi as prescribed in the master plan. These present issues unless master planned water main lines are installed prior to or in conjunction with this development. If the City commits to building these water lines, then we recommend approval. If the City cannot commit to building these water lines, then we strongly recommend denial.

TABULATIONS

ZONE =	PR-3.0 / SP
TOTAL AREA =	5.63 AC
AREA OF EXISTING ROADS =	0.00 AC
AREA OF CITY OPEN SPACE =	0.00 AC
NET DEVELOPABLE AREA =	5.63 AC
AREA OF NEW ROADS =	1.48 AC
AREA IN UNITS/LOTS =	1.70 AC
COMMON AREA =	2.45 AC
NUMBER OF DWELLING UNITS =	40 DU
REQUIRED 25% OPEN SPACE =	1.41 AC
CITY WETLAND PARCEL =	5.76 AC
% OF PARCEL FOR PLAT E-1 24%	1.41 AC
% PARCEL REMAINING FOR FUTURE 76%	4.35 AC

DIXIE FARMS

DENSITY CALCULATION

2/24/2020 COMBINATION PROJECT

PLAT	AREA (ac)	ZONE	ALLOWED # OF LOTS	FLEXIBLE LOT	CONSERVATION SUBDIVISION	LOW DENSITY CLUSTER	TOTAL UNITS
A	37.91	PR-3.0	114	62	0	0	62
B	25.72	PR-3.0	77	69	0	0	69
C	15.17	PR-3.0	46	45	0	0	45
D	11.45	PR-3.0	34	37	0	0	37
E	15.11	PR-3.0	45	32	0	40	72
F	17.44	PR-3.0	52	0	64	28	92
G	1.54	PR-3.0	5	6	0	0	6
WETLAND	66.4	SP	13	0	0	0	0
TOTALS	**190.74**		**386**	**251**	**64**	**68**	**383**

# OF SINGLE FAMILY LOTS =	315
# OF TOWNHOMES =	68
TOTAL UNITS =	**383**

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED S89°52'20"W 3593.71 FEET AND SOUTH 622.41 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

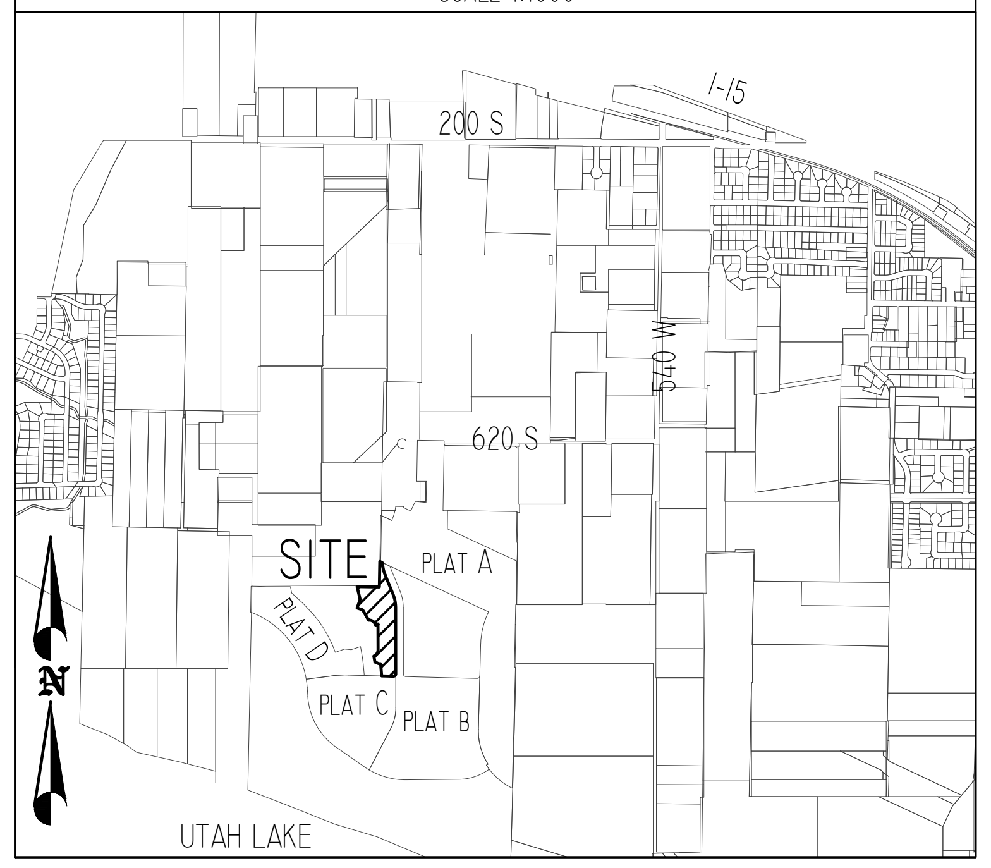
THENCE SOUTH 65°08'00" EAST 28.53 FEET; THENCE ALONG THE ARC OF A 441.70 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 137.86 FEET (CURVE HAVING A CENTRAL ANGLE OF 17°52'56" AND LONG CHORD BEARS S13°14'48"E 137.30 FEET); THENCE SOUTH 22°18'20" EAST 210.72 FEET; THENCE ALONG THE ARC OF A 364.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 140.87 FEET (CURVE HAVING A CENTRAL ANGLE OF 22°10'27" AND LONG CHORD BEARS S11°13'07"E 139.99 FEET); THENCE SOUTH 00°07'53" EAST 691.03 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 40.00 FEET (CURVE HAVING A CENTRAL ANGLE OF 91°40'58" AND LONG CHORD BEARS S45°42'36"W 35.87 FEET); THENCE NORTH 88°26'55" WEST 121.46 FEET; THENCE NORTH 04°56'17" WEST 127.39 FEET; THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 48.67 FEET (CURVE HAVING A CENTRAL ANGLE OF 44°16'49" AND LONG CHORD BEARS N73°13'34"W 47.49 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 14.48 FEET (CURVE HAVING A CENTRAL ANGLE OF 54°33'13" AND LONG CHORD BEARS N78°21'46"W 13.75 FEET); THENCE NORTH 10°19'08" WEST 64.54 FEET; THENCE ALONG THE ARC OF A 68.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 82.42 FEET (CURVE HAVING A CENTRAL ANGLE OF 69°26'34" AND LONG CHORD BEARS N34°35'23"E 77.46 FEET); THENCE NORTH 00°07'53" EAST 270.52 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 42.49 FEET (CURVE HAVING A CENTRAL ANGLE OF 162°18'44" AND LONG CHORD BEARS S81°01'29"W 29.64 FEET); THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 88.21 FEET (CURVE HAVING A CENTRAL ANGLE OF 80°13'27" AND LONG CHORD BEARS N57°55'53"W 81.18 FEET); THENCE NORTH 29°57'13" WEST 124.72 FEET; THENCE NORTH 19°28'44" EAST 94.33 FEET; THENCE NORTH 13°25'43" WEST 136.56 FEET; THENCE SOUTH 89°54'00" EAST 42.70 FEET; THENCE SOUTH 89°03'36" EAST 189.37 FEET; THENCE NORTH 01°01'26" EAST 265.691 FEET TO THE POINT OF BEGINNING.

AREA = 245,027 SF OR 5.63 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 27)

VICINITY SKETCH

SCALE 1:1000



CONTACT LIST

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GEOTECHNICAL ENGINEER		
AMERICAN FORK CITY PLANNING DEPT.		(801) 763-3060
AMERICAN FORK CITY PUBLIC WORKS		(801) 763-3060
UTILITIES		
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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) 763-3040
AF CITY INSPECTOR	(DEE HOWARD)	(801) 763-3060
AF SWPPP INSPECTOR	(HARLAN NELSON)	(801) 763-3060
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AF IRRIGATION COMPANY	(ERNIE JOHN)	(801) 471-6576
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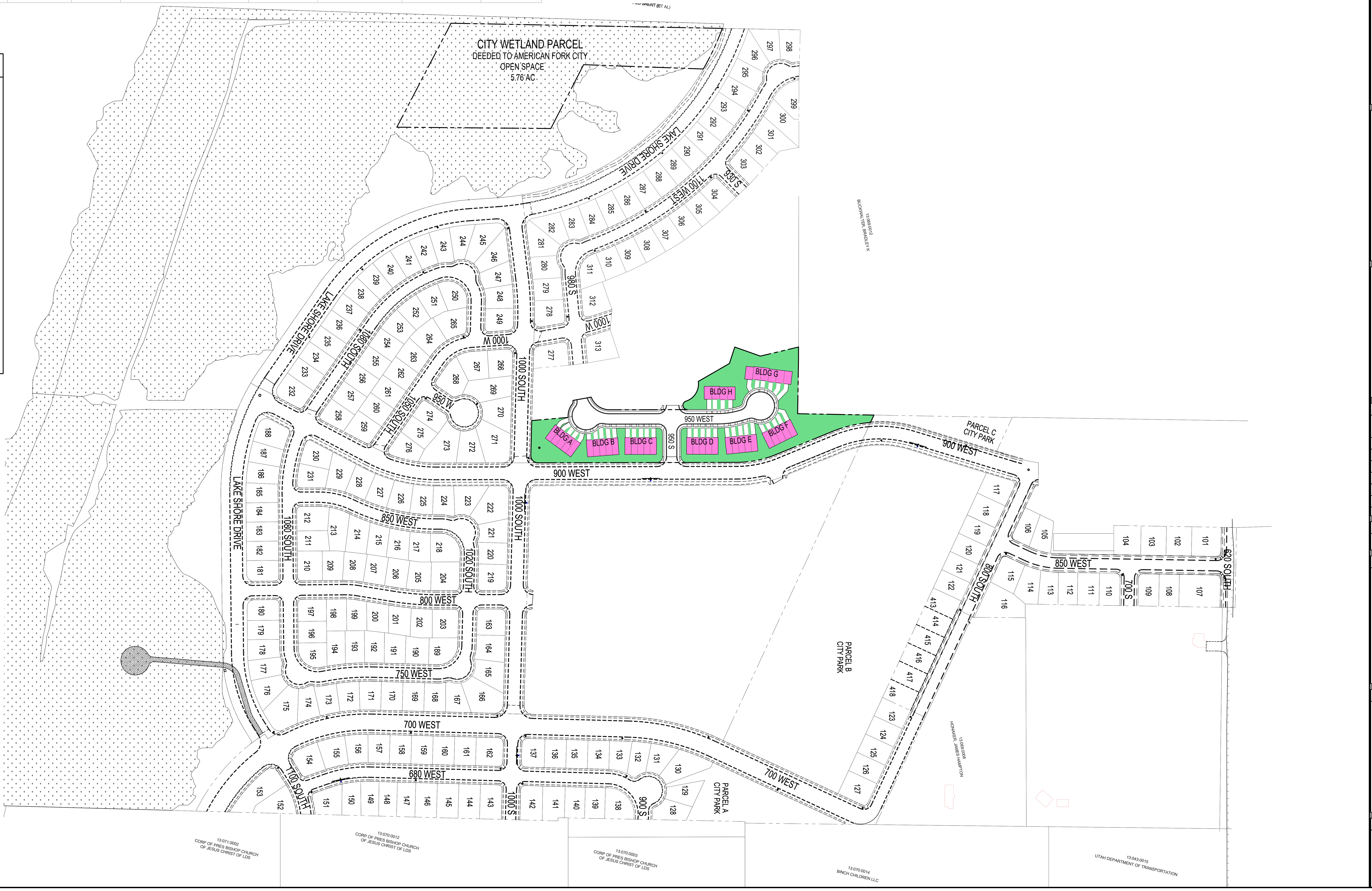
CENTURY LINK	(RYAN ALLRED)	(385) 223-0084
DOMINION ENERGY	(TRENT JOHNSON)	(801) 853-6548

SHEET INDEX

C0	COVER
C1.0 - C1.2	LAYOUT PLAN
C2.1 - C2.2	UTILITY PLAN
C3.1 - C3.2	GRADING PLAN
C4.1	950 SOUTH PLAN & PROFILE
C5.1 - C5.2	950 WEST PLAN & PROFILE
C6.1	SWPPP
GN1	GENERAL NOTES
D0-D4	CONSTRUCTION DETAILS

NOTES

1. PROPOSED PLAT IS A RESUBDIVISION TO ALLOW FOR A COMBINATION PROJECT WITHIN THE PR3.0 ZONE. THIS PROPOSED PLAT IS A LOW DENSITY ATTACHED SUBDIVISION AND DEEDS A PORTION OF THE IDENTIFIED WETLAND PARCEL TO THE CITY OF AMERICAN FORK FOR CONSERVATION. THIS RESUBDIVISION CLUSTERS THE PROJECT DENSITY GIVEN FOR THE VINEYARD COLLECTOR DEDICATION.
2. PROJECT ADDRESS IS 950 WEST- 950 SOUTH
3. 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
4. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
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



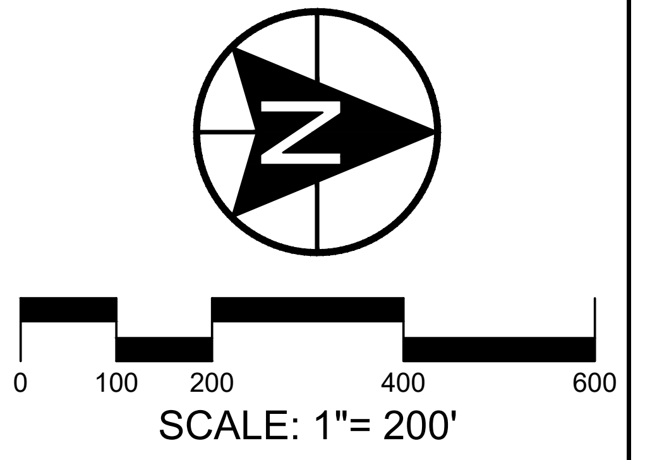
ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS PLAT E-1

A LOW DENSITY ATTACHED HOUSING PROJECT



SCALE: 1"= 200'

berg

CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
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office (801) 492–1277
cell (801) 616–1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 2/25/20 343602
1			
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ACTION	DATE
FINAL PLAN	2/25/20

PROJECT

DIXIE FARMS PLAT E-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
COVER	C0

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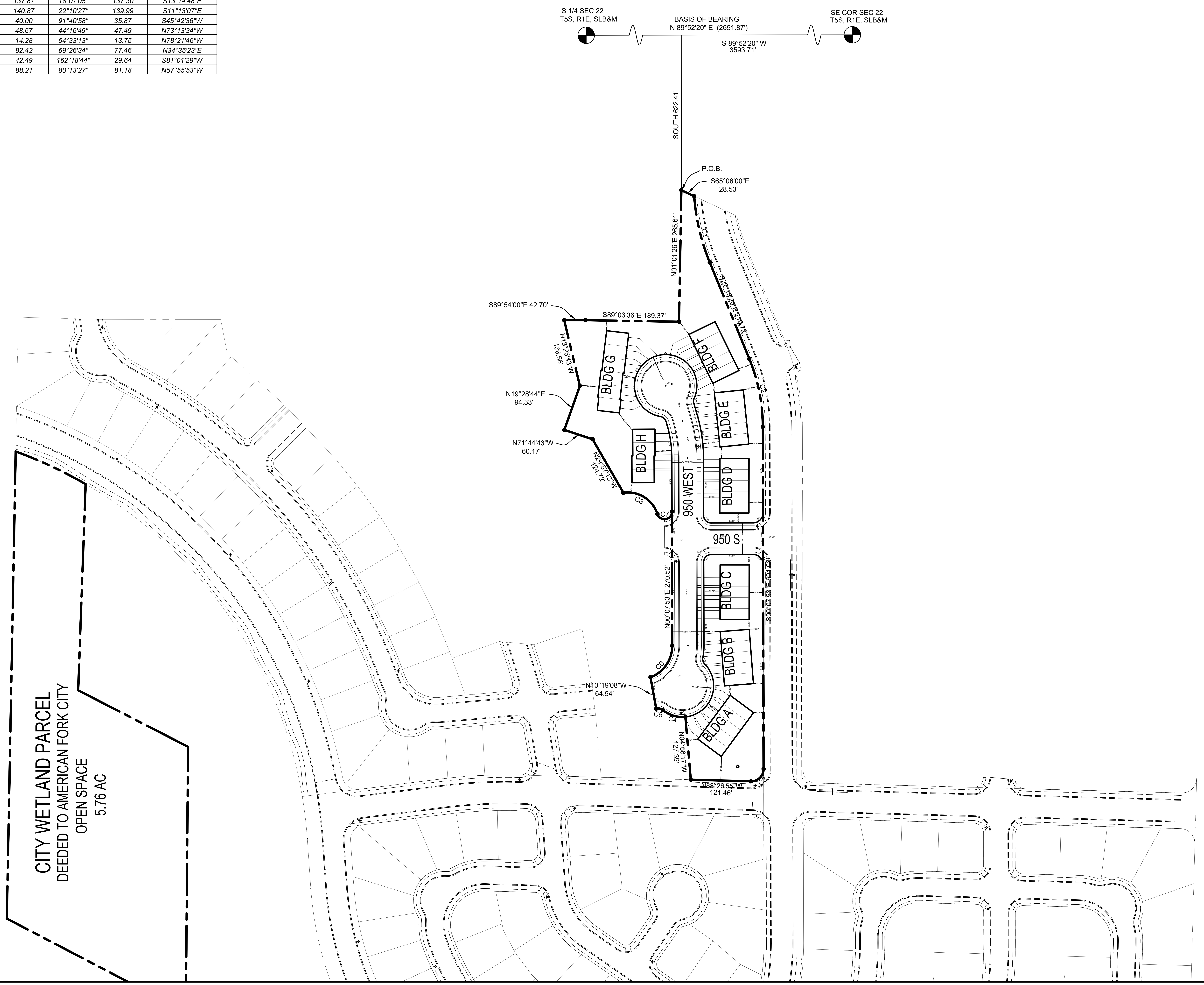
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	436.00	137.87	18°07'05"	137.30	S13°14'48"E
C2	364.00	140.87	22°10'27"	139.99	S11°13'07"E
C3	25.00	40.00	91°40'58"	35.87	S45°42'36"W
C4	63.00	48.67	44°16'49"	47.49	N73°13'34"W
C5	15.00	14.28	54°33'13"	13.75	N78°21'46"W
C6	68.00	82.42	69°26'34"	77.46	N34°35'23"E
C7	15.00	42.49	162°18'44"	29.64	S81°01'29"W
C8	63.00	88.21	80°13'27"	81.18	N57°55'53"W



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DEVELOPMENT

DIXIE FARMS PLAT E-1

A LOW DENSITY ATTACHED HOUSING PROJECT

0 50 100 200 300
SCALE: 1"= 100

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REVISIONS

NO.	DATE	DESCRIPTION
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SEAL
K. R. Berg
KENNETH R. BERG
2/25/20
343602

ACTION	DATE
FINAL PLAN	2/25/20

PROJECT

DIXIE FARMS
PLAT E-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
LAYOUT PLAN	C1.0

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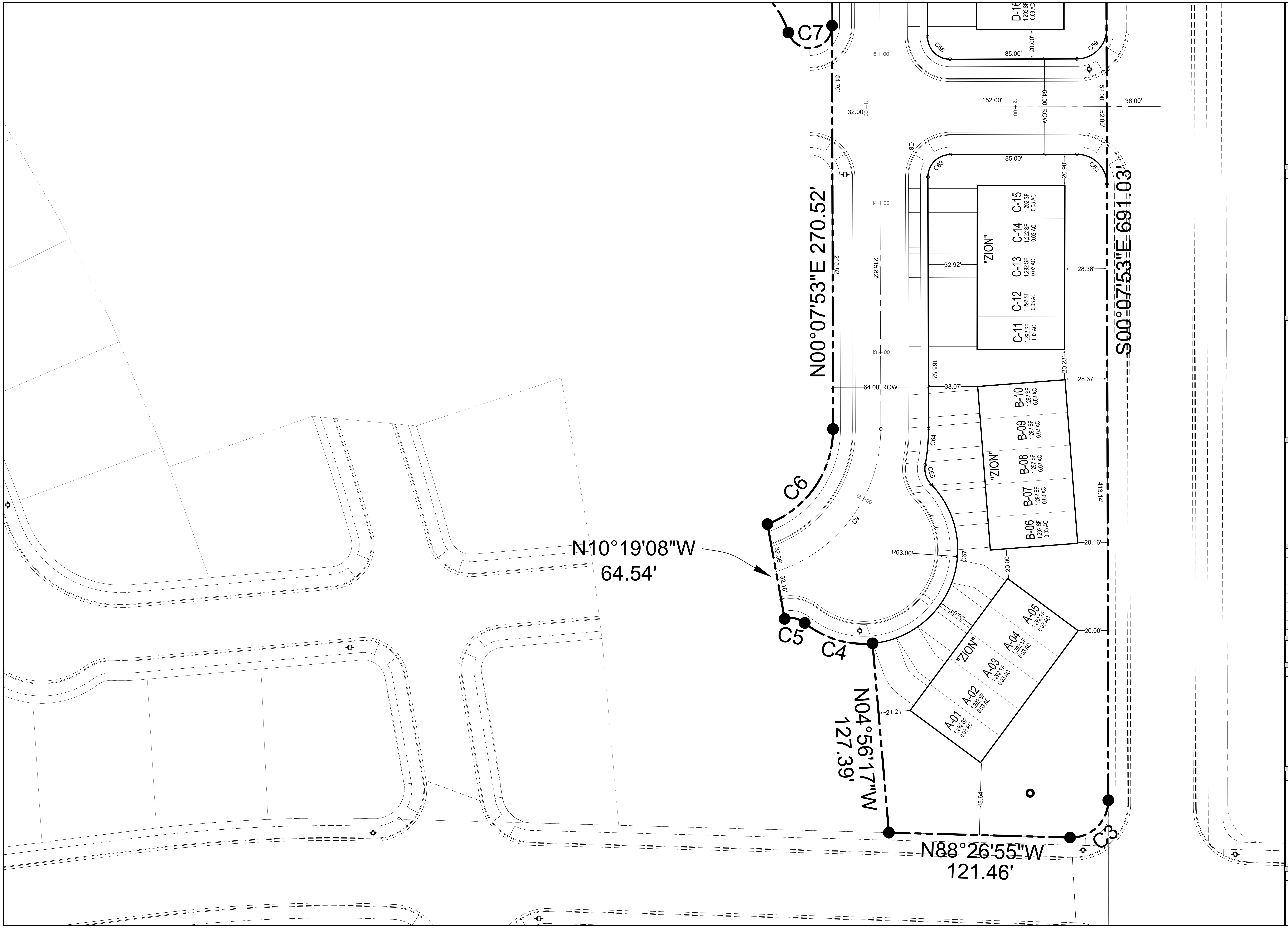

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DEVELOPMENT

DIXIE FARMS PLAT E-1

A LOW DENSITY ATTACHED HOUSING PROJECT

N

0 15 30 60 90

SCALE: 1"= 30'

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CIVIL ENGINEERING
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 2/25/20 343602
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ACTION	DATE
FINAL PLAN	2/25/20

PROJECT

DIXIE FARMS PLAT E-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
LAYOUT PLAN	C1.1

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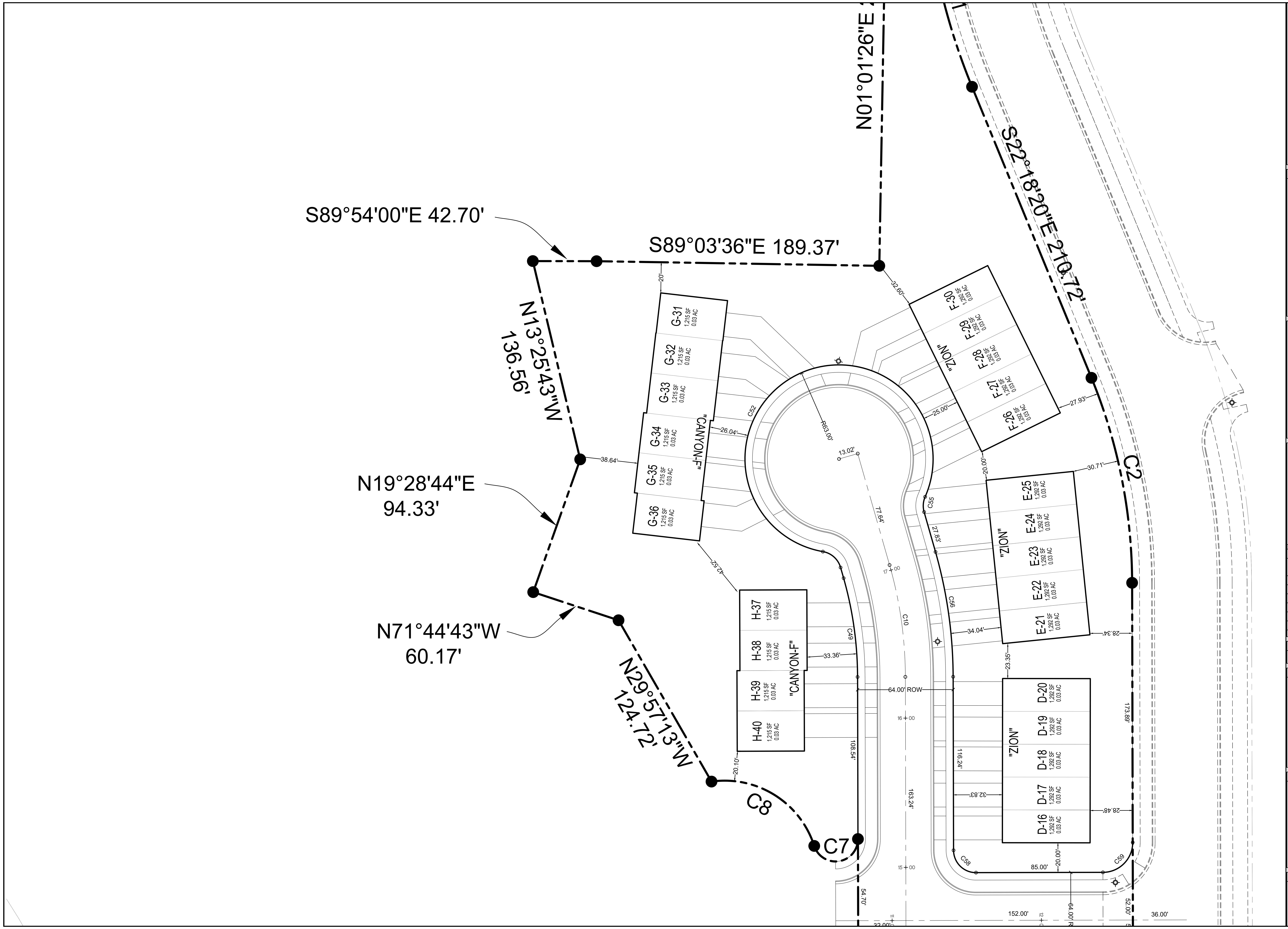

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N

0 15 30 60 90

SCALE: 1"= 30'

berg
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7			

ACTION	DATE
FINAL PLAN	2/25/20

PROJECT

DIXIE FARMS
PLAT E-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
LAYOUT PLAN	C1.2

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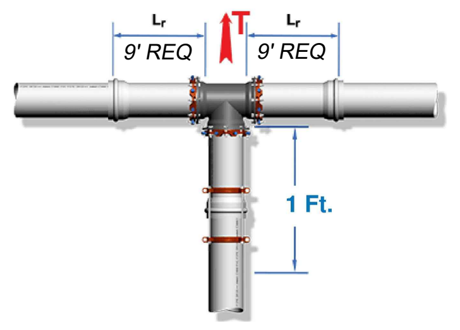
RESTRAINT DESIGN CRITERIA

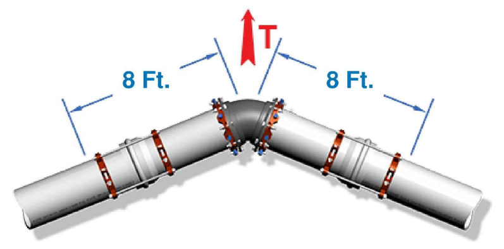
ALL WATER & PI PIPE RESTRAINT CALCULATIONS USED THE FOLLOWING CRITERIA:

PIPE MATERIAL	PVC C900
SOIL TYPE	CLAY
TRENCH TYPE	5 (CITY STANDARD)
WATER BURY DEPTH	4 FEET
PI BURY DEPTH	2 FEET
TEST PRESSURE	150 PSI

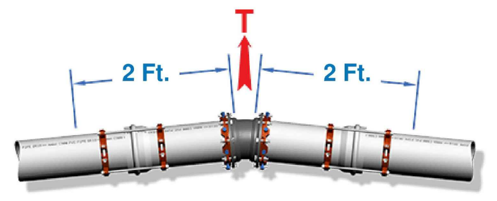
8"x8" PVC - TEE



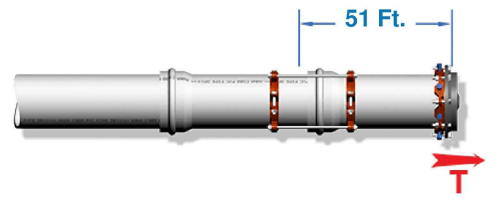
8" PVC - 45° BEND



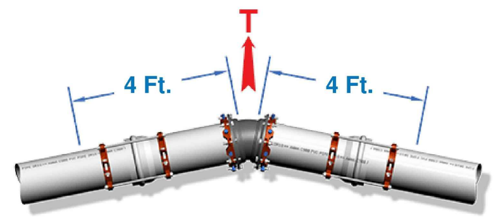
8" PVC - 11.25° BEND

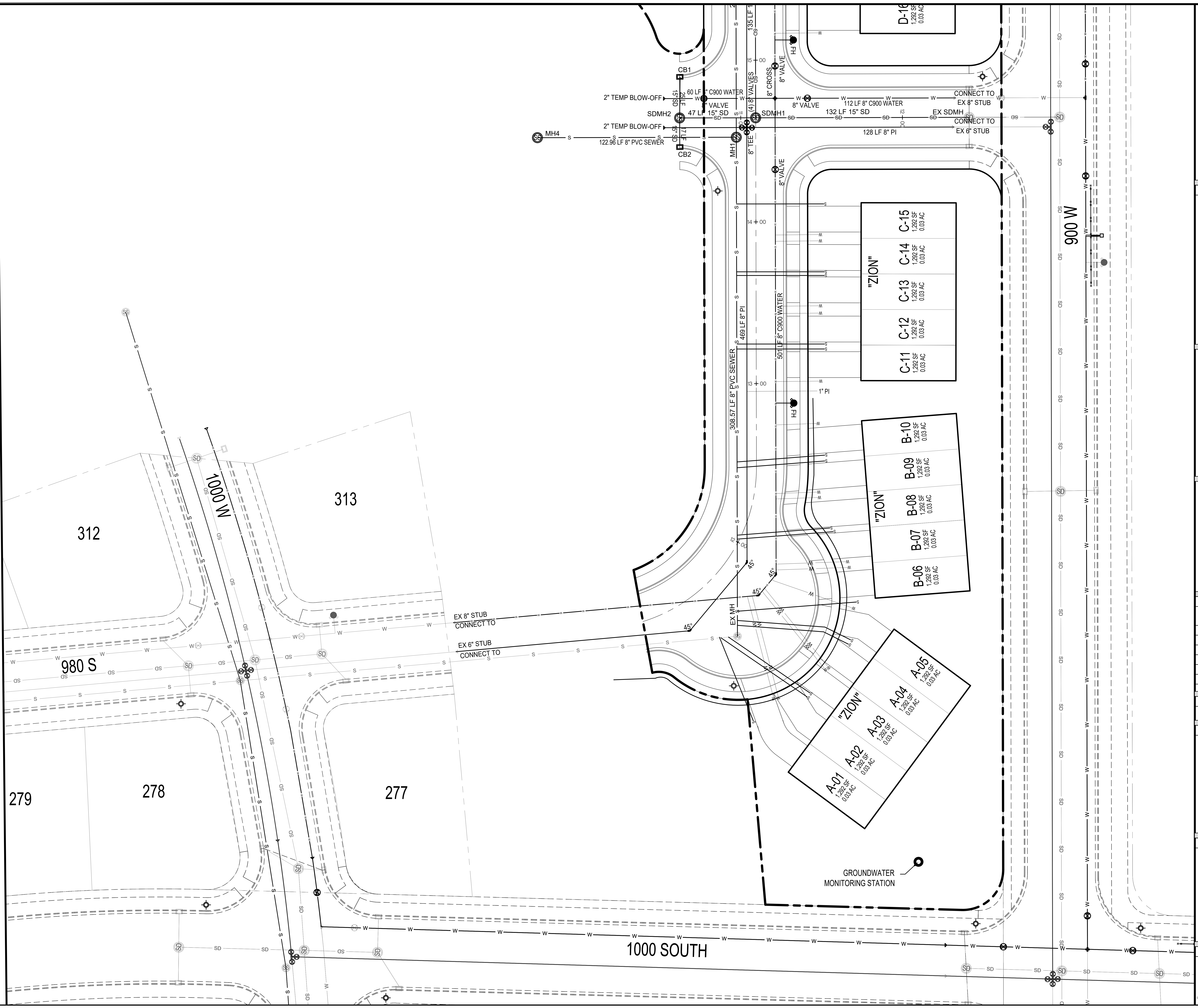


8" PVC - DEAD END



8" PVC - 22.5° BEND





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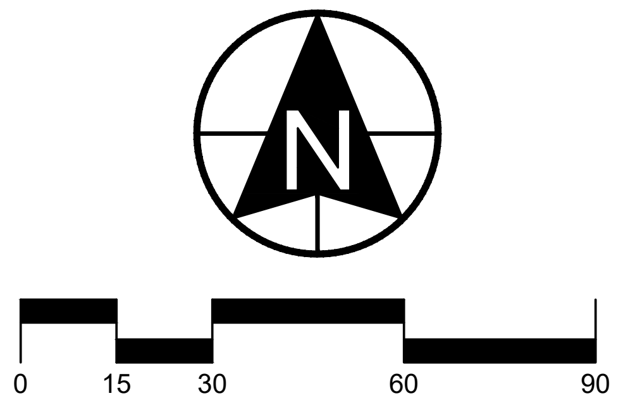

SCALE: 1"= 30'

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SEAL

K.R. Berg
KENNETH R. BERG
2/25/20
343602

ACTION	DATE
FINAL PLAN	2/25/20

PROJECT

DIXIE FARMS PLAT E-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
UTILITY PLAN	C2.1

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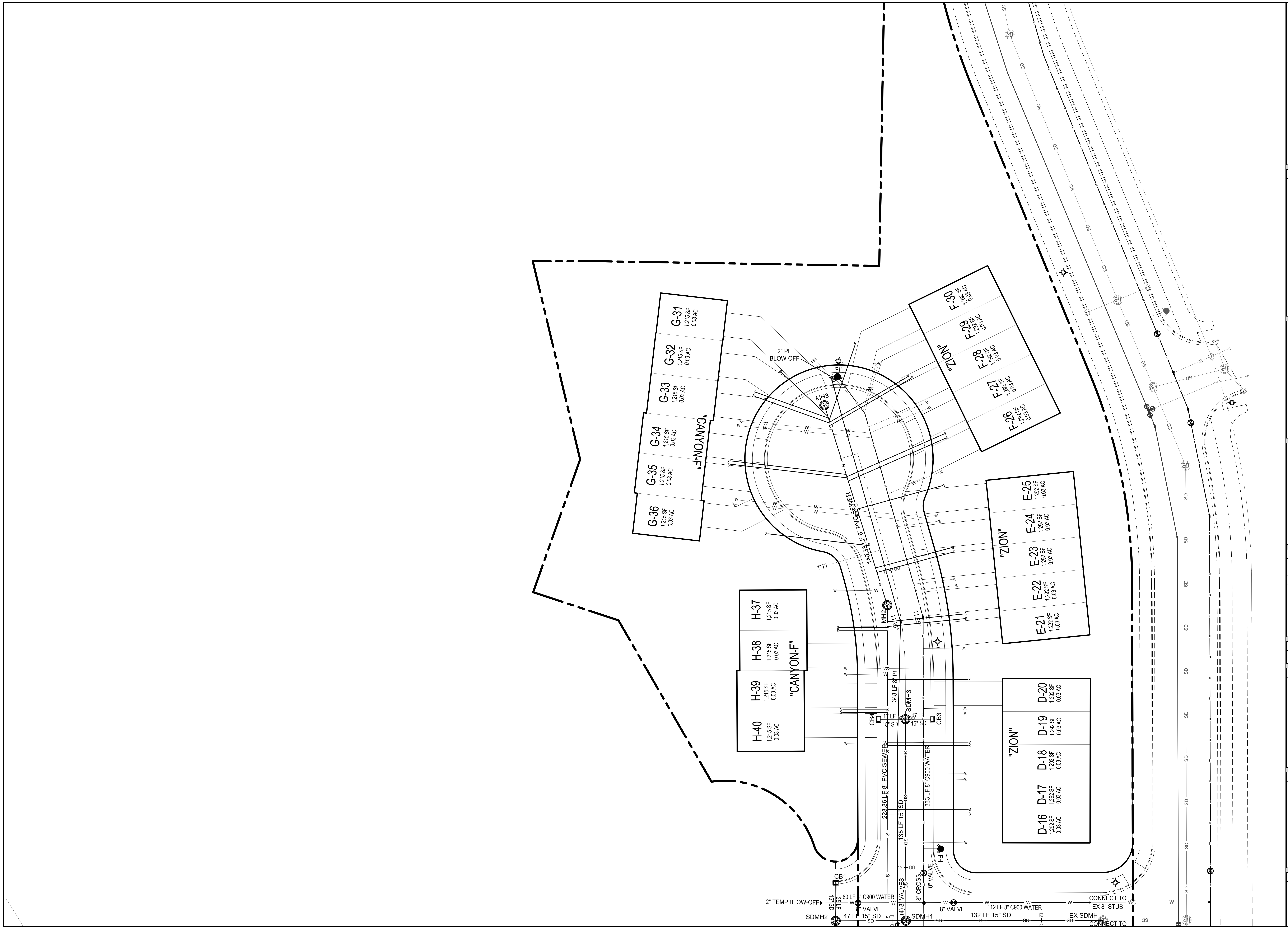

ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS PLAT E-1

A LOW DENSITY ATTACHED HOUSING PROJECT

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

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH K R Berg KENNETH R. BERG 2/25/20 343602 PROFESSIONAL ENGINEER
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ACTION	DATE
FINAL PLAN	2/25/20

PROJECT

DIXIE FARMS PLAT E-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
UTILITY PLAN	C2.2

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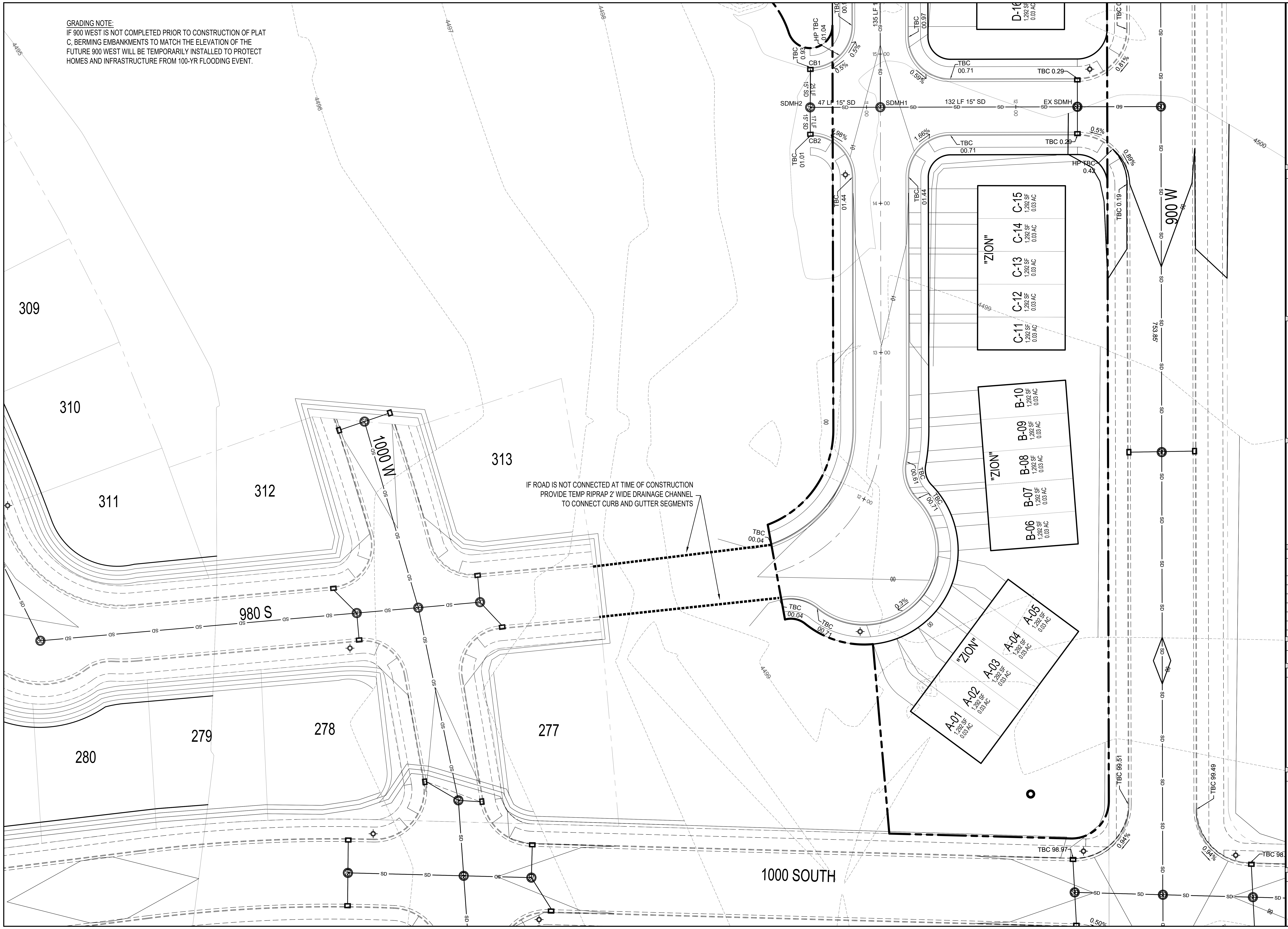
GRADING NOTE:
IF 900 WEST IS NOT COMPLETED PRIOR TO CONSTRUCTION OF PLAT C, BERMING EMBANKMENTS TO MATCH THE ELEVATION OF THE FUTURE 900 WEST WILL BE TEMPORARILY INSTALLED TO PROTECT HOMES AND INFRASTRUCTURE FROM 100-YR FLOODING EVENT.



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(385) 484-6337

DEVELOPMENT

DIXIE FARMS
PLAT E-1

A LOW DENSITY ATTACHED HOUSING PROJECT

N

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

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH K R Berg KENNETH R. BERG 2/25/20 343602 PROFESSIONAL ENGINEER
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ACTION	DATE
FINAL PLAN	2/25/20

PROJECT

DIXIE FARMS
PLAT E-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
GRADING PLAN	C3.1

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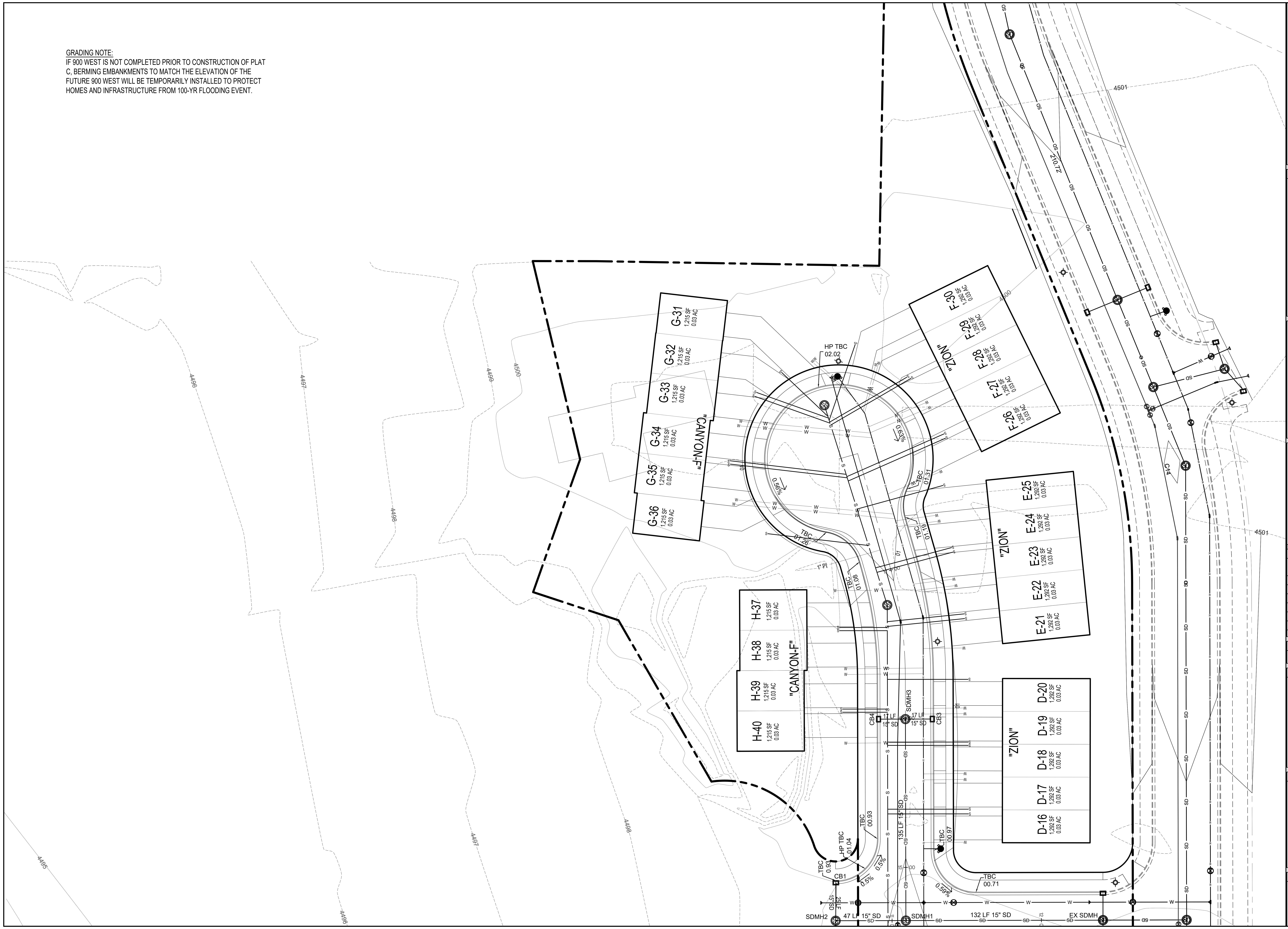
GRADING NOTE:
IF 900 WEST IS NOT COMPLETED PRIOR TO CONSTRUCTION OF PLAT C, BERMING EMBANKMENTS TO MATCH THE ELEVATION OF THE FUTURE 900 WEST WILL BE TEMPORARILY INSTALLED TO PROTECT HOMES AND INFRASTRUCTURE FROM 100-YR FLOODING EVENT.



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(385) 484-6337

DEVELOPMENT

DIXIE FARMS
PLAT E-1

A LOW DENSITY ATTACHED HOUSING PROJECT

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

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 2/25/20 343602
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ACTION	DATE
FINAL PLAN	2/25/20

PROJECT

DIXIE FARMS
PLAT E-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
GRADING PLAN	C3.2

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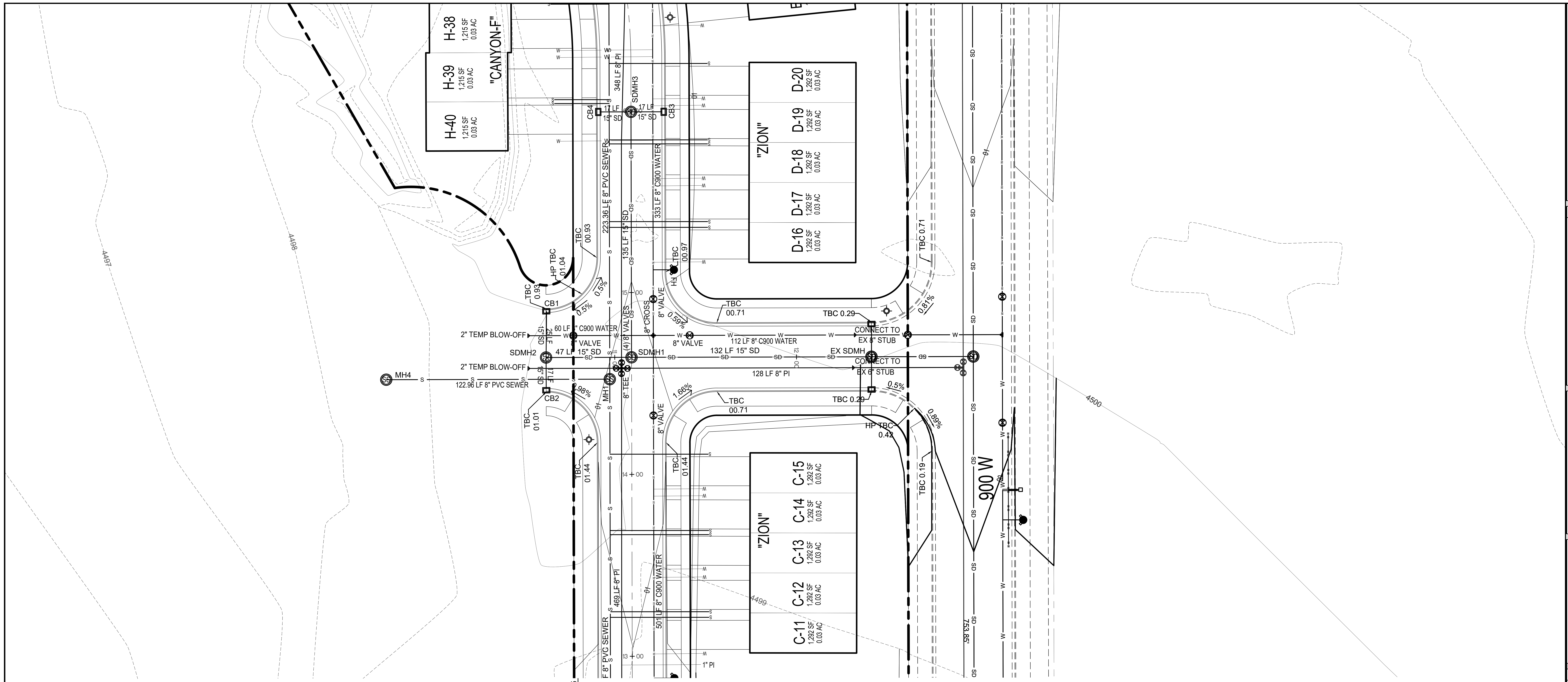

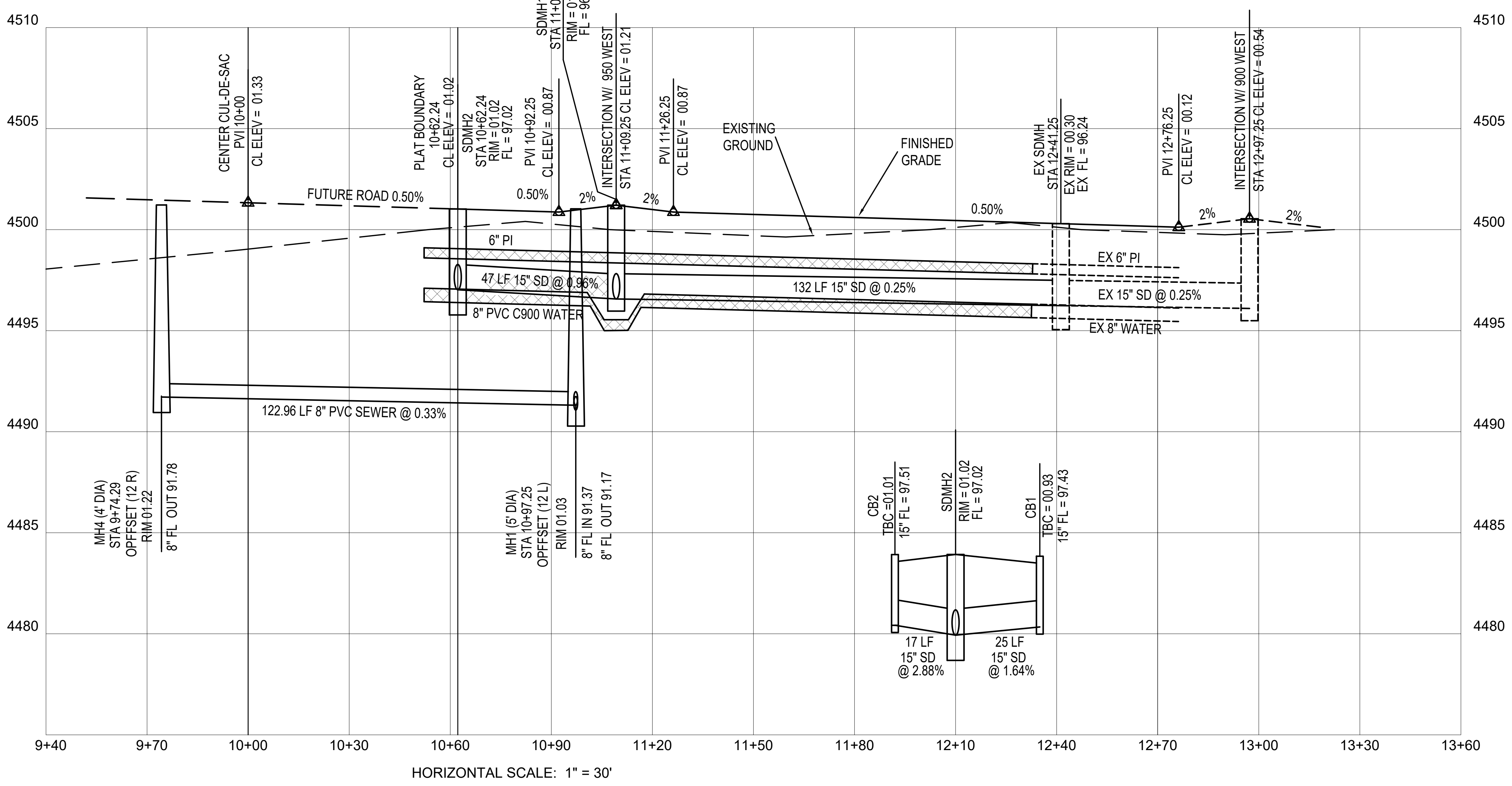
4510
4505
4500
4495
4490
4485
4480
CENTER CUL-DE-SAC PVI 10+00 CL ELEV = 01.33
PLAT BOUNDARY 10+62.24 CL ELEV = 01.02
SDMH2 STA 10+62.24 RIM = 01.02 FL = 97.02
PVI 10+92.25 CL ELEV = 00.87
SDMH1 STA 11+09.25 RIM = 01.21 FL = 96.57
INTERSECTION W/ 950 WEST STA 11+09.25 CL ELEV = 01.21
PVI 11+26.25 CL ELEV = 00.87
EXISTING GROUND
FINISHED GRADE
EX SDMH STA 12+41.25 EX RIM = 00.30 EX FL = 96.24
PVI 12+76.25 CL ELEV = 00.12
INTERSECTION W/ 900 WEST STA 12+97.25 CL ELEV = 00.54
FUTURE ROAD 0.50%
0.50%
2%
2%
0.50%
2%
2%
6" PI
47 LF 15" SD @ 0.95%
8" PVC C900 WATER
132 LF 15" SD @ 0.25%
EX 6" PI
EX 15" SD @ 0.25%
EX 8" WATER
122.96 LF 8" PVC SEWER @ 0.33%
MH4 (4' DIA) STA 9+74.29 OFFSET (12 R) RIM 01.22 8" FL OUT 91.78
MH1 (5' DIA) STA 10+97.25 OFFSET (12 L) RIM 01.03 8" FL IN 91.37 8" FL OUT 91.17
CB2 TBC =01.01 15" FL = 97.51
SDMH2 RIM = 01.02 FL = 97.02
CB1 TBC = 00.93 15" FL = 97.43
17 LF 15" SD @ 2.88%
25 LF 15" SD @ 1.64%
9+40
9+70
10+00
10+30
10+60
10+90
11+20
11+50
11+80
12+10
12+40
12+70
13+00
13+30
13+60

HORIZONTAL SCALE: 1" = 30'

ARDERO

520 South 850 East
Suite A1
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(385) 484-6337

DEVELOPMENT

DIXIE FARMS PLAT E-1

A LOW DENSITY ATTACHED HOUSING PROJECT

N

0 15 30 60 90

SCALE: 1"= 30'

berg

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11038 N Highland Blvd Suite 400
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office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	343602 2/25/20
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ACTION	DATE
FINAL PLAN	2/25/20

PROJECT

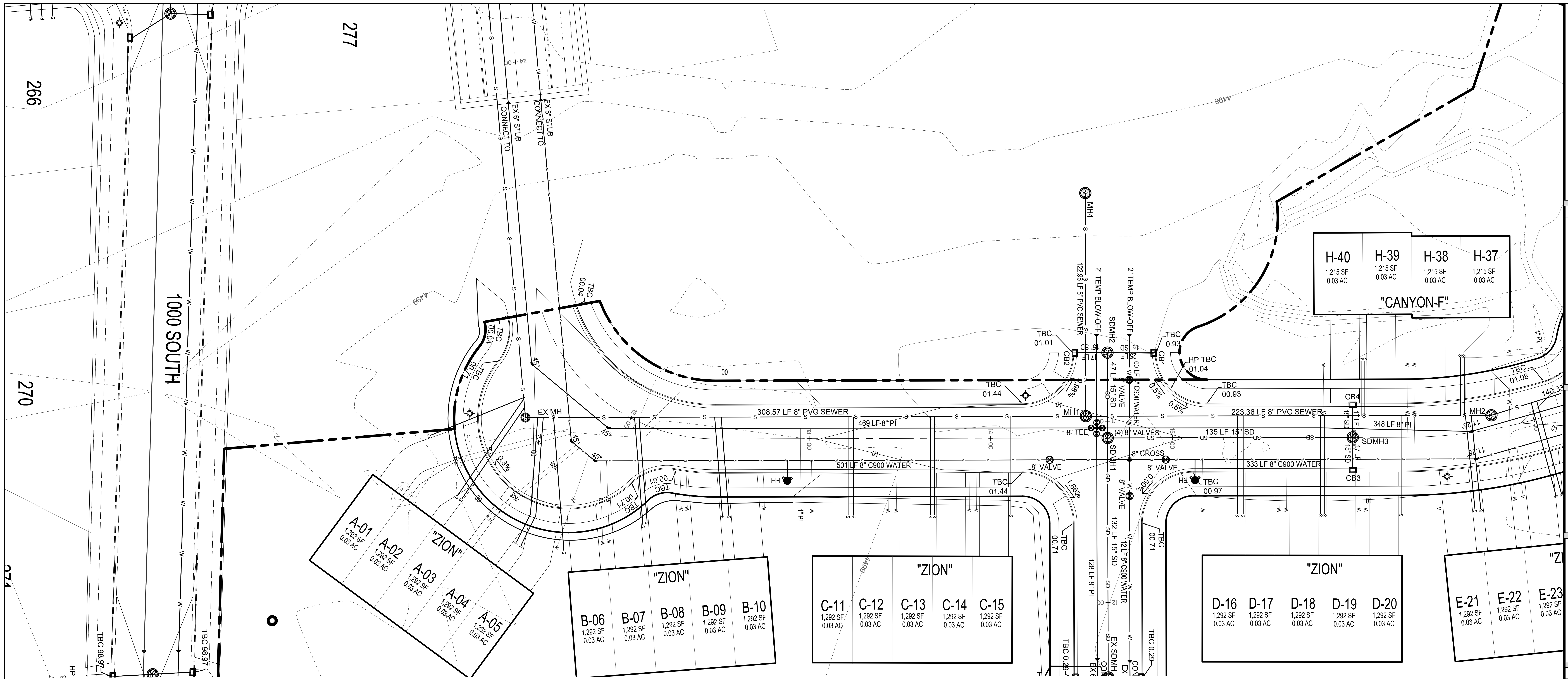
DIXIE FARMS PLAT E-1

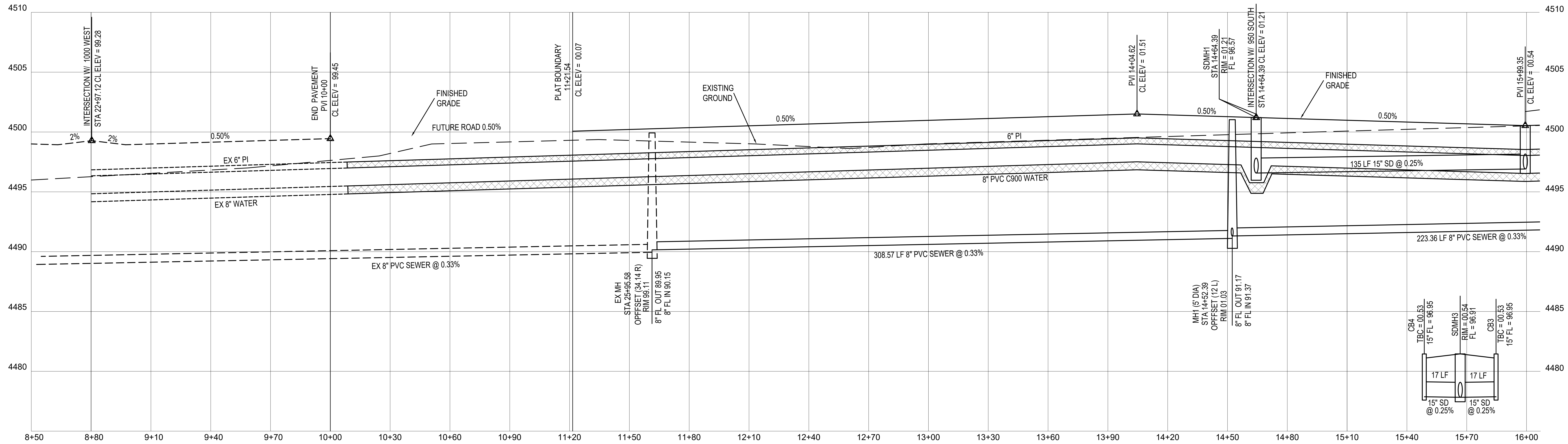
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
950 SOUTH PROFILE	C4.1




4510
4505
4500
4495
4490
4485
4480
INTERSECTION W/ 1000 WEST STA 22+97.12 CL ELEV = 99.28
END PAVEMENT PVI 10+00 CL ELEV = 99.45
PLAT BOUNDARY 11+21.54 CL ELEV = 00.07
PVI 14+04.62 CL ELEV = 01.51
SDMH1 STA 14+64.39 RIM = 01.21 FL = 96.97
INTERSECTION W/ 950 SOUTH STA 14+64.39 CL ELEV = 01.21
PVI 15+99.35 CL ELEV = 00.54
FINISHED GRADE
EXISTING GROUND
FUTURE ROAD 0.50%
2%
0.50%
EX 6" PI
6" PI
EX 8" WATER
8" PVC C900 WATER
135 LF 15" SD @ 0.25%
EX 8" PVC SEWER @ 0.33%
308.57 LF 8" PVC SEWER @ 0.33%
223.36 LF 8" PVC SEWER @ 0.33%
EX MH STA 25+95.58 OFFSET (34.14 R) RIM 99.11 8" FL OUT 89.95 8" FL IN 90.15
MH1 (5' DIA) STA 14+52.39 OFFSET (12 L) RIM 01.03 8" FL OUT 91.17 8" FL IN 91.37
CB4 TBC = 00.53 15" FL = 96.95
SDMH3 RIM = 00.54 FL = 96.91
CB3 TBC = 00.53 15" FL = 96.95
17 LF
15" SD @ 0.25%
8+50
8+80
9+10
9+40
9+70
10+00
10+30
10+60
10+90
11+20
11+50
11+80
12+10
12+40
12+70
13+00
13+30
13+60
13+90
14+20
14+50
14+80
15+10
15+40
15+70
16+00

HORIZONTAL SCALE: 1" = 30'

ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS
PLAT E-1

A LOW DENSITY ATTACHED HOUSING PROJECT

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

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
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cell (801) 616–1677

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SEAL

K. R. Berg
KENNETH R. BERG
2/25/20
343602

ACTION	DATE
FINAL PLAN	2/25/20

PROJECT

DIXIE FARMS
PLAT E-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
950 WEST PROFILE	C5.1

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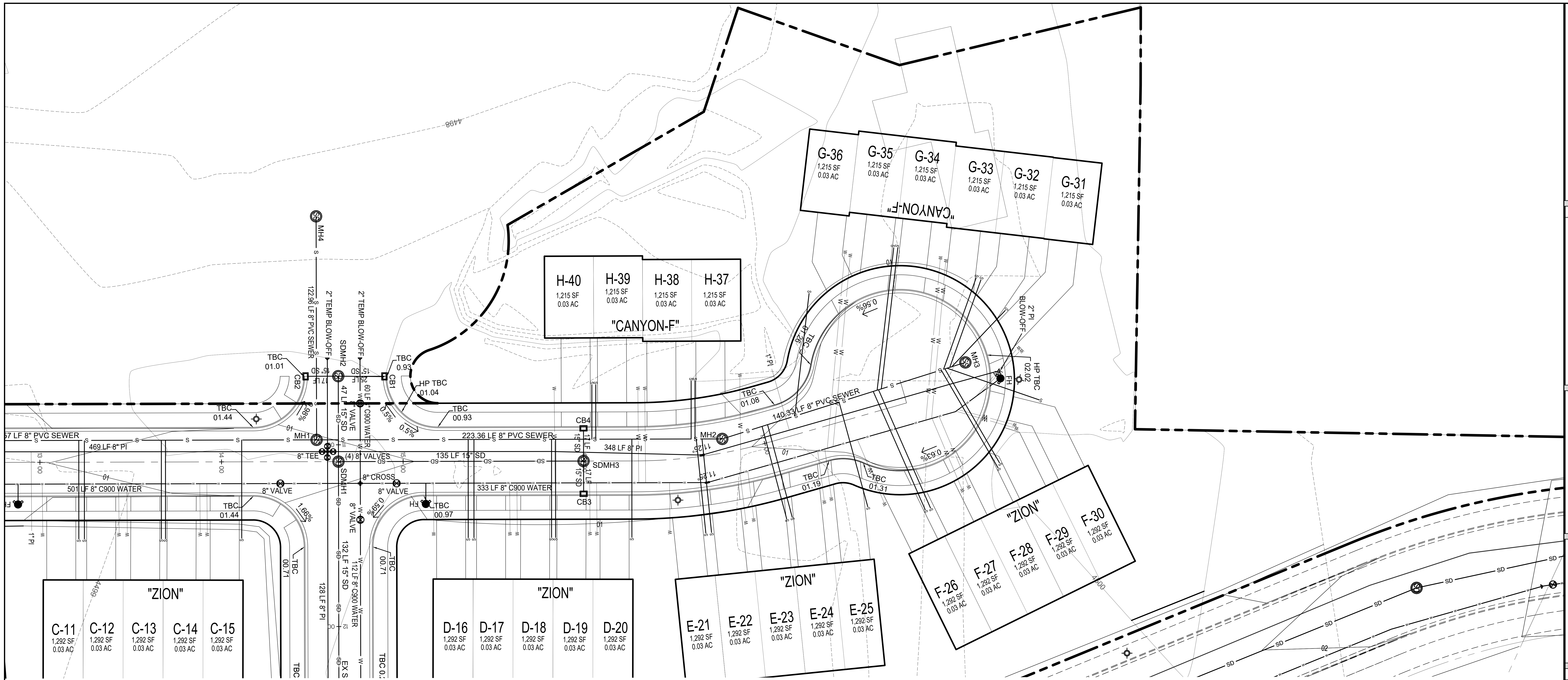
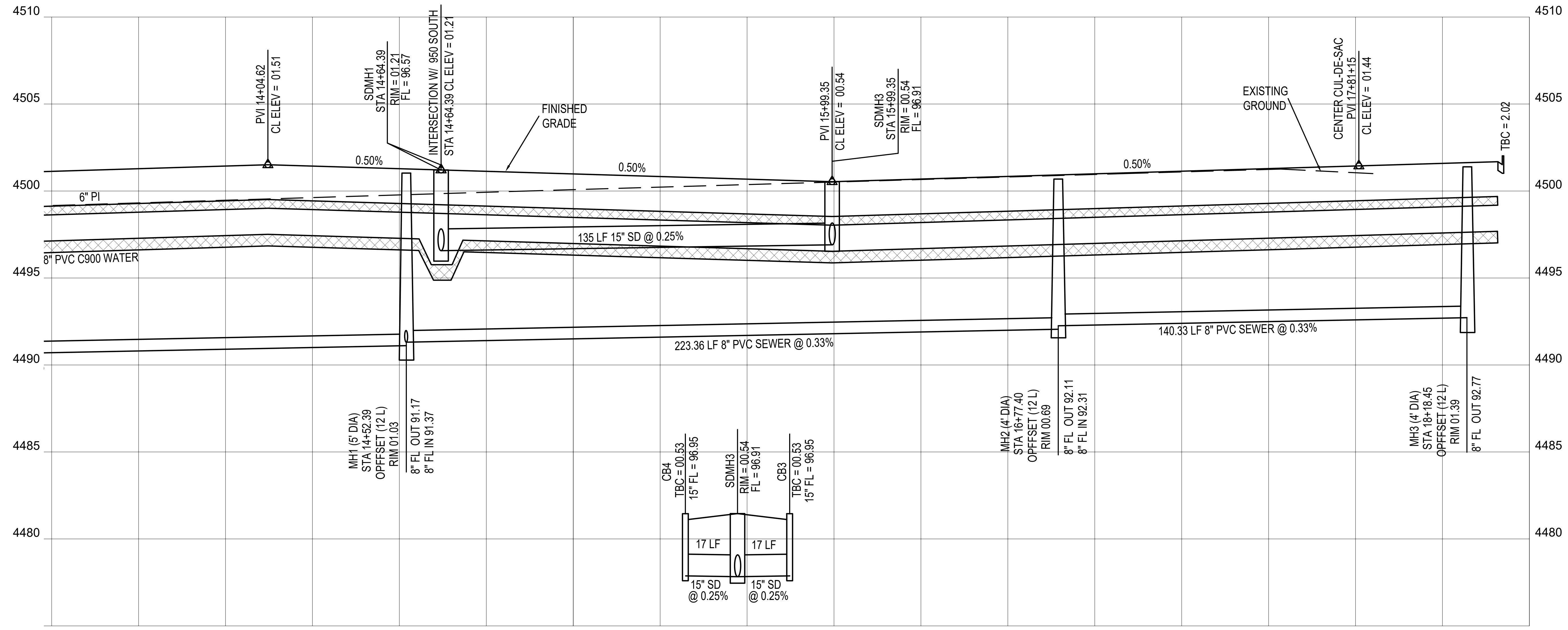


SCALE: 1"= 30'



HORIZONTAL SCALE: 1" = 30'

ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS PLAT E-1

A LOW DENSITY ATTACHED HOUSING PROJECT

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343602
2/25/20

ACTION	DATE
FINAL PLAN	2/25/20

PROJECT

DIXIE FARMS PLAT E-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
950 WEST PROFILE	C5.2

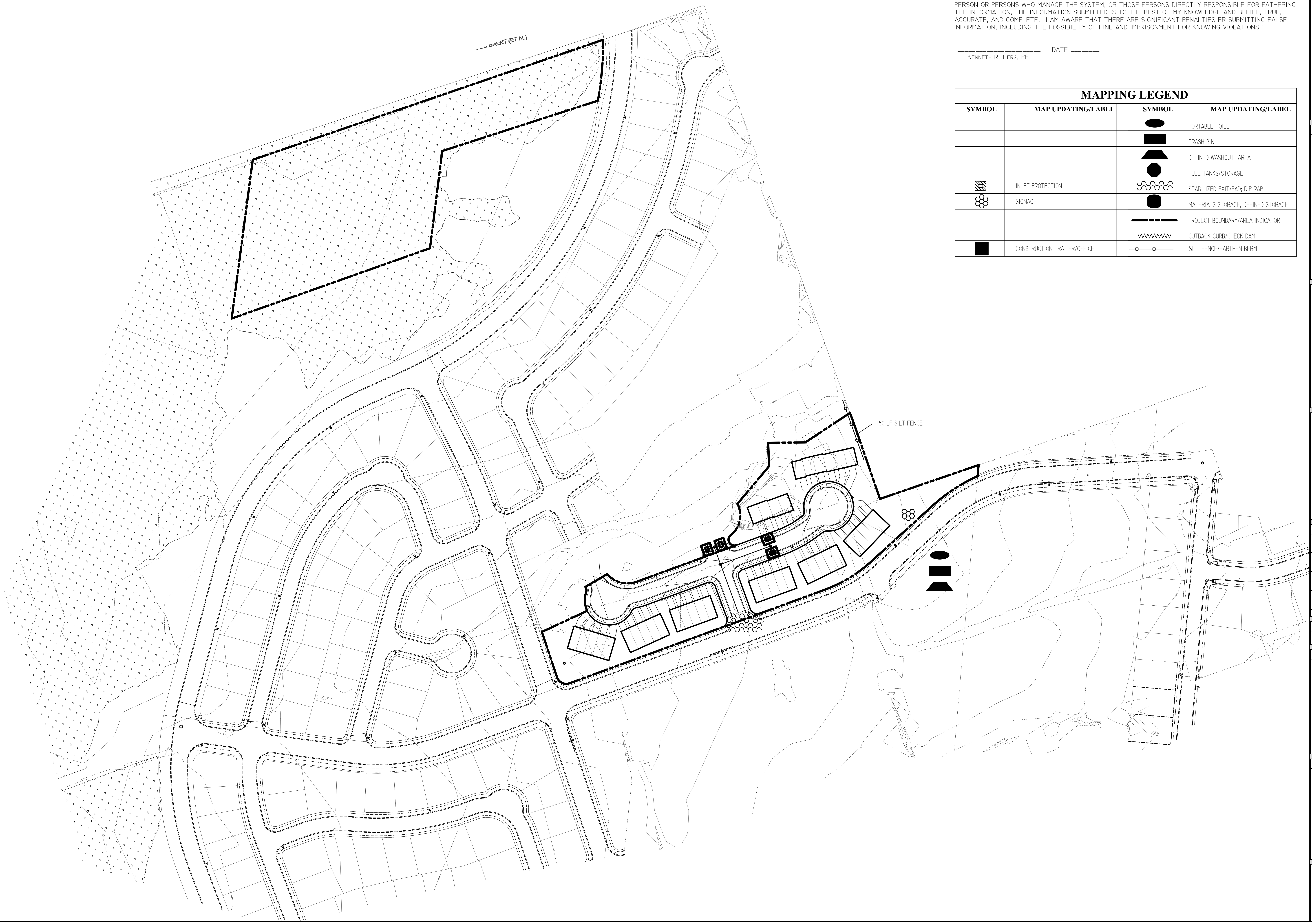
SWPPP CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AD ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR PATHERING 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 FR 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
		WWWWWW	CUTBACK CURB/CHECK DAM
■	CONSTRUCTION TRAILER/OFFICE	─□─□─	SILT FENCE/EARTHEN BERM



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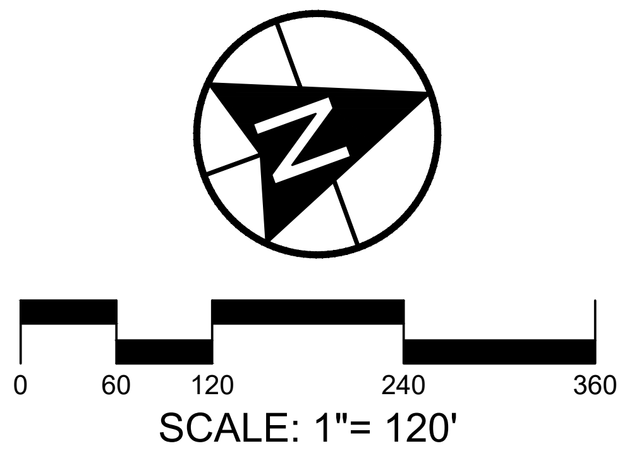
(385) 484-6337

DEVELOPMENT

DIXIE FARMS PLAT E-1

A LOW DENSITY ATTACHED HOUSING PROJECT



SCALE: 1"= 120'

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	K R Berg KENNETH R. BERG 2/25/20 343602
1			
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ACTION	DATE
FINAL PLAN	2/25/20

PROJECT

DIXIE FARMS PLAT E-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
SWPPP i:\my drive\berg civil\2019\ardero\df plat e-1\df e-1_06-swppp.dwg	C6.1

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.
3. At all other hours the Contractor shall maintain minimum one - lane two - way traffic. Traffic circulation must be supervised by a Certified Flagger.
4. Steady - burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles.
6. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein.
7. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.
8. Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

UTILITIES

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

STRIPING AND SIGNING

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

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.
16. All sanitary sewer mains and laterals must be inspected and approved by the city inspector before trench backfilling is completed.
17. all lateral connections shall insert-a-tee or WYE at ten o'clock positioning to the center of the main line and shall be encased in concrete after inspection is made by the city.

WATER LINE

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

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.
7. PI meters to be placed within the park strip and outside of the drive approach.

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.

DEVELOPER

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS
SUBDIVISION

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 12/11/19 343602
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE

PROJECT

DIXIE FARMS
SUBDIVISION

DESCRIPTION

FINAL PLANS

SHEET NAME	SHEET NUMBER
GENERAL NOTES	*GN1*

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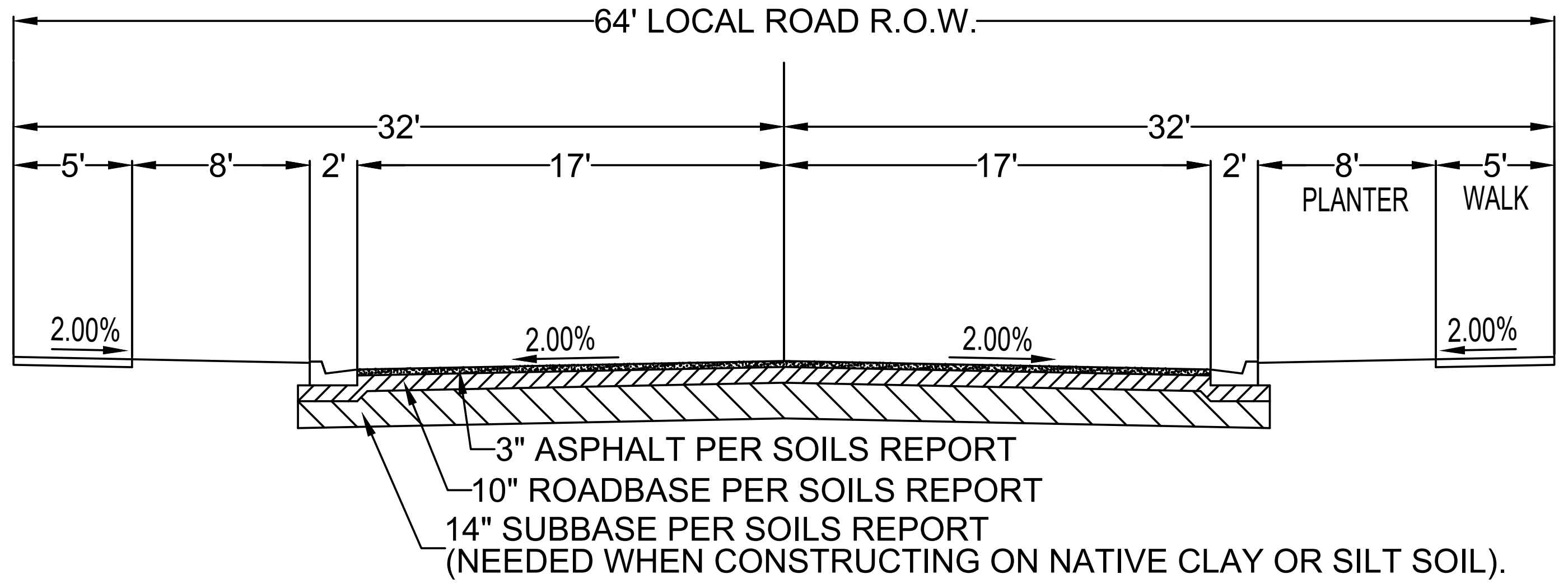
UPGRADE DRIVE APPROACH FLARES AND SIDEWALK TO A MINIMUM OF 6" OF CONCRETE


64' LOCAL ROAD R.O.W.
32'
32'
5'
8'
2'
17'
17'
2'
8'
PLANTER
5'
WALK
2.00%
2.00%
2.00%
2.00%
3" ASPHALT PER SOILS REPORT
10" ROADBASE PER SOILS REPORT
14" SUBBASE PER SOILS REPORT
(NEEDED WHEN CONSTRUCTING ON NATIVE CLAY OR SILT SOIL).

CROSS SECTION NOTE:

PREVIOUSLY APPROVED PLATS OF THE DIXIE FARMS SUBDIVISION USE THE CROSS SECTION SHOWN, TO KEEP CONSISTENCY IT HAS BEEN USED FOR THIS PLAT AS WELL. THE CURRENT CITY CROSS SECTION IS 62' ROW. NO REIMBURSEMENT IS ALLOWED FOR THE ADDITIONAL WIDTH.

DEVELOPER

ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS SUBDIVISION

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11038 N Highland Blvd Suite 400
Highland Ut, 84003
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. Berg
KENNETH R. BERG
12/11/19
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	8/13/2018

PROJECT

DIXIE FARMS SUBDIVISION

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
ROADWAY CROSS SECTIONS	D0

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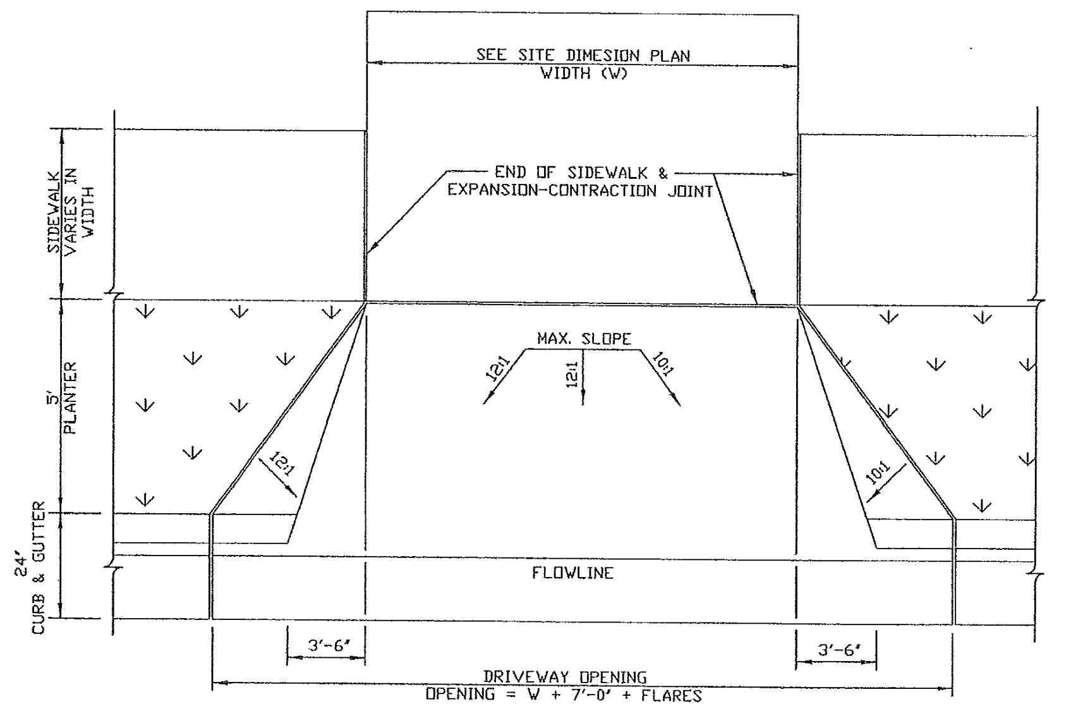
NOTE: SIDEWALK DEPTH SHALL BE 4' IN RESIDENTIAL ZONES; 6' ADJACENT TO RESIDENTIAL DRIVEWAY APPROACHES AND IN ALL COMMERCIAL AND INDUSTRIAL ZONES.

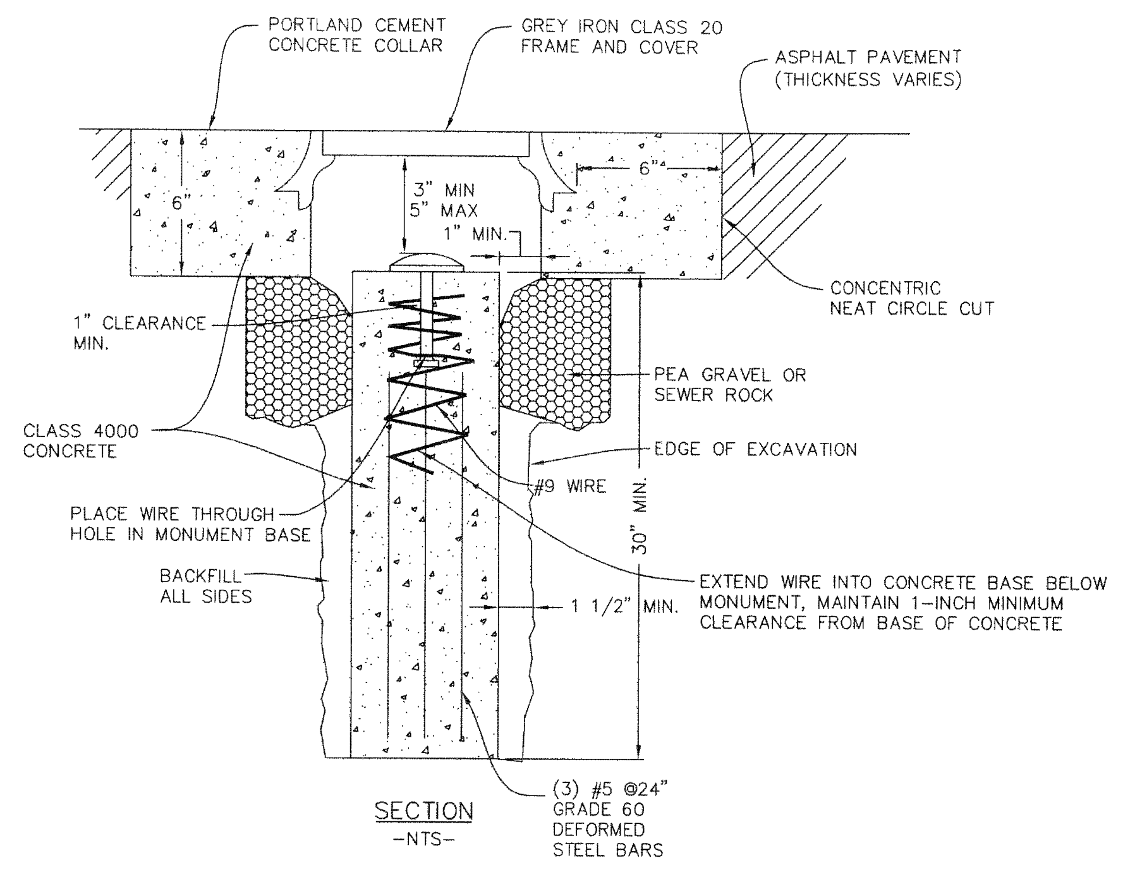


FLARED DRIVE APPROACH WITH PLANTER
-NTS-

UPGRADE FLARE AND SIDEWALK TO A MINIMUM OF 6" OF CONCRETE

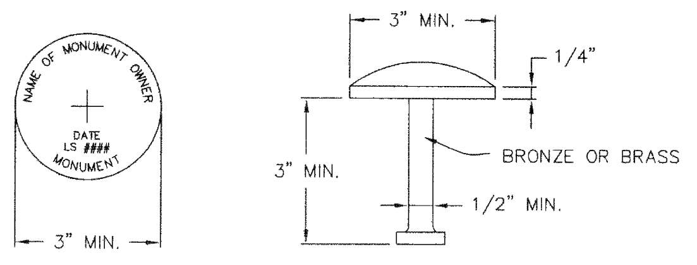
DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING-LAND PLANNING-CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR FLARED DRIVE APPROACH WITH PLANTER	DRAWING NO. 15.9

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\FLARED DRIVE APPROACH.dwg 05/12/2005 10:59:39 AM MDT



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

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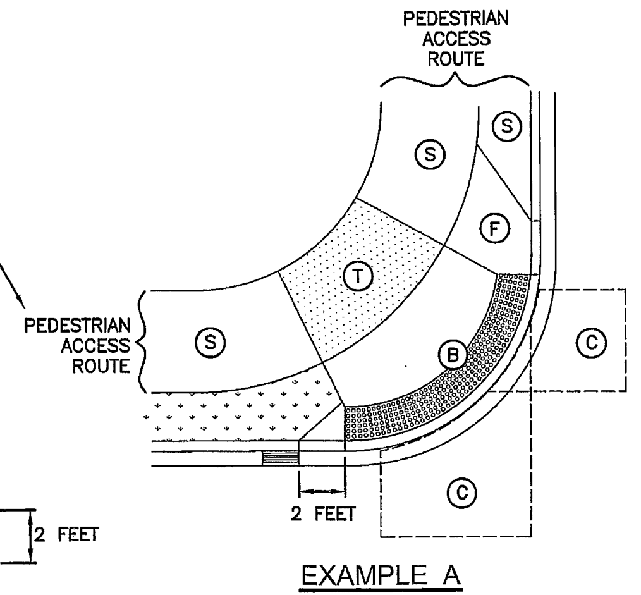
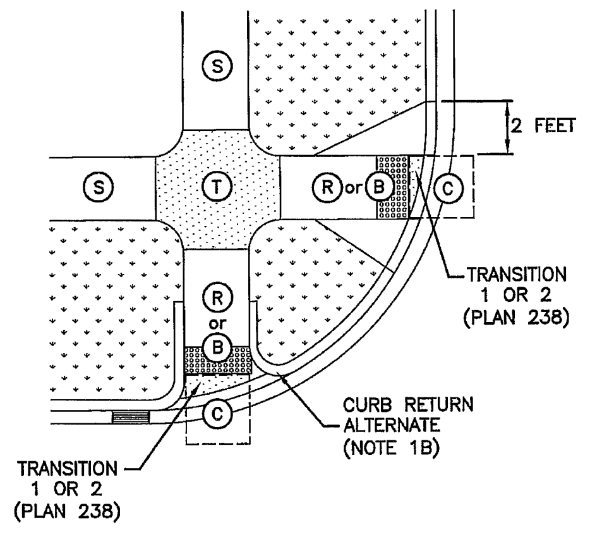
TURNING SPACE AT SIDEWALK LEVEL


PEDESTRIAN
ACCESS
ROUTE
THE LOCATION OF THE PEDESTRIAN ACCESS ROUTE AFFECTS FLARE SLOPE CONSTRUCTION.
PEDESTRIAN
ACCESS
ROUTE
S
S
S
F
T
B
C
C
2 FEET

EXAMPLE A

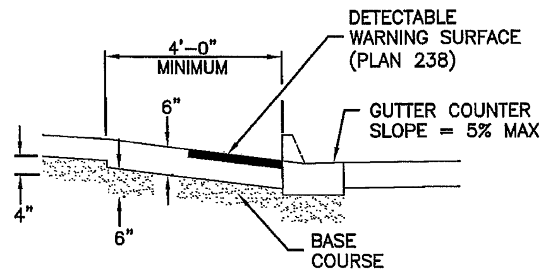

S
S
T
R or B
C
2 FEET
R or B
C
TRANSITION 1 OR 2 (PLAN 238)
CURB RETURN ALTERNATE (NOTE 1B)
TRANSITION 1 OR 2 (PLAN 238)

EXAMPLE B

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

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

TABLE OF DIMENSIONS


DETECTABLE WARNING SURFACE (PLAN 238)
4'-0" MINIMUM
6"
GUTTER COUNTER SLOPE = 5% MAX
4"
6"
BASE COURSE

MATERIALS

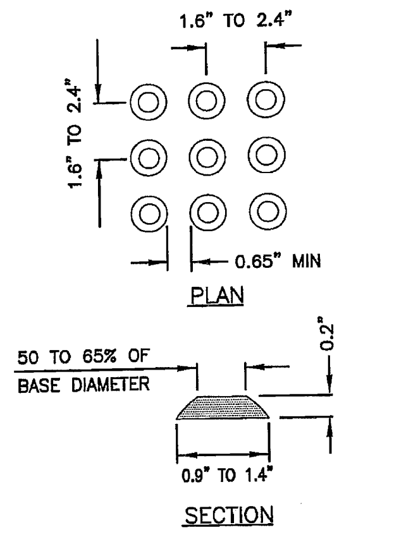
	RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE Ⓣ	2	2
CURB RAMP Ⓡ	8.33	2 (c)
BLENDED TRANSITION Ⓑ	5	2 (c)
CLEAR SPACE Ⓒ	5	2 (c)
SIDEWALK Ⓢ	STREET GRADE	2
FLARE Ⓕ	10	--

(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.

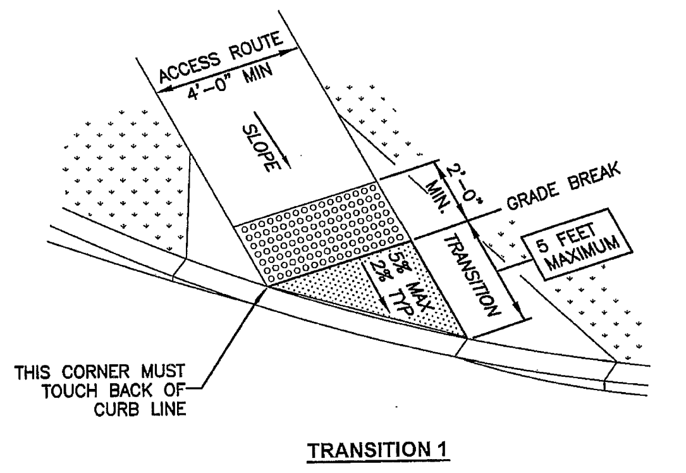
SLOPE TABLE

Corner curb cut assembly

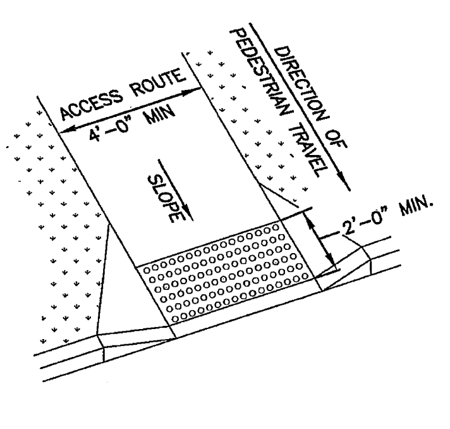
Plan
235
Sheet 1 of 4



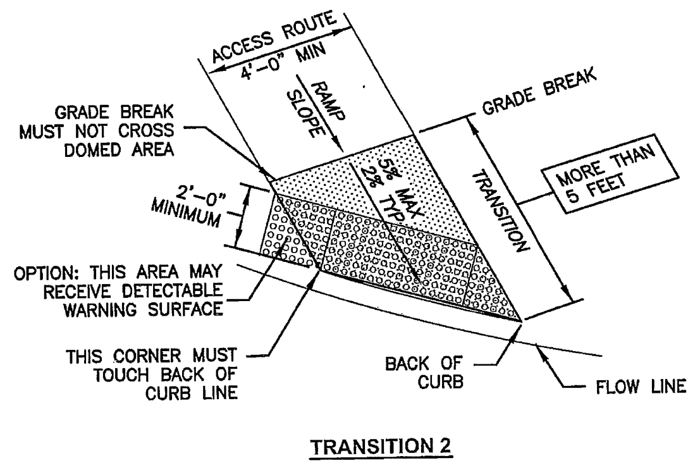
TRUNCATED DOME DETAIL



TRANSITION 1

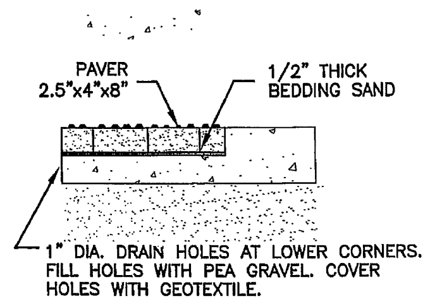


PERPENDICULAR ASSEMBLY

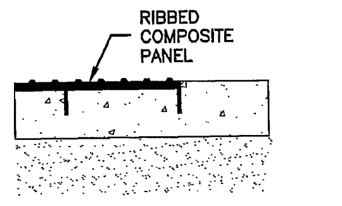

ACCESS ROUTE
4'-0" MIN
RAMP SLOPE
GRADE BREAK
GRADE BREAK MUST NOT CROSS DOMED AREA
2'-0" MINIMUM
5% MAX
2% TYP
TRANSITION
MORE THAN 5 FEET
OPTION: THIS AREA MAY RECEIVE DETECTABLE WARNING SURFACE
THIS CORNER MUST TOUCH BACK OF CURB LINE
BACK OF CURB
FLOW LINE

TRANSITION 2

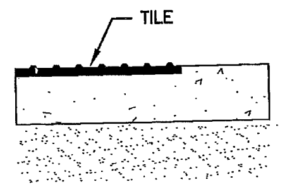
NON-PERPENDICULAR ASSEMBLY


PAVER 2.5"x4"x8"
1/2" THICK BEDDING SAND
1" DIA. DRAIN HOLES AT LOWER CORNERS. FILL HOLES WITH PEA GRAVEL. COVER HOLES WITH GEOTEXTILE.

STYLE P



STYLE R



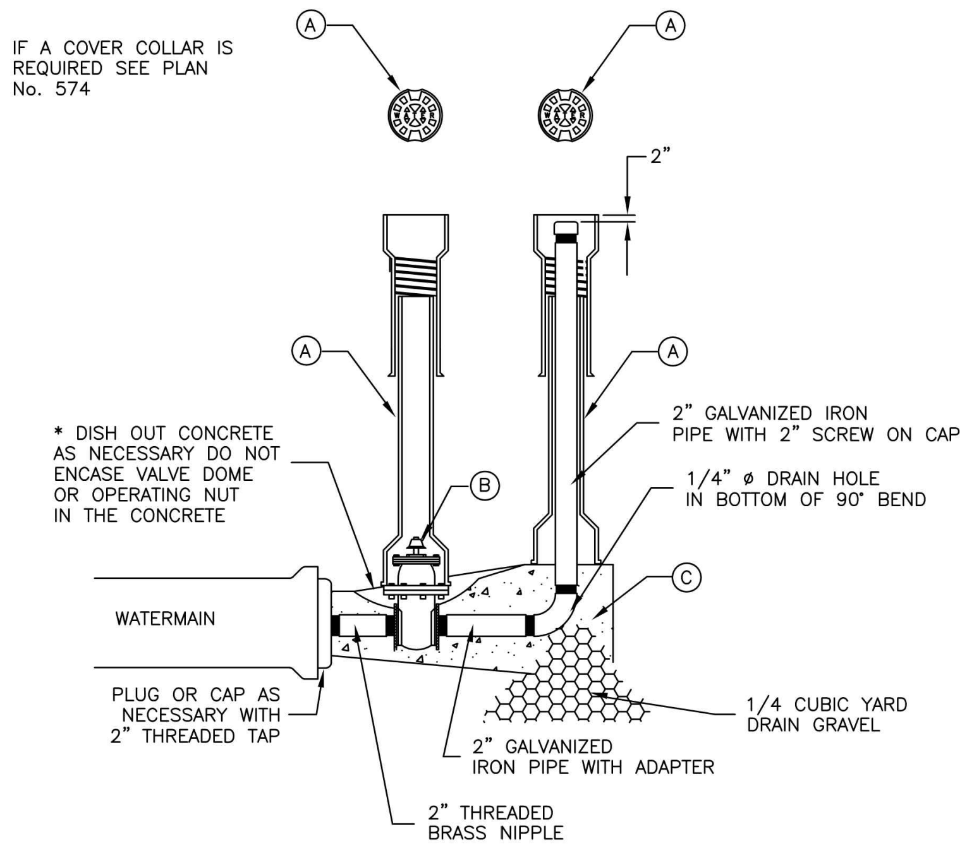
STYLE T

Detectable warning surface

Plan
238

2" washout valve

1. CONCRETE: Class 2000 minimum per APWA Section 03 30 04. Pour concrete against undisturbed soil.
2. TAPE: Apply tape wrap to the exterior of all galvanized pipe per AWWA C209.
3. SPECIAL DESIGN: Watermains 12" and larger will require special washout assembly design.
4. DRAINAGE: After installation of washout valve assembly, verify the washout valve riser drains to gravel.
5. INSPECTION: Prior to backfilling around thrust block, secure inspection of installation by ENGINEER.
6. BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.


IF A COVER COLLAR IS REQUIRED SEE PLAN No. 574
A
A
2"
A
A
* DISH OUT CONCRETE AS NECESSARY DO NOT ENCASE VALVE DOME OR OPERATING NUT IN THE CONCRETE
B
2" GALVANIZED IRON PIPE WITH 2" SCREW ON CAP
1/4" ø DRAIN HOLE IN BOTTOM OF 90° BEND
C
WATERMAIN
PLUG OR CAP AS NECESSARY WITH 2" THREADED TAP
1/4 CUBIC YARD DRAIN GRAVEL
2" GALVANIZED IRON PIPE WITH ADAPTER
2" THREADED BRASS NIPPLE

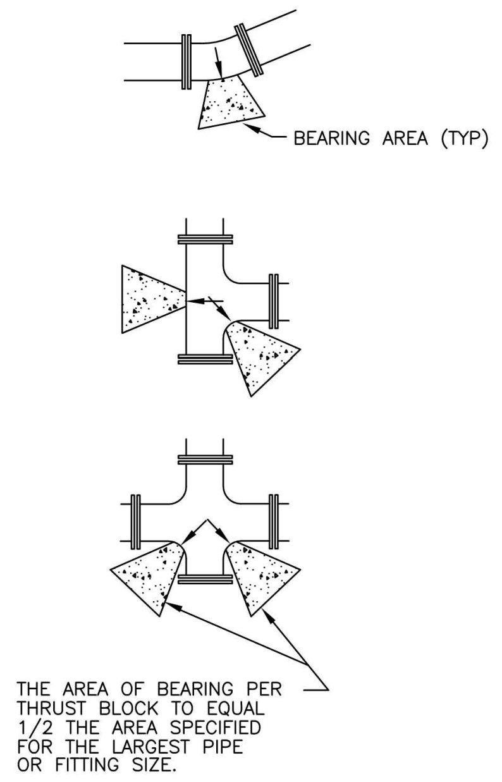
SECTION

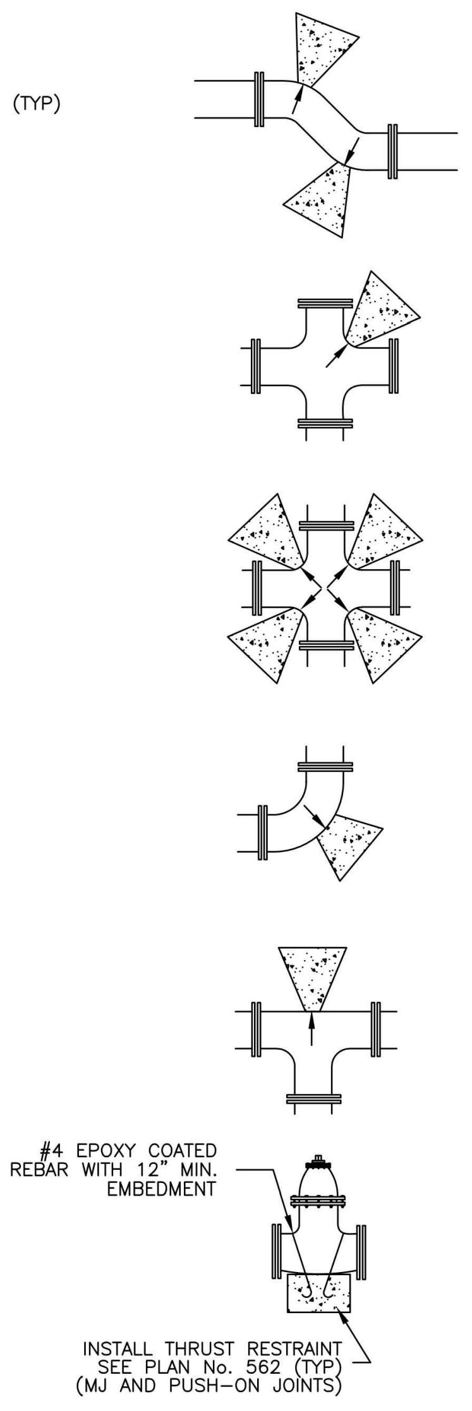
LEGEND

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

2" Washout valve

Plan No.
571


BEARING AREA (TYP)
THE AREA OF BEARING PER THRUST BLOCK TO EQUAL 1/2 THE AREA SPECIFIED FOR THE LARGEST PIPE OR FITTING SIZE.


#4 EPOXY COATED REBAR WITH 12" MIN. EMBEDMENT
INSTALL THRUST RESTRAINT SEE PLAN No. 562 (TYP) (MJ AND PUSH-ON JOINTS)

MINIMUM BEARING AREA IN SQ. FT.

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

Direct bearing thrust block

Plan No.
561

DEVELOPER

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS SUBDIVISION

berg
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11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	K R Berg KENNETH R. BERG 12/11/19 343602
1			
2			
3			
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ACTION	DATE
	1/22/2019

PROJECT

DIXIE FARMS SUBDIVISION

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	D1

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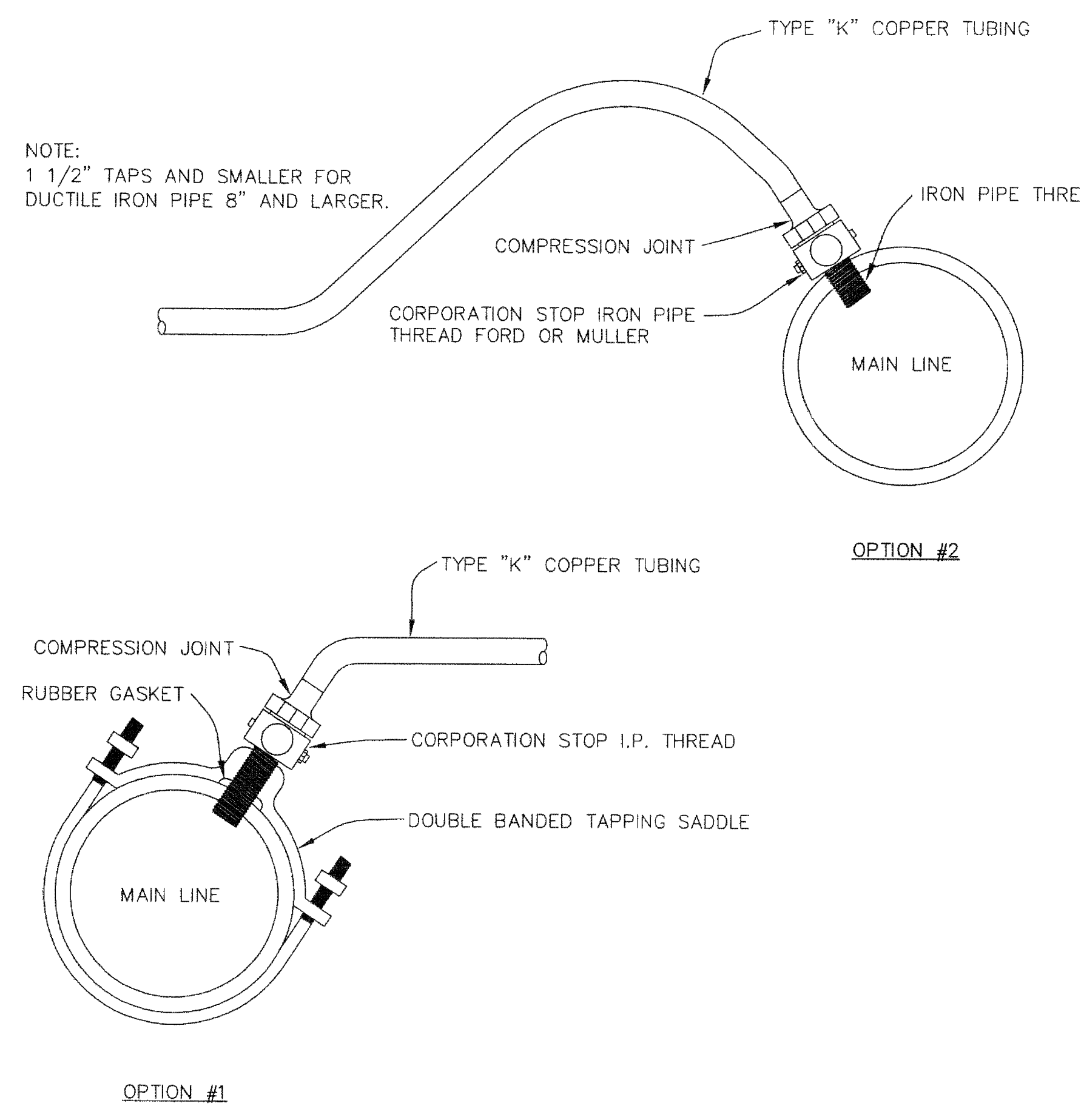


DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

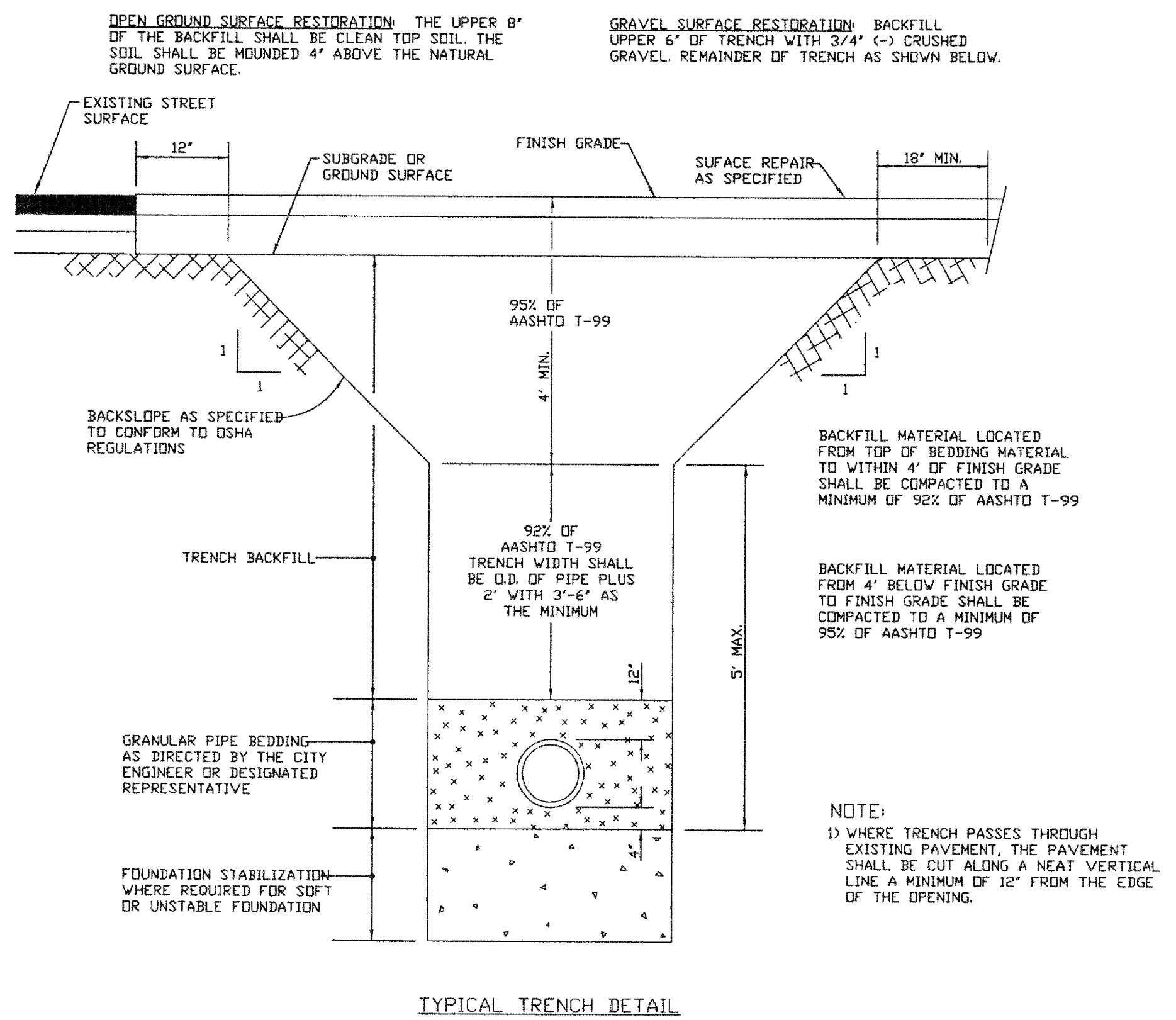
Northern
ENGINEERING·LAND PLANNING
·CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR
TYPICAL WATERMAN TAPS

DRAWING NO.
15.3

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\WATERMAIN TAP.dwg 05/12/2005 11:55:51 AM MDT


OPEN GROUND SURFACE RESTORATION: THE UPPER 8" OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4" ABOVE THE NATURAL GROUND SURFACE.
GRAVEL SURFACE RESTORATION: BACKFILL UPPER 6" OF TRENCH WITH 3/4" (-) CRUSHED GRAVEL. REMAINDER OF TRENCH AS SHOWN BELOW.
EXISTING STREET SURFACE
12"
SUBGRADE OR GROUND SURFACE
FINISH GRADE
SUFACE REPAIR AS SPECIFIED
18" MIN.
95% OF AASHTO T-99
4' MIN.
1
1
1
1
BACKSLOPE AS SPECIFIED TO CONFORM TO OSHA REGULATIONS
BACKFILL MATERIAL LOCATED FROM TOP OF BEDDING MATERIAL TO WITHIN 4' OF FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 92% OF AASHTO T-99
TRENCH BACKFILL
92% OF AASHTO T-99
TRENCH WIDTH SHALL BE O.D. OF PIPE PLUS 2' WITH 3'-6" AS THE MINIMUM
BACKFILL MATERIAL LOCATED FROM 4' BELOW FINISH GRADE TO FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF AASHTO T-99
5' MAX.
12"
4"
GRANULAR PIPE BEDDING AS DIRECTED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE
FOUNDATION STABILIZATION WHERE REQUIRED FOR SOFT OR UNSTABLE FOUNDATION

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

TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP
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

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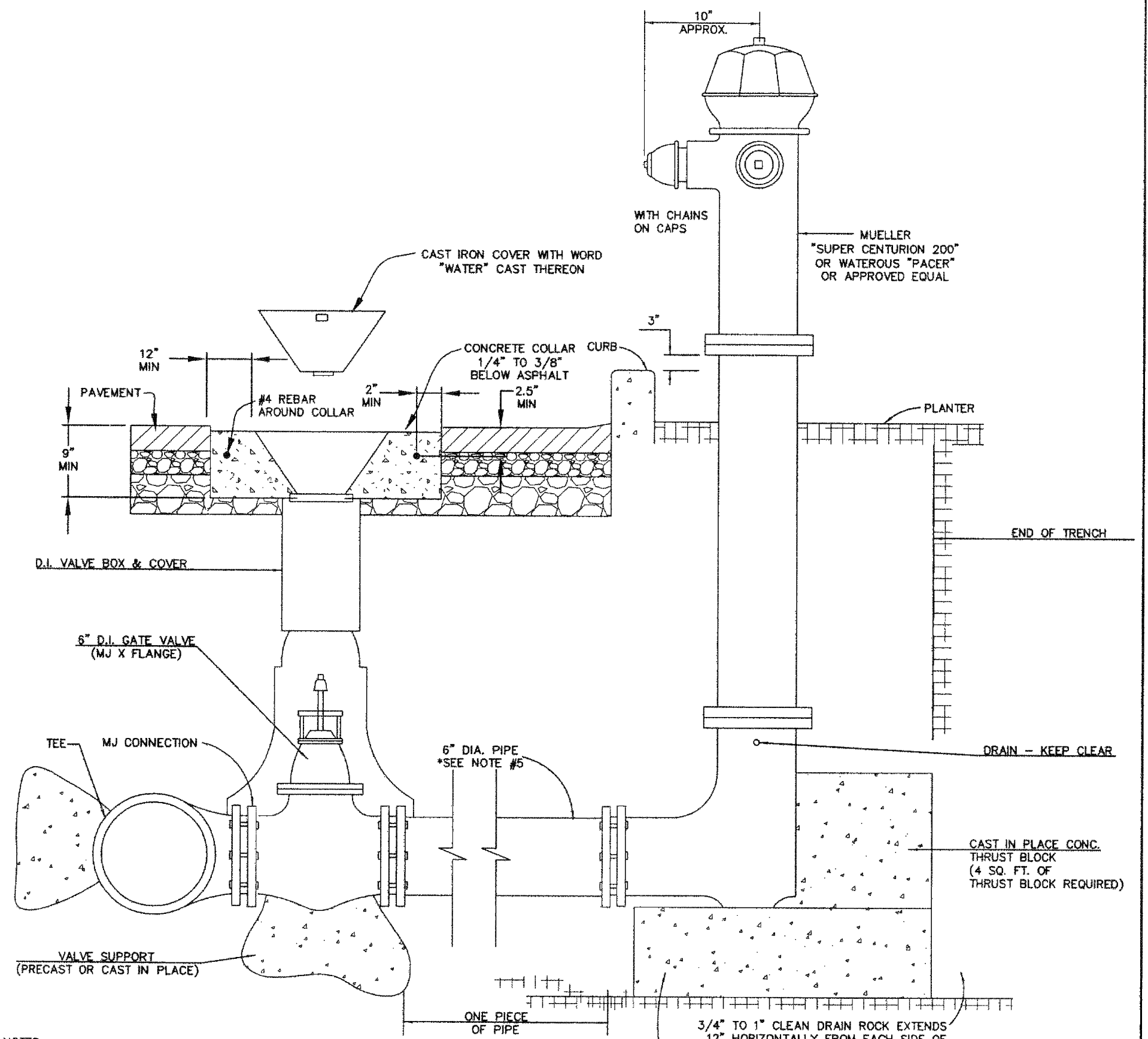

10" APPROX.
WITH CHAINS ON CAPS
MUELLER "SUPER CENTURION 200" OR WATEROUS "PACER" OR APPROVED EQUAL
CAST IRON COVER WITH WORD "WATER" CAST THEREON
3"
CURB
12" MIN
CONCRETE COLLAR 1/4" TO 3/8" BELOW ASPHALT
PAVEMENT
#4 REBAR AROUND COLLAR
2" MIN
2.5" MIN
PLANTER
9" MIN
END OF TRENCH
D.I. VALVE BOX & COVER
6" D.I. GATE VALVE (MJ X FLANGE)
TEE
MJ CONNECTION
6" DIA. PIPE *SEE NOTE #5
DRAIN - KEEP CLEAR
CAST IN PLACE CONC. THRUST BLOCK (4 SQ. FT. OF THRUST BLOCK REQUIRED)
VALVE SUPPORT (PRECAST OR CAST IN PLACE)
ONE PIECE OF PIPE
3/4" TO 1" CLEAN DRAIN ROCK EXTENDS 12" HORIZONTALLY FROM EACH SIDE OF CONC. BASE AND THRUST BLOCK AND VERTICALLY TO 2" ABOVE HYDRANT DRAIN WALL
PRECAST CONCRETE BLOCK 2'X2'X6" THICK

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 ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.
5. IF LENGTH EXCEEDS 1 LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.

FIRE HYDRANT DETAIL
-NTS-

DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES

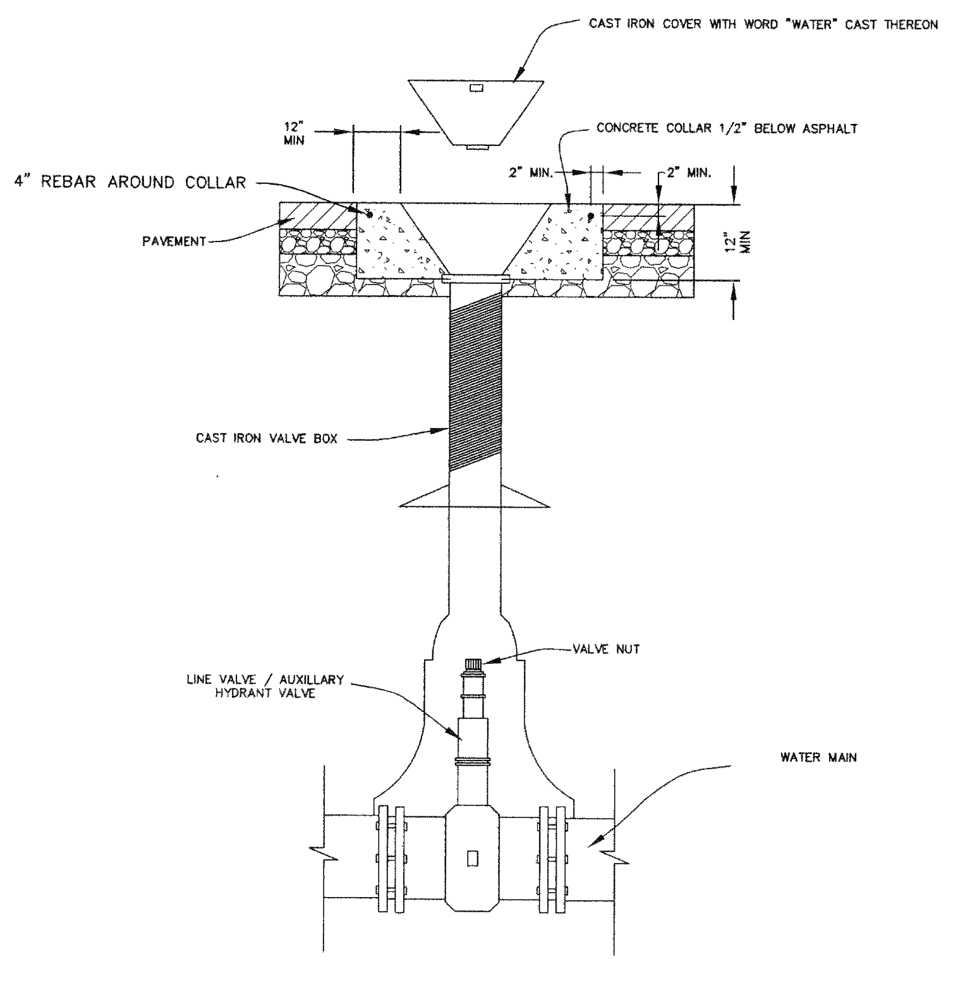
Northern
ENGINEERING·LAND PLANNING
·CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR
FIRE HYDRANT

DRAWING NO.
15.6

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\FIRE HYDRANT.dwg 05/12/2005 10:56:17 AM MDT


CAST IRON COVER WITH WORD "WATER" CAST THEREON
12" MIN
CONCRETE COLLAR 1/2" BELOW ASPHALT
4" REBAR AROUND COLLAR
2" MIN.
2" MIN.
PAVEMENT
12" MIN
CAST IRON VALVE BOX
VALVE NUT
LINE VALVE / AUXILLARY HYDRANT VALVE
WATER MAIN

VALVE BOX DETAIL

DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

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·CONSTRUCTION MANAGEMENT
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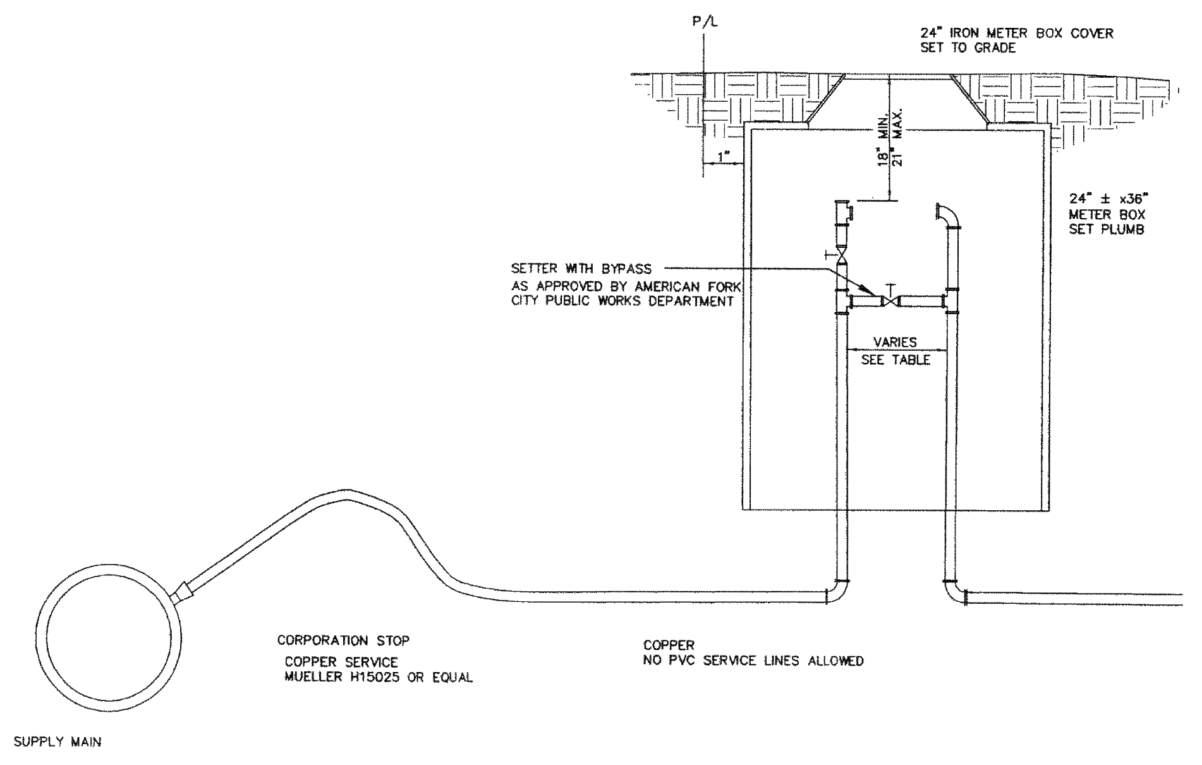
AMERICAN FORK CITY

STANDARD DETAIL FOR
VALVE BOX DETAIL

DRAWING NO.
15.4

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\VALVE BOX.dwg 05/12/2005 11:54:18 AM MDT


P/L
24" IRON METER BOX COVER SET TO GRADE
1"
18" MIN.
21" MAX.
24" ± x36" METER BOX SET PLUMB
SETTER WITH BYPASS AS APPROVED BY AMERICAN FORK CITY PUBLIC WORKS DEPARTMENT
VARIES
SEE TABLE
CORPORATION STOP
COPPER SERVICE
MUELLER H15025 OR EQUAL
COPPER
NO PVC SERVICE LINES ALLOWED
SUPPLY MAIN

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

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·CONSTRUCTION MANAGEMENT
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OREM, UTAH 84057
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AMERICAN FORK CITY

STANDARD DETAIL FOR
CULINARY WATER
SERVICE CONNECTION

DRAWING NO.
15.5

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DEVELOPMENT

DIXIE FARMS SUBDIVISION

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL
KENNETH R. BERG
343602
12/11/19

ACTION	DATE
PRELIMINARY PLAN	8/13/2018

PROJECT

DIXIE FARMS SUBDIVISION

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
WATER DETAILS	D2

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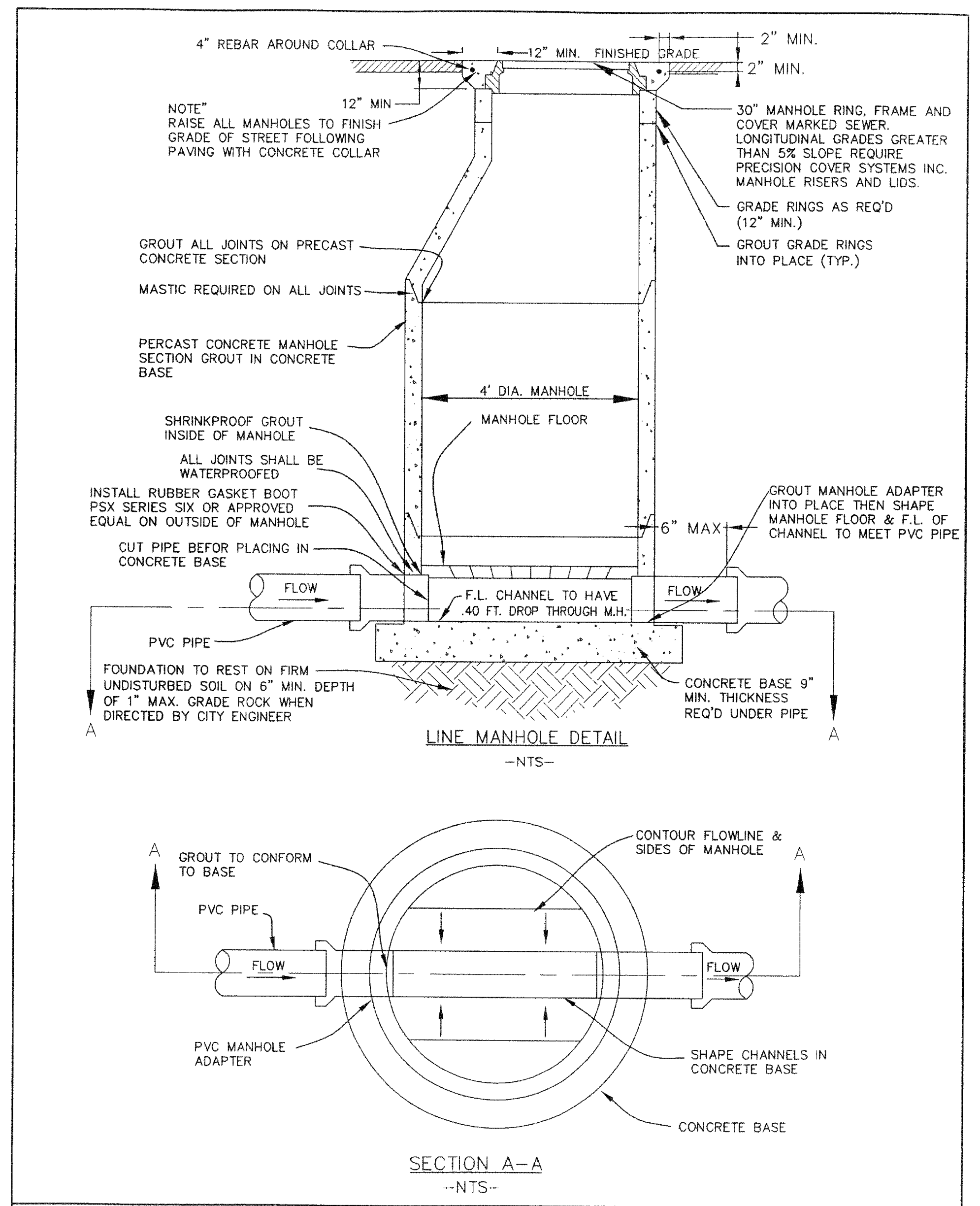
4" REBAR AROUND COLLAR
12" MIN.
FINISHED GRADE
2" MIN.
2" MIN.
12" MIN
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
MASTIC REQUIRED ON ALL JOINTS
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
4' DIA. MANHOLE
MANHOLE FLOOR
SHRINKPROOF GROUT INSIDE OF MANHOLE
ALL JOINTS SHALL BE WATERPROOFED
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
CUT PIPE BEFOR PLACING IN CONCRETE BASE
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
6" MAX
FLOW
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A
A
GROUT TO CONFORM TO BASE
CONTOUR FLOWLINE & SIDES OF MANHOLE
A
PVC PIPE
FLOW
FLOW
PVC MANHOLE ADAPTER
SHAPE CHANNELS IN CONCRETE BASE
CONCRETE BASE

LINE MANHOLE DETAIL
-NTS-

SECTION A-A
-NTS-

DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR
SANITARY SEWER LINE MANHOLE DETAIL

DRAWING NO.
15.12

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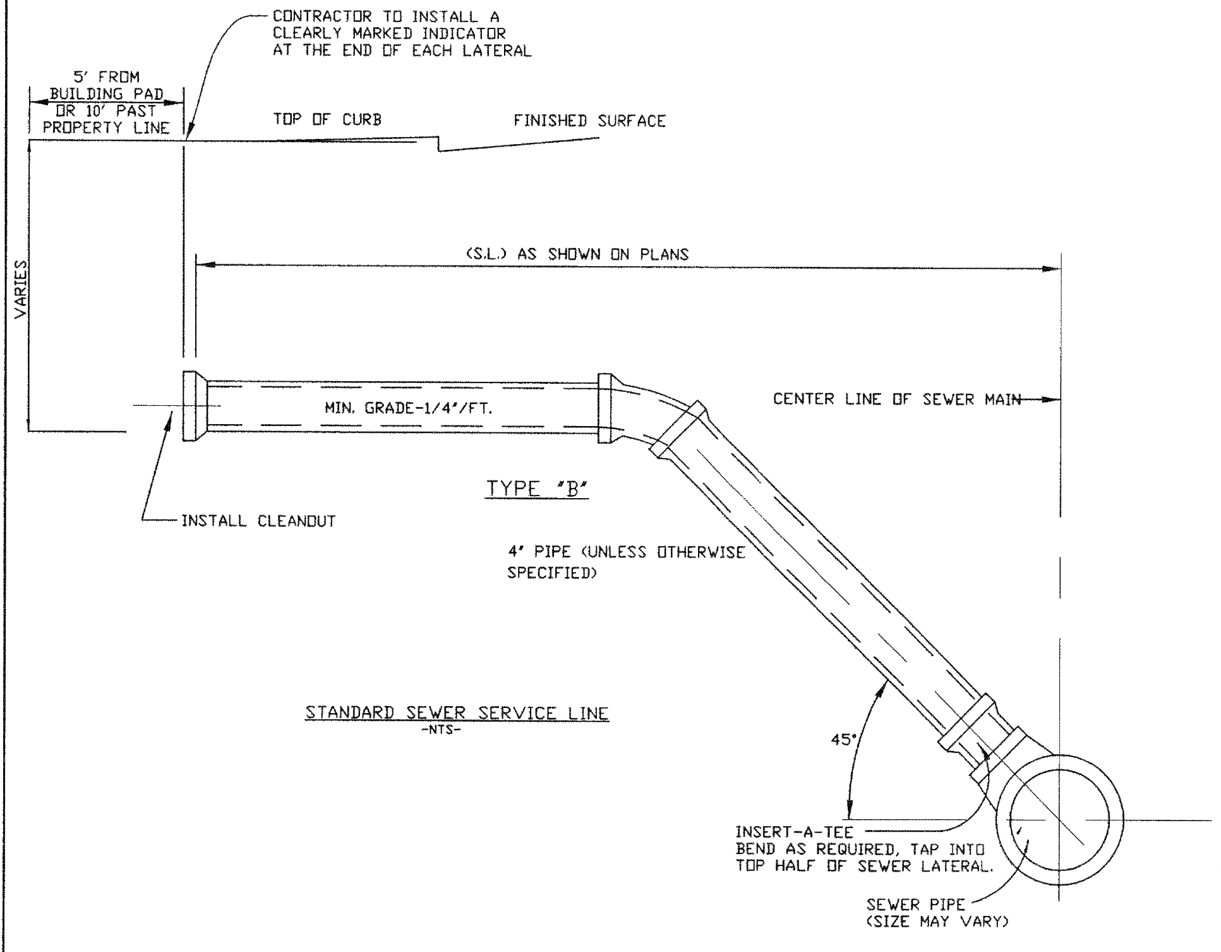
CONTRACTOR TO INSTALL A CLEARLY MARKED INDICATOR AT THE END OF EACH LATERAL
5' FROM BUILDING PAD OR 10' PAST PROPERTY LINE
TOP OF CURB
FINISHED SURFACE
VARIES
(S.L.) AS SHOWN ON PLANS
MIN. GRADE-1/4"/FT.
CENTER LINE OF SEWER MAIN
TYPE "B"
INSTALL CLEANOUT
4" PIPE (UNLESS OTHERWISE SPECIFIED)
45°
INSERT-A-TEE
BEND AS REQUIRED, TAP INTO TOP HALF OF SEWER LATERAL.
SEWER PIPE (SIZE MAY VARY)

STANDARD SEWER SERVICE LINE
-NTS-

NOTE:
ALSO SEE DRAWING NO. 15.23

DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES

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ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
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AMERICAN FORK CITY

STANDARD DETAIL FOR
STANDARD SEWER SERVICE LINE

DRAWING NO.
15.19

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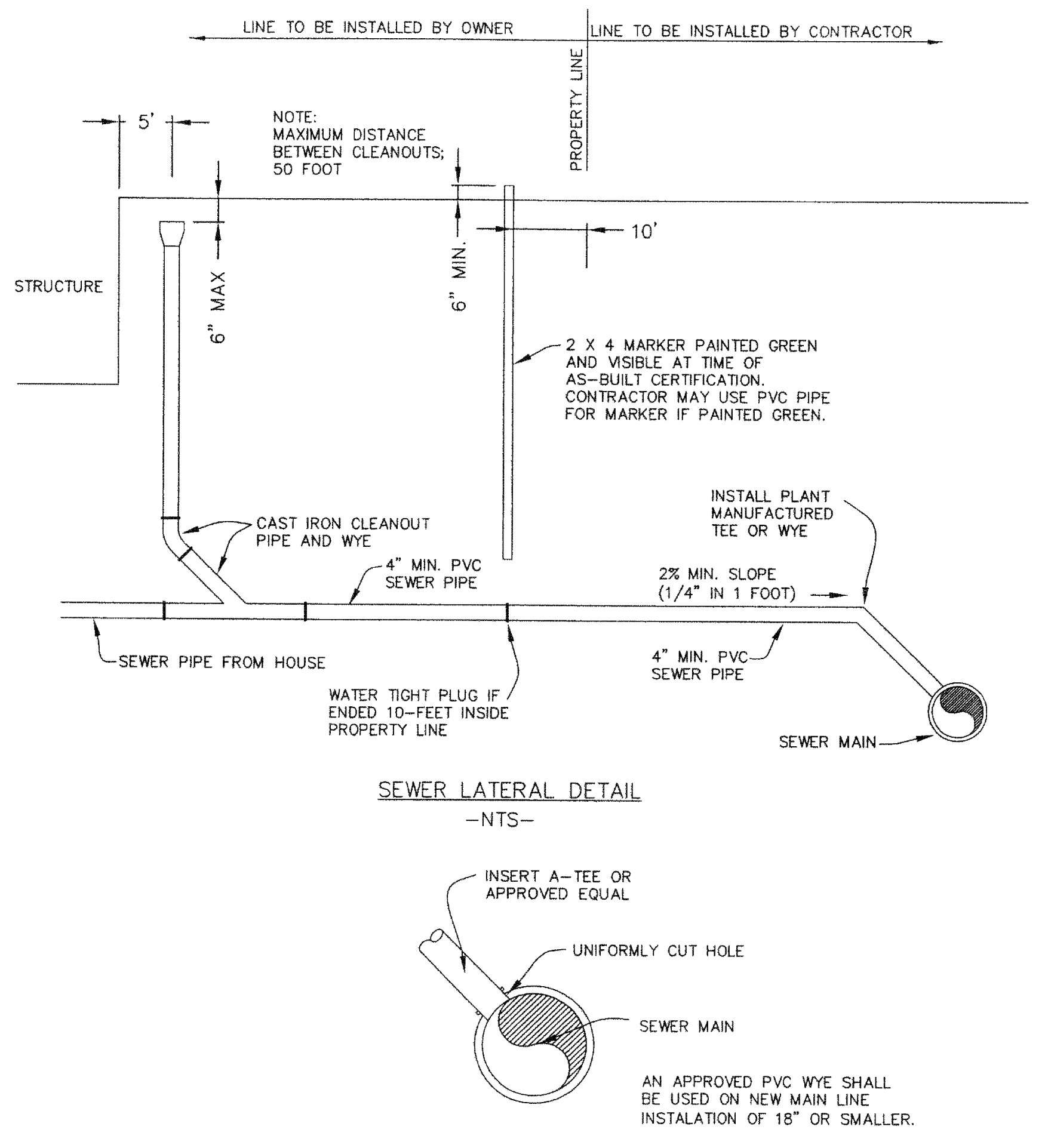
LINE TO BE INSTALLED BY OWNER
LINE TO BE INSTALLED BY CONTRACTOR
PROPERTY LINE
5'
NOTE:
MAXIMUM DISTANCE BETWEEN CLEANOUTS; 50 FOOT
10'
STRUCTURE
6" MAX
6" MIN.
2 X 4 MARKER PAINTED GREEN AND VISIBLE AT TIME OF AS-BUILT CERTIFICATION. CONTRACTOR MAY USE PVC PIPE FOR MARKER IF PAINTED GREEN.
INSTALL PLANT MANUFACTURED TEE OR WYE
CAST IRON CLEANOUT PIPE AND WYE
4" MIN. PVC SEWER PIPE
2% MIN. SLOPE (1/4" IN 1 FOOT)
SEWER PIPE FROM HOUSE
4" MIN. PVC SEWER PIPE
WATER TIGHT PLUG IF ENDED 10-FEET INSIDE PROPERTY LINE
SEWER MAIN
INSERT A-TEE OR APPROVED EQUAL
UNIFORMLY CUT HOLE
SEWER MAIN
AN APPROVED PVC WYE SHALL BE USED ON NEW MAIN LINE INSTALATION OF 18" OR SMALLER.

SEWER LATERAL DETAIL
-NTS-

SEWER SURVICE LATERAL SADDLE
-NTS-

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

DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N.
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(801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR
SANITARY SEWER LATERAL AND CLEAN OUT

DRAWING NO.
15.23

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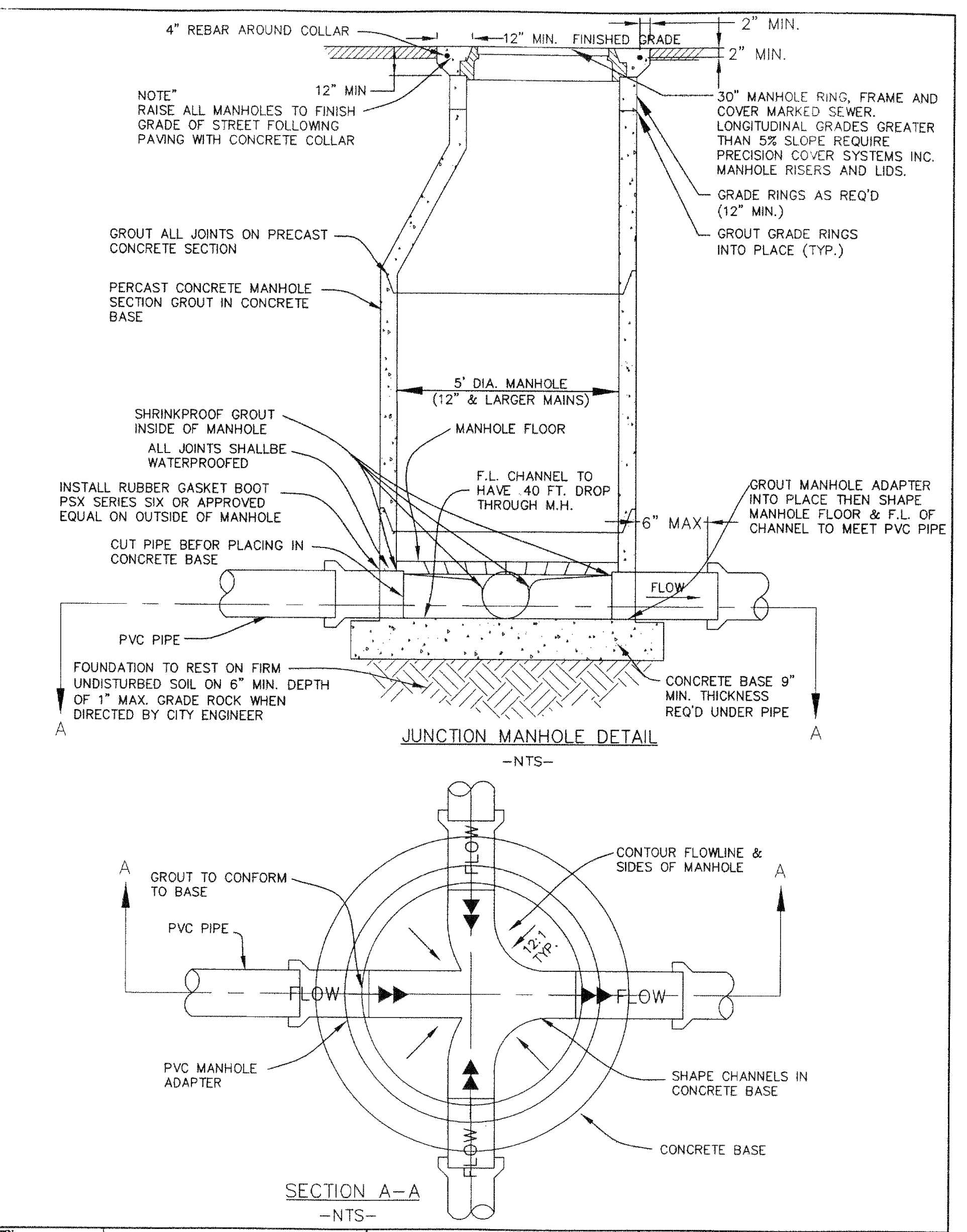
4" REBAR AROUND COLLAR
12" MIN.
FINISHED GRADE
2" MIN.
2" MIN.
12" MIN
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
5' DIA. MANHOLE (12" & LARGER MAINS)
MANHOLE FLOOR
SHRINKPROOF GROUT INSIDE OF MANHOLE
ALL JOINTS SHALLBE WATERPROOFED
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
6" MAX
CUT PIPE BEFOR PLACING IN CONCRETE BASE
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A
FLOW
A
GROUT TO CONFORM TO BASE
CONTOUR FLOWLINE & SIDES OF MANHOLE
A
PVC PIPE
12:1 TYP.
FLOW
FLOW
PVC MANHOLE ADAPTER
SHAPE CHANNELS IN CONCRETE BASE
CONCRETE BASE
FLOW

JUNCTION MANHOLE DETAIL
-NTS-

SECTION A-A
-NTS-

DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

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AMERICAN FORK CITY

STANDARD DETAIL FOR
SANITARY SEWER JUNCTION MANHOLE DETAIL

DRAWING NO.
15.13

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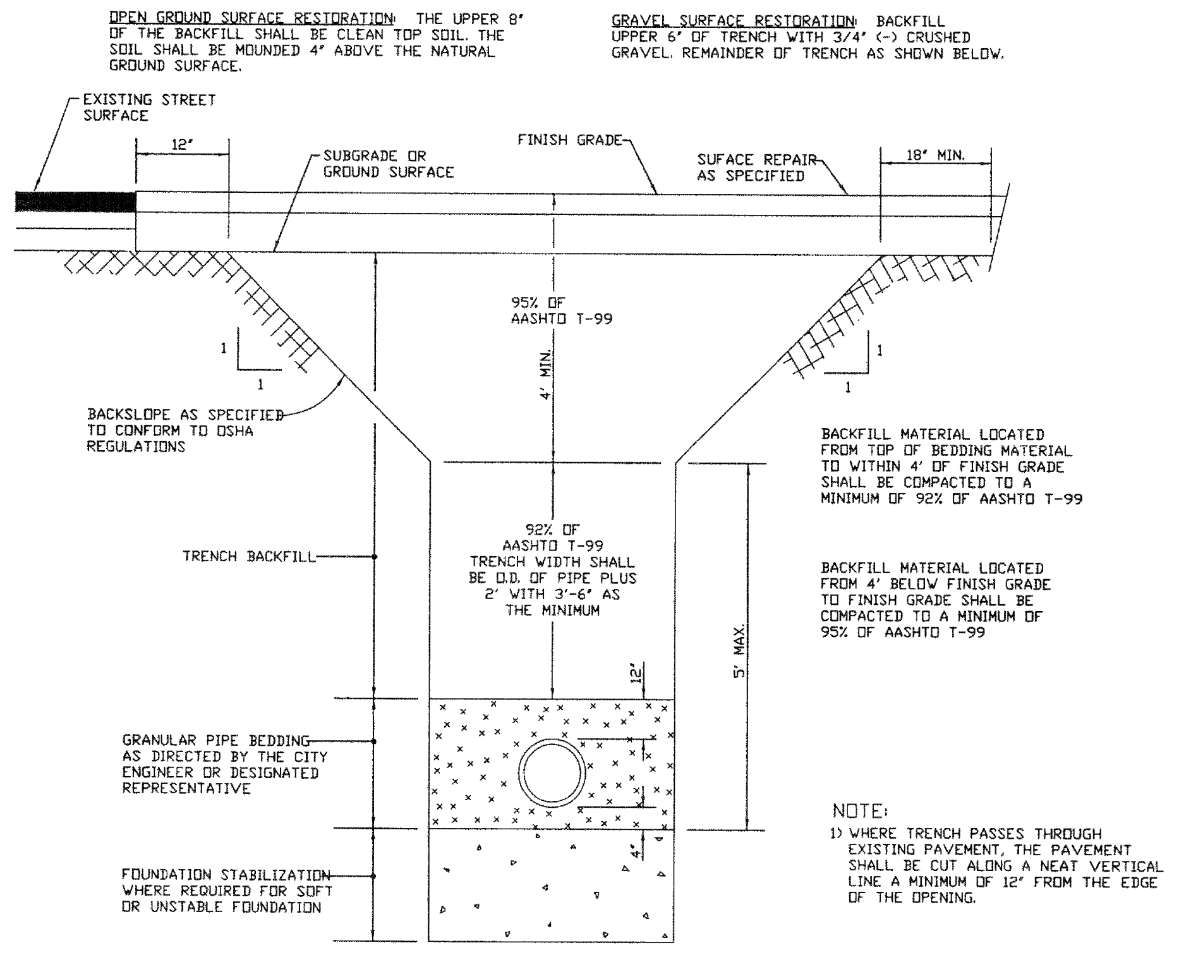
OPEN GROUND SURFACE RESTORATION: THE UPPER 8" OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4" ABOVE THE NATURAL GROUND SURFACE.
GRAVEL SURFACE RESTORATION: BACKFILL UPPER 6" OF TRENCH WITH 3/4" (-) CRUSHED GRAVEL. REMAINDER OF TRENCH AS SHOWN BELOW.
EXISTING STREET SURFACE
12"
SUBGRADE OR GROUND SURFACE
FINISH GRADE
SUFACE REPAIR AS SPECIFIED
18" MIN.
95% OF AASHTO T-99
4' MIN.
1
1
1
1
BACKSLOPE AS SPECIFIED TO CONFORM TO OSHA REGULATIONS
BACKFILL MATERIAL LOCATED FROM TOP OF BEDDING MATERIAL TO WITHIN 4' OF FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 92% OF AASHTO T-99
TRENCH BACKFILL
92% OF AASHTO T-99 TRENCH WIDTH SHALL BE O.D. OF PIPE PLUS 2' WITH 3'-6" AS THE MINIMUM
BACKFILL MATERIAL LOCATED FROM 4' BELOW FINISH GRADE TO FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF AASHTO T-99
5' MAX.
12"
GRANULAR PIPE BEDDING AS DIRECTED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE
4"
FOUNDATION STABILIZATION WHERE REQUIRED FOR SOFT OR UNSTABLE FOUNDATION

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

TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES

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AMERICAN FORK CITY

STANDARD DETAIL FOR
TYPICAL TRENCH DETAIL

DRAWING NO.
15.22

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DEVELOPMENT

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 12/11/19 343602
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
	1/22/2019

PROJECT

DIXIE FARMS SUBDIVISION

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
SEWER & STORM DRAIN DETAILS	D3

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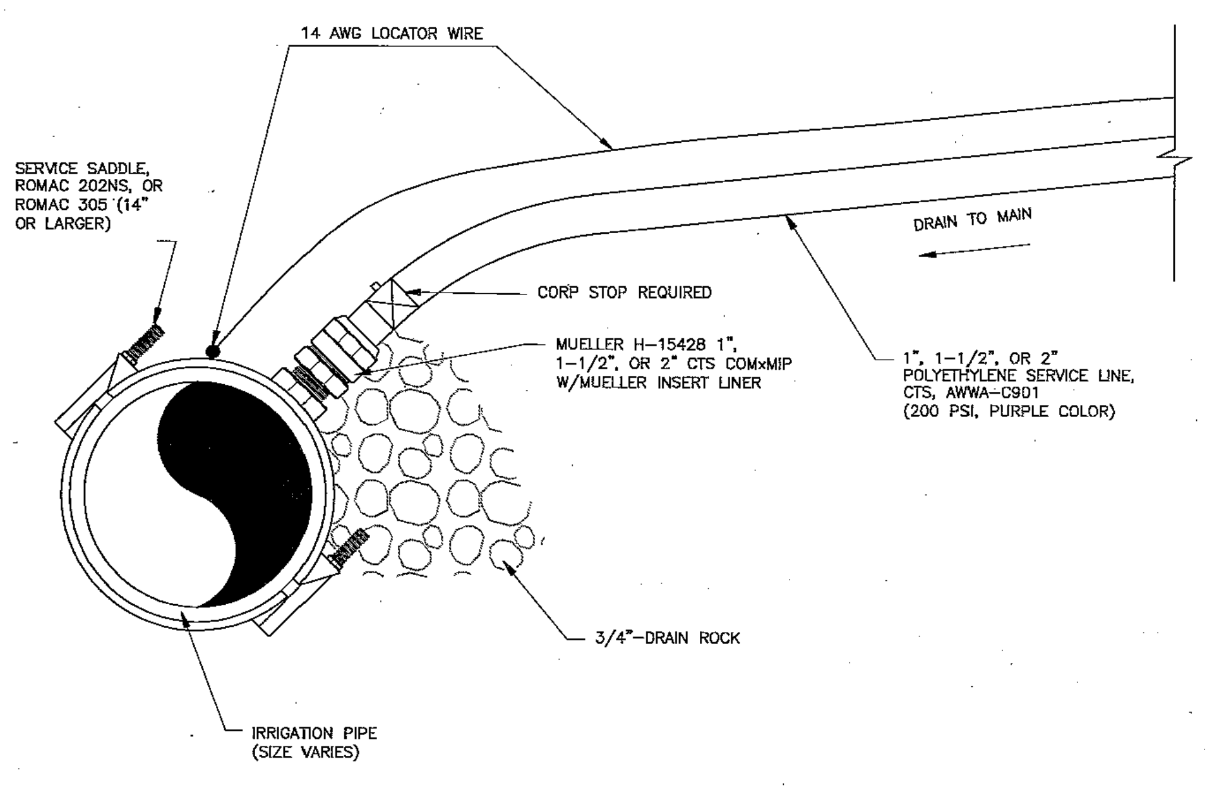
14 AWG LOCATOR WIRE
SERVICE SADDLE, ROMAC 202NS, OR ROMAC 305 (14" OR LARGER)
DRAIN TO MAIN
CORP STOP REQUIRED
MUELLER H-15428 1", 1-1/2", OR 2" CTS COMxMIP W/MUELLER INSERT LINER
1", 1-1/2", OR 2" POLYETHYLENE SERVICE LINE, CTS, AWWA-C901 (200 PSI, PURPLE COLOR)
3/4"-DRAIN ROCK
IRRIGATION PIPE (SIZE VARIES)

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

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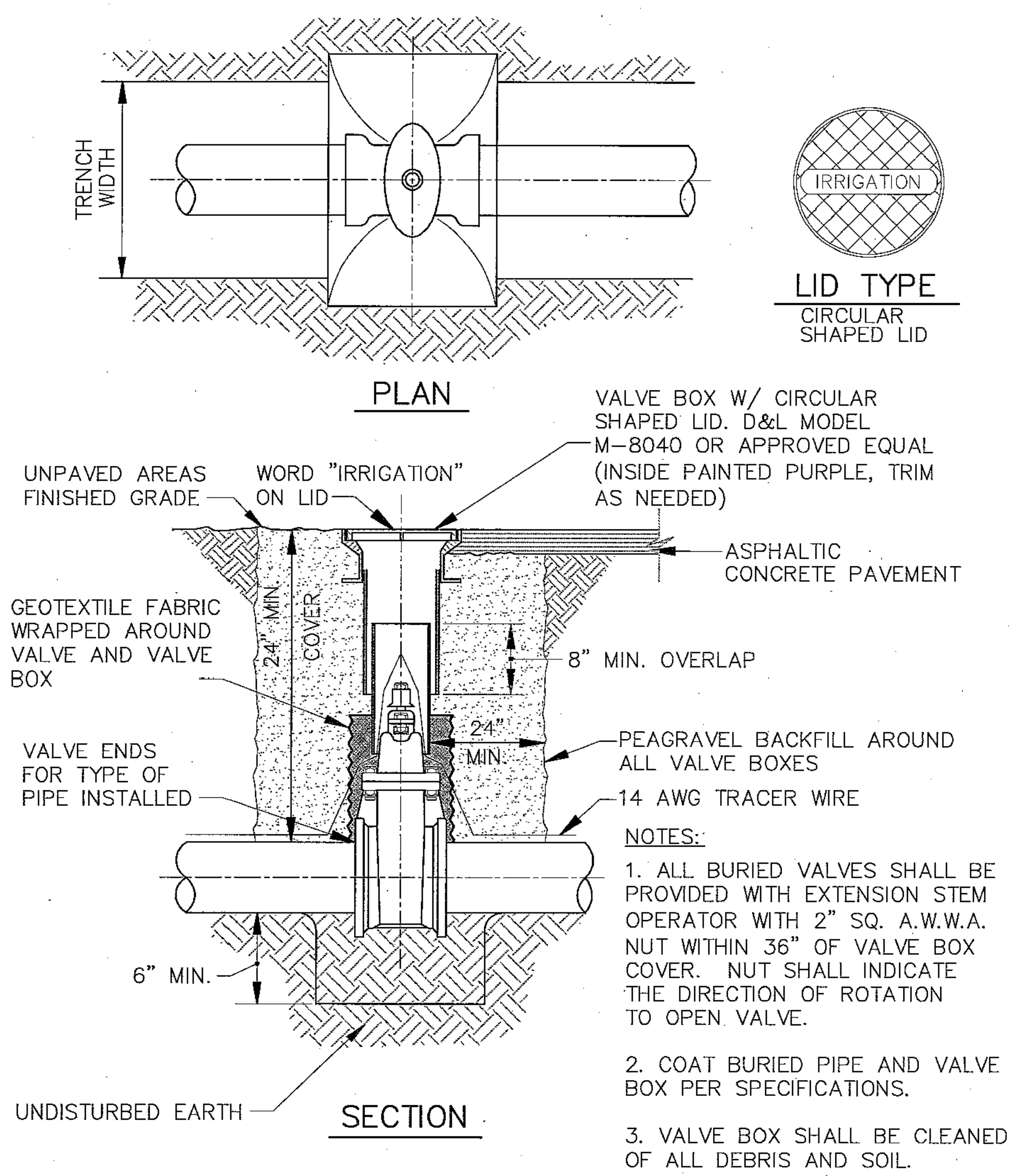
DRAWN:
REVISED: 11/2010
DATE:
SCALE:

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


TRENCH WIDTH
IRRIGATION
LID TYPE
CIRCULAR SHAPED LID
PLAN
VALVE BOX W/ CIRCULAR SHAPED LID. D&L MODEL M-8040 OR APPROVED EQUAL (INSIDE PAINTED PURPLE, TRIM AS NEEDED)
UNPAVED AREAS FINISHED GRADE
WORD "IRRIGATION" ON LID
ASPHALTIC CONCRETE PAVEMENT
GEOTEXTILE FABRIC WRAPPED AROUND VALVE AND VALVE BOX
24" MIN. COVER
8" MIN. OVERLAP
24" MIN.
VALVE ENDS FOR TYPE OF PIPE INSTALLED
PEAGRAVEL BACKFILL AROUND ALL VALVE BOXES
14 AWG TRACER WIRE
6" MIN.
UNDISTURBED EARTH
SECTION

NOTES:

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

VALVE BOX INSTALLATION

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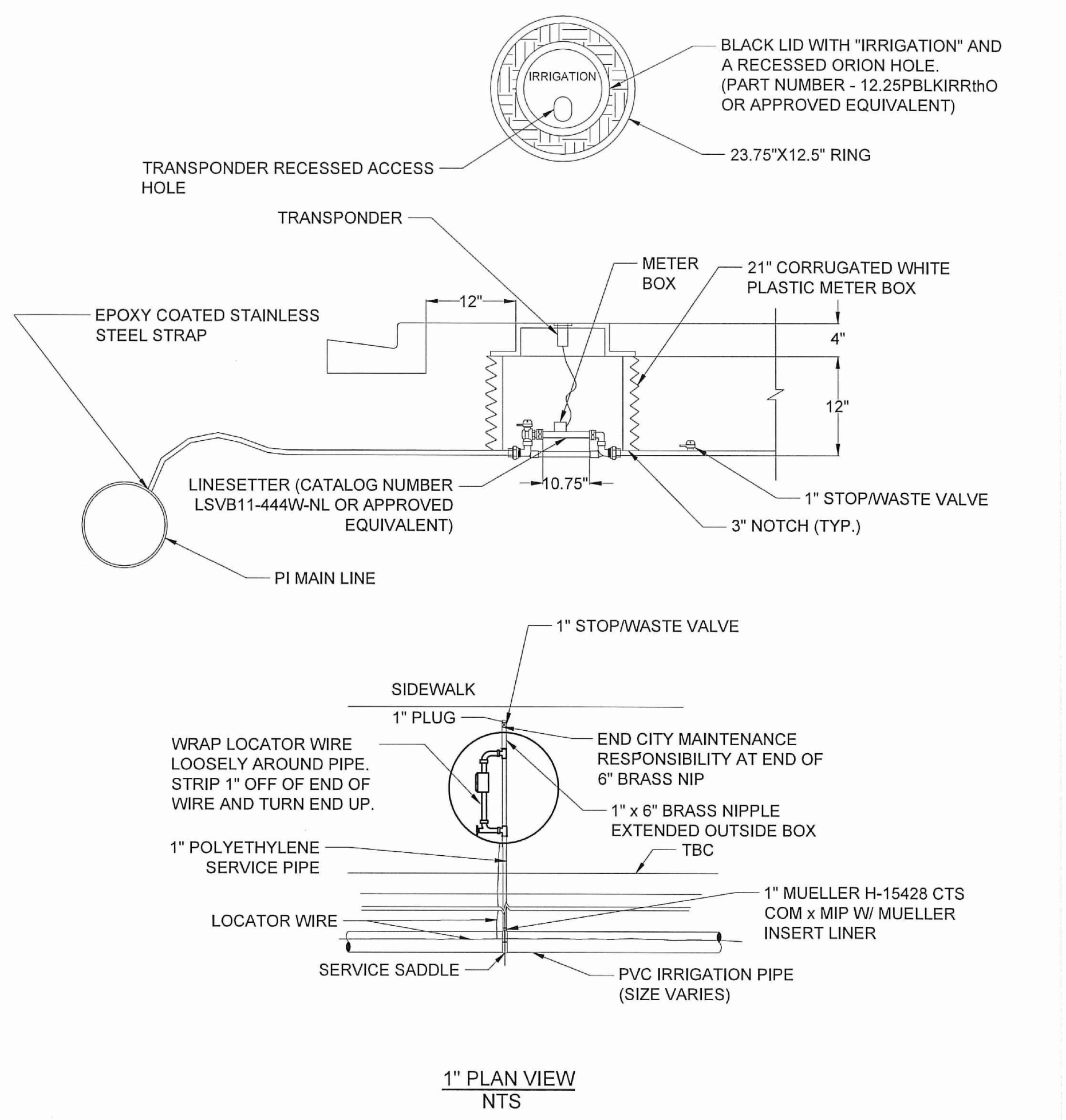
DRAWN:
REVISED: 11/2010
DATE:
SCALE: NONE

HORROCKS ENGINEERS
ONE WEST MAIN
P.O. BOX 377
AMERICAN FORK
(801) 763-5100

AMERICAN FORK CITY

STANDARD DETAIL FOR
SECONDARY WATER VALVE BOX DETAIL

DRAWING NO.
15.4A


IRRIGATION
BLACK LID WITH "IRRIGATION" AND A RECESSED ORION HOLE. (PART NUMBER - 12.25PBLKIRRthO OR APPROVED EQUIVALENT)
TRANSPONDER RECESSED ACCESS HOLE
23.75"X12.5" RING
TRANSPONDER
METER BOX
21" CORRUGATED WHITE PLASTIC METER BOX
EPOXY COATED STAINLESS STEEL STRAP
12"
4"
12"
LINESETTER (CATALOG NUMBER LSVB11-444W-NL OR APPROVED EQUIVALENT)
10.75"
1" STOP/WASTE VALVE
3" NOTCH (TYP.)
PI MAIN LINE
1" STOP/WASTE VALVE
SIDEWALK
1" PLUG
WRAP LOCATOR WIRE LOOSELY AROUND PIPE. STRIP 1" OFF OF END OF WIRE AND TURN END UP.
END CITY MAINTENANCE RESPONSIBILITY AT END OF 6" BRASS NIP
1" x 6" BRASS NIPPLE EXTENDED OUTSIDE BOX
TBC
1" POLYETHYLENE SERVICE PIPE
1" MUELLER H-15428 CTS COM x MIP W/ MUELLER INSERT LINER
LOCATOR WIRE
SERVICE SADDLE
PVC IRRIGATION PIPE (SIZE VARIES)

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.

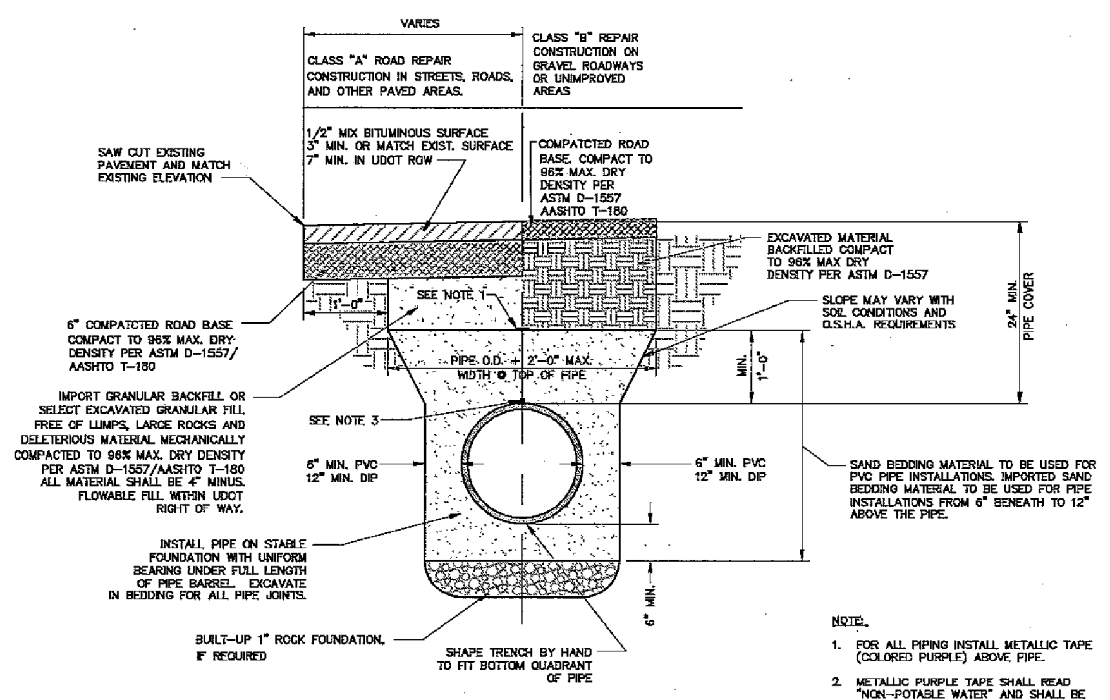
MVU
MAY 2019
VARIES

AMERICAN FORK
1853

AMERICAN FORK CITY
PUBLIC WORKS
275 EAST 200 NORTH
(801) 763-9030

1" PI METER PLACEMENT

15.5D


VARIES
CLASS "A" ROAD REPAIR CONSTRUCTION IN STREETS, ROADS, AND OTHER PAVED AREAS.
CLASS "B" REPAIR CONSTRUCTION ON GRAVEL ROADWAYS OR UNIMPROVED AREAS
1/2" MIX BITUMINOUS SURFACE 3" MIN. OR MATCH EXIST. SURFACE 7" MIN. IN UDOT ROW
COMPATCTED ROAD BASE. COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557 AASHTO T-180
SAW CUT EXISTING PAVEMENT AND MATCH EXISTING ELEVATION
EXCAVATED MATERIAL BACKFILLED COMPACT TO 96% MAX DRY DENSITY PER ASTM D-1557
1'-0"
SEE NOTE 1
SLOPE MAY VARY WITH SOIL CONDITIONS AND O.S.H.A. REQUIREMENTS
24" MIN. PIPE COVER
6" COMPATCTED ROAD BASE COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557/AASHTO T-180
PIPE O.D. + 2'-0" MAX. WIDTH @ TOP OF PIPE
MIN. 1'-0"
IMPORT GRANULAR BACKFILL OR SELECT EXCAVATED GRANULAR FILL FREE OF LUMPS, LARGE ROCKS AND DELETERIOUS MATERIAL MECHANICALLY COMPACTED TO 96% MAX. DRY DENSITY PER ASTM D-1557/AASHTO T-180 ALL MATERIAL SHALL BE 4" MINUS. FLOWABLE FILL WITHIN UDOT RIGHT OF WAY.
SEE NOTE 3
6" MIN. PVC 12" MIN. DIP
6" MIN. PVC 12" MIN. DIP
SAND BEDDING MATERIAL TO BE USED FOR PVC PIPE INSTALLATIONS. IMPORTED SAND BEDDING MATERIAL TO BE USED FOR PIPE INSTALLATIONS FROM 6" BENEATH TO 12" ABOVE THE PIPE.
INSTALL PIPE ON STABLE FOUNDATION WITH UNIFORM BEARING UNDER FULL LENGTH OF PIPE BARREL. EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.
6" MIN.
BUILT-UP 1" ROCK FOUNDATION, IF REQUIRED
SHAPE TRENCH BY HAND TO FIT BOTTOM QUADRANT OF PIPE

NOTE:

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

TYPICAL SECONDARY WATER TRENCH DETAIL

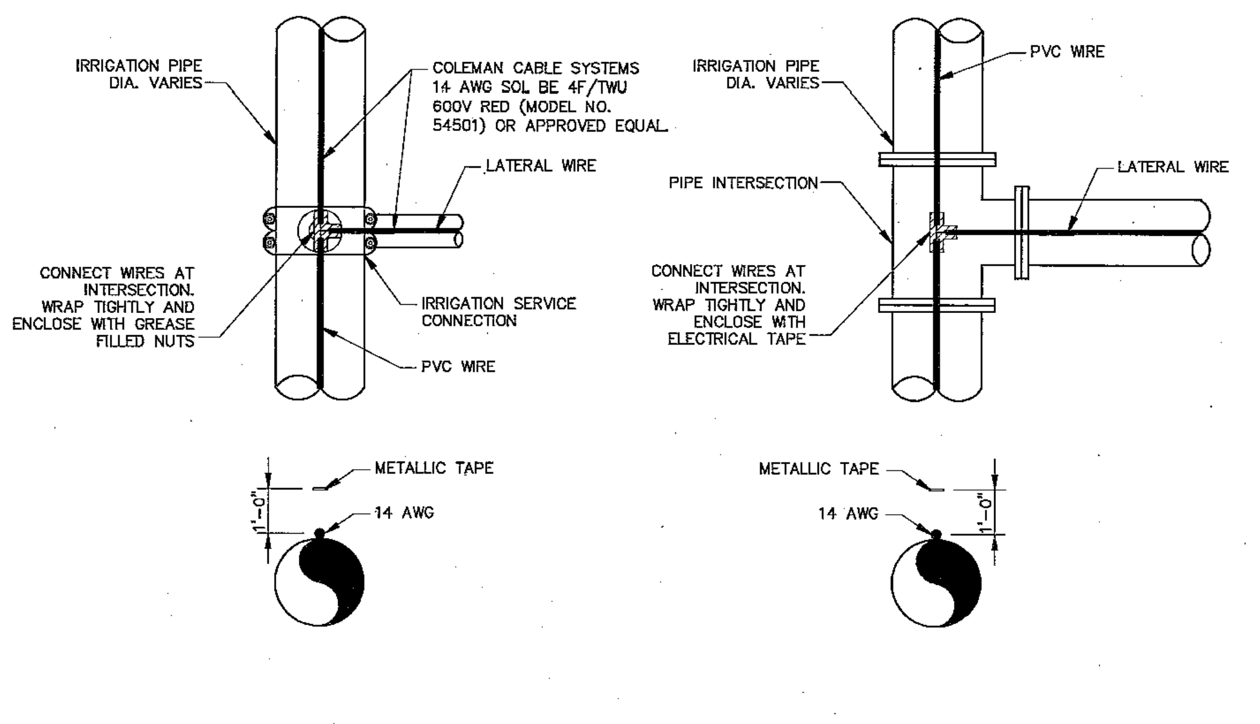
DRAWN:
REVISED: 11/2010
DATE:
SCALE:

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


IRRIGATION PIPE DIA. VARIES
COLEMAN CABLE SYSTEMS 14 AWG SOL BE 4F/TWU 600V RED (MODEL NO. 54501) OR APPROVED EQUAL.
LATERAL WIRE
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH GREASE FILLED NUTS
IRRIGATION SERVICE CONNECTION
PVC WIRE
IRRIGATION PIPE DIA. VARIES
PVC WIRE
LATERAL WIRE
PIPE INTERSECTION
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH ELECTRICAL TAPE
METALLIC TAPE
14 AWG
1'-0"
METALLIC TAPE
14 AWG
1'-0"

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
DATE:
SCALE:

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

DEVELOPER

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS SUBDIVISION

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

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

SEAL
KENNETH R. BERG
12/11/19
343602
K R Berg

ACTION	DATE
PRELIMINARY PLAN	8/13/2018

PROJECT

DIXIE FARMS SUBDIVISION

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
SECONDARY WATER DETAILS	D4

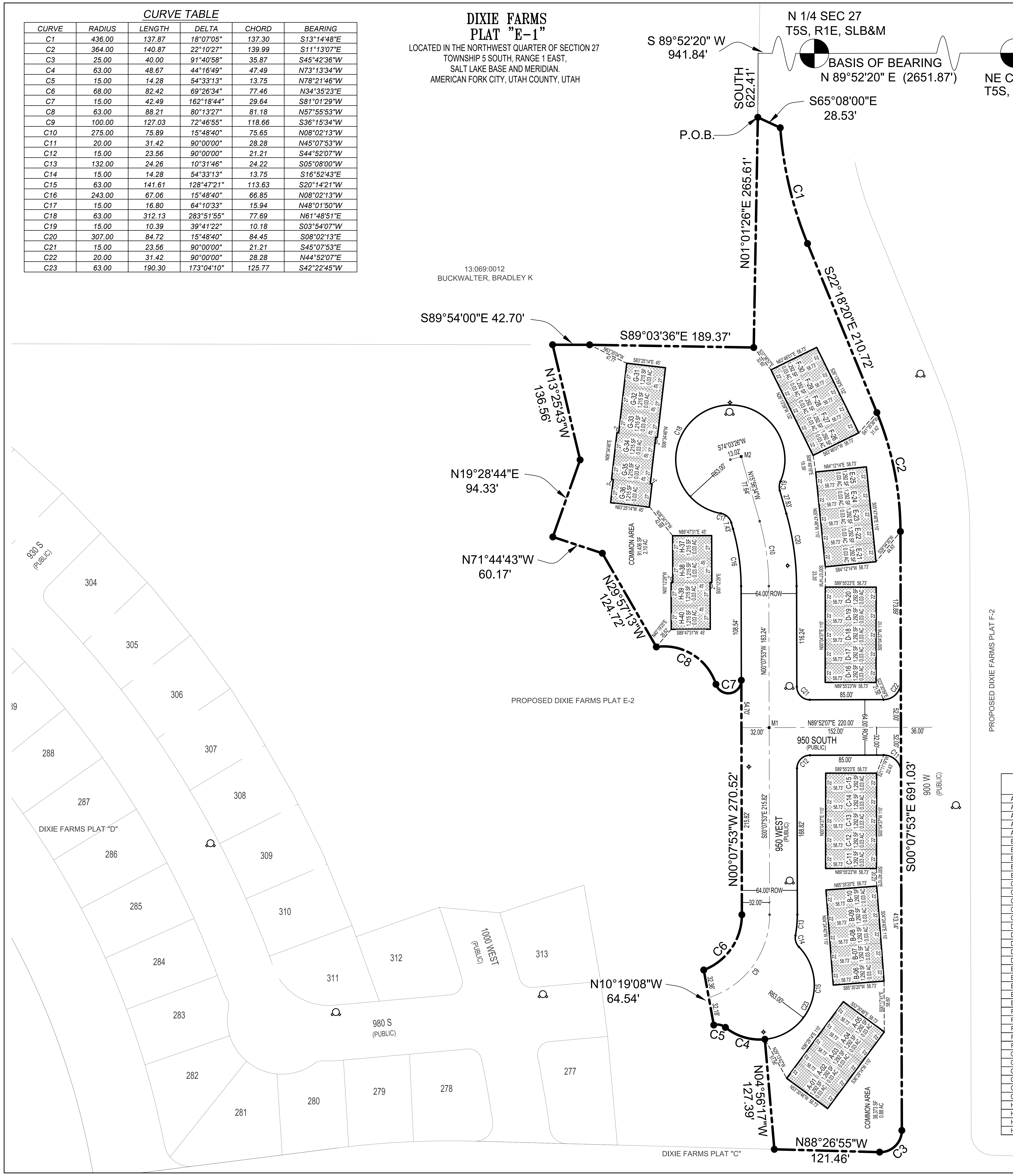
i:\my drive\berg civil\2019\ardero\df plat e-1\df e-1_details.dwg

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	436.00	137.87	18°07'05"	137.30	S13°14'48"E
C2	364.00	140.87	22°10'27"	139.99	S11°13'07"E
C3	25.00	40.00	91°40'58"	35.87	S45°42'36"W
C4	63.00	48.67	44°16'49"	47.49	N73°13'34"W
C5	15.00	14.28	54°33'13"	13.75	N78°21'46"W
C6	68.00	82.42	69°26'34"	77.46	N34°35'23"E
C7	15.00	42.49	162°18'44"	29.64	S81°01'29"W
C8	63.00	88.21	80°13'27"	81.18	N57°55'53"W
C9	100.00	127.03	72°46'55"	118.66	S36°15'34"W
C10	275.00	75.89	15°48'40"	75.65	N08°02'13"W
C11	20.00	31.42	90°00'00"	28.28	N45°07'53"W
C12	15.00	23.56	90°00'00"	21.21	S44°52'07"W
C13	132.00	24.26	10°31'46"	24.22	S05°08'00"W
C14	15.00	14.28	54°33'13"	13.75	S16°52'43"E
C15	63.00	141.61	128°47'21"	113.63	S20°14'21"W
C16	243.00	67.06	15°48'40"	66.85	N08°02'13"W
C17	15.00	16.80	64°10'33"	15.94	N48°01'50"W
C18	63.00	312.13	283°51'55"	77.69	N61°48'51"E
C19	15.00	10.39	39°41'22"	10.18	S03°54'07"W
C20	307.00	84.72	15°48'40"	84.45	S08°02'13"E
C21	15.00	23.56	90°00'00"	21.21	S45°07'53"E
C22	20.00	31.42	90°00'00"	28.28	N44°52'07"E
C23	63.00	190.30	173°04'10"	125.77	S42°22'45"W

DIXIE FARMS
PLAT "E-1"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

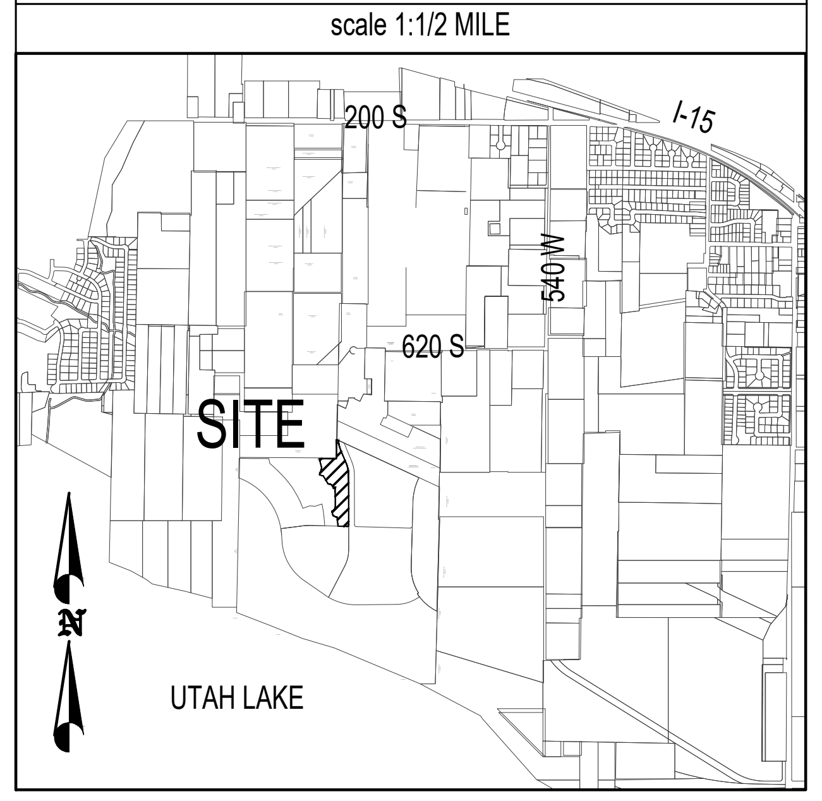


LEGEND

- ⊕ SECTION CORNER
- PROPERTY CORNER
- ▣ SUBDIVISION MONUMENT
- ━ ━ ━ BOUNDARY LINE
- —— – —— CENTER LINE
- —— · —— EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT
- ▨ PRIVATE AREA
- COMMON — COMMON AREA (AS SPECIFIED)

VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	5.63 AC
EXISTING ZONING	PR 3.0
LAND USE:	VERY LOW RESIDENTIAL
FLOOD ZONE DESIGNATION:	A / X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ______________________________

NOTES

1. IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILTIY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.

2. NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&R'S.

3. 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.

4. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.

5. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

RESERVATION OF COMMON AREAS

THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS, INTENDED FOR THE OWNERS OF ______________________________ FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS

IN ADDITION TO THE PUBLIC UTILTY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.

60 0 60 120 180

SCALE 1"=60'

ADDRESSES

A-01	989 S 950 WEST
A-02	987 S 950 WEST
A-03	985 S 950 WEST
A-04	983 S 950 WEST
A-05	981 S 950 WEST
B-06	975 S 950 WEST
B-07	973 S 950 WEST
B-08	971 S 950 WEST
B-09	969 S 950 WEST
B-10	967 S 950 WEST
C-11	959 S 950 WEST
C-12	957 S 950 WEST
C-13	955 S 950 WEST
C-14	953 S 950 WEST
C-15	951 S 950 WEST
D-16	949 S 950 WEST
D-17	947 S 950 WEST
D-18	945 S 950 WEST
D-19	943 S 950 WEST
D-20	941 S 950 WEST
E-21	939 S 950 WEST
E-22	937 S 950 WEST
E-23	935 S 950 WEST
E-24	933 S 950 WEST
E-25	931 S 950 WEST
F-26	929 S 950 WEST
F-27	927 S 950 WEST
F-28	925 S 950 WEST
F-29	923 S 950 WEST
F-30	921 S 950 WEST
G-31	918 S 950 WEST
G-32	922 S 950 WEST
G-33	924 S 950 WEST
G-34	926 S 950 WEST
G-35	928 S 950 WEST
G-36	932 S 950 WEST
H-37	936 S 950 WEST
H-38	938 S 950 WEST
H-39	942 S 950 WEST
H-40	944 S 950 WEST

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

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

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF _____________A.D. 20____,
BY THE WATER AUTHORITY.

____
SEWER & WATER AUTHORITY

1/7/19 I:\My Drive\Berg Civil\2019\ARDERO\DF Plat E-1\DF_Final_PLAT E-1.dwg

SURVEYOR'S CERTIFICATE

I, ______________________, 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. ______________________. 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 DESCRBED 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 S89°52'20"W 941.84 FEET AND SOUTH 622.41 FEET FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 65°08'00" EAST 28.53 FEET; THENCE ALONG THE ARC OF A 436.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 137.87 FEET (CURVE HAVING A CENTRAL ANGLE OF 18°07'05" AND LONG CHORD BEARS S13°14'48"E 137.30 FEET); THENCE SOUTH 22°18'20" EAST 210.72 FEET; THENCE ALONG THE ARC OF A 364.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 140.87 FEET (CURVE HAVING A CENTRAL ANGLE OF 22°10'27" AND LONG CHORD BEARS S11°13'07"E 139.99 FEET); THENCE SOUTH 00°07'53" EAST 691.03 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 40.00 FEET (CURVE HAVING A CENTRAL ANGLE OF 91°40'58" AND LONG CHORD BEARS S45°42'36"W 35.87 FEET); THENCE NORTH 88°26'55" WEST 121.46 FEET; THENCE NORTH 04°56'17" WEST 127.39 FEET; THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 48.67 FEET (CURVE HAVING A CENTRAL ANGLE OF 44°16'49" AND LONG CHORD BEARS N73°13'34"W 47.49 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 14.28 FEET (CURVE HAVING A CENTRAL ANGLE OF 54°33'13" AND LONG CHORD BEARS N78°21'46"W 13.75 FEET); THENCE NORTH 10°19'08" WEST 64.54 FEET; THENCE ALONG THE ARC OF A 68.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 82.42 FEET (CURVE HAVING A CENTRAL ANGLE OF 69°26'34" AND LONG CHORD BEARS N34°35'23"E 77.46 FEET); THENCE NORTH 00°07'53" WEST 270.52 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 42.49 FEET (CURVE HAVING A CENTRAL ANGLE OF 162°18'44" AND LONG CHORD BEARS S81°01'29"W 29.64 FEET); THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 88.21 FEET (CURVE HAVING A CENTRAL ANGLE OF 80°13'27" AND LONG CHORD BEARS N57°55'53"W 81.18 FEET); THENCE NORTH 29°57'13" WEST 124.72 FEET; THENCE NORTH 71°44'43"W 60.17 FEET; THENCE NORTH 19°28'44" EAST 94.33 FEET; THENCE NORTH 13°25'43" WEST 136.56 FEET; THENCE SOUTH 89°54'00" EAST 42.70 FEET; THENCE SOUTH 89°03'36" EAST 189.37 FEET; THENCE NORTH 01°01'26" EAST 265.61 FEET TO THE POINT OF BEGINNING.

AREA = 245,027 SF OR 5.63 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SECTION 27. (NAD 83)

NUMBER OF UNITS = 40

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 AND OTHER PUBLIC AREAS SHOWN THEREONFOR 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 ________________________ HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF

____

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____________________
DAY OF ________________________ , A.D. ________

____

____

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.

MY COMMISSION EXPIRES ______________ ______________________________
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE __CITY COUNCIL______ 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. ____.

______________________ MAYOR
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER

APPROVED ______________________ CITY ENGINEER
ATTEST ______________________ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _______ DAY OF ______________, A.D. ___________ BY THE __AMERICAN FORK CITY________ PLANNING COMMISSION

______________________ PLANNER
______________________ CHAIRMAN, PLANNING COMMISSION

DIXIE FARMS
PLAT "E-1"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

TABULATIONS

ZONE =	PR-3.0 / SP
TOTAL AREA =	9.50 AC
AREA OF EXISTING ROADS =	0.00 AC
AREA OF CITY OPEN SPACE =	0.00 AC
NET DEVELOPABLE AREA =	9.50 AC
AREA OF NEW ROADS =	2.24 AC
AREA IN LOTS =	7.26 AC
NUMBER OF LOTS =	32 LOTS
AVERAGE LOT SIZE =	9,892 SF

PLAT E-2 (FLEXIBLE LOT)

	LOT SIZE	# OF LOTS	%
🟥	13,000+ SF	5	16%
🟨	9,000 SF	11	34%
🟩	7,500 SF	16	50%
		32 LOTS	

OVERALL FLEX LOT PROJECT

	LOT SIZE	# OF LOTS
🟥	13,000+ SF	14
🟨	9,000 SF	65
🟩	7,500 SF	172
		251 LOTS

DIXIE FARMS

DENSITY CALCULATION

2/24/2020

COMBINATION PROJECT

PLAT	AREA (ac)	ZONE	ALLOWED # OF LOTS	FLEXIBLE LOT	CONSERVATION SUBDIVISION	LOW DENSITY CLUSTER	TOTAL UNITS
A	37.91	PR-3.0	114	62	0	0	62
B	25.72	PR-3.0	77	69	0	0	69
C	15.17	PR-3.0	46	45	0	0	45
D	11.45	PR-3.0	34	37	0	0	37
E	15.11	PR-3.0	45	32	0	40	72
F	17.44	PR-3.0	52	0	64	28	92
G	1.54	PR-3.0	5	6	0	0	6
WETLAND	66.4	SP	13	0	0	0	0
TOTALS	**190.74**		**386**	**251**	**64**	**68**	**383**

# OF SINGLE FAMILY LOTS =	315
# OF TOWNHOMES =	68
TOTAL UNITS =	**383**

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED S89°52'20"W 3830.50 FEET AND SOUTH 884.27 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

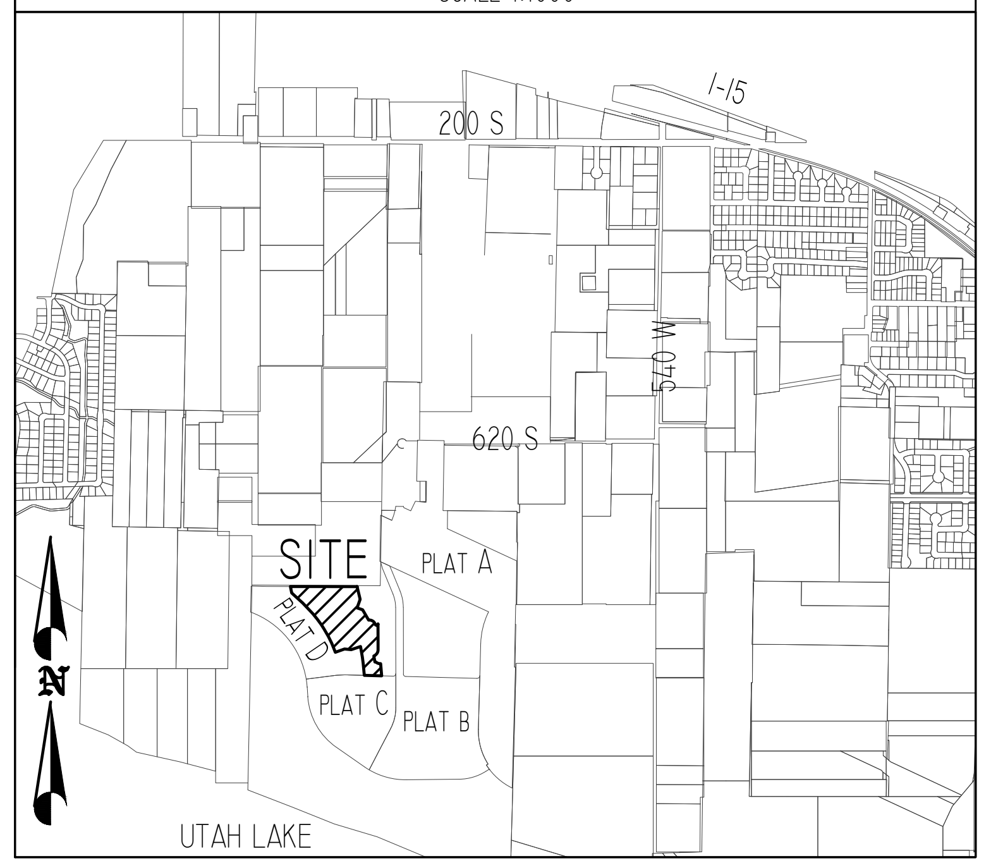
THENCE SOUTH 13°25'43" EAST 136.56 FEET; THENCE SOUTH 19°28'44" WEST 94.33 FEET; THENCE SOUTH 71°44'43" EAST 60.17 FEET; THENCE SOUTH 29°57'13" EAST 124.72' FEET; THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 88.21 FEET (CURVE HAVING A CENTRAL ANGLE OF 80°13'27" AND LONG CHORD BEARS S57°55'53"E 81.18 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 42.49 FEET (CURVE HAVING A CENTRAL ANGLE OF 162°18'44" AND LONG CHORD BEARS N81°01'29"E 29.64 FEET); THENCE SOUTH 00°07'53" WEST 270.52 FEET; THENCE ALONG THE ARC OF A 68.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 82.42 FEET (CURVE HAVING A CENTRAL ANGLE OF 69°26'34" AND LONG CHORD BEARS S34°35'23"W 77.46 FEET); THENCE SOUTH 10°19'08" EAST 64.54 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 14.48 FEET (CURVE HAVING A CENTRAL ANGLE OF 54°33'13" AND LONG CHORD BEARS S78°21'46"E 13.75 FEET); THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 48.67 FEET (CURVE HAVING A CENTRAL ANGLE OF 44°16'49" AND LONG CHORD BEARS S73°13'34"E 47.49 FEET); THENCE NORTH 88°26'55" WEST 302.68 FEET; THENCE NORTH 05°06'36" WEST 125.80 FEET; THENCE NORTH 07°10'09" WEST 64.046 FEET; THENCE NORTH 09°52'59" WEST 112.76 FEET; THENCE SOUTH 71°44'36" WEST 102.25 FEET; THENCE NORTH 84°46'30" WEST 70.106 FEET; THENCE SOUTH 70°32'58" WEST 101.79 FEET; THENCE NORTH 19°51'06" WEST 13.73 FEET; THENCE NORTH 22°04'57" WEST 91.22 FEET; THENCE NORTH 26°41'54" WEST 75.07 FEET; THENCE NORTH 20°51'38" WEST 90.00 FEET; THENCE NORTH 32°06'23" WEST 49.78 FEET; THENCE NORTH 36°32'59" WEST 73.21 FEET; THENCE NORTH 38°55'54" WEST 75.61 FEET; THENCE NORTH 43°14'59" WEST 86.77 FEET; THENCE NORTH 43°38'15" WEST 64.02 FEET; THENCE NORTH 47°45'12" WEST 156.22 FEET; THENCE NORTH 10°58'14" WEST 68.58 FEET; THENCE SOUTH 89°53'59" EAST 281.13 FEET; THENCE SOUTH 89°54'00" EAST 413.00 FEET TO THE POINT OF BEGINNING.

AREA = 414,018 SF OR 9.50 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 27)

VICINITY SKETCH

SCALE 1:1000



CONTACT LIST

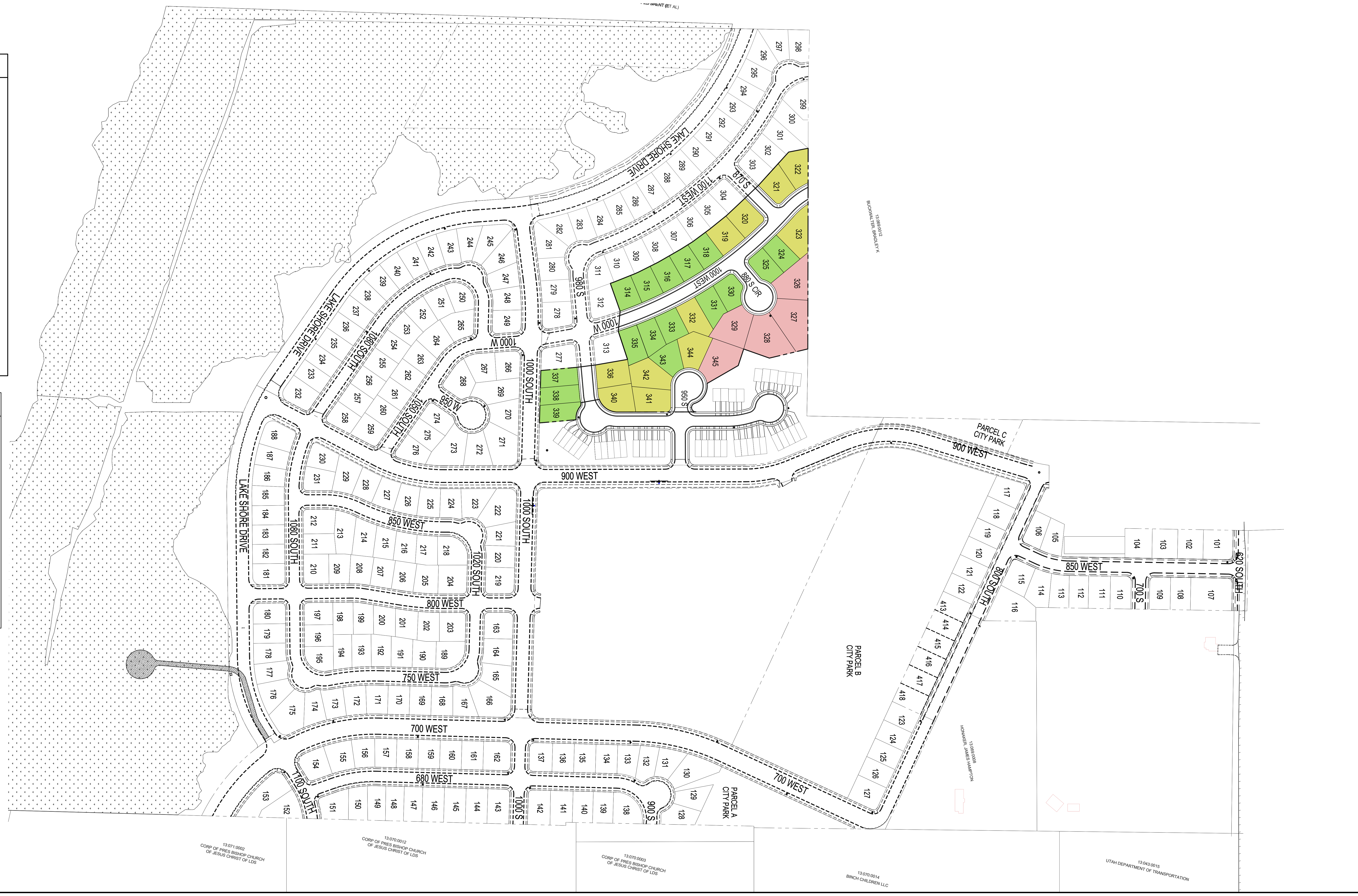
CIVIL ENGINEER		
BERG CIVIL ENGINEERING		(801) 492-1277
GEOTECHNICAL ENGINEER		
AMERICAN FORK CITY PLANNING DEPT.		(801) 763-3060
AMERICAN FORK CITY PUBLIC WORKS		(801) 763-3060
UTILITIES		
AF CULINARY WATER	(JAY BREMS)	(801) 763-3060
AF PRESSURIZED IRRIGATION	(JAY BREMS)	(801) 763-3060
AF SANITARY SEWER	(ASHTON HARDY)	(801) 763-3060
AF STORM DRAIN	(ASHTON HARDY)	(801) 763-3060
AF FIRE MARSHALL	(MAT SACCO)	(801) 763-3040
AF CITY INSPECTOR	(DEE HOWARD)	(801) 763-3060
AF SWPPP INSPECTOR	(HARLAN NELSON)	(801) 763-3060
AF FIBER	(WILL DAVIS)	(801) 897-9826
AF IRRIGATION COMPANY	(ERNIE JOHN)	(801) 471-6576
ROCKY MOUNTIAN POWER	(TERIA WALKER)	(801) 756-1310
COMCAST	(ELYSIA VALDEZ)	(801) 401-3017
TSSD	(DAVID BARLOW)	(801) 756-5231
MITCHELL HOLLOW IRRIGATION	(JEFF MITCHELL)	(801) 367-9026
CENTURY LINK	(RYAN ALLRED)	(385) 223-0084
DOMINION ENERGY	(TRENT JOHNSON)	(801) 853-6548

SHEET INDEX

C0	COVER
C1.0 - C1.2	LAYOUT PLAN
C2.1 - C2.2	UTILITY PLAN
C3.1 - C3.2	GRADING PLAN
C4.1 - C4.2	1000 WEST PLAN & PROFILE
C5.1	930 SOUTH PLAN & PROFILE
C6.1	910 SOUTH PLAN & PROFILE
C7.1	950 SOUTH / 950 WEST PLAN & PROFILE
C8.1	SWPPP
GN1	GENERAL NOTES
D0-D4	CONSTRUCTION DETAILS

NOTES

1. PROPOSED PLAT IS A RESUBDIVISION TO ALLOW FOR A COMBINATION PROJECT WITHIN THE PR3.0 ZONE. THIS PROPOSED PLAT IS A FLEXIBLE LOT SUBDIVISION. THIS RESUBDIVISION CLUSTERS THE PROJECT DENSITY GIVEN FOR THE VINEYARD COLLECTOR DEDICATION.
2. PROJECT ADDRESS IS 1000 WEST- 910 SOUTH
3. **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**
4. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
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



ARDERO

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(385) 484-6337

DEVELOPMENT

DIXIE FARMS PLAT E-2

A PR 3.0 FLEXIBLE LOT SUBDIVISION

N

0 100 200 400 600

SCALE: 1"= 200'

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cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 2/25/20 343602
1			
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4			
5			
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ACTION	DATE
FINAL PLAN	2/25/20

PROJECT

DIXIE FARMS PLAT E-2

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
COVER	C0

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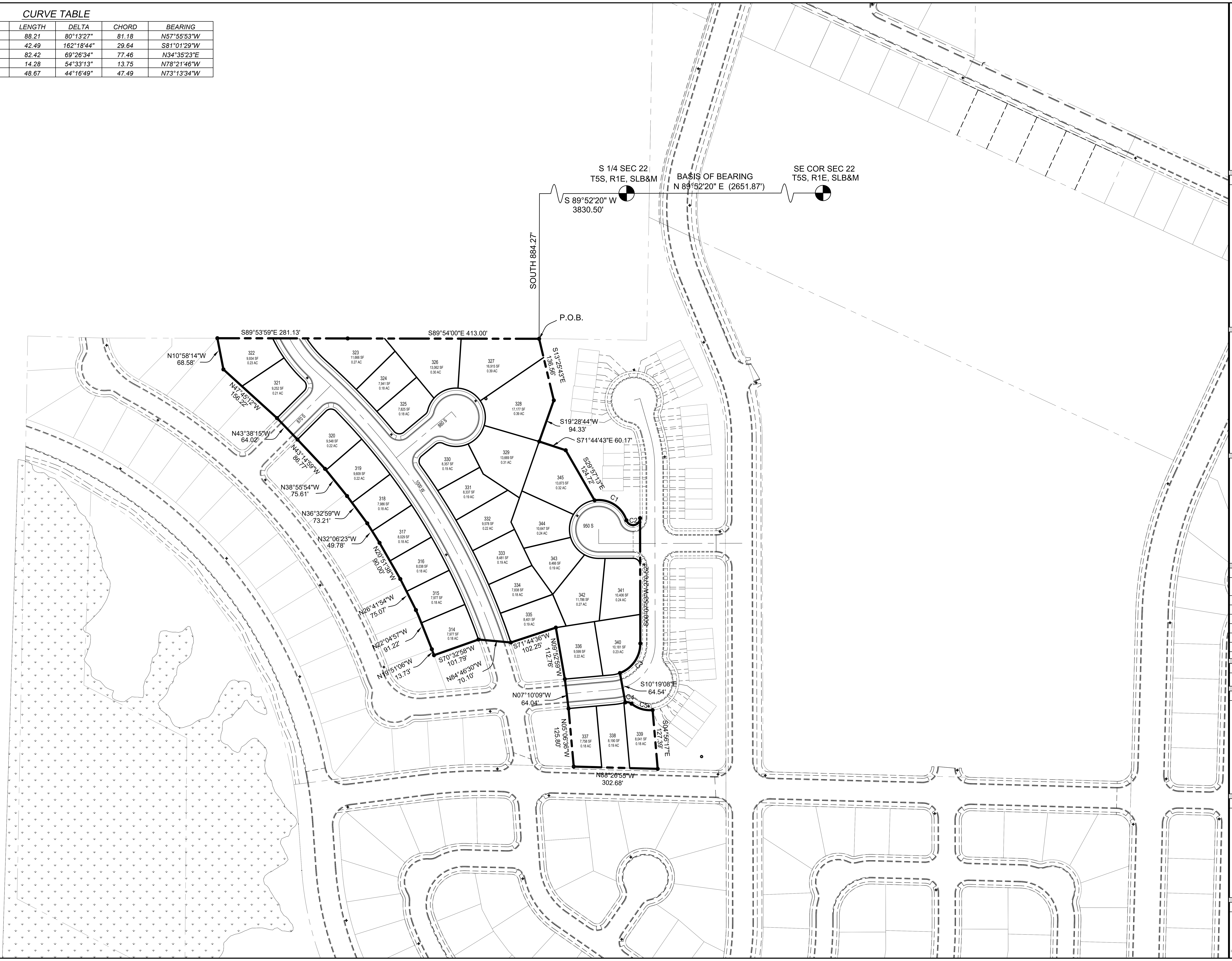
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	63.00	88.21	80°13'27"	81.18	N57°55'53"W
C2	15.00	42.49	162°18'44"	29.64	S81°01'29"W
C3	68.00	82.42	69°26'34"	77.46	N34°35'23"E
C4	15.00	14.28	54°33'13"	13.75	N78°21'46"W
C5	63.00	48.67	44°16'49"	47.49	N73°13'34"W



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DEVELOPMENT

DIXIE FARMS PLAT E-2

A PR 3.0 FLEXIBLE LOT SUBDIVISION

N

0 50 100 200 300

SCALE: 1"= 100

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ACTION	DATE
FINAL PLAN	2/25/20

PROJECT

DIXIE FARMS PLAT E-2

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
LAYOUT PLAN	C1.0

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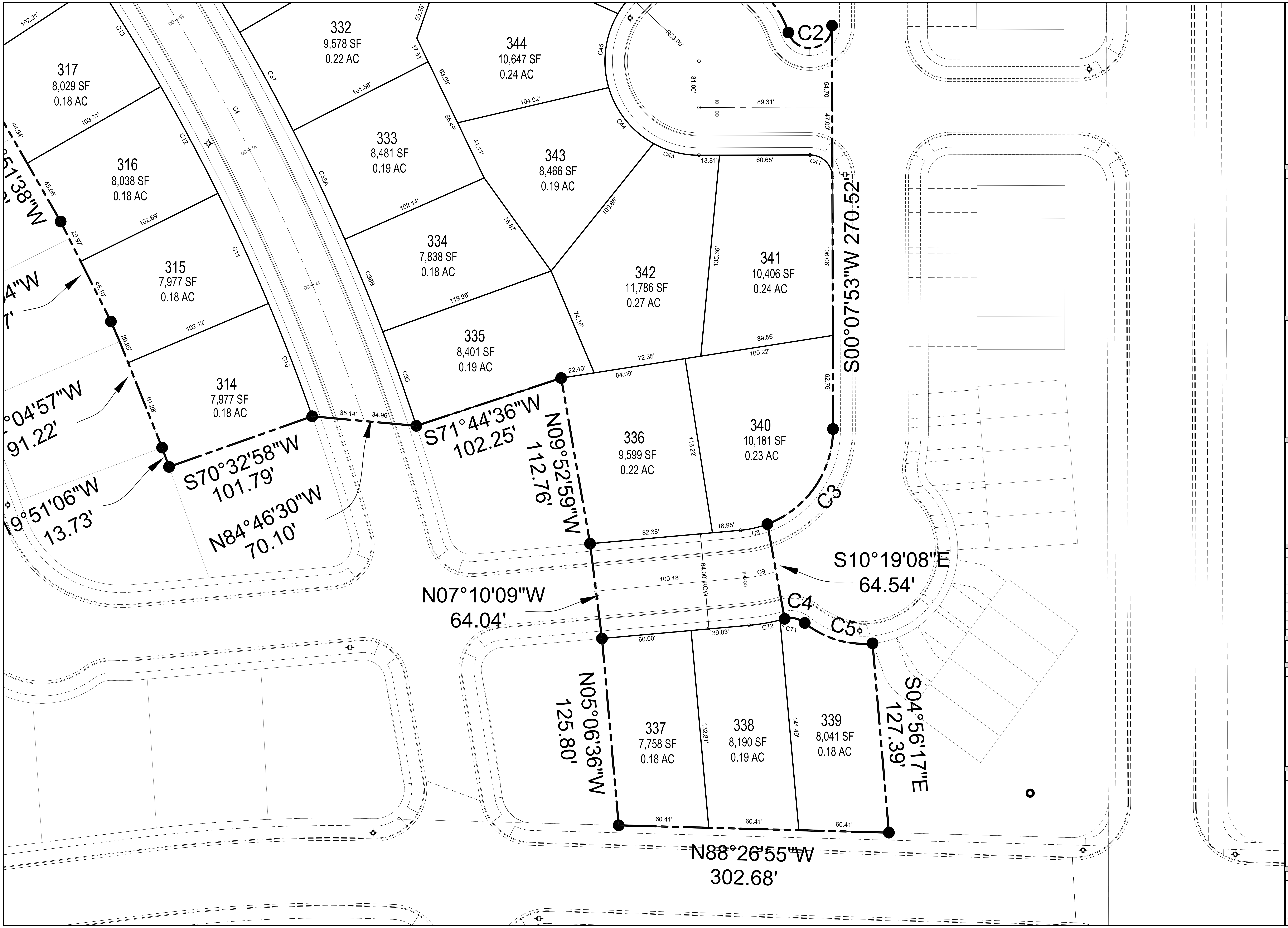

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520 South 850 East
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Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS PLAT E-2

A PR 3.0 FLEXIBLE LOT SUBDIVISION

N

0 15 30 60 90

SCALE: 1"= 30'

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 2/25/20 343602
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ACTION	DATE
FINAL PLAN	2/25/20

PROJECT

DIXIE FARMS PLAT E-2

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
LAYOUT PLAN	C1.1

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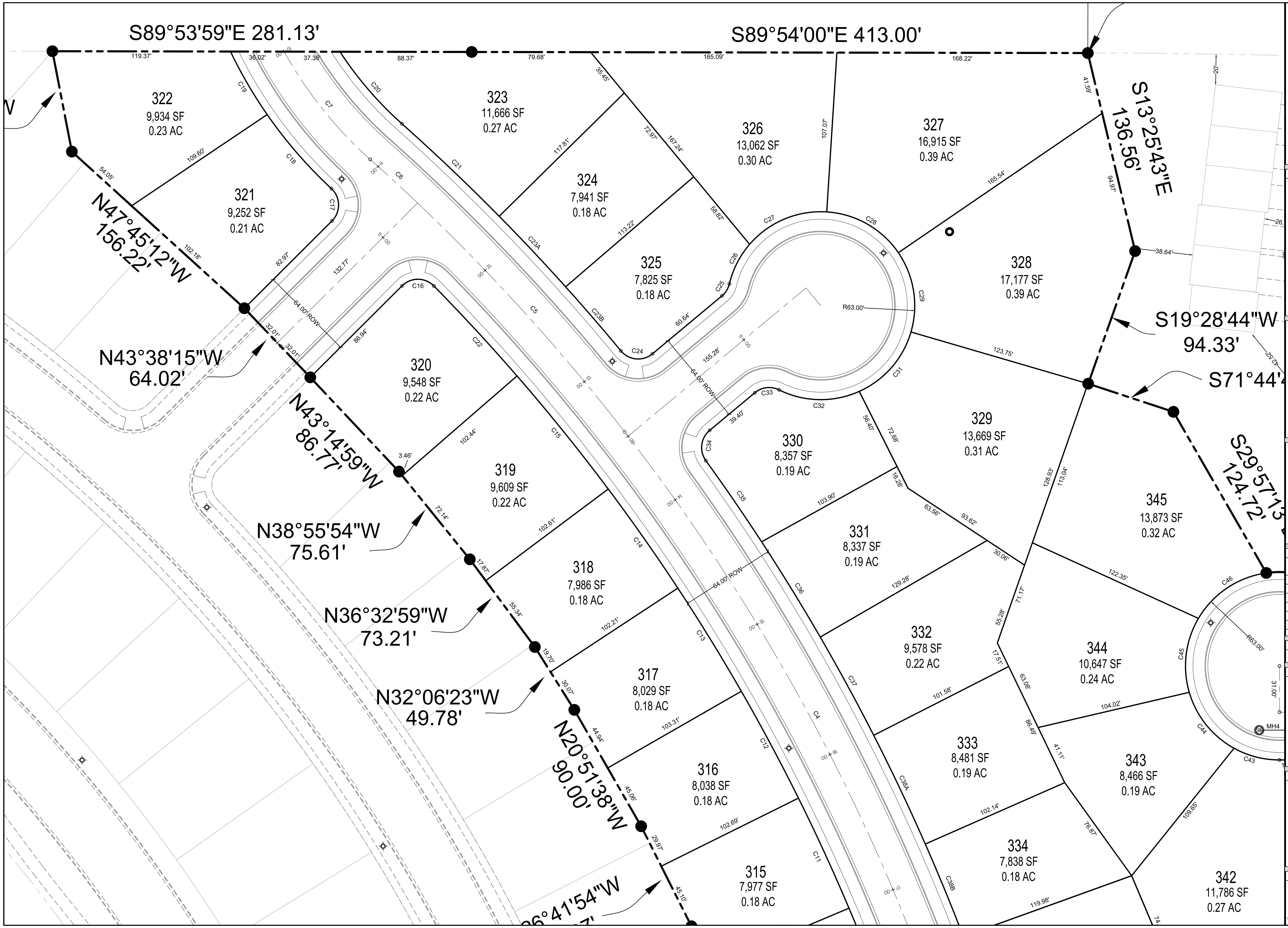

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DEVELOPMENT

DIXIE FARMS PLAT E-2

A PR 3.0 FLEXIBLE LOT SUBDIVISION

N

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

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REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

K R Berg
KENNETH R. BERG
2/25/20
343602

ACTION	DATE
FINAL PLAN	2/25/20

PROJECT

DIXIE FARMS PLAT E-2

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
LAYOUT PLAN	C1.2

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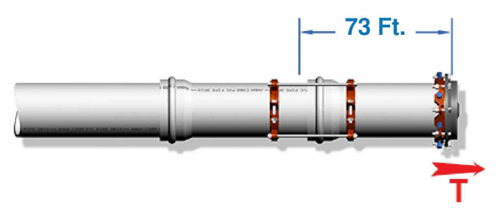
RESTRAINT DESIGN CRITERIA

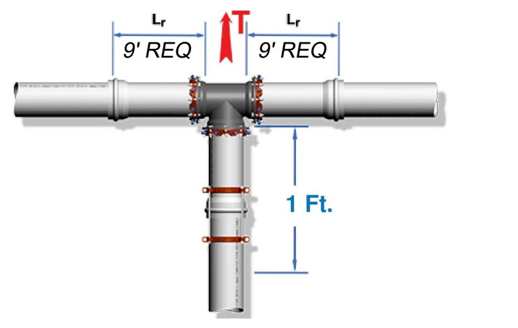
ALL WATER & PI PIPE RESTRAINT CALCULATIONS USED THE FOLLOWING CRITERIA:

PIPE MATERIAL	PVC C900
SOIL TYPE	CLAY
TRENCH TYPE	5 (CITY STANDARD)
WATER BURY DEPTH	4 FEET
PI BURY DEPTH	2 FEET
TEST PRESSURE	150 PSI

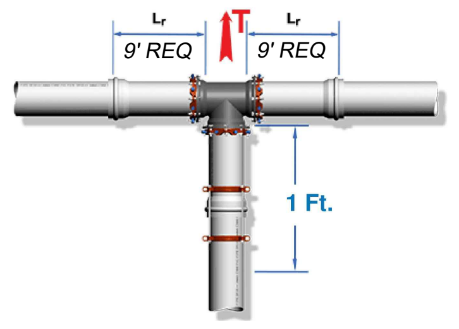
12" PVC - DEAD END



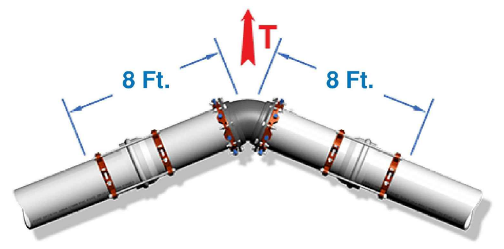
12"x8" PVC - TEE



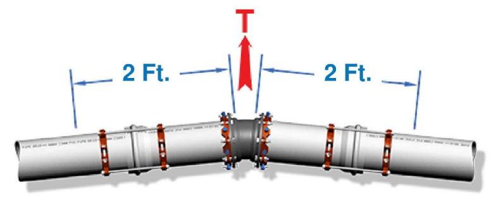
8"x8" PVC - TEE



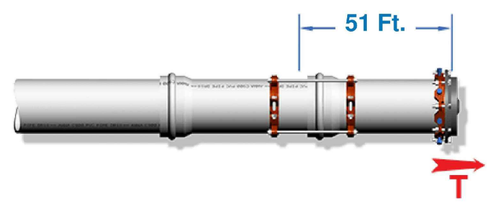
8" PVC - 45° BEND



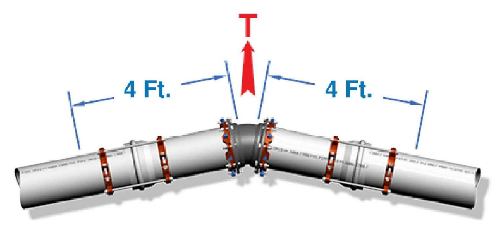
8" PVC - 11.25° BEND

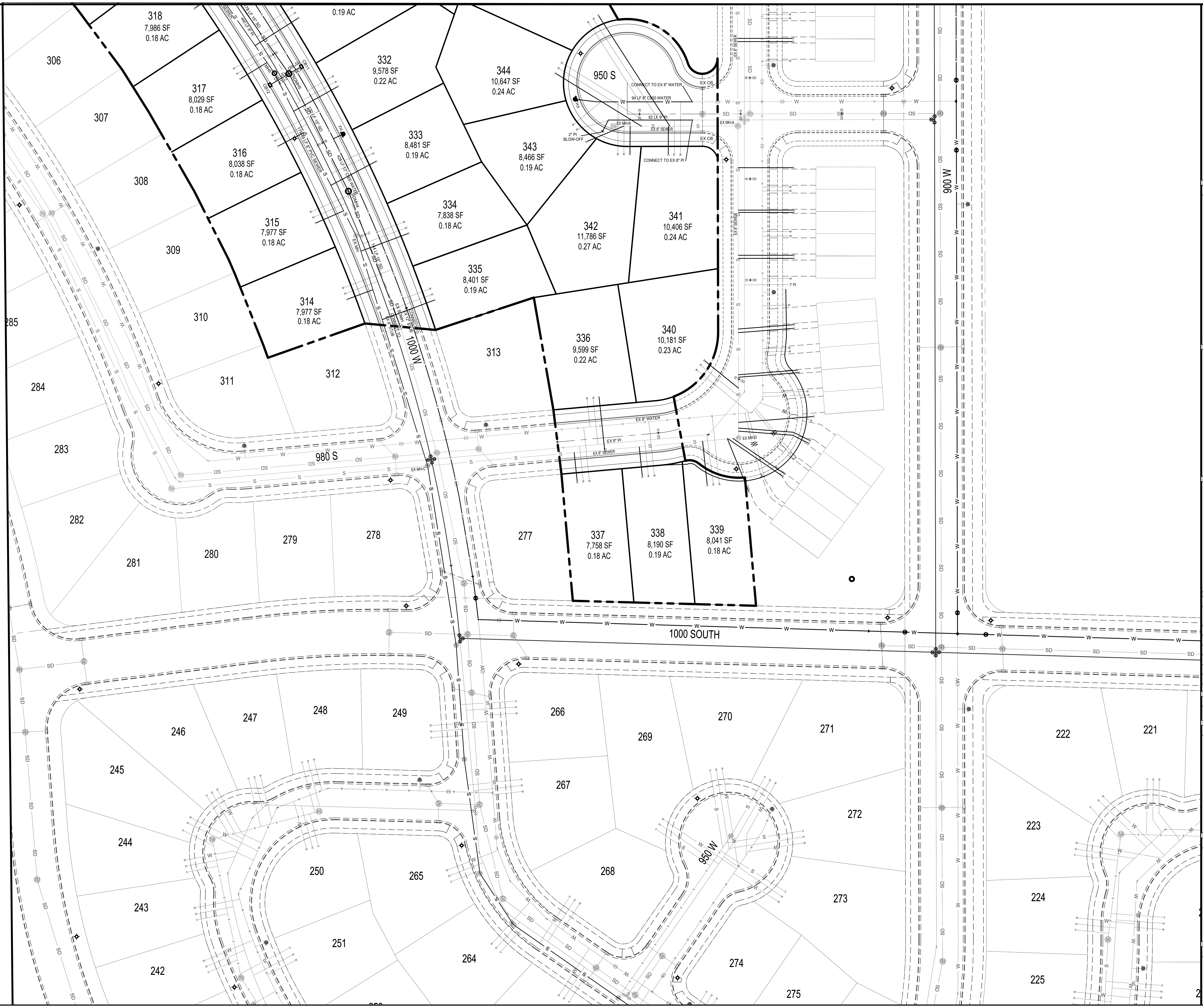


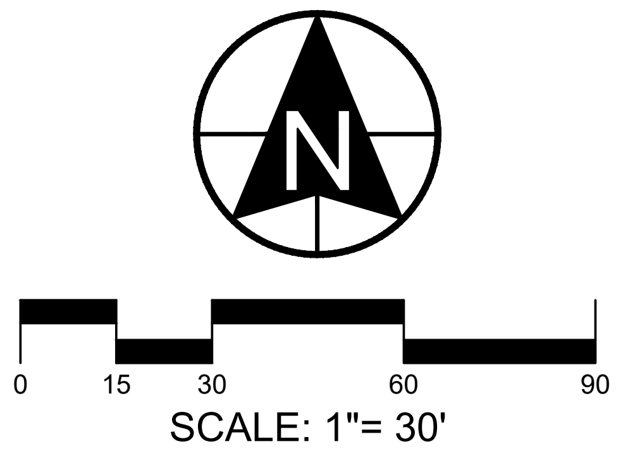
8" PVC - DEAD END



8" PVC - 22.5° BEND







SCALE: 1"= 30'

ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS PLAT E-2

A PR 3.0 FLEXIBLE LOT SUBDIVISION

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office (801) 492–1277
cell (801) 616–1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH K R Berg KENNETH R. BERG 2/25/20 343602 PROFESSIONAL ENGINEER
1			
2			
3			
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ACTION	DATE
FINAL PLAN	2/25/20

PROJECT

DIXIE FARMS PLAT E-2

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
UTILITY PLAN	C2.1

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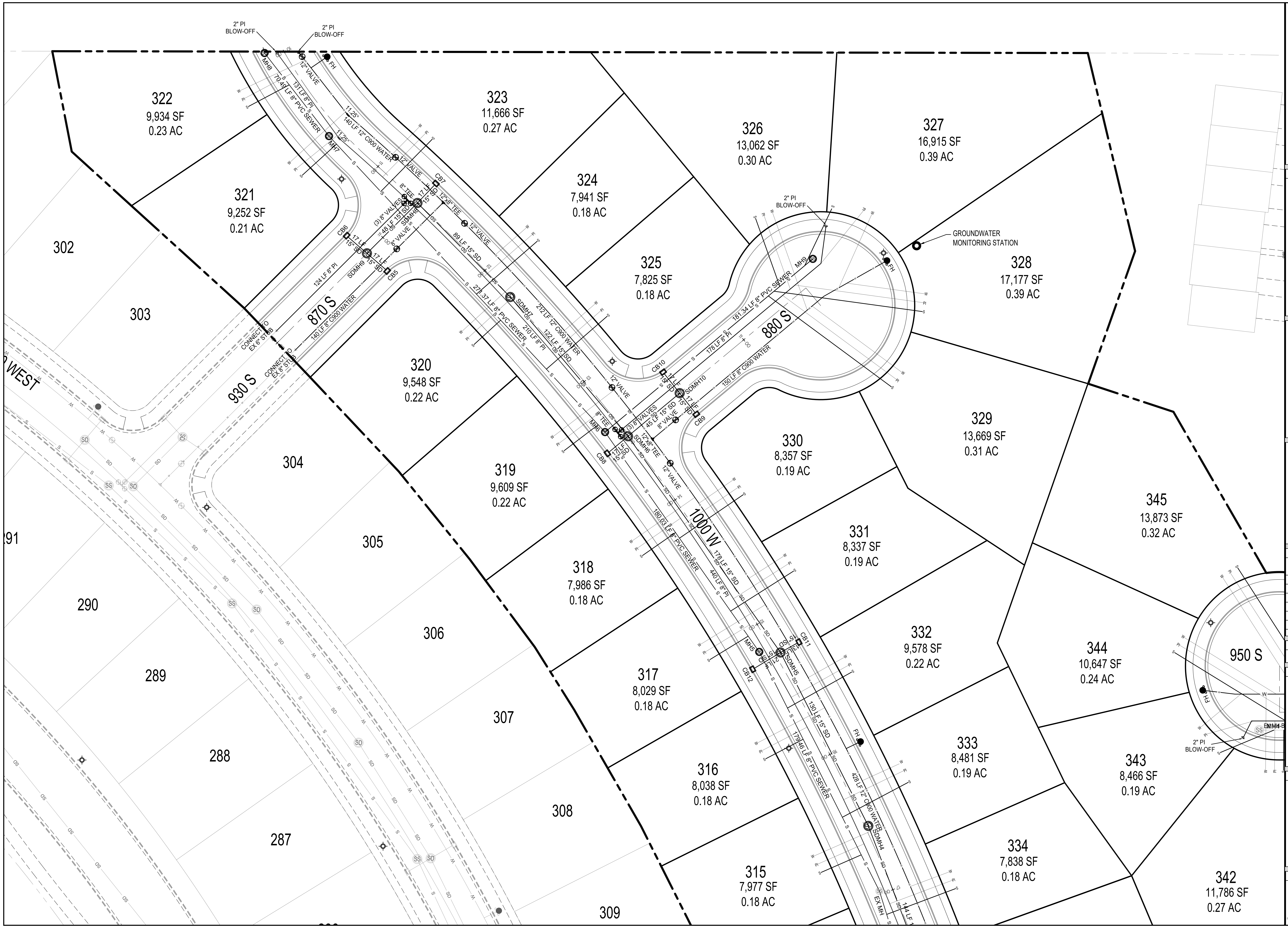

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DEVELOPMENT

DIXIE FARMS PLAT E-2

A PR 3.0 FLEXIBLE LOT SUBDIVISION

N

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

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REVISIONS			SEAL
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ACTION	DATE
FINAL PLAN	2/25/20

PROJECT

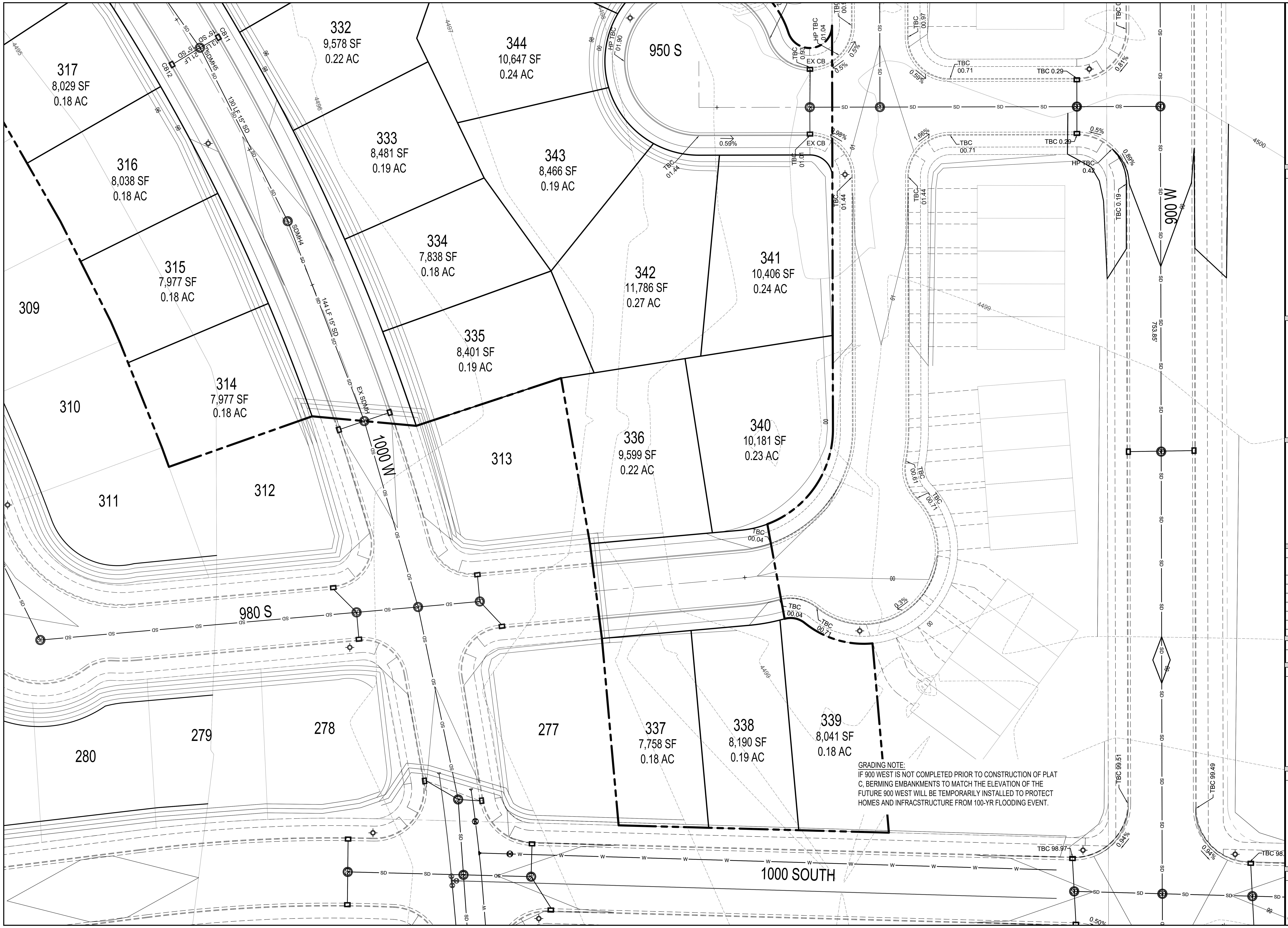
DIXIE FARMS PLAT E-2

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
UTILITY PLAN	C2.2



GRADING NOTE:
IF 900 WEST IS NOT COMPLETED PRIOR TO CONSTRUCTION OF PLAT C, BERMING EMBANKMENTS TO MATCH THE ELEVATION OF THE FUTURE 900 WEST WILL BE TEMPORARILY INSTALLED TO PROTECT HOMES AND INFRACSTRUCTURE FROM 100-YR FLOODING EVENT.

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DEVELOPMENT

DIXIE FARMS
PLAT E-2

A PR 3.0 FLEXIBLE LOT
SUBDIVISION

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

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REVISIONS

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SEAL
K. R. Berg
KENNETH R. BERG
2/25/20
343602

ACTION	DATE
FINAL PLAN	2/25/20

PROJECT

DIXIE FARMS
PLAT E-2

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
GRADING PLAN	C3.1

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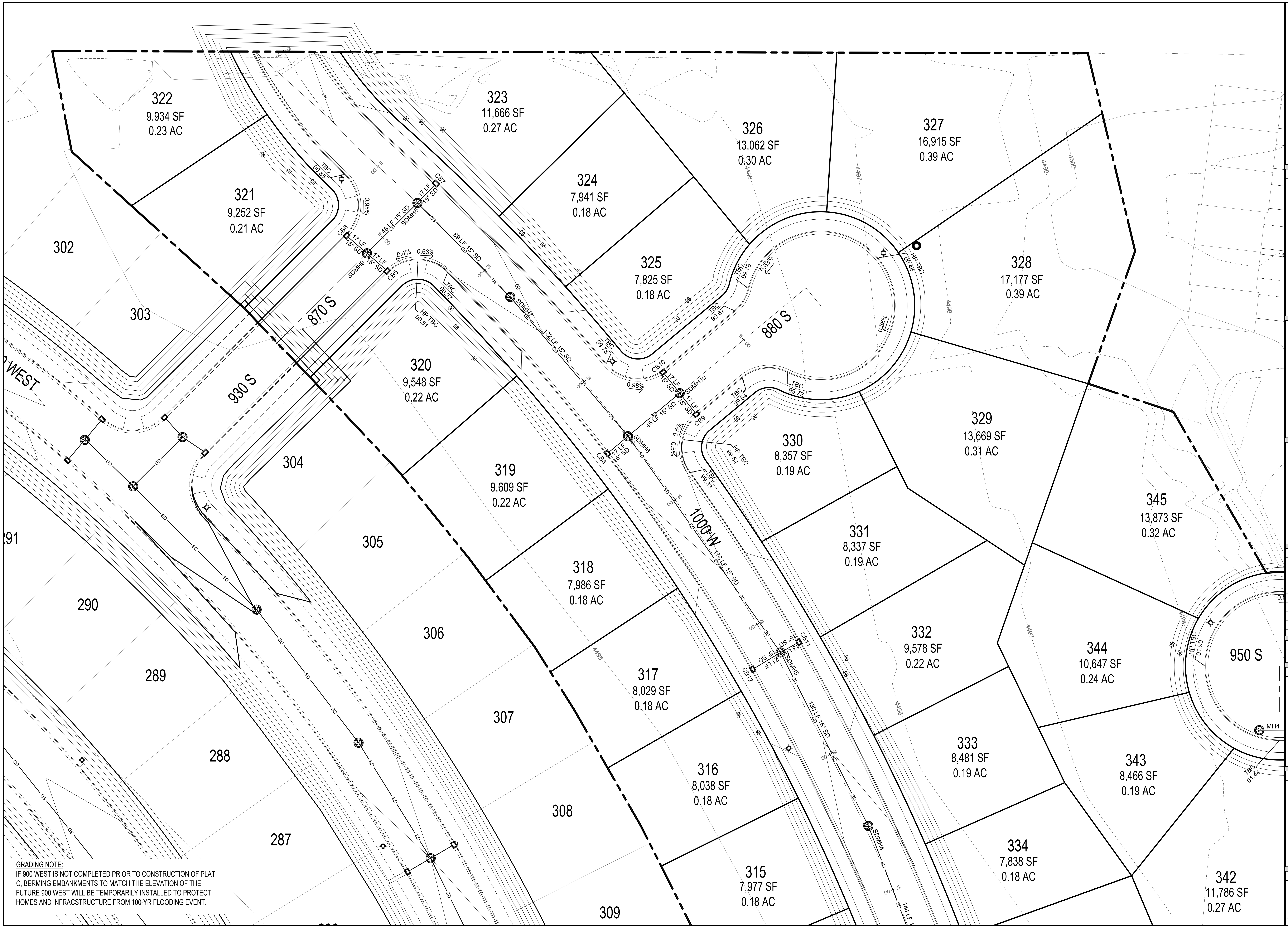

GRADING NOTE:
IF 900 WEST IS NOT COMPLETED PRIOR TO CONSTRUCTION OF PLAT C, BERMING EMBANKMENTS TO MATCH THE ELEVATION OF THE FUTURE 900 WEST WILL BE TEMPORARILY INSTALLED TO PROTECT HOMES AND INFRACSTRUCTURE FROM 100-YR FLOODING EVENT.

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520 South 850 East
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DEVELOPMENT

DIXIE FARMS PLAT E-2

A PR 3.0 FLEXIBLE LOT SUBDIVISION

N

0 15 30 60 90

SCALE: 1"= 30'

berg
CIVIL ENGINEERING
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Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS		
NO.	DATE	DESCRIPTION
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SEAL
KENNETH R. BERG
2/25/20
343602

ACTION	DATE
FINAL PLAN	2/25/20

PROJECT

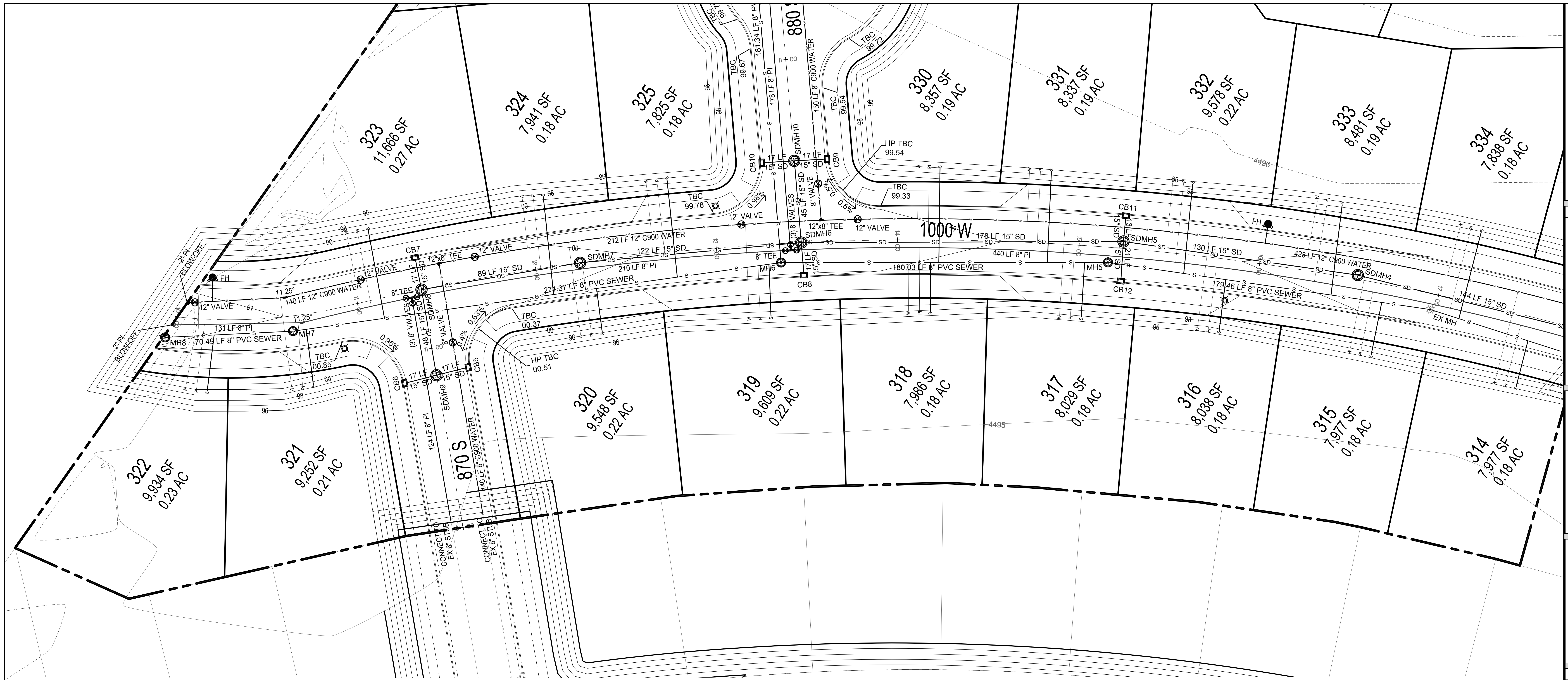
DIXIE FARMS PLAT E-2

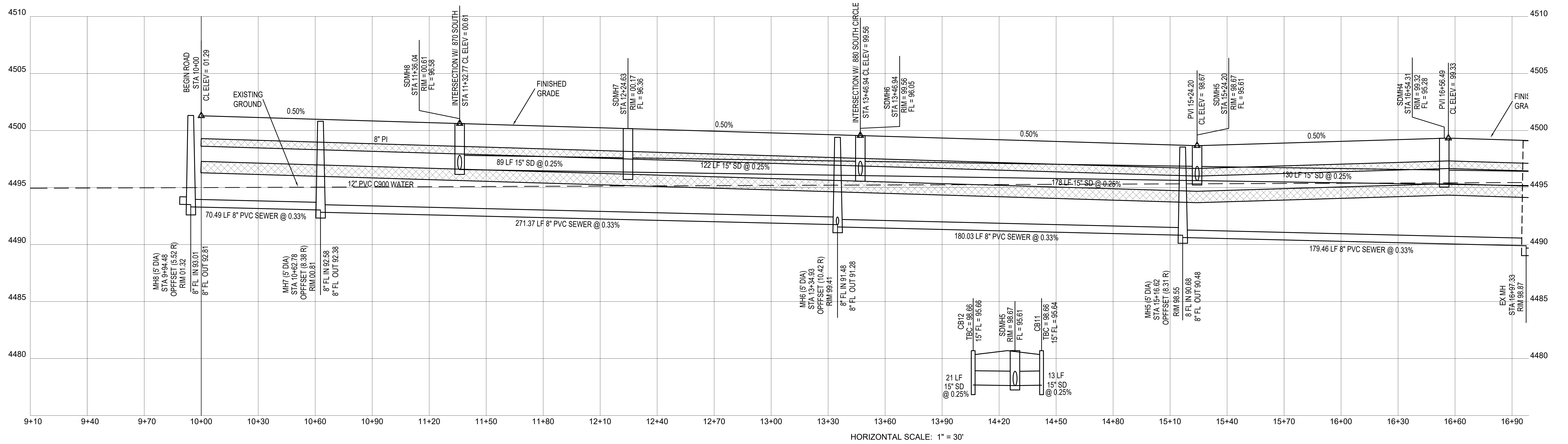
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
GRADING PLAN	C3.2





HORIZONTAL SCALE: 1" = 30'

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520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS PLAT E-2

A PR 3.0 FLEXIBLE LOT SUBDIVISION

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

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REVISIONS

NO.	DATE	DESCRIPTION
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SEAL
KENNETH R. BERG
2/25/20
343602

ACTION	DATE
FINAL PLAN	2/25/20

PROJECT

DIXIE FARMS PLAT E-2

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
1000 WEST PROFILE	C4.1

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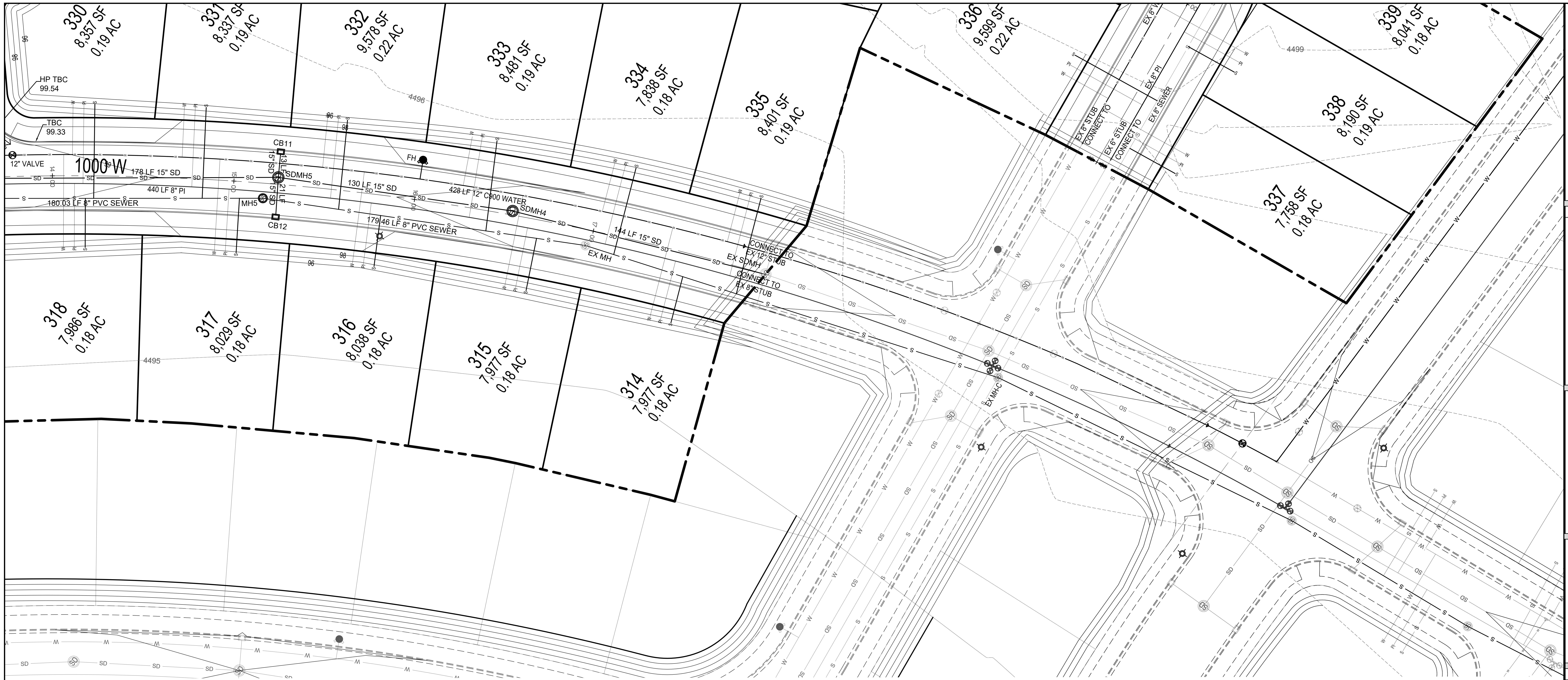

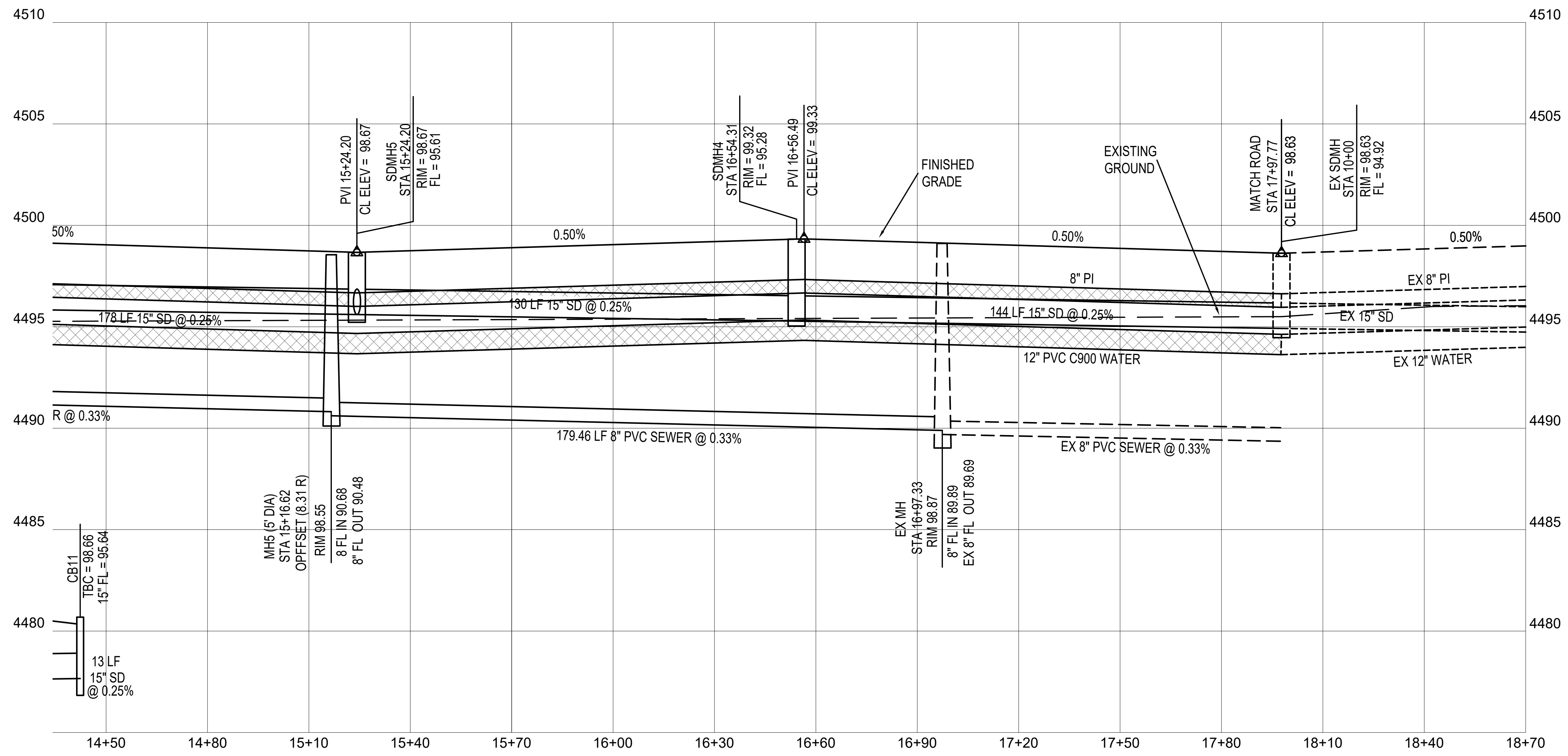

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DEVELOPMENT

DIXIE FARMS PLAT E-2

A PR 3.0 FLEXIBLE LOT SUBDIVISION

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

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SEAL
KENNETH R. BERG
2/25/20
343602

ACTION	DATE
FINAL PLAN	2/25/20

PROJECT

DIXIE FARMS
PLAT E-2

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
1000 WEST PROFILE	C4.2

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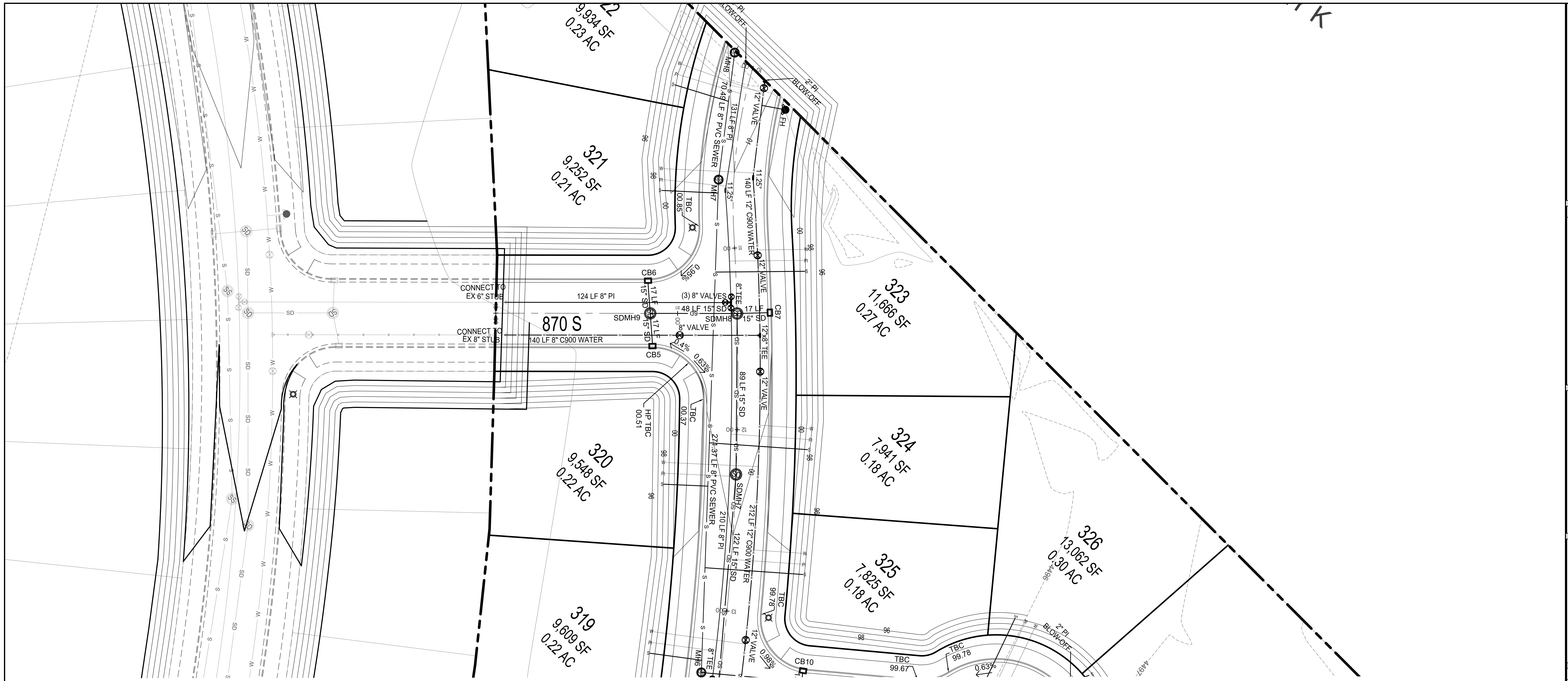

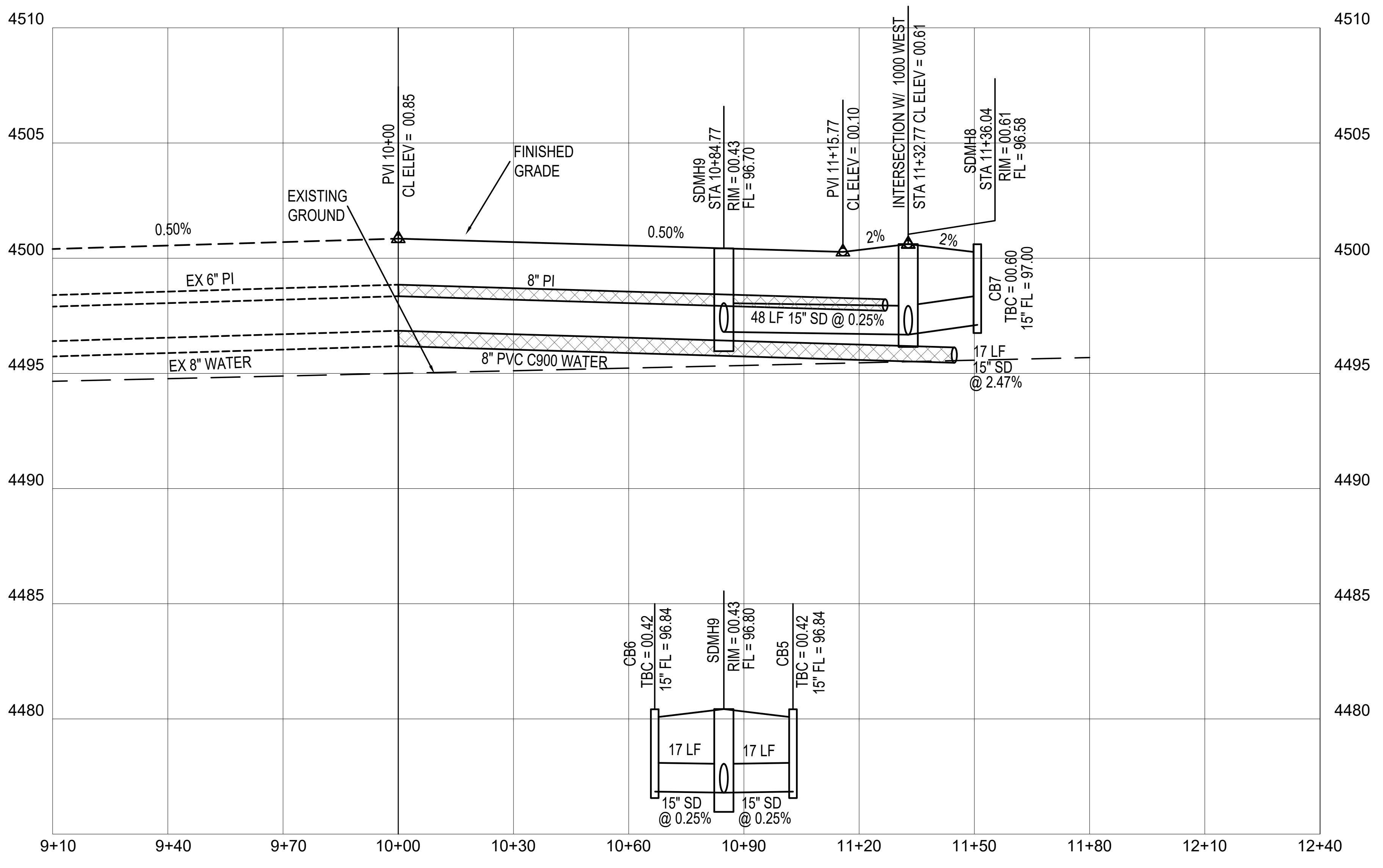

HORIZONTAL SCALE: 1" = 30'

ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS PLAT E-2

A PR 3.0 FLEXIBLE LOT SUBDIVISION

0 15 30 60 90

SCALE: 1"= 30'

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cell (801) 616–1677

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

K R Berg
KENNETH R. BERG
2/25/20
343602

ACTION	DATE
FINAL PLAN	2/25/20

PROJECT

DIXIE FARMS PLAT E-2

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
870 SOUTH PROFILE	C5.1

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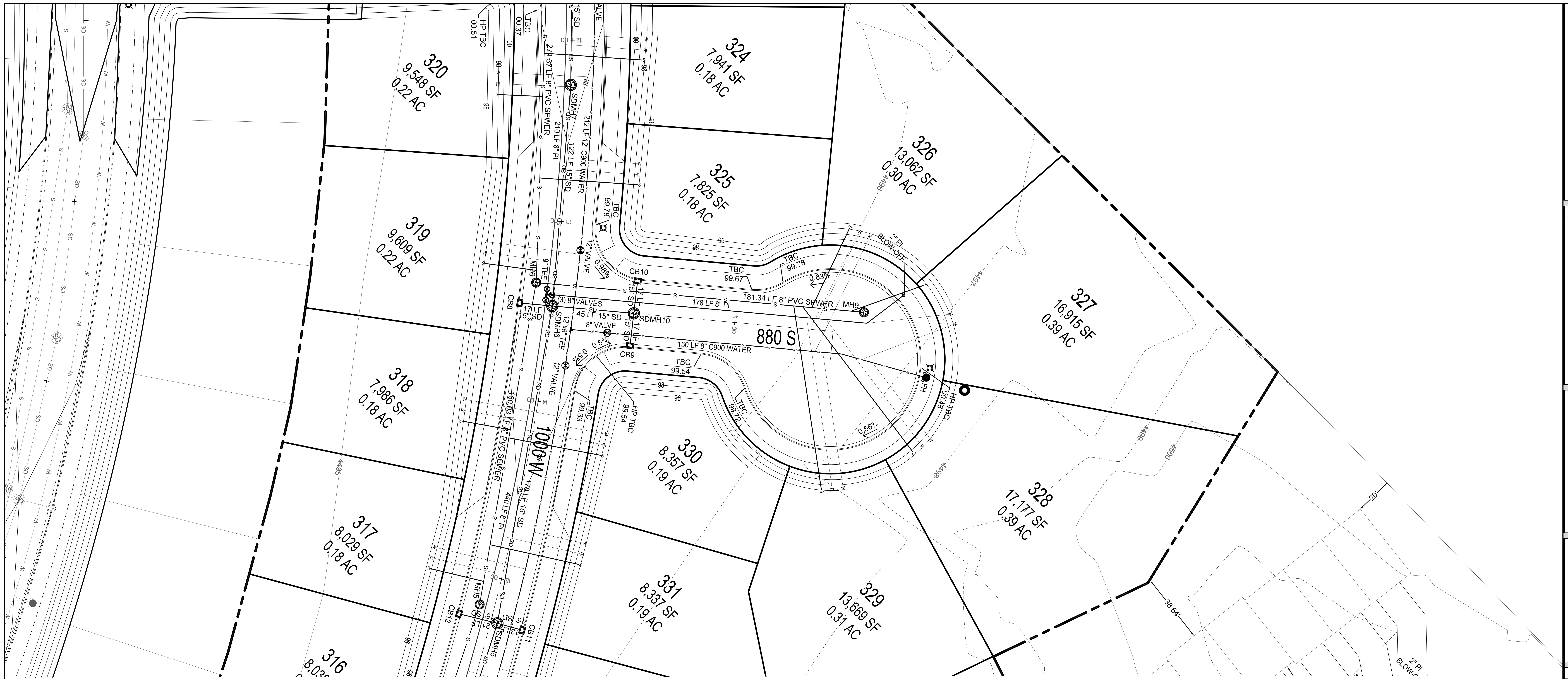

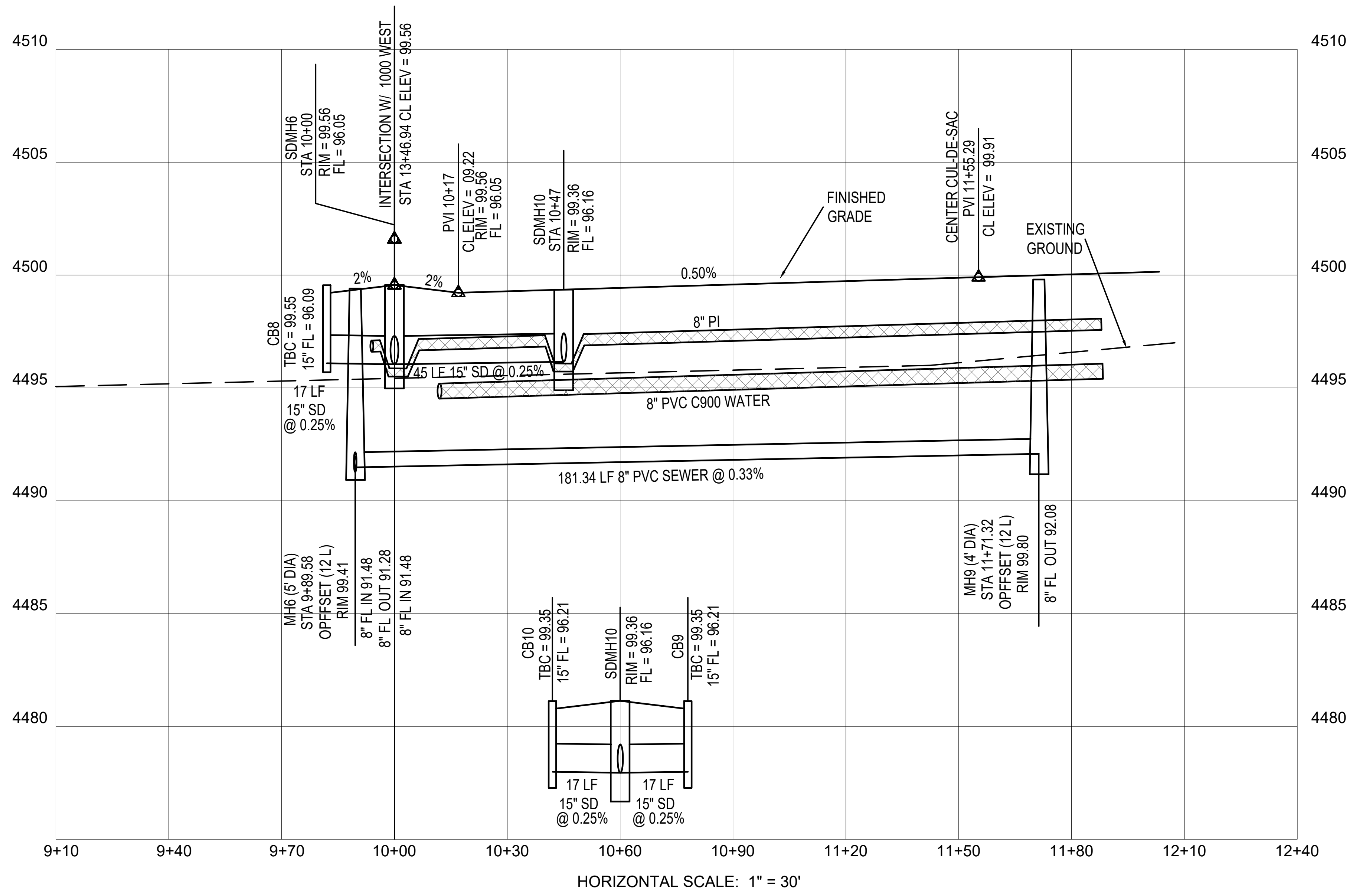

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Suite A1
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(385) 484-6337

DEVELOPMENT

DIXIE FARMS
PLAT E-2

A PR 3.0 FLEXIBLE LOT
SUBDIVISION

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

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office (801) 492-1277
cell (801) 616-1677

REVISIONS		
NO.	DATE	DESCRIPTION
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SEAL

KENNETH R. BERG
2/25/20
343602

ACTION	DATE
FINAL PLAN	2/25/20

PROJECT

DIXIE FARMS
PLAT E-2

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
880 S. CIRCLE PROFILE	C6.1

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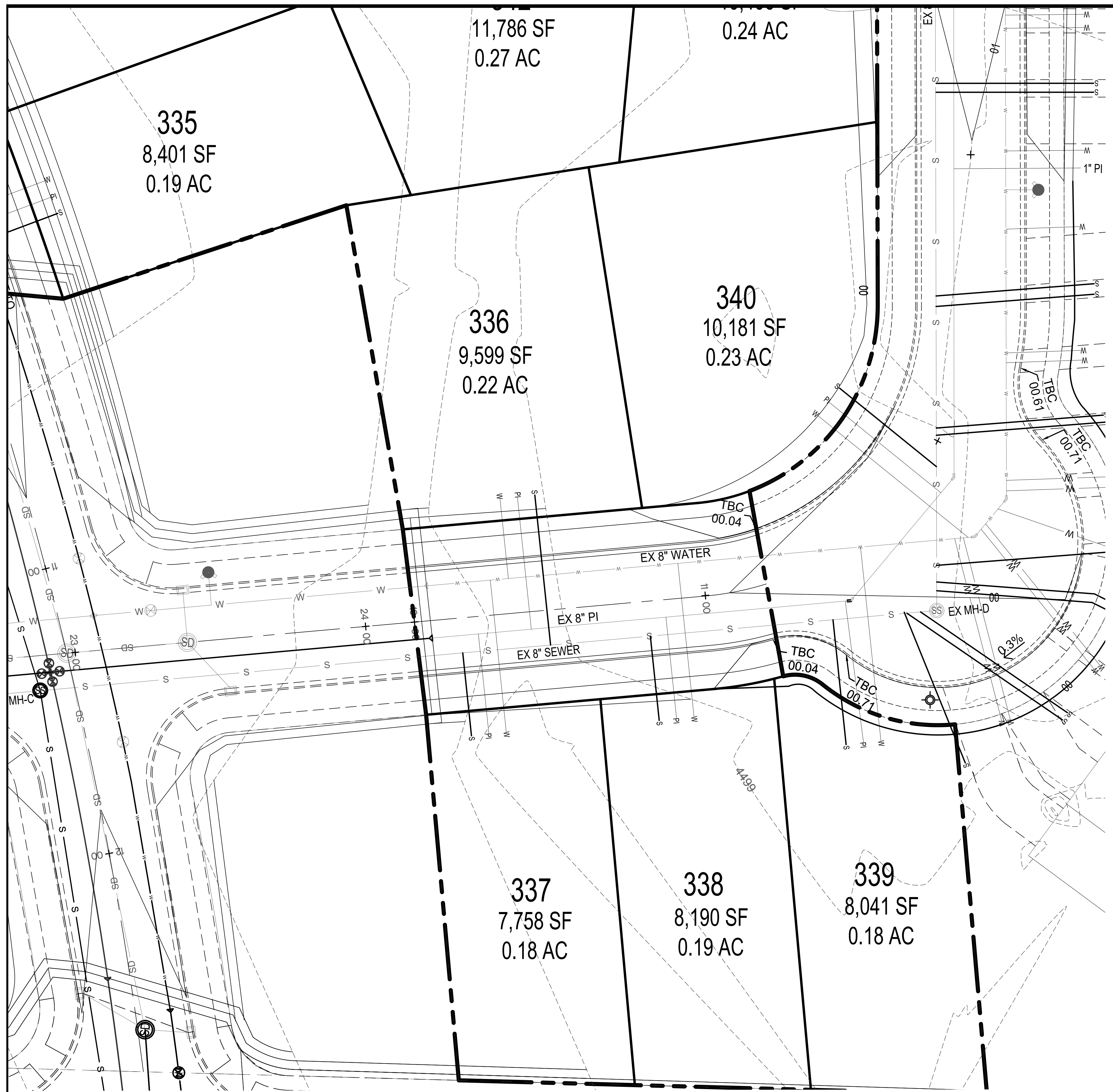
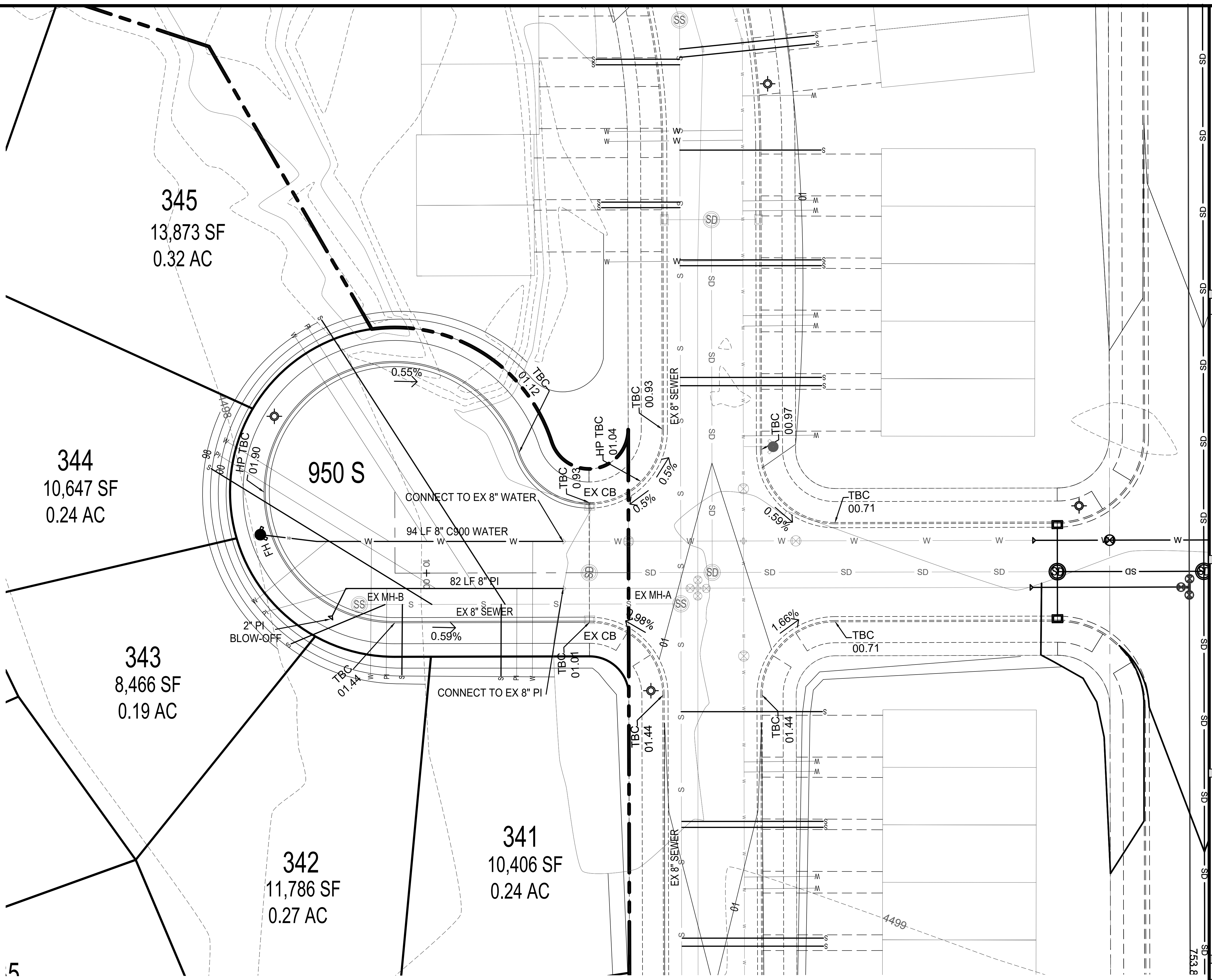
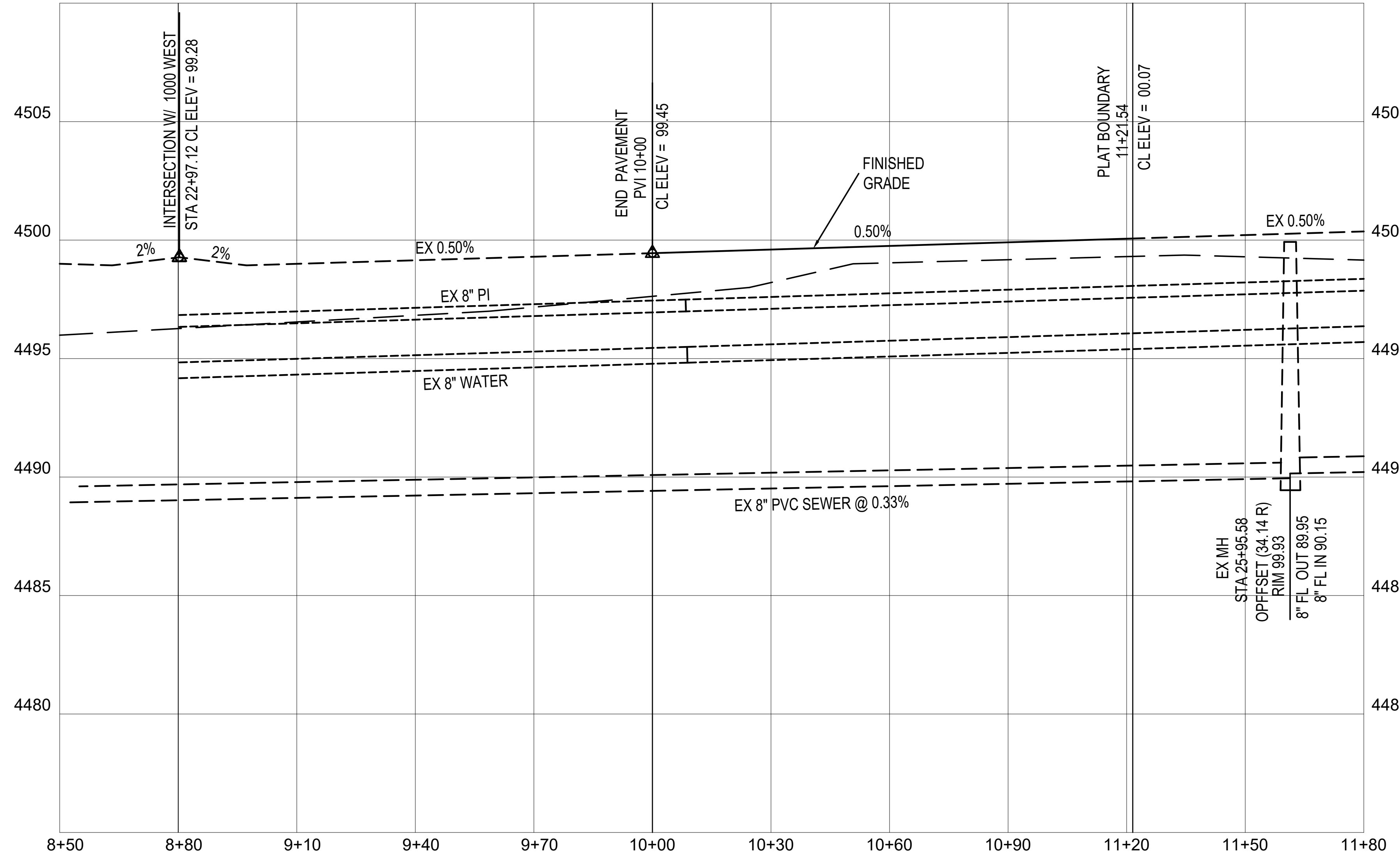


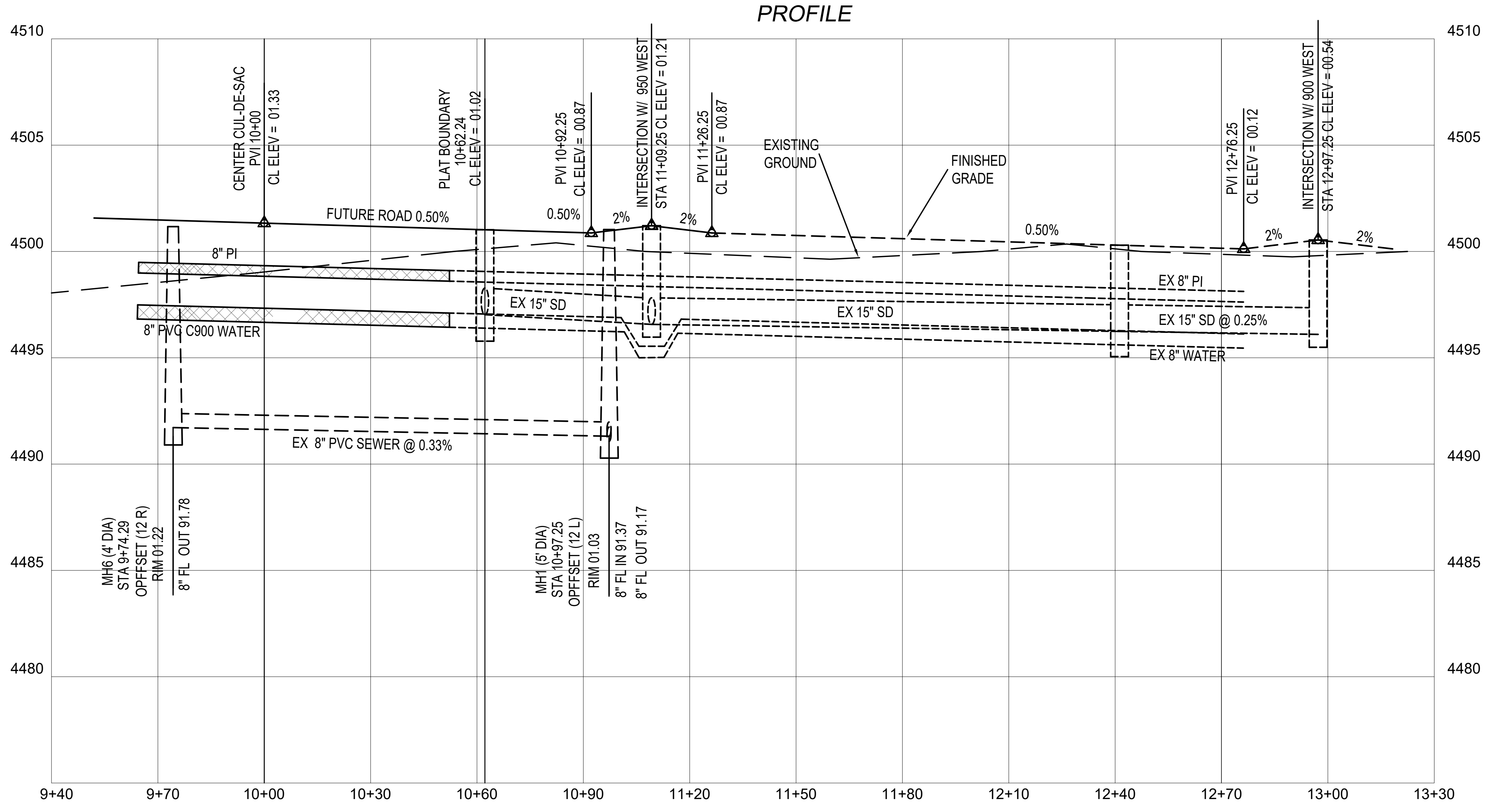


950 WEST PROFILE



HORIZONTAL SCALE: 1" = 30'

950 SOUTH PROFILE



HORIZONTAL SCALE: 1" = 30'

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520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS PLAT E-2

A PR 3.0 FLEXIBLE LOT SUBDIVISION

SCALE: 1"= 30'

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Highland Ut, 84003
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REVISIONS

NO.	DATE	DESCRIPTION
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SEAL
R. BERG
343602
2/25/20

ACTION	DATE
FINAL PLAN	2/25/20

PROJECT

DIXIE FARMS PLAT E-2

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
950 WEST 950 SOUTH PROFILE	C7.1

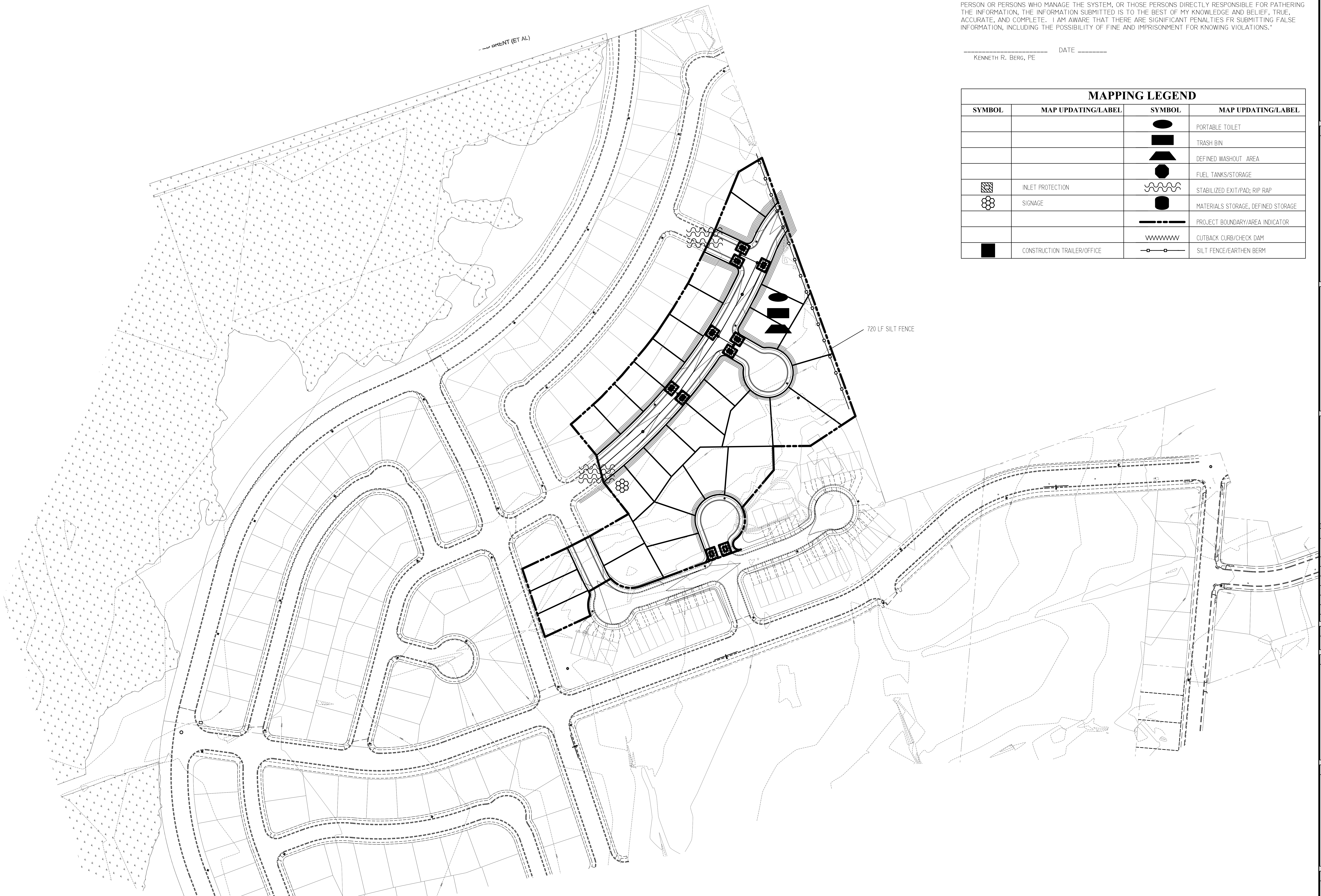
SWPPP CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AD ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR PATHERING 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 FR 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
		WWWWWW	CUTBACK CURB/CHECK DAM
■	CONSTRUCTION TRAILER/OFFICE	—□—□—	SILT FENCE/EARTHEN BERM



ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS PLAT E-2

A PR 3.0 FLEXIBLE LOT SUBDIVISION

0 60 120 240 360
SCALE: 1"= 120'

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 2/25/20 343602
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
FINAL PLAN	2/25/20

PROJECT

DIXIE FARMS PLAT E-2

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
SWPPP	C8.1

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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.
3. At all other hours the Contractor shall maintain minimum one - lane two - way traffic. Traffic circulation must be supervised by a Certified Flagger.
4. Steady - burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles.
6. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein.
7. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.
8. Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

UTILITIES

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

STRIPING AND SIGNING

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

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.
16. All sanitary sewer mains and laterals must be inspected and approved by the city inspector before trench backfilling is completed.
17. all lateral connections shall insert-a-tee or WYE at ten o'clock positioning to the center of the main line and shall be encased in concrete after inspection is made by the city.

WATER LINE

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

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.
7. PI meters to be placed within the park strip and outside of the drive approach.

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.

DEVELOPER

ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS
SUBDIVISION

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
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SEAL

KENNETH R. BERG
12/11/19
343602

K R Berg

ACTION	DATE

PROJECT

DIXIE FARMS
SUBDIVISION

DESCRIPTION

FINAL PLANS

SHEET NAME	SHEET NUMBER
GENERAL NOTES	GN1

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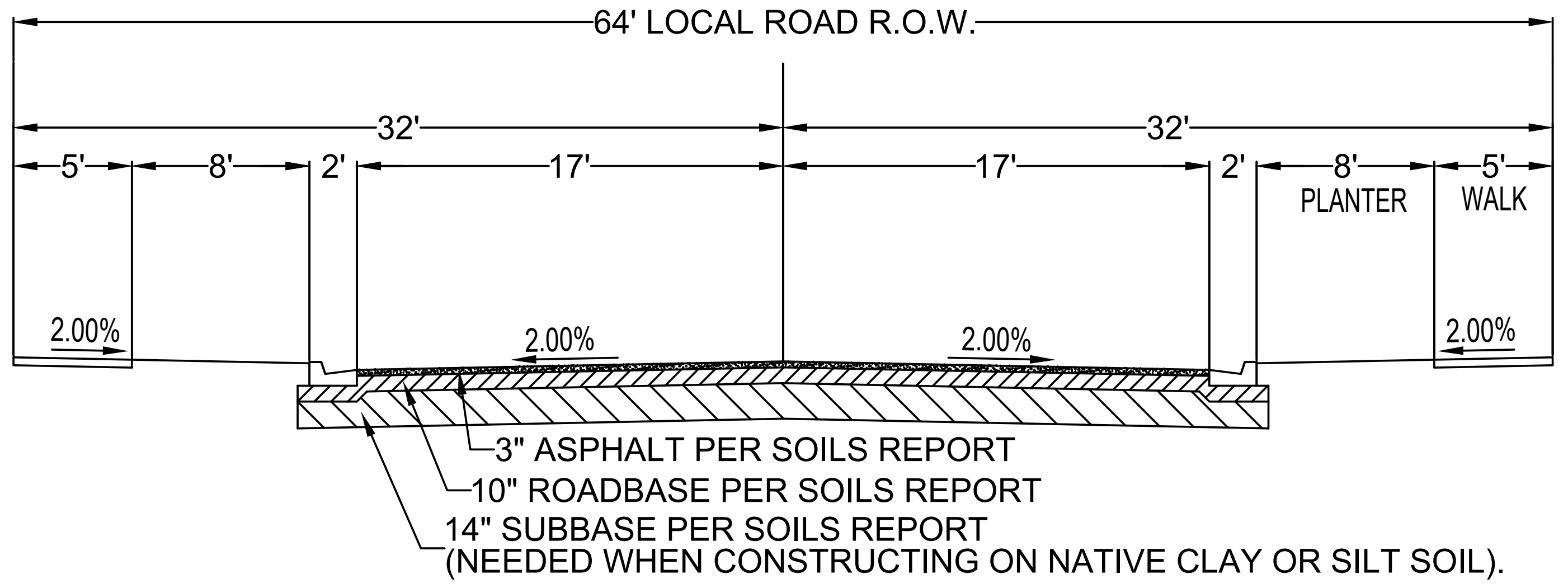
UPGRADE DRIVE APPROACH FLARES AND SIDEWALK TO A MINIMUM OF 6" OF CONCRETE


64' LOCAL ROAD R.O.W.
32'
32'
5'
8'
2'
17'
17'
2'
8'
PLANTER
5'
WALK
2.00%
2.00%
2.00%
2.00%
3" ASPHALT PER SOILS REPORT
10" ROADBASE PER SOILS REPORT
14" SUBBASE PER SOILS REPORT
(NEEDED WHEN CONSTRUCTING ON NATIVE CLAY OR SILT SOIL).

CROSS SECTION NOTE:

PREVIOUSLY APPROVED PLATS OF THE DIXIE FARMS SUBDIVISION USE THE CROSS SECTION SHOWN, TO KEEP CONSISTENCY IT HAS BEEN USED FOR THIS PLAT AS WELL. THE CURRENT CITY CROSS SECTION IS 62' ROW. NO REIMBURSEMENT IS ALLOWED FOR THE ADDITIONAL WIDTH.

DEVELOPER

ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS
SUBDIVISION

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

REVISIONS

NO.	DATE	DESCRIPTION
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3		
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6		
7		

SEAL

KENNETH R. BERG
12/11/19
343602

ACTION	DATE
PRELIMINARY PLAN	8/13/2018

PROJECT

DIXIE FARMS
SUBDIVISION

DESCRIPTION

FINAL CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
ROADWAY CROSS SECTIONS	D0

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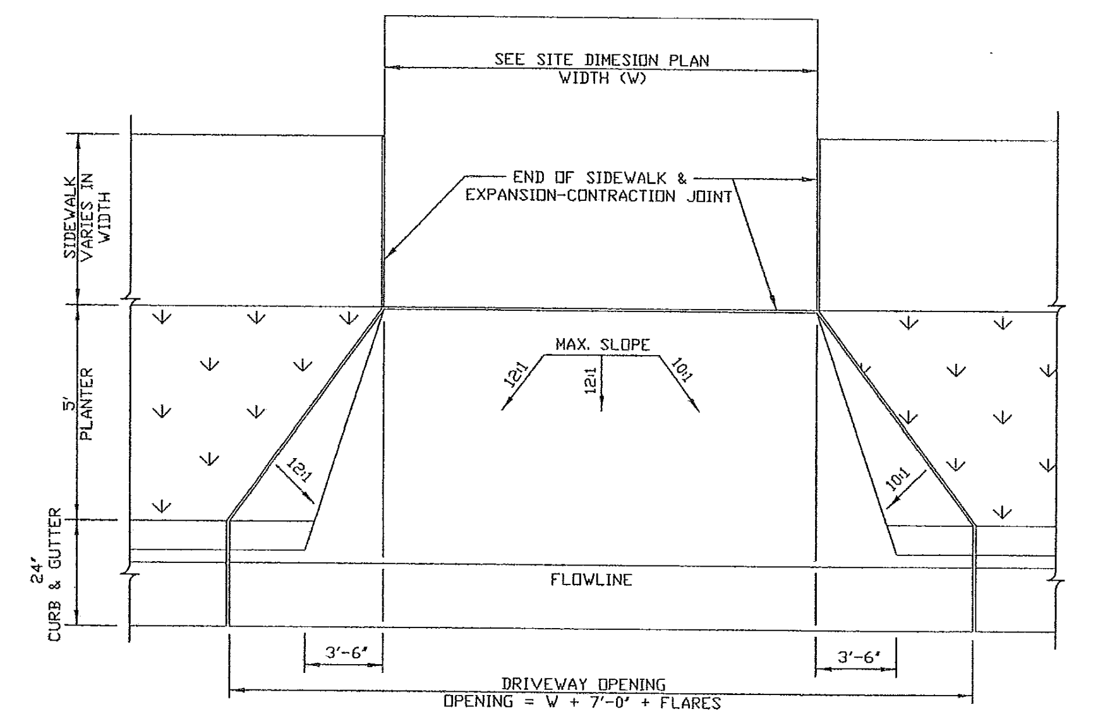
NOTE: SIDEWALK DEPTH SHALL BE 4' IN RESIDENTIAL ZONES; 6' ADJACENT TO RESIDENTIAL DRIVEWAY APPROACHES AND IN ALL COMMERCIAL AND INDUSTRIAL ZONES.



FLARED DRIVE APPROACH WITH PLANTER
-NTS-

UPGRADE FLARE AND SIDEWALK TO A MINIMUM OF 6" OF CONCRETE

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 FLARED DRIVE APPROACH WITH PLANTER	DRAWING NO. 15.9

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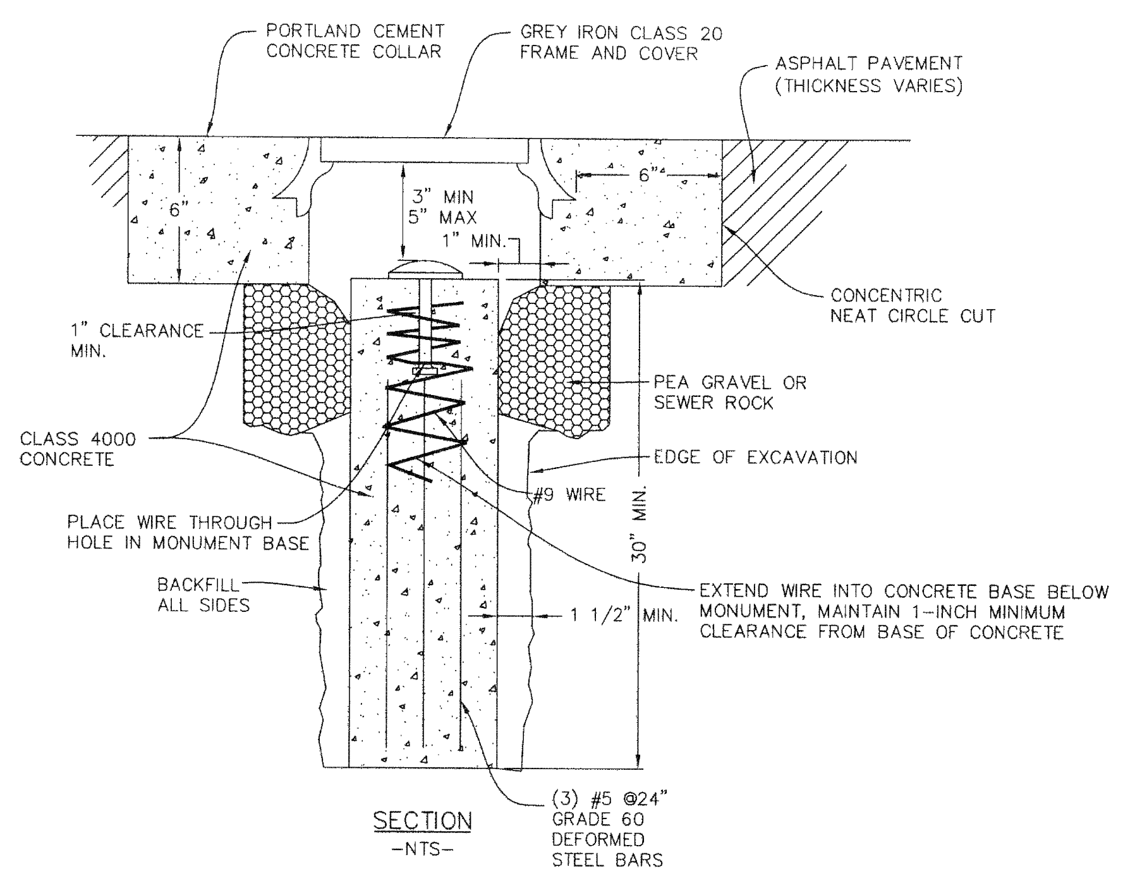
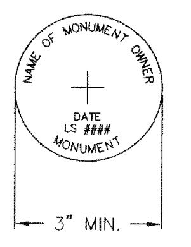
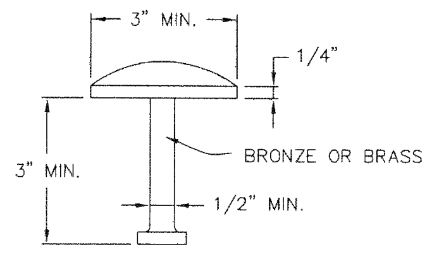

PORTLAND CEMENT CONCRETE COLLAR
GREY IRON CLASS 20 FRAME AND COVER
ASPHALT PAVEMENT (THICKNESS VARIES)
6"
6"
3" MIN
5" MAX
1" MIN.
CONCENTRIC NEAT CIRCLE CUT
1" CLEARANCE MIN.
PEA GRAVEL OR SEWER ROCK
CLASS 4000 CONCRETE
EDGE OF EXCAVATION
#9 WIRE
30" MIN.
PLACE WIRE THROUGH HOLE IN MONUMENT BASE
BACKFILL ALL SIDES
1 1/2" MIN.
EXTEND WIRE INTO CONCRETE BASE BELOW MONUMENT, MAINTAIN 1-INCH MINIMUM CLEARANCE FROM BASE OF CONCRETE
(3) #5 @24" GRADE 60 DEFORMED STEEL BARS

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

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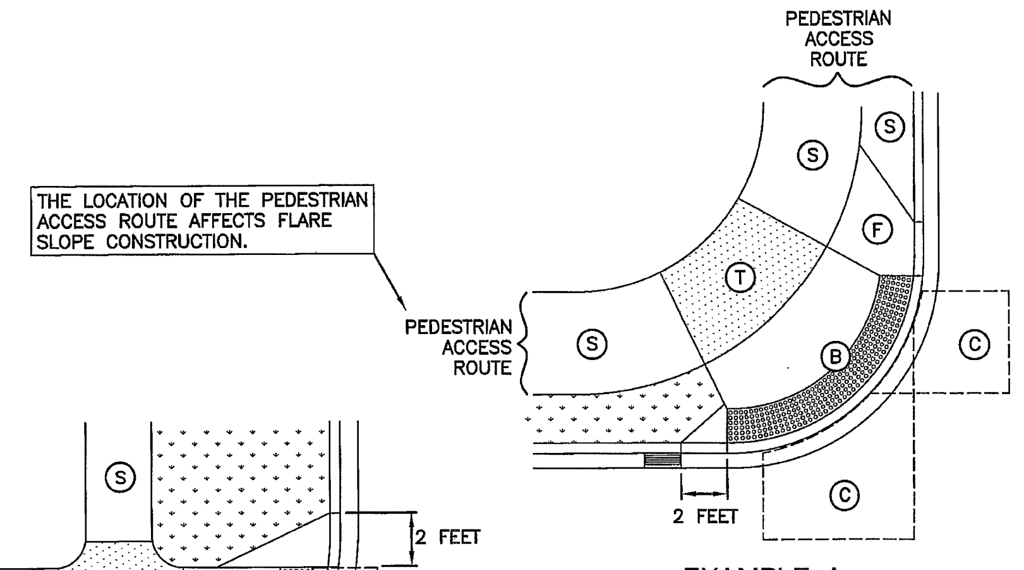
TURNING SPACE AT SIDEWALK LEVEL


PEDESTRIAN ACCESS ROUTE
THE LOCATION OF THE PEDESTRIAN ACCESS ROUTE AFFECTS FLARE SLOPE CONSTRUCTION.
PEDESTRIAN ACCESS ROUTE
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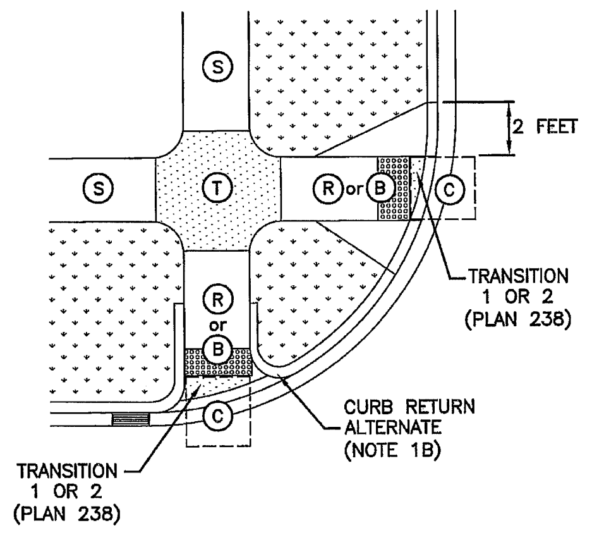
C
2 FEET

EXAMPLE A

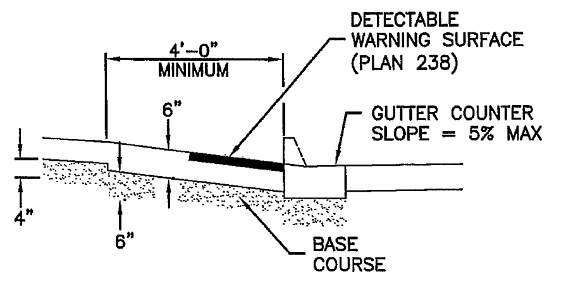

S
S
T
R or B
C
2 FEET
R or B
C
TRANSITION 1 OR 2 (PLAN 238)
CURB RETURN ALTERNATE (NOTE 1B)
TRANSITION 1 OR 2 (PLAN 238)

EXAMPLE B

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

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

TABLE OF DIMENSIONS


DETECTABLE WARNING SURFACE (PLAN 238)
4'-0" MINIMUM
6"
GUTTER COUNTER SLOPE = 5% MAX
4"
6"
BASE COURSE

MATERIALS

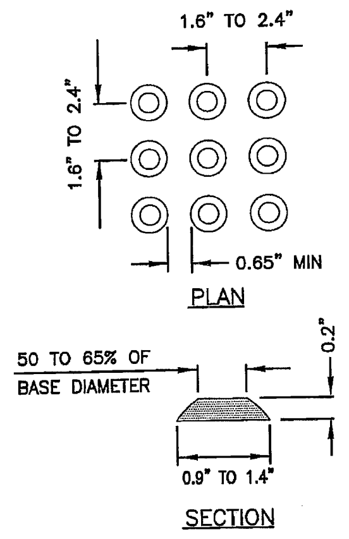
	RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE Ⓣ	2	2
CURB RAMP Ⓡ	8.33	2 (c)
BLENDED TRANSITION Ⓑ	5	2 (c)
CLEAR SPACE Ⓒ	5	2 (c)
SIDEWALK Ⓢ	STREET GRADE	2
FLARE Ⓕ	10	--

(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.

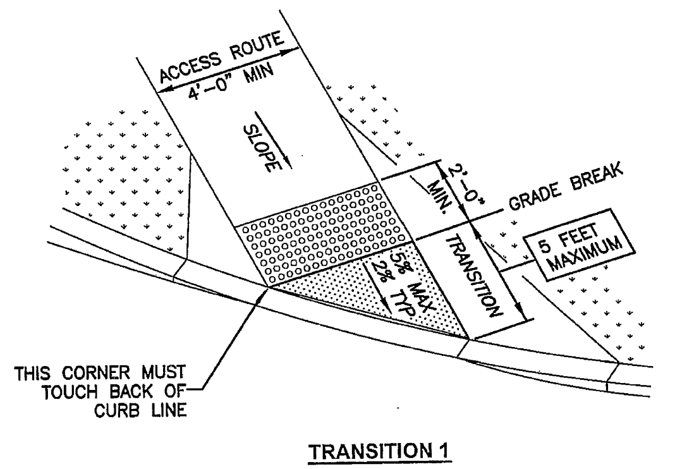
SLOPE TABLE

Corner curb cut assembly

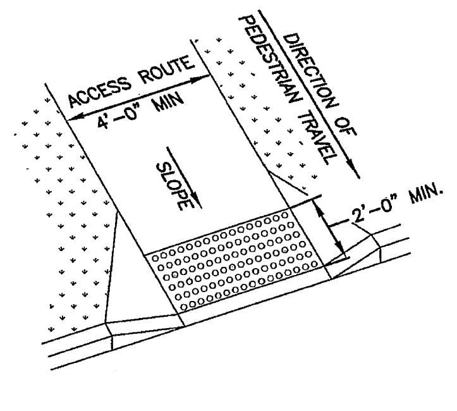
Plan
235
Sheet 1 of 4



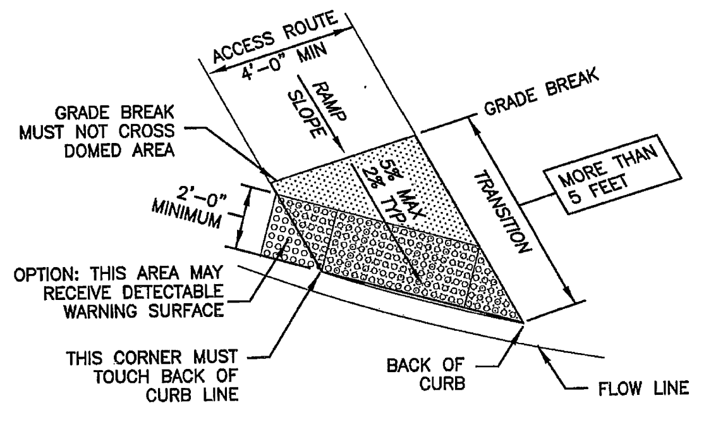
TRUNCATED DOME DETAIL



TRANSITION 1

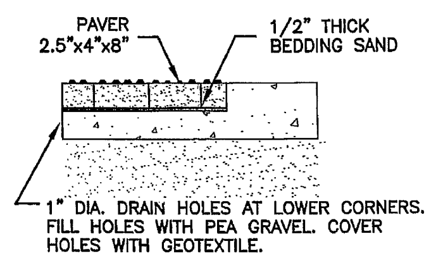


PERPENDICULAR ASSEMBLY

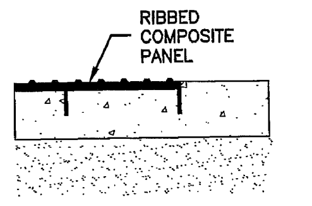

ACCESS ROUTE 4'-0" MIN
RAMP SLOPE
GRADE BREAK
GRADE BREAK MUST NOT CROSS DOMED AREA
2'-0" MINIMUM
5% MAX 2% TYP.
TRANSITION
MORE THAN 5 FEET
OPTION: THIS AREA MAY RECEIVE DETECTABLE WARNING SURFACE
THIS CORNER MUST TOUCH BACK OF CURB LINE
BACK OF CURB
FLOW LINE

TRANSITION 2

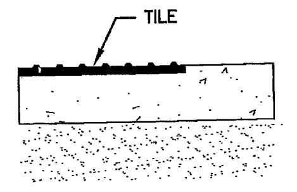
NON-PERPENDICULAR ASSEMBLY


PAVER 2.5"x4"x8"
1/2" THICK BEDDING SAND
1" DIA. DRAIN HOLES AT LOWER CORNERS. FILL HOLES WITH PEA GRAVEL. COVER HOLES WITH GEOTEXTILE.

STYLE P



STYLE R



STYLE T

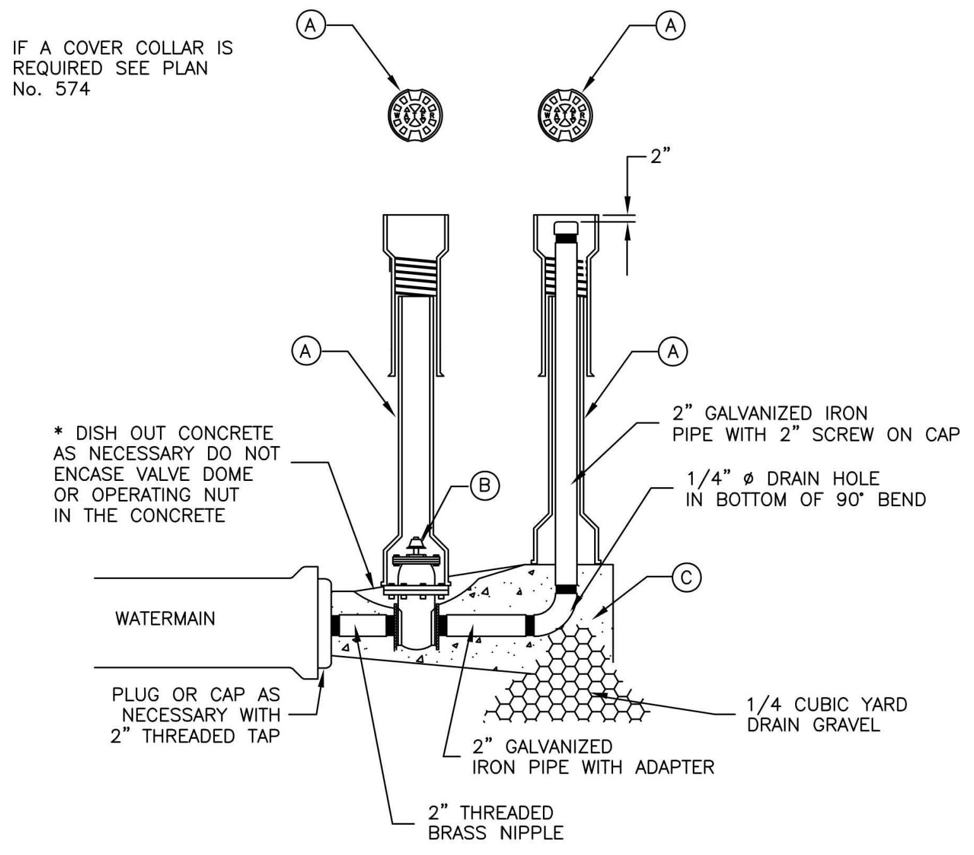
Detectable warning surface

Plan
238

2" washout valve

1. CONCRETE: Class 2000 minimum per APWA Section 03 30 04. Pour concrete against undisturbed soil.
2. TAPE: Apply tape wrap to the exterior of all galvanized pipe per AWWA C209.
3. SPECIAL DESIGN: Watermains 12" and larger will require special washout assembly design.
4. DRAINAGE: After installation of washout valve assembly, verify the washout valve riser drains to gravel.
5. INSPECTION: Prior to backfilling around thrust block, secure inspection of installation by ENGINEER.
6. BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.

IF A COVER COLLAR IS REQUIRED SEE PLAN No. 574

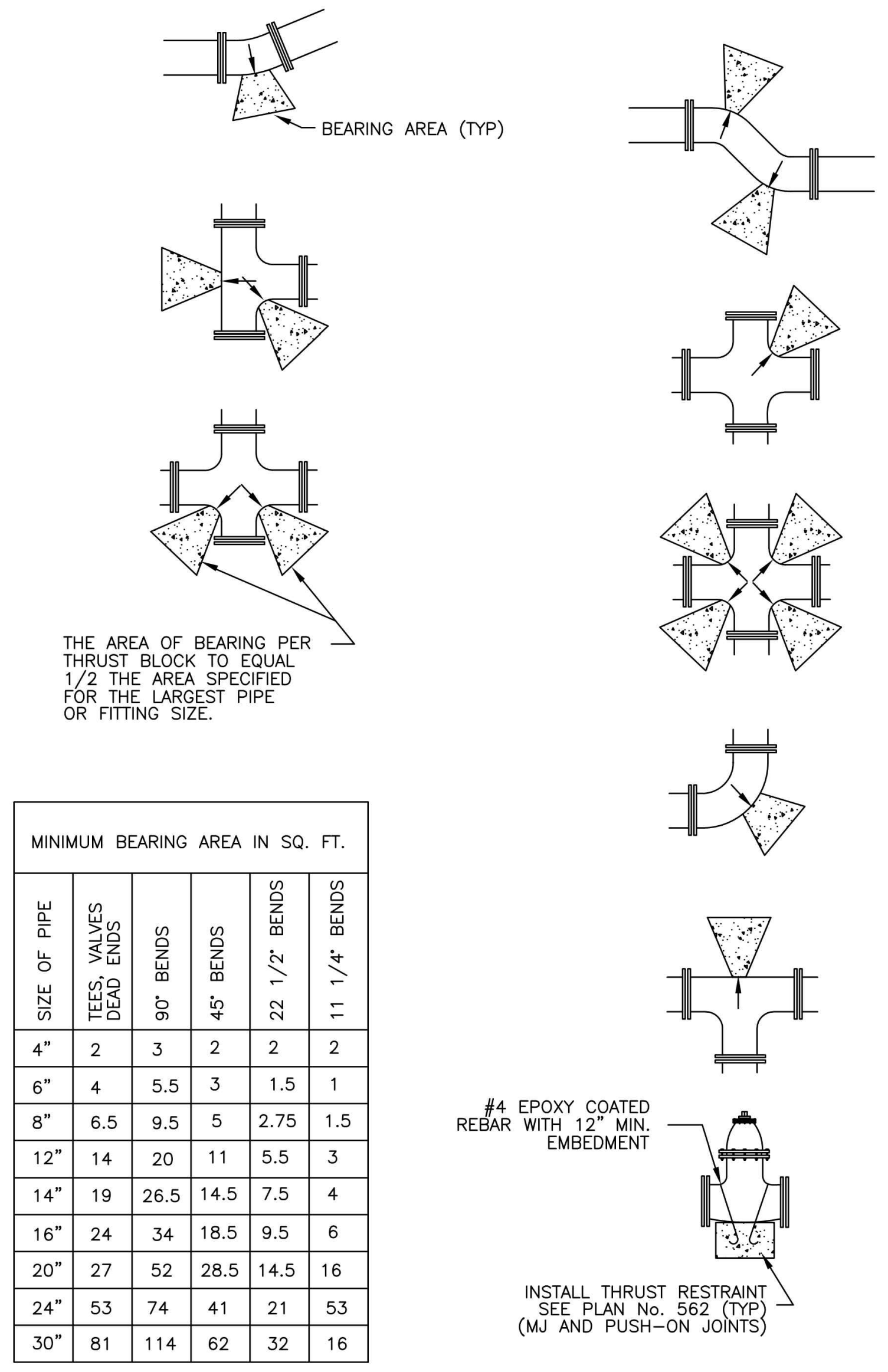

A
A
2"
A
A
* DISH OUT CONCRETE AS NECESSARY DO NOT ENCASE VALVE DOME OR OPERATING NUT IN THE CONCRETE
B
2" GALVANIZED IRON PIPE WITH 2" SCREW ON CAP
1/4" ø DRAIN HOLE IN BOTTOM OF 90° BEND
C
WATERMAIN
PLUG OR CAP AS NECESSARY WITH 2" THREADED TAP
1/4 CUBIC YARD DRAIN GRAVEL
2" GALVANIZED IRON PIPE WITH ADAPTER
2" THREADED BRASS NIPPLE

SECTION

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

2" Washout valve

Plan No.
571


BEARING AREA (TYP)
THE AREA OF BEARING PER THRUST BLOCK TO EQUAL 1/2 THE AREA SPECIFIED FOR THE LARGEST PIPE OR FITTING SIZE.
#4 EPOXY COATED REBAR WITH 12" MIN. EMBEDMENT
INSTALL THRUST RESTRAINT SEE PLAN No. 562 (TYP) (MJ AND PUSH-ON JOINTS)

MINIMUM BEARING AREA IN SQ. FT.

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

Direct bearing thrust block

Plan No.
561

DEVELOPER

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS
SUBDIVISION

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH K R Berg KENNETH R. BERG 12/11/19 343602 PROFESSIONAL ENGINEER
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
	1/22/2019

PROJECT

DIXIE FARMS
SUBDIVISION

DESCRIPTION

FINAL CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	D1

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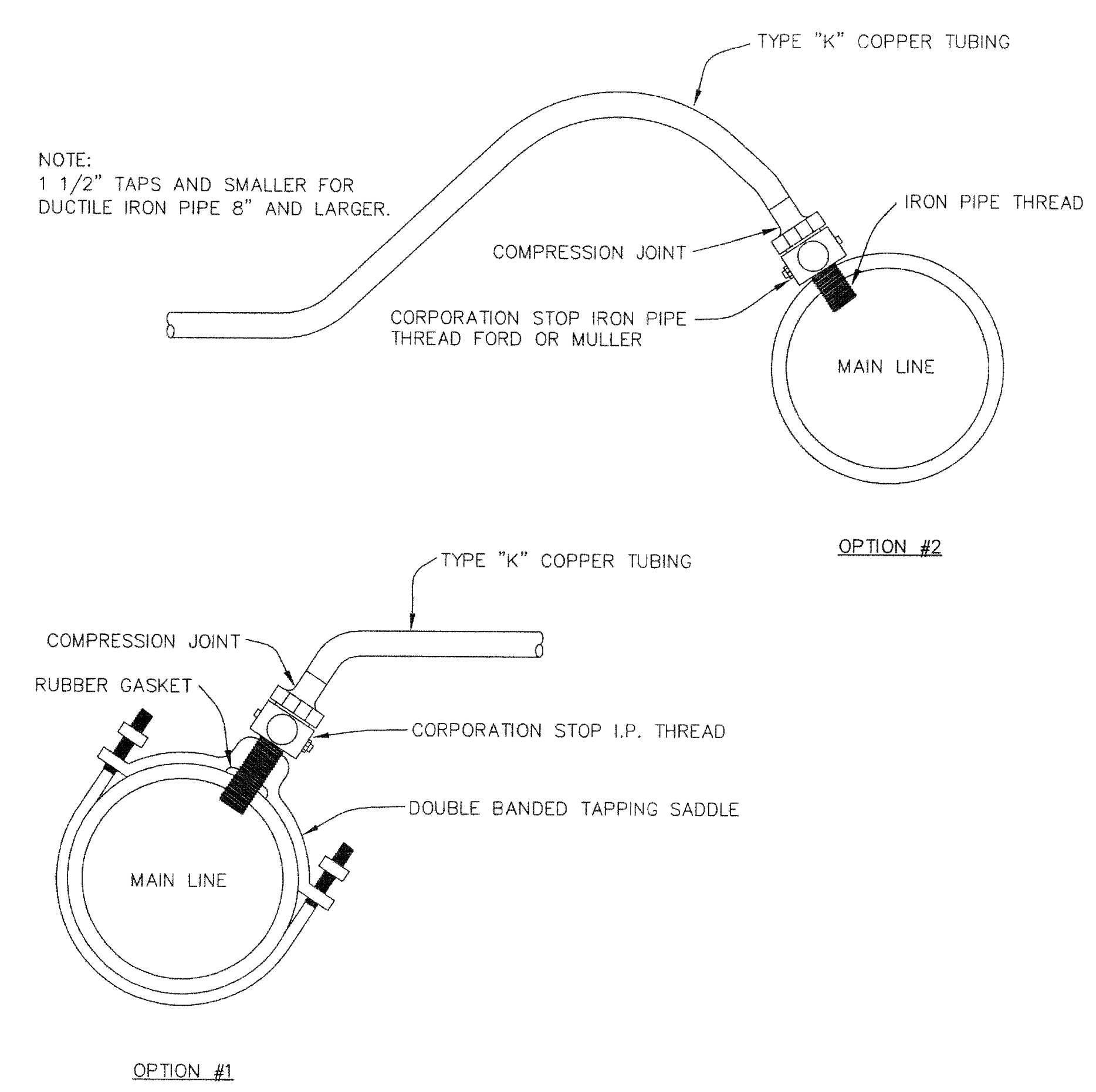

NOTE:
1 1/2" TAPS AND SMALLER FOR DUCTILE IRON PIPE 8" AND LARGER.

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

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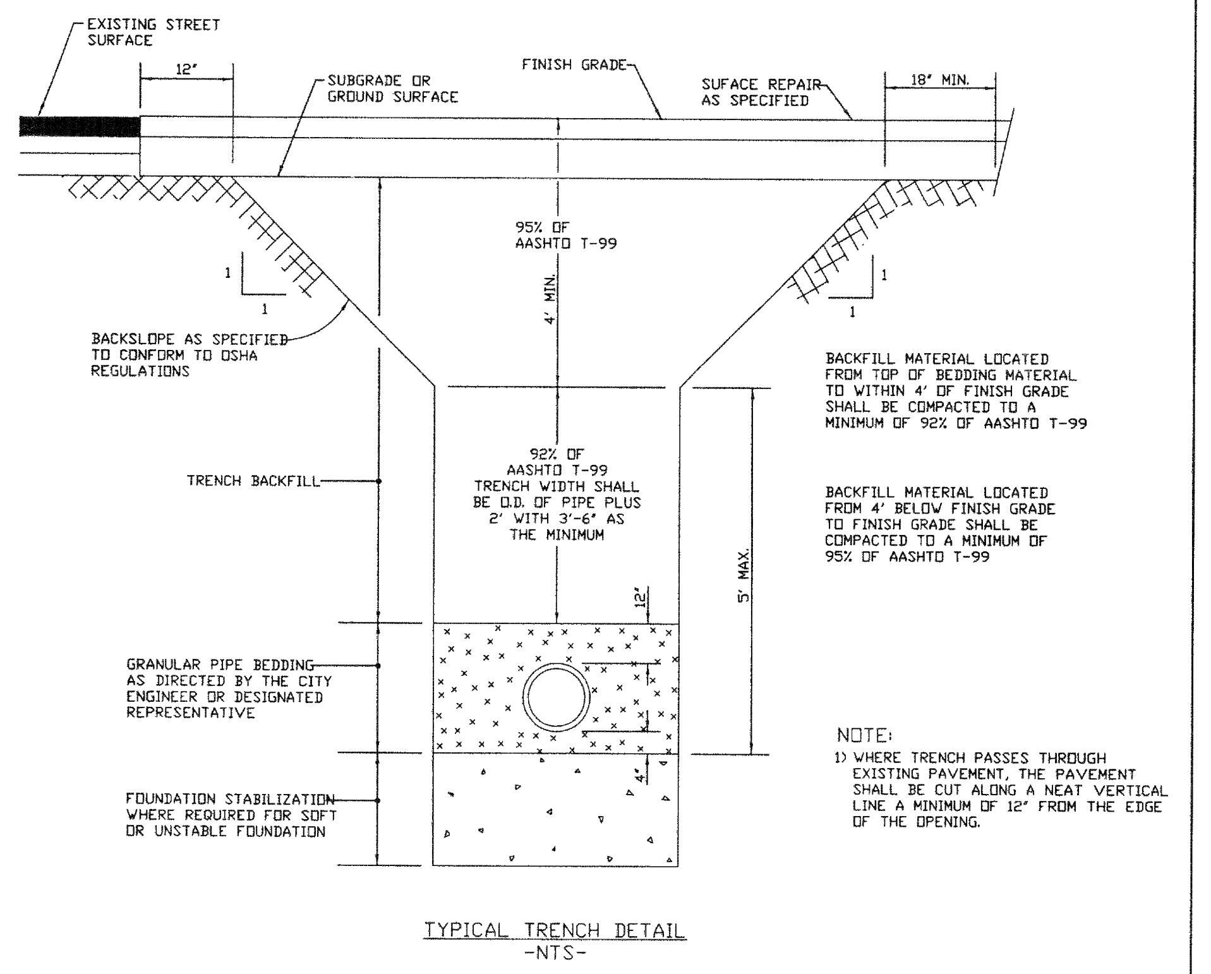
OPEN GROUND SURFACE RESTORATION: THE UPPER 8" OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4" ABOVE THE NATURAL GROUND SURFACE.

GRAVEL SURFACE RESTORATION: BACKFILL UPPER 6" OF TRENCH WITH 3/4" (-) CRUSHED GRAVEL. REMAINDER OF TRENCH AS SHOWN BELOW.


EXISTING STREET SURFACE
12"
SUBGRADE OR GROUND SURFACE
FINISH GRADE
SUFACE REPAIR AS SPECIFIED
18" MIN.
95% OF AASHTO T-99
4' MIN.
1
1
1
1
BACKSLOPE AS SPECIFIED TO CONFORM TO OSHA REGULATIONS
TRENCH BACKFILL
92% OF AASHTO T-99
TRENCH WIDTH SHALL BE O.D. OF PIPE PLUS 2' WITH 3'-6" AS THE MINIMUM
12"
5' MAX.
4"
GRANULAR PIPE BEDDING AS DIRECTED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE
FOUNDATION STABILIZATION WHERE REQUIRED FOR SOFT OR UNSTABLE FOUNDATION

BACKFILL MATERIAL LOCATED FROM TOP OF BEDDING MATERIAL TO WITHIN 4' OF FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 92% OF AASHTO T-99

BACKFILL MATERIAL LOCATED FROM 4' BELOW FINISH GRADE TO FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF AASHTO T-99

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

TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES

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-CONSTRUCTION MANAGEMENT
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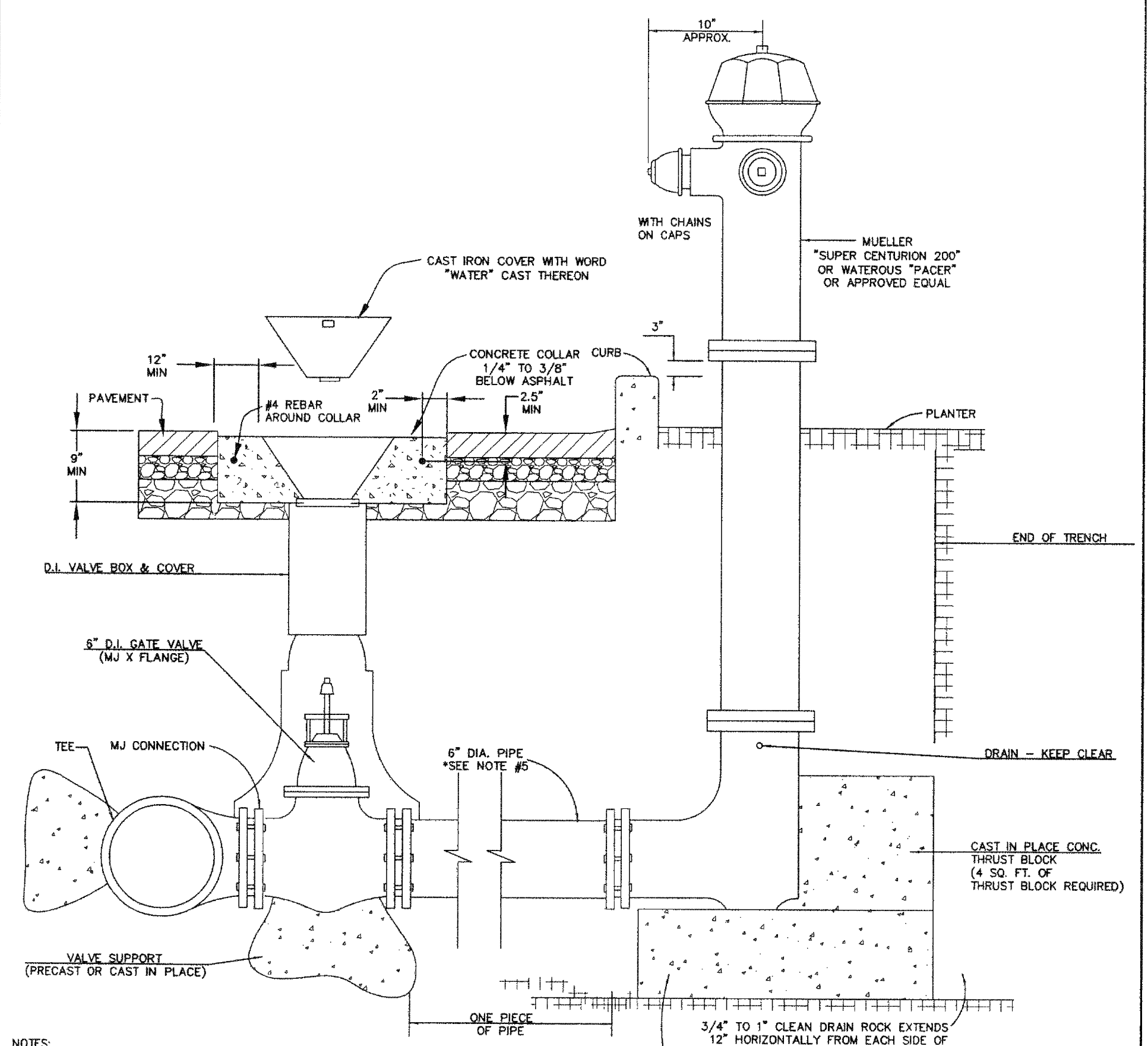
AMERICAN FORK CITY

STANDARD DETAIL FOR
TYPICAL TRENCH DETAIL

DRAWING NO.
15.22


10" APPROX.
WITH CHAINS ON CAPS
MUELLER "SUPER CENTURION 200" OR WATEROUS "PACER" OR APPROVED EQUAL
CAST IRON COVER WITH WORD "WATER" CAST THEREON
3"
CURB
12" MIN
CONCRETE COLLAR 1/4" TO 3/8" BELOW ASPHALT
PAVEMENT
#4 REBAR AROUND COLLAR
2" MIN
2.5" MIN
PLANTER
9" MIN
END OF TRENCH
D.I. VALVE BOX & COVER
6" D.I. GATE VALVE (MJ X FLANGE)
TEE
MJ CONNECTION
6" DIA. PIPE *SEE NOTE #5
DRAIN - KEEP CLEAR
CAST IN PLACE CONC. THRUST BLOCK (4 SQ. FT. OF THRUST BLOCK REQUIRED)
VALVE SUPPORT (PRECAST OR CAST IN PLACE)
ONE PIECE OF PIPE
3/4" TO 1" CLEAN DRAIN ROCK EXTENDS 12" HORIZONTALLY FROM EACH SIDE OF CONC. BASE AND THRUST BLOCK AND VERTICALLY TO 2" ABOVE HYDRANT DRAIN WALL
PRECAST CONCRETE BLOCK 2'X2'X6" THICK

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 ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.
5. IF LENGTH EXCEEDS 1 LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.

FIRE HYDRANT DETAIL
-NTS-

DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES

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-CONSTRUCTION MANAGEMENT
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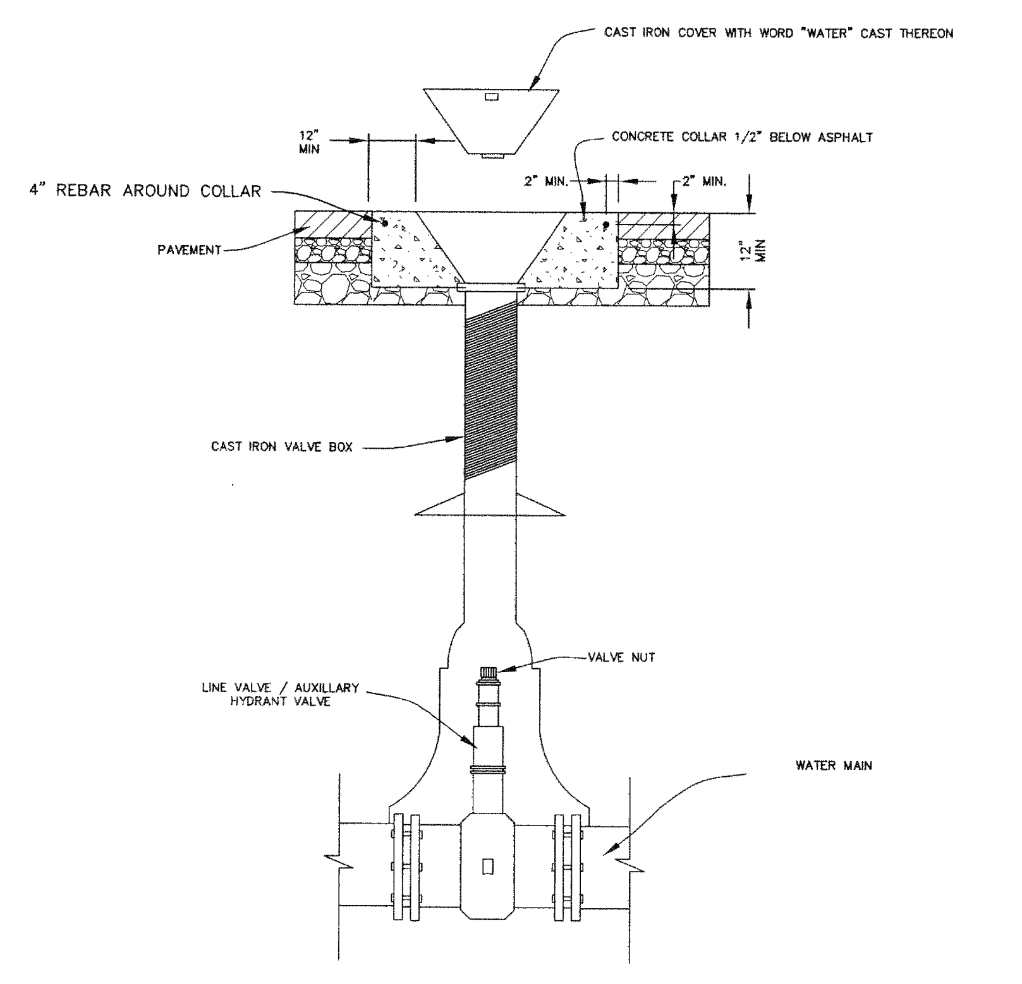
AMERICAN FORK CITY

STANDARD DETAIL FOR
FIRE HYDRANT

DRAWING NO.
15.6


CAST IRON COVER WITH WORD "WATER" CAST THEREON
12" MIN
CONCRETE COLLAR 1/2" BELOW ASPHALT
4" REBAR AROUND COLLAR
2" MIN.
2" MIN.
PAVEMENT
12" MIN
CAST IRON VALVE BOX
VALVE NUT
LINE VALVE / AUXILLARY HYDRANT VALVE
WATER MAIN

VALVE BOX DETAIL

DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

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ENGINEERING-LAND PLANNING
-CONSTRUCTION MANAGEMENT
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OREM, UTAH 84057
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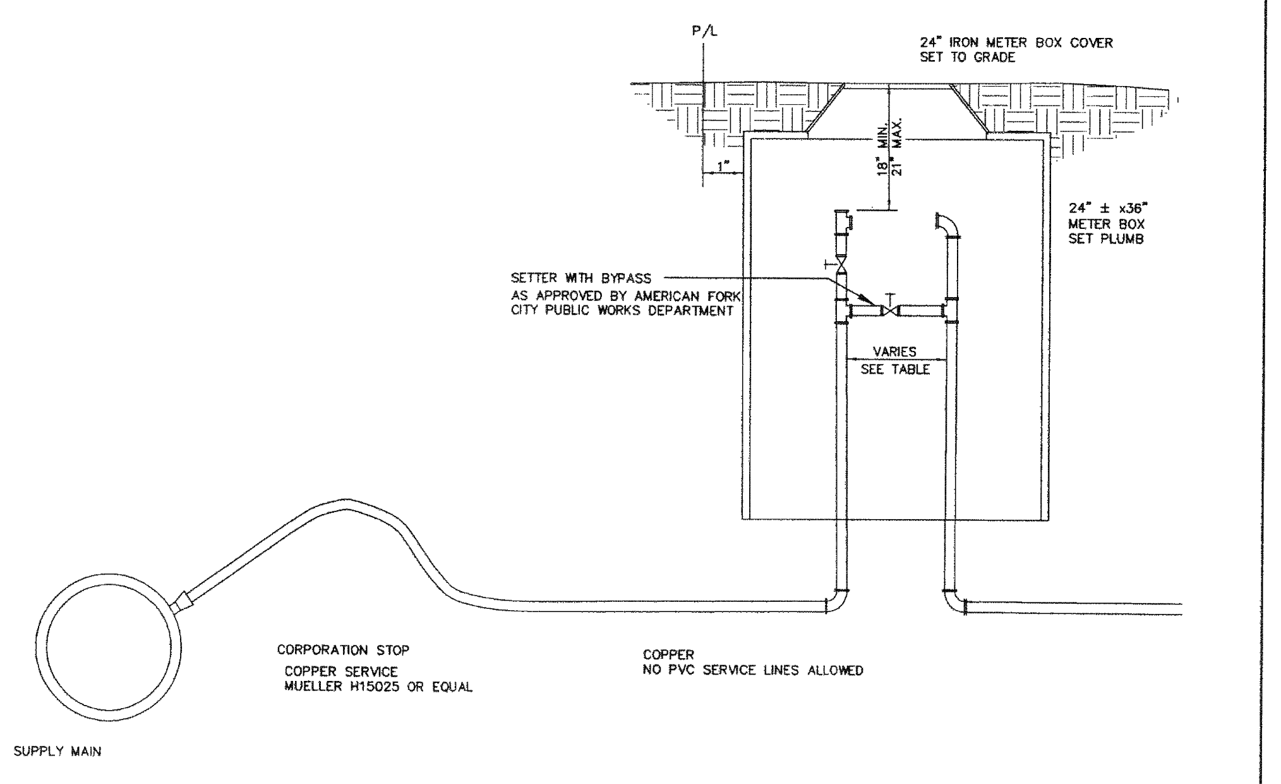
AMERICAN FORK CITY

STANDARD DETAIL FOR
VALVE BOX DETAIL

DRAWING NO.
15.4


P/L
24" IRON METER BOX COVER SET TO GRADE
1"
18" MIN. 21" MAX.
24" ± x36" METER BOX SET PLUMB
SETTER WITH BYPASS AS APPROVED BY AMERICAN FORK CITY PUBLIC WORKS DEPARTMENT
VARIES SEE TABLE
CORPORATION STOP
COPPER SERVICE MUELLER H15025 OR EQUAL
COPPER NO PVC SERVICE LINES ALLOWED
SUPPLY MAIN

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

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REVISED:
DATE: MAY 2002
SCALE: VARIES

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-CONSTRUCTION MANAGEMENT
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OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR
CULINARY WATER SERVICE CONNECTION

DRAWING NO.
15.5

DEVELOPER

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS SUBDIVISION

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 12/11/19 343602
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	8/13/2018

PROJECT

DIXIE FARMS SUBDIVISION

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
WATER DETAILS	D2

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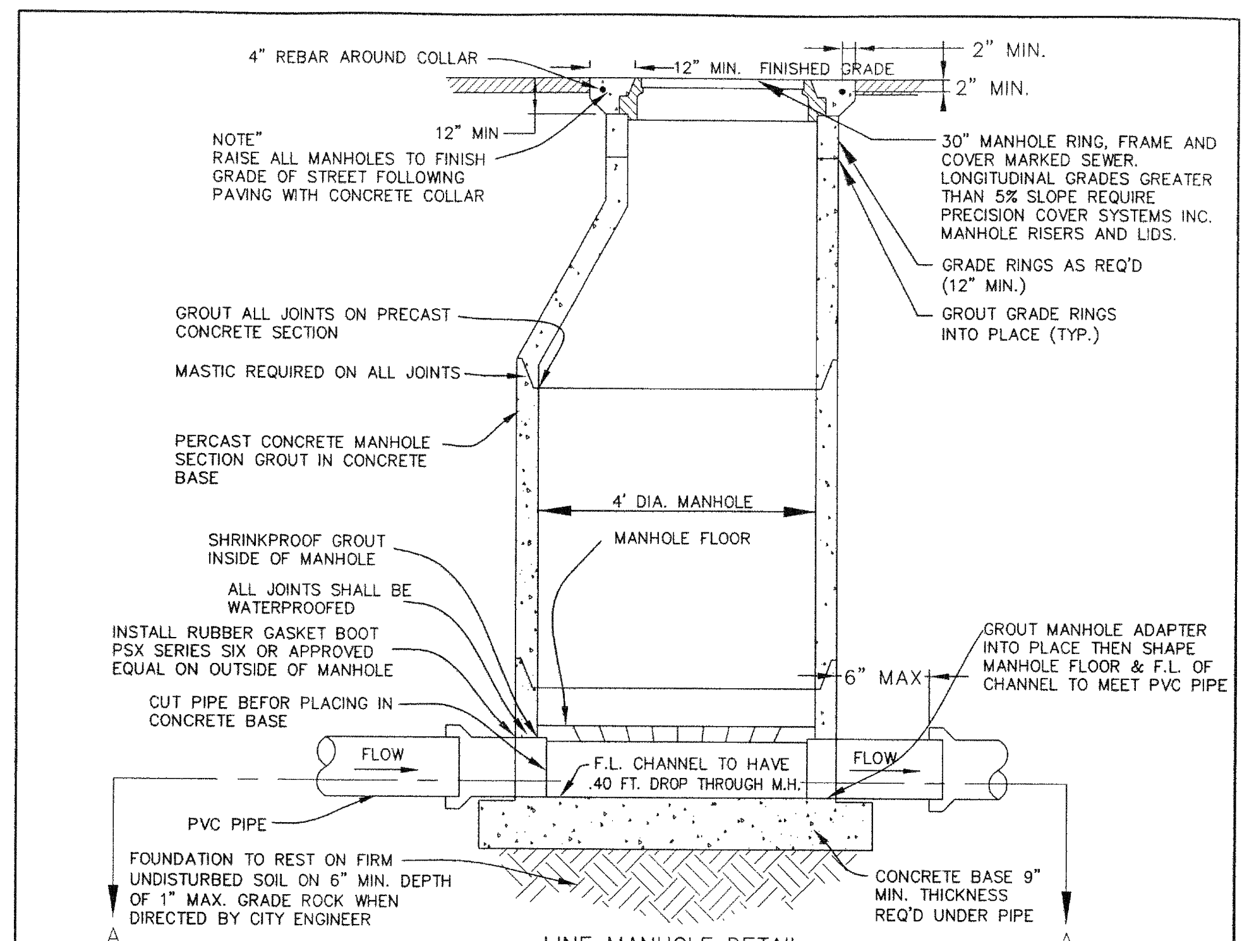
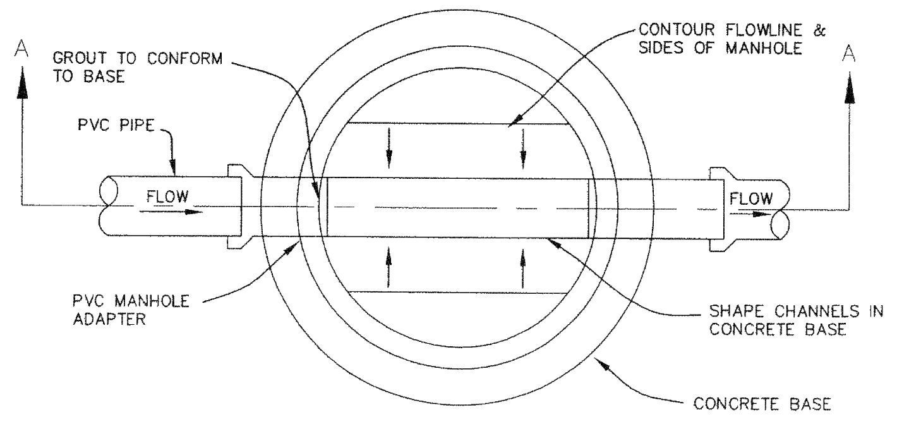

4" REBAR AROUND COLLAR
12" MIN. FINISHED GRADE
2" MIN.
2" MIN.
12" MIN
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
MASTIC REQUIRED ON ALL JOINTS
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
4' DIA. MANHOLE
MANHOLE FLOOR
SHRINKPROOF GROUT INSIDE OF MANHOLE
ALL JOINTS SHALL BE WATERPROOFED
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
CUT PIPE BEFOR PLACING IN CONCRETE BASE
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
6" MAX
FLOW
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A

LINE MANHOLE DETAIL
-NTS-



SECTION A-A
-NTS-

DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

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ENGINEERING-LAND PLANNING
-CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR
SANITARY SEWER LINE MANHOLE DETAIL

DRAWING NO.
15.12

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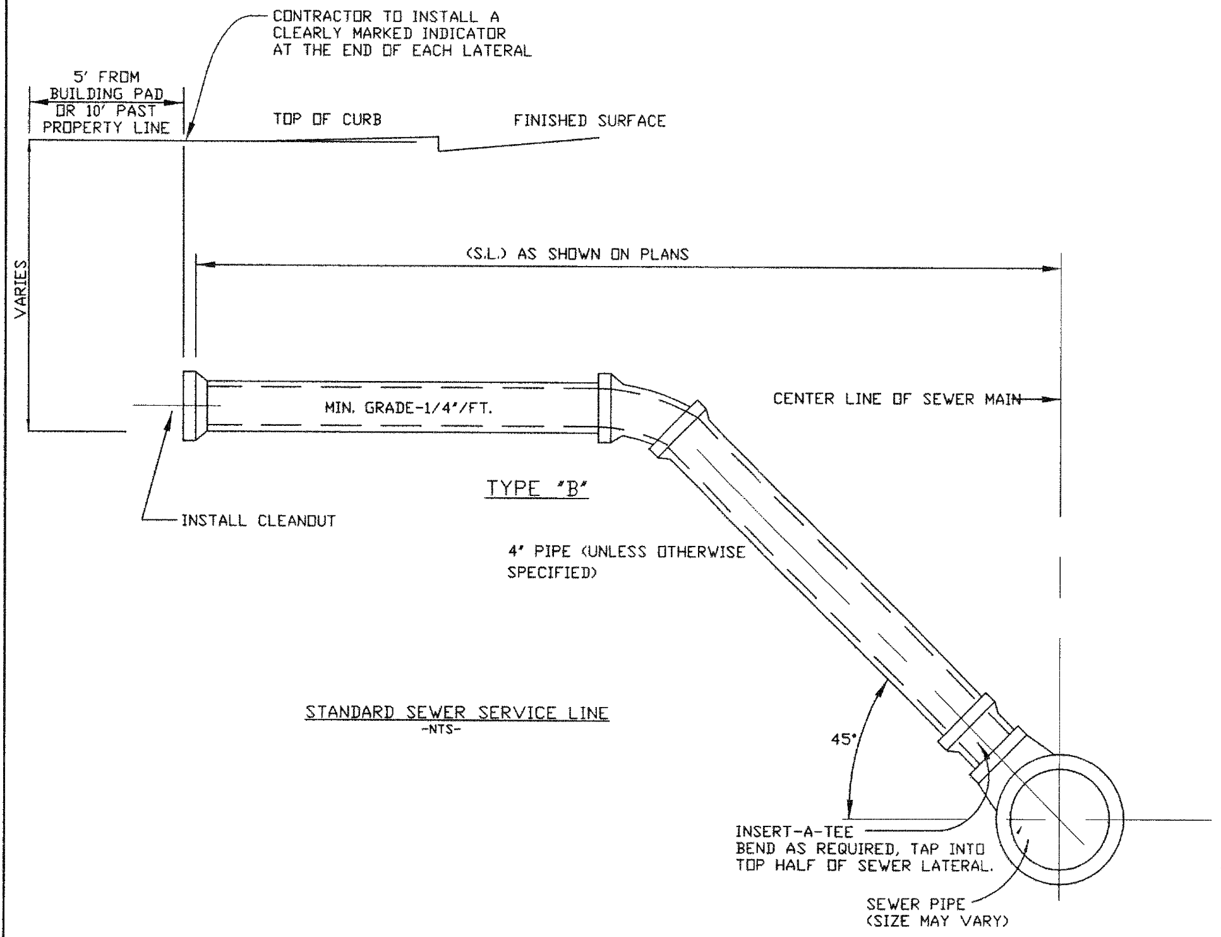
CONTRACTOR TO INSTALL A CLEARLY MARKED INDICATOR AT THE END OF EACH LATERAL
5' FROM BUILDING PAD OR 10' PAST PROPERTY LINE
TOP OF CURB
FINISHED SURFACE
VARIES
(S.L.) AS SHOWN ON PLANS
MIN. GRADE-1/4"/FT.
CENTER LINE OF SEWER MAIN
TYPE "B"
INSTALL CLEANOUT
4" PIPE (UNLESS OTHERWISE SPECIFIED)
45°
INSERT-A-TEE
BEND AS REQUIRED, TAP INTO TOP HALF OF SEWER LATERAL.
SEWER PIPE (SIZE MAY VARY)

STANDARD SEWER SERVICE LINE
-NTS-

NOTE:
ALSO SEE DRAWING NO. 15.23

DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES

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ENGINEERING-LAND PLANNING
-CONSTRUCTION MANAGEMENT
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OREM, UTAH 84057
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AMERICAN FORK CITY

STANDARD DETAIL FOR
STANDARD SEWER SERVICE LINE

DRAWING NO.
15.19

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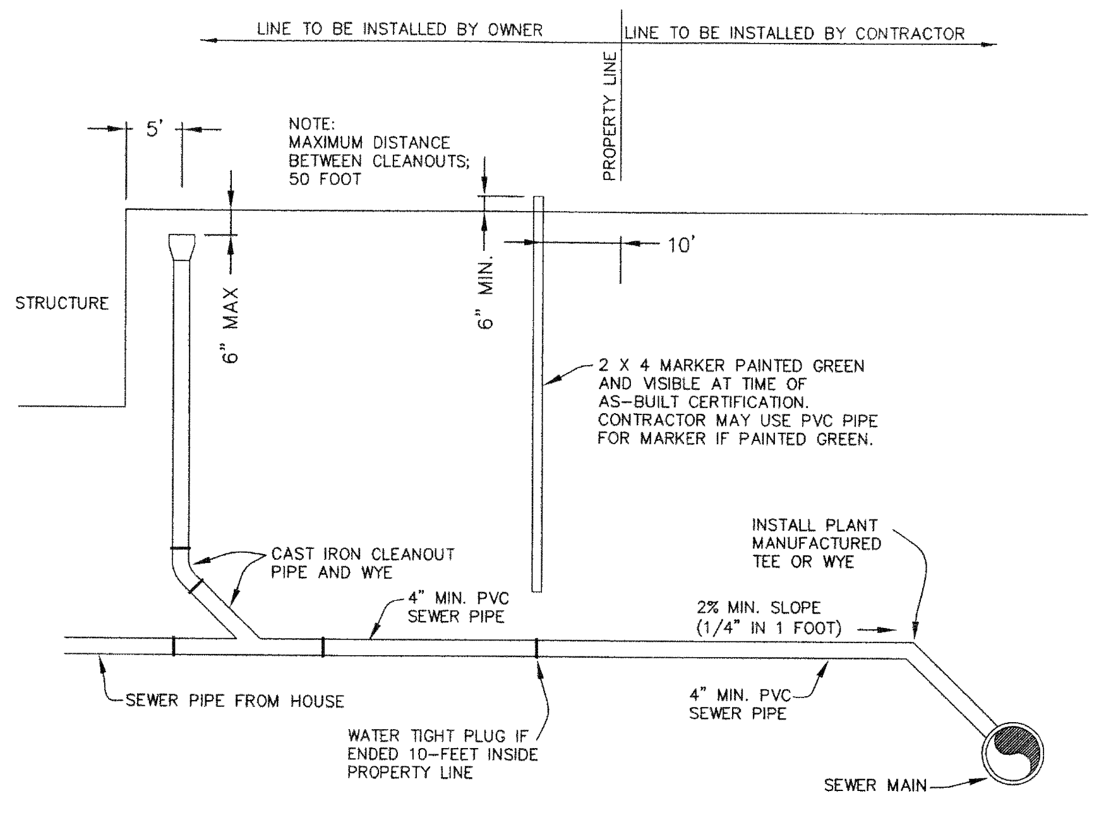
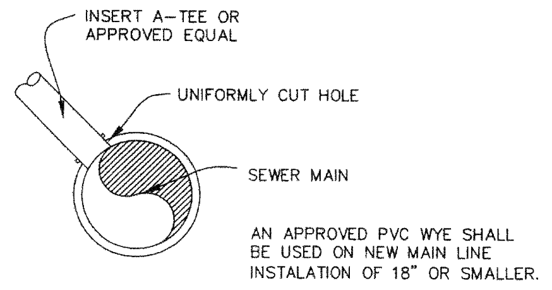

LINE TO BE INSTALLED BY OWNER
LINE TO BE INSTALLED BY CONTRACTOR
PROPERTY LINE
5'
NOTE:
MAXIMUM DISTANCE BETWEEN CLEANOUTS; 50 FOOT
10'
STRUCTURE
6" MAX
6" MIN.
2 X 4 MARKER PAINTED GREEN AND VISIBLE AT TIME OF AS-BUILT CERTIFICATION. CONTRACTOR MAY USE PVC PIPE FOR MARKER IF PAINTED GREEN.
INSTALL PLANT MANUFACTURED TEE OR WYE
CAST IRON CLEANOUT PIPE AND WYE
4" MIN. PVC SEWER PIPE
2% MIN. SLOPE (1/4" IN 1 FOOT)
SEWER PIPE FROM HOUSE
4" MIN. PVC SEWER PIPE
WATER TIGHT PLUG IF ENDED 10-FEET INSIDE PROPERTY LINE
SEWER MAIN

SEWER LATERAL DETAIL
-NTS-


INSERT A-TEE OR APPROVED EQUAL
UNIFORMLY CUT HOLE
SEWER MAIN
AN APPROVED PVC WYE SHALL BE USED ON NEW MAIN LINE INSTALATION OF 18" OR SMALLER.

SEWER SURVICE LATERAL SADDLE
-NTS-

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

DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

Northern
ENGINEERING-LAND PLANNING
-CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR
SANITARY SEWER LATERAL AND CLEAN OUT

DRAWING NO.
15.23

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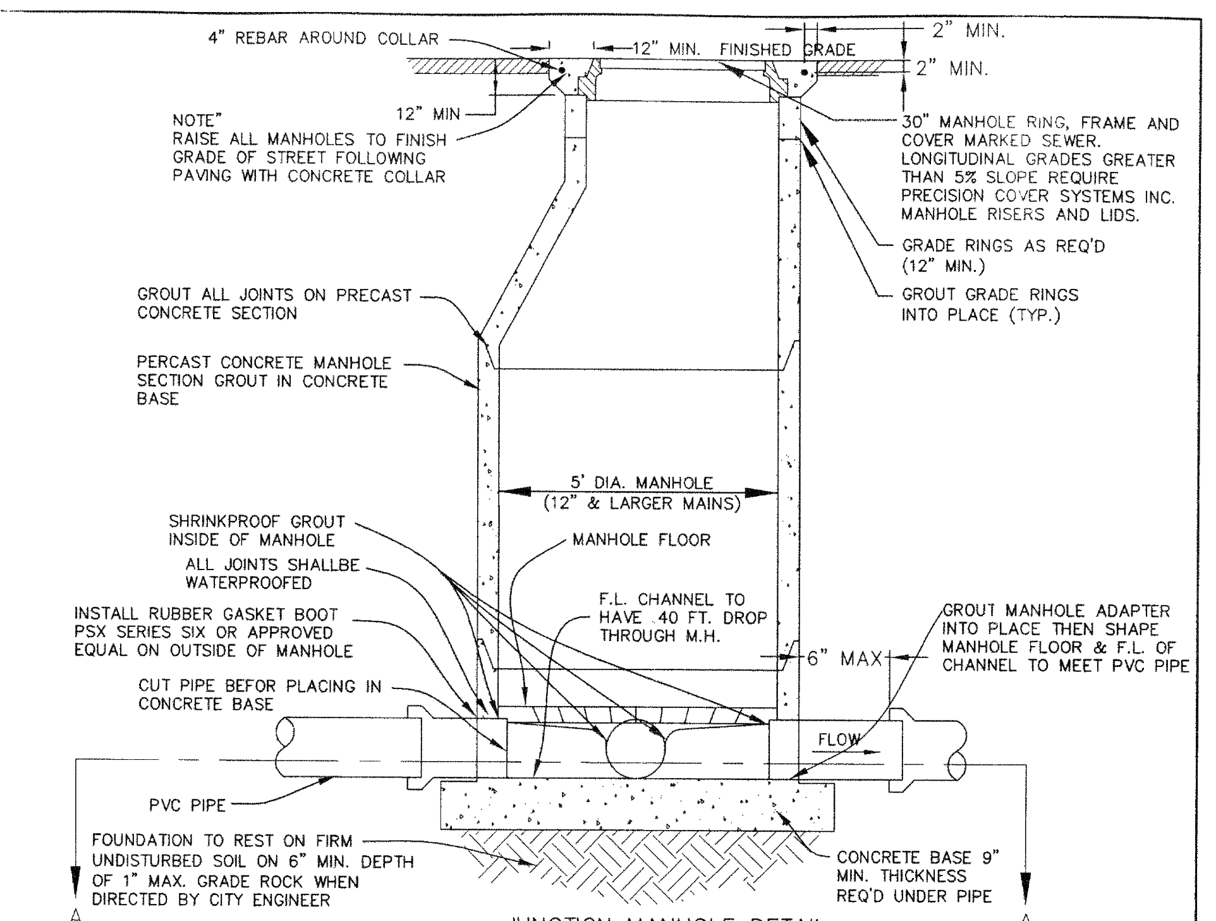
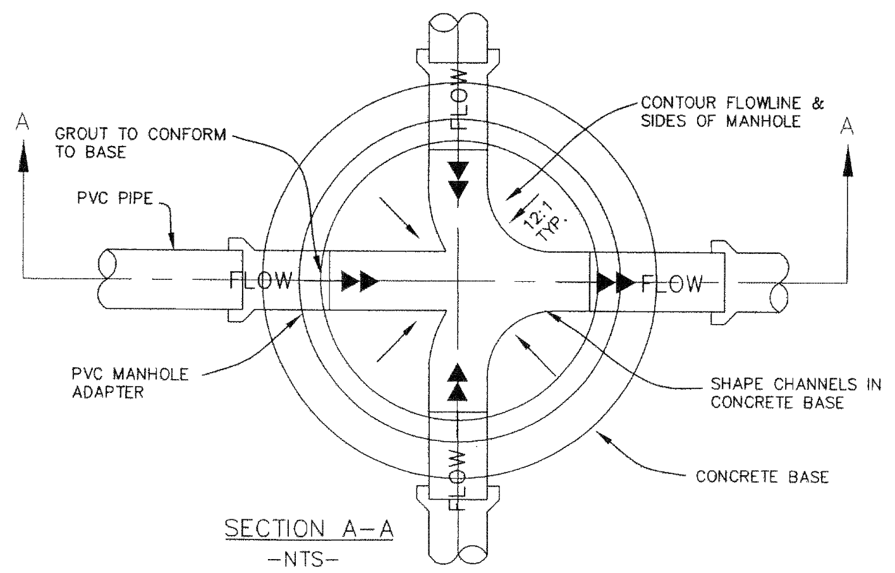

4" REBAR AROUND COLLAR
12" MIN. FINISHED GRADE
2" MIN.
2" MIN.
12" MIN
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
5' DIA. MANHOLE (12" & LARGER MAINS)
MANHOLE FLOOR
SHRINKPROOF GROUT INSIDE OF MANHOLE
ALL JOINTS SHALLBE WATERPROOFED
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
6" MAX
CUT PIPE BEFOR PLACING IN CONCRETE BASE
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A

JUNCTION MANHOLE DETAIL
-NTS-



SECTION A-A
-NTS-

DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

Northern
ENGINEERING-LAND PLANNING
-CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

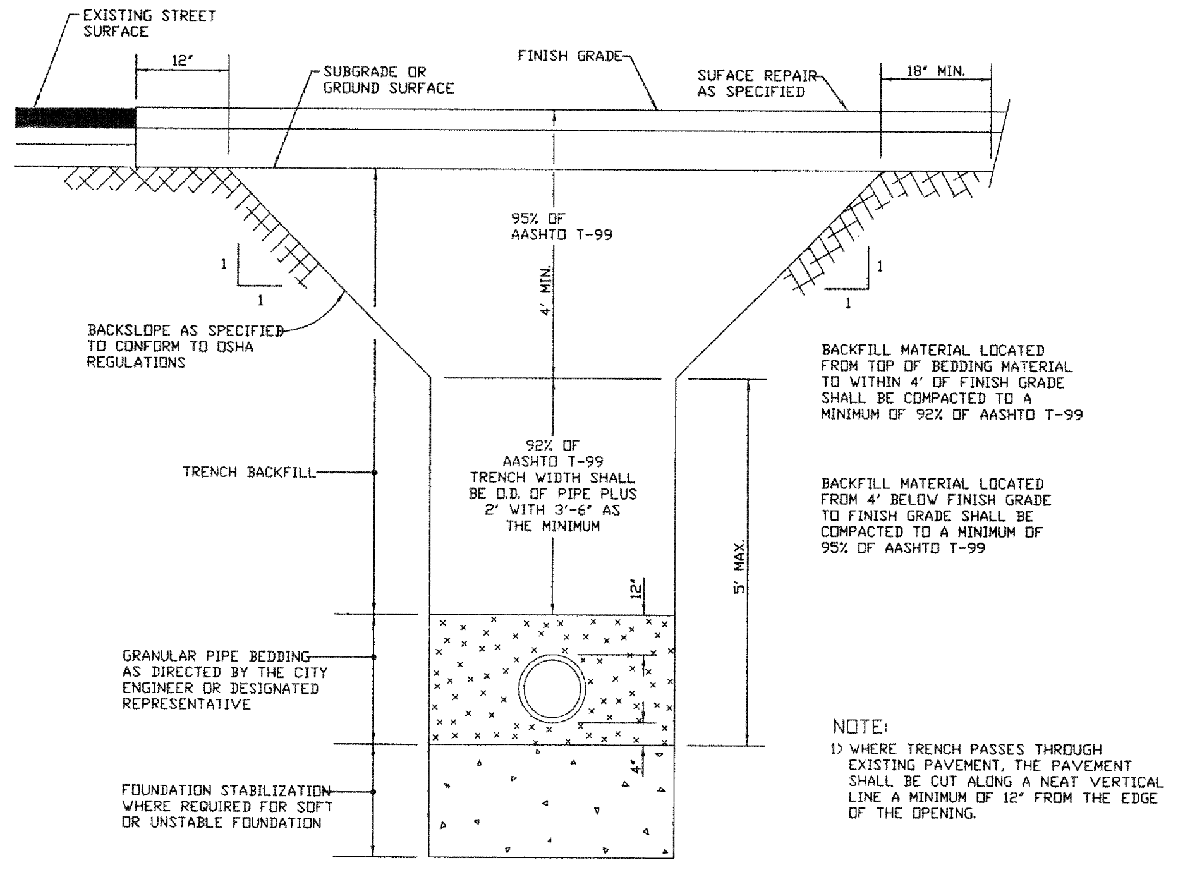
STANDARD DETAIL FOR
SANITARY SEWER JUNCTION MANHOLE DETAIL

DRAWING NO.
15.13

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\SEWER-JUNCTION MH.dwg 05/12/2005 11:09:25 AM MDT

OPEN GROUND SURFACE RESTORATION: THE UPPER 8" OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4" ABOVE THE NATURAL GROUND SURFACE.

GRAVEL SURFACE RESTORATION: BACKFILL UPPER 6" OF TRENCH WITH 3/4" (-) CRUSHED GRAVEL. REMAINDER OF TRENCH AS SHOWN BELOW.


EXISTING STREET SURFACE
12"
SUBGRADE OR GROUND SURFACE
FINISH GRADE
SUFACE REPAIR AS SPECIFIED
18" MIN.
95% OF AASHTO T-99
4' MIN.
1
1
1
1
BACKSLOPE AS SPECIFIED TO CONFORM TO OSHA REGULATIONS
BACKFILL MATERIAL LOCATED FROM TOP OF BEDDING MATERIAL TO WITHIN 4' OF FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 92% OF AASHTO T-99
TRENCH BACKFILL
92% OF AASHTO T-99 TRENCH WIDTH SHALL BE O.D. OF PIPE PLUS 2' WITH 3'-6" AS THE MINIMUM
BACKFILL MATERIAL LOCATED FROM 4' BELOW FINISH GRADE TO FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF AASHTO T-99
5' MAX.
12"
4"
GRANULAR PIPE BEDDING AS DIRECTED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE
FOUNDATION STABILIZATION WHERE REQUIRED FOR SOFT OR UNSTABLE FOUNDATION

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

TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP
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

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DEVELOPER

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS SUBDIVISION

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

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

SEAL
KENNETH R. BERG
12/11/19
343602
K R Berg

ACTION	DATE
	1/22/2019

PROJECT

DIXIE FARMS SUBDIVISION

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
SEWER & STORM DRAIN DETAILS	D3

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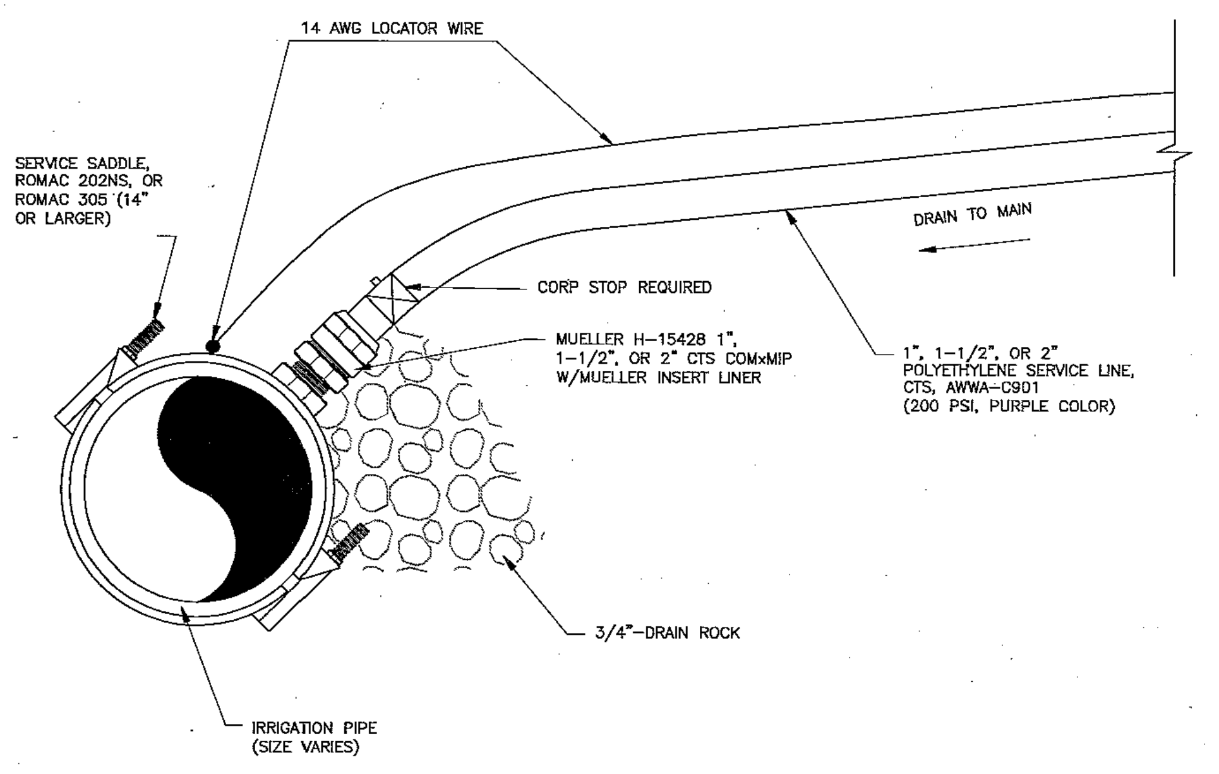

14 AWG LOCATOR WIRE
SERVICE SADDLE, ROMAC 202NS, OR ROMAC 305 (14" OR LARGER)
DRAIN TO MAIN
CORP STOP REQUIRED
MUELLER H-15428 1", 1-1/2", OR 2" CTS COMxMIP W/MUELLER INSERT LINER
1", 1-1/2", OR 2" POLYETHYLENE SERVICE LINE, CTS, AWWA-C901 (200 PSI, PURPLE COLOR)
3/4"-DRAIN ROCK
IRRIGATION PIPE (SIZE VARIES)

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

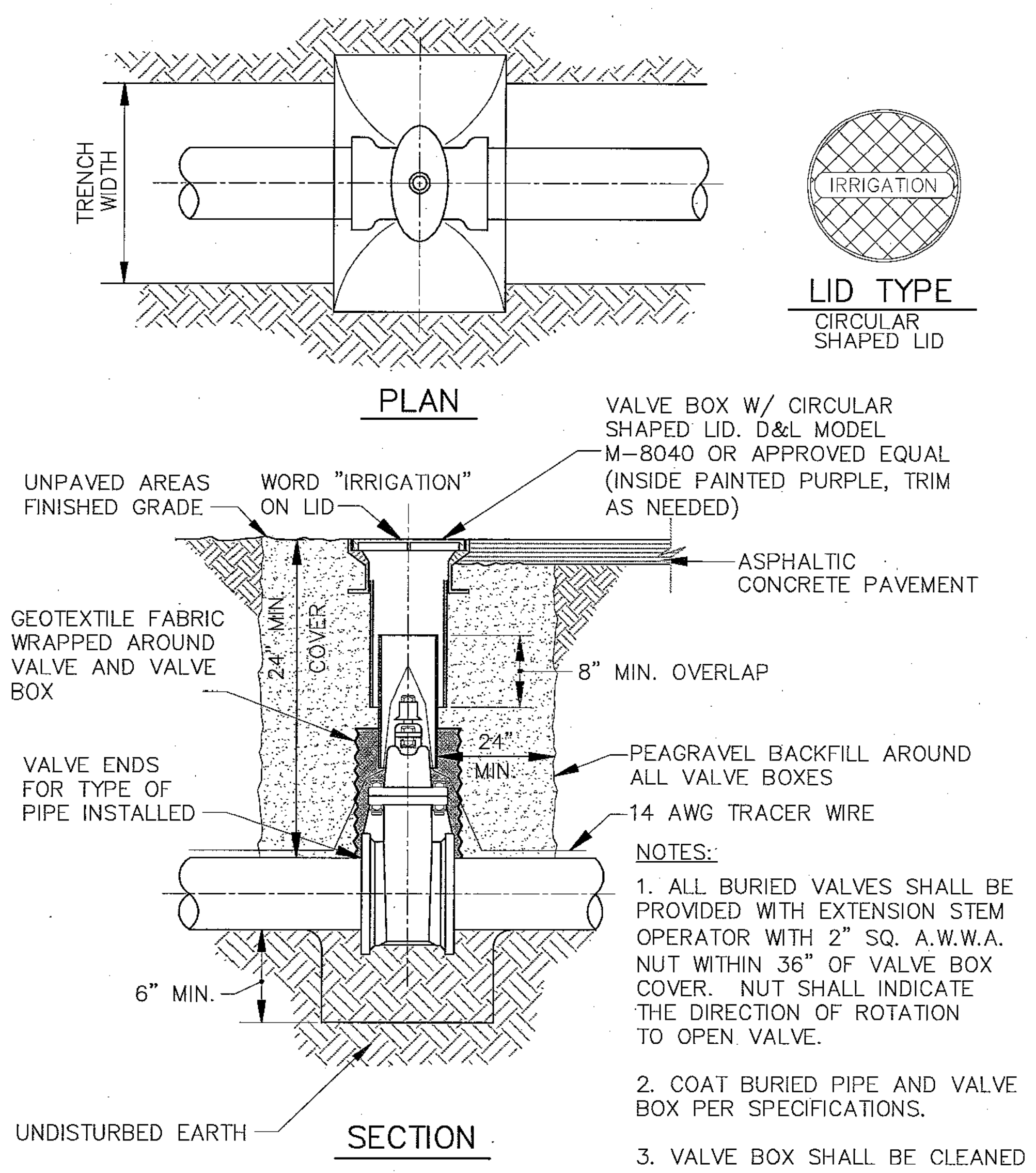
DRAWN:
REVISED: 11/2010
DATE:
SCALE:

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


TRENCH WIDTH
IRRIGATION
LID TYPE
CIRCULAR SHAPED LID
PLAN
VALVE BOX W/ CIRCULAR SHAPED LID. D&L MODEL M-8040 OR APPROVED EQUAL (INSIDE PAINTED PURPLE, TRIM AS NEEDED)
UNPAVED AREAS FINISHED GRADE
WORD "IRRIGATION" ON LID
ASPHALTIC CONCRETE PAVEMENT
GEOTEXTILE FABRIC WRAPPED AROUND VALVE AND VALVE BOX
24" MIN. COVER
8" MIN. OVERLAP
24" MIN.
PEAGRAVEL BACKFILL AROUND ALL VALVE BOXES
VALVE ENDS FOR TYPE OF PIPE INSTALLED
14 AWG TRACER WIRE
6" MIN.
UNDISTURBED EARTH
SECTION

NOTES:

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

VALVE BOX INSTALLATION

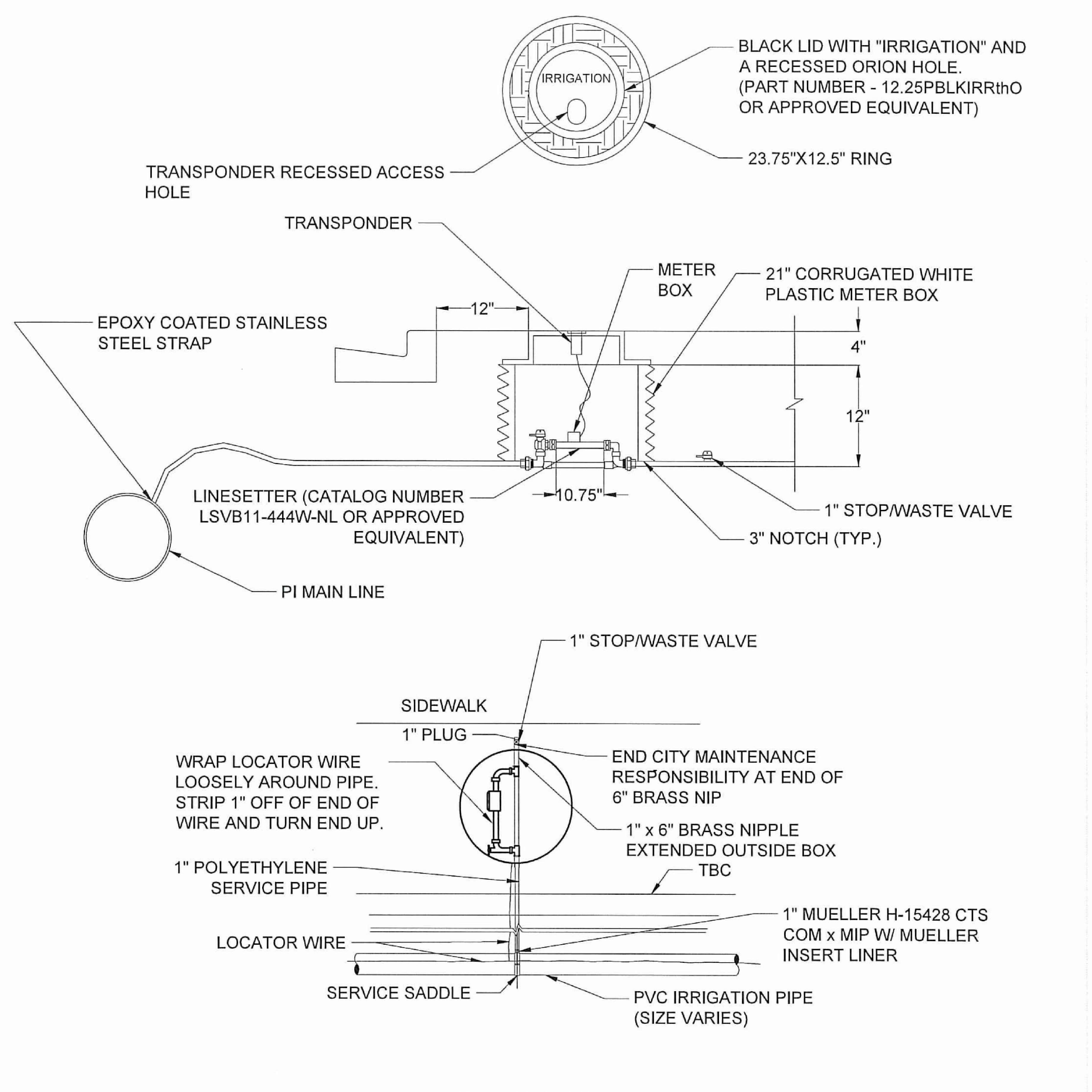
DRAWN:
REVISED: 11/2010
DATE:
SCALE: NONE

HORROCKS ENGINEERS
ONE WEST MAIN
P.O. BOX 377
AMERICAN FORK
(801) 763-5100

AMERICAN FORK CITY

STANDARD DETAIL FOR
SECONDARY WATER VALVE BOX DETAIL

DRAWING NO. 15.4A


IRRIGATION
BLACK LID WITH "IRRIGATION" AND A RECESSED ORION HOLE. (PART NUMBER - 12.25PBLKIRRthO OR APPROVED EQUIVALENT)
23.75"X12.5" RING
TRANSPONDER RECESSED ACCESS HOLE
TRANSPONDER
METER BOX
21" CORRUGATED WHITE PLASTIC METER BOX
EPOXY COATED STAINLESS STEEL STRAP
12"
4"
12"
LINESETTER (CATALOG NUMBER LSVB11-444W-NL OR APPROVED EQUIVALENT)
10.75"
1" STOP/WASTE VALVE
3" NOTCH (TYP.)
PI MAIN LINE
1" STOP/WASTE VALVE
SIDEWALK
1" PLUG
END CITY MAINTENANCE RESPONSIBILITY AT END OF 6" BRASS NIP
WRAP LOCATOR WIRE LOOSELY AROUND PIPE. STRIP 1" OFF OF END OF WIRE AND TURN END UP.
1" x 6" BRASS NIPPLE EXTENDED OUTSIDE BOX
1" POLYETHYLENE SERVICE PIPE
TBC
1" MUELLER H-15428 CTS COM x MIP W/ MUELLER INSERT LINER
LOCATOR WIRE
SERVICE SADDLE
PVC IRRIGATION PIPE (SIZE VARIES)

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.

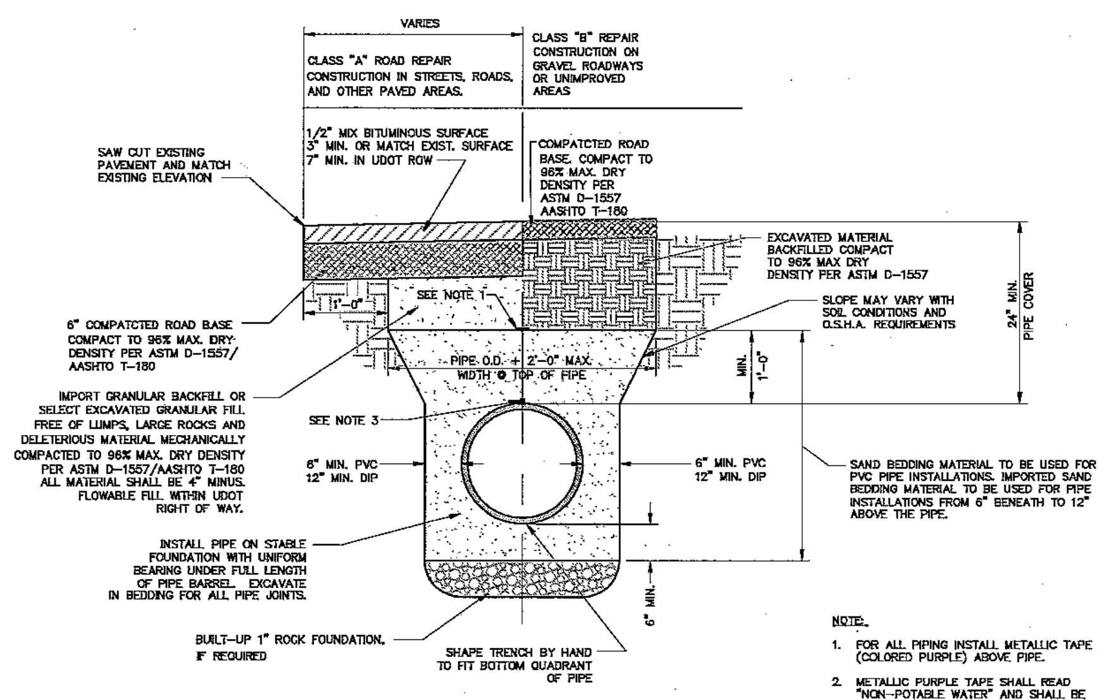
MVU
MAY 2019
VARIES

AMERICAN FORK — 1853 —

AMERICAN FORK CITY
PUBLIC WORKS
275 EAST 200 NORTH
(801) 763-9030

1" PI METER PLACEMENT

15.5D


VARIES
CLASS "A" ROAD REPAIR CONSTRUCTION IN STREETS, ROADS, AND OTHER PAVED AREAS.
CLASS "B" REPAIR CONSTRUCTION ON GRAVEL ROADWAYS OR UNIMPROVED AREAS
SAW CUT EXISTING PAVEMENT AND MATCH EXISTING ELEVATION
1/2" MIX BITUMINOUS SURFACE 3" MIN. OR MATCH EXIST. SURFACE 7" MIN. IN UDOT ROW
COMPATCTED ROAD BASE. COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557 AASHTO T-180
EXCAVATED MATERIAL BACKFILLED COMPACT TO 96% MAX DRY DENSITY PER ASTM D-1557
24" MIN. PIPE COVER
1'-0"
SEE NOTE 1
6" COMPATCTED ROAD BASE COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557/ AASHTO T-180
SLOPE MAY VARY WITH SOIL CONDITIONS AND O.S.H.A. REQUIREMENTS
PIPE O.D. + 2'-0" MAX. WIDTH @ TOP OF PIPE
MIN. 1'-0"
IMPORT GRANULAR BACKFILL OR SELECT EXCAVATED GRANULAR FILL FREE OF LUMPS, LARGE ROCKS AND DELETERIOUS MATERIAL MECHANICALLY COMPACTED TO 96% MAX. DRY DENSITY PER ASTM D-1557/AASHTO T-180 ALL MATERIAL SHALL BE 4" MINUS. FLOWABLE FILL WITHIN UDOT RIGHT OF WAY.
SEE NOTE 3
6" MIN. PVC 12" MIN. DIP
6" MIN. PVC 12" MIN. DIP
SAND BEDDING MATERIAL TO BE USED FOR PVC PIPE INSTALLATIONS. IMPORTED SAND BEDDING MATERIAL TO BE USED FOR PIPE INSTALLATIONS FROM 6" BENEATH TO 12" ABOVE THE PIPE.
INSTALL PIPE ON STABLE FOUNDATION WITH UNIFORM BEARING UNDER FULL LENGTH OF PIPE BARREL. EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.
6" MIN.
BUILT-UP 1" ROCK FOUNDATION, IF REQUIRED
SHAPE TRENCH BY HAND TO FIT BOTTOM QUADRANT OF PIPE

NOTE:

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

TYPICAL SECONDARY WATER TRENCH DETAIL

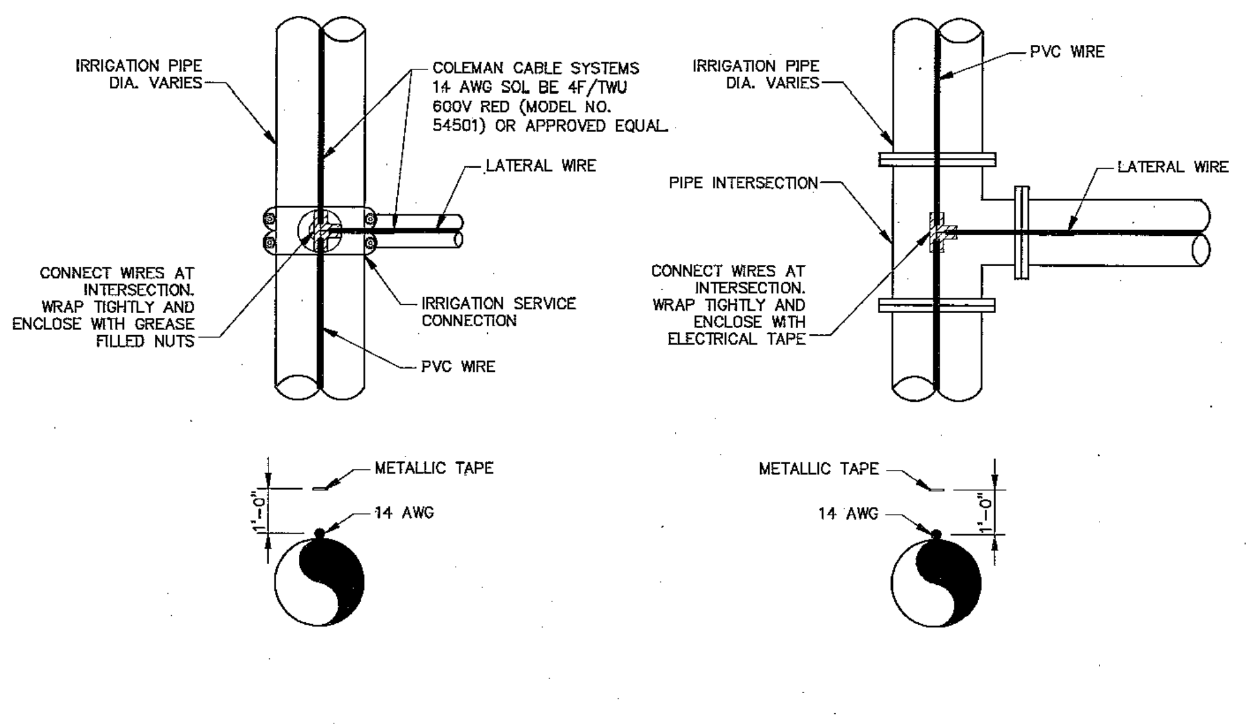
DRAWN:
REVISED: 11/2010
DATE:
SCALE:

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


IRRIGATION PIPE DIA. VARIES
COLEMAN CABLE SYSTEMS 14 AWG SOL BE 4F/TWU 600V RED (MODEL NO. 54501) OR APPROVED EQUAL.
LATERAL WIRE
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH GREASE FILLED NUTS
IRRIGATION SERVICE CONNECTION
PVC WIRE
IRRIGATION PIPE DIA. VARIES
PVC WIRE
PIPE INTERSECTION
LATERAL WIRE
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH ELECTRICAL TAPE
METALLIC TAPE
14 AWG
1'-0"
METALLIC TAPE
14 AWG
1'-0"

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
DATE:
SCALE:

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

DEVELOPER

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS SUBDIVISION

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 12/11/19 343602
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	8/13/2018

PROJECT

DIXIE FARMS SUBDIVISION

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME
SECONDARY WATER DETAILS

SHEET NUMBER
D4

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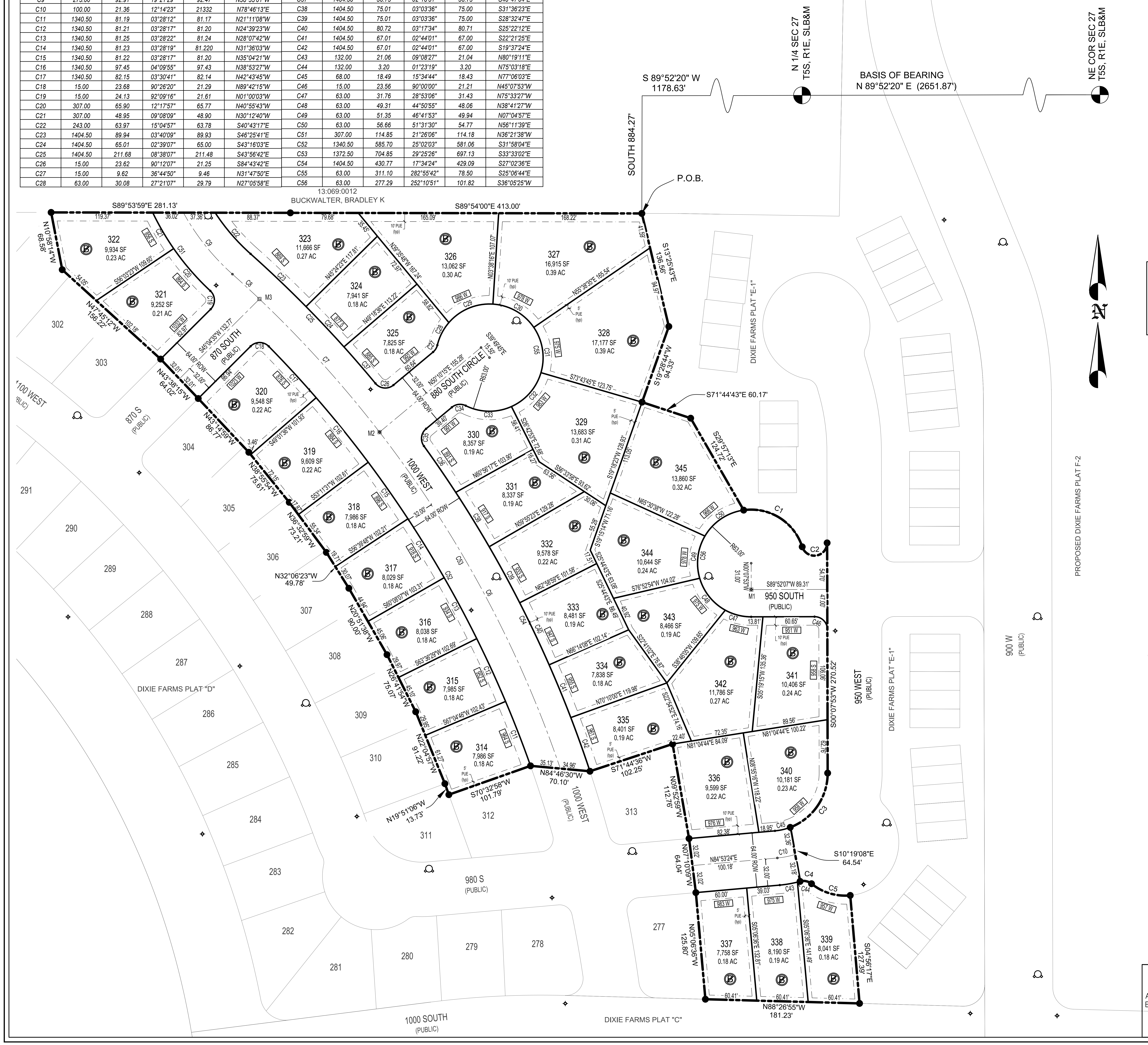
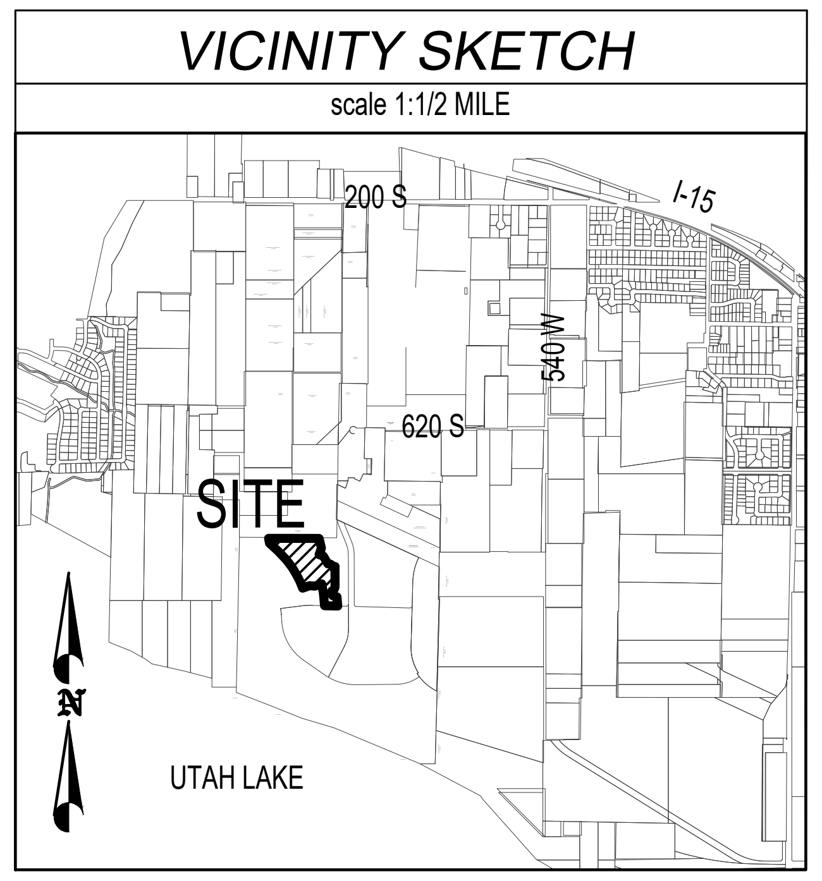
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	63.00	88.21	80°13'27"	81.18	N57°55'53"W	C29	63.00	58.13	52°51'44"	56.09	N67°12'24"E
C2	15.00	42.49	162°18'44"	29.64	S81°01'29"W	C30	63.00	57.18	52°00'19"	55.24	S60°21'35"E
C3	68.00	82.42	69°26'34"	77.46	N34°35'23"E	C31	63.00	55.67	50°37'40"	53.88	S09°02'35"E
C4	15.00	14.28	54°33'13"	13.75	N78°21'46"W	C32	63.00	54.49	49°33'26"	52.81	S41°02'58"W
C5	63.00	48.67	44°16'49"	47.49	N73°13'34"W	C33	63.00	55.55	50°31'27"	53.77	N88°54'36"W
C6	1372.50	450.82	18°49'12"	448.80	N28°14'54"W	C34	15.00	17.33	66°10'52"	16.38	S83°15'41"W
C7	1372.50	210.90	08°48'15"	210.70	N42°03'36"W	C35	15.00	22.52	86°00'03"	20.46	S07°10'14"W
C8	1372.50	43.13	01°48'02"	43.13	N47°21'44"W	C36	1404.50	66.06	02°41'37"	66.02	S34°28'59"E
C9	275.00	92.91	19°21'29"	92.47	N38°35'01"W	C37	1404.50	56.73	02°18'51"	56.73	S40°47'04"E
C10	100.00	21.36	12°14'23"	21332	N78°46'13"E	C38	1404.50	75.01	03°03'36"	75.00	S31°36'23"E
C11	1340.50	81.19	03°28'12"	81.17	N21°11'08"W	C39	1404.50	75.01	03°03'36"	75.00	S28°32'47"E
C12	1340.50	81.21	03°28'17"	81.20	N24°39'23"W	C40	1404.50	80.72	03°17'34"	80.71	S25°22'12"E
C13	1340.50	81.25	03°28'22"	81.24	N28°07'42"W	C41	1404.50	67.01	02°44'01"	67.00	S22°21'25"E
C14	1340.50	81.23	03°28'19"	81.220	N31°36'03"W	C42	1404.50	67.01	02°44'01"	67.00	S19°37'24"E
C15	1340.50	81.22	03°28'17"	81.20	N35°04'21"W	C43	132.00	21.06	09°08'27"	21.04	N80°19'11"E
C16	1340.50	97.45	04°09'55"	97.43	N38°53'27"W	C44	132.00	3.20	01°23'19"	3.20	N75°03'18"E
C17	1340.50	82.15	03°30'41"	82.14	N42°43'45"W	C45	68.00	18.49	15°34'44"	18.43	N77°06'03"E
C18	15.00	23.68	90°26'20"	21.29	N89°42'15"W	C46	15.00	23.56	90°00'00"	21.21	N45°07'53"W
C19	15.00	24.13	92°09'16"	21.61	N01°00'03"W	C47	63.00	31.76	28°53'06"	31.43	N75°33'27"W
C20	307.00	65.90	12°17'57"	65.77	N40°55'43"W	C48	63.00	49.31	44°50'55"	48.06	N38°41'27"W
C21	307.00	48.95	09°08'09"	48.90	N30°12'40"W	C49	63.00	51.35	46°41'53"	49.94	N07°04'57"E
C22	243.00	63.97	15°04'57"	63.78	S40°43'17"E	C50	63.00	56.66	51°31'30"	54.77	N56°11'39"E
C23	1404.50	89.94	03°40'09"	89.93	S46°25'41"E	C51	307.00	114.85	21°26'06"	114.18	N36°21'38"W
C24	1404.50	65.01	02°39'07"	65.00	S43°16'03"E	C52	1340.50	585.70	25°02'03"	581.06	S31°58'04"E
C25	1404.50	211.68	08°38'07"	211.48	S43°56'42"E	C53	1372.50	704.85	29°25'26"	697.13	S33°33'02"E
C26	15.00	23.62	90°12'07"	21.25	S84°43'42"E	C54	1404.50	430.77	17°34'24"	429.09	S27°02'36"E
C27	15.00	9.62	36°44'50"	9.46	N31°47'50"E	C55	63.00	311.10	282°55'42"	78.50	S25°06'44"E
C28	63.00	30.08	27°21'07"	29.79	N27°05'58"E	C56	63.00	277.29	252°10'51"	101.82	S36°05'25"W

DIXIE FARMS
PLAT "E-2"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH





TABULATIONS

DEVELOPMENT AREA	15.11 AC
EXISTING ZONING	PR 3.0
LAND USE:	VERY LOW RESIDENTIAL
FLOOD ZONE DESIGNATION:	A / X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ________________________________

LEGEND

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

SYMBOLS

Ⓑ NO BASEMENTS ALLOWED
SLAB ON GRADE

60 0 60 120 180
SCALE 1"=60'

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.

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

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

1/7/19 I:\My Drive\Berg Civil\2019\ARDERO\DF Plat E-2\DF_Final_PLAT E-2.dwg

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF _____________A.D. 20____,
BY THE WATER AUTHORITY.

SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, ______________________, 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. ______________________. 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 DESCRBED 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 S89°52'20"W 3593.71 FEET AND SOUTH 622.41 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 65°08'00" EAST 11.68 FEET; THENCE ALONG THE ARC OF A 436.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 94.32 FEET (CURVE HAVING A CENTRAL ANGLE OF 12°23'42" AND LONG CHORD BEARS S16°06'29"E 94.14 FEET); THENCE SOUTH 22°18'20" EAST 265.08 FEET; THENCE ALONG THE ARC OF A 364.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 140.87 FEET (CURVE HAVING A CENTRAL ANGLE OF 22°10'27" AND LONG CHORD BEARS S11°13'07"E 139.99 FEET); THENCE SOUTH 00°07'53" EAST 691.03 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 40.00 FEET (CURVE HAVING A CENTRAL ANGLE OF 91°40'58" AND LONG CHORD BEARS S45°42'36"W 35.87 FEET); THENCE NORTH 88°26'55" WEST 302.68 FEET; THENCE NORTH 05°06'36" WEST 125.80 FEET; THENCE NORTH 07°10'09" WEST 64.04 FEET; THENCE NORTH 09°52'59" WEST 112.76 FEET; THENCE SOUTH 71°44'36" WEST 102.25 FEET; THENCE NORTH 84°46'30" WEST 70.10 FEET; THENCE SOUTH 70°32'58" WEST 101.79 FEET; THENCE NORTH 19°51'06" WEST 13.73 FEET; THENCE NORTH 22°04'57" WEST 91.22 FEET; THENCE NORTH 26°41'54" WEST 75.07 FEET; THENCE NORTH 29°51'37" WEST 90.00 FEET; THENCE NORTH 32°06'23" WEST 49.78 FEET; THENCE NORTH 36°32'59" WEST 73.21 FEET; THENCE NORTH 38°55'54" WEST 75.61 FEET; THENCE NORTH 43°14'59" WEST 86.77 FEET; THENCE NORTH 43°38'15" WEST 64.02 FEET; THENCE NORTH 47°45'12" WEST 156.22 FEET; THENCE NORTH 10°58'14" WEST 68.58 FEET; THENCE SOUTH 89°53'59" EAST 281.13 FEET; THENCE SOUTH 89°54'00" EAST 455.70 FEET; THENCE SOUTH 89°03'36" EAST 189.37 FEET; THENCE NORTH 01°01'26" EAST 265.61 FEET TO THE POINT OF BEGINNING.

AREA = 658,191 SF OR 15.11 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SECTION 27. (NAD 27)

NUMBER OF LOTS = 32

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 AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ______________________

DAY OF __________________________ , A.D. ________

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.

MY COMMISSION EXPIRES ________________ ______________________ NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL 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. ____.

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

APPROVED ______________________ CITY ENGINEER
ATTEST ______________________ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _______ DAY OF ______________, A.D. ___________ BY THE AMERICAN FORK CITY PLANNING COMMISSION

PLANNER
CHAIRMAN, PLANNING COMMISSION

DIXIE FARMS
PLAT "E-2"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 3/18/2020

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

Project Name: Dixie Farms F-1 & F-2

Project Address: 800 West 900 South

Developer / Applicant's Name: Ardero

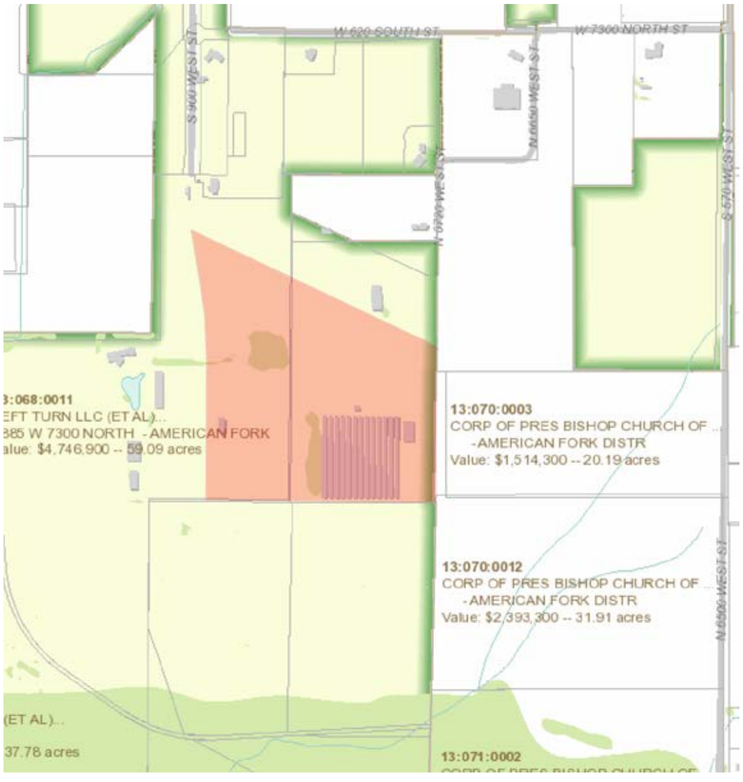
Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 3/18/2020 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

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

Plan Modifications Required:

1. Final approval and construction of the 900 West roadway improvements which were part of Dixie Farms Plat B subdivision shall be completed prior to or in conjunction with this development.
2. The current culinary water system was modeled with the addition of this development. The results of the model show velocities are higher than allowable per city standard and differential pressures between peak hour and peak day are greater than 15 psi as prescribed in the master plan. These present issues unless master planned water main lines are installed prior to or in conjunction with this development. If the City commits to building these water lines, then we recommend approval. If the City cannot commit to building these water lines, then we strongly recommend denial.

TABULATIONS

ZONE =	PR-3.0 / SP
TOTAL AREA =	14.45 AC
AREA OF EXISTING ROADS =	0.00 AC
AREA OF CITY OPENSPACE =	0.00 AC
NET DEVELOPABLE AREA =	14.45 AC
AREA OF NEW ROADS =	4.45 AC
AREA IN LOTS =	10.00 AC
NUMBER OF LOTS =	64 LOTS
AVERAGE LOT SIZE =	6,806 SF
REQUIRED 25% OPEN SPACE =	3.61 AC
CITY WETLAND PARCEL =	5.76 AC
% PARCEL FOR PLAT F-1 63%	3.61 AC
% PARCEL FOR PLAT E-1 24%	1.41 AC
% PARCEL REMAINING FOR FUTURE 13%	0.74 AC

DIXIE FARMS

DENSITY CALCULATION

2/24/2020 COMBINATION PROJECT

PLAT	AREA (ac)	ZONE	ALLOWED # OF LOTS	FLEXIBLE LOT	CONSERVATION SUBDIVISION	LOW DENSITY CLUSTER	TOTAL UNITS
A	37.91	PR-3.0	114	62	0	0	62
B	25.72	PR-3.0	77	69	0	0	69
C	15.17	PR-3.0	46	45	0	0	45
D	11.45	PR-3.0	34	37	0	0	37
E	15.11	PR-3.0	45	32	0	40	72
F	17.44	PR-3.0	52	0	64	28	92
G	1.54	PR-3.0	5	6	0	0	6
WETLAND	66.4	SP	13	0	0	0	0
TOTALS	**190.74**		**386**	**251**	**64**	**68**	**383**

# OF SINGLE FAMILY LOTS =	315
# OF TOWNHOMES =	68
TOTAL UNITS =	**383**

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED S89°52'20"W 2552.50 FEET AND SOUTH 1813.11 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

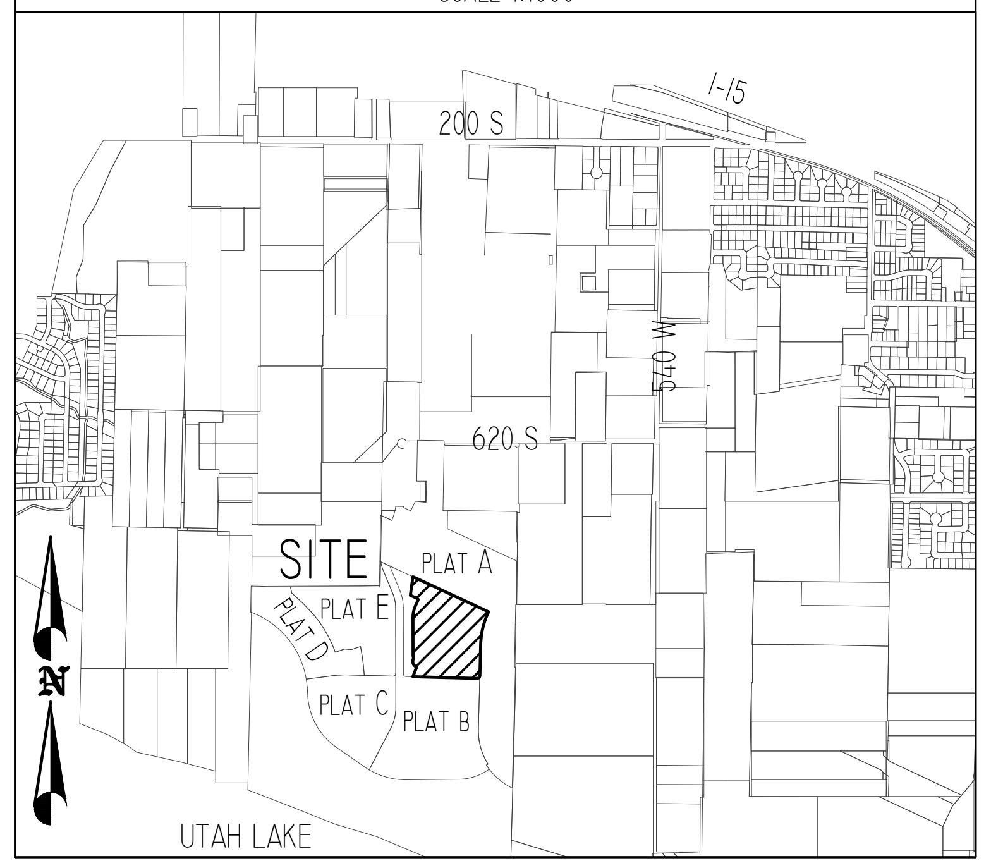
THENCE ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 47.12 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND LONG CHORD BEARS S46°33'05"W 42.43 FEET); THENCE NORTH 88°26'55" WEST 666.97 FEET; THENCE NORTH 21°29'05" EAST 107.47 FEET; THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 102.79 FEET (CURVE HAVING A CENTRAL ANGLE OF 93°28'58" AND LONG CHORD BEARS N21°46'26"W 91.76 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 10.34 FEET (CURVE HAVING A CENTRAL ANGLE OF 39°30'27" AND LONG CHORD BEARS N05°12'50"E 10.14 FEET); THENCE ALONG THE ARC OF A 132.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 33.20 FEET (CURVE HAVING A CENTRAL ANGLE OF 14°24'30" AND LONG CHORD BEARS N07°20'09"W 33.11 FEET); THENCE NORTH 00°07'53" WEST 385.59 FEET; THENCE ALONG THE ARC OF A 307.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 133.94 FEET (CURVE HAVING A CENTRAL ANGLE OF 24°59'53" AND LONG CHORD BEARS N12°22'03"E 132.88 FEET); THENCE NORTH 24°52'00" EAST 55.72 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 23.56 FEET CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND LONG CHORD BEARS N20°08'00"W 21.21 FEET); THENCE NORTH 65°08'00" WEST 65.01 FEET; THENCE ALONG THE ARC OF A 68.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 13.54 FEET (CURVE HAVING A CENTRAL ANGLE OF 11°24'19" AND LONG CHORD BEARS N70°50'10"W 13.51 FEET); THENCE NORTH 07°39'41" EAST 196.12 FEET; THENCE SOUTH 65°08'00" EAST 868.88 FEET; THENCE SOUTH 24°52'00" WEST 20.82 FEET; THENCE ALONG THE ARC OF 792.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 322.29 FEET (CURVE HAVING A CENTRAL ANGLE OF 23°18'55" AND LONG CHORD BEARS S13°12'32"W 320.07 FEET); THENCE SOUTH 01°33'05" WEST 333.30 FEET TO THE POINT OF BEGINNING.

AREA = 629,243 SF OR 14.45 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 27)

VICINITY SKETCH

SCALE 1:1000



CONTACT LIST

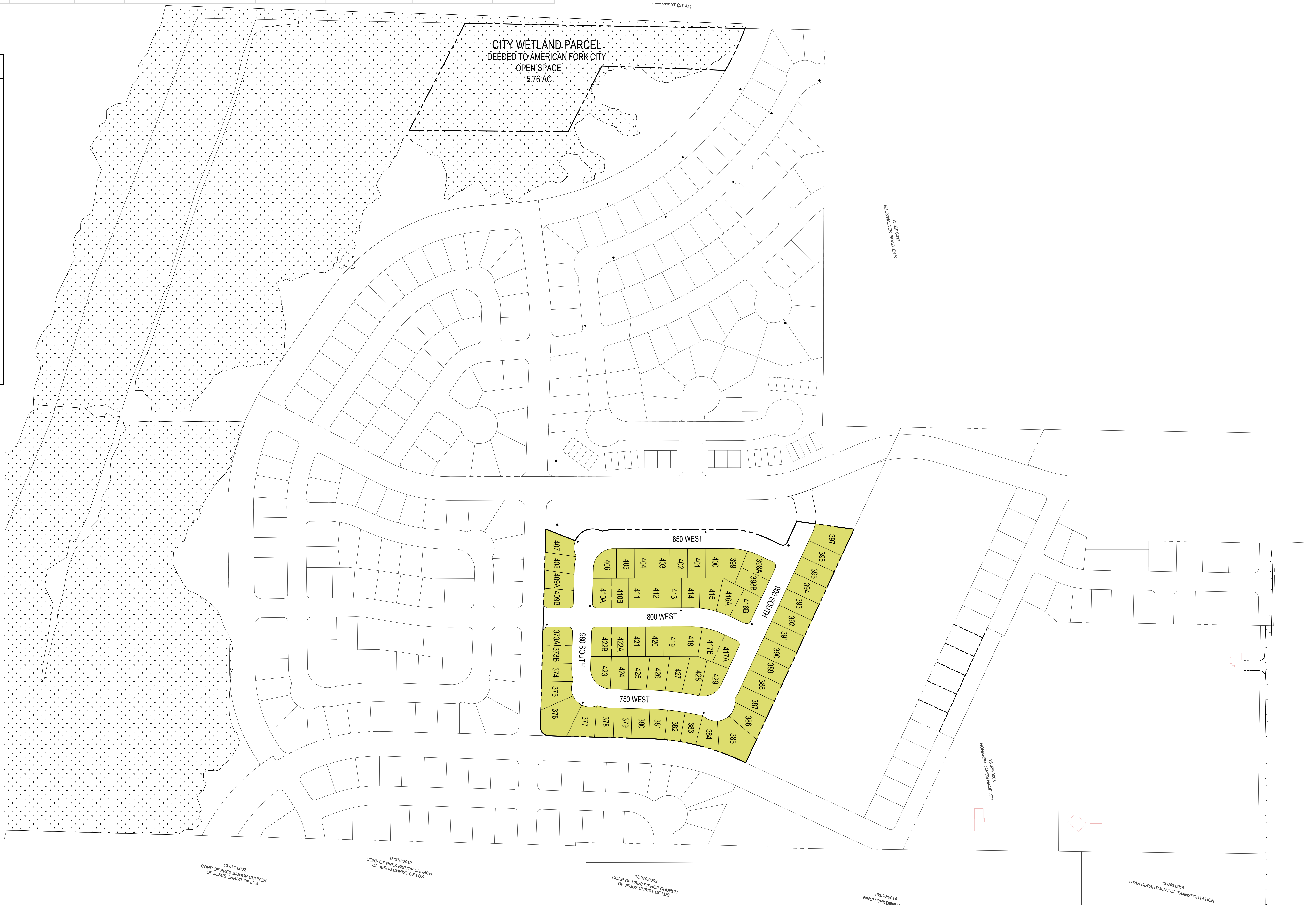
CIVIL ENGINEER		
BERG CIVIL ENGINEERING		(801) 492-1277
GEOTECHNICAL ENGINEER		
AMERICAN FORK CITY PLANNING DEPT.		(801) 763-3060
AMERICAN FORK CITY PUBLIC WORKS		(801) 763-3060
UTILITIES		
AF CULINARY WATER	(JAY BREMS)	(801) 763-3060
AF PRESSURIZED IRRIGATION	(JAY BREMS)	(801) 763-3060
AF SANITARY SEWER	(ASHTON HARDY)	(801) 763-3060
AF STORM DRAIN	(ASHTON HARDY)	(801) 763-3060
AF FIRE MARSHALL	(MAT SACCO)	(801) 763-3040
AF CITY INSPECTOR	(DEE HOWARD)	(801) 763-3060
AF SWPPP INSPECTOR	(HARLAN NELSON)	(801) 763-3060
AF FIBER	(WILL DAVIS)	(801) 897-9826
AF IRRIGATION COMPANY	(ERNIE JOHN)	(801) 471-6576
ROCKY MOUNTAIN POWER	(TERIA WALKER)	(801) 756-1310
COMCAST	(ELYSIA VALDEZ)	(801) 401-3017
TSSD	(DAVID BARLOW)	(801) 756-5231
MITCHELL HOLLOW IRRIGATION	(JEFF MITCHELL)	(801) 367-9026
CENTURY LINK	(RYAN ALLRED)	(385) 223-0084
DOMINION ENERGY	(TRENT JOHNSON)	(801) 853-6548

SHEET INDEX

C0 COVER
C1.1 - C1.5 LAYOUT PLAN
C2.1 - C2.4 UTILITY PLAN
C3.1 - C3.4 GRADING PLAN
C4.1 800 WEST PLAN & PROFILE
C5.1 - C5.2 850 WEST PLAN & PROFILE
C6.1 - C6.2 750 WEST PLAN & PROFILE
C7.1 900 SOUTH PLAN & PROFILE
C8.1 SWPPP
GN1 GENERAL NOTES
D1-D5 CONSTRUCTION DETAILS

NOTES

1. PROPOSED PLAT IS A RESUBDIVISION TO ALLOW FOR A COMBINATION PROJECT WITHIN THE PR3.0 ZONE. THIS PROPOSED PLAT IS A CONSERVATION SUBDIVISION AND DEEDS A PORTION OF THE IDENTIFIED WETLAND PARCEL TO THE CITY OF AMERICAN FORK FOR CONSERVATION. THIS RESUBDIVISION CLUSTERS THE PROJECT DENSITY GIVEN FOR THE VINEYARD COLLECTOR DEDICATION.
2. PROJECT ADDRESS IS 900 SOUTH- 800 WEST
3. 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
4. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
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



ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS PLAT F-1

A PR 3.0 CONSERVATION SUBDIVISION

SCALE: 1"= 200'

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492–1277
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REVISIONS		
NO.	DATE	DESCRIPTION
1		
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SEAL

KENNETH R. BERG
02/25/20
343602

ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

DIXIE FARMS
PLAT F-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
COVER	C0

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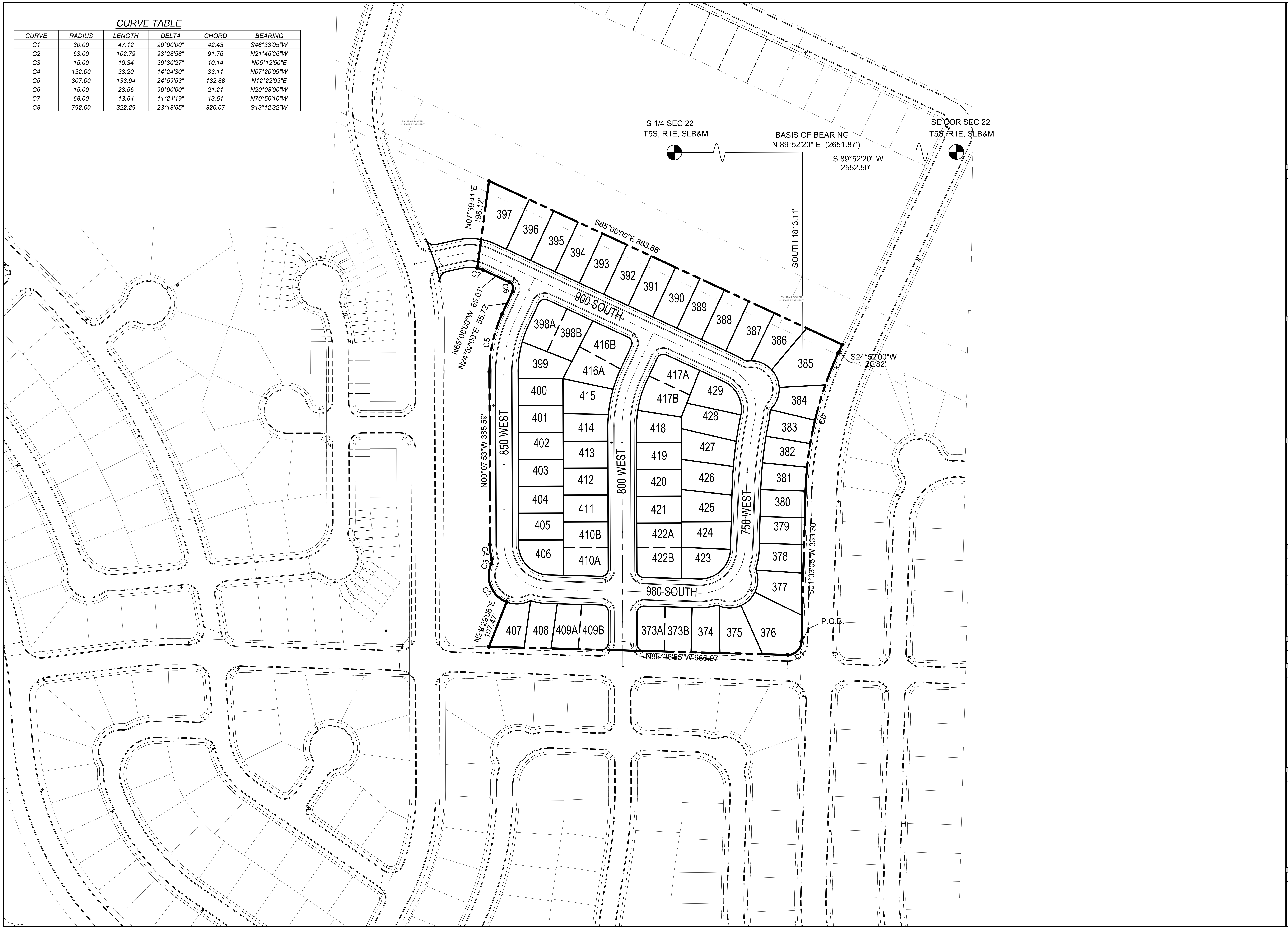
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	30.00	47.12	90°00'00"	42.43	S46°33'05"W
C2	63.00	102.79	93°28'58"	91.76	N21°46'26"W
C3	15.00	10.34	39°30'27"	10.14	N05°12'50"E
C4	132.00	33.20	14°24'30"	33.11	N07°20'09"W
C5	307.00	133.94	24°59'53"	132.88	N12°22'03"E
C6	15.00	23.56	90°00'00"	21.21	N20°08'00"W
C7	68.00	13.54	11°24'19"	13.51	N70°50'10"W
C8	792.00	322.29	23°18'55"	320.07	S13°12'32"W



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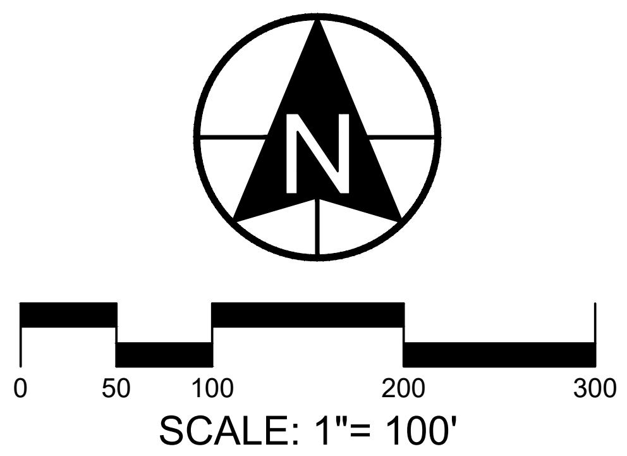
(385) 484-6337

DEVELOPMENT

DIXIE FARMS PLAT F-1

A PR 3.0 CONSERVATION SUBDIVISION



SCALE: 1"= 100'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 02/25/20 343602
1			
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K R Berg

ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

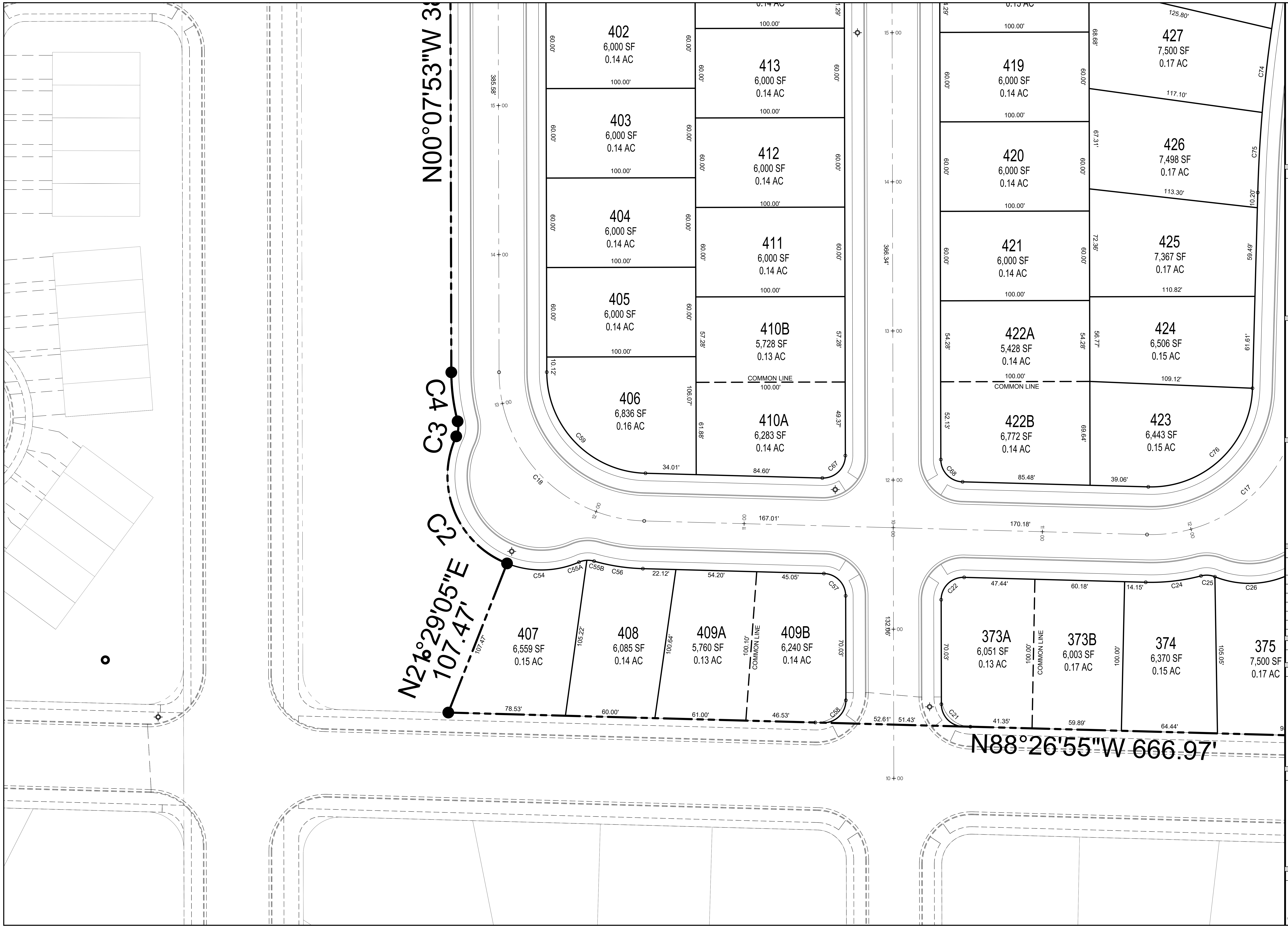
DIXIE FARMS PLAT F-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
LAYOUT PLAN	C1.1



ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS PLAT F-1

A PR 3.0 CONSERVATION SUBDIVISION

N

0 15 30 60 90

SCALE: 1"= 30'

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
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REVISIONS		
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SEAL

KENNETH R. BERG
02/25/20
343602

ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

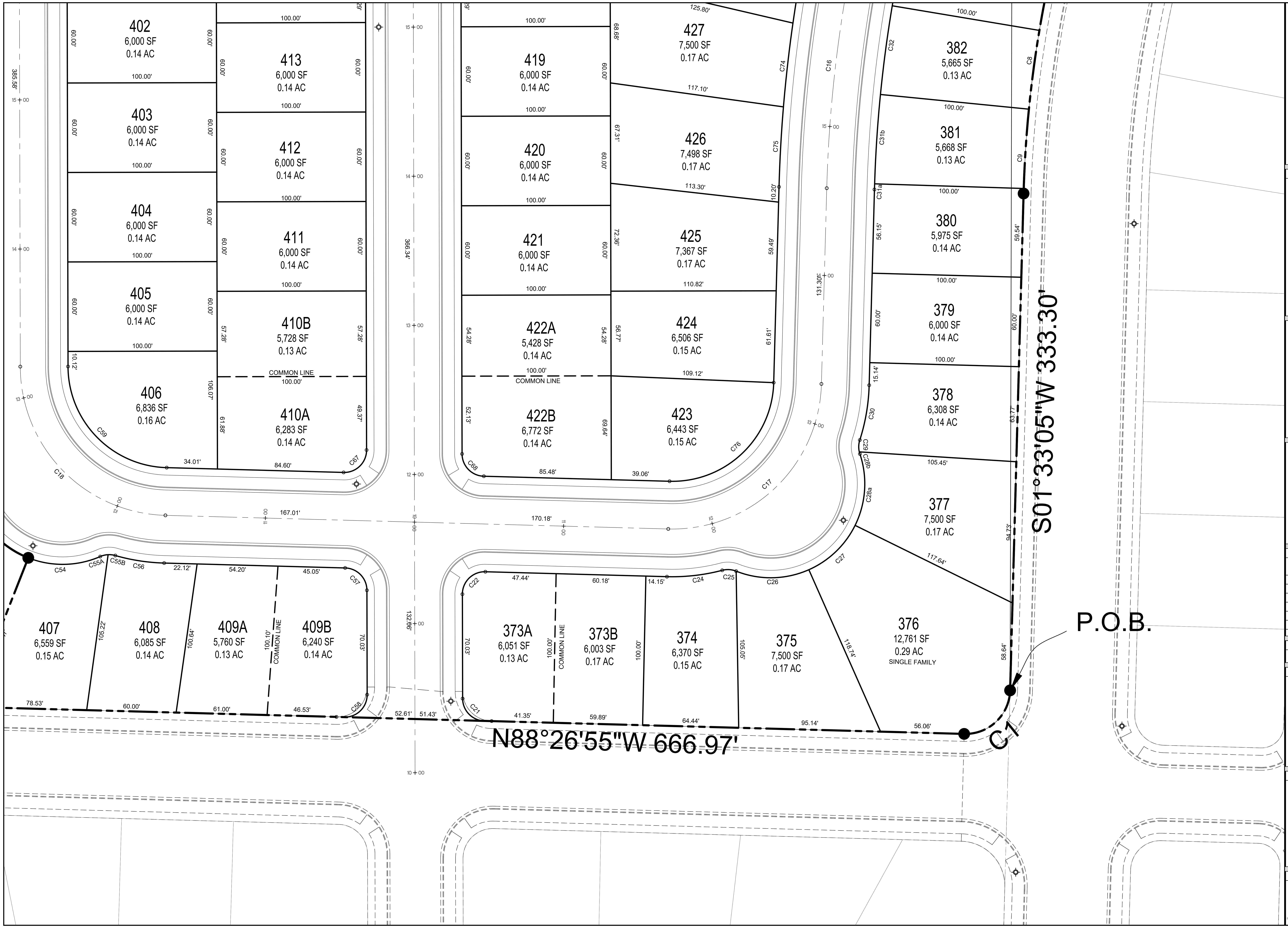
DIXIE FARMS PLAT F-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
LAYOUT PLAN	C1.2



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DEVELOPMENT

DIXIE FARMS
PLAT F-1

A PR 3.0 CONSERVATION SUBDIVISION

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

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REVISIONS

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SEAL

KENNETH R. BERG
02/25/20
343602

ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

DIXIE FARMS
PLAT F-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
LAYOUT PLAN	C1.3

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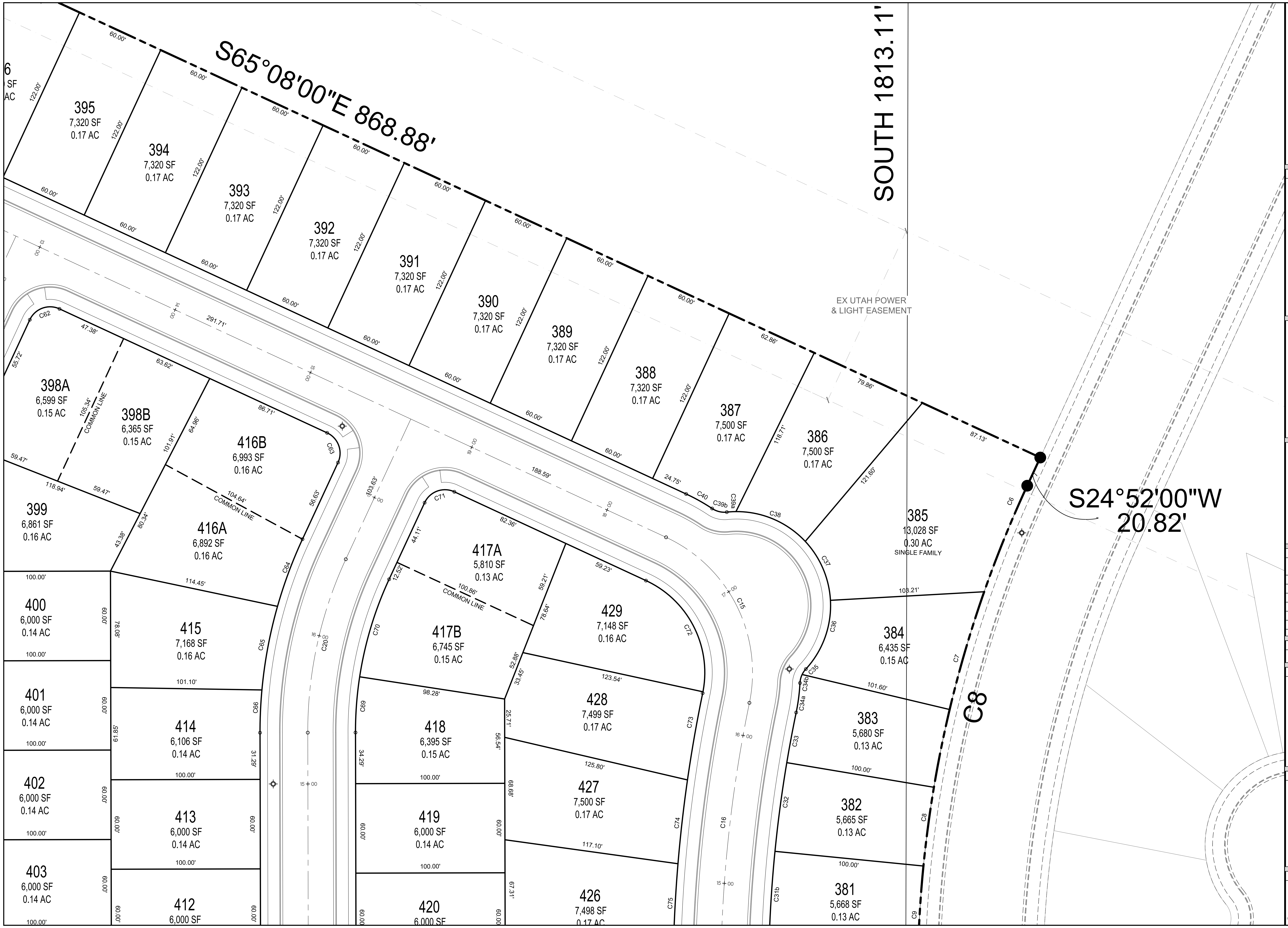

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(385) 484-6337

DEVELOPMENT

DIXIE FARMS PLAT F-1

A PR 3.0 CONSERVATION SUBDIVISION

N

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

berg
CIVIL ENGINEERING
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cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			STATE OF UTAH K R Berg KENNETH R. BERG 02/25/20 343602 PROFESSIONAL ENGINEER
2			
3			
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ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

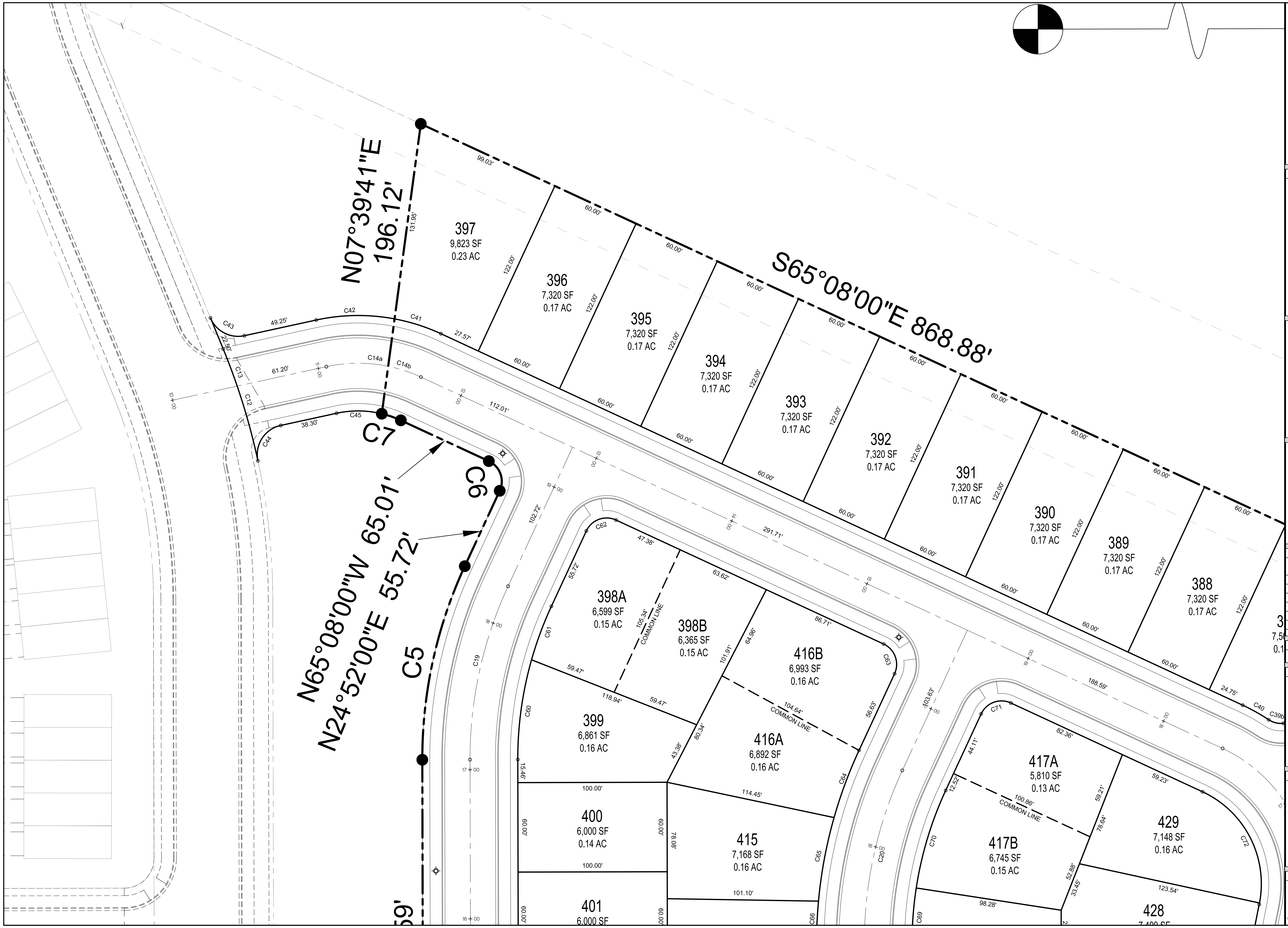
DIXIE FARMS PLAT F-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
LAYOUT PLAN i:\my drive\berg civil\2019\ardero\df plat f-1\df f-1_01-layout.dwg	C1.4



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DEVELOPMENT

DIXIE FARMS PLAT F-1

A PR 3.0 CONSERVATION SUBDIVISION

SCALE: 1"= 30'

berg
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 02/25/20 343602
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ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

DIXIE FARMS PLAT F-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
LAYOUT PLAN	C1.5

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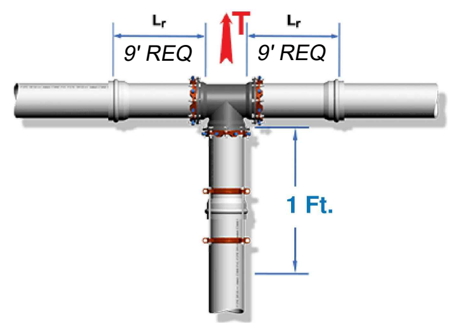
RESTRAINT DESIGN CRITERIA

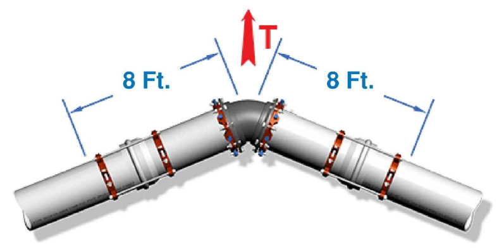
ALL WATER & PI PIPE RESTRAINT CALCULATIONS USED THE FOLLOWING CRITERIA:

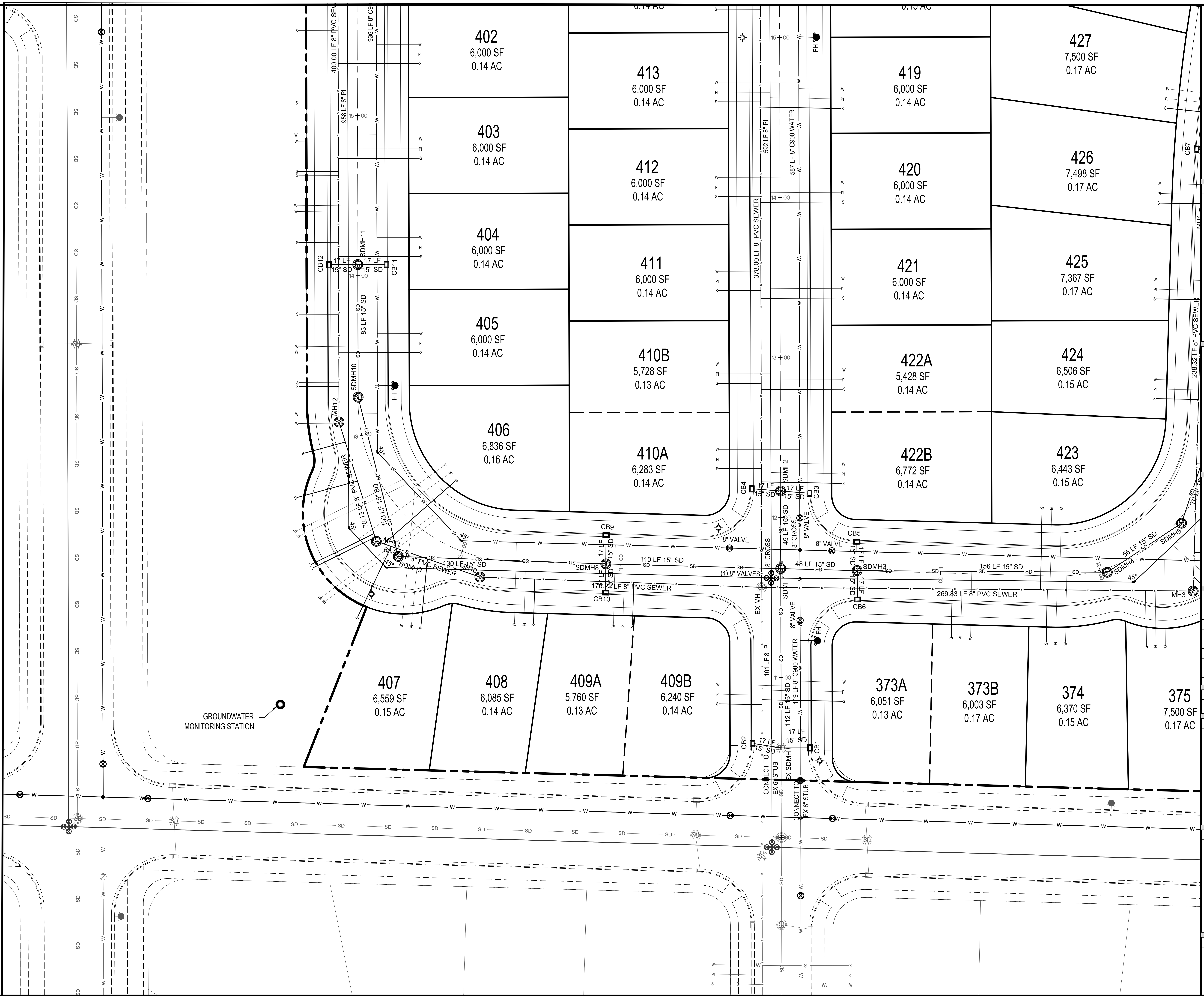
PIPE MATERIAL	PVC C900
SOIL TYPE	CLAY
TRENCH TYPE	5 (CITY STANDARD)
WATER BURY DEPTH	4 FEET
PI BURY DEPTH	2 FEET
TEST PRESSURE	150 PSI

8"x8" PVC - TEE



8" PVC - 45° BEND





ARDERO

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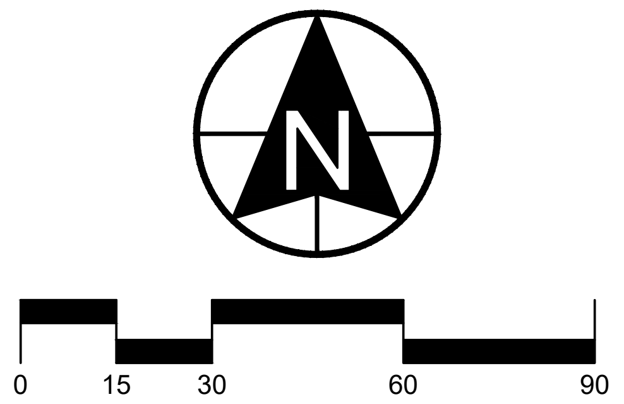
(385) 484-6337

DEVELOPMENT

DIXIE FARMS PLAT F-1

A PR 3.0 CONSERVATION SUBDIVISION



SCALE: 1"= 30'

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

REVISIONS		
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SEAL
KENNETH R. BERG
02/25/20
343602

ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

DIXIE FARMS
PLAT F-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
UTILITY PLAN	C2.1

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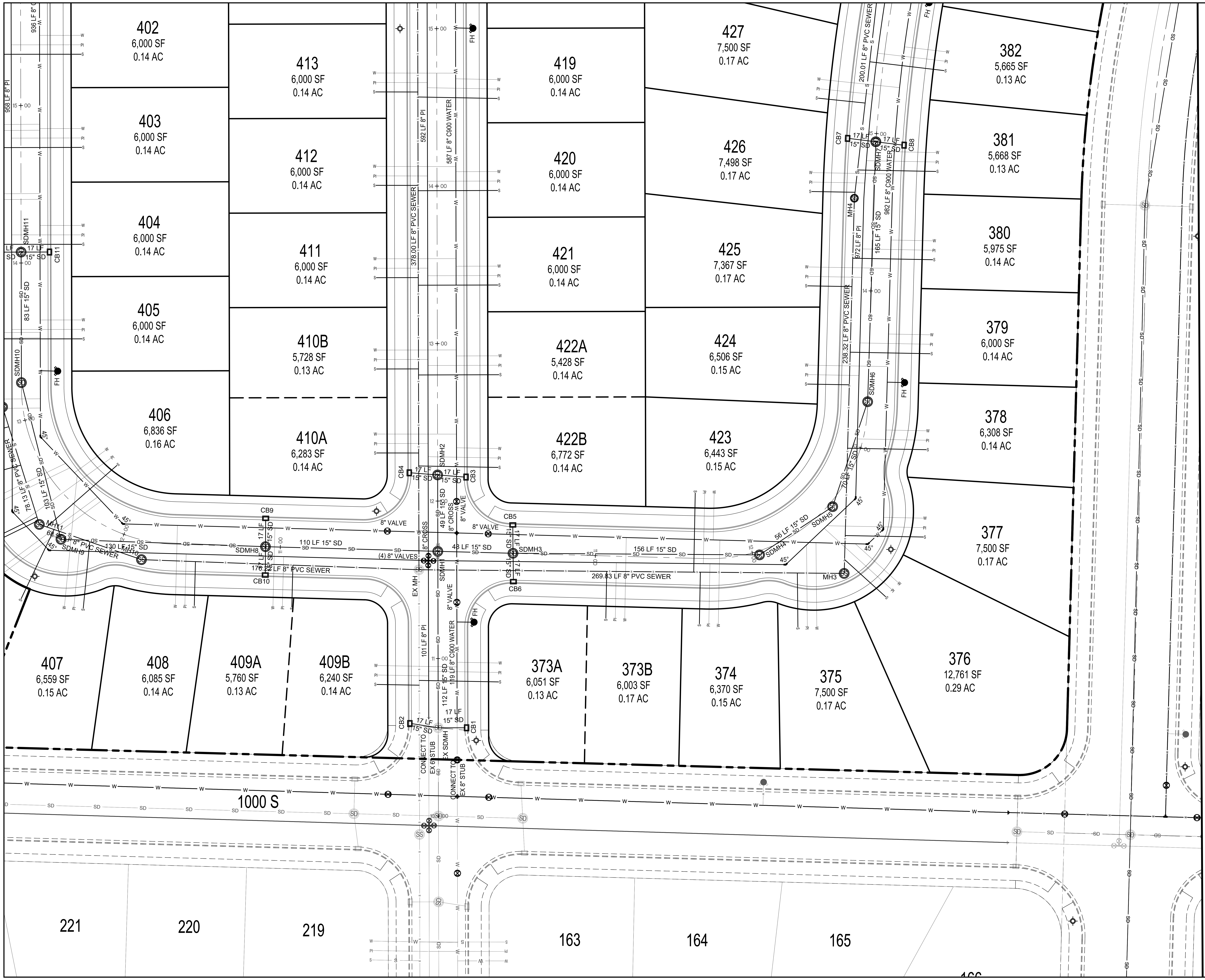
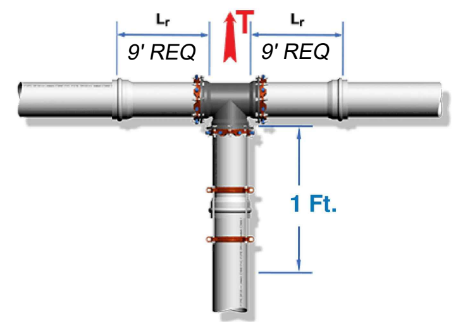


RESTRAINT DESIGN CRITERIA

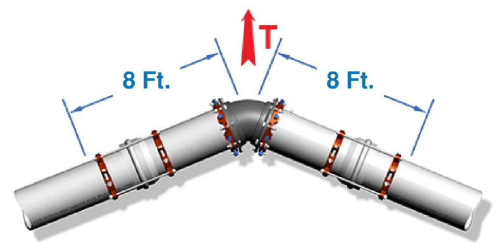
ALL WATER & PI PIPE RESTRAINT CALCULATIONS USED THE FOLLOWING CRITERIA:

PIPE MATERIAL	PVC C900
SOIL TYPE	CLAY
TRENCH TYPE	5 (CITY STANDARD)
WATER BURY DEPTH	4 FEET
PI BURY DEPTH	2 FEET
TEST PRESSURE	150 PSI

8"x8" PVC - TEE



8" PVC - 45° BEND



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DEVELOPMENT

DIXIE FARMS PLAT F-1

A PR 3.0 CONSERVATION SUBDIVISION

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

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office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 02/25/20 343602
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ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

DIXIE FARMS PLAT F-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
UTILITY PLAN	C2.2

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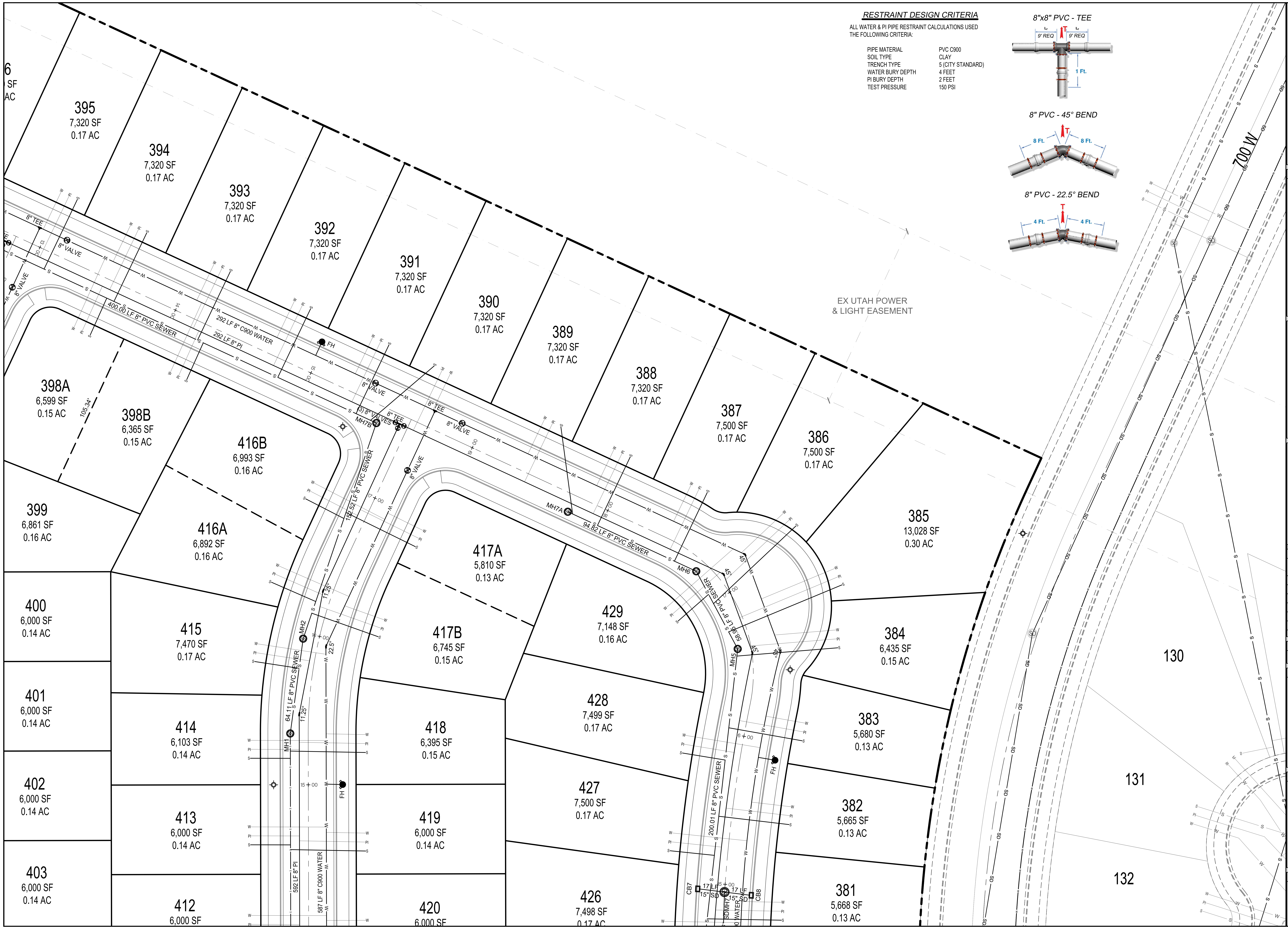
RESTRAINT DESIGN CRITERIA

ALL WATER & PI PIPE RESTRAINT CALCULATIONS USED THE FOLLOWING CRITERIA:

PIPE MATERIAL	PVC C900
SOIL TYPE	CLAY
TRENCH TYPE	5 (CITY STANDARD)
WATER BURY DEPTH	4 FEET
PI BURY DEPTH	2 FEET
TEST PRESSURE	150 PSI



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DEVELOPMENT

DIXIE FARMS PLAT F-1

A PR 3.0 CONSERVATION SUBDIVISION

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SCALE: 1"= 30'

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Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

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ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

DIXIE FARMS PLAT F-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
UTILITY PLAN	C2.3

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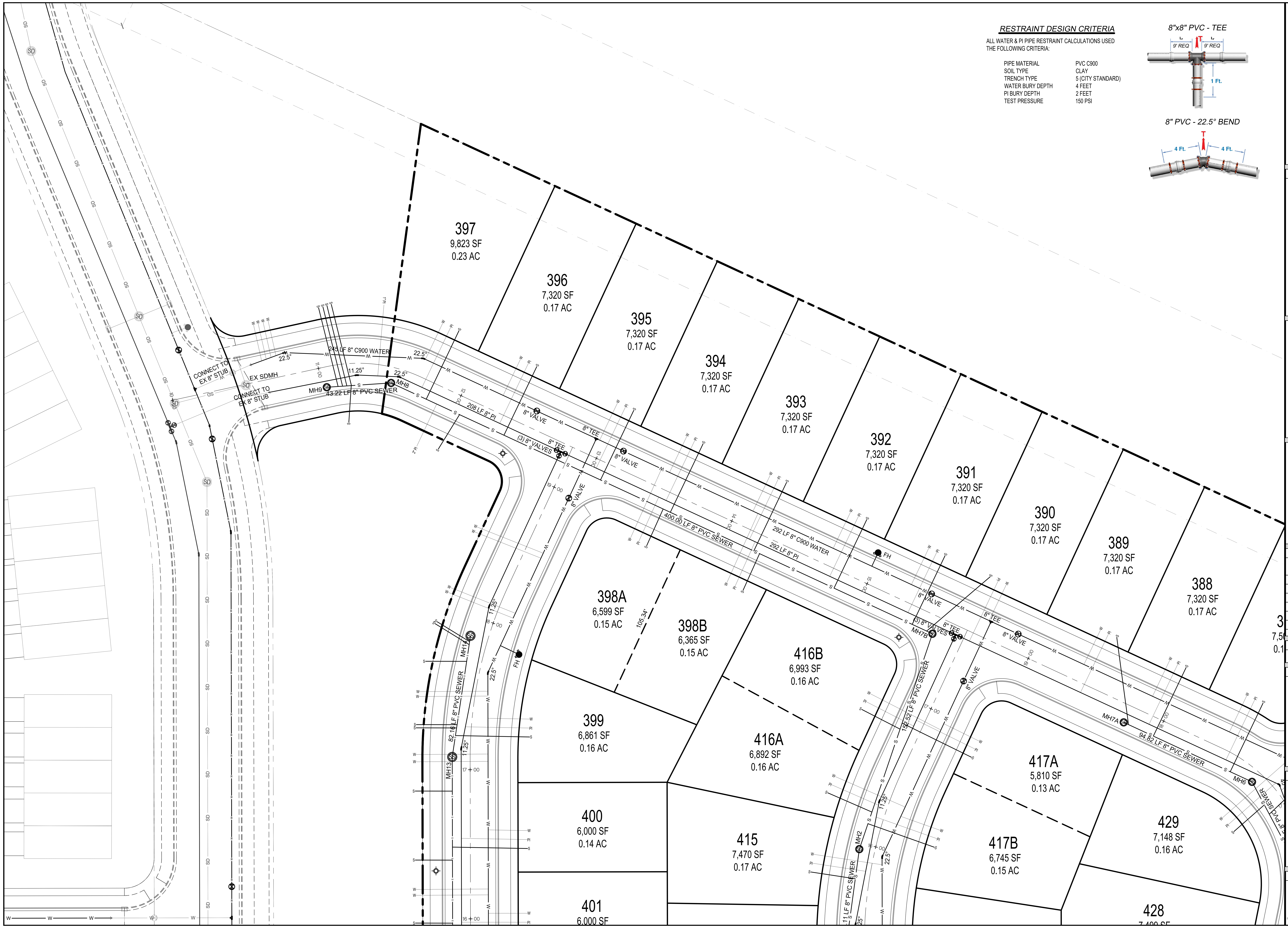

RESTRAINT DESIGN CRITERIA

ALL WATER & PI PIPE RESTRAINT CALCULATIONS USED THE FOLLOWING CRITERIA:

PIPE MATERIAL	PVC C900
SOIL TYPE	CLAY
TRENCH TYPE	5 (CITY STANDARD)
WATER BURY DEPTH	4 FEET
PI BURY DEPTH	2 FEET
TEST PRESSURE	150 PSI

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DEVELOPMENT

DIXIE FARMS
PLAT F-1

A PR 3.0 CONSERVATION
SUBDIVISION

N

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

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cell (801) 616-1677

REVISIONS

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SEAL

STATE OF UTAH
K R Berg
KENNETH R. BERG
02/25/20
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

DIXIE FARMS
PLAT F-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
UTILITY PLAN	C2.4

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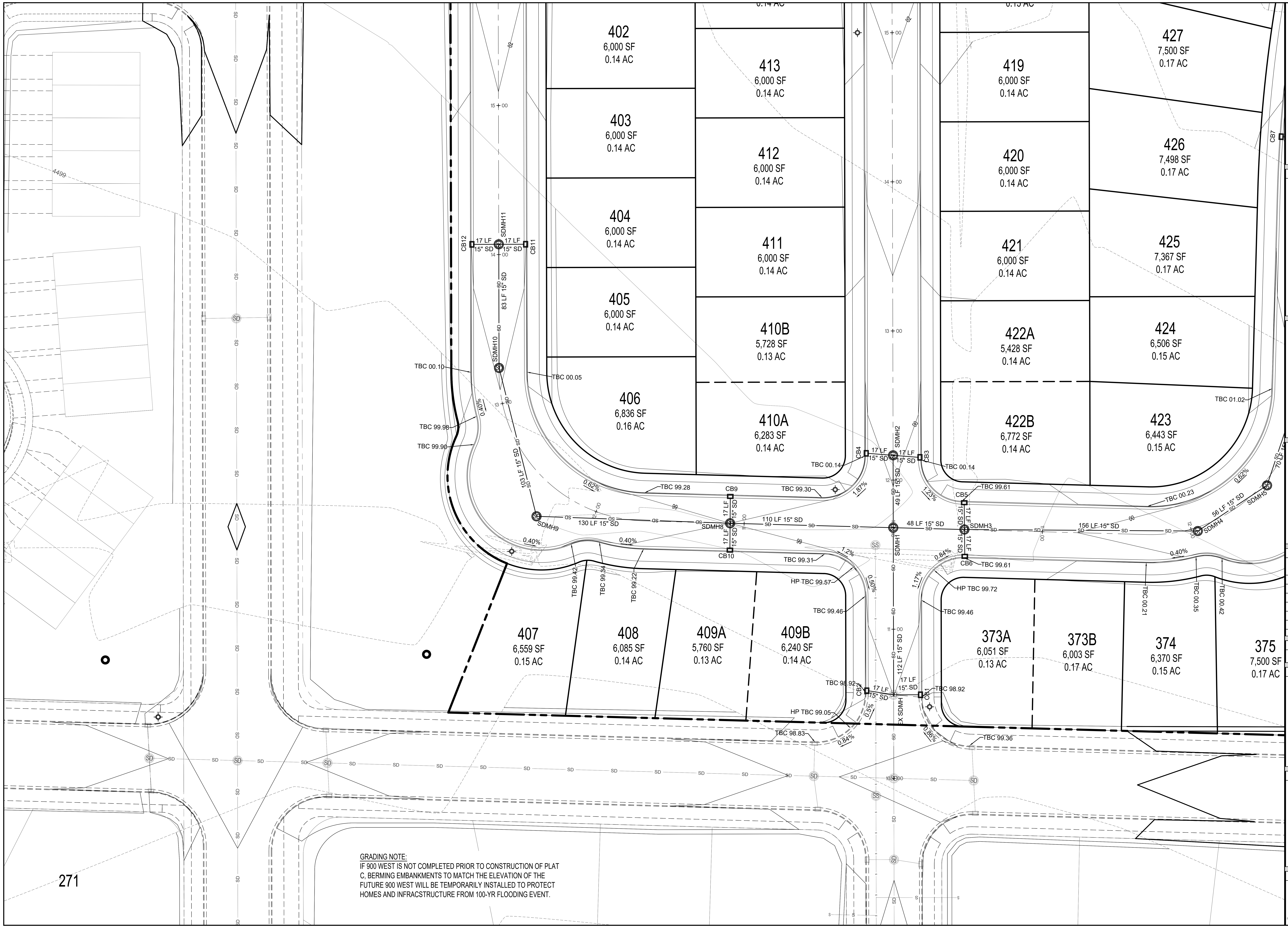

GRADING NOTE:
IF 900 WEST IS NOT COMPLETED PRIOR TO CONSTRUCTION OF PLAT C, BERMING EMBANKMENTS TO MATCH THE ELEVATION OF THE FUTURE 900 WEST WILL BE TEMPORARILY INSTALLED TO PROTECT HOMES AND INFRACSTRUCTURE FROM 100-YR FLOODING EVENT.

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DEVELOPMENT

DIXIE FARMS PLAT F-1

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

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office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 02/25/20 343602
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ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

DIXIE FARMS
PLAT F-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
GRADING PLAN	C3.1

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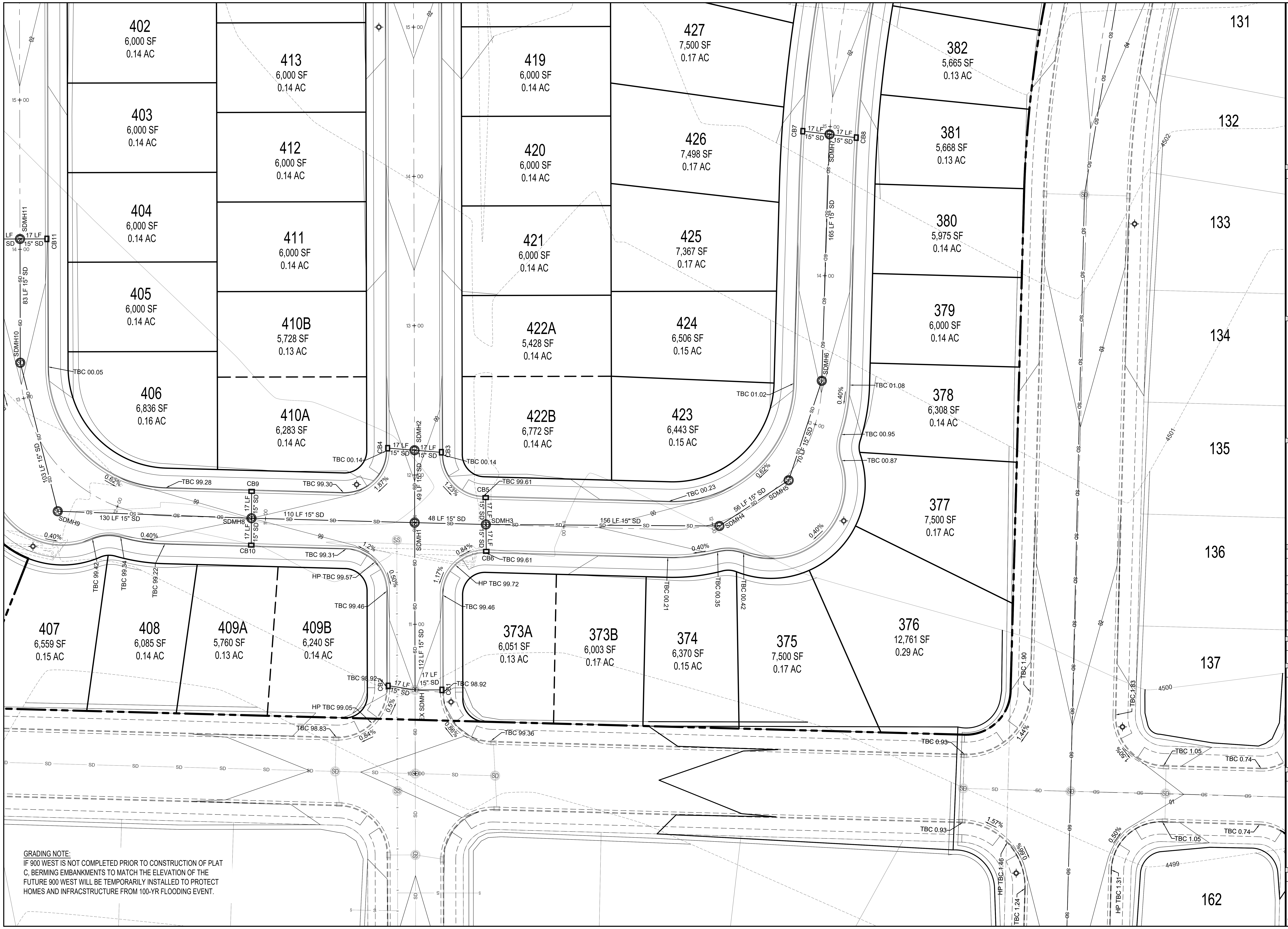

GRADING NOTE:
IF 900 WEST IS NOT COMPLETED PRIOR TO CONSTRUCTION OF PLAT C, BERMING EMBANKMENTS TO MATCH THE ELEVATION OF THE FUTURE 900 WEST WILL BE TEMPORARILY INSTALLED TO PROTECT HOMES AND INFRASTRUCTURE FROM 100-YR FLOODING EVENT.

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DIXIE FARMS
PLAT F-1

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

berg
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11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492–1277
cell (801) 616–1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH K R Berg KENNETH R. BERG 02/25/20 343602 PROFESSIONAL ENGINEER
1			
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ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

DIXIE FARMS
PLAT F-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
GRADING PLAN	C3.2

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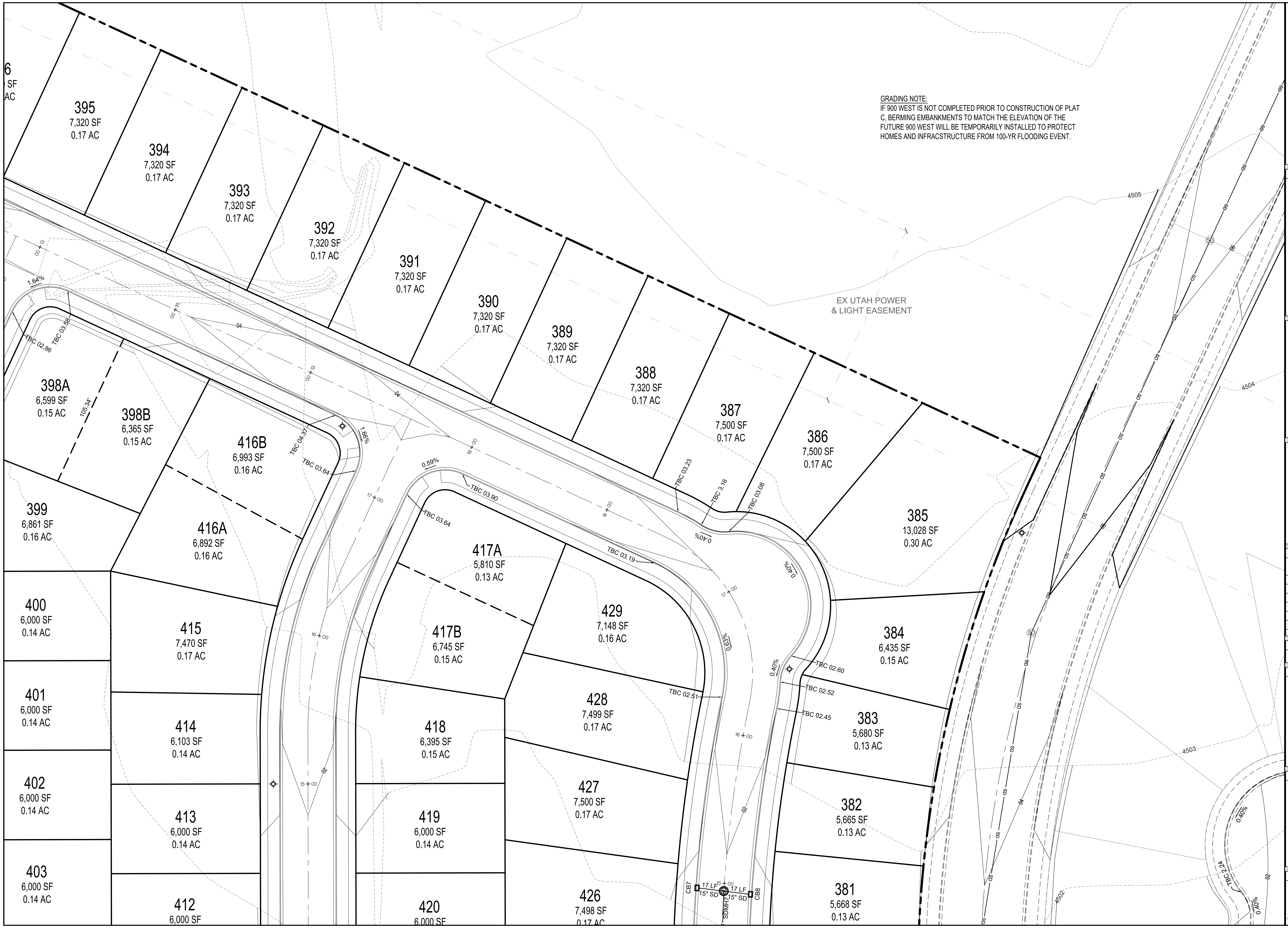

GRADING NOTE:
IF 900 WEST IS NOT COMPLETED PRIOR TO CONSTRUCTION OF PLAT C, BERMING EMBANKMENTS TO MATCH THE ELEVATION OF THE FUTURE 900 WEST WILL BE TEMPORARILY INSTALLED TO PROTECT HOMES AND INFRACSTRUCTURE FROM 100-YR FLOODING EVENT.

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DEVELOPMENT

DIXIE FARMS PLAT F-1

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SCALE: 1"= 30'

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cell (801) 616–1677

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SEAL
K R Berg
KENNETH R. BERG
02/25/20
343602

ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

DIXIE FARMS PLAT F-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
GRADING PLAN	C3.3

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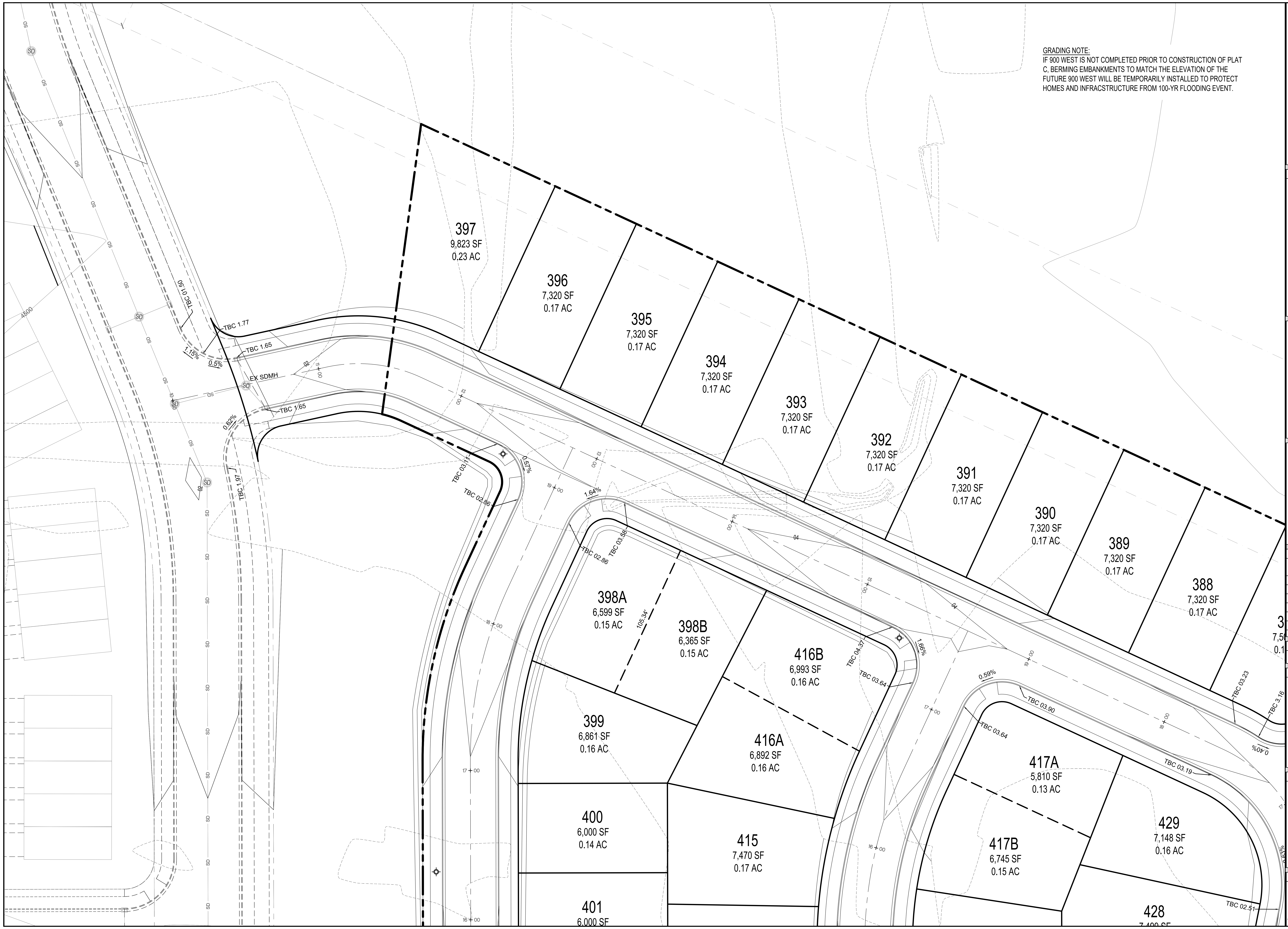

GRADING NOTE:
IF 900 WEST IS NOT COMPLETED PRIOR TO CONSTRUCTION OF PLAT C, BERMING EMBANKMENTS TO MATCH THE ELEVATION OF THE FUTURE 900 WEST WILL BE TEMPORARILY INSTALLED TO PROTECT HOMES AND INFRACSTRUCTURE FROM 100-YR FLOODING EVENT.

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DEVELOPMENT

DIXIE FARMS PLAT F-1

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

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cell (801) 616–1677

REVISIONS

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SEAL
K R Berg
KENNETH R. BERG
02/25/20
343602

ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

DIXIE FARMS PLAT F-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
GRADING PLAN	C3.4

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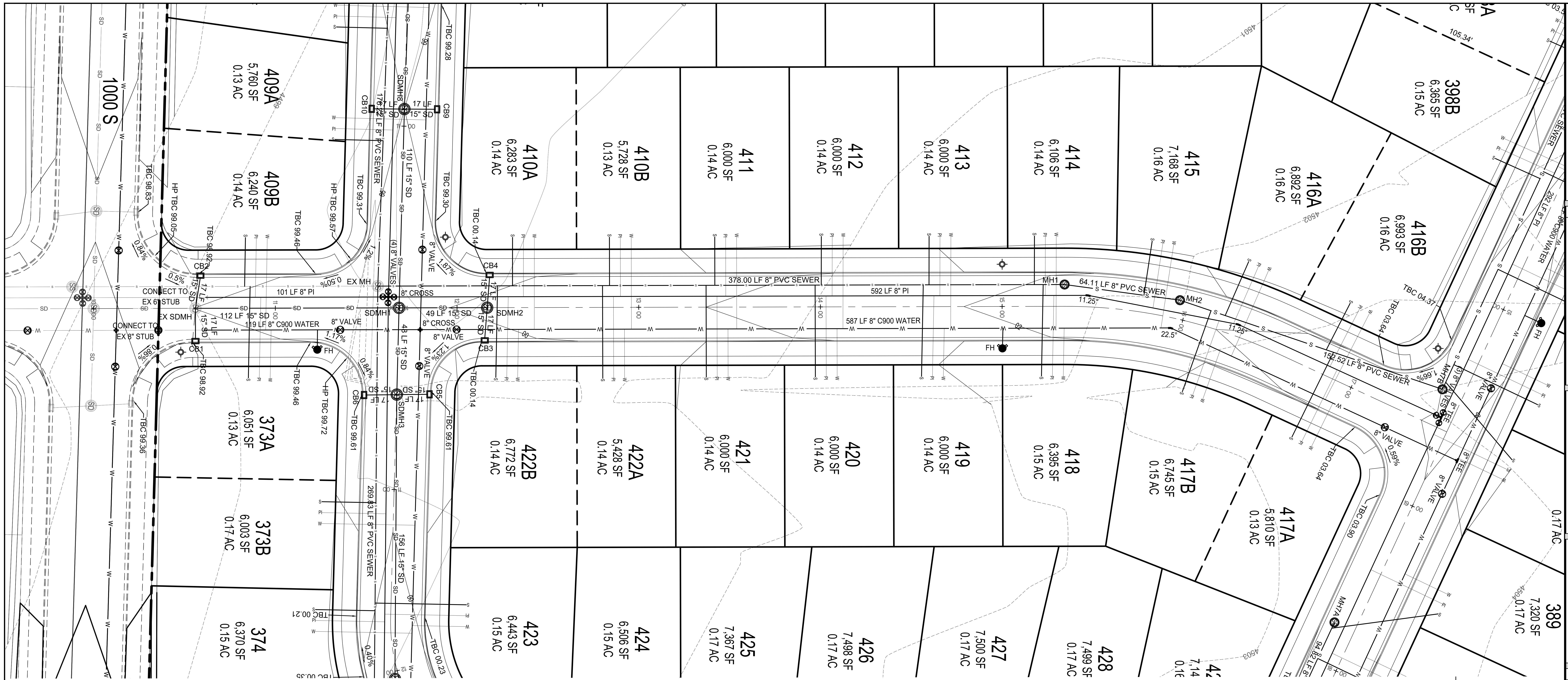

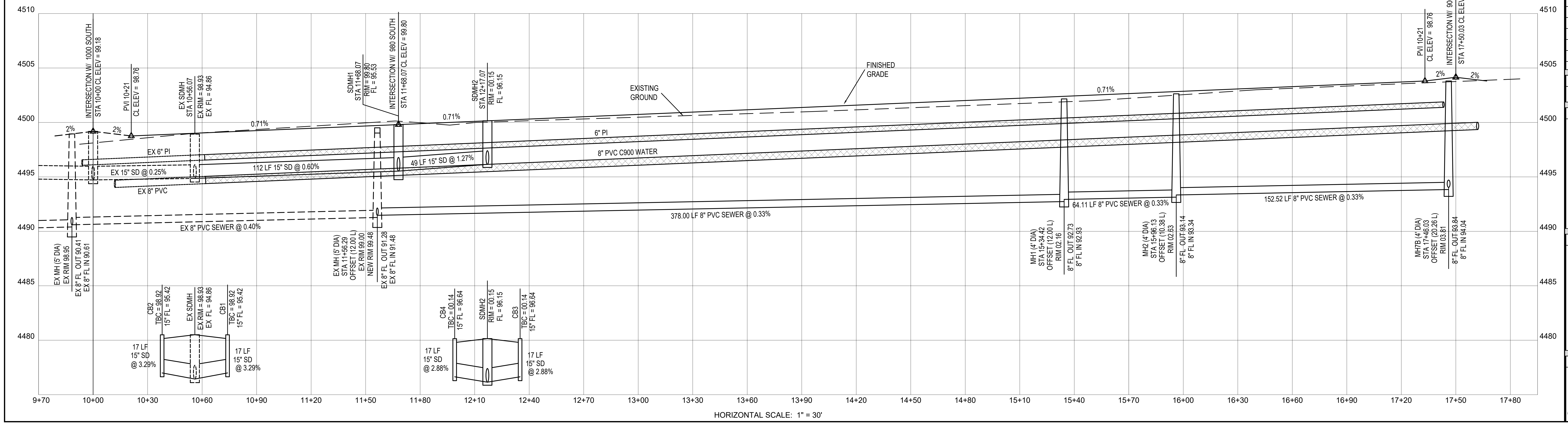

HORIZONTAL SCALE: 1" = 30'

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS PLAT F-1

A PR 3.0 CONSERVATION SUBDIVISION

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 02/25/20 343602
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ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

DIXIE FARMS PLAT F-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
800 WEST PROFILE	C4.1

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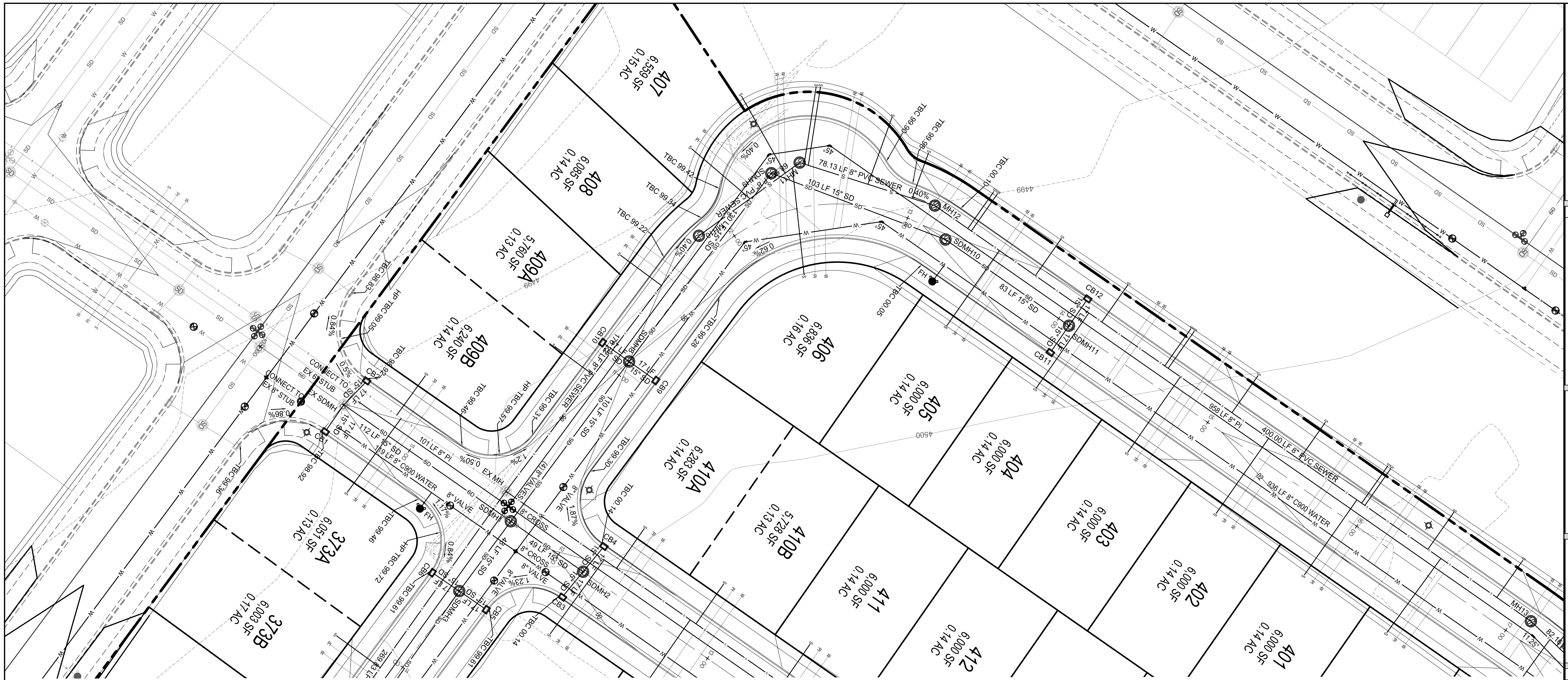

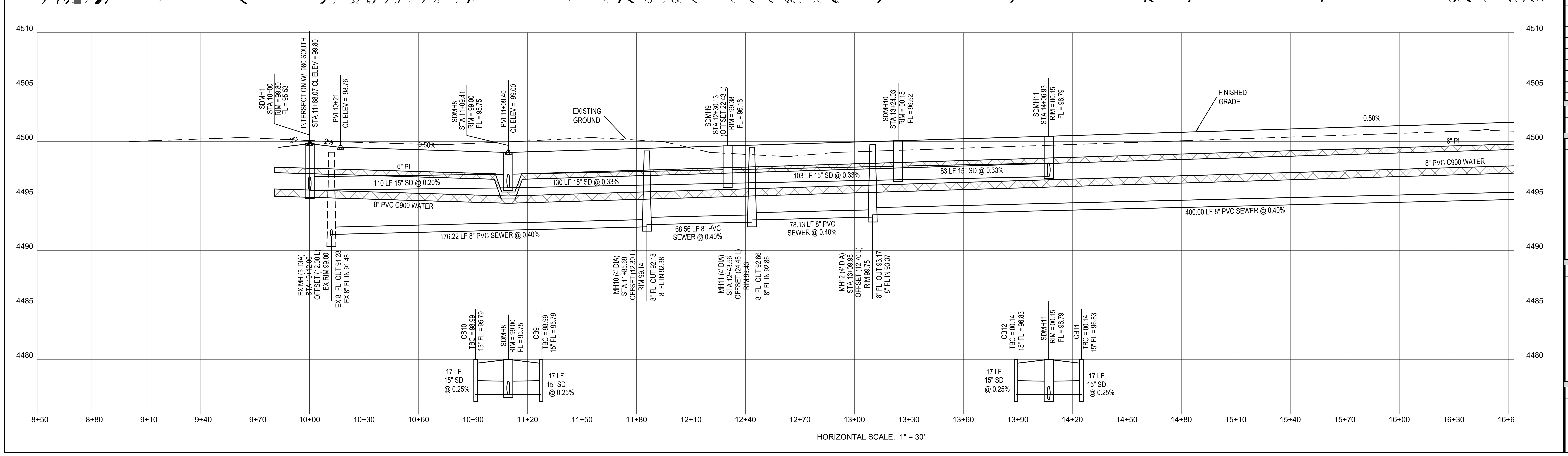

HORIZONTAL SCALE: 1" = 30'

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520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS
PLAT F-1

A PR 3.0 CONSERVATION
SUBDIVISION

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

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Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS

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SEAL

K. R. Berg
343602
02/25/20

ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

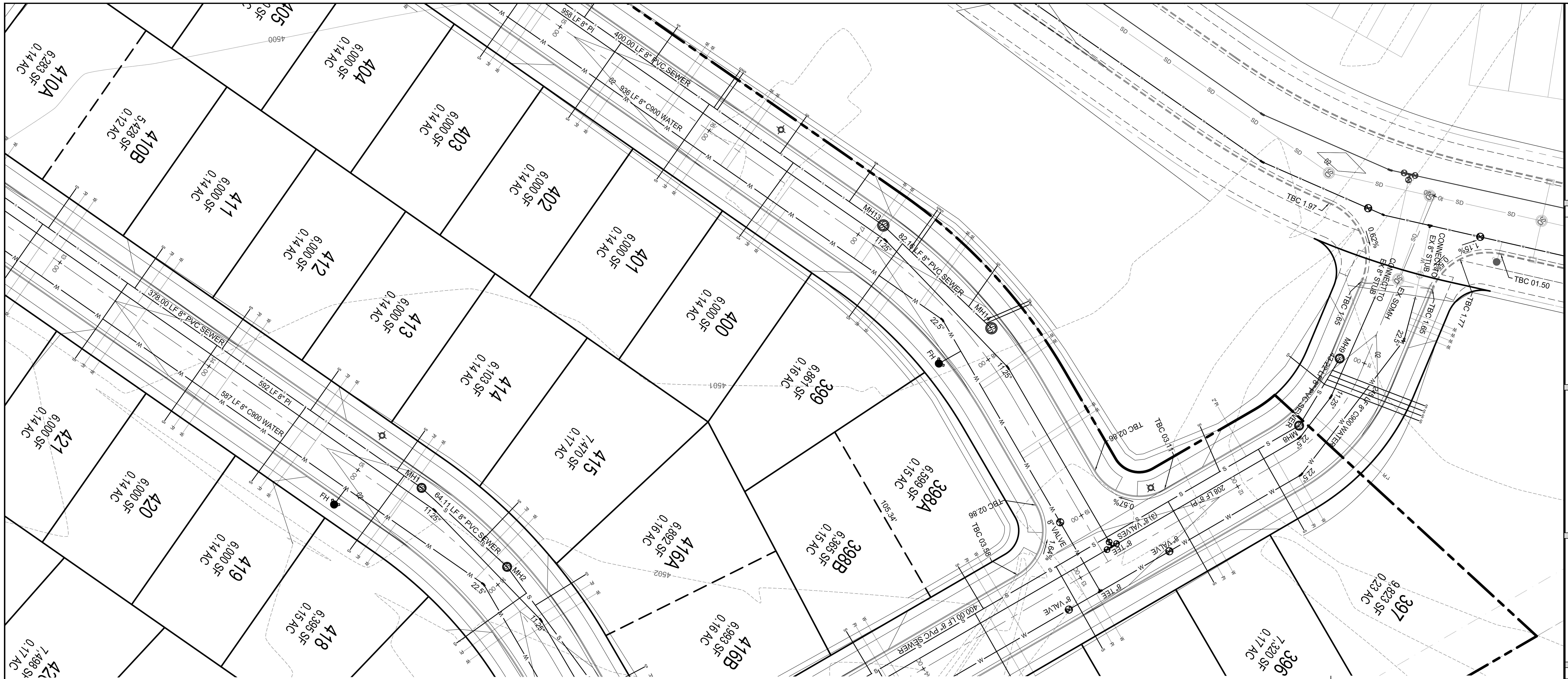
DIXIE FARMS
PLAT F-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
850 WEST PROFILE	C5.1



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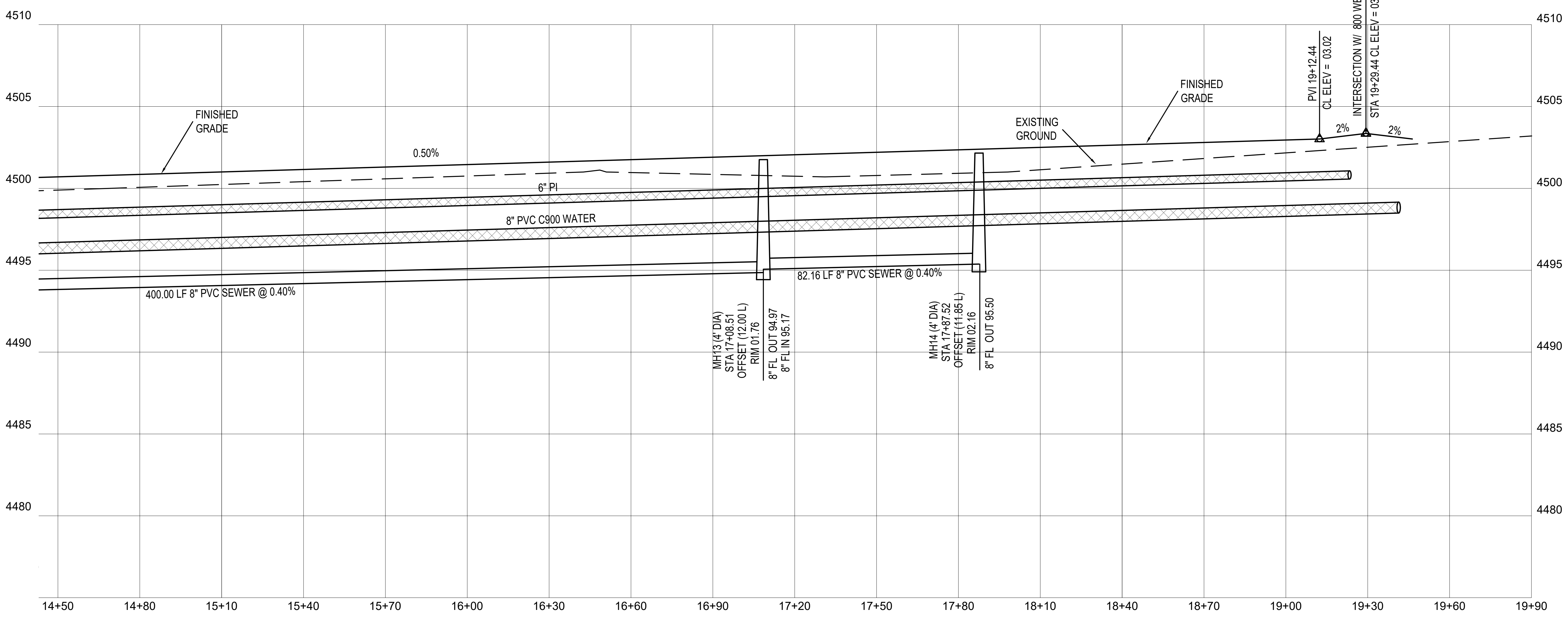
SCALE: 1"= 30'



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DEVELOPMENT

DIXIE FARMS PLAT F-1

A PR 3.0 CONSERVATION SUBDIVISION

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cell (801) 616-1677

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SEAL

KENNETH R. BERG
02/25/20
343602

ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

DIXIE FARMS PLAT F-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
850 WEST PROFILE	C5.2

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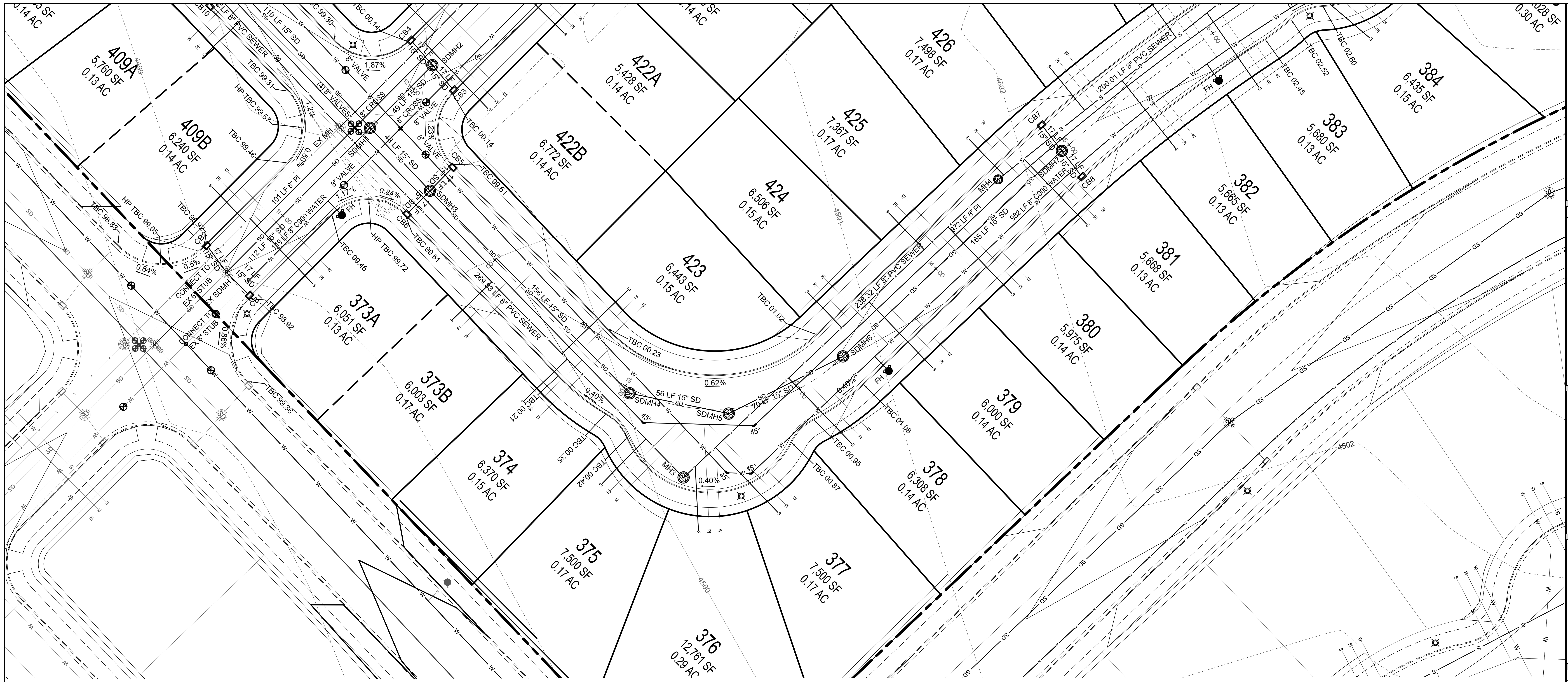

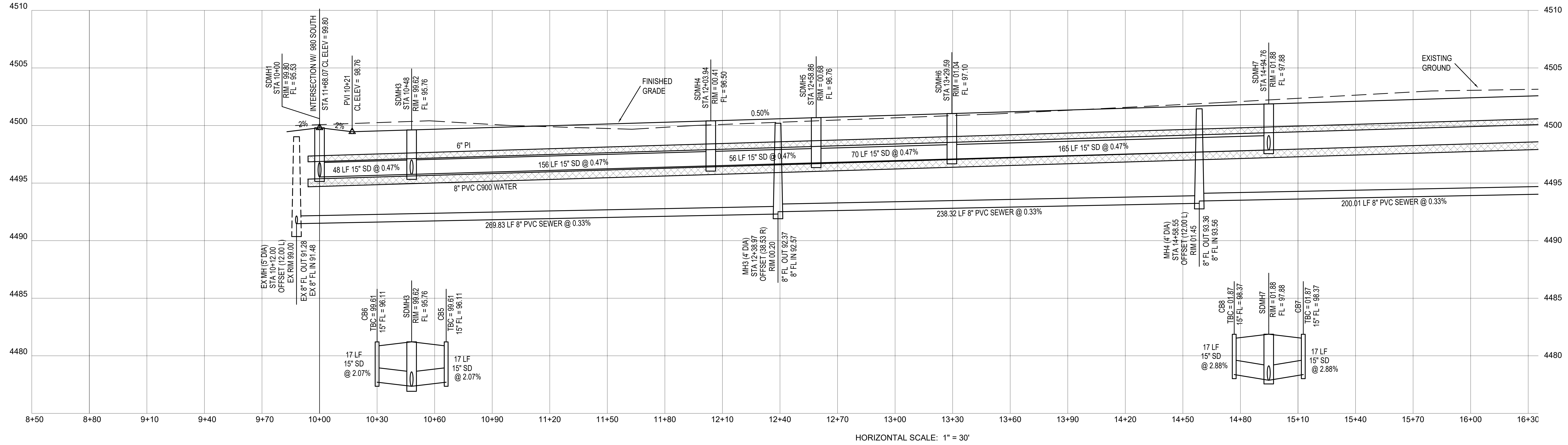

HORIZONTAL SCALE: 1" = 30'

ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
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DEVELOPMENT

DIXIE FARMS PLAT F-1

A PR 3.0 CONSERVATION SUBDIVISION

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

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cell (801) 616–1677

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SEAL

K R Berg
KENNETH R. BERG
02/25/20
343602

ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

DIXIE FARMS PLAT F-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
750 WEST PROFILE	C6.1

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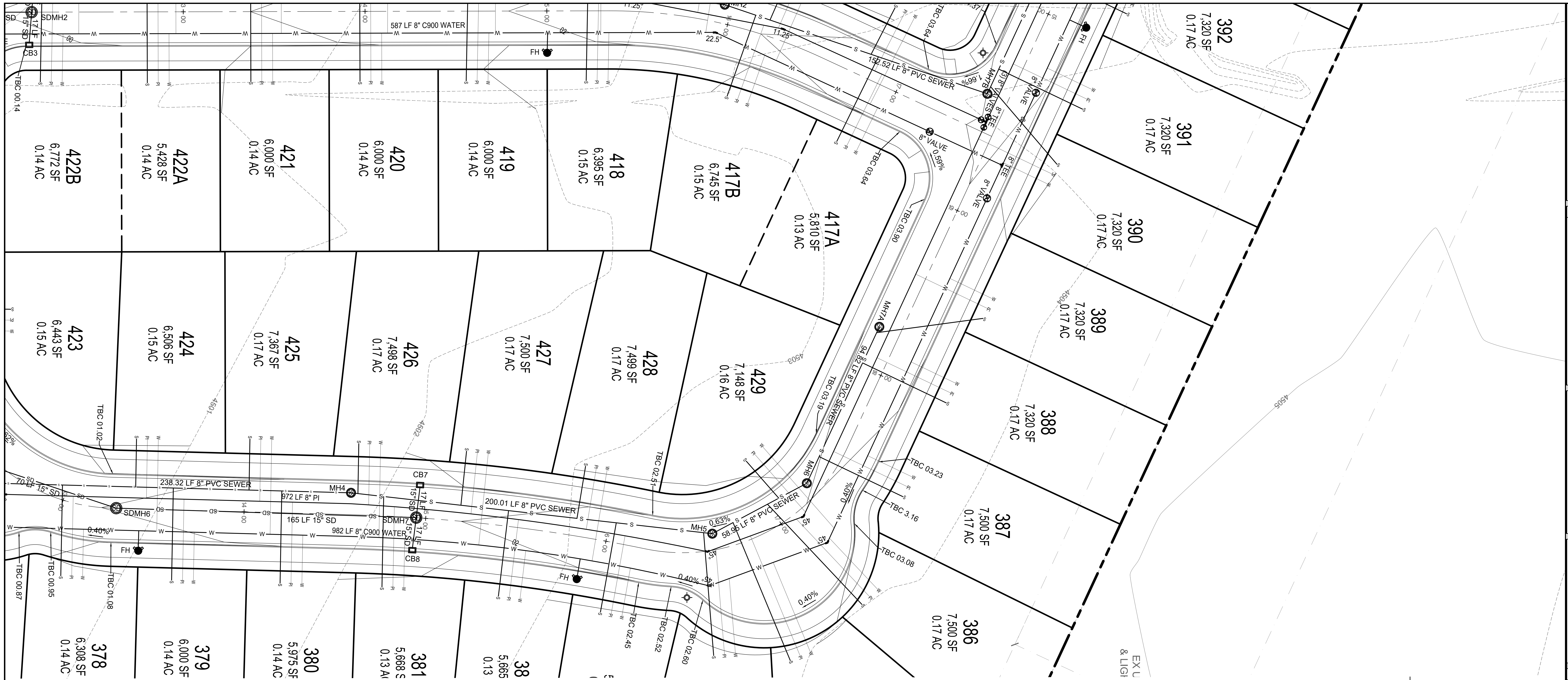

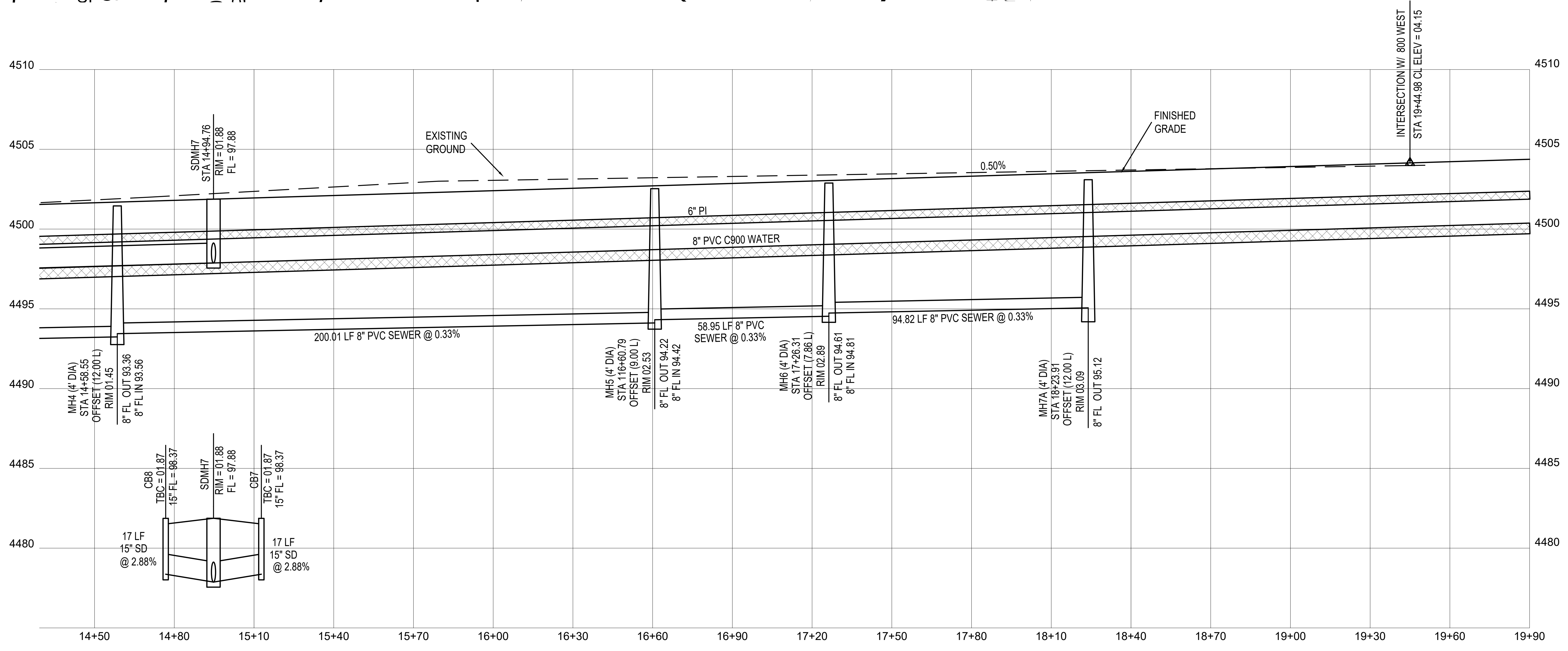

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(385) 484-6337

DEVELOPMENT

DIXIE FARMS PLAT F-1

A PR 3.0 CONSERVATION SUBDIVISION

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0 15 30 60 90

SCALE: 1"= 30'

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office (801) 492-1277
cell (801) 616-1677

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SEAL

K R Berg
KENNETH R. BERG
02/25/20
343602

ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

DIXIE FARMS PLAT F-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
750 WEST PROFILE	C6.2

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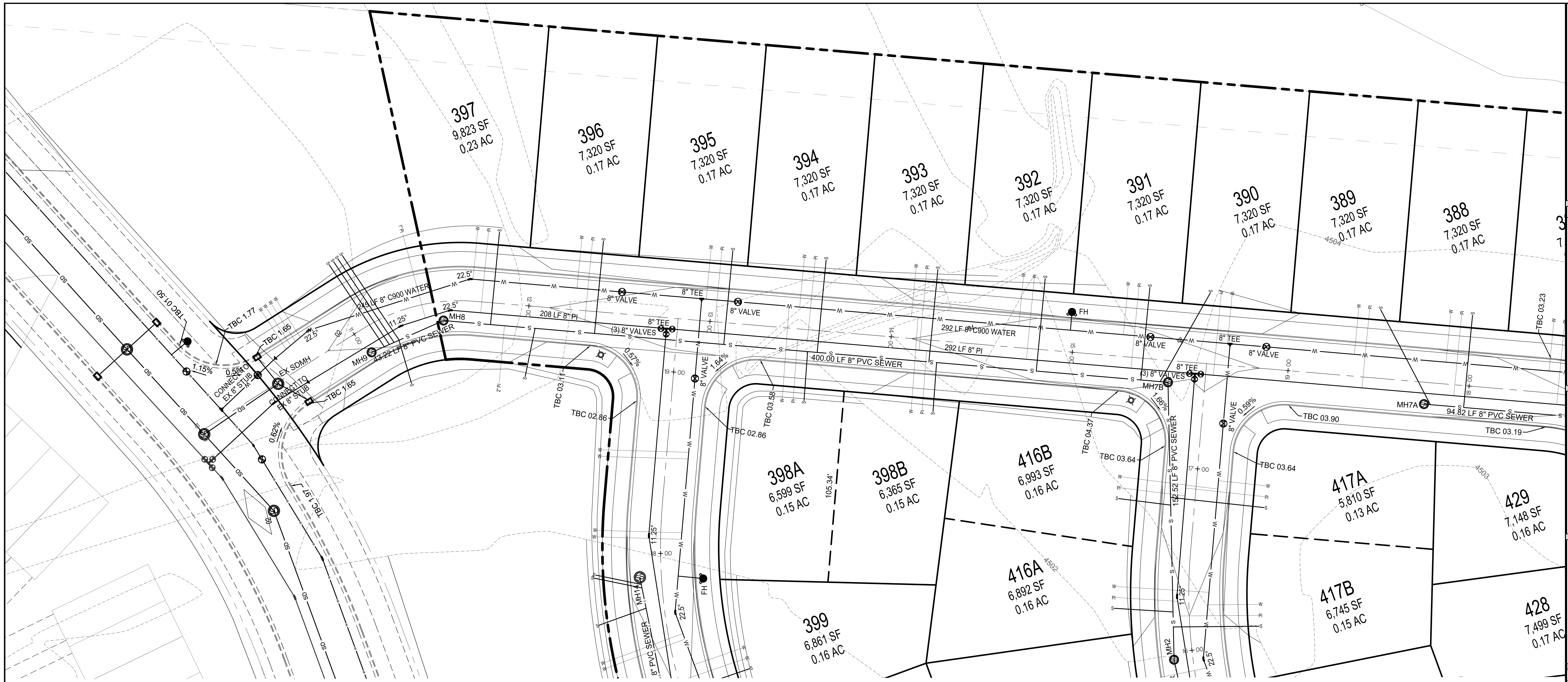
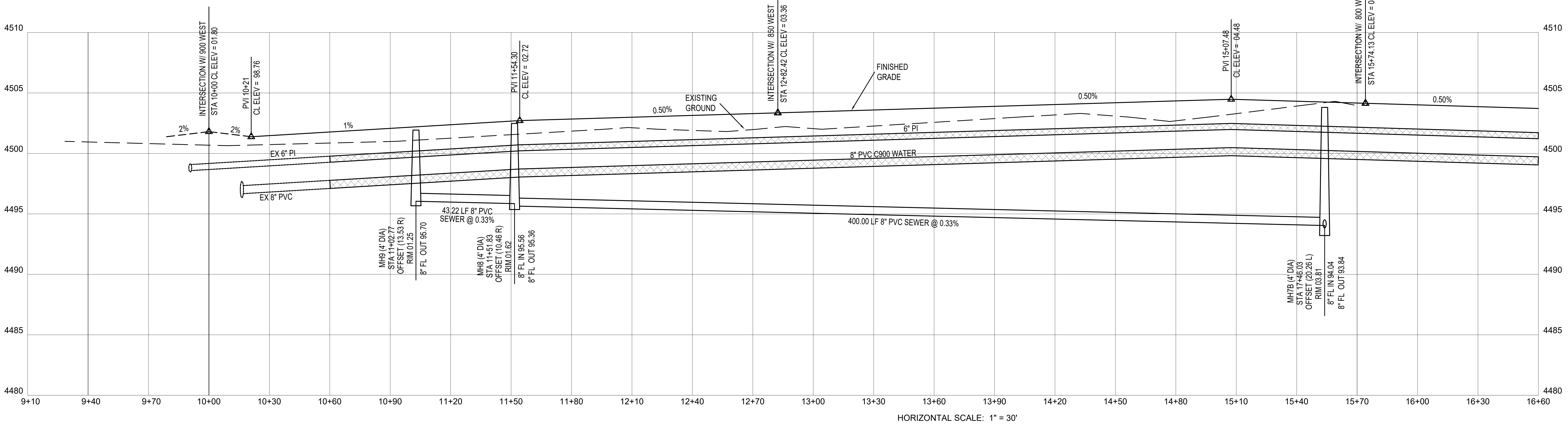


900 SOUTH



HORIZONTAL SCALE: 1" = 30'

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Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS
PLAT F-1

A PR 3.0 CONSERVATION SUBDIVISION

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

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office (801) 492-1277
cell (801) 616-1677

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SEAL

K R Berg
KENNETH R. BERG
02/25/20
343602

ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

DIXIE FARMS
PLAT F-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
900 SOUTH PROFILE	C7.1

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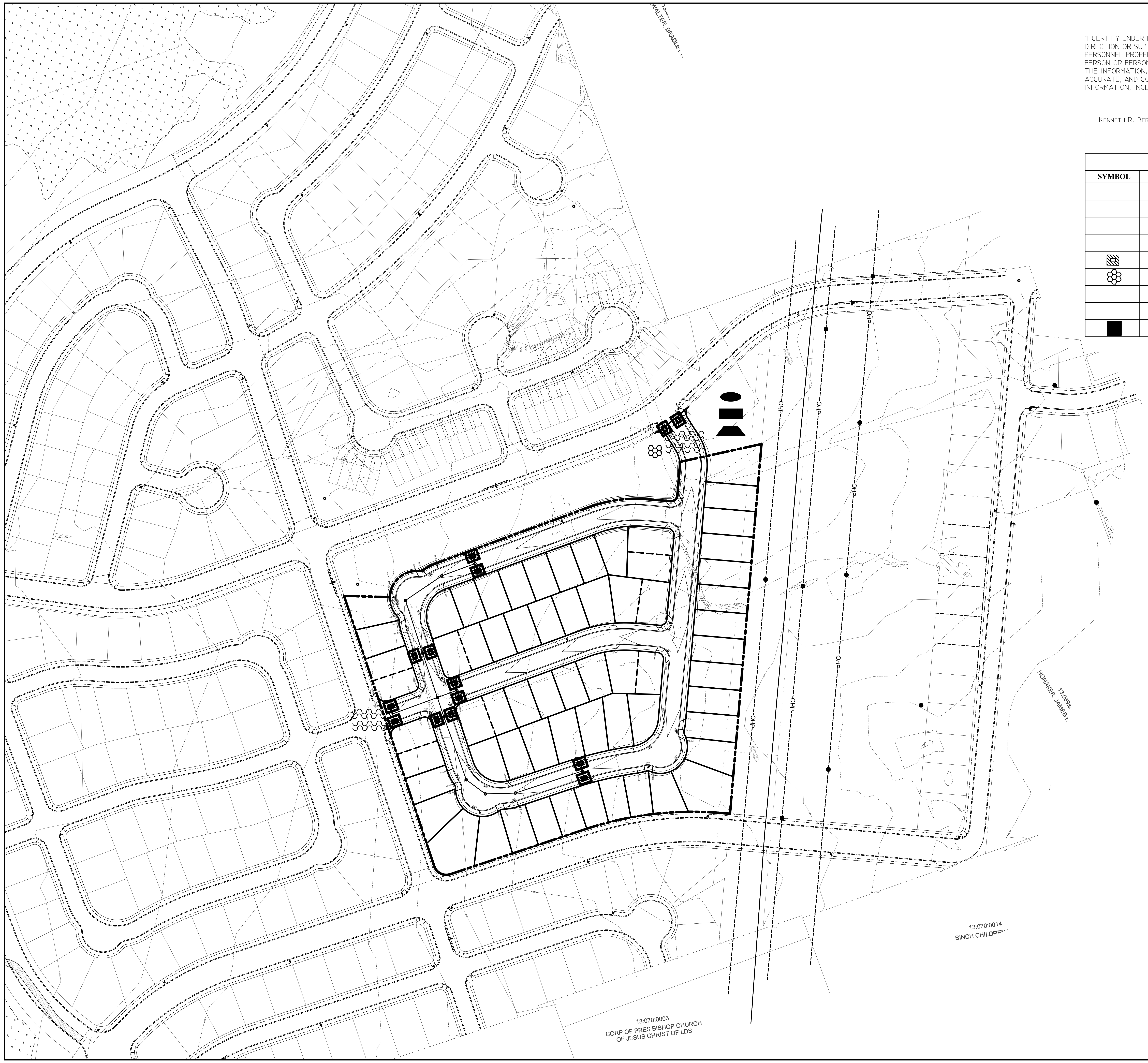


SWPPP CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AD ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR PATHERING 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 FR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

________________________ DATE ________
Kenneth R. Berg, PE

MAPPING LEGEND

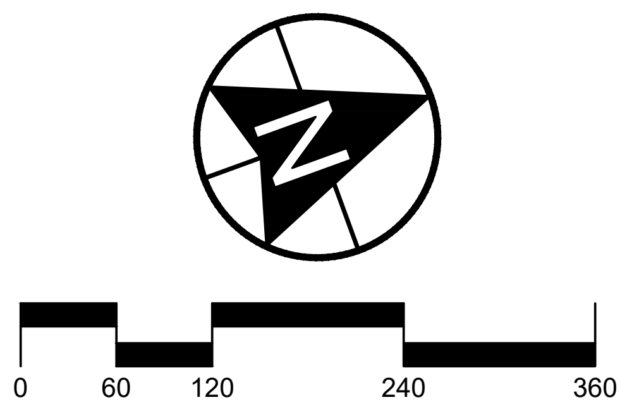
SYMBOL	MAP UPDATING/LABEL	SYMBOL	MAP UPDATING/LABEL
		⬬	PORTABLE TOILET
		■	TRASH BIN
		⏢	DEFINED WASHOUT AREA
		⯃	FUEL TANKS/STORAGE
▨	INLET PROTECTION	≈≈≈	STABILIZED EXIT/PAD; RIP RAP
⬡	SIGNAGE	⛁	MATERIALS STORAGE, DEFINED STORAGE
		▬ ▬ ▬	PROJECT BOUNDARY/AREA INDICATOR
		WWWWWW	CUTBACK CURB/CHECK DAM
■	CONSTRUCTION TRAILER/OFFICE	─□─□─	SILT FENCE/EARTHEN BERM

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS PLAT F-1

A PR 3.0 CONSERVATION SUBDIVISION



SCALE: 1"= 120'

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

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

SEAL
K R Berg
KENNETH R. BERG
02/25/20
343602

ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

DIXIE FARMS PLAT F-1

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
SWPPP	C8.1

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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.
3. At all other hours the Contractor shall maintain minimum one - lane two - way traffic. Traffic circulation must be supervised by a Certified Flagger.
4. Steady - burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles.
6. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein.
7. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.
8. Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

UTILITIES

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

STRIPING AND SIGNING

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

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.
16. All sanitary sewer mains and laterals must be inspected and approved by the city inspector before trench backfilling is completed.
17. all lateral connections shall insert-a-tee or WYE at ten o'clock positioning to the center of the main line and shall be encased in concrete after inspection is made by the city.

WATER LINE

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

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.
7. PI meters to be placed within the park strip and outside of the drive approach.

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.

DEVELOPER

ARDERO

520 South 850 East
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Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS
SUBDIVISION

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

REVISIONS

NO.	DATE	DESCRIPTION
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2		
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7		

SEAL

STATE OF UTAH
K R Berg
KENNETH R. BERG
12/11/19
343602
PROFESSIONAL ENGINEER

ACTION	DATE

PROJECT

DIXIE FARMS
SUBDIVISION

DESCRIPTION

FINAL PLANS

SHEET NAME	SHEET NUMBER
GENERAL NOTES	GN1

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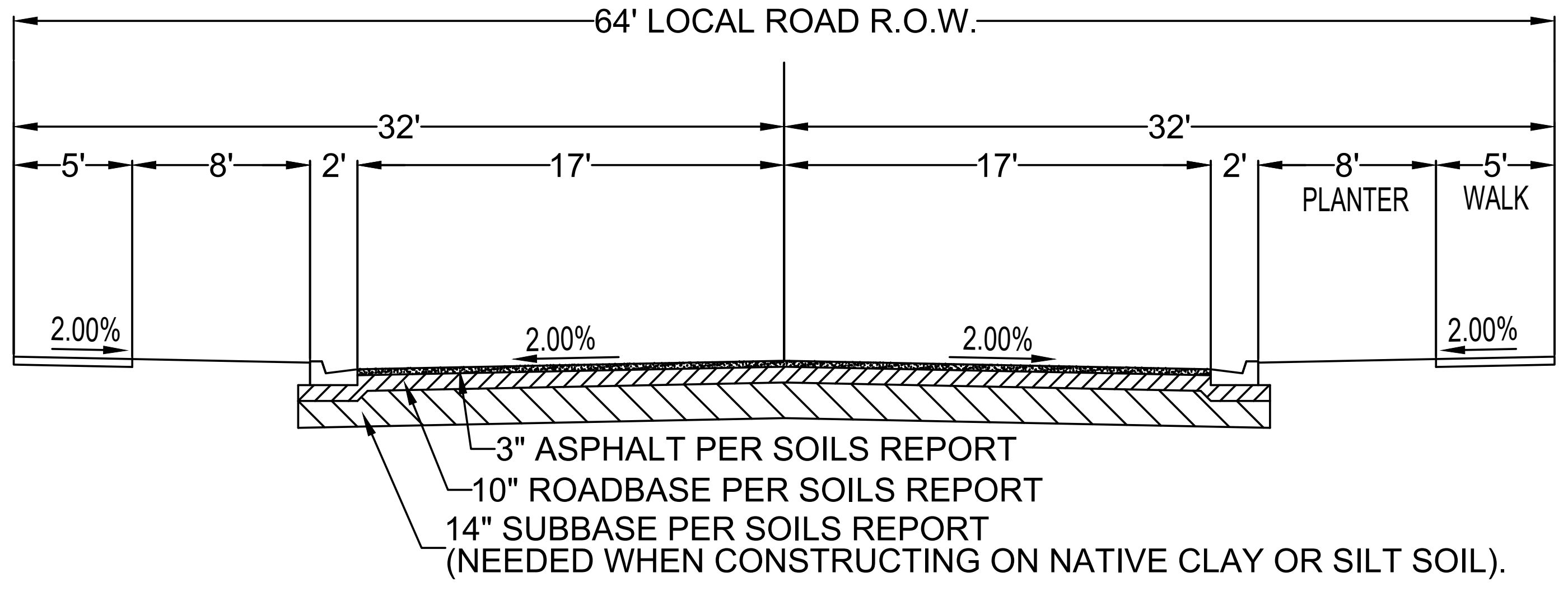
UPGRADE DRIVE APPROACH FLARES AND SIDEWALK TO A MINIMUM OF 6" OF CONCRETE



64' LOCAL ROAD R.O.W.
32'
32'
5'
8'
2'
17'
17'
2'
8'
PLANTER
5'
WALK
2.00%
2.00%
2.00%
2.00%
3" ASPHALT PER SOILS REPORT
10" ROADBASE PER SOILS REPORT
14" SUBBASE PER SOILS REPORT
(NEEDED WHEN CONSTRUCTING ON NATIVE CLAY OR SILT SOIL).

CROSS SECTION NOTE:

PREVIOUSLY APPROVED PLATS OF THE DIXIE FARMS SUBDIVISION USE THE CROSS SECTION SHOWN, TO KEEP CONSISTENCY IT HAS BEEN USED FOR THIS PLAT AS WELL. THE CURRENT CITY CROSS SECTION IS 62' ROW. NO REIMBURSEMENT IS ALLOWED FOR THE ADDITIONAL WIDTH.

DEVELOPER

ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS SUBDIVISION

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
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REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

KENNETH R. BERG
12/11/19
343602

ACTION	DATE
PRELIMINARY PLAN	8/13/2018

PROJECT

DIXIE FARMS SUBDIVISION

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
ROADWAY CROSS SECTIONS	D0

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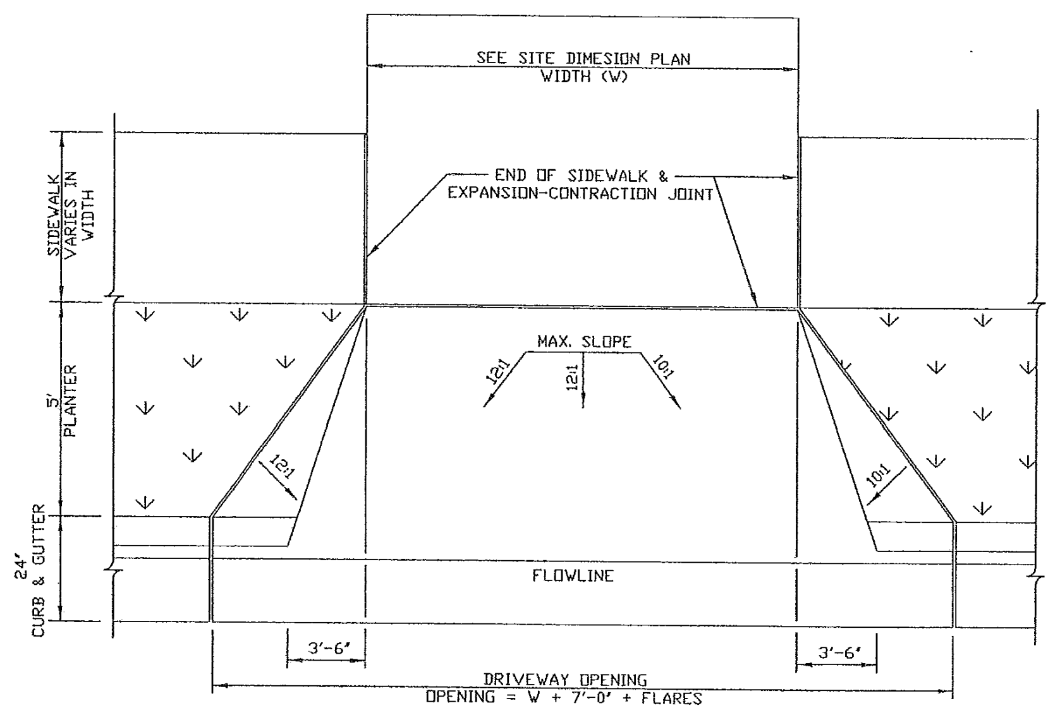
NOTE: SIDEWALK DEPTH SHALL BE 4' IN RESIDENTIAL ZONES; 6' ADJACENT TO RESIDENTIAL DRIVEWAY APPROACHES AND IN ALL COMMERCIAL AND INDUSTRIAL ZONES.



FLARED DRIVE APPROACH WITH PLANTER
-NTS-

UPGRADE FLARE AND SIDEWALK TO A MINIMUM OF 6" OF CONCRETE

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 FLARED DRIVE APPROACH WITH PLANTER	DRAWING NO. 15.9

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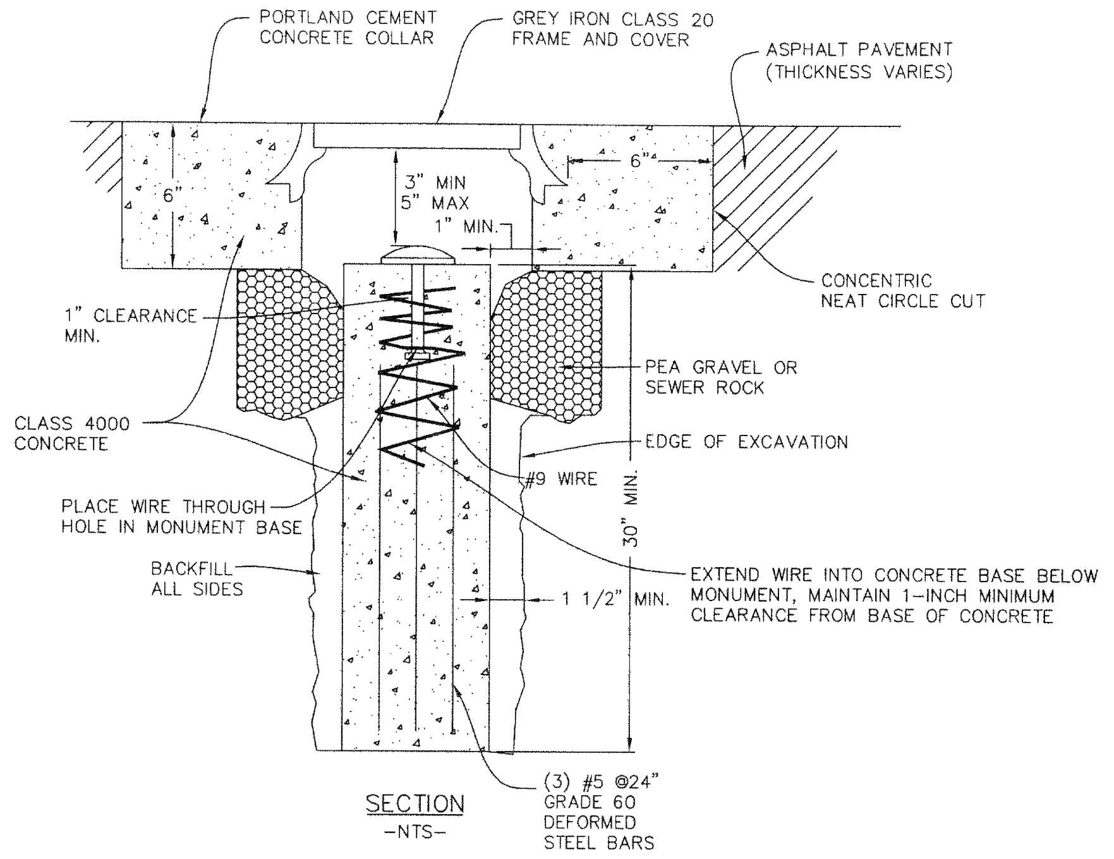
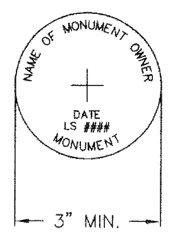
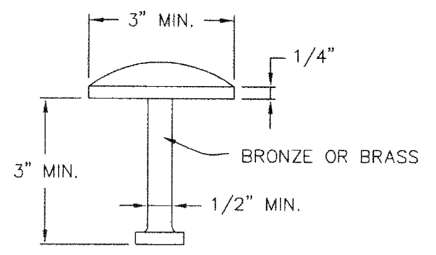


SECTION
-NTS-

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



CAP PLAN
-NTS-



CAP SECTION
-NTS-

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

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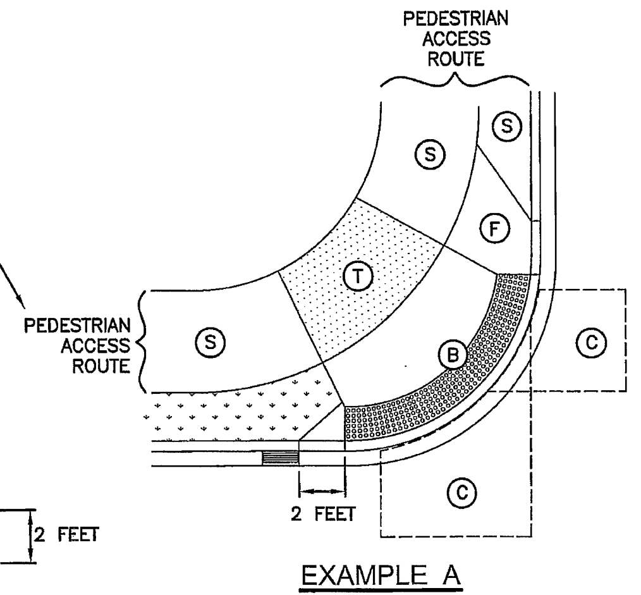
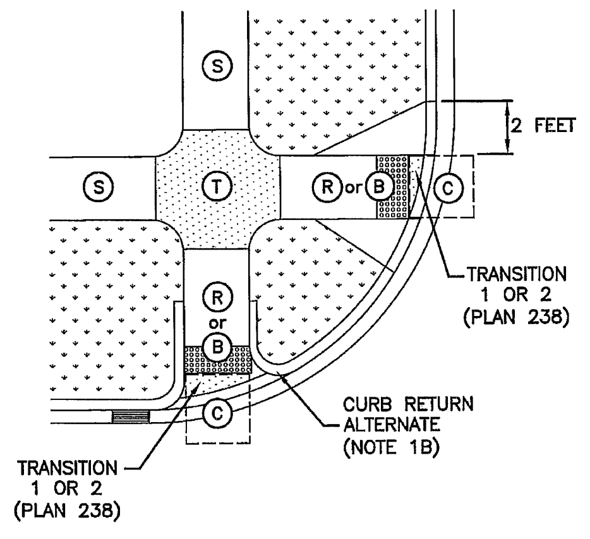
TURNING SPACE AT SIDEWALK LEVEL

THE LOCATION OF THE PEDESTRIAN ACCESS ROUTE AFFECTS FLARE SLOPE CONSTRUCTION.



EXAMPLE A

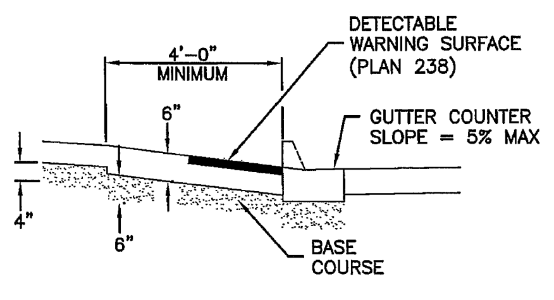


EXAMPLE B

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

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

TABLE OF DIMENSIONS



MATERIALS

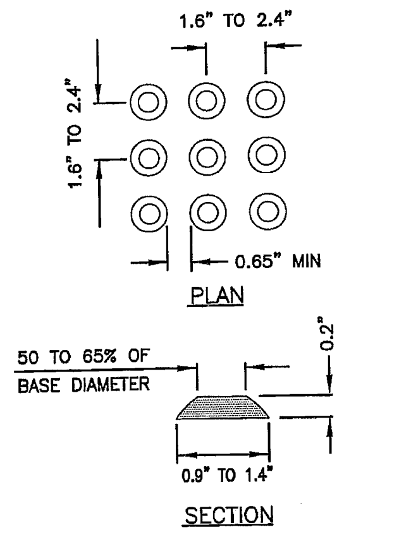
		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	Ⓣ	2	2
CURB RAMP	Ⓡ	8.33	2 (c)
BLENDED TRANSITION	Ⓑ	5	2 (c)
CLEAR SPACE	Ⓒ	5	2 (c)
SIDEWALK	Ⓢ	STREET GRADE	2
FLARE	Ⓕ	10	--

(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.

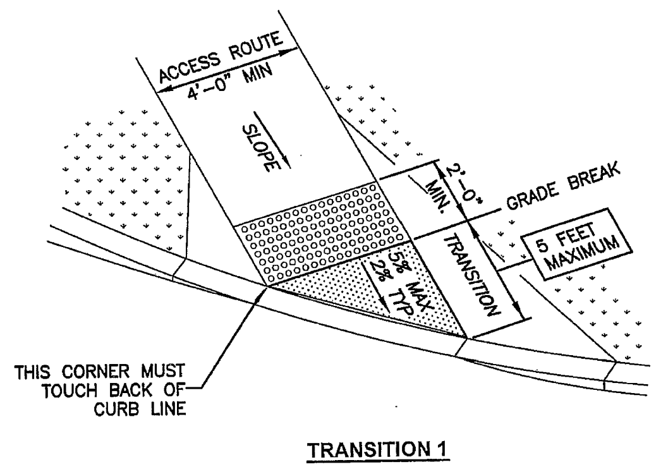
SLOPE TABLE

Corner curb cut assembly

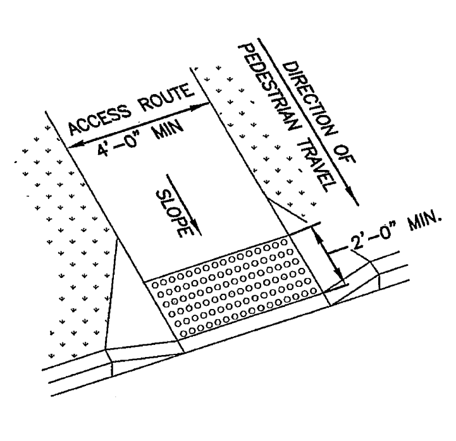
Plan
235
Sheet 1 of 4

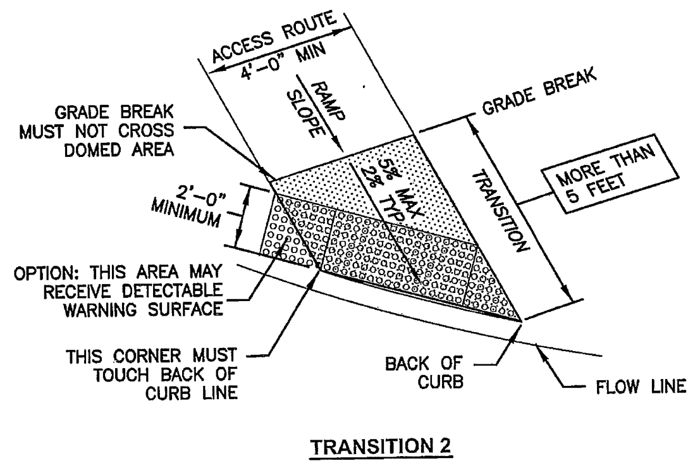


TRUNCATED DOME DETAIL



TRANSITION 1

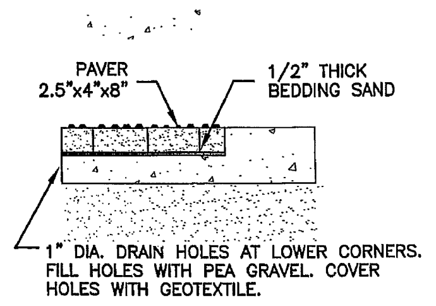




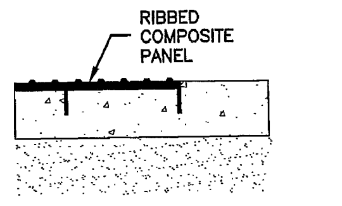
TRANSITION 2

PERPENDICULAR ASSEMBLY

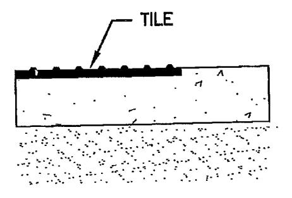
NON-PERPENDICULAR ASSEMBLY


PAVER
2.5"x4"x8"
1/2" THICK
BEDDING SAND
1" DIA. DRAIN HOLES AT LOWER CORNERS.
FILL HOLES WITH PEA GRAVEL. COVER
HOLES WITH GEOTEXTILE.

STYLE P



STYLE R



STYLE T

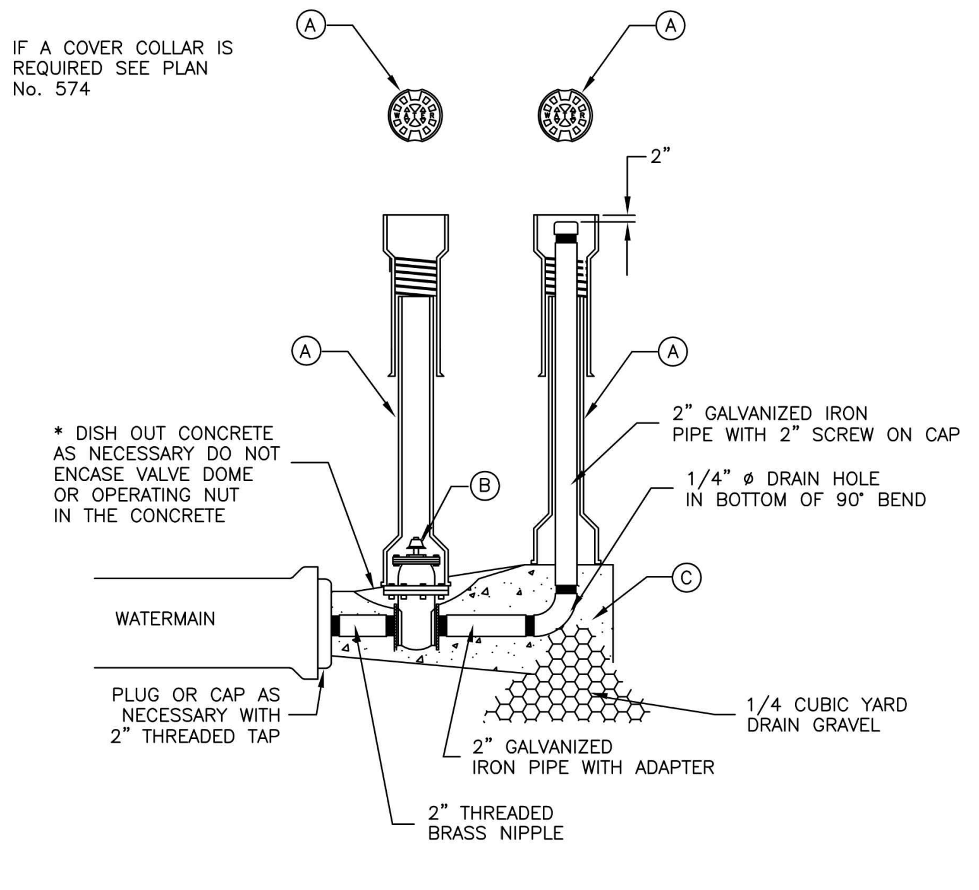
Detectable warning surface

Plan
238

2" washout valve

1. CONCRETE: Class 2000 minimum per APWA Section 03 30 04. Pour concrete against undisturbed soil.
2. TAPE: Apply tape wrap to the exterior of all galvanized pipe per AWWA C209.
3. SPECIAL DESIGN: Watermains 12" and larger will require special washout assembly design.
4. DRAINAGE: After installation of washout valve assembly, verify the washout valve riser drains to gravel.
5. INSPECTION: Prior to backfilling around thrust block, secure inspection of installation by ENGINEER.
6. BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.

IF A COVER COLLAR IS REQUIRED SEE PLAN No. 574

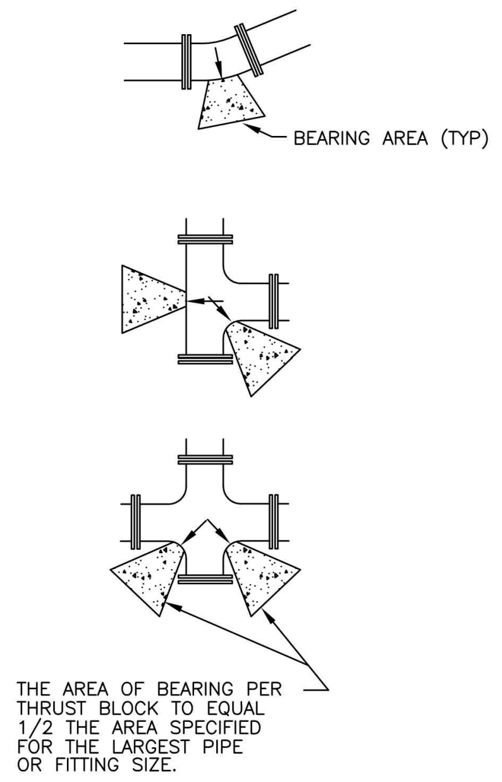


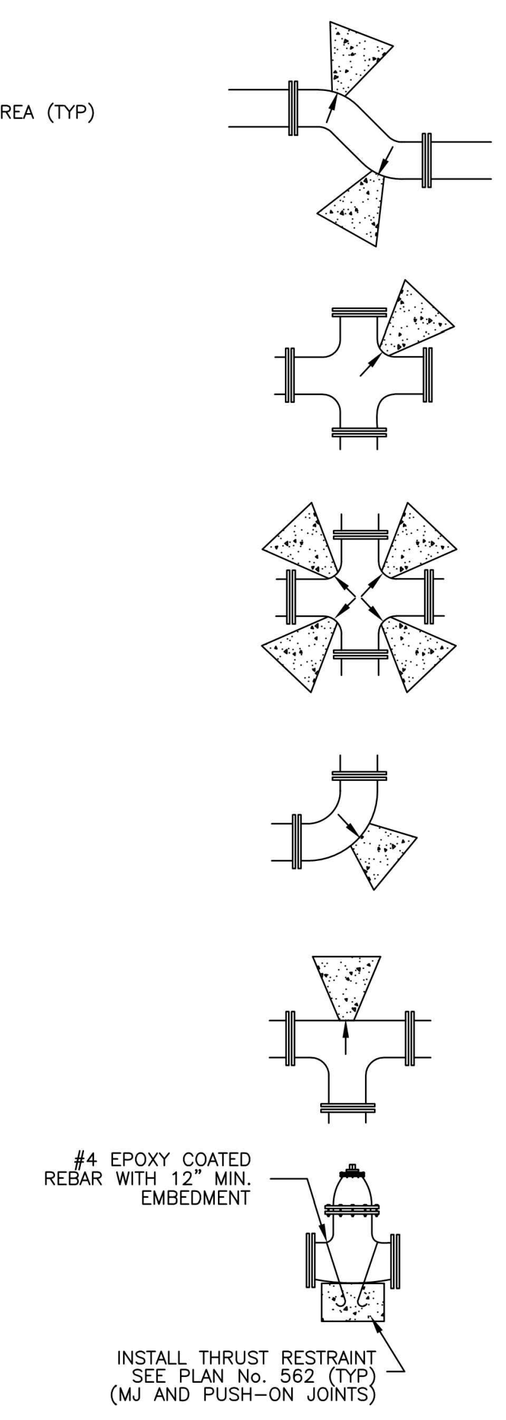
SECTION

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

2" Washout valve

Plan No.
571





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

Direct bearing thrust block

Plan No.
561

DEVELOPER

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS SUBDIVISION

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 12/11/19 343602
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
	1/22/2019

PROJECT

DIXIE FARMS SUBDIVISION

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	D1

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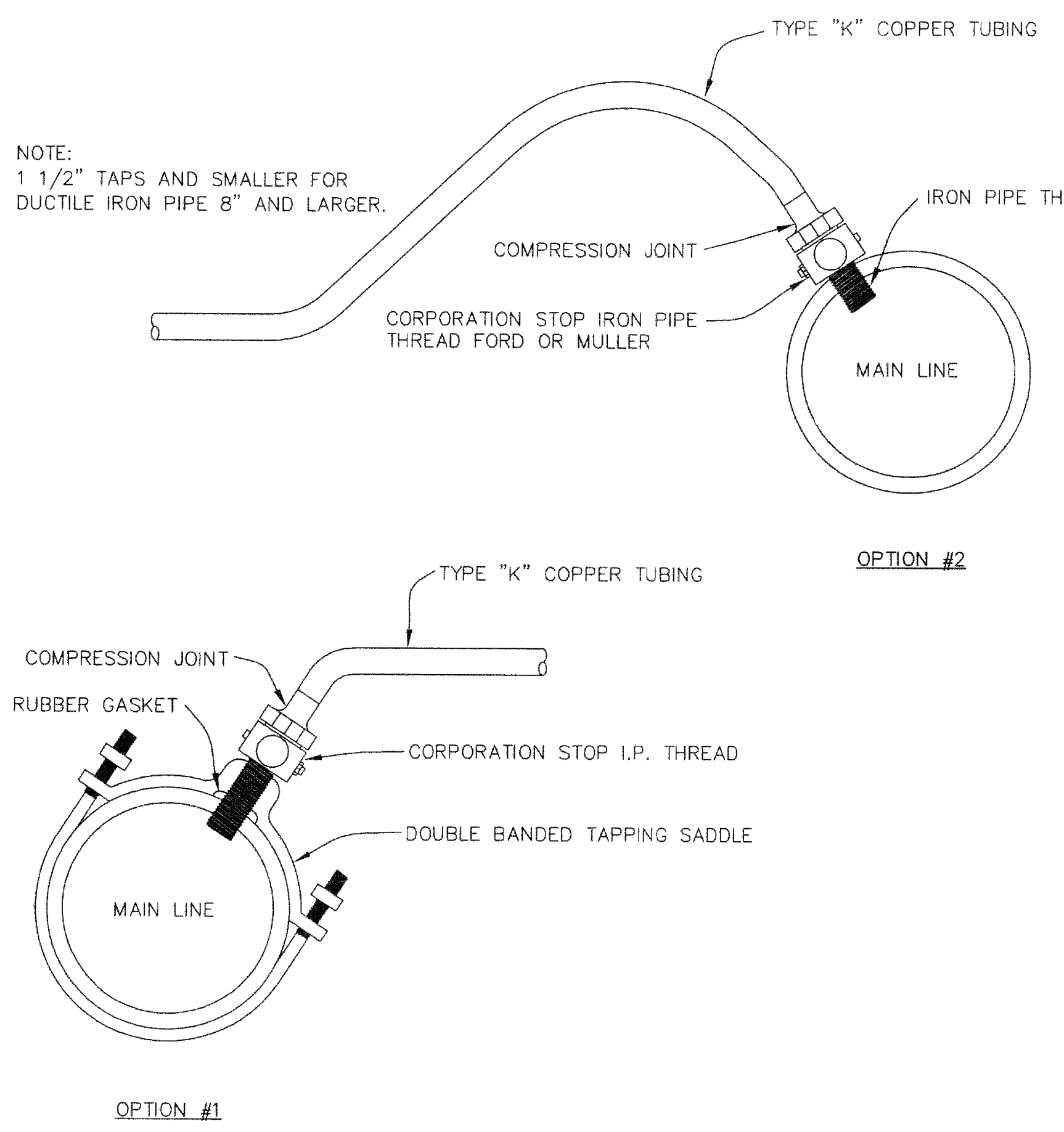


NOTE:
1 1/2" TAPS AND SMALLER FOR DUCTILE IRON PIPE 8" AND LARGER.

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

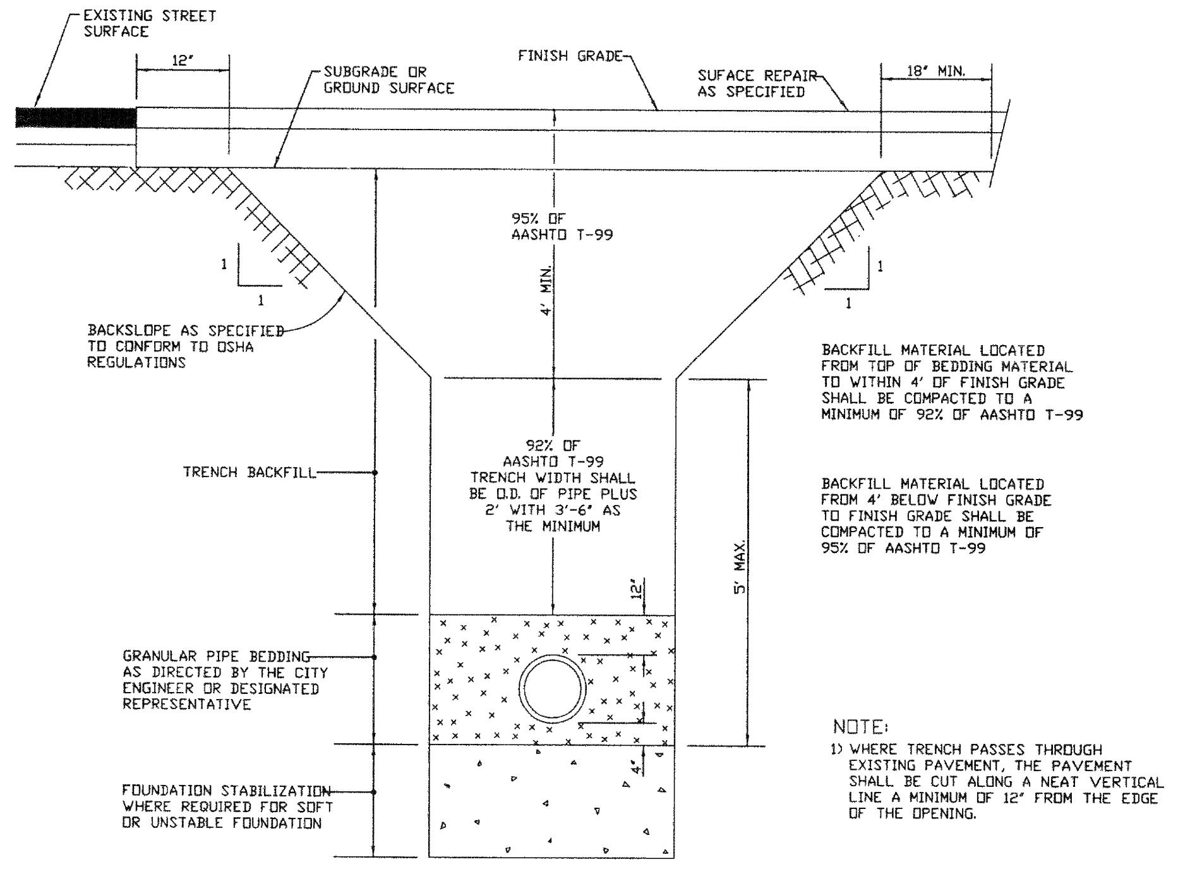
STANDARD DETAIL FOR
TYPICAL WATERMAN TAPS

DRAWING NO.
15.3

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\WATERMAIN TAP.dwg 05/12/2005 11:55:51 AM MDT

OPEN GROUND SURFACE RESTORATION: THE UPPER 8" OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4" ABOVE THE NATURAL GROUND SURFACE.

GRAVEL SURFACE RESTORATION: BACKFILL UPPER 6" OF TRENCH WITH 3/4" (-) CRUSHED GRAVEL. REMAINDER OF TRENCH AS SHOWN BELOW.


EXISTING STREET SURFACE
12"
SUBGRADE OR GROUND SURFACE
FINISH GRADE
SUFACE REPAIR AS SPECIFIED
18" MIN.
95% OF AASHTO T-99
4' MIN.
1
1
BACKSLOPE AS SPECIFIED TO CONFORM TO OSHA REGULATIONS
BACKFILL MATERIAL LOCATED FROM TOP OF BEDDING MATERIAL TO WITHIN 4' OF FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 92% OF AASHTO T-99
TRENCH BACKFILL
92% OF AASHTO T-99 TRENCH WIDTH SHALL BE O.D. OF PIPE PLUS 2' WITH 3'-6" AS THE MINIMUM
BACKFILL MATERIAL LOCATED FROM 4' BELOW FINISH GRADE TO FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF AASHTO T-99
5' MAX.
12"
GRANULAR PIPE BEDDING AS DIRECTED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE
4"
FOUNDATION STABILIZATION WHERE REQUIRED FOR SOFT OR UNSTABLE FOUNDATION

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

TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP
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

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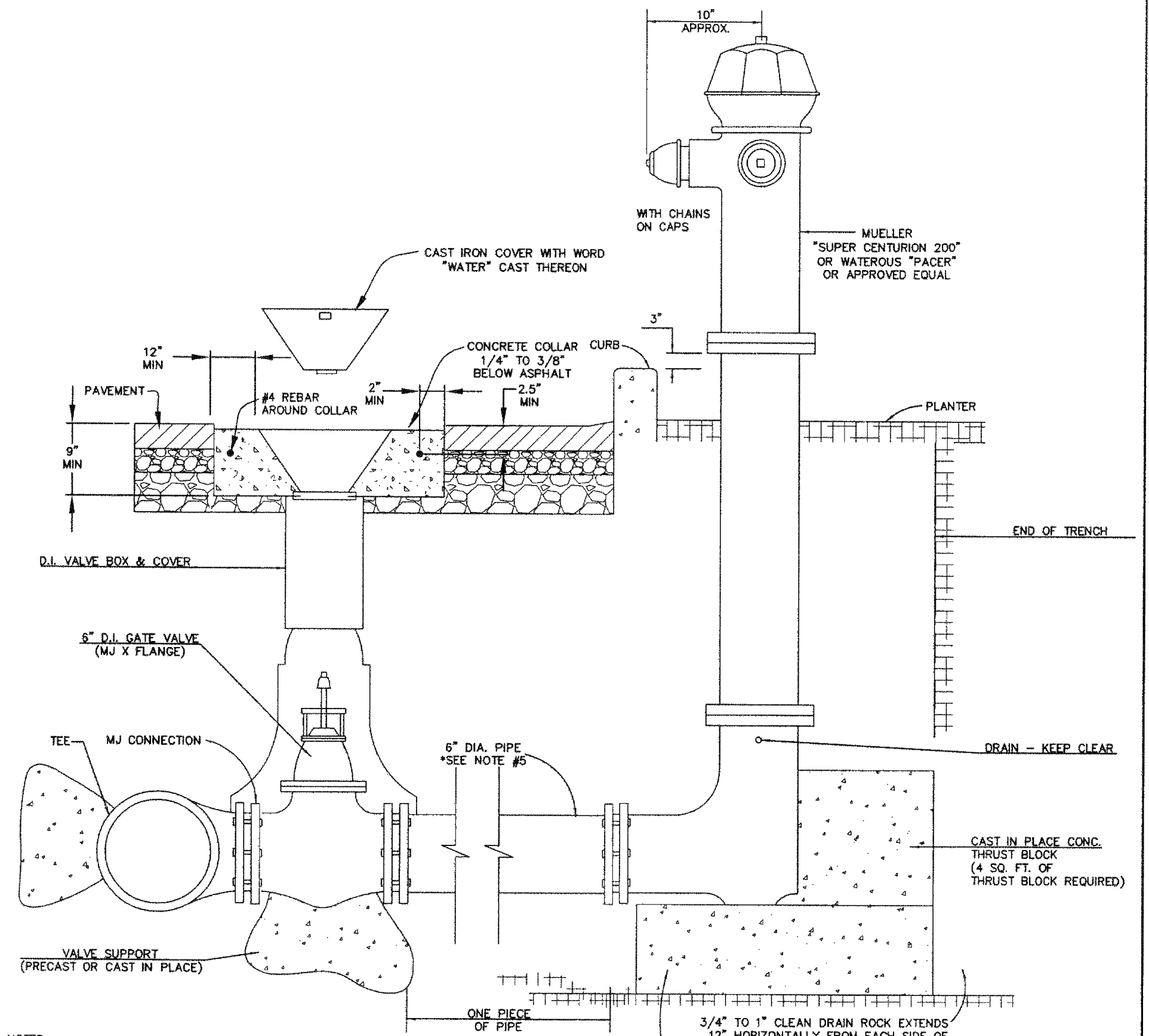

10" APPROX.
WITH CHAINS ON CAPS
MUELLER "SUPER CENTURION 200" OR WATEROUS "PACER" OR APPROVED EQUAL
CAST IRON COVER WITH WORD "WATER" CAST THEREON
3"
12" MIN
CONCRETE COLLAR 1/4" TO 3/8" BELOW ASPHALT
CURB
PAVEMENT
#4 REBAR AROUND COLLAR
2" MIN
2.5" MIN
PLANTER
9" MIN
END OF TRENCH
D.I. VALVE BOX & COVER
6" D.I. GATE VALVE (MJ X FLANGE)
TEE
MJ CONNECTION
6" DIA. PIPE *SEE NOTE #5
DRAIN - KEEP CLEAR
CAST IN PLACE CONC. THRUST BLOCK (4 SQ. FT. OF THRUST BLOCK REQUIRED)
VALVE SUPPORT (PRECAST OR CAST IN PLACE)
ONE PIECE OF PIPE
3/4" TO 1" CLEAN DRAIN ROCK EXTENDS 12" HORIZONTALLY FROM EACH SIDE OF CONC. BASE AND THRUST BLOCK AND VERTICALLY TO 2" ABOVE HYDRANT DRAIN WALL
PRECAST CONCRETE BLOCK 2'X2'X6" THICK

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 ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.
5. IF LENGTH EXCEEDS 1 LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.

FIRE HYDRANT DETAIL
-NTS-

DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES

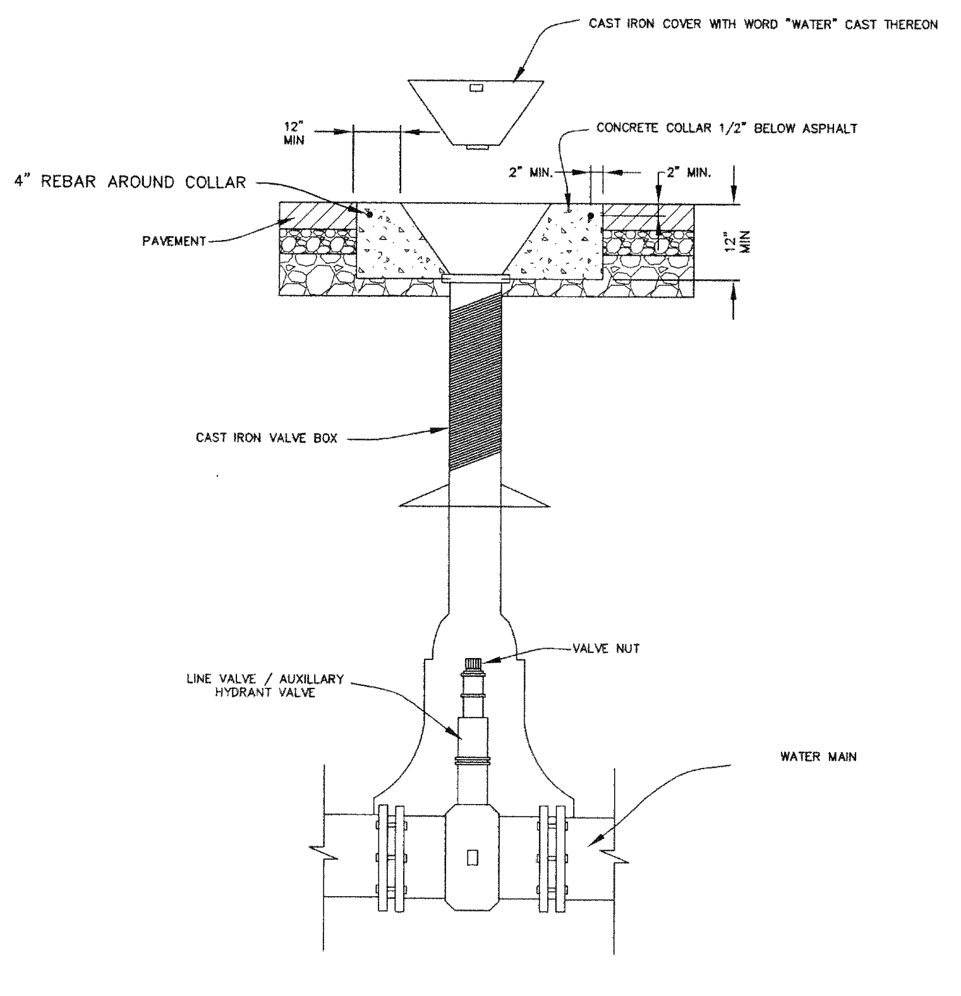
Northern
ENGINEERING-LAND PLANNING
-CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR
FIRE HYDRANT

DRAWING NO.
15.6

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\FIRE HYDRANT.dwg 05/12/2005 10:56:17 AM MDT


CAST IRON COVER WITH WORD "WATER" CAST THEREON
12" MIN
CONCRETE COLLAR 1/2" BELOW ASPHALT
4" REBAR AROUND COLLAR
2" MIN.
2" MIN.
PAVEMENT
12" MIN
CAST IRON VALVE BOX
VALVE NUT
LINE VALVE / AUXILLARY HYDRANT VALVE
WATER MAIN

VALVE BOX DETAIL

DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

Northern
ENGINEERING-LAND PLANNING
-CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR
VALVE BOX DETAIL

DRAWING NO.
15.4

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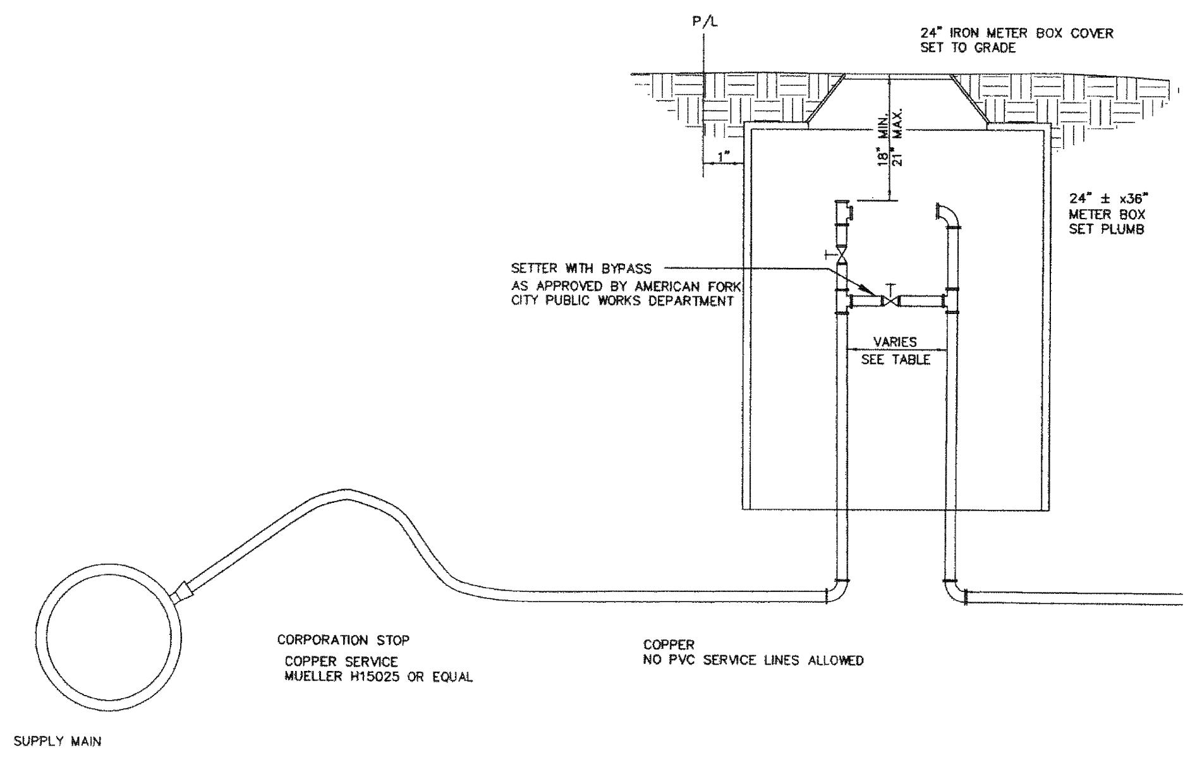
P/L
24" IRON METER BOX COVER SET TO GRADE
1"
18" MIN.
21" MAX.
24" ± x36" METER BOX SET PLUMB
SETTER WITH BYPASS AS APPROVED BY AMERICAN FORK CITY PUBLIC WORKS DEPARTMENT
VARIES SEE TABLE
CORPORATION STOP
COPPER SERVICE MUELLER H15025 OR EQUAL
COPPER NO PVC SERVICE LINES ALLOWED
SUPPLY MAIN

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

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DEVELOPER

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS SUBDIVISION

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
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KENNETH R. BERG
12/11/19
343602

ACTION	DATE
PRELIMINARY PLAN	8/13/2018

PROJECT

DIXIE FARMS SUBDIVISION

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
WATER DETAILS	D2

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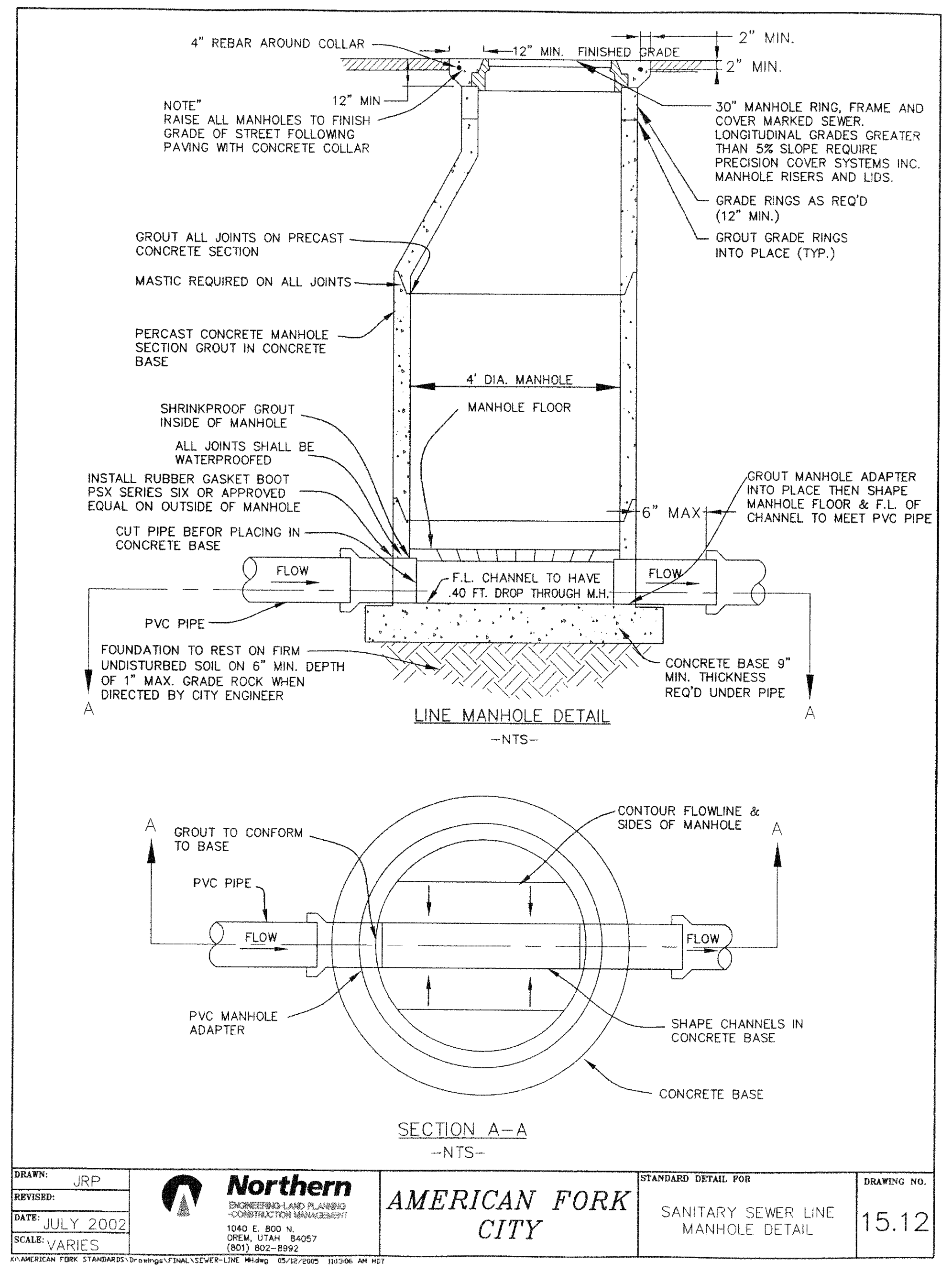
4" REBAR AROUND COLLAR
12" MIN. FINISHED GRADE
2" MIN.
2" MIN.
12" MIN
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
MASTIC REQUIRED ON ALL JOINTS
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
4' DIA. MANHOLE
MANHOLE FLOOR
SHRINKPROOF GROUT INSIDE OF MANHOLE
ALL JOINTS SHALL BE WATERPROOFED
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
CUT PIPE BEFOR PLACING IN CONCRETE BASE
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
6" MAX
FLOW
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A
LINE MANHOLE DETAIL
-NTS-
A
GROUT TO CONFORM TO BASE
CONTOUR FLOWLINE & SIDES OF MANHOLE
A
PVC PIPE
FLOW
FLOW
PVC MANHOLE ADAPTER
SHAPE CHANNELS IN CONCRETE BASE
CONCRETE BASE
SECTION A-A
-NTS-
DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES
Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR
SANITARY SEWER LINE MANHOLE DETAIL
DRAWING NO.
15.12
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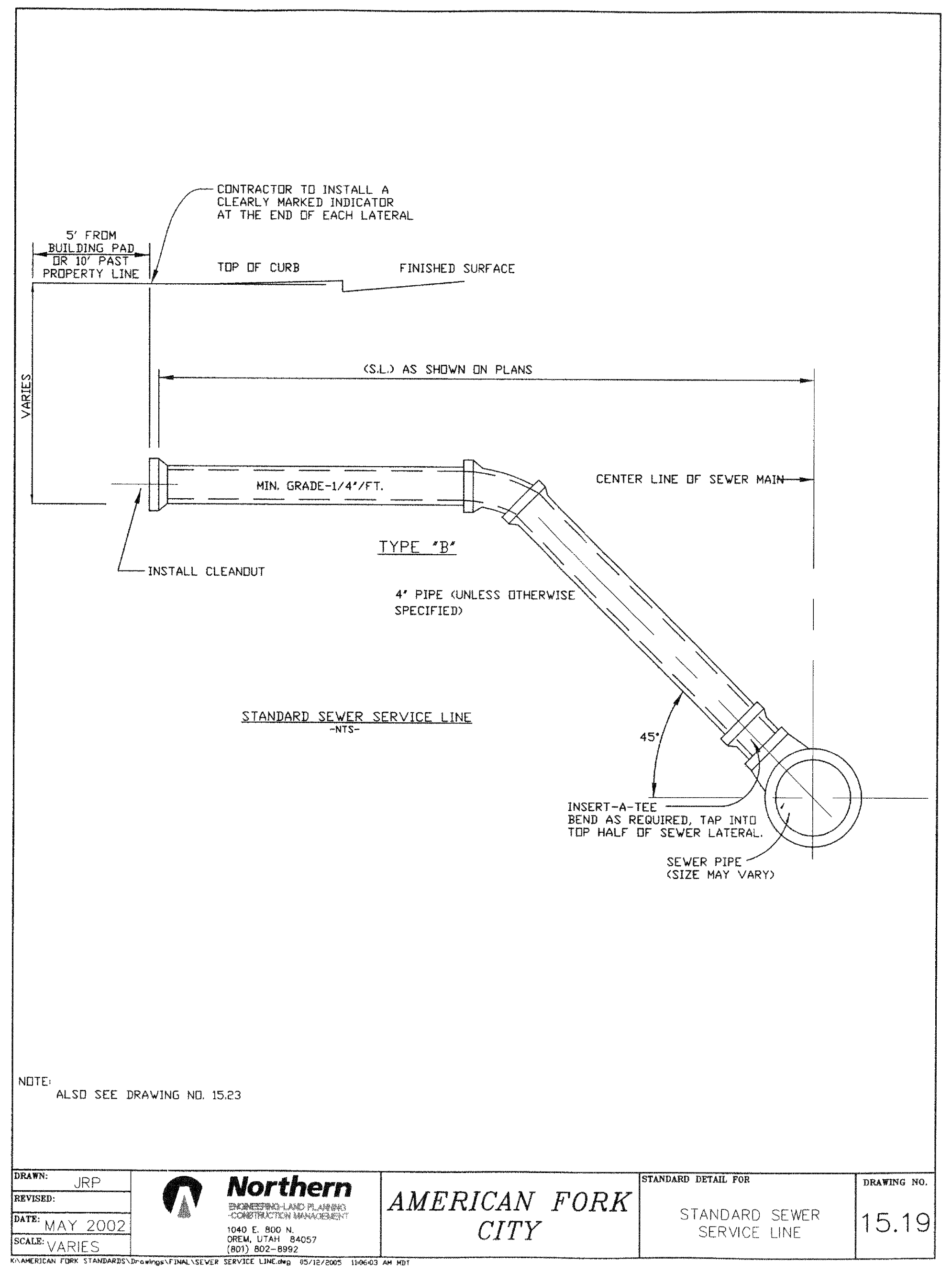
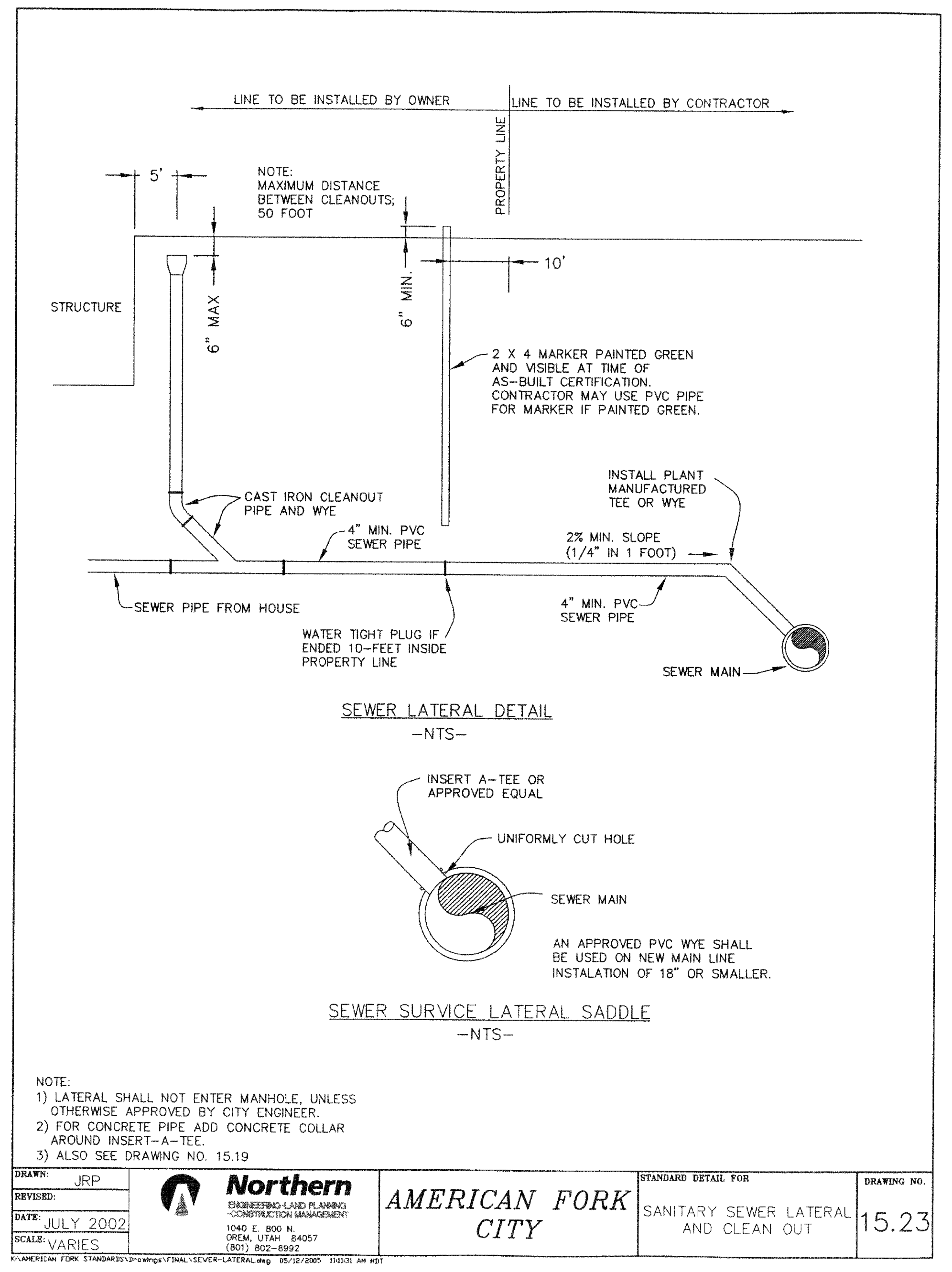

CONTRACTOR TO INSTALL A CLEARLY MARKED INDICATOR AT THE END OF EACH LATERAL
5' FROM BUILDING PAD OR 10' PAST PROPERTY LINE
TOP OF CURB
FINISHED SURFACE
VARIES
(S.L.) AS SHOWN ON PLANS
MIN. GRADE-1/4"/FT.
CENTER LINE OF SEWER MAIN
TYPE "B"
INSTALL CLEANOUT
4" PIPE (UNLESS OTHERWISE SPECIFIED)
STANDARD SEWER SERVICE LINE
-NTS-
45°
INSERT-A-TEE BEND AS REQUIRED, TAP INTO TOP HALF OF SEWER LATERAL.
SEWER PIPE (SIZE MAY VARY)
NOTE:
ALSO SEE DRAWING NO. 15.23
DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES
Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR
STANDARD SEWER SERVICE LINE
DRAWING NO.
15.19
K:\AMERICAN FORK STANDARDS\Drawings\FINAL\SEWER SERVICE LINE.dwg 05/12/2005 11:06:03 AM MDT


LINE TO BE INSTALLED BY OWNER
LINE TO BE INSTALLED BY CONTRACTOR
PROPERTY LINE
5'
NOTE:
MAXIMUM DISTANCE BETWEEN CLEANOUTS; 50 FOOT
10'
STRUCTURE
6" MAX
6" MIN.
2 X 4 MARKER PAINTED GREEN AND VISIBLE AT TIME OF AS-BUILT CERTIFICATION. CONTRACTOR MAY USE PVC PIPE FOR MARKER IF PAINTED GREEN.
INSTALL PLANT MANUFACTURED TEE OR WYE
CAST IRON CLEANOUT PIPE AND WYE
4" MIN. PVC SEWER PIPE
2% MIN. SLOPE (1/4" IN 1 FOOT)
SEWER PIPE FROM HOUSE
4" MIN. PVC SEWER PIPE
WATER TIGHT PLUG IF ENDED 10-FEET INSIDE PROPERTY LINE
SEWER MAIN
SEWER LATERAL DETAIL
-NTS-
INSERT A-TEE OR APPROVED EQUAL
UNIFORMLY CUT HOLE
SEWER MAIN
AN APPROVED PVC WYE SHALL BE USED ON NEW MAIN LINE INSTALATION OF 18" OR SMALLER.
SEWER SURVICE LATERAL SADDLE
-NTS-
NOTE:
1) LATERAL SHALL NOT ENTER MANHOLE, UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
2) FOR CONCRETE PIPE ADD CONCRETE COLLAR AROUND INSERT-A-TEE.
3) ALSO SEE DRAWING NO. 15.19
DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES
Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR
SANITARY SEWER LATERAL AND CLEAN OUT
DRAWING NO.
15.23
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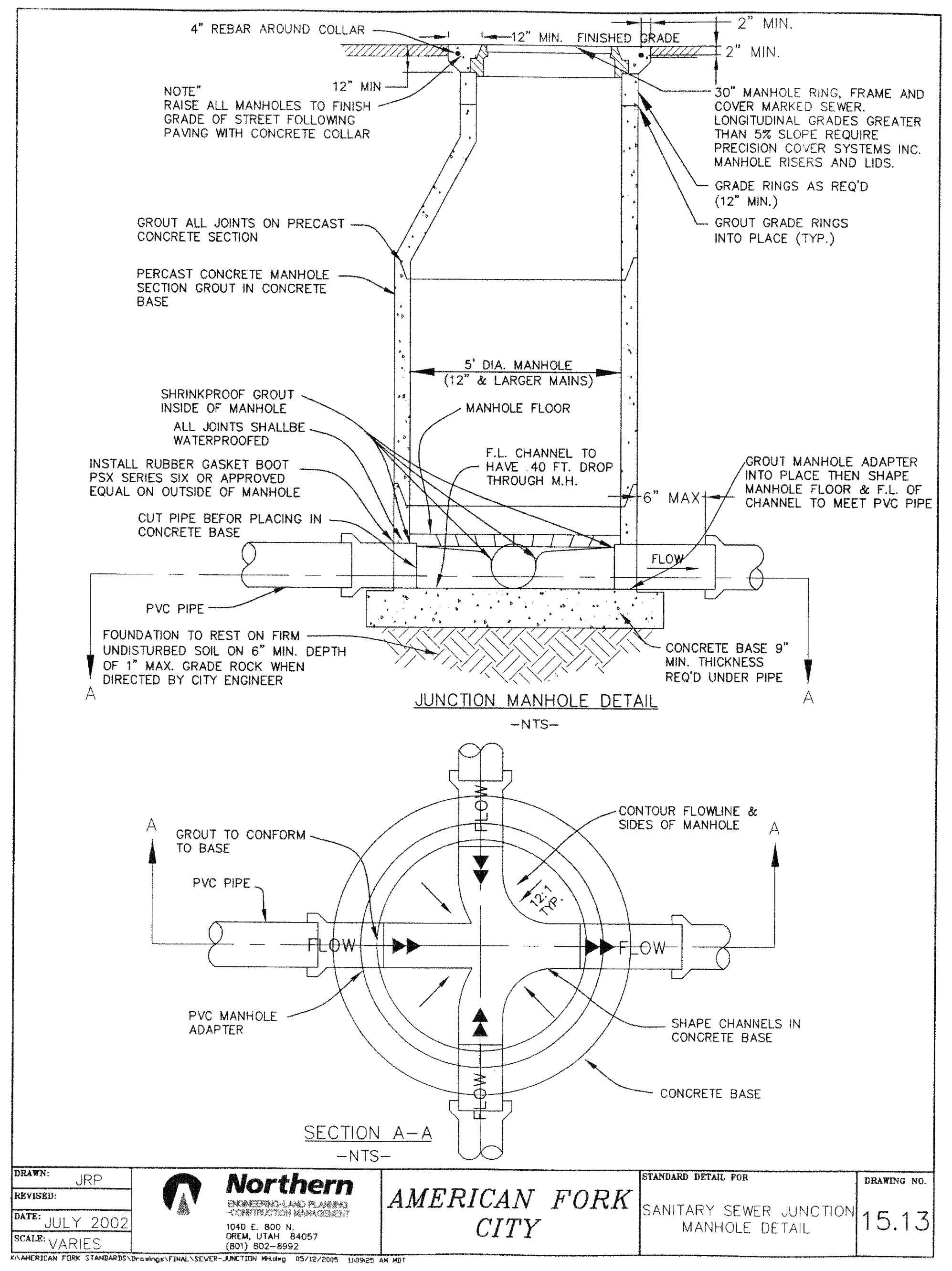
4" REBAR AROUND COLLAR
12" MIN. FINISHED GRADE
2" MIN.
2" MIN.
12" MIN
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
5' DIA. MANHOLE (12" & LARGER MAINS)
MANHOLE FLOOR
SHRINKPROOF GROUT INSIDE OF MANHOLE
ALL JOINTS SHALLBE WATERPROOFED
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
6" MAX
CUT PIPE BEFOR PLACING IN CONCRETE BASE
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A
JUNCTION MANHOLE DETAIL
-NTS-
A
GROUT TO CONFORM TO BASE
CONTOUR FLOWLINE & SIDES OF MANHOLE
A
PVC PIPE
FLOW
12:1 TYP.
FLOW
FLOW
FLOW
PVC MANHOLE ADAPTER
SHAPE CHANNELS IN CONCRETE BASE
CONCRETE BASE
SECTION A-A
-NTS-
DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES
Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR
SANITARY SEWER JUNCTION MANHOLE DETAIL
DRAWING NO.
15.13
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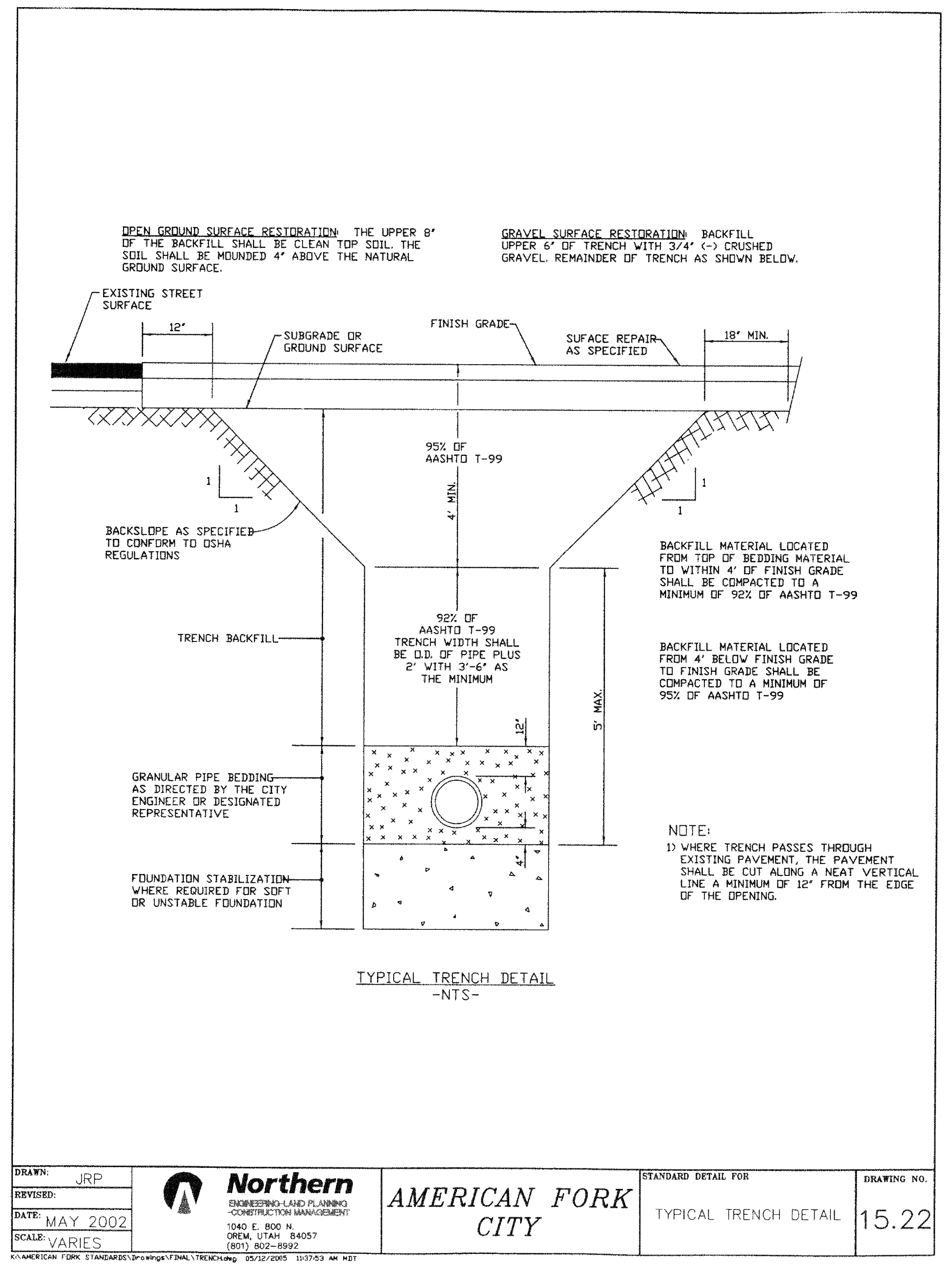
OPEN GROUND SURFACE RESTORATION: THE UPPER 8" OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4" ABOVE THE NATURAL GROUND SURFACE.
GRAVEL SURFACE RESTORATION: BACKFILL UPPER 6" OF TRENCH WITH 3/4" (-) CRUSHED GRAVEL. REMAINDER OF TRENCH AS SHOWN BELOW.
EXISTING STREET SURFACE
12"
SUBGRADE OR GROUND SURFACE
FINISH GRADE
SUFACE REPAIR AS SPECIFIED
18" MIN.
95% OF AASHTO T-99
4' MIN.
1
1
1
1
BACKSLOPE AS SPECIFIED TO CONFORM TO OSHA REGULATIONS
BACKFILL MATERIAL LOCATED FROM TOP OF BEDDING MATERIAL TO WITHIN 4' OF FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 92% OF AASHTO T-99
TRENCH BACKFILL
92% OF AASHTO T-99 TRENCH WIDTH SHALL BE O.D. OF PIPE PLUS 2' WITH 3'-6" AS THE MINIMUM
BACKFILL MATERIAL LOCATED FROM 4' BELOW FINISH GRADE TO FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF AASHTO T-99
5' MAX.
12"
GRANULAR PIPE BEDDING AS DIRECTED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE
4"
FOUNDATION STABILIZATION WHERE REQUIRED FOR SOFT OR UNSTABLE FOUNDATION
NOTE:
1) WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT ALONG A NEAT VERTICAL LINE A MINIMUM OF 12" FROM THE EDGE OF THE OPENING.
TYPICAL TRENCH DETAIL
-NTS-
DRAWN: JRP
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
K:\AMERICAN FORK STANDARDS\Drawings\FINAL\TRENCH.dwg 05/12/2005 11:37:53 AM MDT

DEVELOPER

ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS SUBDIVISION

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 12/11/19 343602
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
	1/22/2019

PROJECT

DIXIE FARMS SUBDIVISION

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
SEWER & STORM DRAIN DETAILS	D3

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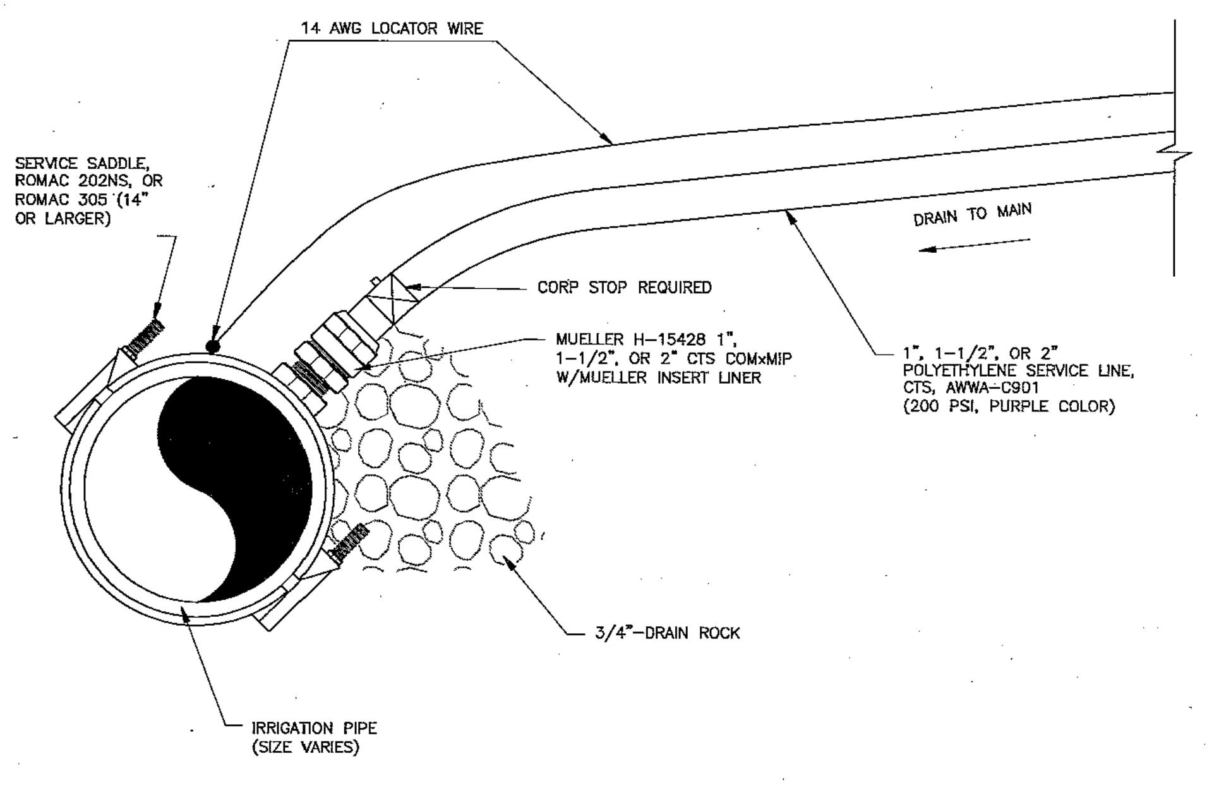
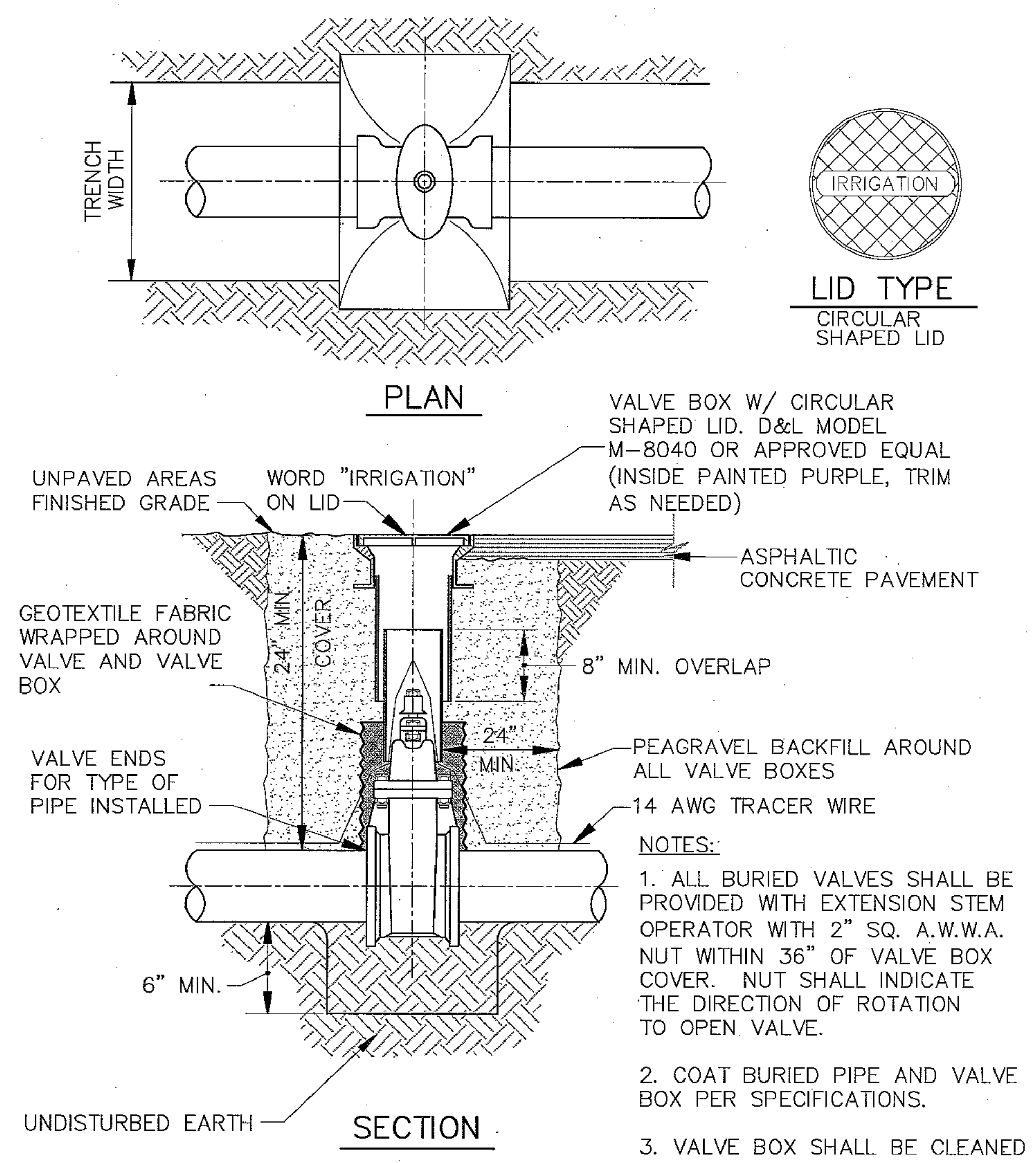
i:\my drive\berg civil\2019\ardero\df plat f-1\df f-1_details.dwg


14 AWG LOCATOR WIRE
SERVICE SADDLE, ROMAC 202NS, OR ROMAC 305 (14" OR LARGER)
DRAIN TO MAIN
CORP STOP REQUIRED
MUELLER H-15428 1", 1-1/2", OR 2" CTS COMxMIP W/MUELLER INSERT LINER
1", 1-1/2", OR 2" POLYETHYLENE SERVICE LINE, CTS, AWWA-C901 (200 PSI, PURPLE COLOR)
3/4"-DRAIN ROCK
IRRIGATION PIPE (SIZE VARIES)

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

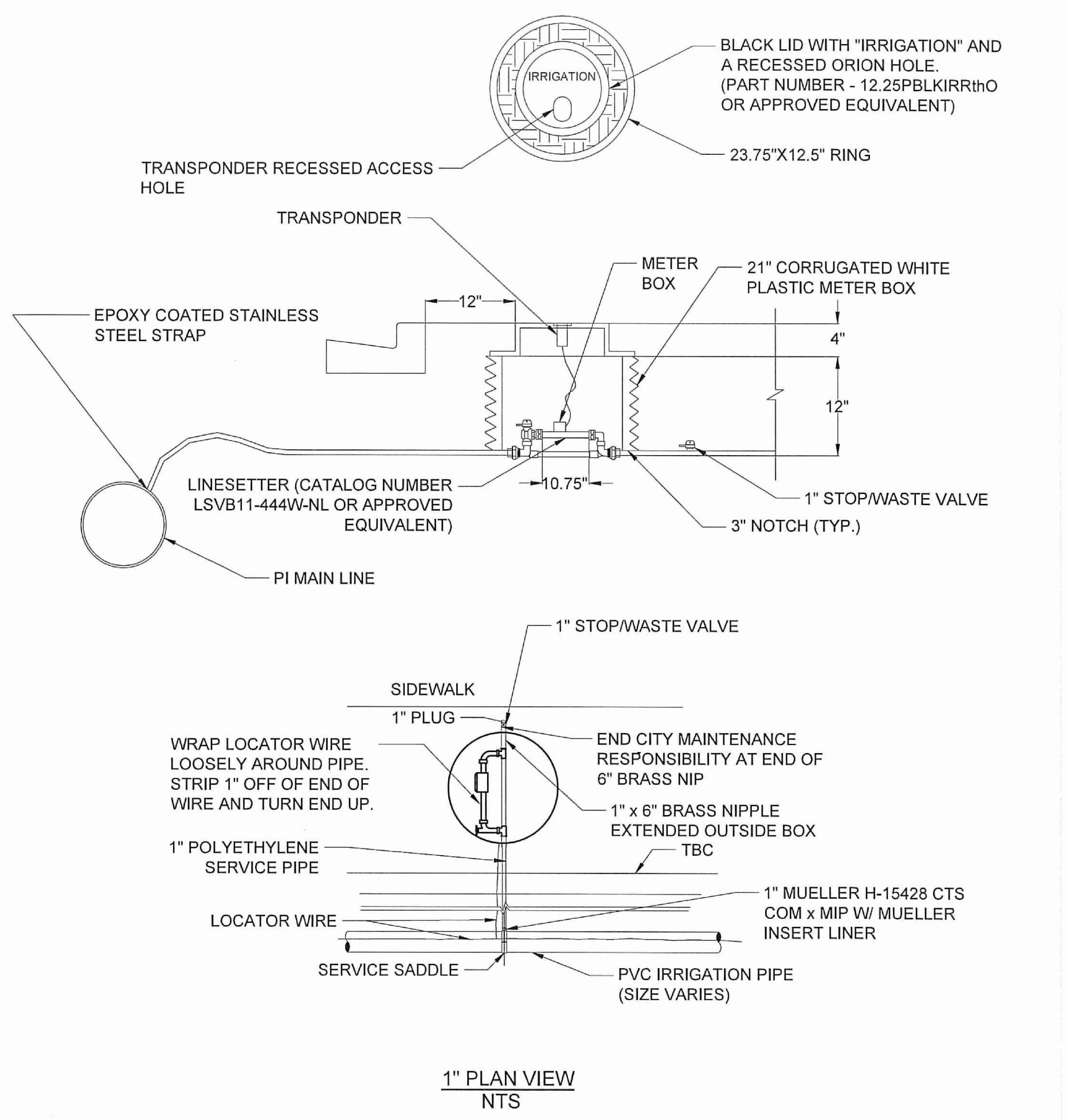
DRAWN:
REVISED: 11/2010
DATE:
SCALE:
HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100
AMERICAN FORK CITY
STANDARD DETAIL FOR TYPICAL SECONDARY WATER MAIN TAP
DRAWING NO. 15.3A


TRENCH WIDTH
IRRIGATION
LID TYPE
CIRCULAR SHAPED LID
PLAN
VALVE BOX W/ CIRCULAR SHAPED LID. D&L MODEL M-8040 OR APPROVED EQUAL (INSIDE PAINTED PURPLE, TRIM AS NEEDED)
UNPAVED AREAS FINISHED GRADE
WORD "IRRIGATION" ON LID
ASPHALTIC CONCRETE PAVEMENT
GEOTEXTILE FABRIC WRAPPED AROUND VALVE AND VALVE BOX
24" MIN. COVER
8" MIN. OVERLAP
24" MIN.
PEAGRAVEL BACKFILL AROUND ALL VALVE BOXES
VALVE ENDS FOR TYPE OF PIPE INSTALLED
14 AWG TRACER WIRE
6" MIN.
UNDISTURBED EARTH
SECTION

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

VALVE BOX INSTALLATION

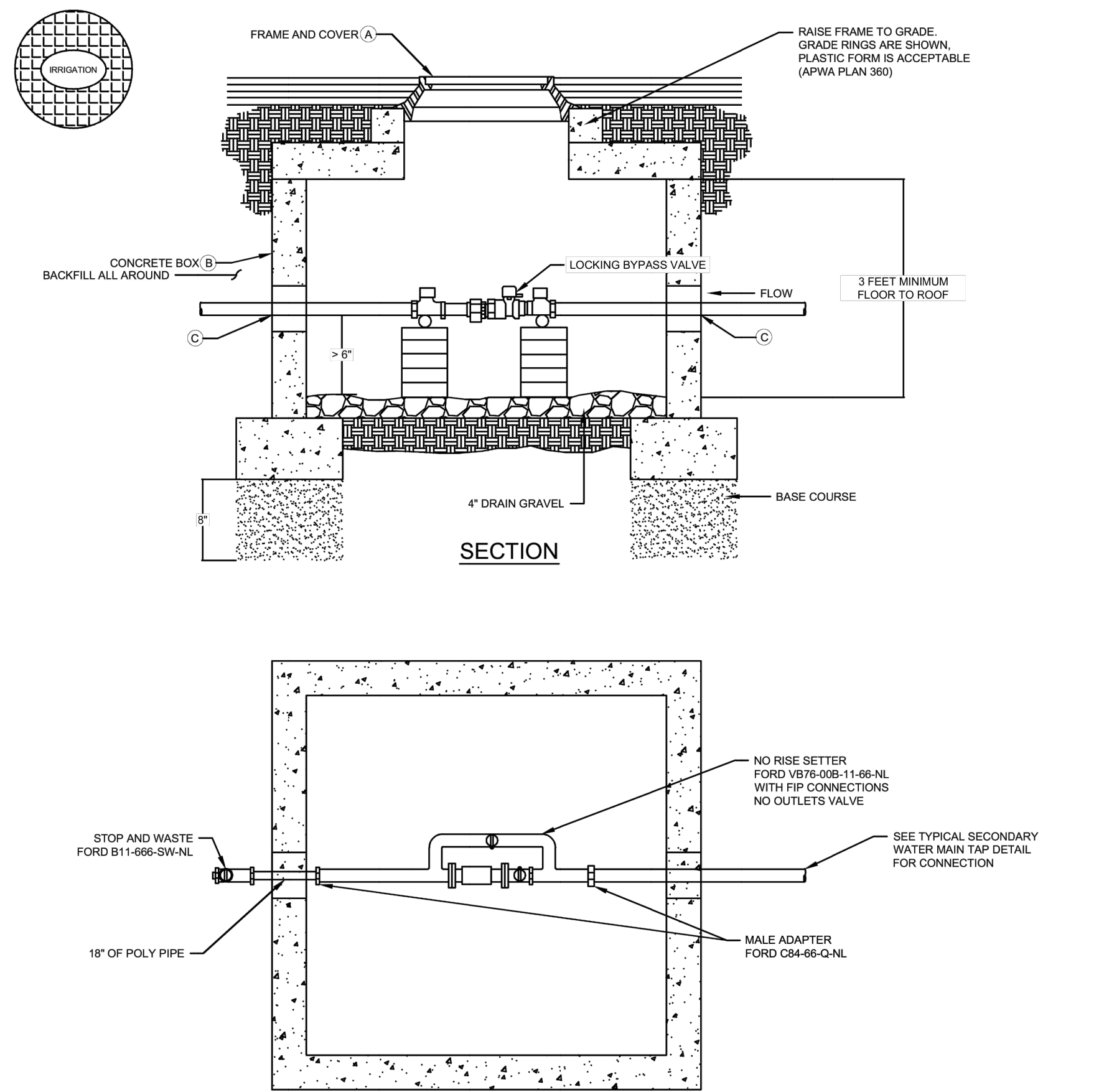
DRAWN:
REVISED: 11/2010
DATE:
SCALE: NONE
HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100
AMERICAN FORK CITY
STANDARD DETAIL FOR SECONDARY WATER VALVE BOX DETAIL
DRAWING NO. 15.4A


IRRIGATION
BLACK LID WITH "IRRIGATION" AND A RECESSED ORION HOLE. (PART NUMBER - 12.25PBLKIRRthO OR APPROVED EQUIVALENT)
23.75"X12.5" RING
TRANSPONDER RECESSED ACCESS HOLE
TRANSPONDER
METER BOX
21" CORRUGATED WHITE PLASTIC METER BOX
EPOXY COATED STAINLESS STEEL STRAP
12"
4"
12"
LINESETTER (CATALOG NUMBER LSVB11-444W-NL OR APPROVED EQUIVALENT)
10.75"
1" STOP/WASTE VALVE
3" NOTCH (TYP.)
PI MAIN LINE
1" STOP/WASTE VALVE
SIDEWALK
1" PLUG
END CITY MAINTENANCE RESPONSIBILITY AT END OF 6" BRASS NIP
WRAP LOCATOR WIRE LOOSELY AROUND PIPE. STRIP 1" OFF OF END OF WIRE AND TURN END UP.
1" x 6" BRASS NIPPLE EXTENDED OUTSIDE BOX
1" POLYETHYLENE SERVICE PIPE
TBC
1" MUELLER H-15428 CTS COM x MIP W/ MUELLER INSERT LINER
LOCATOR WIRE
SERVICE SADDLE
PVC IRRIGATION PIPE (SIZE VARIES)

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.

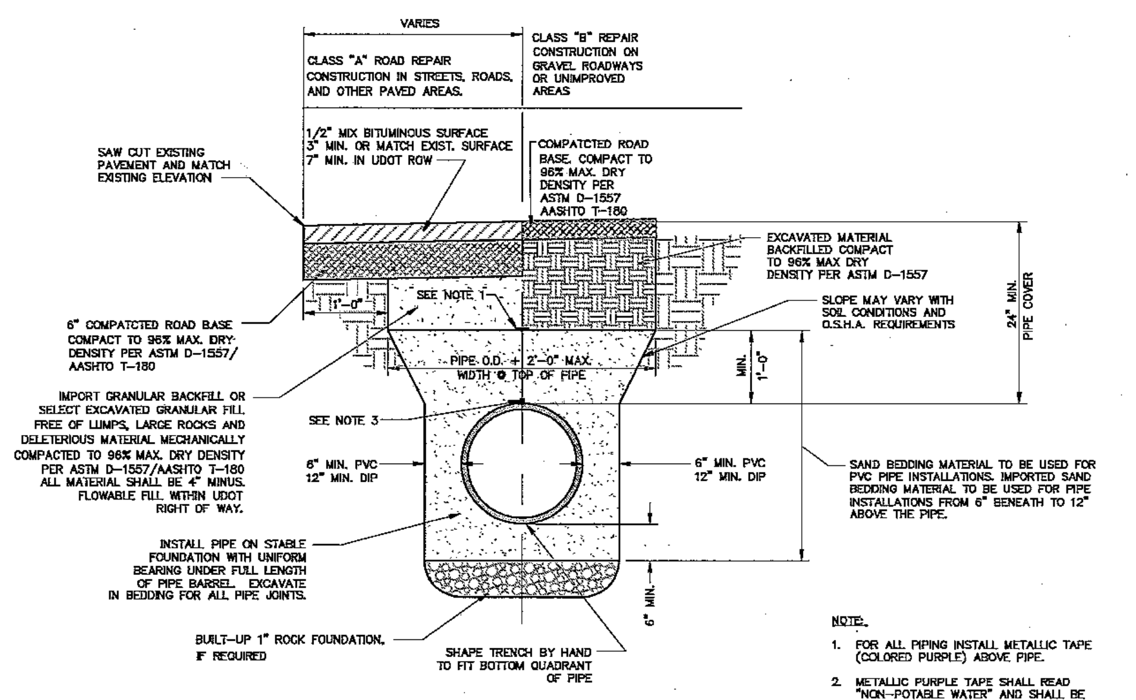
MVU
MAY 2019
VARIES
AMERICAN FORK 1853
AMERICAN FORK CITY
PUBLIC WORKS
275 EAST 200 NORTH
(801) 763-9030
1" PI METER PLACEMENT
15.5D


IRRIGATION
FRAME AND COVER Ⓐ
RAISE FRAME TO GRADE. GRADE RINGS ARE SHOWN, PLASTIC FORM IS ACCEPTABLE (APWA PLAN 360)
CONCRETE BOX Ⓑ
BACKFILL ALL AROUND
LOCKING BYPASS VALVE
FLOW
3 FEET MINIMUM FLOOR TO ROOF
Ⓒ
Ⓒ
> 6"
8"
4" DRAIN GRAVEL
BASE COURSE
SECTION
NO RISE SETTER FORD VB76-00B-11-66-NL WITH FIP CONNECTIONS NO OUTLETS VALVE
STOP AND WASTE FORD B11-666-SW-NL
SEE TYPICAL SECONDARY WATER MAIN TAP DETAIL FOR CONNECTION
18" OF POLY PIPE
MALE ADAPTER FORD C84-66-Q-NL

NOTES:
VAULT TO BE PLACED ONE FOOT FRONT OF WALK WITHIN AN EIGHT FOOT PARK STRIP OR WITHIN 10' FRONT PUE.

		LEGEND	
NO.	*	ITEM	DESCRIPTION
Ⓐ		27" FRAME AND COVER	APWA PLAN 502. CAST IRON LID WITH "IRRIGATION" AND RECESSED ORION HOLE. PART NUMBER 12.25PBLKWAMthO OR APPROVED EQUIVALENT.
Ⓑ		CONCRETE BOX	APWA PLAN 505. 3' MINIMUM FLOOR TO ROOF.
Ⓒ		CORE/KNOCKOUT THROUGH VAULT WALL	PIPES PASSING THROUGH CONCRETE VAULT SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY SHEATHING OR WRAPPING OR ANY OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM LIME AND ACID FROM CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING EXPANSION AND CONTRACTION OF PIPING (IPC 305.1). REMAINING HOLE SHALL BE SEALED.

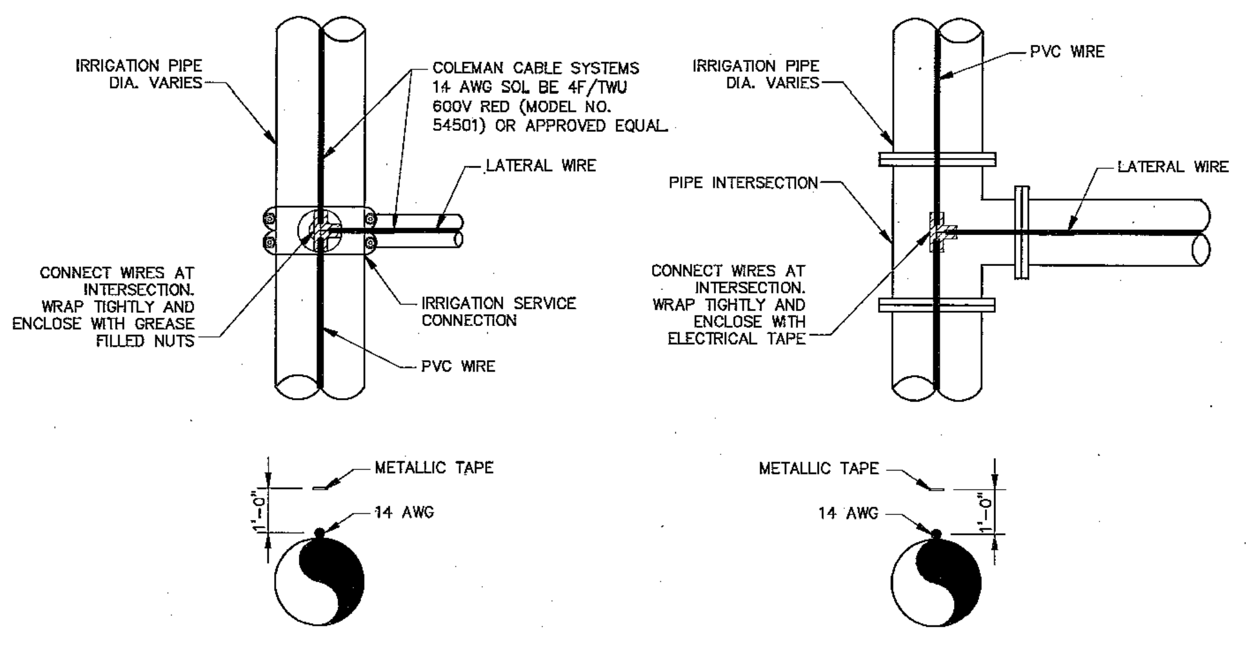
DRAWN: MVU
REVISED:
DATE: AUG 2019
SCALE: VARIES
AMERICAN FORK CITY
PUBLIC WORKS
275 EAST 200 NORTH
(801) 763-9030
STANDARD DETAIL FOR 1-1/2" OR 2" PI METER PLACEMENT
DRAWING NO. 15.5E


VARIES
CLASS "A" ROAD REPAIR CONSTRUCTION IN STREETS, ROADS, AND OTHER PAVED AREAS.
CLASS "B" REPAIR CONSTRUCTION ON GRAVEL ROADWAYS OR UNIMPROVED AREAS
1/2" MIX BITUMINOUS SURFACE 3" MIN. OR MATCH EXIST. SURFACE 7" MIN. IN UDOT ROW
SAW CUT EXISTING PAVEMENT AND MATCH EXISTING ELEVATION
COMPATCTED ROAD BASE. COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557 AASHTO T-180
EXCAVATED MATERIAL BACKFILLED COMPACT TO 96% MAX DRY DENSITY PER ASTM D-1557
1'-0"
SEE NOTE 1
6" COMPATCTED ROAD BASE COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557/ AASHTO T-180
SLOPE MAY VARY WITH SOIL CONDITIONS AND O.S.H.A. REQUIREMENTS
24" MIN. PIPE COVER
PIPE O.D. + 2'-0" MAX. WIDTH @ TOP OF PIPE
MIN. 1'-0"
IMPORT GRANULAR BACKFILL OR SELECT EXCAVATED GRANULAR FILL FREE OF LUMPS, LARGE ROCKS AND DELETERIOUS MATERIAL MECHANICALLY COMPACTED TO 96% MAX. DRY DENSITY PER ASTM D-1557/AASHTO T-180 ALL MATERIAL SHALL BE 4" MINUS. FLOWABLE FILL WITHIN UDOT RIGHT OF WAY.
SEE NOTE 3
6" MIN. PVC 12" MIN. DIP
6" MIN. PVC 12" MIN. DIP
SAND BEDDING MATERIAL TO BE USED FOR PVC PIPE INSTALLATIONS. IMPORTED SAND BEDDING MATERIAL TO BE USED FOR PIPE INSTALLATIONS FROM 6" BENEATH TO 12" ABOVE THE PIPE.
INSTALL PIPE ON STABLE FOUNDATION WITH UNIFORM BEARING UNDER FULL LENGTH OF PIPE BARREL. EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.
6" MIN.
BUILT-UP 1" ROCK FOUNDATION, IF REQUIRED
SHAPE TRENCH BY HAND TO FIT BOTTOM QUADRANT OF PIPE

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

TYPICAL SECONDARY WATER TRENCH DETAIL

DRAWN:
REVISED: 11/2010
DATE:
SCALE:
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


IRRIGATION PIPE DIA. VARIES
COLEMAN CABLE SYSTEMS 14 AWG SOL BE 4F/TWU 600V RED (MODEL NO. 54501) OR APPROVED EQUAL.
LATERAL WIRE
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH GREASE FILLED NUTS
IRRIGATION SERVICE CONNECTION
PVC WIRE
IRRIGATION PIPE DIA. VARIES
PVC WIRE
PIPE INTERSECTION
LATERAL WIRE
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH ELECTRICAL TAPE
METALLIC TAPE
14 AWG
1'-0"
METALLIC TAPE
14 AWG
1'-0"

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
DATE:
SCALE:
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

DEVELOPER
ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT
DIXIE FARMS
SUBDIVISION

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

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

SEAL
KENNETH R. BERG
12/11/19
343602

ACTION	DATE
PRELIMINARY PLAN	8/13/2018

PROJECT
DIXIE FARMS
SUBDIVISION

DESCRIPTION
FINAL CONSTRUCTION
PLANS

SHEET NAME
SECONDARY WATER DETAILS
SHEET NUMBER
D4

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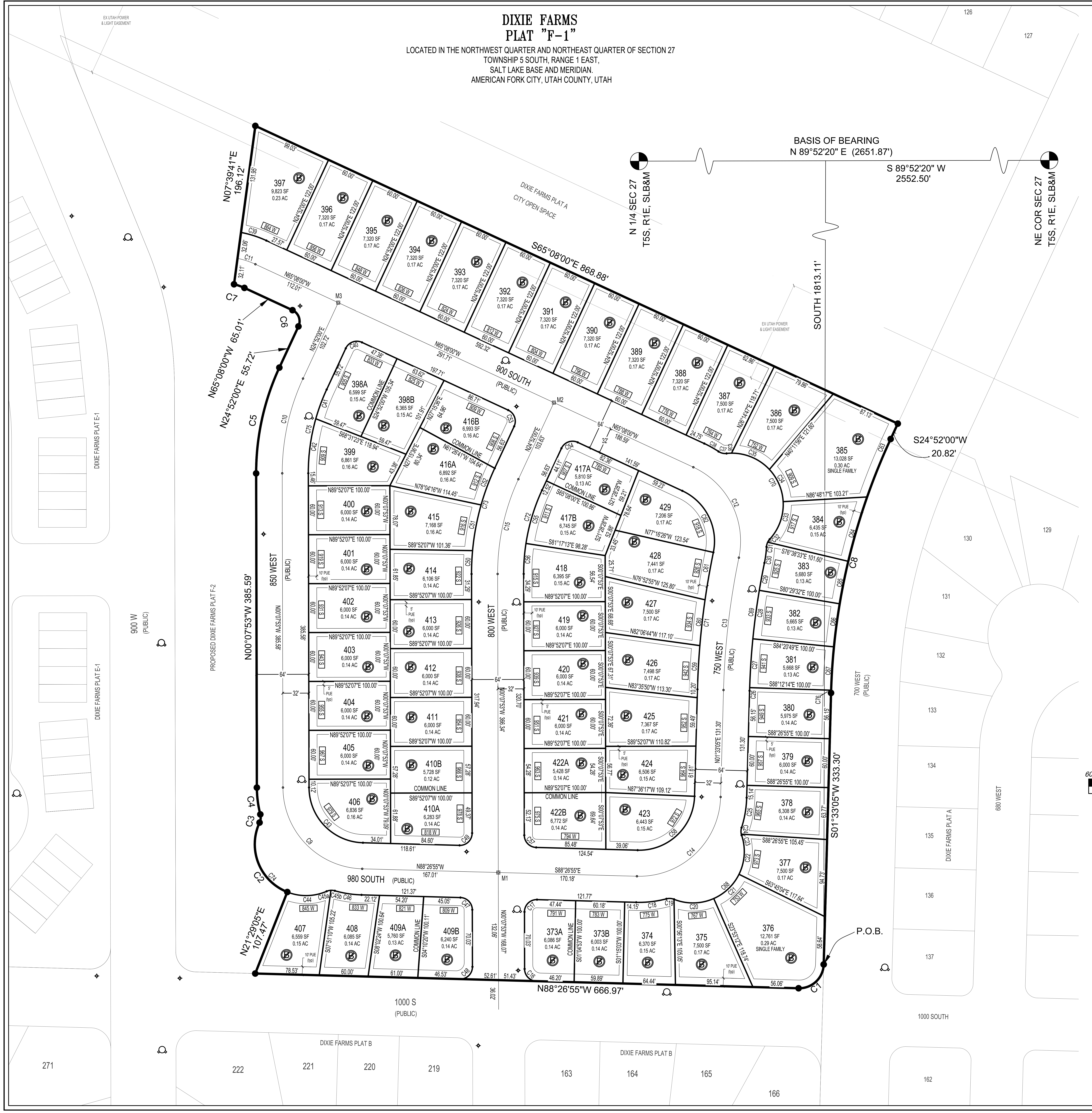
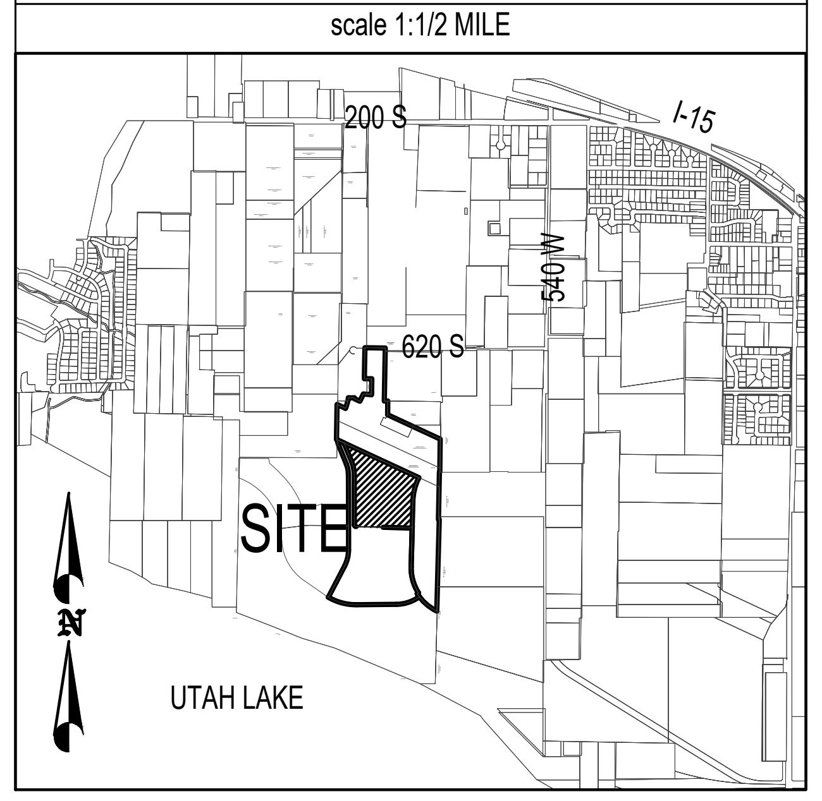
DIXIE FARMS
PLAT "F-1"

LOCATED IN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	14.45 AC
EXISTING ZONING	PR 3.0
LAND USE:	VERY LOW RESIDENTIAL
FLOOD ZONE DESIGNATION:	A / X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

LEGEND

⊕	SECTION CORNER
⌐	PROPERTY CORNER
▣	SUBDIVISION MONUMENT
━	BOUNDARY LINE
─	CENTER LINE
─	EASEMENT LINE
○	FIRE HYDRANT
◆	STREET LIGHT

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ________________________________

SYMBOLS

Ⓑ NO BASEMENTS ALLOWED
SLAB ON GRADE

60 0 60 120 180

SCALE 1"=60'

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.

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

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

SEWER & WATER AUTHORITY APPROVAL

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

____
SEWER & WATER AUTHORITY

1/7/19 I:\My Drive\Berg Civil\2019\ARDERO\DF Plat F-1\DF_Final_PLAT F-1.dwg

SURVEYOR'S CERTIFICATE

I, ____________________, 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. ____________________. 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 DESCRBED 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 S89°52'20"W 2552.50 FEET AND SOUTH 1813.11 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 47.12 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND LONG CHORD BEARS S46°33'05"W 42.43 FEET); THENCE NORTH 88°26'55" WEST 666.97 FEET; THENCE NORTH 21°29'05" EAST 107.47 FEET; THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 102.79 FEET (CURVE HAVING A CENTRAL ANGLE OF 93°28'58" AND LONG CHORD BEARS N21°46'26"W 91.76 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 10.34 FEET (CURVE HAVING A CENTRAL ANGLE OF 39°30'27" AND LONG CHORD BEARS N05°12'50"E 10.14 FEET); THENCE ALONG THE ARC OF A 132.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 33.20 FEET (CURVE HAVING A CENTRAL ANGLE OF 14°24'30" AND LONG CHORD BEARS N07°20'09"W 33.11 FEET); THENCE NORTH 00°07'53" WEST 385.59 FEET; THENCE ALONG THE ARC OF A 307.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 133.94 FEET (CURVE HAVING A CENTRAL ANGLE OF 24°59'53" AND LONG CHORD BEARS N12°22'03"E 132.88 FEET); THENCE NORTH 24°52'00" EAST 55.72 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 23.56 FEET CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND LONG CHORD BEARS N20°08'00"W 21.21 FEET); THENCE NORTH 65°08'00" WEST 65.01 FEET;
THENCE ALONG THE ARC OF A 68.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 13.54 FEET (CURVE HAVING A CENTRAL ANGLE OF 11°24'19" AND LONG CHORD BEARS N70°50'10"W 13.51 FEET); THENCE NORTH 07°39'41" EAST 196.12 FEET; THENCE SOUTH 65°08'00" EAST 868.88 FEET; THENCE SOUTH 24°52'00" WEST 20.82 FEET; THENCE ALONG THE ARC OF 792.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 322.29 FEET (CURVE HAVING A CENTRAL ANGLE OF 23°18'55" AND LONG CHORD BEARS S13°12'32"W 320.07 FEET); THENCE SOUTH 01°33'05" WEST 333.30 FEET TO THE POINT OF BEGINNING.

AREA = 629,243 SF OR 14.45 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SECTION 27. (NAD 83)

NUMBER OF LOTS 64

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 AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC.
DAY OF ________________________, A.D. ________
IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____________________

____

____

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.

MY COMMISSION EXPIRES ______________ ______________________________
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE __CITY COUNCIL______ 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. ____.

______________________________ MAYOR
______________________________ CITY COUNCIL MEMBER
______________________________ CITY COUNCIL MEMBER
______________________________ CITY COUNCIL MEMBER
______________________________ CITY COUNCIL MEMBER
______________________________ CITY COUNCIL MEMBER

APPROVED ______________________ CITY ENGINEER
ATTEST ______________________ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS ______ DAY OF ______________, A.D. __________ BY THE
___AMERICAN FORK CITY________ PLANNING COMMISSION

______________________________ PLANNER
______________________________ CHAIRMAN, PLANNING COMMISSION

DIXIE FARMS
PLAT "F-1"

1 of 2

LOCATED IN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	30.00	47.12	90°00'00"	42.43	S46°33'05"W
C2	63.00	102.79	93°28'58"	91.76	N21°46'26"W
C3	15.00	10.34	39°30'27"	10.14	N05°12'50"E
C4	132.00	33.20	14°24'30"	33.11	N07°20'09"W
C5	307.00	133.94	24°59'53"	132.88	N12°22'03"E
C6	15.00	23.56	90°00'00"	21.21	N20°08'00"W
C7	68.00	13.54	11°24'19"	13.51	N70°50'10"W
C8	792.00	322.29	23°18'55"	320.07	S13°12'32"W
C9	100.00	154.14	88°19'02"	139.33	N44°17'24"W
C10	275.00	119.98	24°59'53"	119.03	N12°22'03"E
C11	100.00	23.15	13°15'54"	23.10	N71°45'57"W
C12	100.00	134.11	76°50'14"	124.28	S26°42'53"E
C13	924.00	163.73	10°09'09"	163.52	S06°37'39"W
C14	100.00	157.08	90°00'00"	141.42	S46°33'05"W
C15	275.00	119.98	24°59'53"	119.03	S12°22'03"W
C16	15.00	23.12	88°19'02"	20.90	N44°17'24"W
C17	15.00	24.00	91°40'58"	21.52	N45°42'36"E
C18	132.00	37.40	16°14'03"	37.28	N83°26'03"E
C19	15.00	9.51	36°19'09"	9.35	S86°31'24"E
C20	63.00	50.06	45°31'23"	48.75	N88°52'29"E
C21	63.00	43.83	39°51'52"	42.96	N46°10'52"E
C22	63.00	49.24	44°46'57"	48.00	N03°51'27"E
C23	15.00	1.46	05°33'31"	1.46	N15°45'16"W
C24	15.00	8.05	30°45'38"	7.96	N02°24'19"E
C25	132.00	37.40	16°14'03"	37.28	N09°40'06"E
C26	892.00	3.81	00°14*42"	3.81	N01°40'25"E
C27	892.00	60.05	03°51'25"	60.03	N03°43'29"E
C28	892.00	60.01	03°51'17"	60.00	N07°34'49"E
C29	892.00	34.19	02°11'46"	34.19	N10°36'21"E
C30	132.00	19.97	08°40'06"	19.95	N07°22'11"E
C31	15.00	5.94	22°41'01"	5.90	N14°22'38"E
C32	15.00	4.41	16°49'26"	4.39	N34°07'51"E
C33	63.00	50.29	45°44'17"	48.97	N19°40'26"E
C34	63.00	43.83	39°51'52"	42.96	N23°07'39"W
C35	63.00	52.05	47°20'16"	50.58	N66°43'43"W
C36	63.00	6.13	05°34'29"	6.13	S86°48'54"W
C37	15.00	10.34	39°30'27"	10.14	N76°13'07"W
C38	132.00	19.97	08°40'06"	19.95	N60°47'57"W
C39	132.00	32.76	14°13'16"	32.68	N72°14'38"W
C40	15.00	23.56	90°00'00"	21.21	N69°52'00"E
C41	243.00	38.29	09°01'45"	38.25	S20°21'08"W
C42	243.00	67.73	15°58'09"	67.51	S07°51'11"W
C43	68.00	104.82	88°19'02"	94.74	N44°17'24"W
C44	63.00	49.52	45°01'57"	48.25	N88°58'07"E
C45A	15.00	5.44	20°47'43"	5.41	N76°51'00"E
C45B	15.00	4.90	18°42'44"	4.88	S83°23'47"E
C46	132.00	33.20	14°24'30"	33.11	S81°14'40"E
C47	15.00	23.12	88°19'02"	20.90	S44°17'24"E
C48	15.00	24.00	91°40'58"	21.52	S45°42'36"W
C49	15.00	24.00	91°40'58"	21.52	S45°42'36"W
C50	307.00	28.74	05°21'49"	28.73	N02°33'01"E
C51	307.00	57.10	10°39'23"	57.02	N10°33'38"E
C52	307.00	48.11	08°58'41"	48.06	N20°22'40"E
C53	15.00	23.56	90°00'00"	21.21	S20°08'00"E
C54	15.00	23.56	90°00'00"	21.21	N69°52'00"E
C55	243.00	68.51	16°09'13"	68.28	S16°47'23"W
C56	243.00	37.51	08°50'40"	37.47	S04°17'27"W
C57	15.00	23.12	88°19'02"	20.90	N44°17'24"W
C58	68.00	106.81	90°00'00"	96.17	S46°33'05"W
C59	956.00	53.77	03°13'21"	53.76	N03°09'45"E
C60	956.00	56.56	03°23'24"	56.56	N06°28'07"E
C61	956.00	59.07	03°32'25"	59.06	N09°56'02"E
C62	68.00	91.19	76°50'14"	84.51	S26°42'53"E
C63	792.00	76.76	05°33'12"	76.73	S22°05'24"W
C64	792.00	82.33	05°57'21"	82.29	S16°20'08"W
C65	792.00	53.22	03°50'59"	53.21	S11°25'58"W
C66	792.00	53.28	03°51'17"	53.27	S07°34'49"W
C67	792.00	53.31	03°51'25"	53.30	S03°43'29"W
C68	63.00	143.13	130°10'12"	114.27	N46°33'05"E
C69	892.00	158.06	10°09'09"	157.85	N06°37'39"E
C70	63.00	152.31	138°30'55"	117.83	N26°42'53"W
C71	956.00	169.40	10°09'09"	169.18	N06°37'39"E
C72	243.00	106.02	24°59'53"	105.18	N12°22'03"E
C73	307.00	133.94	24°59'53"	132.88	N12°22'03"E
C74	243.00	106.02	24°59'53"	105.18	S12°22'03"W
C75	63.00	152.31	138°30'55"	117.83	S44°17'24"E
C76	792.00	3.39	00°14'42"	3.39	S01°40'25"W

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

berg
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DIXIE FARMS
PLAT "F-1"

LOCATED IN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

TABULATIONS

ZONE =	PR-3.0 / SP
TOTAL AREA =	2.99 AC
AREA OF EXISTING ROADS =	0.00 AC
AREA OF CITY OPEN SPACE =	0.00 AC
NET DEVELOPABLE AREA =	2.99 AC
AREA OF NEW ROADS =	0.16 AC
AREA IN LOTS =	2.83 AC
COMMON AREA =	1.69 AC
NUMBER OF DWELLING UNITS =	28 DU
REQUIRED 25% OPEN SPACE =	0.74 AC
CITY WETLAND PARCEL =	5.76 AC
% PARCEL USED FOR PLAT F-2 13%	0.74 AC
% PARCEL USED FOR PLAT F-1 63%	3.61 AC
% PARCEL USED FOR PLAT E-1 24%	1.41 AC

DIXIE FARMS

DENSITY CALCULATION

2/24/2020 COMBINATION PROJECT

PLAT	AREA (ac)	ZONE	ALLOWED # OF LOTS	FLEXIBLE LOT	CONSERVATION SUBDIVISION	LOW DENSITY CLUSTER	TOTAL UNITS
A	37.91	PR-3.0	114	62	0	0	62
B	25.72	PR-3.0	77	69	0	0	69
C	15.17	PR-3.0	46	45	0	0	45
D	11.45	PR-3.0	34	37	0	0	37
E	15.11	PR-3.0	45	32	0	40	72
F	17.44	PR-3.0	52	0	64	28	92
G	1.54	PR-3.0	5	6	0	0	6
WETLAND	66.4	SP	13	0	0	0	0
TOTALS	**190.74**		**386**	**251**	**64**	**68**	**383**

# OF SINGLE FAMILY LOTS =	315
# OF TOWNHOMES =	68
TOTAL UNITS =	**383**

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED S89°52'20"W 3481.68 FEET AND SOUTH 674.59 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

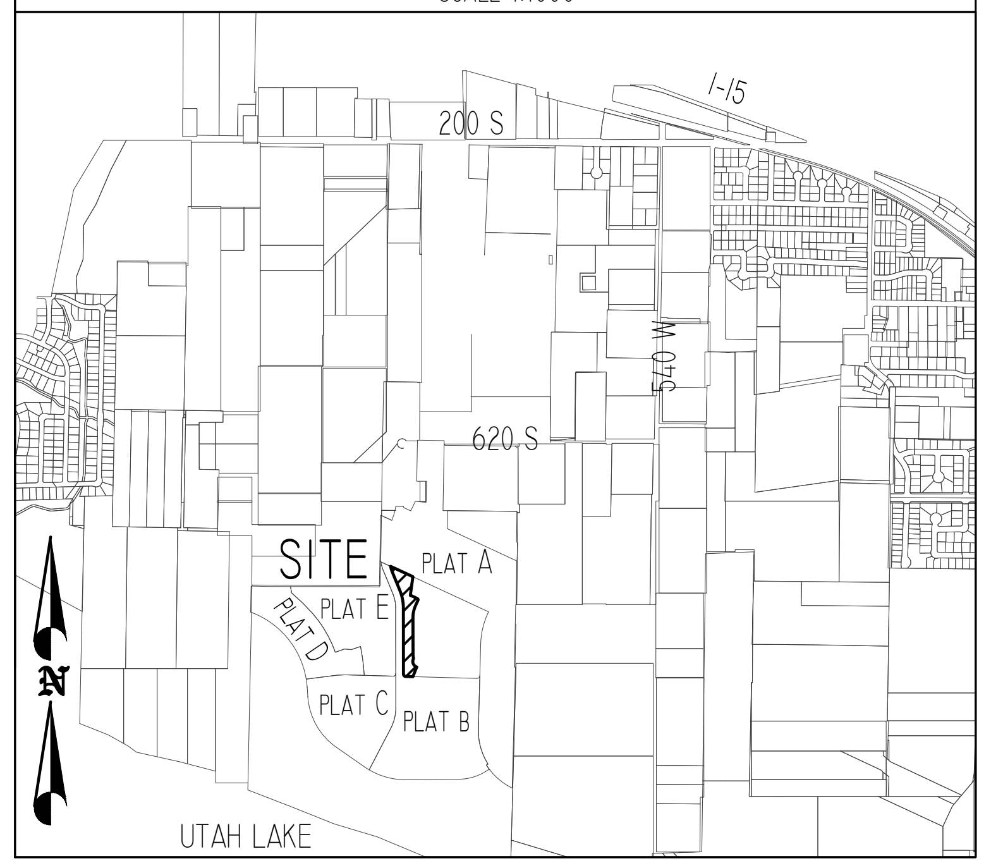
THENCE SOUTH 65°08'00" EAST 255.45 FEET; THENCE SOUTH 07°39'41" WEST 196.112 FEET; THENCE ALONG THE ARC OF A 68.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 13.54 FEET (CURVE HAVING A CENTRAL ANGLE OF 11°24'19" AND LONG CHORD BEARS S70°50'10"E 13.51 FEET); THENCE SOUTH 65°08'00" EAST 65.01 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.56 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND LONG CHORD BEARS S20°08'00"E 21.21 FEET); THENCE SOUTH 24°52'00" WEST 55.72 FEET; THENCE ALONG THE ARC OF A 307.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 133.94 FEET (CURVE HAVING A CENTRAL ANGLE OF 24°59'53" AND LONG CHORD BEARS S12°22'03"W 132.88 FEET); THENCE SOUTH 00°07'53" EAST 385.59 FEET; THENCE ALONG THE ARC OF A 132.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 33.20 FEET (CURVE HAVING A CENTRAL ANGLE OF 14°24'30" AND LONG CHORD BEARS S07°20'09"E 33.11 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 10.34 FEET (CURVE HAVING A CENTRAL ANGLE OF 39°30'27" AND LONG CHORD BEARS S05°12'50"E 10.14 FEET); THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 102.79 FEET (CURVE HAVING A CENTRAL ANGLE OF 93°28'58" AND LONG CHORD BEARS S21°46'26"E 91.76 FEET); THENCE SOUTH 21°29'05" WEST 107.47 FEET; THENCE NORTH 88°26'55" WEST 73.23 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 38.54 FEET (CURVE HAVING A CENTRAL ANGLE OF 88°19'02" AND LONG CHORD BEARS N44°17'24"W 34.83 FEET); THENCE NORTH 00°07'53" WEST 694.85 FEET; THENCE ALONG THE ARC OF A 444.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 171.83 FEET (CURVE HAVING A CENTRAL ANGLE OF 22°10'27" AND LONG CHORD BEARS N11°13'07"W 170.76 FEET); THENCE NORTH 22°18'20" WEST 210.72 FEET; THENCE ALONG THE ARC OF 356.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 66.33 FEET (CURVE HAVING A CENTRAL ANGLE OF 10°40'34" AND LONG CHORD BEARS N16°58'03"W 66.24 FEET) TO THE POINT OF BEGINNING.

AREA = 130,143 SF OR 2.99 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 27)

VICINITY SKETCH

SCALE 1:1000



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DEVELOPMENT

DIXIE FARMS PLAT F-2

A LOW DENSITY ATTACHED HOUSING PROJECT

0 100 200 400 600
SCALE: 1"= 200'

CONTACT LIST

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AMERICAN FORK CITY PUBLIC WORKS		(801) 763-3060
UTILITIES		
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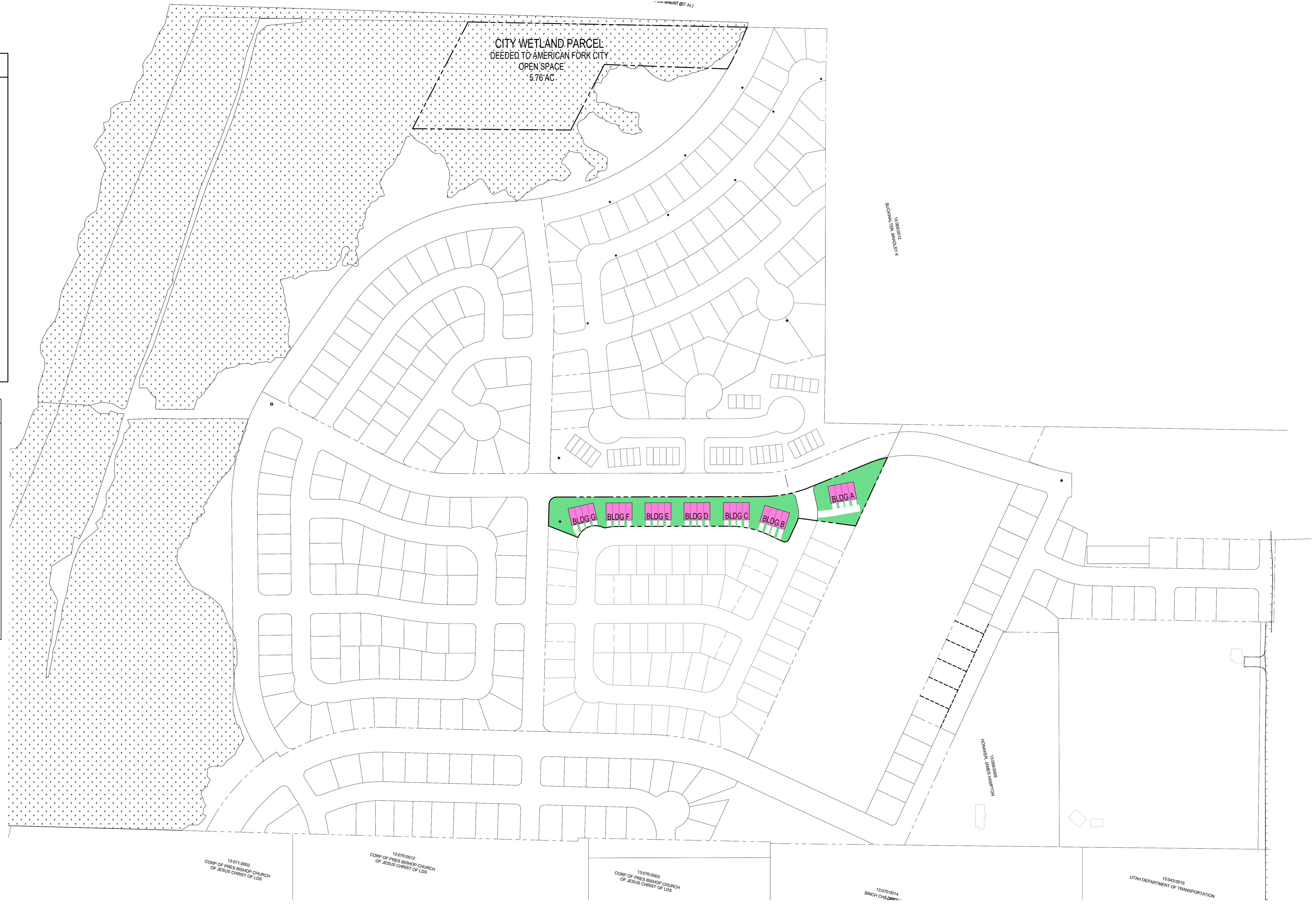
AF PRESSURIZED IRRIGATION	(JAY BREMS)	(801) 763-3060
AF SANITARY SEWER	(ASHTON HARDY)	(801) 763-3060
AF STORM DRAIN	(ASHTON HARDY)	(801) 763-3060
AF FIRE MARSHALL	(MAT SACCO)	(801) 763-3040
AF CITY INSPECTOR	(DEE HOWARD)	(801) 763-3060
AF SWPPP INSPECTOR	(HARLAN NELSON)	(801) 763-3060
AF FIBER	(WILL DAVIS)	(801) 897-9826
AF IRRIGATION COMPANY	(ERNIE JOHN)	(801) 471-6576
ROCKY MOUNTIAN POWER	(TERIA WALKER)	(801) 756-1310
COMCAST	(ELYSIA VALDEZ)	(801) 401-3017
TSSD	(DAVID BARLOW)	(801) 756-5231
MITCHELL HOLLOW IRRIGATION	(JEFF MITCHELL)	(801) 367-9026
CENTURY LINK	(RYAN ALLRED)	(385) 223-0084
DOMINION ENERGY	(TRENT JOHNSON)	(801) 853-6548

SHEET INDEX

C0	COVER
C1.1 - C1.3	LAYOUT PLAN
C2.1 - C2.2	UTILITY PLAN
C4.1	SWPPP
GN1	GENERAL NOTES



NOTES

1. PROPOSED PLAT IS A RESUBDIVISION TO ALLOW FOR A COMBINATION PROJECT WITHIN THE PR3.0 ZONE. THIS PROPOSED PLAT IS A LOW DENSITY ATTACHED SUBDIVISION AND DEEDS A PORTION OF THE IDENTIFIED WETLAND PARCEL TO THE CITY OF AMERICAN FORK FOR CONSERVATION. THIS RESUBDIVISION CLUSTERS THE PROJECT DENSITY GIVEN FOR THE VINEYARD COLLECTOR DEDICATION.
2. PROJECT ADDRESS IS 900 SOUTH- 900 WEST
3. 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
4. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
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

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 02/25/20 343602
1			
2			
3			
4			
5			
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7			

ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

DIXIE FARMS PLAT F-2

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
COVER	C0

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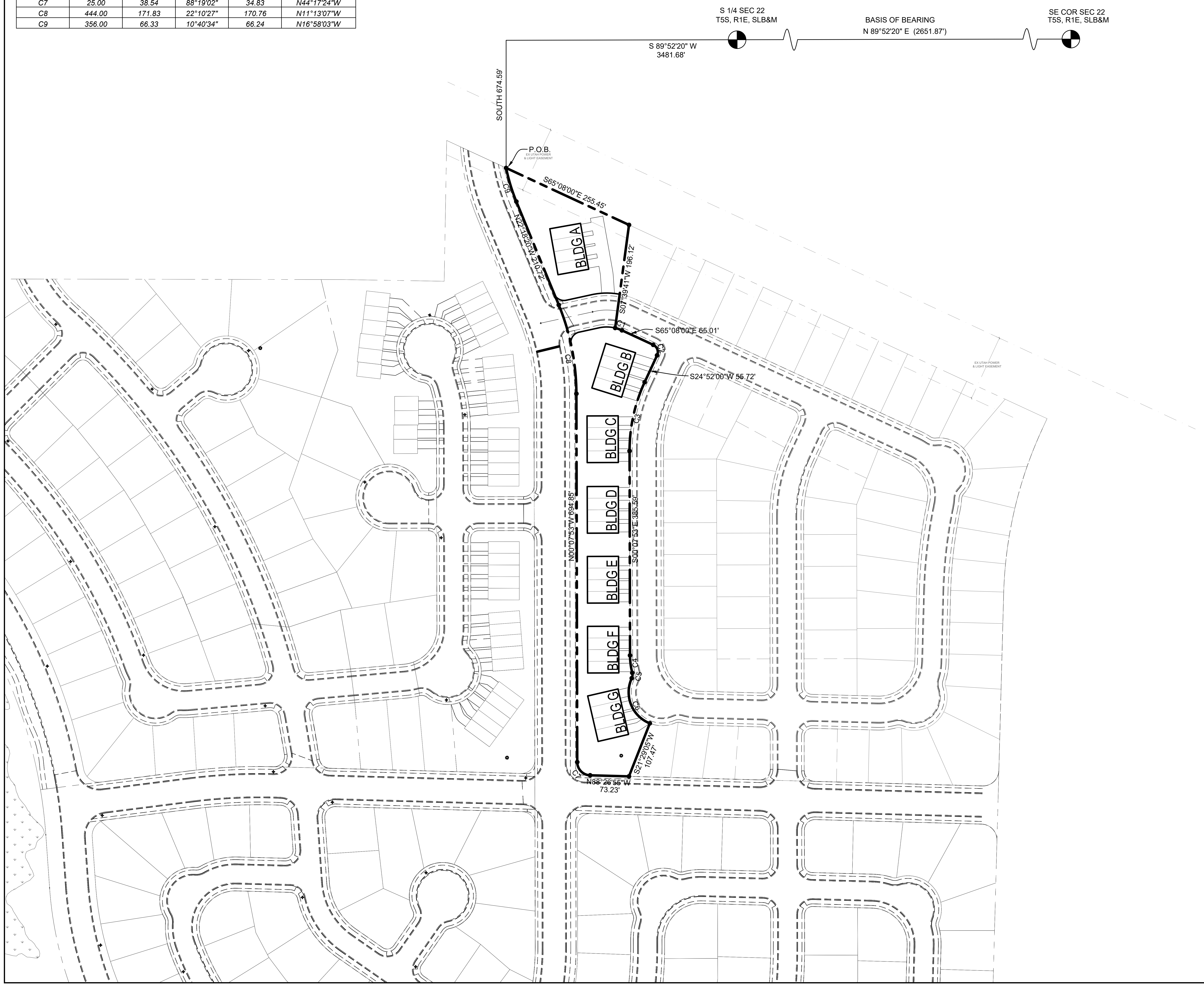
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	68.00	13.54	11°24'19"	13.51	S70°50'10"E
C2	15.00	23.56	90°00'00"	21.21	S20°08'00"E
C3	307.00	133.94	24°59'53"	132.88	S12°22'03"W
C4	132.00	33.20	14°24'30"	33.11	S07°20'09"E
C5	15.00	10.34	39°30'27"	10.14	S05°12'50"E
C6	63.00	102.79	93°28'58"	91.76	S21°46'26"E
C7	25.00	38.54	88°19'02"	34.83	N44°17'24"W
C8	444.00	171.83	22°10'27"	170.76	N11°13'07"W
C9	356.00	66.33	10°40'34"	66.24	N16°58'03"W



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DEVELOPMENT

DIXIE FARMS PLAT F-2

A LOW DENSITY ATTACHED HOUSING PROJECT

N

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

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 02/25/20 343602
1			
2			
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ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

DIXIE FARMS
PLAT F-2

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
LAYOUT PLAN	C1.1

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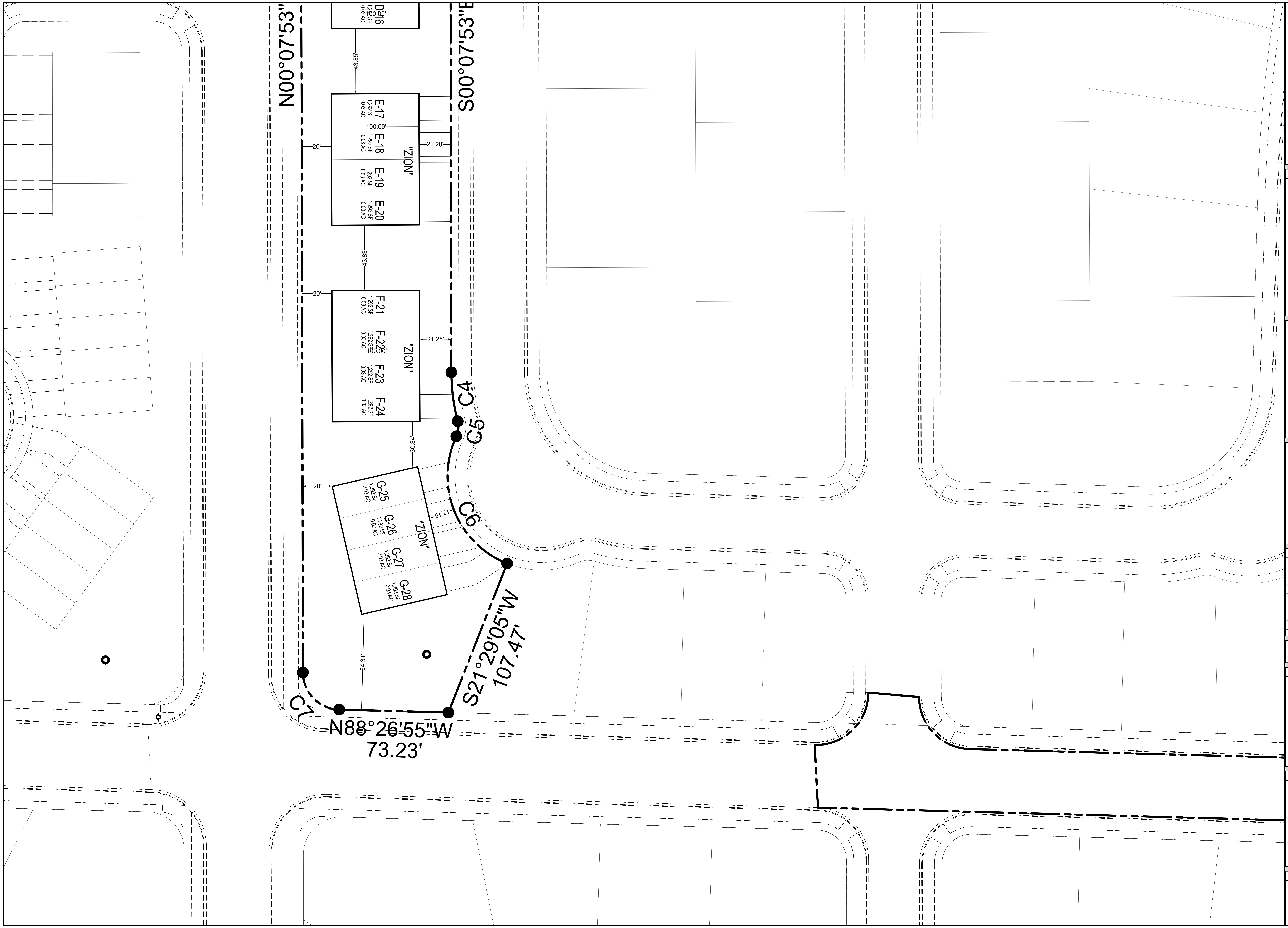

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DEVELOPMENT

DIXIE FARMS PLAT F-2

A LOW DENSITY ATTACHED HOUSING PROJECT

N

0 15 30 60 90

SCALE: 1"= 30'

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 02/25/20 343602
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ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

DIXIE FARMS PLAT F-2

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
LAYOUT PLAN	C1.2

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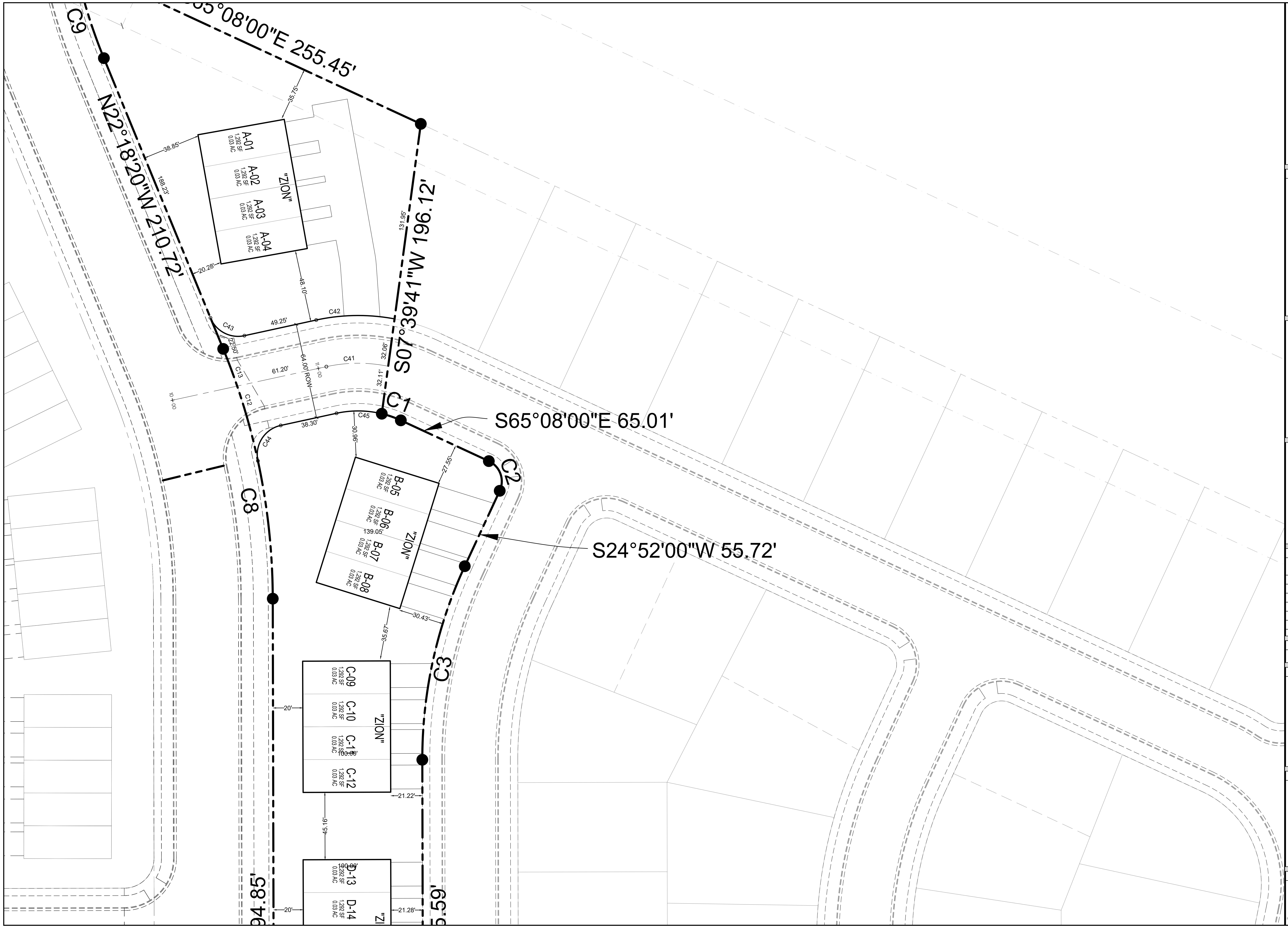

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DEVELOPMENT

DIXIE FARMS PLAT F-2

A LOW DENSITY ATTACHED HOUSING PROJECT

N

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

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Highland Ut, 84003
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	K. R. Berg KENNETH R. BERG 02/25/20 343602
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ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

DIXIE FARMS
PLAT F-2

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
LAYOUT PLAN	C1.3

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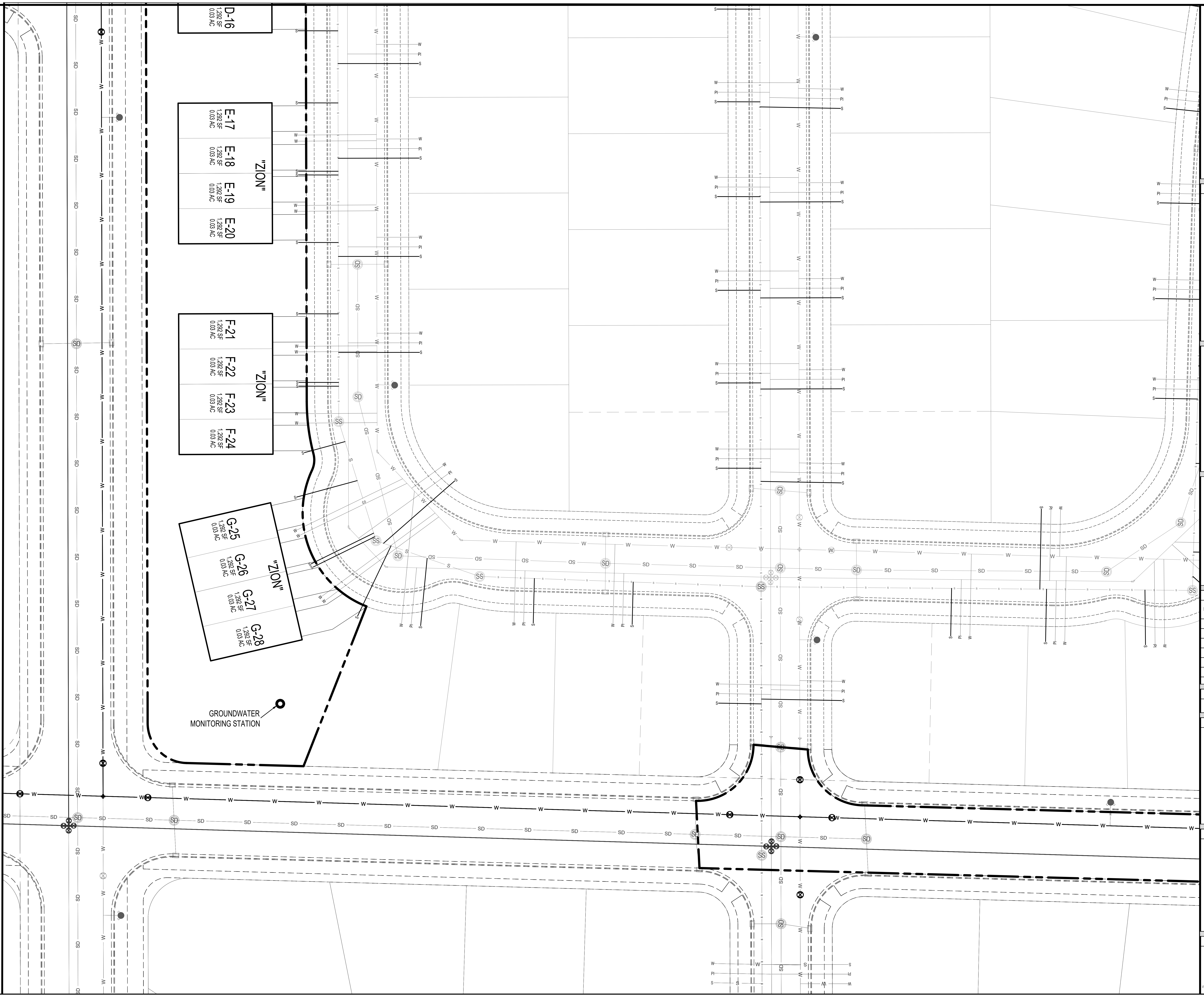
ALL SERVICE LATERALS ARE TO BE INSTALLED WITH THE PLAT F-1 IMPROVEMENTS SO THAT NO ADDITIONAL ROAD CUTS ARE REQUIRED



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DEVELOPMENT

DIXIE FARMS PLAT F-2

A LOW DENSITY ATTACHED HOUSING PROJECT

N

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

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Highland Ut, 84003
office (801) 492–1277
cell (801) 616–1677

REVISIONS

NO.	DATE	DESCRIPTION
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3		
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6		
7		

SEAL
K R Berg
KENNETH R. BERG
02/25/20
343602

ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

DIXIE FARMS PLAT F-2

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
UTILITY PLAN	C2.1

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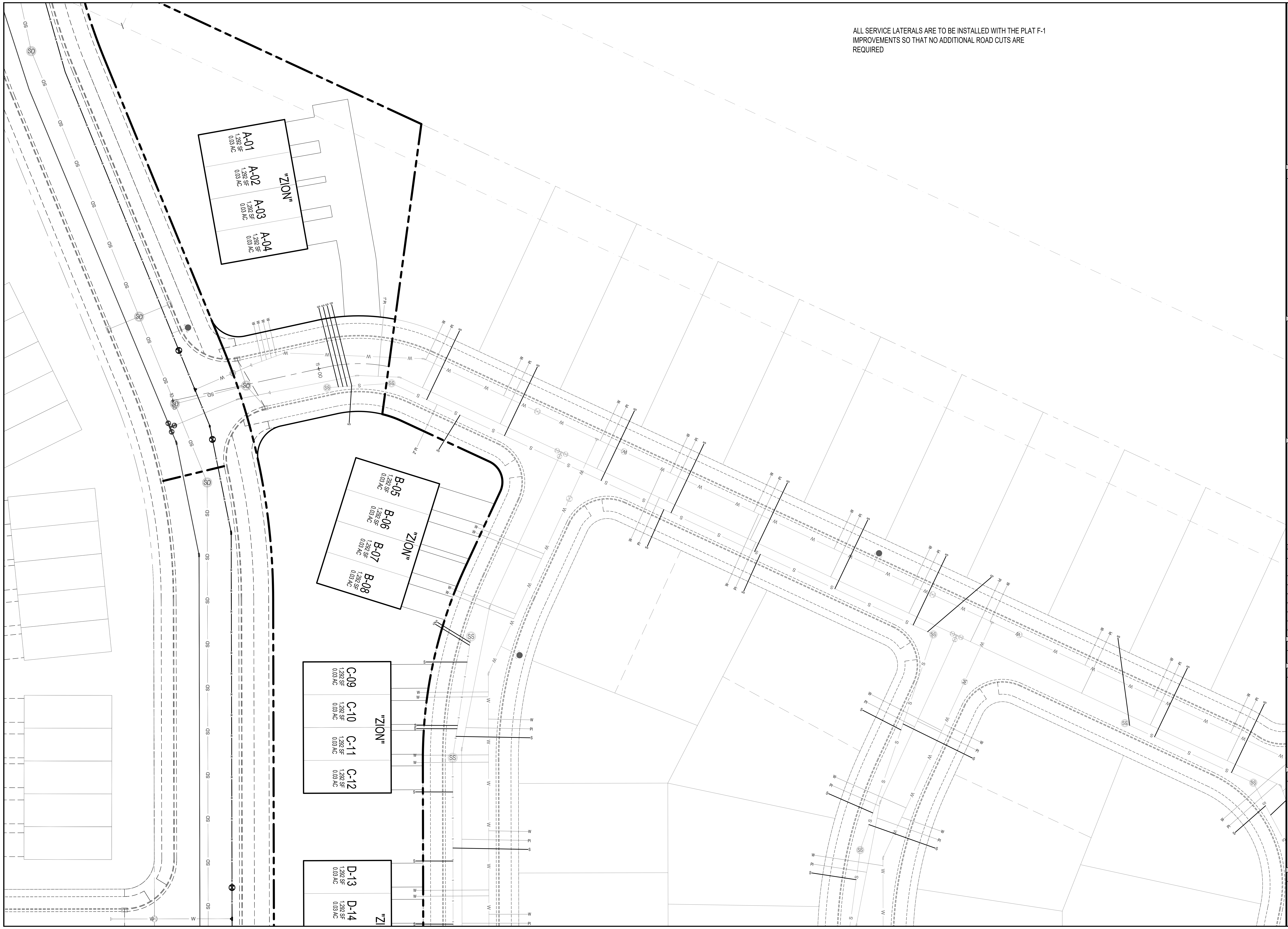
ALL SERVICE LATERALS ARE TO BE INSTALLED WITH THE PLAT F-1 IMPROVEMENTS SO THAT NO ADDITIONAL ROAD CUTS ARE REQUIRED



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DEVELOPMENT

DIXIE FARMS PLAT F-2

A LOW DENSITY ATTACHED HOUSING PROJECT

N

0 15 30 60 90

SCALE: 1"= 30'

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cell (801) 616–1677

REVISIONS		
NO.	DATE	DESCRIPTION
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SEAL

KENNETH R. BERG
02/25/20
343602

ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

DIXIE FARMS PLAT F-2

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
UTILITY PLAN	C2.2

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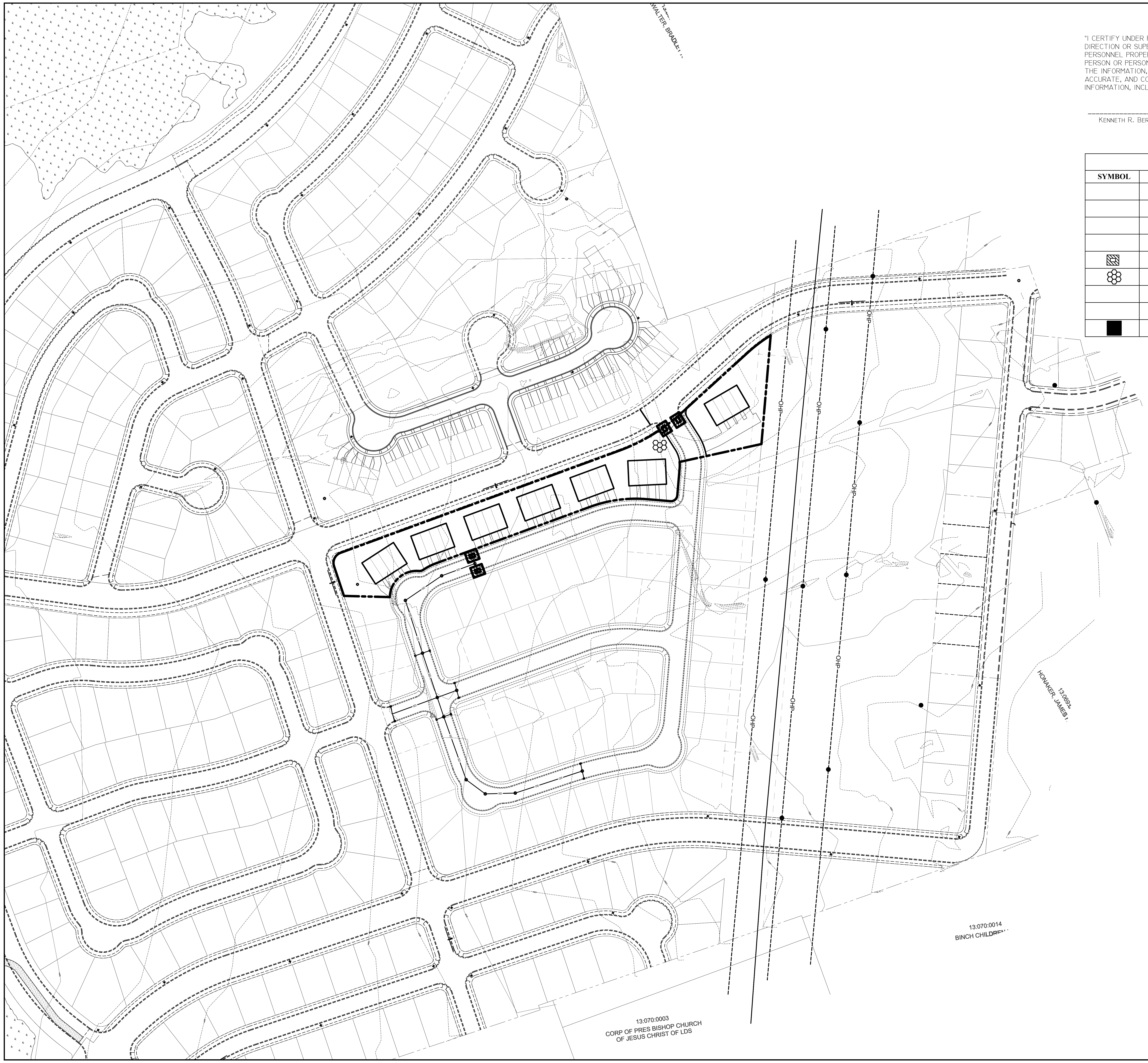


SWPPP CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AD ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR PATHERING 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 FR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

______________________ DATE ________
KENNETH R. BERG, PE

MAPPING LEGEND

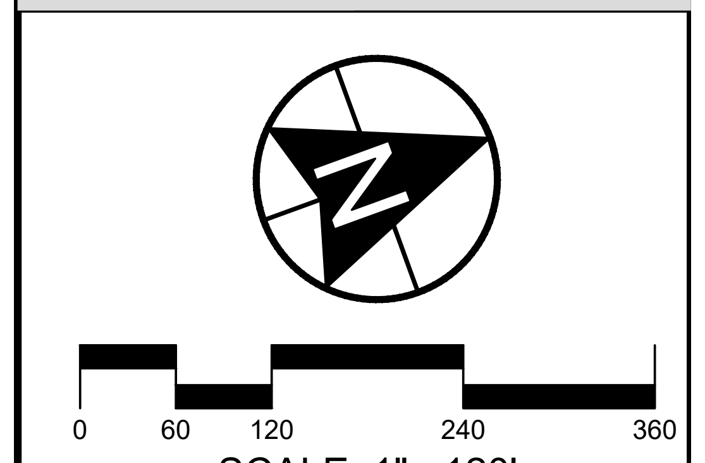
SYMBOL	MAP UPDATING/LABEL	SYMBOL	MAP UPDATING/LABEL
		⬬	PORTABLE TOILET
		■	TRASH BIN
		⏢	DEFINED WASHOUT AREA
		⯃	FUEL TANKS/STORAGE
▨	INLET PROTECTION	∿∿∿	STABILIZED EXIT/PAD; RIP RAP
⬡	SIGNAGE	⛁	MATERIALS STORAGE, DEFINED STORAGE
		━ ━ ━	PROJECT BOUNDARY/AREA INDICATOR
		WWWWW	CUTBACK CURB/CHECK DAM
■	CONSTRUCTION TRAILER/OFFICE	—□—□—	SILT FENCE/EARTHEN BERM

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS PLAT F-2

A LOW DENSITY ATTACHED HOUSING PROJECT



SCALE: 1"= 120'

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

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

SEAL
K R Berg
KENNETH R. BERG
02/25/20
343602

ACTION	DATE
FINAL PLAN	02/25/20

PROJECT

DIXIE FARMS PLAT F-2

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME	SHEET NUMBER
SWPPP	C4.1

i:\my drive\berg civil\2019\ardero\df plat f-2\df f-2_04-swppp.dwg

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.
3. At all other hours the Contractor shall maintain minimum one - lane two - way traffic. Traffic circulation must be supervised by a Certified Flagger.
4. Steady - burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles.
6. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein.
7. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.
8. Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

UTILITIES

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

STRIPING AND SIGNING

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

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.
16. All sanitary sewer mains and laterals must be inspected and approved by the city inspector before trench backfilling is completed.
17. all lateral connections shall insert-a-tee or WYE at ten o'clock positioning to the center of the main line and shall be encased in concrete after inspection is made by the city.

WATER LINE

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

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.
7. PI meters to be placed within the park strip and outside of the drive approach.

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.

DEVELOPER

ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

DIXIE FARMS
SUBDIVISION

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

K. R. Berg
KENNETH R. BERG
12/11/19
343602

ACTION	DATE

PROJECT

DIXIE FARMS
SUBDIVISION

DESCRIPTION

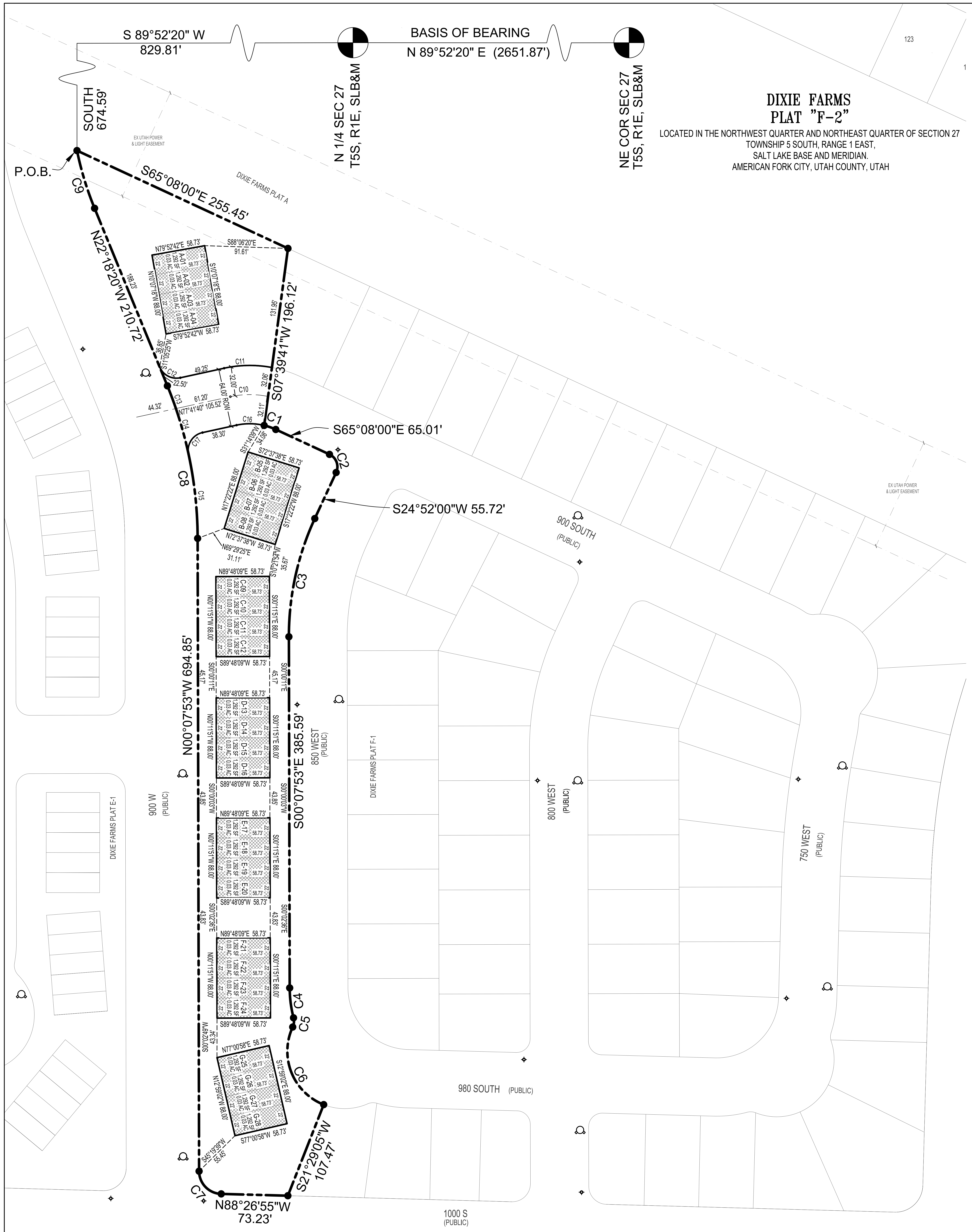
FINAL PLANS

SHEET NAME	SHEET NUMBER
GENERAL NOTES	*GN1*

I:\my drive\berg civil\2019\ardero\df plat f-2\df f-2_gn_general notes.dwg

DIXIE FARMS
PLAT "F-2"

LOCATED IN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ______________________________

NOTES

1. IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILTIY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.

2. NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&R'S.

3. 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.

4. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.

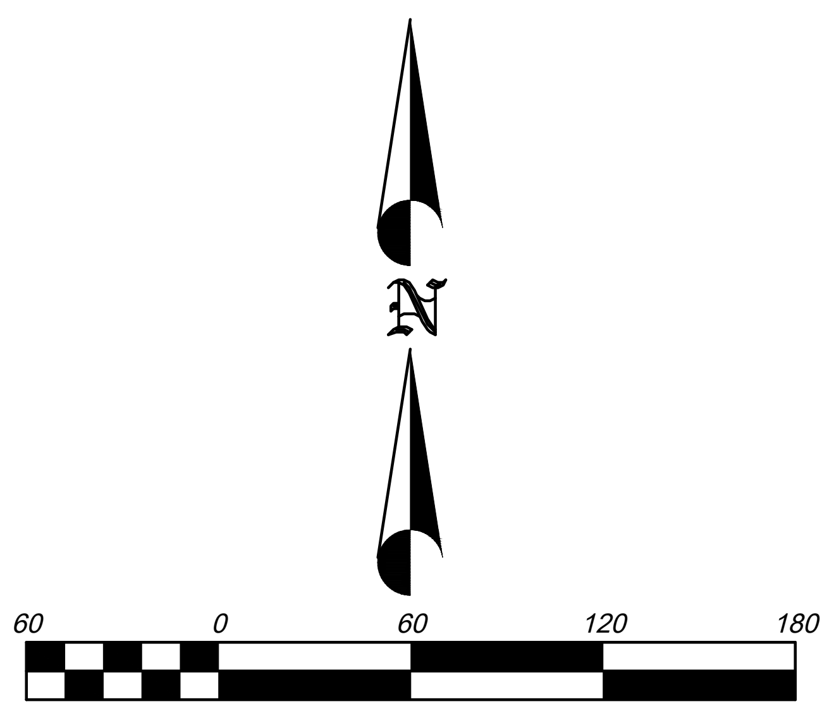
5. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

RESERVATION OF COMMON AREAS

THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS, INTENDED FOR THE OWNERS OF ______________________________ FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS

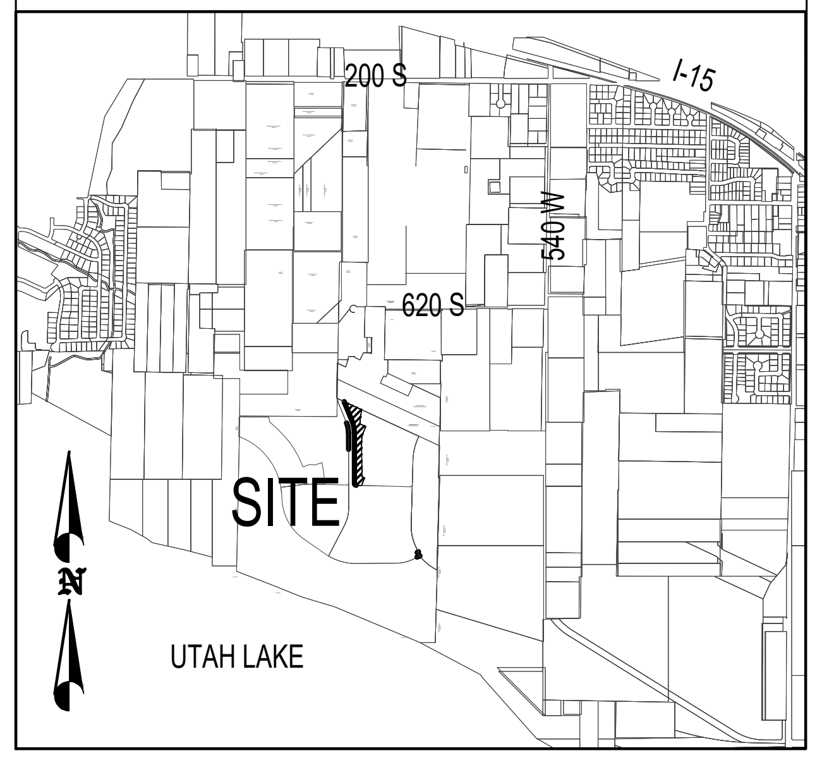
IN ADDITION TO THE PUBLIC UTILTY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.



SCALE 1"=60'

VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	2.99 AC
EXISTING ZONING	PR 3.0
LAND USE:	VERY LOW RESIDENTIAL
FLOOD ZONE DESIGNATION:	A / X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

LEGEND

◕	SECTION CORNER
⌐	PROPERTY CORNER
▪	SUBDIVISION MONUMENT
— —	BOUNDARY LINE
— - —	CENTER LINE
- - -	EASEMENT LINE
⊕	FIRE HYDRANT
✦	STREET LIGHT
▨	PRIVATE AREA
COMMON	COMMON AREA (AS SPECIFIED)

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	68.00	13.54	11°24'19"	13.51	S70°50'10"E
C2	15.00	23.56	90°00'00"	21.21	S20°08'00"E
C3	307.00	133.94	24°59'53"	132.88	S12°22'03"W
C4	132.00	33.20	14°24'30"	33.11	S07°20'09"E
C5	15.00	10.34	39°30'27"	10.14	S05°12'50"W
C6	63.00	102.79	93°28'58"	91.76	S21°46'26"E
C7	25.00	38.54	88°19'02"	34.83	N44°17'24"W
C8	444.00	171.83	22°10'27"	170.76	N11°13'07"W
C9	356.00	66.33	10°40'34"	66.24	N16°58'03"W
C10	100.00	41.73	23°54'26"	41.42	N89°38'53"E
C11	132.00	52.88	22°57'04"	52.52	N89°10'12"E
C12	20.00	27.93	80°00'00"	25.71	N62°18'20"W
C13	444.00	26.66	03°26'23"	26.65	S20°35'08"E
C14	444.00	52.06	06°43'03"	52.03	S15°30'25"E
C15	444.00	93.12	12°01'00"	92.95	S06°08'24"E
C16	68.00	30.58	25°46'01"	30.32	N89°25'20"W
C17	20.00	31.36	89°50'34"	28.25	S32°46'23"W

ADDRESSES

A-01	893 S 850 WEST
A-02	895 S 850 WEST
A-03	897 S 850 WEST
A-04	899 S 850 WEST
B-05	902 S 850 WEST
B-06	904 S 850 WEST
B-07	906 S 850 WEST
B-08	908 S 850 WEST
C-09	912 S 850 WEST
C-10	914 S 850 WEST
C-11	916 S 850 WEST
C-12	918 S 850 WEST
D-13	922 S 850 WEST
D-14	924 S 850 WEST
D-15	926 S 850 WEST
D-16	928 S 850 WEST
E-17	942 S 850 WEST
E-18	944 S 850 WEST
E-19	946 S 850 WEST
E-20	948 S 850 WEST
F-21	962 S 850 WEST
F-22	964 S 850 WEST
F-23	966 S 850 WEST
F-24	968 S 850 WEST
G-25	972 S 850 WEST
G-26	974 S 850 WEST
G-27	976 S 850 WEST
G-28	978 S 850 WEST

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

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

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF _____________A.D. 20____, BY THE WATER AUTHORITY.

____
SEWER & WATER AUTHORITY

1/7/19 I:\My Drive\Berg Civil\2019\ARDERO\DF Plat F-2\DF_Final_PLAT F-2.dwg

SURVEYOR'S CERTIFICATE

I, ____________________, 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. ____________________. 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 DESCRBED 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 S89°52'20"W 829.81 FEET AND SOUTH 674.59 FEET FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 65°08'00" EAST 255.45 FEET; THENCE SOUTH 07°39'41" WEST 196.112 FEET; THENCE ALONG THE ARC OF A 68.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 13.54 FEET (CURVE HAVING A CENTRAL ANGLE OF 11°24'19" AND LONG CHORD BEARS S70°50'10"E 13.51 FEET); THENCE SOUTH 65°08'00" EAST 65.01 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.56 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND LONG CHORD BEARS S20°08'00"E 21.21 FEET); THENCE SOUTH 24°52'00" WEST 55.72 FEET; THENCE ALONG THE ARC OF A 307.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 133.94 FEET (CURVE HAVING A CENTRAL ANGLE OF 24°59'53" AND LONG CHORD BEARS S12°22'03"W 132.88 FEET); THENCE SOUTH 00°07'53" EAST 385.59 FEET; THENCE ALONG THE ARC OF A 132.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 33.20 FEET (CURVE HAVING A CENTRAL ANGLE OF 14°24'30" AND LONG CHORD BEARS S07°20'09"E 33.11 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 10.34 FEET (CURVE HAVING A CENTRAL ANGLE OF 39°30'27" AND LONG CHORD BEARS S05°12'50"W 10.14 FEET); THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 102.79 FEET (CURVE HAVING A CENTRAL ANGLE OF 93°28'58" AND LONG CHORD BEARS S21°46'26"E 91.76 FEET); THENCE SOUTH 21°29'05" WEST 107.47 FEET; THENCE NORTH 88°26'55" WEST 73.23 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 38.54 FEET (CURVE HAVING A CENTRAL ANGLE OF 88°19'02" AND LONG CHORD BEARS N44°17'24"W 34.83 FEET); THENCE NORTH 00°07'53" WEST 694.85 FEET; THENCE ALONG THE ARC OF A 444.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 171.83 FEET (CURVE HAVING A CENTRAL ANGLE OF 22°10'27" AND LONG CHORD BEARS N11°13'07"W 170.76 FEET); THENCE NORTH 22°18'20" WEST 210.72 FEET; THENCE ALONG THE ARC OF 356.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 66.33 FEET (CURVE HAVING A CENTRAL ANGLE OF 10°40'34" AND LONG CHORD BEARS N16°58'03"W 66.24 FEET) TO THE POINT OF BEGINNING.

AREA = 130,143 SF OR 2.99 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SECTION 27. (NAD 83)

NUMBER OF LOTS 28

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 AND OTHER PUBLIC AREAS SHOWN THEREONFOR 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 ____________________ HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF ____

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____________________ DAY OF ____________________, A.D. ________

____

____

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.

MY COMMISSION EXPIRES ______________ ______________________________
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL 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. ____.

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

APPROVED ____________________ CITY ENGINEER
ATTEST ____________________ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _______ DAY OF _______________, A.D. ___________ BY THE AMERICAN FORK CITY PLANNING COMMISSION

PLANNER
CHAIRMAN, PLANNING COMMISSION

DIXIE FARMS
PLAT "F-2"

LOCATED IN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

AMERICAN FORK CITY MEETING DATE: March 18, 2020
PLANNING COMMISSION STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on plats A, B and C of the AF 10 project, located in the area of 780 West 620 South, in the PR-3.0 (Planned Residential) zone.

ACTION REQUESTED: Recommendation of approval of the final plats.

BACKGROUND INFORMATION					
Location:		780 West 620 South			
Applicants:		Berg Engineering			
Existing Land Use:		Residential/Agriculture			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Agriculture			
	South	Agriculture			
	East	Residential/Agriculture			
	West	Residential/Agriculture			
Existing Zoning:		PR-3.0			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	Residential Agriculture 5 (Utah County)			
	South	Residential Agriculture 5 (Utah County)			
	East	Residential Agriculture 5 (Utah County)			
	West	PR-3.0			
Land Use Plan Designation:		Low Density Residential			
Zoning within density range?		x	Yes		No

Background

AF 10 Preliminary was approved at the March 4, 2020 Planning Commission meeting. The final plat complies with the approved preliminary plan.

AF 10 Subdivision proposes a combination of both a Conservation Subdivision PUD and Low Density Attached Housing PUD. 30 lots/units are proposed, two lots having existing homes. Access is provided off 620 South. An open space area exists at the southern portion of the subdivision, to be dedicated to the City. Additional common area is proposed around the attached/townhome units, south of 700 South.

Conservation subdivisions within the PR-3.0 zone require 25% open space. The subdivision meets this requirement.

Section 17.7.503.D of the Development Code:

The Planning Commission may recommend approval upon finding that:

1. All plans, documents, and other materials required for consideration have been submitted in a form suitable for evaluation.

   All plans, documents, and other materials required for consideration have been submitted in a form suitable for evaluation.

2. The plan conforms in all respects to the design standards and criteria for the project.

   Design standards and criteria for the project have been met.

3. The site is suitable for development as a conservation subdivision project and will be consistent with existing development in the vicinity and compatible with the general plan for the area.

   This criterion has been met.

4. The arrangement of the buildings, roadways, open space and other project elements will result in a safe and attractive living environment equal or superior to that which would be provided under lot by lot development.

   The arrangement of buildings, roadways, open space and other project elements will result in a safe and attractive living environment equal or superior to that which would be provided under lot by lot development.

5. The project, if developed, will accomplish the objectives for residential conservation projects as stated under “paragraph A” above.

   Subsection A, is found under the “Intent” heading of Section 17.7.502 and states:

   To provide an alternative form of development for residential housing projects within the City which permits increased flexibility and encourages ingenuity in design while preserving a quality of residential amenities equal or superior to that possible under conventional subdivision requirements. In order to qualify for approval as a flexible lot project, it must be demonstrated that the proposed project will:

   a. Adequately recognize and incorporate areas on the site having natural constraints to development
   b. Efficiently utilize the land resources

c. Provide increased economy to the public in the delivery of municipal services and utilities
d. Provide increased variety in the style and quality of residential dwellings available within the City
e. Preserve open space to meet the recreational, scenic, and public service needs of current and future residents in the area, and
f. Do all of the above in a manner which is consistent with the objectives of the underlying zone and under conditions which will result in the creation of residential environments of sustained desirability.

It is Staff's opinion that the objectives as stated in paragraph A, "Intent" of Section 17.7.502 have been met through the design of the subdivision.

Section 17.7.211 of the Development Code

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

a. The final plat and supporting materials conform with the terms of the preliminary approval.

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

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

   This criterion has been met.

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

   Engineering will address concerns, if any, at the time of the Planning Commission Meeting.

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

   Engineering will determine whether the cost estimates of constructing any required improvements are realistic.

e. The water rights conveyance documents have been provided.

   Water rights conveyance shall be satisfied prior to plat recordation.

FINDING OF FACT/CONDITION OF APPROVAL:

After reviewing the final plats for the AF 10 Subdivision, the following finding of fact and condition of approval are offered for consideration:

1. The final plat complies with the criteria listed in Sections 17.7.502.D and 17.7.211 of the Development Code.

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

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the AF 10 plats with the finding and condition listed in the staff report and subject to any findings, conditions, and modifications listed in the Engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the AF 10 plats.

TABLE

Mr. Chairman, I move that we table action on the AF 10 plats.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 3/18/2020

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

Project Name: AF 10 Subdivision Plat A, B, & C

Project Address: 780 West 620 South

Developer / Applicant's Name: Ardero

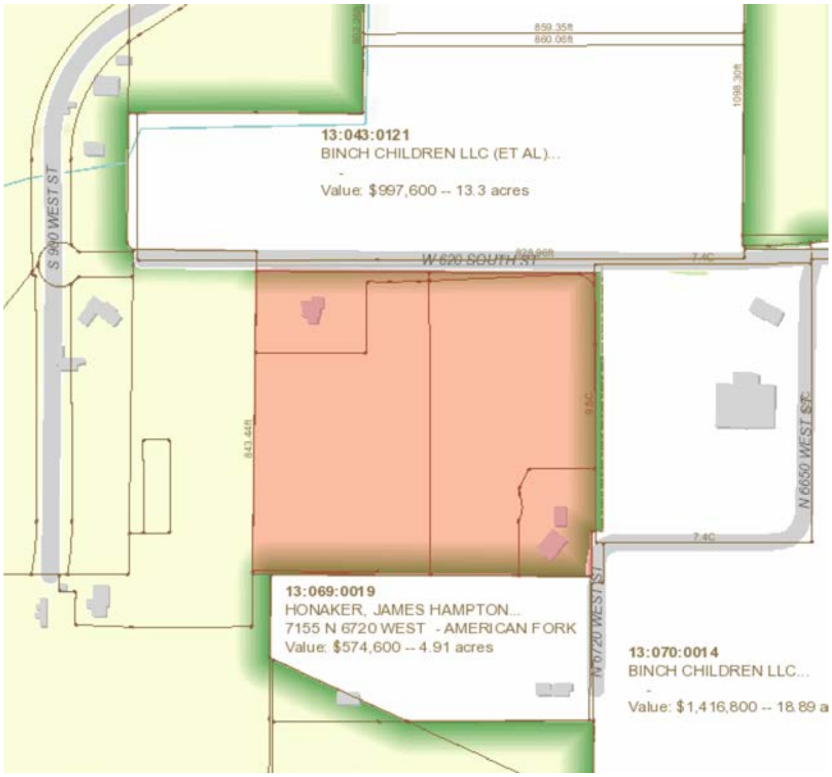
Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 3/18/2020 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



859.35ft
860.06ft
1098.30ft
13:043:0121
BINCH CHILDREN LLC (ET AL)...
Value: $997,600 -- 13.3 acres
S 900 WEST ST
W 620 SOUTH ST
N 6650 WEST ST
13:069:0019
HONAKER, JAMES HAMPTON...
7155 N 6720 WEST - AMERICAN FORK
Value: $574,600 -- 4.91 acres
N 6720 WEST ST
13:070:0014
BINCH CHILDREN LLC...
Value: $1,416,800 -- 18.89 a

STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

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

Plan Modifications Required:

1. Final approval and construction of the 900 West and 620 South roadway improvements shall be completed prior to or in conjunction with this development.
2. The current culinary water system was modeled with the addition of this development. The results of the model show velocities are higher than allowable per city standard and differential pressures between peak hour and peak day are greater than 15 psi as prescribed in the master plan. These present issues unless master planned water main lines are installed prior to or in conjunction with this development. If the City commits to building these water lines, then we recommend approval. If the City cannot commit to building these water lines, then we strongly recommend denial.

TABULATIONS

ZONE =	PR-3.0
TOTAL AREA =	11.87 AC
AREA OF EXISTING ROADS =	0 AC
NET DEVELOPABLE AREA =	11.87 AC
AREA OF NEW ROADS =	2.29 AC
AREA IN LOTS =	9.58 AC
OPEN SPACE / LANDSCAPE	2.01 AC
LOW-DENSITY ATTACHED SUBDIVISION	
NUMBER OF UNITS =	17
CONSERVATION SUBDIVISION	
NUMBER OF SINGLE FAMILY LOTS	10
R-1-12 SUBDIVISION	
NUMBER OF SINGLE FAMILY LOTS	3

PLAT	AREA (ac)	ZONE	ALLOWED # OF LOTS	ACTUAL # OF LOTS
R-1-12	5.56	R-12	17	3
CONSERVATION	5.15	PR-3.0	15	10
LOW-DENSITY	1.16	PR-3.0	3	17
TOTAL	11.87		36	30
"CANYON" - FRONT LOAD				17
SINGLE FAMILY				13
	PROJECT DENSITY (DU/AC) =			**2.53**

PROJECT REQUIRED TABULATIONS

		GROSS (AC)	OPEN SPACE (AC)	PROVIDED
REQUIRED OPEN SPACE				
CONSERVATION	25%	5.15	1.29	
LOW-DENSITY	25%	1.16	0.29	
	TOTAL	6.31	1.58	**2.01**

BOUNDARY DESCRIPTION

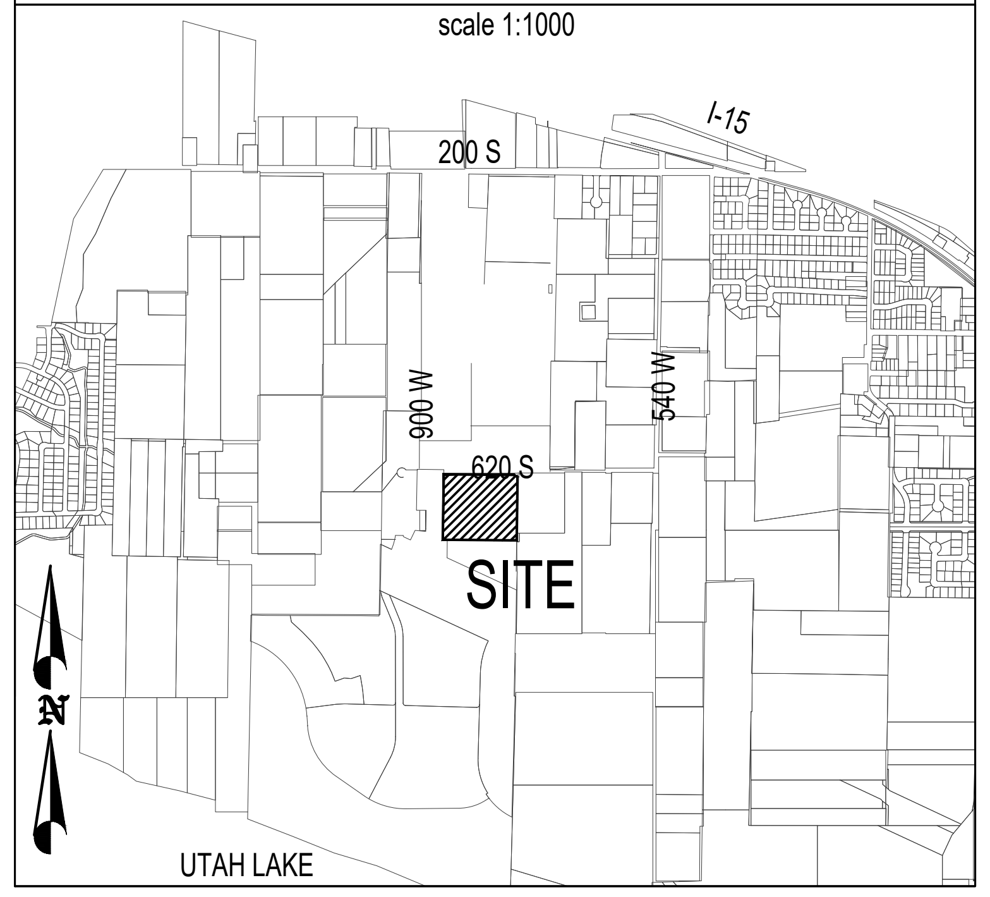
BEGINNING AT A POINT LOCATED SOUTH 96.23 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 89°31'53" WEST 236.86 FEET; THENCE SOUTH 00°27'39" WEST 4.12 FEET; THENCE NORTH 89°31'53" WEST 47.72 FEET; THENCE NORTH 00°58'19" EAST 677.81 FEET; THENCE SOUTH 89°01'53" EAST 348.71 FEET; THENCE ALONG THE ARC OF A 1500.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 48.73 FEET (CURVE HAVING A CENTRAL ANGLE OF 01°51'41" AND LONG CHORD BEARS S89°57'44"E 48.73 FEET); THENCE NORTH 89°06'26" EAST 332.40 FEET; THENCE SOUTH 55°17'33" EAST 40.28 FEET; THENCE SOUTH 00°07'40" EAST 554.84 FEET; THENCE SOUTH 89°52'26" WEST 9.61 FEET; THENCE SOUTH 00°00'58" EAST 101.31 FEET; THENCE NORTH 89°31'53" WEST 481.43 FEET TO THE POINT OF BEGINNING.

AREA = 517,010 SF OR 11.87 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 27)

VICINITY SKETCH



ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

AF 10 SUBDIVISION

N

0 30 60 120 180
SCALE: 1"= 60'
24" X 36" SHEET

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

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
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7		

SEAL
KENNETH R. BERG
2/25/20
343602
NOT FOR CONSTRUCTION

ACTION	DATE
FINAL	02/25/20

PROJECT

AF 10 SUBDIVISION

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
COVER	C0

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CONTACT LIST

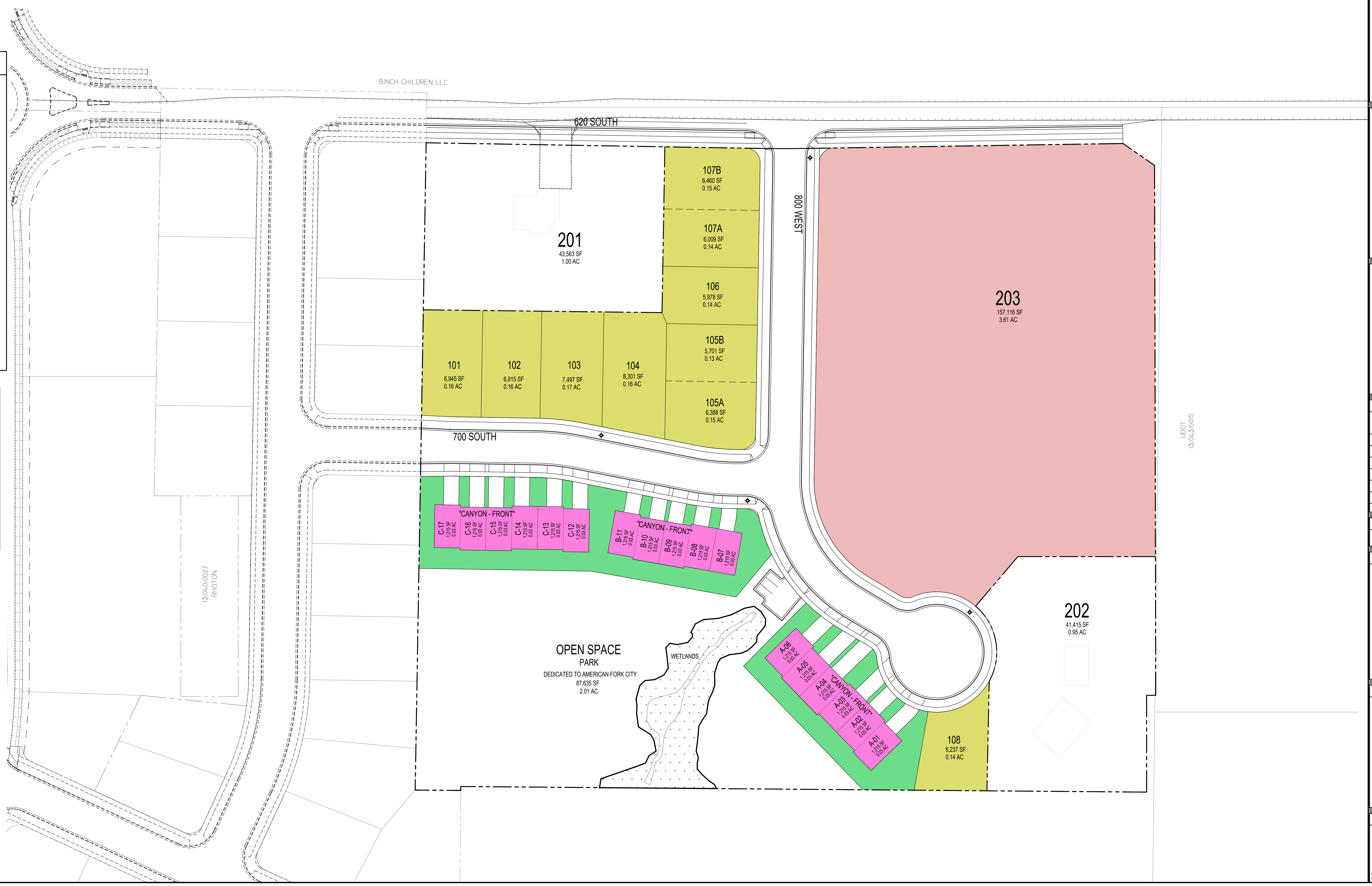
CIVIL ENGINEER		
BERG CIVIL ENGINEERING		(801) 492-1277
GEOTECHNICAL ENGINEER		
AMERICAN FORK CITY PLANNING DEPT.		(801) 763-3060
AMERICAN FORK CITY PUBLIC WORKS		(801) 763-3060
UTILITIES		
AF CULINARY WATER	(JAY BREMS)	(801) 763-3060
AF PRESSURIZED IRRIGATION	(JAY BREMS)	(801) 763-3060
AF SANITARY SEWER	(ASHTON HARDY)	(801) 763-3060
AF STORM DRAIN	(ASHTON HARDY)	(801) 763-3060
AF FIRE MARSHALL	(MAT SACCO)	(801) 763-3040
AF CITY INSPECTOR	(DEE HOWARD)	(801) 763-3060
AF SWPPP INSPECTOR	(HARLAN NELSON)	(801) 763-3060
AF FIBER	(WILL DAVIS)	(801) 897-9826
AF IRRIGATION COMPANY	(ERNIE JOHN)	(801) 471-6576
ROCKY MOUNTIAN POWER	(TERIA WALKER)	(801) 756-1310
COMCAST	(ELYSIA VALDEZ)	(801) 401-3017
TSSD	(DAVID BARLOW)	(801) 756-5231
MITCHELL HOLLOW IRRIGATION	(JEFF MITCHELL)	(801) 367-9026
CENTURY LINK	(RYAN ALLRED)	(385) 223-0084
DOMINION ENERGY	(TRENT JOHNSON)	(801) 853-6548

SHEET INDEX

C0 COVER
C1 PRELIMINARY PLAN
C2 OVERALL UTILITY PLAN
C3 GRADING PLAN
C4 700 SOUTH PLAN & PROFILE
C5 620 SOUTH PLAN & PROFILE
C6 780 WEST PLAN & PROFILE
C7 SWPPP
GN1 GENERAL NOTES
D0-D4 CONSTRUCTION DETAILS

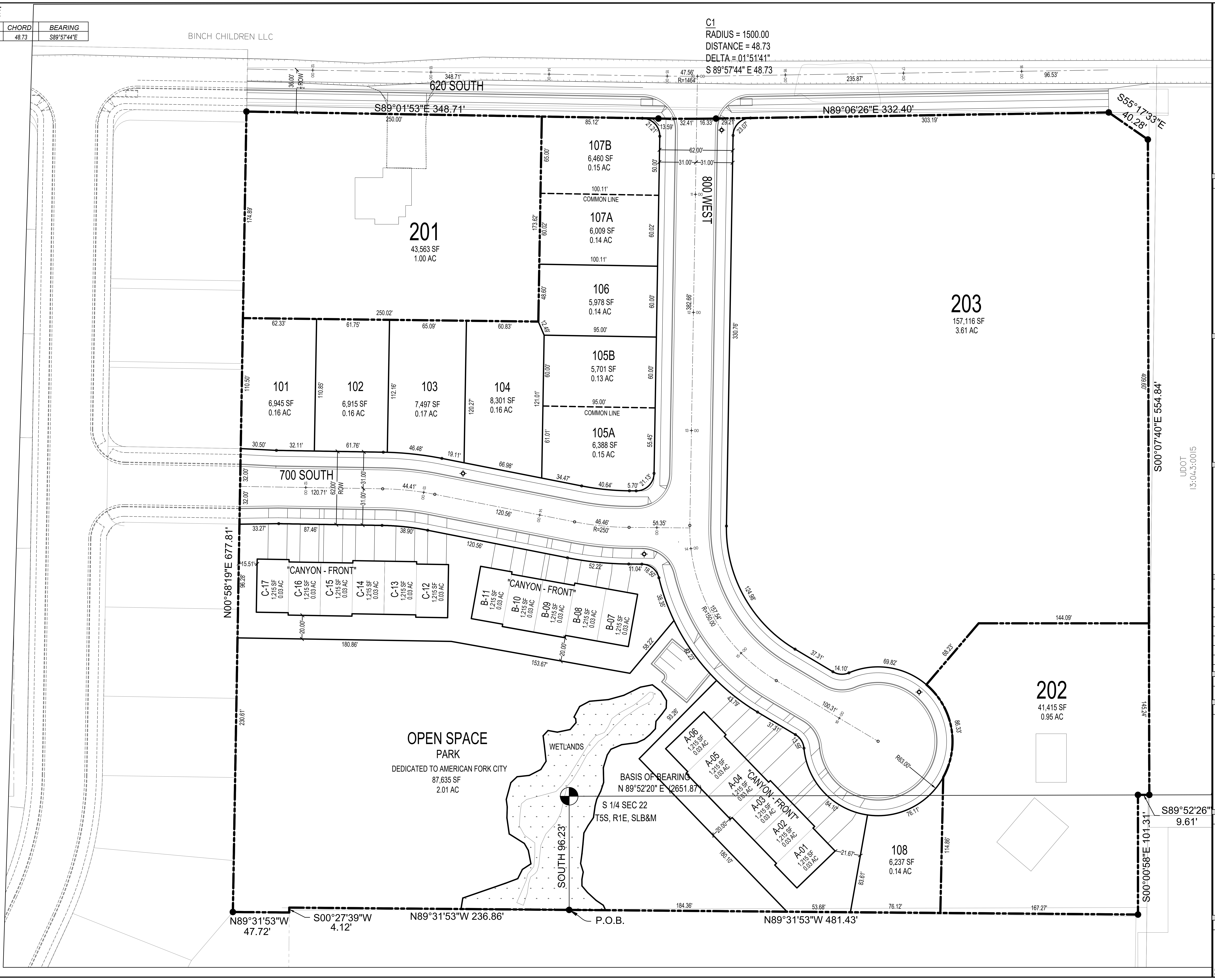
NOTES

1. PROJECT ADDRESS IS 750 WEST 700 SOUTH
2. 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
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
4. LOWEST FOOTING SHALL BE AT LEAST 2' ABOVE OBSERVED HIGH GROUND WATER LEVEL
5. ALL HABITABLE STRUCTURES SHALL BE 1 FOOT ABOVE 100-YEAR FLOOD ELEVATION.
6. 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
7. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	1500.00	48.73	01°51'41"	48.73	S89°57'44"E



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DEVELOPMENT

AF 10
SUBDIVISION

N

0 20 40 80 120

SCALE: 1"= 40'

24" X 36" SHEET

berg
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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343602
2/25/20

ACTION	DATE
FINAL	02/25/20

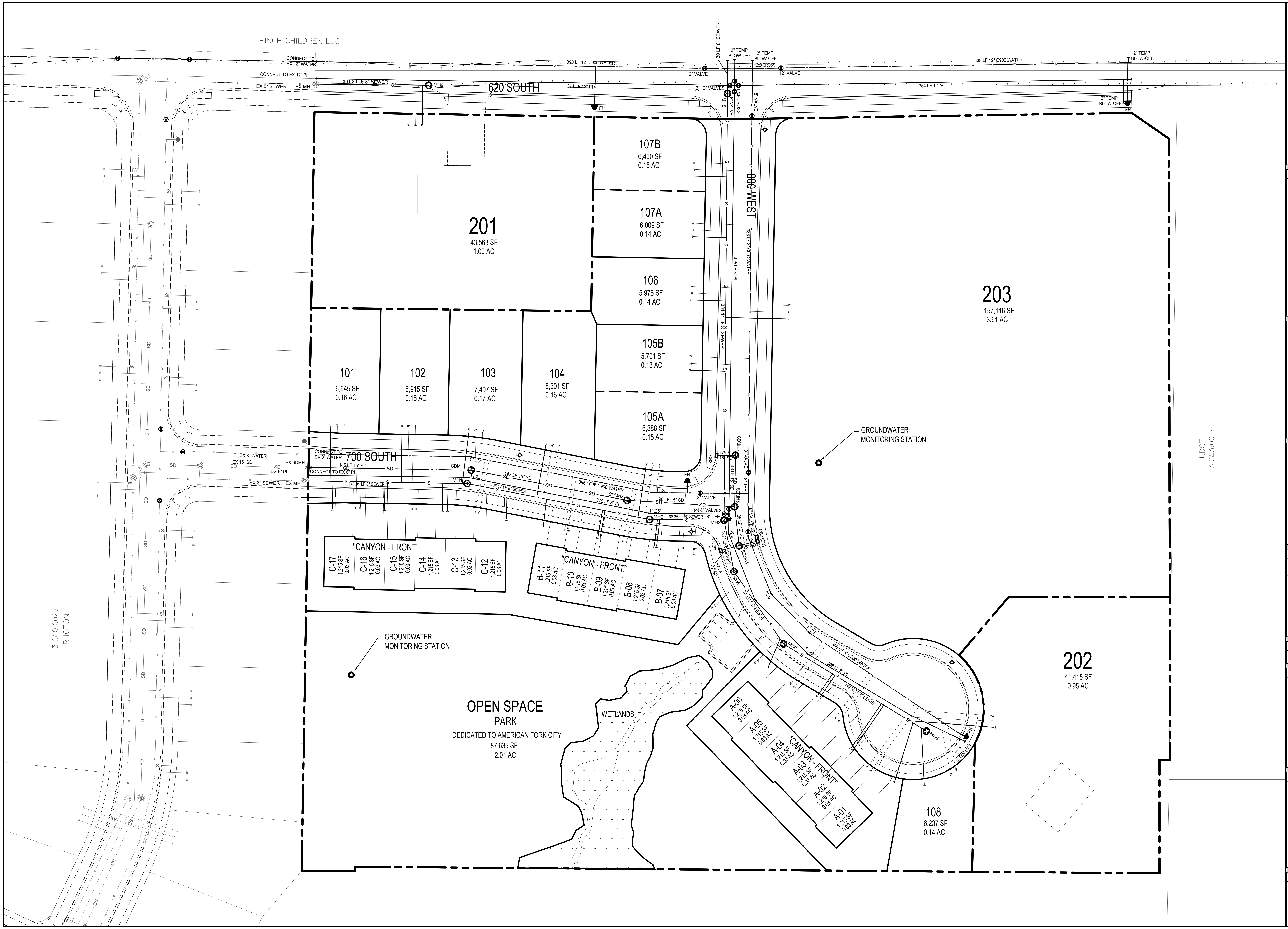
PROJECT

AF 10
SUBDIVISION

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	C1



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DEVELOPMENT

AF 10
SUBDIVISION

N

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SCALE: 1"= 40'
24" X 36" SHEET

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 2/25/20 343602 NOT FOR CONSTRUCTION
1			
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ACTION	DATE
FINAL	02/25/20

PROJECT

AF 10
SUBDIVISION

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
UTILITY PLAN	C2

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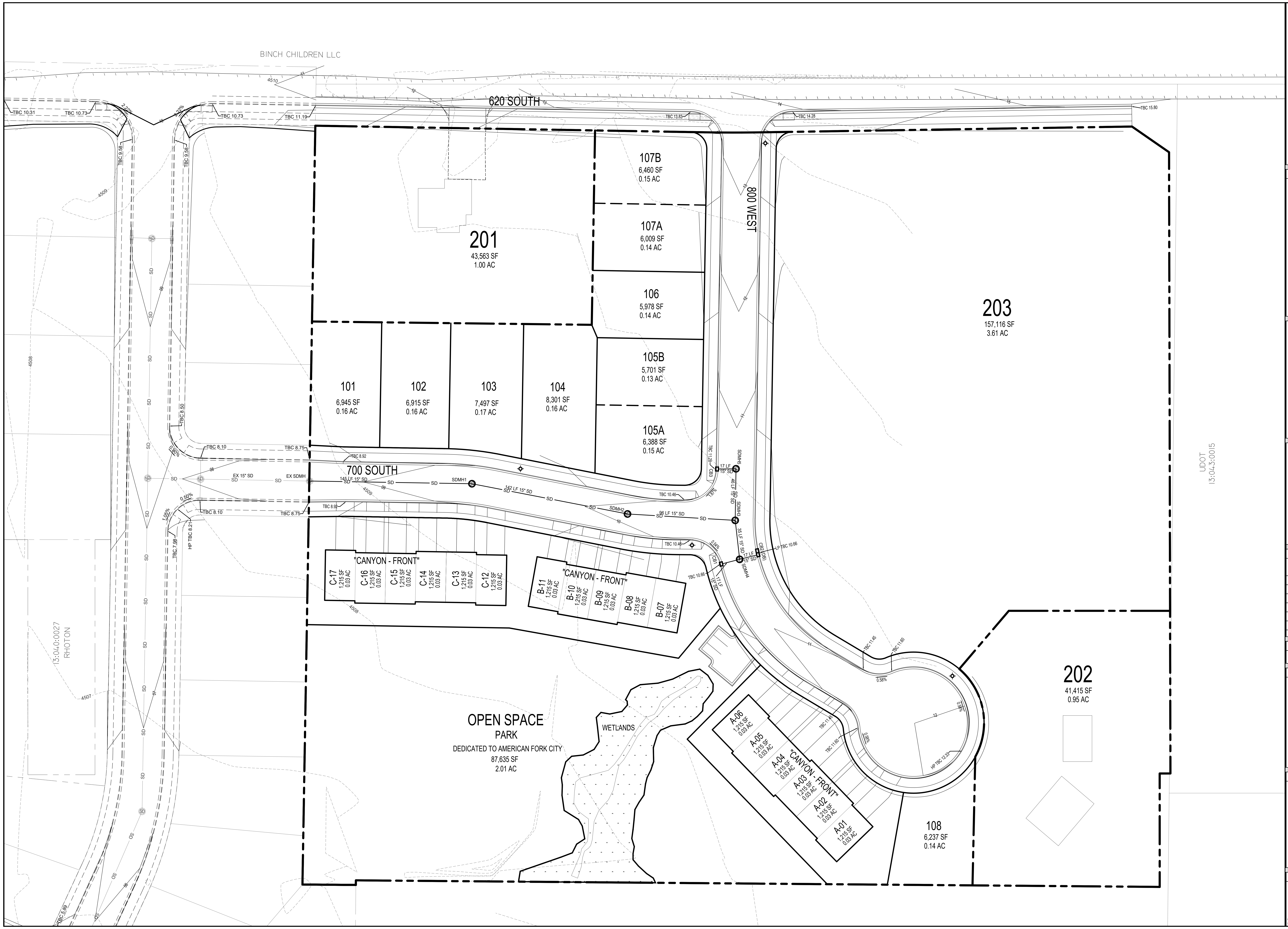

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Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

AF 10
SUBDIVISION

0 20 40 80 120
SCALE: 1"= 40'
24" X 36" SHEET

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

REVISIONS		
NO.	DATE	DESCRIPTION
1		
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SEAL

NOT FOR CONSTRUCTION
K. R. Berg
KENNETH R. BERG
2/25/20
343602

ACTION	DATE
FINAL	02/25/20

PROJECT

AF 10
SUBDIVISION

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GRADING PLAN	C3

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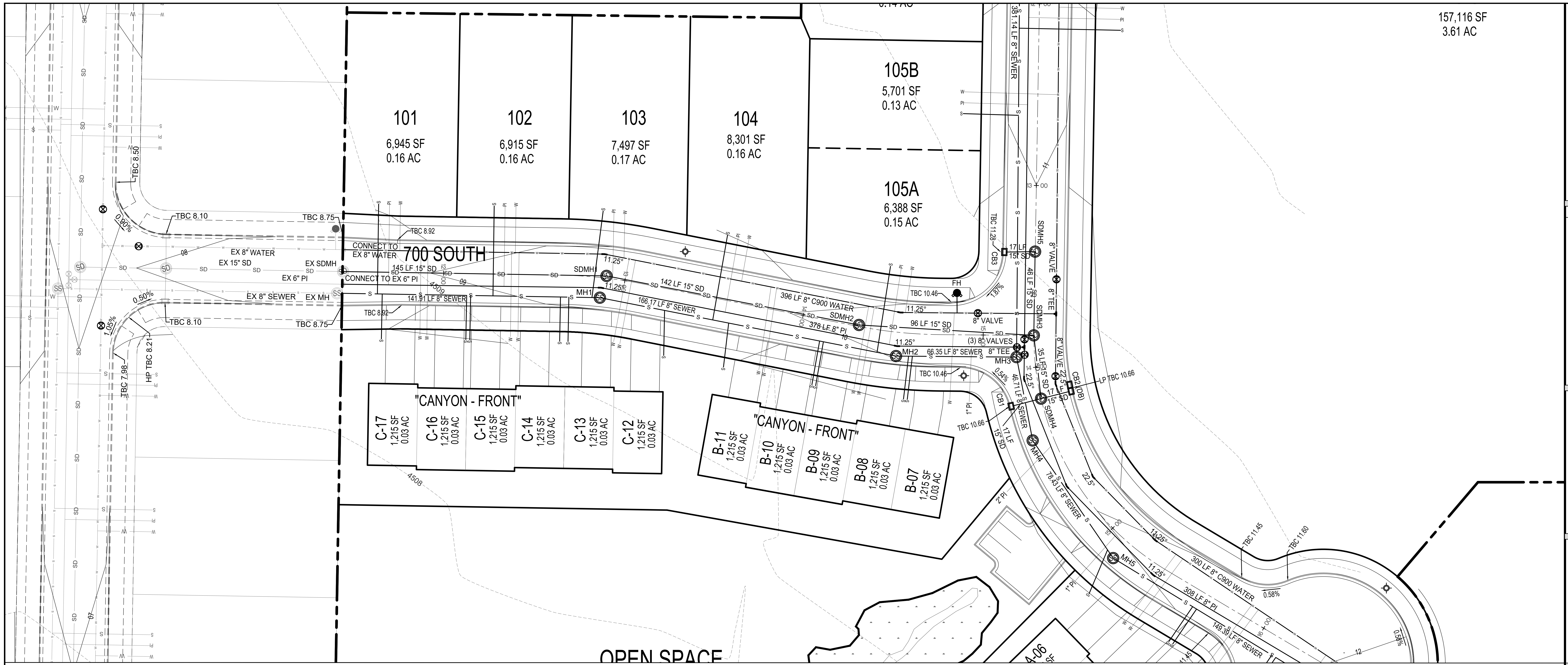

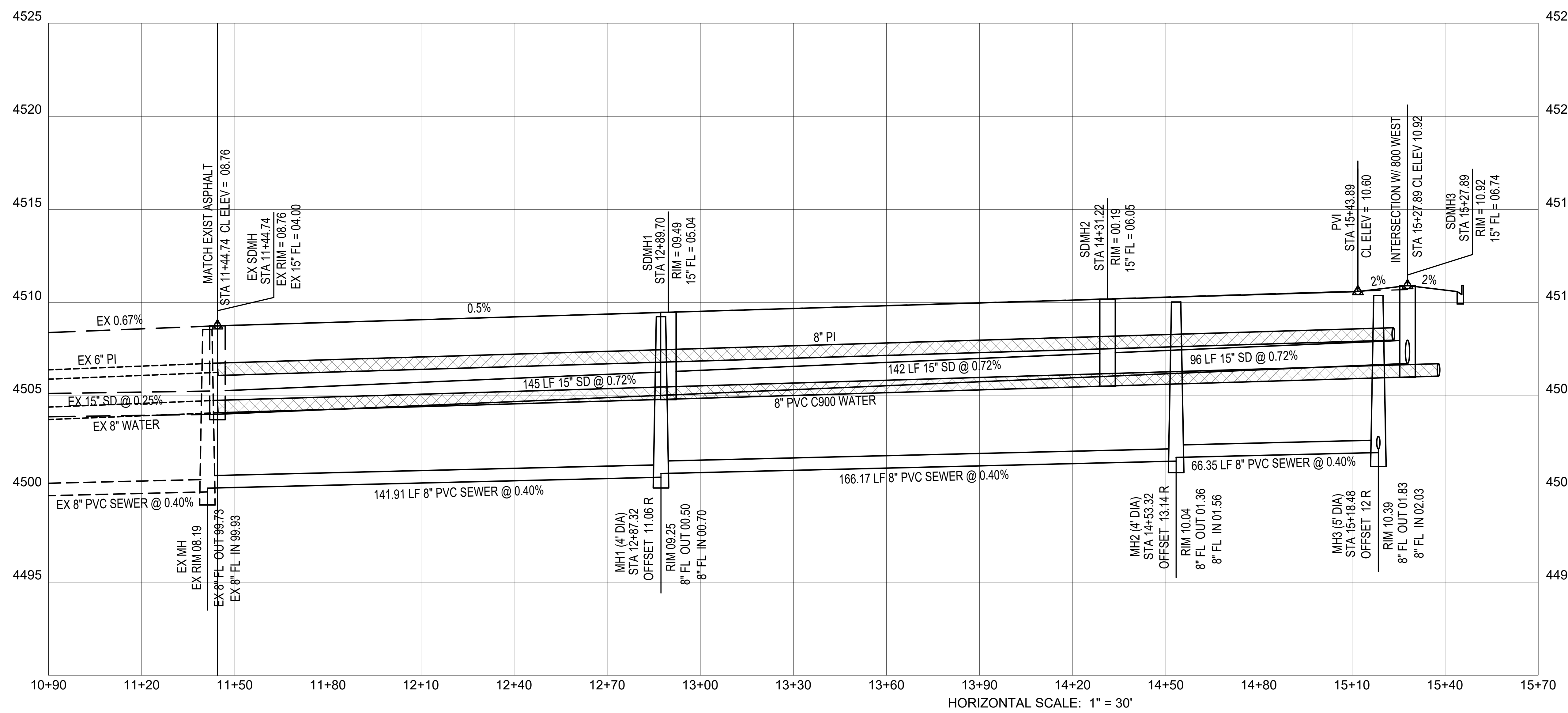

4525
4520
4515
4510
4505
4500
4495
MATCH EXIST ASPHALT STA 11+44.74 CL ELEV = 08.76
EX SDMH STA 11+44.74 EX RIM = 08.76 EX 15" FL = 04.00
SDMH1 STA 12+89.70 RIM = 09.49 15" FL = 05.04
SDMH2 STA 14+31.22 RIM = 00.19 15" FL = 06.05
PVI STA 15+43.89 CL ELEV = 10.60
INTERSECTION W/ 800 WEST STA 15+27.89 CL ELEV 10.92
SDMH3 STA 15+27.89 RIM = 10.92 15" FL = 06.74
EX 0.67%
0.5%
2%
2%
8" PI
EX 6" PI
145 LF 15" SD @ 0.72%
142 LF 15" SD @ 0.72%
96 LF 15" SD @ 0.72%
EX 15" SD @ 0.25%
EX 8" WATER
8" PVC C900 WATER
EX 8" PVC SEWER @ 0.40%
141.91 LF 8" PVC SEWER @ 0.40%
166.17 LF 8" PVC SEWER @ 0.40%
66.35 LF 8" PVC SEWER @ 0.40%
EX MH EX RIM 08.19 EX 8" FL OUT 99.73 EX 8" FL IN 99.93
MH1 (4' DIA) STA 12+87.32 OFFSET 11.06 R RIM 09.25 8" FL OUT 00.50 8" FL IN 00.70
MH2 (4' DIA) STA 14+53.32 OFFSET 13.14 R RIM 10.04 8" FL OUT 01.36 8" FL IN 01.56
MH3 (5' DIA) STA 15+18.48 OFFSET 12 R RIM 10.39 8" FL OUT 01.83 8" FL IN 02.03
10+90
11+20
11+50
11+80
12+10
12+40
12+70
13+00
13+30
13+60
13+90
14+20
14+50
14+80
15+10
15+40
15+70
HORIZONTAL SCALE: 1" = 30'

ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

AF 10 SUBDIVISION

N

0 15 30 60 90

SCALE: 1"= 30'

24" X 36" SHEET

berg CIVIL ENGINEERING

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			KENNETH R. BERG 2/25/20 343602 NOT FOR CONSTRUCTION
2			
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ACTION	DATE
FINAL	02/25/20

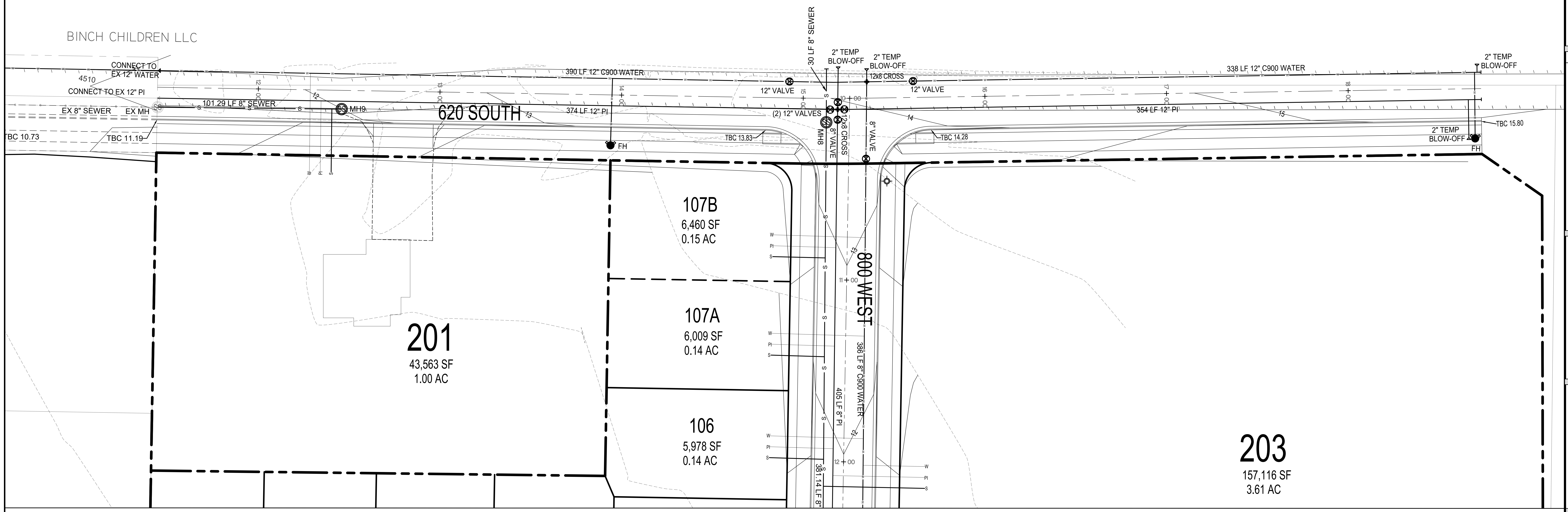
PROJECT

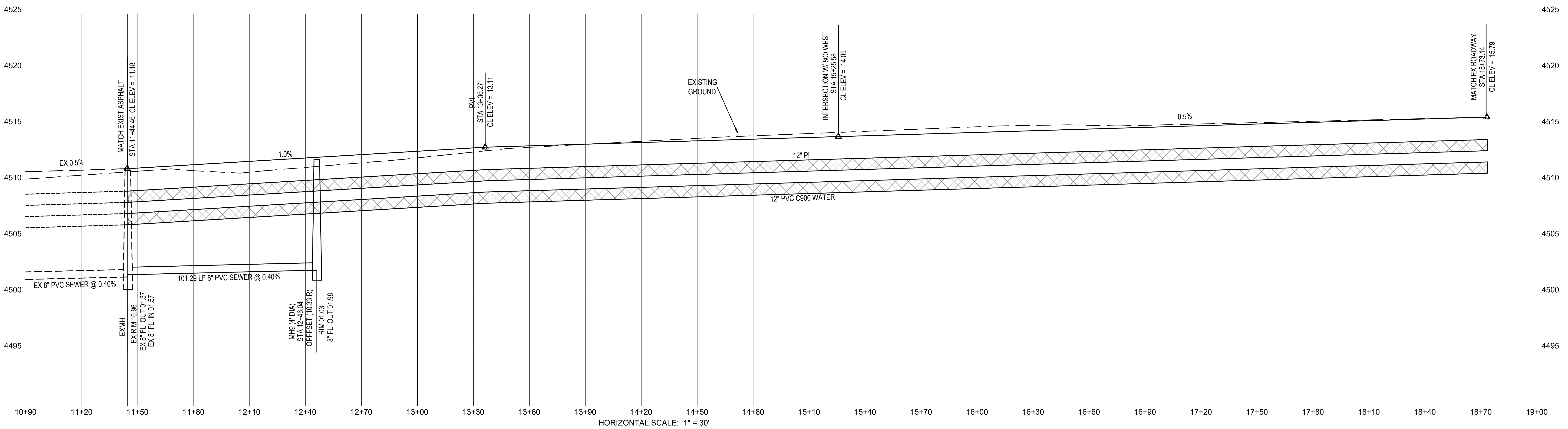
AF 10 SUBDIVISION

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
700 SOUTH PLAN	C4





HORIZONTAL SCALE: 1" = 30'

ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

AF 10
SUBDIVISION

0 15 30 60 90
SCALE: 1"= 30'
24" X 36" SHEET

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
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cell (801) 616–1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 2/25/20 343602 NOT FOR CONSTRUCTION
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ACTION	DATE
FINAL	02/25/20

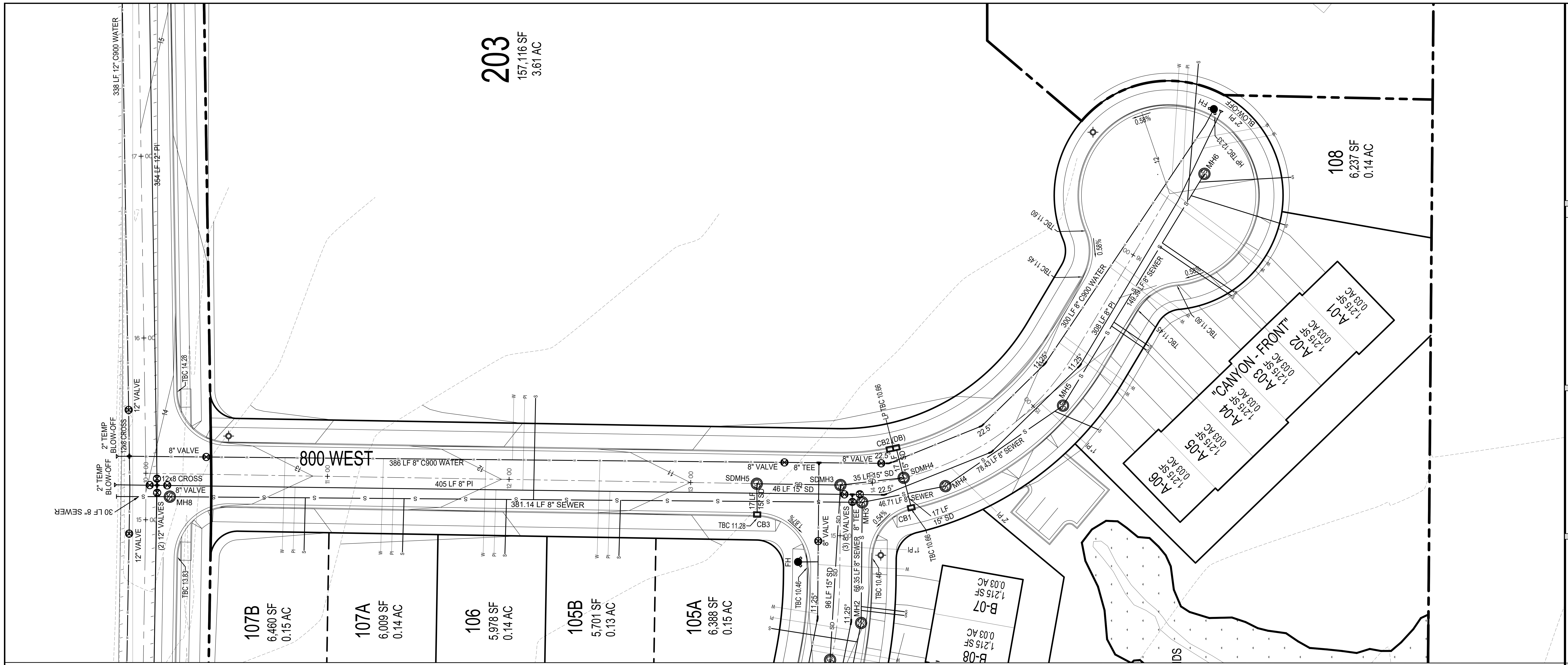
PROJECT

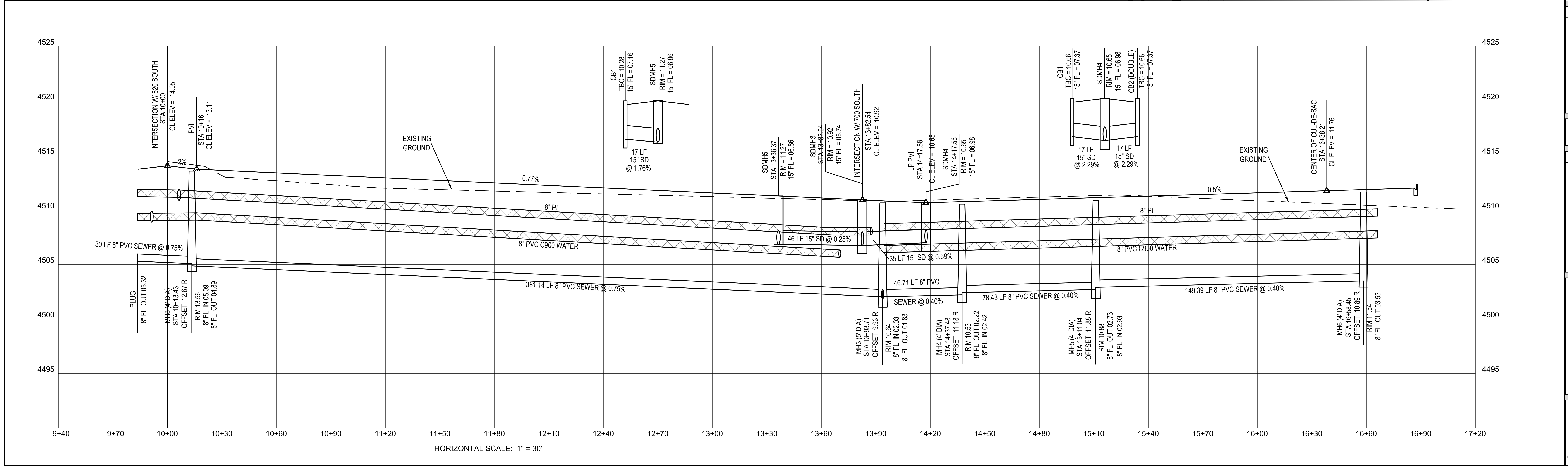
AF 10
SUBDIVISION

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
620 SOUTH PLAN i:\my drive\berg civil\2019\ardero\af 10\af10 final cd\af 10_05-final 620 s.dwg	C5




4525
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14+50
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15+10
15+40
15+70
16+00
16+30
16+60
16+90
17+20
HORIZONTAL SCALE: 1" = 30'
INTERSECTION W/ 620 SOUTH STA 10+00 CL ELEV = 14.05
PVI STA 10+16 CL ELEV = 13.11
EXISTING GROUND
0.77%
8" PI
8" PVC C900 WATER
30 LF 8" PVC SEWER @ 0.75%
381.14 LF 8" PVC SEWER @ 0.75%
PLUG 8" FL OUT 05.32
MH8 (4' DIA) STA 10+13.43 OFFSET 12.67 R RIM 13.56 8" FL IN 05.09 8" FL OUT 04.89
CB1 TBC = 10.28 15" FL = 07.16
SDMH5 RIM = 11.27 15" FL = 06.66
17 LF 15" SD @ 1.76%
SDMH5 STA 13+36.37 RIM = 11.27 15" FL = 06.86
SDMH3 STA 13+82.54 RIM = 10.92 15" FL = 06.74
INTERSECTION W/ 700 SOUTH STA 13+82.54 CL ELEV = 10.92
46 LF 15" SD @ 0.25%
35 LF 15" SD @ 0.69%
46.71 LF 8" PVC SEWER @ 0.40%
LP PVI STA 14+17.56 CL ELEV = 10.65
SDMH4 STA 14+17.56 RIM = 10.65 15" FL = 06.69
MH3 (5' DIA) STA 13+93.71 OFFSET 9.93 R RIM 10.64 8" FL IN 02.03 8" FL OUT 01.83
MH4 (4' DIA) STA 14+37.48 OFFSET 11.18 R RIM 10.53 8" FL OUT 02.22 8" FL IN 02.42
78.43 LF 8" PVC SEWER @ 0.40%
CB1 TBC = 10.66 15" FL = 07.37
SDMH4 RIM = 10.65 15" FL = 06.98
CB2 (DOUBLE) TBC = 10.66 15" FL = 07.37
17 LF 15" SD @ 2.29%
17 LF 15" SD @ 2.29%
MH5 (4' DIA) STA 15+11.04 OFFSET 11.88 R RIM 10.88 8" FL OUT 02.73 8" FL IN 02.93
0.5%
149.39 LF 8" PVC SEWER @ 0.40%
EXISTING GROUND
CENTER OF CUL-DE-SAC STA 16+38.21 CL ELEV = 11.76
MH6 (4' DIA) STA 16+58.45 OFFSET 10.89 R RIM 11.64 8" FL OUT 03.53
2%

ARDERO

520 South 850 East
Suite A1
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(385) 484-6337

DEVELOPMENT

AF 10
SUBDIVISION

0 15 30 60 90
SCALE: 1"= 30'
24" X 36" SHEET

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH K R Berg KENNETH R. BERG 2/25/20 343602 PROFESSIONAL ENGINEER NOT FOR CONSTRUCTION
1			
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ACTION	DATE
FINAL	02/25/20

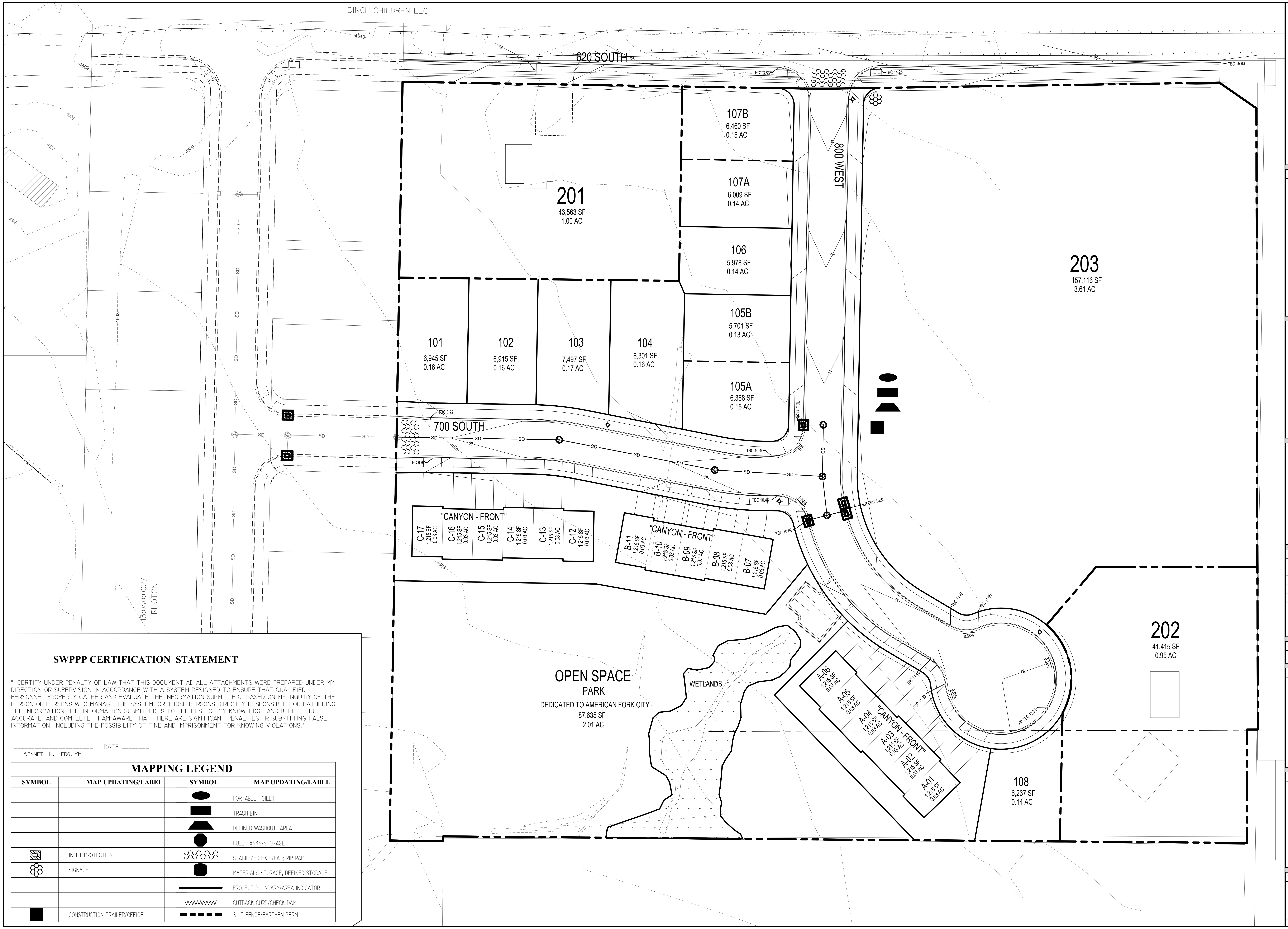
PROJECT

AF 10
SUBDIVISION

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
800 WEST PLAN i:\my drive\berg civil\2019\ardero\af 10\af10 final cd\af 10_06-final 780 w.dwg	C6



SWPPP CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AD ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR PATHERING 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 FR 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
		WWWWWW	CUTBACK CURB/CHECK DAM
■	CONSTRUCTION TRAILER/OFFICE	▬ ▬ ▬	SILT FENCE/EARTHEN BERM

ARDERO
520 South 850 East
Suite A1
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DEVELOPMENT

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0 20 40 80 120
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24" X 36" SHEET

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SEAL
KENNETH R. BERG
2/25/20
343602
K R Berg
NOT FOR CONSTRUCTION

ACTION	DATE
FINAL	02/25/20

PROJECT

AF 10
SUBDIVISION

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
SWPPP	C7

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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.
3. At all other hours the Contractor shall maintain minimum one - lane two - way traffic. Traffic circulation must be supervised by a Certified Flagger.
4. Steady - burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles.
6. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein.
7. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.
8. Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

UTILITIES

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

STRIPING AND SIGNING

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

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

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

AF 10
SUBDIVISION

24" X 36" SHEET

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

REVISIONS

NO.	DATE	DESCRIPTION
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2		
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SEAL

KENNETH R. BERG
2/25/20
343602
NOT FOR CONSTRUCTION

ACTION	DATE
FINAL	02/25/20

PROJECT

AF 10
SUBDIVISION

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GENERAL NOTES	GN1

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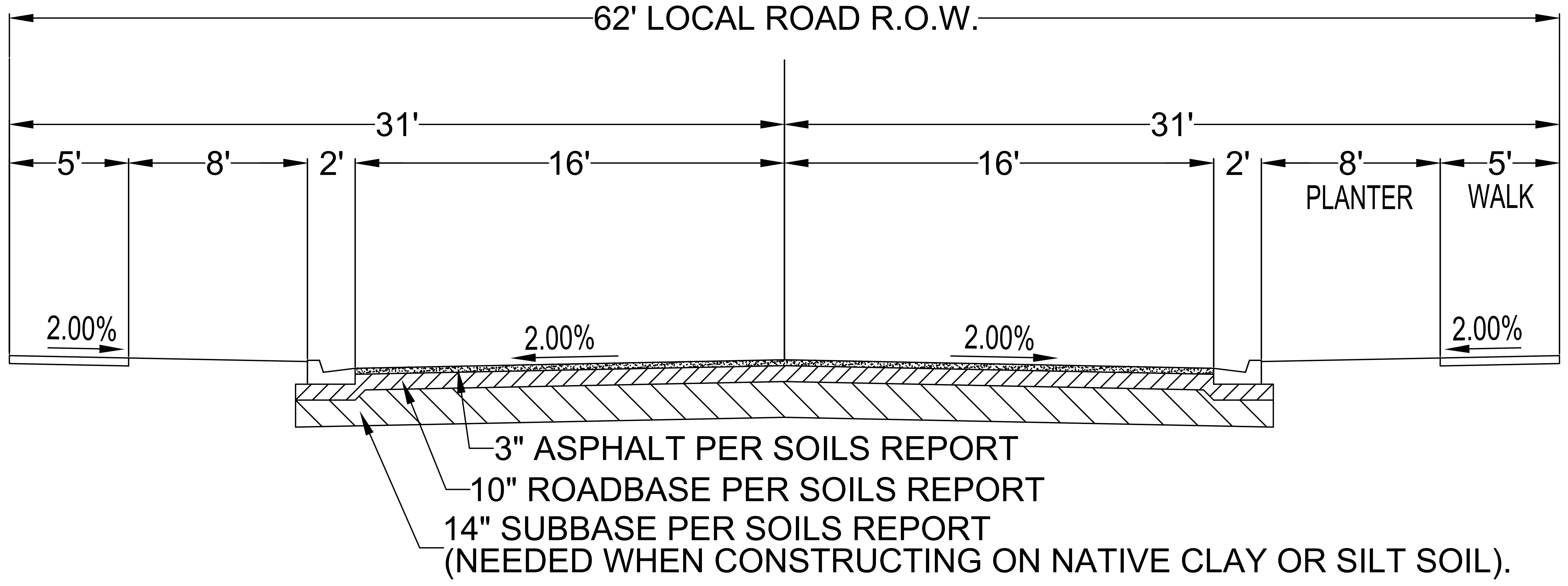
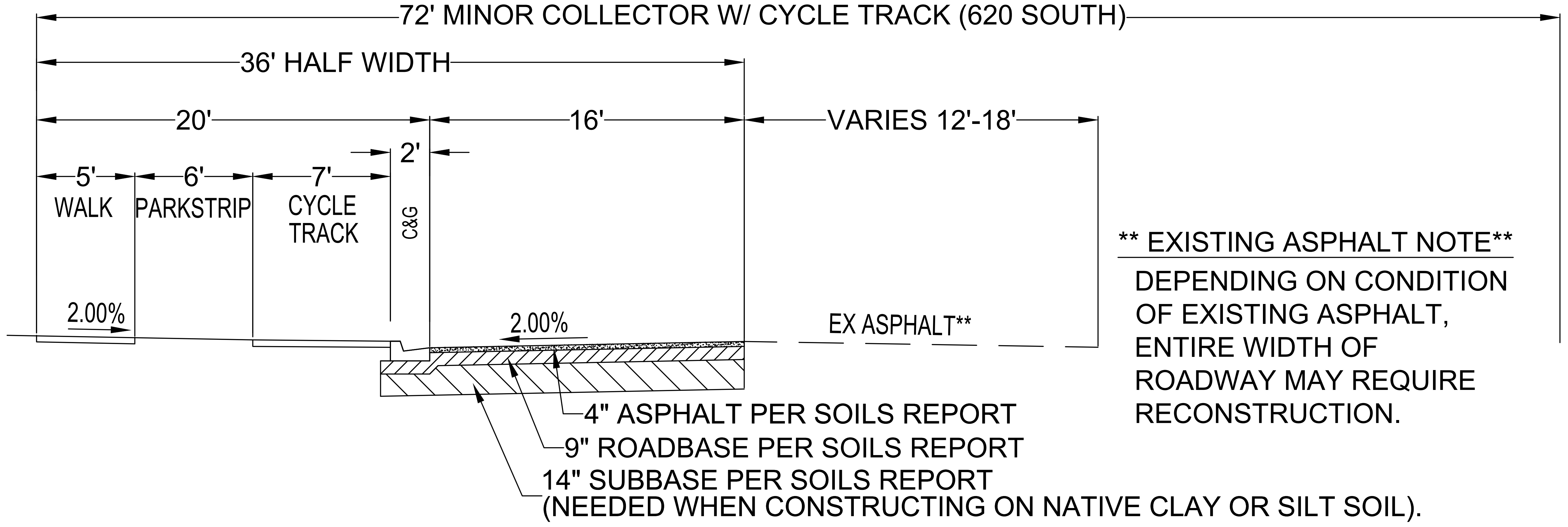

62' LOCAL ROAD R.O.W.
31'
31'
5'
8'
2'
16'
16'
2'
8'
PLANTER
5'
WALK
2.00%
2.00%
2.00%
2.00%
3" ASPHALT PER SOILS REPORT
10" ROADBASE PER SOILS REPORT
14" SUBBASE PER SOILS REPORT
(NEEDED WHEN CONSTRUCTING ON NATIVE CLAY OR SILT SOIL).


72' MINOR COLLECTOR W/ CYCLE TRACK (620 SOUTH)
36' HALF WIDTH
20'
16'
VARIES 12'-18'
2'
5'
WALK
6'
PARKSTRIP
7'
CYCLE
TRACK
C&G
2.00%
2.00%
EX ASPHALT**
4" ASPHALT PER SOILS REPORT
9" ROADBASE PER SOILS REPORT
14" SUBBASE PER SOILS REPORT
(NEEDED WHEN CONSTRUCTING ON NATIVE CLAY OR SILT SOIL).

** EXISTING ASPHALT NOTE**

DEPENDING ON CONDITION OF EXISTING ASPHALT, ENTIRE WIDTH OF ROADWAY MAY REQUIRE RECONSTRUCTION.

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office (801) 492-1277
cell (801) 616-1677

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SEAL

K R Berg
KENNETH R. BERG
2/25/20
343602
NOT FOR CONSTRUCTION

ACTION	DATE
FINAL	02/25/20

PROJECT

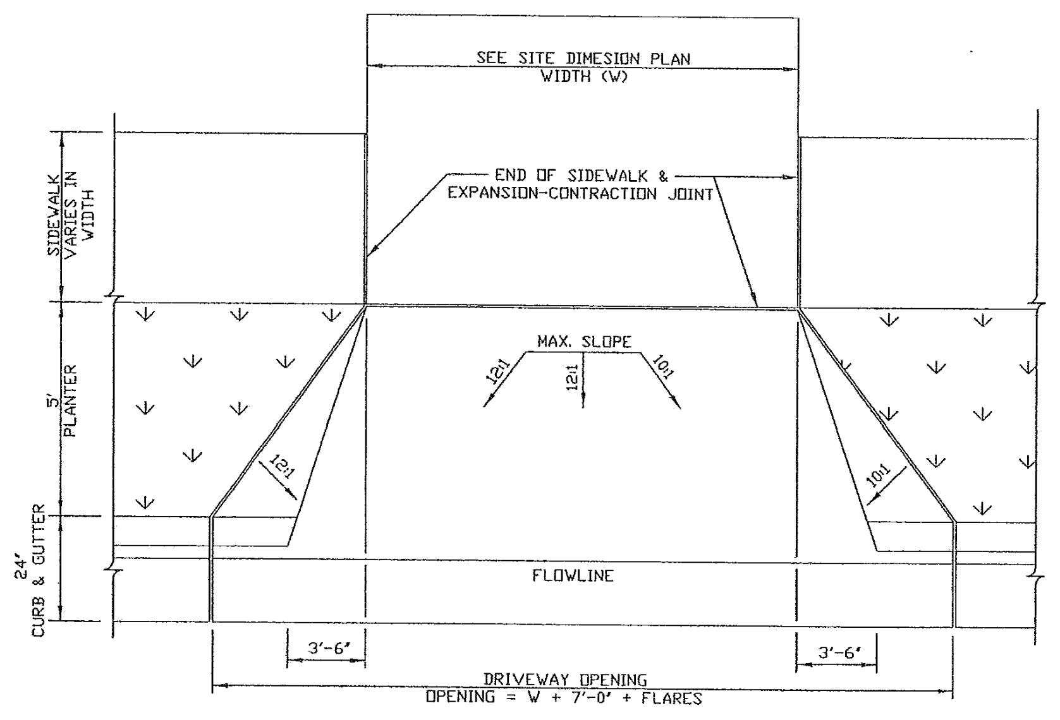
AF 10
SUBDIVISION

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	D0

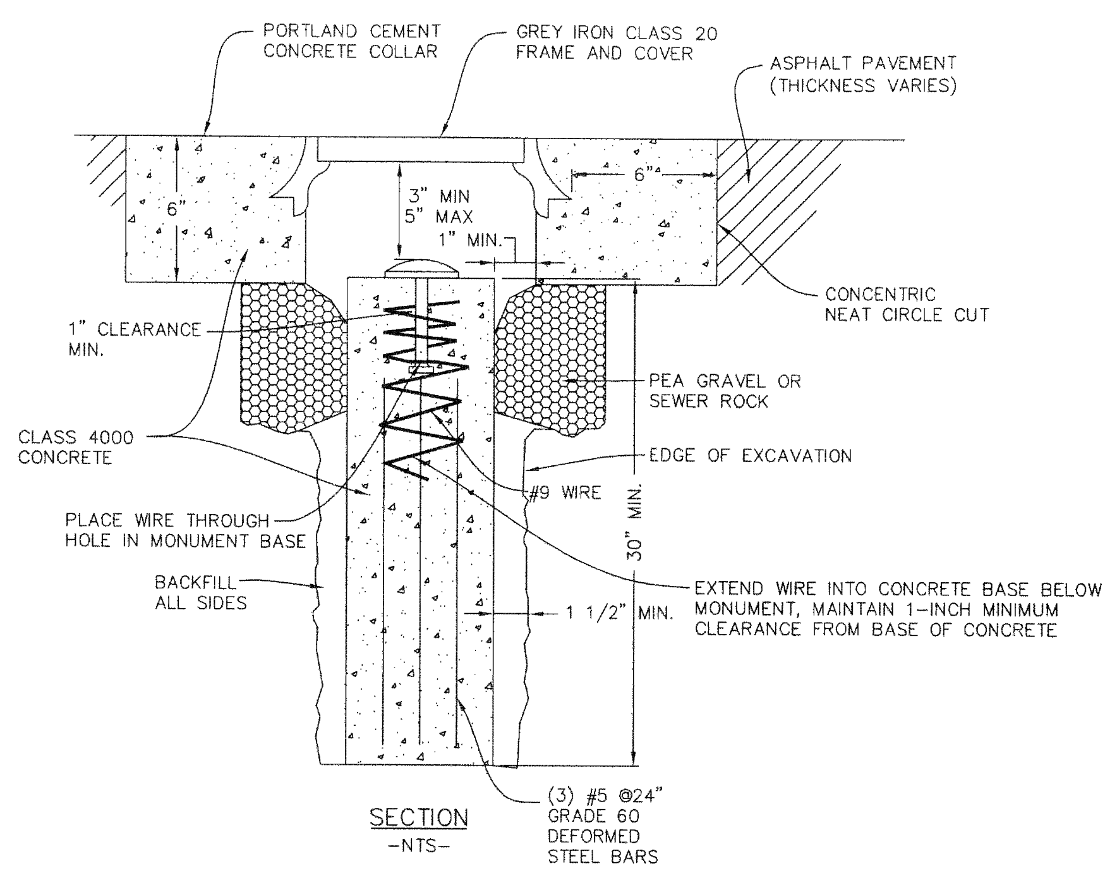
NOTE: SIDEWALK DEPTH SHALL BE 4' IN RESIDENTIAL ZONES; 6' ADJACENT TO RESIDENTIAL DRIVEWAY APPROACHES AND IN ALL COMMERCIAL AND INDUSTRIAL ZONES.



FLARED DRIVE APPROACH WITH PLANTER
-NTS-

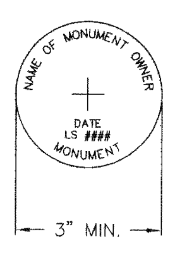
DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING-LAND PLANNING-CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR FLARED DRIVE APPROACH WITH PLANTER	DRAWING NO. 15.9

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\FLARED DRIVE APPROACH.dwg 05/12/2005 10:59:39 AM MDT

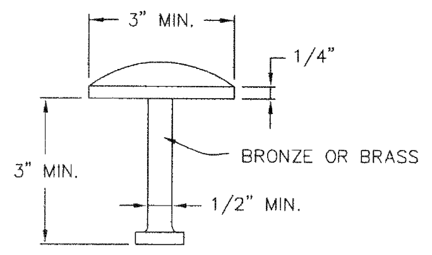


SECTION
-NTS-

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

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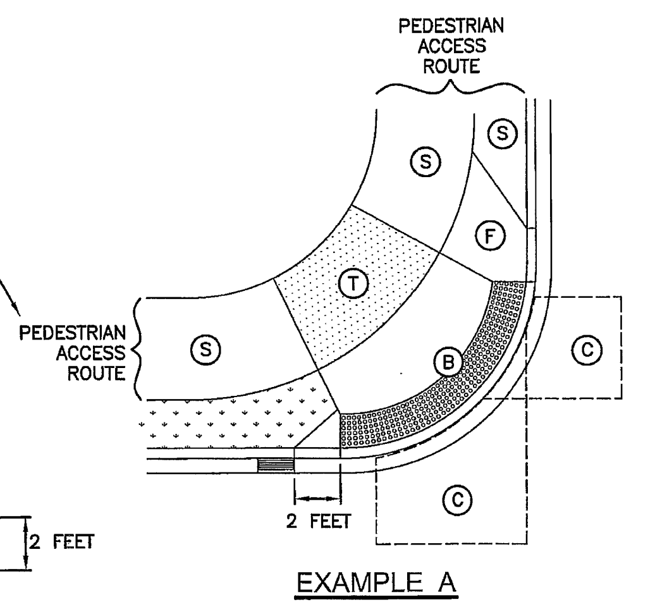
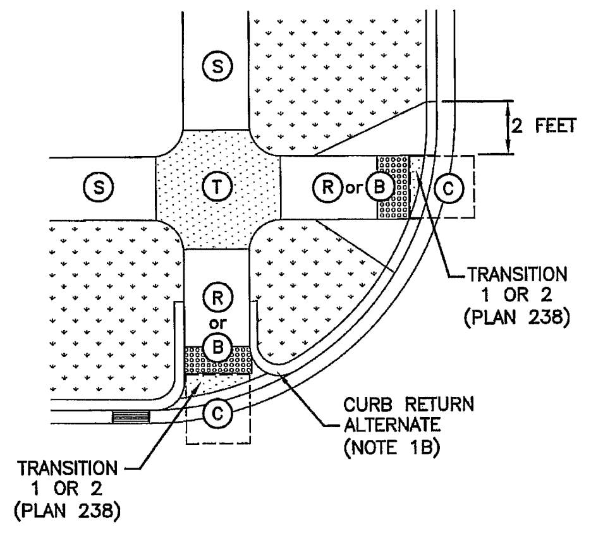
TURNING SPACE AT SIDEWALK LEVEL



EXAMPLE A

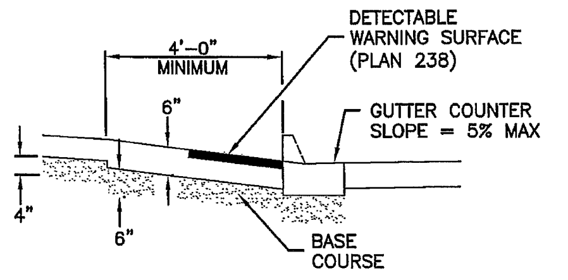


EXAMPLE B

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

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

TABLE OF DIMENSIONS



MATERIALS

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

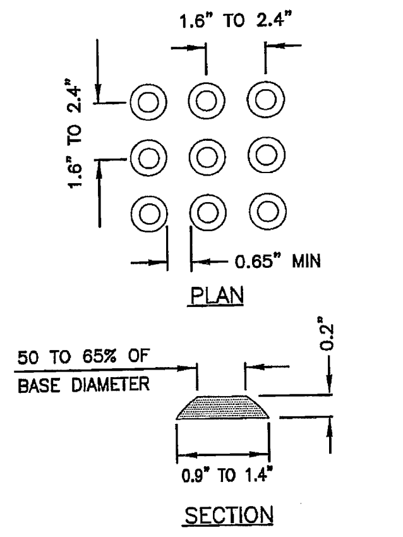
SLOPE TABLE

Corner curb cut assembly

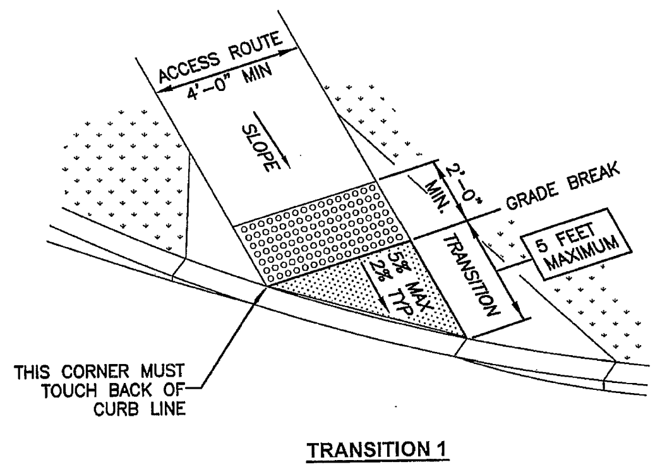
Plan
235
Sheet 1 of 4

September 2011

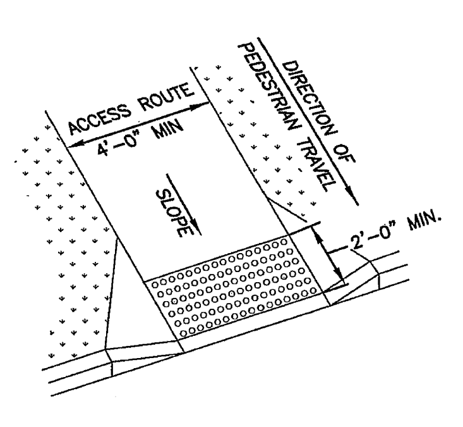
63



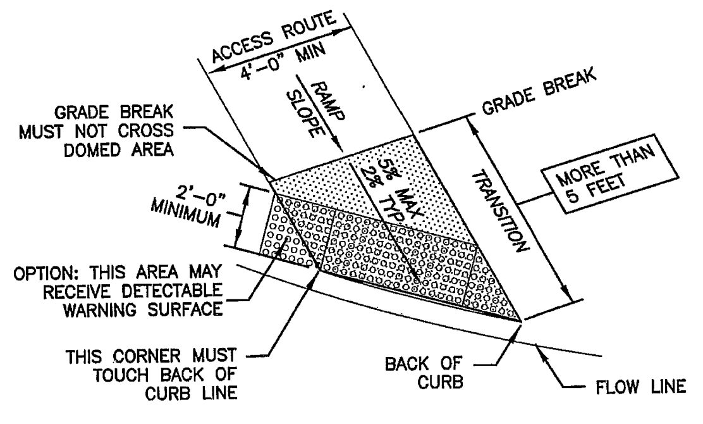
TRUNCATED DOME DETAIL



TRANSITION 1

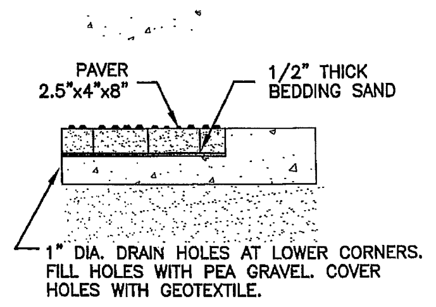


PERPENDICULAR ASSEMBLY

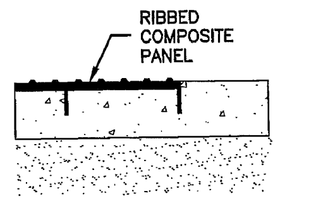


TRANSITION 2

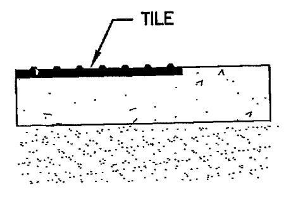
NON-PERPENDICULAR ASSEMBLY


PAVER
2.5"x4"x8"
1/2" THICK
BEDDING SAND
1" DIA. DRAIN HOLES AT LOWER CORNERS.
FILL HOLES WITH PEA GRAVEL. COVER
HOLES WITH GEOTEXTILE.

STYLE P



STYLE R



STYLE T

Detectable warning surface

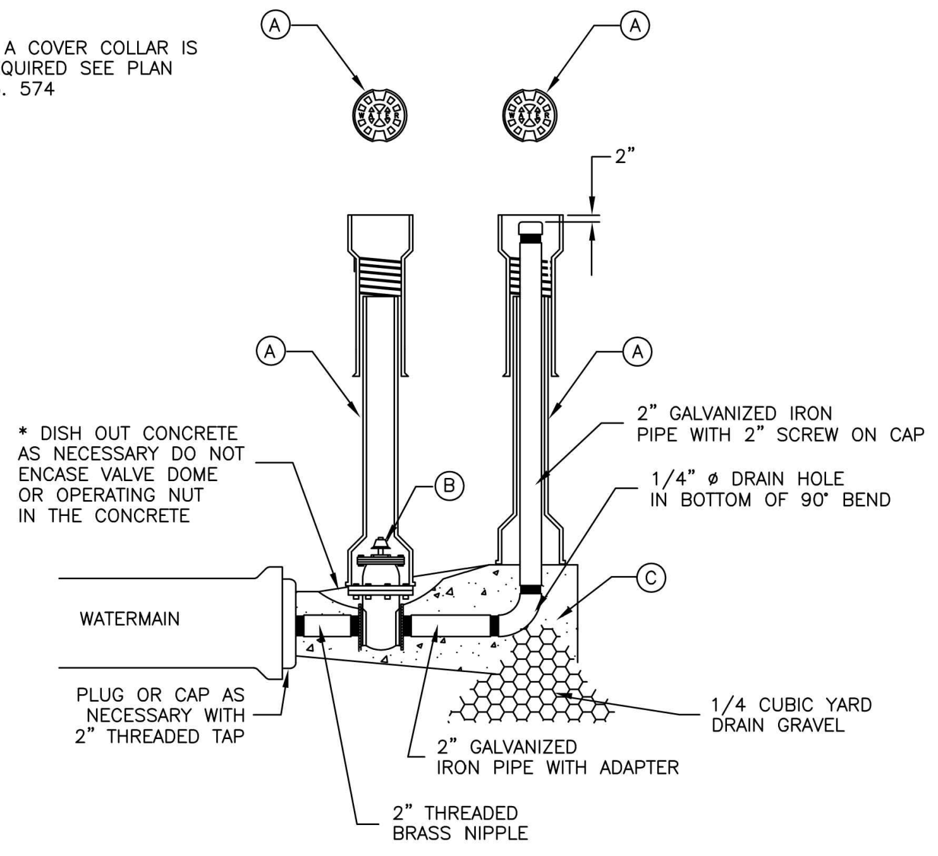
Plan
238

July 2011

79

2" washout valve

1. CONCRETE: Class 2000 minimum per APWA Section 03 30 04. Pour concrete against undisturbed soil.
2. TAPE: Apply tape wrap to the exterior of all galvanized pipe per AWWA C209.
3. SPECIAL DESIGN: Watermains 12" and larger will require special washout assembly design.
4. DRAINAGE: After installation of washout valve assembly, verify the washout valve riser drains to gravel.
5. INSPECTION: Prior to backfilling around thrust block, secure inspection of installation by ENGINEER.
6. BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.



SECTION

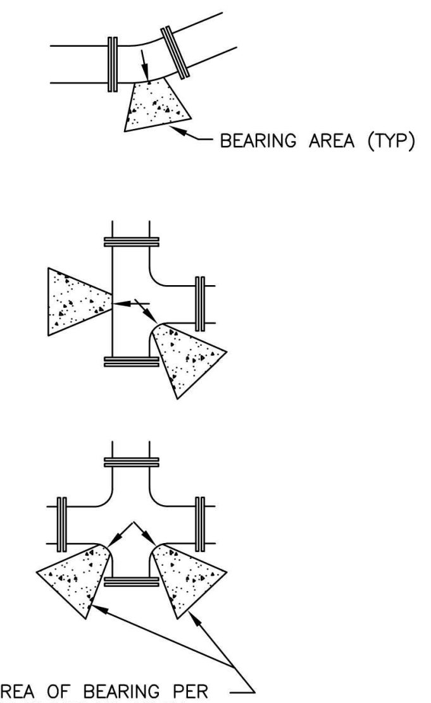
LEGEND		
No.	ITEM	DESCRIPTION
Ⓐ	VALVE BOX WITH LID	2 PIECE CAST IRON
Ⓑ	4" GATE VALVE WITH SCREW ENDS	2"x 2" OPERATING NUT
Ⓒ	CONCRETE THRUST BLOCK	SEE PLAN No. 561

2" Washout valve

Plan No.
571

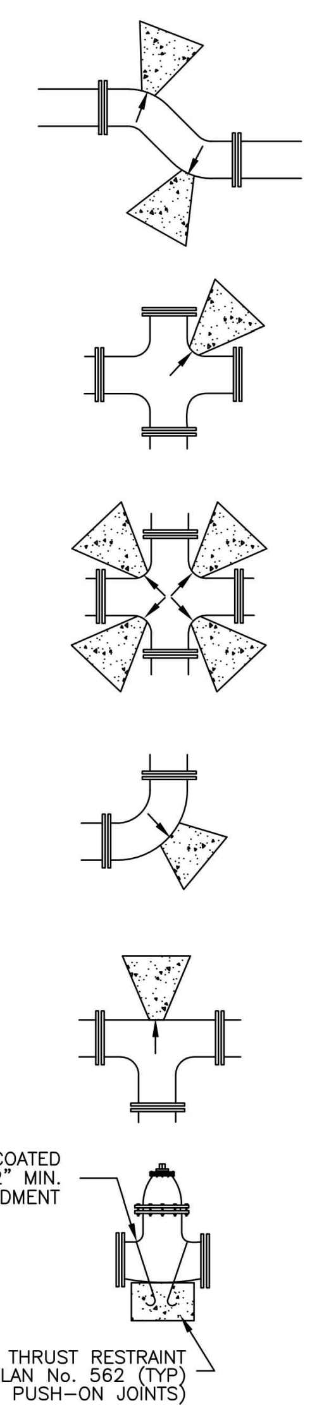
April 1997

243



THE AREA OF BEARING PER THRUST BLOCK TO EQUAL 1/2 THE AREA SPECIFIED FOR THE LARGEST PIPE OR FITTING SIZE.

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



Direct bearing thrust block

Plan No.
561

April 1997

239

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520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

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SUBDIVISION

24" X 36" SHEET

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11038 N Highland Blvd Suite 400
Highland Ut, 84003
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cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 2/25/20 343602 NOT FOR CONSTRUCTION
1			
2			
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ACTION	DATE
FINAL	02/25/20

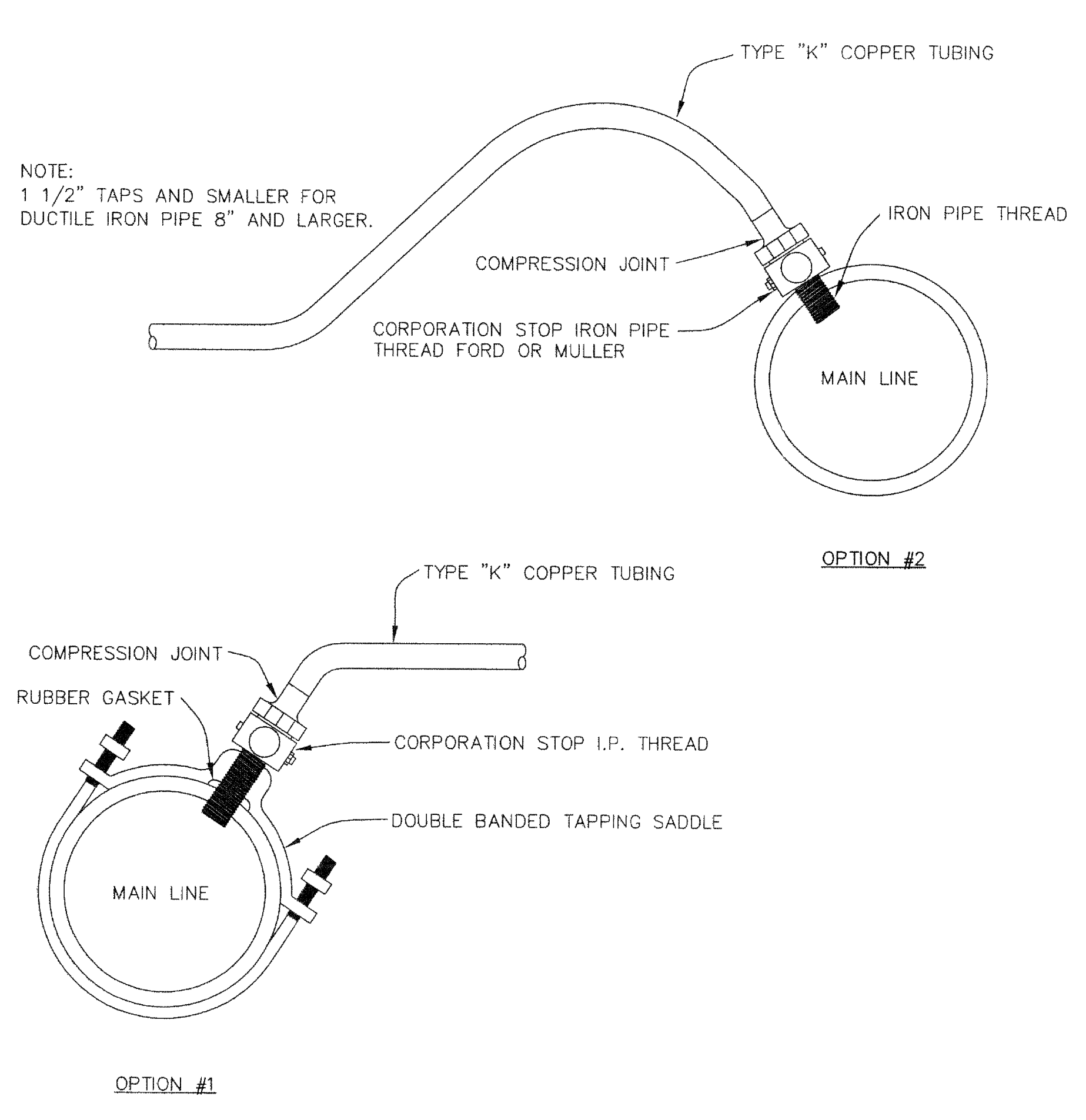
PROJECT

AF 10
SUBDIVISION

DESCRIPTION

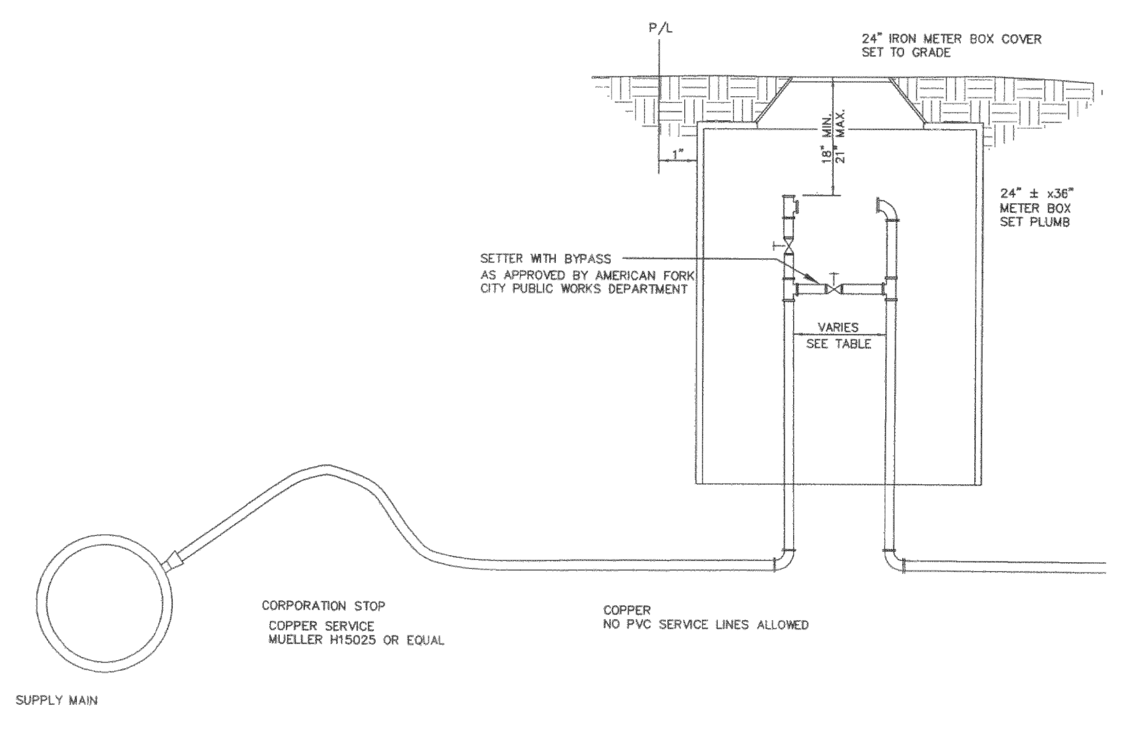
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	D1


NOTE:
1 1/2" TAPS AND SMALLER FOR DUCTILE IRON PIPE 8" AND LARGER.
TYPE "K" COPPER TUBING
IRON PIPE THREAD
COMPRESSION JOINT
CORPORATION STOP IRON PIPE THREAD FORD OR MULLER
MAIN LINE
OPTION #2
TYPE "K" COPPER TUBING
COMPRESSION JOINT
RUBBER GASKET
CORPORATION STOP I.P. THREAD
DOUBLE BANDED TAPPING SADDLE
MAIN LINE
OPTION #1

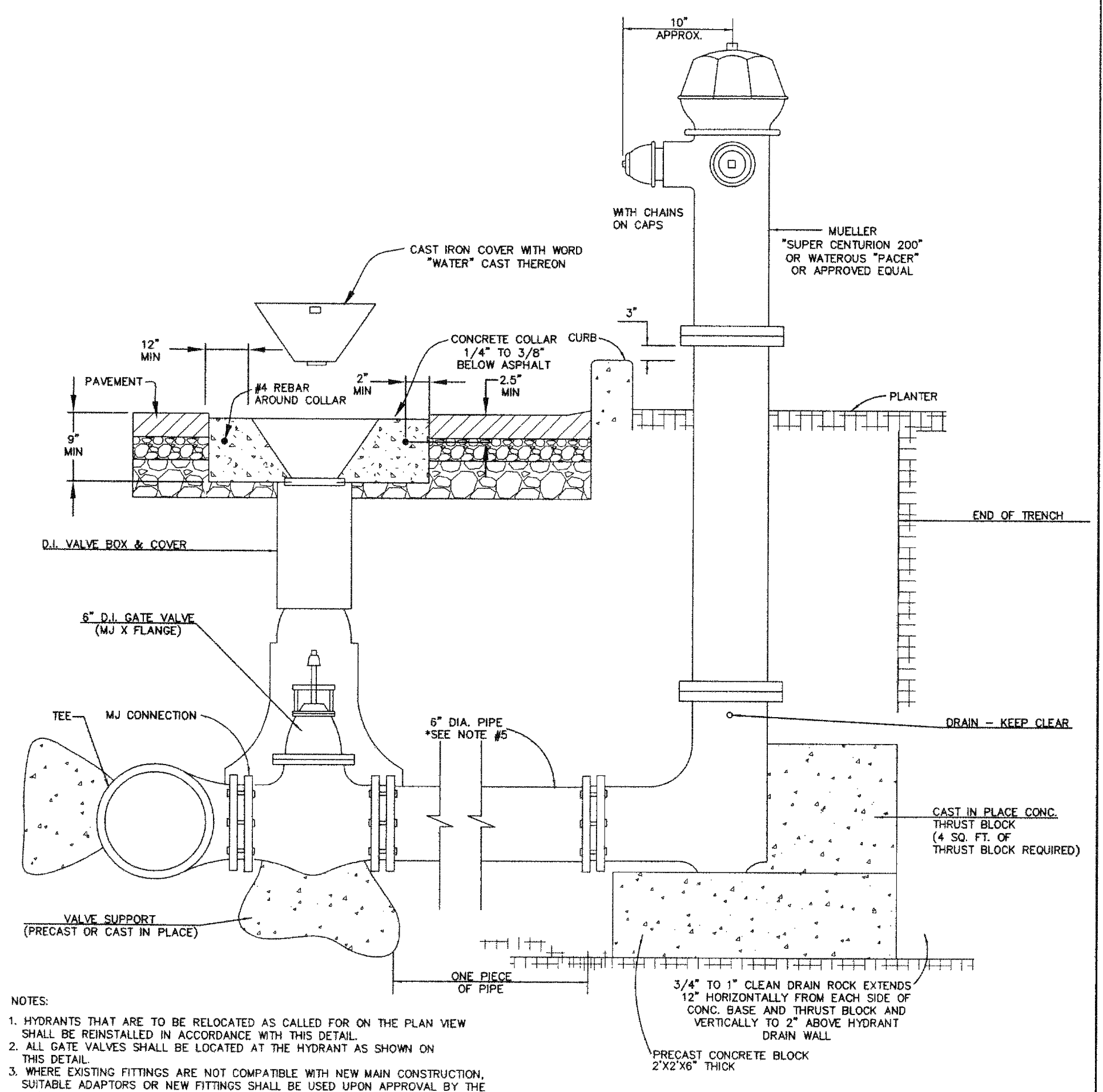
DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	**Northern** ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	*AMERICAN FORK CITY*	STANDARD DETAIL FOR TYPICAL WATERMAN TAPS	DRAWING NO. 15.3

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\WATERMAIN TAP.dwg 05/12/2005 11:55:51 AM MDT


P/L
24" IRON METER BOX COVER SET TO GRADE
1"
18" MIN. 21" MAX.
24" ± x36" METER BOX SET PLUMB
SETTER WITH BYPASS AS APPROVED BY AMERICAN FORK CITY PUBLIC WORKS DEPARTMENT
VARIES SEE TABLE
CORPORATION STOP
COPPER SERVICE MUELLER H15025 OR EQUAL
COPPER NO PVC SERVICE LINES ALLOWED
SUPPLY MAIN

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

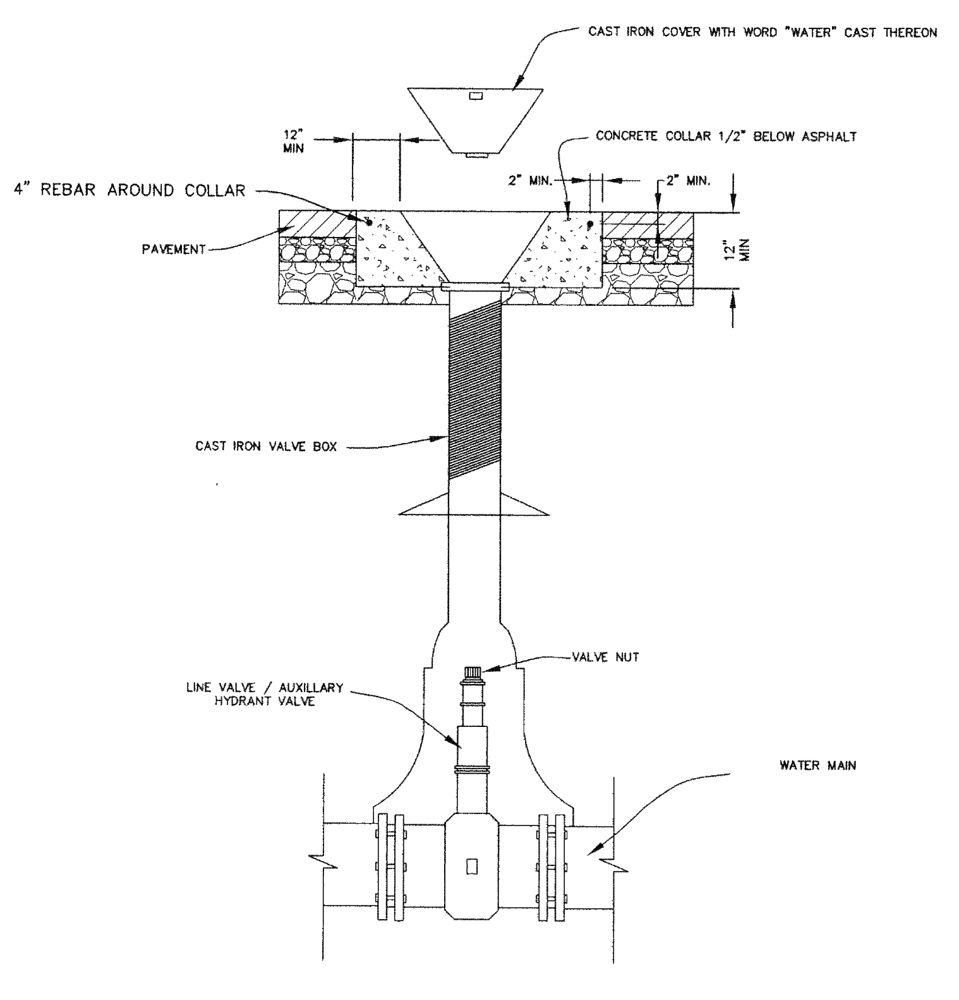

10" APPROX.
WITH CHAINS ON CAPS
MUELLER "SUPER CENTURION 200" OR WATEROUS "PACER" OR APPROVED EQUAL
CAST IRON COVER WITH WORD "WATER" CAST THEREON
12" MIN
PAVEMENT
9" MIN
#4 REBAR AROUND COLLAR
2" MIN
CONCRETE COLLAR 1/4" TO 3/8" BELOW ASPHALT
2.5" MIN
CURB
3"
PLANTER
END OF TRENCH
D.I. VALVE BOX & COVER
6" D.I. GATE VALVE (MJ X FLANGE)
TEE
MJ CONNECTION
6" DIA. PIPE *SEE NOTE #5
DRAIN - KEEP CLEAR
CAST IN PLACE CONC. THRUST BLOCK (4 SQ. FT. OF THRUST BLOCK REQUIRED)
VALVE SUPPORT (PRECAST OR CAST IN PLACE)
ONE PIECE OF PIPE
3/4" TO 1" CLEAN DRAIN ROCK EXTENDS 12" HORIZONTALLY FROM EACH SIDE OF CONC. BASE AND THRUST BLOCK AND VERTICALLY TO 2" ABOVE HYDRANT DRAIN WALL
PRECAST CONCRETE BLOCK 2'X2'X6" THICK

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 ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.
5. IF LENGTH EXCEEDS 1 LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.

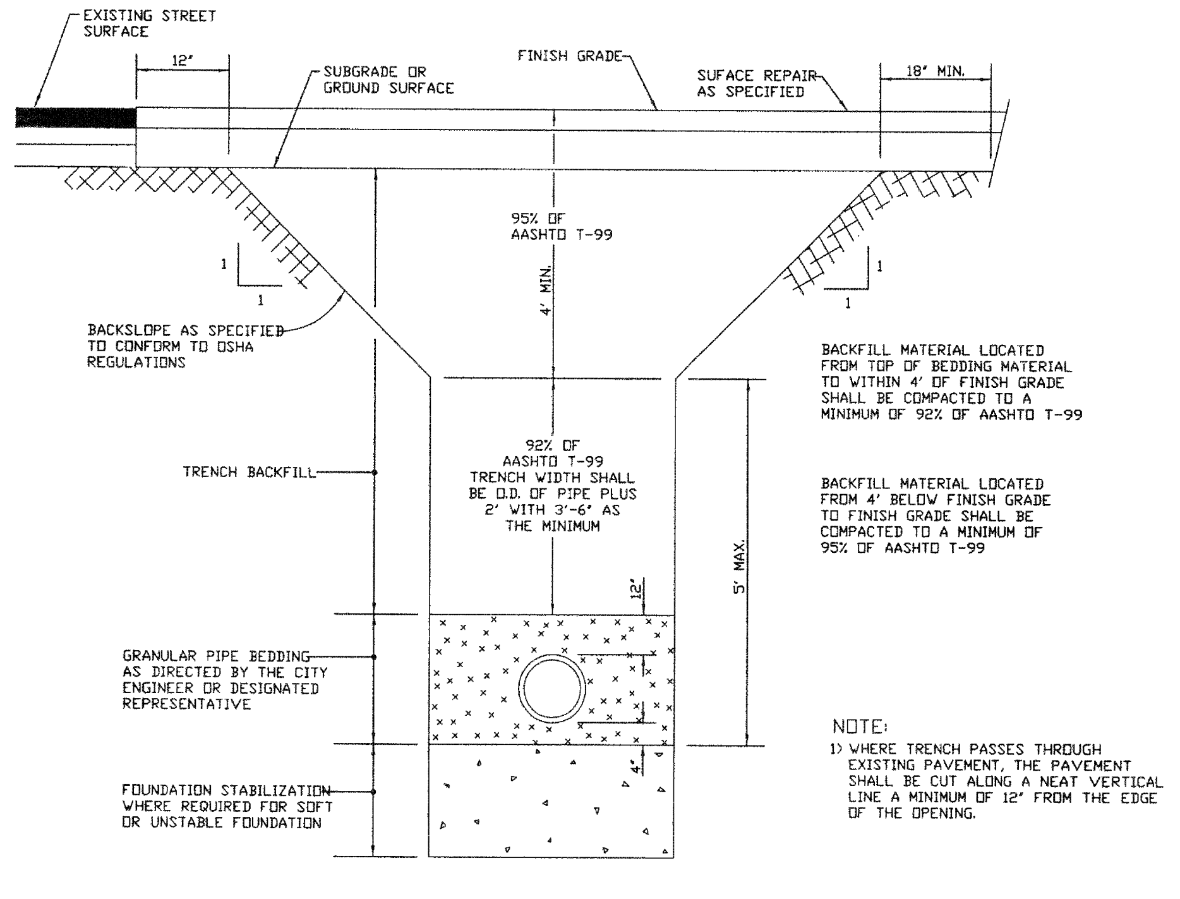
FIRE HYDRANT DETAIL
-NTS-

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


CAST IRON COVER WITH WORD "WATER" CAST THEREON
12" MIN
CONCRETE COLLAR 1/2" BELOW ASPHALT
4" REBAR AROUND COLLAR
2" MIN.
2" MIN.
PAVEMENT
12" MIN
CAST IRON VALVE BOX
VALVE NUT
LINE VALVE / AUXILLARY HYDRANT VALVE
WATER MAIN

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


OPEN GROUND SURFACE RESTORATION: THE UPPER 8' OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4' ABOVE THE NATURAL GROUND SURFACE.
GRAVEL SURFACE RESTORATION: BACKFILL UPPER 6' OF TRENCH WITH 3/4' (-) CRUSHED GRAVEL, REMAINDER OF TRENCH AS SHOWN BELOW.
EXISTING STREET SURFACE
12'
SUBGRADE OR GROUND SURFACE
FINISH GRADE
SUFACE REPAIR AS SPECIFIED
18' MIN.
95% OF AASHTO T-99
4' MIN.
1
1
BACKSLOPE AS SPECIFIED TO CONFORM TO OSHA REGULATIONS
BACKFILL MATERIAL LOCATED FROM TOP OF BEDDING MATERIAL TO WITHIN 4' OF FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 92% OF AASHTO T-99
TRENCH BACKFILL
92% OF AASHTO T-99 TRENCH WIDTH SHALL BE O.D. OF PIPE PLUS 2' WITH 3'-6' AS THE MINIMUM
BACKFILL MATERIAL LOCATED FROM 4' BELOW FINISH GRADE TO FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF AASHTO T-99
5' MAX.
12'
GRANULAR PIPE BEDDING AS DIRECTED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE
4'
FOUNDATION STABILIZATION WHERE REQUIRED FOR SOFT OR UNSTABLE FOUNDATION

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

TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP 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

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 2/25/20 343602 NOT FOR CONSTRUCTION
1			
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7			

ACTION	DATE
FINAL	02/25/20

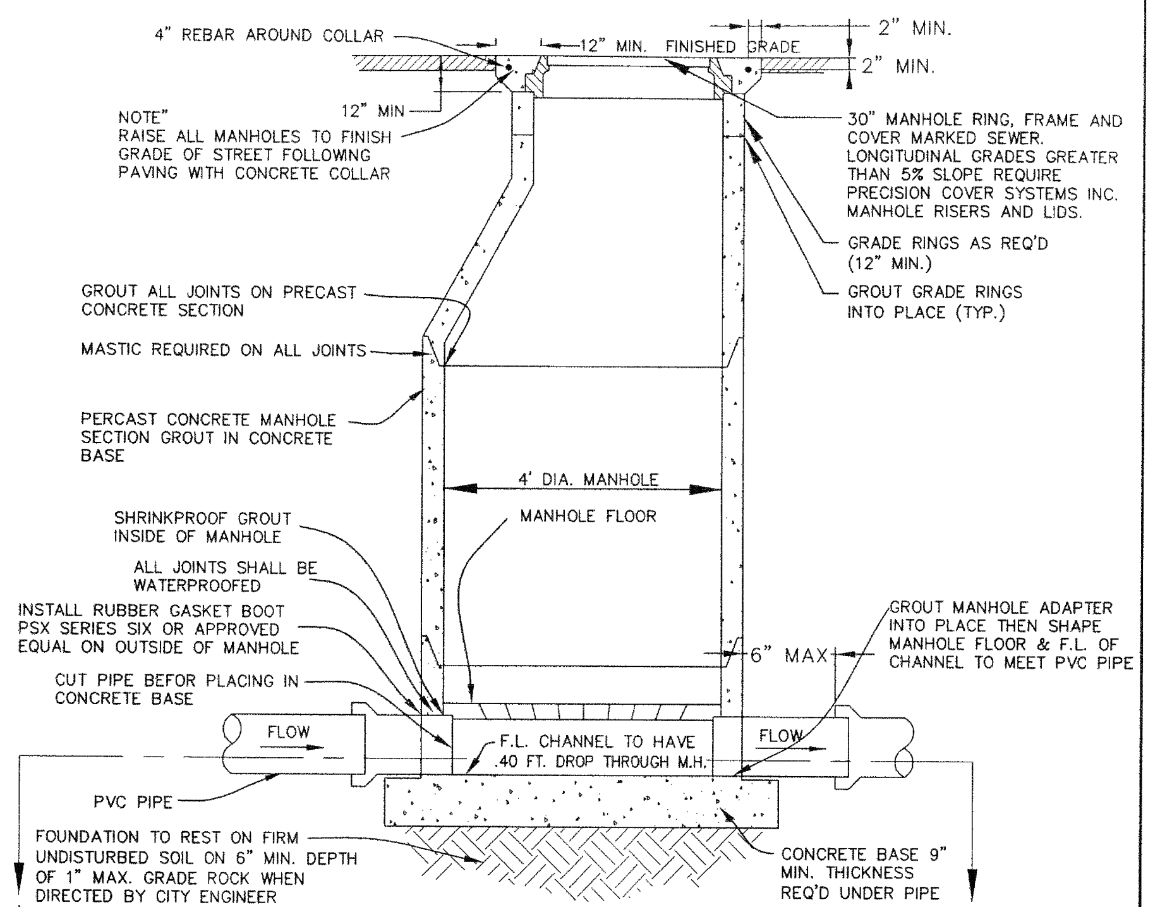
PROJECT

AF 10
SUBDIVISION

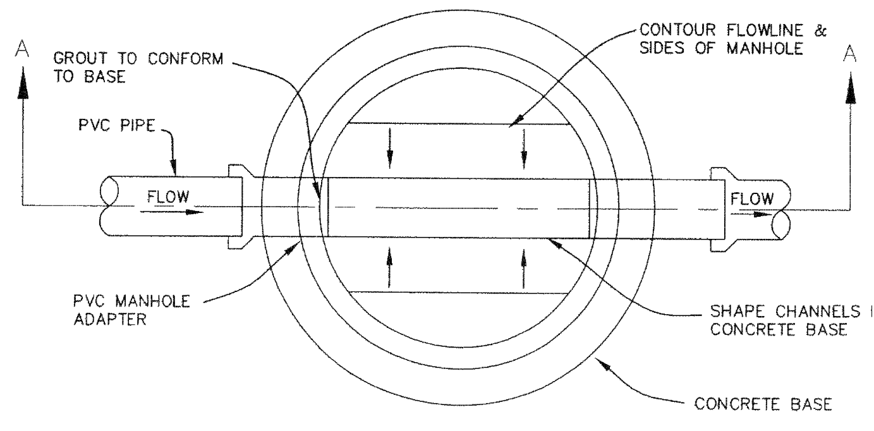
DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
WATER DETAILS	D2


4" REBAR AROUND COLLAR
12" MIN. FINISHED GRADE
2" MIN.
2" MIN.
12" MIN
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
MASTIC REQUIRED ON ALL JOINTS
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
4' DIA. MANHOLE
MANHOLE FLOOR
SHRINKPROOF GROUT INSIDE OF MANHOLE
ALL JOINTS SHALL BE WATERPROOFED
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
CUT PIPE BEFOR PLACING IN CONCRETE BASE
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
6" MAX
FLOW
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A

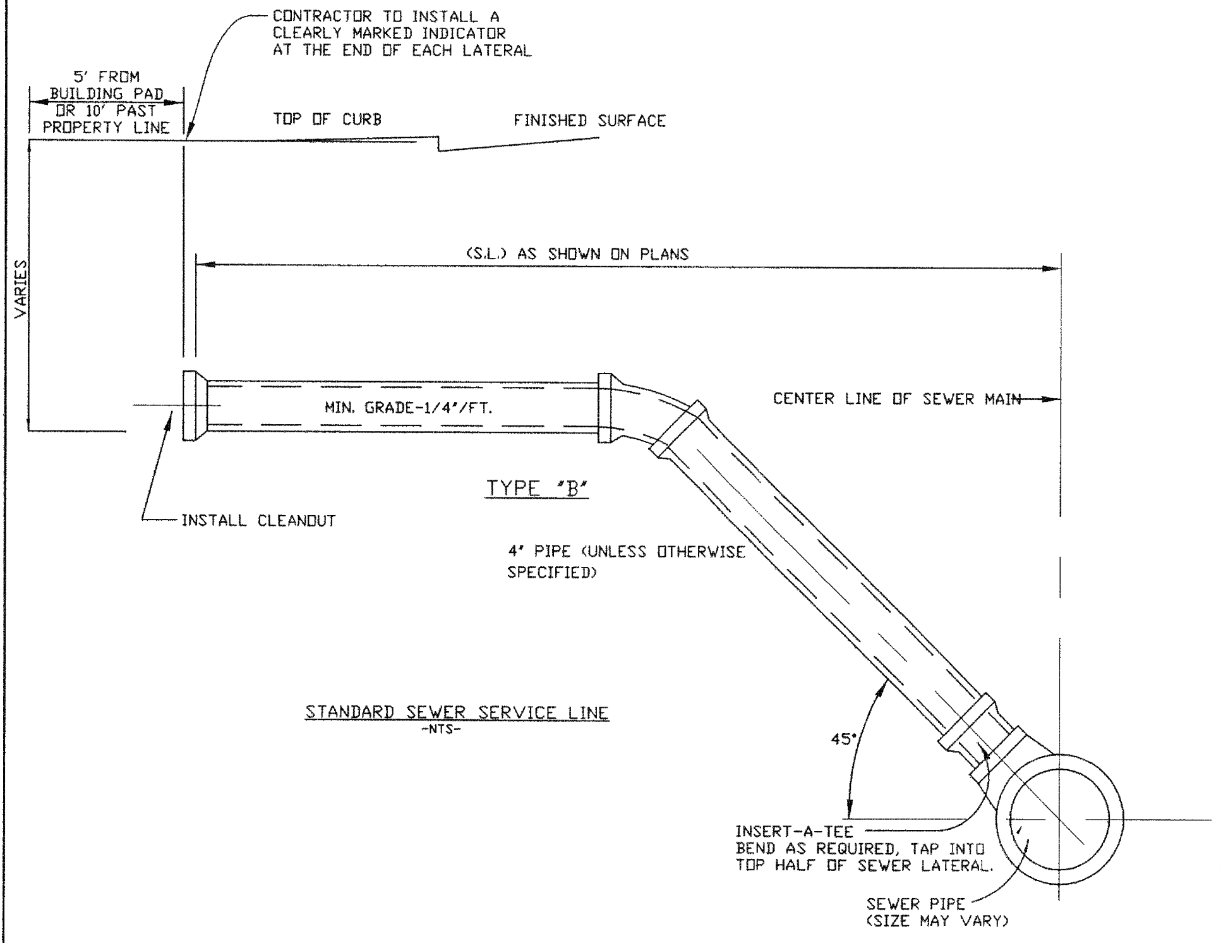
LINE MANHOLE DETAIL
-NTS-



SECTION A-A
-NTS-

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

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


CONTRACTOR TO INSTALL A CLEARLY MARKED INDICATOR AT THE END OF EACH LATERAL
5' FROM BUILDING PAD OR 10' PAST PROPERTY LINE
TOP OF CURB
FINISHED SURFACE
VARIES
(S.L.) AS SHOWN ON PLANS
MIN. GRADE-1/4"/FT.
CENTER LINE OF SEWER MAIN
TYPE "B"
INSTALL CLEANOUT
4" PIPE (UNLESS OTHERWISE SPECIFIED)
45°
INSERT-A-TEE BEND AS REQUIRED, TAP INTO TOP HALF OF SEWER LATERAL.
SEWER PIPE (SIZE MAY VARY)

STANDARD SEWER SERVICE LINE
-NTS-

NOTE:
ALSO SEE DRAWING NO. 15.23

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

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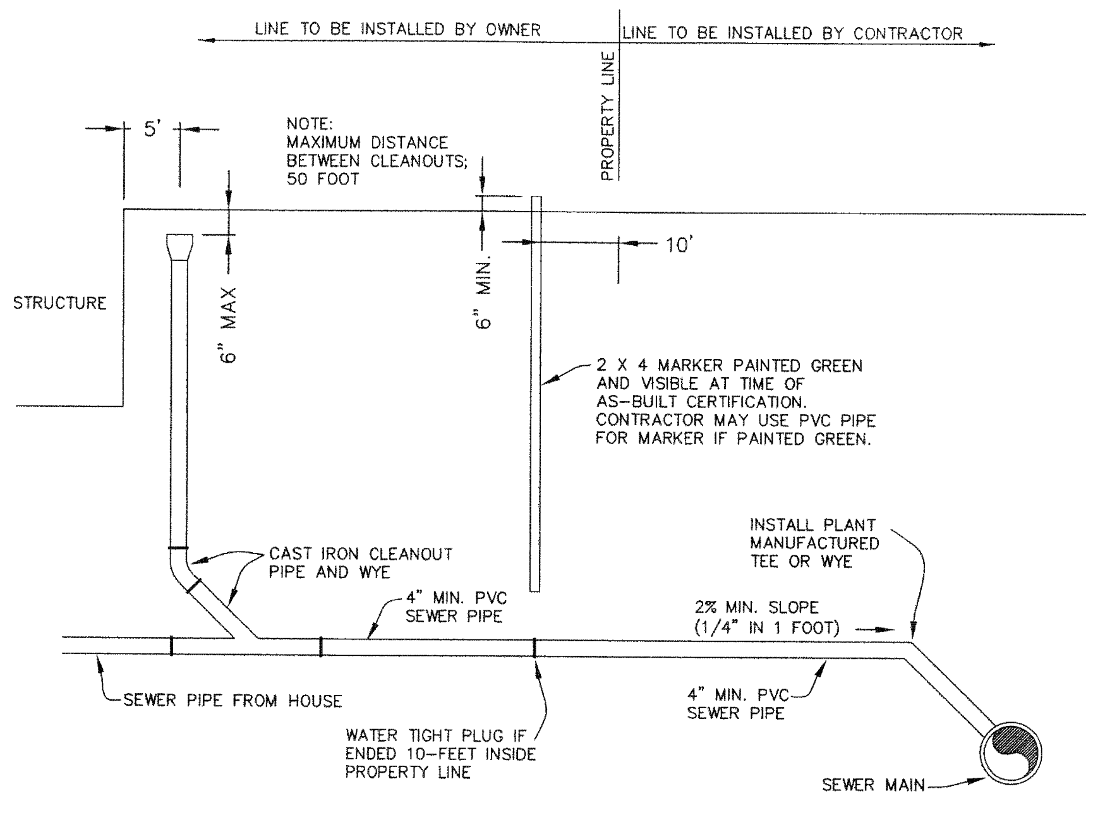
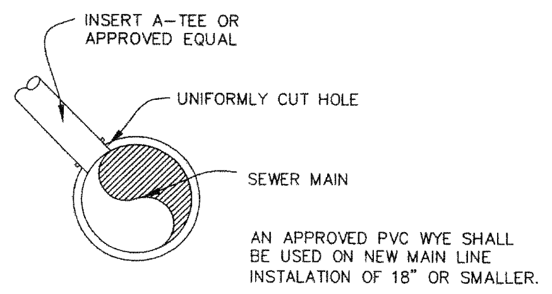

LINE TO BE INSTALLED BY OWNER
LINE TO BE INSTALLED BY CONTRACTOR
PROPERTY LINE
5'
NOTE:
MAXIMUM DISTANCE BETWEEN CLEANOUTS; 50 FOOT
10'
STRUCTURE
6" MAX
6" MIN.
2 X 4 MARKER PAINTED GREEN AND VISIBLE AT TIME OF AS-BUILT CERTIFICATION. CONTRACTOR MAY USE PVC PIPE FOR MARKER IF PAINTED GREEN.
INSTALL PLANT MANUFACTURED TEE OR WYE
CAST IRON CLEANOUT PIPE AND WYE
4" MIN. PVC SEWER PIPE
2% MIN. SLOPE (1/4" IN 1 FOOT)
SEWER PIPE FROM HOUSE
4" MIN. PVC SEWER PIPE
WATER TIGHT PLUG IF ENDED 10-FEET INSIDE PROPERTY LINE
SEWER MAIN

SEWER LATERAL DETAIL
-NTS-


INSERT A-TEE OR APPROVED EQUAL
UNIFORMLY CUT HOLE
SEWER MAIN
AN APPROVED PVC WYE SHALL BE USED ON NEW MAIN LINE INSTALATION OF 18" OR SMALLER.

SEWER SURVICE LATERAL SADDLE
-NTS-

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

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

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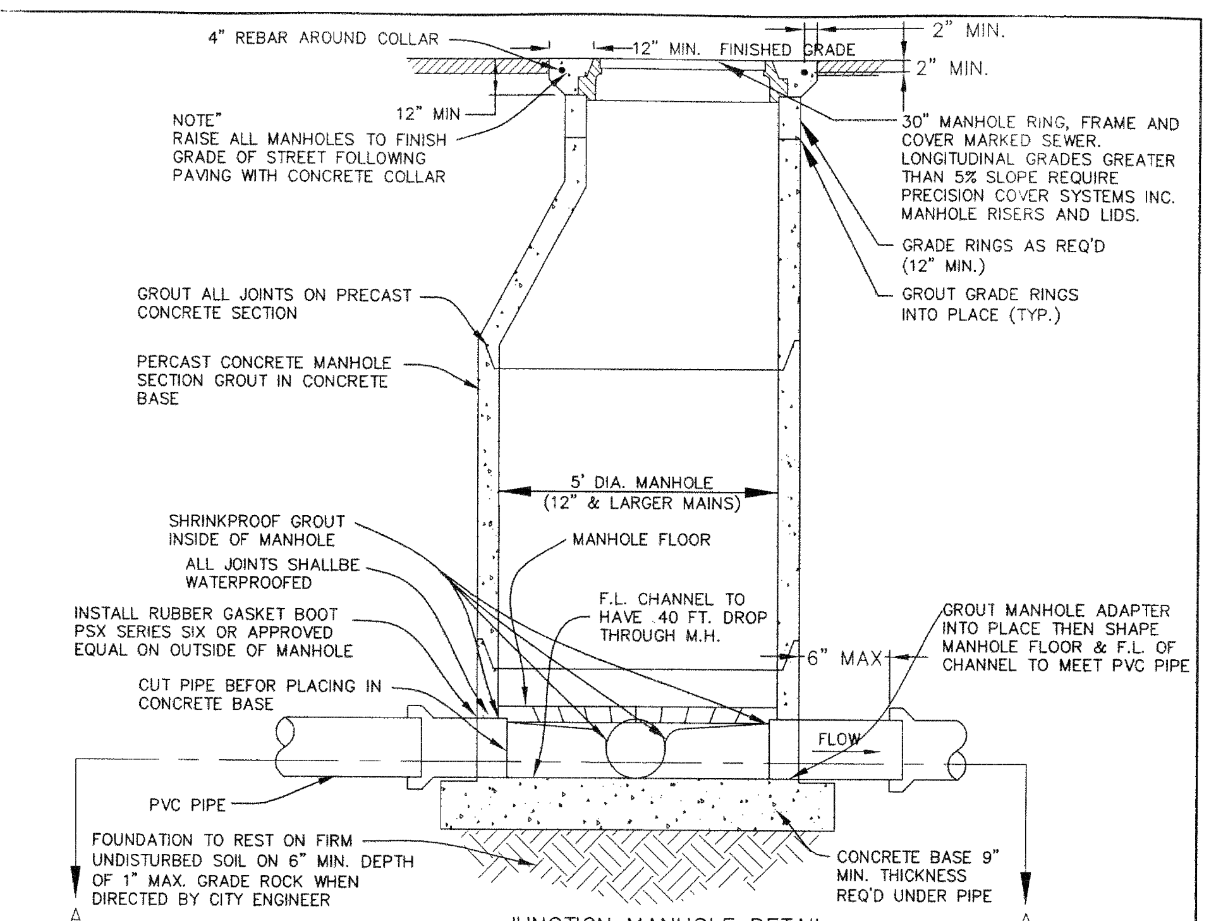
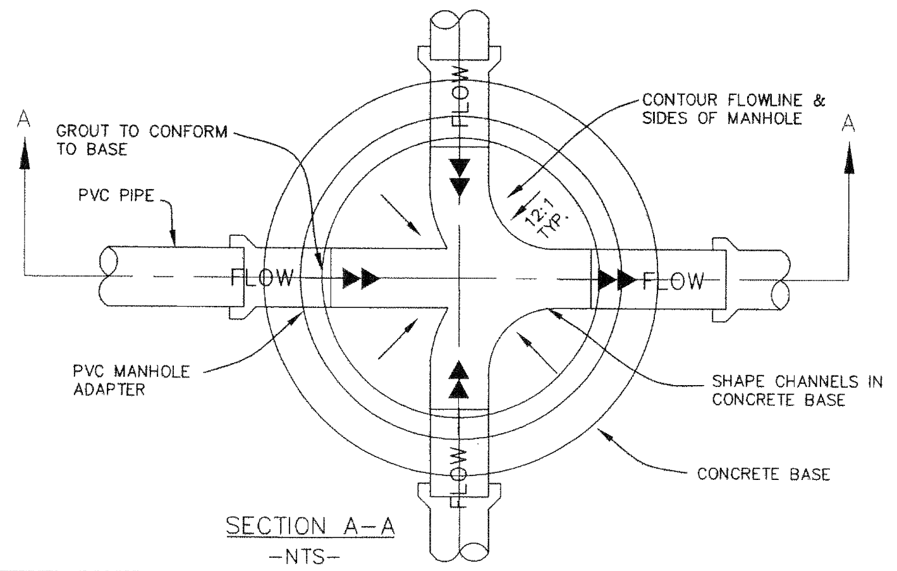

4" REBAR AROUND COLLAR
12" MIN. FINISHED GRADE
2" MIN.
2" MIN.
12" MIN
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
5' DIA. MANHOLE (12" & LARGER MAINS)
SHRINKPROOF GROUT INSIDE OF MANHOLE
MANHOLE FLOOR
ALL JOINTS SHALLBE WATERPROOFED
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
6" MAX
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
CUT PIPE BEFOR PLACING IN CONCRETE BASE
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A

JUNCTION MANHOLE DETAIL
-NTS-



SECTION A-A
-NTS-

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

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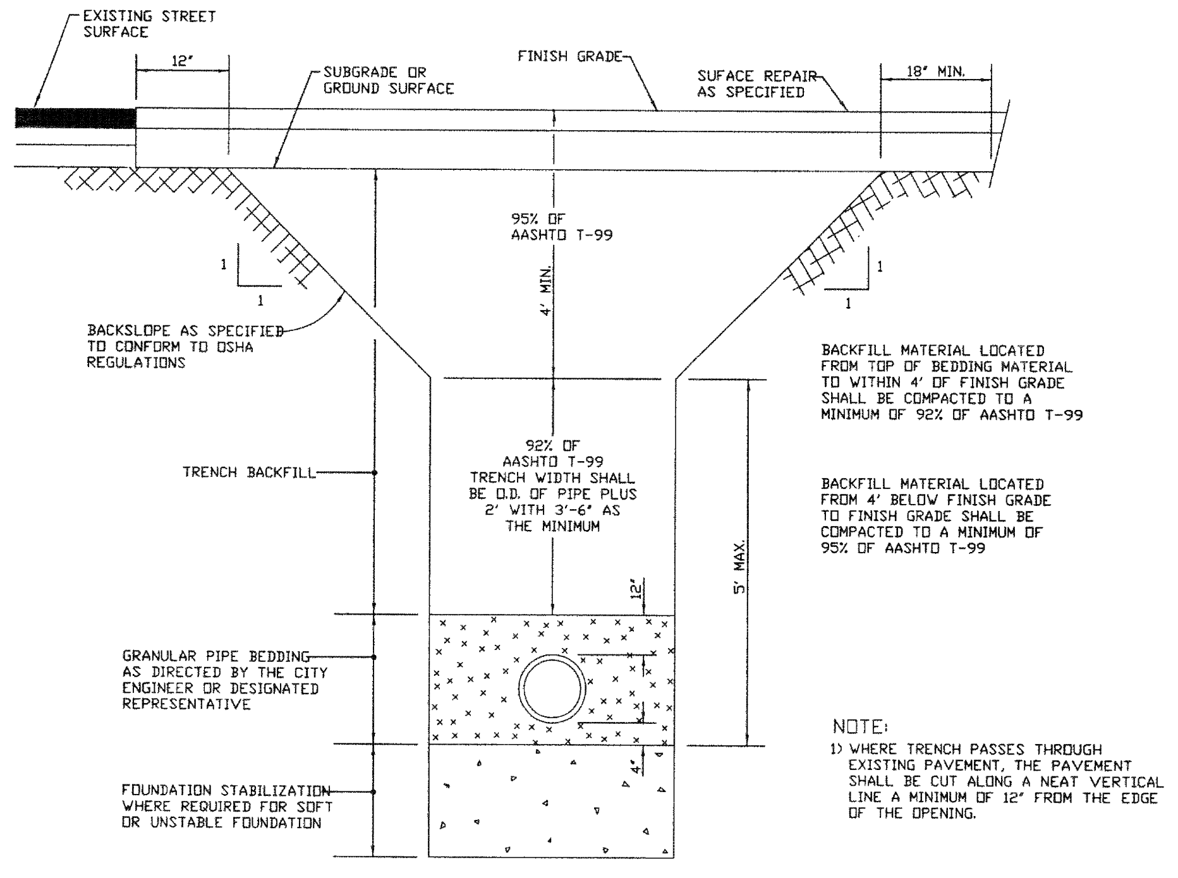
OPEN GROUND SURFACE RESTORATION: THE UPPER 8" OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4" ABOVE THE NATURAL GROUND SURFACE.

GRAVEL SURFACE RESTORATION: BACKFILL UPPER 6" OF TRENCH WITH 3/4" (-) CRUSHED GRAVEL. REMAINDER OF TRENCH AS SHOWN BELOW.


EXISTING STREET SURFACE
12"
SUBGRADE OR GROUND SURFACE
FINISH GRADE
SUFACE REPAIR AS SPECIFIED
18" MIN.
95% OF AASHTO T-99
4' MIN.
1
1
1
1
BACKSLOPE AS SPECIFIED TO CONFORM TO OSHA REGULATIONS
BACKFILL MATERIAL LOCATED FROM TOP OF BEDDING MATERIAL TO WITHIN 4' OF FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 92% OF AASHTO T-99
TRENCH BACKFILL
92% OF AASHTO T-99 TRENCH WIDTH SHALL BE O.D. OF PIPE PLUS 2' WITH 3'-6" AS THE MINIMUM
BACKFILL MATERIAL LOCATED FROM 4' BELOW FINISH GRADE TO FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF AASHTO T-99
5' MAX.
12"
4"
GRANULAR PIPE BEDDING AS DIRECTED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE
FOUNDATION STABILIZATION WHERE REQUIRED FOR SOFT OR UNSTABLE FOUNDATION

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

TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP 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

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ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

AF 10
SUBDIVISION

24" X 36" SHEET

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 2/25/20 343602
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
FINAL	02/25/20

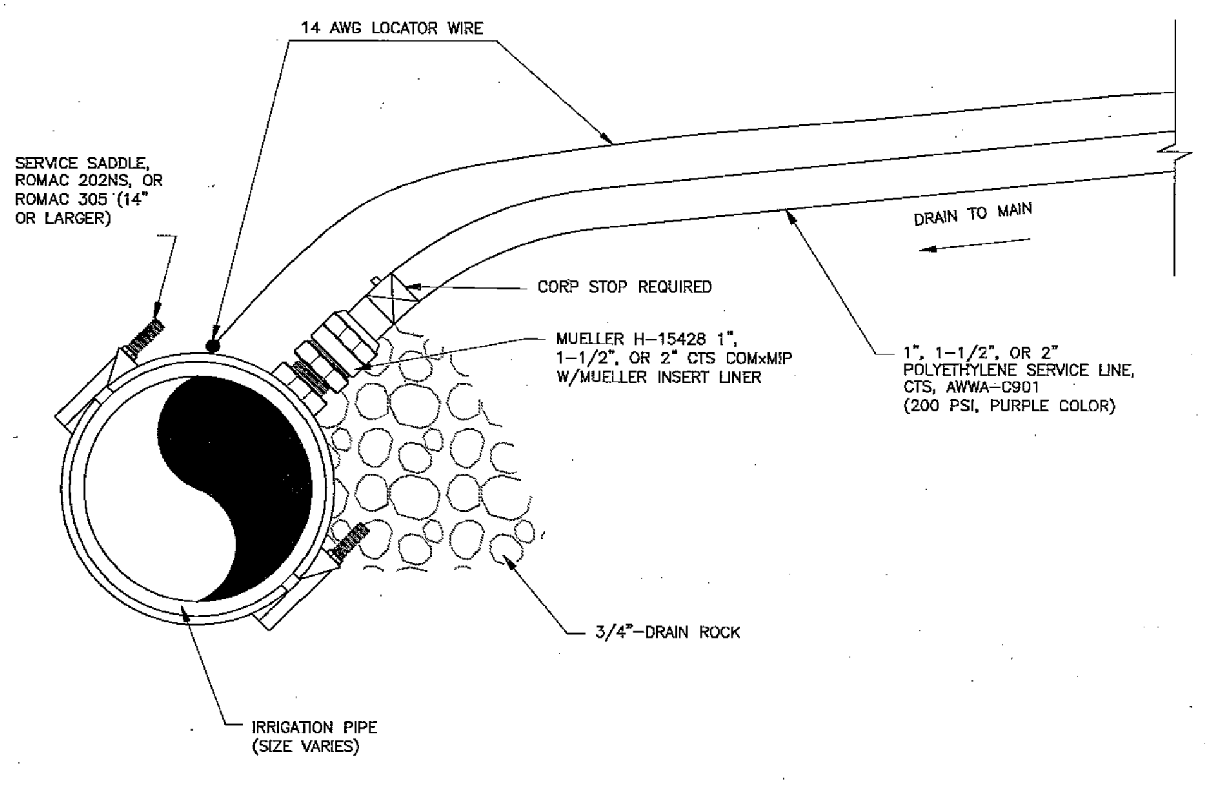
PROJECT

AF 10
SUBDIVISION

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
SEWER & STORM DRAIN DETAILS	D3


14 AWG LOCATOR WIRE
SERVICE SADDLE, ROMAC 202NS, OR ROMAC 305 (14" OR LARGER)
DRAIN TO MAIN
CORP STOP REQUIRED
MUELLER H-15428 1", 1-1/2", OR 2" CTS COMxMIP W/MUELLER INSERT LINER
1", 1-1/2", OR 2" POLYETHYLENE SERVICE LINE, CTS, AWWA-C901 (200 PSI, PURPLE COLOR)
3/4"-DRAIN ROCK
IRRIGATION PIPE (SIZE VARIES)

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

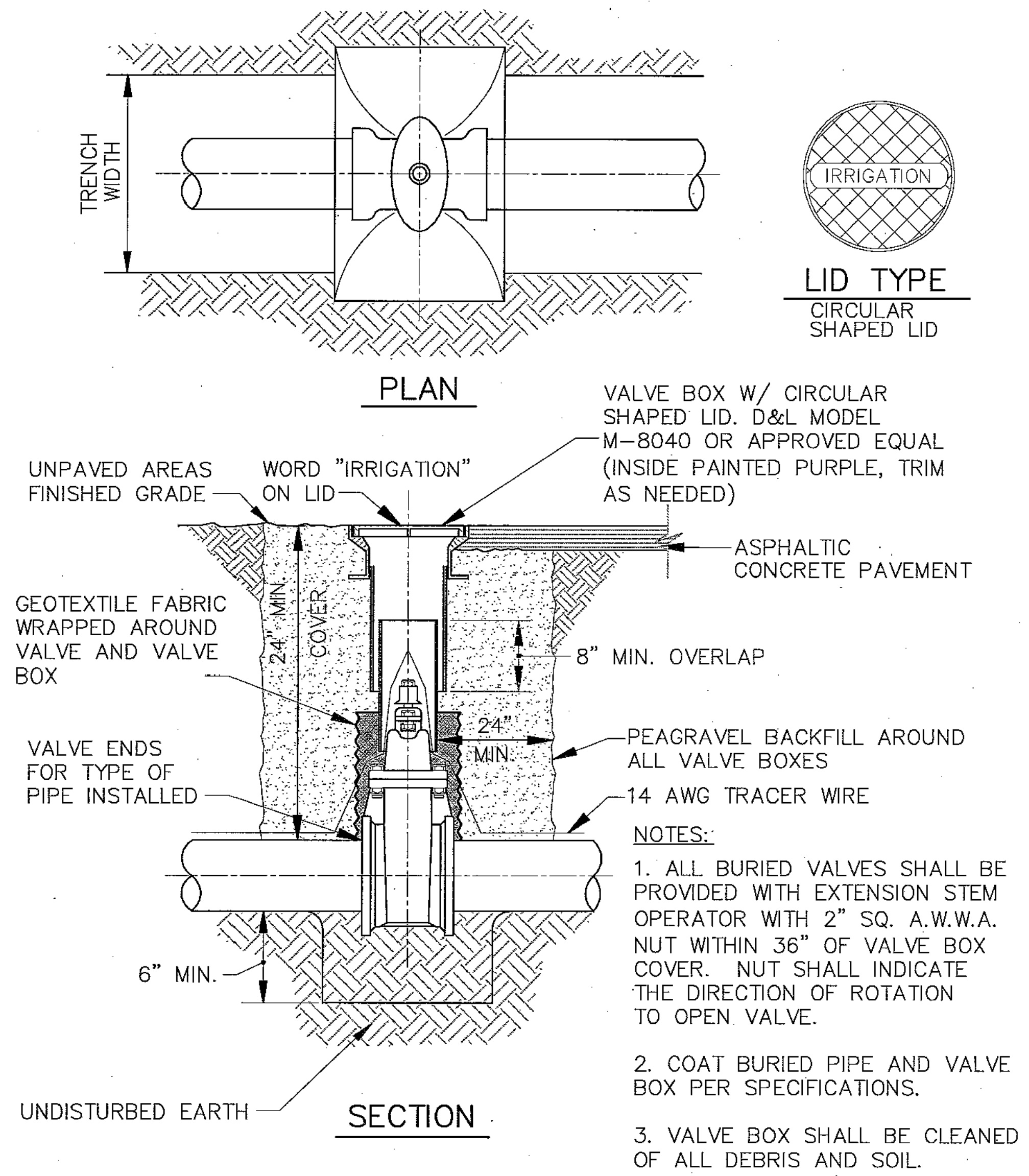
DRAWN:
REVISED: 11/2010
DATE:
SCALE:

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


TRENCH WIDTH
IRRIGATION
LID TYPE
CIRCULAR SHAPED LID
PLAN
VALVE BOX W/ CIRCULAR SHAPED LID. D&L MODEL M-8040 OR APPROVED EQUAL (INSIDE PAINTED PURPLE, TRIM AS NEEDED)
UNPAVED AREAS FINISHED GRADE
WORD "IRRIGATION" ON LID
ASPHALTIC CONCRETE PAVEMENT
GEOTEXTILE FABRIC WRAPPED AROUND VALVE AND VALVE BOX
24" MIN. COVER
8" MIN. OVERLAP
24" MIN.
PEAGRAVEL BACKFILL AROUND ALL VALVE BOXES
VALVE ENDS FOR TYPE OF PIPE INSTALLED
14 AWG TRACER WIRE
6" MIN.
UNDISTURBED EARTH
SECTION

NOTES:

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

VALVE BOX INSTALLATION

DRAWN:
REVISED: 11/2010
DATE:
SCALE: NONE

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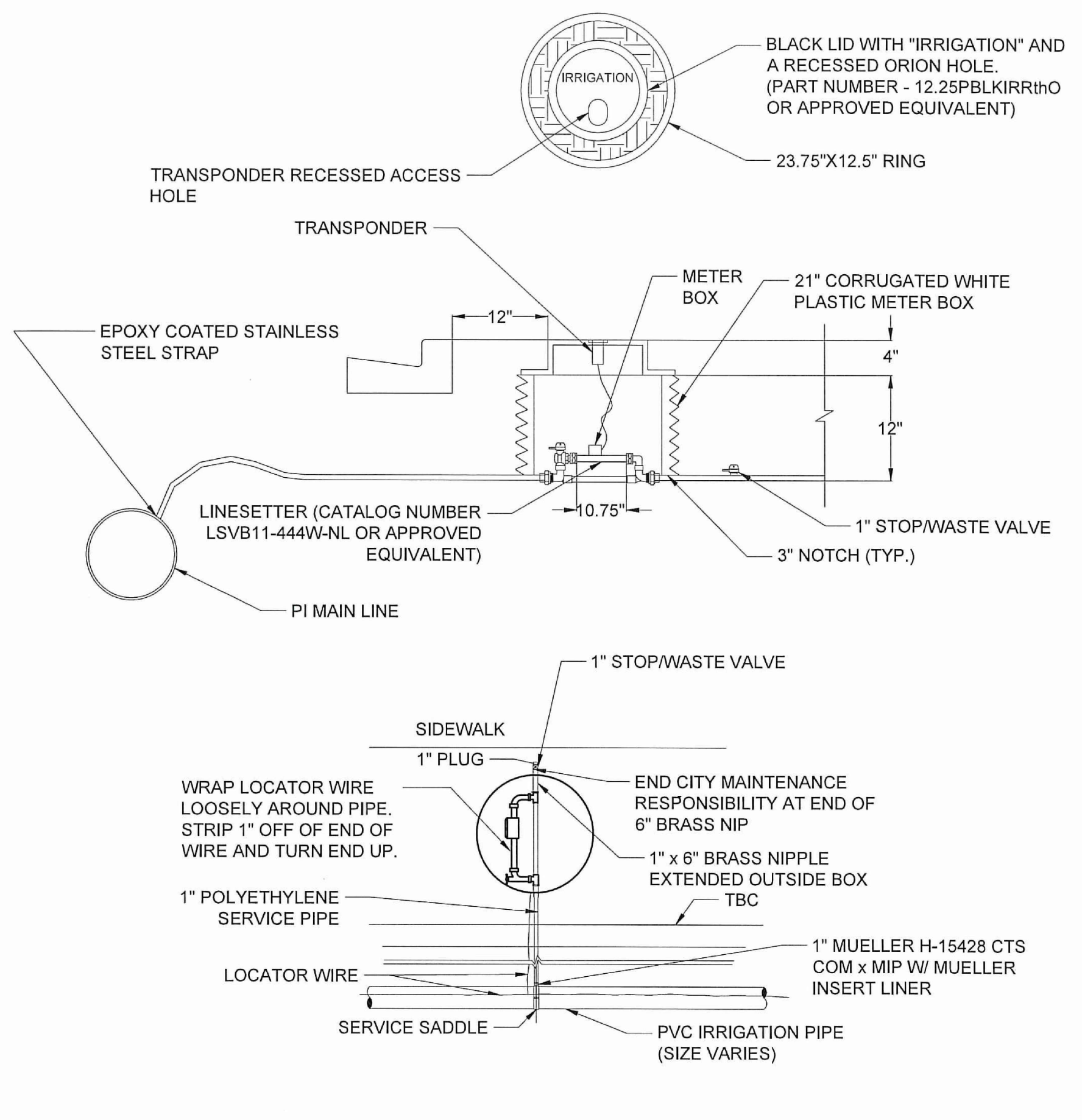
AMERICAN FORK CITY

STANDARD DETAIL FOR
SECONDARY WATER VALVE BOX DETAIL

DRAWING NO. 15.4A


IRRIGATION
BLACK LID WITH "IRRIGATION" AND A RECESSED ORION HOLE. (PART NUMBER - 12.25PBLKIRRthO OR APPROVED EQUIVALENT)
23.75"X12.5" RING
TRANSPONDER RECESSED ACCESS HOLE
TRANSPONDER
METER BOX
21" CORRUGATED WHITE PLASTIC METER BOX
EPOXY COATED STAINLESS STEEL STRAP
12"
4"
12"
LINESETTER (CATALOG NUMBER LSVB11-444W-NL OR APPROVED EQUIVALENT)
10.75"
1" STOP/WASTE VALVE
3" NOTCH (TYP.)
PI MAIN LINE
1" STOP/WASTE VALVE
SIDEWALK
1" PLUG
WRAP LOCATOR WIRE LOOSELY AROUND PIPE. STRIP 1" OFF OF END OF WIRE AND TURN END UP.
END CITY MAINTENANCE RESPONSIBILITY AT END OF 6" BRASS NIP
1" x 6" BRASS NIPPLE EXTENDED OUTSIDE BOX
1" POLYETHYLENE SERVICE PIPE
TBC
1" MUELLER H-15428 CTS COM x MIP W/ MUELLER INSERT LINER
LOCATOR WIRE
SERVICE SADDLE
PVC IRRIGATION PIPE (SIZE VARIES)

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.

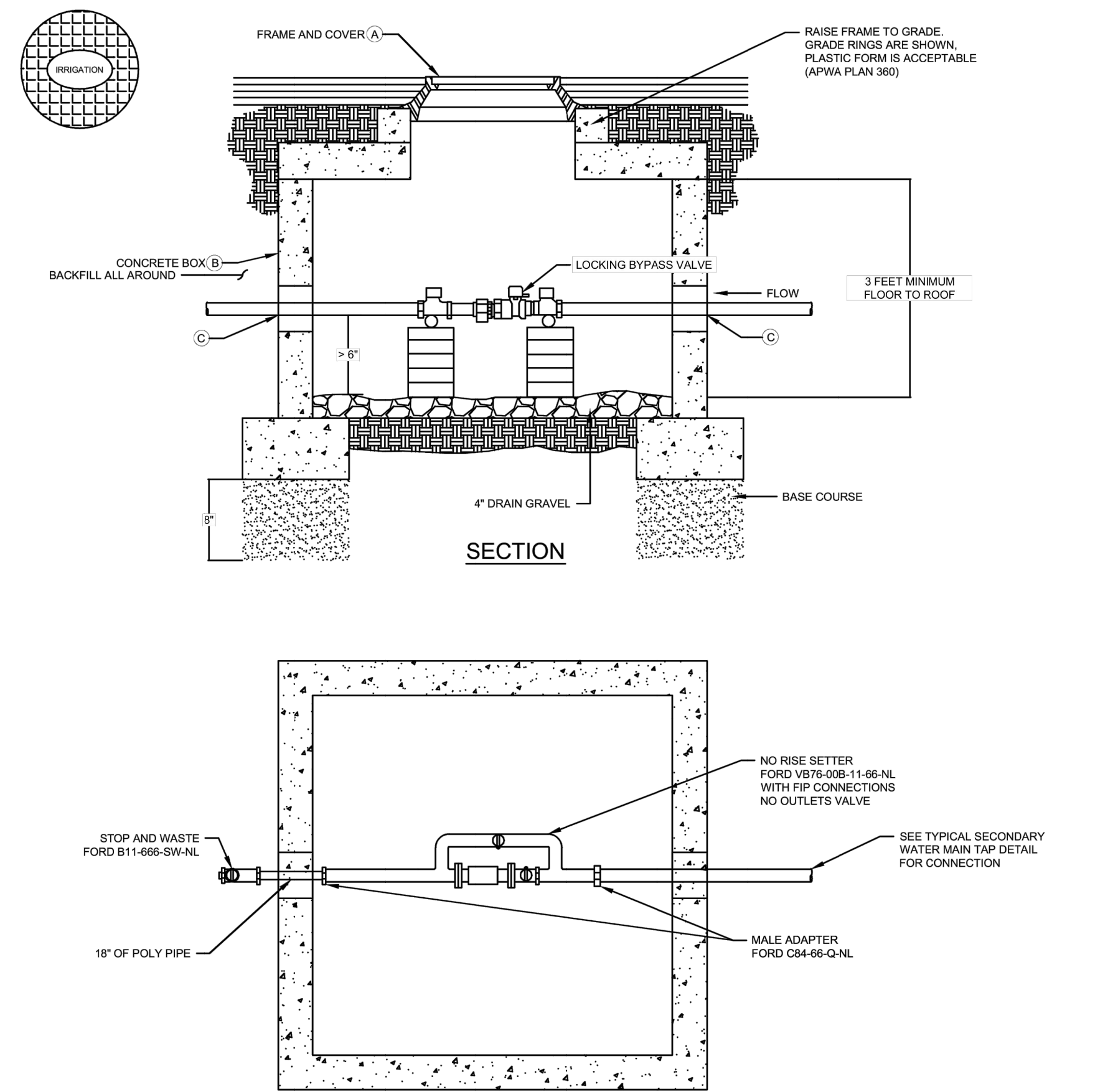
MVU
MAY 2019
VARIES

AMERICAN FORK
1853

AMERICAN FORK CITY
PUBLIC WORKS
275 EAST 200 NORTH
(801) 763-9030

1" PI METER PLACEMENT

15.5D


IRRIGATION
FRAME AND COVER (A)
RAISE FRAME TO GRADE. GRADE RINGS ARE SHOWN, PLASTIC FORM IS ACCEPTABLE (APWA PLAN 360)
CONCRETE BOX (B)
BACKFILL ALL AROUND
LOCKING BYPASS VALVE
FLOW
3 FEET MINIMUM FLOOR TO ROOF
(C)
> 6"
8"
4" DRAIN GRAVEL
BASE COURSE
SECTION
NO RISE SETTER FORD VB76-00B-11-66-NL WITH FIP CONNECTIONS NO OUTLETS VALVE
STOP AND WASTE FORD B11-666-SW-NL
SEE TYPICAL SECONDARY WATER MAIN TAP DETAIL FOR CONNECTION
18" OF POLY PIPE
MALE ADAPTER FORD C84-66-Q-NL

NOTES:
VAULT TO BE PLACED ONE FOOT FRONT OF WALK WITHIN AN EIGHT FOOT PARK STRIP OR WITHIN 10' FRONT PUE.

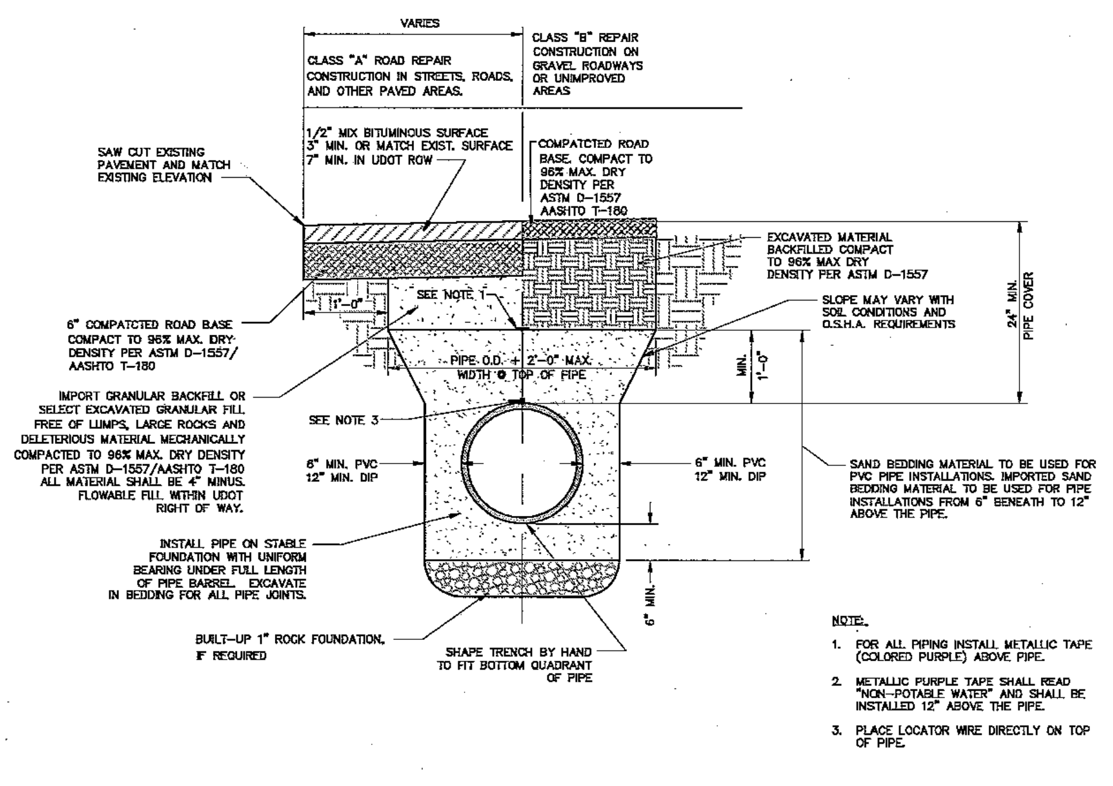
		LEGEND	
NO.	*	ITEM	DESCRIPTION
Ⓐ		27" FRAME AND COVER	APWA PLAN 502. CAST IRON LID WITH "IRRIGATION" AND RECESSED ORION HOLE. PART NUMBER 12.25PBLKWAMthO OR APPROVED EQUIVALENT.
Ⓑ		CONCRETE BOX	APWA PLAN 505. 3' MINIMUM FLOOR TO ROOF.
Ⓒ		CORE/KNOCKOUT THROUGH VAULT WALL	PIPES PASSING THROUGH CONCRETE VAULT SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY SHEATHING OR WRAPPING OR ANY OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM LIME AND ACID FROM CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING EXPANSION AND CONTRACTION OF PIPING (IPC 305.1). REMAINING HOLE SHALL BE SEALED.

DRAWN: MVU
REVISED:
DATE: AUG 2019
SCALE: VARIES

AMERICAN FORK CITY
PUBLIC WORKS
275 EAST 200 NORTH
(801) 763-9030

STANDARD DETAIL FOR
1-1/2" OR 2" PI METER PLACEMENT

DRAWING NO. 15.5E


VARIES
CLASS "A" ROAD REPAIR CONSTRUCTION IN STREETS, ROADS, AND OTHER PAVED AREAS.
CLASS "B" REPAIR CONSTRUCTION ON GRAVEL ROADWAYS OR UNIMPROVED AREAS
SAW CUT EXISTING PAVEMENT AND MATCH EXISTING ELEVATION
1/2" MIX BITUMINOUS SURFACE 3" MIN. OR MATCH EXIST. SURFACE 7" MIN. IN UDOT ROW
COMPATCTED ROAD BASE. COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557 AASHTO T-180
EXCAVATED MATERIAL BACKFILLED COMPACT TO 96% MAX DRY DENSITY PER ASTM D-1557
1'-0"
SEE NOTE 1
SLOPE MAY VARY WITH SOIL CONDITIONS AND O.S.H.A. REQUIREMENTS
24" MIN. PIPE COVER
6" COMPATCTED ROAD BASE COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557/ AASHTO T-180
PIPE O.D. + 2'-0" MAX. WIDTH @ TOP OF PIPE
MIN. 1'-0"
IMPORT GRANULAR BACKFILL OR SELECT EXCAVATED GRANULAR FILL FREE OF LUMPS, LARGE ROCKS AND DELETERIOUS MATERIAL MECHANICALLY COMPACTED TO 96% MAX. DRY DENSITY PER ASTM D-1557/AASHTO T-180 ALL MATERIAL SHALL BE 4" MINUS. FLOWABLE FILL WITHIN UDOT RIGHT OF WAY.
SEE NOTE 3
6" MIN. PVC 12" MIN. DIP
6" MIN. PVC 12" MIN. DIP
SAND BEDDING MATERIAL TO BE USED FOR PVC PIPE INSTALLATIONS. IMPORTED SAND BEDDING MATERIAL TO BE USED FOR PIPE INSTALLATIONS FROM 6" BENEATH TO 12" ABOVE THE PIPE.
INSTALL PIPE ON STABLE FOUNDATION WITH UNIFORM BEARING UNDER FULL LENGTH OF PIPE BARREL. EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.
6" MIN.
BUILT-UP 1" ROCK FOUNDATION, IF REQUIRED
SHAPE TRENCH BY HAND TO FIT BOTTOM QUADRANT OF PIPE

NOTE:

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

TYPICAL SECONDARY WATER TRENCH DETAIL

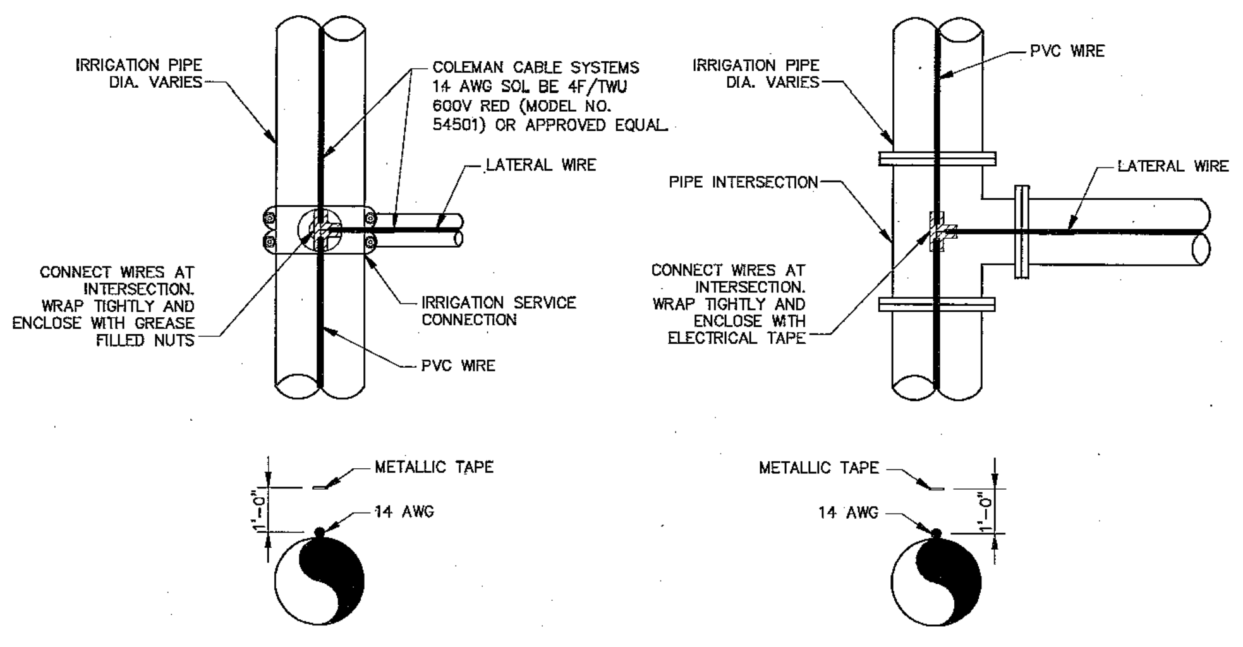
DRAWN:
REVISED: 11/2010
DATE:
SCALE:

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


IRRIGATION PIPE DIA. VARIES
COLEMAN CABLE SYSTEMS 14 AWG SOL BE 4F/TWU 600V RED (MODEL NO. 54501) OR APPROVED EQUAL.
LATERAL WIRE
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH GREASE FILLED NUTS
IRRIGATION SERVICE CONNECTION
PVC WIRE
IRRIGATION PIPE DIA. VARIES
PVC WIRE
PIPE INTERSECTION
LATERAL WIRE
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH ELECTRICAL TAPE
METALLIC TAPE
14 AWG
1'-0"
METALLIC TAPE
14 AWG
1'-0"

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
DATE:
SCALE:

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

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84042
(385) 484-6337

DEVELOPMENT

AF 10
SUBDIVISION

24" X 36" SHEET

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH K R Berg KENNETH R. BERG 2/25/20 343602 PROFESSIONAL ENGINEER NOT FOR CONSTRUCTION
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
FINAL	02/25/20

PROJECT

AF 10
SUBDIVISION

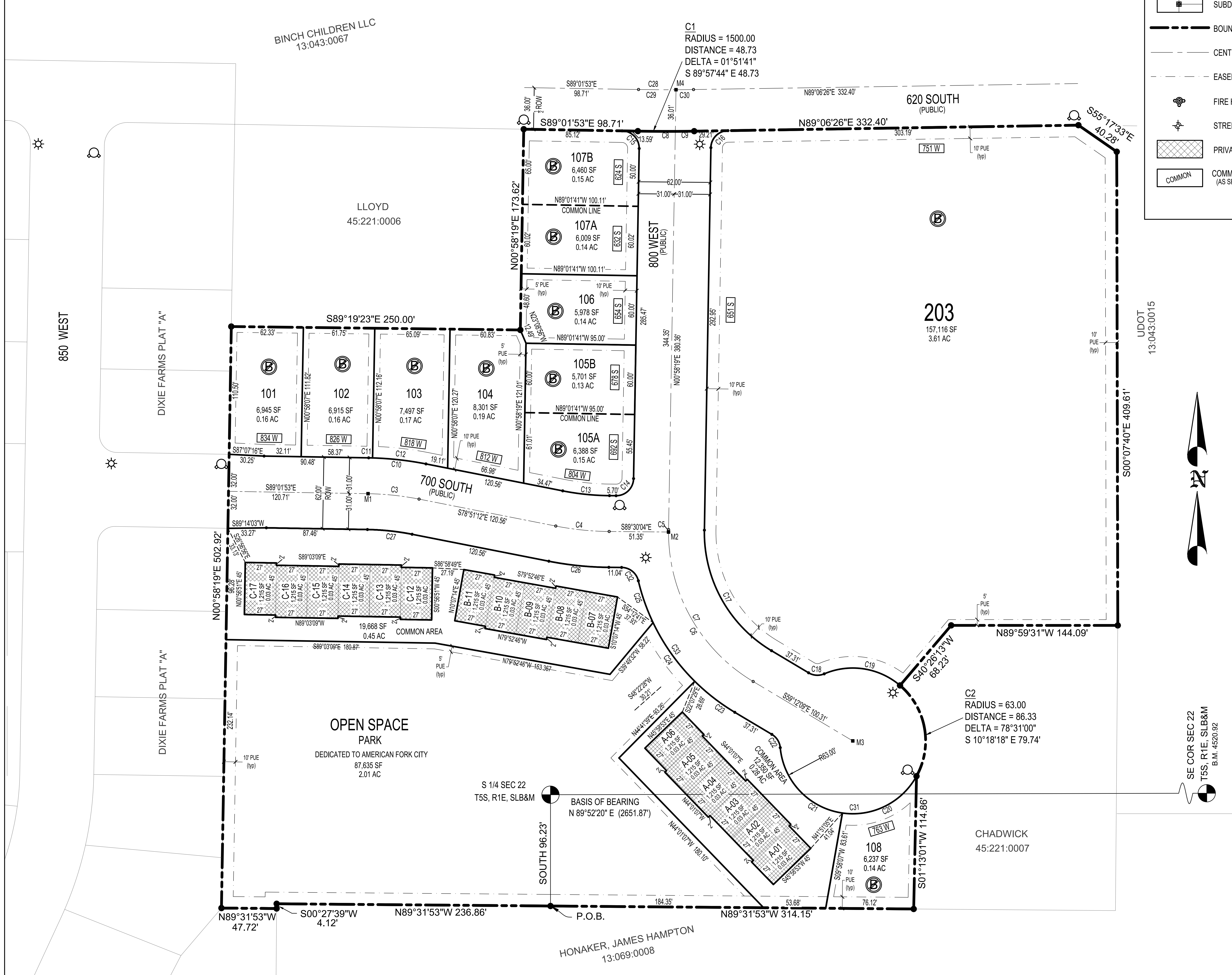
DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
SECONDARY WATER DETAILS	D4

AF 10 PLAT "A"

LOCATED IN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 22
AND THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

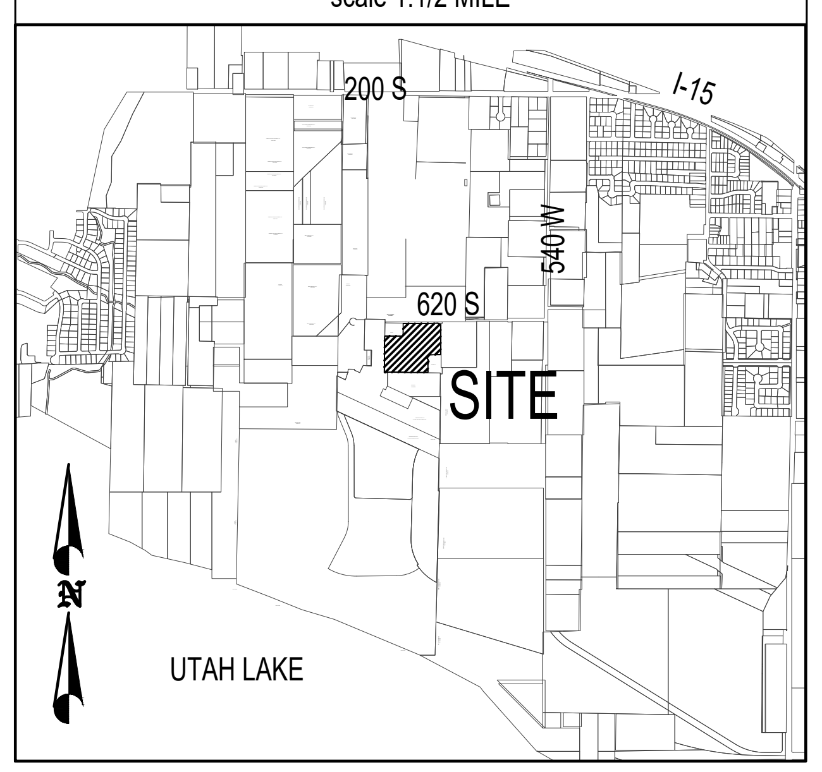


LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT
- ▨ PRIVATE AREA
- COMMON — COMMON AREA (AS SPECIFIED)

VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	9.92 AC
EXISTING ZONING	PR 3.0
LAND USE:	VERY LOW RESIDENTIAL
FLOOD ZONE DESIGNATION:	A / X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

NOTES

1. IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILTIY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.

2. NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&R'S.

3. 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.

4. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.

5. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

RESERVATION OF COMMON AREAS

THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS, INTENDED FOR THE OWNERS OF ____________________ FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

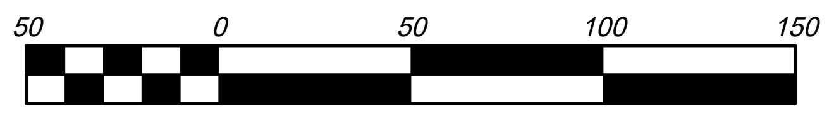
PUBLIC UTILITY EASEMENTS

IN ADDITION TO THE PUBLIC UTILTY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ______________________________



SCALE 1"=50'

SURVEYOR'S CERTIFICATE

I, ____________________, 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. ____________________. 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 DESCRBED 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 96.23 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 89°31'53" WEST 236.86 FEET; THENCE SOUTH 00°27'39" WEST 4.12 FEET; THENCE NORTH 89°31'53" WEST 47.72 FEET; THENCE NORTH 00°58'19" EAST 502.92 FEET; THENCE SOUTH 89°19'23" EAST 250.00 FEET; THENCE NORTH 00°58'19" EAST 173.62 FEET; THENCE SOUTH 89°01'53" EAST 98.71 FEET; THENCE ALONG THE ARC OF A 1500.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 48.73 FEET (CURVE HAVING A CENTRAL ANGLE OF 01°51'41" AND LONG CHORD BEARS S89°57'44"E 48.73 FEET); THENCE NORTH 89°06'26" EAST 332.40 FEET; THENCE SOUTH 55°17'33" EAST 40.28 FEET; THENCE SOUTH 00°07'40" EAST 409.61 FEET; THENCE NORTH 89°59'31" WEST 144.09 FEET; THENCE SOUTH 40°26'13" WEST 68.23 FEET; THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 86.33 FEET (CURVE HAVING A CENTRAL ANGLE OF 78°31'00" AND LONG CHORD BEARS S10°18'18"E 79.74 FEET); THENCE SOUTH 01°13'01" WEST 114.86 FEET; THENCE NORTH 89°31'53" WEST 314.15 FEET TO THE POINT OF BEGINNING.

AREA = 432,032 SF OR 9.92 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 83)

NUMBER OF LOTS 28

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 AND OTHER PUBLIC AREAS SHOWN THEREONFOR 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 ____________________ HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF ____

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____________

DAY OF ____________________ , A.D. ________

____

____

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.

MY COMMISSION EXPIRES ______________ ____________________ NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE __CITY COUNCIL__ 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. ____.

____________________ MAYOR

____________________ CITY COUNCIL MEMBER

____________________ CITY COUNCIL MEMBER

____________________ CITY COUNCIL MEMBER

____________________ CITY COUNCIL MEMBER

____________________ CITY COUNCIL MEMBER

APPROVED ____________________ CITY ENGINEER

ATTEST ____________________ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS ______ DAY OF ______________, A.D. __________ BY THE __AMERICAN FORK CITY__ PLANNING COMMISSION

____________________ PLANNER

____________________ CHAIRMAN, PLANNING COMMISSION

AF 10 PLAT "A"

LOCATED IN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 22
AND THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 27
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	CLERK-RECORDER SEAL

2/13/20 I:\My Drive\Berg Civil\2019\ARDERO\AF 10\AF10 FINAL CD\AF 10 PLAT A.dwg

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	1500.00	48.73	01°51'41"	48.73	S89°57'44"E
C2	63.00	86.33	78°31'00"	79.74	S10°18'18"E
C3	250.00	44.41	10°10'41"	44.35	S83°56'32"E
C4	250.00	46.46	10°38'52"	46.39	S84°10'38"E
C5	150.00	2.13	00°48'51"	2.13	N00°33'54"E
C6	150.00	155.41	59°21'37"	148.52	S29°32'07"E
C7	150.00	157.54	60°10'28"	150.40	S29°06'55"E
C8	1500.00	32.41	01°14'16"	32.41	S89°39'01"E
C9	1500.00	16.32	00°37'25"	16.32	N89°25'08"E
C10	281.00	49.92	10°10'41"	49.85	S83°56'32"E
C11	281.00	3.38	00°41'21"	3.38	S88°41'12"E
C12	281.00	46.54	09°29'20"	46.48	S83°35'52"E
C13	219.00	40.70	10°38'52"	40.64	S84°10'38"E
C14	15.00	23.44	89°31'37"	21.16	N45°40'58"E
C15	15.00	23.56	90°00'12"	21.21	N44°01'47"W
C16	15.00	23.07	88°08'07"	20.87	S45°02'22"W
C17	119.00	124.98	60°10'25"	119.31	S29°06'55"E
C18	15.00	14.10	53°51'40"	13.59	S86°07'59"E
C19	63.00	69.82	63°30'02"	66.30	S81°18'48"E
C20	63.00	76.11	69°12'59"	71.56	S63°33'41"W
C21	63.00	84.10	76°29'21"	78.00	N43°35'09"W
C22	15.00	14.10	53°51'40"	13.59	N32°16'19"W
C23	181.00	43.90	13°53'48"	43.79	N52°15'15"W
C24	181.00	62.55	19°47'56"	62.24	N35°24'23"W
C25	181.00	38.42	12°09'49"	38.35	N19°25'31"W
C26	281.00	52.22	10°38'52"	52.15	N84°10'38"W
C27	219.00	38.90	10°10'41"	38.85	N83°56'32"W
C28	1464.00	47.56	01°51'41"	47.56	S89°57'44"E
C29	1464.00	32.41	01°16'06"	32.41	S89°39'56"E
C30	1464.00	15.15	00°35*35"	15.15	N89°24'13"E
C31	63.00	316.37	287°43*21"	74.31	S30°47'51"W
C32	15.00	19.94	76°09*28"	18.50	N51°25'20"W
C33	181.00	144.87	45°51*33"	141.04	N36°16'22"W

ADDRESSES

A-01	771 W 700 SOUTH
A-02	777 W 700 SOUTH
A-03	781 W 700 SOUTH
A-04	785 W 700 SOUTH
A-05	793 W 700 SOUTH
A-06	797 W 700 SOUTH
B-07	803 W 700 SOUTH
B-08	805 W 700 SOUTH
B-09	807 W 700 SOUTH
B-10	809 W 700 SOUTH
B-11	813 W 700 SOUTH
C-12	817 W 700 SOUTH
C-13	821 W 700 SOUTH
C-14	825 W 700 SOUTH
C-15	829 W 700 SOUTH
C-16	833 W 700 SOUTH
C-17	837 W 700 SOUTH

SURVEYOR
ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

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

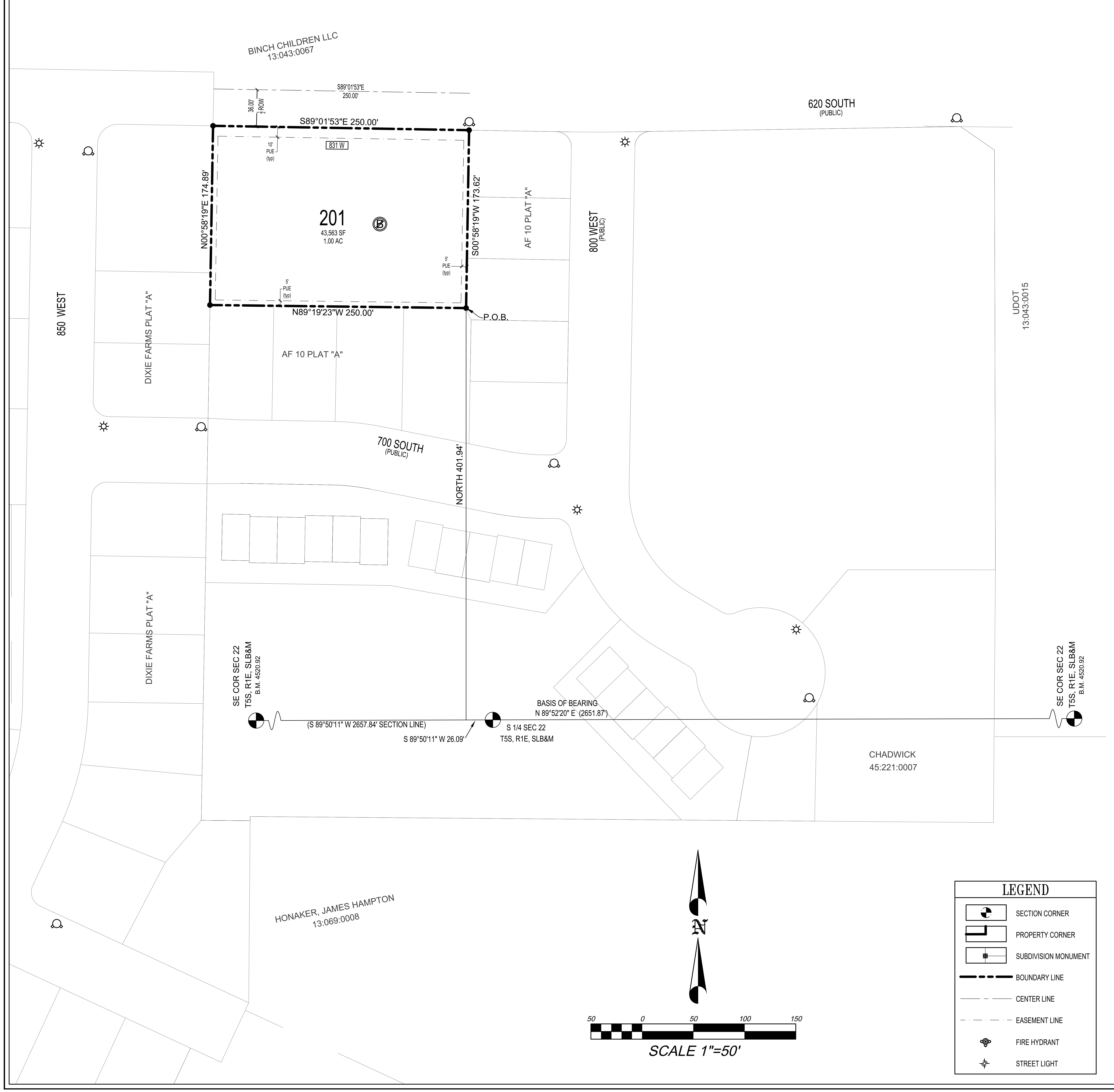
SEWER & WATER AUTHORITY APPROVAL

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

____________________ SEWER & WATER AUTHORITY

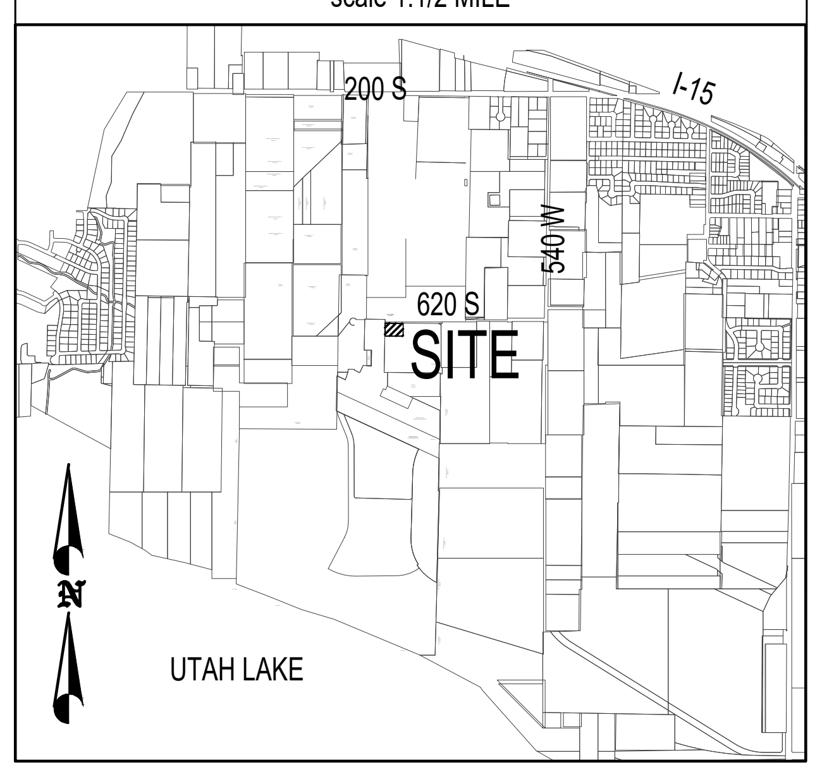
AF 10 PLAT "B"

LOCATED IN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	1.00 AC
EXISTING ZONING	PR 3.0
LAND USE:	VERY LOW RESIDENTIAL
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

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.

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ________________________________

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

berg
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11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

SEWER & WATER AUTHORITY APPROVAL

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

____
SEWER & WATER AUTHORITY

2/13/20 I:\My Drive\Berg Civil\2019\ARDERO\AF 10\AF10 FINAL CD\AF 10 PLAT B.dwg

SURVEYOR'S CERTIFICATE

I, ____________________, 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. ____________________. 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 DESCRBED 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 89°50'11" WEST 26.09 FEET ALONG THE SECTION LINE AND NORTH 401.94 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 89°19'23" WEST 250.00 FEET; THENCE NORTH 00°58'19" EAST 174.89 FEET; THENCE SOUTH 89°01'53" EAST 250.00 FEET; THENCE SOUTH 00°58'19" WEST 173.62 FEET TO THE POINT OF BEGINNING.

AREA = 43,563 SF OR 1.00 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 83)

NUMBER OF LOTS 1

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 AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____________________

DAY OF ________________________ , A.D. ________

____

____

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.

MY COMMISSION EXPIRES _______________ ______________________________
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE __CITY COUNCIL________ 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. ____.

______________________ MAYOR
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER

APPROVED ______________________ CITY ENGINEER
ATTEST ______________________ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _______ DAY OF _______________, A.D. ____________ BY THE
__AMERICAN FORK CITY________ PLANNING COMMISSION

______________________________ PLANNER
______________________________ CHAIRMAN, PLANNING COMMISSION

AF 10 PLAT "B"

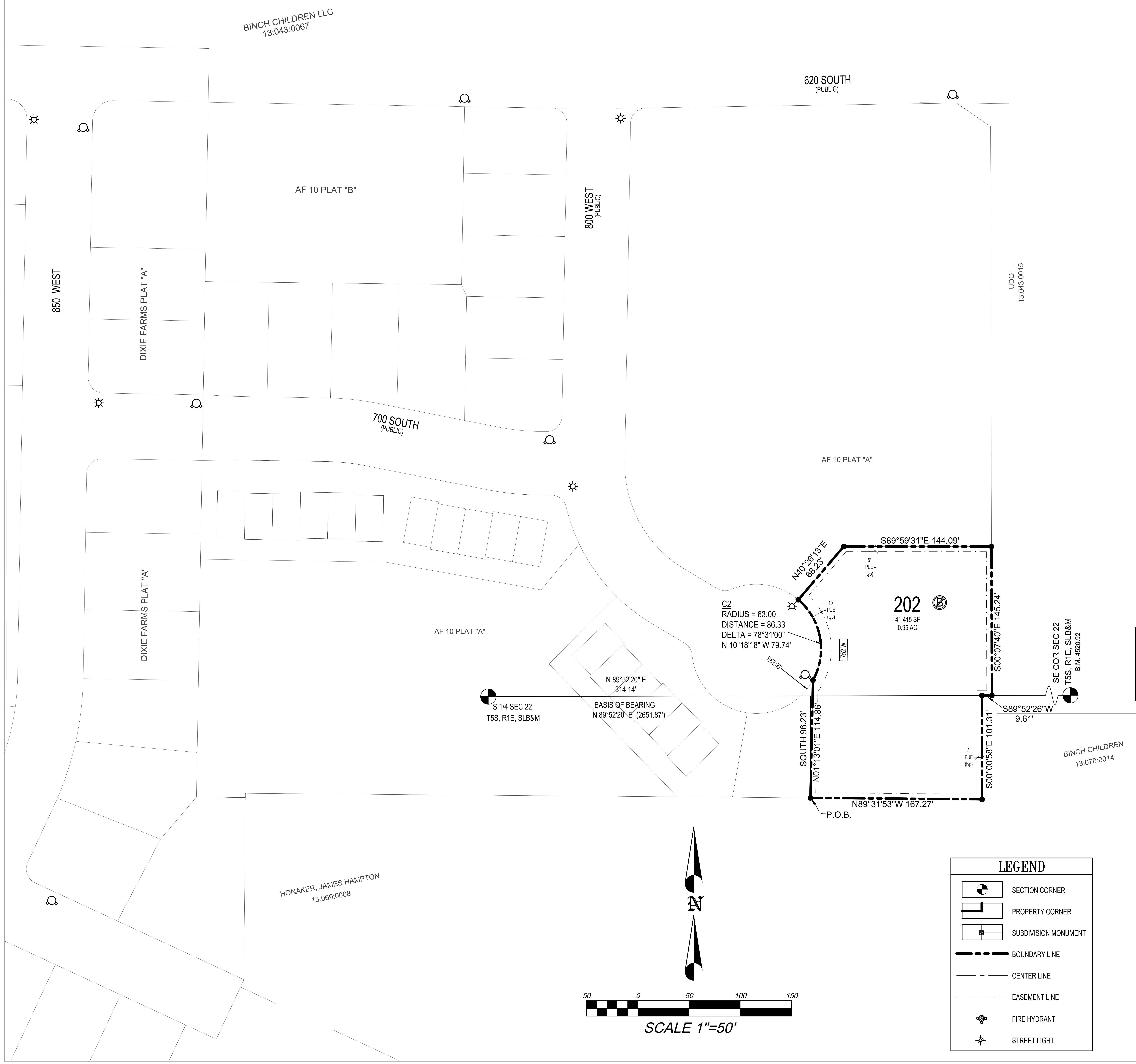
LOCATED IN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

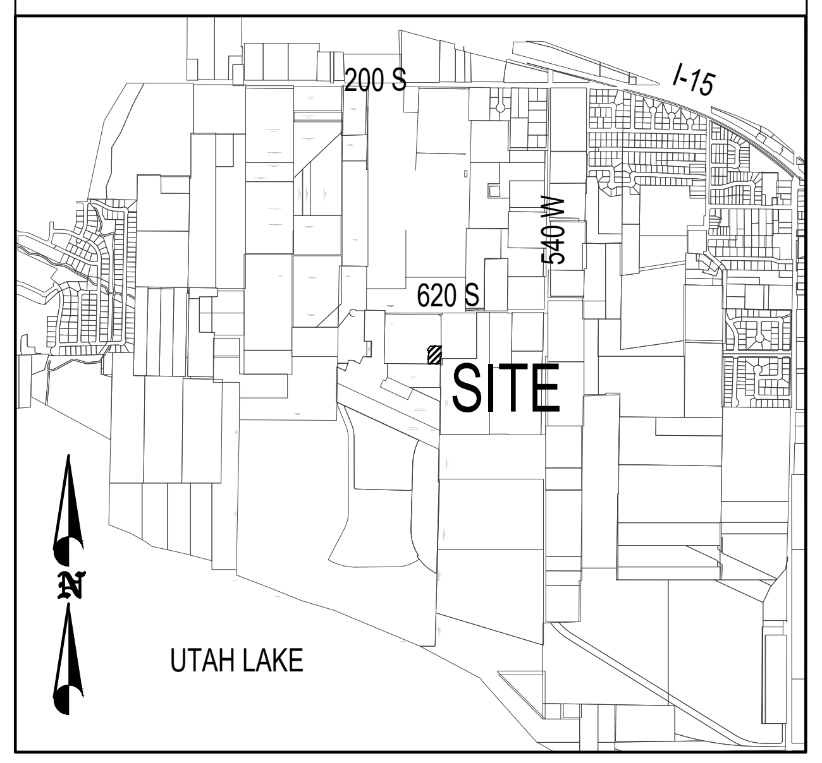
AF 10 PLAT "C"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22
AND THE NORTHEAST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	0.95 AC
EXISTING ZONING	PR 3.0
LAND USE:	VERY LOW RESIDENTIAL
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

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.

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ______________________________

SURVEYOR

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Phone: 801.255.0529

ENGINEER

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Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

SEWER & WATER AUTHORITY APPROVAL

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

____
SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, ____________________, 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. ____________________. 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 DESCRBED 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 NORTH 89°52'20" EAST 314.14 FEET AND SOUTH 96.23 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 01°13'01" EAST 114.86 FEET; THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 86.33 FEET (CURVE HAVING A CENTRAL ANGLE OF 78°31'00" AND LONG CHORD BEARS N10°18'18"W 79.74 FEET); THENCE NORTH 40°26'13" EAST 68.23 FEET; THENCE SOUTH 89°59'31" EAST 144.09 FEET; THENCE SOUTH 00°07'40" EAST 145.24 FEET; THENCE SOUTH 89°52'26" WEST 9.61 FEET; THENCE SOUTH 00°00'58" EAST 101.31 FEET; THENCE NORTH 89°31'53" WEST 167.27 FEET TO THE POINT OF BEGINNING.

AREA = 41,415 SF OR 0.95 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 83)

NUMBER OF LOTS 1

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 AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____________________

DAY OF ________________________ , A.D. _______

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.

MY COMMISSION EXPIRES _______________ ______________________________
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE __CITY COUNCIL________ 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. ___.

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

APPROVED ________________________ CITY ENGINEER
ATTEST ________________________ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _______ DAY OF _______________, A.D. ___________ BY THE __AMERICAN FORK CITY________ PLANNING COMMISSION

PLANNER
CHAIRMAN, PLANNING COMMISSION

AF 10 PLAT "C"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22
AND THE NORTHEAST QUARTER OF SECTION 27
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	CLERK-RECORDER SEAL

2/13/20 I:\My Drive\Berg Civil\2019\ARDERO\AF 10\AF10 FINAL CD\AF 10 PLAT C.dwg

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 3/18/2020

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

Project Name: AF PD South Subdivision

Project Address: 780 West 620 South

Developer / Applicant’s Name: Ardero

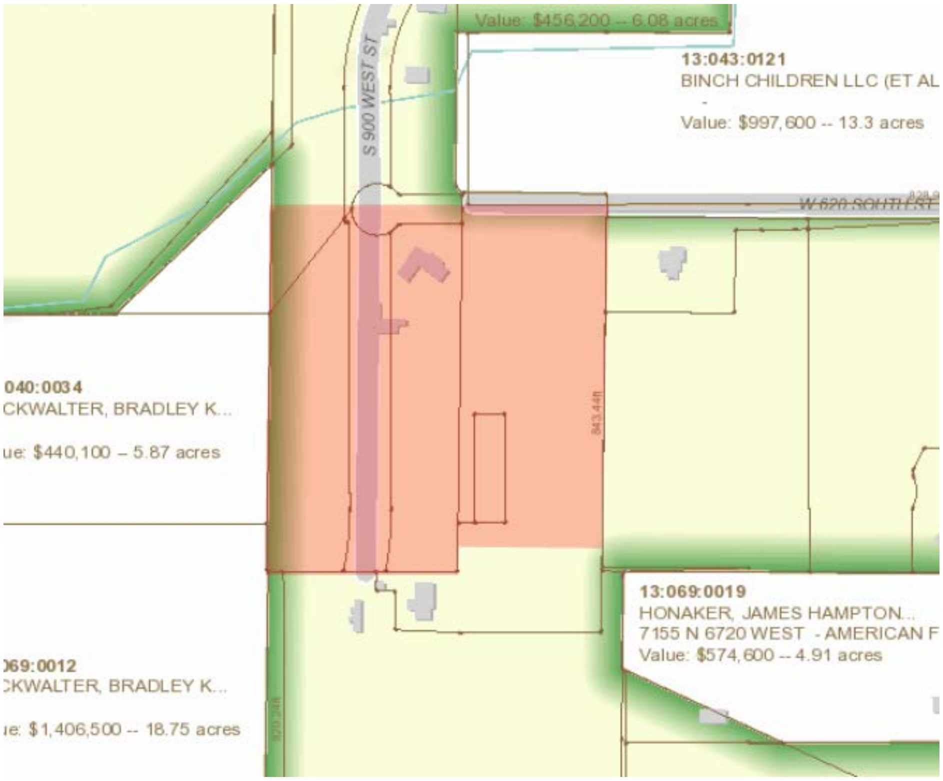
Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as “Plan Modification(s) Required” in the 3/18/2020 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:


Value: $456,200 -- 6.08 acres
13:043:0121
BINCH CHILDREN LLC (ET AL
Value: $997,600 -- 13.3 acres
S 900 WEST ST
W 620 SOUTH ST
040:0034
CKWALTER, BRADLEY K...
ue: $440,100 -- 5.87 acres
13:069:0019
HONAKER, JAMES HAMPTON...
7155 N 6720 WEST - AMERICAN F
Value: $574,600 -- 4.91 acres
069:0012
CKWALTER, BRADLEY K...
ue: $1,406,500 -- 18.75 acres

STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

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

Plan Modifications Required:

1. Final approval and construction of the 900 West roadway improvements shall be completed prior to or in conjunction with this development.
2. The current culinary water system was modeled with the addition of this development. The results of the model show velocities are higher than allowable per city standard and differential pressures between peak hour and peak day are greater than 15 psi as prescribed in the master plan. These present issues unless master planned water main lines are installed prior to or in conjunction with this development. If the City commits to building these water lines, then we recommend approval. If the City cannot commit to building these water lines, then we strongly recommend denial.

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: March 18, 2020
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the preliminary plan and final plat for AF PD South, located in the area of 900 West 620 South, in the PR-3.0 (Planned Residential) zone.

ACTIONS REQUESTED: Approval of the amended preliminary plan and recommendation of approval of the final plat.

BACKGROUND INFORMATION					
Location:		900 West 620 South			
Applicants:		Berg Engineering			
Existing Land Use:		Agriculture			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential/Agriculture			
	South	Residential (platted, not yet built)			
	East	Residential (platted, not yet built)			
	West	Agriculture			
Existing Zoning:		PR-3.0			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	TOD (Transit Oriented Development)			
	South	PR-3.0			
	East	PR-3.0			
	West	Residential Agriculture 5 (Utah County)			
Land Use Plan Designation:		Low Density Residential (3 du/ac)			
Zoning within density range?		x	Yes		No

Background

The Planning Commission approved a preliminary plan for the AF PD South Subdivision at its December 4, 2019 meeting. The proposal consisted of 24 units with an overall density of 3.8 du/ac. Since the time of initial approval, the applicant has redesigned the layout; largely clustering the townhome units to the west of 900 West and increasing the open space area east of 900 West. The overall density has been reduced from 3.8 du/ac to 3.5 du/ac.

Within the AF PD South subdivision, 22 lots/units are proposed. Access is provided off 900 West, through 800 South and 650 South, both public streets. An open space area exists in the center of the subdivision, to be dedicated to the City. Additional common area is proposed around the attached/townhome units, west of 900 West.

Conservation subdivisions within the PR-3.0 zone require 25% open space. The subdivision meets this requirement.

As with other development options in the PR-3.0 zone, the Code allows the Planning Commission flexibility to require changes in the plan. Changes may include, but are not limited to, "adjustments in the density or number of structures, relocation of project elements, redesign of the road system, increase in the amount of open space and provisions for the disposal of surface water drainage" (17.7.503.D.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as "Low Density Residential". The proposed subdivision is consistent with the Land Use Plan.

Section 17.7.211 of the Development Code

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

a. The final plat and supporting materials conform with the terms of the preliminary plan approval.

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

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

   This criterion has been met.

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

   Engineering will address any concerns at the time of the Planning Commission meeting.

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

   Engineering will determine whether the cost estimates of constructing the required improvements are realistic.

e. The water rights conveyance documents have been provided.

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

FINDINGS OF FACT/CONDITIONS OF APPROVAL

After reviewing the applications for final plat approval, the following findings are offered for consideration:

1. The final plat is consistent with the preliminary plan.

2. The final plat is consistent with the Land Use Plan designation of "Low Density Residential".

3. The final plat meets the criteria as found in Section 17.7.211 of the Development Code.

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

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we approve the preliminary plan and recommend approval of the final plat of the AF PD South Subdivision, with the findings and condition listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

DENIAL

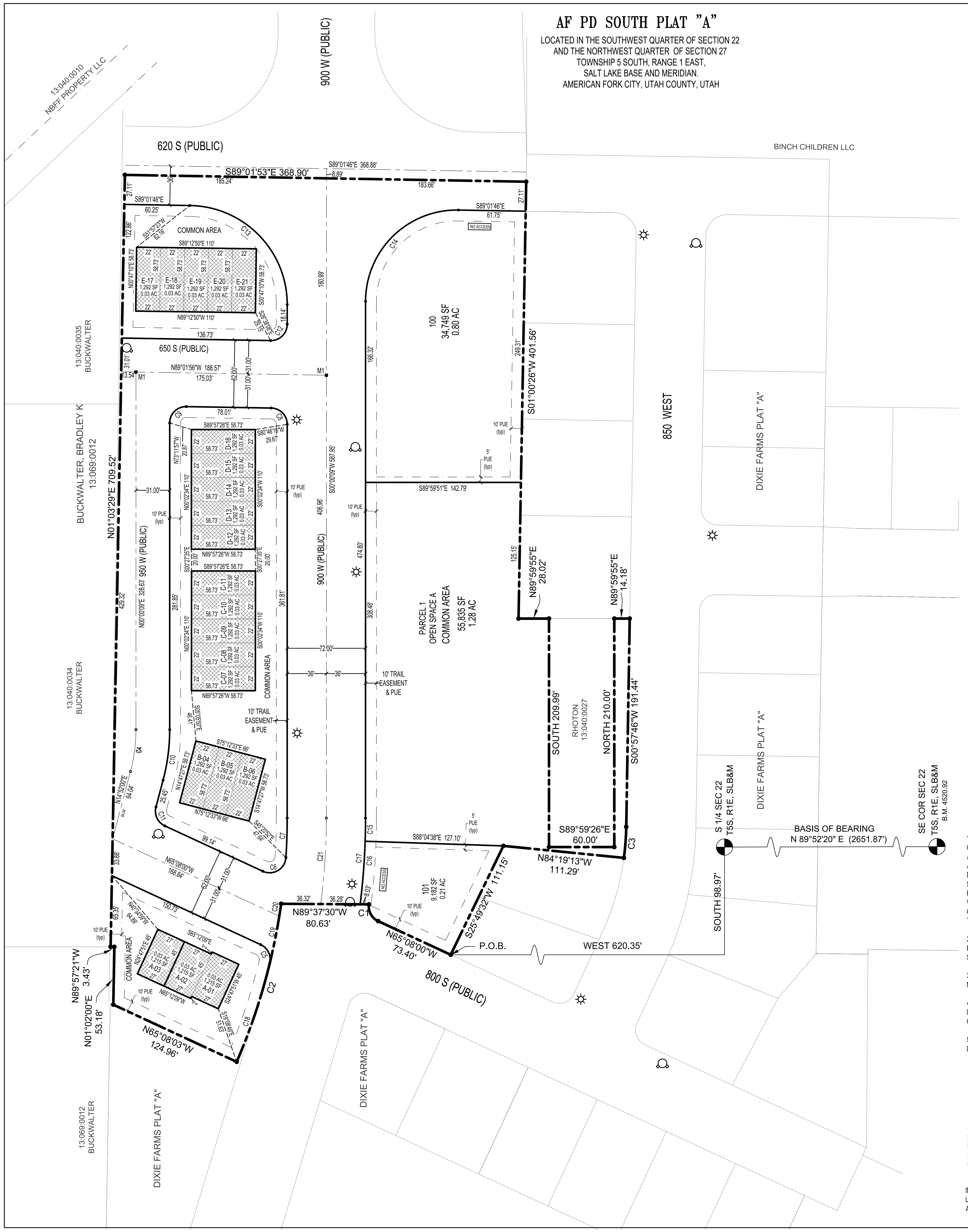
Mr. Chairman, I move that we recommend denial of the final plat of the AF PD South Subdivision

TABLE

Mr. Chairman, I move that we table action on the final plat of the AF PD South Subdivision

AF PD SOUTH PLAT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
AND THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

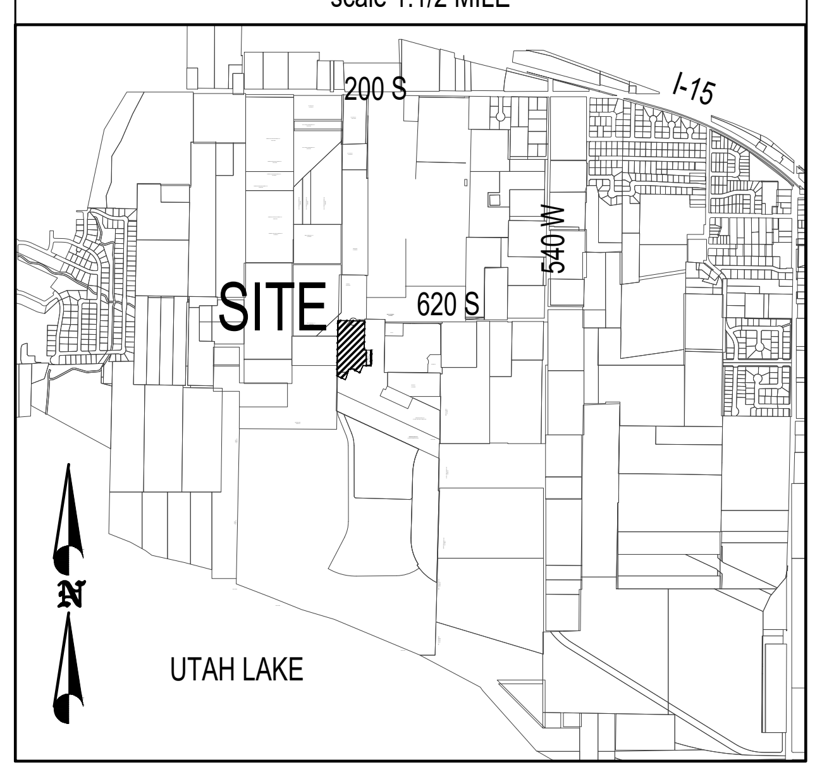


LEGEND

⊕	SECTION CORNER
⌐	PROPERTY CORNER
▣	SUBDIVISION MONUMENT
━ ━ ━	BOUNDARY LINE
—— – ——	CENTER LINE
– · — · –	EASEMENT LINE
⊕	FIRE HYDRANT
☼	STREET LIGHT
▨	PRIVATE AREA
☐	COMMON AREA (AS SPECIFIED)

VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	6.29 AC
EXISTING ZONING	PR 3.0
LAND USE:	VERY LOW RESIDENTIAL
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

ADDRESSES

A-01	
A-02	
A-03	
B-04	
B-05	
B-06	
C-07	
C-08	
C-09	
C-10	
C-11	
D-12	
D-13	
D-14	
D-15	
D-16	
E-17	
E-18	
E-19	
E-20	
E-21	
LOT 100	
LOT 101	

CURVE TABLE

CURVE	*RADIUS*	*LENGTH*	*DELTA*	*CHORD*	*BEARING*
C1	*15.00*	*18.90*	*72°12'34"*	*17.68*	*N29°04'05"W*
C2	*564.00*	*151.36*	*15°22'34"*	*150.91*	*S15°43'14"W*
C3	*243.00*	*28.63*	*06°45'04"*	*28.62*	*S04°20'18"W*
C4	*150.00*	*38.91*	*14°51'51"*	*38.81*	*N07°26'04"E*
C5	*15.00*	*20.64*	*78°49'50"*	*19.05*	*N25°43'05"W*
C6	*15.00*	*29.11*	*111°10'44"*	*24.75*	*N59°16'38"E*
C7	*556.00*	*36.28*	*03°41'07"*	*36.27*	*N01°50'43"E*
C8	*15.00*	*23.31*	*89°02'05"*	*21.03*	*N44°30'54"W*
C9	*15.00*	*23.81*	*90°57'55"*	*21.39*	*S45°29'06"W*
C10	*181.00*	*46.96*	*14°51'51"*	*46.83*	*S07°26'04"W*
C11	*15.00*	*20.94*	*80°00'00"*	*19.28*	*S25°08'00"E*
C12	*15.00*	*23.82*	*90°57'55"*	*21.39*	*N45°29'06"E*
C13	*91.00*	*141.41*	*89°01'55"*	*127.60*	*N44°30'49"W*
C14	*15.00*	*23.81*	*90°57'55"*	*21.39*	*S45°29'06"W*
C15	*636.00*	*21.32*	*01°55'13"*	*21.32*	*S00°57'46"W*
C16	*636.00*	*58.14*	*05°14'17"*	*58.12*	*S04°32'31"W*
C17	*636.00*	*79.46*	*07°09'30"*	*79.41*	*S03°34'54"W*
C18	*564.00*	*95.59*	*09°42'39"*	*95.48*	*N18°33'09"E*
C19	*564.00*	*44.31*	*04°30'06"*	*44.30*	*N11°26'47"E*
C20	*564.00*	*11.45*	*01°09'48"*	*11.46*	*N08°40'58"E*
C21	*600.00*	*79.25*	*07°34'04"*	*79.19*	*S03°47'11"W*

NOTES

1. IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILTIY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.

2. NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&R'S.

3. 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.

4. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.

5. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

RESERVATION OF COMMON AREAS

THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS, INTENDED FOR THE OWNERS OF ______________________ FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS

IN ADDITION TO THE PUBLIC UTILTY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.

50 0 50 100 150

SCALE 1"=50'

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ______________________

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

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

SEWER & WATER AUTHORITY APPROVAL

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

____
SEWER & WATER AUTHORITY

2-19-20 I:\My Drive\Berg Civil\2019\ARDERO\AF PD SOUTH\FINAL\AF PD SOUTH PLAT A.dwg

SURVEYOR'S CERTIFICATE

I, ______________________, 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. ______________________. 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 DESCRBED 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 98.97 FEET AND WEST 620.35 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 65°08'00" WEST 73.40 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 18.90 FEET (CURVE HAVING A CENTRAL ANGLE OF 72°12'34" AND LONG CHORD BEARS N29°04'05"W 17.68 FEET); THENCE NORTH 89°37'30" WEST 80.63 FEET; THENCE ALONG THE ARC OF A 564.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 151.36 FEET (CURVE HAVING A CENTRAL ANGLE OF 15°22'34" AND LONG CHORD BEARS S15°43'14"W 150.91 FEET); THENCE NORTH 65°08'03" WEST 124.96 FEET; THENCE NORTH 01°02'00" EAST 53.18 FEET; THENCE NORTH 89°57'21" WEST 3.43 FEET; THENCE NORTH 01°03'29" EAST 709.52 FEET; THENCE SOUTH 89°01'53" EAST 368.90 FEET; THENCE SOUTH 01°00'26" WEST 401.56 FEET; THENCE NORTH 89°59'55" EAST 28.02 FEET; THENCE SOUTH 209.99 FEET; THENCE SOUTH 89°59'26" EAST 60.00 FEET; THENCE NORTH 210.00 FEET; THENCE NORTH 89°59'55" EAST 14.18 FEET; THENCE SOUTH 00°57'46" WEST 191.44 FEET; THENCE ALONG THE ARC OF 243.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 28.63 FEET (CURVE HAVING A CENTRAL ANGLE OF 06°45'04" AND LONG CHORD BEARS S04°20'19"W 28.62 FEET); THENCE NORTH 84°19'13" WEST 111.29 FEET; THENCE SOUTH 25°49'32" WEST 111.15 FEET;TO THE POINT OF BEGINNING.

AREA = 274,166 SF OR 6.29 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 83)

NUMBER OF LOTS	22
NUMBER OF PARCELS	3

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 AND OTHER PUBLIC AREAS SHOWN THEREONFOR 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 ______________________ HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF ______________________

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

____

____

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.

MY COMMISSION EXPIRES ______________ ______________________
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL 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. ____.

MAYOR	CITY COUNCIL MEMBER
CITY COUNCIL MEMBER	CITY COUNCIL MEMBER
CITY COUNCIL MEMBER	CITY COUNCIL MEMBER
APPROVED ______ CITY ENGINEER	ATTEST ______ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _______ DAY OF ______________, A.D. ___________ BY THE AMERICAN FORK CITY PLANNING COMMISSION

______________________ PLANNER
______________________ CHAIRMAN, PLANNING COMMISSION

AF PD SOUTH PLAT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
AND THE NORTHWEST QUARTER OF SECTION 27
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	CLERK-RECORDER SEAL

TABULATIONS

ZONE =	PR-3.0
TOTAL AREA =	6.29 AC
AREA OF EXISTING 620 SOUTH =	0.21 AC
NET DEVELOPABLE AREA =	6.08 AC
AREA OF 900 WEST =	1.12 AC
AREA OF NEW ROADS =	1.20 AC
OPEN SPACE / LANDSCAPE =	1.04 AC
AREA IN LOTS =	2.68 AC
NUMBER OF UNITS =	22 LOTS

PLAT	AREA (ac)	ZONE	ALLOWED # OF LOTS	ACTUAL # OF LOTS
H (GROSS)	6.27	PR-3.0	19	
ALLOWABLE TRANFER	30%		5.64	
(DIXIE FARMS Plat A Park Dedication)				
Townhomes	3.68			21
Single Family				1
DIXIE FARMS DENSITY TRANSFER =			3	16%
TOTALS =			**22**	**22**
	PROJECT DENSITY (DU/AC) =			**3.51**
PROJECT REQUIRED TABULATIONS				
OPEN SPACE	25%	Net Area (AC)	0.92	1.04

BOUNDARY DESCRIPTION

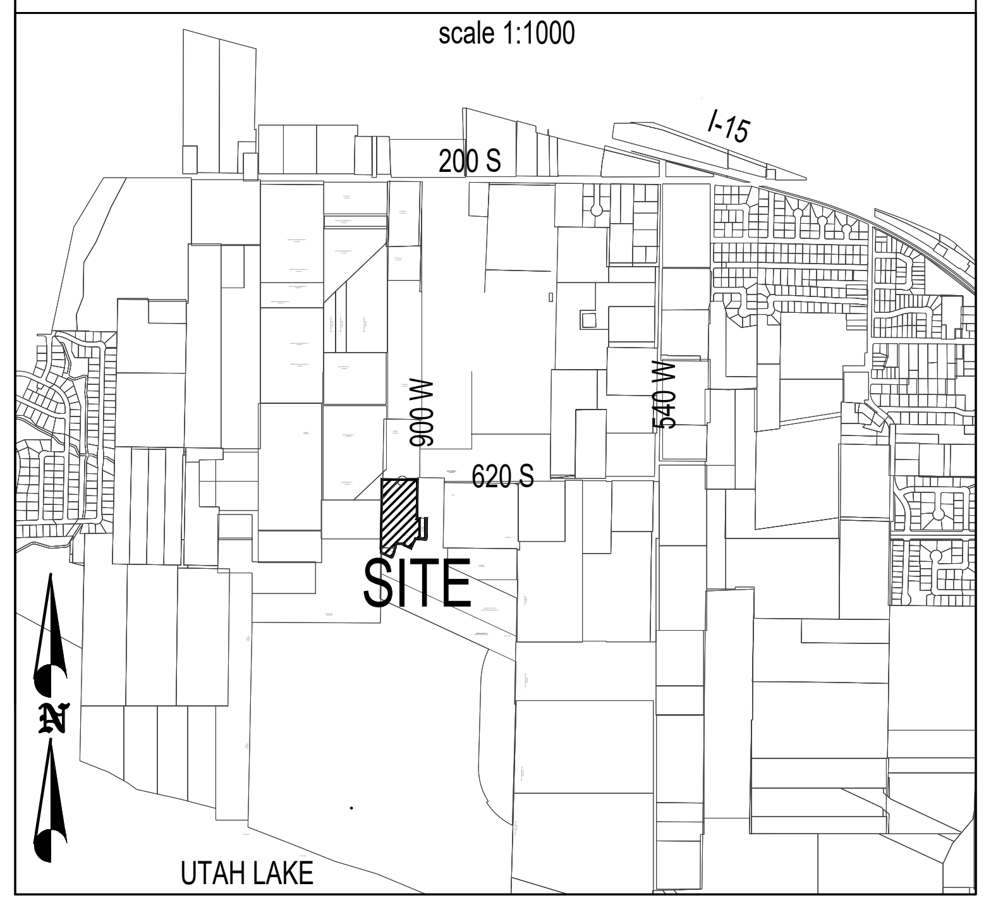
BEGINNING AT A POINT LOCATED SOUTH 98.97 FEET AND WEST 620.35 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 65°08'00" WEST 73.40 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 18.90 FEET (CURVE HAVING A CENTRAL ANGLE OF 72°12'34" AND LONG CHORD BEARS N29°04'05"W 17.68 FEET); THENCE NORTH 89°37'30" WEST 80.63 FEET; THENCE ALONG THE ARC OF A 564.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 151.36 FEET (CURVE HAVING A CENTRAL ANGLE OF 15°22'34" AND LONG CHORD BEARS S15°43'14"W 150.91 FEET); THENCE NORTH 65°08'03" WEST 124.96 FEET; THENCE NORTH 01°02'00" EAST 53.18 FEET; THENCE NORTH 89°57'21" WEST 3.43 FEET; THENCE NORTH 01°03'29" EAST 709.52 FEET; THENCE SOUTH 89°01'53" EAST 368.74 FEET; THENCE SOUTH 01°00'26" WEST 401.56 FEET; THENCE NORTH 89°59'55" EAST 28.02 FEET; THENCE SOUTH 209.99 FEET; THENCE SOUTH 89°59'26" EAST 60.00 FEET; THENCE NORTH 210.00 FEET; THENCE NORTH 89°59'55" EAST 14.18 FEET; THENCE SOUTH 00°57'46" WEST 191.44 FEET; THENCE ALONG THE ARC OF 243.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 28.63 FEET (CURVE HAVING A CENTRAL ANGLE OF 06°45'04" AND LONG CHORD BEARS S04°20'19"W 28.62 FEET); THENCE NORTH 84°19'13" WEST 111.29 FEET; THENCE SOUTH 25°49'32" WEST 111.15 FEET;TO THE POINT OF BEGINNING.

AREA = 274,149 SF OR 6.29 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 27)

VICINITY SKETCH



CONTACT LIST

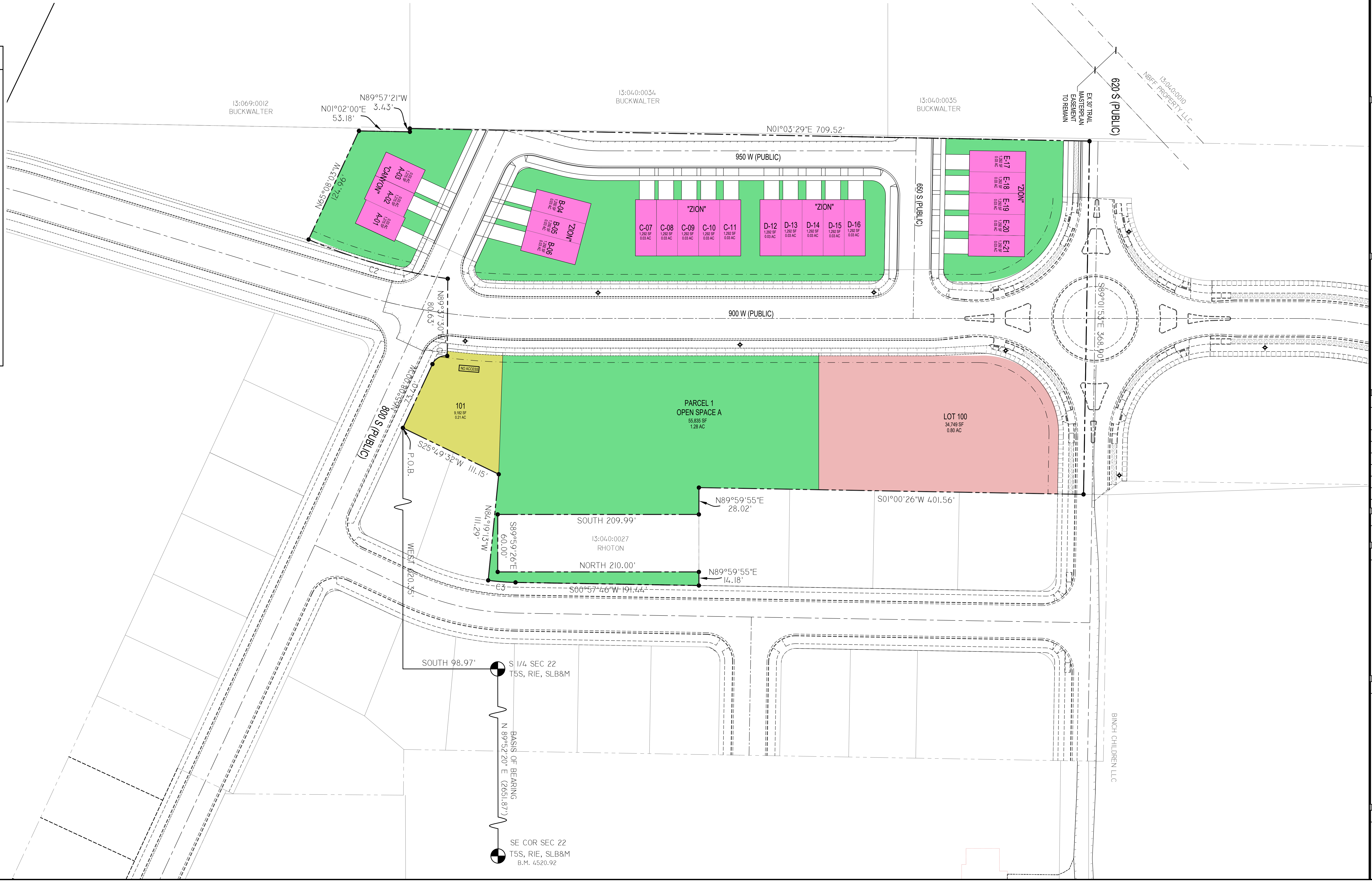
CIVIL ENGINEER		
BERG CIVIL ENGINEERING		(801) 492-1277
GEOTECHNICAL ENGINEER		
AMERICAN FORK CITY PLANNING DEPT.		(801) 763-3060
AMERICAN FORK CITY PUBLIC WORKS		(801) 763-3060
UTILITIES		
AF CULINARY WATER	(JAY BREMS)	(801) 763-3060
AF PRESSURIZED IRRIGATION	(JAY BREMS)	(801) 763-3060
AF SANITARY SEWER	(ASHTON HARDY)	(801) 763-3060
AF STORM DRAIN	(ASHTON HARDY)	(801) 763-3060
AF FIRE MARSHALL	(MAT SACCO)	(801) 763-3040
AF CITY INSPECTOR	(DEE HOWARD)	(801) 763-3060
AF SWPPP INSPECTOR	(HARLAN NELSON)	(801) 763-3060
AF FIBER	(WILL DAVIS)	(801) 897-9826
AF IRRIGATION COMPANY	(ERNIE JOHN)	(801) 471-6576
ROCKY MOUNTIAN POWER	(TERIA WALKER)	(801) 756-1310
COMCAST	(ELYSIA VALDEZ)	(801) 401-3017
TSSD	(DAVID BARLOW)	(801) 756-5231
MITCHELL HOLLOW IRRIGATION	(JEFF MITCHELL)	(801) 367-9026
CENTURY LINK	(RYAN ALLRED)	(385) 223-0084
DOMINION ENERGY	(TRENT JOHNSON)	(801) 853-6548

SHEET INDEX

C0	COVER
C1	PRELIMINARY PLAN
C2	OVERALL UTILITY PLAN
C3	GRADING PLAN
C4	SWPPP
GN1	GENERAL NOTES
D0-D4	CONSTRUCTION DETAILS

NOTES

1. PROJECT ADDRESS IS 900 WEST 700 SOUTH
2. 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
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
4. LOWEST FOOTING SHALL BE AT LEAST 2' ABOVE OBSERVED HIGH GROUND WATER LEVEL
5. ALL HABITABLE STRUCTURES SHALL BE 1 FOOT ABOVE 100-YEAR FLOOD ELEVATION.
6. 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
7. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER



ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

AF PD
SOUTH

0 30 60 120 180
SCALE: 1"= 60'
24" X 36" SHEET

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 02/12/20 343602 NOT FOR CONSTRUCTION
1			
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ACTION	DATE
FINAL	02/12/20

PROJECT

AF PD
SOUTH

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
COVER	C0

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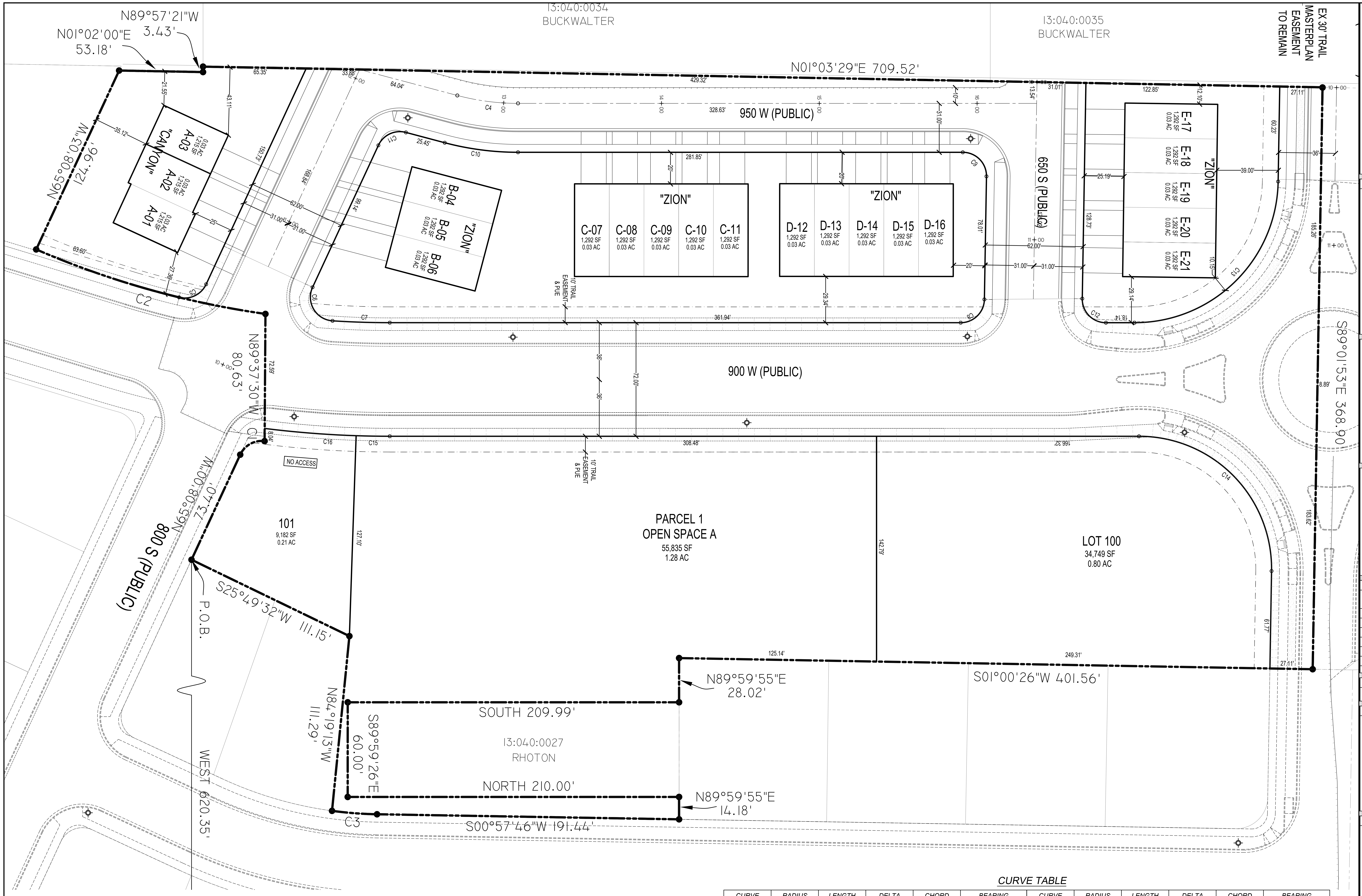

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	18.90	72°12'34"	17.68	N29°04'05"W	C10	181.00	46.96	14°51'51"	46.83	S07°26'04"W
C2	564.00	151.36	15°22'34"	150.91	S15°43'14"W	C11	15.00	20.94	80°00'00"	19.28	S25°08'00"E
C4	150.00	38.91	14°51'51"	38.81	N07°26'04"E	C12	15.00	23.81	90°57'55"	21.39	N45°29'06"E
C5	15.00	20.59	78°39'47"	19.01	N25°48'06"W	C13	91.00	141.41	89°02'02"	127.60	S44°30'52"E
C6	15.00	29.19	111°30'27"	24.80	N59°06'47"E	C14	84.00	133.37	90°58'15"	119.80	N45°29'06"E
C7	556.00	32.57	03°21'24"	32.57	N01°40'51"E	C15	636.00	21.32	01°55'13"	21.32	S00°57'46"W
C8	15.00	23.31	89°02'05"	21.03	N44°30'54"W	C16	636.00	58.14	05°14'17"	58.12	S04°32'31"W
C9	15.00	23.81	90°57'55"	21.39	S45°29'06"W						

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DEVELOPMENT

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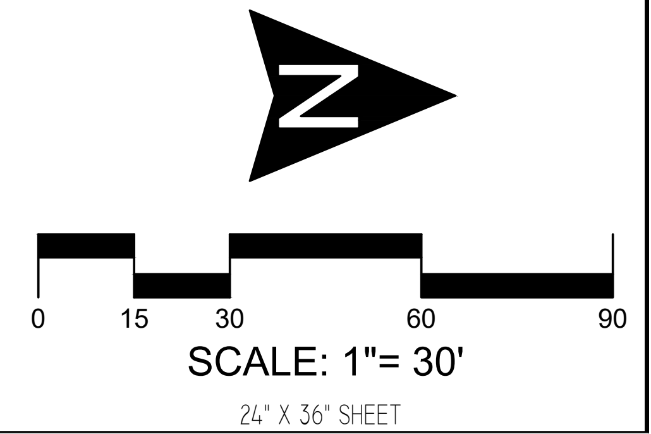

SCALE: 1"= 30'

24" X 36" SHEET

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

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ACTION	DATE
FINAL	02/12/20

PROJECT

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SOUTH

DESCRIPTION

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SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	C1

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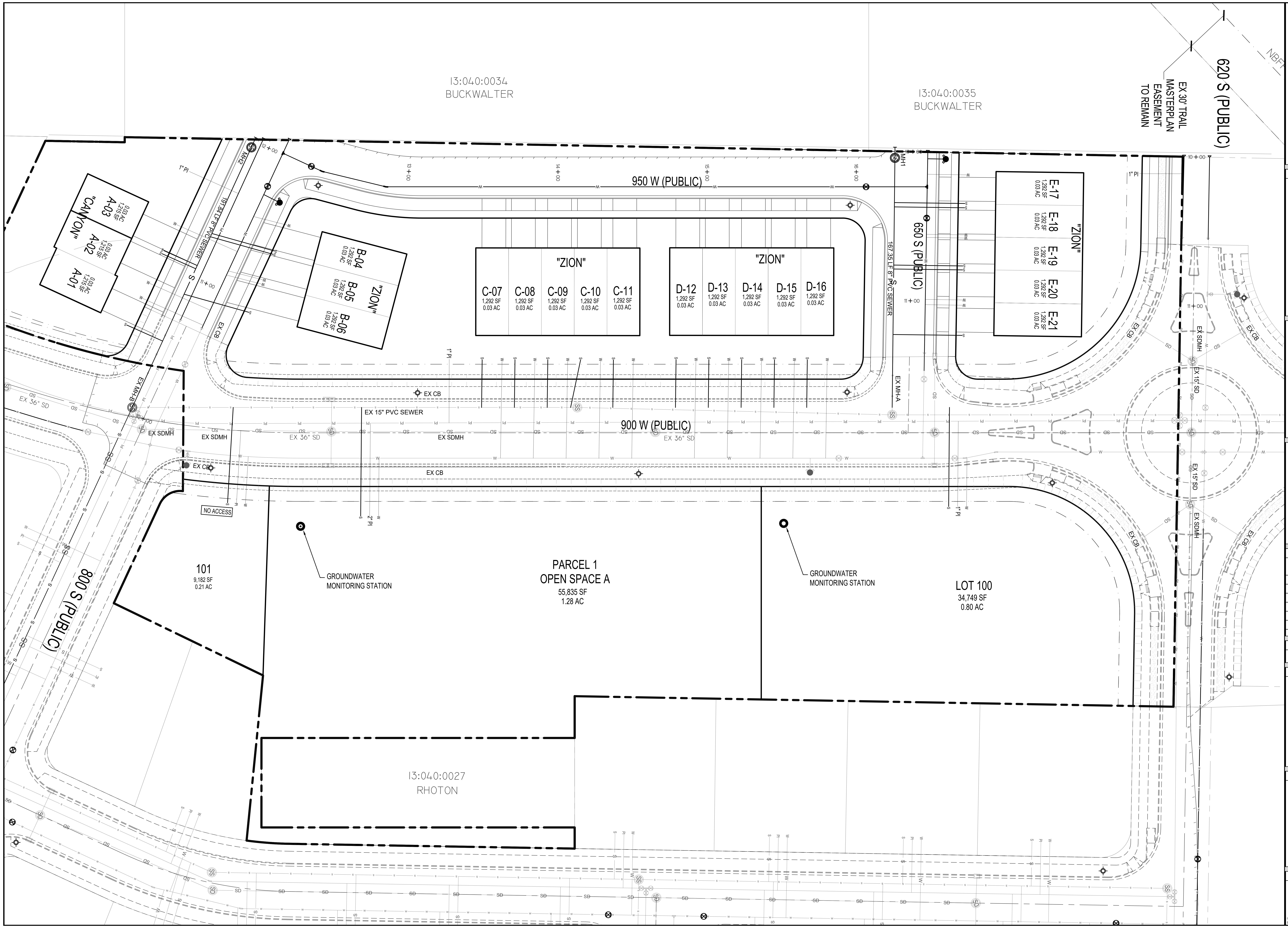

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NOT FOR CONSTRUCTION
KENNETH R. BERG
02/12/20
343602

ACTION	DATE
FINAL	02/12/20

PROJECT

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SOUTH

DESCRIPTION

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CONSTRUCTION
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UTILITY PLAN	C2

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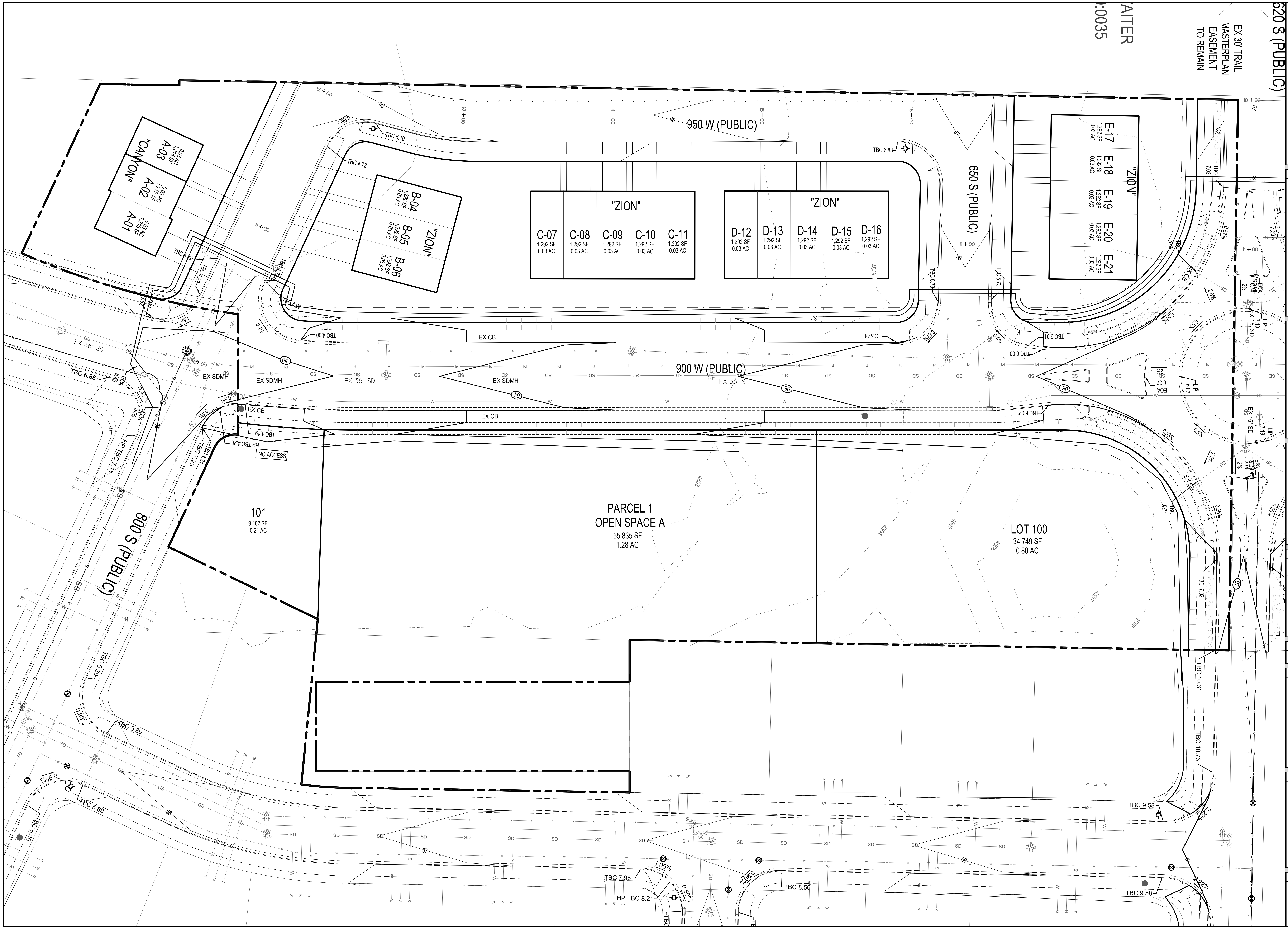

ARDERO
520 South 850 East
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(385) 484-6337

DEVELOPMENT

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CIVIL ENGINEERING
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STATE OF UTAH
K. BERG
02/12/20
343602
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

ACTION	DATE
FINAL	02/12/20

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GRADING PLAN	C3

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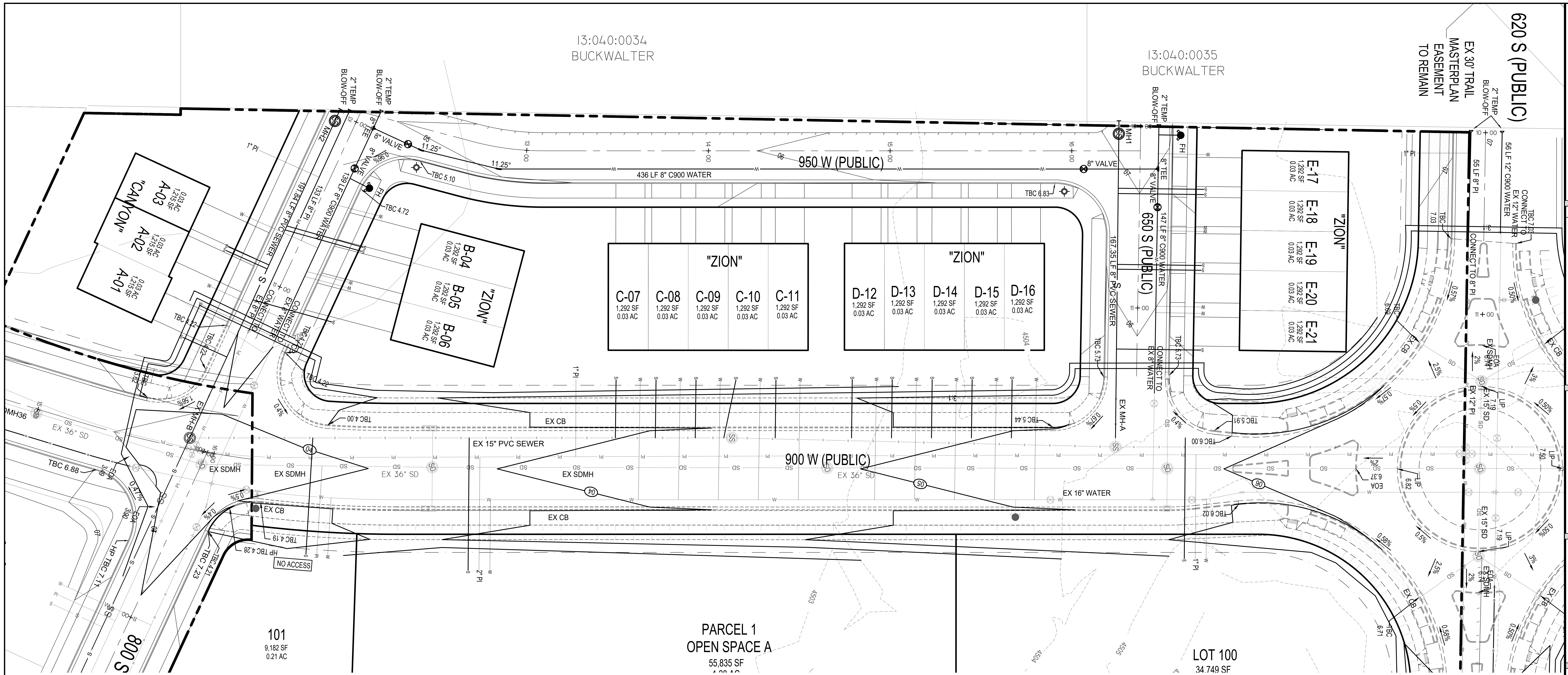

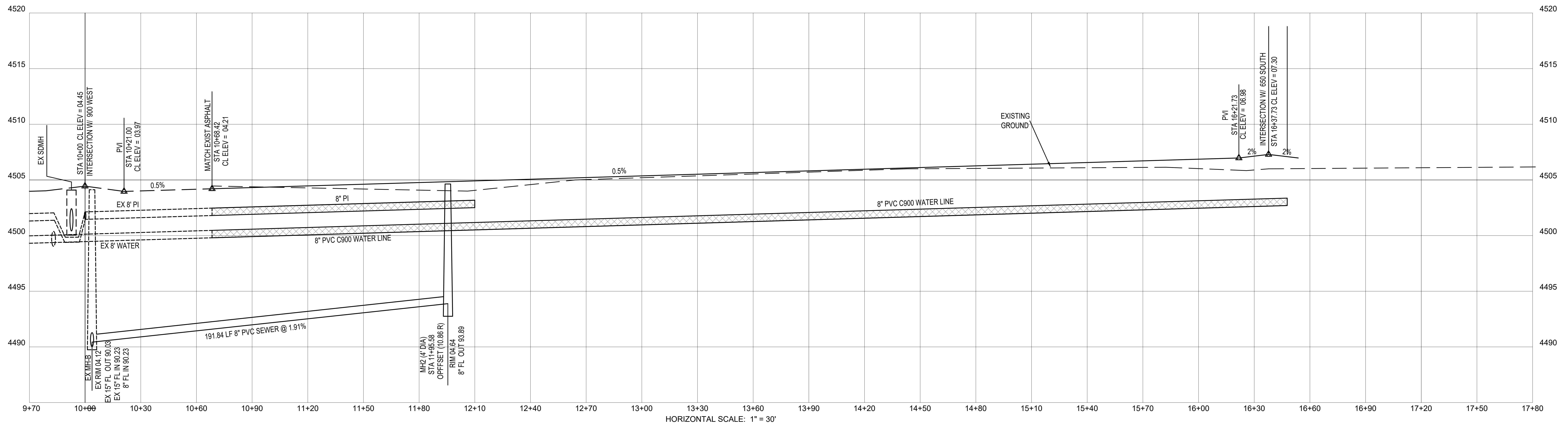

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343602

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950 WEST PLAN	C4

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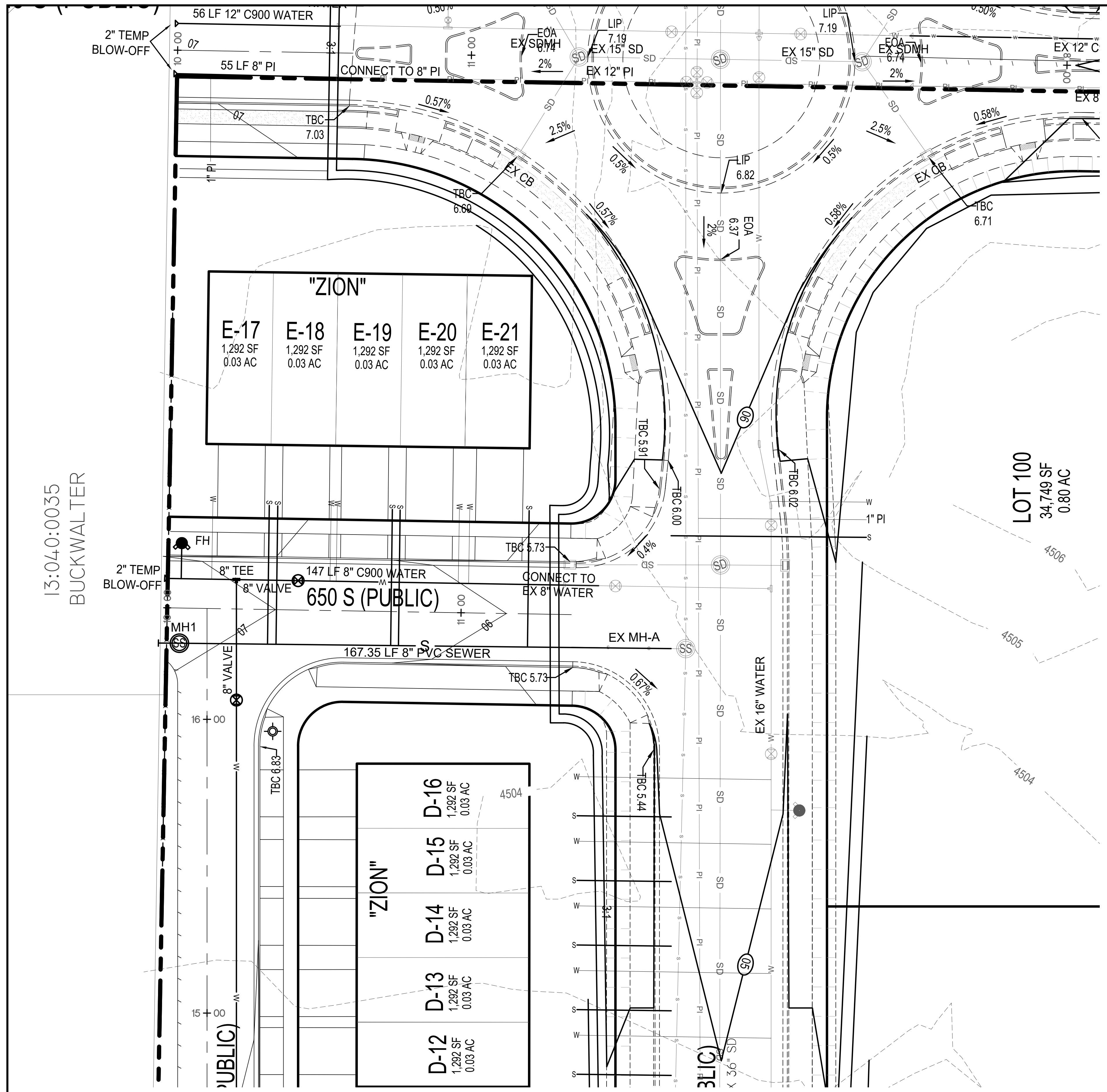

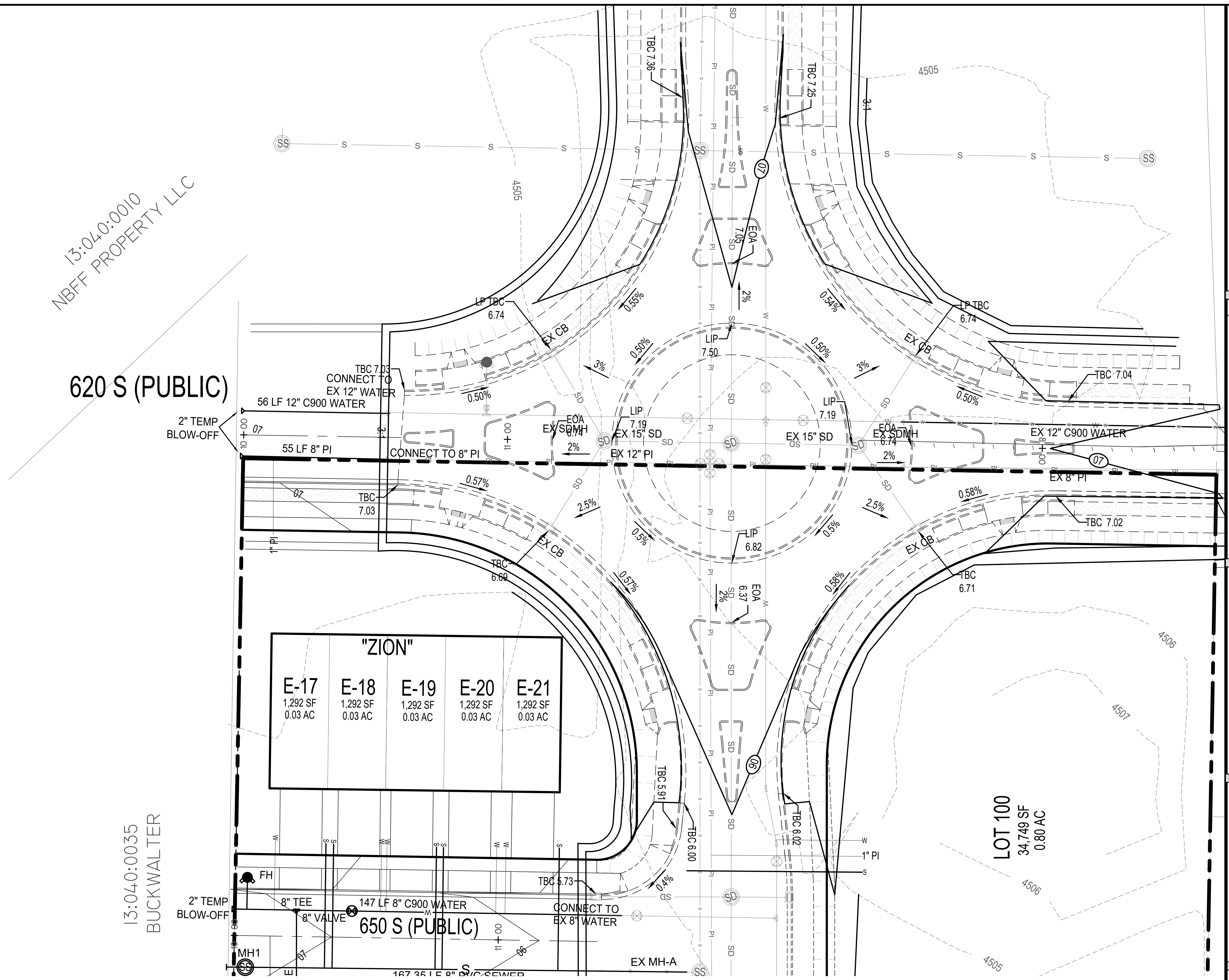

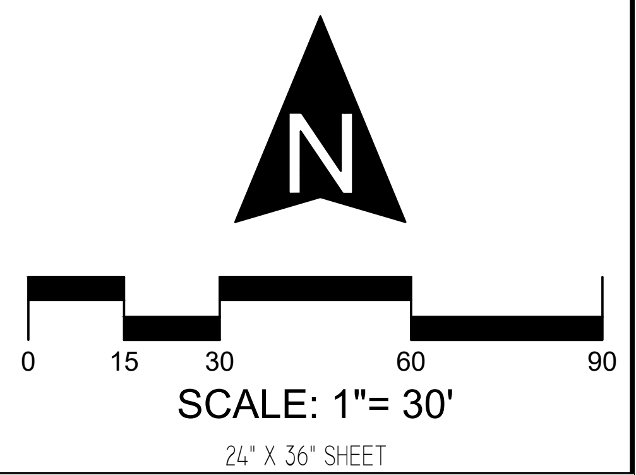

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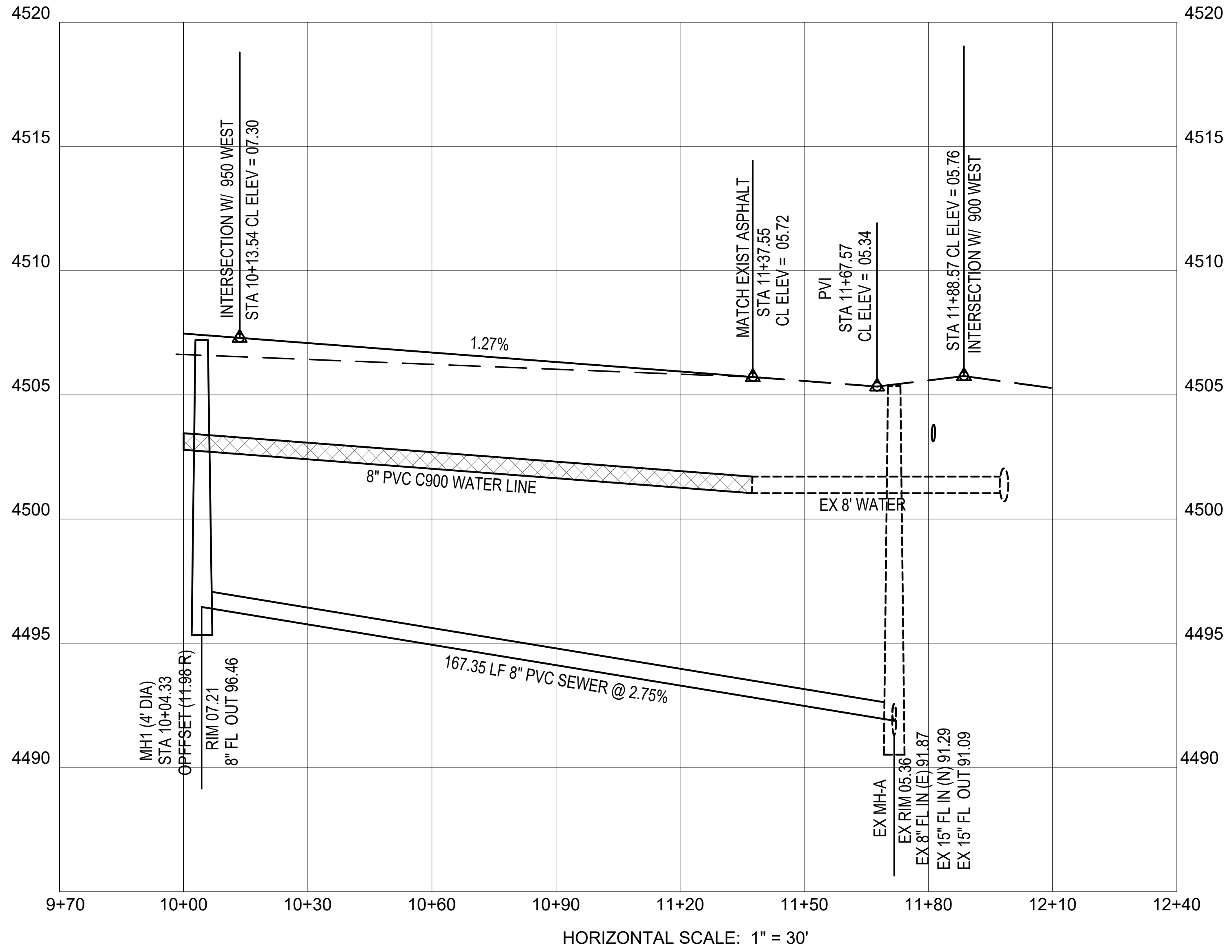
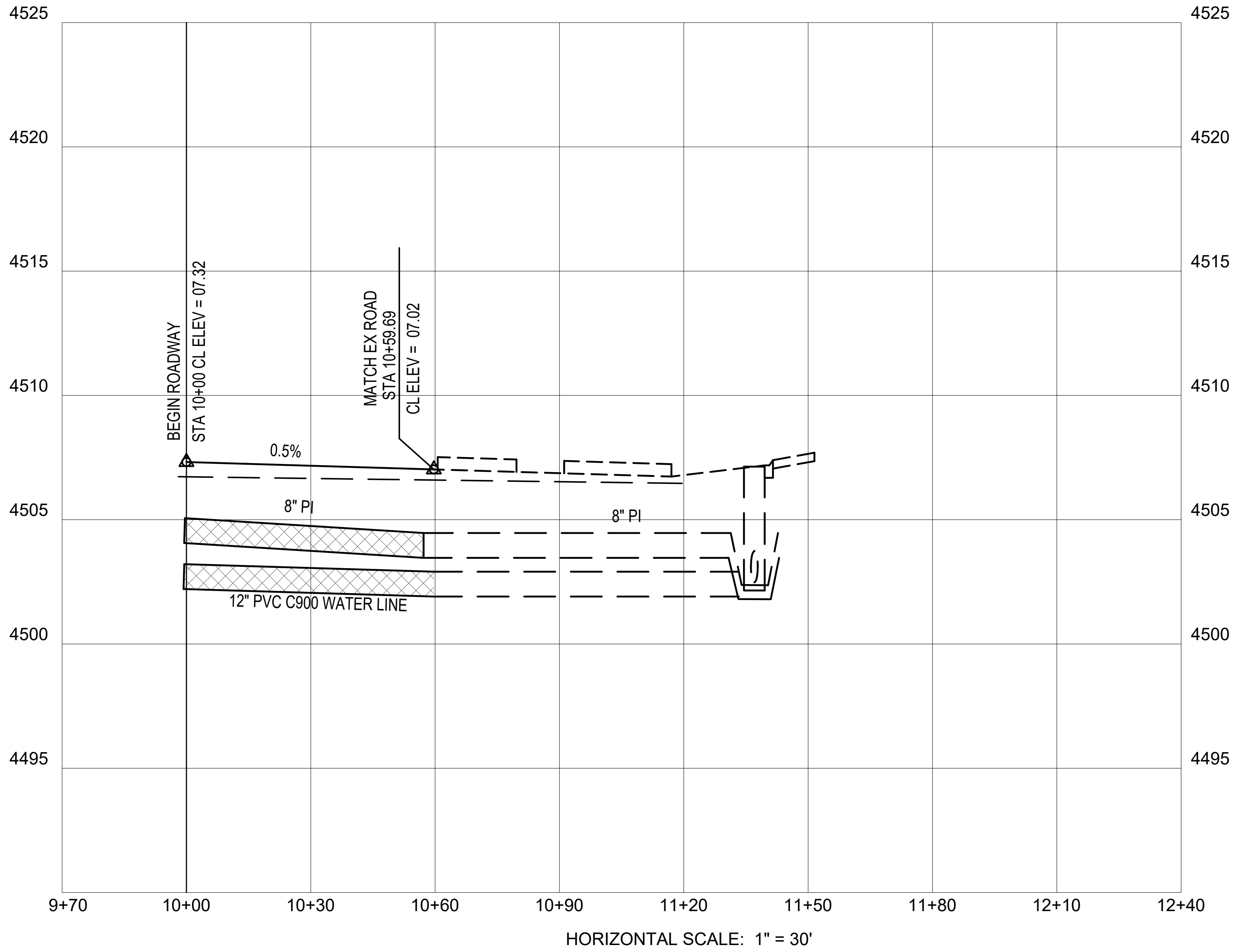

4520
4515
4510
4505
4500
4495
4490
INTERSECTION W/ 950 WEST STA 10+13.54 CL ELEV = 07.30
1.27%
MATCH EXIST ASPHALT STA 11+37.55 CL ELEV = 05.72
PVI STA 11+67.57 CL ELEV = 05.34
STA 11+88.57 CL ELEV = 05.76 INTERSECTION W/ 900 WEST
8" PVC C900 WATER LINE
EX 8" WATER
167.35 LF 8" PVC SEWER @ 2.75%
MH1 (4' DIA) STA 10+04.33 OFFSET (11.98 R) RIM 07.21 8" FL OUT 96.46
EX MH-A EX RIM 05.36 EX 8" FL IN (E) 91.87 EX 15" FL IN (N) 91.29 EX 15" FL OUT 91.09
9+70
10+00
10+30
10+60
10+90
11+20
11+50
11+80
12+10
12+40

HORIZONTAL SCALE: 1" = 30'



HORIZONTAL SCALE: 1" = 30'

ARDERO

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DEVELOPMENT

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KENNETH R. BERG
02/12/20
343602

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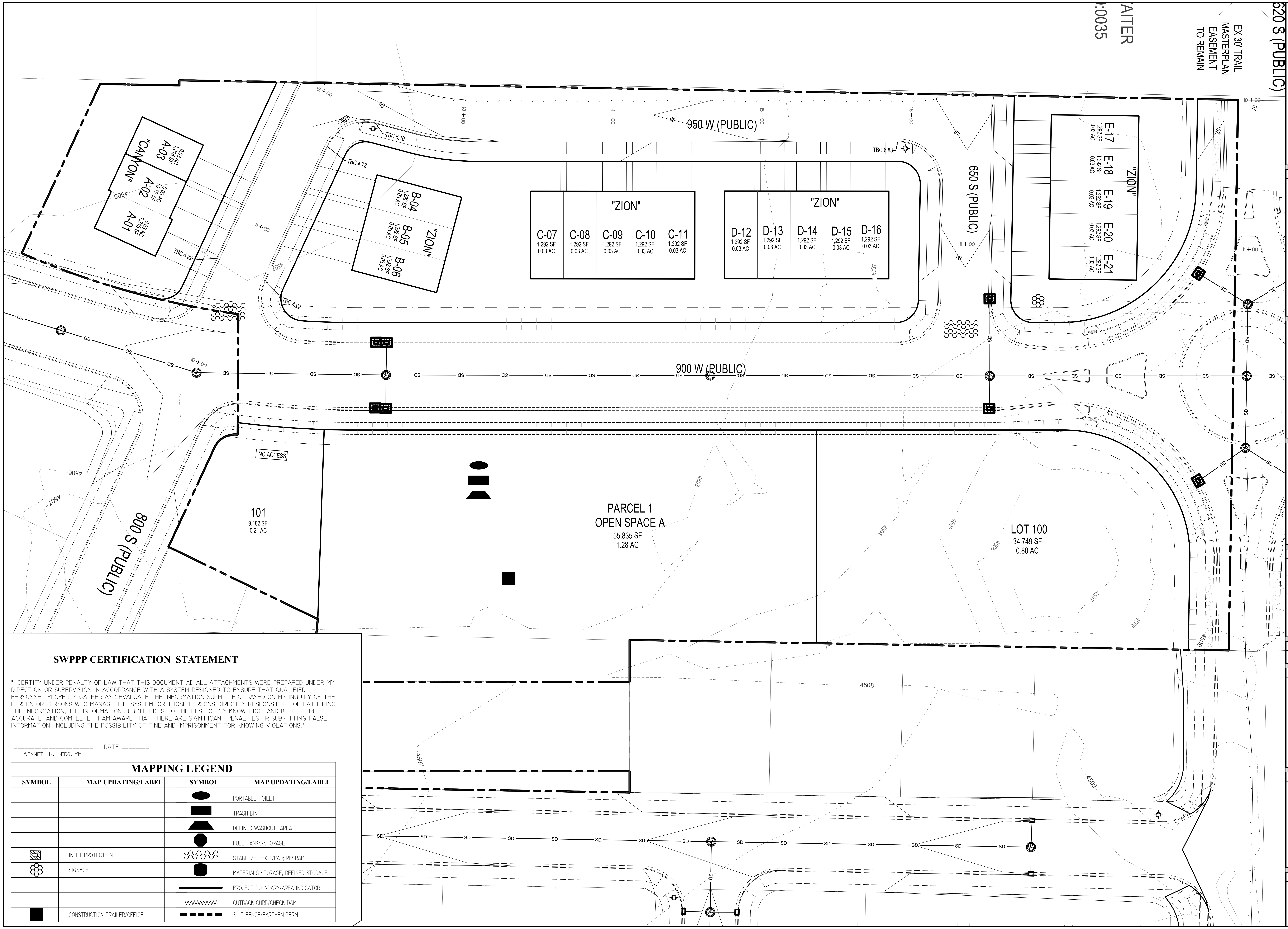

SWPPP CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AD ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR PATHERING 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 FR 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
		WWWWWW	CUTBACK CURB/CHECK DAM
■	CONSTRUCTION TRAILER/OFFICE	▬ ▬ ▬	SILT FENCE/EARTHEN BERM

ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

AF PD
SOUTH

0 15 30 60 90
SCALE: 1"= 30'
24" X 36" SHEET

berg
CIVIL ENGINEERING
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Highland Ut, 84003
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KENNETH R. BERG
02/12/20
343602

ACTION	DATE
FINAL	02/12/20

PROJECT

AF PD
SOUTH

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
SWPPP	C6

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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.
3. At all other hours the Contractor shall maintain minimum one - lane two - way traffic. Traffic circulation must be supervised by a Certified Flagger.
4. Steady - burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles.
6. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein.
7. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.
8. Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

UTILITIES

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

STRIPING AND SIGNING

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

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

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

AF PD
SOUTH

24" X 36" SHEET

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 02/12/20 343602 NOT FOR CONSTRUCTION
1			
2			
3			
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5			
6			
7			

ACTION	DATE
FINAL	02/12/20

PROJECT

AF PD
SOUTH

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GENERAL NOTES	GN1

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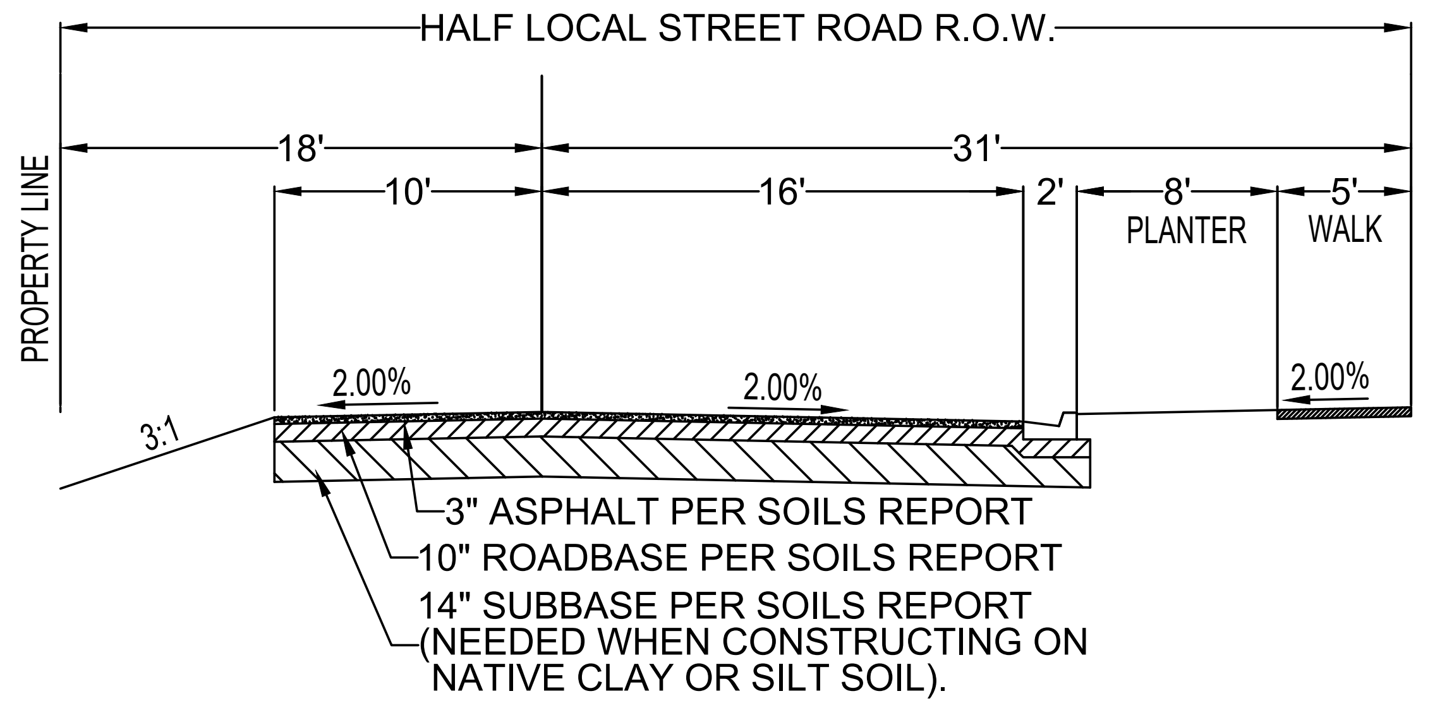
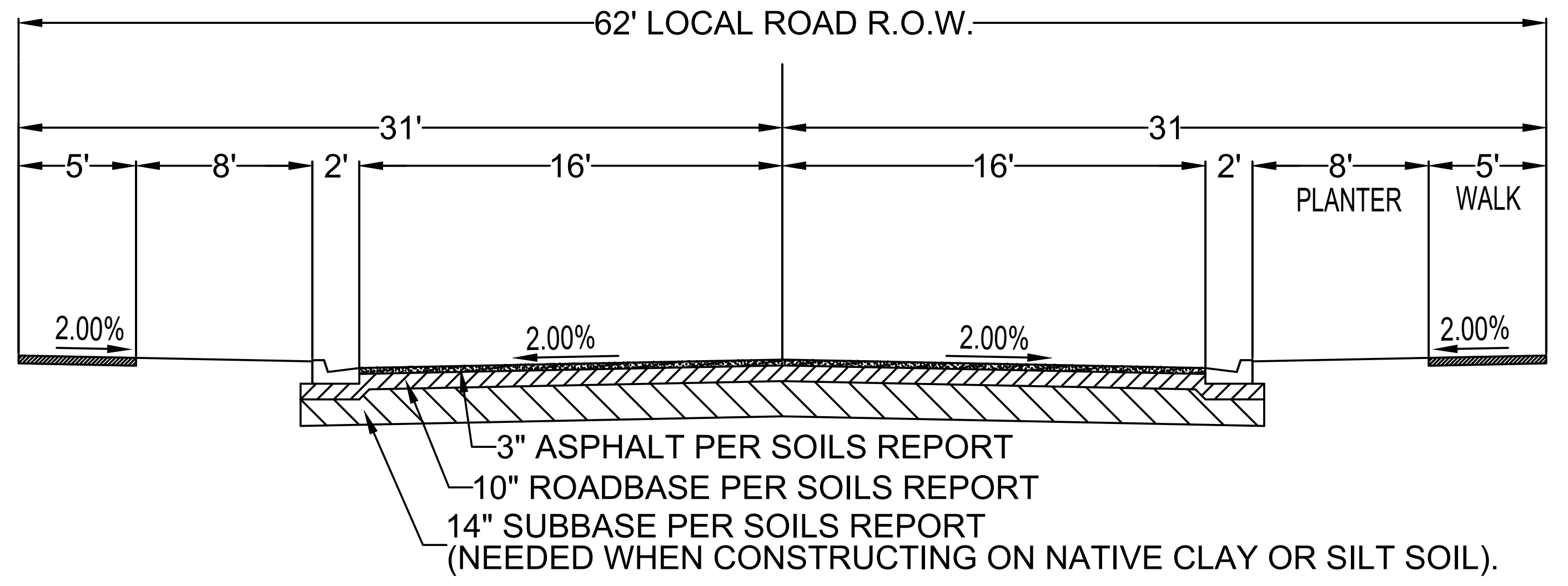
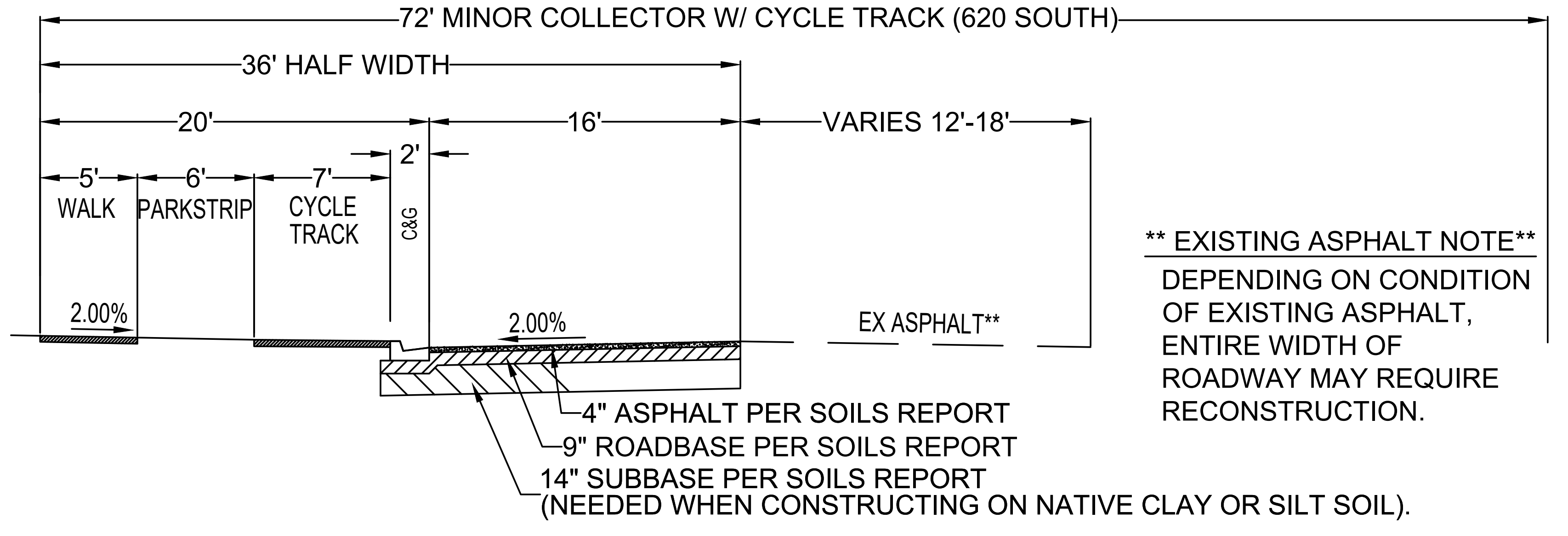

HALF LOCAL STREET ROAD R.O.W.
PROPERTY LINE
18'
31'
10'
16'
2'
8'
PLANTER
5'
WALK
3:1
2.00%
2.00%
2.00%
3" ASPHALT PER SOILS REPORT
10" ROADBASE PER SOILS REPORT
14" SUBBASE PER SOILS REPORT
(NEEDED WHEN CONSTRUCTING ON NATIVE CLAY OR SILT SOIL).


62' LOCAL ROAD R.O.W.
31'
31'
5'
8'
2'
16'
16'
2'
8'
PLANTER
5'
WALK
2.00%
2.00%
2.00%
2.00%
3" ASPHALT PER SOILS REPORT
10" ROADBASE PER SOILS REPORT
14" SUBBASE PER SOILS REPORT
(NEEDED WHEN CONSTRUCTING ON NATIVE CLAY OR SILT SOIL).


72' MINOR COLLECTOR W/ CYCLE TRACK (620 SOUTH)
36' HALF WIDTH
20'
16'
VARIES 12'-18'
2'
5'
WALK
6'
PARKSTRIP
7'
CYCLE TRACK
C&G
2.00%
2.00%
EX ASPHALT**
4" ASPHALT PER SOILS REPORT
9" ROADBASE PER SOILS REPORT
14" SUBBASE PER SOILS REPORT
(NEEDED WHEN CONSTRUCTING ON NATIVE CLAY OR SILT SOIL).

** EXISTING ASPHALT NOTE**

DEPENDING ON CONDITION OF EXISTING ASPHALT, ENTIRE WIDTH OF ROADWAY MAY REQUIRE RECONSTRUCTION.

ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

AF PD
SOUTH

24" X 36" SHEET

berg

CIVIL ENGINEERING

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 02/12/20 343602 NOT FOR CONSTRUCTION
1			
2			
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7			

ACTION	DATE
FINAL	02/12/20

PROJECT

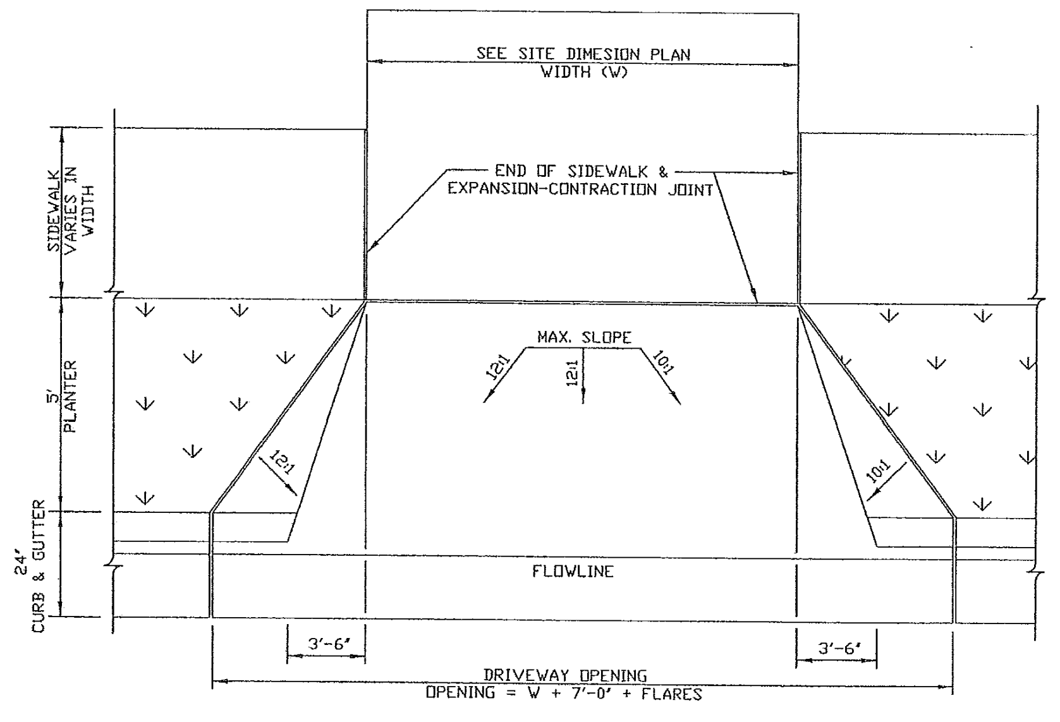
AF PD
SOUTH

DESCRIPTION

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
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
FLARED DRIVE APPROACH WITH PLANTER

DRAWING NO.
15.9

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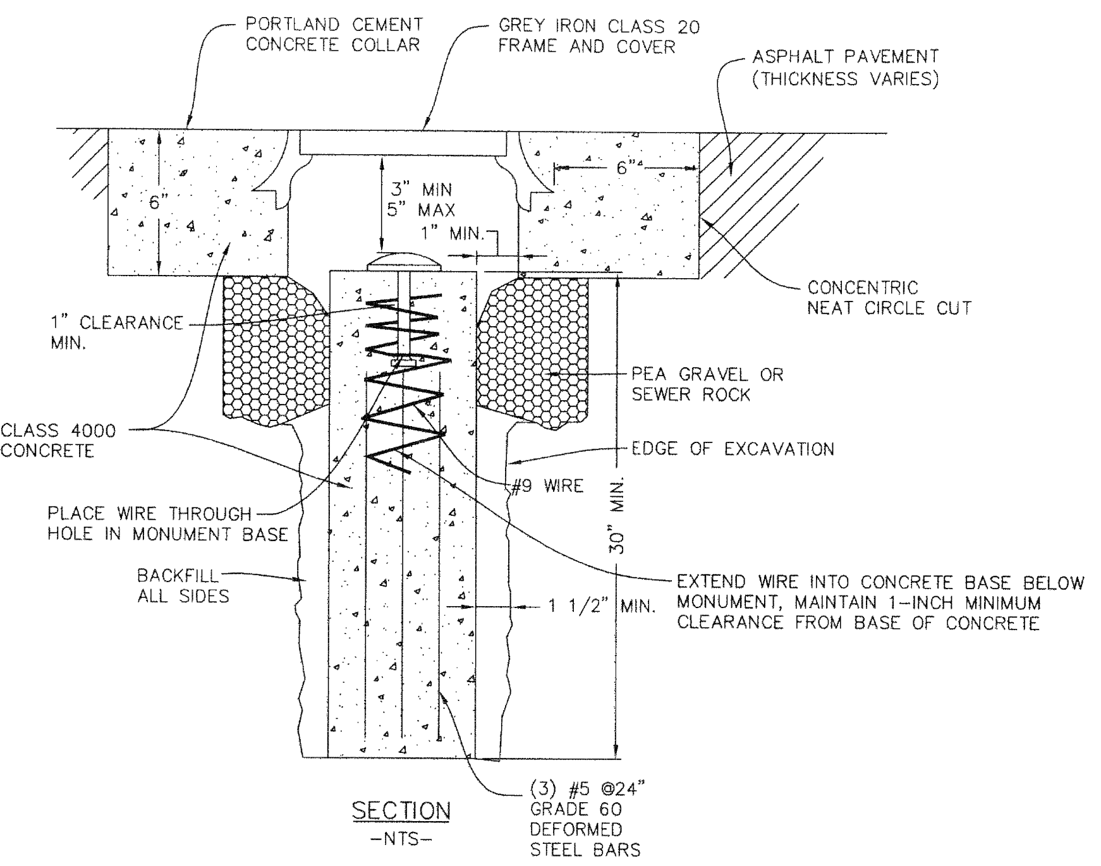
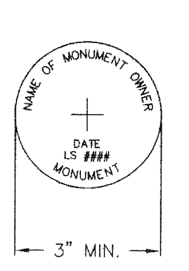


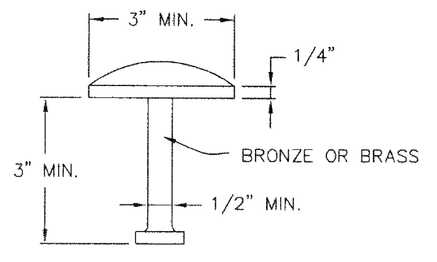
PORTLAND CEMENT CONCRETE COLLAR
GREY IRON CLASS 20 FRAME AND COVER
ASPHALT PAVEMENT (THICKNESS VARIES)
6"
6"
3" MIN
5" MAX
1" MIN.
CONCENTRIC NEAT CIRCLE CUT
1" CLEARANCE MIN.
PEA GRAVEL OR SEWER ROCK
CLASS 4000 CONCRETE
EDGE OF EXCAVATION
#9 WIRE
PLACE WIRE THROUGH HOLE IN MONUMENT BASE
30" MIN.
BACKFILL ALL SIDES
1 1/2" MIN.
EXTEND WIRE INTO CONCRETE BASE BELOW MONUMENT, MAINTAIN 1-INCH MINIMUM CLEARANCE FROM BASE OF CONCRETE
(3) #5 @24" GRADE 60 DEFORMED STEEL BARS

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
REVISED:
DATE: MAY 2002
SCALE: VARIES

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(801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR
TYPE "A"
MONUMENT CAP AND BASE

DRAWING NO.
15.28

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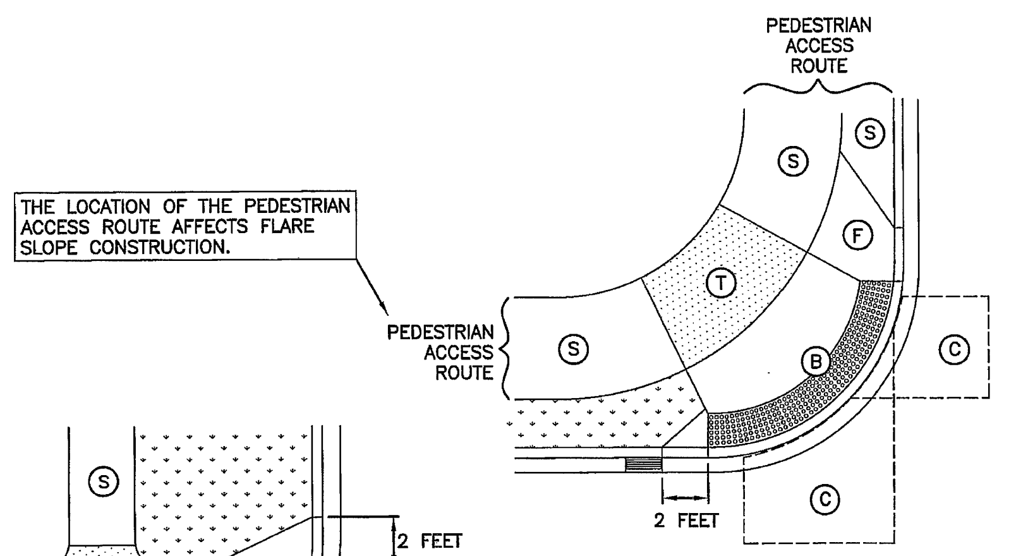
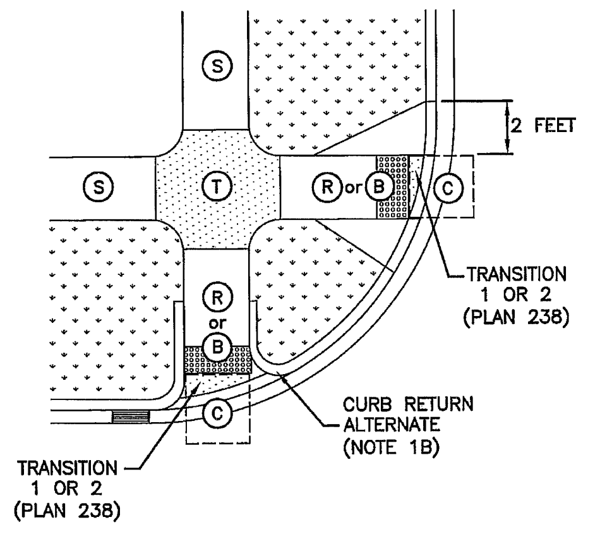
TURNING SPACE AT SIDEWALK LEVEL



PEDESTRIAN ACCESS ROUTE
THE LOCATION OF THE PEDESTRIAN ACCESS ROUTE AFFECTS FLARE SLOPE CONSTRUCTION.
PEDESTRIAN ACCESS ROUTE
S
S
S
F
T
B
C
C
2 FEET

EXAMPLE A



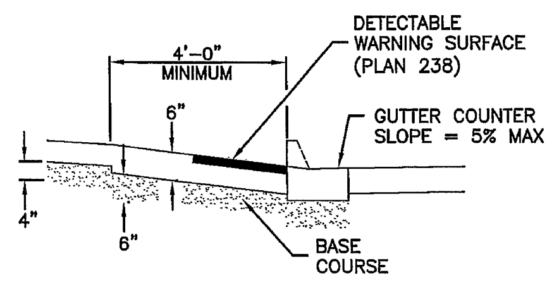
S
2 FEET
S
T
R or B
C
R or B
C
TRANSITION 1 OR 2 (PLAN 238)
CURB RETURN ALTERNATE (NOTE 1B)
TRANSITION 1 OR 2 (PLAN 238)

EXAMPLE B

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

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

TABLE OF DIMENSIONS



4'-0" MINIMUM
6"
4"
6"
DETECTABLE WARNING SURFACE (PLAN 238)
GUTTER COUNTER SLOPE = 5% MAX
BASE COURSE

MATERIALS

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

SLOPE TABLE

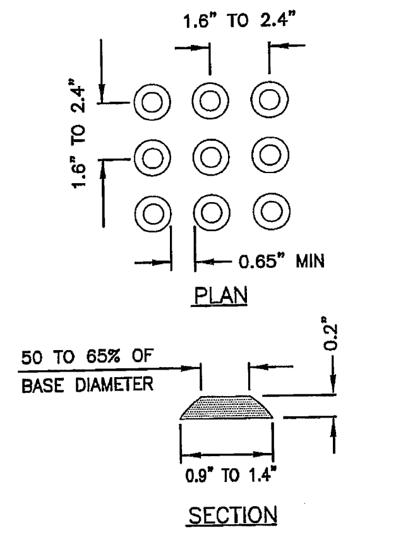
Corner curb cut assembly

Plan **235**

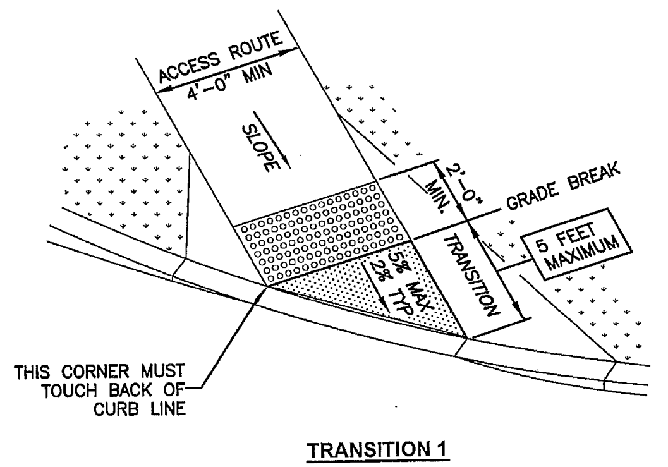
September 2011

63

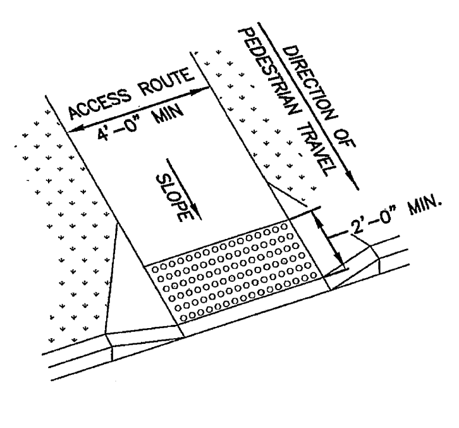
Sheet 1 of 4



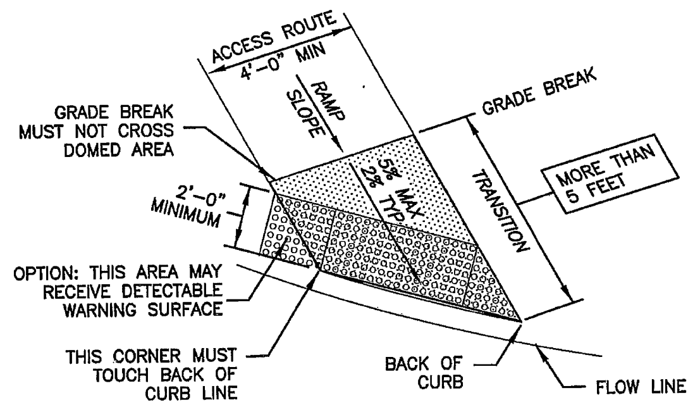
TRUNCATED DOME DETAIL



TRANSITION 1



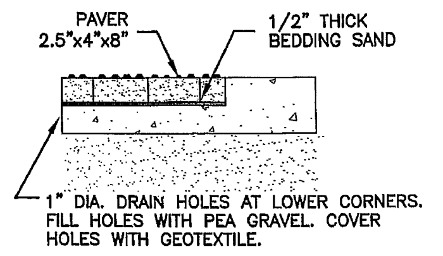
PERPENDICULAR ASSEMBLY



ACCESS ROUTE
4'-0" MIN
RAMP SLOPE
GRADE BREAK
GRADE BREAK MUST NOT CROSS DOMED AREA
MORE THAN 5 FEET
2'-0" MINIMUM
5% MAX
2% TYP
TRANSITION
OPTION: THIS AREA MAY RECEIVE DETECTABLE WARNING SURFACE
THIS CORNER MUST TOUCH BACK OF CURB LINE
BACK OF CURB
FLOW LINE

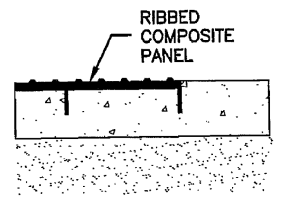
TRANSITION 2

NON-PERPENDICULAR ASSEMBLY

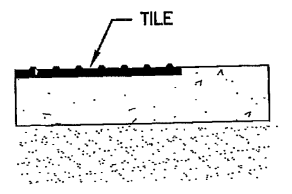


PAVER 2.5"x4"x8"
1/2" THICK BEDDING SAND
1" DIA. DRAIN HOLES AT LOWER CORNERS. FILL HOLES WITH PEA GRAVEL. COVER HOLES WITH GEOTEXTILE.

STYLE P



STYLE R



STYLE T

Detectable warning surface

Plan **238**

July 2011

79

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

AF PD SOUTH

24" X 36" SHEET

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
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6		
7		

SEAL
KENNETH R. BERG
02/12/20
343602

NOT FOR CONSTRUCTION

ACTION	DATE
FINAL	02/12/20

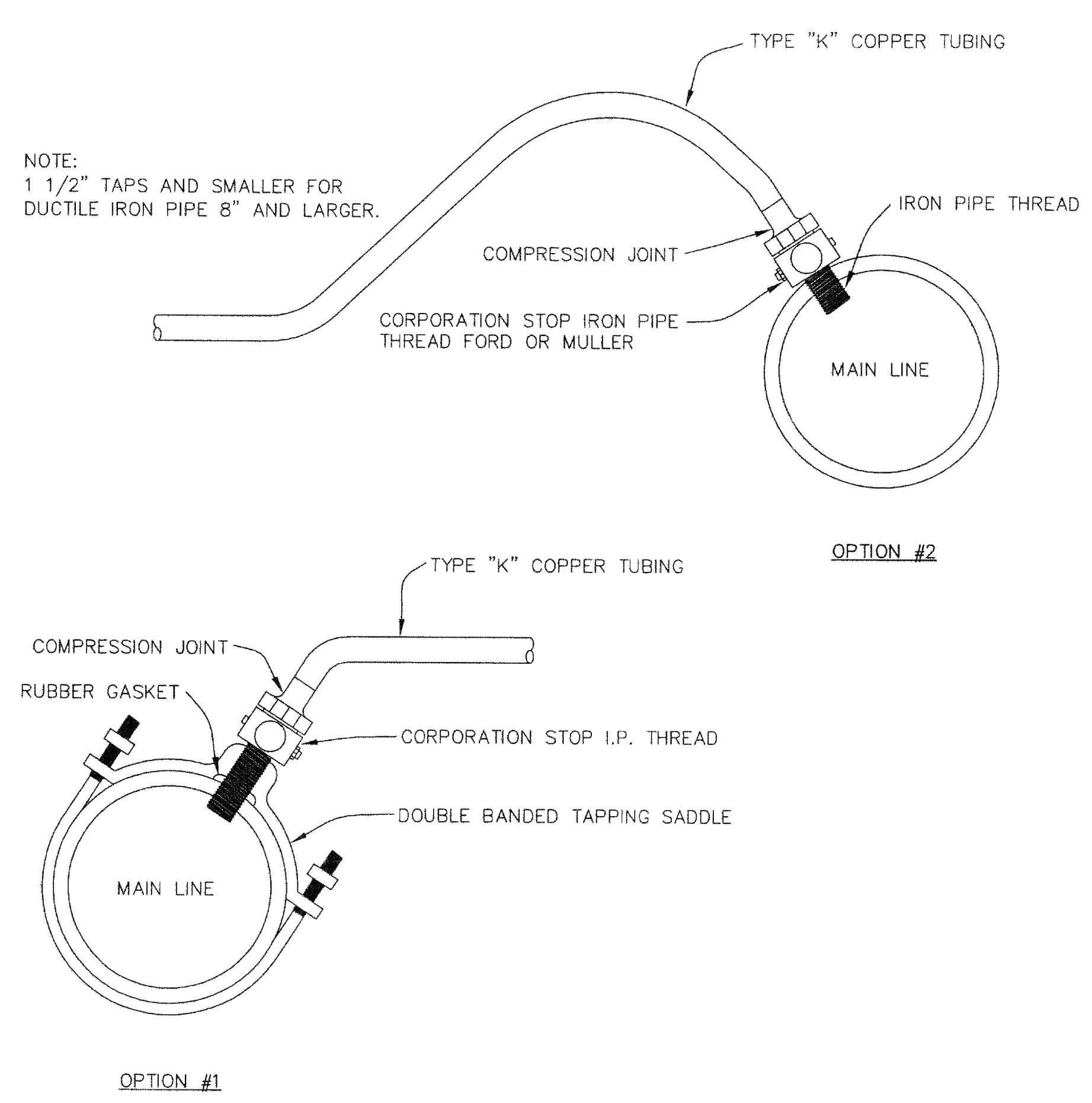
PROJECT

AF PD SOUTH

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	D1



NOTE:
1 1/2" TAPS AND SMALLER FOR DUCTILE IRON PIPE 8" AND LARGER.
TYPE "K" COPPER TUBING
IRON PIPE THREAD
COMPRESSION JOINT
CORPORATION STOP IRON PIPE THREAD FORD OR MULLER
MAIN LINE
OPTION #2
TYPE "K" COPPER TUBING
COMPRESSION JOINT
RUBBER GASKET
CORPORATION STOP I.P. THREAD
DOUBLE BANDED TAPPING SADDLE
MAIN LINE
OPTION #1

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

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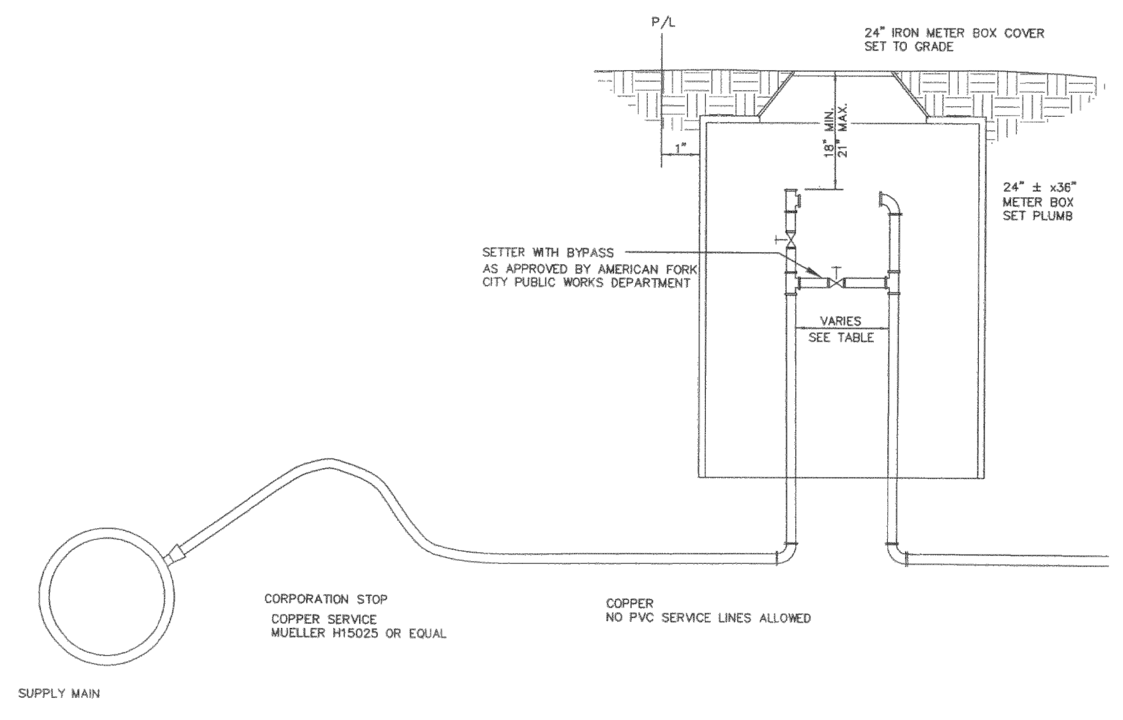

P/L
24" IRON METER BOX COVER SET TO GRADE
18" MIN. 21" MAX.
1"
24" ± x36" METER BOX SET PLUMB
SETTER WITH BYPASS AS APPROVED BY AMERICAN FORK CITY PUBLIC WORKS DEPARTMENT
VARIES SEE TABLE
CORPORATION STOP COPPER SERVICE MUELLER H15025 OR EQUAL
COPPER NO PVC SERVICE LINES ALLOWED
SUPPLY MAIN

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

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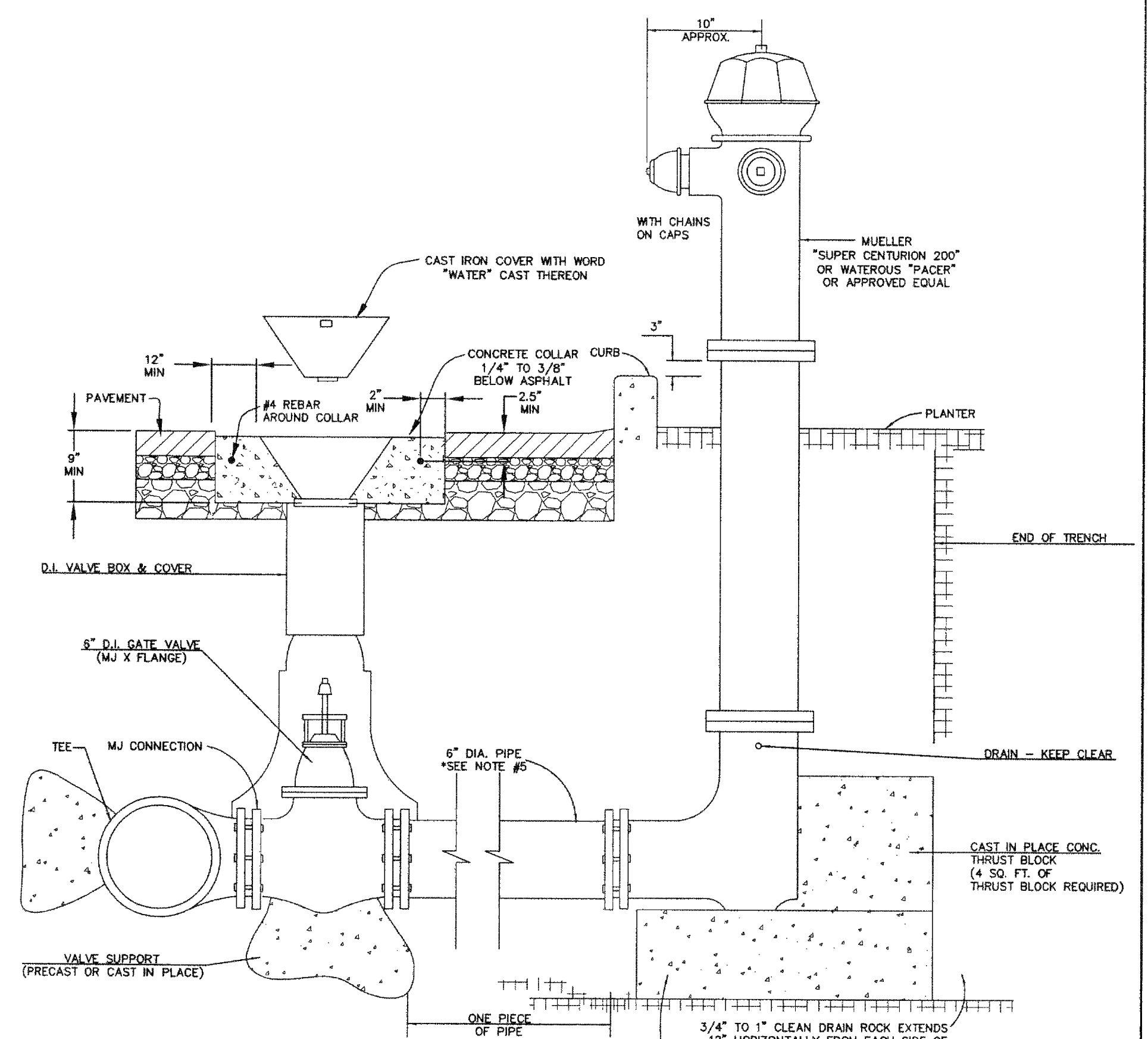


10" APPROX.
WITH CHAINS ON CAPS
MUELLER "SUPER CENTURION 200" OR WATEROUS "PACER" OR APPROVED EQUAL
CAST IRON COVER WITH WORD "WATER" CAST THEREON
12" MIN
CONCRETE COLLAR 1/4" TO 3/8" BELOW ASPHALT
CURB
3"
PAVEMENT
#4 REBAR AROUND COLLAR
2" MIN
2.5" MIN
PLANTER
9" MIN
END OF TRENCH
D.I. VALVE BOX & COVER
6" D.I. GATE VALVE (MJ X FLANGE)
TEE
MJ CONNECTION
6" DIA. PIPE *SEE NOTE #5
DRAIN - KEEP CLEAR
CAST IN PLACE CONC. THRUST BLOCK (4 SQ. FT. OF THRUST BLOCK REQUIRED)
VALVE SUPPORT (PRECAST OR CAST IN PLACE)
ONE PIECE OF PIPE
3/4" TO 1" CLEAN DRAIN ROCK EXTENDS 12" HORIZONTALLY FROM EACH SIDE OF CONC. BASE AND THRUST BLOCK AND VERTICALLY TO 2" ABOVE HYDRANT DRAIN WALL
PRECAST CONCRETE BLOCK 2'X2'X6" THICK

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 ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.
5. IF LENGTH EXCEEDS 1 LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.

FIRE HYDRANT DETAIL
-NTS-

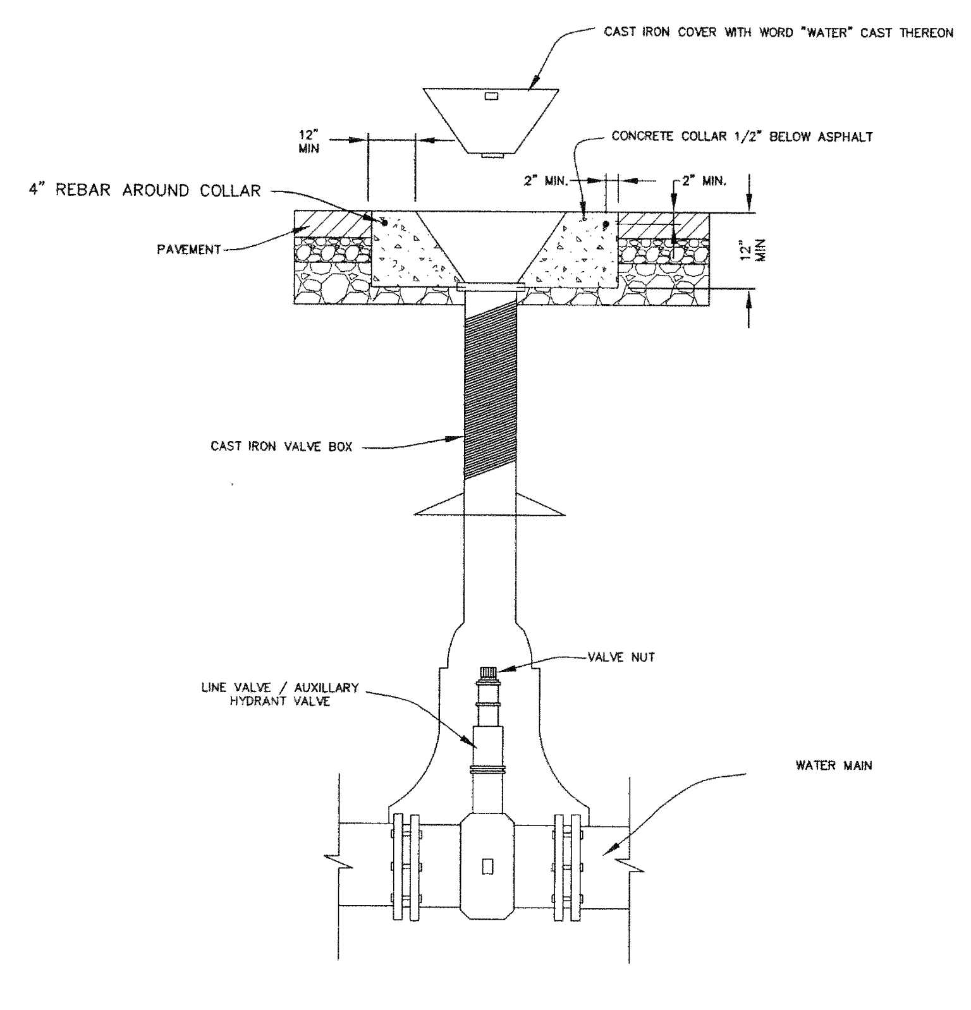
DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES

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



CAST IRON COVER WITH WORD "WATER" CAST THEREON
12" MIN
CONCRETE COLLAR 1/2" BELOW ASPHALT
4" REBAR AROUND COLLAR
2" MIN.
2" MIN.
PAVEMENT
12" MIN
CAST IRON VALVE BOX
VALVE NUT
LINE VALVE / AUXILLARY HYDRANT VALVE
WATER MAIN

VALVE BOX DETAIL

DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

Northern
ENGINEERING-LAND PLANNING
-CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR
VALVE BOX DETAIL

DRAWING NO.
15.4

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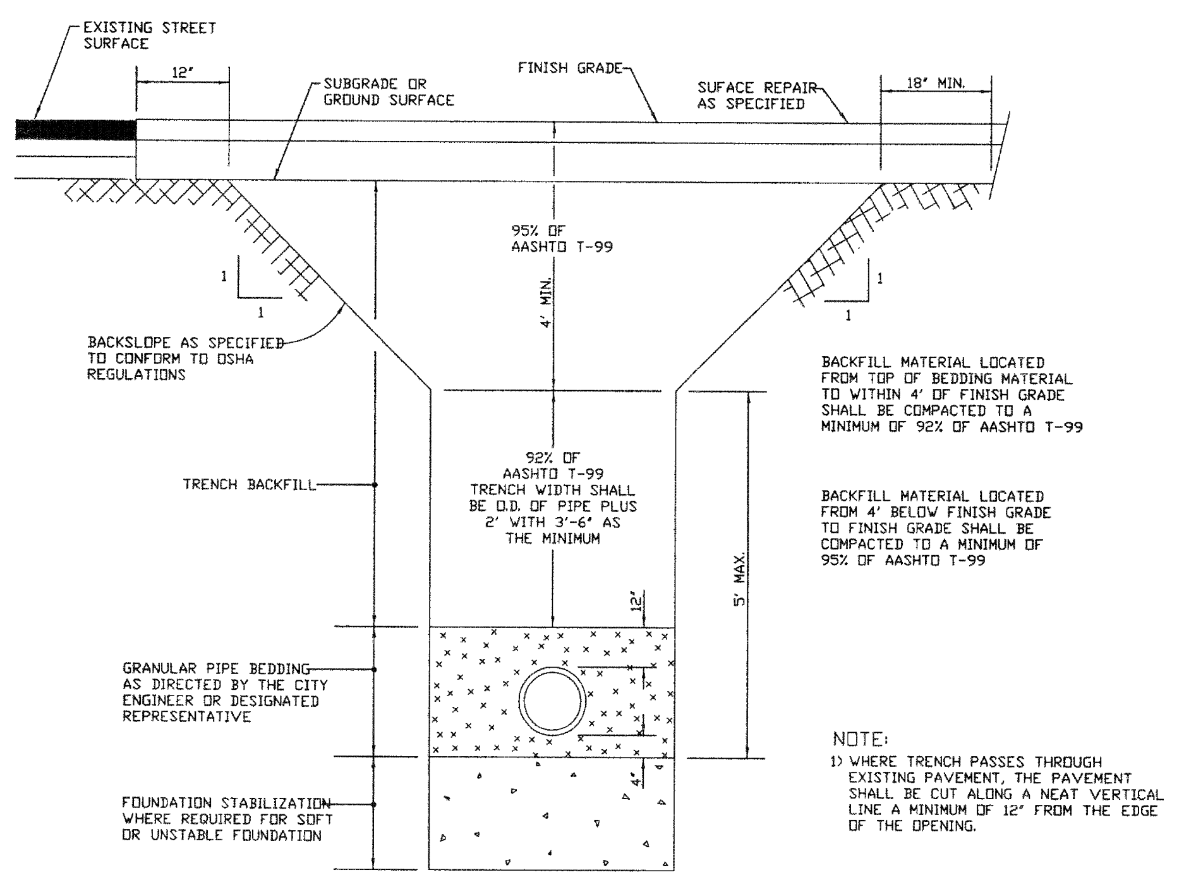
OPEN GROUND SURFACE RESTORATION: THE UPPER 8' OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4' ABOVE THE NATURAL GROUND SURFACE.

GRAVEL SURFACE RESTORATION: BACKFILL UPPER 6' OF TRENCH WITH 3/4' (-) CRUSHED GRAVEL. REMAINDER OF TRENCH AS SHOWN BELOW.



EXISTING STREET SURFACE
12'
SUBGRADE OR GROUND SURFACE
FINISH GRADE
SUFACE REPAIR AS SPECIFIED
18' MIN.
95% OF AASHTO T-99
4' MIN.
1
1
BACKSLOPE AS SPECIFIED TO CONFORM TO OSHA REGULATIONS
TRENCH BACKFILL
92% OF AASHTO T-99 TRENCH WIDTH SHALL BE O.D. OF PIPE PLUS 2' WITH 3'-6' AS THE MINIMUM
5' MAX.
12'
4'
GRANULAR PIPE BEDDING AS DIRECTED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE
FOUNDATION STABILIZATION WHERE REQUIRED FOR SOFT OR UNSTABLE FOUNDATION

BACKFILL MATERIAL LOCATED FROM TOP OF BEDDING MATERIAL TO WITHIN 4' OF FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 92% OF AASHTO T-99

BACKFILL MATERIAL LOCATED FROM 4' BELOW FINISH GRADE TO FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF AASHTO T-99

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

TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP
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

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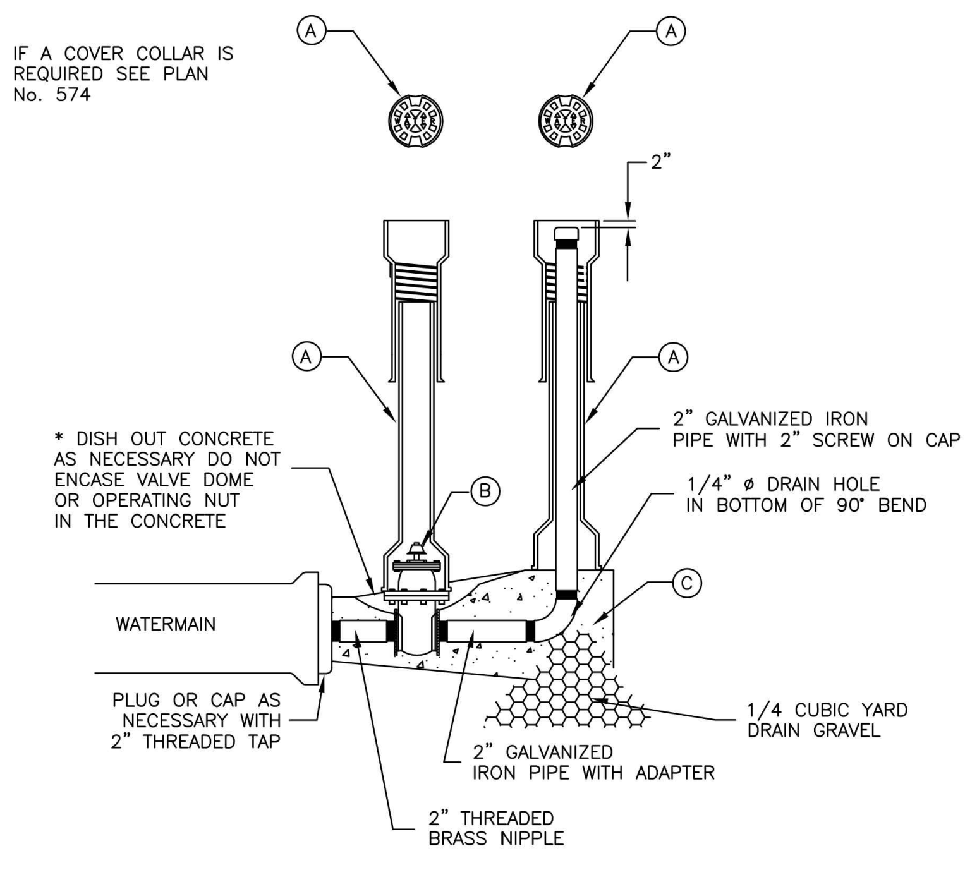
2" washout valve

1. CONCRETE: Class 2000 minimum per APWA Section 03 30 04. Pour concrete against undisturbed soil.
2. TAPE: Apply tape wrap to the exterior of all galvanized pipe per AWWA C209.
3. SPECIAL DESIGN: Watermains 12" and larger will require special washout assembly design.
4. DRAINAGE: After installation of washout valve assembly, verify the washout valve riser drains to gravel.
5. INSPECTION: Prior to backfilling around thrust block, secure thrust block and verify installation by ENGINEER.
6. BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.

IF A COVER COLLAR IS REQUIRED SEE PLAN No. 574



Ⓐ
Ⓐ
2"
Ⓐ
Ⓐ
* DISH OUT CONCRETE AS NECESSARY DO NOT ENCASE VALVE DOME OR OPERATING NUT IN THE CONCRETE
Ⓑ
2" GALVANIZED IRON PIPE WITH 2" SCREW ON CAP
1/4" ø DRAIN HOLE IN BOTTOM OF 90° BEND
Ⓒ
WATERMAIN
PLUG OR CAP AS NECESSARY WITH 2" THREADED TAP
1/4 CUBIC YARD DRAIN GRAVEL
2" GALVANIZED IRON PIPE WITH ADAPTER
2" THREADED BRASS NIPPLE

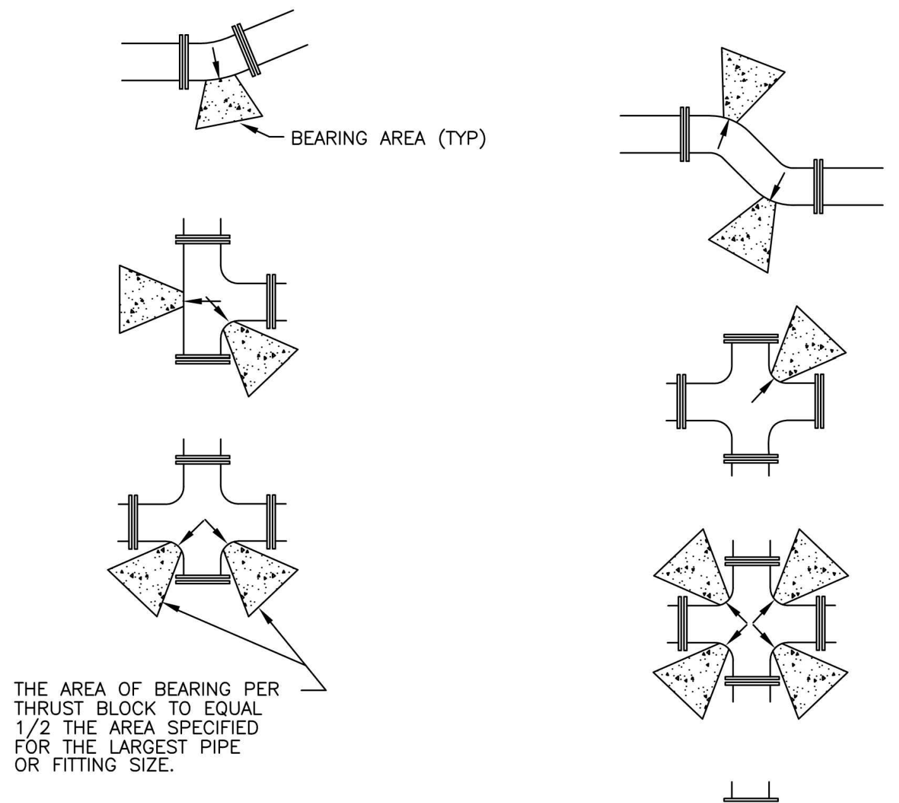
SECTION

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

April 1997

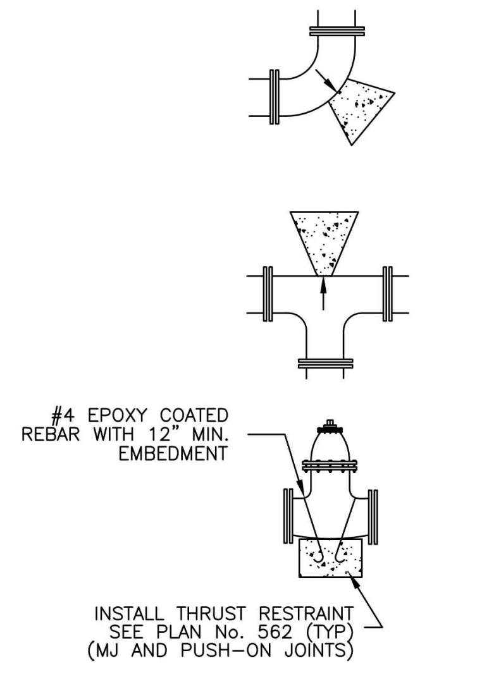
2" Washout valve

Plan No.
571



BEARING AREA (TYP)
THE AREA OF BEARING PER THRUST BLOCK TO EQUAL 1/2 THE AREA SPECIFIED FOR THE LARGEST PIPE OR FITTING SIZE.

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



#4 EPOXY COATED REBAR WITH 12" MIN. EMBEDMENT
INSTALL THRUST RESTRAINT SEE PLAN No. 562 (TYP) (MJ AND PUSH-ON JOINTS)

April 1997

Direct bearing thrust block

Plan No.
561

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

AF PD SOUTH

24" X 36" SHEET

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 02/12/20 343602 NOT FOR CONSTRUCTION
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
FINAL	02/12/20

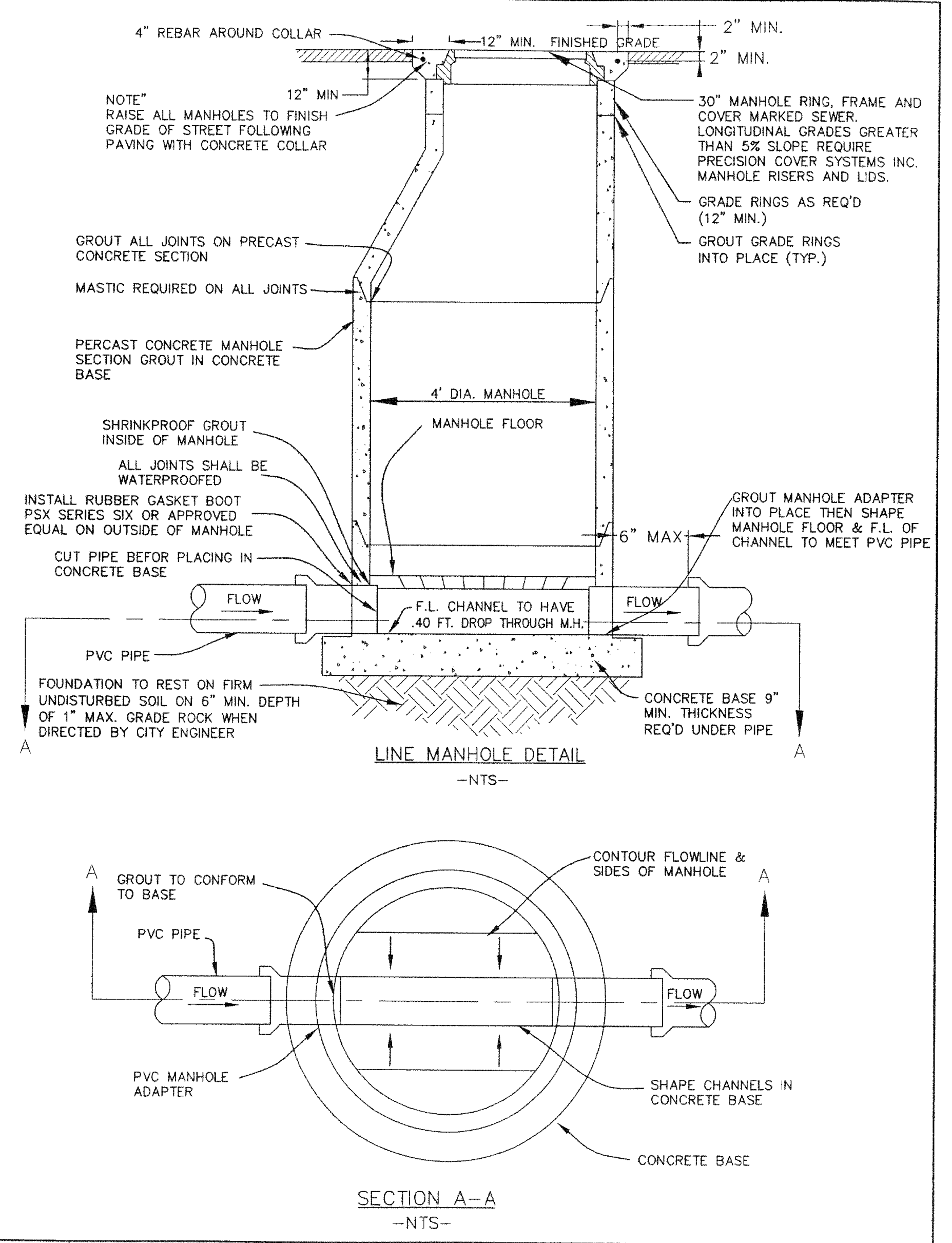
PROJECT

AF PD SOUTH

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
WATER DETAILS	D2


4" REBAR AROUND COLLAR
12" MIN.
FINISHED GRADE
2" MIN.
2" MIN.
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
12" MIN
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
MASTIC REQUIRED ON ALL JOINTS
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
4' DIA. MANHOLE
MANHOLE FLOOR
SHRINKPROOF GROUT INSIDE OF MANHOLE
ALL JOINTS SHALL BE WATERPROOFED
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
CUT PIPE BEFOR PLACING IN CONCRETE BASE
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
6" MAX
FLOW
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A
GROUT TO CONFORM TO BASE
CONTOUR FLOWLINE & SIDES OF MANHOLE
PVC PIPE
FLOW
FLOW
PVC MANHOLE ADAPTER
SHAPE CHANNELS IN CONCRETE BASE
CONCRETE BASE

LINE MANHOLE DETAIL
-NTS-

SECTION A-A
-NTS-

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

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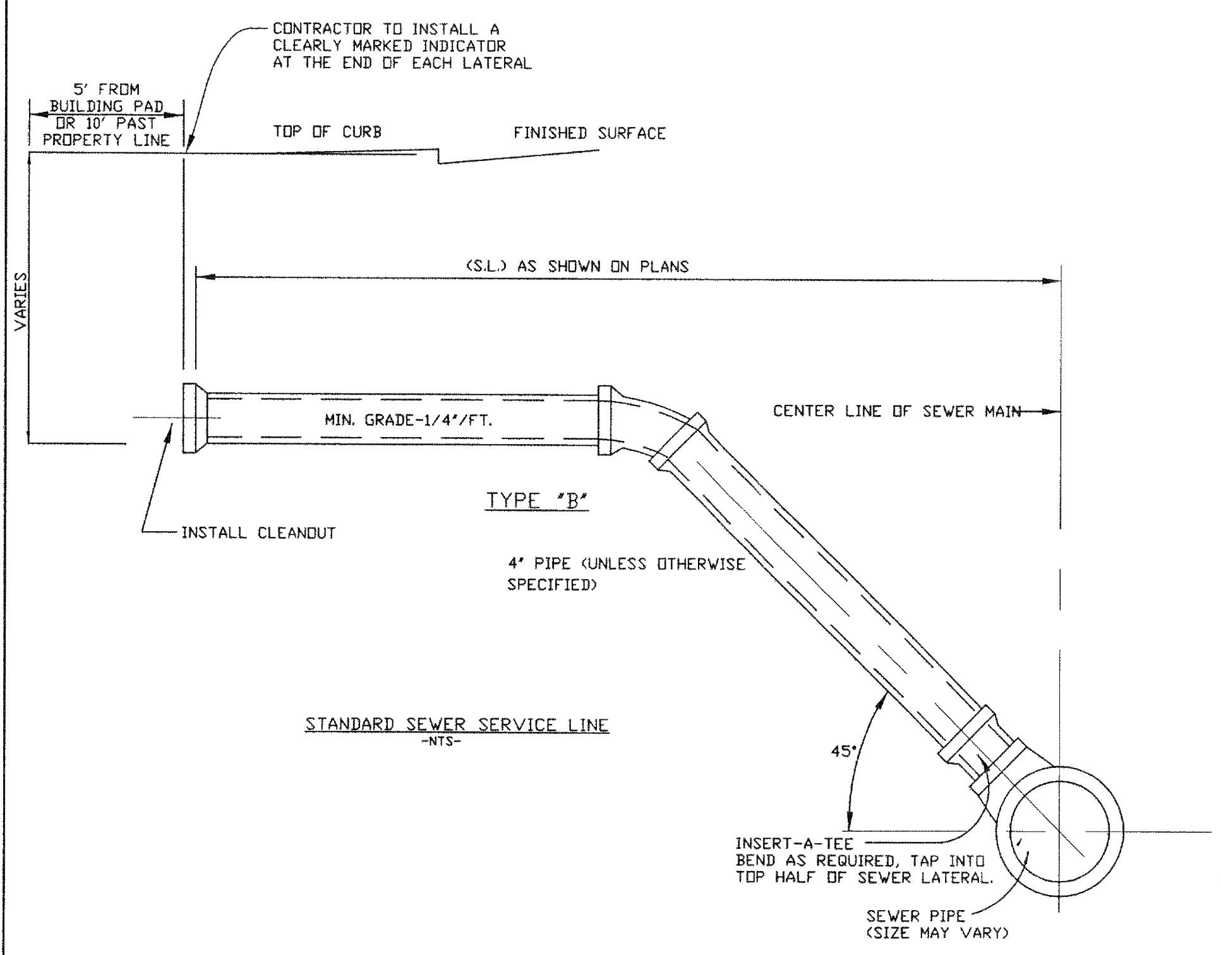
CONTRACTOR TO INSTALL A CLEARLY MARKED INDICATOR AT THE END OF EACH LATERAL
5' FROM BUILDING PAD OR 10' PAST PROPERTY LINE
TOP OF CURB
FINISHED SURFACE
(S.L.) AS SHOWN ON PLANS
VARIES
MIN. GRADE-1/4"/FT.
CENTER LINE OF SEWER MAIN
TYPE "B"
INSTALL CLEANOUT
4" PIPE (UNLESS OTHERWISE SPECIFIED)
45°
INSERT-A-TEE BEND AS REQUIRED, TAP INTO TOP HALF OF SEWER LATERAL.
SEWER PIPE (SIZE MAY VARY)

STANDARD SEWER SERVICE LINE
-NTS-

NOTE:
ALSO SEE DRAWING NO. 15.23

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

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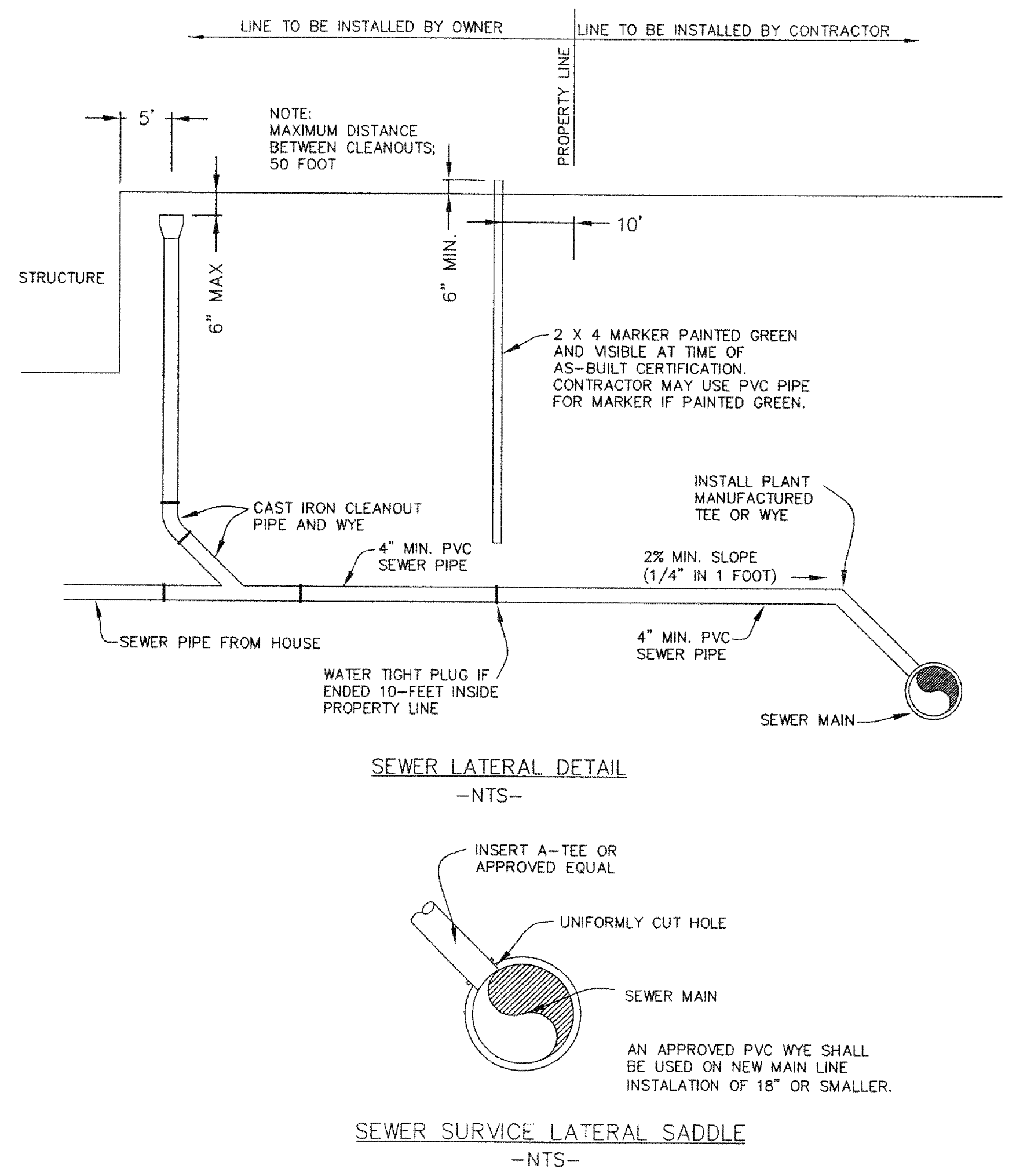
LINE TO BE INSTALLED BY OWNER
LINE TO BE INSTALLED BY CONTRACTOR
PROPERTY LINE
5'
NOTE:
MAXIMUM DISTANCE BETWEEN CLEANOUTS; 50 FOOT
10'
STRUCTURE
6" MAX
6" MIN.
2 X 4 MARKER PAINTED GREEN AND VISIBLE AT TIME OF AS-BUILT CERTIFICATION. CONTRACTOR MAY USE PVC PIPE FOR MARKER IF PAINTED GREEN.
INSTALL PLANT MANUFACTURED TEE OR WYE
CAST IRON CLEANOUT PIPE AND WYE
4" MIN. PVC SEWER PIPE
2% MIN. SLOPE (1/4" IN 1 FOOT)
SEWER PIPE FROM HOUSE
4" MIN. PVC SEWER PIPE
WATER TIGHT PLUG IF ENDED 10-FEET INSIDE PROPERTY LINE
SEWER MAIN
INSERT A-TEE OR APPROVED EQUAL
UNIFORMLY CUT HOLE
SEWER MAIN
AN APPROVED PVC WYE SHALL BE USED ON NEW MAIN LINE INSTALATION OF 18" OR SMALLER.

SEWER LATERAL DETAIL
-NTS-

SEWER SURVICE LATERAL SADDLE
-NTS-

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

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

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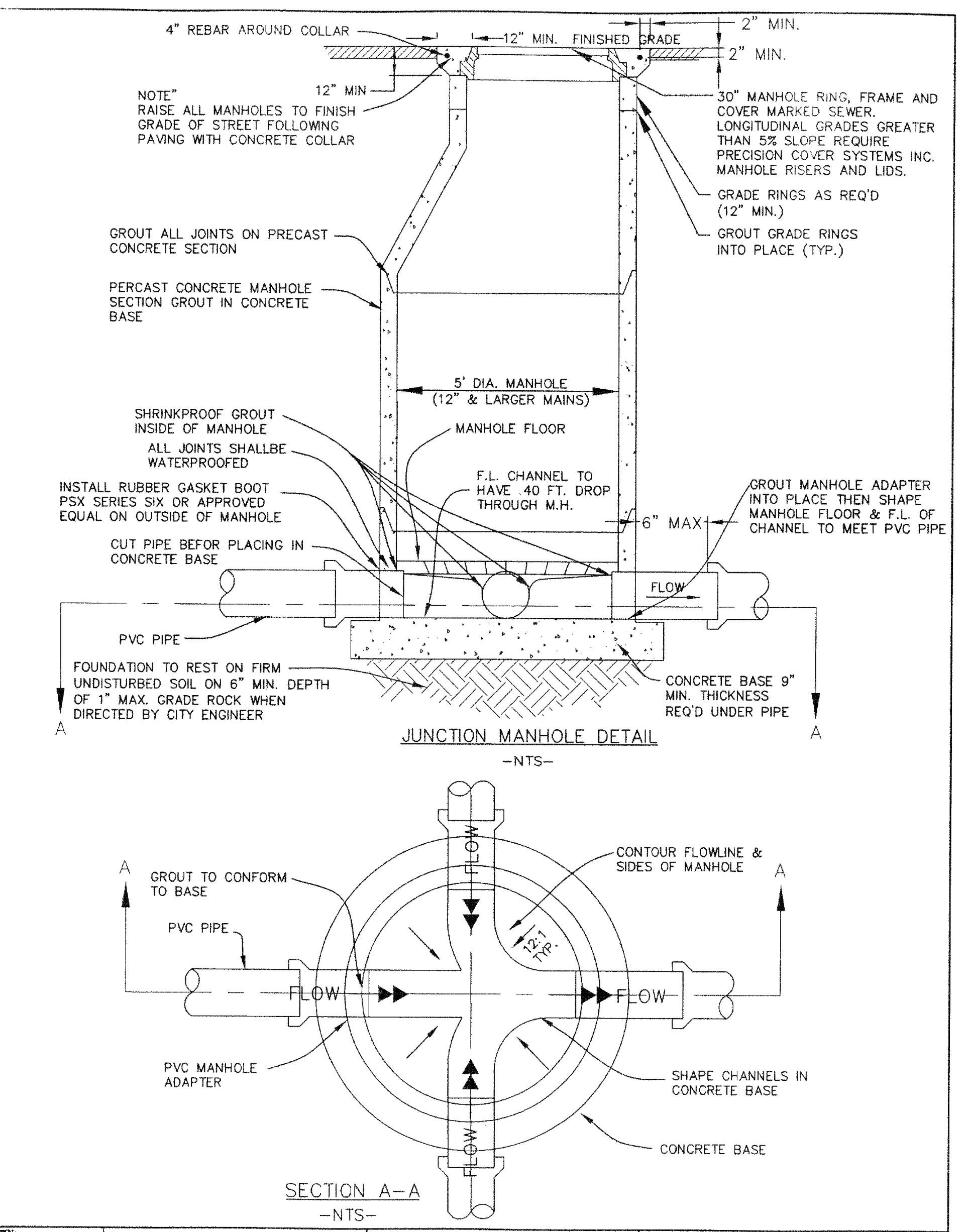
4" REBAR AROUND COLLAR
12" MIN.
FINISHED GRADE
2" MIN.
2" MIN.
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
12" MIN
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
5' DIA. MANHOLE (12" & LARGER MAINS)
SHRINKPROOF GROUT INSIDE OF MANHOLE
MANHOLE FLOOR
ALL JOINTS SHALLBE WATERPROOFED
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
6" MAX
CUT PIPE BEFOR PLACING IN CONCRETE BASE
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A
FLOW
GROUT TO CONFORM TO BASE
CONTOUR FLOWLINE & SIDES OF MANHOLE
12:1 TYP.
PVC PIPE
FLOW
FLOW
PVC MANHOLE ADAPTER
SHAPE CHANNELS IN CONCRETE BASE
FLOW
CONCRETE BASE

JUNCTION MANHOLE DETAIL
-NTS-

SECTION A-A
-NTS-

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

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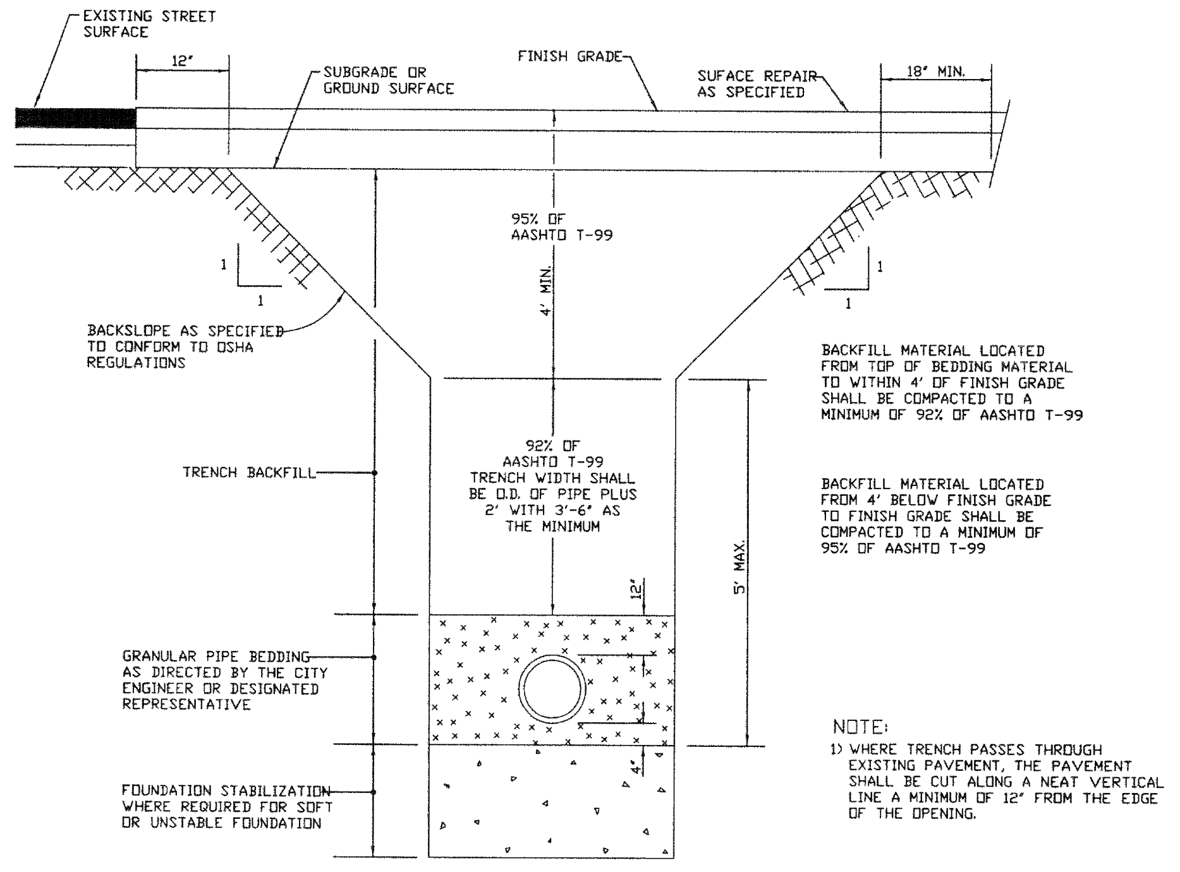
OPEN GROUND SURFACE RESTORATION: THE UPPER 8" OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4" ABOVE THE NATURAL GROUND SURFACE.

GRAVEL SURFACE RESTORATION: BACKFILL UPPER 6" OF TRENCH WITH 3/4" (-) CRUSHED GRAVEL. REMAINDER OF TRENCH AS SHOWN BELOW.


EXISTING STREET SURFACE
12"
SUBGRADE OR GROUND SURFACE
FINISH GRADE
SUFACE REPAIR AS SPECIFIED
18" MIN.
95% OF AASHTO T-99
4' MIN.
1
1
1
1
BACKSLOPE AS SPECIFIED TO CONFORM TO OSHA REGULATIONS
TRENCH BACKFILL
92% OF AASHTO T-99 TRENCH WIDTH SHALL BE O.D. OF PIPE PLUS 2' WITH 3'-6" AS THE MINIMUM
5' MAX.
12"
4"
GRANULAR PIPE BEDDING AS DIRECTED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE
FOUNDATION STABILIZATION WHERE REQUIRED FOR SOFT OR UNSTABLE FOUNDATION

BACKFILL MATERIAL LOCATED FROM TOP OF BEDDING MATERIAL TO WITHIN 4' OF FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 92% OF AASHTO T-99

BACKFILL MATERIAL LOCATED FROM 4' BELOW FINISH GRADE TO FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF AASHTO T-99

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

TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP 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

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\TRENCH.dwg 05/12/2005 11:37:53 AM MDT

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT
AF PD SOUTH

24" X 36" SHEET

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

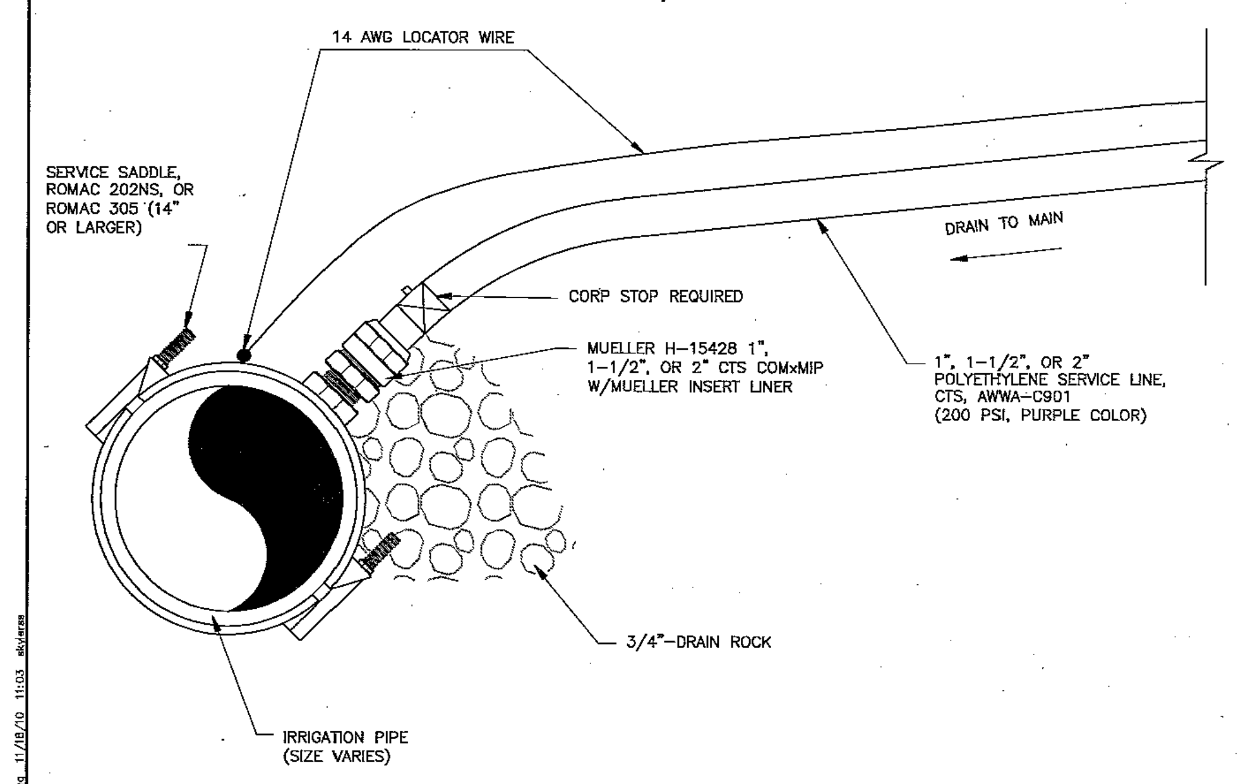
SEAL
KENNETH R. BERG
02/12/20
343602

ACTION	DATE
FINAL	02/12/20

PROJECT
AF PD SOUTH

DESCRIPTION
FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
SEWER & STORM DRAIN DETAILS	D3


14 AWG LOCATOR WIRE
SERVICE SADDLE, ROMAC 202NS, OR ROMAC 305 (14" OR LARGER)
DRAIN TO MAIN
CORP STOP REQUIRED
MUELLER H-15428 1", 1-1/2", OR 2" CTS COMxMIP W/MUELLER INSERT LINER
1", 1-1/2", OR 2" POLYETHYLENE SERVICE LINE, CTS, AWWA-C901 (200 PSI, PURPLE COLOR)
3/4"-DRAIN ROCK
IRRIGATION PIPE (SIZE VARIES)

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

Q:\Client\118 American Fork General\Irrigation Standards\2010 Update\ AF STD 15.03A.dwg 11/18/10 11:03 skylerss

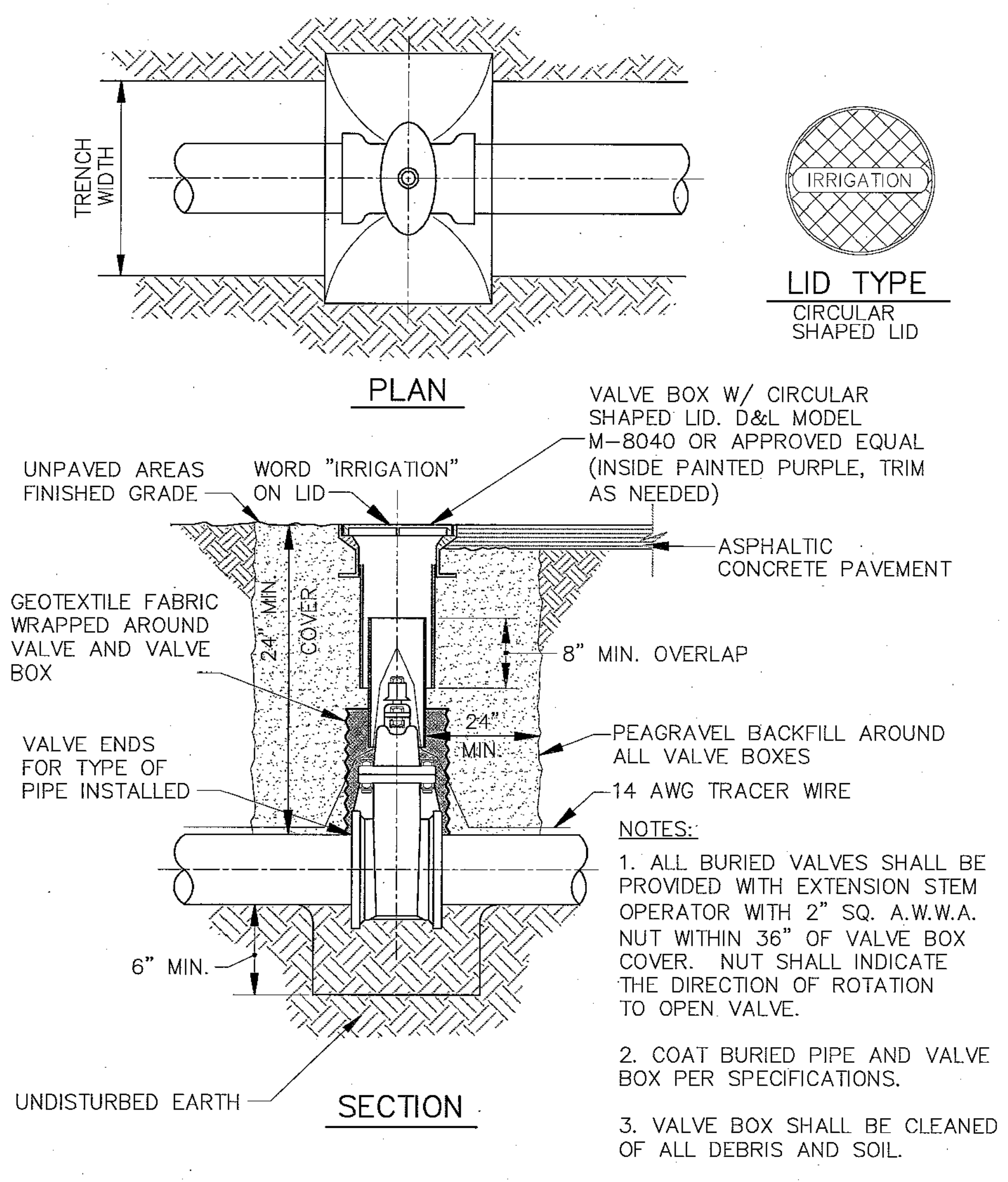
DRAWN:
REVISED: 11/2010
DATE:
SCALE:

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


TRENCH WIDTH
IRRIGATION
LID TYPE
CIRCULAR SHAPED LID
PLAN
VALVE BOX W/ CIRCULAR SHAPED LID. D&L MODEL M-8040 OR APPROVED EQUAL (INSIDE PAINTED PURPLE, TRIM AS NEEDED)
UNPAVED AREAS FINISHED GRADE
WORD "IRRIGATION" ON LID
ASPHALTIC CONCRETE PAVEMENT
GEOTEXTILE FABRIC WRAPPED AROUND VALVE AND VALVE BOX
24" MIN. COVER
8" MIN. OVERLAP
24" MIN.
PEAGRAVEL BACKFILL AROUND ALL VALVE BOXES
VALVE ENDS FOR TYPE OF PIPE INSTALLED
14 AWG TRACER WIRE
6" MIN.
UNDISTURBED EARTH
SECTION

NOTES:

1. ALL BURIED VALVES SHALL BE PROVIDED WITH EXTENSION STEM OPERATOR WITH 2" SQ. A.W.W.A. NUT WITHIN 36" OF VALVE BOX COVER. NUT SHALL INDICATE THE DIRECTION OF ROTATION TO OPEN VALVE.

2. COAT BURIED PIPE AND VALVE BOX PER SPECIFICATIONS.

3. VALVE BOX SHALL BE CLEANED OF ALL DEBRIS AND SOIL.

VALVE BOX INSTALLATION

Q:\Client\118 American Fork General\Irrigation Standards\2010 Update\ AF STD 15.04A.dwg 11/18/10 11:04 skylerss

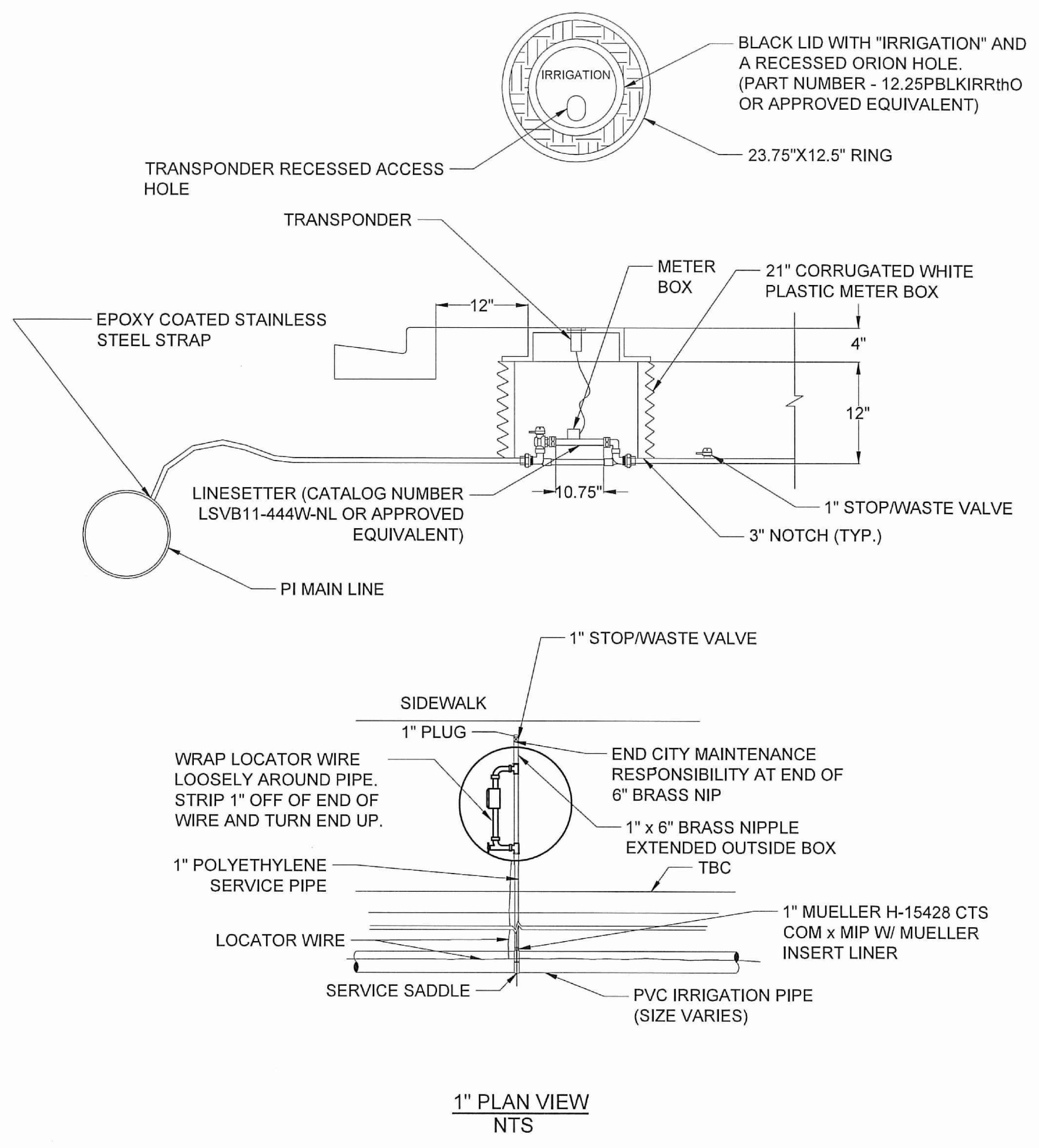
DRAWN:
REVISED: 11/2010
DATE:
SCALE: NONE

HORROCKS ENGINEERS
ONE WEST MAIN
P.O. BOX 377
AMERICAN FORK
(801) 763-5100

AMERICAN FORK CITY

STANDARD DETAIL FOR
SECONDARY WATER VALVE BOX DETAIL

DRAWING NO. 15.4A


IRRIGATION
BLACK LID WITH "IRRIGATION" AND A RECESSED ORION HOLE. (PART NUMBER - 12.25PBLKIRRthO OR APPROVED EQUIVALENT)
TRANSPONDER RECESSED ACCESS HOLE
23.75"X12.5" RING
TRANSPONDER
METER BOX
21" CORRUGATED WHITE PLASTIC METER BOX
EPOXY COATED STAINLESS STEEL STRAP
12"
4"
12"
LINESETTER (CATALOG NUMBER LSVB11-444W-NL OR APPROVED EQUIVALENT)
10.75"
1" STOP/WASTE VALVE
3" NOTCH (TYP.)
PI MAIN LINE
1" STOP/WASTE VALVE
SIDEWALK
1" PLUG
WRAP LOCATOR WIRE LOOSELY AROUND PIPE. STRIP 1" OFF OF END OF WIRE AND TURN END UP.
END CITY MAINTENANCE RESPONSIBILITY AT END OF 6" BRASS NIP
1" x 6" BRASS NIPPLE EXTENDED OUTSIDE BOX
1" POLYETHYLENE SERVICE PIPE
TBC
1" MUELLER H-15428 CTS COM x MIP W/ MUELLER INSERT LINER
LOCATOR WIRE
SERVICE SADDLE
PVC IRRIGATION PIPE (SIZE VARIES)

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.

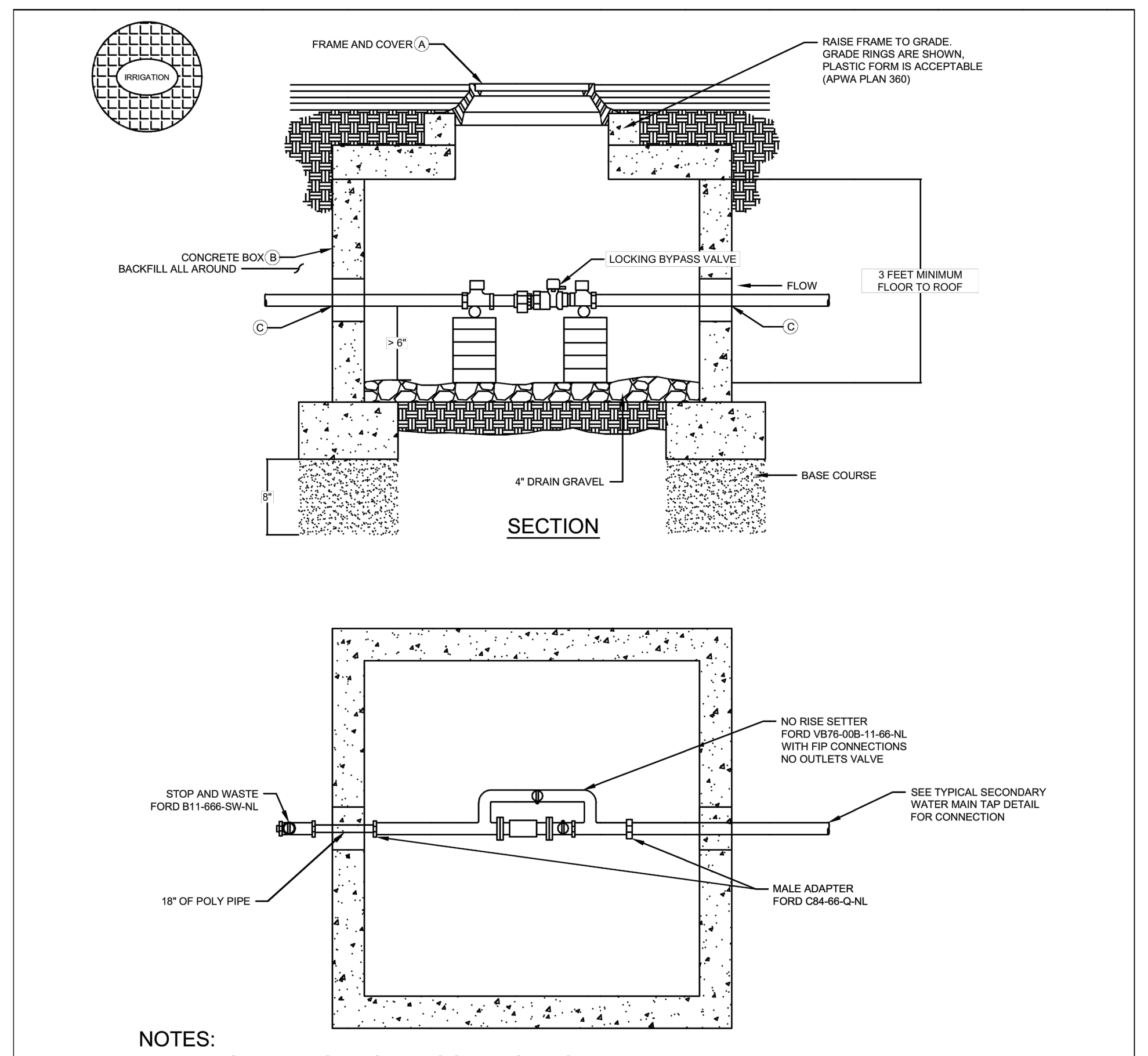
MVU
MAY 2019
VARIES

AMERICAN FORK — 1853 —

AMERICAN FORK CITY
PUBLIC WORKS
275 EAST 200 NORTH
(801) 763-9030

1" PI METER PLACEMENT

15.5D


IRRIGATION
FRAME AND COVER Ⓐ
RAISE FRAME TO GRADE. GRADE RINGS ARE SHOWN, PLASTIC FORM IS ACCEPTABLE (APWA PLAN 360)
CONCRETE BOX Ⓑ
BACKFILL ALL AROUND
LOCKING BYPASS VALVE
FLOW
3 FEET MINIMUM FLOOR TO ROOF
Ⓒ
Ⓒ
> 6"
8"
4" DRAIN GRAVEL
BASE COURSE
SECTION
NO RISE SETTER FORD VB76-00B-11-66-NL WITH FIP CONNECTIONS NO OUTLETS VALVE
STOP AND WASTE FORD B11-666-SW-NL
SEE TYPICAL SECONDARY WATER MAIN TAP DETAIL FOR CONNECTION
18" OF POLY PIPE
MALE ADAPTER FORD C84-66-Q-NL

NOTES:
VAULT TO BE PLACED ONE FOOT FRONT OF WALK WITHIN AN EIGHT FOOT PARK STRIP OR WITHIN 10' FRONT PUE.

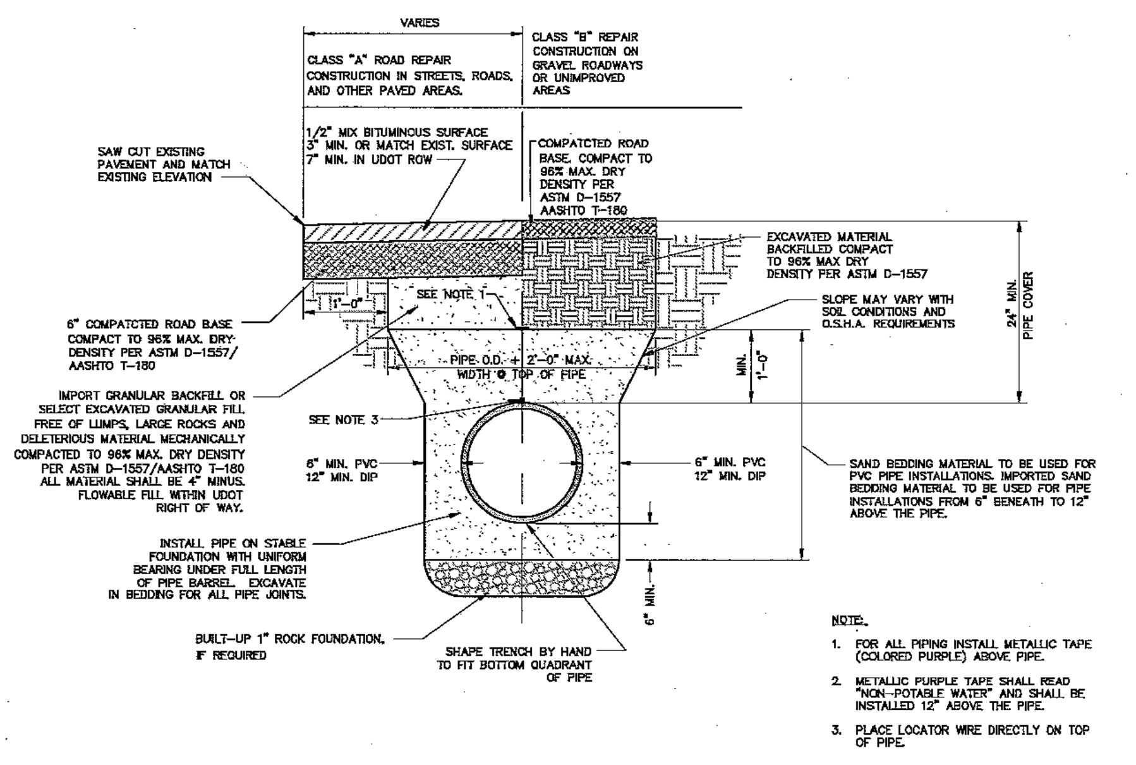
LEGEND			
NO.	*	ITEM	DESCRIPTION
Ⓐ		27" FRAME AND COVER	APWA PLAN 502. CAST IRON LID WITH "IRRIGATION" AND RECESSED ORION HOLE. PART NUMBER 12.25PBLKWAMthO OR APPROVED EQUIVALENT.
Ⓑ		CONCRETE BOX	APWA PLAN 505. 3' MINIMUM FLOOR TO ROOF.
Ⓒ		CORE/KNOCKOUT THROUGH VAULT WALL	PIPES PASSING THROUGH CONCRETE VAULT SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY SHEATHING OR WRAPPING OR ANY OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM LIME AND ACID FROM CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING EXPANSION AND CONTRACTION OF PIPING (IPC 305.1). REMAINING HOLE SHALL BE SEALED.

DRAWN: MVU
REVISED:
DATE: AUG 2019
SCALE: VARIES

AMERICAN FORK CITY
PUBLIC WORKS
275 EAST 200 NORTH
(801) 763-9030

STANDARD DETAIL FOR
1-1/2" OR 2" PI METER PLACEMENT

DRAWING NO. 15.5E


VARIES
CLASS "A" ROAD REPAIR CONSTRUCTION IN STREETS, ROADS, AND OTHER PAVED AREAS.
CLASS "B" REPAIR CONSTRUCTION ON GRAVEL ROADWAYS OR UNIMPROVED AREAS
SAW CUT EXISTING PAVEMENT AND MATCH EXISTING ELEVATION
1/2" MIX BITUMINOUS SURFACE 3" MIN. OR MATCH EXIST. SURFACE 7" MIN. IN UDOT ROW
COMPATCTED ROAD BASE. COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557 AASHTO T-180
EXCAVATED MATERIAL BACKFILLED COMPACT TO 96% MAX DRY DENSITY PER ASTM D-1557
1'-0"
SEE NOTE 1
6" COMPATCTED ROAD BASE COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557/ AASHTO T-180
SLOPE MAY VARY WITH SOIL CONDITIONS AND O.S.H.A. REQUIREMENTS
PIPE O.D. + 2'-0" MAX. WIDTH @ TOP OF PIPE
MIN. 1'-0"
24" MIN. PIPE COVER
IMPORT GRANULAR BACKFILL OR SELECT EXCAVATED GRANULAR FILL FREE OF LUMPS, LARGE ROCKS AND DELETERIOUS MATERIAL MECHANICALLY COMPACTED TO 96% MAX. DRY DENSITY PER ASTM D-1557/AASHTO T-180 ALL MATERIAL SHALL BE 4" MINUS. FLOWABLE FILL WITHIN UDOT RIGHT OF WAY.
SEE NOTE 3
6" MIN. PVC 12" MIN. DIP
6" MIN. PVC 12" MIN. DIP
SAND BEDDING MATERIAL TO BE USED FOR PVC PIPE INSTALLATIONS. IMPORTED SAND BEDDING MATERIAL TO BE USED FOR PIPE INSTALLATIONS FROM 6" BENEATH TO 12" ABOVE THE PIPE.
INSTALL PIPE ON STABLE FOUNDATION WITH UNIFORM BEARING UNDER FULL LENGTH OF PIPE BARREL. EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.
6" MIN.
BUILT-UP 1" ROCK FOUNDATION, IF REQUIRED
SHAPE TRENCH BY HAND TO FIT BOTTOM QUADRANT OF PIPE

NOTE:

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

TYPICAL SECONDARY WATER TRENCH DETAIL

Q:\Client\118 American Fork General\Irrigation Standards\2010 Update\ AF STD 15.22A.dwg 11/18/10 11:11 skylerss

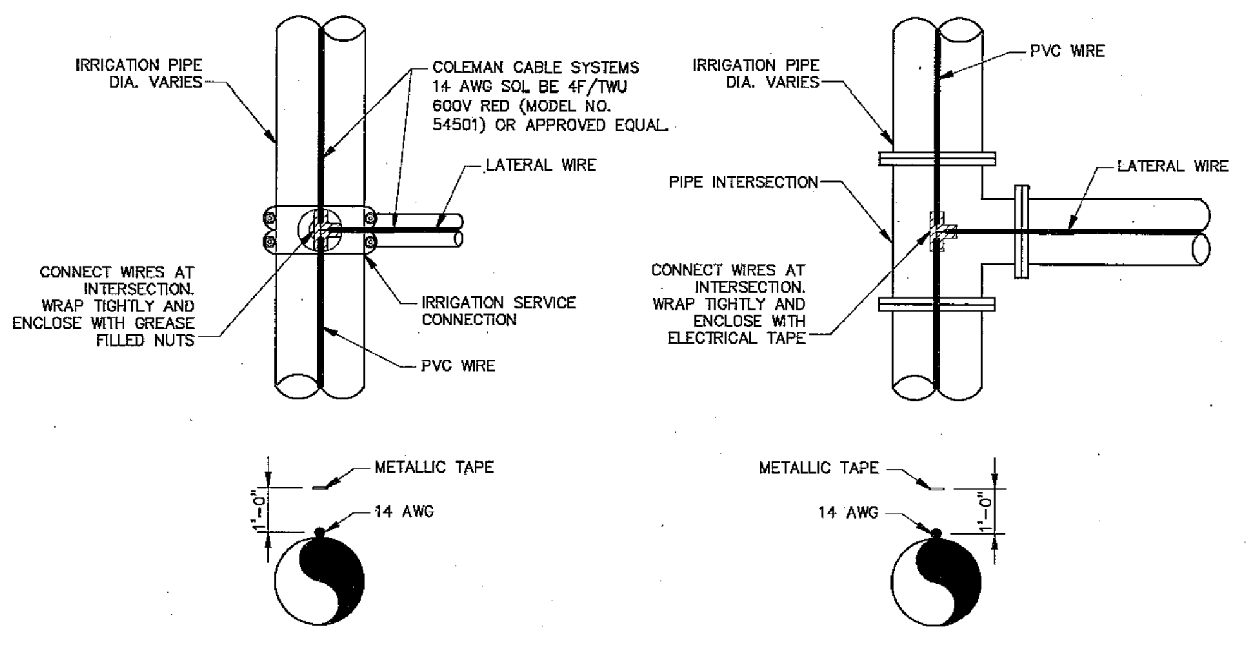
DRAWN:
REVISED: 11/2010
DATE:
SCALE:

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


IRRIGATION PIPE DIA. VARIES
COLEMAN CABLE SYSTEMS 14 AWG SOL BE 4F/TWU 600V RED (MODEL NO. 54501) OR APPROVED EQUAL.
LATERAL WIRE
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH GREASE FILLED NUTS
IRRIGATION SERVICE CONNECTION
PVC WIRE
IRRIGATION PIPE DIA. VARIES
PVC WIRE
LATERAL WIRE
PIPE INTERSECTION
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH ELECTRICAL TAPE
METALLIC TAPE
14 AWG
1'-0"
METALLIC TAPE
14 AWG
1'-0"

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.

Q:\Client\118 American Fork General\Irrigation Standards\2010 Update\ AF STD 15.33.dwg 11/18/10 11:13 skylerss

DRAWN:
REVISED: 11/2010
DATE:
SCALE:

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

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

AF PD
SOUTH

24" X 36" SHEET

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL
NOT FOR CONSTRUCTION
KENNETH R. BERG
02/12/20
343602

ACTION	DATE
FINAL	02/12/20

PROJECT

AF PD
SOUTH

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
SECONDARY WATER DETAILS	D4

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: March 18, 2020
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the preliminary plan and final plat for The Yard Plat A Subdivision, located in the area of 1100 West 200 South, in the TOD (Transit Oriented Development) zone.

ACTIONS REQUESTED: Approval of the preliminary plan and a recommendation of approval of the final plat.

BACKGROUND INFORMATION					
Location:		1100 West 200 South			
Applicants:		Bird Homes/MW Brown Engineering			
Existing Land Use:		Agriculture			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Agriculture			
	South	Agriculture			
	East	Agriculture			
	West	Agriculture			
Existing Zoning:		TOD (Transit Oriented Development)			
Proposed Zoning:		NA			
Surrounding Zoning:	North	RA-5			
	South	TOD			
	East	Residential Agriculture 5 (Utah County)			
	West	Residential Agriculture 5 (Utah County)			
Land Use Plan Designation:		TOD (Transit Oriented Development)			
Zoning within density range?		x	Yes		No

Background

The Yard is a subdivision located at approximately 1100 West 200 South. The property received approval of a district framework plan in 2019, followed by a block plan (staff level review). As part of the lot plan submittal and review (staff level review), a subdivision plat was necessary. The subdivision is intended for higher density, multi-family use. Adherence to the TOD Code as it relates to lot types has been met. Further review at staff level will ensure placement of structures, including setbacks, height, landscaping, parking, etc. to be compliance with the TOD Code. The subdivision plat acts as a formal instrument in proceeding toward placement of these structures and ultimate development of the site. Cross access and parking easements are noted on the plat.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Transit Oriented Development”. The proposed subdivision is consistent with the Land Use Plan designation.

Section 17.8.211 of the Development Code

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

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

   The final plat and preliminary plan are being processed concurrently. The final plat conforms to the preliminary plan and will conform to any terms of the preliminary plan approval.

b. The final plat complies with all City requirements and standards relating to Subdivisions.

   This criterion has been met.

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

   Engineering will address concerns, if any, at the time of the Planning Commission Meeting.

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

   Engineering will determine whether the cost estimates of constructing any required improvements are realistic.

e. The water rights conveyance documents have been provided.

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

FINDINGS OF FACT/CONDITION OF APPROVAL

After reviewing the application for final plat approval, the following finding of fact and condition of approval are offered for consideration:

1. The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).

2. Water rights conveyance shall be satisfied prior to final plat recordation.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we approve the preliminary plan and recommend approval of the final plat of The Yard Subdivision Plat A, with the finding and condition listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

DENIAL

Mr. Chairman, I move that we deny the preliminary plan of The Yard Subdivision Plat A.

TABLE

Mr. Chairman, I move that we table action on the preliminary and final plats of The Yard Subdivision Plat A.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 3/18/2020

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

Project Name: The Yard Plat A

Project Address: 200 South 1100 West

Developer / Applicant's Name: Greg Bird

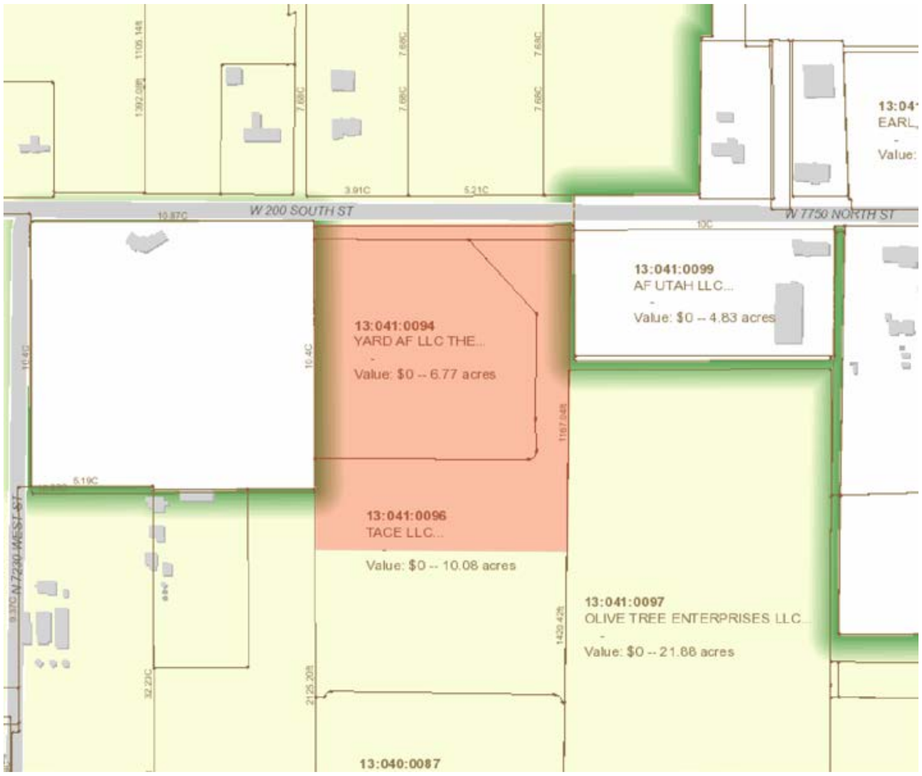
Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 3/18/2020 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

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

Plan Modifications Required:

1. Final approval and construction of the 200 South, 1100 West and 350 South improvements shall be completed prior to or in conjunction with this development.
2. The current culinary water system was modeled with the addition of this development. The results of the model show velocities are higher than allowable per city standard and differential pressures between peak hour and peak day are greater than 15 psi as prescribed in the master plan. These present issues unless master planned water main lines are installed prior to or in conjunction with this development. If the City commits to building these water lines, then we recommend approval. If the City cannot commit to building these water lines, then we strongly recommend denial.

THE YARD SUBDIVISION

300 S. 1100 W.
AMERICAN FORK CITY, UTAH

CONSTRUCTION DRAWINGS

FEBRUARY 24, 2020

GENERAL NOTES

1. EXISTING WATER, SANITARY, AND STORM SEWER LINES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS SPECIFICALLY AT CONNECTION POINTS AND AT POTENTIAL POINTS OF CONFLICT. ALL INFORMATION SHALL BE SUPPLIED TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR:

   (A) CONTRACTOR SHALL OBTAIN ALL PERMITS FOR STREET CUTS, UTILITIES CONSTRUCTION AND GRADING. THE COST OF ALL PERMITS SHALL BE INCLUDED AS PART OF THE CONTRACTOR'S BID INCLUDING, BUT NOT LIMITED TO THE NOI & NOT PERMITS AND ASSOCIATED SWPPP.

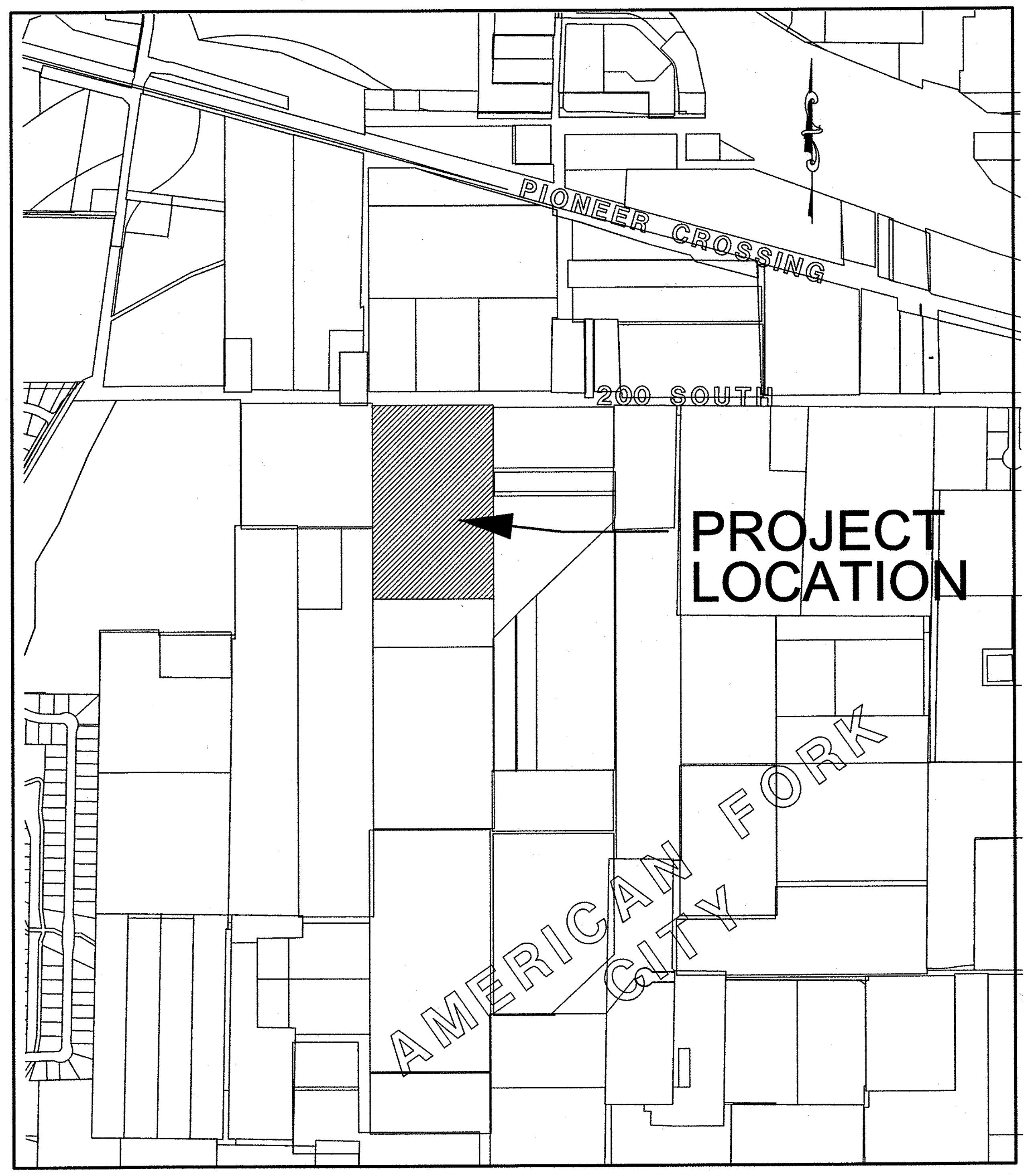
   (B) COORDINATING WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.

   (C) ALL PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORINGS, TRAFFIC CONTROL, AND SECURITY.

   (D) COORDINATING ALL WORK AND INSPECTIONS AS REQUIRED BY THE CITY.

   (E) RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE. AS-BUILTS SHALL INCLUDE UNDERGROUND UTILITIES AS WELL AS ANY FIELD MODIFICATIONS OF THE PLANS.

   (H) KEEPING ADJACENT STREETS FREE AND CLEAN OF ALL DEBRIS AND DIRT FROM THE JOB SITE.
3. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
4. THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE CITY, COUNTY, OR STATE RIGHT-OF-WAYS. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND AS MODIFIED BY THE UDOT SUPPLEMENT TO THE MUTCD. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.
5. TWO WORKINGS DAYS BEFORE YOU DIG, GRADE, OR EXCAVATE, CALL THE UTILITY NOTIFICATION CENTER OF UTAH FOR THE MARKING OF MEMBER UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THESE PLANS ARE PLOTTED BASED ON AVAILABLE INFORMATION. M.W. BROWN ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, AND REPAIR OF ANY EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ANY UTILITY DAMAGED BY CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN FORK CITY STANDARD SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR SHALL HAVE COPIES OF CITY AND STATE SPECIFICATIONS ON THE SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH ALL UTILITY COMPANIES INVOLVED AND THE CITY OF AMERICAN FORK CITY WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OR EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
8. ADVANCE COORDINATION BY THE CONTRACTOR TO ALL UTILITY COMPANIES INVOLVED SHALL BE REQUIRED FOR ANY SERVICE INTERRUPTIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER, PROJECT MANAGER AND THE UTILITY COMPANY 48 HOURS PRIOR TO START OF CONSTRUCTION. NO UTILITY TAPS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE UTILITY COMPANY AND THE CITY.
9. MAINTAIN 10-FOOT HORIZONTAL SEPARATION BETWEEN WATER AND SEWER PIPELINES.
10. UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS.
11. CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY BUILDING INSPECTION DEPARTMENT 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH UTILITY COMPANIES TO OBTAIN TEMPORARY POWER AND TELEPHONE SERVICE DURING CONSTRUCTION. ALL COSTS FOR TEMPORARY SERVICES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR COMPLETION OF INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED BY NOTE TO BE "PROVIDED", "INSTALLED" OR "CONSTRUCTED" UNLESS SPECIFICALLY NOTED OTHERWISE.
14. CONTRACTOR WILL HAVE A COPY OF APPROVED SOILS REPORTS FOR PAVEMENT DESIGN AND COMPACTION REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT AND SHALL SUBMIT A PAVEMENT DESIGN TO THE AMERICAN FORK CITY ENGINEERING DEPARTMENT PRIOR TO ANY PAVING.
15. SUBGRADE DENSITY SHALL BE TESTED BY EPIC ENGINEERING PRIOR TO INSTALLING BASE COURSE OR CONCRETE. BASE COURSE DENSITY SHALL ALSO BE TESTED BY THE PRIVATE SOILS FIRM AND APPROVED BY THE SOILS ENGINEER PRIOR TO INSTALLING PAVEMENT.
16. THESE GENERAL NOTES SHALL BE APPLICABLE TO ALL SHEETS WITHIN THIS SET OF DRAWINGS.
17. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES. EACH SUBCONTRACTOR (INCLUDING THE SURVEYOR) SHALL HAVE A SIGNED COPY OF THE PLANS AND THE APPROPRIATE STANDARDS AND SPECIFICATIONS IN HIS POSSESSION AT ALL TIMES WHEN IMPROVEMENTS ARE BEING INSTALLED.
18. THE SITE WORK SHALL MEET OR EXCEED THE LATEST EDITION OF THE CITY DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. THE CONTRACTOR SHALL HAVE A COPY OF THE STANDARDS ON SITE AT ALL TIMES.
19. BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK (S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
20. COORDINATES ARE GIVEN TO AID THE CONTRACTOR/SURVEYOR IN LOCATING PROPOSED IMPROVEMENTS. THE CONTRACTOR/ SURVEYOR IS RESPONSIBLE FOR CHECKING THE LOCATIONS OF IMPROVEMENTS LAID OUT WITH COORDINATES USING DIMENSIONS AND OFFSETS GIVEN. IF A PERTINENT DIMENSION OR OFFSET IS NOT SHOWN ON THE PLAN, CONTACT THE ENGINEER FOR INFORMATION.
21. ALL UTILITIES AND LATERALS MUST BE INSPECTED AND SURVEYED BEFORE BACKFILLING CAN OCCUR.
22. IF A CONFLICT OCCURS WITH AN EXISTING UTILITY AND THE NEW UTILITY, THE CONTRACTOR MUST NOTIFY THE CITY AND DETERMINE THE LOCATION OF THE NEW UTILITY TO BE PLACED. IF THE CONTRACTOR FAILS TO CALL THE CITY AND THE PRIVATE UTILITY COMPANY TO COORDINATE THE CONFLICT THE CONTRACTOR WILL HAVE TO REMOVE AND RELOCATE THE NEW UTILITY AT THEIR COST.



VICINITY MAP

OWNER/DEVELOPER:
BRIAN BIRD
BIRD HOMES, LLC
801-735-7183

ENGINEER/SURVEYOR:
M.W. BROWN ENGINEERING
MATT W. BROWN P.E.
578 EAST 770 NORTH
OREM, UTAH 84097
801-377-1790

INDEX OF SHEETS

SHEET	DESCRIPTION
1.00	COVER SHEET
	FINAL PLAT
1.01	SITE PLAN
1.02A	GRADING PLAN
1.02B	GRADING PLAN
1.03A	UTILITY PLAN
1.03B	UTILITY PLAN
1.04	PROFILE SHEET
1.05	PROFILE SHEET
3.01-3.05	DETAIL SHEETS
SHEET 1 - 6	ADS STORMTECH SYSTEM 1 PLANS
SHEET 1 - 6	ADS STORMTECH SYSTEM 2 PLANS
SHEET 1 - 5	ADS STORMTECH SYSTEM 3 PLANS

NOTE:

THE DEVELOPER AND THE CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND AMERICAN FORK CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND AMERICAN FORK CITY COES, ORDINANCES AND STANDARDS.

ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT / STUDY SHALL BE FOLLOWED IMPLICITYLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

FINAL CONSTRUCTION WILL BE CONTIGENT UPON ADDITIONAL FIELD INVESTIGATIONS AND FINDINGS AND MAY REQUIRE ADDITIONAL ELEMENTS (GEOGRID OR FABRIC, CATHODIC PROTECTION, ETC.)

CONTRACTOR TO NOTIFY CITY ENGINEER OF ANY NATURAL SPRINGS OR OTHER GEOTECHNICAL HAZARDS OR UNANTICIPATED FIELD CONDITIONS ENCOUNTERED DURING CONSTRUCTION AND PROPOSE SOLUTIONS TO THE CITY ENGINEER FOR MITIGATION AS NEEDED.

Contact List		
Civil Engineer	MW Brown Engineering	801-377-1790
Geotechincal 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	801-763-3040
AF City Inspector	Dee Howard	801-763-3060
AF SWPPP Inspector	Harlan Nelson	801-763-3060
AF Fiber	Will Davis	801-897-9826
AF Irrigation Company	Ernie John	801-471-6576
Rocky Mountain Power	Teria Walker	801-756-1310
Comcast	Elysia Valdez	801-401-3017
TSSD	David Barlow	801-756-5231
Mitchell Hollow Irrigation	Jeff Mitchell	801-367-9026
Century Link	Ryan Allred	385-223-0084
Dominion Energy	Trent Johnson	801-853-6548
CUWCD		435-503-4174

1-800-662-4111
811
Know what's below.
Call before you dig.

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

FEB. 24, 2020
NO. 174774
MATT W. BROWN
Matt W. Brown

No.	Date	By	Notes

REVISIONS

Designed
Drawn M.M.B
Checked M.W.B
Date

Title: THE YARD SUBDIVISION
Location: AMERICAN FORK CITY, UTAH
Drawing Name: TITLE AND INDEX OF SHEETS

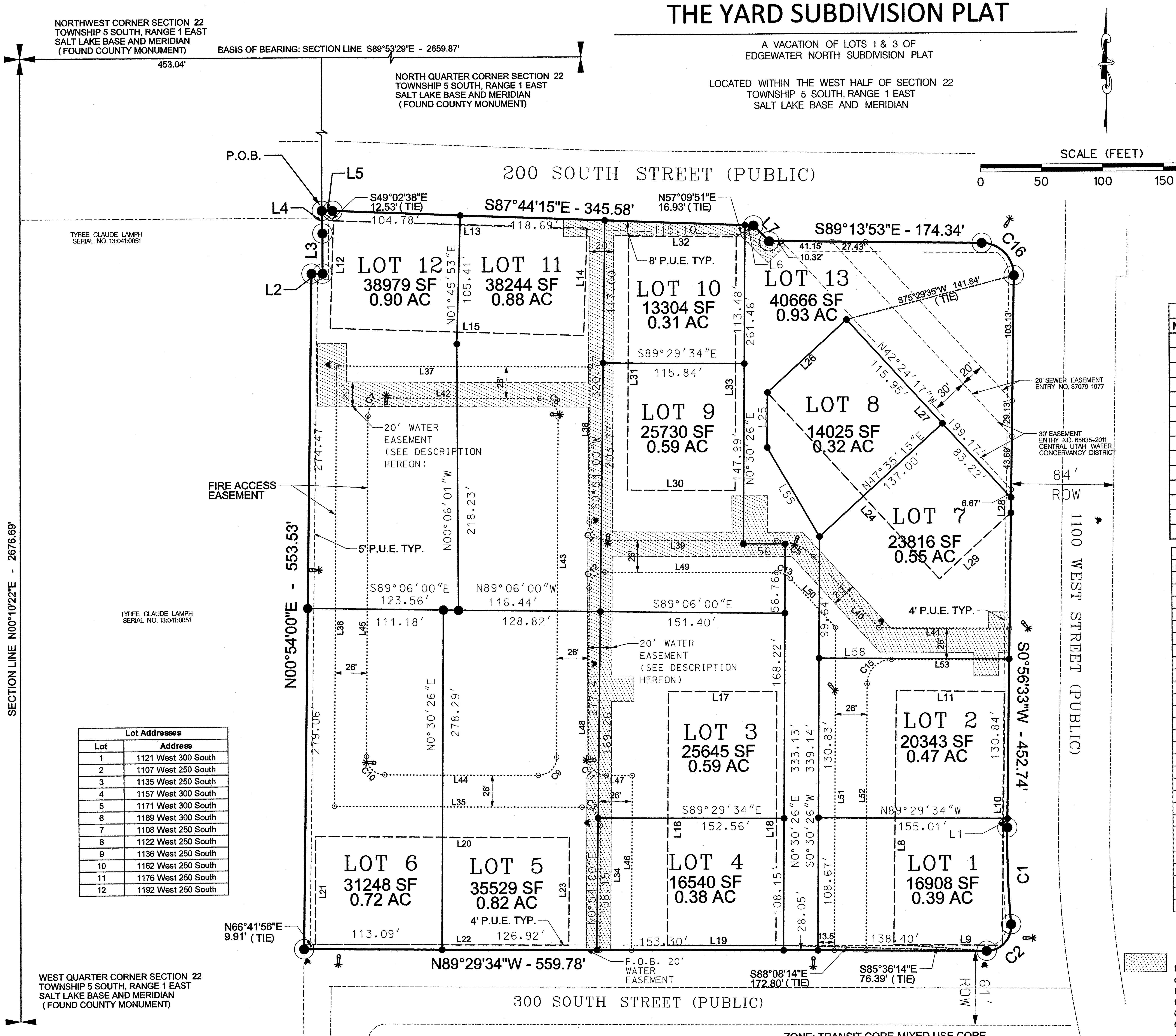
PROJECT NO.
2018.037

SHEET NO.
1.00

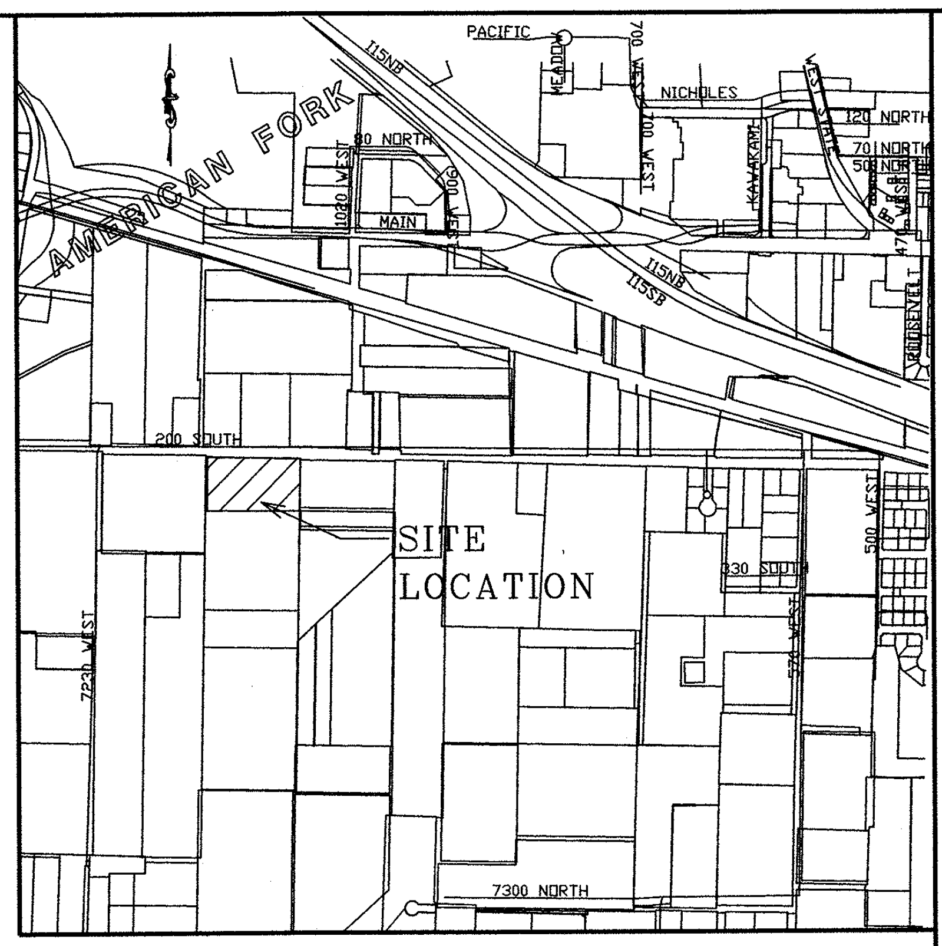
THE YARD SUBDIVISION PLAT

A VACATION OF LOTS 1 & 3 OF
EDGEWATER NORTH SUBDIVISION PLAT

LOCATED WITHIN THE WEST HALF OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN



Lot Addresses	
Lot	**Address**
1	1121 West 300 South
2	1107 West 250 South
3	1135 West 250 South
4	1157 West 300 South
5	1171 West 300 South
6	1189 West 300 South
7	1108 West 250 South
8	1122 West 250 South
9	1136 West 250 South
10	1162 West 250 South
11	1176 West 250 South
12	1192 West 250 South



VICINITY MAP

SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 166572 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning at a point which is South 89°53'29" East along the section line 453.04 feet and South 1598.19 feet from the Northwest corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°25'51" East 8.76 feet; thence South 87°44'15" East 345.58 feet; thence South 44°13'53" East 18.28 feet; thence South 89°13'53" East 174.34 feet; thence along the arc of a 26.50 foot radius curve to the right 41.71 feet through a central angle of 90°10'26", the chord of which bears South 44°08'40" East 37.53 feet; thence South 00°56'33" West 452.74 feet; thence along the arc of a 792.00 foot radius curve to the left 79.48 feet through a central angle of 05°44'59", the chord of which bears South 01°55'57" East 79.44 feet; thence along the arc of a 20.00 foot radius curve to the right 33.27 feet through a central angle of 95°18'52", the chord of which bears South 42°51'00" West 29.57 feet; thence North 89°29'34" West 559.76 feet; thence North 00°54'00" East 553.53 feet; thence South 89°29'34" East 9.07 feet; thence North 32.94 feet; thence North 01°17'02" West 18.58 feet to the point of beginning.

(Creating 13 Lots)
Area = 7.828 Acres

FEB. 24, 2020
DATE

Barry Andreason
BARRY ANDREASON
(SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE RIDGE AT SPANISH FORK HOMEOWNERS ASSOCIATION INC. WITH ADDRESS OF 1038 SOUTH HIGH RIDGE DR, SPANISH FORK, UTAH 84660.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____________ DAY OF ______________, 20___

MAYOR: BRAD FROST
AMERICAN FORK CITY

ACKNOWLEDGEMENT

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

ON THE _________ DAY OF ______________, ____A.D. ______________
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES ____________________ ____________________
NOTARY PUBLIC
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF AMERICAN FORK, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____________ DAY OF ______________, A.D. 20___

APPROVED BY ENGINEER
ATTEST CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS __________ DAY OF ______________, A.D. 20_____, BY THE ____________________ PLANNING COMMISSION

DIRECTOR-SECRETARY
CHAIRMAN, PLANNING COMMISSION

PLAT "A"

THE YARD

A VACATION OF LOTS 1 & 3 OF
EDGEWATER NORTH SUBDIVISION PLAT

AMERICAN FORK CITY UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

SURVEYOR'S SEAL
2/24/20
NO.166572
BARRY ANDREASON

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

Curve Table					
Name	**Delta**	**Radius**	**Length**	**Chord**	**Chord BRG**
C1	05°44'59"	792.00	79.48	79.44	S 01°55'57" E
C2	95°18'52"	20.00	33.27	29.57	S 42°51'00" W
C3	90°00'00"	15.00	23.56	21.21	N 44°29'34" W
C4	90°00'00"	15.00	23.56	21.21	S 44°29'34" E
C5	47°04'49"	41.00	33.69	32.75	S 65°57'09" E
C7	90°00'00"	15.00	23.56	21.21	N 45°30'26" E
C8	90°00'00"	15.00	23.56	21.21	S 44°29'34" E
C9	90°00'00"	15.00	23.56	21.21	S 45°30'26" W
C10	90°00'00"	15.00	23.56	21.21	N 44°29'34" W
C11	90°00'00"	15.00	23.56	21.21	N 44°29'34" W
C12	90°00'00"	13.00	20.42	18.38	N 45°30'26" E
C13	47°04'49"	15.00	12.33	11.98	S 65°57'09" E
C15	90°00'00"	20.00	31.42	28.28	N 45°30'26" E
C16	90°10'26"	26.50	41.71	37.53	S 44°08'40" E

Line Table		
Name	**Length**	**Direction**
L1	7.45	S 00°56'33" W
L2	9.07	S 89°29'34" E
L3	32.94	N 00°00'00" E
L4	18.58	N 01°17'02" W
L5	8.76	S 89°25'51" E
L6	7.02	S 87°44'15" E
L7	18.28	S 44°13'53" E
L8	208.04	S 0°51'07" W
L9	89.00	S 89°08'53" E
L10	208.04	N 0°51'07" E
L11	89.00	N 89°08'53" W
L12	88.17	N 01°55'13" E
L13	208.04	S 88°04'47" E
L14	88.17	S 01°55'13" W
L15	208.04	N 88°04'47" W
L16	208.04	N 0°30'26" E
L17	89.00	S 89°29'34" E
L18	208.04	S 0°30'26" W
L19	89.00	N 89°29'34" W
L20	208.04	N 89°29'34" W
L21	89.00	S 0°30'26" W
L22	208.04	S 89°29'34" E
L23	89.00	N 0°30'26" E
L24	208.04	N 42°24'45" W
L25	44.96	N 0°30'26" E
L26	88.17	N 47°35'15" E
L27	199.17	S 42°24'45" E
L28	12.20	S 0°56'33" W
L29	79.77	S 47°35'15" W
L30	88.17	N 89°29'34" W
L31	208.04	N 0°30'26" E
L32	88.17	S 89°29'34" E
L33	208.04	S 0°30'26" W
L34	101.93	N 0°30'26" E
L35	203.06	N 89°29'34" W
L36	361.00	N 0°30'26" E
L37	208.00	S 89°29'34" E
L38	127.28	S 0°30'26" W
L39	138.98	S 89°29'34" E
L40	79.09	S 42°24'45" E
L41	107.13	S 89°29'34" E
L42	126.00	S 89°29'34" E
L43	279.00	S 0°30'26" W
L44	126.00	N 89°29'34" W
L45	279.00	N 0°30'26" E
L46	142.93	N 0°30'26" E
L47	21.06	N 89°29'34" W
L48	138.72	N 0°30'26" E
L49	140.98	S 89°29'34" E
L50	54.85	S 42°24'45" E
L51	264.69	S 0°30'26" W
L52	218.65	N 0°30'26" E
L53	96.48	S 89°29'34" E
L54	41.29	S 00°30'26" W
L55	85.01	S 30°01'34" E
L56	34.16	S 89°24'48" E
L57	28.05	N 89°29'34" W
L58	155.99	S 89°29'34" E

20' WIDE WATER LINE EASEMENT

▨ Beginning at a point which is South 89°29'34" East 231.49 feet from the Southwest corner of Lot 6, as shown hereon; thence North 00°30'26" East 444.93 feet; thence North 89°29'34" West 222.13 feet; thence North 51.12 feet; thence East 23.78 feet; thence South 31.33 feet; thence South 89°29'34" East 198.52 feet; thence North 00°30'26" East 119.67 feet; thence North 89°29'34" West 21.18 feet; thence North 00°30'26" East 14.61 feet; thence South 87°43'56" East 155.93 feet; thence South 44°13'53" East 18.28 feet; thence South 89°13'53" East 10.08 feet; thence South 45°00'00" East 4.58 feet; thence South 45°00'00" West 20.00 feet; thence North 45°00'00" West 31.00 feet; thence North 89°29'34" West 104.76 feet; thence South 00°30'26" West 242.98 feet; thence South 89°29'34" East 98.22 feet; thence North 29.83 feet; thence East 29.13 feet; thence South 30.09 feet; thence South 89°29'34" East 28.59 feet; thence South 42°24'45" East 107.49 feet; thence East 79.53 feet; thence North 13.77 feet; thence East 17.61 feet; thence South 00°56'33" West 33.78 feet; thence West 9.07 feet; thence South 19.28 feet; thence West 20.00 feet; thence North 19.28 feet; thence West 76.33 feet; thence North 42°24'45" West 107.60 feet; thence North 89°29'34" West 147.23 feet; thence South 00°30'26" West 99.00 feet; thence East 18.10 feet; thence South 20.00 feet; thence West 18.28 feet; thence South 00°30'26" West 203.65 feet; thence North 89°29'34" West 20.00 feet to the point of beginning.

ZONE: TRANSIT CORE-MIXED USE CORE
FLOOD ZONE X

NOTE:

1) ALL AREAS OUTSIDE THE BUILDING ENVELOPES & BUILDING FOOTPRINTS ARE A PUBLIC UTILITY EASEMENT, A PUBLIC ACCESS & PARKING EASEMENT & LANDSCAPING EASEMENT.

2) LOT 13 IS OPEN SPACE AND DEDICATED TO THE YARD HOME OWNERS ASSOCIATION INC.

3) LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON - OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE

4) OFF-SET PINS TO BE PLACED IN THE BACK OF CURB AND 5/8" BY 24 REBAR WITH NUMBERED SURVEY CAP TO BE PLACE AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY

5) BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOUME UNTIL 1) ASHPALT PAVING IS INSTALLED, 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MASHALL AND CHARGED WITH CULINARY WATER.

6) BENCHMARK USED: NW CORNER SEC 22 ELEV. 4524.26 (NGVD 29 ELEVATION) .

LEGEND

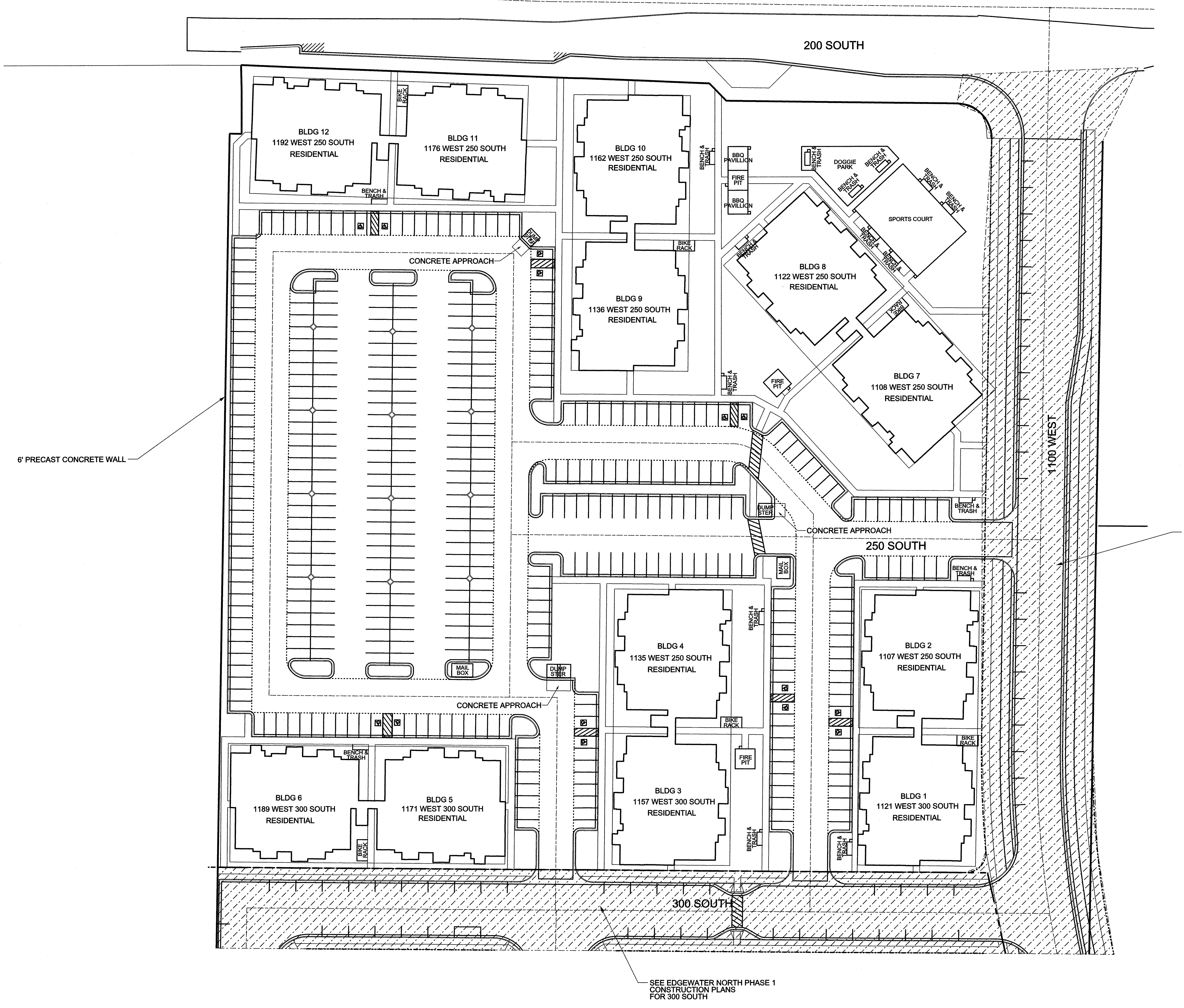
━━━	BOUNDARY LINE
───	LOT LINE
─·─·─	ADJOINING PROPERTY
- - - -	EASEMENTS
— — —	BLDG. ENVELOPE
-·-·-·	RIGHT OF WAY
— - —	ROAD CENTERLINE
········	FIRE ACCESS EASEMENT LINE
───	SECTION TIE LINE
●	5/8" x 24" REBAR & PLASTIC CAP OR RIVET IN CURB
◉	SUBDIVISION BNDRY CORNER
✛	SECTION CORNER
I	QUARTER SECTION CORNER
✱	STREET LIGHT
▲	FIRE HYDRANT

SEWER / WATER AUTHORITY APPROVAL

APPROVED BY THE SEWER / WATER AUTHORITY
THIS _______ DAY OF _______________ A.D. 20_____

SEWER / WATER AUTHORITY

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097



SEE ENSIGN ENGINEERING
CONSTRUCTION PLANS
FOR 1100 WEST

SCALE (FEET)
0 30 60 90 120

BUILDING CORNER COORDINATES

BUILDING #	CORNER	NORTH	EAST
#1 - #2	NW	743092.11	1910386.01
#1 - #2	SW	742884.09	1910382.91
#1 - #2	SE	742882.77	1910471.90
#1 - #2	NE	743090.79	1910475.00
#3 - #4	SW	742884.64	1910197.38
#3 - #4	NW	743092.68	1910199.22
#3 - #4	NE	743091.89	1910288.21
#3 - #4	SE	742883.86	1910286.37
#5 - #6	NE	742974.27	1910117.26
#5 - #6	NW	742976.11	1909909.22
#5 - #6	SW	742887.11	1909908.44
#5 - #6	SE	742885.27	1910116.47
#7 - #8	NW	743396.62	1910346.64
#7 - #8	NE	743243.02	1910486.95
#7 - #8	SE	743183.55	1910421.86
#7 - #8	SW	743337.15	1910281.54
#9 - #10	NW	743465.96	1910168.36
#9 - #10	NE	743465.18	1910256.53
#9 - #10	SE	743257.15	1910254.68
#9 - #10	SW	743257.93	1910166.52
#11 - #12	NW	743479.88	1909926.14
#11 - #12	NE	743472.91	1910134.07
#11 - #12	SE	743384.79	1910131.11
#11 - #12	SW	743391.76	1909923.19

PARKING TABULATIONS

PARKING STALLS	=	425 STALLS
HANDICAP STALLS	=	14 STALLS
TOTAL STALLS	=	439 STALLS

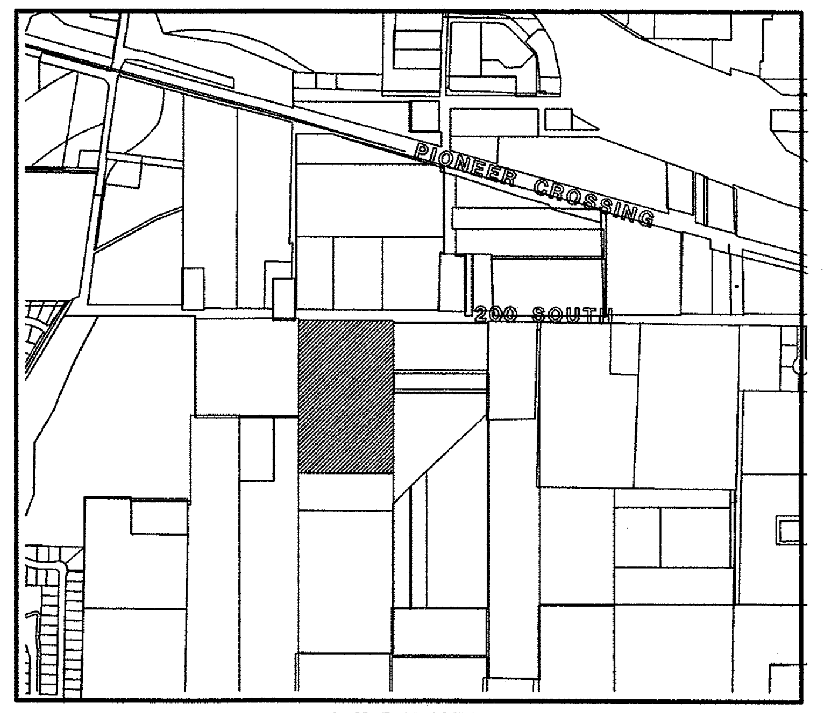
ASPHALT NOTES:
1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER TEH PROJECT GEOTECHICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.

APARTMENT PARKING AND DRIVE AREAS

ASPHALT THICKNESS (in)	COMPACTED ROADBASE THICKNESS (in)	COMPACTED SUBBASE THICKNESS (in)
$3\frac{1}{2}$	6	10*

* STABILIZATION MAY BE REQUIRED

CONCRETE APPROACH NOTES:
1. MINIMUM OF SIX (6) INCHES OF PORTLAND CEMENT CONCRETE (PCC) OVER A MINIMUM OF TEN (10) INCHES OF AGGREGATE BASE MATERIAL.



VICINITY MAP

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
FEB. 24, 2020
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	Notes

REVISIONS

Designed
Drawn D. BUFFO
Checked
Date 2-24-20

THE YARD SUBDIVISION

Location: AMERICAN FORK, UTAH

Drawing Name: OVERALL SITE PLAN

PROJECT NO.
2018.037

SHEET NO.
1.01

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
FEB. 24, 2020
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn M.M.B.
Checked
Date 9-12-19

THE YARD SUBDIVISION
Location: AMERICAN FORK, UTAH
Drawing Name: SITE PLAN

PROJECT NO.
2018.037

SHEET NO.
1.01A

MW BROWN ENGINEERING, INC

Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
FEB. 24, 2020
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS	Notes

Designed	
Drawn	M.M.B.
Checked	
Date	9-12-19

THE YARD SUBDIVISION

Location: AMERICAN FORK, UTAH

Drawing Name: SITE PLAN

PROJECT NO.
2018.037

SHEET NO.
1.01B

NOTE: GRADES ARE FROM TBC UNLESS OTHERWISE NOTED.

▨ REVERSE LIP CURB

MW BROWN ENGINEERING, INC

Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
FEB. 24, 2020
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS	Notes

Designed
Drawn
Checked
Date

Title: THE YARD SUBDIVISION

Client: AMERICAN FORK, UTAH

Drawing Name: OVERALL GRADING PLAN

PROJECT NO.
2018.037

SHEET NO.
1.02A

NOTE: GRADES ARE FROM TBC UNLESS OTHERWISE NOTED.

▨ REVERSE LIP CURB

SCALE (FEET)
0 20 40 60 80

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
FEB. 24, 2020
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS

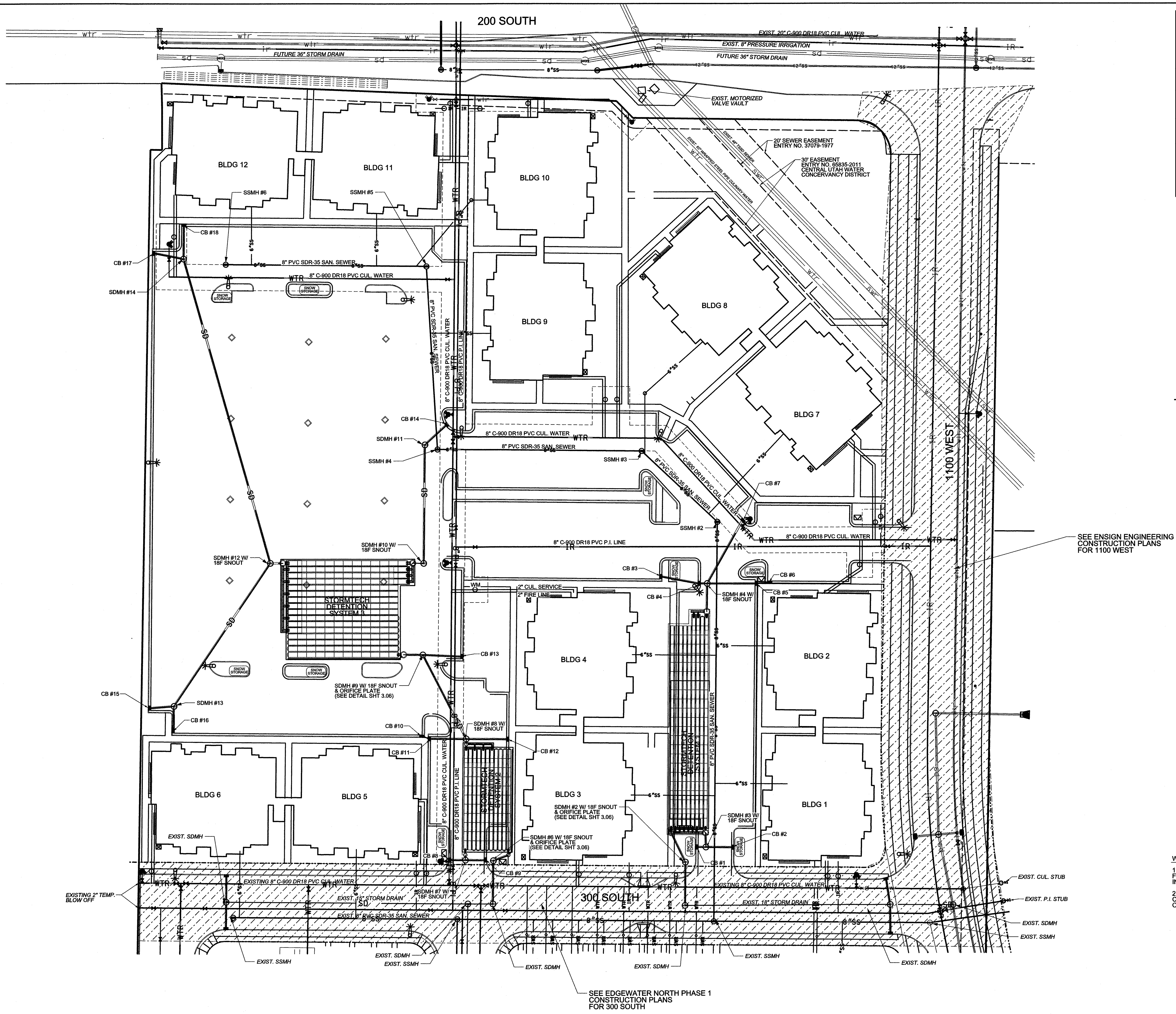
Notes

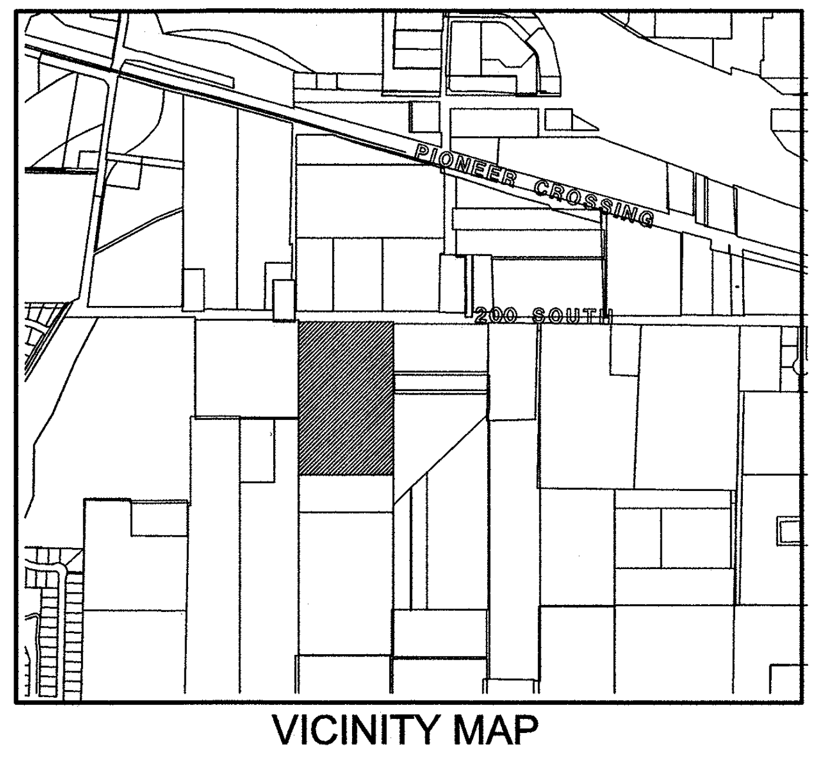
Designed
Drawn
Checked
Date

Title: THE YARD SUBDIVISION
Client: AMERICAN FORK, UTAH
Drawing Name: OVERALL GRADING PLAN

PROJECT NO.
2018.037

SHEET NO.
1.02B


200 SOUTH
300 SOUTH
1100 WEST
EXIST. 20" C-900 DR18 PVC CUL. WATER
EXIST. 8" PRESSURE IRRIGATION
FUTURE 36" STORM DRAIN
EXIST. MOTORIZED VALVE VAULT
20' SEWER EASEMENT ENTRY NO. 37079-1977
30' EASEMENT ENTRY NO. 65835-2011 CENTRAL UTAH WATER CONSERVANCY DISTRICT
BLDG 1
BLDG 2
BLDG 3
BLDG 4
BLDG 5
BLDG 6
BLDG 7
BLDG 8
BLDG 9
BLDG 10
BLDG 11
BLDG 12
8" PVC SDR-35 SAN. SEWER
8" C-900 DR18 PVC CUL. WATER
8" C-900 DR18 PVC P.I. LINE
STORMTECH DETENTION SYSTEM 3
SDMH #12 W/ 18F SNOUT
SDMH #10 W/ 18F SNOUT
SDMH #9 W/ 18F SNOUT & ORIFICE PLATE (SEE DETAIL SHT 3.06)
SDMH #8 W/ 18F SNOUT
SDMH #7 W/ 18F SNOUT
SDMH #6 W/ 18F SNOUT & ORIFICE PLATE (SEE DETAIL SHT 3.06)
SDMH #2 W/ 18F SNOUT & ORIFICE PLATE (SEE DETAIL SHT 3.06)
SDMH #3 W/ 18F SNOUT
SDMH #4 W/ 18F SNOUT
SDMH #11
SDMH #13
SDMH #14
SSMH #2
SSMH #3
SSMH #4
SSMH #5
SSMH #6
CB #1
CB #2
CB #3
CB #4
CB #5
CB #6
CB #7
CB #8
CB #9
CB #10
CB #11
CB #12
CB #13
CB #14
CB #15
CB #16
CB #17
CB #18
2" CUL. SERVICE
2" FIRE LINE
WM
SNOW STORAGE
EXISTING 8" C-900 DR18 PVC CUL. WATER
EXIST. 15" STORM DRAIN
EXIST. 18" STORM DRAIN
EXIST. 8" PVC SDR-35 SAN. SEWER
EXISTING 2" TEMP. BLOW OFF
EXIST. SDMH
EXIST. SSMH
EXIST. CUL. STUB
EXIST. P.I. STUB
SEE ENSIGN ENGINEERING CONSTRUCTION PLANS FOR 1100 WEST
SEE EDGEWATER NORTH PHASE 1 CONSTRUCTION PLANS FOR 300 SOUTH



VICINITY MAP

SCALE (FEET)
0 30 60 90 120

LEGEND

—g—	EXISTING GAS LINE
— be —	EXISTING BURIED ELECTRICAL
- wtr -	EXISTING WATER LINE
— X" W —	NEW C-900 DR18 PVC CULINARY WATER LINE
— X" ir —	EXISTING PRESSURIZED IRRIGATION LINE
— X" PI —	NEW C900 PURPLE PRESSURE IRRIGATION LINE
— swr —	EXISTING SANITARY SEWER
— X" SS —	NEW SDR-35 PVC SANITARY SEWER PIPE
— sd —	EXISTING STORM DRAIN PIPE
— X" SD —	NEW RCP STORM DRAIN PIPE
— LD —	NEW ROOF DRAIN LATERAL
- SWR —	NEW SAN. SEWER LATERAL
— WTR —	NEW CULINARY WATER LATERAL
- IR —	NEW PRESSURE IRRIGATION LATERAL
☐	(EJB) EXISTING ELECTRICAL JUNCTION BOX
⊡	(RD) ROOF DRAIN
MSD	(SDMH) EXISTING STORM DRAIN MANHOLE
MSD	(SDMH) NEW STORM DRAIN MANHOLE
▽	(BO) NEW BLOW OFF
▽	(BO) EXISTING BLOW OFF
✳	(LP) LIGHT POLE
✳	(LP) EXISTING LIGHT POLE
▬	(CB) EXISTING CATCH BASIN
⊠	MAILBOX LOCATION
◈	(TP) EXISTING TELEPHONE PEDESTAL
⋈	(wv) EXISTING WATER VALVE
⋈	(WV) WATER VALVE
●	(FH) EXISTING FIRE HYDRANT
●	(FH) NEW FIRE HYDRANT
WM	(WM) WATER METER
⊥	(SIGN) STREET SIGN
MSS	(SSMH) EXIST. SEWER MANHOLE
MSS	(SSMH) NEW SEWER MANHOLE
⊠	BLDG TRANSFORMER
◻	MAIN SWITCH BOX
▭	GAS METERS
▨	ELECTRICAL METERS

WATER LINE CONSTRUCTION NOTES:

1. ALL DIP WATER LINES TO BE POLY WRAPPED WITH THE FOLLOWING: V-BIO ENHANCED POLYETHYLENE ENCASEMENT. INSTALL AS PER MANUFACTURES RECOMMENDATIONS.

2. ALL DIP WATER LINES TO HAVE A PASSIVE GALVANIC CATHODIC PROTECTION SYSTEM AS PER LAYOUT SHOWN OF SHEETS

100 YR STORMWATER DETENTION		
SYSTEM	REQ'D	PROVIDED
1	6,846 CF	6,884 CF
2	4,056 CF	4,091 CF
3	15,767 CF	15,781 CF

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
FEB. 24, 2020
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	Notes

REVISIONS

Designed
Drawn D. BUFFO
Checked
Date 7-18-19

THE YARD SUBDIVISION
Location: AMERICAN FORK, UTAH
Drawing Name: UTILITY PLAN

PROJECT NO.
2018.037

SHEET NO.
1.03

MW BROWN ENGINEERING, INC
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578 East 770 North, Orem UT 84097

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PROJECT NO.
2018.037

SHEET NO.
1.03A

BLDG 7
BLDG 4
BLDG 3
BLDG 2
BLDG 1
BLDG 6
BLDG 5
STORMTECH DETENTION SYSTEM 3
STORMTECH DETENTION SYSTEM 2
STORMTECH DETENTION SYSTEM 1
SNOW STORAGE
1100 WEST
300 SOUTH
SEE ENSIGN ENGINEERING CONSTRUCTION PLANS FOR 1100 WEST
SEE EDGEWATER NORTH PHASE 1 CONSTRUCTION PLANS FOR 300 SOUTH
8" PVC SDR-35 S.S.
8" C-900 DR18 PVC C.W.
8" C-900 DR18 PVC P.I. LINE
8" C-900 DR18 PVC CUL. WATER
8" PVC SDR-35 SAN. SEWER
8" G.V. REQ'D
FIRE HYDRANT REQ'D
CB #7 TBC 4511.93
4' SSMH #4 STA. 3+10.46 N=743147.19 E=1910349.23
5' SDMH #12 (SEE DETAIL SHT 3.06) STA. 1+34.18 N=743115.34 E=1910001.50
5' SDMH #10 SEE DETAIL SHT 3.06) STA. 2+53.62 N=743115.23 E=1910120.94
15" RCP SD
SEE SD #6 PROFILE SHT 1.05
SEE SD #3 PROFILE SHT 1.04
15" RCP SD SEE SD #3 PROFILE SHT 1.04
CB #3 TBC 4512.24
CB #6 TBC 4511.82
CB #4 TBC 4512.52
CB #5 TBC 4512.24
5' SDMH #4 (SEE DETAIL SHT 3.06) STA. 2+04.97 N=743099.25 E=1910341.45
15" RCP SD SEE SD #2 PROFILE SHT 1.04
15" RCP SD SEE SD #9 PROFILE SHT 1.05
1½" CUL. SERVICE
2" FIRE LINE
6" SEW. LAT.
30 LF 15" RCP SD SLP = 0.20%
CB #13 TBC 4513.35 FL 4509.04
5' SDMH #9 SEE DETAIL SHT 3.06) STA. 1+66.31 N=743043.92 E=1910120.31
15" RCP SD SEE SD #4 PROFILE SHT 1.04
5' SDMH #13 (SEE DETAIL SHT 3.06) STA. 0+00.00 N=743004.09 E=1909926.63
17 LF 15" RCP SD SLP = 0.24%
CB #16 TBC 4513.11 FL 4509.34
CB #10 TBC 4513.12
5' SDMH #8 (SEE DETAIL SHT 1.06) STA. 0+94.11 N=742978.58 E=1910151.02
SEE PROFILE SS #1 SHEET 1.04
CB #11 TBC 4512.90
CB #12 TBC 4512.88
18 LF 15" RCP SD SLP = 0.22%
CB #15 TBC 4513.09 FL 4509.34
15" RCP SD SEE SD #11 PROFILE SHT 1.05
5' SSMH #3 (SEE DETAIL SHT 3.06) STA. 0+00.00 N=742894.29 E=1910340.31
15" RCP SD SEE SD #8 PROFILE SHT 1.05
5' SDMH #7 (SEE DETAIL SHT 3.06) STA. 0+00.00 N=742884.47 E=1910150.35
5' SDMH #2 (SEE DETAIL SHT 3.06) STA. 0+33.72 N=742882.65 E=1910324.39
CB #8 TBC 4513.53
EXIST. STUBS
CB #2 TBC 4512.42
EXIST. F.H.
EXIST. 1" P.I. SERVICE
EXIST. 15" SD STUB
EXIST. 1" P.I. SERVICE
15" RCP SD SEE SD #10 PROFILE SHT 1.05
5' SDMH #6 (SEE DETAIL SHT 3.06) STA. 0+33.66 N=742883.91 E=1910175.08
CB #9 TBC 4513.19
CB #1 TBC 4512.42
EXIST. CUL. STUBS
WM
WTR
IR
SD
6"SS
8"SS
8" PI
EXIST. 8" C-900 DR18 PVC CUL. WATER
EXIST. 8" PVC SDR-35 SAN. SEWER
EXIST. 18" RCP SD
EXIST. SSMH
EXIST. SDMH
SCALE (FEET)
0 20 40 60 80

MW BROWN ENGINEERING, INC
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578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
FEB. 24, 2020
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS

Notes

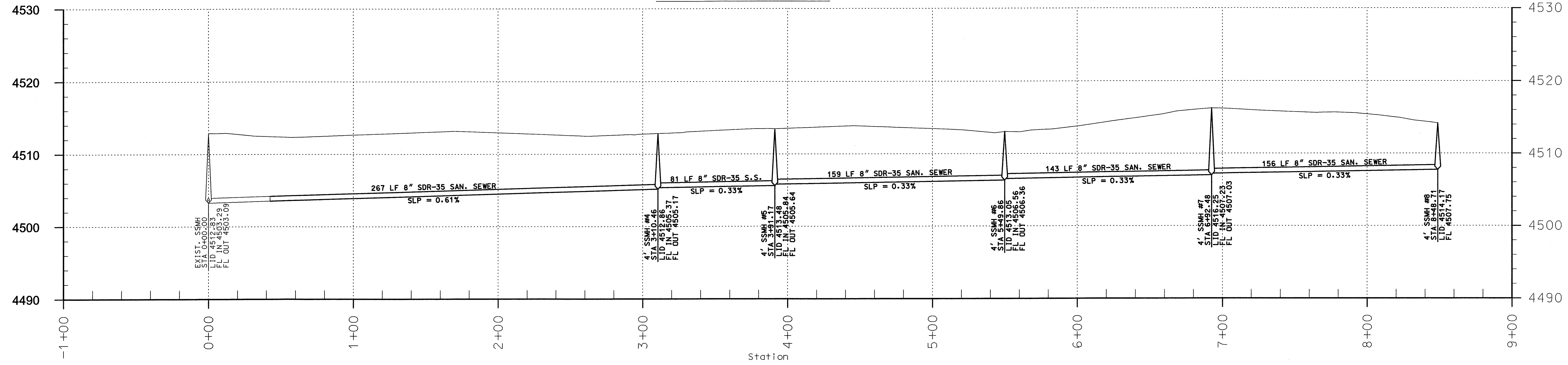
Designed
Drawn D. BUFFO
Checked
Date 7-18-19

THE YARD SUBDIVISION
Location: AMERICAN FORK, UTAH
Drawing Name: UTILITY PLAN

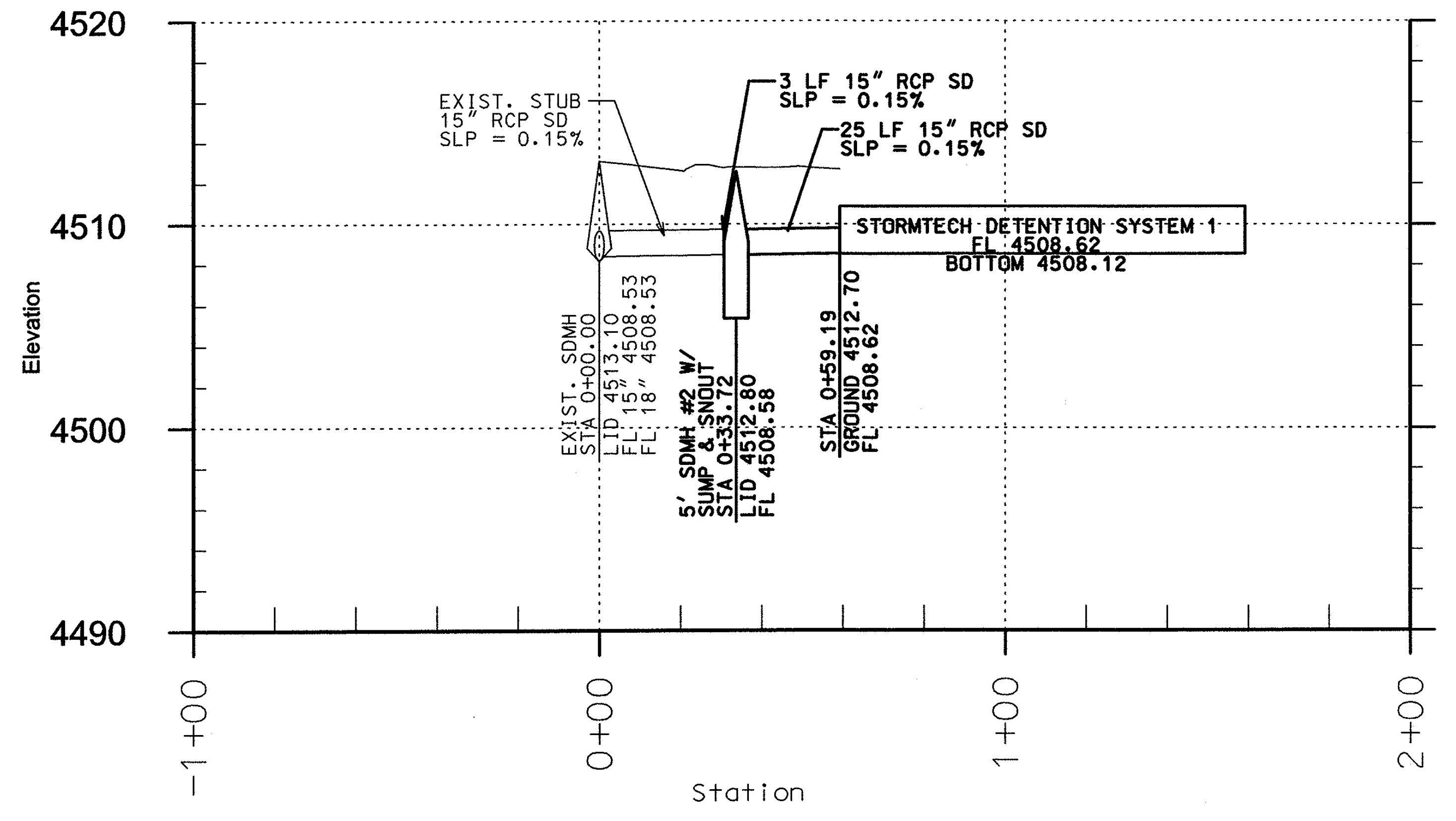
PROJECT NO.
2018.037

SHEET NO.
1.03B

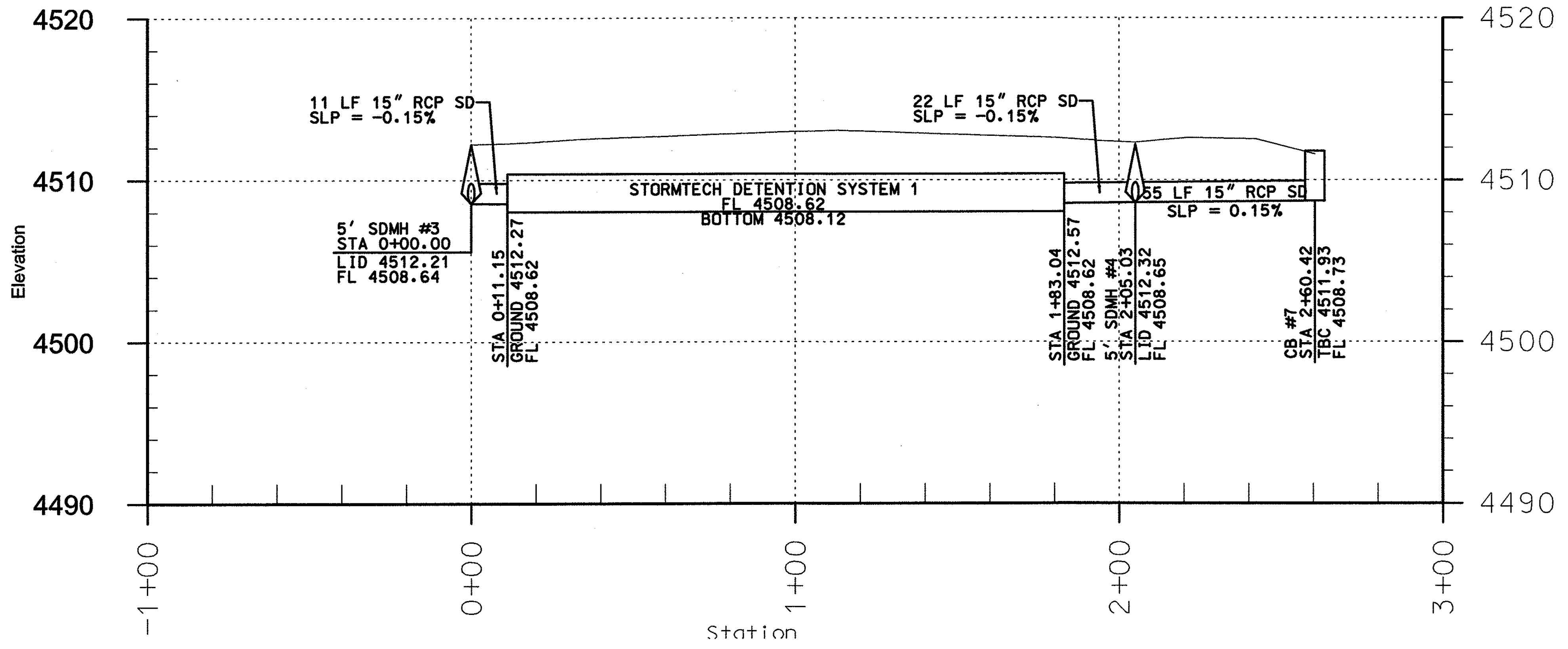
SEWER 1 PROFILE



SD #1 PROFILE



SD #2 PROFILE



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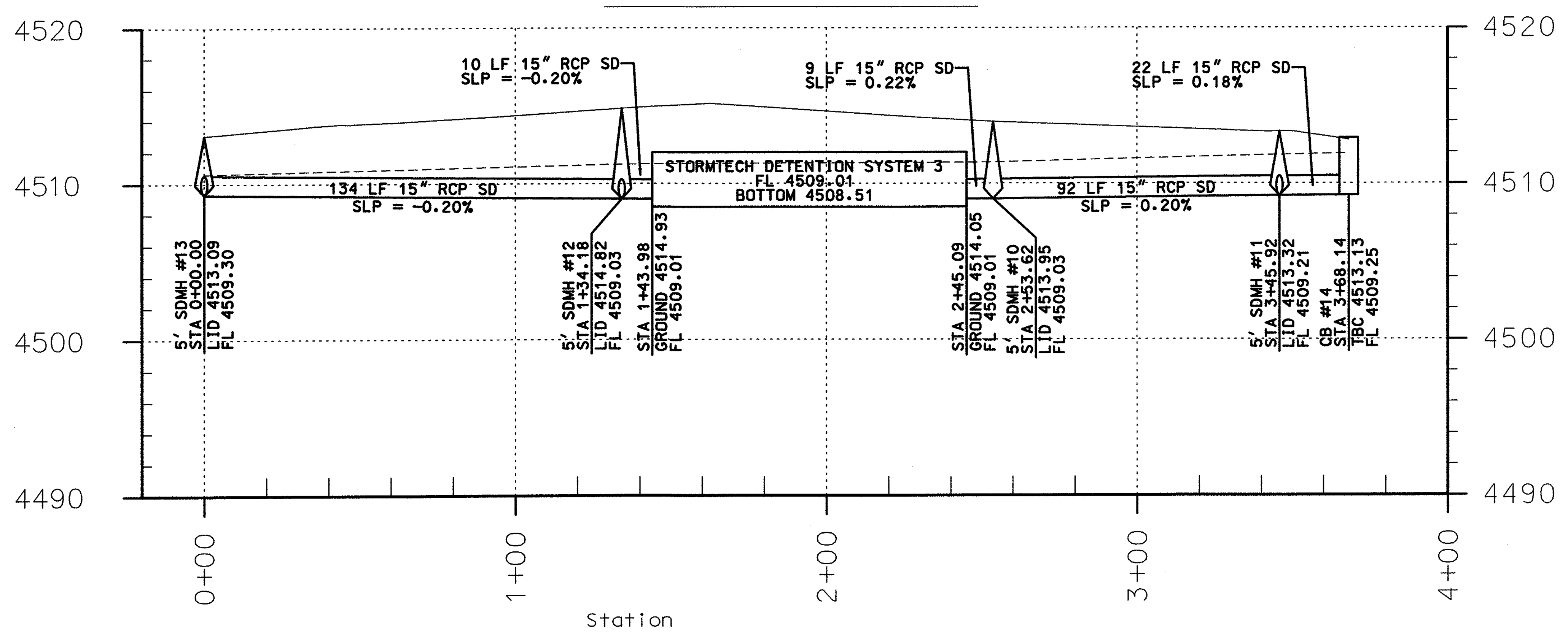

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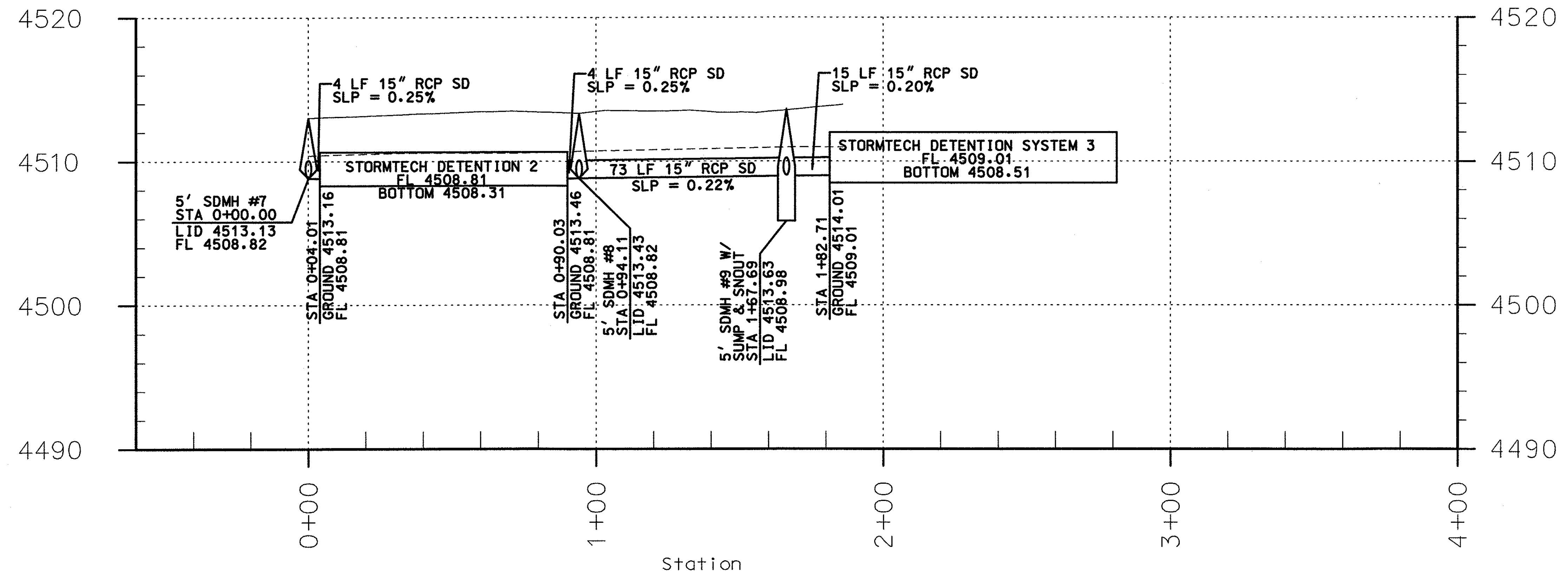

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MATT W. BROWN

REVISIONS

No.	Date	By	Notes

Designed
Drawn D. BUFFO
Checked
Date 9-23-19

THE YARD SUBDIVISION

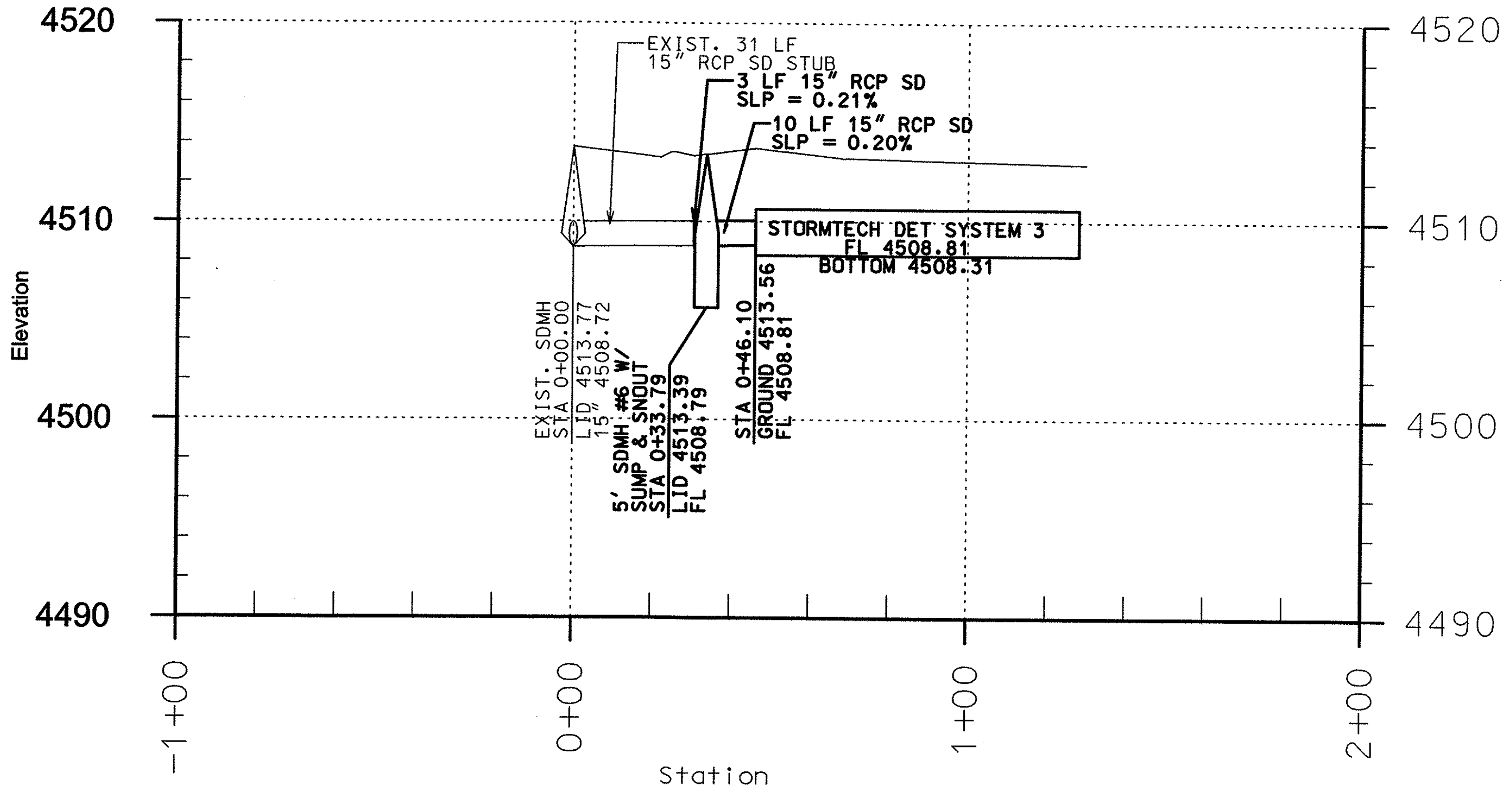
Location: AMERICAN FORK, UTAH

Drawing Name: PROFILES

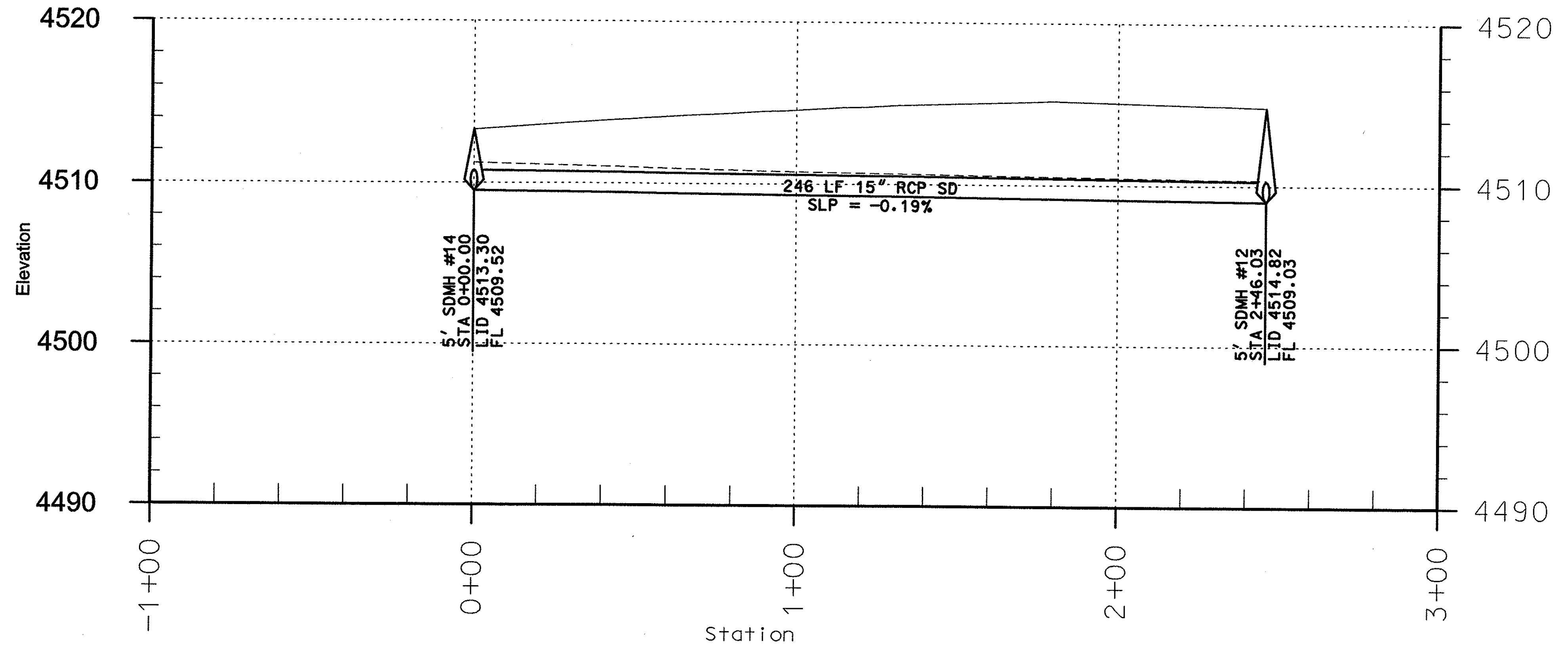
PROJECT NO.
2018.037

SHEET NO.
1.04

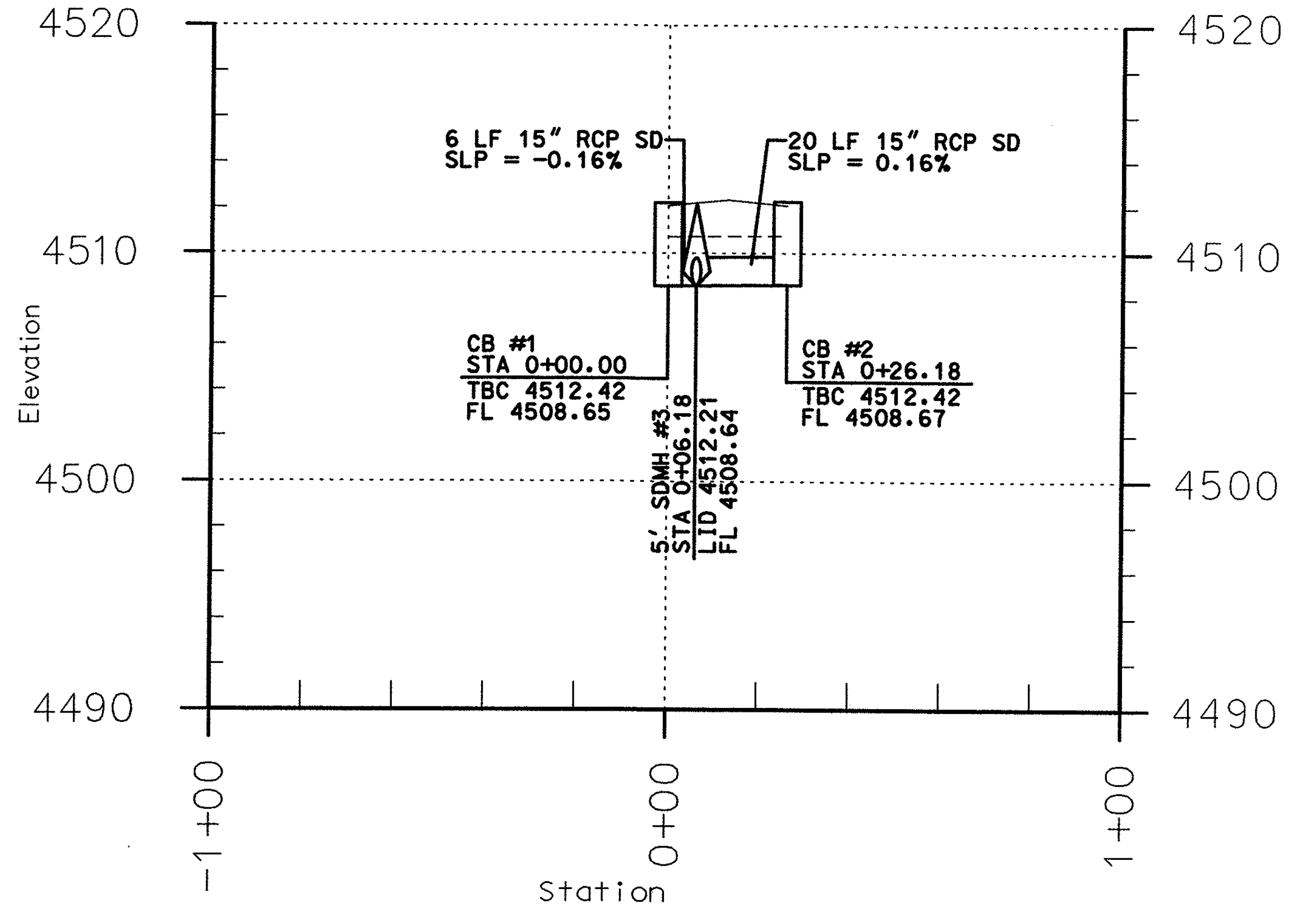
SD #5 PROFILE



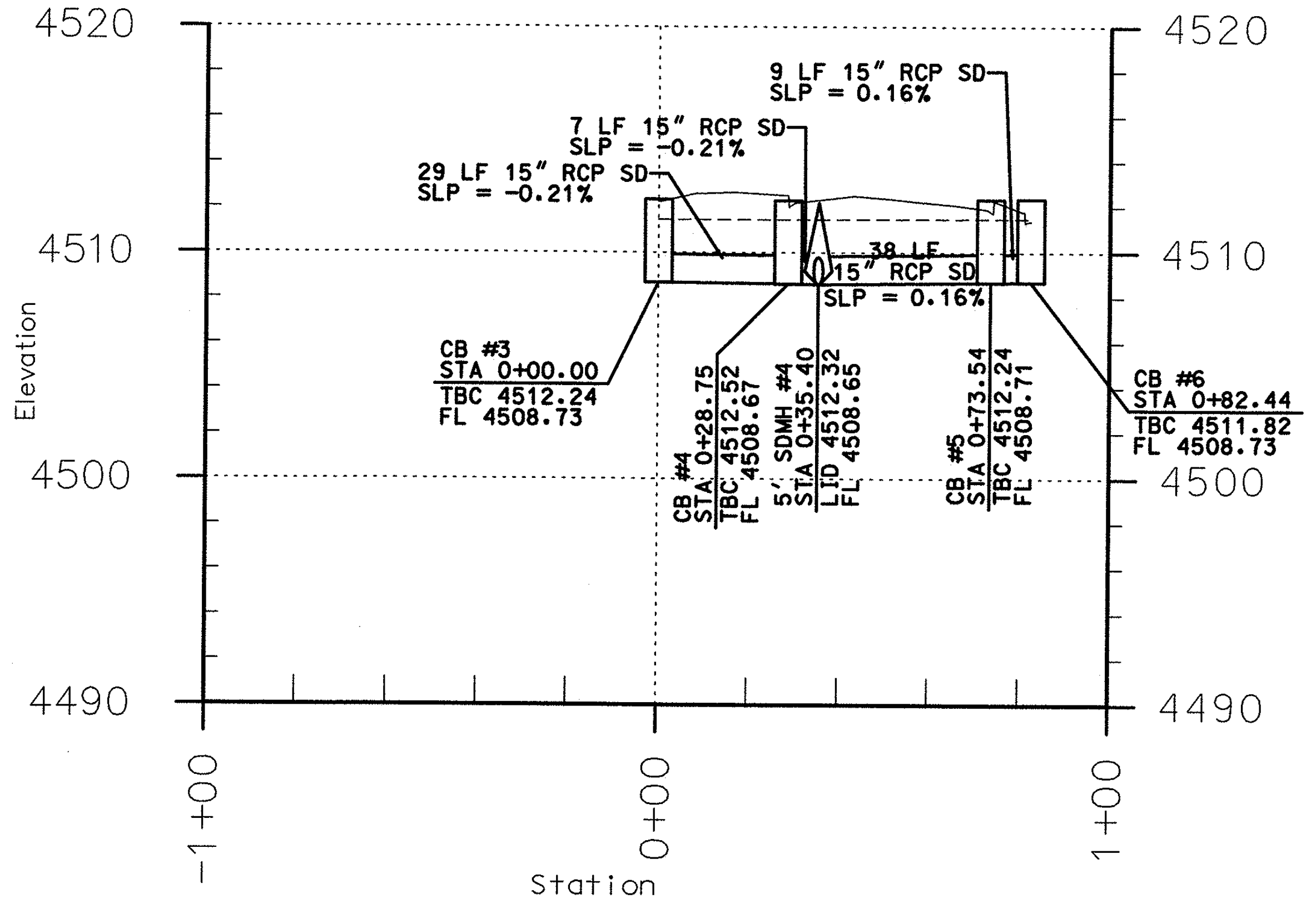
SD #6 PROFILE



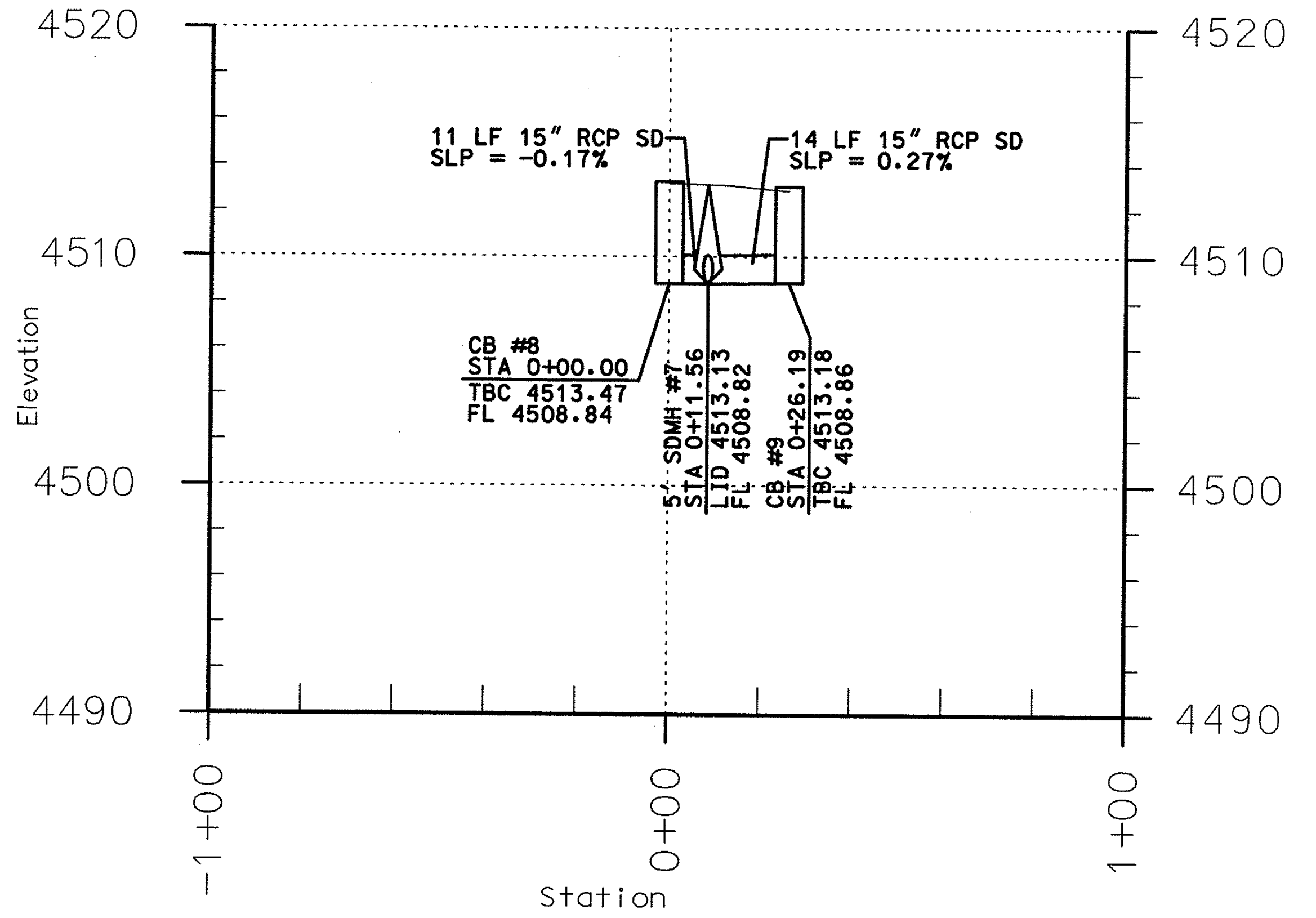
SD #8 PROFILE



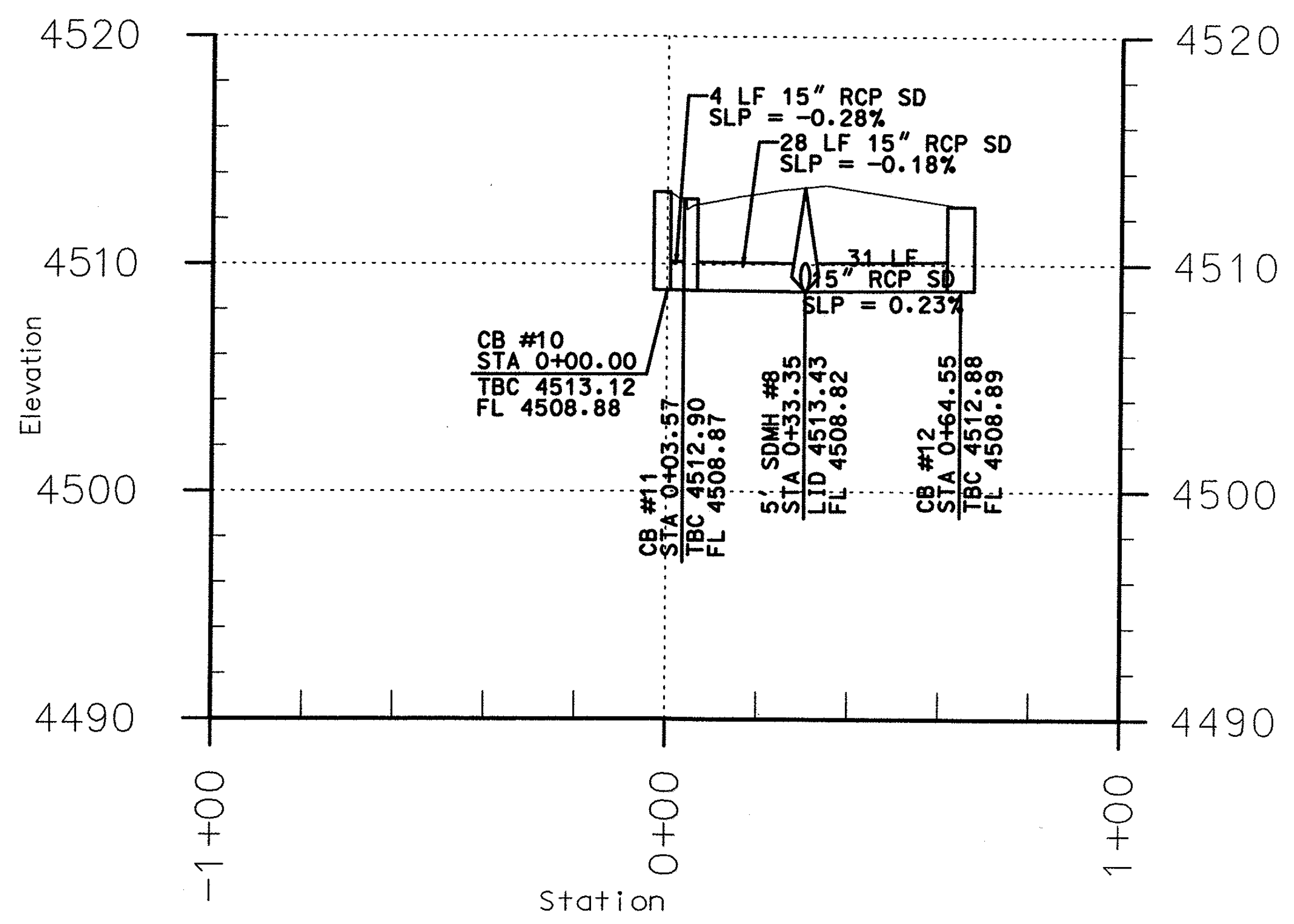
SD #9 PROFILE



SD #10 PROFILE



SD #11 PROFILE



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FEB. 24, 2020
NO. 174774
MATT W. BROWN

REVISIONS

No.	Date	By	Notes

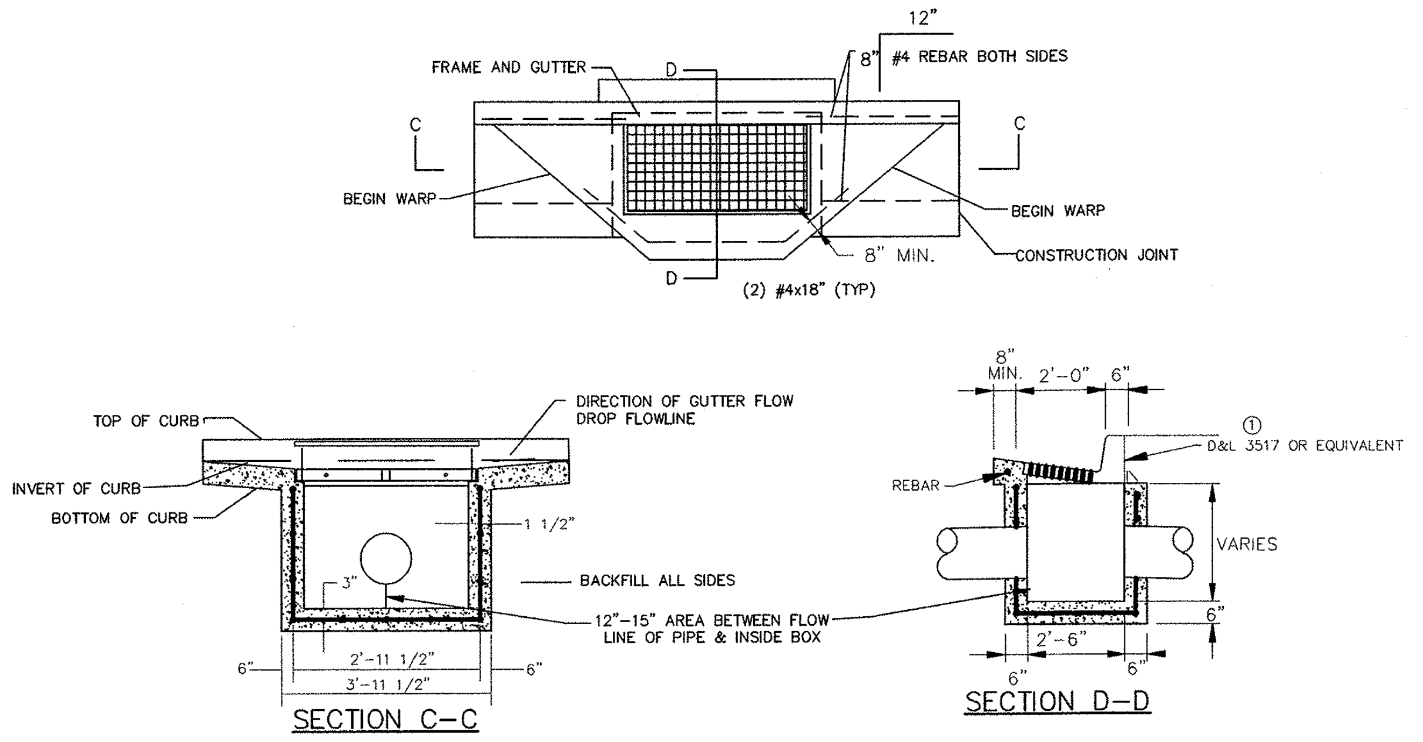
Designed
Drawn D. BUFFO
Checked
Date 9-23-19

Location: THE YARD SUBDIVISION
AMERICAN FORK, UTAH

Drawing Name: PROFILES

PROJECT NO. 2018.037

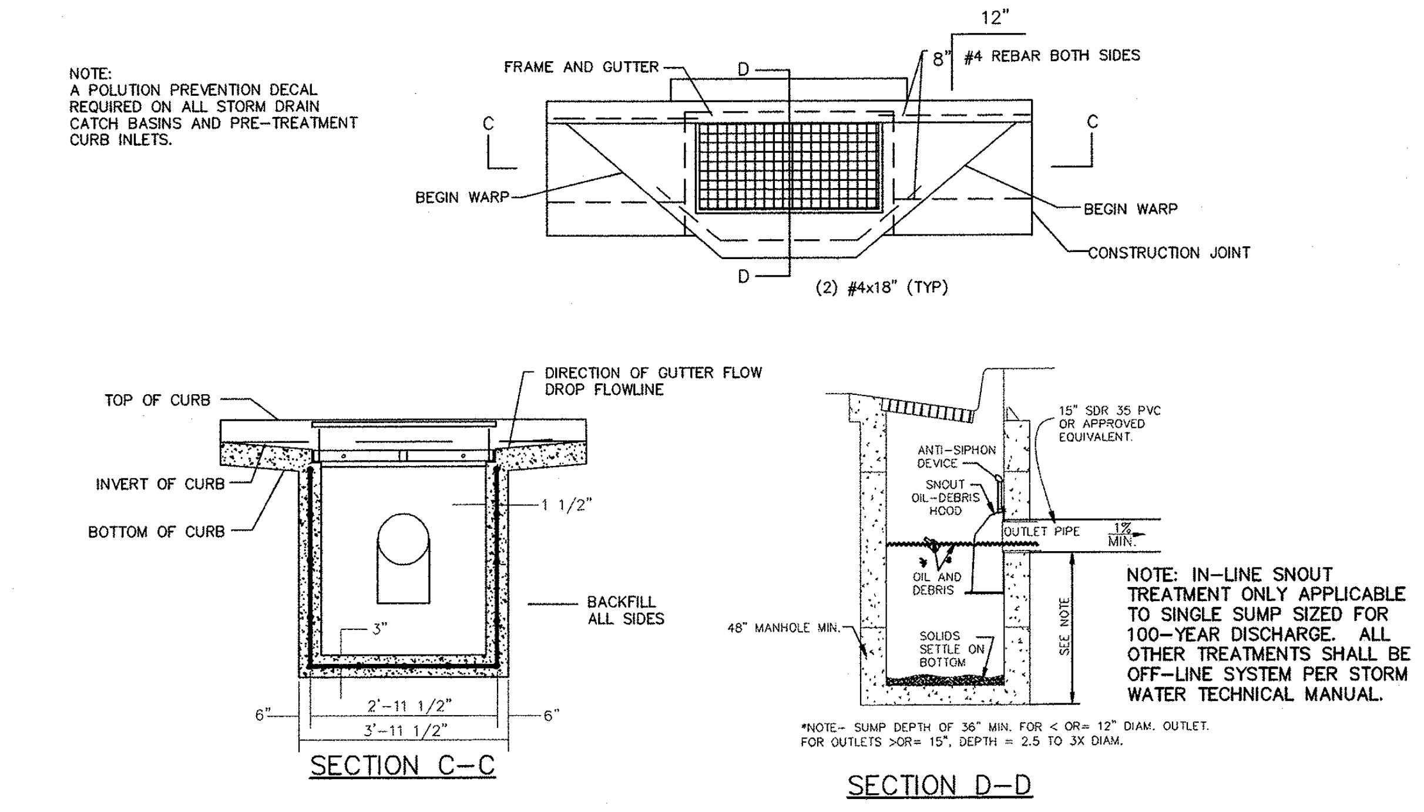
SHEET NO. 1.05



STORM DRAIN CATCH BASIN

–NTS–

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



NOTE: IN–LINE SNOUT TREATMENT ONLY APPLICABLE TO SINGLE SUMP SIZED FOR 100–YEAR DISCHARGE. ALL OTHER TREATMENTS SHALL BE OFF–LINE SYSTEM PER STORM WATER TECHNICAL MANUAL.

*NOTE– SUMP DEPTH OF 36" MIN. FOR < OR= 12" DIAM. OUTLET. FOR OUTLETS >OR= 15", DEPTH = 2.5 TO 3X DIAM.

PRE–TREATMENT CURB INLET WITH SINGLE GRATE

–NTS–

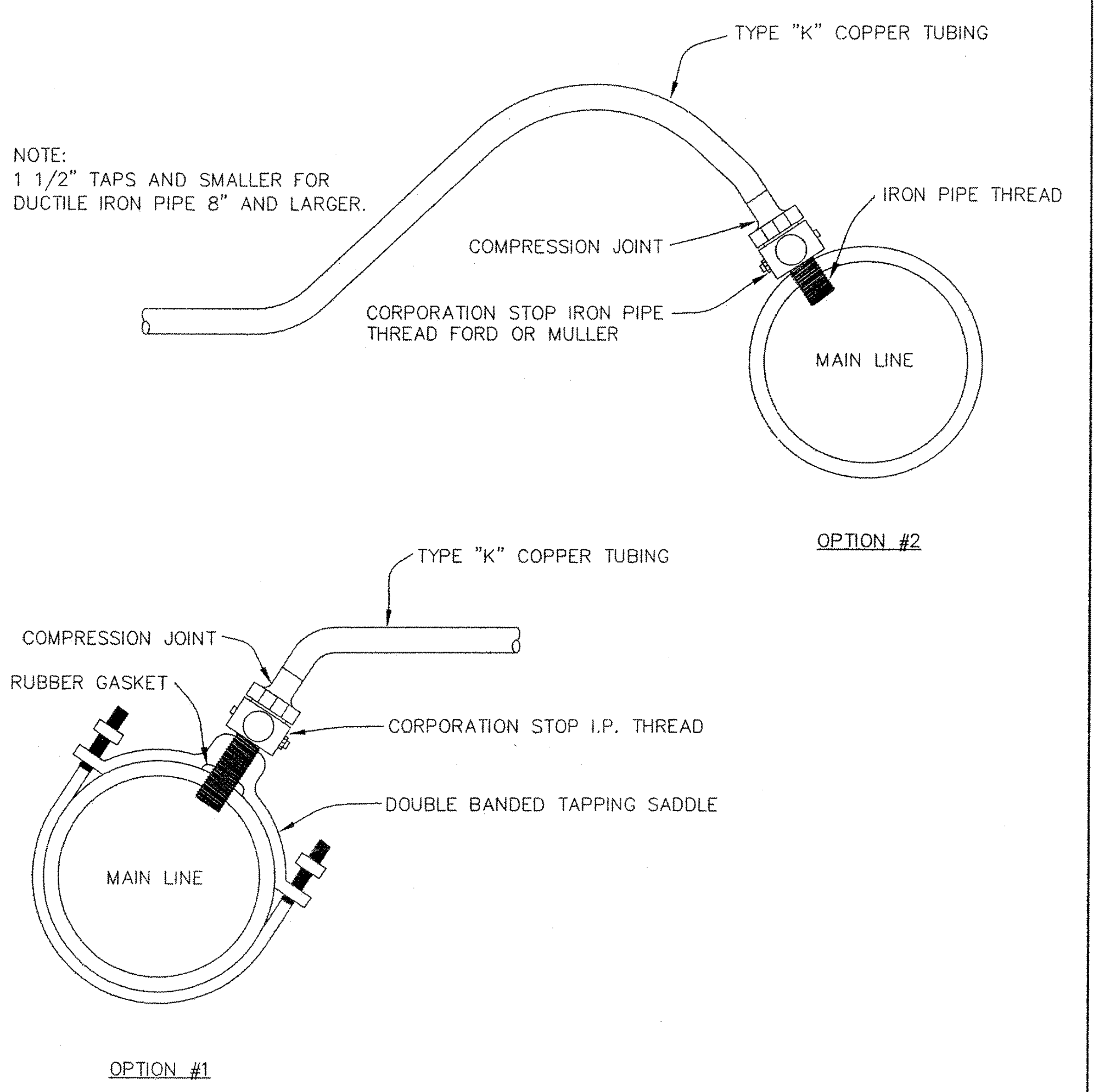
DRAWN: JRP
REVISED: AJS
DATE: APRIL 2012
SCALE: VARIES

AMERICAN FORK
— 1853 —

AMERICAN FORK CITY

STANDARD DETAIL FOR
CATCH BASIN

DRAWING NO.
15.2



NOTE:
1 1/2" TAPS AND SMALLER FOR DUCTILE IRON PIPE 8" AND LARGER.

DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

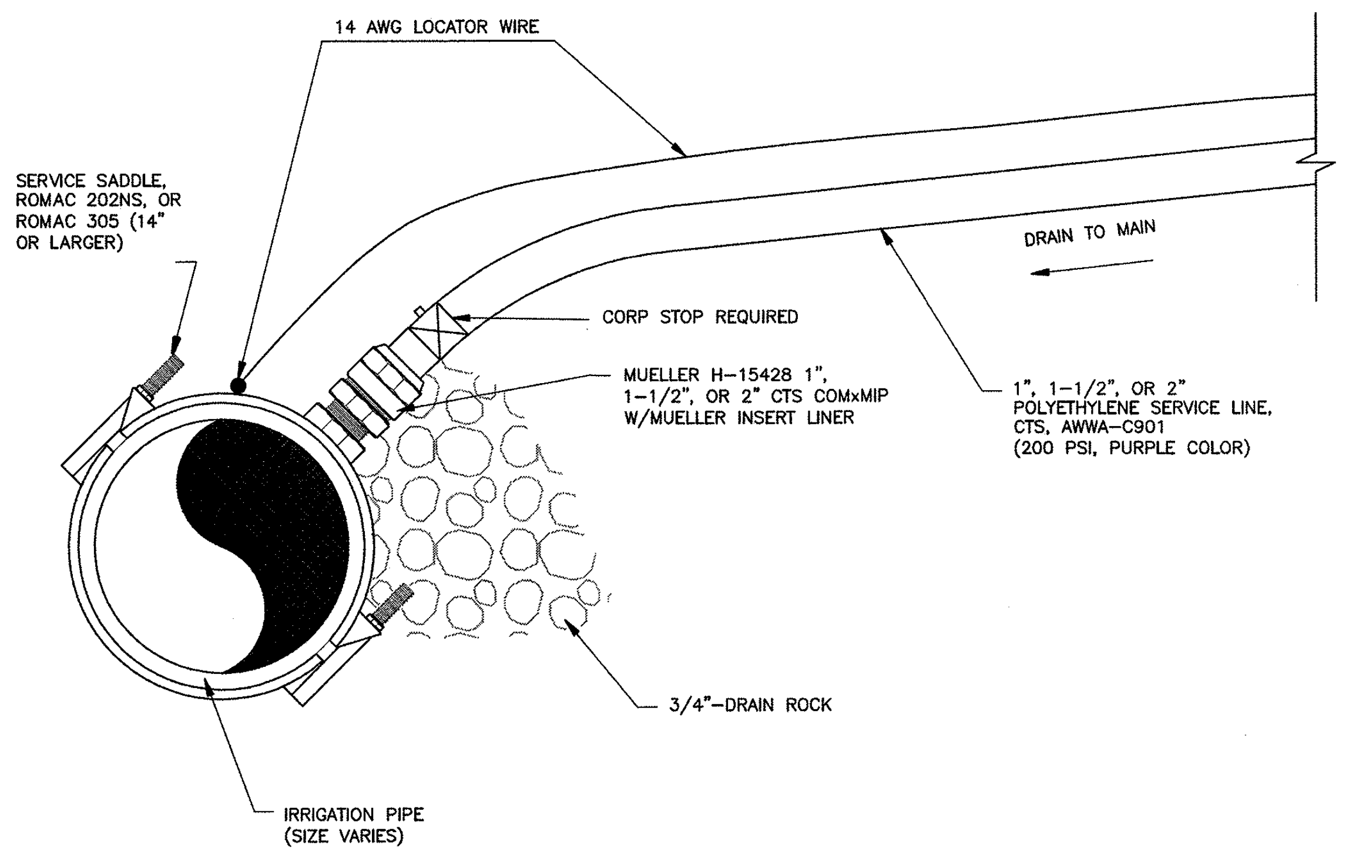
Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR
TYPICAL WATERMAN TAPS

DRAWING NO.
15.3

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\WATERMAIN TAP.dwg 05/12/2005 11:55:51 AM MDT


14 AWG LOCATOR WIRE
SERVICE SADDLE, ROMAC 202NS, OR ROMAC 305 (14" OR LARGER)
DRAIN TO MAIN
CORP STOP REQUIRED
MUELLER H–15428 1", 1–1/2", OR 2" CTS COMxMIP W/MUELLER INSERT LINER
1", 1–1/2", OR 2" POLYETHYLENE SERVICE LINE, CTS, AWWA–C901 (200 PSI, PURPLE COLOR)
3/4"–DRAIN ROCK
IRRIGATION PIPE (SIZE VARIES)

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

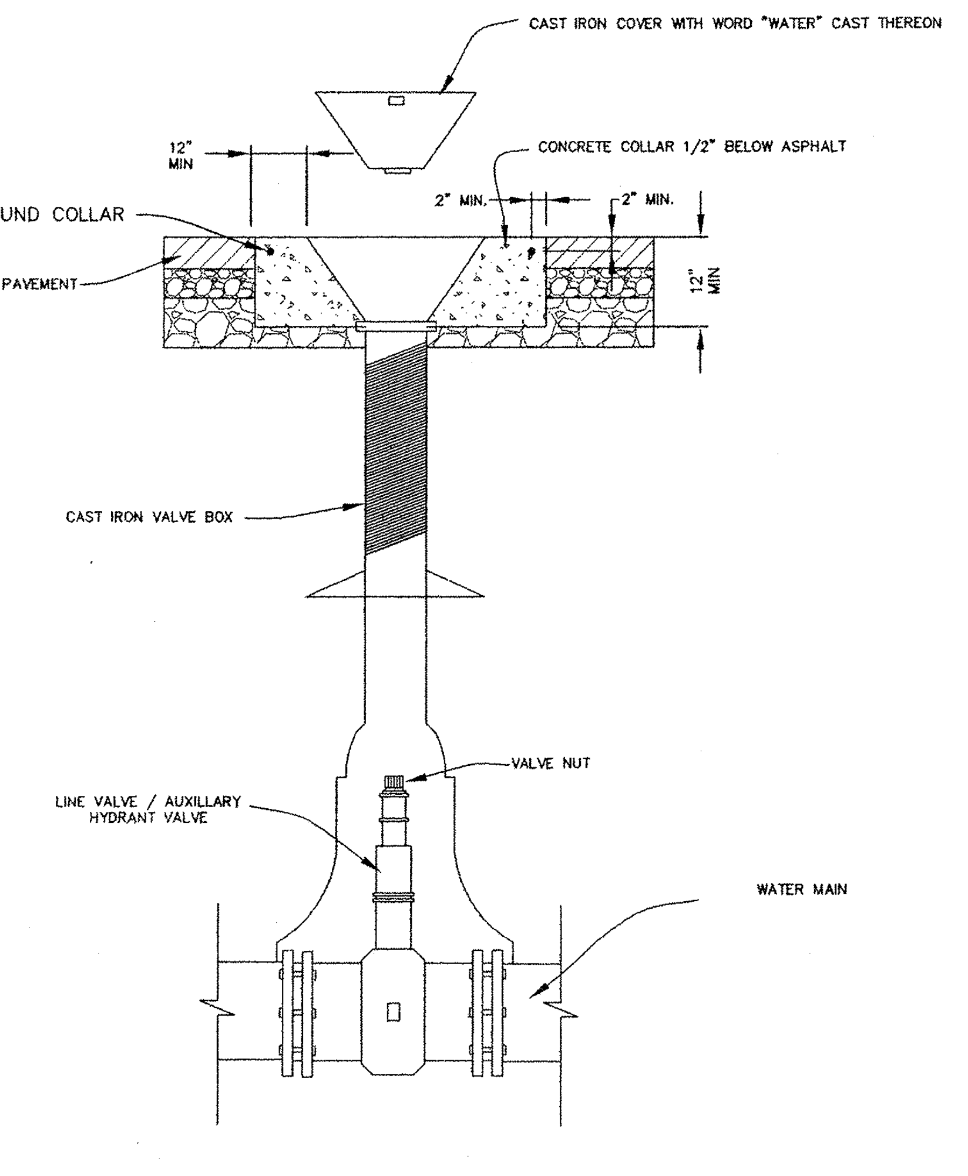
DRAWN:
REVISED: 11/2010
DATE:
SCALE:

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


CAST IRON COVER WITH WORD "WATER" CAST THEREON
12" MIN
CONCRETE COLLAR 1/2" BELOW ASPHALT
4" REBAR AROUND COLLAR
2" MIN.
2" MIN.
PAVEMENT
12" MIN
CAST IRON VALVE BOX
VALVE NUT
LINE VALVE / AUXILLARY HYDRANT VALVE
WATER MAIN

VALVE BOX DETAIL

DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

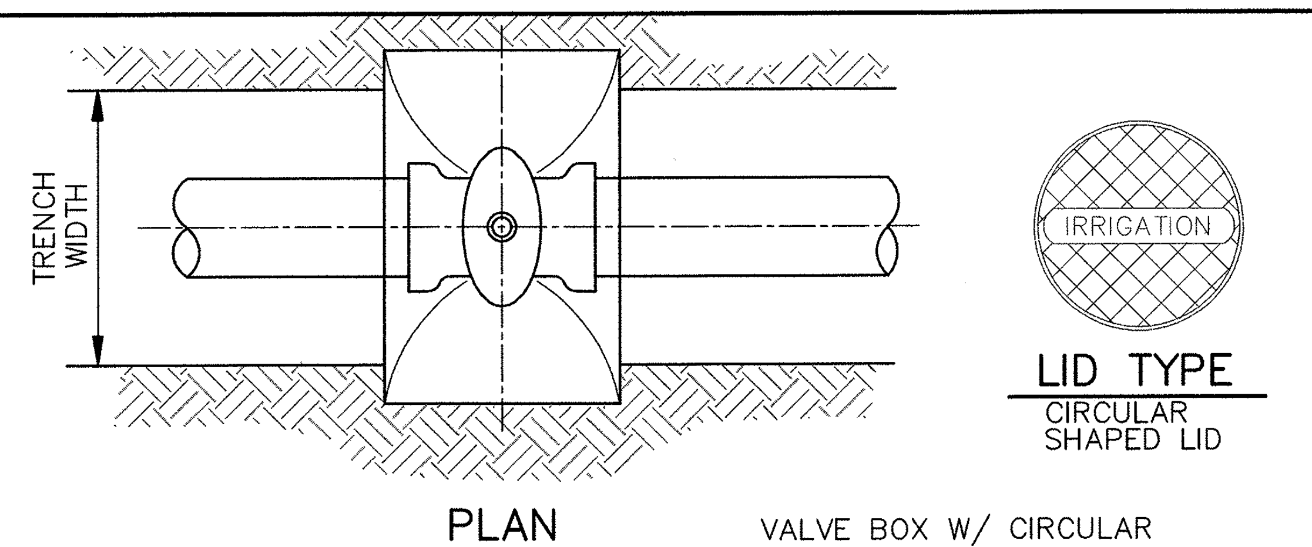
Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

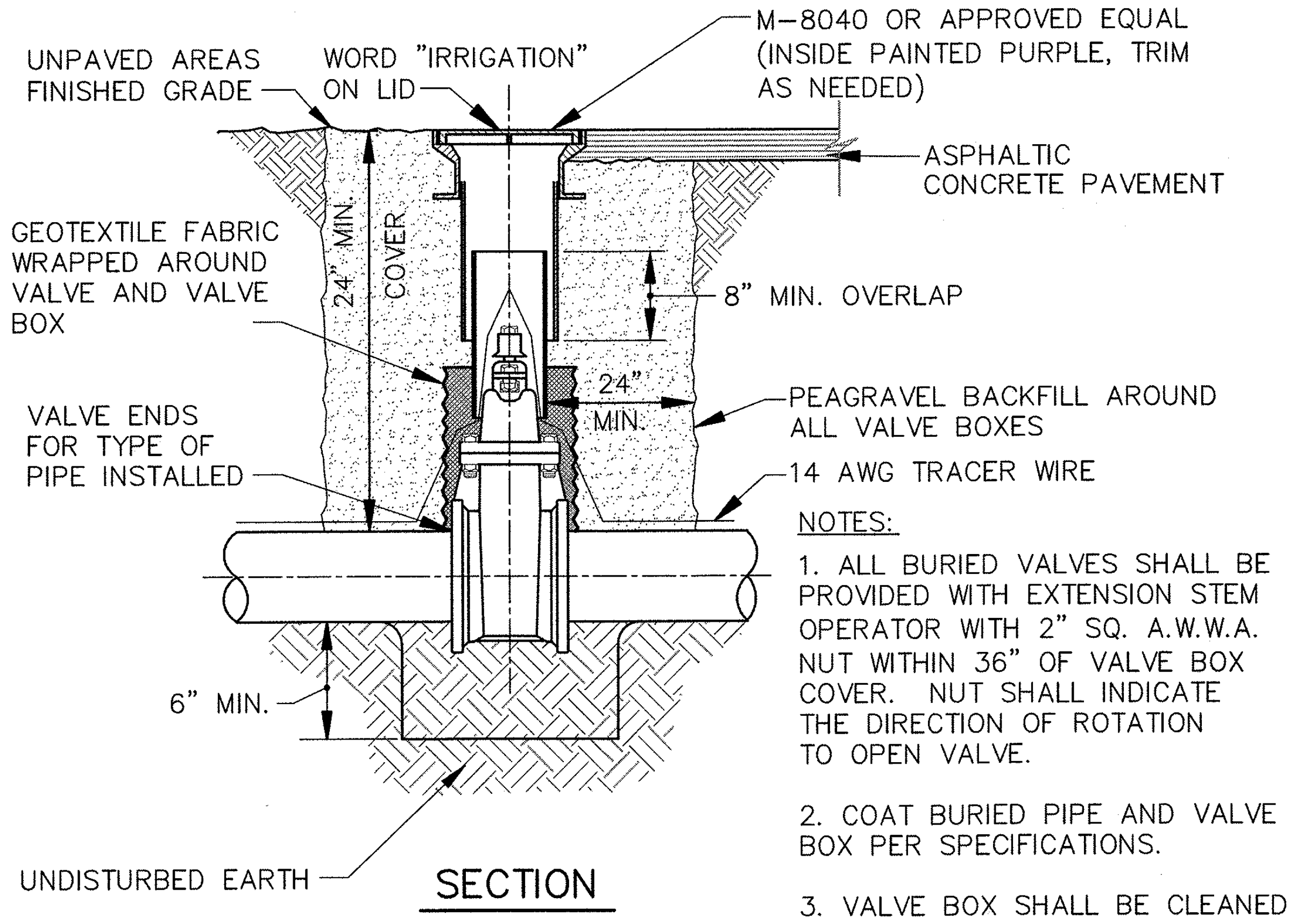
STANDARD DETAIL FOR
VALVE BOX DETAIL

DRAWING NO.
15.4

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\VALVE BOX.dwg 05/12/2005 11:54:18 AM MDT



PLAN


UNPAVED AREAS FINISHED GRADE
WORD "IRRIGATION" ON LID
VALVE BOX W/ CIRCULAR SHAPED LID. D&L MODEL M–8040 OR APPROVED EQUAL (INSIDE PAINTED PURPLE, TRIM AS NEEDED)
ASPHALTIC CONCRETE PAVEMENT
GEOTEXTILE FABRIC WRAPPED AROUND VALVE AND VALVE BOX
24" MIN. COVER
8" MIN. OVERLAP
24" MIN.
PEAGRAVEL BACKFILL AROUND ALL VALVE BOXES
VALVE ENDS FOR TYPE OF PIPE INSTALLED
14 AWG TRACER WIRE
6" MIN.
UNDISTURBED EARTH

SECTION

NOTES:

1. ALL BURIED VALVES SHALL BE PROVIDED WITH EXTENSION STEM OPERATOR WITH 2" SQ. A.W.W.A. NUT WITHIN 36" OF VALVE BOX COVER. NUT SHALL INDICATE THE DIRECTION OF ROTATION TO OPEN VALVE.

2. COAT BURIED PIPE AND VALVE BOX PER SPECIFICATIONS.

3. VALVE BOX SHALL BE CLEANED OF ALL DEBRIS AND SOIL.

VALVE BOX INSTALLATION

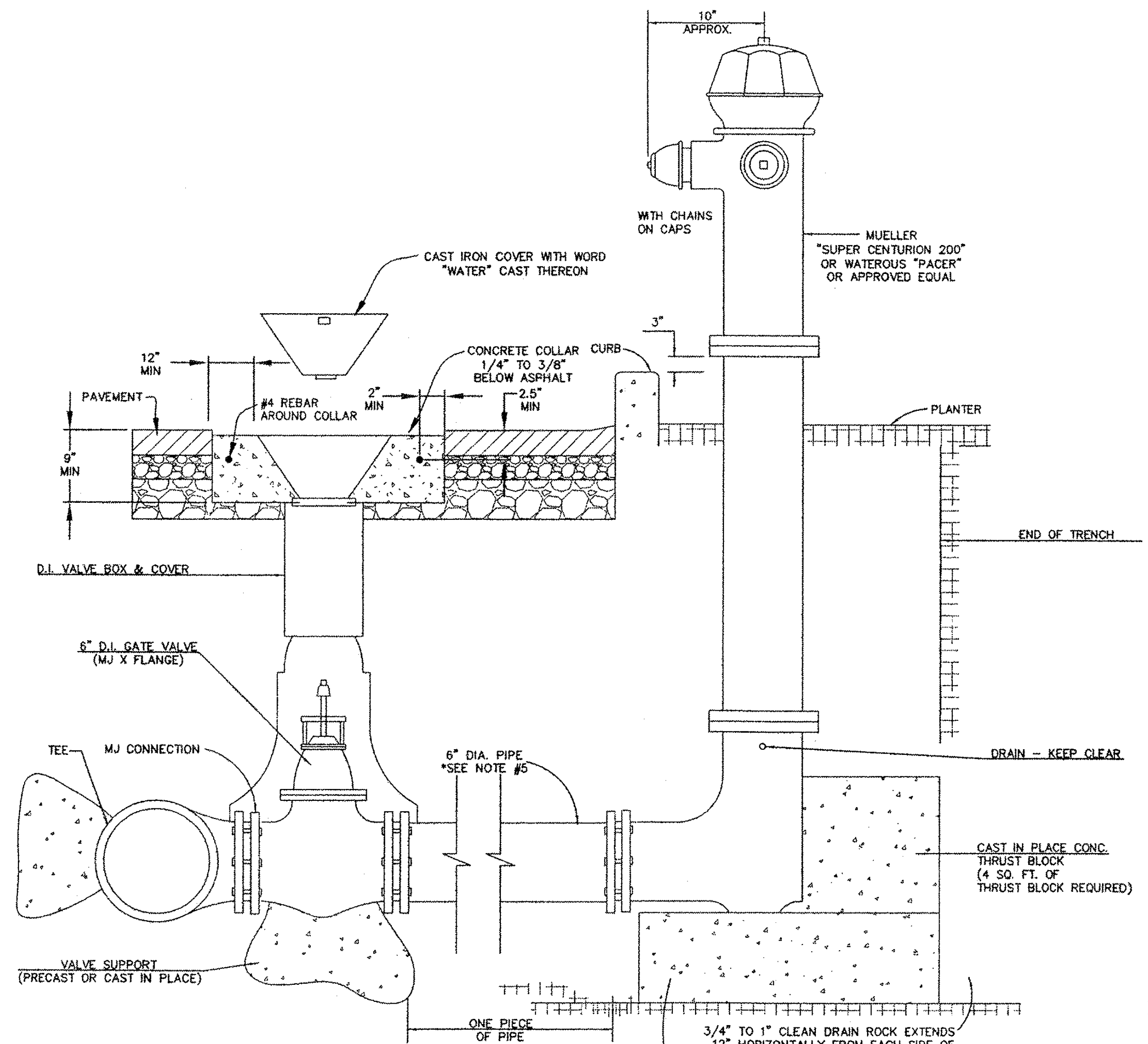
DRAWN:
REVISED: 11/2010
DATE:
SCALE: NONE

HORROCKS
ENGINEERS
ONE WEST MAIN
P.O. BOX 377
AMERICAN FORK
(801) 763–5100

AMERICAN FORK CITY

STANDARD DETAIL FOR
SECONDARY WATER VALVE BOX DETAIL

DRAWING NO.
15.4A


10" APPROX.
WITH CHAINS ON CAPS
MUELLER "SUPER CENTURION 200" OR WATEROUS "PACER" OR APPROVED EQUAL
CAST IRON COVER WITH WORD "WATER" CAST THEREON
3"
12" MIN
CONCRETE COLLAR 1/4" TO 3/8" BELOW ASPHALT
CURB
PAVEMENT
#4 REBAR AROUND COLLAR
2" MIN
2.5" MIN
PLANTER
9" MIN
END OF TRENCH
D.I. VALVE BOX & COVER
6" D.I. GATE VALVE (MJ X FLANGE)
TEE
MJ CONNECTION
6" DIA. PIPE *SEE NOTE #5
DRAIN – KEEP CLEAR
CAST IN PLACE CONC. THRUST BLOCK (4 SQ. FT. OF THRUST BLOCK REQUIRED)
VALVE SUPPORT (PRECAST OR CAST IN PLACE)
ONE PIECE OF PIPE
3/4" TO 1" CLEAN DRAIN ROCK EXTENDS 12" HORIZONTALLY FROM EACH SIDE OF CONC. BASE AND THRUST BLOCK AND VERTICALLY TO 2" ABOVE HYDRANT DRAIN WALL
PRECAST CONCRETE BLOCK 2'X2'X6" THICK

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 ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.
5. IF LENGTH EXCEEDS 1 LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.

FIRE HYDRANT DETAIL

–NTS–

DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES

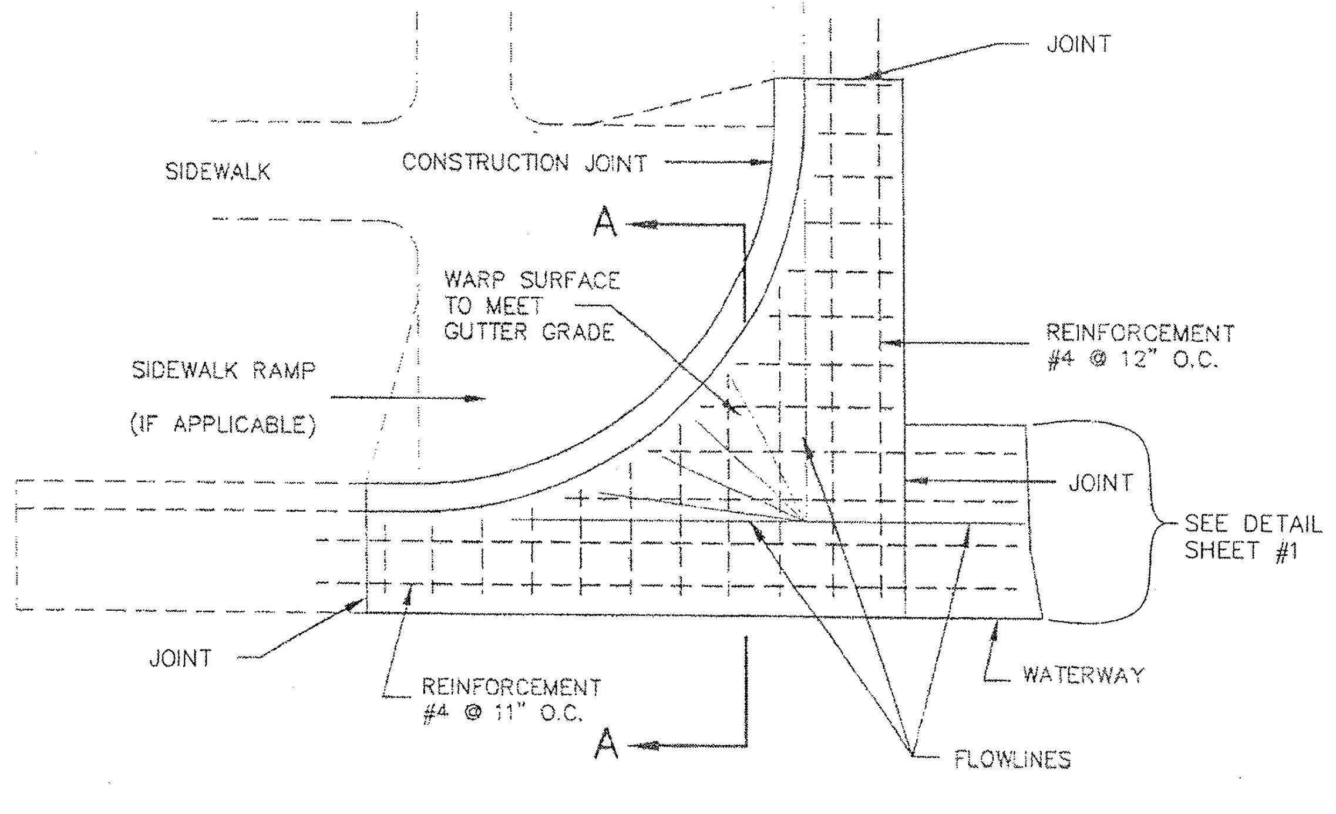
Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

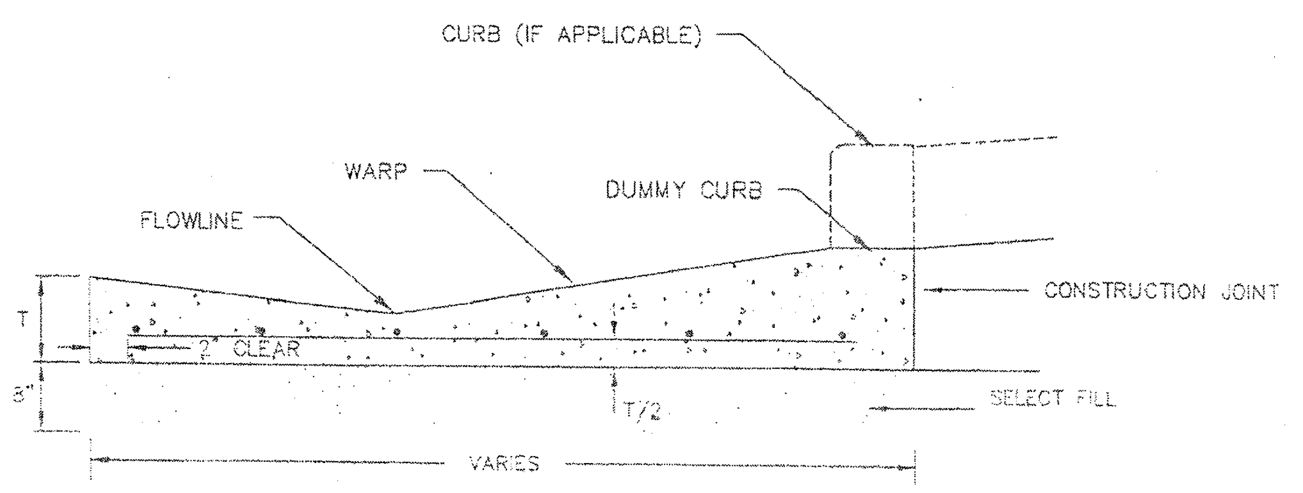
STANDARD DETAIL FOR
FIRE HYDRANT

DRAWING NO.
15.6

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\FIRE HYDRANT.dwg 05/12/2005 10:56:17 AM MDT


JOINT
SIDEWALK
CONSTRUCTION JOINT
A
WARP SURFACE TO MEET GUTTER GRADE
REINFORCEMENT #4 @ 12" O.C.
SIDEWALK RAMP (IF APPLICABLE)
JOINT
SEE DETAIL SHEET #1
JOINT
REINFORCEMENT #4 @ 11" O.C.
A
WATERWAY
FLOWLINES

PLAN



SECTION A–A

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
INTERSECTION RADIUS REBAR DETAIL

DRAWING NO.
15.8

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\CUL-DE-SAC REBAR.dwg 05/12/2005 10:52:12 AM MDT

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578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
FEB. 24, 2020
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	Notes

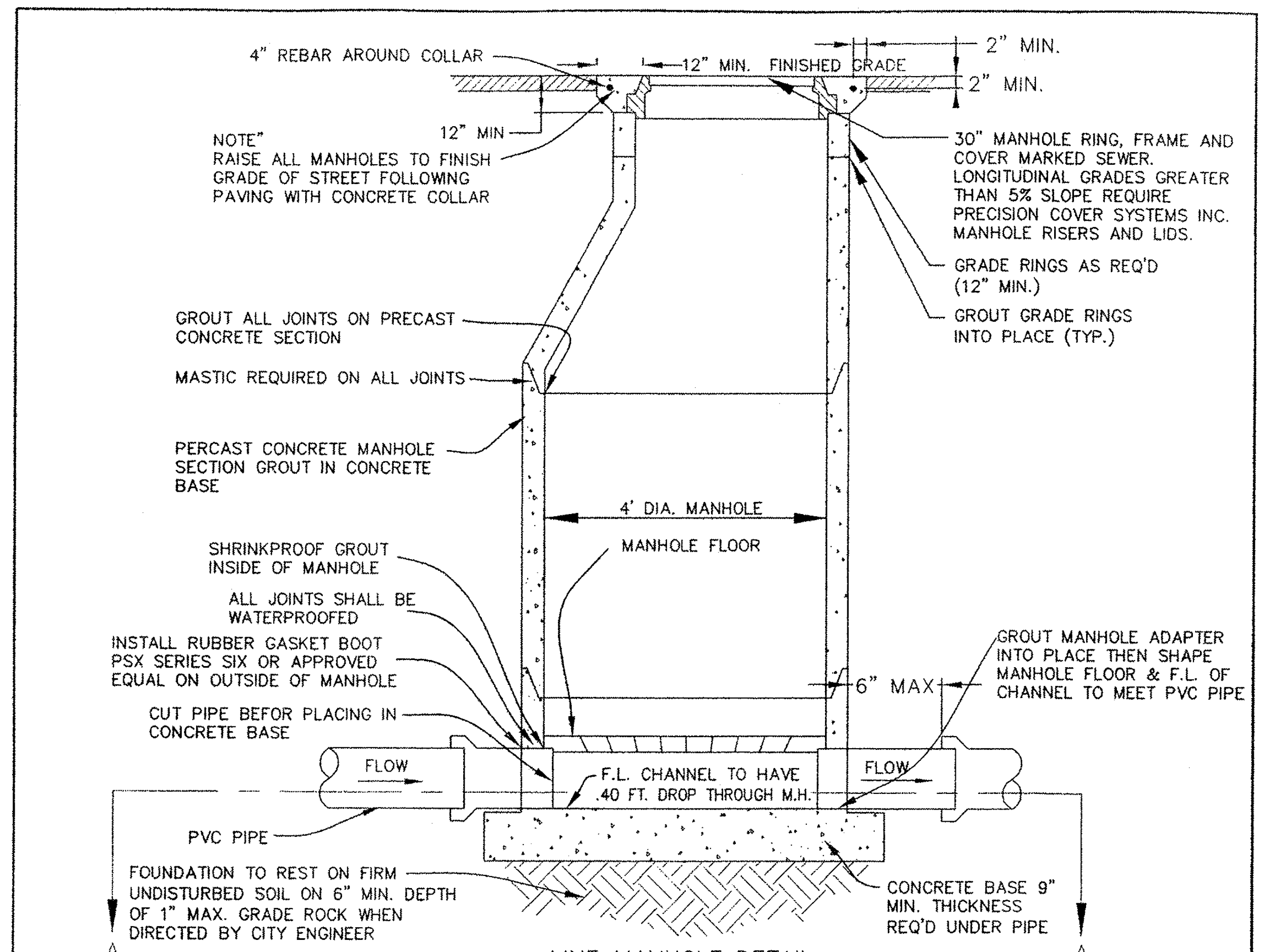
REVISIONS

Designed
Drawn D. BUFFO
Checked
Date 7-6-18

Title: EDGEWATER NORTH
Location: AMERICAN FORK, UTAH
Drawing Name: STANDARD DETAILS

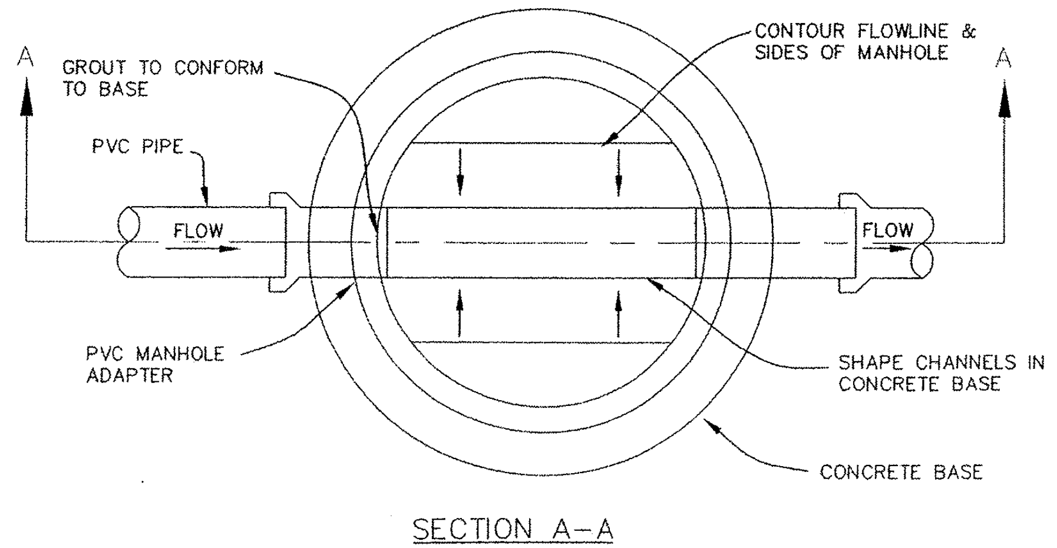
PROJECT NO.
2018.037

SHEET NO.
3.01


4" REBAR AROUND COLLAR
12" MIN. FINISHED GRADE
2" MIN.
2" MIN.
12" MIN
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
MASTIC REQUIRED ON ALL JOINTS
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
4' DIA. MANHOLE
MANHOLE FLOOR
SHRINKPROOF GROUT INSIDE OF MANHOLE
ALL JOINTS SHALL BE WATERPROOFED
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
CUT PIPE BEFOR PLACING IN CONCRETE BASE
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
6" MAX
FLOW
FLOW
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A

LINE MANHOLE DETAIL

-NTS-



SECTION A–A

–NTS–

DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR
SANITARY SEWER LINE MANHOLE DETAIL

DRAWING NO.
15.12

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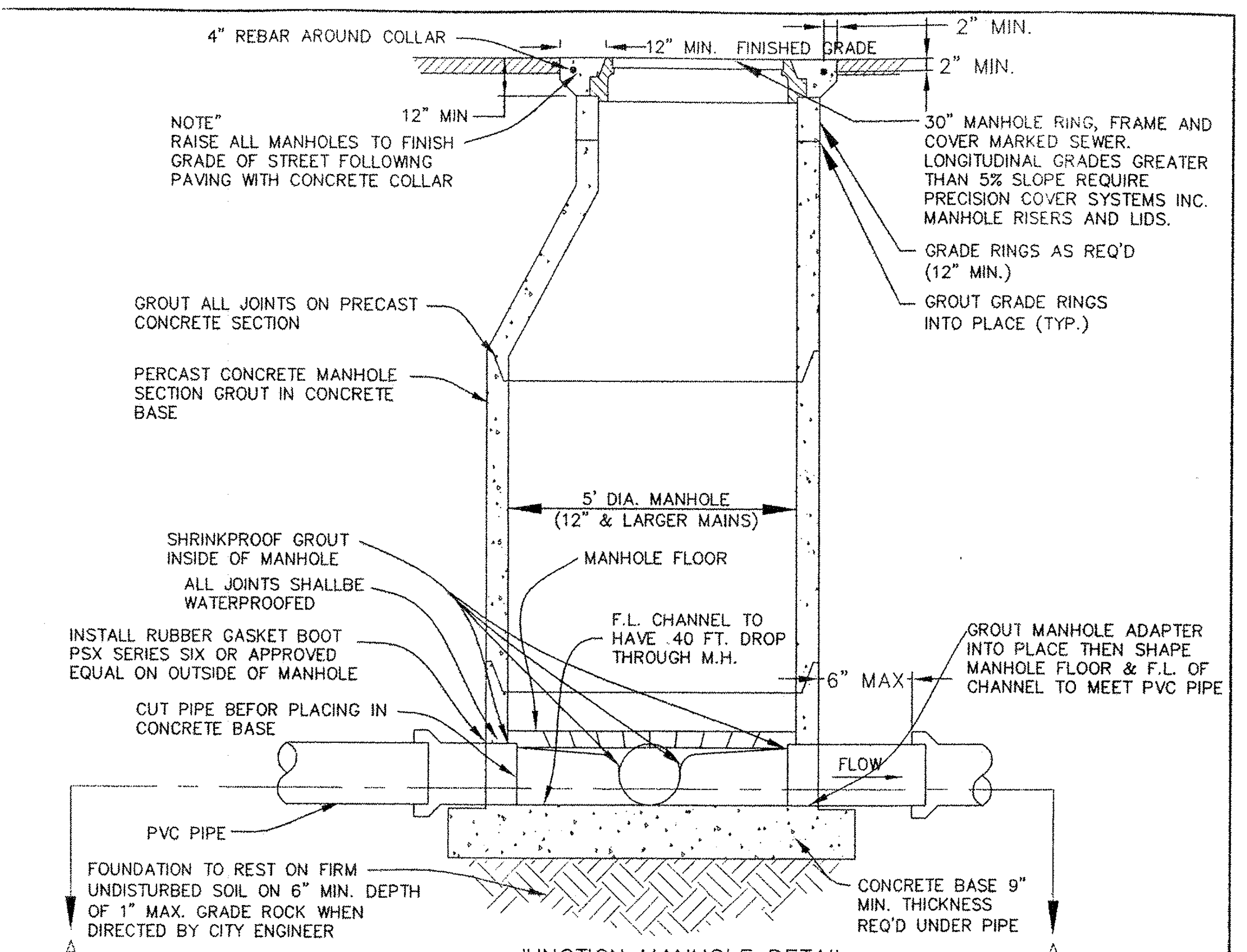
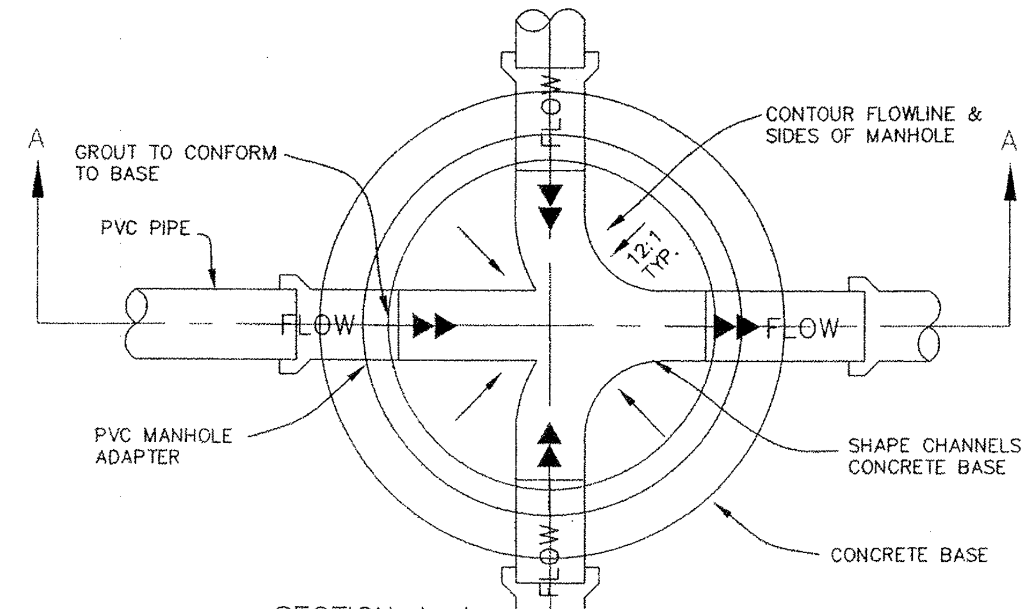

4" REBAR AROUND COLLAR
12" MIN. FINISHED GRADE
2" MIN.
2" MIN.
12" MIN
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
5' DIA. MANHOLE (12" & LARGER MAINS)
SHRINKPROOF GROUT INSIDE OF MANHOLE
MANHOLE FLOOR
ALL JOINTS SHALLBE WATERPROOFED
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
6" MAX
CUT PIPE BEFOR PLACING IN CONCRETE BASE
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A

JUNCTION MANHOLE DETAIL

–NTS–



SECTION A–A

–NTS–

DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR
SANITARY SEWER JUNCTION MANHOLE DETAIL

DRAWING NO.
15.13

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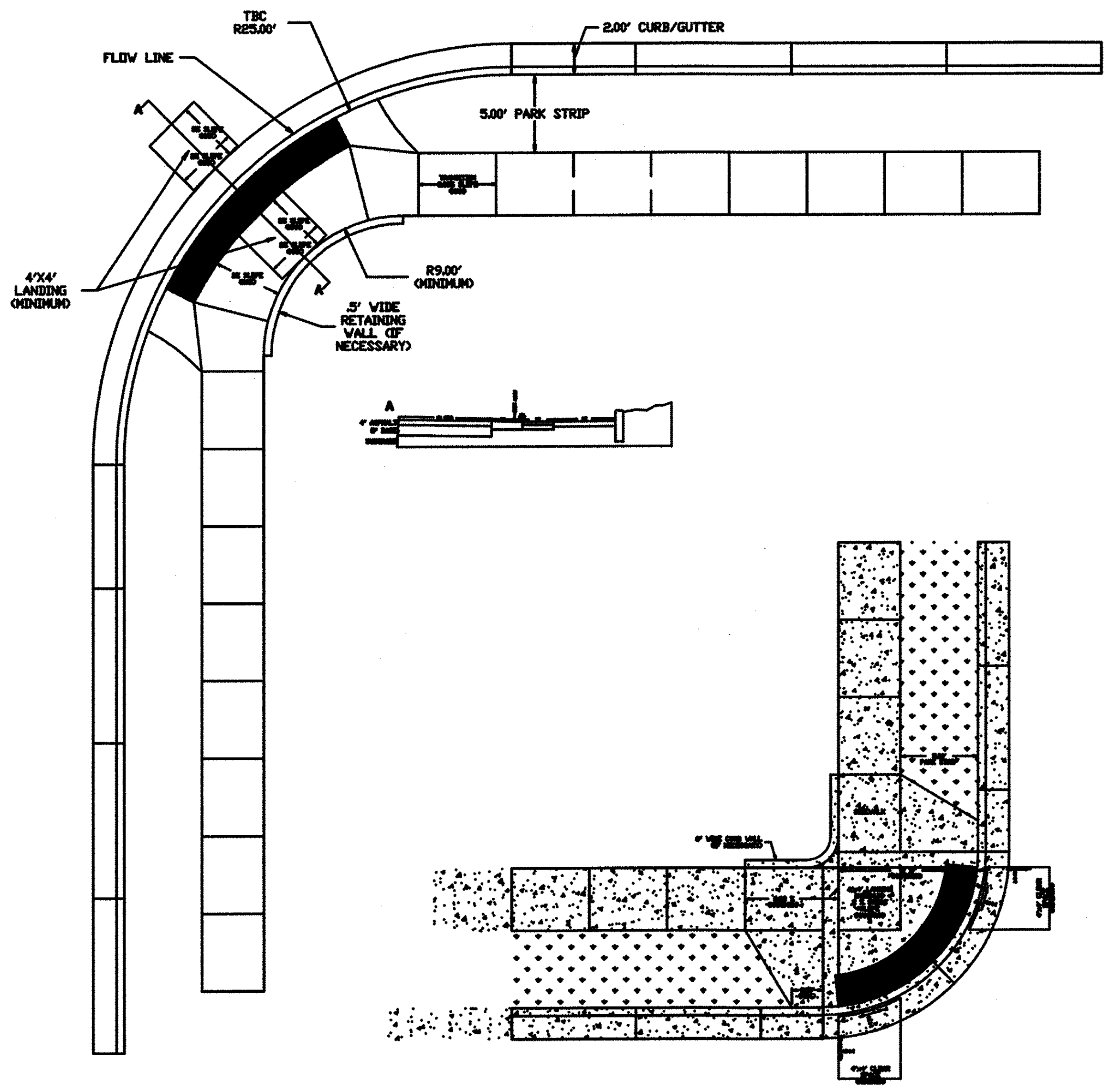


NOTES:

1. THE RAMP SHALL BE CONSTRUCTED USING CAST IRON TACTILE DOMES CAST TO MATCH THE RADIUS OF CURVE OR EQUAL AS APPROVE BY THE CITY ENGINEER.

2. PROVIDE DETECTABLE WARNING AREA PER APWA/ADAAG SPECIFICATIONS.

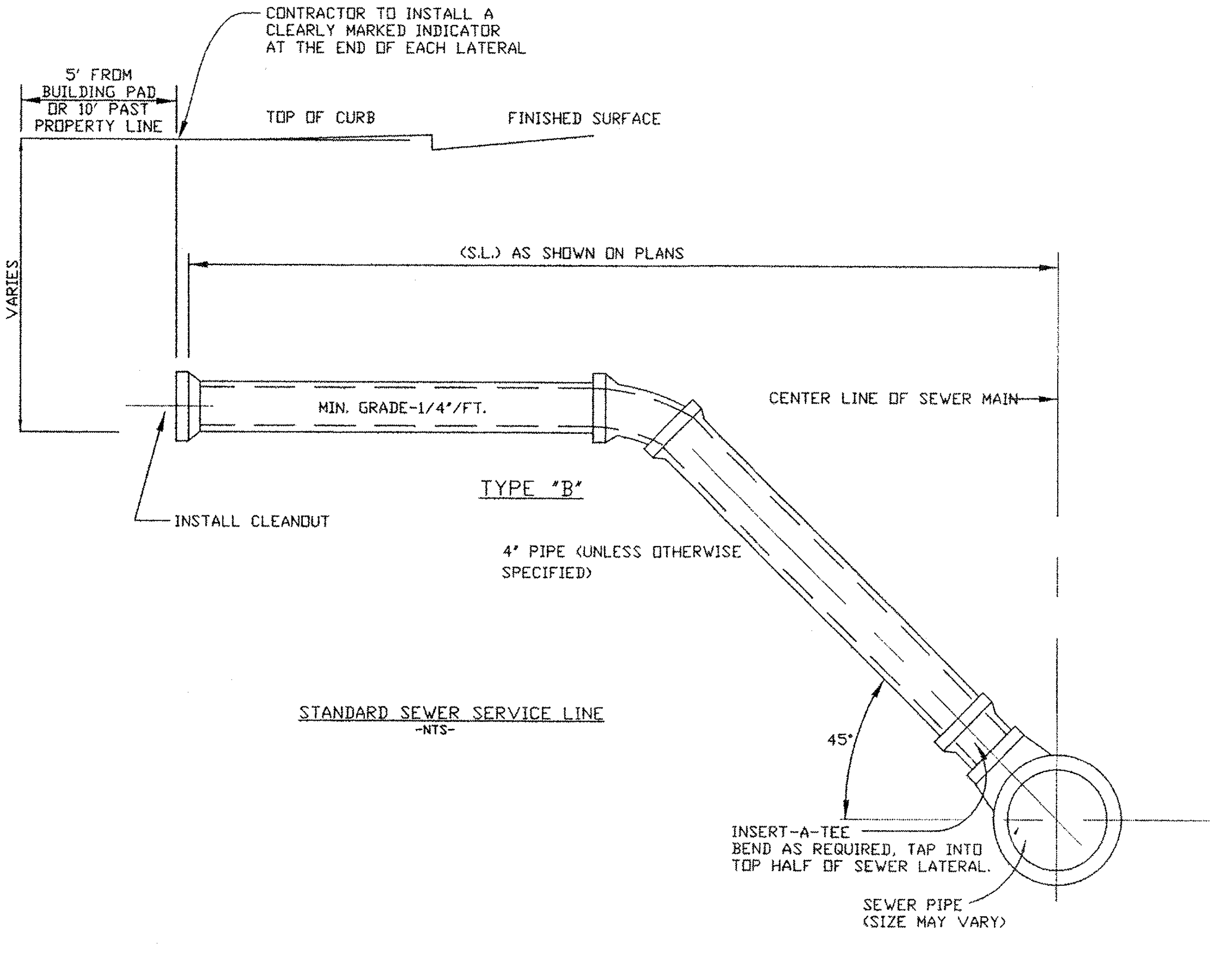
3. SEE APWA PLAN #235 FOR CONSTRUCTION DETAILS, SLOPES, ETC.

DRAWN: R.A.
REVISED:
DATE: APR. 2012
SCALE: VARIES

AMERICAN FORK CITY

STANDARD DETAIL FOR
SIDEWALK RAMP

DRAWING NO.
15.18


CONTRACTOR TO INSTALL A CLEARLY MARKED INDICATOR AT THE END OF EACH LATERAL
5' FROM BUILDING PAD OR 10' PAST PROPERTY LINE
TOP OF CURB
FINISHED SURFACE
VARIES
(S.L.) AS SHOWN ON PLANS
MIN. GRADE-1/4"/FT.
CENTER LINE OF SEWER MAIN
TYPE "B"
INSTALL CLEANOUT
4" PIPE (UNLESS OTHERWISE SPECIFIED)
STANDARD SEWER SERVICE LINE
-NTS-
45°
INSERT-A-TEE BEND AS REQUIRED, TAP INTO TOP HALF OF SEWER LATERAL.
SEWER PIPE (SIZE MAY VARY)

NOTE:
ALSO SEE DRAWING NO. 15.23

DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES

Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR
STANDARD SEWER SERVICE LINE

DRAWING NO.
15.19

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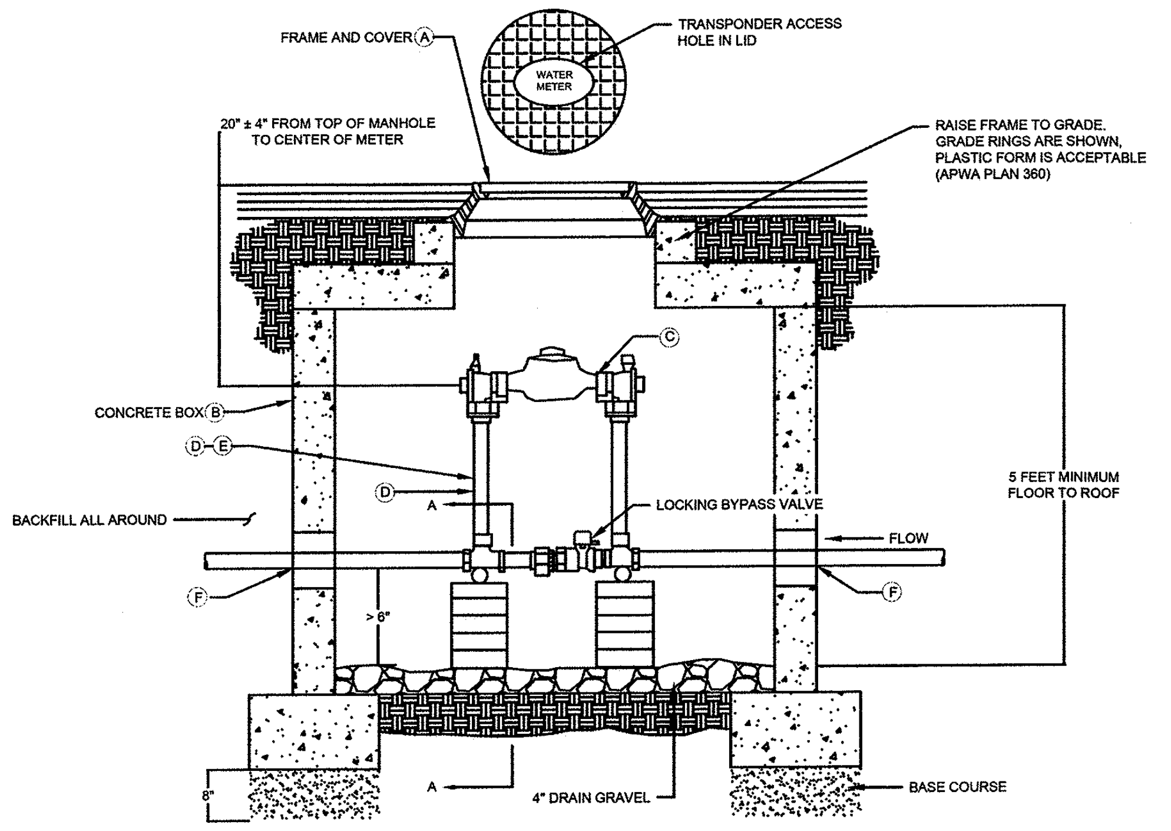
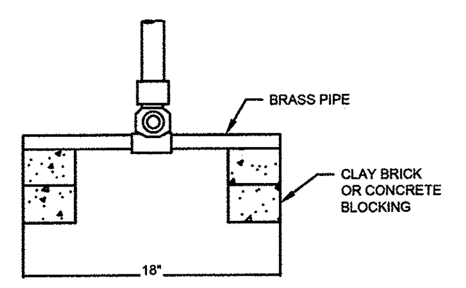
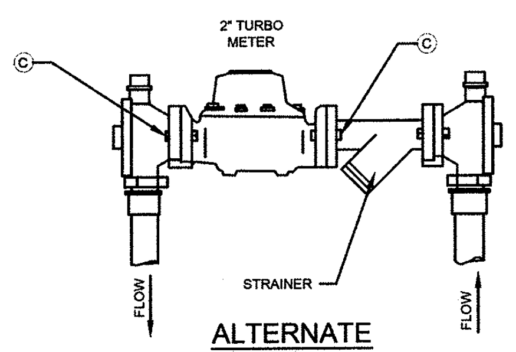

FRAME AND COVER Ⓐ
TRANSPONDER ACCESS HOLE IN LID
WATER METER
20" ± 4" FROM TOP OF MANHOLE TO CENTER OF METER
RAISE FRAME TO GRADE. GRADE RINGS ARE SHOWN, PLASTIC FORM IS ACCEPTABLE (APWA PLAN 360)
Ⓒ
CONCRETE BOX Ⓑ
Ⓓ-Ⓔ
Ⓓ
A
LOCKING BYPASS VALVE
5 FEET MINIMUM FLOOR TO ROOF
BACKFILL ALL AROUND
FLOW
Ⓕ
Ⓕ
> 6"
8"
A
4" DRAIN GRAVEL
BASE COURSE

SECTION



SECTION A-A



ALTERNATE

TURBO METER INSTALLATION FOR ALL SYSTEMS USED EXCLUSIVELY FOR IRRIGATION OR FIRE PROTECTION.

LEGEND			
NO.	*	ITEM	DESCRIPTION
Ⓐ		27" FRAME AND COVER	APWA PLAN 502
Ⓑ		CONCRETE BOX	APWA PLAN 505
Ⓒ		STAINLESS STEEL METER BOLT WITH NUT	5/8" x 2 3/4" 304 SS
Ⓓ		1 1/2" CUSTOM SETTER WITH LOCKING BYPASS	
Ⓔ		2" CUSTOM SETTER WITH LOCKING BYPASS	
Ⓕ		CORE/KNOCKOUT THROUGH VAULT WALL	PIPES PASSING THROUGH CONCRETE VAULT SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY SHEATHING OR WRAPPING OR ANY OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM LIME AND ACID FROM CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING EXPANSION AND CONTRACTION OF PIPING (IPC 305.1). REMAINING HOLE SHALL BE SEALED.

DRAWN: ABW
REVISED:
DATE: FEB 2019
SCALE: VARIES

AMERICAN FORK
—1853—

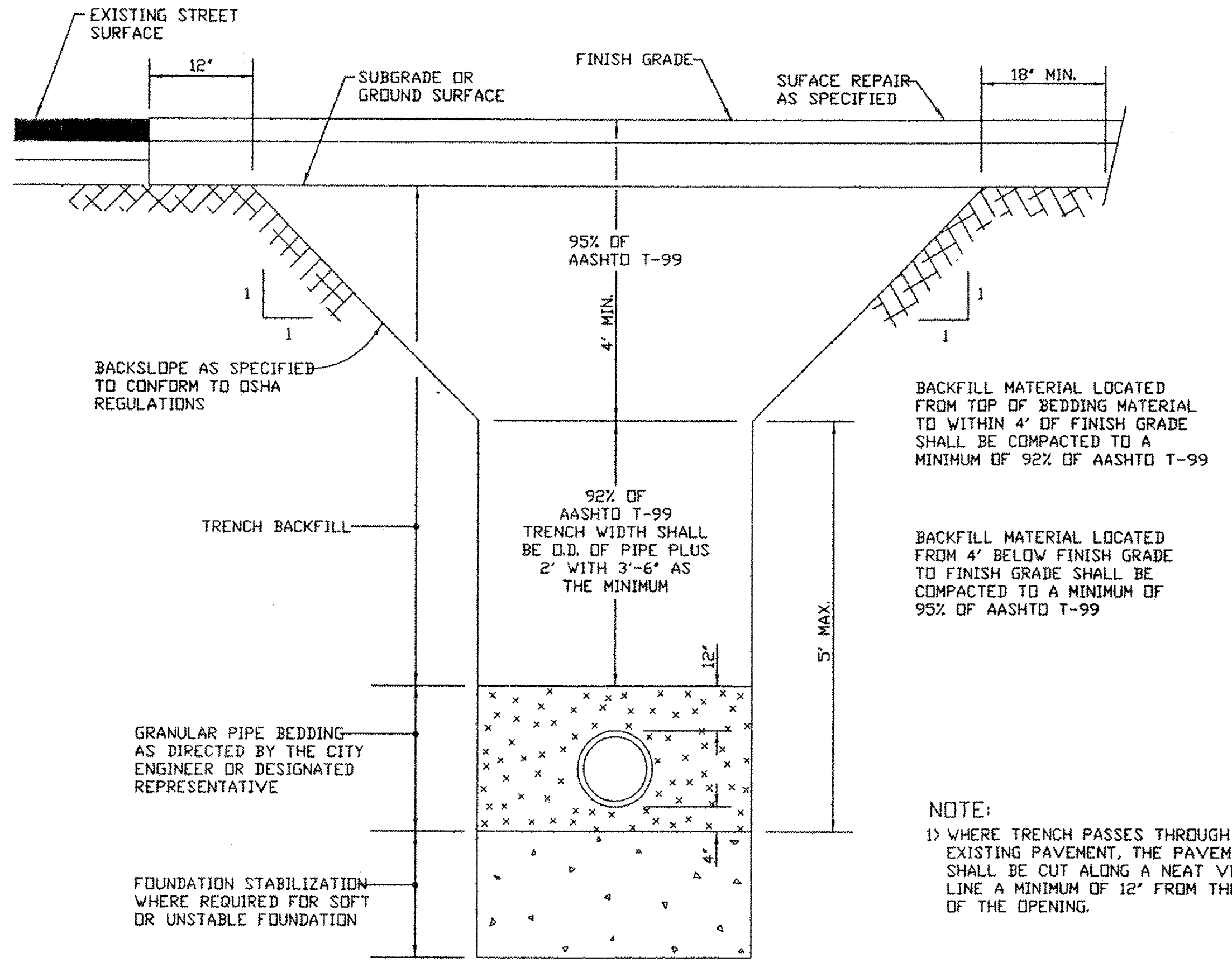
AMERICAN FORK CITY
PUBLIC WORKS
275 EAST 200 NORTH
(801) 763-9030

STANDARD DETAIL FOR
1-1/2" OR 2" METER PLACEMENT

DRAWING NO.
15.5C

OPEN GROUND SURFACE RESTORATION: THE UPPER 8" OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4" ABOVE THE NATURAL GROUND SURFACE.

GRAVEL SURFACE RESTORATION: BACKFILL UPPER 6" OF TRENCH WITH 3/4" (-) CRUSHED GRAVEL. REMAINDER OF TRENCH AS SHOWN BELOW.


EXISTING STREET SURFACE
12"
SUBGRADE OR GROUND SURFACE
FINISH GRADE
SUFACE REPAIR AS SPECIFIED
18" MIN.
95% OF AASHTO T-99
4' MIN.
1
1
1
1
BACKSLOPE AS SPECIFIED TO CONFORM TO OSHA REGULATIONS
BACKFILL MATERIAL LOCATED FROM TOP OF BEDDING MATERIAL TO WITHIN 4' OF FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 92% OF AASHTO T-99
TRENCH BACKFILL
92% OF AASHTO T-99 TRENCH WIDTH SHALL BE O.D. OF PIPE PLUS 2' WITH 3'-6" AS THE MINIMUM
BACKFILL MATERIAL LOCATED FROM 4' BELOW FINISH GRADE TO FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF AASHTO T-99
5' MAX.
12"
GRANULAR PIPE BEDDING AS DIRECTED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE
4"
FOUNDATION STABILIZATION WHERE REQUIRED FOR SOFT OR UNSTABLE FOUNDATION

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

TYPICAL TRENCH DETAIL

-NTS-

DRAWN: JRP
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

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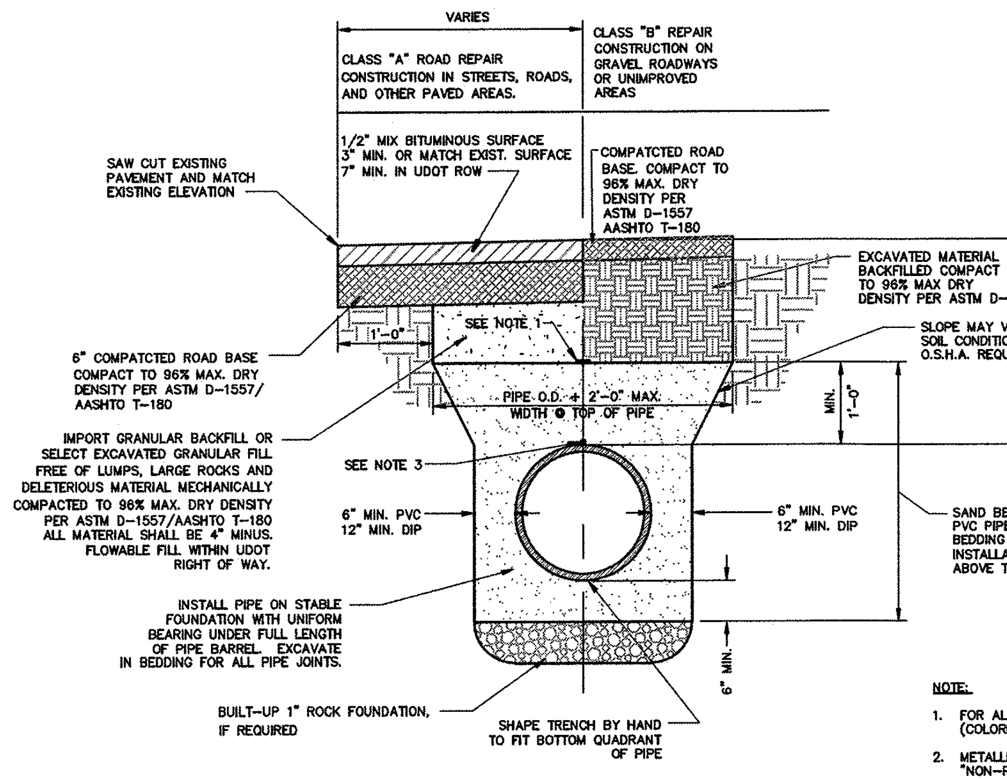

VARIES
CLASS "A" ROAD REPAIR CONSTRUCTION IN STREETS, ROADS, AND OTHER PAVED AREAS.
CLASS "B" REPAIR CONSTRUCTION ON GRAVEL ROADWAYS OR UNIMPROVED AREAS
1/2" MIX BITUMINOUS SURFACE 3" MIN. OR MATCH EXIST. SURFACE 7" MIN. IN UDOT ROW
SAW CUT EXISTING PAVEMENT AND MATCH EXISTING ELEVATION
COMPATCTED ROAD BASE. COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557 AASHTO T-180
EXCAVATED MATERIAL BACKFILLED COMPACT TO 96% MAX DRY DENSITY PER ASTM D-1557
1'-0"
SEE NOTE 1
SLOPE MAY VARY WITH SOIL CONDITIONS AND O.S.H.A. REQUIREMENTS
24" MIN. PIPE COVER
6" COMPATCTED ROAD BASE COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557/ AASHTO T-180
PIPE O.D. + 2'-0" MAX. WIDTH @ TOP OF PIPE
MIN. 1'-0"
IMPORT GRANULAR BACKFILL OR SELECT EXCAVATED GRANULAR FILL FREE OF LUMPS, LARGE ROCKS AND DELETERIOUS MATERIAL MECHANICALLY COMPACTED TO 96% MAX. DRY DENSITY PER ASTM D-1557/AASHTO T-180 ALL MATERIAL SHALL BE 4" MINUS. FLOWABLE FILL WITHIN UDOT RIGHT OF WAY.
SEE NOTE 3
6" MIN. PVC 12" MIN. DIP
6" MIN. PVC 12" MIN. DIP
SAND BEDDING MATERIAL TO BE USED FOR PVC PIPE INSTALLATIONS. IMPORTED SAND BEDDING MATERIAL TO BE USED FOR PIPE INSTALLATIONS FROM 6" BENEATH TO 12" ABOVE THE PIPE.
INSTALL PIPE ON STABLE FOUNDATION WITH UNIFORM BEARING UNDER FULL LENGTH OF PIPE BARREL. EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.
6" MIN.
BUILT-UP 1" ROCK FOUNDATION, IF REQUIRED
SHAPE TRENCH BY HAND TO FIT BOTTOM QUADRANT OF PIPE

NOTE:

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

TYPICAL SECONDARY WATER TRENCH DETAIL

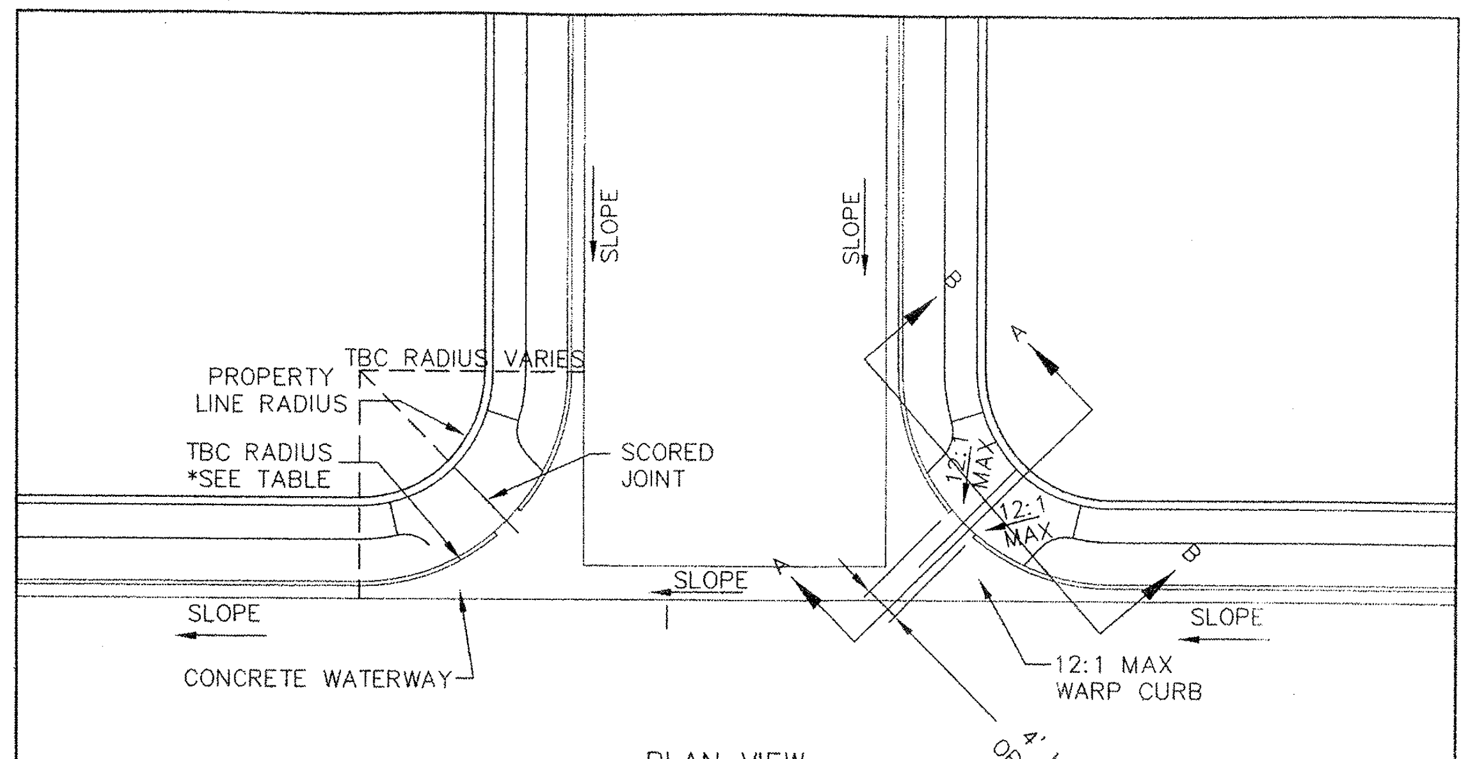
DRAWN:
REVISED: 11/2010
DATE:
SCALE:

HORROCKS
ENGINEERS
ONE WEST MAIN
P.O. BOX 377
AMERICAN FORK
(801) 763-5100

AMERICAN FORK CITY

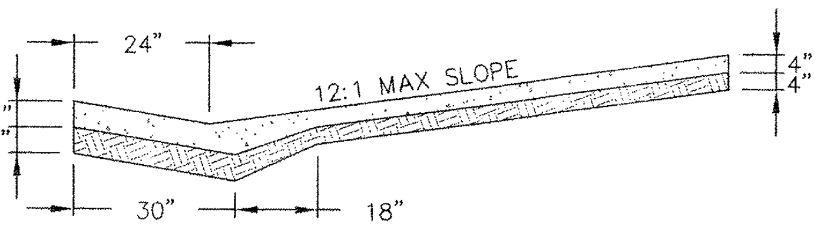
STANDARD DETAIL FOR
TYPICAL SECONDARY WATER TRENCH DETAIL

DRAWING NO.
15.22A

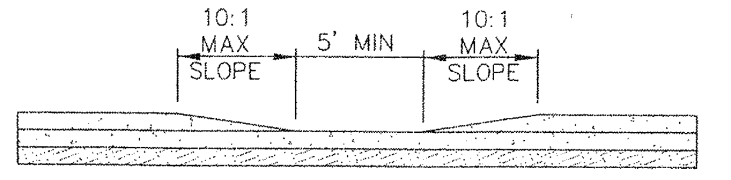


PLAN VIEW

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



SECTION A–A



SECTION B–B

DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES

Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR
STANDARD STREET INTERSECTION CORNER

DRAWING NO.
15.24

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\STR INTER-CORNER.dwg 05/12/2005 11:20:39 AM MDT

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

FEB. 24, 2020
NO. 174774
MATT W. BROWN

No.	Date	By	Notes

REVISIONS

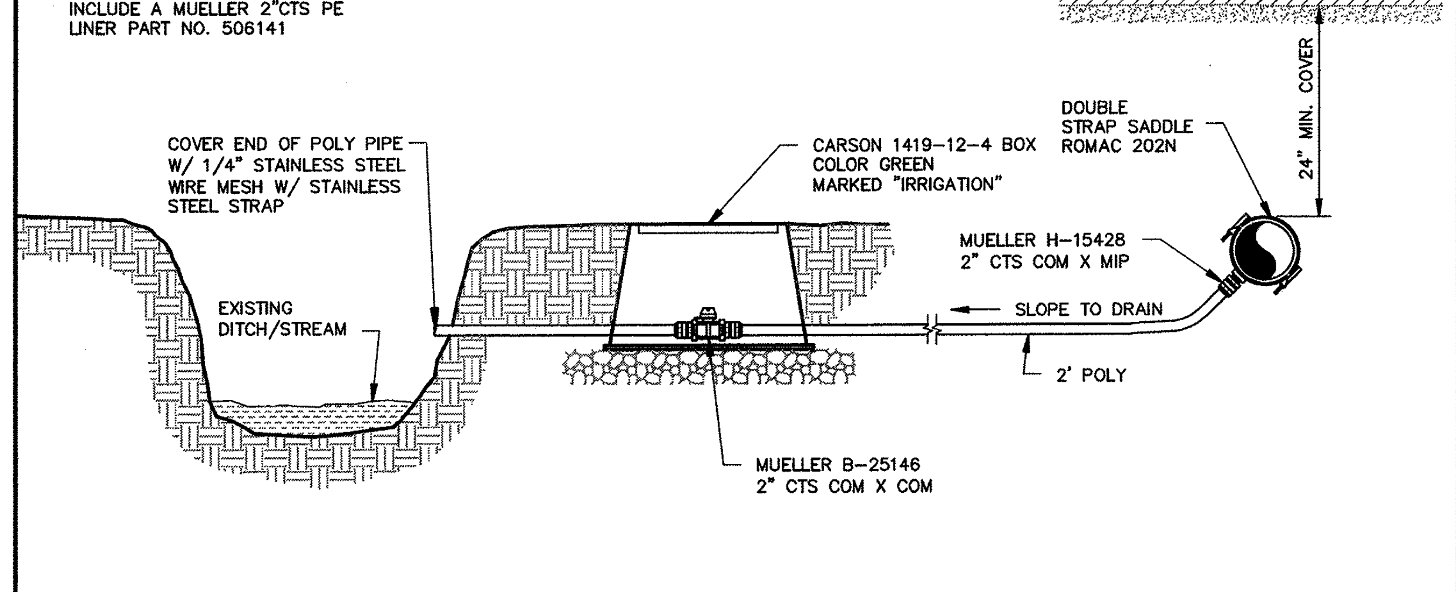
Designed
Drawn D. BUFFO
Checked
Date 7-6-18

Title: EDGEWATER NORTH
Location: AMERICAN FORK, UTAH
Drawing Name: STANDARD DETAILS

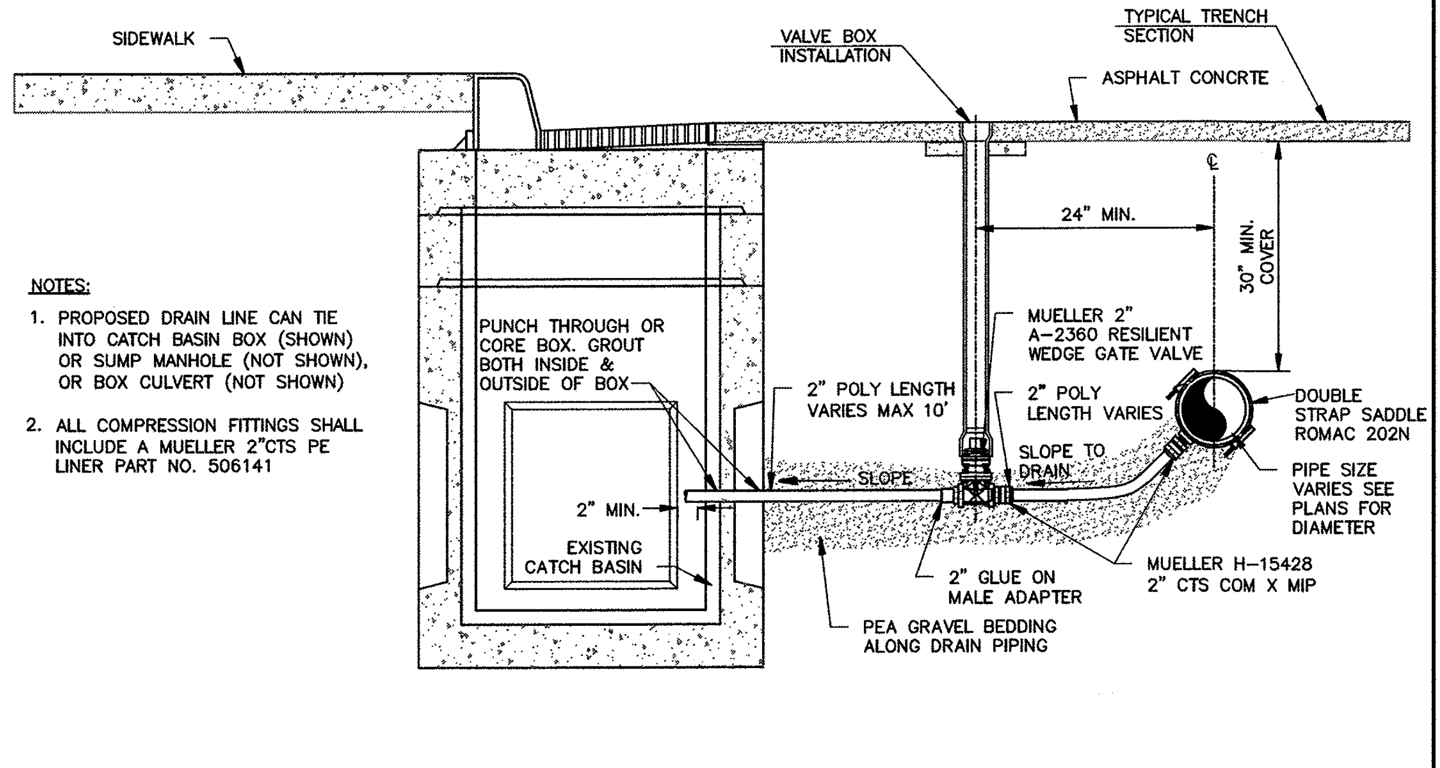
PROJECT NO.
2018.037

SHEET NO.
3.02

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


COVER END OF POLY PIPE W/ 1/4" STAINLESS STEEL WIRE MESH W/ STAINLESS STEEL STRAP
CARSON 1419-12-4 BOX COLOR GREEN MARKED "IRRIGATION"
DOUBLE STRAP SADDLE ROMAC 202N
24" MIN. COVER
MUELLER H-15428 2" CTS COM X MIP
EXISTING DITCH/STREAM
SLOPE TO DRAIN
2' POLY
MUELLER B-25146 2" CTS COM X COM

2" DRAIN TO DAYLIGHT

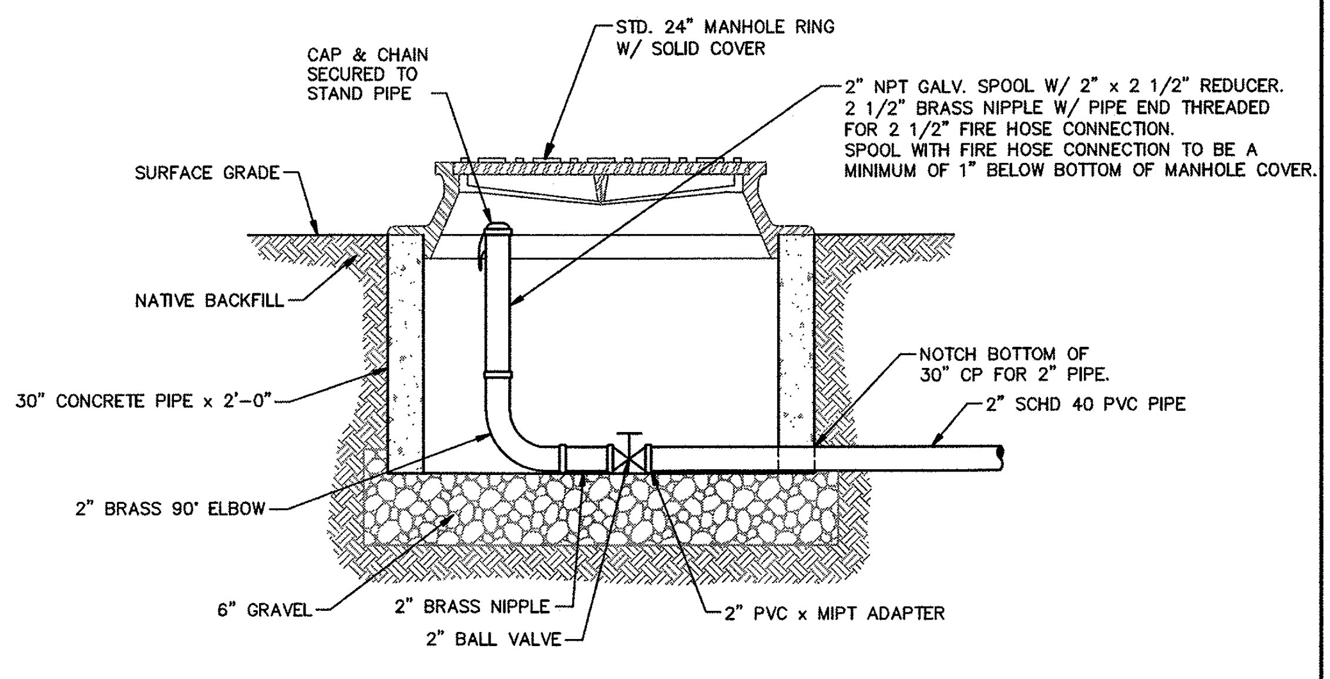

SIDEWALK
VALVE BOX INSTALLATION
TYPICAL TRENCH SECTION
ASPHALT CONCRTE
24" MIN.
30" MIN. COVER
PUNCH THROUGH OR CORE BOX. GROUT BOTH INSIDE & OUTSIDE OF BOX
MUELLER 2" A-2360 RESILIENT WEDGE GATE VALVE
2" POLY LENGTH VARIES MAX 10'
2" POLY LENGTH VARIES
DOUBLE STRAP SADDLE ROMAC 202N
SLOPE TO DRAIN
SLOPE
2" MIN.
EXISTING CATCH BASIN
PIPE SIZE VARIES SEE PLANS FOR DIAMETER
2" GLUE ON MALE ADAPTER
MUELLER H-15428 2" CTS COM X MIP
PEA GRAVEL BEDDING ALONG DRAIN PIPING

NOTES:

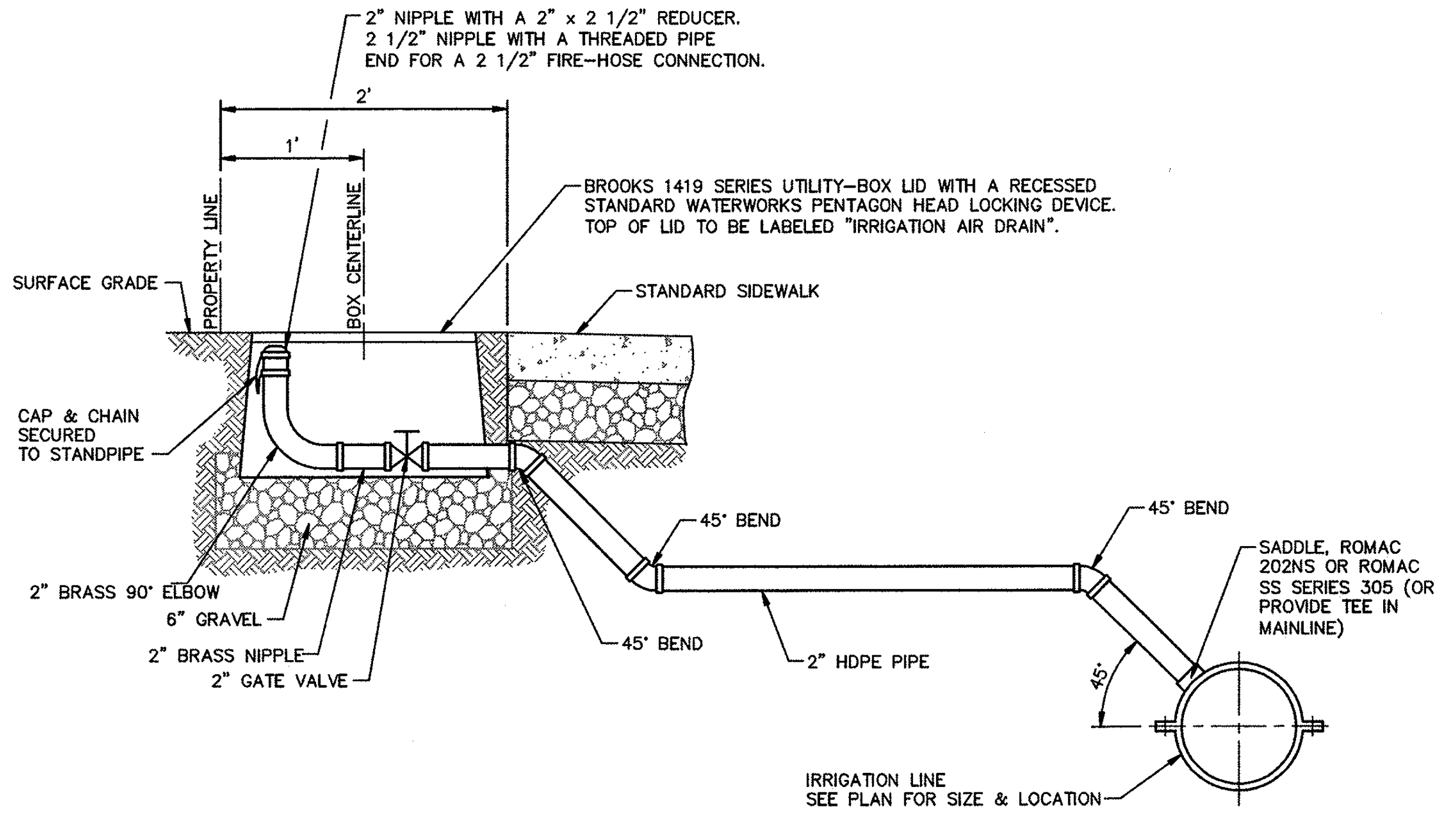
1. PROPOSED DRAIN LINE CAN TIE INTO CATCH BASIN BOX (SHOWN) OR SUMP MANHOLE (NOT SHOWN), OR BOX CULVERT (NOT SHOWN)
2. ALL COMPRESSION FITTINGS SHALL INCLUDE A MUELLER 2"CTS PE LINER PART NO. 506141

2" DRAIN TO CATCH BASIN/SUMP/BOX CULVERT

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

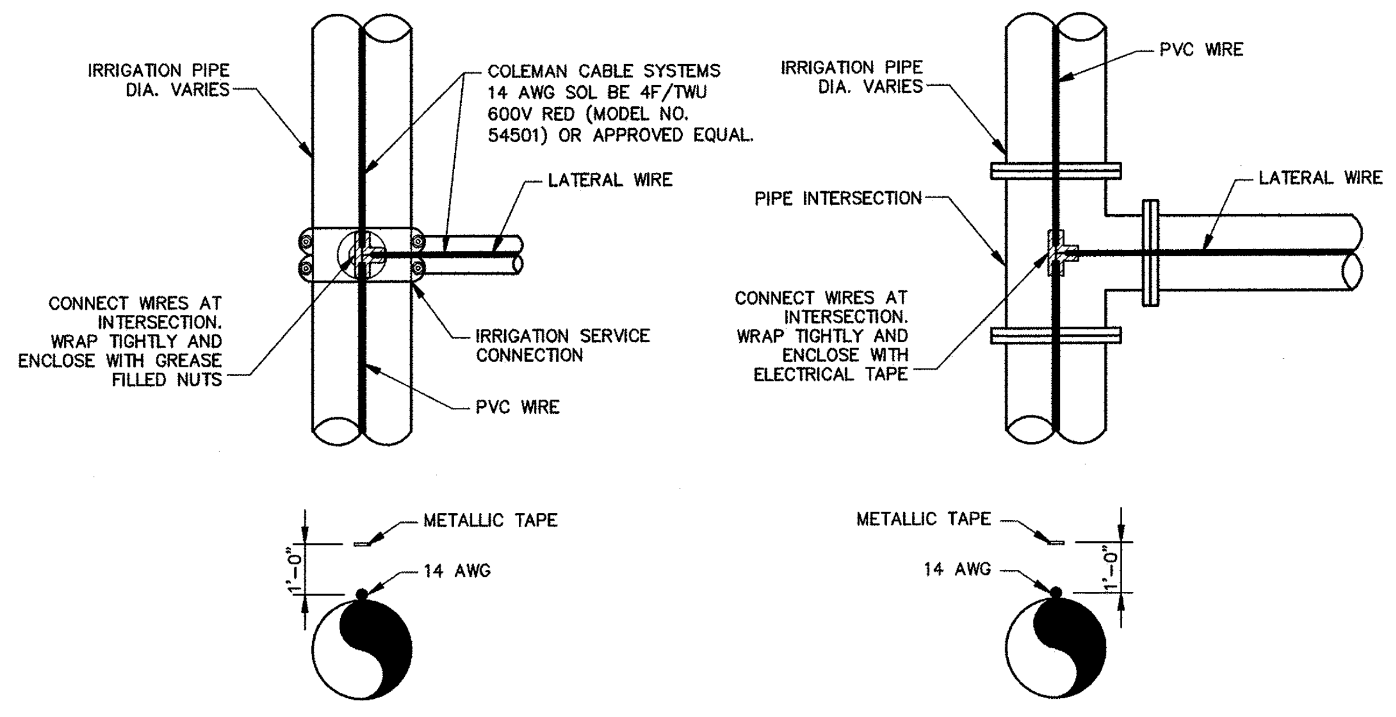

CAP & CHAIN SECURED TO STAND PIPE
STD. 24" MANHOLE RING W/ SOLID COVER
2" NPT GALV. SPOOL W/ 2" x 2 1/2" REDUCER. 2 1/2" BRASS NIPPLE W/ PIPE END THREADED FOR 2 1/2" FIRE HOSE CONNECTION. SPOOL WITH FIRE HOSE CONNECTION TO BE A MINIMUM OF 1" BELOW BOTTOM OF MANHOLE COVER.
SURFACE GRADE
NATIVE BACKFILL
NOTCH BOTTOM OF 30" CP FOR 2" PIPE.
30" CONCRETE PIPE x 2'-0"
2" SCHD 40 PVC PIPE
2" BRASS 90° ELBOW
6" GRAVEL
2" BRASS NIPPLE
2" PVC x MIPT ADAPTER
2" BALL VALVE

STANDARD SECTION WHERE NO STREET IMPROVEMENTS EXIST


2" NIPPLE WITH A 2" x 2 1/2" REDUCER. 2 1/2" NIPPLE WITH A THREADED PIPE END FOR A 2 1/2" FIRE-HOSE CONNECTION.
2'
1'
PROPERTY LINE
BOX CENTERLINE
BROOKS 1419 SERIES UTILITY-BOX LID WITH A RECESSED STANDARD WATERWORKS PENTAGON HEAD LOCKING DEVICE. TOP OF LID TO BE LABELED "IRRIGATION AIR DRAIN".
SURFACE GRADE
STANDARD SIDEWALK
CAP & CHAIN SECURED TO STANDPIPE
45° BEND
45° BEND
SADDLE, ROMAC 202NS OR ROMAC SS SERIES 305 (OR PROVIDE TEE IN MAINLINE)
2" BRASS 90° ELBOW
6" GRAVEL
45° BEND
2" HDPE PIPE
45°
2" BRASS NIPPLE
2" GATE VALVE
IRRIGATION LINE SEE PLAN FOR SIZE & LOCATION

STANDARD SECTION WHERE STREET IMPROVEMENTS EXIST

DRAWN: REVISED: 11/2010 DATE: SCALE:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR AIR INLET & REMOVAL FACILITY FOR SECONDARY WATER	DRAWING NO. 15.32


IRRIGATION PIPE DIA. VARIES
COLEMAN CABLE SYSTEMS 14 AWG SOL BE 4F/TWU 600V RED (MODEL NO. 54501) OR APPROVED EQUAL.
LATERAL WIRE
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH GREASE FILLED NUTS
IRRIGATION SERVICE CONNECTION
PVC WIRE
IRRIGATION PIPE DIA. VARIES
PVC WIRE
LATERAL WIRE
PIPE INTERSECTION
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH ELECTRICAL TAPE
METALLIC TAPE
14 AWG
1'-0"
METALLIC TAPE
14 AWG
1'-0"

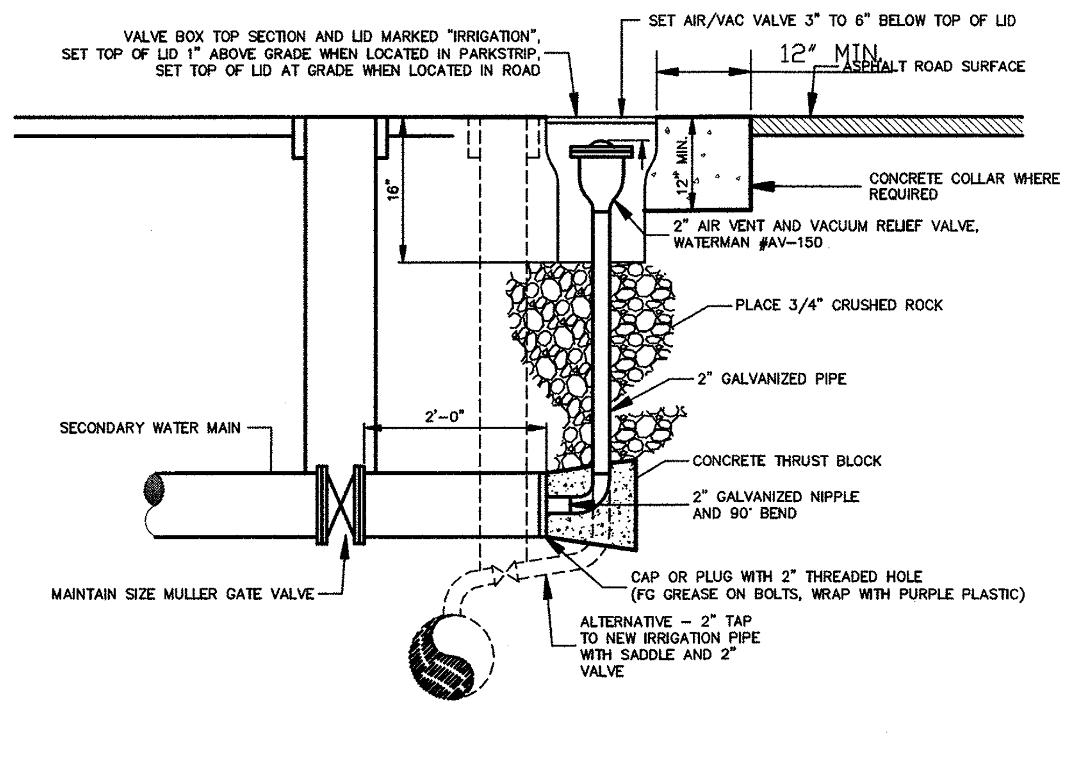
14 AWG LOCATOR WIRE

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.

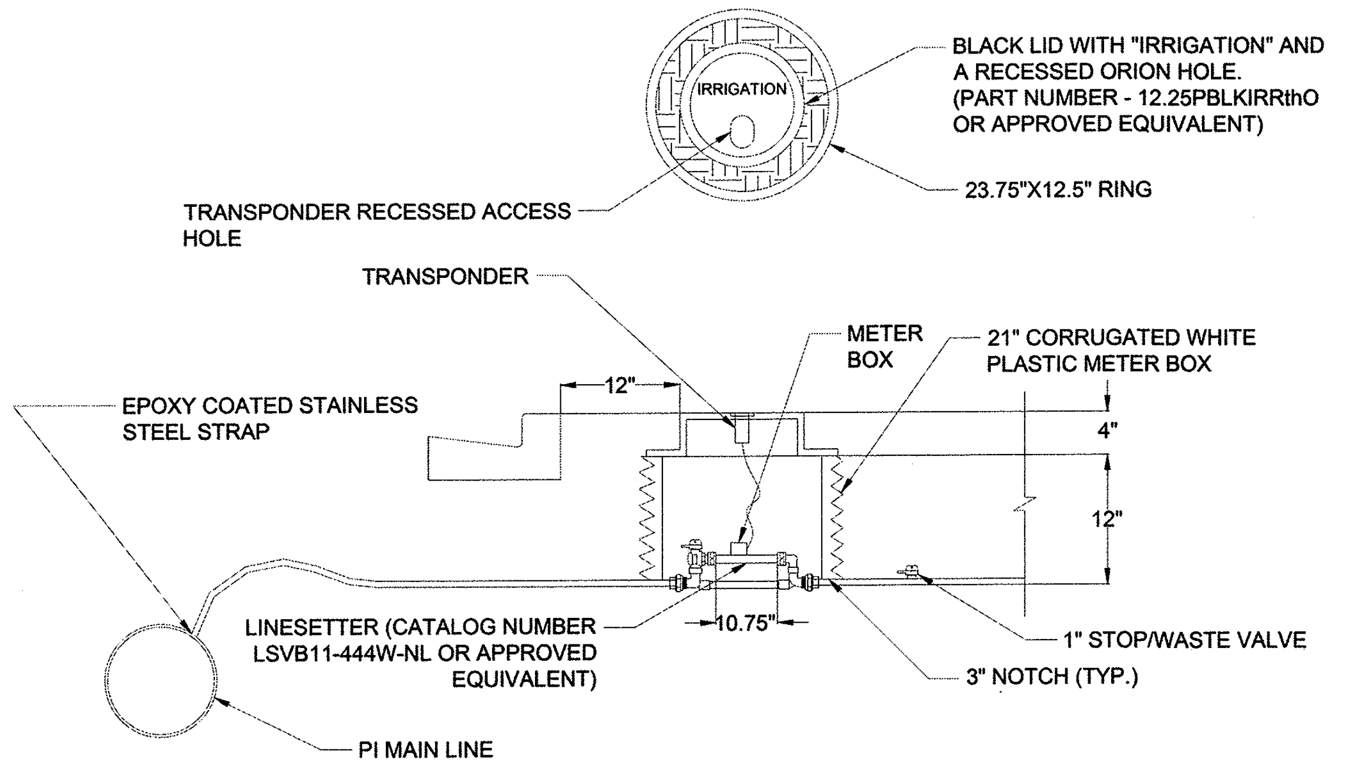
DRAWN: REVISED: 11/2010 DATE: SCALE:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR LOCATOR WIRE DETAIL	DRAWING NO. 15.33

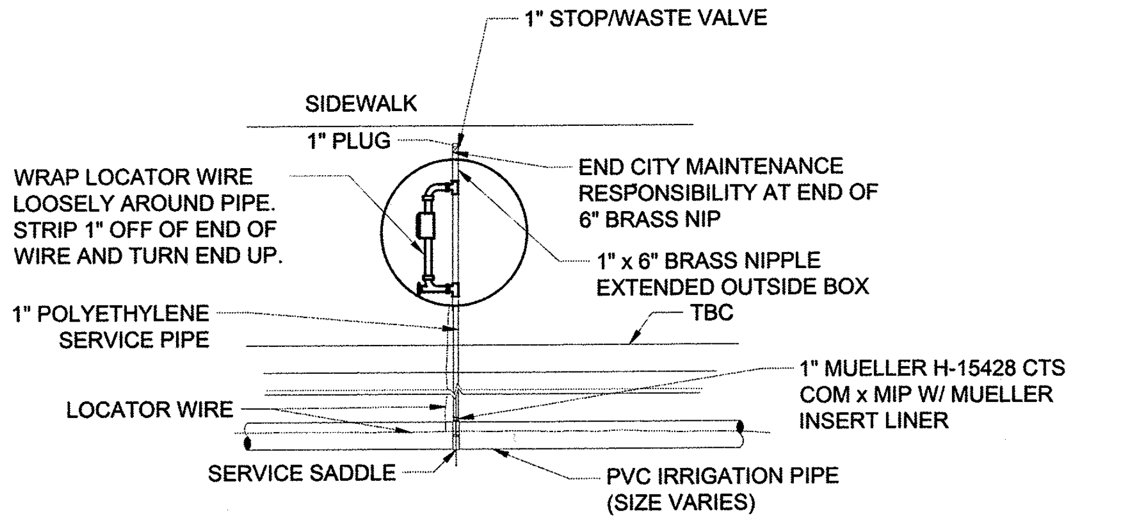

VALVE BOX TOP SECTION AND LID MARKED "IRRIGATION", SET TOP OF LID 1" ABOVE GRADE WHEN LOCATED IN PARKSTRIP, SET TOP OF LID AT GRADE WHEN LOCATED IN ROAD
SET AIR/VAC VALVE 3" TO 6" BELOW TOP OF LID
12" MIN.
ASPHALT ROAD SURFACE
16"
12" MIN.
CONCRETE COLLAR WHERE REQUIRED
2" AIR VENT AND VACUUM RELIEF VALVE, WATERMAN #AV-150
PLACE 3/4" CRUSHED ROCK
2" GALVANIZED PIPE
SECONDARY WATER MAIN
2'-0"
CONCRETE THRUST BLOCK
2" GALVANIZED NIPPLE AND 90° BEND
MAINTAIN SIZE MULLER GATE VALVE
CAP OR PLUG WITH 2" THREADED HOLE (FG GREASE ON BOLTS, WRAP WITH PURPLE PLASTIC)
ALTERNATIVE - 2" TAP TO NEW IRRIGATION PIPE WITH SADDLE AND 2" VALVE

P297 TYP AIR RELEASE STATION

N.T.S.

DRAWN: REVISED: 11/2010 DATE: SCALE:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR AIR RELEASE STATION DETAIL	DRAWING NO. 15.35


IRRIGATION
BLACK LID WITH "IRRIGATION" AND A RECESSED ORION HOLE. (PART NUMBER - 12.25PBLKIRRthO OR APPROVED EQUIVALENT)
TRANSPONDER RECESSED ACCESS HOLE
23.75"X12.5" RING
TRANSPONDER
METER BOX
21" CORRUGATED WHITE PLASTIC METER BOX
12"
EPOXY COATED STAINLESS STEEL STRAP
4"
12"
LINESETTER (CATALOG NUMBER LSVB11-444W-NL OR APPROVED EQUIVALENT)
10.75"
1" STOP/WASTE VALVE
3" NOTCH (TYP.)
PI MAIN LINE


1" STOP/WASTE VALVE
SIDEWALK
1" PLUG
END CITY MAINTENANCE RESPONSIBILITY AT END OF 6" BRASS NIP
WRAP LOCATOR WIRE LOOSELY AROUND PIPE. STRIP 1" OFF OF END OF WIRE AND TURN END UP.
1" x 6" BRASS NIPPLE EXTENDED OUTSIDE BOX
1" POLYETHYLENE SERVICE PIPE
TBC
1" MUELLER H-15428 CTS COM x MIP W/ MUELLER INSERT LINER
LOCATOR WIRE
SERVICE SADDLE
PVC IRRIGATION PIPE (SIZE VARIES)

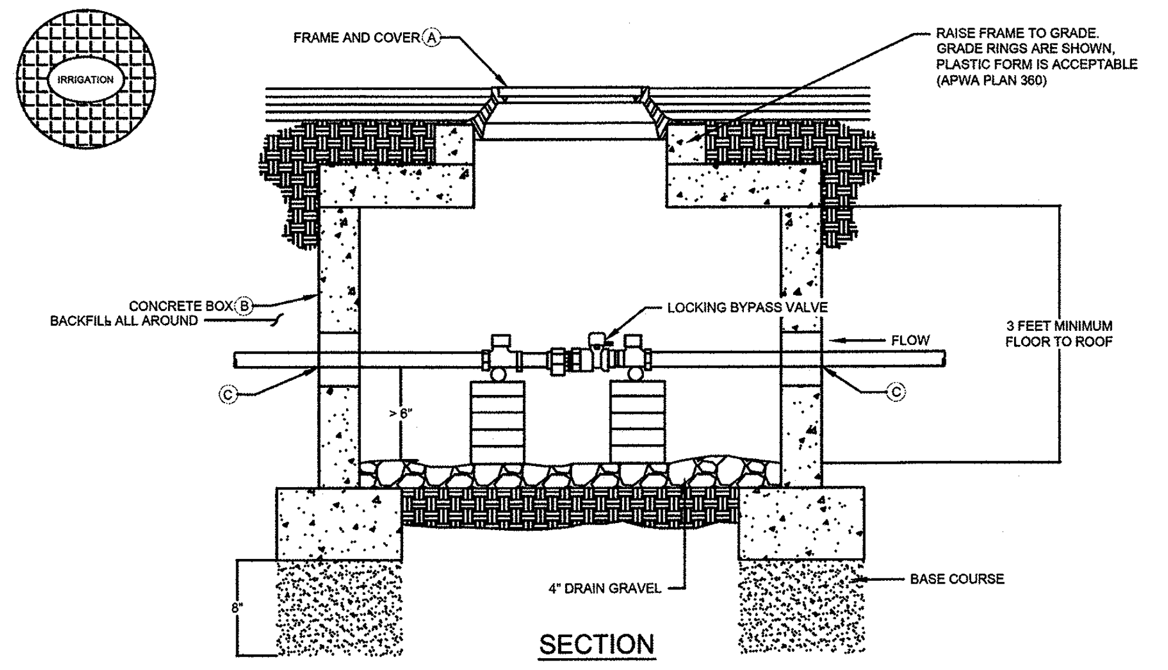
1" PLAN VIEW

NTS

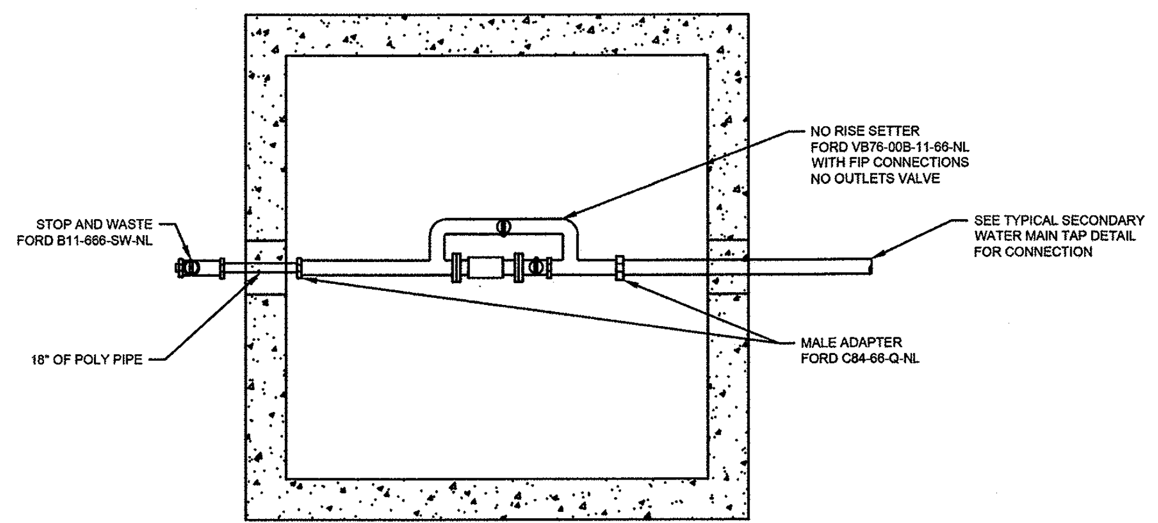
NOTES:

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

DRAWN: MVU REVISED: DATE: MAY 2019 SCALE: VARIES	AMERICAN FORK 1853	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	STANDARD DETAIL FOR 1" PI METER PLACEMENT	DRAWING NO. 15.5D



SECTION


NO RISE SETTER FORD VB76-00B-11-66-NL WITH FIP CONNECTIONS NO OUTLETS VALVE
STOP AND WASTE FORD B11-666-SW-NL
SEE TYPICAL SECONDARY WATER MAIN TAP DETAIL FOR CONNECTION
18" OF POLY PIPE
MALE ADAPTER FORD C84-66-Q-NL

NOTES:
VAULT TO BE PLACED ONE FOOT FRONT OF WALK WITHIN AN EIGHT FOOT PARK STRIP OR WITHIN 10' FRONT PUE.

		LEGEND	
NO.	*	ITEM	DESCRIPTION
Ⓐ		27" FRAME AND COVER	APWA PLAN 502. CAST IRON LID WITH "IRRIGATION" AND RECESSED ORION HOLE. PART NUMBER 12.25PBLKWAMthO OR APPROVED EQUIVALENT.
Ⓑ		CONCRETE BOX	APWA PLAN 505. 3' MINIMUM FLOOR TO ROOF.
Ⓒ		CORE/KNOCKOUT THROUGH VAULT WALL	PIPES PASSING THROUGH CONCRETE VAULT SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY SHEATHING OR WRAPPING OR ANY OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM LIME AND ACID FROM CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING EXPANSION AND CONTRACTION OF PIPING (IPC 305.1). REMAINING HOLE SHALL BE SEALED.

DRAWN: MVU REVISED: DATE: AUG 2019 SCALE: VARIES	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	STANDARD DETAIL FOR 1-1/2" OR 2" PI METER PLACEMENT	DRAWING NO. 15.5E

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

FEB. 24, 2020
NO. 174774
MATT W. BROWN

No.	Date	By	Notes

REVISIONS

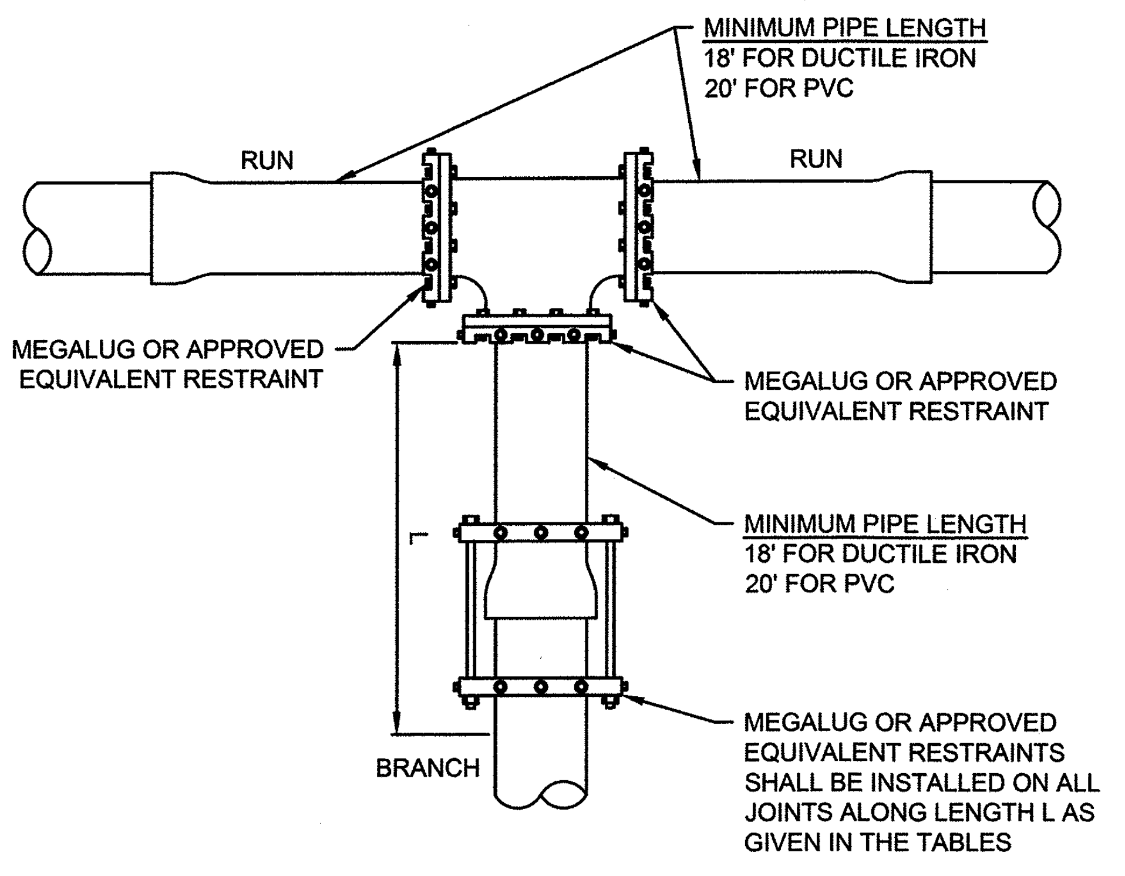
Designed
Drawn D. BUFFO
Checked
Date 7-6-18

Title: EDGEWATER NORTH
Location: AMERICAN FORK, UTAH
Drawing Name: STANDARD DETAILS

PROJECT NO.
2018.037

SHEET NO.
3.03

STANDARD DRAWING
MECHANICAL RESTRAINING DEVICES FOR PRESSURE PIPE TEES



CLASS A SOILS
GW: WELL GRADED GRAVELS AND GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
SW: WELL GRADED SANDS AND GRAVELLY SANDS, LITTLE OR NO FINES
GC: CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
SC: CLAYEY SANDS, SAND-CLAY MIXTURES

CLASS B SOILS
GP: POORLY GRADED GRAVELS AND GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
SP: POORLY GRADED SANDS AND GRAVELLY SANDS, LITTLE OR NO FINES
GM: SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
SM: SILTY SANDS, SAND SILT MIXTURES
CL: INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY LAYS, LEAN CLAYS
ML: INORGANIC SILTS, VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS

PVC PIPE

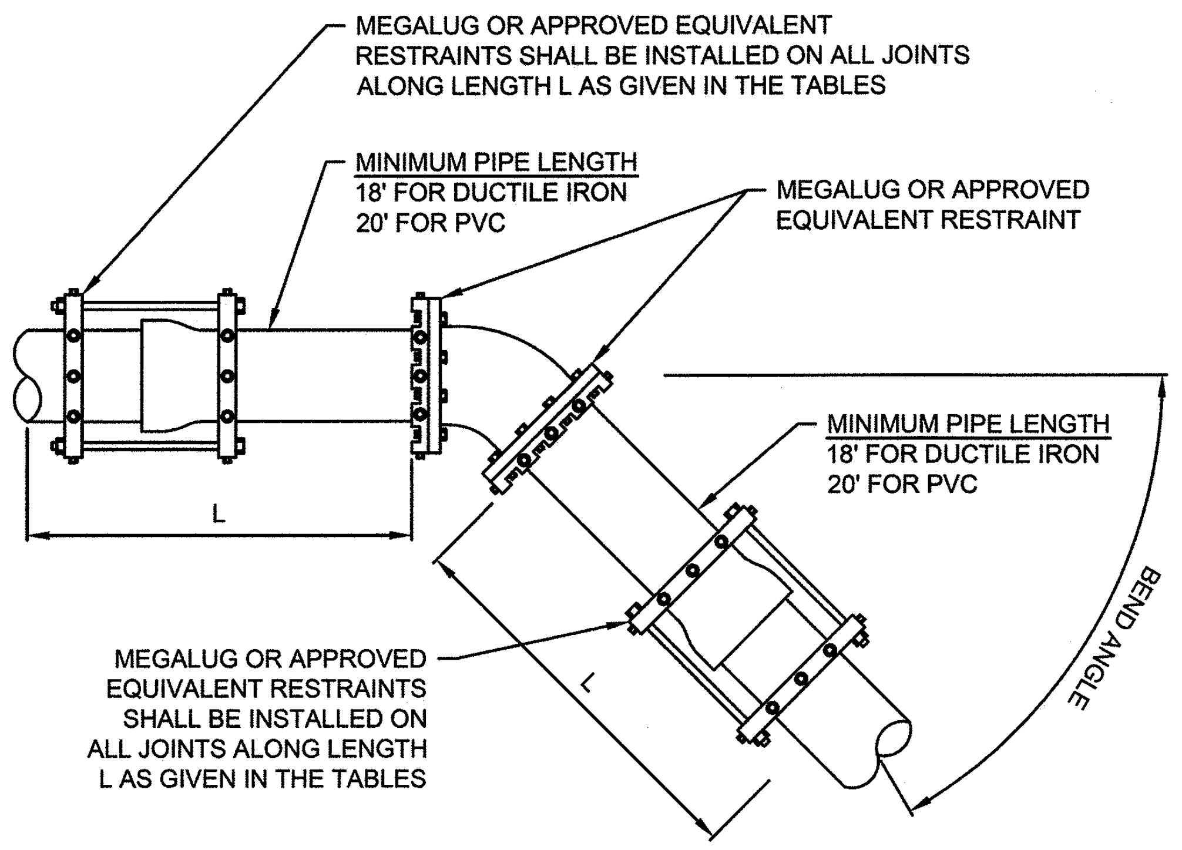
MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR BENDS ON SPECIFIED DIAMETERS															
SOIL CONDITION & DEPTH OF PIPE	12"-4"	12"-6"	12"-8"	12"-10"	12"-12"	10"-4"	10"-6"	10"-8"	10"-10"	8"-4"	8"-6"	8"-8"	6"-4"	6"-6"	4"-4"
CLASS A NATIVE SOIL - 2' BURY	20	20	24	66	104	20	20	42	80	20	20	60	20	31	20
CLASS A NATIVE SOIL - 4' BURY	20	20	20	20	38	20	20	20	21	20	20	20	20	20	20
CLASS B NATIVE SOIL - 2' BURY	20	20	57	150	150	20	20	74	118	20	34	91	20	55	23
CLASS B NATIVE SOIL - 4' BURY	20	20	20	74	74	20	20	29	56	20	20	40	20	20	20

DUCTILE IRON PIPE

MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR BENDS ON SPECIFIED DIAMETERS															
SOIL CONDITION & DEPTH OF PIPE	12"-4"	12"-6"	12"-8"	12"-10"	12"-12"	10"-4"	10"-6"	10"-8"	10"-10"	8"-4"	8"-6"	8"-8"	6"-4"	6"-6"	4"-4"
CLASS A NATIVE SOIL - 2' BURY	18	18	18	43	67	18	18	27	52	18	18	39	18	20	18
CLASS A NATIVE SOIL - 4' BURY	18	18	18	18	21	18	18	18	18	18	18	18	18	18	18
CLASS B NATIVE SOIL - 2' BURY	18	18	38	100	100	18	18	49	78	18	23	60	18	36	18
CLASS B NATIVE SOIL - 4' BURY	18	18	18	49	49	18	18	19	37	18	18	27	18	18	18

NOTES:
1. ALL RESTRAINING DEVICES SHALL BE INSTALLED ACCORDING TO THESE REQUIREMENTS OR MANUFACTURER SPECIFICATIONS, WHICHEVER IS MOST CONSERVATIVE.
2. FOR TRANSITIONS BETWEEN PVC AND DUCTILE IRON PIPE USE THE PVC TABLE.
3. MECHANICAL RESTRAINTS FOR PIPE LARGER THAN 12" IN DIAMETER MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
4. MECHANICAL RESTRAINTS MAY ONLY BE USED ON PVC OR DUCTILE IRON PIPE.

STANDARD DRAWING
MECHANICAL RESTRAINING DEVICES FOR PRESSURE PIPE BENDS



CLASS A SOILS
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PVC PIPE

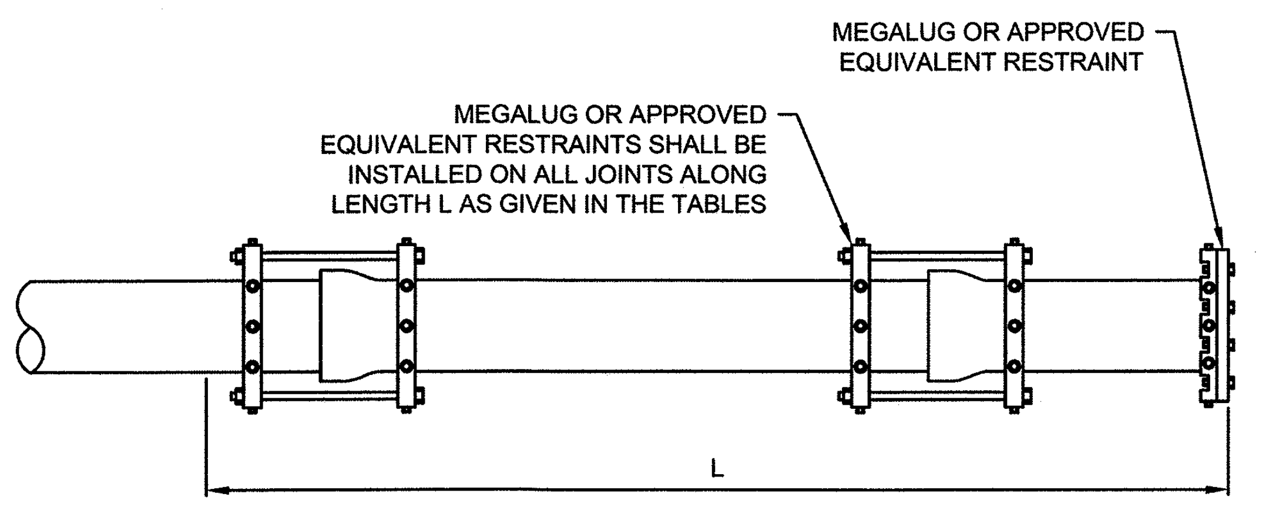
MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR BENDS ON SPECIFIED DIAMETERS																				
SOIL CONDITION & DEPTH OF PIPE	11 1/4° BEND					22 1/2° BEND					45° BEND					90° BEND				
	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"
CLASS A NATIVE SOIL - 2' BURY	20	20	20	20	20	20	20	20	20	20	22	20	20	20	20	54	47	40	31	22
CLASS A NATIVE SOIL - 4' BURY	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	35	29	24	20	20
CLASS B NATIVE SOIL - 2' BURY	20	20	20	20	20	20	20	20	20	20	29	24	21	20	20	69	59	50	39	28
CLASS B NATIVE SOIL - 4' BURY	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	48	41	34	26	20

DUCTILE IRON PIPE

MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR BENDS ON SPECIFIED DIAMETERS																				
SOIL CONDITION & DEPTH OF PIPE	11 1/4° BEND					22 1/2° BEND					45° BEND					90° BEND				
	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"
CLASS A NATIVE SOIL - 2' BURY	18	18	18	18	18	18	18	18	18	18	19	18	18	18	18	45	39	33	26	19
CLASS A NATIVE SOIL - 4' BURY	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	29	24	20	18	18
CLASS B NATIVE SOIL - 2' BURY	18	18	18	18	18	18	18	18	18	18	24	21	18	18	18	58	50	42	33	24
CLASS B NATIVE SOIL - 4' BURY	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	40	33	28	21	18

NOTES:
1. ALL RESTRAINING DEVICES SHALL BE INSTALLED ACCORDING TO THESE REQUIREMENTS OR MANUFACTURER SPECIFICATIONS, WHICHEVER IS MOST CONSERVATIVE.
2. FOR TRANSITIONS BETWEEN PVC AND DUCTILE IRON PIPE USE THE PVC TABLE.
3. MECHANICAL RESTRAINTS FOR PIPE LARGER THAN 12" IN DIAMETER MUST BE DESIGNED BY A LICENSED ENGINEER.
4. ALL RESTRAINTS ON VERTICAL BENDS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
5. MECHANICAL RESTRAINTS MAY ONLY BE USED ON PVC OR DUCTILE IRON PIPE.

STANDARD DRAWING
MECHANICAL RESTRAINING DEVICES FOR PRESSURE PIPE DEAD ENDS


MEGALUG OR APPROVED
EQUIVALENT RESTRAINT
MEGALUG OR APPROVED
EQUIVALENT RESTRAINTS SHALL BE
INSTALLED ON ALL JOINTS ALONG
LENGTH L AS GIVEN IN THE TABLES
L

PVC PIPE

MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR DEAD ENDS ON SPECIFIED DIAMETERS					
SOIL CONDITION & DEPTH OF PIPE	12"	10"	8"	6"	4"
CLASS A NATIVE SOIL - 2' BURY	180	153	128	98	70
CLASS A NATIVE SOIL - 4' BURY	113	95	79	60	42
CLASS B NATIVE SOIL - 2' BURY	231	197	166	127	91
CLASS B NATIVE SOIL - 4' BURY	123	104	87	66	47

DUCTILE IRON PIPE

MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR DEAD ENDS ON SPECIFIED DIAMETERS					
SOIL CONDITION & DEPTH OF PIPE	12"	10"	8"	6"	4"
CLASS A NATIVE SOIL - 2' BURY	110	94	79	60	43
CLASS A NATIVE SOIL - 4' BURY	72	51	42	32	23
CLASS B NATIVE SOIL - 2' BURY	143	123	103	80	57
CLASS B NATIVE SOIL - 4' BURY	79	67	56	42	30

CLASS A SOILS
GW: WELL GRADED GRAVELS AND GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
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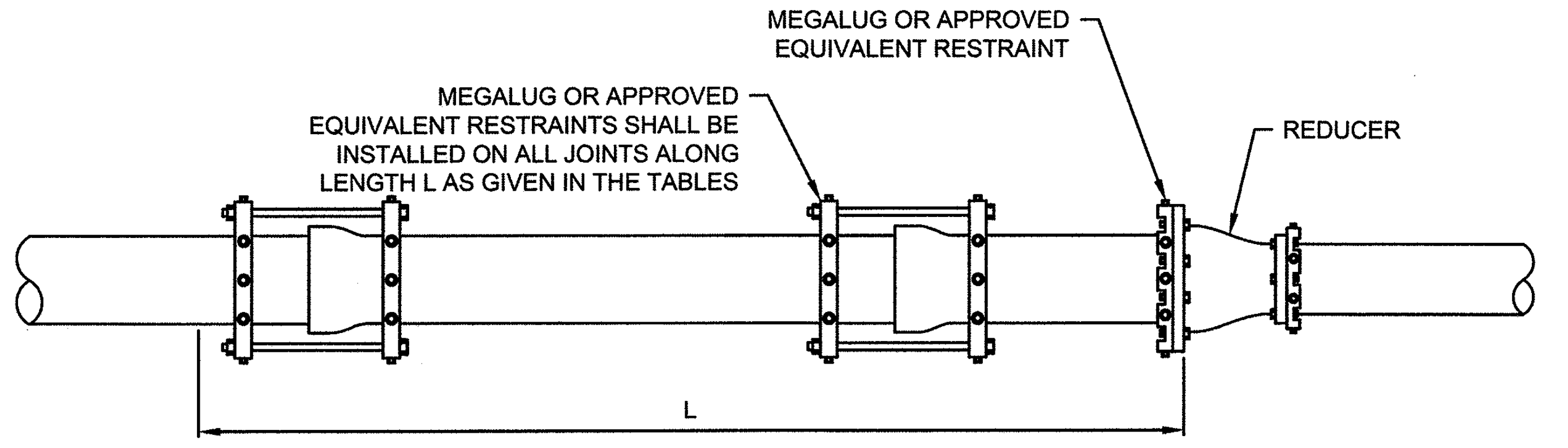
ML: INORGANIC SILTS, VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS

NOTES:
1. ALL RESTRAINING DEVICES SHALL BE INSTALLED ACCORDING TO THESE REQUIREMENTS OR MANUFACTURER SPECIFICATIONS, WHICHEVER IS MOST CONSERVATIVE.
2. FOR DEAD ENDS WITH BOTH PVC AND DUCTILE IRON PIPE USE THE PVC TABLE.
3. MECHANICAL RESTRAINTS FOR PIPE LARGER THAN 12" IN DIAMETER MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
4. MECHANICAL RESTRAINTS MAY ONLY BE USED ON PVC OR DUCTILE IRON PIPE.

STANDARD DRAWING
MECHANICAL RESTRAINING DEVICES FOR PRESSURE PIPE REDUCERS


MEGALUG OR APPROVED
EQUIVALENT RESTRAINT
MEGALUG OR APPROVED
EQUIVALENT RESTRAINTS SHALL BE
INSTALLED ON ALL JOINTS ALONG
LENGTH L AS GIVEN IN THE TABLES
REDUCER
L

PVC PIPE

MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR REDUCERS ON SPECIFIED DIAMETERS										
SOIL CONDITION & DEPTH OF PIPE	12"-4"	12"-6"	12"-8"	12"-10"	10"-4"	10"-6"	10"-8"	8"-4"	8"-6"	6"-4"
CLASS A NATIVE SOIL - 2' BURY	138	130	95	88	124	94	51	92	33	51
CLASS A NATIVE SOIL - 4' BURY	98	82	60	55	77	58	32	57	18	31
CLASS B NATIVE SOIL - 2' BURY	200	168	122	113	160	121	66	119	43	66
CLASS B NATIVE SOIL - 4' BURY	107	89	65	60	85	64	35	62	36	34

DUCTILE IRON PIPE

MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR REDUCERS ON SPECIFIED DIAMETERS										
SOIL CONDITION & DEPTH OF PIPE	12"-4"	12"-6"	12"-8"	12"-10"	10"-4"	10"-6"	10"-8"	8"-4"	8"-6"	6"-4"
CLASS A NATIVE SOIL - 2' BURY	95	80	58	54	76	57	31	57	33	31
CLASS A NATIVE SOIL - 4' BURY	52	44	32	30	41	31	18	30	18	18
CLASS B NATIVE SOIL - 2' BURY	124	104	76	70	100	75	41	74	43	41
CLASS B NATIVE SOIL - 4' BURY	68	57	42	39	54	41	22	40	23	22

CLASS A SOILS
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GC: CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
SC: CLAYEY SANDS, SAND-CLAY MIXTURES

CLASS B SOILS
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GM: SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
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NOTES:
1. ALL RESTRAINING DEVICES SHALL BE INSTALLED ACCORDING TO THESE REQUIREMENTS OR MANUFACTURER SPECIFICATIONS, WHICHEVER IS MOST CONSERVATIVE.
2. FOR DEAD ENDS WITH BOTH PVC AND DUCTILE IRON PIPE USE THE PVC TABLE.
3. MECHANICAL RESTRAINTS FOR PIPE LARGER THAN 12" IN DIAMETER MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
4. MECHANICAL RESTRAINTS MAY ONLY BE USED ON PVC OR DUCTILE IRON PIPE.

MW
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ENGINEERING, INC
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578 East 770 North, Orem UT 84097

FEB. 24, 2020
NO. 174774
MATT W. BROWN

REVISIONS

No.	Date	By	Notes

Designed
Drawn D. BUFFO
Checked
Date 7-6-18

Title: EDGEWATER NORTH
Location: AMERICAN FORK, UTAH
Drawing Name: STANDARD DETAILS

PROJECT NO.
2018.037

SHEET NO.
3.04

EXCERPT FROM VERTI-CRETE SPECIFICATION SECTION 03 45 13 "PRECAST ARCHITECTURAL CONCRETE". SEE COMPLETE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

2.01 MATERIALS

A.WALL SYSTEM (PANELS AND COLUMNS)

1. 6' HIGH
2. PANELS SHALL HAVE A MOLDED STONE OR MASONRY PATTERN ON BOTH SIDES.
3. COLUMNS SHALL HAVE A MOLDED STONE PATTERN ON ALL FOUR SIDES EXCEPT WHERE THE NOTCH APPEARS TO RECEIVE THE CONNECTING PANEL.
4. PANELS SHALL BE MONOLITHIC UP TO 6' TALL. FOR WALL SECTIONS GREATER THAN 6' TALL TWO PANEL SECTIONS MAY BE STACKED ON TOP OF EACH OTHER SUCH THAT THE WALL HAS ONLY ONE SEAM BETWEEN THEM.
5. COLUMNS SHALL BE MONOLITHIC UP TO 6' TALL. FOR WALL SECTIONS GREATER THAN 6' TALL TWO COLUMNS MAY BE STACKED ON TOP OF EACH OTHER SUCH THAT THE COLUMN HAS ONLY ONE SEAM BETWEEN THEM. TO FACILITATE INSTALLATION AND STRENGTHEN THE WALL SECTION, THE SEAM BETWEEN TWO COLUMNS AND TWO ADJACENT PANELS SHOULD NOT MATCH UP HORIZONTALLY WITH ONE ANOTHER.
6. COLUMNS SHALL HAVE A CONCRETE CAP.
7. PANELS, COLUMNS AND CAPS SHALL BE CONSTRUCTED FROM NORMAL WEIGHT CONCRETE HAVING SAND AND GRAVEL OR CRUSHED STONE AGGREGATES MIXED WITH ASTM-C150, TYPE 1 OR TYPE III PORTLAND CEMENT AND SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 4,000 PSI @ 28 DAYS.
8. COLOR: CONCRETE SHALL BE COLORED AFTER INSTALLATION WITH A WATER-BASED 100% ACRYLIC CONCRETE STAIN FORTIFIED WITH SILICONE. ALL CONCRETE SURFACES SHOULD BE STAINED WITH H&C® CONCRETE STAIN SOLID COLOR WATER-BASED (SHERWIN-WILLIAMS PRODUCT NUMBER 163-2702).
9. COLUMN FOOTINGS: 13' 2" ON-CENTER (MAXIMUM); DEPTH AND WIDTH AND STEEL REINFORCING AS PER APPROVED ENGINEER'S DRAWINGS IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS. FOOTINGS MAY BE CLOSER AND PANELS CUT TO ACCOMMODATE CHANGES IN DIRECTION TO FIT PROPERTY LINES AND/OR PROJECT REQUIREMENTS.
10. PANEL REINFORCING: MINIMUM PERIMETER RECTANGLE OF #4 STEEL REBAR 6" FROM ALL FOUR EDGES OF EACH PANEL. ADDITIONAL REINFORCING (IF REQUIRED) AS PER APPROVED ENGINEER'S DRAWINGS IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS.
11. COLUMN REINFORCING: REINFORCING (IF REQUIRED) AS PER APPROVED ENGINEER'S DRAWINGS IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS.
12. FOOTING/COLUMN CONNECTION: EACH COLUMN SHALL BE INSTALLED ON TOP OF A PIER FOOTING. THE CONNECTION BETWEEN THE COLUMN AND THE FOOTING WILL BE MADE BY EMBEDDING TWO 6' LONG #4 REBARS (MINIMUM) 3' DOWN INTO THE CENTER OF EACH FOOTINGS. 3' SHOULD BE IMBEDDED INTO FOOTING LEAVING 3' EXPOSED TO THEN PROTRUDE THROUGH THE CENTER OF EACH COLUMN (EACH COLUMN SHALL BE CAST WITH A HOLLOW CENTER). TO SECURE THE CONNECTION, THE HOLLOW CORE OF EACH COLUMN SHALL BE FILLED HIGH ENOUGH TO COVER THE REBAR (APPROXIMATELY HALF WAY TO THE TOP)
13. LOADING: WIND LOADING AND SURCHARGE LOADS, WILL BE APPLIED TO THE PANELS, COLUMNS AND FOUNDATIONS COMPONENTS PER LOCAL BUILDING CODE REQUIREMENTS.

B. COMPONENT DIMENSIONS

1. COLUMNS SHALL HAVE A TYPICAL WIDTH OF 20" X 20" SQUARE WITH 3" MINIMUM DEPTH NOTCH TO RECEIVE THE TAPERED ENDS OF EACH PANEL. EACH COLUMN SHALL HAVE A TAPERED HOLLOW CENTER, 8" X 8" AT THE TOP DOWN TO 6" X 6" AT THE BOTTOM.
2. PANELS SHALL HAVE A TYPICAL DIMENSION OF 12' LONG BY 6' TALL BY 4" THICK (4" MINIMUM THICKNESS, 7" MAXIMUM THICKNESS AT THE FALSE CAP)
3. CAPS SHALL HAVE A TYPICAL DIMENSION OF 22" X 22"
4. COLUMNS SHALL BE INSTALLED ON TOP OF PIER FOOTINGS PREVIOUSLY POURED IN PLACE AS PER ENGINEER'S DRAWINGS. COLUMN SHALL BE SECURED BY A REBAR ANCHOR EMBEDDED INTO THE FOOTING THAT PROTRUDES THROUGH THE THROUGH THE HOLLOW CENTER OF THE COLUMN. AFTER A SECTION OF FENCE IS INSTALLED EACH COLUMN SHALL BE FILLED WITH CONCRETE TO A MINIMUM LEVEL 6" ABOVE THE HEIGHT OF THE REBAR ANCHOR.
5. PANEL/COLUMN CONNECTION SHALL BE TONGUE AND GROOVE CONSTRUCTION.
6. PANEL REINFORCING: MINIMUM PERIMETER RECTANGLE OF #4 STEEL REBAR 6" FROM ALL FOUR EDGES OF EACH PANEL. ADDITIONAL REINFORCING (IF REQUIRED) AS PER APPROVED ENGINEER'S DRAWINGS IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS.
7. COLUMN REINFORCING: REINFORCING (IF REQUIRED) AS PER APPROVED ENGINEER'S DRAWINGS IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS.

C. TEXTURE

GENERAL: THE WALL SHALL HAVE A MOLDED STONE TEXTURE ON BOTH SIDES OF EACH WALL PANEL AND ON ALL FOUR SIDES OF EACH COLUMN.

D. COLOR

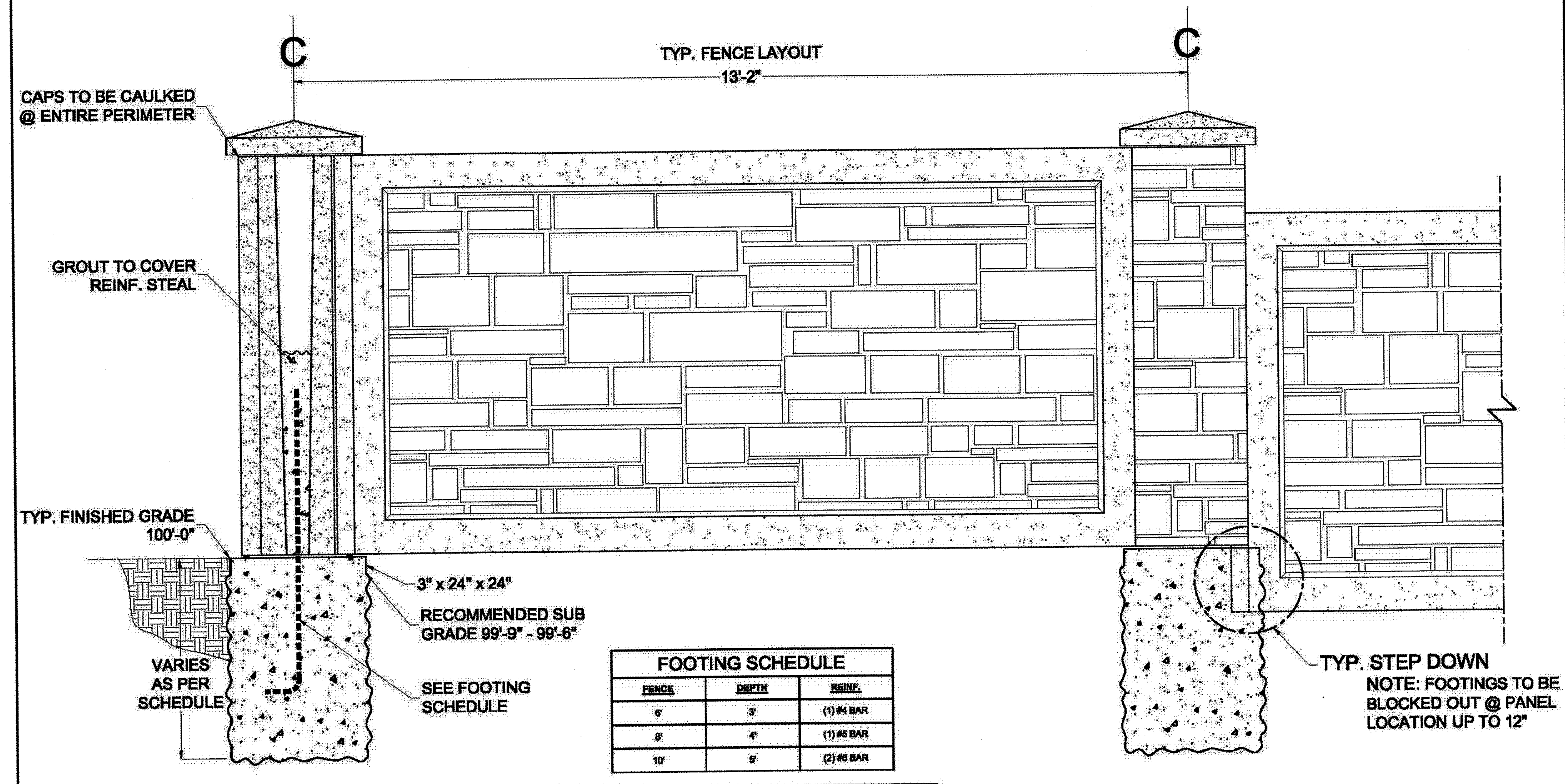
1. FENCE SHALL BE COLORED AFTER INSTALLATION WHERE POSSIBLE WITH A WATER-BASED 100% ACRYLIC CONCRETE STAIN FORTIFIED WITH SILICONE. ALL CONCRETE SURFACES SHOULD BE STAINED WITH H&C® CONCRETE STAIN SOLID COLOR WATER-BASED (SHERWIN-WILLIAMS PRODUCT NUMBER 163-2702).
2. WHEN COLORING THE FENCE AFTER INSTALLATION IS NOT POSSIBLE (I.E. BECAUSE OF WEATHER, INTERFERENCE WITH TRAFFIC, ACCESSIBILITY OR CONCERN FROM OVERSPRAY ONTO ADJACENT STRUCTURES OR PROPERTY), THE CONCRETE ELEMENTS MAY BE PRE-STAINED BY COLORING THEM IN THE MANUFACTURER'S FACILITY. THE FENCE SHOULD THEN BE TOUCHED UP AFTER INSTALLATION TO ENSURE A CONSISTENT, NATURAL LOOKING AND COMPLETE FINISH.
3. BASE COLOR SHOULD BE APPLIED WITH AN AIRLESS SPRAYER; ACCENT COLORS SHOULD BE APPLIED WITH SPONGES
4. COLORS SELECTED FROM MANUFACTURER'S COLOR CHART.

E. COLUMN FOOTINGS

1. 13' 2" ON CENTER (MAXIMUM)
2. DIAMETER: 24" TYPICAL
3. DEPTH: 4' MINIMUM OR AS PER APPROVED ENGINEER'S DRAWINGS IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS.
4. REINFORCING: REINFORCING (IF REQUIRED) AS PER APPROVED ENGINEER'S DRAWINGS IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS.
5. CONCRETE SHALL BE NORMAL WEIGHT CONCRETE HAVING SAND AND GRAVEL OR CRUSHED STONE AGGREGATES MIXED WITH ASTM-C150, TYPE 1 OR TYPE III PORTLAND CEMENT AND SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 3,000 PSI @ 28 DAYS.

F. MOW STRIP (NOT REQUIRED STRUCTURALLY)

1. CONTINUES WITH FENCE LINE
2. WIDTH: 20" (TYPICAL) TO MATCH THE WIDTH OF THE COLUMNS
3. DEPTH: 4" (TYPICAL)
4. CONCRETE SHALL BE NORMAL WEIGHT CONCRETE HAVING SAND AND GRAVEL OR CRUSHED STONE AGGREGATES MIXED WITH ASTM-C150, TYPE 1 OR TYPE III PORTLAND CEMENT AND SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 3,000 PSI @ 28 DAYS.


C
TYP. FENCE LAYOUT
13'-2"
C
CAPS TO BE CAULKED @ ENTIRE PERIMETER
GROUT TO COVER REINF. STEAL
TYP. FINISHED GRADE 100'-0"
3" x 24" x 24"
RECOMMENDED SUB GRADE 99'-9" - 99'-6"
VARIES AS PER SCHEDULE
SEE FOOTING SCHEDULE
TYP. STEP DOWN
NOTE: FOOTINGS TO BE BLOCKED OUT @ PANEL LOCATION UP TO 12"

FOOTING SCHEDULE

FENCE	DEPTH	REINF.
6'	3'	(1) #4 BAR
8'	4'	(1) #5 BAR
10'	5'	(2) #5 BAR

NOTE:
FOOTING SIZE AND REINFORCING MAY VARY DEPENDING ON SITE CONDITIONS AND CUSTOMER REQUIREMENTS. ALWAYS REFER TO CONTRACT DOCUMENTS AND PLANS BEFORE COMMENCEMENT OF WORK.

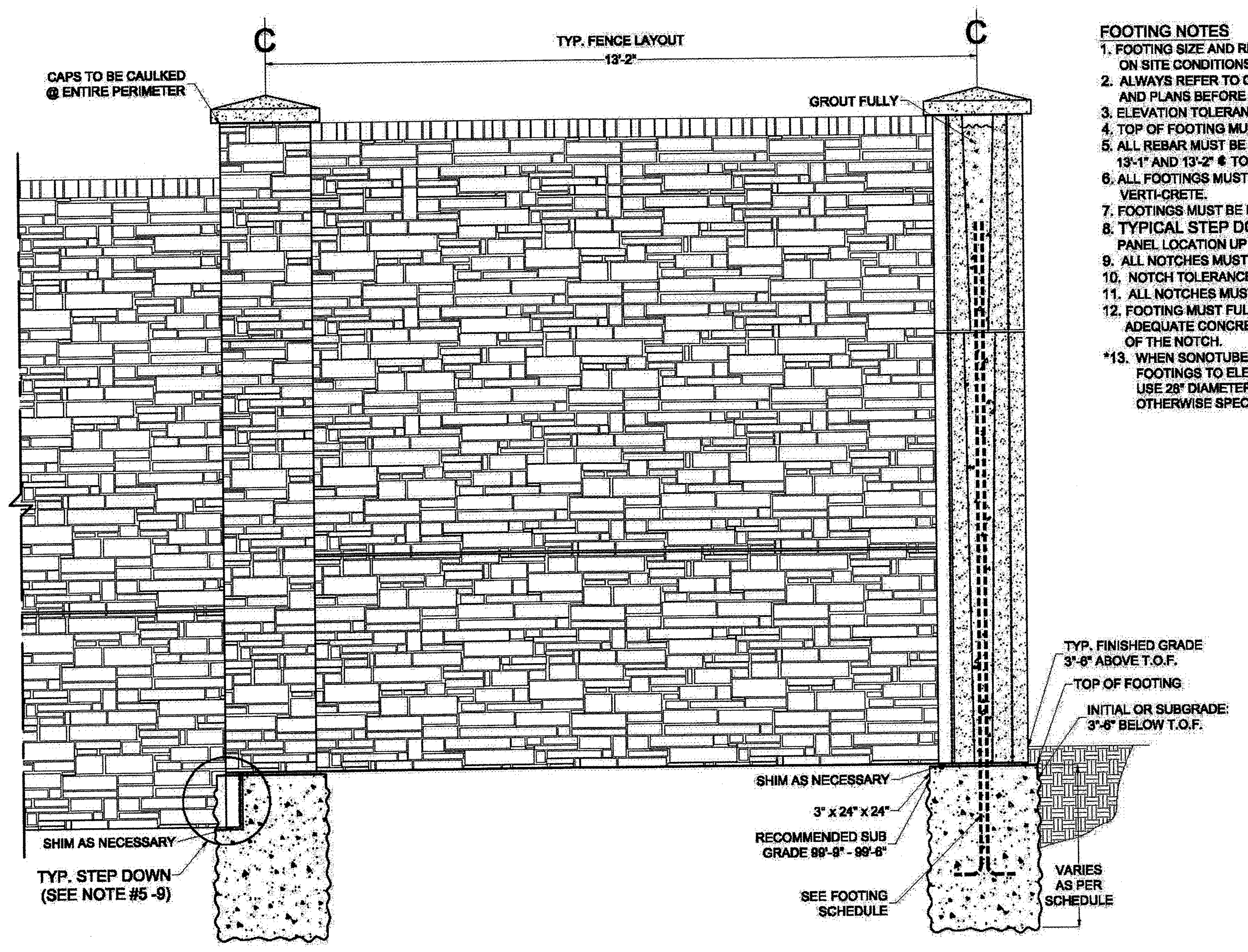
VERTI-CRETE MOLDS FORMS
18500 SOUTH 500 WEST
BLUFFDALE, UTAH 84065
PHONE: (801) 571-2028
FAX: (801) 606-7766

CHECKED BY:
JOB # NOT ASSIGNED
DRAWN BY: J.A.
DATE: 8-15-06
PROJECT: VERTI-CRETE FENCING
SHEET TITLE: TYP. FENCE LAYOUT

PANEL LAYOUT AND ERECTION DETAILS

SHEET #
A1.00

NOTE: *DETAILS AND NOTES FOR THE PRECAST WALL ARE PROVIDED FOR REFERENCE ONLY. STRUCTURAL ENGINEERING AND DESIGN OF THE WALL IS TO BE PERFORMED BY OTHERS.*


C
TYP. FENCE LAYOUT
13'-2"
C
CAPS TO BE CAULKED @ ENTIRE PERIMETER
GROUT FULLY
TYP. FINISHED GRADE 3'-6" ABOVE T.O.F.
TOP OF FOOTING
INITIAL OR SUBGRADE: 3'-6" BELOW T.O.F.
SHIM AS NECESSARY
3" x 24" x 24"
RECOMMENDED SUB GRADE 99'-9" - 99'-6"
SEE FOOTING SCHEDULE
VARIES AS PER SCHEDULE
SHIM AS NECESSARY
TYP. STEP DOWN (SEE NOTE #5 -9)

FOOTING NOTES
1. FOOTING SIZE AND REINFORCING MAY VARY DEPENDING ON SITE CONDITIONS AND CUSTOMER REQUIREMENTS.
2. ALWAYS REFER TO CONTRACT DOCUMENTS AND PLANS BEFORE COMMENCEMENT OF WORK.
3. ELEVATION TOLERANCE 0 - -1/2" OF REQUIRED ELEVATION.
4. TOP OF FOOTING MUST BE FLAT, TRUE, LEVEL, AND SQUARE.*
5. ALL REBAR MUST BE CENTERED IN FOOTINGS AND MEASURE BETWEEN 13'-1" AND 13'-2" ℄ TO ℄.
6. ALL FOOTINGS MUST BE FORMED USING A FORM APPROVED BY VERTI-CRETE.
7. FOOTINGS MUST BE EXCAVATED TO SPECIFIED DIMENSIONS.
8. TYPICAL STEP DOWN FOOTINGS TO BE NOTCHED OR BLOCKED OUT @ PANEL LOCATION UP TO 12".
9. ALL NOTCHES MUST BE FLAT, TRUE, AND SQUARE.
10. NOTCH TOLERANCE 0 - -1/2" OF REQUIRED ELEVATION.
11. ALL NOTCHES MUST ACT AS AN EXTENSION OF THE POST GROOVE.
12. FOOTING MUST FULLY SUPPORT NOTCH WITH ADEQUATE CONCRETE BENEATH THE BASE OF THE NOTCH.

*13. WHEN SONOTUBE IS REQUIRED TO RAISE FOOTINGS TO ELEVATION ABOVE GRADE, USE 28" DIAMETER TUBE UNLESS OTHERWISE SPECIFIED.

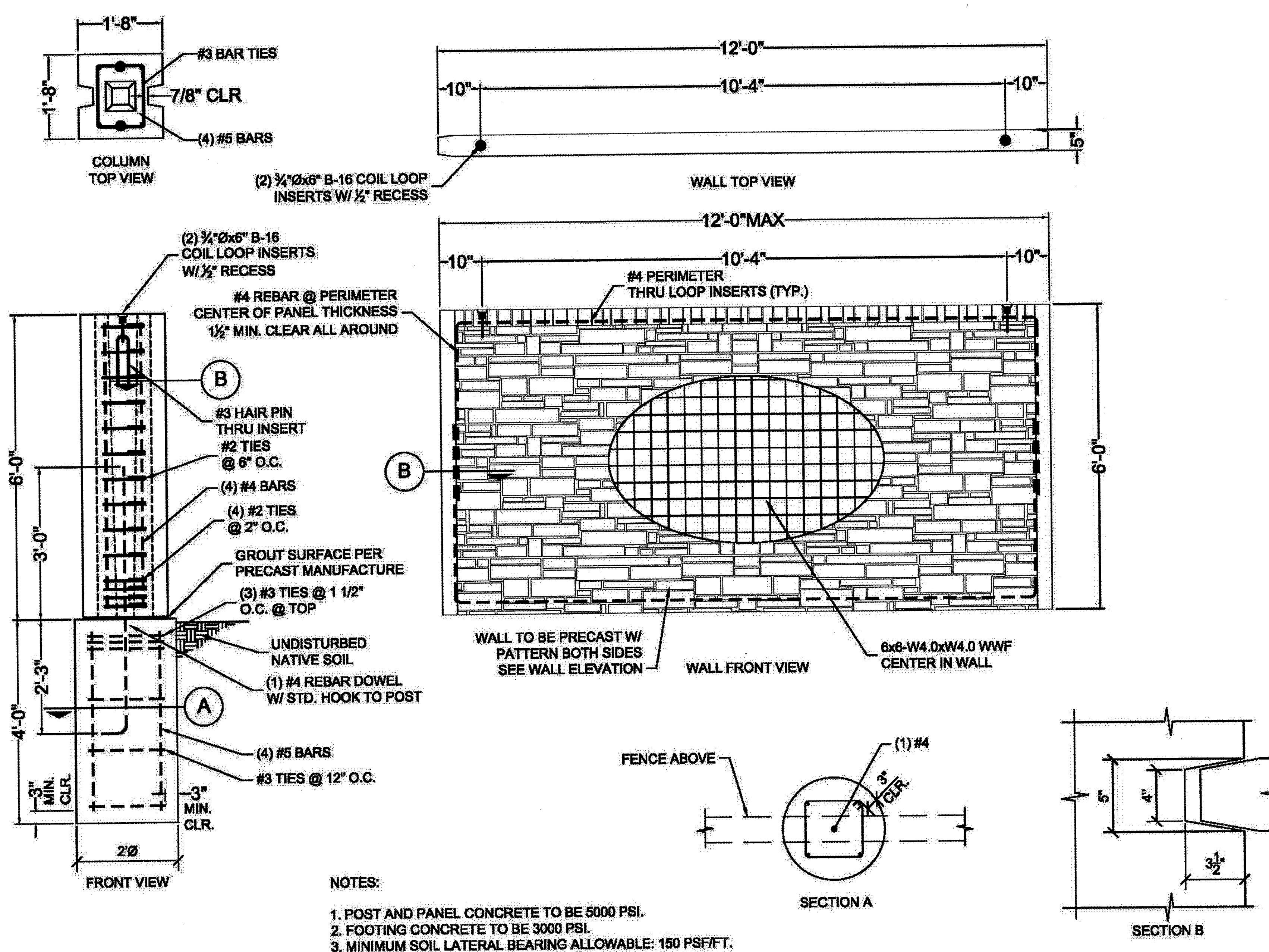
TYP. FOOTING & INTALLATION DETAILS

CONCRETE

f'c = 5,000 PSI	f'ci = 3,500 PSI
SLUMP: 5"	FPU: 75%
FINISH: PATTERN	MIX: 5600 SP
WEIGHT: 150 LBS. PCF.	AIR: 5%
VOLUME: - C.Y.	SHIPPING WT: - LBS.

VERTI-CRETE MOLDS FORMS
16500 SOUTH 500 WEST
BLUFFDALE, UTAH 84065
PHONE: (801) 571-2028
FAX: (801) 606-7766

SHEET TITLE:	CHECKED BY:
VERTI-CRETE FENCING	M.S
DRAWN BY:	SHEET #
J.A.	F-8.0
DATE:	
6-14-07	


1'-8"
1'-8"
#3 BAR TIES
7/8" CLR
(4) #5 BARS
COLUMN TOP VIEW
12'-0"
10"
10'-4"
10"
5"
(2) ¾"Øx6" B-16 COIL LOOP INSERTS W/ ½" RECESS
WALL TOP VIEW
12'-0"MAX
10"
10'-4"
10"
#4 PERIMETER THRU LOOP INSERTS (TYP.)
(2) ¾"Øx6" B-16 COIL LOOP INSERTS W/ ½" RECESS
#4 REBAR @ PERIMETER CENTER OF PANEL THICKNESS 1½" MIN. CLEAR ALL AROUND
B
#3 HAIR PIN THRU INSERT
#2 TIES @ 6" O.C.
(4) #4 BARS
(4) #2 TIES @ 2" O.C.
GROUT SURFACE PER PRECAST MANUFACTURE
(3) #3 TIES @ 1 1/2" O.C. @ TOP
UNDISTURBED NATIVE SOIL
(1) #4 REBAR DOWEL W/ STD. HOOK TO POST
A
(4) #5 BARS
#3 TIES @ 12" O.C.
6'-0"
3'-0"
2'-3"
4'-0"
3" MIN. CLR.
3" MIN. CLR.
2'Ø
FRONT VIEW
B
6'-0"
WALL TO BE PRECAST W/ PATTERN BOTH SIDES SEE WALL ELEVATION
WALL FRONT VIEW
6x6-W4.0xW4.0 WWF CENTER IN WALL
FENCE ABOVE
(1) #4
3" CLR.
SECTION A
5"
4"
5"
3½"
SECTION B

NOTES:

1. POST AND PANEL CONCRETE TO BE 5000 PSI.
2. FOOTING CONCRETE TO BE 3000 PSI.
3. MINIMUM SOIL LATERAL BEARING ALLOWABLE: 150 PSF/FT. OF DEPTH BELOW GRADE
4. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF.
5. DIMENSIONS MAY BE REDUCED TO FIT PROJECT REQUIREMENTS.
6. GROUT BETWEEN POST AND FOOTING TO BE 2500 PSI.

GENERAL STRUCTURAL NOTES

CODE: 2006 INTERNATIONAL BUILDING CODE

DESIGN CRITERIA:
GROUND SNOW LOAD: NOT APPLICABLE
BASIC WIND SPEED: 90 MPH, EXPOSURE B
SEISMIC DESIGN CATEGORY: D
SITE CLASS: D
BUILDING CATEGORY: I

SNOW DESIGN CRITERIA:
FLAT ROOF SNOW LOAD Pf: NOT APPLICABLE
SNOW EXPOSURE FACTOR Ce: NOT APPLICABLE
SNOW LOAD IMPORTANCE FACTOR Is: NOT APPLICABLE
THERMAL FACTOR Ct: NOT APPLICABLE

WIND DESIGN CRITERIA:
WIND IMPORTANCE FACTOR Iw: 0.87
INTERNAL PRESSURE COEFFICIENT = 0.00 (OPEN)
ALL COMPONENTS AND CLADDING SHOWN ON THESE DOCUMENTS

SEISMIC DESIGN CRITERIA:
SEISMIC IMPORTANCE FACTOR IE: 1.0
SEISMIC USE GROUP: I
SPECTRAL ACCELERATION SS: 1.125g, S1: 0.55g
SEISMIC FORCE RESISTING SYSTEM: NON-BUILDING SIGNS AND BILLBOARDS.
DESIGN BASE SHEAR: 1001 LBS. PER COLUMN
SEISMIC RESPONSE COEFFICIENT CS: 0.225
RESPONSE MODIFICATION FACTOR R: 3.5
ANALYSIS PROCEDURE: EQUIVALENT STATIC

TYP. 6' REINF. PANEL, PIER & POST

CONCRETE

f'c = 5,000 PSI	f'ci = 3,500 PSI
SLUMP: 4"	FPU: 75%
FINISH: PATTERN	MIX: 5600 SP
WEIGHT: 150 LBS. PCF.	AIR: 5%
VOLUME: - C.Y.	SHIPPING WT: - LBS.

VERTI-CRETE MOLDS FORMS
16500 SOUTH 500 WEST
BLUFFDALE, UTAH 84065
PHONE: (801) 571-2028
FAX: (801) 606-7766

SHEET TITLE:	CHECKED BY:
ENGINEERED SOUND WALL	R.B.
DRAWN BY:	SHEET #
J.A.	F-5.1
DATE:	
11-2-09	

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

FEB. 24, 2020
NO. 174774
MATT W. BROWN

REVISIONS

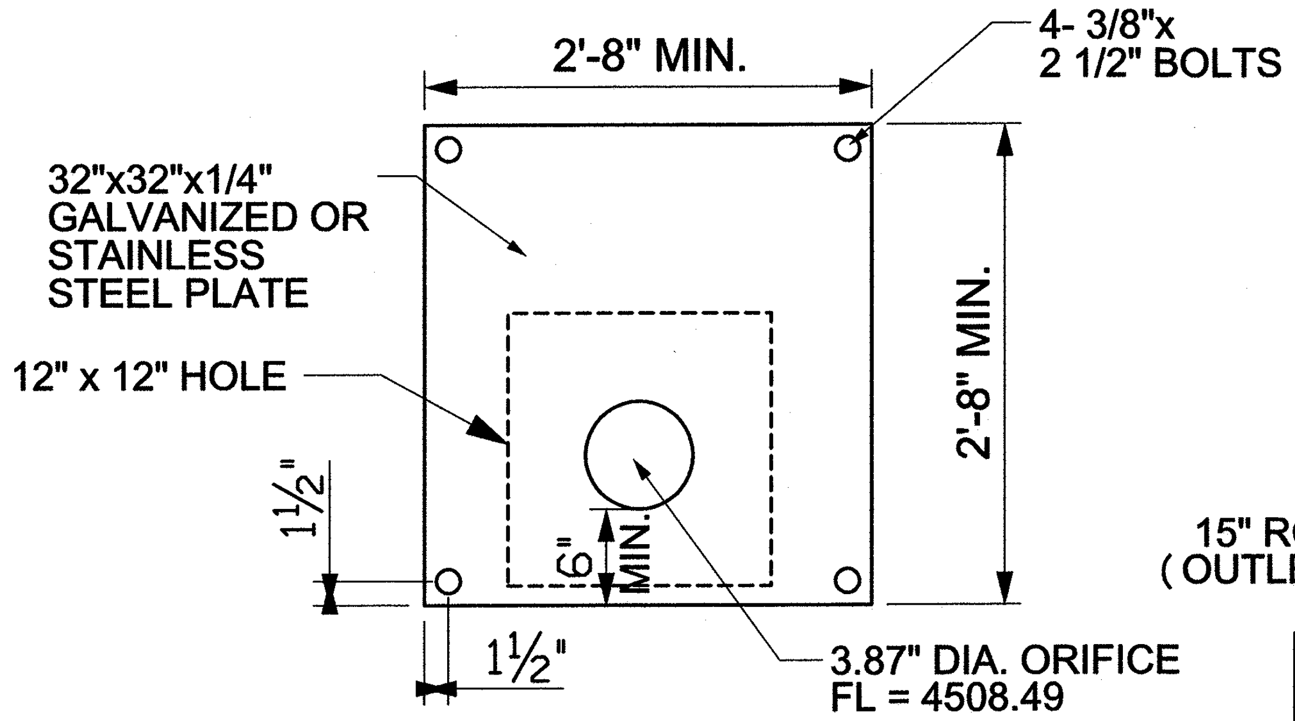
No.	Date	By	Notes

Designed
Drawn D. BUFFO
Checked
Date 7-6-18

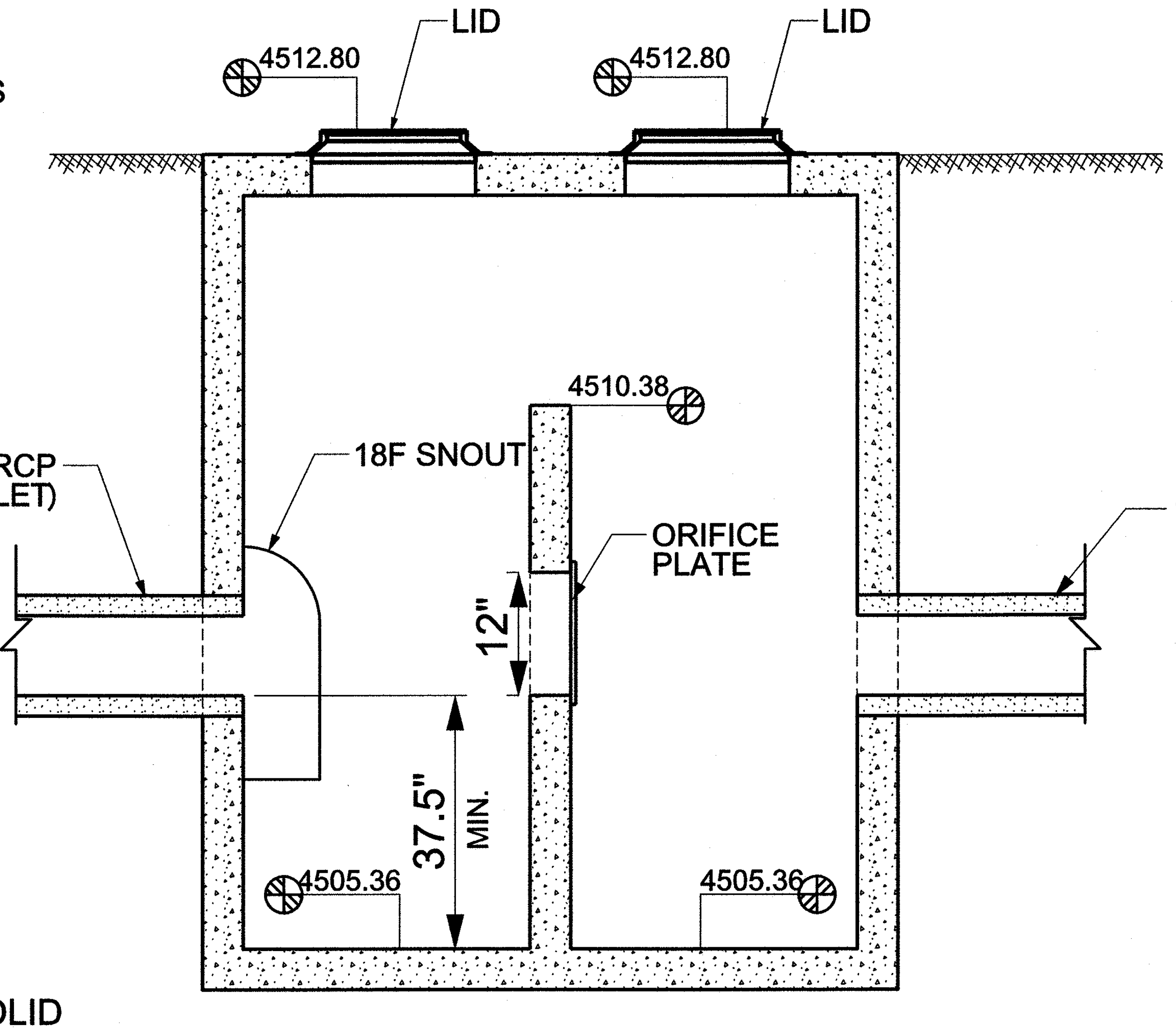
Title: EDGEWATER NORTH
Location: AMERICAN FORK, UTAH
Drawing Name: STANDARD DETAILS

PROJECT NO.
2018.037

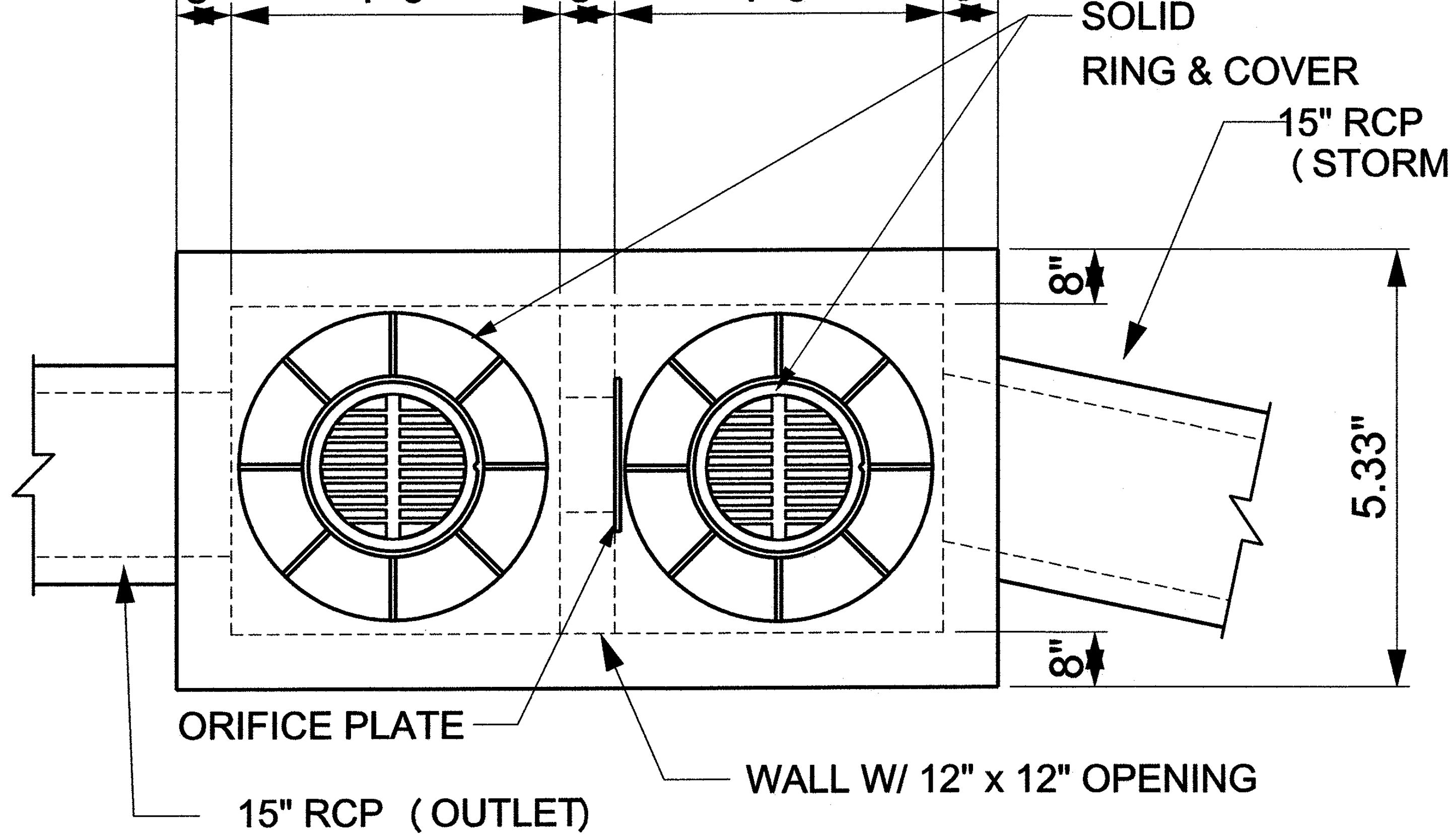
SHEET NO.
3.05


2'-8" MIN.
4- 3/8"x 2 1/2" BOLTS
32"x32"x1/4" GALVANIZED OR STAINLESS STEEL PLATE
12" x 12" HOLE
2'-8" MIN.
1½"
6" MIN.
1½"
3.87" DIA. ORIFICE FL = 4508.49

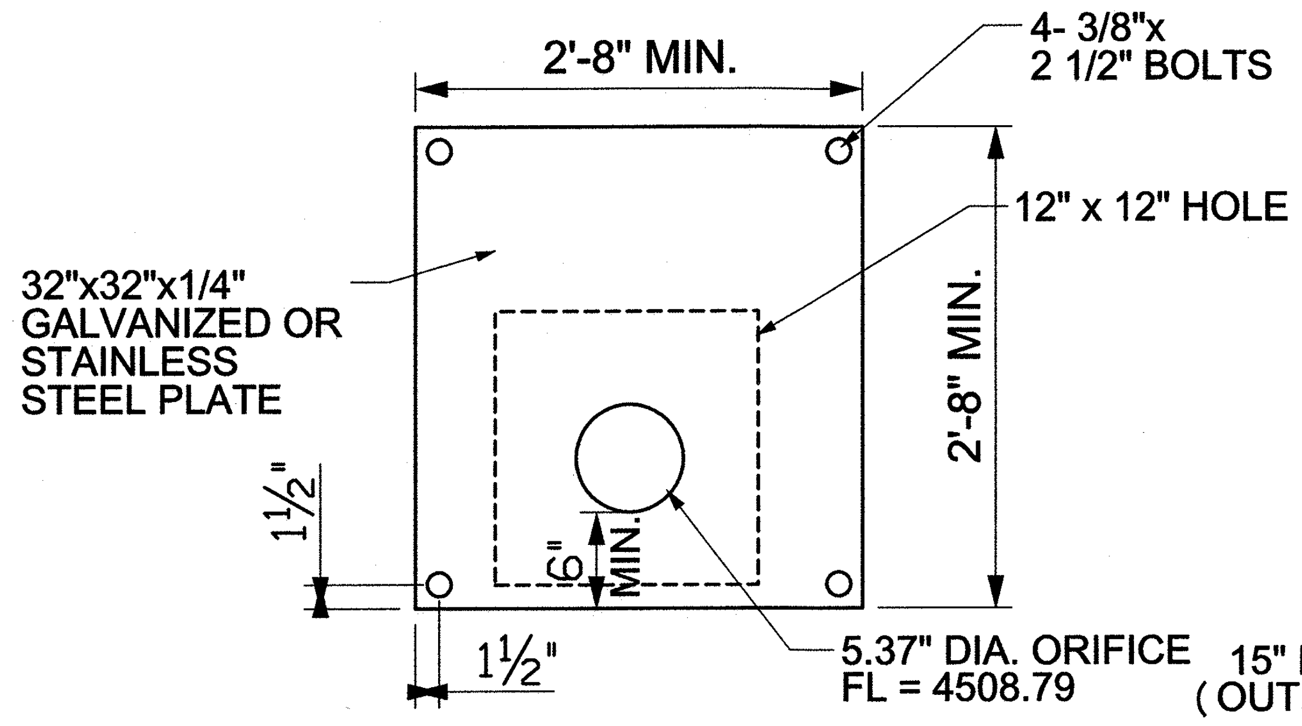
SDMH #2 ORIFICE PLATE DETAIL



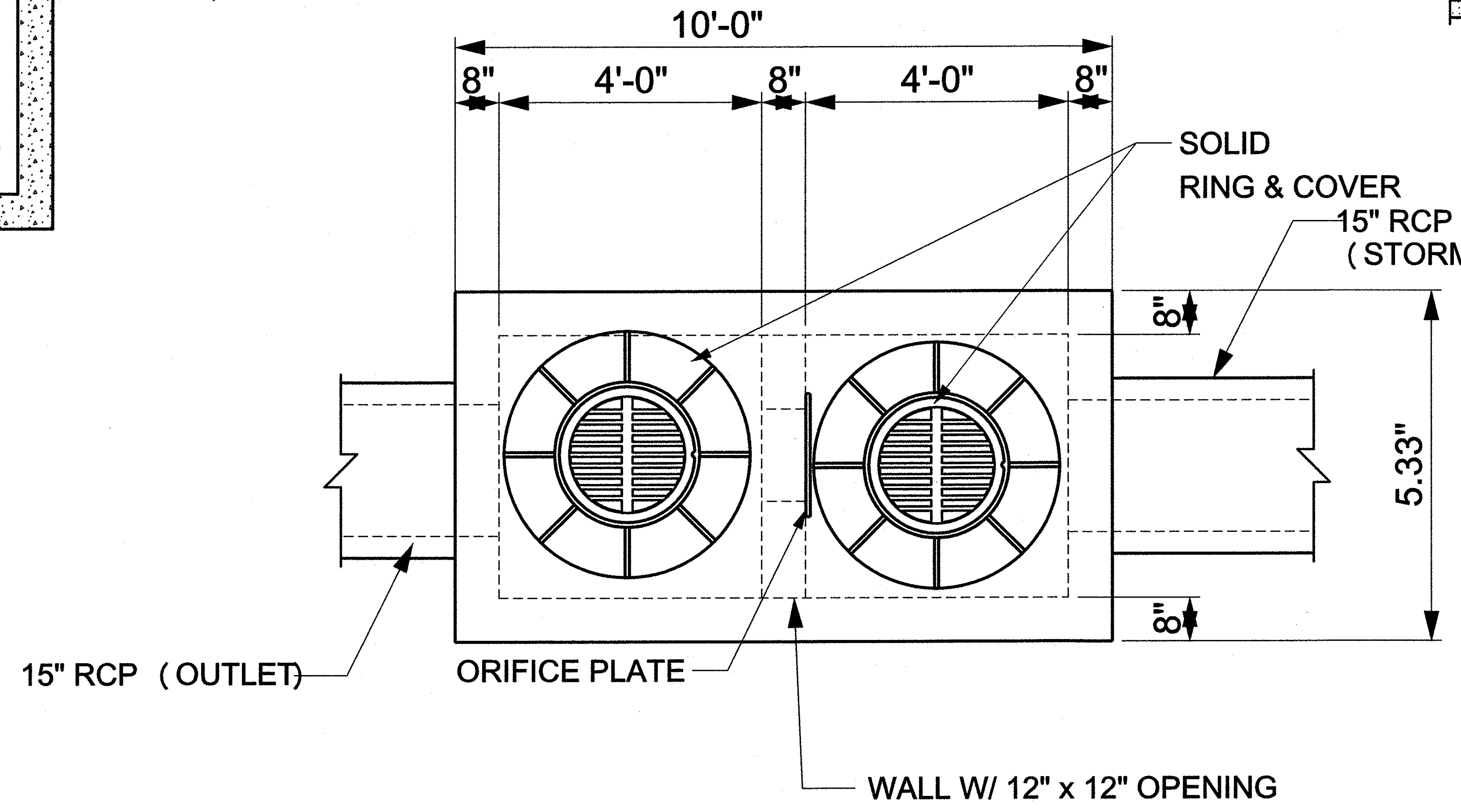
SDMH #2 DETAIL



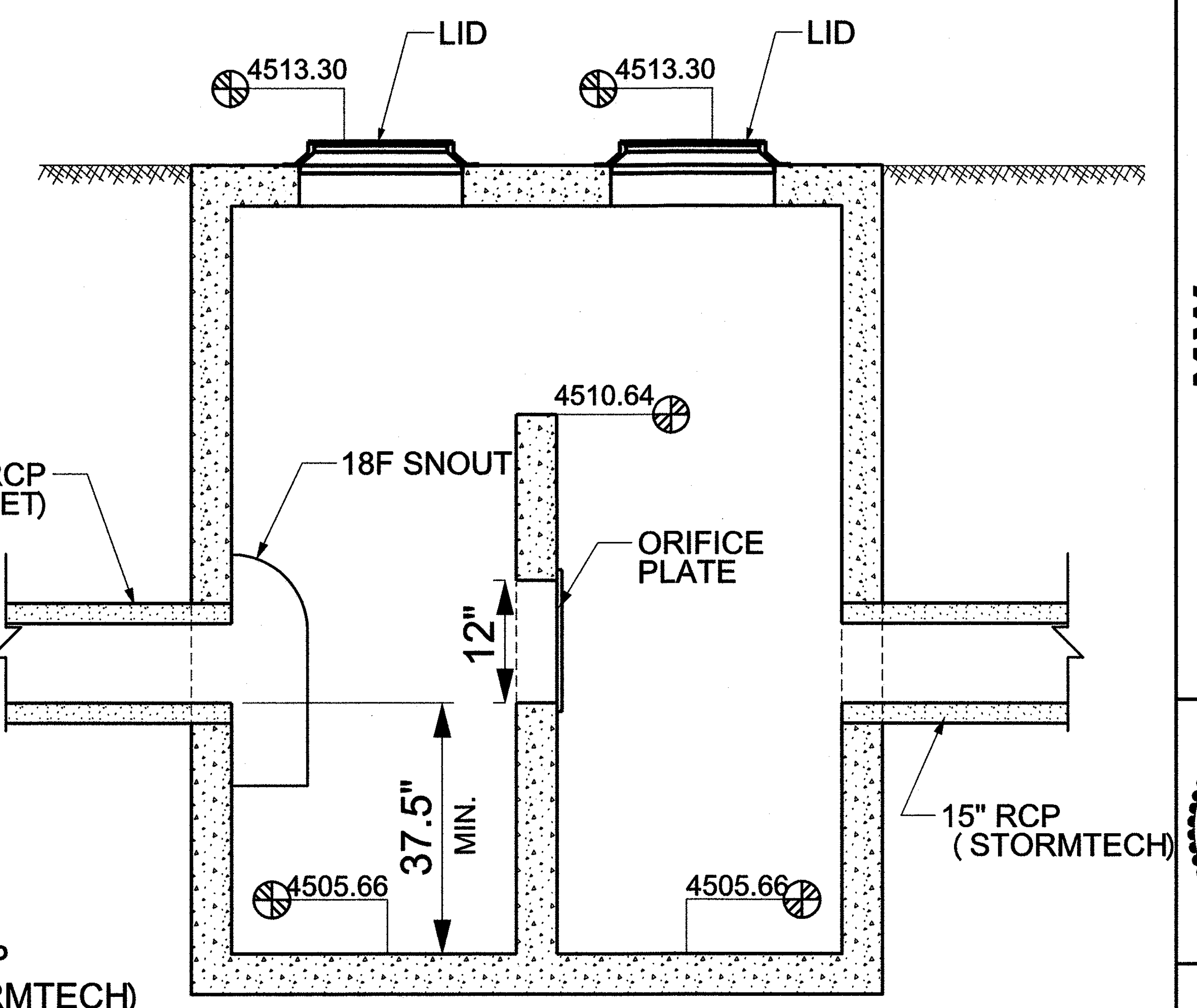
SDMH #2 PLAN VIEW


2'-8" MIN.
4- 3/8"x 2 1/2" BOLTS
12" x 12" HOLE
32"x32"x1/4" GALVANIZED OR STAINLESS STEEL PLATE
2'-8" MIN.
1½"
6" MIN.
1½"
5.37" DIA. ORIFICE FL = 4508.79

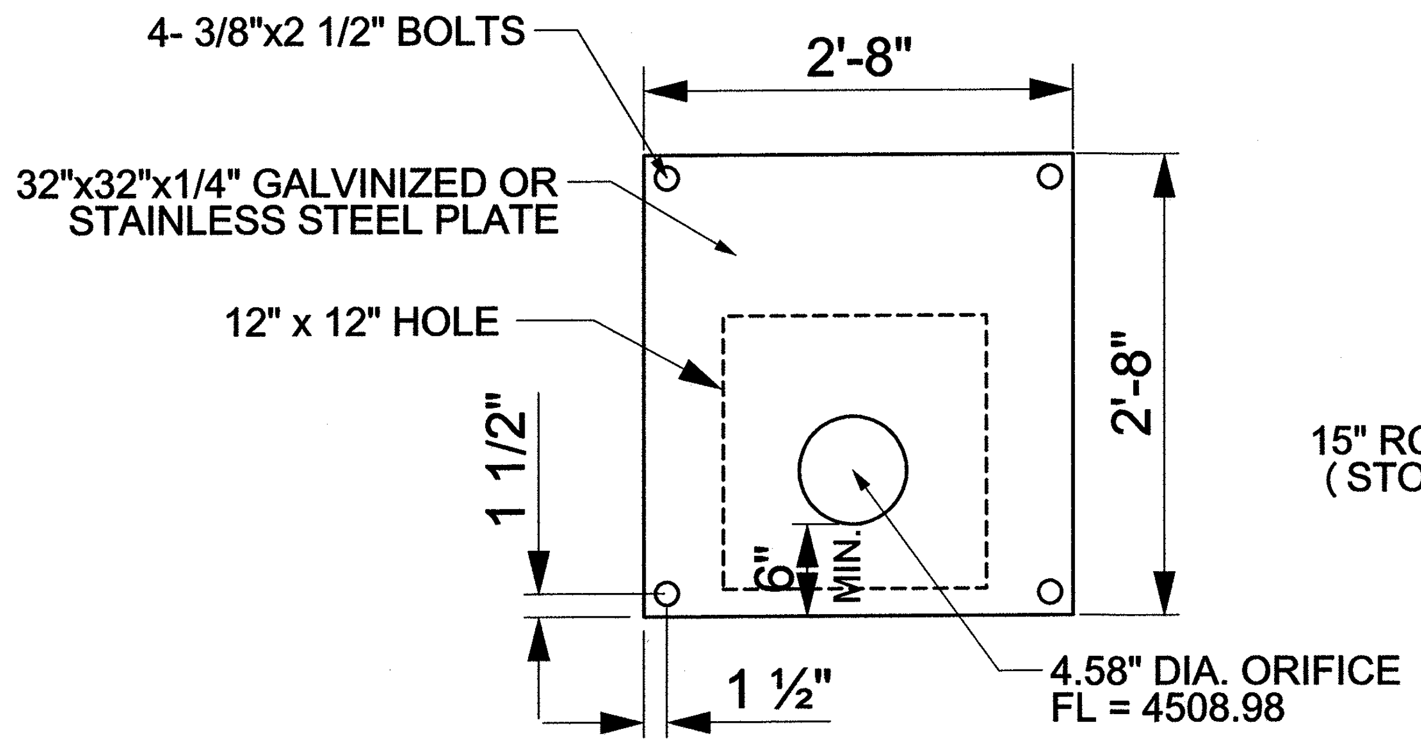
SDMH #6 ORIFICE PLATE DETAIL



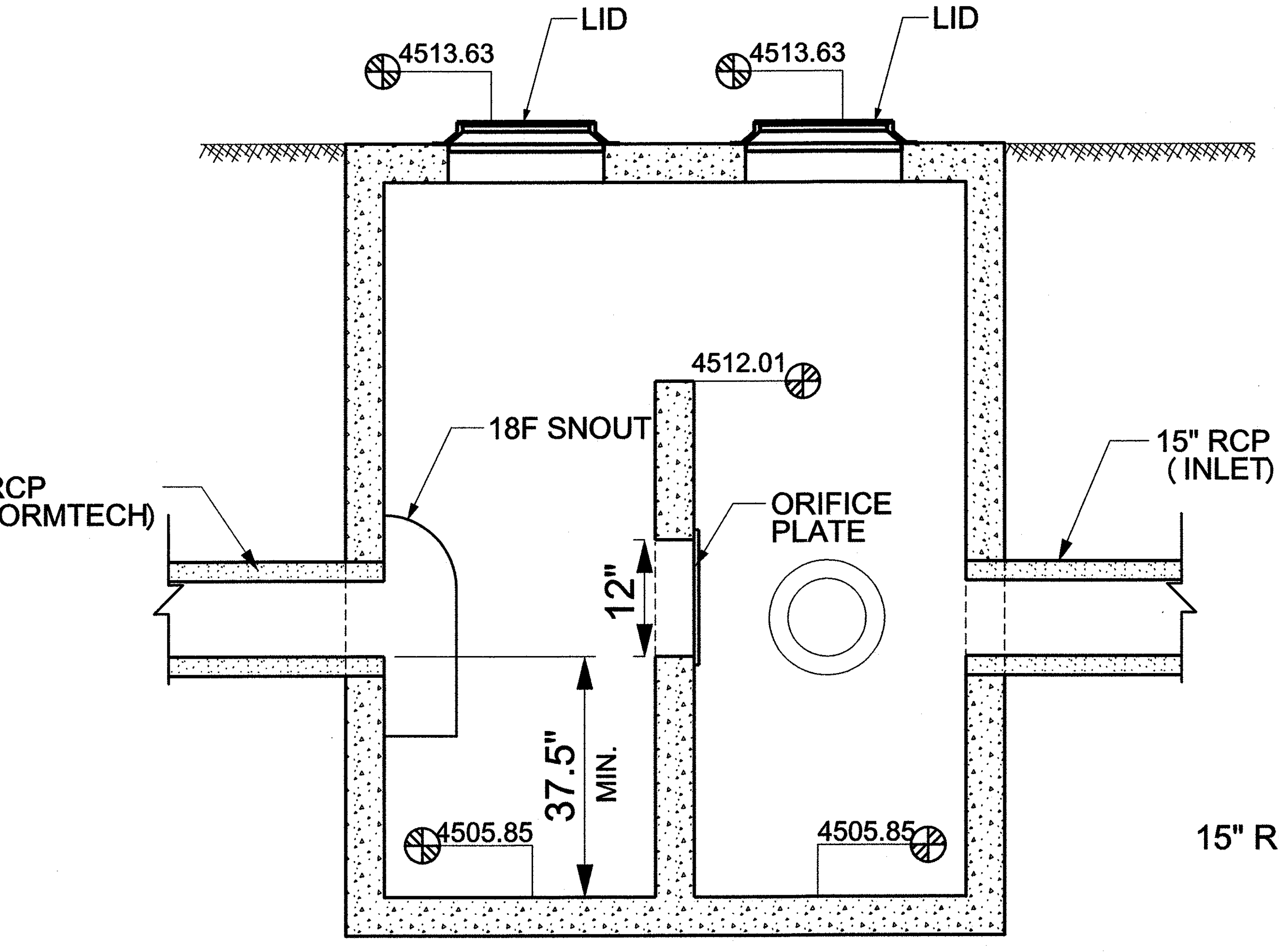
SDMH #6 PLAN VIEW



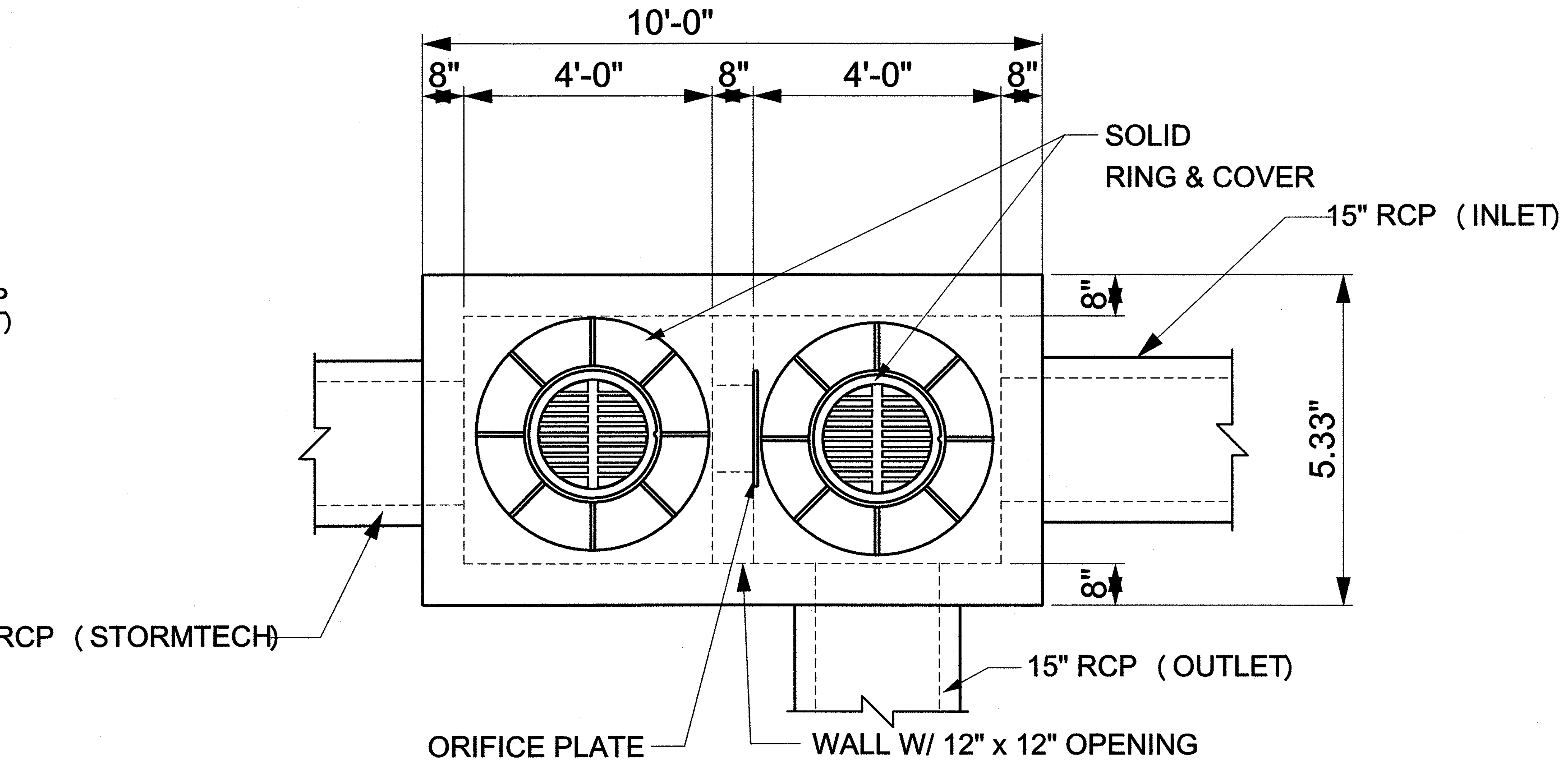
SDMH #6 DETAIL


4- 3/8"x2 1/2" BOLTS
2'-8"
32"x32"x1/4" GALVINIZED OR STAINLESS STEEL PLATE
12" x 12" HOLE
2'-8"
1 1/2"
6" MIN.
1 ½"
4.58" DIA. ORIFICE FL = 4508.98

SDMH #9 ORIFICE PLATE DETAIL



SDMH #9 DETAIL



SDMH #9 PLAN VIEW

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

FEB. 24, 2020
NO. 174774
MATT W. BROWN

No.	Date	By	REVISIONS	Notes

Designed:
Drawn: A. DELPIVO
Checked:
Date: 1-13-20

Title: EDGEWATER NORTH
Location: AMERICAN FORK, UTAH
Drawing Name: STANDARD DETAILS

PROJECT NO.
2018.037

SHEET NO.
3.06

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: March 18, 2020
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the preliminary plan and final plat for Edgewater North Subdivision, located in the area of 1100 West 200 South, in the TOD (Transit Oriented Development) zone.

ACTIONS REQUESTED: Approval of the preliminary plan and a recommendation of approval of the final plat.

<table>
<tr><th colspan="6">BACKGROUND INFORMATION</th></tr>
<tr><td colspan="2">Location:</td><td colspan="4">1100 West 200 South</td></tr>
<tr><td colspan="2">Applicants:</td><td colspan="4">Bird Homes/MW Brown Engineering</td></tr>
<tr><td colspan="2">Existing Land Use:</td><td colspan="4">Agriculture</td></tr>
<tr><td colspan="2">Proposed Land Use:</td><td colspan="4">Residential</td></tr>
<tr><td rowspan="4">Surrounding Land Use:</td><td>North</td><td colspan="4">Agriculture</td></tr>
<tr><td>South</td><td colspan="4">Agriculture</td></tr>
<tr><td>East</td><td colspan="4">Agriculture</td></tr>
<tr><td>West</td><td colspan="4">Agriculture</td></tr>
<tr><td colspan="2">Existing Zoning:</td><td colspan="4">TOD (Transit Oriented Development)</td></tr>
<tr><td colspan="2">Proposed Zoning:</td><td colspan="4">NA</td></tr>
<tr><td rowspan="4">Surrounding Zoning:</td><td>North</td><td colspan="4">RA-5</td></tr>
<tr><td>South</td><td colspan="4">TOD</td></tr>
<tr><td>East</td><td colspan="4">Residential Agriculture 5 (Utah County)</td></tr>
<tr><td>West</td><td colspan="4">Residential Agriculture 5 (Utah County)</td></tr>
<tr><td colspan="2">Land Use Plan Designation:</td><td colspan="4">TOD (Transit Oriented Development)</td></tr>
<tr><td colspan="2">Zoning within density range?</td><td>x</td><td>Yes</td><td></td><td>No</td></tr>
</table>

Background

Edgewater North is largely intended to provide rights-of-way for 1100 West, 300 South, 350 South and 1200 West. The subdivision proposes 4 lots; Lots 1 and 3 will be further divided and developed into a higher density multi-family project (The Yard Subdivision). Lots 2 and 4 will be further divided and developed into medium density residential uses (townhomes). Edgewater North is located at approximately 1100 West 200 South, extending from 200 South to 350 South. The area received approval of a district framework plan in 2019, followed by a block plan (staff level review). As part of the lot plan submittal and review (staff level review), subdivision plats were necessary. Further review at staff level will ensure placement of structures, including setbacks, height, landscaping, parking, etc. to be compliance with the TOD Code. The subdivision plat acts as a formal instrument in proceeding toward placement of these structures and ultimate development of the site

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Transit Oriented Development”. The proposed subdivision is consistent with the Land Use Plan designation.

Section 17.8.211 of the Development Code

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

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

   The final plat and preliminary plan are being processed concurrently. The final plat conforms to the preliminary plan and will conform to any terms of the preliminary plan approval.

b. The final plat complies with all City requirements and standards relating to Subdivisions.

   This criterion has been met.

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

   Engineering will address concerns, if any, at the time of the Planning Commission Meeting.

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

   Engineering will determine whether the cost estimates of constructing any required improvements are realistic.

e. The water rights conveyance documents have been provided.

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

FINDINGS OF FACT/CONDITION OF APPROVAL

After reviewing the application for final plat approval, the following finding of fact and condition of approval are offered for consideration:

1. The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).

2. Water rights conveyance shall be satisfied prior to final plat recordation.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we approve the preliminary plan and recommend approval of the final plat of Edgewater North, with the finding and condition listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

DENIAL

Mr. Chairman, I move that we deny the preliminary plan of Edgewater North.

TABLE

Mr. Chairman, I move that we table action on the preliminary plan and final plat of Edgewater North.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 3/18/2020

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

Project Name: Edgewater North Subdivision

Project Address: 200 South 1100 West

Developer / Applicant's Name: Greg Bird

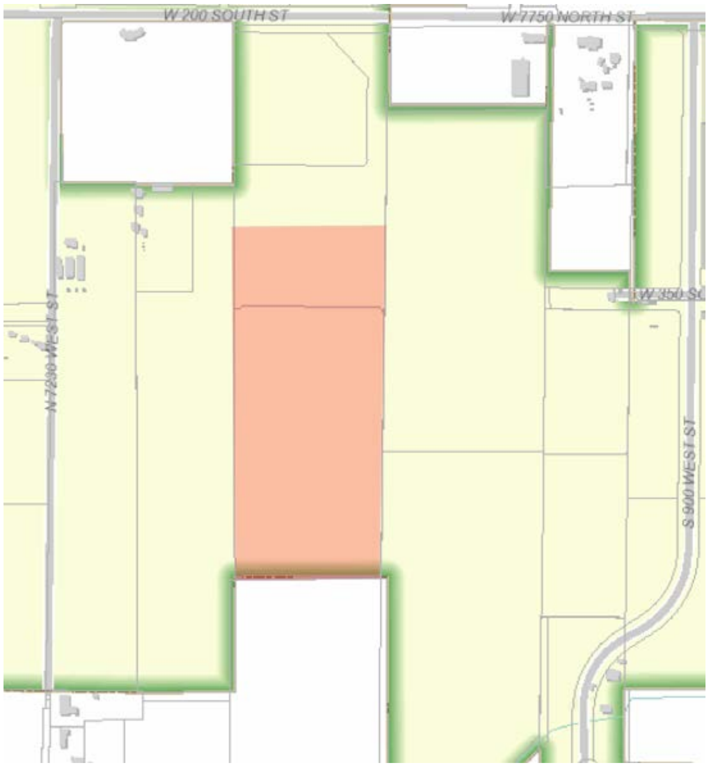
Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 3/18/2020 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

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

Plan Modifications Required:

1. Final approval and construction of the 200 South, 1100 West and 350 South improvements shall be completed prior to or in conjunction with this development.
2. The current culinary water system was modeled with the addition of this development. The results of the model show velocities are higher than allowable per city standard and differential pressures between peak hour and peak day are greater than 15 psi as prescribed in the master plan. These present issues unless master planned water main lines are installed prior to or in conjunction with this development. If the City commits to building these water lines, then we recommend approval. If the City cannot commit to building these water lines, then we strongly recommend denial.

EDGEWATER NORTH SUBDIVISION

300 S. 1100 W.
AMERICAN FORK CITY, UTAH

CONSTRUCTION DRAWINGS
FEBRUARY 24, 2020

NOTE:

1100 WEST & 350 SOUTH TO 900 WEST ARE SHOWN ON ENSIGN ENGINEERING PLANS AND WILL BE CONSTRUCTED WITH THIS DEVELOPMENT. THE WATER AND P.I. SYSTEMS WILL BE LOOPED WITH ENSIGN'S DESIGn.

GENERAL NOTES

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

2. CONTRACTOR SHALL BE RESPONSIBLE FOR:

   (A) CONTRACTOR SHALL OBTAIN ALL PERMITS FOR STREET CUTS, UTILITIES CONSTRUCTION AND GRADING. THE COST OF ALL PERMITS SHALL BE INCLUDED AS PART OF THE CONTRACTOR'S BID INCLUDING, BUT NOT LIMITED TO THE NOI & NOT PERMITS AND ASSOCIATED SWPPP.

   (B) COORDINATING WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.

   (C) ALL PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORINGS, TRAFFIC CONTROL, AND SECURITY.

   (D) COORDINATING ALL WORK AND INSPECTIONS AS REQUIRED BY THE CITY.

   (E) RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE. AS-BUILTS SHALL INCLUDE UNDERGROUND UTILITIES AS WELL AS ANY FIELD MODIFICATIONS OF THE PLANS.

   (H) KEEPING ADJACENT STREETS FREE AND CLEAN OF ALL DEBRIS AND DIRT FROM THE JOB SITE.

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

4. THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE CITY, COUNTY, OR STATE RIGHT-OF-WAYS. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND AS MODIFIED BY THE UDOT SUPPLEMENT TO THE MUTCD. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.

5. TWO WORKINGS DAYS BEFORE YOU DIG, GRADE, OR EXCAVATE, CALL THE UTILITY NOTIFICATION CENTER OF UTAH FOR THE MARKING OF MEMBER UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THESE PLANS ARE PLOTTED BASED ON AVAILABLE INFORMATION. M.W. BROWN ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, AND REPAIR OF ANY EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ANY UTILITY DAMAGED BY CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

6. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN FORK CITY STANDARD SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR SHALL HAVE COPIES OF CITY AND STATE SPECIFICATIONS ON THE SITE AT ALL TIMES.

7. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH ALL UTILITY COMPANIES INVOLVED AND THE CITY OF AMERICAN FORK CITY WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OR EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.

8. ADVANCE COORDINATION BY THE CONTRACTOR TO ALL UTILITY COMPANIES INVOLVED SHALL BE REQUIRED FOR ANY SERVICE INTERRUPTIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER, PROJECT MANAGER AND THE UTILITY COMPANY 48 HOURS PRIOR TO START OF CONSTRUCTION. NO UTILITY TAPS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE UTILITY COMPANY AND THE CITY.

9. MAINTAIN 10-FOOT HORIZONTAL SEPARATION BETWEEN WATER AND SEWER PIPELINES.

10. UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS.

11. CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY BUILDING INSPECTION DEPARTMENT 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.

12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH UTILITY COMPANIES TO OBTAIN TEMPORARY POWER AND TELEPHONE SERVICE DURING CONSTRUCTION. ALL COSTS FOR TEMPORARY SERVICES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR COMPLETION OF INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED BY NOTE TO BE "PROVIDED", "INSTALLED" OR "CONSTRUCTED" UNLESS SPECIFICALLY NOTED OTHERWISE.

14. CONTRACTOR WILL HAVE A COPY OF APPROVED SOILS REPORTS FOR PAVEMENT DESIGN AND COMPACTION REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT AND SHALL SUBMIT A PAVEMENT DESIGN TO THE AMERICAN FORK CITY ENGINEERING DEPARTMENT PRIOR TO ANY PAVING.

15. SUBGRADE DENSITY SHALL BE TESTED BY EPIC ENGINEERING PRIOR TO INSTALLING BASE COURSE OR CONCRETE. BASE COURSE DENSITY SHALL ALSO BE TESTED BY THE PRIVATE SOILS FIRM AND APPROVED BY THE SOILS ENGINEER PRIOR TO INSTALLING PAVEMENT.

16. THESE GENERAL NOTES SHALL BE APPLICABLE TO ALL SHEETS WITHIN THIS SET OF DRAWINGS.

17. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES. EACH SUBCONTRACTOR (INCLUDING THE SURVEYOR) SHALL HAVE A SIGNED COPY OF THE PLANS AND THE APPROPRIATE STANDARDS AND SPECIFICATIONS IN HIS POSSESSION AT ALL TIMES WHEN IMPROVEMENTS ARE BEING INSTALLED.

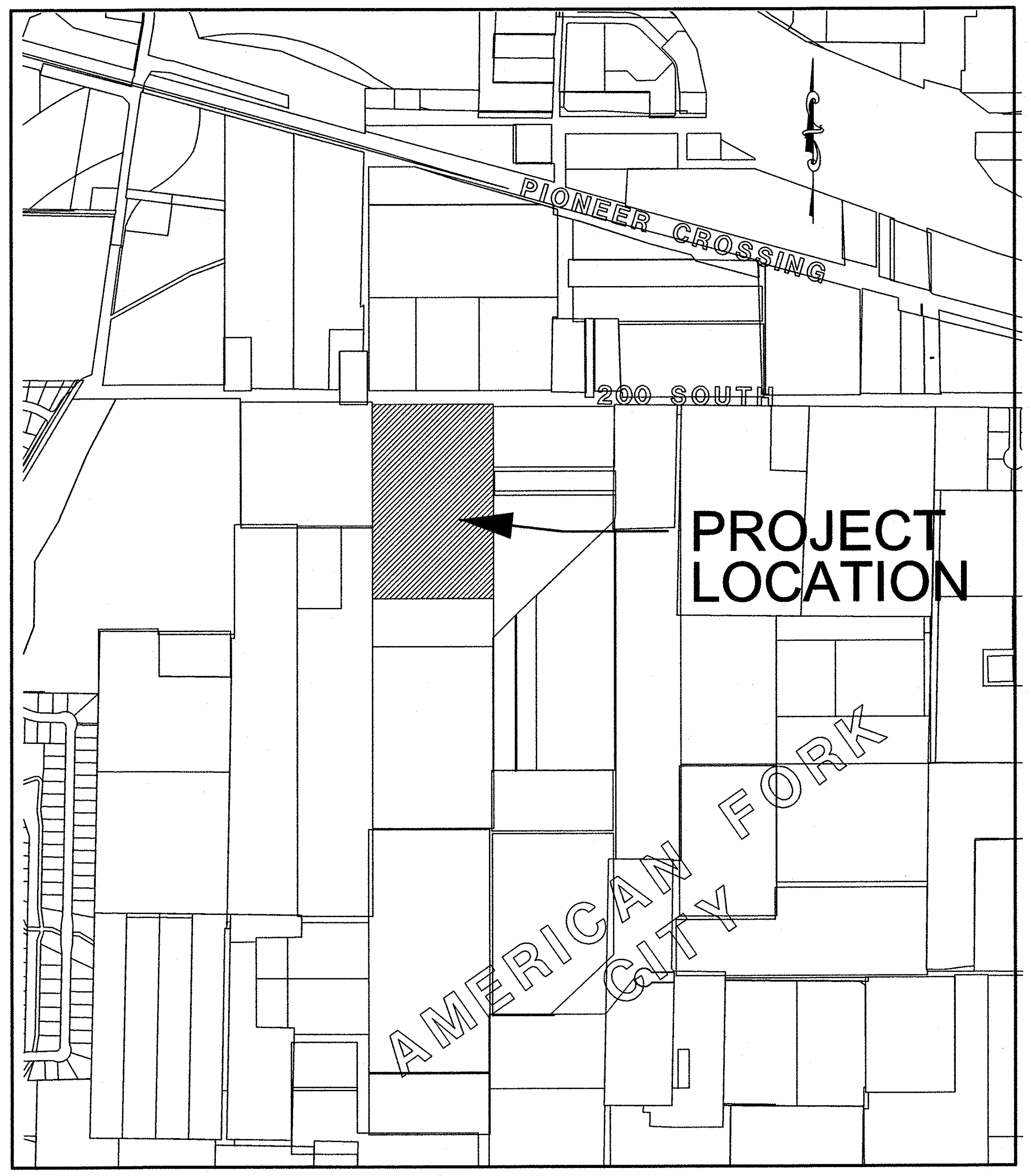
18. THE SITE WORK SHALL MEET OR EXCEED THE LATEST EDITION OF THE CITY DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. THE CONTRACTOR SHALL HAVE A COPY OF THE STANDARDS ON SITE AT ALL TIMES.

19. BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK (S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.

20. COORDINATES ARE GIVEN TO AID THE CONTRACTOR/SURVEYOR IN LOCATING PROPOSED IMPROVEMENTS. THE CONTRACTOR/ SURVEYOR IS RESPONSIBLE FOR CHECKING THE LOCATIONS OF IMPROVEMENTS LAID OUT WITH COORDINATES USING DIMENSIONS AND OFFSETS GIVEN. IF A PERTINENT DIMENSION OR OFFSET IS NOT SHOWN ON THE PLAN, CONTACT THE ENGINEER FOR INFORMATION.

21. ALL UTILITIES AND LATERALS MUST BE INSPECTED AND SURVEYED BEFORE BACKFILLING CAN OCCUR.

22. IF A CONFLICT OCCURS WITH AN EXISTING UTILITY AND THE NEW UTILITY, THE CONTRACTOR MUST NOTIFY THE CITY AND DETERMINE THE LOCATION OF THE NEW UTILITY TO BE PLACED. IF THE CONTRACTOR FAILS TO CALL THE CITY AND THE PRIVATE UTILITY COMPANY TO COORDINATE THE CONFLICT THE CONTRACTOR WILL HAVE TO REMOVE AND RELOCATE THE NEW UTILITY AT THEIR COST.



VICINITY MAP

INDEX OF SHEETS

SHEET	DESCRIPTION
1.00	COVER SHEET
	FINAL PLAT
1.01	SITE PLAN
2.00	300 SOUTH PLAN & PROFILE
2.01	300 SOUTH PLAN & PROFILE
2.02	1200 WEST PLAN & PROFILE
2.03	350 SOUTH PLAN & PROFILE
2.04	350 SOUTH PLAN & PROFILE
2.05	1150 WEST PLAN & PROFILE
2.06	200 SOUTH ROAD PLAN & PROFILE
2.07	200 SOUTH ROAD PLAN & PROFILE
2.08	200 SOUTH UTILITY PLAN & PROFILE
2.09	200 SOUTH UTILITY PLAN & PROFILE
3.00-3.08	DETAILS
REF	CUWCD - NORTH SHORE AQUEDUCT

NOTES:

THE DEVELOPER AND THE CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND AMERICAN FORK CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND AMERICAN FORK CITY CODES, ORDINANCES AND STANDARDS.

ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT / STUDY SHALL BE FOLLOWED IMPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

FINAL CONSTRUCTION WILL BE CONTIGENT UPON ADDITIONAL FIELD INVESTIGATIONS AND FINDINGS AND MAY REQUIRE ADDITIONAL ELEMENTS (GEOGRID OR FABRIC, CATHODIC PROTECTION, ETC.)

CONTRACTOR TO NOTIFY CITY ENGINEER OF ANY NATURAL SPRINGS OR OTHER GEOTECHNICAL HAZARDS OR UNANTICIPATED FIELD CONDITIONS ENCOUNTERED DURING CONSTRUCTION AND PROPOSE SOLUTIONS TO THE CITY ENGINEER FOR MITIGATION AS NEEDED.

Contact List		
Civil Engineer	MW Brown Engineering	801-377-1790
Geotechincal 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	801-763-3040
AF City Inspector	Dee Howard	801-763-3060
AF SWPPP Inspector	Harlan Nelson	801-763-3060
AF Fiber	Will Davis	801-897-9826
AF Irrigation Company	Ernie John	801-471-6576
Rocky Mountain Power	Teria Walker	801-756-1310
Comcast	Elysia Valdez	801-401-3017
TSSD	David Barlow	801-756-5231
Mitchell Hollow Irrigation	Jeff Mitchell	801-367-9026
Century Link	Ryan Allred	385-223-0084
Dominion Energy	Trent Johnson	801-853-6548
CUWCD		435-503-4174

OWNER/DEVELOPER:
JACK WILLIAMS HOMES
GREG BIRD
801-770-6850
801-369-9529

ENGINEER/SURVEYOR:
M.W. BROWN ENGINEERING
MATT W. BROWN P.E.
578 EAST 770 NORTH
OREM, UTAH 84097
801-377-1790

1-800-662-4111
811
Know what's below.
Call before you dig.

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

FEB 24, 2020
NO. 174774
MATT W. BROWN
Matt W. Brown

No.	Date	By	Notes

REVISIONS

Designed
Drawn M.M.B
Checked M.W.B
Date

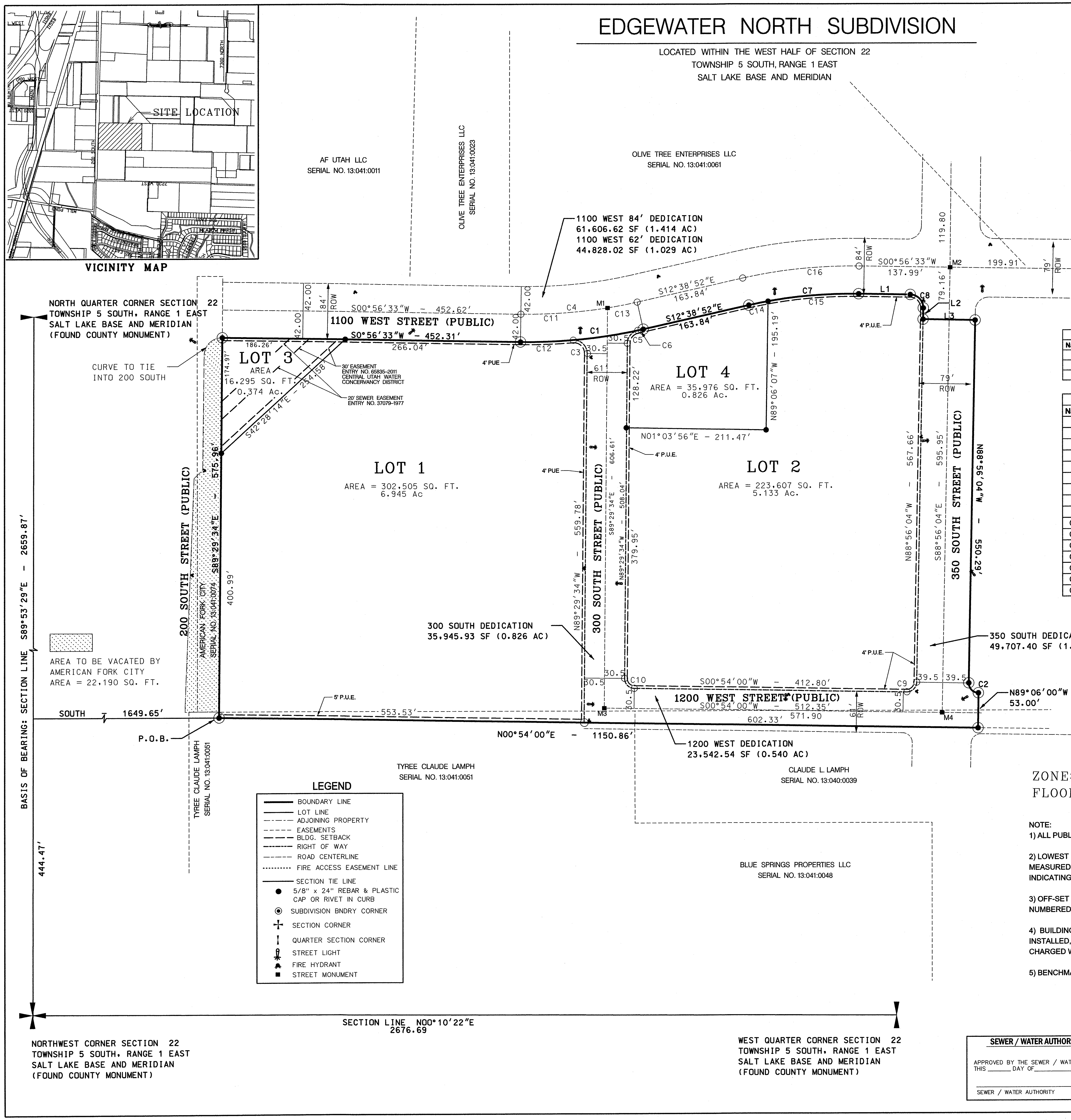
Title: EDGEWATER NORTH SUBDIVISION
Location: AMERICAN FORK CITY, UTAH
Drawing Name: TITLE AND INDEX OF SHEETS

PROJECT NO.
2018.037

SHEET NO.
1.00

EDGEWATER NORTH SUBDIVISION

LOCATED WITHIN THE WEST HALF OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN



LEGEND

━━━━	BOUNDARY LINE
────	LOT LINE
─ - ─ -	ADJOINING PROPERTY
- - - - -	EASEMENTS
── ── ──	BLDG. SETBACK
---·---	RIGHT OF WAY
─── - ───	ROAD CENTERLINE
··········	FIRE ACCESS EASEMENT LINE
────	SECTION TIE LINE
●	5/8" x 24" REBAR & PLASTIC CAP OR RIVET IN CURB
◉	SUBDIVISION BNDRY CORNER
✛	SECTION CORNER
I	QUARTER SECTION CORNER
✱	STREET LIGHT
▲	FIRE HYDRANT
■	STREET MONUMENT

SCALE (FEET)

0 80 160 240 320

MONUMENT TABLE		
#	Northing	Easting
M1	742847.13	1910527.95
M2	742327.65	1910588.32
M3	742852.50	1909921.36
M4	742340.20	1909913.31

Line Table		
Name	Length	Direction
L1	78.36	S 00°56'33" W
L2	17.06	N 88°56'04" W
L3	79.00	S 01°03'56" W

Lot Addresses	
Lot	Address
1	1145 West 300 South
2	1145 West 350 South
3	205 South 1100 West
4	1105 West 300 South

Curve Table					
Name	Delta	Radius	Length	Chord	Chord BRG
C1	13°35'25"	792.00	187.86	187.42	S 05°51'10" E
C2	90°09'56"	15.00	23.61	21.24	S 45°58'58" W
C3	95°18'52"	20.00	33.27	29.57	S 42°51'04" W
C4	13°35'26"	750.00	177.90	177.48	S 05°51'10" E
C5	77°28'02"	20.00	27.04	25.03	S 50°45'33" E
C6	00°37'20"	792.00	8.60	8.60	S 12°20'13" E
C7	13°35'25"	708.00	167.94	167.54	S 05°51'10" E
C8	90°07'23"	20.00	31.46	28.31	S 46°00'15" W
C9	89°50'04"	15.00	23.52	21.18	N 44°01'02" W
C10	89°36'26"	15.00	23.46	21.14	N 45°42'13" E
C11	10°05'02"	750.00	132.00	131.83	S 04°06'03" E
C12	05°44'59"	792.00	79.48	79.44	S 01°55'57" E
C13	03°30'24"	750.00	45.90	45.89	S 10°53'41" E
C14	02°24'56"	708.00	29.85	29.85	S 11°26'24" E
C15	11°10'29"	708.00	138.08	137.87	S 04°38'42" E
C16	13°35'26"	750.00	177.90	177.48	S 05°51'10" E

ZONE: TRANSIT CORE-MIXED USE CORE
FLOOD ZONE: X

NOTE:

1) ALL PUBLIC UTILITY EASEMENTS WILL BE GRANTED AT THE TIME OF LOT DEVELOPMENT.

2) LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON - OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE

3) OFF-SET PINS TO BE PLACED IN THE BACK OF CURB AND 5/8" BY 24 REBAR WITH NUMBERED SURVEY CAP TO BE PLACE AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY

4) BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOUME UNTIL 1) ASHPALT PAVING IS INSTALLED, 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MASHALL AND CHARGED WITH CULINARY WATER

5) BENCHMARK USED: NW CORNER SEC 22 ELEV. 4524.26 (NGVD 29 ELEVATION).

SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 166572 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

Beginning at a point which is South 89°53'29" East along the section line 444.47 feet and South 1649.65 feet from the Northwest corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°29'34" East 575.96 feet; thence South 00°56'33" West 452.31 feet; thence along the arc of a 792.00 foot radius curve to the left 187.86 feet through a central angle of 13°35'25", the chord bears South 05°51'10" East 187.42 feet; thence South 12°38'53" East 163.84 feet; thence along the arc of a 708.00 foot radius curve to the right 167.94 feet through a central angle of 13°35'25", the chord bears South 05°51'10" East 167.54 feet; thence South 00°56'33" West 78.38 feet; thence along the arc of a 20.00 foot radius curve to the right 31.46 feet through a central angle of 90°07'23", the chord bears South 46°00'14" West 28.31 feet; thence North 88°56'04" West 17.06 feet; thence South 01°03'56" West 79.00 feet; thence North 88°56'04" West 550.29 feet; thence along the arc of a 15.00 foot radius curve to the left 23.61 feet through a central angle of 90°09'56", the chord bears South 45°58'58" West 21.24 feet; thence North 89°06'00" West 53.00 feet; thence North 00°54'00" East 1150.86 feet to the point of beginning.

Area = 15.785 Acres

FEB 26, 2020
DATE

Barry Andreason
BARRY ANDREASON
(SEE SEAL BELOW)

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ________ DAY OF ____________ , 20 ___

ACKNOWLEDGEMENT

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

ON THE ________ DAY OF ____________ , A.D. ________________ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES ______________ ______________
NOTARY PUBLIC
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF AMERICAN FORK, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ________ DAY OF ____________ , A.D. 20___

APPROVED BY ENGINEER

ATTEST CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS ________ DAY OF ____________ , A.D. 20_____, BY THE ______________________ PLANNING COMMISSION

DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

SEWER / WATER AUTHORITY APPROVAL

APPROVED BY THE SEWER / WATER AUTHORITY
THIS ______ DAY OF ____________ A.D. 20____

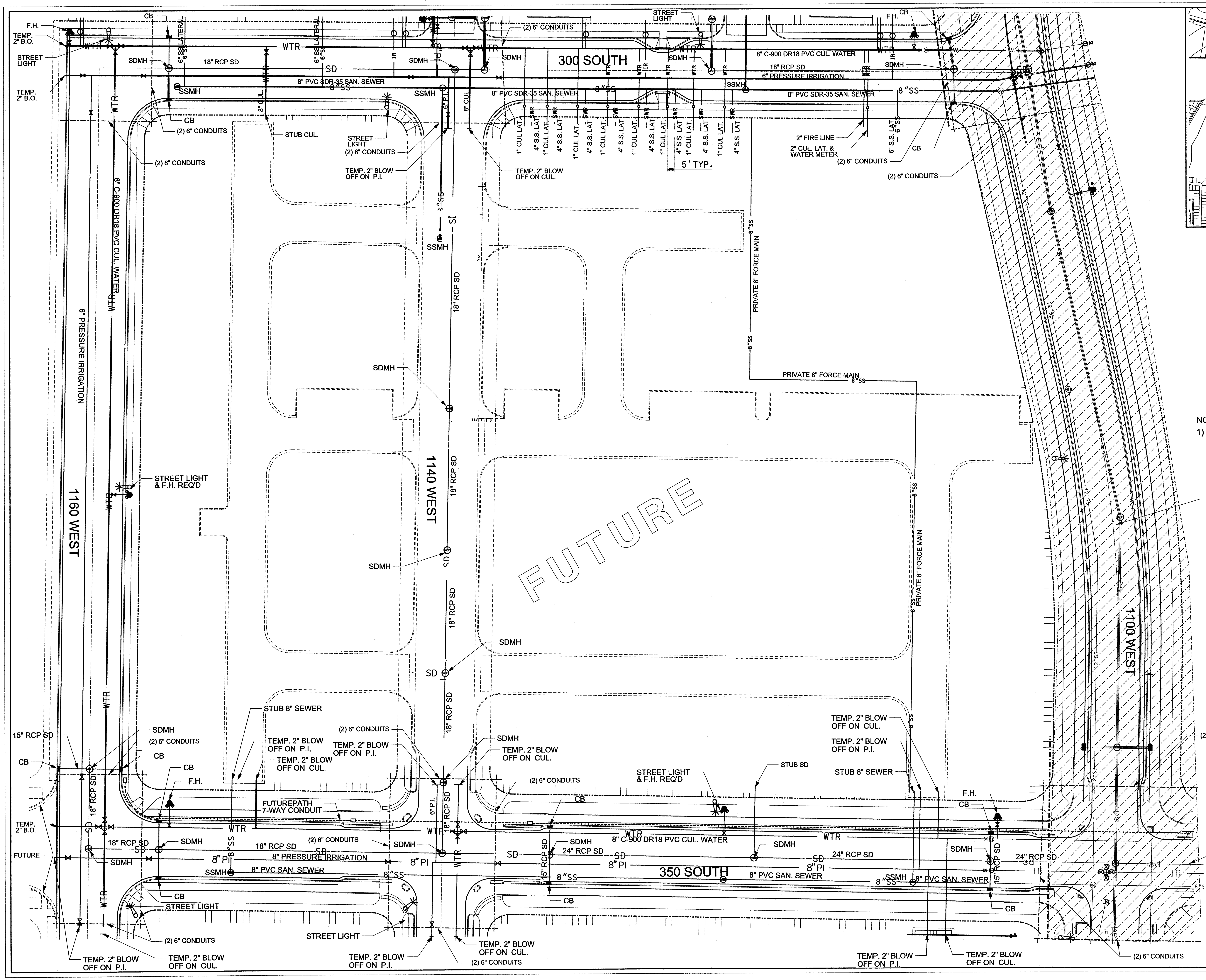
SEWER / WATER AUTHORITY

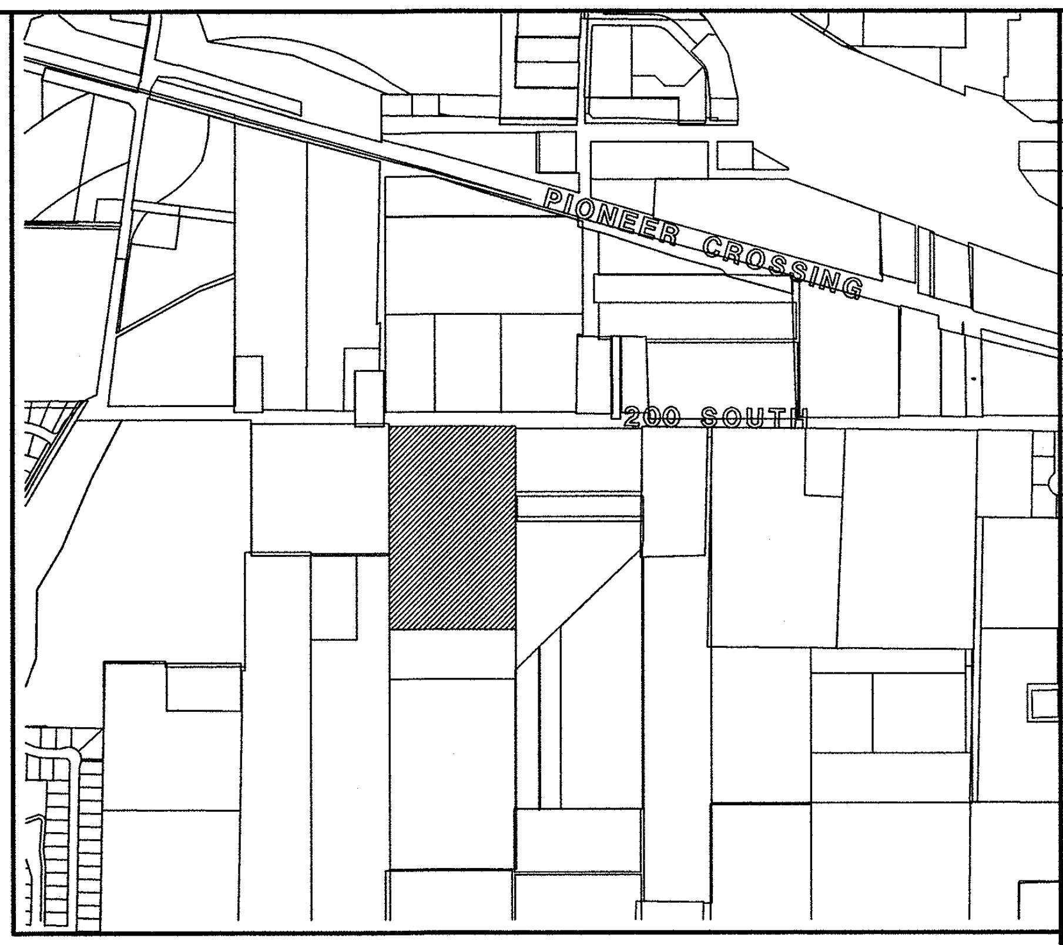
MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

EDGEWATER NORTH

AMERICAN FORK CITY UTAH COUNTY, UTAH
SCALE: 1" = 80 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL		CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR 2/26/20 NO.166572 BARRY ANDREASON State of Utah			





VICINITY MAP

SCALE (FEET)

0 30 60 90 120

NOTE:

1) BENCHMARK USED: NW CORNER SEC 22 ELEV. 4524.26 (NGVD 29 ELEVATION).

MW BROWN ENGINEERING, INC

Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
FEB. 24, 2020
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	Notes

REVISIONS

Designed
Drawn D. BUFFO
Checked
Date 7-18-19

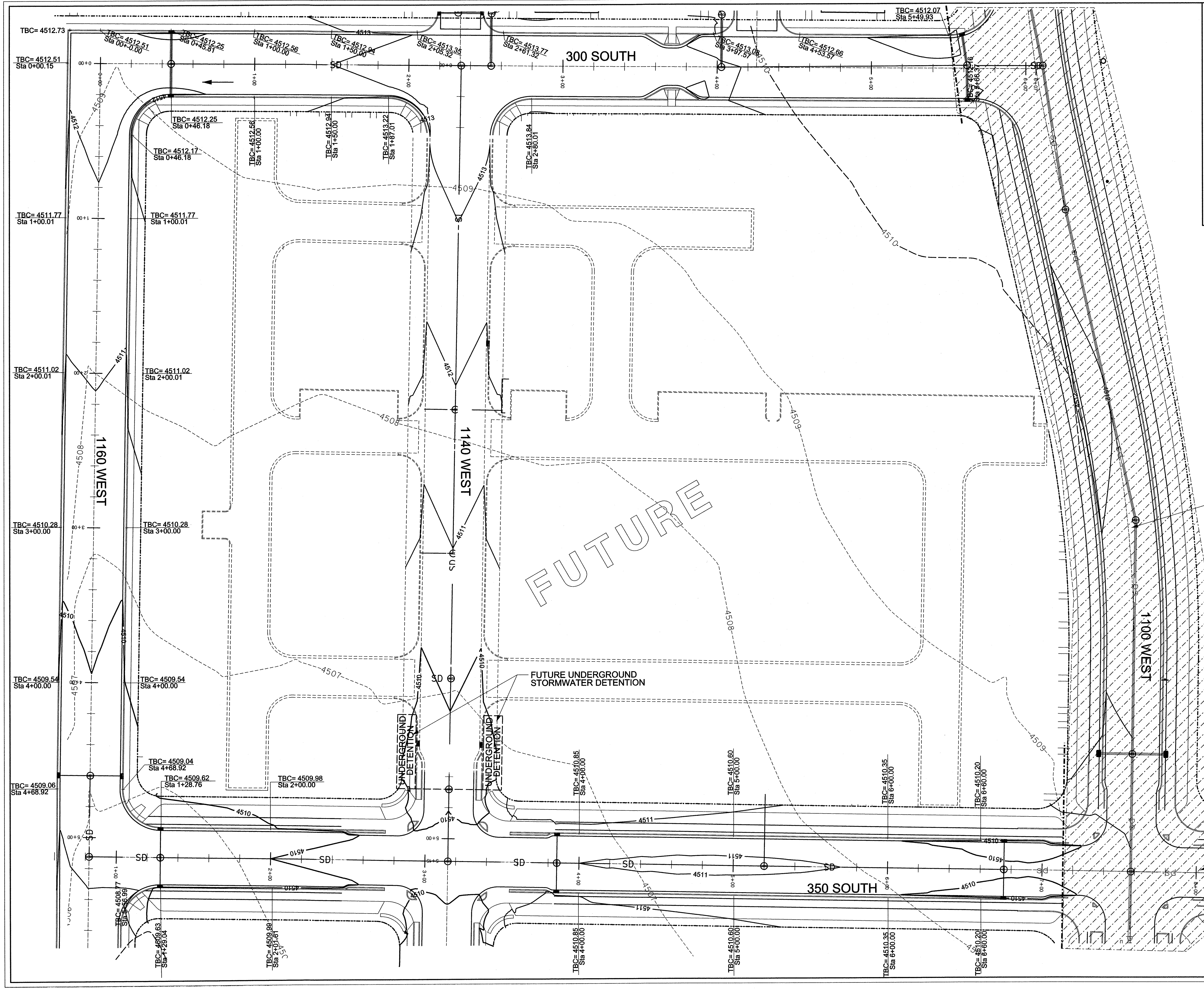
EDGEWATER NORTH

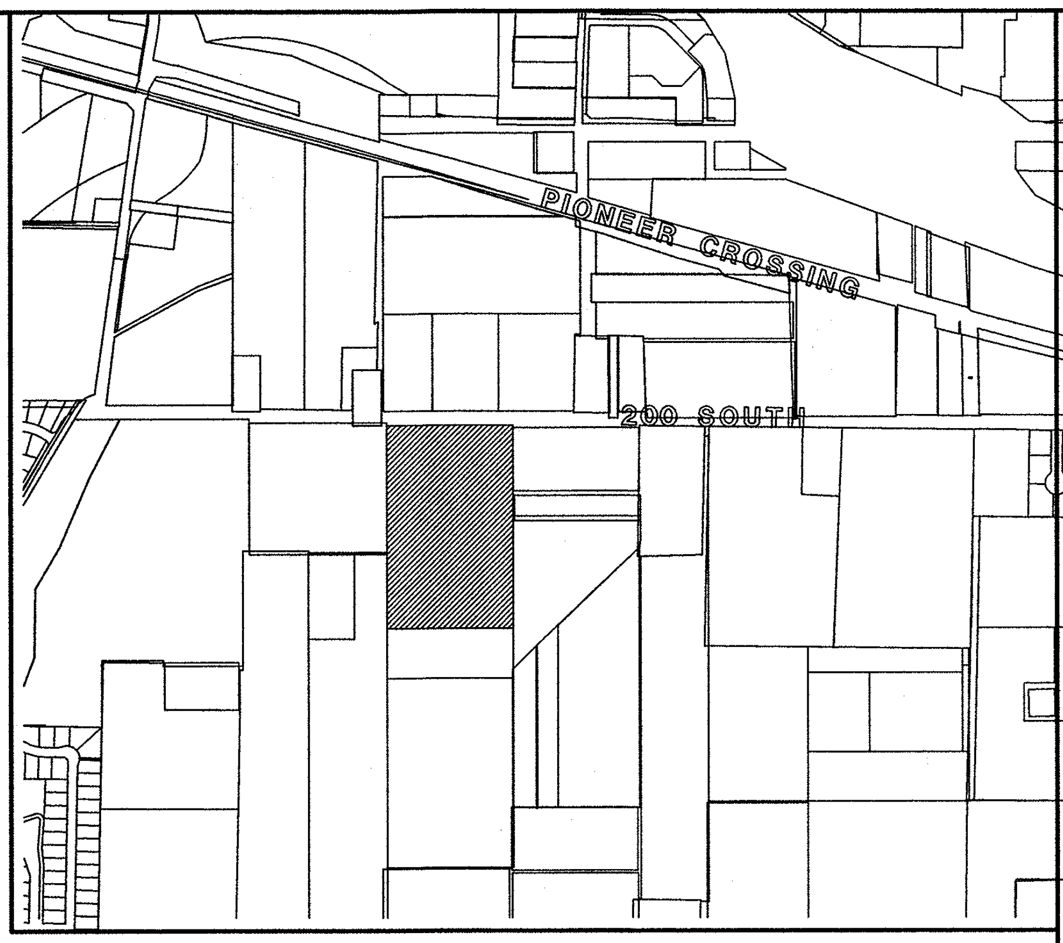
Location: AMERICAN FORK, UTAH

Drawing Name: SITE PLAN

PROJECT NO.
2018.037

SHEET NO.
1.01





VICINITY MAP

MW BROWN ENGINEERING, INC

Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

FEB. 24, 2020
NO. 174774
MATT W. BROWN

No.	Date	By	REVISIONS	Notes

Designed
Drawn D. BUFFO
Checked
Date 7-18-19

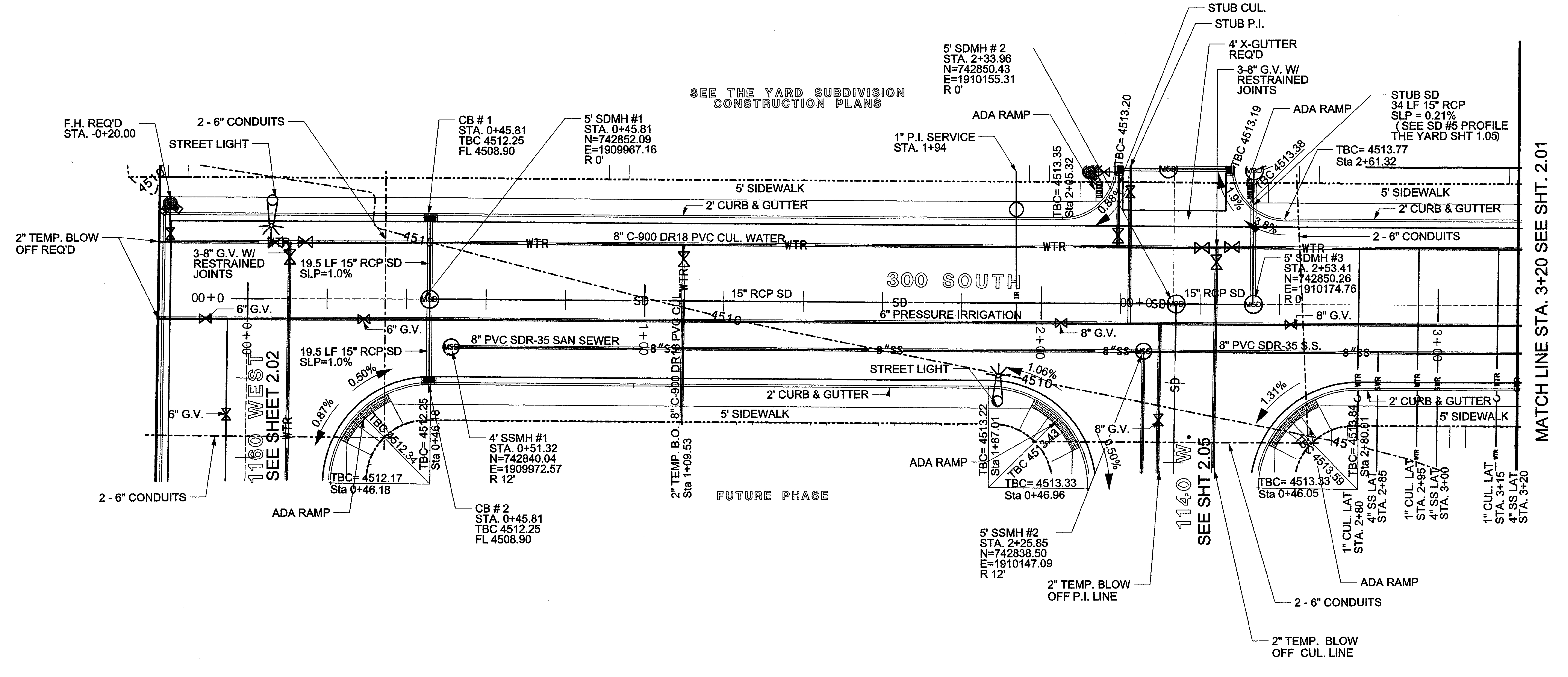
EDGEWATER NORTH

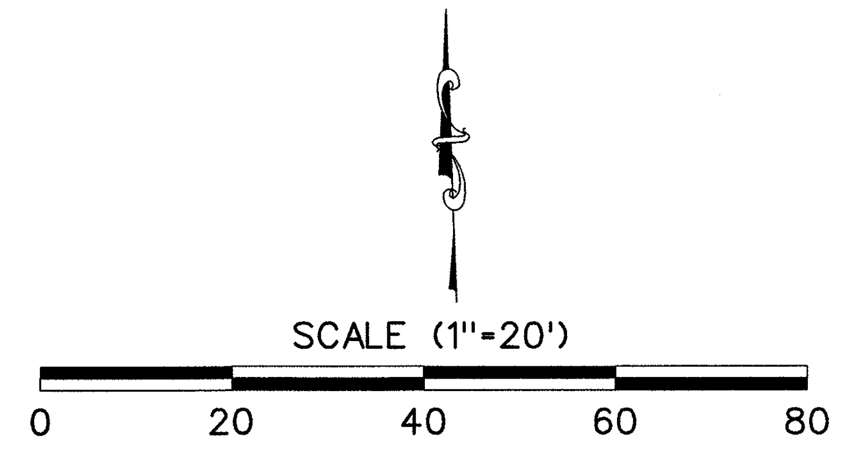
Location: AMERICAN FORK, UTAH

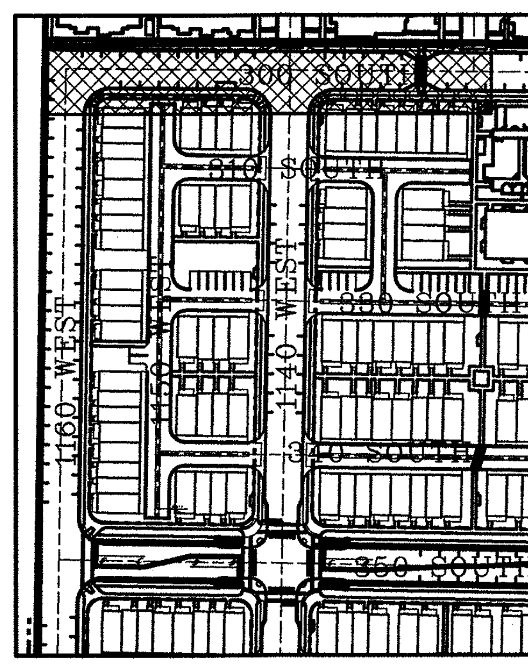
Drawing Name: GRADING PLAN

PROJECT NO.
2018.037

SHEET NO.
1.02


SEE THE YARD SUBDIVISION CONSTRUCTION PLANS
F.H. REQ'D STA. -0+20.00
STREET LIGHT
2 - 6" CONDUITS
CB # 1 STA. 0+45.81 TBC 4512.25 FL 4508.90
5' SDMH #1 STA. 0+45.81 N=742852.09 E=1909967.16 R 0'
5' SDMH # 2 STA. 2+33.96 N=742850.43 E=1910155.31 R 0'
1" P.I. SERVICE STA. 1+94
ADA RAMP
STUB CUL.
STUB P.I.
4' X-GUTTER REQ'D
3-8" G.V. W/ RESTRAINED JOINTS
STUB SD 34 LF 15" RCP SLP = 0.21% (SEE SD #5 PROFILE THE YARD SHT 1.05)
TBC= 4513.77 Sta 2+61.32
5' SIDEWALK
2' CURB & GUTTER
2" TEMP. BLOW OFF REQ'D
3-8" G.V. W/ RESTRAINED JOINTS
19.5 LF 15" RCP SD SLP=1.0%
8" C-900 DR18 PVC CUL. WATER
WTR
300 SOUTH
15" RCP SD
6" PRESSURE IRRIGATION
8" G.V.
6" G.V.
8" PVC SDR-35 SAN SEWER
8" PVC SDR-35 S.S.
5' SDMH #3 STA. 2+53.41 N=742850.26 E=1910174.76 R 0
STREET LIGHT
1160 WEST SEE SHEET 2.02
1140 W. SEE SHT 2.05
4' SSMH #1 STA. 0+51.32 N=742840.04 E=1909972.57 R 12'
CB # 2 STA. 0+45.81 TBC 4512.25 FL 4508.90
TBC= 4512.17 Sta 0+46.18
TBC= 4513.33 Sta 0+46.96
TBC= 4513.33 Sta 0+46.05
2" TEMP. B.O. Sta 1+09.53
FUTURE PHASE
5' SSMH #2 STA. 2+25.85 N=742838.50 E=1910147.09 R 12'
2" TEMP. BLOW OFF P.I. LINE
2" TEMP. BLOW OFF CUL. LINE
1" CUL. LAT STA. 2+80
4" SS LAT STA. 2+85
1" CUL. LAT STA. 2+95
4" SS LAT STA. 3+00
1" CUL LAT STA. 3+15
4" SS LAT STA. 3+20
MATCH LINE STA. 3+20 SEE SHT. 2.01





SHEET INDEX

4530
4526
4522
4518
4514
4510
4506
4502
4498
4494
PVI 00+-0.00 Elev 4512.72
PVI 0+19.50 Elev 4512.57
PVC 0+40.00 Elev 4512.41
PVI 0+65.00 Elev 4512.22 LOW 0+65.49 Elev 4512.31
PVT 0+90.00 Elev 4512.40
L 50.00 FT K 32.68 R 3.06
19.50FT Slp -0.78%
20.50FT Slp -0.78%
187.40FT Slp 0.75%
EXIST. GROUND
PVC 2+77.39 Elev 4513.81
PVI 3+02.39 Elev 4514.00 HI 3+02.39 Elev 4513.90
L 50.00 FT K 33.33 R -3.00
19 LF 15" RCP SD SLP = 2.05%
8" C-900 DR18 PVC P.I.
8" C-900 DR18 PVC CUL. WATER
188 LF 15" RCP SD SLP = -0.20%
LOOP C.W. LINE
175 LF 8" PVC SAN. SEWER SLP = -0.33%
5' SDMH #1 STA 0+45.81 LID 4512.31 FL 4508.70
4' SSMH #1 STA 0+51.32 LID 4512.10 FL IN 4505.78 FL OUT 4505.58
5' SSMH #2 STA 2+25.85 LID 4513.18 FL IN 4505.00 FL OUT 4504.80
5' SDMH #2 STA 2+33.96 LID 4513.35 FL 4508.33 (15") FL 4508.00 (18")
5' SDMH #3 STA 2+53.41 LID 4513.77 FL 4508.72
MATCH LINE STA. 3+20 SEE SHT. 2.01
0+00
1+00
2+00
3+00
4+00

MW BROWN ENGINEERING, INC

Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84058

REGISTERED PROFESSIONAL ENGINEER
FEB. 24, 2020
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	Notes

REVISIONS

Designed
Drawn D. BUFFO
Checked
Date 7-17-19

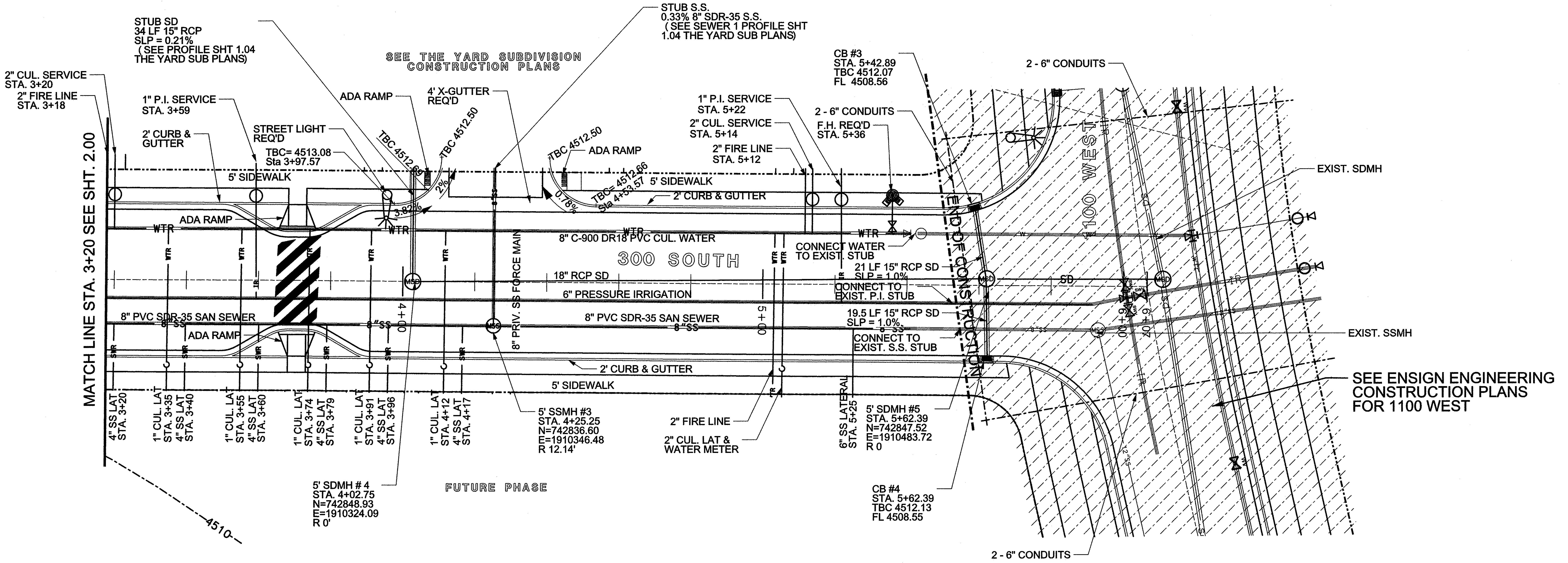
Title: EDGEWATER NORTH SUBDIVISION

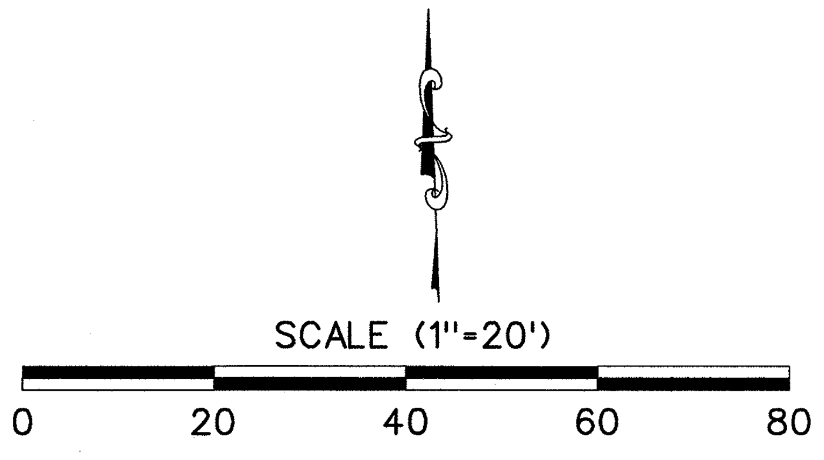
Client: AMERICAN FORK CITY, UTAH

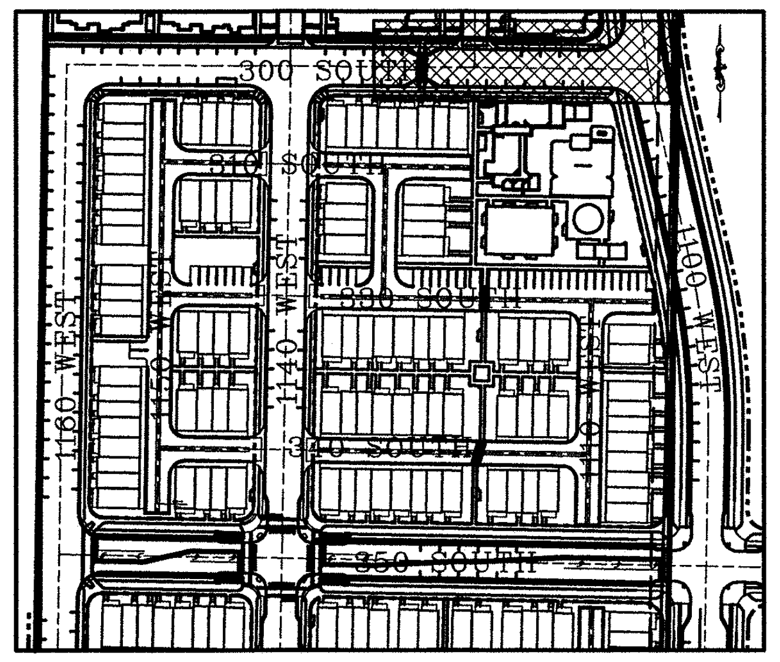
Drawing Name: 300 SOUTH PLAN & PROFILE

PROJECT NO.
2018.037

SHEET NO.
2.00







SHEET INDEX

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84058

FEB. 24, 2020
NO. 174774
MATT W. BROWN

No.	Date	By	Notes

REVISIONS

Designed
Drawn D. BUFFO
Checked
Date 7-17-19

Title: EDGEWATER NORTH SUBDIVISION
Client: AMERICAN FORK CITY, UTAH
Drawing Name: 300 SOUTH PLAN & PROFILE

PROJECT NO.
2018.037

SHEET NO.
2.01

SHEET INDEX

MW
BROWN
ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84058

REGISTERED PROFESSIONAL ENGINEER
FEB. 24, 2020
NO. 174774
MATT W. BROWN
STATE OF UTAH

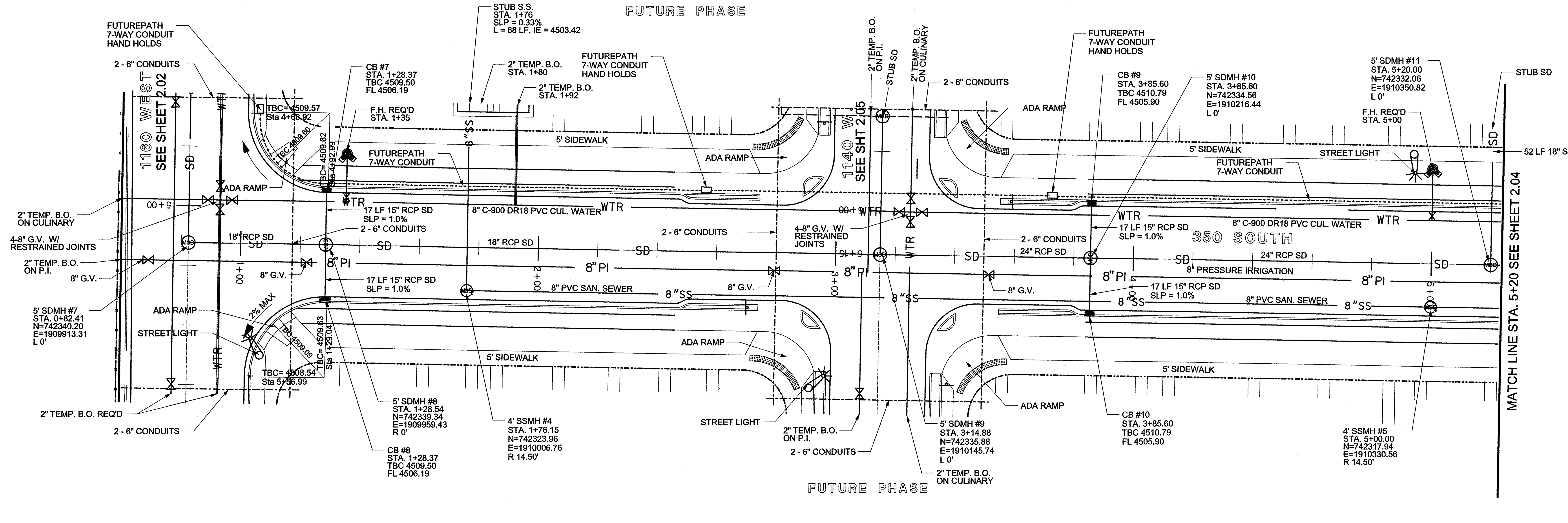
No.	Date	By	REVISIONS	Notes

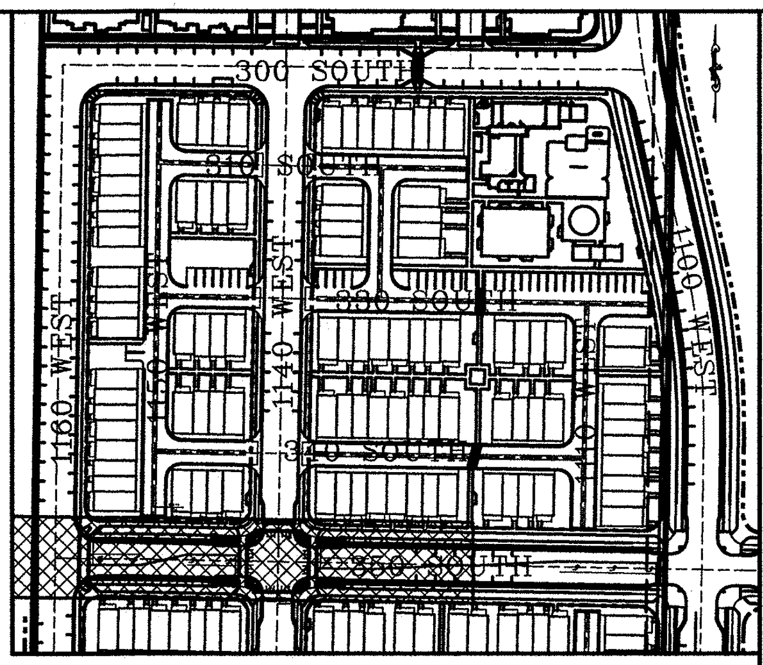
Designed
Drawn D. BUFFO
Checked
Date 7-17-19

Title: EDGEWATER NORTH
Client: AMERICAN FORK CITY, UTAH
Drawing Name: 1200 WEST PLAN & PROFILE

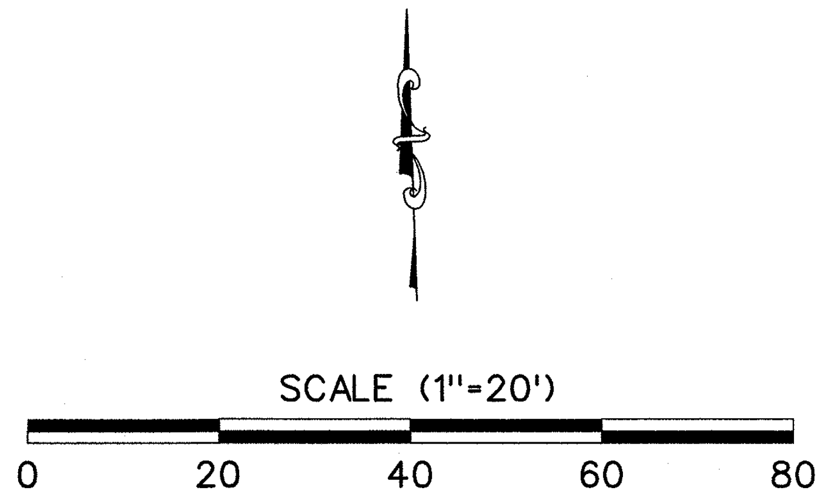
PROJECT NO.
2018.037

SHEET NO.
2.02


FUTURE PHASE
FUTUREPATH 7-WAY CONDUIT HAND HOLDS
2 - 6" CONDUITS
1160 WEST SEE SHEET 2.02
TBC= 4509.57 Sta 4+68.92
CB #7 STA. 1+28.37 TBC 4509.50 FL 4506.19
F.H. REQ'D STA. 1+35
STUB S.S. STA. 1+76 SLP = 0.33% L = 68 LF, IE = 4503.42
2" TEMP. B.O. STA. 1+80
2" TEMP. B.O. STA. 1+92
FUTUREPATH 7-WAY CONDUIT HAND HOLDS
5' SIDEWALK
ADA RAMP
FUTUREPATH 7-WAY CONDUIT
ADA RAMP
2" TEMP. B.O. ON CULINARY
4-8" G.V. W/ RESTRAINED JOINTS
2" TEMP. B.O. ON P.I.
8" G.V.
17 LF 15" RCP SD SLP = 1.0%
8" C-900 DR18 PVC CUL. WATER
2 - 6" CONDUITS
18" RCP SD
8" PI
8" PVC SAN. SEWER
5' SDMH #7 STA. 0+82.41 N=742340.20 E=1909913.31 L 0'
ADA RAMP
STREET LIGHT
2% MAX
TBC= 4509.63 Sta 1+29.04
TBC= 4508.54 Sta 5+96.99
5' SDMH #8 STA. 1+28.54 N=742339.34 E=1909959.43 R 0'
CB #8 STA. 1+28.37 TBC 4509.50 FL 4506.19
4' SSMH #4 STA. 1+76.15 N=742323.96 E=1910006.76 R 14.50'
2" TEMP. B.O. REQ'D
2 - 6" CONDUITS
STREET LIGHT
2" TEMP. B.O. ON P.I.
2 - 6" CONDUITS
2" TEMP. B.O. ON CULINARY
2" TEMP. B.O. ON P.I.
STUB SD
1140 W SEE SHT 2.05
4-8" G.V. W/ RESTRAINED JOINTS
8" G.V.
2 - 6" CONDUITS
24" RCP SD
350 SOUTH
8" PRESSURE IRRIGATION
17 LF 15" RCP SD SLP = 1.0%
5' SDMH #9 STA. 3+14.88 N=742335.88 E=1910145.74 L 0'
CB #9 STA. 3+85.60 TBC 4510.79 FL 4505.90
5' SDMH #10 STA. 3+85.60 N=742334.56 E=1910216.44 L 0'
CB #10 STA. 3+85.60 TBC 4510.79 FL 4505.90
5' SDMH #11 STA. 5+20.00 N=742332.06 E=1910350.82 L 0'
F.H. REQ'D STA. 5+00
STREET LIGHT
STUB SD
52 LF 18" SD
4' SSMH #5 STA. 5+00.00 N=742317.94 E=1910330.56 R 14.50'
MATCH LINE STA. 5+20 SEE SHEET 2.04
WTR
SD
8"SS
FUTURE PHASE



SHEET INDEX



SEE SHEET 2.11 FOR INTERSECTION DETAIL & GRADING ELEVATIONS
SEE SHEET 2.10 FOR STRIPING

4526
4522
4518
4514
4510
4506
4502
4498
4494
4490
1+00
2+00
3+00
4+00
5+00
0+82.41
4509.41
EXIST. GROUND
462.99FT
Slp 0.50%
PVC 4+62.99 Elev 4511.31
HI 5+04.31 Elev 4511.42 PVI 5+12.99 Elev 4511.56
8" C-900 DR18 PVC P.I.
8" C-900 DR18 PVC CUL. WATER
46 LF 18" RCP SD SLP = -0.11%
186 LF 18" RCP SD SLP = -0.11%
70 LF 24" RCP SD SLP = -0.11%
134 LF 24" RCP SD SLP = -0.08%
324 LF 8" PVC S.S. SLP = -0.33%
LOOP C.W. LINE
5' SDMH #7 STA 0+82.37 LID 4509.47 FL 4506.07
5' SDMH #8 STA 1+28.45 LID 4509.40 15" 4506.02 18" 4506.02
4' SSMH #4 STA 1+76.16 LID 4509.47 IN 4503.20 OUT 4503.00
5' SDMH #9 STA 3+14.88 LID 4510.33 18" 4505.83 24" 4505.81
5' SDMH #10 STA 3+85.60 LID 4510.69 15" 4505.73 24" 4505.73
4' SSMH #5 STA 5+00.00 LID 4511.12 FL IN 4501.93 FL OUT 4501.73
5' SDMH #11 STA 5+20.00 LID 4511.16 FL 4505.63
MATCH LINE STA. 5+20 SEE SHEET 2.04

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84058

FEB. 24, 2020
NO. 174774
MATT W. BROWN

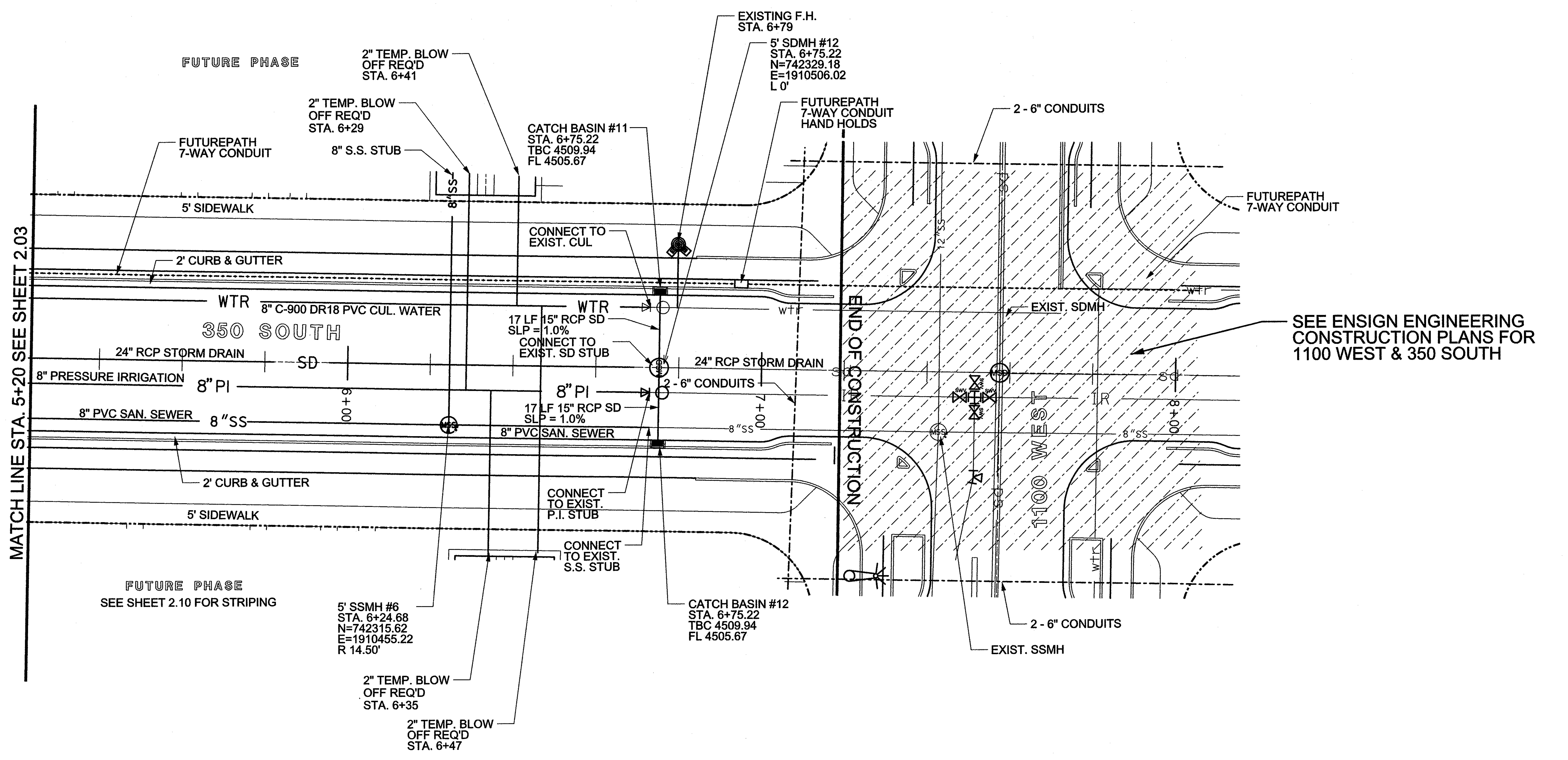
No.	Date	By	REVISIONS	Notes

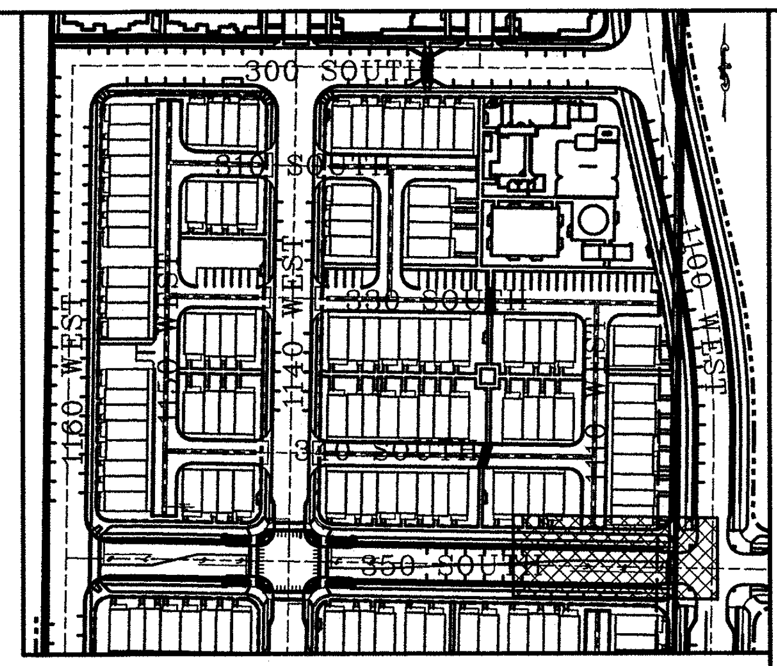
Designed
Drawn D. BUFFO
Checked
Date 7-17-19

Title: EDGEWATER NORTH
Client: AMERICAN FORK CITY, UTAH
Drawing Name: 350 SOUTH PLAN & PROFILE

PROJECT NO.
2018.037

SHEET NO.
2.03


FUTURE PHASE
2" TEMP. BLOW OFF REQ'D STA. 6+41
2" TEMP. BLOW OFF REQ'D STA. 6+29
8" S.S. STUB
FUTUREPATH 7-WAY CONDUIT
CATCH BASIN #11 STA. 6+75.22 TBC 4509.94 FL 4505.67
EXISTING F.H. STA. 6+79
5' SDMH #12 STA. 6+75.22 N=742329.18 E=1910506.02 L 0'
FUTUREPATH 7-WAY CONDUIT HAND HOLDS
2 - 6" CONDUITS
FUTUREPATH 7-WAY CONDUIT
5' SIDEWALK
2' CURB & GUTTER
CONNECT TO EXIST. CUL
WTR
8" C-900 DR18 PVC CUL. WATER
350 SOUTH
17 LF 15" RCP SD SLP = 1.0%
CONNECT TO EXIST. SD STUB
24" RCP STORM DRAIN
SD
8" PRESSURE IRRIGATION
8"PI
8" PVC SAN. SEWER
8"SS
2 - 6" CONDUITS
17 LF 15" RCP SD SLP = 1.0%
EXIST. SDMH
SEE ENSIGN ENGINEERING CONSTRUCTION PLANS FOR 1100 WEST & 350 SOUTH
END OF CONSTRUCTION
1100 WEST
MATCH LINE STA. 5+20 SEE SHEET 2.03
CONNECT TO EXIST. P.I. STUB
CONNECT TO EXIST. S.S. STUB
2' CURB & GUTTER
5' SIDEWALK
FUTURE PHASE
SEE SHEET 2.10 FOR STRIPING
5' SSMH #6 STA. 6+24.68 N=742315.62 E=1910455.22 R 14.50'
CATCH BASIN #12 STA. 6+75.22 TBC 4509.94 FL 4505.67
2 - 6" CONDUITS
EXIST. SSMH
2" TEMP. BLOW OFF REQ'D STA. 6+35
2" TEMP. BLOW OFF REQ'D STA. 6+47



SHEET INDEX

SCALE (1"=20')

0 20 40 60 80

MW BROWN ENGINEERING, INC

Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84058

REGISTERED PROFESSIONAL ENGINEER
FEB. 24, 2020
NO. 174774
MATT W. BROWN
Matt W. Brown
STATE OF UTAH

No.	Date	By	Notes

REVISIONS

Designed
Drawn D. BUFFO
Checked
Date 7-17-19

Title: EDGEWATER NORTH

Client: AMERICAN FORK CITY, UTAH

Drawing Name: 350 SOUTH PLAN & PROFILE

PROJECT NO.
2018.037

SHEET NO.
2.04

SCALE (1"=20')
0
20
40
60
80
3-8" G.V. W/ RESTRAINED JOINTS
5' SDMH #2 STA. 0+00.00 N=742850.43 E=1910155.31 R 0.00
FUTURE CURB & GUTTER
5' SDMH #13 STA. 2+22.44 N=742628.02 E=1910151.17 R 0'
5' SDMH #14 STA. 3+15.55 N=742534.93 E=1910149.58 R 0.00'
5' SDMH #15 STA. 3+96.45 N=742454.04 E=1910148.08 R 0'
5' SDMH #16 W/ 24F SNOUT & 4' SUMP STA. 4+68.14 N=742382.37 E=1910146.61 R 0'
4-8" G.V. W/ RESTRAINED JOINTS
2 - 6" CONDUITS
5' SDMH #9 STA. 5+02.64 N=742347.88 E=1910145.96 R 0'
8" PI
8" C-900 DR18 PVC CUL. WATER
2" TEMP. BLOW OFF ON WATER LINES
SD
18" RCP STORM DRAIN
6" PRESSURE IRRIGATION
8" PVC SAN. SEWER
1140 WEST
300 SOUTH SEE SHEET 2.00
350 SOUTH SEE SHEET 2.03
2 - 6" CONDUITS
FUTURE CURB & GUTTER
4' SSMH 7 STA. 1+10.88 N=742739.72 E=1910145.25 R 8.00
5' SSMH #2 STA. 0+12.08 N=742838.50 E=1910147.09 R 8.00'
3+00
2+00
5+00

4526
4522
4518
4514
4510
4506
4502
4498
4494
4490
L 50.00 FT
K 25.67
R -3.90
PVI 0+00.00 Elev 4513.63
PVI 0+19.50 Elev 4513.24
PVC 0+21.96 Elev 4513.26
HI 0+47.63 Elev 4513.51
PVI 0+46.96 Elev 4513.39
PVT 0+71.96 Elev 4513.28
19.5' S -2.00%
2.46' S1.00%
EXIST. GROUND
353.87FT Slp -0.95%
L 76.65 FT
K 26.00
R 3.85
PVC 4+25.82 Elev 4509.92
LO 4+50.46 Elev 4509.81
PVI 4+64.14 Elev 4509.56
PVT 5+02.46 Elev 4510.33
PVI 5+14.64 Elev 4510.57
2.18FT Slp 2.00%
222 LF 18" RCP SD SLP = -0.20%
93 LF 18" RCP SD SLP = -1.06%
81 LF 18" RCP SD SLP = -1.00%
71 LF 18" RCP SD SLP = -1.14%
34 LF 18" RCP SD SLP = -1.18%
99 LF 8" PVC S.S. SLP = 0.33%
5' SDMH #2 STA 0+00.00 LID 4513.63 FL 4509.33 (15") FL 4508.00 (18")
5' SSMH #2 STA 0+12.16 LID 4513.18 FL IN 4505.00 FL OUT 4504.80
4' SSMH #7 STA 1+10.96 LID 4512.75 FL OUT 4505.33
5' SDMH #13 STA 2+22.44 LID 4511.85 FL 4507.56
5' SDMH #14 STA 3+15.55 LID 4510.97 FL 4506.57
5' SDMH #15 STA 3+96.45 LID 4510.20 FL 4505.76
5' SDMH #16 W/ SNOUT & 4' SUMP STA 4+68.14 LID 4509.87 FL 4504.95
5' SDMH #9 STA 5+02.64 LID 4510.33 FL 4504.55
0+00
1+00
2+00
3+00
4+00
5+00

MW BROWN ENGINEERING, INC

Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84058

REGISTERED PROFESSIONAL ENGINEER
FEB. 24, 2020
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	Notes

REVISIONS

Designed
Drawn D. BUFFO
Checked
Date 7-17-19

Title: EDGEWATER NORTH
Client: AMERICAN FORK CITY, UTAH
Drawing Name: 1140 WEST PLAN & PROFILE

PROJECT NO.
2018.037

SHEET NO.
2.05

NOTE:

BENCHMARK USED: NORTH CORNER SEC 22 ELEV. 4547.84 (NGVD 29 ELEVATION).

CONTACT CUWCD & TSSD PRIOR TO WORKING IN 200 SOUTH.

▨ PROPOSED PAVEMENT
5" ASPHALT
10" ROAD BASE
16" SUBBASE

SCALE (1"=20')
0 20 40 60 80

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84058

MARCH 4, 2020
NO. 174774
MATT W. BROWN

No.	Date	By	Notes

REVISIONS

Designed
Drawn A. DELPIVO
Checked
Date 11-18-19

Title: EDGEWATER NORTH SUBDIVISION
Client: AMERICAN FORK CITY, UTAH
Drawing Name: 200 SOUTH PLAN & PROFILE

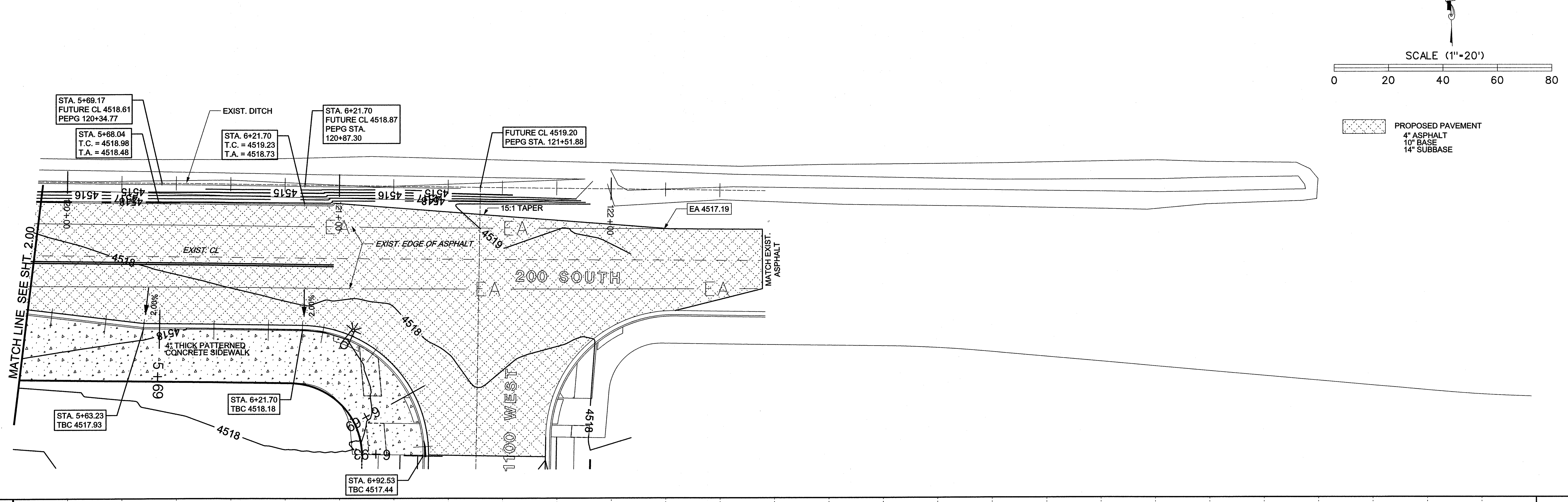
PROJECT NO.
2018.037

SHEET NO.
2.06

NOTE:

BENCHMARK USED: NORTH CORNER SEC 22 ELEV. 4547.84 (NGVD 29 ELEVATION) .

CONTACT CUWCD & TSSD PRIOR TO WORKING IN 200 SOUTH.



PROPOSED CURB WALL

FUTURE CL

PROPOSED TBC

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84058

FEB. 26, 2020
NO. 174774
MATT W. BROWN

No.	Date	By	Notes

REVISIONS

Designed
Drawn A. DELPIVO
Checked
Date 11-18-19

Title: EDGEWATER NORTH SUBDIVISION

Client: AMERICAN FORK CITY, UTAH

Drawing Name: 200 SOUTH PLAN & PROFILE

PROJECT NO.
2018.037

SHEET NO.
2.07

NOTE:

BENCHMARK USED: NORTH CORNER SEC 22 ELEV. 4547.84 (NGVD 29 ELEVATION).

WATER LINE CONSTRUCTION NOTES:

1. ALL DIP WATER LINES TO BE POLY WRAPPED WITH THE FOLLOWING: V-BIO ENHANCED POLYETHYLENE ENCASEMENT. INSTALL AS PER MANUFACTURES RECOMMENDATIONS.
2. ALL DIP WATER LINES TO HAVE A PASSIVE GALVANIC CATHODIC PROTECTION SYSTEM AS PER LAYOUT SHOWN OF SHEETS

CUWCD NOTES:

1. PLEASE DO NOT STORE EXCESS MATERIAL OR PARK HEAVY EQUIPMENT WITHIN THE EASEMENT OR ON TOP OF THE 60-INCH PIPE DURING CONSTRUCTION.
2. PLEASE POTHOLE AND LOCATE OUR 60-INCH LINE AND THE DRAIN LINES (IF THEY ARE WITHIN THE PROJECT SITE) BEFORE BEGINNING CONSTRUCTION. YOU CAN COORDINATE POTHOLING WITH MATT OAKEY (801-885-3326).
3. PLEASE CONTACT MATT OAKEY OR BILL PEATROSS (435-503-4174) IF YOU HAVE ANY QUESTIONS OR CONCERNS DURING CONSTRUCTION.

TSSD NOTES:

1. CONTACT TSSD - SCOTT RACKMAN (801) 420-4669, 48 HOURS PRIOR TO ANY CONSTRUCTION ON TSSD LINES OR MANHOLES. TSSD INSPECTIONS ARE AVAILABLE MON. - THURSDAY

MW BROWN ENGINEERING, INC

Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84058

REGISTERED PROFESSIONAL ENGINEER
2-26-20
NO. 174774
MATT W. BROWN
Matt W. Brown
STATE OF UTAH

No.	Date	By	Notes

REVISIONS

Designed
Drawn A. DELPIVO
Checked
Date 11-18-19

Title: EDGEWATER NORTH SUBDIVISION

Client: AMERICAN FORK CITY, UTAH

Drawing Name: 200 SOUTH UTILITY PLAN & PROFILE

PROJECT NO.
2018.037

SHEET NO.
2.08

CUWCD NOTES:

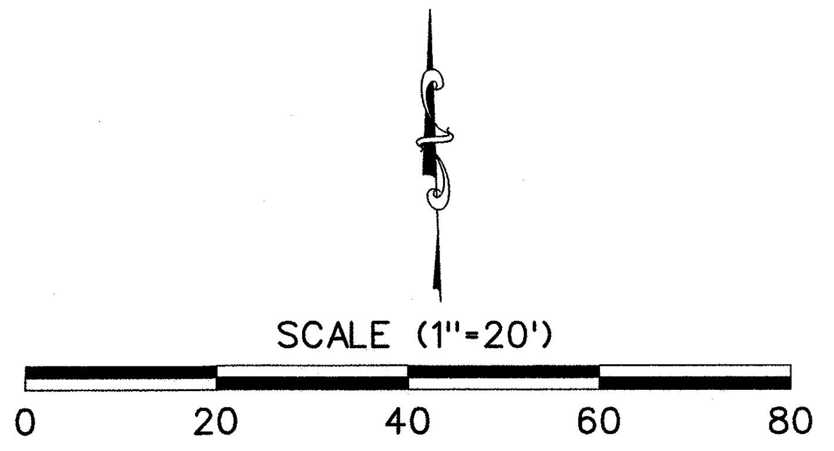
1. PLEASE DO NOT STORE EXCESS MATERIAL OR PARK HEAVY EQUIPMENT WITHIN THE EASEMENT OR ON TOP OF THE 60-INCH PIPE DURING CONSTRUCTION.
2. PLEASE POTHOLE AND LOCATE OUR 60-INCH LINE AND THE DRAIN LINES (IF THEY ARE WITHIN THE PROJECT SITE) BEFORE BEGINNING CONSTRUCTION. YOU CAN COORDINATE POTHOLING WITH MATT OAKEY (801-885-3326) .
3. PLEASE CONTACT MATT OAKEY OR BILL PEATROSS (435-503-4174) IF YOU HAVE ANY QUESTIONS OR CONCERNS DURING CONSTRUCTION.

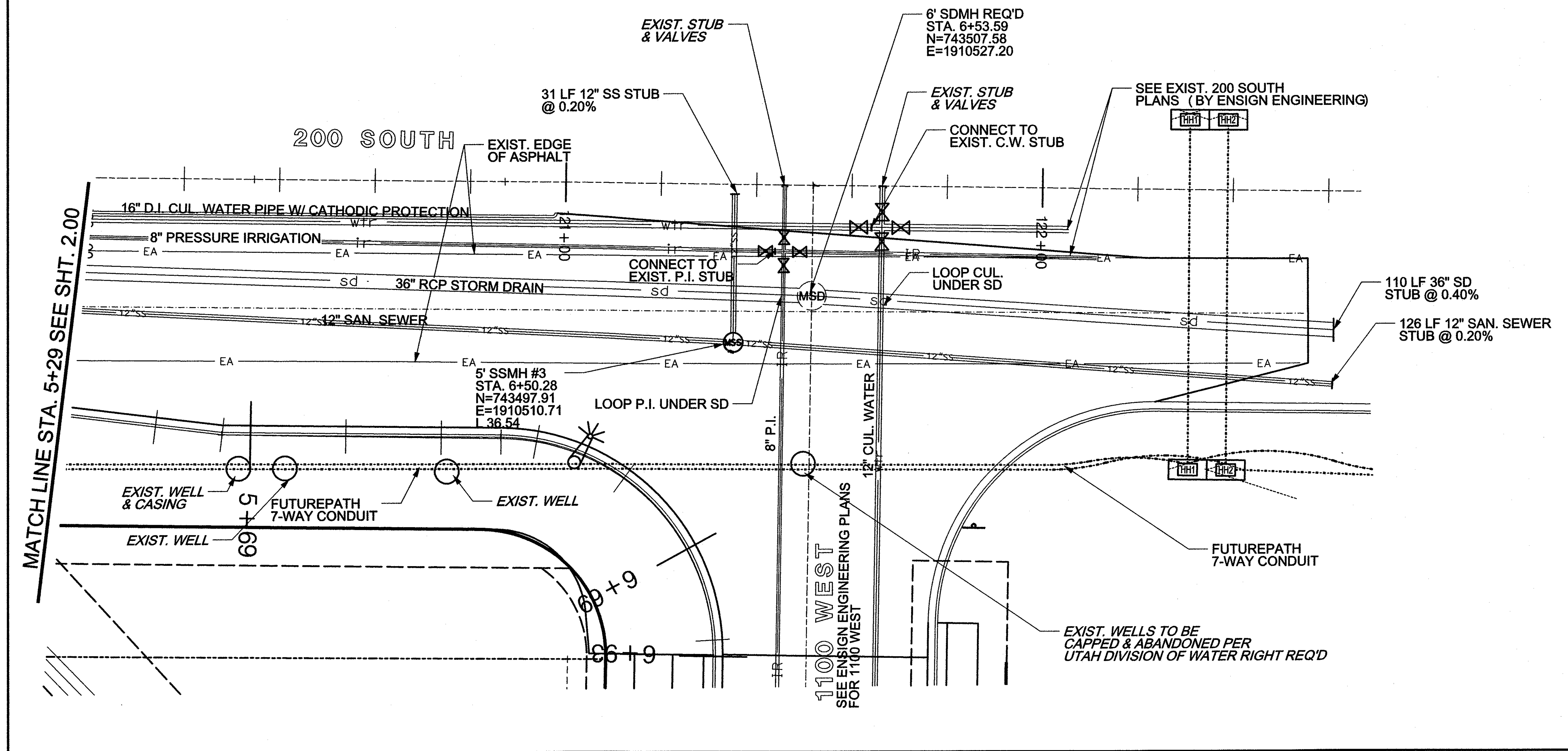
NOTE:

BENCHMARK USED: NORTH CORNER SEC 22 ELEV. 4547.84 (NGVD 29 ELEVATION) .

WATER LINE CONSTRUCTION NOTES:

1. ALL DIP WATER LINES TO BE POLY WRAPPED WITH THE FOLLOWING: V-BIO ENHANCED POLYETHYLENE ENCASEMENT. INSTALL AS PER MANUFACTURES RECOMMENDATIONS.
2. ALL DIP WATER LINES TO HAVE A PASSIVE GALVANIC CATHODIC PROTECTION SYSTEM AS PER LAYOUT SHOWN OF SHEETS




200 SOUTH
EXIST. EDGE OF ASPHALT
31 LF 12" SS STUB @ 0.20%
EXIST. STUB & VALVES
6' SDMH REQ'D STA. 6+53.59 N=743507.58 E=1910527.20
EXIST. STUB & VALVES
CONNECT TO EXIST. C.W. STUB
SEE EXIST. 200 SOUTH PLANS (BY ENSIGN ENGINEERING)
16" D.I. CUL. WATER PIPE W/ CATHODIC PROTECTION
8" PRESSURE IRRIGATION
36" RCP STORM DRAIN
12" SAN. SEWER
CONNECT TO EXIST. P.I. STUB
LOOP CUL UNDER SD
121+00
122+00
110 LF 36" SD STUB @ 0.40%
126 LF 12" SAN. SEWER STUB @ 0.20%
5' SSMH #3 STA. 6+50.28 N=743497.91 E=1910510.71 L 36.54
LOOP P.I. UNDER SD
MATCH LINE STA. 5+29 SEE SHT. 2.00
EXIST. WELL & CASING
FUTUREPATH 7-WAY CONDUIT
EXIST. WELL
EXIST. WELL
8" P.I.
12" CUL. WATER
1100 WEST
SEE ENSIGN ENGINEERING PLANS FOR 1100 WEST
FUTUREPATH 7-WAY CONDUIT
EXIST. WELLS TO BE CAPPED & ABANDONED PER UTAH DIVISION OF WATER RIGHT REQ'D
5+69
6+69
6+98
MSD

4538
4534
4530
4526
4522
4518
4514
4510
4506
4502
MATCH LINE STA. 5+29 SEE SHT. 2.00
EXIST. GROUND
TBC PROFILE
PVI 6+21.70 Elev 4518.18
PVI 6+92.53 Elev 4517.44
70.83FT
Slp -1.04%
8" PRESSURE IRRIGATION
224 LF 36" RCP STORM DRAIN SLP = 0.40%
16" CULINARY WATER
110 LF 36" RCP SD SLP = 0.40%
208 LF 12" SDR-35 SAN. SEWER SLP = 0.20%
126 LF 12" SS STUB SLP = 0.20%
5' SSMH #3 STA. 6+50.28 LID 4518.52 12" FL 4508.87
6' SDMH REQ'D STA. 6+53.59 LID 4518.95 FL 4512.40
STUB SD FL 4512.84
STUB SS FL 4509.12
5+00
6+00
7+00
8+00

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84058

REGISTERED PROFESSIONAL ENGINEER
2-24-20
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	Notes

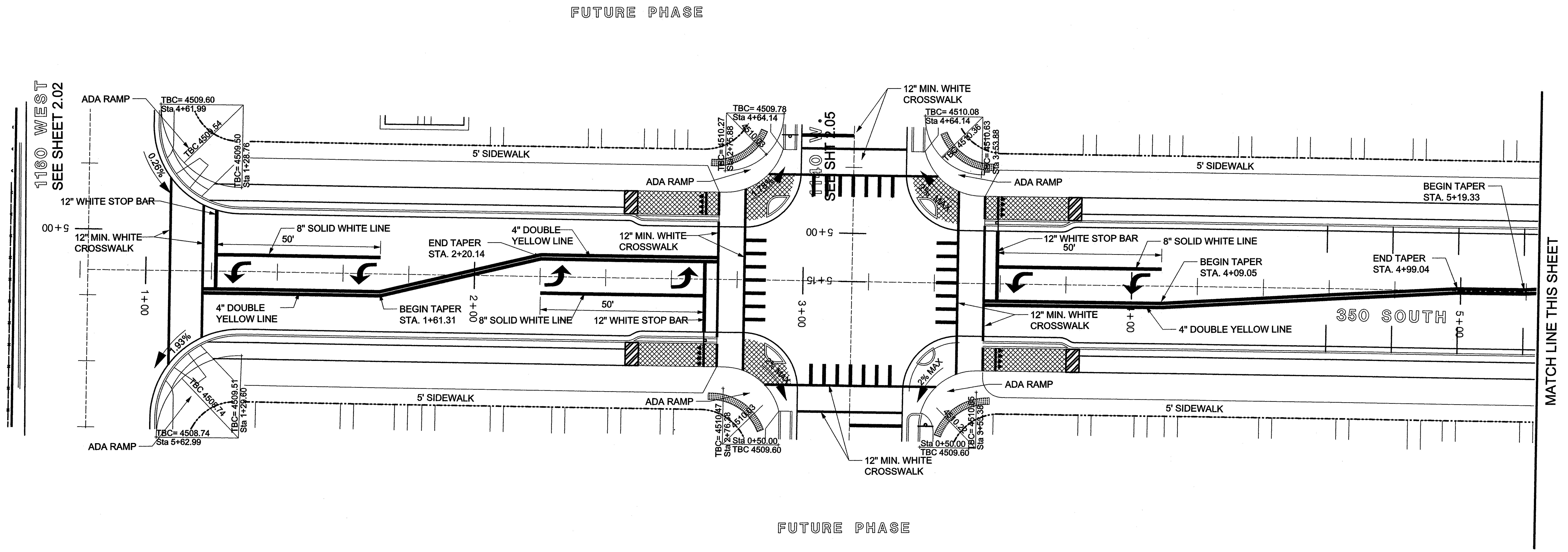
REVISIONS

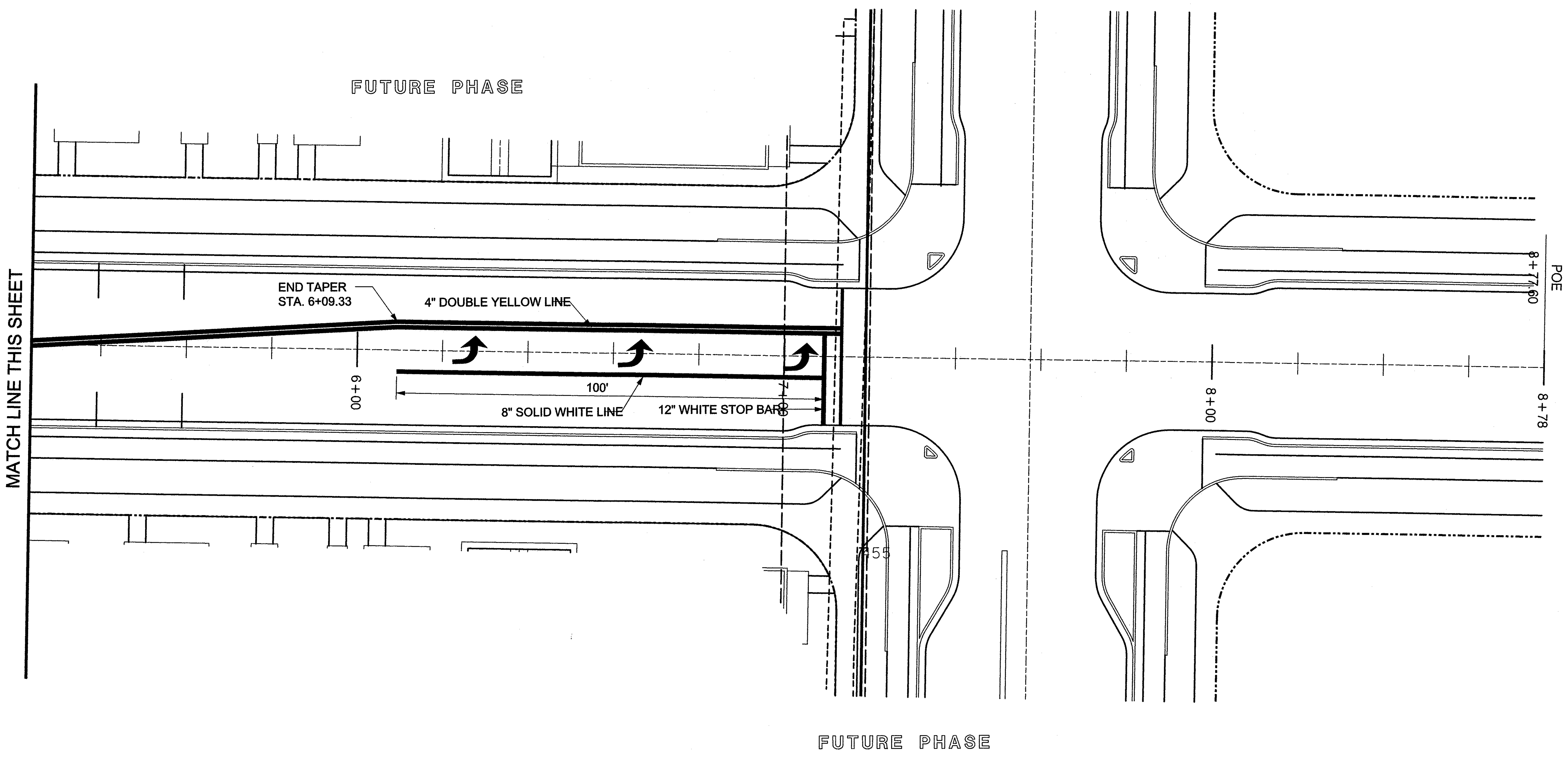
Designed
Drawn A. DELPIVO
Checked
Date 11-18-19

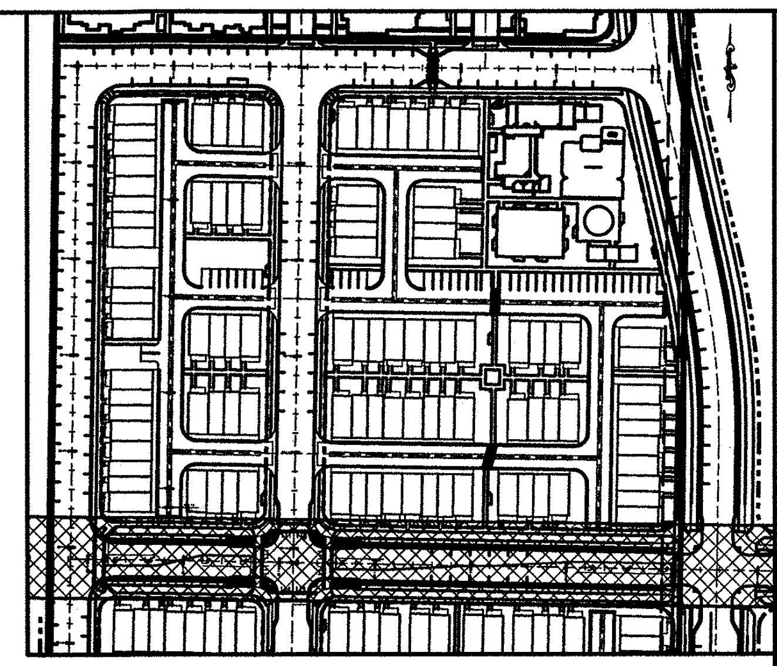
Title: EDGEWATER NORTH SUBDIVISION
Client: AMERICAN FORK CITY, UTAH
Drawing Name: 200 SOUTH UTILITY PLAN & PROFILE

PROJECT NO.
2018.037

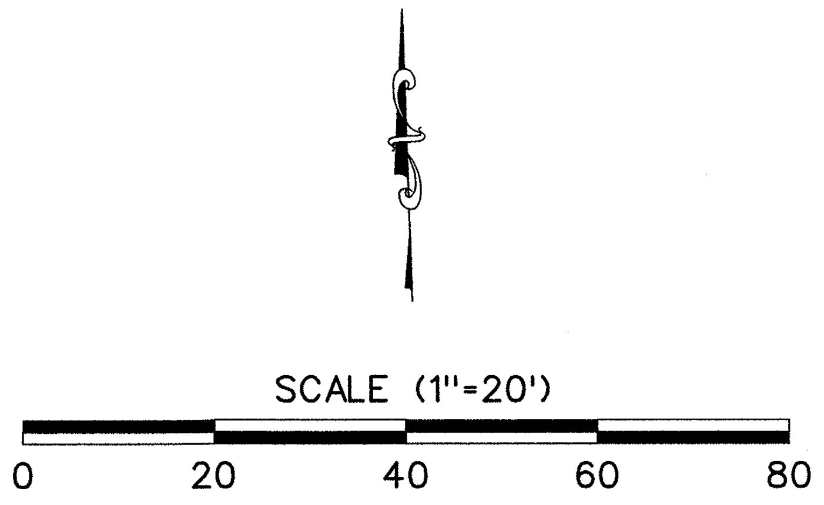
SHEET NO.
2.09







SHEET INDEX



MW
BROWN
ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84058

FEB. 24, 2020
NO. 174774
MATT W.
BROWN

No.	Date	By	Notes

REVISIONS

Designed
Drawn D. BUFFO
Checked
Date 7-17-19

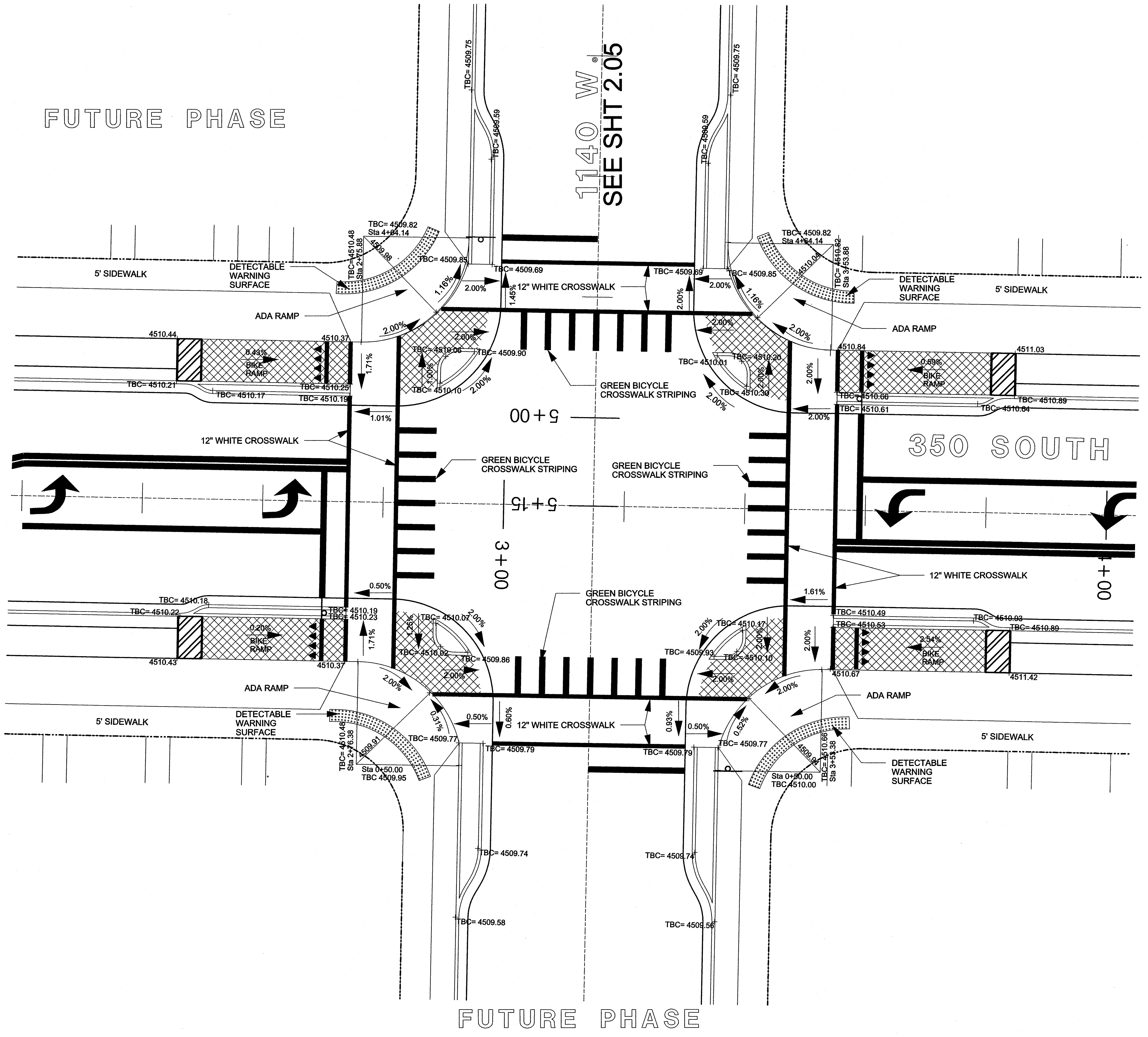
Title: EDGEWATER NORTH

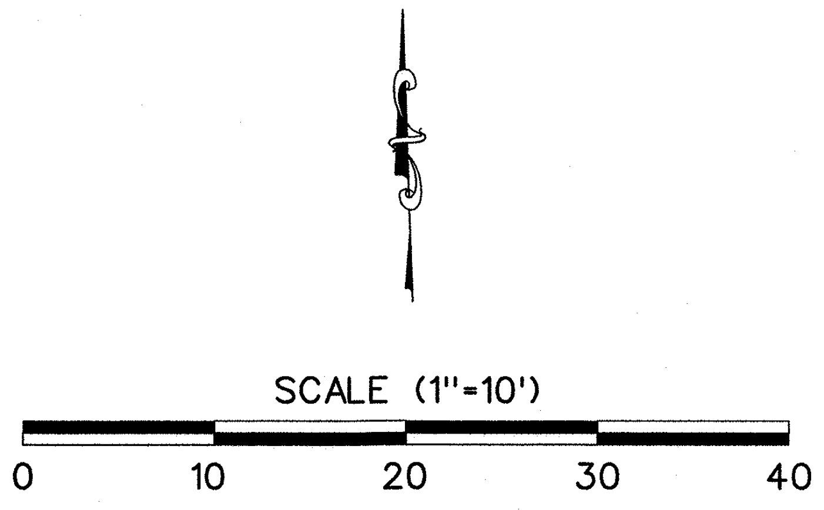
Client: AMERICAN FORK CITY, UTAH

Drawing Name: 350 SOUTH STRIPING PLAN

PROJECT NO.
2018.037

SHEET NO.
2.10





NOTE:

ALL BLUNT ENDS ON CURB ISLANDS ARE TO BE SAWCUT AND TAPERED.

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84058

REGISTERED PROFESSIONAL ENGINEER
JAN. 16, 2020
NO. 174774
MATT W. BROWN
Matt W. Brown
STATE OF UTAH

No.	Date	By	Notes

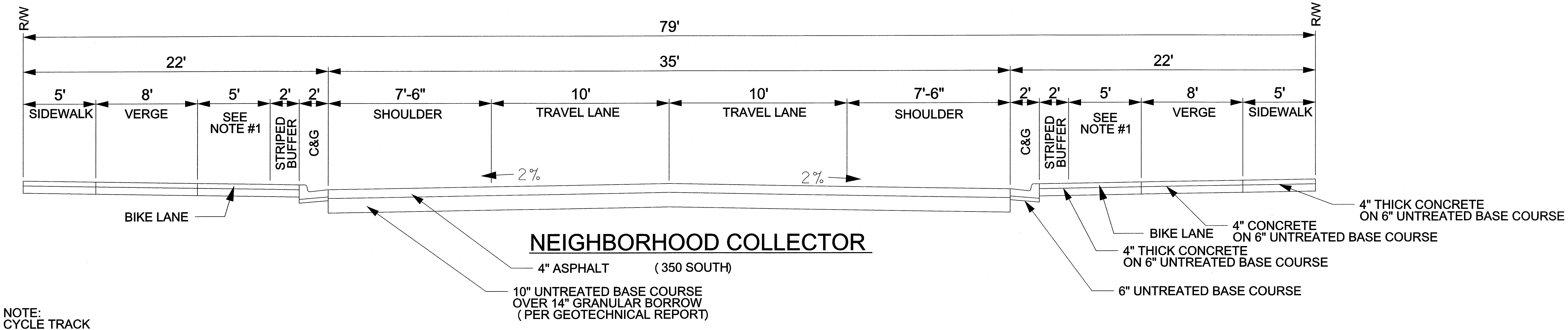
REVISIONS

Designed
Drawn A. DELPIVO
Checked
Date 7-17-19

Title: EDGEWATER NORTH
Client: AMERICAN FORK CITY, UTAH
Drawing Name: 1140 W & 350 S INTERSECTION PLAN

PROJECT NO.
2018.037

SHEET NO.
2.11



NEIGHBORHOOD COLLECTOR

(350 SOUTH)

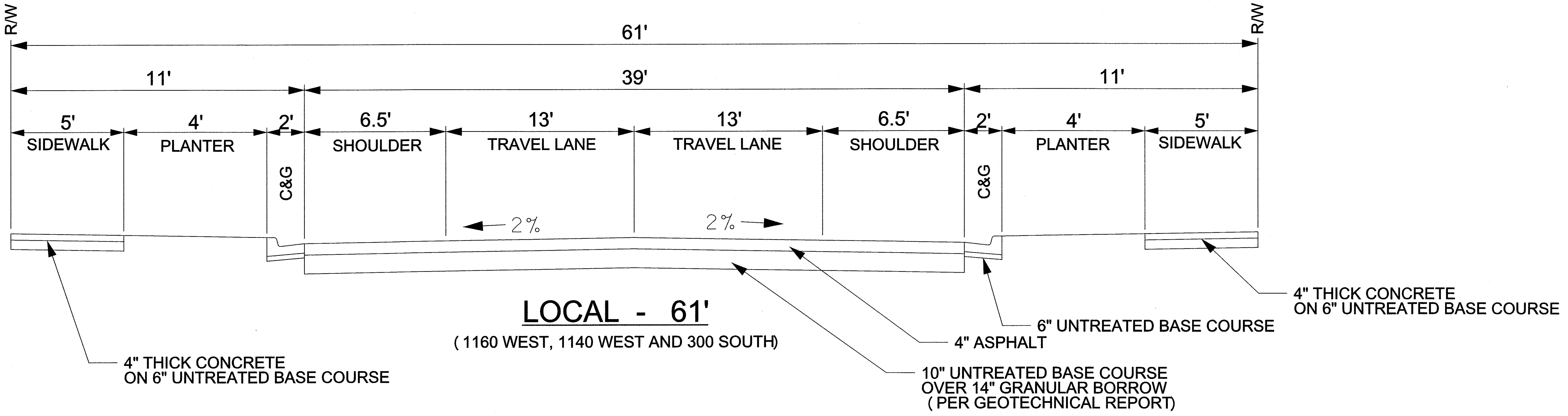
NOTE:
CYCLE TRACK

1. CONCRETE TO HAVE JOINTS IN CYCLE TRACK TO BE SAWCUT AND SEALED. CONCRETE TO HAVE ENNIS FLINT BIKE LANE GREEN MMAX (OR EQUIVILENT APPLIED TO SURFACE PER MANUFACUTRER'S APPLICATION REQUIREMENTS
2. BUFFER AS FOLLOWS: A 4" WIDE SOLID WHITE STRIPE ON THE INSIDE LINE OF THE BUFFER (CLOSEST TO THE CYCLE TRACK) AND A 6" WHITE SOLID STRIPE ALONG THE CURB, WITH 4" WIDE SOLID WHITE STRIPES AT A 30 DEGREE DIAGONAL ANGLE IN THE MIDDLE SPACE AT 20' INTERVALS.
3. 6" UNTREATED BASE COURSE UNDER CURB AND SIDEWALK EXTENDING 6" LATERALLY IN FRONT AND BACK. COMPACT TO 95% DENSITY ASTM D 1557-78.
4. 6" THICK WHERE DRIVE APPROACHES ARE TO BE INSTALLED. OTHERWISE 4" IS ADEQUATE. SUBBASE COURSE PER GEOTECHNICAL REPORT REQUIREMENT.

NOTE:
UNTREATED BASE COURSE UNDER CYCLE TRACK, SIDEWALK, AND VERGE TO EXTENDS 6" LATERALLY IN FRONT AND BACK COMPACT TO 95% DENSITY ASTMD 1557-78

ASPHALT NOTES:

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER TEH PROJECT GEOTECHICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRAY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.


R/W
61'
R/W
11'
39'
11'
5'
SIDEWALK
4'
PLANTER
2'
C&G
6.5'
SHOULDER
13'
TRAVEL LANE
13'
TRAVEL LANE
6.5'
SHOULDER
2'
C&G
4'
PLANTER
5'
SIDEWALK
2%
2%
4" THICK CONCRETE ON 6" UNTREATED BASE COURSE
4" ASPHALT
10" UNTREATED BASE COURSE OVER 14" GRANULAR BORROW (PER GEOTECHNICAL REPORT)
6" UNTREATED BASE COURSE
4" THICK CONCRETE ON 6" UNTREATED BASE COURSE

LOCAL - 61'

(1160 WEST, 1140 WEST AND 300 SOUTH)

MW BROWN ENGINEERING, INC
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578 East 770 North, Orem UT 84097

FEB. 24, 2020
NO. 174774
MATT W. BROWN

No.	Date	By	Notes

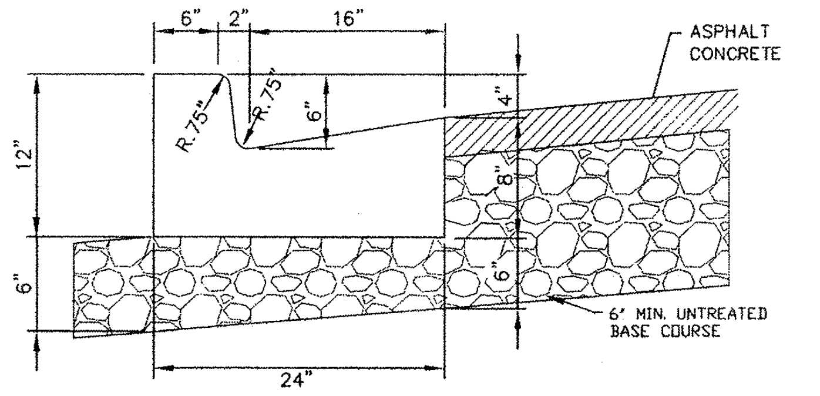
REVISIONS

Designed
Drawn D. BUFFO
Checked
Date 7-6-18

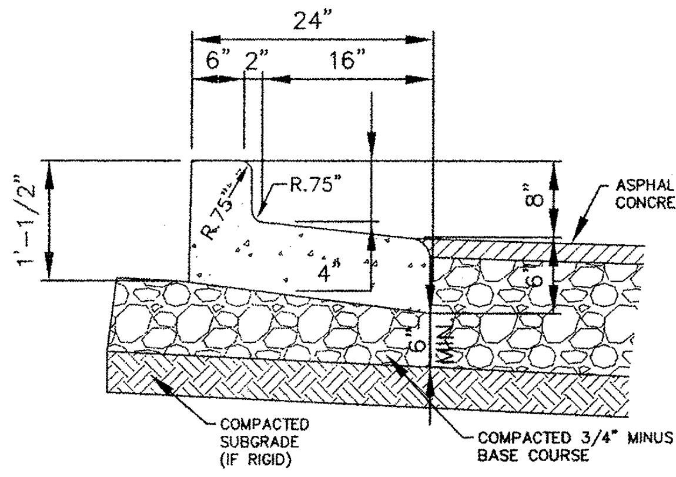
Title: EDGEWATER NORTH
Location: AMERICAN FORK, UTAH
Drawing Name: THOROUGHFARE ASSEMBLIES

PROJECT NO.
2018.037

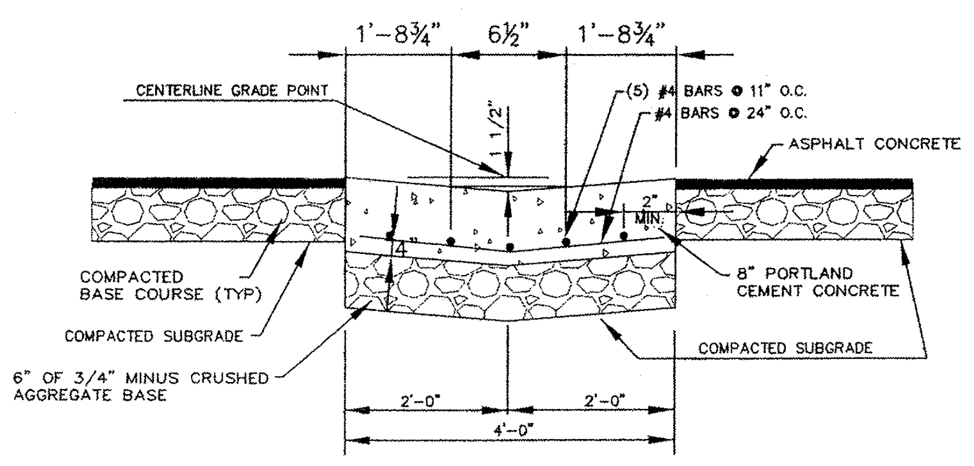
SHEET NO.
3.00



TYPE E CURB & GUTTER
-NTS-


24"
6"
2"
16"
1'-1/2"
R.75"
R.75"
4"
8"
6"
6" MIN.
ASPHALT CONCRETE
COMPACTED SUBGRADE (IF RIGID)
COMPACTED 3/4" MINUS BASE COURSE

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



4.0' VALLEY GUTTER
-NTS-

DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES

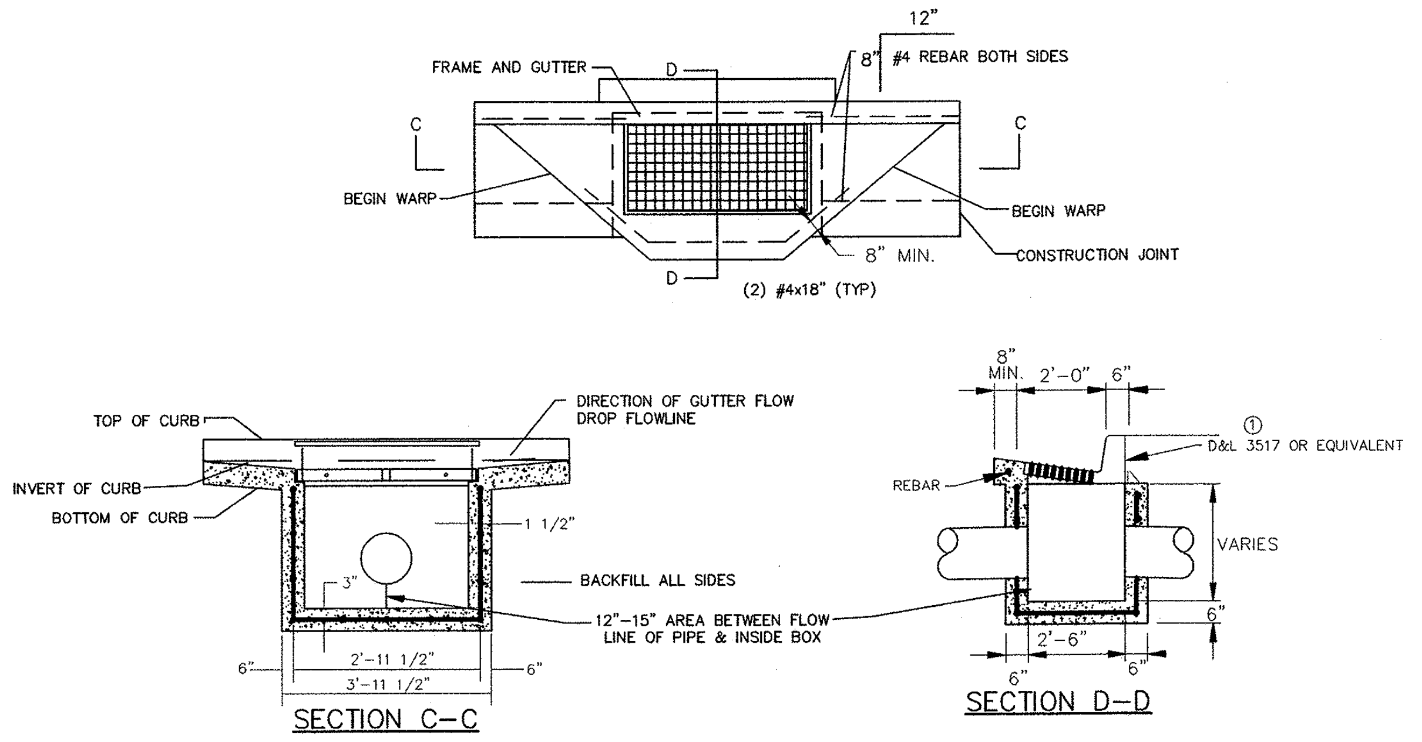
Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR
TYPE B1 C&G
REVERSE LIP C&G
VALLEY GUTTER

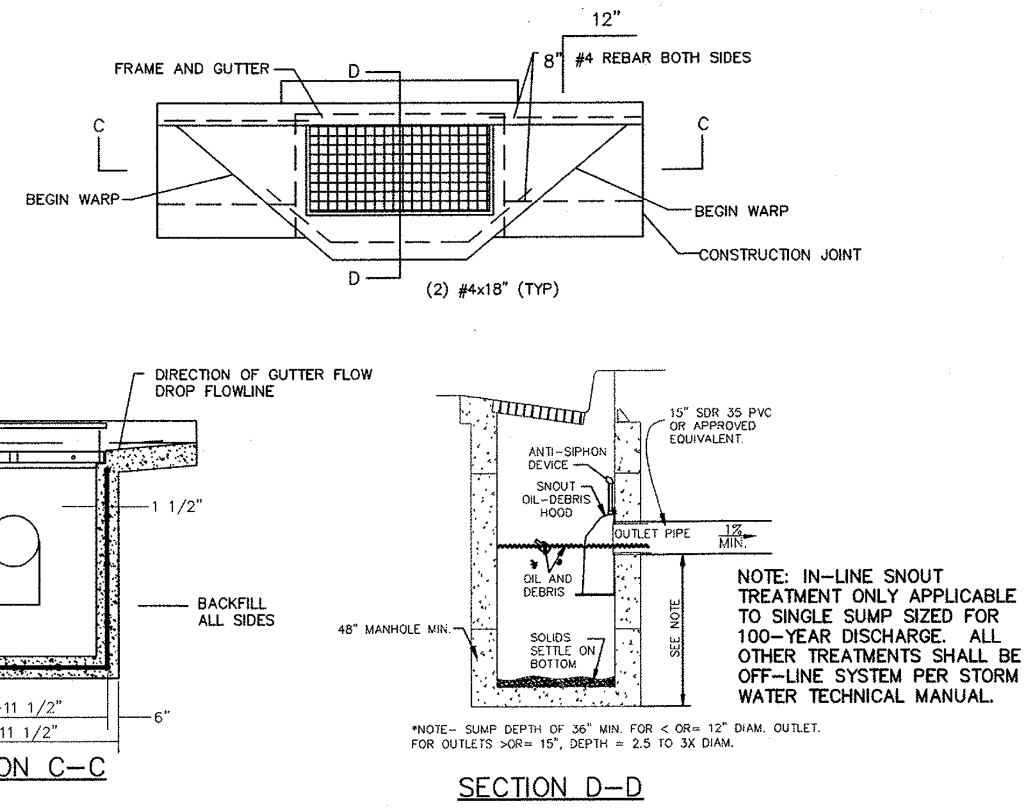
DRAWING NO.
15.1

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\C&G - VALLEY GUTTER.dwg 05/12/2005 10:48:56 AM MDT



STORM DRAIN CATCH BASIN
-NTS-

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



NOTE: IN-LINE SNOUT TREATMENT ONLY APPLICABLE TO SINGLE SUMP SIZED FOR 100-YEAR DISCHARGE. ALL OTHER TREATMENTS SHALL BE OFF-LINE SYSTEM PER STORM WATER TECHNICAL MANUAL.

*NOTE- SUMP DEPTH OF 36" MIN. FOR < OR= 12" DIAM. OUTLET. FOR OUTLETS >OR= 15", DEPTH = 2.5 TO 3X DIAM.

PRE-TREATMENT CURB INLET WITH SINGLE GRATE
-NTS-

DRAWN: JRP
REVISED: AJS
DATE: APRIL 2012
SCALE: VARIES

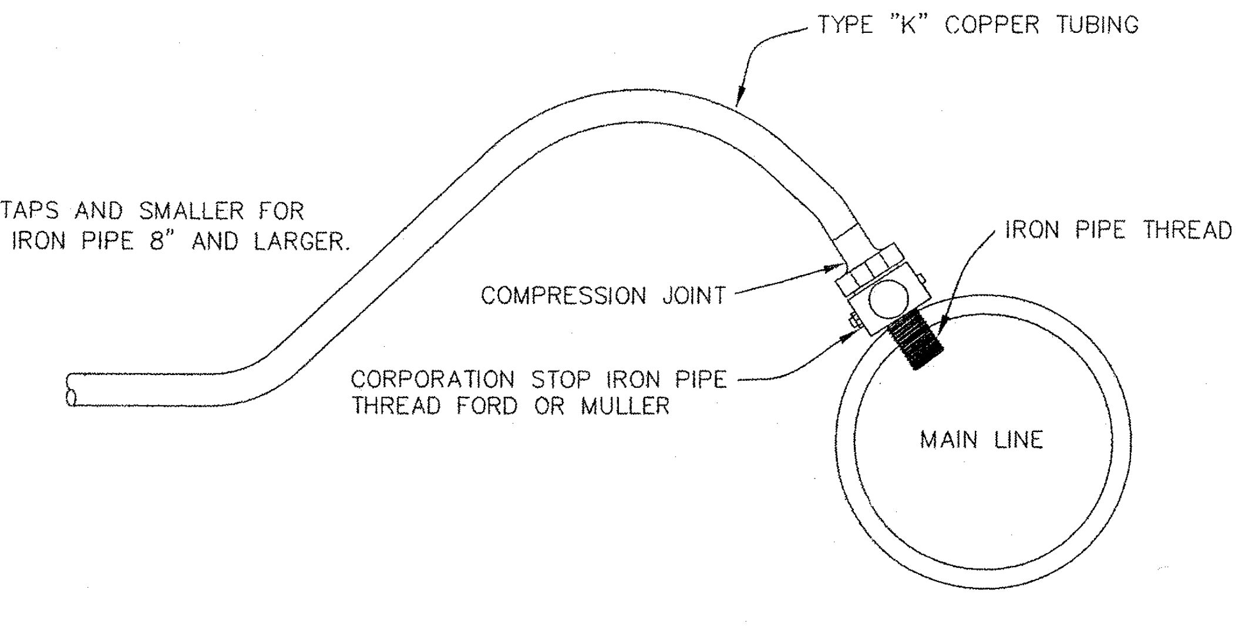
AMERICAN FORK
1853

AMERICAN FORK CITY

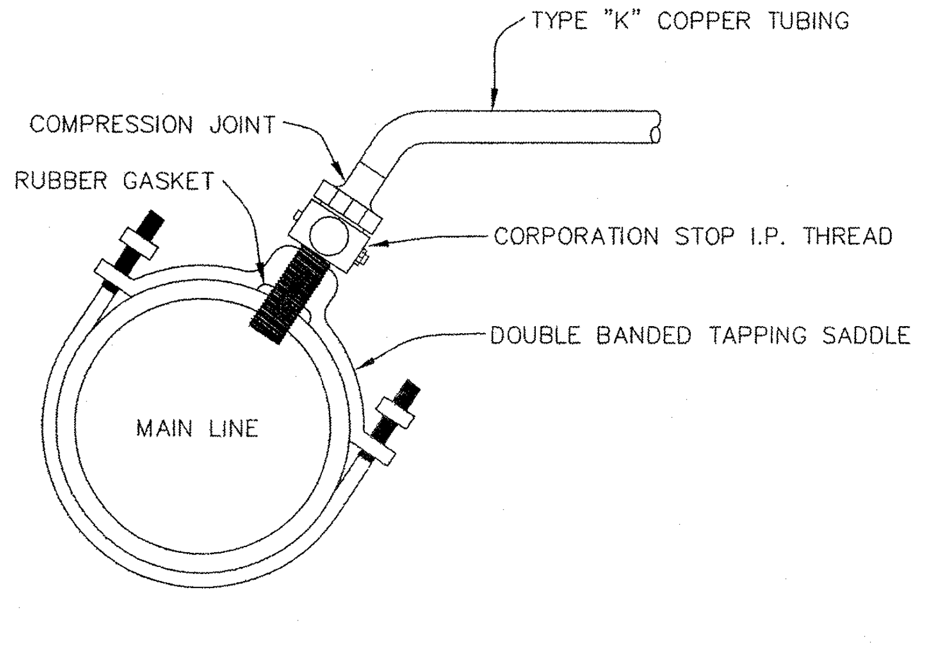
STANDARD DETAIL FOR
CATCH BASIN

DRAWING NO.
15.2

NOTE:
1 1/2" TAPS AND SMALLER FOR DUCTILE IRON PIPE 8" AND LARGER.



OPTION #2



OPTION #1

DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

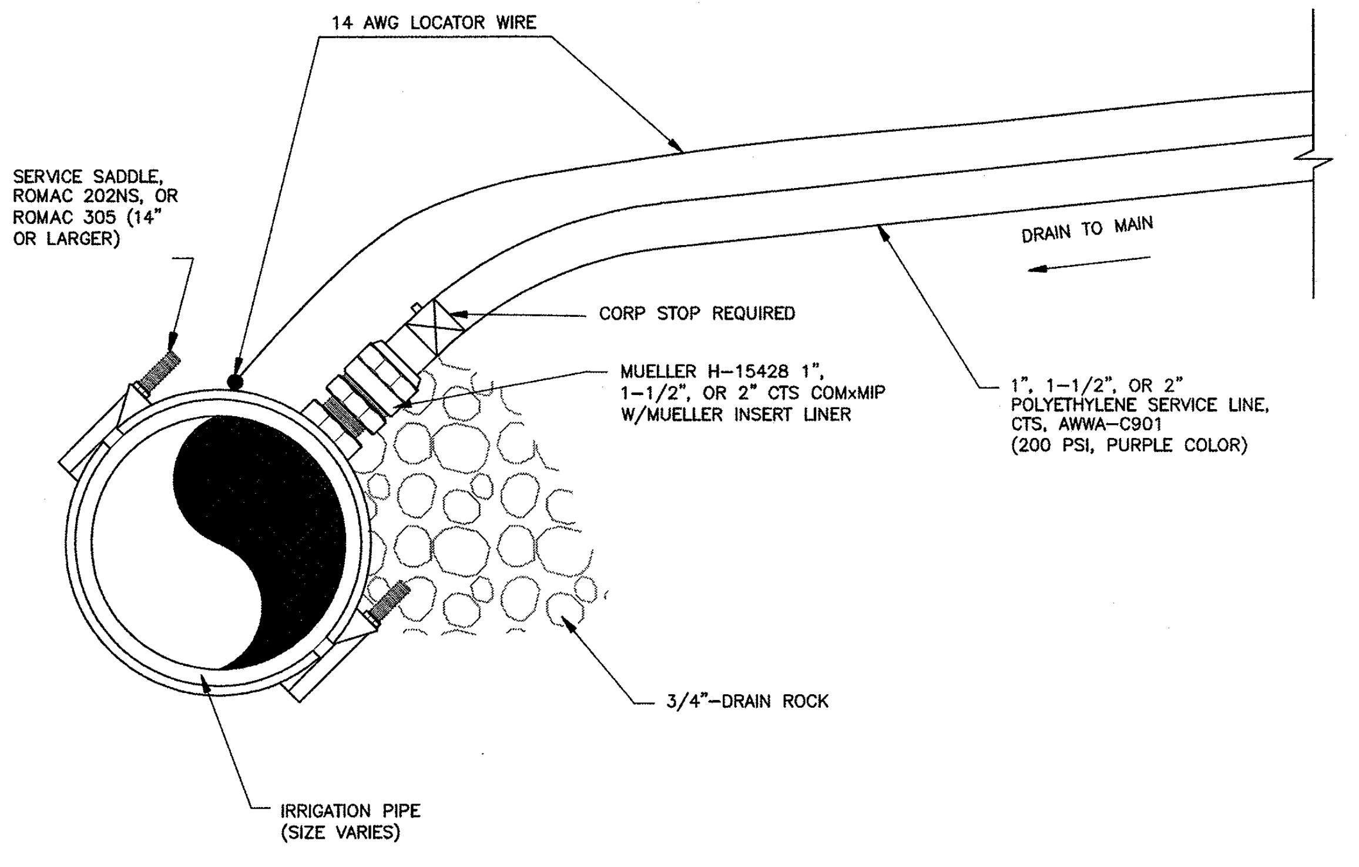
Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR
TYPICAL WATERMAN TAPS

DRAWING NO.
15.3

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\WATERMAIN TAP.dwg 05/12/2005 11:55:51 AM MDT


14 AWG LOCATOR WIRE
SERVICE SADDLE, ROMAC 202NS, OR ROMAC 305 (14" OR LARGER)
DRAIN TO MAIN
CORP STOP REQUIRED
MUELLER H-15428 1", 1-1/2", OR 2" CTS COMxMIP W/MUELLER INSERT LINER
1", 1-1/2", OR 2" POLYETHYLENE SERVICE LINE, CTS, AWWA-C901 (200 PSI, PURPLE COLOR)
3/4"-DRAIN ROCK
IRRIGATION PIPE (SIZE VARIES)

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

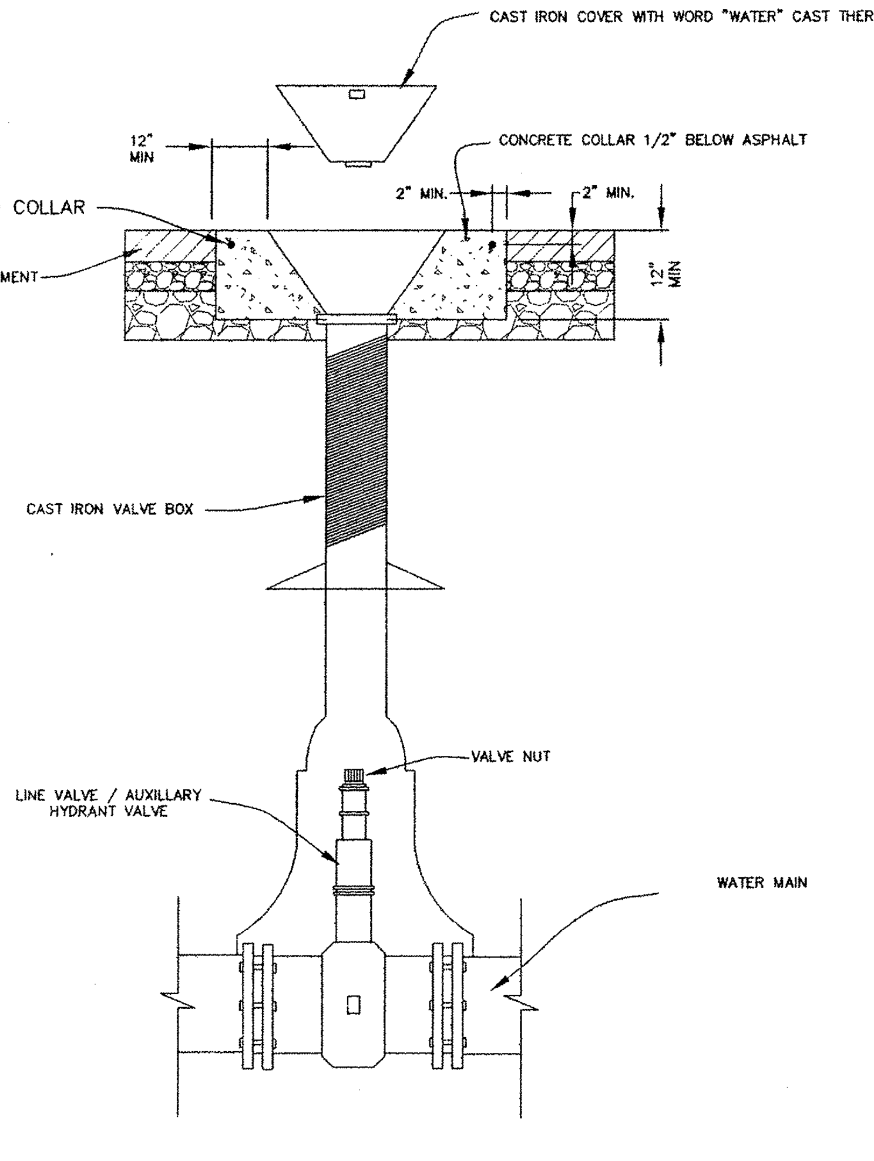
DRAWN:
REVISED: 11/2010
DATE:
SCALE:

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


CAST IRON COVER WITH WORD "WATER" CAST THEREON
12" MIN
CONCRETE COLLAR 1/2" BELOW ASPHALT
2" MIN.
2" MIN.
4" REBAR AROUND COLLAR
PAVEMENT
12" MIN
CAST IRON VALVE BOX
VALVE NUT
LINE VALVE / AUXILLARY HYDRANT VALVE
WATER MAIN

VALVE BOX DETAIL

DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

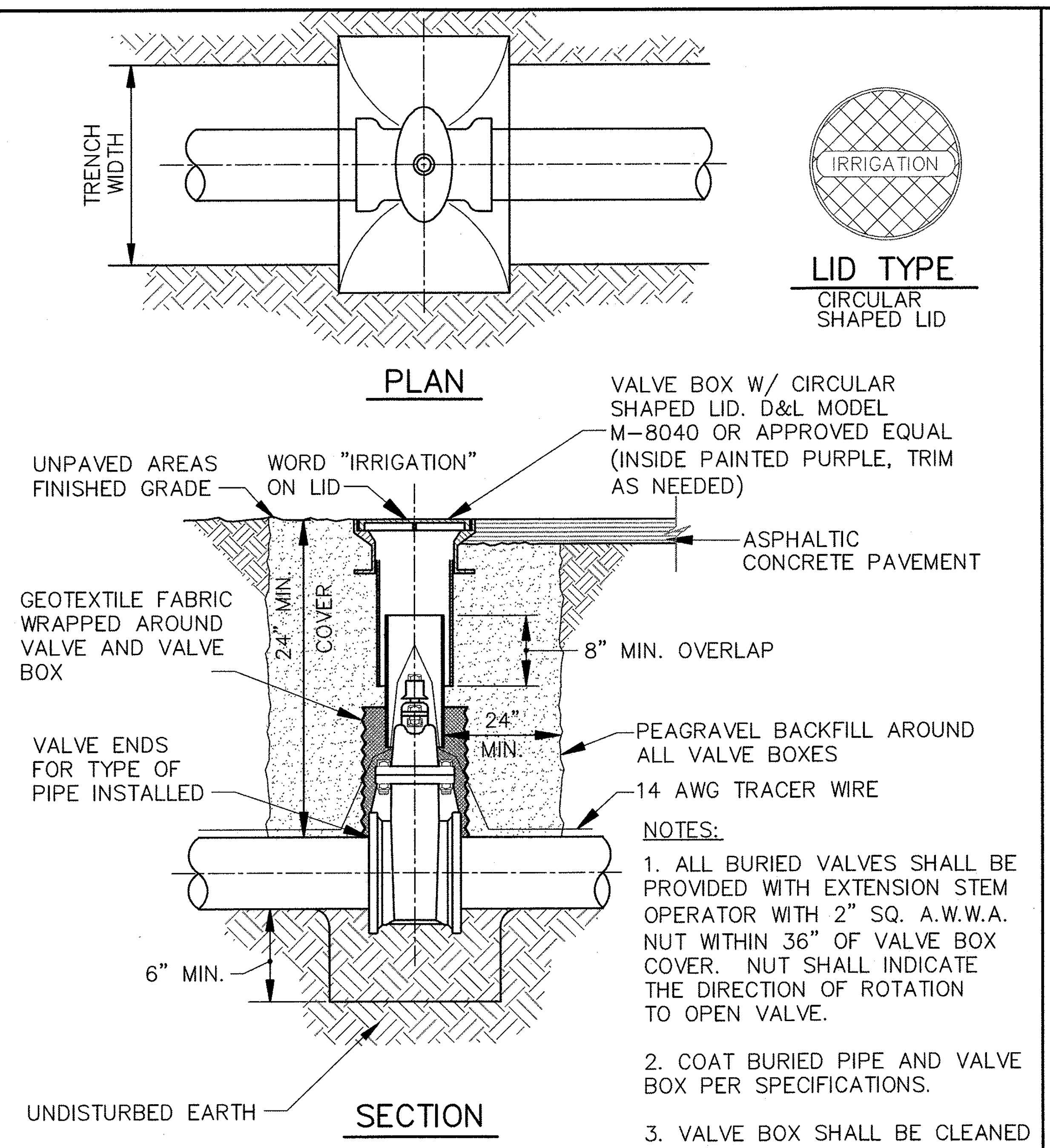
Northern
ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR
VALVE BOX DETAIL

DRAWING NO.
15.4

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\VALVE BOX.dwg 05/12/2005 11:54:18 AM MDT


TRENCH WIDTH
IRRIGATION
LID TYPE
CIRCULAR SHAPED LID
PLAN
UNPAVED AREAS FINISHED GRADE
WORD "IRRIGATION" ON LID
VALVE BOX W/ CIRCULAR SHAPED LID. D&L MODEL M-8040 OR APPROVED EQUAL (INSIDE PAINTED PURPLE, TRIM AS NEEDED)
ASPHALTIC CONCRETE PAVEMENT
GEOTEXTILE FABRIC WRAPPED AROUND VALVE AND VALVE BOX
24" MIN. COVER
8" MIN. OVERLAP
24" MIN.
PEAGRAVEL BACKFILL AROUND ALL VALVE BOXES
VALVE ENDS FOR TYPE OF PIPE INSTALLED
14 AWG TRACER WIRE
6" MIN.
UNDISTURBED EARTH
SECTION

NOTES:

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

VALVE BOX INSTALLATION

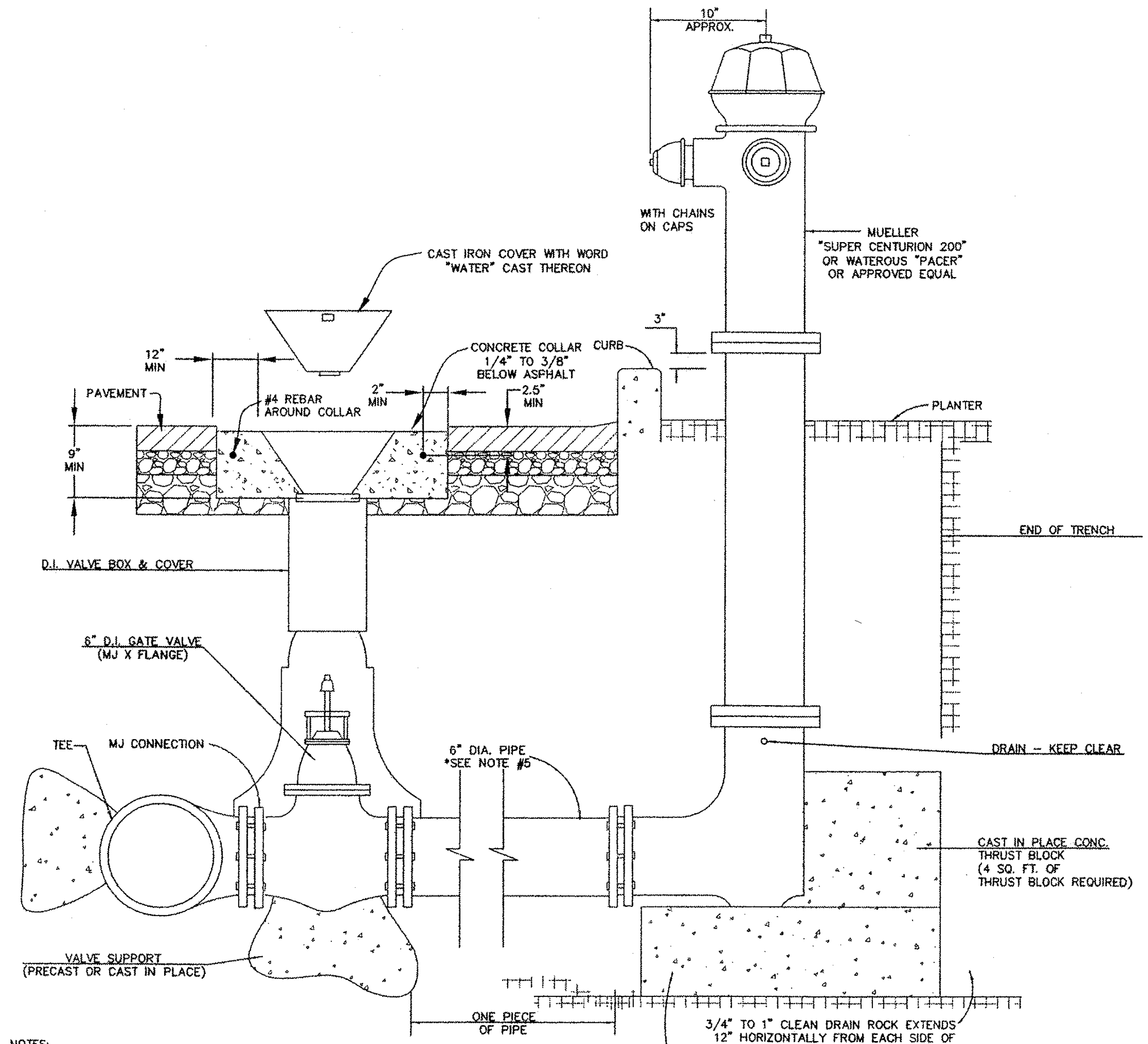
DRAWN:
REVISED: 11/2010
DATE:
SCALE: NONE

HORROCKS ENGINEERS
ONE WEST MAIN
P.O. BOX 377
AMERICAN FORK
(801) 763-5100

AMERICAN FORK CITY

STANDARD DETAIL FOR
SECONDARY WATER VALVE BOX DETAIL

DRAWING NO.
15.4A


10" APPROX.
WITH CHAINS ON CAPS
MUELLER "SUPER CENTURION 200" OR WATEROUS "PACER" OR APPROVED EQUAL
CAST IRON COVER WITH WORD "WATER" CAST THEREON
3"
12" MIN
CONCRETE COLLAR 1/4" TO 3/8" BELOW ASPHALT
CURB
PAVEMENT
#4 REBAR AROUND COLLAR
2" MIN
2.5" MIN
PLANTER
9" MIN
END OF TRENCH
D.I. VALVE BOX & COVER
6" D.I. GATE VALVE (MJ X FLANGE)
TEE
MJ CONNECTION
6" DIA. PIPE *SEE NOTE #5
DRAIN - KEEP CLEAR
CAST IN PLACE CONC. THRUST BLOCK (4 SQ. FT. OF THRUST BLOCK REQUIRED)
VALVE SUPPORT (PRECAST OR CAST IN PLACE)
ONE PIECE OF PIPE
3/4" TO 1" CLEAN DRAIN ROCK EXTENDS 12" HORIZONTALLY FROM EACH SIDE OF CONC. BASE AND THRUST BLOCK AND VERTICALLY TO 2" ABOVE HYDRANT DRAIN WALL
PRECAST CONCRETE BLOCK 2'X2'X6" THICK

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 ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.
5. IF LENGTH EXCEEDS 1 LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.

FIRE HYDRANT DETAIL
-NTS-

DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES

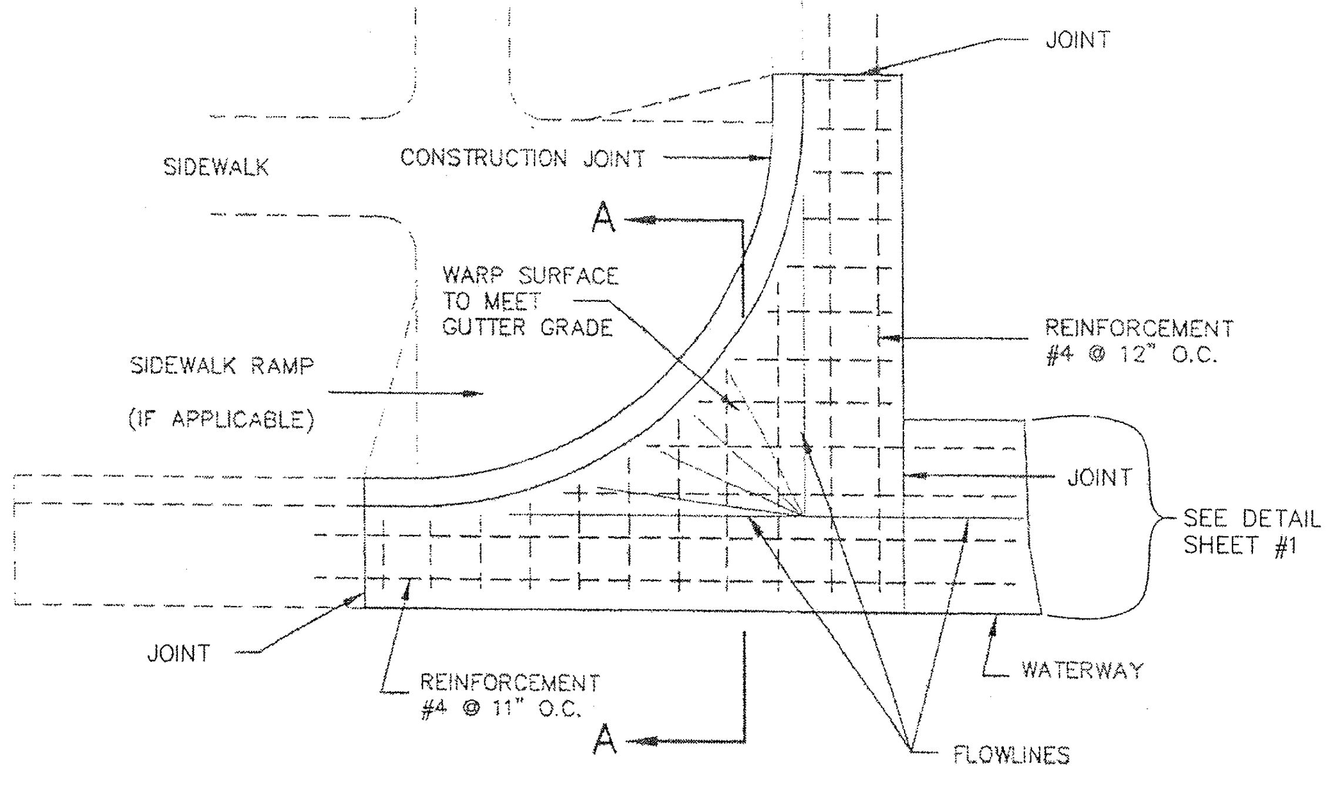
Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

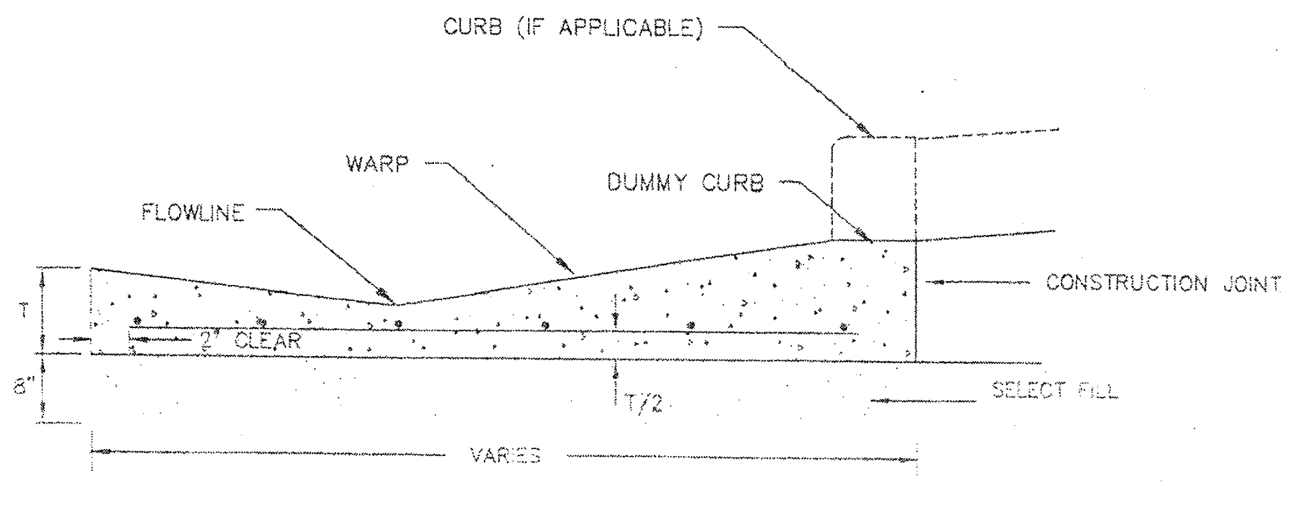
STANDARD DETAIL FOR
FIRE HYDRANT

DRAWING NO.
15.6

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\FIRE HYDRANT.dwg 05/12/2005 10:56:17 AM MDT


JOINT
SIDEWALK
CONSTRUCTION JOINT
A
WARP SURFACE TO MEET GUTTER GRADE
REINFORCEMENT #4 @ 12" O.C.
SIDEWALK RAMP (IF APPLICABLE)
JOINT
SEE DETAIL SHEET #1
JOINT
WATERWAY
REINFORCEMENT #4 @ 11" O.C.
A
FLOWLINES

PLAN



SECTION A-A

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
INTERSECTION RADIUS REBAR DETAIL

DRAWING NO.
15.8

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\CUL-DE-SAC REBAR.dwg 05/12/2005 10:52:12 AM MDT

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
FEB. 24, 2020
NO. 174774
MATT W. BROWN
Matt W. Brown
STATE OF UTAH

No.	Date	By	Notes

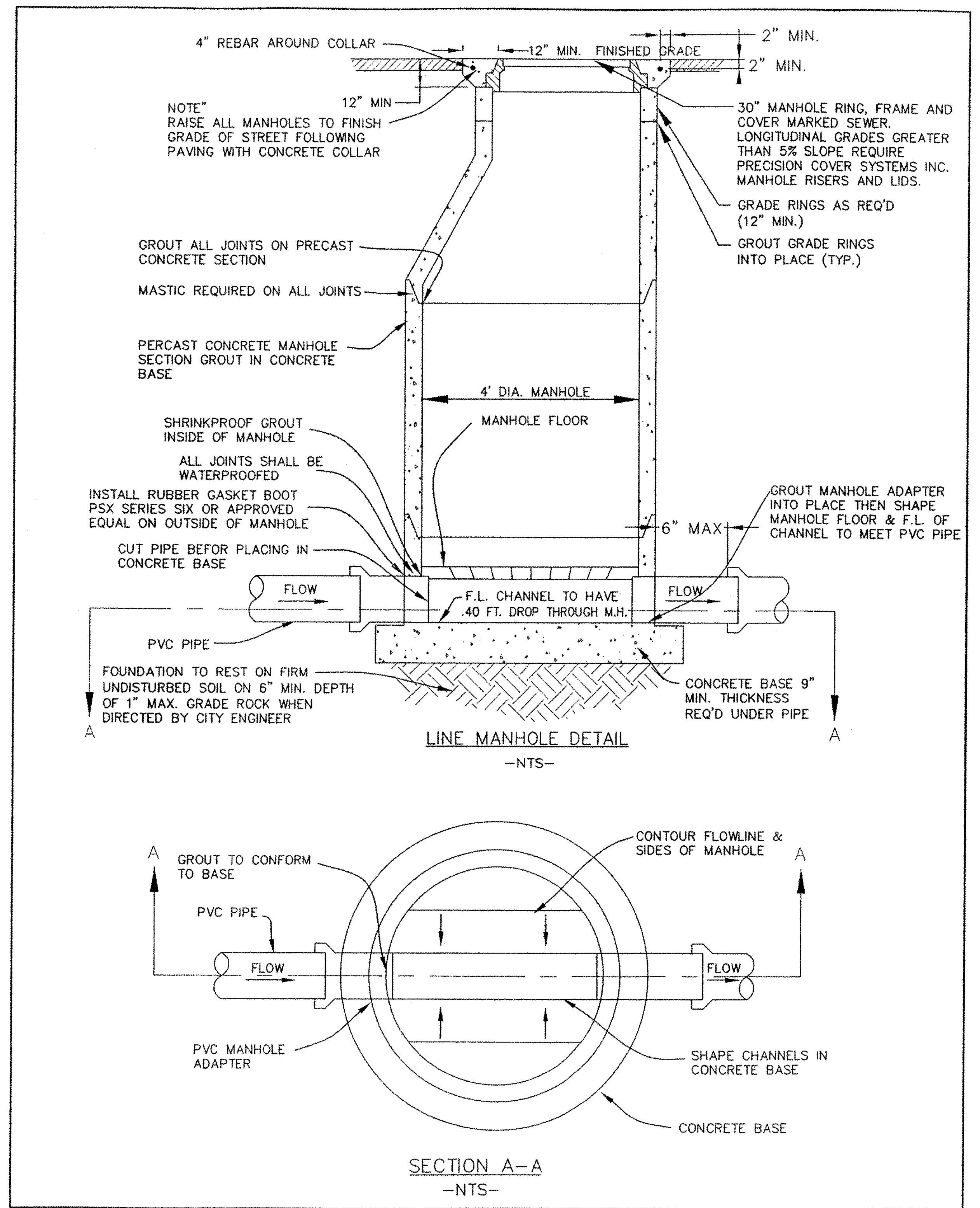
REVISIONS

Designed
Drawn D. BUFFO
Checked
Date 7-6-18

Title: EDGEWATER NORTH
Location: AMERICAN FORK, UTAH
Drawing Name: STANDARD DETAILS

PROJECT NO.
2018.037

SHEET NO.
3.01


4" REBAR AROUND COLLAR
12" MIN.
FINISHED GRADE
2" MIN.
2" MIN.
12" MIN
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
MASTIC REQUIRED ON ALL JOINTS
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
4' DIA. MANHOLE
MANHOLE FLOOR
SHRINKPROOF GROUT INSIDE OF MANHOLE
ALL JOINTS SHALL BE WATERPROOFED
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
CUT PIPE BEFOR PLACING IN CONCRETE BASE
6" MAX
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
FLOW
FLOW
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A
A
A
GROUT TO CONFORM TO BASE
PVC PIPE
FLOW
FLOW
CONTOUR FLOWLINE & SIDES OF MANHOLE
PVC MANHOLE ADAPTER
SHAPE CHANNELS IN CONCRETE BASE
CONCRETE BASE

LINE MANHOLE DETAIL
-NTS-

SECTION A-A
-NTS-

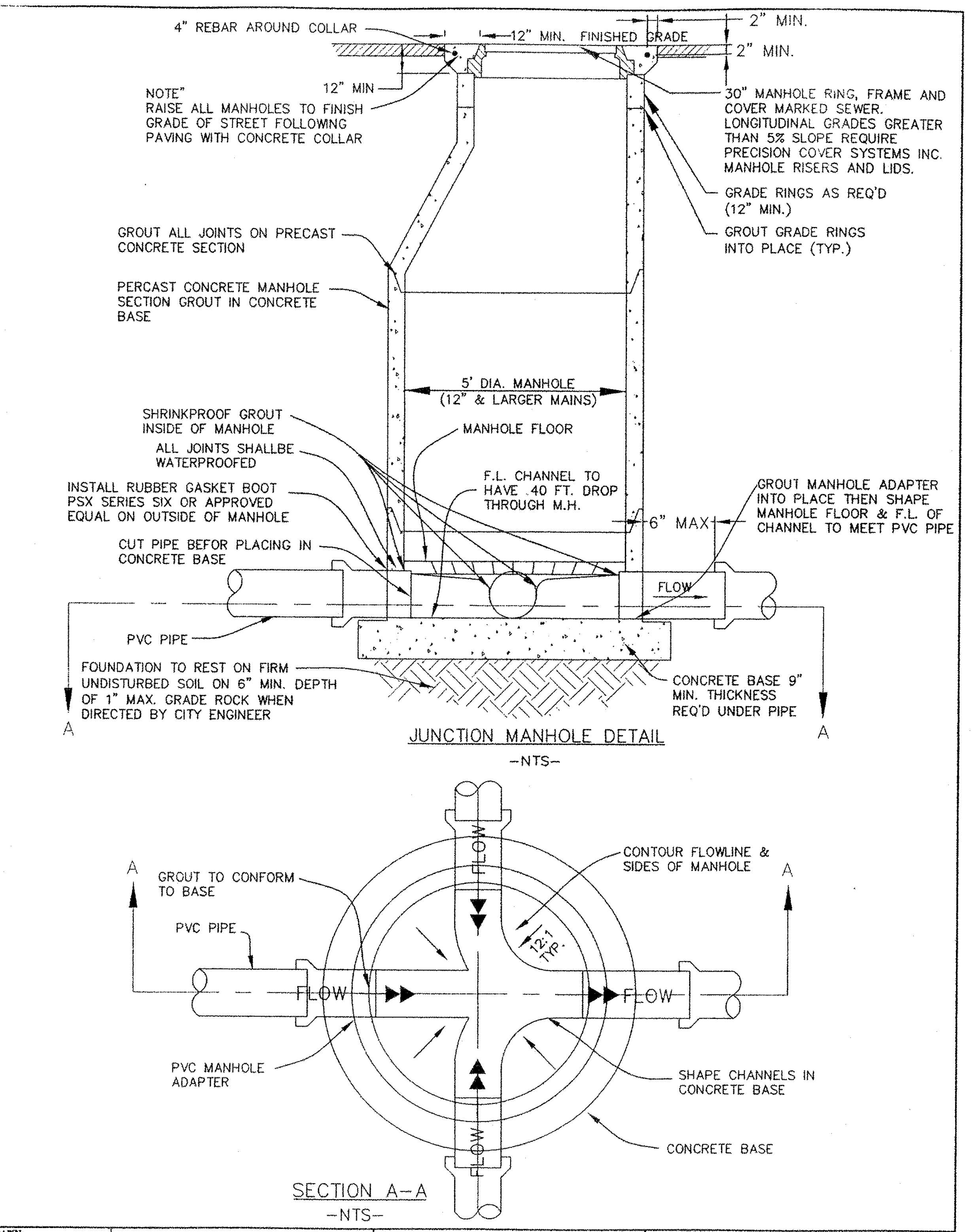
DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

Northern
ENGINEERING•LAND PLANNING •CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR
SANITARY SEWER LINE MANHOLE DETAIL

DRAWING NO.
15.12


4" REBAR AROUND COLLAR
12" MIN.
FINISHED GRADE
2" MIN.
2" MIN.
12" MIN
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
5' DIA. MANHOLE (12" & LARGER MAINS)
MANHOLE FLOOR
SHRINKPROOF GROUT INSIDE OF MANHOLE
ALL JOINTS SHALLBE WATERPROOFED
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
CUT PIPE BEFOR PLACING IN CONCRETE BASE
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
6" MAX
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A
A
A
GROUT TO CONFORM TO BASE
PVC PIPE
FLOW
FLOW
FLOW
FLOW
CONTOUR FLOWLINE & SIDES OF MANHOLE
PVC MANHOLE ADAPTER
SHAPE CHANNELS IN CONCRETE BASE
CONCRETE BASE

JUNCTION MANHOLE DETAIL
-NTS-

SECTION A-A
-NTS-

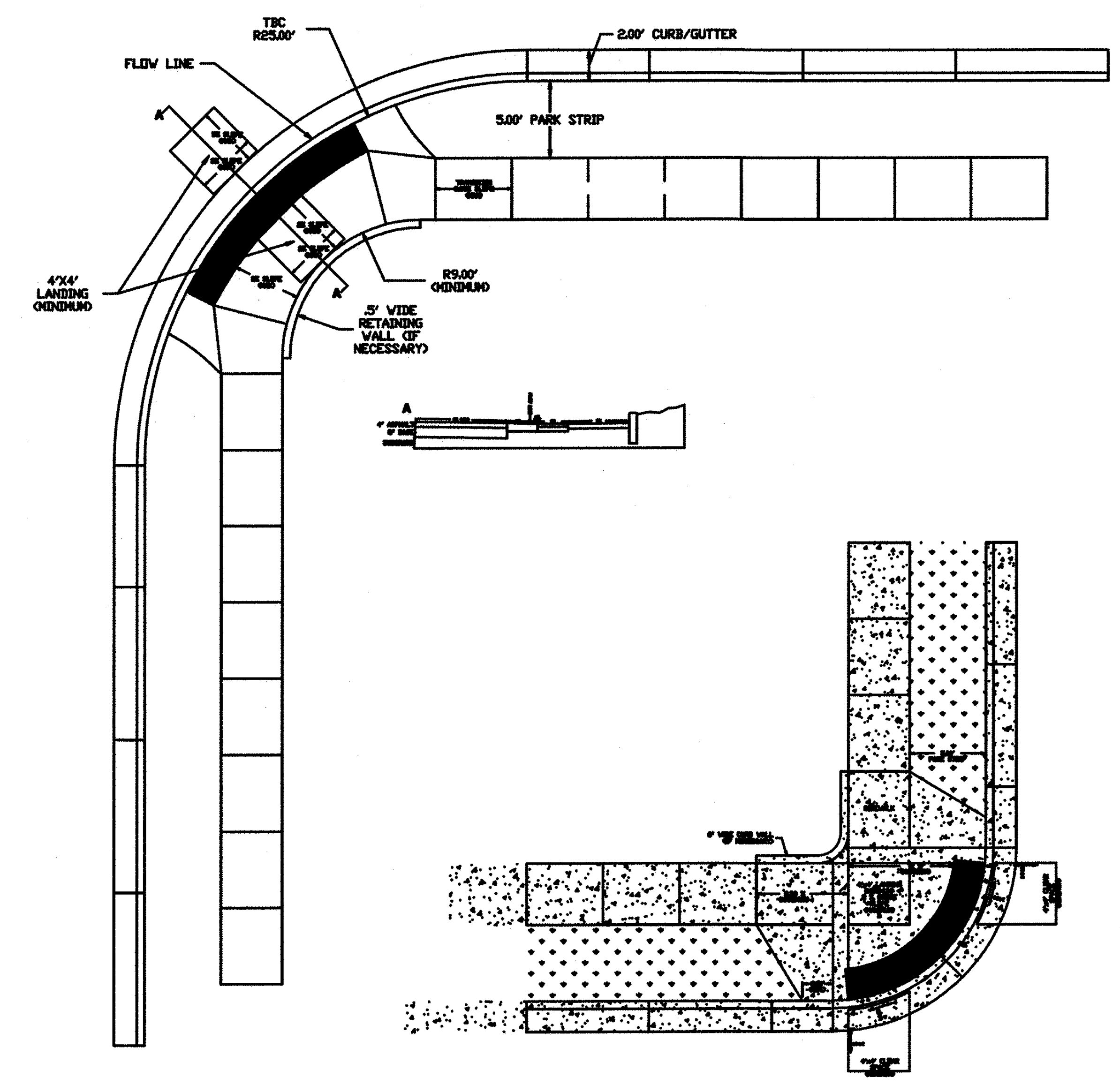
DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

Northern
ENGINEERING•LAND PLANNING •CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR
SANITARY SEWER JUNCTION MANHOLE DETAIL

DRAWING NO.
15.13



NOTES:

1. THE RAMP SHALL BE CONSTRUCTED USING CAST IRON TACTILE DOMES CAST TO MATCH THE RADIUS OF CURVE OR EQUAL AS APPROVE BY THE CITY ENGINEER.

2. PROVIDE DETECTABLE WARNING AREA PER APWA/ADAAG SPECIFICATIONS.

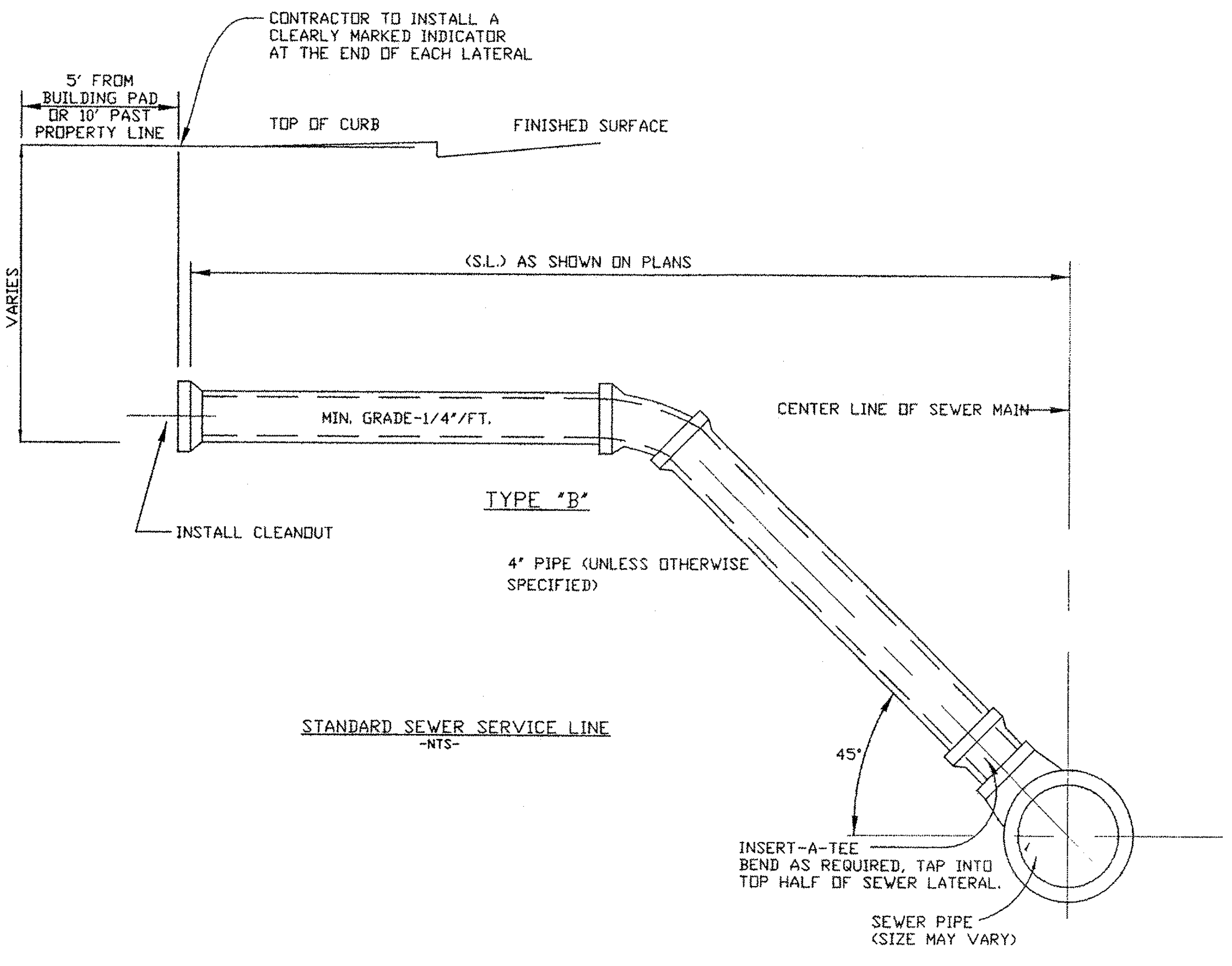
3. SEE APWA PLAN #235 FOR CONSTRUCTION DETAILS, SLOPES, ETC.

DRAWN: R.A.
REVISED:
DATE: APR. 2012
SCALE: VARIES

AMERICAN FORK CITY

STANDARD DETAIL FOR
SIDEWALK RAMP

DRAWING NO.
15.18


5' FROM BUILDING PAD OR 10' PAST PROPERTY LINE
CONTRACTOR TO INSTALL A CLEARLY MARKED INDICATOR AT THE END OF EACH LATERAL
TOP OF CURB
FINISHED SURFACE
VARIES
(S.L.) AS SHOWN ON PLANS
MIN. GRADE-1/4"/FT.
CENTER LINE OF SEWER MAIN
INSTALL CLEANOUT
TYPE "B"
4" PIPE (UNLESS OTHERWISE SPECIFIED)
45°
INSERT-A-TEE BEND AS REQUIRED, TAP INTO TOP HALF OF SEWER LATERAL.
SEWER PIPE (SIZE MAY VARY)

STANDARD SEWER SERVICE LINE
-NTS-

NOTE:
ALSO SEE DRAWING NO. 15.23

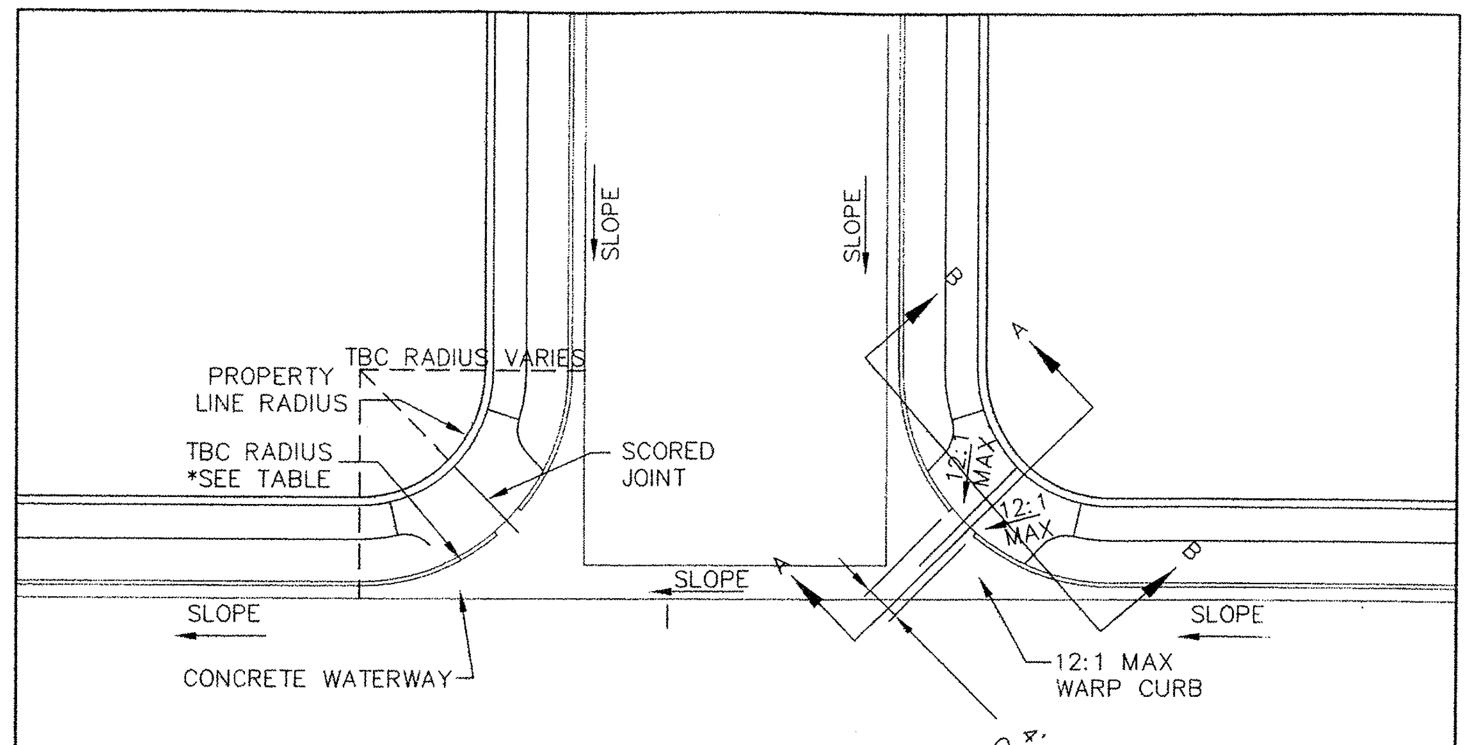
DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES

Northern
ENGINEERING•LAND PLANNING •CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

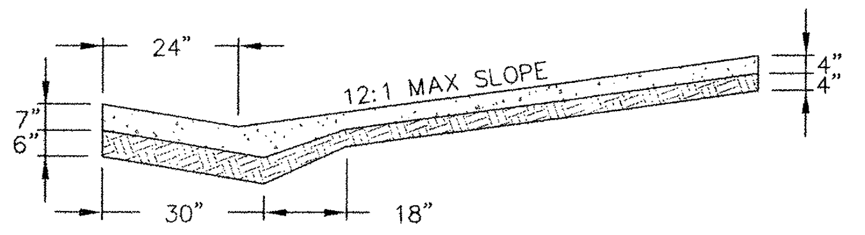
STANDARD DETAIL FOR
STANDARD SEWER SERVICE LINE

DRAWING NO.
15.19

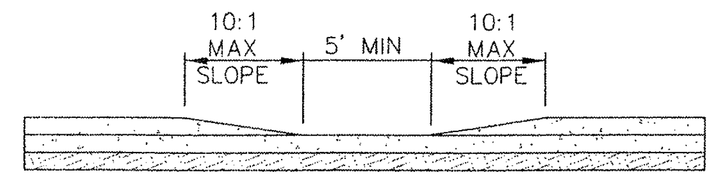


PLAN VIEW

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



SECTION A-A



SECTION B-B

DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES

Northern
ENGINEERING•LAND PLANNING •CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

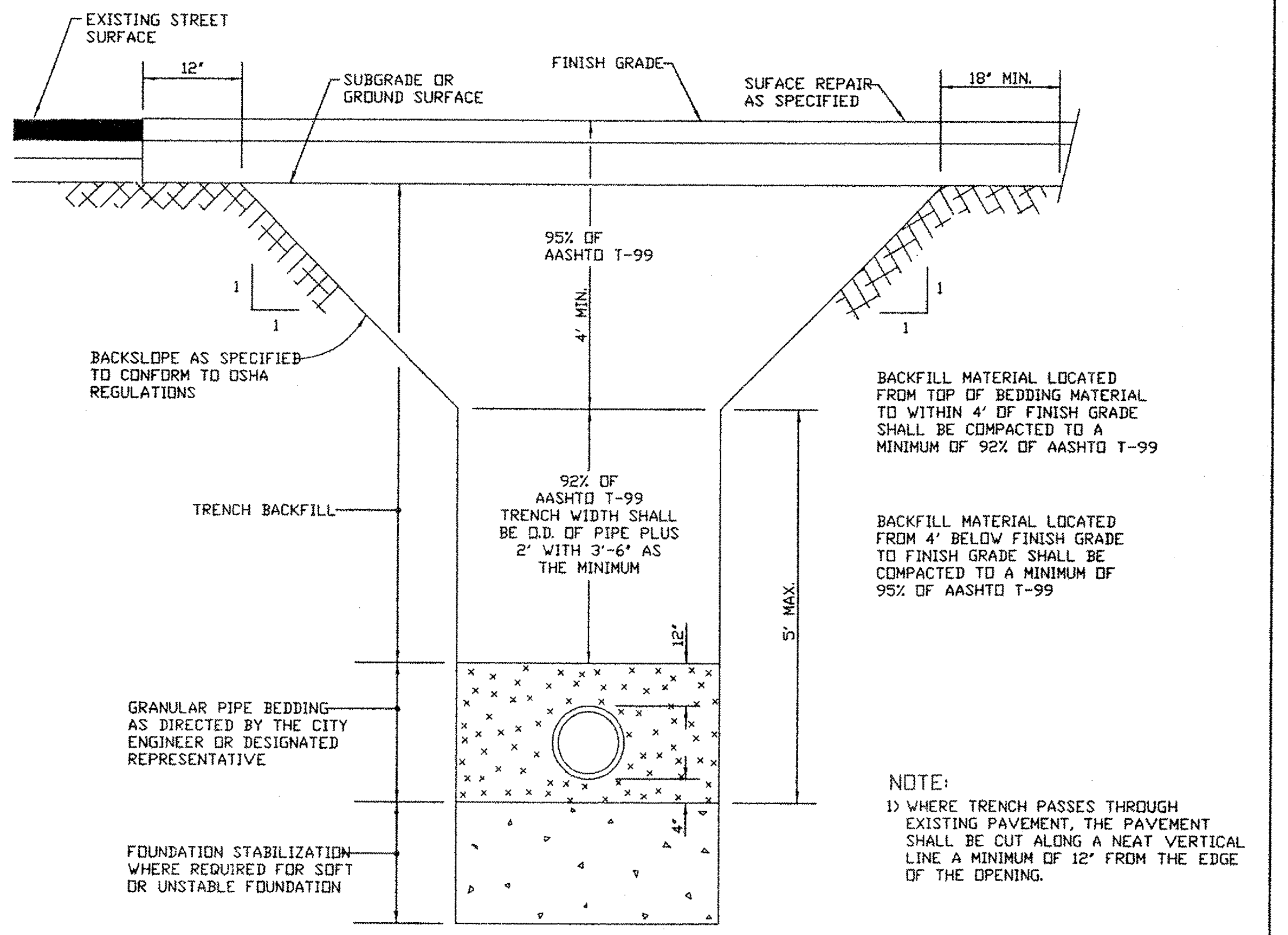
AMERICAN FORK CITY

STANDARD DETAIL FOR
STANDARD STREET INTERSECTION CORNER

DRAWING NO.
15.24

OPEN GROUND SURFACE RESTORATION. THE UPPER 8" OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4" ABOVE THE NATURAL GROUND SURFACE.

GRAVEL SURFACE RESTORATION. BACKFILL UPPER 6" OF TRENCH WITH 3/4" (-) CRUSHED GRAVEL. REMAINDER OF TRENCH AS SHOWN BELOW.


EXISTING STREET SURFACE
12"
SUBGRADE OR GROUND SURFACE
FINISH GRADE
SURFACE REPAIR AS SPECIFIED
18" MIN.
95% OF AASHTO T-99
4' MIN.
BACKSLOPE AS SPECIFIED TO CONFORM TO OSHA REGULATIONS
1
1
BACKFILL MATERIAL LOCATED FROM TOP OF BEDDING MATERIAL TO WITHIN 4' OF FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 92% OF AASHTO T-99
92% OF AASHTO T-99
TRENCH WIDTH SHALL BE O.D. OF PIPE PLUS 2' WITH 3'-6" AS THE MINIMUM
TRENCH BACKFILL
BACKFILL MATERIAL LOCATED FROM 4' BELOW FINISH GRADE TO FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF AASHTO T-99
5' MAX.
12"
GRANULAR PIPE BEDDING AS DIRECTED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE
FOUNDATION STABILIZATION WHERE REQUIRED FOR SOFT OR UNSTABLE FOUNDATION

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

TYPICAL TRENCH DETAIL
-NTS-

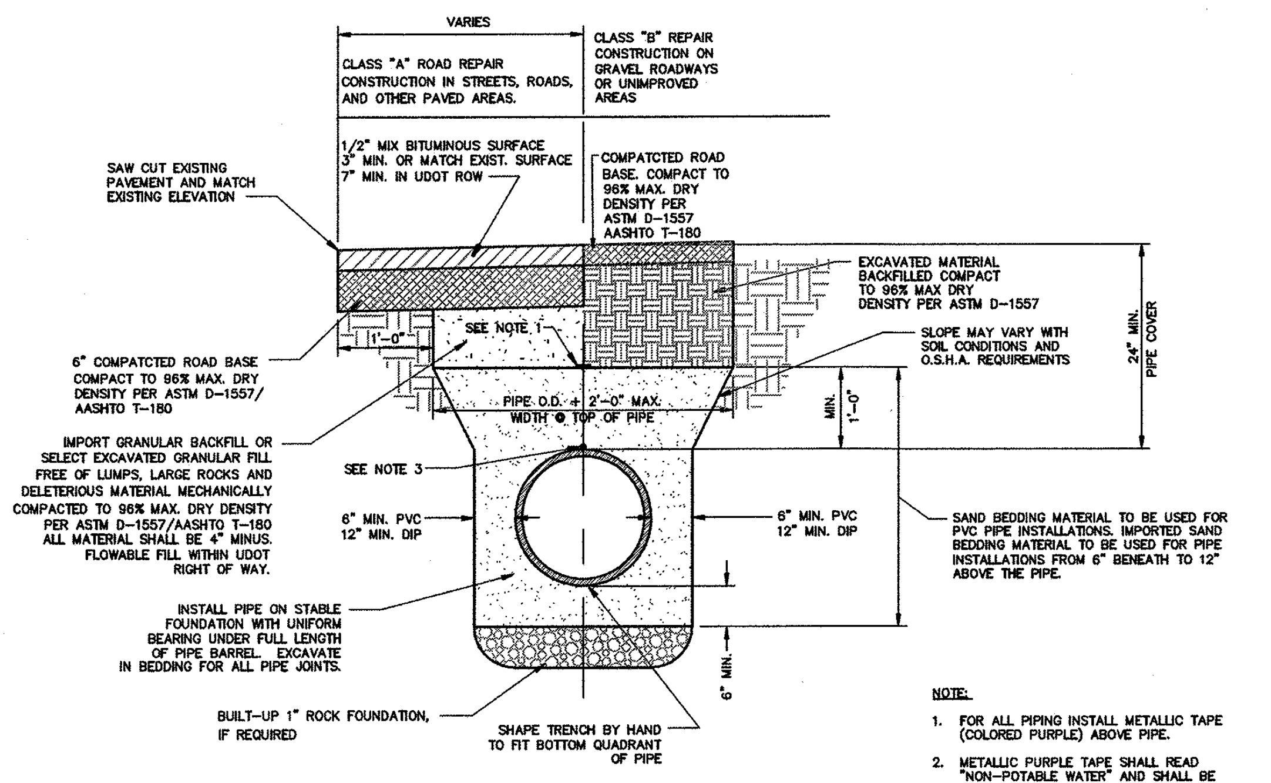
DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES

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


VARIES
CLASS "A" ROAD REPAIR CONSTRUCTION IN STREETS, ROADS, AND OTHER PAVED AREAS.
CLASS "B" REPAIR CONSTRUCTION ON GRAVEL ROADWAYS OR UNIMPROVED AREAS
1/2" MIX BITUMINOUS SURFACE 3" MIN. OR MATCH EXIST. SURFACE 7" MIN. IN UDOT ROW
COMPATCTED ROAD BASE. COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557 AASHTO T-180
SAW CUT EXISTING PAVEMENT AND MATCH EXISTING ELEVATION
EXCAVATED MATERIAL BACKFILLED COMPACT TO 96% MAX DRY DENSITY PER ASTM D-1557
SEE NOTE 1
1'-0"
SLOPE MAY VARY WITH SOIL CONDITIONS AND O.S.H.A. REQUIREMENTS
6" COMPATCTED ROAD BASE COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557/ AASHTO T-180
PIPE O.D. + 2'-0" MAX. WIDTH @ TOP OF PIPE
MIN. 1'-0"
24" MIN. PIPE COVER
IMPORT GRANULAR BACKFILL OR SELECT EXCAVATED GRANULAR FILL FREE OF LUMPS, LARGE ROCKS AND DELETERIOUS MATERIAL MECHANICALLY COMPACTED TO 96% MAX. DRY DENSITY PER ASTM D-1557/AASHTO T-180 ALL MATERIAL SHALL BE 4" MINUS. FLOWABLE FILL WITHIN UDOT RIGHT OF WAY.
SEE NOTE 3
6" MIN. PVC 12" MIN. DIP
6" MIN. PVC 12" MIN. DIP
SAND BEDDING MATERIAL TO BE USED FOR PVC PIPE INSTALLATIONS. IMPORTED SAND BEDDING MATERIAL TO BE USED FOR PIPE INSTALLATIONS FROM 6" BENEATH TO 12" ABOVE THE PIPE.
INSTALL PIPE ON STABLE FOUNDATION WITH UNIFORM BEARING UNDER FULL LENGTH OF PIPE BARREL. EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.
6" MIN.
BUILT-UP 1" ROCK FOUNDATION, IF REQUIRED
SHAPE TRENCH BY HAND TO FIT BOTTOM QUADRANT OF PIPE

NOTE:

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

TYPICAL SECONDARY WATER TRENCH DETAIL

DRAWN:
REVISED: 11/2010
DATE:
SCALE:

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

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
576 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
FEB. 24, 2020
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	Notes

REVISIONS

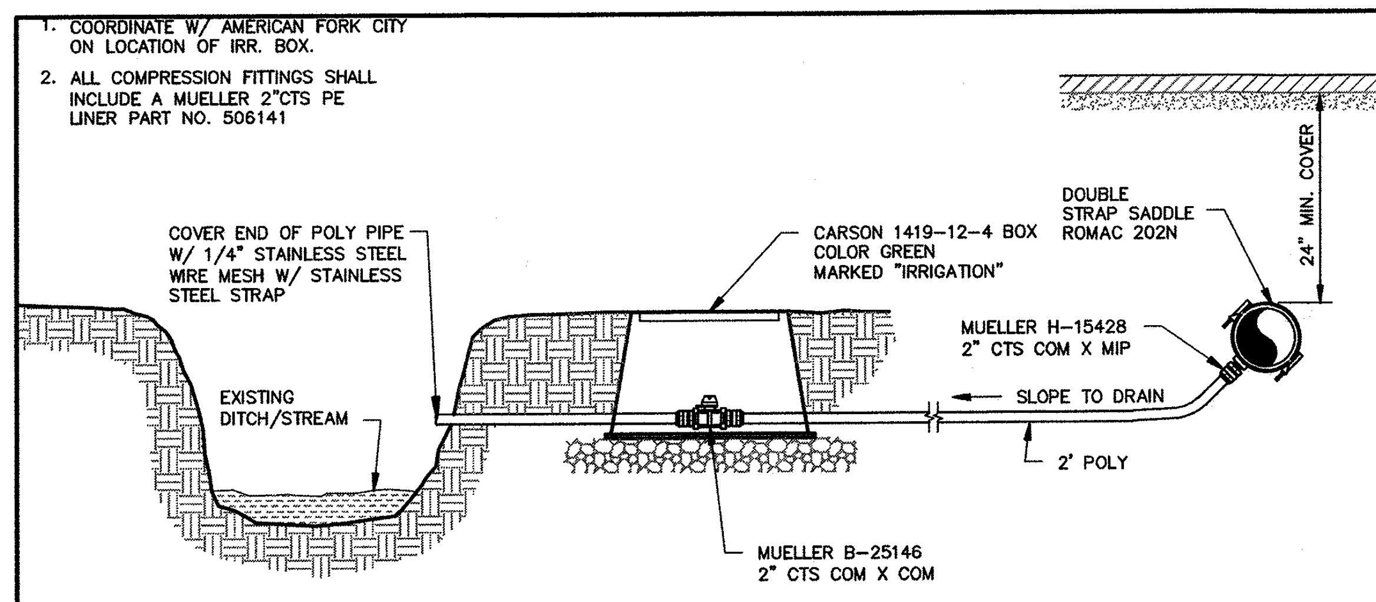
Designed
Drawn D. BUFFO
Checked
Date 7-6-18

Title: EDGEWATER NORTH
Location: AMERICAN FORK, UTAH
Drawing Name: STANDARD DETAILS

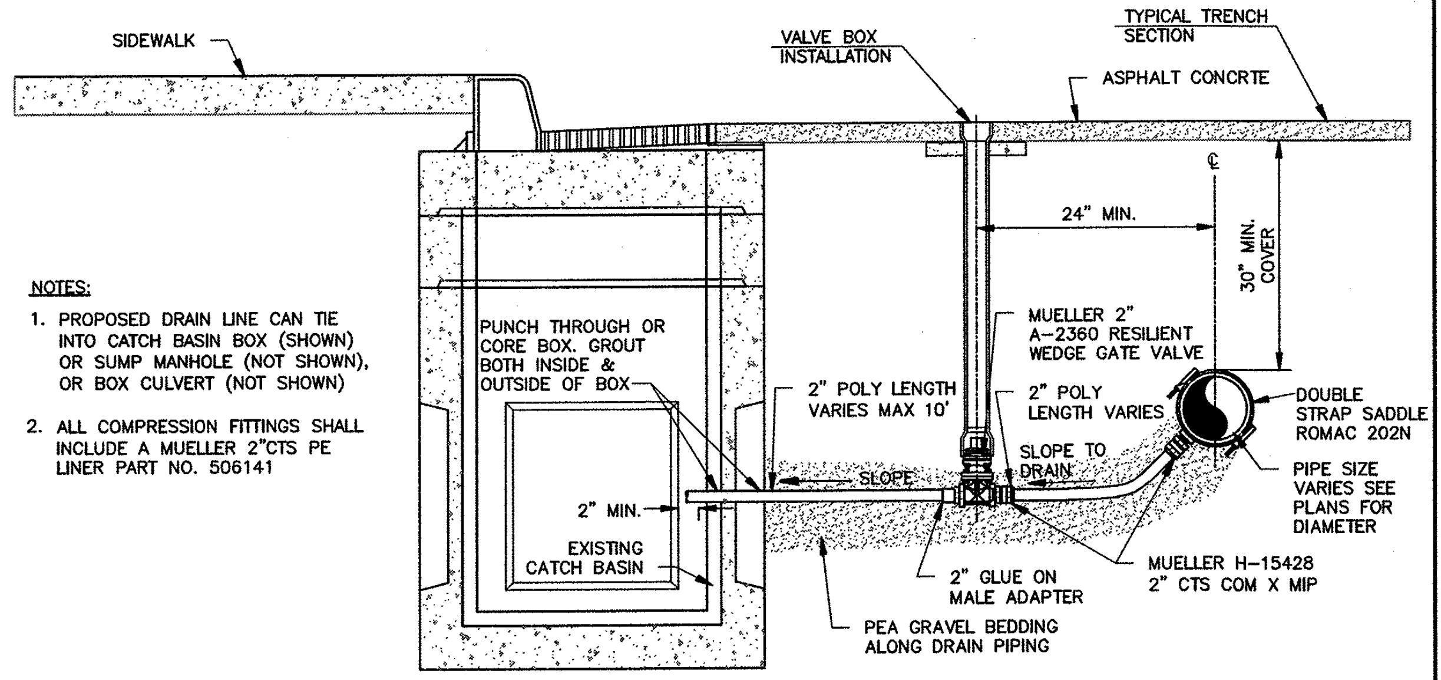
PROJECT NO.
2018.037

SHEET NO.
3.02

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


COVER END OF POLY PIPE W/ 1/4" STAINLESS STEEL WIRE MESH W/ STAINLESS STEEL STRAP
CARSON 1419-12-4 BOX COLOR GREEN MARKED "IRRIGATION"
DOUBLE STRAP SADDLE ROMAC 202N
24" MIN. COVER
MUELLER H-15428 2" CTS COM X MIP
EXISTING DITCH/STREAM
SLOPE TO DRAIN
2' POLY
MUELLER B-25146 2" CTS COM X COM

2" DRAIN TO DAYLIGHT


SIDEWALK
VALVE BOX INSTALLATION
TYPICAL TRENCH SECTION
ASPHALT CONCRTE
24" MIN.
30" MIN. COVER
PUNCH THROUGH OR CORE BOX. GROUT BOTH INSIDE & OUTSIDE OF BOX
2" POLY LENGTH VARIES MAX 10'
MUELLER 2" A-2360 RESILIENT WEDGE GATE VALVE
2" POLY LENGTH VARIES
SLOPE TO DRAIN
SLOPE
DOUBLE STRAP SADDLE ROMAC 202N
PIPE SIZE VARIES SEE PLANS FOR DIAMETER
2" MIN.
EXISTING CATCH BASIN
2" GLUE ON MALE ADAPTER
MUELLER H-15428 2" CTS COM X MIP
PEA GRAVEL BEDDING ALONG DRAIN PIPING

NOTES:

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

2" DRAIN TO CATCH BASIN/SUMP/BOX CULVERT

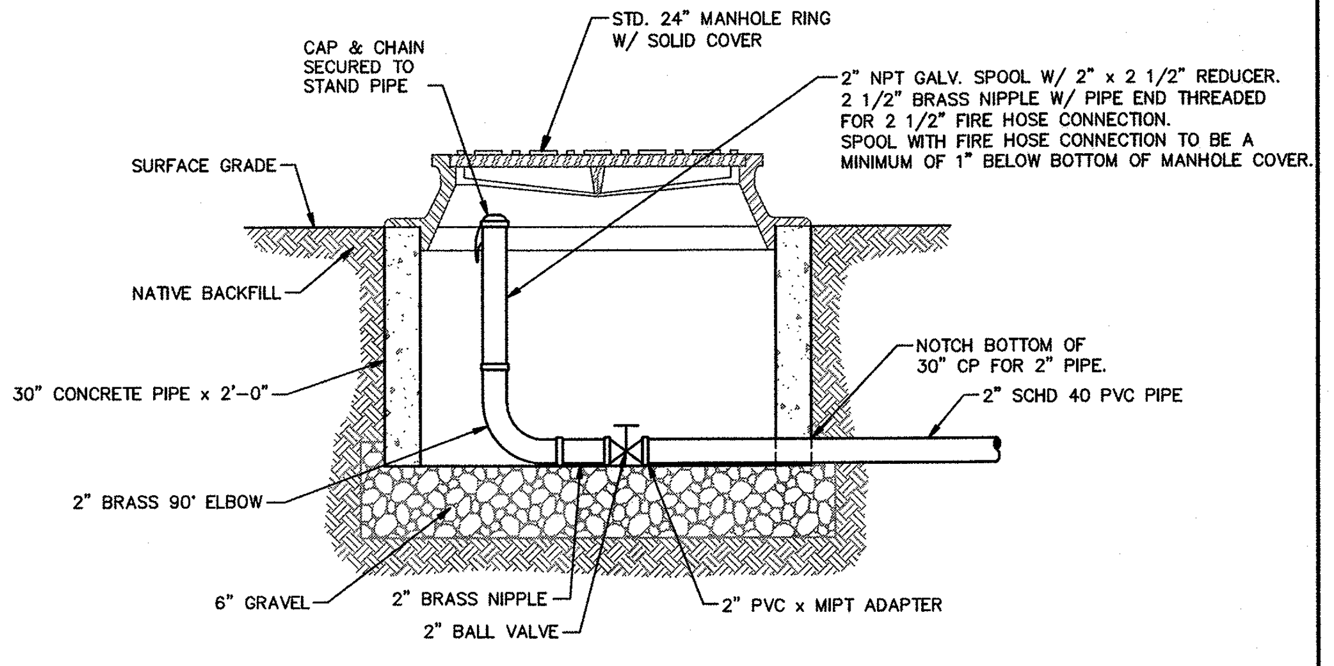
DRAWN:
REVISED: 11/2010
DATE:
SCALE:

HORROCKS ENGINEERS
ONE WEST MAIN
P.O. BOX 377
AMERICAN FORK
(801) 763-5100

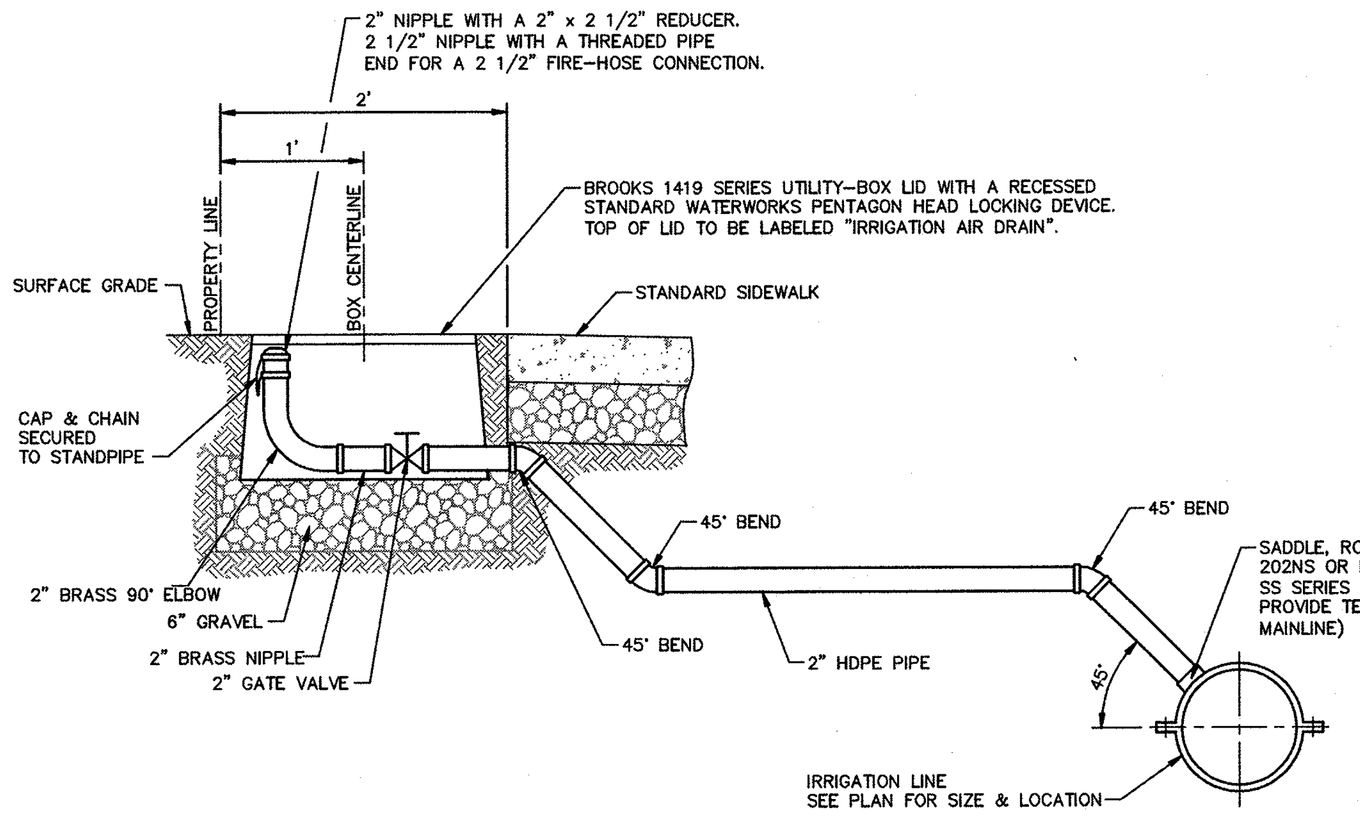
AMERICAN FORK CITY

STANDARD DETAIL FOR
SECONDARY WATER DETAILS

DRAWING NO. 15.31


CAP & CHAIN SECURED TO STAND PIPE
STD. 24" MANHOLE RING W/ SOLID COVER
2" NPT GALV. SPOOL W/ 2" x 2 1/2" REDUCER. 2 1/2" BRASS NIPPLE W/ PIPE END THREADED FOR 2 1/2" FIRE HOSE CONNECTION. SPOOL WITH FIRE HOSE CONNECTION TO BE A MINIMUM OF 1" BELOW BOTTOM OF MANHOLE COVER.
SURFACE GRADE
NATIVE BACKFILL
NOTCH BOTTOM OF 30" CP FOR 2" PIPE.
30" CONCRETE PIPE x 2'-0"
2" SCHD 40 PVC PIPE
2" BRASS 90' ELBOW
6" GRAVEL
2" BRASS NIPPLE
2" BALL VALVE
2" PVC x MIPT ADAPTER

STANDARD SECTION WHERE NO STREET IMPROVEMENTS EXIST


2" NIPPLE WITH A 2" x 2 1/2" REDUCER. 2 1/2" NIPPLE WITH A THREADED PIPE END FOR A 2 1/2" FIRE-HOSE CONNECTION.
2'
1'
PROPERTY LINE
BOX CENTERLINE
BROOKS 1419 SERIES UTILITY-BOX LID WITH A RECESSED STANDARD WATERWORKS PENTAGON HEAD LOCKING DEVICE. TOP OF LID TO BE LABELED "IRRIGATION AIR DRAIN".
SURFACE GRADE
STANDARD SIDEWALK
CAP & CHAIN SECURED TO STANDPIPE
45' BEND
45' BEND
SADDLE, ROMAC 202NS OR ROMAC SS SERIES 305 (OR PROVIDE TEE IN MAINLINE)
2" BRASS 90' ELBOW
6" GRAVEL
2" BRASS NIPPLE
2" GATE VALVE
45' BEND
2" HDPE PIPE
45'
IRRIGATION LINE SEE PLAN FOR SIZE & LOCATION

STANDARD SECTION WHERE STREET IMPROVEMENTS EXIST

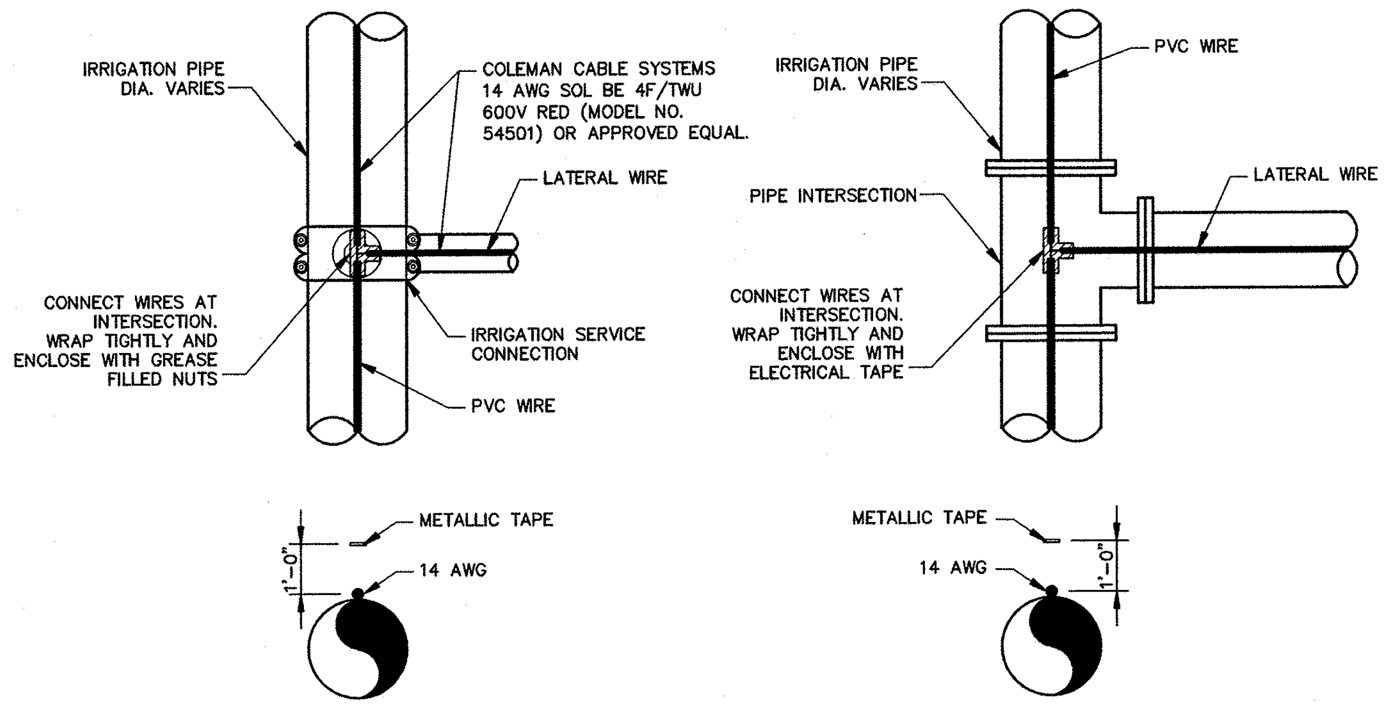
DRAWN:
REVISED: 11/2010
DATE:
SCALE:

HORROCKS ENGINEERS
ONE WEST MAIN
P.O. BOX 377
AMERICAN FORK
(801) 763-5100

AMERICAN FORK CITY

STANDARD DETAIL FOR
AIR INLET & REMOVAL FACILITY FOR SECONDARY WATER

DRAWING NO. 15.32


IRRIGATION PIPE DIA. VARIES
COLEMAN CABLE SYSTEMS 14 AWG SOL BE 4F/TWU 600V RED (MODEL NO. 54501) OR APPROVED EQUAL.
LATERAL WIRE
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH GREASE FILLED NUTS
IRRIGATION SERVICE CONNECTION
PVC WIRE
IRRIGATION PIPE DIA. VARIES
PVC WIRE
LATERAL WIRE
PIPE INTERSECTION
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH ELECTRICAL TAPE
METALLIC TAPE
14 AWG
1'-0"
METALLIC TAPE
14 AWG
1'-0"

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.

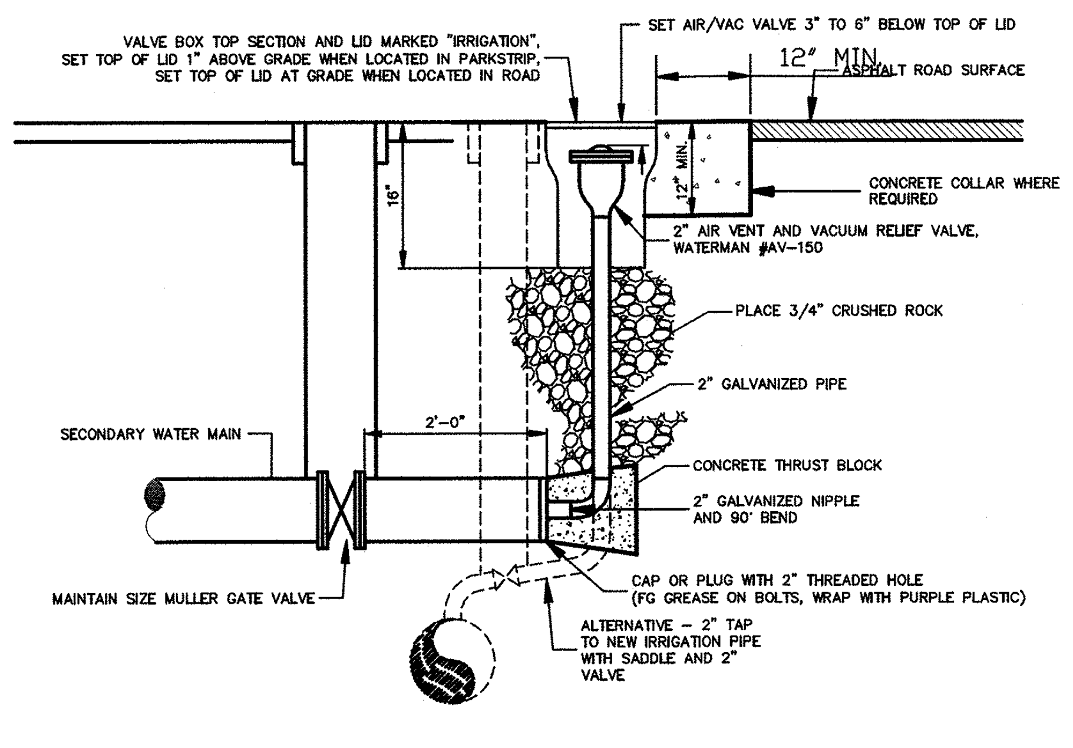
DRAWN:
REVISED: 11/2010
DATE:
SCALE:

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


VALVE BOX TOP SECTION AND LID MARKED "IRRIGATION", SET TOP OF LID 1" ABOVE GRADE WHEN LOCATED IN PARKSTRIP, SET TOP OF LID AT GRADE WHEN LOCATED IN ROAD
SET AIR/VAC VALVE 3" TO 6" BELOW TOP OF LID
12" MIN.
ASPHALT ROAD SURFACE
12" MIN.
16"
CONCRETE COLLAR WHERE REQUIRED
2" AIR VENT AND VACUUM RELIEF VALVE, WATERMAN #AV-150
PLACE 3/4" CRUSHED ROCK
2" GALVANIZED PIPE
2'-0"
SECONDARY WATER MAIN
CONCRETE THRUST BLOCK
2" GALVANIZED NIPPLE AND 90' BEND
MAINTAIN SIZE MULLER GATE VALVE
CAP OR PLUG WITH 2" THREADED HOLE (FG GREASE ON BOLTS, WRAP WITH PURPLE PLASTIC)
ALTERNATIVE – 2" TAP TO NEW IRRIGATION PIPE WITH SADDLE AND 2" VALVE

P297 TYP AIR RELEASE STATION
N.T.S.

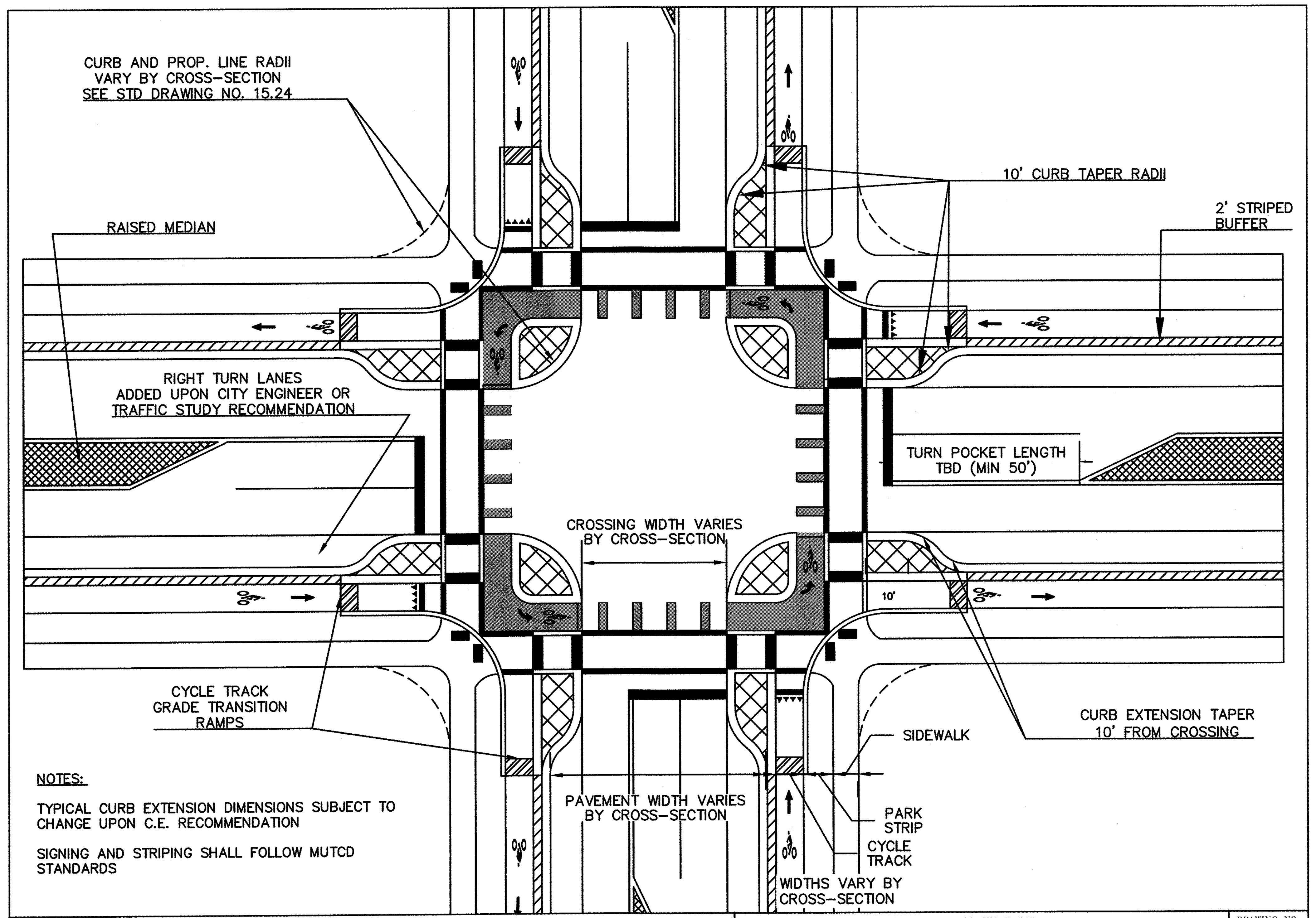
DRAWN:
REVISED: 11/2010
DATE:
SCALE:

HORROCKS ENGINEERS
ONE WEST MAIN
P.O. BOX 377
AMERICAN FORK
(801) 763-5100

AMERICAN FORK CITY

STANDARD DETAIL FOR
AIR RELEASE STATION DETAIL

DRAWING NO. 15.35


CURB AND PROP. LINE RADII VARY BY CROSS-SECTION SEE STD DRAWING NO. 15.24
10' CURB TAPER RADII
RAISED MEDIAN
2' STRIPED BUFFER
RIGHT TURN LANES ADDED UPON CITY ENGINEER OR TRAFFIC STUDY RECOMMENDATION
TURN POCKET LENGTH TBD (MIN 50')
CROSSING WIDTH VARIES BY CROSS-SECTION
10'
CYCLE TRACK GRADE TRANSITION RAMPS
CURB EXTENSION TAPER 10' FROM CROSSING
SIDEWALK
PAVEMENT WIDTH VARIES BY CROSS-SECTION
PARK STRIP
CYCLE TRACK
WIDTHS VARY BY CROSS-SECTION

NOTES:

TYPICAL CURB EXTENSION DIMENSIONS SUBJECT TO CHANGE UPON C.E. RECOMMENDATION

SIGNING AND STRIPING SHALL FOLLOW MUTCD STANDARDS

DRAWN: JMM
REVISED:
DATE: SEPT 2018
SCALE: VARIES

AMERICAN FORK 1853

AMERICAN FORK CITY
PUBLIC WORKS
275 EAST 200 NORTH
(801) 763-9030

STANDARD DETAIL FOR
TRANSIT ORIENTED DEVELOPMENT BULBOUT AT INTERSECTION

DRAWING NO. FIG 01

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

FEB. 24, 2020
NO. 174774
MATT W. BROWN
Matt W. Brown

No.	Date	By	Notes

REVISIONS

Designed
Drawn D. BUFFO
Checked
Date 7-6-18

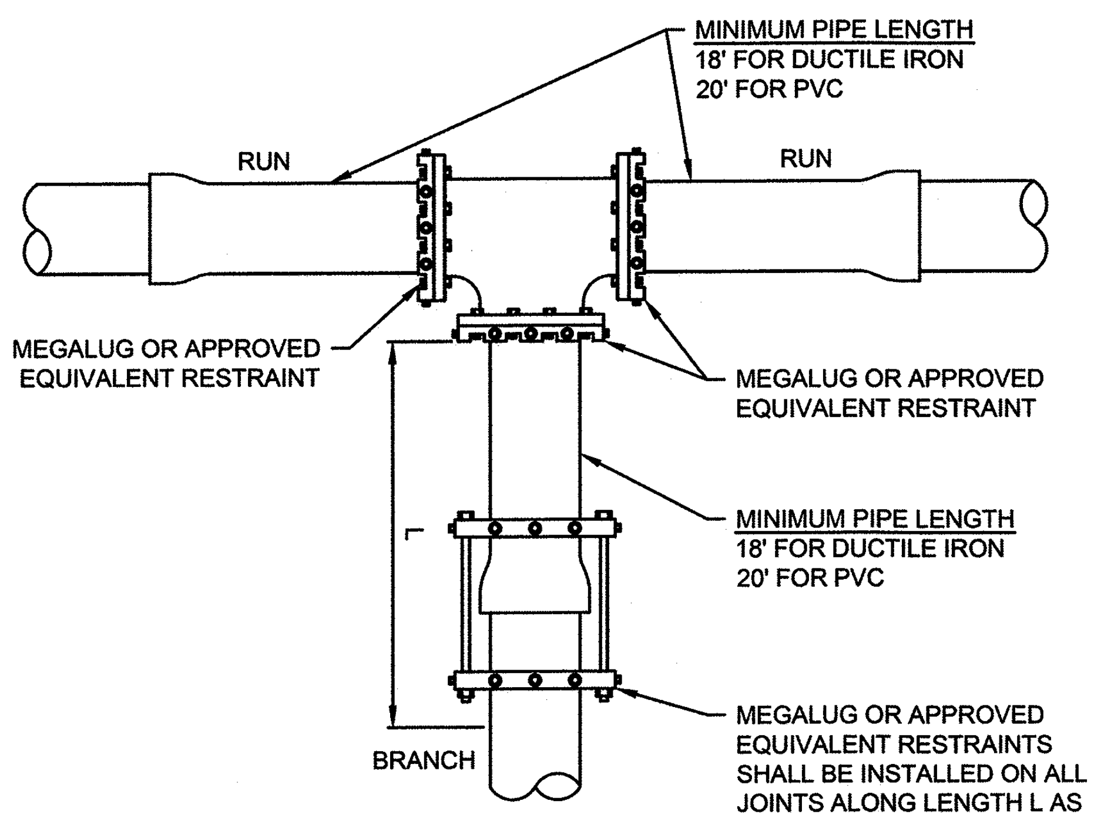
Title: EDGEWATER NORTH
Location: AMERICAN FORK, UTAH
Drawing Name: STANDARD DETAILS

PROJECT NO.
2018.037

SHEET NO.
3.03

STANDARD DRAWING

MECHANICAL RESTRAINING DEVICES FOR PRESSURE PIPE TEES


MINIMUM PIPE LENGTH
18' FOR DUCTILE IRON
20' FOR PVC
RUN
RUN
MEGALUG OR APPROVED EQUIVALENT RESTRAINT
MEGALUG OR APPROVED EQUIVALENT RESTRAINT
MINIMUM PIPE LENGTH
18' FOR DUCTILE IRON
20' FOR PVC
L
BRANCH
MEGALUG OR APPROVED EQUIVALENT RESTRAINTS SHALL BE INSTALLED ON ALL JOINTS ALONG LENGTH L AS GIVEN IN THE TABLES

CLASS A SOILS
GW: WELL GRADED GRAVELS AND GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
SW: WELL GRADED SANDS AND GRAVELLY SANDS, LITTLE OR NO FINES
GC: CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
SC: CLAYEY SANDS, SAND-CLAY MIXTURES

CLASS B SOILS
GP: POORLY GRADED GRAVELS AND GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
SP: POORLY GRADED SANDS AND GRAVELLY SANDS, LITTLE OR NO FINES
GM: SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
SM: SILTY SANDS, SAND SILT MIXTURES
CL: INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY LAYS, LEAN CLAYS
ML: INORGANIC SILTS, VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS

PVC PIPE

MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR BENDS ON SPECIFIED DIAMETERS

SOIL CONDITION & DEPTH OF PIPE	12"-4"	12"-6"	12"-8"	12"-10"	12"-12"	10"-4"	10"-6"	10"-8"	10"-10"	8"-4"	8"-6"	8"-8"	6"-4"	6"-6"	4"-4"
CLASS A NATIVE SOIL - 2' BURY	20	20	24	66	104	20	20	42	80	20	20	60	20	31	20
CLASS A NATIVE SOIL - 4' BURY	20	20	20	20	38	20	20	20	21	20	20	20	20	20	20
CLASS B NATIVE SOIL - 2' BURY	20	20	57	150	150	20	20	74	118	20	34	91	20	55	23
CLASS B NATIVE SOIL - 4' BURY	20	20	20	74	74	20	20	29	56	20	20	40	20	20	20

DUCTILE IRON PIPE

MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR BENDS ON SPECIFIED DIAMETERS

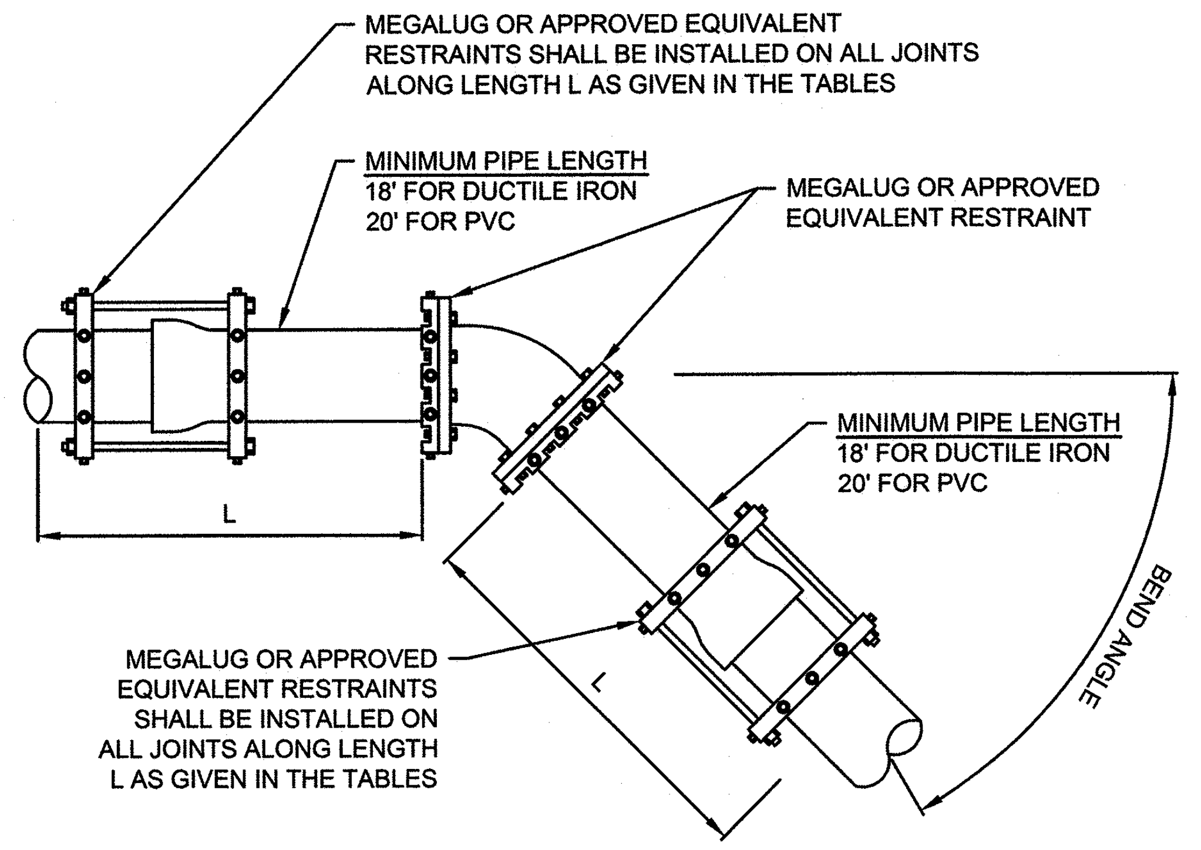
SOIL CONDITION & DEPTH OF PIPE	12"-4"	12"-6"	12"-8"	12"-10"	12"-12"	10"-4"	10"-6"	10"-8"	10"-10"	8"-4"	8"-6"	8"-8"	6"-4"	6"-6"	4"-4"
CLASS A NATIVE SOIL - 2' BURY	18	18	18	43	67	18	18	27	52	18	18	39	18	20	18
CLASS A NATIVE SOIL - 4' BURY	18	18	18	18	21	18	18	18	18	18	18	18	18	18	18
CLASS B NATIVE SOIL - 2' BURY	18	18	38	100	100	18	18	49	78	18	23	60	18	36	18
CLASS B NATIVE SOIL - 4' BURY	18	18	18	49	49	18	18	19	37	18	18	27	18	18	18

NOTES:

1. ALL RESTRAINING DEVICES SHALL BE INSTALLED ACCORDING TO THESE REQUIREMENTS OR MANUFACTURER SPECIFICATIONS, WHICHEVER IS MOST CONSERVATIVE.
2. FOR TRANSITIONS BETWEEN PVC AND DUCTILE IRON PIPE USE THE PVC TABLE.
3. MECHANICAL RESTRAINTS FOR PIPE LARGER THAN 12" IN DIAMETER MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
4. MECHANICAL RESTRAINTS MAY ONLY BE USED ON PVC OR DUCTILE IRON PIPE.

STANDARD DRAWING

MECHANICAL RESTRAINING DEVICES FOR PRESSURE PIPE BENDS


MEGALUG OR APPROVED EQUIVALENT RESTRAINTS SHALL BE INSTALLED ON ALL JOINTS ALONG LENGTH L AS GIVEN IN THE TABLES
MINIMUM PIPE LENGTH
18' FOR DUCTILE IRON
20' FOR PVC
MEGALUG OR APPROVED EQUIVALENT RESTRAINT
MINIMUM PIPE LENGTH
18' FOR DUCTILE IRON
20' FOR PVC
L
L
BEND ANGLE
MEGALUG OR APPROVED EQUIVALENT RESTRAINTS SHALL BE INSTALLED ON ALL JOINTS ALONG LENGTH L AS GIVEN IN THE TABLES

CLASS A SOILS
GW: WELL GRADED GRAVELS AND GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
SW: WELL GRADED SANDS AND GRAVELLY SANDS, LITTLE OR NO FINES
GC: CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
SC: CLAYEY SANDS, SAND-CLAY MIXTURES

CLASS B SOILS
GP: POORLY GRADED GRAVELS AND GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
SP: POORLY GRADED SANDS AND GRAVELLY SANDS, LITTLE OR NO FINES
GM: SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
SM: SILTY SANDS, SAND SILT MIXTURES
CL: INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY LAYS, LEAN CLAYS
ML: INORGANIC SILTS, VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS

PVC PIPE

MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR BENDS ON SPECIFIED DIAMETERS

SOIL CONDITION & DEPTH OF PIPE	11 1/4° BEND					22 1/2° BEND					45° BEND					90° BEND				
	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"
CLASS A NATIVE SOIL - 2' BURY	20	20	20	20	20	20	20	20	20	20	22	20	20	20	20	54	47	40	31	22
CLASS A NATIVE SOIL - 4' BURY	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	35	29	24	20	20
CLASS B NATIVE SOIL - 2' BURY	20	20	20	20	20	20	20	20	20	20	29	24	21	20	20	69	59	50	39	28
CLASS B NATIVE SOIL - 4' BURY	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	48	41	34	26	20

DUCTILE IRON PIPE

MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR BENDS ON SPECIFIED DIAMETERS

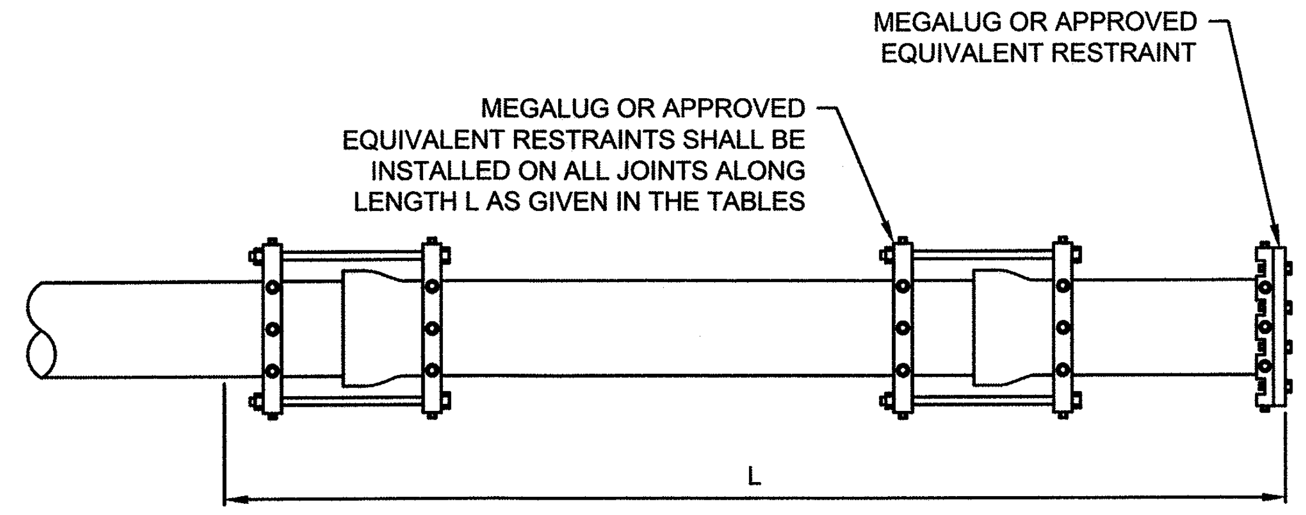
SOIL CONDITION & DEPTH OF PIPE	11 1/4° BEND					22 1/2° BEND					45° BEND					90° BEND				
	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"
CLASS A NATIVE SOIL - 2' BURY	18	18	18	18	18	18	18	18	18	18	19	18	18	18	18	45	39	33	26	19
CLASS A NATIVE SOIL - 4' BURY	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	29	24	20	18	18
CLASS B NATIVE SOIL - 2' BURY	18	18	18	18	18	18	18	18	18	18	24	21	18	18	18	58	50	42	33	24
CLASS B NATIVE SOIL - 4' BURY	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	40	33	28	21	18

NOTES:

1. ALL RESTRAINING DEVICES SHALL BE INSTALLED ACCORDING TO THESE REQUIREMENTS OR MANUFACTURER SPECIFICATIONS, WHICHEVER IS MOST CONSERVATIVE.
2. FOR TRANSITIONS BETWEEN PVC AND DUCTILE IRON PIPE USE THE PVC TABLE.
3. MECHANICAL RESTRAINTS FOR PIPE LARGER THAN 12" IN DIAMETER MUST BE DESIGNED BY A LICENSED ENGINEER.
4. ALL RESTRAINTS ON VERTICAL BENDS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
5. MECHANICAL RESTRAINTS MAY ONLY BE USED ON PVC OR DUCTILE IRON PIPE.

STANDARD DRAWING

MECHANICAL RESTRAINING DEVICES FOR PRESSURE PIPE DEAD ENDS


MEGALUG OR APPROVED EQUIVALENT RESTRAINT
MEGALUG OR APPROVED EQUIVALENT RESTRAINTS SHALL BE INSTALLED ON ALL JOINTS ALONG LENGTH L AS GIVEN IN THE TABLES
L

PVC PIPE

MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR DEAD ENDS ON SPECIFIED DIAMETERS					
SOIL CONDITION & DEPTH OF PIPE	12"	10"	8"	6"	4"
CLASS A NATIVE SOIL - 2' BURY	180	153	128	98	70
CLASS A NATIVE SOIL - 4' BURY	113	95	79	60	42
CLASS B NATIVE SOIL - 2' BURY	231	197	166	127	91
CLASS B NATIVE SOIL - 4' BURY	123	104	87	66	47

DUCTILE IRON PIPE

MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR DEAD ENDS ON SPECIFIED DIAMETERS					
SOIL CONDITION & DEPTH OF PIPE	12"	10"	8"	6"	4"
CLASS A NATIVE SOIL - 2' BURY	110	94	79	60	43
CLASS A NATIVE SOIL - 4' BURY	72	51	42	32	23
CLASS B NATIVE SOIL - 2' BURY	143	123	103	80	57
CLASS B NATIVE SOIL - 4' BURY	79	67	56	42	30

CLASS A SOILS
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SW: WELL GRADED SANDS AND GRAVELLY SANDS, LITTLE OR NO FINES
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SC: CLAYEY SANDS, SAND-CLAY MIXTURES

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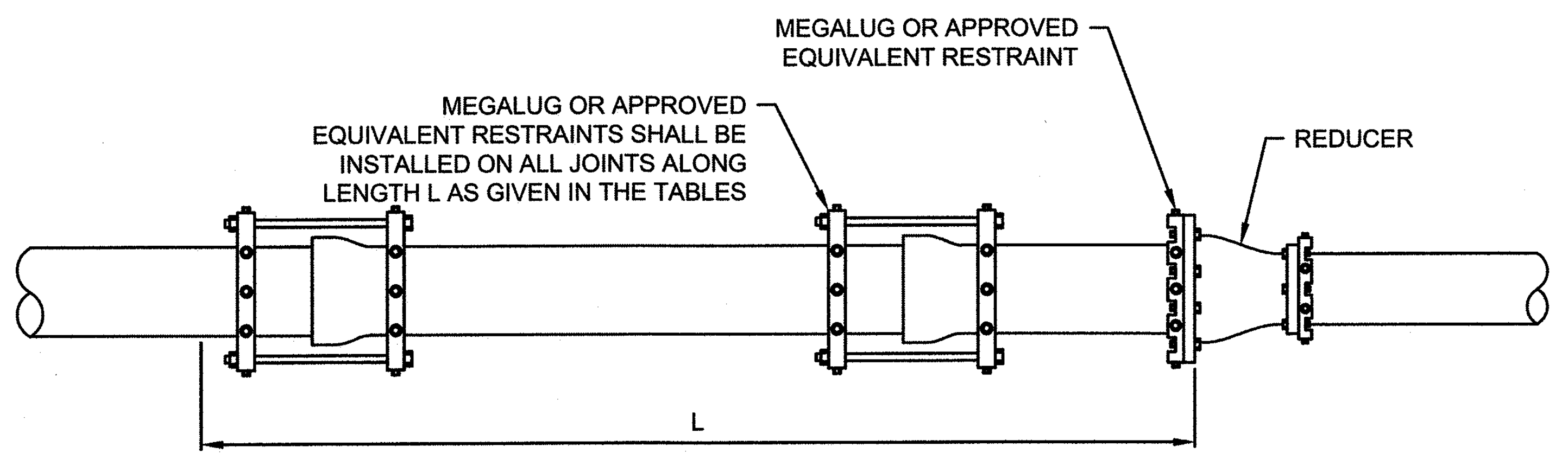
ML: INORGANIC SILTS, VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS

NOTES:

1. ALL RESTRAINING DEVICES SHALL BE INSTALLED ACCORDING TO THESE REQUIREMENTS OR MANUFACTURER SPECIFICATIONS, WHICHEVER IS MOST CONSERVATIVE.
2. FOR DEAD ENDS WITH BOTH PVC AND DUCTILE IRON PIPE USE THE PVC TABLE.
3. MECHANICAL RESTRAINTS FOR PIPE LARGER THAN 12" IN DIAMETER MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
4. MECHANICAL RESTRAINTS MAY ONLY BE USED ON PVC OR DUCTILE IRON PIPE.

STANDARD DRAWING

MECHANICAL RESTRAINING DEVICES FOR PRESSURE PIPE REDUCERS


MEGALUG OR APPROVED EQUIVALENT RESTRAINT
MEGALUG OR APPROVED EQUIVALENT RESTRAINTS SHALL BE INSTALLED ON ALL JOINTS ALONG LENGTH L AS GIVEN IN THE TABLES
REDUCER
L

PVC PIPE

MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR REDUCERS ON SPECIFIED DIAMETERS

SOIL CONDITION & DEPTH OF PIPE	12"-4"	12"-6"	12"-8"	12"-10"	10"-4"	10"-6"	10"-8"	8"-4"	8"-6"	6"-4"
CLASS A NATIVE SOIL - 2' BURY	138	130	95	88	124	94	51	92	33	51
CLASS A NATIVE SOIL - 4' BURY	98	82	60	55	77	58	32	57	18	31
CLASS B NATIVE SOIL - 2' BURY	200	168	122	113	160	121	66	119	43	66
CLASS B NATIVE SOIL - 4' BURY	107	89	65	60	85	64	35	62	36	34

DUCTILE IRON PIPE

MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR REDUCERS ON SPECIFIED DIAMETERS

SOIL CONDITION & DEPTH OF PIPE	12"-4"	12"-6"	12"-8"	12"-10"	10"-4"	10"-6"	10"-8"	8"-4"	8"-6"	6"-4"
CLASS A NATIVE SOIL - 2' BURY	95	80	58	54	76	57	31	57	33	31
CLASS A NATIVE SOIL - 4' BURY	52	44	32	30	41	31	18	30	18	18
CLASS B NATIVE SOIL - 2' BURY	124	104	76	70	100	75	41	74	43	41
CLASS B NATIVE SOIL - 4' BURY	68	57	42	39	54	41	22	40	23	22

CLASS A SOILS
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SW: WELL GRADED SANDS AND GRAVELLY SANDS, LITTLE OR NO FINES
GC: CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
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NOTES:

1. ALL RESTRAINING DEVICES SHALL BE INSTALLED ACCORDING TO THESE REQUIREMENTS OR MANUFACTURER SPECIFICATIONS, WHICHEVER IS MOST CONSERVATIVE.
2. FOR DEAD ENDS WITH BOTH PVC AND DUCTILE IRON PIPE USE THE PVC TABLE.
3. MECHANICAL RESTRAINTS FOR PIPE LARGER THAN 12" IN DIAMETER MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
4. MECHANICAL RESTRAINTS MAY ONLY BE USED ON PVC OR DUCTILE IRON PIPE.

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

FEB. 24, 2020
NO. 174774
MATT W. BROWN
Matt W. Brown

No.	Date	By	Notes

REVISIONS

Designed
Drawn D. BUFFO
Checked
Date 7-6-18

Title: EDGEWATER NORTH
Location: AMERICAN FORK, UTAH
Drawing Name: STANDARD DETAILS

PROJECT NO.
2018.037

SHEET NO.
3.04

1. Provide necessary equipment and materials, and make electrical connections to pipe as required to test continuity of bonded joints.
2. Conduct continuity test on buried joints that are required to be bonded. Test electrical continuity of joint bonds after bonds are installed but before backfilling of pipe.
3. Have Cathodic Protection Specialist review and signoff tests of bonded joints.
4. Test electrical continuity of completed joint bonds using a digital low resistance ohmmeter.
    - i. Provide the following equipment and materials:
    - ii. One Biddle Model 247001 digital low resistance ohmmeter.
    - iii. One set of duplex helical current and potential hand spikes, Biddle Model No. 241001, cable length as required.
    - iv. One calibration shunt rated at 0.001 ohm, 100 amperes, Biddle Model No. 249004.

    b. Test Procedure:
    - i. Measure resistance of joint bonds with low resistance ohmmeter in accordance with manufacturer's written instructions.
    - ii. Use helical hand spikes to contact pipe on each side of joint, without touching thermite weld or bond.
    - iii. Clean contact area to bright metal by filing or grinding and without surface rusting or oxidation.
    - iv. Record measured joint bond resistance.
    - v. Repair damaged pipe coating.

5. Joint Bond Acceptance:

a. Joint Bond Resistance: Less than or equal to the maximum allowable bond resistance values in Table 1.

Table 1	
Joint Type	Max. Allowable Resistance
	2 Bonds/Joint (except where noted)
Push-On or Mechanical	0.000162 ohm
Flexible Coupling	0.000212 ohm
Concrete Cylinder	0.000100 ohm

b. Replace joint bonds that exceed the allowable resistance. Retest replacement joint bonds for compliance with bond resistance.
c. Repair defective joint bonds discovered during energizing and testing.
d. Record Tests of Each Bonded Pipeline:
1. Description and location of pipeline tested.
2. Starting location and direction of test.
3. Date of test.
4. Joint type.
5. Measured joint bond resistance.
6. Record test information on a form that includes information listed above.

C. Insulated Joint Testing:

1. Test each insulating joint after assembly with a GAS Electronics Model 601 insulator tester or equivalent instrument in accordance with the manufacturer's written instructions. Conduct test before burial and coating of buried insulating flanges.
2. Contractor to replace damaged or defective insulation parts identified during testing.
3. Electrical isolation is defined as a condition of being electrically isolated from other metallic structures (including, but not limited to, other piping, concrete reinforcement, casings, and other structures not intended to be cathodically protected) and the environment as defined in NACE Recommended Practice RPO169-83.
4. Construction Manager shall conduct additional insulating joint tests as required to ensure that insulating flanges are not electrically shorted by other equipment, electrical conduits, or incidental contact with concrete reinforcement during energizing and testing.

D. Cathodic Protection System Energizing and Testing:

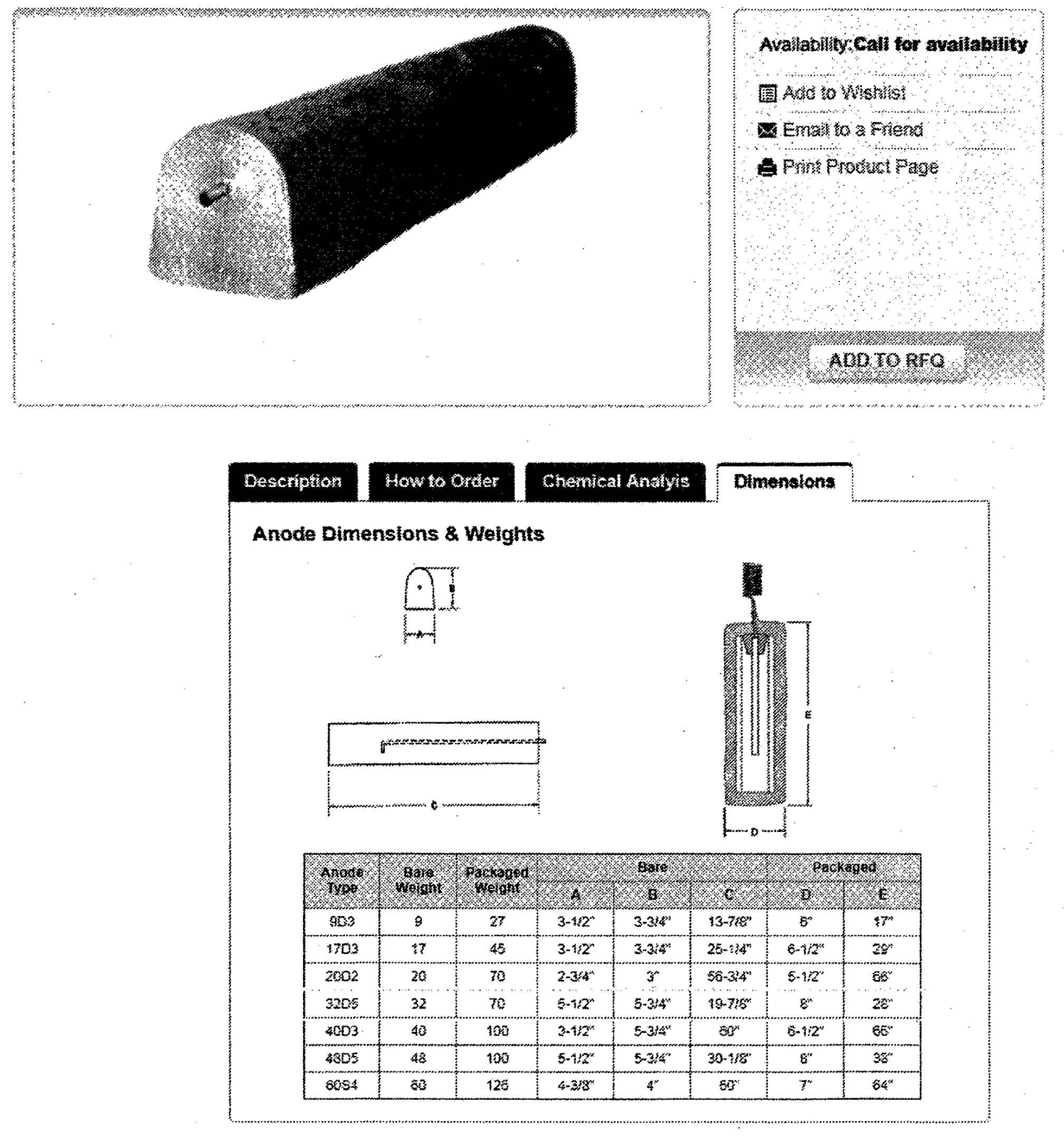
1. After the installation of the cathodic protection system is completed, the Contractor shall connect the anodes to the pipe in test stations and make sufficient tests throughout the network of protected pipe to confirm proper installation of the cathodic protection system.
2. Measure structure-to-soil potential of pipeline at each test station. Structure-to-soil potential measurements shall be made at surface with a portable copper-copper sulfate reference electrode.
3. Upon completion of such tests, the Contractor shall tabulate the data recorded.

END OF SECTION

APPENDIX 1: ULTRAMAG MAGNESIUM ANODE, TYPE 32D5 SPECIFICATION SHEET

UltraMag High Potential Magnesium Anode for Cathodic Protection with Improved Core

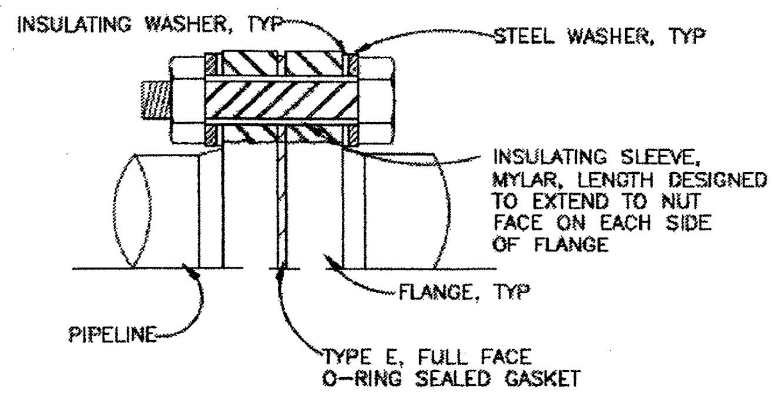
UltraMag anode meets or exceeds industry standards



Anode Dimensions & Weights

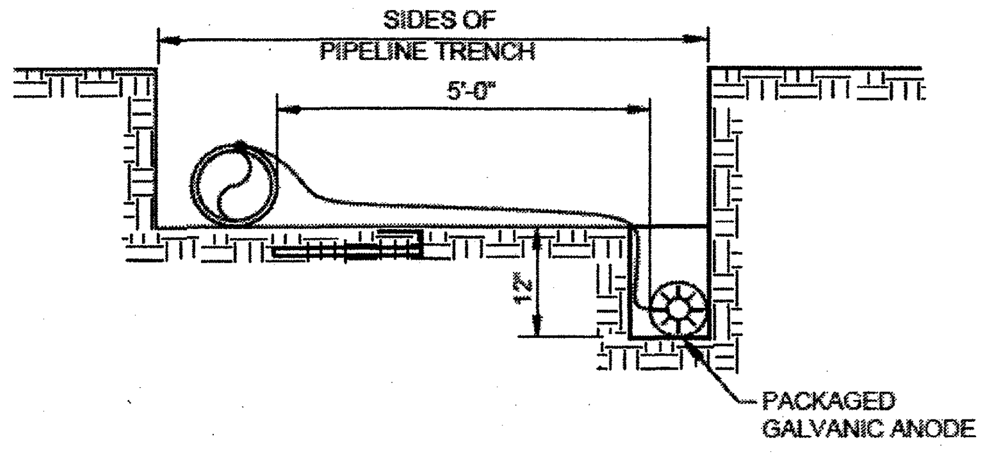
Anode Type	Bare Weight	Packaged Weight	Bare			Packaged	
			A	B	C	D	E
9D3	9	27	3-1/2"	3-3/4"	13-7/8"	6"	17"
17D3	17	45	3-1/2"	3-3/4"	25-1/4"	6-1/2"	29"
20D2	20	70	2-3/4"	3"	56-3/4"	5-1/2"	66"
32D5	32	70	5-1/2"	5-3/4"	19-7/8"	8"	28"
40D3	40	100	3-1/2"	3-3/4"	60"	6-1/2"	66"
48D5	48	100	5-1/2"	5-3/4"	30-1/8"	8"	38"
60S4	60	125	4-3/8"	4"	60"	7"	64"

FIGURE 1 - INSULATING FLANGE (WHERE NECESSARY)


INSULATING WASHER, TYP
STEEL WASHER, TYP
INSULATING SLEEVE, MYLAR, LENGTH DESIGNED TO EXTEND TO NUT FACE ON EACH SIDE OF FLANGE
FLANGE, TYP
PIPELINE
TYPE E, FULL FACE O-RING SEALED GASKET

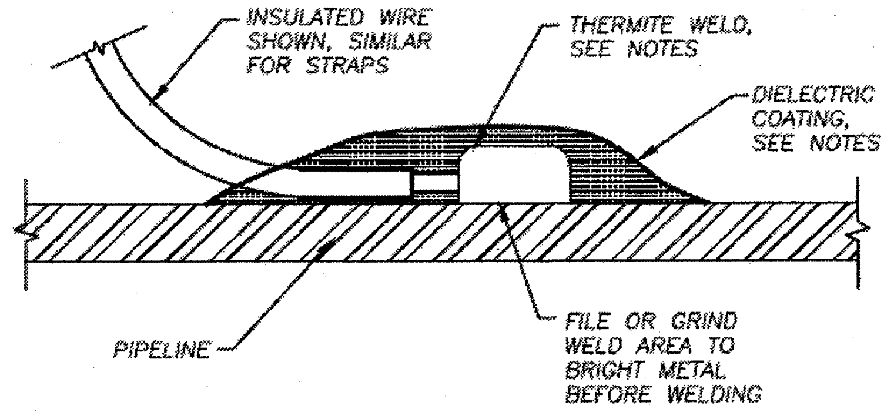
NOTES:
1. ABOVE GRADE INSULATING FLANGE INSTALLATION SHOWN.
2. FOR BURIED OR SUBMERGED INSULATING FLANGE INSTALLATION DO NOT INSTALL INSULATING WASHER ON PROTECTED SIDE OF INSULATING FLANGE.
3. COAT INTERIOR OF PIPE THE LENGTH OF TWO PIPE DIAMETERS WITH EPOXY AT 24 MILS DFT.
4. COAT BURIED OR SUBMERGED INSULATING FLANGES WITH PRIMER AND FILLER MASTIC AFTER ASSEMBLING JOINT AND WRAP MORTAR AND CEMENT COATED PIPE WITH 24 MILS POLYETHYLENE FOR TWO PIPE DIAMETERS EACH WAY. FOR DIELECTRIC COATED PIPE, WRAP WITH TWO LAYERS OF PIPELINE TAPE AT 80 MILS.
5. TEST COMPLETED JOINT FOR ELECTRICAL ISOLATION AND REPAIR AS REQUIRED.

FIGURE 2 - ANODE INSTALLATION - TYPICAL



NOTES:
1. CADWELD CONNECTION TO BE PRIMED AND COATED AS SPECIFIED.
2. PACKED ANODE SHOULD BE COVERED WITH FINE SOIL CONTAINING NO ROCKS OR DIRT CLUMPS, HAND TAMPED.
3. WET PACKAGED ANODE PRIOR TO BACKFILLING.
4. DO NOT BED ANODE IN CLSM.
5. BACKFILL ANODE IN NATIVE EXCAVATED SOIL.

FIGURE 3 - TERMITE WELD CONNECTION


INSULATED WIRE SHOWN, SIMILAR FOR STRAPS
THERMITE WELD, SEE NOTES
DIELECTRIC COATING, SEE NOTES
PIPELINE
FILE OR GRIND WELD AREA TO BRIGHT METAL BEFORE WELDING

NOTES:
1. *MAKE WIRE CONNECTION TO PIPE AT FIELD JOINT WHERE HOLDBACK OCCURS ON PIPELINE COATING, WHERE POSSIBLE.*
2. *COPPER SLEEVE REQUIRED FOR #2 AWG JOINT BONDS OR FOR #12 AWG OR SMALLER TEST WIRES.*
3. *WELDER AND CARTRIDGE SIZE VARIES ACCORDING TO PIPE SIZE AND PIPE MATERIAL, CONSULT WELDER MANUFACTURER FOR RECOMMENDED WELDER AND CARTRIDGE*
4. *COAT COMPLETED WELDS, EXPOSED COPPER, AND EXPOSED METAL WITH DIELECTRIC COATING OR MASTIC FILLED THERMITE WELD CAPS AS SPECIFIED.*
5. *AFTER COATING WELDS, OVERCOAT WITH CEMENT MORTAR WHEN PIPE HAS CEMENT MORTAR COATING OR OVERCOAT.*

FIGURE 4 – ANODE GROUNDBED CONNECTION

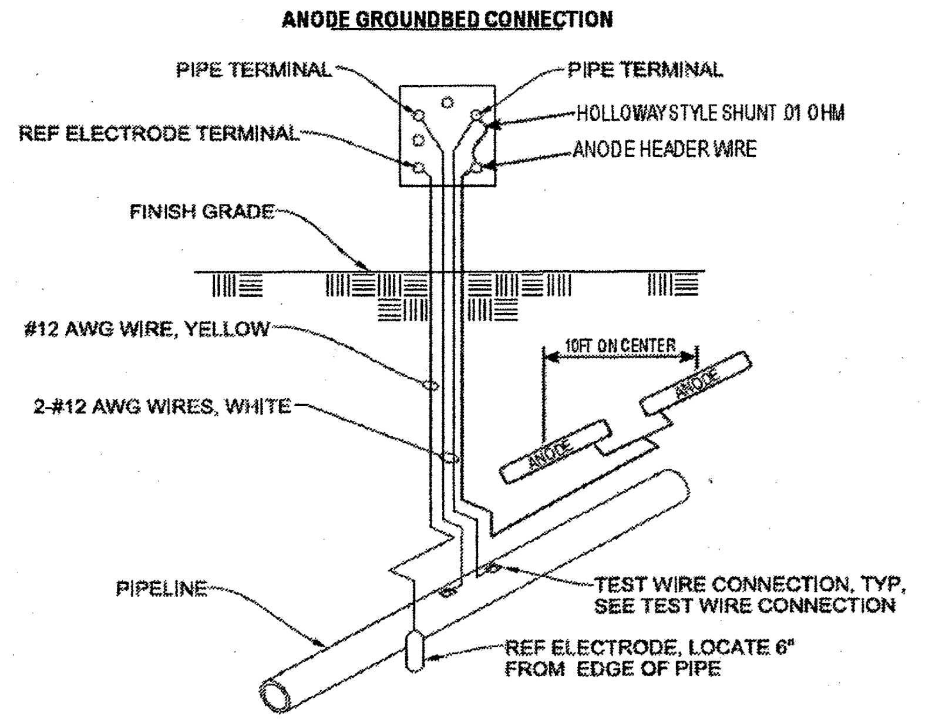
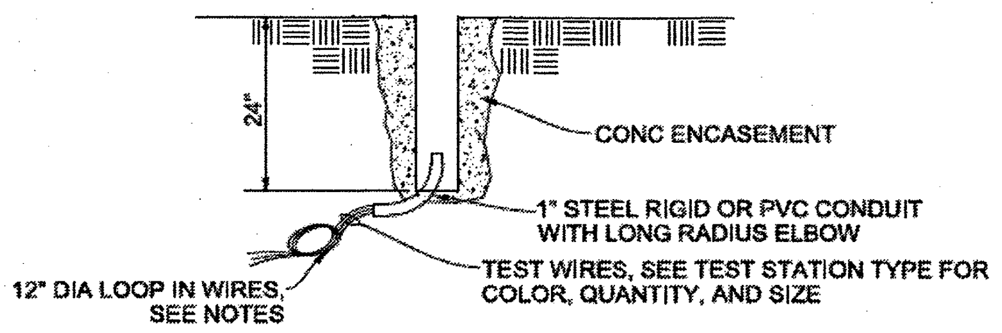
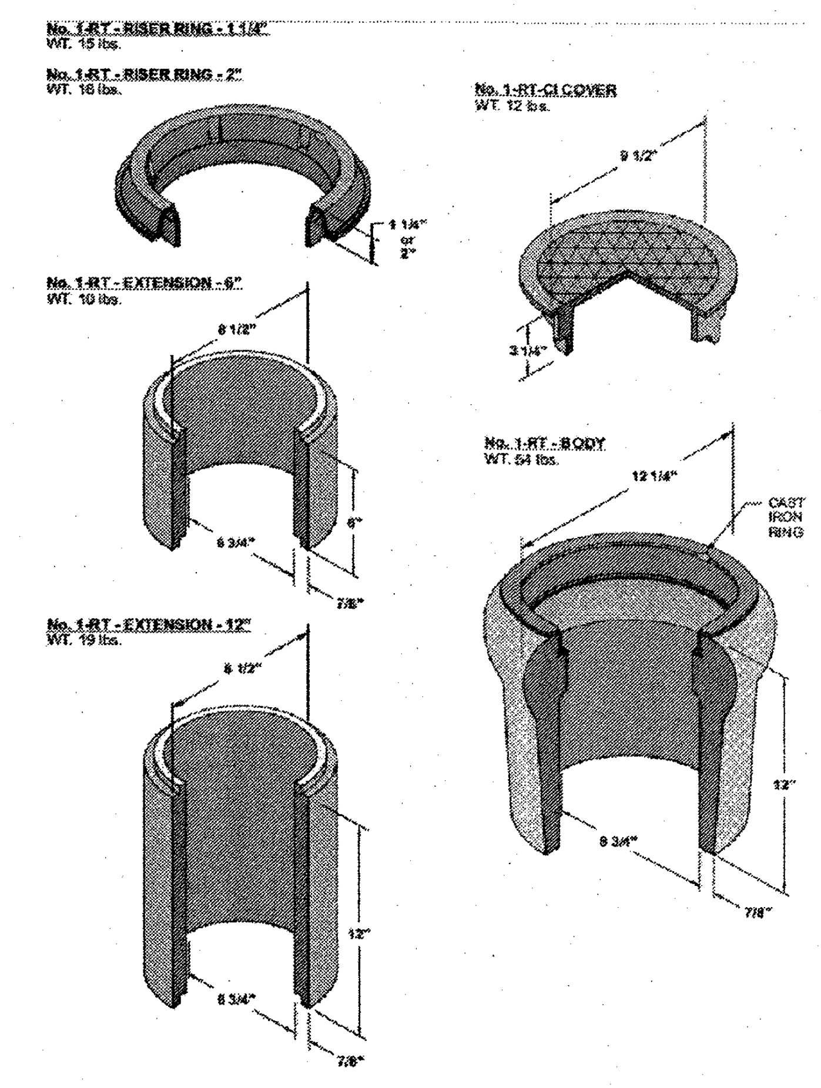


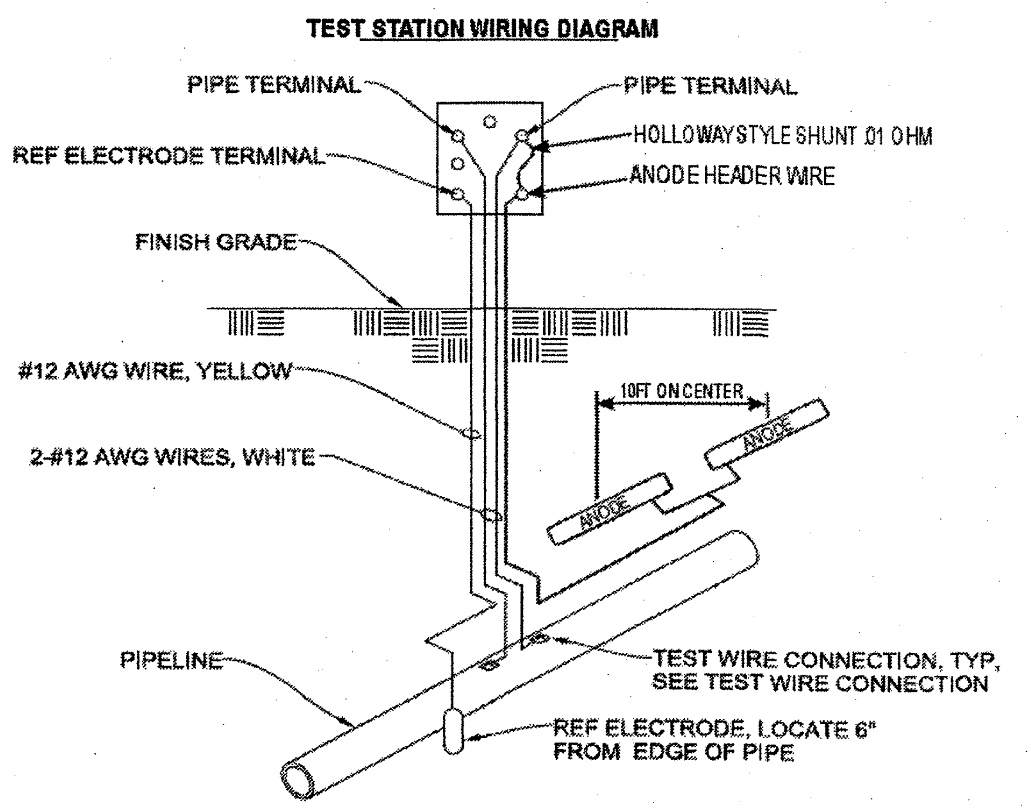
FIGURE 5 - TEST STATION FLUSH MOUNT


24"
CONC ENCASEMENT
1" STEEL RIGID OR PVC CONDUIT WITH LONG RADIUS ELBOW
TEST WIRES, SEE TEST STATION TYPE FOR COLOR, QUANTITY, AND SIZE
12" DIA LOOP IN WIRES, SEE NOTES



NOTES:
1. TERMINAL QUANTITY AND WIRE CONNECTIONS VARY, SEE TEST STATION TYPE DETAIL.
2. LOOP WIRE AT BASE OF POST TO MINIMIZE WIRE STRESS.
3. COAT THREADS WITH INORGANIC ZINC PRIMER OR COLD GALVANIZING REPAIR COATING.

FIGURE 6 – TEST STATION WIRING DIAGRAM



MW BROWN ENGINEERING, INC
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578 East 770 North, Orem UT 84097

FEB. 24, 2020
NO. 174774
MATT W. BROWN
Matt W. Brown

No.	Date	By	Notes

REVISIONS

Designed
Drawn D. BUFFO
Checked
Date JAN. 15, 2020

Title: EDGEWATER NORTH
Location: AMERICAN FORK, UTAH
Drawing Name: CATHODIC PROTECTION DETAILS

PROJECT NO.
2018.037

SHEET NO.
3.05

SPECIFICATION: GALVANIC CATHODIC PROTECTION SYSTEM

SPECIFICATION: PART 1 - GENERAL

1.01 WORK INCLUDED

A. This Section covers the work necessary to furnish and install a galvanic anode cathodic protection system, test stations, electrical isolation (where necessary), DC blockers (where necessary), and electrical continuity on buried steel piping or ductile iron, complete.

1.02 QUALIFICATIONS

A. Testing shall be performed by a personnel accredited by NACE (National Association of Corrosion Engineers) as a Corrosion Specialist, Cathodic Protection Specialist, registered corrosion engineer, PE, or approved qualified personnel.

1.03 DEFINITIONS

A. Ferrous Metal Pipe: Pipe made of steel or iron, or pipe containing steel or iron as a principal structural material, except reinforced concrete pipe.

B. Foreign-Owned: Buried than the sum of the resistance of the pipe plus the maximum allowable bond resistance for each joint as specified in this Section.

C. Lead, Lead Wire, Joint Bonds, Pipe Connecting Wires, Cable: Insulated copper conductor, the same as wire.

D. Electrically Continuous Pipeline: A pipeline which has a linear electrical resistance equal to or less than the sum of the resistance of the pipe plus the maximum allowable bond resistance for each joint as specified in this section.

E. Electrical Isolation: The condition of being electrically isolated from other metallic structures (including, but not limited to, piping, reinforcement, casings) and the environment as defined in NACE Recommended Practice RP0169-83.

1.04 SUBMITTALS

A. Shop Drawings: Catalog cuts and other information for products proposed for use.

B. Quality Assurance Submittals:
1. Manufacturers' Certificates of Compliance.
2. Field Test Reports.
3. Qualifications of Cathodic Protection Specialist.

1.05 QUALITY ASSURANCE

A. Qualifications of Cathodic Protection Specialist: National Association of Corrosion Engineers (NACE) certified cathodic protection specialist or registered corrosion engineer.

SPECIFICATION PART 2 – PRODUCTS & MATERIALS

2.01 GENERAL

A. Like items of materials provided hereunder shall be the product of one manufacturer to achieve standardization for appearance, maintenance, and replacement.

B. The use of a manufacturer's name and model or catalog number is for establishing the standard of quality and general configuration desired only. Products of other manufacturers will be considered in accordance with the General Conditions.

C. Materials and workmanship as specified in this Section shall be installed concurrently with pipe installation. Coordinate all work specified herein with related sections.

2.02 SUPPLIERS

A. Alternate suppliers will be considered, subject to approval of the Construction Manager. Address given is that of the general office; contact these offices for information regarding the location of their representative nearest the Project site.
1. Corrpro, Medina, OH.
2. Farwest Corrosion Control, Gardena, CA.
3. Mesa Products, Tulsa, OK.

2.03 GALVANIC ANODES

A. Alloy Composition: High potential magnesium, ASTM B843, Grade MIC.
1. Aluminum: 0.01 percent maximum.
2. Manganese: 0.5 to 1.3 percent.
3. Zinc: 0.
4. Silicon: 0.
5. Copper: 0.02 percent maximum.
6. Nickel: 0.001 percent maximum.
7. Iron: 0.03 percent maximum.
8. Total Others: 0.05 percent each or 0.3 percent maximum, total.
9. Magnesium: Remainder.

B. Dimensions:
1. Length: 60 inches minimum.
2. Bare Weight: Per Drawings.
3. Anode Wire: No. 12, black, solid or stranded, TW or TWHN insulation.

C. Manufacturers and Products:
1. Dow; Galvomag.
2. Amax; Maxmag.

2.04 ANODE BACKFILL

A. Backfill galvanic anodes with a mixture of the following composition:
1. Ground Hydrated Gypsum: 75 percent.
2. Powdered Wyoming Bentonite: 20 percent.
3. Sodium Sulfate: 5 percent.

B. Backfill shall have a grain size so that 100 percent is capable of passing through a 20-mesh screen and 50 percent will be retained by a 100-mesh screen. The backfill mixture shall be thoroughly mixed.

2.05 CATHODIC PROTECTION TEST STATIONS

A. Post Mounted (Standard):
1. Test Box: Cast aluminum with thread lid and suitable for threaded mounting to a 1-inch or larger rigid galvanized steel conduit.
2. Terminal Block: Plastic or glass-reinforced laminate, 1/4-inch thick with seven terminals. Terminal heads shall have special heads to keep them from turning or shall be easily accessible from both sides of the terminal block without requiring its removal. Terminal studs, washers, and nuts shall be stainless steel.
3. Mounting Post: C4x7.25 standard shape steel channel, hot-dipped galvanized, 5 feet long.
4. Mounting Hardware: Galvanized steel rigid conduit, straps, and mounting hardware.
5. Manufacturer and Product: Testox; 800 series test stations.

B. Flush Mounted in Traffic Areas:
1. Test Box: Concrete body cast with cast-iron ring, with a minimum weight of 54 pounds and minimum dimensions of 8-inch inside diameter and 12 inches long. Furnish extensions as required to penetrate concrete surfaces by 4 inches minimum. Furnish with a 12-pound cast-iron lid with letters "TS" or words "Test Station" cast into lid.
2. Terminal Block: Plastic or glass-reinforced, 1/4-inch thick laminate terminal board with minimum dimensions of 6 inches by 10 inches. Furnish terminal block with seven stainless steel studs, washers, and lock washers.
3. Manufacturer and Product: Brooks; Models 1RT or 3RT.

2.06 JOINT BONDS

A. Coated Steel Pipe and Ductile Iron:
1. Solid copper strap, 1-1/4-inch wide by 1/16-inch thick, equivalent to 1/0 AWG wire, with two punched holes for thermite welding to the pipe. Strap bond shall be 12 inches long.
2. Welding of bond to pipe shall be with the thermite weld mold recommended by the bond manufacturer.
3. Strap Bond:
    a. Manufacturers:
        i. Erico Products.
        ii. Continental Industries.
        iii. Or approved equal.
4. At Contractor's option single-conductor minimum 8 AWG to 2 AWG (dependant on design) stranded copper wire with 600-volt HMWPE insulation, 18 inches long may be used.

B. Flexible Coupling, Flanged Coupling Adapter, and Other Nonstandard Joints:
1. Solid copper strap, 1-1/4-inch wide by 1/16-inch thick, equivalent to 1/0 AWG wire, with five punched holes for thermite welding to the coupling and pipe. Strap bond shall be fabricated for the length of the coupling with sufficient additional length for 1 inch of joint movement.
2. Weld bonds to pipe with the thermite weld mold recommended by the bond manufacturer.
3. Strap Bond:
    a. Manufacturers:
        i. Erico Products.
        ii. Continental Industries.
        iii. Or approved equal.
4. At Contractor's option single-conductor 2 AWG stranded copper wire with 600-volt HMWPE insulation, 24 inches long, with two 12-inch long THHN or XHHW insulated 12 AWG wire pigtails.
    a. Manufacturer: Erico Products Inc. (Cadweld), Cleveland, OH may be used.

2.07 WIRE

A. General: Conform to applicable requirements of NEMA WC 3-80, WC 5-73,

and WC 7-88.

B. Test Station: Single-conductor, one No. 8 AWG and one No. 12 AWG, stranded copper with 600-volt TW, THWN, or THHN insulation.

C. Galvanic Anode Header Wire: Single-conductor, No. 6 AWG or thicker wire only, stranded copper with 600-volt HMWPE insulation.

D. Color: Insulation color shall be as follows:
1. Galvanic Anodes: Black.
2. Pipeline Test Wires: White.
3. Foreign Pipelines: Blue (water) or red (gas).
4. Casings: Orange.
5. Insulating Joints. White and green, or as shown on Drawings.

2.08 INSULATING JOINTS

A. General:
1. Insulating joints shall be dielectric unions, flanges, or couplings.
2. The complete assembly shall have an ANSI rating equal to or higher than that of the joint and pipeline.
3. All materials shall be resistant for the intended exposure, operating temperatures, and products in the pipeline.

B. Insulating Flanges:
1. Complete assembly shall have an ANSI rating equal to or higher than that of the joint and pipeline.
2. Gasket materials shall be resistant to intended chemical exposure, operating temperatures, and pressures in the pipeline.
3. Gaskets: Full-face, Type E, G-10 Fiberglass, with O-ring seal.
4. Insulating Sleeves: Full-length Mylar or fiberglass reinforced epoxy (NEMA G-10 grade).
5. Insulating Washers: Fiberglass reinforced epoxy (NEMA G-10 grade).
6. Steel Washers: Plated, hot-rolled steel, 1/8-inch thick.
7. Manufacturers:
    a. Pacific Seal, Inc., Burbank, CA
    b. Central Plastics Co., Shawnee, OK.

C. Insulating Unions: O-ring sealed with molded and bonded insulating bushing to union body.
1. Manufacturer:
    a. Central Plastics Company, Shawnee, OK.
    b. Or equal

2.09 CONDUIT, LOCKNUTS, AND STRAPS

A. Conduit for atmospherically exposed service shall be rigid galvanized steel.

B. Locknuts, two-hole straps, and other miscellaneous hardware shall be galvanized steel. Galvanized items shall be hot-dipped galvanized in accordance with ASTM A153.

2.10 THERMITE WELD MATERIALS

A. General:
1. Thermite weld materials consist of wire sleeves, welders, and weld cartridges according to the weld manufacturer's recommendations for each wire size and pipe or fitting size and material.
2. Welding materials and equipment shall be the product of a single manufacturer. Interchanging materials of different manufacturers is not acceptable.

B. Molds: Graphite. Ceramic "One-Shot" molds not acceptable.

C. Adapter Sleeves:
1. For No. 12 AWG and No. 2 AWG Wires:
    a. Prefabricated factory sleeve joint bonds or bond wires with formed sleeves made in the field are acceptable. Attach field-formed joint bonds sleeves with the appropriate size and type of hammer die furnished by the thermite weld manufacturer.
    b. Extend wire conductor 1/8 inch beyond the end of the adapter sleeve.

D. Cartridges:
1. Steel: 25 grams, maximum.
2. Cast and Ductile Iron: 32-45 grams, XF-19 Alloy.

E. Welders and Cartridges: For attaching copper wire to pipe material:

Pipe Material	Weld Type	Cartridge Size, Max.
No. 4 AWG Wire & Smaller		
Steel	HA, VS, HC	25 gm
Ductile or Cast Iron	HB, VH, HE	32 gm (XF-19)
Wire Joint Bonds		
Steel	FS	25 gm
Ductile or Cast Iron	FC	32 gm (XF-19)
Concrete Cylinder Pipe	HA	25 gm
Strap Joint Bonds		
Steel	M-128	15 gm

F. Welding Materials Manufacturers:
1. Erico Products Inc. (Cadweld), Cleveland, OH.
2. Continental Industries, Inc. (Thermo-Weld), Tulsa, OK.

2.11 COATING REPAIR MATERIAL FOR PIPE AND FITTINGS

A. General:
1. Complete coating repairs in accordance with recommendations of the pipe or fitting manufacturer.
2. Coat thermite weld connections to ductile iron pipe with fast cure epoxy or thermite weld cap.
3. Coat all cement mortar or concrete pipe connections with epoxy coating followed by a 1-inch thick coat of cement mortar.

B. Thermite Weld Caps: Prefabricated weld cap with coating and suitable primer, such as Handy Cap IP as manufactured by Royston Laboratories, Inc.

C. Epoxy Coating:
1. 100 percent solids, fast curing epoxy suitable for submerged or buried conditions.
2. Acceptable Products and Manufacturers or Equal:
    a. Denso Protal 7125 (low temperature) or Protal 7300.
    b. TapecoatTC7010.
    c. 3M ScotchKote 323.

2.12 ANCILLARY MATERIALS

A. Test Station Wire Terminations: One-piece, tin-plated crimp-on ring tongue connector:
1. Manufacturers:
    a. Burndy Co.
    b. Thomas and Betts.

B. Shunts: Shunts shall be 0.01 -ohm Holloway Type RS.

C. Compression Connectors:
2. For in-line, tap, and multi-splice, furnish "C" taps made of conductive wrought copper, sized to fit the wires being spliced.
3. Provide crimp tool and dies as recommended by the manufacturer for the wire and connector size.
4. Manufacturer and Product:
    a. Burndy; Type YC.
    b. Or equal.

D. Electrical Tape:
1. Linerless rubber high-voltage splicing tape and vinyl electrical tape suitable for moist and wet environments.
2. Manufacturer and Products: 3M Products; Scotch 130C and Scotch 88.

2.13 DC BLOCKERS - POLARIZATION CELL REPLACEMENT (PCR) – WHERE REQUIRED BY DESIGN

A. Solid-state decoupling device with the following ratings:

60-Hz Current short duration, 3 cycles	5,000 amps AC-RMS Symmetrical
60-Hz Current steady-state, 65 degrees C ambient	40 amps AC-RMS Symmetrical
Lightning Surge Current	100,000 amperes
DC Current Leakage driving voltage of IV dc, 65 degrees C	Less than 0.1 milliamp
Ambient Operating Temperature	Minus 40 degrees F to Plus 150 degrees F

B. Provide polarization cell in manufacturer's standard enclosure Dairyland Electric Industries, Model PCR3.7KA.

C. Mounting Hardware: Manufacturer's standard, as approved by Engineer.

SPECIFICATION PART 3 - EXECUTION

3.01 GENERAL

A. Construct a galvanic anode cathodic protection system with prepackaged anodes including test stations and insulating joints.

B. All materials and equipment associated with joint bonding, test stations, insulating joints, and casing insulators as shown and specified herein shall be furnished and installed by the Contractor. Any changes in design or method of installation of an item as specified shall be reviewed by the Construction Manager.

C. Whenever the requirements of the Specifications or Drawings exceed those of the codes or manufacturer's instructions, the requirements of the Specifications or Drawings shall prevail. Where a larger size or better grade of material or a higher standard of workmanship is required, the most stringent requirement shall apply.

3.02 STORAGE AND HANDLING

A. Store all prepackaged anodes, anode backfill, and test stations off the ground and keep them dry at all times.

B. Protect materials against weather, condensation, and mechanical damage. Immediately remove from site all damaged anodes.

C. Anode backfill material that has become wet will not be acceptable.

3.03 GALVANIC ANODE INSTALLATION

A. Install galvanic anodes as shown on Drawings. Provide a minimum anode spacing of 2 feet from other unprotected pipelines. Galvanic anodes packaged in cardboard type chip-tube shall be thoroughly perforated just prior to installation. Install anodes at intervals and depths as shown on Drawings.

B. All galvanic anode groundbeds to be connected to the pipeline through a test station. Direct connection to the pipeline will not be permitted.

C. Thoroughly compact native backfill around each anode to a point 1 foot above the anode. Stop backfill below grade to allow for placing of topsoil, when required.

D. Bury anode wires a minimum of 36 inches below finish grade. Backfill around wires with sand a minimum of 3 inches all around wires.

3.04 TEST STATION INSTALLATION

A. Location, type, and style of test stations shall be as shown on the Schedules on Drawings (where applicable). Final field location shall be determined based on actual site conditions and as approved by the Construction Manager.

B. Attach all test wires to the pipe by the thermite weld method unless approved otherwise.

C. The wires from the test stations shall be buried a minimum of 36 inches below finished grade. Provide 12-inch loop in wires at pipe and beneath test station to prevent them from being stressed or broken during backfilling operations.

D. Test wires within paved roadways and with less than 36 inches of ground cover shall be installed in rigid PVC-coated steel conduit, except when located under concrete floor slabs.

E. Make wire connections to test station terminals with crimp-on ring tongue terminals, except where solid wire is specified.

3.05 PIPE JOINT BONDING

A. To form an electrically continuous pipeline and associated appurtenances, the joints of all buried steel pipe, including vault and manhole piping and all fittings, and including all restrained joints, shall be electrically bonded, except joints specified to be threaded, welded, or insulated.

B. Install two joint bond assemblies at each steel pipe joint that requires bonding.

C. Electrical connection of all wires to pipe and fittings shall be by the thermite weld process.

D. Each bonded joint shall be tested as specified under Paragraph Electrical Continuity Testing, this Section.

3.06 WIRE CONNECTIONS

A. Thermite Weld:
1. Use thermite weld method for electrical connection of copper wire to steel, ductile, and cast iron surfaces. Observe proper safety precautions, welding procedures, thermite weld material selection, and surface preparation recommended by the welder manufacturer. Assure that the pipe or fitting wall thickness is of sufficient thickness that the thermite weld process will not damage the integrity of the pipe or fitting wall or protective lining.
2. After the weld connection has cooled, remove slag, visually inspect, and physically test wire connection by tapping with a hammer; remove and replace any defective connections.
3. On pipe and fittings with dielectric linings, make the weld connection on the shop tab provided or on a thick metal section to minimize damage to the lining and coating. After the weld is made, coat the weld with coating repair material.
4. Coat each completed wire connection as specified, this Section. If the lining is damaged by welding, repair in accordance with the lining applicator's recommendations.
5. Make wire connections to concrete cylinder pipe by thermite welding to the shop welded steel studs or plates provided on the pipe for this purpose. Clean the steel studs to bright metal before thermite welding. Coat the completed wire connection with cement mortar.

3.07 WIRE INSULATION REPAIR

A. Splicing of wire will not be permitted except where specifically shown on Drawings and approved by the Construction Manager.

B. Splices or damage to the wire insulation shall be required by spirally wrapping with two coats of high-voltage rubber splicing tap and two layers of vinyl electrical tape.

C. Make wire splices with suitable sized compression connectors or mechanically secure and solder with rosin cored 50/50 solder.

3.08 TESTS AND INSPECTION

A. General:
1. Contractor shall correct all construction defects identified during testing.
2. Provide Construction Manager with 3 days' advance notice before beginning tests.

B. Electrical Continuity Testing:

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

FEB. 24, 2020
NO. 174774
MATT W. BROWN

No.	Date	By	Notes

REVISIONS

Designed
Drawn D. BUFFO
Checked
Date JAN. 15, 2020

Title: EDGEWATER NORTH
Location: AMERICAN FORK, UTAH
Drawing Name: CATHODIC PROTECTION DETAILS

PROJECT NO.
2018.037

SHEET NO.
3.06

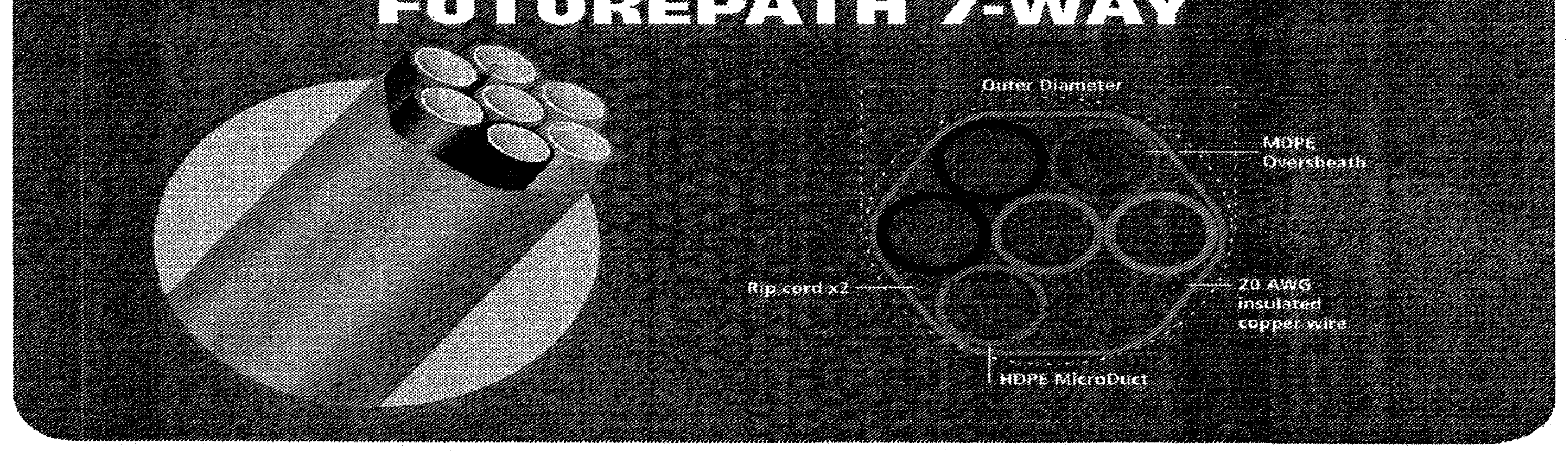
Conduit Specs:

Quantity of two Dura-line Futurepath Product

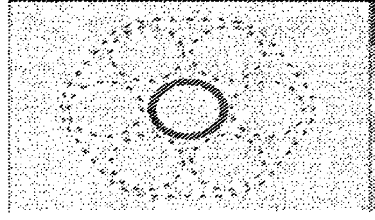
- 7-WAY FUTUREPATH
- HDPE
- 18/14 MM MICRODUCTS
- DIRECT-BURY
- RIP CORD (built-in for easy opening of the sheath).
- LOCATE WIRE (built-in)
- SEQUENTIAL FOOTAGE MARKINGS
- HH1 - Orange outersheath
- HH2 - Blue outersheath.
- Minimum direct bury depth - 24" of cover (finished grade depth).

MICRODUCTS

FUTUREPATH 7-WAY



INDIVIDUAL MICRODUCT INFO



OD / ID (MM)	AVG WALL	MIN ID	OD / ID (MM)	AVG WALL	MIN ID
22 / 16		15.5 / 0.61	12.7 / 10		9.8 / 0.39
18 / 14		13.6 / 0.54	10 / 8		7.9 / 0.31
16 / 13		12.8 / 0.50	8.5 / 6		5.9 / 0.23
16 / 12		11.6 / 0.46	7 / 5.5		5.4 / 0.21
14 / 10		9.8 / 0.39	5 / 3.5		3.4 / 0.13

7-WAY FUTUREPATH INFO

OD / ID (MM)	NOM OD (IN)	OVERSHEATH (IN)	WEIGHT (LB / FT)	BEND RADIUS SUP* (IN)	BEND RADIUS UNSUP* (IN)	SAFE WORKING PULL STRENGTH†
22 / 16	2.63	0.050	0.869	26	52	5,001
18 / 14	2.08 / 2.27	0.070	0.656	21 / 23	42 / 46	3,522
18 / 14 (Thicker OS)	2.35	0.100	0.745	23	46	3,998
16 / 13	1.86 / 2.03	0.070	0.471	19 / 20	38 / 40	2,530
16 / 13 (Thicker OS)	1.91 / 2.08	0.100	0.550	19/ 21	38 / 42	2,962
16 / 12	1.86 / 2.03	0.070	0.579	19 / 21	38 / 42	3,079
16 / 12 (Thicker OS)	1.92 / 2.09	0.100	0.657	19 / 21	38 / 42	3,505
14 / 10	1.62/1.77	0.050	0.465	16 / 18	32 / 36	2,474
14 / 10 (Thicker OS)	1.72/1.87	0.100	0.579	17 / 19	34 / 38	3,096
12.7 / 10	1.51 / 1.64	0.070	0.360	15 / 17	30 / 34	1,926
12.7 / 10 (Thicker OS)	1.56 / 1.70	0.100	0.424	16 / 17	32 / 34	2,264
10 / 8	1.18 / 1.29	0.050	0.204	12 / 13	24 / 25	1,080
8.5 / 6 (No Locate)	1.04 / 1.13	0.060	0.207	11 / 12	22 / 24	1,112
7 / 5.5	0.930	0.050	0.116	9	18	633
5 / 3.5 (No Locate)	0.62 / 0.67	0.040	0.075	6 / 7	12/14	409

Unsupported Bend Radius guidelines should be followed during the installation process. The Supported Bend Radius are post-installation measurements.
† Safe working pull strength is calculated at 80% of tensile or breaking strength

DL_FP_11.2018

dura·line TL9000 (800) 847-7661 • www.duraline.com 9001 mexichem. Datacom & Infrastructure

Handhole Type and Installation

1. AFCB standard handholes are Carson Industries model #H3048-36-P1. The dimensions are 30"(w)x48"(l)x36"(d), unless otherwise specified.
    1. Handhole HH1 - lid #1of HH1 must read "HH1 AF City" and lid #2 of HH1 must read "Fiber Optic".
    2. Handhole HH2 - lid #2 of HH2 must read "HH2 AF City" and lid #2 of HH2 must read "Fiber Optic"

EXECUTION

1.1 INSTALLATION

A. Handholes will be placed with top of handhole at or above ground level. Handhole must be placed level unless approved by Engineer.

B. Place a minimum 6 inches of "Pea Gravel" in the bottom of each handhole.

C. Conduit entering handhole must be placed as follows:

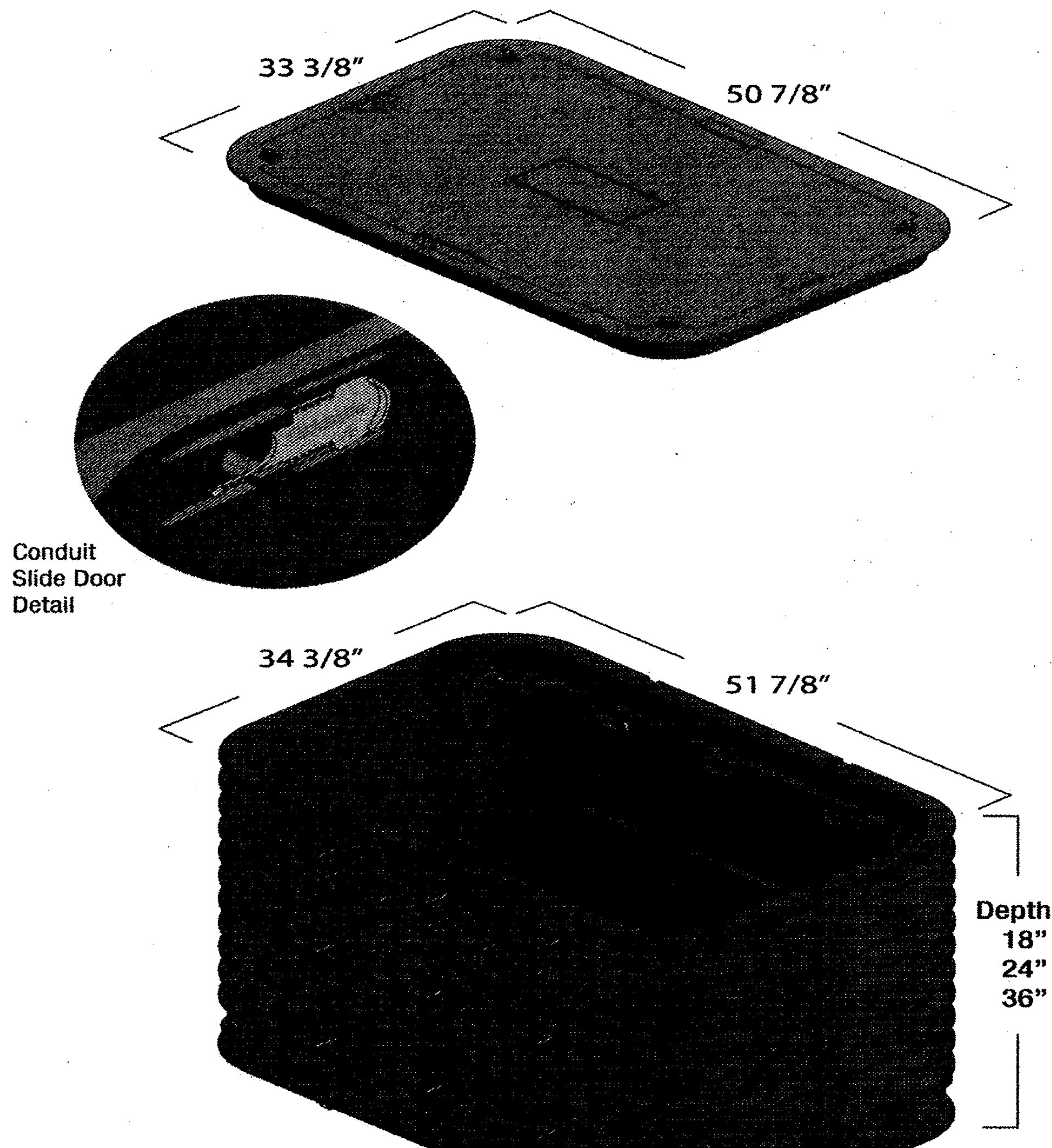
1. All conduits must enter the 30 inch sidewall (on standard handhole) or shortest sidewall and near a corner.
2. The conduit must enter within 12 inches of the bottom of handhole.
3. Each conduit must be placed directly across from corresponding colored conduit on opposite side of handhole. Must be able to sleeve all conduits through in future projects.
4. Holes in handhole sidewall must be sealed around conduit forming a water tight seal.
5. A minimum 12 inches of conduit must be stubbed into handhole, unless cable is being installed within, then conduit must be trimmed to 6 inches.
6. Separation between conduits through sidewall must be a minimum of 1 ½ inches.

D. Install a "Ground Rod" with no more than 6 inches above "Pea Gravel" level showing, in each "splice" handhole.

1. Install two 8 AWG, stranded, green jacketed ground wires, no less than 5 feet in length. On each wire, attach one end to the ground rod with a removable clamp and install a "Ring Terminal" on the opposite end.

Oldcastle® Enclosure Solutions Electric & Communications **CARSON** Plastic

3048



COVER:

Style:	T Cover
Material:	HDPE
Model:	30" x 48"
Weight:	42 lbs
Std. Fasteners:	3/8" Hex Bolt
Options:	Logos and Special Markings
Surface:	Skid Resistant & Marked*
Performance:	Pedestrian, ASTM C857, WUC 3.6,

BODY:

Material:	HDPE
Model:	30" x 48"
Weight:	18" Depth: 66 lbs 24" Depth: 88 lbs 36" Depth: 124 lbs
Wall Type:	Straight
Mouseholes:	0
Slide Door:	4
Performance:	Pedestrian, ASTM C857, WUC 3.6,

Light Duty: Pedestrian Only

For use in non-vehicular traffic situations only.

We do not recommend installation in concrete or asphalt.
Coefficient of Friction <0.5

Actual load rating is determined by the box and cover combination.
Weights and dimensions may vary slightly

*Cover comes standard with permanent markings for manufacturer, load rating, model size and manufacturing location.

Contact your Oldcastle Enclosure Solutions Distribution Center for specific information and additional options.

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Communication 888-683-6595 oldcastleprecast.com/enclosuresolutions Electric 800-421-1660

Oldcastle® Enclosure Solutions Electric & Communications **CARSON** Plastic

3048

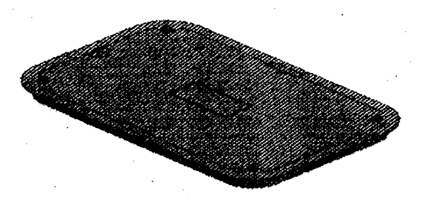
Options:

Available Plastic Covers:
T Cover Solid (Standard)

Available Plastic Cover Colors:
Green (Standard)

Available Body Colors:
Black (Standard)

Add On Options:
EMS Marker
Racking Provision



T Cover Solid

Raw Material Specifications:

Material Property	ASTM Test Method	Typical Value[1]
Type, Class, Category	D 1248	III, A, 3
Density, g/cm³	D 1505	0.950 min., not to exceed 0.965
Tensile Strength, at break, psi	D 638	3.000 to 4,400
Elongation, at break, %	D 638	400
Tensile Impact, ft-lb/in²	D 1822	27
Flexural Modulus, psi	D 790	120,000 min., not to exceed 240,000
Low Temperature Brittleness, F50, at °C	D 746	<-76
Hardness, Shore D	D 2240	66
Deflection Temperature, at 66 psi, °F	D 648	150° min., not to exceed 200°
Electrical Dielectric Strength, V/mil	D 149	400 min., not to exceed 600
Molded Product		
Chemical Resistance	D 543	Very Resistant
Water Absorption	D 570	Less than 1% weight change

[1] The values listed for physical property measurements are nominal values only.
Certain physical property measurements are subject to variations consistent with the test methods and are within a generally accepted range for such values.

Product Load Rating: Light Duty : Pedestrian Only

Note: Actual load rating is determined by the box and cover combination. Weights and dimensions may vary slightly
All information contained on this sheet is current at the time of printing.
Oldcastle Precast, Inc. reserves the right to discontinue or update product information without notice.

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Communication 888-683-6595 oldcastleprecast.com/enclosuresolutions Electric 800-421-1660

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578 East 770 North, Orem UT 84097

FEB. 24, 2020
NO. 174774
MATT W. BROWN
Matt W. Brown

No.	Date	By	Notes

REVISIONS

Designed
Drawn D. BUFFO
Checked
Date JAN. 15, 2020

Title: EDGEWATER NORTH
Location: AMERICAN FORK, UTAH
Drawing Name: ELECTRICAL DETAILS

PROJECT NO.
2018.037

SHEET NO.
3.07

NOTES:
1. MAINTAIN DRIVING ACCESS TO ALL FARMS AND HOMES ON 200 SOUTH STREET. PROVIDE UBC SURFACED CONSTRUCTION PERIOD PARKING FOR FARMS AND HOMES NORTH OF STREET WITHIN TCE'S SOUTH OF STREET. MILL AND OVERLAY 2" THK 24' WIDE FROM STA 248+70 TO 268+50 (100' LT).

RECORD DRAWING

Revisions Drawn By C HOGGARD Date OCTOBER 2014

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS.

THE ORIGINAL
DRAWING WAS
STAMPED BY
NATHANIEL P. JONES
UTAH P.E. NO. 173044

DSGN	N JONES
DR	C HOGGARD
CHK	M BREWER
APVD	N JONES

NO.	DATE	REVISION	BY	APVD
R	06/14	RECORD DRAWINGS	RTP	RPW

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CH2MHILL

CENTRAL UTAH WATER
CONSERVANCY DISTRICT

NORTH SHORE AQUEDUCT - VINEYARD CONNECTOR SEGMENT

PLAN AND PROFILE
STA 260+00 TO STA 269+00

SHEET	25
DWG	P-4
DATE	OCTOBER 2014
PROJ	199815

C:\pw_workdir\ch2mhill_wbg\dcarpen1\dms49076\VC3037_p04d 10-29-14 05:41am dcarpen1 XREFS: VC3037eIMAGESm;VC3037eTOPOm;VC3037eROWm;VC3037eUTILm;VC3037nALIGNm;VC3037nSHTLAYOUTm;VC3037nPROFm;VC3037nBdr02m;VC3037eVICINITYm;VC3037nBOREHOLESm;VC3037eWETLANDSm;VC3037nPROF-TSSDm;VC3037nALIGN-TSSDm;VC3037nSURVEYPNTS-CNTRm;Vineyard Survey 8-17-11

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1
2
3
4
5
6
A
B
C
D
200 SOUTH (7750 NORTH)
FO
MATCHLINE STA 269+00, SEE DWG P-4
MATCHLINE STA 279+00, SEE DWG P-6
325 FRANDSEN 14:041:0010
324 WILLIAMSON 13:041:0011
323 MARY MEL LAND & LIVESTOCK 13:040:0023
322 MARY MEL LAND & LIVESTOCK 13:040:0019
4516
4514
CT, SEE SCHEDULE ON DWG G-10
STA 269+23.85 TOP EL 4509.49
STA 272+34.83 TOP EL 4509.28
STA 276+44.65 TOP EL 4509.02
SPRING AREA
INSTALL PERF DRAIN TEE CLAMP CONNECTION TO EXST DRAIN STA 275+10± 33'± LT
N 7304160.75
E 1549760.28
2 C-3
EXST 6" DRAIN
6" PERF DRAIN
48" SS, PER TSSD DWG'S, TYP
33'
10'
20'
PE
(TSSD)
15'
30'
PE
70'
TCE
270+00
271+00
272+00
273+00
274+00
275+00
276+00
277+00
278+00
04-11
CLSM CUTOFF 850
CROSS DRAIN 840
RESTORE GRAVEL ROAD W/ 6" MIN THICK UBC
CL 60" WSP
PI STA 274+53.67
ΔH 0°00'19"
N 7304133.10
E 1549678.95
SPRING AREA
POND
REBUILD 240' OF 6" PERF DRAIN PER DWG C-10
N 7304100.97
E 1549540.16
INV 4512.92
N
0 40 80 120
SCALE: 1"=40' HORZ 1"=10' VERT
60" WSP, t=0.406" 610 803 840
6" PERF DRAIN 861 33' LT OF CL 60" WATER
6" PERF DRAIN 861 33' LT OF CL 60" WATER
6" PERF DRAIN 861 33' LT OF CL 60" WATER
MATCHLINE, SEE PLAN
MATCHLINE, SEE PLAN
TOP EL 4509.49
ASPHALT DRAIN LINE TOP EL 4519.50
CLSM CUTOFF TYP 850
TOP SSMH EL 4515.34
DITCH
TOP EL 4509.28
DITCH
CROSS DRAIN TYP 840
8" TOP EL 4513.70
STA 275+10± 6" DRAIN INV 4512.50
TOP EL 4509.02
STA 277+50 6" DRAIN INV 4512.70
STA 277+77 6" DRAIN INV 4512.30
EG @ CL PIPE
S = 0.0008
S = -0.0005
S = -0.0007
INV 48" TSSD SS TYP
CL 60" WSP
INV 6" DRAIN
INV 6" DRAIN
4550
4540
4530
4520
4510
4500
4490
4480
4470
269+00
270+00
271+00
272+00
273+00
274+00
275+00
276+00
277+00
278+00
279+00

RECORD DRAWING

Revisions Drawn By C HOGGARD Date OCTOBER 2014

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS.

THE ORIGINAL
DRAWING WAS
STAMPED BY
NATHANIEL P. JONES
UTAH P.E. NO. 173044

DSGN	N JONES
DR	C HOGGARD
CHK	M BREWER
APVD	N JONES

NO.	DATE	REVISION	BY	APVD
R	06/14	RECORD DRAWINGS	RTP	RPW

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CH2MHILL

CENTRAL UTAH WATER
CONSERVANCY DISTRICT

NORTH SHORE AQUEDUCT - VINEYARD CONNECTOR SEGMENT

PLAN AND PROFILE
STA 269+00 TO STA 279+00

SHEET	26
DWG	P-5
DATE	OCTOBER 2014
PROJ	199815

C:\pw_workdir\ch2mhill_wbg\dcarpen1\dms49076\VC3037_p05d 10-29-14 05:46am dcarpen1 XREFS: VC3037eIMAGESm;VC3037eTOPOm;VC3037eROWm;VC3037eUTILm;VC3037nALIGNm;VC3037nPONDSm;VC3037nSHTLAYOUTm;VC3037nPROFm;VC3037nBdr02m;VC3037nBOREHOLESm;VC3037eWETLANDSm;VC3037nALIGN-TSSDm;Vineyard Survey 8-17-11;VC3037nPROF-TSSDm;VC3037nSURVEYPNTS-CNTRm

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RECORD DRAWING

Revisions Drawn By C HOGGARD Date OCTOBER 2014

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NO.	DATE	REVISION	BY	APVD
R	06/14	RECORD DRAWINGS	RTP	RPW

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CH2MHILL

CENTRAL UTAH WATER
CONSERVANCY DISTRICT

NORTH SHORE AQUEDUCT - VINEYARD CONNECTOR SEGMENT

PLAN AND PROFILE
STA 279+00 TO STA 289+00

SHEET	27
DWG	P-6
DATE	OCTOBER 2014
PROJ	199815

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AMERICAN FORK CITY MEETING DATE: March 18, 2020
PLANNING COMMISSION STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the preliminary and final plat for Stonecreek Plat D, located in the area of 700 South 330 West, in the PR-3.0 (Planned Residential) zone.

ACTIONS REQUESTED: Recommendation of approval of the final plat.

BACKGROUND INFORMATION					
Location:		330 West 700 South			
Applicants:		Trane Engineering/Woodside Homes			
Existing Land Use:		Agriculture			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	City Open Space			
	South	Residential			
	East	Residential/Agriculture			
	West	City Open Space			
Existing Zoning:		PR-3.0			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	PR-3.0			
	South	PR-3.0			
	East	RA-5			
	West	PR-3.0			
Land Use Plan Designation:		Low Density Residential (3 du/ac)			
Zoning within density range?		x	Yes		No

Background

Stonecreek Plat D is a 25-lot phase of an overall 143-acre development. The preliminary plan is being processed concurrently with the final plat. The final plat is consistent with terms of a preliminary plan approval.

Plat D is located directly south of an open space area dedicated with a previous plat, and access is provided off 700 South.

Conservation Subdivision Projects within the PR-3.0 zone must adhere to certain parameters. Subdivisions must have a minimum project area of five (5) acres, and a maximum density of 3 units per acre. Plat D is the fourth phase in a 143-acre development, with an overall density of 3 units per acre; falling within the parameters of a Conservation Subdivision project in the PR-3.0 zone.

As with plats A, B and C, the applicants request Planning Commission consideration and allowance for modification of building site requirements, allowing the ability to average lot sizes in order for greater overall consistency. This modification is allowed pursuant to Sections 17.7.401, allowing the “harmonizing (of) development within a project”. The Planning Commission may, but is not required, to make this finding. A finding allowing the modification is offered below.

Conservation Subdivisions within a PR-3.0 zone require 25% open space. The overall project area provides for 26% open space upon buildout. Plats A, B and C provided dedication of land. Plat D furthers this dedication with wetland areas dedicated along the northern boundary of the subdivision. These wetland areas serve and important habitat for a number of species, most notably the Monarch Butterfly. Studies are being conducted in the open space area, tracking these butterflies. Ultimately, the City will have area for a larger, regional type park upon completion of the Stonecreek development. While wetland areas are present, areas for traditional park development are also included in the overall area.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Low Density Residential”. The proposed subdivision is consistent with the Land Use Plan.

Section 17.7.211 of the Development Code

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

a. The final plat and supporting materials conform with the terms of the preliminary plan approval.

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

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

   This criterion has been met.

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

   Engineering will address any concerns at the time of the Planning Commission meeting.

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

Engineering will determine whether the cost estimates of constructing the required improvements are realistic.

e. The water rights conveyance documents have been provided.

   The water rights conveyance shall be satisfied prior to “Plat D” recordation.

FINDINGS OF FACT/CONDITIONS OF APPROVAL

After reviewing the applications for final plat approval, the following findings are offered for consideration:

1. The final plat is consistent with the preliminary plan.

2. The final plat is consistent with the Land Use Plan designation of “Low Density Residential”.

3. The final plat meets the criteria as found in Section 17.7.211 of the Development Code.

4. Water rights conveyance shall be satisfied prior to “Plat D” recordation.

5. The Planning Commission grants the request for modification of building site requirements, allowing for averaging of lot sizes for “harmonizing development within a project” (17.7.401); finding that such modification provides greater overall consistency.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we approve the preliminary plan and recommend approval of the final plat of Stonecreek Plat D, with the findings and condition listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the final plat of Stonecreek Plat D.

TABLE

Mr. Chairman, I move that we table action on the preliminary plan and final plat of Stonecreek Plat D.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 3/18/2020

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

Project Name: Stonecreek Plat D

Project Address: 700 South 330 West

Developer / Applicant's Name: Woodside Homes of Utah

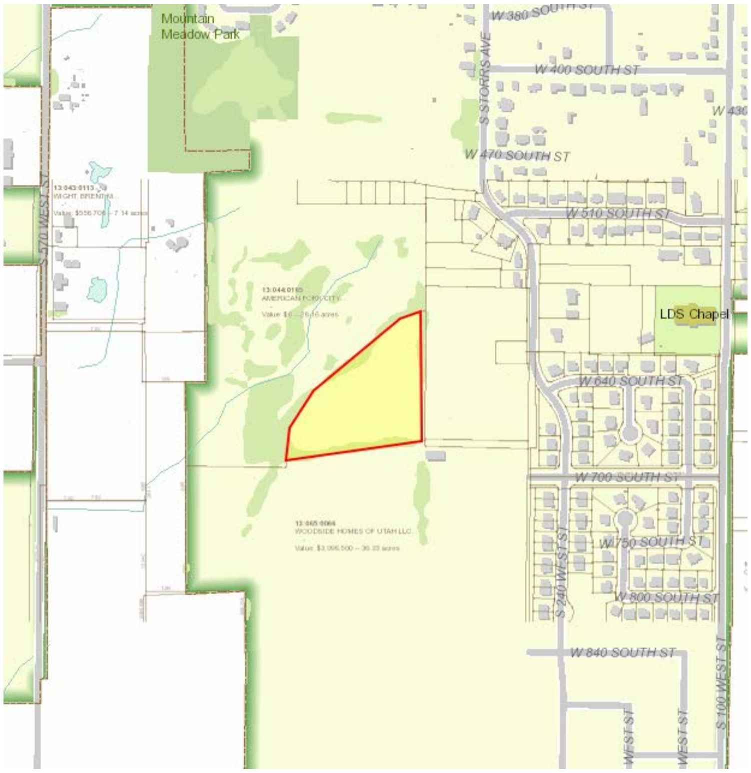
Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 3/18/2020 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

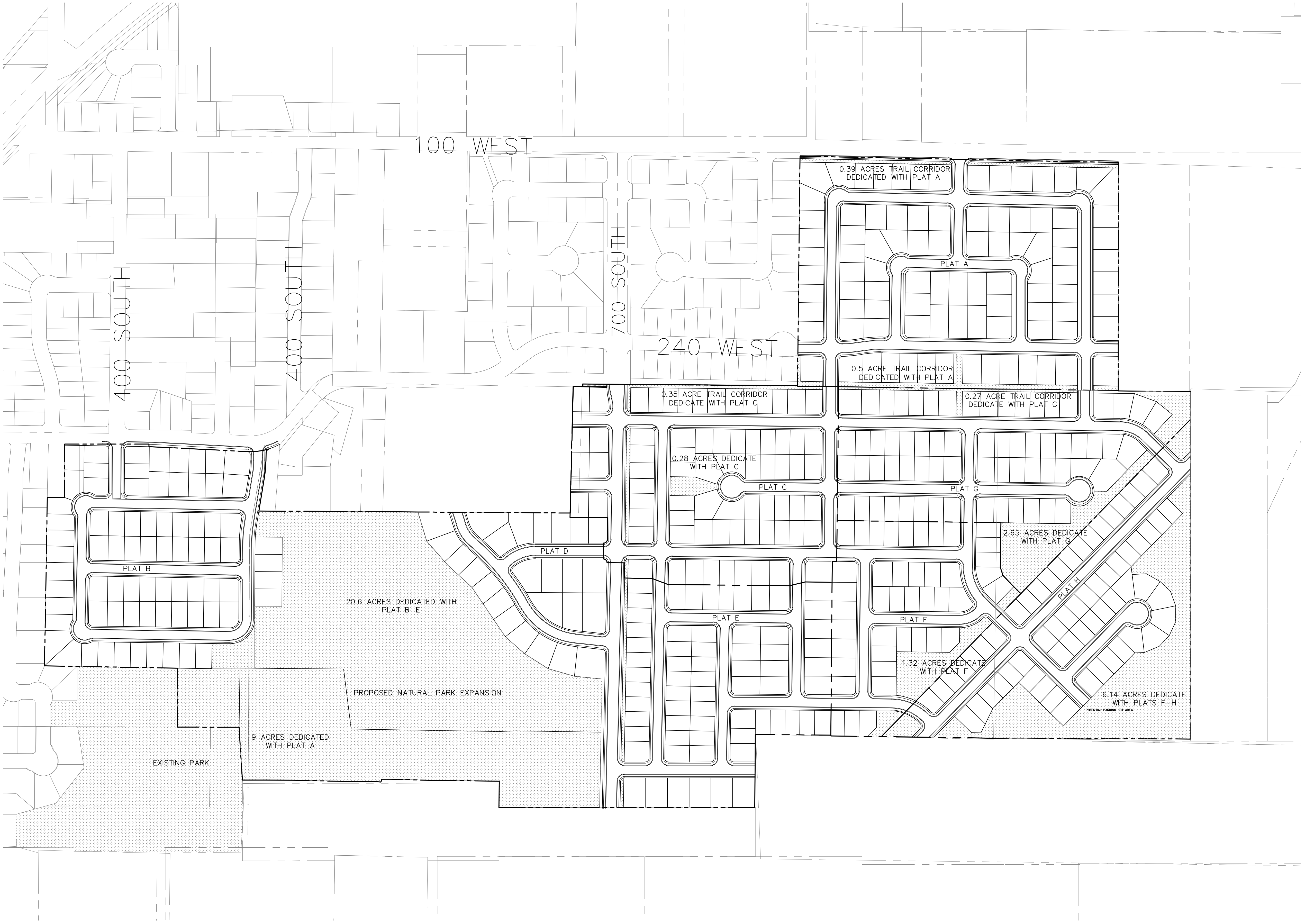
Standard Conditions of Approval:

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

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
4. **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.
5. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
6. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
7. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
8. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
9. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
10. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
11. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Plan Modifications Required:

1. The current culinary water system was modeled with the addition of this development. The results of the model show velocities are higher than allowable per city standard and differential pressures between peak hour and peak day are greater than 15 psi as prescribed in the master plan. These present issues unless master planned water main lines are installed prior to or in conjunction with this development. If the City commits to building these water lines, then we recommend approval. If the City cannot commit to building these water lines, then we strongly recommend denial.


100 WEST
400 SOUTH
400 SOUTH
700 SOUTH
240 WEST
0.39 ACRES TRAIL CORRIDOR DEDICATED WITH PLAT A
PLAT A
0.5 ACRE TRAIL CORRIDOR DEDICATED WITH PLAT A
0.35 ACRE TRAIL CORRIDOR DEDICATE WITH PLAT C
0.27 ACRE TRAIL CORRIDOR DEDICATE WITH PLAT G
0.28 ACRES DEDICATE WITH PLAT C
PLAT C
PLAT G
PLAT B
PLAT D
2.65 ACRES DEDICATE WITH PLAT G
PLAT H
20.6 ACRES DEDICATED WITH PLAT B-E
PLAT E
PLAT F
1.32 ACRES DEDICATE WITH PLAT F
PROPOSED NATURAL PARK EXPANSION
6.14 ACRES DEDICATE WITH PLATS F-H
POTENTIAL PARKING LOT AREA
9 ACRES DEDICATED WITH PLAT A
EXISTING PARK

NOTES:

THIS DRAWING IS FOR A PROPOSED CONCEPT OF 166 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 700 SOUTH AND 300 WEST. THE OVERALL PROJECT IS PROPOSE TO INCLUDE A LARGE OPEN SPACE ADJACENT TO THE MOUNTAIN MEADOW CITY PARK. AREAS 1, 2 AND 3 ARE SUBMITTED WITH THIS CONCEPT AS A ZONE CHANGE REQUEST FOR THE PR-3.0 ZONE.

LAND USE:

PROJECT AREA=	166.0 ACRES
ZONING=	PR-3.0
SINGLE FAMILY LOTS=	498 LOTS
OVERALL DENSITY=	3.00 LOTS PER ACRE
OPEN SPACE AREA=	41.5 ACRES (25%)

AREA BREAKDOWN:

PLAT A =	92 SINGLE FAMILY LOTS
PLAT B =	76 SINGLE FAMILY LOTS
PLAT C =	72 SINGLE FAMILY LOTS
PLAT D =	25 SINGLE FAMILY LOTS
PLAT E =	65 SINGLE FAMILY LOTS
PLAT F =	42 SINGLE FAMILY LOTS
PLAT G =	66 SINGLE FAMILY LOTS
PLAT H =	60 SINGLE FAMILY LOTS
TOTAL LOTS =	498 LOTS

REVISIONS					
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:	TGT
1				DRAWN BY:	TGT
2				CHECK BY:	TGT
3				DATE:	8/20/16
4				COGO FILE:	

J:\Allen Thompson\Hurley's Ridge\dwg\CONCEPT.dwg

TRANE ENGINEERING, P.C.

CONSULTING ENGINEERS AND LAND SURVEYORS

27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

AMERICAN FORK, UTAH

STONECREEK

A RESIDENTIAL DEVELOPMENT

OVERALL CONCEPT

JOB
WSAF

SHEET NO.
1

STONECREEK PLAT "D" CONSTRUCTION PLANS

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,

AMERICAN FORK, UTAH

PROJECT LOCATION: 700 SOUTH 330 WEST

prepared for:

WOODSIDE HOMES

460 WEST 50 NORTH
SUITE #200
SALT LAKE CITY, UT 84101
PHONE: (801) 758-7086

prepared by:

TRANE ENGINEERING

27 EAST MAIN STREET
LEHI, UT 84043
PHONE: (801) 768-4544

SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET / INDEX SHEET
2	UTILITY PLAN
3	GRADING PLAN
4	700 SOUTH PLAN & PROFILE SHEET
5	STONECREEK DRIVE PLAN & PROFILE SHEET
6	STORM WATER POLLUTION PREVENTION PLAN
7	DETAIL SHEET 1
8	DETAIL SHEET 2
9	STREET TREE EXHIBIT

LAND USE:	
PLAT "D" =	9.42 ACRES
ZONING=	PR–3.0
TOTAL LOTS=	25 LOTS
DENSITY OVERALL =	2.65 LOTS/ACRE
OPEN SPACE =	0.64 ACRE

NOTE: THIS PLAT IS BASED ON THE PLANNED UNIT DEVELOPMENT–CONSERVATION SUBDIVISION PROJECT AN EXCEPTION WAS REQUESTED FOR THE OVERALL CONCEPT AND GRANTED BY THE CITY FOR LOT SIZING BY ALLOWING THE CORNER LOTS TO BE SMALLER AND TAKING THE EXCESS PROPERTY AND DISTRIBUTING IT THROUGH THE INTERIOR LOTS ALLOWING THEM TO BE LARGER LOTS.

OVERALL PROJECT DENSITY:	
TOTAL AREA =	166 ACRES
ZONING=	PR–3.0
TOTAL LOTS=	498 LOTS
DENSITY OVERALL =	3.0 LOTS/ACRE
OPEN SPACE =	41.5 ACRE (25%)

FLOOD ZONE DESIGNATION: X
COMINITY PANEL #: 4955170120B
EFFECTIVE DATE: OCTOBER 15, 1982
REVISED DATE: JULY 17, 2002

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE DONE AS PER THE AMERICAN FORK CITY DESIGN STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO ENSURE ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN FORK CITY DESIGN STANDARDS AND SPECIFICATIONS.
3. ONE COLOR ELECTRONIC COPY OF AS BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH THE AMERICAN FORK CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING, WATER, SEWER, STORM DRAIN AND PRESSURIZED IRRIGATION.
4. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE CITY FOR APPROVAL.
5. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE–CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
6. TYPE OF CONSTRUCTION IS RESIDENTIAL AND BUILDINGS WILL NOT INCLUDE FIRE SPRINKLERS.

BENCHMARK

NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5S, RANGE 1E
ELEVATION = 4520.92

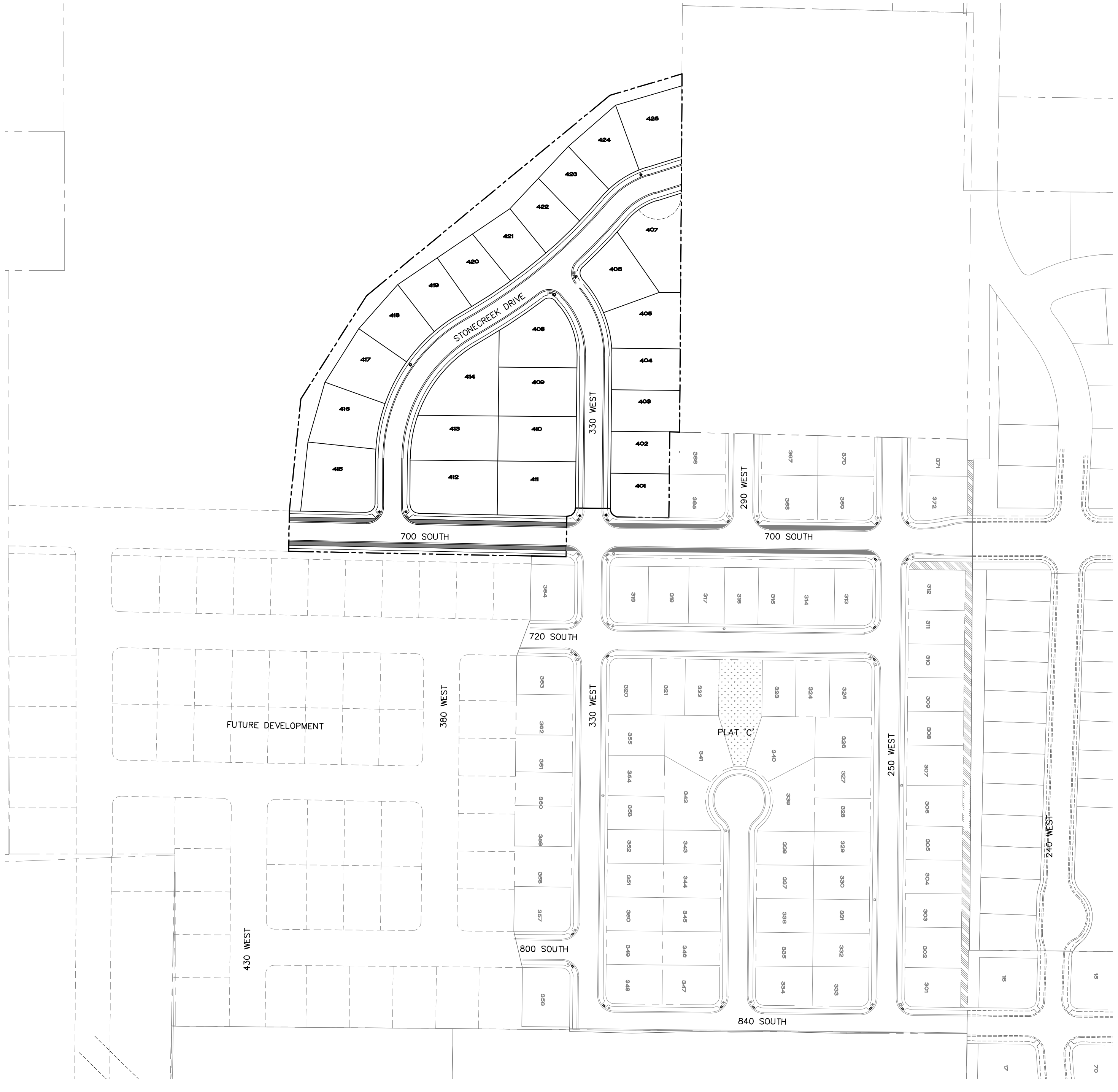
AMERICAN FORK CITY **PUBLIC WORKS DEPARTMENT**

COMPANY	CONTACT	NUMBER
AF City Culinary Water	Jay Brems	(801)763–3060
AF Pressure 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)763–3040
AF City Inspector	Dee Howard	(801)763–3060
AF SWPPP Inspector	Harlan Nielson	(801)404–6361
AF Fiber	Will Davis	(801)897–9826
AF Irrigation Company	Ernie John	(801)471–6576
Rocky Mountain Power	Teria Walker	(801)756–1310
Comcast	Elysin Valdez	(801)401–3017
T.S.S.D.	David Barlow	(801)756–5231
Century Link	Ryan Allred	(85)223–0084
Questar	Wendy Edwards	(801)853–8513

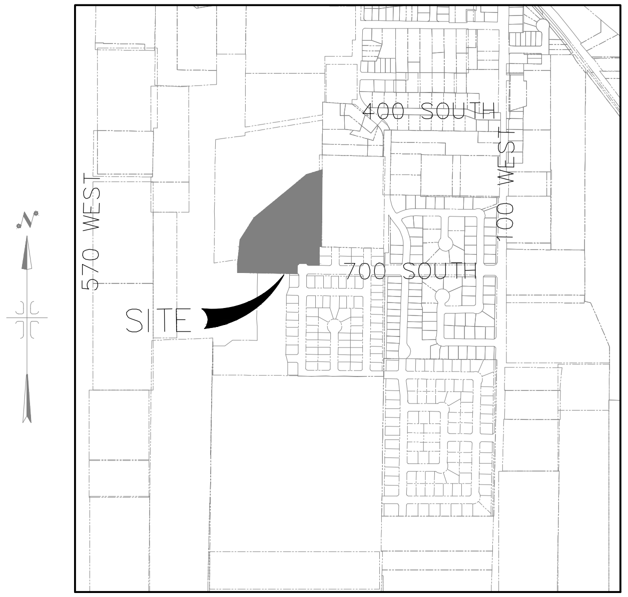
811 Know what's below. Call before you dig.

UTILITIES AND SERVICES

NATURAL GAS	QUESTAR GAS
ELECTRIC	ROCKY MOUNTAIN POWER
TELEPHONE	QWEST COMMUNICATIONS
CABLE TELEVISION	COMCAST



SITE MAP



VICINITY MAP

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	5/15/17	REDLINES	TGT
2			
3			
4			

DESIGNED BY: TGT
DRAWN BY: TT
CHECK BY: TGT
DATE: 1/29/20
COGO FILE:

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CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

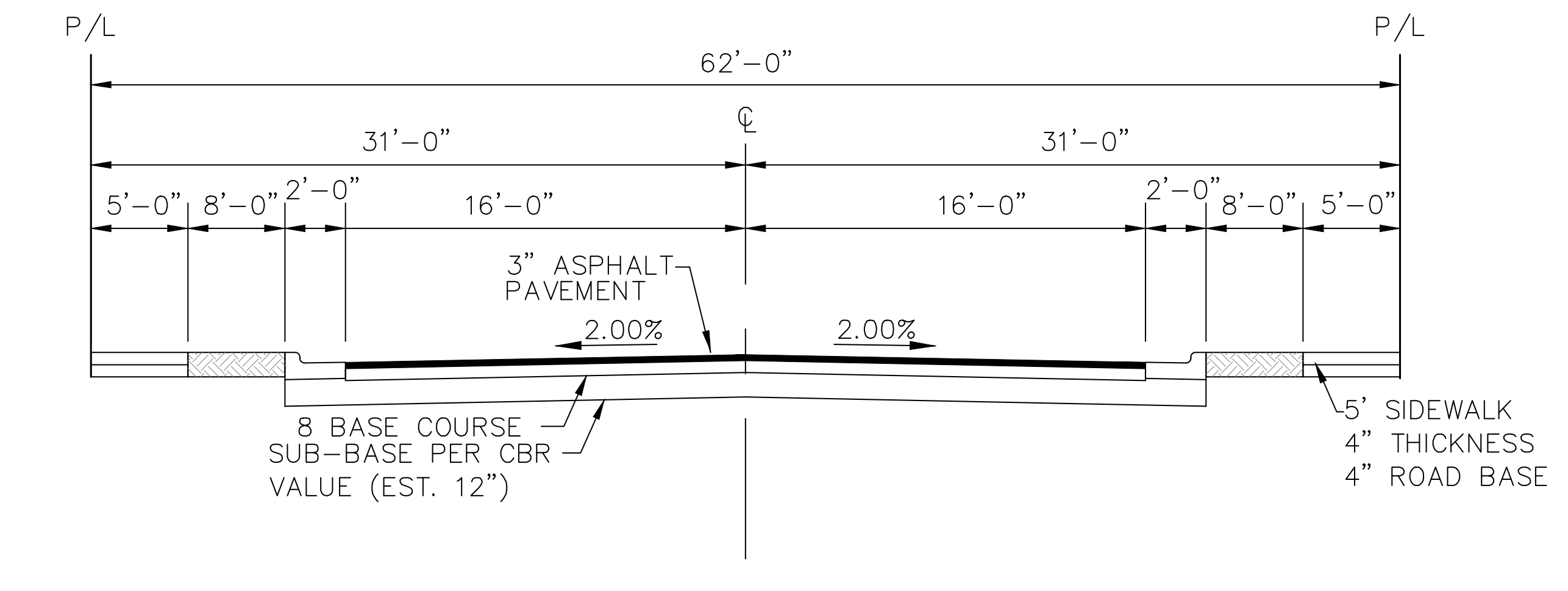
AMERICAN FORK, UTAH

STONECREEK PLAT "D"
A RESIDENTIAL SUBDIVISION

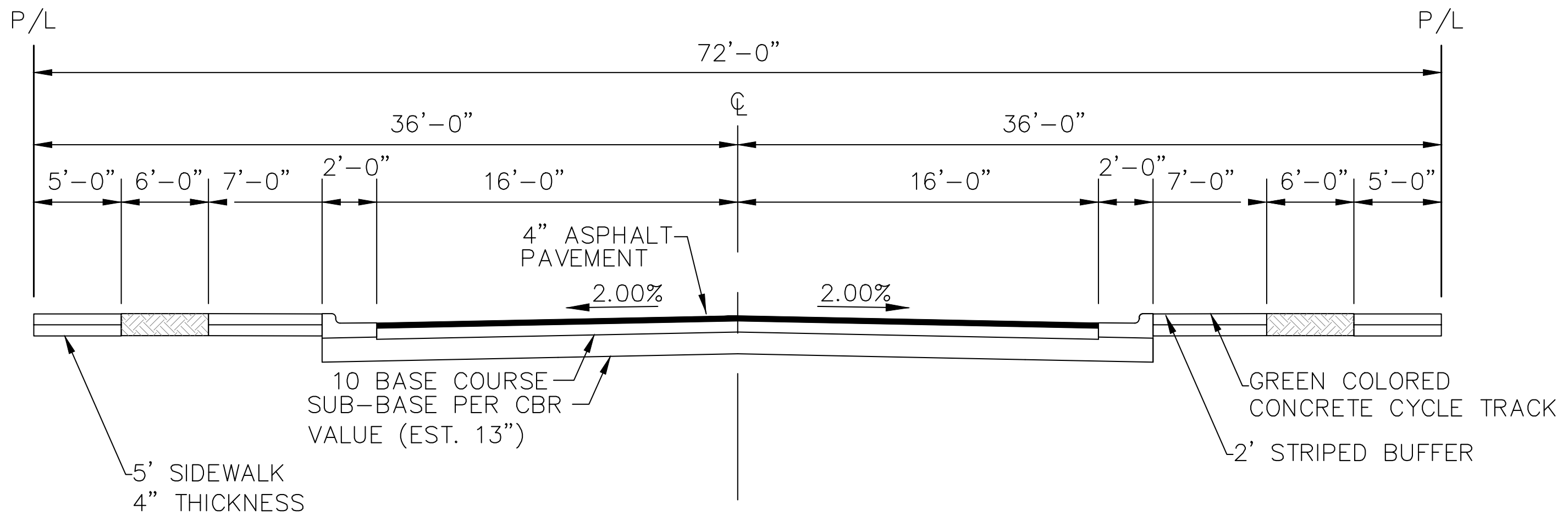
COVER

JOB
WS–AF

SHEET NO.
1



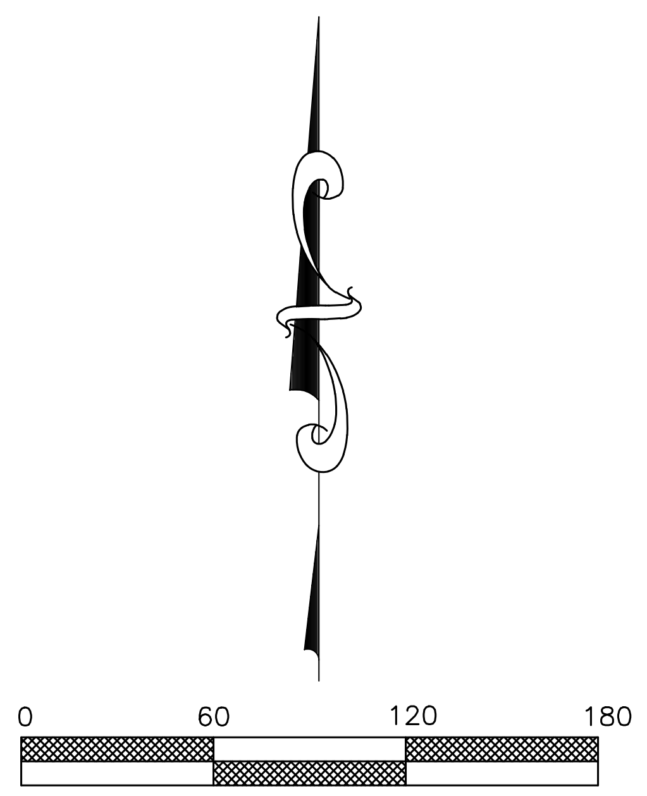
62' RIGHT-OF-WAY (TYPICAL STREET SECTION)
-NTS-



72' RIGHT-OF-WAY (700 SOUTH)
-NTS-

GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
2. PRIOR TO CONSTRUCTION, AN EROSION & SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
3. PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICE, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
4. ALL ADA REQUIREMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS, CONTRACTOR TO ENSURE ALL ADA STANDARDS ARE MET.
5. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
6. ALL LATERAL CONNECTIONS SHALL INSERT-A-TEE OR WYE AT TEN OR TWO O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.
7. ALL CULINARY WATER LINES MUST HAVE A MINIMUM 48" OF COVER.
8. SEE STANDARD DRAWING #15.43 FOR UTILITY LATERAL PLACEMENT DETAILS.
9. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY CITY INSPECTOR BEFORE THE TRENCH BACKFILLING IS COMPLETED
10. ALL LATERAL CONNECTIONS SHALL INSERT-A-TEE OR WYE AT TEN O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.

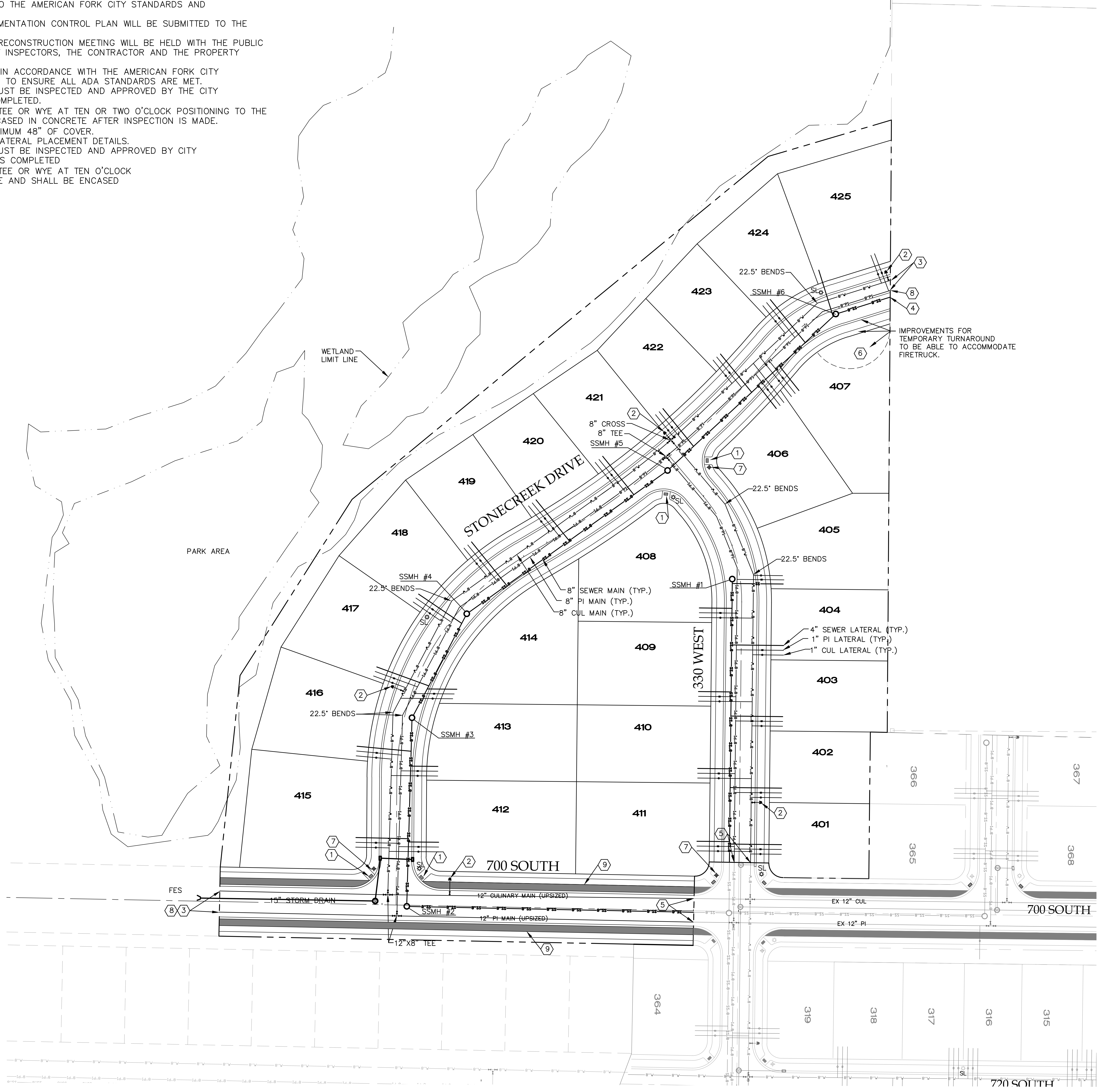


(24"x36")
SCALE: 1" = 60'
(11"x17")
SCALE: 1" = 120'

LEGEND

—·—·—	PROPERTY BOUNDARY LINE
— X — X —	EXISTING FENCE LINE
— EOP —	EDGE OF PAVEMENT
—— – ——	CENTERLINE
— — — — —	EASEMENT LINE
— 8"W/12"W —	PROPOSED 8" & 12" CULINARY WATERLINE C-900 PVC PIPE
—SD—●—	PROPOSED RCP STORM DRAIN W/ MH
—8"SS—●—	PROPOSED PVC SDR-35 SEWER W/ MH
— Ⓜ —	EXISTING STORM DRAIN W/ MH
— Ⓜ —	EXISTING SANITARY SEWER W/ MH
— 8"W —	EXISTING 8" C-900 PVC PIPE WATERLINE
— 8"PI —	EXISTING 8" C-900 PVC PIPE WATERLINE
	FIRE HYDRANT
⋈	WATER VALVE
✲	STREET LIGHT
⌖	STREET SIGN/STOP SIGN

1. CONST. ADA PEDESTRIAN RAMP AS PER AMERICAN FORK CITY STANDARDS (TYP)
2. CONST. FIRE HYDRANT ASSEMBLY AS PER AMERICAN FORK CITY STANDARDS
3. STUB AND CAP WATER LINES FOR FUTURE CONNECTION
4. STUB AND CAP SEWER LINES FOR FUTURE CONNECTION
5. CONNECT INTO EXISTING WATER LINES. CONTRACTOR TO VERIFY SIZE & LOCATION.
6. CONST. TEMPORARY TURN AROUND PER AMERICAN FORK CITY STANDARDS
7. INSTALL STOP/STREET SIGN PER AMERICAN FORK CITY STANDARDS
8. INSTALL 2" TEMPORARY BLOW-OFF AT END OF UTILITY LINES
9. GREEN CONCRETE CYCLE TRACK WITH 2' STRIPED BUFFER. TAPER TRACK AT INTERSECTION TO RAMP DOWN TO ASPHALT GRADE.
10. N/A



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REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
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3			
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DESIGNED BY: TGT
DRAWN BY: TJT
CHECK BY: TGT
DATE: 1/29/2020
COGO FILE:
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AMERICAN FORK, UTAH

STONECREEK PLAT "D"
A RESIDENTIAL SUBDIVISION

UTILITY

JOB
WS-AF

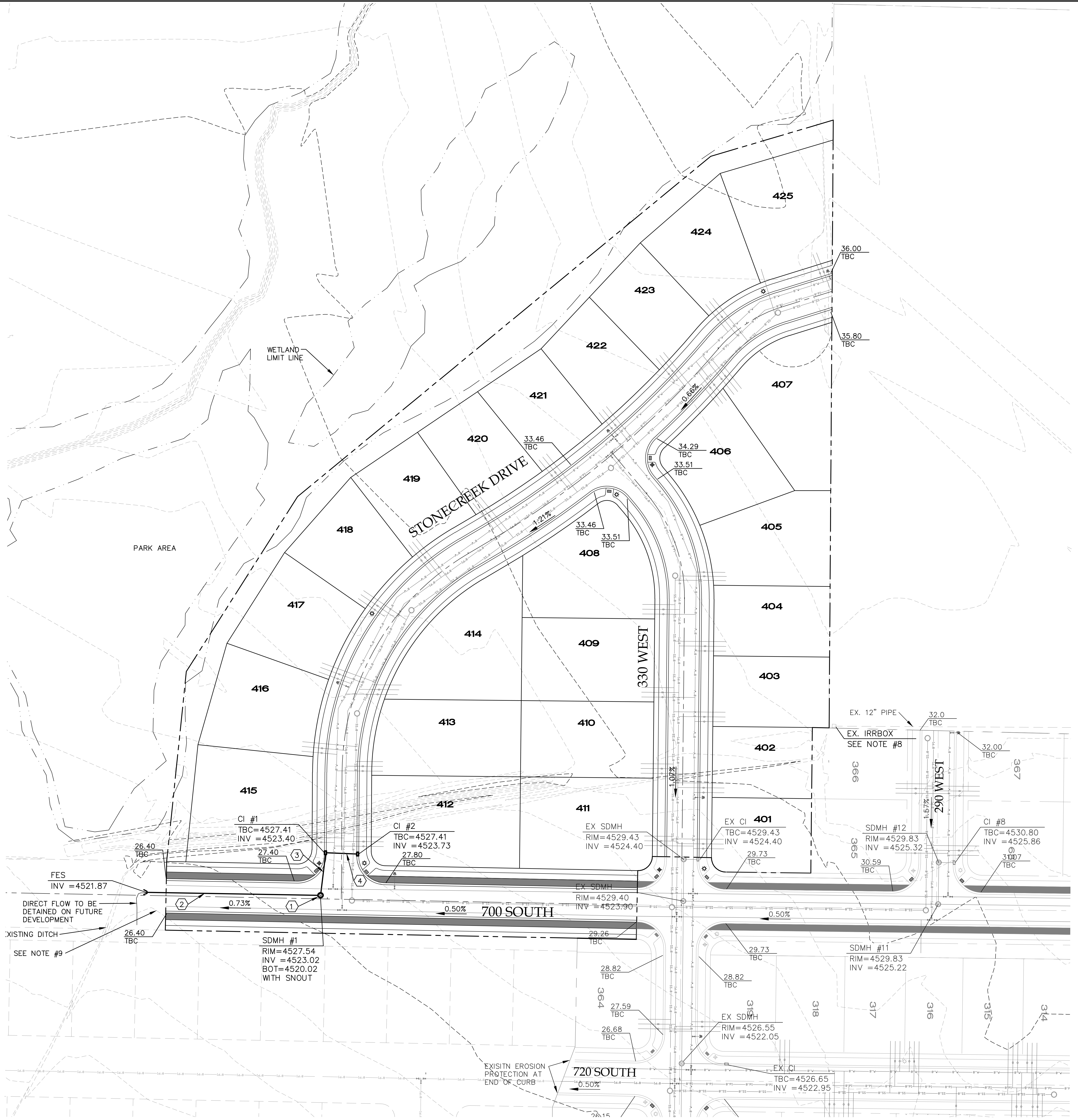
SHEET NO.
2

GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
2. PRIOR TO CONSTRUCTION, AN EROSION & SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
3. PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICE, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
4. ALL ADA REQUIREMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS, CONTRACTOR TO ENSURE ALL ADA STANDARDS ARE MET.
5. ALL STORM DRAIN TO BE 15" RCP UNLESS OTHERWISE NOTED.
6. ALL CURB INLET BOXES TO BE 3.5' DEEP UNLESS OTHERWISE NOTED.
7. THE STORM WATER FROM THIS AREA IS DIRECTED TO THE SOUTHWEST CORNER OF THE DEVELOPMENT AND WILL BE DIRECTED TO THE EXISTING DITCH WHICH WILL ULTIMATELY BE DIRECTED AND DETAINED ON THE PROPERTY TO THE SOUTH IN THE FUTURE OVERALL MASTER PLANNED DETENTION AREA.
8. CONTRACTOR TO ENSURE THAT THE PIPE TO THE SOUTH IN THE EXISTING IRRIGATION BOX HAS BEEN ABANDONED AND THAT THE PIPING TO THE EAST AND NORTH HAS BEEN PRESERVED.
9. INSTALL GRAVEL AT THE END OF THE ROADWAY TO DIRECT ANY EXCESS RUNOFF TO THE SOUTH AND ONTO THE PROPERTY TO BE RETAINED.UNTIL FUTURE CONNECTION IS MADE.

KEY NOTES

- ⟨1⟩ CONST. STORM DRAIN MANHOLE WITH SNOUT
- ⟨2⟩ CONST. 202' OF 15" SD PIPE @ 0.63%
- ⟨3⟩ CONST. 37.6' OF 15" SD PIPE @ 1.0%
- ⟨4⟩ CONST. 33.4' OF 15" SD PIPE @ 1.0%



0 60 120 180

(24"x36")
SCALE: 1" = 60'
(11"x17")
SCALE: 1" = 120'

811 Know what's **below.** **Call** before you dig.

# 362346
TONY G.
TRANE

REVISIONS					
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:	TGT
1	2/09/18	ADJUSTED GRADES	TGT	DRAWN BY:	TJT
2	3/01/18	SD ALONG CORRIDOR	TGT	CHECK BY:	TGT
3				DATE:	1/29/2020
4				COGO FILE:	

J:\GARRETT\AMERICAN FORK\dwg\GRADING.dwg

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

AMERICAN FORK, UTAH

STONECREEK PLAT "D"
A RESIDENTIAL SUBDIVISION

GRADING AND DRAINAGE

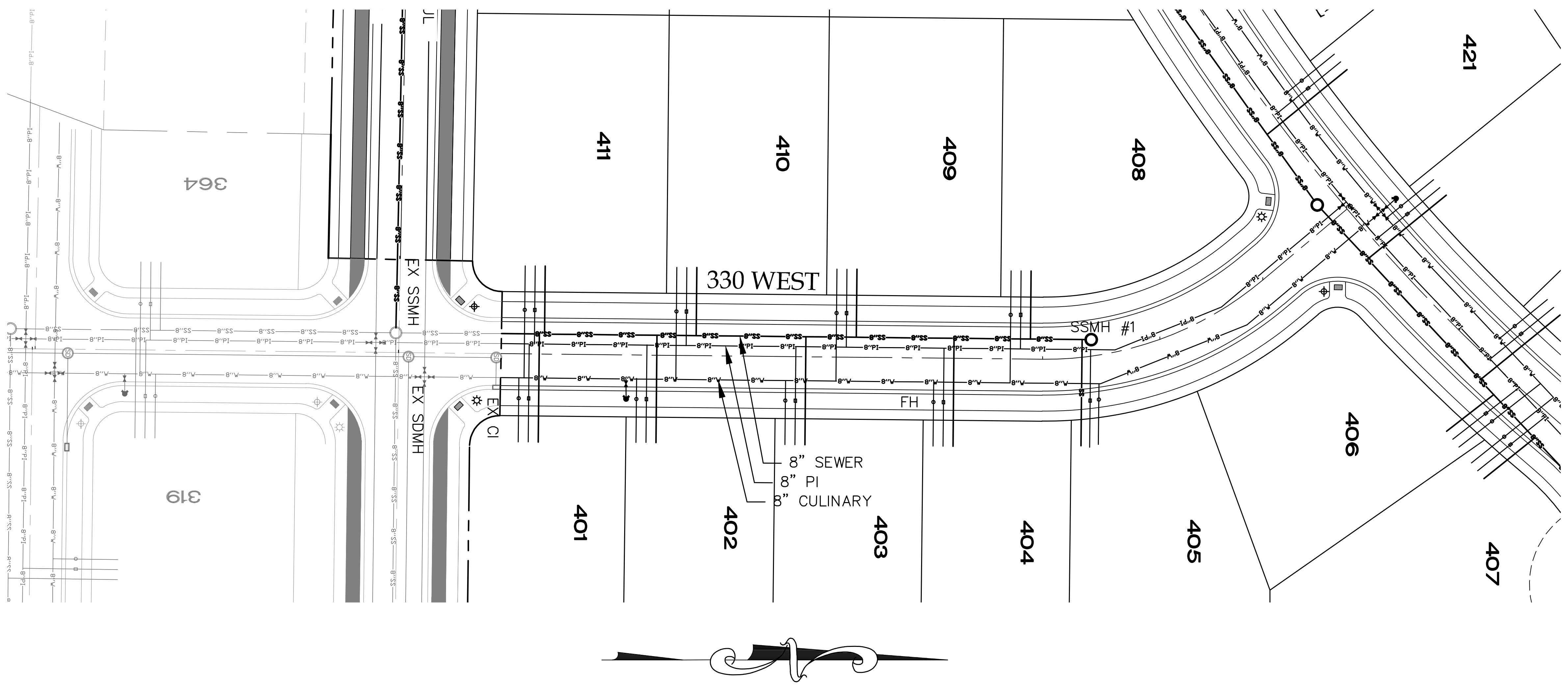
JOB
WS-AF

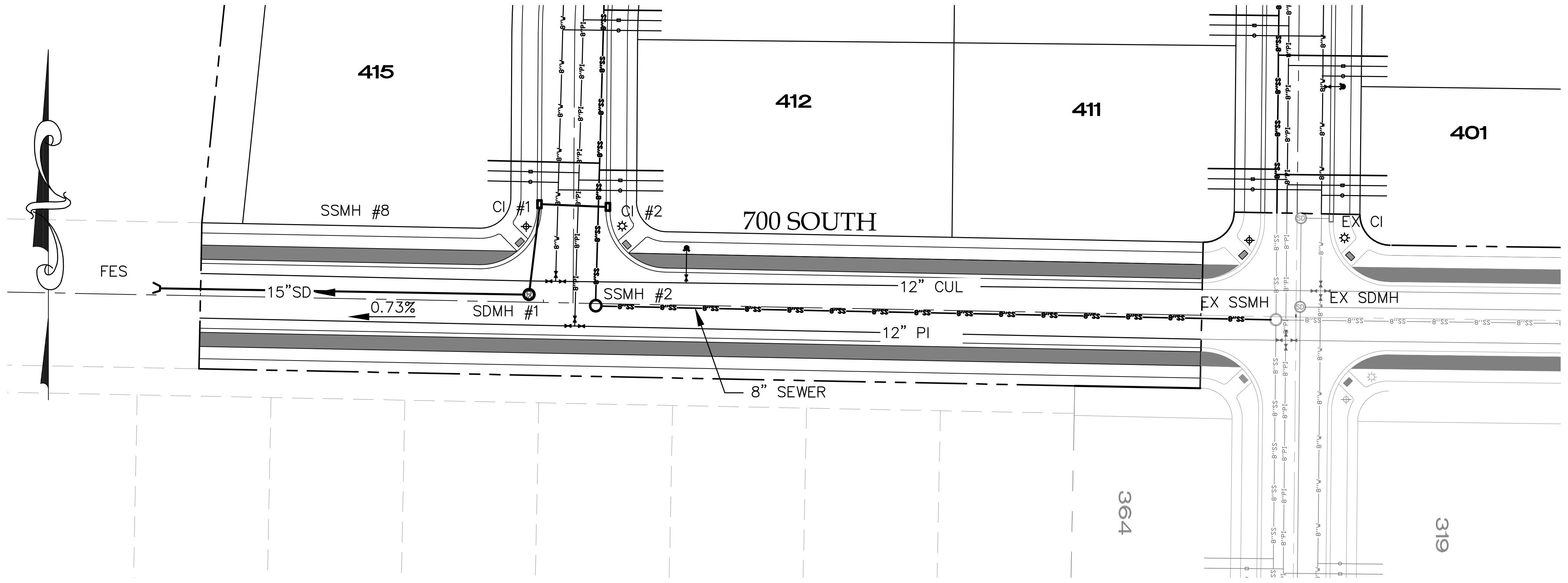
SHEET NO.
3

Know what's below. Call before you dig.

0 50 100 150

(24"x36")
SCALE: 1" = 50'
(11"x17")
SCALE: 1" = 100'





(24"x36")
HORIZONTAL 1" = 50'
VERTICAL 1" = 5'

(11"x17")
HORIZONTAL 1" = 100'
VERTICAL 1" = 10'

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	1/29/2020
COGO FILE:	

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AMERICAN FORK, UTAH

STONECREEK PLAT "D"

A RESIDENTIAL SUBDIVISION

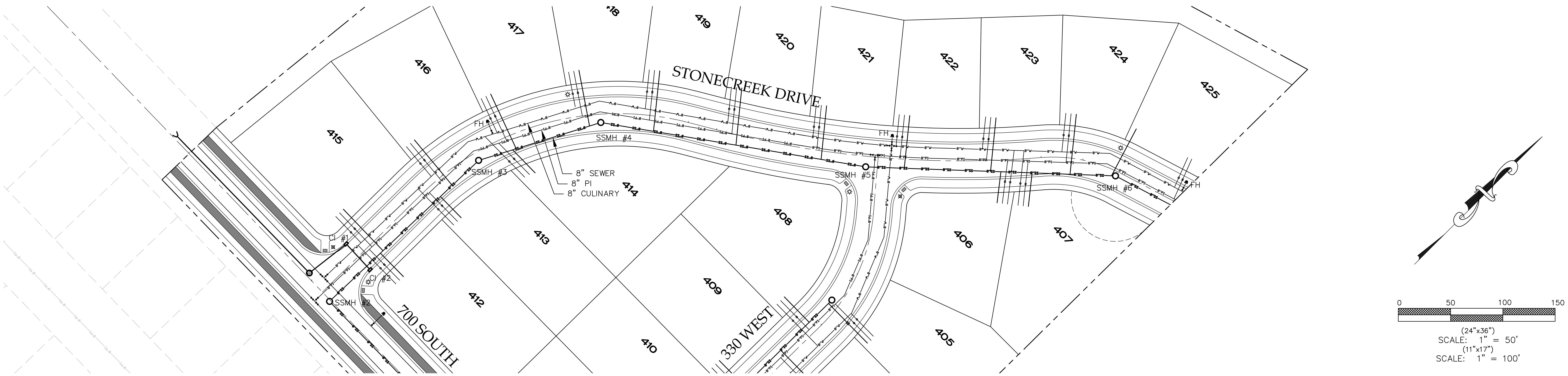
330 WEST PLAN & PROFILE
18+81 - 23+78

700 SOUTH PLAN & PROFILE
10+00 - 16+85

JOB
WS-AF

SHEET NO.
4

Know what's below. Call before you dig.



(24"x36")
SCALE: 1" = 50'
(11"x17")
SCALE: 1" = 100'

4540
4535
4530
4525
4520
4515
4510
10+00
11+00
12+00
13+00
14+00
15+00
16+00
17+00
18+00
19+00
PVI STA = 10+00.00
ELEV = 4527.64
PVI STA = 10+50.00
ELEV = 4527.39
PVI STA = 15+94.82
ELEV = 4534.00
PVI STA = 19+00.00
ELEV = 4536.00
-0.50%
1.21%
0.66%
PROPOSED GRADE
EXISTING GRADE
CONST. 40.5 L.F. 15" RCP STORM DRAIN @ 0.94%
CONST. 8" PI C-900 PVC PIPE MIN 24" OF COVER
CONST. 8" CUL. C-900 PVC PIPE MIN 48" OF COVER
CONST. 192.20 L.F. 8" PVC SDR-35 SEWER @ 0.4%
CONST. 118.3 L.F. 8" PVC SDR-35 SEWER @ 0.4%
CONST. 252.8 L.F. 8" PVC SDR-35 SEWER @ 0.5%
CONST. 235.0 L.F. 8" PVC SDR-35 SEWER @ 0.50%
CONST. 57.3 L.F. 8" PVC SDR-35 SEWER @ 0.50%

CONST. 4' SSMH #2
9+96 – 4' LT.
RIM = 4527.60
INV. IN = 4520.40
INV. OUT = 4520.00

CONST. 5' SDMH
10+03.7 – 21.7' LT.
RIM = 4527.54
INV. = 4523.02
BOT = 4520.02
WITH SNOUT DEVICE

CONST. CI #1
10+03.7 – 21.7' LT.
TBC = 4527.41
INV. = 4523.40

CONST. 4' SSMH #3
11+97.915 – 8' RT.
RIM = 4529.03
INV. IN = 4521.57
INV. OUT = 4521.17

CONST. 4' SSMH #4
13+25.12 – 8' RT.
RIM = 4530.56
INV. IN = 4522.44
INV. OUT = 4522.04

CONST. 4' SSMH #5
15+83.87 – 10' RT.
RIM = 4533.66
INV. IN = 4524.10
INV. OUT = 4523.70

CONST. 4' SSMH #6
18+26.00 – 4.5' RT.
RIM = 4535.40
INV. IN = 4525.68
INV. OUT = 4525.28

SEWER STUB
18+85.5 – 4.6' RT.
INV. = 4525.97

(24"x36")
HORIZONTAL 1" = 50'
VERTICAL 1" = 5'

(11"x17")
HORIZONTAL 1" = 100'
VERTICAL 1" = 10'

REVISIONS					
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:	TGT
1				DRAWN BY:	TT
2				CHECK BY:	TGT
3				DATE:	1/29/2020
4				COGO FILE:	

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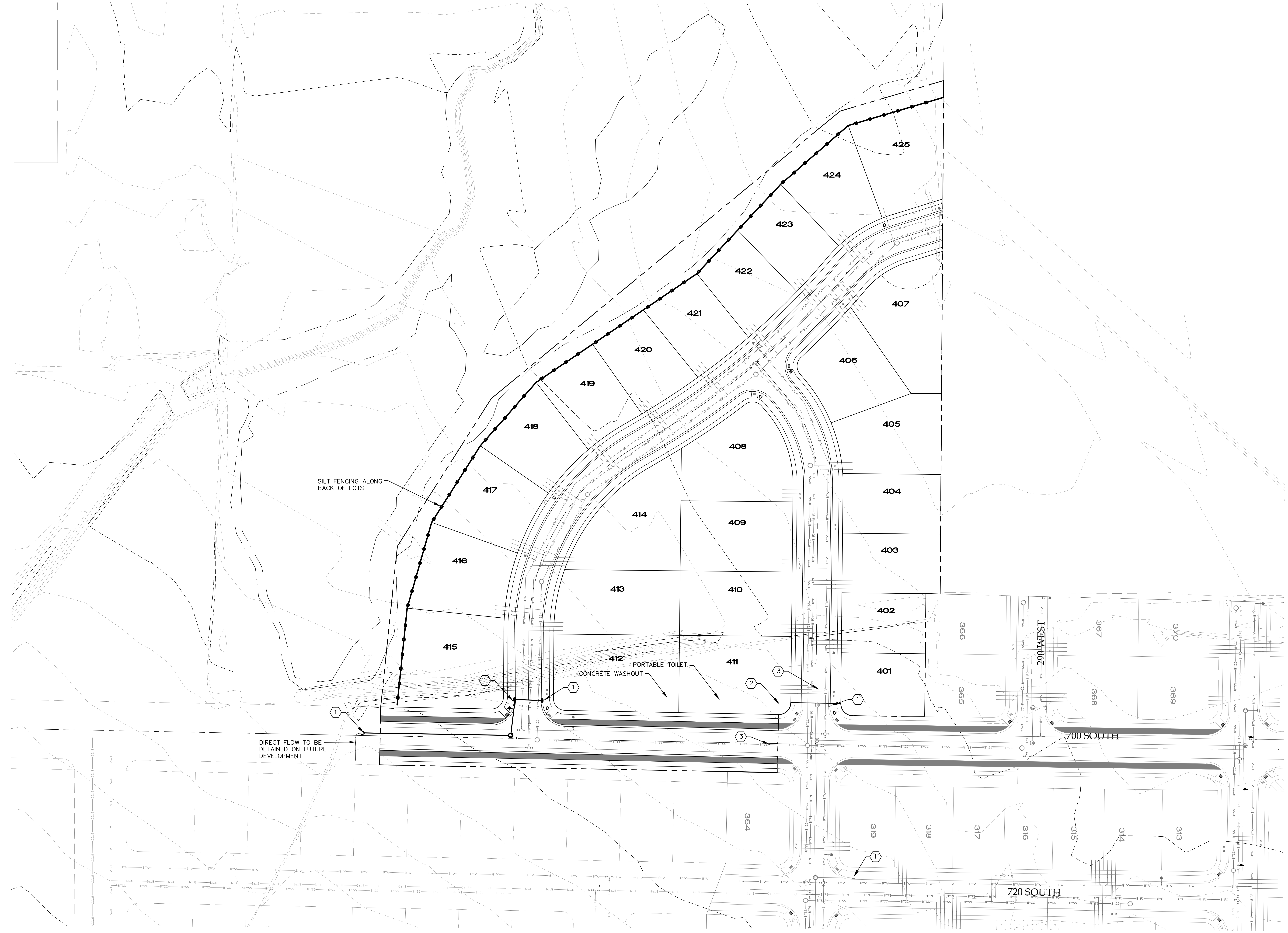
AMERICAN FORK, UTAH

STONECREEK PLAT "D"
A RESIDENTIAL SUBDIVISION

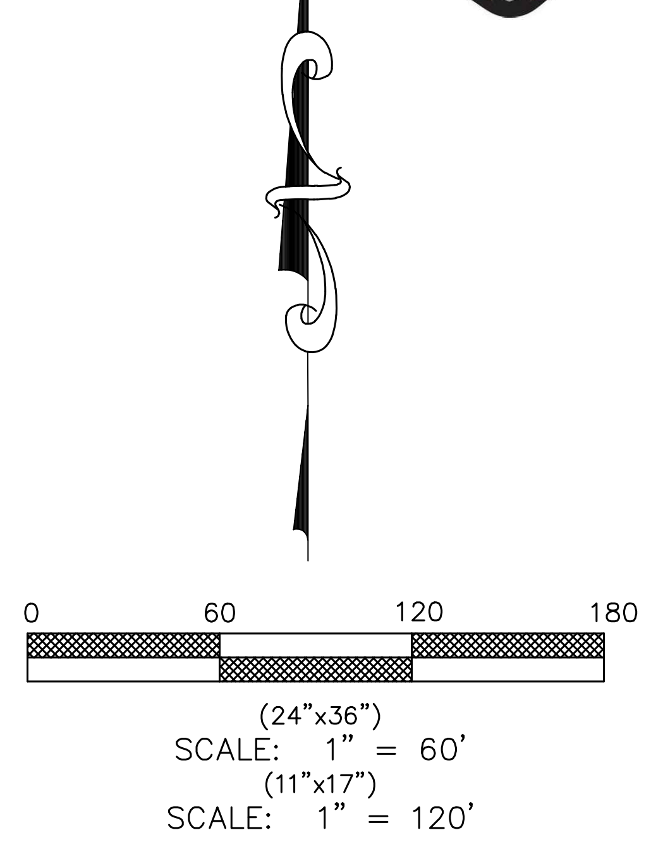
STONECREEK DRIVE PLAN & PROFILE
10+00 – 19+00

JOB
WS-AF

SHEET NO.
5



Know what's below. Call before you dig.



INLET PROTECTION

1. INSTALL SILT FENCE OR STRAW BALE SEDIMENT BARRIER OR EQUIVILANT MEASURE AROUND STORM DRAIN INLETS.
2. INSPECT INLET PROTECTION AFTER STORM EVENT.
3. UPON COMPLETION OF CURB AND GUTTER, PROTECT INLETS WITH FILTER FABRIC AND COURSE GRAVEL OR EQUIVALENT MEASURE.

CONSTRUCTION ENTRANCE

1. CONSTRUCTION ENTRANCE TO BE INSTALLED WITH CRUSHED STONE AT A LOCATION WHERE TRUCKS LEAVE THE SITE TO A PAVED SURFACE.
2. PROVIDE BERMING AT WASH AREA AS NEEDED TO PREVENT SOIL LADEN WASH WATER FROM ENTERING THE STORM WATER FACILITIES.
3. GRAVEL AREA TO BE OF SUFFICIENT SIZE TO ACCOMMODATE THE TRAFFIC.

STORAGE AREA

1. CONTROL STORAGE OF ONSITE MATERIALS TO A DESIGNATED AREA WITH NO DRAINAGE OR WATERWAYS NEARBY.
2. ENSURE ALL ONSITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIALS THAT WILL NOT BE UTILIZED ON SITE.
3. COVER MATERIALS WHEN OUTSIDE THE STORAGE AREA OR WHEN NOT IN USE AND PROTECT STORM DRAIN SYSTEM WHEN IN USE.

STORM WATER MANAGEMENT PLAN

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS
2. THE CONTRACTOR IS TO FOLLOW THE BMP DETAILS AS OUTLINED AND ACCORDING TO AMERICAN FORK CITY STANDARDS.
3. CONTRACTOR SHALL TAKE REASONABLE EFFORT TO LIMIT MUD AND SEDIMENT CARRIED ONTO CITY STREETS FROM THE CONSTRUCTION SITE AND REMOVE ANY PRIOR TO THE CLOSE OF EACH WORK DAY.
4. CONTRACTOR TO COORDINATE CONSTRUCTION FENCING.

KEYED NOTES

1. INSTALL PROTECTION ACCORDING TO AMERICAN FORK CITY STANDARDS
2. INSTALL CONTRACTOR ENTRANCE SIGN ACCORDING TO AMERICAN FORK CITY STANDARDS
3. TRAP ROCK TO BE INSTALLED AS PER CITY STANDARDS TO AID IN THE REMOVAL OF MUD AND SEDIMENT FROM TIRES AT THE ENTRANCE OF THE EXCAVATION AREA

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
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DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	1/29/20
COGO FILE:	

J:\GARRETT\AmericanFork\dwg\PLAT A\10 SWPPP.dwg

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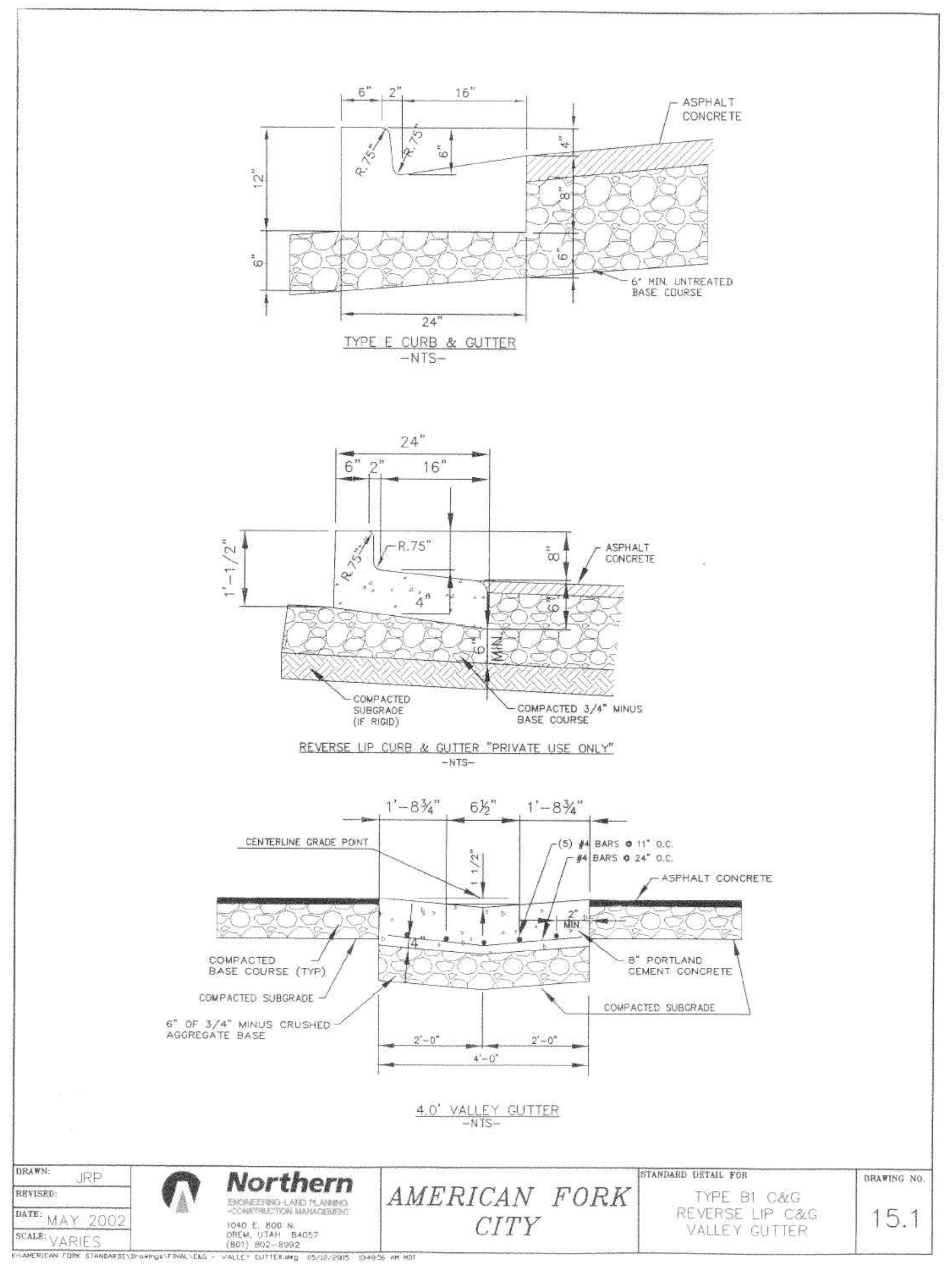
AMERICAN FORK,
UTAH

STONECREEK PLAT "D"
A RESIDENTIAL SUBDIVISION

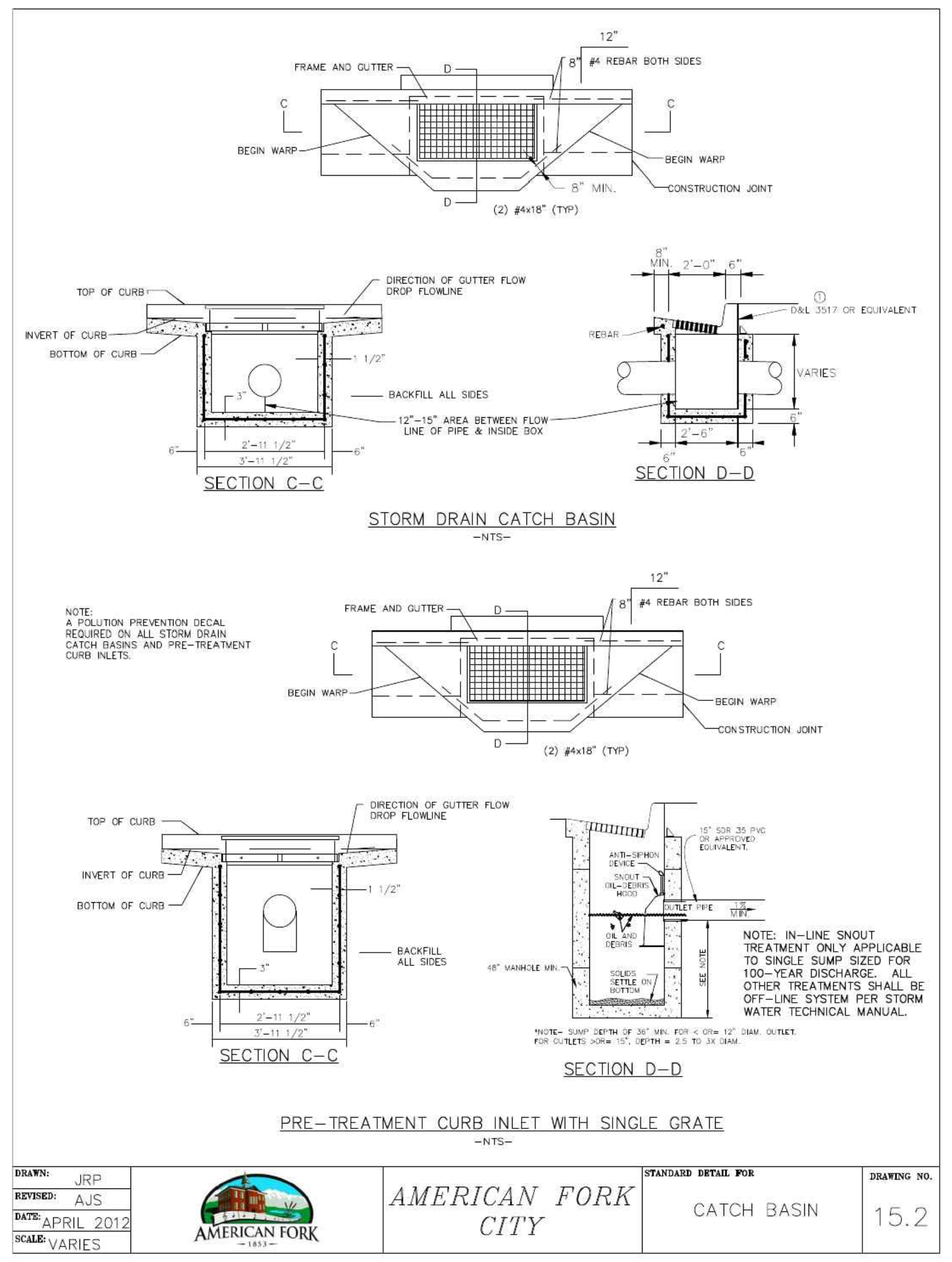
SWPPP

JOB
WS-AF

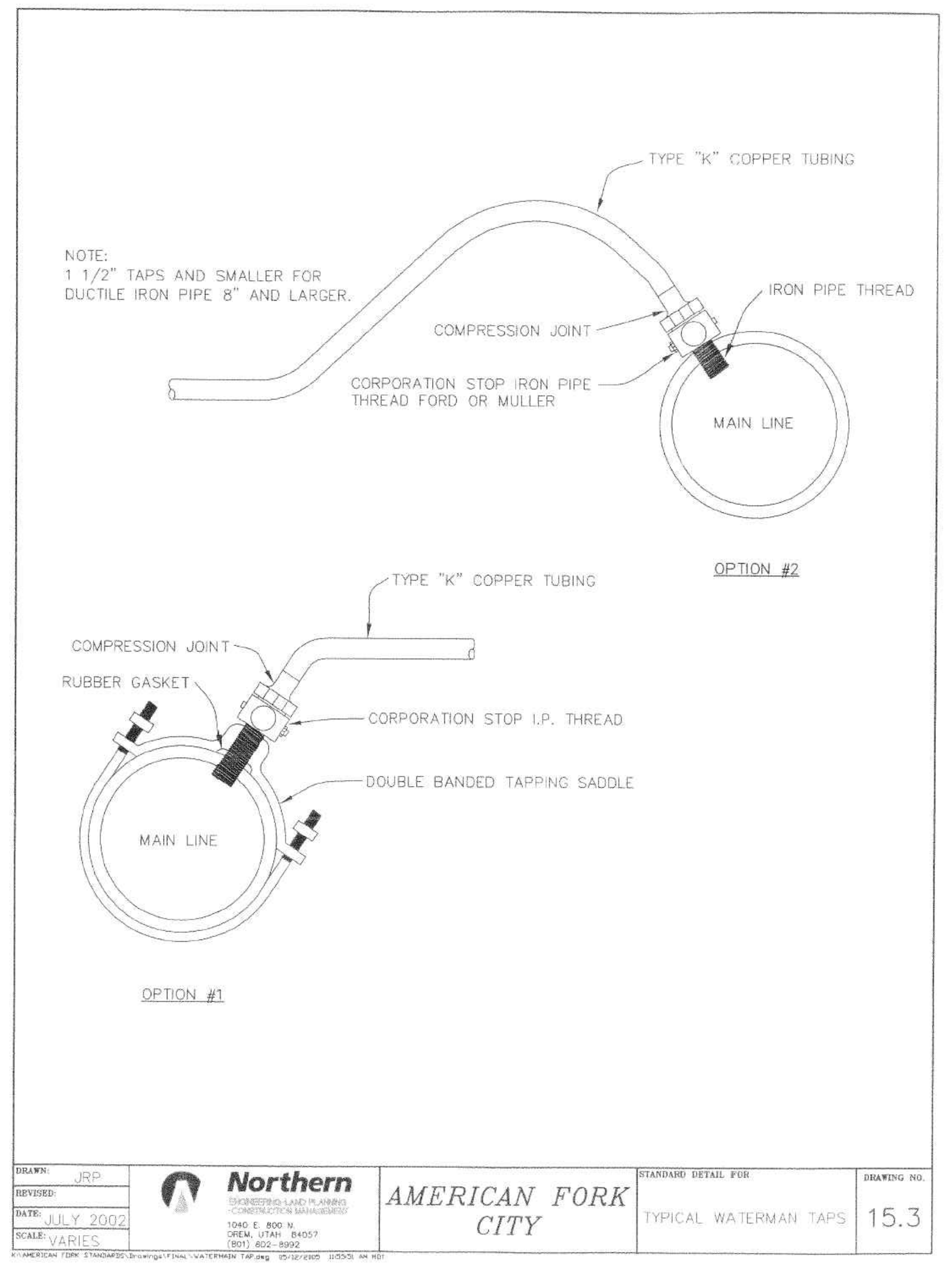
SHEET NO.
06



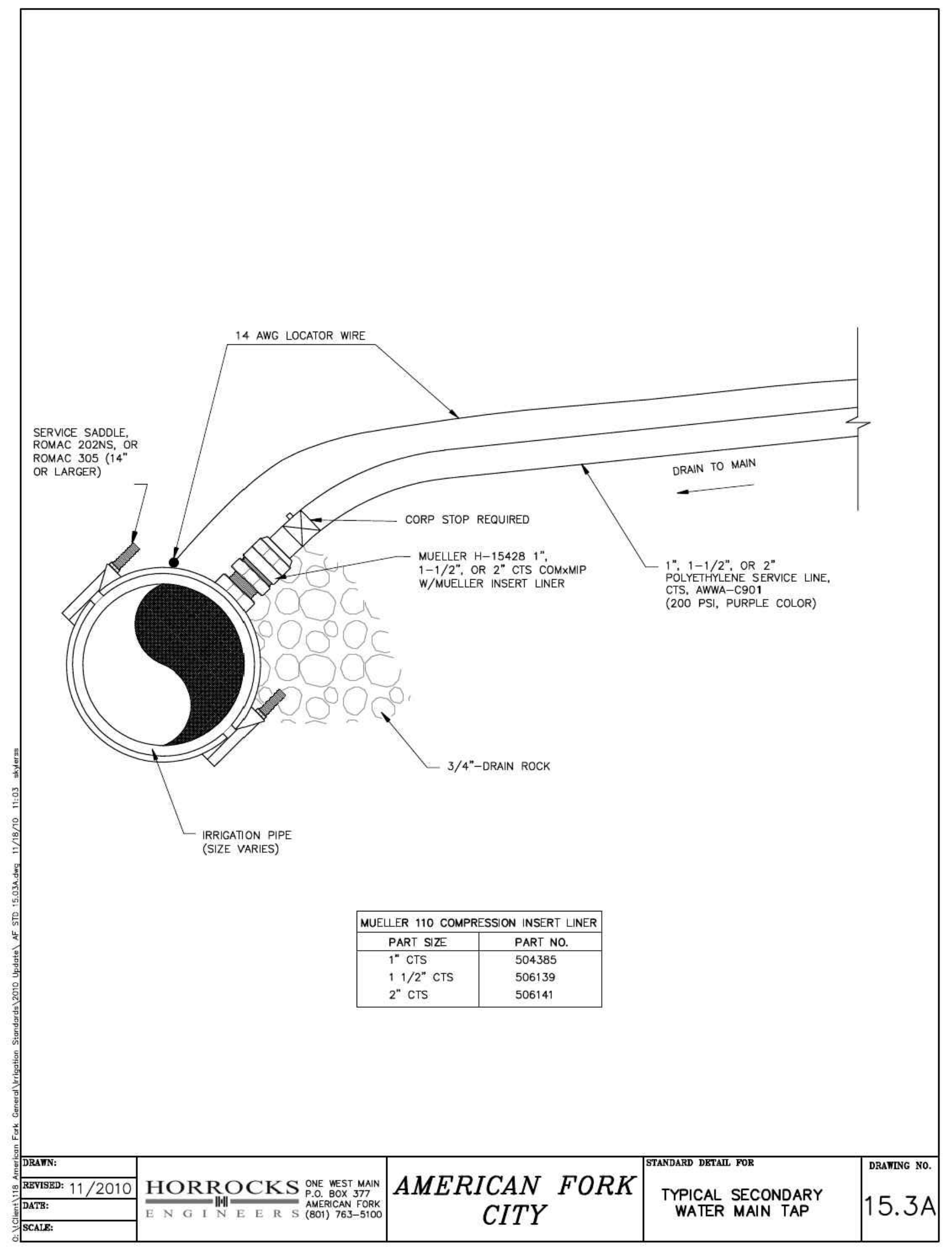
TYPE E CURB & GUTTER
REVERSE LIP CURB & GUTTER "PRIVATE USE ONLY"
4.0' VALLEY GUTTER
ASPHALT CONCRETE
COMPACTED SUBGRADE
COMPACTED 3/4" MINUS BASE COURSE
Northern
AMERICAN FORK CITY
TYPE "E" C&G REVERSE LIP C&G VALLEY GUTTER
DATE: MAY 2003
15.1



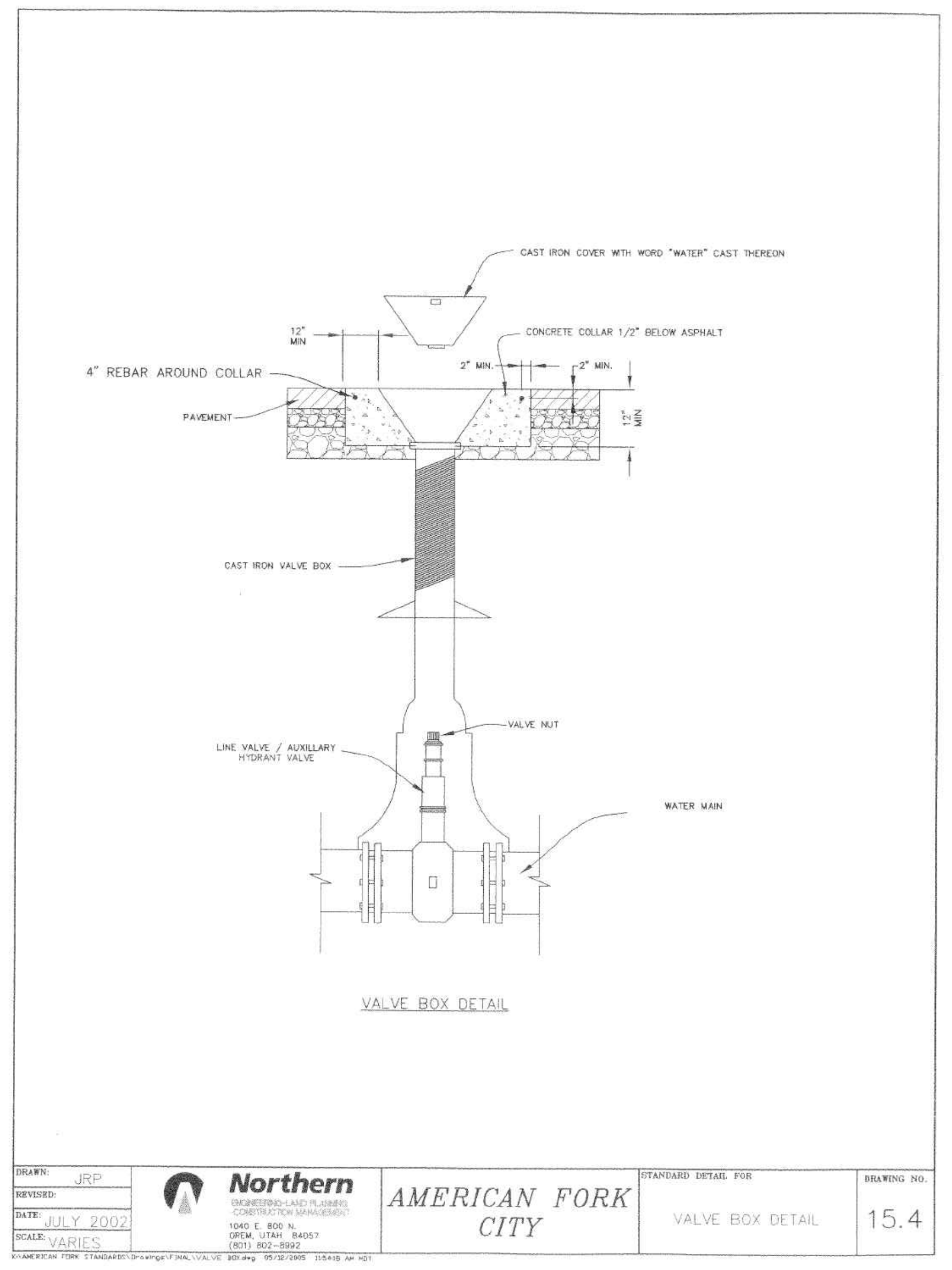
STORM DRAIN CATCH BASIN
-NTS-
SECTION C-C
SECTION D-D
PRE-TREATMENT CURB INLET WITH SINGLE GRATE
-NTS-
FRAME AND GUTTER
BEGIN WARP
CONSTRUCTION JOINT
TOP OF CURB
INVERT OF CURB
BOTTOM OF CURB
BACKFILL ALL SIDES
DIRECTION OF GUTTER FLOW DROP FLOWLINE
NOTE: IN-LINE SNOUT TREATMENT ONLY APPLICABLE TO SINGLE SUMP SIZED FOR 100-YEAR DISCHARGE. ALL OTHER TREATMENTS SHALL BE OFF-LINE SYSTEM PER STORM WATER TECHNICAL MANUAL.
DRAWN: JRP
REVISED: AJS
DATE: APRIL 2012
SCALE: VARIES
AMERICAN FORK CITY
CATCH BASIN
15.2

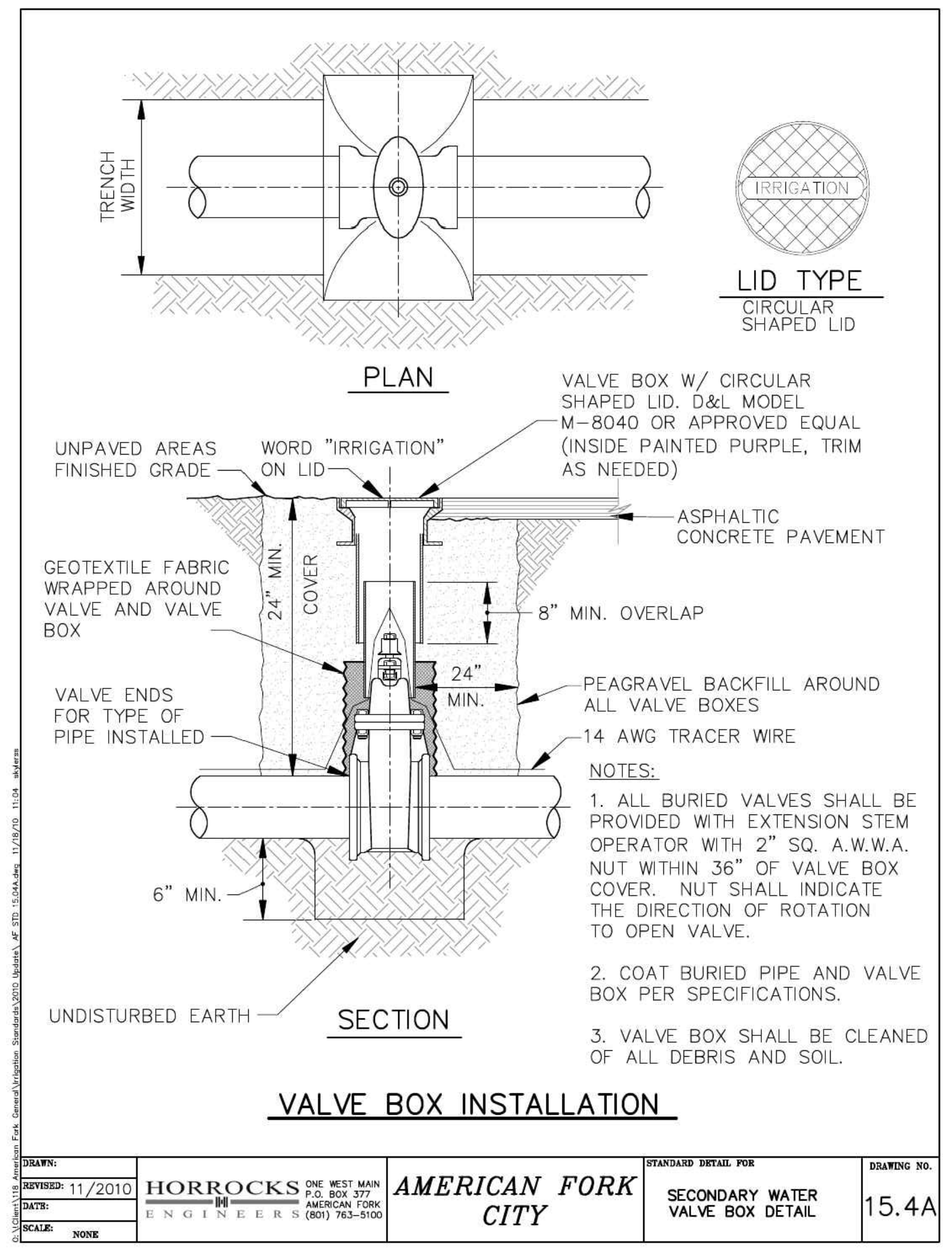


NOTE: 1 1/2" TAPS AND SMALLER FOR DUCTILE IRON PIPE 8" AND LARGER.
TYPE "K" COPPER TUBING
COMPRESSION JOINT
IRON PIPE THREAD
CORPORATION STOP IRON PIPE THREAD FORD OR MULLER
MAIN LINE
OPTION #2
RUBBER GASKET
CORPORATION STOP I.P. THREAD
DOUBLE BANDED TAPPING SADDLE
OPTION #1
Northern
DATE: JULY 2002
AMERICAN FORK CITY
TYPICAL WATERMAIN TAPS
15.3

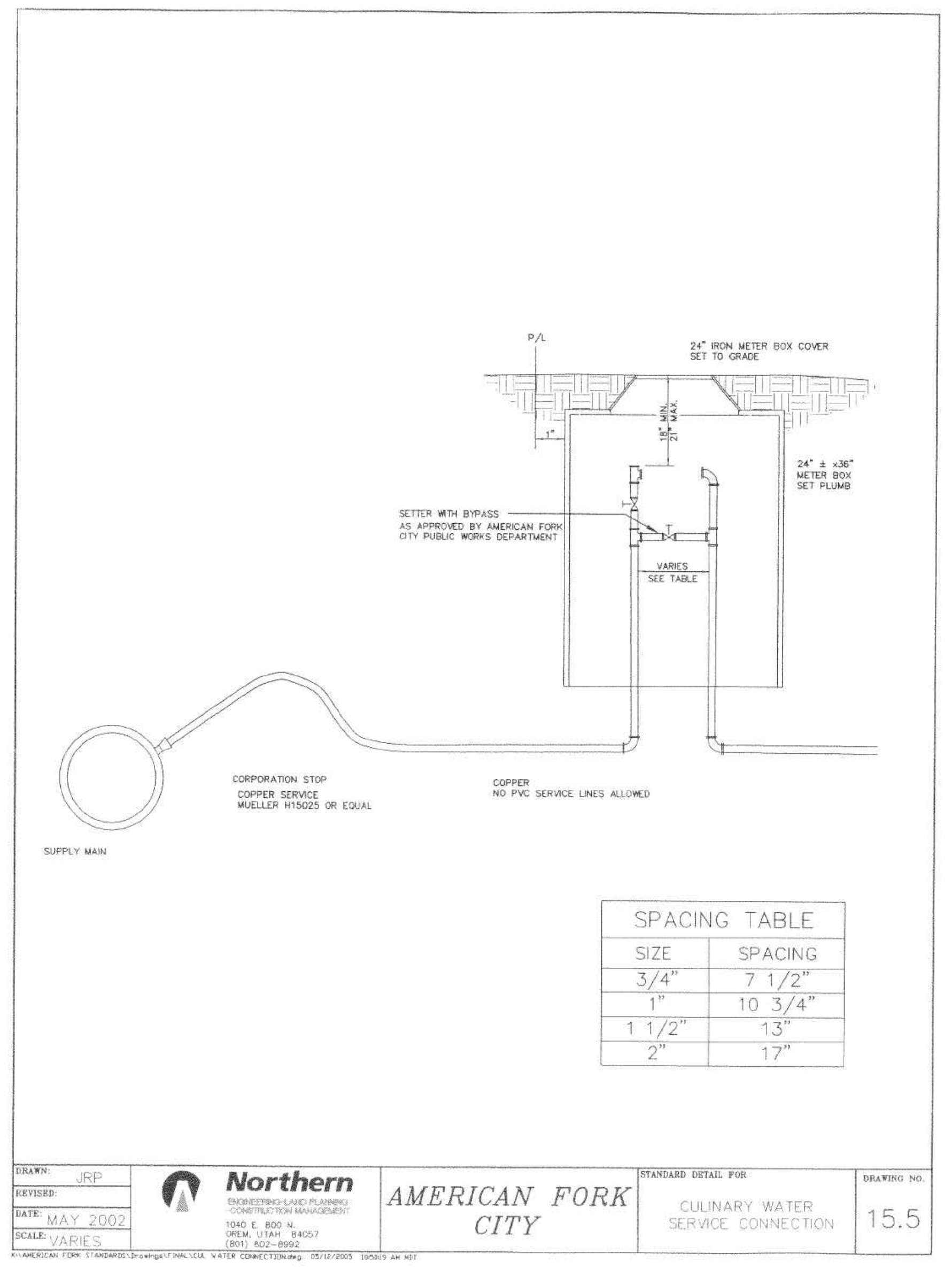


14 AWG LOCATOR WIRE
SERVICE SADDLE, ROMAC 202NS, OR ROMAC 305 (14" OR LARGER)
CORP STOP REQUIRED
DRAIN TO MAIN
MUELLER H-15428 1", 1-1/2", OR 2" CTS COMxMIP W/MUELLER INSERT LINER
1", 1-1/2", OR 2" POLYETHYLENE SERVICE LINE, CTS, AWWA-C901 (200 PSI, PURPLE COLOR)
3/4"-DRAIN ROCK
IRRIGATION PIPE (SIZE VARIES)
MUELLER 110 COMPRESSION INSERT LINER
PART SIZE | PART NO.
1" CTS | 504385
1 1/2" CTS | 506139
2" CTS | 506141
REVISED: 11/2010
HORROCKS ENGINEERS
AMERICAN FORK CITY
TYPICAL SECONDARY WATER MAIN TAP
15.3A

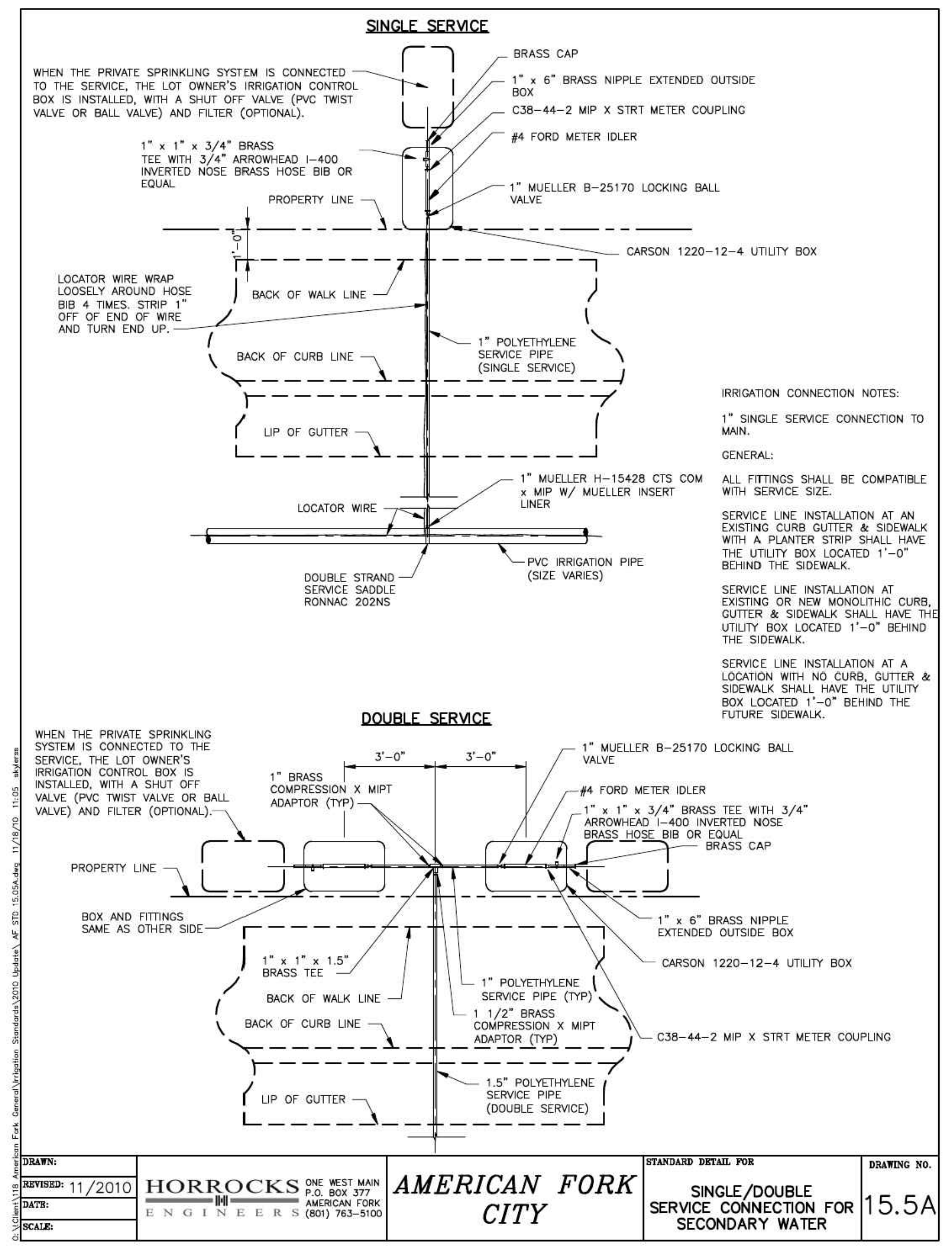




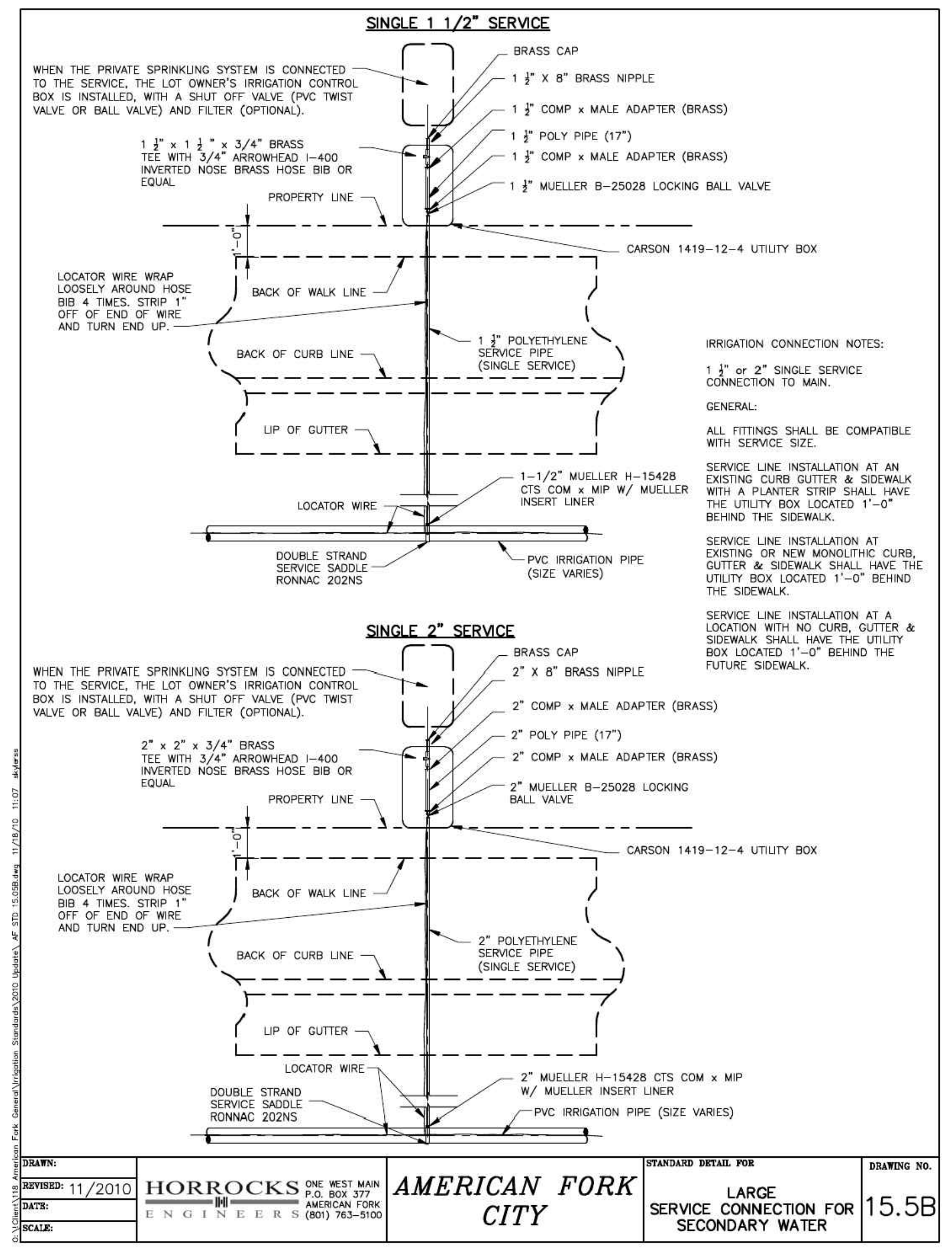
TRENCH WIDTH
IRRIGATION
LID TYPE
CIRCULAR SHAPED LID
PLAN
VALVE BOX W/ CIRCULAR SHAPED LID. D&L MODEL M-8040 OR APPROVED EQUAL (INSIDE PAINTED PURPLE, TRIM AS NEEDED)
UNPAVED AREAS FINISHED GRADE
WORD "IRRIGATION" ON LID
ASPHALTIC CONCRETE PAVEMENT
GEOTEXTILE FABRIC WRAPPED AROUND VALVE AND VALVE BOX
24" MIN. COVER
8" MIN. OVERLAP
24" MIN.
PEAGRAVEL BACKFILL AROUND ALL VALVE BOXES
14 AWG TRACER WIRE
VALVE ENDS FOR TYPE OF PIPE INSTALLED
NOTES:
1. ALL BURIED VALVES SHALL BE PROVIDED WITH EXTENSION STEM OPERATOR WITH 2" SQ. A.W.W.A. NUT WITHIN 36" OF VALVE BOX COVER. NUT SHALL INDICATE THE DIRECTION OF ROTATION TO OPEN VALVE.
2. COAT BURIED PIPE AND VALVE BOX PER SPECIFICATIONS.
3. VALVE BOX SHALL BE CLEANED OF ALL DEBRIS AND SOIL.
6" MIN.
UNDISTURBED EARTH
SECTION
VALVE BOX INSTALLATION
REVISED: 11/2010
HORROCKS ENGINEERS
AMERICAN FORK CITY
SECONDARY WATER VALVE BOX DETAIL
15.4A

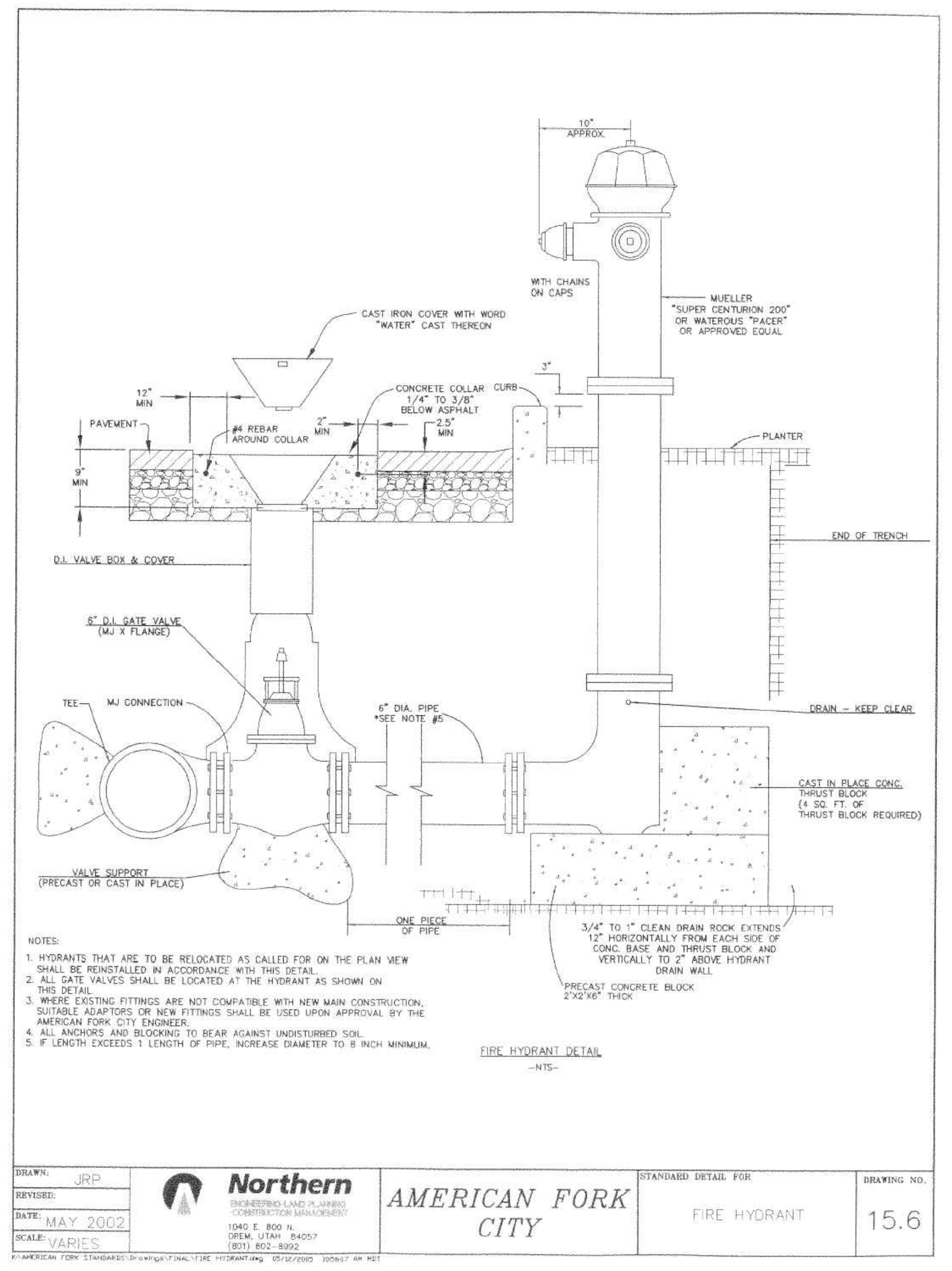


24" IRON METER BOX COVER SET TO GRADE
SETTER WITH BYPASS AS APPROVED BY AMERICAN FORK CITY PUBLIC WORKS DEPARTMENT
CORPORATION STOP COPPER SERVICE MUELLER H15025 OR EQUAL
COPPER NO PVC SERVICE LINES ALLOWED
SUPPLY MAIN
SPACING TABLE
SIZE | SPACING
3/4" | 7 1/2"
1" | 10 3/4"
1 1/2" | 13"
2" | 17"
Northern
DATE: MAY 2002
AMERICAN FORK CITY
CULINARY WATER SERVICE CONNECTION
15.5



SINGLE SERVICE
DOUBLE SERVICE
BRASS CAP
CARSON 1220-12-4 UTILITY BOX
PROPERTY LINE
BACK OF WALK LINE
BACK OF CURB LINE
LIP OF GUTTER
LOCATOR WIRE
DOUBLE STRAND SERVICE SADDLE RONNAC 202NS
PVC IRRIGATION PIPE (SIZE VARIES)
IRRIGATION CONNECTION NOTES:
REVISED: 11/2010
HORROCKS ENGINEERS
AMERICAN FORK CITY
SINGLE/DOUBLE SERVICE CONNECTION FOR SECONDARY WATER
15.5A





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DESIGNED BY: TGT
DRAWN BY: TT
CHECK BY: TGT
DATE: 1/29/2020
COGO FILE:

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CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

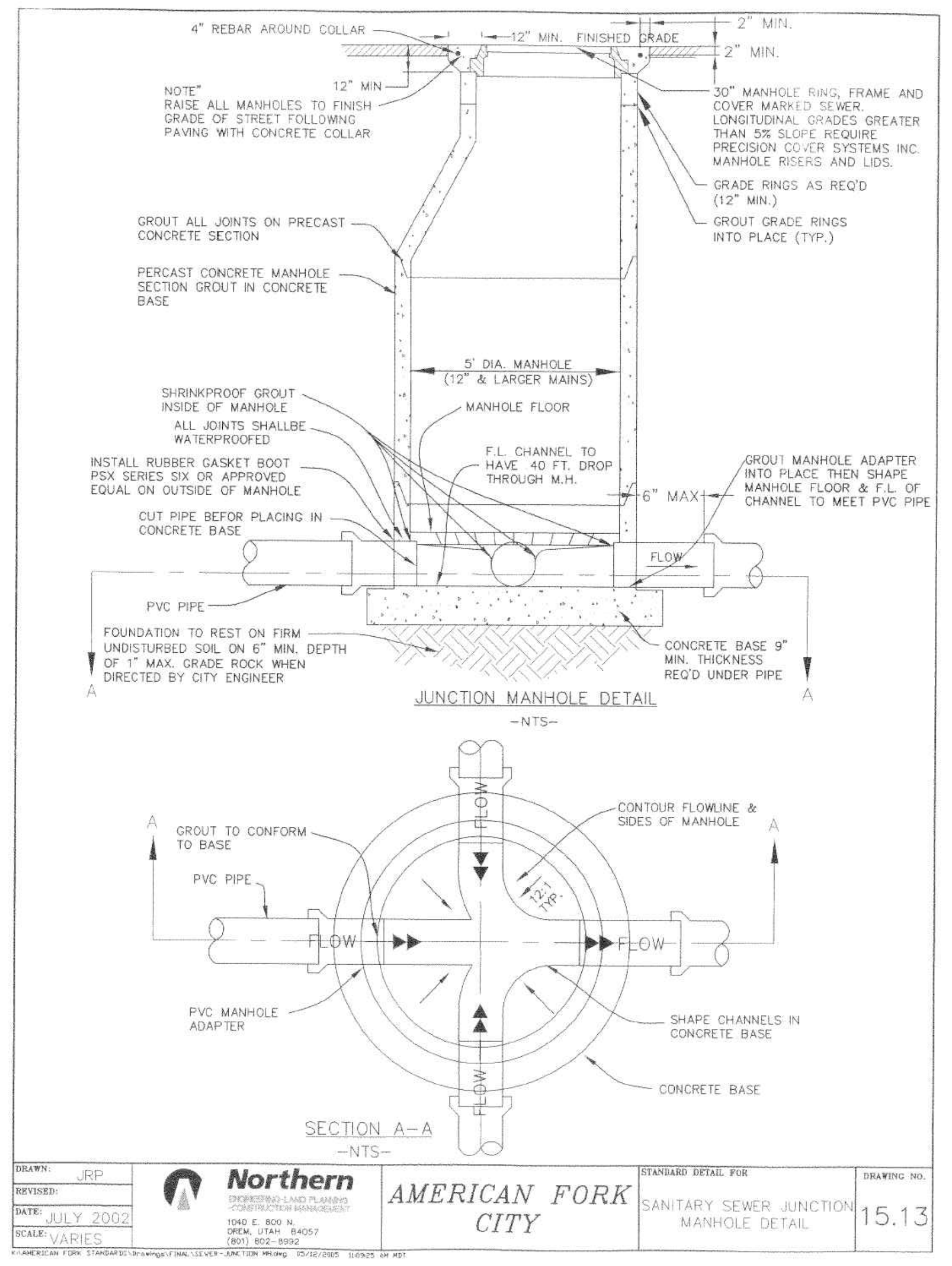
AMERICAN FORK, UTAH

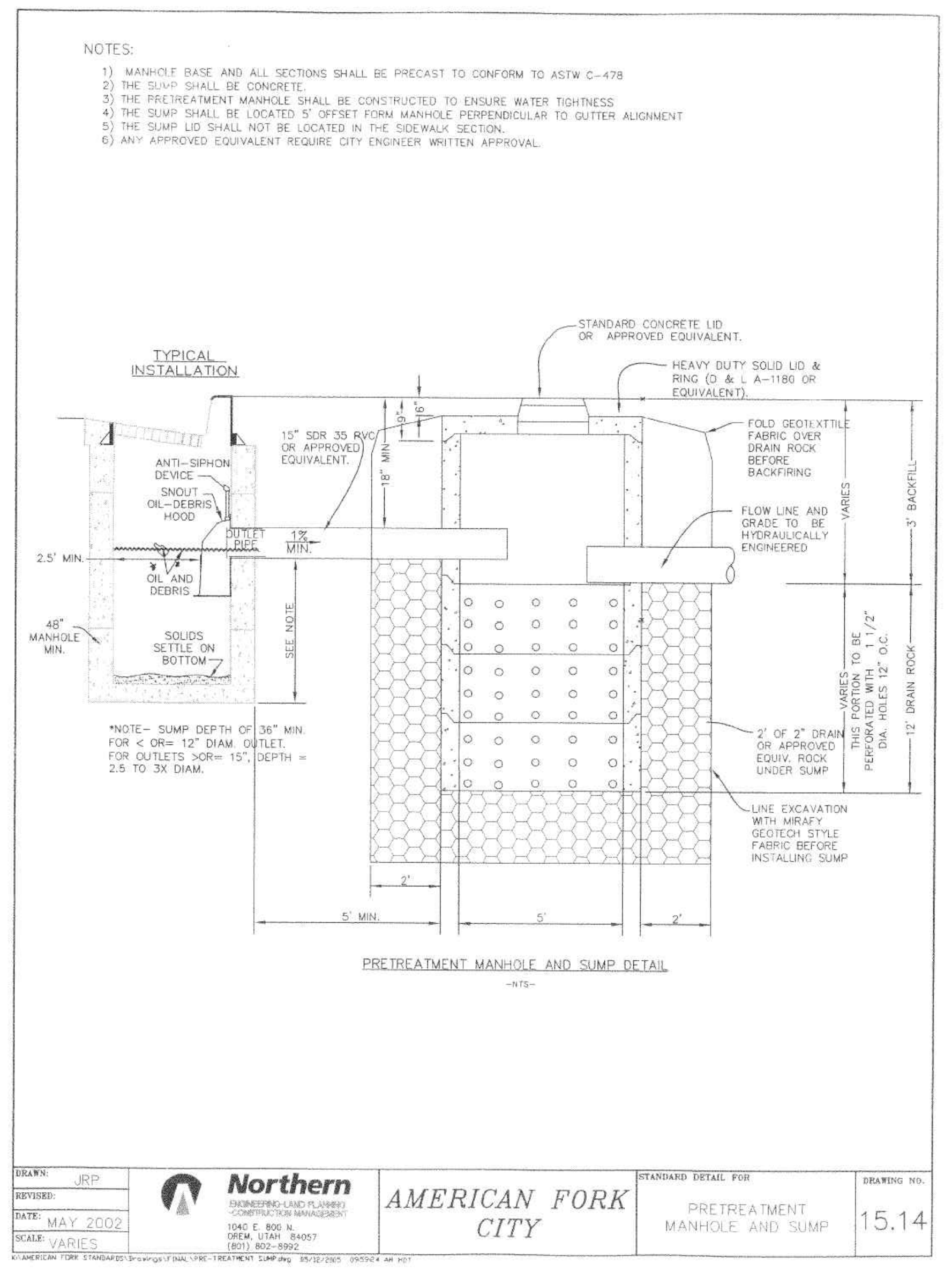
STONECREEK PLAT "D"
A RESIDENTIAL SUBDIVISION

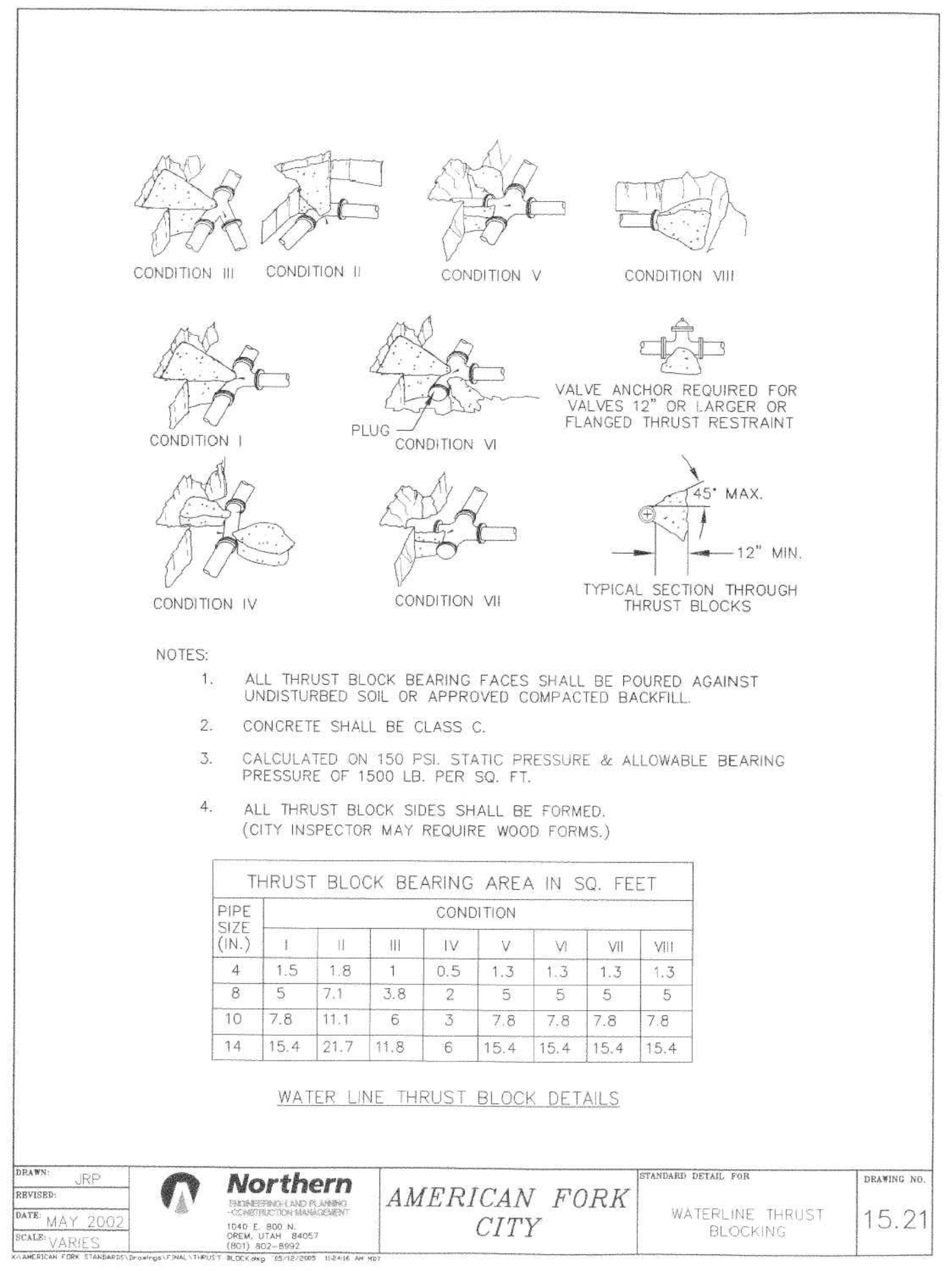
DETAIL SHEET 1

JOB
WS-AF

SHEET NO.
7


4" REBAR AROUND COLLAR
12" MIN. FINISHED GRADE
2" MIN.
NOTE: RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
30" MANHOLE RING, FRAME AND COVER MARKED SEWER
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
SHRINKPROOF GROUT INSIDE OF MANHOLE
ALL JOINTS SHALL BE WATERPROOFED
5' DIA. MANHOLE (12" & LARGER MAINS)
MANHOLE FLOOR
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
INSTALL RUBBER GASKET BOOT PVC SERIES 2/4 OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
CUT PIPE BEFORE PLACING IN CONCRETE BASE
6" MAX.
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL OR 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 8" MIN. THICKNESS REQ'D UNDER PIPE
A
JUNCTION MANHOLE DETAIL
–NTS–
GROUT TO CONFORM TO BASE
CONTOUR FLOWLINE & SIDES OF MANHOLE
PVC PIPE
FLOW
PVC MANHOLE ADAPTER
SHAPE CHANNELS IN CONCRETE BASE
CONCRETE BASE
SECTION A–A
–NTS–
Northern
AMERICAN FORK CITY
STANDARD DETAIL FOR
SANITARY SEWER JUNCTION MANHOLE DETAIL
DRAWING NO.
15.13
JULY 2002
VARIES


NOTES:
TYPICAL INSTALLATION
STANDARD CONCRETE LID OR APPROVED EQUIVALENT
HEAVY DUTY SOLID LID & RING
FOLD GEOTEXTILE FABRIC OVER DRAIN ROCK BEFORE BACKFILLING
FLOW LINE AND GRADE TO BE HYDRAULICALLY ENGINEERED
ANTI-SIPHON DEVICE
SNOUT OIL–DEBRIS HOOD
OIL AND DEBRIS
SOLIDS SETTLE ON BOTTOM
LINE EXCAVATION WITH GEOTEXTILE FABRIC BEFORE INSTALLING SUMP
2' OF 2" DRAIN OR APPROVED EQUAL ROCK
5' MIN.
PRETREATMENT MANHOLE AND SUMP DETAIL
–NTS–
Northern
AMERICAN FORK CITY
STANDARD DETAIL FOR
PRETREATMENT MANHOLE AND SUMP
DRAWING NO.
15.14
MAY 2002
VARIES



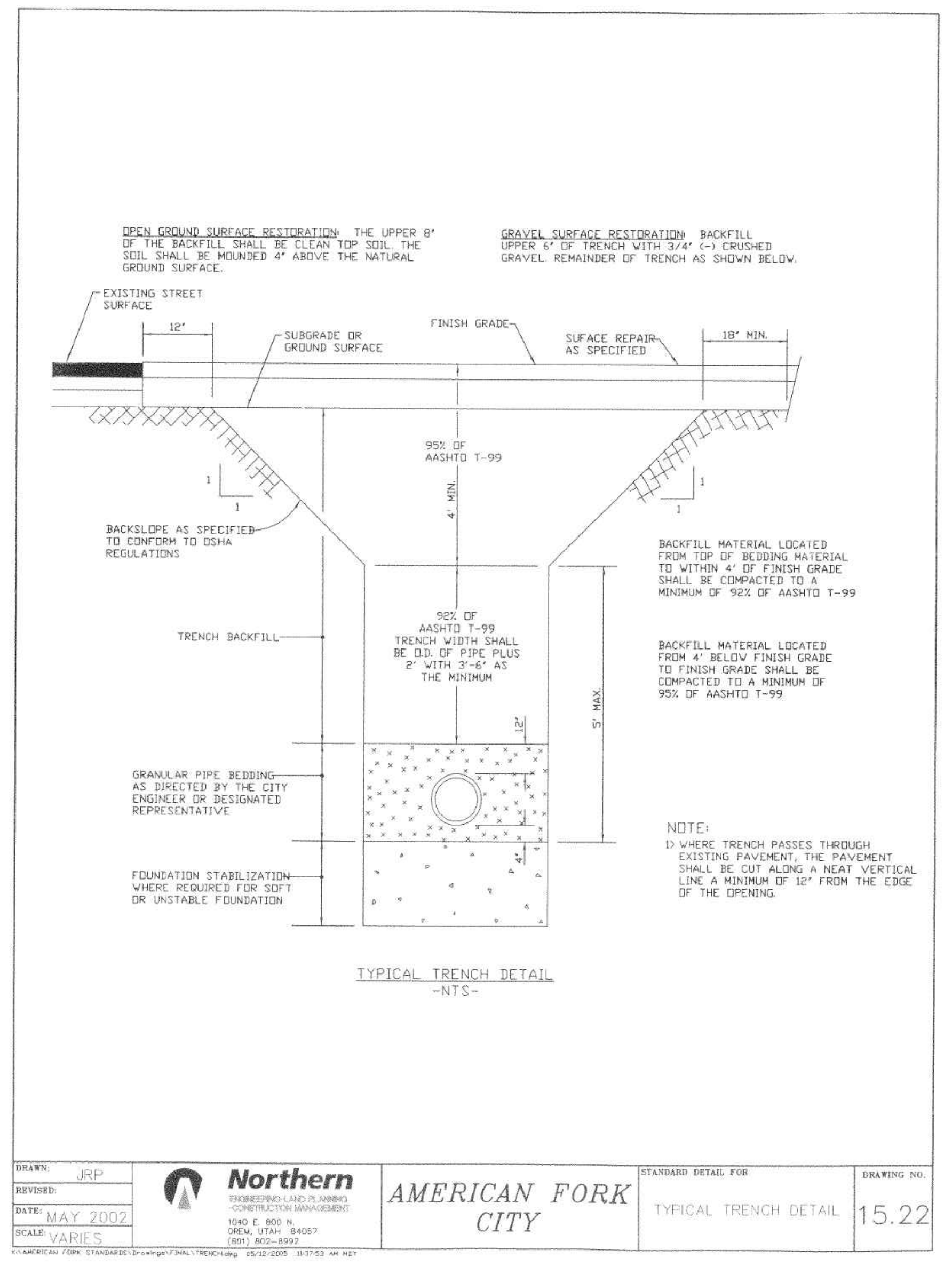
NOTES:

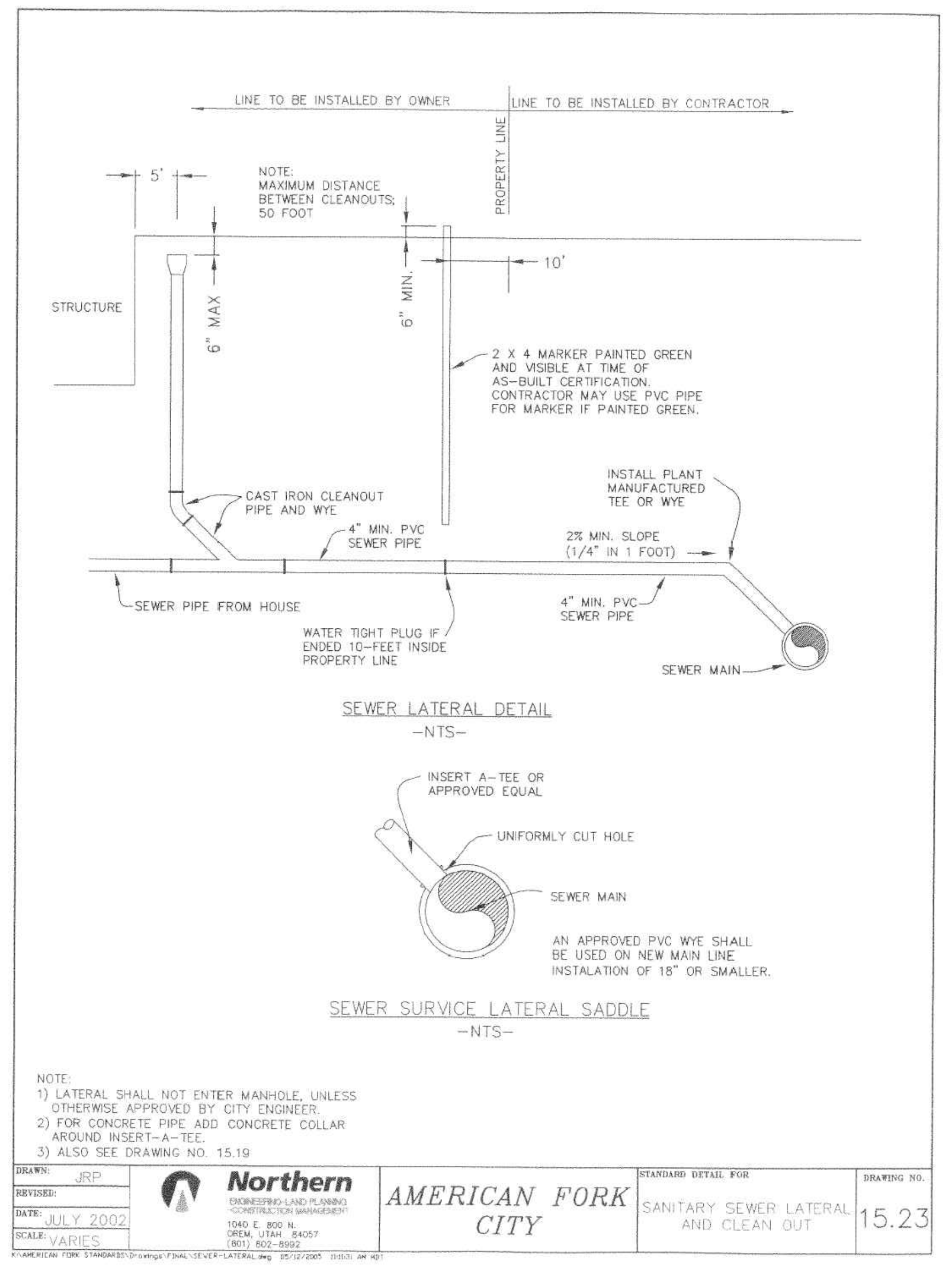
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. CONCRETE SHALL BE CLASS C.
3. CALCULATED ON 150 PSI. STATIC PRESSURE & ALLOWABLE BEARING PRESSURE OF 1500 LB. PER SQ. FT.
4. ALL THRUST BLOCK SIDES SHALL BE FORMED. (CITY INSPECTOR MAY REQUIRE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

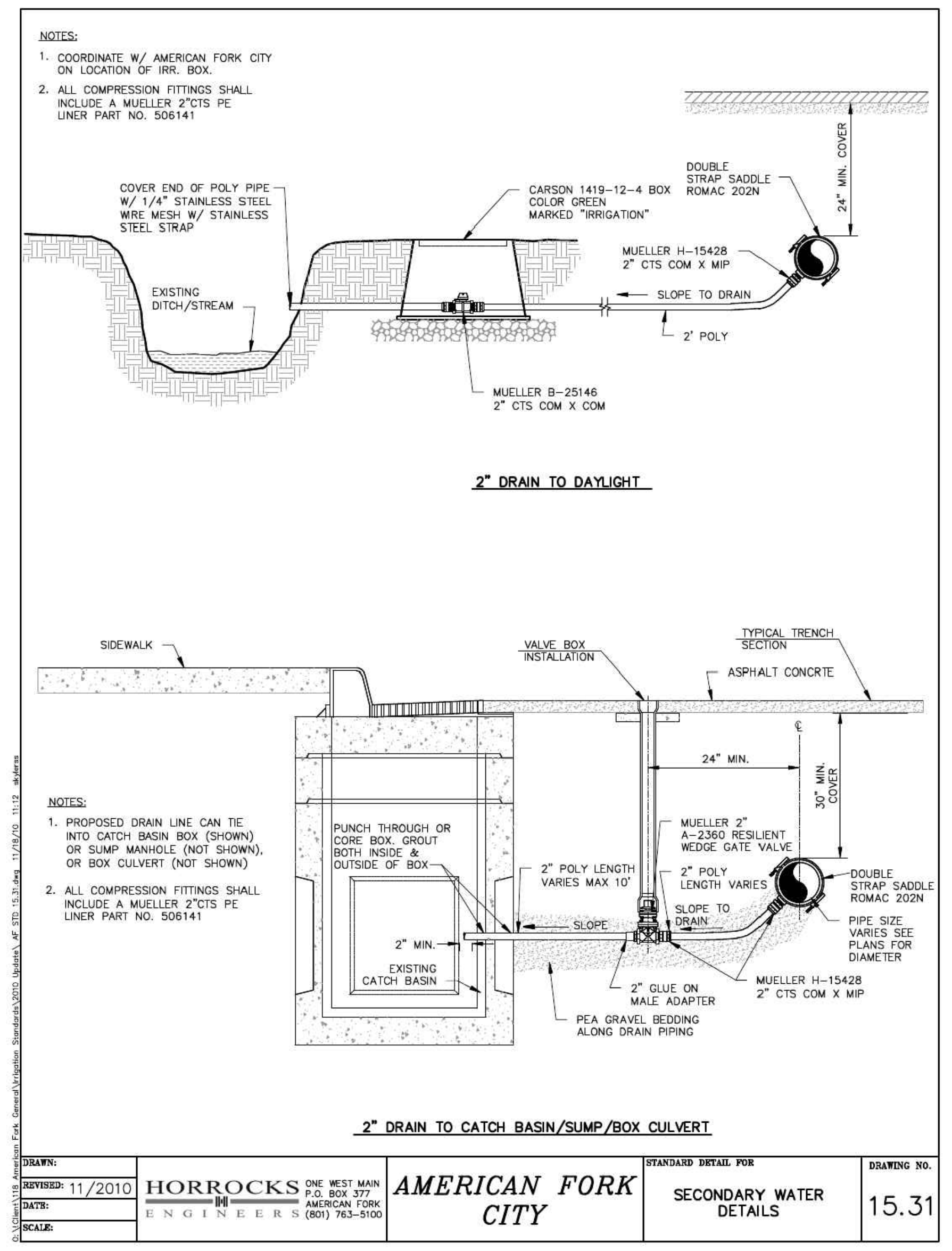
THRUST BLOCK BEARING AREA IN SQ. FEET

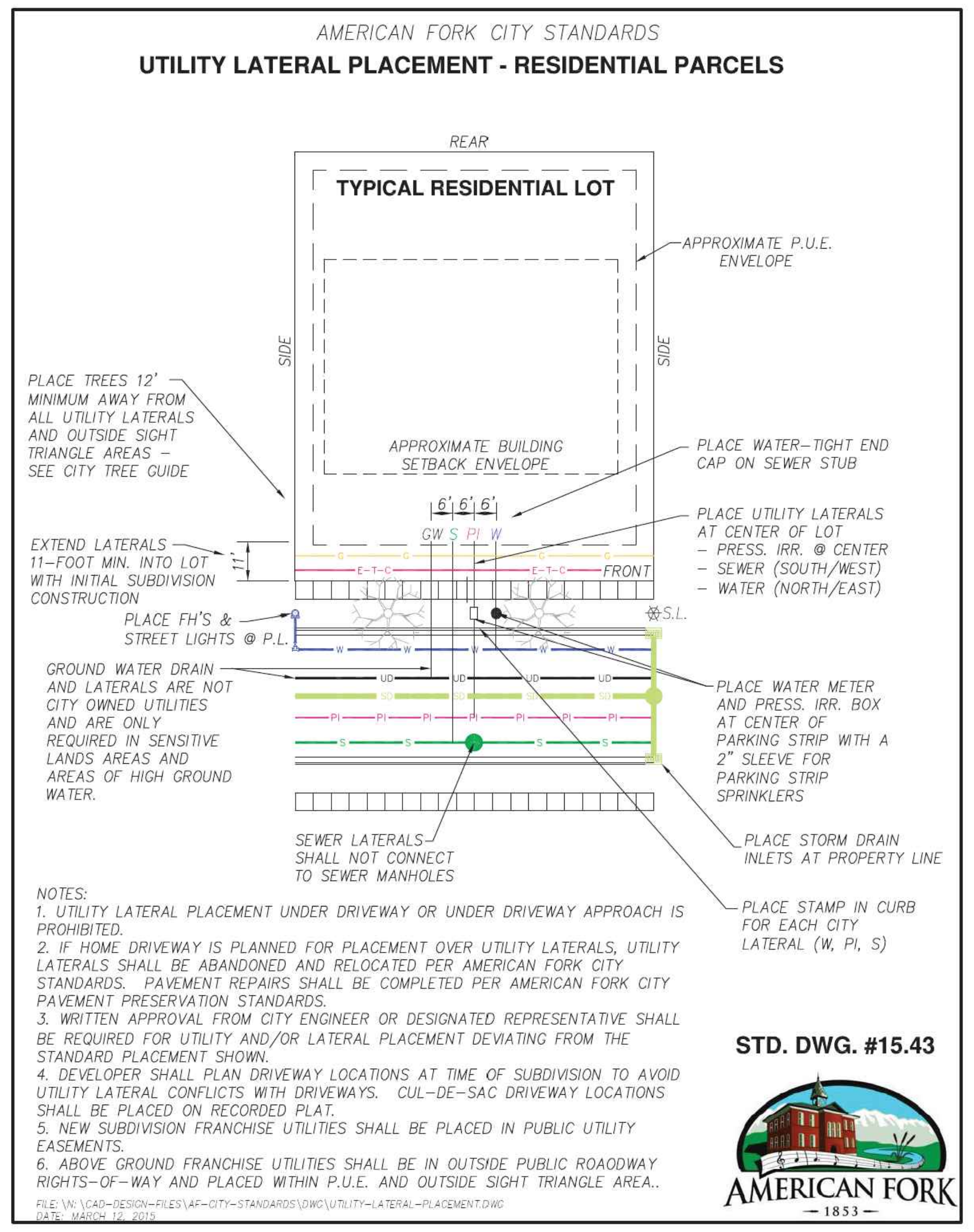
PIPE SIZE (IN.)	CONDITION							
	I	II	III	IV	V	VI	VII	VIII
4	1.5	1.8	1	0.5	1.3	1.3	1.3	1.3
8	5	7.1	3.8	2	5	5	5	5
10	7.8	11.1	6	3	7.8	7.8	7.8	7.8
14	15.4	21.7	11.8	6	15.4	15.4	15.4	15.4

WATER LINE THRUST BLOCK DETAILS


OPEN GROUND SURFACE RESTORATION
GRAVEL SURFACE RESTORATION
EXISTING STREET SURFACE
SUBGRADE OR GROUND SURFACE
FINISH GRADE
SURFACE REPAIR AS SPECIFIED
BACKSLOPE AS SPECIFIED TO CONFORM TO OSHA REGULATIONS
TRENCH BACKFILL
GRANULAR PIPE BEDDING
FOUNDATION STABILIZATION WHERE REQUIRED FOR SOFT OR UNSTABLE FOUNDATION
BACKFILL MATERIAL LOCATED FROM TOP OF BEDDING MATERIAL TO WITHIN 4' OF FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 90% OF AASHTO T-99
NOTE:
TYPICAL TRENCH DETAIL
–NTS–
Northern
AMERICAN FORK CITY
STANDARD DETAIL FOR
TYPICAL TRENCH DETAIL
DRAWING NO.
15.22
MAY 2002
VARIES


LINE TO BE INSTALLED BY OWNER
LINE TO BE INSTALLED BY CONTRACTOR
5'
NOTE: MAXIMUM DISTANCE BETWEEN CLEANOUTS 50 FOOT
PROPERTY LINE
10'
STRUCTURE
6" MAX.
6" MIN.
2 X 4 MARKER PAINTED GREEN AND VISIBLE AT TIME OF AS-BUILT CERTIFICATION. CONTRACTOR MAY USE PVC PIPE FOR MARKER IF PAINTED GREEN.
CAST IRON CLEANOUT PIPE AND WYE
4" MIN. PVC SEWER PIPE
INSTALL PLANT MANUFACTURED TEE OR WYE
2% MIN. SLOPE (1/4" IN 1 FOOT)
SEWER PIPE FROM HOUSE
WATER TIGHT PLUG IF ENDED 10-FEET INSIDE PROPERTY LINE
4" MIN. PVC SEWER PIPE
SEWER MAIN
SEWER LATERAL DETAIL
–NTS–
INSERT A-TEE OR APPROVED EQUAL
UNIFORMLY CUT HOLE
SEWER MAIN
AN APPROVED PVC WYE SHALL BE USED ON NEW MAIN LINE INSTALLATION OF 15" OR SMALLER.
SEWER SURVICE LATERAL SADDLE
–NTS–
NOTE:
1) LATERAL SHALL NOT ENTER MANHOLE, UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
2) FOR CONCRETE PIPE ADD CONCRETE COLLAR AROUND INSERT-A-TEE.
3) ALSO SEE DRAWING NO. 15.19
Northern
AMERICAN FORK CITY
STANDARD DETAIL FOR
SANITARY SEWER LATERAL AND CLEAN OUT
DRAWING NO.
15.23
JULY 2002
VARIES

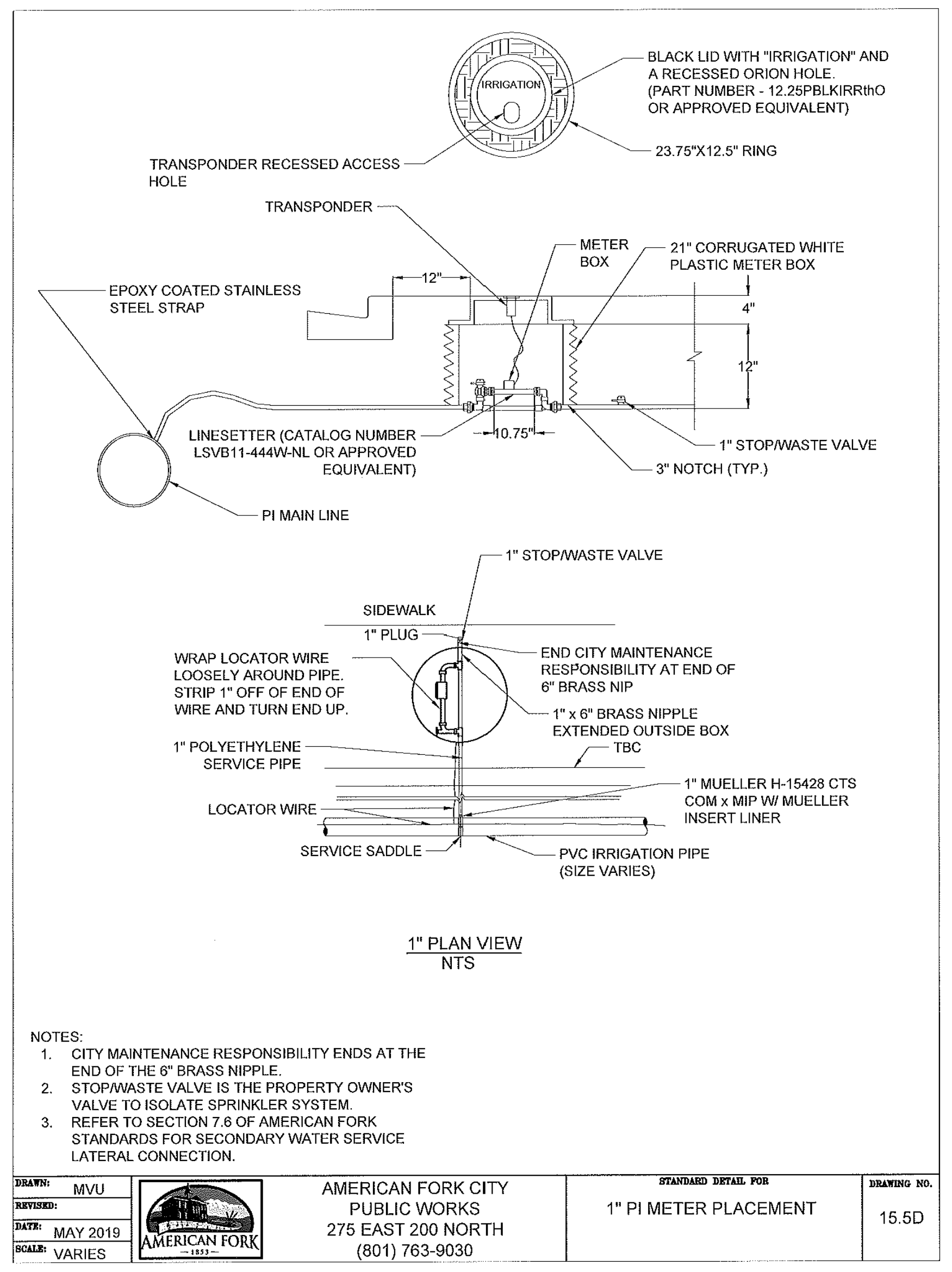

NOTES:
1. COORDINATE W/ AMERICAN FORK CITY ON LOCATION OF IRR. BOX.
2. ALL COMPRESSION FITTINGS SHALL INCLUDE A MUELLER 2"CTS PE LINER PART NO. 506141
COVER END OF POLY PIPE W/ 1/4" STAINLESS STEEL WIRE MESH W/ STAINLESS STEEL STRAP
CARSON 1419-12-4 BOX COLOR GREEN MARKED "IRRIGATION"
DOUBLE STRAP SADDLE ROMAC 202N
24" MIN. COVER
MUELLER H-15428 2" CTS COM X MIP
SLOPE TO DRAIN
2" POLY
EXISTING DITCH/STREAM
MUELLER B-25146 2" CTS COM X COM
2" DRAIN TO DAYLIGHT
SIDEWALK
VALVE BOX INSTALLATION
TYPICAL TRENCH SECTION
ASPHALT CONCRETE
24" MIN.
NOTES:
1. PROPOSED DRAIN LINE CAN TIE INTO CATCH BASIN BOX (SHOWN) OR SUMP MANHOLE (NOT SHOWN), OR BOX CULVERT (NOT SHOWN)
2. ALL COMPRESSION FITTINGS SHALL INCLUDE A MUELLER 2"CTS PE LINER PART NO. 506141
PUNCH THROUGH OR CORE BOX. GROUT BOTH INSIDE & OUTSIDE OF BOX
2" POLY LENGTH VARIES MAX 10'
MUELLER 2" A-2360 RESILIENT WEDGE GATE VALVE
2" POLY LENGTH VARIES
SLOPE TO DRAIN
DOUBLE STRAP SADDLE ROMAC 202N
PIPE SIZE VARIES SEE PLANS FOR DIAMETER
2" MIN.
EXISTING CATCH BASIN
2" GLUE ON MALE ADAPTER
PEA GRAVEL BEDDING ALONG DRAIN PIPING
MUELLER H-15428 2" CTS COM X MIP
2" DRAIN TO CATCH BASIN/SUMP/BOX CULVERT
HORROCKS ENGINEERS
AMERICAN FORK CITY
STANDARD DETAIL FOR
SECONDARY WATER DETAILS
DRAWING NO.
15.31
11/2010


AMERICAN FORK CITY STANDARDS
UTILITY LATERAL PLACEMENT - RESIDENTIAL PARCELS
REAR
TYPICAL RESIDENTIAL LOT
APPROXIMATE P.U.E. ENVELOPE
SIDE
SIDE
PLACE TREES 12" MINIMUM AWAY FROM ALL UTILITY LATERALS AND OUTSIDE SIGHT TRIANGLE AREAS – SEE CITY TREE GUIDE
APPROXIMATE BUILDING SETBACK ENVELOPE
PLACE WATER–TIGHT END CAP ON SEWER STUB
EXTEND LATERALS 11–FOOT MIN. INTO LOT WITH INITIAL SUBDIVISION CONSTRUCTION
PLACE UTILITY LATERALS AT CENTER OF LOT – PRESS. IRR. @ CENTER – SEWER (SOUTH/WEST) – WATER (NORTH/EAST)
GW S PI W
FRONT
PLACE FH'S & STREET LIGHTS @ P.L.
GROUND WATER DRAIN AND LATERALS ARE NOT CITY OWNED UTILITIES AND ARE ONLY REQUIRED IN SENSITIVE LANDS AREAS AND AREAS OF HIGH GROUND WATER.
PLACE WATER METER AND PRESS. IRR. BOX AT CENTER OF PARKING STRIP WITH A 2" SLEEVE FOR PARKING STRIP SPRINKLERS
PI
S
SEWER LATERALS SHALL NOT CONNECT TO SEWER MANHOLES
PLACE STORM DRAIN INLETS AT PROPERTY LINE
PLACE STAMP IN CURB FOR EACH CITY LATERAL (W, PI, S)
STD. DWG. #15.43
AMERICAN FORK
1853

NOTES:

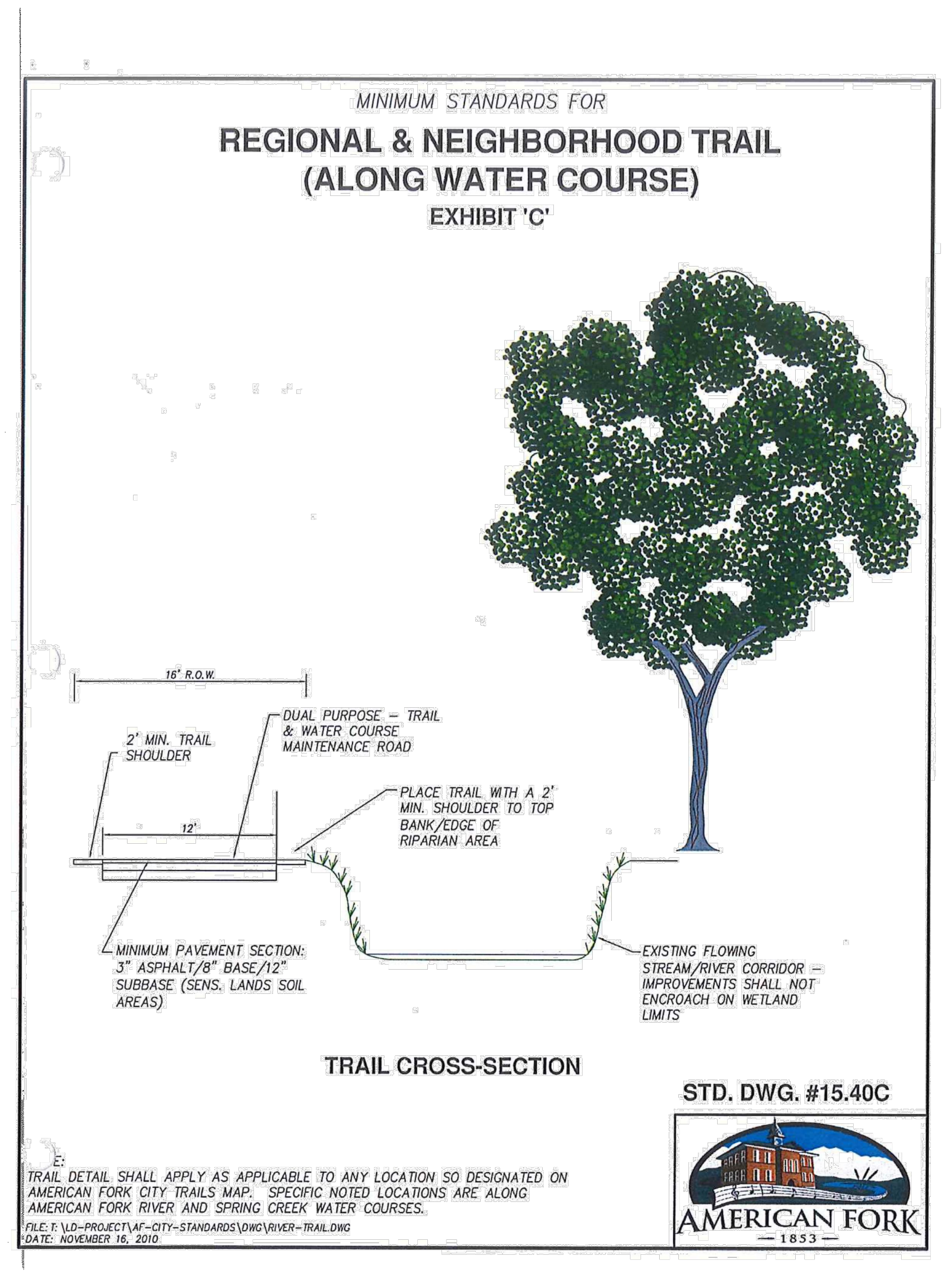
1. UTILITY LATERAL PLACEMENT UNDER DRIVEWAY OR UNDER DRIVEWAY APPROACH IS PROHIBITED.
2. IF HOME DRIVEWAY IS PLANNED FOR PLACEMENT OVER UTILITY LATERALS, UTILITY LATERALS SHALL BE ABANDONED AND RELOCATED PER AMERICAN FORK CITY STANDARDS. PAVEMENT REPAIRS SHALL BE COMPLETED PER AMERICAN FORK CITY PAVEMENT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

FILE: \N: \CAD-DESIGN-FILES\AF-CITY-STANDARDS\DWG\UTILITY-LATERAL-PLACEMENT.DWG
DATE: MARCH 12, 2015


IRRIGATION
BLACK LID WITH "IRRIGATION" AND A RECESSED OR/ON HOLE (PART NUMBER - 12.25PBLKIRRINO OR APPROVED EQUIVALENT)
23.75"X12.5" RING
TRANSPONDER RECESSED ACCESS HOLE
TRANSPONDER
METER BOX
21" CORRUGATED WHITE PLASTIC METER BOX
EPOXY COATED STAINLESS STEEL STRAP
12"
LINESETTER (CATALOG NUMBER LSVB11-444W-NL OR APPROVED EQUIVALENT)
10.75"
1" STOP/WASTE VALVE
3" NOTCH (TYP.)
PI MAIN LINE
1" STOP/WASTE VALVE
SIDEWALK
1" PLUG
END CITY MAINTENANCE RESPONSIBILITY AT END OF 6" BRASS NIP
WRAP LOCATOR WIRE LOOSELY AROUND PIPE. STRIP 1" OFF OF END OF WIRE AND TURN END UP.
1" x 6" BRASS NIPPLE EXTENDED OUTSIDE BOX
1" POLYETHYLENE SERVICE PIPE
TBC
1" MUELLER H-15428 CTS COM x MIP W/ MUELLER INSERT LINER
LOCATOR WIRE
SERVICE SADDLE
PVC IRRIGATION PIPE (SIZE VARIES)
1" PLAN VIEW
NTS
DRAWN: MVU
REVISED:
DATE: MAY 2019
SCALE: VARIES
AMERICAN FORK
AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030
STANDARD DETAIL FOR
1" PI METER PLACEMENT
DRAWING NO.
15.5D

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.


MINIMUM STANDARDS FOR
REGIONAL & NEIGHBORHOOD TRAIL (ALONG WATER COURSE)
EXHIBIT 'C'
16' R.O.W.
DUAL PURPOSE – TRAIL & WATER COURSE MAINTENANCE ROAD
2' MIN. TRAIL SHOULDER
12'
PLACE TRAIL WITH A 2' MIN. SHOULDER TO TOP BANK/EDGE OF RIPARIAN AREA
MINIMUM PAVEMENT SECTION: 3" ASPHALT/8" BASE/12" SUBBASE (SENS. LANDS SOIL AREAS)
EXISTING FLOWING STREAM/RIVER CORRIDOR – IMPROVEMENTS SHALL NOT ENCROACH ON WETLAND LIMITS
TRAIL CROSS-SECTION
STD. DWG. #15.40C
AMERICAN FORK
1853

TRAIL DETAIL SHALL APPLY AS APPLICABLE TO ANY LOCATION SO DESIGNATED ON AMERICAN FORK CITY TRAILS MAP. SPECIFIC NOTED LOCATIONS ARE ALONG AMERICAN FORK RIVER AND SPRING CREEK WATER COURSES.

FILE: T: \LD-PROJECT\AF-CITY-STANDARDS\DWG\RIVER-TRAIL.DWG
DATE: NOVEMBER 16, 2010

REVISIONS					
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:	TGT
1				DRAWN BY:	TT
2				CHECK BY:	TGT
3				DATE:	1/29/2020
4				COGO FILE:	

J:\GARRETT\AmericanFork\dwg\PLAT C\10 DETAIL.dwg

TRANE ENGINEERING, P.C.

CONSULTING ENGINEERS AND LAND SURVEYORS

27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

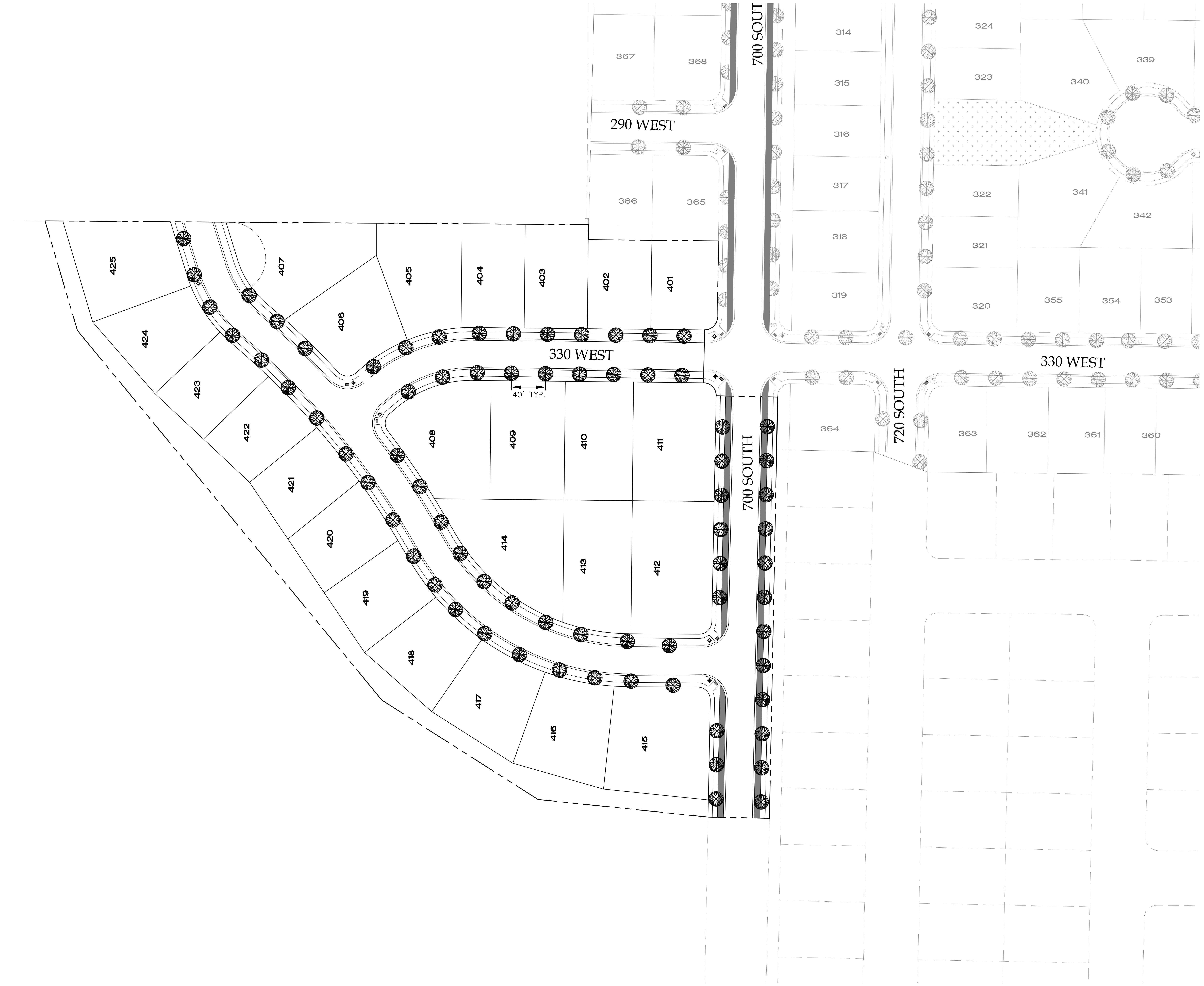
AMERICAN FORK, UTAH

STONECREEK PLAT "D"
A RESIDENTIAL SUBDIVISION

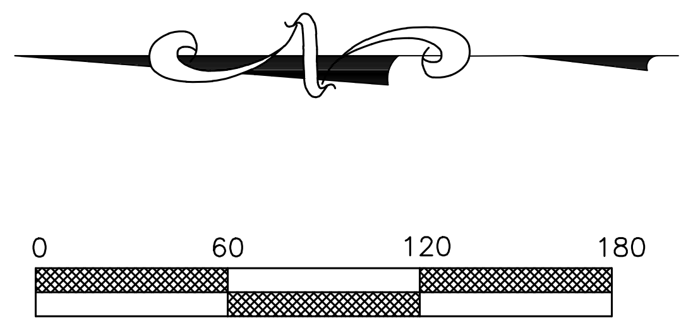
DETAIL SHEET 2

JOB
WS-AF

SHEET NO.
8



811 Know what's below. Call before you dig.



(24"x36")
SCALE: 1" = 60'
(11"x17")
SCALE: 1" = 120'

LEGEND

— — — —	PROPERTY BOUNDARY LINE
●	DECIDUOUS TREE – 2" CAL.

GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO INSTALL STREET TREES ALONG STREET AT A SPACING OF 40' APART. COORDINATE WITH CITY ARBORIST TO DETERMINE TYPE OF TREES.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

DESIGNED BY: TGT
DRAWN BY: TT
CHECK BY: TGT
DATE: 1/29/20
COGO FILE:

J:\GARRETT\AmericanFork\dwg\PLAT B\10 TREE EXHIBIT.dwg

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

AMERICAN FORK, UTAH

STONECREEK PLAT "D"
A RESIDENTIAL SUBDIVISION

TREE EXHIBIT

JOB
WS-AF

SHEET NO.
09

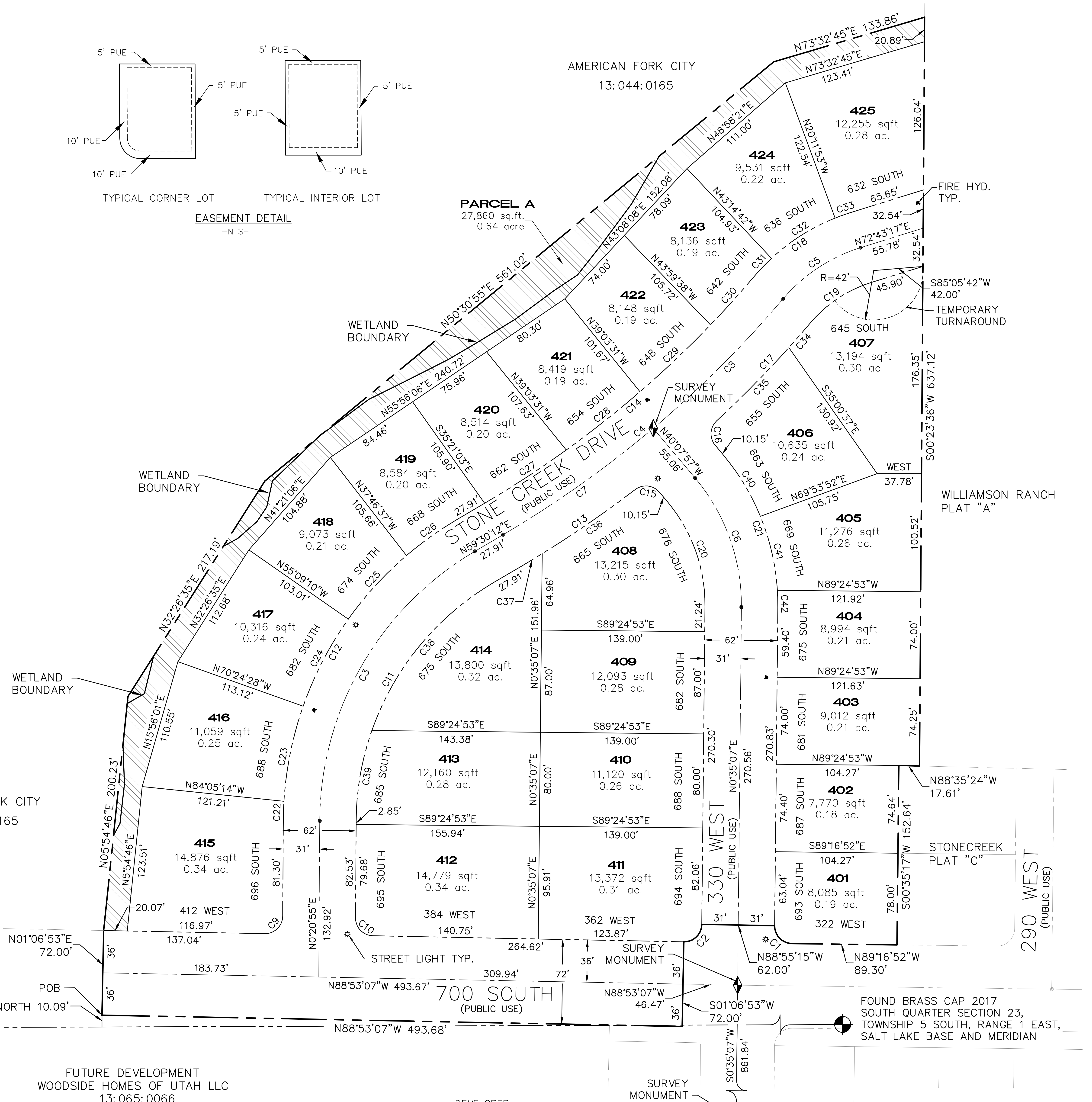
Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.53	15.00	89°51'59"	21.19	N44°20'52"W
C2	23.70	15.00	90°31'46"	21.31	S45°51'00"W
C3	276.70	268.00	59°09'17"	264.57	S29°55'34"W
C4	312.67	932.00	19°13'19"	311.21	N49°53'33"E
C5	80.40	142.00	32°26'24"	79.33	S56°30'05"W
C6	119.39	168.00	40°43'04"	116.89	N19°46'25"W
C7	156.74	932.00	9°38'09"	156.56	N54°41'07"E
C8	155.93	932.00	9°35'09"	155.75	N45°04'28"E
C9	23.76	15.00	90°45'58"	21.35	N45°43'54"E
C10	23.36	15.00	89°14'02"	21.07	S44°16'06"E
C11	244.69	237.00	59°09'17"	233.97	S29°55'34"W
C12	308.70	299.00	59°09'17"	295.17	S29°55'34"W
C13	116.64	963.00	6°56'24"	116.57	N56°02'00"E
C14	302.27	901.00	19°13'19"	300.86	N49°53'33"E
C15	22.86	15.00	87°18'15"	20.71	N83°47'04"W
C16	22.86	15.00	87°18'15"	20.71	S03°31'10"W
C17	115.80	963.00	6°53'24"	115.73	N43°43'36"E
C18	97.95	173.00	32°26'24"	96.65	S56°30'05"W
C19	62.85	111.00	32°26'24"	62.01	S56°30'05"W
C20	97.36	137.00	40°43'04"	95.32	N19°46'25"W
C21	141.42	199.00	40°43'04"	138.46	N19°46'25"W
C22	16.45	299.00	3°09'07"	16.45	S01°55'28"W
C23	82.76	299.00	15°51'31"	82.49	S11°25'47"W
C24	83.80	299.00	16°03'29"	83.52	S27°23'17"W
C25	73.48	299.00	14°04'49"	73.29	S42°27'25"W
C26	52.22	299.00	10°00'22"	52.15	S54°30'01"W
C27	82.99	901.00	5°16'39"	82.96	N56°51'53"E
C28	80.03	901.00	5°05'22"	80.01	N51°40'52"E
C29	82.68	901.00	5°15'28"	82.65	N46°30'27"E
C30	56.57	901.00	3°35'50"	56.56	N42°04'48"E
C31	20.22	173.00	6°41'52"	20.21	S43°37'49"W
C32	64.47	173.00	21°21'11"	64.10	S57°39'21"W
C33	13.25	173.00	4°23'21"	13.25	S70°31'37"W
C34	28.22	963.00	1°40'44"	28.22	N41°07'16"E
C35	87.59	963.00	5°12'40"	87.56	N44°33'58"E
C36	96.19	963.00	5°43'24"	96.15	N55°25'30"E
C37	20.45	963.00	1°13'00"	20.45	N58°53'42"E
C38	166.17	237.00	40°10'17"	162.78	S39°25'03"W
C39	78.52	237.00	18°59'00"	78.16	S09°50'25"W
C40	61.95	199.00	17°50'11"	61.70	N31°12'51"W
C41	64.86	199.00	18°40'23"	64.57	N12°57'35"W
C42	14.62	199.00	4°12'30"	14.61	N01°31'08"W

STONECREEK PLAT 'D'

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP
5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

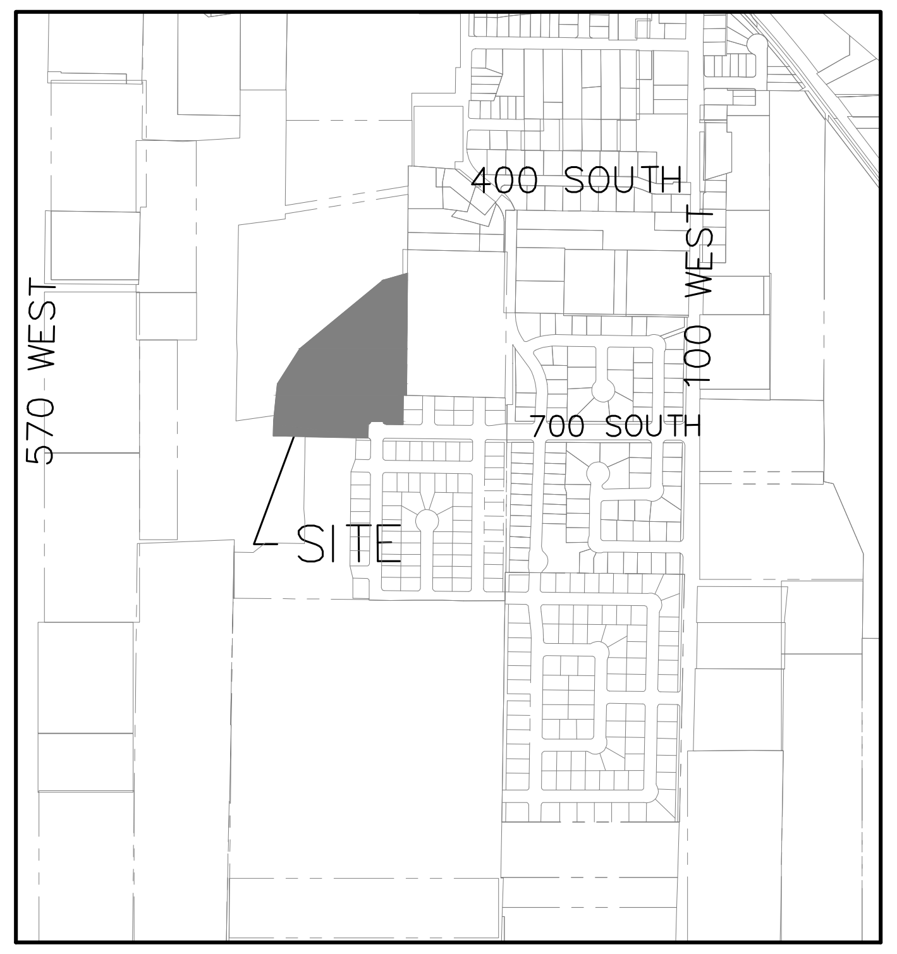
FLOOD ZONE DESIGNATION: X
COMINITY PANEL #: 4955170120B
EFFECTIVE DATE: OCTOBER 15, 1982
REVISED DATE: JULY 17, 2002

NOTES:
1. OFFSET NAILS TO BE PLACED IN THE CURB AND 5/8" BY 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL REAR LOT CORNERS PRIOR TO OCCUPANCY.
2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL ALL ASPHALT PAVING IS INSTALLED AND THE FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGE WITH CULINARY WATER.
3. ALL PUBLIC STREETS TO BE DEDICATED TO AMERICAN FORK CITY.
4. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON. NO BASEMENTS TO BE CONSTRUCTED WITHIN THIS PLAT.

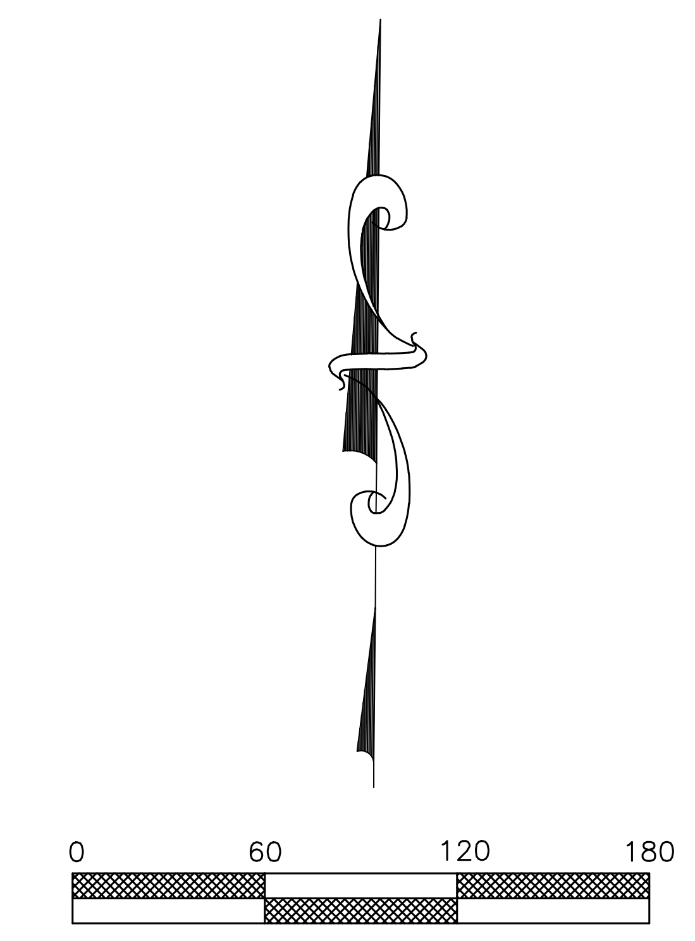


DEVELOPER
WOODSIDE HOMES
460 WEST 50 NORTH
SUITE #200 SLC, UT 84101
PHONE (801) 372–2077

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544



VICINITY MAP



SCALE: 1" = 60'

LEGEND

⊕	FOUND SECTION CORNER
◆	SUBDIVISION MONUMENT
▨	DEDICATED TO AMERICAN FORK CITY
── ‒ ‒ ──	BOUNDARY
── - - - ──	SECTION LINE
── - ── - ──	ROAD CENTER LINE
- - - - - - -	EASEMENT LINE
●	FIRE HYDRANT
☼	STREET LIGHT

LAND USE:

PLAT "D" =	9.42 ACRES
ZONING=	PR–3.0
TOTAL LOTS=	25 LOTS
DENSITY OVERALL =	2.65 LOTS/ACRE
OPEN SPACE =	0.64 ACRE

NOTE: THIS PLAT IS BASED ON THE PLANNED UNIT DEVELOPMENT–CONSERVATION SUBDIVISION PROJECT

SEWER/WATER AUTHORITY APPROVAL

APPROVED BY THE SEWER AUTHORITY
ON THIS DAY OF________, A.D., 20______

SEWER/WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17–23–17. I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT, I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

(SURVEYOR), P.L.S. DATE

BOUNDARY DESCRIPTION

Commencing at a point which is North 89°48'57" East 497.68 feet and North 10.09 feet from the Southwest Corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence North 01°06'53" East 72.00 feet; thence North 05°54'46" East 200.23 feet; thence North 32°26'35" East 217.19 feet; thence North 50°30'55" East 561.02 feet; thence North 73°32'45" East 133.86 feet; thence South 00°23'36" West 637.12 feet; thence North 88°35'24" West 17.61 feet; thence South 00°35'17" West 152.64 feet; thence North 89°16'52" West 89.30 feet; thence Northwesterly 23.53 feet along the arc of a 15.00 foot radius curve the the right, through a central angle of 89°51'59", the chord of which bears North 44°20'52" West 21.19 feet; thence North 88°55'15" West 62.00 feet; thence Southwesterly 23.70 feet along the arc of a 15.00 foot radius curve the the right, through a central angle of 90°31'46", the chord of which bears South 45°51'00" West 21.31 feet; thence South 01°06'53" West 72.00 feet; thence North 88°53'07" West 493.68 feet to the point of beginning.
Parcel contains: 9.42 acres more or less.
Number of lots = 25

Basis of bearing: The line between the Southwest Corner and the South Quarter Corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and meridian which bears North 89°48'57" East.

OWNER'S DEDICATION

Known all men by these present that we, all of the undersigned owners of all of the property described in the surveyor's certificate herein and shown on this map, have caused the same to be subdivided into lots, blocks, streets and easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS______________________ DAY OF_________________________, 20 ____

ACKNOWLEDGEMENT

STATE OF UTAH)
: S.S.
COUNTY OF UTAH)

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

NOTARY ___________________________________
NOTARY PUBLIC SIGNATURE
COMMISSION # ____________________________
A NOTARY PUBLIC COMMISSIONED IN UTAH
MY COMMISSION EXPIRES ____________________

ACCEPTANCE BY LEGISLATIVE BODY

THE____OF____________________________________ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS________DAY OF __________________ , 20_____

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

APPROVED: ______________________ CITY ENGINEER
ATTEST: ______________________ CLERK–RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS _______ DAY OF ______________ , A.D. 20____ BY THE AMERICAN FORK CITY PLANNING COMMISSION.

PLANNER
PLANNING COMMISSION CHAIRMAN

PLAT 'D'

STONECREEK

CONSERVATION PUD

AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1"= 60 FEET

SURVEYOR SEAL	CLERK–RECORDED SEAL	RECORDING INFORMATION