AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION
August 17, 2022

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on June 8 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

1. Pledge of Allegiance

2. Hearing, review, and action on a Final Plat for Stonecreek Plat J, located in the area of 1000 S 400 W, in the PR-3.0 zone

3. Hearing, review, and action on a code text amendment to Section 17.4.608, titled Transit Oriented Development Zone amending the certain elements related to definitions and lot type assignments.

4. Hearing, review, and action on a code text amendment to Section 17.7.502, titled Planned Unit Development - Flexible Lot Projects amending the average lot size requirements

5. Open and Public Meetings annual training

6. Review and action on the minutes of the August 3, 2022 Planning Commission Regular Session

7. Concept Plan Report & Upcoming Projects

8. Other Business

9. Adjournment

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

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

AMERICAN FORK CITY **MEETING DATE:** August 17th, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC:

Hearing, review, and action on a Final Plat for Stonecreek Plat J, located in the area of 1000 S 400 W, in the PR-3.0 Zone.

BACKGROUND INFORMATION		
Location:		1000 S 400 W
Project Type:		Final Plat
Applicants:		Woodside Homes, Berg Civil Engineering
Existing Land Use:		Residential Low Density, Design Commercial
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density, Residential Very Low Density, Design Commercial
	East	Residential Low Density, Design Commerical
	West	Residential Low Density
Existing Zoning:		PR-3.0
Proposed Zoning:		N/A
Surrounding Zoning:	North	PR-3.0
	South	Unincorporated Territory
	East	PR-3.0, R1-12000
	West	Unincorporated Territory

BACKGROUND:

The applicant is applying for a Final Plat for Stonecreek Plat J, located in the area of 1000 S 400 W, in the PR-3.0 Zone. The proposal is intended for single family residential units. He total development area consists of 9.80 acres.

Sec 17.7.210 Staff Submits Final Plan/Plat And Supporting Materials To Planning Commission

Upon completion of the technical review conference and subject to a finding that the project materials are in a form suitable for action by the planning commission, the final plans/plats and supporting materials shall be placed on the agenda of the planning commission.

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.

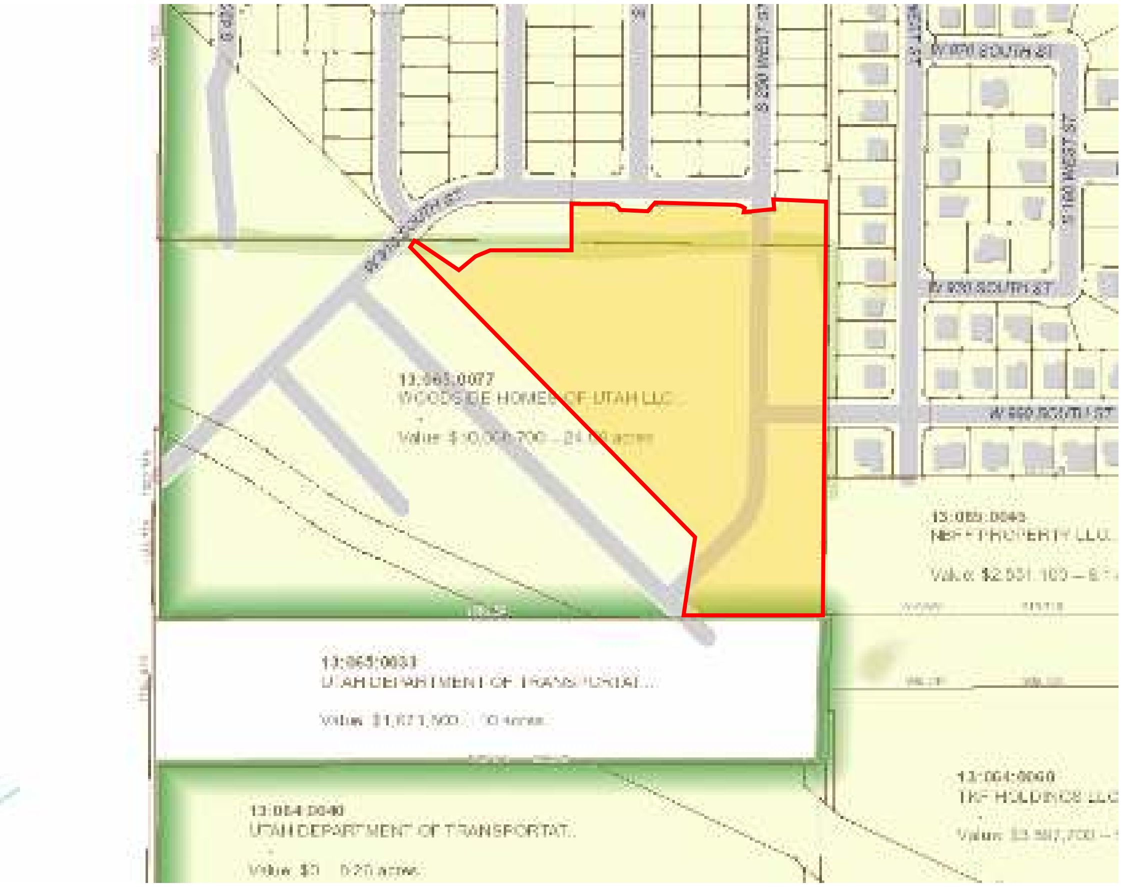
b. The final plat complies with all City requirements and standards relating to large scale developments.

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

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

e. The water rights conveyance documents have been provided.

PROJECT MAP:



PROJECT CONDITIONS OF APPROVAL:

1. All remaining DRC comments must be addressed.

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

STAFF RECOMMENDATION:

The Final Plat application does not meet the requirements of Section 17.7.210 and staff recommends tabling the application.

POTENTIAL MOTIONS – Final Plat

APPROVAL

Mr. Chairman, I move that we recommend approval on the Final Plat for Stonecreek Plat J, located in the area of 1000 S 400 W, in the PR-3.0 Zone.

DENIAL

Mr. Chairman, I move that we deny the Final Plat for Stonecreek Plat J, located in the area of 1000 S 400 W, in the PR-3.0 Zone.

TABLE

Mr. Chairman, I move that we table action on the Final Plat for Stonecreek Plat J, located in the area of 1000 S 400 W, in the PR-3.0 Zone, and instruct the developer/staff to ___________________________.

STONECREEK PLAT J

FINAL PLAT

1000 SOUTH 350 WEST
AMERICAN FORK, UT

OWNER / DEVELOPER

Woodside® Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

ENGINEER

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

NEXT STEP:

Revise and Resubmit based on comments made from staff.

AMERICAN FORK
American Fork City
Technical Review Committee

Planning and Zoning
Reviewed
copperman 08/02/2022

Fire Department
Reviewed
M. Sacco 08/08/2022

Engineering Division
Reviewed
jhsu 08/03/2022

see TSSD and JUB comments
see additional comments

did not receive Combined / Updated
Soils Report in last resubmittal

Do we have an updated report that addresses all the concerns that our 3rd party reviewer had? If we have it all, then we should be ok.

Provide Sensitive lands document and Geotech report.

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801.869.4000

DEVELOPMENT

STONECREEK
PLAT J

1000 SOUTH
350 WEST

berg
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cell (801) 616–1677

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

STATE OF UTAH
K R Berg
KENNETH R. BERG
7/27/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	7/27/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
SUBMITTAL	#3

Number of lots have changed due to the corner lots. There should be 25 now.

STONECREEK

OPEN SPACE CALCULATIONS

PLAT \#	PLAT AREA AC	LOTS \#	OPEN SPACE AC	OPEN SPACE %	TOTAL OPEN SPACE%
FINAL A	27.62	92	1.02		
WD Wetlands	28.18	0	28.18	52%	52%
FINAL B	18.89	76	1.08	6%	41%
FINAL C	18.81	72	0.78	4%	33%
FINAL D	9.42	25	0.64	7%	31%
FINAL E	16.33	65	0.27	2%	27%
FINAL F	9.6	37	0.64	7%	25%
FINAL G	6.87	32	0.20	3%	24%
FINAL H	0.74	5	-	0%	24%
FINAL I	0.17	1	-	0%	24%
FINAL J	9.8	33	1.89	19%	24%
FINAL K	19.78	55	6.85	35%	25%
TOTALS	166.21	493	41.55		25%

STONECREEK

OVERALL DENSITY CALCULATION

PLAT \#	PLAT AREA AC	LOTS \#
FINAL A	27.62	92
WETLANDS	28.44	0
FINAL B	18.89	76
FINAL C	18.81	72
FINAL D	9.42	25
FINAL E	16.33	65
FINAL F	9.6	37
FINAL G	6.87	32
FINAL H	0.74	5
FINAL I	0.17	1
FINAL J	9.8	33
FINAL K	19.78	55
TOTALS	166.47	493

STONECREEK PLAT J

TABULATIONS

TOTAL PROJECT AREA	9.80 AC	100%
TOTAL PUBLIC ROADS	2.69 AC	27%
TOTAL OPEN SPACE	1.89 AC	19%
AREA IN LOTS	5.22 AC	53%
AVERAGE LOT SIZE	6,885 LOTS	

EXISTING ZONING	PR 3.0
DEVELOPMENT TYPE	CONSERVATION SUB
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0306F
EFFECTIVE DATE:	06/19/2020

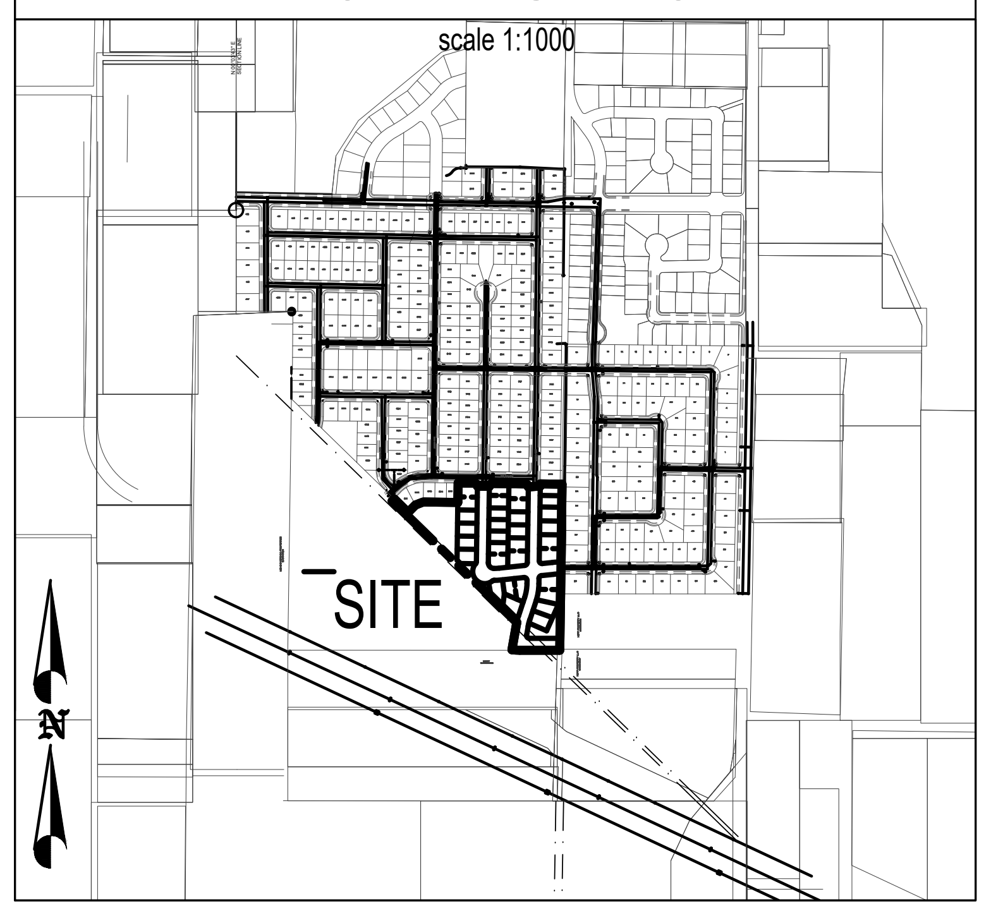
BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS N89°48'57"E 822.46 FEET AND SOUTH 1506.09 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,

THENCE ALONG THE SOUTH BOUNDARY OF STONECREEK PLAT H THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 45°44'08" EAST 101.00 FEET, 2) NORTH 44°37'49" EAST 54.19 FEET, 3) NORTH 68°48'04" EAST 44.00 FEET, 4) SOUTH 89°12'04" EAST 180.00 FEET, AND 5) NORTH 00°49'19" EAST 101.00 FEET TO A POINT ALONG THE SOUTH BOUNDARY OF STONECREEK PLAT G; THENCE ALONG SAID PLAT THE FOLLOWING EIGHT (8) COURSES: 1) SOUTH 89°12'04" EAST 85.99 FEET, 2) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.57 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°01'23" AND A LONG CHORD BEARS S44°11'22"E 21.22 FEET), 3) SOUTH 89°12'44" EAST 62.00 FEET; 4) 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 89°58'37" AND A LONG CHORD BEARS N45°48'38"E 21.21 FEET), 5) SOUTH 89°12'04" EAST 173.00 FEET, 6) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.57 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°01'23" AND A LONG CHORD BEARS S44°11'22"E 21.22 FEET), 7) NORTH 85°52'36" EAST 62.23 FEET, AND 8) NORTH 00°49'19" EAST 11.09 FEET;
THENCE SOUTH 89°10'41" EAST 112.96 FEET; THENCE SOUTH 00°51'25" WEST 85.23 FEET; THENCE SOUTH 00°25'56" WEST 170.20 FEET; THENCE SOUTH 00°54'29" WEST 608.92 FEET; THENCE NORTH 89°59'52" WEST 207.88 FEET;
THENCE ALONG THE ARC OF A 331.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 40.72 FEET (CURVE HAVING A CENTRAL ANGLE OF 07°02'53" AND A LONG CHORD BEARS N86°28'26"W 40.69 FEET); THENCE NORTH 10°00'05" EAST 134.43 FEET; THENCE ALONG THE ARC OF A 306.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 10.15 FEET (CURVE HAVING A CENTRAL ANGLE OF 01°54'04" AND A LONG CHORD BEARS N10°57'08"E 10.15 FEET); THENCE NORTH 45°44'08" WEST 906.00 FEET; THENCE NORTH 44°15'54" EAST 15.02 FEET TO THE POINT OF BEGINNING.

CONTAINS: 426,862 SF OR 9.80 AC

VICINITY SKETCH



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801.869.4000

CONTACT LIST

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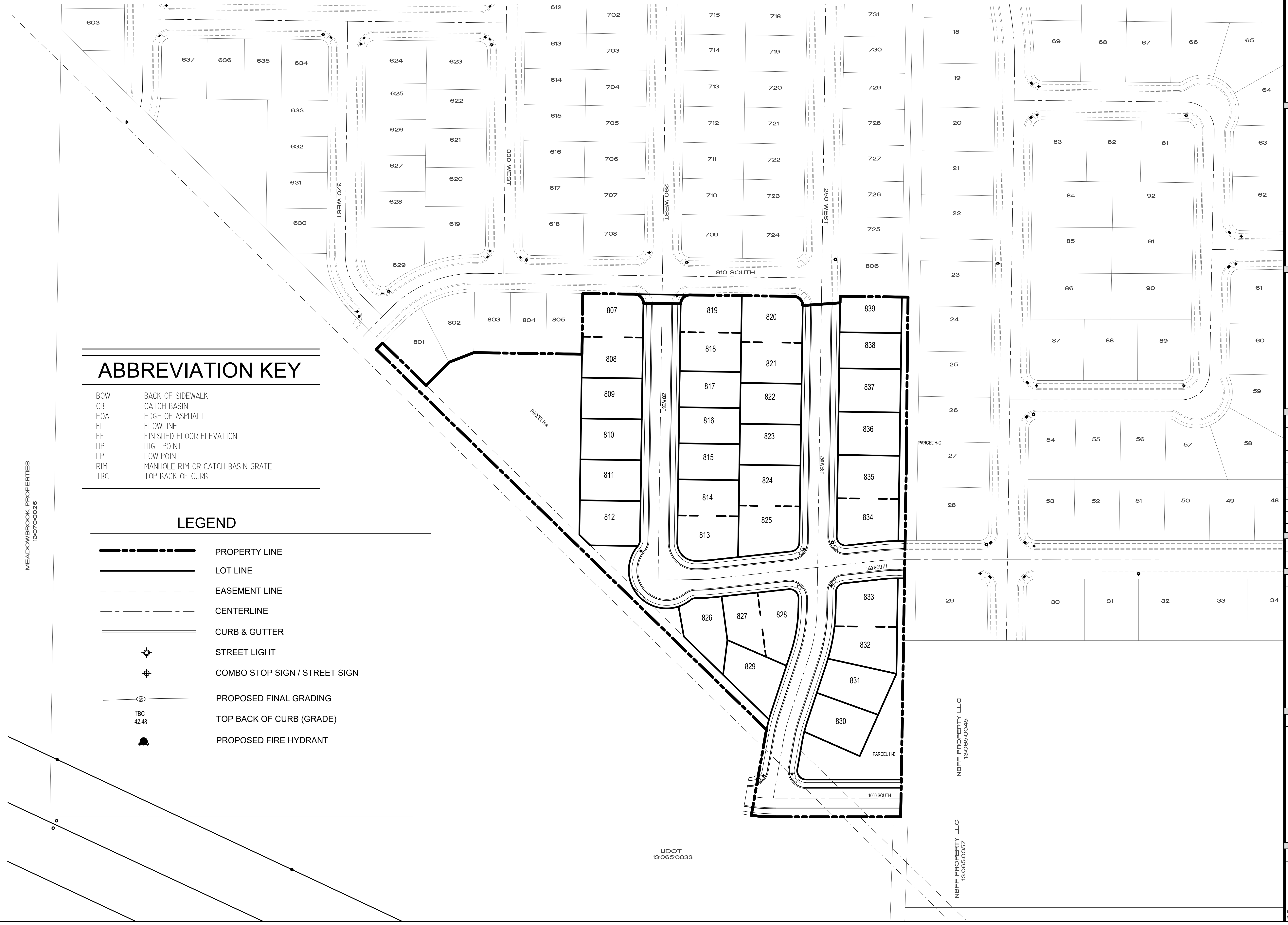
GEOTECHNICAL ENGINEER		
AMERICAN FORK CITY PLANNING DEPT.		(801) 763-3060
AMERICAN FORK CITY PUBLIC WORKS		(801) 763-3060
UTILITIES		
AF CULINARY WATER	(JAY BREMS)	(801) 763-3060
AF PRESSURIZED IRRIGATION	(JAY BREMS)	(801) 763-3060
AF SANITARY SEWER	(ASHTON HARDY)	(801) 763-3060
AF STORM DRAIN	(ASHTON HARDY)	(801) 763-3060
AF FIRE MARSHALL	(MAT SACCO)	(801) 763-3045
AF CITY INSPECTOR	(DEE HOWARD)	(801) 763-3060
AF SWPPP INSPECTOR	(HARLAN NELSON)	(801) 763-3060
AF FIBER	(KYLE PETERSON)	(801) 400-2933
AF IRRIGATION COMPANY	(ERNIE JOHN)	(801) 471-6576
ROCKY MOUNTIAN POWER	(TERIA WALKER)	(801) 756-1310
COMCAST	(ELYSIA VALDEZ)	(801) 401-3017
TSSD	(DAVID BARLOW)	(801) 756-5231
MITCHELL HOLLOW IRRIGATION	(DALE JONES)	(801) 768-8150
CENTURY LINK	(BILL WESTFALL)	(435) 623-4252
DOMINION ENERGY	(TRENT JOHNSON)	(801) 853-6548

SHEET INDEX

C0	COVER
C1.0-C1.2	PRELIMINARY PLAN
C2.0-C2.2	OVERALL UTILITY PLAN
C3.0-C3.2	GRADING PLAN
C4.1-C4.2	250 WEST PLAN & PROFILE
C5.1	290 WEST PLAN & PROFILE
C6.1	960 SOUTH PLAN & PROFILE
C7.1	1000 SOUTH PLAN & PROFILE
C8	SWPPP
C9	WELLS & WATER RIGHTS MAP
GN1	GENERAL NOTES
D0-D4	CONSTRUCTION DETAILS
ALTA	ALTA SURVEY

NOTES

1. ELEVATION BENCHMARK IS THE NORTHWEST CORNER OF SEC 26 T5S; R1E; SLB&M ELEV = 4520.92' NAVD 88 DATUM (3" BRASS CAP) U.S. SURVEY FEET
2. BASIS OF BEARING IS NORTH 89°48'57" EAST ALONG SECTION LINE FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN (NAD 83)
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



ABBREVIATION KEY

BOW	BACK OF SIDEWALK
CB	CATCH BASIN
EOA	EDGE OF ASPHALT
FL	FLOWLINE
FF	FINISHED FLOOR ELEVATION
HP	HIGH POINT
LP	LOW POINT
RIM	MANHOLE RIM OR CATCH BASIN GRATE
TBC	TOP BACK OF CURB

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- CURB & GUTTER
- STREET LIGHT
- COMBO STOP SIGN / STREET SIGN
- 36 PROPOSED FINAL GRADING
- TBC 42.48 TOP BACK OF CURB (GRADE)
- PROPOSED FIRE HYDRANT

DEVELOPMENT

STONECREEK
PLAT J

1000 SOUTH
350 WEST

N

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

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 7/27/2022 343602
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ACTION	DATE
FINAL	7/27/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
COVER	C0

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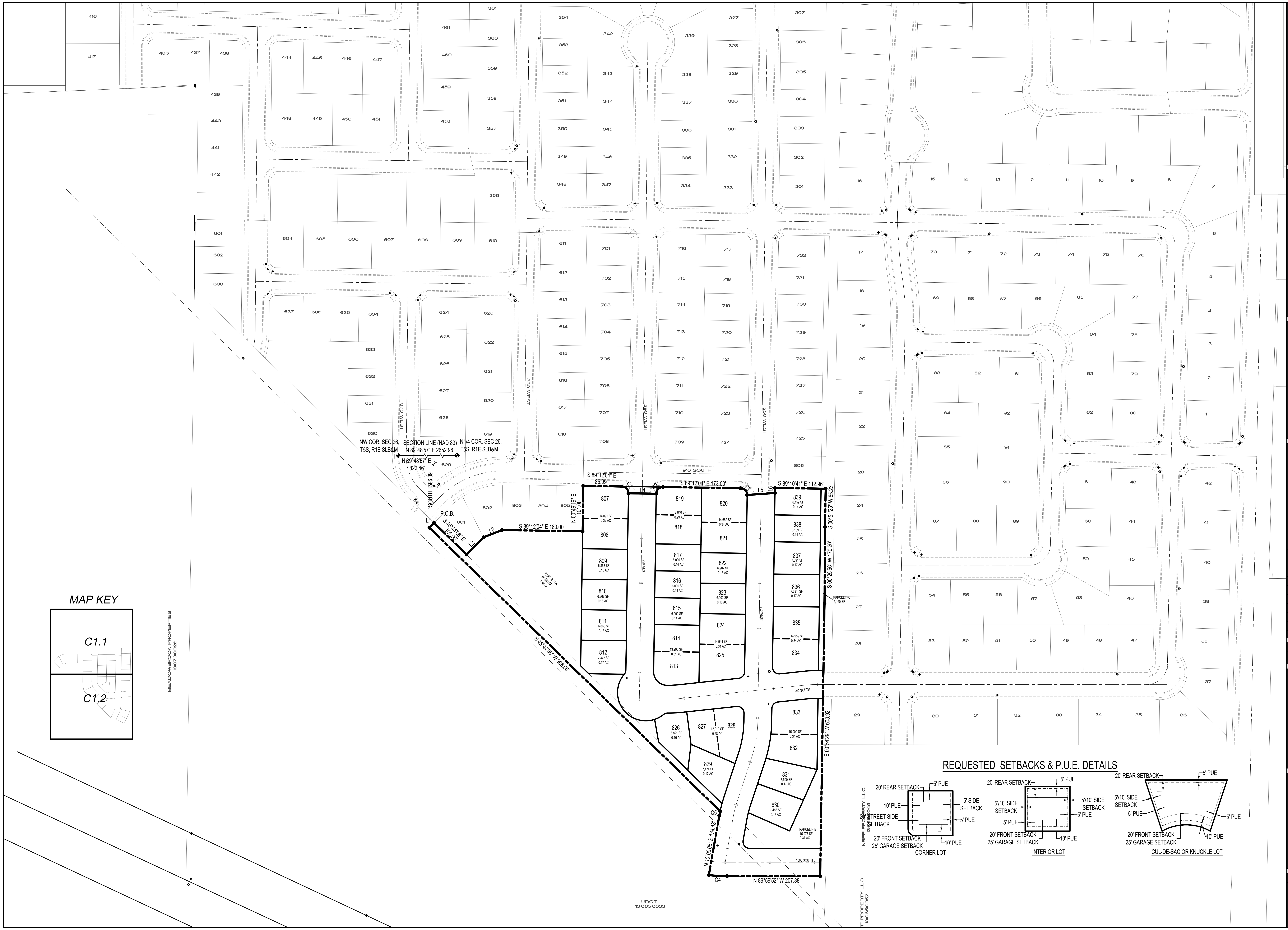

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DEVELOPMENT

STONECREEK PLAT J

1000 SOUTH
350 WEST

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

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SEAL

STATE OF UTAH
K R Berg
KENNETH R. BERG
7/27/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	7/27/2022

PROJECT

STONECREEK PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	C1

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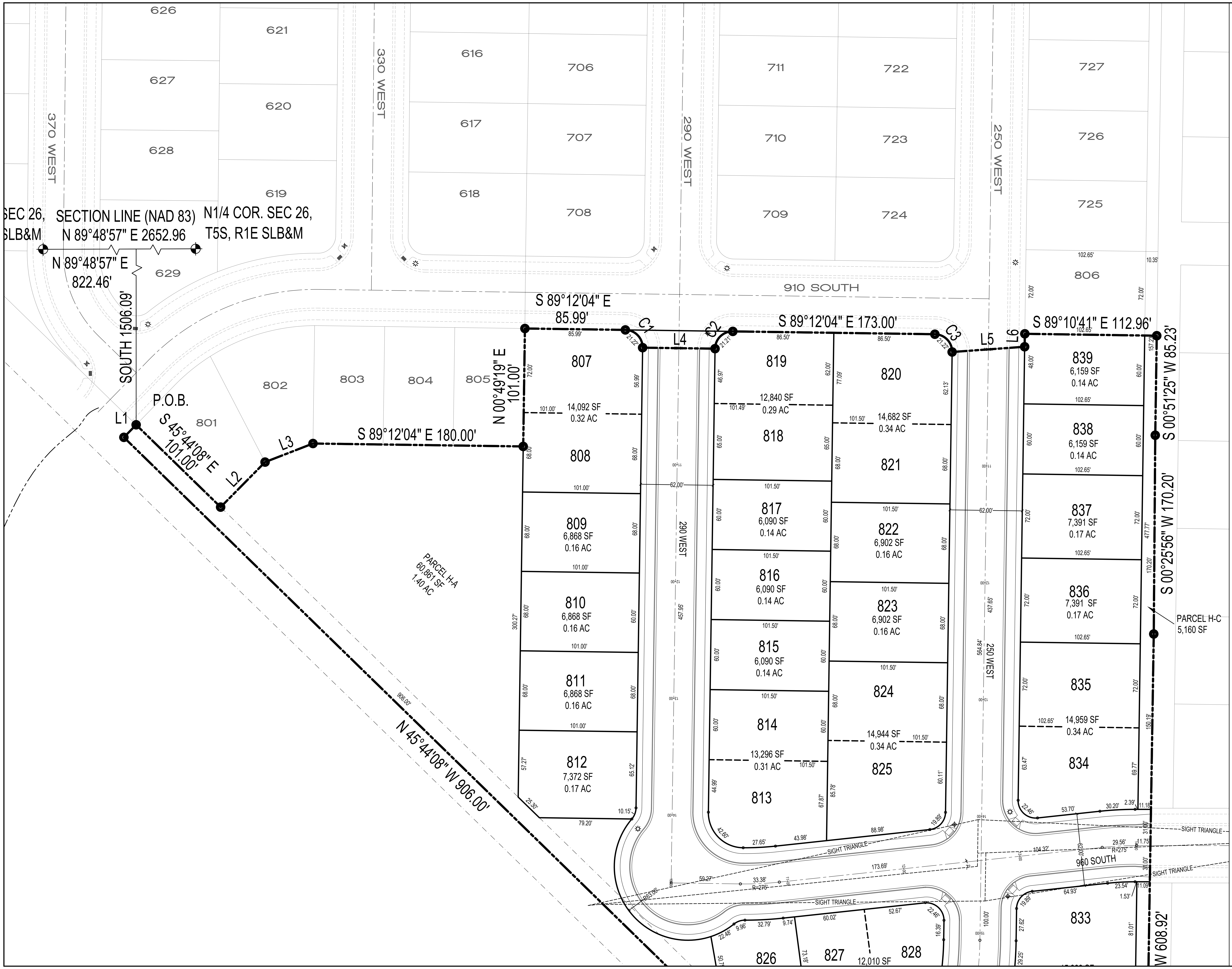

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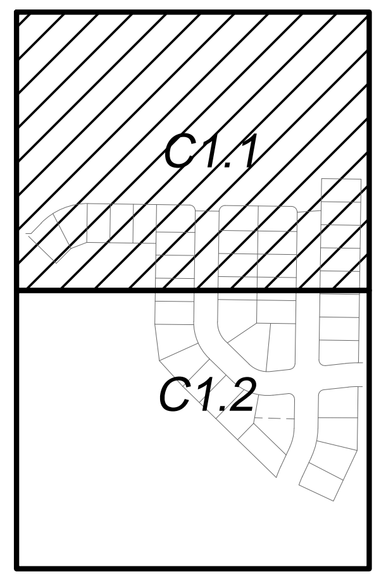

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DEVELOPMENT

STONECREEK
PLAT J

1000 SOUTH
350 WEST

N

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

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REVISIONS			SEAL
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ACTION	DATE
FINAL	7/27/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
LAYOUT	C1.1

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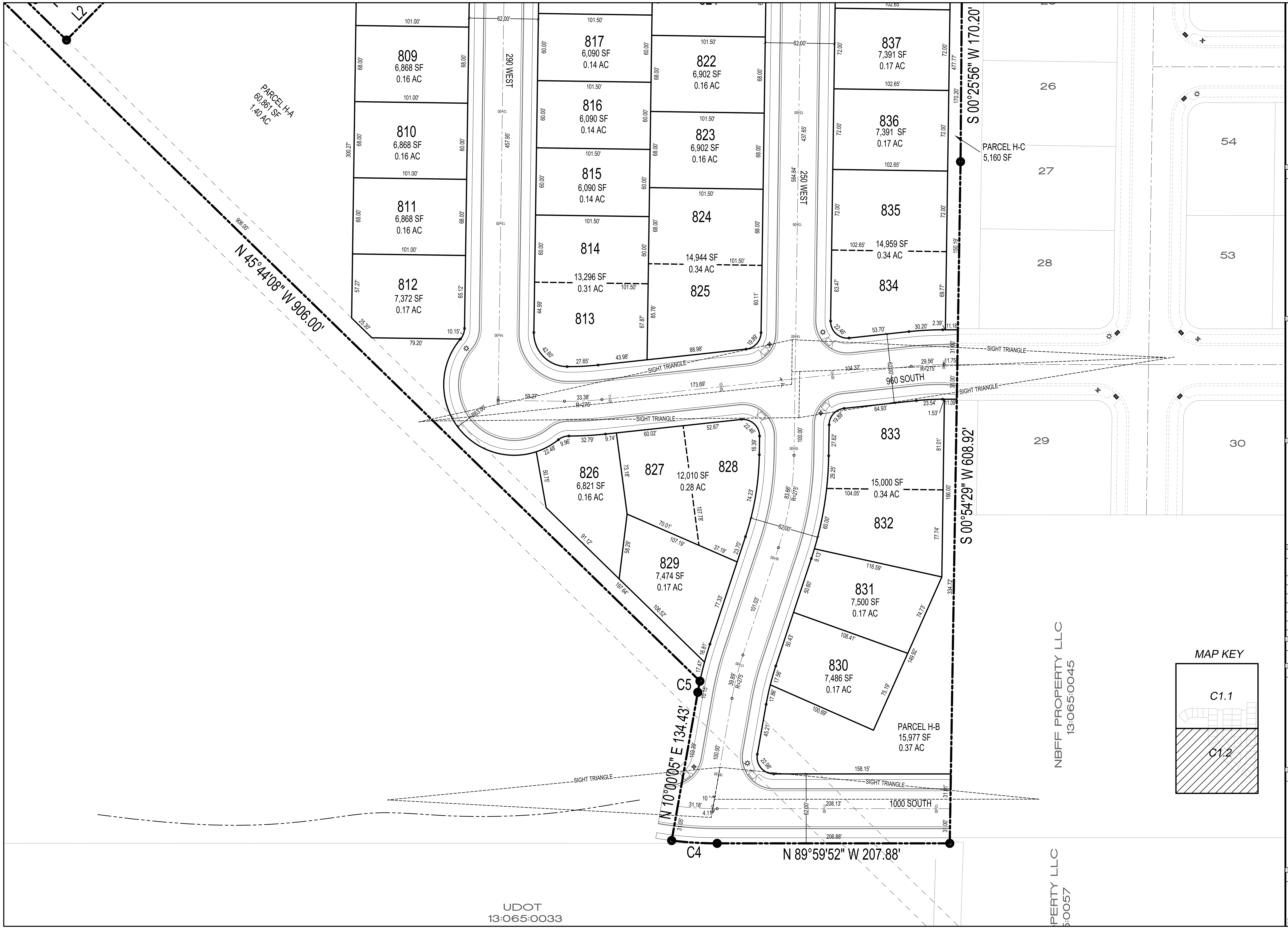

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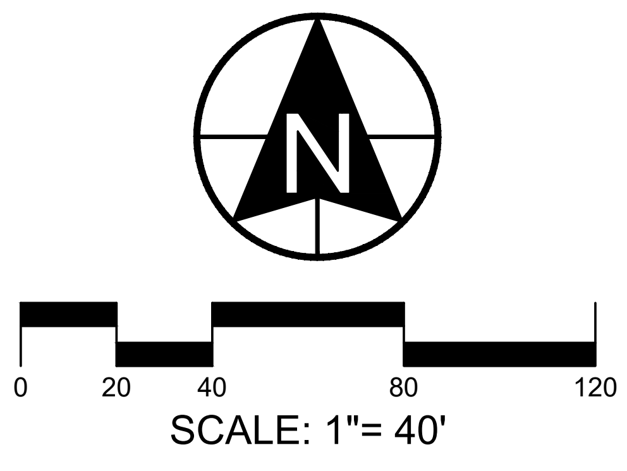
DEVELOPMENT

STONECREEK
PLAT J
1000 SOUTH
350 WEST



SCALE: 1"= 40'

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH KENNETH R. BERG 7/27/2022 343602 PROFESSIONAL ENGINEER
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ACTION	DATE
FINAL	7/27/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
LAYOUT	C1.2

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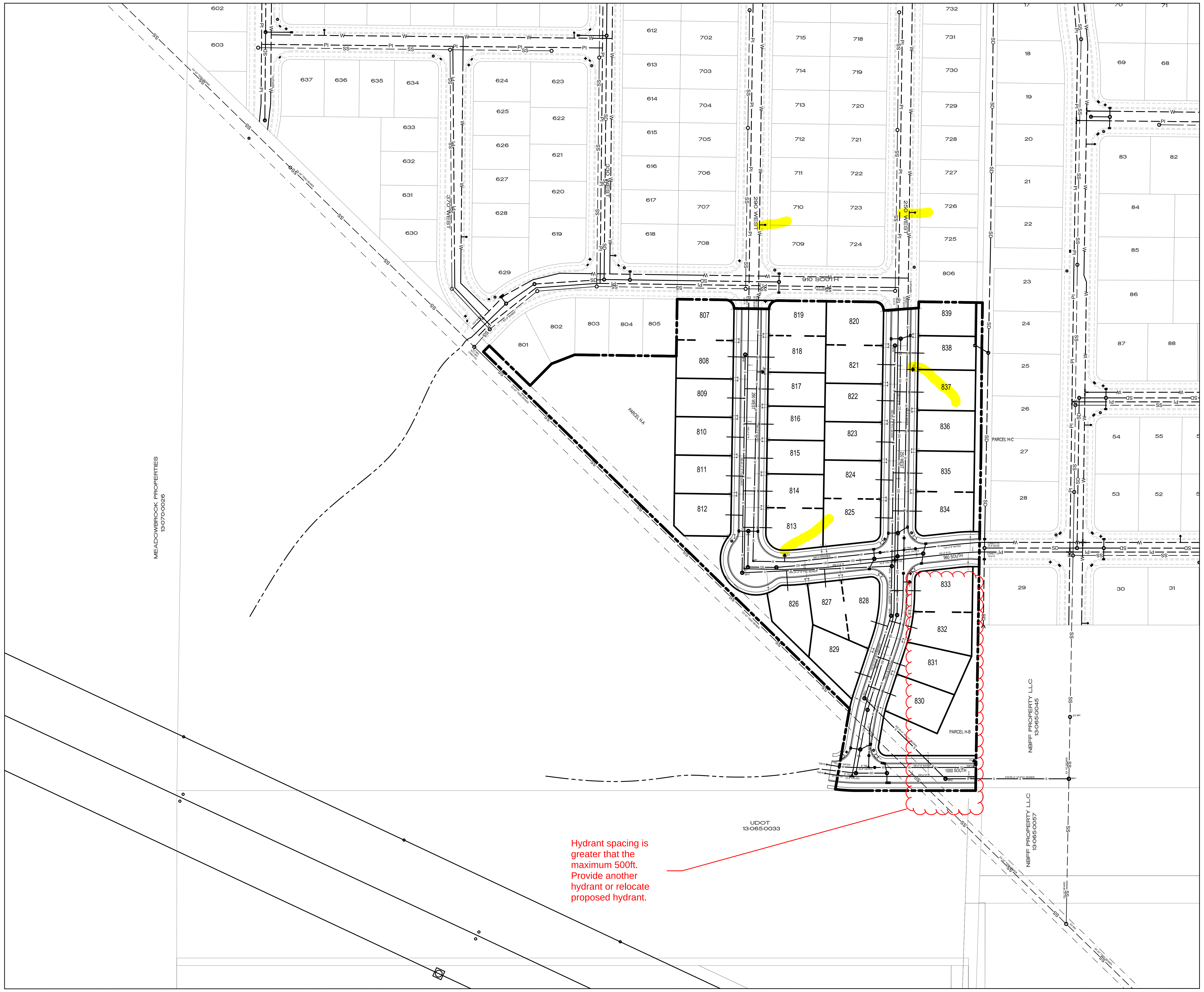
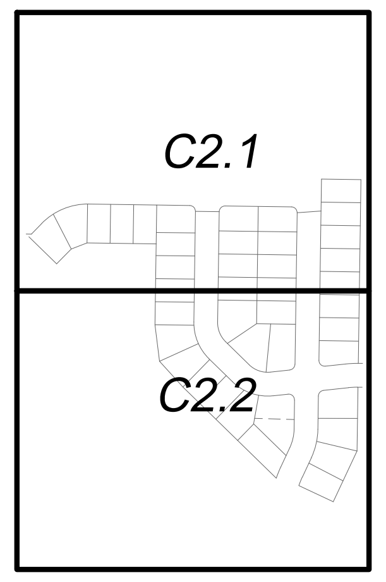
SEWER NOTES

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



Hydrant spacing is greater that the maximum 500ft. Provide another hydrant or relocate proposed hydrant.

MAP KEY



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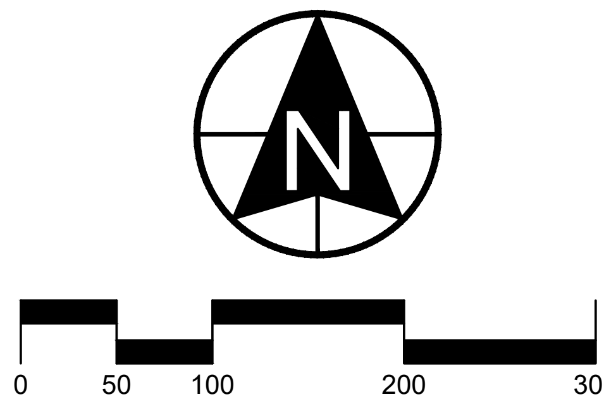
DEVELOPMENT

STONECREEK
PLAT J

1000 SOUTH
350 WEST



SCALE: 1"= 100'

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REVISIONS		
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SEAL

KENNETH R. BERG
7/27/2022
343602

K R Berg

ACTION	DATE
FINAL	7/27/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
UTILITY	C2

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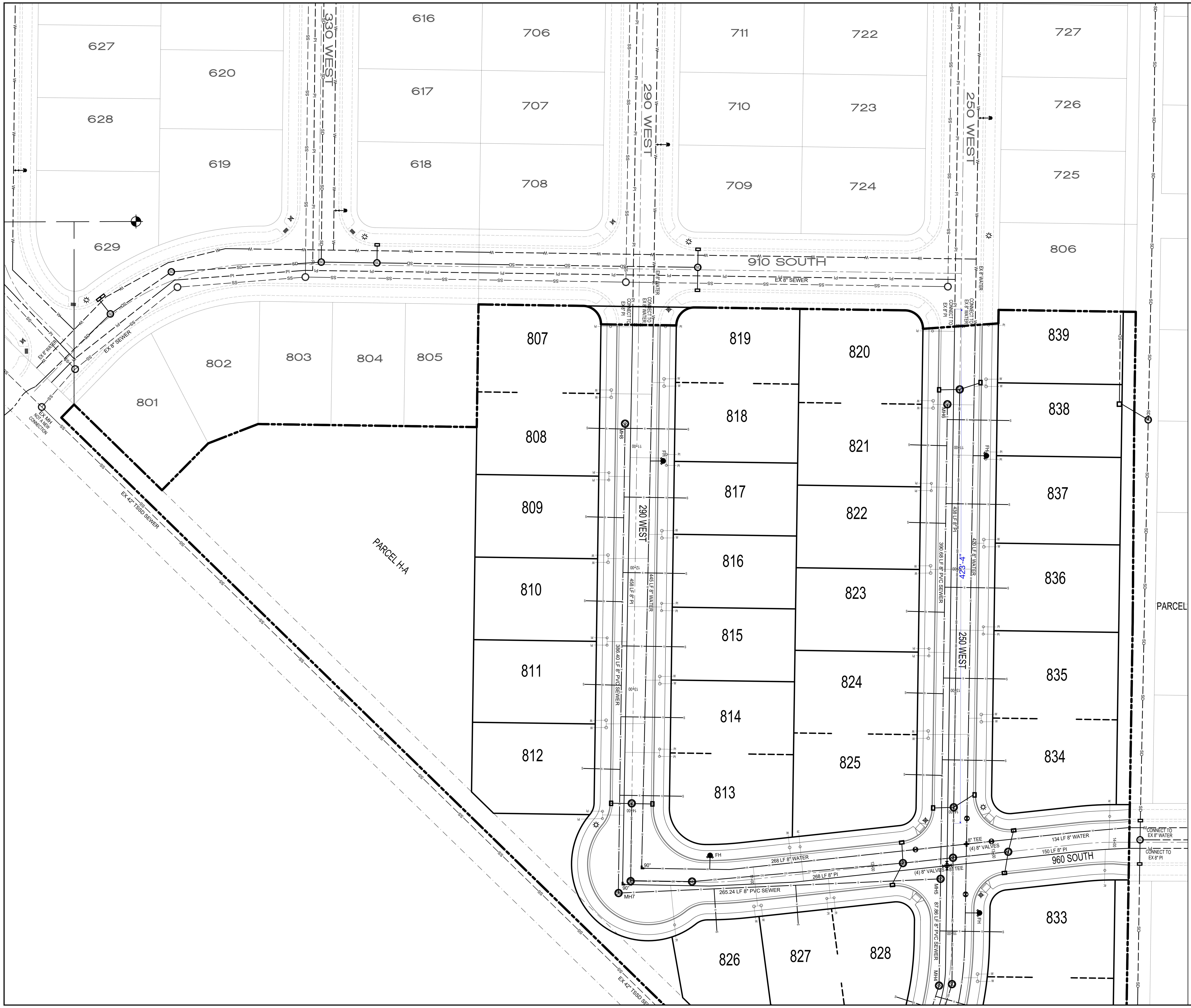

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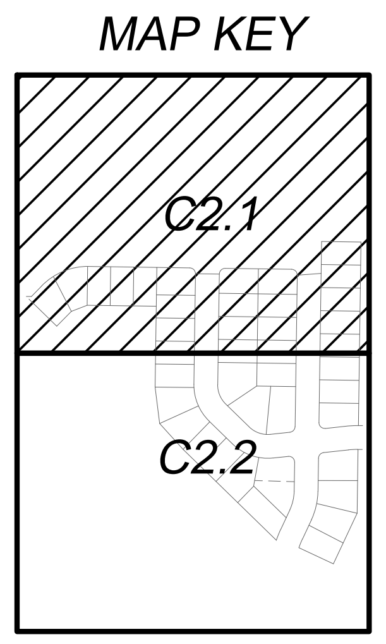

SEWER NOTES

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

Blue Stakes of UTAH 811
Bluestakes.org

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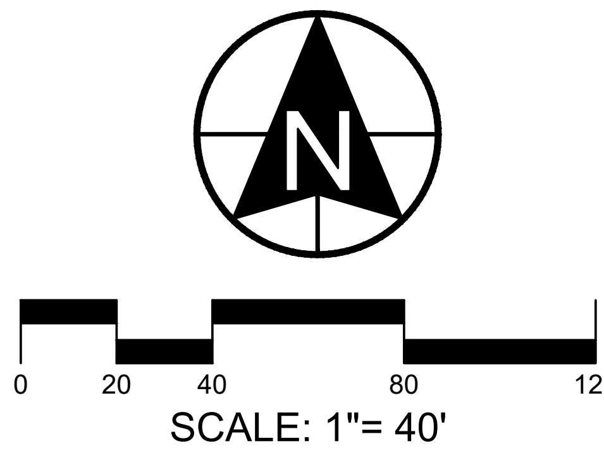
DEVELOPMENT

STONECREEK
PLAT J
1000 SOUTH
350 WEST



SCALE: 1"= 40'

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 7/27/2022 343602
1			
2			
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4			
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ACTION	DATE
FINAL	7/27/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
UTILITY	C2.1

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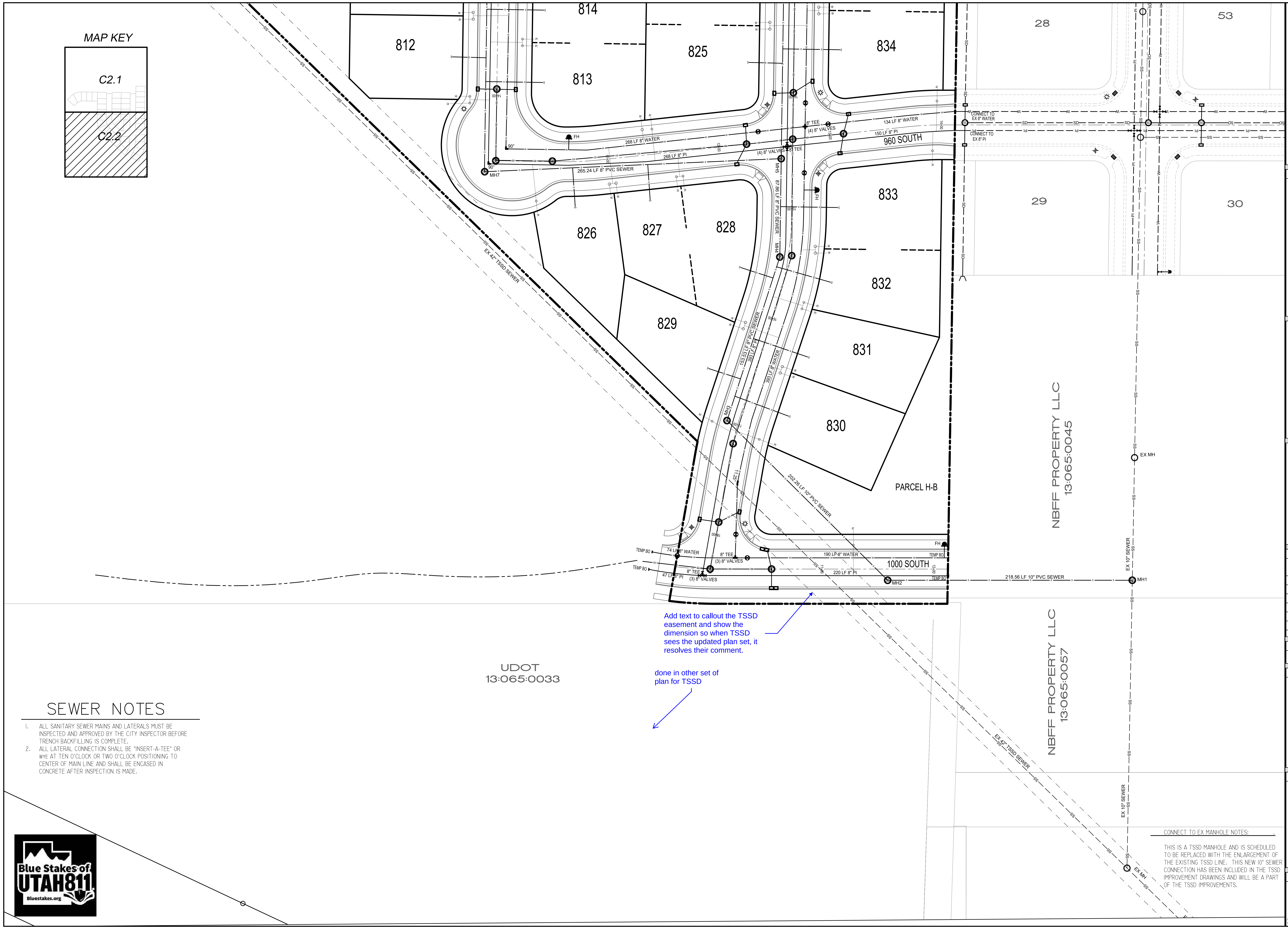

Add text to callout the TSSD easement and show the dimension so when TSSD sees the updated plan set, it resolves their comment.

done in other set of plan for TSSD

SEWER NOTES

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CONNECT TO EX MANHOLE NOTES:

THIS IS A TSSD MANHOLE AND IS SCHEDULED TO BE REPLACED WITH THE ENLARGEMENT OF THE EXISTING TSSD LINE. THIS NEW 10" SEWER CONNECTION HAS BEEN INCLUDED IN THE TSSD IMPROVEMENT DRAWINGS AND WILL BE A PART OF THE TSSD IMPROVEMENTS.

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DEVELOPMENT

STONECREEK
PLAT J
1000 SOUTH
350 WEST

N

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

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1			
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ACTION	DATE
FINAL	7/27/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
UTILITY	C2.2

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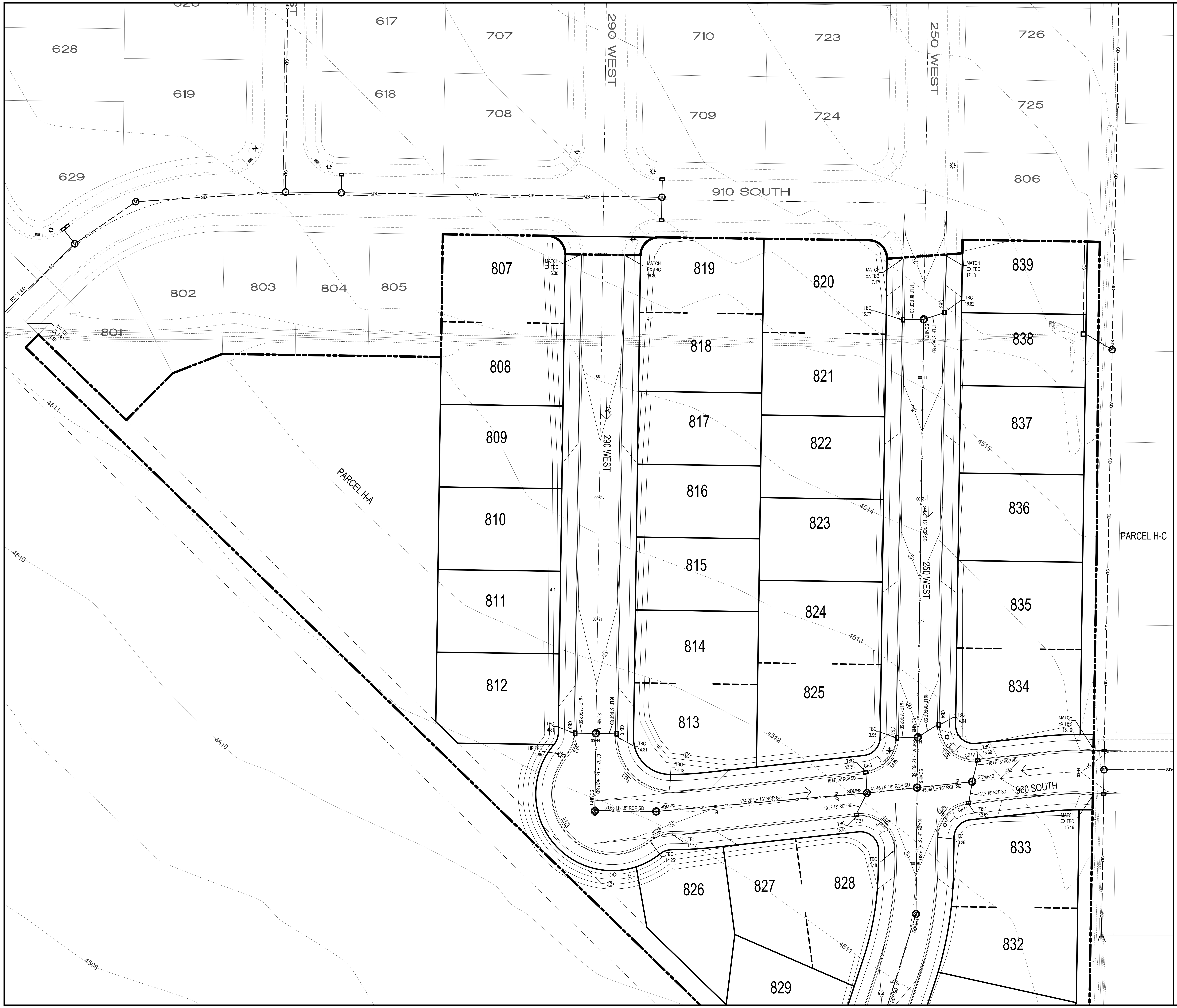

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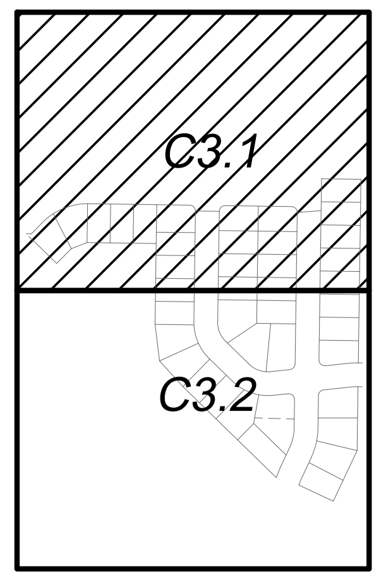

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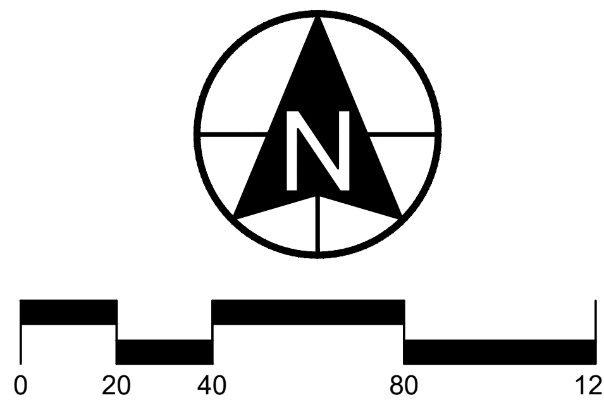
STONECREEK PLAT J

1000 SOUTH
350 WEST



SCALE: 1"= 40'

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STONECREEK PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GRADING & DRAINAGE i:\my drive\berg civil\2021\woodside homes\stonecreek h_i\stonecreek j final\sc_j_03_grading2.dwg	C3.1

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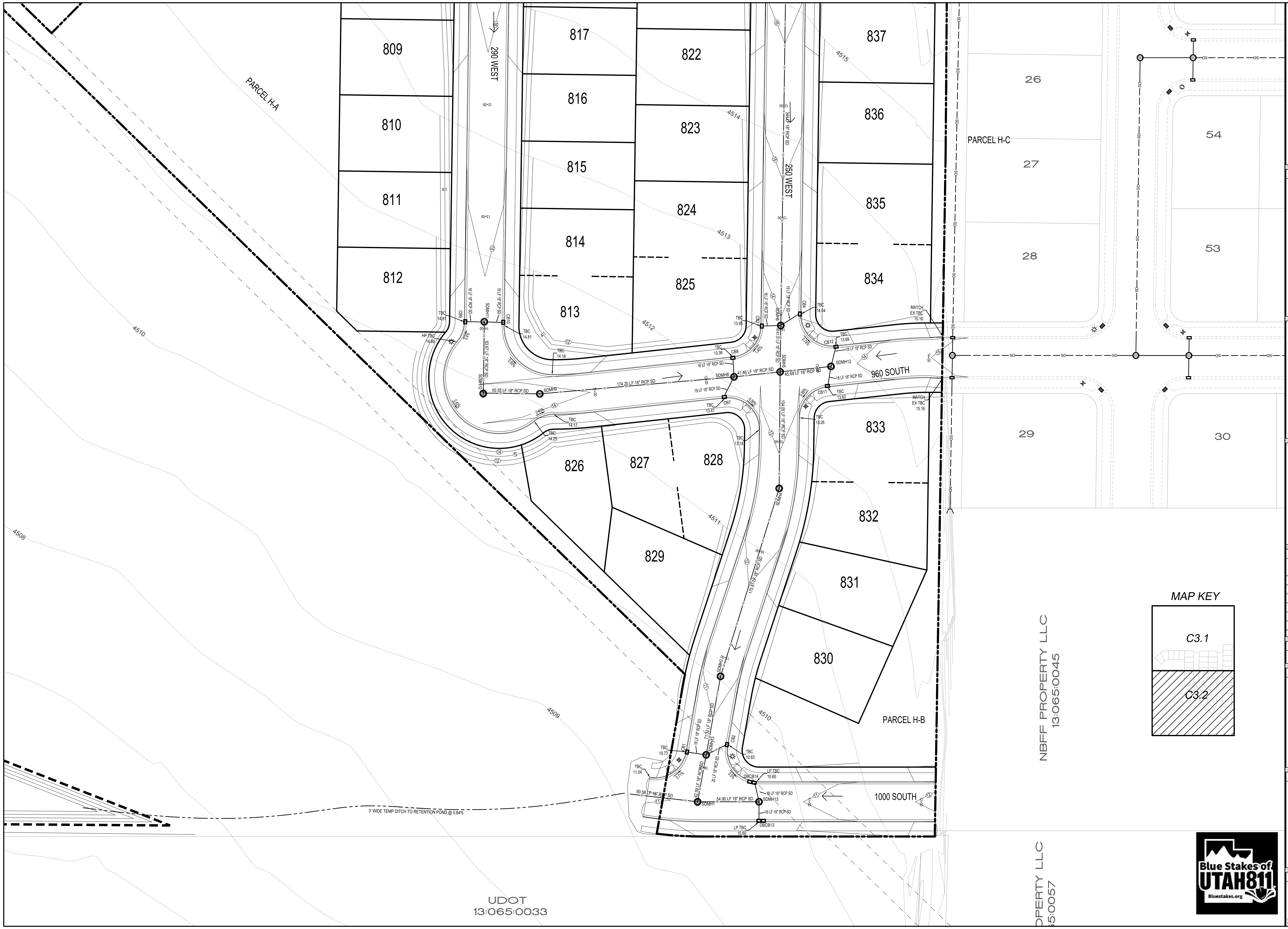

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7/27/2022
343602

ACTION	DATE
FINAL	7/27/2022

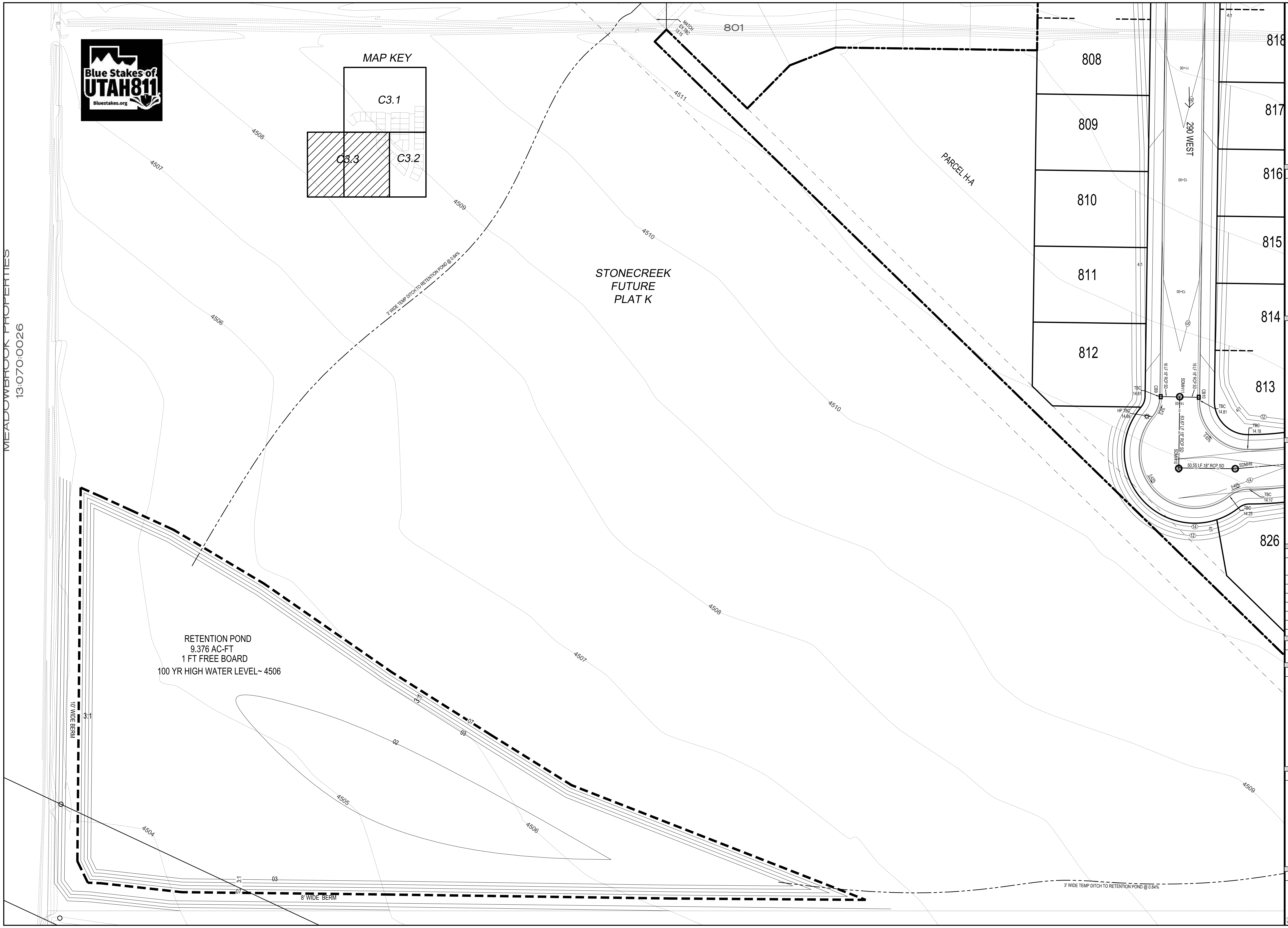
PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GRADING & DRAINAGE i:\my drive\berg civil\2021\woodside homes\stonecreek h_i\stonecreek j final\sc_j_03_grading2.dwg	C3.2



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DEVELOPMENT

STONECREEK
PLAT J

1000 SOUTH
350 WEST

N

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

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7/27/2022
343602

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STONECREEK PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GRADING & DRAINAGE	C3.3

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Ensure allowable detain/release rate of .2 cfs/acre is met.

STONE CREEK
RETENTION POND CALCULATIONS
American Fork, UT
17-Sep-21

Include parcel J in calcs

Storm drain calculations were performed using the rational method.

Hydrologic Calculations				POND RATING TABLE			
CA CALCULATION				RETENTION POND / DETENTION POND			
	C	Area (ft^2)	C * A			INCR	TOTAL
Stonecreek Plat C	0.34	785387	267032	ELEV	AREA	VOL	VOL
Stonecreek Plat D	0.34	382456	130035	(ft)	(sf)	(cf)	(cf)
Stonecreek Plat E	0.34	699573	237855	4502	17261	0	0
Stonecreek Plat F	0.34	390297	132701	4503	96094	56678	56678
Stonecreek Plat G	0.34	290545	98785	4504	101148	98621	155299
Stonecreek Plat H & I	0.34	1044050	354977	4505	106342	103745	259044
Open Space C-I	0.10	255633	25563	4506	111675	109009	368052
Totals		3847941	1246948	4507	117149	114412	482464
Total Acres:	88.34						
Q_{allow} per acre	0. cfs/acre						
Q_{allow}	**. cfs**	RETENTION		100 Y HW		4505.94	361615

Retention Volume Calculations					
Lapsed Time (min.)	Rainfall intensity (in/hr)	Total Rainfall (in)	Rainfall Volume (ft^3)	Release Volume (ft^3)	Required Storage (ft^3)
A	***B***	***C***	***D***	***E***	***F***
15	4.60	1.15	119499	0	119499
30	3.04	1.52	157947	0	157947
60	1.83	1.83	190160	0	190160
120	1.03	2.05	213020	0	213020
180	0.74	2.21	229646	0	229646
360	0.37	2.21	229646	0	229646
1440	0.15	3.48	361615	0	361615

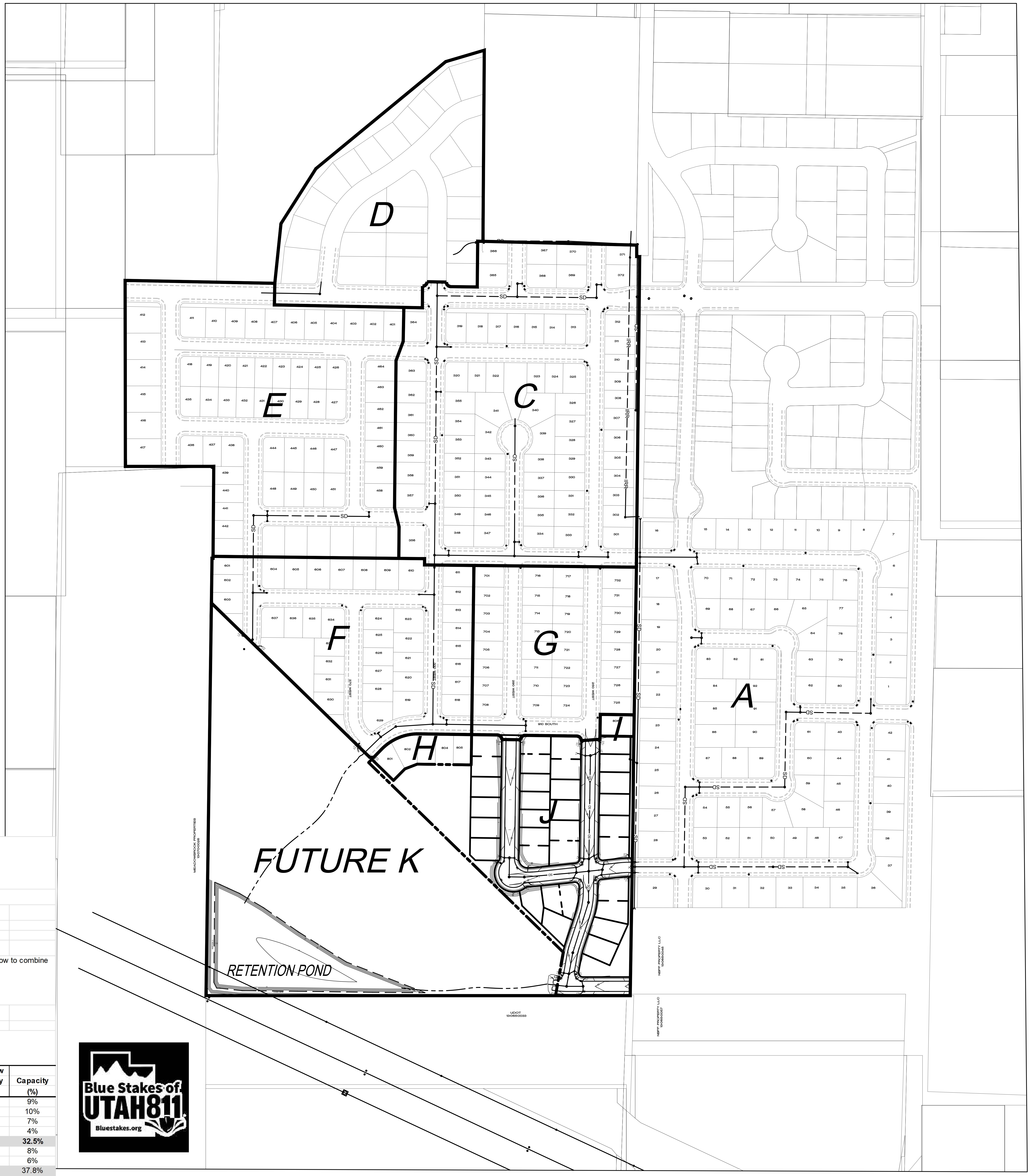
Required Storage =	**361615 ft^3**	or	**8.302 acre·ft**
Total Pond Volume =	**0 ft^3**	or	**0.000 acre·ft**

Notes:
A, B, & C are based upon American Fork Drainage Manual
D = C / (12 inches/foot) x total acreage of site x 43,560 sf/acre x run-off coefficient, where Q=CIA and V=CiA
E = an allowable release rate (0 cfs/acre) x total acreage of site x A x 60 sec.
F = D - E to determine storage volume

"C" VALUES

The "C" values were taken from the American Fork Storm Water Technical Manual - Table 1.5 for single family residential

Show the location of a groundwater monitoring station.



STONECREEK PLAT J
25 YR PIPE SIZING CALCULATIONS (AF SD TECH MANUAL 9.2.2)

Pipe Capacity Calculations
1-Jun-22

NARRATIVE
The acreage of road right of way was determined for each subarea listed below to determine the amount of runoff associated with the 25-year storm event. This storm was then routed as shown below to combine subareas together to account for expected runoff

Rational Method
T_c=17 Minutes

Manning's Equation
n= 0.011 RCP

SOUTH HALF OF PROJECT - DETENTION INTO POND 2

SUBAREA	Segment Description	Impervious Area A (ac)	Intensity I (in./hr.)	Runoff Coefficient C	Rational Peak Flow Q* (cfs)	Routed Pipe Flow Q (cfs)	Slope S	Pipe Diameter D (in.)	Pipe Area A (ft^2)	Velocity V (ft/s)	Wetted Perimeter P (ft)	Hydraulic Radius R (ft)	Full Flow Capacity Q (cfs)	Capacity (%)
1	250 W (SDMH6)	0.68	1.72	0.9	1.047	1.047	0.82%	18	1.767	6.361	4.712	0.375	11.242	9%
2	290 W (SDMH11)	0.57	1.72	0.9	0.881	0.881	0.50%	18	1.767	4.967	4.712	0.375	8.778	10%
3	960 S (SDMH8)	0.38	1.72	0.9	0.586	0.586	0.50%	18	1.767	4.967	4.712	0.375	8.778	7%
4	960 S (SDMH12)	0.22	1.72	0.9	0.342	0.342	0.50%	18	1.767	4.967	4.712	0.375	8.778	4%
Route combined subareas 1 - 4 INTO SHMH5						**2.855**	0.50%	18	1.767	4.967	4.712	0.375	8.778	**32.5%**
5	250 W (SDMH3)	0.57	1.72	0.9	0.881	0.881	0.82%	18	1.767	6.361	4.712	0.375	11.242	8%
6	1000 S (SDMH13)	0.35	1.72	0.9	0.540	0.540	0.50%	18	1.767	4.967	4.712	0.375	8.778	6%
Route combined subareas TO TEMP DITCH						**4.277**	0.83%	18	1.767	6.400	4.712	0.375	11.310	37.8%

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DEVELOPMENT

STONECREEK
PLAT J
1000 SOUTH
350 WEST

N

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

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FINAL	7/27/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GRADING PLAN	C3

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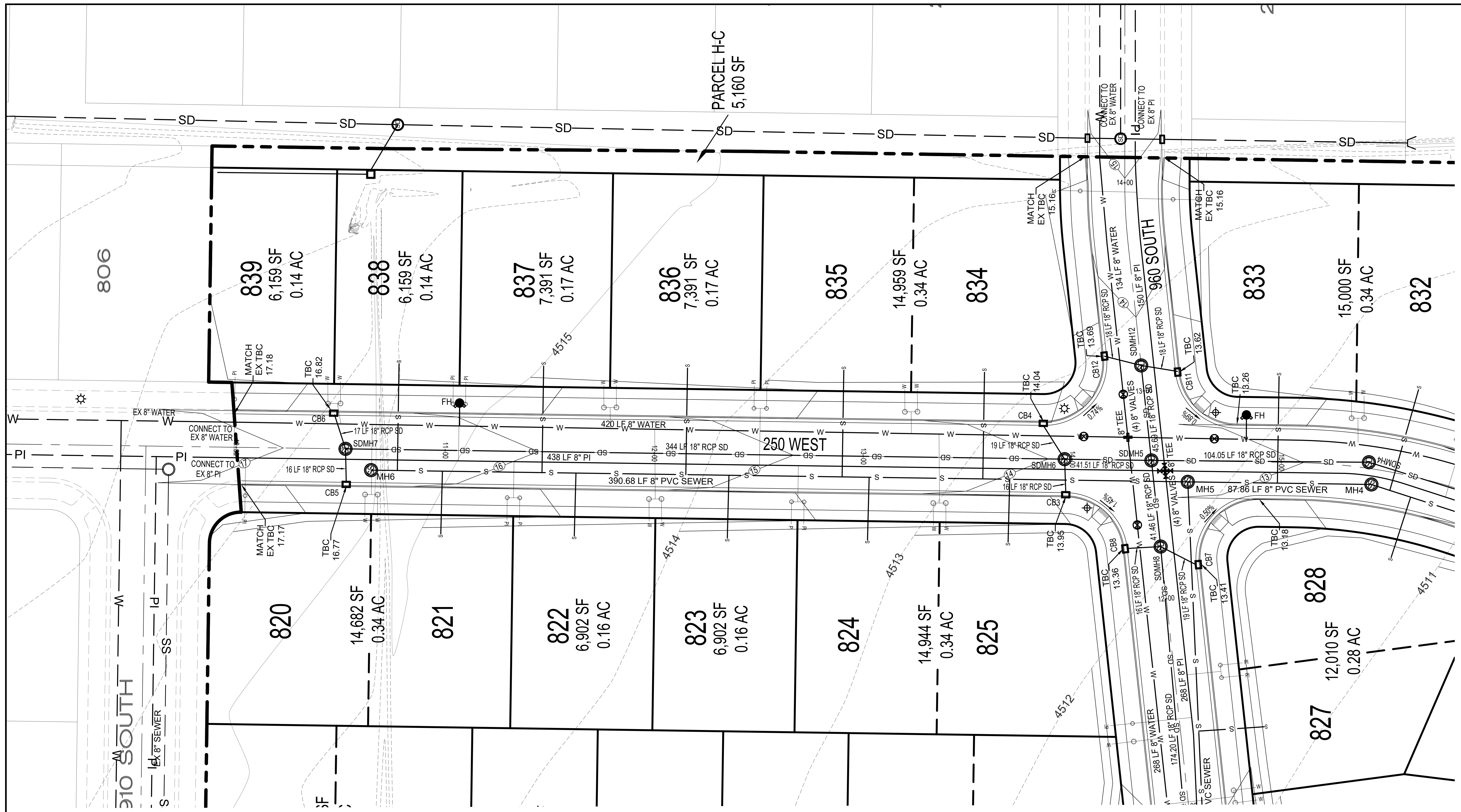
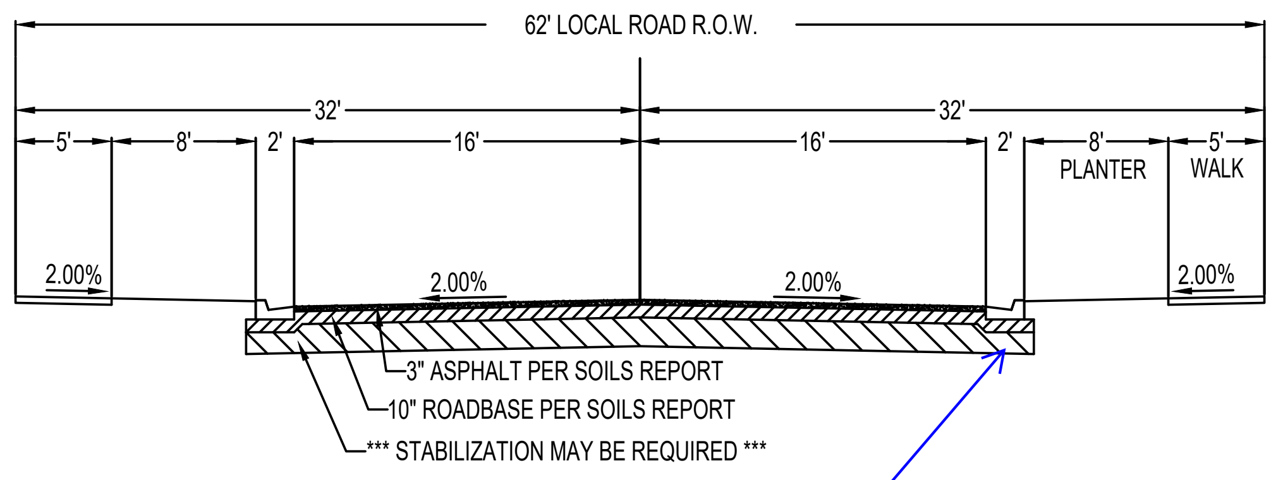
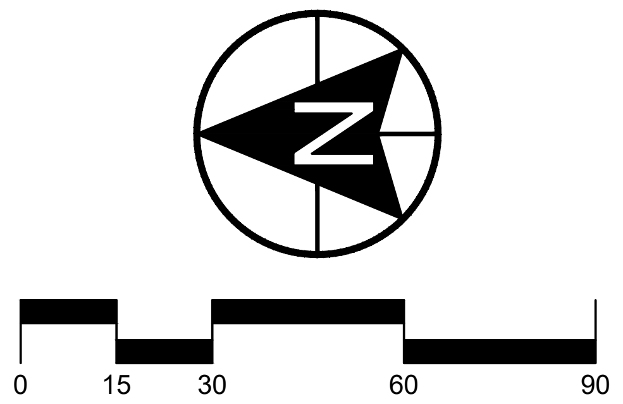



62' LOCAL ROAD R.O.W.
5'
8'
2'
32'
16'
16'
32'
2'
8'
5'
PLANTER
WALK
2.00%
2.00%
2.00%
2.00%
3" ASPHALT PER SOILS REPORT
10" ROADBASE PER SOILS REPORT
*** STABILIZATION MAY BE REQUIRED ***

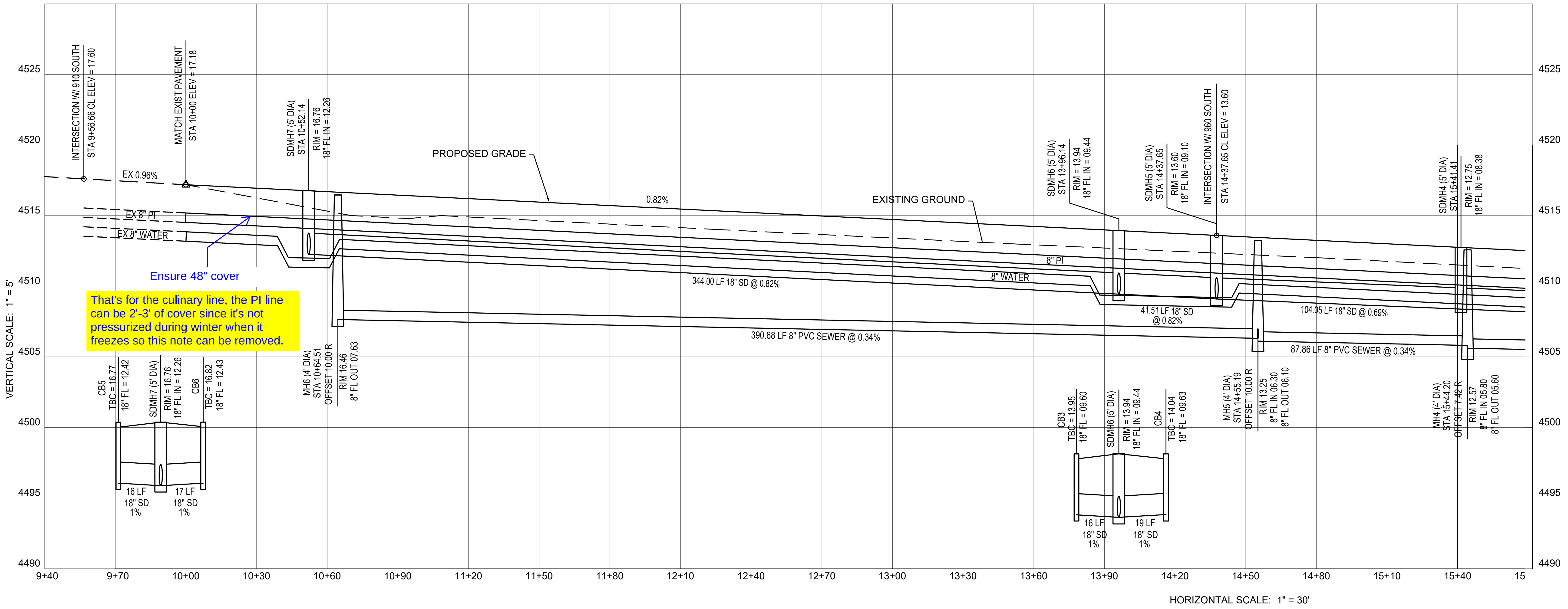
12" min. sub base

Ensure Storm drain min cover is 24"



SCALE: 1"= 30'

250 WEST


4525
4520
4515
4510
4505
4500
4495
4490
VERTICAL SCALE: 1" = 5'
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
INTERSECTION W/ 910 SOUTH STA 9+56.66 CL ELEV = 17.60
MATCH EXIST PAVEMENT STA 10+00 ELEV = 17.18
SDMH7 (5' DIA) STA 10+52.14 RIM = 16.76 18" FL IN = 12.26
PROPOSED GRADE
EX 0.96%
EX 8" PI
EX 8" WATER
0.82%
EXISTING GROUND
344.00 LF 18" SD @ 0.82%
390.68 LF 8" PVC SEWER @ 0.34%
8" PI
8" WATER
SDMH6 (5' DIA) STA 13+96.14 RIM = 13.94 18" FL IN = 09.44
SDMH5 (5' DIA) STA 14+37.65 RIM = 13.60 18" FL IN = 09.10
INTERSECTION W/ 960 SOUTH STA 14+37.65 CL ELEV = 13.60
SDMH4 (5' DIA) STA 15+41.41 RIM = 12.75 18" FL IN = 08.38
41.51 LF 18" SD @ 0.82%
104.05 LF 18" SD @ 0.69%
87.86 LF 8" PVC SEWER @ 0.34%
CB5 TBC = 16.77 18" FL = 12.42
SDMH7 (5' DIA) RIM = 16.76 18" FL IN = 12.26
CB6 TBC = 16.82 18" FL = 12.43
MH6 (4' DIA) STA 10+64.51 OFFSET 10.00 R RIM 16.46 8" FL OUT 07.63
16 LF 18" SD 1%
17 LF 18" SD 1%
CB3 TBC = 13.95 18" FL = 09.60
SDMH6 (5' DIA) RIM = 13.94 18" FL IN = 09.44
CB4 TBC = 14.04 18" FL = 09.63
MH5 (4' DIA) STA 14+55.19 OFFSET 10.00 R RIM 13.25 8" FL IN 06.30 8" FL OUT 06.10
MH4 (4' DIA) STA 15+44.20 OFFSET 7.42 R RIM 12.57 8" FL IN 05.80 8" FL OUT 05.60
16 LF 18" SD 1%
19 LF 18" SD 1%

HORIZONTAL SCALE: 1" = 30'

Ensure 48" cover

That's for the culinary line, the PI line can be 2'-3' of cover since it's not pressurized during winter when it freezes so this note can be removed.

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DEVELOPMENT

STONECREEK
PLAT J

1000 SOUTH
350 WEST

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PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
250 WEST PLAN & PROFILE	C4.1

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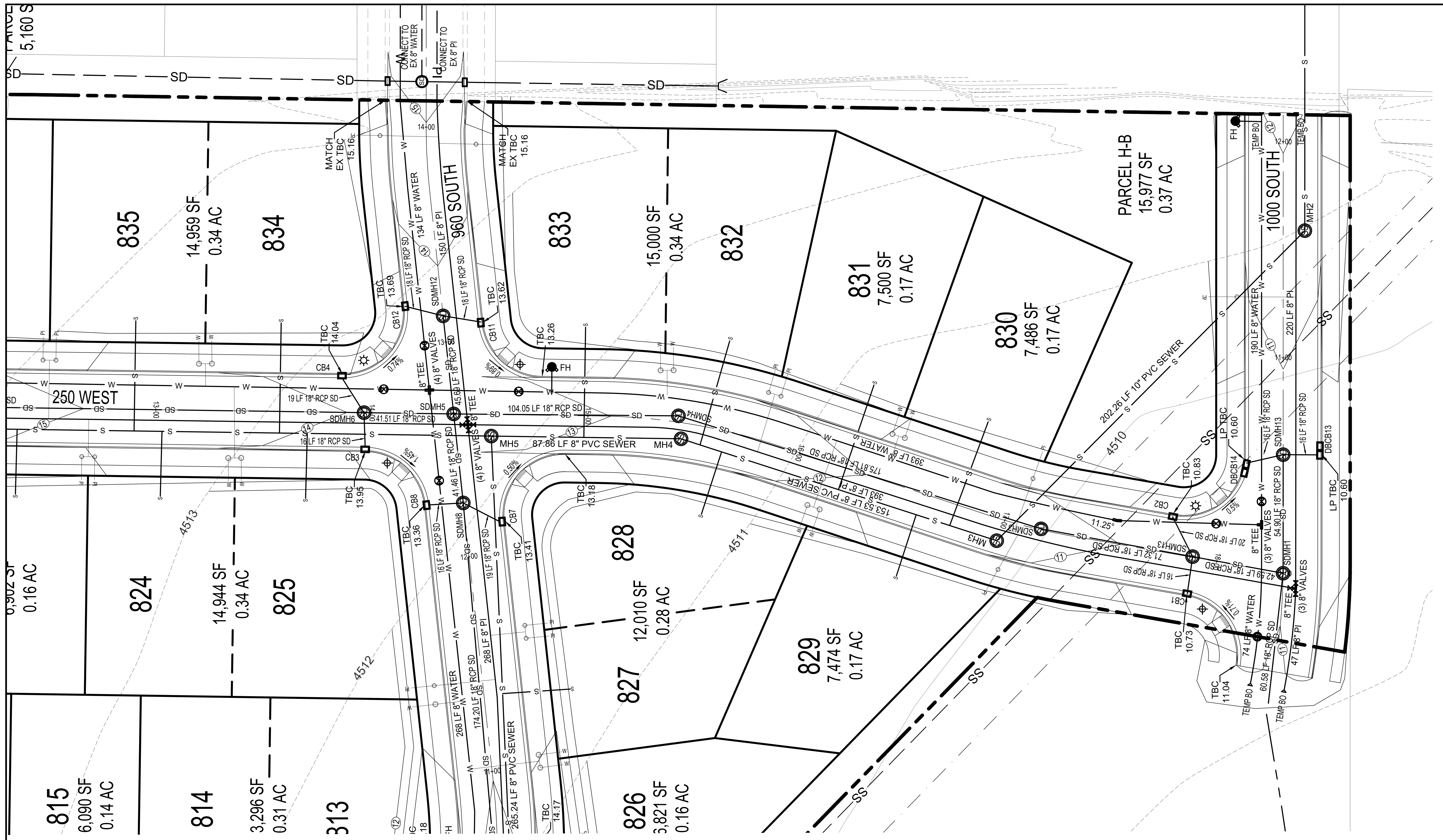
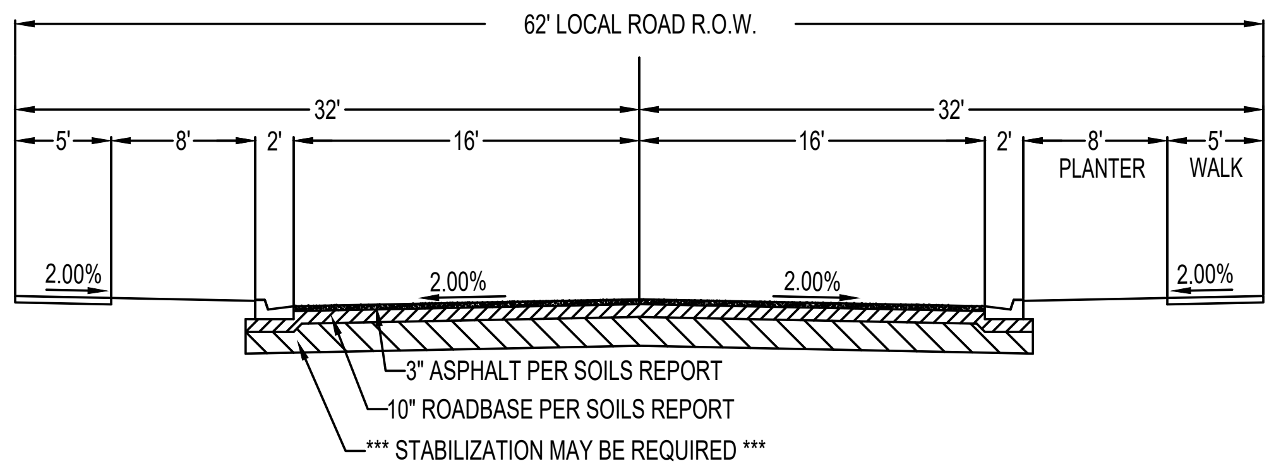


250 WEST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WALK
2.00%
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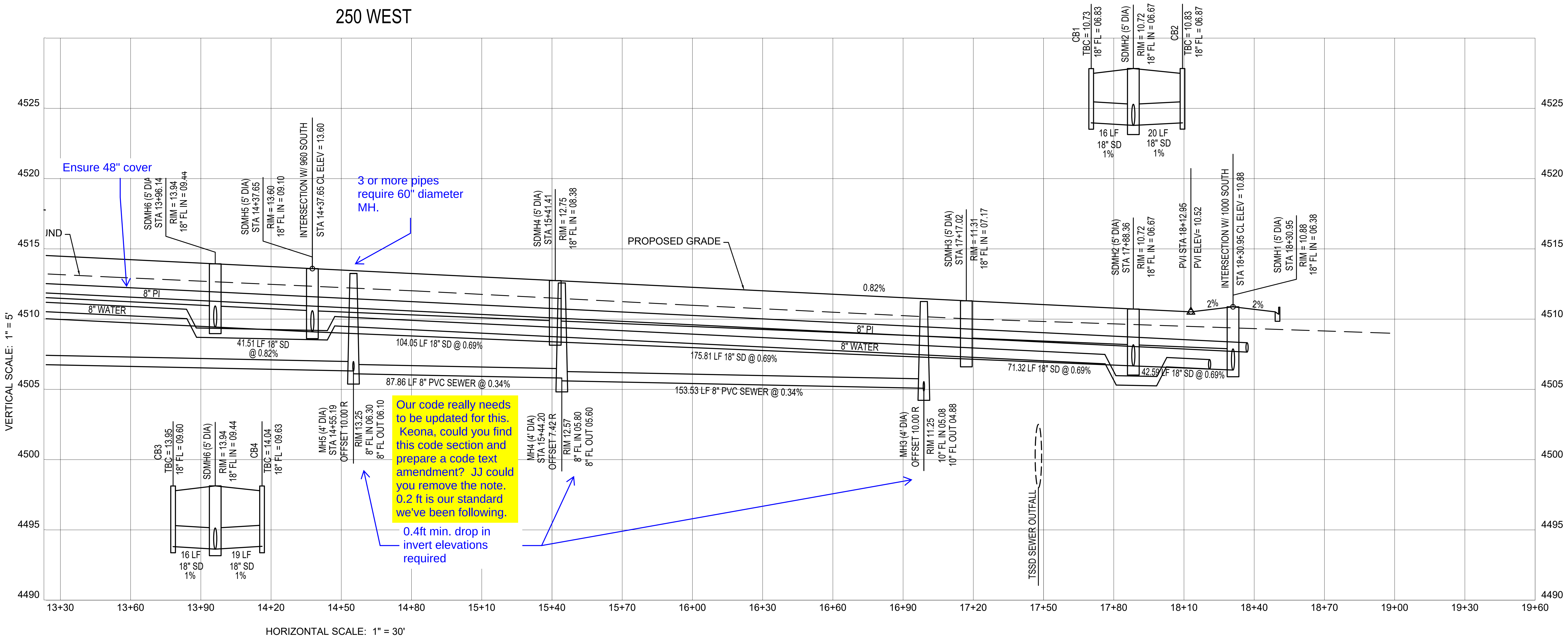
2.00%
3" ASPHALT PER SOILS REPORT
10" ROADBASE PER SOILS REPORT
*** STABILIZATION MAY BE REQUIRED ***



Ensure 48" cover

3 or more pipes require 60" diameter MH.

Our code really needs to be updated for this. Keona, could you find this code section and prepare a code text amendment? JJ could you remove the note. 0.2 ft is our standard we've been following.

0.4ft min. drop in invert elevations required

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DEVELOPMENT

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1000 SOUTH
350 WEST

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

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SHEET NAME	SHEET NUMBER
250 WEST PLAN & PROFILE	C4.2

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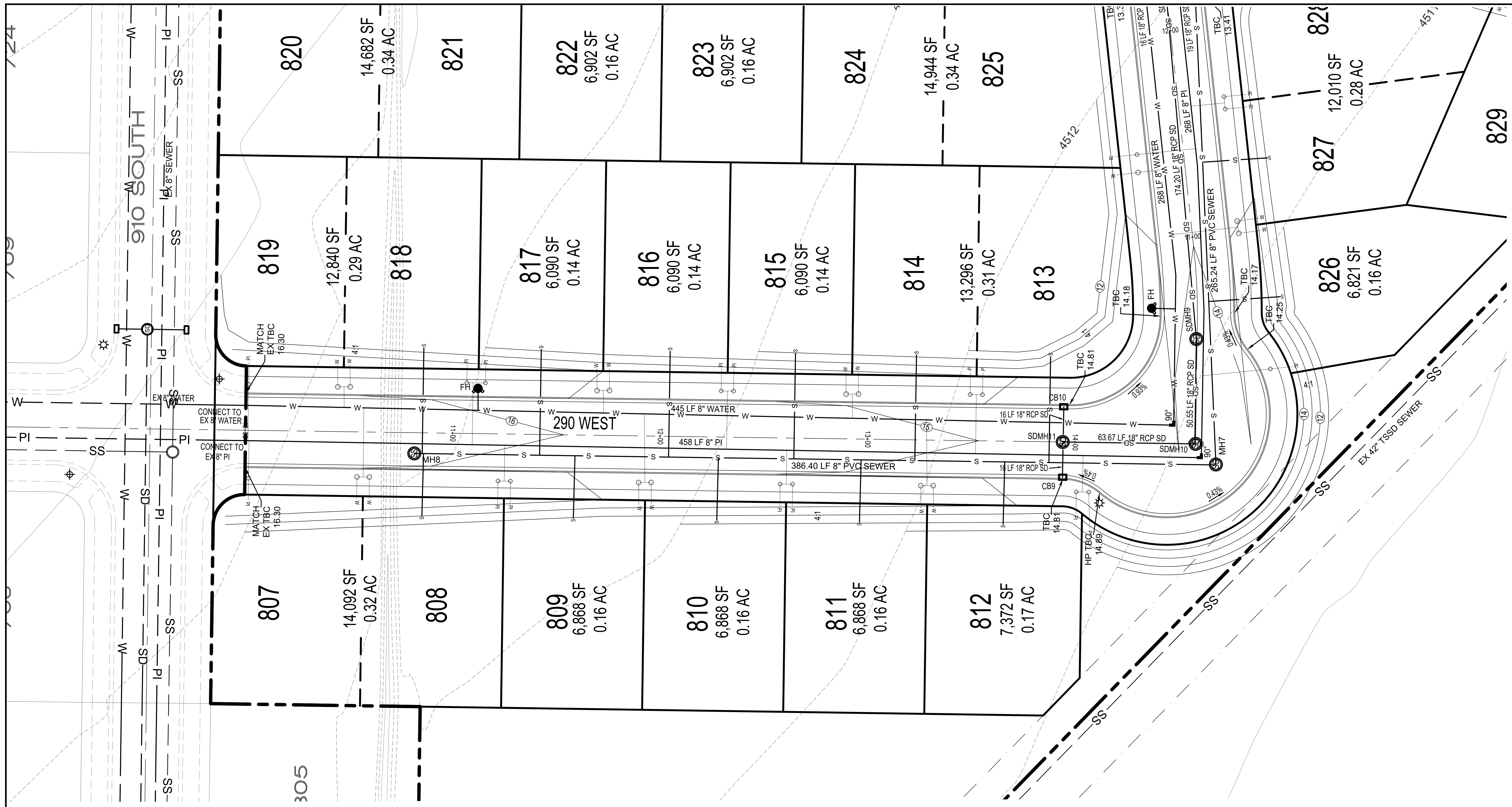

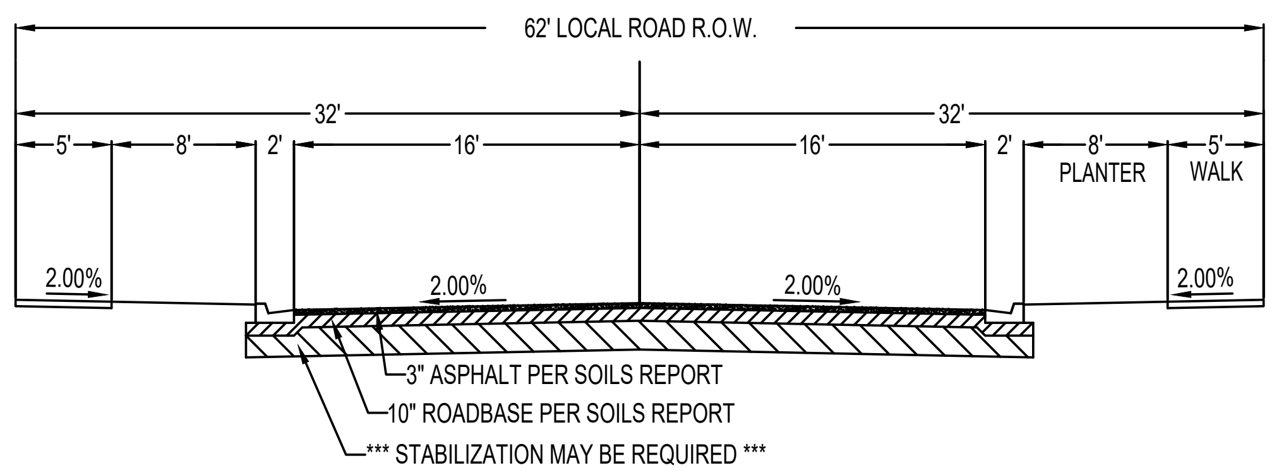

62' LOCAL ROAD R.O.W.
32'
32'
5'
8'
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PLANTER
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SCALE: 1"= 30'

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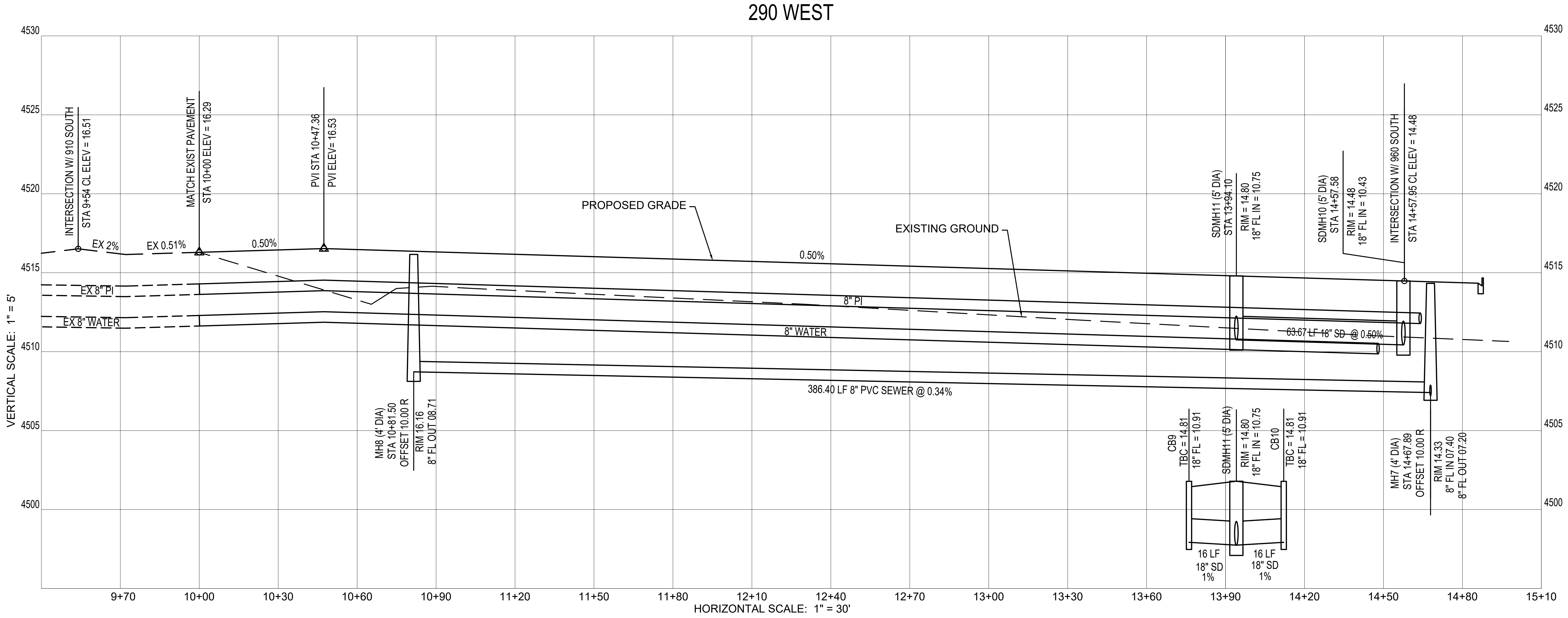
290 WEST



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STATE OF UTAH
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PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	7/27/2022

PROJECT

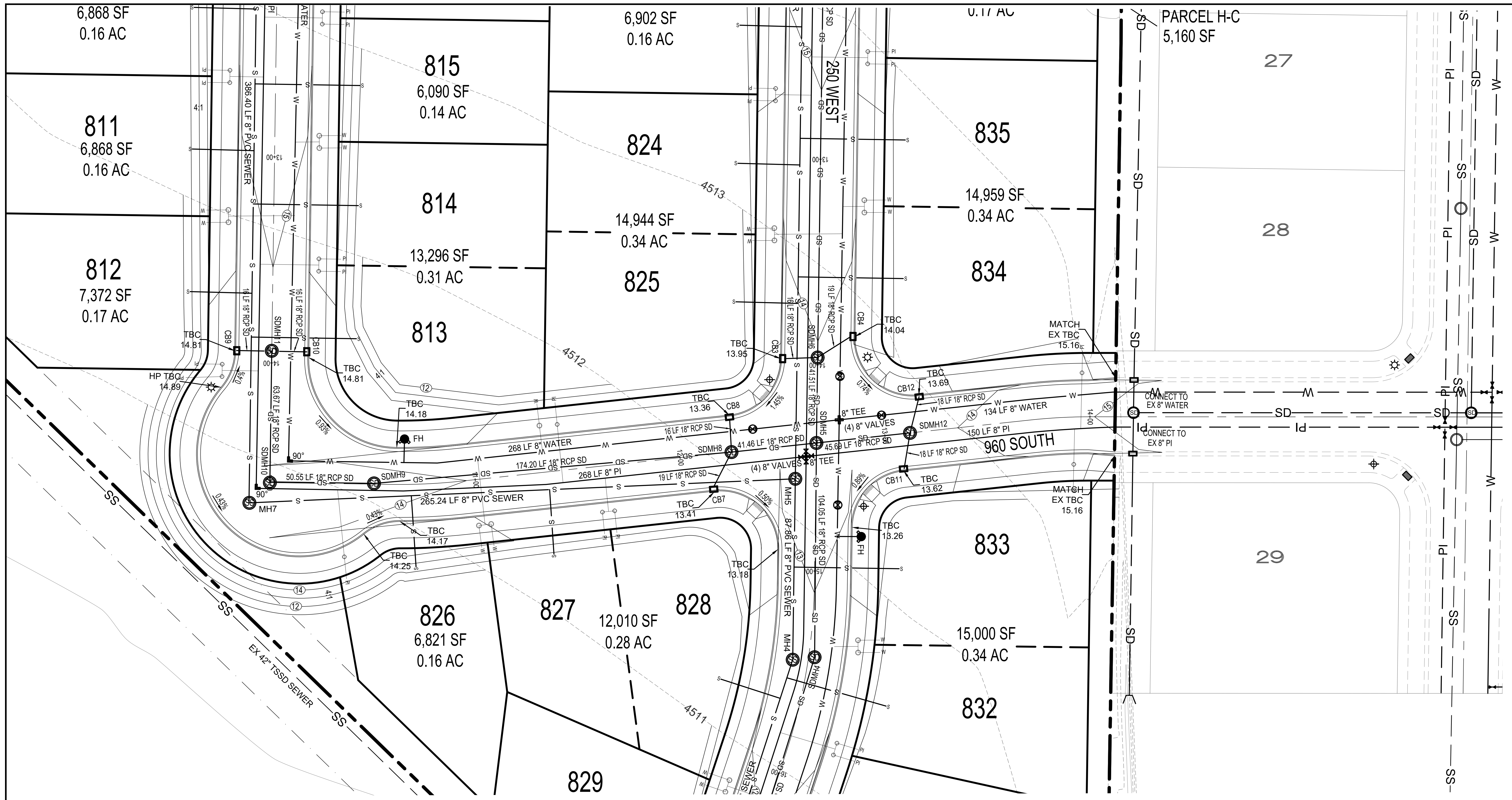
STONECREEK
PLAT J

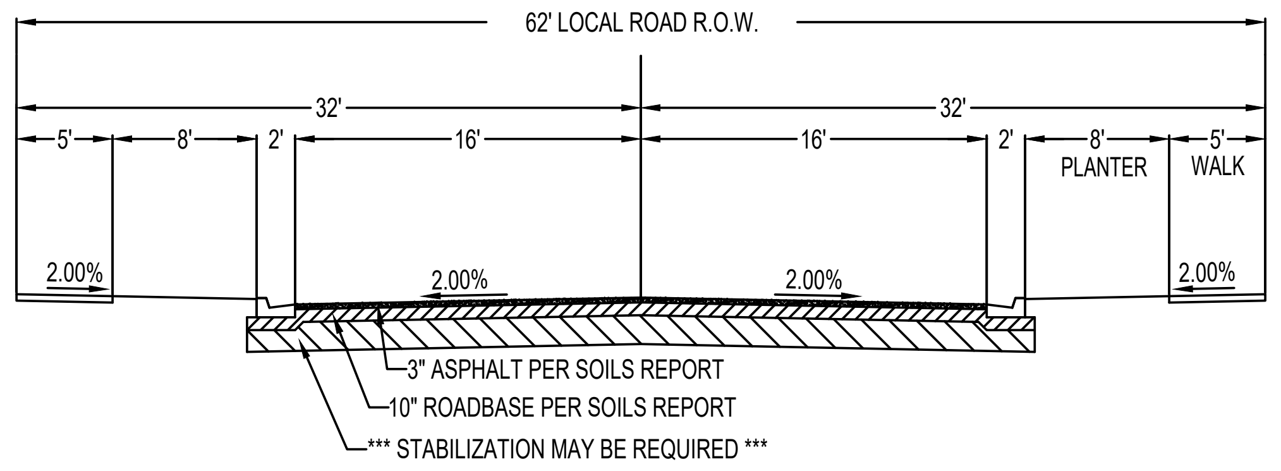
DESCRIPTION

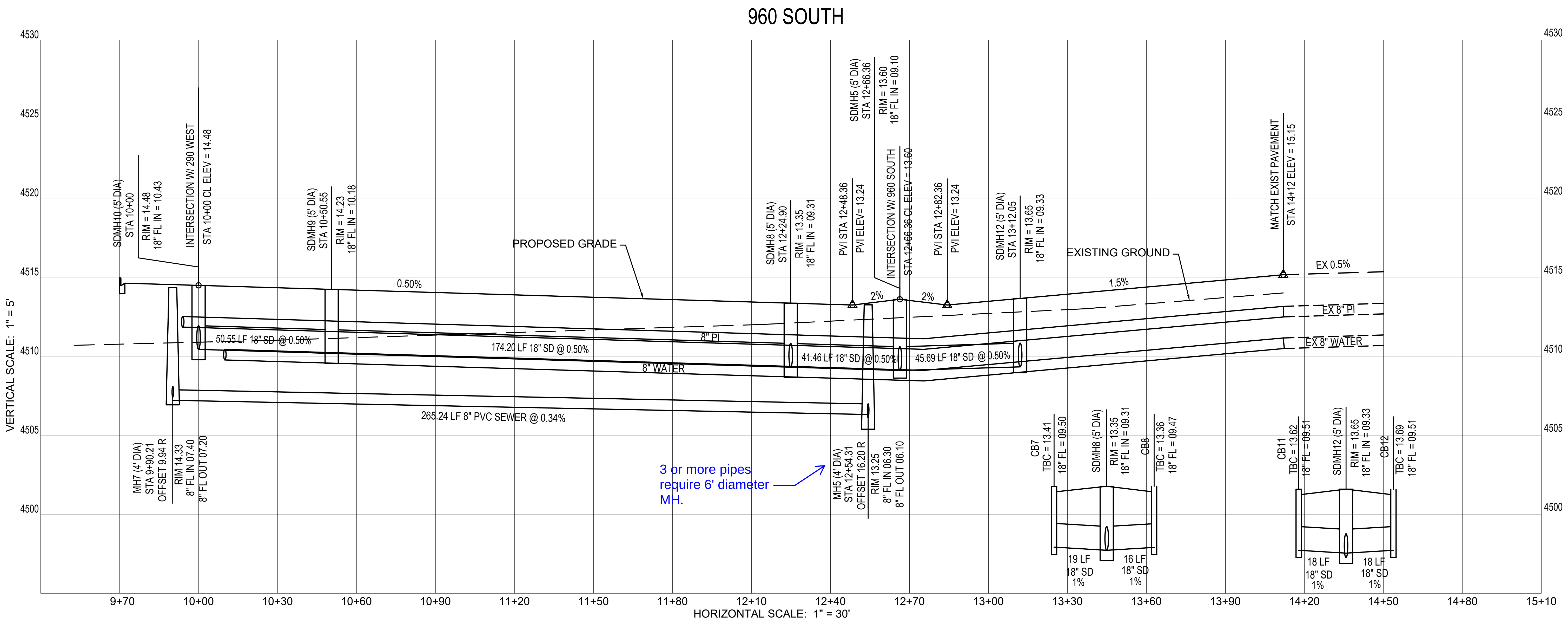
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
290 WEST *PLAN & PROFILE*	C5.1

i:\my drive\berg civil\2021\woodside homes\stonecreek h_i\stonecreek j finalse_j_c5-290 w pnp.dwg




62' LOCAL ROAD R.O.W.
32'
32'
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
*** STABILIZATION MAY BE REQUIRED ***


960 SOUTH
VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 30'
4530
4525
4520
4515
4510
4505
4500
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
SDMH10 (5' DIA) STA 10+00 RIM = 14.48 18" FL IN = 10.43
INTERSECTION W/ 290 WEST STA 10+00 CL ELEV = 14.48
SDMH9 (5' DIA) STA 10+50.55 RIM = 14.23 18" FL IN = 10.18
PROPOSED GRADE
0.50%
SDMH8 (5' DIA) STA 12+24.90 RIM = 13.35 18" FL IN = 09.31
PVI STA 12+48.36 PVI ELEV= 13.24
SDMH5 (5' DIA) STA 12+66.36 RIM = 13.60 18" FL IN = 09.10
INTERSECTION W/ 960 SOUTH STA 12+66.36 CL ELEV = 13.60
PVI STA 12+82.36 PVI ELEV= 13.24
SDMH12 (5' DIA) STA 13+12.05 RIM = 13.65 18" FL IN = 09.33
EXISTING GROUND
1.5%
MATCH EXIST PAVEMENT STA 14+12 ELEV = 15.15
EX 0.5%
EX 8" PI
EX 8" WATER
2%
2%
50.55 LF 18" SD @ 0.50%
174.20 LF 18" SD @ 0.50%
41.46 LF 18" SD @ 0.50%
45.69 LF 18" SD @ 0.50%
8" PI
8" WATER
265.24 LF 8" PVC SEWER @ 0.34%
MH7 (4' DIA) STA 9+90.21 OFFSET 9.94 R RIM 14.33 8" FL IN 07.40 8" FL OUT 07.20
3 or more pipes require 6' diameter MH.
MH5 (4' DIA) STA 12+54.31 OFFSET 16.20 R RIM 13.25 8" FL IN 06.30 8" FL OUT 06.10
CB7 TBC = 13.41 18" FL = 09.50
SDMH8 (5' DIA) RIM = 13.35 18" FL IN = 09.31
CB8 TBC = 13.36 18" FL = 09.47
19 LF 18" SD 1%
16 LF 18" SD 1%
CB11 TBC = 13.62 18" FL = 09.51
SDMH12 (5' DIA) RIM = 13.65 18" FL IN = 09.33
CB12 TBC = 13.69 18" FL = 09.51
18 LF 18" SD 1%
18 LF 18" SD 1%

Woodside® Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK
PLAT J
1000 SOUTH
350 WEST

N

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

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH KENNETH R. BERG 7/27/2022 343602 PROFESSIONAL ENGINEER
1			
2			
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ACTION	DATE
FINAL	7/27/2022

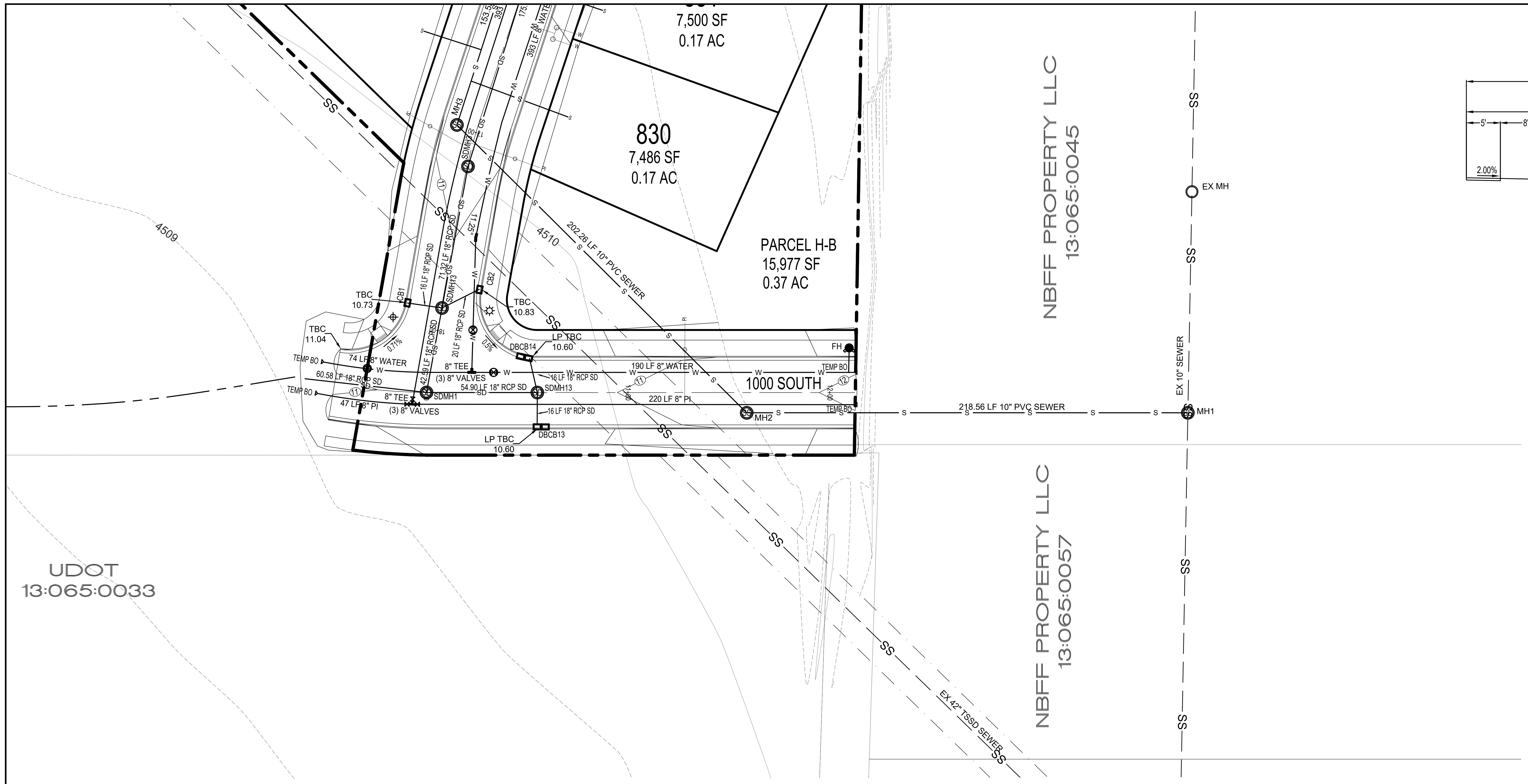
PROJECT

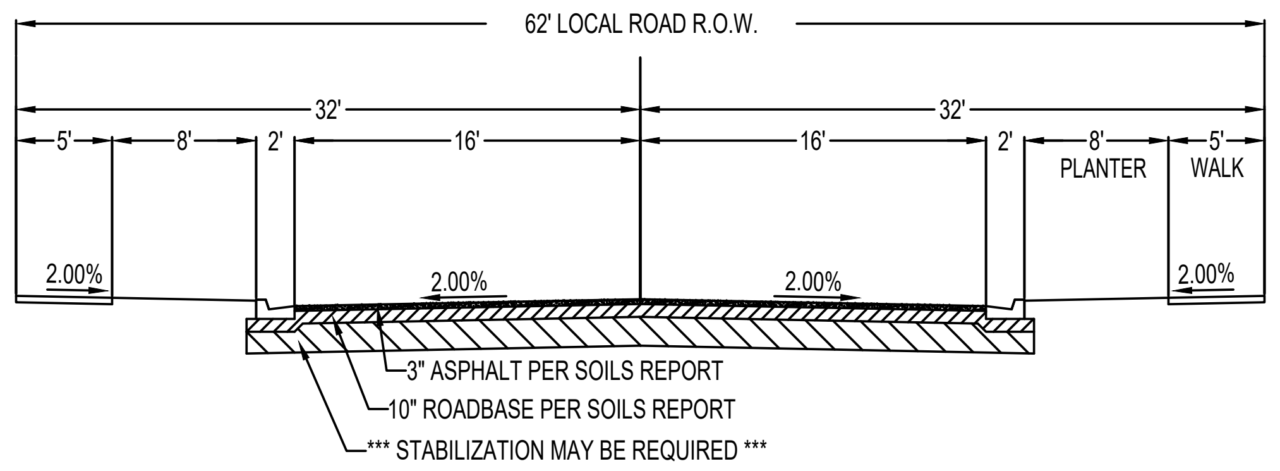
STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
960 SOUTH PLAN & PROFILE	C6.1




62' LOCAL ROAD R.O.W.
32'
32'
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
*** STABILIZATION MAY BE REQUIRED ***

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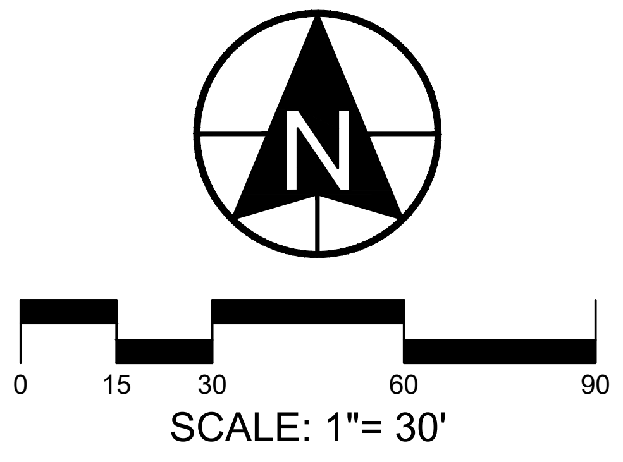
DEVELOPMENT

STONECREEK
PLAT J

1000 SOUTH
350 WEST



SCALE: 1"= 30'

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 7/27/2022 343602
1			
2			
3			
4			
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7			

ACTION	DATE
FINAL	7/27/2022

PROJECT

STONECREEK PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
1000 SOUTH PLAN & PROFILE	*C7.1*

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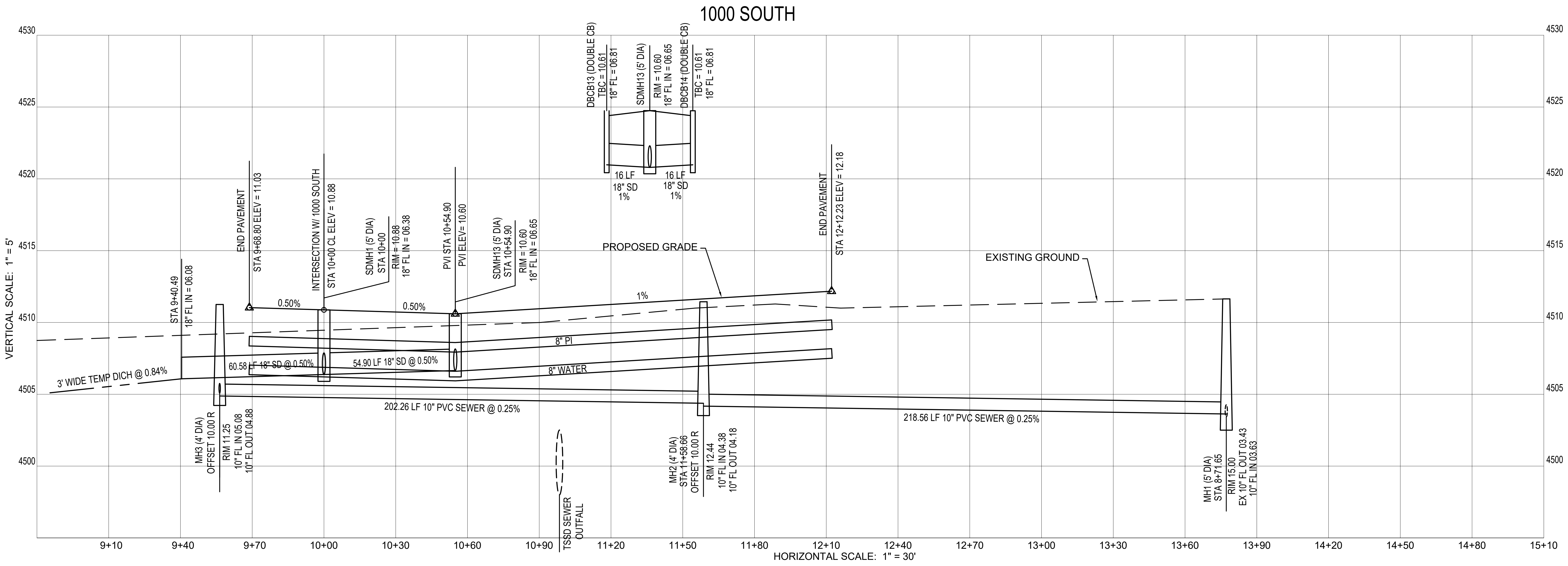
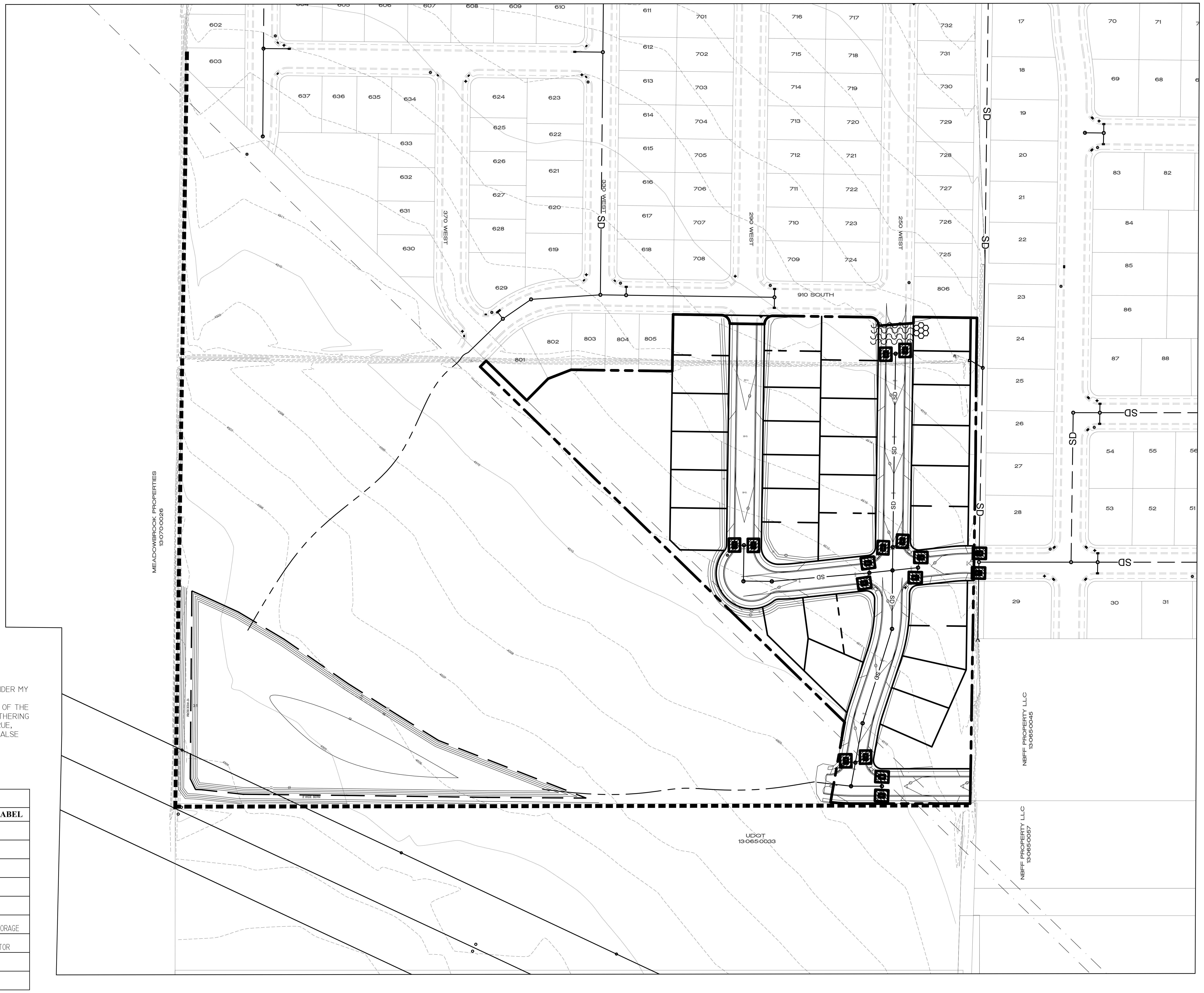
1000 SOUTH


4530
4525
4520
4515
4510
4505
4500
VERTICAL SCALE: 1" = 5'
DBCB13 (DOUBLE CB) TBC = 10.61 18" FL = 06.81
SDMH13 (5' DIA) RIM = 10.60 18" FL IN = 06.65
DBCB14 (DOUBLE CB) TBC = 10.61 18" FL = 06.81
16 LF 18" SD 1%
16 LF 18" SD 1%
END PAVEMENT STA 9+68.80 ELEV = 11.03
INTERSECTION W/ 1000 SOUTH STA 10+00 CL ELEV = 10.88
SDMH1 (5' DIA) STA 10+00 RIM = 10.88 18" FL IN = 06.38
PVI STA 10+54.90 PVI ELEV= 10.60
SDMH13 (5' DIA) STA 10+54.90 RIM = 10.60 18" FL IN = 06.65
END PAVEMENT STA 12+12.23 ELEV = 12.18
STA 9+40.49 18" FL IN = 06.08
PROPOSED GRADE
EXISTING GROUND
0.50%
0.50%
1%
8" PI
8" WATER
3' WIDE TEMP DICH @ 0.84%
60.58 LF 18" SD @ 0.50%
54.90 LF 18" SD @ 0.50%
202.26 LF 10" PVC SEWER @ 0.25%
218.56 LF 10" PVC SEWER @ 0.25%
MH3 (4' DIA) OFFSET 10.00 R RIM 11.25 10" FL IN 05.08 10" FL OUT 04.88
TSSD SEWER OUTFALL
MH2 (4' DIA) STA 11+58.66 OFFSET 10.00 R RIM 12.44 10" FL IN 04.38 10" FL OUT 04.18
MH1 (5' DIA) STA 8+71.65 RIM 15.00 EX 10" FL OUT 03.43 10" FL IN 03.63
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
HORIZONTAL SCALE: 1" = 30'

Blue Stakes of UTAH 811
Bluestakes.org



CONSTRUCTION NOTES

NOTIFY CITY ENGINEER IF RUTTING / PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES

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

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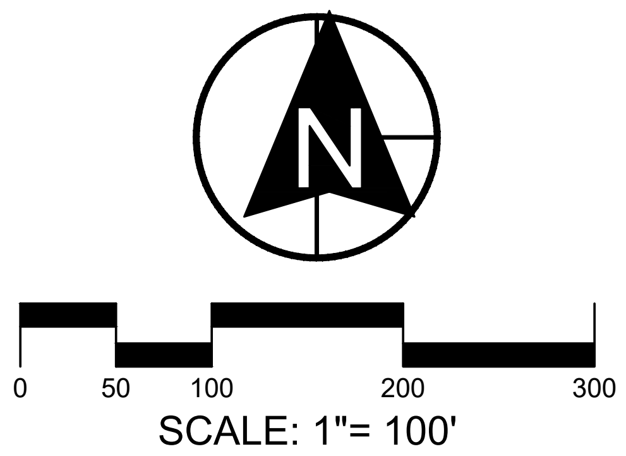
DEVELOPMENT

STONECREEK
PLAT J

1000 SOUTH
350 WEST



SCALE: 1"= 100'

berg
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ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 7/27/2022 343602
1			
2			
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ACTION	DATE
FINAL	7/27/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
SWPPP	C8

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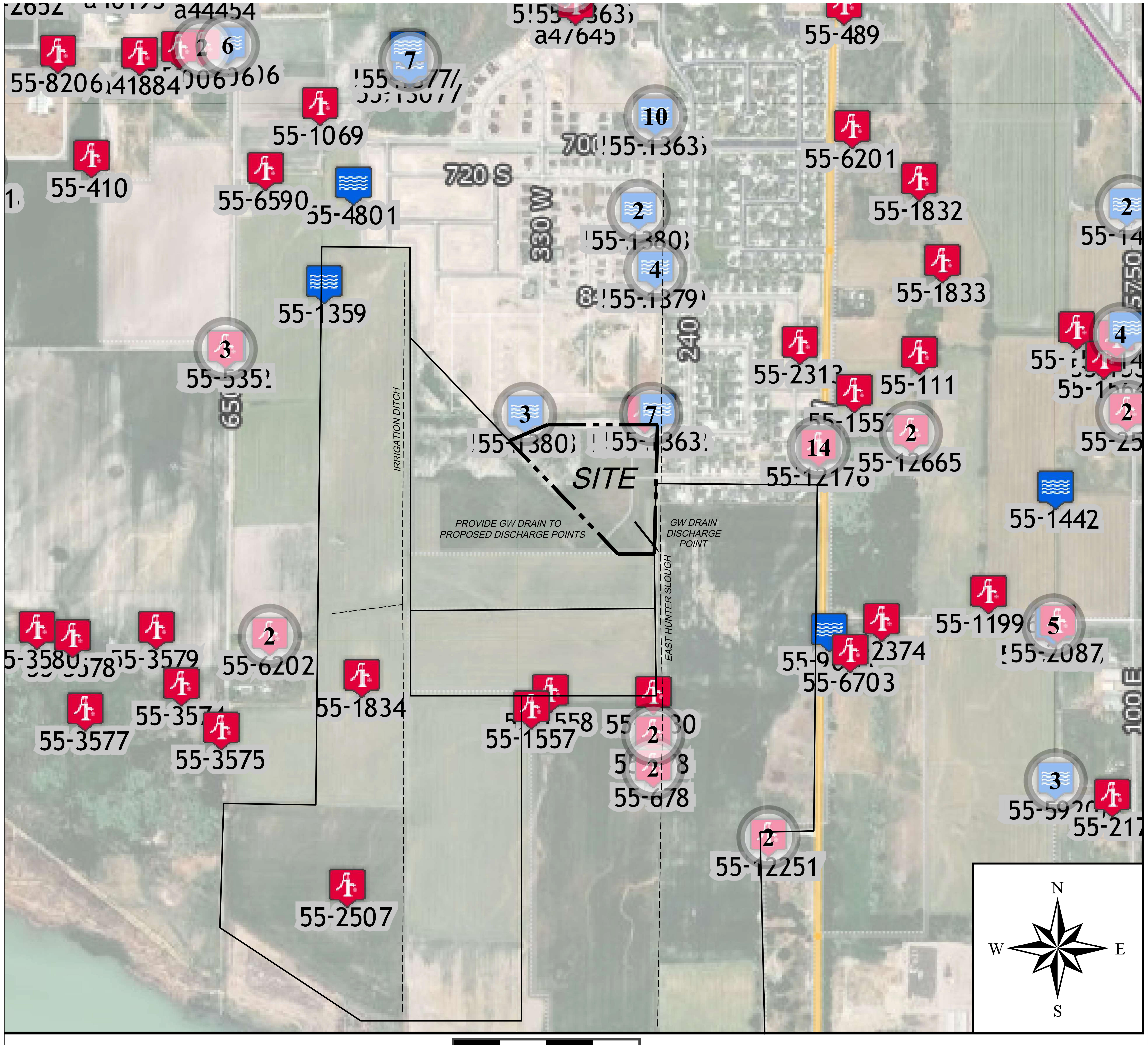

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PLAT J

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350 WEST

berg
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ALPINE UT, 84004
office (801) 492-1277
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REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

K R Berg
KENNETH R. BERG
7/8/2022
343602

ACTION	DATE
FINAL	7/8/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
WATER RIGHTS & WELLS	C9

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, Groundwater Monitoring Stations 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. Upon substantial completion of the project, all new utility work completed during the project shall be mapped (surveyed) and submitted to the city electronically in both a PDF and GIS format. GIS data shall be in a shape file format compatible with ARCMAP version 10.8 and in State Plan Coordinates (Utah Central Zone - NAD 88 - US survey feet)
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 ductile iron pipe shall be in accordance with awwa c151 and ansi a-21.51. Ductile iron pipes shall be Class 50 for slip-on or mechanical joint piping (class 51 for 8 inch and under) and Class 53 for flanged joint pipes.
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.

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460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK
PLAT J

1000 SOUTH
350 WEST

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

KENNETH R. BERG
7/8/2022
343602

ACTION	DATE
FINAL	7/8/2022

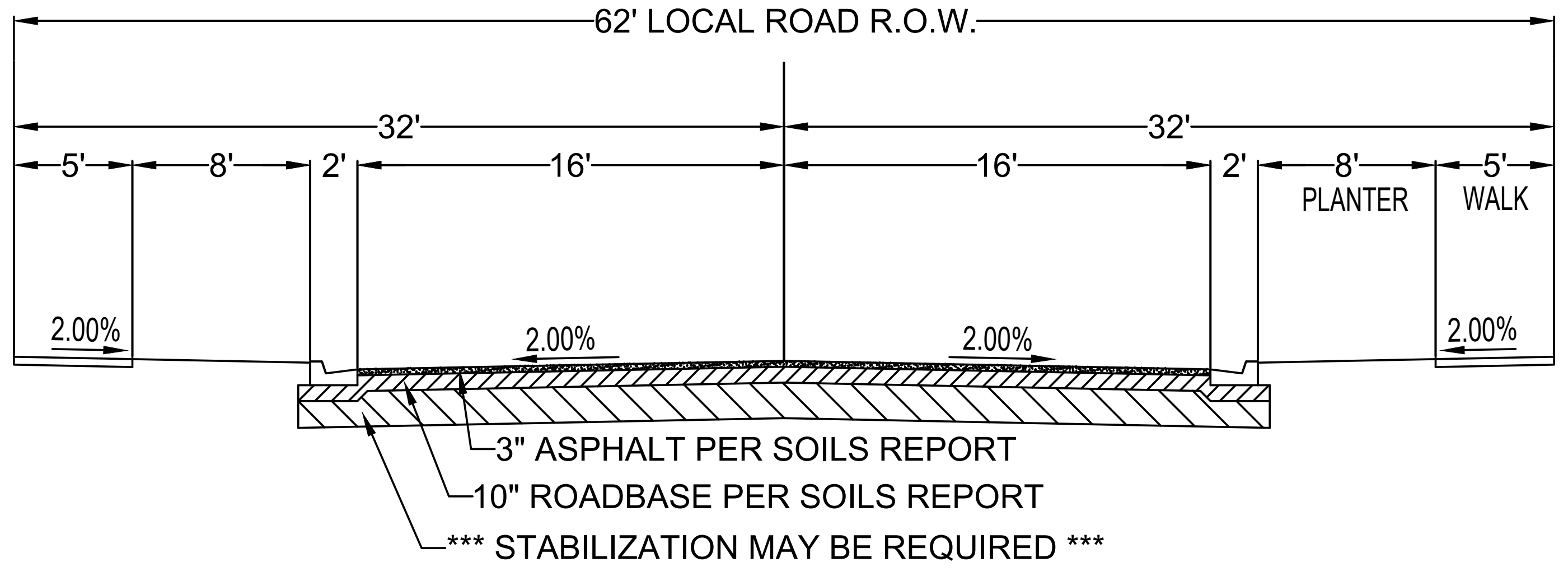
PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GENERAL NOTES	GN1


62' LOCAL ROAD R.O.W.
32'
32'
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
*** STABILIZATION MAY BE REQUIRED ***

CONSTRUCTION NOTE:

NOTIFY CITY ENGINEER IF RUTTING / PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES

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DEVELOPMENT

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
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6		
7		

SEAL

K R Berg
KENNETH R. BERG
7/8/2022
343602

ACTION	DATE
FINAL	7/8/2022

PROJECT

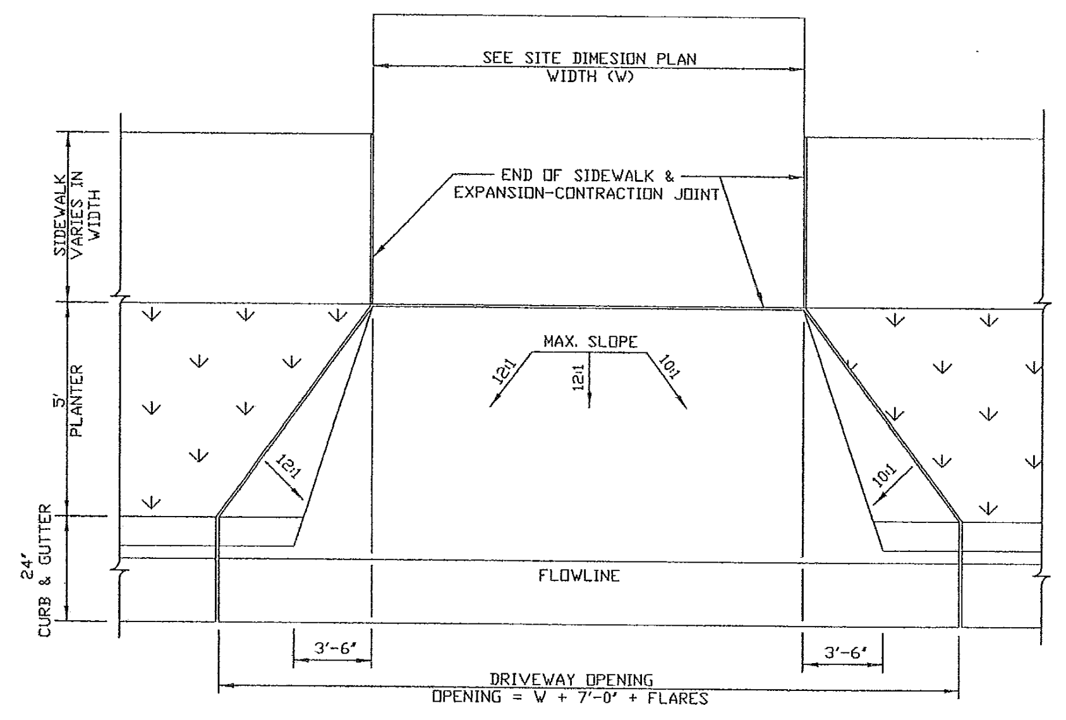
STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	D0

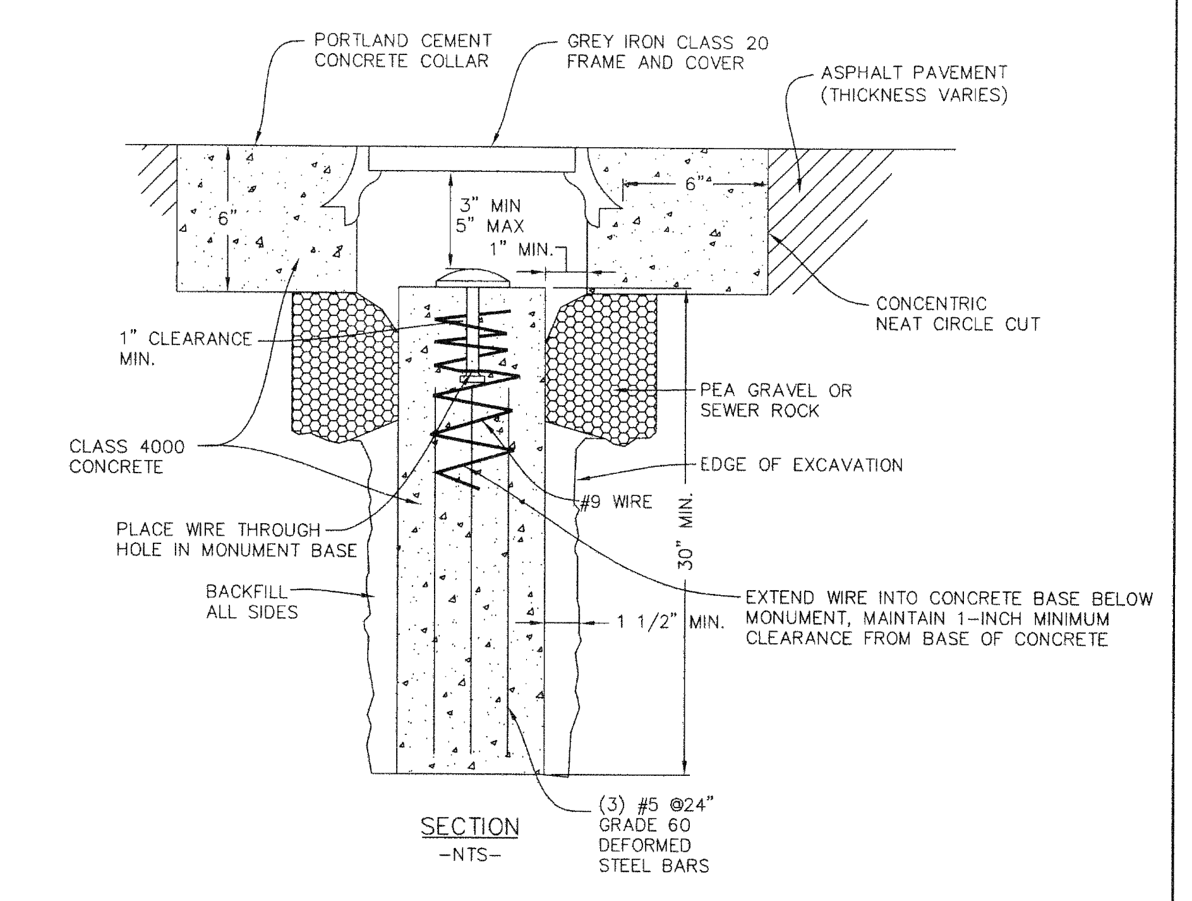
NOTE: SIDEWALK DEPTH SHALL BE 4' IN RESIDENTIAL ZONES; 6' ADJACENT TO RESIDENTIAL DRIVEWAY APPROACHES AND IN ALL COMMERCIAL AND INDUSTRIAL ZONES.



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

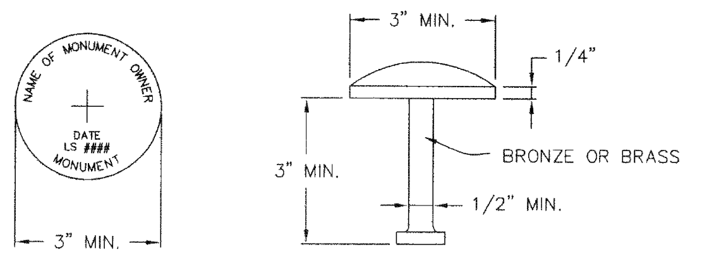
K:\AMERICAN FORK STANDARDS\Drawings\FINAL\FLARED DRIVE APPROACH.dwg 05/12/2005 10:59:39 AM MDT



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
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	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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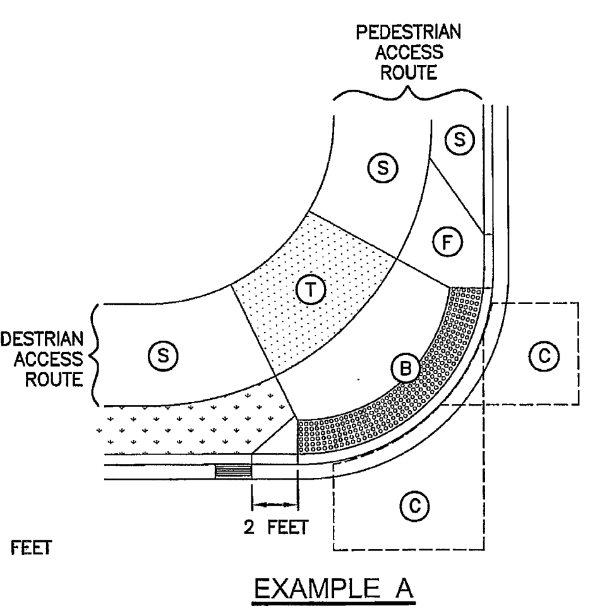
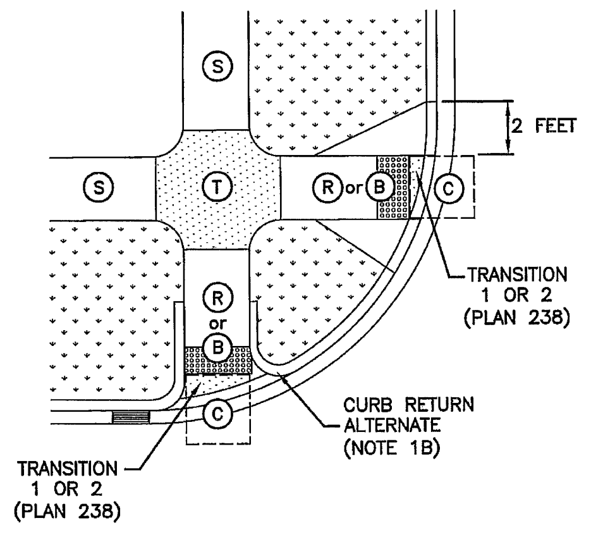
TURNING SPACE AT SIDEWALK LEVEL



EXAMPLE A

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



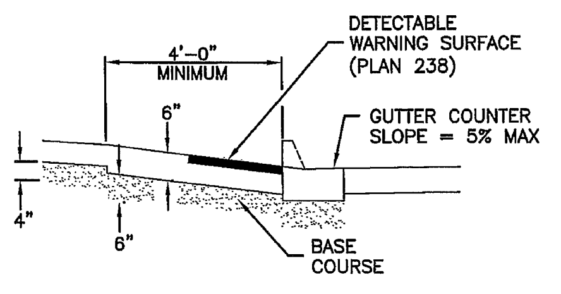
PEDESTRIAN ACCESS ROUTE
S
S
T
R or B
C
2 FEET
R or B
C
TRANSITION 1 OR 2 (PLAN 238)
CURB RETURN ALTERNATE (NOTE 1B)
TRANSITION 1 OR 2 (PLAN 238)

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



4'-0" MINIMUM
6"
DETECTABLE WARNING SURFACE (PLAN 238)
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.

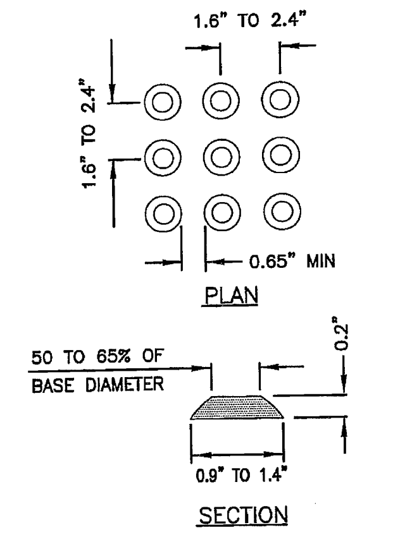
SLOPE TABLE

September 2011

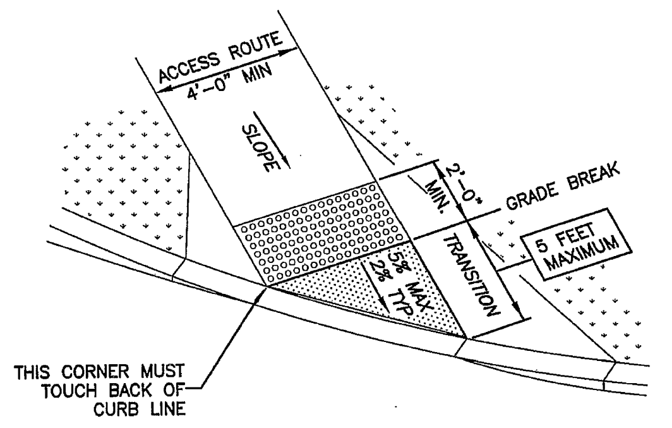
Corner curb cut assembly

63

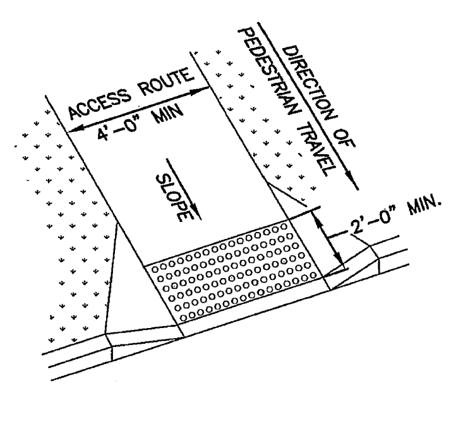
Plan
235
Sheet 1 of 4

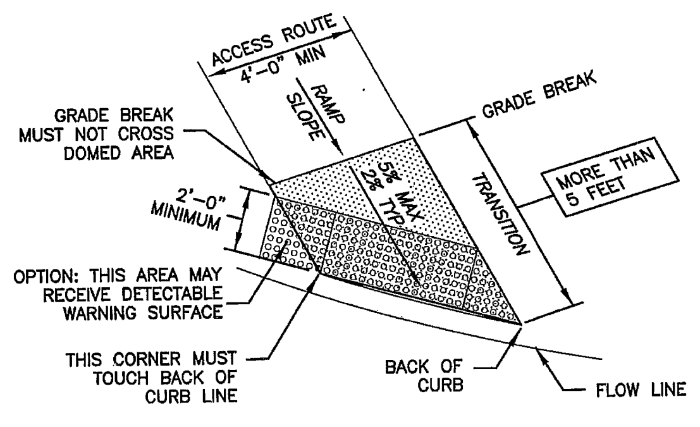


TRUNCATED DOME DETAIL



TRANSITION 1



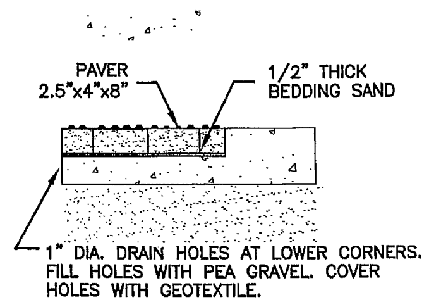


ACCESS ROUTE
4'-0" MIN
RAMP SLOPE
GRADE BREAK
GRADE BREAK MUST NOT CROSS DOMED AREA
2'-0" MINIMUM
5% MAX
2% TYP.
TRANSITION
MORE THAN 5 FEET
OPTION: THIS AREA MAY RECEIVE DETECTABLE WARNING SURFACE
THIS CORNER MUST TOUCH BACK OF CURB LINE
BACK OF CURB
FLOW LINE

TRANSITION 2

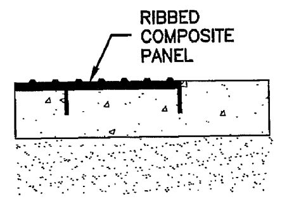
PERPENDICULAR ASSEMBLY

NON-PERPENDICULAR ASSEMBLY

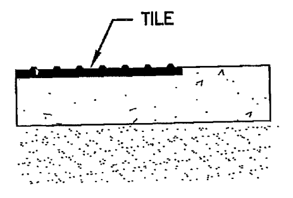


PAVER 2.5"x4"x8"
1/2" THICK BEDDING SAND
1" DIA. DRAIN HOLES AT LOWER CORNERS. FILL HOLES WITH PEA GRAVEL. COVER HOLES WITH GEOTEXTILE.

STYLE P



STYLE R



STYLE T

July 2011

Detectable warning surface

79

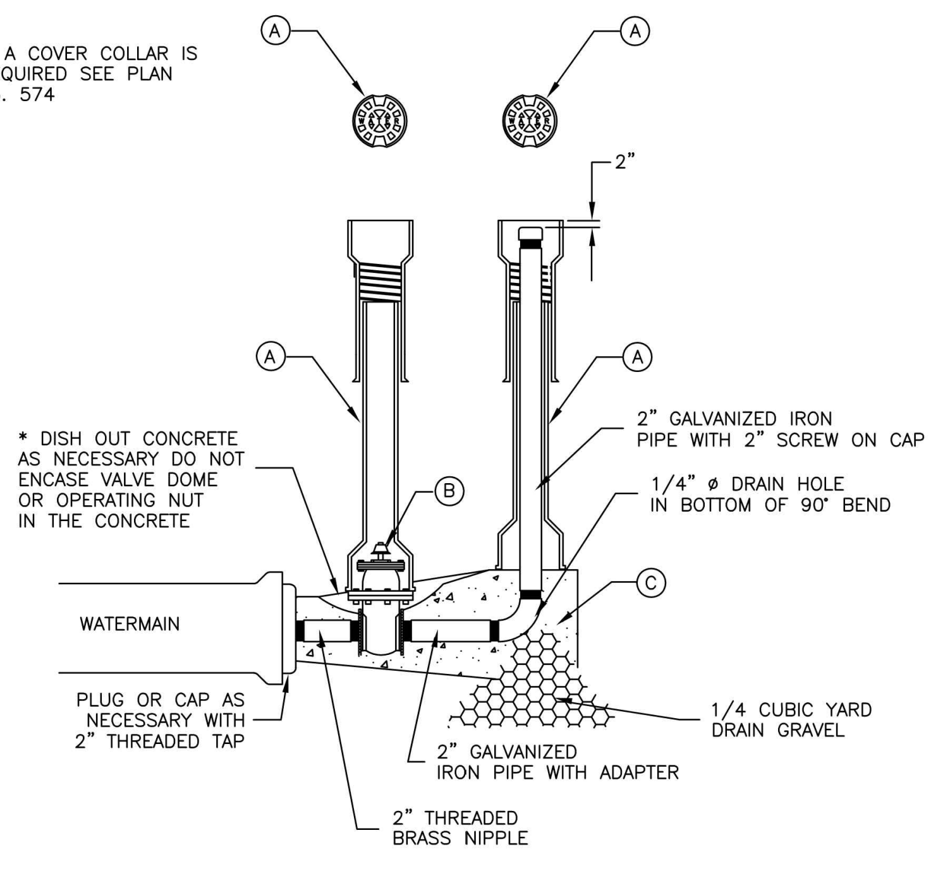
Plan
238

Provide curb and gutter specs.

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.

242



IF A COVER COLLAR IS REQUIRED SEE PLAN No. 574
A
A
2"
A
A
B
C
* 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

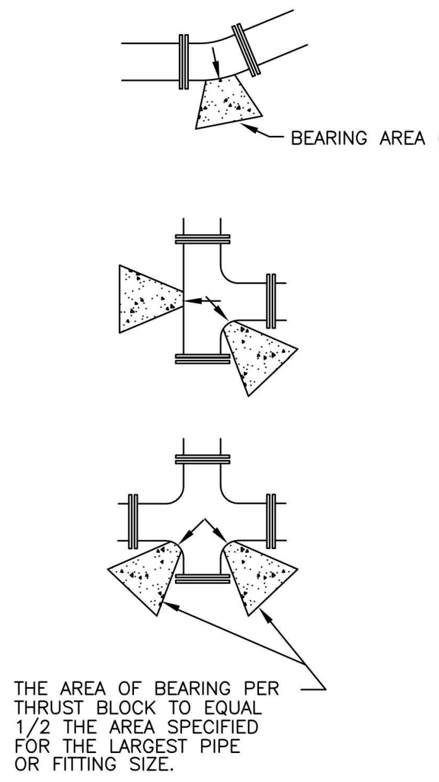
LEGEND		
No.	ITEM	DESCRIPTION
Ⓐ	VALVE BOX WITH LID	2 PIECE CAST IRON
Ⓑ	4" GATE VALVE WITH SCREW ENDS	2"x 2" OPERATING NUT
Ⓒ	CONCRETE THRUST BLOCK	SEE PLAN No. 561

April 1997

2" Washout valve

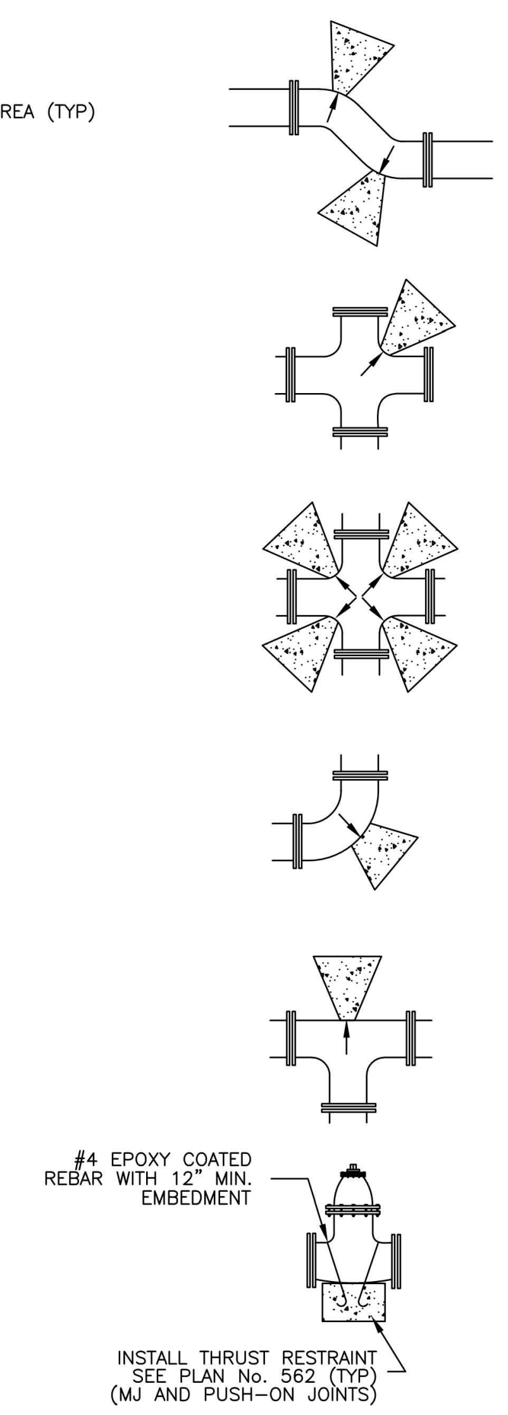
243

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

239

Plan No.
561

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801.869.4000

DEVELOPMENT

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PLAT J

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350 WEST

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

REVISIONS		
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1		
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7		

SEAL
K R Berg
KENNETH R. BERG
7/8/2022
343602

ACTION	DATE
FINAL	7/8/2022

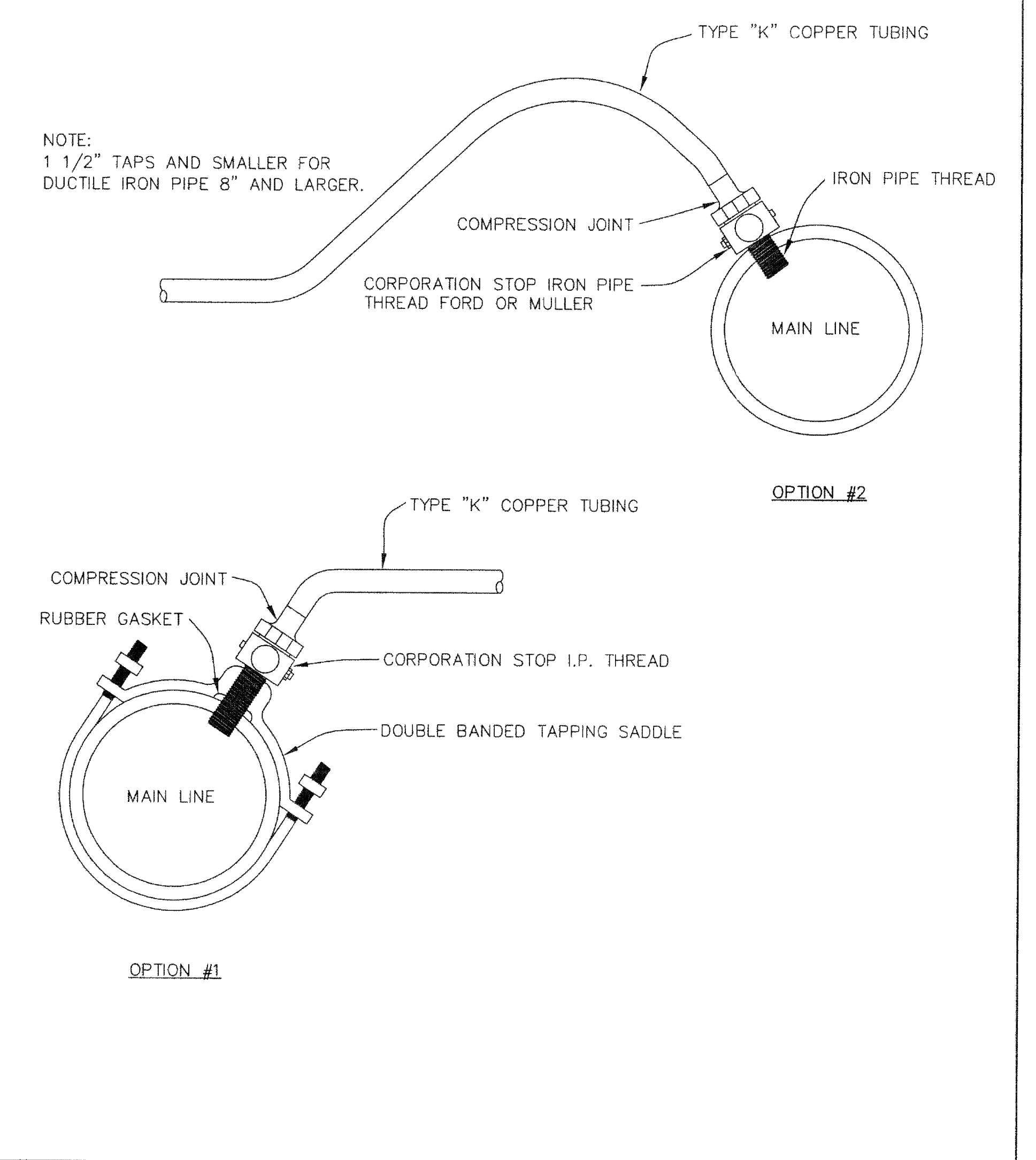
PROJECT

STONECREEK
PLAT J

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.

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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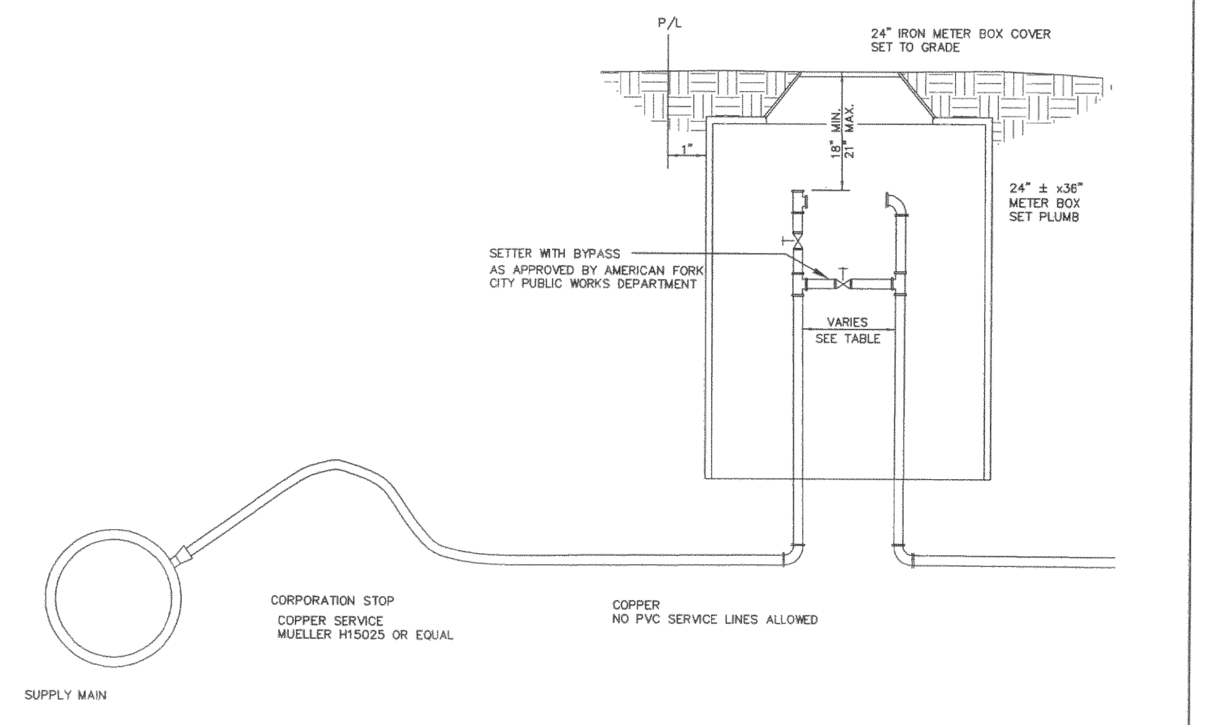

P/L
24" IRON METER BOX COVER SET TO GRADE
1"
18" MIN.
21" MAX.
24" ± x36" METER BOX SET PLUMB
SETTER WITH BYPASS AS APPROVED BY AMERICAN FORK CITY PUBLIC WORKS DEPARTMENT
VARIES SEE TABLE
CORPORATION STOP
COPPER SERVICE MUELLER H15025 OR EQUAL
COPPER NO PVC SERVICE LINES ALLOWED
SUPPLY MAIN

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

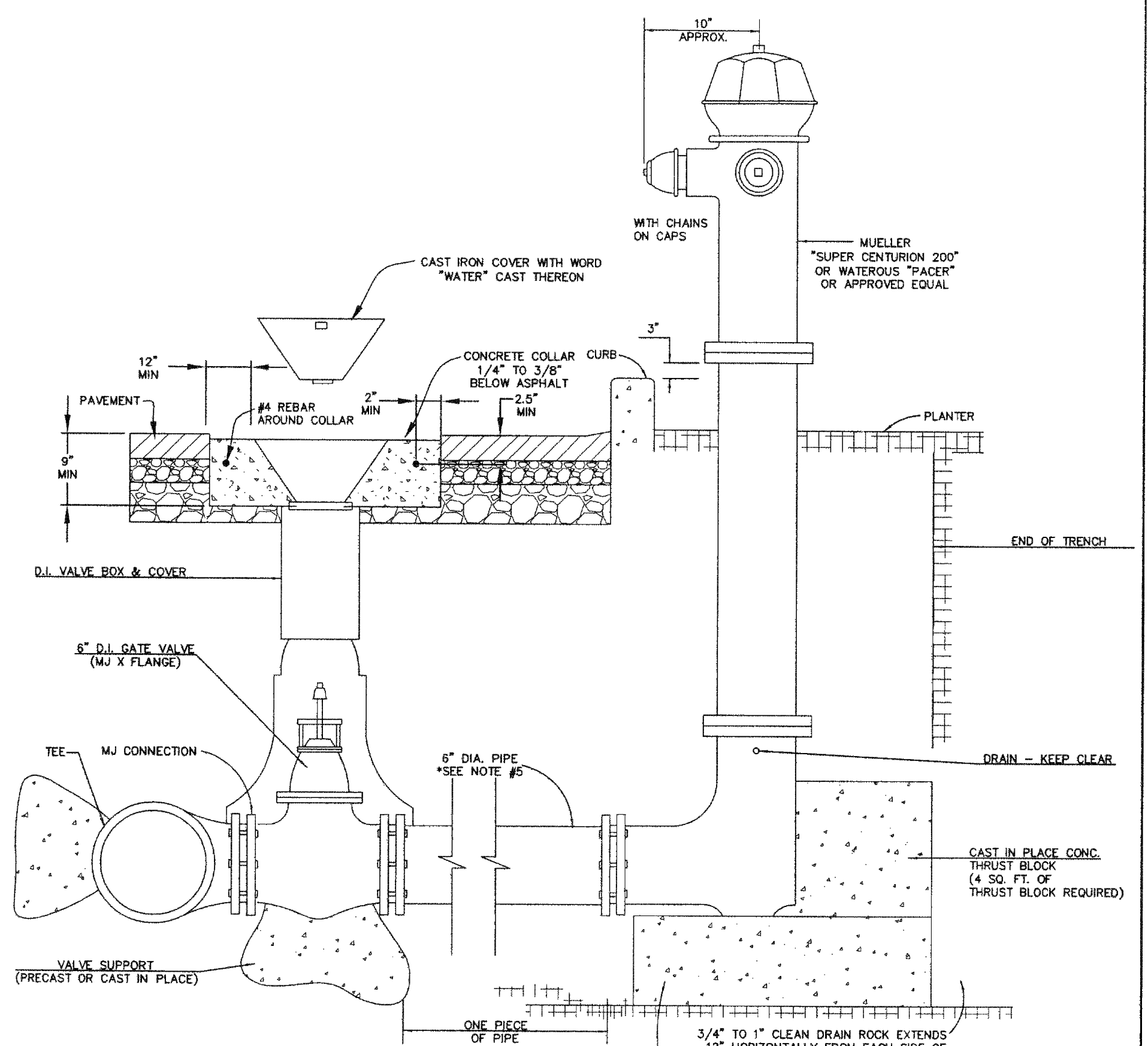
DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES

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
CONCRETE COLLAR 1/4" TO 3/8" BELOW ASPHALT
CURB
3"
PAVEMENT
#4 REBAR AROUND COLLAR
2" MIN
2.5" MIN
9" MIN
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

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ENGINEERING-LAND PLANNING
-CONSTRUCTION MANAGEMENT
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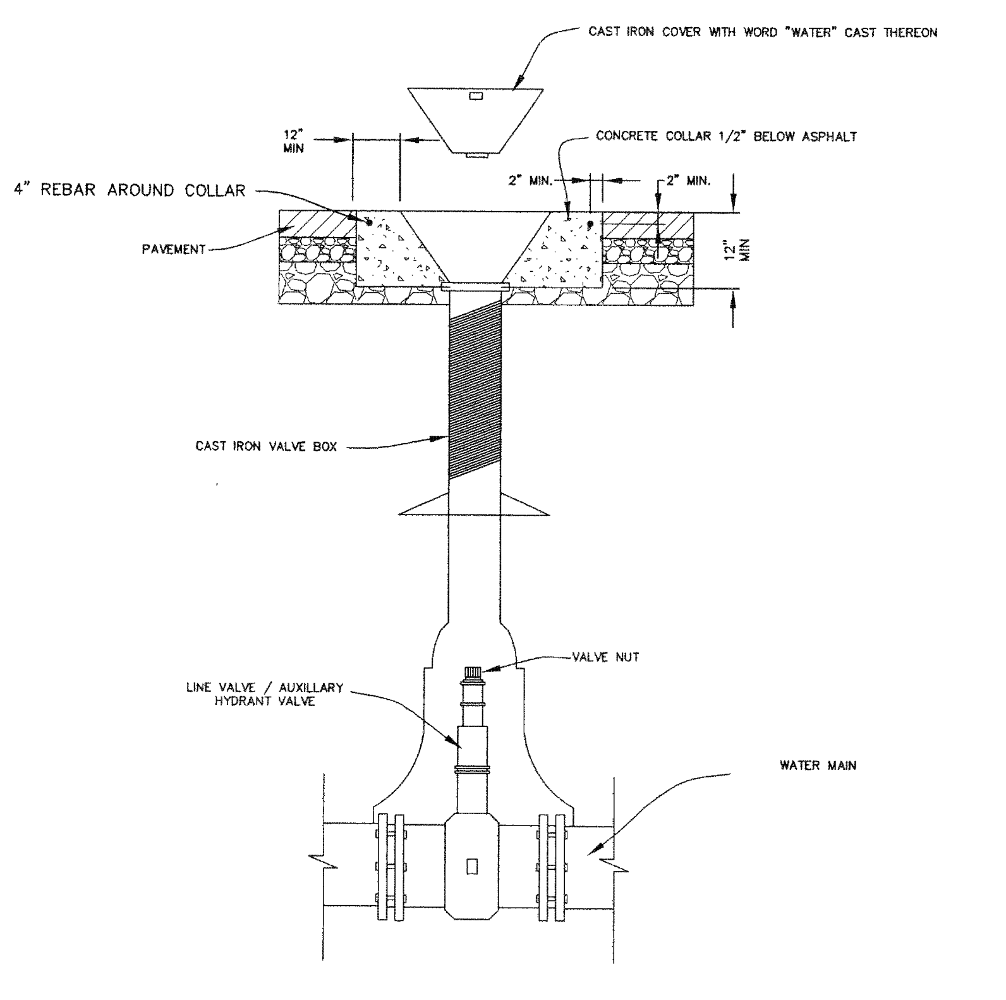
AMERICAN FORK CITY

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
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

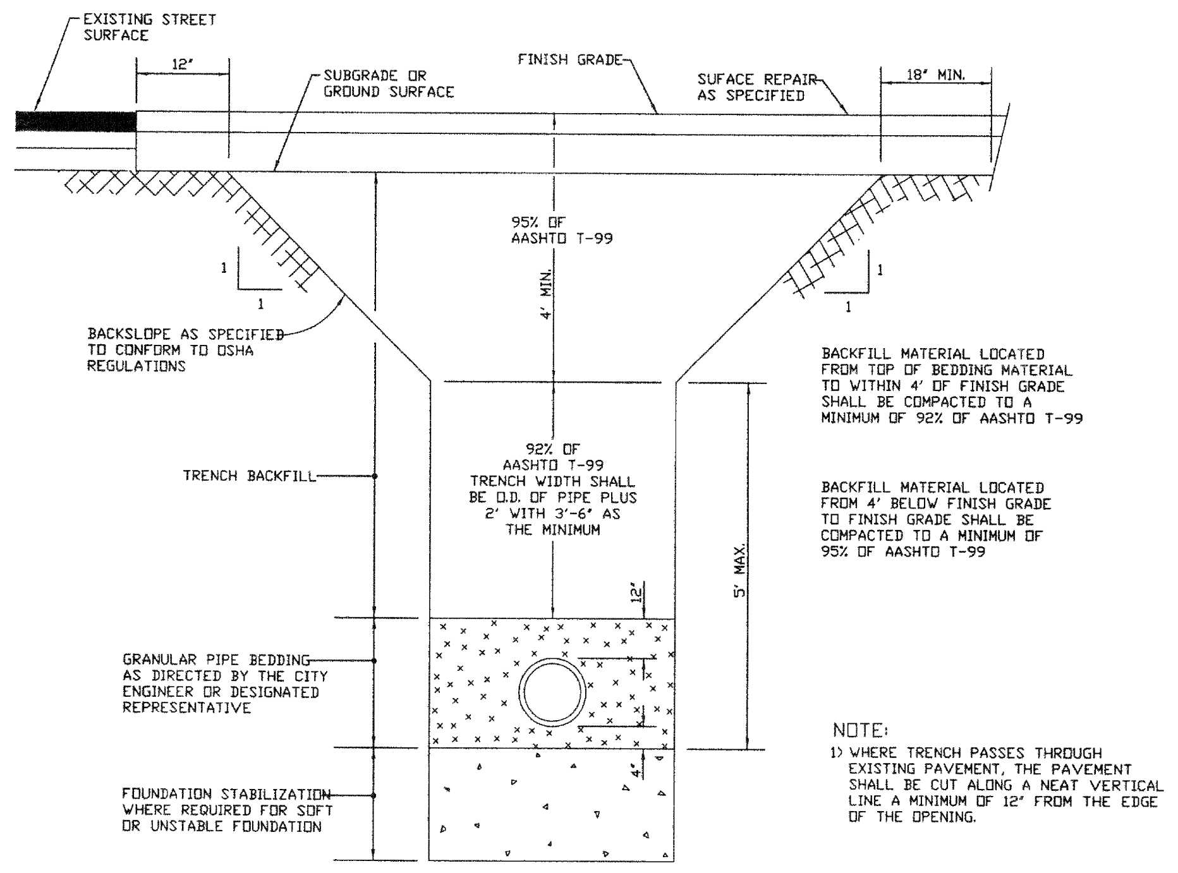
AMERICAN FORK CITY

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
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

Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK
PLAT J
1000 SOUTH
350 WEST

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

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
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7		

SEAL
KENNETH R. BERG
7/8/2022
343602
K R Berg

ACTION	DATE
FINAL	7/8/2022

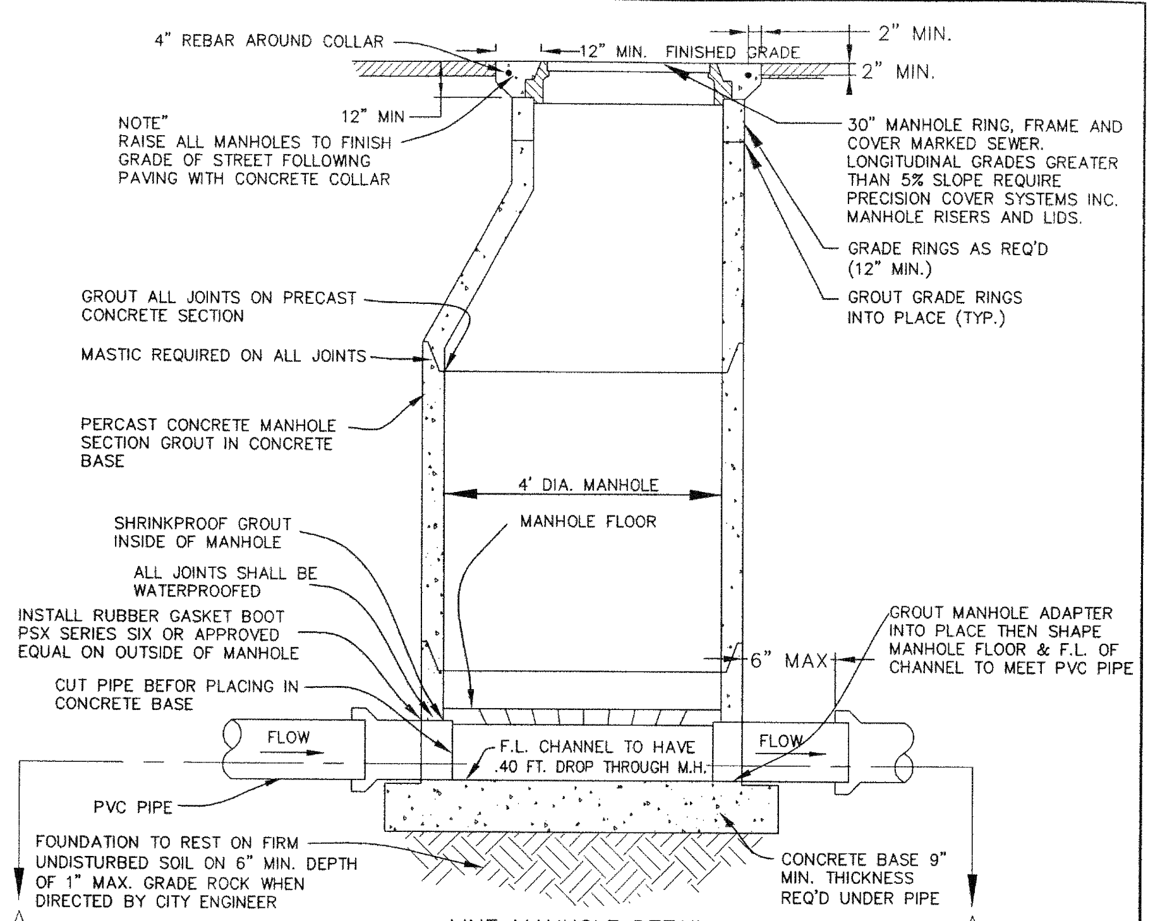
PROJECT

STONECREEK
PLAT J

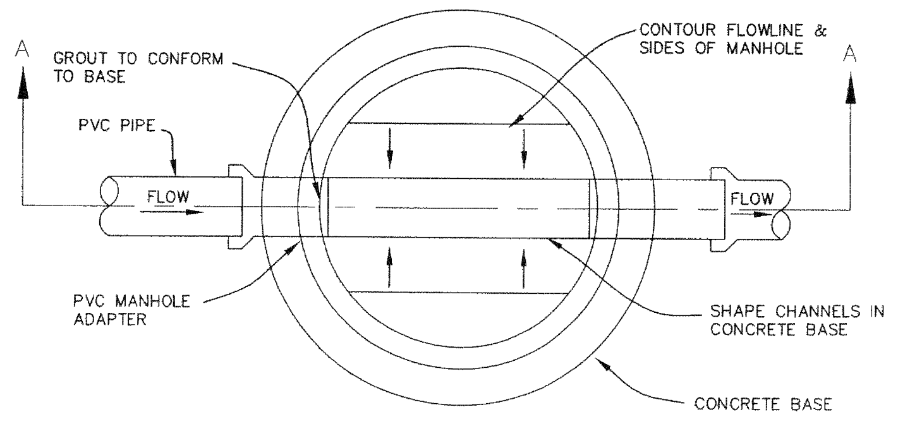
DESCRIPTION

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
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
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

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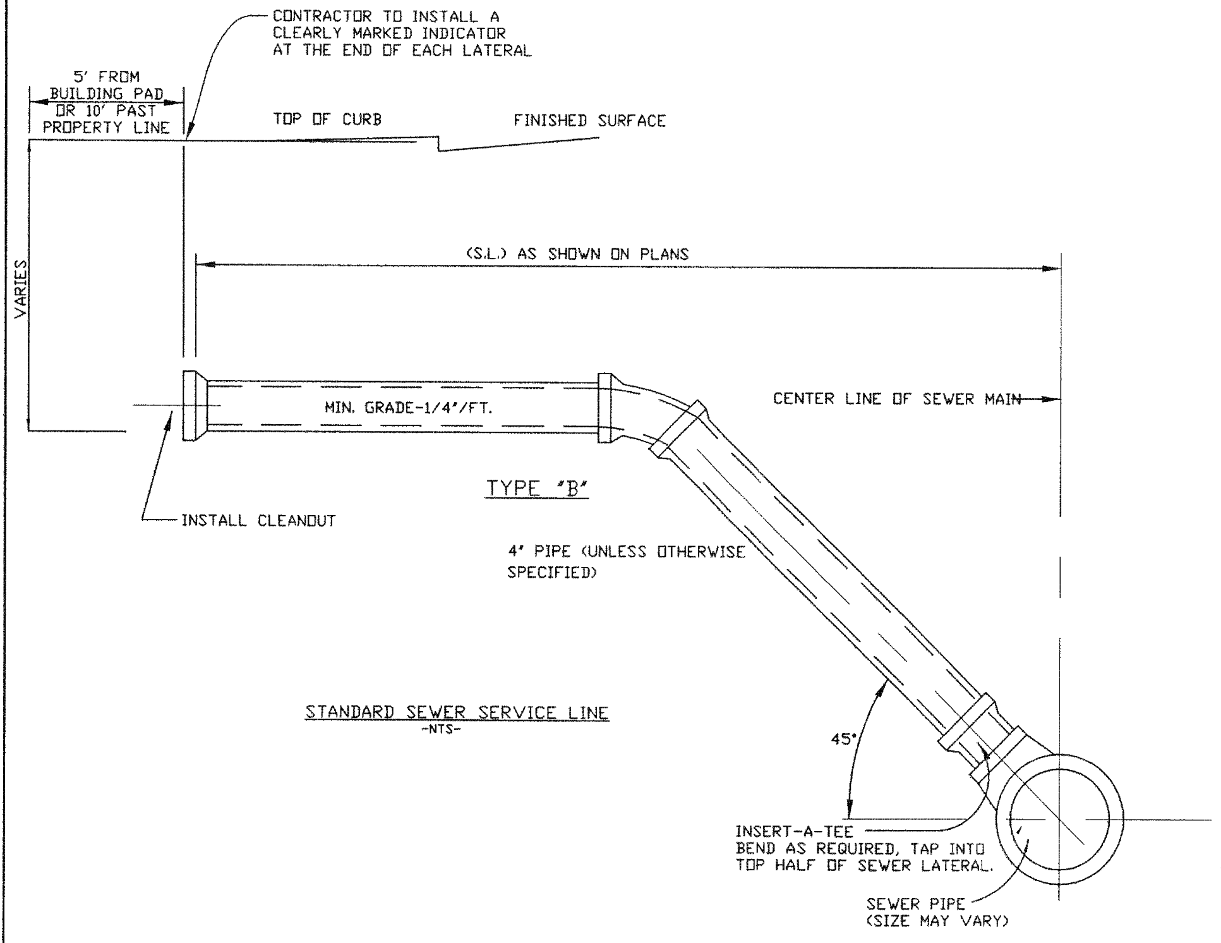
CONTRACTOR TO INSTALL A CLEARLY MARKED INDICATOR AT THE END OF EACH LATERAL
5' FROM BUILDING PAD OR 10' PAST PROPERTY LINE
TOP OF CURB
FINISHED SURFACE
VARIES
(S.L.) AS SHOWN ON PLANS
MIN. GRADE-1/4'/FT.
CENTER LINE OF SEWER MAIN
TYPE "B"
INSTALL CLEANOUT
4' PIPE (UNLESS OTHERWISE SPECIFIED)
45°
INSERT-A-TEE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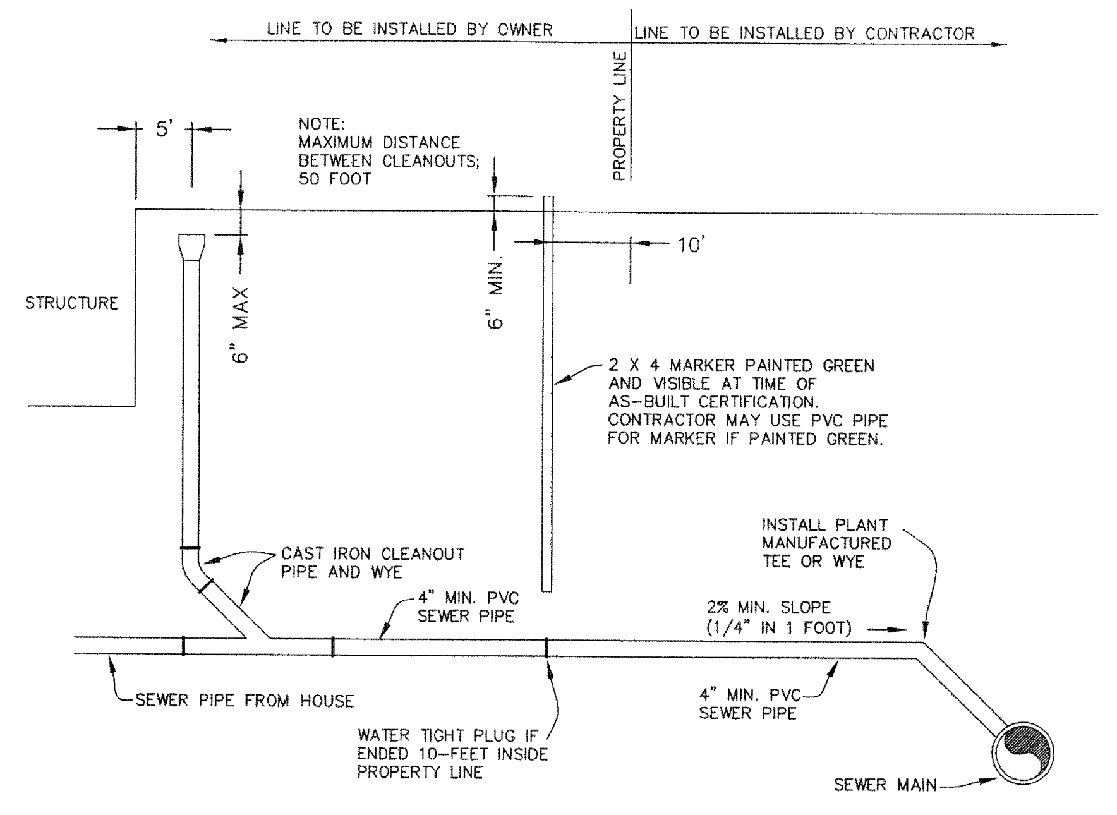
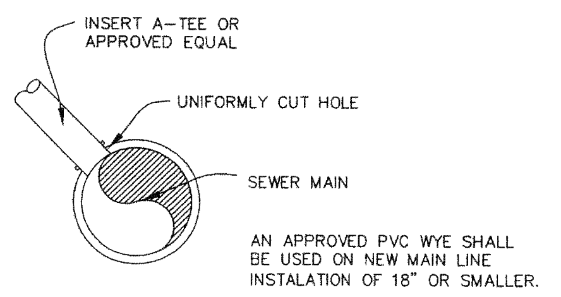

LINE TO BE INSTALLED BY OWNER
LINE TO BE INSTALLED BY CONTRACTOR
PROPERTY LINE
5'
NOTE:
MAXIMUM DISTANCE BETWEEN CLEANOUTS; 50 FOOT
10'
STRUCTURE
6" MAX
6" MIN.
2 X 4 MARKER PAINTED GREEN AND VISIBLE AT TIME OF AS-BUILT CERTIFICATION. CONTRACTOR MAY USE PVC PIPE FOR MARKER IF PAINTED GREEN.
INSTALL PLANT 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
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 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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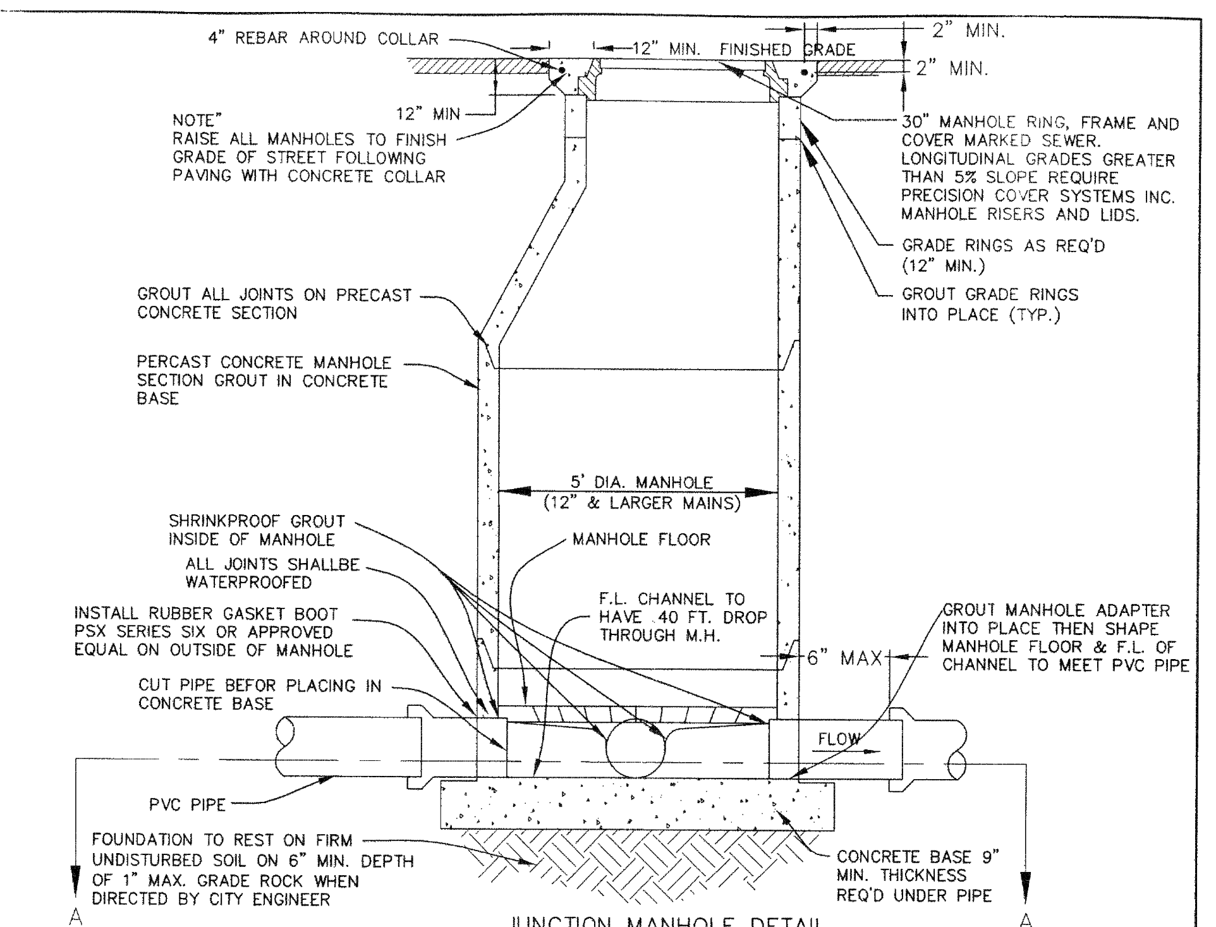
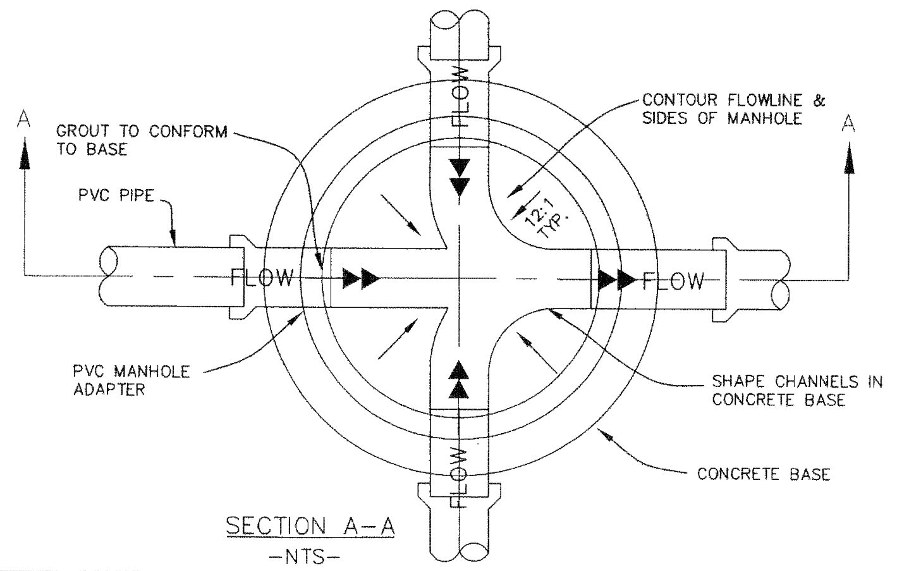

4" REBAR AROUND COLLAR
12" MIN. FINISHED GRADE
2" MIN.
2" MIN.
12" MIN
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS 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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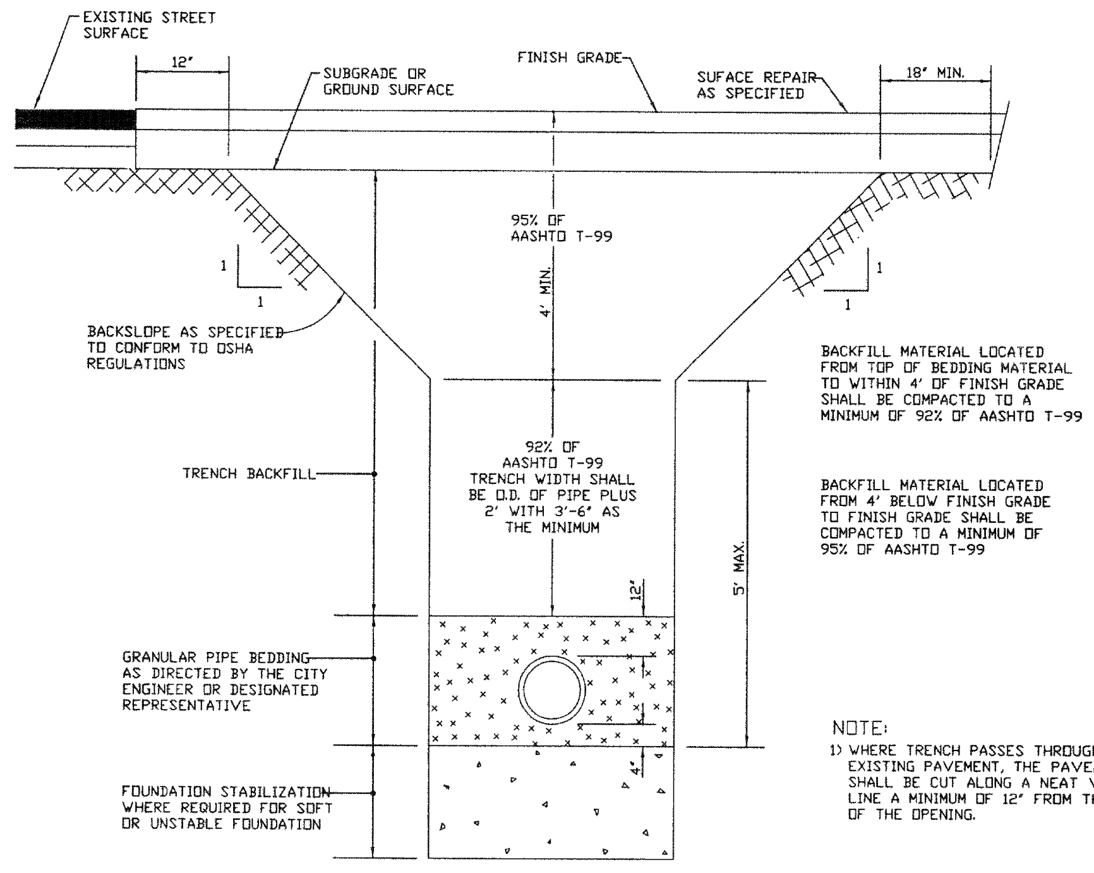
OPEN GROUND SURFACE RESTORATION: THE UPPER 8" OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4" ABOVE THE NATURAL GROUND SURFACE.

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
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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Woodside Homes®

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK
PLAT J
1000 SOUTH
350 WEST

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 7/8/2022 343602
1			
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5			
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7			

ACTION	DATE
FINAL	7/8/2022

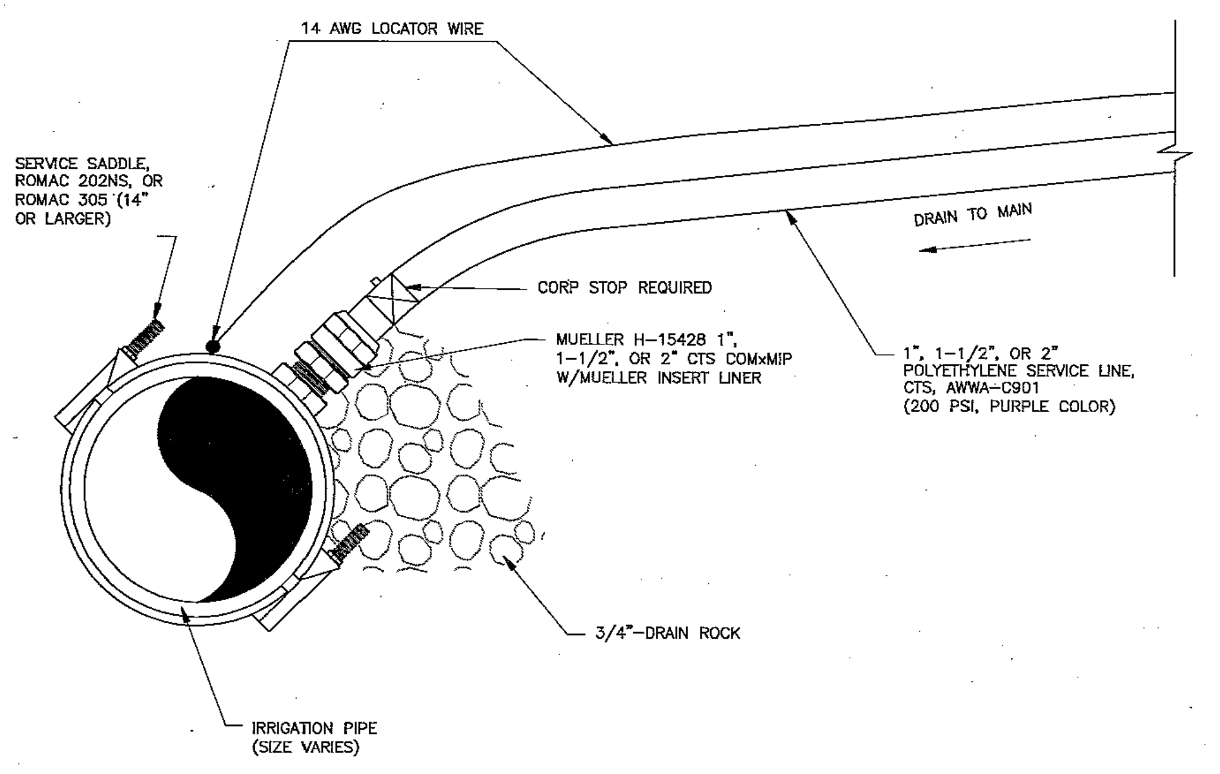
PROJECT

STONECREEK
PLAT J

DESCRIPTION

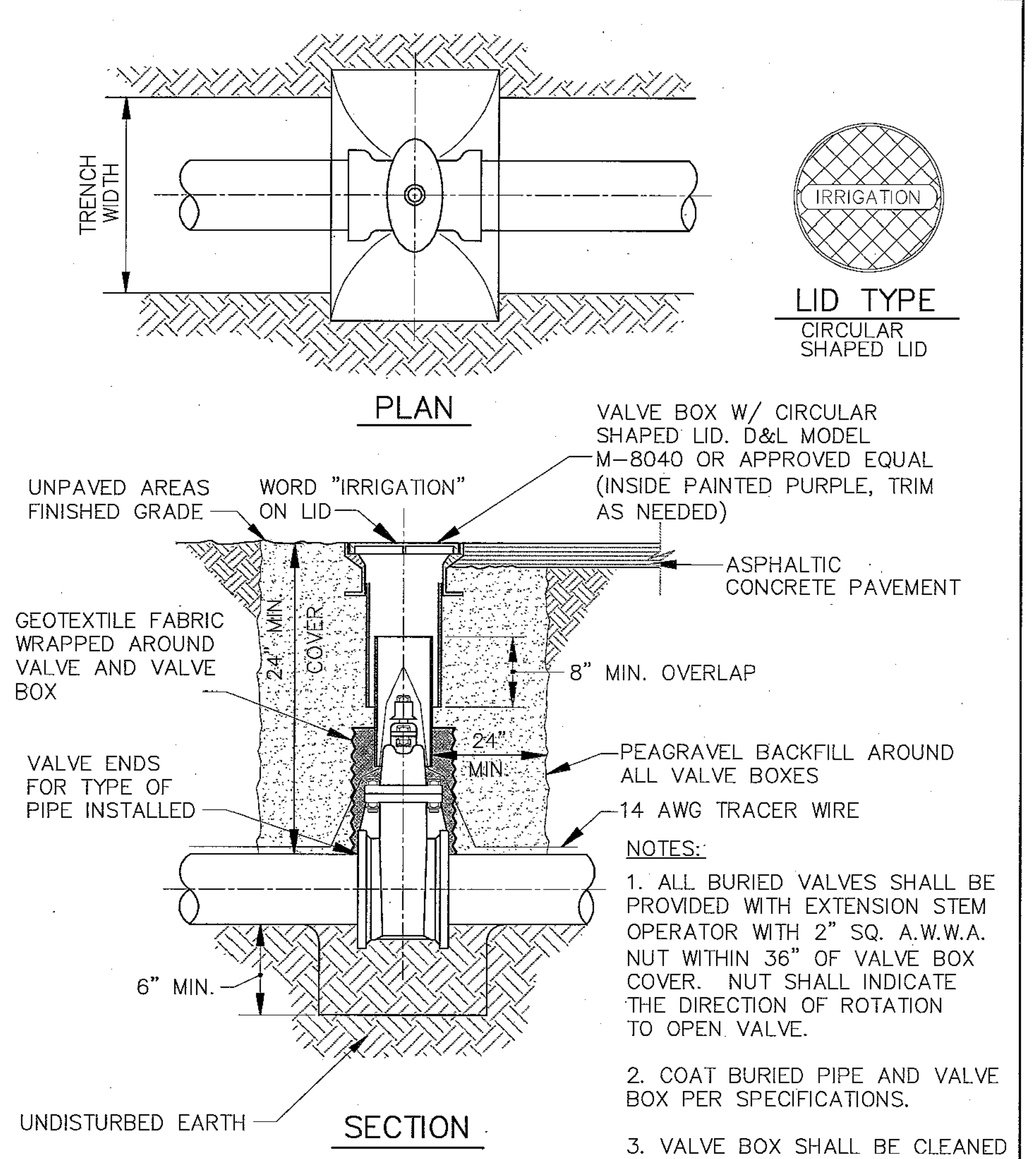
FINAL
CONSTRUCTION
PLANS

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

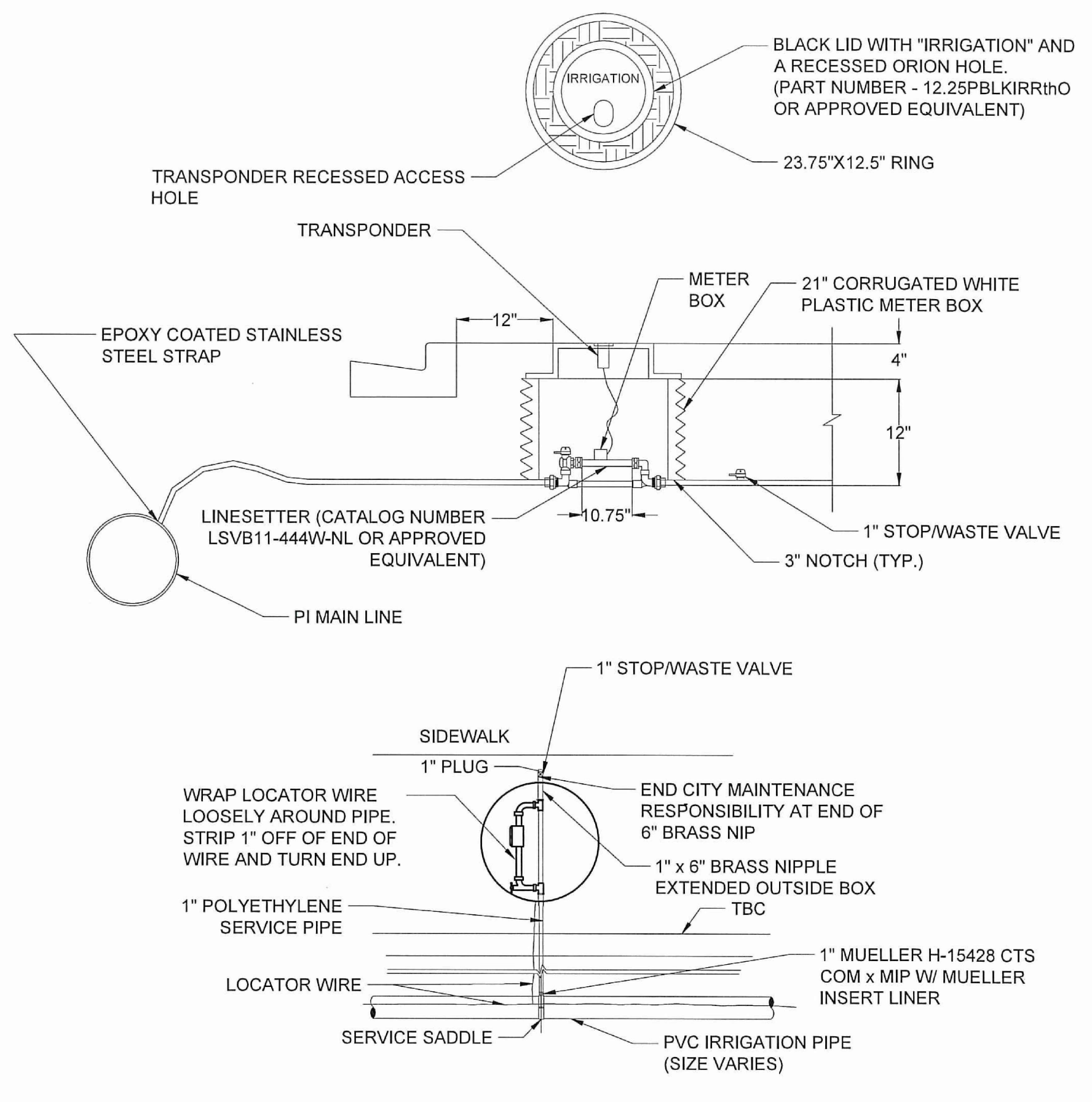

TRENCH WIDTH
IRRIGATION
LID TYPE
CIRCULAR SHAPED LID
PLAN
VALVE BOX W/ CIRCULAR SHAPED LID. D&L MODEL M-8040 OR APPROVED EQUAL (INSIDE PAINTED PURPLE, TRIM AS NEEDED)
UNPAVED AREAS FINISHED GRADE
WORD "IRRIGATION" ON LID
ASPHALTIC CONCRETE PAVEMENT
GEOTEXTILE FABRIC WRAPPED AROUND VALVE AND VALVE BOX
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	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

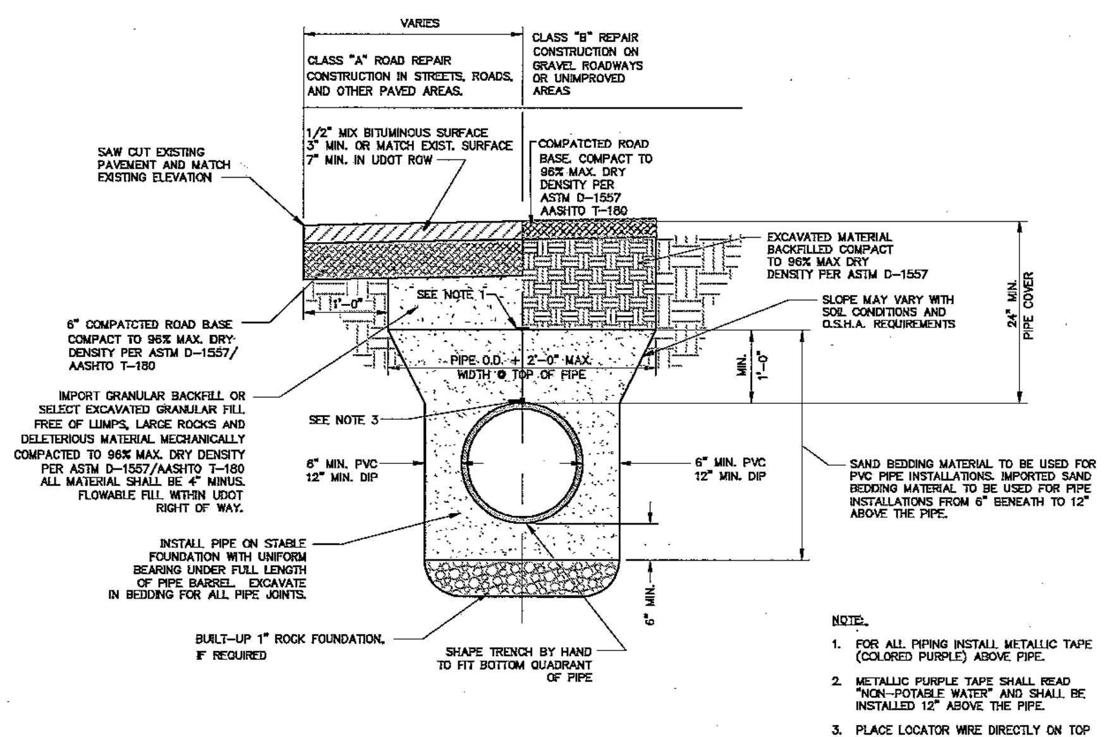

IRRIGATION
BLACK LID WITH "IRRIGATION" AND A RECESSED ORION HOLE. (PART NUMBER - 12.25PBLKIRRthO OR APPROVED EQUIVALENT)
23.75"X12.5" RING
TRANSPONDER RECESSED ACCESS HOLE
TRANSPONDER
METER BOX
21" CORRUGATED WHITE PLASTIC METER BOX
12"
4"
12"
EPOXY COATED STAINLESS STEEL STRAP
LINESETTER (CATALOG NUMBER 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

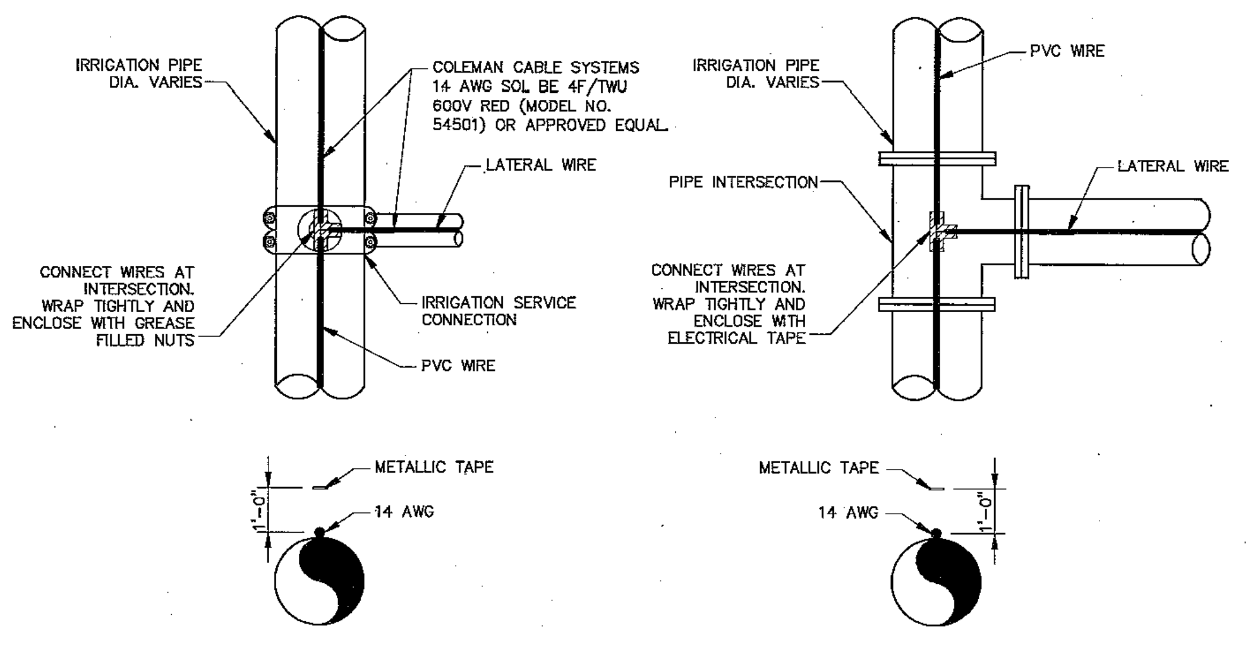

VARIES
CLASS "A" ROAD REPAIR CONSTRUCTION IN STREETS, ROADS, AND OTHER PAVED AREAS.
CLASS "B" REPAIR CONSTRUCTION ON GRAVEL ROADWAYS OR UNIMPROVED AREAS
SAW CUT EXISTING PAVEMENT AND MATCH EXISTING ELEVATION
1/2" MIX BITUMINOUS SURFACE 3" MIN. OR MATCH EXIST. SURFACE 7" MIN. IN UDOT ROW
COMPATCTED ROAD 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
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

Woodside Homes

WOODSIDE HOMES OF UTAH
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801.869.4000

DEVELOPMENT

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PLAT J
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1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS		
NO.	DATE	DESCRIPTION
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SEAL
K. R. Berg
KENNETH R. BERG
7/8/2022
343602

ACTION	DATE
FINAL	7/8/2022

PROJECT

STONECREEK
PLAT J

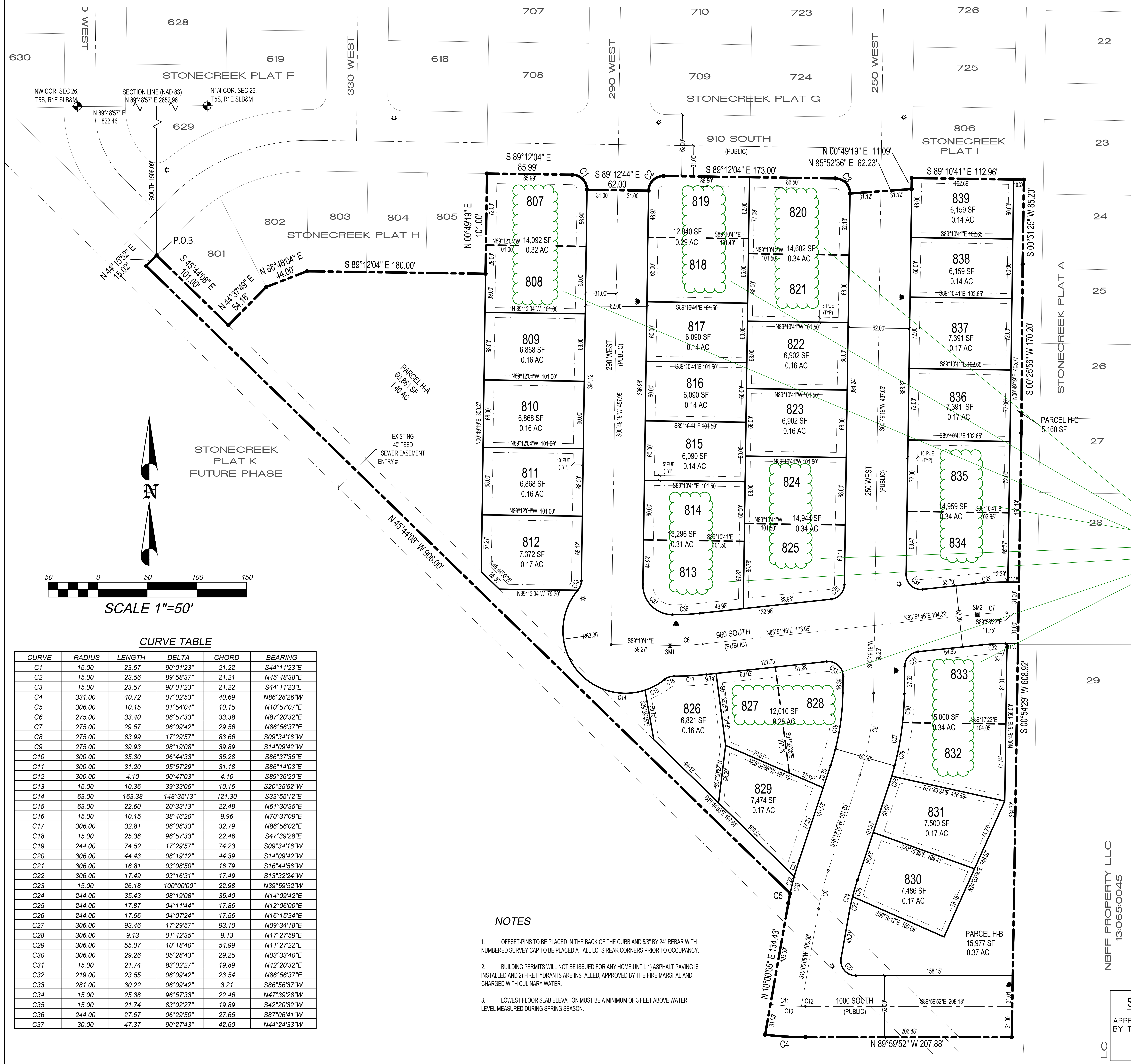
DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
SECONDARY WATER DETAILS	D4

STONECREEK PLAT 'J'

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	23.57	90°01'23"	21.22	S44°11'23"E
C2	15.00	23.56	89°58'37"	21.21	N45°48'38"E
C3	15.00	23.57	90°01'23"	21.22	S44°11'23"E
C4	331.00	40.72	07°02'53"	40.69	N86°28'26"W
C5	306.00	10.15	01°54'04"	10.15	N10°57'07"E
C6	275.00	33.40	06°57'33"	33.38	N87°20'32"E
C7	275.00	29.57	06°09'42"	29.56	N86°56'37"E
C8	275.00	83.99	17°29'57"	83.66	S09°34'18"W
C9	275.00	39.93	08°19'08"	39.89	S14°09'42"W
C10	300.00	35.30	06°44'33"	35.28	S86°37'35"E
C11	300.00	31.20	05°57'29"	31.18	S86°14'03"E
C12	300.00	4.10	00°47'03"	4.10	S89°36'20"E
C13	15.00	10.36	39°33'05"	10.15	S20°35'52"W
C14	63.00	163.38	148°35'13"	121.30	S33°55'12"E
C15	63.00	22.60	20°33'13"	22.48	N61°30'35"E
C16	15.00	10.15	38°46'20"	9.96	N70°37'09"E
C17	306.00	32.81	06°08'33"	32.79	N86°56'02"E
C18	15.00	25.38	96°57'33"	22.46	S47°39'28"E
C19	244.00	74.52	17°29'57"	74.23	S09°34'18"W
C20	306.00	44.43	08°19'12"	44.39	S14°09'42"W
C21	306.00	16.81	03°08'50"	16.79	S16°44'58"W
C22	306.00	17.49	03°16'31"	17.49	S13°32'24"W
C23	15.00	26.18	100°00'00"	22.98	N39°59'52"W
C24	244.00	35.43	08°19'08"	35.40	N14°09'42"E
C25	244.00	17.87	04°11'44"	17.86	N12°06'00"E
C26	244.00	17.56	04°07'24"	17.56	N16°15'34"E
C27	306.00	93.46	17°29'57"	93.10	N09°34'18"E
C28	306.00	9.13	01°42'35"	9.13	N17°27'59"E
C29	306.00	55.07	10°18'40"	54.99	N11°27'22"E
C30	306.00	29.26	05°28'43"	29.25	N03°33'40"E
C31	15.00	21.74	83°02'27"	19.89	N42°20'32"E
C32	219.00	23.55	06°09'42"	23.54	N86°56'37"E
C33	281.00	30.22	06°09'42"	3.21	S86°56'37"W
C34	15.00	25.38	96°57'33"	22.46	N47°39'28"W
C35	15.00	21.74	83°02'27"	19.89	S42°20'32"W
C36	244.00	27.67	06°29'50"	27.65	S87°06'41"W
C37	30.00	47.37	90°27'43"	42.60	N44°24'33"W

NOTES

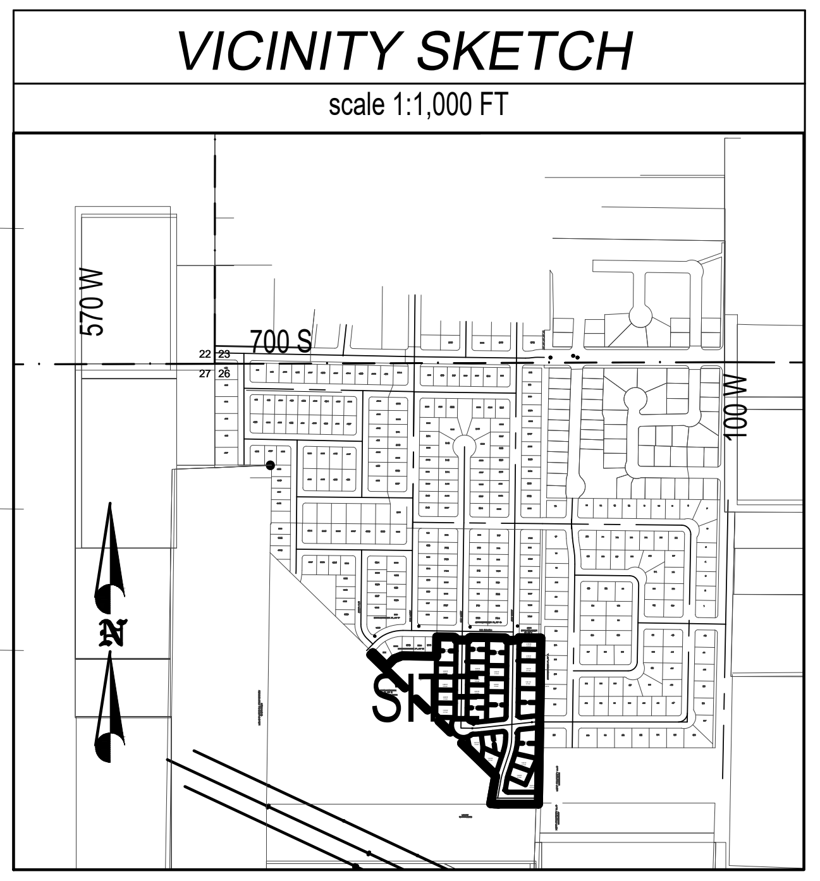
1. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.

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.

VICINITY SKETCH

scale 1:1,000 FT



TABULATIONS

DEVELOPMENT AREA	9.80 AC
EXISTING ZONING: PR 3.0 CONSERVATION SUBDIVISION	
LAND USE:	VERY LOW RESIDENTIAL
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0306 F
EFFECTIVE DATE:	JUNE 19, 2020

LEGEND

⊕	SECTION CORNER
▭	PROPERTY CORNER
▣	SUBDIVISION MONUMENT
━ ━	BOUNDARY LINE
— —	CENTER LINE
- - -	EASEMENT LINE
●	FIRE HYDRANT
☼	STREET LIGHT

"Dwellings within the project area will be placed on individual lots" as mentioned in Section 17.7.503(H)(4). There cannot be 2 lot numbers inside a single lot, only 1 lot number will be allowed.

Additionally, widths will need to be combined to show one width for the entirety of the single lot.

SURVEYOR

ENGINEER

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

6-1-2022 I:\My Drive\Berg Civil\2021\Woodside Homes\STONECREEK H_I\Stonecreek J Final\SC_J FINAL PLAT J.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 DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

________________ DATE

________________________ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS N89°48'57"E 822.46 FEET AND SOUTH 1506.09 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,

THENCE ALONG THE SOUTH BOUNDARY OF STONECREEK PLAT H THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 45°44'08" EAST 101.00 FEET, 2) NORTH 44°37'49" EAST 54.19 FEET, 3) NORTH 68°48'04" EAST 44.00 FEET, 4) SOUTH 89°12'04" EAST 180.00 FEET, AND 5) NORTH 00°49'19" EAST 101.00 FEET TO A POINT ALONG THE SOUTH BOUNDARY OF STONECREEK PLAT G; THENCE ALONG SAID PLAT THE FOLLOWING EIGHT (8) COURSES: 1) SOUTH 89°12'04" EAST 85.99 FEET, 2) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.57 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°01'23" AND A LONG CHORD BEARS S44°11'22"E 21.22 FEET), 3) SOUTH 89°12'44" EAST 62.00 FEET; 4) 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 89°58'37" AND A LONG CHORD BEARS N45°48'38"E 21.21 FEET), 5) SOUTH 89°12'04" EAST 173.00 FEET, 6) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.57 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°01'23" AND A LONG CHORD BEARS S44°11'22"E 21.22 FEET), 7) NORTH 85°52'36" EAST 62.23 FEET, AND 8) NORTH 00°49'19" EAST 11.09 FEET; THENCE SOUTH 89°10'41" EAST 112.96 FEET; THENCE SOUTH 00°51'25" WEST 85.23 FEET; THENCE SOUTH 00°25'56" WEST 170.20 FEET; THENCE SOUTH 00°54'29" WEST 608.92 FEET; THENCE NORTH 89°59'52" WEST 207.88 FEET; THENCE ALONG THE ARC OF A 331.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 40.72 FEET (CURVE HAVING A CENTRAL ANGLE OF 07°02'53" AND A LONG CHORD BEARS N86°28'26"W 40.69 FEET); THENCE NORTH 10°00'05" EAST 134.43 FEET; THENCE ALONG THE ARC OF A 306.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 10.15 FEET (CURVE HAVING A CENTRAL ANGLE OF 01°54'04" AND A LONG CHORD BEARS N10°57'08"E 10.15 FEET); THENCE NORTH 45°44'08" WEST 906.00 FEET; THENCE NORTH 44°15'54" EAST 15.02 FEET TO THE POINT OF BEGINNING.

CONTAINS: 426,862 SF OR 9.80 AC

BASIS OF BEARING IS NORTH 89°48'57" EAST ALONG SECTION LINE FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN (NAD 83)

NUMBER OF LOTS	33
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.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____________________

DAY OF ______________________ , A.D. ________

NAME/TITLE: MATTHEW LOVELAND, VP OF LAND ACQUISITION AND DEVELOPMENT
WOODSIDE HOMES OF UTAH, LLC

ACKNOWLEDGMENT

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

ON THE ___ DAY OF _______________, A.D. _________ PERSONALLY APPEARED BEFORE ME
MATTHEW LOVELAND, V.P. OF LAND ACQUISITION AND DEVELOPMENT
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION
IN HIS RESPECTIVE CAPACITIES ON BEHALF OF WOODSIDE HOMES OF UTAH, LLC,
IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC ______________________________________

NOTARY FULL NAME ________________________________, A NOTARY COMMISSIONED IN UTAH.

COMMISSION NUMBER ______________________ MY COMMISSION EXPIRES ______________

ACCEPTANCE BY 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

STONECREEK PLAT 'J'

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	UTAH COUNTY RECORDER

STONECREEK PLAT J

FINAL PLAT

1000 SOUTH 350 WEST
AMERICAN FORK, UT

OWNER / DEVELOPER

Woodside® Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

COMMENTS FROM TSSD

ENGINEER

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

Woodside® Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK
PLAT J
1000 SOUTH
350 WEST

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

K R Berg
KENNETH R. BERG
7/8/2022
343602

ACTION	DATE
FINAL	7/8/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
SUBMITTAL	#2

STONECREEK

OPEN SPACE CALCULATIONS

PLAT #	PLAT AREA AC	LOTS #	OPEN SPACE AC	OPEN SPACE %	TOTAL OPEN SPACE%
FINAL A	27.62	92	1.02		
WD Wetlands	28.18	0	28.18	52%	52%
FINAL B	18.89	76	1.08	6%	41%
FINAL C	18.81	72	0.78	4%	33%
FINAL D	9.42	25	0.64	7%	31%
FINAL E	16.33	65	0.27	2%	27%
FINAL F	9.6	37	0.64	7%	25%
FINAL G	6.87	32	0.20	3%	24%
FINAL H	0.74	5	-	0%	24%
FINAL I	0.17	1	-	0%	24%
FINAL J	9.8	33	1.89	19%	24%
FINAL K	19.78	55	6.85	35%	25%
TOTALS	166.21	493	41.55		25%

STONECREEK

OVERALL DENSITY CALCULATION

PLAT #	PLAT AREA AC	LOTS #
FINAL A	27.62	92
WETLANDS	28.44	0
FINAL B	18.89	76
FINAL C	18.81	72
FINAL D	9.42	25
FINAL E	16.33	65
FINAL F	9.6	37
FINAL G	6.87	32
FINAL H	0.74	5
FINAL I	0.17	1
FINAL J	9.8	33
FINAL K	19.78	55
TOTALS	166.47	493

STONECREEK PLAT J

TABULATIONS

TOTAL PROJECT AREA	9.80 AC	100%
TOTAL PUBLIC ROADS	2.69 AC	27%
TOTAL OPEN SPACE	1.89 AC	19%
AREA IN LOTS	5.22 AC	53%
AVERAGE LOT SIZE	6,885 LOTS	

EXISTING ZONING	PR 3.0
DEVELOPMENT TYPE	CONSERVATION SUB
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0306F
EFFECTIVE DATE:	06/19/2020

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS N89°48'57"E 822.46 FEET AND SOUTH 1506.09 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,

THENCE ALONG THE SOUTH BOUNDARY OF STONECREEK PLAT H THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 45°44'08" EAST 101.00 FEET, 2) NORTH 44°37'49" EAST 54.19 FEET, 3) NORTH 68°48'04" EAST 44.00 FEET, 4) SOUTH 89°12'04" EAST 180.00 FEET, AND 5) NORTH 00°49'19" EAST 101.00 FEET TO A POINT ALONG THE SOUTH BOUNDARY OF STONECREEK PLAT G; THENCE ALONG SAID PLAT THE FOLLOWING EIGHT (8) COURSES: 1) SOUTH 89°12'04" EAST 85.99 FEET, 2) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.57 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°01'23" AND A LONG CHORD BEARS S44°11'22"E 21.22 FEET), 3) SOUTH 89°12'44" EAST 62.00 FEET; 4) 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 89°58'37" AND A LONG CHORD BEARS N45°48'38"E 21.21 FEET), 5) SOUTH 89°12'04" EAST 173.00 FEET, 6) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.57 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°01'23" AND A LONG CHORD BEARS S44°11'22"E 21.22 FEET), 7) NORTH 85°52'36" EAST 62.23 FEET, AND 8) NORTH 00°49'19" EAST 11.09 FEET;
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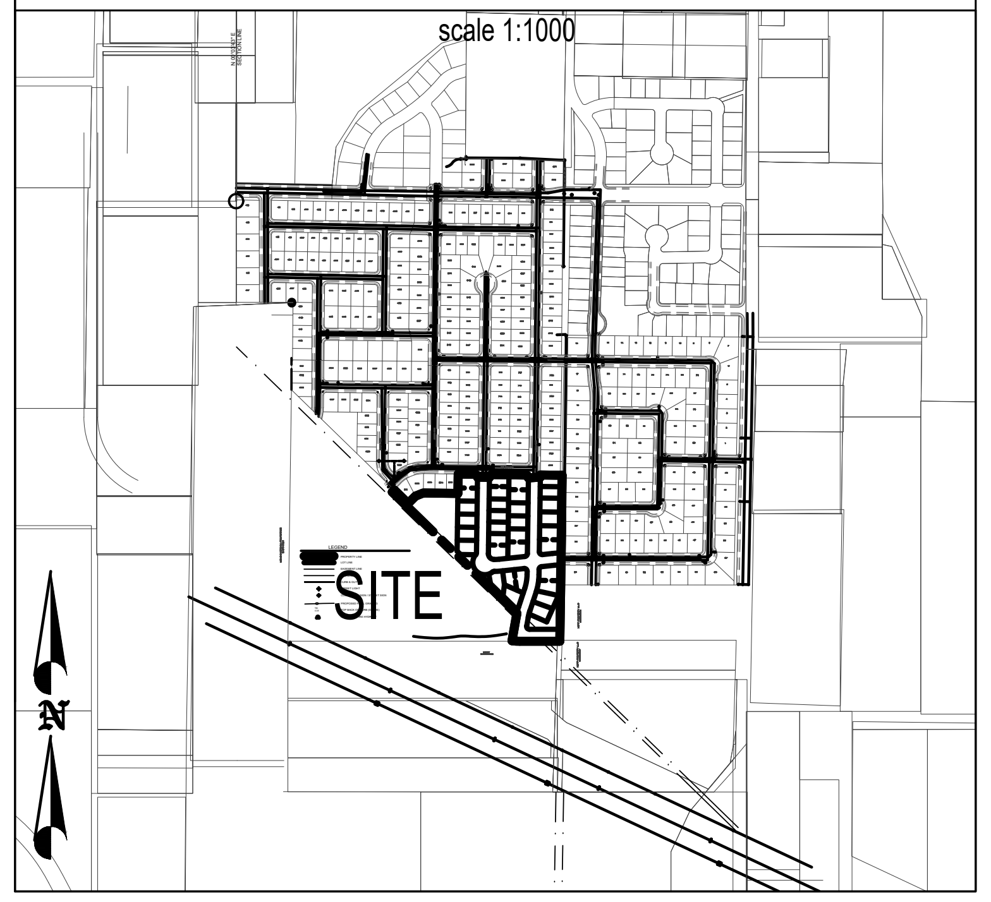
CONTAINS: 426,862 SF OR 9.80 AC

VICINITY SKETCH



Woodside® Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK
PLAT J

1000 SOUTH
350 WEST

N

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

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH KENNETH R. BERG 7/8/2022 343602 PROFESSIONAL ENGINEER
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
FINAL	7/8/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
COVER	*C0*

i:\my drive\berg civil\2021\woodside homes\stonecreek h_i\stonecreek j final\sc_j_00-cover.dwg

CONTACT LIST

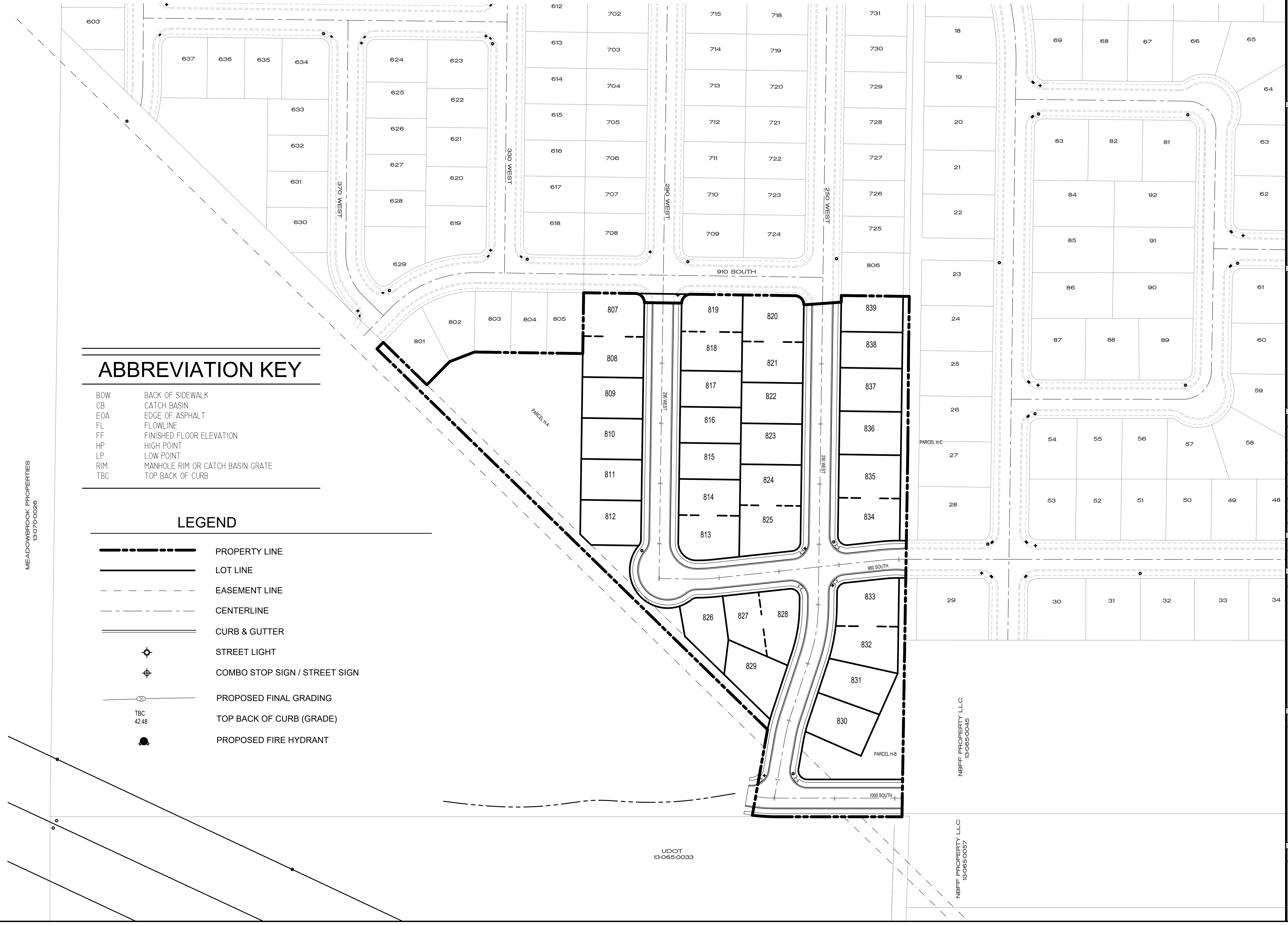
CIVIL ENGINEER		
BERG CIVIL ENGINEERING		(801) 492-1277
GEOTECHNICAL ENGINEER		
AMERICAN FORK CITY PLANNING DEPT.		(801) 763-3060
AMERICAN FORK CITY PUBLIC WORKS		(801) 763-3060
UTILITIES		
AF CULINARY WATER	(JAY BREMS)	(801) 763-3060
AF PRESSURIZED IRRIGATION	(JAY BREMS)	(801) 763-3060
AF SANITARY SEWER	(ASHTON HARDY)	(801) 763-3060
AF STORM DRAIN	(ASHTON HARDY)	(801) 763-3060
AF FIRE MARSHALL	(MAT SACCO)	(801) 763-3045
AF CITY INSPECTOR	(DEE HOWARD)	(801) 763-3060
AF SWPPP INSPECTOR	(HARLAN NELSON)	(801) 763-3060
AF FIBER	(KYLE PETERSON)	(801) 400-2933
AF IRRIGATION COMPANY	(ERNIE JOHN)	(801) 471-6576
ROCKY MOUNTIAN POWER	(TERIA WALKER)	(801) 756-1310
COMCAST	(ELYSIA VALDEZ)	(801) 401-3017
TSSD	(DAVID BARLOW)	(801) 756-5231
MITCHELL HOLLOW IRRIGATION	(DALE JONES)	(801) 768-8150
CENTURY LINK	(BILL WESTFALL)	(435) 623-4252
DOMINION ENERGY	(TRENT JOHNSON)	(801) 853-6548

SHEET INDEX

C0	COVER
C1.0-C1.2	PRELIMINARY PLAN
C2.0-C2.2	OVERALL UTILITY PLAN
C3.0-C3.2	GRADING PLAN
C4.1-C4.2	250 WEST PLAN & PROFILE
C5.1	290 WEST PLAN & PROFILE
C6.1	960 SOUTH PLAN & PROFILE
C7.1	1000 SOUTH PLAN & PROFILE
C8	SWPPP
C9	WELLS & WATER RIGHTS MAP
GN1	GENERAL NOTES
D0-D4	CONSTRUCTION DETAILS
ALTA	ALTA SURVEY

NOTES

1. ELEVATION BENCHMARK IS THE NORTHWEST CORNER OF SEC 26 T5S; R1E; SLB&M ELEV = 4520.92' NAVD 88 DATUM (3" BRASS CAP) U.S. SURVEY FEET
2. BASIS OF BEARING IS NORTH 89°48'57" EAST ALONG SECTION LINE FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN (NAD 83)
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

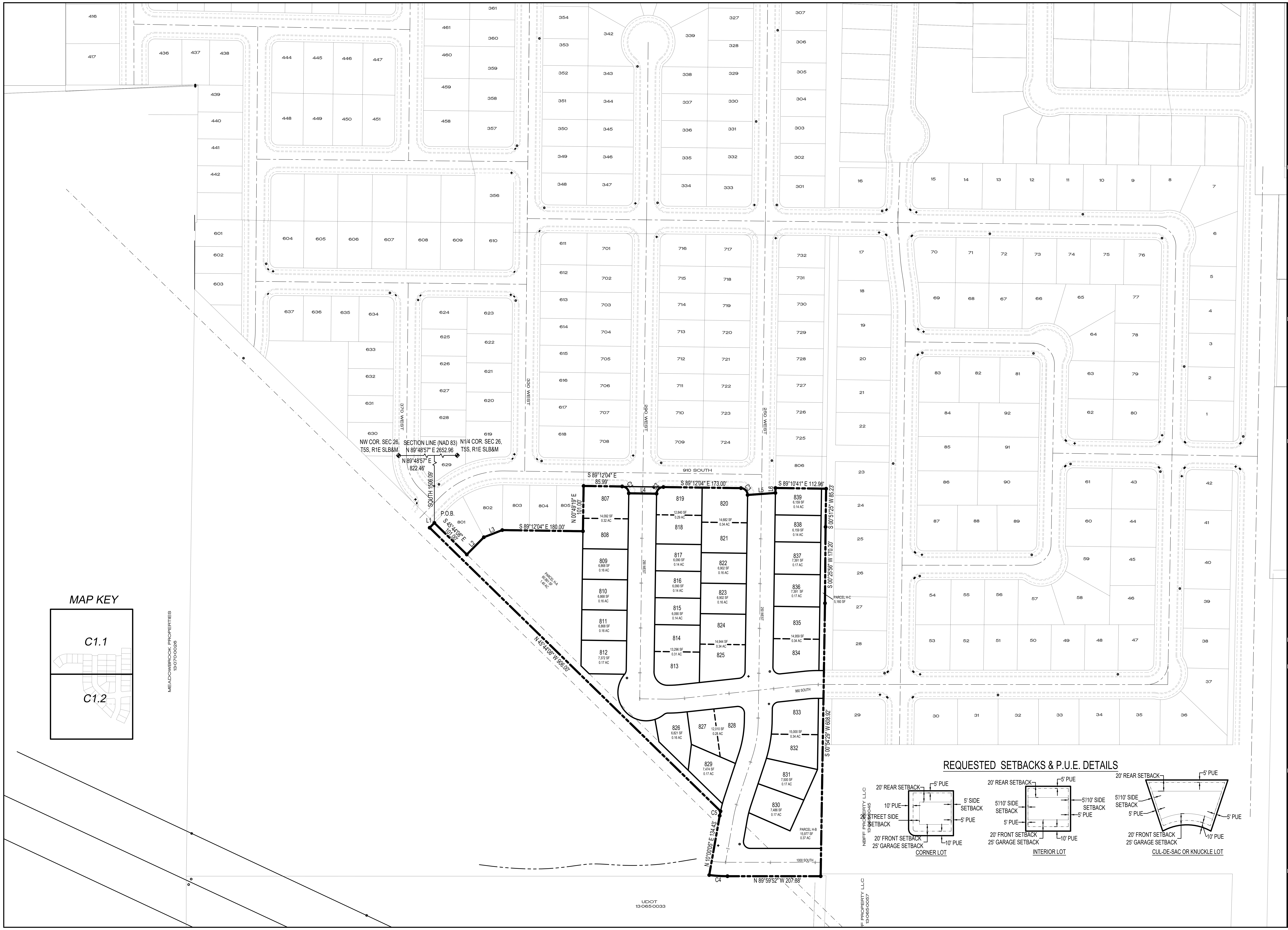


ABBREVIATION KEY

BOW	BACK OF SIDEWALK
CB	CATCH BASIN
EOA	EDGE OF ASPHALT
FL	FLOWLINE
FF	FINISHED FLOOR ELEVATION
HP	HIGH POINT
LP	LOW POINT
RIM	MANHOLE RIM OR CATCH BASIN GRATE
TBC	TOP BACK OF CURB

LEGEND

━ ━ ━	PROPERTY LINE
━━━	LOT LINE
— · — · —	EASEMENT LINE
—— – ——	CENTERLINE
═══	CURB & GUTTER
⌖	STREET LIGHT
⊕	COMBO STOP SIGN / STREET SIGN
—(36)—	PROPOSED FINAL GRADING
TBC 42.48	TOP BACK OF CURB (GRADE)
●	PROPOSED FIRE HYDRANT



Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
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DEVELOPMENT

STONECREEK PLAT J

1000 SOUTH
350 WEST

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

berg
CIVIL ENGINEERING
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 7/8/2022 343602
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
FINAL	7/8/2022

PROJECT

STONECREEK PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	C1

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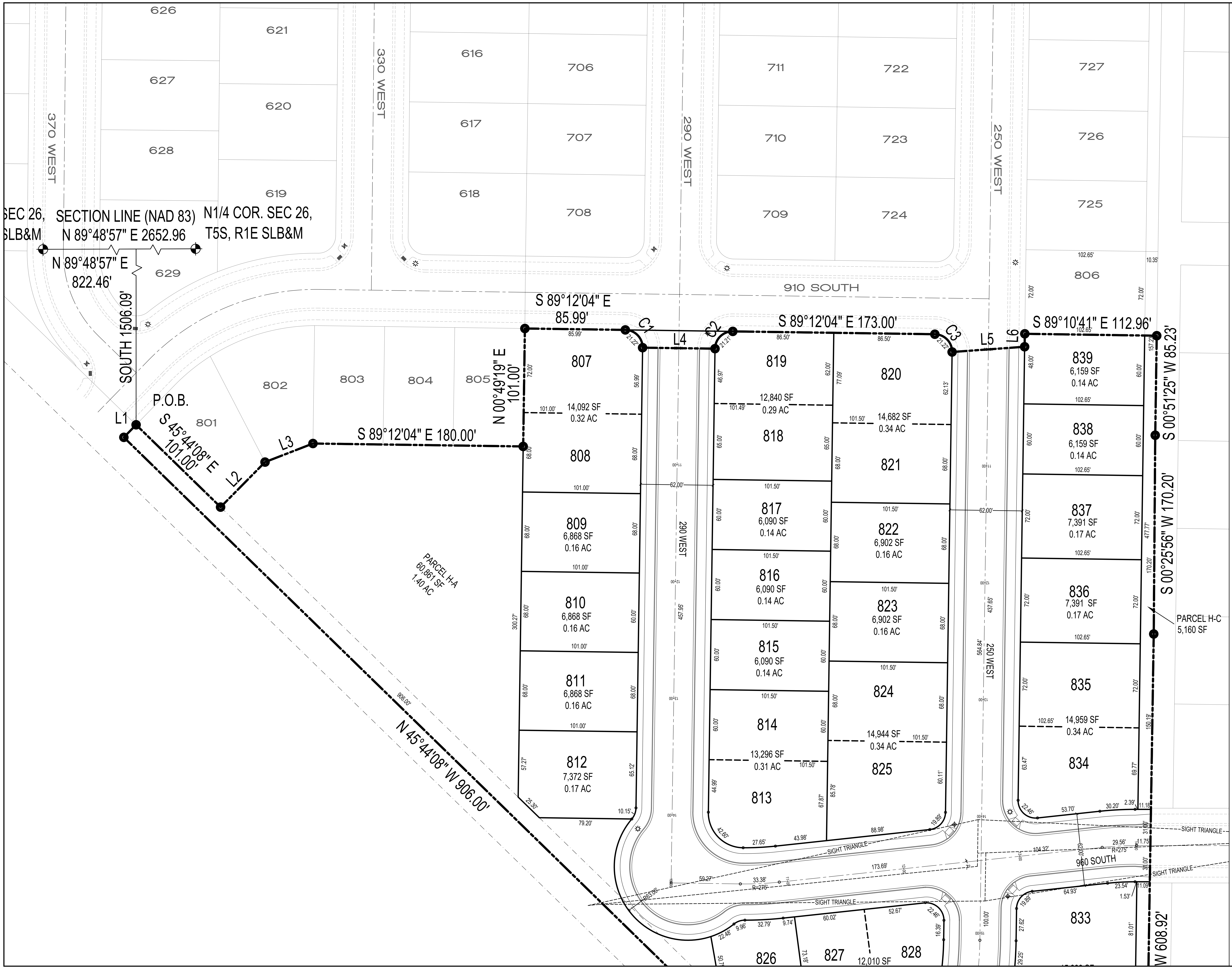

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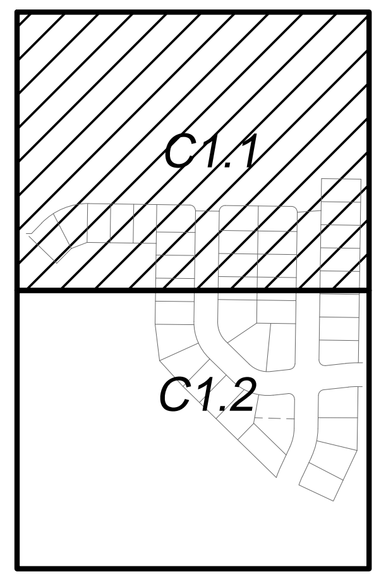

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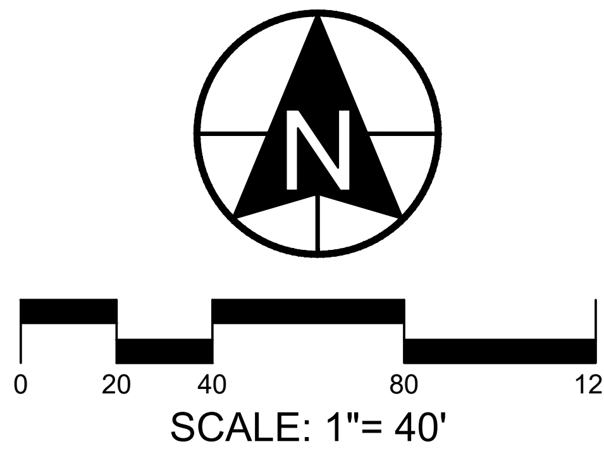
DEVELOPMENT

STONECREEK
PLAT J
1000 SOUTH
350 WEST



SCALE: 1"= 40'

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1018 N DEER CREST LANE
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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 7/8/2022 343602 PROFESSIONAL ENGINEER
1			
2			
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7			

ACTION	DATE
FINAL	7/8/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
LAYOUT	C1.1

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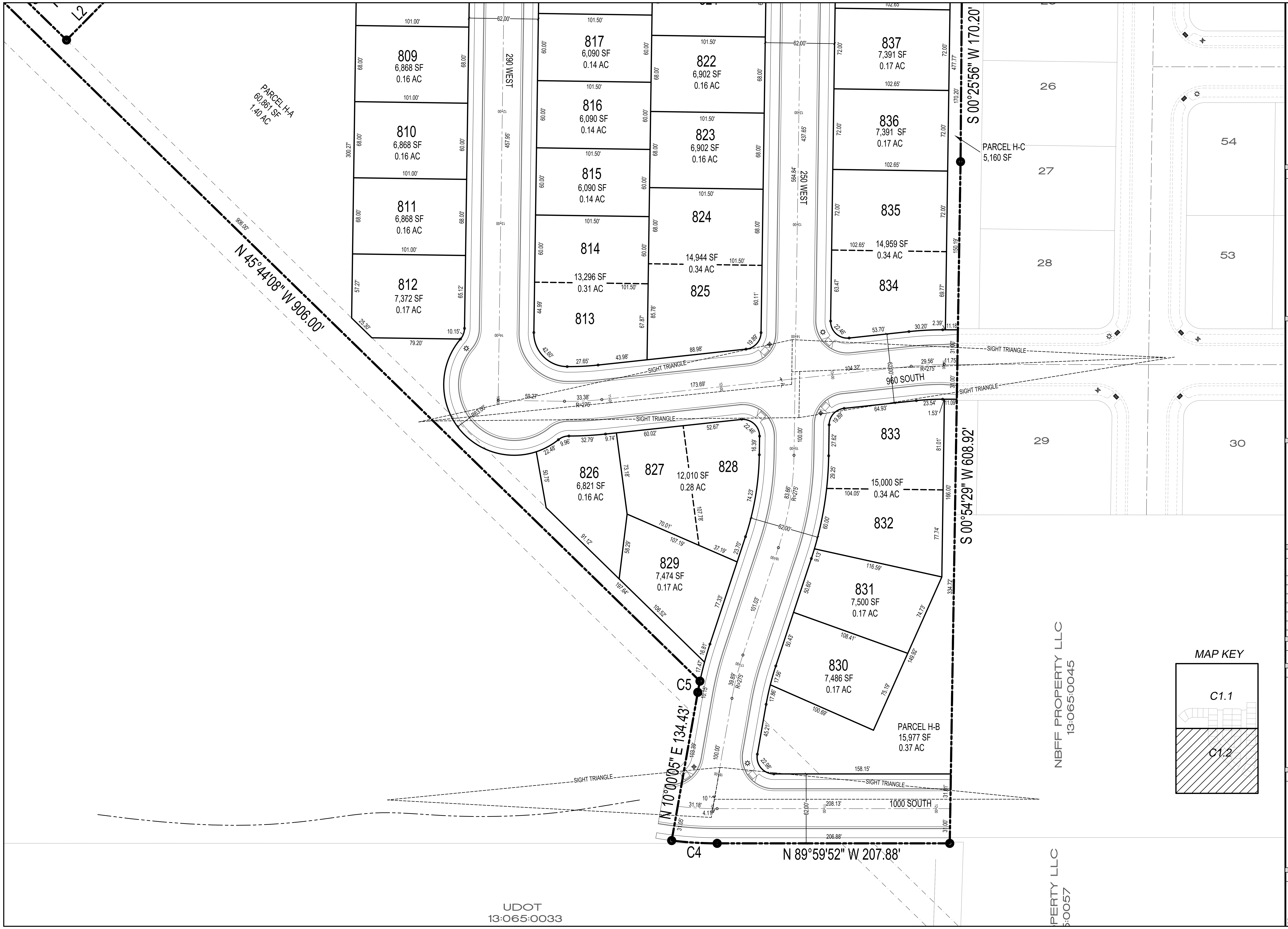

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STONECREEK
PLAT J
1000 SOUTH
350 WEST

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

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REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

KENNETH R. BERG
7/8/2022
343602

ACTION	DATE
FINAL	7/8/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
LAYOUT	C1.2

SEWER NOTES

1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETE.
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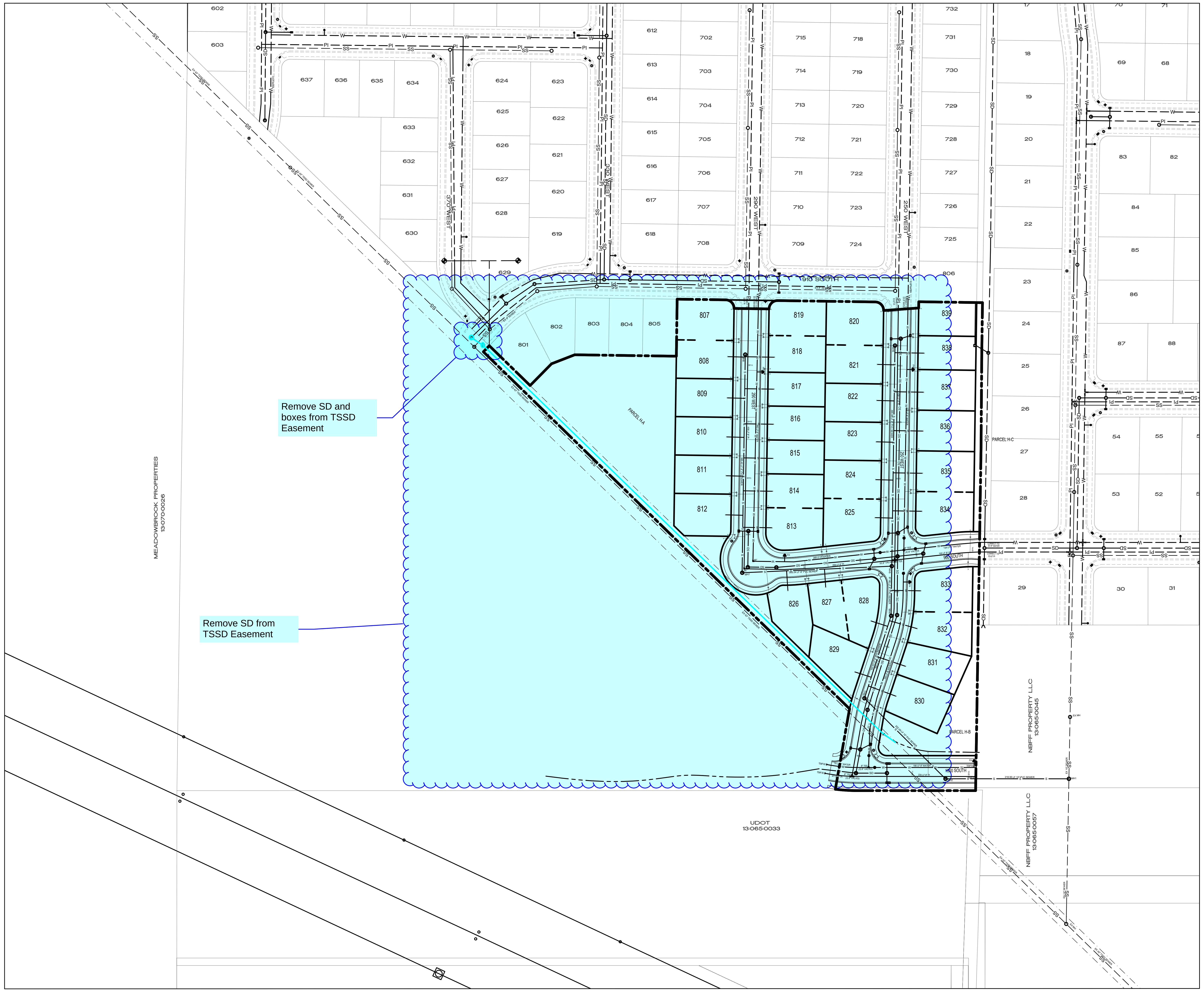
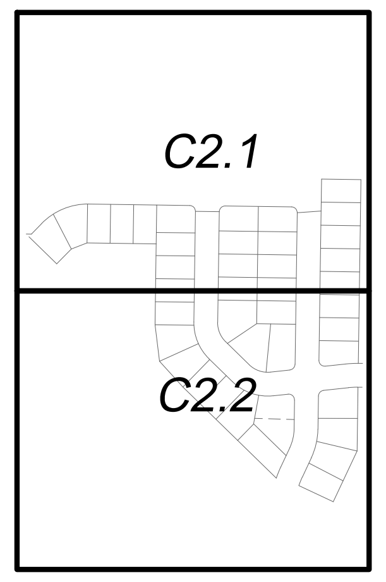


Remove SD and boxes from TSSD Easement

Remove SD from TSSD Easement

MAP KEY



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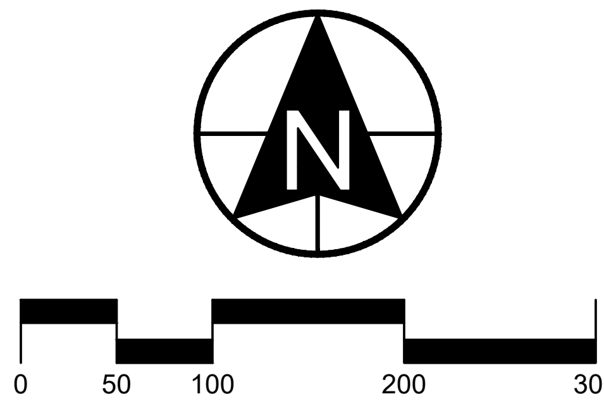

SCALE: 1"= 100'

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SEAL

K R Berg
KENNETH R. BERG
7/8/2022
343602

ACTION	DATE
FINAL	7/8/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
UTILITY	C2

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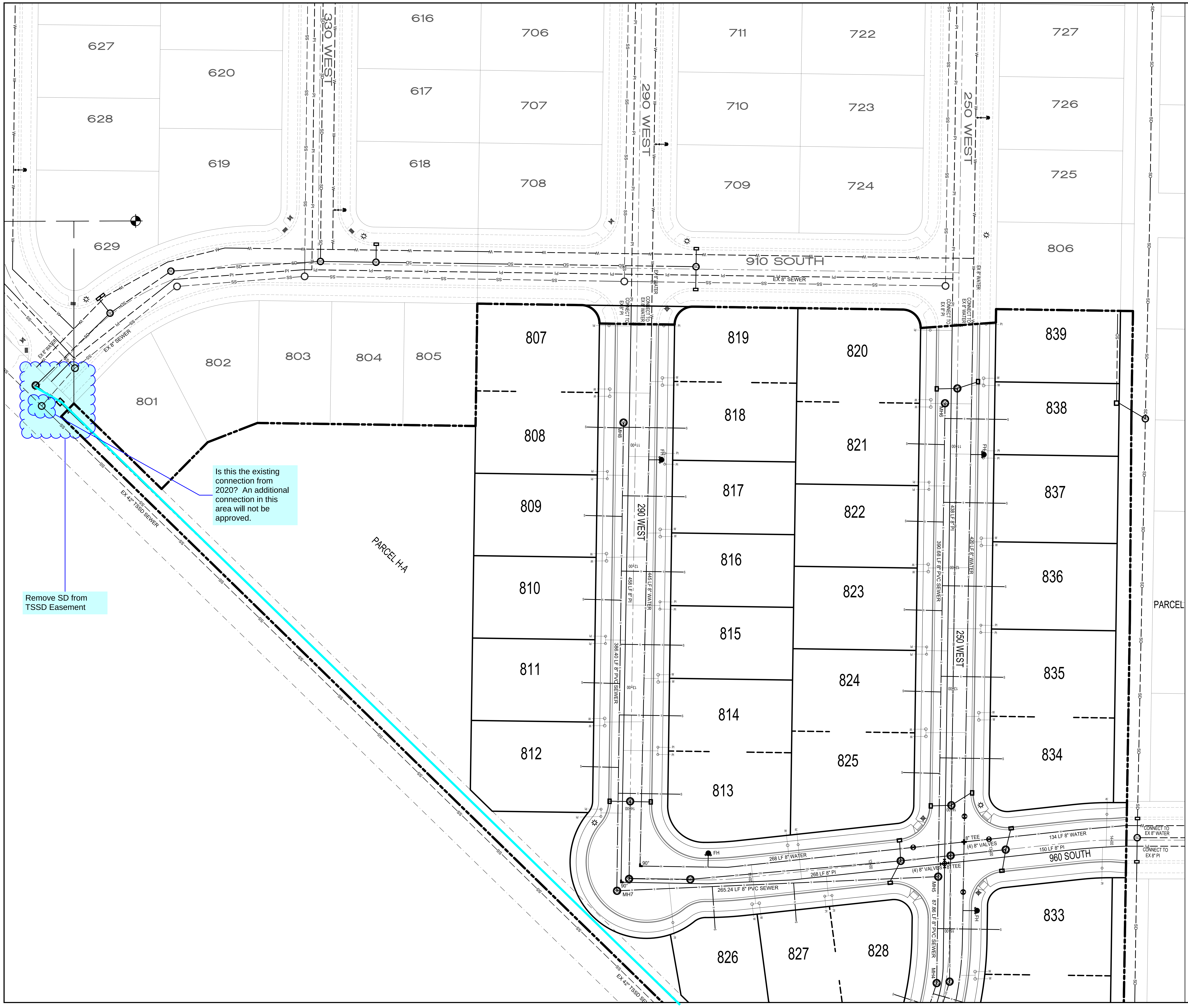
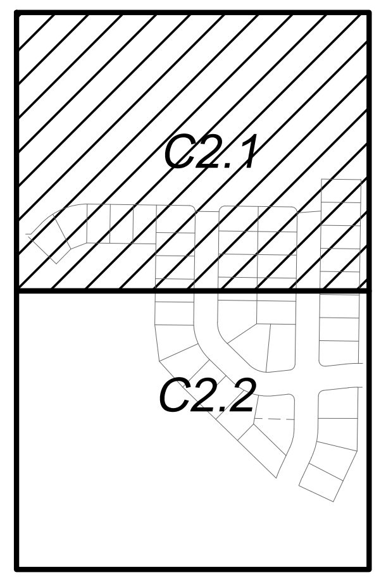


Is this the existing connection from 2020? An additional connection in this area will not be approved.

Remove SD from TSSD Easement

MAP KEY



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DEVELOPMENT

STONECREEK
PLAT J
1000 SOUTH
350 WEST

N

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

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	K R Berg KENNETH R. BERG 7/8/2022 343602
1			
2			
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ACTION	DATE
FINAL	7/8/2022

PROJECT

STONECREEK PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
UTILITY	C2.1

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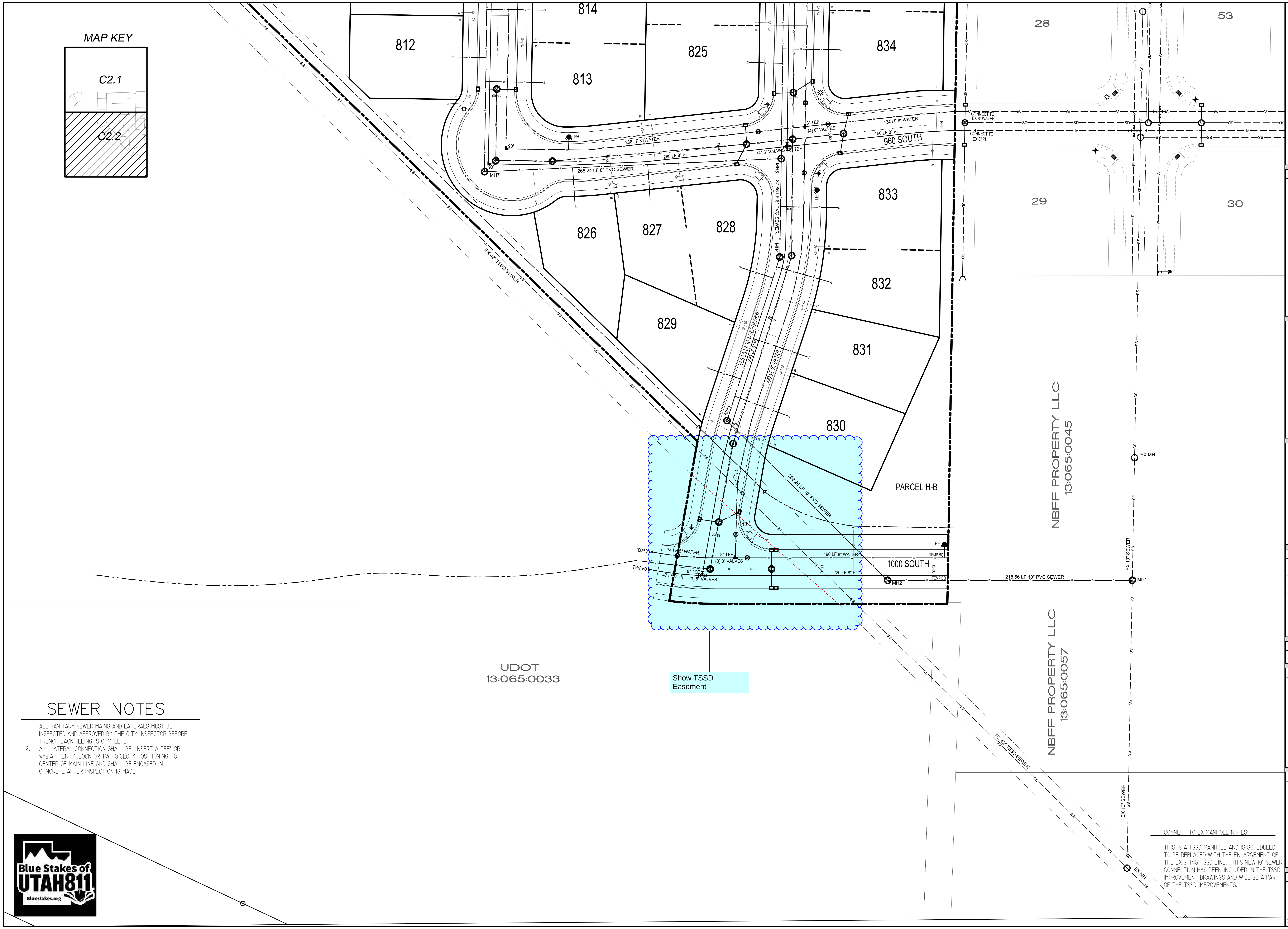

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CONNECT TO EX MANHOLE NOTES:

THIS IS A TSSD MANHOLE AND IS SCHEDULED TO BE REPLACED WITH THE ENLARGEMENT OF THE EXISTING TSSD LINE. THIS NEW 10" SEWER CONNECTION HAS BEEN INCLUDED IN THE TSSD IMPROVEMENT DRAWINGS AND WILL BE A PART OF THE TSSD IMPROVEMENTS.

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DEVELOPMENT

STONECREEK
PLAT J
1000 SOUTH
350 WEST

N

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

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SEAL
K R Berg
KENNETH R. BERG
7/8/2022
343602

ACTION	DATE
FINAL	7/8/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
UTILITY	C2.2

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STONE CREEK

RETENTION POND CALCULATIONS

American Fork, UT

17-Sep-21

Storm drain calculations were performed using the rational method.

Hydrologic Calculations				POND RATING TABLE			
CA CALCULATION				RETENTION POND / DETENTION POND			
	C	Area (ft^2)	C * A			INCR	TOTAL
Stonecreek Plat C	0.34	785387	267032	ELEV	AREA	VOL	VOL
Stonecreek Plat D	0.34	382456	130035	(ft)	(sf)	(cf)	(cf)
Stonecreek Plat E	0.34	699573	237855	4502	17261	0	0
Stonecreek Plat F	0.34	390297	132701	4503	96094	56678	56678
Stonecreek Plat G	0.34	290545	98785	4504	101148	98621	155299
Stonecreek Plat H & I	0.34	1044050	354977	4505	106342	103745	259044
Open Space C-I	0.10	255633	25563	4506	111675	109009	368052
Totals		3847941	1246948	4507	117149	114412	482464
Total Acres:	88.34						
Q_{allow} per acre	0. cfs/acre						
Q_{allow}	**. cfs**	RETENTION		100 Y HW		4505.94	361615

Retention Volume Calculations

Lapsed Time (min.)	Rainfall intensity (in/hr)	Total Rainfall (in)	Rainfall Volume (ft^3)	Release Volume (ft^3)	Required Storage (ft^3)
A	***B***	***C***	***D***	***E***	***F***
15	4.60	1.15	119499	0	119499
30	3.04	1.52	157947	0	157947
60	1.83	1.83	190160	0	190160
120	1.03	2.05	213020	0	213020
180	0.74	2.21	229646	0	229646
360	0.37	2.21	229646	0	229646
1440	0.15	3.48	361615	0	361615

Required Storage =	**361615 ft^3**	or	**8.302 acre·ft**
Total Pond Volume =	**0 ft^3**	or	**0.000 acre·ft**

Notes:

A, B, & C are based upon American Fork Drainage Manual

D = C / (12 inches/foot) x total acreage of site x 43,560 sf/acre x run-off coefficient, where Q=CIA and V=CiA

E = an allowable release rate (0 cfs/acre) x total acreage of site x A x 60 sec.

F = D - E to determine storage volume

"C" VALUES

The "C" values were taken from the American Fork Storm Water Technical Manual - Table 1.5 for single family residential

STONECREEK PLAT J

25 YR PIPE SIZING CALCULATIONS (AF SD TECH MANUAL 9.2.2)

Pipe Capacity Calculations

1-Jun-22

NARRATIVE

The acreage of road right of way was determined for each subarea listed below to determine the amount of runoff associated with the 25-year storm event. This storm was then routed as shown below to combine subareas together to account for expected runoff

Rational Method

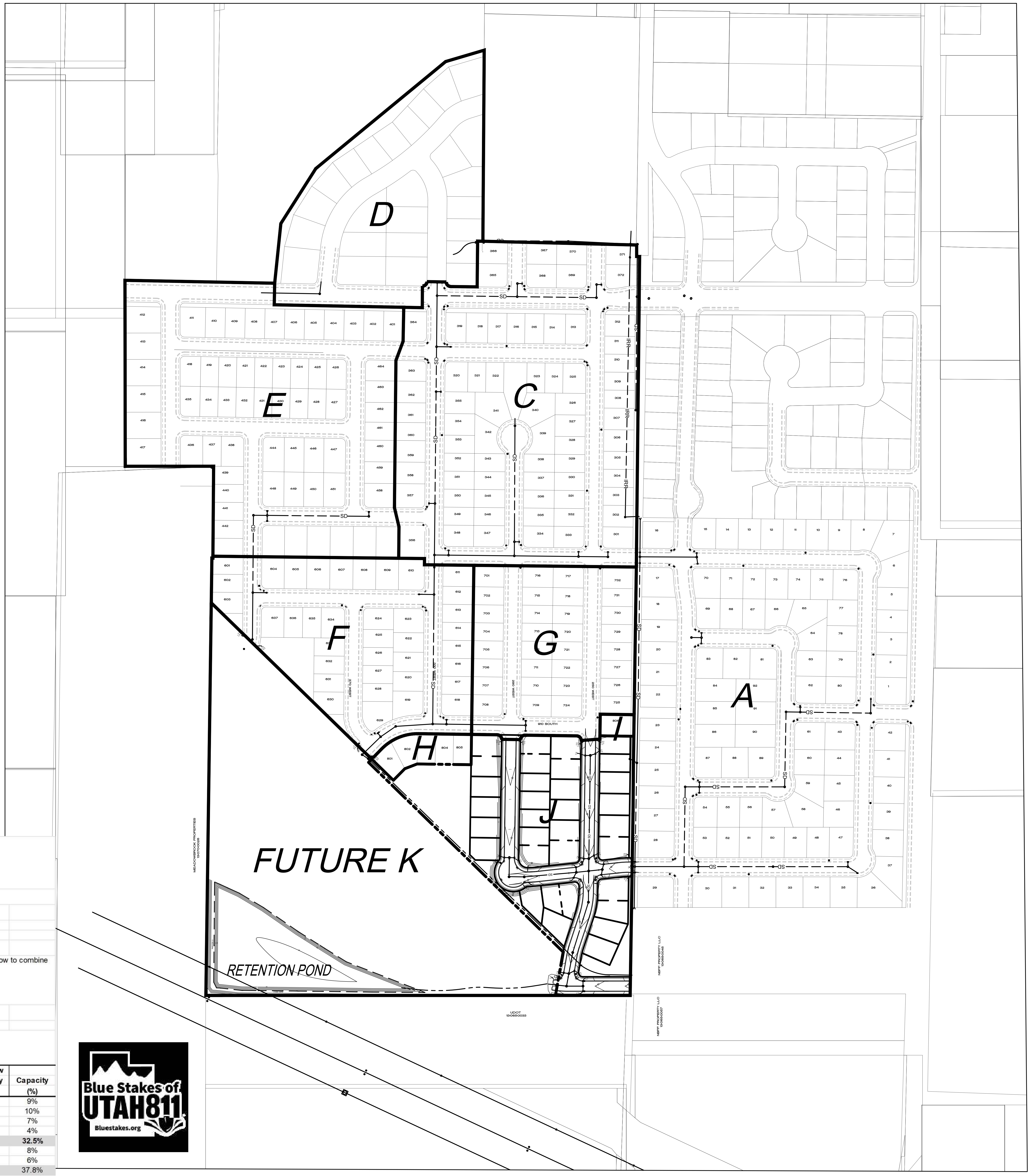
T_c=17 Minutes

Manning's Equation

n= 0.011 RCP

SOUTH HALF OF PROJECT - DETENTION INTO POND 2

SUBAREA	Segment Description	Impervious Area A (ac)	Intensity I (in./hr.)	Runoff Coefficient C	Rational Peak Flow Q* (cfs)	Routed Pipe Flow Q (cfs)	Slope S	Pipe Diameter D (in.)	Pipe Area A (ft^2)	Velocity V (ft/s)	Wetted Perimeter P (ft)	Hydraulic Radius R (ft)	Full Flow Capacity Q (cfs)	Capacity (%)
1	250 W (SDMH6)	0.68	1.72	0.9	1.047	1.047	0.82%	**18**	1.767	6.361	4.712	0.375	11.242	9%
2	290 W (SDMH11)	0.57	1.72	0.9	0.881	0.881	0.50%	**18**	1.767	4.967	4.712	0.375	8.778	10%
3	960 S (SDMH8)	0.38	1.72	0.9	0.586	0.586	0.50%	**18**	1.767	4.967	4.712	0.375	8.778	7%
4	960 S (SDMH12)	0.22	1.72	0.9	0.342	0.342	0.50%	**18**	1.767	4.967	4.712	0.375	8.778	4%
Route combined subareas 1 - 4 INTO SHMH5						**2.855**	0.50%	**18**	1.767	4.967	4.712	0.375	8.778	**32.5%**
5	250 W (SDMH3)	0.57	1.72	0.9	0.881	0.881	0.82%	**18**	1.767	6.361	4.712	0.375	11.242	8%
6	1000 S (SDMH13)	0.35	1.72	0.9	0.540	0.540	0.50%	**18**	1.767	4.967	4.712	0.375	8.778	6%
Route combined subareas TO TEMP DITCH						**4.277**	0.83%	**18**	1.767	6.400	4.712	0.375	11.310	37.8%



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DEVELOPMENT

STONECREEK
PLAT J

1000 SOUTH
350 WEST

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

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cell (801) 616–1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH K R Berg KENNETH R. BERG 7/8/2022 343602 PROFESSIONAL ENGINEER
1			
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ACTION	DATE
FINAL	7/8/2022

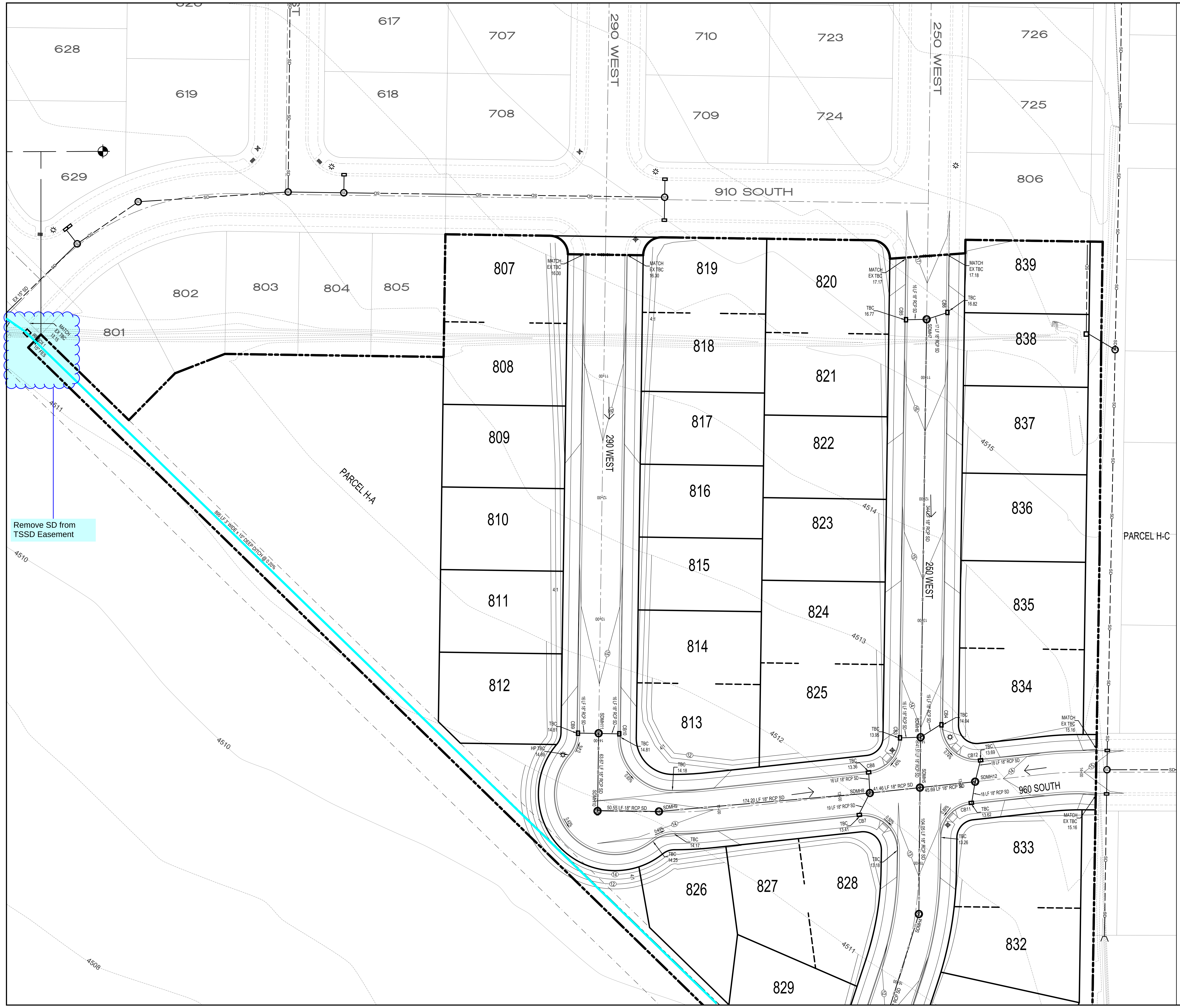
PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GRADING PLAN i:\my drive\berg civil\2021\woodside homes\stonecreek h_i\stonecreek j final\sc_j_03-grading.dwg	*C3*



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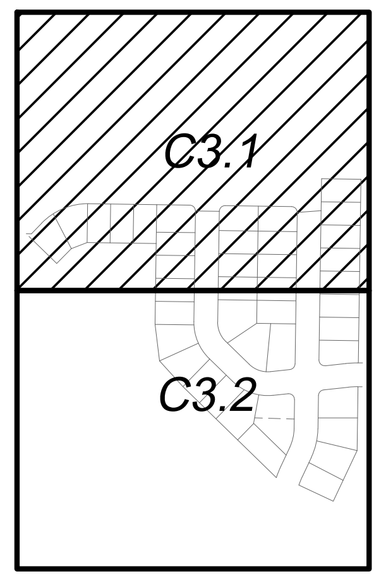

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PLAT J

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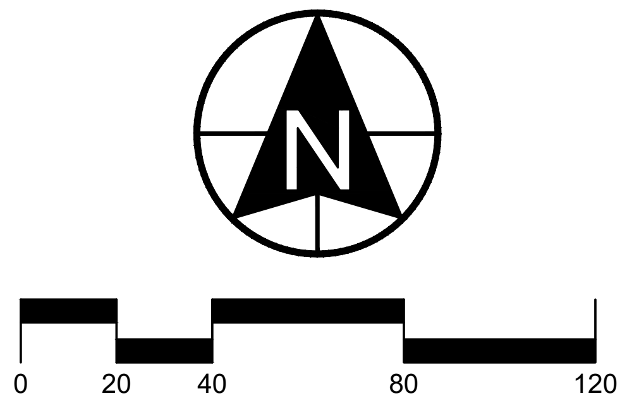
350 WEST



SCALE: 1"= 40'

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1			
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ACTION	DATE
FINAL	7/8/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GRADING & DRAINAGE	C3.1

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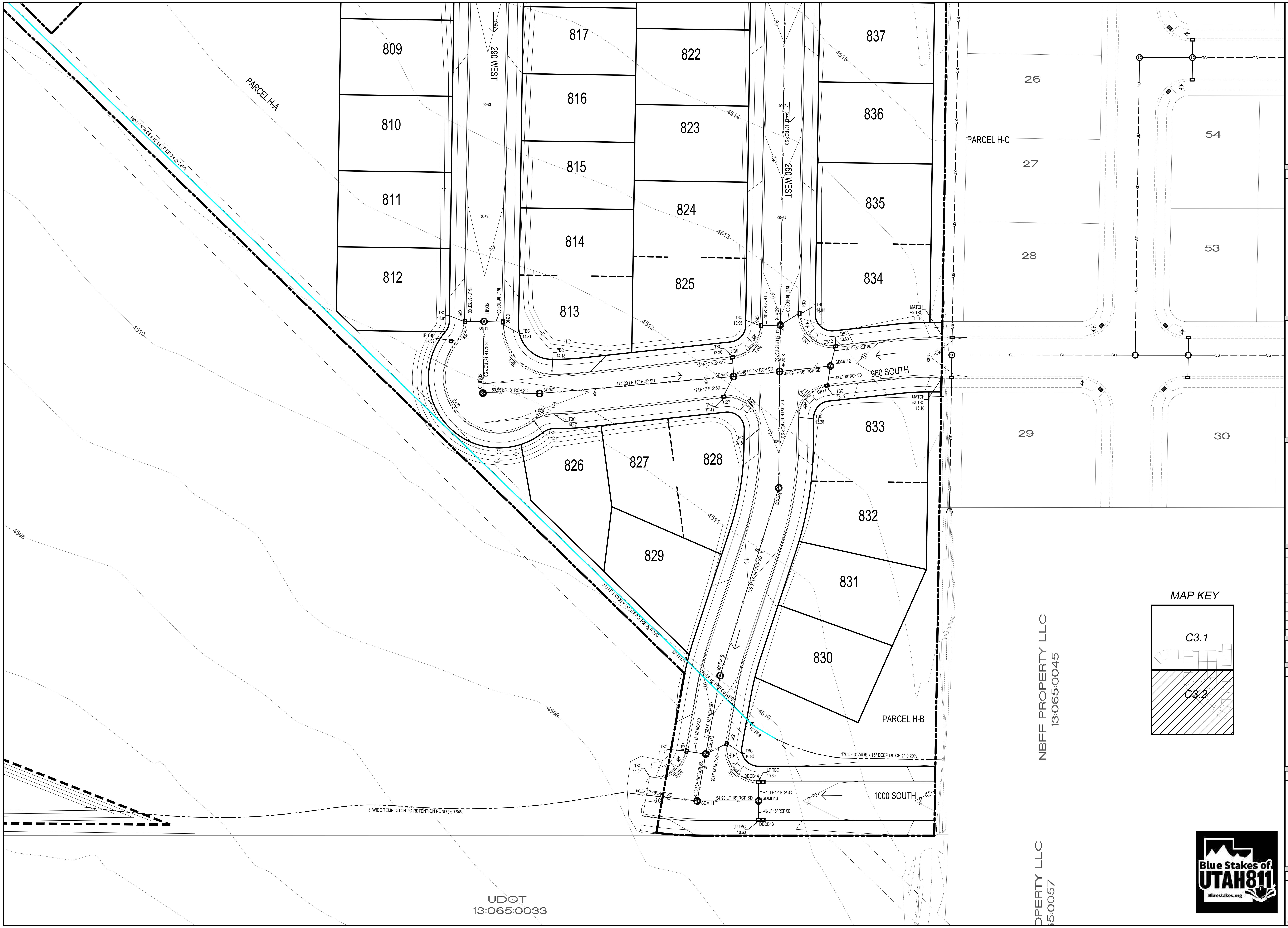

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STONECREEK
PLAT J
1000 SOUTH
350 WEST

N

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

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SEAL
K R Berg
KENNETH R. BERG
7/8/2022
343602

ACTION	DATE
FINAL	7/8/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GRADING & DRAINAGE	C3.2

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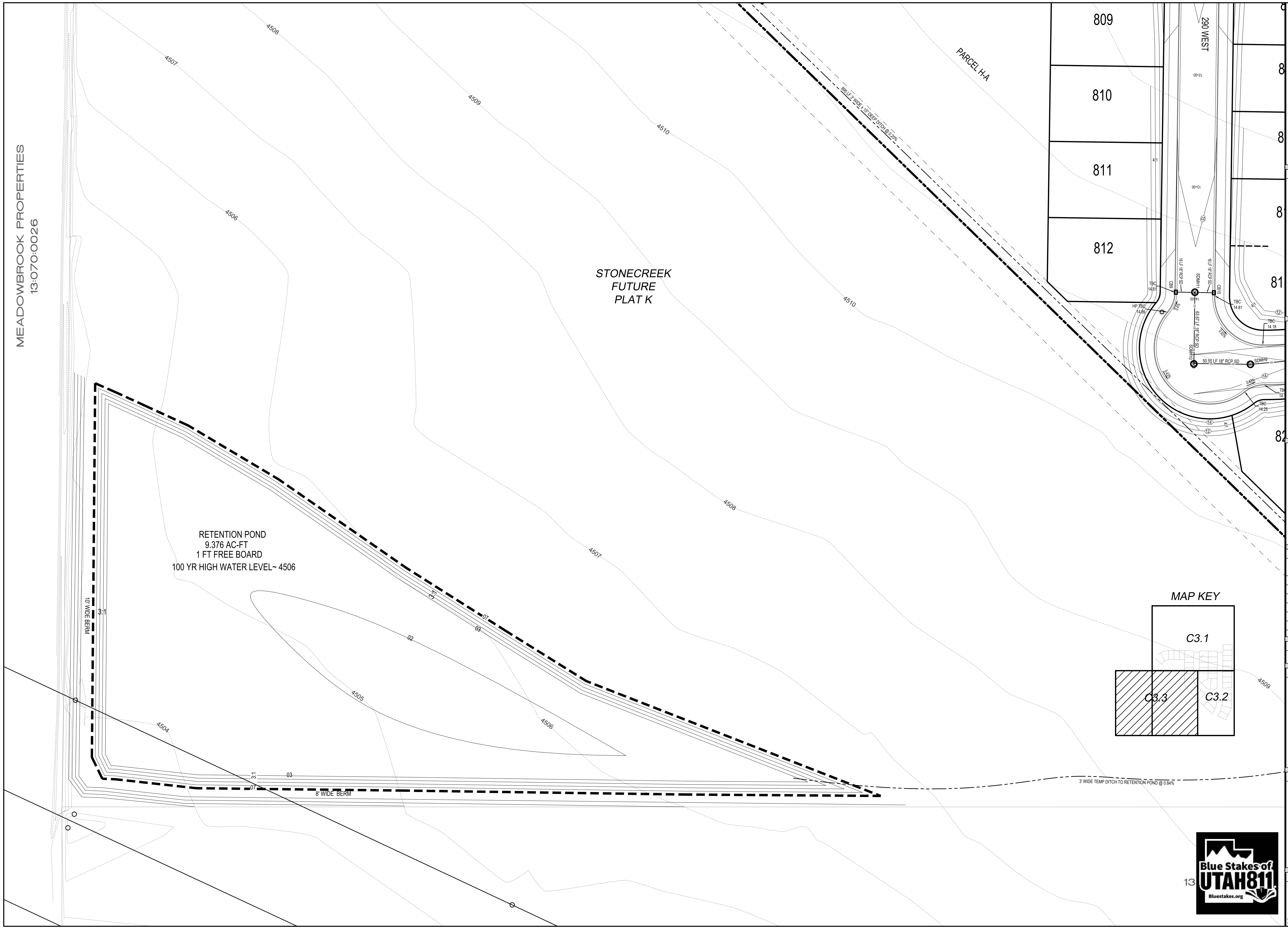

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STONECREEK
PLAT J
1000 SOUTH
350 WEST

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

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SEAL
K R Berg
KENNETH R. BERG
7/8/2022
343602

ACTION	DATE
FINAL	7/8/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GRADING & DRAINAGE	C3.3

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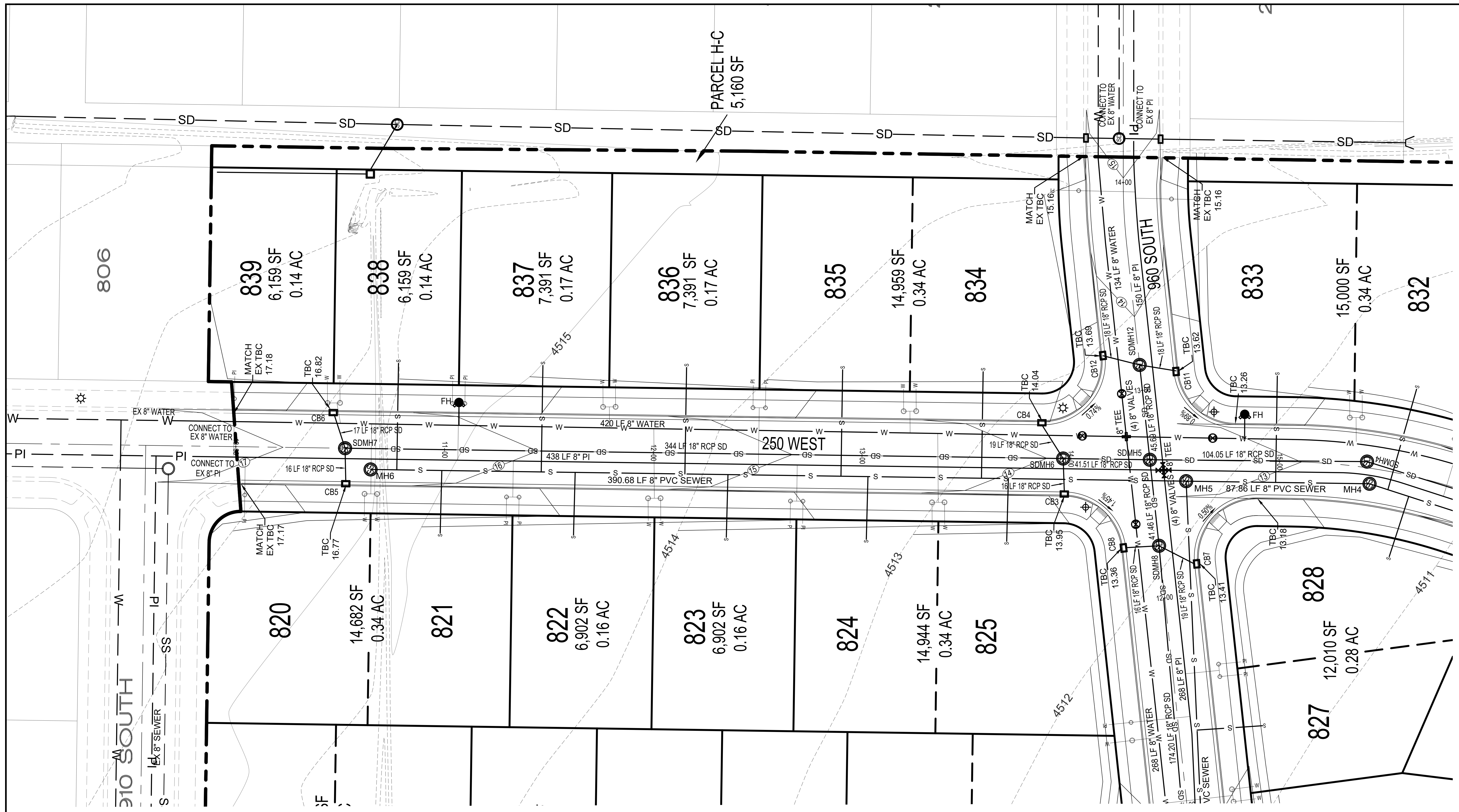
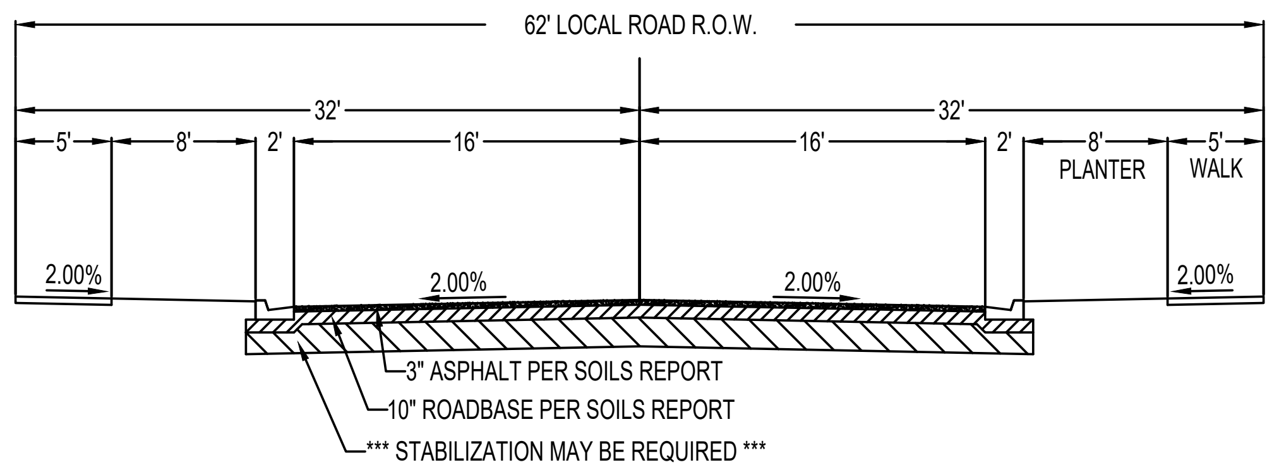
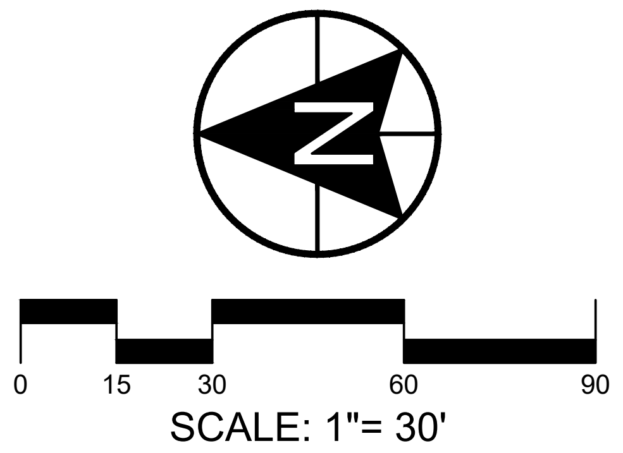


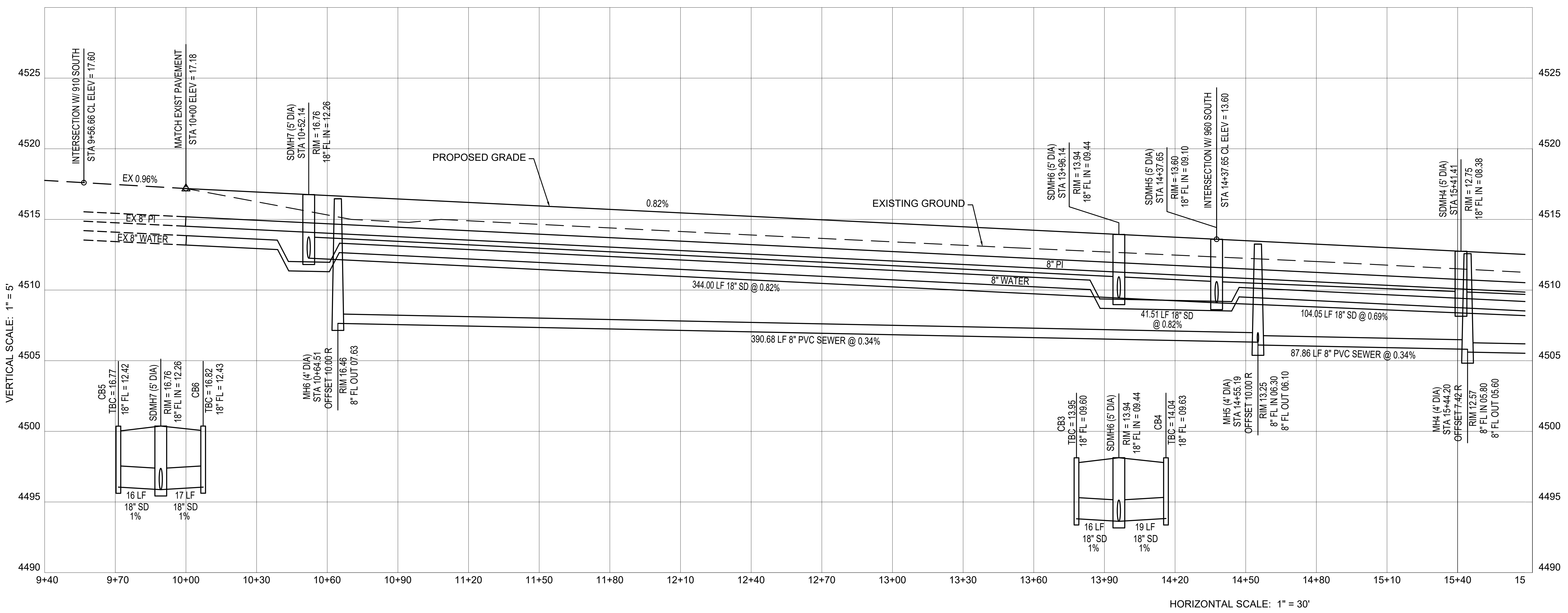


62' LOCAL ROAD R.O.W.
5'
8'
2'
32'
16'
16'
32'
2'
8'
5'
PLANTER
WALK
2.00%
2.00%
2.00%
2.00%
3" ASPHALT PER SOILS REPORT
10" ROADBASE PER SOILS REPORT
*** STABILIZATION MAY BE REQUIRED ***



SCALE: 1"= 30'

250 WEST



HORIZONTAL SCALE: 1" = 30'

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PLAT J

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STONECREEK
PLAT J

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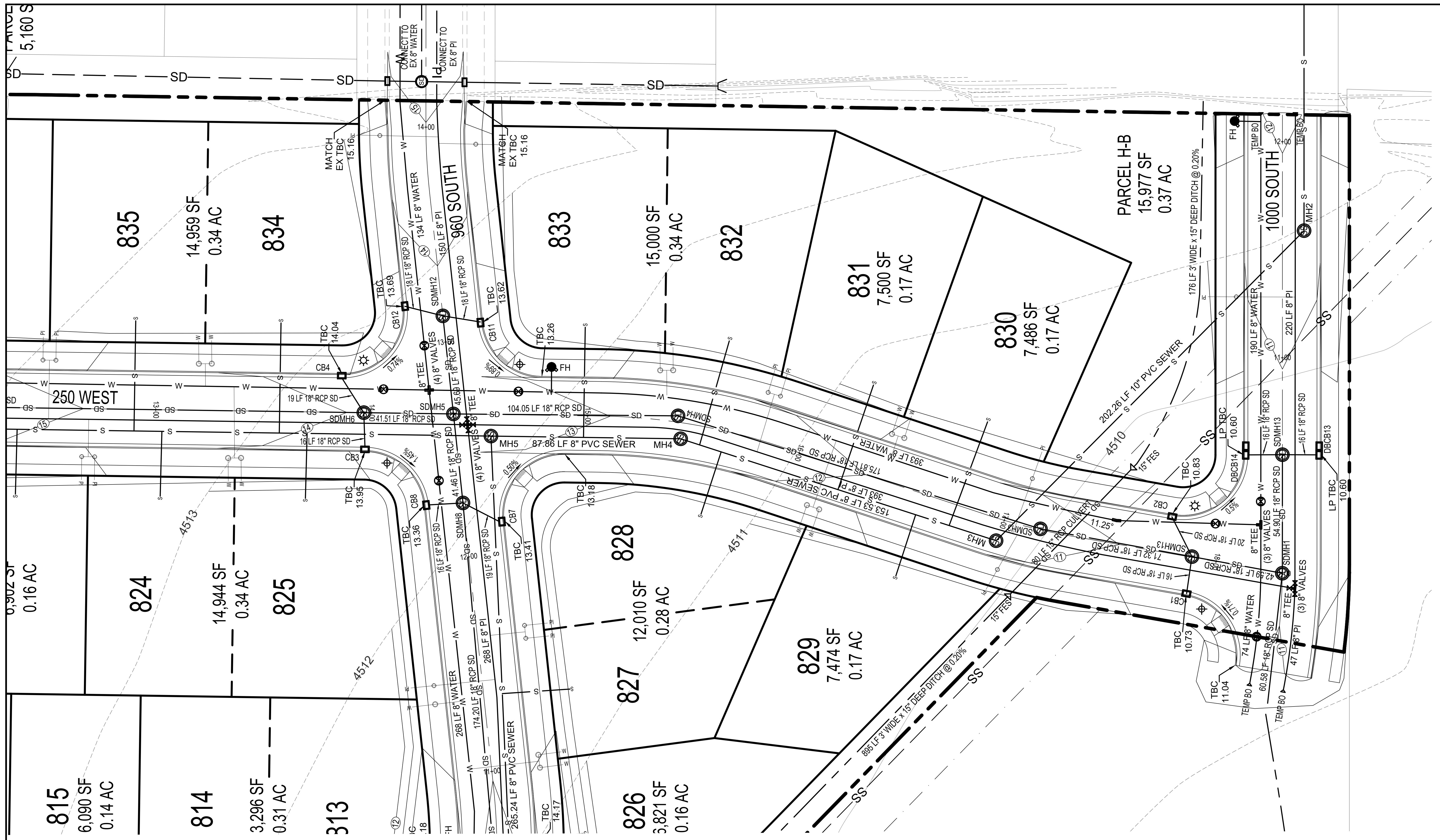
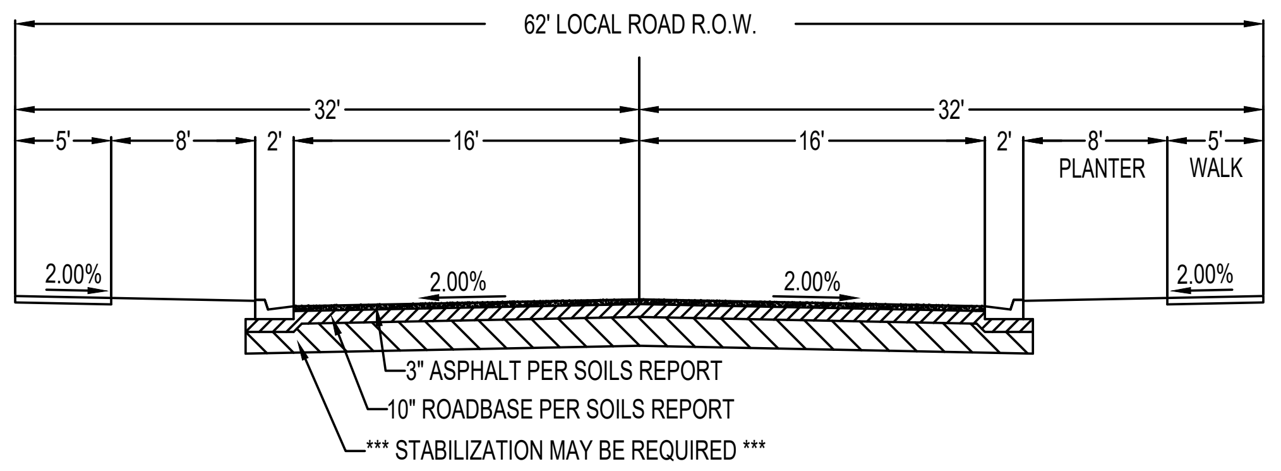
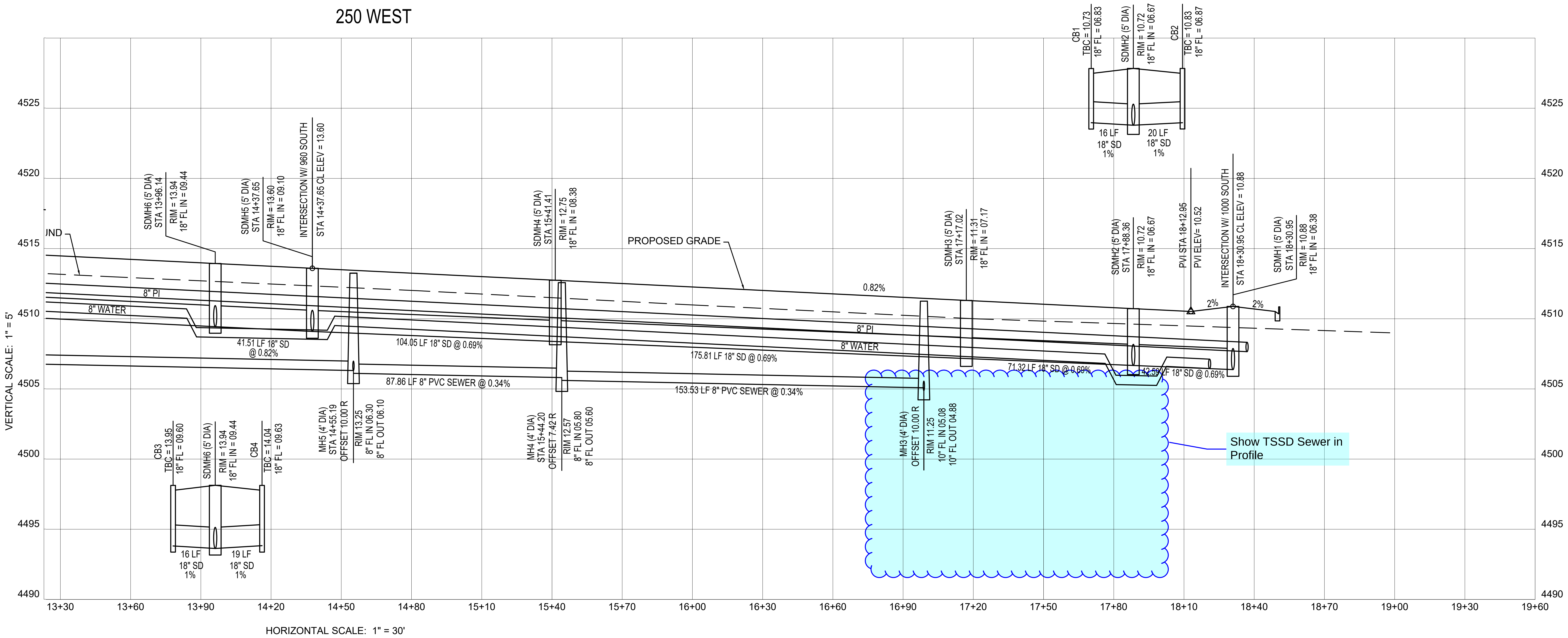
PLANS

SHEET NAME	SHEET NUMBER
250 WEST PLAN & PROFILE	C4.1




62' LOCAL ROAD R.O.W.
32'
32'
5'
8'
2'
16'
16'
2'
8'
5'
PLANTER
WALK
2.00%
2.00%
2.00%
2.00%
3" ASPHALT PER SOILS REPORT
10" ROADBASE PER SOILS REPORT
*** STABILIZATION MAY BE REQUIRED ***


250 WEST
VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 30'
4525
4520
4515
4510
4505
4500
4495
4490
13+30
13+60
13+90
14+20
14+50
14+80
15+10
15+40
15+70
16+00
16+30
16+60
16+90
17+20
17+50
17+80
18+10
18+40
18+70
19+00
19+30
19+60
SDMH6 (5' DIA) STA 13+96.14 RIM = 13.94 18" FL IN = 09.44
SDMH5 (5' DIA) STA 14+37.65 RIM = 13.60 18" FL IN = 09.10
INTERSECTION W/ 960 SOUTH STA 14+37.65 CL ELEV = 13.60
SDMH4 (5' DIA) STA 15+41.41 RIM = 12.75 18" FL IN = 08.38
PROPOSED GRADE
SDMH3 (5' DIA) STA 17+17.02 RIM = 11.31 18" FL IN = 07.17
SDMH2 (5' DIA) STA 17+68.36 RIM = 10.72 18" FL IN = 06.67
PVI STA 18+12.95 PVI ELEV= 10.52
INTERSECTION W/ 1000 SOUTH STA 18+30.95 CL ELEV = 10.88
SDMH1 (5' DIA) STA 18+30.95 RIM = 10.88 18" FL IN = 06.38
CB1 TBC = 10.73 18" FL = 06.83
SDMH2 (5' DIA) RIM = 10.72 18" FL IN = 06.67
CB2 TBC = 10.83 18" FL = 06.87
16 LF 18" SD 1%
20 LF 18" SD 1%
0.82%
2%
2%
8" PI
8" WATER
41.51 LF 18" SD @ 0.82%
104.05 LF 18" SD @ 0.69%
175.81 LF 18" SD @ 0.69%
71.32 LF 18" SD @ 0.69%
42.35 LF 18" SD @ 0.69%
87.86 LF 8" PVC SEWER @ 0.34%
153.53 LF 8" PVC SEWER @ 0.34%
CB3 TBC = 13.95 18" FL = 09.60
SDMH6 (5' DIA) RIM = 13.94 18" FL IN = 09.44
CB4 TBC = 14.04 18" FL = 09.63
16 LF 18" SD 1%
19 LF 18" SD 1%
MH5 (4' DIA) STA 14+55.19 OFFSET 10.00 R RIM 13.25 8" FL IN 06.30 8" FL OUT 06.10
MH4 (4' DIA) STA 15+44.20 OFFSET 7.42 R RIM 12.57 8" FL IN 05.80 8" FL OUT 05.60
MH3 (4' DIA) OFFSET 10.00 R RIM 11.25 10" FL IN 05.08 10" FL OUT 04.88

Show TSSD Sewer in Profile

Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK
PLAT J
1000 SOUTH
350 WEST

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

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
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SEAL
K. R. Berg
7/8/2022
343602

ACTION	DATE
FINAL	7/8/2022

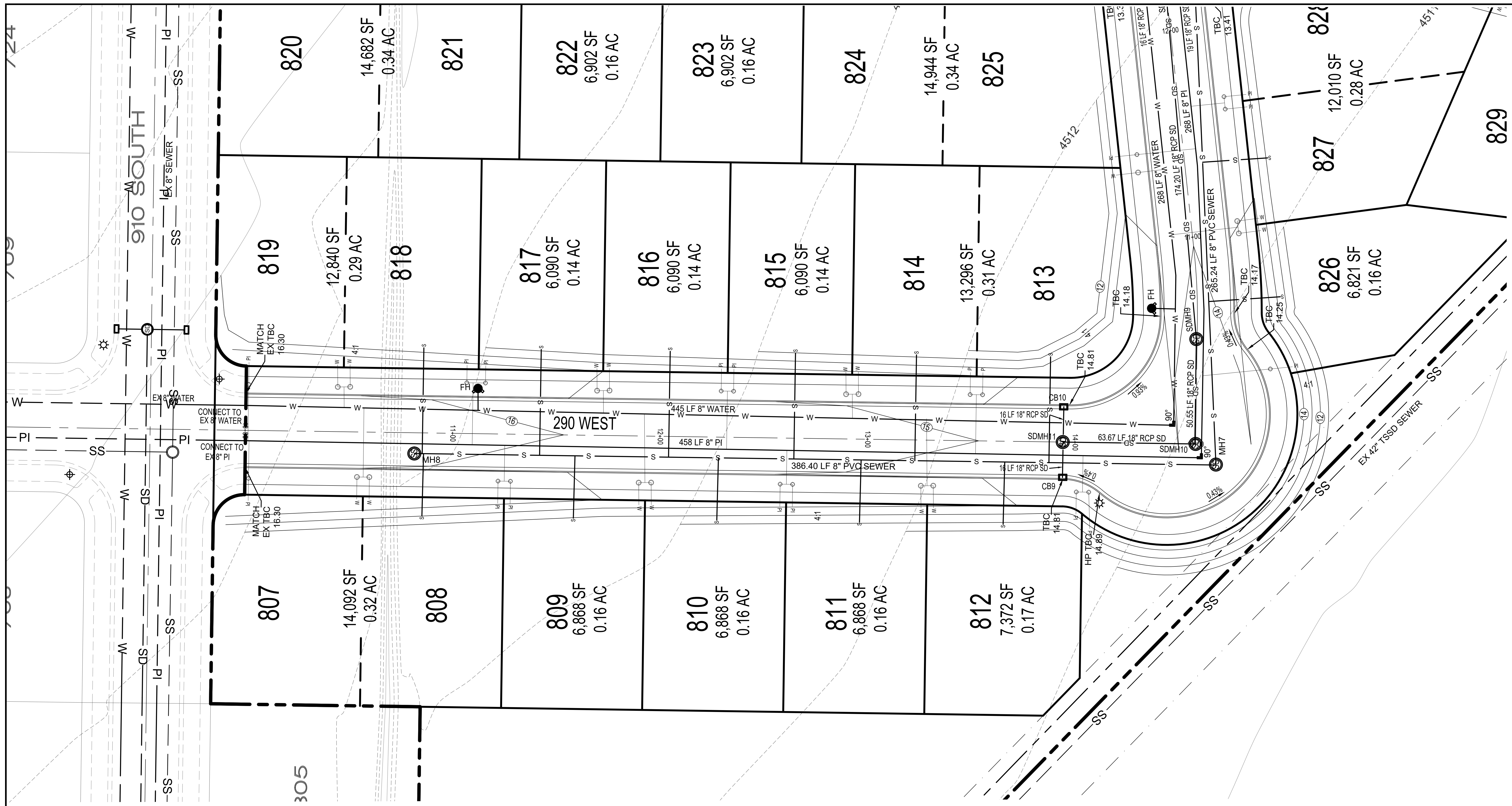
PROJECT

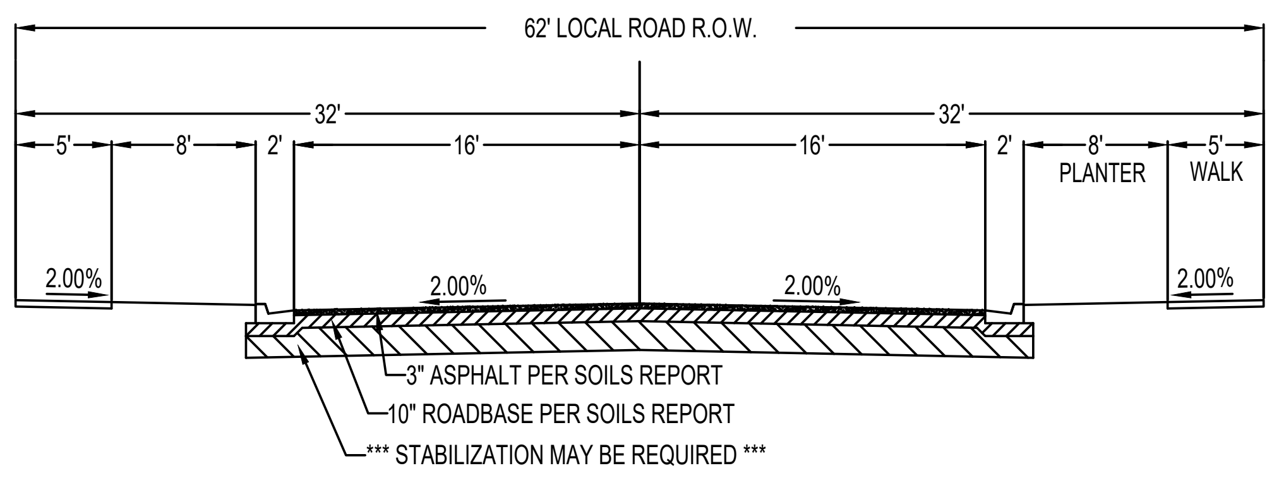
STONECREEK
PLAT J

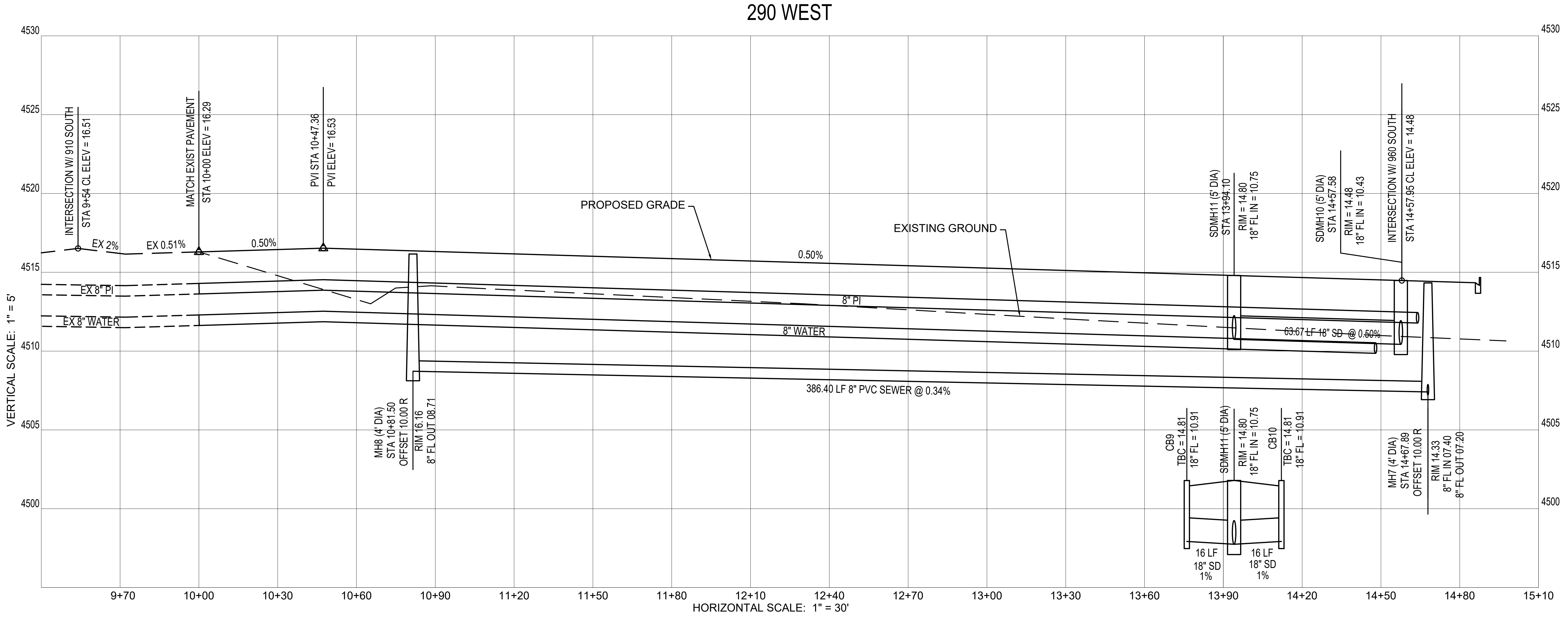
DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
250 WEST PLAN & PROFILE	C4.2




62' LOCAL ROAD R.O.W.
32'
32'
5'
8'
2'
16'
16'
2'
8'
5'
PLANTER
WALK
2.00%
2.00%
2.00%
2.00%
3" ASPHALT PER SOILS REPORT
10" ROADBASE PER SOILS REPORT
*** STABILIZATION MAY BE REQUIRED ***


290 WEST
VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 30'
4530
4525
4520
4515
4510
4505
4500
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
INTERSECTION W/ 910 SOUTH STA 9+54 CL ELEV = 16.51
MATCH EXIST PAVEMENT STA 10+00 ELEV = 16.29
PVI STA 10+47.36 PVI ELEV= 16.53
PROPOSED GRADE
EXISTING GROUND
EX 2%
EX 0.51%
0.50%
0.50%
EX 8" PI
EX 8" WATER
8" PI
8" WATER
63.67 LF 18" SD @ 0.50%
386.40 LF 8" PVC SEWER @ 0.34%
SDMH11 (5' DIA) STA 13+94.10 RIM = 14.80 18" FL IN = 10.75
SDMH10 (5' DIA) STA 14+57.58 RIM = 14.48 18" FL IN = 10.43
INTERSECTION W/ 960 SOUTH STA 14+57.95 CL ELEV = 14.48
MH8 (4' DIA) STA 10+81.50 OFFSET 10.00' R RIM 16.16 8" FL OUT 08.71
CB9 TBC = 14.81 18" FL = 10.91
SDMH11 (5' DIA) RIM = 14.80 18" FL IN = 10.75
CB10 TBC = 14.81 18" FL = 10.91
MH7 (4' DIA) STA 14+67.89 OFFSET 10.00' R RIM 14.33 8" FL IN 07.40 8" FL OUT 07.20
16 LF 18" SD 1%
16 LF 18" SD 1%

Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK
PLAT J

1000 SOUTH
350 WEST

SCALE: 1"= 30'

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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K. R. Berg
7/8/2022
343602

ACTION	DATE
FINAL	7/8/2022

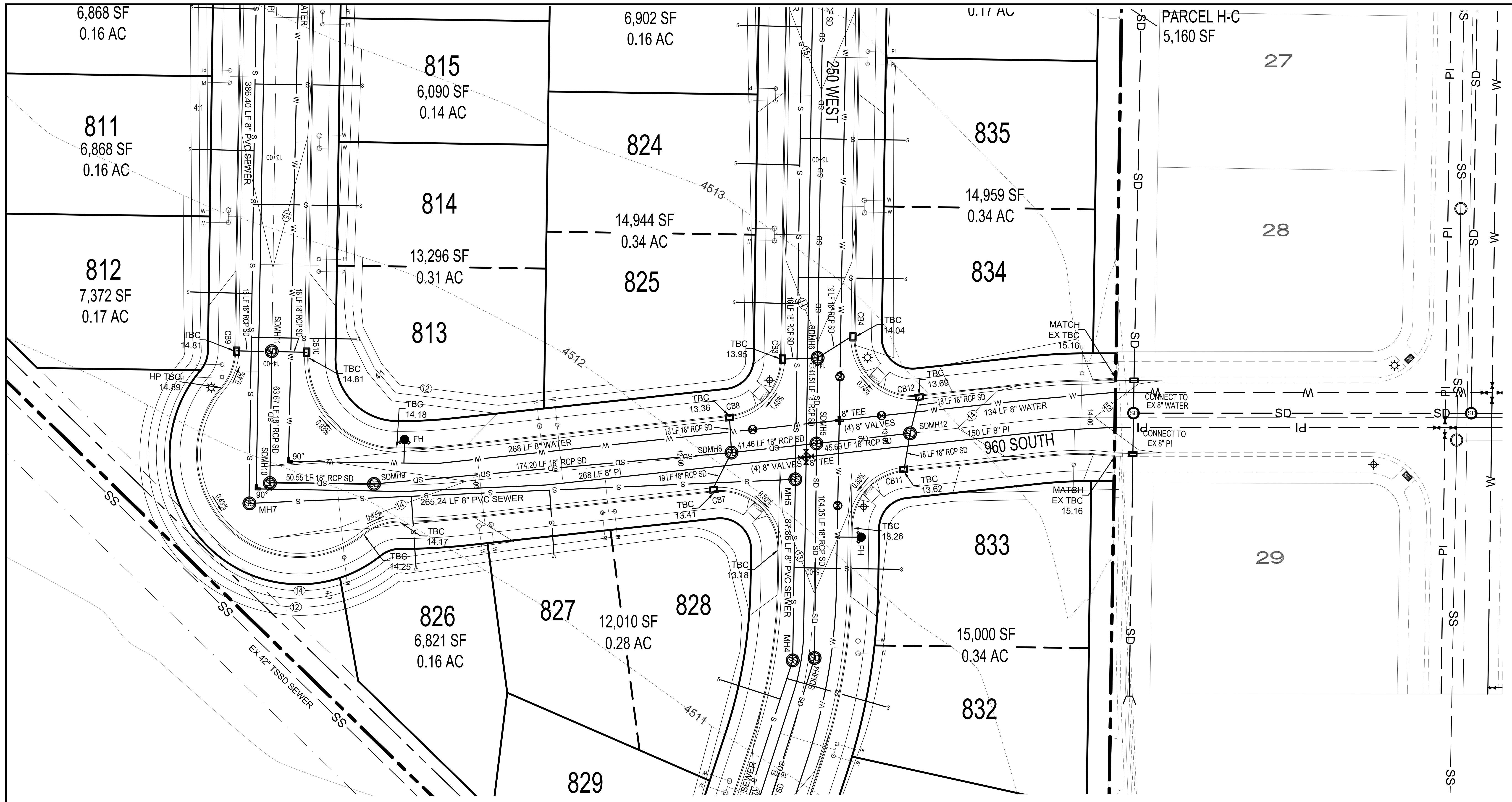
PROJECT

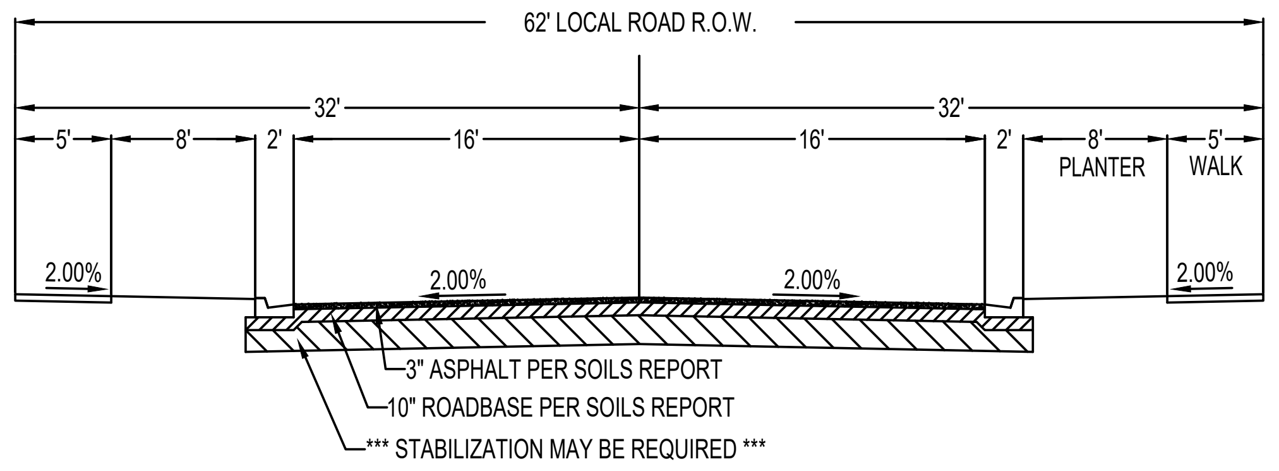
STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

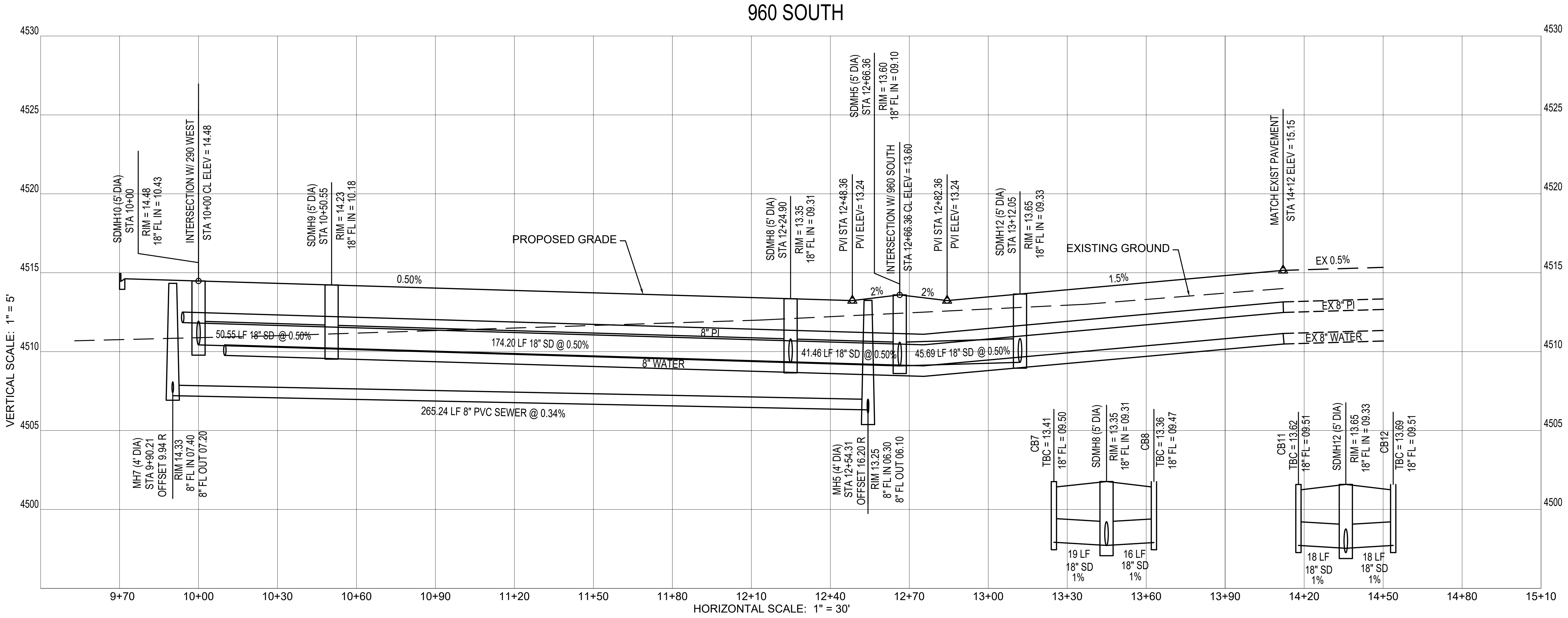
SHEET NAME	SHEET NUMBER
290 WEST PLAN & PROFILE	C5.1





62' LOCAL ROAD R.O.W.
32'
32'
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
*** STABILIZATION MAY BE REQUIRED ***

960 SOUTH



4530
4525
4520
4515
4510
4505
4500
VERTICAL SCALE: 1" = 5'
SDMH10 (5' DIA) STA 10+00 RIM = 14.48 18" FL IN = 10.43
INTERSECTION W/ 290 WEST STA 10+00 CL ELEV = 14.48
SDMH9 (5' DIA) STA 10+50.55 RIM = 14.23 18" FL IN = 10.18
PROPOSED GRADE
SDMH8 (5' DIA) STA 12+24.90 RIM = 13.35 18" FL IN = 09.31
PVI STA 12+48.36 PVI ELEV= 13.24
SDMH5 (5' DIA) STA 12+66.36 RIM = 13.60 18" FL IN = 09.10
INTERSECTION W/ 960 SOUTH STA 12+66.36 CL ELEV = 13.60
PVI STA 12+82.36 PVI ELEV= 13.24
SDMH12 (5' DIA) STA 13+12.05 RIM = 13.65 18" FL IN = 09.33
EXISTING GROUND
MATCH EXIST PAVEMENT STA 14+12 ELEV = 15.15
EX 0.5%
0.50%
2%
2%
1.5%
EX 8" PI
EX 8" WATER
50.55 LF 18" SD @ 0.50%
174.20 LF 18" SD @ 0.50%
8" PI
8" WATER
41.46 LF 18" SD @ 0.50%
45.69 LF 18" SD @ 0.50%
265.24 LF 8" PVC SEWER @ 0.34%
MH7 (4' DIA) STA 9+90.21 OFFSET 9.94 R RIM 14.33 8" FL IN 07.40 8" FL OUT 07.20
MH5 (4' DIA) STA 12+54.31 OFFSET 16.20 R RIM 13.25 8" FL IN 06.30 8" FL OUT 06.10
CB7 TBC = 13.41 18" FL = 09.50
SDMH8 (5' DIA) RIM = 13.35 18" FL IN = 09.31
CB8 TBC = 13.36 18" FL = 09.47
19 LF 18" SD 1%
16 LF 18" SD 1%
CB11 TBC = 13.62 18" FL = 09.51
SDMH12 (5' DIA) RIM = 13.65 18" FL IN = 09.33
CB12 TBC = 13.69 18" FL = 09.51
18 LF 18" SD 1%
18 LF 18" SD 1%
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
HORIZONTAL SCALE: 1" = 30'

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT J

1000 SOUTH
350 WEST

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

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
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SEAL

STATE OF UTAH
K R Berg
KENNETH R. BERG
7/8/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	7/8/2022

PROJECT

STONECREEK PLAT J

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
960 SOUTH PLAN & PROFILE	*C6.1*

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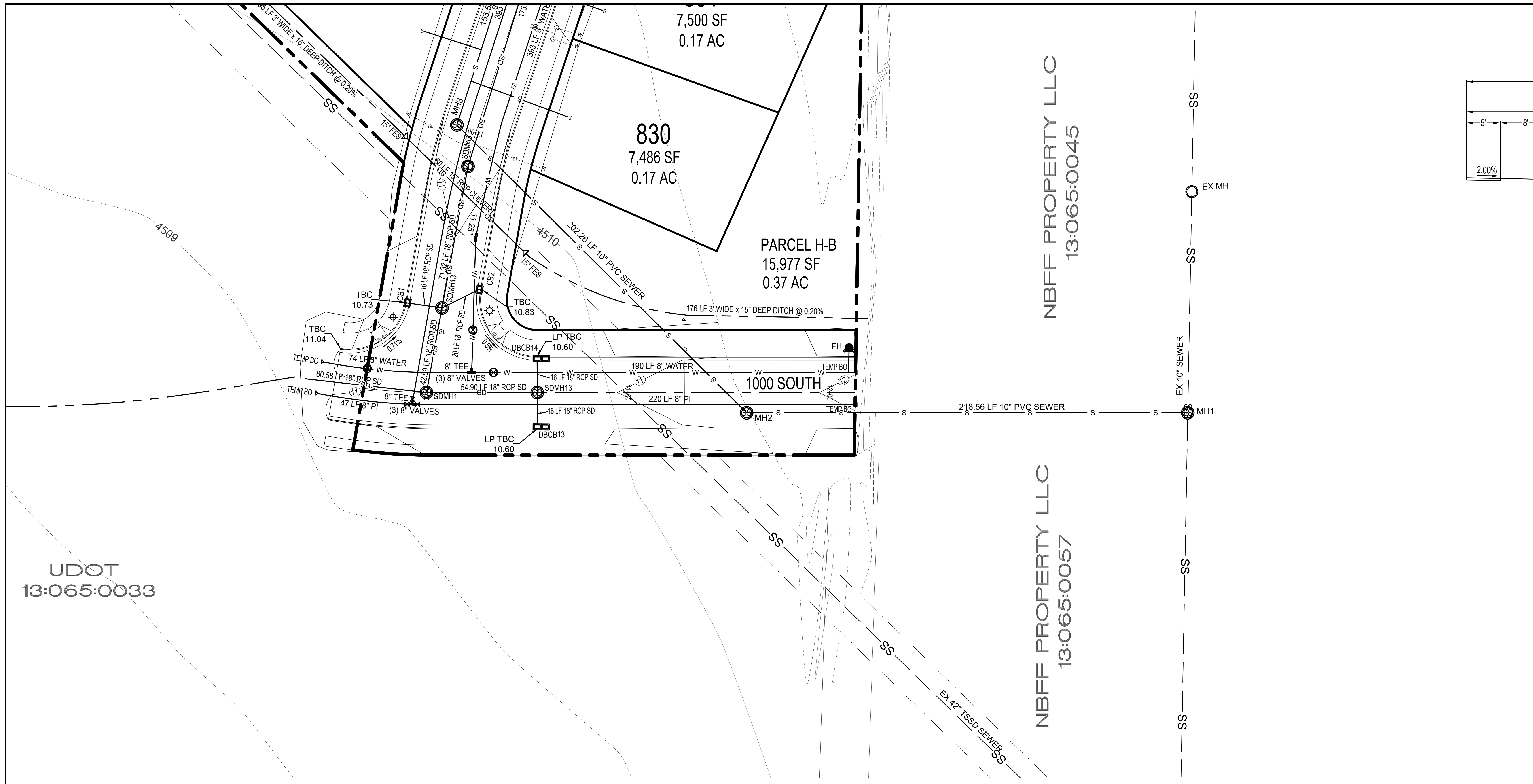
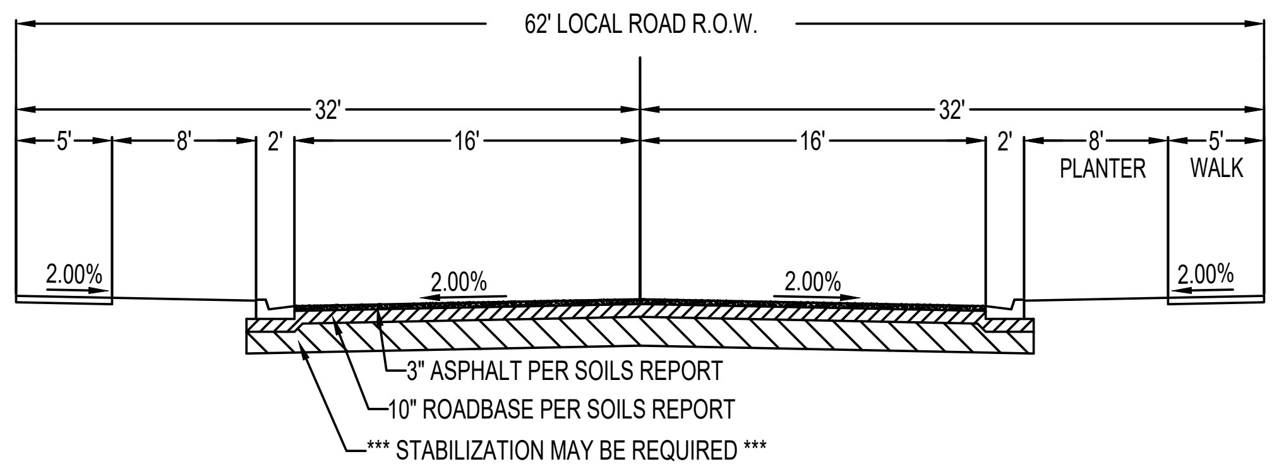
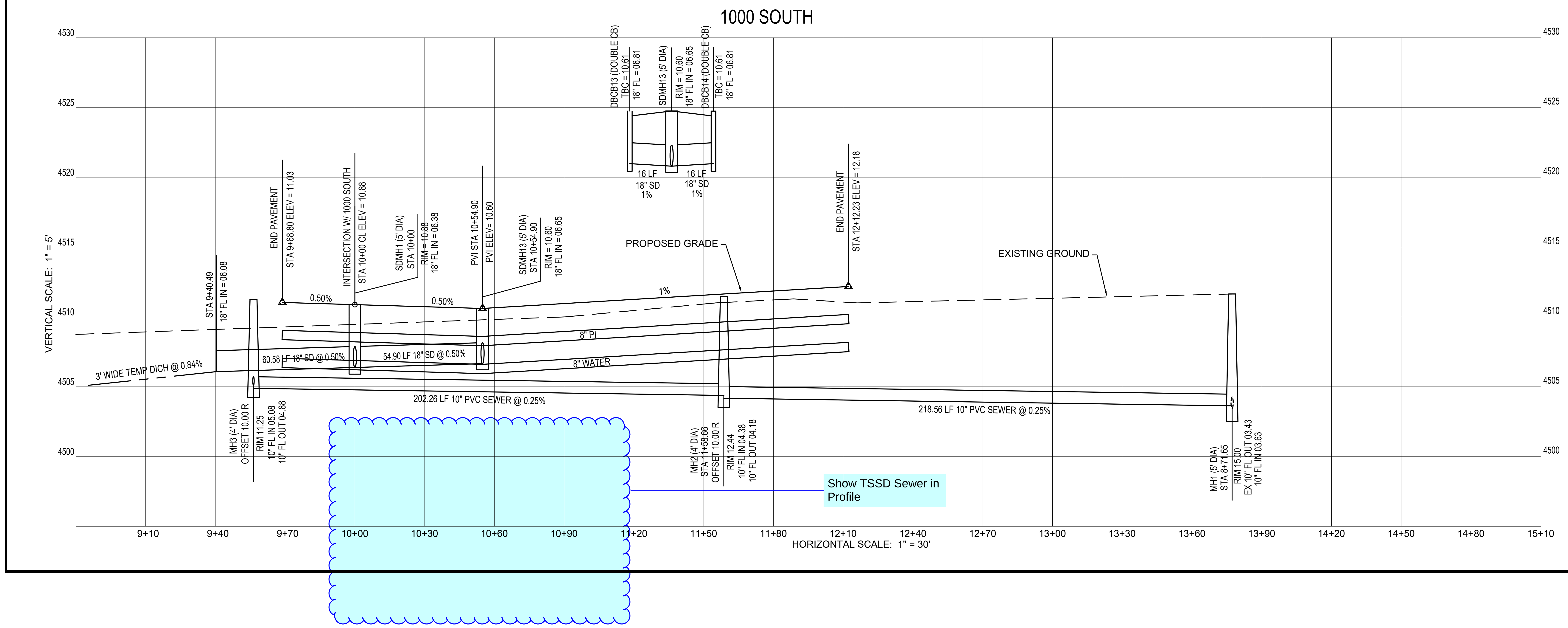



62' LOCAL ROAD R.O.W.
32'
32'
5'
8'
2'
16'
16'
2'
8'
5'
PLANTER
WALK
2.00%
2.00%
2.00%
2.00%
3" ASPHALT PER SOILS REPORT
10" ROADBASE PER SOILS REPORT
*** STABILIZATION MAY BE REQUIRED ***


1000 SOUTH
VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 30'
4530
4525
4520
4515
4510
4505
4500
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
DBCB13 (DOUBLE CB) TBC = 10.61 18" FL = 06.81
SDMH13 (5' DIA) RIM = 10.60 18" FL IN = 06.65
DBCB14 (DOUBLE CB) TBC = 10.61 18" FL = 06.81
16 LF 18" SD 1%
16 LF 18" SD 1%
END PAVEMENT STA 9+68.80 ELEV = 11.03
INTERSECTION W/ 1000 SOUTH STA 10+00 CL ELEV = 10.88
SDMH1 (5' DIA) STA 10+00 RIM = 10.88 18" FL IN = 06.38
PVI STA 10+54.90 PVI ELEV= 10.60
SDMH13 (5' DIA) STA 10+54.90 RIM = 10.60 18" FL IN = 06.65
END PAVEMENT STA 12+12.23 ELEV = 12.18
STA 9+40.49 18" FL IN = 06.08
PROPOSED GRADE
EXISTING GROUND
0.50%
0.50%
1%
8" PI
8" WATER
3' WIDE TEMP DICH @ 0.84%
60.58 LF 18" SD @ 0.50%
54.90 LF 18" SD @ 0.50%
202.26 LF 10" PVC SEWER @ 0.25%
218.56 LF 10" PVC SEWER @ 0.25%
MH3 (4' DIA) OFFSET 10.00 R RIM 11.25 10" FL IN 05.08 10" FL OUT 04.88
MH2 (4' DIA) STA 11+58.66 OFFSET 10.00 R RIM 12.44 10" FL IN 04.38 10" FL OUT 04.18
MH1 (5' DIA) STA 8+71.65 RIM 15.00 EX 10" FL OUT 03.43 10" FL IN 03.63

Show TSSD Sewer in Profile

Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK
PLAT J

1000 SOUTH
350 WEST

N

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

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 7/8/2022 343602
1			
2			
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5			
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ACTION	DATE
FINAL	7/8/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
1000 SOUTH PLAN & PROFILE	*C7.1*

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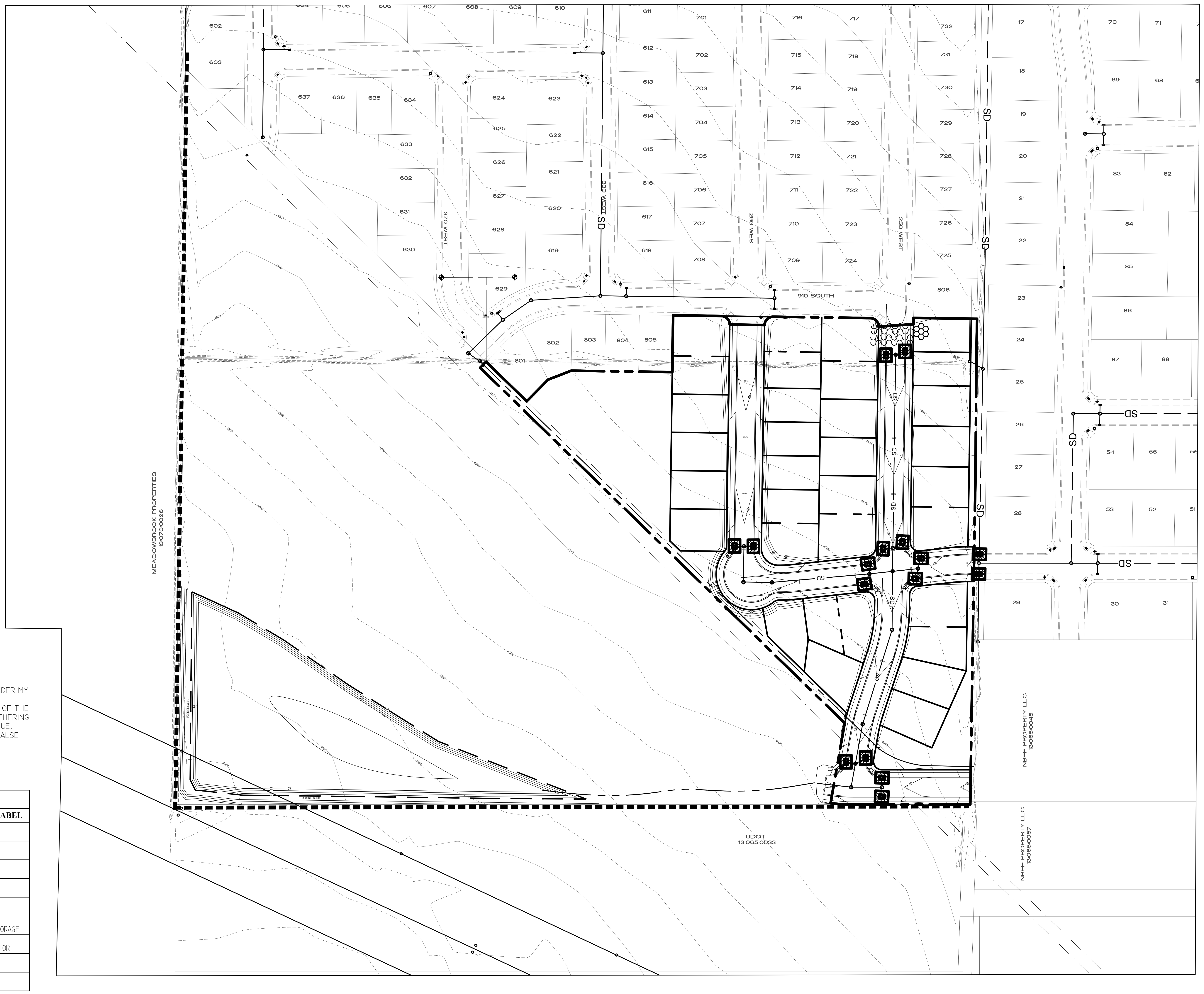
Blue Stakes of UTAH 811
Bluestakes.org



CONSTRUCTION NOTES

NOTIFY CITY ENGINEER IF RUTTING / PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES

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

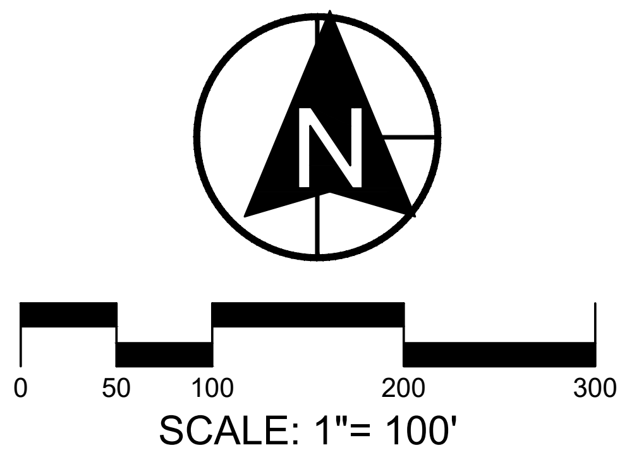
SYMBOL	MAP UPDATING/LABEL	SYMBOL	MAP UPDATING/LABEL
		⬬	PORTABLE TOILET
		■	TRASH BIN
		⏢	DEFINED WASHOUT AREA
		⯃	FUEL TANKS/STORAGE
⧈	INLET PROTECTION	≋	STABILIZED EXIT/PAD; RIP RAP
❁	SIGNAGE	⛁	MATERIALS STORAGE, DEFINED STORAGE
		━	PROJECT BOUNDARY/AREA INDICATOR
		ᴡᴡᴡ	CUTBACK CURB/CHECK DAM
■	CONSTRUCTION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

Woodside® Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK
PLAT J
1000 SOUTH
350 WEST



SCALE: 1"= 100'

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 7/8/2022 343602
1			
2			
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ACTION	DATE
FINAL	7/8/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
SWPPP	C8

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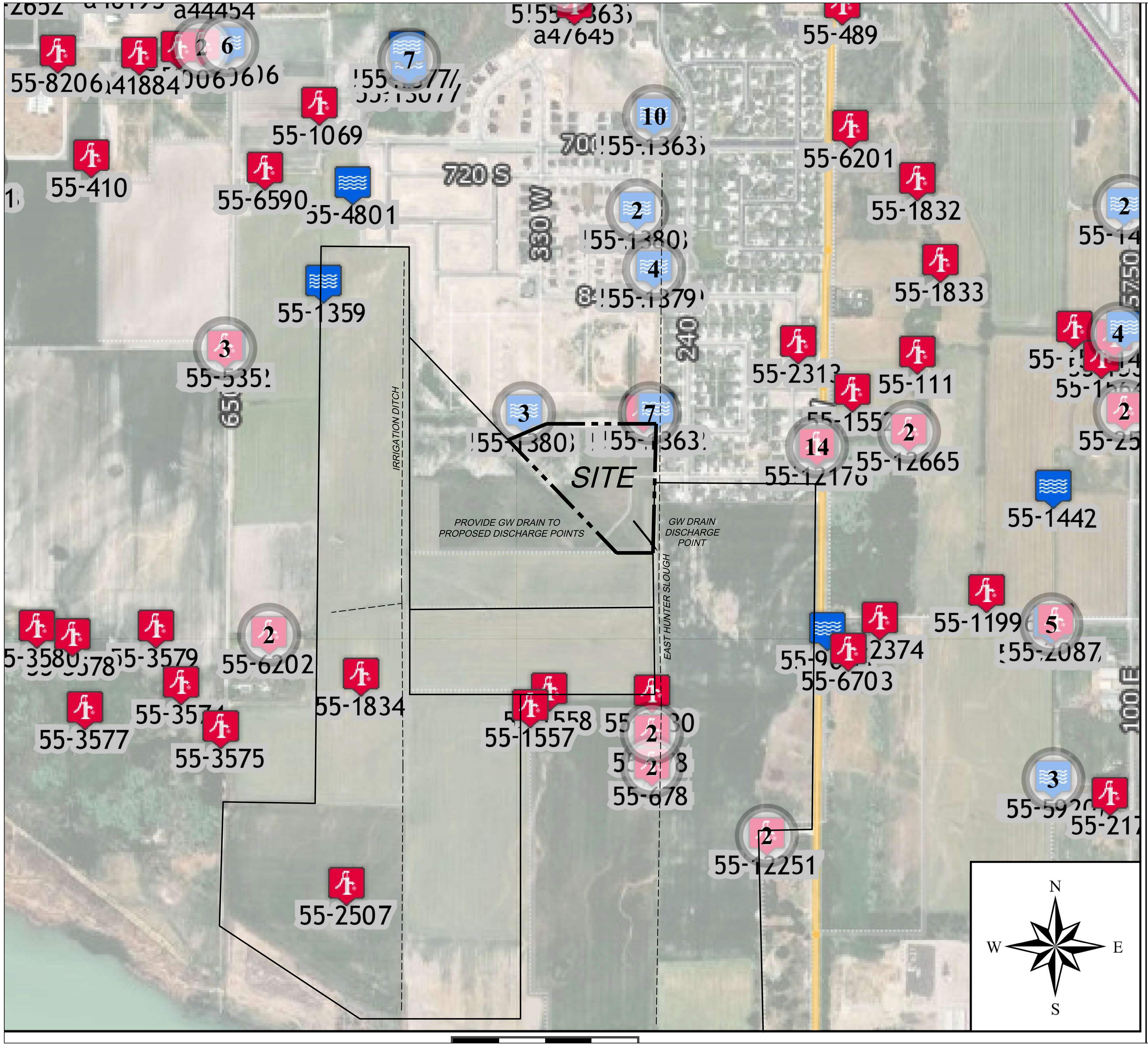

Woodside Homes®

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Salt Lake City, UT 84101
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DEVELOPMENT

STONECREEK
PLAT J
1000 SOUTH
350 WEST

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REVISIONS		
NO.	DATE	DESCRIPTION
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SEAL
K R Berg
KENNETH R. BERG
7/8/2022
343602

ACTION	DATE
FINAL	7/8/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
WATER RIGHTS & WELLS	C9

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, Groundwater Monitoring Stations 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. Upon substantial completion of the project, all new utility work completed during the project shall be mapped (surveyed) and submitted to the city electronically in both a PDF and GIS format. GIS data shall be in a shape file format compatible with ARCMAP version 10.8 and in State Plan Coordinates (Utah Central Zone - NAD 88 - US survey feet)
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 ductile iron pipe shall be in accordance with awwa c151 and ansi a-21.51. Ductile iron pipes shall be Class 50 for slip-on or mechanical joint piping (class 51 for 8 inch and under) and Class 53 for flanged joint pipes.
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.

Woodside® Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK
PLAT J

1000 SOUTH
350 WEST

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

K R Berg
KENNETH R. BERG
7/8/2022
343602

ACTION	DATE
FINAL	7/8/2022

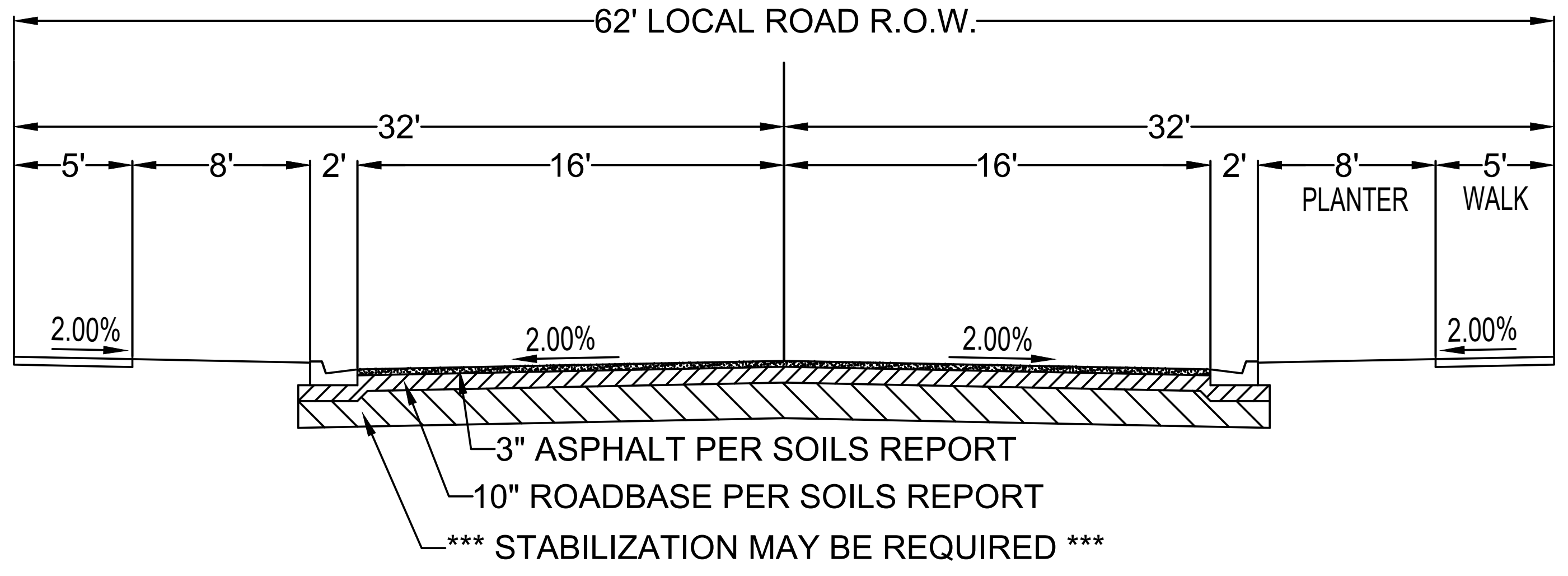
PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GENERAL NOTES	*GN1*


62' LOCAL ROAD R.O.W.
32'
32'
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
*** STABILIZATION MAY BE REQUIRED ***

CONSTRUCTION NOTE:

NOTIFY CITY ENGINEER IF RUTTING / PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES

Woodside® Homes

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ACTION	DATE
FINAL	7/8/2022

PROJECT

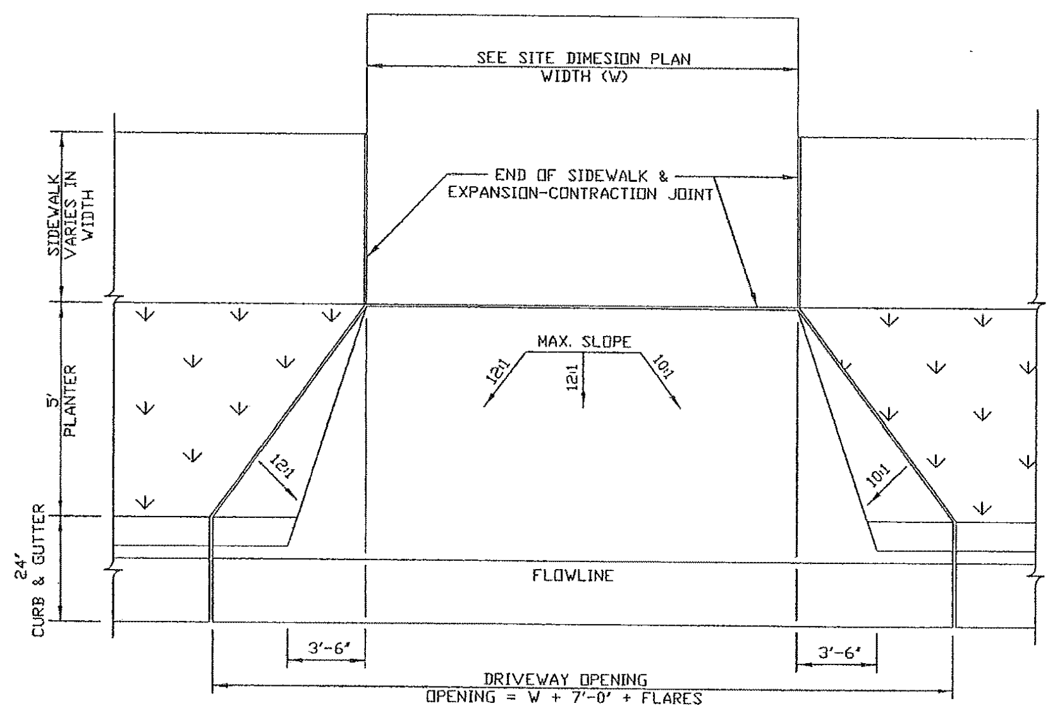
STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	D0

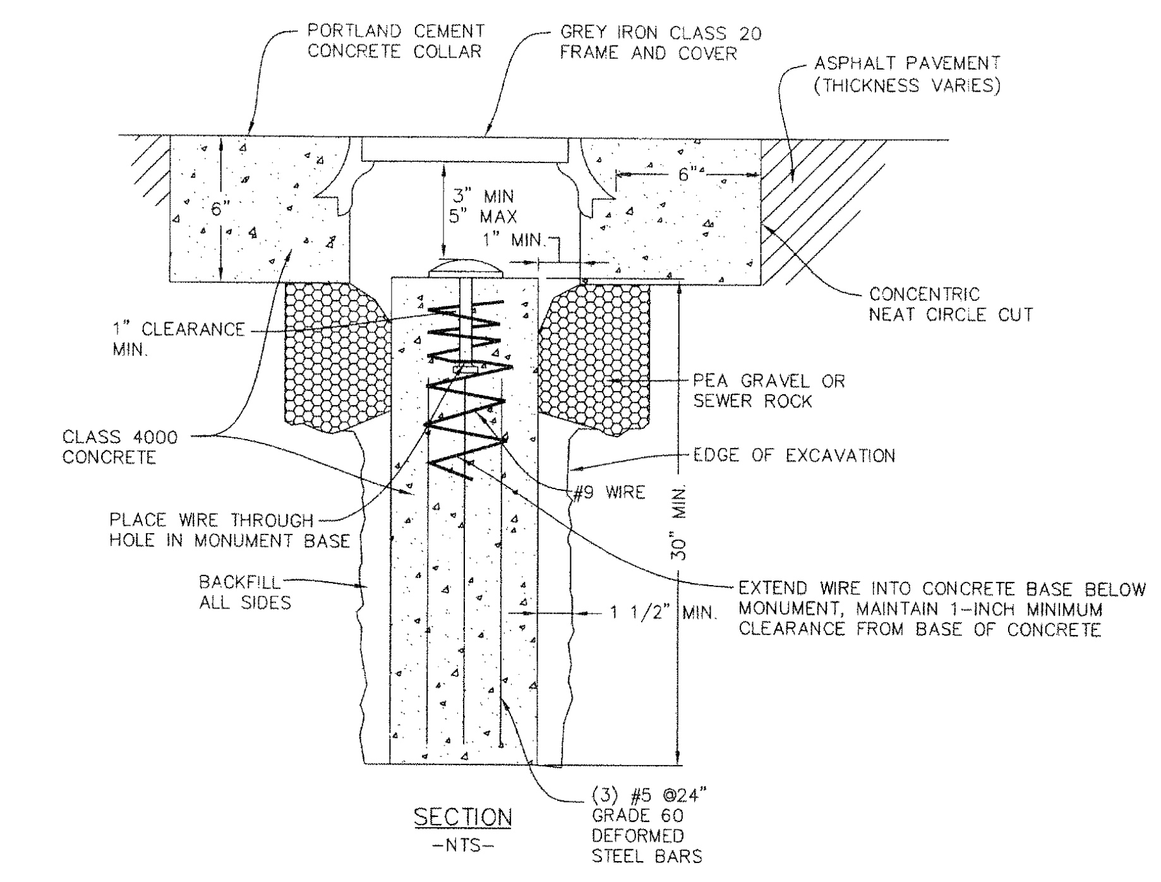
NOTE: SIDEWALK DEPTH SHALL BE 4' IN RESIDENTIAL ZONES; 6' ADJACENT TO RESIDENTIAL DRIVEWAY APPROACHES AND IN ALL COMMERCIAL AND INDUSTRIAL ZONES.



FLARED DRIVE APPROACH WITH PLANTER
-NTS-

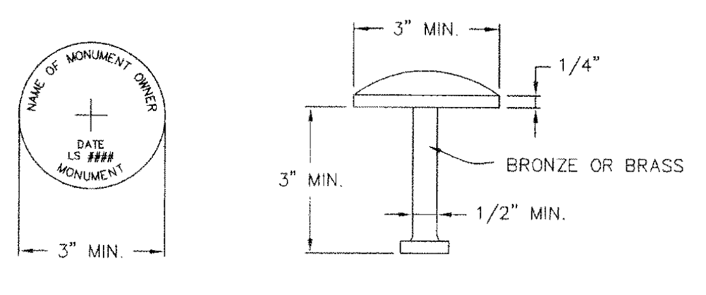
DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING-LAND PLANNING-CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR FLARED DRIVE APPROACH WITH PLANTER	DRAWING NO. 15.9

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


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	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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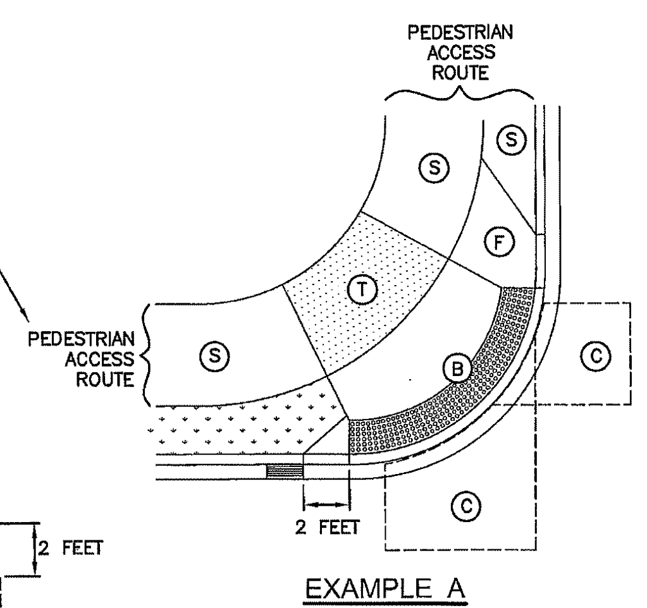
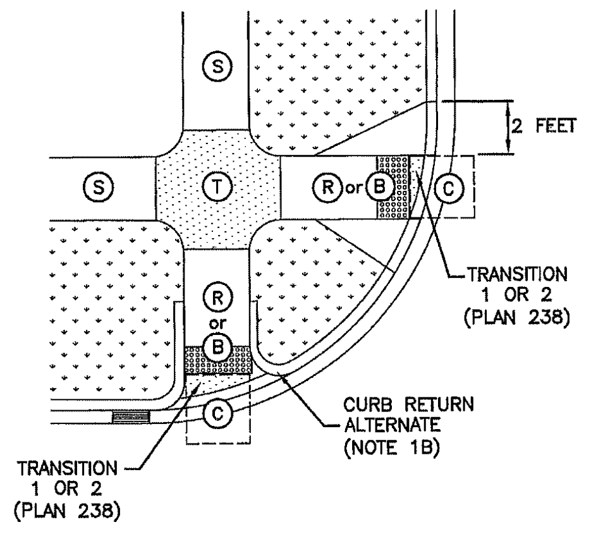
TURNING SPACE AT SIDEWALK LEVEL

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



EXAMPLE A

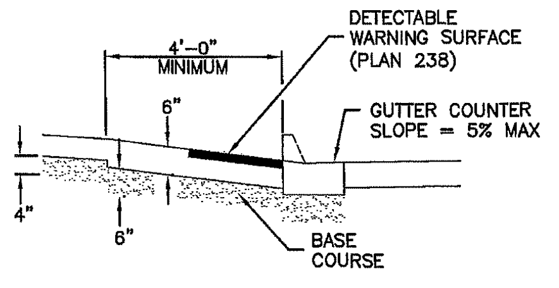

S
S
T
R or B
C
2 FEET
R or B
C
TRANSITION 1 OR 2 (PLAN 238)
CURB RETURN ALTERNATE (NOTE 1B)
TRANSITION 1 OR 2 (PLAN 238)

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	---

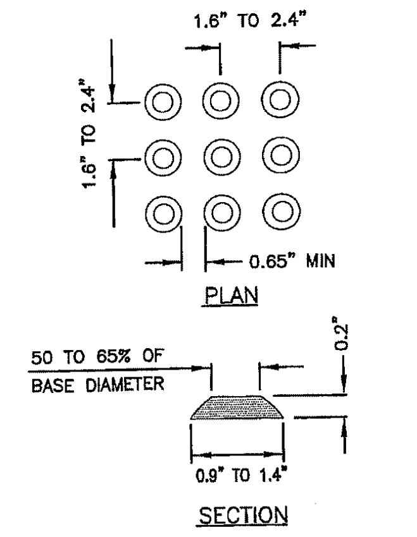
(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB.
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL.
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS WITHOUT VEHICULAR YIELD OR STOP CONTROL.

SLOPE TABLE

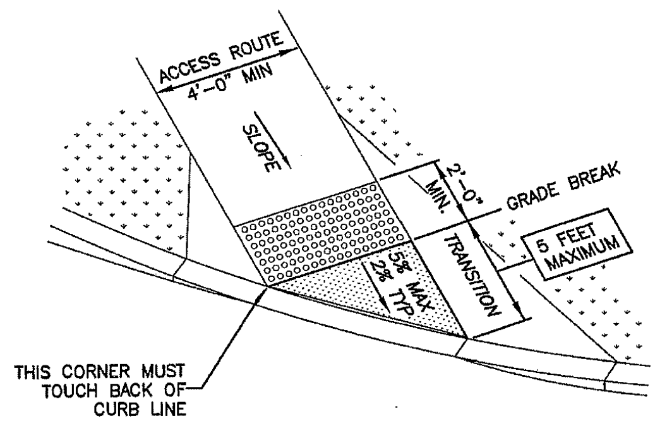
Corner curb cut assembly

Plan **235**
Sheet 1 of 4

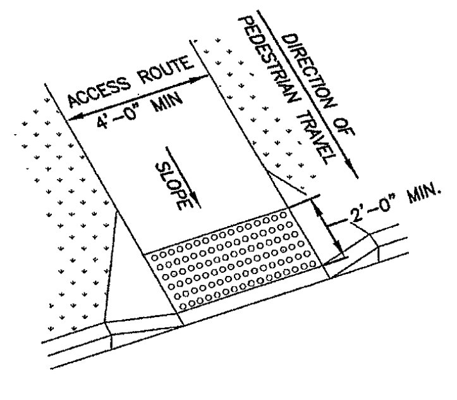
September 2011 63

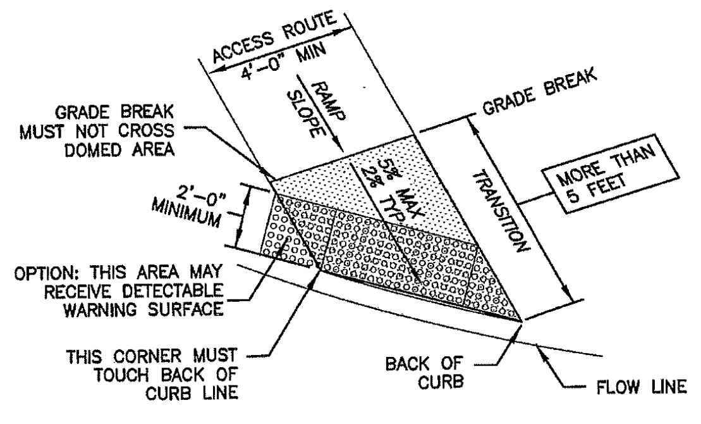


TRUNCATED DOME DETAIL



TRANSITION 1

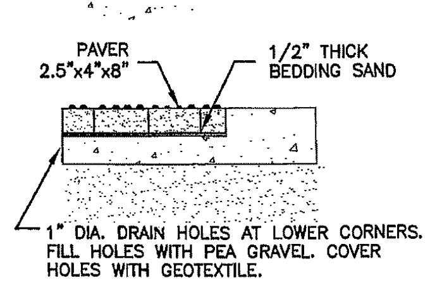



ACCESS ROUTE 4'-0" MIN
RAMP SLOPE
GRADE BREAK
GRADE BREAK MUST NOT CROSS DOMED AREA
2'-0" MINIMUM
5% MAX 2% TYP
TRANSITION
MORE THAN 5 FEET
OPTION: THIS AREA MAY RECEIVE DETECTABLE WARNING SURFACE
THIS CORNER MUST TOUCH BACK OF CURB LINE
BACK OF CURB
FLOW LINE

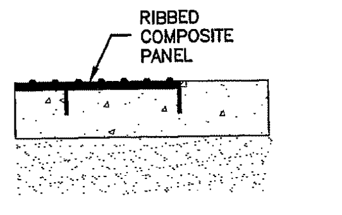
TRANSITION 2

PERPENDICULAR ASSEMBLY

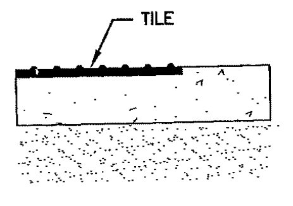
NON-PERPENDICULAR ASSEMBLY


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

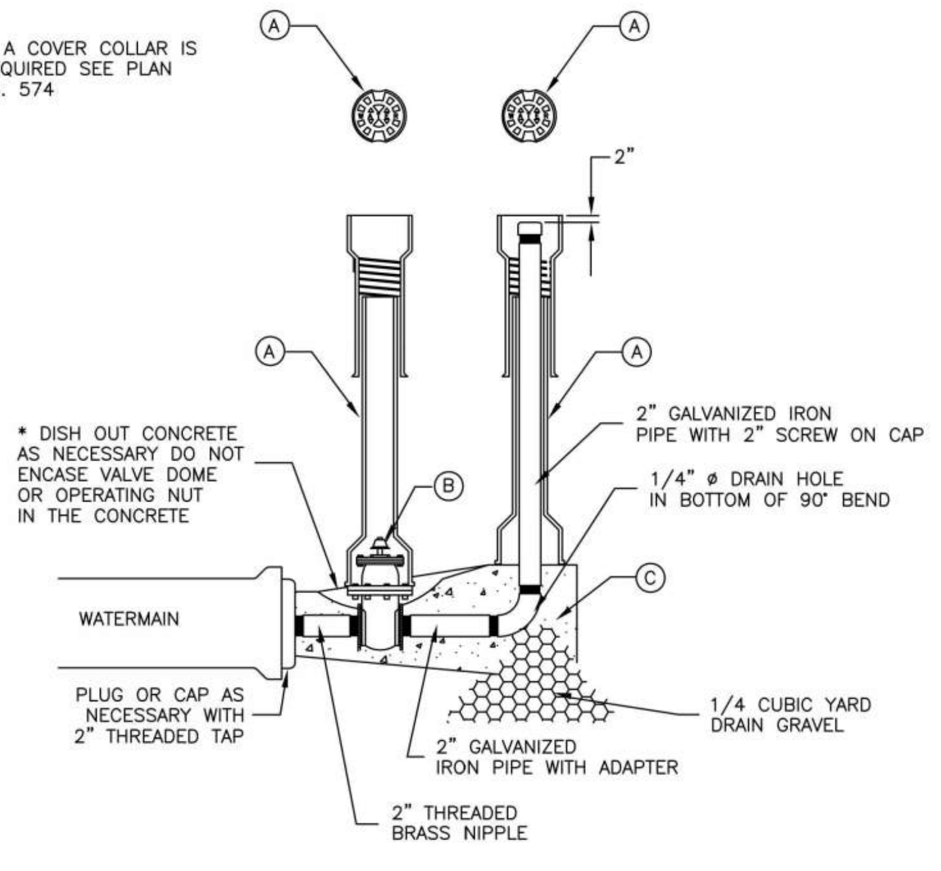
Plan **238**

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.

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

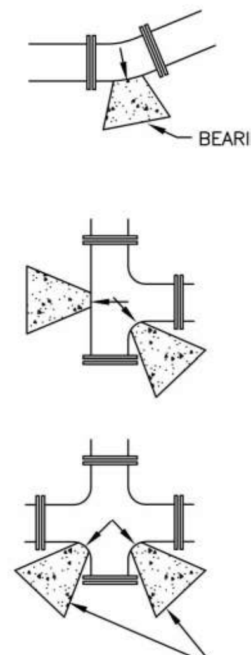
SECTION

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

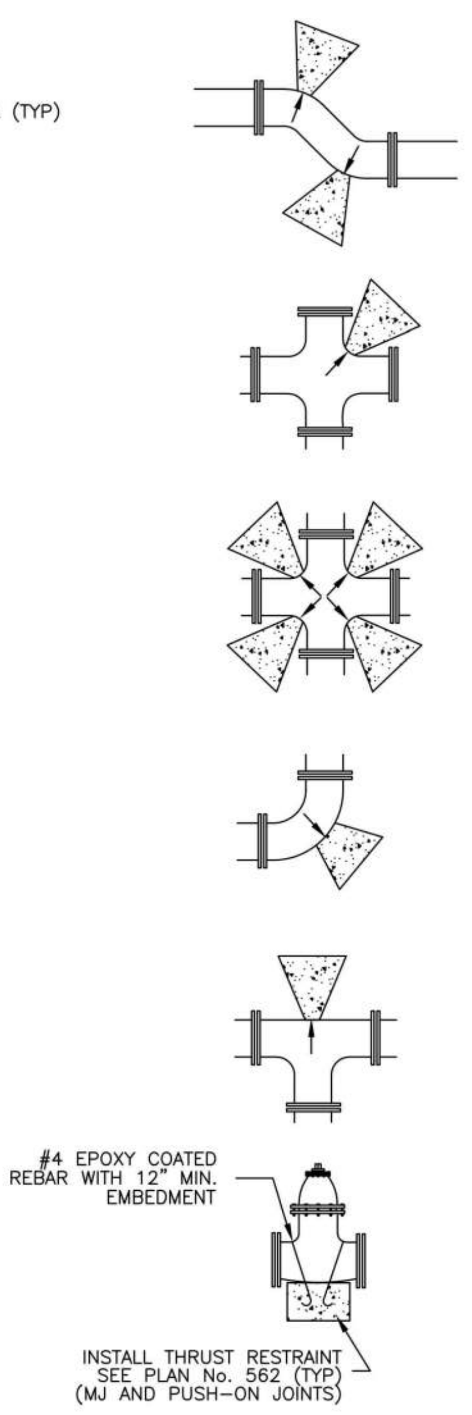
2" Washout valve

Plan No. **571**

April 1997 243



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**

April 1997 239

Woodside Homes®

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT J

1000 SOUTH
350 WEST

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

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

SEAL
K. R. Berg
KENNETH R. BERG
7/8/2022
343602

ACTION	DATE
FINAL	7/8/2022

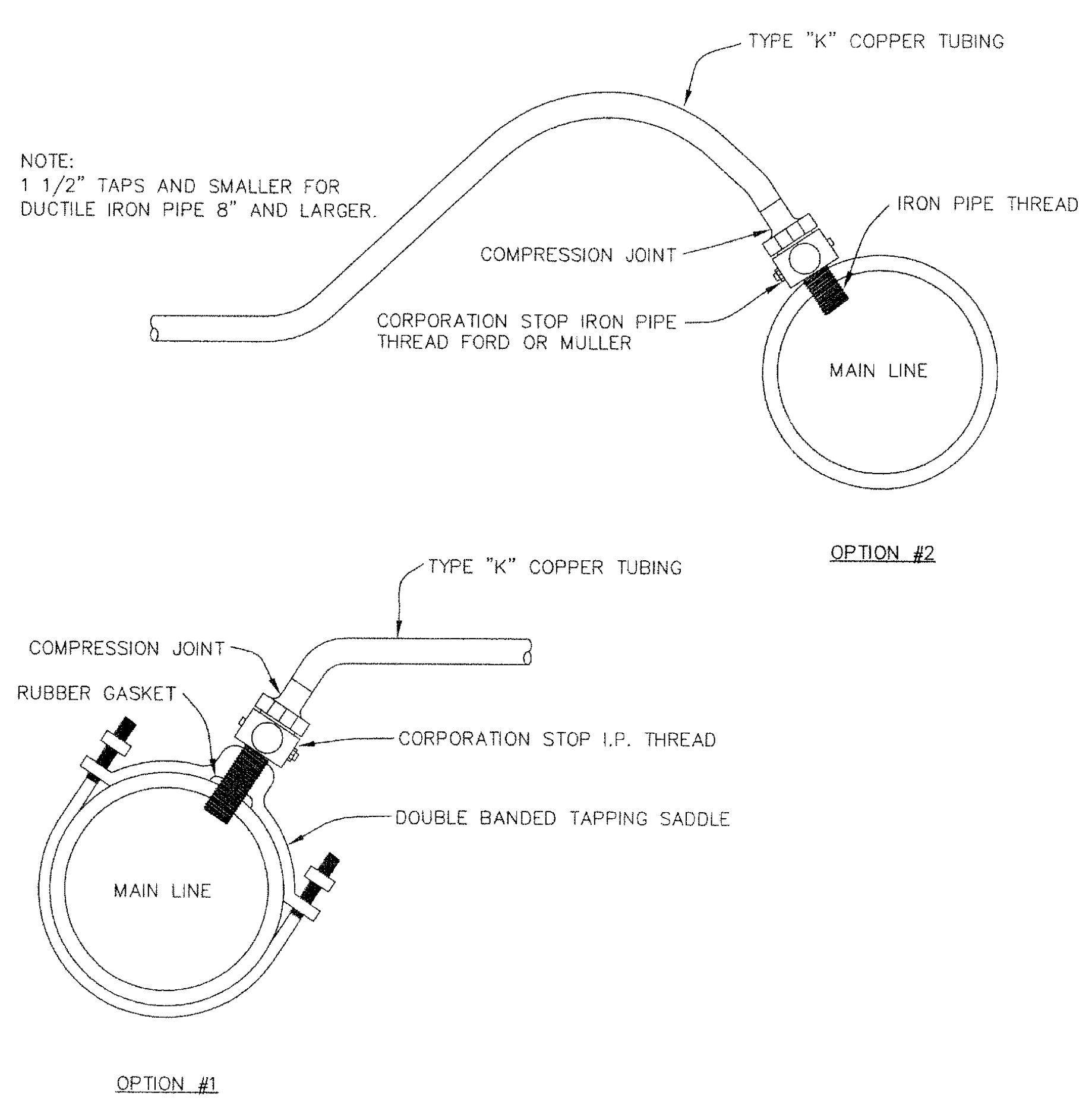
PROJECT

STONECREEK PLAT J

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	D1



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

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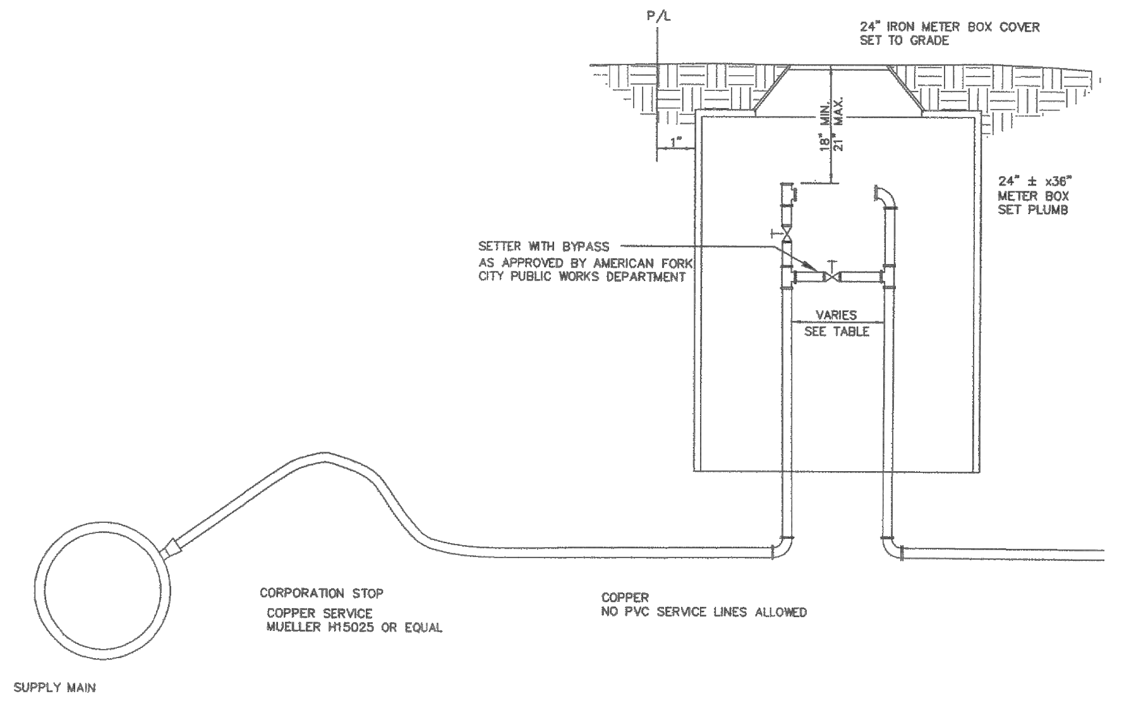

SPACING TABLE

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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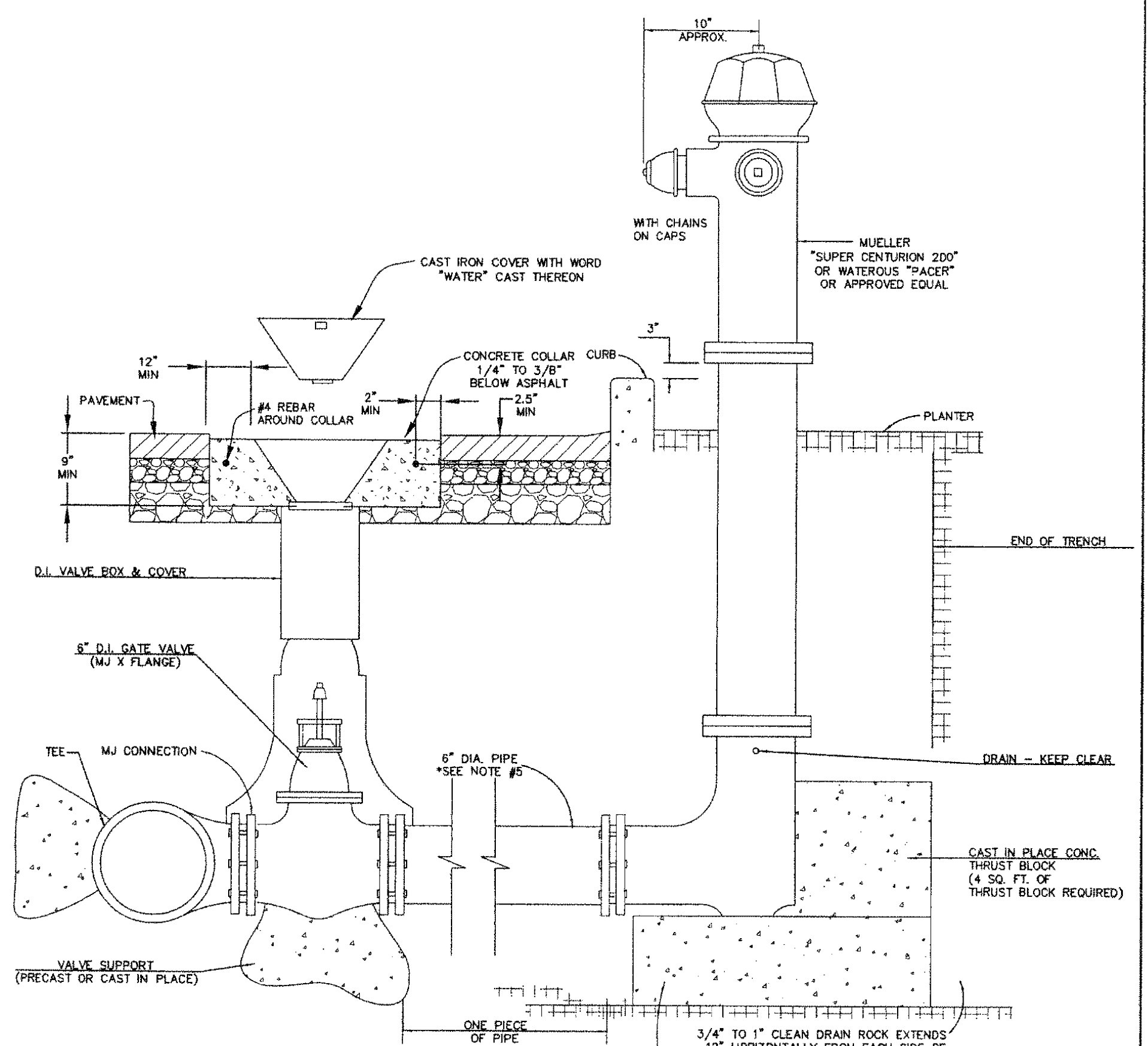

NOTES:

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

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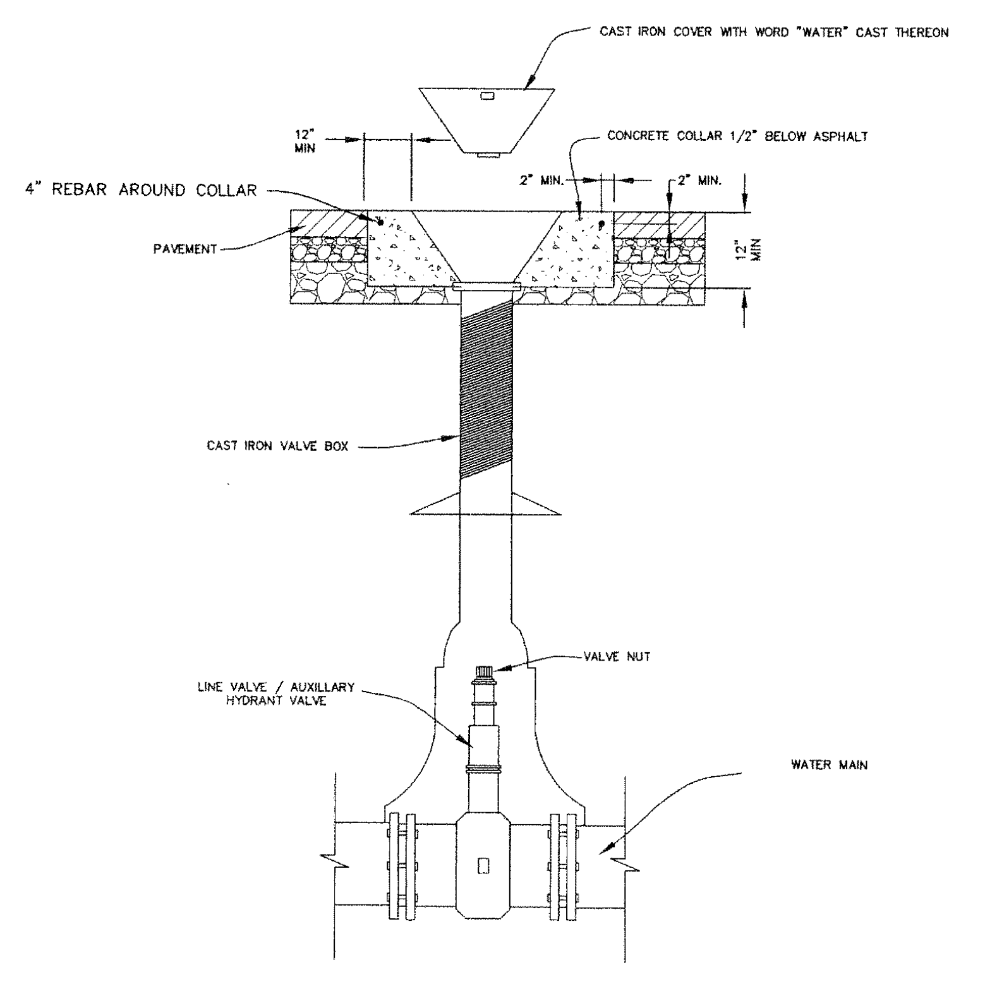

VALVE BOX DETAIL

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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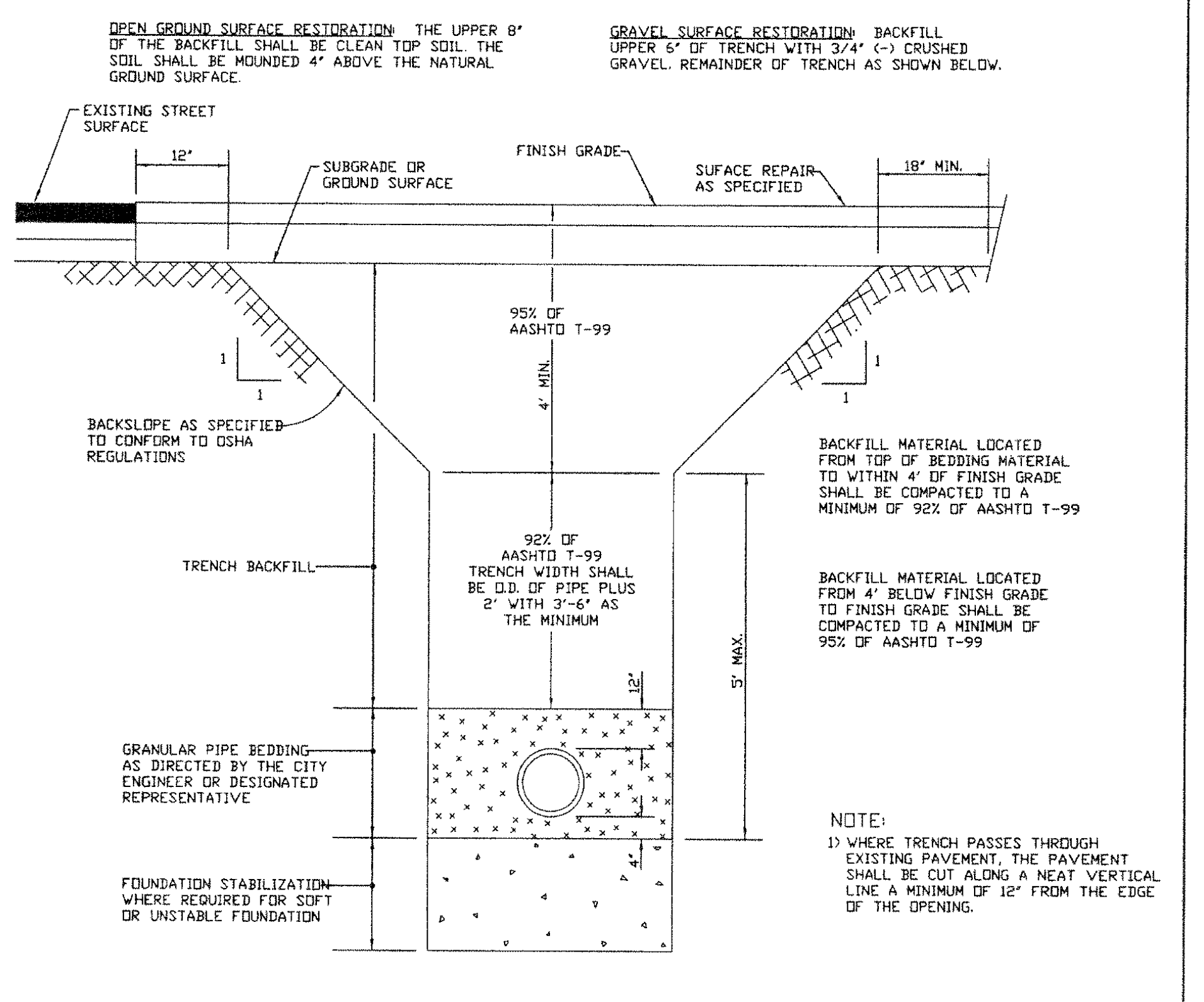

NOTE:
1) WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT ALONG A NEAT VERTICAL LINE A MINIMUM OF 12" FROM THE EDGE OF THE OPENING.

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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Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK
PLAT J
1000 SOUTH
350 WEST

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

KENNETH R. BERG
7/8/2022
343602

ACTION	DATE
FINAL	7/8/2022

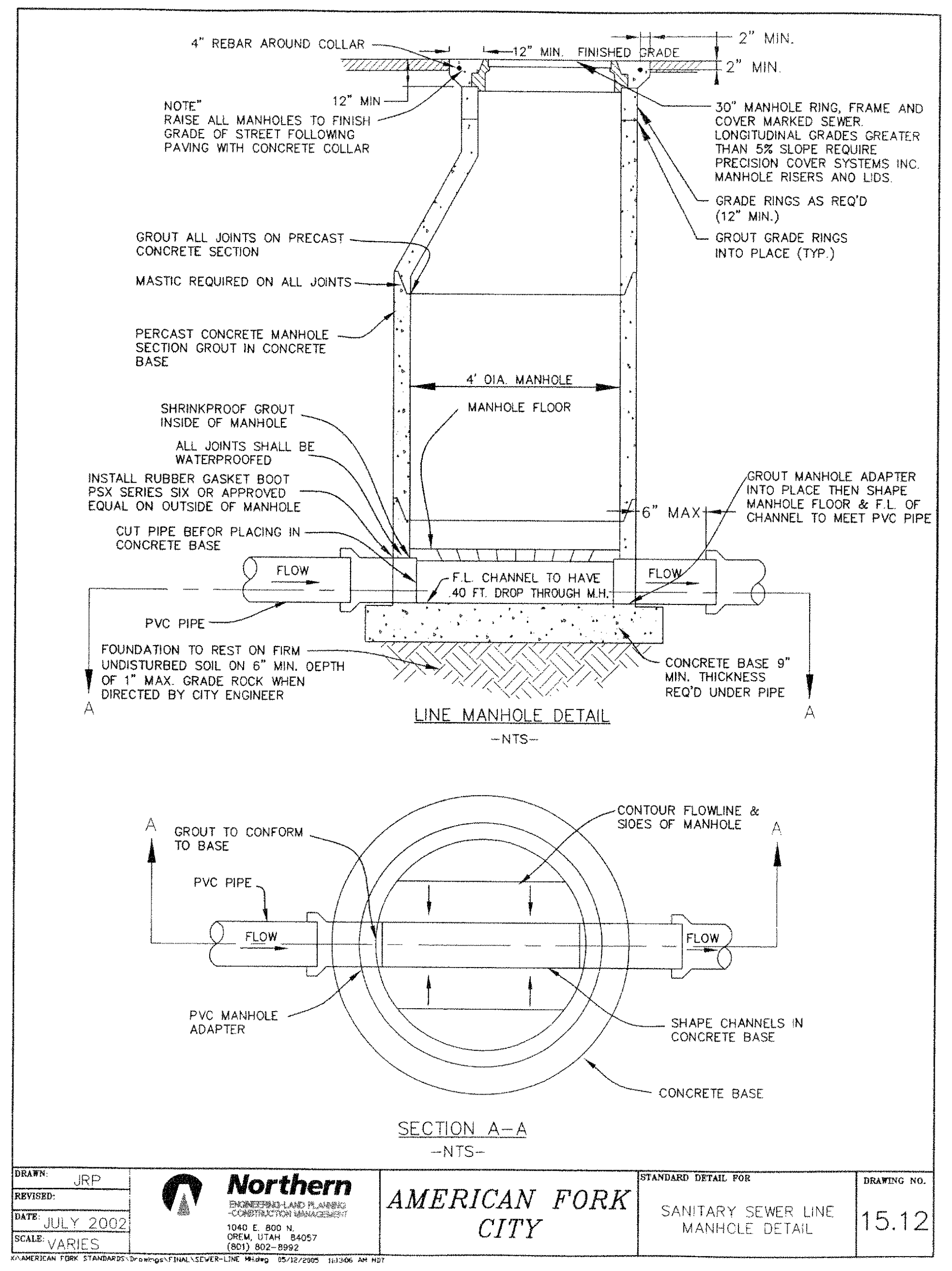
PROJECT

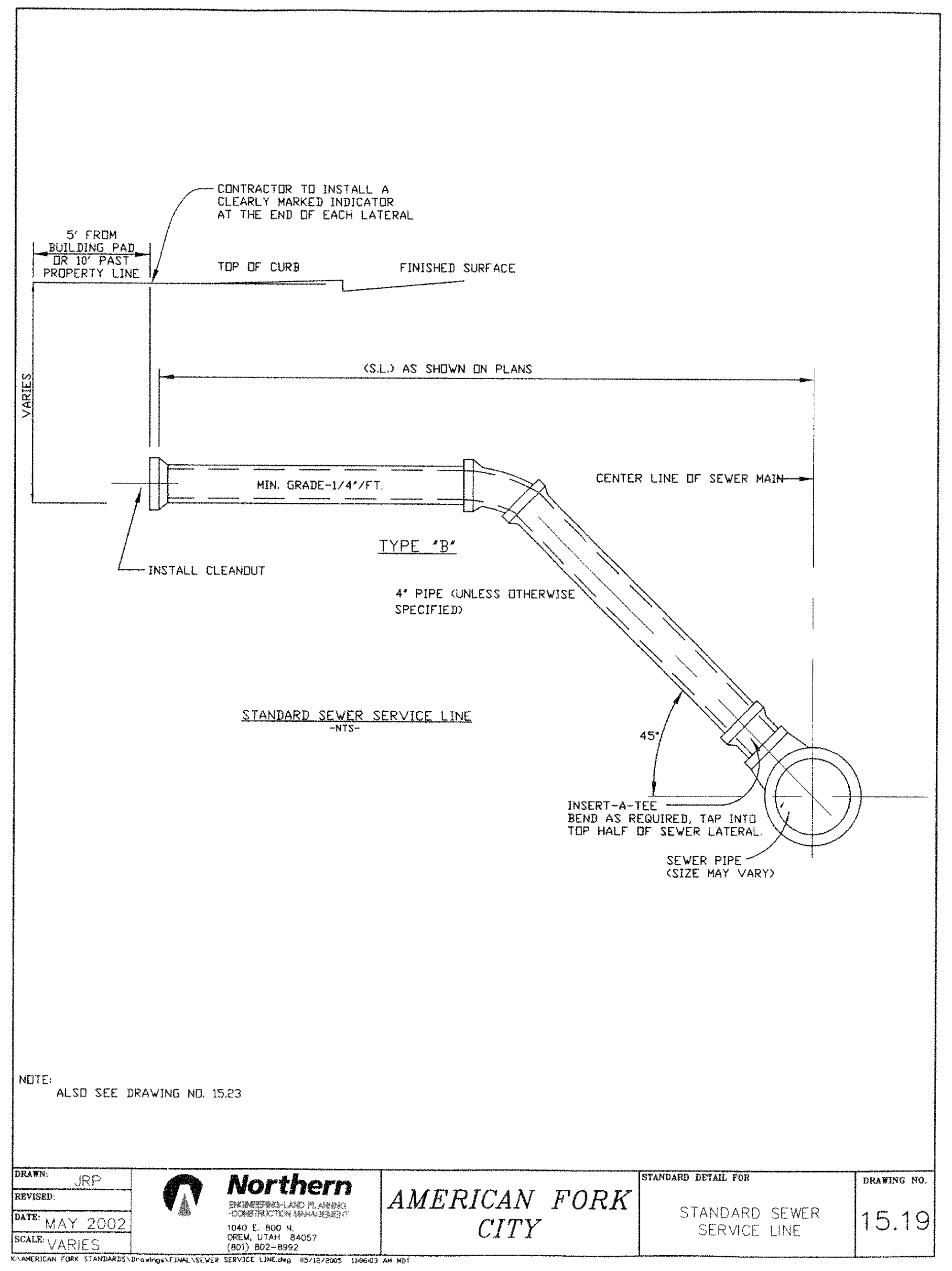
STONECREEK
PLAT J

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
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
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
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
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 11:13:06 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)
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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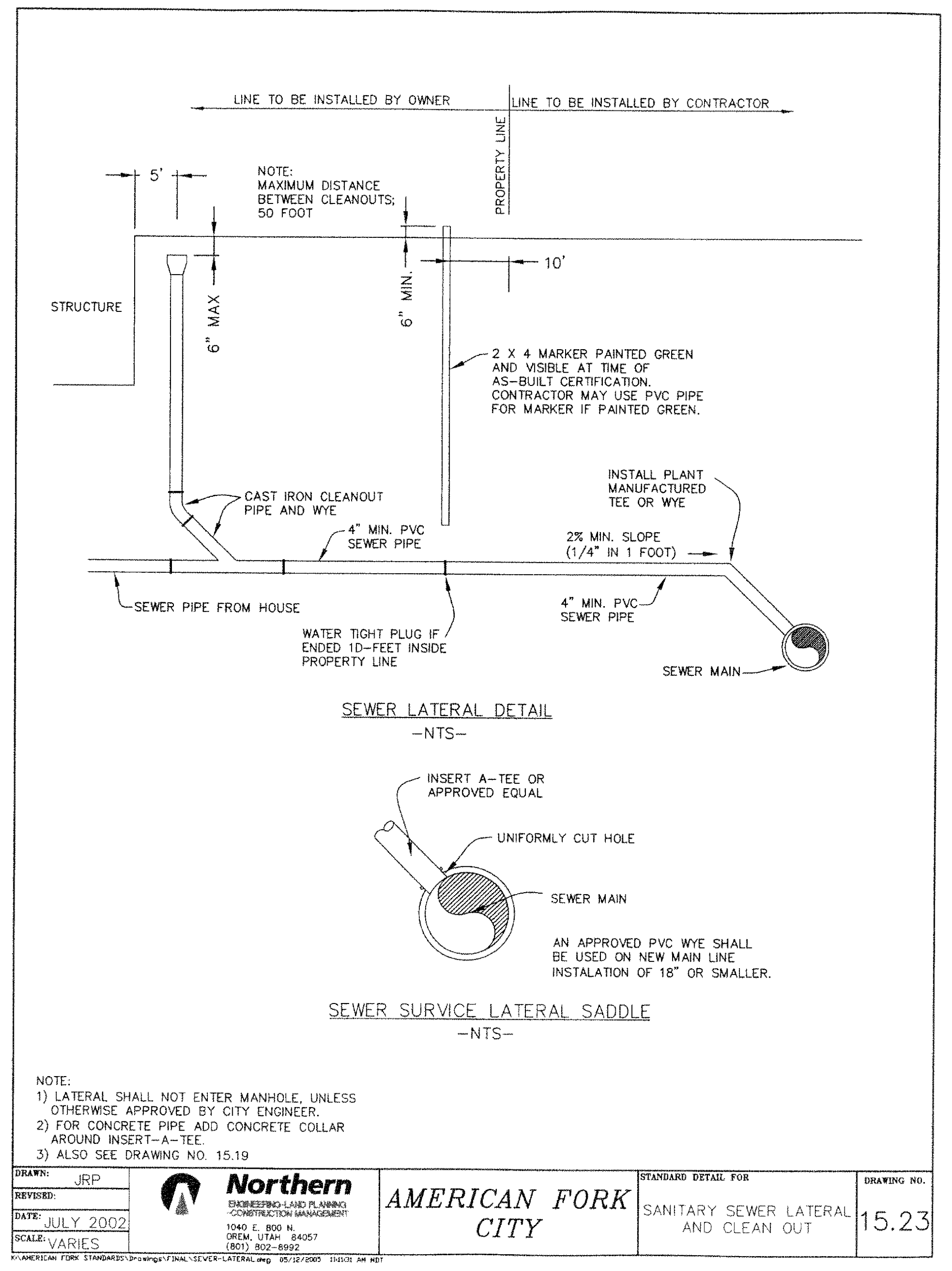
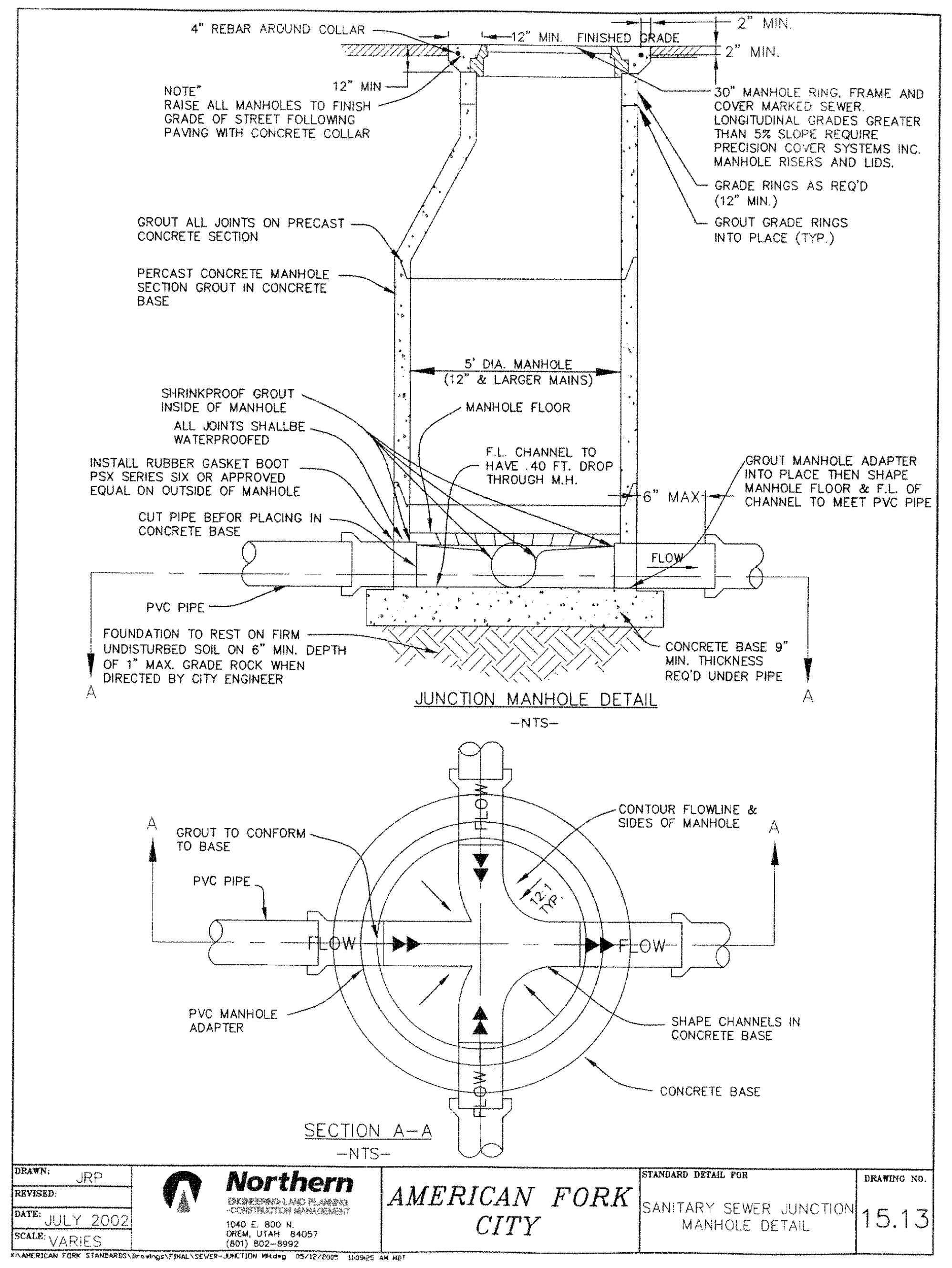

LINE TO BE INSTALLED BY OWNER
LINE TO BE INSTALLED BY CONTRACTOR
PROPERTY LINE
5'
NOTE:
MAXIMUM DISTANCE BETWEEN CLEANOUTS; 50 FOOT
10'
STRUCTURE
6" MAX
6" MIN.
2 X 4 MARKER PAINTED GREEN AND VISIBLE AT TIME OF AS-BUILT CERTIFICATION. CONTRACTOR MAY USE PVC PIPE FOR MARKER IF PAINTED GREEN.
INSTALL PLANT 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 1D-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
K:\AMERICAN FORK STANDARDS\Drawings\FINAL\SEWER-LATERAL.dwg 05/12/2005 11:11:31 AM MDT


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-
A
A
GROUT TO CONFORM TO BASE
CONTOUR FLOWLINE & SIDES OF MANHOLE
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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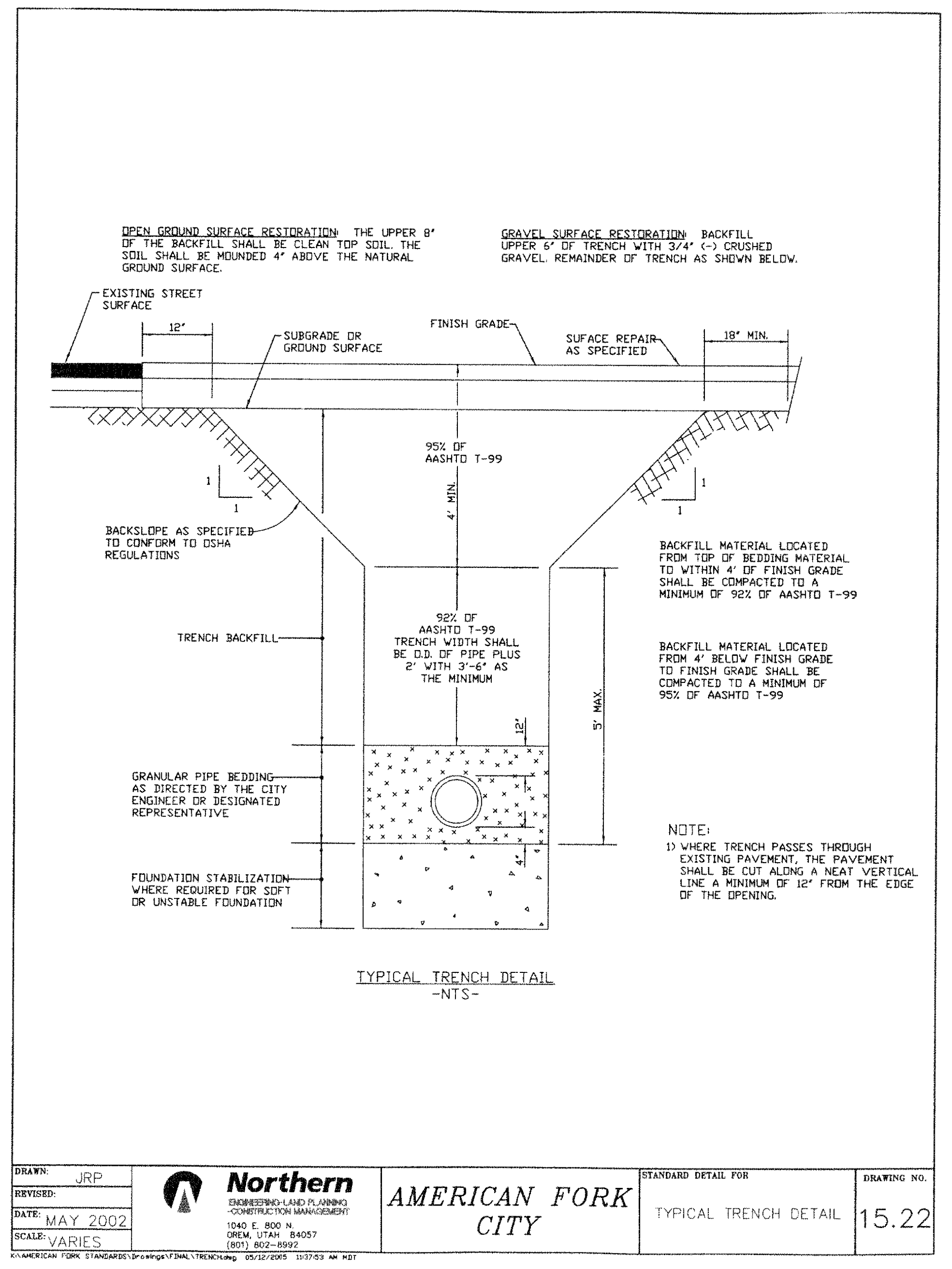
OPEN GROUND SURFACE RESTORATION: THE UPPER 8" OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4" ABOVE THE NATURAL GROUND SURFACE.
GRAVEL SURFACE RESTORATION: BACKFILL UPPER 6" OF TRENCH WITH 3/4" (-) CRUSHED GRAVEL. REMAINDER OF TRENCH AS SHOWN BELOW.
EXISTING STREET SURFACE
12"
SUBGRADE 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
12"
5' MAX.
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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Woodside Homes®

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DEVELOPMENT

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PLAT J

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350 WEST

berg
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1018 N DEER CREST LANE
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office (801) 492–1277
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REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
K R Berg
KENNETH R. BERG
7/8/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	7/8/2022

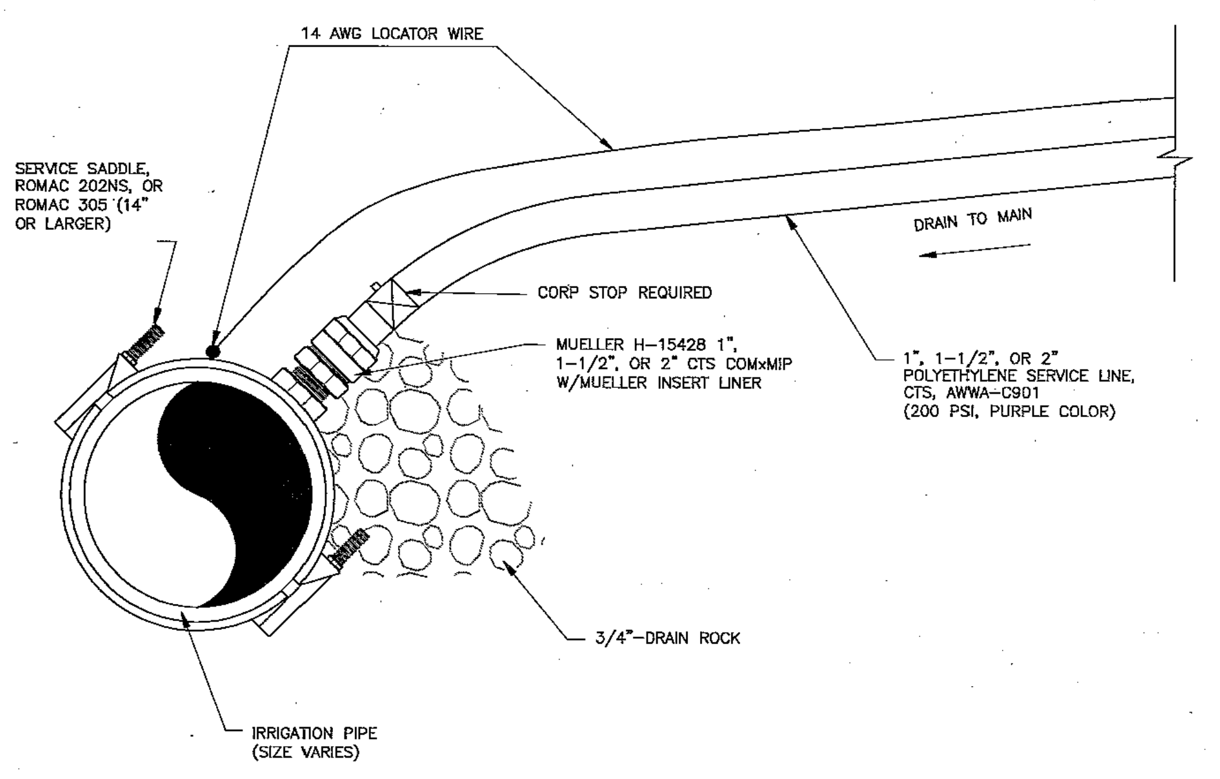
PROJECT

STONECREEK
PLAT J

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

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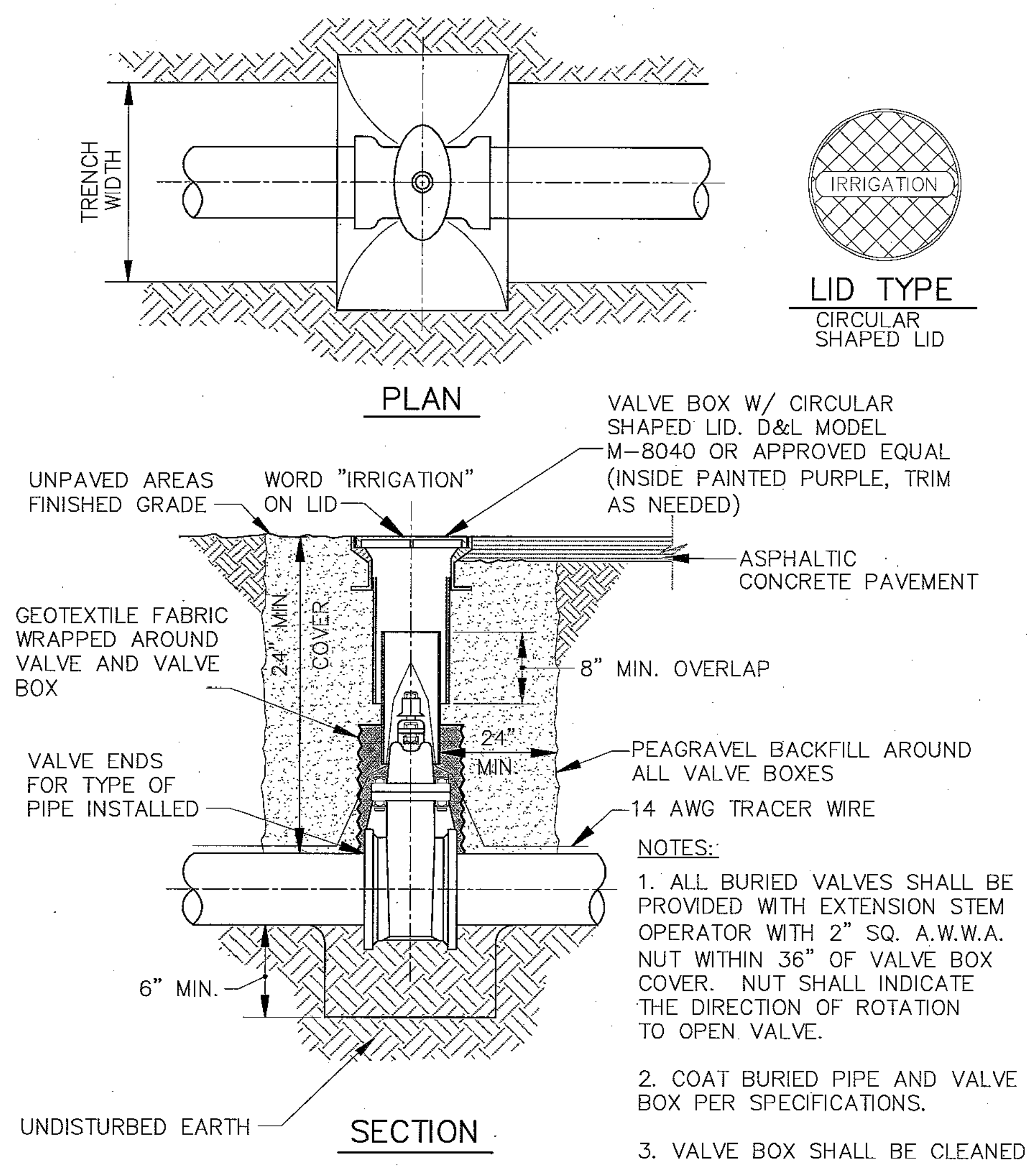
DRAWN: REVISED: 11/2010 DATE: SCALE:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR TYPICAL SECONDARY WATER MAIN TAP	DRAWING NO. 15.3A


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.
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

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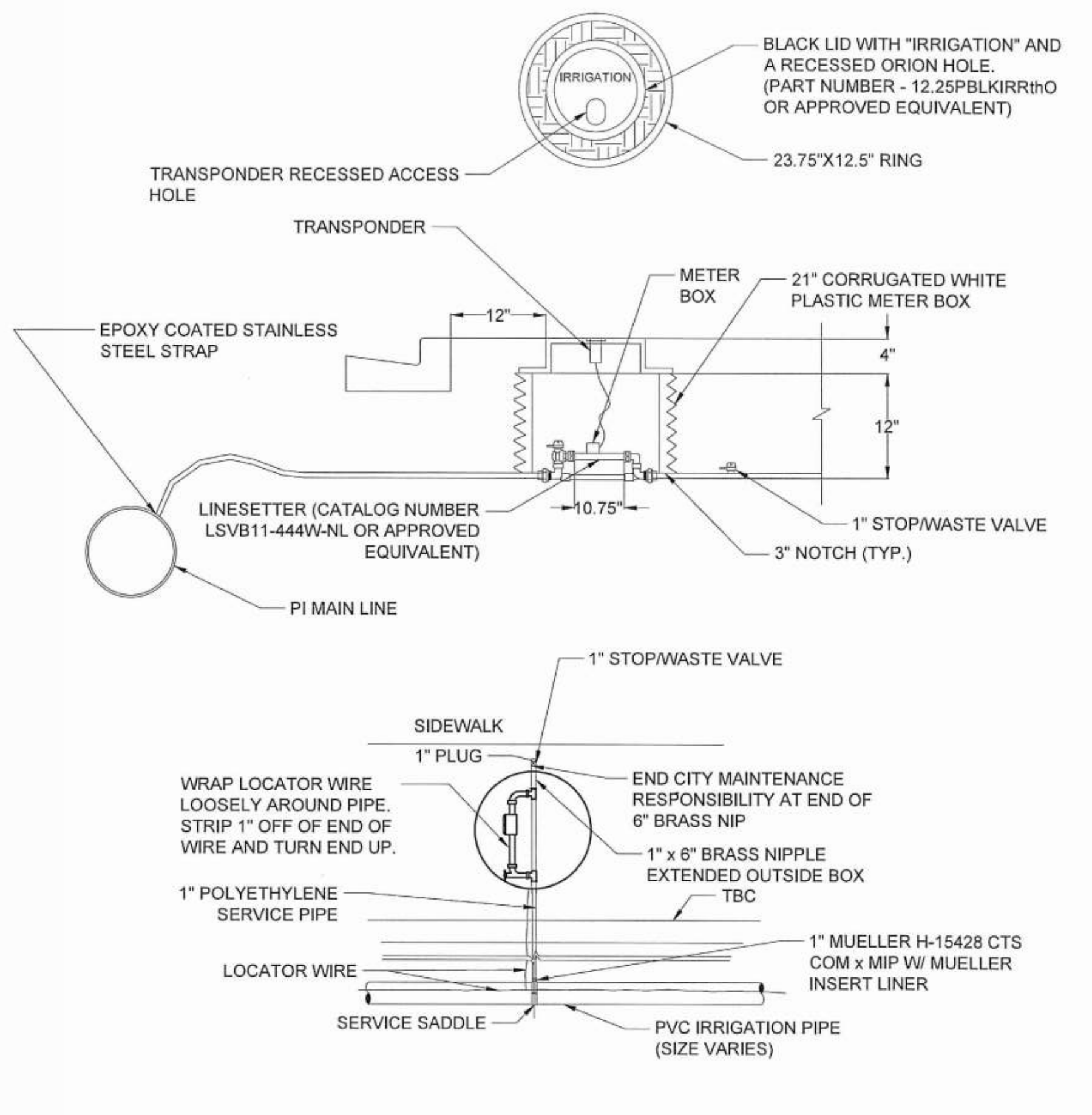
DRAWN: REVISED: 11/2010 DATE: SCALE: NONE	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR SECONDARY WATER VALVE BOX DETAIL	DRAWING NO. 15.4A

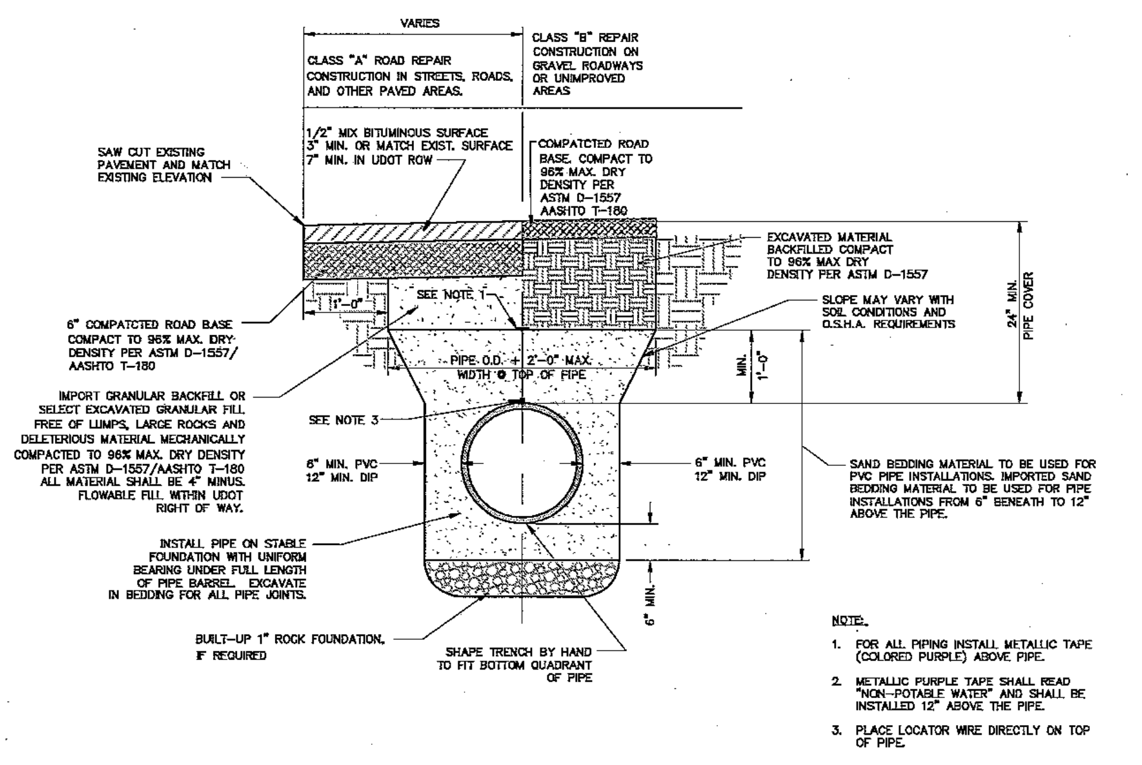

IRRIGATION
BLACK LID WITH "IRRIGATION" AND A RECESSED ORION HOLE. (PART NUMBER - 12.25PBLKIRRthO OR APPROVED EQUIVALENT)
TRANSPONDER RECESSED ACCESS HOLE
23.75"X12.5" RING
TRANSPONDER
METER BOX
21" CORRUGATED WHITE PLASTIC METER BOX
EPOXY COATED STAINLESS STEEL STRAP
12"
4"
12"
LINESETTER (CATALOG NUMBER 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
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

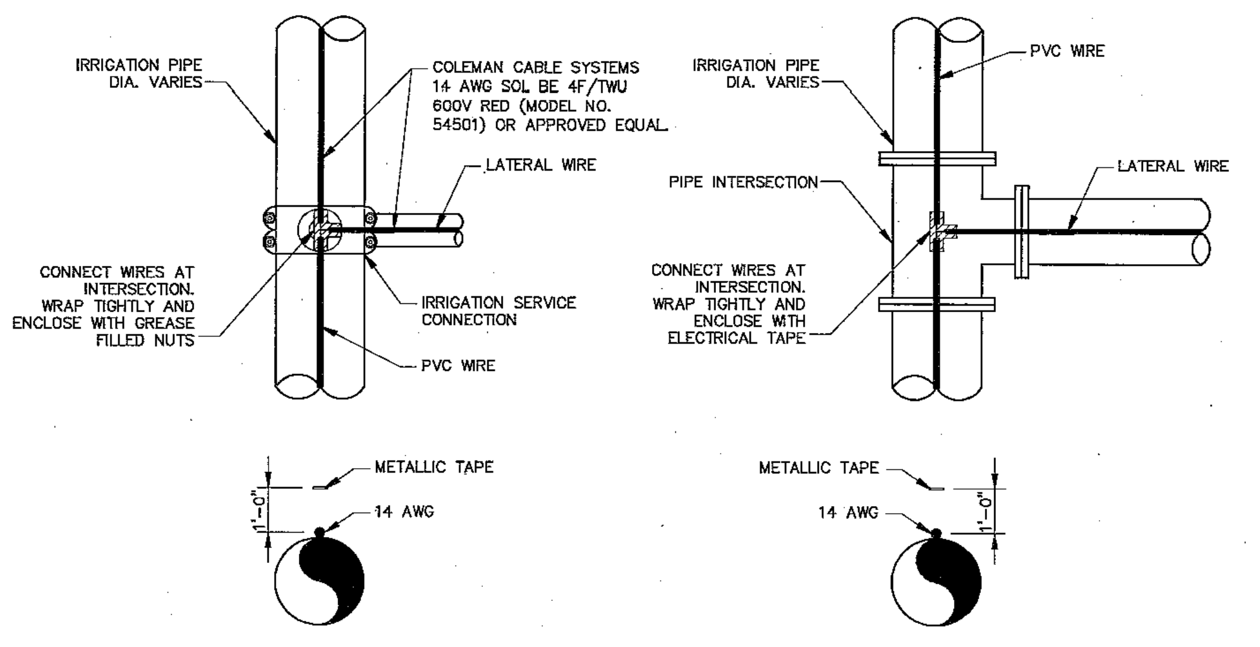

VARIES
CLASS "A" ROAD REPAIR CONSTRUCTION IN STREETS, ROADS, AND OTHER PAVED AREAS.
CLASS "B" REPAIR CONSTRUCTION ON GRAVEL ROADWAYS OR UNIMPROVED AREAS
SAW CUT EXISTING PAVEMENT AND MATCH EXISTING ELEVATION
1/2" MIX BITUMINOUS SURFACE 3" MIN. OR MATCH EXIST. SURFACE 7" MIN. IN UDOT ROW
COMPATCTED ROAD 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
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.

O:\Client\118 American Fork General\Irrigation Standards\2010 Update\ AF STD 15.33.dwg 11/18/10 11:13 skyleras

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

Woodside Homes®

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK
PLAT J
1000 SOUTH
350 WEST

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

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

SEAL
STATE OF UTAH
K. R. Berg
KENNETH R. BERG
7/8/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	7/8/2022

PROJECT

STONECREEK
PLAT J

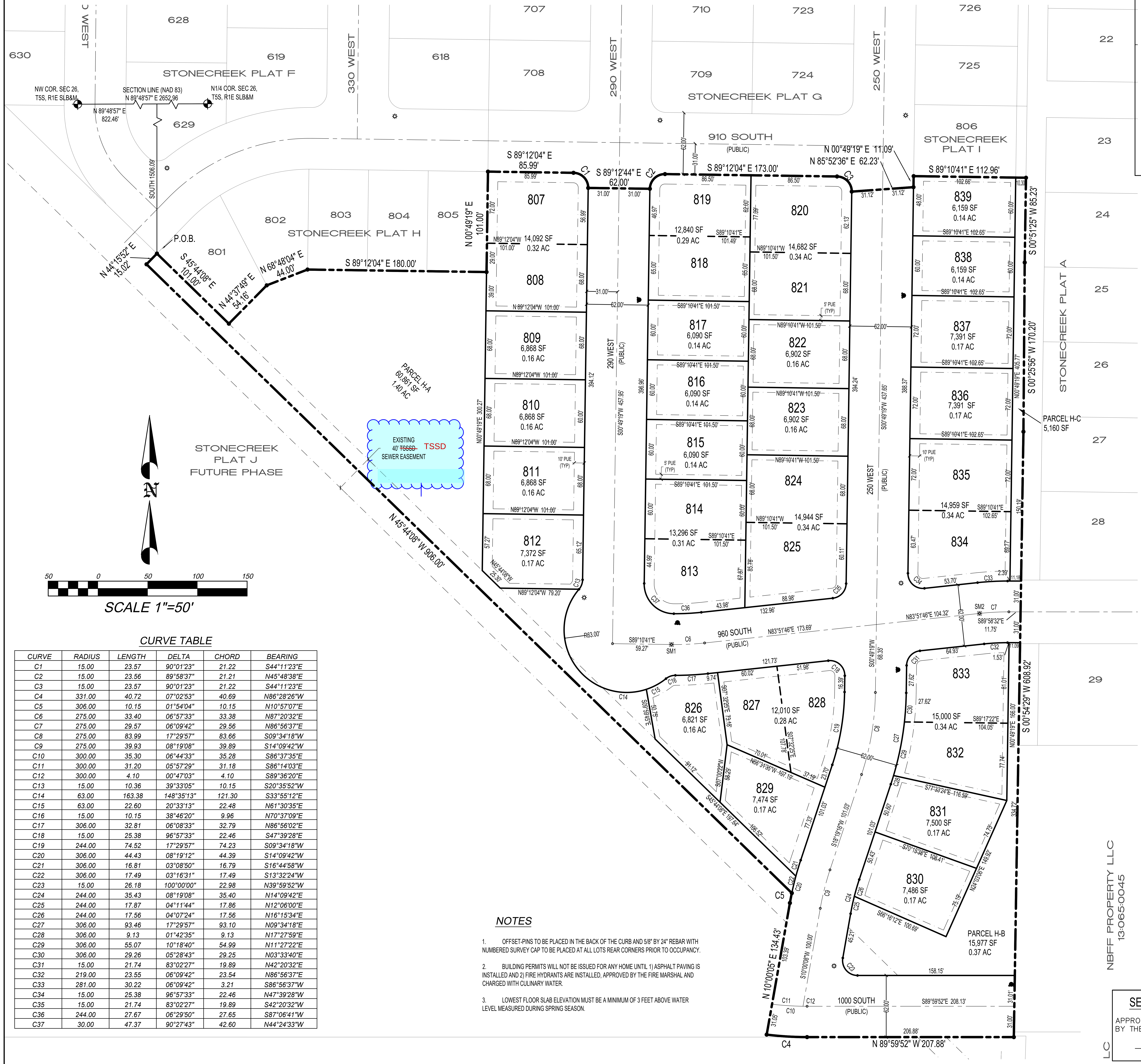
DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
SECONDARY WATER DETAILS	*D4*

STONECREEK PLAT 'J'

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



SCALE 1"=50'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	23.57	90°01'23"	21.22	S44°11'23"E
C2	15.00	23.56	89°58'37"	21.21	N45°48'38"E
C3	15.00	23.57	90°01'23"	21.22	S44°11'23"E
C4	331.00	40.72	07°02'53"	40.69	N86°28'26"W
C5	306.00	10.15	01°54'04"	10.15	N10°57'07"E
C6	275.00	33.40	06°57'33"	33.38	N87°20'32"E
C7	275.00	29.57	06°09'42"	29.56	N86°56'37"E
C8	275.00	83.99	17°29'57"	83.66	S09°34'18"W
C9	275.00	39.93	08°19'08"	39.89	S14°09'42"W
C10	300.00	35.30	06°44'33"	35.28	S86°37'35"E
C11	300.00	31.20	05°57'29"	31.18	S86°14'03"E
C12	300.00	4.10	00°47'03"	4.10	S89°36'20"E
C13	15.00	10.36	39°33'05"	10.15	S20°35'52"W
C14	63.00	163.38	148°35'13"	121.30	S33°55'12"E
C15	63.00	22.60	20°33'13"	22.48	N61°30'35"E
C16	15.00	10.15	38°46'20"	9.96	N70°37'09"E
C17	306.00	32.81	06°08'33"	32.79	N86°56'02"E
C18	15.00	25.38	96°57'33"	22.46	S47°39'28"E
C19	244.00	74.52	17°29'57"	74.23	S09°34'18"W
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C21	306.00	16.81	03°08'50"	16.79	S16°44'58"W
C22	306.00	17.49	03°16'31"	17.49	S13°32'24"W
C23	15.00	26.18	100°00'00"	22.98	N39°59'52"W
C24	244.00	35.43	08°19'08"	35.40	N14°09'42"E
C25	244.00	17.87	04°11'44"	17.86	N12°06'00"E
C26	244.00	17.56	04°07'24"	17.56	N16°15'34"E
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C29	306.00	55.07	10°18'40"	54.99	N11°27'22"E
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C31	15.00	21.74	83°02'27"	19.89	N42°20'32"E
C32	219.00	23.55	06°09'42"	23.54	N86°56'37"E
C33	281.00	30.22	06°09'42"	3.21	S86°56'37"W
C34	15.00	25.38	96°57'33"	22.46	N47°39'28"W
C35	15.00	21.74	83°02'27"	19.89	S42°20'32"W
C36	244.00	27.67	06°29'50"	27.65	S87°06'41"W
C37	30.00	47.37	90°27'43"	42.60	N44°24'33"W

NOTES

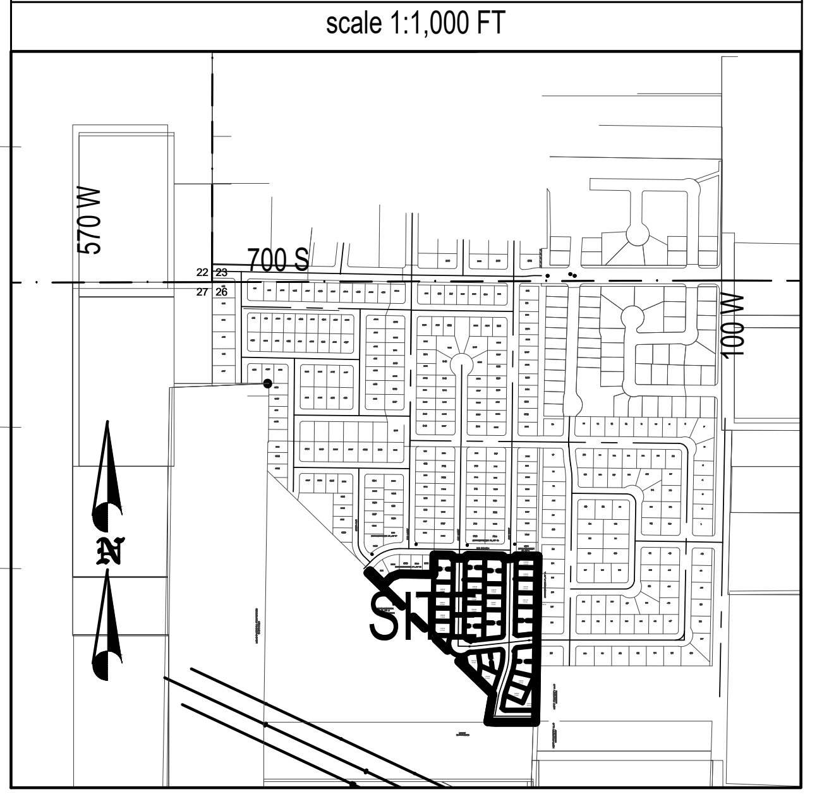
1. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.

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.

VICINITY SKETCH

scale 1:1,000 FT



TABULATIONS

DEVELOPMENT AREA	9.80 AC
EXISTING ZONING: PR 3.0 CONSERVATION SUBDIVISION	
LAND USE:	VERY LOW RESIDENTIAL
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0306 F
EFFECTIVE DATE:	JUNE 19, 2020

LEGEND

◐	SECTION CORNER
┘	PROPERTY CORNER
▣	SUBDIVISION MONUMENT
━ ━ ━	BOUNDARY LINE
— – —	CENTER LINE
— · —	EASEMENT LINE
⊛	FIRE HYDRANT
☼	STREET LIGHT

SURVEYOR

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

6-1-2022 I:\My Drive\Berg Civil\2021\Woodside Homes\STONECREEK H_I\Stonecreek J Final\SC_J FINAL PLAT J.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 DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

________________ ____________________________
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS N89°48'57"E 822.46 FEET AND SOUTH 1506.09 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,

THENCE ALONG THE SOUTH BOUNDARY OF STONECREEK PLAT H THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 45°44'08" EAST 101.00 FEET, 2) NORTH 44°37'49" EAST 54.19 FEET, 3) NORTH 68°48'04" EAST 44.00 FEET, 4) SOUTH 89°12'04" EAST 180.00 FEET, AND 5) NORTH 00°49'19" EAST 101.00 FEET TO A POINT ALONG THE SOUTH BOUNDARY OF STONECREEK PLAT G; THENCE ALONG SAID PLAT THE FOLLOWING EIGHT (8) COURSES: 1) SOUTH 89°12'04" EAST 85.99 FEET, 2) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.57 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°01'23" AND A LONG CHORD BEARS S44°11'22"E 21.22 FEET), 3) SOUTH 89°12'44" EAST 62.00 FEET; 4) 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 89°58'37" AND A LONG CHORD BEARS N45°48'38"E 21.21 FEET), 5) SOUTH 89°12'04" EAST 173.00 FEET, 6) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.57 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°01'23" AND A LONG CHORD BEARS S44°11'22"E 21.22 FEET), 7) NORTH 85°52'36" EAST 62.23 FEET, AND 8) NORTH 00°49'19" EAST 11.09 FEET; THENCE SOUTH 89°10'41" EAST 112.96 FEET; THENCE SOUTH 00°51'25" WEST 85.23 FEET; THENCE SOUTH 00°25'56" WEST 170.20 FEET; THENCE SOUTH 00°54'29" WEST 608.92 FEET; THENCE NORTH 89°59'52" WEST 207.88 FEET; THENCE ALONG THE ARC OF A 331.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 40.72 FEET (CURVE HAVING A CENTRAL ANGLE OF 07°02'53" AND A LONG CHORD BEARS N86°28'26"W 40.69 FEET); THENCE NORTH 10°00'05" EAST 134.43 FEET; THENCE ALONG THE ARC OF A 306.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 10.15 FEET (CURVE HAVING A CENTRAL ANGLE OF 01°54'04" AND A LONG CHORD BEARS N10°57'08"E 10.15 FEET); THENCE NORTH 45°44'08" WEST 906.00 FEET; THENCE NORTH 44°15'54" EAST 15.02 FEET TO THE POINT OF BEGINNING.

CONTAINS: 426,862 SF OR 9.80 AC

BASIS OF BEARING IS NORTH 89°48'57" EAST ALONG SECTION LINE FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN (NAD 83)

NUMBER OF LOTS	33
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.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ______________________

DAY OF __________________________ , A.D. ________

____

NAME/TITLE: MATTHEW LOVELAND, VP OF LAND ACQUISITION AND DEVELOPMENT
WOODSIDE HOMES OF UTAH, LLC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE ___ DAY OF _________________, A.D. __________ PERSONALLY APPEARED BEFORE ME MATTHEW LOVELAND, V.P. OF LAND ACQUISITION AND DEVELOPMENT WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF WOODSIDE HOMES OF UTAH, LLC, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC ____________________________________

NOTARY FULL NAME ____________________________________, A NOTARY COMMISSIONED IN UTAH.

COMMISSION NUMBER ________________________ MY COMMISSION EXPIRES _______________

ACCEPTANCE BY 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

STONECREEK PLAT 'J'

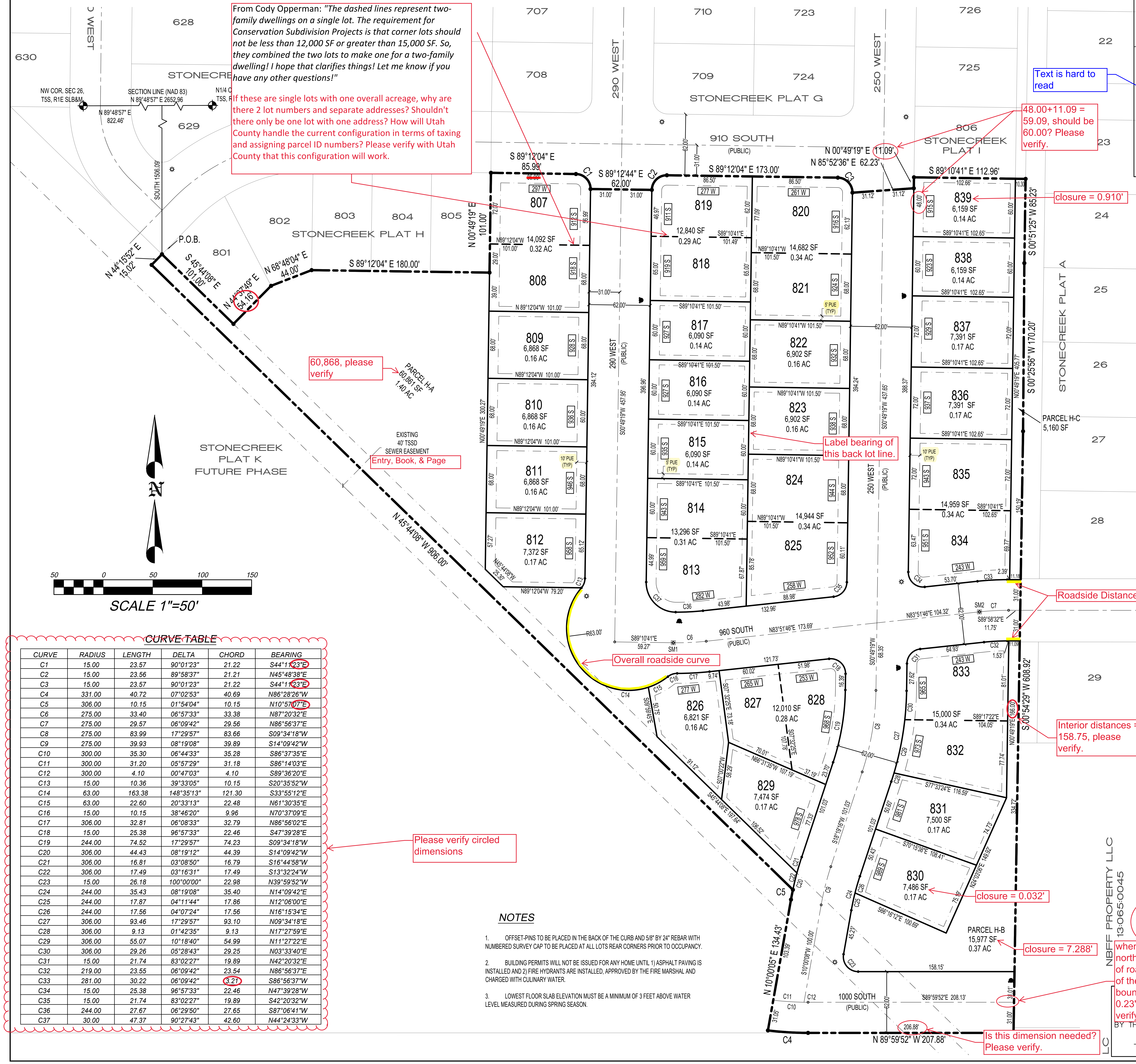
LOCATED IN THE NORTHWEST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	UTAH COUNTY RECORDER

STONECREEK PLAT 'J'

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



From Cody Opperman: *"The dashed lines represent two-family dwellings on a single lot. The requirement for Conservation Subdivision Projects is that corner lots should not be less than 12,000 SF or greater than 15,000 SF. So, they combined the two lots to make one for a two-family dwelling! I hope that clarifies things! Let me know if you have any other questions!"*

If these are single lots with one overall acreage, why are there 2 lot numbers and separate addresses? Shouldn't there only be one lot with one address? How will Utah County handle the current configuration in terms of taxing and assigning parcel ID numbers? Please verify with Utah County that this configuration will work.

48.00+11.09 = 59.09, should be 60.00? Please verify.

closure = 0.910'

60,868, please verify

Entry, Book, & Page

Label bearing of this back lot line.

Roadside Distances

Overall roadside curve

Interior distances = 158.75, please verify.

closure = 0.032'

closure = 7.288'

when plotted north to south CL of road falls short of the overall boundary by 0.23', please verify.

Is this dimension needed? Please verify.

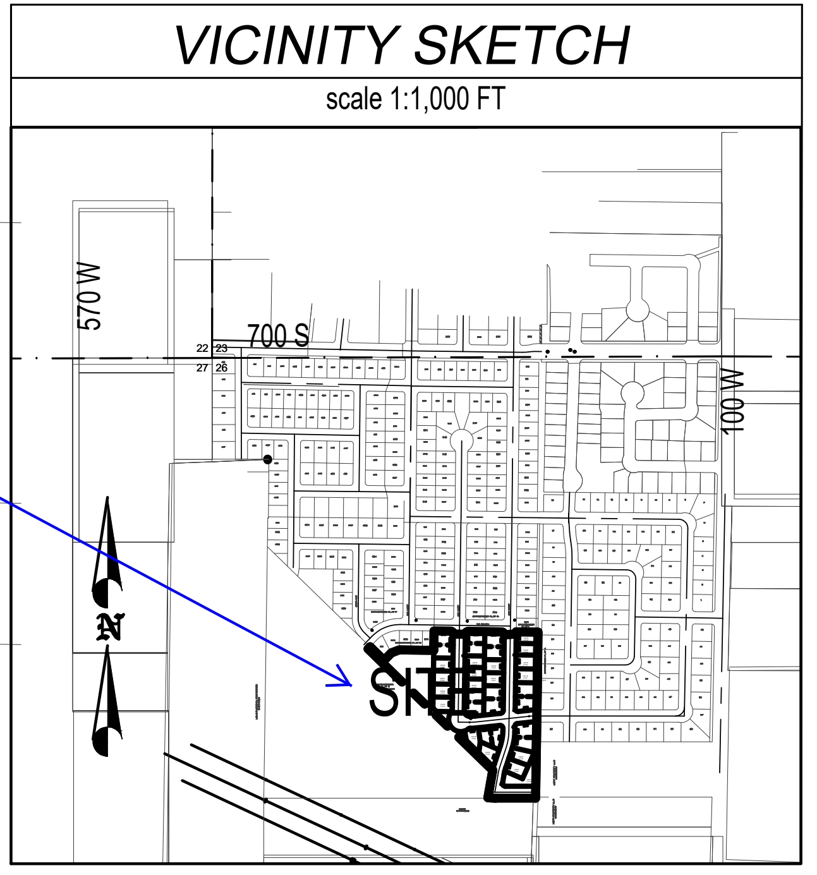
Please verify circled dimensions

Text is hard to read

Survey company information.

VICINITY SKETCH

scale 1:1,000 FT



TABULATIONS

DEVELOPMENT AREA	9.80 AC
EXISTING ZONING: PR 3.0 CONSERVATION SUBDIVISION	
LAND USE:	VERY LOW RESIDENTIAL
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0306 F
EFFECTIVE DATE:	JUNE 19, 2020

LEGEND

◕	SECTION CORNER
┛	PROPERTY CORNER
⊡	SUBDIVISION MONUMENT
▬ ▬ ▬	BOUNDARY LINE
── ─ ──	CENTER LINE
── · ──	EASEMENT LINE
⊕	FIRE HYDRANT
☼	STREET LIGHT

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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

ENGINEER

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

ER AUTHORITY APPROVAL

____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 DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

________________ ________________________
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS N89°48'57"E 822.46 FEET AND SOUTH 1506.09 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

THENCE ALONG THE SOUTH BOUNDARY OF STONECREEK PLAT H THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 45°44'08" EAST 101.00 FEET, 2) NORTH 44°37'49" EAST 54.19 FEET, 3) NORTH 68°48'04" EAST 44.00 FEET, 4) SOUTH 89°12'04" EAST 180.00 FEET, AND 5) NORTH 00°49'19" EAST 101.00 FEET TO A POINT ALONG THE SOUTH BOUNDARY OF STONECREEK PLAT G; THENCE ALONG SAID PLAT THE FOLLOWING EIGHT (8) COURSES: 1) SOUTH 89°12'04" EAST 85.99 FEET, 2) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.57 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°01'23" AND A LONG CHORD BEARS S44°11'22"E 21.22 FEET), 3) SOUTH 89°12'44" EAST 62.00 FEET; 4) 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 89°58'37" AND A LONG CHORD BEARS N45°48'38"E 21.21 FEET), 5) SOUTH 89°12'04" EAST 173.00 FEET, 6) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.57 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°01'23" AND A LONG CHORD BEARS S44°11'22"E 21.22 FEET), 7) NORTH 85°52'36" EAST 62.23 FEET, AND 8) NORTH 00°49'19" EAST 11.09 FEET; THENCE SOUTH 89°10'41" EAST 112.96 FEET; THENCE SOUTH 00°51'25" WEST 85.23 FEET; THENCE SOUTH 00°25'56" WEST 170.20 FEET; THENCE SOUTH 00°54'29" WEST 608.92 FEET; THENCE NORTH 89°59'52" WEST 207.88 FEET; THENCE ALONG THE ARC OF A 331.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 40.72 FEET (CURVE HAVING A CENTRAL ANGLE OF 07°02'53" AND A LONG CHORD BEARS N86°28'26"W 40.69 FEET); THENCE NORTH 10°00'05" EAST 134.43 FEET; THENCE ALONG THE ARC OF A 306.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 10.15 FEET (CURVE HAVING A CENTRAL ANGLE OF 01°54'04" AND A LONG CHORD BEARS N10°57'08"E 10.15 FEET); THENCE NORTH 45°44'08" WEST 906.00 FEET; THENCE NORTH 44°15'54" EAST 15.02 FEET TO THE POINT OF BEGINNING.

CONTAINS: 426,862 SF OR 9.80 AC

BASIS OF BEARING IS NORTH 89°48'57" EAST ALONG SECTION LINE FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN (NAD 83)

NUMBER OF LOTS	33
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.

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

____
NAME/TITLE: MATTHEW LOVELAND, VP OF LAND ACQUISITION AND DEVELOPMENT
WOODSIDE HOMES OF UTAH, LLC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE ___ DAY OF ______________, A.D. ________ PERSONALLY APPEARED BEFORE ME
MATTHEW LOVELAND, V.P. OF LAND ACQUISITION AND DEVELOPMENT
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION
IN HIS RESPECTIVE CAPACITIES ON BEHALF OF WOODSIDE HOMES OF UTAH, LLC,
IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC ____________________________

NOTARY FULL NAME ____________________________, A NOTARY COMMISSIONED IN UTAH.

COMMISSION NUMBER ________________ MY COMMISSION EXPIRES __________

ACCEPTANCE BY 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

STONECREEK PLAT 'J'

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	UTAH COUNTY RECORDER

6-1-2022 I:\My Drive\Berg Civil\2021\Woodside Homes\STONECREEK H_I\Stonecreek J Final\SC_J FINAL PLAT J.dwg

AMERICAN FORK CITY **MEETING DATE:** August 17th, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC:

Hearing, review, and action on a code text amendment to Section 17.4.608, titled Transit Oriented Development Zone amending the certain elements related to definitions and lot type assignments.

BACKGROUND:

The applicant is applying for a code text amendment to Section 17.4.608, titled Transit Oriented Development Zone amending the certain elements related to definitions and lot type assignments. The section of code under review doesn't specify that lot types can transition across private thoroughfares. This code text amendment looks to resolve the confusion and specification for the Transit Oriented Development Zone.

ORDINANCE NO. 2022-___-____

AN ORDINANCE AMENDING SUBSECTION 17.4.608 SECTION 5 PART E OF THE AMERICAN FORK CITY CODE RELATED TO PLANNED COMMERCIAL DEVELOPMENT PROJECTS AND PROVIDING FOR THE ADOPTION AND ENFORCEMENT OF THE AMENDMENT.

WHEREAS the City is authorized to enact ordinances as are necessary and proper to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork;

WHEREAS the City is authorized by law to enact ordinances establishing regulations for development within the City;

WHEREAS, it is in the best interest and general welfare of residents of American Fork to amend the city code relating to the Transit Oriented Development Zone.

BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH, AS FOLLOWS:

PART I

TEXT OF ORDINANCE

Sec 17.4.608 Transit Oriented Development Zone

Section 5 – Block Plan

E. Lot Type Assignments

1. A *block plan* must identify a lot type assignment to each lot. Lots must be assigned one lot type.
2. Lot type assignments are limited by *block* type according to Table 5C - Block Type to Lot Type Assignments.
    1. The percentage of each lot type is calculated as the sum of the gross lot area for each lot in the lot type divided by the total acreage of the *block* type.
    2. *Block types* under 6 gross acres may deviate from lot type assignment percentages as determined by the Planning Department.
3. Transitioning of lot types between higher and lower lot types, for providing transitions in *intensity*, must occur sequentially (i.e. LT-4 to LT-5 to LT-6).
4. Transitions between lot types should occur at rear lot lines, private rear lanes, and along public thoroughfares, not across public thoroughfares.

PART II

SECTION 1— Conflicting Provisions. Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or part thereof, the more stringent shall prevail.

SECTION 2 — Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

SECTION 3 — Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED, by the American Fork City Council this _______day of ____________ , 2022.

____

Bradley J. Frost

American Fork City Mayor

ATTEST:

____

Terilyn Lurker

City Recorder

AMERICAN FORK CITY **MEETING DATE:** August 17th, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC:

Hearing, review, and action on a code text amendment to Section 17.7.502, titled Planned Unit Development – Flexible Lot Projects amending the average lot size requirements.

BACKGROUND:

The applicant is applying for a code text amendment to Section 17.7.502, titled Planned Unit Development – Flexible Lot Projects amending the average lot size requirements. The section of code under review gives a 9000 square foot minimum for the average lot size of the development. The current 9000 square foot minimum average lot size can not be achieved with the minimum percentages of lot sizes mentioned in this section of code. Having the minimum square footage range from 9800 to 12000 square feet can give the flexibility that Flexible Lot Projects need to be developed.

ORDINANCE NO. 2022-___-____

AN ORDINANCE AMENDING SUBSECTION 17.7.502(G)(3) OF THE AMERICAN FORK CITY CODE RELATED TO PLANNED COMMERCIAL DEVELOPMENT PROJECTS AND PROVIDING FOR THE ADOPTION AND ENFORCEMENT OF THE AMENDMENT.

WHEREAS the City is authorized to enact ordinances as are necessary and proper to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork;

WHEREAS the City is authorized by law to enact ordinances establishing regulations for development within the City;

WHEREAS, it is in the best interest and general welfare of residents of American Fork to amend the city code relating to the Planned Unit Development Projects.

BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH, AS FOLLOWS:

PART I

TEXT OF ORDINANCE

Sec 17.7.502 Planned Unit Developments - Flexible Lot Projects

(G)(3)

PR-3.0 zone district.

1. Average lot size: Nine thousand eight-hundred square feet to twelve thousand square feet, to be determined as follows: Total area in lots Number of dwellings = Average lot size in project
2. Minimum lot size: One-family dwelling: Seven thousand five hundred square feet. Two-family dwelling: Twelve thousand square feet.
3. Maximum lot size: Twenty-five thousand square feet. Lots may exceed the maximum lot size area; however, portions of any lot containing an area greater than the maximum will not be included in determining compliance with the average lot size standard.
4. Distribution of lots within project:

% of Units in Project	Dwelling type	Lot Size Standard
Not less than 20%	1-family	16,000 sq. ft. or larger

Optional, but not greater than 25%	2-family	12,000 sq. ft. or larger
At least 10% but not greater than 40%	1-family	7,500 to 9,000 sq. ft. per lot
Remainder in project	1-family	9,000 sq. ft. or larger

PART II

SECTION 1— Conflicting Provisions. Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or part thereof, the more stringent shall prevail.

SECTION 2 — Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

SECTION 3 — Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED, by the American Fork City Council this _______day of ____________ , 2022.

____

Bradley J. Frost

American Fork City Mayor

ATTEST:

____

Terilyn Lurker

City Recorder

UNNAPROVED MINUTES

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
AUGUST 3, 2022
REGULAR SESSION

The American Fork City Planning Commission met in a regular session on August 3, 2022 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present:
Chairman Woffinden
Christine Anderson
Rodney Martin
Chris Christiansen
Harold Dudley

Absent: Jenny Peay, David Bird, Bruce Frandson

Staff Present:		
	Patrick O'Brien	Development Services Director
	Ben Hunter	Engineer
	George Schade	IT Director
	Megan Crowley	Administrative Assistant
	Cody Opperman	Planner 1
	JJ Hsu	Engineer

Others Present: Logon Vogt, Daniela Lamas, Luis Santana, Heidi Shin

Chairman Woffinden led the "Pledge of Allegiance"

1. Hearing, review, and action on Site Plan for an accessory structure for Greenwood Creek Lot 4, located at 997 N 680 W, in the R1-9000 Residential zone.

Cody Opperman: The applicant is applying for a Site Plan approval for an accessory structure for Greenwood Creek Lot 4, located in the area of 997 North 680 West in the R1-9000 Residential Zone. The proposal consists of 1 lot for a pickle ball court. The entire development parcel consists of 0.57 acres.

This proposal is before the Commission as Section 17.5.105 requires that: an accessory building containing a building footprint of one thousand square feet or larger shall require approval of the planning commission. This proposal triggers this requirement.

John Woffinden: Engineering any comments?

Ben Hunter: On this one there were several conditional items included in the packet. There are several engineering items that need to be resolved and addressed on the plan set. They need to conform with all the requirements that way and those are identified with what's shown in the packet.

John Woffinden: As far as I understand there's a lot of loose ends we need to correct. Any questions for engineering or planning from the commission? All the comments are in blue and red on sheet 0.1 there are quite a few of them.

Ben Hunter: A lot of it is just creating more detailed information on slopes, making drainage swells, and making sure they are not sending any runoff to any adjacent properties. There is a trail that will be on the back end and the 10-foot accessory set back that they show is the same as the public utility easement. If they end up doing a fence, depending on what type of fence they may not be able to if there's more of a wall. We don't know what the topography is doing or if it's a walk out basement or how the proposed finished grade looks. Some of the retaining walls look like they are encroaching into the PUE so we've asked they include the PUE on the plan set. We need to make sure any structures or retaining walls are not withing the PUE. Also they need to clarify the utility tie ins if they are just feeding off the house and spacing requirements for the drive approaches.

John Woffinden: I had quite a few that I found close to the back of the lot and how they put power to the auxiliary building. The storm water must remain on site and how they can connect the city utilities to the system. To me there is way too many loose ends to pass I think we should table it and give everyone a chance to solve all the issues.

Christine Anderson: Ben this doesn't seem like something that could be wrapped up before moving on to city council?

Ben Hunter: Correct, there is quite a few things especially the grading and some of the other accessory buildings that have come through. That's some of the time-consuming pieces they've done to incorporate that into their plan set. There are items that can be accomplished but we don't have enough time to allow the applicant to incorporate it into the plan set. We need to allow our reviewers to confirm that information. Also, any design they've got on the retaining wall and things like that.

John Woffinden: Is the applicant here?

Public Hearing Opened

No public comment

Public Hearing Closed

Rodney Martin motioned to recommend tabling of the Hearing, review, and action on Site Plan for an accessory structure for Greenwood Creek Lot 4, located at 997 N 680 W, in the

R1-9000 Residential zone and to instruct the developer and staff to continue working on the required items from engineering and planning in order to complete the requirements. Chris Christiansen seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Harold Dudley	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**

The motion tabled

2. Hearing, review, and action on a Preliminary Plan for Autumn Crest Phase 2 Plat A, located in the area of 1100 N 1100 E, in the R1-9000 Residential zone.

Cody Opperman: The applicant is applying for a Preliminary Plan approval for Autumn Crest Phase 2 Plat A, located in the area of 1100 North 1100 East, in the R1-9000 Residential Zone. The proposal consists of 4 parcels that contain 20 lots for a planned subdivision. All development parcels consist of 6.27 acres.

John Woffinden: Any comments for planning from the commission? Any concerns from engineering?

Ben Hunter: There are no major concerns. As part of this application, they are applying for the variance that has been allowed in code as far as cross sections. On 1120 north it is they're matching existing conditions from the previous Autumn Crest phases to the west. They will also be matching the same cross sections to the east with the Timp Hollow subdivision. It meets the exception criteria to allow these variations in the cross section, so it is consistent throughout that roadway. Everything else from the preliminary standpoint meets standards and specifications of engineering department.

John Woffinden: Any questions for engineering? This variance has happened in the past this is consistent in this area of town anyway. Is the applicant here?

Andrew Patterson: This is just finishing up the piece between Autumn Crest and Timp Hollow. Being able to build a few more homes along the way. We've got about 20 homes and we're excited to have that. I've talked with a few of the neighbors, and they are excited to meet up with each other.

John Woffinden: Any questions for the applicant?

Public Hearing Opened

No public comment

Public Hearing Closed

Chris Christiansen motioned to recommend approval of the Hearing, review, and action on a Preliminary Plan for Autumn Crest Phase 2 Plat A, located in the area of 1100 N 1100 E, in the R1-9000 Residential zone. Harold Dudley seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Harold Dudley	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**

The motion passed

John Woffinden: Number 4 (Hearing, review, and action on a Final Plat for Stonecreek Plat K, located in the area of 1000 S 400 W, in the PR-3.0 zone.) has been pulled by the applicant.

3. Hearing, review, and action on a Final Plat for the Shin Residence, located at 685 W 1040 N, in the R1-12000 Residential zone.

Cody Opperman: The applicant is applying for a Final Plat approval for Shin Residence, located at 685 West 1040 North, in the R1-12000 Residential Zone. The proposal consists of 2 parcels that contain 1 lot for a single-family home and additional amenities. All development parcels consist of .59 acres.

John Woffinden: This is a lot consolidation only right?

Cody Opperman: Yes.

John Woffinden: Engineering do you have any comments?

Ben Hunter: It is just for the plat consolidation of the two lots. It doesn't include any approvals for site plans if they need that for accessory buildings. With the lot consolidation the easements on the back of the lots will be vacated. The remaining 10-foot easement on both frontages of the roads and the 5-foot easements on either side of the lot will remain in place. It will just be the removal of the 5-foot PUE's on both of those lots.

John Woffinden: Questions for planning or engineering? Is the applicant here?

Luis Santana: I am with the architectural team for our clients the Shins. They are building a house on the main lot, and they want the back lot for amenities, a pool, and some things they will develop in the future in response to this approval or not.

John Woffinden: So, they will be back to us when they get more information down the road?

Luis Santana: Yes.

Public Hearing Opened

No public comment

Public Hearing Closed

Chris Christiansen motioned to recommend approval of the Hearing, review, and action on a Final Plat for the Shin Residence, located at 685 W 1040 N, in the R1-12000 Residential zone. Rodney Martin seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Harold Dudley	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**

The motion passed

John Woffinden: What is their next step in the process on this one Patrick?

Patrick O'Brien: City council for final approval. Should be in 3 weeks. Then a final approval on that and recording with the county.

John Woffinden: Informed everyone that itsms 6-10 will be discussed together but require separate hearings and separate motions. We are still waiting for the lot plan to be approved they do not have the lot plan approval for these.

4. Hearing, review, and action on Final Plat for Edgewater Phase 2, Plat 4 located in the area of 350 S 1100 W, in the TOD zone.

Cody Opperman: The applicant is applying for Final Plat approvals for Edgewater Phase 2, Plats 4, 5, and 6, located in the area of 350 S 1100 W, in the TOD Zone. The proposals consist of 140 lots for a multi-phase development intended for single family homes. The entire development parcel consists of 15.34 acres. Staff has not given administrative approval of the Lot Plans related to these plats; therefore, the plats cannot be approved.

Ben Hunter: There is still some unresolved issues between right of way, details with walls, and some legal issues that have come up. We have been working with the applicant to try and help them move along with the different issues that need to be resolved. We will continue to work with them but at this point its up to them to get it finalized.

John Woffinden: Any questions from the commission? Is the applicant here?

Public Hearing Opened

No public comment

Public Hearing Closed

Chris Christiansen motioned to recommend tabling of the Hearing, review, and action on Final Plat for Edgewater Phase 2, Plat 4 located in the area of 350 S 1100 W, in the TOD zone and instruct the developer staff to complete all the necessary requirements that have been outlined including property disputes, drainage, and the other staff comments addressed. Harold Dudley seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Harold Dudley	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**

The motion tabled

5. **Hearing, review, and action on Final Plat for Edgewater Phase 2, Plat 5 located in the area of 350 S 1100 W, in the TOD zone.**

Public Hearing Opened

No public comment

Public Hearing Closed

Rodney Martin motioned to recommend tabling of the Hearing, review, and action on Final Plat for Edgewater Phase 2, Plat 5 located in the area of 350 S 1100 W, in the TOD zone and instruct the developer to address the outstanding comments raised by staff, and require staff to withhold placing the projects on the agenda until Lot Plan Approval for Phase 2 is issued. Christine Anderson seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Harold Dudley	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**

The motion tabled

6. **Hearing, review, and action on Final Plat for Edgewater Phase 2, Plat 6 located in the area of 350 S 1100 W, in the TOD zone**.

Public Hearing Opened

No public comment

Public Hearing Closed

Chris Christiansen motioned to recommend table of the Hearing, review, and action on Final Plat for Edgewater Phase 2, Plat 6 located in the area of 350 S 1100 W, in the TOD zone and instruct the developer to address the outstanding comments raised by staff and require staff to withhold placing the projects on the agenda until Lot Plan Approval for Phase 2 is issued. Christine Anderson seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Harold Dudley	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**

The motion tabled

John Woffinden: Mentioned we would have a discussion on items 9 & 10 together. There will be separate hearings and separate votes.

7. **Hearing, review, and action on Final Plat for Edgewater Phase 3, Plat 7 located in the area of 450 S 1100 W, in the TOD zone.**

Cody Opperman: The applicant is applying for Final Plat approvals for Edgewater Phase 3, Plats 7 and 8, located in the area of 450 S 1100 W in the TOD Zone. The proposal consists of 88 lots for a multi-staged development intended for single family homes. The entire development parcel consists of 15.34 acres. Staff has not given administrative approval of the Lot Plans related to these plats; therefore, the plats cannot be approved.

Ben Hunter: No additional comments

John Woffinden: These lot plans are not approved either correct?

Cody Opperman: They are not, no.

Patrick O’Brien: Just for a little bit of background, we placed this on the agenda at the applicant’s request. We tried to continue to work with the applicant to overcome some issues in their lot plans. Our goal is to cut down on the time people have to wait before they get on the agenda. The legal and engineering issues they are facing require a little bit more time to get that lot plan approval to move forward on this. That's why we recommended tabling the item.

John Woffinden: That will give them time to get the details worked out for the continuation of a good project.

Public Hearing Opened

No public comment

Public Hearing Closed

Christine Anderson motioned to recommend tabling of the Hearing, review, and action on Final Plat for Edgewater Phase 3, Plat 7 located in the area of 450 S 1100 W, in the TOD zone and instruct the developer to address the outstanding comments raised by staff, and require staff to withhold placing the projects on the agenda until Lot Plan Approval for Phase 3 is issued. Harold Dudley seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Harold Dudley	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**

The motion tabled

8. **Hearing, review, and action on Final Plat for Edgewater Phase 3, Plat 8 located in the area of 450 S 1100 W, in the TOD zone.**

Public Hearing Opened

No public comment

Public Hearing Closed

Christine Anderson motioned to recommend tabling of the Hearing, review, and action on Final Plat for Edgewater Phase 3, Plat 8 located in the area of 450 S 1100 W, in the TOD zone and instruct the developer to address the outstanding comments raised by staff and require staff to withhold placing the projects on the agenda until Lot Plan Approval for Phase 3 is issued. Rodney Martin seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Harold Dudley	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**

The motion tabled

9. Hearing, review, and action on a Commercial Site Plan for Chick-Fil-A, located at 183 North West State Road, in the SC-1 Planned Shopping Center Zone.

Cody Opperman: The applicant is applying for a Commercial Site Plan for Chick-Fil-A, located at 183 North West State Road, in the SC-1 Planned Shopping Center Zone. The proposal consists of 1 lot for a remodel of a fast-food restaurant. The entire development parcel consists of 0.76 acres.

Christine Anderson: How many more car lots does this allow for then it has currently?

Logon Vogt: I'm with American company we are the civil engineer with this project. We are going from 9 cars to 28 cars. That's before the drive through entrance, velocity parking stalls, or anything interior with Chick Fil-A. It will be able to back up 36 cars before it affects any other businesses in the shopping district. A parking study was done as part of this project. The highest number observed at one time was 29 so this should be more the adequate for the current business the store is receiving.

John Woffinden: I know in the past it's been backed up clear into the old highway. I got by it all the time and there are always cars in that drive through.

Logon Vogt: Chick Fil-A originally built all these stores in the early 2000's and they were never designed for this capacity. We are extending drive throughs and adding building additions to make the kitchens more efficient and be able to get the cars through the queue faster. We are also doing canopies over drive through and the pickup window, this is to protect the team members that are out there. Due to the extreme temperatures, there will be heaters under there and lit up at night.

John Woffinden: One question I have is the handicapped parking is in the southwest corner. You're still leaving the two or three spots right by the main entrance but why are the other ones so far away from your store in the southwest corner of the property?

Logon Vogt: The main ADA stalls for Chick Fil-A are right in front of the store. The other stalls are not meant for the Chick Fil-A property. If the first ones are full there is and accessible route from the other ones in the shopping center to the front door. Per code we have the number of ADA stalls that are needed for Chick Fil-A in front of their store. The improvements you're referring to that are down by the Cal Ranch store those are a replacement for the existing ADA stalls in that area. Chick Fil-A has been working with their neighbors here to widen the scope of this beyond just Chick Fil-A's parcel and make traffic flow better for the entire shopping center.

John Woffinden: We had a meeting on it this morning and I noticed it was clear off in the southwest corner. We noticed we had the left to and from the store so it must have been to do with the adjoining properties.

Harold Dudley: Have you found most cities this is a staff level review, or its an administrative body like us?

Logon Vogt: It's really varied, we've been all the way through city council on quite a few of them. Some of them have just been administrative on the scope of work. On something like this, this is a standard process for us.

Harold Dudley: Personally, I feel these things ought to be administrative.

Logon Vogt: A lot of these remodels are hit and miss because most cities do not have anything in them for remodels. We can only be held to the same code a new development is held to. For this scope of work its pretty standard that we go through a city council meeting.

John Woffinden: Once you start will it be a complete shut down for the remodel?

Logon Vogt: The store is going to be completely shut down for 3 about months.

John Woffinden: Get it done and get it back in business! Any other questions?

Ben Hunter: Just making sure they get the appropriate UDOT permits because they are shifting that drive access into that existing shopping center to accommodate the new drive through expansion. They resolved all concerns that we had, and we don't have any further issues.

Public Hearing Opened

No public comment

Public Hearing Closed

Harold Dudley motioned to recommend approval of the Hearing, review, and action on a Commercial Site Plan for Chick-Fil-A, located at 183 North West State Road, in the SC-1 Planned Shopping Center Zone subject to any conditions found in the Engineering Staff Report, or recommended by the Fire Marshal. Christine Anderson seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**

Harold Dudley	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**

The motion passed

10. Review and action on a request for approval of a low-power radio antenna located at 1200 North 550 East, in the PF Public Facilities Zone.

Patrick O'Brien: There is a lot of information in the staff report. If you've got questions, I'm happy to answer them. The application is to remove some existing antennae and replace them with more updated ones on the existing monopole structure at Art Dye Park. There are a number of federal requirements surrounding the telecom items. I've outlined in the report what antennas are being removed and what ones are replacing those. There is also a couple of additional ones being added to it. I've outlined the approval procedure just because we don't get this type of application very frequently it is in the packet with the review criteria that the staff followed. There are a number of reasons that if the commission feels like they do not meet those requirements are grounds that you can deny the application upon. If it doesn't meet any of those the recommendation is that the application is approved, and it goes to city council for final approval based on your recommendation.

John Woffinden: Questions? We've had a few of these over the last several years. I can only remember 2 or 3 over the last 15 years.

Ben Hunter: No comments.

Rodney Martin motioned to recommend approval of the application for low-power radio antenna located at 1200 N 550 E, in the Public Facilities (PF) Zone, based on meeting the requirements of Section 17.6.112 of the American Fork Municipal Code. Harold Dudley seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Harold Dudley	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**

The motion passed

Christine Anderson moved to approve minutes July 20, 2022 Planning Commission Regular Session. Rodney Martin seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Harold Dudley	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**

The motion passed

11. Concept Plan Report & Upcoming Projects

Patrick O'Brien: We still have a good variety of applications coming in. The number of concepts meetings has slowed down from where we were earlier in the year. I don't think that indicative of anything other than we were so backed up at the beginning of the year. Due to staff shortages but now that we are staffed, we are holding steady on plans that are coming in. There is a mix of planned industrial, commercial, and residential or high-density residential applications. There are a couple of TOD projects coming through. There are a couple of districts framework plans hitting staff's desks in the next couple of weeks or months and you will see them shortly after that. Our upcoming agenda on the 17th we have a final plat approval for Stonecreek plat J. The applicant pulled plat K from this agenda because they need plat J to be approved before plat K. We will also have two code text amendments; one related to the TOD and one related to Bridges at Fox Hollow that was at the last planning commission meeting. We will be addressing the planning issue for people to achieve that average lot size we will get a range rather than a specific number that needs to be achieved. I think the range will fit more with what's mathematically possible but also allowing for a larger lot size on average. That fits more with the character of the area around that part of the city. I will be speaking to Cherylyn (city attorney) tomorrow morning and discuss if we will also be tacking on the open public meeting act training onto that agenda. It happened at city councils work session last night and I think it was a good thing to do so I'm going to check her schedule to see if that something we can add for the 17th.

12. Other Business

John Woffinden: Patrick do you want to tell us about the new hire, he's not here tonight.

Patrick O'Brien: We had Travis Van Ekelenburg join us as a senior planner. He started yesterday. He will be coming to our next meetings and he will be taking a more active role in or department working with Cody and myself. We will introduce him at our next meeting. We will also work on our Planning Commission barbeque scheduled for the end of this month or the beginning of next month.

Christine Anderson moved to adjourn the meeting. Harold Dudley seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**

Christine Anderson	**AYE**
Harold Dudley	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**

The motion passed

The meeting was adjourned at 7:42 p.m.