AMERICAN FORK CITY

AMENDED PLANNING COMMISSION AGENDA

Regular Session

July 16, 2025

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

Geoff Dupaix

Bruce Frandsen

Rod Martin

David Bird

Harold Dudley

Claire Oldham

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on July 16, 2025, at the American Fork City Hall, 31 North Church Street commencing at 6:00 PM. The amended 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 June 18, 2025, 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 Land Use Map Amendment, known as Meadow View Ranch (App #2), located at approximately 7058 N 5750 W, American Fork City. On approximately 25.37 acres, the property proposes to change from the Residential Low Density to the Residential Medium Density land use designation.

    b. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Off-Street Parking Standards, of the American Fork City Municipal Code. Amending Section 17.5.133, the Code Text Amendment plans to clarify the requirements for the surfacing of off-street parking by requiring a hard surface as recommended by a geotechnical engineer.

4. **Action Items** (Action Items is that class of Commission action that requires further discussion on Site Plans and proposed zoning designation for annexing areas. The Planning Commission will have authority to approve Site Plans for final action and provide recommendations for the zone of annexing property.)
    a. Review and action on an application for a Commercial Site Plan, known as Freeman Golf Simulator, located at approximately 19 N 900 W, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 1.24 acres and will be in the Planned Commercial (GC-2) Zone.
    b. Review and action on an application for a Commercial Site Plan, known as Flite Banking Drive-Thru ATM (App #2), located at approximately 949 W Grassland

Drive, American Fork City. The Commercial Site Plan will be on approximately .05 acres and will be in the Planned Shopping Center (SC-1) Zone.

c. *Review and action on an application for a Commercial Site Plan, known as Rock Canyon Oil, located at approximately 1669 S 580 E, American Fork City. The Commercial Site Plan will be on approximately 2.88 acres and will be in the Industrial (I-1) Zone.

d. *Review and action on an application for a Commercial Site Plan, known as Amazon DUT2 AVI, located at approximately 1222 S 500 E, American Fork City. The Commercial Site Plan will be on approximately 36.62 acres and will be in the Planned Industrial (PI-1) Zone.

5. **Other Business**
   a. Upcoming Projects

6. **Adjournment**

Dated this 10th day of July 2025

Patrick O'Brien

Development Services Director

**Indicates and amended agenda item*

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

AMERICAN FORK CITY

PLANNING COMMISSION REGULAR SESSION

June 18th, 2025

The American Fork City Planning Commission met in a regular session on June 18th, 2025, at the American Fork City Hall, 31 North Church Street, commencing at 6:00 p.m.

Commissioners Present: Chris Christiansen, Rodney Martin, Harold Dudley, David Bird, Geoff Dupaix, Bruce Frandsen

Commissioners Absent: Christine Anderson, Claire Oldham

Staff Present:

Cody Opperman	Planner II
Annalisa Reed	Planner I
Tyler Mezenen	Storm Water Manager
Melissa White	Development Project Coordinator

Others Present: Brandon Wyatt, Richard Mickelsen, David Barlow, Breeze Stringham, Trevin Ruoti

REGULAR SESSION

Chris Christiansen led the "Pledge of Allegiance"

Roll Call

COMMON CONSENT AGENDA

1. **Minutes of the June 4th, 2025, Planning Commission Regular Session.**

Harold Dudley motioned to approve the Common Consent agenda.

Geoff Dupaix seconded the motion.

Voting was as follows:

Chris Christiansen	**AYE**
Geoff Dupaix	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**

The motion passed

PUBLIC HEARINGS

a. **Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Storm Water Management and Discharge Control, of the American Fork City Municipal Code. Amending Section 13.94, the Code Text Amendment plans to modify subsections 13.94.090 and 13.94.100 to be compliant with updated state regulations. These updates include modifying enforcement measures, clarifying responsibilities of property owners related to runoff, creating a new stormwater inspection process and updating the review process to meet state requirements.**

Tyler Mezenen reviewed the background information for Public Hearing Item letter a: Staff has initiated a Code Text Amendment to amend Section 13.94 of the American Fork City Municipal Code. Utah State Legislative changes in recent legislative sessions have modified enforcement regulations and stormwater requirements. The code changes implement required standardized documents from the state for stormwater regulations. It also clarifies property owner responsibilities to maintain and control runoff water from their properties. Updates to our enforcement procedures and follow up with violations prior to a citation are included to conform to state regulations. It also reduces some of the conditions when a land disturbance permit is required.

Mr. Mezenen explained that the code changes presented in this meeting are the same as those previously on the agenda and discussed in the May 21, 2025, meeting. A miscommunication

with the attorney led to some existing code being mistakenly marked for removal. The original code has since been re-added, and the corrected version was resubmitted for this meeting.

Public Hearing Open

Public Hearing Closed

Mr. Bird asked for confirmation that the current amendment is now in compliance with both engineering standards and legal review, ensuring alignment between the city's engineering department and legal advisor. Mr. Mezenen confirmed.

Rodney Martin moved to recommend approval for the proposed Code Text Amendment, amending Section 13.94, titled Storm Water Management and Discharge Control, relating to modifications in stormwater regulations to comply with state regulations and providing an effective date for the ordinance.

David Bird seconded the motion.

Voting was as follows:

Chris Christiansen	**AYE**
Geoff Dupaix	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**

The motion passed

Vice Chair Christiansen recognized Bruce Frandsen who entered the meeting.

b. **Public hearing, review, and recommendation on a proposed Land Use Map Amendment, known as Boat Harbor Pump Station, located at approximately 1611 S 100 W (Harbor Road), American Fork City. On approximately 31.71 acres, the property proposes to change from the Resort land use designation to the Institutional Lands, Schools and Public Facilities land use designation.**

Cody Opperman reviewed the background information for Public Hearing Item letter b: The applicant has applied for a Land Use Map Amendment for the property located in the area of 1611 S 100 W. The proposal looks to change the property from the Resort land use designation to Institutional Lands, Schools, and Public Facilities land use and to provide a pump station for the property. This Land Use Map Amendment is going forward to the Planning Commission for its recommendation prior to annexation of the overall property.

Brandon Wyatt of Bowen Collins & Associates, representing the Timpanogos Special Service District, presented an overview of TSSD's planned infrastructure project. The project involves replacing an aging pump station located at 1500 South and Boat Harbor Road, which is nearing the end of its design life and capacity. The new facility will be built on a 32-acre site near the Timp Marina Club, with only about 7 acres developed for the pump station and the 1700 South road extension. The remaining land will include mitigated wetlands under the jurisdiction of the U.S. Army Corps of Engineers.

The new pump station will have an initial capacity of 53 million gallons per day (MGD), expandable to 81 MGD without major excavation. It will serve American Fork, Lehi, Saratoga Springs, and parts of Eagle Mountain. TSSD has engaged with nearby residents, who have responded with understanding and appreciation for the project's design considerations, including buffering and trail improvements.

Mr. Frandsen inquired about a previous discussion regarding a nearby property and whether TSSD had changed its position on annexing the parcel into American Fork City. Mr. Wyatt responded that while there had been some initial uncertainty, TSSD ultimately determined that annexation is necessary due to service requirements from the city, including road access and culinary water. He confirmed that a petition for annexation will be submitted to the city.

Public Hearing Open

Public Hearing Closed

David Bird moved to recommend approval for the proposed Land Use Map Amendment, located at approximately 1611 S 100 W, American Fork City, from the Resort land use designation to the Institutional Lands, Schools and Public Facilities land use designation, subject to any conditions found in the staff report.

Geoff Dupaix seconded the motion.

Voting was as follows:

Chris Christiansen	**AYE**
Geoff Dupaix	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**
Bruce Frandsen	**AYE**

The motion passed

ACTION ITEMS

a. **Review and action on an application for a Commercial Site Plan, known as 77 W Main Sign (App #2), located at 77 W Main Street, American Fork City. The Commercial Site Plan will be on approximately .32 acres and will be in the Central Commercial (CC-1) Zone.**

Annalisa Reed reviewed the background information for Action Item letter a: The applicant has applied for a Commercial Site Plan for an existing Billboard Sign to be relocated to the adjacent property to the west, increasing the height from a previous submittal. Per Utah State Code 10-9a-513, Outdoor Advertising Structures are allowed to be relocated on the existing property or relocated to within 5,280 feet of the existing sign. Additionally, State Code allows for new signs to be built to the existing sign height up to 45'. The site plan meets these requirements.

Vice Chairman Christiansen inquired whether state law takes precedence in determining sign height regulations. Annalisa Reed confirmed that, based on consultation with the city's legal counsel, the state code allows signs to be rebuilt to the height of the previous structure, up to a maximum of 45 feet. The applicant indicated the original sign was at least 45 feet tall, so the applicant intends to construct the new sign to that maximum height.

Mr. Rodney Martin provided background on the project, noting its location on the south side of Main Street near the current Synergy Pet Salon. He noted the existing billboard as the only aerial billboard in the downtown area.

Mr. Breeze Stringham explained that the original application was for a 35-foot sign, but it was later discovered that the existing sign is actually 45 feet tall. In accordance with state law, they are permitted to match the existing height. Therefore, they returned to request approval for the 45-foot sign.

Vice Chairman Christiansen asked if everything else would remain the same, and Mr. Stringham confirmed that no changes would be made to the structure beyond correcting the height in the application.

Geoff Dupaix moved to approve the proposed Commercial Site Plan, located at 77 W Main Street, American Fork City, in the Central Commercial (CC-1) Zone, subject to any conditions found in the staff report.

Harold Dudley seconded the motion.

Voting was as follows:

Chris Christiansen	**AYE**
Geoff Dupaix	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**
Bruce Frandsen	**AYE**

The motion passed

b. Review and action on an application for a Commercial Site Plan, known as T-Mobile Upgrade (880629-685419), located at 1084 E Pacific Drive, American Fork City. The Commercial Site Plan will be on approximately .97 acres and will be in the Planned Commercial (GC-2) Zone.

Cody Opperman reviewed the background information for Action Item letter b: The applicant has applied for a Commercial Site Plan for the property at 1084 E Pacific Drive. The proposal looks to provide upgrades to an existing monopole tower for T-Mobile's broadband connectivity

and capacity to the area. Mr. Opperman noted the project has very minor conditions of approval to address remaining DRC comments.

Harold Dudley moved to approve the proposed Commercial Site Plan, located at located at 1084 E Pacific Drive, American Fork City, in the Planned Commercial (GC-2) Zone, subject to any conditions found in the staff report.

Geoff Dupaix seconded the motion.

Voting was as follows:

Chris Christiansen	**AYE**
Geoff Dupaix	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**
Bruce Frandsen	**AYE**

The motion passed

c. Review and action on an application for a Commercial Site Plan, known as 500 East Auto Mall Drive, located at approximately 452 E Auto Mall Drive, American Fork City. The Commercial Site Plan will be on approximately 3.81 acres and will be in the Planned Commercial (GC-2) Zone.

Cody Opperman reviewed the background information for Action Item letter c: The applicant has applied for a Commercial Site Plan. The project was previously approved for an office/warehouse establishment that was in the Planned Industrial Park (PI-1) Zone. The applicants have recently been granted a zone change from the PI-1 zone to the GC-2 zone with the condition that they come back through the Development Review Committee (DRC) process due to the change of uses that they will be providing within the development.

The new uses proposed within the development are a car dealership, gymnasium, and retail uses. The last time that this came to the Planning Commission, it came through as a Site Plan and a parking reduction request. Since that time, staff and the applicant have continued to work through some of the uncertainties of parking in the area and have established new parking uses for the businesses provided in the building. Due to the new parking uses from the previous

Planning Commission, the applicant does not need to seek a parking reduction and is looking to get their site plan approved for the new parking establishments.

Mr. Opperman provided an additional clarification on parking requirements for the commercial site plan. After further coordination with the applicants, the total occupant load for the gymnasium was confirmed to be 100, requiring approximately 34 parking stalls. For the retail and warehouse components, parking calculations were based on retail square footage plus one stall per gross floor area for the warehouse use, totaling nearly 30 stalls. The car dealership parking remains unchanged. In total, 81 stalls are required for all proposed uses. The applicant is providing 105 stalls on site, exceeding the requirement. As a result, no parking reduction is being requested—only site plan approval is needed at this stage.

Vice Chairman Christiansen asked staff to confirm that the previously requested parking reduction is no longer needed due to the clarified change of use. He also inquired whether there are any additional considerations the commission should keep in mind if the use of the property changes again in the future.

Mr. Opperman confirmed that any future change in use for individual suites – using the example of converting the car dealership to a grocery store - would require a new commercial site plan application to reassess parking requirements. He noted that a similar condition had been included in a previous motion and suggested the commission could include it again if desired. Mr. Opperman also offered to provide the staff report detailing the parking requirements for each current use to assist in the decision-making process.

Mr. Opperman noted that the staff has included conditions of approval related to the overall property as there are outstanding Development Review Committee (DRC) comments that must be addressed. However, these items will not affect the overall parking or site layout. The outstanding DRC comments can be included as a condition of approval.

Vice Chairman Christiansen asked if the applicant was present. Seeing no one, he opened the agenda item up for a motion.

Geoff Dupaix moved to approve the proposed Commercial Site Plan, located at approximately 452 E Auto Mall Drive, American Fork City, in the Planned Commercial (GC-2) Zone, subject to any conditions found in the staff report with particular attention to

comments that need to be addressed to the DRC as well as if the tenant and use changes in the future, the applicant will be required to come back through the approval process.

Rodney Martin seconded the motion.

Voting was as follows:

Chris Christiansen	**AYE**
Geoff Dupaix	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**
Bruce Frandsen	**AYE**

The motion passed

Other Business

Cody Opperman updated the commissioners on the upcoming plans and projects for the city, upcoming trainings, and a Planning Commission dinner.

Adjournment

Geoff Dupaix motioned to adjourn the meeting.

Harold Dudley seconded the motion.

Meeting adjourned at 6: 32 PM

Melissa White

Development Project Coordinator

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

Planning Commission Staff Report
Meeting Date: July 16, 2025

Agenda Topic

Public hearing, review, and recommendation on a proposed Land Use Map Amendment, known as Meadow View Ranch (App #2), located at approximately 7058 N 5750 W, American Fork City. On approximately 25.37 acres, the property proposes to change from the Residential Low Density to the Residential Medium Density land use designation.

BACKGROUND INFORMATION		
Location:		7058 N 5750 W
Project Type:		Land Use Map Amendment
Applicants:		Tyler Horan
Existing Land Use:		Residential Low Density
Proposed Land Use:		Residential Medium Density
Surrounding Land Use:	North	Design Industrial
	South	Residential Low Density
	East	Design Industrial
	West	Residential Low Density
Existing Zoning:		Unincorporated Territory
Proposed Zoning:		N/A
Surrounding Zoning:	North	PI-1
	South	R-1-12000
	East	PI-1 and Unincorporated Territory
	West	Unincorporated Territory

Background

The applicant has applied for a proposed Land Use Map Amendment. The project looks to provide a residential medium density to the area. They are proceeding forward with a land use map amendment to change the current land use designations for an annexation coming down the road. A previous application has come through Planning Commission considering a larger area; the application has since been adjusted. In the past there has been interest in having residential uses north of 1100 South and west of 100 East with no further encroachment of Industrial Uses past those roads.

Chapter 17.11 Amendments

This development code, and the zoning map adopted as a part thereof, may be amended from time to time by the city council, but all proposed amendments must first be submitted to the planning commission for its recommendation. The procedure to be followed in amending the code and map shall be as set forth below.

Sec 17.11.101 Written Petition Required - City Initiated Amendments Permitted

Any person seeking an amendment of the development code or zoning map shall submit to the planning commission a written petition designating the change desired and the reasons therefor, and shall pay a nonrefundable filing fee in an amount established by resolution of the city council. Amendments to the code and map may also be initiated by action of the planning commission or upon request of the city council.

Sec 17.11.102 Planning Commission To Make Recommendations

Upon receipt of the petition the planning commission shall consider the request and, subject to completion of a public hearing on the matter before the planning commission with public notice given in accordance with the provisions of Section 17.11.103, shall submit its recommendations with respect thereto to the city council.

Sec 17.11.103 Planning Commission To Conduct Public Hearing Before Recommending Amendments - Notice Of Hearing To Be Provided

1. No ordinance approving an amendment to the official zone map or text of the development code, or approving a large scale development project may be enacted by the city council unless and until a public hearing relating to the proposed ordinance shall have been conducted by the planning commission.
2. Notice of the date, time and place of the first public hearing regarding a proposed amendment to the official zone map, text of the development code or ordinance of approval of a large scale development project shall be given at least 10 calendar days before the public hearing as follows:
    1. Published on the Utah Public Notice Website;
    2. Posted in at least three public locations within the city, or on the city's official website; and
    3. Mailed to each affected entity.

Sec 17.11.104 Amendments To Be Adopted By Council - Notice Required

1. The city council, at a public meeting called for the purpose, shall consider each proposed amendment to the official zone map, text of the development code, or ordinance of approval for a large scale development recommended to it by the planning commission and may act to adopt or reject the amendment or ordinance of approval as recommended by the planning commission or adopt the amendment after making any revision the city council considers appropriate.
2. Notice of the public meeting at which the city council will consider a proposed amendment or ordinance of approval shall be given at least twenty-four hours before the meeting, which notice shall, as a minimum, be posted in at least three public places within the city; or on the city's official website.

Sec 17.11.105 Amendments To Be Adopted By Ordinance - Public Notice Of Adoption

All amendments to the code and map shall be adopted, published and recorded in accordance with the applicable provisions of UCA 10-3-701 et seq.

17.11.200 Intent With Respect To Amendments

All amendments to this code and zone map shall be made in accordance with the general plan of land use. It is hereby declared to be public policy that this code shall not be amended unless it can be shown that changed or changing conditions make the proposed amendment reasonably necessary to the promotion of the purposes of this code.

Project Conditions of Approval

1. N/A

Findings of Fact

1. The Land Use Map Amendment process MEETS the requirements of Section 17.11.

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).

Potential Motions – Land Use Map Amendment

Approval

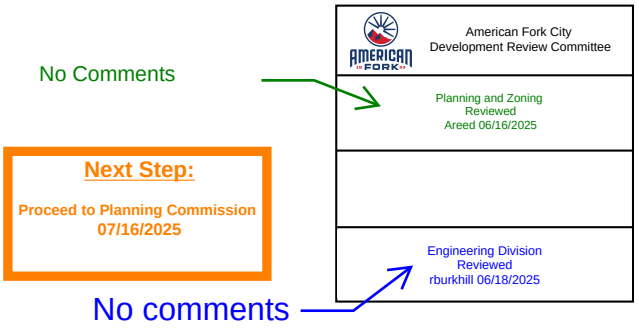
I move to recommend approval for the proposed Land Use Map Amendment, located at approximately 7058 N 5750 W, American Fork City, from the Residential Low Density designation to the Residential Medium Density land use designation, subject to any conditions found in the staff report.

Denial

I move to recommend denial for the proposed Land Use Map Amendment, located at located at approximately 7058 N 5750 W, American Fork City, from the Residential Low Density designation to the Residential Medium Density land use designation.

Table

I move to table action for the proposed Land Use Map Amendment, located at approximately 7058 N 5750 W, American Fork City, from the from the Residential Low Density designation to the Residential Medium Density land use designation, and instruct staff/developer to……..



American Fork City Planning Commission and City Council
American Fork City Hall
51 E Main St
American Fork, UT 84003

Dear Members of the American Fork City Planning Commission and City Council,

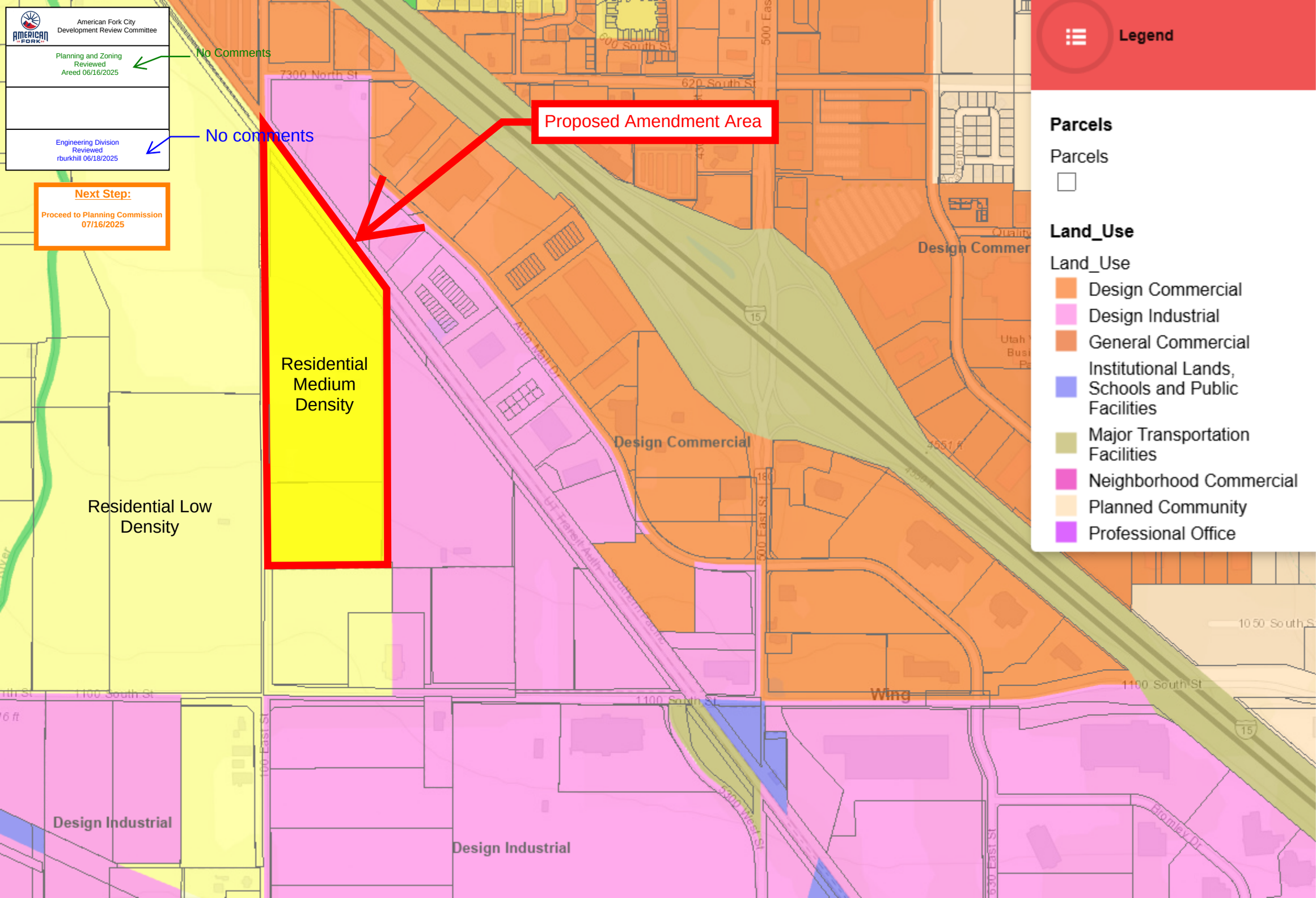
We are writing to formally present a proposed amendment to the American Fork City General Plan. After meeting with city staff and carefully reviewing past applications and public meeting minutes, we feel that our proposed amendment aligns with both the vision of the city, and the housing needs of the state.

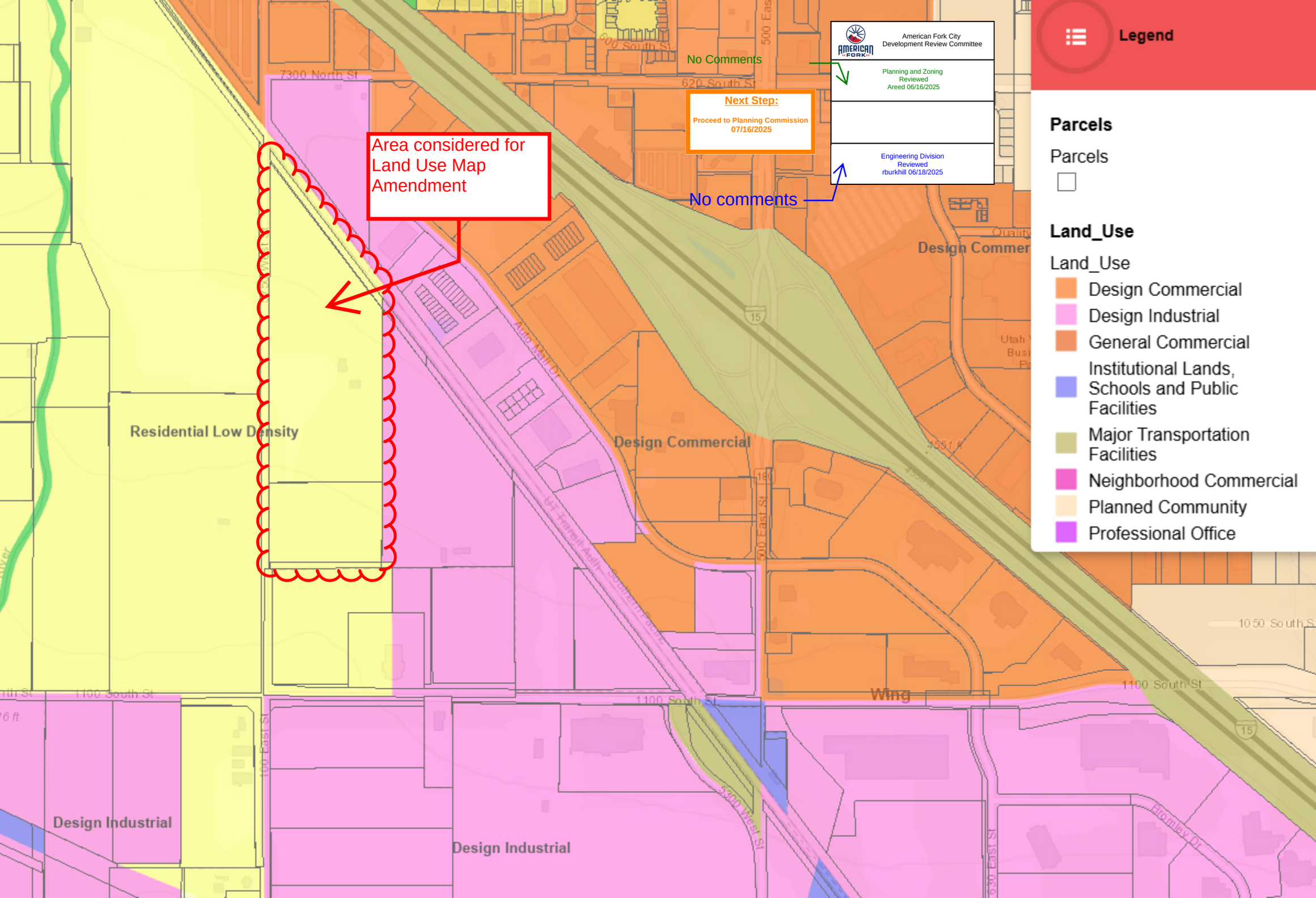
Alignment with the American Fork City General Plan:

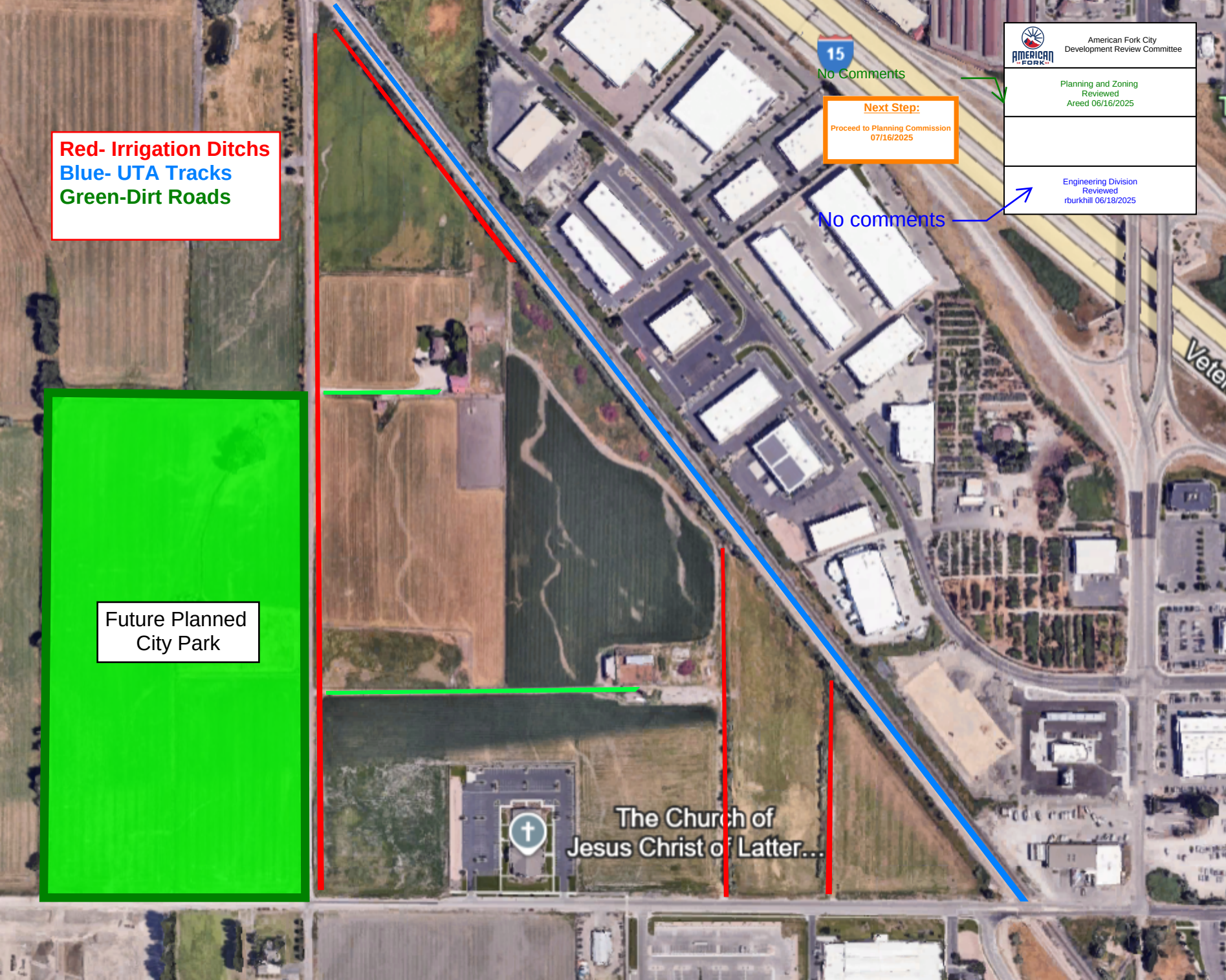
1. **Encouraging Smart Growth and Sustainable Development:**
    - The proposed development aligns closely with the regional goals outlined by Wasatch Choice for 2050. It supports the creation of housing near jobs and transportation, encourages efficient infrastructure investment, and promotes livable and inclusive communities.
    - Our aim is to create a walkable community with easy access to the interstate highway and a future city park.
2. **Providing a Diverse Range of Housing Options:**
    - This project places a strong emphasis on creating attainable housing for first-time home buyers. By offering smaller lot sizes and lower priced single-family homes, the development will help individuals and families take their first steps toward homeownership in American Fork, promoting long-term community investment and stability.
    - The development includes a mix of single-family detached homes and single-family attached homes, catering to a diverse demographic, including young professionals, families, and retirees.
3. **Supporting Economic Growth and Local Businesses:**
    - We are hopeful that this development will meet the criteria recommended by the State of Utah for meeting affordable housing needs, allowing for American Fork to continue to qualify for benefits from the state for cities who meet these objectives.
    - Increased housing availability will attract new residents who will contribute to the local economy, supporting businesses and services within American Fork.

We are excited about the opportunity to contribute to the growth and prosperity of American Fork and look forward to working with city officials, planners, and the community to ensure that this development meets the highest standards.

Sincerely,
Tyler Horan
White Horse Land


American Fork City
Development Review Committee
Planning and Zoning
Reviewed
Areed 06/16/2025
No Comments
Engineering Division
Reviewed
rburkhill 06/18/2025
No comments
Next Step:
Proceed to Planning Commission
07/16/2025
Proposed Amendment Area
Residential
Medium
Density
Residential Low
Density
Design Commercial
Design Industrial
Design Industrial
Wing
7300 North St
620 South St
500 East St
1100 South St
Legend
Parcels
Parcels
Land_Use
Land_Use
Design Commercial
Design Industrial
General Commercial
Institutional Lands, Schools and Public Facilities
Major Transportation Facilities
Neighborhood Commercial
Planned Community
Professional Office


American Fork City
Development Review Committee
No Comments
Planning and Zoning
Reviewed
Areed 06/16/2025
Next Step:
Proceed to Planning Commission
07/16/2025
Engineering Division
Reviewed
rburkhill 06/18/2025
No comments
Area considered for Land Use Map Amendment
Residential Low Density
Design Commercial
Design Industrial
Design Industrial
Legend
Parcels
Parcels
Land_Use
Land_Use
Design Commercial
Design Industrial
General Commercial
Institutional Lands, Schools and Public Facilities
Major Transportation Facilities
Neighborhood Commercial
Planned Community
Professional Office
7300 North St
600 South St
620 South St
500 East St
1100 South St
100 East St
500 East St
Auto Mall Dr
UT Transit Auth - Southern Branch
3300 West St
Bromley Dr
1050 South St
Wing


Red- Irrigation Ditchs
Blue- UTA Tracks
Green-Dirt Roads
Future Planned City Park
15
No Comments
Next Step:
Proceed to Planning Commission 07/16/2025
American Fork City Development Review Committee
Planning and Zoning Reviewed Areed 06/16/2025
Engineering Division Reviewed rburkhill 06/18/2025
No comments
The Church of Jesus Christ of Latter...

Site Summary

Site Area	24.501 Ac
Single-family	87 Lots
Townhomes	57 Units
Total Units	144 Units
Gross Density	5.87 du/ac



June 04, 2025

0 50 100 200 300

Concept Plan

Buckwalter Property, American Fork, Utah

Think Architecture

KEYSTONE CONSTRUCTION



NEWPORT FARMHOUSE



NEWPORT MODERN

KEYSTONE CONSTRUCTION



SEASIDE FARMHOUSE



SEASIDE MODERN

KEYSTONE CONSTRUCTION

HAMPTON MODERN



KEYSTONE CONSTRUCTION

Arcadia Farmhouse



KEYSTONE CONSTRUCTION

CYPRESS FARMHOUSE



KEYSTONE CONSTRUCTION



CHARLESTON FARMHOUSE



CHARLESTON MODERN

KEYSTONE CONSTRUCTION



MESA FARMHOUSE



MESA MODERN

Exhibit-A

Property Owner	Parcel Number	General Plan A	Annexation	Area	Legal Discription
STEVEN AND LEE ANN BUCKWALTER LEGACY TRUST	130660054	Y	Y	6.37	COM N 2867.249 FT & W 868.879 FT FR E 1/4 COR. SEC. 26, T5S, R1E, SLB&M.; S 0 DEG 27' 0" W 848.75 FT; S 88 DEG 55' 46" E 612.15 FT; N 0 DEG 27' 0" E 57.98 FT; N 37 DEG 3' 9" W 1005.17 FT TO BEG. AREA 6.369 AC.
STEVEN AND LEE ANN BUCKWALTER LEGACY TRUST	130660053	Y	Y	6.85	COM N 1126.115 FT & W 882.547 FT FR E 1/4 COR. SEC. 26, T5S, R1E, SLB&M.; N 89 DEG 36' 0" E 612 FT; N 0 DEG 27' 0" E 479.42 FT; N 88 DEG 55' 37" W 612.15 FT; S 0 DEG 27' 0" W 495.1 FT TO BEG. AREA 6.845 AC.
BUCKWALTER JAMES B AND DIANE J FAMILY TRUST	130660021	Y	Y	6.57	COM N 657.8 FT & W 886 FT FR E 1/4 COR. SEC. 26, T5S, R1E, SLB&M.; N 89 DEG 36' 0" E 612 FT; N 0 DEG 27' 0" E 468 FT; S 89 DEG 36' 0" W 612 FT; S 0 DEG 27' 0" W 468 FT TO BEG. AREA 6.574 AC.
M&J PROPERTY HOLDINGS LLC	130660052	Y	Y	5.58	COM N 1125.8 FT & W 882.3 FT & N 0 DEG 27' 0" E 495.57 FT FR E 1/4 COR. SEC. 26, T5S, R1E, SLB&M.; N 0 DEG 27' 0" E 396.91 FT; S 88 DEG 55' 46" E 612 FT; S 0 DEG 27' 0" W 396.94 FT; N 88 DEG 55' 37" W 612 FT TO BEG. AREA 5.573 AC.

American Fork City
Development Review Committee

Planning and Zoning
Reviewed
Areed 06/16/2025

No Comments

Engineering Division
Reviewed
rburkhill 06/18/2025

No comments

Next Step:

Proceed to Planning Commission
07/16/2025

Planning Commission Staff Report
Meeting Date: July 16, 2025

Agenda Topic

Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Off-Street Parking Standards, of the American Fork City Municipal Code. Amending Section 17.5.133, the Code Text Amendment plans to clarify the requirements for the surfacing of off-street parking by requiring a hard surface as recommended by a geotechnical engineer.

Background

Staff has initiated a Code Text Amendment to amend Section 17.5.133 of the American Fork City Municipal Code. The proposed amendment looks to clarify the requirements for the surfacing of off-street parking by requiring a hard surface as recommended by a geotechnical engineer.

Potential Motions – Code Text Amendment

Approval

I move to recommend approval for the proposed Code Text Amendment, amending Section 17.5.133, titled Off-Street Parking Standards, relating to clarifying the requirements for the surfacing of off-street parking, and providing an effective date for the ordinance.

Denial

I move to recommend denial for the proposed Code Text Amendment, amending Section 17.5.133, titled Off-Street Parking Standards, relating to clarifying the requirements for the surfacing of off-street parking.

Table

I move to table action for the proposed Code Text Amendment, amending Section 17.5.133, titled Off-Street Parking Standards, relating to clarifying the requirements for the surfacing of off-street parking, and instruct staff/developer to……..

Sec 17.5.133 Off-Street Parking Standards

A. Title. This section shall be entitled the Off-Street Parking Standards Ordinance of American Fork, Utah.

B. Application of standards. Wherever the terms of the American Fork Development Code or other ordinance of the city require that off-street parking facilities be required in conjunction with a specific use or development project, the minimum number of spaces to be provided, the location of off-street parking facilities, vehicular access to and circulation within the parking area, the layout and design, and the landscape treatment of the areas designated for off-street parking shall conform to the terms of this section.

C. Number of required parking spaces. The minimum number of off-street parking spaces required for a specific use shall be as set forth on the following schedule:

    1. Residential uses.

        a) One-family dwelling: Two spaces per dwelling unit. All spaces shall be located on the same parcel as the dwelling. No portion of a front or side setback area adjacent to a street, including any portion thereof used as a driveway, shall be construed as part of the required off-street parking area.

        b) Multiple family dwelling: Two spaces per dwelling unit, plus 0.25 spaces per dwelling unit for visitor parking. Visitor parking shall be evenly distributed throughout the project.

        c) Long-term patient care facilities (assisted living centers, rest homes nursing homes): One space for each employee during the maximum care period, plus one space for each four patient rooms for visitors.

    2. Retail/service commercial uses.

        a) General retail: Four and one-half spaces per one thousand square feet of gross floor area.

        b) Personal care service: Two spaces per treatment station, but not less than four spaces per one thousand square feet of gross floor area.

        c) Grocery: Five spaces per one thousand square feet of gross floor area.

d) Retail shopping center projects (centers containing no cinema and not more than five percent dining space): Four and one-half spaces per one thousand square feet of gross floor area.

e) Discount superstores: Five and one-half spaces per one thousand square feet of gross floor area. Areas intended for outside display and sales (garden areas) shall not be included in calculating compliance with the parking standard.

f) Home improvement centers: Four and one-half spaces per one thousand square feet of gross floor area, not including areas for outside display and sales (garden areas). Areas intended for outside display and sales (garden areas) shall not be included in calculating compliance with the parking standard.

g) Motor vehicle sales and service: The sum of the following:

    1. Three spaces per one thousand square feet of gross floor area used for display, sales and administration.

    2. One and one-half spaces per one thousand square feet of area used for warehouse of parts and materials.

    3. Four spaces per service bay.

h) Car wash: Two spaces, plus one and one-half additional space for each two employees on highest shift.

i) Retail and service commercial/warehouse: Four and one-half spaces per one thousand square feet for portion used for retail purposes, plus one space per one thousand square feet for the total floor area.

j) Multi-tenant/strip commercial buildings: For any proposed multi-tenant/strip commercial building wherein the occupancy is unknown at the time of request for approval, parking requirements shall be calculated as follows:

    1. One-half of the gross floor area of the building at the rate of four and one-half spaces per one thousand square feet (general retail standard)

    2. One-half of the gross floor area of the building at the rate of twelve spaces per one thousand square feet of dining floor area (fast food restaurant standard).

In addition, the city may require a written agreement with the city to the effect that the amount of floor area devoted to restaurant use will not exceed the amount identified on the approved plan.

3. Office and business uses.

    a) General business office—Fixed wall construction: Four spaces per one thousand square feet of gross floor area excluding portion devoted to stairs and elevator and open atrium spaces above the ground floor.

    b) Business office—Open wall/telemarketing and customer support center: The sum of the following:

        1. For portion of building having fixed-wall construction, four spaces per one thousand square feet of gross floor area excluding portion devoted to stairs and elevator and open atrium spaces above the ground floor.

        2. For open-wall portion of building, six spaces per one thousand square feet of open-wall area.

    c) Medical office: Four and one-half spaces per one thousand square feet of gross floor area.

    d) Medical clinics: Five spaces per one thousand square feet of gross floor area.

    e) Bank with drive-in: Five spaces per one thousand square feet of gross floor area.

    f) Office/warehouse: Four spaces per one thousand square feet used for office purpose, plus one space per one thousand square feet used for warehouse purpose, up to eighty percent of the total floor area.

    g) Light manufacturing: Five spaces per one thousand square feet used for office purpose, plus one space per work station or one space for each employee during the greatest shift, which ever is greater.

4. Food and beverage uses.

    a) Restaurant (sit-down): Whichever of the following is greater:

1. Twenty spaces per one thousand square feet of dining floor area; or

2. One space for each three seats, plus one space per employee during the largest shift.

b) Fast-food with sit-down and take-out: Twelve spaces per one thousand square feet of dining floor area. Where take-out window is included, the outside order and stacking lane shall provide an automobile stacking lane for not less than ten vehicles.

5. Public assembly uses.

a) Churches (single session occupancy): One parking space for each three seats or seating spaces within the portion of the building used for assembly. In the instance where seating is by pews or benches, eighteen inches of bench length shall be considered as one seat.

b) Churches (overlapping session occupancy): Two times the number of spaces for single session occupancy.

c) Cinemas: One parking space for each three seats.

d) Elementary schools (students below minimum driver age):

1. Parking. The sum of the following: One parking space for each teaching station, plus one space for each administrative and support employee, plus one space for each ten students.

2. Student drop-off and pick-up. In addition to the off-street parking area, the layout of the school site shall include an area and facilities sufficient to accommodate anticipated student drop-off and pick-up by school bus and private vehicle.

e) Secondary schools (students above minimum driver age): The sum of the following: One parking space for each teaching station, plus one space for each administrative and support employee, plus one space for each three and one-half students.

6. Uses not specifically listed. For uses not identified in the above schedule, the number of off-street parking spaces shall be determined by the planning commission. The determination shall be based upon the requirements for the most comparable use listed, and/or that certain table entitled recommended parking ratio requirements set forth under part 3 p. 246 of that

certain book entitled Planning and Urban Design Standards, 2006 Edition, which is set out below, and/or upon an independent determination of parking demands for such uses in comparable locations, all at the discretion of the planning commission.

RECOMMENDED PARKING RATIO REQUIREMENTS*

Use	Parking Spaces Required	Comments
Residential		
Sleeping rooms	1 per unit or room plus 2 for owner/manager	
Commercial lodgings	1.25 per guest room, plus 10 per ksf restaurant lounge, plus 30 per ksf meeting/banquet room (<50 ksf per guest room) or 20 per ksf meeting/banquet room (>50 ksf per guest room)	Peak spaces for each component shown; use shared parking analysis to determine appropriate parking ratio for particular hotel [3]
Elderly housing, independent living	0.6 per dwelling unit	[1]
Elderly housing, assisted living	0.4 per dwelling unit	[1]
Group, convalescent, and nursing homes	1 per room	[1]
Day care center	0.35 per person (licensed capacity)	[1]

Hospital/medical center	0.4 per employee, plus 1 per 3 beds, plus 1 per 5 average daily outpatient treatments, plus 1 per 4 medical staff, plus 1 per student/faculty/staff	
Retail/Service		
General retail (not in shopping center)	3.5 per ksf GFA**	
Grocery (freestanding)	6.0 per ksf GFA [1]	
Discount superstores/clubs (freestanding)	6.0 per ksf GFA [1]	
Home improvement superstores	5.0 per ksf GFA [1]	
Other heavy/hard goods (furniture, appliances, building materials, etc.)	3.0 per ksf GFA [1]	
Shopping centers	4.0 per ksf GLA up to 400 ksf, 4.0 to 4.5 per ksf GFA sliding scale between 400 and 600 ksf; 4.5 per ksf GLA over 600 ksf	With up to 10 percent GLA in dining/entertaining; over 10 percent use shared parking analysis [2]
Personal care services	2 per treatment station but not less than 4.3 per ksf	
Coin-operated laundries	1 per 2 washing and drying machines	

Motor vehicle sales and service	2.7 per ksf GFA interior sales area, plus 1.5 ksf GFA interior or storage/display area, plus 2 per service bay	
Motor vehicle laundries	2, plus 1 per each 2 peak shift employees	
Food and Beverage		
Fine dining	21.5 per ksf GFA 3	
Casual restaurant (with bar)	22.5 per ksf GFA 3	
Family restaurant (without bar)	16.0 per ksf GFA 3	
Fast food	15.0 per ksf GFA 3	
Office and Business Services (3)		
General business offices suburban/low-rise	3.6 per ksf GFA <250 ksf, 3.35 per ksf GLA >250 ksf	[1]
Office downtown/mid-high-rise business center	3.0 per ksf GLA	[1]
Consumer service offices (freestanding)	4 per ksf GLA	[1]
Data processing/telemarketing/operations	6.0 per ksf GFA	[1]
Medical offices (multitenant)	4.5 per ksf GFA	[1]

Clinic (medical offices with outpatient treatment; no overnight stays)	5.5 per ksf GFA	[1]
Bank branch with drive-in	5.5 per ksf GFA	[1]
Bank headquarters (with admin offices, etc.)	4.4 per ksf GFA	[1]
Industrial/storage/wholesale utility	2 per ksf GFA	Add spaces as required for office, sales, or similar use when more than 10 percent GFA
Manufacturing/light industrial (single use)	1.5 per ksf	
Industrial park (multitenant or mix of service, warehouse)	2.0 per ksf	[1]
Warehouse	0.7 per ksf GFA	
Mini-warehouse	0.25 per ksf GFA	[1]
Governmental	As determined by zoning administrator	
Educational		
Elementary and secondary schools	0.35 per student	[1]
College or university	Determined by parking study specific to subject institution	
Cultural/Recreational/Entertainment		
Public assembly	0.25 per person in permitted capacity	

Museum	1.5 per 1,000 annual visitors	[1]
Library	4.5 per ksf GFA	[1]
Religious centers	0.6 per seat	[1]
Cinemas	Single-screen: 0.5 per seat; Up to 5 screens: 0.33 per seat 50 to 10 screens: 0.3 per seat Over 10 screens: 0.27 per seat	[3]
Theaters (live performance)	0.4 per seat	[3]
Arenas and stadiums	0.33 per seat	[3]
Health clubs and recreational facilities	2 per player or 1 per 3 persons permitted capacity	[3]

7.

Source: Adopted from Transportation Planning Handbook, 2nd ed. Washington DC: Institute of Transportation Engineers, 1999, unless otherwise noted. * All parking recommendations presented here should be considered in the context of local conditions, parking requirements, and other factors that may affect the actual number of parking spaces needed. [1] Adopted from Parking Generation, 3rd ed. Washington DC: Institute of Transportation Engineers, 2004. [2] Adopted from Parking Requirements for Shopping Centers, 2nd ed. Washington DC: ULI-The Urban Land Institute and International Council of Shopping Centers, 1999. [3] Adopted from Shared Parking, 2nd ed. Washington DC: ULI-The Urban Land Institute and International Council of Shopping Centers, 2004.

D. Adjustments permitted.

1. The planning commission may recommend to the city council an increase or decrease to the number of off-street parking spaces herein specified upon a

finding, made following a study on the matter, that the use characteristics of the proposed use warrant adjustment. Provided, however, no reduction in the parking requirement shall be permitted based on the projected demand of the initial occupant of a new retail, office or similar use for which a subsequent change in tenancy to another user is probable.

2. After receiving a recommendation (positive or negative) from planning commission regarding the number of off-street parking spaces, the city council shall have the authority to increase or decrease the number of off-street parking spaces herein specified upon a finding, made following a study on the matter, that the use characteristics of the proposed use warrant adjustment. Provided, however, no reduction in the parking requirement shall be permitted based on the projected demand of the initial occupant of a new retail, office or similar use for which a subsequent change in tenancy to another user is probable.

E. Exception to standard in downtown area. Notwithstanding the provisions of subsection C of this section, on street parking along the frontage of the project lot may be used to meet the required minimum number of off-street parking spaces required for a specific use within the "Downtown" area of the city, as shown in the figure below, subject to the following:

1. The proposed project is located wholly within the designated downtown area as set forth on the following map.



2. The proposed reconstruction or expansion will not reduce the number of off-street parking spaces along the frontage of the project lot, unless approved by the Development Services Director.
3. The project shall install and/or replace all existing curb, gutter, & sidewalk along the frontage of the project lot in compliance with current city code.
4. The project shall install and/or replace all parking islands and driveway approaches in compliance with current city code.

F. Exception to off-street parking standard in the CC-1 Zone, excluding the Downtown Area. Notwithstanding the provisions of subsections C and E of this section, additional off-street parking spaces will be required as a condition of approval for any new construction, reconstruction of an existing building, or incidental expansion of any building in the CC-1 zone subject to either one of the following criteria:

1. Residential uses: Either of the following off-street parking calculations may be requested by the applicant and may be approved by the city council.

a) Two spaces per dwelling unit, plus 0.25 spaces per dwelling unit for visitor parking. Visitor parking shall be evenly distributed throughout the project. However, if any of the conditions found in Table A of this subsection apply, the City Council may, after review and recommendation (positive or negative) from the Planning Commission, decrease the required number of off-street parking spaces as shown. The visitor parking requirement shall not be affected by this reduction and remains at 0.25 spaces per dwelling unit. Under no circumstance shall the per-unit parking requirement drop below 1.75 spaces per dwelling unit, accept as referenced in 17.5.133(D). Table A

Condition	**Parking Reduction Per Dwelling Unit**
Bike Room[1]	0.05
Grocery Store[2]	0.10
Off-Site Parking[3]	0.15
Transit[4]	0.15

Public[5] Agency/HUD	Up to 0.15

Definitions:

[1] - Bike Room: A secured bike room of sufficient size to accommodate a minimum of one bicycle per dwelling unit shall be located within the structure. In the event of a multi-structure project each building shall have a secured bike room of sufficient size to accommodate a minimum of one bicycle per dwelling unit in the building. The applicant can opt to either (1) show how the required number of bicycles is accommodated in the room or (2) provide a minimum of 40 square feet per bicycle in the room.

[2] – Grocery Store: The location of the grocery store shall be less than 1320 feet walking distance from the main entrance of the most distant dwelling unit in the project.

[3] – Off-Site Parking: Additional public or shared parking shall be located less than 1320 feet walking distance from the main entrance of the most distant dwelling unit in the project. Parking equivalent to the 0.15 space per dwelling unit reduction shall be secured via agreement with the property owner and recorded. A parking study shall accommodate the agreement so that it can be ensured that the parking facility will not be overallocated.

[4] – Transit: The stop location of the high-capacity transit line (light rail, “Trax”, heavy rail, “FrontRunner”, streetcar, high-capacity Bus Rapid Transit, “BRT”) shall be less than 1320 feet walking distance from the main entrance of the most distant dwelling unit in the project.

[5]- Public Agency/HUD: Projects that are owned and operated by a public agency or have received a subsidy by HUD or other public agency may be eligible for a reduction of up to 0.15 stalls per unit upon a study that a reduction is warranted.

~~c)~~

~~d)~~c) Parking shall be required per unit size as depicted in Table B of this subsection, plus 0.25 spaces per dwelling unit for visitor parking. Visitor parking shall be evenly distributed throughout the project. The

visitor parking requirement shall not be affected by this reduction and remains at 0.25 spaces per dwelling unit. Under no circumstance shall the per-unit parking requirement including visitor parking drop below 1.75 spaces per dwelling unit, accept as referenced in 17.5.133(D). Table B

Unit Size	**Parking Requirement Per Unit** (Add 0.25 for visitor parking per unit to derive the aggregated requirement.)
0-350 square feet	1.50
351-600 square feet	1.75
Above 600 square feet	2.00

~~e)~~

G. Location of off-street parking areas. All off-street parking areas shall be located on the same parcel as the use intended to served thereby, except that for uses other than dwellings, the planning commission may approve the placement of some of the required parking spaces on adjacent lands, upon a finding that:

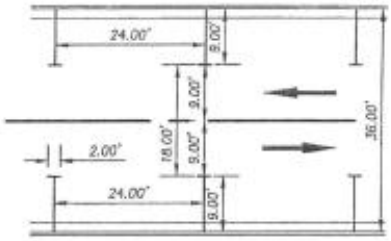
   1. The use is part of a combined parking facility as authorized under subsection I.1 of this section, and

   2. The location of the proposed off-site spaces are reasonable and conveniently accessible to the use they are intended to serve.

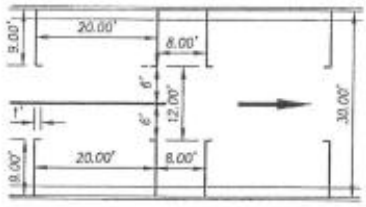
H. Parking space and driveway dimension requirements and parking lot layout requirements. All parking spaces, access driveway and the layout of parking lot areas shall conform to the typical design standards, set forth below.

CITY STANDARD - PARKING MODULE DIMENSIONS

PARALLEL PARKING



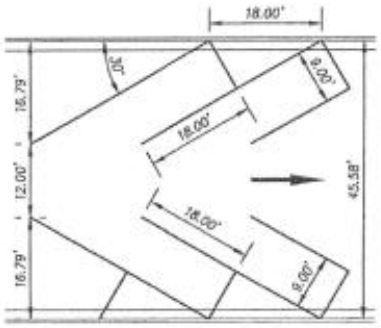
TWO-WAY TRAFFIC (SINGLE-LINE PAINTING)



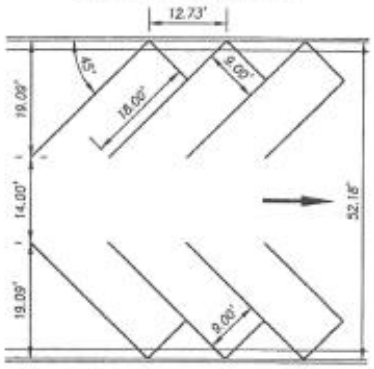
ONE-WAY TRAFFIC (DOUBLE-LINE PAINTING)

*EITHER PAINTING OPTION MAY BE USED WITH ONE OR TWO-WAY TRAFFIC

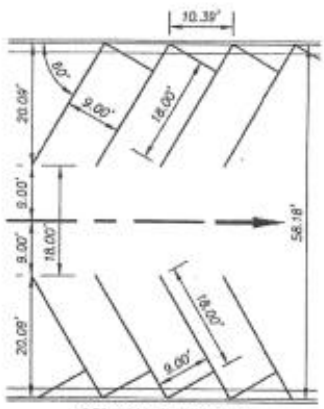
ANGLE PARKING



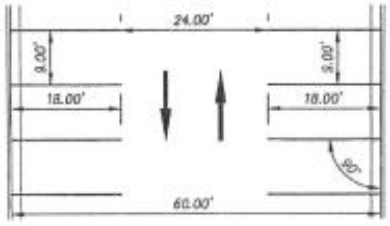
30° ANGLE PARKING – ONE WAY AISLE
(SEE 18' PARKING STALL NOTE)



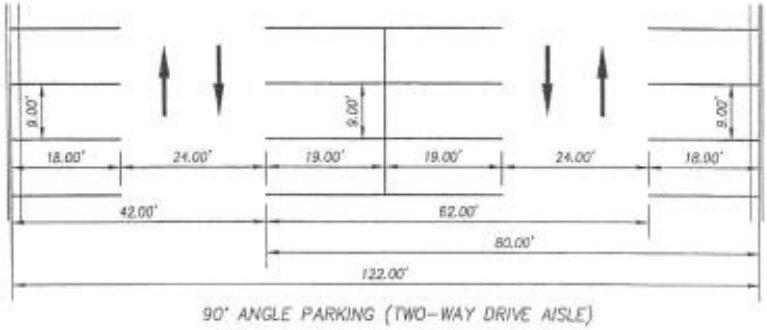
45° ANGLE PARKING – ONE-WAY AISLE
(SEE 18' PARKING STALL NOTE)



60° ANGLE PARKING
(ONE-WAY DRIVE AISLE)
(SEE 18' PARKING DIMENSION NOTE BELOW)



90° ANGLE PARKING (ONE-WAY DRIVE AISLE)
(SEE 18' PARKING DIMENSION NOTE BELOW)



90° ANGLE PARKING (TWO-WAY DRIVE AISLE)

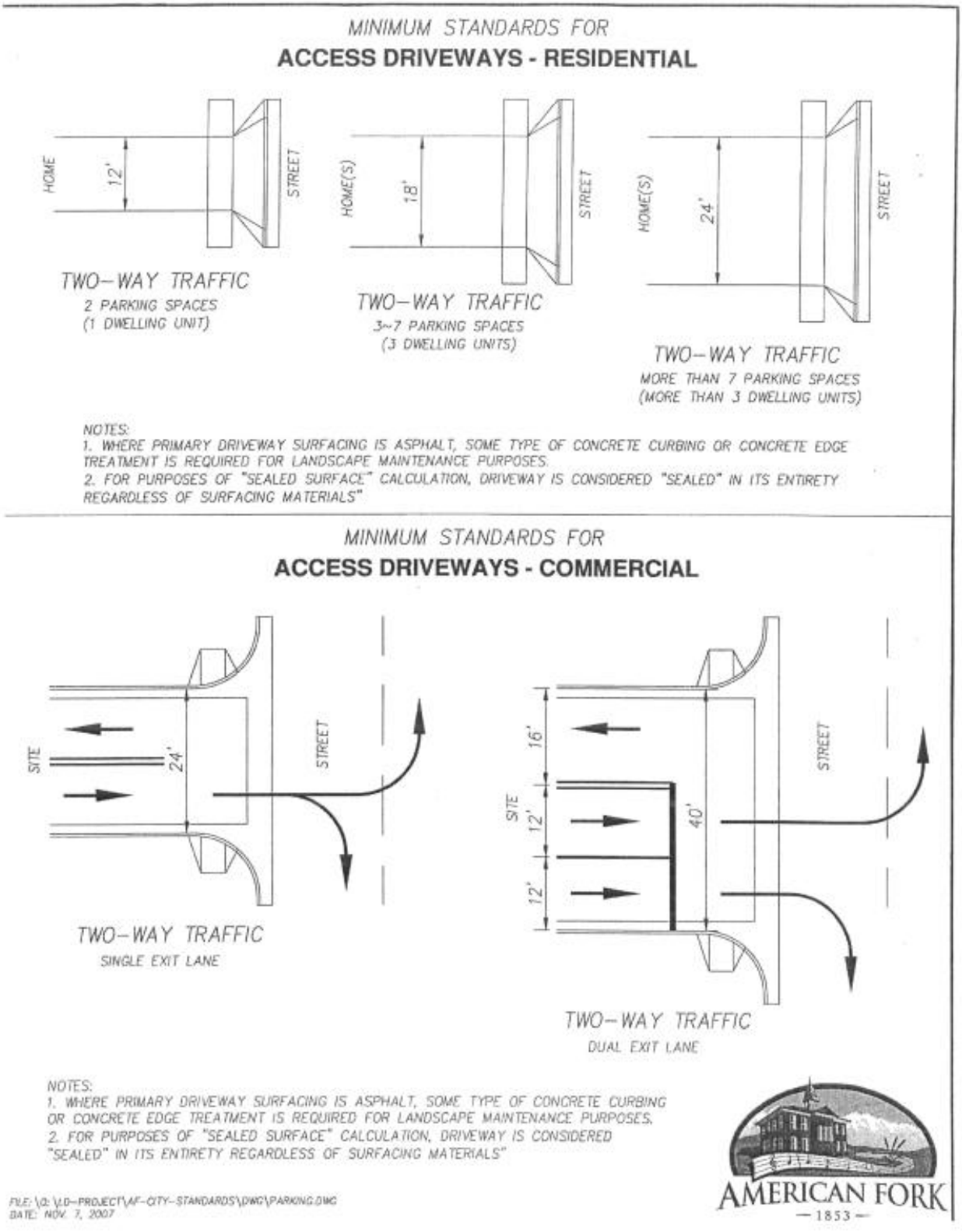
('NOSE TO NOSE' PARKING IS 19', 'CURB OVERHAND' PARKING IS 18')

NOTE: 18' DIMENSION SHALL BE INCREASED TO 19' WHERE THE PARKING DOES NOT OVERHANG A LOW CURB WHICH ALLOWS ROOM FOR VEHICLE OVERHANG. WITH INCREASE IN PARKING LENGTH, MINIMUM DRIVE AISLE WIDTH OF 12' SHALL BE MAINTAINED.

ALL PARKING STALLS ARE SHOWN WITH CURB AND GUTTER – DIMENSIONING IS FROM FACE OF CURB TO FACE OF CURB

AISLE WIDTHS SHALL INCREASE PER THE INTERNATIONAL FIRE CODE WHERE NECESSARY FOR FIRE PROTECTION

AMERICAN FORK
— 1853 —



I. Parking areas to be located in the same zone district as primary use. Off-street parking and loading space which is required in connection with a particular use

shall constitute a portion of the use and shall not be permitted to extend into an adjacent zone district unless specifically permitted within the adjacent zone district.

J. Combined parking areas and shared parking arrangements authorized—Conditions.

1. Combined parking authorized. The off-street parking for a project containing two or more adjacent buildings or uses may be combined, provided that the total number of spaces shall be not less than the sum of the requirements for each of the individual uses and that the area devoted to off-street parking area is part of the common amenities of the project and/or the right of use and access to the combined parking area by all uses within the project is assured through reciprocal cross-easements and agreements and/or other legal documents which prohibit the reservation of a portion of the off-street parking area to a specific owner or tenant and which establish responsibility for maintenance thereof.

2. Shared parking arrangements authorized. The off-street parking for a development project containing a variety of uses having different parking demand characteristics and time-of-day demand may be combined, subject to the following:

a) The total number of spaces shall be sufficient to meet the maximum time-of-day requirement for the project (as determined by the city).

b) The area devoted to off-street parking shall be part of the common amenities of the project and/or the right of use and access to the combined parking area by all uses within the project is assured through reciprocal cross-easements and agreements and/or other legal documents which prohibit the reservation of a portion of the off-street parking area by a specific owner or tenant and which establish responsibility for maintenance thereof.

c) The location and design of the parking areas within the project area shall provide an adequate number of spaces in the proximity of the use intended to be served.

~~c)~~K. Parking area to have hard surface. All off-street parking stalls, loading spaces, maneuvering areas, and driving aisles shall be paved with asphalt, concrete, paving stone, or masonry to a sufficient thickness to withstand repeated vehicular traffic, or based on a geotechnical evaluation by a licensed geotechnical

engineer. Where this requirement may conflict with any other parking requirement, the more stringent shall prevail.

(Ord. No. 2015-10-67, pts. I (§§ 1—3), II, 10-27-2015)

HISTORY

Amended by Ord. 2020-07-35 on 7/14/2020

Amended by Ord. 2021-12-61 on 12/14/2021

Amended by Ord. 2022-04-18 on 4/26/2022

Sec 17.5.133 Off-Street Parking Standards

A. Title. This section shall be entitled the Off-Street Parking Standards Ordinance of American Fork, Utah.

B. Application of standards. Wherever the terms of the American Fork Development Code or other ordinance of the city require that off-street parking facilities be required in conjunction with a specific use or development project, the minimum number of spaces to be provided, the location of off-street parking facilities, vehicular access to and circulation within the parking area, the layout and design, and the landscape treatment of the areas designated for off-street parking shall conform to the terms of this section.

C. Number of required parking spaces. The minimum number of off-street parking spaces required for a specific use shall be as set forth on the following schedule:

    1. Residential uses.

        a) One-family dwelling: Two spaces per dwelling unit. All spaces shall be located on the same parcel as the dwelling. No portion of a front or side setback area adjacent to a street, including any portion thereof used as a driveway, shall be construed as part of the required off-street parking area.

        b) Multiple family dwelling: Two spaces per dwelling unit, plus 0.25 spaces per dwelling unit for visitor parking. Visitor parking shall be evenly distributed throughout the project.

        c) Long-term patient care facilities (assisted living centers, rest homes nursing homes): One space for each employee during the maximum care period, plus one space for each four patient rooms for visitors.

    2. Retail/service commercial uses.

        a) General retail: Four and one-half spaces per one thousand square feet of gross floor area.

        b) Personal care service: Two spaces per treatment station, but not less than four spaces per one thousand square feet of gross floor area.

        c) Grocery: Five spaces per one thousand square feet of gross floor area.

d) Retail shopping center projects (centers containing no cinema and not more than five percent dining space): Four and one-half spaces per one thousand square feet of gross floor area.

e) Discount superstores: Five and one-half spaces per one thousand square feet of gross floor area. Areas intended for outside display and sales (garden areas) shall not be included in calculating compliance with the parking standard.

f) Home improvement centers: Four and one-half spaces per one thousand square feet of gross floor area, not including areas for outside display and sales (garden areas). Areas intended for outside display and sales (garden areas) shall not be included in calculating compliance with the parking standard.

g) Motor vehicle sales and service: The sum of the following:

    1. Three spaces per one thousand square feet of gross floor area used for display, sales and administration.

    2. One and one-half spaces per one thousand square feet of area used for warehouse of parts and materials.

    3. Four spaces per service bay.

h) Car wash: Two spaces, plus one and one-half additional space for each two employees on highest shift.

i) Retail and service commercial/warehouse: Four and one-half spaces per one thousand square feet for portion used for retail purposes, plus one space per one thousand square feet for the total floor area.

j) Multi-tenant/strip commercial buildings: For any proposed multi-tenant/strip commercial building wherein the occupancy is unknown at the time of request for approval, parking requirements shall be calculated as follows:

    1. One-half of the gross floor area of the building at the rate of four and one-half spaces per one thousand square feet (general retail standard)

    2. One-half of the gross floor area of the building at the rate of twelve spaces per one thousand square feet of dining floor area (fast food restaurant standard).

In addition, the city may require a written agreement with the city to the effect that the amount of floor area devoted to restaurant use will not exceed the amount identified on the approved plan.

3. Office and business uses.

    a) General business office—Fixed wall construction: Four spaces per one thousand square feet of gross floor area excluding portion devoted to stairs and elevator and open atrium spaces above the ground floor.

    b) Business office—Open wall/telemarketing and customer support center: The sum of the following:

        1. For portion of building having fixed-wall construction, four spaces per one thousand square feet of gross floor area excluding portion devoted to stairs and elevator and open atrium spaces above the ground floor.

        2. For open-wall portion of building, six spaces per one thousand square feet of open-wall area.

    c) Medical office: Four and one-half spaces per one thousand square feet of gross floor area.

    d) Medical clinics: Five spaces per one thousand square feet of gross floor area.

    e) Bank with drive-in: Five spaces per one thousand square feet of gross floor area.

    f) Office/warehouse: Four spaces per one thousand square feet used for office purpose, plus one space per one thousand square feet used for warehouse purpose, up to eighty percent of the total floor area.

    g) Light manufacturing: Five spaces per one thousand square feet used for office purpose, plus one space per work station or one space for each employee during the greatest shift, which ever is greater.

4. Food and beverage uses.

    a) Restaurant (sit-down): Whichever of the following is greater:

1. Twenty spaces per one thousand square feet of dining floor area; or
2. One space for each three seats, plus one space per employee during the largest shift.

b) Fast-food with sit-down and take-out: Twelve spaces per one thousand square feet of dining floor area. Where take-out window is included, the outside order and stacking lane shall provide an automobile stacking lane for not less than ten vehicles.

5. Public assembly uses.

a) Churches (single session occupancy): One parking space for each three seats or seating spaces within the portion of the building used for assembly. In the instance where seating is by pews or benches, eighteen inches of bench length shall be considered as one seat.

b) Churches (overlapping session occupancy): Two times the number of spaces for single session occupancy.

c) Cinemas: One parking space for each three seats.

d) Elementary schools (students below minimum driver age):

1. Parking. The sum of the following: One parking space for each teaching station, plus one space for each administrative and support employee, plus one space for each ten students.
2. Student drop-off and pick-up. In addition to the off-street parking area, the layout of the school site shall include an area and facilities sufficient to accommodate anticipated student drop-off and pick-up by school bus and private vehicle.

e) Secondary schools (students above minimum driver age): The sum of the following: One parking space for each teaching station, plus one space for each administrative and support employee, plus one space for each three and one-half students.

6. Uses not specifically listed. For uses not identified in the above schedule, the number of off-street parking spaces shall be determined by the planning commission. The determination shall be based upon the requirements for the most comparable use listed, and/or that certain table entitled recommended parking ratio requirements set forth under part 3 p. 246 of that

certain book entitled Planning and Urban Design Standards, 2006 Edition, which is set out below, and/or upon an independent determination of parking demands for such uses in comparable locations, all at the discretion of the planning commission.

RECOMMENDED PARKING RATIO REQUIREMENTS*

Use	Parking Spaces Required	Comments
Residential		
Sleeping rooms	1 per unit or room plus 2 for owner/manager	
Commercial lodgings	1.25 per guest room, plus 10 per ksf restaurant lounge, plus 30 per ksf meeting/banquet room (<50 ksf per guest room) or 20 per ksf meeting/banquet room (>50 ksf per guest room)	Peak spaces for each component shown; use shared parking analysis to determine appropriate parking ratio for particular hotel [3]
Elderly housing, independent living	0.6 per dwelling unit	[1]
Elderly housing, assisted living	0.4 per dwelling unit	[1]
Group, convalescent, and nursing homes	1 per room	[1]
Day care center	0.35 per person (licensed capacity)	[1]

Hospital/medical center	0.4 per employee, plus 1 per 3 beds, plus 1 per 5 average daily outpatient treatments, plus 1 per 4 medical staff, plus 1 per student/faculty/staff	
Retail/Service		
General retail (not in shopping center)	3.5 per ksf GFA**	
Grocery (freestanding)	6.0 per ksf GFA [1]	
Discount superstores/clubs (freestanding)	6.0 per ksf GFA [1]	
Home improvement superstores	5.0 per ksf GFA [1]	
Other heavy/hard goods (furniture, appliances, building materials, etc.)	3.0 per ksf GFA [1]	
Shopping centers	4.0 per ksf GLA up to 400 ksf, 4.0 to 4.5 per ksf GFA sliding scale between 400 and 600 ksf; 4.5 per ksf GLA over 600 ksf	With up to 10 percent GLA in dining/entertaining; over 10 percent use shared parking analysis [2]
Personal care services	2 per treatment station but not less than 4.3 per ksf	
Coin-operated laundries	1 per 2 washing and drying machines	

Motor vehicle sales and service	2.7 per ksf GFA interior sales area, plus 1.5 ksf GFA interior or storage/display area, plus 2 per service bay	
Motor vehicle laundries	2, plus 1 per each 2 peak shift employees	
Food and Beverage		
Fine dining	21.5 per ksf GFA 3	
Casual restaurant (with bar)	22.5 per ksf GFA 3	
Family restaurant (without bar)	16.0 per ksf GFA 3	
Fast food	15.0 per ksf GFA 3	
Office and Business Services (3)		
General business offices suburban/low-rise	3.6 per ksf GFA <250 ksf, 3.35 per ksf GLA >250 ksf	[1]
Office downtown/mid-high-rise business center	3.0 per ksf GLA	[1]
Consumer service offices (freestanding)	4 per ksf GLA	[1]
Data processing/telemarketing/operations	6.0 per ksf GFA	[1]
Medical offices (multitenant)	4.5 per ksf GFA	[1]

Clinic (medical offices with outpatient treatment; no overnight stays)	5.5 per ksf GFA	[1]
Bank branch with drive-in	5.5 per ksf GFA	[1]
Bank headquarters (with admin offices, etc.)	4.4 per ksf GFA	[1]
Industrial/storage/wholesale utility	2 per ksf GFA	Add spaces as required for office, sales, or similar use when more than 10 percent GFA
Manufacturing/light industrial (single use)	1.5 per ksf	
Industrial park (multitenant or mix of service, warehouse)	2.0 per ksf	[1]
Warehouse	0.7 per ksf GFA	
Mini-warehouse	0.25 per ksf GFA	[1]
Governmental	As determined by zoning administrator	
Educational		
Elementary and secondary schools	0.35 per student	[1]
College or university	Determined by parking study specific to subject institution	
Cultural/Recreational/Entertainment		
Public assembly	0.25 per person in permitted capacity	

Museum	1.5 per 1,000 annual visitors	[1]
Library	4.5 per ksf GFA	[1]
Religious centers	0.6 per seat	[1]
Cinemas	Single-screen: 0.5 per seat; Up to 5 screens: 0.33 per seat 50 to 10 screens: 0.3 per seat Over 10 screens: 0.27 per seat	[3]
Theaters (live performance)	0.4 per seat	[3]
Arenas and stadiums	0.33 per seat	[3]
Health clubs and recreational facilities	2 per player or 1 per 3 persons permitted capacity	[3]

7.

Source: Adopted from Transportation Planning Handbook, 2nd ed. Washington DC: Institute of Transportation Engineers, 1999, unless otherwise noted. * All parking recommendations presented here should be considered in the context of local conditions, parking requirements, and other factors that may affect the actual number of parking spaces needed. [1] Adopted from Parking Generation, 3rd ed. Washington DC: Institute of Transportation Engineers, 2004. [2] Adopted from Parking Requirements for Shopping Centers, 2nd ed. Washington DC: ULI-The Urban Land Institute and International Council of Shopping Centers, 1999. [3] Adopted from Shared Parking, 2nd ed. Washington DC: ULI-The Urban Land Institute and International Council of Shopping Centers, 2004.

D. Adjustments permitted.

1. The planning commission may recommend to the city council an increase or decrease to the number of off-street parking spaces herein specified upon a

finding, made following a study on the matter, that the use characteristics of the proposed use warrant adjustment. Provided, however, no reduction in the parking requirement shall be permitted based on the projected demand of the initial occupant of a new retail, office or similar use for which a subsequent change in tenancy to another user is probable.

2. After receiving a recommendation (positive or negative) from planning commission regarding the number of off-street parking spaces, the city council shall have the authority to increase or decrease the number of off-street parking spaces herein specified upon a finding, made following a study on the matter, that the use characteristics of the proposed use warrant adjustment. Provided, however, no reduction in the parking requirement shall be permitted based on the projected demand of the initial occupant of a new retail, office or similar use for which a subsequent change in tenancy to another user is probable.

E. Exception to standard in downtown area. Notwithstanding the provisions of subsection C of this section, on street parking along the frontage of the project lot may be used to meet the required minimum number of off-street parking spaces required for a specific use within the "Downtown" area of the city, as shown in the figure below, subject to the following:

1. The proposed project is located wholly within the designated downtown area as set forth on the following map.



2. The proposed reconstruction or expansion will not reduce the number of off-street parking spaces along the frontage of the project lot, unless approved by the Development Services Director.
3. The project shall install and/or replace all existing curb, gutter, & sidewalk along the frontage of the project lot in compliance with current city code.
4. The project shall install and/or replace all parking islands and driveway approaches in compliance with current city code.

F. Exception to off-street parking standard in the CC-1 Zone, excluding the Downtown Area. Notwithstanding the provisions of subsections C and E of this section, additional off-street parking spaces will be required as a condition of approval for any new construction, reconstruction of an existing building, or incidental expansion of any building in the CC-1 zone subject to either one of the following criteria:

1. Residential uses: Either of the following off-street parking calculations may be requested by the applicant and may be approved by the city council.

a) Two spaces per dwelling unit, plus 0.25 spaces per dwelling unit for visitor parking. Visitor parking shall be evenly distributed throughout the project. However, if any of the conditions found in Table A of this subsection apply, the City Council may, after review and recommendation (positive or negative) from the Planning Commission, decrease the required number of off-street parking spaces as shown. The visitor parking requirement shall not be affected by this reduction and remains at 0.25 spaces per dwelling unit. Under no circumstance shall the per-unit parking requirement drop below 1.75 spaces per dwelling unit, accept as referenced in 17.5.133(D). Table A

Condition	**Parking Reduction Per Dwelling Unit**
Bike Room[1]	0.05
Grocery Store[2]	0.10
Off-Site Parking[3]	0.15
Transit[4]	0.15

Public[5] Agency/HUD	Up to 0.15

Definitions:

[1] - Bike Room: A secured bike room of sufficient size to accommodate a minimum of one bicycle per dwelling unit shall be located within the structure. In the event of a multi-structure project each building shall have a secured bike room of sufficient size to accommodate a minimum of one bicycle per dwelling unit in the building. The applicant can opt to either (1) show how the required number of bicycles is accommodated in the room or (2) provide a minimum of 40 square feet per bicycle in the room.

[2] – Grocery Store: The location of the grocery store shall be less than 1320 feet walking distance from the main entrance of the most distant dwelling unit in the project.

[3] – Off-Site Parking: Additional public or shared parking shall be located less than 1320 feet walking distance from the main entrance of the most distant dwelling unit in the project. Parking equivalent to the 0.15 space per dwelling unit reduction shall be secured via agreement with the property owner and recorded. A parking study shall accommodate the agreement so that it can be ensured that the parking facility will not be overallocated.

[4] – Transit: The stop location of the high-capacity transit line (light rail, “Trax”, heavy rail, “FrontRunner”, streetcar, high-capacity Bus Rapid Transit, “BRT”) shall be less than 1320 feet walking distance from the main entrance of the most distant dwelling unit in the project.

[5]- Public Agency/HUD: Projects that are owned and operated by a public agency or have received a subsidy by HUD or other public agency may be eligible for a reduction of up to 0.15 stalls per unit upon a study that a reduction is warranted.

c) Parking shall be required per unit size as depicted in Table B of this subsection, plus 0.25 spaces per dwelling unit for visitor parking. Visitor parking shall be evenly distributed throughout the project. The

visitor parking requirement shall not be affected by this reduction and remains at 0.25 spaces per dwelling unit. Under no circumstance shall the per-unit parking requirement including visitor parking drop below 1.75 spaces per dwelling unit, accept as referenced in 17.5.133(D). Table B

Unit Size	**Parking Requirement Per Unit** (Add 0.25 for visitor parking per unit to derive the aggregated requirement.)
0-350 square feet	1.50
351-600 square feet	1.75
Above 600 square feet	2.00

G. Location of off-street parking areas. All off-street parking areas shall be located on the same parcel as the use intended to served thereby, except that for uses other than dwellings, the planning commission may approve the placement of some of the required parking spaces on adjacent lands, upon a finding that:

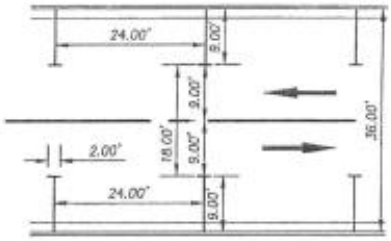
    1. The use is part of a combined parking facility as authorized under subsection I.1 of this section, and

    2. The location of the proposed off-site spaces are reasonable and conveniently accessible to the use they are intended to serve.

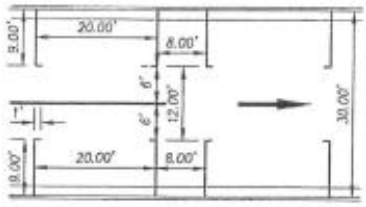
H. Parking space and driveway dimension requirements and parking lot layout requirements. All parking spaces, access driveway and the layout of parking lot areas shall conform to the typical design standards, set forth below.

CITY STANDARD - PARKING MODULE DIMENSIONS

PARALLEL PARKING



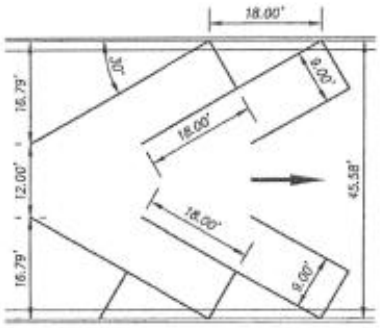
TWO-WAY TRAFFIC (SINGLE-LINE PAINTING)



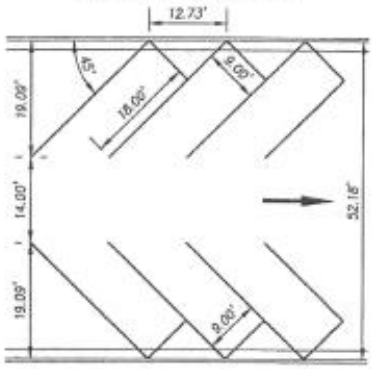
ONE-WAY TRAFFIC (DOUBLE-LINE PAINTING)

*EITHER PAINTING OPTION MAY BE USED WITH ONE OR TWO-WAY TRAFFIC

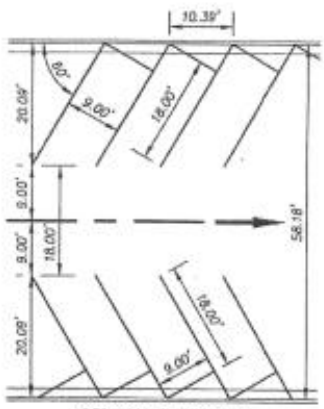
ANGLE PARKING



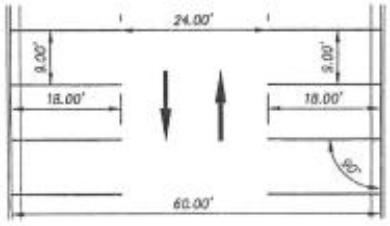
30° ANGLE PARKING – ONE WAY AISLE
(SEE 18' PARKING STALL NOTE)



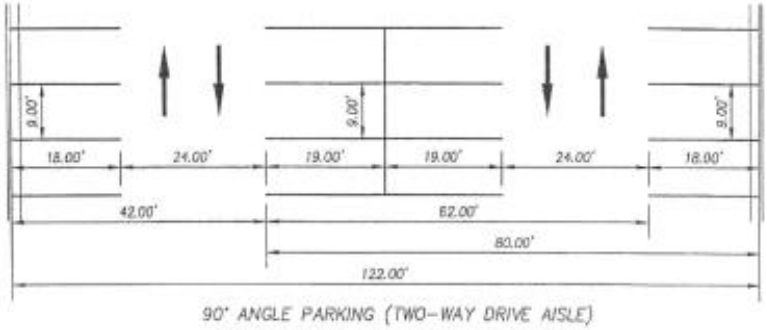
45° ANGLE PARKING – ONE-WAY AISLE
(SEE 18' PARKING STALL NOTE)



60° ANGLE PARKING
(ONE-WAY DRIVE AISLE)
(SEE 18' PARKING DIMENSION NOTE BELOW)



90° ANGLE PARKING (ONE-WAY DRIVE AISLE)
(SEE 18' PARKING DIMENSION NOTE BELOW)



90° ANGLE PARKING (TWO-WAY DRIVE AISLE)

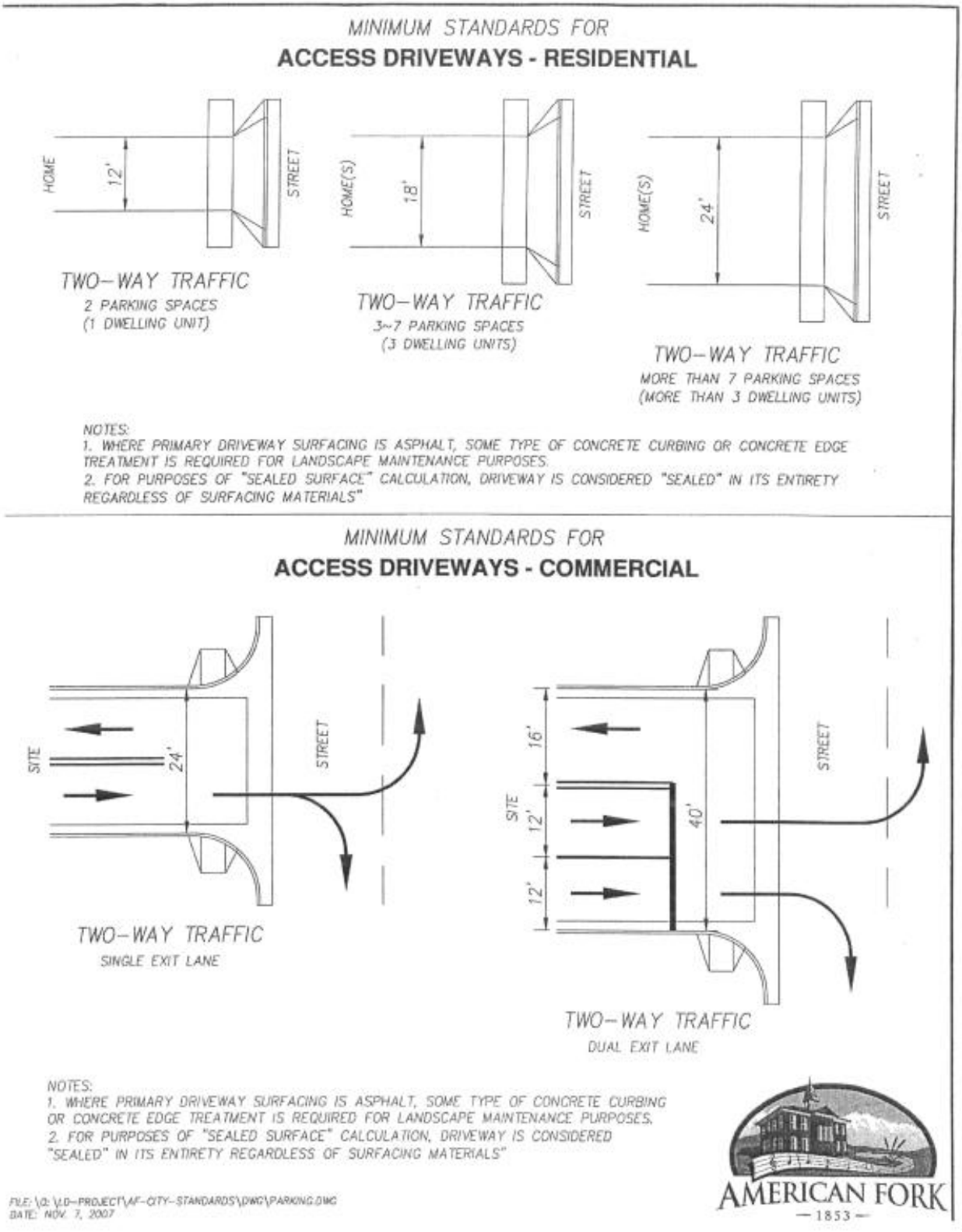
('NOSE TO NOSE' PARKING IS 19', 'CURB OVERHAND' PARKING IS 18')

NOTE: 18' DIMENSION SHALL BE INCREASED TO 19' WHERE THE PARKING DOES NOT OVERHANG A LOW CURB WHICH ALLOWS ROOM FOR VEHICLE OVERHANG. WITH INCREASE IN PARKING LENGTH, MINIMUM DRIVE AISLE WIDTH OF 12' SHALL BE MAINTAINED.

ALL PARKING STALLS ARE SHOWN WITH CURB AND GUTTER – DIMENSIONING IS FROM FACE OF CURB TO FACE OF CURB

AISLE WIDTHS SHALL INCREASE PER THE INTERNATIONAL FIRE CODE WHERE NECESSARY FOR FIRE PROTECTION

AMERICAN FORK
— 1853 —



I. Parking areas to be located in the same zone district as primary use. Off-street parking and loading space which is required in connection with a particular use

shall constitute a portion of the use and shall not be permitted to extend into an adjacent zone district unless specifically permitted within the adjacent zone district.

J. Combined parking areas and shared parking arrangements authorized—Conditions.

1. Combined parking authorized. The off-street parking for a project containing two or more adjacent buildings or uses may be combined, provided that the total number of spaces shall be not less than the sum of the requirements for each of the individual uses and that the area devoted to off-street parking area is part of the common amenities of the project and/or the right of use and access to the combined parking area by all uses within the project is assured through reciprocal cross-easements and agreements and/or other legal documents which prohibit the reservation of a portion of the off-street parking area to a specific owner or tenant and which establish responsibility for maintenance thereof.

2. Shared parking arrangements authorized. The off-street parking for a development project containing a variety of uses having different parking demand characteristics and time-of-day demand may be combined, subject to the following:

    a) The total number of spaces shall be sufficient to meet the maximum time-of-day requirement for the project (as determined by the city).

    b) The area devoted to off-street parking shall be part of the common amenities of the project and/or the right of use and access to the combined parking area by all uses within the project is assured through reciprocal cross-easements and agreements and/or other legal documents which prohibit the reservation of a portion of the off-street parking area by a specific owner or tenant and which establish responsibility for maintenance thereof.

    c) The location and design of the parking areas within the project area shall provide an adequate number of spaces in the proximity of the use intended to be served.

K. Parking area to have hard surface. All off-street parking stalls, loading spaces, maneuvering areas, and driving aisles shall be paved with asphalt, concrete, paving stone, or masonry to a sufficient thickness to withstand repeated vehicular traffic, or based on a geotechnical evaluation by a licensed geotechnical engineer. Where

this requirement may conflict with any other parking requirement, the more stringent shall prevail.

(Ord. No. 2015-10-67, pts. I (§§ 1—3), II, 10-27-2015)

HISTORY

Amended by Ord. 2020-07-35 on 7/14/2020

Amended by Ord. 2021-12-61 on 12/14/2021

Amended by Ord. 2022-04-18 on 4/26/2022

Planning Commission Staff Report
Meeting Date: July 16, 2025

Agenda Topic

Review and action on an application for a Commercial Site Plan, known as Freeman Golf Simulator, located at approximately 19 N 900 W, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 1.24 acres and will be in the Planned Commercial (GC-2) Zone.

BACKGROUND INFORMATION		
Location:		19 N 900 W
Project Type:		Commercial Site Plan
Applicants:		Tom Freeman; Gavin West
Existing Land Use:		Design Commercial
Surrounding Land Use:	North	Design Commercial
	South	Major Transportation Facilities
	East	Design Commercial
	West	Design Commercial
Existing Zoning:		GC-2
Surrounding Zoning:	North	GC-2
	South	Unincorporated Territory; PF
	East	GC-2
	West	GC-2; Unincorporated Territory
Square Footage (By Use)		~ 4,337 s.f. (golf simulator)

Background

The applicant has applied for a Commercial Site Plan to develop golf simulators on the second floor of their existing building. This property has previously been through the Planning Commission process for its watercraft rental business. As they were providing a new use to the site, such as the golf simulators, the applicant has gone through another site plan application to verify and establish the new use in accordance with the City's Municipal Code.

Sec 17.7.201 Developer Confers With Development Review Committee

The developer(s) shall meet with the Development Review Committee to discuss the basic concept of the proposed large scale development and to obtain information pertaining to the general plan and zoning classification of the area proposed for subdivision, city requirements and standards for design and construction of streets, utilities and other requirements affecting the land proposed to be subdivided. The purpose of the conference(s) is to provide informal assistance to the developer(s) in the preparation of the plans early in the process. The Development Review Committee may suggest changes in the proposed layout so the project may be more fully consistent with the city's general plan and also with the city's development regulations and policies. The recommendations from the Development Review Committee prior to the submission of a formal application shall be purely advisory and in no way shall the conference be construed to constitute approval of the plan.

Sec 17.7.202 Developer Prepares Preliminary Plats And Supporting Materials And Submits To Staff

A. After the pre-submittal conference the developer shall prepare and submit to the Development Services Department a preliminary plat submittal packet containing the following:
B. An application for approval of the large scale development project, together with copies of plats and materials showing the layout of the proposed project, including the location, size and dimensions of all lots; the placement and cross-section of all proposed streets; the location of all public utility easements; the intended treatment of drainage; and the intended treatment of any other essential features of the proposed project
C. A geotechnical report for the project area
D. Evidence of payment of the required review fee.
E. Evidence of water right proposed to be conveyed to the city.
F. Evidence of review of the proposed project by required public utility agencies.
G. Other materials deemed by city staff to be essential for an adequate understanding of the proposed project. The scale of the plans, content of the materials, number of copies, time of submittal and other particulars regarding the materials provided in support of an application for approval shall be as established, from time to time, by action of the planning commission.

Sec 17.7.203 DRC Reviews Preliminary Plats, Documents, And Statements

Upon receipt of the preliminary plat submittal packet from the developer the Development Services Director or assignee shall review the plans, documents, and materials for completeness and for conformance with city requirements, standards and general plan, and submit said plans, documents, and statements or portions thereof to the Development Review Committee for their review and recommendation.

Sec 17.7.204 Development Review Committee Reports Results Of Review Of Preliminary Plats, Documents, And Statements To Developer

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

Sec 17.7.206 Development Review Committee Takes Final Action On Preliminary Plat And Supporting Materials

A. After considering the recommendation of all DRC members, the DRC may table the matter, approve, or grant approval, including granting approval upon conditions stated.

B. Approval by of the Preliminary Plat shall not constitute final approval of the project, but shall be deemed as approval to proceed with preparation of a final plat, detailed engineering and supporting materials.

Sec 17.7.207 Developer Prepares And Submits Final Plats, Detailed Engineering Plans And Supporting Material And Submits To Staff

A. After receiving authorization to proceed, the developer shall prepare and submit to the Development Services Director a final plat submittal packet containing the following:
B. Application for final plan/plat approval.
C. A reproducible drawing of the proposed final plat prepared in a format approved for recording at the office of the Utah County Recorder.
D. Copies of the detailed engineering documents and other supporting materials.
E. An itemized engineers estimate of the cost of constructing the required improvements.
F. Copy of project documentation.
G. Evidence of payment of review and recording fee.
H. Documents conveying water rights to city.
I. Evidence that any boundary conflicts with adjacent properties are fully resolved.
J. Other materials deemed by city staff to be essential for an adequate understanding of the proposed project.

The scale of the final plan/plat, content of the materials, number of copies, time of submittal and other particulars regarding the materials provided in support of an application for final plan/plat approval shall be as established, from time to time, by action the Development Services Director.

Sec 17.7.208 DRC Reviews Final Plans/Plats, Detailed Engineering And Supporting Materials

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

Sec 17.7.209 Development Review Conference - DRC Reports - Results Of Review Of Final Plans/plat, Detailed Engineering Plans And Supporting Materials To Developer

A. The Development Review Committee shall conduct a Development Review Conference to review and discuss the materials submitted by the developer.
B. Upon completion of review, the Development Review Committee shall provide the results of the review and comments to the Development Services Director or assignee. The results and comments shall be compiled and provided to the developer.
C. The Development Review Committee may suggest changes to the submittal materials so that the final plat will conform with the development regulations and policies of the city and the terms of preliminary plat approval.

Sec 17.7.211 Development Review Committee Acts On Final Plan(s)/Plat(s) And Supporting Materials

A. When the final plan(s)/plat(s) and supporting materials required for approval have been completed in final form, the Development Review Committee shall act on the final plat(s) and supporting materials. After considering the recommendation of all DRC members, the DRC may table the matter, approve, or grant approval, including granting approval upon conditions stated. Approval of the final plat(s) shall be made only upon a finding that:
    1. The final plan(s)/plat(s) and supporting materials conform with terms of the preliminary approval.
    2. The final plan(s)/plat(s) complies with all city requirements and standards relating to large scale developments.
    3. The detailed engineering plans and materials comply with the city standards and policies.
    4. The estimates of cost of constructing the required improvements are commensurate to market costs, as verified by the City Engineer.
    5. The water rights conveyance documents have been provided.

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

Project Conditions of Approval

1. Address all outstanding comments made by the DRC staff.

Findings of Fact

1. The Commercial Site Plan MEETS the requirements of Section 17.7.200.

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 Commercial Site Plan MEETS the requirements of Section 17.7.200. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Commercial Site Plan

Approval

I move to approve the proposed Commercial Site Plan, located at 19 N 900 W, American Fork City, in the Planned Commercial (GC-2) Zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Commercial Site Plan, located at 19 N 900 W, American Fork City, in the Planned Commercial (GC-2) Zone.

Table

I move to table action for the proposed Commercial Site Plan, located at 19 N 900 W, American Fork City, in the Planned Commercial (GC-2) Zone and instruct staff/developer to……..

FREEMAN SITE PLAN

19 NORTH 900 WEST
A COMMERCIAL SITE PLAN
AMERICAN FORK, UTAH
FINAL PLAN SET
MAY 23, 2025

American American Fork City Development Review

Sewer/Storm Drain Division Reviewed ahardy 06/17/2025	Water/PI Division Reviewed jbrems 06/25/2025
EC/LID Reviewed tmezenen 06/24/2025	Fire Department Reviewed M. Sacco 06/24/2025
Public Infrastructure Reviewed dhoward 06/25/2025	Engineering Division Reviewed rburkhill 06/24/2025
	Planning and Zoning Reviewed copperman 06/25/2025
Communications Reviewed MHunsaker 06/20/2025	Streets Division Reviewed ehyde 06/25/2025

See comment regarding parking on overall plan (Sheet 2)

Address comments

See comment on sheet 2 and 3

Next Step:

Proceed to Planning Commission 07/16/2025

Next Step

Revise and Resubmit based off comments made from staff

Re-Submittal Acknowledgment Statement

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

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

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

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

DRC Plan Review Meetings

These meetings are available with staff on Tuesdays from 9:00 AM-12:00 PM in 30 minute appointments.

Meetings can be scheduled with Melissa White at mwhite@americanfork.gov or through 801-854-5932

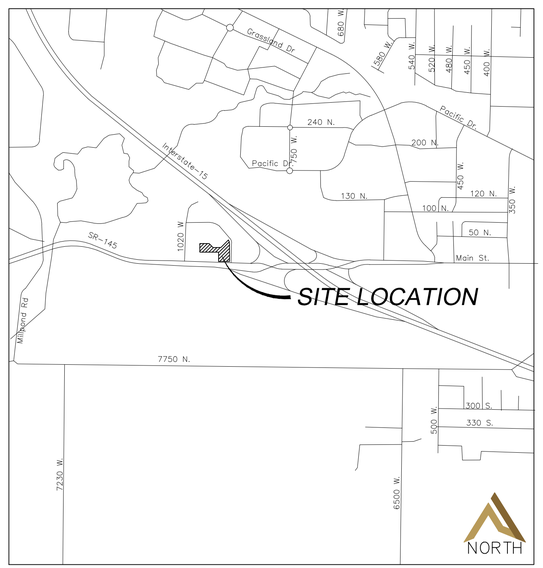
-SHEET INDEX-

SHEET	SHEET NAME
1	COVER/GENERAL NOTES
2	OVERALL LAYOUT
3	UTILITY PLAN
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
6	TBC PLAN
7	EROSION/CONTROL PLAN
8	FIRE ACCESS PLAN
9	CLEAR SIGHT TRIANGLE
10	DETAIL SHEET
11	DETAIL SHEET
12	DETAIL SHEET
13	ALTA SURVEY

AMERICAN FORK CITY CONTACTS:
CULINARY WATER/P.I. – JAY BREMS (801)763-3060
SEWER/STORM DRAIN – ASHTON HARDY (801)763-3060
CITY INSPECTOR – JEFF HOWARD (801)763-3060
SWPPP INSPECTOR – HARLAN NIELSON (801)763-3060
AF FIBER – WILL DAVIS (801)897-9826
AF FIRE MARSHALL – MAT SACCO (801)763-3045
AF IRRIGATION COMPANY – ERNIE JOHN (801)471-6576
BLUE STAKE UT 811 – (800)662-4111
COMCAST – ELYSIA VALDEZ (801)401-3017
CENTURY LINK – BILL WESTFALL (435)623-4252
DOMINION ENERGY – TRENT JOHNSON (801)853-6548
T.S.S.D. – DAVID BARLOW (801)756-5231
MITCHELL HOLLOW IRRIGATION CO. – DALE JONES (801)768-8150
ROCKY MOUNTAIN POWER – TERIA WALKER (801)756-1310

Update to SWMP MANAGER — TYLER MEZENEN

Update
Will be Enbridge Gas now



VICINITY MAP
–NTS–

LEGEND
(APPLIES TO ALL SHEETS)

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

CONTRACTOR NOTE:
THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

ENGINEER/SURVEYOR CONTACT INFO:
M.W. BROWN ENGINEERING
MATT BROWN P.E.
JAXON BROWN, PLS
578 EAST 770 NORTH
OREM, UTAH 84097
(801) 377-1790
MBROWN@MWBROWNENGINEERING.COM
JBROWN@MWBROWNENGINEERING.COM

OWNER
TOM FREEMAN
(801) 875-3898
frmntm@yahoo.com

DEVELOPER
HOME SWEET HOME BY MITCH
223 W 520 N Orem, UT 84057
(801) 607-1086
mitch@homesweethomebymitch.com

DATA TABLE:
TOTAL ACREAGE: 53,799 SF/1.24 ACRES
IMPERVIOUS AREA: 26,576 SF/0.61 ACRES/49.40%
PERVIOUS AREA: 27,223 SF/0.62 ACRES/50.60%
BUILDING AREA: 10,050 SF/0.23 ACRES
CURRENT ZONE: GC-2
VERTICAL DATUM: NAVD 88

THIS PROPERTY IS IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS MAPPED ON FEMA FIRM 49049C0164F EFFECTIVE JUNE 19, 2020.

FEMA 100-YR FLOODPLAIN ELEVATION: 513 FT
INFILTRATION RATE: 110 MINUTES/INCH

1-800-662-4111
811
Know what's below. Call before you dig.

ENGINEERING
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84058

REGISTERED PROFESSIONAL ENGINEER
MAR. 2025
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: FREEMAN SITE PLAN
Location: AMERICAN FORK, UTAH
Drawing Name: COVER SHEET

PROJECT NO. 2025.011

SHEET NO.

PRINT DATE: 5/23/2025

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
4. ALL CONSTRUCTION WILL CONFORM TO AMERICAN FORK CITY CONSTRUCTION STANDARDS.
5. FOLLOW RECOMMENDATIONS OF GEOTECHNICAL STUDY PROJECT NO. 20054 PERFORMED BY CMT TECHNICAL SERVICES DATED MAY 17, 2023.
6. SITE HAS HIGH LIQUEFACTION POTENTIAL. BUILDING PROPOSED FOR CONSTRUCTION ON LAND HAVING A HIGH LIQUEFACTION POTENTIAL SHALL BE REQUIRED TO HAVE A FOOTING AND FOUNDATION DESIGN CONFORMING TO LIQUEFACTION HAZARD AS CERTIFIED BY A GEOTECHNICAL AND STRUCTURAL ENGINEER TO MEET OR EXCEED THE PROBABLE FORCES.
7. CONTRACTOR TO NOTIFY AMERICAN FORK CITY ENGINEER IF RUTTING/PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES.
8. CONTRACTOR TO CONTACT BLUESTAKES TO HAVE LOCATION OF ALL UTILITIES VERIFIED WITHIN PROJECT SITE.
9. PER THE DEPARTMENT OF WATER QUALITY THERE ARE NO WATER RIGHTS ASSOCIATED WITH THIS SITE.
10. CONTRACTOR TO COMPLY WITH ALL RULES AND REGULATIONS FOR CONSTRUCTION WITHIN PUBLIC ROW AS SPECIFIED WITHIN AMERICAN FORK CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS, UDOT 2023 STANDARD DRAWINGS AND SPECIFICATIONS AND APWA 2017 STANDARDS AND SPECIFICATIONS.
11. CONTRACTOR TO COMPLETE ALL EARTHWORK, GRADING, DRAINAGE AND EROSION CONTROL IN ACCORDANCE WITH AMERICAN FORK CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND APPROVED PROJECT SWPPP DOCUMENT.
12. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES OF 1 ACRE OR MORE.
13. ALL ROADWAY STRIPING MUST BE INSTALLED ACCORDING TO AMERICAN FORK CITY STANDARDS, UDOT 2023 STANDARDS AND SPECIFICATIONS, AND THE 2009 MUTCD (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES) WITH REVISIONS.
14. TRAFFIC CONTROL TO BE PROVIDED ACCORDING TO AMERICAN FORK CITY STANDARDS AND THE 2009 MUTCD (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES) WITH REVISIONS.
15. ALL CITY UTILITIES (CULINARY WATER, PRESSURIZED IRRIGATION, SANITARY SEWER, STORM DRAIN, ETC.) ARE TO BE CONSTRUCTED ACCORDING TO AMERICAN FORK CITY STANDARDS AND APWA 2017 STANDARDS AND SPECIFICATIONS.
16. CONTRACTOR TO COORDINATE INSTALLATION OF NEW PUBLIC UTILITIES WITH THE APPROVED UTILITY COMPANY. CONTACT INFORMATION PROVIDED ON THE COVER SHEET.

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84058

REGISTERED PROFESSIONAL ENGINEER
MAR. 2025
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	Notes

REVISIONS

Designed
Drawn
Checked
Date

Title: FREEMAN SITE PLAN
Location: AMERICAN FORK, UTAH
Drawing Name: GENERAL NOTES

PROJECT NO.
2025.011

SHEET NO.
1

PRINT DATE: 5/23/2025

GENERAL NOTES:
1. SITE DETERMINED TO HAVE HISTORIC HIGH GROUNDWATER. BASEMENTS WILL NOT BE CONSTRUCTED DUE TO HIGH GROUNDWATER.

REFERENCE DOCUMENTS:
NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS; RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: 12330.

	SQ FT	Code Parking	Parking Required		Code Reference
Main Floor					
Office	1369	3.00	Spaces/1000 SF	4	17.5.133.2.G
Warehouse	8081	1.50	Spaces/1000 SF	12	17.5.133.2.G
Service Bays	1	4.00	Per Service Bay	4	17.5.133.2.G
Golf Facility					
Recreation	2904	4.50	Spaces/1000 SF	13	17.5.133.2.I
Storage	1433	1.00	Spaces/1000 SF	1	17.5.133.2.I
			Total Stalls Required	34	
			Total Stalls Provided	34	
			Handicap stalls	2	

Elevation drawings state this as 1473 SF. Which is correct?

BSREP II WS PROVO AMERICAN FORK LLC
39:211:0001

BUENAVENTURA ENTERPRISES LC
39:211:0004

N90°00'00"E 121.91'
N00°00'00"E 111.21'
S44°59'16"E 73.15'
N89°20'06"E 101.45'
N44°39'54"E 137.19'
N90°00'00"W 245.16'
N89°59'42"E 236.47'
S89°59'42"W 140.86'
S00°00'00"E 229.84'
N00°00'00"E 88.99'
N89°53'29"W 692.44'
S00°00'00"E 31.50'
N02°29'50"E 32.31'
N86°30'18"W 1.41'
N90°00'00"E 140.86'

5' EASEMENT
EXIST. 6' FENCE
10' EASEMENT
20' EASEMENT
149.55'
PROPOSED 6' SOLID WHITE VINYL FENCE
PRIVATE DRIVE
78.50'
12 STALLS @ 9'=108'
8 STALLS @ 9'=72'
6 STALLS @ 9'=54'
18'
PRIVATE DRIVE
20' CROSS-ACCESS EASEMENT (INCLUDES OF PARCEL 13:001:0052
1 STALL @ 9'x9'
3 STALLS @ 9'=27'
1 STALL @ 9'x9'
12.25'
11.75'
5'
10'
105'
15'
40'
131.34'
19 N.
90'
95.61'
10.00'
20'
SHIRLEY CLUFF HARRIS
13:001:0099
SOUTHWEST CORNER
SECTION 15, T5S, R1E, SLB&M
(FOUND BRASS CAP)
SOUTH QUARTER CORNER
SECTION 15, T5S, R1E, SLB&M
(FOUND BRASS CAP)
900 WEST
PUBLIC RIGHT-OF-WAY
SR-154 (PIONEER CROSSING)
PUBLIC RIGHT-OF-WAY

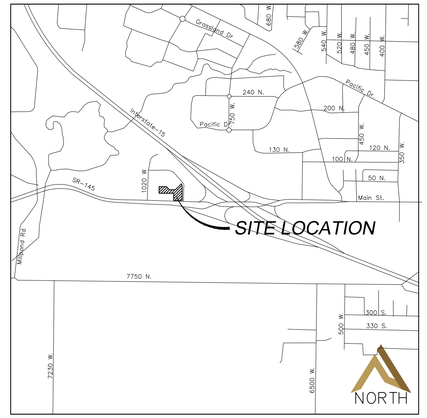
Off-street parking areas shall be used only to accommodate patrons and employees at the site. Use of the parking area for storage of tractor-trailer trucks or container storage units (such as conex containers) used in the conduct of the business activity shall be prohibited. This is mentioned within Section 17.7.601 (F)(4).

Note. This area of the lot is currently being used for equipment storage and the parking stalls are unavailable for use.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	52.50'	92.45'	51.79'	N16°16'32"W	32°32'12"

BOUNDARY DESCRIPTION
BEGINNING AT A POINT LOCATED NORTH 89°59'23" WEST ALONG THE SECTION LINE 692.439 AND SOUTH 31.501 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 02°30'00" EAST 32.31 FEET; THENCE NORTH 88.99 FEET; THENCE WEST 245.16 FEET; THENCE NORTH 111.21 FEET; THENCE EAST 121.91 FEET; THENCE SOUTH 44° 59' 16" EAST 73.15 FEET; THENCE NORTH 89°20'06" EAST 101.45 FEET; THENCE NORTH 44°39'54" EAST 137.19 FEET; THENCE ALONG ARC OF A 92.45-FOOT RADIUS CURVE TO THE RIGHT 52.50 FEET (CHORD BEARS S 16°16'48" E 51.80 FEET); THENCE SOUTH 229.84 FEET; THENCE WEST 140.86 FEET; THENCE NORTH 86°30'18" WEST 1.41 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.24 ACRES



VICINITY MAP
-NTS-

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- SS — EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- P.U.E. VACATION
- PROPOSED P.U.E.
- CROSS-ACCESS EASEMENT

NORTH
2 10 40
0 5 20 60
(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84058

REGISTERED PROFESSIONAL ENGINEER
MAR. 2025
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	Notes
			REVISIONS

Designed
Drawn
Checked
Date

Title: FREEMAN SITE PLAN
Location: AMERICAN FORK, UTAH
Drawing Name: OVERALL LAYOUT

PROJECT NO.
2025.011

SHEET NO.
2

PRINT DATE: 5/23/2025

CONSTRUCTION NOTES:

1. LOCATE & TIE TO EXISTING AMERICAN FORK CITY SEWER MAIN (SDR PVC).
2. LOCATE & TIE TO EXISTING CULINARY WATERLINE (DUCTILE IRON).
3. REMOVE EXISTING CURB & GUTTER. CONST. 3' CROSS GUTTER, SEE SHEET 10 FOR DETAIL.
4. EXISTING FENCE TO REMAIN.
5. INSTALL DUMPSTER ENCLOSURE PER AMERICAN FORK CITY STANDARDS (SEE SHEET 10).
6. POND TO HAVE 3:1 SIDE SLOPE ON ALL SIDES.
7. INSTALL 1.6" DIAMETER ORIFICE PLATE.
8. INSTALL 6' FENCE.
9. FIRE DEPARTMENT CONNECTION LOCATION.
10. EXISTING STORM DRAIN TO REMAIN.
11. EXISTING SEWER LATERAL TO REMAIN. VERIFY LATERAL IS CAPPED.
12. INSTALL STREET LIGHT PER AMERICAN FORK CITY STANDARDS.
13. INSTALL "NO FIRE ACCESS BEYOND THIS POINT" SIGN PER AMERICAN FORK CITY.
14. INSTALL 6" VALVE.
15. INSTALL GROUNDWATER MONITORING WELL. SEE SHEET 10 FOR DETAIL.
16. CONST. ADA RAMP PER AMERICAN FORK CITY STANDARDS.
17. RIGHT TURN OUT STRIPING.
18. INSTALL "RIGHT TURN ONLY" SIGN PER AMERICAN FORK CITY STANDARDS.
19. EXISTING FENCE TO BE RELOCATED TO PROPERTY LINE. DEVELOPER TO COORDINATE WITH ADJACENT OWNER.
20. CONSTRUCT CONCRETE BLOCK RETAINING WALL PER DETAIL ON SHEET DT-01.
21. EXISTING FENCE TO BE REMOVED DURING CONCRETE BLOCK WALL INSTALLATION. FENCE TO BE RE-INSTALLED AFTER WALL CONSTRUCTION.
22. CAP 6" PI STUB AT MAIN LINE. WILL REQUIRE THE PI MAIN TO BE SHUTDOWN AND INSTALL BLIND FLANGE ON TEE.
23. 4" PERFORATED PIPE TO TIE TO LANDSCAPE DRAIN #1.

REVERSE LIP CURB
PROPOSED ASPHALT (DRIVE AREAS CROSS SECTION, SHEET 10)
PROPOSED ASPHALT (PARKING AREAS CROSS SECTION, SHEET 10)
PROPOSED CONCRETE/CURB & GUTTER

BUENAVENTURA ENTERPRISES LC
39:211:0004

BSREP II WS PROVO AMERICAN FORK LLC
39:211:0001

SHIRLEY CLUFF HARRIS
13:001:0099

POND 2
6,205 CF

POND 1
730 CF

EX.SD BOX
EX.ELEC BOX
SD BOX#3
SD BOX#2
SD BOX#1
SD BOX#4
SD BOX#5
SD BOX#6
CB#5
CB#4
CB#3
CB#2
CB#1
15"RCP
8"PVC
4" PERFORATED PIPE
4" SEWER LATERAL TYP.
1.5" CULINARY LATERAL TYP.
6" FIRE LATERAL OWNED AND MAINTAINED BY PROPERTY OWNER
LANDSCAPE DRAIN#1
BARRACUDA S4
PROJECT SIGN
EX. 1.5" PI SERVICE
EX.SSMH#1
EX.SSMH#2
RIM 4531.95
INV(N) 4519.65
INV(W) 4522.48
INV(S) 4519.65
EX.SSMH#3
EX.HYDRANT
EX.18"SD
EX.36"SD
EX.42"SS
EX.6"PI
EX.12"CUL
EX.18"SD
900 WEST

Accessible spaces must connect to the shortest accessible route to the accessible building entrance or facility they serve. This location is not the shortest accessible route to the entrance of the building, these will need to be relocated.

I know you have changed the location on sheet 2, but you will need to update all applicable pages to show that change.

SR-154 (PIONEER CROSSING)



VICINITY MAP
-NTS-

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

GENERAL NOTES:

1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
2. ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE.
3. CONTRACTOR TO CONTACT BLUESTAKES TO HAVE LOCATION OF ALL UTILITIES VERIFIED WITHIN PROJECT SITE.

AMERICAN FORK CITY FIBER NOTE:

1. SITE WILL COMPLY WITH CITY ORDINANCE 17.5.135 AND PRIOR TO CONSTRUCTION MEET WITH AFC FIBER ENGINEER TO DETERMINE WHERE THE BOXES AND CONDUITS WILL BE PLACED.

1-800-662-4111
811
Know what's below.
Call before you dig.

NORTH
2 10 40
0 5 20 60
(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

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PROFESSIONAL ENGINEER REGISTERED STATE OF UTAH
MAR. 2025
NO. 174774
MATT W. BROWN

No.	Date	By	Notes
			REVISIONS

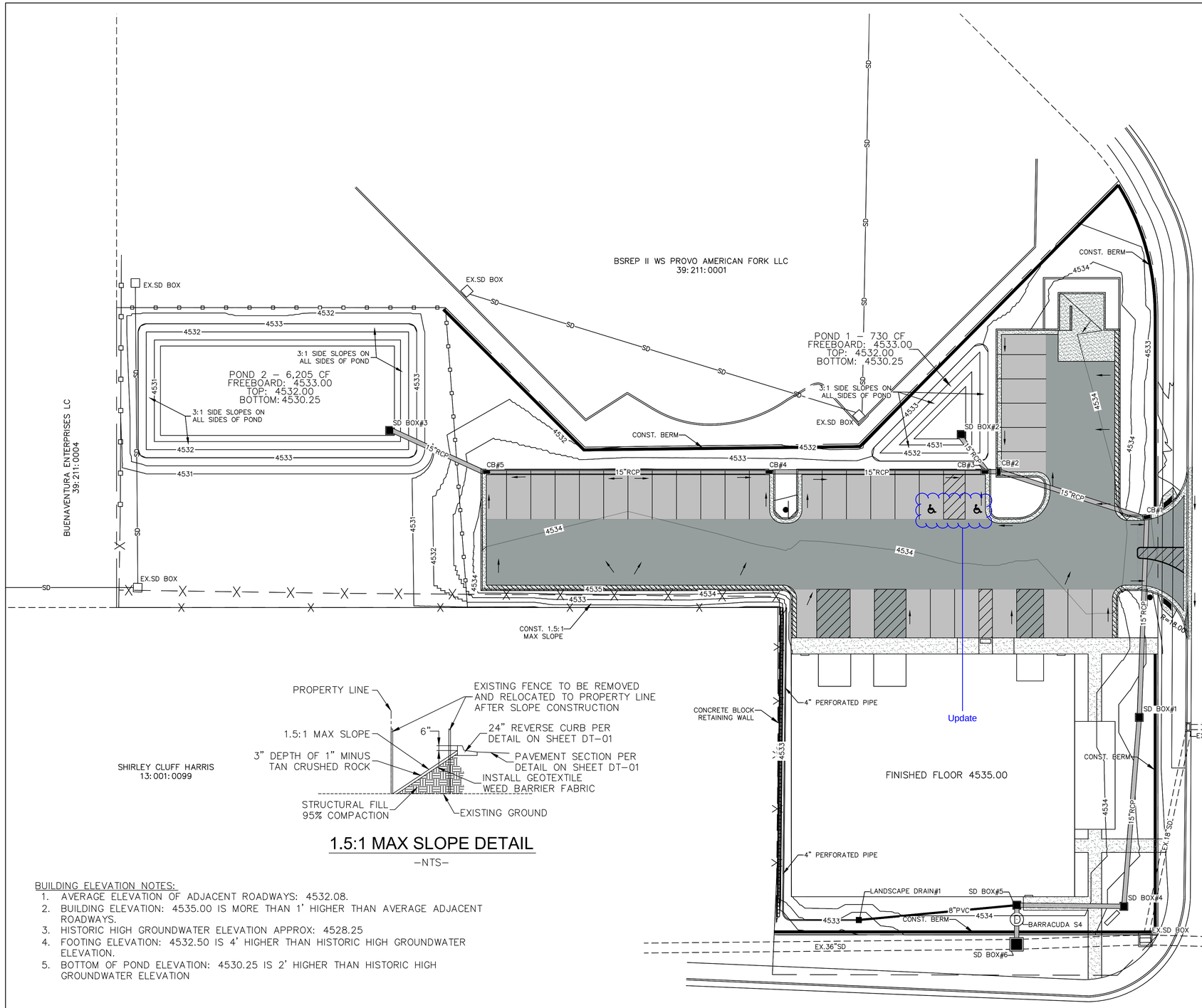
Designed
Drawn
Checked
Date

Title: FREEMAN SITE PLAN
Location: AMERICAN FORK, UTAH
Drawing Name: UTILITY PLAN

PROJECT NO.
2025.011

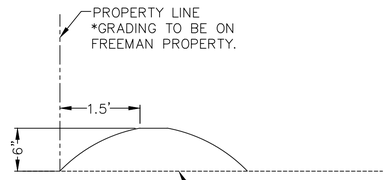
SHEET NO.
3

PRINT DATE: 5/23/2025



1.5:1 MAX SLOPE DETAIL

–NTS–



BERM DETAIL

–NTS–

BUILDING ELEVATION NOTES:

1. AVERAGE ELEVATION OF ADJACENT ROADWAYS: 4532.08.
2. BUILDING ELEVATION: 4535.00 IS MORE THAN 1' HIGHER THAN AVERAGE ADJACENT ROADWAYS.
3. HISTORIC HIGH GROUNDWATER ELEVATION APPROX: 4528.25
4. FOOTING ELEVATION: 4532.50 IS 4' HIGHER THAN HISTORIC HIGH GROUNDWATER ELEVATION.
5. BOTTOM OF POND ELEVATION: 4530.25 IS 2' HIGHER THAN HISTORIC HIGH GROUNDWATER ELEVATION

1-800-662-4111
811
Know what's **below.**
Call before you dig.

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EX.SD
- EXISTING STORM DRAIN W/MH
- EX.CUL
- EXISTING WATER
- EX.PI
- EXISTING PRESSURIZED IRRIGATION
- 8"SS
- PROPOSED SEWER
- 15"SD
- PROPOSED STORM DRAIN
- 8"CUL
- PROPOSED CULINARY WATER
- 6"PI
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

NORTH

2 10 40
0 5 20 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84058

REGISTERED PROFESSIONAL ENGINEER
MAR. 2025
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS	Notes

Designed
Drawn
Checked
Date

Title: FREEMAN SITE PLAN
Location: AMERICAN FORK, UTAH
Drawing Name: GRADING PLAN

PROJECT NO.
2025.011

SHEET NO.
4

PRINT DATE: 5/23/2025

CONSTRUCTION NOTES:

1. EXISTING FENCE TO REMAIN.
2. EXISTING STORM DRAIN TO REMAIN.
3. EXISTING FENCE TO BE RELOCATED TO PROPERTY LINE.
4. EXISTING FENCE TO BE REMOVED DURING CONCRETE BLOCK WALL INSTALLATION. FENCE TO BE RE-INSTALLED AFTER WALL CONSTRUCTION.

BUENAVENTURA ENTERPRISES LC
39:211:0004

BSREP II WS PROVO AMERICAN FORK LLC
39:211:0001

SHIRLEY CLUFF HARRIS
13:001:0099

900 WEST

SR-154 (PIONEER CROSSING)

EX.SD BOX
EX.ELEC BOX
EX.ELEC BOX
EX.SD BOX
EX.SD BOX
EX.SD BOX
EX. 1.5" PI SERVICE
EX.SEWER LATERAL
EX.SSMH#1
EX.SSMH#2
EX.SSMH#3
EX.ELEC BOX
EX. 8" SEWER MAIN
EX. 6" PI TO REMAIN
EX.ELEC BOX
EX.HYDRAN
R=18.00

4530 4531 4532 4533

EX.6"PI EX.12"CUL EX.42"SS SS SD

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

1-800-662-4111
811
Know what's below.
Call before you dig.

NORTH
0 2 5 10 20 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

PRINT DATE: 5/23/2025

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MATT W. BROWN
STATE OF UTAH

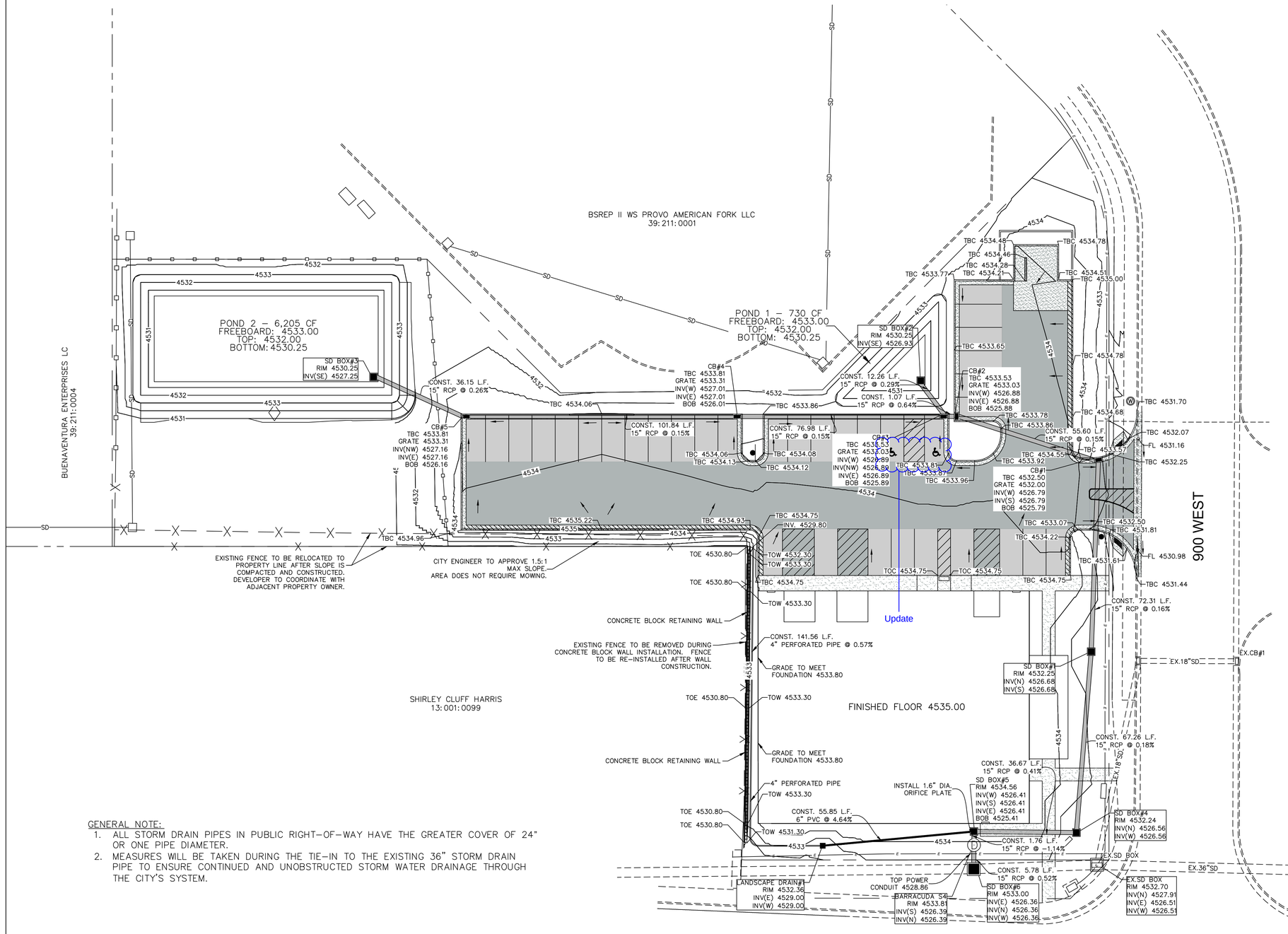
No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: FREEMAN SITE PLAN
Location: AMERICAN FORK, UTAH
Drawing Name: EXISTING TOPOGRAPHY

PROJECT NO.
2025.011

SHEET NO.
5



GENERAL NOTE:

1. ALL STORM DRAIN PIPES IN PUBLIC RIGHT-OF-WAY HAVE THE GREATER COVER OF 24" OR ONE PIPE DIAMETER.
2. MEASURES WILL BE TAKEN DURING THE TIE-IN TO THE EXISTING 36" STORM DRAIN PIPE TO ENSURE CONTINUED AND UNOBSTRUCTED STORM WATER DRAINAGE THROUGH THE CITY'S SYSTEM.

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
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- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

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0 5 20 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

1-800-662-4111
811
Know what's below. Call before you dig.

PRINT DATE: 5/23/2025

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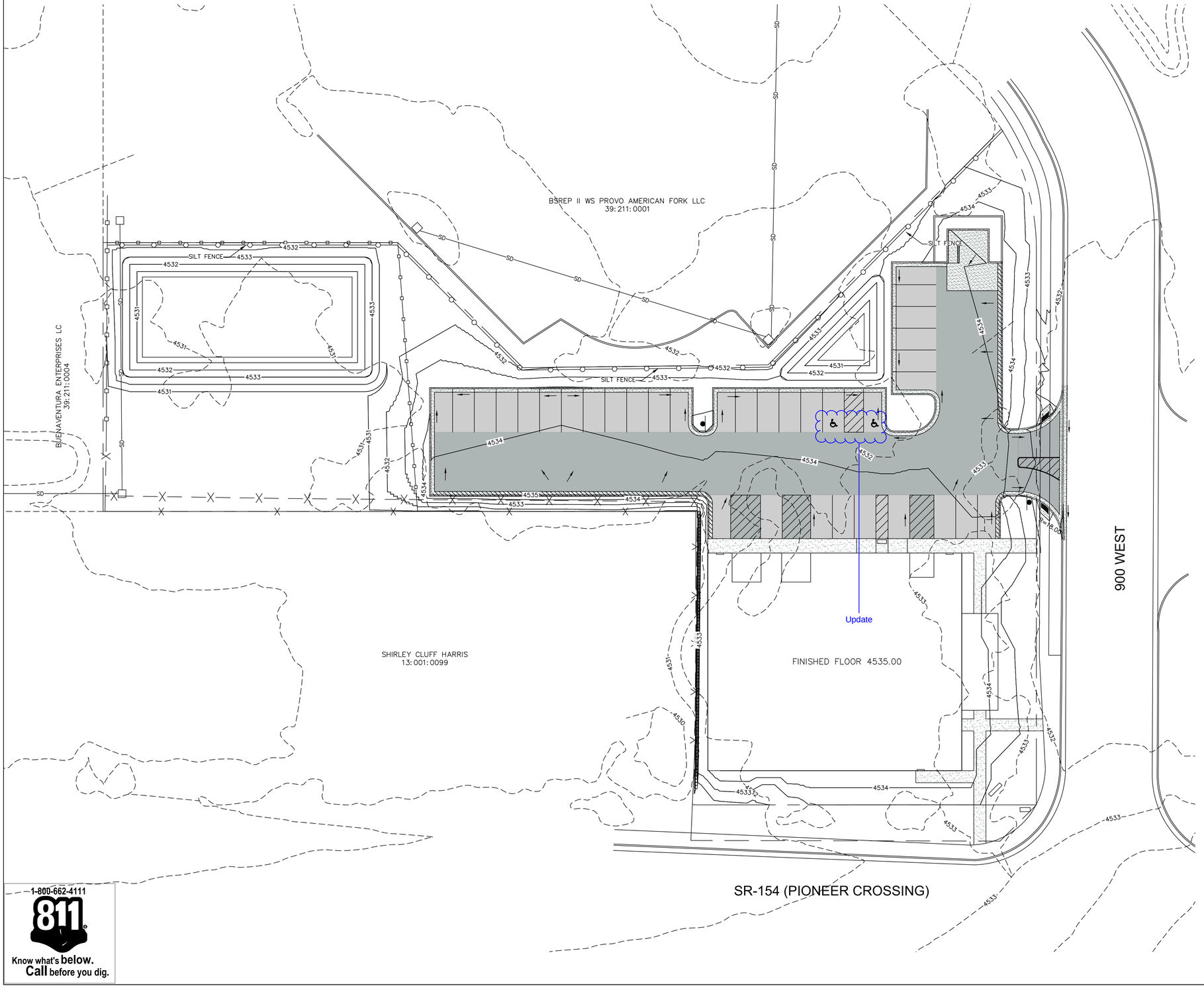
No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: FREEMAN SITE PLAN
Location: AMERICAN FORK, UTAH
Drawing Name: TBC PLAN

PROJECT NO.
2025.011

SHEET NO.
6



LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
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- EXISTING OVER HEAD POWER
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- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

NORTH

0 5 20 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

1-800-662-4111
811
Know what's below.
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PRINT DATE: 5/23/2025

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REGISTERED PROFESSIONAL ENGINEER
MAR. 2025
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: FREEMAN SITE PLAN
Location: AMERICAN FORK, UTAH
Drawing Name: EROSION CONTROL PLAN

PROJECT NO.
2025.011

SHEET NO.
7

CONSTRUCTION NOTES:

(1) INSTALL "NO FIRE ACCESS BEYOND THIS POINT" SIGN PER AMERICAN FORK CITY.

PROPOSED ASPHALT

PROPOSED CONCRETE/CURB & GUTTER

BUENAVENTURA ENTERPRISES LC
39:211:0004

BSREP II WS PROVO AMERICAN FORK LLC
39:211:0001

SHIRLEY CLUFF HARRIS
13:001:0099

DRIVE APPROACH SITE TRIANGLE

26' FIRE ACCESS

24'

10'

290'

900 WEST

EX.12"CUL

60.25'

Update

FIRE DEPARTMENT CONNECTION

1.5" CULINARY LATERAL TYP.

6" FIRE LATERAL OWNED AND MAINTAINED BY PROPERTY OWNER

6" VALVE

EX.HYDRANT

EX.12"CUL

EX.12"CUL

EX.12"CUL

EX.12"CUL

EX.12"CUL

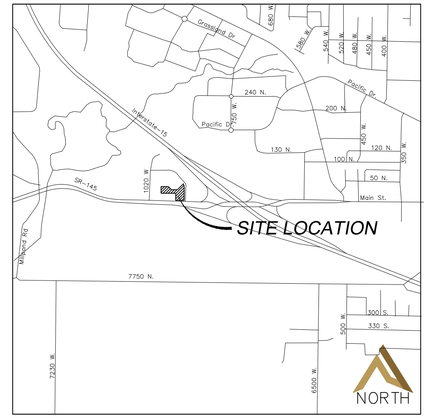
EX.12"CUL

2"CUL

SR-154 (PIONEER CROSSING)

E-ONE HP95 Mid Mount

Overall Length	47.750ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.333ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°



VICINITY MAP
-NTS-

LEGEND

	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STREET LIGHT
	EXISTING SIGN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	EXISTING DEED LINE
EOP	EDGE OF PAVEMENT
OHP	EXISTING OVER HEAD POWER
	EXISTING FENCE LINE
SS	EXISTING SANITARY SEWER W/MANHOLE
EX.SD	EXISTING STORM DRAIN W/MH
EX.CUL	EXISTING WATER
EX.PI	EXISTING PRESSURIZED IRRIGATION
8"SS	PROPOSED SEWER
15"SD	PROPOSED STORM DRAIN
8"CUL	PROPOSED CULINARY WATER
6"PI	PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

NORTH

2 10 40
0 5 20 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

1-800-662-4111
811
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PRINT DATE: 5/23/2025

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MAR. 2025
NO. 174774
MATT W. BROWN
STATE OF UTAH

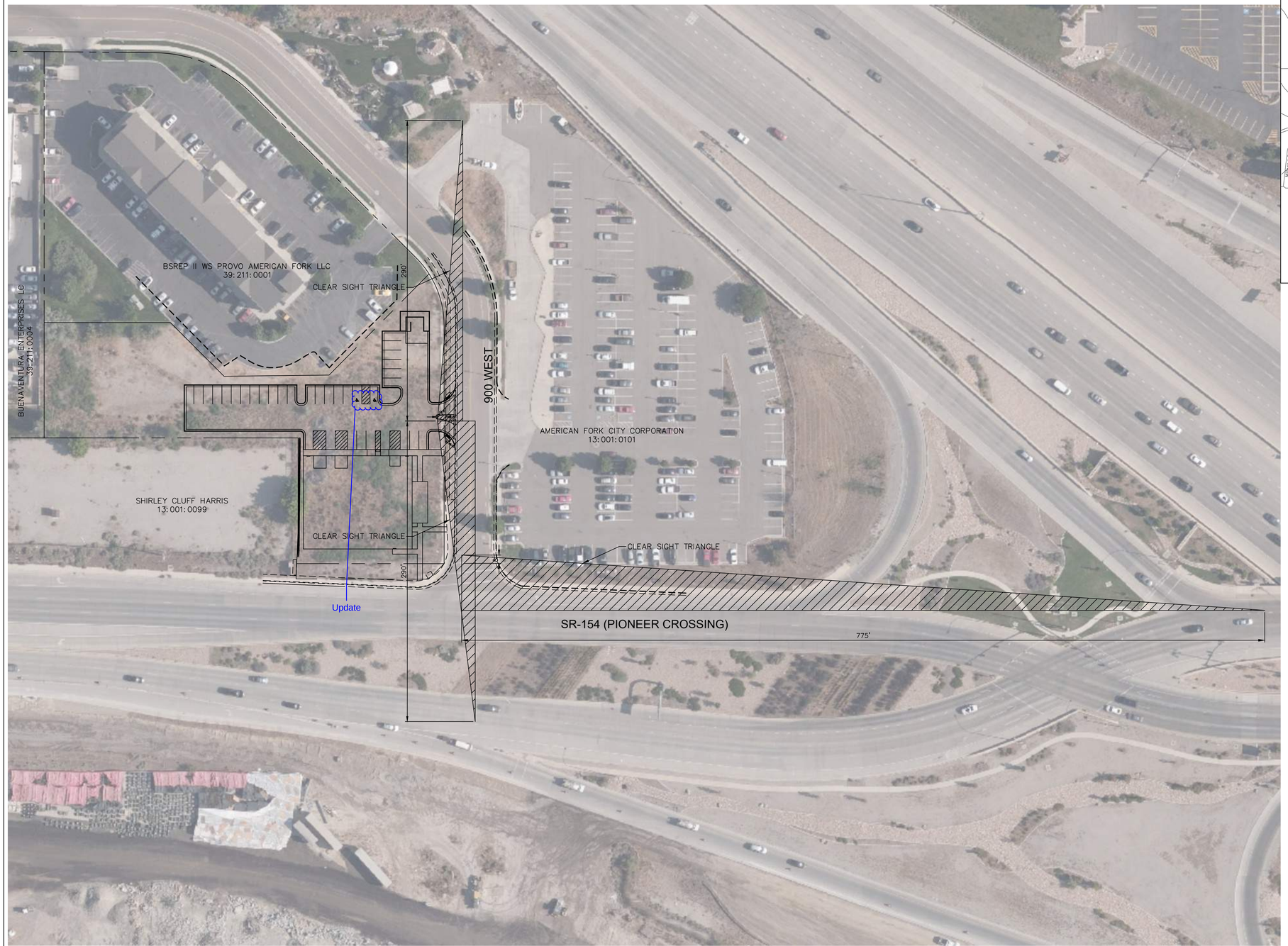
No.	Date	By	REVISIONS Notes

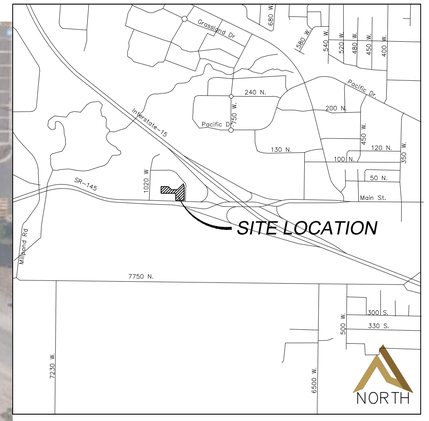
Designed
Drawn
Checked
Date

Title: FREEMAN SITE PLAN
Location: AMERICAN FORK, UTAH
Drawing Name: FIRE ACCESS PLAN

PROJECT NO.
2025.011

SHEET NO.
8





VICINITY MAP
—NTS—

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- X — X — EXISTING FENCE LINE
- SS — SS — SS — EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
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NORTH

0 2 5 10 20 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

1-800-662-4111
811
Know what's **below.**
Call before you dig.

PRINT DATE: 5/23/2025

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REGISTERED PROFESSIONAL ENGINEER
MAR. 2025
NO. 174774
MATT W. BROWN
STATE OF UTAH

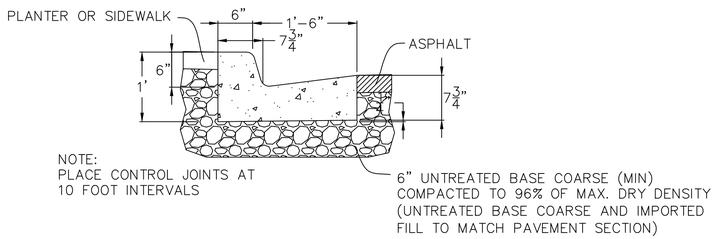
No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: FREEMAN SITE PLAN
Location: AMERICAN FORK, UTAH
Drawing Name: CLEAR SIGHT TRIANGLE

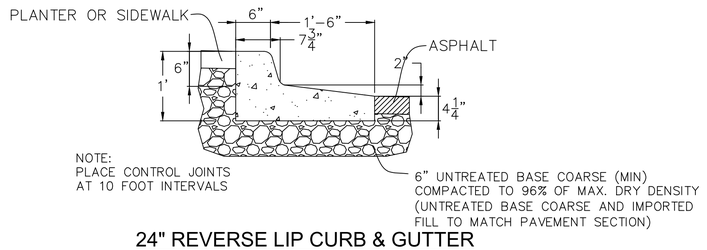
PROJECT NO.
2025.011

SHEET NO.
9



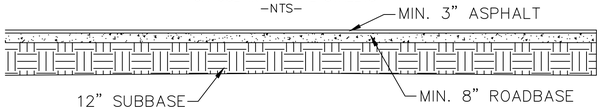
24" STANDARD CURB & GUTTER

FOR USE IN PRIVATE STREETS
–NTS–



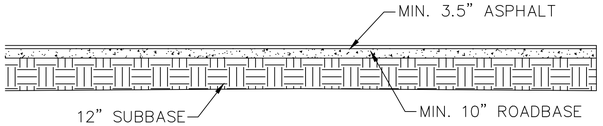
24" REVERSE LIP CURB & GUTTER

FOR USE IN PRIVATE STREETS
–NTS–



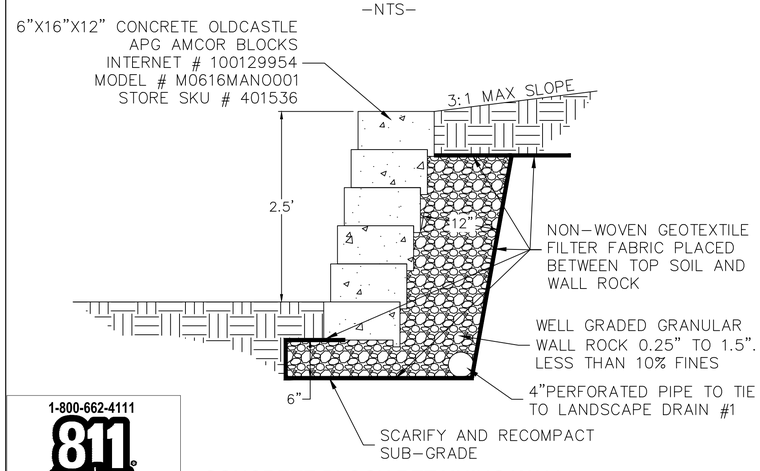
PARKING AREAS CROSS SECTION

–NTS–



DRIVE AREAS CROSS SECTION

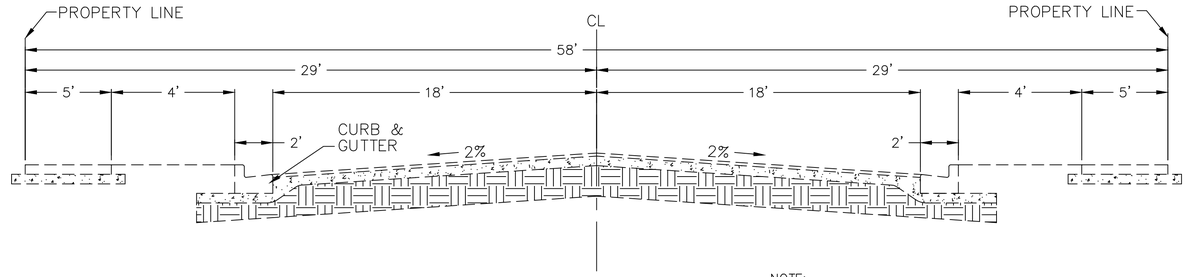
–NTS–



CONCRETE BLOCK RETAINING WALL

–NTS–

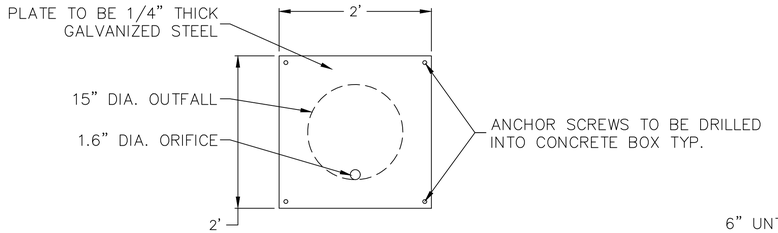
1-800-662-4111
811
Know what's below.
Call before you dig.



58' ROW-TYPICAL

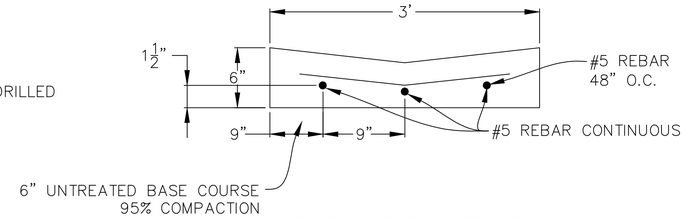
900 WEST–EXISTING ROAD
–NTS–

NOTE:
900 WEST IS AN EXISTING ROADWAY. VARIANCE IS REQUESTED PER 15.01.100D OF THE AMERICAN FORK MUNICIPAL CODE.



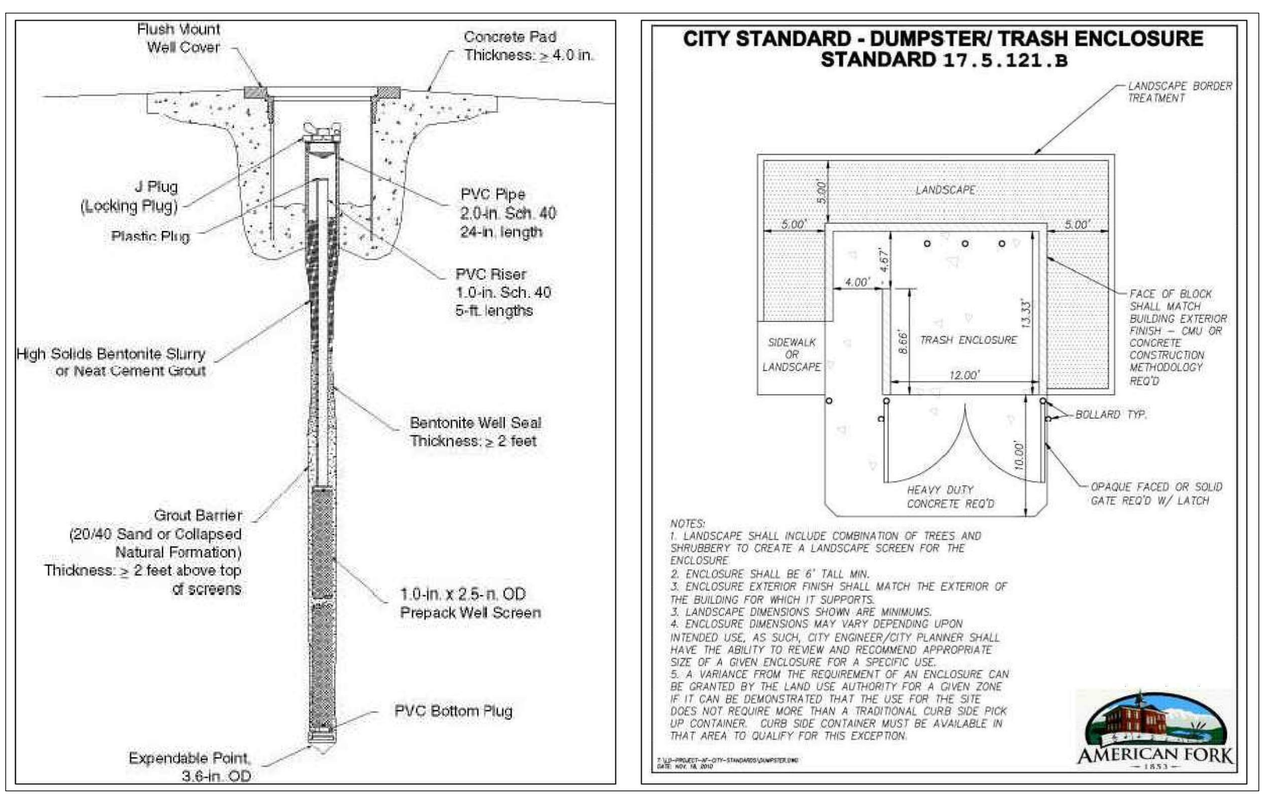
ORIFICE PLATE DETAIL

–NTS–



DETAIL - 3' CROSS GUTTER

–NTS–



GROUNDWATER MONITORING WELL DETAIL

–NTS–

MW BROWN ENGINEERING, INC
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REGISTERED PROFESSIONAL ENGINEER
MAR. 2025
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS
			Notes

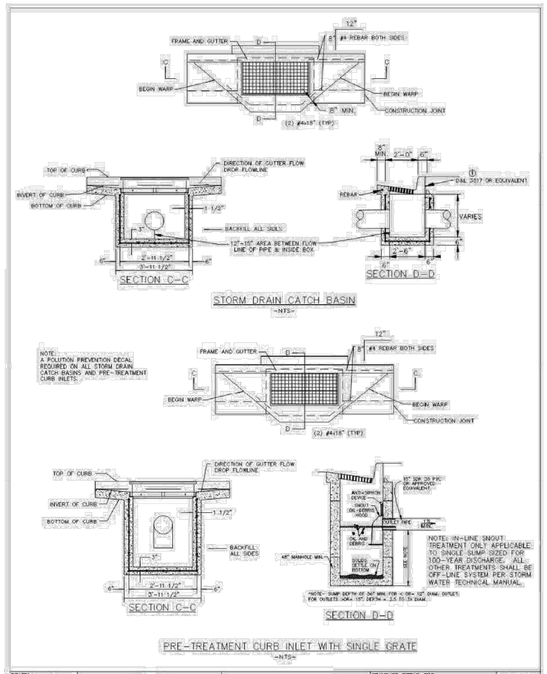
Designed
Drawn
Checked
Date

Title: FREEMAN SITE PLAN
Location: AMERICAN FORK, UTAH
Drawing Name: DETAIL SHEET

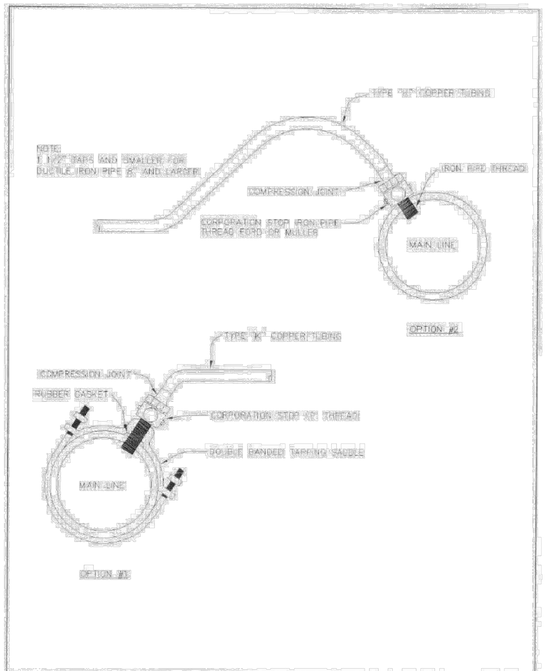
PROJECT NO.
2025.011

SHEET NO.
10

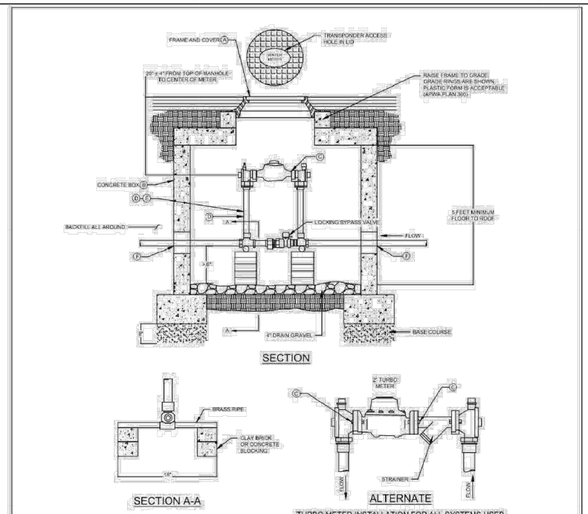
PRINT DATE: 5/23/2025



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

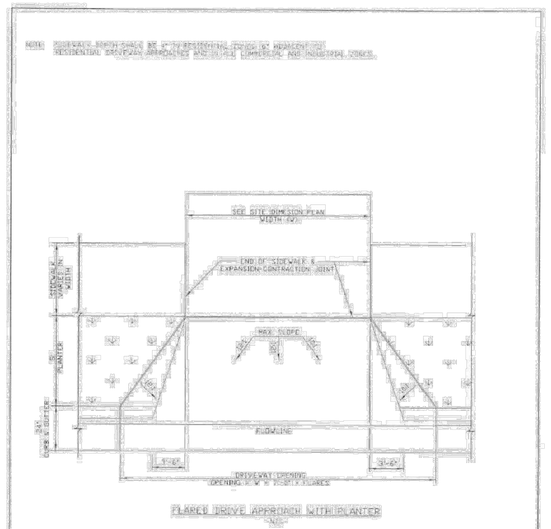


DRAWN:	Northern	AMERICAN FORK CITY	STANDARD DETAIL FOR:	DRAWING NO. 15.3
REVISED:				
DATE:				
SCALE:				

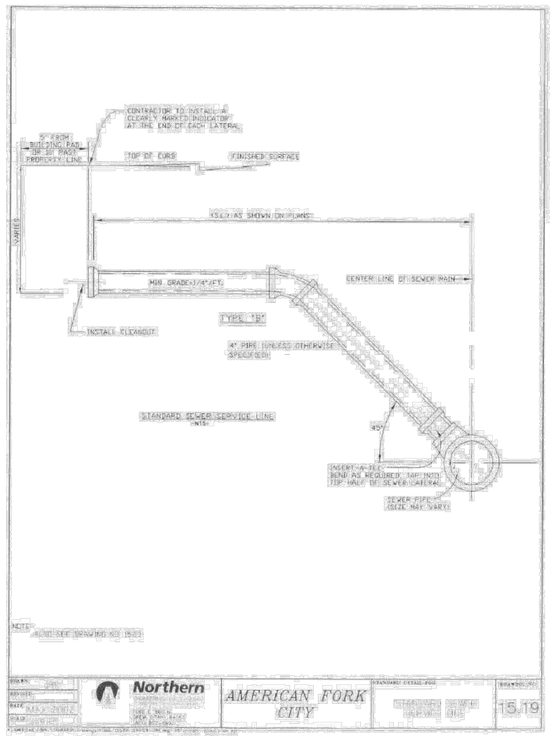


NO.	ITEM	DESCRIPTION
(A)	27" FRAME AND COVER	APWA PLAN 502
(B)	CONCRETE BOX	APWA PLAN 505
(C)	STAINLESS STEEL METER BOLT WITH NUT	5/8" x 2 3/4" 304 SS
(D)	1 1/2" CUSTOM SETTER WITH LOCKING BYPASS	
(E)	2" CUSTOM SETTER WIT4 LOCKING BYPASS	
(F)	CORE/KNOCKOUT THROUGH VAULT WALL	PIPES PASSING THROUGH CONCRETE VAULT SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY SHEATHING OR WRAPPING OR ANY OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM LIME AND ACID FROM CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING EXPANSION AND CONTRACTION OF PIPING (IPC 305.1). REMAINING HOLE SHALL BE SEALED.

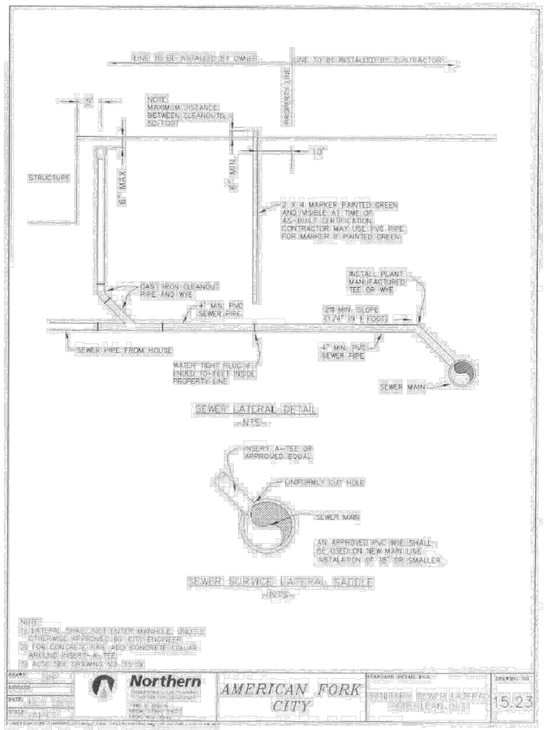
DRAWN: ABW	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030		STANDARD DETAIL FOR: 1-1/2" OR 2" METER PLACEMENT	DRAWING NO. 15.5C
REVISED:				
DATE: FEB 2019				
SCALE: VARIES				



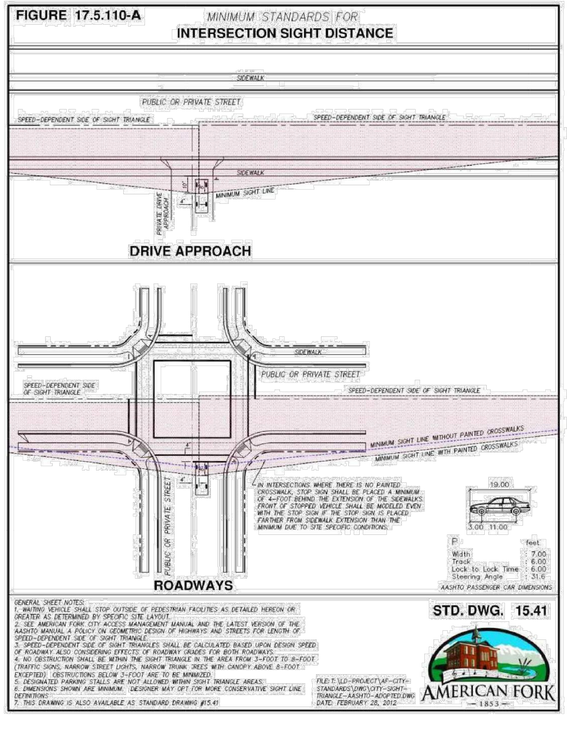
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DATE:				
SCALE:				

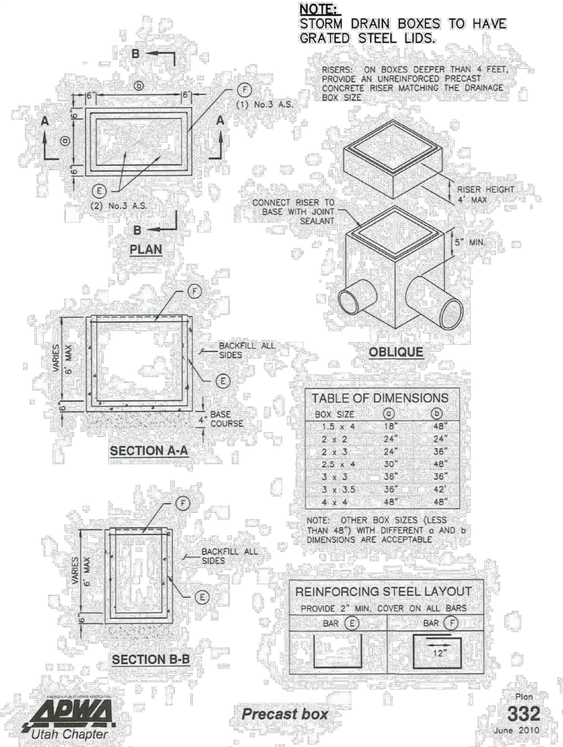


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REVISED:				
DATE:				
SCALE:				



DRAWN:	Northern	AMERICAN FORK CITY	STANDARD DETAIL FOR: WATER AND SEWER LATERAL CROSS LEAD OUT	DRAWING NO. 15.23
REVISED:				
DATE:				
SCALE:				





BOX SIZE	a	b
1.5 x 4	18"	48"
2 x 2	24"	24"
2 x 3	24"	36"
2.5 x 4	30"	48"
3 x 3	36"	36"
3 x 3.5	36"	42"
4 x 4	48"	48"

APWA Utah Chapter

Plan 332 June 2010

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84058

REGISTERED PROFESSIONAL ENGINEER
MAR. 2025
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	Notes
			REVISIONS

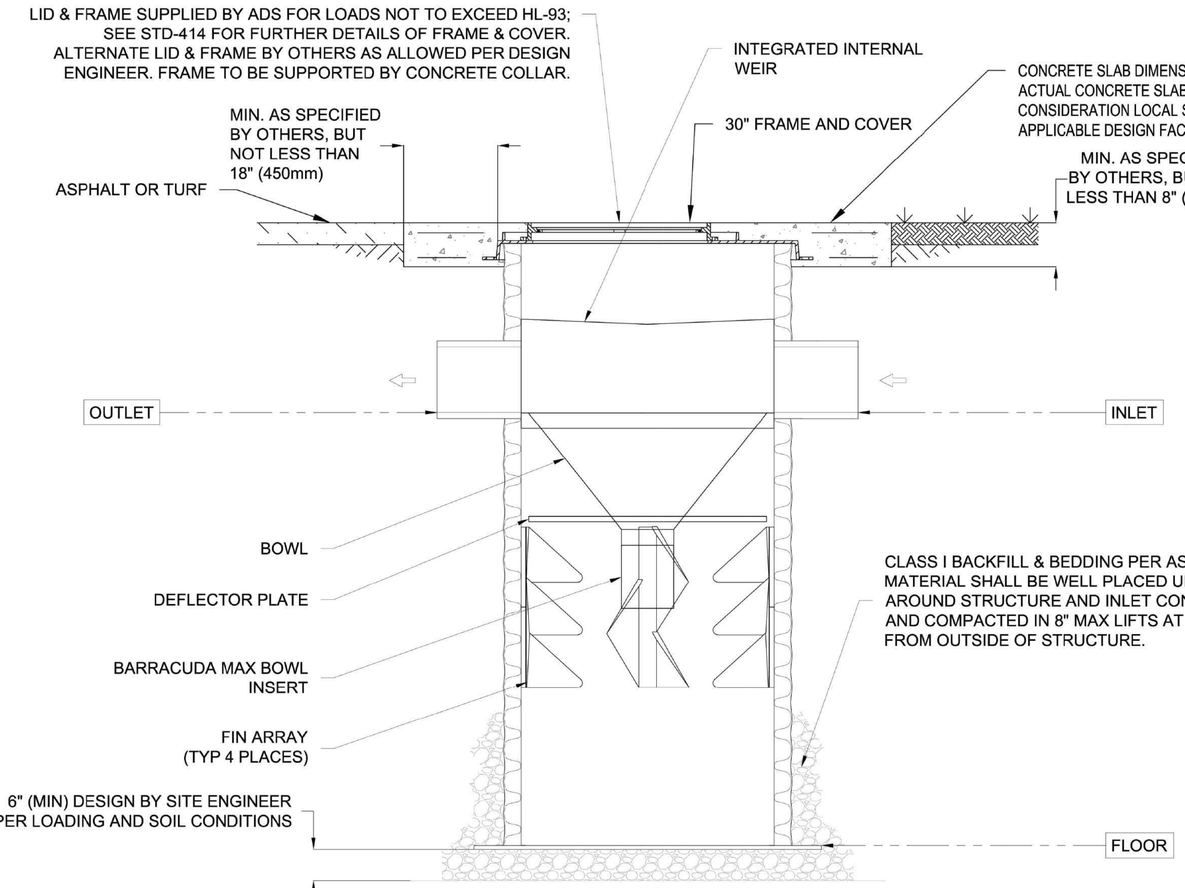
Designed
Drawn
Checked
Date

Title: FREEMAN SITE PLAN
Location: AMERICAN FORK, UTAH
Drawing Name: DETAIL SHEET

PROJECT NO. 2025.011

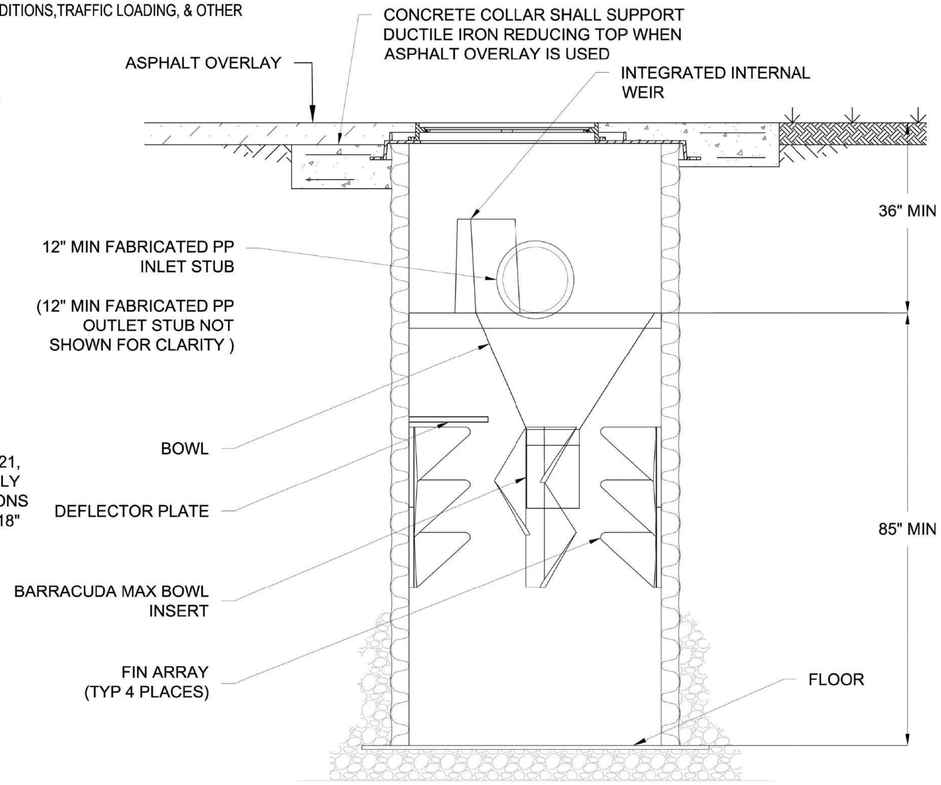
SHEET NO. 11

PRINT DATE: 5/23/2025



FLAT TOP SECTION VIEW - A

NTS



FLAT TOP SECTION VIEW - B

NTS

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

STANDARD DETAIL
BARRACUDA MAX
FLAT TOP INSTALLATION

DRAWIMG NUMBER STD-520

4640 TRUEMAN BLVD
HILLIARD, OH 43026

DRAWN BY: NMH
DATE: 9/13/22
OK'S BY:
SCALE: NTS
SHEET: 1 OF 1

PRINT DATE: 5/23/2025

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84058

REGISTERED PROFESSIONAL ENGINEER
MAR. 2025
NO. 174774
MATT W. BROWN
STATE OF UTAH

REVISIONS

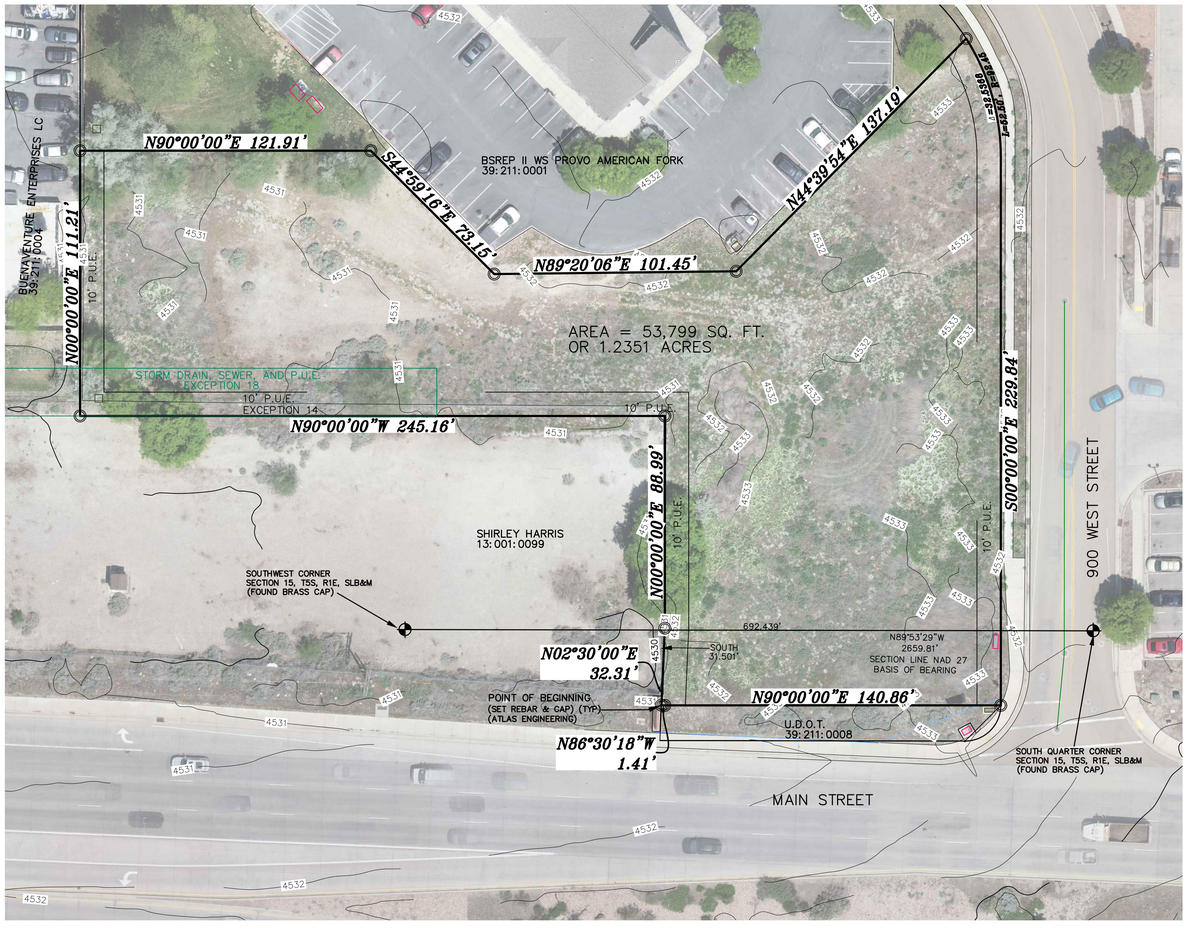
No.	Date	By	Notes

Designed
Drawn
Checked
Date

Title: FREEMAN SITE PLAN
Location: AMERICAN FORK, UTAH
Drawing Name: DETAIL SHEET

PROJECT NO. 2025.011

SHEET NO. 12



NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO SHOW THOSE TO WHOM THIS SURVEY IS CERTIFIED PERTINENT INFORMATION REQUIRED OF AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY.
2. THE BASIS OF BEARING IS NORTH 89°53'29" WEST ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER TO THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
3. PROPERTY IS LOCATED IN THE SOUTHWEST QUARTER SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN.
4. FOUND UTAH COUNTY BRASS CAP MONUMENTS AT THE SOUTH QUARTER CORNER & THE SOUTHWEST CORNER OF SAID SECTION 15, AS SHOWN HEREON.
5. THIS SURVEY IS REFERENCED TO AND BASED UPON THE TITLE REPORT PREPARED BY PROVO ABSTRACT COMPANY FOR STEWART TITLE COMPANY, FILE NO. 43977, DATED MAY 11, 2023 AT 7:30 A.M.
6. MONUMENTS LABELED ATLAS ENGINEERING WERE PLACE AT ALL BOUNDARY LOCATIONS AS REQUESTED ADDTIONAL OPTION #1 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS. IF ANY POINT FELL ON CONCRETE, NOTHING WAS FOUND OR PLACED. IF POINT FELL ON A FENCE POST, NOTHING WAS FOUND OR PLACED.
7. THE PROPERTY ADDRESS IS LISTED AS APPROX. 19 NORTH 900 WEST, AMERICAN FORK, UTAH AS REQUESTED ADDTIONAL OPTION #2 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
8. THE CURRENT FLOOD ZONE CLASSIFICATION IS ZONE X AS SHOWN ON MAP 49049C0164F EFFECTIVE ON JUNE 19, 2020, AS REQUESTED ADDTIONAL OPTION #3 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
9. THE TOTAL GROSS LAND AREA IS 53,799 SQ. FT. OR 1.2351 ACRES AS REQUESTED ADDTIONAL OPTION #4 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
10. THERE WAS NO ZONING REPORT PROVIDED BUT THE CURRENT ZONING CLASSIFICATION ARE ZONE GC-2 ACCORDING TO THE CURRENT AMERICAN FORK CITY ZONING MAP, AS REQUESTED ADDTIONAL OPTION #6(a&b) FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
11. THE ARE NO BUILDINGS ON THE SURVEYED PROPERTY SO NO EXTERIOR DIMENSIONS AND SQUARE FOOTAGE ARE LISTED OR SHOWN, AS REQUESTED ADDTIONAL OPTION #7 (a&b) FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
12. THE SUBSTANTIAL FEATURES ARE SHOWN, AS REQUESTED ADDTIONAL OPTION #8 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
13. THERE ARE NO PARKING LOTS OR STRUCTURES ON THE SURVEYED PROPERTY SO NONE ARE LISTED OR SHOWN, AS REQUESTED ADDTIONAL OPTION #9 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
14. THERE ARE NO DIVISION OR PARTY WALLS ON THE SURVEYED PROPERTY SO NONE ARE LISTED OR SHOWN, AS REQUESTED ADDTIONAL OPTION #10 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
15. THE LOCATIONS OF EXISTING UTILITIES HAVE BEEN SHOWN AS REQUESTED ADDTIONAL OPTION #11(b) FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
16. THE NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS HAVE BEEN SHOWN AS REQUESTED ADDTIONAL OPTION #13 FROM TABLE "A" OF THE 2016 ALTA/NSPS STANDARDS AND REQUIREMENTS.
17. THE CLOSEST INTERSECTING STREET IS SHOWN, AS REQUESTED ADDTIONAL OPTION #14 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
18. THERE IS NO EVIDENCE OF RECENT EARTH WORK, BUILDING OR CONSTRUCTION ON THE SURVEYED PROPERTY SO NOTHING IS SHOWN, AS REQUESTED ADDTIONAL OPTION #16 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
19. THERE ARE NO PROPOSED CHANGES TO THE STREET RIGHT-OF-WAY LINES SO NONE ARE SHOWN, AS REQUESTED ADDTIONAL OPTION #17 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
20. ALL PLOTTABLE EASEMENTS ON-SITE AND OFF-SITE ARE SHOWN, AS REQUESTED ADDTIONAL OPTION #18 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
21. PROFESSIONAL LIABILITY INSURANCE OF $1,000,000 HAS BEEN MAINTAINED BY ATLAS ENGINEERING, AS REQUESTED ADDTIONAL OPTION #19 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
22. TITLE REPORT EXCEPTION 14 CALLS OUT EASEMENTS, NOTES, RESTRICTIONS AND BUILDING SETBACKS AS SHOWN ON THE RECORDED PLAT. THESE ARE SHOWN HEREON.
23. TITLE REPORT EXCEPTION 16 CALLS OUT A PERPETUAL WATER LINE EASEMENT IN FAVOR OF THE AMERICAN FORK CITY. IT IS ACUTALLY OFF OF PROPERTY AND NOT SHOWN HEREON.
24. TITLE REPORT EXCEPTION 18 CALLS OUT A STORM DRAIN, SEWER, AND PUBLIC UTILITY EASEMENT IN FAVOR OF AMERICAN FORK CITY. IT IS SHOWN HEREON.

CERTIFICATION

"I HEREBY CERTIFY TO J. BRENT FINCH, LARRY O. FINCH, PROVO ABSTRACT COMPANY, INC., STEWART TITLE INSURANCE AGENCY, INC., CENTRAL BANK AND TO THEIR SUCCESSORS AND ASSIGNS THAT:

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 (A-E), 4 (A-D), 5 (A-E, G), 6 (A-D), 7, AND 8. THE ADDITIONAL ITEMS FROM TABLE "A" REQUESTED WERE #1,#2, #3,#4, #6(a), #6 (b), #7 (a), #7 (b (1)), #8, #9, #10, #11 (b), #13, #14, #16, #17, #18 AND #19. THESE ADDITIONAL ITEMS ARE DESCRIBED IN THE NARRATIVE AND/OR SHOWN HEREON. THE SITE SURVEY WAS PERFORMED FEBRUARY 13, 2023.

07-03-23
ORIGINAL DATE OF PLAT OR MAP

08-15-23
UPDATED DATE OF PLAT OR MAP

DAVID F. HUNT, PLS # 5243543

08-15-23
DATE

PROFESSIONAL LAND SURVEYOR
07-03-23
DAVID F. HUNT
LICENSE NO. 5243543-2201
STATE OF UTAH

BOUNDARY DESCRIPTION

A PORTION OF LOT 2, FINCH SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AS MAP 12330 IN THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 89°59'23" WEST ALONG THE SECTION LINE 692.439 AND SOUTH 31.501 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 02° 30' 00" EAST 32.31 FEET; THENCE NORTH 88.99 FEET; THENCE WEST 245.16 FEET; THENCE NORTH 111.21 FEET; THENCE EAST 121.91 FEET; THENCE SOUTH 44° 59' 16" EAST 73.15 FEET; THENCE NORTH 89° 20' 06" EAST 101.45 FEET; THENCE NORTH 44° 39' 54" EAST 137.19 FEET; THENCE ALONG ARC OF A 92.45-FOOT RADIUS CURVE TO THE RIGHT 52.50 FEET (CHORD BEARS S 16° 16' 48" E 51.80 FEET); THENCE SOUTH 229.84 FEET; THENCE WEST 140.86 FEET; THENCE NORTH 86° 30' 18" WEST 1.41 FEET TO THE POINT OF BEGINNING.

AREA = 53,799 SQ. FT. OR 1.2351 ACRES

LEGEND

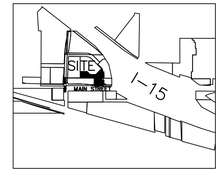
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING VINYL FENCE LINE
- EXISTING WIRE FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MANHOLE
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NORTH



VICINITY MAP

SHEET NO. 1 OF 1

A.L.T.A./N.S.P.S.
LAND TITLE SURVEY

AMERICAN FORK, UTAH

FINCH/FREEMAN PROPERTY

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

Planning Commission Staff Report
Meeting Date: July 16, 2025

Agenda Topic

Review and action on an application for a Commercial Site Plan, known as Flite Banking Drive-Thru ATM, located at approximately 949 W Grassland Drive, American Fork City. The Commercial Site Plan will be on approximately .05 acres and will be in the Planned Shopping Center (SC-1) Zone.

BACKGROUND INFORMATION		
Location:		949 W Grassland Drive
Project Type:		Commercial Site Plan
Applicants:		Flite Banking | Kimley Horn
Existing Land Use:		Design Commercial
Proposed Land Use:		N/A
Surrounding Land Use:	North	Design Commercial
	South	Public Parks and Open Space
	East	Design Commercial
	West	Lehi Territory
Existing Zoning:		SC-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	SC-1
	South	SC-1
	East	SC-1
	West	Lehi Territory
Square Footage (By Use)		~2,100 s.f. - Drive-Thru ATM

Background

The applicant has applied for a Commercial Site Plan to develop a Drive-Thru ATM for Flite Banking Centers. This proposal is going to be located within the existing Walmart parking lot on the far east side of the property. The proposal will remove 12 parking stalls within the Walmart parking lot. Walmart will still be in compliance with their parking numbers after the removal of the 12 stalls for this proposal.

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. N/A

Findings of Fact

1. The Commercial Site Plan MEETS the requirements of Section 17.6.101.

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 Commercial Site Plan MEETS the requirements of Section 17.6.101. Staff recommends APPROVING the application.

Potential Motions – Commercial Site Plan

Approval

I move to approve the proposed Commercial Site Plan, located at approximately 949 W Grassland Drive, American Fork City, in the Planned Shopping Center (SC-1) Zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Commercial Site Plan, located at approximately 949 W Grassland Drive, American Fork City, in the Planned Shopping Center (SC-1) Zone.

Table

I move to table action for the proposed Commercial Site Plan, located at approximately 949 W Grassland Drive, American Fork City, in the Planned Shopping Center (SC-1) Zone and instruct staff/developer to……..

COMMERCIAL SITE PLAN

FLITE BANKING CENTERS, LLC

ADDITION OF ATM DRIVE-UP IN EXISTING WALMART #2511 PARKING LOT
949 WEST GRASSLAND DRIVE
AMERICAN FORK, UTAH 84003

American Fork City Development Review

Sewer/Storm Drain Division Reviewed ahardy 07/02/2025	Planning and Zoning Reviewed copperman 07/01/2025
EC/LID Reviewed tmezenen 07/02/2025	Engineering Division Reviewed rburkhill 07/01/2025
	Water/PI Division Reviewed jbrems 07/02/2025
Communications Reviewed MHunsaker 07/01/2025	Streets Division Reviewed ehyde 07/02/2025

No comments

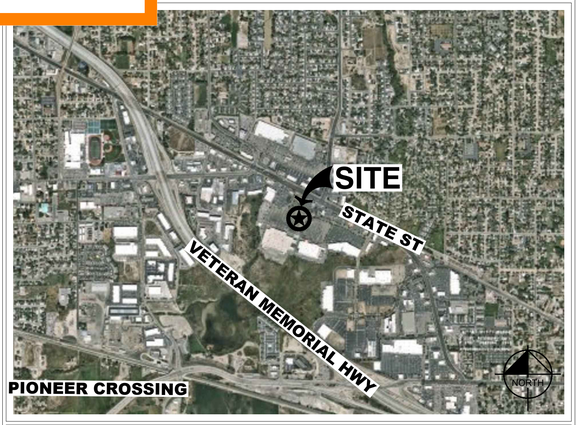
No comments

Next Step:

Proceed to Planning Commission 07/16/2025



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE
©2021 NEARMAP

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0-00	COVER
C0-01	GENERAL NOTES
C1-00	SITE LOCATION
C1-20	EXISTING CONDITIONS & DEMOLITION PLAN
C2-00	SITE LAYOUT PLAN
C2-20	ATM & BOLLARD PLAN
C2-21	ATM CANOPY DETAIL
C3-00	GRADING & DRAINAGE PLAN
C4-00	LANDSCAPE PLAN
C4-01	IRRIGATION PLAN
C5-00	UTILITY PLAN

GENERAL DEVELOPMENT NOTES

1. PART OF THE SUBJECT PROPERTY IS LOCATED IN AREAS DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL 49049C0164F.
2. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/840 AND APPROVED BY THE AMERICAN FORK PUBLIC WORKS DEPARTMENT.
3. AMERICAN FORK UTILITY DISTRICT SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

SCOPE OF WORK

ADDITION OF A SINGLE DRIVE-UP ATM LANE IN AN EXISTING PARKING LOT.

EXISTING PROPERTY SUMMARY

PROPERTY ADDRESS:	949 WEST GRASSLAND DR AMERICAN FORK, UTAH 84003
PLAT:	A
LOT:	4
SUBD:	AMERICAN FORK COMMERCIAL CENTER PD AMENDED SUBDV. AREA 21.907
MAP AND PARCEL ID:	UTAH COUNTY PARCEL MAP, PARCEL 34:371:0004
U.S. FEMA FIRM PANEL:	49049C0164F DATED 06/19/2020
EXISTING ZONING:	SC-1
EXISTING LAND USE:	DESIGN COMMERCIAL

CITY OF AMERICAN FORK
UTAH COUNTY, UTAH

PROJECT DESIGN TEAM

CLIENT
FLITE BANKING CENTERS, LLC
8955 KATY FWY, STE 107
HOUSTON, TX 77024
PHONE: (800) 370-3734
CONTACT: DEANGELO RIOS

PROJECT LEAD
KIMLEY-HORN AND ASSOCIATES, INC.
6200 S SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 228-2300
CONTACT: DANIELLE PRESCOTT , P.E.

ENGINEER OF RECORD
KIMLEY-HORN AND ASSOCIATES, INC.
111 E BROADWAY, SUITE 600
SALT LAKE CITY, UT, 84111
PHONE: (385) 429-8103
CONTACT: JOANNA GRAHAM , P.E.

PERMITTING / UTILITY CONTACTS

BUILDING DEPT.
AMERICAN FORK BUILDING DEPARTMENT
275 200 N
AMERICAN FORK, UT 84003
PHONE: (801) 763-3065
CONTACT: MELISSA WHITE

PLANNING/ZONING
AMERICAN FORK PLANNING DEPARTMENT
30 N CENTER ST
AMERICAN FORK, UT 84003
PHONE: (801) 763-3000

PUBLIC WORKS
AMERICAN FORK PUBLIC WORKS DEPARTMENT
275 E 200 N
AMERICAN FORK, UT 84003
PHONE: (801) 763-3060

STORMWATER
STORM WATER DIVISION
275 E 200 N
AMERICAN FORK, UT 84003
PHONE: (801) 763-3060

SANITARY SEWER
SEWER DIVISION
275 E 200 N
AMERICAN FORK, UT 84003
(801) 763-3060

FIRE CHIEF
AMERICAN FORK FIRE & RESCUE DEPARTMENT
96 N. CENTER ST.
AMERICAN FORK, UT 84003
PHONE: (801) 763-3045
CONTACT: AARON BREMS

PROJECT NOTES

1. THIS LOCATION USES 12 PARKING SPACES
2. ENTIRE ASPHALT WILL BE REMOVED AND REPLACED WITH CONCRETE
3. ALL CURBS, INCLUDING ISLAND CURBS, WILL BE PAINTED WHITE
4. DIRECTIONAL ARROWS AND "ENTER" & "EXIT" MESSAGING WILL BE PAINTED WHITE.
5. ALL LIGHT POLE COLUMNS WILL BE FINISHED SMOOTH.
6. BOLLARD WILL BE PAINTED, HAVE SHALLOW DOME CAP, AND SIT 56" ABOVE CONCRETE SURFACE.
7. BOLLARDS WILL BE FILLED WITH CONCRETE, EXCEPT BOLLARDS A & B NOTED IN BOLLARD DETAIL.
8. ATM SLAB WILL BE A MINIMUM 12" THICK TO ALLOW DRILLED ANCHOR POINTS.
9. LIGHT ACTIVATION FOR LIGHT STANDARDS AND CANOPY WILL BE PERFORMED BY SINGLE PHOTOCELL PLACED ON METER & PANEL STRUCTURE.
10. EACH LIGHT POLE WILL RECEIVE ONE 1" DEDICATED DRY CONDUIT TERMINATING AT THE ATM PIT FOR FUTURE CATEGORY 6 CABLE.
11. CANOPY EGRESS LEG WILL RECEIVE ONE 2" DEDICATED DRY CONDUIT TERMINATING AT THE ATM PIT FOR FUTURE MULTIPLE CATEGORY 6 CABLE.
12. ATM PIT WILL RECEIVE ONE 2" DEDICATED DRY CONDUIT TERMINATE AT METER & PANEL FOR COMMUNICATION CABLING
13. ATM PIT RECEIVES 2 CIRCUITS (30 AMP FOR ATM & 20 AMP FOR ANCILLARY DEVICES).
14. ALL METAL BOLTS SHALL BE GALVANIZED METAL

OWNER / DEVELOPER

FLITE BANKING CENTERS, LLC.
8955 KATY FREEWAY, STE. 107
HOUSTON,TX, 77024
PHONE: (281)-816-5391
CONTACT: DEANGELO RIOS

PLANS PREPARED BY

Kimley»Horn

6200 S SYRACUSE ST, SUITE 300
GREENWOOD VILLAGE, CO 80111
Main: 303.228.2300 | www.kimley-horn.com

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PLAN REVISIONS

REVISION NO.	DATE	REMARKS

ENGINEER'S SEAL

LICENSED PROFESSIONAL ENGINEER
JOANNA GRAHAM
12888197-2202
STATE OF UTAH

6/23/2025

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
#011	C0-00	11

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CONTRACTOR RESPONSIBILITIES:

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

   A. THE CONTRACTOR SHALL VERIFY ALL PROPOSED AND EXISTING CONDITIONS INCLUDING UTILITIES (INVERTS, CONNECTIONS, MATERIALS, ETC.) AND DIMENSIONS WITHIN THE LIMITS OF WORK PRIOR TO THE START OF CONSTRUCTION.

   B. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING INFORMATION.

   C. THE CONTRACTOR IS RESPONSIBLE FOR ALL NOTIFICATIONS AND LIAISONS WITH UTILITY COMPANIES DURING THE PROCESS OF LOCATING, RELOCATING, AND TYING INTO PUBLIC UTILITIES.

   D. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR INSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.

2. DURING CONSTRUCTION:

   A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.

   B. THE CONTRACTOR SHALL USE MATERIALS AND EMPLOY CONSTRUCTION METHODS IN ORDER TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS. WHERE A CONFLICT OCCURS, THE STRICTEST DESIGN SHALL GOVERN. THE ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY SPECIFIC DEVIATIONS AND OBTAIN ENGINEER'S WRITTEN APPROVAL OF THE SPECIFIC DEVIATION.

   C. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

   D. ALL CONSTRUCTION MUST CONFORM TO THE STANDARDS, SPECIFICATIONS, AND CODES OF THE GOVERNING MUNICIPALITIES.

   E. CONSTRUCTION SHALL MEET ALL CURRENT STANDARDS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT.

   F. IF THE CONTRACTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL, AT HIS OWN EXPENSE, REPLACE OR REPAIR THE UTILITIES TO ORIGINAL CONDITION AND QUALITY AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY.

   G. SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS IN ACCORDANCE WITH GOVERNING ORDINANCES MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. SAID CONTROL DEVICES SHALL BE PER THE MANUAL OF TRAFFIC CONTROL DEVICES, M.U.T.C.D., CURRENT EDITION, AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

   H. TRAFFIC CONTROLS AND OTHER WARNING DEVICES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORK ON CITY, COUNTY, OR UTAH DEPARTMENT OF TRANSPORTATION ROADS. THEY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF ALL WORK.

   I. ALL WARNING DEVICES SHALL BE EITHER TYPE I BARRICADES OR DRUMS WITH WARNING LIGHTS ON EVERY OTHER DEVICE. THEY SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION, AND CITY OFAMERICAN FORK STANDARDS FOR COLOR, SIZE, REFLECTIVITY, HEIGHT, AND PLACEMENT.

   J. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED AT ALL TIMES.

   K. CONTRACTOR SHALL SHORE AND BRACE ALL EARTH, FORMS, CONCRETE, STEEL, WOOD, AND MASONRY TO RESIST GRAVITY, EARTH, WIND, THERMAL, CONSTRUCTION, AND MISCELLANEOUS LOADS DURING CONSTRUCTION.

   L. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.

   M. UNLESS OTHERWISE NOTED THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS TO THE ENGINEER. DESIGN DOCUMENTS SHALL NOT BE REPRODUCED AS SHOP DRAWINGS.

   N. IN CASE OF UNFORESEEN CONSTRUCTION COMPLICATIONS OR DISCREPANCIES, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.

   O. ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE.

   P. AS-BUILT DRAWINGS OF ROADWAYS, STORM DRAINS, SANITARY SEWER AND WATER LINES, FIELD APPROVAL BY THE ENGINEER, AND ALL APPLICABLE BONDS ARE REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE OWNER.

   Q. CONTRACTOR SHALL MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL EXISTING BUILDINGS THROUGHOUT CONSTRUCTION UNLESS APPROVAL FOR SERVICE INTERRUPTION IS OBTAINED FROM THE OWNERS IN ADVANCE.

   R. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

   S. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.

   T. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.

   U. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS, ETC.

   V. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE CONTRACTOR WILL INDEMNIFY THE OWNER & OWNER'S REPRESENTATIVE FROM LIABILITY AT THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.

   W. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, BLASTING, PUBLIC INFRASTRUCTURE, STORMWATER REGULATIONS, ETC.

   X. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.

   Y. REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.

   Z. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.

DEMOLITION INFORMATION:

1. NOTIFICATIONS:

   THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY INSPECTOR(S) 24 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.

2. DISPOSAL GUIDELINES:

   A. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.

   B. REMOVE EXISTING PAVED AREAS AS SHOWN INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.

   C. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REGULATIONS. BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEMOLITION.

   D. ALL DEMOLISHED MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.

3. TREE PROTECTION GUIDELINES:

   PROTECT ALL EXISTING TREES NOTED "TO REMAIN" AND ALL ITEMS TO BE TURNED OVER TO THE OWNER DURING DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES. ANY EXISTING ITEMS TO BE TURNED OVER TO THE OWNER WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. TREES WHICH ARE DAMAGED WILL BE REPLACED OR REIMBURSED AT A RATE TO BE DETERMINED BY THE OWNER.

4. UTILITIES:

   A. PRIOR TO REMOVING OR ABANDONING ANY UTILITY THE CONTRACTOR SHALL VERIFY THAT NO UPSTREAM SERVICE WILL BE TERMINATED. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY TERMINATION NOT SHOWN ON THE PLANS.

   B. ALL ABANDONED WATER LINES, STORM SEWER PIPE, SANITARY SEWER PIPES, GAS LINES, OR ANY OTHER ABANDONED UNDERGROUND UTILITY SHALL BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.

SITE INFORMATION:

1. THE FOLLOWING ARE APPLICABLE TO ALL CIVIL DOCUMENTS:

   A. WHERE A DETAIL SECTION, TYPICAL SECTION, OR A NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED ON THE PLANS.

   B. EXISTING AND PROPOSED CONTOURS ARE AT ONE (1) FOOT INTERVALS.

   C. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

   D. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE.

   E. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.

EROSION AND SEDIMENT CONTROL INFORMATION:

1. COMPREHENSIVE:

   A. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

   B. PROVISIONS TO PREVENT EROSION OF SOIL FROM THE SITE SHALL BE AT A MINIMUM IN CONFORMANCE WITH THE REQUIREMENTS OF THE UTAH EROSION AND SEDIMENT CONTROL HANDBOOKS. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

   C. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE STANDARDS SPECIFIED IN THE UTAH EROSION AND SEDIMENT CONTROL HANDBOOKS, CURRENT EDITION.

   D. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

   E. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

   F. THE CONSTRUCTION OF THE SITE WILL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.

   G. CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY OR EXIT FROM THE SITE AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE AS CONDITIONS DEMAND, REPAIR, AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OFF SITE ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. ACCESS POINTS PROTECTED WITH A CONSTRUCTION EXIT SHALL BE OTHERWISE BARRICADED UNTIL THE SITE IS STABILIZED.

ADA COMPLIANCE:

A. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.

B. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.

C. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.

D. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

E. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.

F. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

CONCRETE INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:

   A. UNLESS OTHERWISE NOTED CEMENT SHALL BE TYPE I OR III CONFORMING TO ASTM C150. AGGREGATES SHALL BE NORMAL WEIGHT CONFORMING TO ASTM C33.

   B. CONCRETE SHALL CONFORM TO ACI BUILDING CODE (318-89). UNLESS NOTED CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 P.S.I.

   C. SLUMP SHALL BE 3" TO 5" FOR REGULAR MIX. LARGER SLUMP SHALL BE PERMITTED WITH WATER REDUCING ADMIXTURES AND WRITTEN CONSENT OF THE ENGINEER.

   D. THE RELATIONSHIP BETWEEN MAXIMUM AGGREGATE SIZE TO MINIMUM AMOUNT OF CEMENT IN CONCRETE PAVEMENT (LB. PER C.Y. OR MIX) SHALL BE AS FOLLOWS: 1" - 520, 3/4" - 540, 1/2" - 590, 3/8" - 610.

2. CURING CRITERIA:

   A. CONCRETE CURING SHALL COMPLY WITH ACI 308. CURING PROCESS SHALL START IMMEDIATELY FOLLOWING INITIAL SET. CURING SHALL BE BY CURING COMPOUND.

   B. CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR-ENTRAINED IN ACCORDANCE WITH ACI 318-89 TABLE 4.1.1. NORMAL WEIGHT CONCRETE SLABS SHALL HAVE AIR CONTENT IN ACCORDANCE WITH ACI 302.IR-89 TABLE 5.2.7A.

   C. HOT WEATHER CONCRETING SHALL COMPLY WITH ACI 305. NO CONCRETE ABOVE 90 DEGREES FAHRENHEIT SHALL BE POURED. LOWER CONCRETE TEMPERATURE BY COOLING WATER AND AGGREGATE. FORMS, STEEL, AND SUBGRADE SHALL BE SPRINKLED WITH COLD WATER. AFTER FINISHING CONCRETE USE LIGHT FOG SPRAY UNTIL CURING COMPOUND IS USED.

   D. COLD WEATHER CONCRETING SHALL COMPLY WITH ACI 306. SPECIAL MATERIAL PROCEDURES SHALL BE PROVIDED DURING PLACING AND CURING OF CONCRETE BELOW 40 DEGREES FAHRENHEIT.

   E. E. CURING, HOT, AND COLD WEATHER CONCRETING PROCEDURES ARE ONLY GIVEN AS A GUIDE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREVENT CONCRETE DAMAGE AND CRACKS. DAMAGED OR CRACKED CONCRETE WILL NOT BE ACCEPTED.

REINFORCING STEEL INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:

   A. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60 AND GRADE 40 FOR #3 AND SMALLER BARS. MINIMUM LAP 48" DIAMETER.

   B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, MINIMUM LAP SHALL BE 8".

   C. REINFORCING THAT IS WELDED SHALL BE WELDABLE TYPE AND CONFORM TO ASTM A-706.

PAVEMENT INFORMATION:

1. PAVEMENT:

   A. ALL MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION, AND WORKMANSHIP SHALL CONFORM TO THE UTAH DEPARTMENT OF TRANSPORTATION, UDOT, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.

   B. SEE PAVEMENT DETAILS ON CONSTRUCTION DOCUMENTS FOR SPECIFIC DESIGN INFORMATION AND REQUIREMENTS.

   C. ALL CURB AND GUTTER TO BE 24" AND CONSTRUCTED OF 3000 P.S.I. CONCRETE UNLESS OTHERWISE NOTED.

2. SIGNING AND STRIPING:

   A. SIGNING AND STRIPING TO BE PROVIDED BY THE CONTRACTOR ACCORDING TO THE DRAWINGS AND SPECIFICATIONS.

   B. ALL PAVEMENT MARKINGS SHALL CONFORM TO CURRENT MUTCD STANDARDS. ALL PAVEMENT MARKINGS ON PRIVATE PROPERTY SHALL BE PAINT, UNLESS NOTED OTHERWISE. ALL PAVEMENT MARKINGS ON PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC, UNLESS NOTED OTHERWISE.

STORM SEWER NOTES:

1. REINFORCED CONCRETE PIPE SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED WITH BELL-AND-SPIGOT AND GASKETED JOINTS WITH ASTM C 443 RUBBER GASKETS.
2. FILL HEIGHTS OVER 13' REQUIRE CLASS IV RCP STORM PIPE.
3. STORM INLETS SHALL BE PRECAST IN ACCORDANCE WITH CITY OF AMERICAN FORK PUBLIC WORKS SPECIFICATIONS WHICH MEET OR EXCEED ASTM C 478.
4. ALL MANHOLE FRAMES AND COVERS ARE TO BE PER CITY OF AMERICAN FORK PUBLIC WORKS STANDARD DETAIL FOR DIMENSIONS AND MATERIALS AND AS BELOW IF NOT OTHERWISE INDICATED. FERROUS; 24-INCH (610-MM) ID BY 7- TO 9-INCH (175- TO 225-MM) RISER WITH 4-INCH-(102-MM-) MINIMUM WIDTH FLANGE AND 26-INCH- (660-MM-) DIAMETER COVER. INCLUDE INDENTED TOP DESIGN WITH LETTERING CAST INTO COVER, USING WORDING EQUIVALENT TO "STORM SEWER."
5. MATERIAL: GRAY IRON ASTM A48 CLASS 30 UNLESS OTHERWISE INDICATED.
6. ALL HDPE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE SMOOTH INTERIOR PIPE. HDPE PIPE SHALL CONFORM TO ASTM D3350 WITH SOIL TIGHT JOINTS.
7. ALL HDPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND AASHTO SECTION 30.
8. CONTRACTOR TO PROVIDE AND INSTALL MANUFACTURER RECOMMENDED FITTINGS ON RCP CONNECTIONS TO HDPE STRUCTURES.
9. REFER TO PIPE CHART FOR CASTING TYPES. INSTALL REDUCERS AS NECESSARY PER MANUFACTURER'S SPECIFICATIONS TO ACCOMMODATE LARGER INLET SIZES.
10. FOLLOW CONSTRUCTION PLANS AND MANUFACTURER DETAILS, SPECIFICATIONS, AND INSTALLATION INSTRUCTION AS INCLUDED WITHIN THE PLANS AND PROVIDED BY MANUFACTURER FOR THE INSTALLATION OF WATER QUALITY AND DETENTION SYSTEMS.
11. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM SEWER PIPE, STRUCTURES, WATER QUALITY STRUCTURES, AND DETENTION STRUCTURES FOR ENGINEER AND OWNER APPROVAL PRIOR TO ORDERING MATERIALS.

CLEARING AND GRUBBING:

A. DO NOT EXCEED CLEARING AND GRUBBING LIMITS OF CONSTRUCTION LINES INDICATED ON THE PLANS.

B. ALL AREAS OUTSIDE THE LIMITS OF CONSTRUCTION LINE SHALL NOT BE CROSSED BY HEAVY EQUIPMENT OR USED FOR STORING HEAVY EQUIPMENT OR MATERIALS.

C. NO EQUIPMENT SHALL BE STORED UNDER THE DRIP LINE OF TREES TO REMAIN.

D. DO NOT FALL ANY TREES OR PUSH PILES OF DEBRIS AGAINST ANY TREES TO REMAIN.

E. REMOVE ALL STUMPS, ROCKS, ASPHALT & CONCRETE DEBRIS, ETC. AND DISPOSE OFF SITE IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS.

F. CONTACT ALL UTILITY AUTHORITIES WHO HAVE LINES WITHIN THE CLEARING AND GRUBBING LIMITS BEFORE STARTING WORK

G. ALL EROSION CONTROL SEDIMENT BARRIERS, SILT FENCES, AND TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO STARTING CLEARING AND GRUBBING.

H. AFTER STAKING IS COMPLETED, TREES WITHIN GRADING LIMITS TO BE SAVED WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. FIELD CHANGES TO GRADING PLANS SHALL BE MADE FOR SMOOTH TRANSITION OF GRADES AROUND ALL TREES WHICH REQUITE TREE WELLS WITHIN THE GRADING LIMITS.

I. ALL CLEARING SHALL BE LIMITED TO AREAS TO BE GRADED WITHIN 15 CALENDAR DAYS.

GRADING NOTES:

A. TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL ROUT AROUND THESE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL PREVENT THE LOSS OF TOPSOIL MATERIAL.

B. UNSUITABLE SOILS SHALL BE UNIFORMLY SPREAD ACROSS NON-STRUCTURAL FILL AREAS AND COVERED WITH TOPSOIL AND SEEDED.

C. FILL AREA SHALL BE PROOF-ROLLED WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATION. AREAS WHICH ARE SOFT OR UNSTABLE SHALL BE UNDERCUT UNTIL STABLE SOILS ARE FOUND. RE-COMPACTION OF THESE SOILS SHALL BE TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).

D. CUT AREA SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILLED AREAS. SOFT OR UNSTABLE SOILS SHALL BE SCARIFIED TO A DEPTH OF 12" AND RE-COMPACTED TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).

E. ALL GRADING SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.

F. ELEVATIONS SHOWN ON THE PLANS IS THE FINISH GRADE ELEVATION.

G. GRADING SHALL BE SEQUENCED SO THAT BASE STONE IS PLACED WITHIN 10 CALENDAR DAYS PF ACHIEVING OPTIMUM SUBGRADE COMPACTION.

H. SOILS TESTING LABORATORY/ SOILS ENGINEER. CONTRACTOR WILL EMPLOY A QUALIFIED SOILS TESTING LABORATORY/ ENGINEER TO OBSERVE THIS WORK AND MAKE TESTS AS REQUIRED.

I. HAVE EARTH BORROW FILL, AGGREGATE, AND TOPSOIL, AND STRUCTURAL FILL TESTED AND APPROVED BY DESIGNATED TESTING LABORATORY BEFORE MOVING IT TO THE JOB SITE.

J. CONTRACTOR SHALL OBSERVE PROOF-ROLLING OF AREAS WHERE BUILDING AND PAVING WILL BE LOCATED TO DETERMINE ADEQUACY OF SOIL COMPACTION AND IN-PLACE SOILS. OTHER AREAS WILL BE INSPECTED BY SOILS ENGINEER TO DETERMINE ADEQUACY IN THOSE AREAS. IF SOILS ARE NOT ADEQUATE TO BEAR WEIGHTS THAT WILL BE IMPOSED, TESTING LABORATORY WILL OBSERVE AND REPORT CORRECTIVE ACTION TAKEN.

K. TEST IN-PLACE SOIL AND FILLED AND COMPACTED AREAS. IF THESE ARE NOT ADEQUATE TO BEAR WEIGHTS IMPOSED, TESTING LABORATORY WILL ADVICE THE OWNER'S REPRESENTATIVE OF THEIR RECOMMENDATIONS. HE WILL DIRECT ANY CORRECTIVE MEASURES THAT ARE NECESSARY.

L. SOILS COMPACTION TESTING OF IN-PLACE AND FILLED AND COMPACTED AREAS WILL BE PERFORMED BY TESTING LABORATORY IN ACCORDANCE WITH THEIR REQUIREMENTS.

M. THE SOILS ENGINEER'S AND TESTING LABORATORY'S FEES WILL BE PAID BY THE CONTRACTOR.

N. APPLICABLE SPECIFICATIONS FOR COMPACTED FILL: THE FOLLOWING CURRENT AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) STANDARDS ARE HEREBY MADE PART OF THIS SPECIFICATION:

- D421-58, DRY PREPARATION OF SOIL SAMPLES FOR GRAIN-SIZE ANALYSIS AND DETERMINATION OF SOIL CONSTANTS.
- D422-63, STANDARD METHOD OF PARTICLE SIZE ANALYSIS OF SOILS.
- D1140-54, METHOD OF TEST FOR AMOUNT OF MATERIAL IN SOILS FINER THAN NO.200 SIEVE.
- D698, METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT
- D1557-78, STANDARD TEST METHODS FOR MOISTURE-DENSITY RELATIONS OF SOILS AND SOIL-AGGREGATE MIXTURES USING 10 LB. (4.54-KG) RAMMER AND 18-INCH (457 MM) DROP.

O. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL LOCATIONS UNLESS OTHERWISE NOTED.

P. CONTRACTOR SHALL REVIEW THE SITE SPECIFIC GEOTECHNICAL REPORT PRIOR TO COMMENCING WITH GRADING OPERATIONS. WHERE CONFLICTS BETWEEN THE GRADING NOTES AND GEOTECHNICAL REPORT EXIST, THE MORE STRINGENT REQUIREMENT SHALL APPLY.

Q. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING WITH LOAD TICKETS, PHOTOGRAPHS, LOG BOOK, VIDEO RECORDING AND OTHER MEANS AS NECESSARY TO VERIFY THE INSTALLATION OF STORMWATER BEST MANAGEMENT PRACTICES REQUIRED BY THE LOCAL MUNICIPALITY AND JURISDICTION. AS-BUILT TOPOGRAPHY AND UTILITY PLANS HAVING BEEN PREPARED BY A QUALIFIED LAND SURVEYOR ARE REQUIRED TO BE SUBMITTED TO KIMLEY-HORN AT THE CONCLUSION OF THE PROJECT FOR VERIFICATION OF DESIGN INTENT. ANY MODIFICATIONS TO THE GRADING AND UTILITY SYSTEMS REQUIRED, NOT PREVIOUSLY APPROVED BY THE OWNER AND ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR.

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WALMART #2511 ATM ADDITION
FLITE BANKING CENTERS, LLC
AMERICAN FORK, UT

LICENSED PROFESSIONAL ENGINEER
JOANNA GRAHAM
12888197-2202
STATE OF UTAH
6/23/2025

No.	REVISIONS DESCRIPTION	DATE dd/mm/yyyy	BY XXX
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DRAWN BY:	KNP
CHECKED BY:	DNP
DATE:	06/23/2025

KIMLEY-HORN PROJECT NO. 196235019

GENERAL NOTES

SHEET NUMBER
C0-01

Drawing name: K:\den_civil\196235000_flite banking centers\196235019_wm 2511_american fork\CADD\plansheets\site plan\C0-01 GENERAL NOTES.dwg C

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IMAGE SOURCE: NEARMAP
IMAGE DATE: 09/21/2021

GRAPHIC SCALE IN FEET
0 30 60 120

NORTH



IMAGE SOURCE: NEARMAP
IMAGE DATE: 10/20/2023

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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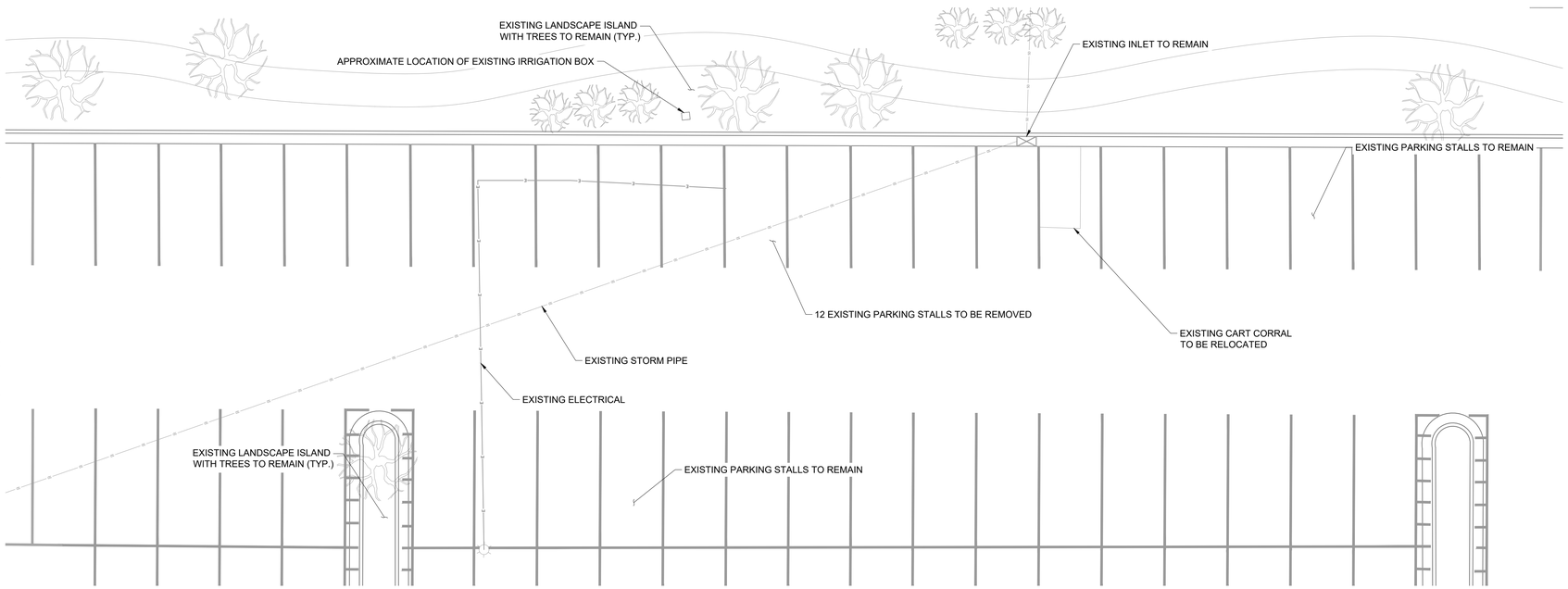
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DATE:	06/23/2025
KIMLEY-HORN PROJECT NO.	196235019

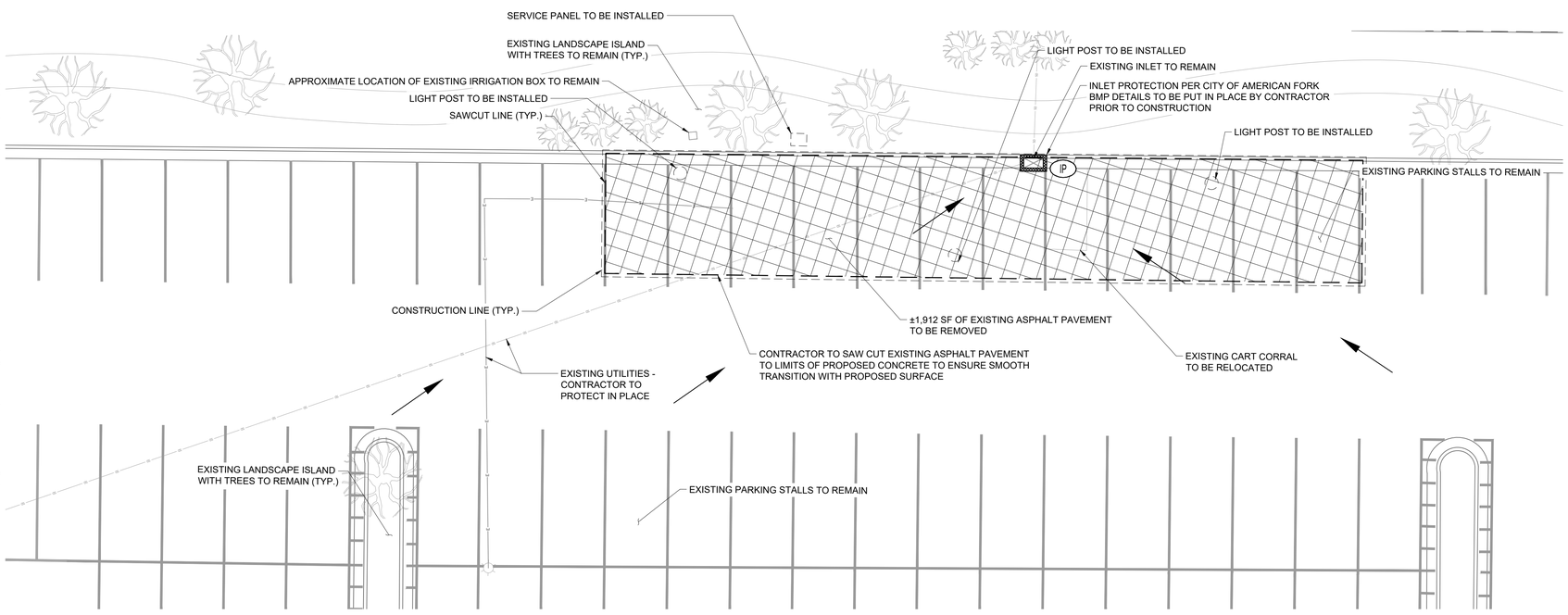
SITE LOCATION

SHEET NUMBER
C1-00

Drawing name: K:\den_civil\196235000_flite banking centers\196235019_wm 2511_american fork\CADD\plansheets\site plan\C1-00 EXISTING CONDITIONS & SURVEY.dwg C1-00 SITE LOCATION Jul 01, 2025 11:53am by: Madeleine.Reinke



EXISTING CONDITIONS PLAN



DEMOLITION & EROSION CONTROL PLAN

DEMOLITION LEGEND

- REMOVE FULL-DEPTH ASPHALT PAVEMENT
- RIGHT OF WAY LINE
- SAW CUT LINE
- CONSTRUCTION LINE
- SERVICE PANEL TO BE INSTALLED
- LIGHT POST TO BE INSTALLED
- DRAINAGE FLOW ARROW
- INLET PROTECTION (IP)

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

NOTES

1. CONTRACTOR TO PROVIDE A 6'-0" CHAIN LINK FENCE AROUND CONSTRUCTION AREA.
2. CONTRACTOR TO MATCH ALL EXISTING PAVEMENT ELEVATIONS. ALL PROPOSED ISLAND TO BE 6" ABOVE EXISTING PAVEMENT. NEW WORK TO BE DONE WITHIN THE CONSTRUCTION AREA.
3. ONE CALL NOTIFICATION SYSTEM. CALL BEFORE YOU DIG!!!
4. CONTRACTOR TO SAW CUT, REMOVE AND HAUL OFF EXISTING ASPHALT AND/OR CONCRETE WITHIN DEMO AREA.

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PROPOSED PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CITY AND OWNER.
4. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE EXISTING FACILITIES TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS! STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
5. CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
6. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
7. CONCRETE/ASPHALT/BRICK, ETC. CAN BE CRUSHED (ON SITE OR OFFSITE) AND REUSED AS BASE MATERIAL FOR FUTURE PAVING AND BUILDING AREAS AS LONG AS IT MEETS REQUIRED GRADATION PER PLANS, CITY/NCTCOG REQUIREMENTS AND GEOTECH REPORT.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
9. CONTRACTOR SHALL REFERENCE THE LANDSCAPE PLAN FOR THE LOCATION OF THE TREES THAT ARE ALLOWED TO REMAIN/TO BE REMOVED ONCE A TREE REMOVAL PERMIT IS OBTAINED BY THE CONTRACTOR.
10. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE DUE TO THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
11. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS AND INSPECTION REPORTS (SWPPP).
12. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER/ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
13. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND IMPLEMENTING A TRAFFIC CONTROL PLAN AND THE INSTALLATION OF TRAFFIC CONTROL DEVICES FOR ANY STREET WORK.
14. ALL DEMOLITION WORK OR CONSTRUCTION VEHICLE TRAFFIC WITHIN 10 FEET OF THE CANOPY OF ANY TREE TO BE SAVED SHALL BE CLOSELY COORDINATED WITH TREE PRESERVATION ACTIVITIES.
15. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS FOR EXCAVATION AND TRENCHING PROCEDURES. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, ETC. AS NECESSARY FOR THESE OPERATIONS, AND SHALL COMPLY WITH ALL OSHA PERFORMANCE CRITERIA.
16. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
17. ANY RECYCLED MATERIAL TO BE STOCKPILED ON THE SITE SHALL BE STORED IN AS SMALL AN AREA AS PRACTICAL AND THE LOCATION OF ANY STOCKPILE SHALL BE WELL CLEAR OF THE BUILDING PAD AREA AND THE LOCATION MUST BE PRE-APPROVED BY THE ENGINEER AND OWNER PRIOR TO STOCKPILING.
18. CONTRACTOR TO PULL ALL TREE REMOVAL PERMITS FOR ANY REQUIRED TREE REMOVAL.
19. QUANTITIES SHOWN HERE ARE APPROXIMATE AND ARE PROVIDED FOR CONVENIENCE ONLY AND NOT FOR BID PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES NECESSARY TO DEMO FACILITIES SHOWN.

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811 Know what's below. Call before you dig.

SEE DEMOLITION NOTES, SHEET C0-01.

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FLITE BANKING CENTERS, LLC
AMERICAN FORK, UT

LICENSED PROFESSIONAL ENGINEER
JOANNA GRAHAM
12888197-2202
STATE OF UTAH
6/23/2025

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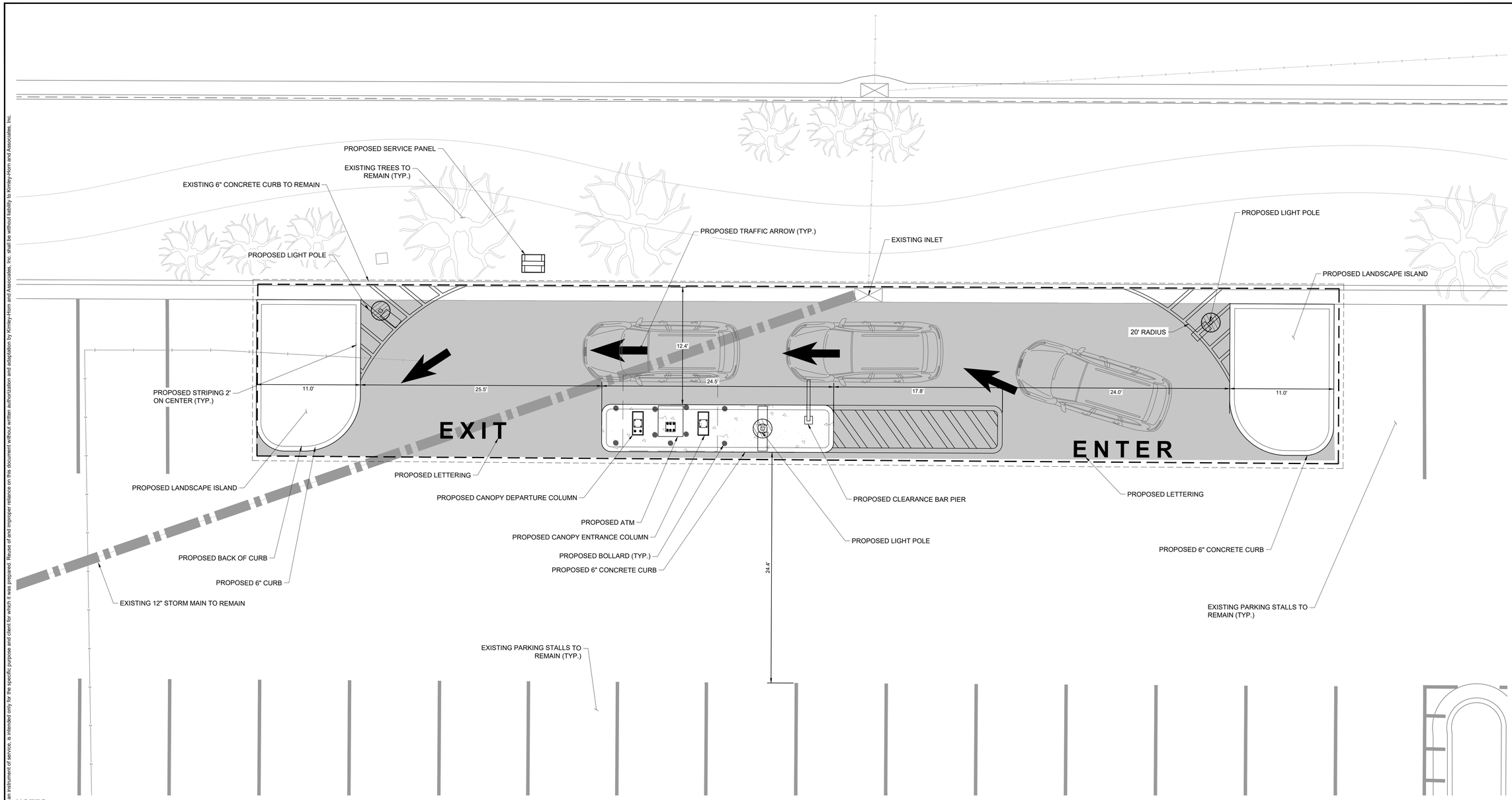
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KIMLEY-HORN PROJECT NO. 196235019

EXISTING CONDITIONS, DEMOLITION, & EROSION CONTROL PLAN

SHEET NUMBER
C1-20

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NOTES

1. STRIPING ON ALL CURBS, PAVEMENT, AND TRAFFIC ARROWS SHALL BE PAINTED WHITE.
2. LETTERING "ENTER" AND "EXIT" SHALL BE PAINTED WHITE.
3. CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS.
4. CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION TO EXISTING GRADES.

GRADING NOTES

1. DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
2. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
3. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
4. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT.
5. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN. THE CONTRACTOR IS TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.
6. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
7. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
8. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
9. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
10. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSE

SITE PLAN LEGEND

	PROPOSED CONCRETE PLACEMENT
	SAW CUT LINE
	CONSTRUCTION LINE
	SERVICE PANEL TO BE INSTALLED

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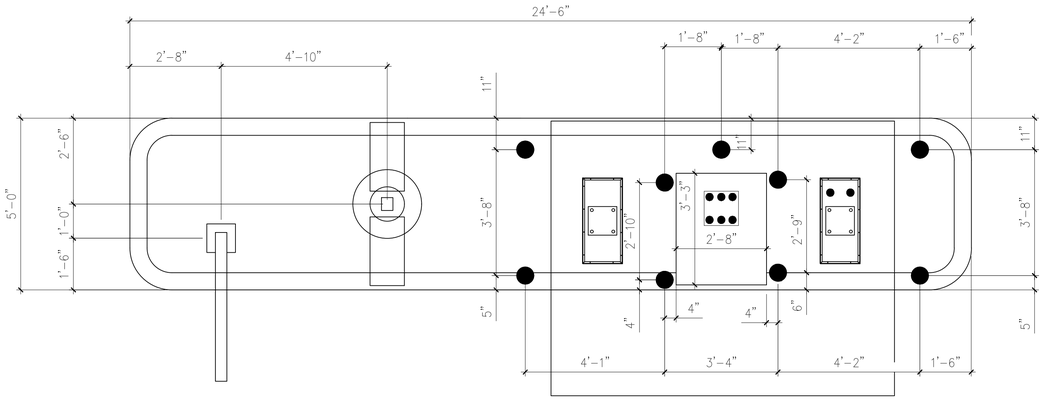
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SITE LAYOUT PLAN

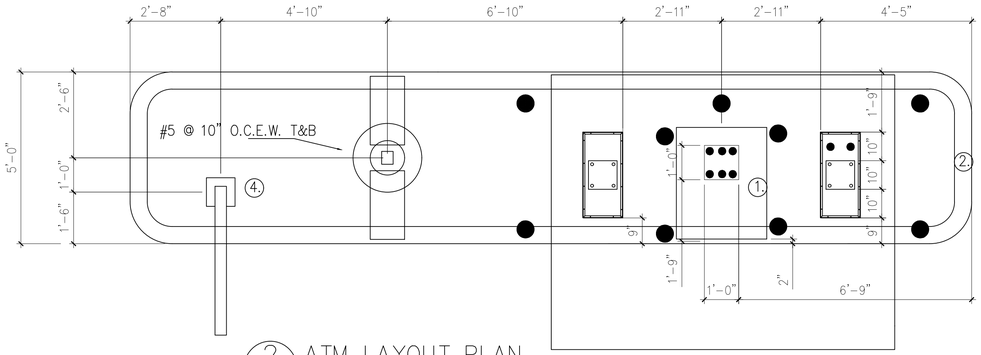
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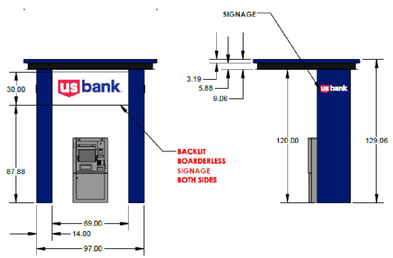
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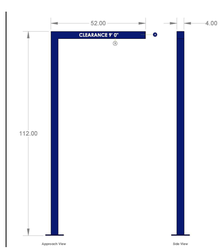


1 A3.0 BOLLARD LAYOUT PLAN
SCALE: N.T.S.



2 A3.0 ATM LAYOUT PLAN
SCALE: N.T.S.

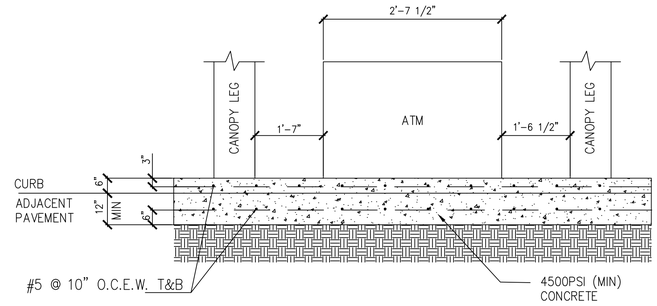




NOTES

1. ATM TO BOLT DOWN TO 18" CONCRETE PER ATM MANUFACTURER DETAILS.
2. 6" CURB TROWEL LINE.
3. CONTRACTOR TO MATCH EXISTING PAVEMENT ELEVATIONS. PROPOSED ISLAND TO BE 6" ABOVE EXISTING PAVEMENT. NEW WORK TO BE DONE WITHIN THE CONSTRUCTION AREA.
4. 4500PSI CONCRETE MIX AS MIN, PREFER 5000/5500PSI WHEN AVAILABLE.

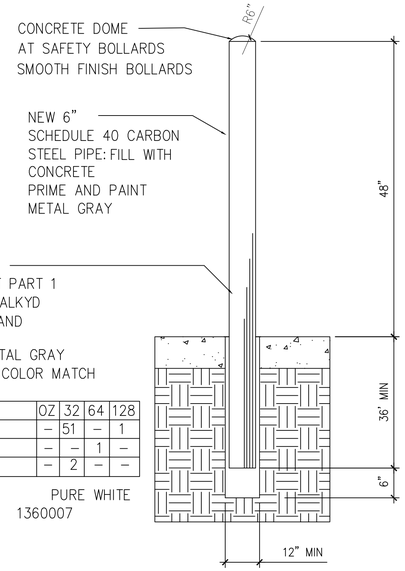
	ATM PIT WITH CONDUIT STUB UP (LEAVE OUT 18" CONCRETE)
	ATM CANOPY WITH CONDUIT STUB UP



3 A3.0 ATM/CANOPY FOUNDATION DETAIL
SCALE: NOT TO SCALE

NOTE:

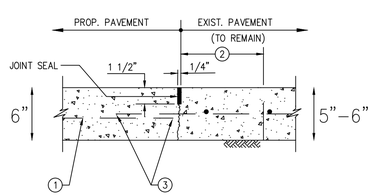
1. CONCRETE FOUNDATION BELOW ATM NEED TO BE MIN 18" WITH REINFORCEMENT TO MATCH THE ISLAND INFILL.
2. PROPOSED ATM ISLAND TO BE 6" ABOVE ADJACENT PAVEMENT.
3. CONTRACTOR TO ENSURE BOTTOM OF FOOTING IS BELOW FROST DEPTH LINE OR NON-FROST SUSCEPTIBLE FILL IS PLACED TO FROST LEVEL BELOW STRUCTURAL SLAB.



BAC COLORANT	OZ	32	64	128
B1-BLACK	–	51	–	1
R2-MAROON	–	–	1	–
Y3-DEEP GOLD	–	2	–	–

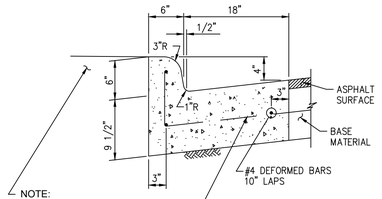
ONE GALLON B55W00101
PURE WHITE 1360007

4 A3.0 BOLLARD DETAIL
SCALE: N.T.S.



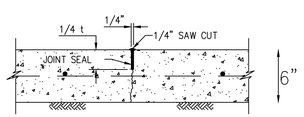
1 REINFORCING CENTERED IN PROPOSED PAVEMENT, 3" CLEAR AT EDGES.
2 SAW-CUT & REMOVE 2' EXISTING PAVEMENT OR PAVEMENT WITH CURB. EXPOSE AND CLEAN EXISTING REINFORCING.
3 24" BAR - LAP OR WELD, IF DIRECTED.

5 A3.0 CONCRETE TO CONCRETE STANDARD PAVEMENT TIE-IN
SCALE: N.T.S. (SEE NOTES)

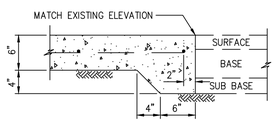


NOTE:
SOIL SHALL BE COMPACTED IN ACCORDANCE WITH SPECIFICATONS PRIOR TO FURTHER ROADWAY CONSTRUCTION.

6 A3.0 MONOLITHIC CONCRETE CURB & GUTTER DETAIL
SCALE: N.T.S.

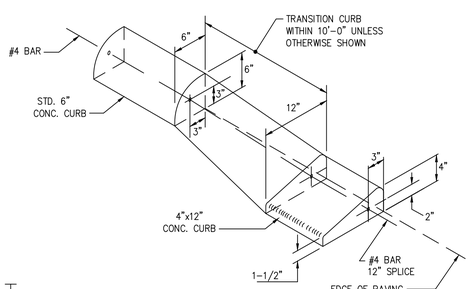


7 A3.0 SAW-CUT CONTRACTION JOINT DETAIL
SCALE: N.T.S.



1 HEADER REQUIRED FOR ALL CONCRETE TO ASPHALT AREAS.

8 A3.0 CONCRETE TO ASPHALT STANDARD PAVING HEADER
SCALE: N.T.S.



9 A3.0 TYPICAL CURB TRANSITION
SCALE: N.T.S.

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FLITE BANKING CENTERS, LLC
AMERICAN FORK, UT

LICENSED PROFESSIONAL ENGINEER
JOANNA GRAHAM
12888197-2202
STATE OF UTAH
6/23/2025

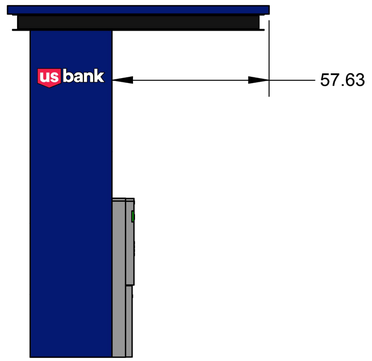
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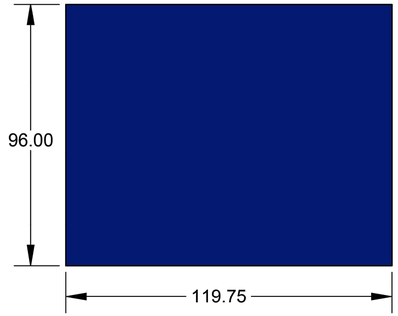
DESIGNED BY: KNP
DRAWN BY: KNP
CHECKED BY: DNP
DATE: 06/23/2025
KIMLEY-HORN PROJECT NO. 196235019

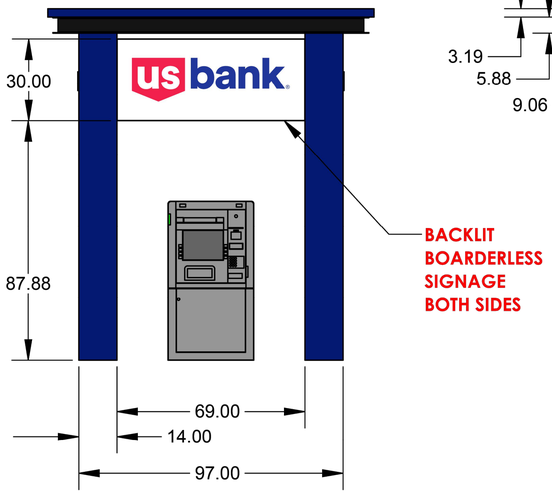
ATM & BOLLARD PLAN

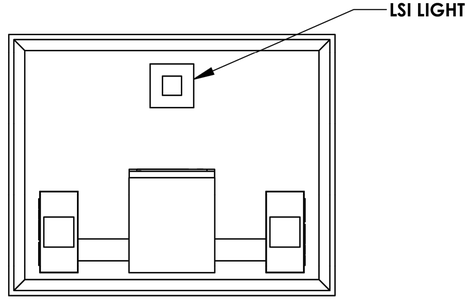
SHEET NUMBER
C2-20

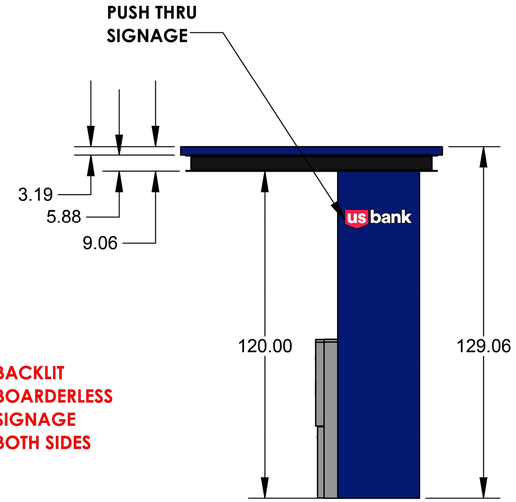


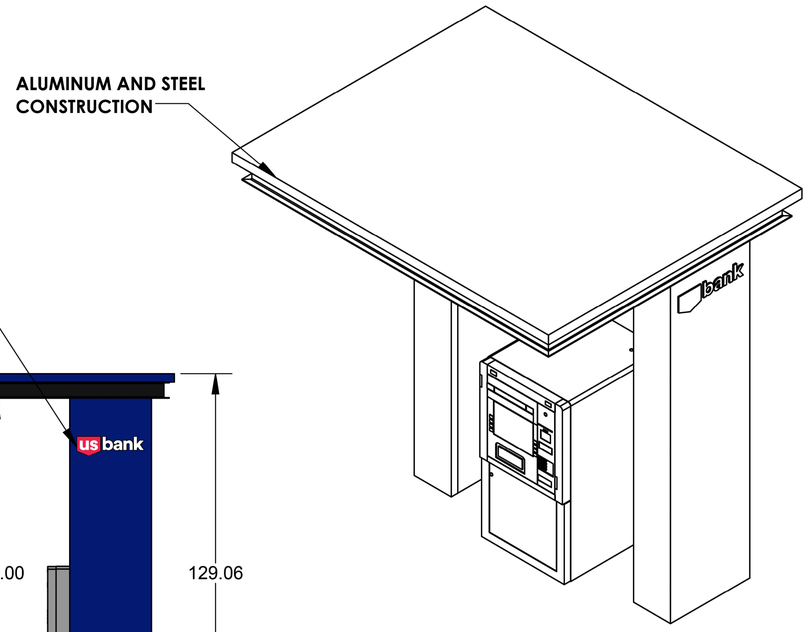












UNIT TYPE: CANOPY	
UNIT #: 6072.25	ATM: DIEBOLD DN 490
POWER REQUIREMENTS	120V/20A/2400W MAX (IF APPLICABLE)
SHIPPING	STANDARD LTL
OTHER	Blue 2748 C Black

1. THIS DOCUMENT IS FOR REFERENCE ONLY AND SHOULD ONLY BE USED TO APPROVE PRODUCT SIZE AND SPECIFICATIONS.
2. ATM HEIGHT SHOWN IS BASED ON THE HIGHEST OPERATING POINT (HOP) RECOMMENDED BY THE ATM MANUFACTURER IN RELATION TO THE WALK/DRIVE SURFACE. THE PRODUCT SHOWN IS PLACED IN THE RECOMMENDED LOCATION ACCORDING TO INTERNAL SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED, AND DOES NOT TAKE INTO ACCOUNT SPECIFIC SITE CONDITIONS. STERLING ATM IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THIS DOCUMENT AND THE ACTUAL ATM LOCATION, OR ANY FITMENT ISSUES THAT ARISE DUE TO SITE CONDITIONS.

CUSTOMER SIGNATURE	DATE
[s:a:r]	[d:a:r]
PID#: XXXX-XXXX-XXXX	

STERLING ATM

REVISION #: 2

DRAWN BY: Skyler D
COLOR BY : Casey A

DATE: 05/14/2024

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AMERICAN FORK, UT

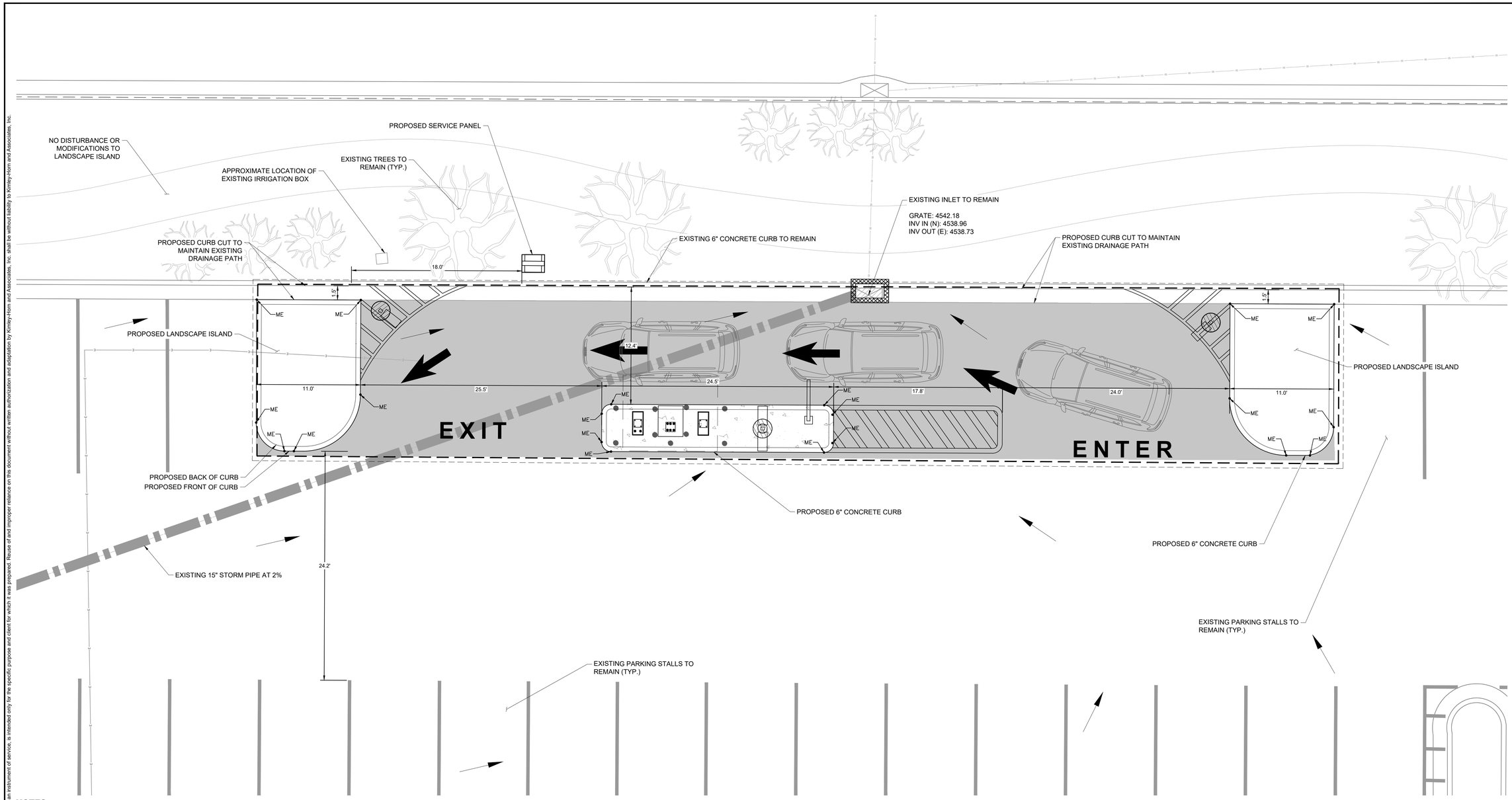
LICENSED PROFESSIONAL ENGINEER
JOANNA GRAHAM
12888197-2202
STATE OF UTAH
6/23/2025

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DESIGNED BY: KNP
DRAWN BY: KNP
CHECKED BY: DNP
DATE: 06/23/2025
KIMLEY-HORN PROJECT NO. 196235019

ATM CANOPY DETAIL

SHEET NUMBER
C2-21



NOTES

1. STRIPING ON ALL CURBS, PAVEMENT, AND TRAFFIC ARROWS SHALL BE PAINTED WHITE.
2. LETTERING "ENTER" AND "EXIT" SHALL BE PAINTED WHITE.
3. CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS.
4. CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION TO EXISTING GRADES.
5. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN. THE CONTRACTOR IS TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

SITE PLAN LEGEND

	PROPOSED CONCRETE PLACEMENT
	SAW CUT LINE
	CONSTRUCTION LINE
	SERVICE PANEL TO BE INSTALLED
	EXISTING STORM INLET
	DRAINAGE FLOW ARROW
ME	MATCH EXISTING

DISCLAIMER

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CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND IS TO ALERT THE ENGINEER AND FLITE BANKING CENTERS OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH FLITE BANKING CENTERS PM FOR ALL FINAL PLACEMENTS OF INFRASTRUCTURE.

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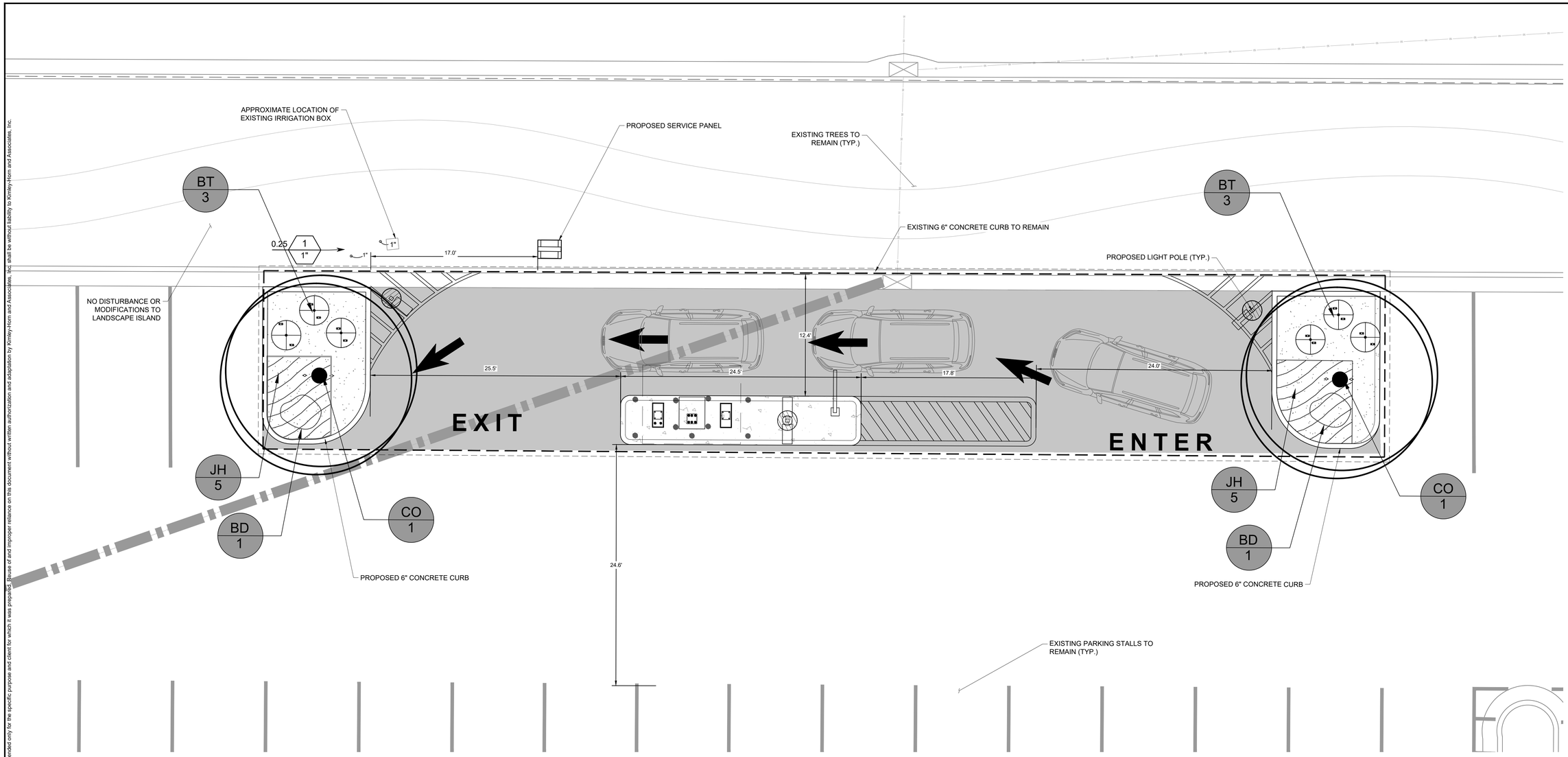
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KIMLEY-HORN PROJECT NO.	196235019

GRADING & DRAINAGE PLAN

SHEET NUMBER
C3-00

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LANDSCAPE NOTES:

1. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL. SEE 2900 SPECIFICATION.
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
5. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
6. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
7. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME SHOWN IN THE 02900 SPEC.
12. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
13. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE 02900 SPEC. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
14. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
15. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
16. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF FOUR INCHES.
17. REFER TO WALMART SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
18. WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED, SECTION 2900, 2.14 A..
19. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
20. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
21. EXISTING TREES TO BE CORRECTIVELY PRUNED BY A CERTIFIED ARBORIST WITH THE DIRECTION OF THE LANDSCAPE ARCHITECT.

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT/SPREAD	CAL.
TREES							
	CO	2	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B&B	6-8' HT. X 2-3' SPR.	2.5" CAL.
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	
SHRUBS							
	BT	6	BERBERIS THUNBERGII	JAPANESE GREENLEAF BARBERRY	5 GAL.	AS SHOWN ON PLAN	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	
GROUND COVERS							
	JH	10	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	5 GAL.	60" O.C.	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	
BOULDERS							
	BD	2	N/A	BOULDER	4' X 2'	N/A	

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CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND IS TO ALERT THE ENGINEER AND FLITE BANKING CENTERS OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH FLITE BANKING CENTERS PM FOR ALL FINAL PLACEMENTS OF INFRASTRUCTURE.

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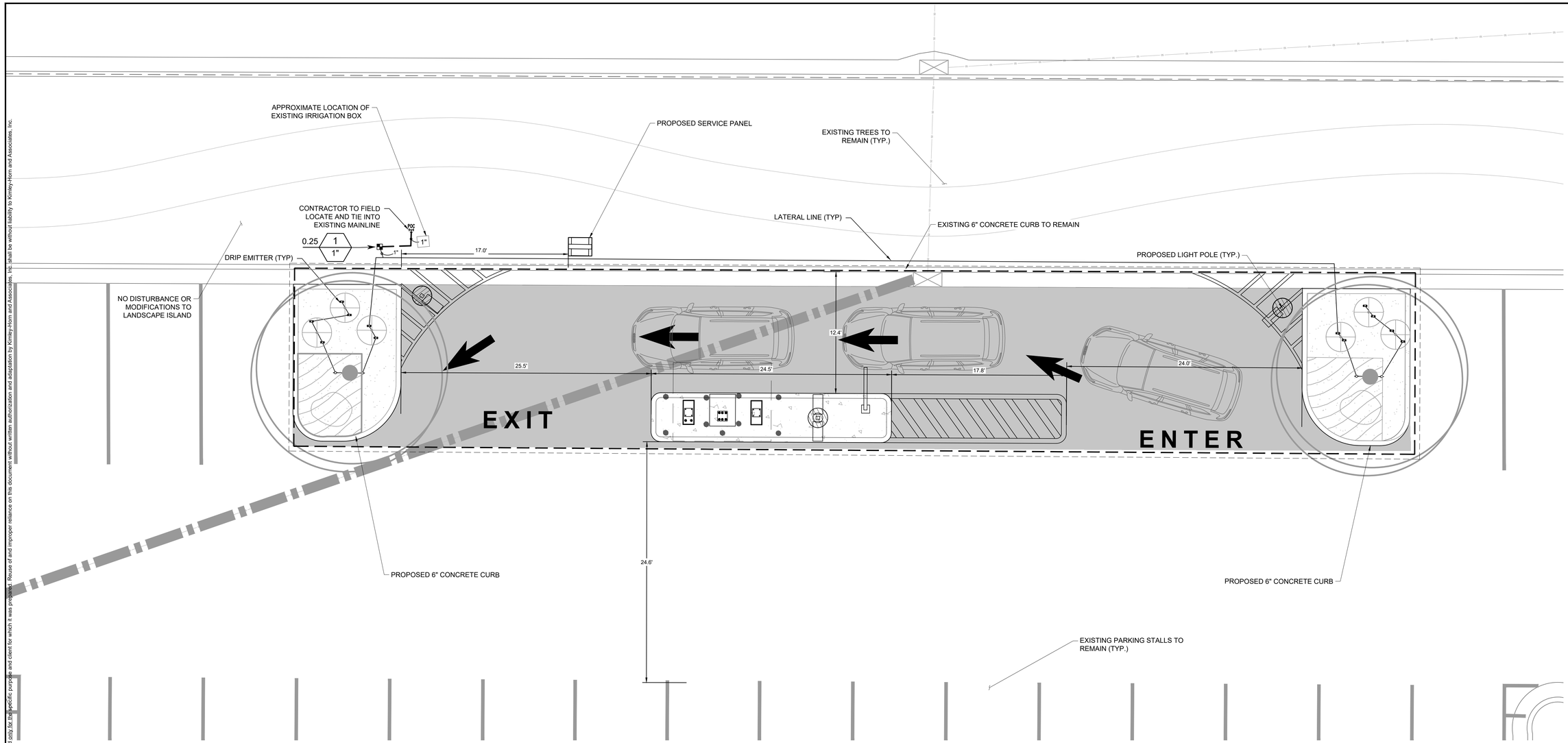
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LANDSCAPE PLAN

SHEET NUMBER
C4-00

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IRRIGATION NOTES:

1. THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
2. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
3. ALL CONSTRUCTION SHALL CONFORM TO TOWN, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
4. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
5. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE. REFER TO CRITICAL ANALYSIS FOR ASSUMED STATIC PRESSURE.
6. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
7. IRRIGATION DESIGN IS SCHEMATIC ONLY. FULL AND COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
9. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
10. IRRIGATION CONTRACTOR TO COORDINATE POWER SUPPLY TO ELECTRIC CONTROLLERS WITH ELECTRICAL CONTRACTOR.
11. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
12. IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN, ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
13. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS, AS SPECIFIED.
12. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
13. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
14. INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES. FINAL LOCATION SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
15. CONTRACTOR TO COORDINATE LOCATION OF ALL METERS AND BACKFLOW ASSEMBLIES WITH PROJECT OWNER.
16. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
17. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
18. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
19. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
20. SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE. OPEN CUT IS NOT AN OPTION.
21. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
22. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
23. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN VALVE BOXES.
24. ALL UNSIZED PIPE SHALL BE 3/4" UNLESS OTHERWISE NOTED ON PLAN. SEE LATERAL PIPE SIZING REQUIREMENTS.
25. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT. UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
26. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
27. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND DRIP INDICATOR.
28. IRRIGATION CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET APPROPRIATE FOR ITS LOCATION. (INDOOR VS. OUTDOOR USE)
29. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
30. LOCATE THE AUTOMATIC RAIN / FREEZE SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRINKLER HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.
31. CONTRACTOR SHALL PERFORM HYDRO-TESTING OF MAIN LINES.

HYDRO-TESTING TO BE PERFORMED AS LISTED:

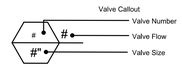
THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING. PRIOR TO BACKFILLING, CONTRACTOR SHALL FILL PIPING WITH WATER, IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, TAKING CARE TO PURGE THE AIR FROM IT. A SMALL, HIGH PRESSURE PUMP OR OTHER MEANS OF MAINTAINING A CONTINUOUS WATER SUPPLY SHALL BE CONNECTED TO THE PIPING AND SET SO AS TO MAINTAIN 125 PSI FOR TWO (2) HOURS WITHOUT INTERRUPTION. CONTRACTOR SHALL MAKE ANY NECESSARY CORRECTIONS AND RETEST THE SYSTEM UNTIL THE OWNER'S REPRESENTATIVE IS SATISFIED THAT THE SYSTEM IS REASONABLY SOUND.

32. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS.
33. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 ½" ELECTRICAL CONDUIT.
34. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
35. ALL UNIMPROVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.
36. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-LC WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.	1
0.5 1.0 2.0	RAIN BIRD XBCV-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH=BLUE, 1.0 GPH=BLACK, AND 2.0 GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. WITH CHECK VALVE.	16

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
POC	POINT OF CONNECTION 1" TIE INTO EXISTING IRRIGATION MAIN LINE	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	149.1 LF
	IRRIGATION MAINLINE: PVC SCHEDULE 40	4.8 LF



DISCLAIMER

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CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND IS TO ALERT THE ENGINEER AND FLITE BANKING CENTERS OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH FLITE BANKING CENTERS PM FOR ALL FINAL PLACEMENTS OF INFRASTRUCTURE.

811 Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 2.5 5 10

NORTH

Kimley»Horn
6200 SOUTH SYRACUSE WAY, SUITE 300,
GREENWOOD VILLAGE, CO 80111
Main: 615.564.2701 | www.kimley-horn.com
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WALMART #2511 ATM ADDITION
FLITE BANKING CENTERS, LLC
AMERICAN FORK, UT

LICENSED PROFESSIONAL ENGINEER
JOANNA GRAHAM
12888197-2202
STATE OF UTAH
6/23/2025

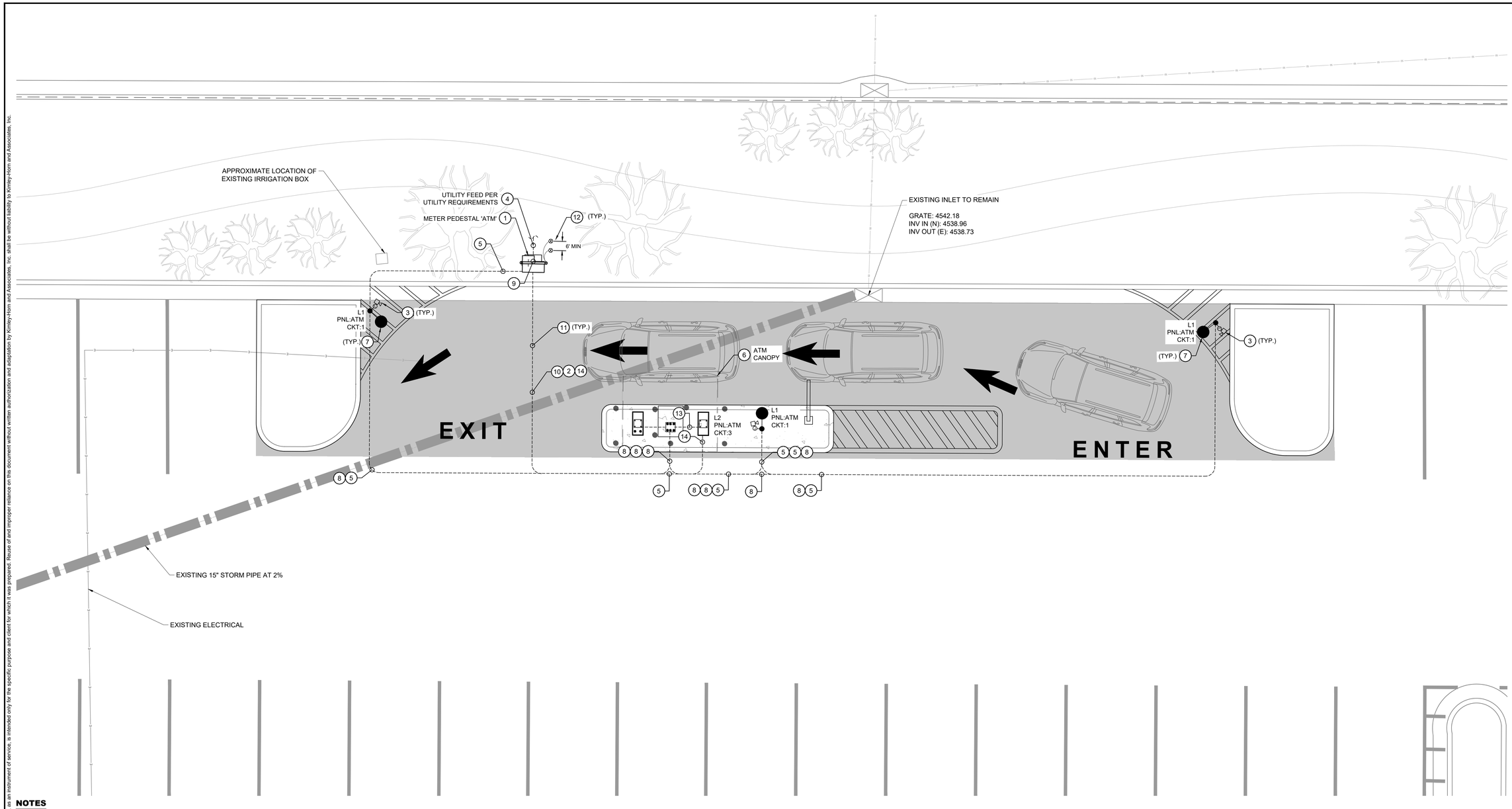
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DESIGNED BY:	KNP
DRAWN BY:	KNP
CHECKED BY:	DNP
DATE:	06/23/2025
KIMLEY-HORN PROJECT NO.	196235019

IRRIGATION PLAN

SHEET NUMBER
C4-01

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTES

1. STRIPING ON ALL CURBS, PAVEMENT, AND TRAFFIC ARROWS SHALL BE PAINTED WHITE.
2. LETTERING "ENTER" AND "EXIT" SHALL BE PAINTED WHITE.
3. CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS.
4. CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION TO EXISTING GRADES.

SITE PLAN LEGEND	
	PROPOSED ELECTRICAL CONDUIT
	SERVICE PANEL TO BE INSTALLED

CONSTRUCTION NOTES

1. NEW 100A, 120/240V, 2P, 1ϕ, 3W, NEMA 3R, 22 KAIC METER RACK CONTAINING SERVICE METER AND DISCONNECT PANEL, SURGE PROTECTION DEVICE, DISTRIBUTION PANEL, AND PHOTOCELL ON CONCRETE PAD.
2. PROVIDE (2) #10 AWG CONDUCTORS FOR PRIMARY ATM UNIT POWER, AND (2) #12 AWG CONDUCTORS FOR AUXILIARY ATM POWER AND (1) #10 AWG GROUND IN (1) 1" SCHED. 40 PVC CONDUIT.
3. INSTALL ALL CAMERA CONTROLLERS AND CONDUIT AS REQUIRED PER CITY ORDINANCE. MOUNT CAMERA TO LIGHT POLE AND COORDINATE JUNCTION BOX LOCATION WITH OWNER PRIOR TO ROUGH-IN. FUTURE CAMERA POWER AND COMMUNICATIONS BY OTHERS.
4. REFER TO ELECTRICAL RISER DIAGRAM FOR CONTINUATION OF ELECTRICAL SERVICE FEEDER. FIELD VERIFY THE ROUTING, AND ROUTE BELOW GROUND.
5. (2) #12 AWG CONDUCTORS AND (1) #12 AWG GROUND FOR SITE LIGHTING IN (1) 1" SCHED. 40 PVC CONDUIT.
6. ATM CANOPY NOT SHOWN. COORDINATE FINAL ALWAYS-ON CANOPY LIGHT LOCATION WITH CANOPY PROVIDER. ROUTE CONDUIT AND CONDUCTORS TO CANOPY LIGHT AND CONNECT FOR A COMPLETE SYSTEM.
7. LIGHT FIXTURE. CONTRACTOR TO COORDINATE FIXTURE COLOR WITH OWNER. LIGHTING TO BE CONTROLLED VIA PHOTOCELL INSTALLED ON METER PEDESTAL.
8. (1) 1" SCHED. 40 PVC CONDUIT FOR FUTURE CAMERA COMMUNICATIONS.
9. (3) #3 AWG CONDUCTORS AND (1) #8 AWG GROUND IN (1) 1.5" SCHED. 40 PVC CONDUIT FROM UTILITY METER TO PANEL ATM.
10. (1) 2" SCHED. 40 PVC CONDUIT FOR FUTURE USE. CAP AT EQUIPMENT RACK.
11. TYPICAL TRENCH
12. GROUND ROD
13. (1) 1" SCHED. 40 PVC CONDUIT FOR CANOPY COMMUNICATIONS.
14. (2) #12 AWG CONDUCTORS AND (1) #12 AWG GROUND FOR CANOPY LIGHTING IN (1) 1" SCHED. 40 PVC CONDUIT.

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WALMART #2511 ATM ADDITION
FLITE BANKING CENTERS, LLC
AMERICAN FORK, UT

LICENSED PROFESSIONAL ENGINEER
JOANNA GRAHAM
12888197-2202
STATE OF UTAH
6/23/2025

No.	REVISIONS REVISION DESCRIPTION	DATE dd/mm/yyyy	BY XXX
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DESIGNED BY:	KNP
DRAWN BY:	KNP
CHECKED BY:	DNP
DATE:	06/23/2025
KIMLEY-HORN PROJECT NO.	196235019

UTILITY PLAN

SHEET NUMBER
C5-00

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Planning Commission Staff Report
Meeting Date: July 16, 2025

Agenda Topic

Review and action on an application for a Commercial Site Plan, known as Rock Canyon Oil, located at approximately 1669 S 580 E, American Fork City. The Commercial Site Plan will be on approximately 2.88 acres and will be in the Industrial (I-1) Zone.

BACKGROUND INFORMATION		
Location:		1669 S 580 E
Project Type:		Commercial Site Plan
Applicants:		Gary Maxwell
Existing Land Use:		Design Industrial
Surrounding Land Use:	North	Design Industrial
	South	Design Industrial
	East	Institutional Lands, Schools, and Public Facilities
	West	Design Industrial
Existing Zoning:		Industrial
Surrounding Zoning:	North	Industrial
	South	Industrial
	East	Unincorporated
	West	Industrial

Background

The applicant has applied for a Commercial Site Plan to develop additional equipment for their oil refinery process. The project looks to develop a new processing skid, boiler awning and cooling tower.

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. N/A

Findings of Fact

1. The Commercial Site Plan MEETS the requirements of Section 17.6.101.

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

Potential Motions – Commercial Site Plan

Approval

I move to approve the proposed Commercial Site Plan, located at approximately 1669 S 580 East, American Fork City, in the I-1 Industrial Zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Commercial Site Plan, located at approximately 1669 S 580 East, American Fork City, in the I-1 Industrial Zone.

Table

I move to table action for the proposed Commercial Site Plan, located at approximately 1669 S 580 East, American Fork City, in the I-1 Industrial Zone, and instruct staff/developer to……..

ROCK CANYON OIL
SITE PLAN

1669 S 580 E
AMERICAN FORK, UT 84003

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

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

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

__KRB__ [Applicant Initial] This is the __3rd__ [Ex: 1st] complete re-submittal of the subdivision constituting the start of the __3rd__ [Same Number] Review Cycle.

NARRATIVE

I. THIS AMENDED SITE PLAN IS TO ALLOW THE INSTALLATION OF NEW PROCESS EQUIPMENT THAT REPLACES EXISTING PROCESS EQUIPMENT ON-SITE. THE NEW EQUIPMENT REQUIRES AN ADJUSTMENT TO THE CONTAINMENT WALL AS SHOWN ON THE AMENDED SITE PLAN.

CITY APPROVALS / COMMENTS

Next Step:
Proceed to Planning Commission 07/16/2025

American Fork City Development Review

Sewer/Storm Drain Division Reviewed ahardy 07/08/2025	Planning and Zoning Reviewed Areed 07/08/2025
Streets Division Reviewed cchaffin 07/09/2025	Fire Department Reviewed M. Sacco 07/10/2025
EC/LID Reviewed tmezenen 07/10/2025	Engineering Division Reviewed rburkhill 07/09/2025
Communications Reviewed MHunsaker 07/08/2025	

No Comments

No comments

SHEET INDEX

C0	COVER
C1	SITE PLAN / OUTDOOR STORAGE
C3	GRADING AND DRAINAGE PLAN
SW1	SWPPP
GN1	GENERAL NOTES
S1	CONTAINMENT WALL DETAILS
LS1	LANDSCAPE PLAN
ELV	PROCESS EQUIPMENT ELEVATIONS

ENGINEER

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

DEVELOPER

ROCK CANYON OIL
1669 S 580 E
AMERICAN FORK, UT 84003
PH. 801-756-2324
FAX. 801-756-2323

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

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

STATE OF UTAH — KENNETH R. BERG — 06/23/2025 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
	06/23/2025

PROJECT

AMENDED SITE PLAN

DESCRIPTION

SITE PLAN SUBMITTAL

SHEET NAME	SHEET NUMBER
SUBMITTAL	0

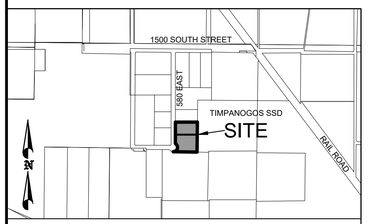
AF # P-2025-00224

LIGHTING NOTES

NO NEW EXTERIOR LIGHTING IS PROPOSED WITH THIS AMENDMENT

CONTACT LIST

CIVIL ENGINEER		
BERG CIVIL ENGINEERING		(801) 492-1277
GEOTECHNICAL ENGINEER		
AMERICAN FORK CITY PLANNING DEPT.		(801) 763-3060
AMERICAN FORK CITY PUBLIC WORKS		(801) 763-3060
UTILITIES		
AF CULINARY WATER	(JAY BREMS)	(801) 763-3060
AF PRESSURIZED IRRIGATION	(JAY BREMS)	(801) 763-3060
AF SANITARY SEWER	(ASHTON HARDY)	(801) 763-3060
AF STORM DRAIN	(ASHTON HARDY)	(801) 763-3060
AF FIRE MARSHALL	(MAT SACCO)	(801) 763-3045
AF CITY INSPECTOR	(DEE HOWARD)	(801) 763-3060
AF SWMP MANAGER	(TYLER MEZENEN)	(801) 763-3060
AF FIBER	(WILL DAVIS)	(801) 897-9826
AF IRRIGATION COMPANY	(ERNIE JOHN)	(801) 471-6576
ROCKY MOUNTIAN POWER	(TERIA WALKER)	(801) 756-1310
COMCAST	(ELYSIA VALDEZ)	(801) 401-3017
TSSD	(DAVID BARLOW)	(801) 756-5231
MITCHELL HOLLOW IRRIGATION	(DALE JONES)	(801) 768-8150
CENTURY LINK	(BILL WESTFALL)	(435) 623-4252
DOMINION ENERGY	(TRENT JOHNSON)	(801) 853-6548



VICINITY SKETCH

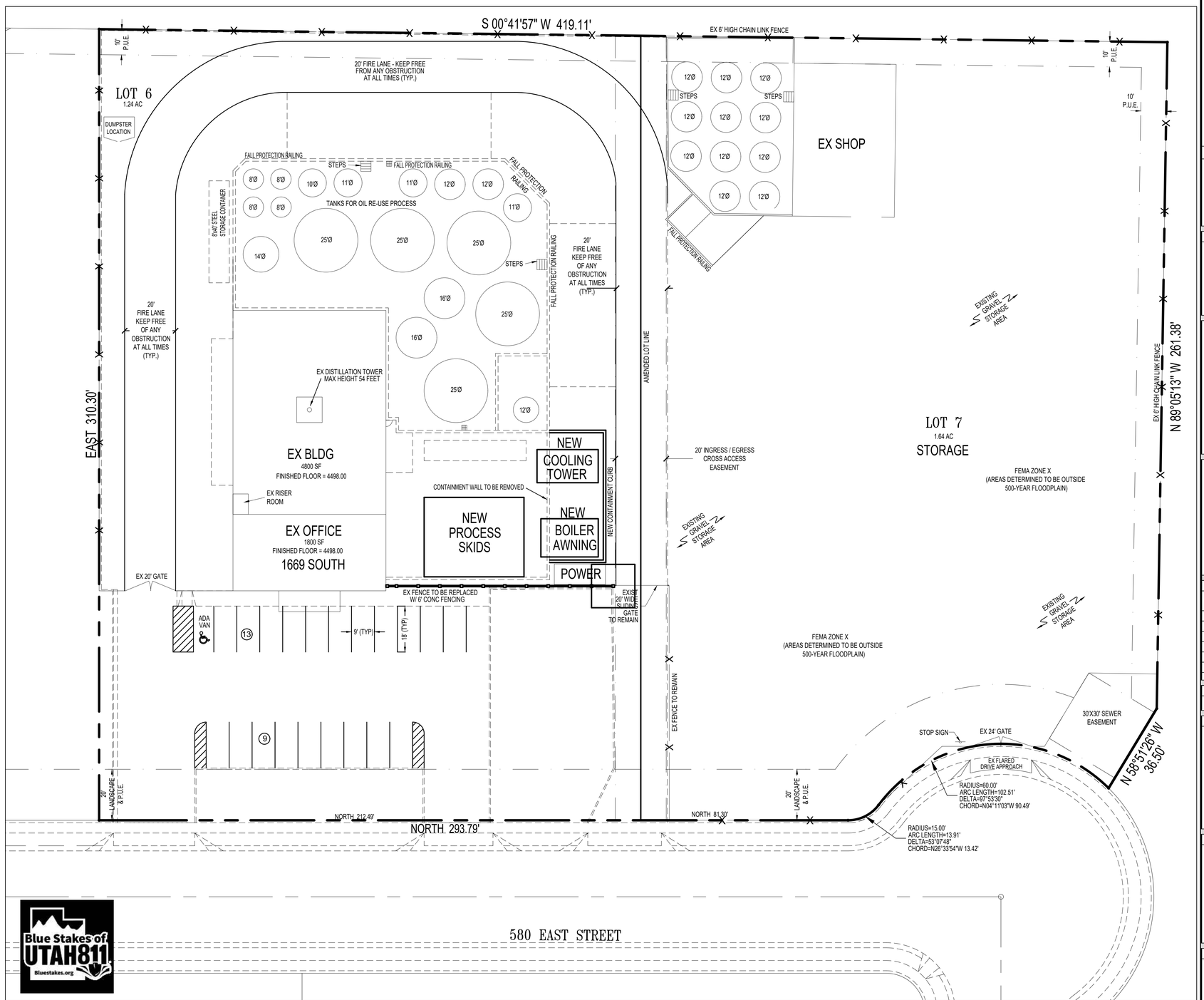
1" = 1000'

NOTES

1. BENCHMARK FOR ELEVATIONS IS THE TOP OF FINISHED FLOOR OF THE EXISTING BUILDING = 4498.00.
2. BASIS OF BEARING IS S 89°29'06" E ALONG THE SECTION LINE BETWEEN THE NORTHWEST CORNER OF SECTION 36 AND THE NORTH ¼ CORNER OF SECTION 36, T5S, R1E, SLB&M.

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- EXISTING CURB
- PROPOSED CURB
- PROPOSED SPILL CURB
- 5 FOOT CONTOUR
- 1 FOOT CONTOUR
- CULINARY WATER
- PRESSURIZED IRRIG.
- SANITARY SEWER
- STORM DRAIN
- FIRE HYDRANT



TABULATIONS

BUILDING TYPE OF CONSTRUCTION = III

TOTAL SITE	2.88 AC	100%
IMPERVIOUS (BUILDINGS & PARKING)	1.63 AC	57%
PERVIOUS (LANDSCAPE & GRAVEL)	1.25 AC	43%
EXISTING ZONING	I-1	
REQUIRED PARKING		
EX WAREHOUSE (1.5 SPACES/1000 SF)	11 SPACES	
OFFICE (3.35 SPACES /1000 SF)	9 SPACES	
TOTAL PARKING REQUIRED	20 SPACES	
STANDARD SPACES	21 SPACES	
HANDICAP SPACES	1 SPACES	
TOTAL PARKING PROVIDED	22 SPACES	

SHEET INDEX

C1	SITE PLAN
C3	GRADING PLAN
SW1	SWPPP
GN1	GENERAL NOTES
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LS1	LANDSCAPE PLAN
ELV	PROCESS EQUIPMENT ELEVATIONS

DEVELOPMENT

ROCK CANYON OIL
1669 S 580 E
AMERICAN FORK, UT 84003

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

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
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SEAL

STATE OF UTAH
R. BUM
RICHARD BERG
06/23/2025
343602
PROFESSIONAL ENGINEER

ACTION	DATE
SITE PLAN	06/23/2025

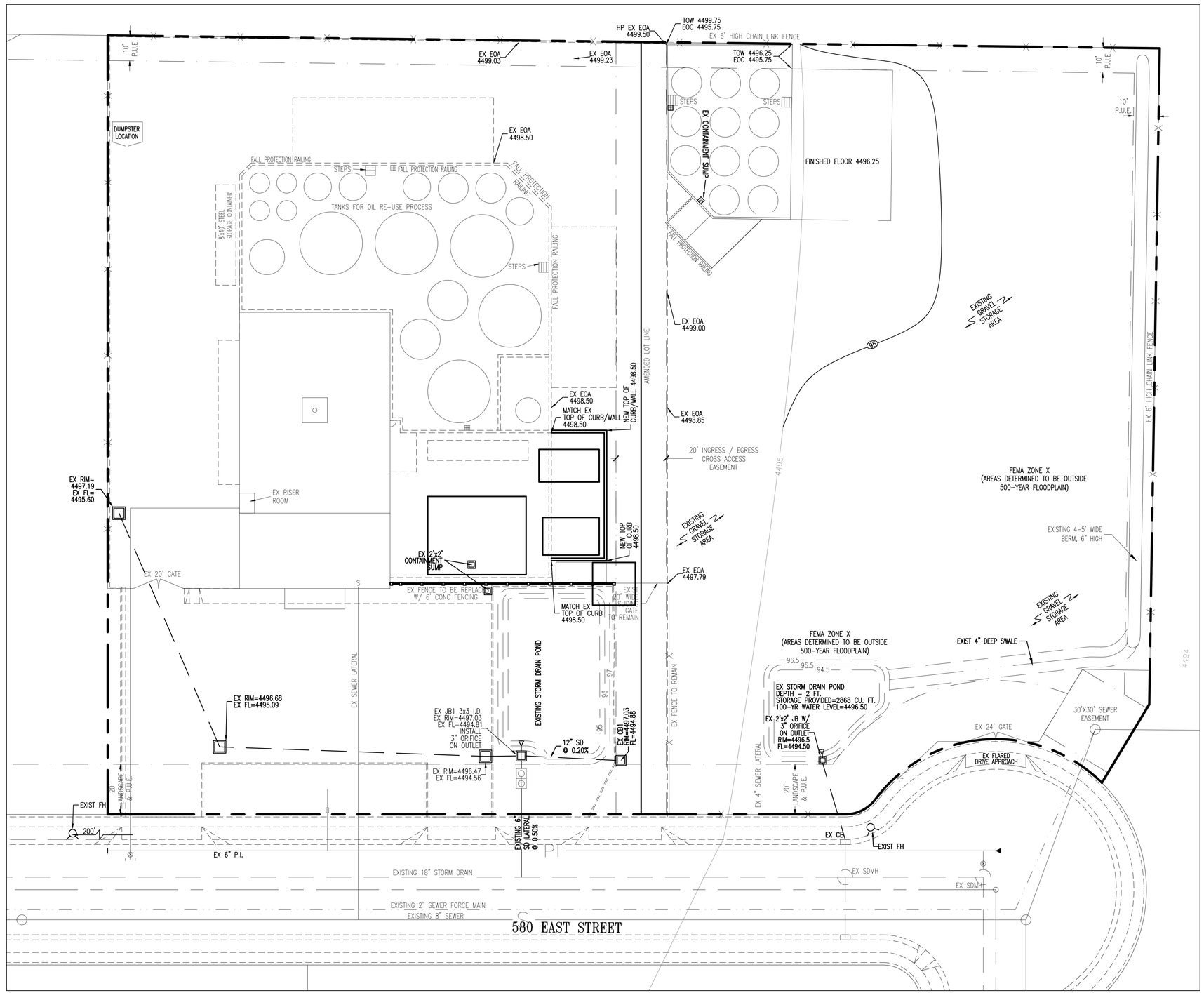
PROJECT

ROCK CANYON OIL
GARY MAXWELL
1669 S 580 E
AMERICAN FORK, UT 84003
PH. 801-756-2324
FAX. 801-756-2323

DESCRIPTION

AMENDED SITE PLAN

SHEET NAME	SHEET NUMBER
COVER	C1



DRAINAGE NOTES

ALL DRAINAGE FACILITIES ARE EXISTING. NO NEW FACILITIES ARE PROPOSED.

DEVELOPMENT

ROCK CANYON OIL
1669 S 580 E
AMERICAN FORK, UT 84003

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

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

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
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SEAL: STATE OF UTAH — R. BERG — 06/23/2025 — 343602 — REGISTERED PROFESSIONAL ENGINEER

ACTION	DATE
SITE PLAN	06/23/2025

PROJECT

ROCK CANYON OIL
GARY MAXWELL
1669 S 580 E
AMERICAN FORK, UT 84003
PH. 801-756-2324
FAX. 801-756-2323

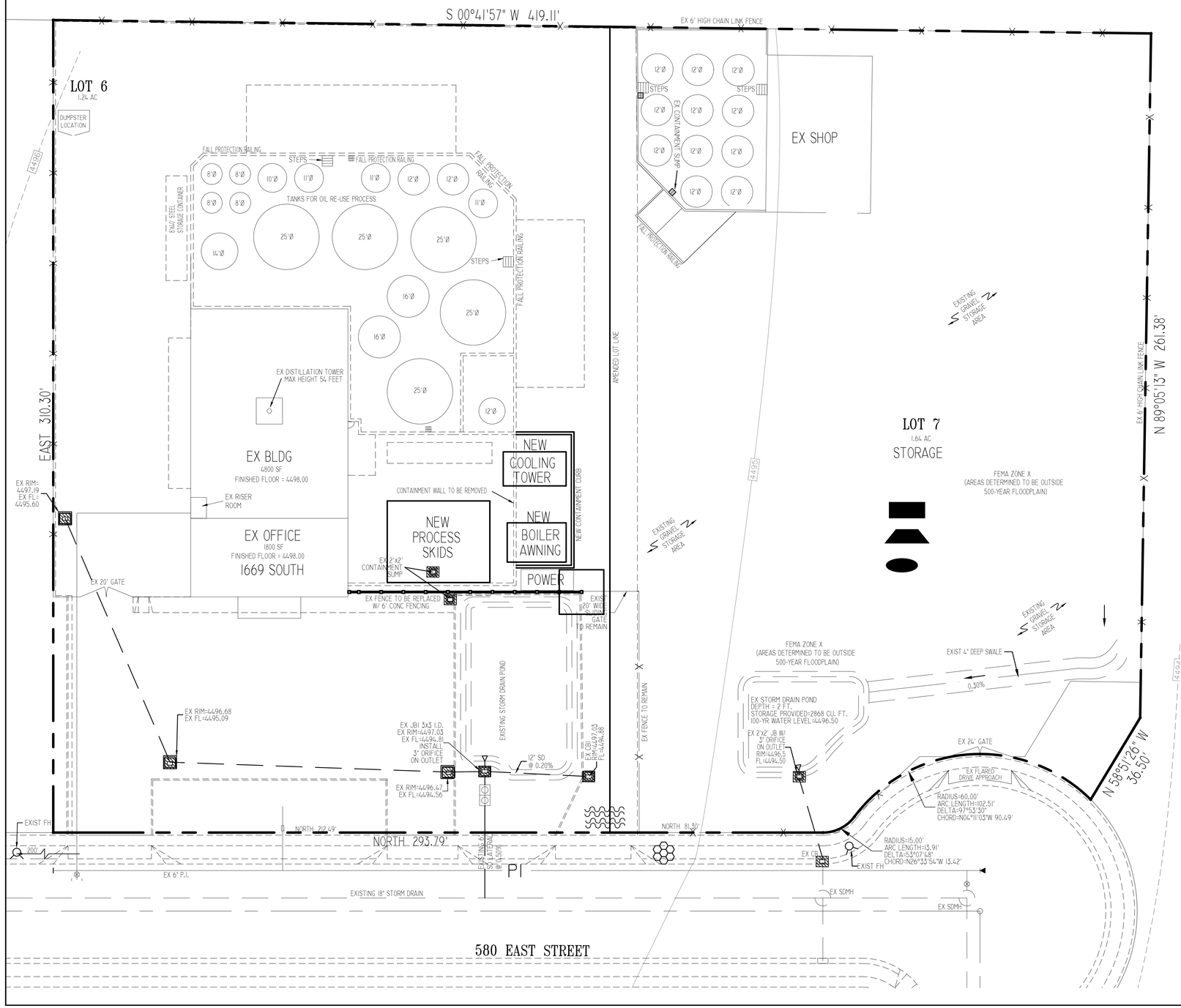
DESCRIPTION

AMENDED SITE PLAN

SHEET NAME	SHEET NUMBER
UTILITY	C3

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Blue Stakes of UTAH811 Bluestakes.org



STORM WATER FACILITY AGREEMENT

A STORM WATER FACILITY AGREEMENT IS REQUIRED FOR THIS SITE.

MAPPING LEGEND

SYMBOL	MAP UPDATING/LABEL
	PORTABLE TOILET
	TRASH BIN
	DEFINED WASHOUT AREA
	INLET PROTECTION
	SIGNAGE
	STABILIZED EXIT/PAD; EX PAVEMENT SWEEPING REQUIRED
	SILT FENCE/EARTHEN BERM
	PROJECT BOUNDARY/AREA INDICATOR
	CONSTRUCTION TRAILER/OFFICE

SWPPP CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY 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."

_____ DATE _____
KENNETH R. BERG, PE

SWPPP DATA:

CONSTRUCTION ACTIVITIES:

1) THE PROJECT CONSISTS OF A DISTURB AREA OF APPROX 1 ACRE, WITH COMMERCIAL WAREHOUSES. PLANNED ACTIVITIES INCLUDE BUILDING UNDERGROUND UTILITIES, AND ASSOCIATED CONSTRUCTION ACTIVITIES. OBTAIN UPDES NOI PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.

2) INSTALL BMP'S ACCORDING AS INDICATED IN THIS SWPPP PLAN.

3) CONTRACTOR WILL BEGIN EXCAVATION AND INSTALLATION OF UTILITY IMPROVEMENTS AND ROADS. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.18 IN THE UPDES PERMIT REGULATIONS.

4) SITE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING NOT PERMIT.

5) UPON PROJECT COMPLETION AND OBTAINING NOT PERMIT, CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

6) ESTIMATED DISTURBED AREA = 1 ACRES

7) INFILTRATION RATE FOUND AS PER SOILS REPORT SUBMITTED TO CITY = NOT SUITABLE FOR SUMPS.

8) EXISTING "C" VALUE - C=0.10
9) POST DEVELOPMENT "C" VALUE C=0.81

10) ESTIMATED DEPTH TO GROUNDWATER = 5 FEET BELOW EXIST SURFACE

11) PROJECT TO BE COMPLETED IN A SINGLE PHASE

12) ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

13) EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

14) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

Blue Stakes of UTAH 811 Bluestakes.org

DEVELOPMENT

ROCK CANYON OIL
1669 S 580 E
AMERICAN FORK, UT 84003

N

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

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ACTION	DATE
SITE PLAN	06/23/2025

PROJECT

ROCK CANYON OIL
GARY MAXWELL
1669 S 580 E
AMERICAN FORK, UT 84003
PH. 801-756-2324
FAX. 801-756-2323

DESCRIPTION

AMENDED SITE PLAN

SHEET NAME	SHEET NUMBER
SWPPP	SW1

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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. CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, P 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.
17. ALL TRENCHES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS OR SECURELY PLATED DURING NONWORKING HOURS.
18. TRENCHES OUTSIDE THESE AREAS SHALL BE BACKFILLED OR SHALL BE PROTECTED BY APPROVED TEMPORARY FENCING OR BARRICADES DURING NONWORKING HOURS. CLEAN UP SHALL FOLLOW CLOSELY BEHIND THE TRENCHING OPERATION.
19. ALL TREES WITHIN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY FENCING PLACED A MINIMUM 15 FEET FROM THE TREE TRUNK. TREES 6 - INCHES OR GREATER AT DBH (DIAMETER BREAST HEIGHT) MUST BE PROTECTED WITH FENCING PLACED AT THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER.
20. TREES NOT INDICATED ON THE APPROVED CONSTRUCTION DRAWINGS FOR REMOVAL MAY NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE DIVISION OF ENGINEERING.
21. PERMITS TO CONSTRUCT IN THE RIGHT-OF-WAY OF EXISTING STREETS MUST BE OBTAINED FROM THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT BEFORE COMMENCING CONSTRUCTION.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF TRENCHES WITHIN THE RIGHT-OF-WAY AND PUBLIC EASEMENTS FOR A PERIOD OF ONE YEAR FROM THE FINAL ACCEPTANCE OF THE WORK, AND SHALL MAKE ANY NECESSARY REPAIRS AT NO COST TO THE CITY.
23. PAVEMENTS SHALL BE CUT IN NEAT, STRAIGHT LINES THE FULL DEPTH OF THE EXISTING PAVEMENT, OR AS REQUIRED BY THE CITY ENGINEER.
24. THE REPLACEMENT OF DRIVEWAYS, HANDICAPPED RAMPS, SIDEWALKS, BIKE PATHS, PARKING LOT PAVEMENT, ETC. SHALL BE PROVIDED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS AND THE CITY OF AMERICAN FORK STANDARD CONSTRUCTION DRAWINGS.
25. ANY MODIFICATION TO THE WORK SHOWN ON DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
26. TRAFFIC CONTROL AND OTHER REGULATORY SIGNS SHALL COMPLY WITH THE UTAH DEPARTMENT OF TRANSPORTATION TRAFFIC CONTROL GUIDELINES AND MUTCD MANUAL, CURRENT EDITION
27. PUBLIC STREET SIGNS SHALL MEET ALL CITY OF AMERICAN FORK SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A GREEN BACKGROUND
28. PRIVATE STREET SIGNS SHALL MEET ALL CITY OF AMERICAN FORK SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A BLUE BACKGROUND

TRAFFIC CONTROL

1. TRAFFIC CONTROL SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR ACCORDING TO UTAH DEPARTMENT OF TRANSPORTATION, TRAFFIC CONTROL GUIDELINES OR MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
2. ALL TRAFFIC LANES OF PUBLIC ROADWAYS SHALL BE FULLY OPEN TO TRAFFIC FROM 7:00 AM TO 9:00 AM AND FROM 4:00 PM TO 6:00 PM UNLESS AUTHORIZED DIFFERENTLY BY THE CITY ENGINEER.
3. AT ALL OTHER HOURS THE CONTRACTOR SHALL MAINTAIN MINIMUM ONE - LANE TWO - WAY TRAFFIC. TRAFFIC CIRCULATION MUST BE SUPERVISED BY A CERTIFIED FLAGGER.
4. STEADY - BURNING, TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT.
5. ACCESS FROM PUBLIC ROADWAYS TO ALL ADJOINING PROPERTIES FOR EXISTING RESIDENTS OR BUSINESSES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT FOR MAIL, PUBLIC WATER AND SANITARY SEWER SERVICE, AND EMERGENCY VEHICLES.
6. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN DETAILING THE PROPOSED MAINTENANCE OF TRAFFIC PROCEDURES. THE TRAFFIC CONTROL PLAN MUST INCORPORATE ANY TRAFFIC CONTROL DETAILS CONTAINED HEREIN.
7. THE TRAFFIC CONTROL PLAN PROPOSED BY THE CONTRACTOR MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
8. TRAFFIC CONTROL REQUIRING ROAD CLOSURES AND/ OR DETOURING MUST BE APPROVED BY THE CITY COUNCIL.

UTILITIES

1. THE CONTRACTOR SHALL GIVE NOTICE OF INTENT TO CONSTRUCT TO BLUE STAKE (TELEPHONE NUMBER 800-662-4111) AT LEAST 2 WORKING DAYS BEFORE START OF CONSTRUCTION.
2. THE IDENTITY AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY. THE CITY OF AMERICAN FORK AND THE CITY ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR DEPTHS OF UNDERGROUND FACILITIES SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF THE SAME AND FOR ANY RESULTING CONTINGENT DAMAGE.
3. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE CITY ENGINEER.

STRIPING AND SIGNING

1. ALL STRIPING MUST BE DONE FOLLOWING UTAH DEPARTMENT OF TRANSPORTATION GUIDELINES AND MUTCD MANUAL RECOMMENDATIONS, CURRENT EDITION.
2. ALL SIGNING MUST BE DONE FOLLOWING MUTCD MANUAL RECOMMENDATIONS, CURRENT EDITION.
3. ONLY SAND-BLASTING IS ALLOWED FOR REMOVAL OF EXISTING STRIPING.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF CONFLICTING EXISTING STRIPING.
5. MATERIALS USED FOR STRIPING MUST COMPLY WITH THE UTAH DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR OR DEVELOPER IS RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT (NOI) TO BE REVIEWED AND APPROVED BY THE UTAH DIVISION OF WATER QUALITY.
2. THE NOI MUST BE SUBMITTED TO UTAH DIVISION OF WATER QUALITY 45 DAYS PRIOR TO THE START OF CONSTRUCTION AND MAY ENTITLE COVERAGE UNDER THE UTAH DIVISION OF WATER QUALITY GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. A PROJECT LOCATION MAP MUST BE SUBMITTED WITH THE NOI.
3. A SEDIMENT AND EROSION CONTROL PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL IF A SEDIMENT AND EROSION CONTROL PLAN HAS NOT ALREADY BEEN INCLUDED WITH THE APPROVED CONSTRUCTION DRAWINGS. THIS PLAN MUST BE MADE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
4. A UPDES STORM WATER DISCHARGE PERMIT MAY BE REQUIRED. THE CONTRACTOR SHALL BE CONSIDERED THE PERMITTEE.
5. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORM WATER RUNOFF LEAVES THE SITE, INCLUDING WATERWAYS, OVERLAND SHEET FLOW, AND STORM SEWERS.
6. ACCEPTED METHODS OF PROVIDING EROSION/SEDIMENT CONTROL INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT BASINS, SILT FILTER FENCE, AGGREGATE CHECK DAMS, AND TEMPORARY GROUND COVER. HAY OR STRAW BALES ARE NOT PERMITTED.
7. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE OF THE WORK AREA AT ALL TIMES CONSISTENT WITH EROSION CONTROL PRACTICES.
8. DISTURBED AREAS THAT WILL REMAIN UN-WORKED FOR 30 DAYS OR MORE SHALL BE SEEDED OR PROTECTED WITHIN SEVEN CALENDAR DAYS OF THE DISTURBANCE.
9. OTHER SEDIMENT CONTROLS THAT ARE INSTALLED SHALL BE MAINTAINED UNTIL VEGETATIVE GROWTH HAS BEEN ESTABLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY SEDIMENT DEVICES AT THE CONCLUSION OF CONSTRUCTION BUT NOT BEFORE GROWTH OF PERMANENT GROUND COVER.

USE OF FIRE HYDRANTS

1. THE CONTRACTOR SHALL MAKE PROPER ARRANGEMENTS WITH THE AMERICAN FORK CITY, WATER DEPARTMENT FOR THE USE OF FIRE HYDRANTS WHEN USED FOR WORK PERFORMED UNDER THIS PROJECT'S APPROVAL.

SANITARY SEWERS

1. SANITARY SEWAGE COLLECTION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES, REGULATIONS, STANDARDS AND SPECIFICATIONS OF THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT AND THE UTAH DEPARTMENT OF HEALTH CODE AND REGULATIONS.
2. THE MINIMUM REQUIREMENTS FOR SANITARY SEWER PIPE WITH DIAMETERS 15 INCHES AND SMALLER SHALL BE REINFORCED CONCRETE PIPE ASTM C76 CLASS 3, OR PVC SEWER PIPE ASTM D3034, SDR 35.
3. PIPE FOR 6-INCH DIAMETER HOUSE SERVICE LINES SHALL BE PVC PIPE ASTM D3034, SDR 35. PVC PIPE SHALL NOT BE USED AT DEPTHS GREATER THAN 28 FEET. PIPE MATERIALS AND RELATED STRUCTURES SHALL BE SHOP TESTED IN ACCORDANCE WITH CITY OF AMERICAN FORK CONSTRUCTION INSPECTION DIVISION QUALITY CONTROL REQUIREMENTS.
4. ALL MANHOLE LIDS SHALL BE PROVIDED WITH CONTINUOUS SELF-SEALING GASKETS.
5. THE APPROVED CONSTRUCTION DRAWINGS SHALL SHOW WHERE BOLT-DOWN LIDS ARE REQUIRED.
6. SANITARY SEWER MANHOLES SHALL BE PRECAST CONCRETE OR AS APPROVED BY THE CITY ENGINEER AND CONFORM TO THE CITY OF AMERICAN FORK SANITARY MANHOLE STANDARD DRAWING. MANHOLE LIDS SHALL INCLUDE THE WORD SEWER.
7. ALL PVC SEWER PIPES SHALL BE DEFLECTION TESTED NO LESS THAN 60 DAYS AFTER COMPLETION OF BACKFILLING OPERATIONS.
8. AT THE DETERMINATION OF THE CITY ENGINEER, THE CONTRACTOR MAY BE REQUIRED TO PERFORM A TV INSPECTION OF THE SANITARY SEWER SYSTEM PRIOR TO FINAL ACCEPTANCE BY THE CITY. THIS WORK SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.
9. VISIBLE LEAKS OR OTHER DEFECTS OBSERVED OR DISCOVERED DURING TV INSPECTION SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER.
10. ROOF DRAINS, FOUNDATION DRAINS, FIELD TILE OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE STRICTLY PROHIBITED ACCORDING TO THE AMERICAN FORK CODE OF ORDINANCES.
11. ALL WATER LINES SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY, FROM SANITARY SEWERS AND STORM SEWERS, TO THE GREATEST EXTENT PRACTICABLE.
12. WHERE SANITARY SEWERS CROSS WATER MAINS OR OTHER SEWERS OR OTHER UTILITIES, TRENCH BACKFILL SHALL BE PLACED BETWEEN THE PIPES CROSSING AND SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO THE CITY STANDARD SPECIFICATIONS. IN THE EVENT THAT A WATER LINE MUST CROSS WITHIN 18 INCHES OF A SANITARY SEWER, THE SANITARY SEWER SHALL BE CONCRETE ENCASED OR CONSIST OF DUCTILE IRON PIPE MATERIAL.
13. EXISTING SANITARY SEWER FLOWS SHALL BE MAINTAINED AT ALL TIMES. COSTS FOR PUMPING AND BYPASSING SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE BID FOR THE RELATED ITEMS.
14. THE CONTRACTOR SHALL FURNISH ALL MATERIAL, EQUIPMENT, AND LABOR TO MAKE CONNECTIONS TO EXISTING MANHOLES.
15. ALL SEWER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 4 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF SEWER LINE.

WATER LINE

1. ALL WATER LINE MATERIALS SHALL BE PROVIDED AND INSTALLED ACCORDING TO CURRENT SPECIFICATIONS OF THE CITY OF AMERICAN FORK, WATER DEPARTMENT.
2. ALL PUBLIC WATER PIPE WITH A DIAMETER 3 INCHES TO 8 INCHES SHALL BE DUCTILE IRON, CLASS 53. PUBLIC WATER PIPE 12 INCHES IN DIAMETER OR LARGER SHALL BE DUCTILE IRON, CLASS 54.
3. ONLY FIRE HYDRANTS CONFORMING TO CITY OF AMERICAN FORK STANDARDS WILL BE APPROVED FOR USE.
4. PUBLIC WATER LINES SHALL BE DISINFECTED BY THE CITY OF AMERICAN FORK, WATER DEPARTMENT. REQUESTS FOR WATER LINE CHLORINATION SHALL BE MADE THROUGH THE CITY OF AMERICAN FORK, WATER DEPARTMENT. THE COST FOR CHLORINATION SHALL BE PAID FOR BY THE CONTRACTOR.
5. ALL WATER LINES SHALL BE DISINFECTED ACCORDING TO CITY OF AMERICAN FORK STANDARD SPECIFICATIONS. SPECIAL ATTENTION IS DIRECTED TO APPLICABLE SECTIONS OF AMERICAN WATER WORKS ASSOCIATION SPECIFICATION C-651, PARTICULARLY FOR FLUSHING (SECTION 5) AND FOR CHLORINATING VALVES AND FIRE HYDRANTS (SECTION 7).
6. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK, CONSTRUCTION AND MATERIAL SPECIFICATIONS. WHEN WATER LINES ARE READY FOR DISINFECTION, THE CONTRACTOR SHALL SUBMIT TWO (2) SETS OF "AS-BUILT" PLANS, AND A LETTER STATING THAT THE WATER LINES HAVE BEEN PRESSURE TESTED AND NEED TO BE DISINFECTED, TO THE CITY OF AMERICAN FORK, WATER DEPARTMENT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DISINFECTION OF ALL WATER LINES CONSTRUCTION PER THIS PLAN. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK, CONSTRUCTION AND MATERIAL SPECIFICATIONS.
8. THE CONTRACTOR SHALL PAINT ALL FIRE HYDRANTS ACCORDING TO CITY OF AMERICAN FORK STANDARDS. THE COST OF PAINTING FIRE HYDRANTS SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR FIRE HYDRANTS.
9. NO WATER TAPS OR SERVICE CONNECTIONS (E.G., TO CURB STOPS OR METER PITS) MAY BE ISSUED UNTIL ADJACENT PUBLIC WATER LINES SERVING THE CONSTRUCTION SITE HAVE BEEN DISINFECTED BY THE CITY OF AMERICAN FORK, WATER DEPARTMENT AND HAVE BEEN ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.
10. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, WATER DEPARTMENT AT (801) 763 3060 AT LEAST 24 HOURS BEFORE TAPPING INTO EXISTING WATER LINES.
11. ALL WATER MAIN STATIONING SHALL BE BASED ON STREET CENTERLINE STATIONING.
12. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE PER CITY OF AMERICAN FORK STANDARDS.
13. THE CONTRACTOR SHALL GIVE WRITTEN NOTICE TO ALL AFFECTED PROPERTY OWNERS AT LEAST 1 WORKING DAY BUT NOT MORE THAN 3 WORKING DAYS PRIOR TO ANY TEMPORARY INTERRUPTION OF WATER SERVICE. INTERRUPTION OF WATER SERVICE SHALL BE MINIMIZED AND MUST BE APPROVED BY THE CITY ENGINEER.
14. ALL WATER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 4 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF WATER LINE. WATER LINES SHALL BE SET DEEPER AT ALL POINTS WHERE NECESSARY TO CLEAR EXISTING OR PROPOSED UTILITY LINES OR OTHER UNDERGROUND RESTRICTIONS BY A MINIMUM OF 18 INCHES.

SECONDARY WATER

1. ALL SECONDARY WATER LINE MATERIALS SHALL BE PROVIDED AND INSTALLED ACCORDING TO CURRENT SPECIFICATIONS OF THE CITY OF AMERICAN FORK.
2. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK, CONSTRUCTION AND MATERIAL SPECIFICATIONS. WHEN WATER LINES ARE READY FOR DISINFECTION, THE CONTRACTOR SHALL SUBMIT TWO (2) SETS OF "AS-BUILT" PLANS, AND A LETTER STATING THAT THE SECONDARY WATER LINES HAVE BEEN PRESSURE TESTED, TO THE CITY OF AMERICAN FORK
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, SECONDARY WATER DEPARTMENT AT (801) 763 3060 AT LEAST 24 HOURS BEFORE TAPPING INTO EXISTING WATER LINES.
4. ALL SECONDARY WATER MAIN STATIONING SHALL BE BASED ON STREET CENTERLINE STATIONING.
5. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE PER CITY OF AMERICAN FORK STANDARDS.
6. ALL SECONDARY WATER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 2 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF WATER LINE. SECONDARY WATER LINES SHALL BE SET DEEPER AT ALL POINTS WHERE NECESSARY TO CLEAR EXISTING OR PROPOSED UTILITY LINES OR OTHER UNDERGROUND RESTRICTIONS BY A MINIMUM OF 24 INCHES.

STORM SEWER

1. ALL STORM WATER DETENTION AND RETENTION AREAS AND MAJOR FLOOD ROUTING SWALES SHALL BE CONSTRUCTED TO FINISH GRADE AND HYDRO - SEEDED AND HYDRO - MULCHED ACCORDING TO THE CITY OF AMERICAN FORK STANDARD SPECIFICATIONS.
2. HERE PRIVATE STORM SEWERS CONNECT TO PUBLIC STORM SEWERS, THE LAST RUN OF PRIVATE STORM SEWER CONNECTING TO THE PUBLIC STORM SEWER SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C76, WALL B, CLASS IV FOR PIPE DIAMETERS 12 INCHES TO 15 INCHES, CLASS III FOR 18 INCHES TO 24 INCH PIPES, AND 27 INCHES AND LARGER PIPE SHALL BE CLASS II, UNLESS OTHERWISE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.
3. GRANULAR BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO AMERICAN FORK CITY STANDARD SPECIFICATIONS.
4. ALL PUBLIC STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C76, WALL B, CLASS IV FOR PIPE DIAMETERS 12 INCHES TO 15 INCHES, CLASS III FOR 18 INCHES TO 24 INCH PIPES, AND 27 INCHES AND LARGER PIPE SHALL BE CLASS II, UNLESS OTHERWISE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.
5. HEADWALLS AND END WALLS SHALL BE REQUIRED AT ALL STORM SEWER INLETS OR OUTLETS TO AND FROM STORM WATER MANAGEMENT FACILITIES. NATURAL STONE AND/OR BRICK APPROVED BY THE CITY ENGINEER SHALL BE PROVIDED ON ALL VISIBLE HEADWALLS AND/OR END WALLS SURFACES.
6. STORM INLETS OR CATCH BASINS SHALL BE CHANNELIZED AND HAVE BICYCLE SAFE GRATES. MANHOLE LIDS SHALL INCLUDE THE WORD STORM.
7. STORM SEWER OUTLETS GREATER THAN 18 INCHES IN DIAMETER ACCESSIBLE FROM STORM WATER MANAGEMENT FACILITIES OR WATERCOURSES SHALL BE PROVIDED WITH SAFETY GRATES, AS APPROVED BY THE CITY ENGINEER.

MAIL DELIVERY

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT US MAIL DELIVERY WITHIN THE PROJECT LIMITS IS NOT DISRUPTED BY CONSTRUCTION OPERATIONS.
2. THIS RESPONSIBILITY IS LIMITED TO RELOCATION OF MAILBOXES TO A TEMPORARY LOCATION THAT WILL ALLOW THE COMPLETION OF THE WORK AND SHALL ALSO INCLUDE THE RESTORATION OF MAILBOXES TO THEIR ORIGINAL LOCATION OR APPROVED NEW LOCATION.
3. ANY RELOCATION OF MAILBOX SERVICES MUST BE FIRST COORDINATED WITH THE US POSTAL SERVICE AND THE HOMEOWNER.
4. BEFORE RELOCATING ANY MAILBOXES, THE CONTRACTOR SHALL CONTACT THE U.S. POSTAL SERVICE AND RELOCATE MAILBOXES ACCORDING TO THE REQUIREMENTS OF THE POSTAL SERVICE.

DEVELOPMENT

ROCK CANYON OIL
1669 S 580 E
AMERICAN FORK, UT 84003

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
R. BUTT
06/23/2025
343602
PROFESSIONAL ENGINEER

ACTION	DATE
SITE PLAN	06/23/2025

PROJECT

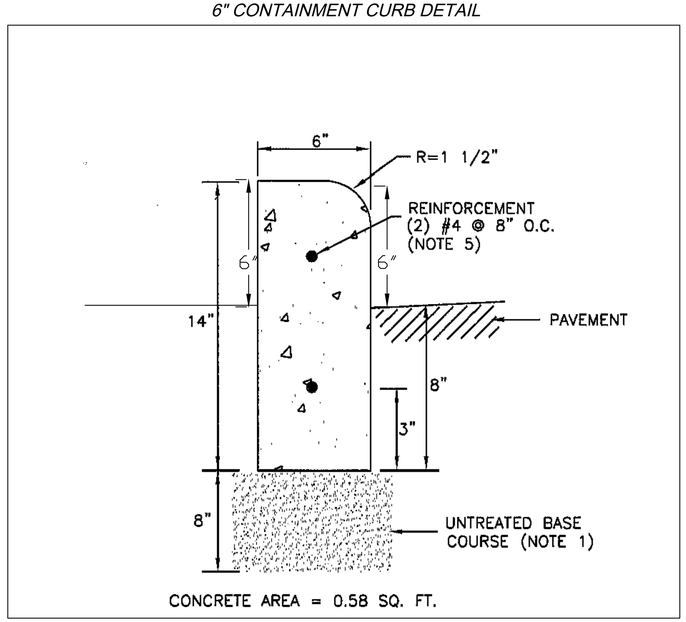
ROCK CANYON OIL
GARY MAXWELL
1669 S 580 E
AMERICAN FORK, UT 84003
PH. 801-756-2324
FAX. 801-756-2323

DESCRIPTION

AMENDED SITE PLAN

SHEET NAME	SHEET NUMBER
GENERAL NOTES	GN1

6" CONTAINMENT CURB DETAIL



DEVELOPMENT

ROCK CANYON OIL
1669 S 580 E
AMERICAN FORK, UT 84003

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
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SEAL

STATE OF UTAH
R-Berg
RYAN D. BERG
06/06/2025
343602
PROFESSIONAL ENGINEER

ACTION	DATE
SITE PLAN	06/06/2025

PROJECT

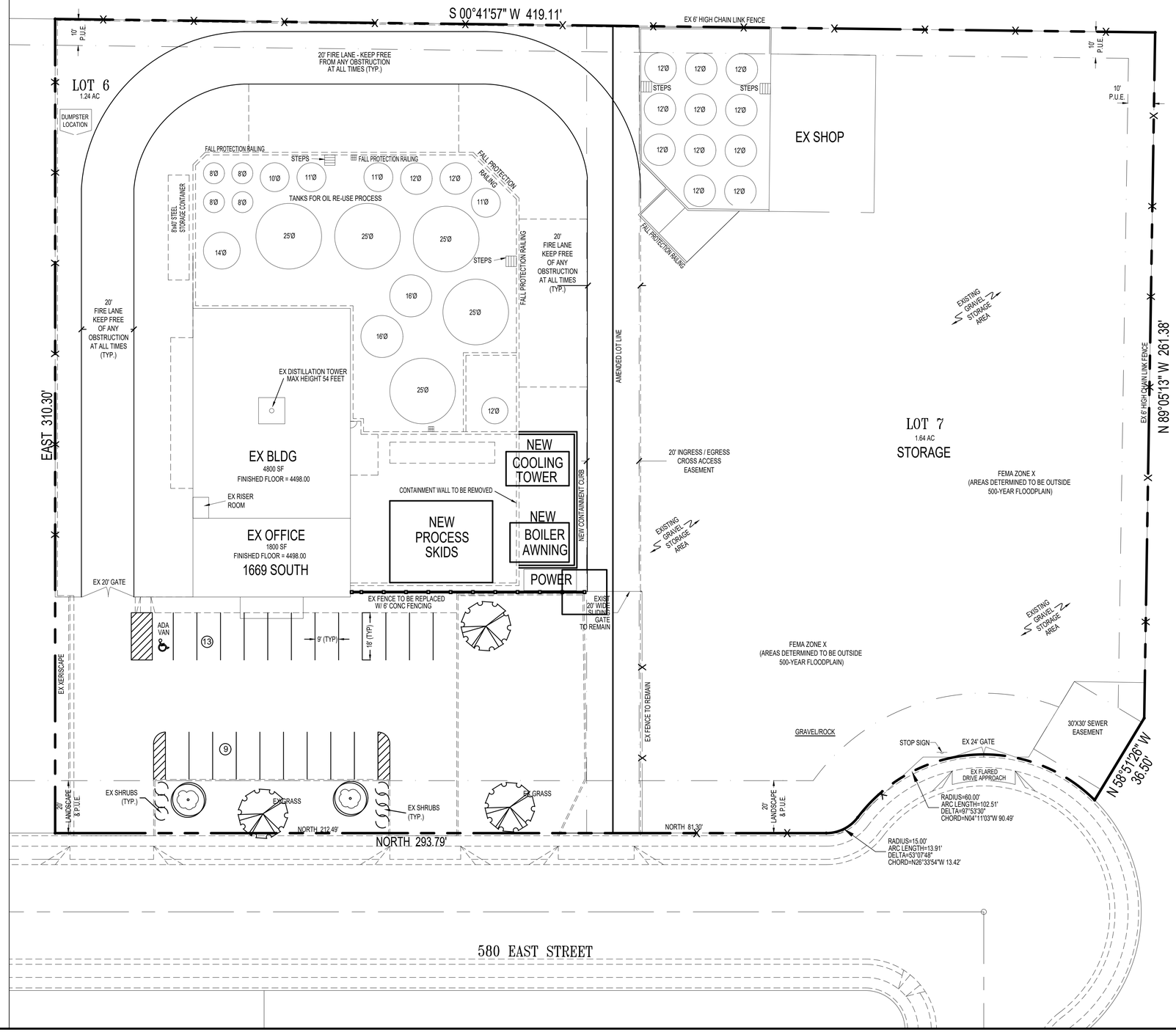
ROCK CANYON OIL
GARY MAXWELL
1669 S 580 E
AMERICAN FORK, UT 84003
PH. 801-756-2324
FAX. 801-756-2323

DESCRIPTION

AMENDED SITE PLAN

SHEET NAME	SHEET NUMBER
DETAILS	*S1*

TREE SCHEDULE				
SYMBOL	QUANTITY	COMMON NAME	SIZE	NOTES
	3	STATE STREET MAPLE	2" CAL	ALL TREES NEED TO BE 2" BALL & BURLAP.
	2	SPRING SNOW CRABAPPLE	2" CAL	ALL TREES NEED TO BE 2" BALL & BURLAP.
TOTAL	4	REQUIRED # OF TREES = 4 (SEE LANDSCAPE CALCS ON THIS PAGE)		



Blue Stakes of UTAH811 Bluestakes.org

TABULATIONS

I-1 LANDSCAPE DESIGN STANDARDS

LOT 6

TOTAL STREET FRONTAGE	213 LF
TOTAL WIDTH OF CURB CUTS	80 LF
NET STREET FRONTAGE	133 LF
1 TREE / 40 FEET OF NET STREET FRONTAGE	
133 / 40	3.3 TREES
REQUIRED TREES	4 TREES
PROVIDED TREES	4 TREES

100% SHADE TREES PROVIDED

SHEET INDEX

C1	SITE PLAN
C3	GRADING PLAN
SW1	SWPPP
GN1	GENERAL NOTES
S1	CONTAINMENT WALL DETAILS
LS1	LANDSCAPE PLAN
ELV	PROCESS EQUIPMENT ELEVATIONS

DEVELOPMENT

ROCK CANYON OIL
1669 S 580 E
AMERICAN FORK, UT 84003

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

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

REVISIONS		
NO.	DATE	DESCRIPTION
1		
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SEAL: STATE OF UTAH — K. R. BUM — 343602 — 06/23/2025 — PROFESSIONAL ENGINEER

ACTION	DATE
SITE PLAN	06/23/2025

PROJECT

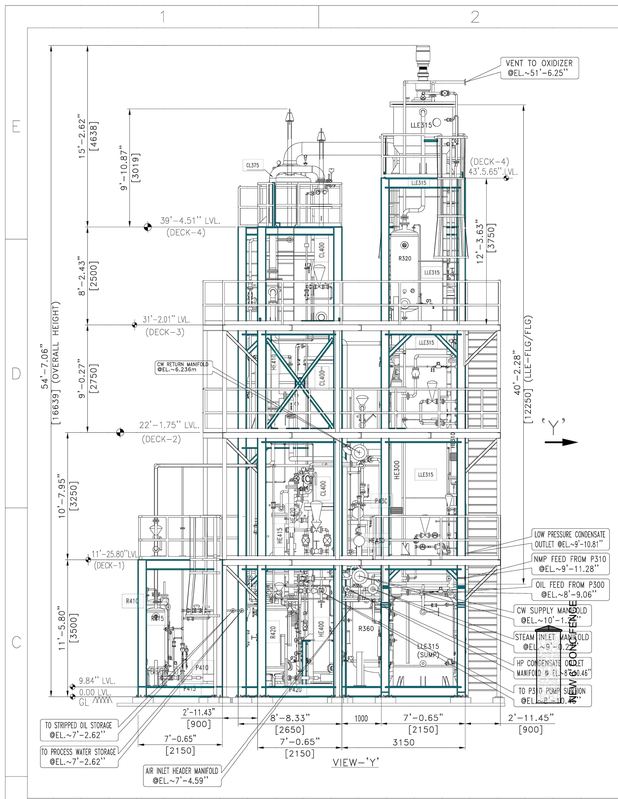
ROCK CANYON OIL
GARY MAXWELL
1669 S 580 E
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PH. 801-756-2324
FAX. 801-756-2323

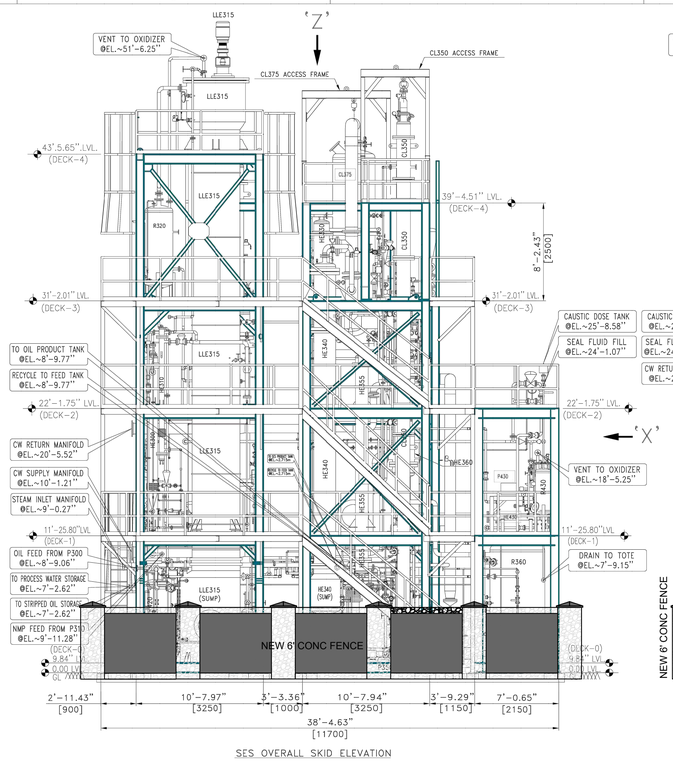
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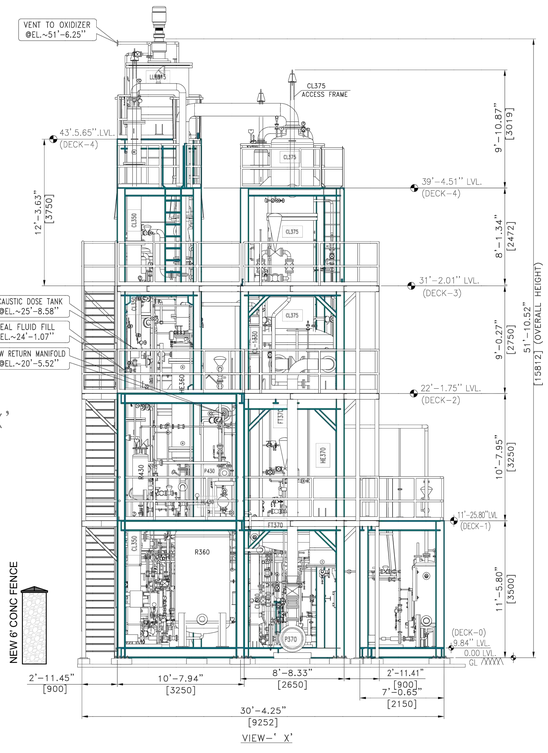
AMENDED SITE PLAN

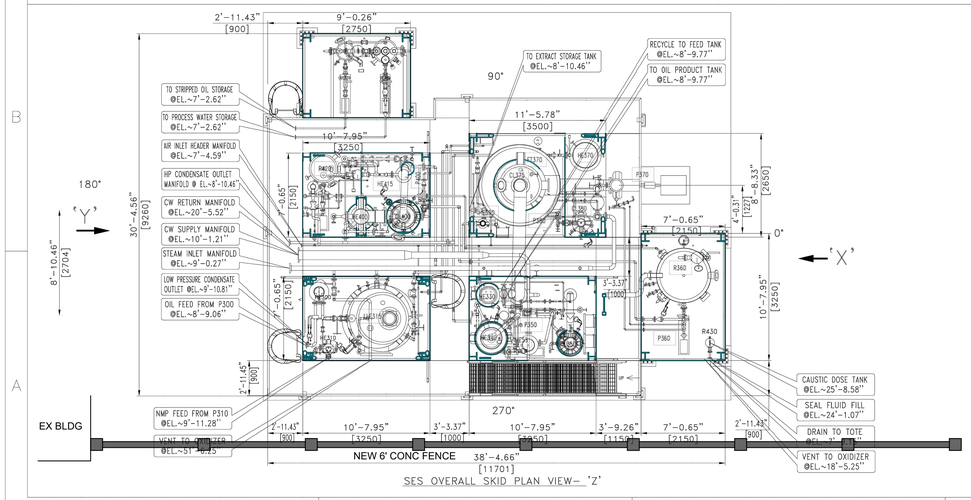
SHEET NAME	SHEET NUMBER
LANDSCAPE	*LS1*

This Drawing is the Property of HAMSA Equipment & Systems Private Limited and must not be passed on to any third person or firm not authorized by us,nor be copied/ made use in full or part by such person or firm without our prior permission in writing









LOAD DATA	EXTRACTOR SKID	RAFFINATE SOLVENT SKID	NMP RECOVERY SKID	NMP DEHYDRATION SKID	R410 DECANTER SKID	VACUUM SKID	STAIRCASE LEG	PLATFORM & WALKWAY LEG	P370 PUMP
EMPTY WEIGHT (~LBS)	52470	36596	53572	29762	2500	16534	445	880[EACH]	1763
FULL OF WATER WEIGHT (~LBS)	89066	53792	96121	38580	4180	31967	–	–	–
COVERING FLOOR AREA (Sq.ft)	75.13	75.13	99.78	75.13	63.61	75.13			

NOTES

1. ALL DIMENSIONS AND LEVELS ARE FEET & INCHES.
2. ALL ELEVATION DIM. DETAILS TAKEN FROM GROUND LEVEL OF THE SKID.
3. SKID MEMBER SIZE :UC200 H BEAM/ISMB250 FOR TOP.
4. TOP DECK OF 31–2.01" M.LVL. CL350, CL375 CL400, TOP PORTION WILL BE UNBOLTED FOR SHIPPING CONVENIENT
5. DIMENSION REFERENCE FROM SKID OUTSIDE.

R.No	DATE	DESCRIPTION	DRN	CHKD	CLRD
1	02Dec24	COMMENTS UPDATED REF.E.MAIL DT:30NOV24	PDG	EKA	
0	29Nov24	DRAWING ISSUED FOR CLIENT	PDG	EKA	

REVISION

S.NO	DATE	DCN NUMBER	ISSUED	CLRD

DESIGN CHANGE NOTE

SPACE FOR SEAL

DRAWINGS COPIED TO

CUSTOMER	ENGG	PLANNING	PROD	QC	MATERIAL

HAMSA Equipment & Systems Private Limited
No.136, Thodukkadu Village, Sriperumbudur,
602105, Tamil Nadu, India.

CLIENT: Pragomatic Environmental Solution.inc, USA [END USER:THUNDER ENERGY LLC.,Utah]
JOB NO 140
PROJECT: 700 GPH SOLVENT EXTRACTION SYSTEM
REF.DRG.NO –
TITLE: PLAN & ELEVATION DETAILS
700 GPH SOLVENT EXTRACTION SYSTEM
PROJ

SCALE	EQPT NO	QTY	ORDER/LOI REF				
NTS	SES	1 UNIT	CONTRACT DATED 3rd October,2024				
DRN	PDG	29Nov24	DRAWING NO	SHT	OF	REV	DATE
CHKD	EKA	29Nov24	140–40	1	1	-1-	02Dec24
CLRD							

DEVELOPMENT

ROCK CANYON OIL
1669 S 580 E
AMERICAN FORK, UT 84003

0 3 6 12 18
SCALE: 1"= 6'

berg
CIVIL ENGINEERING
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Alpine UI, 84004
office (801) 492–1277
cell (801) 616–1677

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
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7		

SEAL
STATE OF UTAH
R. BERG
06/23/2025
343602
PROFESSIONAL ENGINEER

ACTION	DATE
SITE PLAN	06/23/2025

PROJECT

ROCK CANYON OIL
GARY MAXWELL
1669 S 580 E
AMERICAN FORK, UT 84003
PH. 801-756-2324
FAX. 801-756-2323

DESCRIPTION

AMENDED SITE PLAN

SHEET NAME	SHEET NUMBER
PROCESS EQUIPMENT ELEVATIONS	ELV

A3

Planning Commission Staff Report
Meeting Date: July 16, 2025

Agenda Topic

Review and action on an application for a Commercial Site Plan, known as Amazon DUT2 AVI, located at approximately 1222 S 500 E, American Fork City. The Commercial Site Plan will be on approximately 36.62 acres and will be in the Planned Industrial (PI-1) Zone.

BACKGROUND INFORMATION		
Location:		1222 S 500 E
Project Type:		Commercial Site Plan
Applicants:		Kimley-Horn
Existing Land Use:		Design Industrial
Proposed Land Use:		N/A
Surrounding Land Use:	North	Design Industrial
	South	Design Industrial
	East	Design Industrial
	West	Design Industrial
Existing Zoning:		PI-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	PI-1
	South	PI-1
	East	Unincorporated Territory
	West	PI-1

Background

The applicant has applied for a Commercial Site Plan to develop an AVI tunnel for Amazon's fleet vehicles. The project looks to provide minor site improvements to add the AVI tunnel on the south side of their lot. The overall site plan will add the AVI tunnel, rearrange their fleet vehicle parking, and provide a new access route for their overall functions.

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. N/A

Findings of Fact

1. The Commercial Site Plan MEETS the requirements of Section 17.6.101.

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 Commercial Site Plan MEETS the requirements of Section 17.6.101. Staff recommends APPROVING the application.

Potential Motions – Commercial Site Plan

Approval

I move to approve the proposed Commercial Site Plan, located at approximately 1222 S 500 E, American Fork City, in the Planned Industrial (PI-1) Zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Commercial Site Plan, located at approximately 1222 S 500 E, American Fork City, in the Planned Industrial (PI-1) Zone.

Table

I move to table action for the proposed Commercial Site Plan, located at approximately 1222 S 500 E, American Fork City, in the Planned Industrial (PI-1) Zone and instruct staff/developer to……..

CITY OF AMERICAN FORK
DUT2-AVI
1222 SOUTH 500 EAST

American Fork City Development Review

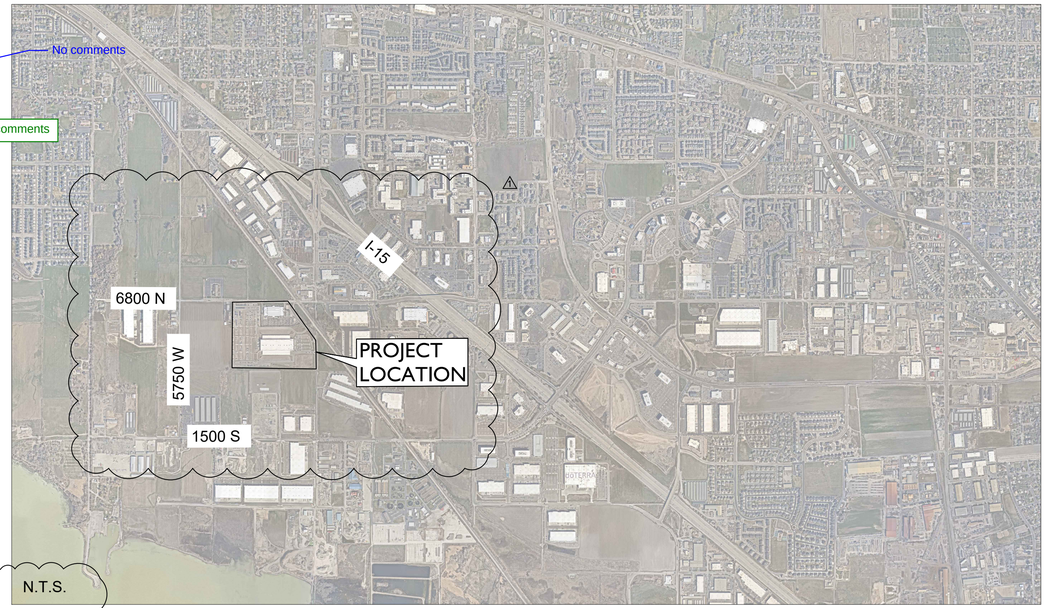
Sewer/Storm Drain Division Reviewed ahardy 07/02/2025	Water/PI Division Reviewed jbrems 07/02/2025
Public Infrastructure Reviewed dhoward 07/08/2025	Fire Department Reviewed M. Sacco 07/07/2025
EC/LID Reviewed tmezenen 07/08/2025	Engineering Division Reviewed rburkhill 07/07/2025
Streets Division Reviewed cchaffin 07/09/2025	Planning and Zoning Reviewed copperman 07/09/2025
Communications Reviewed MHunsaker 07/07/2025	

No comments

No comments

Next Step:

Proceed to Planning Commission 07/16/2025



SITE MAP

NORTH

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C–0.10	COVER SHEET
C–0.11	GENERAL NOTES
C–1.10	DEMOLITION PLAN
C–1.20	HORIZONTAL CONTROL PLAN
C–1.30	GRADING PLAN
C–1.40	EROSION CONTROL PLAN
C1.41	EROSION CONTROL DETAILS
C–5.10	DETAILS – 1
C–5.11	DETAILS – 2
C–5.12	DETAILS – 3

CLIENT:

AMAZON.COM SERVICE LLC
ZACH MARCHITTO
10885 NE 4TH STREET
BELLEVUE, WA 98004
PH: (714)307-8018

TOPOGRAPHY SOURCE:

DIAMOND LAND SURVEYING
6891 700 W. SUITE 150
MIDVALE, UT 84047
PH: (801)266-6662

ENGINEER OF RECORD:

JOANNA GRAHAM, PE
KIMLEY-HORN AND ASSOCIATES
111 EAST BROADWAY, SUITE 600
SALT LAKE CITY, UT 84115
PH: (385) 429-8103

ARCHITECT:

NELSON WORLDWIDE
1201 3RD AVENUE
SUITE 2200
SEATTLE, WA 98101
PH: (206)408-8646

GOVERNING AGENCY:

CITY OF AMERICAN FORK
MELISSA WHIE- CITY PLANNER
275 E 200 N
AMERICAN FORK, UTAH 84003
PH: (801) 763-3060

UTILITY PROVIDERS:

STORM:	CITY OF AMERICAN FORK PUBLIC WORKS	(801) 763-3060
SEWER:	CITY OF AMERICAN FORK PUBLIC WORKS	(801) 763-3060
TELECOMM:	LUMEN	(385) 479-7357
WATER:	CITY OF AMERICAN FORK PUBLIC WORKS	(801) 763-3060
ELECTRIC:	PACIFICORP	(801) 220-7233
GAS:	ENBRIDGE	(800) 323-5517

ABBREVIATIONS :

AC.	ACRES	IE	INVERT
APN	ASSESSOR'S PARCEL NUMBER	LP	LOW POINT
BLDG	BUILDING	MH	MANHOLE
BOT	BOTTOM OF PIPE	N.T.S.	NOT TO SCALE
CB	CATCH BASIN	PC	POINT OF CURVATURE
CIP	CAST-IN-PLACE	PPD	PRECISE PLAN OF DESIGN
CMU	CONCRETE MASONRY UNIT	PROP	PROPOSED
EG	EXISTING GRADE	RL	RIDGE LINE
EP	EDGE OF PAVEMENT	RG	ROUGH GRADED
ESCP	EROSION SEDIMENT CONTROL PLAN	ROS	RECORD OF SURVEY
		RS	RECORD SURVEY
ESMT.	EASEMENT	R/W	RIGHT-OF-WAY
EX	EXISTING	SF	SQUARE FEET
FF	FINISHED FLOOR ELEVATION	SWLK	SIDEWALK
FG	FINISHED GRADE	TC	TOP OF CURB
FH	FIRE HYDRANT	TG	TOP OF GRATE
FL	FLOW LINE	TOP	TOP OF PIPE
FS	FINISHED SURFACE	TP	TOP OF PAVEMENT
FW	FIRE WATER	TW	TOP OF WALL
GB	GRADE BREAK	TYP	TYPICAL
HP	HIGH POINT		

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS A FOUND RBC WITH AN ELEVATION OF 4515.167'.

FEMA FLOOD ZONE

THE SITE IS LOCATED WITHIN ZONE X. ZONE X IS AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN. ZONING INFORMATION IS BASED ON FEMA MAP #49049C0306F, PANEL 306 OF 1450, UTAH COUNTY, UTAH AND INCORPORATED AREAS. EFFECTIVE DATE JUNE 19, 2020.

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH Utility Notification Center, Inc.
1-800-662-4111
www.bluestakes.org
Dig Safely.
811 Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY CITY OF AMERICAN FORK AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN PUBLIC R.O.W. OR EASEMENTS SHALL BE INSPECTED AND APPROVED BY THE CITY OF AMERICAN FORK PUBLIC WORKS INSPECTOR AND WITH THE DEPARTMENT OF TRANSPORTATION INSPECTOR. INSPECTION SERVICES AND CONSTRUCTION CERTIFICATION TO BE PROVIDED BY ENGINEER OF RECORD.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY OF AMERICAN FORK AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON–SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
9. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE M.U.T.C.D. TO THE APPROPRIATE RIGHT–OF–WAY AUTHORITY (CITY, COUNTY, OR STATE) FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT–OF–WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS–BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY OF AMERICAN FORK PUBLIC WORKS INSPECTOR AT ALL TIMES. AS–BUILT INFORMATION TO BE GIVEN TO ENGINEER UPON PROJECT COMPLETION.
13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS–BUILT RECORD DRAWINGS.
14. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION, PRIOR TO ANY OTHER GROUND–DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.
15. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED EQUIPMENT SHALL GENERALLY BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 10:00 P.M. EVERYDAY UNLESS OTHERWISE APPROVED BY THE CITY.
16. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTOR'S SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL TEMPORARY POWER, TELEPHONE AND WATER TO THE SITE, PAYING ALL FEES EXCLUDING TAP FEES AND SYSTEM DEVELOPMENT FEES, REFERRING TO ARCHITECTURAL PLANS FOR THE EXACT LOCATION AND DIMENSIONS OF BUILDING EXITS, RAMPS, TRUCK DOCKS, AND UTILITY ENTRANCE LOCATIONS.

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	05/29/2025	
2	CITY COMMENTS	06/24/2025	

Kimley»Horn
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111 E BROADWAY, SUITE 600 SALT LAKE CITY, UT 84111
PHONE: 385-429-3176
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL ENGINEER
JOANNA GRAHAM
12888197-2202
STATE OF UTAH
06/09/2025

KHA PROJECT 195250361
DATE 06/29/2025
SCALE AS SHOWN
DESIGNED BY JG
DRAWN BY MC
CHECKED BY JG

DUT2-AVI
1222 SOUTH 500 EAST
AMERICAN FORK UT

SHEET NUMBER
C-0.10

Plotted By: Chandra Nagiah Sheet Set: Civ Layout: C-0.10 COVER SHEET June 27, 2025 10:10:53am K:\Ute_civil\195250361 – dut2-avi\CAD\plansheets\1 COVER SHEET.dwg
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GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE CITY AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN PUBLIC R.O.W. OR EASEMENTS SHALL BE INSPECTED AND APPROVED BY THE CITY PUBLIC WORKS INSPECTOR AND WITH THE DEPARTMENT OF TRANSPORTATION INSPECTOR. INSPECTION SERVICES AND CONSTRUCTION CERTIFICATION TO BE PROVIDED BY ENGINEER OF RECORD.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.

4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.

5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.

7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.

8. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.

9. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE M.U.T.C.D. TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (CITY, COUNTY, OR STATE) FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.

10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY PUBLIC WORKS INSPECTOR AT ALL TIMES. AS-BUILT INFORMATION TO BE GIVEN TO ENGINEER UPON PROJECT COMPLETION.

13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.

14. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

15. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.

16. ALL WORK WITHIN THE ADJACENT ROAD IS SUBJECT TO THE STANDARDS AND REQUIREMENTS OF THE RESPONSIBLE JURISDICTION.

17. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED EQUIPMENT SHALL GENERALLY BE LIMITED TO THE PERIOD BETWEEN 600 A.M. AND 11:00 P.M. EVERYDAY UNLESS OTHERWISE APPROVED BY THE CITY.

18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTOR'S SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

19. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL TEMPORARY POWER, TELEPHONE AND WATER TO THE SITE, PAYING ALL FEES EXCLUDING TAP FEES AND SYSTEM DEVELOPMENT FEES, REFERRING TO ARCHITECTURAL PLANS FOR THE EXACT LOCATION AND DIMENSIONS OF BUILDING EXITS, RAMPS, TRUCK DOCKS, AND UTILITY ENTRANCE LOCATIONS.

20. IN GENERAL, LIMITS OF SITE WORK ARE UP TO THE FACE OF BUILDING.

21. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS AND TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.

22. CONTRACTOR TO MAINTAIN ALL SHRUB AND GROUND COVER AREAS FREE FROM WEEDS AND UNDESIRABLE VEGETATION THROUGH MAINTENANCE PERIOD.

ENGINEERING SITE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.

2. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING GRADE AT ALL TIE IN LOCATIONS.

3. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.

4. CONTRACTOR TO REMOVE OR RELOCATE, WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, BASEMENTS, CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPES, POWER POLES, AND GUY WIRES, WATER METERS AND WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, SEPTIC TANKS, AND ASPHALT, SHOWN AND NOT SHOWN, WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED, TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.

5. ALL PAINT USED FOR PARKING STRIPING SHALL BE PER SITE SPECIFIC SPECIFICATIONS.

6. ALL ACCESSIBLE SIGNS SHALL BE BUILT INSIDE PIPE BOLLARD PER DETAILS, REFERENCE CONSTRUCTION DETAILS.

7. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

ENGINEERING CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK AND ALL OTHER DELETERIOUS MATERIAL.

2. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. THE LOCATIONS SHOWN ARE FOR BIDDING PURPOSES ONLY. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.

4. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.

5. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.

6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS AND INSPECTION REPORTS (SWPPP).

7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.

9. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.

10. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE IN ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

11. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.

12. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN RIGHTS-OF-WAYS SHALL BE IN ACCORDANCE WITH THE CITY SPECIFICATIONS AND STANDARDS. (LATEST EDITION)

13. CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGGERS, AND ALL OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH MUTCD CONSTRUCTION AREA TRAFFIC CONTROL.

14. CONTRACTOR TO VERIFY ELEVATIONS OF ALL EXISTING IMPROVEMENTS WHERE CONNECTIONS ARE TO BE MADE AND SHALL ADVISE ENGINEER OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.

15. RECORD SURVEY: CONTRACTOR SHALL SUPPLY THE ENGINEER OF RECORD A "RECORD DRAWING" OF CONSTRUCTED SITE IMPROVEMENTS INCLUDING: CURB & GUTTER, STRIPING, GRADING, LIGHTING, LANDSCAPE, STORM SEWER, SANITARY SEWER, WATER, GAS, POWER, TELEPHONE AND CABLE FACILITIES INDICATING AS-BUILT DETAILS IN A "STRIKETHROUGH" FORMAT VERSION OF THE SITE DEVELOPMENT PLANS. RECORD SURVEY SHALL IDENTIFY ANY HORIZONTAL AND VERTICAL CHANGES TO THE AFOREMENTIONED IMPROVEMENTS.

16. VARIANCES FROM THE NOISE ORDINANCES OR WORK HOURS REGULATED BY THE CITY MUNICIPAL CODE MUST BE APPLIED FOR BY THE GENERAL CONTRACTOR TO THE CITY.

17. ALL MISSING, NONFUNCTIONING AND/OR DAMAGED SURFACE IMPROVEMENTS SHALL BE REPLACED. (SIDEWALK, CURB AND GUTTER, FENCING, ETC.)

ENGINEERING DEMOLITION NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT IS CONSTRUCTED IN ACCORDANCE WITH THESE DOCUMENTS AND IN COMPLIANCE WITH CODES INDICATED HEREIN. THE QUALITY OF WORKMANSHIP AND INSTALLATION OF MATERIALS SPECIFIED BY THE ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER WILL NOT BE HELD RESPONSIBLE FOR ANY SUBSTANDARD OR INSUFFICIENT WORKMANSHIP, MATERIALS OR SERVICES PROVIDED IN THE EXECUTION OF ANY PHASE OF CONSTRUCTION OF THIS PROJECT.

2. ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND ALL GENERAL CONTRACTORS ARE TO ENSURE THAT ALL MANUFACTURER'S WARRANTIES SHALL BE HONORED.

3. ALL DEMOLITION MATERIALS NOT REUSED OR RELOCATED SHALL BE REMOVED BY THE CONTRACTOR. COORDINATE WITH THE OWNER REGARDING MATERIALS TO BE SALVAGED BY THE OWNER.

4. GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, STORING AND PROTECTING OF EXISTING MATERIALS TO BE REUSED ON-SITE OR OWNER SUPPLIED MATERIALS AND EQUIPMENT UNTIL IT HAS BEEN INSTALLED AND ACCEPTED BY THE OWNER.

5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES INCLUDING (BUT NOT LIMITED TO) ALL GENERAL CONTRACTORS, VENDORS, DESIGN STAFF PROFESSIONALS AND INSPECTION PERSONNEL.

6. ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER AND IN STRICT ACCORDANCE WITH OSHA REGULATIONS.

7. DURING DEMOLITION AND RECONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S CONSTRUCTION MANAGER ANY SAFETY BARRIERS AND/OR BARRICADES USED.

8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE SHORING, BRACING AND SUPPORT SYSTEMS AND TO KEEP EXISTING INTACT AND IN SAFE CONDITION DURING THE REMOVAL OF ITEMS AND NEW CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY FOR MEANS AND METHODS OF DEMOLITION AND NEW CONSTRUCTION.

9. ALL CONDITIONS SHOWN TO BE "EXISTING" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE OWNER AND THE ENGINEER PRIOR TO MAKING ANY CHANGES.

10. THE CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF DEMOLITION.

11. WHEN UTILITIES ARE REMOVED, CAP AND SEAL A MINIMUM OF 8" BELOW FINISH GRADE.

12. THE CONTRACTOR SHALL USE A WET SAW FOR SLAB SAWING. NO JACK HAMMERS WILL BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE OWNER'S CONSTRUCTION MANAGER.

ENGINEERING PAVING NOTES

1. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

2. UNLESS OTHERWISE INDICATED ON THE PLANS OR THE SPECIFICATIONS, ALL CONCRETE USED ON THE SITE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI IN 28 DAYS.

3. ALL CONCRETE SIDEWALKS SHALL HAVE CONTROL JOINTS CUT ON 5' CENTERS AND EXPANSION JOINTS PLACED ON 25' CENTERS. CONCRETE PAVEMENT JOINTS SHALL BE SPACED AT 12' CENTERS MAXIMUM.

4. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.

5. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.

6. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.

ENGINEERING GRADING NOTES

1. CONTOURS ON SIDEWALKS AND PRIVATE/PUBLIC ROADWAYS ARE TO FINISH GRADE.

2. FIELD DENSITY TESTS SHALL BE TAKEN AT REGULAR FREQUENCY AS REQUIRED IN THE GEOTECHNICAL REPORT AND SPECIFICATIONS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

4. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS.

5. SOD OR SEED/MULCH MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.

6. THE CONTRACTOR MUST CONSTRUCT AND MAINTAIN A PERMANENT VEGETATIVE PROTECTIVE COVER FOR EROSION AND SEDIMENT CONTROL ON ALL LAND SURFACES EXPOSED OR DISTURBED BY CONSTRUCTION OF THE PERMITTED PROJECT. THE PROTECTIVE COVER MUST BE INSTALLED WITHIN FOURTEEN DAYS AFTER FINAL GRADING OF THE AFFECTED LAND SURFACE.

7. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND OR OTHER FINAL LANDSCAPE PLANTING IS WELL ESTABLISHED.

8. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN COMPACTED BASE MATERIAL. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED.

9. STRIP TOPSOIL AND ORGANIC MATTER AND PAVING MATERIAL FROM ALL AREAS UNDER BUILDING. TOPSOIL MAY BE STOCKPILED ON SITE FOR REPLACEMENT ON SLOPES IN GREEN AREAS. STOCKPILED TOP SOIL MAY NEED TO BE AMENDED TO MEET PROJECT SPECIFICATION SECTIONS.

10. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.

11. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

12. UNLESS OTHERWISE SHOWN, NO PROPOSED SLOPE SHALL EXCEED THREE (3) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION.

13. IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, TOPSOIL MAY BE PLACED TO A HEIGHT OF FIVE FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEEDED WITH NATIVE SEED MIX IMMEDIATELY AFTER STRIPPING OPERATIONS ARE COMPLETE.

14. ON-SITE MATERIALS SUITABLE FOR FILL BENEATH DRIVES AND PARKING AREAS BEYOND 5 FEET OF THE BUILDING SHALL BE COMPACTED IN ACCORDANCE WITH GUIDELINES PRESENTED IN THE SOILS REPORT.

15. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS THAT DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB, GUTTER, AND UTILITIES.

16. BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.

17. ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.

18. ALL EARTH MOVING AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS IDENTIFIED IN THE GEOTECH REPORT. THE CONTRACTOR SHALL HAVE A SIGNED AND SEALED COPY OF THE GEOTECH REPORT ON THE SITE AT ALL TIMES.

19. THE CONTOURS SHOWN REPRESENT FINAL GRADE. THE TOP 6 INCHES OF MATERIAL IN THE LANDSCAPE AREAS SHALL BE TOP SOIL AS SPECIFIED IN THE LANDSCAPE PLANS.

20. GRADES WITHIN ASPHALT AND/OR CONCRETE PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AT ALL TIMES TO INSURE NO STANDING WATER. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

21. SPOT ELEVATIONS REPRESENT FLOW LINE OR TOP OF ASPHALT UNLESS OTHERWISE NOTED.

22. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

ENGINEERING DRAINAGE AND UTILITY NOTES

1. ON-SITE GRADING HAS BEEN PROVIDED TO MAINTAIN THE EXISTING DRAINAGE PATTERNS.

2. ALL BEDDING SHALL BE ASTM C-33 NO. 67 STONE. THE BEDDING SHALL BE 6-8" DEEP UNDER THE PIPE AND BACKFILLED TO SPRING LINE, EXCEPT IN AREAS OF UNSUITABLE BACKFILL, THEN BEDDING MATERIAL SHALL BE PLACED TO A LEVEL 12" ABOVE PIPE.

3. A MINIMUM CLEARANCE OF EIGHTEEN (18) INCHES IS REQUIRED WHENEVER A WATER MAIN CROSSES OVER A SANITARY SEWER. CONCRETE ENCASEMENT OF THE SANITARY SEWER WILL BE REQUIRED IF THE CLEARANCE IS LESS THAN EIGHTEEN (18) INCHES AND WILL BE INSTALLED. ENCASEMENT WILL EXTEND TEN (10) FEET EITHER SIDE OF THE CROSSING FOR A TOTAL LENGTH OF TWENTY (20) FEET.

4. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION. THE ENGINEER OF RECORD MUST REVIEW AND APPROVE PRIOR TO ORDERING.

5. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND ANY EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

6. THE CONTRACTOR SHALL DE-SILT ALL DRAINAGE STRUCTURES AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

7. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER PRIOR TO EXCAVATION.

8. A CONCRETE ENCASEMENT WILL BE REQUIRED WHENEVER A SANITARY SEWER MAIN CROSSES OVER A WATER MAIN. CONCRETE CRADLES OR ENCASEMENTS ARE NOT REQUIRED WHENEVER A WATER MAIN OR SANITARY SEWER MAIN CROSSES OVER A STORM SEWER UNLESS REQUIRED BY THE ENGINEER AND/OR CITY.

9. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO THE CITY STANDARDS, SPECIFICATIONS, AND PLANS.

10. THRUST BLOCKS SHALL BE USED AT ALL BENDS AND FITTINGS. TIE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.

11. PROVIDE NO LESS THAN 48 INCHES OF COVER FROM TOP OF PIPE TO FINISHED GRADE.

12. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET FOR STORM AND SANITARY SEWERS SHALL BE MAINTAINED BETWEEN THE WATERLINE AND OTHER UTILITIES RUNNING PARALLEL TO THE DESIGNED MAINLINES.

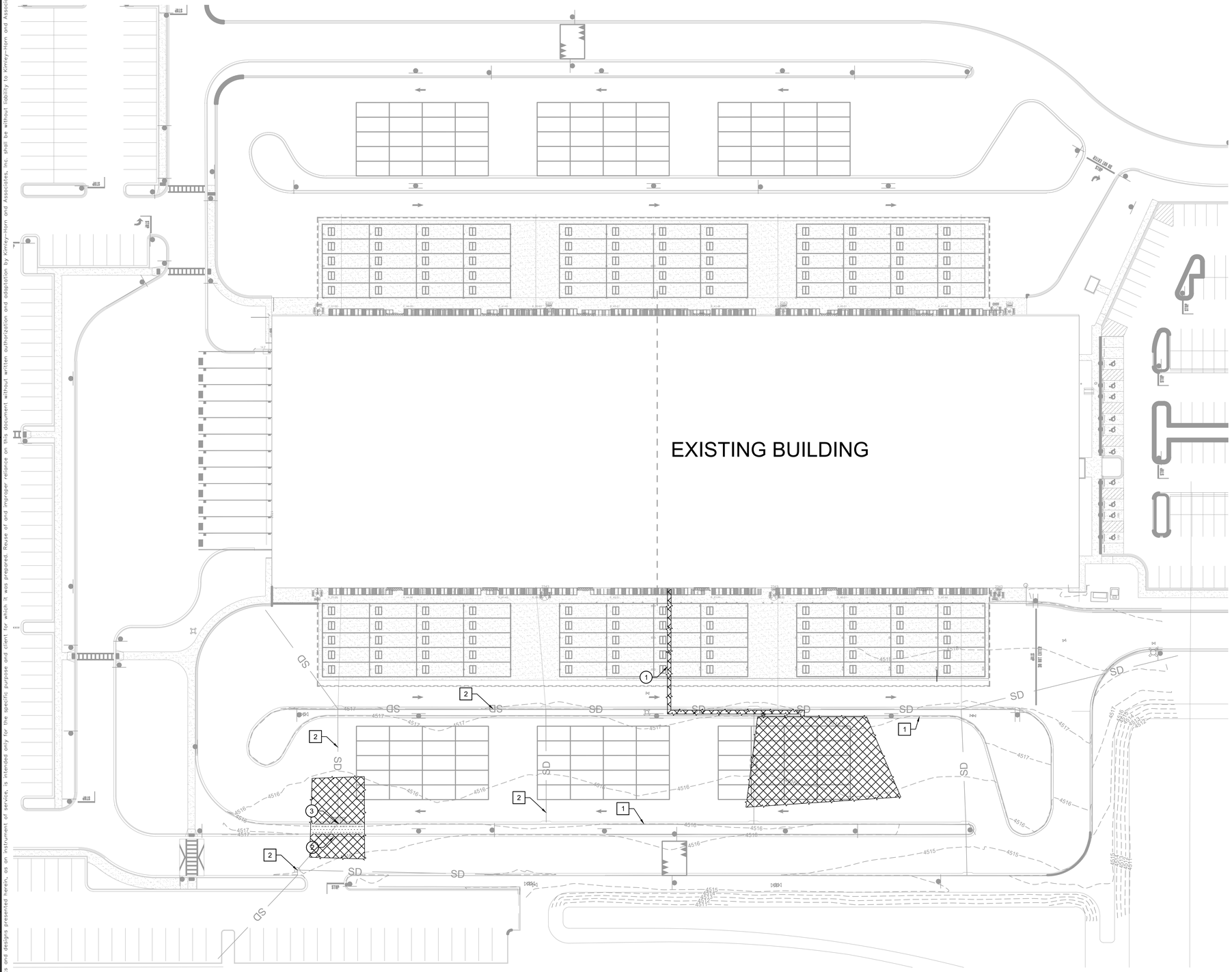
13. WATERLINES SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE CITY STANDARDS, SPECIFICATIONS, AND PLANS. LEAKAGE CRITERIA MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE APWA AND THE CITY AMENDMENTS.

14. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES, AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.

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LEGEND

- SAWCUT
- DEMO/REMOVE PAVING/SIDEWALK
- CLEAR AND GRUB EX VEGETATION
- EXISTING STORM DRAIN LINE — SD — SD

DEMOLITION NOTES

1. CONTRACTOR TO TRENCH PROPOSED ELECTRIC LINE TO BUILDING. COORDINATE WITH MEP. CONTRACTOR TO EXERCISE CAUTION AS EXISTING UNDERGROUND UTILITIES EXIST. REPLACE SURFACE IN KIND. REFER TO DETAIL ON SHEET C5.12.
2. EXISTING CURB AND GUTTER TO BE REMOVED.
3. EXISTING CURB INLET TO BE EXCHANGED WITH A TRAFFIC RATED GRATE INLET. ALL INCOMING STORMWATER PIPES TO BE PROTECTED IN PLACE. ⚠1

PROTECTION NOTES

1. EXISTING CURB AND GUTTER TO REMAIN.
2. PROTECT IN PLACE EXISTING STORM DRAIN.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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No.	REVISIONS	DATE	BY
⚠	CITY COMMENTS	05/29/2025	

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PHONE: 385-202-2176
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL ENGINEER
JOANNA GRAHAM
12888197-2202
STATE OF UTAH
06/09/2025

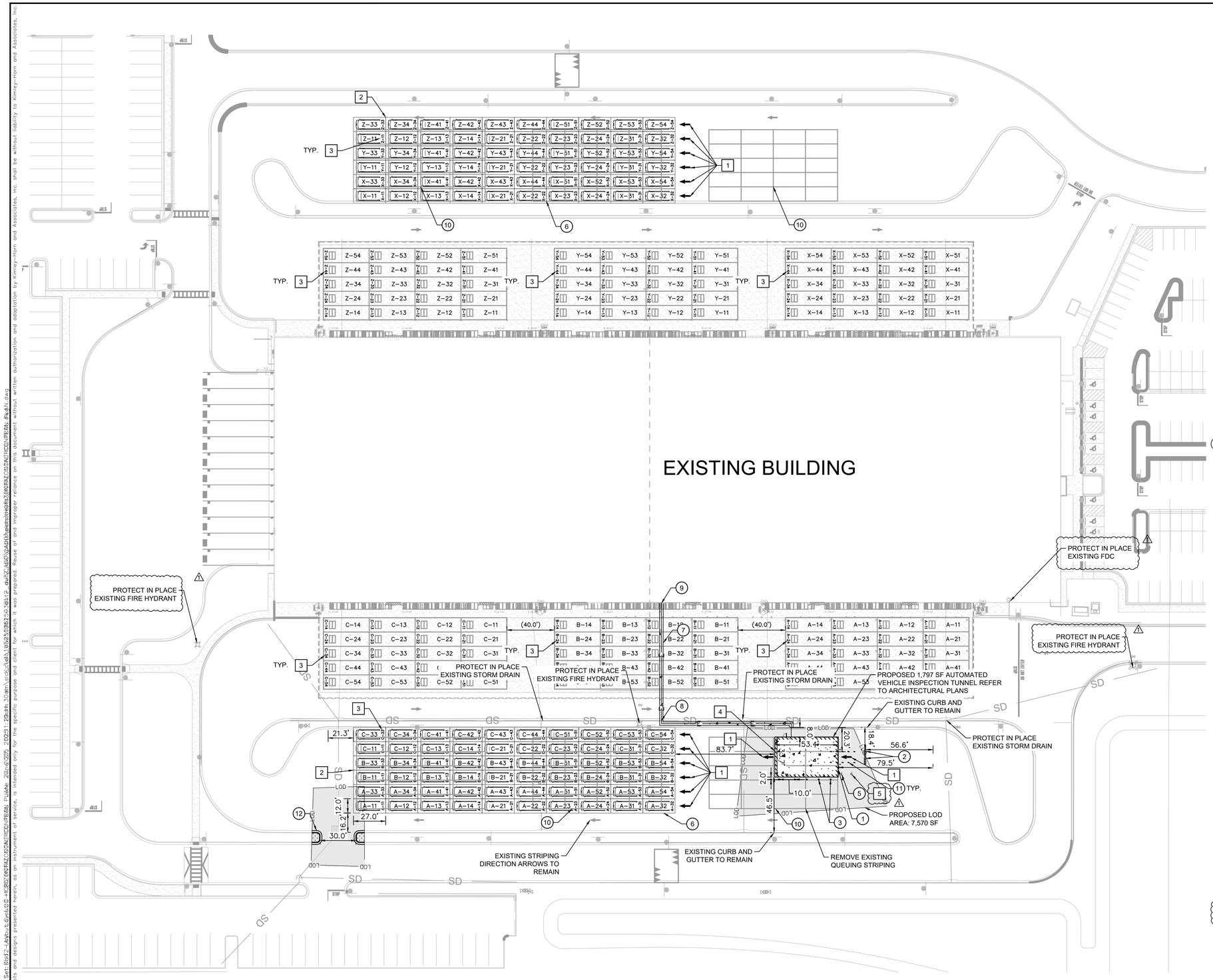
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DESIGNED BY JG
DRAWN BY MC
CHECKED BY JG

DEMOLITION PLAN

DUT2-AVI
1222 SOUTH 500 EAST
AMERICAN FORK UT

SHEET NUMBER
C-1.10

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LEGEND

- PROPERTY LINE / RIGHT-OF-WAY
- EASEMENT
- BUILDING OUTLINE
- LIMITS OF DISTURBANCE (LOD)
- ASPHALT PAVEMENT - MATCH EXISTING SECTION
- CONCRETE
- LANDSCAPE
- PROPOSED ELECTRICAL AND LOW VOLTAGE LINE (E)
- EXISTING STORM DRAIN STRUCTURE
- EXISTING STORM DRAIN PIPE (SD)
- EXISTING SEWER MANHOLE (S)
- EXISTING FIRE HYDRANT

HORIZONTAL CONTROL NOTES

1. PROPOSED EXTERIOUR AVI TUNNEL PER ARCHITECTURE PLAN.
2. PROPOSED SPEED BUMP. PER DETAIL ON SHEET C5.10.
3. PROPOSED BOLLARD. PER DETAIL ON SHEET C5.10.
4. NOT USED. ⚠
5. PROPOSED AG-16 AND S-6 SIGN. PER DETAIL ON SHEET C5.11 AND C5.12.
6. PROPOSED CONSOLIDATED QUEUING PAD (6 LANES, 10 ROWS)
7. CONTRACTOR TO TRENCH PROPOSED ELECTRIC LINE TO BUILDING. COORDINATE WITH MEP. CONTRACTOR TO EXERCISE CAUTION AS EXISTING UNDERGROUND UTILITIES EXIST. REPLACE SURFACE IN KIND. REFER TO DETAIL ON SHEET C5.12.
8. CAUTION! KNOWN UTILITY CROSSING.
9. ELECTRIC LINE ENTRANCE INTO EXISTING BUILDING. COORDINATE WITH MEP.
10. REMOVE EXISTING QUEUE PAD STALLS AND STRIPING.
11. INSTALL FLEXIBLE LANE DELINEATOR. SEE ARCHITECTURAL PLAN FOR MORE INFORMATION
12. PROPOSED 6" CURB TO MATCH EXISTING

SIGNAGE AND STRIPING NOTES

1. PROPOSED STRIPING DIRECTION ARROWS PER DETAIL ON SHEET C5.10
2. PROPOSED 4" WIDE WHITE PARKING PER MUTCD STANDARDS AND SPECIFICATIONS.
3. PROPOSED PG-30 LAUNCH PAD SPOT NUMBERING FOR EVERY QUEUING PAD AND LOADING PAD ON SITE. LAUNCH PAD SPOT NUMBER PER DETAIL ON SHEET C5.11
4. PROPOSED S-2 SIGN PER DETAIL ON SHEET C5.11
5. PROPOSED S-3(MOD) SIGN PER DETAIL ON SHEET C5.12

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. BUILDING, MECHANICAL EQUIPMENT, SITE LIGHTING, AND SIGNS ARE SHOWN HEREON FOR REFERENCE ONLY. REFER TO CONSTRUCTION PLANS OF THOSE ITEMS FOR LOCATIONS AND DETAILS.
4. CONTRACTOR TO USE PLATES FOR ELECTRIC LINE TRENCH TO KEEP DRIVE AISLES ACCESSIBLE. ⚠

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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PHONE: 385-226-2176
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL ENGINEER
JOANNA GRAHAM
12888197-2202
STATE OF UTAH
06/09/2025

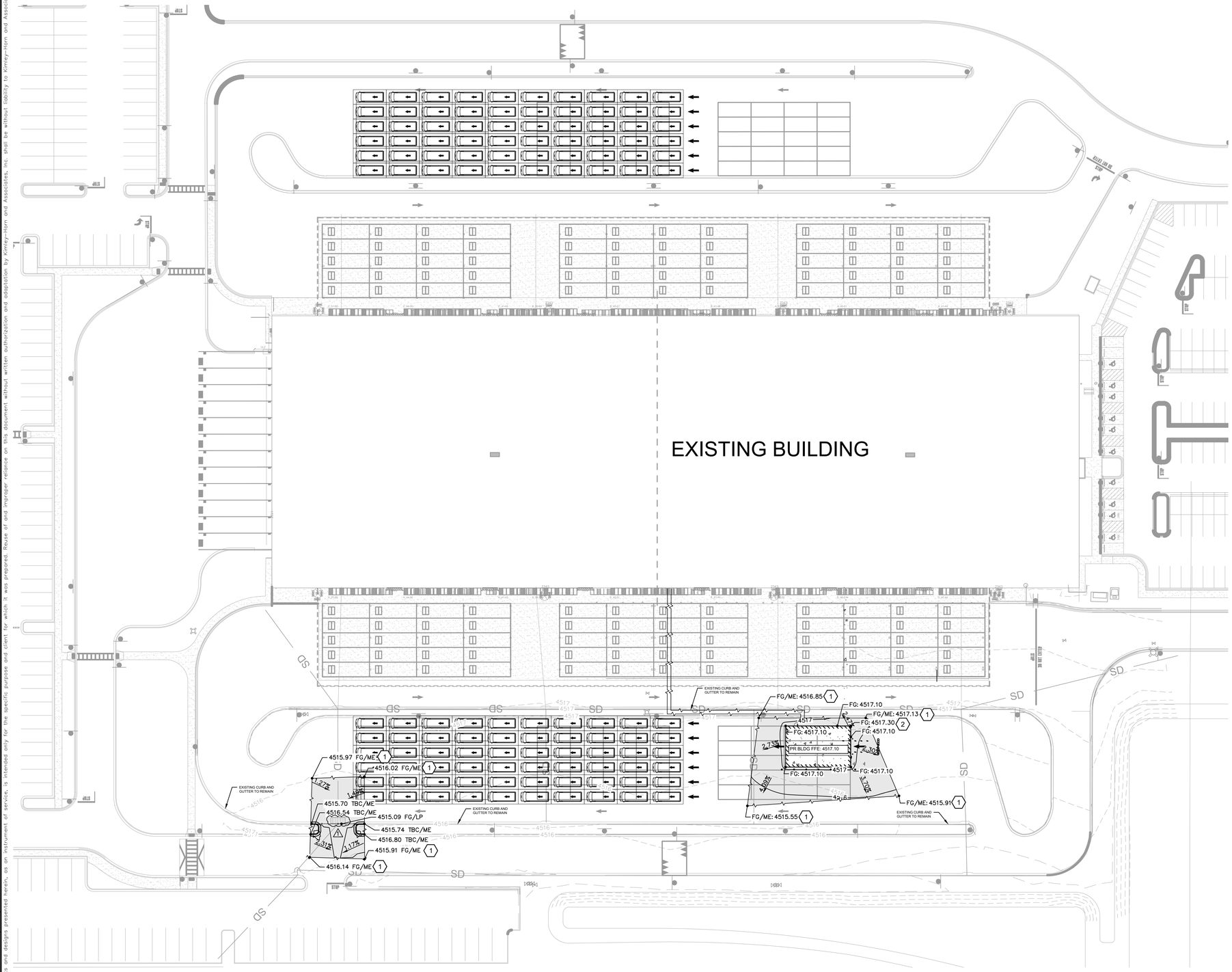
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CHECKED BY JG

HORIZONTAL CONTROL PLAN

DUT2-AVI
1222 SOUTH 500 EAST
AMERICAN FORK UT

SHEET NUMBER
C-1.20

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LEGEND

PROPERTY LINE / RIGHT-OF-WAY	
EASEMENT	
PROPOSED CONTOUR	100
EXISTING CONTOUR	100
SAW CUT	
BUILDING OUTLINE	
GRADE BREAK	
ASPHALT PAVEMENT - MATCH EXISTING SECTION	
CONCRETE	
EXISTING STORM DRAIN STRUCTURE	
EXISTING STORM DRAIN PIPE	SD
EXISTING SEWER MANHOLE	S
EXISTING FIRE HYDRANT	

GRADING NOTES

1. TIE IN TO EXISTING PAVEMENT. MATCH EXISTING ELEVATION.
2. BURIED FOUNDATION. HEIGHT PER PLAN.

NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
4. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
5. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
6. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.
7. UTILITY CONNECTIONS TERMINATE 5' FROM BUILDING ENVELOPE. SEE ARCHITECT AND MEP PLANS FOR CONTINUATION.
8. ALL UTILITY PIPE LENGTHS ON PLANS ARE SHOWN FOR REFERENCE AND COORDINATION. PIPE LENGTHS ARE NOT SHOWN FOR BIDDING OR ESTIMATING PURPOSES.
9. ALL DIMENSIONS ARE SHOWN FROM CENTER OF PIPE TO CENTER OF PIPE UNLESS OTHER WISE NOTED.
10. THE EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.
11. CONTRACTOR TO CONFIRM ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION.

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LICENSED PROFESSIONAL ENGINEER
JOANNA GRAHAM
12888197-2202
STATE OF UTAH
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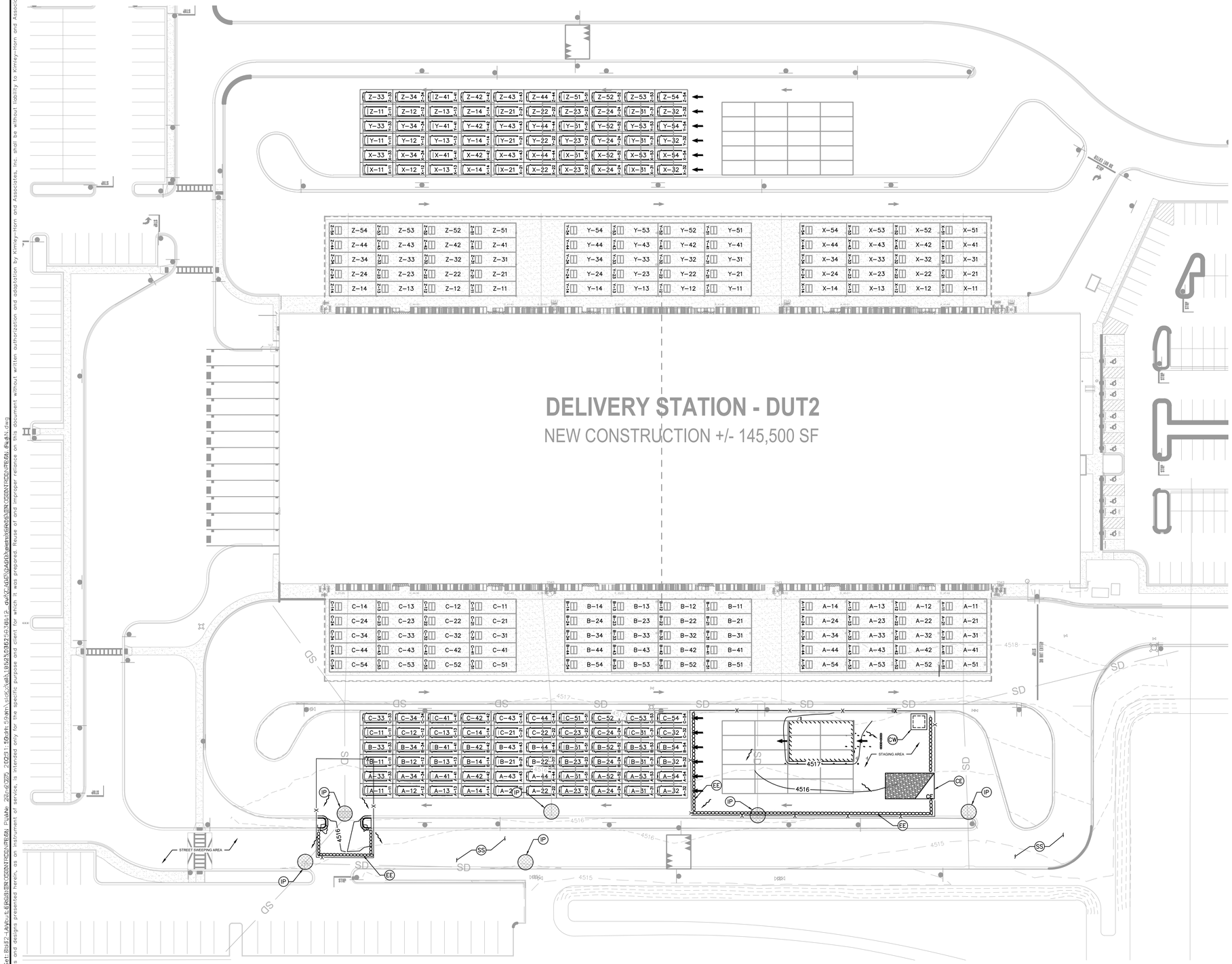
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GRADING PLAN

DUT2-AVI
1222 SOUTH 500 EAST
AMERICAN FORK UT

SHEET NUMBER
C-1.30

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LEGEND

PROPERTY LINE / RIGHT-OF-WAY
CONSTRUCTION FENCE
SILT FENCE
GRAVEL BAGS
CONSTRUCTION ENTRANCE
DIRECTION OF FLOW
INLET PROTECTION
CONCRETE WASH
EXISTING STORM DRAIN STRUCTURE
EXISTING STORM DRAIN PIPE
EXISTING SEWER MANHOLE
EXISTING FIRE HYDRANT

GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE CONSTRUCTION AND PROTECT IN PLACE UNLESS NOTED ON THE PLANS.
5. THE CONTRACTOR SHALL EXERCISE CAUTION AND USE CONSTRUCTION TECHNIQUES TO PROTECT AND PRESERVE EXISTING PERMANENT SURVEY MONUMENTS. ALL SURVEY MONUMENTS DISTURBED (PROPOSED AND EXISTING) SHALL BE REPLACED AND/OR REHABILITATED IN ACCORDANCE WITH STANDARDS BY A PROFESSIONAL LAND SURVEYOR RETAINED BY THE CONTRACTOR.

SEQUENCE OF CONSTRUCTION

1. INSTALL PERIMETER BOUNDARY SEDIMENT CONTROLS INCLUDING: STABILIZED CONSTRUCTION EXIT(S), SWPPP INFORMATION SIGN, HYDRAULIC CONTROL STRUCTURES (SWALES, CHECK DAMS, SEDIMENT POND, ETC.) AND SILT FENCING.
2. PREPARE TEMPORARY PARKING AND STORAGE AREAS. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASONS AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
3. DEMOLITION OF EXISTING IMPROVEMENTS PER SITE PLAN.
4. START MASS GRADING THE SITE AND CONSTRUCTION OF ROADS.
5. EXCAVATE AND INSTALL UTILITIES, BUILDING FOUNDATION, ETC.
6. START VERTICAL CONSTRUCTION OF THE BUILDING.
7. FINAL GRADING OF THE SITE.
8. INSTALL CURB AND GUTTER, AND SIDEWALKS.
9. INSTALL ASPHALT PARKING LOT.
10. FINAL STABILIZATION AND LANDSCAPING.

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

EROSION CONTROL KEYNOTES

(CE) CONSTRUCTION EXIT
(CW) CONCRETE/ASPHALT WASHOUT AREA. SEE DETAIL 4, SHEET C1.41.
(EE) EROSION EEL / FILTER SOCK. SEE DETAIL 5, SHEET C1.41.
(IP) INLET PROTECTION. SEE DETAIL 6, SHEET C1.41.
(SS) STREET SWEEPING AREA

NORTH
GRAPHIC SCALE IN FEET
0 20 40 80

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111 E BROADWAY, SUITE 600 SALT LAKE CITY, UT 84111
PHONE: 385-202-2176
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12888197-2202
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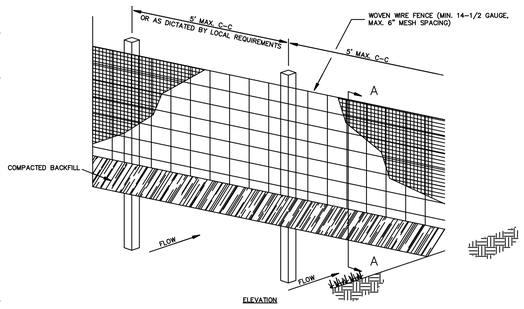
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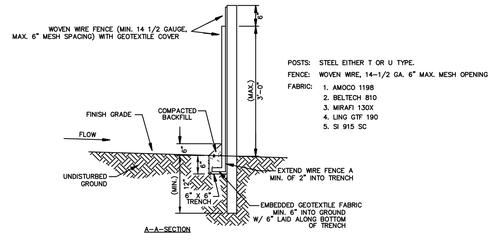
EROSION CONTROL PLAN

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1222 SOUTH 500 EAST
AMERICAN FORK UT

SHEET NUMBER
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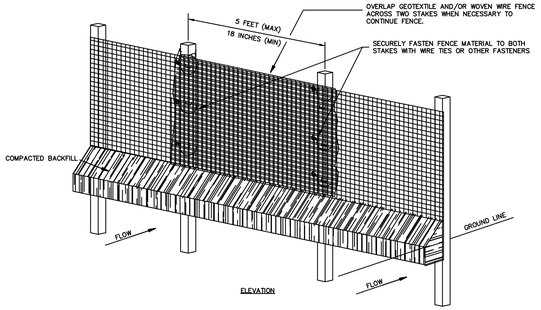




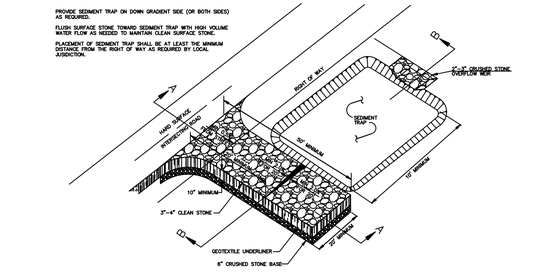
POSTS: STEEL EITHER T OR U TYPE.
FENCE: WOVEN WIRE, 14-1/2 GA. 6" MAX. MESH OPENING
FABRIC:
1. AMOCO 1198
2. BELTECH 810
3. MIRAFI 130X
4. LING GTF 190
5. SI 915 SC

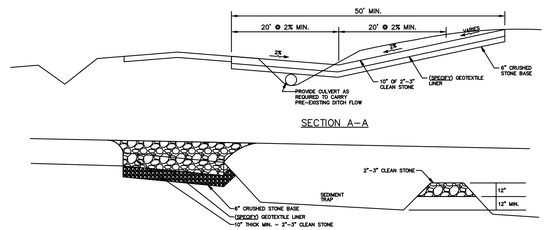
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
2. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS INDICATED OTHERWISE

1 SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT SCALE: NTS

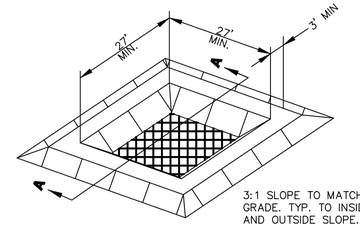


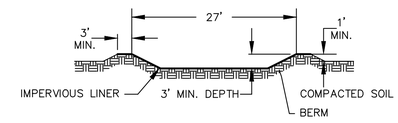
2 SILT FENCE OVERLAP DETAIL SCALE: NTS





3 VEHICLE TRACKING CONTROL SCALE: NTS





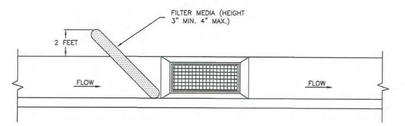
SECTION A-A

NOTES

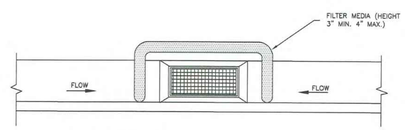
1. IMPERVIOUS LINER SHOULD BE A MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

4 CONCRETE WASHOUT DETAIL

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



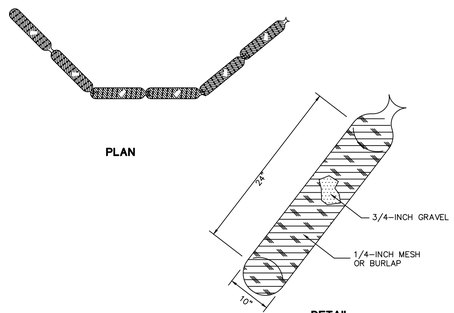
ON-GRADE INLET PROTECTION DETAIL



SUMP INLET PROTECTION DETAIL

ADWA Utah Chapter — *Inlet protection - gravel sock* — Plan 124.1 September 2006

5 INLET PROTECTION DETAIL SCALE: NTS



NOTE:
1) INSTALL GRAVEL SOCKS TO UPHILL SLOPE ON EACH SIDE OF PIPE.

6 EROSION EEL/GRAVEL SOCK SCALE: NTS

7 NOT USED SCALE: NTS

No.	REVISIONS	DATE	BY

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111 E BROADWAY, SUITE 600 SALT LAKE CITY, UT 84111
PHONE: 385-226-3176
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL ENGINEER
JOANNA GRAHAM
12888197-2202
STATE OF UTAH
06/09/2025

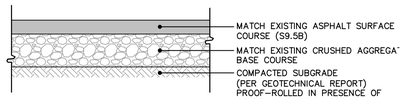
KHA PROJECT 195250361
DATE 06/09/2025
SCALE AS SHOWN
DESIGNED BY JG
DRAWN BY MC
CHECKED BY JG

EROSION CONTROL DETAILS

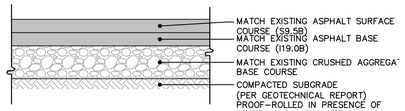
DUT2-AVI
1222 SOUTH 500 EAST
AMERICAN FORK UT

SHEET NUMBER
C1.41

Plotted By:Chachra, Meghan Sheet Set:Bldg - Avenue 6\Out: ERGIS-SN:USDNHCDWDE0LJBE Date: 2025-06-09 21:23:2 C:\Users\meghan.chachra\Kimley-Horn\Bldg - Avenue 6 - Documents\DUT2-AVI_C1.41_EROSION CONTROL DETAILS.dwg
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STANDARD DUTY PAVEMENT SECTION

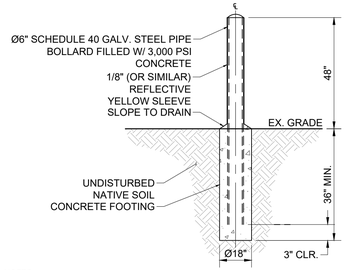


HEAVY DUTY PAVEMENT SECTION

NOTES

1. ALL PAVEMENT MATERIALS SHALL BE IN ACCORDANCE WITH THE UTAH DEPARTMENT OI TRANSPORTATION (UDOT) STANDARD SPECIFICATIONS.
2. PAVEMENT SECTION MUST MEET THE CRITERIA GIVEN IN THE SITE SOIL REPORT.

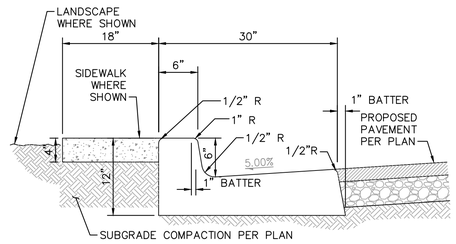
N.T.S. 1



NOTES:

1. CONTRACTOR TO ENSURE PLACEMENT OF BOLLARD DOES NOT INTERFERE WITH ANY EQUIPMENT DOOR OPENINGS OR RESTRICT ACCESS TO SERVICE EQUIPMENT.
2. CONTRACTOR TO ENSURE BOLLARD PLACEMENT DOES NOT OBSTRUCT EQUIPMENT CLEARANCE REQUIREMENTS.
3. THIS DETAIL SHALL ONLY BE USED BOLLARD INSTALLATIONS WITHIN AN EXTERIOR PARKING LOT.
4. **THIS BOLLARD IS NOT RATED FOR VEHICULAR IMPACT.**
5. EMBEDDED CONCRETE BOLLARDS ARE REQUIRED FOR PROTECTION OF ALL ELECTRICAL GEAR AND MUST BE PLACED IN A LOCATION TO AVOID ANY CONFLICT WITH EQUIPMENT DOOR OPENINGS OR RESTRICT ACCESS TO SERVICE THE EQUIPMENT. BOLLARDS ARE REQUIRED AT ALL GEAR LOCATIONS UNLESS GEAR IS PLACED ON A 6" MINIMUM RAISED CURB AND AT LEAST 10FT FROM THE FACE OF THE CURB.

N.T.S. 2

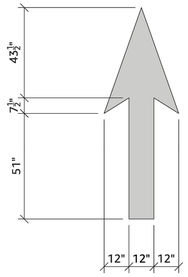


NOTES:

1. CONCRETE SHALL BE 2500 PSI.
2. ISOLATION JOINTS SHALL BE PLACED ONLY AS SPECIFIED
3. CONTRACTION JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 15' INTERVALS O.C.
4. WHERE A WALK IS ADJACENT TO THE CURB THE JOINTS SHALL ALIGN WITH JOINTS IN THE WALK.

N.T.S. 3

BU / Program / Type: All; Except AMZL: Exist. Bldg., AVI, FSC



INSTALLED BY CONSTRUCTION

Designation: PG-5	Notes: Used to direct traffic at one-way drive aisles. Color shall be white on asphalt and yellow on concrete, unless otherwise noted.	Colors: C1 WHITE; SAFETY YELLOW PMS 108 C
Description: Parking Striping Graphics		
Substrate: PAVEMENT		
Graphics: Hot Applied Thermoplastic Graphic		

WWBD NA Signage Standard_v2.1 / Q2 2023 187 Amazon Confidential

N.T.S. 4

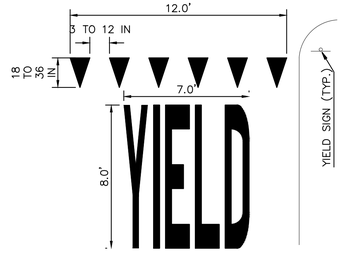
BU / Program / Type: All; Except AMZL: Exist. Bldg., AVI, FSC

INSTALLED BY CONSTRUCTION

Designation: PG-10	Notes: 18" striping outline and fill at 45 degrees. Used to prohibit vehicle travel and parking. C3 yellow at NO TRAFFIC; C8 accessible blue at ACCESSIBLE PARKING, C1 white at VENDOR PARKING. Included at emergency exits into the parking lot at all parking spaces that impede direct access to the thoroughfare.	Colors: C1 WHITE; C3 YELLOW; C8 BLUE; SAFETY YELLOW PMS 109 C
Description: Parking Striping Graphics/prohibit vehicle travel and parking.		
Substrate: PAVEMENT		
Graphics: Hot Applied Thermoplastic Graphic		

WWBD NA Signage Standard_v2.1 / Q2 2023 192 Amazon Confidential

N.T.S. 5



NOTES:

1. WORDS AND ARROWS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED WHITE.

N.T.S. 6

Speed Bump - 6', Rubber



Keep that parking lot safe. Reduce speeds to **5-10 mph**.

- Recommended for parking lots, business entrances and warehouse dock areas.
- Can be removed for snow removal.
- Flexible and shock absorbing. Highly reflective for night visibility.
- End Caps, Asphalt and Concrete Installation Kits sold separately.

More Images

MODEL NO.	DESCRIPTION	DIMENSIONS L x W x H	COLOR	WT. CAP. (LBS.)	WT. (LBS.)	PRICE EACH 1	PRICE EACH 5+	IN STOCK SHIPS TODAY
H-2394	6' Rubber	72 x 12 x 2"	Yellow/Blk	40,000	42	$210	$200	1 ADD

Additional Info | Shopping Lists | Request a Catalog

DIMENSIONS:
- Actual: 72 x 12 x 2 1/4"
- Channels: 1 3/8 x 1 1/4" (W x H)
- Mounting Holes (Diameter): 1 3/8"

MATERIAL:
- 100% Recycled rubber/Polyurethane pre-polymer

CAPACITY:
- 40,000 lbs

INSTALLATION:
- Speed bump requires 4 spikes/lag bolts.
- Each end cap requires 1 spike/lag bolts.
- If installing speed bump and 2 end caps, two installation kits are needed.

Availability: In Stock
Unit Weight: 41 lbs.

Instructions

Catalog Page 760

Email Item

Country of Origin: USA

N.T.S. 7

Plotted By:Chachra, Meghan Sheet Set:8582-Avi_Ut_Dyds1@_3STAILS Date:2025.06.09 12:03:21 T:\Arch\Projects\195250361\Design\Sheets\DETAILS Tails 1.dwg
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1	CITY COMMENTS	05/29/2025	

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111 E BROADWAY, SUITE 600 SALT LAKE CITY, UT 84111
PHONE: 385-226-3176
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL ENGINEER
JOANNA GRAHAM
12888197-2202
STATE OF UTAH
06/09/2025

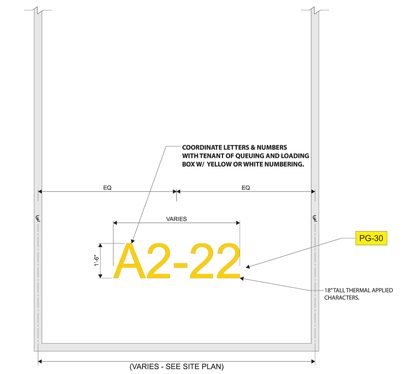
KHA PROJECT	195250361
DATE	06/09/2025
SCALE	AS SHOWN
DESIGNED BY	JG
DRAWN BY	MC
CHECKED BY	JG

DETAILS - 1

DUT2-AVI
1222 SOUTH 500 EAST
AMERICAN FORK UT

SHEET NUMBER
C-5.10

BU / Program / Type: AMZL: Gen 3.1 & 5.0



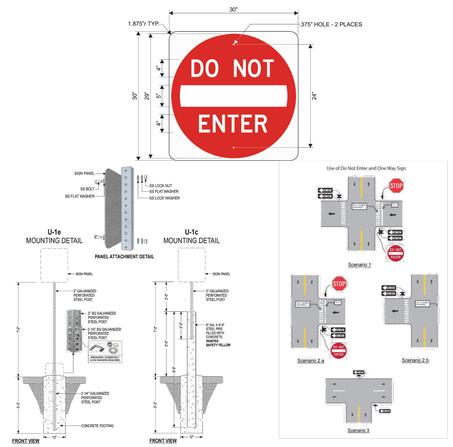
INSTALLED BY CONSTRUCTION

Designation: **PG-30**	Notes: Used to label Queuing and Loading spots if a Consolidated Parallel Queuing (CPQ) configuration is used. The labels are to consist of letters and numbers and are provided to help van drivers navigate between their assigned queuing and loading spots. Coordinate letters and numbers with Tenant of Queuing and Loading. Numbering: white on asphalt or yellow on concrete.	Colors: C1 WHITE / SAFETY YELLOW PMS 109 C
Description: Launch Pad Spot Number		
Substrate: PAVEMENT		
Graphics: Hot Applied Thermoplastic Graphic Premium Black Paint for background.		

8

N.T.S.

BU / Program / Type: ALL: Except AMZL: Gen 3.1, 5.0, AVI, FSC, MDS, XPT



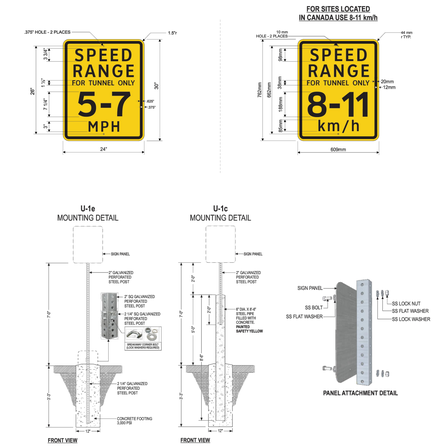
INSTALLED BY CONSTRUCTION

Designation: **S-2**	Notes: Use to prohibit travel in the wrong direction. Typical at one-way roads. Post and panel mount. **Designer's Note:** Do Not Enter sign shall not be mounted to the back of a stop sign.	Colors: TRANSPARENT RED / REFLECTIVE WHITE
Description: Do Not Enter Sign (30") / MUTCD R5-1		
Substrate: .080" Alum.		
Graphics: Digitally printed graphics on high intensity reflective sheeting		

9

N.T.S.

BU / Program / Type: AMZL AVI



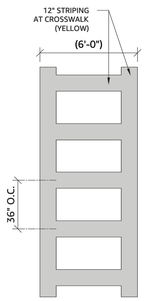
INSTALLED BY CONSTRUCTION

Designation: **S-6**	Notes: For use at AVI facilities only. Install sign adjacent to inbound door at exterior AVI facilities and minimum 10 feet in front of interior AVI facilities. **Designer note:** S-6 and S-6c may be used interchangeably depending on site conditions, only one sign/sign size is needed.	Colors: OPAQUE BLACK / REFLECTIVE YELLOW
Description: AVI Speed Range Sign, 30"		
Substrate: .080" Alum.		
Graphics: Digitally printed graphics on high intensity reflective sheeting		

10

N.T.S.

BU / Program / Type: All: Except AMZL



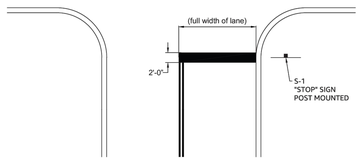
INSTALLED BY CONSTRUCTION

Designation: **PG-12**	Notes: Used to direct driver entrance in dock field. Position in trunk court to correspond with the location of the truckers lounge and truckers entry points. Partner with WMS and TOM to find closest approved wall door to guard shack. Designate a parking area for the hostler vehicle(s). Provide walking space around the parking area for the pre-operational inspection. Partner with base building manager (if applicable) to mark a crosswalk from the building exit point to the guard shack and hostler parking areas using the shortest hazcat path. Associates will need to be inside this path to transit the yard without a spotter.	Colors: WHITE / SAFETY YELLOW PMS 109 C
Description: Pavement Graphics - Driver Entrance Pathway		
Substrate: PAVEMENT		
Graphics: Hot Applied Thermoplastic Graphic		

11

N.T.S.

BU / Program / Type: All: Except AMZL: Exist. Bldg., AVI, FSC



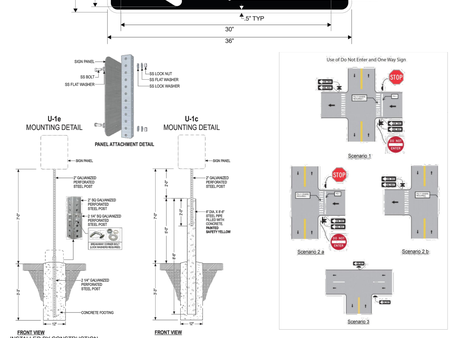
INSTALLED BY CONSTRUCTION

Designation: **PG-1**	Notes: Used at all STOP sign (S-1 or S-1c) locations. Stop and yield lines should be placed a minimum of 4' in advance of and parallel to the nearest crosswalk line at controlled intersections. In the absence of a marked crosswalk, the stop line should be placed at the desired stopping point, but should be placed no more than 30' nor less than 4' from the nearest edge of the intersecting traveled way. Stop lines should be placed to allow sufficient sight distance to all other approaches to an intersection. Guidance for "STOP" pavement graphic: MUTCD Section 3B.20 Pavement Word, Symbol, and Arrow Markings. (source: https://mutcd.fhwa.dot.gov/htm/2009/part3/part3b.htm#section3B20) Guidance: Letters and numerals should be 6 feet or more in height.	Colors: C1 WHITE
Description: Parking Striping Graphics		
Substrate: PAVEMENT		
Graphics: Hot Applied Thermoplastic Graphic		

12

N.T.S.

BU / Program / Type: ALL: Site Specific: ARSC, OXD



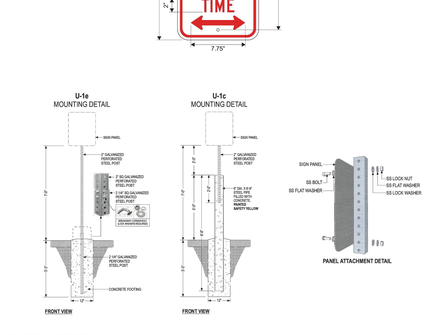
INSTALLED BY CONSTRUCTION

Designation: **S-7L**	Notes: DOT-standard horizontally oriented ONE WAY with LEFT arrow. Use along one way drive aisles. Single post and panel mount is acceptable. **Designer's Note:** One way signs shall be placed in accordance with MUTCD Figure 2B-14. Signs marked with an asterisk "*" shall be considered optional. When used in conjunction with a STOP or Do Not Enter sign, ONE WAY signs may be installed on the same post, above the STOP/Do Not Enter sign	Colors: OPAQUE BLACK / REFLECTIVE WHITE
Description: One Way Left Arrow Sign MUTCD R6-1L		
Substrate: .080" Alum.		
Graphics: Digitally printed graphics on high intensity reflective sheeting		

13

N.T.S.

BU / Program / Type: ALL: Except ARS, Air 3P, Air Gateway



INSTALLED BY CONSTRUCTION

Designation: **S-14**	Notes: Use to prohibit parking. Post and panel mount.	Colors: TRANSPARENT RED / REFLECTIVE WHITE
Description: No Parking Sign/MUTCD R7-1		
Substrate: .080" Alum.		
Graphics: Digitally printed graphics on high intensity reflective sheeting		

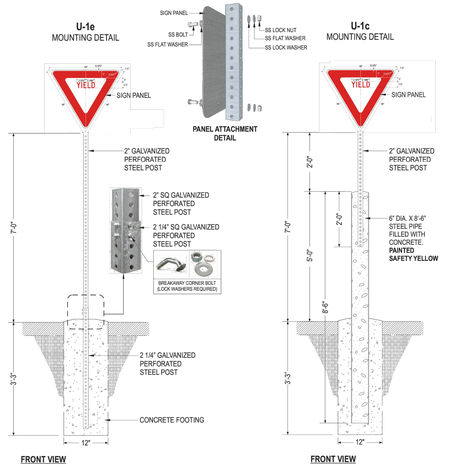
14

N.T.S.

SINGLE POST MOUNTING DETAILS

FOR SIGNS LESS THAN OR EQUAL TO 30 INCHES WIDE: U-1e & U-1c

Note: All mounting, footings, attachments, etc. to be coordinated with Project Team and AHJ.



15

N.T.S.

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	05/29/2025	

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111 E BROADWAY, SUITE 600 SALT LAKE CITY, UT 84111
PHONE: 385-226-7676
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL ENGINEER
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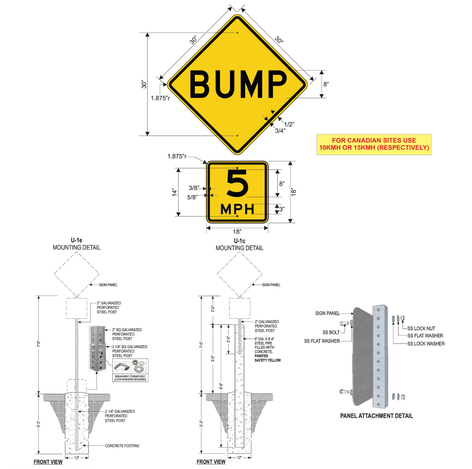
DETAILS - 2

DUT2-AVI
1222 SOUTH 500 EAST
AMERICAN FORK UT

SHEET NUMBER
C-5.11

Plotted By:Chochra, Meghan Sheet Set:Build - AVI.dwts Layout:C-5.11(SE FA)(2).dwg 06/09/2025 2:08:26 pm J:\cdc\wh\ut\195255361\dgn\195255361-SE FA(2).dwg
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BU / Program / Type: ALL



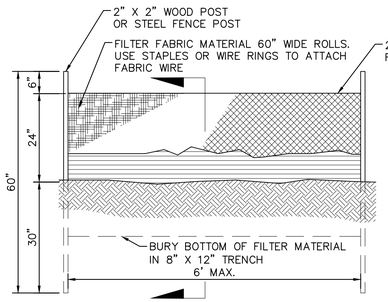
FOR CANADIAN SITES USE 10KMH OR 15KMH (RESPECTIVELY)

INSTALLED BY CONSTRUCTION

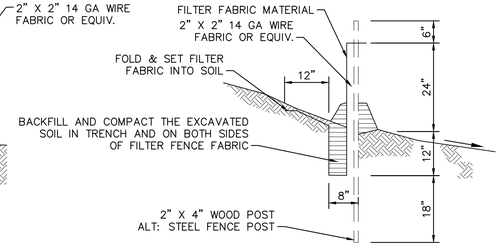
Designation: **S-3(Mod)**	**Notes:** DOT standard SPEED BUMP sign, with 5 MPH sign supplemental placard. Use at speed bumps. Post and panel mount Hardware	**Colors:** OPAQUE BLACK, REFLECTIVE YELLOW
Description: Bump/Speed Limit 5mph Sign MUTCD W8-1 AND W13-1P		
Substrate: .080" Alum.		
Graphics: Digitally printed graphics on high intensity reflective sheeting		

N.T.S.

16



FRONT ELEVATION



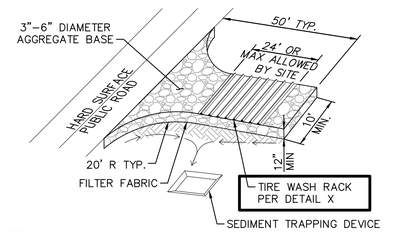
SECTION A–A

NOTES:

1. CONSTRUCT SILT FENCE ALONG A LEVEL CONTOUR.
2. WHEN STANDARD STRENGTH FILTER FABRIC IS USED A WIRE MESH SUPPORT FENCE SHALL BE FASTENED TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY– DUTY WIRE STAPLES AR LEAST 1" LONG TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4".
3. STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE AND 40" OF THE FABRIC SHALL EXTEND INTO THE TRENCH. WHEN EXTRA–STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED AND THE FILTER FABRIC STAPLED OR WIRED DIRECTLY TO THE POSTS.
4. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL THEN CUT TO THE LENGTH OF THE BARRIER. WHEN JOINTS ARE NECESSARY FILTER CLOTH SHALL BE SPICED TOGETHER ONLY TO A SUPPORT POST WITH A MINIMUM 6" OVERLAP AND BOTH AND SECURELY FASTENED TO THE POST.
5. THE TRENCH SHALL BE BACKFILLED WITH IMPACTED NATIVE MATERIAL.
6. IF 85% OR MORE OF A SOIL BY WEIGHT PASSES THROUGH THE OPENINGS IN A NO. 200 SIEVE (U.S. STANDARD) FILTER FABRIC SHALL NOT BE USED.
7. FILTER FABRIC MATERIAL SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES FAHRENHEIT TO 120 DEGREES FAHRENHEIT.
8. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE SLOPED AREA IS PERMANENTLY STABILIZED.
9. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.

N.T.S.

17

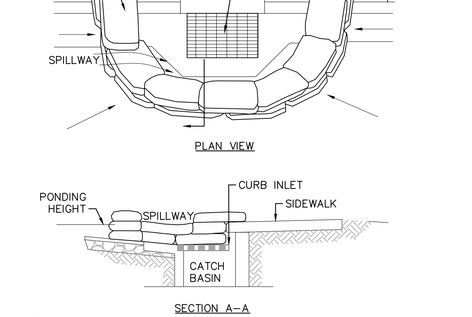


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

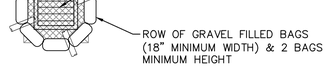
N.T.S.

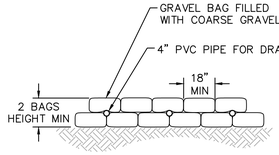
18



PLAN VIEW

SECTION A–A





SECTION

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. GRAVEL BAG MATERIAL: POLYPROPYLENE, POLYETHYLENE OR POLYMIDE WOVEN FABRIC, MINIMUM UNIT WEIGHT 4 OUNCES PER SQUARE YARD, MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.
3. GRAVEL BAG SHALL BE FILLED WITH 3/4" ROCK OR 1/4" PEA GRAVEL.
4. PLACE SEVERAL LAYERS OF SAND BAGS (12" MINIMUM HIGH) OVERLAPPING THE BAGS AND PACKING THEM TIGHTLY TOGETHER.
5. LEAVE GAP OF ONE BAG ON THE TOP ROW TO SERVE AS A SPILLWAY.
6. PLACE FILTER FABRIC OVER WIRE MESH. FILTER FABRIC SHALL BE MANUFACTURED FROM UV RESISTANT POLYPROPYLENE, NYLON, POLYESTER, OR ETHYLENE FABRIC WITH AN EQUIVALENT OPENING SIZE NOT GREATER THAN 20 SIEVE AND WITH A MINIMUM FLOW RATE OF 40 GALLONS/MINUTE/SQ. FT.
7. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY

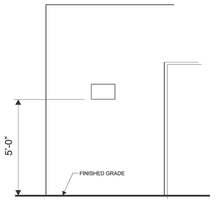
N.T.S.

19

BU / Program / Type: Air Gateway, AMZL Gen 3.1, 5.0, Exit: Bldg. MDS, XPT: Site Specific: ARS, ARSC, OXD



SCALE: 3" = 1'



INSTALLED BY CONSTRUCTION

Designation: **AG-16**	**Notes:** Use to indicate the possible presence of carbon monoxide. To be installed in interior parking/loading and exterior launch/queuing areas. At Exterior Loading: Mount to column at launch and on a post at the queuing pad out of the lane of traffic, (1) per launch or queuing pad. At Interior Loading: Affix to inside load columns. Shall be placed on drive lane columns, (1) at the entrance and (1) at the load out.	**Colors:** ORANGE CMYK:0,80,100,0 BLACK, WHITE VINYL
Description: CARBON MONOXIDE		
Substrate: 3M U180 or Equal		
Graphics: Digitally Printed Graphics with 3M Gloss Laminate		

N.T.S.

20

Policy 242—Underground Conduit Systems for Primary and Secondary Conductors

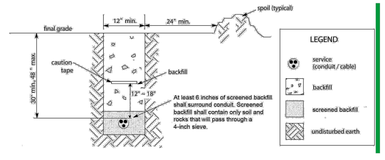


Figure 6—Primary Trench

2.3.2. Secondary Trench

When installing only secondary conduit in a trench, follow the dimensions and requirements in "Figure 7" below. Where the secondary conduit approaches a box pad, the trench will need to be deeper to allow the conduit and sweep to be installed under the box pad. Do not reduce the integrity of the box pad by putting holes in it.

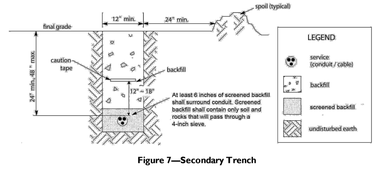


Figure 7—Secondary Trench

ROCKY MOUNTAIN POWER
A PACIFICORP AFFILIATE

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No.	REVISIONS	DATE	BY
1	CITY COMMENTS	05/29/2025	

Kimley»Horn
© 2022 KIMLEY–HORN AND ASSOCIATES, INC.
111 E BROADWAY, SUITE 600 SALT LAKE CITY, UT 84111
PHONE: 385-202-2176
WWW.KIMLEY-HORN.COM

JOANNA GRAHAM
12888197 2202
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH
06/09/2025

KHA PROJECT	195250361
DATE	06/09/2025
SCALE	AS SHOWN
DESIGNED BY	JG
DRAWN BY	MC
CHECKED BY	JG

DETAILS - 3

DUT2-AVI
1222 SOUTH 500 EAST
AMERICAN FORK UT

SHEET NUMBER
C-5.12

Plotted By:Chachro, Meghan Sheet Set:Bld2-1AAhu1&Gnd&1F-TENANTS.dwb 2/9/2025 2:02:12 PM File Name:C:\Users\mchachro\Desktop\Bld2-1AAhu1&Gnd&1F-TENANTS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DUT2 AUTOMATED VEHICLE INSPECTION (AVI)

1222 S 500 E,
AMERICAN FORK, UT 84003

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

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

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

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

DRC Plan Review Meetings

These meetings are available with staff on Tuesdays from 9:00 AM-12:00 PM in 30 minute appointments.

Meetings can be scheduled with Melissa White at mwhite@americanfork.gov or through 801-854-5932

American Fork City
Development Review Committee

Planning and Zoning
Reviewed
copperman 06/16/2025

No comments

Fire Department
Reviewed
M. Sacco 06/17/2025

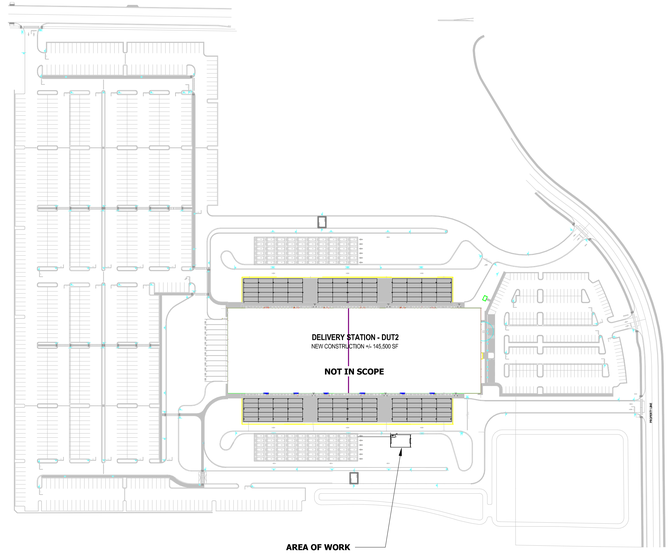
Architectural drawings should be reviewed by the building department or third party reviewer per the direction of the building department.

Engineering Division
Reviewed
rburkhill 06/18/2025

No comments

Next Step

Revise and Resubmit based off comments made from staff



TRUE NORTH

SCOPE AND OWNERS

#	TASK	TEAM
1	POWER TO LOCATION	GC
2	ANY UPDATES TO STRIPING	GC
3	DATA/IT	GC
4	IDF CAGE	FURNISHED AND INSTALED BY GC
5	STRUCTURE INSTALLATION OF AVI	UVEYE VENDOR
6	STRUCTURE END USER TRAINING	AVI PRODUCT TEAM
7	GRADING, CONCRETE SLAB, AND ASPHALT	GC
8	I-FLEX DOUBLE TRAFFIC BARRIER	FURNISHED BY GC AND INSTALLED BY GC
9	A-SAFE 33" I-FLEX BOLLARD	FURNISHED BY GC AND INSTALLED BY UVEYE VENDOR
10	36" EXTERIOR BOLLARD	FURNISHED AND INSTALLED BY GC
11	SPEED BUMPS	GC
12	DETAILED LV DESIGN	LV
13	SIGNAGE	GC
14	ARC FLASH	ORDERED/GC (if required)
15	Z-GUARD	FURNISHED AND INSTALLED BY GC
16	LANE DELINEATOR	FURNISHED AND INSTALLED BY OTHERS

ABBREVIATIONS

ADJ	ADJUSTABLE	FHC	FIRE HOSE CABINET	NR	NOT RATED
AFF	ABOVE FINISH FLOOR	FIN	FINISH	NTS	NOT TO SCALE
ALT	ALTERNATE(ING)	FL	FLOOR		
ALUM	ALUMINUM	FLASH	FLASHING	OC	ON CENTER
APPROX	APPROXIMATE	FLS	FIRE LIFE SAFETY	OCEW	ON CENTER EASH WAY
ARCH	ARCHITECT	FLUOR	FLUORESCENT	OD	OUTSIDE DIAMETER
		FOC	FACE OF CONCRETE	OPNG	OPENING
BD	BOARD	FOS	FACE OF STUD	OPP	OPPOSITE
BLDG	BUILDING	FTG	FOOTING		
BLKG	BLOCKING	FURRG	FURRING	PG	PAINT GRADE
BO	BOTTOM OF			PL	PLATE
		GA	GAUGE	PLAM	PLASTIC LAMINATE
CAB	CABINET	GALV	GALVANIZED	PLYWD	PLYWOOD
CBC	CALIFORNIA BUILDING CODE	GFI	GROUND FAULT INTERRUPTER	PR	PAIR
CL	CENTERLINE	GYP	GYPSUM	PT	PAINT
CLG	CEILING			PTN	PARTITION
CLR	CLEAR	H.C.	HANDICAP		
CMU	CONCRETE MASONRY UNIT	HC	HOLLOW CORE	QTY	QUANTITY
COL	COLUMN	HDWD	HARDWOOD		
CONC	CONCRETE	HDWR	HARDWARE	RAD	RADIUS
CONF	CONFERENCE	HM	HOLLOW METAL	RECEPT	RECEPTACLE
CONN	CONNECTION	HR	HOUR	REF	REFERENCE
CONT	CONTINUOUS	HT	HEIGHT	REFR	REFRIGERATOR
CORR	CORRIDOR			REM	REMAIN
CPT	CARPET	ID	INSIDE DIAMETER	REQ'D	REQUIRED
CTR	CENTER	IN	INCHES	RM	ROOM
		INSUL	INSULATION	RO	ROUGH OPENING
DBL	DOUBLE	INT	INTERIOR		
DF	DRINKING FOUNTAIN			SC	SOLID CORE
DIA	DIAMETER	JAN	JANITOR	SECT	SECTION
DIM	DIMENSION	JT	JOINT	SF	SQUARE FOOT
DN	DOWN			SG	STAIN GRADE
DTL	DETAIL	LAM	LAMINATE(D)	SHT	SHEET
DW	DISHWASHER	LB	POUND	SPEC	SPECIFICATION(S)
DWG	DRAWING	LOC	LOCATION	SSTL	STAINLESS STEEL
				ST STL	STAINLESS STEEL
E	EXISTING	MA	MOISTURE RESISTANT	STD	STANDARD
EA	EACH	MAT	MATERIAL	STL	STEEL
ELEC	ELECTRIC(CAL)	MAX	MAXIMUM	STOR	STORAGE
ELEV	ELEVATION	MECH	MECHANICAL	SUSP	SUSPENDED
EQ	EQUAL	MED	MEDIUM		
EQUIP	EQUIPMENT	MFR	MANUFACTURER	TEL	TELEPHONE
ETR	EXISTING TO REMAIN	MIN	MINIMUM	TEMP	TEMPERATURE
EW	EACH WAY	MISC	MISCELLANEOUS	TO	TOP OF
EXT	EXTERNAL or EXTERIOR	MTG	MOUNTING	TYP	TYPICAL
		MTL	METAL		
FD	FLOOR DRAIN			UON	UNLESS NOTED OTHERWISE
FE	FIRE EXTINGUISHER	N	NEW		
FEC	FIRE EXTINGUISHER CABINET	NIC	NOT IN CONTRACT	VIF	VERIFY IN FIELD
		NO	NUMBER		

SYMBOLS

DETAIL SYMBOL
DETAIL NUMBER
REF. SHEET NUMBER

NORTH ARROW
TRUE NORTH

ROOM NAME AND NUMBER TAG
ROOM NAME
ROOM#

BUILDING SECTION TAG
ELEVATION NUMBER
REF. SHEET NUMBER

ALIGN

ROOM NAME AND NUMBER TAG
REVISION NUMBER (CLOUD AROUND EXTENT OF REVISION)

ELEVATION DATUM
NAME OF LEVEL
ELEVATION OF LEVEL

ROOM TAGS
XX ROOM NAME
101 ROOM NUMBER
XX ROOM AREA

AREA TAG
ROOM NAME/AREA NAME
ROOM NAME
B # OCCUPANCY TYPE
1000 100 OCCUPANT LOAD
MAXIMUM FLOOR AREA ALLOWANCE (IBC TABLE 1004.1.2)
GROSS ROOM SQUARE FOOTAGE

EXIT IDENTIFIER
EXIT
102
15.3"
32"
EXIT IDENTIFIER
NUMBER OF EGRESSING OCCUPANTS
EGRESS WIDTH REQUIRED
EGRESS WIDTH PROVIDED

SINGLE DOOR
HINGE SIDE

FIRE EXTINGUISHER

SPOT ELEVATION
100000

GRID
A

KEYNOTE
?

PRIMARY EXIT
EXIT

FLOOR TYPE TAG F1
ROOF TYPE TAG R1
CEILING TYPE TAG C1

SHEET LIST

01 - GENERAL		
G0.00	COVER SHEET	12/20/24
G0.01	LIFE SAFETY PLAN	12/20/24
03 - ARCHITECTURAL		
A1.00	EXTERIOR AVI AREA PLANS	12/20/24
A2.01	AVI AREA EXTERIOR ELEVATIONS	12/20/24
A3.00	AVI AREA DETAILS & DOOR SCHEDULE	12/20/24
A4.00	AVI SIGNAGE & SPECS (REFERANCE DRAWINGS)	12/20/24
A4.01	AVI SIGNAGE & SPECS (REFERANCE DRAWINGS)	12/20/24
04 - STRUCTURAL		
S0.00	STRUCTURAL GENERAL NOTES	12/20/24
S0.01	ABBREVIATIONS & SPECIAL INSPECTION TABLES	12/20/24
S1.00	OVERALL STRUCTURAL FOUNDATION PLAN	12/20/24
S5.00	STRUCTURAL FOUNDATION DETAILS	12/20/24
S5.01	STRUCTURAL FOUNDATION DETAILS	12/20/24
05 - ELECTRICAL		
E0.10	ELECTRICAL SPECIFICATIONS	12/20/24
E1.10	ELECTRICAL SITE AVI POWER PLAN	12/20/24
E2.10	ELECTRICAL ENLARGED - POWER PLAN	12/20/24
E2.20	ELECTRICAL ENLARGED- LIGHTING PLAN	12/20/24
E5.10	DETAILS - ELECTRICAL	12/20/24
E5.11	DETAILS - ELECTRICAL	12/20/24
E6.10	ELECTRICAL SINGLE LINE DIAGRAM AND SCHEDULES	12/20/24
E6.11	ELECTRICAL SINGLE LINE DIAGRAM AND SCHEDULES	12/20/24

DEFERRED SUBMITTAL

- FIRE SPRINKLER
- FIRE ALARM

PROJECT & CODE INFORMATION

PROJECT ADDRESS:
1222 S 500 E,
AMERICAN FORK, UT 84003

CITY/COUNTY JURISDICTION:
CITY OF AMERICAN FORK UTAH

PARCEL NUMBER:
35-750-0002

BUILDING AREA:
PROVIDED: 146,914 SF

ALLOWABLE AREA:
NS = BUILDING NOT EQUIPPED THROUGHOUT WITH SPRINKLER SYSTEM

BUILDING HEIGHT:
ALLOWED: 55'-0" (SECTION 504.3)
PROVIDED: 19'-0"

OCCUPANCY TYPE:
(U) UTILITY AND MISCELLANEOUS

CONSTRUCTION TYPE:
TYPE II B (SECTION 602.2)

APPLICABLE CODES

- 2021 International Building Code
- 2021 International Plumbing Code
- 2021 International Mechanical Code
- 2021 International Fuel Gas Code
- 2021 International Fire Code
- 2021 International Energy Conservation Code
- 2020 National Electrical Code

VICINITY MAP



PROJECT LOCATION

SCALE: NTS BACKGROUND DERIVED FROM COUNTY GYS

TRUE NORTH

GENERAL NOTES:

A. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE LATEST ADOPTED BUILDING CODE EDITION, AND TO CONDITIONS AND SPECIFICATIONS OF ALL GOVERNING AUTHORITIES.
B. GC SHALL VERIFY AND CONFIRM ALL CONDITIONS, DIMENSIONS, AND LAYOUT INFORMATION PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO START OF WORK. ANY CORRECTION WORK REQUIRED AS A RESULT OF NOT REPORTING SUCH DISCREPANCIES SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
C. CONTRACTOR AND SUBCONTRACTORS SHALL CAREFULLY EXAMINE THE SITE AND THE CONSTRUCTION DOCUMENTS OF THE ENTIRE WORK. INCONSISTENCIES IN THE PLANS OR SPECIFICATIONS SHALL BE CALLED TO THE ATTENTION OF TENANT.
D. REFER TO ENLARGED PLANS AND ELEVATIONS WHERE INDICATED FOR ADDITIONAL INFORMATION. ENLARGED PLANS TAKE PRECEDENCE OVER PLANS OF SMALLER SCALE, AND DETAILS TAKE PRECEDENCE OVER PLANS. IN THE CASE OF A CONFLICT, THE HIGHEST COST OPTION SHOULD BE PRICED.
E. DETAIL REFERENCES SHALL BE APPLIED TO ALL INSTANCES WHERE THE SAME CONDITIONS OCCUR, UNLESS NOTED OTHERWISE.
F. DIMENSIONS ARE TO STRUCTURAL GRID, CENTER LINE OF COLUMNS, AND FACE OF STUDS/CONCRETE WALL, UNLESS NOTED OTHERWISE.
G. THE TERMS "ABOVE FINISH FLOOR"(AFF) AND "FINISH FLOOR ELEVATION"(FFE) REFER TO FINAL FINISHED FLOOR ELEVATION, WHETHER BUILT-UP SLAB, COMPOSITE DECK, OR RAISED ACCESS FLOOR.
H. DO NOT SCALE DRAWINGS.
I. CUTTING AND DRILLING OF STRUCTURAL MEMBERS NOT DETAILED REQUIRES THE WRITTEN PERMISSION OF THE STRUCTURAL ENGINEER OF RECORD.
J. SAVE AND RECYCLE DEMOLITION DEBRIS AS APPLICABLE. ALL DEMOLISHED OR REMOVED EXISTING MATERIAL SHALL BE LEGALLY DISPOSED. COORDINATE WITH AUTHORITY HAVING JURISDICTION FOR REQUIREMENTS FOR RECYCLING/RE-USE OF DEMOLITION DEBRIS.
K. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR WORK. THE CONTRACTOR WILL COORDINATE CLEAN UP OF ALL AREAS AFFECTED BY DUST OR ANY MATERIALS, BOTH DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT, INCLUDING THE INSIDE OF ALL WINDOWS AS NECESSARY SO THAT THE SPACE IS READY FOR OCCUPANCY BY TENANT.
L.
M. THROUGHOUT THESE DOCUMENTS REFERENCES ARE MADE TO FOIO AND FTIT. IN THE EXECUTION OF THIS DESIGN THE OWNER AND TENANT ARE THE SAME ENTITY.

SCOPE OF WORK

NEW PRE-ENGINEERED METAL BUILDING TO PROTECT AUTOMATED VEHICLE INSPECTION (AVI)DRIVE-THROUGH STRUCTURE THAT WILL BE ASSEMBLED ON-SITE AT EXISTING DELIVERY STATION. THE PRIMARY PURPORSE OF THE AVI STRUCTURE IS TO HOUSE AND PROTECT THE AVI EQUIPMENT AND SUPPORTING SYSTEMS. THE AVI SYSTEM IS A COMBINATION OF THREE (3) SCANNERS FOR VEHICLE BODY, UNDERCARRIAGE, AND TIRES.

THERE ARE NO PROGRAM SPACES (ROOMS) OR OCCUPANTS WITHIN THE STRUCTURE.

DESIGN STANDARDS MATRIX

BTS DESIGN INTENT

DESIGN CRITERIA	RELEASED:	REVISED:
- DESIGN CRITERIA V10.2	04/01/2024	
- DOOR HARDWARE SPECIFICATION V6 WWBD	12/21/2023	
- NA SIGNAGE STANDARD V2.1	Q2 OF 2023	
- SITE DESIGN GUIDELINES V8.0	12/29/2023	

COMPOSITE PLAN	RELEASED:	REVISED:

DCI/DGI #	SUBJECT	RELEASE DATE	APPLIES TO PROJECT	AFFECTED DRAWINGS
0423	AMZL AVI Template Updates II	06/07/2024		

PROJECT DIRECTORY

ARCHITECTURE
NELCO ARCHITECTURE, INC.
1201 THIRD AVE. SUITE 23-127
SEATTLE, WA 98101
REPRESENTATIVE:
TYSON PARKS
TPARKS@NELSONWW.COM
206.408.8630

MEP ENGINEERING
KIMLEY HORN
401B ST SUITE 600
SAN DIEGO, CA 92101
REPRESENTATIVE:
CAMILLE MAXWELL
CAMILLEMAXWELL@KIMLEY-HORN.COM
619.798.5667

CIVIL ENGINEERING
KIMLEY HORN
401B ST SUITE 600
SAN DIEGO, CA 92101
REPRESENTATIVE:
CAMILLE MAXWELL
CAMILLEMAXWELL@KIMLEY-HORN.COM
619.798.5667

STRUCTURAL
KIMLEY HORN
401B ST SUITE 600
SAN DIEGO, CA 92101
REPRESENTATIVE:
CAMILLE MAXWELL
CAMILLEMAXWELL@KIMLEY-HORN.COM
619.798.5667

SECURITY
IES COMMUNICATIONS
2801 S FAIR LANE
TEMPE, AZ 85282
REPRESENTATIVE:
PAUL FITE
PAUL.FITE@IESCOMMUNICATIONS.COM
360.904.0175

PEMB VENDOR
GENERAL STEEL CORPORATION
10639 W BRADFORD RD
LITTLETON, CO 80127
REPRESENTATIVE:
RONALD LAMPING
RLAMPING@GENSTEEL.COM
303.904.4837

DESCRIPTION	Δ	DATE
CLIENT REVIEW SET	1	2024.12.06

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

NELSON
Nelson Architecture & Interiors, Inc
Mindspace c/o Nelson Worldwide
100 E. Penn Square, 4th Floor
Philadelphia, PA 19107
Phone: (215) 925-6562
WWW.NELSONWORLDWIDE.COM

DUT2 AUTOMATED VEHICLE INSPECTION (AVI)
1222 S 500 E,
AMERICAN FORK, UT 84003

Project Manager: TP
Drawn By: DC+LM
Reviewed By: CN
Approved By: SW
Project No: 24.0002563.000
Project Name: DUT2 AUTOMATED VEHICLE INSPECTION (AVI)
Project Status: CLIENT REVIEW SET

STATE OF UTAH
MATTHEW C. JOHNSON
371347-0301
12.20.24
Matthew Johnson

COVER SHEET

SHEET NUMBER
G0.00

12/20/2024 2:48:25 PM

CODE - BUILDING INFORMATION

CONSTRUCTION TYPE: IIB
NS = BUILDING NOT EQUIPPED THROUGHOUT WITH SPRINKLER SYSTEM (IBC 2018)

BUILDING AREA:
ALLOWED: 1 STORY/8,500 S.F./FLOOR (BASED ON U OCC., CONST) PER IBC TABLE 506.2
PROVIDED: FULL BUILDING = 1,596 SF

BUILDING HEIGHT:
ALLOWED: 2 STORY / 55'-0" (SECTION 504.3 TABLE)
PROVIDED: 1 STORY / 19'-0"

USE GROUPS

U	UTILITY & MISCELLANEOUS	1,596 SF

PRIMARY OCCUPANCY: (U) OCCUPANCY
PROVIDED: 1,596 SF

OCCUPANT LOAD:

USE GROUPS	AREA OCC.	LOAD FACTOR	OCC. LOAD
U UTILITY & MISCELLANEOUS	1,597 SF	200 SF	8 OCC
TOTAL OCCUPANT LOAD:			8 OCC

EGRESS COMPONENTS:

EGRESS COMPONENTS REQUIRED:
0.2" PER OCC. X 8 OCCUPANTS = **1.6" OF EGRESS WITH REQUIRED (1) EXIT DOOR**

TOTAL NUMBER OF EXITS PROVIDED: **(1) 32" EGRESS EXIT DOOR**

LEGEND

ROOM NAME/AREA NAME
OCCUPANCY TYPE
NUMBER OF ROOM OCCUPANTS
MAXIMUM FLOOR AREA ALLOWANCE (IBC TABLE 1004.5)
ROOM SQUARE FOOTAGE (GROSS UNO)

EXIT IDENTIFIER
NUMBER OF EGRESSING OCCUPANTS
EGRESS WIDTH REQUIRED
EGRESS WIDTH PROVIDED

SECTION 1006 COMMON PATH OF EGRESS TRAVEL TABLE 1006.2.1
OCCUPANCY GROUP U (NS) NO SPRINKLERED = 100 FEET MAXIMUM

SECTION 1017 EXIT ACCESS TRAVEL DISTANCE TABLE 1017.2
OCCUPANCY GROUP U (NS NO SPRINKELED = 300 FEET MAXIMUM

EXIT SIGN

PRIMARY EXIT - ALL EXITS DISCHARGE AT GRADE OR HAVE DIRECT ACCESS TO GRADE

LOADING DOCK

EXIT SIGN - SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION AND ADDITIONAL SIGNS

FIRE EXTINGUISHER LOCATION, SEE DETAIL 4/A0.01
PORTABLE FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIRE DEPARTMENT FIELD INSPECTOR IN ACCORDANCE W/ FIRE CODE

EGRESS AND LIFE SAFETY NOTES

EXIT DOORS

1. EXIT DOORS SHALL BE OPENABLE FROM THE EGRESS SIDE WITHOUT SPECIAL KNOWLEDGE, EFFORT OR THE USE OF A SPECIAL KEY OR LATCH.
2. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.
3. UNLATCHING FORCE OF PANIC HARDWARE SHALL NOT EXCEED 15 POUNDS WHEN APPLIED IN THE DIRECTION OF TRAVEL.
4. CORRIDORS SHALL BE MAINTAINED WITH A MINIMUM CLEAR WIDTH OF 44" AND 7'-6" MINIMUM HEIGHT, OR AS REQUIRED BY AHJ.
5. EXIT DOORS SHALL BE A MINIMUM OF 32" CLEAR WIDTH & MAXIMUM 48" WIDE LEAF. MINIMUM 6'-8" DOOR HEIGHT.
6. DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED CORRIDOR EXIT WIDTH BY MORE THAN HALF.
7. EXTERIOR LANDINGS AT ALL EXIT DOORS SHALL BE LEVEL WITH A SLOPE OF 2% MAX.

EXIT SIGNAGE

1. MAIN EXIT DOORS WITHOUT PANIC HARDWARE SHALL HAVE A SIGN WITH LETTERS ON A CONTRASTING BACKGROUND STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" VERIFY WITH JURISDICTION PRECISE WORDING.
2. TACTILE EXIT SIGNAGE SHALL BE REQUIRED. REFER TO SIGNAGE DRAWINGS FOR DETAILS AND SPECIFICATIONS:
   A. EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE SIGN WITH THE WORD "EXIT".
   B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE SIGN WITH THE FOLLOWING WORDS, "EXIT STAIR DOWN", "EXIT RAMP DOWN", EXIT STAIR UP", OR "EXIT RAMP UP".
   C. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE".
   D. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM, OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE."
   E. EACH EXIT DOOR THROUGH HORIZONTAL EXIT SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS, "TO EXIT".
3. SIGNAGE SHALL BE LOCATED AT LATCH SIDE OF SINGLE DOOR AND RIGHT SIDE OF DOUBLE DOORS FROM DIRECTION OF EGRESS.
4. SIGNAGE AND TACTILE FLOOR DESIGNATIONS SHALL BE LOCATED AT EACH STAIR IDENTIFYING EACH STAIR BY NAME OR NUMBER.
5. SIGNAGE AND TACTILE SIGNAGE SHALL BE PROVIDED AT EACH EXIT DOOR WITH DELAYED EGRESS LOCK, AND SHALL BE LOCATED ABOVE AND WITHIN 12" OF DOOR EXIT HARDWARE.
   A. FOR DOORS THAT SWING IN THE DIRECTION OF EGRESS, THE SIGN SHALL READ "KEEP PUSHING. THIS DOOR WILL OPEN IN 15 SECONDS. ALARM WILL SOUND."
   B. FOR DOORS IN THE OPPOSITE DIRECTION OF EGRESS, THE SIGN SHALL READ "KEEP PULLING. THIS DOOR WILL OPEN IN 15 SECONDS. ALARM WILL SOUND."
6. SIGNAGE AND TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT AND ELEVATOR SERVING A REQUIRED ACCESSIBLE SPACE. SIGNAGE SHALL BE INSTALLED INDICATING THE LOCATION OF ACCESSIBLE MEANS OF EGRESS.
7. EXITS IN EXCESS OF THOSE REQUIRED BY THE CODE WITHOUT A RAMP AND MORE THAN 24" ABOVE GRADE SHALL HAVE SIGNS "EXIT STAIR DOWN"
8. EXIT SIGNAGE SHALL BE INTERNALLY ILLUMINATED AT ALL TIMES WITH EMERGENCY ELECTRICAL BACK-UP POWER.
9. EXIT SIGN ILLUMINATION SHALL NOT BE LESS THAN 5 FOOT CANDLES EXIT SIGNS SHALL HAVE TWO POWER SOURCES, ONE FROM THE PREMISES WIRING SYSTEM, THE OTHER FROM BATTERIES.
10. FINAL PLACEMENT OF EXIT SIGNS IS SUBJECT TO APPROVAL AND MODIFICATION OF THE FIRE DEPARTMENT FIELD INSPECTOR

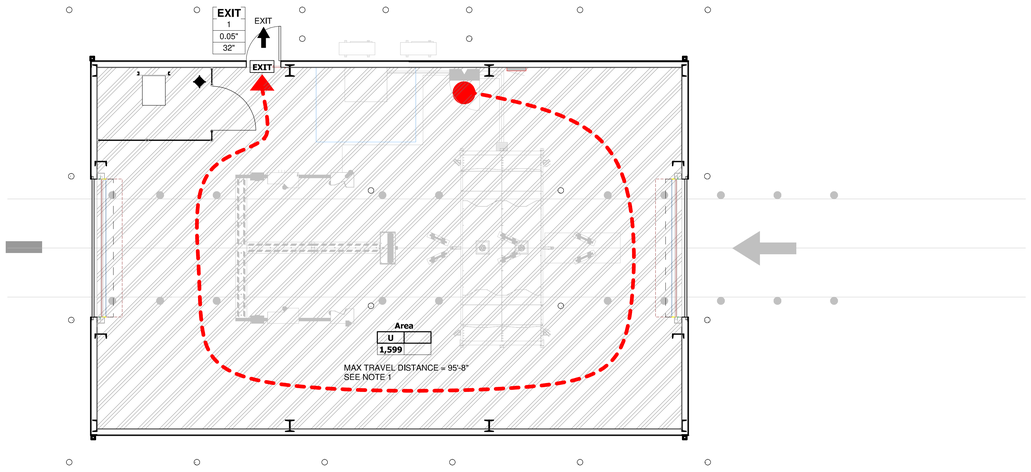
EXIT ILLUMINATION

1. MEANS OF EGRESS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN ONE FOOT CANDLE AT WALKING SURFACE LEVEL EXIT ILLUMINATION FIXTURES SHALL BE ON A SEPARATE NIGHT LIGHT CIRCUIT WITH BATTERY BACK-UPEXIT ILLUMINATION SHALL BE PROVIDED FOR NOT LESS THAN 90 MINUTES VIA STORAGE BATTERIES, OR ON-SITE GENERATOR.

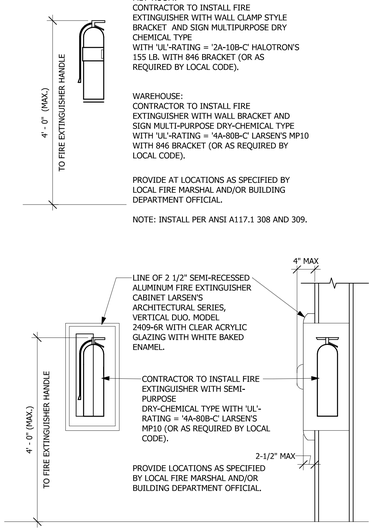
AREA LEGEND

U

NOTE 1:
IT IS ASSUMED THAT, SHOULD A PEDESTRIAN BE REQUIRED TO COMPLETE THIS PATH OF TRAVEL, THE AVI TUNNEL WILL BE CLOSED TO VEHICULAR TRAFFIC. AT NO POINT SHOULD PEDESTRIAN AND VEHICULAR TRAFFIC COLLIDE IN THE OPERATION OF THIS BUILDING.



6 G0.01 LIFE SAFETY PLAN
3/16" = 1'-0"



1 G0.01 FIRE EXTINGUISHER MOUNTING DETAIL
3/4" = 1'-0"

DESCRIPTION	Δ	DATE
CLIENT REVIEW SET	1	2024.12.06

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401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

NELSON
Nelson Architecture & Interiors, Inc
Mindspace c/o Nelson Worldwide
100 E. Penn Square, 4th Floor
Philadelphia, PA 19107
Phone: (215) 925-6562
WWW.NELSONWORLDWIDE.COM

DUT2 AUTOMATED VEHICLE INSPECTION (AVI)

1222 S 500 E,
AMERICAN FORK, UT 84003

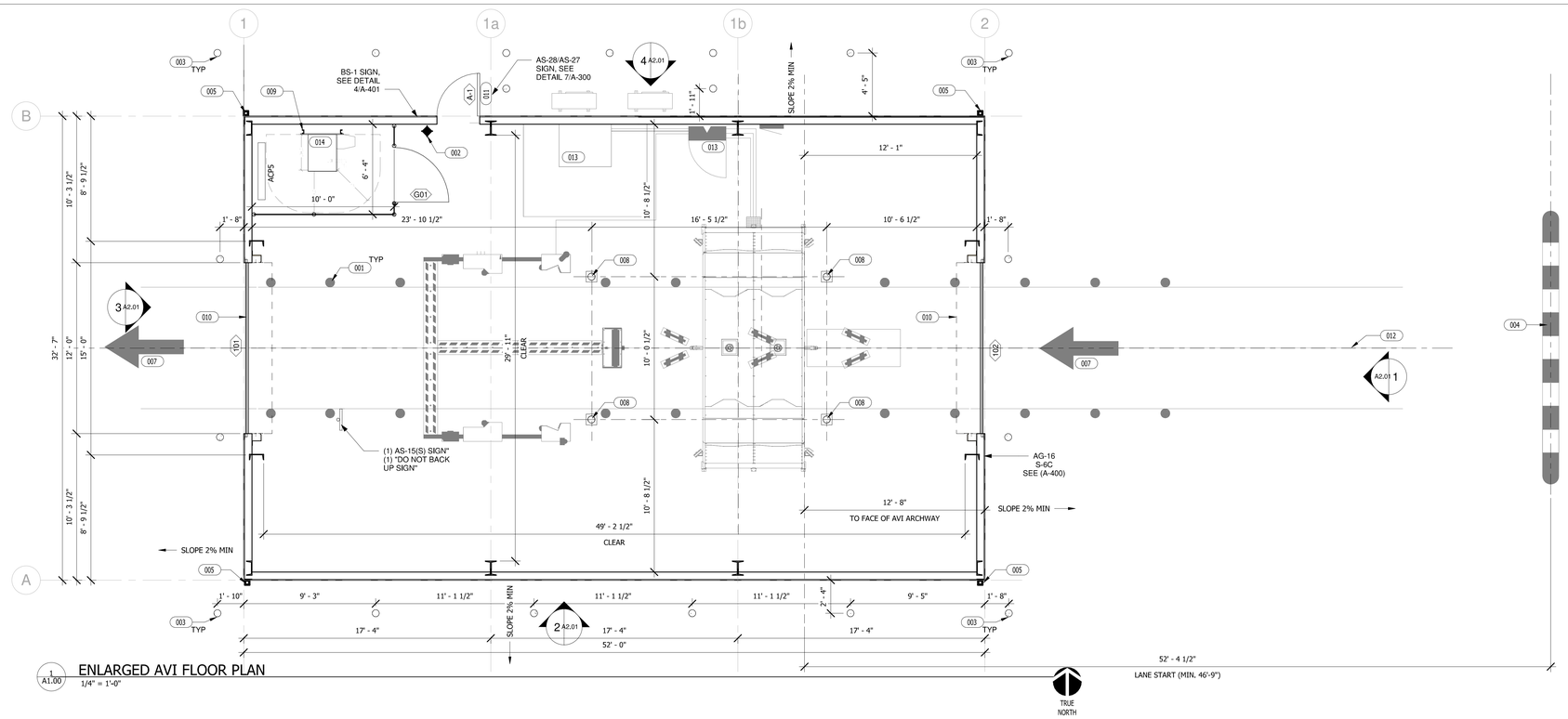
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871347-0301
REGISTERED ARCHITECT
12.20.24

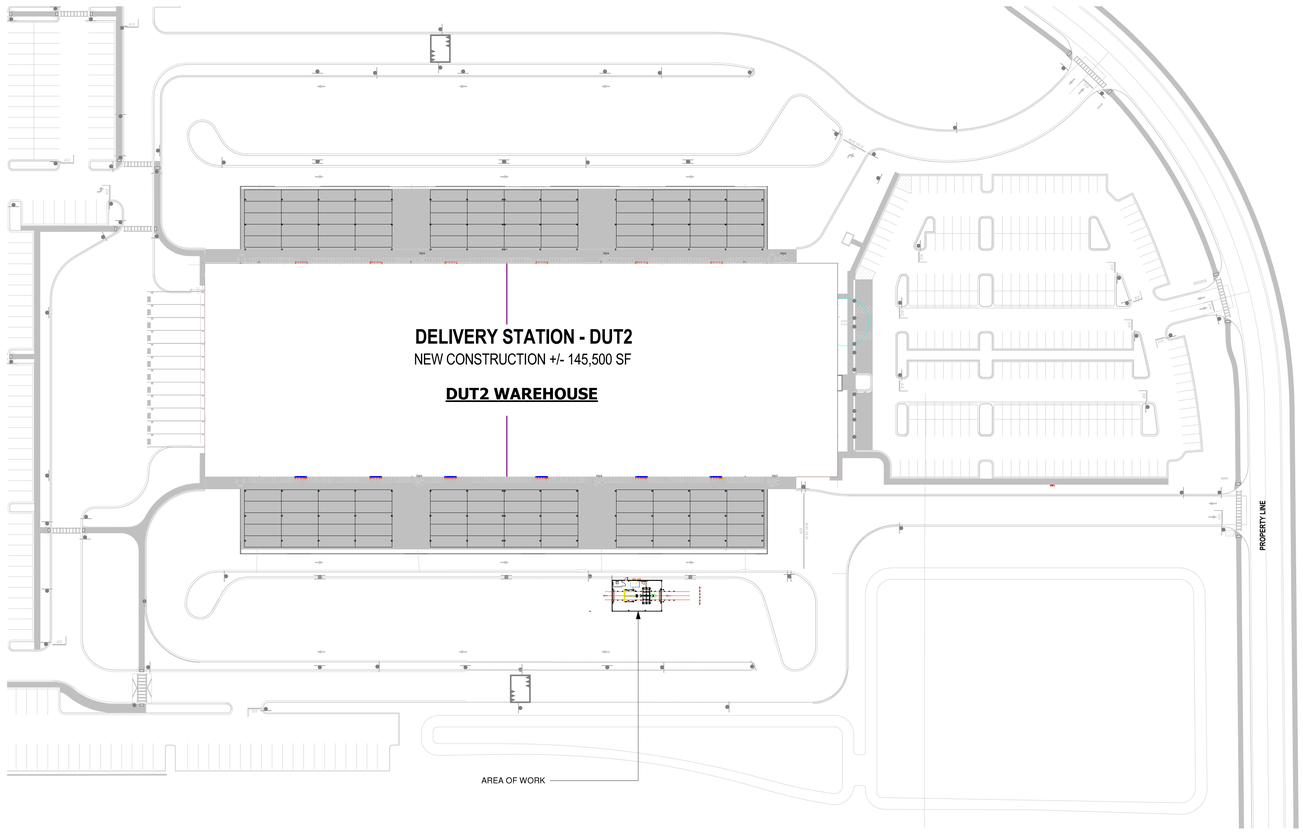
LIFE SAFETY PLAN

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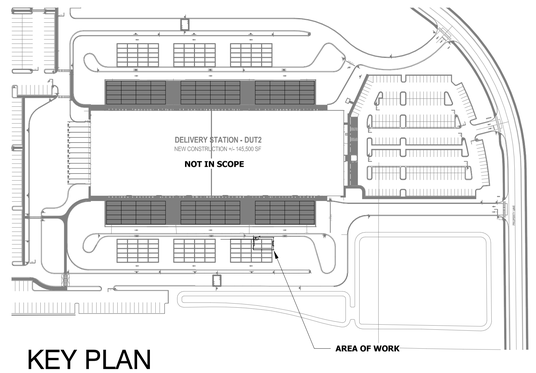


1 A1.00 ENLARGED AVI FLOOR PLAN
1/4" = 1'-0"



2 A1.00 SITE PLAN
1/64" = 1'-0"

TRUE NORTH



KEY PLAN

GENERAL NOTES

A. REFER TO ARCHITECTURAL GENERAL NOTES ON A-001 FOR ADDITIONAL INFORMATION
B. REFER TO SHEET A-600 FOR DOOR SCHEDULE.
C. DETAIL REFERENCES SHOULD BE APPLIED TO ALL INSTANCES WHERE THE SAME CONDITIONS OCCUR, UNLESS NOTED OTHERWISE.
D. DIMENSIONS ARE GIVEN TO THE COLUMN GRID, FACE OF STUD, CENTERLINE OF OPENING, OR ROUGH OPENING UNLESS NOTED OTHERWISE, ALIGN FINISHES WHERE INDICATED.
E. REFER TO CLIENT SIGNAGE STANDARDS FOR SIGNAGE REQUIREMENTS.
F. REFER TO DESIGN CRITERIA DOCUMENT FOR MORE INFORMATION.

FLOOR PLAN CONSTRUCTION

A. GENERAL CONTRACTOR TO PROVIDE COMPLIANT FIRE EXTINGUISHERS IN OCCUPANCIES AND LOCATIONS AS REQUIRED PER THE INTERNATIONAL FIRE CODE. MOUNTING HEIGHTS TO MEET THE PROVISIONS OF ANSI. CABINET SHALL PROTRUDE NO MORE THAN 4" INTO WALKWAYS, CORRIDORS, PASSAGEWAYS, OR AISLES.
B. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE AND IN PROPER ALIGNMENT, UNLESS NOTED OTHERWISE.
C. ALL DIMENSIONS ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE
   a. DIMENSIONS NOTED "HOLD" MUST BE ACCURATELY MAINTAINED, AND SHALL NOT VARY MORE THAN +/- 1/8" WITHOUT WRITTEN INSTRUCTION FROM ARCHITECT.
   b. "ALIGN" MEANS TO ACCURATELY LOCATED FINISHED FACES IN THE SAME PLANE.
   c. DIMENSIONS NOTED "CLEAR" ARE MINIMUM DIMENSIONS WHICH MUST BE MAINTAINED WITHOUT EXCEPTION.
   d. DIMENSIONS MARKED +/- MEAN A VARIANCE NOT GREATER THAN 1 INCH. VERIFY DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT.
   e. ALL DIMENSIONS TO THE EXTERIOR WINDOW WALL ARE TO THE FINISH FACE OF WALL BELOW SILL, UNLESS NOTED OTHERWISE.
D. THE CONTRACTOR SHALL ESTABLISH A SINGLE FLOOR ELEVATION THAT IS TO BE USED TO SET THE TOP OF ALL DOORS SUCH THAT THE TOP OF ALL DOORS OF THE SAME HEIGHT WILL ALIGN REGARDLESS OF VARIATIONS IN THE FLOOR SLAB OR FINISHED FLOOR THICKNESS. THERE SHALL BE NO EXPOSED PIPE, CONDUIT, DUCTS, VENTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED AND FINISHED, UNLESS OTHERWISE NOTED AS EXPOSED CONSTRUCTION ON THE DRAWING.
E. DOOR AND CASED OPENINGS WITHOUT LOCATION DIMENSIONS OR DETAILS ARE TO BE (4) INCHES FROM ADJACENT WALL AT HINGE SIDE OF DOOR OR CENTERED BETWEEN WALLS.
F. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL BLOCKING FOR ALL WALL AND CEILING MOUNTED ITEMS, INCLUDING HARDWARE, LIGHT FIXTURES, GRAB BARS, CASEWORK, AND ALL OWNER PROVIDED ITEMS. PROVIDE SHEET METAL REINFORCING (8" HORIZONTALLY MOUNTED STRIP OF 20 GA. GALVANIZED SHEET METAL) CONCEALED IN PARTITIONS WHERE WALL OR CEILING MOUNTED ITEM IS INDICATED ON DRAWINGS. ALL CONCEALED LUMBER AND BLOCKING TO BE FIRE TREATED.
G. FLOOR FINISH MUST BE CLEAN AND FREE OF TRIPPING HAZARDS, AS WELL IN AN ACCEPTABLE CONDITION TO READILY RECEIVE "SS" TAPE AND OTHER MARKINGS AS PLANNED BY THE OPERATIONAL STAFF. PARTICULAR CARE TO BE MADE TO ENSURE THAT ALL CRACKS OR DEFECTS OVER 1/4" BE CLEANED, AND FILLED WITH SEALANT FLUSH WITH THE ADJACENT SURFACES. THE FLOORING FOR THE SERVICE BAYS AND REPAIR AREA SHOULD HAVE SEALANT COATING CAPABLE OF PROTECTING THE CONCRETE AND SOIL BENEATH FROM OIL AND ACIDS THAT ARE NORMALLY ASSOCIATED WITH VEHICLE MAINTENANCE. THE FLOOR SHOULD BE SEALED BEFORE ANY EQUIPMENT IS INSTALLED.
H. GENERAL CONTRACTOR TO VERIFY EXISTING SLAB THICKNESS AND REBAR VERIFICATION (SIZE AND SPACING). FINDINGS SHOULD BE REPORTED TO BOTH THE CLIENT AND DESIGN TEAM.
I. ALL SIGNS ARE TO BE POST MOUNTED PER DETAILS 3/4/6/ ON SHEET A-400. U.N.O.

CONSTRUCTION PLAN LEGEND

(2) KEYNOTE
(0) GRID LINE
XX DOOR TAG

FLOOR PLAN KEYNOTES

NUMBER	NOTE
001	NEW FLEXIBLE LANE DELINEATOR PROVIDED AND INSTALLED BY OTHER
002	FIRE EXTINGUISHER
003	6" DIAMETER CONCRETE FILLED, SCHEDULE 40 STEEL PIPE BOLLARD, 7'-0" LONG W/ 3'-0" EMBEDMENT INTO CONCRETE FOOTING. BOLLARD TO EXTEND 4'-0" ABOVE FINISHED FLOOR/GRADE. FILL BOLLARDS WITH 3,000 PSI CONCRETE AND FORM TOP WITH SMOOTH ROUNDED CONVEX SURFACE. PRIME AND PAINT SAFETY YELLOW.
004	ASPHALT SPEED BUMP SEE CIVIL PLANS
005	SHEET METAL DOWNSPOUT
007	ONE-WAY ARROW ON EXISTING SLAB, PER CIVIL PLANS
008	NEW A-SAFE 33" I-FLEX BOLLARD
009	PROVIDE BLOCKING IN WALL FOR MOUNDING IDF AND SECURITY ACCESS PANEL
010	MANUAL PULL COILING DOOR, PROVIDED BY PEMB VENDOR, WHITE FINISH
011	HOLLOW METAL DOOR, PROVIDED BY PEMB VENDOR, PAINT TO MATCH PT-1
012	GC TO PROVIDE TEMPORARY TAPING TO INDICATE CENTERLINE OF AVI FOR DOWNSTREAM VENDOR REFERENCE.
013	EQUIPMENT PROVIDED BY OTHERS
014	IDF IF REQUIRED, SEE LOW VOLTAGE DRAWINGS

DESIGNER NOTES

1. SSA TO CONFIRM WITH LOCAL AHJ WHETHER A SPRINKLER SYSTEM IS REQUIRED BASED ON LOCAL JURISDICTIONAL REQUIREMENTS.

2. IF A SPRINKLER SYSTEM IS REQUIRED, PLEASE REFER TO "APPENDIX A - AVI PREFERRED FIRE SPRINKLER LAYOUT" DOCUMENT FOR GUIDANCE OF SPRINKLER HEAD LOCATIONS AROUND THE UV EYE TUNNEL.

EQUIPMENT SCHEDULE

NAME	PROVIDED BY	INSTALLED BY
FLEXIBLE LANE DELINEATORS	BY OTHERS	BY OTHERS
SPEED BUMP	BY GC	BY GC
AVI SCANNING EQUIPMENT	BY OTHERS	BY OTHERS
FLOOR MOUNTED CABLE PROTECTION MATS	BY OTHERS	BY OTHERS
UVEYE SERVER STACK	BY OTHERS	BY OTHERS
ATLAS CONTROL CABINET	BY OTHERS	BY OTHERS
33" I-FLEX BOLLARD	BY GC	BY GC

DESCRIPTION	Δ	DATE
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401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

NELSON
Nelson Architecture & Interiors, Inc
Mindspace c/o Nelson Worldwide
100 E. Penn Square, 4th Floor
Philadelphia, PA 19107
Phone: (215) 925-6562
WWW.NELSONWORLDWIDE.COM

DUT2 AUTOMATED VEHICLE INSPECTION (AVI)

1222 S 500 E,
AMERICAN FORK, UT 84003

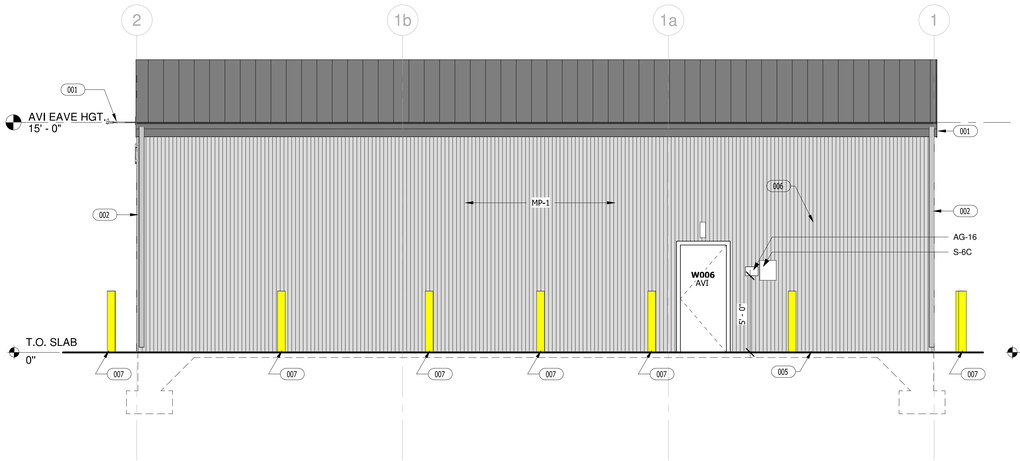
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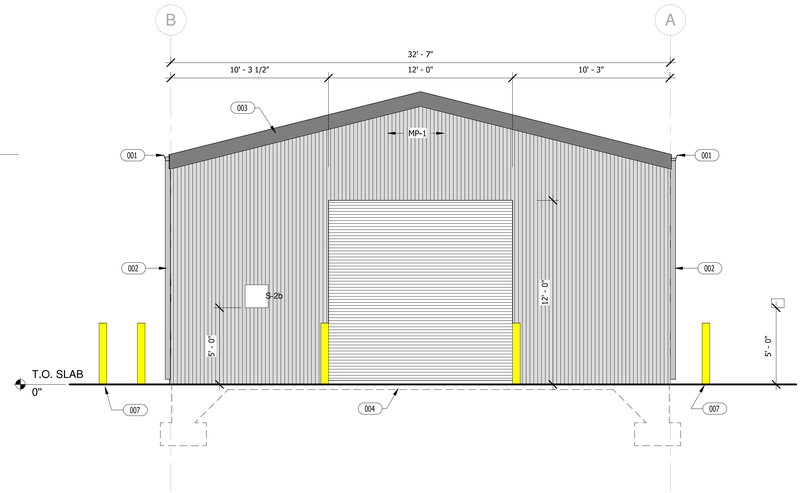
EXTERIOR AVI AREA PLANS

SHEET NUMBER
A1.00

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4 A2.01 NORTH AVI ELEVATION
1/4" = 1'-0"



3 A2.01 WEST AVI ELEVATION
1/4" = 1'-0"

2 A2.01 SOUTH AVI ELEVATION
1/4" = 1'-0"

1 A2.01 EAST AVI ELEVATION
1/4" = 1'-0"

GENERAL NOTES

1. ELEVATION 0'-0" = FINISH FLOOR ELEVATION
2. ALL VERTICAL DIMENSIONS ARE FROM FINISHED FLOOR, UNLESS NOTED OTHERWISE.
3. SEE SIGNAGE STANDARDS FOR SIGNAGE TYPES AND REQUIREMENTS

ELEVATION KEYNOTES

001	PRE-FINISHED METAL GUTTER PROVIDED BY PEMB VENDOR
002	SHEET METAL DOWNSPOUT, PROVIDED BY PEMB VENDOR
003	PRE-FINISHED METAL FASCIA PROVIDED BY PEMB VENDOR, BE MANUF. STANDARD DARK GRAY
004	MANUAL PULL COOLING DOOR, PROVIDED BY PEMB VENDOR, WHITE FINISH
005	HOLLOW METAL DOOR, PROVIDED BY PEMB VENDOR, PAINT TO MATCH PT-1
006	LIGHTING FIXTURE, REFER TO ELEC.
007	6" DIAMETER CONCRETE FILLED BOLLARDS, PER CIVIL PLANS

FINISH LEGEND

MP1: STANDARD GRAY PANEL, PER MANUFACTURER

MP2: PRIME BLUE

EXTERIOR PAINT COLOR BASIS OF DESIGN IS SHERWIN WILLIAMS. ACCEPTABLE MANUFACTURERS ARE SHERWIN WILLIAMS, BENJAMIN MOORE, OR PPG.

FINISH SCHEDULE

FINISH CODE	DESCRIPTION
SECTION 03 35 00 - CONCRETE FINISHING	
CONCRETE FLOORS	
SC-1	SEALED CONCRETE WITH CLEAR SEALER'
SECTION 07 42 13 - METAL WALL PANELS	
METAL WALL PANELS	
MP-1	METAL WALL PANELS PER MANUFACTURER STANDARD
MP-2	METAL VERTICAL WALL PANELS PER MANUFACTURER STANDARD
SECTION 07 61 13 - METAL ROOFING	
STANDING SEAM METAL ROOF	
RP-1	INSULATED METAL ROOF PANELS, COLOR TO MATCH PT-2
SECTION 09 90 00 - PAINTING AND COATINGS	
EXTERIOR PAINT	
PT-1	SW 7063 NEBULOUS WHITE
PT-2	SW 7066 GRAY MATTERS
PT-3	AMAZON PRIME BLUE TO MATCH PANTONE 2995C
PT-4	SW 7650 ELLIE GRAY

DESCRIPTION	Δ	DATE
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401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

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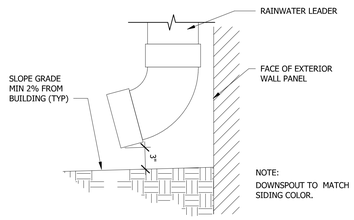
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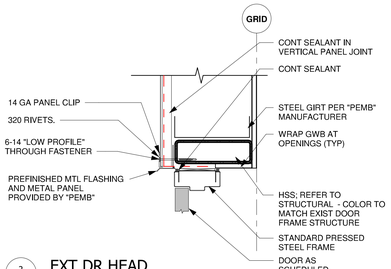
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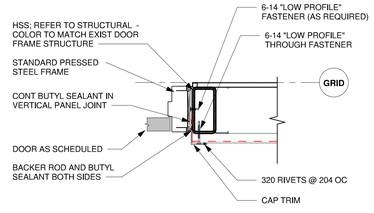
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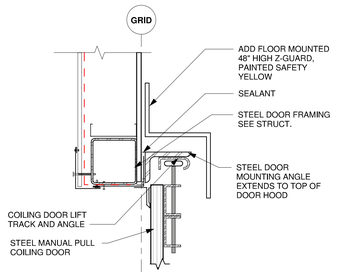
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1 1/2" = 1'-0"



2 A3.00 EXT DR HEAD
1 1/2" = 1'-0"



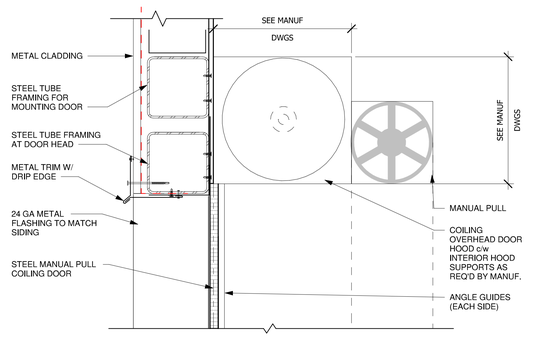
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1 1/2" = 1'-0"



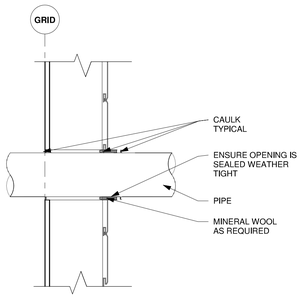
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1 1/2" = 1'-0"

DOOR SCHEDULE

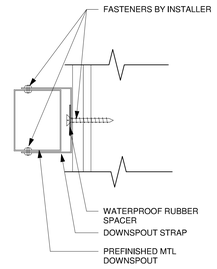
		DOOR					FIRE		FRAME			
MARK	TYPE	WIDTH	HEIGHT	THICKNESS	MAT'L	FINISH	RATING	HDWR	TYPE	MAT'L	FINISH	COMMENTS
101	A	12' - 0"	12' - 0"	2"	STL	P	N/A	N/A	-	STL	-	MANUAL PULL COILING DOOR, TRACK GUARDS
102	A	12' - 0"	12' - 0"	2"	STL	P	N/A	N/A	-	STL	-	MANUAL PULL COILING DOOR, TRACK GUARDS
A-1	B	3' - 0"	7' - 0"	2"	HM	P	N/A	S-05	F1	STL	-	
G01												4' WIDE CHAIN LINK GATE



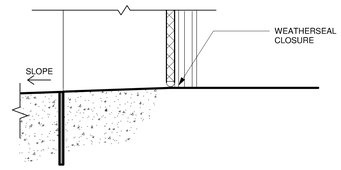
6 A3.00 OH DOOR HEAD
1 1/2" = 1'-0"



8 A3.00 PIPE PENETRATION
1 1/2" = 1'-0"

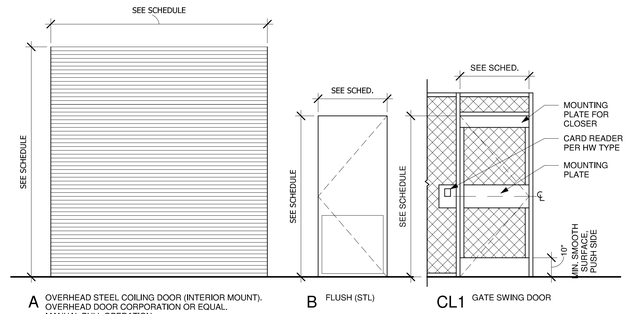


9 A3.00 DOWNSPOUT
3" = 1'-0"



5 A3.00 OH DOOR SILL
1 1/2" = 1'-0"

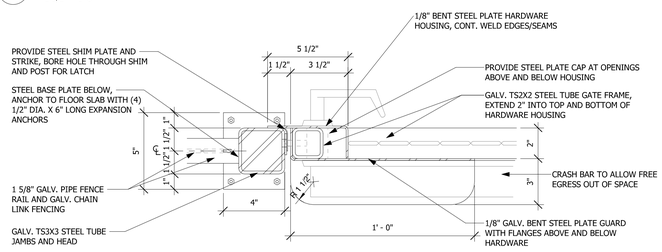
DOOR TYPES



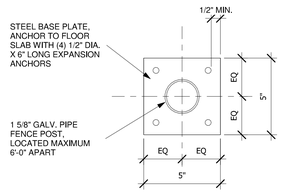
10 A3.00 GATE HARDWARE - LEVELER SET
1 1/2" = 1'-0"

FRAME TYPES

14 A3.00 DOOR TYPE ELEVATIONS
3/8" = 1'-0"



12 A3.00 GATE HARDWARE
3" = 1'-0"



11 A3.00 POST CHAIN LINK MOUNTING
3" = 1'-0"

DOOR HARDWARE SET

Set: TI-25
1. Doors: TEMPORARY IDF CAGE
2. Description: CAGE DOOR | FUNCTION: MECHANICAL LOCK, STOREROOM FUNCTION, FAIL SECURE ELECTRIC STRIKE

3	Hinges	By gate manufacturer		OT
1	Storeroom Lock	28 70 10G04 LP	US26D	SA
1	Permanent Keyed Core	By others	626	OT
1	Electric Strike (FAIL SECURE)	1006CS 24V	630	HS
1	Surface Closer	(P)7500	689	NO
1	Door Position Switch	By security contractor		OT
2	Card Reader	By security contractor		OT
1	Power Supply	By security contractor		SU
1	Latch Protector	320/321	US32D	RO
1	Keedex Box	K-BXRHO by gate manufacturer		KX
1	Wiring & Riser Diagram	By hardware supplier as required		

Notes: FENCE MANUFACTURER SHALL PROVIDE KEEDEX BOX AND STEEL PLATE TO BLOCK ACCESS TO INTERIOR DOOR HARDWARE FROM UNSECURE SIDE. PLATE SHALL EXTEND 12" ABOVE AND BELOW AND TO BOTH SIDES OF DOOR HARDWARE. CAGE FRAME SHALL INCLUDE STRIKE BOX SIZED TO ACCEPT ELECTRIC STRIKE. ELECTRIC STRIKE TO BE FAIL SECURE. CARD READER IN / OUT. CARD READER, DOOR POSITION SWITCH, AND POWER SUPPLY TO BE PROVIDED BY SECURITY CONTRACTOR.

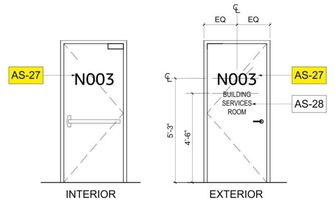
Set: S-05
1. Doors: TDR, TOM, SMOKERS' CANOPY (ACCESS CONTROLLED)
2. Description: SHELL EXTERIOR DOOR - FUNCTION: ELECTRIFIED EXIT DEVICE TRIM, FAIL SECURE, INTEGRATED REQUEST TO EXIT

3	Hinge, Hvy wt	T4A3386 NRP	US32D	MK
1	Rim Exit Dev (Elec, Lever, Rx)	55 70 8876-24V ETP	US32D	SA
1	Permanent Keyed Core	By others	626	OT
1	Surface Closer (STOP)	CPS7500	689	NO
1	Armor Plate (PUSH SIDE)	K1050 (-F) 34" H x 2" LDW CSK	US32D	RO
1	Threshold	273X3AFG		PE
1	Rain Guard	346C		PE
1	Gasketing (Head)	2893AV		PE
2	Gasketing (JAMBS)	2903AV		PE
1	Door Bottom	216BDCFG		PE
1	Door Position Switch	By security contractor		OT
2	Card Reader	By security contractor		OT
1	Surface Armored Door Cord	KEEDEX K-DL38A		KX
1	Power Supply	By security contractor		OT
1	Wiring & Riser Diagram	By hardware supplier as req.		

Notes: ACCESS BY AUTHORIZED CARD CREDENTIAL, ALWAYS FREE EGRESS. CARD READER AND DOOR POSITION SWITCH TO BE PROVIDED BY SECURITY CONTRACTOR, CARD IN/CARD OUT TO SHINT EGRESS ALARM BY SECURITY CONTRACTOR. LOCK POWER SHALL BE PROVIDED BY SECURITY CONTRACTOR. PROVIDE TESTED AND APPROVED HARDWARE FOR HURRICANE AND WINDOWSTORM CODE COMPLIANT OPNINGS WHERE PROEJCT IS SUBJECT TO THOSE CONSTRUCTION CODES.

BU / Program / Type: ALL; Except SSD-FC, ATH

N003



TYPICAL MOUNTING DETAIL
NOTE: NUMBERS ARE MOUNTED TO INSIDE AND OUTSIDE OF DOOR

INSTALLED BY CONSTRUCTION

Designation: AS-27	**Notes:** **Numbers :** 3M Black vinyl 230-22 **Font :** Amazon Ember **Installation :** Mounted 1st surface to all hollow metal, egress service doors	**Colors:** BLACK
Description: Exterior Hollow Metal Door Number Vinyl		
Substrate: N/A		
Graphics: 3M Black Vinyl 230-22		

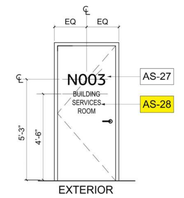
7 A3.00 AS-27 EXTERIOR HOLLOW METAL DOOR NUMBER VINYL
NTS

BU / Program / Type: ALL; Except SSD-FC, ATH

BUILDING SERVICES

FIRE PUMP ROOM
ROOF ACCESS
ELECTRICAL ROOM
TDR DOOR
DSP DOOR

ADDITIONAL LAYOUTS
Note: Copy varies. See architectural drawings.



TYPICAL MOUNTING DETAIL

INSTALLED BY CONSTRUCTION

Designation: AS-28	**Notes:** **Numbers :** 3M Cast Black vinyl 230-22 **Font :** Amazon Ember **Installation :** Mounted 1st surface to select metal, egress service doors. See drawings.	**Colors:** BLACK
Description: Building Services Door Name Vinyl		
Substrate: N/A		
Graphics: 3M Cast Black Vinyl 230-22		

13 A3.00 AS-28
NTS

DESCRIPTION	Δ	DATE
CLIENT REVIEW SET	1	2024.12.06

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401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

NELSON
Nelson Architecture & Interiors, Inc
Mindspace c/o Nelson Worldwide
100 E. Penn Square, 4th Floor
Philadelphia, PA 19107
Phone: (215) 925-6562
WWW.NELSONWORLDWIDE.COM

DUT2 AUTOMATED VEHICLE INSPECTION (AVI)

1222 S 500 E,
AMERICAN FORK, UT 84003

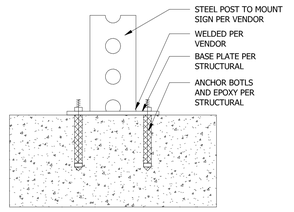
Reviewed By: PC
Approved By: DM
Project Manager: TP
Drawn By: DC
Project No: 24.0002563.000
Project Name: DUT2 AUTOMATED VEHICLE INSPECTION (AVI)
Project Status: CLIENT REVIEW SET

STATE OF UTAH
MATTHEW C. JOHNSON
871347-0301
12.20.24

AVI AREA DETAILS & DOOR SCHEDULE

SHEET NUMBER
A3.00

12/20/2024 2:48:32 PM

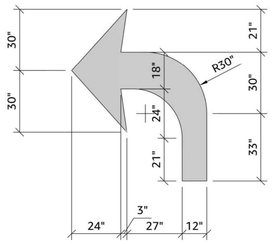


6 A4.00 MOUNTED SIGN BASE PLATE
3" = 1'-0"

SIGNAGE NOTES:

1. REFER ALSO TO DESIGN CRITERIA DOCUMENT FOR ADDITIONAL INFORMATION
2. ALL NEW SIGNS ARE TO BE FLOOR MOUNTED U.N.O.

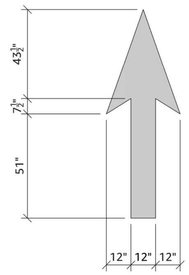
BU / Program / Type: All; Except AMZL: Exist. Bldg., AVI, FSC



INSTALLED BY CONSTRUCTION

Designation: PG-6(L)	**Notes:** Used to indicate left turning lanes. Color shall be white on asphalt and yellow on concrete, unless otherwise noted. PG-6(R) opposite arrow.	**Colors:** C1 WHITE; SAFETY YELLOW PMS 109 C
Description: Parking Striping Graphics/Left Turn		
Substrate: PAVEMENT		
Graphics: HOT APPLIED THERMOPLASTIC GRAPHIC		

BU / Program / Type: All; Except AMZL: Exist. Bldg., AVI, FSC



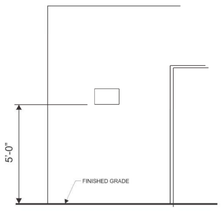
INSTALLED BY CONSTRUCTION

Designation: PG-5	**Notes:** Used to direct traffic at one-way drive aisles. Color shall be white on asphalt and yellow on concrete, unless otherwise noted.	**Colors:** C1 WHITE; SAFETY YELLOW PMS 109 C
Description: Parking Striping Graphics		
Substrate: PAVEMENT		
Graphics: Hot Applied Thermoplastic Graphic		

BU / Program / Type: Air Gateway; AMZL Gen 3.1, 5.0, Exit. Bldg. MDS, XPT; Site Specific: ARS, ARSC, OXD



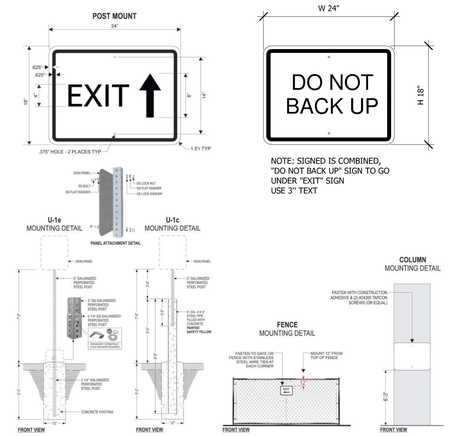
SCALE: 3" = 1'



INSTALLED BY CONSTRUCTION

Designation: AG-16	**Notes:** Use to indicate the possible presence of carbon monoxide. To be installed in interior parking/loading and exterior launch/queuing areas. At Exterior Loading: Mount to column at launch and on a post at the queuing pad out of the lane of traffic, (1) per launch or queuing pad. At Interior Loading: Affix to inside load columns. Shall be placed on drive lane columns, (1) at the entrance and (1) at the load out.	**Colors:** ORANGE CMYK-0,90,100,0; BLACK; WHITE VINYL
Description: CARBON MONOXIDE		
Substrate: 3M U180 or Equal		
Graphics: Digitally Printed Graphics with 3M Gloss Laminate		

BU / Program / Type: ALL; Except ARS, IXD, SSD, ARSC, OXD, ATH



NOTE: SIGNED IS COMBINED, "DO NOT BACK UP" SIGN TO GO UNDER "EXIT" SIGN USE 3" TEXT

INSTALLED BY CONSTRUCTION

Designation: AS-15(S)	**Notes:** **Panel** - 1/8" Alum. panel with high intensity reflective white sheeting. Panels to have radiused corners **Copy** - Die-cut 3M Cast Black vinyl 230-22 -OR- Direct print black copy **Font** - Amazon Ember **Installation** - Mount to inward facing side of gate or fence. Sign can also be mounted to a column. **OPTIONAL Installation:** Mounted with 2" square galvanized steel post, footings & breakaways.	**Colors:** ORAQUE BLACK; REFLECTIVE WHITE
Description: Exit Straight Arrow (36")		
Substrate: .080" Pre-Finished Alum. Sheet		
Graphics: 3M Black Vinyl 230-22 -OR- Direct printed graphics		

7 A4.00 FLOOR TURN ARROW SIGNALING
12" = 1'-0"

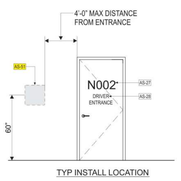
1 A4.00 FLOOR ARROW SIGNALING
12" = 1'-0"

3 A4.00 AG-16 - CARBON MONOXIDE SIGN
NTS

4 A4.00 AS-15(S)b - "SIGNAGE EXIT" & "DO NOT BACK UP"
1/2" = 1'-0"

BU / Program / Type: Provide at: All U.S. Amazon Buildings (except Texas, Illinois, Kansas & New Mexico)



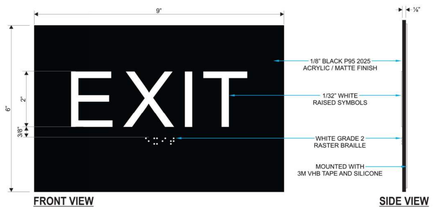


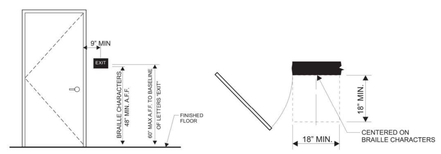
TYP INSTALL LOCATION

INSTALLED BY CONSTRUCTION

Designation: AS-51	**Notes:** Use at all exterior entrance doors where firearms are prohibited. **Copy** - Direct print copy **Font** - Amazon Ember **Installation** - Must be posted at 5'-0" from bottom of entrance door. Must be posted within 300 feet of the area closest to the public. Must be not more that 4'-0" laterally from entrance. Must not be obstructed or altered in any way. Must be immediately replaced if it becomes illegible for any reason.	**Colors:** BLACK; WHITE; RED PMS 485 C
Description: No Firearms Sign Panel		
Substrate: 1/8" Di-Bond Pre-finished White		
Graphics: Direct printed graphics		

BU / Program / Type: ALL; Except SSD-FC, ATH

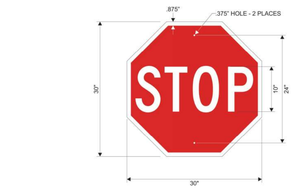


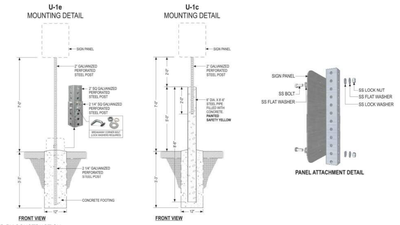


INSTALLED BY CONSTRUCTION

Designation: BS-1	**Notes:** **Typical at all exit doors.** Manufacturer to provide 2-sided mounting tape on back of sign at each corner. All raised characters and Braille must meet Federal 2010 American with Disabilities Act Standards 703.2. In addition to the Federal Standards, signs for California locations must meet CBC 11B-703.4 Emblems and lettering must be raised or depressed 1/16" typical. Provide one (1) sign per exit door complying with ANSI A117.1. Unless Otherwise Noted: All sign bases shall be 1/8" thick black acrylic with matte non-glare finish. All other features shall be white and raised 1/32.	**Colors:** BLACK; WHITE
Description: Exit Accessible Sign		
Substrate: 1/8" P-95 2025 Black Acrylic with Matte Finish		
Graphics: Symbols,Text & Braille to be Raised 1/32"		

BU / Program / Type: All





INSTALLED BY CONSTRUCTION

Designation: S-1	**Notes:** For use at single lane intersections. (See S-1b for multiple lanes) Use at intersections in parking lot and drive aisles. Post and panel mount. No sign shall be mounted on the back of a stop sign that extends beyond the edges of the stop sign.	**Colors:** TRANSPARENT RED; REFLECTIVE WHITE
Description: Stop Sign / MUTCD R1-1		
Substrate: .080" Alum.		
Graphics: Digitally printed graphics on high intensity reflective sheeting		

8 A4.00 AS-51 NO FIREARMS SIGN PANEL
1/2" = 1'-0"

9 A4.00 BS-1
NTS

5 A4.00 S-1 -SIGNAGE "STOP"
1/2" = 1'-0"

DESCRIPTION	Δ	DATE
CLIENT REVIEW SET	1	2024.12.06

Kimley»Horn
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401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

NELSON
Nelson Architecture & Interiors, Inc
Mindspace c/o Nelson Worldwide
100 E. Penn Square, 4th Floor
Philadelphia, PA 19107
Phone: (215) 925-6562
WWW.NELSONWORLDWIDE.COM

DUT2 AUTOMATED VEHICLE INSPECTION (AVI)

1222 S 500 E, AMERICAN FORK, UT 84003

Project Manager: TP
Drawn By: LM
Reviewed By: ME
Approved By: AMZ
Project No: 24.000356S.000
Project Name: DUT2 AUTOMATED VEHICLE INSPECTION (AVI)
Project Status: CLIENT REVIEW SET

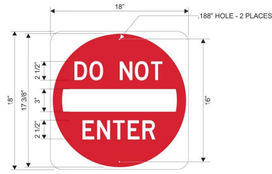
STATE OF UTAH
MATTHEW O. JOHNSON
371347-0301
ARCHITECT
12.20.24

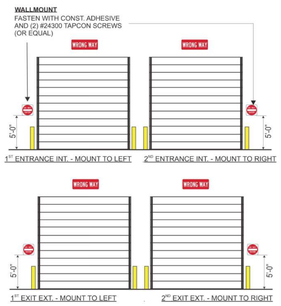
AVI SIGNAGE & SPECS (REFFERANCE DRAWINGS)

SHEET NUMBER
A4.00

12/20/2024 2:46:39 PM

BU / Program / Type: Air Gateway, AMZL Exist. Bldg.; Site Specific: ARS



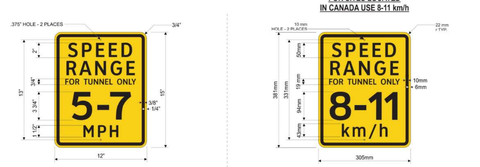


INSTALLED BY CONSTRUCTION

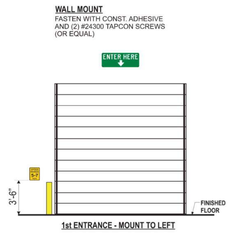
Designation: S-2b	**Notes:** Use to prohibit travel in the wrong direction. For Interior Loading: Install on the entrance roll up door at the opposite side of the direction of travel. Install on the exiting roll up door at the opposite side of the direction of travel (1) per door, on the left side of first entrance and exiting roll up doors and on the right side of the second entrance and exiting roll up door. Mount at 5'-0" from bottom of signage to ground level.	**Colors:** TRANSPARENT RED, REFLECTIVE WHITE
Description: Do Not Enter Interior Loading Sign		
Substrate: .080" Alum.		
Graphics: Digitally printed graphics on high intensity reflective sheeting		

1 A4.01 S-2B - DO NOT ENTER INTERIOR LOADING SIGN
NTS

BU / Program / Type: AMZL AVI



FOR SITES LOCATED IN CANADA USE 8-11 km/h





INSTALLED BY CONSTRUCTION

Designation: S-6c	**Notes:** For use at AVI facilities only. Install sign adjacent to inbound door at exterior AVI facilities and minimum 10 feet in front of interior AVI facilities. Mount to wall, on the side of first entrance roll up doors. Mount at 3'-6" from bottom of signage to finish grade level. Mount to nearby column or wall at interior queuing lane at a visible height to drivers, in the absence of a nearby column or a wall, mount sign to a post with 80lbs base at 8' from top of signage to finish grade. Assy. to include: 80lbs Weighted Rubber Base + 6' Plastic 1.75" Sq. Post + Mounting Hardware **Designer note:** S-6 and S-6c may be used interchangeably depending on site conditions, only one sign/sign size is needed.	**Colors:** OPAQUE BLACK, REFLECTIVE YELLOW
Description: AVI Speed Range Sign, 15"		
Substrate: .080" Alum.		
Graphics: Digitally printed graphics on high intensity reflective sheeting		

2 A4.01 S-6C - AVI SPEED RANGE SIGN
NTS

SIGNAGE NOTES:

1. REFER ALSO TO DESIGN CRITERIA DOCUMENT FOR ADDITIONAL INFORMATION
2. ALL NEW SIGNS ARE TO BE FLOOR MOUNTED U.N.O.

DESCRIPTION	Δ	DATE
CLIENT REVIEW SET	1	2024.12.06

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401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

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Nelson Architecture & Interiors, Inc
Mindspace c/o Nelson Worldwide
100 E. Penn Square, 4th Floor
Philadelphia, PA 19107
Phone: (215) 925-6562
WWW.NELSONWORLDWIDE.COM

DUT2 AUTOMATED VEHICLE INSPECTION (AVI)

1222 S 500 E,
AMERICAN FORK, UT 84003

Project Manager: TP
Drawn By: LM
Reviewed By: ME
Approved By: AMZ
Project No: 24.000263.000
Project Name: DUT2 AUTOMATED VEHICLE INSPECTION (AVI)
Project Status: CLIENT REVIEW SET

STATE OF UTAH
MATTHEW C. JOHNSON
371347-0301
AMERICAN FORK
12-20-24

AVI SIGNAGE & SPECS (REFERANCE DRAWINGS)

SHEET NUMBER
A4.01

12/20/2024 2:46:42 PM

1.00 DESIGN CRITERIA

1.01 2021 INTERNATIONAL BUILDING CODE (IBC), ASCE 7-16, ACI 318-19, AISC 360-16

1.02 BUILDING CATEGORY = II

1.03 DEFLECTION CRITERIA: SEE IBC TABLE 1604.3.

1.04 LOADING INFORMATION

A. DEAD: BUILDING LOADS ARE LISTED ON PRE-ENGINEERED METAL BUILDING. DRAWINGS PROVIDED BY OTHERS.

B. LIVE: BUILDING LOADS ARE LISTED ON PRE-ENGINEERED METAL BUILDING. DRAWINGS PROVIDED BY OTHERS.
SLAB-ON-GRADE 125 PSF (LIGHT MANUFACTURING)

C. SNOW:
IMPORTANCE FACTOR, Is = 1.0
GROUND SNOW LOAD, Pg = 33 PSF

D. FROST:
FROST DEPTH = 30 INCHES (BELOW GRADE. THE BOTTOM OF ALL FOUNDATIONS SHALL EXTEND TO THE FROST DEPTH, MINIMUM.)

E. WIND:
IMPORTANCE FACTOR, Iw = 1.0
WIND SPEED, V (SITE SPECIFIC) = 115 MPH (3 SEC GUST)
EXPOSURE CATEGORY = C
INTERNAL PRESSURE COEFFICIENT, GCpi = +/- 0.18

THE WIND PRESSURE IN TERMS OF POUNDS PER SQUARE FOOT TO BE USED FOR THE DESIGN OF EXTERIOR COMPONENTS AND CLADDING MATERIALS SHALL BE INDICATED ON THE SHOP DRAWINGS SUBMITTED BY THE SUPPLIER AND CERTIFIED BY A REGISTERED ENGINEER IN THE STATE OF THE PROJECT.

F. SEISMIC:
IMPORTANCE FACTOR, Ie = 1.00
SPECTRAL RESPONSE ACCELERATION, Ss = 1.3188
SPECTRAL RESPONSE ACCELERATION, S1 = 0.4826
SITE CLASS = D (DEFAULT)
SPECTRAL RESPONSE COEFFICIENT, Sds = 0.8792
SPECTRAL RESPONSE COEFFICIENTS, Sd1 = 0.5847
SEISMIC DESIGN CATEGORY = D

2.00 DIMENSIONS

2.01 THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE STARTING WORK AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER OF RECORD.

2.02 BEFORE STARTING ANY WORK, THE CONTRACTOR MUST CHECK ALL DIMENSIONS GIVEN ON THE STRUCTURAL DRAWINGS RELATING TO GRID LINES, COLUMN AND WALL LOCATIONS, STRUCTURAL AND FINISHED FLOOR ELEVATIONS, MEMBER SIZES, ETC. WITH THE ARCHITECTURAL, TRAFFIC, AND CIVIL DRAWINGS. IF ANY DISCREPANCY IS NOTICED, IT MUST BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE ENGINEER, AND WORK MUST NOT COMMENCE UNTIL INSTRUCTIONS ARE RECEIVED FROM THE ENGINEER.

2.03 THE CONTRACTOR MUST REFER TO THE ENGINEER OF RECORD FOR INSTRUCTION FOR ANY DIMENSION NOT GIVEN ON OR OBTAINABLE FROM THE CONSTRUCTION DRAWINGS. THE CONTRACTOR MUST NOT USE SCALE TO OBTAIN OR VERIFY ANY DIMENSION SHOWN ON THE CONSTRUCTION DRAWINGS.

3.00 DOCUMENTS AND LIMITATIONS

3.01 THESE STRUCTURAL DOCUMENTS, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, ARE INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. MUST BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

3.02 IT IS UNDERSTOOD THAT THE CONSULTANT MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, AS TO FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE, EXCEPT THAT THESE INSTRUMENTS OF SERVICE HAVE BEEN PREPARED IN ACCORDANCE WITH THE CURRENT GENERALLY ACCEPTED PROFESSIONAL ENGINEER PRACTICES.

3.03 ALL NON-STRUCTURAL ELEMENTS INDICATED ON THE STRUCTURAL DRAWINGS HAVE BEEN SHOWN IN GENERAL TO THE RELATIONSHIP TO THE STRUCTURAL ELEMENTS ONLY. ACCORDINGLY, THEY MUST NOT BE ASSUMED TO BE ACCURATE AND REFERENCE MUST BE MADE TO THE APPROPRIATE CONSULTANT(S), PLANS, AND SPECIFICATIONS.

4.00 CONSTRUCTION SAFETY

4.01 IT IS UNDERSTOOD THAT THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THE PROJECT. THE CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF THE PERSONS AND PROTECT THEM AGAINST INJURY. LIKEWISE, THE CONTRACTOR MUST PROTECT ALL PROPERTY AGAINST DAMAGE OR LOSS.

4.02 THE CONTRACTOR MUST COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OF PROPERTY.

4.03 THE CONTRACTOR'S DUTIES AND RESPONSIBILITIES FOR THE SAFETY AND PROTECTION OF THE WORK MUST CONTINUE UNTIL SUCH TIME AS THE WORK IS SATISFACTORILY COMPLETED, AND THE ENGINEER OF RECORD HAS ISSUED A NOTICE TO THAT EFFECT TO THE OWNER AND THE CONTRACTOR.

4.04 ALL STRUCTURAL MEMBERS SHOWN HEREIN HAVE BEEN DESIGNED FOR THE FINAL DESIGN LOADS PROVIDED IN THIS DOCUMENT IN THE FINAL ERECTED CONDITION SHOWN HEREIN. THE CONTRACTOR IS RESPONSIBLE FOR CONDITIONS ENCOUNTERED DURING ERECTION AND HANDLING, AND NECESSARY TEMPORARY BRACING AND SHORING. SHORING AND BRACING SHALL BE DESIGNED TO PRECLUDE ANY STRUCTURAL ELEMENT FROM BEING OVERSTRESSED AT ANY POINT DURING CONSTRUCTION. SHORING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH AND DRAWINGS SHALL BE SIGNED AND SEALED.

4.05 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CONSTRUCTION MEANS AND METHODS THAT WILL NOT IMPACT ADJACENT INFRASTRUCTURE.

5.00 SHOP DRAWINGS

5.01 REVIEW OF SHOP DRAWINGS BY THE ENGINEER OF RECORD IS LIMITED TO A REVIEW OF CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE PLANS AND SPECIFICATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DIMENSIONS, QUANTITIES, PERFORMANCE, SAFETY, COORDINATION WITH OTHER WORKS, AND ALL OTHER REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. REVIEW DOES NOT AUTHORIZE CHANGES TO THE CONTRACT.

5.02 THE CONTRACTOR MUST SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW IN ACCORDANCE WITH A SCHEDULE OF SUBMITTALS ACCEPTABLE TO THE ENGINEER. THESE SHOP DRAWINGS MUST HAVE BEEN CHECKED BY, AND STAMPED WITH THE APPROVAL OF THE CONTRACTOR, AND IDENTIFIED AS THE ENGINEER MAY REQUIRE. THE DATA SHOWN ON THE SHOP DRAWINGS MUST BE COMPLETE WITH RESPECT TO DIMENSIONS, DESIGN CRITERIA, AND DULY SIGNED AND SEALED BY A PROFESSIONAL ENGINEER IN THE STATE OF UTAH.

5.03 THE CONTRACTOR SHALL SUBMIT THE FOLLOWNG SUBMITTALS, AT A MINIMUM:
A. FOUNDATION REBAR SUBMITTAL
B. CONCRETE MIX DESIGN SUBMITTAL
C. ANCHOR BOLTS SUBMITTAL

6.00 DEFERRED SUBMITTALS

6.01 THE FOLLOWING SUBMITTALS ARE DEFERRED FOR THEIR DESIGN TO BE PROVIDED BY THE SUPPLIER:
A. MISCELLANEOUS EQUIPMENT ANCHORAGE

6.02 DOCUMENTS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED A MINIMUM OF 30 DAYS BEFORE ITEMS ARE TO BE INSTALLED. THESE ITEMS ARE TO BE REVIEWED BY THE GENERAL CONTRACTOR AND THE ENGINEER OF RECORD FOR GENERAL CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. REFER TO THE PROJECT MANUAL FOR DEFERRED SUBMITTAL DESIGN QUALIFICATIONS AND ADDITIONAL DEFERRED SUBMITTAL REQUIREMENTS.

7.00 FIELD MODIFICATION

7.01 WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER OF RECORD IS REQUIRED FOR ALL FIELD MODIFICATIONS TO THE STRUCTURAL SYSTEM INCLUDING, BUT NOT LIMITED TO, BEAM AND COLUMN CONNECTIONS, CUTTING OR DRILLING THROUGH ANY STRUCTURAL ELEMENT, CUTTING OR THE RELOCATION OF STEEL REINFORCEMENT, EMBED PLATES AND BOLTS, ETC.

8.00 SPECIAL INSPECTION

8.01 SPECIAL INSPECTIONS WILL BE PROVIDED IN COMPLIANCE WITH THE STATEMENT OF SPECIAL INSPECTIONS AND THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.

8.02 OWNER WILL ENGAGE A SPECIAL INSPECTOR AND QUALIFIED TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS, INSPECTIONS AND PREPARE TEST REPORTS.

8.03 THE GENERAL CONTRACTOR MUST ASSIST AND COOPERATE WITH AN INDEPENDENT TESTING LABORATORY (TO BE RETAINED BY THE OWNER) WHICH MUST CONDUCT ALL THE SPECIFIED TESTS REQUIRED FOR THE PROJECT AND REPORT TO THE RESULTS OF THESE TESTS DIRECTLY AND PROMPTLY TO THE ENGINEER FOR THEIR REVIEW.

8.04 CONTRACTOR SHALL NOTIFY SPECIAL INSPECTOR AND TESTING AGENCY 48 HOURS IN ADVANCE OF ITEMS REQUIRED FOR SPECIAL INSPECTION.

8.05 ALL SPECIAL INSPECTION MONTHLY REPORTS MUST BE SIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF UTAH WHO HAS RESPONSIBLE CHARGE OF THE SPECIAL INSPECTIONS PROGRAM.

8.06 A SPECIAL INSPECTIONS VIRTUAL MEETING MUST BE HELD WITH ENGINEER OF RECORD, CONSTRUCTION COORDINATION, INDEPENDENT TESTING AGENCY, AND SPECIAL INSPECTOR TO CLARIFY ALL SPECIAL INSPECTION REQUIREMENTS PRIOR TO BEGINNING WORK.

9.00 FOUNDATIONS

9.01 FOUNDATIONS, RETAINING & BASEMENT WALLS, FOUNDATION DRAINAGE, SLABS ON GRADE & OTHER ITEMS RELATED TO THE SOILS ARE DESIGNED IN ACCORDANCE WITH THE PRESUMPTIVE LOAD - BEARING VALUES, TYPE CH/CL SOIL IN LATEST IBC TABLE 1806.2.

9.02 ENGINEERED FILL SHALL EXTEND TO A MINIMUM DEPTH OF 2 FEET BELOW THE BOTTOM OF FOUNDATIONS, OR 4 FEET BELOW EXISTING GRADES, WHICHEVER IS GREATER. GRADING FOR THE BUILDING SHALL EXTEND A LATERAL DISTANCE OF 5 FEET BEYOND THE OUTSIDE EDGE OF THE PERIMETER FOOTINGS.

9.03 NO FOUNDATIONS SHALL BE PLACED ONTO OR AGAINST SUBGRADES CONTAINING FREE WATER, FROST OR ICE.

9.04 LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND AFTER CONSTRUCTION.

9.05 COMPACT ALL SOIL UNDER FOUNDATIONS AND SLABS TO 95% STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D-698.

DESIGN NET SOIL BEARING CAPACITY: 1,500 PSF
DESIGN PASSIVE PRESSURE: 100 PSF/FT
DESIG ACTIVE PRESSURE: 30 PSF/FT
DESIGN AT-REST PRESSURE: 60 PSF/FT
DESIGN COEFFICIENT OF FRICTION: 0.25
SOIL DENSITY: 120 PCF

10.00 REINFORCED CONCRETE (CAST-IN-PLACE)

10.01 ALL CONCRETE MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH IBC CHAPTER 19 & ACI-318, LATEST ADOPTED EDITION.

10.02 ALL CAST IN PLACE CONCRETE AND POST INSTALLED ANCHORS SHALL BE DESIGNED IN ACCORDANCE WITH CHAPTER 17 OF ACI 318 AS MODIFIED BY THE APPLICABLE BUILDING CODE.

10.03 THE GENERAL CONTRACTOR MUST ASSIST AND COOPERATE WITH AN INDEPENDENT TESTING LABORATORY (TO BE RETAINED BY THE OWNER) WHICH MUST CONDUCT ALL THE SPECIFIED TESTS REQUIRED FOR THE CONCRETE WORK AND REPORT THE RESULTS OF THESE TESTS DIRECTLY AND PROMPTLY TO THE ENGINEER FOR THEIR REVIEW.

10.04 DETAILING OF REBAR MUST BE IN ACCORDANCE WITH THE LATEST REVISION OF THE ACI DETAILING MANUAL, AND CONCRETE REINFORCING INSTITUTE'S LATEST EDITION OF "MANUAL OF STANDARD PRACTICE". ALL SHOP DRAWINGS PERTAINING TO REBAR DETAILS MUST BE SUBMITTED TO THE ENGINEER FOR THEIR REVIEW.

10.05 CONCRETE MIX DESIGN FOR ALL CONCRETE WORK IS REQUIRED TO BE SUBMITTED TO THE ENGINEER FOR REVIEW. THE CONCRETE SUPPLIER MUST HAVE A QUALITY CONTROL PROCEDURE FOR THE PRODUCTION OF ALL CONCRETE, WHICH MUST BE ACCEPTABLE TO THE ENGINEER AND MEETS CURRENT ACI STANDARDS.

10.06 CONCRETE PLACEMENT AND CONSTRUCTION JOINTS MUST BE IN ACCORDANCE WITH ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS". CONCRETE MUST BE PLACED WITHIN 90 MINUTES OF BATCH TIME.

10.07 CONTRACTOR MUST PREPARE AND SUBMIT QUALITY CONTROL MEASURES TO ENSURE TEMPERATURE WITHIN MASS CONCRETE POURS COMPLIES WITH THE REQUIREMENTS IN THE PROJECT SPECIFICATIONS. MASS CONCRETE POURS APPLY TO ANY SUBSTRUCTURE CONCRETE ELEMENT WHOSE LEAST DIMENSION IS GREATER THAN 5 FT.

10.08 EMBEDDED ITEMS THAT WILL SUPPORT STRUCTURAL STEEL CONSTRUCTION MUST BE PLACED WITHIN THE TOLERANCES PRESCRIBED IN THE LATEST EDITION OF THE AISC "CODE OF STANDARD PRACTICE". GENERAL CONTRACTOR MUST FIELD VERIFY LOCATION OF EMBEDDED ITEMS PRIOR TO FABRICATION AND DELIVERY OF STRUCTURAL STEEL TO THE PROJECT SITE.

10.09 CONCRETE COMPRESSIVE DESIGN STRENGTH IN 28 DAYS, AS FOLLOWS:

USE	DESIGN	WEIGHT	MAX AGGREGATE SIZE	MAX. W/C	SLUMP	AIR CONTENT[1]	INSPECTION
FOOTINGS	4,000 PSI	NORMAL WEIGHT	1"	0.5	4" ± 1 MAX.	-	YES
SLAB ON GRADE	4,000 PSI	NORMAL WEIGHT	1"	0.45	4" ± 1 MAX.	4.5% - 6.0%	YES
MISC	4,000 PSI	NORMAL WEIGHT	1"	0.5	4" ± 1 MAX.	4.5% - 6.0%	NO

1. ALL CONCRETE EXPOSED TO THE WEATHER (I.E. SLABS, HOUSEKEEPING PADS) SHALL CONTAIN ENTRAINED AIR AS SPECIFIED IN THE TABLE ABOVE AS PER ACI 318 TABLE 19.3.3.1. AIR CONTENT SHALL BE MEASURED AT THE POINT OF DISCHARGE WHEN CONCRETE IS PUMPED.

10.10 THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT: **INCHES**

A. CONCRETE CAST AGAINST & PERMANENTLY EXPOSED TO EARTH 3"
B. CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 THRU #18 BARS 2"
#5 & SMALLER BARS 1 1/2"
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
SLABS & WALLS:
#11 & SMALLER BARS 3/4"
D. BEAMS & COLUMNS:
PRIMARY REINFORCEMENT, TIES & STIRRUPS 1 1/2"

10.11 REINFORCING MATERIAL PROPERTIES:

	ASTM	FY, KSI
A. ALL BARS UNLESS NOTED	A615	60
B. TIES & STIRRUP	A615	60
C. WELDED WIRE FABRIC (SMOOTH)	A185	65
D. WELDABLE REBAR	A706	60

10.12 TOLERANCES FOR REINFORCEMENT FABRICATION, REINFORCEMENT PLACEMENT AND CONCRETE CONSTRUCTION MUST CONFORM TO THE LATEST EDITION OF ACI 117 "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS."

10.13 BAR DETAILS AND SUPPORTS: ACI DETAILING MANUAL AND BUILDING CODE. LAP ALL SPLICES AS SHOWN ON THE STRUCTURAL DRAWINGS.

10.14 CONSTRUCTION JOINTS SHALL BE AS APPROVED BY THE STRUCTURAL ENGINEER AND THE ARCHITECT.

PROVIDE 3/4 INCH CHAMFERS AT ALL EXPOSED EDGES UNO.

10.15 LAP SPLICES ARE ALL CLASS B TENSION LAP SPLICES, UNO.

10.16 CORE DRILLING MUST NOT BE ALLOWED THROUGH IN-PLACE CONCRETE ELEMENTS UNLESS SPECIFICALLY APPROVED BY THE ENGINEER. PENETRATIONS THROUGH CONCRETE ELEMENTS MUST BE ILLUSTRATED ON SHOP DRAWINGS AND MUST UTILIZE SCHEDULE 40 STEEL PIPE.

10.17 CLEARANCE REQUIRED WITHIN PIPE SLEEVE MUST BE CONFIRMED BY SUBCONTRACTOR RESPONSIBLE FOR THE MATERIAL PASSING THROUGH THE SLEEVE. REINFORCEMENT CLEAR COVER MUST BE MAINTAINED AROUND THE SLEEVE PENETRATION.

10.18 SLEEVES EMBEDDED IN SLABS MUST BE LOCATED CLEAR BETWEEN REINFORCING BARS AND MUST MAINTAIN CLEAR SPACING EQUAL TO THE DIAMETER OF THE LARGEST SLEEVE IN ANY DIRECTION. SLEEVE GROUPS THAT DO NOT COMPLY WITH THE ABOVE REQUIREMENTS SHALL BE CONSIDERED AS AN OPENING AND REINFORCED PER NOTE BELOW.

10.19 UNLESS NOTED OTHERWISE ON THE DRAWINGS: PROVIDE EXTRA REINFORCING ON ALL SIDES OF ALL MISCELLANEOUS SLAB OPENINGS EQUAL TO ONE HALF THE INTERRUPTED REINFORCING BARS EACH SIDE BUT NOT LESS THAN 2 - #5 FOR EACH LAYER OF REINFORCEMENT. EXTEND BARS CLASS 'B' LAP LENGTH BUT NOT LESS THAN 2 FEET BEYOND EDGE OF OPENINGS. PROVIDE 2 - 4#4'-0" DIAGONAL BARS AT EACH CORNER OF EACH LAYER OF REINFORCMENET.

11.00 STRUCTURAL STEEL

11.01 DESIGN, FABRICATION AND ERECTION MUST BE IN ACCORDANCE WITH THE LATEST VERSION OF AISC 360 "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS".

11.02 STEEL MATERIAL PROPERTIES

	ASTM	GRADE, KSI
A. STRUCTURAL WIDE FLANGE SHAPES	A992	FY = 50
B. OTHER STRUCTURAL SHAPES & PLATES	A36	36
C. HIGH STRENGTH BOLTS, UNO	A325	Fu = 92 (1" & SMALLER)
D. ANCHOR RODS	F1554	55
E. WELDING ELECTRODES	AWS D1.3, CHAPTER 5	E70XX
F. STRUCTURAL PIPES	A53, GRADE B	35
G. RECTANGULAR & SQUARE HSS	A500, GRADE C	50
H. ROUND HSS	A500, GRADE C	46
I. HEADED STUDS, TYPE B (Fu = 65,000)	AWS D1.1, CHAPTER 7	51 (Fu = 65 KSI)

11.03 ALL WELDS MUST BE PERFORMED BY CERTIFIED WELDERS AND MUST CONFORM TO REQUIREMENTS OF THE LATEST VERSION OF AWS D1.1.

11.04 THE BOLT SUPPLIER MUST USE PAINT TO COLOR AND IDENTIFY UNIQUE BOLT SIZES AND GRADES (OTHER THAN 3/4" Ø A325-N). A MATCHING PAINT STRIPE MUST BE MADE NEAR THE END OF EACH MEMBER THAT IS TO ACCEPT A UNIQUE BOLT SIZE OR GRADE.

11.05 ALL COPES, BLOCKS AND CUTS IN STRUCTURAL MEMBERS MUST BE MADE FREE OF NOTCHES OR OTHER AREAS THAT COULD CREATE STRESS CONCENTRATIONS. THE MINIMUM RADIUS AT CORNERS MUST BE ½".

11.06 ALL FIELD SPLICES OF CONTINUOUS BEAMS MUST BE FULL PENETRATION WELDS. NO BOLTED FIELD SPLICES OF BEAMS WILL BE PERMITTED.

11.07 FABRICATOR MUST PROVIDE A FIELD-WELD SCHEDULE SUMMARIZING MINIMUM PREHEAT, THE WELD FILLER MATERIAL, THE PROPER WELD DEPOSITION RATE AND WELDING MACHINE SETTINGS FOR EACH WELD THAT WILL BE UTILIZED IN THE FIELD.

11.08 ALL EMBED PLATES MUST BE OVER-SIZED TO ACCOUNT FOR PRECAST AND STRUCTURAL STEEL FABRICATION AND ERECTION TOLERANCES. EMBEDS MUST EXTEND A MINIMUM OF 3" BEYOND THE CONNECTION ELEMENT ON ALL SIDES, UNLESS EXPLICITLY DETAILED OTHERWISE.

12.00 POST-INSTALLED ANCHORS

12.01 UNLESS OTHERWISE INDICATED ON PLANS, POST-INSTALLED ANCHORS MUST CONSIST OF THE FOLLOWING ANCHOR TYPES, OR APPROVED EQUAL:

MATERIAL	ADHESIVE ANCHOR	MECHANICAL ANCHOR
SOLID CONCRETE	HILTI HIT-RE 500 SD V3 (ICC ESR-3814)	HILTI KWIK BOLT TZ (ICC ELC-4266)
	HILTI HIT-HY 200 V3 EPOXY (ICC ELC-4868)	-
	SIMPSON SET-XP (ICC ESR-2508)	SIMPSON STRONG-BOLT (ICC ESR-3037)

12.02 SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. CONTRACTOR MUST PROVIDE CALCULATIONS DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERFORMANCE VALUES OF THE SPECIFIED PRODUCT. SUBSTITUTIONS WILL BE EVALUATED BY THEIR HAVING AN ICC ESR SHOWING COMPLIANCE WITH THE RELEVANT AND CURRENT BUILDING CODE.

12.03 INSTALL ANCHORS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS, AS INCLUDED IN THE ANCHOR PACKAGING.

12.04 THE CONTRACTOR MUST ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.

12.05 ANCHOR CAPACITY IS DEPENDENT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.

12.06 EXISTING REINFORCING BARS IN THE CONCRETE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. UNLESS NOTED ON THE DRAWINGS THAT THE BARS CAN BE CUT, THE CONTRACTOR MUST REVIEW THE EXISTING STRUCTURAL DRAWINGS AND MUST UNDERTAKE TO LOCATE THE POSITION OF THE REINFORCING BARS AT THE LOCATIONS OF THE CONCRETE ANCHORS. CONTRACTOR MUST IMMEDIATELY CONTACT THE EOR IF A CONFLICT IS IDENTIFIED.

BY | DATE | ISSUANCE AND REVISION | No.

PREPARED BY
Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1200 PEACHTREE STREET, SUITE 900, ATLANTA, GA 30309
PHONE: 404-418-9700
WWW.KIMLEY-HORN.COM

05/16/2025
REGISTERED PROFESSIONAL ENGINEER
RENE M. MACHADO
STATE OF UTAH

KHA PROJECT 195250361
DATE: 05/16/25
SCALE: 12" = 1'-0"
DESIGNED BY: DRP
DRAWN BY: DRP
CHECKED BY: RM

STRUCTURAL GENERAL NOTES

DUT2 - AVI
1222 S 500 E
UT
AMERICAN FORK

SHEET NUMBER
S0.00

Autodesk Docs://ATL-MIDTOWN Internal Projects-Revit 2023/195250361_DUT2_AVI - R23_Daysirly Perez.rvt

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A/E	ARCHITECT/ENGINEER
AB	ANCHOR BOLT
ABC	AGGREGATE BASE COURSE
ACC	ACCESSIBLE
ADDL	ADDITIONAL
ADDM	ADDENDUM
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFS	ABOVE FINISHED SLAB
AGGR	AGGREGATE
ALLOW	ALLOWANCE
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECT, ARCHITECTURAL
BC	BACK OF CURB
BF	BOTH FACES
BLDG	BUILDING
BM	BEAM; BENCHMARK
BOT	BOTTOM
BTWN	BETWEEN
BW	BOTH WAYS
C&G	CURB AND GUTTER
CANTIL	CANTILEVER
CCW	COUNTERCLOCKWISE
CD	CONSTRUCTION DOCUMENTS
CEM	CEMENT
CGS	CENTER OF GRAVITY OF STRAND
CIP	CAST-IN-PLACE
CJ	CONSTRUCTION JOINT
CL	CENTERLINE
CLG	CEILING
CLL	COLUMN LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUE; CONTINUOUS
COORD	COORDINATE
COV	COVER
CTC	CENTER TO CENTER
CTR	CENTER
CTRL JT	CONTROL JOINT
CW	CLOCKWISE
D	DEPTH
D-B	DESIGN-BUILD
DEFL	DEFLECTION
DEG	DEGREE
DEL	DELETE
DEMO	DEMOLITION
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIR	DIRECTION
DIST	DISTANCE
DL	DEAD LOAD
DR	DRAIN; DRIVE
DSGN	DESIGN
DWG	DRAWING
DWL	DOWEL(S)
E	EAST
EA	EACH
EC	EDGE OF CURB
EE	EACH END
EF	EACH FACE
EJ	EXPANSION JOINT
EL	EACH LAYER; ELEVATION
ELEV	ELEVATOR
EMBED	EMBEDMENT
ENGR	ENGINEER
ENTR	ENTRANCE
EOR	ENGINEER OF RECORD
EOS	EDGE OF SLAB
EQ	EQUAL
EQL SP	EQUALLY SPACED
EQUIP	EQUIPMENT
ESP	EXPANSION; EXPOSED
EST	ESTIMATE
EW	EACH WAY
EX / EXIST	EXISTING
EXP BT	EXPANSION BOLT
EXP JT	EXPANSION JOINT
EXST GR	EXISTING GRADE
EXT	EXTERIOR
EXTN	EXTENSION
FD	FLOOR DRAIN
FDTN	FOUNDATION
FF	FINISH FACE
FF EL	FINISH FLOOR ELEVATION
FIN	FINISH
FIN FLR	FINISH FLOOR
FIN GR	FINISH GRADE
FLR	FLOOR
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FOW	FACE OF WALL
FR	FRAME
FRMG	FRAMING
FT	FEET; FOOT
FTF	FACE TO FACE
FTG	FOOTING
FWRK	FORMWORK
G	GIRDER; GROUND
GA	GAGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERAL
GL	GROUND LEVEL
GR BM	GRADE BEAM
GR FL	GROUND FLOOR
HDG	HOT-DIP GALVANIZING
HK	HOOK
HORIZ	HORIZONTAL
HS	HEADED STUD
HT	HEIGHT

ID	INSIDE DIAMETER (DIMENSION)
IF	INSIDE FACE
IN	INCH
INFO	INFORMATION
INSTL	INSTALL
INT	INTERIOR
ISO JT	ISOLATION JOINT
JST	JOIST
JT	JOINT
KIP	THOUSAND POUNDS
KLF	KIPS PER LINEAR FOOT
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
KWY	KEYWAY
L	ANGLE
LBS	POUNDS
LD	LONG DIRECTION
LF	LINEAR FEET (FOOT)
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LN	LANE
LTL	LINTEL
M	MOMENT
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MBR	MEMBER
MEAS	MEASURE
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MULT	MULTIPLE
N	NORTH
NA	NOT APPLICABLE
NF	NEAR FACE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NORM	NORMAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER (DIMENSION)
OF	OUTSIDE FACE
OPNG	OPENING
OPP	OPPOSITE
OTO	OUT TO OUT
PAR	PARALLEL
PCC	PRECAST CONCRETE
PCF	POUNDS PER CUBIC FOOT
PEMB	PRE-ENGINEERED METAL BUILDING
PERP	PERPENDICULAR
PL	PLATE; PROPERTY LINE
PRCST	PRECAST
PRELIM	PRELIMINARY
PRKG	PARKING
PROJ	PROJECT
PROP	PROPERTY
PS CONC	PRESTRESSED CONCRETE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POST TENSIONED
PT CONC	POST TENSIONED CONCRETE
QTR	QUARTER
R	RADIUS
RC	REINFORCED CONCRETE
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REBAR	REINFORCING STEEL BAR
REF	REFERENCE
REINF	REINFORCEMENT
REP	REPAIR
REPL	REPLACE
REQD	REQUIRED
REV	REVISION
RFI	REQUEST FOR INFORMATION
RFP	REQUEST FOR PROPOSAL
RT/W	RETAINING WALL
S	SOUTH
SAD	SEE ARCHITECTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE
SD	SHOP DRAWINGS; SCHEMATIC DESIGN; SHORT DIRECTION
SEC	SECTION
SIM	SIMILAR
SL	SNOW LOAD
SOG	SLAB-ON-GRADE
SP EL	SPOT ELEVATION
SPA	SPACES
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD
STL	STEEL
STL JST	STEEL JOIST
STOR	STORAGE
STRUCT	STRUCTURAL
T&B	TOP AND BOTTOM
TB	THROUGH BOLT
TE	TOP ELEVATION
TEMP	TEMPERATURE; TEMPORARY
TFF	TOP OF FINISH FLOOR
THK	THICKNESS
THRU	THROUGH
TO	TOP OF ____
TO FDN	TOP OF FOUNDATION
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE (CURB)
TOC FTG	TOP OF CONCRETE FOOTING
TOC WALL	TOP OF CONCRETE WALL
TOF	TOP OF FLOOR (FOOTING)

TOM	TOP OF MASONRY
TOS	TOP OF SLAB
TOW	TOP OF WALL
TYP	TYPICAL
UNIF	UNIFORM
UNO	UNLESS NOTED OTHERWISE
V	SHEAR
VAR	VARIES
VEH	VEHICLE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WEST
W/	WITH
W/O	WITHOUT
W/W	WALL TO WALL
WF	WIDE FLANGE
WL	WIND LOAD
WP	WATERPROOFING
WWF	WELDED WIRE FABRIC

SCHEDULE OF SPECIAL INSPECTION SERVICES

	ITEM	QUALIFICATIONS	SCOPE
STRUCTURAL STEEL	1. FABRICATOR CERTIFICATION / QUALITY CONTROL PROCEDURES	**AWS/AISC-SSI ICC-SWSI**	● ENSURE FABRICATOR MEETS REQUIREMENTS OF NCSBC 1704.2.2 ● COLLECT CERTIFICATE OF COMPLIANCE FROM FABRICATOR AT COMPLETION OF FABRICATION
	2. WELDING	**AWS-CWI ASNT**	● CONTINUOUS INSPECTION WELDING IN ACCORDANCE WITH NCSBC TABLE 1704.3 ● COLLECT CERTIFICATION OF COMPLIANCE FOR WELD FILLER MATERIAL ● COLLECT CERTIFICATION OF WELDERS ● IDENTIFY USE OF APPROVED FILLED MATERIAL AND IN ACCORDANCE WITH AWS D1.1, AWS D1.3, OR AWS D1.4, AS REQUIRED BY NCSBC TABLE 1704.3
	3. METAL DECK	**AWS/AISC-SSI ICC-SWSI/ SER**	● COLLECT MATERIAL DATA SHEETS FOR DECKING AND CONNECTORS FOR FASTENERS ● PERIODIC INSPECTION OF CONNECTIONS OF DECKING
	4. STRUCTURAL DETAILS	**PE/SE / SER**	● PERIODIC INSPECTION OF STEEL FRAMING AND JOINT DETAILS
	5. BOLTING	**AWS/AISC-SSI ICC-SWSI/SER**	● COLLECT MATERIAL DATA SHEETS FOR BOLTS, NUTS, AND WASHERS ● COLLECT CERTIFICATE OF COMPLIANCE FROM BOLT SUPPLIER ● PERIODIC INSPECTION OF BOLTED CONNECTIONS
	6. MATERIAL CERTIFICATION	**AWS/AISC-SSI ICC-SWSI**	● COLLECT CERTIFIED MILL TEST REPORTS
CAST-IN-PLACE CONCRETE	1. MIX DESIGN / MATERIAL CERTIFICATION	**ACI-CCI ICC-RCSI / SER**	● COLLECT MIX DESIGNS AND VERIFY APPROPRIATE MIX USE DURING SPECIFIC INSTALLATION
	2. REINFORCEMENT INSTALLATION	**SER / ACI-CCI ICC-RCSI**	● PERIODIC INSPECTION, PRIOR TO EACH POUR, OF REINFORCING STEEL AND WELDED WIRE FABRIC ● COLLECTION AND REVIEW OF CERTIFIED MILL TEST REPORTS CONTINUOUS INSPECTION OF REINFORCING STEEL WELDING ●
	3. CONCRETE PLACEMENT/ MONITORING FRESH CONCRETE, SAMPLING & PREP OF TEST SAMPLES	**ACI-CCI ICC-RCSI ACI-CFTT ACI-STT**	● CONTINUOUS INSPECTION OF CAST-IN-PLACE CONCRETE PLACEMENT CONTINUOUS MONITORING OF SAMPLING OF FRESH CONCRETE, SLUMP TEST, AIR ● CONTENT TEST, TEMPERATURE OF CONCRETE AND CREATION OF STRENGTH TEST SPECIMENS ● CONTINUOUS INSPECTION OF BOLTS AND EMBEDS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT
	4. POST-INSTALLED ANCHOR INSPECTION REQUIREMENTS		
	A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.	**ICC-CCI**	● PERIODIC INSPECTION OF INSTALLATION OF ANCHORS ● VERIFICATION OF MATERIAL DATA SHEETS FOR ANCHORS, NUTS, AND WASHERS ● VERIFICATION OF MATERIAL CERTIFICATION DOCUMENTS
	B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A.	**ICC-CCI**	● PERIODIC INSPECTION OF INSTALLATION OF ANCHORS ● VERIFICATION OF MATERIAL DATA SHEETS FOR ANCHORS, NUTS, AND WASHERS ● VERIFICATION OF MATERIAL CERTIFICATION DOCUMENTS
	5. FORMWORK GEOMETRY	**ACI-CCI ICC-RCSI**	● PERIODIC VERIFICATION, PRIOR TO EACH POUR, THAT FORMWORK GEOMETRY COMPLIES WITH CONTRACT DOCUMENTS
	6. EVALUATION OF CONCRETE STRENGTH	**PE/ SER**	● COLLECT AND REVIEW CONCRETE STRENGTH TEST REPORTS ● NOTIFY SER OF FAILING TESTS
	7. CURING AND PROTECTION	**ACI-CCI ICC-RCSI**	● PERIODIC INSPECTIONS OF CURING TEMPERATURE AND TECHNIQUES
SOILS	1. SITE PREPARATION	**EIT PE/GE**	● DETERMINE THAT SITE HAS BEEN PREPARED IN ACCORDANCE WITH THE APPROVED SOILS REPORT
	2. FILL PLACEMENT	**EIT**	● DETERMINE THAT MATERIAL USED AND MAXIMUM LIFT THICKNESS COMPLY WITH APPROVED SOILS REPORT ● VERIFY PLACEMENT OF PROPER MATERIALS BEHIND CONCRETE RETAINING WALLS ● VERIFY EXTENT AND SLOPE OF FILL PLACEMENT
	3. DENSITY EVALUATION	**EIT**	● DETERMINE THAT IN-PLACE DRY DENSITY OF THE COMPACTED FILL COMPLIES WITH APPROVED SOILS REPORT
	4. SHALLOW FOUNDATIONS	**PE/GE**	● INSPECT SOILS BELOW FOOTINGS FOR ADEQUATE BEARING CAPACITY AND CONSISTENCY WITH GEOTECHNICAL REPORT

No.	ISSUANCE AND REVISION	DATE	BY

PREPARED BY
Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1200 PEACHTREE STREET, SUITE 900, ATLANTA, GA 30309
PHONE: 404-418-9700
WWW.KIMLEY-HORN.COM

05/16/2025
REGISTERED PROFESSIONAL ENGINEER
KEITH T. MACHADO
No. 12674445-2202
STATE OF UTAH

KHA PROJECT	195250361
DATE	05/16/25
SCALE	1" = 1'-0"
DESIGNED BY	DRP
DRAWN BY	DRP
CHECKED BY	RM

ABBREVIATIONS & SPECIAL INSPECTION TABLES

DUT2 - AVI
1222 S 500 E

UT

AMERICAN FORK

SHEET NUMBER
S0.01

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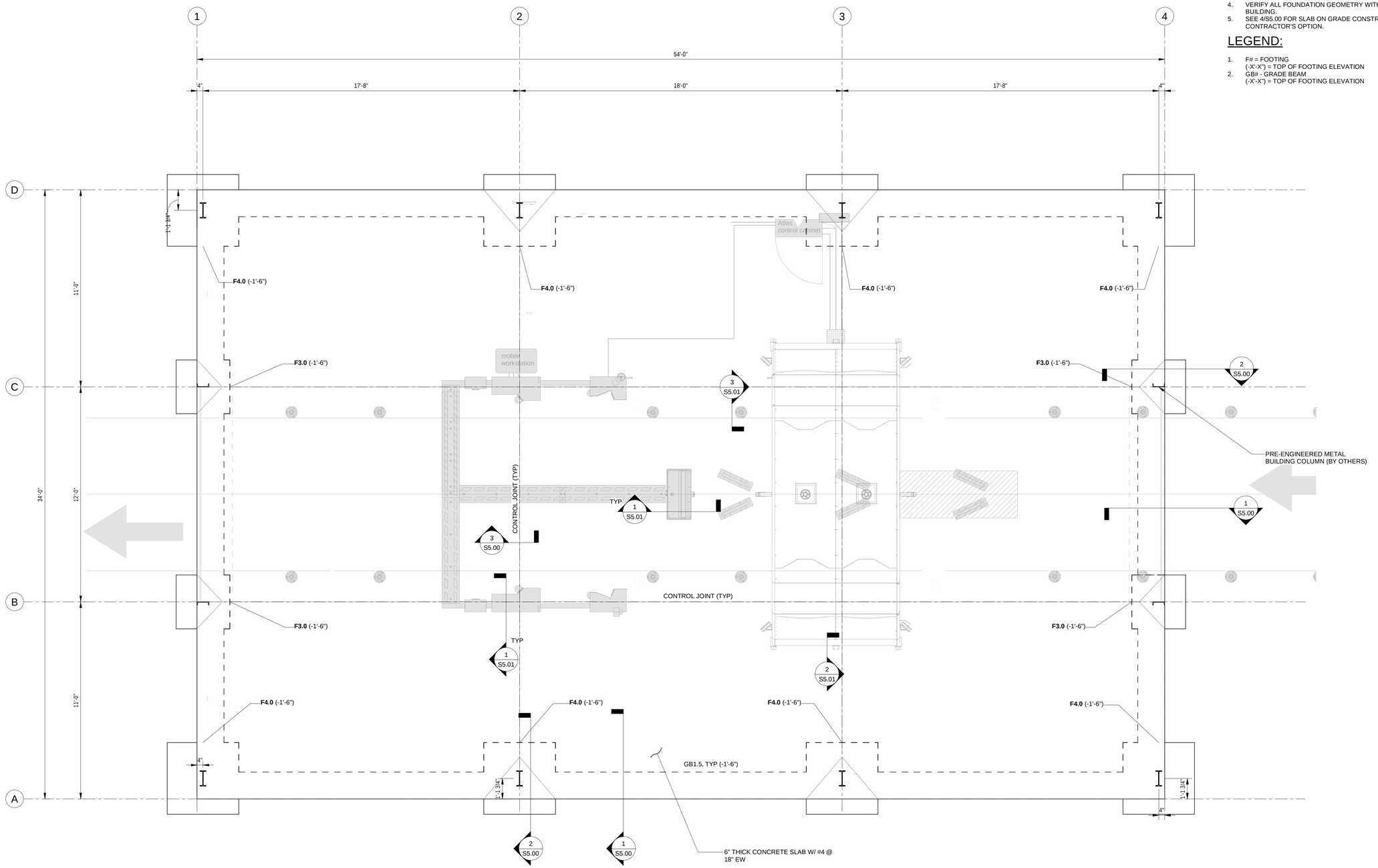
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FOUNDATION NOTES:

1. REFERENCE CIVIL FOR ELEVATION FFE = SEE CIVIL.
2. PROVIDE CONTROL JOINTS IN SLAB-ON-GRADE AT 10'-0" OC MIN AND 15'-0" OC MAX. PANELS SHALL HAVE A MAXIMUM ASPECT RATIO OF 1:1.5.
3. FOUNDATIONS CENTERED ON COLUMNS.
4. VERIFY ALL FOUNDATION GEOMETRY WITH PRE-ENGINEERED METAL BUILDING.
5. SEE 4/S5.00 FOR SLAB ON GRADE CONSTRUCTION JOINT, AT CONTRACTOR'S OPTION.

LEGEND:

1. F# = FOOTING
   (-X'-X") = TOP OF FOOTING ELEVATION
2. GB# - GRADE BEAM
   (-X'-X") = TOP OF FOOTING ELEVATION



1 S1.00 FOUNDATION PLAN

SCALE: 3/8" = 1'-0"

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1200 PEACHTREE STREET, SUITE 900, ATLANTA, GA 30309
PHONE: 404-418-9700
WWW.KIMLEY-HORN.COM

05/16/2025

REGISTERED PROFESSIONAL ENGINEER
KEITH R. MACHADO
6476445-2202
STATE OF UTAH

KHA PROJECT	195250361
DATE	05/16/25
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CHECKED BY	RM

STRUCTURAL FOUNDATION PLAN

DUT2 - AVI
1222 S 500 E

UT

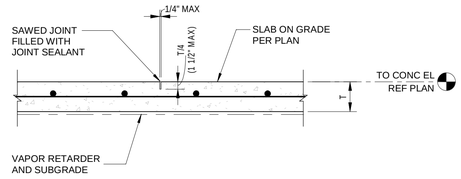
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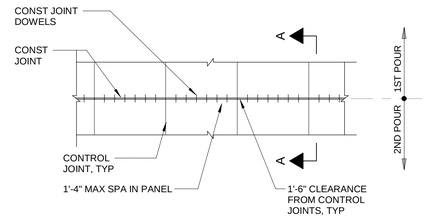
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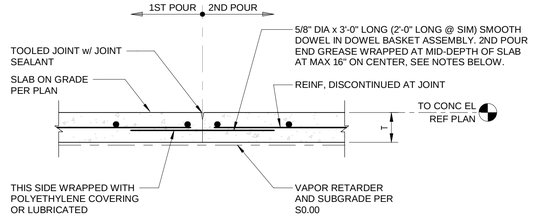
NOTES:
1. JOINT SHALL BE SAWED AS SOON AS CONCRETE SURFACE IS FIRM ENOUGH TO NOT BE DAMAGED BY THE BLADE AND BEFORE CONCRETE STARTS TO COOL.
2. PROVIDE CONTROL JOINT AT COLUMN CENTERLINES, BETWEEN COLUMN CENTERLINES AND AT FACE OF WALL WITH A MAXIMUM SPACING AS NOTED ON FOUNDATION PLAN, UNLESS NOTED OTHERWISE.
3. CONTROL JOINTS SHOULD BE CONTINUOUS ACROSS INTERSECTING JOINTS AND NOT STAGGERED OR OFFSET. JOINTS THAT CREATE L- AND T- SHAPED PANELS SHOULD BE AVOIDED. WHERE OFFSETS CANNOT BE AVOIDED, PROVIDE REINFORCING PER PLAN.

3 S5.00 TYPICAL SLAB-ON-GRADE CONTROL JOINT

SCALE: 1" = 1'-0"



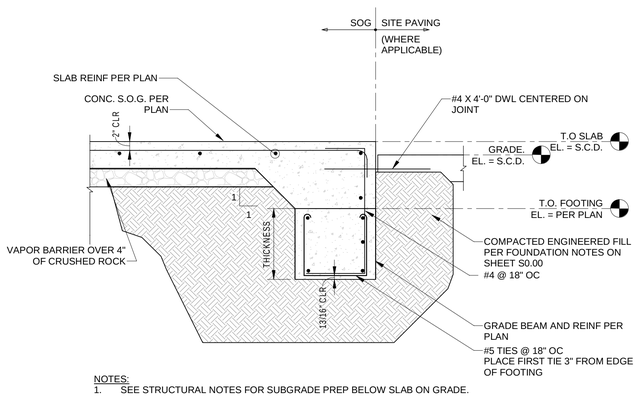
PLAN (NTS)



SECTION A-A

NOTES:
1. PAINT FACE OF JOINT WITH BOND BREAKING COMPOUND PRIOR TO 2ND POUR.
2. DO NOT PLACE DOWELS WITHIN 1'-6" OF SLAB PANEL CORNERS TO ALLOW CONTROL JOINTS TO ACTIVATE. MAX SPACING OF 3'-0" ACROSS CONTROL JOINTS.

GRADE BEAM SCHEDULE			
MARK	WIDTH	THICKNESS	T&B REINF.
GB1.5	1'-6"	1'-6"	(2) #5



NOTES:
1. SEE STRUCTURAL NOTES FOR SUBGRADE PREP BELOW SLAB ON GRADE.

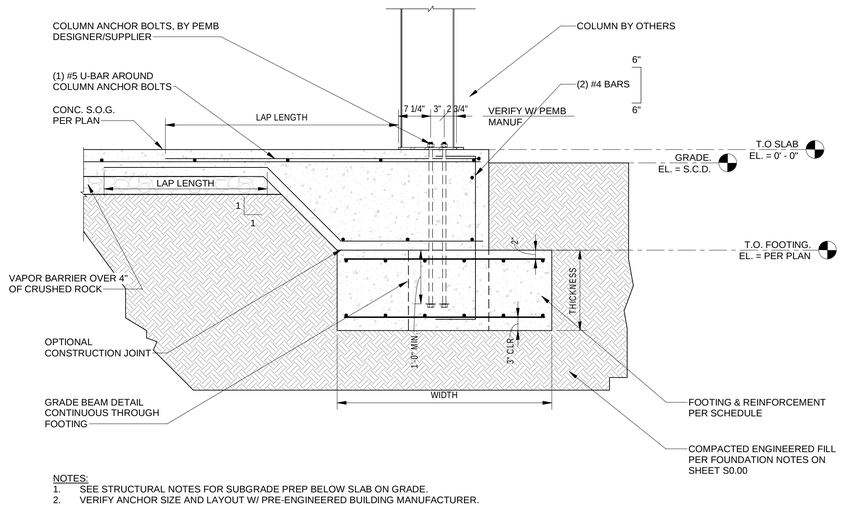
1 S5.00 GRADE BEAM DETAIL

SCALE: 3/4" = 1'-0"

4 S5.00 OPTIONAL SLAB-ON-GRADE CONSTRUCTION JOINT

SCALE: 1" = 1'-0"

FOOTING SCHEDULE					
MARK	LENGTH	WIDTH	THICKNESS	BOT REINF	TOP REINF
F3.0	3'-0"	3'-0"	1'-6"	(4) #5 EW	(4) #5 EW
F4.0	4'-0"	4'-0"	1'-6"	(6) #5 EW	(6) #5 EW



NOTES:
1. SEE STRUCTURAL NOTES FOR SUBGRADE PREP BELOW SLAB ON GRADE.
2. VERIFY ANCHOR SIZE AND LAYOUT W/ PRE-ENGINEERED BUILDING MANUFACTURER.

2 S5.00 BUILDING COLUMN FOUNDATION DETAIL

SCALE: 3/4" = 1'-0"

P1

FOUNDATIONS DESIGNED ASSUMING THE FOLLOWING REACTIONS FROM THE PRE-ENGINEERED METAL BUILDING. THE METAL BUILDING DESIGNER TO SUBMIT FOUNDATION REACTIONS FOR REVIEW BY THE EOR PRIOR TO CONSTRUCTION OF THE FOUNDATIONS. NOTIFY THE EOR IMMEDIATELY IF THE FOUNDATION REACTIONS EXCEED THOSE NOTED BELOW.

REACTIONS NOTED ARE UNFACTORED SERVICE COMBINATIONS PER COLUMN.

FDN	P1 MAX
F4.0	25 KIPS
F3.0 (WIND GIRTS)	6 KIPS

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PREPARED BY
Kimley»Horn
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1200 PEACHTREE STREET, SUITE 900, ATLANTA, GA 30309
PHONE: 404-418-9700
WWW.KIMLEY-HORN.COM

05/16/2025
REGISTERED PROFESSIONAL ENGINEER
NO. 7674445-2202
RAFAEL MACHADO
STATE OF UTAH

KHA PROJECT 195250361
DATE 05/16/25
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STRUCTURAL FOUNDATION DETAILS

DUT2 - AVI
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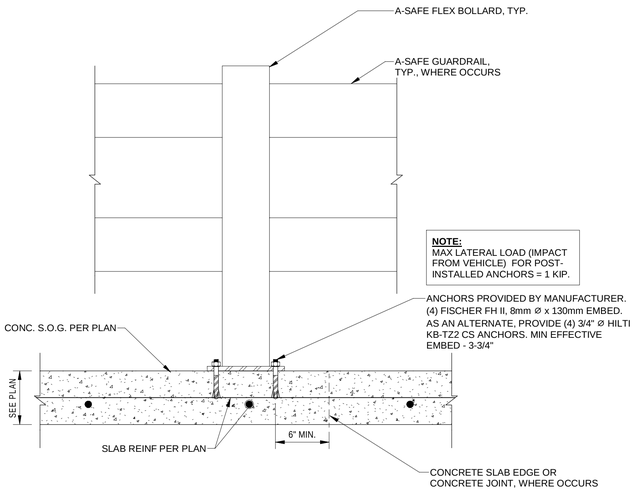
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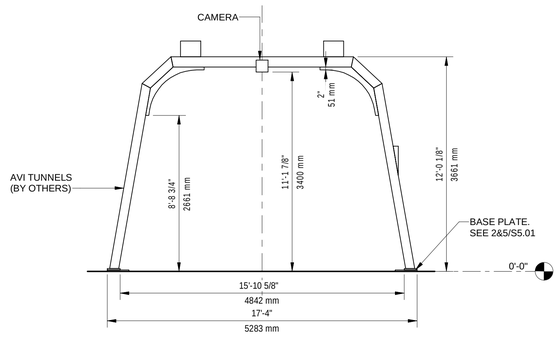
EQUIPMENT SCHEDULE

ITEM #	DESCRIPTION	WEIGHT (LBS)	HEIGHT (FT)	WIDTH (FT)	LENGTH (FT)	ANCHORAGE DETAILS	DETAIL REFERENCE
1	Helios Scanner	49	0.23	2.85	1.47	(4) 1/2" ANCHORS. 1 EACH CORNER, MIN.	1/S5.01
2	Helios Control Box	99	2.36	1.85	1.30	(4) 1/2" ANCHORS. 1 EACH CORNER, MIN.	1/S5.01
3	Atlas Control and Distribution Cabinet	220	4.43	1.14	2.70	(4) 1/2" ANCHORS. 1 EACH CORNER, MIN.	1/S5.01
4	Atlas Arch	992	8.50	12.15	17.40	(6) 1/2" ANCHORS. 3 ON EACH SIDE, MIN.	1/S5.01
5	A-Safe iFlex Bollard	-	-	-	-	PROVIDED BY MANUFACTURER	1/S5.01
6	A-Safe iFlex Traffic Guardrail	-	-	-	-	PROVIDED BY MANUFACTURER	1/S5.01



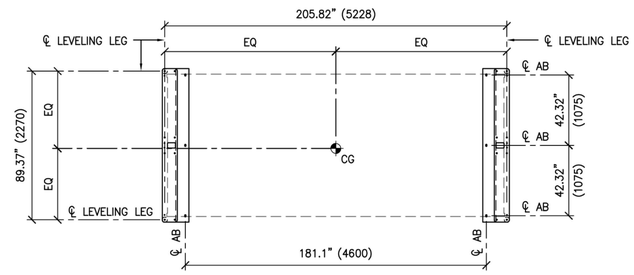
3 S5.01 A-SAFE BOLLARD AND TRAFFIC GUARDRAIL ANCHORAGE

SCALE: 1 1/2" = 1'-0"



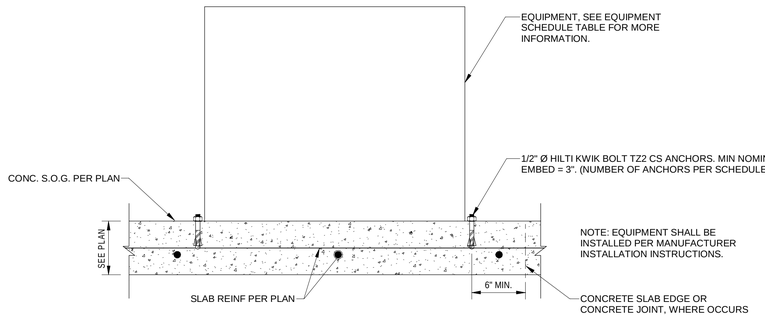
4 S5.01 ATLAS ARCH ELEVATION (FOR REFERENCE ONLY)1

SCALE: 1/4" = 1'-0"



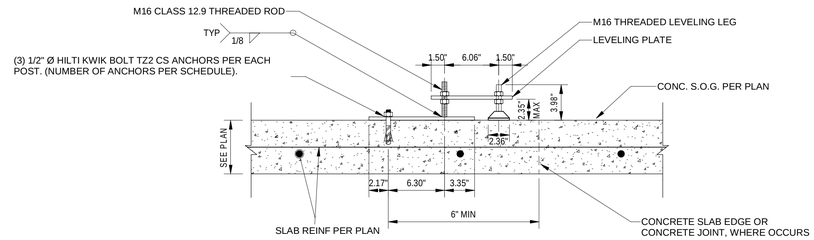
5 S5.01 ATLAS ARCH PLAN VIEW AT BASE (FOR REFERENCE ONLY)

SCALE: 1" = 1'-0"



1 S5.01 EQUIPMENT ANCHORAGE

SCALE: 1 1/2" = 1'-0"



2 S5.01 ATLAS ARCH ANCHORAGE

SCALE: 1 1/2" = 1'-0"

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PREPARED BY

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1200 PEACHTREE STREET, SUITE 900 - ATLANTA, GA 30309
PHONE: 404-418-9700
WWW.KIMLEY-HORN.COM

05/16/2025

REGISTERED PROFESSIONAL ENGINEER
RICHARD T. MACHADO
NO. 12674445-2202
STATE OF UTAH

KHA PROJECT	195250361
DATE	05/16/25
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STRUCTURAL FOUNDATION DETAILS

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ELECTRICAL SYMBOLS

CONDUIT AND RACEWAY		MOUNTING (UON)
	CONDUIT RUN IN OR ON CEILING OR WALL.	NA
	CONDUIT RUN IN FLOOR, UNDER FLOOR, OR UNDERGROUND.	NA
	MARKS INDICATE QTY OF CONDUCTORS IN CONDUIT EXCLUDING GROUND. NO MARKS INDICATE (2) CONDUCTORS. ADD GROUND PER NEC FOR EMT & NON-METALLIC CONDUIT.	NA
	LONG MARK INDICATES GROUND FOR ISOLATED GROUNDING SYSTEM. SIZE PER NEC.	NA
	BRANCH CIRCUIT (DIAGRAMMATIC)	NA
LA-1	HOMERUN INDICATING PANEL AND CIRCUIT NUMBER.	NA
LA-[1,3,5]	HOMERUN WITH CIRCUIT NUMBER IN BRACKETS INDICATING MULTI-PHASE LOAD.	NA
ON HA-1	"ON" INDICATES CIRCUITING SPLIT AT DIFFERENT LOCATIONS	NA
	CONDUIT DOWN.	NA
	CONDUIT UP.	NA
	CONDUIT STUB AND CAP.	NA
POWER DEVICES		MOUNTING (UON)
	DUPLEX CONVENIENCE OUTLET	W, +18" AFF
	DUPLEX CONVENIENCE OUTLET, COUNTER HEIGHT	W, FVMH
	CONVENIENCE OUTLET W/ GFCI PROTECTION.	W, +18" AFF
WP	CONVENIENCE OUTLET W/ GFCI PROTECTION & WEATHER PROOF-IN-USE COVER.	W, +18" AFF
	QUADRUPLEX CONVENIENCE OUTLET.	W, +18" AFF
REF	DUPLEX CONVENIENCE OUTLET W/ DEDICATED CIRCUIT FOR REFRIGERATOR.	W, +42" AFF
DISP	DUPLEX CONVENIENCE OUTLET W/ DEDICATED CIRCUIT FOR WASTE DISPOSAL.	W, +18" AFF
	SPECIAL PURPOSE OUTLET, NEMA CONFIGURATION AND VOLTAGE AS NOTED.	W, FVMH
USE	JUNCTION BOX, SPECIFIC USE AS NOTED.	W, FVMH
TELECOMMUNICATION DEVICES		MOUNTING (UON)
#	DATA OUTLET (SINGLE DATA OUTLET UNLESS OTHERWISE NOTED ON DRAWINGS.)	W
	TELEPHONE OUTLET	W
	CATV	W
FIRE ALARM		MOUNTING (UON)
	SMOKE DETECTOR, LOW VOLTAGE.	C
D	DUCT SMOKE DETECTOR. COORDINATE MOUNTING TO BE INSTALLED IN RETURN DUCT OF ASSOCIATED UNIT.	FVM
	SMOKE/CO DETECTOR, RESIDENTIAL, LINE VOLTAGE.	FVM
	HEAT DETECTOR.	C
FS	FLOW SWITCH.	W
TS	TAMPER SWITCH.	W
RM	RELAY MODULE.	FVM
MM	MONITOR MODULE	W
CM	CONTROL MODULE	W
	FIRE STROBE, CEILING MOUNTED. WHITE FINISH.	C
	FIRE HORN STROBE, CEILING MOUNTED.	C
	FIRE LOUDSPEAKER, CEILING MOUNTED.	C
	FIRE STROBE, WALL MOUNTED AT +84" AFF. WHITE FINISH.	W
	FIRE HORN STROBE, WALL MOUNTED AT +84" AFF. WHITE FINISH.	W
P	FIRE PULL STATION, WALL MOUNTED.	W
RAU	FIRE REMOTE ANNUNCIATOR UNIT, WALL MOUNTED.	W
WALL	FIRE ALARM CONTROL PANEL, SURFACE MOUNTED.	W
AUDIO/VIDEO		MOUNTING (UON)
	AUDIO SPEAKER	FVM

ELECTRICAL SYMBOLS

LIGHTING (REFER TO LIGHTING FIXTURE SCHEDULE FOR DETAILS)		MOUNTING (UON)
	RECESSED VOLUMETRIC TROFFER, 1'X4', 2'X2', 2'X4'	C
	STRIP LIGHT FIXTURE.	C
	LINEAR LIGHTING FIXTURE.	C, W, FL
	RECESSED SQUARE DOWNLIGHT FIXTURE.	C
	RECESSED AND/OR SEMI-RECESSED ROUND DOWNLIGHT FIXTURE.	C
WALL	VANITY FIXTURE.	W
	EXIT SIGN, SINGLE FACE. ARROWS INDICATE PATH OF EGRESS. REFER TO PLANS FOR MOUNTING. ON UNSWITCHED LEG ON CIRCUIT.	FVM
	EXIT SIGN, DOUBLE FACE. ARROWS INDICATE PATH OF EGRESS. REFER TO PLANS FOR MOUNTING. ON UNSWITCHED LEG ON CIRCUIT.	FVM
LIGHTING CONTROLS		MOUNTING (UON)
$	LINE VOLTAGE LIGHT SWITCH, SINGLE POLE	W, +48" AFF
PC	PHOTOCELL SENSOR.	FVM
OC	OCCUPANCY SENSOR.	FVM
VC	VACANCY SENSOR.	FVM
$LV	LOW VOLTAGE LIGHT SWITCH, SINGLE POLE	W, +48" AFF
ONELINE		MOUNTING (UON)
M	CT METER.	NA
	BREAKER.	NA
	GROUND.	NA
GND	GROUND BUSBAR.	NA
NEUT	NEUTRAL BUSBAR.	NA
	TRANSFORMER PAD MOUNTED.	NA
	PANELBOARD.	NA
EQUIPMENT		MOUNTING (UON)
$M	MOTOR RATED SWITCH.	FVM
	DISCONNECT, HEAVY DUTY, FUSIBLE.	W, FVMH
	DISCONNECT, HEAVY DUTY, NON-FUSIBLE.	W, FVMH
WALL	ELECTRICAL PANEL, SURFACE MOUNTED.	W
WALL	ELECTRICAL PANEL, FLUSH MOUNTED.	W
	TRANSFORMER.	FL
WH-1	DISTRIBUTION PANELBOARD.	W, FVMH
AC1 AC 1	EQUIPMENT CALLOUT.	
WALL	AUXILIARY SYSTEM CABINET.	W, FVMH
	EQUIPMENT CONNECTION.	

ABBREVIATIONS

1P	ONE POLE
1PH	SINGLE PHASE
2/C	TWO-CONDUCTOR
2P	TWO POLE
3/C	THREE-CONDUCTOR
3P	THREE POLE
3PH	THREE PHASE
3W	THREE WIRE
4PDT	FOUR POLE DOUBLE THROW
4PST	FOUR POLE SINGLE THROW
4W	FOUR WIRE
A/C	AIR CONDITIONIG
AC	ALTERNATING CURRENT
ACS	ACCESS CONTROL SYSTEM
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJACENT
AFC	AVAILABLE FAULT CURRENT
AFF	ABOVE FINISHED FLOOR / GRADE
AIC	AMPERE INTERRUPTING CAPACITY
AL	ALUMINUM
ALCP	AREA LIGHT CONTACTOR PANEL
ALT	ALTERNATE
AMP	AMPERE
APPROX.	APPROXIMATE / APPROXIMATELY
AR	AS REQUIRED
ARCH	ARCHITECTURAL / ARCHITECT
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BB	BUCK BOOST
BFB	BACK FEED BREAKER
BLDG	BUILDING
BRKR	BREAKER
BTU	BRITISH THERMAL UNIT
C	CEILING
CATV	COMMUNITY ANTENNA TELEVISION
CB	CIRCUIT BREAKER
CFBA	CUSTOM COLOR / FINISH SELECTED BY ARCHITECT
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CFOI	CONTRACTOR FURNISHED OWNER INSTALLED
CKT	CIRCUIT
CL	CENTERLINE
CLG	CEILING
CO	CONVENIENCE OUTLET, RECEPTACLE
CU	COPPER
DA	DAMPER ACTUATOR
dB	DECIBLE, UNIT OF SOUND LEVEL
DEMO	DEMOLITION
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DISC	DISCONNECT
DN	DOWN
DPDT	DOUBLE POLE DOUBLE THROW
DWG	DRAWINGS
E	EXISTING
EA	EACH
EC	EMPTY CONDUIT WITH PULL WIRE
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATOR
EM	EMERGENCY
EMB	EXTERNAL MAINTENANCE BYPASS
EMT	ELECTRICAL METALLIC CONDUIT
ENT	ELECTRICAL NONMETALLIC CONDUIT
EPO	EMERGENCY POWER OFF
EQUIP	EQUIPMENT

ABBREVIATIONS

EXIST	EXISTING
FA	FIRE ALARM
FAA	FIRE ALARM ANNUCIATOR
FACP	FIRE ALARM CONTROL PANEL
FBO	FURNISHED BY OTHERS
FLA	FULL LOAD AMPERES
FMC	FLEXIBLE METAL CONDUIT
FPEN	FUSE PER EQUIPMENT NAMEPLATE
FSD	FIRE SMOKE DAMPER
FVM	FIELD VERIFY MOUNTING
FVMH	FIELD VERIFY MOUNTING HEIGHT
FVNR	FULL VOLTAGE NON-REVERSING
FVR	FULL VOLTAGE REVERSING
G	GROUND
GALV	GALVANIZED
GEC	GROUNDING ELECTRODE CONDUCTOR
GEN	GENERATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFP	GROUND FAULT PROTECTION
GND	GROUND
HD	HEAVY DUTY
HID	HIGH INTENSITY DISCHARGE
HOA	HAND-OFF-AUTOMATIC
HP	HORSEPOWER
HPS	HIGH-PRESSURE SODIUM
HV	HIGH VOLTAGE
HVAC	HEATING, VENTILATION & AIR CONDITIONING
Hz	HERTZ, UNIT OF FREQUENCY
I/O	INPUT / OUTPUT
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
IN/IS	INSULATED / ISOLATED
IR	INFRARED
KV	KILOVOLT
KVA	KILOVOLT AMPERE
KVAR	KILOVOLT AMPERE REACTIVE
KW	KILOWATT
KWH	KILOWATT HOUR
LED	LIGHT EMITTING DIODE
LFNC	LIQUID TIGHT FLEXIBLE NONMETALLIC CONDUIT
LPS	LOW-PRESSURE SODIUM
LRA	LOCKED ROTOR AMPERES
LTG	LIGHTING
LV	LOW VOLTAGE
MAX	MAXIMUM
MBJ	MAIN BONDING JUMPER
MC	METAL CLAD
MCA	MINIMUM CIRCUIT AMPERES
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MAN HOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
MOCP	MAXIMUM OVER-CURRENT PROTECTION
MON	MONITOR
N	NEW
NA	NOT APPLICABLE
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRIC CODE
NEMA	NATIONAL ELECTRIC MANUFACTURERS ASSOCIATION
NFC	NATIONAL FIRE CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT

ABBREVIATIONS

NO	NORMALLY OPEN
NO.	NUMBER
NTS	NOT TO SCALE
OAE	OR APPROVED EQUAL
OC	ON CENTER
OCP	OVER-CURRENT PROTECTION
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OHD	OVERHEAD DOOR
OL	OVERLOAD
P	PROPOSED
PH	PHASE
PNL	PANEL
PROJ	PROJECTOR
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
R	RELOCATED DEVICE / EQUIPMENT
RAU	REMOTE ANNUNCIATOR UNIT
RCP	REFLECTED CEILING PLAN
REF	REFRIGERATOR
REV	REVISIONS / REVISED
RMC	RIGID METAL CONDUIT
RNC	RIGID NONMETALLIC CONDUIT
RPM	REVOLUTIONS PER MINUTE
RR	REMOVE & RELOCATE
S	SOUTH
S/N	SWITCH NEUTRAL
S/S	START / STOP
SCA	SHORT CIRCUIT AMPERES
SF	SQUARE FOOT / FEET
SFBA	STANDARD FINISH / COLOR BY ARCHITECT
SPD	SURGE PROTECTION DEVICE
SPDT	SINGLE POLE DOUBLE THROW
SPEC	SPECIFICATION
SPST	SINGLE POLE SINGLE THROW
SQ	SQUARE
ST	SINGLE THROW
STRUCT	STRUCTURAL
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TEMP	TEMPORARY
TL	TWISTLOCK
TP	TWISTED PAIR
TSP	TWISTED SHIELDED PAIR
TTB	TELEPHONE TERMINAL BOARD
TV	TELEVISION (CABLE)
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
TYP	TYPICAL
UF	UNDERFLOOR / UNDERSLAB
UGND	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
UNSW	UNSWITCHED
UPS	UNINTERRUPTIBLE POWER SOURCE
V	VOLTS / VOLTAGE
VA	VOLT AMPERE
VFD	VARIABLE FREQUENCY DRIVE
W	WEST
W/	WITH
W/O	WITHOUT
WH	WATER HEATER
WP	WEATHER PROOF (NEMA 3R)
X	REMOVE / DEMOLISH
XF	TRANSFORMER
XP	EXPLOSION PROOF
Y	WYE

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7900 RANCHARRAH PKWY SUITE 100
RENO, NV 775.787.7352
WWW.KIMLEY-HORN.COM

ARCHITECT
NELSON
Nelson Architecture & Interiors, Inc
100 S, Independence Mall W
Suite 500
Philadelphia, PA 19106
Phone: (215) 925-6562
WWW.NELSONWORLDWIDE.COM

PROFESSIONAL ENGINEER
No. 12447970
PETER MICHAEL SYNTAX
STATE OF UTAH

KHA PROJECT	195250361
DATE	01/13/2025
SCALE	AS SHOWN
DESIGNED BY	SG
DRAWN BY	SG
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ELECTRICAL SYMBOLS AND ABBREVIATIONS

DUT2 - AVI
1222 S 500 E
UT
AMERICAN FORK

SHEET NUMBER
E0.10

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GENERAL SHEETNOTES:

1. ALL ELECTRICAL EQUIPMENT AND DEVICES LOCATION IN AVI TUNNEL TO BE WET LOCATION RATED. ACCESS TO AND CLEARANCES AROUND ELECTRICAL EQUIPMENT SHALL CONFORM TO NEC 110.
2. ALL CONDUIT PENETRATIONS THROUGH WALL MUST BE SEALED, SLEEVED, AND PROPERLY SUPPORTED ON EACH SIDE OF THE WALL.
3. ALL OUTLET LOCATIONS SHOWN IN PLAN ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED IN FIELD WITH OWNER.
4. COORDINATE EXACT LOCATION LOW VOLTAGE CABLE ENTRIES WITH TELECOMMUNICATIONS DRAWINGS.
5. PROVIDE A SHORT CIRCUIT STUDY, SELECTIVE COORDINATION STUDY AND ARC FLASH ANALYSIS FOR THE ELECTRICAL DISTRIBUTION SYSTEM. ADJUST TRIP SETTINGS ON CIRCUIT BREAKERS & MODIFY SHORT CIRCUIT RATINGS OF ELECTRICAL EQUIPMENT PER THE RESULTS. OVERCURRENT PROTECTIVE DEVICES WILL BE SELECTIVELY COORDINATED FOR DISTRIBUTION SYSTEMS SERVICE EMERGENCY AND LEGALLY REQUIRED STANDBY LOADS, FOR FAULTS WITH DURATIONS AT 0.01 SECONDS. ALL OTHER LOADS WILL BE COORDINATED TO 0.1 SECONDS.

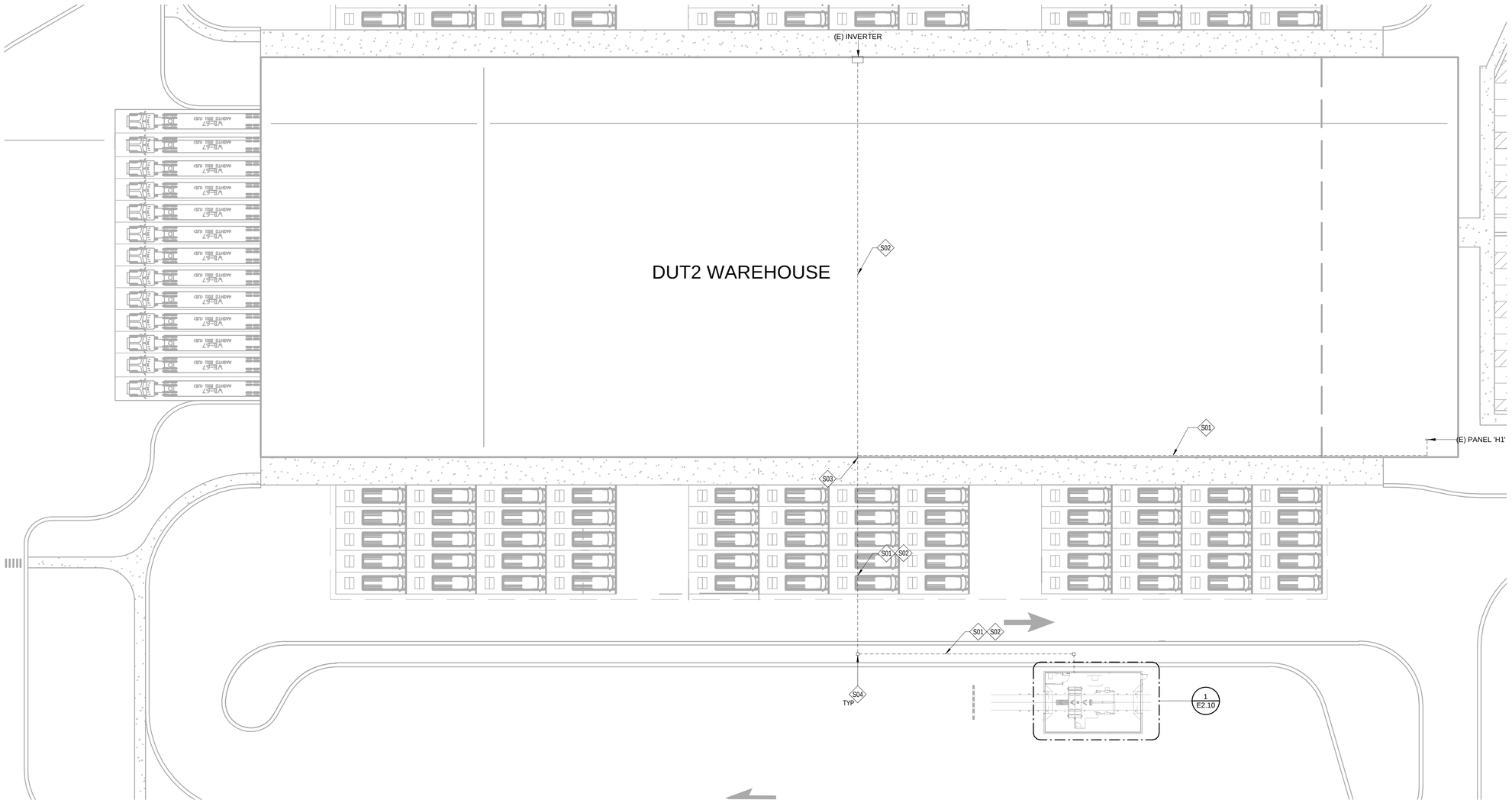
SHEET KEYNOTES

S01 PROVIDE AND INSTALL THE FOLLOWING CONDUIT ROUTED FROM EXISTING PANEL 'H1' TO NEW TRANSFORMER 'TR-AVI': (3) #3/0 AWG CU AND (1) #2 AWG CU GND IN 2" C.

S02 PROVIDE AND INSTALL THE FOLLOWING CONDUIT TO EXISTING INVERTER: MINIMUM (2) #10 AWG CU AND (1) #10 CU GND IN 1" C.

S03 REFER TO DETAIL 4 ON SHEET E5.10 FOR RATED CONDUIT WALL PENETRATION.

S04 ELECTRICAL PULL BOX, TYPICAL OF (2). NORMAL AND EMERGENCY WIRING SHALL BE IN SEPARATE PULL BOXES.



1 ELECTRICAL AVI SITE POWER PLAN

1" = 30'-0"

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7900 RANCHARRAH PKWY SUITE 100
RENO, NV 775.787.7350
WWW.KIMLEY-HORN.COM

ARCHITECT
NELSON
Nelson Architecture & Interiors, Inc
100 S, Independence Mall W
Suite 500
Philadelphia, PA 19106
Phone: (215) 925-6562
WWW.NELSONWORLDWIDE.COM

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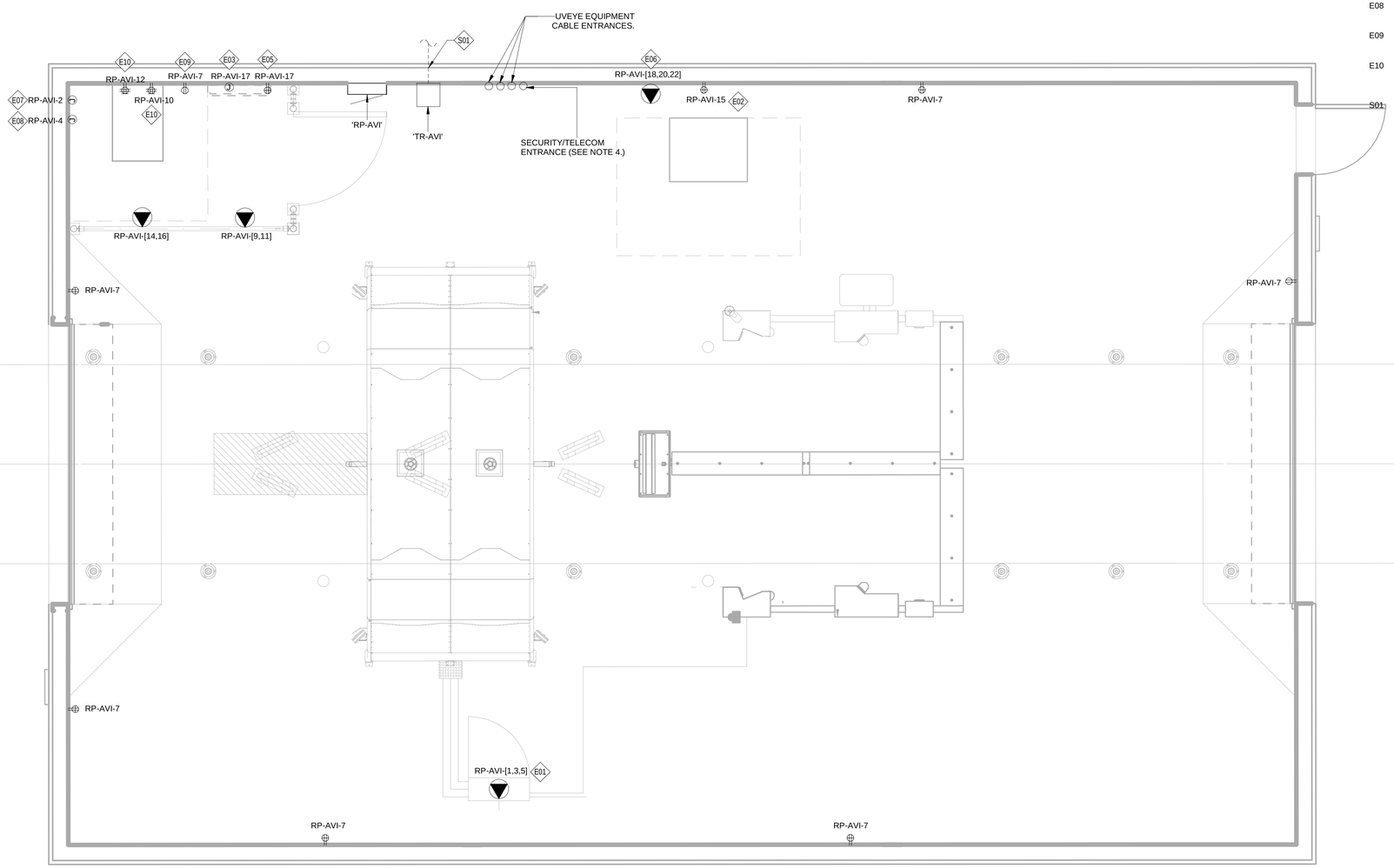
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ELECTRICAL SITE
AVI POWER PLAN

DUT2 - AVI
1222 S 500 E
AMERICAN FORK UT

SHEET NUMBER
E1.10

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1 ELECTRICAL ENLARGED POWER PLAN

3/8" = 1'-0"

GENERAL SHEETNOTES:

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4. COORDINATE EXACT LOCATION LOW VOLTAGE CABLE ENTRIES WITH TELECOMMUNICATIONS DRAWINGS.
5. PROVIDE A SHORT CIRCUIT STUDY, SELECTIVE COORDINATION STUDY AND ARC FLASH ANALYSIS FOR THE ELECTRICAL DISTRIBUTION SYSTEM. ADJUST TRIP SETTINGS ON CIRCUIT BREAKERS & MODIFY SHORT CIRCUIT RATINGS OF ELECTRICAL EQUIPMENT PER THE RESULTS. OVERCURRENT PROTECTIVE DEVICES WILL BE SELECTIVELY COORDINATED FOR DISTRIBUTION SYSTEMS SERVICE EMERGENCY AND LEGALLY REQUIRED STANDBY LOADS, FOR FAULTS WITH DURATIONS AT 0.01 SECONDS. ALL OTHER LOADS WILL BE COORDINATED TO 0.1 SECONDS.

SHEET KEYNOTES

E01 AVI EQUIPMENT CONTROL CABINET POWER. COORDINATE EXACT LOCATION AND POWER REQUIREMENTS WITH EQUIPMENT PROVIDER.

E02 PROVIDE DEDICATED NEMA 5-20R DUPLEX RECEPTACLE FOR UVEYE EQUIPMENT. VERIFY FINAL LOCATION OF EQUIPMENT PRIOR TO INSTALL.

E03 PROVIDE (2) #12AWG CU AND (1) #12AWG CU GND TO JUNCTION BOX MOUNTED ON BACKBOARD FOR SECURITY PANEL. MOUNTING HEIGHT AND EXACT LOCATION TO BE COORDINATED ON SITE WITH SECURITY EQUIPMENT INSTALLER.

E05 PROVIDE NEMA 5-20R CONVENIENCE RECEPTACLE, TO BE INSTALLED IN FACTORY PROVIDED MANUFACTURER REQUIREMENTS AND AMAZON IT.

E06 PROVIDE AND INSTALL PIN RECEPTACLE FOR UVEYE EQUIPMENT PER DETAIL 1 ON SHEET E5.20. CONTRACTOR SHALL VERIFY PIN RECEPTACLE CONFIGURATION PRIOR TO PURCHASING EQUIPMENT. VERIFY FINAL LOCATION OF EQUIPMENT PRIOR TO INSTALL.

E07 PROVIDE AND INSTALL NEMA 5-15R RECEPTACLE FOR RUGGED IDF EQUIPMENT. RECEPTACLE TO BE INSTALLED IN JUNCTION-BOX INSIDE OF ENCLOSURE. VERIFY FINAL LOCATION OF EQUIPMENT PRIOR TO INSTALL.

E08 PROVIDE AND INSTALL NEMA 5-15R RECEPTACLE FOR RUGGED IDF EQUIPMENT. RECEPTACLE TO BE INSTALLED IN JUNCTION-BOX INSIDE OF ENCLOSURE ON SIDE WITH HVAC CUTOUT. VERIFY FINAL LOCATION OF EQUIPMENT PRIOR TO INSTALL.

E09 PROVIDE AND INSTALL DUPLEX CONVENIENCE RECEPTACLE FOR RUGGED IDF EQUIPMENT. RECEPTACLE TO BE INSTALLED IN JUNCTION-BOX INSIDE OF ENCLOSURE. VERIFY FINAL LOCATION OF EQUIPMENT PRIOR TO INSTALL.

E10 PROVIDE NEMA 5-30R CONVENIENCE RECEPTACLE ON DEDICATED CIRCUIT FOR CABINET AC UNIT. RECEPTACLE TO BE INSTALLED IN JUNCTION-BOX INSIDE OF ENCLOSURE. COORDINATE INSTALL WITH CABINET MANUFACTURER REQUIREMENTS AND AMAZON IT.

S01 PROVIDE AND INSTALL THE FOLLOWING CONDUIT ROUTED FROM EXISTING PANEL 'H1' TO NEW TRANSFORMER 'TR-AVI': (3) #3/0 AWG CU AND (1) #2 AWG CU GND IN 2" C.

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7900 RANCHARRAH PKWY SUITE 100
RENO, NV 775.787.7352
WWW.KIMLEY-HORN.COM

ARCHITECT
NELSON
Nelson Architecture & Interiors, Inc
100 S, Independence Mall W
Suite 500
Philadelphia, PA 19106
Phone: (215) 925-6562
WWW.NELSONWORLDWIDE.COM

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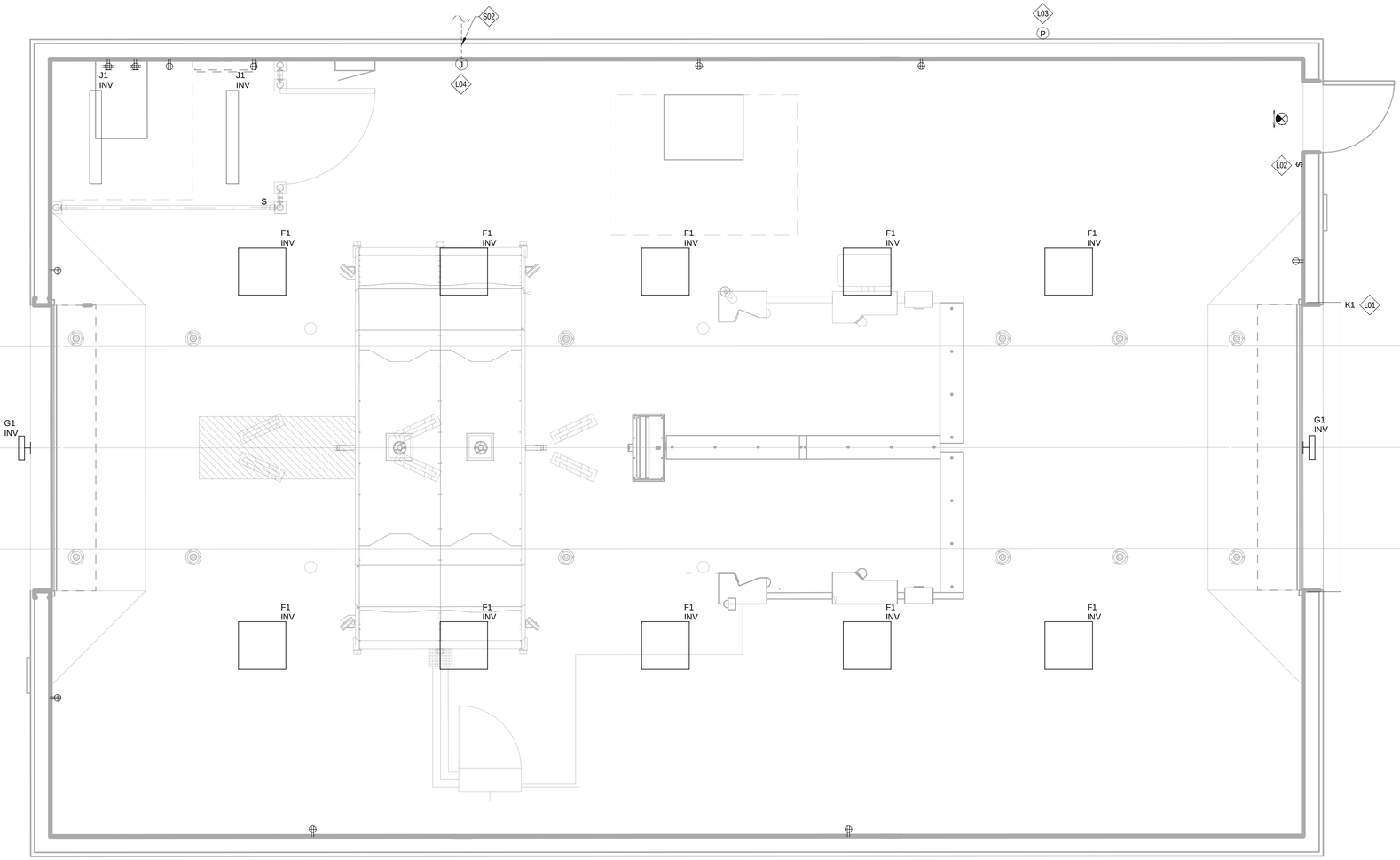
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ELECTRICAL ENLARGED POWER PLAN

DUT2 - AVI
1222 S 500 E
UT
AMERICAN FORK

SHEET NUMBER
E2.10

TYPE	DESCRIPTION	HOUSING	SHIELDING	MOUNTING	FINISH	UL/IP RATING	DRIVER/POWER SUPPLY	LIGHT SOURCE	INPUT WATTS	VOLTAGE	MFG/CATALOG NUMBER	NOTES
F1	LED CANOPY LUMINAIRE	NOMINAL 19 INCH DIAMETER BY 3/4 INCH TALL	TYPE 5 ROUND DISTRIBUTION	12" PENDANT STEM	DARK BRONZE	IP66	INTEGRAL DRIVER	LED, NOMINAL 13760 LUMENS, 4000K, 80 CRI	108 VA	277 V	LITHONIA VCPG-LED-V4-P6-40K-80CRI-T5W-MVOLT-PM-DMG-DDBXD	COORDINATE DIMMING METHODOLOGY PRIOR TO ORDERING.
G1	EXTERIOR LED WALL MOUNTED LUMINAIRE	NOMINAL 18 1/2 INCH WIDE BY 10 INCH DEEP BY 7 5/8 INCH TALL; DIE-CAST ALUMINUM	ACRYLIC LENS, TYPE 2 MEDIUM DISTRIBUTION	WALL MOUNTED AT 16 FT AFF	STANDARD AS SELECTED BY ARCHITECT	IP65	INTEGRAL DRIVER, 0-10 VOLT DIMMING	NOMINAL 6954 LUMENS, 4000K, 70 CRI	71 VA	277 V	LITHONIA LIGHTING, DSXW2 SERIES OR APPROVED	
K1	EXTERIOR LED WALL MOUNTED FAÇADE LIGHTING	NOMINAL 97 INCH LENGTH BY 4 11/16 INCH IN WIDTH AND HEIGHT; DIECAST ALUMINUM HOUSING	ASYMETRIC OPTIC	WALL MOUNTED AT 14' 6" AFF	STANDARD AS SELECTED BY ARCHITECT	UL WET LOCATION	INTEGRAL DRIVER	NOMINAL 3121 LUMENS, 4000K, 80 CRI	29 VA	277 V	S175-R08G-H-02-M-00-0-840-00-C	COORDINATE OPTIONAL MOUNTING TO PROVIDE3-18" CANTILEVERS AND END CAPS PRIOR TO ORDERING.
X1	SINGLE FACE, GREEN, EXIT SIGN, BATTERY BACK UP, WET LOCATION LISTED	N/A, EXIT SIGN.	FROSTED LENS	WALL-MOUNTED	STANDARD AS SELECTED BY ARCHITECT	UL 924	INTEGRAL DRIVER, BATTERY BACKUP	LED, NOMINAL 5496 LUMENS, 4000K, 80CRI	2.2VA	277 V	CHLORIDE WLTE-55L-3-G	PROVIDE ARROW CUT OUT POINTING TOWARDS DOOR OF EGRESS.



1 ELECTRICAL ENLARGED LIGHTING PLAN

3/8" = 1'-0"

GENERAL SHEETNOTES:

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3. ALL OUTLET LOCATIONS SHOWN IN PLAN ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED IN FIELD WITH OWNER.
4. COORDINATE EXACT LOCATION LOW VOLTAGE CABLE ENTRIES WITH TELECOMMUNICATIONS DRAWINGS.
5. PROVIDE A SHORT CIRCUIT STUDY, SELECTIVE COORDINATION STUDY AND ARC FLASH ANALYSIS FOR THE ELECTRICAL DISTRIBUTION SYSTEM. ADJUST TRIP SETTINGS ON CIRCUIT BREAKERS & MODIFY SHORT CIRCUIT RATINGS OF ELECTRICAL EQUIPMENT PER THE RESULTS. OVERCURRENT PROTECTIVE DEVICES WILL BE SELECTIVELY COORDINATED FOR DISTRIBUTION SYSTEMS SERVICE EMERGENCY AND LEGALLY REQUIRED STANDBY LOADS, FOR FAULTS WITH DURATIONS AT 0.01 SECONDS. ALL OTHER LOADS WILL BE COORDINATED TO 0.1 SECONDS.

SHEET KEYNOTES

L01 SUPPLY AND INSTALL EXTERIOR LED STRIP FACADE LIGHTING FOR VAN ENTRY ILLUMINATION. COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL DRAWINGS.

L02 DIMMER SWITCH TO BE MULTI LEVEL DIMMING. NORMAL OPERATION LEVEL TO BE SET AT 25% OUTPUT. MAINTENANCE LEVEL TO BE SET AT 100% OUTPUT.

L03 PROVIDE EXTERIOR PHOTOCELL ON NORTH FACING WALL OF BUILDING UNDER EAVE. PROVIDE CONTACTOR FOR EXTERIOR LIGHTING CIRCUITS SUCH THAT THE CONTROL INPUT FROM THE PHOTOCELL SHALL CONTROL THE EXTERIOR LIGHTING.

L04 PROVIDE AND INSTALL THE FOLLOWING CONDUIT TO NEAREST EXISTING INVERTER CIRCUIT: MINIMUM (2) #10 AWG CU AND (1) #10 CU GND IN 1" C, TYPICAL FOR ALL LIGHTS. CONTRACTOR SHALL INDEPENDENTLY FIELD VERIFY EXISTING LOAD ON INVERTER AND ENSURE THE ABILITY TO SERVE PROPOSED LIGHTING WITHOUT EXCEEDING 80% CAPACITY OF ASSOCIATED MAIN CIRCUIT BREAKER. CONTRACTOR TO PROVIDE 30 DAY LOAD STUDY PER NEC 220.87.

S02 PROVIDE AND INSTALL THE FOLLOWING CONDUIT TO EXISTING INVERTER: MINIMUM (2) #10 AWG CU AND (1) #10 CU GND IN 1" C.

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7900 RANCHARRAH PKWY SUITE 100
RENO, NV 775.787.7352
WWW.KIMLEY-HORN.COM

ARCHITECT
NELSON
Nelson Architecture & Interiors, Inc
100 S, Independence Mall W
Suite 500
Philadelphia, PA 19106
Phone: (215) 925-6562
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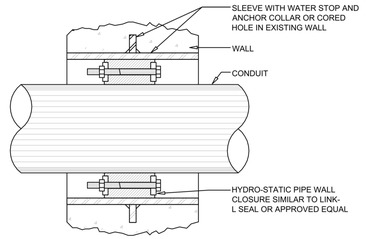
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SCALE	AS SHOWN
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ELECTRICAL
ENLARGED
LIGHITNG PLAN

DUT2 - AVI
1222 S 500 E
AMERICAN FORK UT

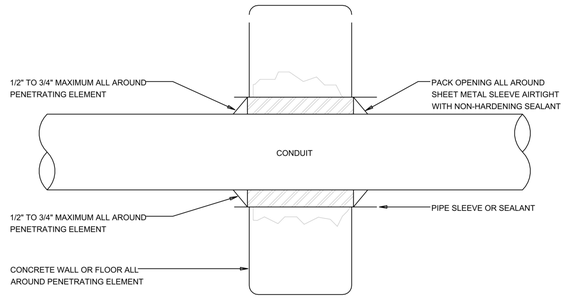
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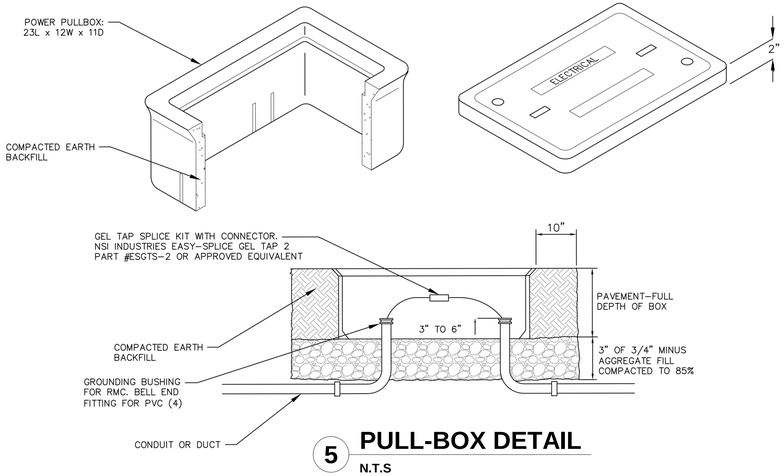
4 CONDUIT THRU FOUNDATION WALL PENETRATION DETAIL

N.T.S



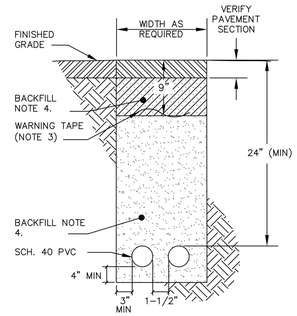
3 NON-RATED CONDUIT PENETRATION DETAIL

N.T.S



5 PULL-BOX DETAIL

N.T.S



1 TRENCH DETAIL

N.T.S

CONDUIT/DUCT & CABLE INSTALLATION NOTES:

1. SEE PLANS FOR REQUIRED DUCT SECTIONS. ALL OF THE SECTIONS SHOWN ON THIS DRAWING MAY NOT BE USED ON THIS PROJECT.
2. PROVIDE PULL WIRES IN ALL (NEW) UNUSED CONDUITS. PLUG CONDUIT ENDS IN HANDHOLES OR MANHOLES.
3. WARNING TAPE REQUIRED IN ALL AREAS.
4. BACKFILL NOTES:

   D.B. APPLICATIONS: IN MULTIPLE POURS OF FLOWABLE FILL (AKA SLURRY OR CONTROLLED LOW STRENGTH MATERIAL (CLSM)). FILL TO WARNING TAPE AND THEN TO THE FINISHED GRADE OR BASE OF PAVEMENT W/ FLOWABLE FILL.

No.	REVISIONS	DATE	BY
1	CLIENT REVIEW SET	2024.12.06	

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7900 RANCHARRAH PKWY SUITE 100
RENO, NV 775.787.7502
WWW.KIMLEY-HORN.COM

ARCHITECT
NELSON
Nelson Architecture & Interiors, Inc
100 S, Independence Mall W
Suite 500
Philadelphia, PA 19106
Phone: (215) 925-6562
WWW.NELSONWORLDWIDE.COM

PROFESSIONAL ENGINEER
No. 12447970
PETER MICHAEL SYNTAX
STATE OF UTAH

KHA PROJECT	195250361
DATE	12/30/24
SCALE	AS SHOWN
DESIGNED BY	SG
DRAWN BY	SG
CHECKED BY	PS

ELECTRICAL DETAILS

DUT2 - AVI
1222 S 500 E

UT
AMERICAN FORK

SHEET NUMBER
E5.10

Plotted By:Costa, Bella Sheet Set:Kha Layout:Model December 10, 2024 04:35:06pm K:\REN_Electrical\AMZ\AVI & DSC\DUT2\Revit - AutoCAD\References\xTB.dwg
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2 AVI BUILDING GROUNDING ELECTRODE SYSTEM DETAIL

N.T.S

elecDirect.com

SCAME

EUREKA-HD SERIES

NORTH AMERICAN - 100A

EUREKA[PIN&SLEEVE] Series



WATERTIGHT – IP67

Poles & Wires	Configuration: Receptacle/ Connector	Configuration: Plug/Inlet	Configuration: Clock position	Voltage/ Colour Coding	Plug (Male)	Connector (Female)	Receptacle (Female)	Inlet (Male)	Cable O.D. Range Inches
2P 3W			4h	125	SCM3100P4W	SCM3100C4W	SCM3100R4W	SCM3100B4W	1.265-1.790
2P 3W			6h	250	SCM3100P6W	SCM3100C6W	SCM3100R6W	SCM3100B6W	1.265-1.790
2P 3W			5h	277	SCM3100P5W	SCM3100C5W	SCM3100R5W	SCM3100B5W	1.265-1.790
2P 3W			7h	480	SCM3100P7W	SCM3100C7W	SCM3100R7W	SCM3100B7W	1.265-1.790
3P 4W			12h	125/250	SCM4100P12W	SCM4100C12W	SCM4100R12W	SCM4100B12W	1.265-1.790
3P 4W			9h	3ø250	SCM4100P9W	SCM4100C9W	SCM4100R9W	SCM4100B9W	1.265-1.790
3P 4W			6h	380-415	SCM4100P6W	SCM4100C6W	SCM4100R6W	SCM4100B6W	1.265-1.790
3P 4W			7h	3ø480	SCM4100P7W	SCM4100C7W	SCM4100R7W	SCM4100B7W	1.265-1.790
3P 4W			5h	3ø600	SCM4100P5W	SCM4100C5W	SCM4100R5W	SCM4100B5W	1.265-1.790
4P 5W			9h	3øY120/208	SCM5100P9W	SCM5100C9W	SCM5100R9W	SCM5100B9W	1.265-1.790
4P 5W			6h	220/380	SCM5100P6W	SCM5100C6W	SCM5100R6W	SCM5100B6W	1.265-1.790
4P 5W			7h	3øY277/480	SCM5100P7W	SCM5100C7W	SCM5100R7W	SCM5100B7W	1.265-1.790
4P 5W			5h	3øY347/600	SCM5100P5W	SCM5100C5W	SCM5100R5W	SCM5100B5W	1.265-1.790

REFERENCE STANDARDS

IEC 60309-1
Plugs, socket-outlets and couplers for industrial purposes.
Part 1: general requirements.

IEC 60309-2
Plugs, socket-outlets and couplers for industrial purposes.
Part 2: dimensional interchangeability requirements for pin and contact-tube accessories.

UL 1682
Plugs, receptacles and cable connectors of the pin and sleeve type.

UL 1686
Standard for pin and sleeve configuration.

QUALITY MARKS

UL LISTED: E238171, E238172

UL CLASSIFIED: E238170

1 PIN RECEPTACLE PRODUCT INFORMATION

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195260361	AS SHOWN	SG	SG	PS
DATE: 12/30/24				

ELECTRICAL DETAILS

DUT2 - AVI
1222 S 500 E

UT
AMERICAN FORK

SHEET NUMBER
E5.11

BRANCH PANEL: (P) RP-AVI

LOCATION: AVI TUNNEL
SUPPLY FROM: (E) PANEL 'H1'
MOUNTING: SURFACE
ENCLOSURE: NEMA 3R

VOLTS: 120/208 Wye
PHASES: 3
WIRES: 4

A.I.C. RATING: 10K
MAINS TYPE: MCB
MAINS RATING: 150 A
MCB RATING: 150 A

CKT	CIRCUIT DESCRIPTION	TRIP	POLES	A	B	C	POLES	TRIP	CIRCUIT DESCRIPTION	CKT
1				3333 VA	2400 VA		1	20 A	RUGGED IDF 1	2
3	ATLAS CONTROLLER	70 A	3		3333 VA	2400 VA	1	20 A	RUGGED IDF 2	4
5						3333 VA 0 VA	1	20 A	SPARE	6
7	RECEP - HOUSEKEEPING	20 A	1	1440 VA	0 VA		1	20 A	SPARE	8
9	EH-1	20 A	2			1000 VA 3500 VA	1	30 A	RECEP - IDF 1	10
11						1000 VA 3500 VA	1	30 A	RECEP - IDF 2	12
13	SPACE	--	1	--	2500 VA		2	30 A	IDF - UPS	14
15	RECEP - UVEYE	20 A	1			180 VA 2500 VA				16
17	RECEP - SECURITY/SERVER	20 A	1			500 VA 10667 VA	3	100 A	PIN RECEP	18
19	SPARE	20 A	1	0 VA	10667 VA					20
21	SPARE	20 A	1			0 VA 10667 VA				22
23	SPACE	--	1			-- --	1	--	SPACE	24
25	SPACE	--	1	--	--		1	--	SPACE	26
27	SPACE	--	1		--	--	1	--	SPACE	28
29	SPACE	--	1			-- --	1	--	SPACE	30
		TOTAL LOAD:		20340 VA	23580 VA	19000 VA				
		TOTAL AMPS:		171 A	198 A	158 A				

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	EST. DEMAND	PANEL TOTALS	
EQUIPMENT	19799 VA	100.00%	19799 VA		
HVAC	2000 VA	100.00%	2000 VA	TOTAL CONN. LOAD:	62919 VA
RECEPTACLE	41120 VA	62.16%	25560 VA	TOTAL EST. DEMAND:	47359 VA
				TOTAL CONN.:	175 A
				TOTAL EST. DEMAND:	131 A

NOTES: PROVIDE FULLY (100%) RATED MAIN CIRCUIT BREAKER.

Point	Point Name	Source* Point	Conduit Type	Conductor Type	Wire Size/Quantity				Load (A)	Distance	Voltage	Phase	Isc	**% Vdrop	Point
1	(E) MDP	65000											65,000		1
2	(E) PANEL H1	1	NM	Copper	1	Set of	500 KCMIL		328	40	480	3	14,000	0.24%	2
3	(P) TR-AVI*	2	NM	Copper	1	Set of	3/0		91	600	480	3	4,407	-0.53%	3
4	(P) RP-AVI	3	NM	Copper	1	Set of	1/0		131	20	208	3	4,085	-0.25%	4

NOTE: *CONTRACTOR SHALL TAP (P) TRANSFORMER 'TR-AVI' TO NEGATE PREVIOUS VOLTAGE DROP 2.5%. CONFIRM SECONDARY VOLTAGE AT SECONDARY WINDINGS TO BE 208V PHASE TO PHASE, TYPICAL OF ALL PHASES.

BRANCH PANEL: (E) H1

LOCATION: SPACE 43
SUPPLY FROM: MDP
MOUNTING: SURFACE
ENCLOSURE: NEMA 1

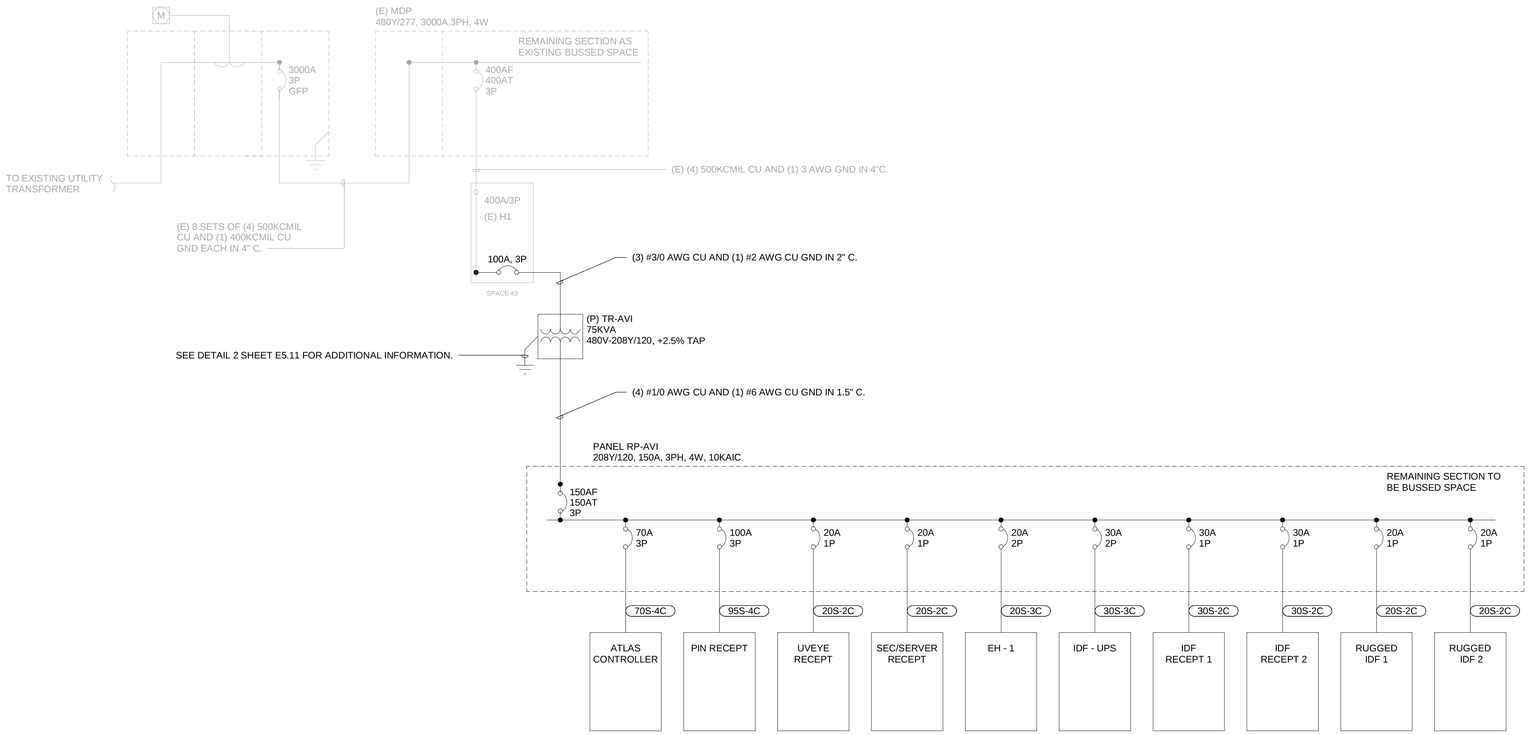
VOLTS: 480/277 Wye
PHASES: 3
WIRES: 4

A.I.C. RATING: 14K
MAINS TYPE: MLO
MAINS RATING: 400 A

CKT	CIRCUIT DESCRIPTION	TRIP	POLES	A	B	C	POLES	TRIP	CIRCUIT DESCRIPTION	CKT
1				831 VA	831 VA					2
3	(E) H.S. O.H DOOR MOTORS	20 A	3			831 VA 831 VA	3	20 A	(E) H.S. O.S. DOOR MOTORS	4
5						831 VA	831 VA			6
7				942 VA	12472 VA					8
9	(E) LVHV-5	20 A	3			942 VA 12472 VA	3	60 A	(E) AHU-1	10
11						842 VA	12472 VA			12
13				3880 VA	4158 VA					14
15	(E) AHU-1	20 A	3			3880 VA 4158 VA	3	20 A	(E) AHU-3	16
17						3880 VA	4158 VA			18
19				5100 VA	14965 VA					20
21	(E) MAU-1	30 A	3			5100 VA 14965 VA	3	70 A	(E) AHU-8	22
23						5100 VA	14965 VA			24
25	(E) CANOPY LIGHTING	20 A	1	3132 VA	1843 VA		1	20 A	(E) BREAKROOM LIGHTING	26
27	(E) CANOPY LIGHTING	20 A	1			3132 VA 1402 VA	1	20 A	(E) OFFICE LIGHTING	28
29	(E) CANOPY LIGHTING	20 A	1			3132 VA	935 VA	1	20 A	(E) OFFICE LIGHTING	30
31	(E) CANOPY LIGHTING	20 A	1	3132 VA	1917 VA		1	20 A	(E) WAREHOUSE LIGHTING	32
33	(E) WAREHOUSE LIGHTING	20 A	1			3408 VA 2130 VA	1	20 A	(E) WAREHOUSE LIGHTING	34
35	(E) WAREHOUSE LIGHTING	20 A	1			2130 VA 2689 VA	1	20 A	(E) EXTERIOR LIGHTING	36
37	(E) EXTERIOR LIGHTING	20 A	1	2384 VA	2560 VA		1	20 A	(E) EXTERIOR LIGHTING	38
39	(E) EXTERIOR LIGHTING	20 A	1			1290 VA 2054 VA	1	20 A	(E) EXTERIOR LIGHTING	40
41	(E) EXTERIOR LIGHTING	20 A	1			1610 VA	2431 VA	1	20 A	(E) EXTERIOR LIGHTING	42
43	(E) EXTERIOR LIGHTING	20 A	1	2245 VA	2235 VA		1	20 A	(E) EXTERIOR LIGHTING	44
45	(E) EXTERIOR LIGHTING	20 A	1			136 VA --				46
47						3812 VA	--	3	--	SPACE	48
49	(E) EF-9	20 A	3	3812 VA	--					50
51						3812 VA 3812 VA				52
53						3812 VA	3812 VA	3	20 A	(E) EF-10	54
55	(E) SF-10	20 A	3	3812 VA	3812 VA					56
57						3812 VA 0 VA		1	20 A	SPARE	58
59							**20340 VA**	0 VA	1	20 A	SPARE	60
61	**(P) TR-AVI***	**100 A**	**3**	**23580 VA**	0 VA				1	20 A	SPARE	62
63						**19000 VA**	0 VA		1	20 A	SPARE	64
65	(E) SPARE	20 A	1				0 VA	0 VA	1	20 A	SPARE	66
67	(E) SPARE	20 A	1	0 VA	0 VA				1	20 A	SPARE	68
69	(E) SPACE	--	1			-- --			1	--	SPACE	70
71	(E) SPACE	--	1			-- --			1	--	SPACE	72
		TOTAL LOAD:		97643 VA		87167 VA	87782 VA					
		TOTAL AMPS:		353 A		315 A	317 A					

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	EST. DEMAND	PANEL TOTALS	
Spare	272592 VA	100.00%	272592 VA		
				TOTAL CONN. LOAD:	272592 VA
				TOTAL EST. DEMAND:	272592 VA
				TOTAL CONN.:	328 A
				TOTAL EST. DEMAND:	328 A

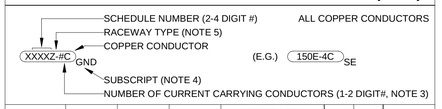
NOTES:
* PROVIDE FULLY (100%) RATED CIRCUIT BREAKER
CONTRACTOR SHALL INDEPENDENTLY FIELD VERIFY EXISTING LOADS OF EXISTING PANEL 'H1' AND ENSURE THE ABILITY TO SERVICE PROPOSED TRANSFORMER 'TR-AVI' AND PANEL 'RP-AVI'. CONTRACTOR SHALL PROVIDE 30-DAY LOAD STUDY AS PER NEC 220.87.



1 SINGLE LINE DIAGRAM

N.T.S

WIRE & CONDUIT SCHEDULE (CU)



TAG	TYPICAL OCP DEVICE	CONDUCTOR AMPACITY	CONDUIT SIZE	CONDUCTOR (NOTE 6) SIZE (AWG)	CONDUCTOR (NOTE 6) GND (CU)	IG (CU)	SE (CU)	NOTES
15Z-#C	15	15	3/4"	14	14	14	8	
20Z-#C	20	20	3/4"	12	12	12	8	
30Z-#C	30	30	3/4"	10	10	10	8	
35Z-#C	35	40	3/4"	8	10	10	8	
40Z-#C	40	40	3/4"	8	10	10	8	
55Z-#C	50	55	3/4"	6	10	10	8	
70Z-#C	60	70	1"	4	8	8	8	
70Z-#C	70	70	1-1/4"	4	8	8	8	
85Z-#C	80	85	1-1/4"	3	8	8	8	
85Z-#C	90	85	1-1/4"	3	8	8	8	
95Z-#C	100	95	1-1/4"	2	8	8	8	
130Z-#C	125	130	1-1/2"	1	6	6	6	
150Z-#C	150	150	2"	1/0	6	6	6	
175Z-#C	175	175	2"	2/0	6	6	4	
200Z-#C	200	200	2"	3/0	6	6	4	
230Z-#C	225	230	3"	4/0	4	4	2	
255Z-#C	250	255	3"	250	4	4	2	
285Z-#C	300	285	3"	300	4	4	2	
310Z-#C	300	310	4"	350	3	3	1/0	
335Z-#C	350	335	4"	400	3	3	1/0	
380Z-#C	400	380	4"	500	3	3	1/0	
400Z-#C	400	400	(2) 3"	3/0	2	2	1/0	
460Z-#C	450	460	(2) 3"	4/0	2	2	1/0	
460Z-#C	500	460	(2) 3"	4/0	2	2	1/0	
510Z-#C	500	510	(2) 3"	250	2	2	1/0	
570Z-#C	600	570	(2) 3"	300	1	1	2/0	
620Z-#C	600	620	(2) 3"	350	1	1	2/0	
670Z-#C	700	670	(2) 4"	400	1/0	1/0	2/0	
760Z-#C	800	760	(2) 4"	500	1/0	1/0	2/0	
840Z-#C	800	840	(2) 4"	600	1/0	1/0	3/0	
930Z-#C	900	930	(3) 3"	350	2/0	2/0	3/0	
1005Z-#C	1000	1005	(3) 3"	400	2/0	2/0	3/0	
1240Z-#C	1200	1240	(4) 3"	350	3/0	3/0	3/0	

WIRE AND CONDUIT SCHEDULE NOTES:
1. GROUND "GND" CONDUCTOR MAY BE DELETED ON SERVICE ENTRANCE CONDUCTORS.
2. EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED PER TABLE 250-122 (NEC 2017) WHEN CIRCUIT BREAKERS ARE SIZED GREATER THAN AMPERE RATING SHOWN IN TABLE.
3. INDICATES THE QUANTITY OF CURRENT CARRYING CONDUCTORS (GROUND CONDUCTORS NOT INCLUDED) TO BE PULLED IN EACH RACEWAY.
4. GROUNDING SUBSCRIPTS ARE AS FOLLOWS: NO SUBSCRIPT = PROVIDE GROUND WIRE SIZE PER "GND" COLUMN, R = PROVIDE RACEWAY ONLY, CONDUCTORS FURNISHED AND INSTALLED BY OTHERS, SE = PROVIDE GROUND WIRE SIZED PER "SE" COLUMN, IG = PROVIDE AN INSULATED GROUND CONDUCTOR PER "IG" COLUMN ALONG WITH THE GROUND OR EQUIPMENT GROUND CONDUCTOR, NG = DO NOT PROVIDE GROUNDING CONDUCTOR IN RACEWAY.
5. RACEWAY SUBSCRIPTS "Z" ARE AS FOLLOWS: P = PVC SCH-40, E = EMT, R = RIGID, AF = ALUMINUM FLEX, SF = STEELE FLEX, LT = LIQUID TIGHT FLEX, S = SEE SPECIFICATIONS FOR REQUIRED TYPE BASED ON USE AND LOCATION.
6. ALL COPPER CONDUCTORS SHOWN ARE THWN UNLESS OTHERWISE NOTED.

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ELECTRICAL SINGLE LINE DIAGRAM AND SCHEDULES

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AMERICAN FORK UT

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