



AMERICAN FORK CITY PLANNING COMMISSION AMENDED AGENDA

**Regular Session
September 6th, 2023
Wednesday 6:00 PM**

**American Fork City Hall
31 North Church Street
American Fork City, UT 84003**

<https://www.americanfork.gov/AgendaCenter>

Planning Commission Members

**Christine Anderson, Chair
Chris Christiansen, Vice Chair
Jenny Peay
Bruce Frandsen**

**Rod Martin
David Bird
Harold Dudley**

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on September 6th, 2023, at the American Fork City Hall, 31 North Church Street commencing at 6:00 PM. The agenda shall be as follows:

1. **Regular Session**

- a. Pledge of Allegiance
- b. Roll Call

2. **Common Consent Agenda** (Common Consent is that class of Commission action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).

- a. Approval of the August 16th, 2023, Planning Commission minutes

3. **Public Hearings** (Public Hearings is that class of Commission action that requires further discussion on General Plan changes, Zone changes, and Code Text Amendments that alter the land use characteristics of American Fork City. Public Hearing items will have the chance for the public to speak upon)

- a. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Valve Box Detail, of the American Fork City Municipal Code. Combining Section 15.01.1400 Valve Box Detail and 15.01.1405 Secondary Water Valve Box Detail, the Code Text Amendment plans to revise and have one valve box detail for culinary water, pressurized irrigation and fire lines for American Fork City.

4. **Action Items** (Action Items is that class of Commission action that requires further discussion on Preliminary Plans, Final Plats, and Site Plans that alter the land use characteristics of American Fork City. The Planning Commission will have authority to approve Preliminary Plans and some Site Plans, depending on the zoning district said Site Plans are in. Final Plats and some Site plans will be recommended by the Planning Commission to the City Council for final action)

- a. Review and recommendation on an application for a Final Plat, known as The Flats at Lakeshore Landing Block 1 – Plat B, located at approximately 444 South 920 West, American Fork City, UT 84003. The Final Plat will be for approximately 1.56 acres and will be in the Transit Oriented Development (TOD) Zone.

- b. Review and recommendation on an application for a Final Plat, known as The Flats at Lakeshore Landing Block 3 – Plat F, located at approximately 496 South 920 West, American Fork City, UT 84003. The Final Plat will be for approximately 0.94 acres and will be in the Transit Oriented Development (TOD) Zone.
- c. Review and action on an application for a Preliminary Plan, known as Surg LLC Office Building, located at approximately 1141 E 50 N, American Fork City, UT 84003. The Preliminary Plan will be on approximately 0.60 acres and will be in the PO-1 zone.
- d. Review and recommendation on an application for a Final Plat, known as Surg LLC Office Building, located at approximately 1141 E 50 N, American Fork City, UT 84003. The Final Plat will be on approximately 0.60 acres and will be in the PO-1 zone.
- e. Review and action on an application for a Commercial Site Plan, known as Surg LLC Office Building, located at approximately 1141 E 50 N, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 0.60 acres and will be in the PO-1 zone.

5. Other Business

- a. Upcoming Projects

6. Adjournment

Dated this 5th day of September 2023

Patrick O'Brien

Development Services Director

**The order of agenda items may change at the discretion of the Planning Commission Chair*

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**AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION**

August 16, 2023

The American Fork City Planning Commission met in a regular session on August 16th, 2023 at the American Fork City Hall, 31 North Church Street, commencing at 6:00 p.m.

Commissioners Present: Christine Anderson, David Bird, Jenny Peay, Rodney Martin, Harold Dudley

Absent: Bruce Frandsen, Chris Christiansen

Staff Present:

Patrick O'Brien	Development Services Director
Cody Opperman	Planner I
Levi Burr	City Engineer
Angie McKee	Administrative Assistant I

Others Present: Grayson Sabin

REGULAR SESSION

Chairwoman Anderson led the "Pledge of Allegiance"

Roll Call

COMMON CONSENT AGENDA

- 1. Minutes of the August 2, 2023 Planning Commission Regular Session.**

Rodney Martin motioned to approve the Common Consent agenda.

Jenny Peay seconded the motion.

Voting was as follows:

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Christine Anderson	AYE
Jenny Peay	AYE
Rodney Martin	AYE
David Bird	AYE

The motion passed

PUBLIC HEARINGS

- a. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Typical Waterman Taps, of the American Fork City Municipal Code. Amending Section 15.01.1390, the Code Text Amendment plans to update and create standard water details for American Fork City.**

Levi Burr reviewed the background information for public hearing item a. The applicant has applied for a Code Text Amendment to amend Section 15.01.1390 of the American Fork City Municipal Code. The proposed amendment looks to revise the section 15.01.1390 of the municipal code of American Fork City and is part of a larger project to revise and modify the standard details found in section 15.01.

Levi Burr: Under the guidance of Jay Brems, our water superintendent, and Ben Hunter (City Engineer), we've reviewed some of our old standard details, and we're just updating them to make them cleaner, and getting the information that they want conveyed to the developers.

Chairwomen Anderson: Thank You Levi, any questions from the commission on the first item? We can just mention that Harold is with us and will be a voting member as well.

David Bird: Can you give us some details on what changes or updates are being given, some kind of idea of what we are supporting?

Levi Burr: Some of the basic things, like to clean up some of the text to make sure that it's a little bit more descriptive on the details. It's in the packet so you can see the two different sections to kind of compare them. Going into the water tapping it needs like a clamp for each of them. Unless it's a ductile iron pipe and it's a one-inch meter, then you can just put it straight into the pipe. Some of that stuff to clean it up and remove the confusion for any developers.

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Chairwomen Anderson: Awesome. Any other comments, or we can make a motion? Sorry, this item requires a public hearing.

Public Hearing Opened

No Comments

Public Hearing Closed

Rodney Martin moved to recommend approval for the proposed Code Text Amendment amending Section amending Section 15.01.1390, titled Typical Waterman Taps, relating to updating and creating standard detail Culinary Water Service Tap for American Fork City and providing an effective date for the ordinance.

Jenny Peay seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Harold Dudley	AYE
Jenny Peay	AYE
Rodney Martin	AYE
David Bird	AYE

The motion passed

- b. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Water Details, of the American Fork City Municipal Code. Amending Section 15.01, the Code Text Amendment plans to update and create standard water details for American Fork City.**

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Levi Burr reviewed the background information for public hearing item b. The applicant has applied for a Code Text Amendment to amend Section 15.01 of the American Fork City Municipal Code. The proposed amendment looks to revise the section 15.01.1395 of the municipal code of American Fork City and is part of a larger project to revise and modify the standard details found in section 15.01.

Jenny Peay: Will these be installed on the outside of the meters?

Levi Burr: So basically, this is the connection to the pipe itself.

David Bird: So, it's the connection in the street?

Rodney Martin: Into the water main.

David Bird: How are they accessing that?

Levi Burr: So, this is for new developments, and they will have to dig up the street to access it.

David Bird: Are you digging up streets that have recently been repaired?

Levi Burr: That's always a possibility. But when that happens, it will have to follow the codes that allow them to dig up the streets. I think there's a moratorium generally. And with that moratorium, they still allow you to dig up the street but it's very restrictive on how far you have to repair it and stuff like that.

David Bird: Will this be coordinated with the resurfacing that's going on? I know in my neighborhood they are tearing up all of the streets. I hate to have them lay out a new paved road, and then next summer take it all up again. Is this coordinated somehow?

Levi Burr: This is for every developer that comes into the city, we asked them to use our water details. So, it's not necessarily for a specific project, but it's for the entire city.

Patrick O'Brien: I think what the commissioner is asking is where we are paving streets in the city, are we going to be doing all of the existing connections that are in the city? Are we going to have to go back in and re-do stuff that we've just recently resurfaced?

Levi Burr: So, this would be for new construction.

David Bird: so, it's not retro?

Levi Burr: No, it's not a retro thing.

Chairwomen Anderson: If there is no further comment, we are ready for a motion.

Patrick O'Brien: We need a hearing.

Chairwomen Anderson: I am going to remember one of these times.

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Public Hearing Opened

No Comments

Public Hearing Closed

David Bird moved to recommend approval for the proposed Code Text Amendment amending Section 15.01.1395, titled Typical Secondary Water Main Tap, relating to updating and creating Pressurized Irrigation Service Tap and providing an effective date for the ordinance.

Jenny Peay seconded the motion.

David Bird: Can I ask the effective date? When will this go into effect?

Patrick O'Brien: It will be when the ordinance is approved by City Council. It's just a legal term that our city attorney has in there to cover us, so we know when it's adopted, it's automatically in effect.

Voting was as follows:

Christine Anderson	AYE
Harold Dudley	AYE
Jenny Peay	AYE
Rodney Martin	AYE
David Bird	AYE

The motion passed

- c. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Valve Box Detail, of the American Fork City Municipal Code. Amending section 15.01.1400, the Code Text Amendment plans to update and create standard water details for American Fork.**

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Chairwoman Anderson noted that Public Hearing letter c. was pulled from the agenda by staff.

ACTION ITEMS

- a. Review and action on an application for a Residential Accessory Structure, known as Sabin Accessory Structure, that is 1000 square feet or greater, located at 770 N 350 E, American Fork City, UT 84003. The Accessory Structure will be on approximately 1.05 acres and will be in the R1-9000 zone.**

Cody Opperman reviewed the background information. The applicant has applied for a site plan to develop a Residential Accessory Structure. The Accessory Structure exceeds the 1000 square foot threshold, requiring the application to be brought to the Planning Commission for their determination. The proposed accessory structure is 3500 square feet, and the existing One Family Dwelling is 2,341 square feet. such as an accessory building will be incidental to the primary use of the building on the parcel, the applicant has provided adequate assurance that neither the accessory building or any portion thereof will be used or converted for sleeping quarters or living quarters. Overall, it is up to code for these three items. The fire marshal has put in some comments that he would personally like to see. But overall, it is still up to code. Also, I just want to indicate that after whatever the determination is here for planning commission, there will still be some engineering remarks that will need to be resolved. One approval condition is to provide adequate assurance for ensuring this will not be converted into an external ADU or anything with living spaces. So overall, it's up to code, but again, we want to make sure that the engineering items will still be addressed later before building permits are issued.

Jenny Peay: Do we have any restrictions for it having a business?

Cody Opperman: Yes, so for external accessory structures, you're not allowed to have a home occupation run out of them. That's also part of the adequate assurance form it will be indicating that it won't be used for a business or living quarters.

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Patrick Obrien: The adequate assurance document is a covenant that no habitation or business will be run from the structure.

Cody Opperman: It will also be recorded with Utah County. So, it will be with the land. If anybody purchases that property in the future, that covenant would also hold until something comes up in the future, if anything changes for that use, for example, in the future. Also, the accessory structure will be used for mainly storage of boats, vehicles, trailers and stuff like that. Just to give you an overall feel of what that accessory structure is going to be.

Chairwomen Anderson: Engineering, do you have any comments on this?

Levi Burr: The engineering comments that will need to be addressed before a building permit is issued, is with this being a large building there will be a quite a substantial amount of water runoff coming from it. The code doesn't allow for water runoff into the neighboring properties. So, engineering will need to see specific information on how that water will be stored on site, and what the percolation rates will be. Will there be a sufficient amount of storage for the water so that does not become a problem? Also, part of the code requires easements for remodels and reconstructions. This property currently does not have an easement so we will be requiring that as well before the building department review.

Jenny Peay: So, you are requiring that plat record easements, is that what I am assuming?

Levi Burr: It wouldn't be a plat; it would just be easements around the property. Code requires a 10-foot easement in the front and 5-foot on the side.

Chairwomen Anderson: So, in most applications we are accustomed to having engineering things meet code before they come to us, so we know what we are approving. I know that with accessory structures, currently in our code, there are only those three items that you mentioned that need to be met. In my opinion, it would be helpful in the future to have the code amended so that accessory structures are required to meet the code before they come to Planning Commission. I think that would make it more clear for the applicant so that they know when they leave this room that they're good to go rather than, you know, thinking that they got an approval but it's not a final approval because they still have several steps to go before they can move forward.

Rodney Martin: My main concern, like Christine brought up, is a developer or builder/owner, thinking "hey, I've got approval", when they will still be held up for a building permit. Anything we can do to reduce the amount of time that it takes from approval of this body to the permitting stage will help. I know you're constrained as a staff on things like that. I'm fine with approving this, but it just means that they're gonna have to wait for you guys to do stuff, in order to get a permit. Hopefully, that can happen quickly.

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Chairwomen Anderson: I agree, I think because it meets code, our duty tonight is to approve it. It needs to be very clear that it is only a land use approval. For the building approval, it needs to meet the specified engineering requirements.

Jenny Peay: So, do they have a proposed drainage plan?

Levi Burr: They've submitted something to us recently. We haven't had a thorough review of it but we will have comments pending on that review. We are still looking for something with a little bit more detail. Like the amount of water that needs to be retained. How the percolation rate is, the geotechnical report, just to confirm that what they're finding is adequate.

Chairwomen Anderson: And also, just to clarify, this does not go on to City Council. Is that right? We are the approval body and once we give approval tonight, we won't see it again, and it is just up to engineering to get an approval?

Patrick O'Brien: Yes. The next steps in the process are to get all of the engineering checklist items in place, some of these issues that Levi has brought up. It is similar to other projects, but these checklist items can generally be worked on beforehand for larger projects that are not accessory structures. Before we accept plans for the building permit, we require a sign-off from all the departments involved in that process. So, engineering won't be able to give that sign off until they receive everything. Then building can accept it. So unfortunately, the perception is that building slows everything down, because they won't be able to accept something because of the way our process is structured. It doesn't essentially allow people to work on items because they don't know what those requirements are until we get to this point in time.

Chairwomen Anderson: Right, seems like a little more of a headache for the applicant.

Cody Opperman: And, again, just the adequate assurance form needs to be provided as well. You can also reach out to me, Grayson. I can send it over to you and get that signed and recorded into Utah County.

Chairwomen Anderson: I believe the applicant is here. You're welcome to come forward if you'd like to tell us about your project,

Greyson Sabin: Basically, it is just to store all my things out of the weather. Pretty simple. This has been a six-month process to approve something, so as you can tell it has been pretty frustrating. One thing too, on the application it says a geotechnical report is required if it is sensitive lands, which I don't believe these are sensitive lands. So, I'm just curious if during this meeting we can just take care of all the things for engineering. Levi, I did have my engineer approve; Sorry, I'm not a very formal person, so I'm a little bit nervous here. I apologize. I did have my engineer go through and provide slopes and percentages away from the structure for

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adequate drainage, in his opinion. That was done a few weeks ago. And, in my opinion, objectively, this meets all code. So, it's just a little bit frustrating that we're going back and forth. It seems like there is a little bit of internal communication and I do not know what is going on, but as a homeowner trying to get a project done, it's been very frustrating. Just for the record, I want to say that. So, I do not know if we can resolve some of these things right now. It seems like there is a lot of back and forth and there is a lot of people that don't know, or maybe can't make a decision. It seems like this body is the time to make decisions. It would meet the three things that code requires, so my question is why? Why am I not able to get a permit as if this is a building less than 1000 square feet?

Chairwomen Anderson: Right. So, you're right, you do meet the three items of code and so tonight, in my opinion, I would recommend approval for this. And then just because of the way the order is right now in the procedure, you'll still just have to finalize the engineering requirements with staff after this.

Cody Opperman: Sorry Greyson. For those three criteria, it meets the Planning Commission Code and the planning and land use regulation code. There are other items in our other development code and our engineering code that will still need to be addressed. That is why you will have those additional requirements that must be met after this meeting.

Greyson Sabin: Sure. I think what is a little bit frustrating, is I provided, in my objective or in my biased opinion, enough evidence or whatever to meet the requirements, and it seems like nobody really knows, or can officially approve this. So maybe we can meet after this and get a clear plan as to how we can get this resolved without 1000s and 1000s of dollars or more, trying to find contractors to get this done.

Rodney Martin: One thing, and you may or may not have stated, but you were talking about your slopes and stuff like that for your building. You may understand, and you may not, but when you build a building over ground that would normally absorb the rainwater, when that gets shed off that building, and as required by law, you have to retain any water that lands on your land, on your land. It can't just be sloped down to your neighbor's property.

Greyson Sabin: There's nowhere that it was stated that I am going to divert water to my neighbor's property, and I even have submitted plans to engineering, I am not sure if you can pull that up right now... Not that one, this is the old one. Do you have the one that I submitted two weeks ago?

Rodney Martin: Your statement right here tonight, for all intents and purposes, you said drain off and slopeage and stuff like that, which you know, if we just took that at face value would mean...

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Greyson Sabin: Sure, this is not the updated one. Do you have the one that I submitted two weeks ago?

Patrick O'Brien: Levi has it here.

Greyson Sabin: Okay, Perfect.

Chairwomen Anderson: I do remember trying to get my house built and thinking, 'it's just a simple thing, why can't they just look at it?' But the reality is, there is a stack this high, and they've got to get through all the other things on their desk as well.

Greyson Sabin: I do understand that, and I had to actually go through three engineers before I found someone that would work with me in American Fork City. Two of them were ready to go with the project until they found out that it was American Fork City. So, for the record, I would like to state that obviously there's something going on in the process where this is potentially taking longer than other cities are taking. And again, this is not a redirection of property use. This is just building, a detached garage essentially.

Chairwomen Anderson: Okay, thank you. I do want to be respectful to the staff who's been carrying a heavy load and doing a great job. So, let's just try to keep it respectful. Levi, it seems like you have something that he was hoping to show?

Levi Burr: Here's the drawings that he submitted. So, what I'm seeing from his drawing is the water I believe is sloped to the north and south. You can correct me if I'm wrong, or is it east and west?

Greyson Sabin: It is east and west. The north and south are cabled in, so no water will go off those ends.

Levi Burr: Okay, so with that in mind, this is 2% each way. That's not a really large amount of space. When I calculated how much water would come off on the 100-year storm, I got about a 10- by 10 by 25-foot pool size of water the amount that would come off that building. For 100-year storm that's a large amount of water. So, based off the percolation rate, which is a comment we've made about needing to know, because depending on if the water's not going to seep into the soil quickly, that water will flow into the neighbor's property.

Greyson Sabin: This is a well-established neighborhood, and the percolation rates are the same as my house currently. So, my question is, why would we need that? We already have a proven track record that water does seep into the ground.

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Chairwomen Anderson: The area where the building is sitting, has previously been pervious. With 3500 square feet of land that is no longer pervious that water will need to go somewhere else. So that's the issue. It's just the size of that area that is being replaced by impervious.

Greyson Sabin: Sure, I understand but it's going to where water is currently being penetrated.

Patrick O'Brien: I think we're getting out of line on this. The Commission can approve the item, but all subsequent things need to be addressed by our engineering division administratively. We can set a timeline to try and address that as soon as possible.

Chairwomen Anderson: Right. I hope that the record from this meeting alone shows how difficult it is when a project is brought to planning commission before it has been finalized through staff. I know that staff can agree that it would make their life easier if they were able to take the time to work on these projects, outside of planning commission, and bring it to us when they're ready to present it as recommended or not recommended. We can move on at this point, unless anyone else has comments.

Rodney Martin: After a certain amount of time the applicant has a right to have this brought before us, whether or not staff is finished with it, and so it is their right to bring this before us.

Chairwomen Anderson: I just think the process should be correct.

Rodney Martin: Well, okay. We have got to figure something out as a city to not be the city that people avoid building in. And that developers, engineers and contractors do not want to serve customers in, and I don't want our city losing money through lawsuits related to these approvals. Three of which I know are coming because of decisions, because of lack of whatever it is in our city, whether it's code text amendments, whether it's leeway, variance, whatever it is, we have got to do better. And when the mayor must be called because nothing is happening and he must step in, that should not have to happen in our city. Okay, there are unreasonable developers. There are unreasonable homeowners and people that try to push their agenda, and we must be here to ensure that things are done properly, but the frustration level of many people I know.... Now, having said that, there is a process some people just don't realize. There's a process, and they're like, "oh, I should just be able to sign this, and I'll be able to throw up whatever I want on my land." And that's not realistic either. So, we've got to do something. I know steps have been made and decisions have been made and people have been hired, and hopefully we can get rid of this stigma and that we can get to being amenable to sensible things in our city. And not get bogged down in things that are not necessary.

Chairwomen Anderson: Cody has a comment.

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Jenny Peay: I would like to make a comment. Just because I kind of come into the defensive staff here that all projects are not created equal. Depending on the project and depending on what is being submitted and how it is being submitted. There are addendums that may need to be made. I think it is reasonable that they have that opportunity to address those and bring those up. On drainage, especially an item an engineer must address so we don't create another issue for surrounding neighbors. I defend the staff because I think it's necessary for engineering to follow up on these, especially the size of the building. I think it's not just a 1000 square foot building. It is a larger wheel. Give staff the opportunity to follow up with you. And the one thing I would like to recommend to staff is to maybe give some light items that need to be addressed so it is clear cut for him.

Chairwomen Anderson: Thank you. I think we will move on to a motion at this point based on the three items that this structure needs to meet.

Rodney Martin moved to approve the proposed Residential Accessory Structure that is in excess of 1000 square feet, located at 770 N 350 E, American Fork City, UT 84003, in the Residential R1-9000 Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Chairwomen Anderson: Do we need to add anything about how this is only a land use approval or that is clear?

Patrick O'Brien: It is being approved subject to the required conditions.

Rodney Martin: "Subject to any conditions found in the staff report and recommended by the Fire Marshall."

Chairwomen Anderson: Right, okay.

Harold Dudley seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Jenny Peay	AYE

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Rodney Martin **AYE**

David Bird **AYE**

Harold Dudley **AYE**

The motion Passed

Greyson Sabin: Sorry for being disrespectful, I am just trying to voice my opinion.

Rodney Martin: We have been sworn at, so it's fine. Having said what I said, I don't mean any disrespect to staff. I know you guys are working hard, and I don't know what the answer is. We've got to figure some things out.

Greyson Sabin: I'd like to say one last thing, the staff has been very responsive in getting back to me. I think what has been a bit hard is not knowing what's objectively going through the process or subjectively. Who has the final say on this?

Patrick O'Brien: That's what we're trying to figure out. We can only operate within the constraints of the code that exists right now. That's the honest fact of it. There are things that are outdated, we are growing into a larger city, we need to update all of that stuff. We are trying to improve that, and we appreciate your comments to help us figure out some of these things that need to be addressed.

Chairwomen Anderson: Just the nature of the beast. The current staff are working with a code that was written a long time ago. So, it's just this constant process of trying to update different parts and it's this mammoth document. Thank you. Good luck to you.

- b. Review and recommendation on a proposed Annexation Agreement, known as AF Utah LLC, located at approximately 6899 W 7750 N, American Fork City, UT 84003. On approximately 13 acres, the property will be annexed into American Fork City and be given the Transit Oriented Development (TOD) zoning designation.**

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Patrick O'Brien reviewed the background information. The applicant has applied for annexation within American Fork City. The project area looks to have the TOD zoning designation assigned to the land, which would be for Transit Oriented Developments. As the property resides in the Transit Core – Mixed Use Core any development to be put on this property will have a minimum requirement of 55 dwelling units to the acre. Additionally, any buildings fronting 200 South will have a requirement of 100 percent ground floor office and/or retail space. All buildings fronting any other street in the Transit Core – Mixed Use Core will require 25 percent ground floor office and/or retail space. The 25 percent equivalent may be satisfied collectively in one building or dispersed throughout the project area in various buildings.

The Annexation Agreement will talk about the Terms and Conditions of the agreement, one of which is the right of way to be conveyed to the City for 200 South and 250 South. 200 South will be classified as a Business Arterial and 250 South as a Local Thoroughfare. At approximately 100 West, located between 200 South and 250 South, there will be right of way conveyed for a pedestrian thoroughfare. All right of way to be conveyed to City will be shown on the street dedication map prepared by the Applicant and approved by the City.

Chairwomen Anderson: Any questions for planning?

Jenny Peay: Is there a way that you can scroll that out so we can see the property on the map?

Patrick O'Brien: There's not, but if you give me one second, I will just put it up on a on a regular land use map. Some of the requirements outlined in the code related to development is that any development that fronts 200 South needs a ground floor commercial or retail element. There's a minimum density associated with the zoning as well. This is going to be our major high-density area within the city. So, it makes sense to have our density specific to all of that, outlined as well. We welcome the annexation in, it's an island down there right now, so bringing that in we'll get rid of that unincorporated island. There're still a couple other holdouts throughout the southern part of the city, but eventually most of those will move in, and for anyone who wants to continue farming, we also welcome that use.

Harold Dudley: Does the county need to consent?

Patrick O'Brien: Everything in that process of things has been addressed with the county. The petition has gone on before the county and all the other relevant stakeholders that need to be notified because it's not leaving an island of unincorporated land. I don't think it needed to go through the public hearing with the county for that, sometimes if you're annexing land in and you're leaving a portion of unincorporated land, the county needs to say that they're okay with that. But in this case, it doesn't do that.

Chairwomen Anderson: Engineering, did you have anything?

Levi Burr: Not unless there's things you want to know specifically about.

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Patrick O'Brien: The public hearing is held before the City Council. The Planning Commission is not approving all of the annexation agreement, just the zoning element of it. The City Council will approve everything else; this is the land use part that planning commission is concerned about.

Jenny Peay moved to recommend approval for the proposed Annexation Agreement, located at approximately 6899 W 7750 N, American Fork City, UT 84003, subject to any conditions found in the staff report and recommended by the Fire Marshall.

David Bird seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Jenny Peay	AYE
Rodney Martin	AYE
David Bird	AYE
Harold Dudley	AYE

The motion Passed

Other Business

Patrick O'Brien updated the Planning Commission on the progress of the Code Rewrite project.

Other Business

Adjournment

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Rodney Martin motioned to adjourn the meeting.

David Bird seconded the motion.

Meeting adjourned at 6:53 PM

Angie McKee

Administrative Assistant I

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

Agenda Topic

Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Valve Box Detail, of the American Fork City Municipal Code. Combining Section 15.01.1400 Valve Box Detail and 15.01.1405 Secondary Water Valve Box Detail, the Code Text Amendment plans to revise and have one valve box detail for culinary water, pressurized irrigation and fire lines for American Fork City.

Background

The applicant has applied for a Code Text Amendment to amend Section 15.01.1405 of the American Fork City Municipal Code. The proposed amendment looks to revise and have one valve box detail for culinary water, pressurized irrigation and fire lines for American Fork City.

Potential Motions – Code Text Amendment

Approval

Madame Chair, I move to recommend approval for the proposed Code Text Amendment, amending Section 15.01.1405, titled Valve Box Detail relating to updating and creating water standard details for American Fork City and providing an effective date for the ordinance.

Denial

Madame Chair, I move to recommend denial for the proposed Code Text Amendment, amending Section 15.01, titled Valve Box Detail, relating to updating and creating water standard details for American Fork City.

Table

Madame Chair, I move to table action for the proposed Code Text Amendment, amending Section 15.01, titled Valve Box Detail, relating to updating and creating water standard details for American Fork City and instruct staff/developer to.....

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 15.01.1400 OF THE MUNICIPAL CODE OF AMERICAN FORK CITY, UTAH, RELATED TO VALVE BOX DETAIL.

WHEREAS, Chapter 15.01 of the American Fork Municipal Code relates to Development and Construction Standards of American Fork City;

WHEREAS, City Council desires to amend the standard for VALVE BOX DETAIL.;

WHEREAS, American Fork City finds it is in the best interest of the citizens of American Fork to make these amendments.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK that:

1. **SECTION 15.01.1400 of the Municipal Code of American Fork City, relating to Valve Box Detail, combining Section 15.01.1400 Valve Box Detail and 15.01.1405 Secondary Water Valve Box Detail which plans to revise and have one valve box detail for culinary water, pressurized irrigation and fire lines for American Fork City.**

**PART II
PROVISIONS AND ADOPTION**

SECTION 1. Severability

The sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of constitutionality of any of the remaining sections, paragraphs, sentences, clauses or phrases of this Ordinance.

SECTION 2. Amendments to be added to the City Code.

The City Council hereby directs that the provisions enacted by this ordinance shall be made and placed in the City Code.

SECTION 3. Effective Date

This ordinance shall take effect immediately upon its passage and publication as required by law.

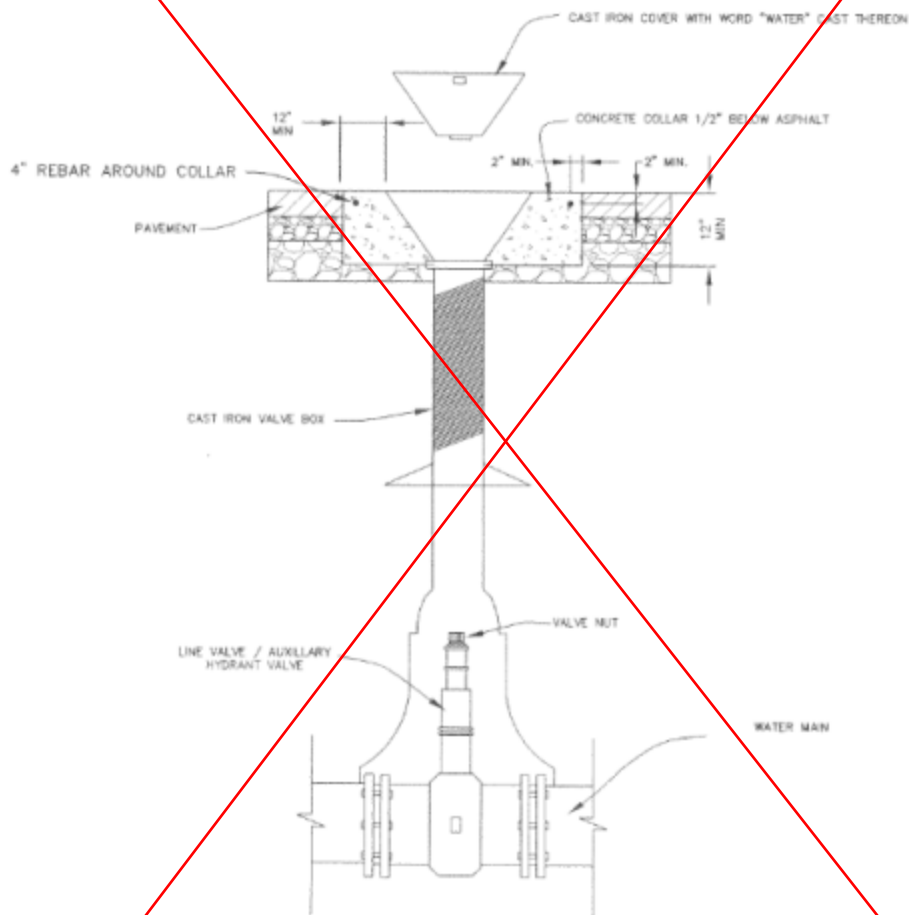
PASSED AND ADOPTED BY THE CITY COUNCIL OF AMERICAN FORK, STATE OF UTAH, ON THIS ____ DAY OF _____, 2023.

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder

Previous Version



VALVE BOX DETAIL

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



Northern
ENGINEERING AND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
DREX, UTAH 84057
(801) 852-5992

AMERICAN FORK CITY

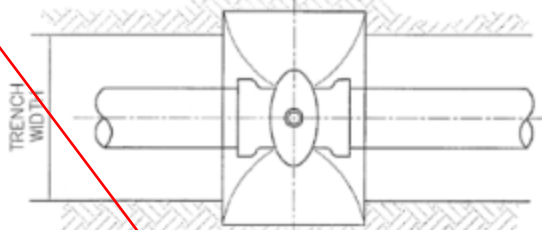
STANDARD DETAIL FOR

VALVE BOX DETAIL

DRAWING NO.

15.4

Previous Version



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

ASPHALTIC
CONCRETE PAVEMENT

GEOTEXTILE FABRIC
WRAPPED AROUND
VALVE AND VALVE
BOX

24" MIN.
COVER

8" MIN. OVERLAP

VALVE ENDS
FOR TYPE OF
PIPE INSTALLED

24"
MIN.

PEAGRAVEL BACKFILL AROUND
ALL VALVE BOXES

14 AWG TRACER WIRE

6" MIN.

UNDISTURBED EARTH

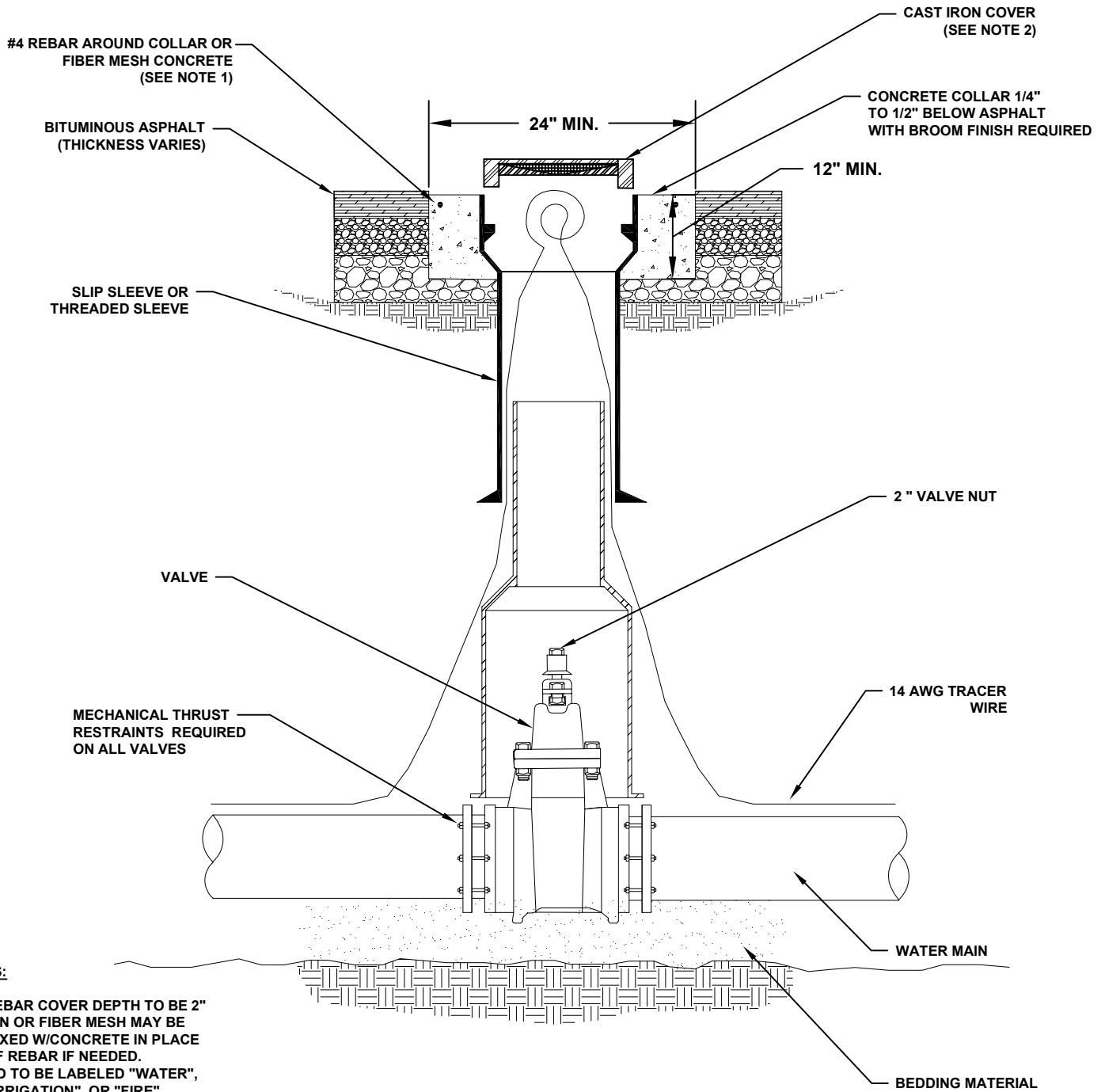
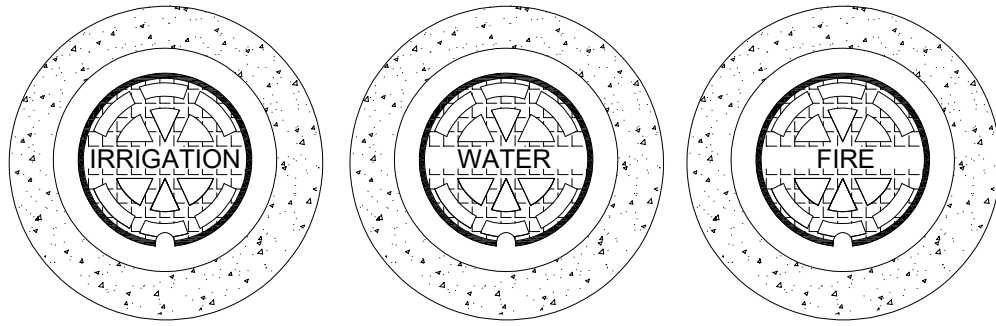
SECTION

NOTES:

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

VALVE BOX INSTALLATION

DESIGN:		STANDARD BRIDGE FILE	DRAWING NO.
DATE:			
BY:			
CHECK:			
SCALE:			
HORROCKS ENGINEER	ONE WEST HARBOR P.O. BOX 373 AMERICAN FORK (303) 743-5100	AMERICAN FORK CITY	SECONDARY WATER VALVE BOX DETAIL 15.4A



NOTES:

1. REBAR COVER DEPTH TO BE 2" MIN OR FIBER MESH MAY BE MIXED W/CONCRETE IN PLACE OF REBAR IF NEEDED.
2. LID TO BE LABELED "WATER", "IRRIGATION", OR "FIRE".
3. ASPHALT TO BE CUT BY CORING REQUIRED.

DRAWN: ASG
 REVISED: ASG
 DATE: JULY 2023
 SCALE: NTS



AMERICAN FORK CITY
 PUBLIC WORKS
 275 EAST 200 NORTH
 (801) 763-3060

STANDARD DETAIL FOR
 VALVE BOX DETAIL

DRAWING NO.
 15.4

Agenda Topic

Review and recommendation on an application for a Final Plat, known as The Flats at Lakeshore Landing Block 3 – Plat B, located at approximately 444 South 920 West, American Fork City, UT 84003. The Final Plat will be for approximately 1.56 acres and will be in the Transit Oriented Development (TOD) Zone.

BACKGROUND INFORMATION		
Location:		444 South 920 West
Project Type:		Final Plat
Applicants:		Roy Bartee - Ridgemark
Existing Land Use:		Transit Oriented Development
Proposed Land Use:		N/A
Surrounding Land Use:	North	Transit Oriented Development
	South	Residential Low Density
	East	Transit Oriented Development
	West	Transit Oriented Development
Existing Zoning:		TOD
Proposed Zoning:		N/A
Surrounding Zoning:	North	TOD
	South	TOD
	East	TOD
	West	TOD

Background

The applicant has applied for a Final Plat to develop apartments. The project looks to provide 75 total units in the area and be four stories in height. The Final Plat shows two (2) parcels in accordance with their lot widths, and they will provide shared parking between the two parcels for the apartment units. The applicant will need to provide and complete the entry numbers for the shared parking documents and reference documents before obtaining signatures for mylar.

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.

Sec 17.7.211 Planning Commission Acts On Final Plan/Plat And Supporting Materials

When the final plan/plat and supporting materials required for approval have been completed in final form, the plan/plat and supporting materials shall be placed on the agenda of the planning commission and the commission may act to recommend approval of the final plan/plat upon a finding that:

- A. The final plan/plat and supporting materials conform with terms of the preliminary approval.
- B. The final plan/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.

Upon a finding of approval, the chairman shall be authorized to sign the final subdivision plats, where applicable.

Project Conditions of Approval

- 1. Complete all entry numbers for shared parking documents and reference documents before obtaining signatures for mylar.

Findings of Fact

- 1. The Final Plat **MEETS** the requirements of Section 17.7.210

2. The Final Plat **MEETS** the requirements of Section 17.7.211

Project Map



Standards Conditions of Approval

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

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.

4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

The Final Plat **MEETS** the requirements of Section 17.7.210 and Section 17.7.211. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Final Plat

Approval

Madame Chair, I move to recommend approval for the proposed Final Plat, located at approximately 444 South 920 West, American Fork City, UT 84003, in the Transit Oriented Development (TOD) Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Denial

Madame Chair, I move to deny the proposed Final Plat, located at approximately 444 South 920 West, American Fork City, UT 84003, in the Transit Oriented Development (TOD) Zone.

Table

Madame Chair, I move to table action for the proposed Final Plat, located at approximately 444 South 920 West, American Fork City, UT 84003, in the Transit Oriented Development (TOD) Zone and instruct staff/developer to.....

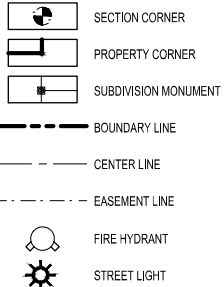
LAKESTORE LANDING BLOCK 1 PLAT B

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

ADDRESSES

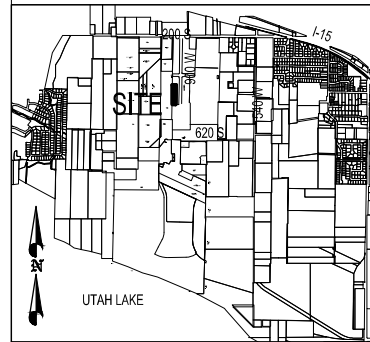
LOT 1G-1 & 1G-2 444 SOUTH 920 WEST

LEGEND



VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	1.59 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0306F
EFFECTIVE DATE:	JUNE 19, 2020

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 54-3a-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 NORTH 1692.92 FEET AND WEST 426.82 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 89°13'03" WEST 120.67 FEET; THENCE NORTH 00°42'28" EAST 48.11 FEET; THENCE NORTH 01°03'27" EAST 349.48 FEET; THENCE NORTH 00°53'50" EAST 181.48 FEET; THENCE SOUTH 89°40'47" EAST 117.41 FEET; THENCE SOUTH 00°29'16" WEST 131.63 FEET; THENCE SOUTH 00°42'16" WEST 448.37 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 69.073 SQUARE FEET IN AREA OR 1.59 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS 2

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. _____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THE ____ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME _____

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE ____ CITY COUNCIL ____ OF ____ AMERICAN FORK CITY ____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, A.D. ____.

____ MAYOR ____ CITY COUNCIL MEMBER

____ CITY COUNCIL MEMBER ____ CITY COUNCIL MEMBER

____ CITY COUNCIL MEMBER ____ CITY COUNCIL MEMBER

APPROVED ____ CITY ENGINEER ATTEST ____ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. ____ BY THE
____ AMERICAN FORK CITY ____ PLANNING COMMISSION

____ PLANNER ____ CHAIRMAN, PLANNING COMMISSION

LAKESTORE LANDING BLOCK 1 PLAT B

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50' FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CLERK-RECORDER SEAL

	American Fork City Development Review Committee
Planning and Zoning Reviewed copperman 08/21/2023	No comments
Fire Department Reviewed M. Sacco 08/21/2023	
Engineering Division Reviewed jhsu 08/17/2023	make sure to complete all entry NO: before obtain signatures for mylar.

Next Step
Approved with Conditions
Proceed to Planning
Commission on 09/06/2023

SYMBOLS

NO BASEMENTS ALLOWED
SLAB ON GRADE

SHARED PARKING DOCUMENTS:

SHARED PARKING FACILITIES ARE SUBJECT TO A RECORDED COVENANT SPECIFYING FUNDING, MAINTENANCE, INSURANCE, AND MAINTENANCE.

LOTS 1G-1 & 1G-2
RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS
ENTRY NO: _____

LOTS 1G-1 & 1G-2 & LAKESTORE LANDING TOWNHOME OWNERS ASSOCIATION
RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS
ENTRY NO: _____

NOTES

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

REFERENCE DOCUMENTS:

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

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

SURVEYOR
ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 1000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER
Berg
CIVIL ENGINEERING
11038 N. Highland Blvd. Suite 400
Highland UT 84003
Office: (801) 402-1277
cell: (801) 816-1677

SEWER & WATER AUTHORITY APPROVAL

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

SEWER & WATER AUTHORITY

Agenda Topic

Review and recommendation on an application for a Final Plat, known as The Flats at Lakeshore Landing – Block 3 Plat F, located at approximately 496 South 920 West, American Fork City, UT 84003. The Final Plat will be on approximately 0.94 acres and will be in the Transit Oriented Development (TOD) Zone.

BACKGROUND INFORMATION		
Location:		496 South 920 West
Project Type:		Final Plat
Applicants:		Roy Bartee - Ridgemark
Existing Land Use:		Residential Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Transit Oriented Development
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:		TOD
Proposed Zoning:		N/A
Surrounding Zoning:	North	TOD
	South	TOD
	East	TOD
	West	TOD

Background

The applicant has applied for a Final Plat to develop apartments. The project looks to provide 41 total units in the area and be four stories in height. The Final Plat shows two (2) parcels in accordance with their lot widths, and they will provide shared parking between the two parcels for the apartment units. The applicant will need to provide and complete the entry numbers for the shared parking documents and reference documents before obtaining signatures for mylar.

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.

Sec 17.7.211 Planning Commission Acts On Final Plan/Plat And Supporting Materials

When the final plan/plat and supporting materials required for approval have been completed in final form, the plan/plat and supporting materials shall be placed on the agenda of the planning commission and the commission may act to recommend approval of the final plan/plat upon a finding that:

- A. The final plan/plat and supporting materials conform with terms of the preliminary approval.
- B. The final plan/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.

Upon a finding of approval, the chairman shall be authorized to sign the final subdivision plats, where applicable.

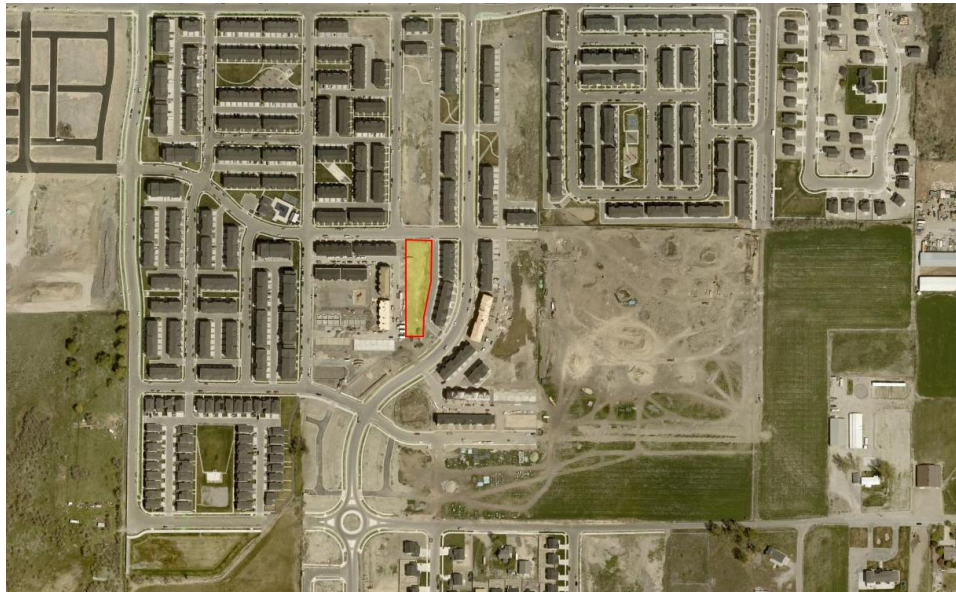
Project Conditions of Approval

- 1. Complete all entry numbers for shared parking documents and reference documents before obtaining signatures for mylar.
- 2. Remove the line indicated on the Final Plat by our engineer doing the review.

Findings of Fact

1. The Final Plat MEETS the requirements of Section 17.7.210
2. The Final Plat MEETS the requirements of Section 17.7.211

Project Map



Standards Conditions of Approval

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

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.

4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

The Final Plat **MEETS** the requirements of Section 17.7.210 and Section 17.7.211. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Final Plat

Approval

Madame Chair, I move to recommend approval for the proposed Final Plat, located at approximately 496 South 920 West, American Fork City, UT 84003, in the Transit Oriented Development (TOD) Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Denial

Madame Chair, I move to deny the proposed Final Plat, located at approximately 496 South 920 West, American Fork City, UT 84003, in the Transit Oriented Development (TOD) Zone.

Table

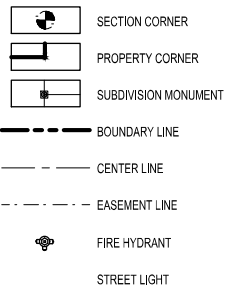
Madame Chair, I move to table action for the proposed Final Plat, located at approximately 496 South 920 West, American Fork City, UT 84003, in the Transit Oriented Development (TOD) Zone] and instruct staff/developer to.....

LAKESHORE LANDING BLOCK 3 PLAT F

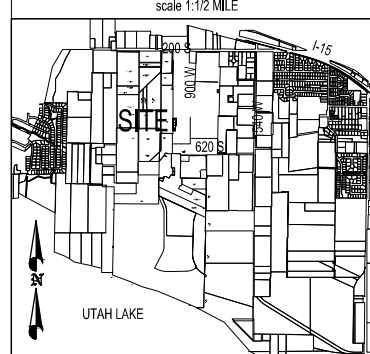
A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

ADDRESSES	
LOT 3C-1 & 3C-2	496 SOUTH 920 WEST

LEGEND



VICINITY SKETCH



TABULATIONS

DEVELOPMENT AREA	0.91 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0306F
EFFECTIVE DATE:	JUNE 19, 2020

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 54-8-2, 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 NORTH 1328.42 FEET AND WEST 461.34 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 89°18'21" WEST 91.24 FEET; THENCE NORTH 02°31'59" EAST 18.56 FEET; THENCE NORTH 00°42'25" EAST 346.27 FEET; THENCE SOUTH 89°13'03" EAST 120.59 FEET; THENCE SOUTH 00°51'39" WEST 156.66 FEET; THENCE SOUTH 12°45'06" WEST 135.61 FEET; THENCE SOUTH 01°38'03" WEST 75.62 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 39,824 SQUARE FEET IN AREA OR 0.91 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS 2

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. _____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THE ____ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME _____

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE ____ CITY COUNCIL ____ OF ____ AMERICAN FORK CITY ____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, A.D. ____.

____ MAYOR ____ CITY COUNCIL MEMBER

____ CITY COUNCIL MEMBER ____ CITY COUNCIL MEMBER

____ CITY COUNCIL MEMBER ____ CITY COUNCIL MEMBER

APPROVED ____ ATTEST ____
CITY ENGINEER CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. ____ BY THE
____ AMERICAN FORK CITY ____ PLANNING COMMISSION

____ PLANNER ____ CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 3 PLAT F

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50' FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CLERK-RECORDER SEAL

05/30/2023

SYMBOLS

NO BASEMENTS ALLOWED
SLAB ON GRADE

SHARED PARKING DOCUMENTS:

SHARED PARKING FACILITIES ARE SUBJECT TO A RECORDED COVENANT SPECIFYING FUNDING, MAINTENANCE, INSURANCE, AND MAINTENANCE.

LOTS 3C-1 & 3C-2
RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS
ENTRY NO: _____

REFERENCE DOCUMENTS:

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

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

NOTES

1. 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 SHALL BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

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

ENGINEER
Berg
CIVIL ENGINEERING
11038 N. Highland Blvd. Suite 400
Highland, UT 84003
Office: (801) 462-1277
cell: (801) 816-1677

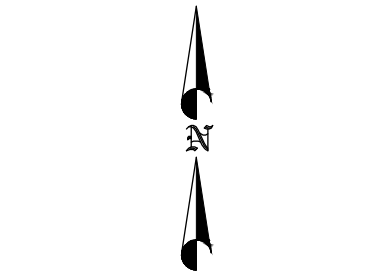
SEWER & WATER AUTHORITY APPROVAL

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

SEWER & WATER AUTHORITY

Next Step
Approved with Conditions

Proceed to Planning
Commission on 09/06/2023



SCALE 1"=50'

Agenda Topic

Review and action on an application for a Preliminary Plan, known as Surg LLC Office Building, located at approximately 1141 E 50 N, American Fork City, UT 84003. The Preliminary Plan will be on approximately 0.60 acres and will be in the PO-1 zone.

BACKGROUND INFORMATION		
Location:		1141 E 50 N
Project Type:		Commercial Site Plan
Applicants:		Justin Anderson
Existing Land Use:		Professional Office
Proposed Land Use:		Professional Office
Surrounding Land Use:	North	Professional Office
	South	Professional Office
	East	Professional Office
	West	Professional Office
Existing Zoning:		PO-1
Proposed Zoning:		PO-1
Surrounding Zoning:	North	PO-1
	South	PO-1
	East	PO-1
	West	PO-1

Background

The applicant has applied for a Final Plat to develop a one (1) Lot Subdivision. The project will be developed under the Surg Medical Plat “A” subdivision. The lot is approximately 0.60 acres in area, and the proposed building will be approximately 4039 square feet. The building will be used for Professional and Medical office space. The building will be two stories and approximately 30 feet in height.

Sec 17.7.205 Staff Submits Preliminary Plans, Documents, And Statements To Planning Commission - Public Notice Required

1. Upon completion of the technical review conference by the staff and other review agencies, and a determination that the materials are in a form suitable for consideration, the preliminary plan and supporting materials shall be placed on the agenda of the planning commission.
2. Public notice of any pending action by the planning commission regarding a proposed project shall be provided in the manner required for an amendment to the development code, as set forth under state law and Title 17.11 of this code.

Upon a finding of approval, the chairman shall be authorized to sign the final subdivision plats, where applicable.

Sec 17.7.206 Planning Commission Reviews And Takes Action On Preliminary Plans And Supporting Materials

1. The planning commission shall review the preliminary plans and supporting materials together with the findings of the staff review process and comments received at the public hearing, and shall act to approve the proposal, disapprove the proposal, or table action subject to receipt of additional materials or required changes, as applicable.
2. Approval by the planning commission shall not constitute final approval of the project but shall be deemed as approval to proceed with preparation of detailed engineering plans, landscaping plan, building elevation, project documentation (CC&Rs, cross-easement agreements, etc.) final plat (where the proposed project includes the subdivision of the property), water rights conveyance, and other supporting materials.

Project Conditions of Approval

1. N/A

Findings of Fact

1. The Preliminary Plan meets the requirements of Section 17.7.205 and Section 17.7.206.

Project Map



Standards Conditions of Approval

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

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.

3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

The Preliminary Plan meets the requirements of Section 17.7.205 and Section 17.7.206. Staff recommends APPROVING the application.

Potential Motions – Preliminary Plan

Approval

Madame Chair, I move to recommend approval for the proposed Preliminary Plan, located at 1141 E 50 N, American Fork City, UT 84003, in the PO-1 zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Denial

Madame Chair, I move to deny the proposed Preliminary Plan, located at 1141 E 50 N, American Fork City, UT 84003, in the PO-1 zone.

Table

Madame Chair, I move to table action for the proposed Preliminary Plan, located at 1141 E 50 N, American Fork City, UT 84003, in the PO-1 zone and instruct staff/developer to.....

Agenda Topic

Review and recommendation on an application for a Final Plat, known as Surg LLC Office Building, located at approximately 1141 E 50 N, American Fork City, UT 84003. The Final Plat will be on approximately 0.60 acres and will be in the PO-1 zone.

BACKGROUND INFORMATION		
Location:		1141 E 50 N
Project Type:		Commercial Site Plan
Applicants:		Justin Anderson
Existing Land Use:		Professional Office
Proposed Land Use:		Professional Office
Surrounding Land Use:	North	Professional Office
	South	Professional Office
	East	Professional Office
	West	Professional Office
Existing Zoning:		PO-1
Proposed Zoning:		PO-1
Surrounding Zoning:	North	PO-1
	South	PO-1
	East	PO-1
	West	PO-1

Background

The applicant has applied for a Final Plat to develop a one (1) Lot Subdivision. The project will be developed under the Surg Medical Plat “A” subdivision. The lot is approximately 0.60 acres in area, and the proposed building will be approximately 4039 square feet. The building will be used for Professional and Medical office space. The building will be two stories and approximately 30 feet in height.

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.

Sec 17.7.211 Planning Commission Acts On Final Plan/Plat And Supporting Materials

When the final plan/plat and supporting materials required for approval have been completed in final form, the plan/plat and supporting materials shall be placed on the agenda of the planning commission and the commission may act to recommend approval of the final plan/plat upon a finding that:

- A. The final plan/plat and supporting materials conform with terms of the preliminary approval.
- B. The final plan/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.

Upon a finding of approval, the chairman shall be authorized to sign the final subdivision plats, where applicable.

Project Conditions of Approval

- 1. Address all third-party reviews and staff comments.
- 2. Address a minor comment from JUB 3rd party reviewer, transfer multiple tax ID parcels into one.

Findings of Fact

- 1. The Final Plat meets the requirements of Section 17.7.210. Staff recommends APPROVING the application WITH CONDITIONS.

Project Map



Standards Conditions of Approval

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

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.

3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

The Final Plat meets the requirements of Section 17.7.210 and Section 17.7.211. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Final Plat

Approval

Madame Chair, I move to recommend approval for the proposed Final Plat, located at 1141 E 50 N, American Fork City, UT 84003, in the PO-1 zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Denial

Madame Chair, I move to deny the proposed Final Plat, located at 1141 E 50 N, American Fork City, UT 84003, in the PO-1 zone.

Table

Madame Chair, I move to table action for the proposed Final Plat, located at 1141 E 50 N, American Fork City, UT 84003, in the PO-1 zone and instruct staff/developer to.....

Agenda Topic

Review and action on an application for a Commercial Site Plan, known as Surg LLC Office Building, located at approximately 1141 E 50 N, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 0.60 acres and will be in the PO-1 zone.

BACKGROUND INFORMATION		
Location:		1141 E 50 N
Project Type:		Commercial Site Plan
Applicants:		Justin Anderson
Existing Land Use:		Professional Office
Proposed Land Use:		Professional Office
Surrounding Land Use:	North	Professional Office
	South	Professional Office
	East	Professional Office
	West	Professional Office
Existing Zoning:		PO-1
Proposed Zoning:		PO-1
Surrounding Zoning:	North	PO-1
	South	PO-1
	East	PO-1
	West	PO-1

Background

The applicant has applied for a Commercial Site Plan to develop an office building. The project will be developed under the Surg Medical Plat “A” subdivision. The lot is approximately 0.60 acres in area, and the proposed building will be approximately 4039 square feet. The building will be used for Professional and Medical office space. The building will be two stories and approximately 30 feet in height.

Parking Tabulations:

Professional Office: 4701 square feet @ 4/1000 = 18.8 parking stalls.

Medical Office: 2315 square feet @ 4.5/1000 = 10.5 parking stalls

Total required parking stalls = 29.3

Total parking stalls required including 2 ADA stalls = 32

Section 17.6.101 – Administrative Site Plan Review

Wherever the terms of this code require submission and approval of a site plan, such review shall be conducted in accordance with the following provisions.

1. Planning commission to approve. The planning commission, acting in an administrative capacity, shall have the function, duty and power to approve or disapprove a project plan and to attach such modifications or conditions as may be deemed appropriate to improve the layout, to ensure that the project will not pose any detrimental effect to persons or property, or to protect the health, safety, and general welfare of the citizens of the city.
2. Application required. Application for site plan approval shall be submitted on forms provided by the city and shall be accompanied by maps and drawings showing the following:
 - a. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
 - b. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
 - c. A landscaping plan showing the location, types, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
 - d. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
 - e. The locations of solid waste receptacles and trash pick-up areas.
3. Appeals permitted. Any person aggrieved by a determination of the planning commission may request a hearing before the city council who shall have the authority to reverse, affirm or modify any decision of said commission. Any such appeal shall be filed within ten days of the determination of the planning commission.
4. Issuance of a permit. A building permit shall not be issued for any building or structure or external alterations thereto until the provisions of this section have been complied with. Any construction not in conformance with an approved site plan shall be considered a

violation of this code. Any building permit issued shall ensure that development is undertaken and completed in conformity with the plans as approved.

5. Expiration of Site plan approval. A site plan approval issued pursuant to this section shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the approval is not commenced within two (2) years of the date of the approval. Up to a twelve (12) month extension may be approved by the land use authority subject to payment of an extension fee equal to one-half of the current filing fee.

Project Conditions of Approval

1. Pending 3rd party Geo review.

Findings of Fact

1. The Commercial Site Plan meets the requirements of Section 17.6.101 and 17.4.406.

Project Map



Standards Conditions of Approval

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

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4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.

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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 Commercial Site Plan meets the requirements of Section 17.6.101 and 17.4.406. Staff recommends APPROVING the application.

Potential Motions – Commercial Site Plan

Approval

Madame Chair, I move to recommend approval for the proposed Commercial Site Plan, located at 1141 E 50 N, American Fork City, UT 84003, in the PO-1 zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Denial

Madame Chair, I move to deny the proposed Commercial Site Plan, located at 1141 E 50 N, American Fork City, UT 84003, in the PO-1 zone.

Table

Madame Chair, I move to table action for the proposed Commercial Site Plan, located at 1141 E 50 N, American Fork City, UT 84003, in the PO-1 zone and instruct staff/developer to.....

SURG MEDICAL/PROFESSIONAL OFFICE BLDG.

ADDRESS: 1141 EAST 50 NORTH

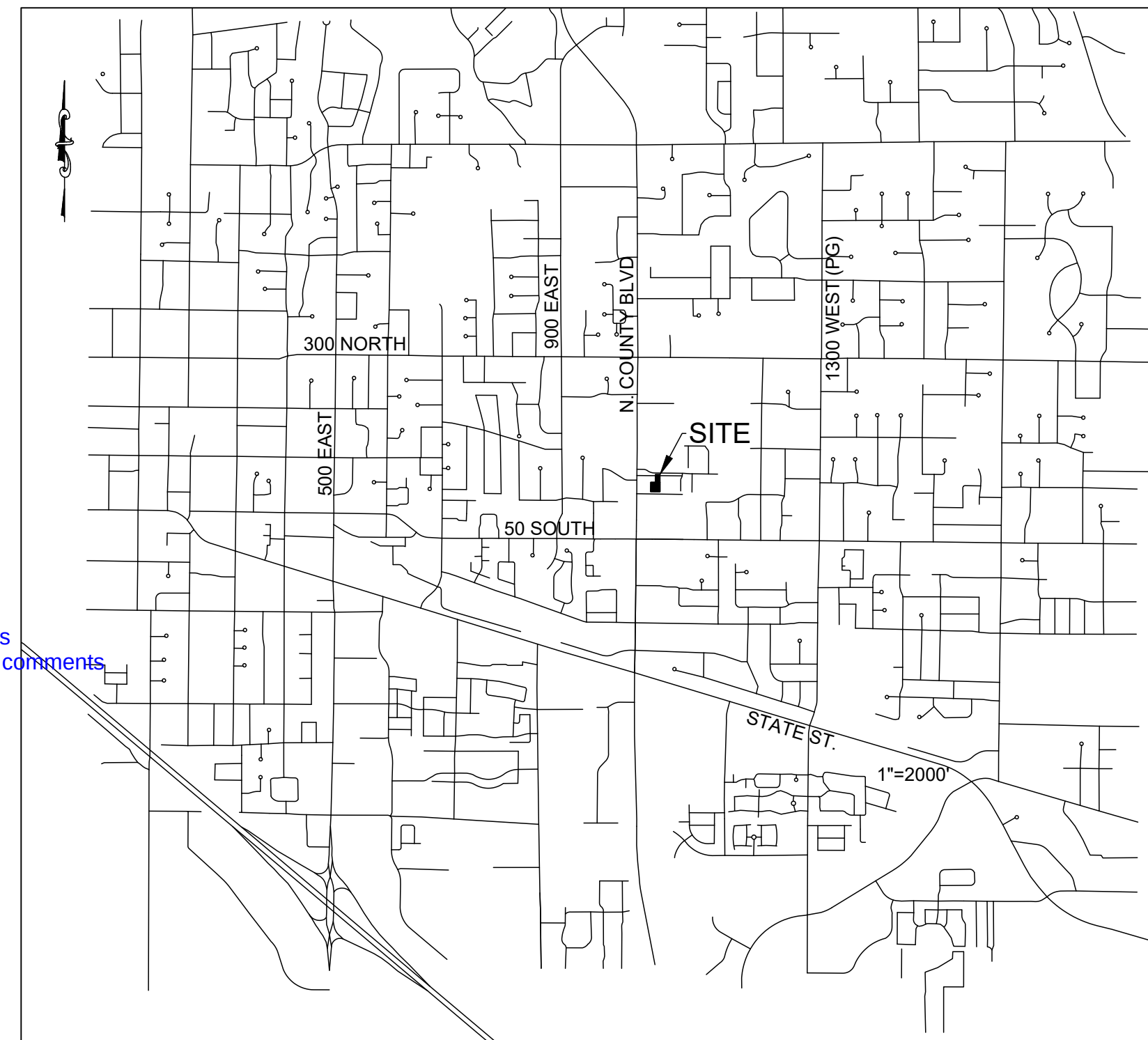
SITUATED IN THE SOUTHWEST QUARTER
OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK, UTAH COUNTY, UTAH

Next Step:

**Approved
Proceed to Planning
Commission**



Comment on Landscape Plan regarding the trash enclosure



VICINITY MAP

CONTACT LIST:

COMPANY	CONTACT	PHONE
CENTURY LINK - TELEPHONE	Bill Westfall	(435) 623 4252
ROCKY MNT. POWER - POWER	Teria Walker	(801) 756 1310
COMCAST - CABLE	Elysia Valdez	(801) 401 3017
COMCAST - FIBER TEL	Sade Christensen	(801) 369 7360
QUESTAR GAS - GAS (FOREMAN)	Wendy Edwards	(801) 853 8153
QUESTAR GAS - GAS (HP)	Gaylan Sorensen	(801) 370 6577
DOMINION ENERGY - GAS	Trent Johnson	(801) 853 6548
AMERICAN FORK CITY - WATER	Jay Brems	(801) 763 3060
AMERICAN FORK CITY - SEWER	Ashton Hardy	(801) 763 3060
AMERICAN FORK CITY - STORM	Ashton Hardy	(801) 763 3060
AMERICAN FORK CITY - SWPPP	Harlan Nielson	(801) 763 3060
AMERICAN FORK CITY - P.I.	Jay Brems	(801) 763 3060
AMERICAN FORK CITY - PLANNING	Patrick O'Brien	(801) 763 3060
AMERICAN FORK CITY - ENGINEERING	Ben Hunter	(801) 763 3060
AMERICAN FORK CITY - INSPECTOR	Dee Howard	(801) 763 3060
FIRE MARSHALL - FIRE DEPT	Mat Sacco	(801) 763 3045
AF FIBER	Kyle Petersen	(801) 400-2933
AF FLOOD IRRIGATION COMPANY	Ernie John	(801) 471 6576
FIRE & RESCUE		911
TIMPANOGOS SPECIAL SERVICE DISTRICT	David Barlow	(801) 756 5231

ABBREVIATION TABLE

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
SF	SQUARE FOOTAGE
P.U.E.	PUBLIC UTILITY EASEMENT
SL&M	SALT LAKE BASE & MERIDIAN
COR	CORNER
N	NORTH
S	SOUTH
E	EAST
W	WEST
P.I.	PRESSURIZED IRRIGATION
SS	SANITARY SEWER
SD	STORM DRAIN
T	TOWNSHIP
R	RANGE
ROP	REINFORCED CONCRETE PIPE
WM	WATER METER
CB	CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT
L.F.	LINEAR FEET
S=%	SLOPE
IE	INVERT ELEVATION
C.O.	CLEAN OUT
SL	SEWER LATERAL

NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE AND ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

REFERENCE NOTES

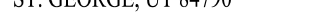
1. SEE SHEET C2 FOR SETBACK DIMENSIONS.
2. SEE SHEET C2 FOR BUILDING & OCCUPANCY INFORMATION.
3. SEE SHEET C2 FOR PARKING CALCULATIONS INCLUDING ADA STALLS.
4. SEE SHEET C2 FOR SITE TABULATIONS.

SHEET INDEX

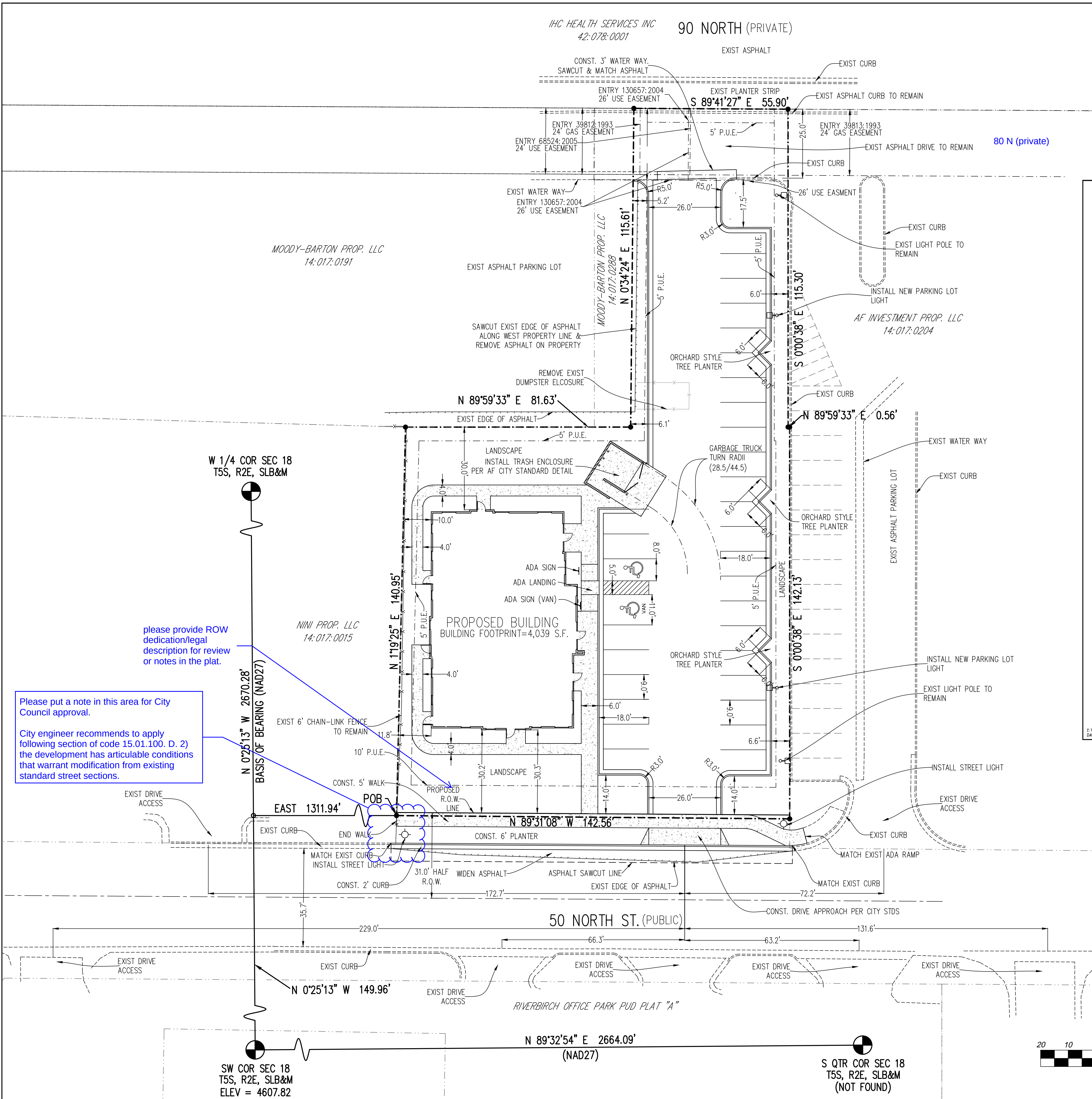
- | | |
|----|---|
| C1 | COVER SHEET |
| C2 | SITE PLAN |
| C3 | UTILITY PLAN |
| C4 | GRADING & DRAINAGE PLAN |
| C5 | EROSION CONTROL PLAN |
| C6 | BMP DETAILS |
| C7 | BMP DETAILS |
| C8 | AMERICAN FORK STANDARD CONSTRUCTION NOTES |
| C9 | DETAIL SHEET |



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

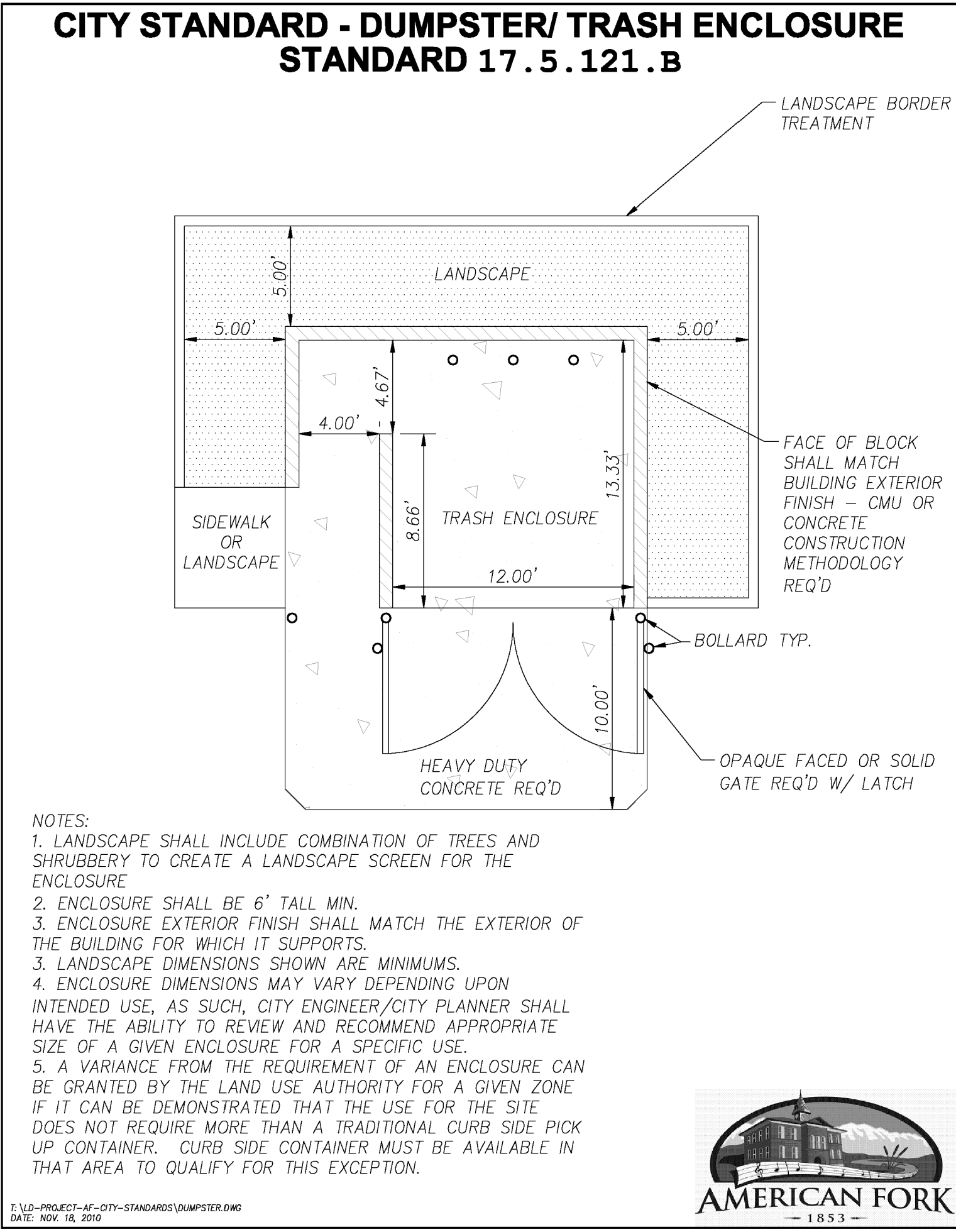
BENCH MARK		REVISIONS			DESERT EDGE ARCHITECTURE		SURG MEDICAL/PROFESSIONAL OFFICE BLDG.			
SOUTHWEST CORNER, SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4607.82		Rev.	Date	Description	720 S. RIVER ROAD BLDG D, SUITE 2100B ST. GEORGE, UT 84790		AMERICAN FORK 1141 EAST 50 NORTH		UTAH	
		1	07/13/23	REVISED PER CITY COMMENTS	 David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 735-4545 dwp@exceedengineer.com		Drawn by: D.W.P.		COVER SHEET	Scale: NTS
		2	08/17/23	REVISED PER CITY COMMENTS			Designed by: D.W.P.			Date: 02/25/22
							Checked by:			C1
							D.W.P.			





ON-SITE PAVEMENT DESIGN
3" ASPHALT
6" UNTREATED ROAD BASE*

*STABILIZATION MAY BE REQUIRED. SEE GEOTECHNICAL STUDY PREPARED BY EARTHTEC ENGINEERING PREPARED ON 2/3/2022



- GENERAL SITE NOTES**
- CURRENT ZONING: PO-1
 - ALL CONSTRUCTION TO CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
 - SURVEYING BY AZTEC ENGINEERING
 - TYPE OF BUILDING: PROFESSIONAL & MEDICAL OFFICE
 - TYPE OF OCCUPANCY: B
 - TYPE OF CONSTRUCTION: V-B (WOOD CONSTRUCTION)
 - BUILDINGS TOTAL SQUARE FOOTAGE:
LEVEL 1: 3,968 S.F. (3,508 S.F. GROSS AREA EXCL. STAIRS AND ELEVATORS)
LEVEL 2: 3,968 S.F. (3,508 S.F. GROSS AREA EXCL. STAIRS AND ELEVATORS)
TOTAL: 7,936 S.F. (7,016 S.F. GROSS AREA EXCL. STAIRS AND ELEVATORS)
 - PARKING TABULATIONS:
GROSS BUILDING AREA EXCLUDING STAIRS AND ELEVATORS
PROFESSIONAL OFFICE: 4,701 S.F. @ 4 PER 1,000 = 18.8 STALLS
MEDICAL OFFICE: 2,315 S.F. @ 4.5 PER 1,000 = 10.5 STALLS
TOTAL REQUIRED PARKING STALLS: 29.3 STALLS
TOTAL PROVIDED PARKING STALLS INCLUDING 2 ADA: 32 STALLS
 - NO FIRE SPRINKLERS ARE PROPOSED.
 - PAVEMENT SECTION: SEE NOTE ON THIS SHEET
 - THERE IS NO GREASE TRAP PROPOSED FOR THIS BUILDING
 - BUILDING HEIGHT = SEE BUILDING ELEVATIONS
 - SEE UTILITY PLAN AND LIGHTING PLAN FOR LIGHT LOCATIONS
 - FLOOD ZONE DESIGNATION: ZONE X, FIRM MAP PANEL #: 49049C0169F
EFFECTIVE DATE: JUNE 19, 2020.

SITE TABULATIONS:

TOTAL PROPERTY AREA = 26,465 S.F.
R.O.W. AREA = 180 S.F.
RESULTING LOT AREA = 26,285 S.F. = 100%
BUILDING FOOTPRINT AREA = 4,039 S.F. = 15.4%
IMPERVIOUS AREA = 15,026 S.F. = 57.2%
LANDSCAPE AREA = 7,220 S.F. = 27.5%

BOUNDARY DESCRIPTION

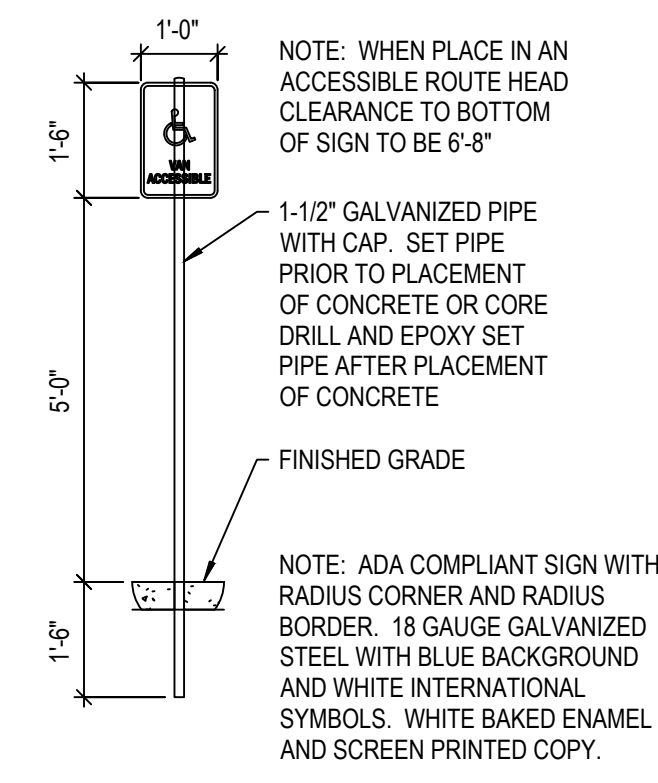
SEE PLAT FOR LEGAL DESCRIPTIONS OF NORTH & SOUTH PARCEL.

NOTES TO CONTRACTOR

- CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

Please put a note in this area for City Council approval.

City engineer recommends to apply following section of code 15.01.100. D. 2) the development has articulable conditions that warrant modification from existing standard street sections.



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

BENCH MARK		REVISIONS	
SOUTHWEST CORNER, SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4607.82	Rev.	Date	Description
	1	07/13/23	REVISED PER CITY COMMENTS
	2	08/17/23	REVISED PER CITY COMMENTS

DESERT EDGE ARCHITECTURE		SURG MEDICAL/PROFESSIONAL OFFICE BLDG.	
720 S. RIVER ROAD BLDG D, SUITE 2100B ST. GEORGE, UT 84790		AMERICAN FORK 1141 EAST 50 NORTH UTAH	
 David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com	Drawn by: D.W.P.	SITE PLAN	Scale: 1"=20'
			Date: 02/25/22
			C2

90 NORTH (PRIVATE)

STORM DRAIN KEYED NOTES

1. CONST. 2'X3' CATCH BASIN & 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4601.90, GRATE=4601.40, 8" IE IN=4599.23, 15" IE OUT=4598.65, BOTTOM OF MH=4595.52
2. CONST. 20.0 L.F. 15" ADS HP STORM @ S=1.0%
3. CONST. 5' DIA. SUMP W/ GRAVEL AREA AROUND THE OUTSIDE (SEE AF DETAIL 15.14 ON SHEET D9), GRAVEL AREA IS 22.5' WIDE X 22.5' LONG X 15' DEEP. RIM=4602.07, TOP OF GRAVEL=4600.07, 15" IE IN=4598.45, BOTTOM MANHOLE SIDES=4587.07, BOTTOM OF GRAVEL=4585.07, GROUND WATER NOT ENCOUNTERED IN TEST PIT.
4. CONST. 126.7 L.F. 8" HDPE SD PIPE @ S=1.3%
5. CONST. 10' NYLOPLAST DRAIN BASIN W/ STD. GRATE, GRATE=4603.10, 8" IE THRU=4600.93
6. CONST. 66.8 L.F. 8" HDPE SD PIPE @ S=0.8%
7. CONST. 10' NYLOPLAST DRAIN BASIN W/ STD. GRATE, GRATE=4603.75, 8" IE THRU=4601.46
8. CONST. 52.6 L.F. 8" HDPE SD PIPE @ S=0.7%
9. CONST. 10' NYLOPLAST DRAIN BASIN W/ STD. GRATE, GRATE=4604.00, 8" IE OUT=4601.83
10. INSTALL 6" ADS ROOF DRAIN PIPE @ S=1% MIN. CONNECT INTO INLET BOX OR INTO 8" PIPE WITH INSERT-A-TEE.
11. COORDINATE DOWNSPOUT/ROOFDRAIN BUILDING CONNECTION WITH MECHANICAL PLANS.

EXIST 6" CHAIN-LINK FENCE TO REMAIN

10' P.U.E.
DEVELOPER TO INSTALL 4-WAY FUTURE PATH MICRO CONDUIT ON BEHALF OF THE CITY AND AS SPECIFIED IN THE CITY'S COMMUNICATION DESIGN STANDARDS AND ORDINANCE

CONST. 1" P.I. SERVICE & METER

CONST. 1.5" CUL. SERVICE & METER

INSTALL STREET LIGHT

CONNECT TO EXIST CUL.

PATCH ASPHALT

CONNECT TO EXIST P.I.

PROPOSED BUILDING
BUILDING FOOTPRINT=4,039 S.F.

EXIST SSMH
EXIST RIM=4604.60
LOWER RIM TO
ELEV=4603.45
FL(S)=4592.05
FL(E/W)=4590.85

CONST. SEWER CLEANOUT

EXIST 15" SEWER (RCP)

(CONST. 31 L.F. 4" SEWER LATERAL @ S=2% MIN.)

EXIST 8" SEWER (PVC)

50 NORTH ST. (PUBLIC)

EXIST 4" P.I. (PVC C900)

INSTALL NEW PARKING LOT LIGHT

EXIST LIGHT POLE TO REMAIN

EXIST SD SUMP RIM=4601.30

EXIST SD INLET GRATE=4600.9

INSTALL STREET LIGHT

EXIST SSMH RIM=4603.24 FL=4591.24

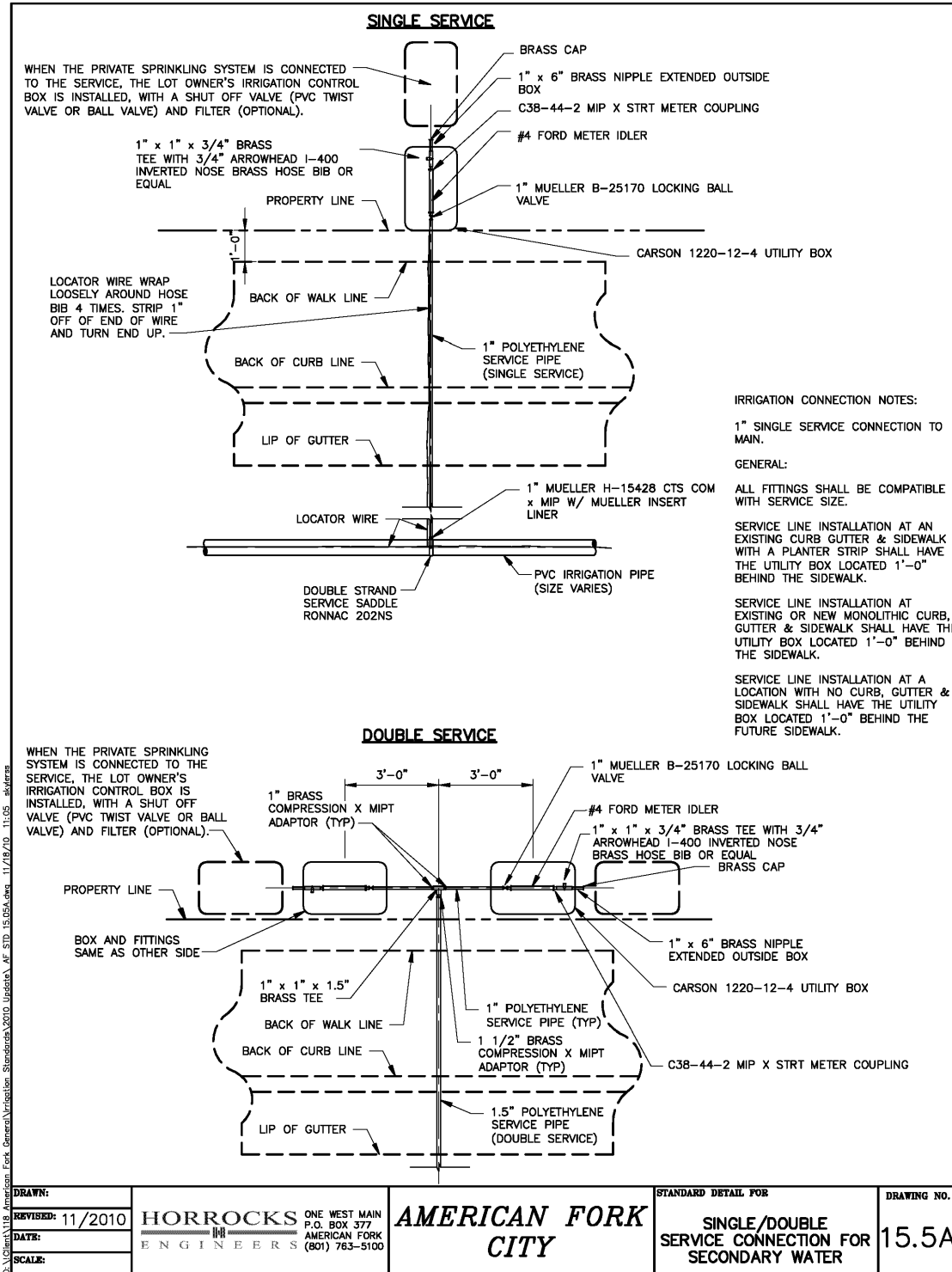
EXIST SD SUMP RIM=4601.83

CONNECT LATERAL TO EXISTING SEWER MAIN

EXIST 8" CUL. (DIP)



Scale 1" = 20'



NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE AND ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

STORM DRAIN DESIGN

SEE KEYED NOTES ON GRADING PLAN FOR STORM DRAIN DESIGN.

SEWER NOTES:

1. ALL SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY OF AMERICAN FORK PUBLIC WORKS DEPARTMENT BEFORE BACKFILLING IS ACCOMPLISHED.
2. SEWER LATERALS ARE TO BE INSTALLED AT A MINIMUM SLOPE OF 2%.
3. NEW SERVICE LATERALS SHALL BE PVC PLASTIC PIPE CONFORMING TO ASTM D3034 SDR35
4. ALL LATERAL CONNECTIONS SHALL "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.
5. THERE SHALL BE A MINIMUM 3 FEET OF COVER OVER ALL SEWER LATERAL LINES AND 3.5 FEET MINIMUM COVER AT PROPERTY LINE.
6. THERE SHALL BE A MAXIMUM DISTANCE OF 5 FEET FROM THE FOUNDATION WALL TO THE FIRST EXTERIOR CLEANOUT WITH A MAXIMUM DISTANCE BETWEEN CLEANOUTS OF 75 FEET.
7. THERE SHALL A BE CLEANOUT AT ANY 90° BEND OR ANY COMBINATION OF BENDS IN EXCESS OF 90°.
8. CLEANOUT STANDPIPE CAN BE CAST IRON OR IRON OR PVC WITH CAST IRON CAP OR BRASS CAP.
9. ALL CLEANOUTS SHALL REMAIN VISIBLE AND ACCESSIBLE.
10. ALL SEWER CONSTRUCTION MUST CONFORM TO AF CITY STANDARD DRAWINGS.

WATER NOTES:

1. ALL WATER MAINS, TRANSMISSION AND DISTRIBUTION LINES, SHALL BE CONSTRUCTED USING DUCTILE IRON IN ACCORDANCE WITH AWWA C151 AND ANSI A-21.51
2. DUCTILE IRON PIPE SHALL BE CLASS 50 FOR SLIP-ON OR MECHANICAL JOINT PIPING (CLASS 51 FOR 6 INCH SIZE AND UNDER) AND CLASS 53 FOR FLANGED JOINT PIPING UNLESS OTHERWISE REQUIRED BY THE CITY ENGINEER.
3. ALL WATER CONSTRUCTION TO CONFORM TO AF CITY STANDARD DRAWINGS.
4. WATER LINE MIN. COVER IS 48" TO TOP OF PIPE.
5. WATER SERVICE MATERIAL TO BE TYPE K COPPER TUBING.

GENERAL UTILITY NOTES:

1. THERE ARE NO EXISTING LAND DRAINAGE SYSTEMS, WETLANDS, OR DRAINAGE AREAS TRIBUTARY TO THIS SITE.
2. NO UTILITY LINE EXTENSIONS REQUIRED FROM ADJACENT PROPERTY OWNERS.
3. ALL CONSTRUCTION SHALL CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
4. ALL ROOF DRAINS WILL BE CONVEYED TO THE APPROPRIATE UNDERGROUND FACILITY WHERE POSSIBLE, NOT CONVEYED ACROSS PARKING OR SIDEWALK. ROOF DRAINS SHOULD DISCHARGE AT LEAST 10 FEET FROM FOUNDATIONS OR BACKFILL LIMITS, WHICHEVER IS GREATER. CONNECT ALL ROOF DRAINS TO STORM DRAIN PIPING SHOWN WHERE POSSIBLE.

FEMA FLOOD_ZONE

FLOOD_ZONE DESIGNATION: ZONE X,

FIRM MAP PANEL #: 49049C0169F

EFFECTIVE DATE: JUNE 19, 2020.

UTILITY LEGEND

- 6"PH FIRE HYDRANT
- 8"W PRESSURE IRRIG.
- 8"W CULINARY WATER
- 8"SS SEWER PIPE PVC SDR-35
- 15"SD STORM DRAIN PIPE
- EDGE OF ASPHALT
- FENCE
- OVERHEAD POWER LINE
- GAS LINE

FIRE HYDANT NOTE

1. CONSTRUCTION TYPE = VB
2. TOTAL SQUARE FOOTAGE = 7,430 S.F.
3. REQUIRED FIRE FLOW = 2,250 GPM
4. 25% FLOW REDUCTION FOR FIRE SPRINKLERS PROVIDED IN ONE BUILDING = 1,690 GPM
5. HYDRANTS REQUIRED FOR 1,690 GPM = 1
6. THE EXISTING FIRE HYDRANT AT THE NORTHEAST CORNER SATISFIES THIS REQUIREMENT.



SURVEYOR: **AZTEC ENGINEERING INC.**
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BENCH MARK

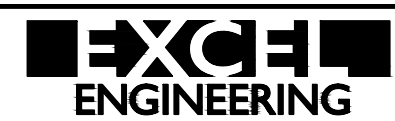
SOUTHWEST CORNER, SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 4607.82

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DESERT EDGE ARCHITECTURE

720 S. RIVER ROAD BLDG D, SUITE 2100B
ST. GEORGE, UT 84790



David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P. (801) 756-4504; david@excelcivil.com

SURG MEDICAL/PROFESSIONAL OFFICE BLDG.

AMERICAN FORK 1141 EAST 50 NORTH UTAH

Drawn by:

D.W.P.

Designed by:

D.W.P.

Checked by:

D.W.P.

UTILITY PLAN

Scale:

1"=20'

Date:

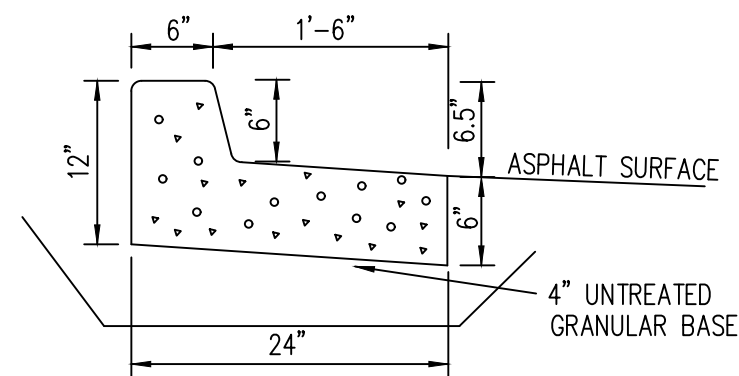
02/25/22

C3

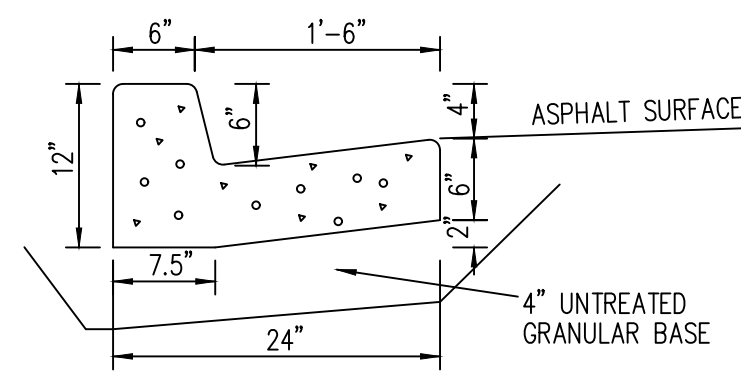
ROOF DRAINAGE NOTE
ROOF DRAIN LOCATIONS ARE SHOWN ON THIS PLAN

STORM DRAIN KEYED NOTES

1. CONST. 2'X3' CATCH BASIN & 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4601.90, GRATE=4601.40, 8" IE IN=4599.23, 15" IE OUT=4598.65, BOTTOM OF MH=4595.52
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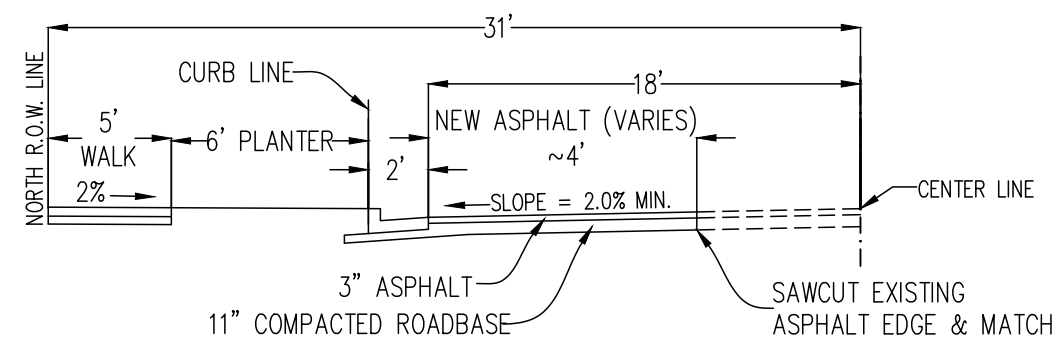
ON-SITE SPILL CURB
NOT TO SCALE



ON-SITE CARRY CURB
NOT TO SCALE

GRADING LEGEND

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
IE	INVERT ELEVATION
<0.00%	DIRECTION OF DRAINAGE
X (00.00)	EXISTING ELEVATION
00.00/TBC	PROPOSED ELEVATION
4600	EXISTING CONTOUR
4600	PROPOSED CONTOUR
10	STORM DRAIN KEYED NOTE
10	CARRY CURB (OTHER CURB IS SPILL)



50 NORTH 62' STREET HALF SECTION
NOT TO SCALE

ON-SITE PAVEMENT DESIGN

3" ASPHALT
6" UNTREATED ROAD BASE*

*STABILIZATION MAY BE REQUIRED. SEE GEOTECHNICAL STUDY PREPARED BY EARTHTEC ENGINEERING PREPARED ON 2/3/2022

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

BENCH MARK

SOUTHWEST CORNER, SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 4607.82

REVISIONS

Rev.	Date	Description
1	07/13/23	REVISED PER CITY COMMENTS
2	08/17/23	REVISED PER CITY COMMENTS

DESERT EDGE ARCHITECTURE

720 S. RIVER ROAD BLDG D, SUITE 2100B
ST. GEORGE, UT 84790



David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 736-4504; david@excelsior.com

SURG MEDICAL/PROFESSIONAL OFFICE BLDG.

AMERICAN FORK 1141 EAST 50 NORTH UTAH

Drawn by:
D.W.P.
Designed by:
D.W.P.
Checked by:
D.W.P.

GRADING & DRAINAGE PLAN

Scale:
1"=20'
Date:
02/25/22
C4

SURG MEDICAL/PROFESSIONAL OFFICE BLDG.

ADDRESS: 1141 EAST 50 NORTH

SITUATED IN THE SOUTHWEST QUARTER
OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK, UTAH COUNTY, UTAH

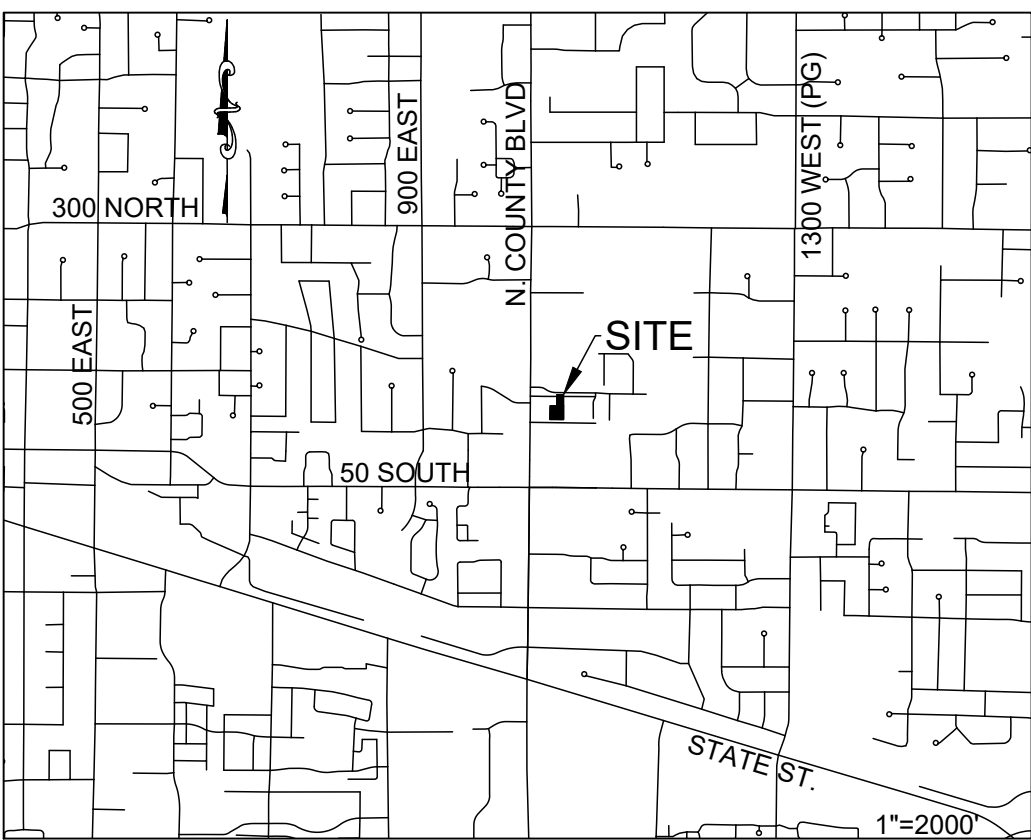
PERCOLATION RATE: 25 MINUTES PER INCH

DISTURBED AREA = 0.61 ACRES (ENTIRE SITE)

C-VALUE BEFORE CONSTRUCTION = 0.35
C-VALUE AFTER CONSTRUCTION = 0.68

NOTE: CIVIL ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE
IMPLEMENTATION OF THIS PLAN DURING CONSTRUCTION. SUCH
RESPONSIBILITY IS SOLELY THE CONTRACTOR'S.

VICINITY MAP



SWPPP CONTACT LIST:

COMPANY	CONTACT	PHONE
AF STORM DRAIN SEWER	Ashton Hardy	(801) 404 6162
AF STORM WATER INSPECTOR	Harlan Nielson	(801) 404 6361
AF FLOOD IRRIGATION COMPANY	Ernie Johns	(801) 756 6626
TIMPANOGOS SPECIAL SERVICE DISTRICT	David Barlow	(801) 756 5231
MITCHELL HOLLOW IRRIGATION	Dale Jones	(801) 768 8150

SITE OPERATOR IS RESPONSIBLE FOR THE FOLLOWING:

- SUBMITTING A NOTICE OF INTENT (NOI) TO THE UTAH STATE DIVISION OF WATER QUALITY. A COPY OF THE NOI MUST BE SUBMITTED TO AMERICAN FORK CITY.
- SUBMITTING A SWPPP DOCUMENT TO AMERICAN FORK CITY FOR APPROVAL BEFORE CONSTRUCTION.
- OBTAIN A LAND DISTURBANCE PERMIT FROM AMERICAN FORK CITY AT LEAST 15 DAYS PRIOR TO CONSTRUCTION.

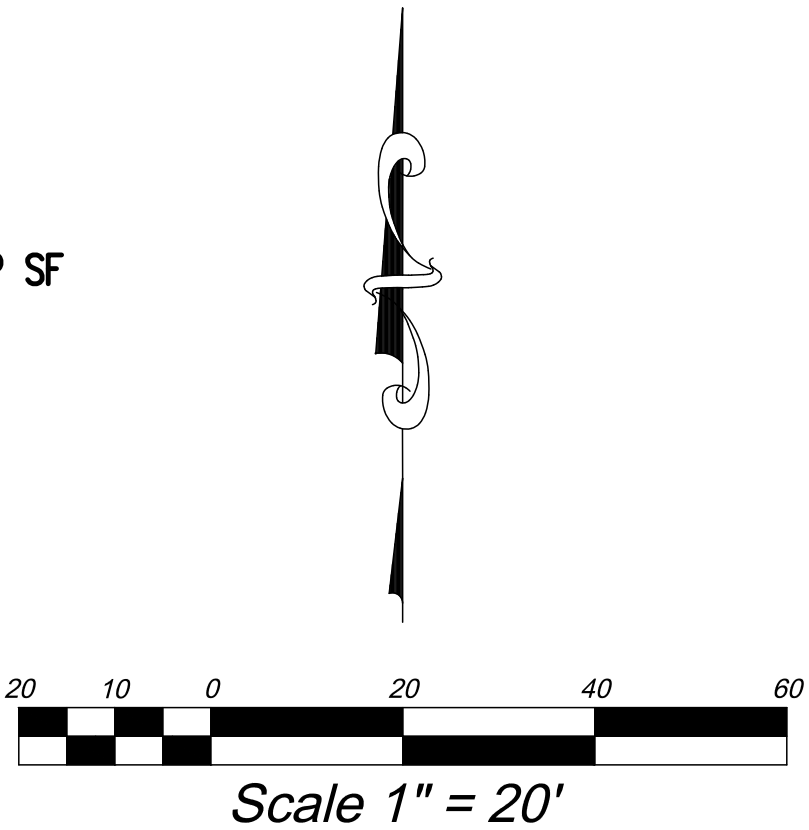
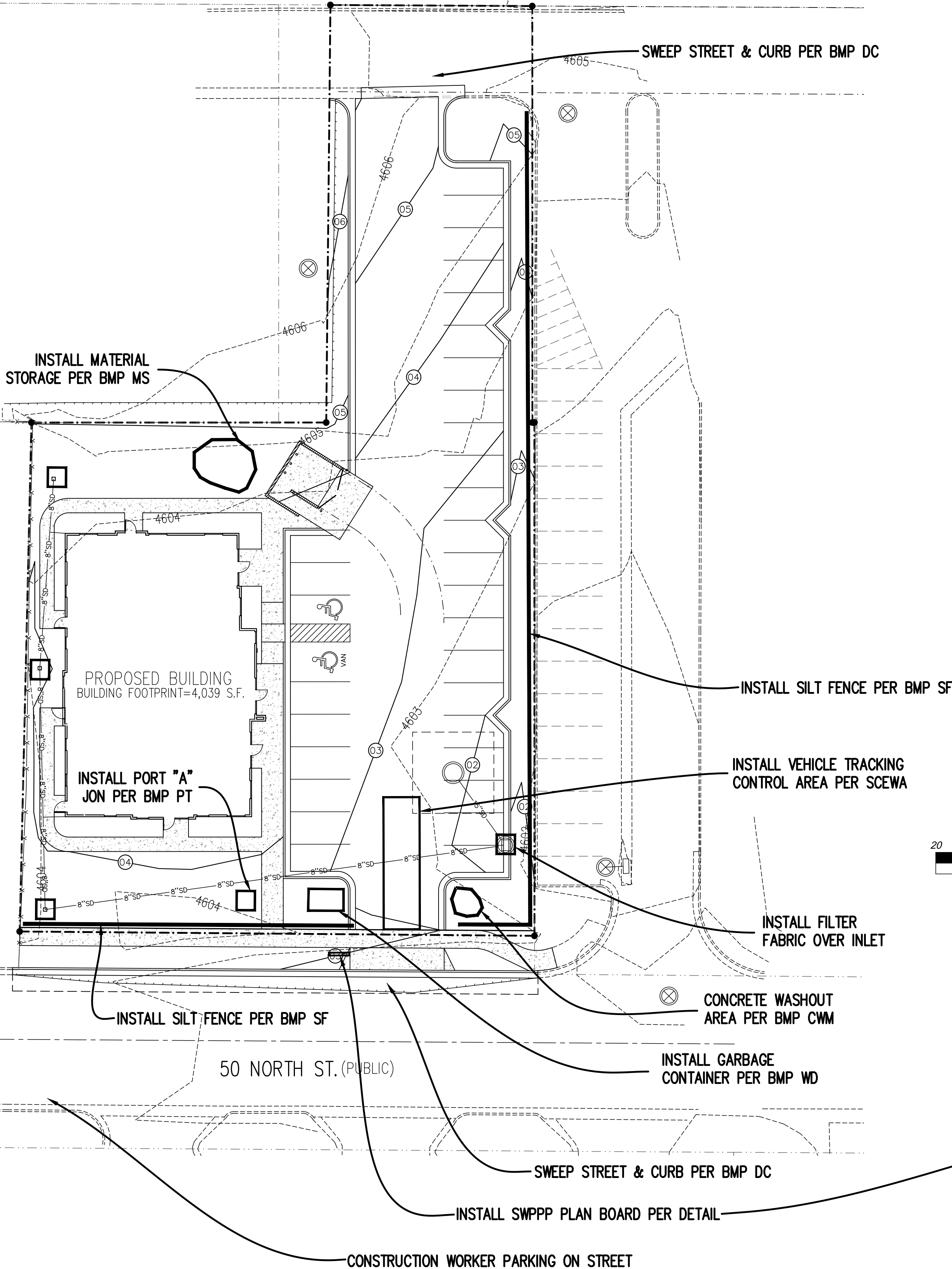
SWMP CERTIFICATION STATEMENT

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly 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 gathering the information, the information submitted is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

PE STAMP, SIGN AND DATE

EROSION CONTROL NOTES:

- CONSTRUCT A SILT FENCE AS SHOWN ON PLAN. SEE BMP SF.
- INSTALL SEDIMENT TRAP IN FRONT OF ALL SILT FENCES. SEE BMP ST.
- CONST. A 15'X50'X2' DEEP COBBLE VEHICLE TRACKING CONTROL AREA AS SHOWN ON PLAN. SEE BMP SCEWA
- INSTALL CONCRETE WASH OUT AREA. SEE BMP CWM
- INSTALL GARBAGE CONTAINER. SEE BMP WD
- INSTALL PORTABLE TOILET. SEE BMP PT
- INSTALL MATERIALS STORAGE AREA. SEE BMP MS
- CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
- CONTRACTOR TO WATER SITE AT LEAST WEEKLY OR MORE FREQUENTLY AS NEEDED TO CONTROL DUST POLLUTION.
- SWEEP STREET AND PARKING LOT. SEE BWPS DC & PLV
- INSTALL LANDSCAPING. SEE BMP TPS
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE BMP'S. CONTACT DEVELOPER FOR CONTRACTOR INFORMATION.



SWPPP Storm Water Pollution Prevention Plan

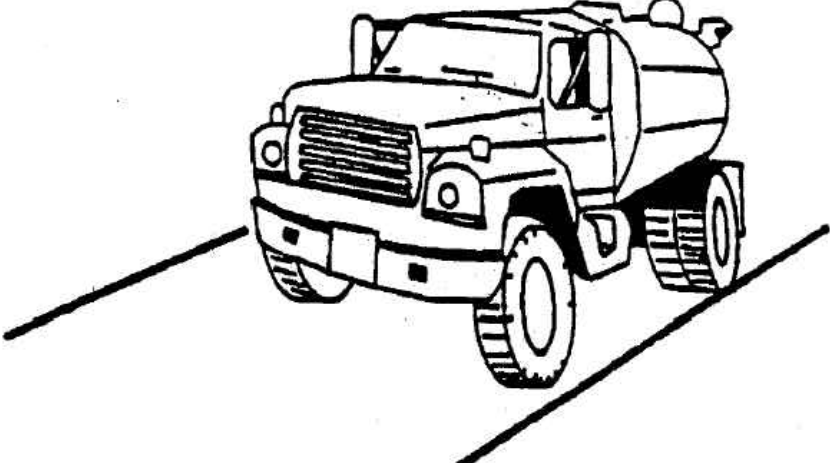
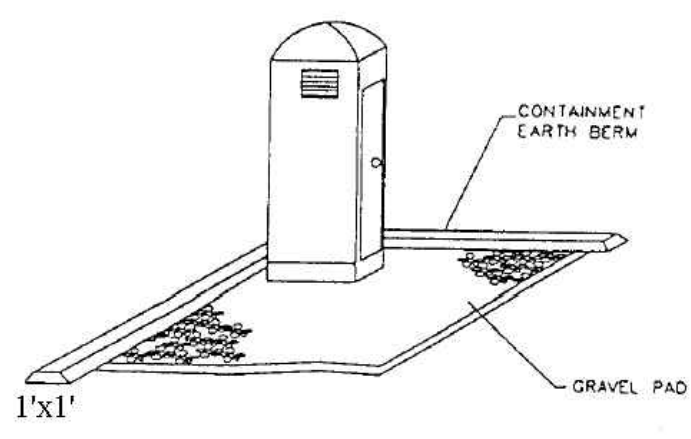
A Utah Pollutant Discharge Elimination System (UPDES) permit covers this construction site. If any Non-Storm water discharge or severe vehicle tracking occurs please call 420-1272.

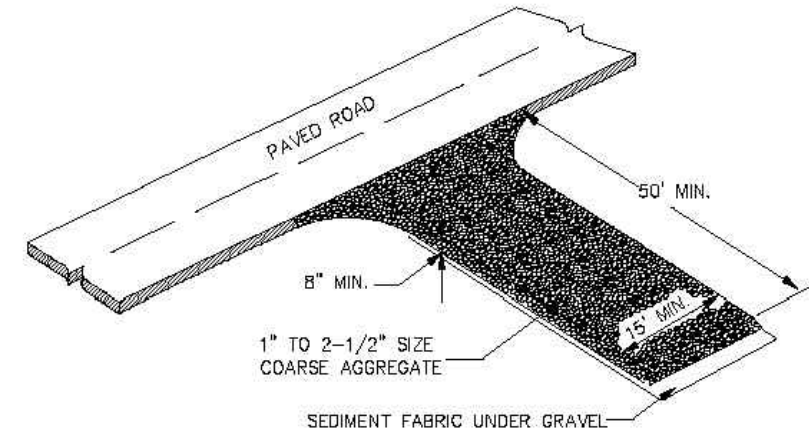
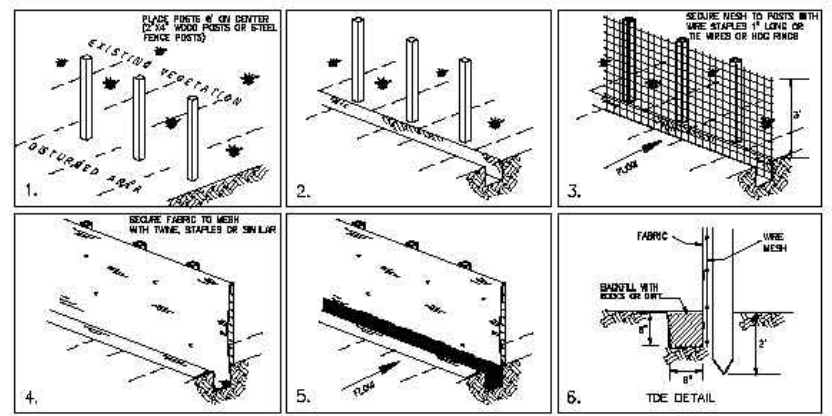
Project Name: 123abc
SWPPP Location: ABC Company Construction Trailer
100 W Center
SWPPP Contact: John Doe
XYZ Environmental
801-111-2233

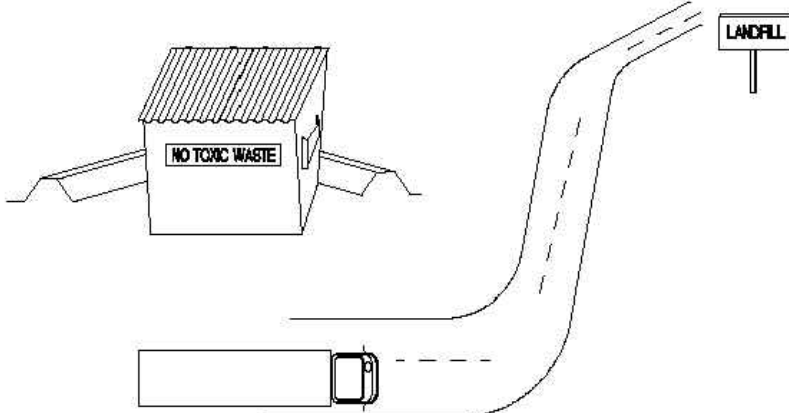


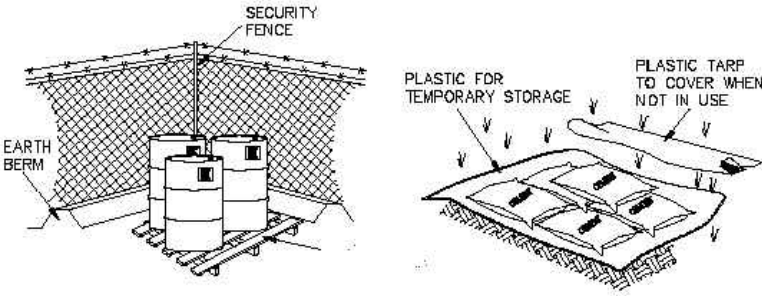
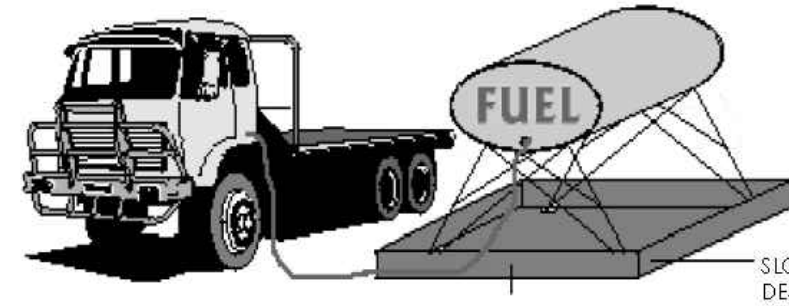
SURVEYOR: **AZTEC ENGINEERING INC.**
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BENCH MARK		REVISIONS		DESERT EDGE ARCHITECTURE		SURG MEDICAL/PROFESSIONAL OFFICE BLDG.				
SOUTHWEST CORNER, SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4607.82	Rev.	Date	Description	720 S. RIVER ROAD BLDG D, SUITE 2100B ST. GEORGE, UT 84790		AMERICAN FORK		1141 EAST 50 NORTH		UTAH
	1	07/13/23	REVISED PER CITY COMMENTS	EXCE ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4504; david@excecivil.com		Drawn by: D.W.P.		EROSION CONTROL PLAN		Scale: 1"=20'
	2	08/17/23	REVISED PER CITY COMMENTS			Designed by: D.W.P.				Date: 02/25/22
						Checked by: D.W.P.				C5

BMP: Dust ControlsDC  OBJECTIVES - Housekeeping Practices - Contain Waste - Minimize Disturbed Areas - Stabilize Disturbed Areas - Protect Slopes/Channels - Control Site Perimeter - Control Internal Erosion DESCRIPTION: Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities. APPLICATION: Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved. INSTALLATION/APPLICATION CRITERIA: - Two kinds of street sweepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry. - Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly. - Water may be sprayed on the ground surface to moisten dry soils, making it less susceptible to wind erosion. LIMITATIONS: - Street sweeping is labor and equipment intensive and may not be effective for all pollutants. - Water sprayed from water trucks must be done at a rate such that the water is absorbed in the soil; if excessive amounts of water are used, it may run off, carrying soil with it. MAINTENANCE: If excess water results from water spraying, dust-contaminated waters should not be allowed to run off site. Areas may need to be resprayed to keep dust from spreading. Adapted from Salt Lake County BMP Fact Sheet TARGETED POLLUTANTS - Sediment - Nutrients - Toxic Materials - Oil & Grease - Floatable Materials - Other Waste ■ High ☒ Medium ☐ Low	BMP: Parking Lot Sweeping/VacuumingPLSV  PROGRAM ELEMENTS - New Development - Residential - Commercial Activities - Industrial Activities - Municipal Facilities - Illegal Discharges DESCRIPTION: Reduce the discharges of pollutants to stormwater from parking lot surfaces by conducting parking lot cleaning on a regular basis. APPROACH: - Restrict parking prior to and during sweeping. - Establish frequency of sweeping based on anticipated need and observations of debris or sediment accumulation - Increase sweeping frequency just before the rainy season. - Lots that generate greater amounts of debris or sediment must be swept more frequently. These include lots associated with or adjacent to recreational, commercial, or industrial areas, or other areas of high vehicle or pedestrian traffic. - Manually remove debris from corners or other areas of the parking lot that equipment cannot reach. - Keep accurate operation logs to track programs. - Equipment selection can be key for this particular BMP. There are two types used, the mechanical broom sweepers (more effective at picking up large debris and clearing wet streets), and the vacuum sweepers (more effective at removing fine particles and associated heavy metals). It may be useful to have the ability to use both kinds. LIMITATIONS: - Conventional sweepers are not able to remove oil and grease. - Mechanical sweepers are not effective at removing finer sediments. - Effectiveness may also be limited by parking lot conditions, presence of parked vehicles, presence of construction projects, climatic conditions and condition of curbs. MAINTENANCE: - Acquisition and maintenance of equipment is generally handled by the company hired to perform the sweeping/vacuuming. TARGETED POLLUTANTS - Sediment - Nutrients - Heavy Metals - Toxic Materials - Oxygen Demanding Substances - Oil & Grease - Floatable Materials - Bacteria & Viruses ■ High Impact ☒ Medium Impact ☐ Low or Unknown Impact IMPLEMENTATION REQUIREMENTS - Capital Costs - O&M Costs - Maintenance - Training ■ High ☒ Medium ☐ Low	BMP: Temporary and Permanent SeedingTPS  OBJECTIVES - Housekeeping Practices - Contain Waste - Minimize Disturbed Areas - Stabilize Disturbed Areas - Protect Slopes/Channels - Control Site Perimeter - Control Internal Erosion DEFINITION: <u>Temporary seeding</u> - establishment of short term cover by application of rapidly germinating seed mix (alternatively hydroseeding may be utilized). <u>Permanent seeding</u> - establishment of final term cover by application of perennial seed mix (alternatively sod may be utilized). APPLICATION: Disturbed areas that are at final grade and which will not be disturbed by continuing activities on site. Also areas that are not at final grade but which will be left untouched in excess of one year. RECOMMENDED SEED MIX: The recommended seed mix will be dependent on site specific information such as elevation, exposure, soils, water available and topography. Check with the County Extension Service for recommended mixes for site specific conditions: Utah State University Extension Service 51 South University Avenue, Suite 206 Provo, Utah 84601 phone (801) 370-8460 LIMITATIONS: - Limited to areas that will not be subject to traffic or high usage. - May require irrigation and fertilizer which creates potential for impacting runoff quality. - May only be applied during appropriate planting season, temporary cover required until that time. INSTALLATION: - Roughen soil to a depth of 2 inches. Add fertilizer, manure, topsoil as necessary. - Evenly distribute seed using a commonly accepted method such as broadcast seeding, drilling or hydroseeding. - Use a seed mix appropriate for soil and location that will provide rapid germination and growth. Check with County Extension Service for recommended mix and application rate. - Cover area with mulch if required due to steep slopes or unsuitable weather conditions. MAINTENANCE: - Provide irrigation as required to establish growth and to maintain plant cover through duration of project. - Reseed as necessary to provide 75% coverage - Remediate any areas damaged by erosion or traffic. - When 75% coverage is achieved inspect monthly for damage and remediate as necessary. Adapted from Salt Lake County BMP Fact Sheet TARGETED POLLUTANTS - Sediment - Nutrients - Toxic Materials - Oil & Grease - Floatable Materials - Other Waste ■ High Impact ☒ Medium Impact ☐ Low or Unknown Impact IMPLEMENTATION REQUIREMENTS - Capital Costs - O&M Costs - Maintenance - Training ■ High ☒ Medium ☐ Low	BMP: Portable ToiletsPT  OBJECTIVES - Housekeeping Practices - Contain Waste - Minimize Disturbed Areas - Stabilize Disturbed Areas - Protect Slopes/Channels - Control Site Perimeter - Control Internal Erosion DESCRIPTION: Temporary on-site sanitary facilities for construction personnel. APPLICATION: All sites with no permanent sanitary facilities or where permanent facility is too far from activities. INSTALLATION/APPLICATION CRITERIA: - Locate portable toilets in convenient locations throughout the site. - Prepare level, gravel surface and provide clear access to the toilets for servicing and for onsite personnel. - Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak. - Stake toilets to prevent them from tipping. LIMITATIONS: No limitations. MAINTENANCE: - Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection. - Regular waste collection should be arranged with licensed service. - All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval. Adapted from Salt Lake County BMP Fact Sheet TARGETED POLLUTANTS - Sediment - Nutrients - Toxic Materials - Oil & Grease - Floatable Materials - Other Waste ■ High Impact ☒ Medium Impact ☐ Low or Unknown Impact IMPLEMENTATION REQUIREMENTS - Capital Costs - O&M Costs - Maintenance - Training ■ High ☒ Medium ☐ Low
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BMP: Stabilized Construction Entrance and Wash Area		SCEWA																																																					
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DESCRIPTION: A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface. The area can be used to spray off vehicles before they leave the site. APPLICATIONS: At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist. INSTALLATION/APPLICATION CRITERIA: - Clear and grub area and grade to provide maximum slope of 2%. - Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months). - Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches. - Provide water to the area that can be used to spray off vehicles as needed to prevent the tracking of mud off the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions. - Provide berming as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site. LIMITATIONS: - Requires periodic top dressing with additional stones. - Should be used in conjunction with street sweeping on adjacent public right-of-way. - Must be situated such that waste water does not run off site. MAINTENANCE: - Inspect daily for loss of gravel or sediment buildup. - Inspect adjacent roadway for sediment deposit and clean by shoveling and sweeping. - Repair entrance and replace gravel as required to maintain control in good working condition. - Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.		Adapted from Salt Lake County BMP Fact Sheet TARGETED POLLUTANTS - Sediment - Nutrients - Toxic Materials - Oil & Grease - Floatable Materials - Other Waste High Impact Medium Impact Low or Unknown Impact IMPLEMENTATION REQUIREMENTS - Capital Costs - O&M Costs - Maintenance - Training High Medium Low																																																					
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DESCRIPTION: A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts. APPLICATION: - Perimeter control; place barrier at downgradient limits of disturbance - Sediment barrier; place barrier at toe of slope or soil stockpile - Protection of existing waterways; place barrier near top of stream bank - Inlet protection; place fence surrounding catchbasins INSTALLATION/APPLICATION CRITERIA: - Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts. - Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings. - Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench. - Backfill trench over filter fabric to anchor. LIMITATIONS: - Recommended maximum drainage area of 0.5 acre per 100 feet of fence - Recommended maximum upgradient slope length of 150 feet - Recommended maximum uphill grade of 2:1 (50%) - Recommended maximum flow rate of 0.5 cfs - Ponding should not be allowed behind fence MAINTENANCE: - Inspect immediately after any rainfall and at least daily during prolonged rainfall. - Look for runoff bypassing ends of barriers or undercutting barriers. - Repair or replace damaged areas of the barrier and remove accumulated sediment. - Reanchor fence as necessary to prevent shortcutting. - Remove accumulated sediment when it reaches 1/2 the height of the fence.		Adapted from Salt Lake County BMP Fact Sheet TARGETED POLLUTANTS - Sediment - Nutrients - Toxic Materials - Oil & Grease - Floatable Materials - Other Waste High Impact Medium Impact Low or Unknown Impact IMPLEMENTATION REQUIREMENTS - Capital Costs - O&M Costs - Maintenance - Training High Medium Low																																																					
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BMP: Concrete Waste Management		CWM	BMP: BMP Inspection and Maintenance		BMPIM	BMP: Vehicle And Equipment Cleaning		VEC	BMP: Waste Disposal		WD		
		OBJECTIVES - Housekeeping Practices - Contain Waste - Minimize Disturbed Areas - Stabilize Disturbed Areas - Protect Slopes/Channels - Control Site Perimeter - Control Internal Erosion			APPLICATIONS - Manufacturing - Material Handling - Vehicle Maintenance - Construction - Commercial Activities - Roadways - Waste Containment - Housekeeping Practices			OBJECTIVES - Housekeeping Practices - Contain Waste - Minimize Disturbed Areas - Stabilize Disturbed Areas - Protect Slopes/Channels - Control Site Perimeter - Control Internal Erosion			OBJECTIVES - Housekeeping Practices - Contain Waste - Minimize Disturbed Areas - Stabilize Disturbed Areas - Protect Slopes/Channels - Control Site Perimeter - Control Internal Erosion		
DESCRIPTION: Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors. APPLICATIONS: This technique is applicable to all types of sites. INSTALLATION/APPLICATION CRITERIA: - Store dry and wet materials under cover, away from drainage areas. - Avoid mixing excess amounts of fresh concrete or cement on-site. - Perform washout of concrete trucks off-site or in designated areas only. - Do not wash out concrete trucks into storm drains, open ditches, streets, or streams. - Do not allow excess concrete to be dumped on-site, except in designated areas. - When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier Information sheet.) - Train employees and subcontractors in proper concrete waste management. LIMITATIONS: - Off-site washout of concrete wastes may not always be possible. MAINTENANCE: - Inspect subcontractors to ensure that concrete wastes are being properly managed. - If using a temporary pit, dispose hardened concrete on a regular basis.		Adapted from Salt Lake County BMP Fact Sheet	DESCRIPTION: Inspect and maintain all structural BMP's (both existing and new) on a routine basis to remove pollutants from entering storm drain inlets. This includes the establishment of a schedule for inspections and maintenance. APPROACH: Regular maintenance of all structural BMP's is necessary to ensure their proper functionality. - Annual inspections. - Prioritize maintenance to clean, maintain, and repair or replace structures in areas beginning with the highest pollutant loading. - Clean structural BMP's in high pollutant areas just before the wet season to remove sediments and debris accumulated during the summer and fall. - Keep accurate logs of what structures were maintained and when they were maintained. - Record the amount of waste collected. LIMITATIONS: - Availability of trained staff		TARGETED POLLUTANTS - Sediment - Nutrients - Heavy Metals - Toxic Materials - Oxygen Demanding Substances - Oil & Grease - Floatable Materials - Bacteria & Viruses High ImpactMedium ImpactLow or Unknown Impact IMPLEMENTATION REQUIREMENTS - Capital Costs - O&M Costs - Maintenance - Staffing - Training - Administrative HighMediumLow	DESCRIPTION: Prevent or reduce the discharge of pollutants to storm water from vehicle and equipment cleaning by using off-site facilities, washing in designated, contained areas only, eliminating discharges to the storm drain by infiltrating or recycling the wash water, and/or training employees and subcontractors. INSTALLATION/APPLICATION: - Use off-site commercial washing businesses as much as possible. Washing vehicles and equipment outdoors or in areas where wash water flows onto paved surfaces or into drainage pathways can pollute storm water. If you wash a large number of vehicles or pieces of equipment, consider conducting this work at an off-site commercial business. These businesses are better equipped to handle and dispose of the wash waters properly. Performing this work off-site can also be economical by eliminating the need for a separate washing operation at your site. - If washing must occur on-site, use designated, bermed wash areas to prevent wash water contact with storm water, creeks, rivers, and other water bodies. The wash area can be sloped for wash water collection and subsequent infiltration into the ground. - Use as little water as possible to avoid having to install erosion and sediment controls for the wash area. Use phosphate-free biodegradable soaps. Educate employees and subcontractors on pollution prevention measures. Do not permit steam cleaning on-site. Steam cleaning can generate significant pollutant concentrations. LIMITATIONS: - Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades. - Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance. MAINTENANCE: - Minimal, some berm repair may be necessary.		Adapted from Salt Lake County BMP Fact Sheet	DESCRIPTION: Controlled storage and disposal of solid waste generated by construction activities. APPLICATION: All construction sites. INSTALLATION: - Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas. - Construct compacted earthen berm (See Earth Berm Barrier BMP Fact Sheet), or similar perimeter containment around collection area for impoundment in the case of spills and to trap any windblown trash. - Use water tight containers with covers to remain closed when not in use. Provide separate containers for different waste types where appropriate and label clearly. - Ensure all on site personnel are aware of and utilize designated waste collection area properly and for intended use only (e.g. all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste). - Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Porto-potty service in waste management activities. LIMITATIONS: - On-site personnel are responsible for correct disposal of waste. MAINTENANCE: - Discuss waste management procedures at progress meetings. - Collect site trash daily and deposit in covered containers at designated collection areas. - Check containers for leakage or inadequate covers and replace as needed. - Randomly check disposed materials for any unauthorized waste (e.g. toxic materials). - During daily site inspections check that waste is not being incorrectly disposed of on-site (e.g. burial, burning, surface discharge, discharge to storm drain).		Adapted from Salt Lake City BMP Fact Sheet	TARGETED POLLUTANTS - Sediment - Nutrients - Toxic Materials - Oil & Grease - Floatable Materials - Other Waste High ImpactMedium ImpactLow or Unknown Impact IMPLEMENTATION REQUIREMENTS - Capital Costs - O&M Costs - Maintenance - Training HighMediumLow	

BMP: Materials Storage		MS	BMP: Vehicle And Equipment Fueling		VEF	BMP: Spill Clean-Up		SCU																																								
 ► CONTROLLED STORAGE LOCATION ► BERMED PERIMETER IMPOUNDMENT ► STORAGE OFF GROUND ► COVER WHEN NOT IN USE		OBJECTIVES - Housekeeping Practices - Contain Waste - Minimize Disturbed Areas - Stabilize Disturbed Areas - Protect Slopes/Channels - Control Site Perimeter - Control Internal Erosion	 SLOPED OR OTHERWISE DESIGNED FOR EASY REMOVAL OF LEAKED FUEL		OBJECTIVES - Housekeeping Practices - Contain Waste - Minimize Disturbed Areas - Stabilize Disturbed Areas - Protect Slopes/Channels - Control Site Perimeter - Control Internal Erosion			OBJECTIVES - Housekeeping Practices - Contain Waste - Minimize Disturbed Areas - Stabilize Disturbed Areas - Protect Slopes/Channels - Control Site Perimeter - Control Internal Erosion																																								
DESCRIPTION: Controlled storage of on-site materials. APPLICATION: - Storage of hazardous, toxic, and all chemical substances. - Any construction site with outside storage of materials. INSTALLATION/APPLICATION CRITERIA: - Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby. - Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills. - Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on-site. - For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use. LIMITATIONS: - Does not prevent contamination due to mishandling of products. - Spill Prevention and Response Plan still required. - Only effective if materials are actively stored in controlled location. MAINTENANCE: - Inspect daily and repair any damage to perimeter impoundment or security fencing. - Verify that materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.		Adapted from Salt Lake City BMP Fact Sheet	DESCRIPTION: Prevent fuel spills and leaks, and reduce their impacts to storm water by using off-site facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors. INSTALLATION/APPLICATION: - Use off-site fueling stations as much as possible. Fueling vehicles and equipment outdoors or in areas where fuel may spill/leak onto paved surfaces or into drainage pathways can pollute storm water. If you fuel a large number of vehicles or pieces of equipment, consider using an off-site fueling station. These businesses are better equipped to handle fuel and spills properly. Performing this work off-site can also be economical by eliminating the need for a separate fueling area at your site. - If fueling must occur on-site, use designated areas, located away from drainage courses, to prevent the runoff of storm water and the runoff of spills. Discourage "topping-off" of fuel tanks. - Always use secondary containment, such as a drain pan or drop cloth, when fueling to catch spills/leaks. Place a stockpile of spill cleanup materials where it will be readily accessible. Use adsorbent materials on small spills rather than hosing down or burying the spill. Remove the adsorbent materials promptly and dispose of properly. - Carry out all Federal and State requirements regarding stationary above ground storage tanks. (40 CF Sub. J.) Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas. With the exception of tracked equipment such as bulldozers and perhaps forklifts, most vehicles should be able to travel to a designated area with little lost time. Train employees and subcontractors in proper fueling and cleanup procedures. LIMITATIONS: Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance. MAINTENANCE: - Keep ample supplies of spill cleanup materials on-site. - Inspect fueling areas and storage tanks on a regular schedule.		Adapted from Salt Lake County BMP Fact Sheet	DESCRIPTION: Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters. APPLICATION: All sites GENERAL: - Store controlled materials within a storage area. - Educate personnel on prevention and clean-up techniques. - Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response. - Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers. METHODS: - Clean-up spills/leaks immediately and remediate cause. - Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL. - Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste. - Document all spills with date, location, substance, volume, actions taken and other pertinent data. - Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #801-536-4100) for any spill of reportable quantity.		Adapted from Salt Lake County BMP Fact Sheet	TARGETED POLLUTANTS - Sediment - Nutrients - Toxic Materials - Oil & Grease - Floatable Materials - Other Waste High Impact Medium Impact Low or Unknown Impact IMPLEMENTATION REQUIREMENTS - Capital Costs - O&M Costs - Maintenance - Training High Medium Low																																							
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GENERAL NOTES

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

UTILITIES

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

COMPANY		CONTACT	PHONE
CENTURY LINK	– TELEPHONE	BILL WESTFALL	(435) 623 4252
ROCKY MNT. POWER	– POWER	TERIA WALKER	(801) 756 1310
COMCAST	– CABLE	ELYSIA VALDEZ	(801) 401 3017
COMCAST	– FIBER TEL	SADE CHRISTENSEN	(801) 369 7360
QUESTAR GAS	– GAS (FOREMAN)	WENDY EDWARDS	(801) 853 8513
QUESTAR GAS	– GAS (HP)	GAYLAN SORENSEN	(801) 370 6577
DOMINION ENERGY	– GAS	TRENT JOHNSON	(801) 853 6548
AMERICAN FORK CITY	– WATER	JAY BREMS	(801) 763 3060
AMERICAN FORK CITY	– SEWER	ASHTON HARDY	(801) 763 3060
AMERICAN FORK CITY	– STORM	ASHTON HARDY	(801) 763 3060
AMERICAN FORK CITY	– SWPPP	HARLAN NIELSON	(801) 763 3060
AMERICAN FORK CITY	– P.I.	JAY BREMS	(801) 763 3060
AMERICAN FORK CITY	– PLANNING	PATRICK O'BRIEN	(801) 763 3060
AMERICAN FORK CITY	– ENGINEERING	BEN HUNTER	(801) 763 3060
AMERICAN FORK CITY	– INSPECTOR	DEE HOWARD	(801) 763 3060
FIRE MARSHALL	– FIRE DEPT	MAT SACCO	(801) 763 3045
AF FIBER		KYLE PETERSEN	(801) 400-2933
AF FLOOD IRRIGATION COMPANY		ERNIE JOHN	(801) 471 6576
FIRE & RESCUE			911
TIMPANOGOS SPECIAL SERVICE DISTRICT		DAVID BARLOW	(801) 756 5231

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

TRAFFIC CONTROL

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

EROSION AND SEDIMENT CONTROL

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

WATER LINE

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

SANITARY SEWER

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

STORM SEWER

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

STRIPING AND SIGNING

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

MAIL DELIVERY

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

USE OF FIRE HYDRANTS

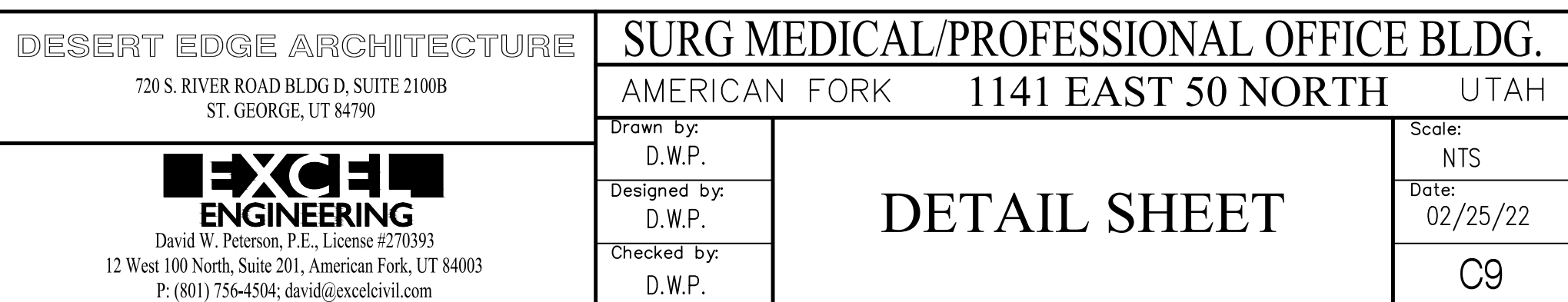
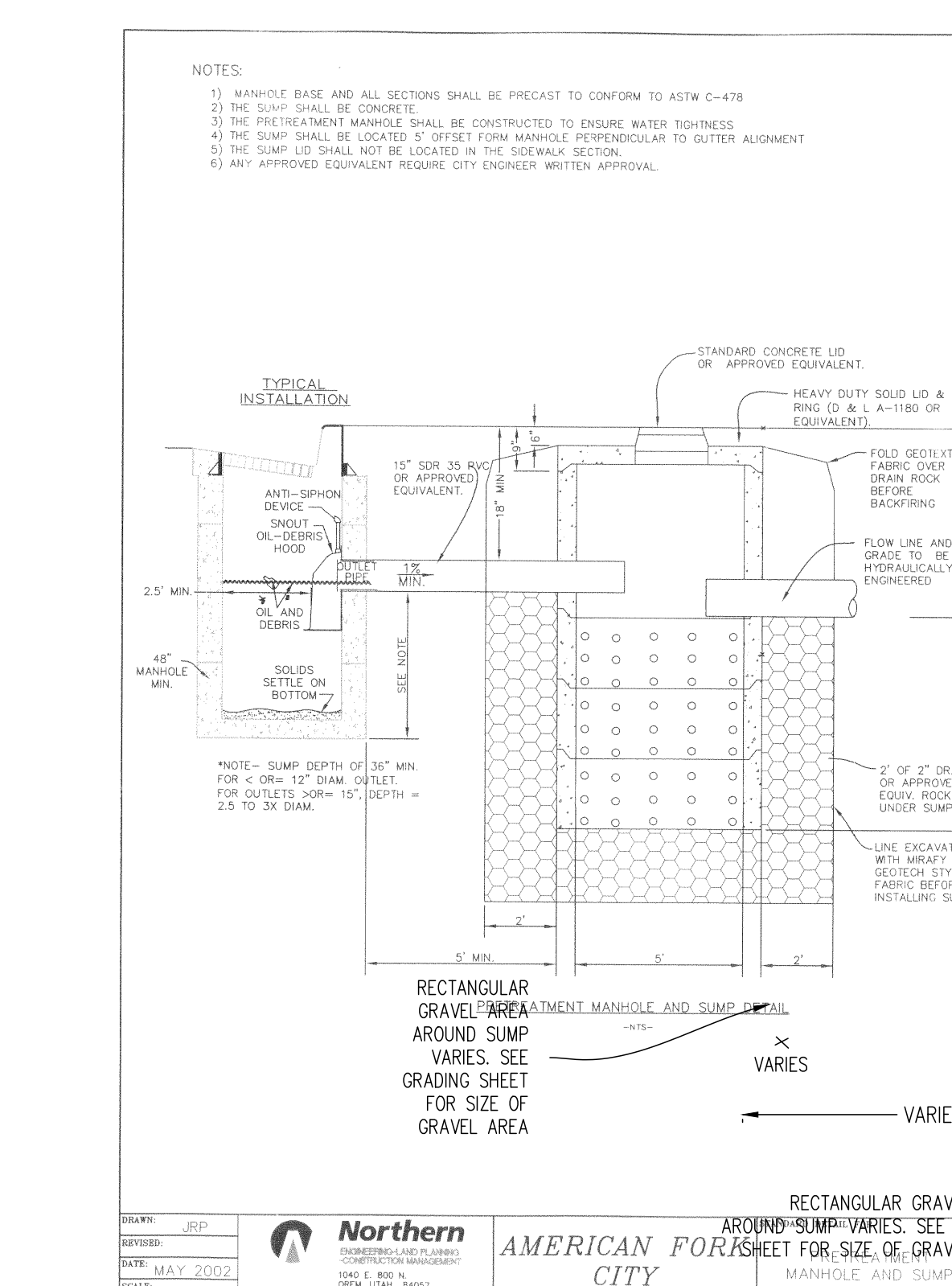
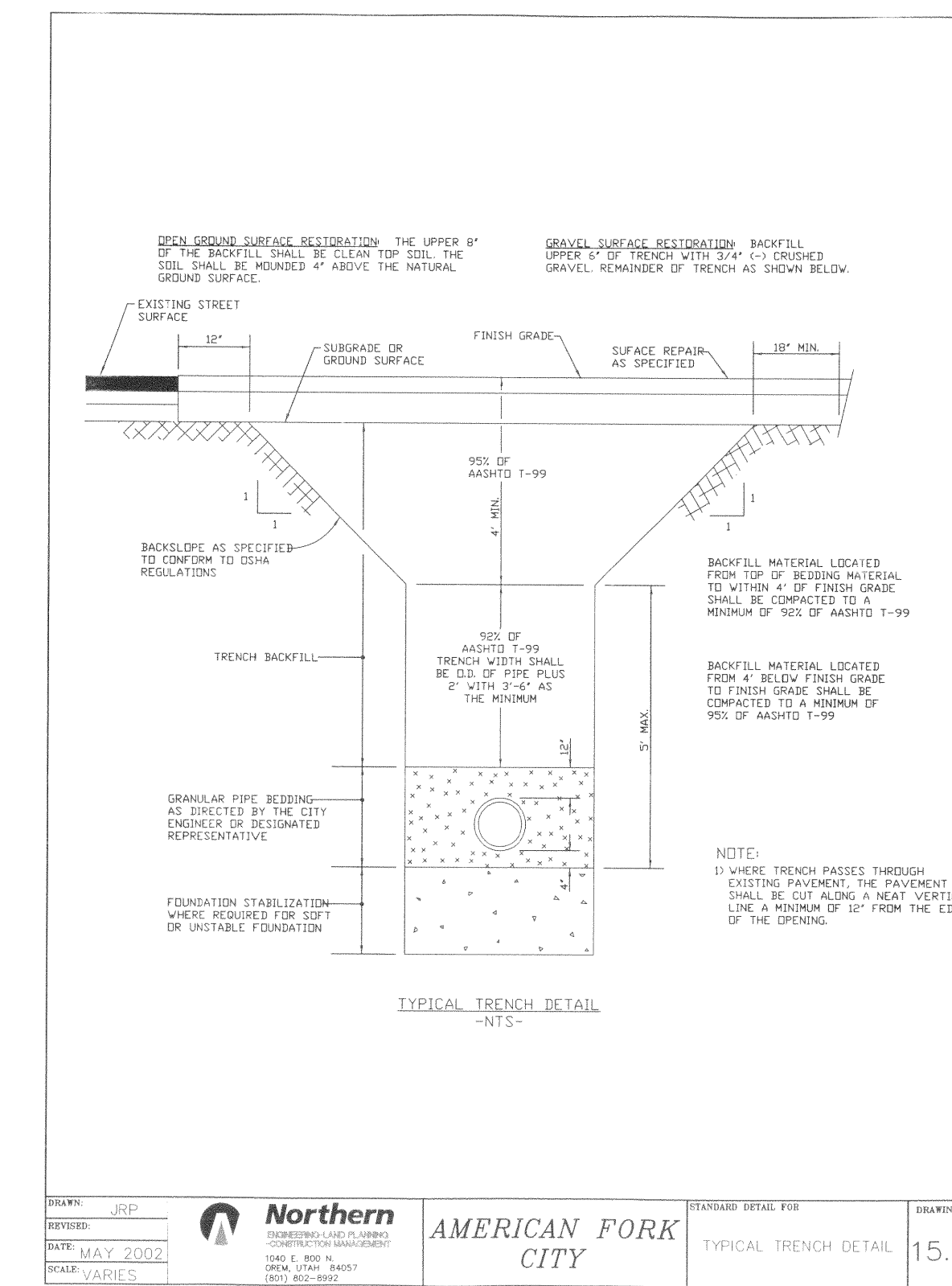
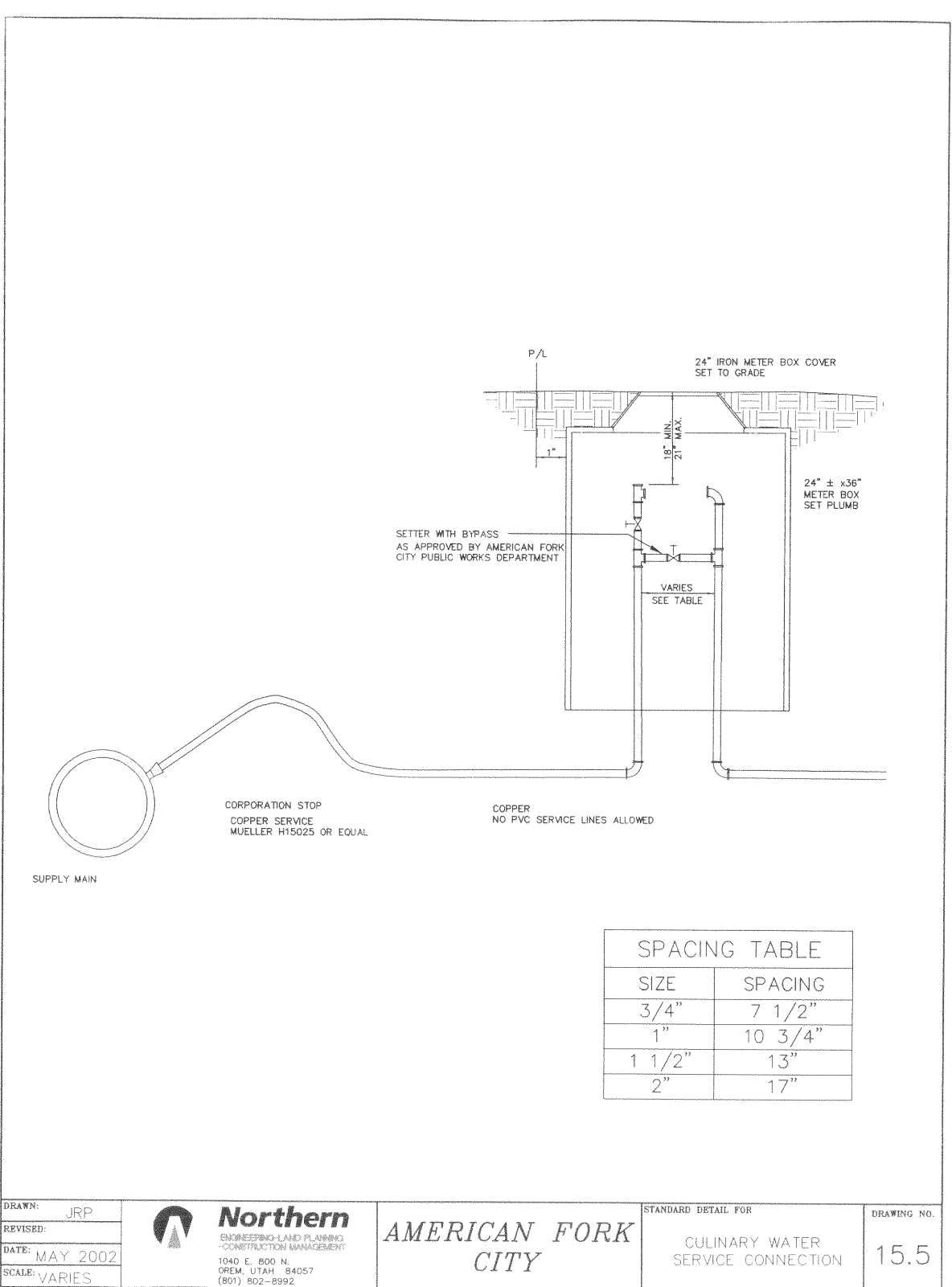
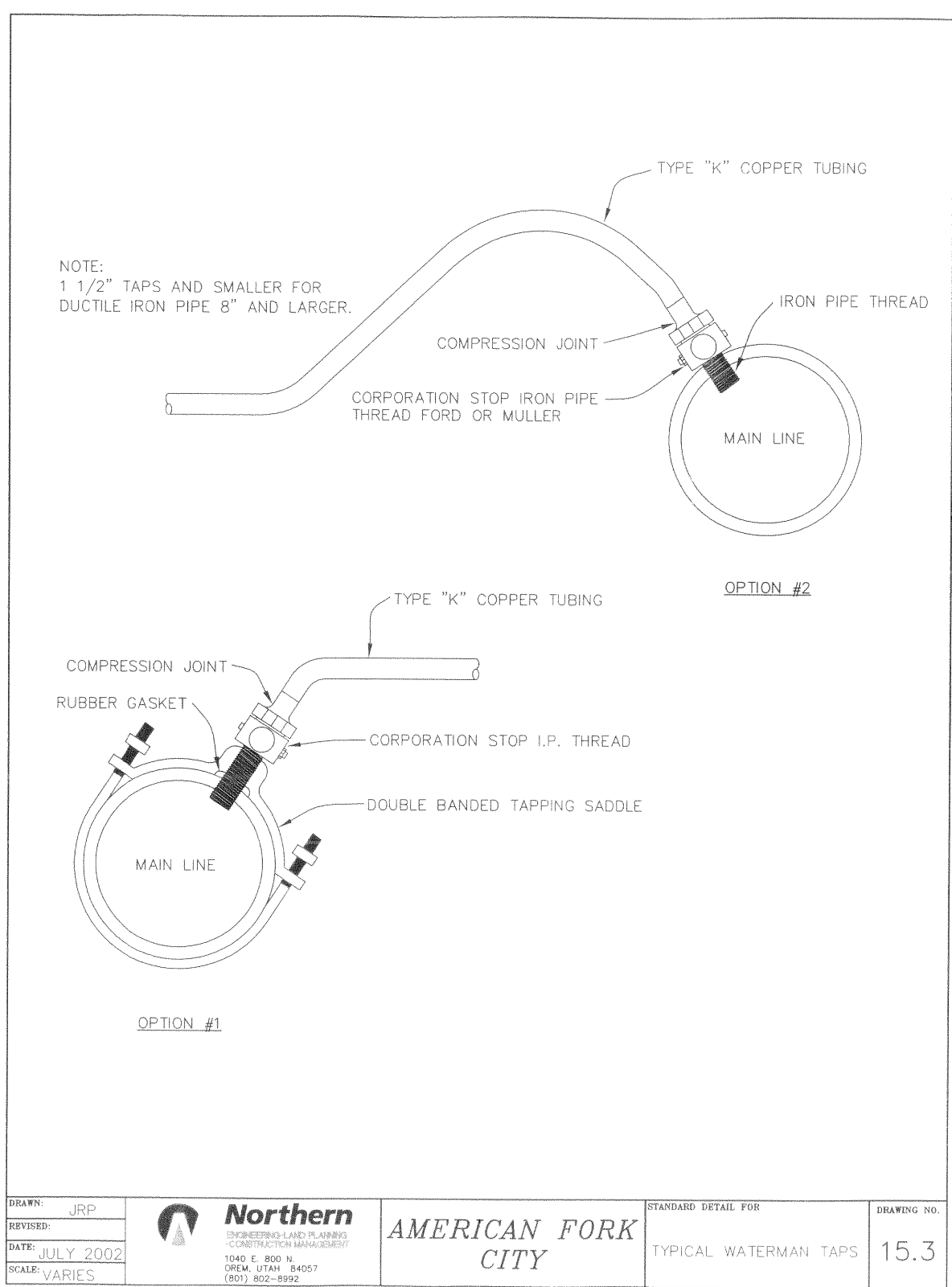
1. The Contractor shall make proper arrangements with the American Fork City, Water Department for the use of fire hydrants when used for work performed under this project's approval.

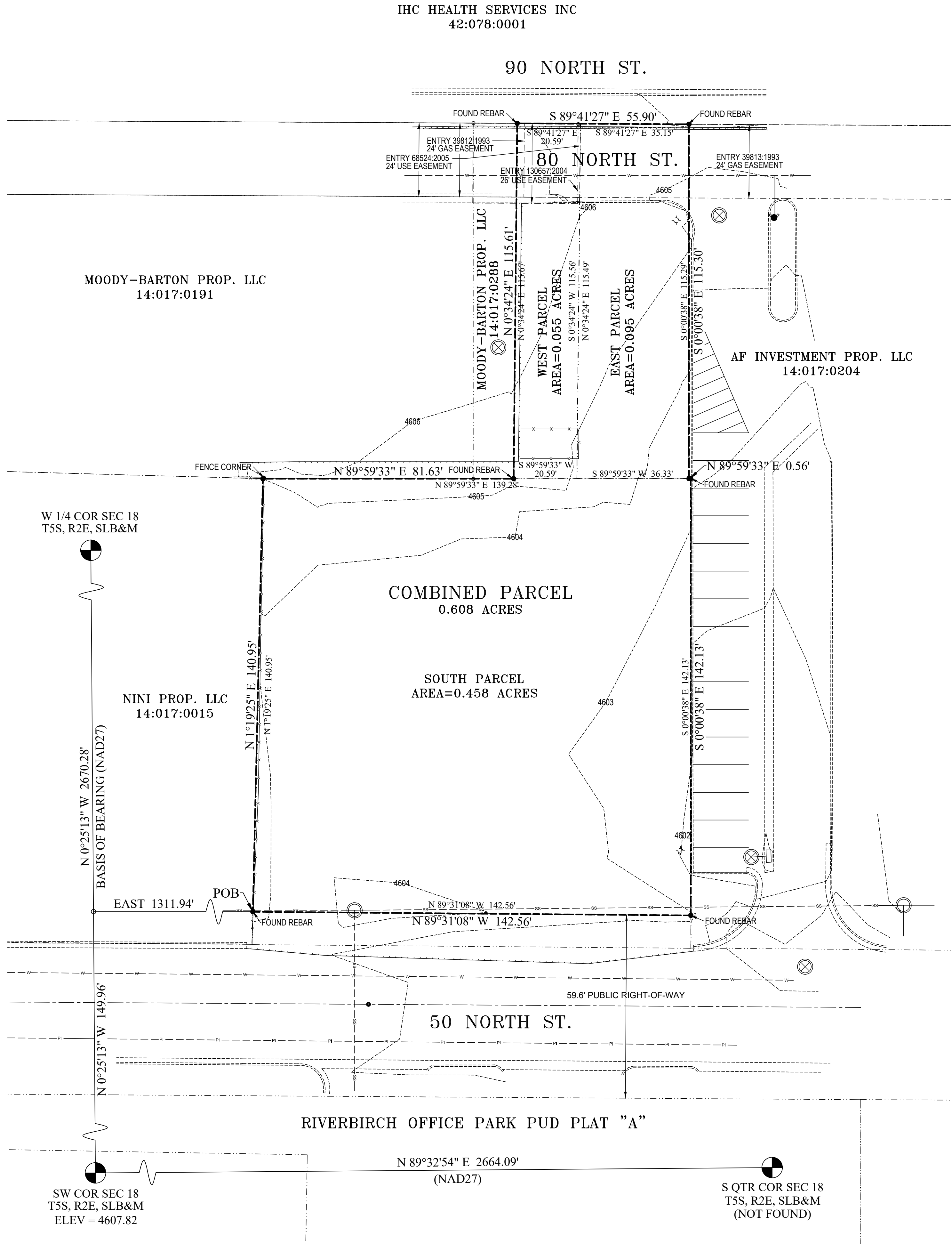
PRESSURIZED IRRIGATION LINE

1. All Pressurized irrigation line materials shall be provided and installed according to current specifications of the City of American Fork, PI Department.
2. All pressurized irrigation pipe with a diameter 3 inches to 12 inches shall be C900 PVC purple pipe.
3. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. The Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the lines have been pressure tested addressed to the City of American Fork, PI Department.
4. The Contractor shall notify the City of American Fork, PI Department at (801) 404-6129 Jay Brems at least 24 hours before tapping into existing water lines.
5. All pressurized irrigation line stationing shall be based on street centerline stationing.
6. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
7. 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 pressurized irrigation service. Interruption of pressurized irrigation service shall be minimized and must be approved by the City Engineer.
8. All water lines shall be placed at a minimum depth of 2 feet measured from top of finished grade to top of pressurized irrigation line. Pressurized irrigation 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.



REVISIONS				DESERT EDGE ARCHITECTURE		SURG MEDICAL/PROFESSIONAL OFFICE BLDG.			
Rev.	Date	Description		720 S. RIVER ROAD BLDG D, SUITE 2100B ST. GEORGE, UT 84790		AMERICAN FORK 1141 EAST 50 NORTH		UTAH	
1	07/13/23	REVISED PER CITY COMMENTS		 David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4504; david@excecivil.com		Drawn by: D.W.P.		Scale: NTS	
2	08/17/23	REVISED PER CITY COMMENTS				Designed by: D.W.P.		Date: 02/25/22	
						Checked by: D.W.P.		C8	





COMMITMENTS FOR TITLE INSURANCE

EAST PARCEL

A COMMITMENT FOR TITLE INSURANCE # 17-6181WS, ISSUED BY MOUNTAIN AMERICA TITLE COMPANY, DATED JUNE 16, 2017.

SCHEDULE B-II:

- ITEM 2 UNRECORDED EASEMENTS - NO USE EASEMENT (FOR 80 NORTH) IMPACTING PARCEL IS SHOWN ON TITLE REPORT.
- ITEM 3 DISCREPANCIES - TITLES PLOT CLOSE TO NEIGHBORING TITLES.
- ITEM 10 EASEMENTS - 80 NORTH CROSSES NORTHERLY PORTION OF PARCEL.
- ITEM 11 ENTRY 68524:2005 - 24' USE EASEMENT - DOES NOT ENTER PARCEL.
- ITEM 12 ENTRY 39813:1993 - 24' GAS EASEMENT - SEE MAP FOR LOCATION.
- ITEM 13 ENTRY 8113:1992 - BLANKET SEWER EASEMENT - NOT PLOTTABLE.
- THE EXISTING SEWER LINE ACROSS SOUTHERLY PORTION OF SOUTH PARCEL MAY BE THE SEWER LINE REFERRED TO IN ENTRY 8113:1992 SINCE IT IS THE ONLY KNOWN SEWER LINE THAT CROSSES BOTH ORIGINAL PARCELS.

WEST PARCEL

A COMMITMENT FOR TITLE INSURANCE # 321-6099471, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 3, 2020.

SCHEDULE B-II:

- ITEM 2 SEE MAP FOR LOCATED IMPROVEMENTS.
- ITEM 3 UNRECORDED EASEMENTS - NONE FOUND.
- ITEM 4 DISCREPANCIES - TITLES PLOT CLOSE TO NEIGHBORING TITLES.
- ITEM 12 ENTRY 3901:1931 - BLANKET GAS EASEMENT - NOT PLOTTABLE.
- ITEM 13 ENTRY 3904:1931 - BLANKET GAS EASEMENT - NOT PLOTTABLE.
- ITEM 15 ENTRY 8113:1992 - BLANKET SEWER EASEMENT - NOT PLOTTABLE.
- THE EXISTING SEWER LINE ACROSS SOUTHERLY PORTION OF SOUTH PARCEL MAY BE THE SEWER LINE REFERRED TO IN ENTRY 8113:1992 SINCE IT IS THE ONLY KNOWN SEWER LINE THAT CROSSES BOTH ORIGINAL PARCELS.
- ITEM 16 ENTRY 39812:1993 - 24' GAS EASEMENT - SEE MAP FOR LOCATION.
- ITEM 17 ENTRY 39813:1993 - 24' GAS EASEMENT - SEE MAP FOR LOCATION.
- ITEM 18 ENTRY 130657:2004 - 26' USE EASEMENT - SEE MAP FOR LOCATION.
- ITEM 19 ENTRY 68524:2005 - 24' USE EASEMENT - SEE MAP FOR LOCATION.

SOUTH PARCEL

A COMMITMENT FOR TITLE INSURANCE # 321-6045608, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MAY 18, 2020.

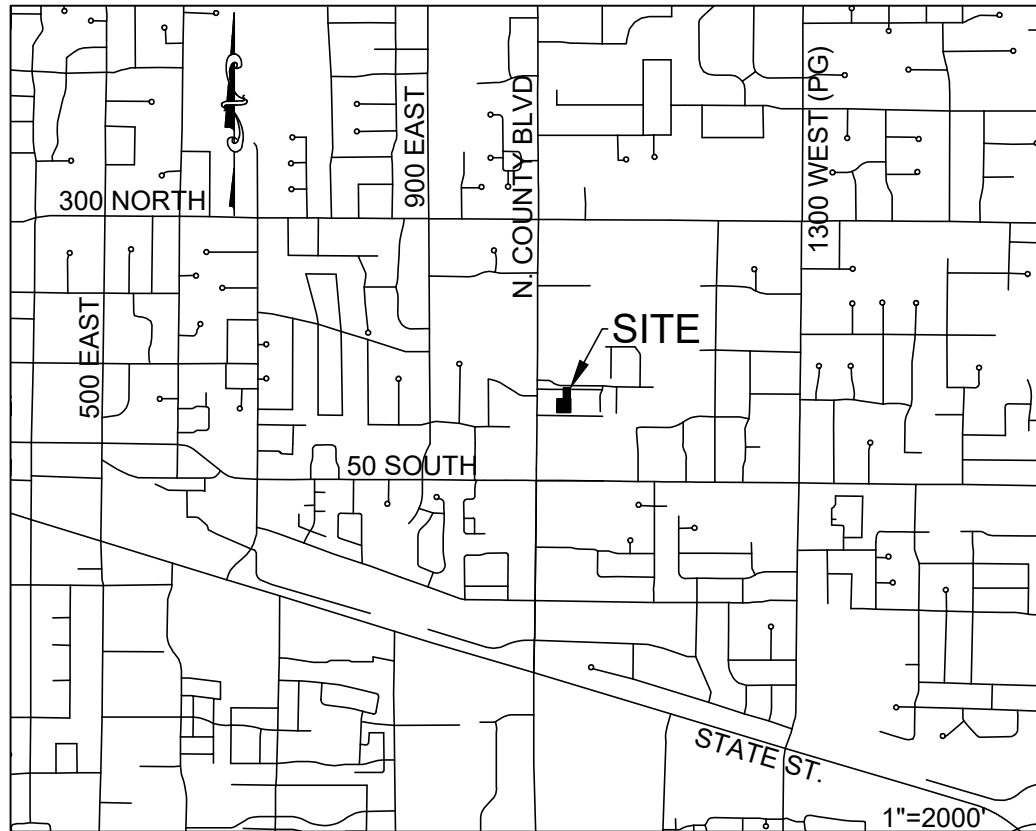
SCHEDULE B-II:

- ITEM 2 SEE MAP FOR LOCATED IMPROVEMENTS.
- ITEM 3 UNRECORDED EASEMENTS - SEE ITEM 22.
- ITEM 4 DISCREPANCIES - TITLES PLOT CLOSE TO NEIGHBORING TITLES.
- ITEM 10 ENTRY 3901:1931 - BLANKET GAS EASEMENT - NOT PLOTTABLE.
- ITEM 11 ENTRY 3904:1931 - BLANKET GAS EASEMENT - NOT PLOTTABLE.
- ITEM 12 ENTRY 8113:1992 - BLANKET SEWER EASEMENT - NOT PLOTTABLE.
- ITEM 22 SURVEY ITEMS OF NOTE - EXISTING SEWER LINE ACROSS SOUTHERLY PORTION OF PROPERTY MAY BE THE SEWER LINE REFERRED TO IN ENTRY 8113:1992 SINCE IT IS THE ONLY KNOWN SEWER LINE THAT CROSSES BOTH ORIGINAL PARCELS.

PLAT LEGEND

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

VICINITY MAP



DESCRIPTIONS

East Parcel

Commencing North 269.87 feet & West 1211.36 feet from the South Quarter Corner, Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; South 89°59'33" West 36.33 feet; thence North 0°34'24" East 115.49 feet; thence South 89°41'27" East 35.15 feet; thence South 0°00'38" East 115.29 feet to the point of beginning. Area = 0.095 Acres

West Parcel

Beginning at a point which is located North 89°32'54" East 1395.77 feet along the section line and North 279.82 feet from the Southwest corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 0°34'24" East 115.67 feet; thence South 89°41'27" East 55.90 feet; thence South 0°00'38" East 115.35 feet; thence South 89°59'33" West 57.08 feet to the point of beginning.

Subject to 80 North Street

Less and Excepting land as described in Warranty Deed recorded as Entry No. 129991:2017. (East Parcel description) Area = 0.055 Acres

South Parcel

Commencing at a point located South 89°32'54" West along the section line 1210.65 feet and North 137.30 feet from the South Quarter corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°31'08" West along 50 North Street 142.56 feet; thence North 01°19'25" East 140.95 feet; thence North 89°59'33" East 139.28 feet; thence South 0°00'38" East 142.13 feet to the point of beginning. Area = 0.458 Acres

Combined Parcel

Beginning at a point which is located North 0°25'13" West along section line 149.96 feet and East 1311.94 feet from the Southwest corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 1°19'25" East 140.95 feet; thence North 89°59'33" East 68.45 feet; thence North 0°00'06" East 115.68 feet; thence South 89°41'27" East 70.23 feet; thence South 0°00'38" East 115.30 feet; thence North 89°59'33" East 0.56 feet; thence South 0°00'38" East 142.13 feet; thence North 89°31'08" West 142.56 feet to the point of beginning. Area = 0.608 Acres

ALTA / NSPS TABLE "A"

- MONUMENTS PLACED MONUMENTS FOUND AT EXTERIOR CORNERS.
 - ADDRESS SEE MAP
 - FLOOD ZONE CLASSIFICATION FEMA FIRM PANEL 49049C0169F EFFECTIVE JUNE 19, 2020. ZONE X - OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN
 - GROSS LAND AREA TOTAL AREA = 0.608 ACRES. SEE MAP FOR PARCEL AREAS.
 - VERTICAL RELIEF GROUND SURVEY. SW COR. SEC. 18 = 4607.82' (NAVD88)
 - CURRENT ZONING CLASSIFICATION PO-1, PROFESSIONAL OFFICE
 - EXTERIOR DIMENSIONS OF ALL BUILDINGS NO BUILDINGS ON SITE.
 - SUBSTANTIAL VISIBLE IMPROVEMENTS SEE MAP.
 - PARKING AREAS NO MARKED PARKING AREAS ON SITE.
 - LOCATION OF UTILITIES, VISIBLE & MARKED SEE MAP AND FOLLOWING NOTE.
 - NAMES OF ADJOINING OWNERS SEE MAP
 - OBSERVED EVIDENCE OF RECENT CONSTRUCTION NONE FOUND
 - STREET CONSTRUCTION/CHANGES IN ALIGNMENT NONE FOUND
- * ITEM 11 - UTILITIES WERE LOCATED BASED ON VISIBLE STRUCTURES AND OTHER VISIBLE EVIDENCES. NO GUARANTEE IS GIVEN THAT ADDITIONAL UTILITIES DO NOT EXIST ON THE SITE WHICH ARE NOT VISIBLE OR MARKED ON THE GROUND. IT IS RECOMMENDED THAT BLUESTAKES BE CALLED PRIOR TO ANY EXCAVATION.

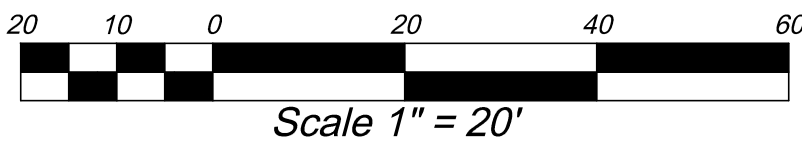
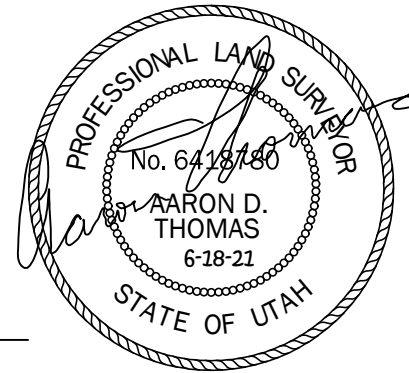
CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 7a, 8, 9, 11, 13, 16, and 17 of Table A thereof. The field work was completed in June 2021.

6-18-21

DATE

AARON D. THOMAS
PLS NO. 6418780



PROJECT NAME	AF MEDICAL
ADDRESS +/-	1160 EAST 50 NORTH
CITY:	AMERICAN FORK
COUNTY:	UTAH
STATE:	UTAH

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

CIVIL ENGINEER:

David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504, F: (801) 756-4511

ALTA / NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M

SHEET:	1 OF 1
DATE:	JUNE 18, 2021
SCALE:	1"=20'

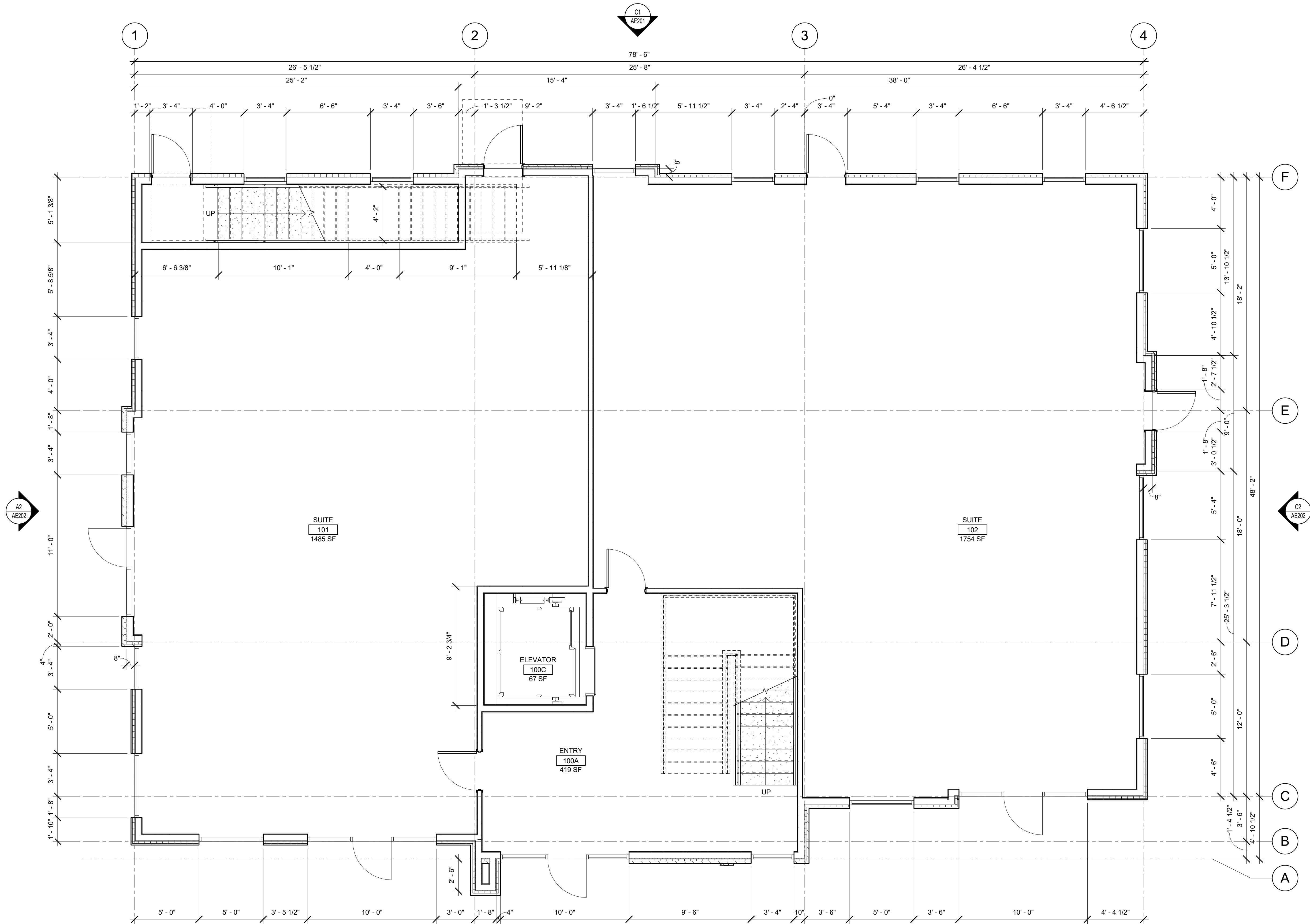
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10/26/2023 11:03:38 AM

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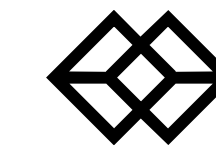
B

A1 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"



DESERT EDGE
architecture

720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790



BHB STRUCTURAL

2766 S. Main Street
Salt Lake City, Utah 84115
801.355.5656
bhb@bhbengineers.com

BNA
CONSULTING
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West Valley City, Utah 84120
P: 801.332.2196
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**SURG MEDICAL/
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1141 E 50 N
AMERICAN FORK, UT 84003

STAMP

ISSUE TYPE: NOT FOR CONSTRUCTION
DATE: 05-26-2023

PROJECT NUMBER: 001061
DRAWN BY: Author
CHECKED BY: Checker

FIRST FLOOR PLAN

AE101



720 S. RIVER ROAD BLDG D SUITE 2100
ST. GEORGE, UTAH 84790



2766 S. Main Street
Salt Lake City, Utah 84115
801.355.5656
bhb@bhbengineers.com



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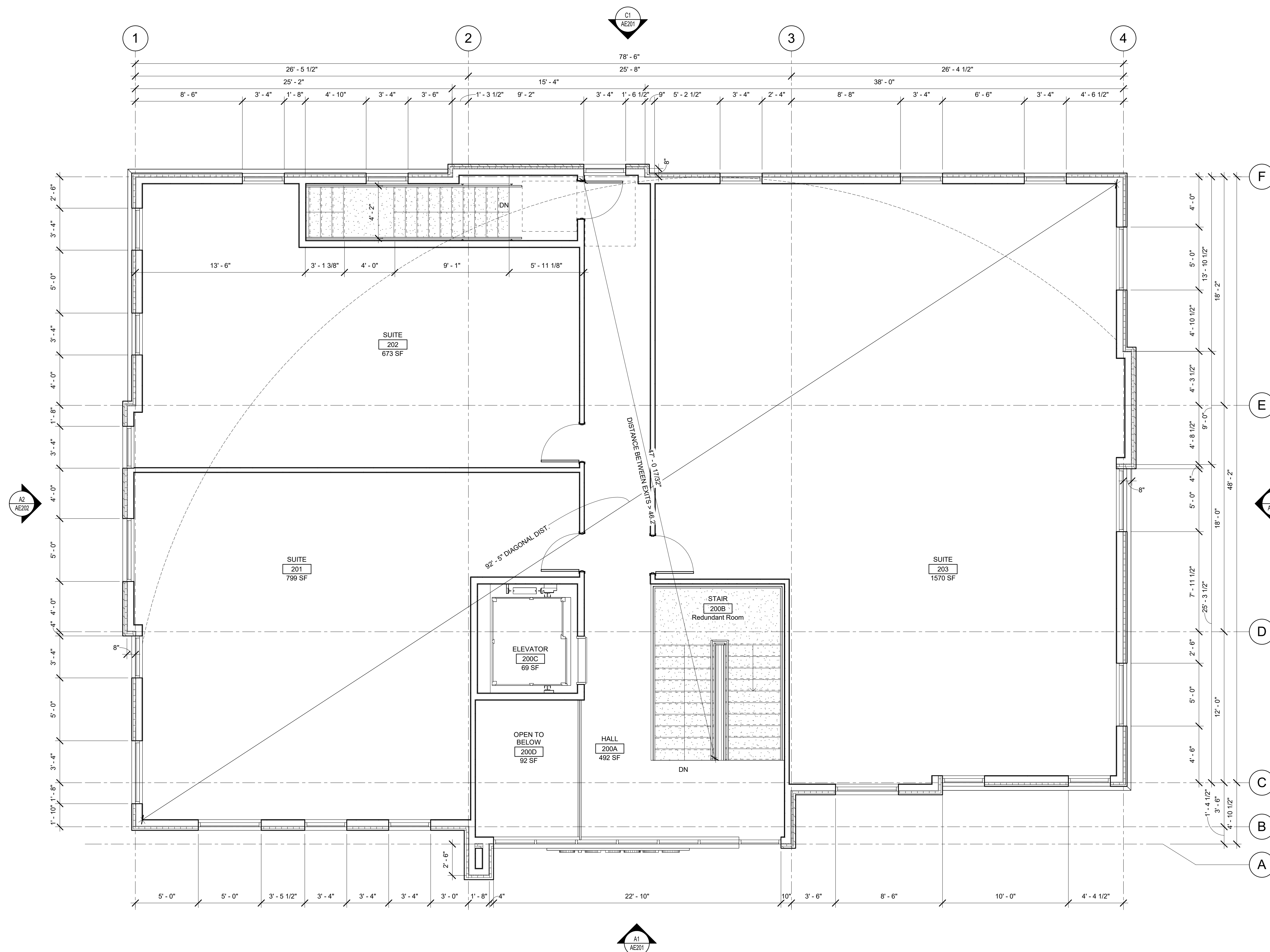
1141 E 50 N
AMERICAN FORK, UT 84003

STAMP

[illegible]

SECOND FLOOR PLAN

AE102



A1 SECOND LEVEL FLOOR PLAN
1/4" = 1'-0"

D

C

B

1
2
3
4
5



C2 NORTH ELEVATION
1/4" = 1'-0"

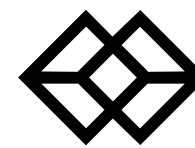


A2 SOUTH ELEVATION
1/4" = 1'-0"



DESERT EDGE
architecture

720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790



BHB STRUCTURAL

2766 S. Main Street
Salt Lake City, Utah 84115
801.355.5656
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ISSUE TYPE: NOT FOR CONSTRUCTION
DATE: 05-26-2023

PROJECT NUMBER: 001061
DRAWN BY: SB
CHECKED BY: SB

**EXTERIOR
ELEVATIONS**

AE202



720 S. RIVER ROAD BLDG D SUITE 2100
ST. GEORGE, UTAH 84790



2766 S. Main Street
Salt Lake City, Utah 84115
801.355.5656
bhb@bhbengineers.com



4225 Lake Park Blvd Ste 27
West Valley City, Utah 8412
P:801.532.219
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ISSUE TYPE:	DATE:
NOT FOR CONSTRUCTION	05-26-202

PROJECT NUMBER:	00106
DRAWN BY:	SB
CHECKED BY:	SB

EXTERIOR ELEVATIONS

AE201



D

C

B

1
2
3
4
5



(B1) FRONT LEFT PERSPECTIVE VIEW



(D3) FRONT PERSPECTIVE VIEW



(B3) REAR LEFT PERSPECTIVE VIEW



(A1) REAR RIGHT PERSPECTIVE VIEW

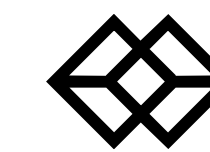


(A3) FRONT RIGHT PERSPECTIVE VIEW



DESERT EDGE
architecture

720 S. RIVER ROAD BLDG D SUITE 2100B
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PROJECT NUMBER: 001061
DRAWN BY: SB
CHECKED BY: SB

**PERSPECTIVE
VIEWS**

AE701

90 NORTH ST. (PUBLIC)

80 NORTH ST.
(PRIVATE)

The trash enclosure doesn't meet code per AFC Code Section 17.5.121.B. Per the trash enclosure table a 5 foot landscaping border is supposed to enclose the enclosure. Considering the constraints on the site and the proposed landscaping on site Planning Staff and the Development Services Director are good to move the project forward to Planning Commission on this detail.

1/4 COR SEC 18
, R2E, SLB&M

N 0°25'13" W 2670.28'
BASIS OF BEARING (NAD27)

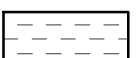
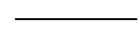
EAST 1311.94'

W 149.96'

50 NORTH ST. (PUBLIC)

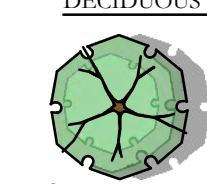
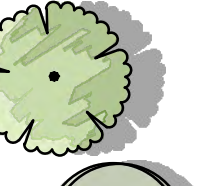
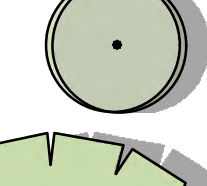
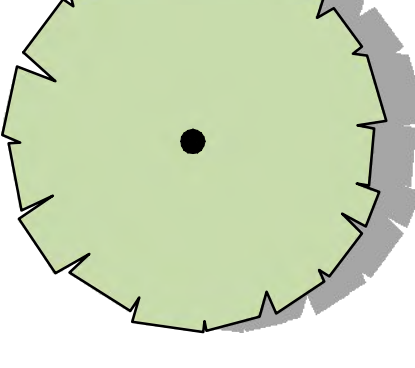
SITE MATERIALS LEGEND

(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

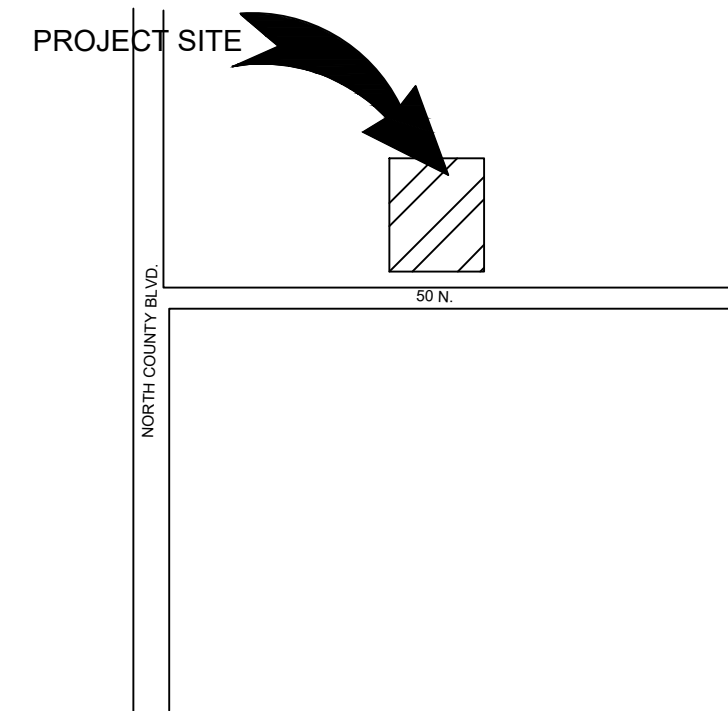
SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1-01 SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "AM PERENNIAL KYRGASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED LAWN. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GLAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	2,123 sf
	1-10 1" MINUS TAN CRUSHED ROCK, SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DENSITY 50% WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREPLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING. AND AFTER APPLYING MULCH, THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	5,791 sf
	1-26 BOULDERS - DECORATIVE	14
	1-27 6" CONCRETE MOW CURB	111 lf

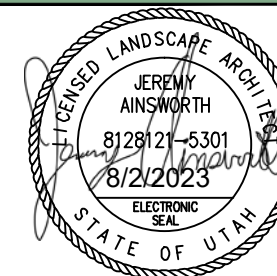
PLANT LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	ATR	2	Acer tataricum 'JFS-KW2' TM Rugged Charm Tatarian Maple	B & B	2" Cal
	GBP	1	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	B & B	2" Cal
	QR'A	3	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak	B & B	2" Cal
	ZS'B	5	Zelkova serrata 'Burgundy Vase' Burgundy Vase Zelkova	B & B	2" Cal
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	AA'O	10	Amelanchier alnifolia 'Obelisk' TM Standing Ovation Serviceberry	5 gal	
	AM'H	21	Aronia melanocarpa 'Low Scape Hedger' Low Scape Hedger Chokeberry	5 gal	
	AM'M	23	Aronia melanocarpa 'Low Scape Mound' Low Scape Mound Chokeberry	5 gal	
	BTC	10	Berberis thunbergii 'Concorde' Concorde Japanese Barberry	5 gal	
	CBM	12	Caryopteris x chandonensis 'CT-9-12' TM Beyond Midnight Bluebeard	5 gal	
	PO'F	3	Physocarpus opulifolius 'UMNHarpell' Fireside TM Fireside Ninebark	5 gal	
	PBP	23	Prunus besseyi 'PWHS' TM Pawnee Buttes Sand Cherry	5 gal	
	RT'A	10	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal	
	RT'T	1	Rhus typhina 'Tiger Eyes' Tiger Eyes Sumac	5 gal	
	SB'G	6	Spiraea betulifolia 'Tor Gold' TM Glow Girl Birchleaf Spirea	5 gal	
	SBP	22	Syringa x 'SMNJRPB' TM Bloomerang Dwarf Purple Lilac	5 gal	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	JS'B	8	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	B & B	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	CA'K	31	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal	
	H'S	26	Helictotrichon sempervirens 'Sapphire' Blue Out Grass	1 gal	
	PO'K2	20	Pennisetum orientale 'Karley Rose' Karley Rose Fountain Grass	1 gal	

VICINITY MAP



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
8/2/2023	UT23100			DESERT EDGE ARCHITECTURE ATT: STEVE BEESLEY 435-673-7362 STEVE@DESERTEDGE.CO	PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 8/2/2023

NO. REVISION DATE

1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

GRAPHIC SCALE: 1" = 16'

SURG MEDICAL/PROFESSIONAL OFFICE BLDG.

1141 E. 50 N.
AMERICAN FORK, UTAH

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www.pkjdesigngroup.com

LP-COLOR

[illegible]

(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE)

SITE REQUIREMENT CALCULATIONS

REQUIRED:

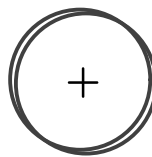
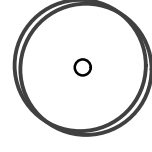
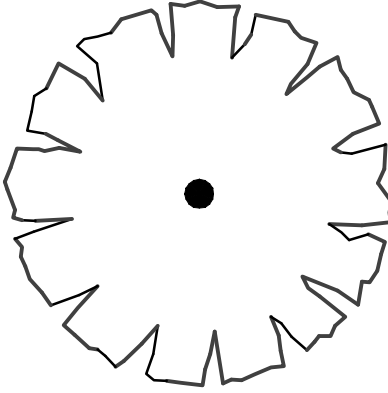
ALLOWABLE CONVERSIONS:

25% OF REQUIRED SHRUBS MAY BE CONVERTED TO TURF AT A RATE OF ONE FIVE-GALLON SHRUB PER FIFTY SQUARE FEET OF TURF.

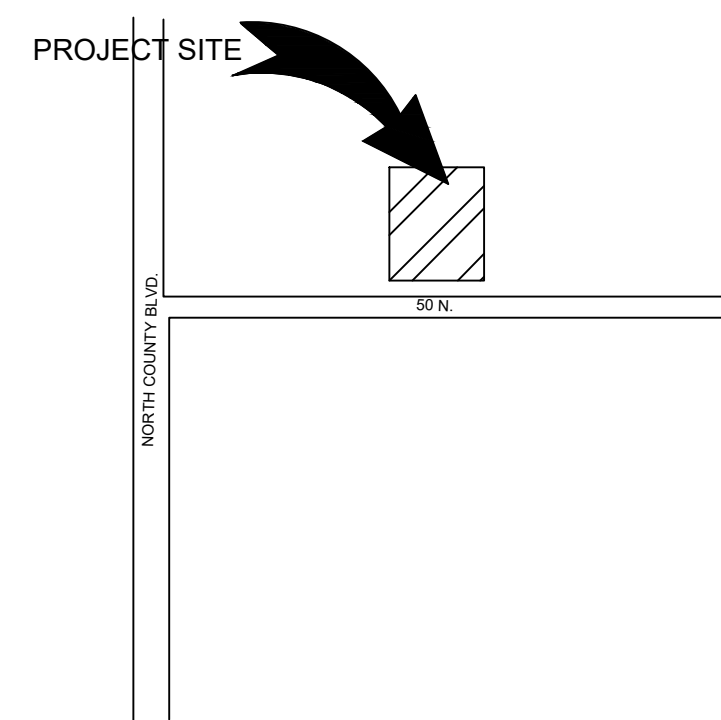
10% OF REQUIRED SHRUBS MAY BE CONVERTED TO PERENNIALS AND/OR GROUNDCOVERS AT A RATIO OF THREE ONE-GALLON PERENNIALS AND/OR GROUND COVERS FOR ONE FIVE-GALLON SHRUB.

IMPROVED AREA MEANS THE TOTAL (GROSS) LOT AREA BEING USED INCLUDING THE BUILDING, PARKING LOT, AND STORAGE OR DISPLAY AREAS.

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

<u>DECIDUOUS TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>
	AT'R	2	Acer tataricum 'JFS-KW2' TM Rugged Charm Tatarian Maple	B & B	2" C
	GB'P	1	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	B & B	2" C
	QR'A	3	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak	B & B	2" C
	ZS'B	5	Zelkova serrata 'Burgundy Vase' Burgundy Vase Zelkova	B & B	2" C
<u>DECIDUOUS SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	
	AAVO	10	Amelanchier alnifolia 'Obelisk' TM Standing Ovation Serviceberry	5 gal	
	AM'H	21	Aronia melanocarpa 'Low Scape Hedger' Low Scape Hedger Chokeberry	5 gal	
	AM'F	23	Aronia melanocarpa 'Low Scape Mound' Low Scape Mound Chokeberry	5 gal	
	BT'C	10	Berberis thunbergii 'Concorde' Concorde Japanese Barberry	5 gal	
	CB'M	12	Caryopteris x clandonensis 'CT-9-12' TM Beyond Midnight Bluebeard	5 gal	
	PO'F	3	Physocarpus opulifolius 'UMNHarpell' Fireside TM Fireside Ninebark	5 gal	
	PB'P	23	Prunus besseyi 'P011S' TM Pawnee Buttes Sand Cherry	5 gal	
	RT'A	10	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal	
	RT'T	1	Rhus typhina 'Tiger Eyes' Tiger Eyes Sumac	5 gal	
	SF'G	6	Spiraea betulifolia 'Tor Gold' TM Glow Girl Birchleaf Spirea	5 gal	
	SB'P	22	Syringa x 'SMNJRPJ' TM Bloomingear Dwarf Purple Lilac	5 gal	
<u>EVERGREEN SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	
	JS'B	8	Juniperus Scopulorum 'Blue Arrow' Blue Arrow Juniper	B & B	
<u>GRASSES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	
	CA'K	31	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal	
	HS'S	26	Helictotrichon sempervirens 'Sapphire' Blue Oat Grass	1 gal	
	PO'K2	20	Pennisetum orientale 'Karlsey Rose'	1 gal	

VICINITY MAP

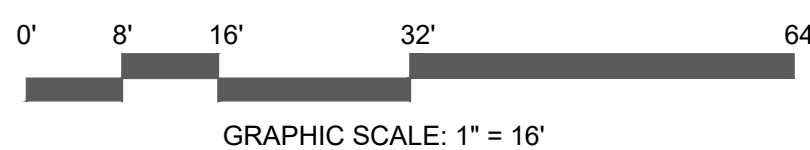
 UT23100

NO.	REVISION
1	XXXX
2	
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DATE
XX-XX-XX

811


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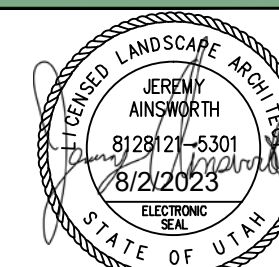
DESERT EDGE ARCHITECTURE
ATT: STEVE BEESLEY
435-673-7362
STEVE@DESERTEDEGE.CO

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LANDSCAPE PLAN

CITY PERMIT SET

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	8/2/2023

LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL		
1.1	SUMMARY	
A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:		
1. Site Conditions		
2. Guarantees		
3. Maintenance		
4. Soil Amendments		
5. Fine Grading		
6. Landscape Edging		
7. Furnish and Installing Plant		
8. Turf Planting		
9. Weed Barrier		
1.2	SITE CONDITIONS	
A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents as at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.		
B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.		
C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.		
1.3	PERMITS	
A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.		
1.4	PLANT DELIVERY, QUALITY, AND AVAILABILITY	
A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.		
1.5	FINAL INSPECTION	
A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.		
1.6	LANDSCAPE SUBSTANTIAL COMPLETION	
A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.		
1.7	MAINTENANCE	
A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.		
1.8	GUARANTEE	
A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee		

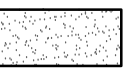
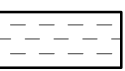
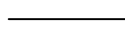
PART II - PRODUCTS		
2.1	LANDSCAPE MATERIALS	
A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.		
B. Tree Wrap: Tree wrap is not to be used.		
C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.		
D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.		
E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.		
F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:		
a. pH: 5.5-7.5		
b. EC (electrical conductivity): < 2.0 mmhos per centimeter		
c. SAR (sodium absorption ration): < 3.0		
d. % OM (percent organic matter): >1%		
e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%; Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.		
G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.		
H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:		
a. Washed mortar sand free of organic material.		
b. Portland Cement (see concrete spec. below for type)		
c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.		
d. Only potable water for mixing.		
I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.		
PART III - EXECUTION		
3.1	GRADING	
A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.		
B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.		
C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.		
3.2	TURF GRADING	
A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.		
B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.		
3.3	PLANTING OPERATIONS	
A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.		
B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.		
C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.		
D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.		
E. Trees must be placed on undisturbed soil at the bottom of the planting hole.		
F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.		
G. Plant immediately after removal of container for container plants.		

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.		
I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.		
J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a courser mix as required to establish finish grade as indicated on the drawings.		
K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.		
L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.		
4. TURF - SOD LAYING		
A. Top Sod Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.		
B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of 1/2 pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.		
C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blight. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as to completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.		
D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut, trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.		
E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.		
F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.		
G. Apply water directly after laying sod. Rainfall is not acceptable.		
H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.		
I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with barriers or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.		
J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.		
3.5	WEED BARRIER	
A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.		
B. Cut weed barrier back to the edge of the plant rootball.		
C. Overlap rows of fabric min. 6"		
D. Stable fabric edges and overlaps to ground.		
END OF SECTION		

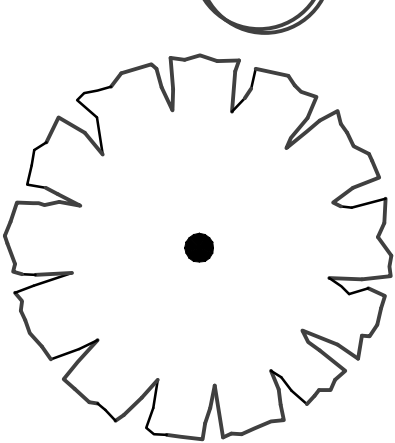
LANDSCAPE NOTES

INSTALLATION		
1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.		
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.		
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.		
4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.		
5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.		
6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.		
7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.		
8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DEWITT 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.		
9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH); NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.		
10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.		
11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.		
INSTALLER RESPONSIBILITIES AND LIABILITIES		
1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.		
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.		
GRADING AND DRAINAGE REQUIREMENTS		
1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"		
2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES		
3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS		
4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.		
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE.		
6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICHEVER DISTANCE IS GREATER		

SITE MATERIALS LEGEND

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1. LANDSCAPE AREA SODDED LAWN AREA LAWN AREAS SHALL BE SOD - NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED LAWN. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT (4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	2,123 sf
	1" MINUS TAN CRUSHED ROCK, SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 5 OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREPLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING. AND AFTER APPLYING MULCH THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNWR.	5,791 sf
	1. LANDSCAPE BOULDERS - DECORATIVE	14
	6" CONCRETE MOW CURB	111 lf

PLANT LEGEND

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	ATR	2	Acer tataricum 'JFS-KW2' TM Rugged Charm Tatarian Maple	B & B	2" Cal
	GBP	1	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	B & B	2" Cal
	QR'A	3	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak	B & B	2" Cal
	ZSB	5	Zelkova serrata 'Burgundy Vase' Burgundy Vase Zelkova	B & B	2" Cal
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	AA'O	10	Amelanchier alnifolia 'Obedisk' TM Standing Ovation Serviceberry	5 gal	
	AM'H	21	Aronia melanocarpa 'Low Scape Hedger' Low Scape Hedger Chokeberry	5 gal	
	AM'M	23	Aronia melanocarpa 'Low Scape Mound' Low Scape Mound Chokeberry	5 gal	
	BTC	10	Berberis thunbergii 'Concorde' Concorde Japanese Barberry	5 gal	
	CBM	12	Caryopteris x chandonensis 'CT-9-12' TM Beyond Midnight Bluebeard	5 gal	
	POF	3	Physocarpus opulifolius 'UMNH Harpell' Fireside TM Fireside Ninebark	5 gal	
	PBP	23	Prunus besseyi 'PW115' TM Pawnee Buttes Sand Cherry	5 gal	
	RT'A	10	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal	
	RT'T	1	Rhus typhina 'Tiger Eyes' Tiger Eyes Sumac	5 gal	
	SB'G	6	Spiraea betulifolia 'Tor Gold' TM Glow Girl Birchleaf Spiraea	5 gal	
	SBP	22	Syringa x 'SMNJRPUR' TM Bloomingstar Dwarf Purple Lilac	5 gal	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	JS'B	8	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	B & B	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	CA'K	31	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal	
	HSS	26	Helictotrichon sempervirens 'Sapphire' Blue Out Grass	1 gal	
	PO'K2	20	Pennisetum orientale 'Karley Rose' Karley Rose Fountain Grass	1 gal	

ISSUE DATE

8/2/2023

PROJECT NUMBER

UT23100

PROJECT INFORMATION

NO.

REVISION

DATE

1	XXXX	XX-XX-XX
2		
3		
4		
5		
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7		

PROJECT INFORMATION

BLUE STAKES OF UTAH

UTILITY NOTIFICATION CENTER, INC.

1-800-662-4111

www.bluestakes.org

DEVELOPER / PROPERTY OWNER / CLIENT

DESERT EDGE ARCHITECTURE

ATT: STEVE BEESLEY

435-673-7362

STEVE@DESERTEDGE.CO

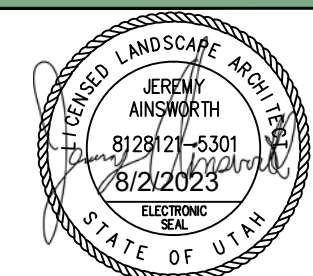
LANDSCAPE ARCHITECT / PLANNER



DESIGN GROUP

Landscape Architecture • Planning • Visualization

LICENSE STAMP



DRAWING INFO

PM:

JTA

DRAWN:

ACP

CHECKED:

JMA

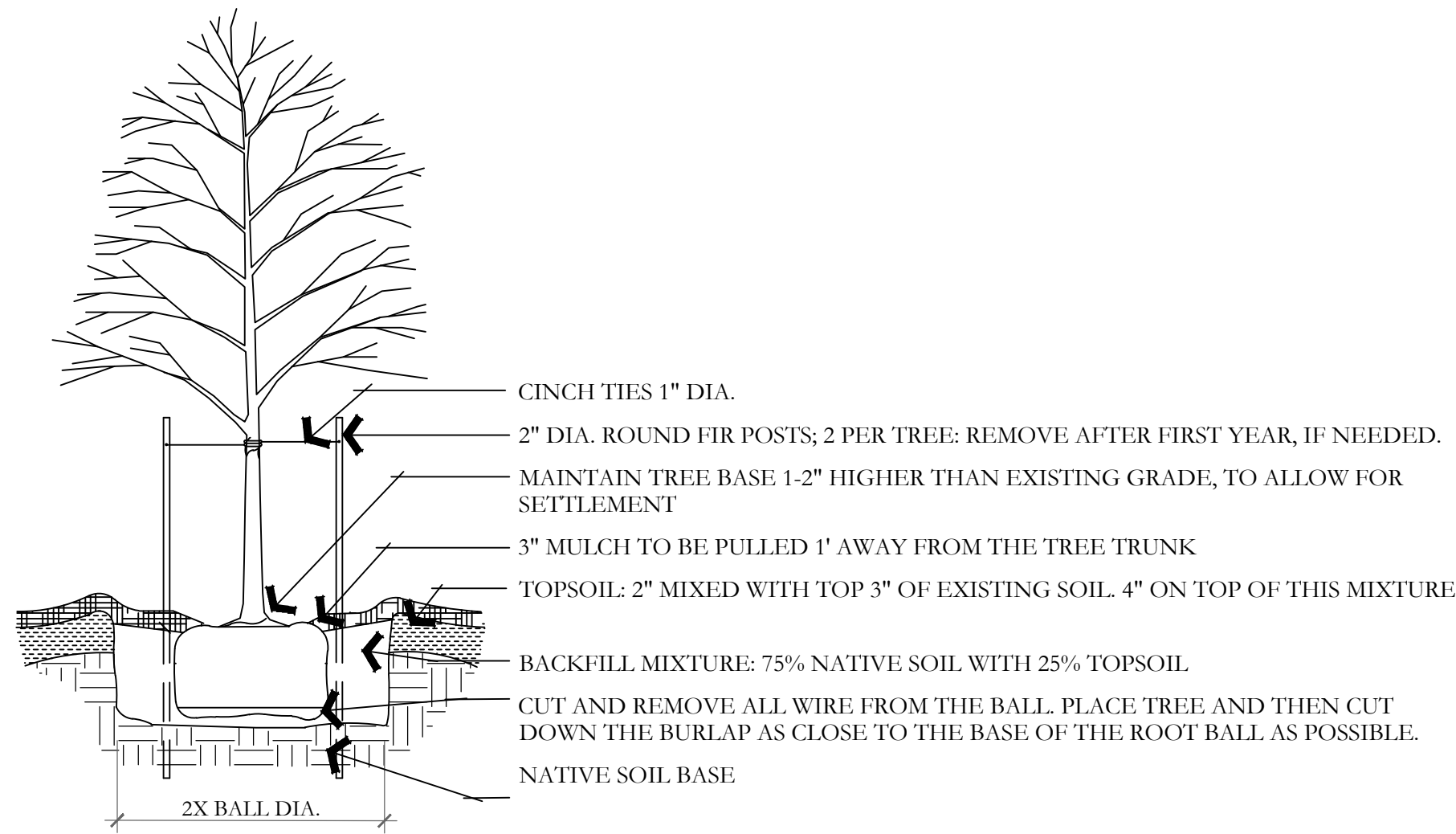
PLOT DATE:

8/2/2023

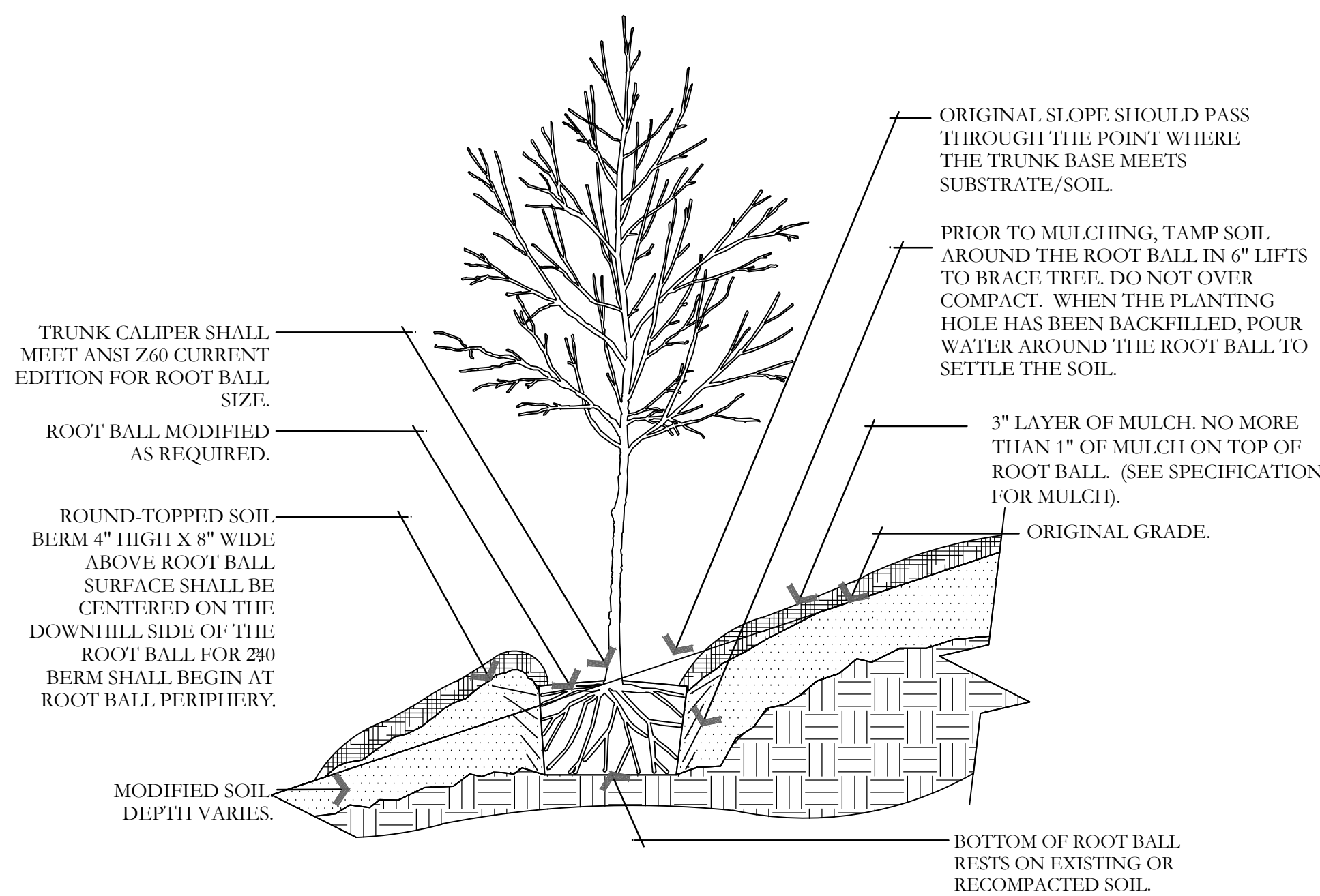
LANDSCAPE COVER

CITY PERMIT SET

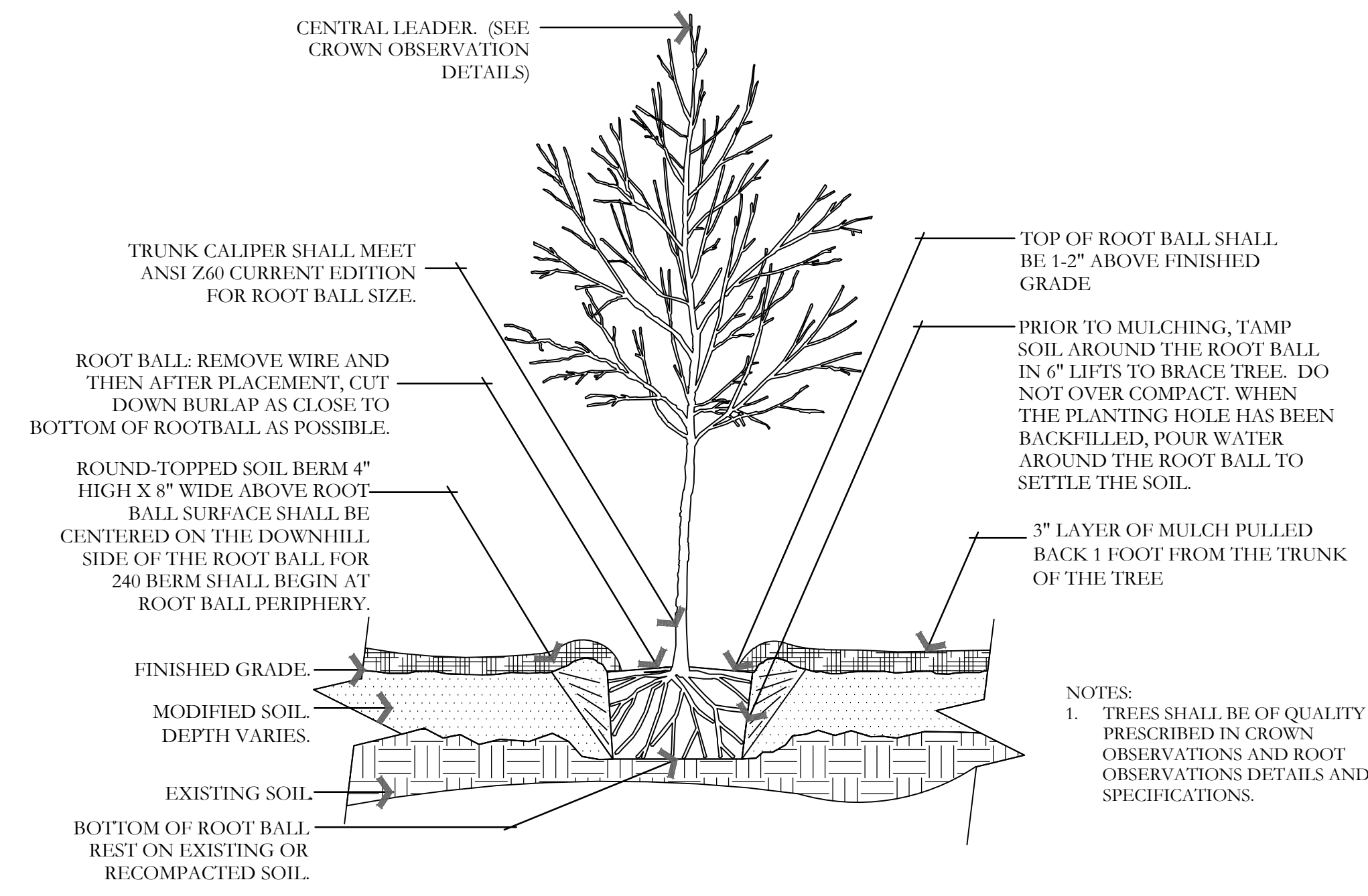
LP-101



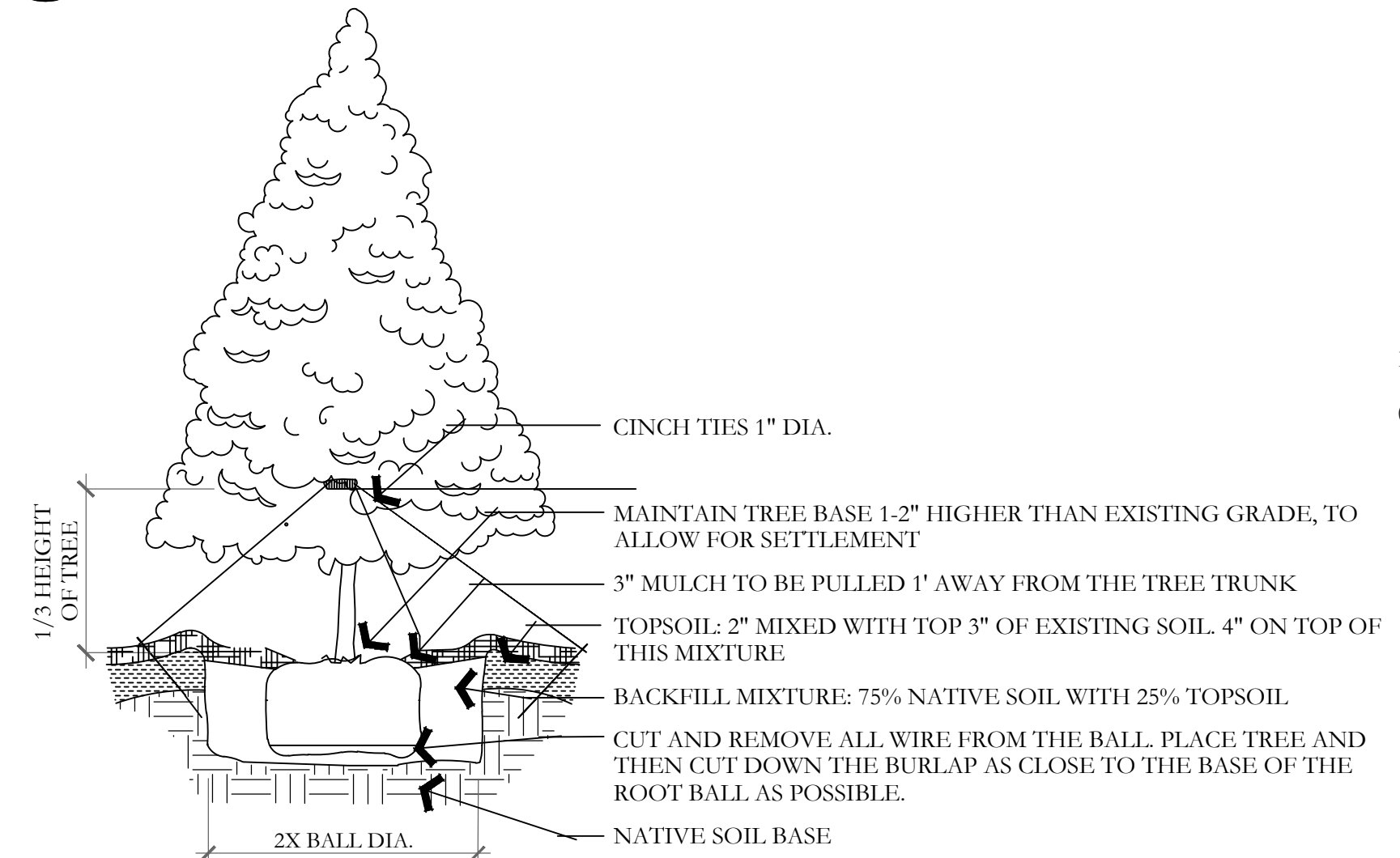
A DECIDUOUS TREE PLANTING
NOT TO SCALE



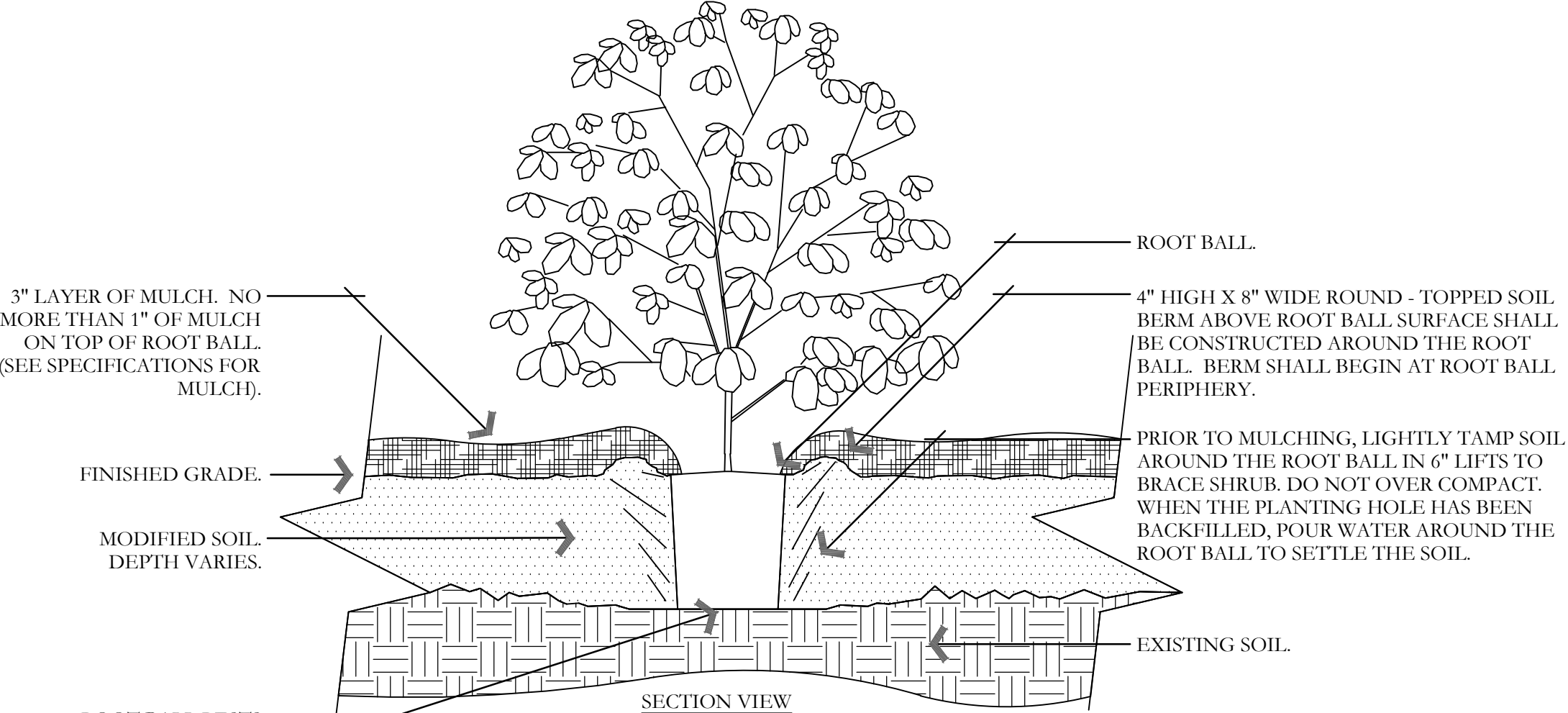
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE



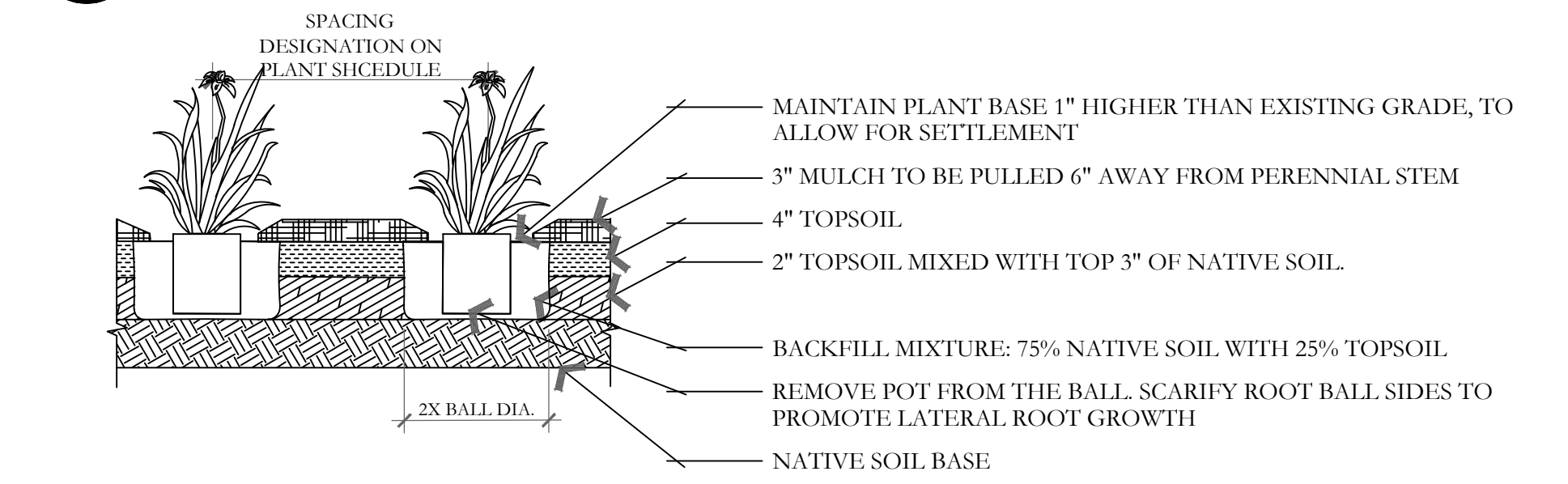
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



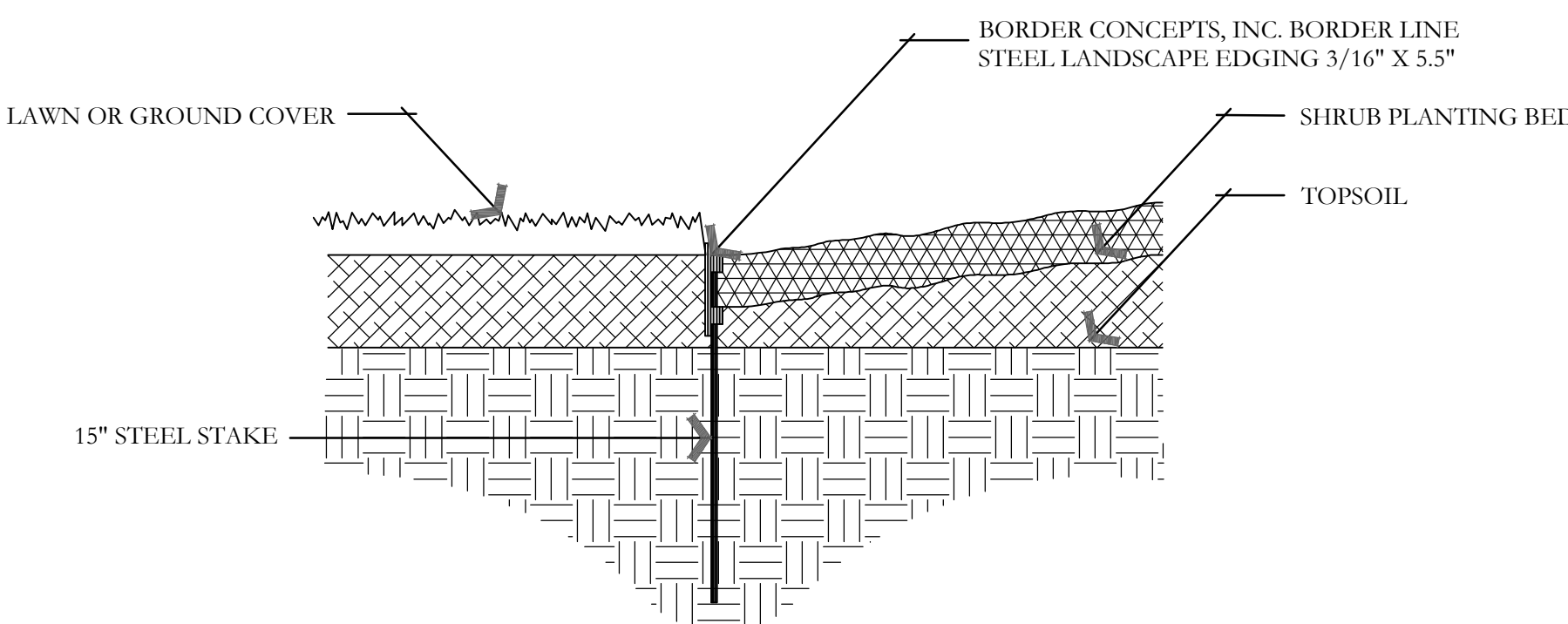
D EVERGREEN TREE PLANTING
NOT TO SCALE



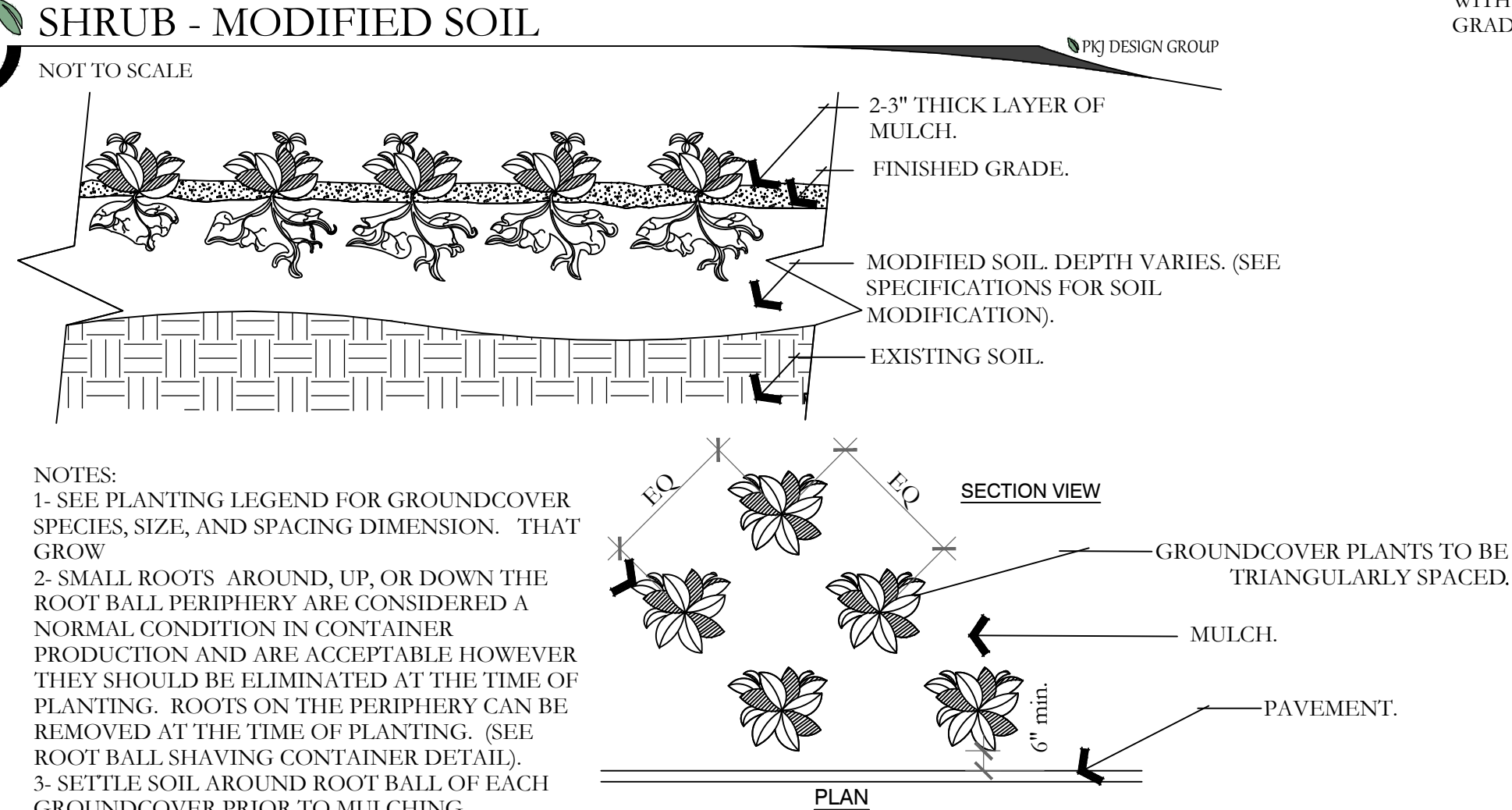
E SHRUB - MODIFIED SOIL
NOT TO SCALE



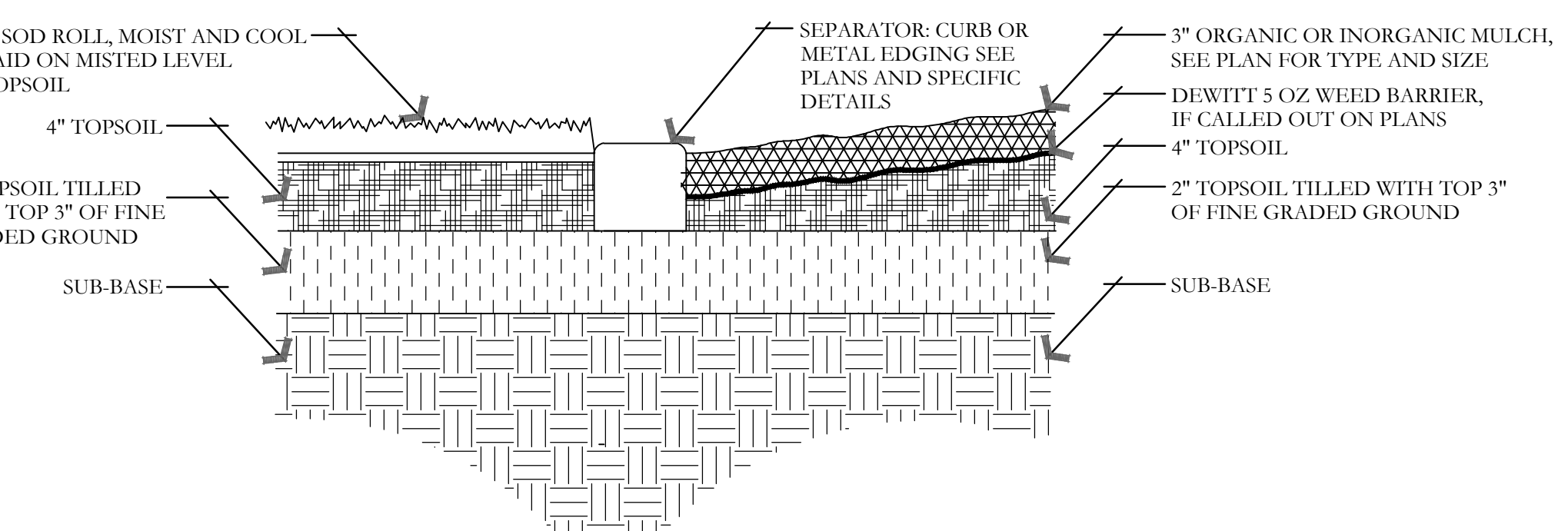
F PERENNIAL PLANTING
NOT TO SCALE



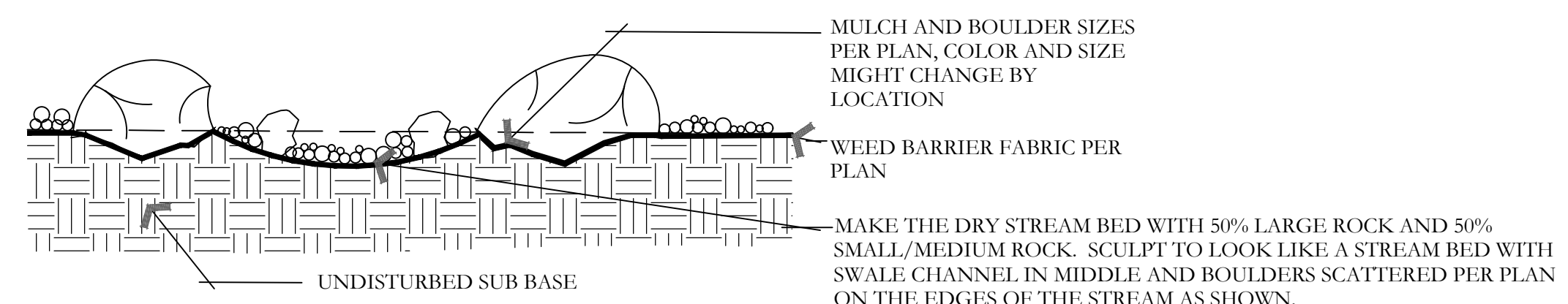
G METAL EDGING DETAIL
NOT TO SCALE



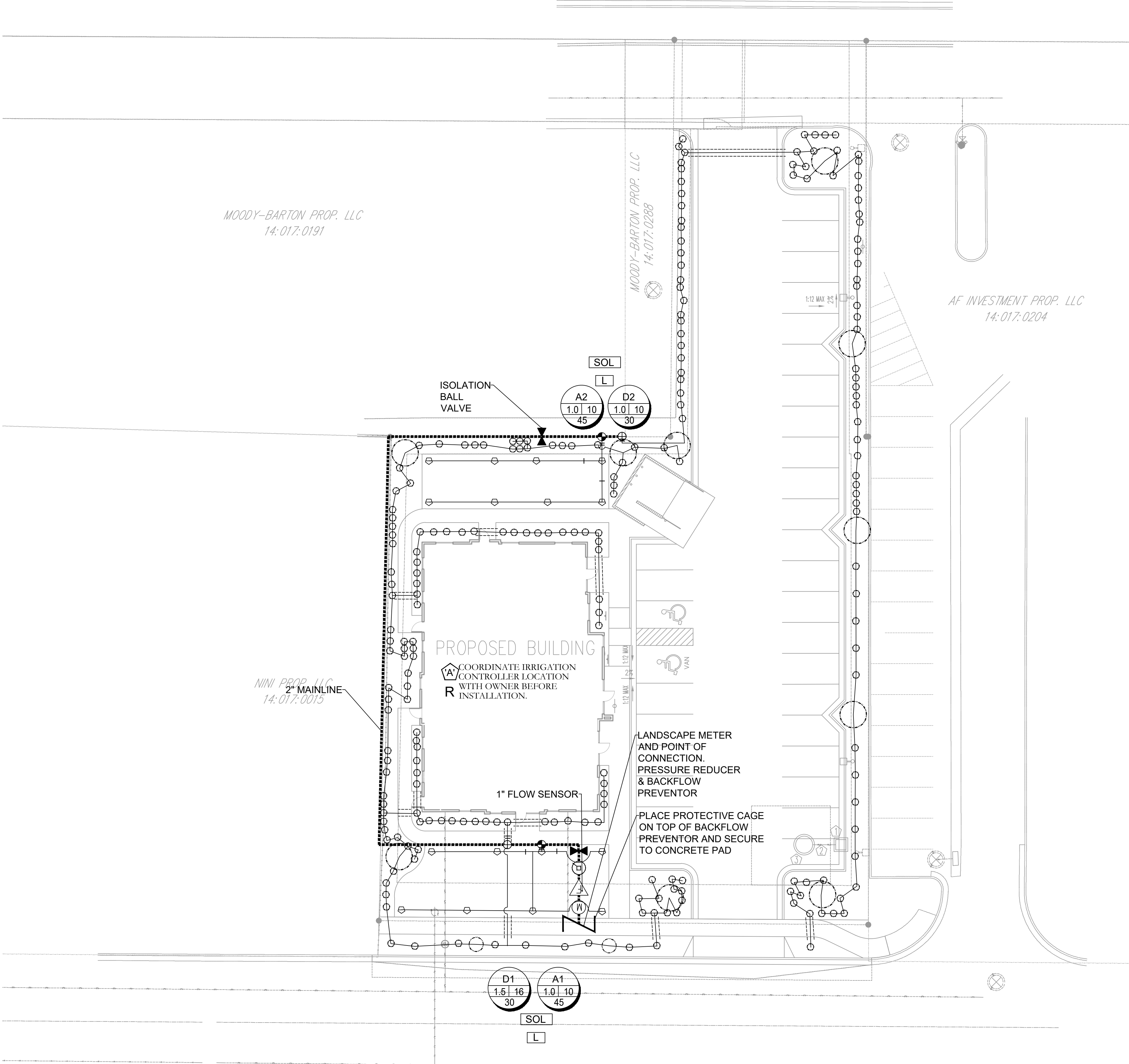
H PERENNIAL/GROUND COVER PLANTING
NOT TO SCALE



I SOD LAYING/MULCH DETAIL
NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
●	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
●	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
●	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
●	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
●	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
●	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
●	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
●	RAINBIRD 5000 SERIES MPR NOZZLES @ 45 PSI
●	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
○	IRRIGATION POINT OF CONNECTION, PRESSURE REDUCER AND RPZ BACKFLOW PREVENTION - CONNECT TO WATER SERVICE LINE AND METER. (SEE CIVIL PLANS) CONTRACTOR LOCATE AND VERIFY EXACT LOCATION ON SITE.
△	CONTROLLER:RAINBIRD ESP-LXIVM, WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
⋈	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE.
⋈	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
⋈	MASTER VALVE.
⋈	US100-FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW. (USE SIZING CHARTS)
⋈	QUICK COUPLER-RAINBIRD 44LC INSTALL PER MANUFACTURER'S SPEC.
⋈	SMART VALVE IVMSOL. INSTALL PER MANUFACTURER'S SPEC.
⋈	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC. (EVERY 500 FT., OR 15 IVM DEVICES MAXIMUM)
⋈	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (USE TAN LID IN PLANTER AREAS & GREEN LID IN GRASS AREAS) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
⋈	DRIP CONTROL ZONE KIT: RAINBIRD XCZ100IVM- FLOW INDICATING BASKET FILTER-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
⋈	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
⋈	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS.
⋈	PIPE SIZING: I=1", II=1 1/2", III=1 1/2". SEE PIPE SIZING CHART BELOW FOR LARGER SIZES.
⋈	DRIP RWS-S-B-1401 (ROOT WATERING SYSTEM PROVIDE 2 TO EACH TREE.)
⋈	DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT
⋈	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1 1/4" DIAMETER MINIMUM
NO SYMBOL	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS SHOWN ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN.

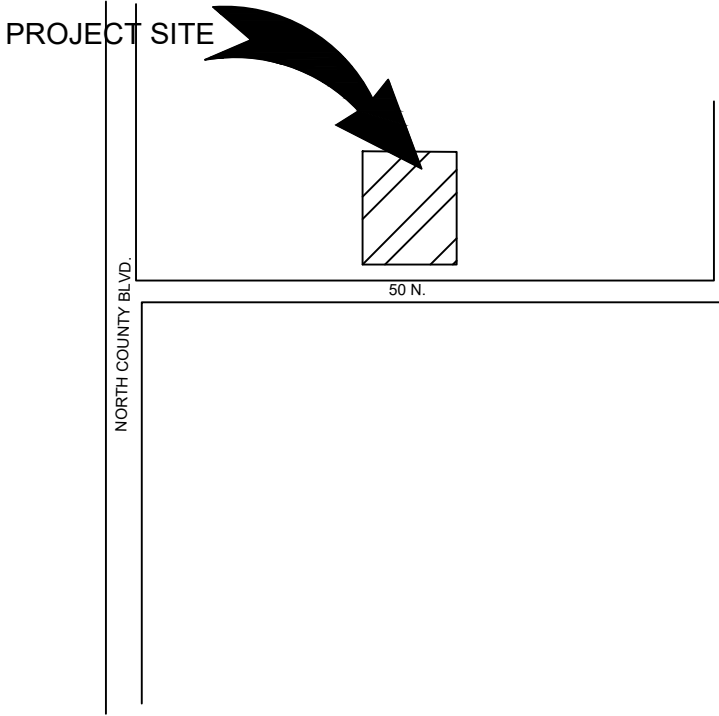
DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW
XFS DRIP LINE	XFS-CV-09-18	9 GPH
SHRUBS-DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT		*EACH ZONE NOT TO EXCEED 20 GPM
INSTALL POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.		
TRIPLES-DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT		*EACH ZONE NOT TO EXCEED 20 GPM
*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS		
*SEE DETAILS FOR SHRUB AND TREE DRIP LINE CONFIGURATION		

IRRIGATION NOTES

- BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
 - INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A CULINARY SYSTEM. IF IT IS NOT CONNECTED TO CULINARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A SECONDARY SYSTEM AND REQUIRED COMPONENTS.
 - VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO BE CULINARY WATER AND SHALL BE NOTED AS SUCH. THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO CULINARY WATER USE. A BACKFLOW PREVENTOR AND RPZ AS SPECIFIED.
 - ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
 - CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED, UNLESS BLACK POLY IS CALLED OUT FOR WIRE SLEEVING. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
 - MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
 - NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
 - TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
 - PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
 - DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
 - A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
 - INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO BE PLACED.
 - CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
 - CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
 - DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
 - LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
 - PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
 - CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
 - LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:
- | | | |
|-----|--------|---------|
| I | 3/4" | 8 GPM |
| II | 1" | 12 GPM |
| III | 1-1/2" | 30 GPM |
| IV | 2" | 55 GPM |
| V | 2-1/2" | 75 GPM |
| VI | 3" | 110 GPM |
| VII | 4" | 180 GPM |
- VALVE ID TAG
- CONTROL NUMBER
- VALVE NUMBER
- GALLONS PER MINUTE
- NOTE
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING
- PSI AT LAST HEAD IN ZONE
- VALVE SIZE
- 1.0 18 55

VICINITY MAP



8/2/2023

UT23100

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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IRRIGATION OVERALL PLAN
CITY PERMIT SET

IR-100

DRAWING INFO
PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 8/2/2023

IRRIGATION PLAN SPECIFICATIONS

- IRRIGATION SPECIFICATIONS
PART I - GENERAL
- 1.1 SUMMARY
- Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.
- 1.2 SYSTEM DESCRIPTION
- A.Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pipe and wire in sleeving under landscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.
- B.Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overlap onto landscape, buildings or other features.
- C.Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.
- 1.3 DEFINITIONS
- A.Water Supply: Culinary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to backflow preventor, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.
- B.Point of Connection: Location where the Contractor shall tie into the water supply. May require backflow preventor, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.
- C.Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.
- D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.
- 1.4 REFERENCES
- A.The following standards will apply to the work of this Section:
- a. ASTM-American Society for Testing and Materials
- b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.
- 1.5 SUBMITTALS
- A.At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have been reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.
- B.Operation and Maintenance Manual:
- a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:
- i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.
- ii. Parts list for each operating element of the system
- iii.Manufacturer printed literature on operation and maintenance of operating elements of the system.
- iv.Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.
- b. Project Record Copy
- i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.
- ii. Completed Project As-Built Drawings
1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings including 2 wire path and junction box locations.
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.
- 1.6 QUALITY ASSURANCE
- A.Acceptance: Do not install work in this section prior to acceptance by OAR.
- B.Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.
- C.Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that project connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work at supplied POC. Notify OAR in writing of problems encountered and pressure reading prior to proceeding.
- D. Workmanship and Materials:
- a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.
- b. All work shall be performed in accordance with the best standards of practice relating to the trade.
- E.Contractor Qualifications:
- a. Contractor shall provide document or resume including at least the following items:
- i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.
- ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.
- iii.Contractor is bondable for the work to be performed.
- iv.References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.
- v. Listing of suppliers where materials will be obtained for use on this Project.
- vi.Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience.

- This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.
- vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.
- viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.
- 1.7 DELIVERY-STORAGE-HANDLING
- A.During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.
- 1.8 SEQUENCING
- A.Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.
- 1.9 WARRANTY
- A.Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.
- 1.10 OWNER'S INSTRUCTION
- A.After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.
- 1.11 MAINTENANCE
- A.Furnish the following items to Owner's Representative:
- a. Two quick coupler keys with hose swivels.
- b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.
- B.Provide the following services:
- a. Winterize entire irrigation system installed under this contract. Winterize by "blow-out" method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.
- PART 2 - PRODUCTS
- 2.1 GENERAL NOTES
- A.Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.
- 2.2 POINT OF CONNECTION
- A.The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated. Connection must meet state guidelines
- 2.3 CONNECTION ASSEMBLY
- A.Culinary water to be used on this Project. Install backflow preventor and RPZ as needed.
- 2.4 CONTROL SYSTEM
- A.Power supply to the irrigation controller shall be provided for by this Contract. To be installed by owner or electrical contractor.
- B.Controller shall be as specified in the drawings. Controller shall be surge protected.
- a. Installation of wall-mount controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount controllers shall be 120 VAC unless otherwise noted.
- b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.
- C.Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D).
- a. A minimum of 36" of additional wire shall be left at each valve, each splice box and at each controller.
- b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare wire shall be looped within each valve box of the grouping it is to service.
- D. Wire splice connectors shall use 3M brand DBY wire connectors. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped "WIRE SPLICE" or "WS" on box lid.
- 2.5 SLEEVING
- A.Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be SCH40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.
- 2.6 MAIN LINE PIPE
- A.All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.
- a. Maximum flows allowed through main line pipe shall be:
- 3/4" 8 GPM
- 1" 12 GPM
- 1-1/2" 30 GPM
- 2" 53 GPM
- 2-1/2" 75 GPM
- 3" 110 GPM
- 4" 180 GPM
- b. Main line pipe shall be buried with 24" cover
- 2.7 MAIN LINE FITTINGS
- A.All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.
- 2.8 ISOLATION VALVES
- A.Isolation valves 3" and larger shall be Watertown brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.
- B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with SCH80 PVC/TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.
- 2.9 MANIFOLDS
- A.Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.
- 2.10 REMOTE CONTROL VALVES
- A.Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.
- 2.11 MANUAL CONTROL VALVES
- A.Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in 3/4" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.
- 2.12 LATERAL LINE PIPE
- A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be 3/4", 1", 1 1/4", 1 1/2" or 2" in size as indicated on Construction Drawings.
- 2.13 LATERAL LINE FITTINGS
- A. All lateral line fittings shall be S/40 PVC.
- 2.14 Spray Sprinklers
- a. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.
- 2.15 RAIN BIRD VALVE BOXES
- A.Carson valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barbed areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box top to proper grade.
- 2.16 IMPORT BACKFILL
- A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations -unusable for fill shall be removed from project and disposed of properly by Contractor.
- 2.17 OTHER PRODUCTS
- A.Substitution of equivalent products is subject to the Landscape Architect or OAR's approval and must be designated as accepted in writing.
- a. The Contractor shall provide materials to make the system complete and operational.
- PART 3 - EXECUTION
- 3.1 PREPARATION
- A.Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.
- 3.2 TRENCHING AND BACKFILLING
- A.Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.
- 3.3 SLEEVING
- A.Sleeve all piping and wiring that pass under paving or landscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.
- 3.4 GRADES AND DRAINAGE
- A.Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.
- 3.5 PVC PIPE
- A.Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.
- B.Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.
- C.Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under landscape features.
- D. Plastic pipe shall be cut squarely. Burs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.
- E.Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly trenched. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.
- F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.
- 3.6 CONTROLLERS
- A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMS.
- B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.
- C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC, pipe shall not be used.
- D. Wiring under landscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate

- sleeving needs for conduit or sweeps elbows from exterior to interior of building.
- E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.
- F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.
- G. Electrical contractor is in charge of providing 1.5" conduit from controller to outside landscape area. Provide power and room for controller. Provide ethernet to hardware power into the controller.
- 3.7 VALVES
- A.Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.
- B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.
- C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of 3/4" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.
- 3.8 SPRINKLER HEADS
- A.No sprinkler shall be located closer than 6" to walls, fences, or buildings.
- B. Heads adjacent to walls, curbs, or paths shall be located at grade and 2" away from landscape.
- C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.
- D. Spray heads shall be installed and flushed again prior to installation of nozzles.
- E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.
- 3.9 FIELD QUALITY CONTROL
- A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.
- B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.
- C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.
- D. Schedule testing with OAR 48 hours in advance for approval.
- E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.
- F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMS.
- 3.10 ADJUSTMENT
- A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.
- B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.
- C. Adjust sprinklers so they do not water buildings, structures, or other landscape features.
- D. Adjust run times of station to meet needs of plant material the station services.
- 3.11 CLEANING
- A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.
- B. Open trenches or hazards shall be protected with yellow caution tape.
- C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.
- D. OAR shall perform periodic as well as a final cleanliness inspection.
- E. Contractor shall leave Project in at least a 'broom clean' condition.
- END OF SECTION

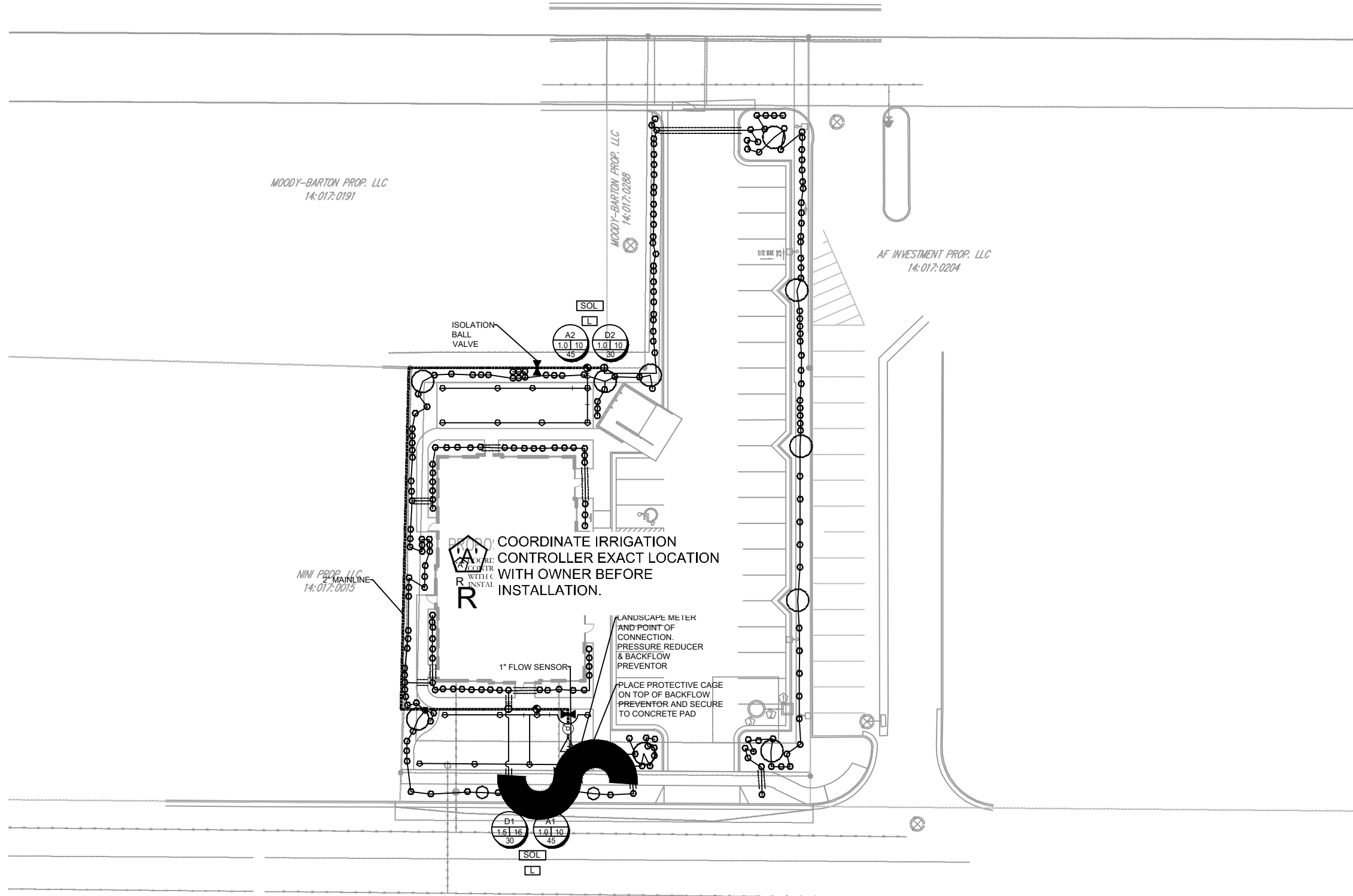
90 Day Establishment Period Irrigation Schedule (April, May, June)										
Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure		
Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi		
Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi		

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Regular Irrigation Schedule (see Seasonal Differential Chart)										
Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure		
Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi		
Shrubs	45 min		45 min		45 min		45 min	40 psi		

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential							
	April	May	June	July	August	Sept	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min



2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE

PROJECT NUMBER

PLAN INFORMATION

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

DRAWING INFO

8/2/2023

UT23100

NO.

REVISION

DATE

1

XXXX

XX-XX-XX

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811

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

N

0'

20'

40'

80'

160'

GRAPHIC SCALE: 1" = 40'

SURG MEDICAL/PROFESSIONAL
OFFICE BLDG.
1141 E. 50 N.
AMERICAN FORK, UTAH

DESERT EDGE ARCHITECTURE
ATT: STEVE BEESLEY
435-673-7362
STEVE@DESERTEDGE.CO

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Landscape Architecture • Planning & Visualization

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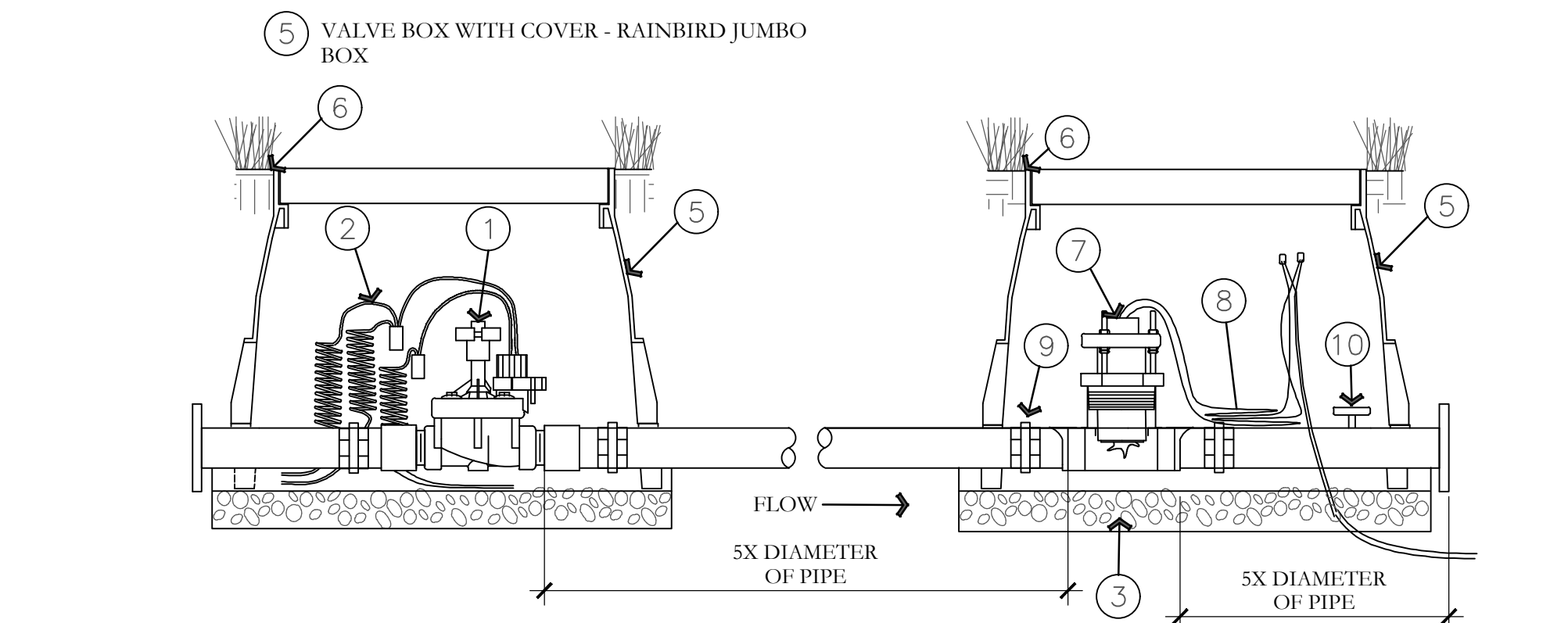
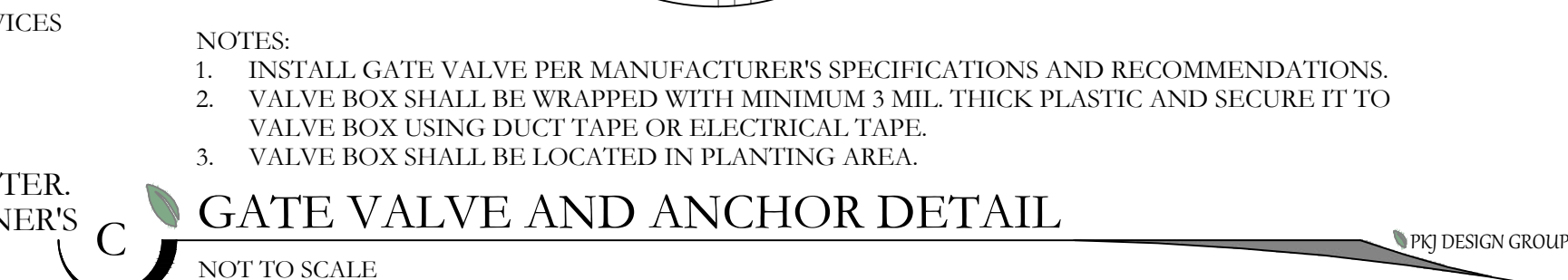
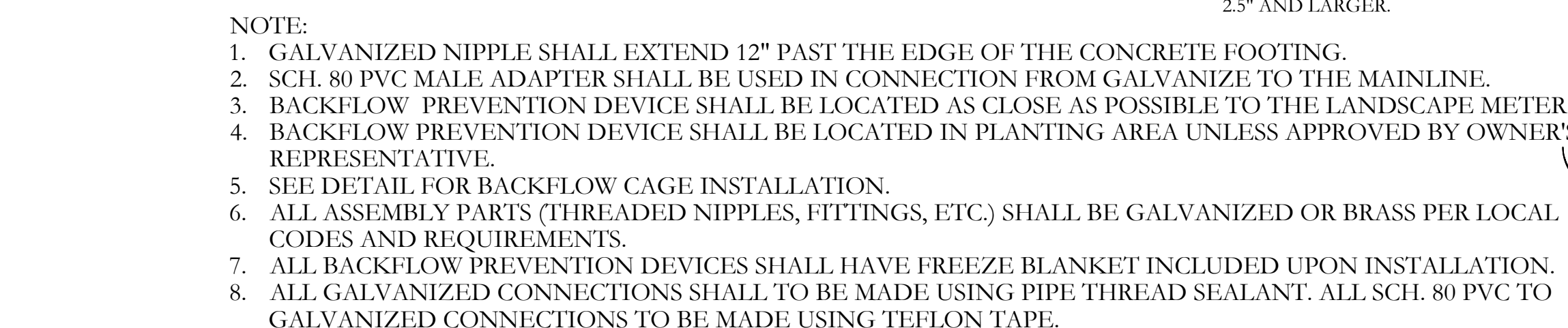
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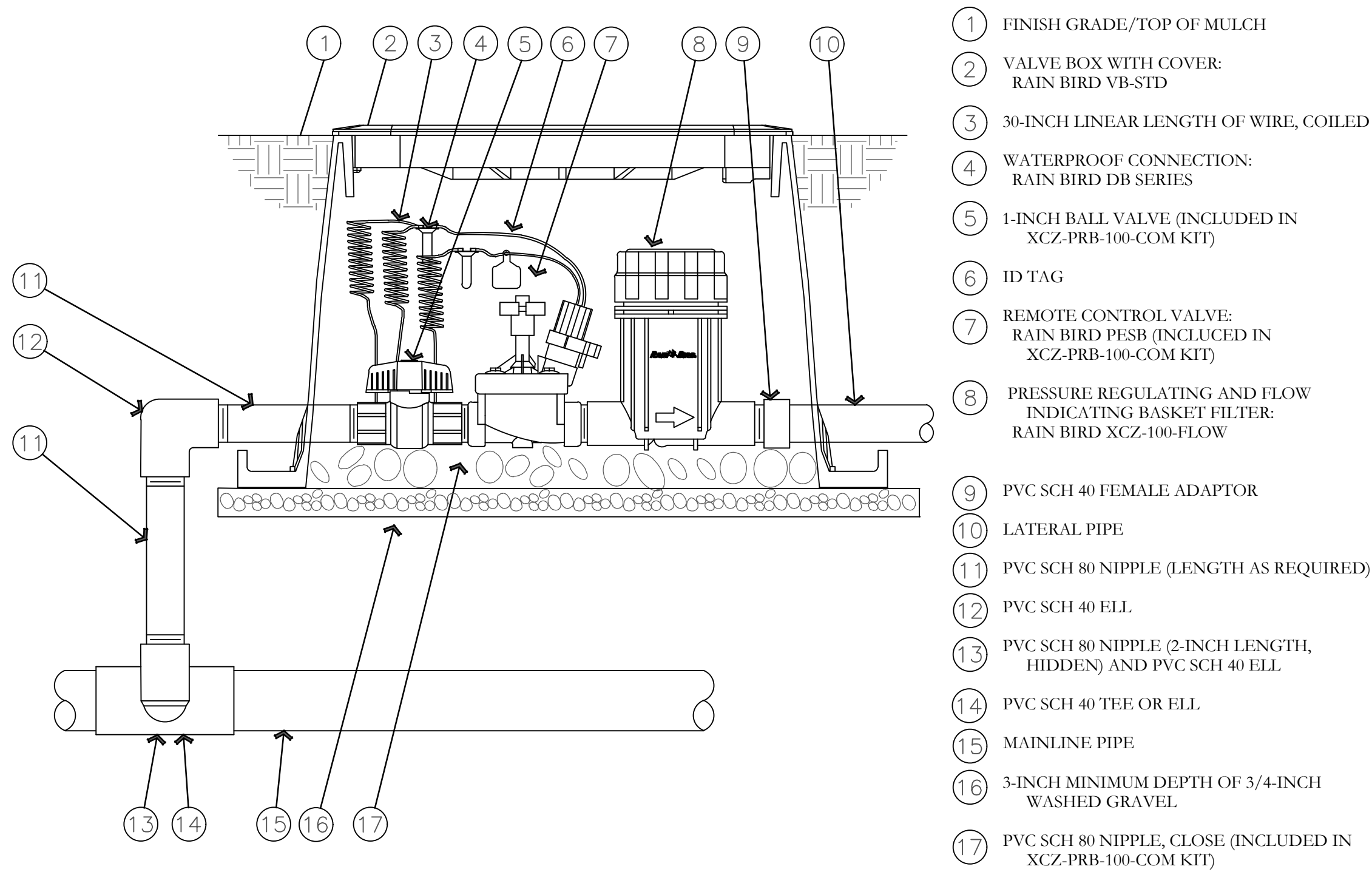
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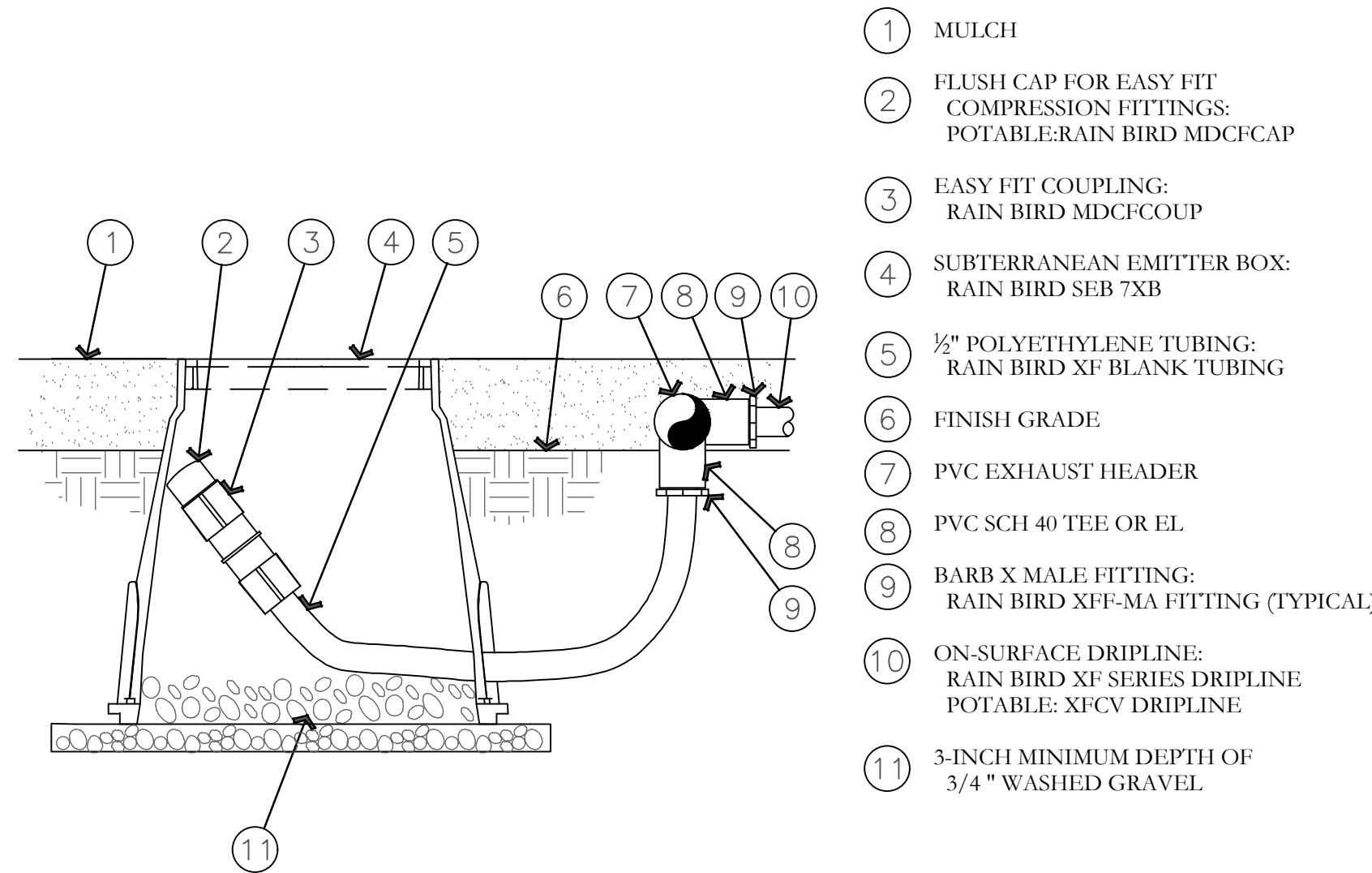


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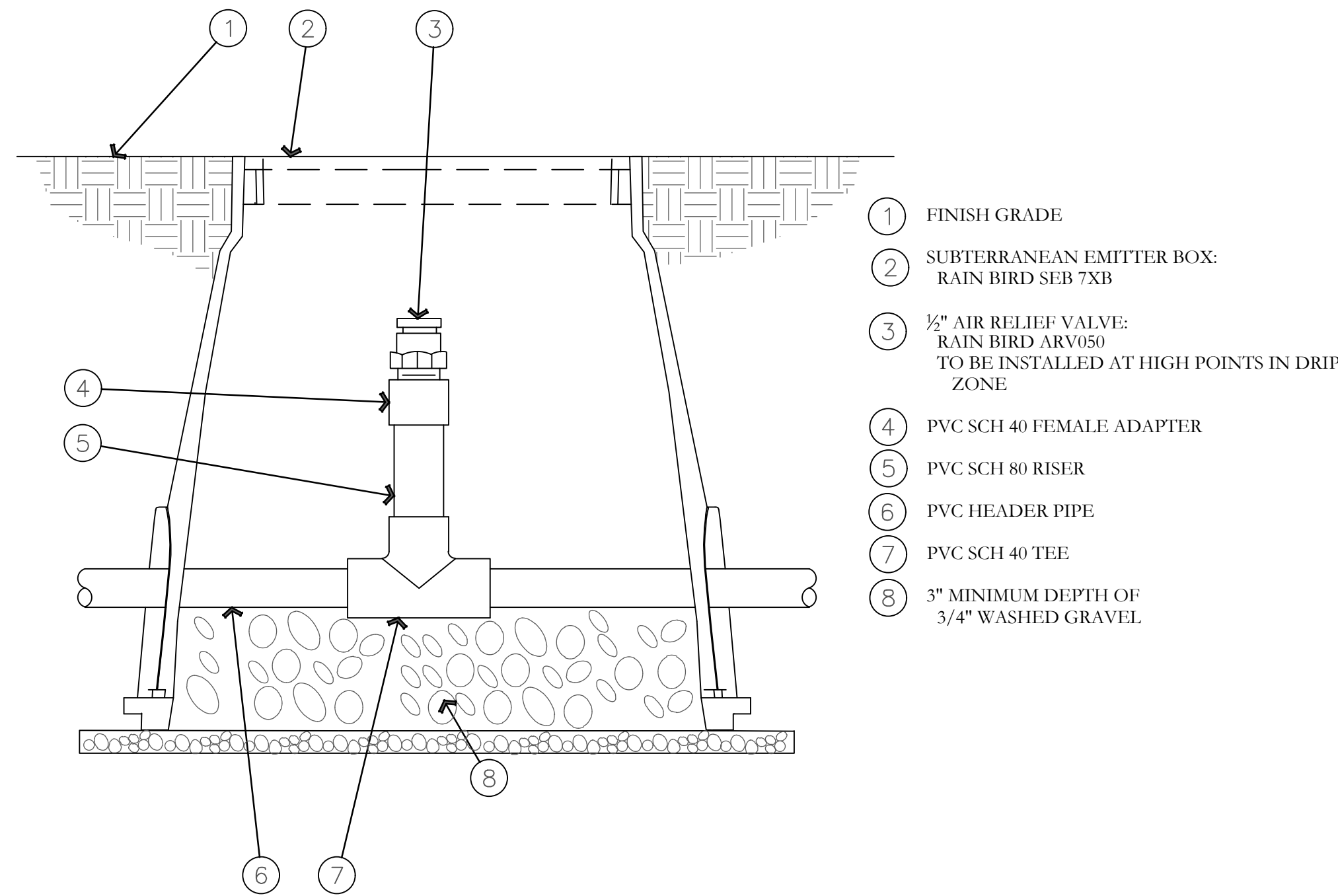


P DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE

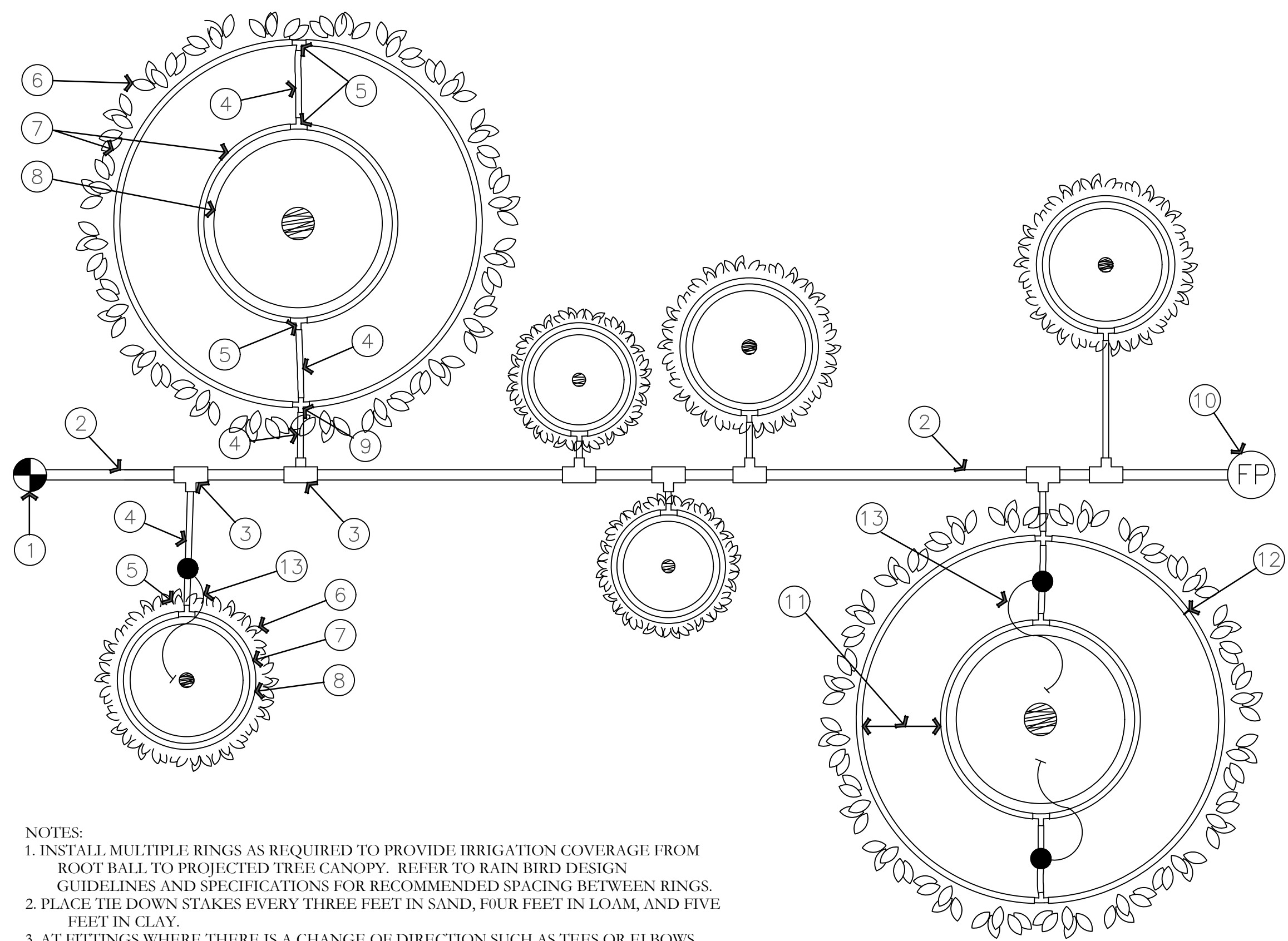


NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE



R AIR RELIEF VALVE DETAIL
NOT TO SCALE



NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

- RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMMODATE LATERAL FLOW DEMAND)
- PVC DRIP LATERAL PIPE
- PVC SCH 40 TEE OR EL (TYPICAL)
- 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (TYPICAL)
- BARB X BARB INSERT TEE: RAIN BIRD XFF-TTEE (TYPICAL)
- PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
- ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
- ROOT BALL (TYPICAL)
- BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
- DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
- SPACING PER SPECIFICATION
- TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)
- POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
8/2/2023		UT23100			DESERT EDGE ARCHITECTURE ATT: STEVE BEESLEY 435-673-7362 STEVE@DESERTEDGE.CO	PKJ DESIGN GROUP		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 8/2/2023
NO.	REVISION	DATE						
1	XXXX	XX-XX-XX						
2								
3								
4								
5								
6								
7								

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UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

SURG MEDICAL/PROFESSIONAL OFFICE BLDG.

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IRRIGATION DETAILS
CITY PERMIT SET

IR-503



American Fork City
Development Review
Committee

Planning and Zoning
Reviewed
tvanekeleburg 08/22/2023

Fire Department
Reviewed
M. Sacco 08/28/2023

Engineering Division
Reviewed
jhsu 08/29/2023

SURG MEDICAL PLAT "A"

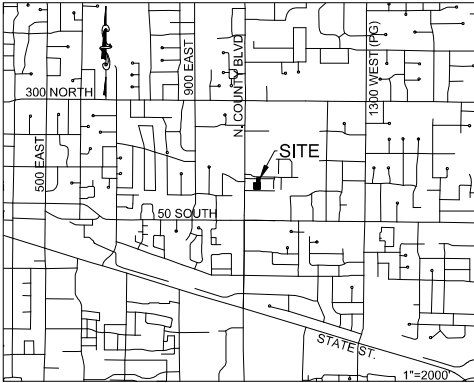
ADDRESS: 1141 EAST 50 NORTH

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH

IHC HEALTH SERVICES INC
42:078:0001

address JUB review comments

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6418780, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17. I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT. I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED NORTH 0°25'13" WEST ALONG SECTION LINE 149.96 FEET AND EAST 1311.94 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 1°19'25" EAST 140.95 FEET; THENCE NORTH 89°59'33" EAST 81.63 FEET; THENCE NORTH 0°34'24" EAST 115.61 FEET; THENCE SOUTH 89°41'27" EAST 55.90 FEET; THENCE SOUTH 0°00'38" EAST 115.30 FEET; THENCE NORTH 89°59'33" EAST 0.56 FEET; THENCE SOUTH 0°00'38" EAST 142.13 FEET; THENCE NORTH 89°31'08" WEST 142.56 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS = 0.608 ACRES MORE OR LESS

NUMBER OF LOTS = 1

BASIS OF BEARING: THE LINE BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 0°25'13" WEST

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THE MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF A.D. 20.

JUSTIN ANDERSON / MANAGER OF BEARFI, LLC

PRINTED NAME / TITLE

SIGNATURE

ACKNOWLEDGMENT

STATE OF UTAH, S.S.
COUNTY OF UTAH

ON THE DAY OF 20, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXCUTE THE SAME.

MY COMMISSION EXPIRES NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.
THIS DAY OF 20.

MAYOR CITY COUNCIL MEMBER

CITY COUNCIL MEMBER CITY COUNCIL MEMBER

CITY COUNCIL MEMBER CITY COUNCIL MEMBER

APPROVED CITY ENGINEER

ATTEST CLERK RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS DAY OF 20, BY THE AMERICAN FORK CITY PLANNING COMMISSION.

PLANNING DIRECTOR CHAIRPERSON, PLANNING COMMISSION.

PLAT "A"

SURG MEDICAL

A COMMERCIAL SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5
SOUTH, RANGE 2 EAST, SLB&M

AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

GENERAL NOTES

- CURRENT ZONING: PO-1
- OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8"x24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR LOT CORNERS PRIOR TO ANY OCCUPANCY.
- FLOOD ZONE DESIGNATION: ZONE X, FIRM MAP PANEL #: 495517 0120 B, EFFECTIVE DATE: JULY 17, 2002
- SETBACKS AND BUILDABLE AREA WILL BE IN ACCORDANCE W/ CURRENT ZONING.
- THERE WAS NO GROUND WATER ENCOUNTERED IN THIS SUBDIVISION PER THE GEOTECHNICAL STUDY.
- BUILDING PERMIT WILL NOT BE ISSUED FOR ANY BUILDING UNTIL (1) ASPHALT PAVING IS INSTALLED; AND (2) FIRE HYDRANTS ARE INSTALLED, APPROVED AND CHARGED.
- NO FOOTINGS, EAVES, ETC. CAN BE WITHIN ANY OF THE EASEMENTS.
- DRY UTILITIES TO BE INSTALLED PRIOR TO BUILDING PERMIT.

PLAT LEGEND

- SECTION CORNER
- PROPERTY CORNER
- BOUNDARY LINE
- SECTION TIE
- LOT LINE
- ADDRESS
- ADDRESS LABEL
- FIRE HYDRANT
- STREET LIGHT

ABBREVIATION TABLE

- | | |
|--------|-------------------------|
| S | SOUTH |
| N | NORTH |
| W | WEST |
| E | EAST |
| PUE | PUBLIC UTILITY EASEMENT |
| SF | SQUARE FEET |
| P.O.B. | POINT OF BEGINNING |

SITE TABULATIONS:

TOTAL PROPERTY AREA = 26,465 S.F. = 100%
R.O.W. AREA = 180 S.F. = 0.7%
LOT AREA = 26,285 S.F. = 99.3%

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS DAY OF A.D. 20, BY THE SEWER AUTHORITY.

SEWER & WATER AUTHORITY

LAND SURVEYOR:



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

Next Step:
Approved
Proceed to Planning
Commission