



AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA

Regular Session

August 11, 2025

Monday 10:00 AM

American Fork City Public Works Building

275 East 200 North

American Fork City, UT 84003

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

Development Review Committee Members

Patrick O'Brien, Dev. Services Director

Sam Kelly, Public Works Director

Aaron Brems, Fire Chief

Notice is hereby given that the American Fork City Development Review Committee will meet in regular session on August 11, 2025, at the American Fork City Public Works building, 275 East 200 North commencing at 10:00 AM. The agenda shall be as follows:

1. Regular Session

- a. Roll Call
- 2. **Common Consent Agenda** (Common Consent is that class of DRC action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).
 - a. Approval of the July 14, 2025, Development Review Committee minutes.
- 3. **Action Items** (Action Items is that class of DRC action that requires further discussion on Preliminary Plans, Final Plats, and Site Plans. The Development Review Committee Board will have authority to approve Preliminary Plans and Final Plats but make a recommending action on Site Plans.)
 - a. Review and action on an application for a Preliminary Plan, known as High Pointe Apartments, located at approximately 620 South 740 E, American Fork, Utah 84003, American Fork City. The Preliminary Plat will be on approximately 3.5 acres and will be in the PC Planned Community.
 - b. Review and action on an application for an Accessory Structure, known as Roberts Detached Garage, that is 750 square feet or greater, located at approximately 1021 N 150 W, American Fork City. The Accessory Structure will be on approximately 5.97 acres and will be in the R1-9000 Residential Zone.

4. **Other Business**

- a. Upcoming Projects

5. **Adjournment**

Dated this 7th day of August 2025

Patrick O'Brien

Development Services Director

**The order of agenda items may change at the discretion of the Development Review Committee*

UNAPPROVED MINUTES

07.14.2025

AMERICAN FORK CITY

DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

July 14th, 2025

The American Fork City Development Review Committee met in a regular session on July 14th, 2025, at the American Fork Public Works Building, 275 East 200 North, commencing at 8:00 a.m.

Development Review Committee:

Assistant City Engineer: Kelvin Smith

Development Services Director: Patrick O'Brien

Fire Chief: Aaron Brems

Staff Present:

Ben Hunter City Engineer

Annalisa Reed Planner

Cody Opperman Planner II

Angie McKee Administrative Assistant I

Dan Loveland Chief Building Official

Others Present: Cinda Hill, Sherri D Shephard, Michle Shephard, John Klemas, Russell Ballantyne, Marie Ober, Angelina Allred, Colleen Magleby, Ken Schow, Linda Beters, Lori Domino, Lynda Gull, Camille Davies, Ernest B Taylor, Robert Blakely, Gary Harding, Curt Lund, Pam Schurig, Doris Vaughn, Chris Haertel, Stephanie Herrera, Steve Kerr

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

UNAPPROVED MINUTES

07.14.2025

Minutes of the July 7th, 2025, Development Review Committee Regular Session.

Patrick O'Brien motioned to approve the Common Consent agenda

Kelvin Smith seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Aaron Brems	AYE
Kelvin Smith	AYE

The motion passed

PUBLIC HEARING

- a. **Public hearing on an application for an Amended Final Plat, known as Mira Vista Phase 4, located at approximately 530 S 1040 E, American Fork City. The Amended Final Plat will be for approximately 0.63 acres and will be in the Residential (R3-7500) Zone.**

Opened Public Hearing

Sherri Shephard voiced her concern with the density of this project as she feels there are currently culinary water pressure issues, as well as parking access. She also believes that with this being a senior community she does not think having 3 levels is advisable.

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Cinda Hill is wondering how decisions are being made on a property easement without a vote from the property owners. She would like to know if a geo-technical study has been done on the property, and how the parking places in the south lot are being included in the easement when they are supposed to be available for the current residents, some of which are severely disabled. She is also concerned that there will not be room for trash and emergency vehicles to turn around, and if there are still 3-bedroom condos on the plans, she is concerned that with that many rooms, people under 55 could be moving in, and there is not enough parking for 3 cars.

Linda Beathers questioned why this developer is in such a hurry, as they were just notified of this meeting late last week, with some residents not even receiving a letter. She added that they also had a hard time finding the information online, or there would have been another 8-10 more people at this meeting. She voiced her concerns about the current parking lot that is going to be turned into a street, as people invested a lot of money because there was a plan in place for the last phase to be a two-story building that looked like what they already have. She disagrees with things being changed at the last minute to accommodate a builder who will come in, build, and then leave the current homeowners with a mess.

John Klemas informed the committee that he moved in after the first developer had withdrawn, and he was told there would be 4 buildings similar to what already exists, but he believes the word "similar" to be somewhat vague. He informed the committee that the HOA at that time stood in front of the bulldozers and prevented construction, so the previous builder sued them and won for blocking the construction. He would like to avoid having that happen this time. While he agrees that there will be some inconveniences during construction, it is only temporary and will be worth the improvement. He also noted that with the new building, there will be new people paying into the HOA to maintain the property, and that will make it less likely for the people sitting here today to face an increase. He added that while he would prefer to see a two-story building instead of a three-story building, if they had not fought the developer last time, it would have been a two-story building. He would also like to see all of the people represented, not just a couple of special interests.

Marie Ober said she has lived in the condos for 5 years and served on the board for 3 years. She spoke of the settlement agreement from the lawsuit and informed the group that while they were hoping to have another meeting to make things more specific, that never happened. She noted that part of the agreement was to continue the project of four units, but allow the fourth wing to be an entity by itself, so they would have access to the property and clubhouse and property, but they would be able to have their own CC&R's and rule themselves, while trying to be similar to the current rules. She believes that it does not matter who approves or disapproves; the company still has the right to build on their own property. She noted that after working with the contractor

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and their lawyers, the owners and their lawyer, the board felt very comfortable with what they were proposing and hoped that development would get going quite fast as this has been an empty lot for more than 13 years. She stated that she has seen the proposal for the new building, and she does not have a problem with it. She concluded that she feels it is time to put this to rest and let the developers build their building on the property that they own.

Steve Kerr has given the site a name, the misbegotten garden.

Lorraine Price said she believes the proposed building is way too big for the size of the property, and while she agrees that they have a right to build, they should build something that fits on that property. She added that she also sees parking as a problem and thinks there needs to be enough room for emergency vehicles to get in and out easily.

Linda Beathers spoke again to clarify that they did not lose a lawsuit, but rather it was conceded on the advice of an insurance company. She added that most of the residents did not agree with that advice nor with the second agreement that none of the owners knew about, except the three-member board, until after it was a done deal. Her understanding was that the easement was a construction easement and was only meant to be temporary, and when she had an attorney look at all of the information, she was told the process followed was illegal.

Cinda Hill showed the property on the county map and said she feels that the property owners should have been able to vote on whether this property was sold or not because it was landlocked by all of the current owners of the property.

Linda Beathers noted that she has been grateful for the city staff during this process.

Linda Gull voiced her concern that the new developers bought 8 parking spaces that the current residents use, and she is concerned that in the future those will no longer be available for use.

Linda Beathers noted that the current parking spaces are assigned to the residents.

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Stephanie Herrera assured the residents that they do not plan on taking away the current parking.

Gary Harting said he is worried about fire truck access to a 3-story building.

Closed Public Hearing

Patrick O'Brien spoke to the process of noticing and apologized if some of the residents did not receive the notice. He also informed the residents as to where they can find meeting notices on the city's website.

ACTION ITEMS

- a. **Review and action on an application for a Final Plat, known as RBD Reception Center, located at approximately 241 W Main Street, American Fork City. The Final Plat will be for approximately 1.09 acres and will be in the Central Commercial (CC-2) Zone.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for a Final Plat to develop a Reception Center along Main Street. The final plat is the first application that will be required for the property. Following the final plat will be the commercial site plan that is currently under review. As the final plat shows two individual lots, owned by the applicant, parking and access associated with the two lots are shared between each other. A shared access and parking agreement has been established between the two lots and each new use that will be associated with the commercial site plan shall be required to have the corresponding parking for their uses.

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Patrick O'Brien asked the engineers if the access issue on the west side of the property had been addressed.

Ben Hunter informed that while the 26-foot access had been discussed, that is something that will be addressed as they go through the commercial site plan process.

Aaron Brems moved to approve the proposed Final Plat, located at approximately 241 W Main Street, American Fork City, in the Central Commercial (CC-2) Zone, subject to any conditions found in the staff report.

Patrick O'Brien Seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Aaron Brems	AYE
Kelvin Smith	AYE

The motion passed

Other Business

Patrick O'Brien mentioned that due to the amount of interest in the Mira Vista project, he will make sure the residents are notified as to when and where the next meeting will take place.

Adjournment

Patrick O'Brien motioned to adjourn the meeting.

Kelvin Smith seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Aaron Brems	AYE
Kelvin Smith	AYE

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The motion passed

Meeting adjourned at 10:36 AM

Angie McKee

Administrative Assistant I

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

Agenda Topic

Review and action on an application for a Preliminary Plat, known as High Pointe Apartments, located at approximately 620 South 740 E, American Fork, Utah 84003, American Fork City. The Preliminary Plat will be on approximately 3.5 acres and will be in the PC Planned Community.

BACKGROUND INFORMATION		
Location:		620 S 740 E American Fork, UT
Project Type:		Preliminary Plat
Applicants:		Bach Homes- Brevon Holmes, Cedar Jordan, Derek Rindlisbacher
Existing Land Use:		Planned Community
Surrounding Land Use:	North	Planned Community- Residential
	South	Planned Community- Residential
	East	Planned Community- Residential
	West	Planned Community- Residential
Existing Zoning:		PC Planned Community
Surrounding Zoning:	North	PC Planned Community
	South	PC Planned Community
	East	PC Planned Community
	West	PC Planned Community
Square Footage (By Use)		62,473 sq ft
Total Number of Units		16 Townhome Units, 144 Apartment Units
Parking Requirement		288 Stalls Provided 1.8 stalls per dwelling unit (Per Memorandum of Understanding) 1.8*160 = 288 Stalls Required

Background

The applicant has applied for a Preliminary Plat to develop an apartment and townhome development. The project looks to provide 144 apartments and 16 townhome units. This property is part of the Lake City Row Development Agreement. Per the development agreement, this property was identified as HD Residential- Mixed Use. This would require a commercial element in addition to the residential use. The development does not propose any commercial element in the project for the property identified as HD Residential – Mixed Use.

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

After the pre-submittal conference the developer shall prepare and submit to the Development Services Department a preliminary plat submittal packet containing the following:

- A. 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
- B. A geotechnical report for the project area
- C. Evidence of payment of the required review fee.
- D. Evidence of water right proposed to be conveyed to the city.
- E. Evidence of review of the proposed project by required public utility agencies.
- F. 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.

Findings of Fact

- 1. The Preliminary Plat does not meet the requirements of Section 17.4.407 PC Planned Community Zone and/or associated development agreements.

Project Conditions of Approval

- 1. Address all outstanding DRC comments.

Project Map



Standard Conditions of Approval

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

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

Staff Recommendation

The Preliminary Plat does not meet the requirements of Section 17.7.206. Staff recommends DENYING the application. The development agreement indicates the area to be “High Density – Mixed Use”. The applicant is not providing the required commercial element per the Lake City Row Development Agreement.

Potential Motions – Preliminary Plat

Approval

I move to recommend approval for the proposed Preliminary Plat, located at approximately 620 S 740 E American Fork, UT, in the PC Planned Community Zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Preliminary Plat, located at approximately 620 S 740 E American Fork, UT, in the PC Planned Community Zone.

Table

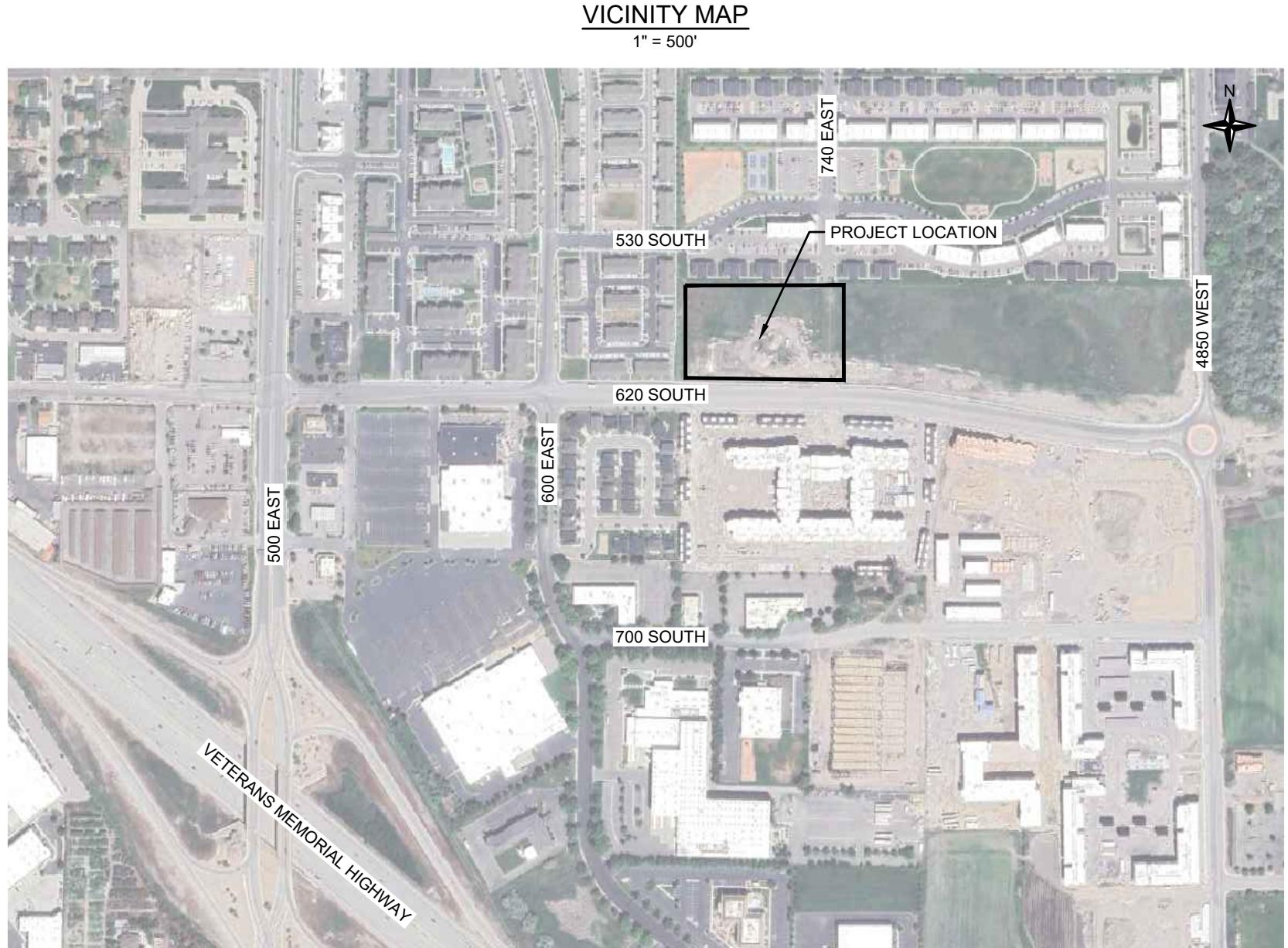
I move to table action for the proposed Preliminary Plat, located at approximately 620 S 740 E American Fork, UT, in the PC Planned Community Zone, and instruct staff/developer to...

**BACH HIGH POINTE
SUBDIVISION**
620 SOUTH & 740 EAST
AMERICAN FORK, UT 84003

RE-SUBMITTAL ACKNOWLEDGEMENT STATEMENT	
THE APPLICANT IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS TO ENSURE ALL COMMENTS HAVE BEEN ADDRESSED	
CJJ [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.	
CJJ [APPLICANT INITIAL] I HEREBY ACKNOWLEDGE THAT THIS RE-SUBMITTAL ADDRESSES ALL REQUIRED MODIFICATIONS AND REQUESTS FOR ADDITIONAL INFORMATION NOTED ON THE PREVIOUS SUBMITTAL.	
CJJ [APPLICANT INITIAL] THIS IS THE 2ND COMPLETE RE-SUBMITTAL OF THE SUBDIVISION CONSTITUTING THE START OF THE 3RD REVIEW CYCLE.	

BACH HIGH POINTE SUBDIVISION CONSTRUCTION DRAWINGS

7/15/2025



Sheet List Table	
Sheet Number	Sheet Title
C001	COVER
C002	SUBDIVISION PLAT
C003	ALTA SURVEY
C004	LEGEND
C101	DEMO PLAN
C102	SITE UTILITY PLAN
C103	GRADING, DRAINAGE, & EROSION CONTROL PLAN
C104	SIGNING & STRIPING PLAN
C201	SIGHT VISIBILITY TRIANGLES
C401	740 EAST PLAN & PROFILE
C501	DETAILS
C502	DETAILS

PROJECT CONTACTS:

1. OWNER/DEVELOPER: ALEX DAHL BACH LAND AND DEVELOPMENT, LLC 11650 S STATE STREET DRAPER, UTAH 84020 ALEX.DAHL@BACHHOMES.COM P: 801.727.9553
2. PROJECT MANAGER JAKE BLACK CIVIL SOLUTIONS GROUP 669 NORTH 1890 WEST SUITE 47B, PROVO, UT, 84601 JBLACK@CSG.WORK P: 435.421.9713
3. CIVIL ENGINEER: MICHAEL TAYLOR CIVIL SOLUTIONS GROUP 498 WEST 100 SOUTH PROVIDENCE, UT 84332 MTAYLOR@CSG.WORK P: 435.213.3762
4. SURVEYOR: CURTIS BROWN CIVIL SOLUTIONS GROUP 498 WEST 100 SOUTH PROVIDENCE, UT 84332 CBROWN@CSG.WORK P: 435.723.3761
5. AF PUBLIC WORKS CULINARY WATER/P.I. JAY BREMS P: 801.763.3060 SEWER/STORM DRAIN ASHTON HARDY P: 801.763.3060 CITY INSPECTOR DEE HOWARD P: 901.763.3060 SWIMP MANAGER TYLER MEZENEN P: 801.763.3060
6. AF FIBER WILL DAVIS P: 801.897.9826
7. AF FIRE MARSHALL MAT SACCO P: 801.763.3045
8. AF IRRIGATION COMPANY ERNIE JOHN P: 801.471.6576
9. BLUE STAKES UT P: 800.662.4111
10. COMCAST ELYSIA VALDEZ P: 801.401.3017
11. CENTURY LINK BILL WESTGALL P: 435.623.4252
12. DOMINION ENERGY TRENT JOHNSON P: 801.853.6548
13. T.S.D. DAVID BARLOW P: 801.756.5231
14. MITCHELL HOLLOW IRRIGATION CO. DALE JONES P: 801.768.8150
15. ROCKY MOUNTAIN POWER TERIA WALKER P: 801.756.1310

American Fork City Development Review	
Sewer/Storm Drain Division Reviewed ahardy 07/28/2025	Streets Division Reviewed ehyde 08/06/2025
Planning and Zoning Reviewed Aread 07/31/2025	
EC/LID Reviewed tmeezenen 08/05/2025	Engineering Division Reviewed rburkhill 08/05/2025
Public Infrastructure Reviewed dhoward 08/06/2025	
Communications Reviewed MHunsaker 08/06/2025	Water/PI Division Reviewed jbrems 08/06/2025

See Comments



No comments

Next Step
Proceed to the Development
Review Committee on
08.11.2025

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.

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



COVER

C001



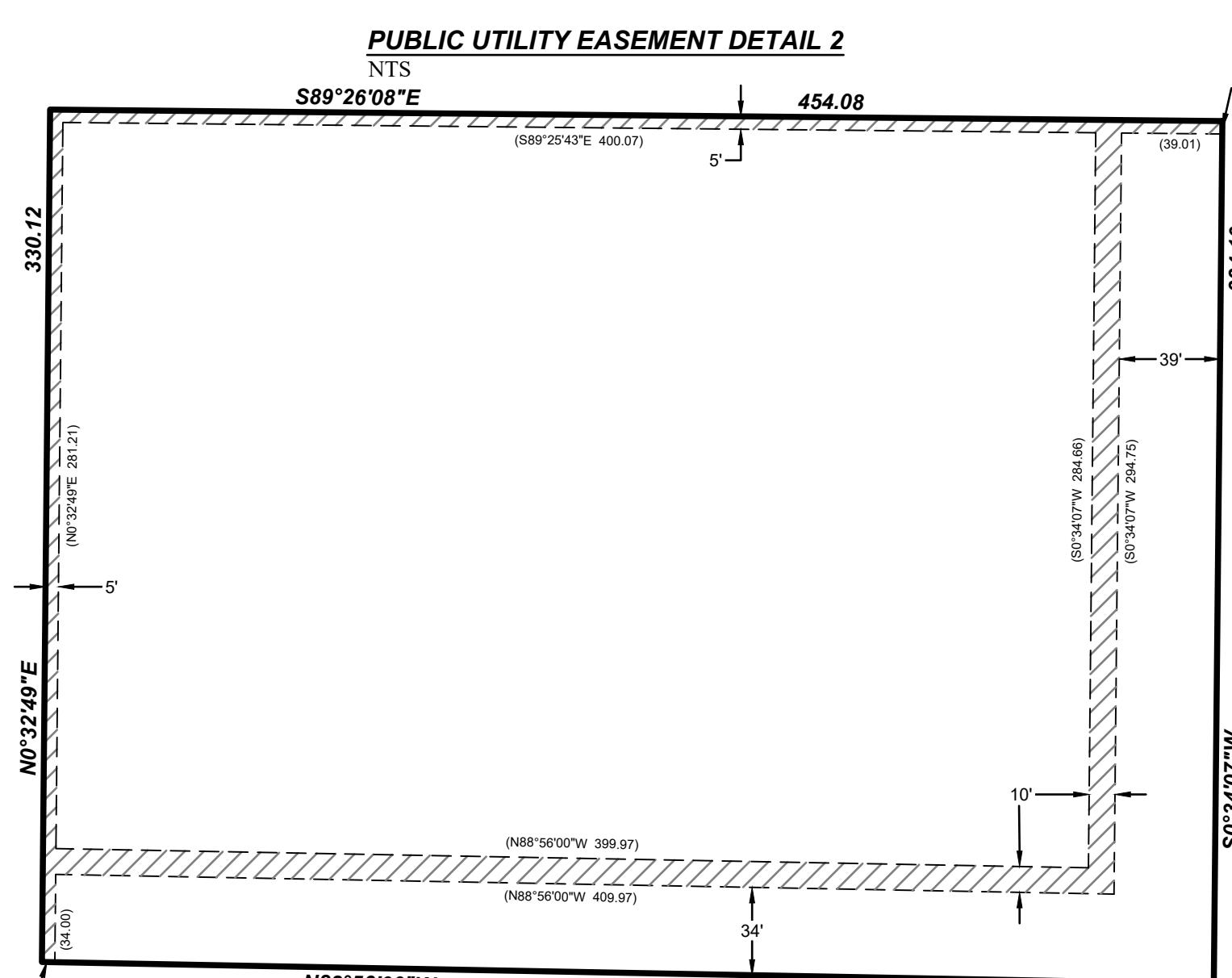
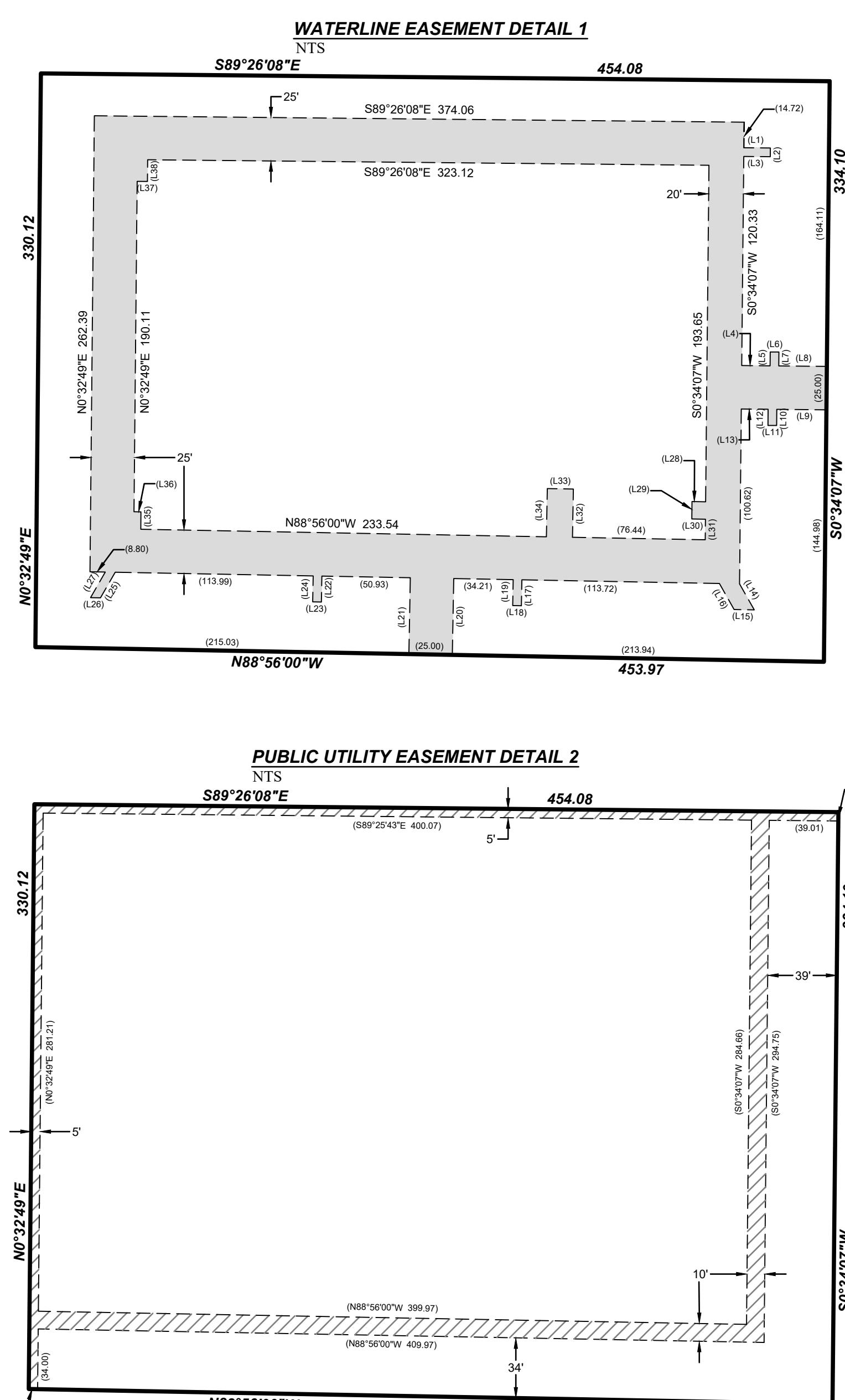
DATE OF PREPARATION
April 30, 2025

SURVEYOR
CIVIL SOLUTIONS GROUP, INC.
CURTIS BOWN, PLS.
498 WEST 100 SOUTH
PROVIDENCE, UTAH 84322
435-213-3762

VICINITY MAP
NTS

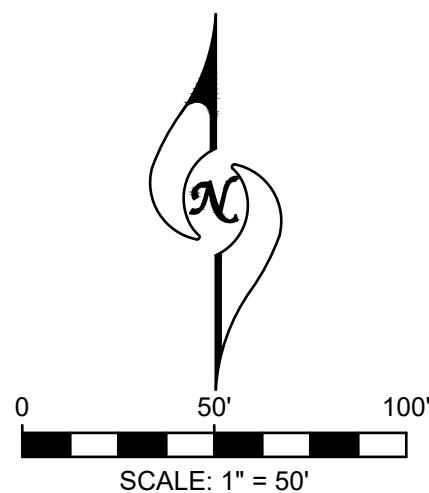
LINE TABLE

LINE #	BEARING	DISTANCE
(L1)	S89°25'59"E	15.23
(L2)	S0°34'07"W	5.00
(L3)	N89°25'59"W	15.23
(L4)	S89°25'53"E	16.33
(L5)	N0°34'07"E	7.96
(L6)	N90°00'00"E	5.00
(L7)	S0°34'07"W	8.01
(L8)	S89°25'53"E	27.68
(L9)	N89°25'57"W	28.57
(L10)	S0°34'07"W	9.27
(L11)	N90°00'00"W	5.00
(L12)	N0°34'07"E	9.32
(L13)	N89°25'53"W	15.44
(L14)	S29°32'21"E	17.20
(L15)	N88°56'00"W	11.62
(L16)	N29°30'57"W	17.20
(L17)	S1°04'00"W	14.93
(L18)	N88°56'00"W	5.00
(L19)	N1°04'00"E	14.93
(L20)	S1°04'00"W	44.00
(L21)	N1°04'00"E	44.00
(L22)	S1°04'00"W	14.93
(L23)	N88°56'00"W	5.00
(L24)	N1°04'00"E	14.93
(L25)	S29°57'30"W	16.99
(L26)	N88°56'00"W	5.71
(L27)	N29°57'30"E	16.99
(L28)	N88°56'00"W	7.84
(L29)	S0°34'07"W	10.00
(L30)	S88°56'00"E	7.84
(L31)	S0°34'07"W	11.84
(L32)	N1°04'00"E	27.76
(L33)	S88°56'00"E	15.00
(L34)	S1°04'00"W	27.76
(L35)	N0°32'49"E	10.02
(L36)	N88°56'00"W	4.00
(L37)	S89°26'08"E	5.92
(L38)	N0°32'49"E	12.48



**FINAL PLAT
OF
HIGH POINTE
SUBDIVISION**

LOCATED IN THE SE1/4 OF SECTION 24, T5S, R1E, SLB&M
AMERICAN FORK, UTAH



SURVEYOR'S CERTIFICATE
I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

CURTIS BOWN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201
DATE

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 24, Township 5 South, Range 1 East, Salt Lake Base & Meridian, located in American Fork, Utah, more particularly described as follows:
Beginning at a point on the easterly line of Lot 6, WASATCH-SAVAGE Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N89°35'45"E along the Section line 2,145.38 feet (record: 2,142.92 feet) and North 1,011.32 feet (record: 1,011.47 feet) from the Southeast Corner of Section 24, T5S, R1E, S.L.B. & M.; thence S89°26'08"E 454.08 feet (record: S89°25'53"E 451.62 feet) along the extension of, and along the south line of EASTON PARK Subdivision, Phase 2, according to the Official Plat thereof on file in the Office of the Utah County Recorder, to the westerly right-of-way line of 740 East as defined and described as part of the VEST ROAD DEDICATION, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S0°34'07"W along said right-of-way line 334.10 feet to the northerly line of 620 South as defined and described by said Plat; thence N88°56'00"W along said right-of-way and the extension thereof 453.97 feet; thence N0°32'49"E along the extension of, and along the east line of said WASATCH-SAVAGE Subdivision 330.12 feet to the point of beginning.

Creates 1 lot and contains: 3.46 +/- acres

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

**HIGH POINTE
SUBDIVISION**

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 20 _____. (SIGNATURE)

BACH HOMES, LLC
BY: _____ (PRINTED NAME)

ITS: _____

CORPORATE ACKNOWLEDGMENT

ON THIS ____ DAY OF _____, 20 ___, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF BACH HOMES, LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC (SIGNATURE)
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

CITY RECORDER'S APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20 ____ BY THE AMERICAN FORK CITY RECORDER.

CITY RECORDER _____ DATE

LEGEND	
MONUMENT LINE	BOUNDARY LINE
ADJACENT PROPERTY LINE	
XXXXXX	BOOK/PAGE
XXXXXX	ENTRY NUMBER
●	SECTION CORNER
●	FIRE HYDRANT
■■■■■	ROADWAY DEDICATION
■■■■■	WATERLINE EASEMENT
ZZZZZZZZZZ	PUBLIC UTILITY EASEMENT

NOTES:

- LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON - OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE.
- OFF-SET PINS TO BE PLACED IN THE BACK IF THE CURB AND 5/8 BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
- SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE 'X' AS DELINEATED BY F.E.M.A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 49049C0307 EFFECTIVE JUNE 19, 2020.
- THIS PROPERTY IS LOCATED WITHIN THE LAKE CITY ROW DEVELOPMENT AGREEMENT.
- CURRENT LAND USE DESIGNATION: PLANNED COMMUNITY.
- CURRENT ZONE: PC-PLANNED COMMUNITY

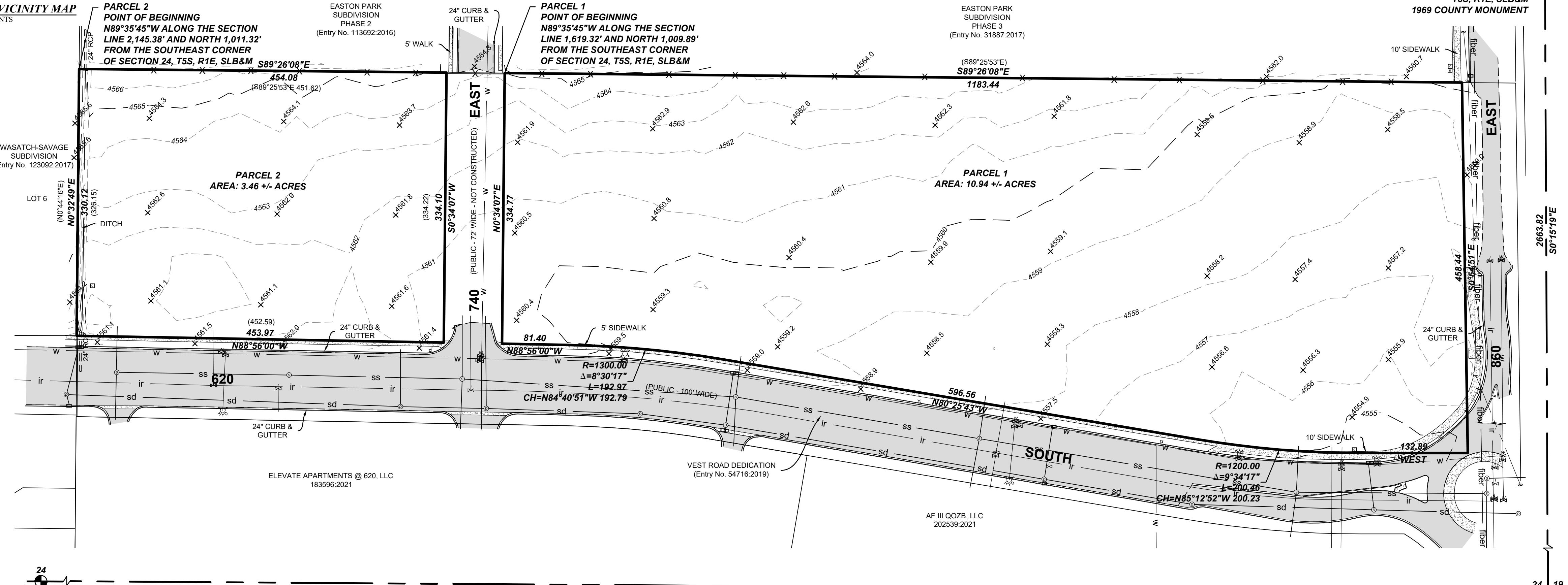
ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY
THE DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF 20 ___, A.D. _____.
DEVELOPMENT SERVICES DIRECTOR _____
PUBLIC WORKS DIRECTOR _____
FIRE CHIEF _____

NOTARY PUBLIC SEAL SURVEYOR SEAL RECORDER SEAL

**FINAL PLAT
OF
HIGH POINTE
SUBDIVISION**

LOCATED IN THE SE1/4 OF SECTION 24, T5S, R1E, SLB&M
AMERICAN FORK, UTAH

ALTA/NSPS LAND TITLE SURVEY



24
SOUTH 1/4 CORNER
OF SECTION 24,
T5S, R1E, SLB&M
1997 COUNTY MONUMENT

SCHEDULE B, PART II EXCEPTIONS
(FROM TITLE REPORT REFERENCED IN NOTE #2)

Exceptions #1-5
Contain no plottable descriptions.

Exception #6

Any easements and/or rights-of-way for the water distribution system and appurtenances of the American Fork Irrigation Company and/or parties claiming by, through or under it, as the same may be found to intersect the Land, as disclosed by various instruments of record, including that certain Easement To Use Distribution System recorded October 26, 1970 as Entry No. 11190 in Book 1197 at Page 328.

Blanket Easement. Only Section, Township & Range are provided.

Exception #7

Real Estate Easement Agreement: Shared Parking Lot by and between Built Works LLC, a Utah limited liability company and MDP Land LLC, a Utah limited liability company, or assigns, dated October 4, 2019 and recorded October 4, 2019 as Entry No. 101154-2019.

Does not affect Subject Properties. Refers to lots in the Utah Valley Business Park which is 1000' south of Locus.

Exception #8

Real Estate Easement Agreement: Emergency Ingress and Egress by and between Built Works LLC, a Utah limited liability company and MDP Land LLC, a Utah limited liability company, or assigns, dated October 4, 2019 and recorded October 4, 2019 as Entry No. 101155-2019.

Does not affect Subject Properties. Refers to lots in the Utah Valley Business Park which is 1000' south of Locus.

Exception #9

Right of Way and Utility Easement, including any presumed right, privilege and authority benefiting the corresponding Utility Company for overhead utility lines (including all appurtenant posts, poles, anchors, cables, guy wires and fixtures), to construct, operate, maintain and remove equipment and other facilities, from time to time, upon, over and along the Easterly boundary of Parcel 1 of the subject Land, as evidenced by a visual inspection.

Visible location of existing utilities, poles, etc. along the easterly side of Parcel 1 are shown herein.

Exception #10

An Ordinance Amending Section 1.12.010 of the Revised Ordinances of American Fork City 1985, as Amended, Annexing Certain Properties to American Fork City and Establishing Zoning Classification for Said Property, recorded June 17, 2019 as Entry No. 54715-2019.

The Subject Properties lie within the bounds of the Vest Annexation.

Exception #11

Notwithstanding those items described herein-above, the Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys) jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose.

No Surveyor response.

Exception #12

Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s)

No Surveyor responses.

FROM TITLE REPORT REFERENCED IN NOTE #2

PARCEL 1:

Beginning at a point that is located on Easton Park Subdivision and American Fork Subdivision, as also accepted through Boundary Line Agreement dated April 29, 1996, as Entry No. 35389 which point is located North 89°35'45" West 1619.32 feet along section line and North 1009.96 feet from the Southeast corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian (Said corner is retracted via Witness monument and County survey records. Basis of bearing is the NAD 83 State Plane Coordinate System, Central Zone). Thence South 89°25'53" East a distance of 1183.43 feet to the bounds of a R.O.W. of a proposed road dedication to be filed via Dedication Plat of Utah County Recorder's Office, thence along said R.O.W. the following 6 courses: South 00°54'51" East a distance of 458.42 feet, thence West a distance of 132.88 feet to the beginning of a curve, said curve bears to the right through an angle of 09°34'17", having a radius of 1200.00 feet along the arc a distance of 200.46, and whose long chord bears North 85°12'52" West a distance of 200.23 feet, thence North 80°25'43" West a distance of 596.56 feet to the beginning of a curve, said curve bears to the left through an angle of 08°30'17", having a radius of 1300.00 feet along the arc a distance of 192.96 feet, and whose long chord bears North 84°40'52" West a distance of 192.79 feet, thence North 88°56'00" West a distance of 81.40 feet, thence North 00°34'07" East a distance of 334.84 feet to the point of beginning.

PARCEL 2:

Beginning at a point that is located on Easton Park Subdivision and American Fork Subdivision, as also accepted through Boundary Line Agreement dated April 29, 1996, as Entry No. 35389 which point is located North 89°35'45" West 2142.92 feet along section line and North 1011.47 feet from the Southeast corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian (Said corner is retracted via Witness monument and County survey records. Basis of bearing is the NAD 83 State Plane Coordinate System, Central Zone). Thence South 89°25'53" East along said subdivision distance of 451.62 feet to the bounds of a R.O.W. of a proposed road dedication to be filed via Dedication Plat of Utah County Recorder's Office, thence along said R.O.W. the following 2 courses: South 00°34'07" West a distance of 334.22 feet, thence North 88°56'00" West a distance of 452.59 feet to described above Subdivision, thence North 00°29'08" East a distance of 4.14 feet, thence North 00°44'16" East a distance of 326.15 feet to the point of beginning.

PARCEL 3:

A non-exclusive easement for the purpose of vehicle parking in non-designated parking spaces and vehicular and pedestrian ingress and egress as more particularly defined in that certain Real Estate Easement Agreement: Shared Parking Lot, recorded October 4, 2019 as Entry No. 101154-2019 in the Utah County Recorder's office, State of Utah.

PARCEL 4:

A non-exclusive easement for the purpose of emergency ingress and egress as more particularly defined in that certain Real Estate Easement Agreement: Emergency Ingress and Egress, recorded October 4, 2019 as Entry No. 101155-2019 in the Utah County Recorder's office, State of Utah.

LEGAL DESCRIPTIONS

PARCEL 1

A portion of the SE1/4 of Section 24, Township 5 South, Range 1 East, Salt Lake Base & Meridian, located in American Fork, Utah, more particularly described as follows:

Beginning at the intersection of the easterly right-of-way line of 740 East and the southerly line of EASTON PARK Subdivision, Phase 3, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N89°35'45" West along the Section line 1,619.32 feet and North 1,009.89 feet (record: 1,009.96 feet) from the Southeast corner of Section 24, T5S, R1E, S.L.B.& M.; thence S89°26'08"E along the south line of said Plat 1,183.44 feet to the westerly right-of-way line of 860 East as defined and described as part of the VEST ROAD DEDICATION, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S0°54'51"E along said Plat 458.43 feet to the northerly line of 620 South as defined and described by said Plat; thence along the northerly right-of-way line of said 620 South the following 5 (five) courses and distances: West 132.88 feet; thence along the arc of a 1,200.00 foot radius curve to the right 200.46 feet through a central angle of 09°34'17" (chord: N85°12'52" W 200.23 feet); thence N80°25'43" W 596.56 feet; thence along the arc of a 1,300.00 foot radius curve to the left 192.97 feet through a central angle of 08°30'17" (chord: N84°40'52" W 192.79 feet); thence N88°56'00" W 81.40 feet to the easterly right-of-way of said 740 East; thence N0°34'07"E along said right-of-way line 334.77 feet to the point of beginning.

Contains: 10.94+/- acres

PARCEL 2

A portion of the SE1/4 of Section 24, Township 5 South, Range 1 East, Salt Lake Base & Meridian, located in American Fork, Utah, more particularly described as follows:

Beginning at a point on the easterly line of Lot 6, WASATCH-SAVAGE Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N89°35'45" West along the Section line 2,143.58 feet (record: 2,142.92 feet) and North 1,011.32 feet (record: 1,011.47 feet) from the Southeast corner of Section 24, T5S, R1E, S.L.B.& M.; thence S89°26'08"E 454.08 feet (record: S89°25'53"E 451.62 feet) along the extension of, and along the south line of EASTON PARK Subdivision, Phase 2, according to the Official Plat thereof on file in the Office of the Utah County Recorder, to the westerly right-of-way line of 740 East as defined and described as part of the VEST ROAD DEDICATION, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S0°34'07" W along said right-of-way line 334.10 feet to the northerly line of 620 South as defined and described by said Plat; thence N88°56'00" W along said right-of-way and the extension thereof 453.97 feet; thence N0°32'49"E along the extension of, and along the east line of said WASATCH-SAVAGE Subdivision 330.12 feet to the point of beginning.

Contains: 3.46+/- acres

SURVEY DESCRIPTIONS

PARCEL 1

A portion of the SE1/4 of Section 24, Township 5 South, Range 1 East, Salt Lake Base & Meridian, located in American Fork, Utah, more particularly described as follows:

Beginning at the intersection of the easterly right-of-way line of 740 East and the southerly line of EASTON PARK Subdivision, Phase 3, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N89°35'45" West along the Section line 1,619.32 feet and North 1,009.89 feet (record: 1,009.96 feet) from the Southeast corner of Section 24, T5S, R1E, S.L.B.& M.; thence S89°26'08"E along the south line of said Plat 1,183.44 feet to the westerly right-of-way line of 860 East as defined and described as part of the VEST ROAD DEDICATION, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S0°54'51"E along said Plat 458.43 feet to the northerly line of 620 South as defined and described by said Plat; thence along the northerly right-of-way line of said 620 South the following 5 (five) courses and distances: West 132.88 feet; thence along the arc of a 1,200.00 foot radius curve to the right 200.46 feet through a central angle of 09°34'17" (chord: N85°12'52" W 200.23 feet); thence N80°25'43" W 596.56 feet; thence along the arc of a 1,300.00 foot radius curve to the left 192.97 feet through a central angle of 08°30'17" (chord: N84°40'52" W 192.79 feet); thence N88°56'00" W 81.40 feet to the easterly right-of-way of said 740 East; thence N0°34'07"E along said right-of-way line 334.77 feet to the point of beginning.

Contains: 10.94+/- acres

PARCEL 2

A portion of the SE1/4 of Section 24, Township 5 South, Range 1 East, Salt Lake Base & Meridian, located in American Fork, Utah, more particularly described as follows:

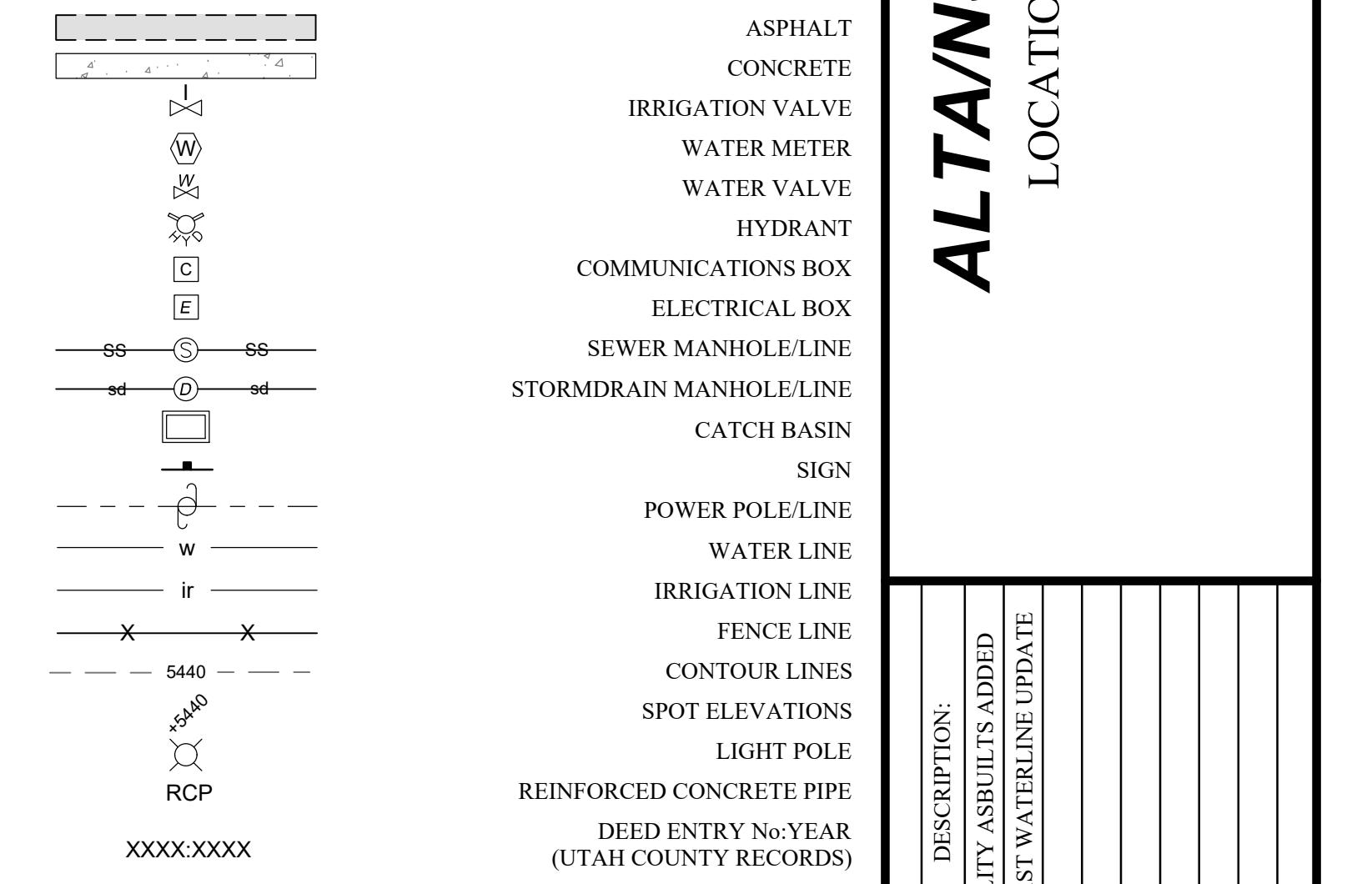
Beginning at a point on the easterly line of Lot 6, WASATCH-SAVAGE Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N89°35'45" West along the Section line 2,143.58 feet (record: 2,142.92 feet) and North 1,011.32 feet (record: 1,011.47 feet) from the Southeast corner of Section 24, T5S, R1E, S.L.B.& M.; thence S89°26'08"E 454.08 feet (record: S89°25'53"E 451.62 feet) along the extension of, and along the south line of EASTON PARK Subdivision, Phase 2, according to the Official Plat thereof on file in the Office of the Utah County Recorder, to the westerly right-of-way line of 740 East as defined and described as part of the VEST ROAD DEDICATION, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S0°34'07" W along said right-of-way line 334.10 feet to the northerly line of 620 South as defined and described by said Plat; thence N88°56'00" W along said right-of-way and the extension thereof 453.97 feet; thence N0°32'49"E along the extension of, and along the east line of said WASATCH-SAVAGE Subdivision 330.12 feet to the point of beginning.

Contains: 3.46+/- acres

NOTES

1. The purpose of this Survey is to provide an ALTA/NSPS Land Title Survey & Certification for the parcels shown and described herein. Survey Descriptions has been provided for the benefit of our client and their Title Company.
2. A "Real Property Title Report" prepared by Cottonwood Title, Salt Lake City, Utah, File No. 163130-TOS, Effective Date: September 8, 2022, was utilized in the preparation of this Survey. Civil Solutions Group, Inc. is entitled to rely on the accuracy of this document, and is not liable for errors and omissions based on the reliance of said Title Report. Unless noted otherwise, all record parcels and title exceptions/easements noted on this Survey are referenced from this document.
3. The Basis of Bearing for this Survey is N89°35'45" W along the Section line between the Southeast Corner and the South 1/4 Corner of Section 24, T5S, R1E, Salt Lake Base & Meridian. All deeds and plats of record have been rotated to match the aforementioned basis of bearing or to other Section/monument lines relative to said basis of bearing measured or calculated lines shown herein.
4. Vertical data (contour lines and/or spot elevations, etc.) shown herein is based on the NAVD88/GEOD18 elevation of 4555.68 published by the Utah County Surveyor on the 1997 County monument marking the South 1/4 Corner of Section 24, T5S, R1E, S.L.B. & M.
5. #5 rebar & cap (CSG ENG) to be set at all boundary corners unless noted otherwise.
6. This drawing, its design, and invention thereof, is the property of Civil Solutions Group, Inc. and is submitted to, and is for the exclusive use of the client referenced to the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor, or certified copies obtained from the office of the County Surveyor may be used as the official work of this Survey.
7. Except as specifically stated or shown on this drawing, no attempt has been made as a part of this Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agency.
8. Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown herein: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions. Underground utilities have been shown herein based on observed evidence. Additional utilities, including, but not limited to: power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and Blue Stakes should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional improvements.
9. Survey responses to Table "A" (Optional Survey Responsibilities and Specifications):
 - Item 1: See face of Survey and/or Legend for corners set or found.
 - Item 2: No addresses were provided in the Title Report, nor have any been assigned by Utah County.
 - Item 3: The properties shown herein lie within Zone X (areas of minimal flood hazard) according to FEMA (Federal Emergency Management Agency) F.I.R.M.'s (Flood Insurance Rate Map) #49049C0307F, Map Date: June 19, 2020.
 - Item 4: See face of Survey for area.
 - Item 5: Shown herein. Refer to Note #4 for benchmark and datum information.
 - Item 6(a): A Zoning Letter prepared by Shaun Athey, Development Manager of Bach Homes, dated October 18, 2022, provides the following information:
 - 1. Zoning Classification: PC-Planned Community
 - g. Item 6(b): No zoning setback requirements specific to the Subject Property was included in the Zoning Letter identified in item (a).
 - Item 7(a): There are no existing buildings on site.
 - Item 7(b)(1): There are no existing buildings on site.
 - Item 7(b)(2): None specified by client.
 - Item 8: Observable substantial features are shown herein. Many of the utility details in the streets are taken from a set of Record Drawings prepared by S.E. Science and provided by our client.
 - Item 13: Shown herein.
 - Item 14: Nothing referenced from client.
 - n. Item 16: The Subject Property is across the street from an active construction site and portions of Parcel 1 & 2 are being used for staging and temporary equipment/storage.
 - o. Item 18: There are no plottable offsite easements referenced in the Title Report. Exceptions #7 & #8 describe easements that do not affect the Subject Property and are located 100'+ south of Locus.
 - p. Item 19: Insurance Certificate can be provided upon request.

LEGEND



ALTA/NSPS LAND TITLE SURVEY
LOCATION: SE1/4 OF SECTION 24, T5S, R1E, SLB&M
PROPERTY OF: OZ AF EAST, LLC
PREPARED FOR: BACH HOMES

ALTA/NSPS LAND TITLE SURVEY
LOCATION: SE1/4 OF SECTION 24, T5S, R1E, SLB&M
PROPERTY OF: OZ AF EAST, LLC
PREPARED FOR: BACH HOMES

SURVEYOR'S CERTIFICATE

To: Bach Land and Development, LLC; OZ AF East, LLC, a Utah limited liability company; Cottonwood Title:

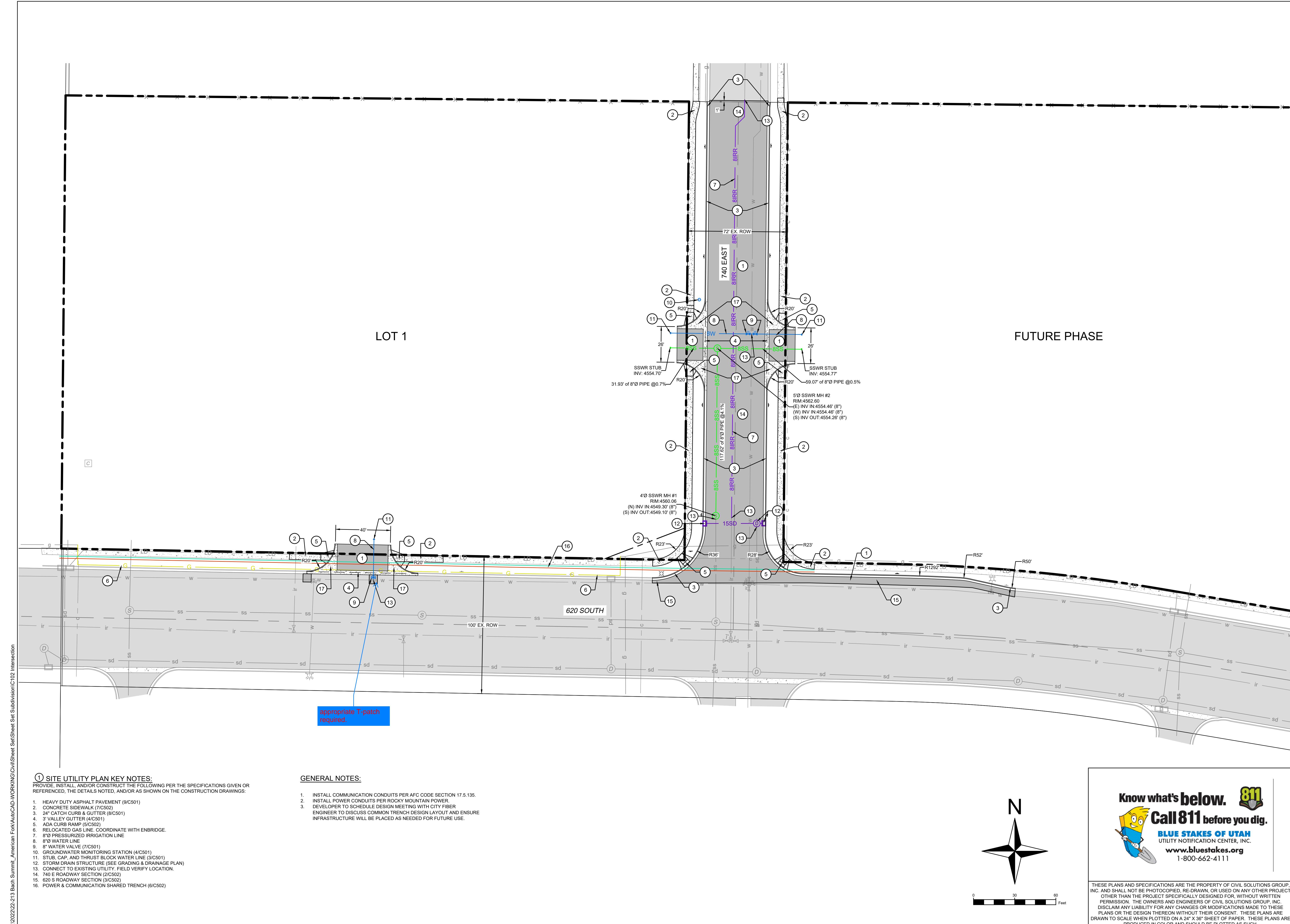
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, (a), (7), (b)(1), (b)(2), 8, 13, 14, 16, 18, & 19 of Table A thereof.

SCALE: DRAWN BY: 1" = 80' L. CHUGG

DATE: PROJECT #: 10-21-22 22-213

REVISION BLOCK: NO. DATE: 1 11-23-22 740 EAST WATERLINE UPDATE

REVISION BLOCK: NO. DATE: 2

BACH HIGH POINTE
 SUBDIVISION
 620 SOUTH & 740 EAST
 AMERICAN FORK, UT 84003


BACH HIGH POINTE
SUBDIVISION
 620 SOUTH & 740 EAST
 AMERICAN FORK, UT 84003

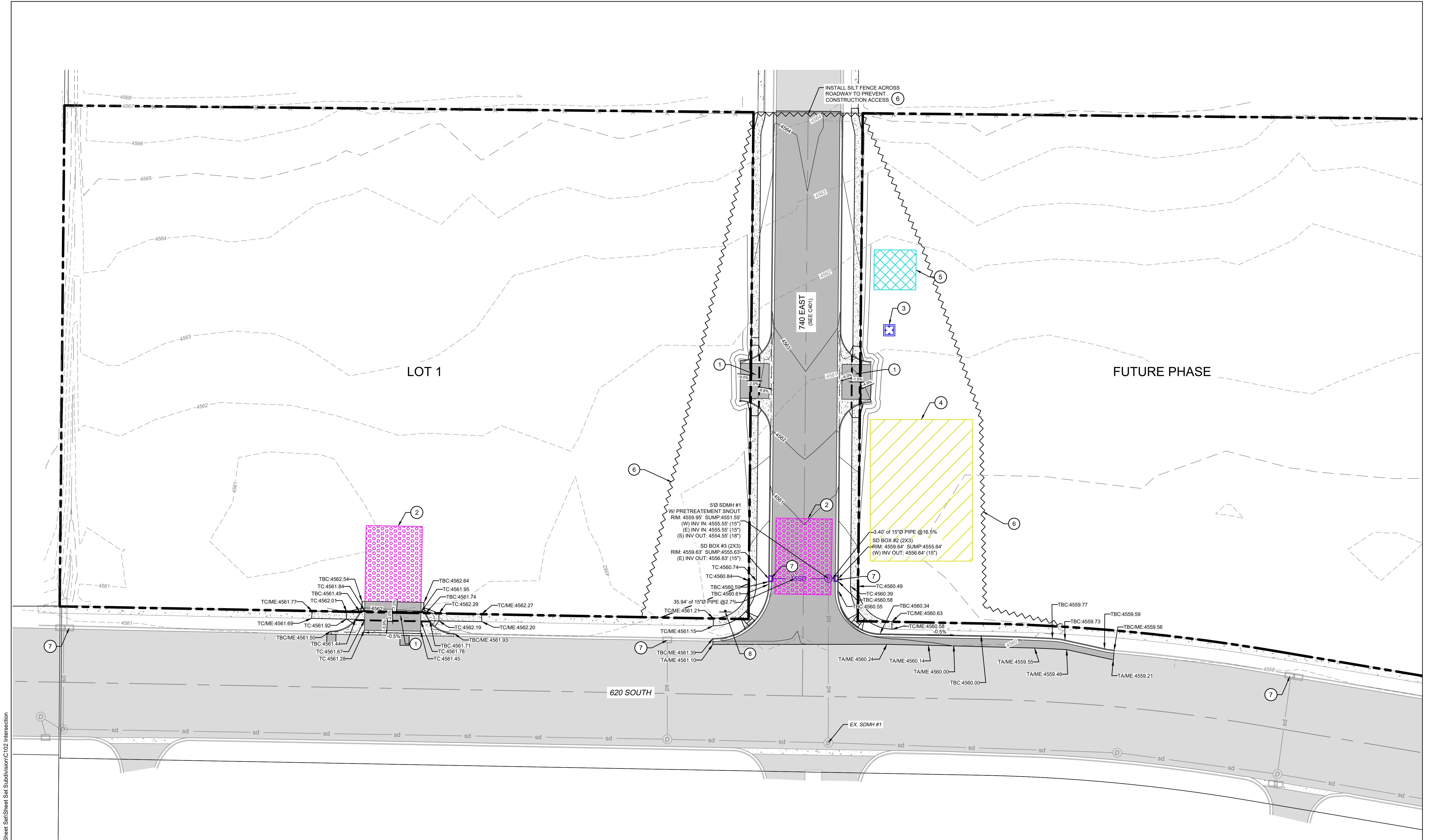
MARK:	DATE:	DESCRIPTION:

PROJECT #: 22-213
 DRAWN BY: C. SCHAFFNER
 PROJECT MANAGER: J. BLACK
 ISSUED: 7/15/2025



GRADING,
 DRAINAGE, &
 EROSION CONTROL
 PLAN

C103



**BACH HIGH POINTE
SUBDIVISION**
620 SOUTH & 740 EAST
AMERICAN FORK, UT 84003

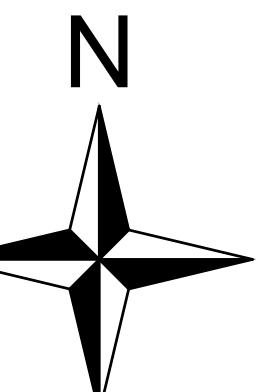
MARK:	DATE:
DESCRIPTION:	

PROJECT #: 22-213
 DRAWN BY: C. SCHAFFNER
 PROJECT MANAGER: J. BLACK
 ISSUED: 7/15/2025



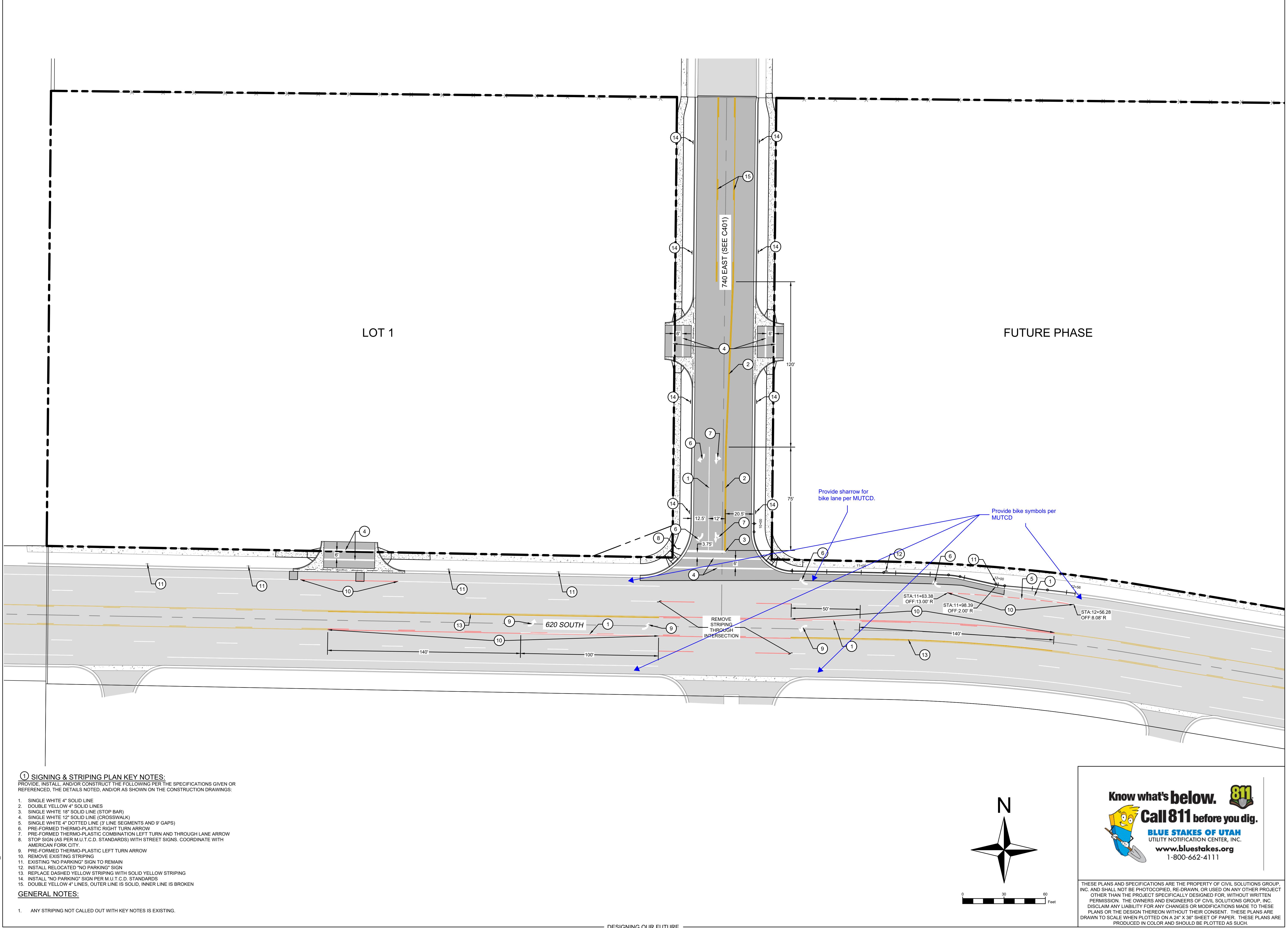
**SIGNING &
STRIPING
PLAN**
C104

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

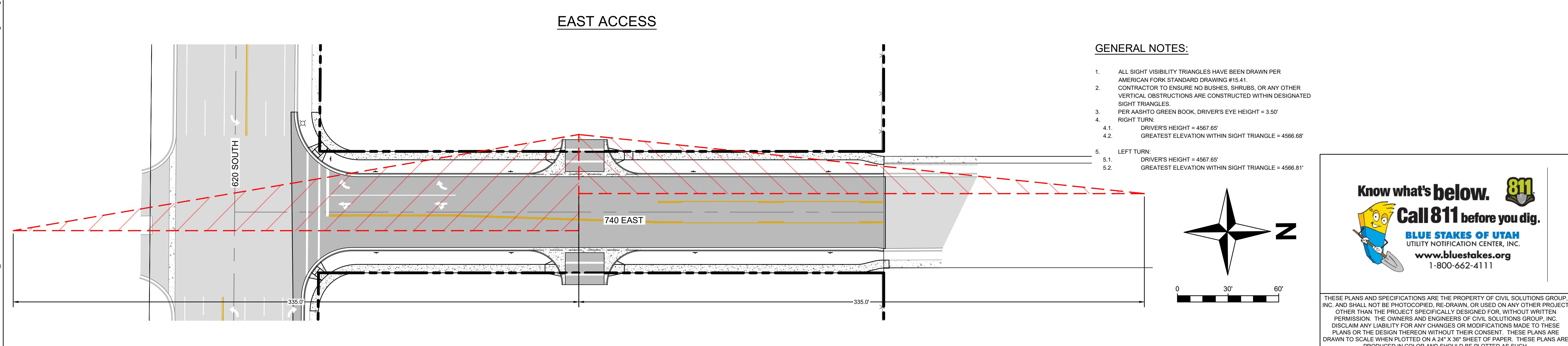
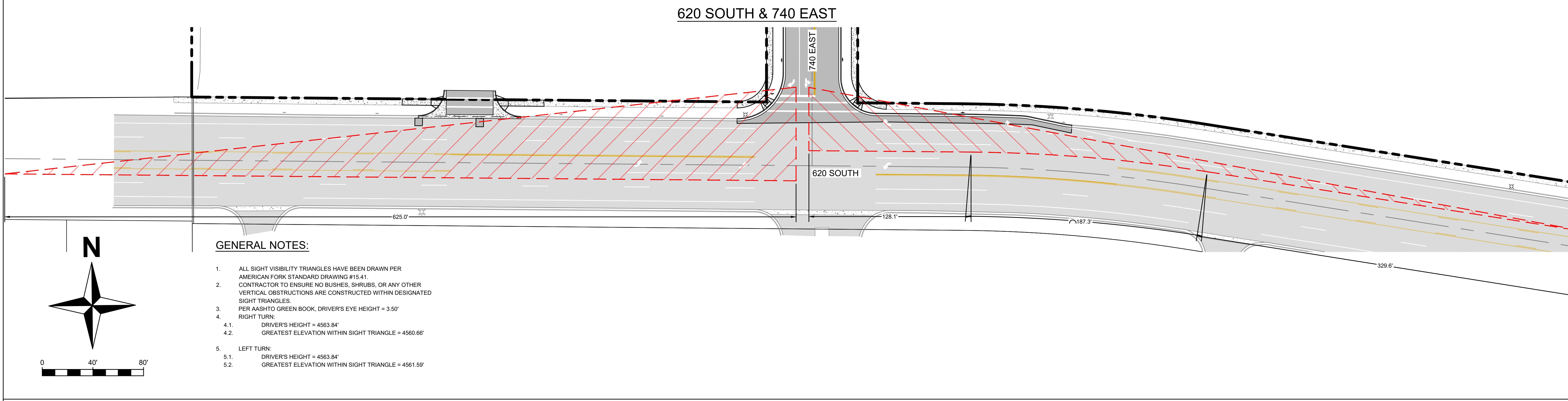
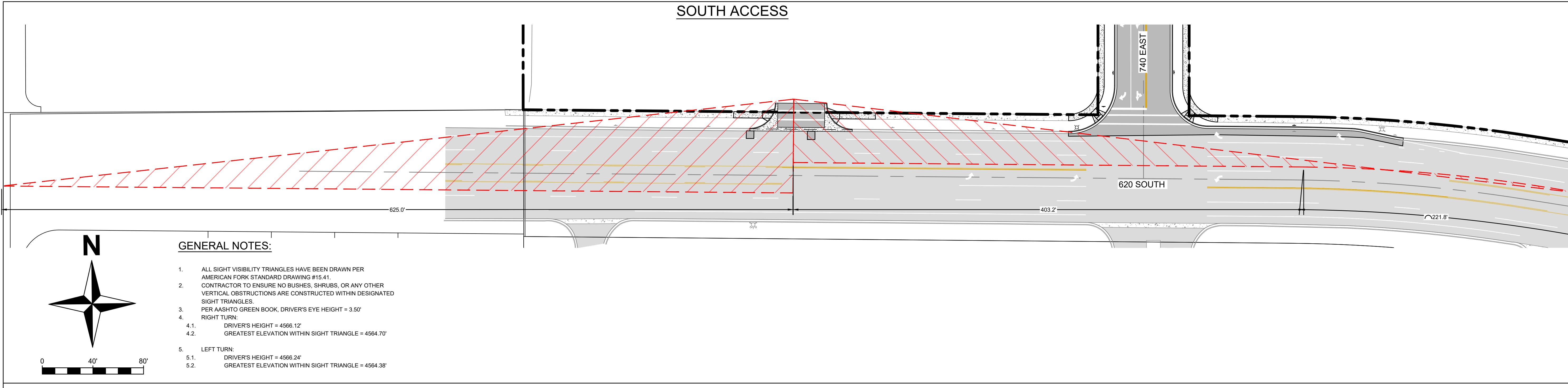


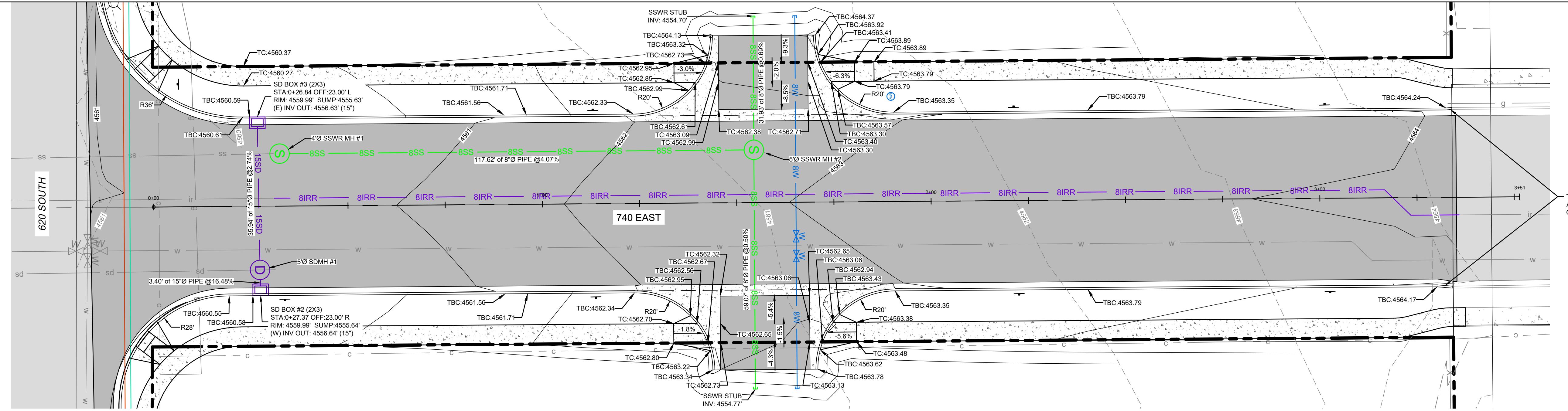
0 30 60 Feet

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

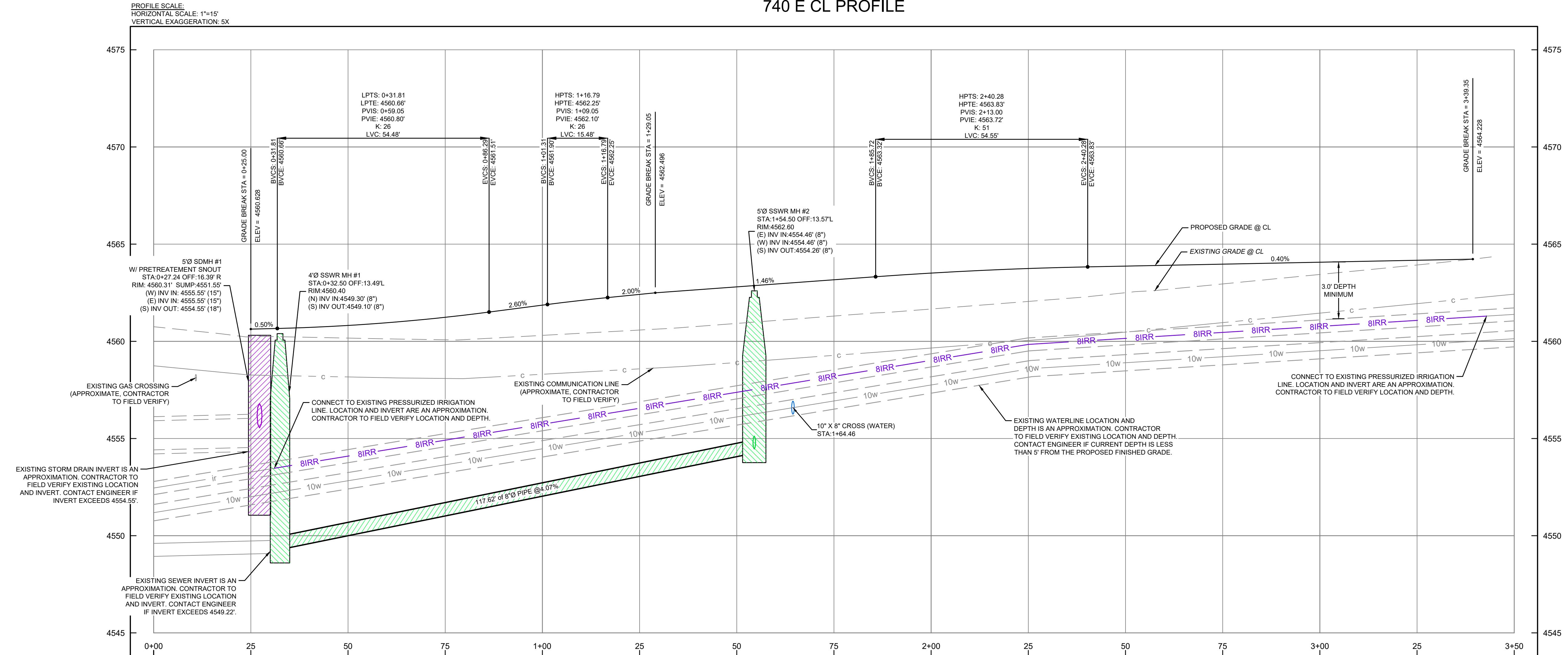


BACH HIGH POINTE
SUBDIVISION
 620 SOUTH & 740 EAST
 AMERICAN FORK, UT 84003





740 E CL PROFILE

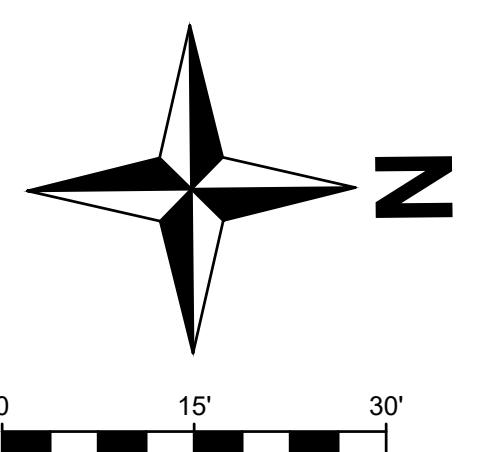


GENERAL NOTES:

1. ALL TBC CALLOUTS ARE AT FULL HEIGHT AT BACK OF CURB.
2. MAINTAIN A MINIMUM OF 0.5% LONGITUDINAL SLOPE IN ALL GUTTERS.
3. MAINTAIN A MAXIMUM OF 2.0% CROSS-SLOPE ON ALL SIDEWALKS AND AT ALL BUILDING DOORWAY ENTRANCES AND EXITS.
4. 740 WEST DESIGN SPEED = 25 MPH
5. SURVEY BENCHMARK:
- 5.1. S 2 CORNER OF SEC 24
- 5.2. ELEV: 4555.68'

UTILITY NOTE:

1. 620 SOUTH AS-BUILT RECORD DRAWINGS INDICATE THAT THE 10" WATER MAIN AND 8" PRESSURE IRRIGATION MAINS WERE INSTALLED 8'- DEEP AT INTERSECTION TO AVOID CONFLICTS WITH THE STORM DRAIN. THIS WOULD ALLOW THE PROPOSED STORM DRAIN LATERALS TO THE INLET BOXES TO BE INSTALLED ABOVE EXISTING LINES. CONTRACTOR TO FIELD VERIFY THIS CONDITION. IF WATER AND IRRIGATION LINES ARE IN CONFLICT WITH THE PROPOSED STORM DRAIN LATERALS, CONTRACTOR SHALL LOOP UNDER STORM LATERALS IF AN ADEQUATE COVER ISN'T AVAILABLE TO LAY OVER THE TOP WITH THE REQUIRED SEPARATION.
2. ALL DRY UTILITIES SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY AND WORK WITH THE UTILITY PROVIDER(S).



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

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BACH HIGH POINTE
SUBDIVISION
 620 SOUTH & 740 EAST
 AMERICAN FORK, UT 84003

PROJECT #: 22-213
 DRAWN BY: C. SCHAFFNER
 PROJECT MANAGER: J. BLACK
 ISSUED: 7/15/2025



740 EAST
PLAN & PROFILE
 C401

**BACH HIGH POINTE
SUBDIVISION**
620 SOUTH & 740 EAST
AMERICAN FORK, UT 84003

MARK:	DATE:	DESCRIPTION:
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PROJECT #:

22-213

DRAWN BY:

C. SCHAFFNER

PROJECT MANAGER:

J. BLACK

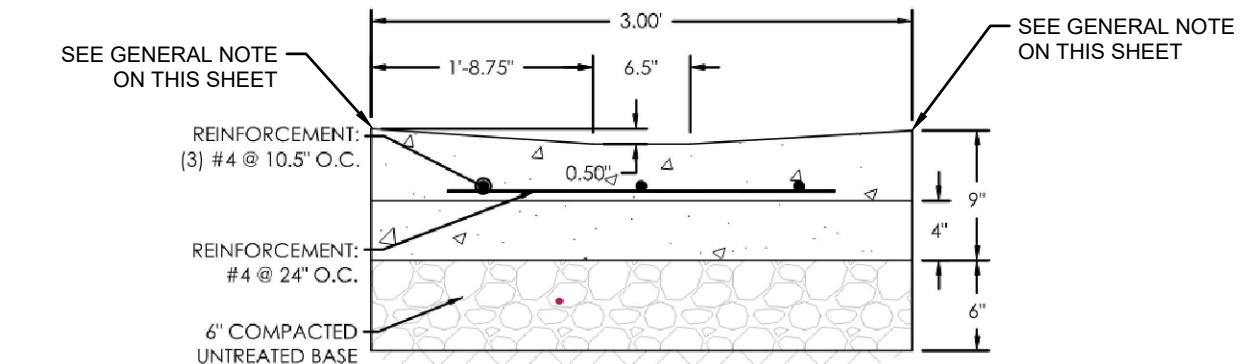
ISSUED:

7/15/2025

PROFESSIONAL ENGINEER
15/07/2025
MICHAEL TAYLOR
No. 8243188-2202
STATE OF UTAH

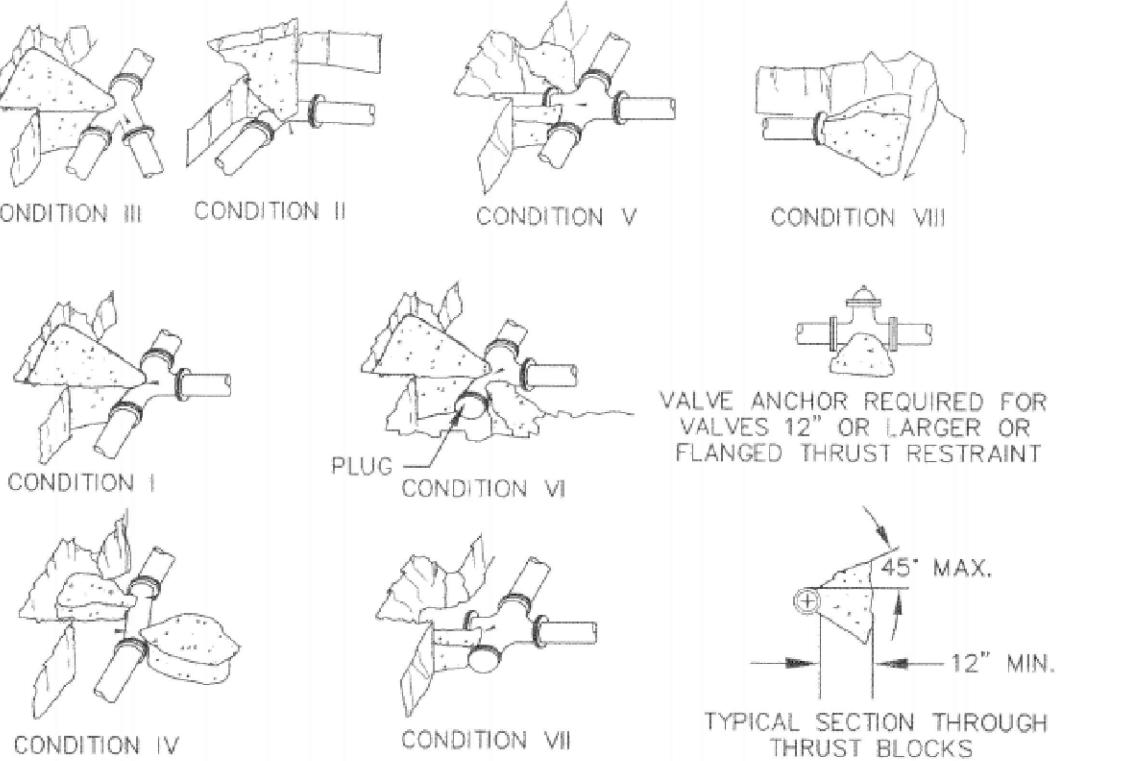
DETAILS

C501



3' WATERWAY

4
C501



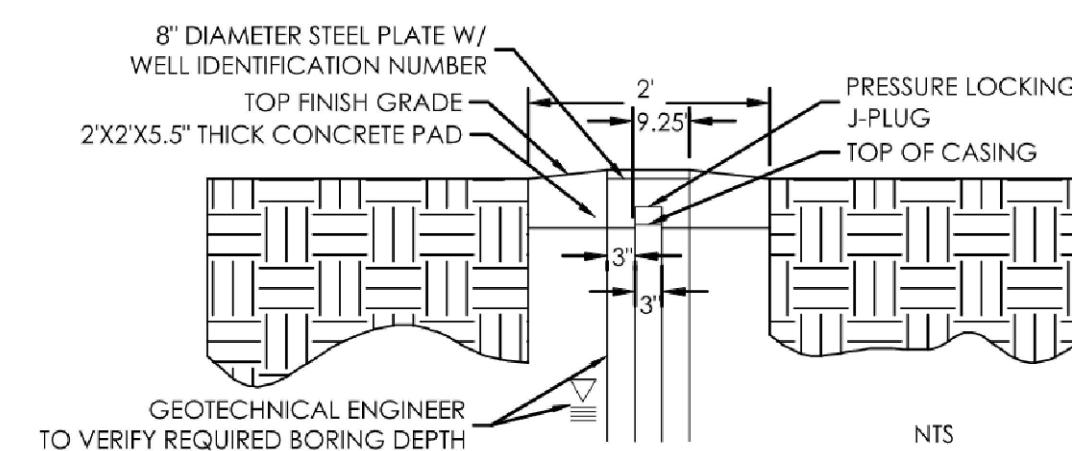
NOTES:

1. ALL THRUST BLOCK BEARING FACES SHALL BE Poured AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. CONCRETE SHALL BE CLASS C.
3. CALCULATED ON 150 PSI. STATIC PRESSURE & ALLOWABLE BEARING PRESSURE OF 1500 LB. PER SQ. FT.
4. ALL THRUST BLOCK SIDES SHALL BE FORMED. (CITY INSPECTOR MAY REQUIRE WOOD FORMS.)

THRUST BLOCK BEARING AREA IN SQ. FEET

PIPE SIZE (IN.)	CONDITION						
	I	II	III	IV	V	VI	VII
4	1.5	1.8	1	0.5	1.3	1.3	1.3
8	5	7.1	3.8	2	5	5	5
10	7.8	11.1	6	3	7.8	7.8	7.8
14	15.4	21.7	11.8	6	15.4	15.4	15.4

WATER LINE THRUST BLOCK DETAILS



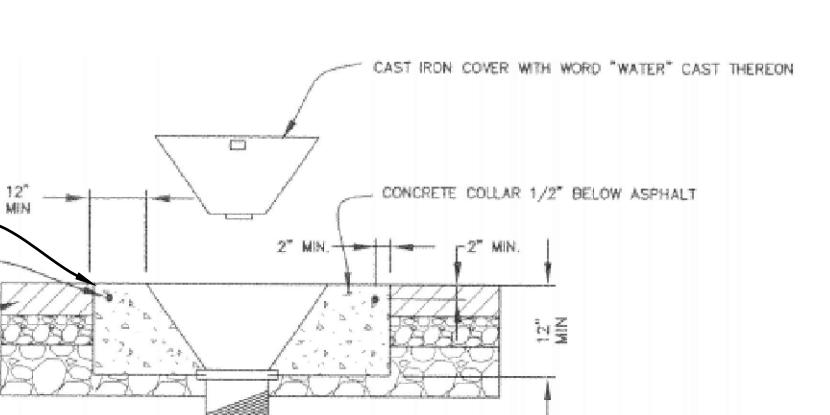
5
C501

GROUNDWATER MONITORING STATION
FLUSH MOUNT MANHOLE WITH STEEL PLATE COVER



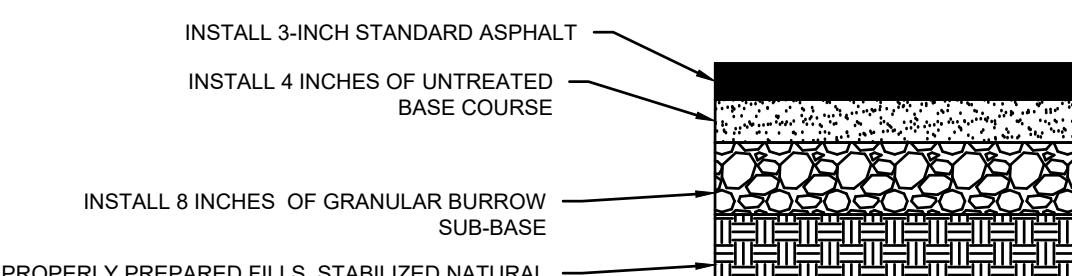
THRUST BLOCKING

NOT TO SCALE



8
C501

CATCH CURB & GUTTER
NOT TO SCALE

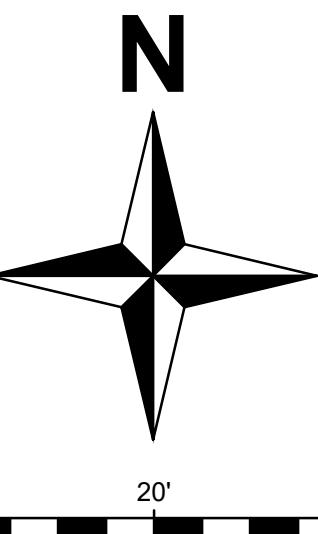


9
C501

HEAVY DUTY ASPHALT PAVEMENT
NOT TO SCALE

GENERAL NOTE:
IN ALL LOCATIONS WITHIN THE BACH PROPERTY BOUNDARY WHERE CONCRETE ABUTS ASPHALT, CONTRACTOR TO RECESS CONCRETE 1" BELOW THE ASPHALT AND TAPER THE ASPHALT TO THE EDGE OF CONCRETE.

Repeat comment x2:
Provide the parking requirement for the required commercial space for this mixed use development. The amount of parking will be determined by the use that you provide for the commercial element. Those standards can be found in Section 17.5.133 Off-Street Parking.



TOWNHOME UNIT MIX:

TOTAL: 16 UNITS
48 BEDROOMS

DISTRIBUTION: (16) THREE-BEDROOM UNITS

APARTMENT UNIT MIX:

TOTAL: 144 UNITS
196 BEDROOMS

DISTRIBUTION: (20) STUDIO UNITS
(72) ONE-BEDROOM UNITS
(52) TWO-BEDROOM UNITS

PARKING STALL ANALYSIS:

NUMBER OF UNITS: 144 APARTMENTS
16 TOWNHOMES

NUMBER OF COVERED STALLS PROVIDED: 128 APARTMENTS ASSIGNED
32 TOWNHOMES

NUMBER OF OPEN STALLS PROVIDED: 15 ASSIGNED RESIDENT STALLS
4 EV CHARGING STALLS
4 FUTURE TENANT STALLS
104 UNASSIGNED RESIDENT STALLS

TOTAL STALLS PROVIDED: 288

ADA STALLS REQUIRED: 3 ASSIGNED COVERED STALLS (1 VAN)
1 EV/FUTURE TENANT STALL (1 VAN)
3 UNASSIGNED RESIDENT STALLS (1 VAN)

ADA STALLS PROVIDED: 3 ASSIGNED COVERED STALLS (1 VAN)
1 EV/FUTURE TENANT STALL (1 VAN)
3 UNASSIGNED RESIDENT STALLS (1 VAN)

RE-SUBMITTAL ACKNOWLEDGEMENT STATEMENT

THE APPLICANT IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS TO ENSURE ALL COMMENTS HAVE BEEN ADDRESSED

CJ 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.

CJ APPLICANT INITIAL: I HEREBY ACKNOWLEDGE THAT THIS RE-SUBMITTAL ADDRESSES ALL REQUIRED MODIFICATIONS AND REQUESTS FOR ADDITIONAL INFORMATION NOTED ON THE PREVIOUS SUBMITTAL.

CJ APPLICANT INITIAL: THIS IS THE 2ND COMPLETE RE-SUBMITTAL OF THE SUBDIVISION CONSTITUTING THE START OF THE 30299 REVIEW CYCLE.

Laterals cannot connect onto the 90° as shown

Each building is to have its own physical address.

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.

Repeat Comment x3:
This project is subject to the Lake City Row Development Agreement where this property is identified as HD Residential - Mixed-Use. It will be required to provide a commercial component in addition to the residential component due to the approved Development Agreement/Concept Plan from City Council.

With the commercial requirement, you will be required to provide 100 s.f. of commercial space per 1 dwelling unit of residential on the site. This can be mentioned in the Vest Annexation 2 Annexation Agreement.

civilsolutions

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UTAH VALLEY | P: 801.874.1414
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

HIGH POINTE
PLANNED COMMUNITY
AMERICAN FORK, UTAH

Next Step

Proceed to the Development Review Committee on
08.11.2025

MARK: DATE: DESCRIPTION:
PROJECT #: 22-213
DRAWN BY: J.BLACK
PROJECT MANAGER: J.BLACK
ISSUED: 7/14/2025

LOT 1
SITE PLAN
&
EASEMENT
EXHIBIT

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY
A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:

1. SITE CONDITIONS
2. GUARANTEES
3. MAINTENANCE
4. SOIL AMENDMENTS
5. FINE GRADING
6. LANDSCAPE EDGING
7. FURNISH AND INSTALLING PLANT
8. TURF PLANTING
9. WEED BARRIER

1.2 SITE CONDITIONS
A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, SHALL VISIT THE SITE OF THE WORK; FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS, AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERROEUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.

B. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.

C. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE, AND IS COMPLETELY OPERATIONAL.

1.3 PERMITS
A. BLUE STAKE / DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY
A. UNAUTHORISED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.

1.5 FINAL INSPECTION
A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION
A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.

1.7 MAINTENANCE
A. PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 30 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE: MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUYING AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.

1.8 GUARANTEE
A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION AND PLANTS NOT ALIVE, DISEASED, OR INJURED CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE.

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS
A. TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) BY EIGHT (8) FOOT COMMON PINE STAKES USED AS SHOWN ON THE DETAILS.

B. TREE WRAP: TREE WRAP IS NOT TO BE USED.

C. MULCH/ROCK: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUNDCOVERS.

D. WEED BARRIER: DEWITT 5 OZ. WEED BARRIER FABRIC, MANUFACTURED BY DEWITT COMPANY, DEWITTCOMPANY.COM OR APPROVED EQUAL.

E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE: BACKFILL MIXTURE TO BE 75% NATIVE SOIL, AND 25% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.

F. TOPSOIL: REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:

- a. PH: 5.5-7.5
- b. EC (ELECTRICAL CONDUCTIVITY): < 2.0 MMHOS PER CENTIMETER
- c. SAR (SODIUM ABSORPTION RATIO): < 3.0
- d. % OM (PERCENT ORGANIC MATTER): > 1%
- e. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND < 70% CLAY < 30% SILT < 70%, STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.

G. TURF SOD: ALL SOD SHALL BE 18 MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE MORNING OF INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.

H. LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:

- a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL
- b. PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)
- c. REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.
- d. ONLY POTABLE WATER FOR MIXING.

I. LANDSCAPE METAL EDGING: 5.5" STEEL EDGING WITH 18" DOWELS INTO THE GROUND FOR STABILIZATION.

PART III - EXECUTION

3.1 GRADING
A. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.

B. TOPSOIL PLACEMENT: SLOPE SURFACE AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES OF ONE (1) INCHES FOR PLANTERS BELOW GRADE OF ADJACENT PAVED SURFACE. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE SURPLUS SUB-SOIL, AND TOPSOIL, FROM THE SITE.

C. COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.

3.2 TURF GRADING
A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.

B. THE FINISH GRADE OF THE TOPSOIL ADJACENT TO ALL SIDEWALKS, MOW STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.

3.3 PLANTING OPERATIONS
A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE

DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.

B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.

C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLANT PLANTS ON OR NEAR UTILITY LINES.

D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.

E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.

F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.

G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER PLANTS.

H. SET TREE ON SOIL, AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

I. APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.

J. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL, AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED, IT SHOULD BE A COURSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.

K. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUSSES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING WILL CAUSE FOR REJECTION OF THE PLANT MATERIAL.

L. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.

M. 4" TURF - SOD LAYING

N. TOP SOIL AMENDMENTS: PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL, AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.

O. FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF 1/2 POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.

P. SOD AVAILABILITY AND CONDITION: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL, TO ENSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR BLEMISHES. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

Q. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL, AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.

R. SOD SHALL BE TAMPED LIGHTLY, AS EACH PIECE IS TO SET TO ENSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND. IF VOLES OR HOLES ARE DISCOVERED, THE SOD PIECE(S) IS (ARE) TO BE RAISED AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL LEVEL. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.

S. SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 50% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.

T. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.

U. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOIL BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.

V. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE: BARRIECES SET APPROPRIATE DISTANCES WITH STRINGS OR TAPE BETWEEN BARRIERS, AS AN INDICATION OF NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC, UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.

W. ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.

X. WEED BARRIER:

1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.

2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.

3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL, AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.

4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE CONTRACTOR FOR APPROVAL PRIOR TO LAYING SOD.

5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARF 1/2" OF EXISTING SUBSOIL, AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL, SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.

6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL, ALL AREAS PRIOR TO LAYING SOD.

7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWNS MUST HAVE A 4" X 4" TIE-ING OF THE SAME EDGING.

8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.

9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL, AND MATERIAL (ORGANIC, MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.

10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO DECODE COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.

11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

12. INSTALLER RESPONSIBILITIES AND LIABILITIES

13. THESE PLANS ARE FOR SPECIAL DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.

14. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

15. GRADING AND DRAINAGE REQUIREMENTS

16. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6".

17. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES

18. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS

19. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES, OR GRADE.

20. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICHEVER DISTANCE IS GREATER

SITE MATERIALS LEGEND: GROUND LEVEL

(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRIORITY)			
SYMBOL	CODE	DESCRIPTION	QTY
	L-10	2-3" TAN ROCK TO MATCH NEIGHBORING PROPERTY. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL.	19,240 sf
	I-15	2" 4" CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL.	7,172 sf
	I-20	4" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	64
	I-26	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	364 lf
	I-31	ARTIFICIAL TURF: INSTALL PER MANUFACTURER SPECIFICATIONS.	283 sf

Next Step

Proceed to the Development Review Committee on **08.11.2025**

Planning and Zoning Reviewed Ared 07/31/2025

Engineering Division Reviewed rburkhill 08/06/2025

SITE REQUIREMENT CALCULATIONS

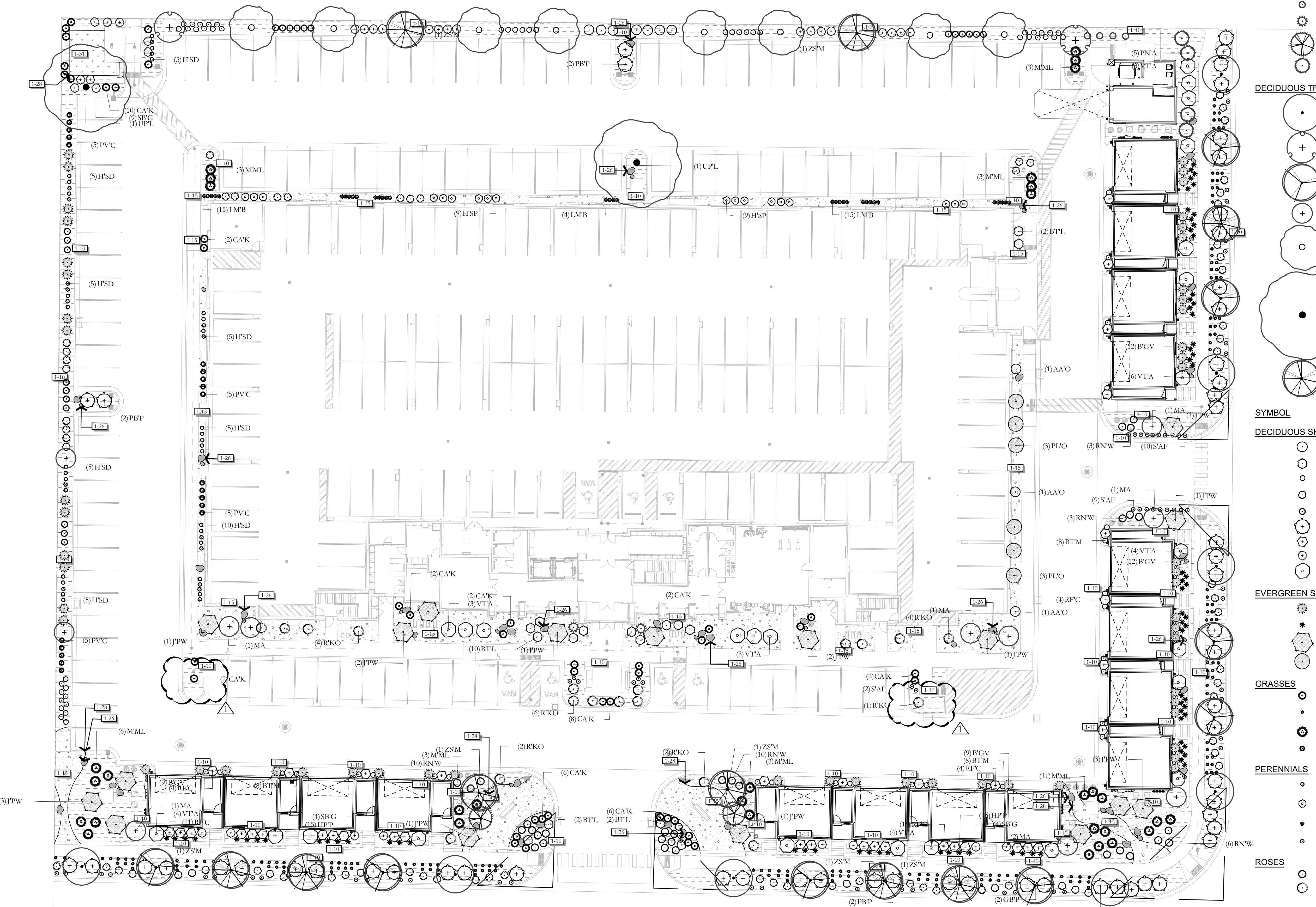
STREET FRONTAGE	REQUIRED:	PROVIDED:
(20) SOUTH		
1 CLASS II TREE / 30 FT (355 LN FT)	12	12
740 EAST		
1 CLASS II TREE / 30 FT (273 LN FT)	9	9
AT LEAST 75% PLANT COVERAGE		
AT Maturity	75%	75%

*STREET TREES MUST BE SELECTED FROM DOCUMENT TITLED "STREET TREE SELECTION GUIDE FOR PARKING STRIPS IN AMERICAN FORK UTAH"

*PLANTS IN CLEAR SITE TRIANGLES NOT TO EXCEED 3.5' AT Maturity. TREES ARE NOT PERMITTED TO BE PLANTED WITHIN CLEAR SITE TRIANGLE. CANOPIES MUST BE TRIMMED TO A HEIGHT OF 7.5' FROM THE GROUND IF CANOPY FALLS WITHIN CLEAR SITE TRIANGLE.

PLANT COUNT:	REQUIRED:	PROVIDED:
1 TREE / 2,500 SQ.FT. IMPROVED AREA	60	60
1.5' X 20' IMPROVED AREA BEING ORNAMENTAL TREES OR EVERGREENS (150,717 sq. ft. internal improved area)	12 (20%)	12
1.5' X 20' IMPROVED AREA (150,717 sq. ft. internal improved area)	502	502+
REQUISITE:	No more than 75 of any one type in internal improved area	Yes

| NO MORE THAN 20% OF ANY ONE TYPE OF TREE | YES |
</
| --- | --- |



SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
CONIFERS					CAL
	JSTB	4	Juniperus scopulorum 'Blue Arrow' Tc2; 15x3; sun; z4; Utah Lake water tolerant	Blue Arrow Juniper	B & B
	JVT	2	Juniperus virginiana 'Taylor' Tc2; low water; 30' x 3'; sun; Z4; Utah Lake water tolerant	Taylor Eastern Redcedar	B & B
	PBS	2	Picea omorika 'Bruns' moderate; 25x12; sun; z4	Brans Serbian Spruce	B & B
	PN'A	4	Pinus nigra 'Arnold Sentinel' moderate; 25x7; sun; z4	Arnold Sentinel Austrian Pine	B & B
DECIDUOUS TREES					
	CBF	8	Carpinus betulus 'Fastigata' moderate; 35x15; full to part sun; z4	Upright European Hornbeam	B & B
	CPS	2	Celtis occidentalis 'JFS-KSUL' Low water; 45' x 12'; sun to part shade; Z4; Utah Lake water tolerant	Prairie Sentinel® Hackberry	B & B
	GBP	8	Ginkgo biloba 'Princeton Sentry' Td2; 50x15; AV 70%; sun; z4; Utah Lake water tolerant	Princeton Sentry Gingko	B & B
	MA	11	Malus x 'Jarmin' low; 20x8; sun; z4; Utah Lake water tolerant	Marilee® Crabapple	1.5' Cal
	MPR	8	Malus x 'Prairie Rose' low; 20x18; sun; z4; Utah Lake water tolerant	Prairie Rose Crabapple	B & B
	UPL	2	Ulmus parvifolia 'Emer II' Td3; 50x35; AV 49%; sun; z4; Utah Lake water tolerant	Allee Lacebark Elm	2' Cal
	ZSM	9	Zelkova serrata 'Musashino' Td4; 45x15; AV 49%; sun; z4; Utah Lake water tolerant	Musashino Zelkova	B & B
DECIDUOUS SHRUBS					CAL
	AAO	10	Amaranchier alnifolia 'Obelisk' TM Sd2; 15x8; AV 50%; sun to part shade; z2; Utah Lake water tolerant	Standing Ovation Serviceberry	5 gal
	BT'L	16	Berberis thunbergii 'Ballfire' TM Sd3; 4x4; AV 28%; full to partial sun; z4	Limoncello Barberry	5 gal
	BT'M	73	Berberis thunbergii 'Maria' TM Td2; 4x4; AV 22%; sun to part shade; z4; Buddleia 'Podaras' #8 2.3' x 2.3' Low to Moderate; Utah Lake Secondary Water Tolerant	Sunjoy Gold Pillar Barberry	5 gal
	BPF	74	Potentilla fruticosa 'Balmeringus' Sd2; 2x3; AV 7%; sun; z3; Utah Lake water tolerant	Flutterby Petie® Blue Heaven Butterfly Bush	5 gal
	PFB	22	Potentilla fruticosa 'Balmeringus' Sd2; 2x3; AV 7%; sun; z3; Utah Lake water tolerant	Lemon Meringue Cronefoil	5 gal
	PBP	58	Sedum 'Angelina' #10 Sd1; 1x1; AV 5%; sun; z4	Pawnee Buttes Sand Cherry	5 gal
	RFC	38	Rhamnus frangula 'Chamomile' moderate; 15x4; sun; z2; Utah Lake water tolerant	Tall Hedge Buckthorn	5 gal
	SPG	33	Spiraea betulifolia 'Gold Frost' TM moderate; 3.4 x 3.4; sun to part sun; z3	Glow Girl Birchleaf Spirea	5 gal
	VT'A	25	Viburnum trilobum 'Alfredo' low; 6x6; sun to part sun; z3	Alfredo Cranberrybush Viburnum	5 gal
EVERGREEN SHRUBS					
	BGV	55	Buxus x 'Green Velvet' 3x3'; sun to shade; moderate water; z4; Utah Lake water tolerant	Green Velvet Boxwood	5 gal
	HPP	75	Hesperomeles parviflora 'Perry' TM Pd2; 2x2; AV 7%; sun; z2; Utah Lake water tolerant	Brakelights Red Yucca	5 gal
	JPW	17	Juniperus horizontalis 'Prince of Wales' 6.8' x 5.1-10'; low water; sun; z3; Utah Lake water tolerant	Prince of Wales Juniper	5 gal
	PL'O	6	Prunus laurocerasus 'Otto Luyken' moderate; 4x8; full to part shade; z5;	Luyken's Laurel	5 gal
GRASSES					
	CA'K	42	Calamagrostis x acutiflora 'Karl Foerster' Tw2; 4x3; AV 7%; sun; z4; Utah Lake water tolerant	Feather Reed Grass	1 gal
	FG'B	166	Festuca glauca 'Boulder Blue' 15' x 12' LOW WATER ONCE ESTABLISHED. UTAH LAKE WATER TOLERANT	Boulder Blue Fescue	1 gal
	M'ML	32	Miscanthus sinensis 'Morning Light' Tw2; 5x4; AV 32%; sun to light shade; z5; Utah Lake water tolerant	Morning Light Maiden Grass	2 gal
	PVC	20	Panicum virgatum 'PRAIRIE WINDS' Cheyenne Sky' Tw2; 3x2; AV 3%; sun; z4; Utah Lake water tolerant	Cheyenne Sky Switch Grass	1 gal
PERENNIALS					
	HSD	45	Hemerocallis x 'Stella de Oro' Pd2; 2x2; AV 1%; full to part sun; z3; Utah Lake water tolerant	Stella de Oro Daylily	1 gal
	HSP	18	Hosta low to moderate; 2.3x2.4; part sun to shade; z4; Utah Lake water tolerant	Plantain Lily	1 gal
	LMB	34	Liatris spicata 'Big Blue' 6.12' x 12.24' deer resistant; utah lake water tolerant, evergreen foliage.	Big Blue Liatlurf	1 gal
	S'AF	65	Sedum 'Autumn Fire' low; 2x1.5; sun; z3; Utah Lake water tolerant	Autumn Fire Sedum	1 gal
ROSES					
	RNW	32	Rosa x 'Noaschne' TM moderate; 2x3; sun; z5; Utah Lake water tolerant	Flower Carpet White Groundcover Rose	5 gal
	RKO	19	Rosa x 'Radrazz' TM moderate; 3.4 x 3-4; sun; z5; Utah Lake water tolerant	Knock Out Shrub Rose	5 gal

620 SOUTH

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
7/14/2025	UT23136						
NO.	REVISION	DATE					
1	CITY COMMENTS	07-14-2025					
2							
3							
4							
5							
6							
7							

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
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0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

HIGH POINT APARTMENTS

620 SOUTH 740 EAST
AMERICAN FORK, UTAH

BACH HOMES
ATT: ALEX DAHL
801-557-0300
ALEX.DAHL@BACHHOMES.COM

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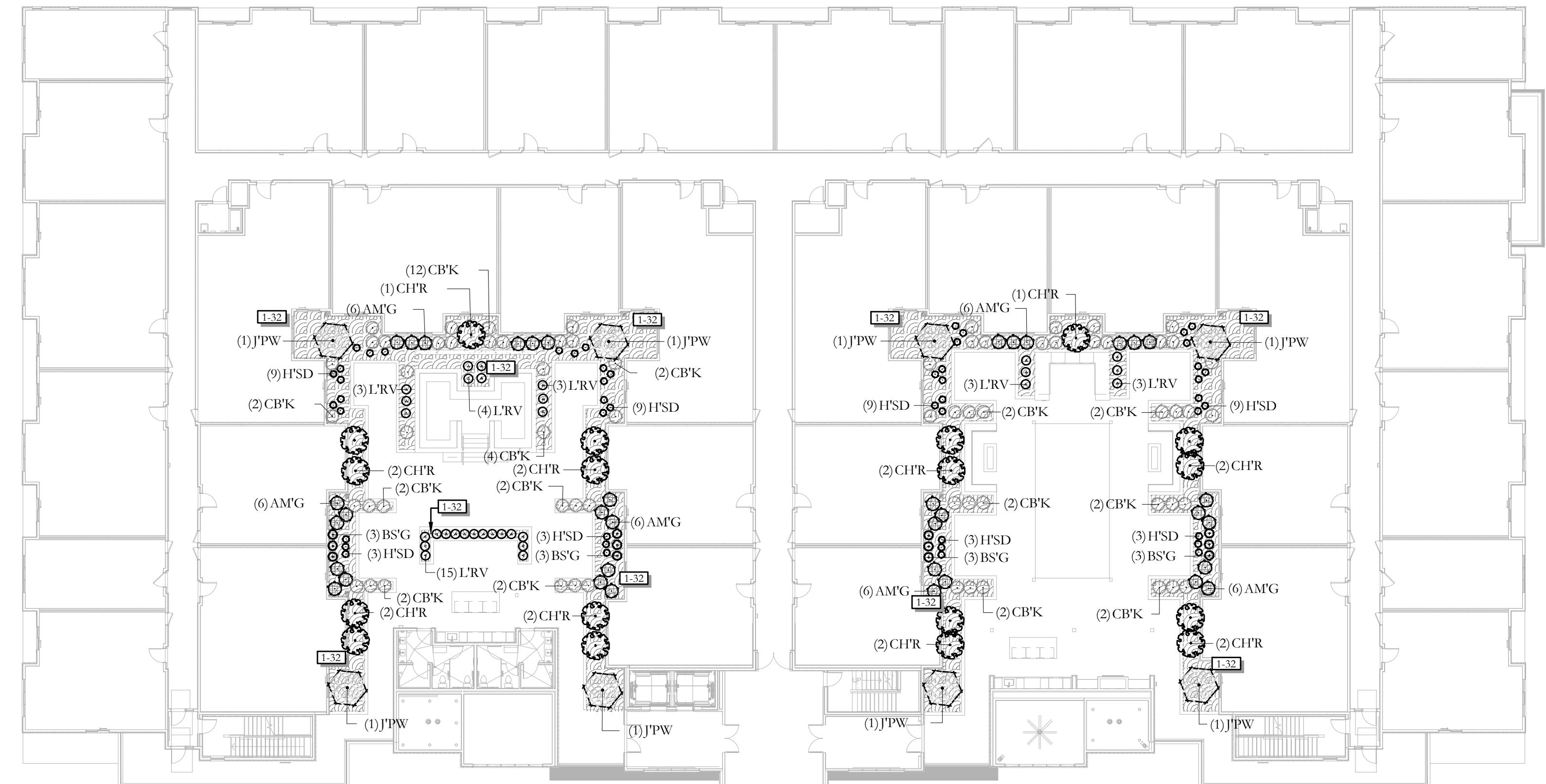
LANDSCAPE PLAN
CITY PERMIT SET

LP-101

PLANT LEGEND				(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>
DECIDUOUS SHRUBS				
	AM'G	36	Aronia melanocarpa 'Ground Hug' Ground Hug Spreading Chokeberry	5 gal
	CH'R	18	Cotoneaster horizontalis Rock Cotoneaster	5 gal
EVERGREEN SHRUBS				
	BS'G	12	Buxus sempervirens 'Graham Blandy' Graham Blandy English Boxwood	5 gal
	J'PW	8	Juniperus horizontalis 'Prince of Wales' Prince Of Wales Juniper	5 gal
	L'RV	31	Lavandula angustifolia 'Royal Velvet' Royal Velvet English Lavender	5 gal
GRASSES				
	CB'K	66	Calamagrostis brachytricha Korean Feather Reed Grass	1 gal
PERENNIALS				
	H'SD	48	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	1 gal

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

<u>SYMBOL</u>	<u>CODE</u>	<u>DESCRIPTION</u>	<u>QTY</u>
	1-32	<p>1 LANDSCAPE</p> <p>UTELITE PLANTER SOIL MIX FILL RAISED PLANTER WITH UTELITE PLANTER SOIL MIX. WATER TO SETTLE MIX AND RE-FILL TO WITHIN 4 INCHES OF TOP OF PLANTER. 25% UTELITE SOIL CONDITIONER 50% SCREENED TOPSOIL 25% APPROVED COMPOST MECHANICALLY MIX COMPONENTS. WHEN STOCKPILING THE FINISHED MIX, COVER AND PILE WITH A PLASTIC TARP TO PREVENT DRYING OUT AND SOIL SEPARATION FROM RAIN. SCREENED TOPSOIL: 30%-50% SAND; 30%-50% SILT; 10%-25% CLAY; <5% ORGANIC MATTER. APPROVED COMPOST: pH 6-8; SOLUBLE SALTS <5; SAR <10; CARBON/NITROGEN <20:1; MOISTURE 25-35%; 3/8" COARSE MATERIAL 98% PASSING</p>	3,258 sf



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
7/14/2025	UT23136			BACH HOMES ATT: ALEX DAHL 801-557-0300 ALEXD.AHL@BACH-HOMES.COM	HIGH POINT APARTMENTS 620 SOUTH 740 EAST AMERICAN FORK, UTAH	LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 812-218-3010 7/14/2025 ECONOMIC STATE OF UTAH	PLATE: JJA DRAWN: AC CHECKED: JMA PLATE DATE: 7/14/2025
NO.	REVISION	DATE					
1	CITY COMMENTS	07-14-2025					
2							
3							
4							
5							
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7							

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
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LEHI, UTAH 84043 (801) 753-5644
www.pjdesigngroup.com

LANDSCAPE PLAN

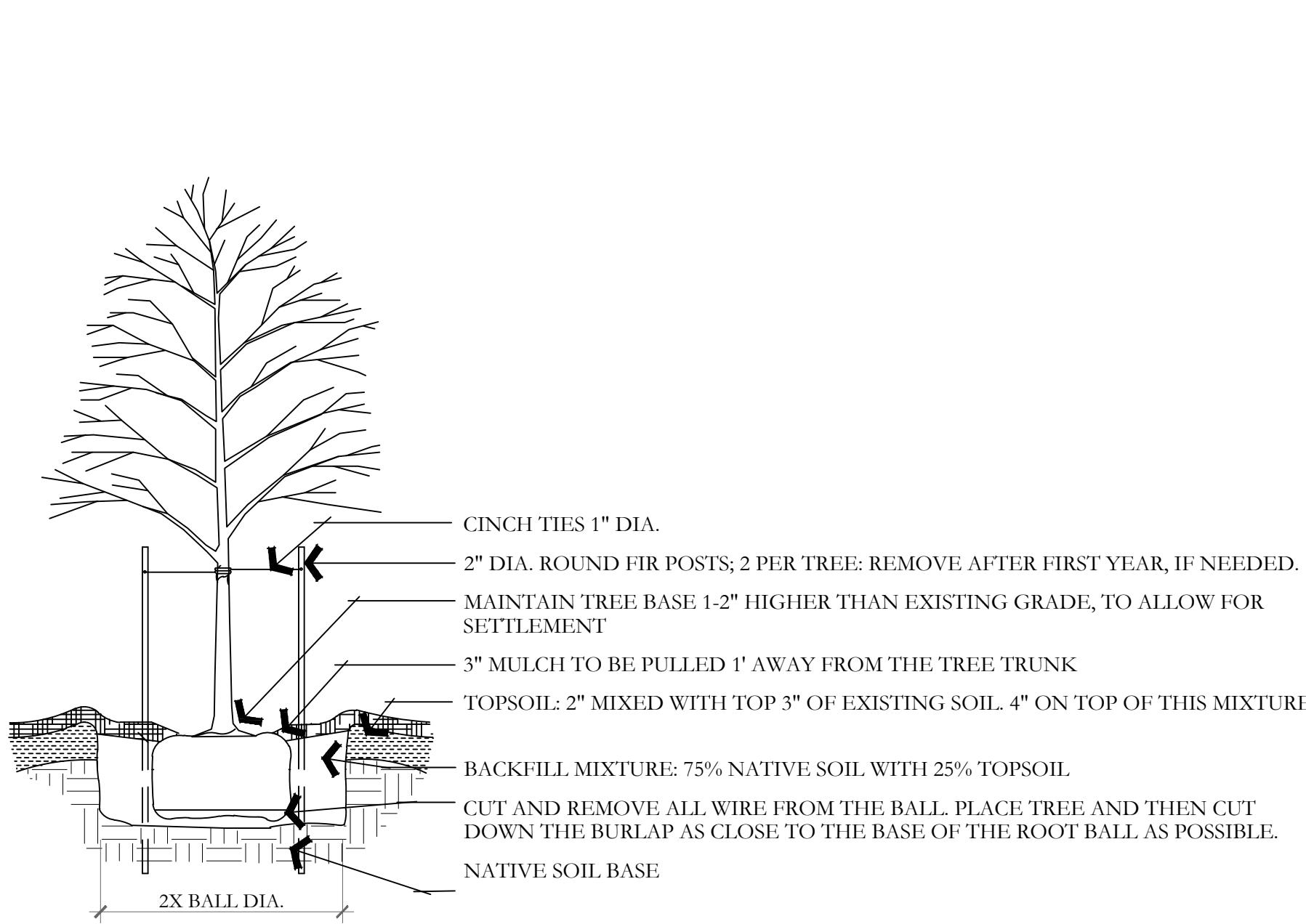
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LP-102

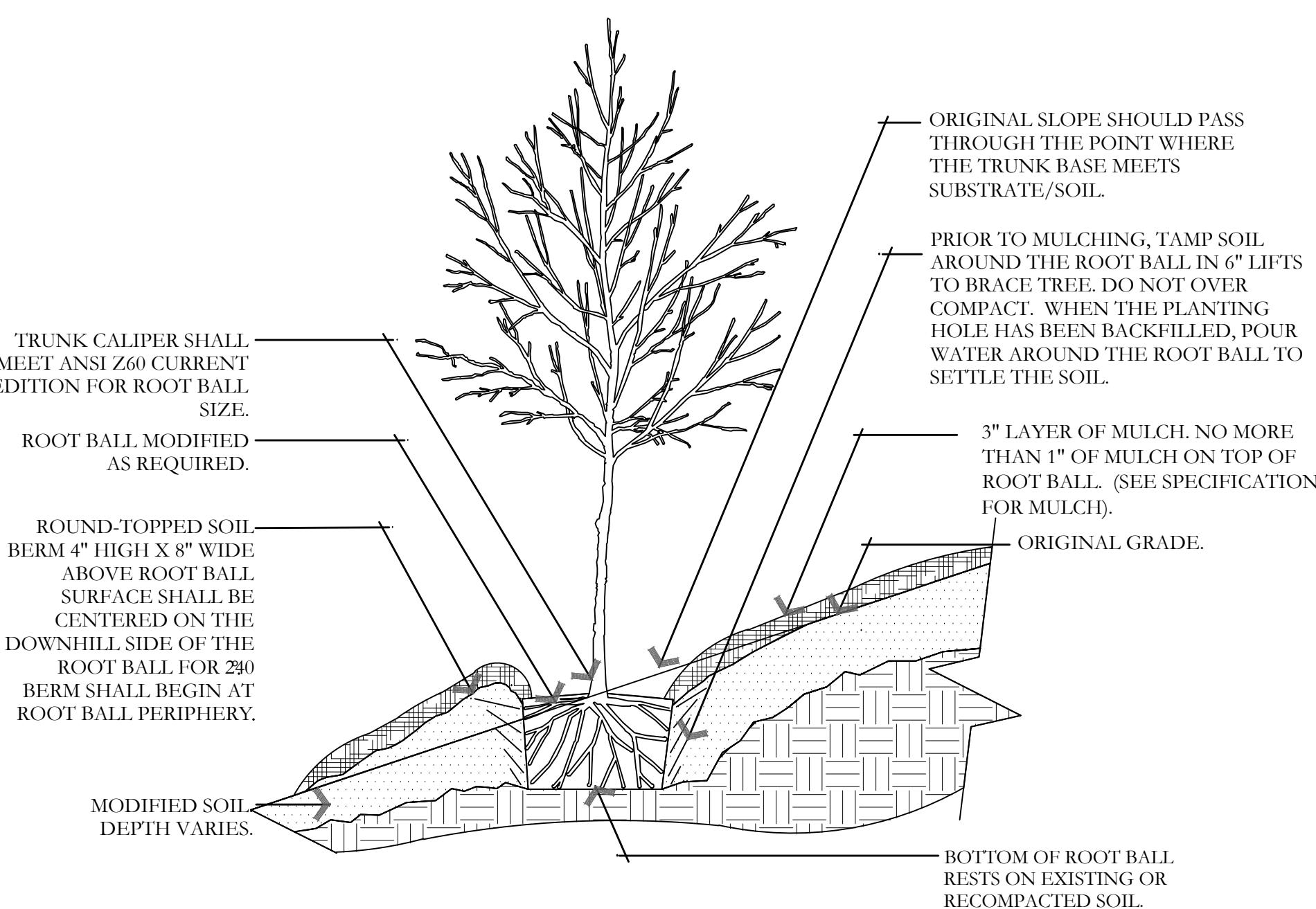
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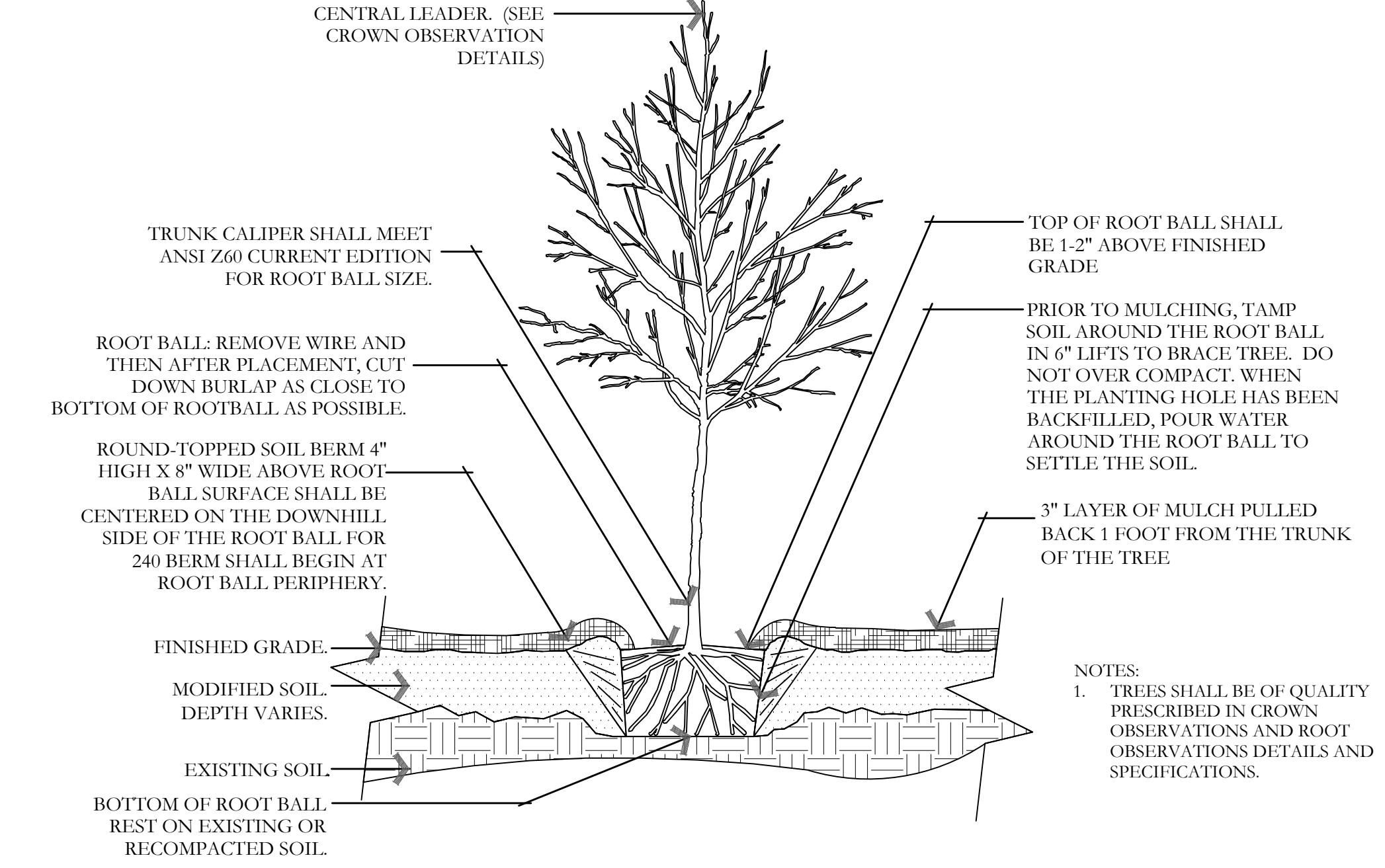
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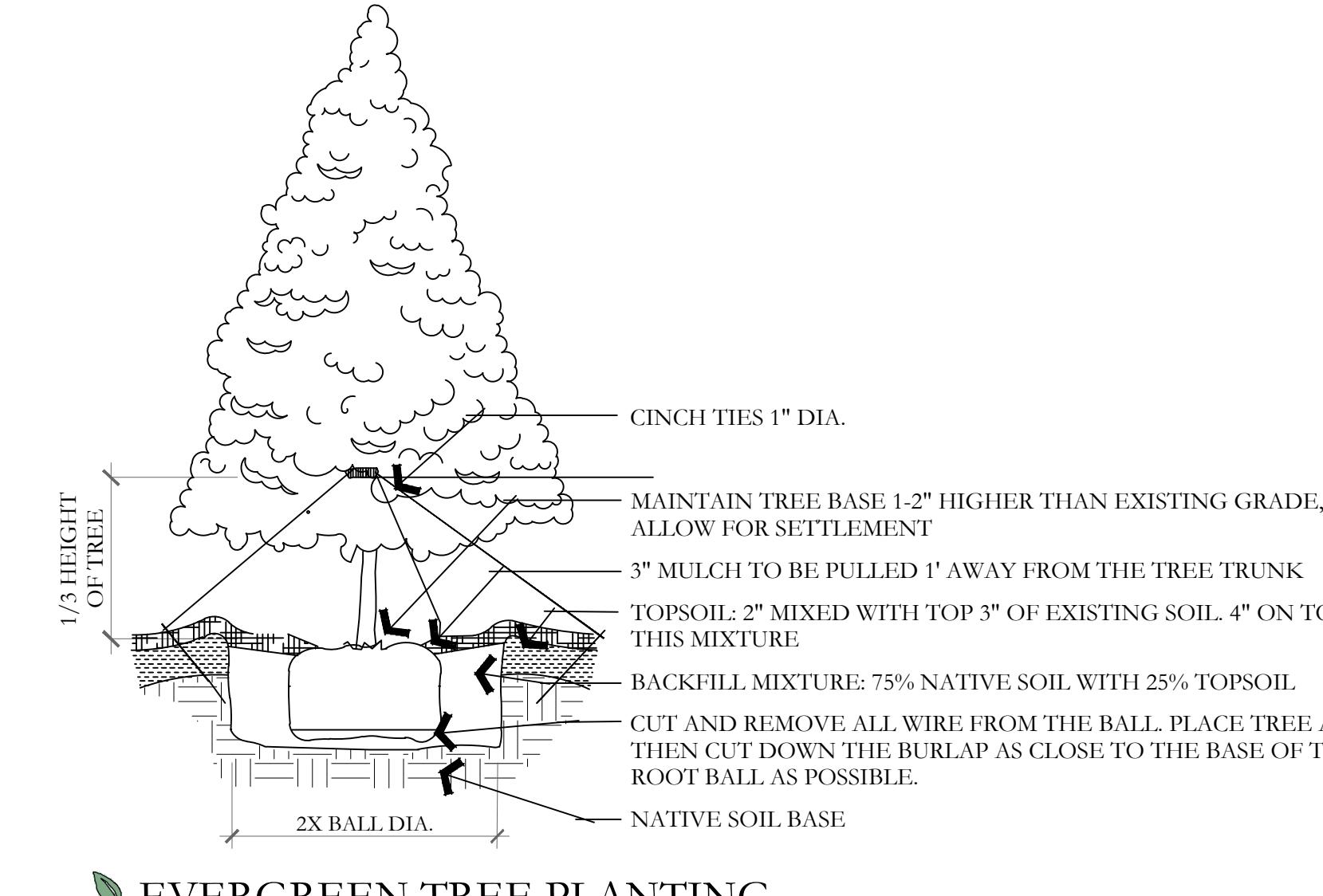
A DECIDUOUS TREE PLANTING
NOT TO SCALE



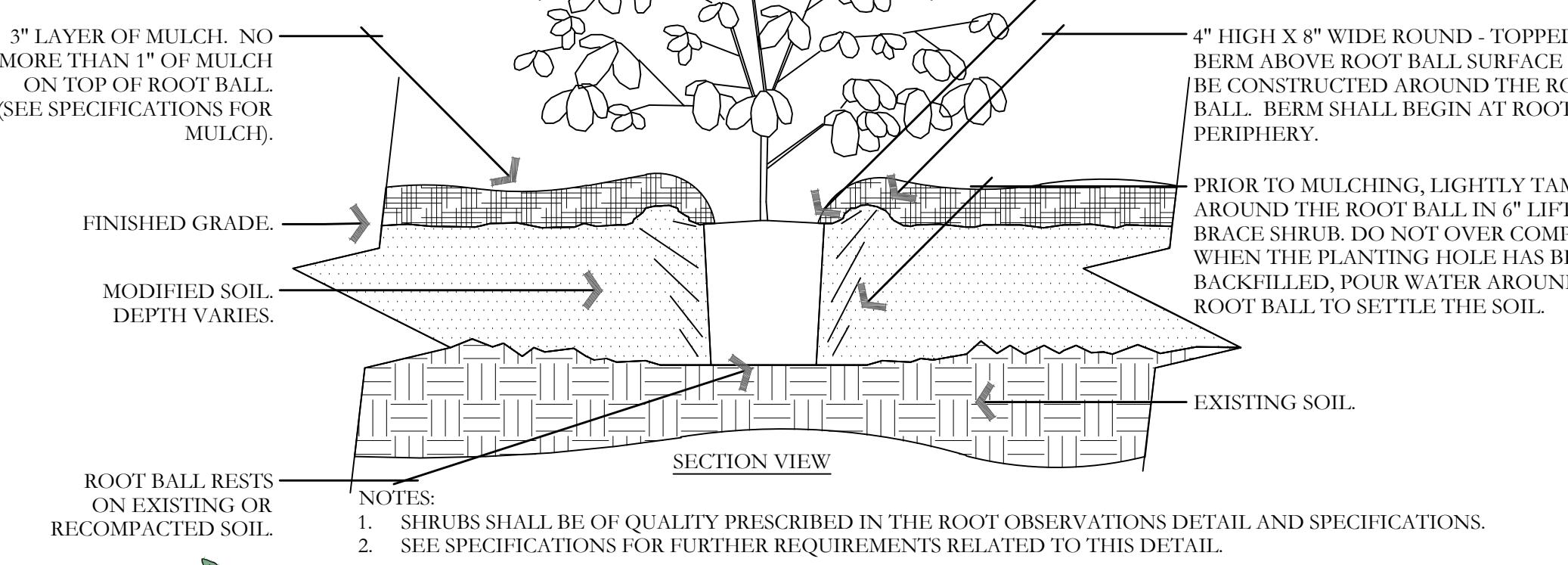
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE



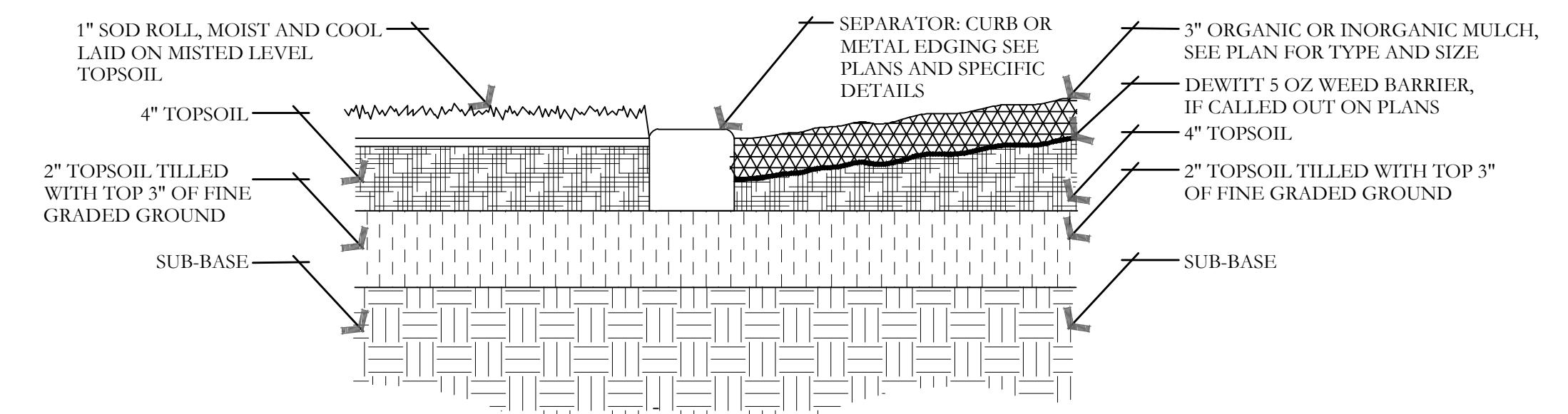
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



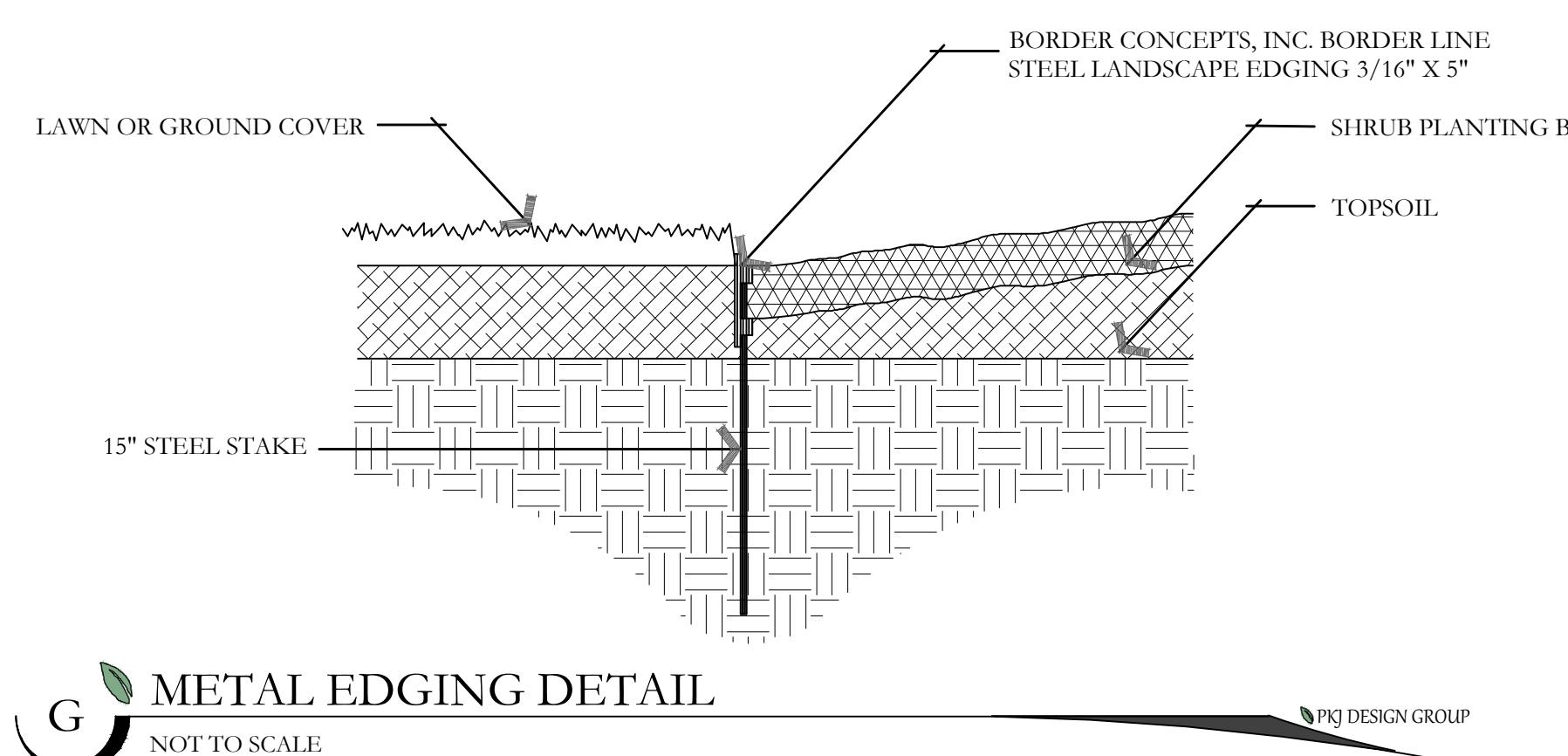
D EVERGREEN TREE PLANTING
NOT TO SCALE



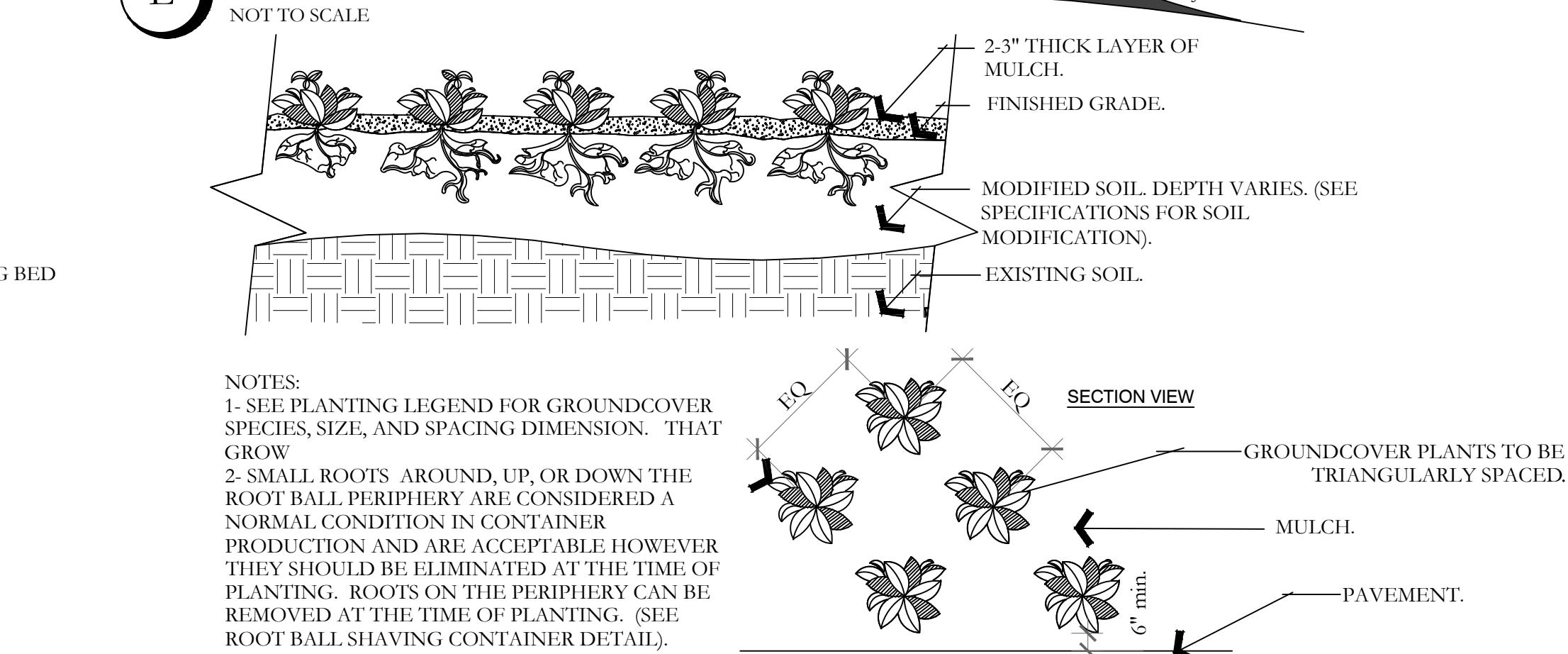
E SHRUB - MODIFIED SOIL
NOT TO SCALE



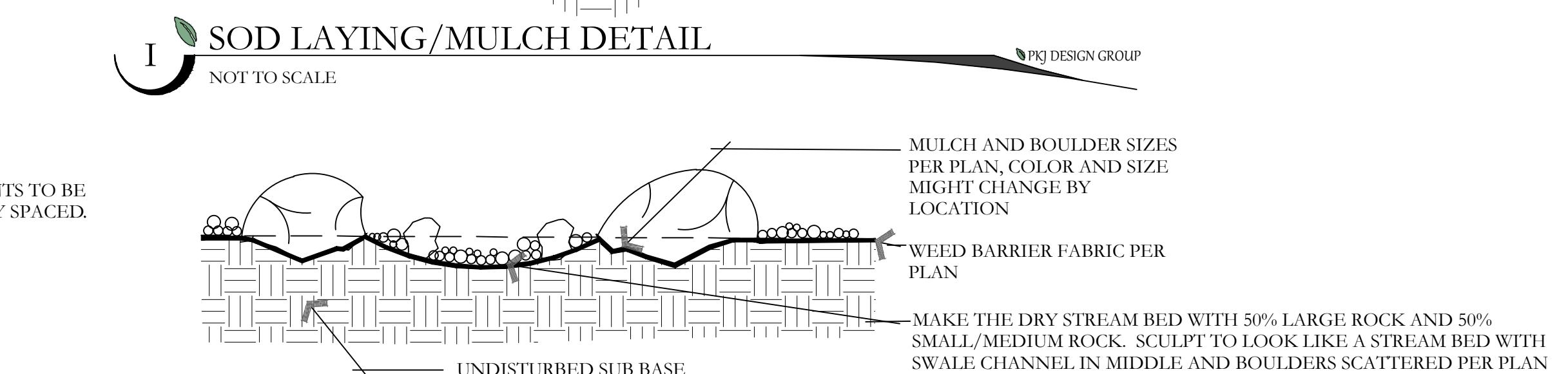
F PERENNIAL PLANTING
NOT TO SCALE



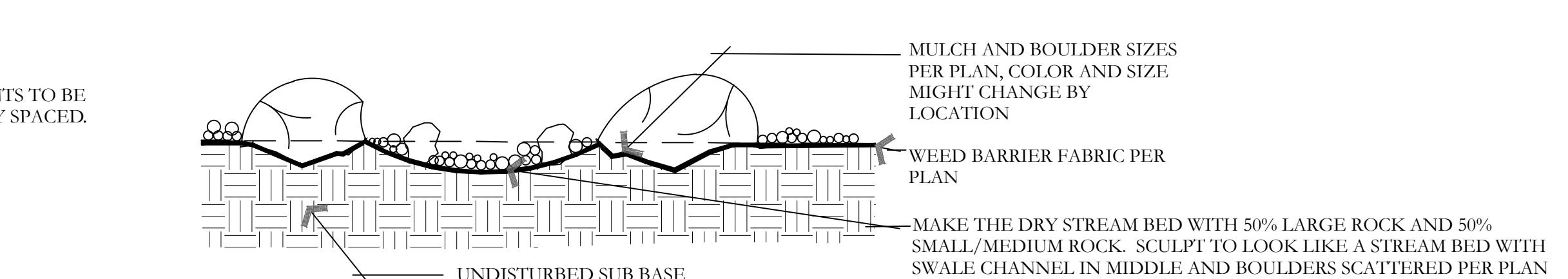
G METAL EDGING DETAIL
NOT TO SCALE



H PERENNIAL/GROUNDCOVER PLANTING
NOT TO SCALE



I SOD LAYING/MULCH DETAIL
NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
7/14/2025	UT23136			BACH HOMES ATT: ALEX DAHL 801-557-0300 ALEX.DAHL@BACH HOMES.COM	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization	JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 7/14/2025	
NO.	REVISION	DATE					
1	CITY COMMENTS	07-14-2025					
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LANDSCAPE DETAILS
CITY PERMIT SET
ELECTRONIC SIGNATURE
JEREMY ANTHONY DAHL
7/14/2025
PKJ DESIGN GROUP STAFF
PKJ DESIGN GROUP

LP-501

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pipe and wire in sleevings under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscapes, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be possible. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubbler.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. 1A - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have been reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system.

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings

2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.

3. Field dimension locations of sleevings, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick couplers.

4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.

5. Controller Map upon completion of system, place in each controller a color coded copy of the area that controllers services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project Site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contractor.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a

compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencing. Install sleevings prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and/or repairing deficiencies or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. If system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

- a. Two quick couple keys with hose swivels.
- b. One of each type or size of quick couple valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

- a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.
- b. Provide the following services:

1.12 PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A. Secondary water shall be used on this Project. Install filter and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

C. Installation of wall-mounted/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mounted/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.

D. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

E. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Page Electric Co., LP specification number P7079D.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Commode wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extr. wire (3 ft.) shall be looped within each valve box to group it to service.

c. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire between controller and valves shall be avoided at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no valves shall be stamped "WIRE SPLICE" or "WS" on box lid.

d. Cables shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Page Electric Co., LP specification number P7079D.

e. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

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dd. Commode wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extr. wire (3 ft.) shall be looped within each valve box to group it to service.

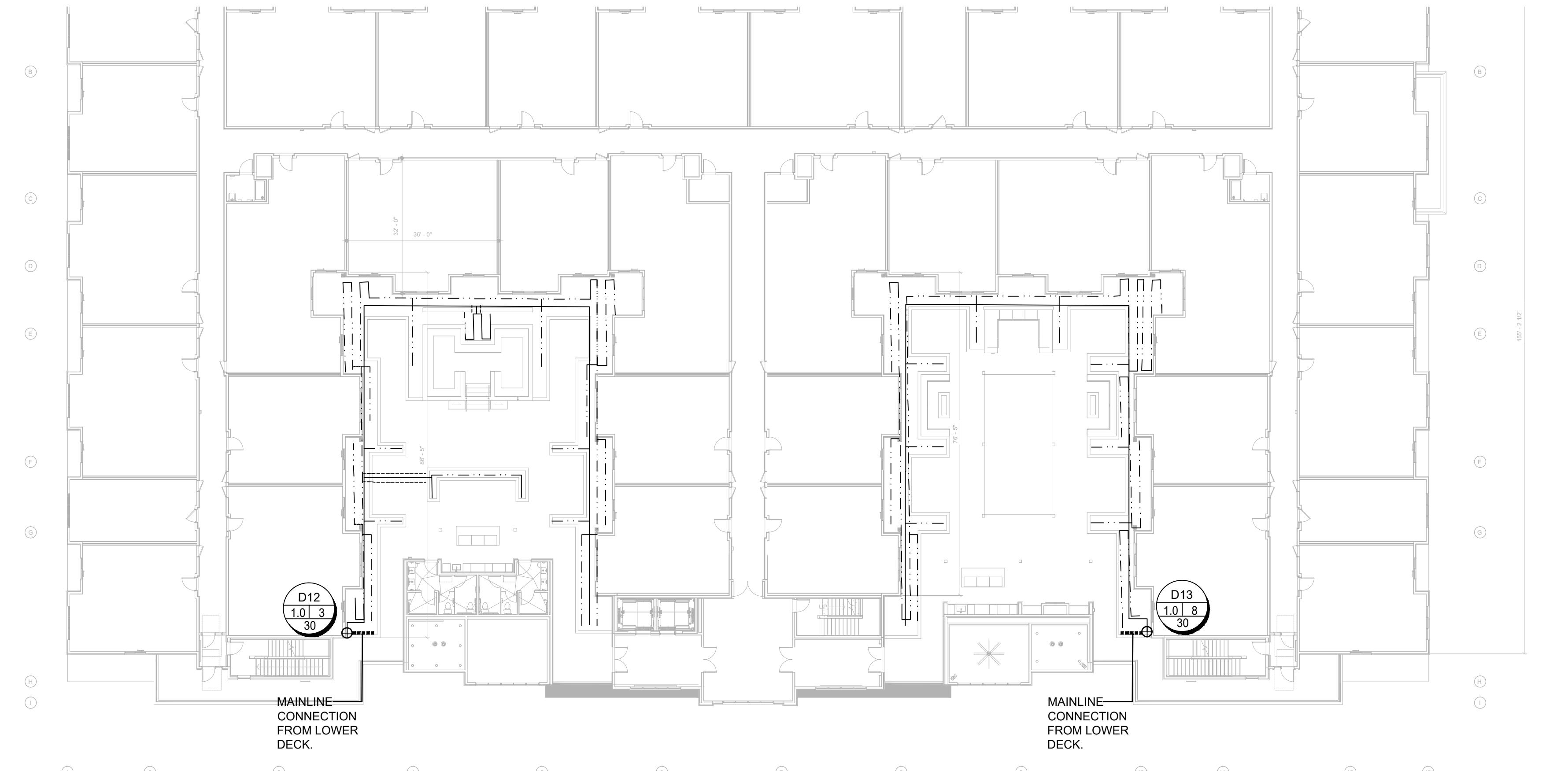
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hh. Commode wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extr. wire (3 ft.) shall be looped within each valve box to group it to service.

ii. RCV wire splicing connectors shall be 3M brand DBY or DBR.



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
● ● ● ● ●	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
● ● ● ● ●	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
● ● ● ● ●	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
● ● ● ● ●	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
● ● ● ● ●	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
● ● ● ● ●	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
● ● ● ● ●	RAINBIRD 5004-PCR SERIES W/ MPR NOZZLES @ 45 PSI
● ● ● ● ●	RAINBIRD 8005 SERIES Q98-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES
POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE: TEST PSI PRESSURE, IF HIGHER THAN 85 PSI USE A PRESSURE REDUCING VALVE.	
R	CONTROLLER: RAINBIRD ESP-LXIVM, WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION, PLACE IN FIRE RISER ROOM.
ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.	
2" T SUPER AMIAD PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY - INSTALL PER MANUFACTURER'S RECOMMENDATIONS (150 MICRON)	
MASTER VALVE	
UFS100-FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW, (USE SIZING CHARTS)	
QUICK COUPLER: RAINBIRD 441RC INSTALL PER MANUFACTURER'S SPEC.	
SMART VALVE IVMSOL, INSTALL PER MANUFACTURER'S SPEC.	
LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC. (EVERY 500 FT., OR 15 IVM DEVICES MAXIMUM)	
REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (USE TAN LID IN PLANTER AREAS & GREEN LID IN GRASS AREAS) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.	
DRIP CONTROL ZONE KIT: RAINBIRD XCZ100IVM- FLOW INDICATING BASKET FILTER (PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)	
MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER	
LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS.	
PIPE SIZING: 1-1/4", 1-1/2", 2", SEE PIPE SIZING CHART BELOW FOR LARGER SIZES.	
DRIP RWS-S-B-1401 (ROOT WATERING SYSTEM PROVIDE 2 TO EACH TREE)	
DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT	
CLASS 200 SLEEVE PER PLAN	
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN 1-1/4" DIAMETER MINIMUM
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE, INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POCTO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT (BLACK 3/4" POLY PIPE) IN MAINLINE TRENCH FROM POCTO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

Drip Zone

TYPE	PART NUMBER	EMITTER FLOW	PLACE NETFAIM TUBING UNDERNEATH MULCH AND FLUSH WITH TOP OF GRADE.
XFS DRIPLINE	XFS-CV-09-18	.9 GPH	
SHRUBS-DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT			*EACH ZONE NOT TO EXCEED 20 GPM
*INSTALL POINT SOURCE EMMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.			
TREES-DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT			*EACH ZONE NOT TO EXCEED 20 GPM
*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS			
*SEE DETAILS FOR SHRUB AND TREE DRIPLINE CONFIGURATION			

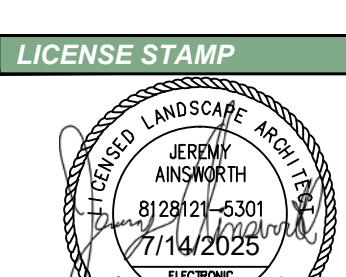
IRRIGATION NOTES

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

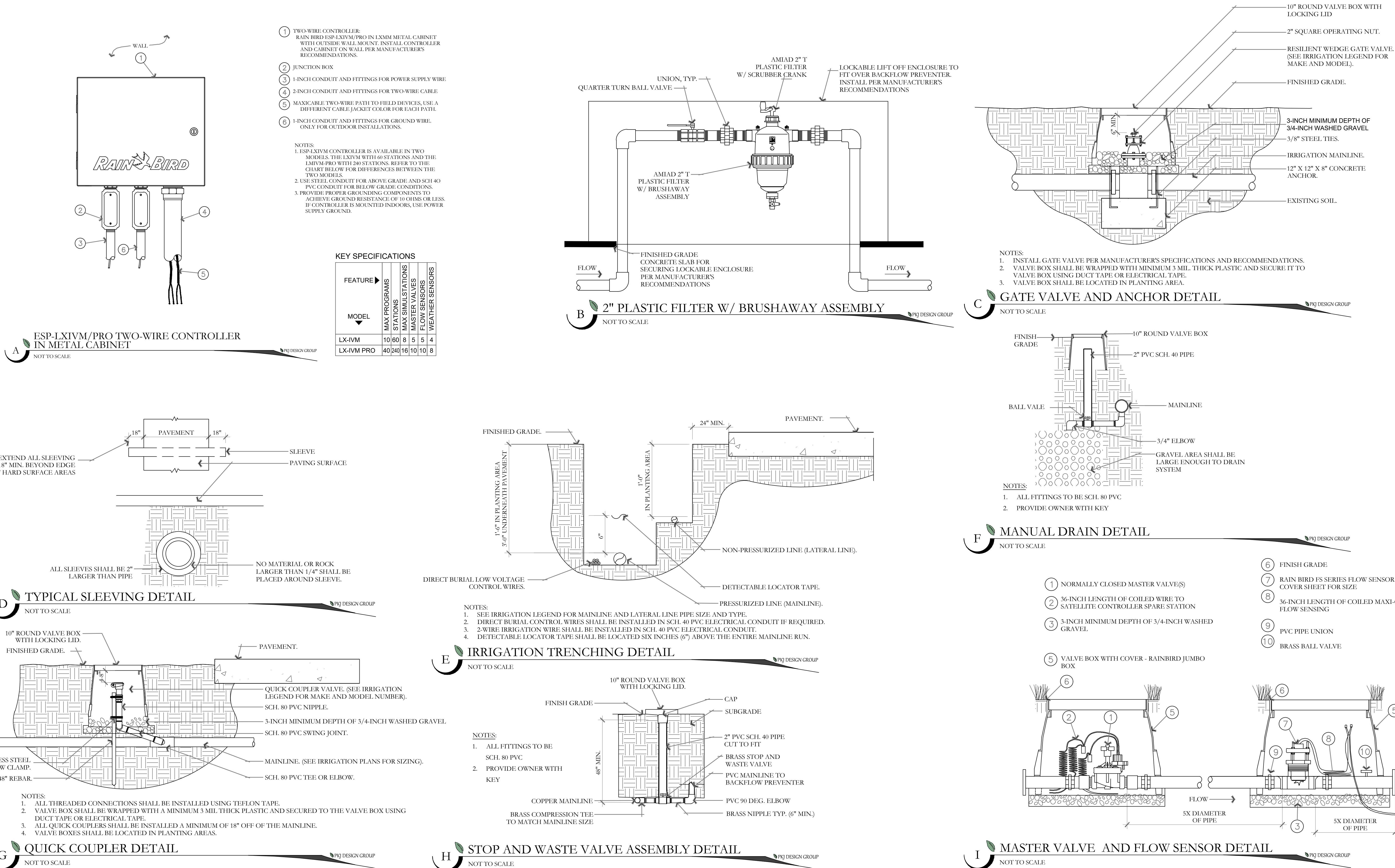
VALVE SIZE	CONTROLLER NUMBER, VALVE NUMBER	GALLONS PER MINUTE	PSI AT LAST HEAD IN ZONE	NOTE
I 3/4"	8 GPM			
II 1"	12 GPM			
III 1-1/2"	36 GPM			
IV 2"	53 GPM			
V 2-1/2"	75 GPM			
VI 3"	110 GPM			
VII 4"	180 GPM			

A1
1.0 18
VALVE ID TAG
CONTROLLER NUMBER,
VALVE NUMBER
GALLONS PER MINUTE
PSI AT LAST HEAD IN ZONE
NOTE
1. VALVE ID TAGS ARE LOCATED
NEAR VALVES IN THE ORDER THE
VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
7/14/2025	UT23136			BACH HOMES ATT: ALEX DAHL 801-557-0300 ALEX.DAHL@BACH HOMES.COM	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization	JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 7/14/2025	
NO.	REVISION	DATE					
1	CITY COMMENTS	07-14-2025					
2							
3							
4							
5							
6							
7							
811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org							
HIGH POINT APARTMENTS AMERICAN FORK, UTAH							
0' 10' 20' 40' 80'							
GRAPHIC SCALE: 1" = 20'							
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PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com							
IR-102							



IR-102
CITY PERMIT SET



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER/PROPERTY OWNER/CLIENT	LANDSCAPE ARCHITECT/PLANNER	LICENSE STAMP	DRAWING INFO
7/14/2025	UT23136			BACH HOMES ATT: ALEX DAHL 801-557-0300 ALEXD.AHL@BACH-HOMES.COM	HIGH POINT APARTMENTS AMERICAN FORK, UTAH	PERMIT NUMBER: JJA DRAWN: AC CHECKED: JMA PLAT DATE: 7/14/2025	
NO.	REVISION	DATE					
1	CITY COMMENTS	07-14-2025					
2							
3							
4							
5							
6							
7							

811 BLUE STAKES OF UTAH
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PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3540 N. TRIUMPH BLVD SUITE 102
LEHI, UTAH 84043 (801) 753-5444
www.pjdesigngroup.com

IRRIGATION DETAILS

CITY PERMIT SET

R-501

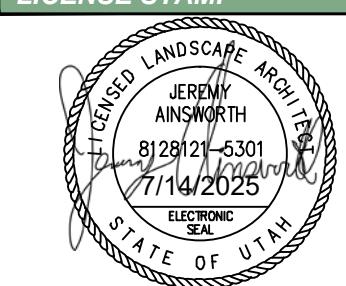
HIGH POINT APARTMENTS

AMERICAN FORK, UTAH

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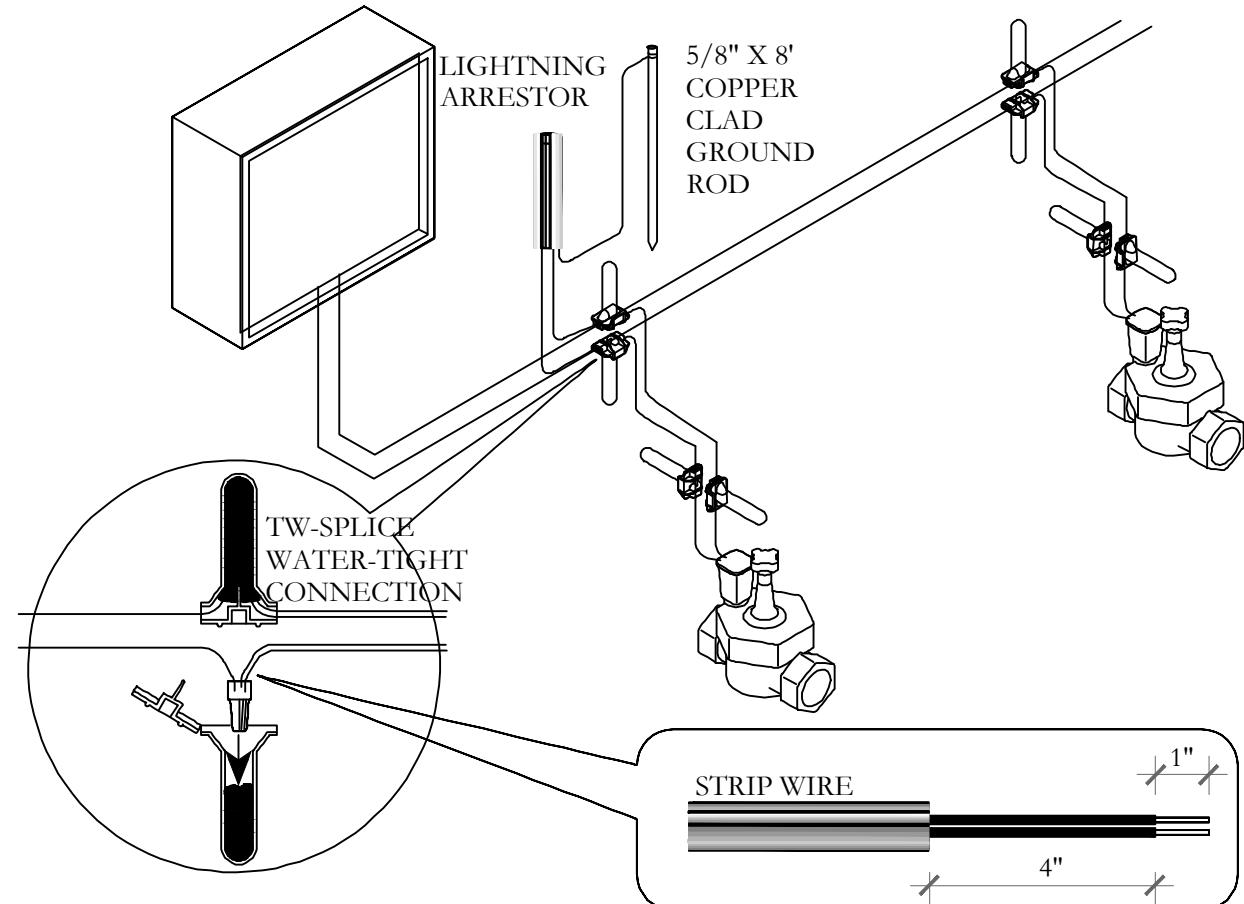
The logo for PKJ Design Group. It features a graphic of two overlapping green leaves on the left. To the right of the leaves are the letters 'PKJ' in a large, serif, light gray font. Below the graphic and the letters, the words 'DESIGN GROUP' are written in a large, bold, black sans-serif font. Underneath 'DESIGN GROUP', the text 'Landscape Architecture Planning & Visualization' is written in a smaller, black, sans-serif font.



IRRIGATION DETAILS

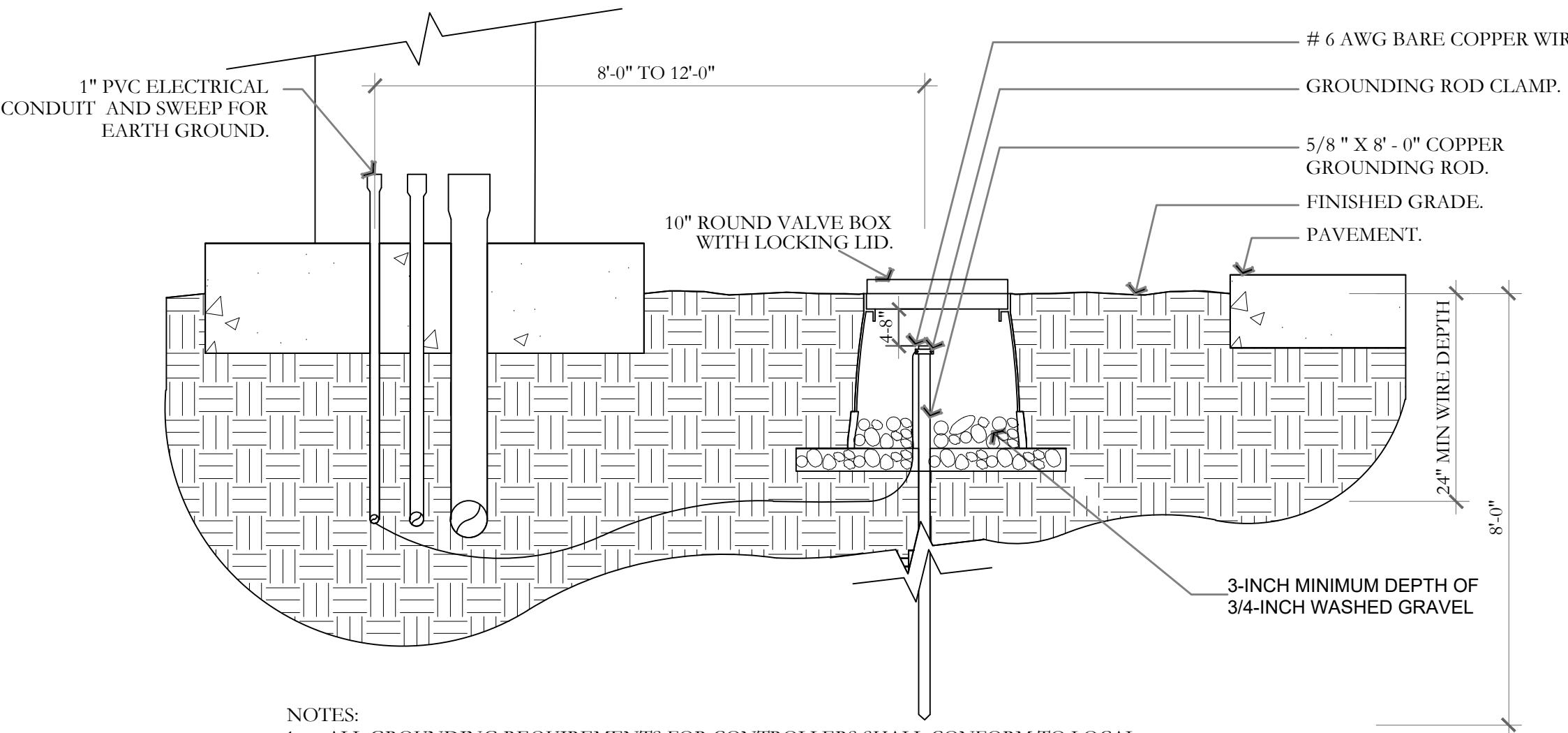
CITY PERMIT SET

IR-501



J 2-WIRE CONNECTION DETAIL

NOT TO SCALE

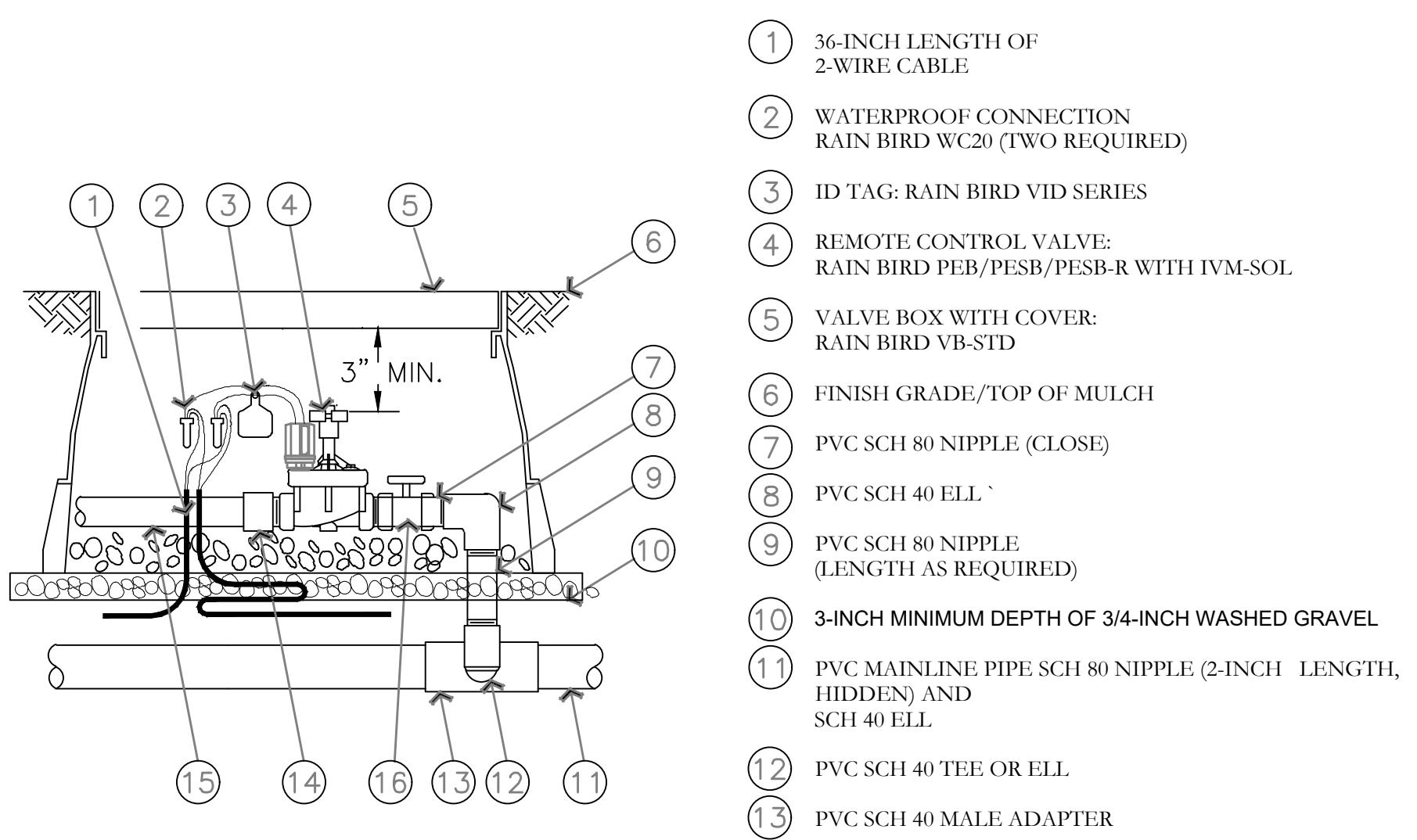


NOTES:

1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

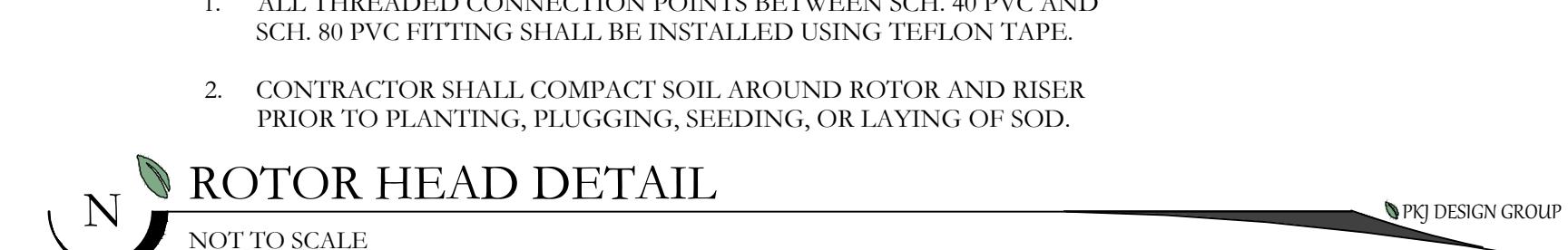
K GROUNDING ROD DETAIL

NOT TO SCALE



M ELECTRIC REMOTE-CONTROL VALVE
PEB OR PESB SERIES WITH IVM-SOL

NOT TO SCALE

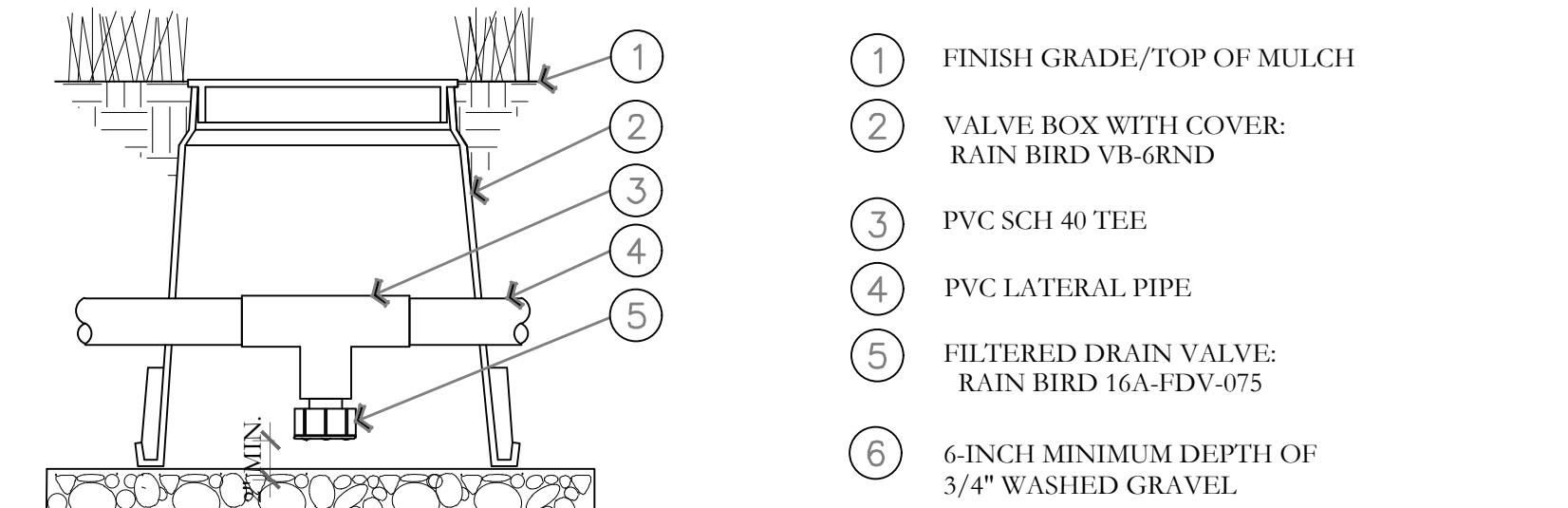


NOTES:

1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLOON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

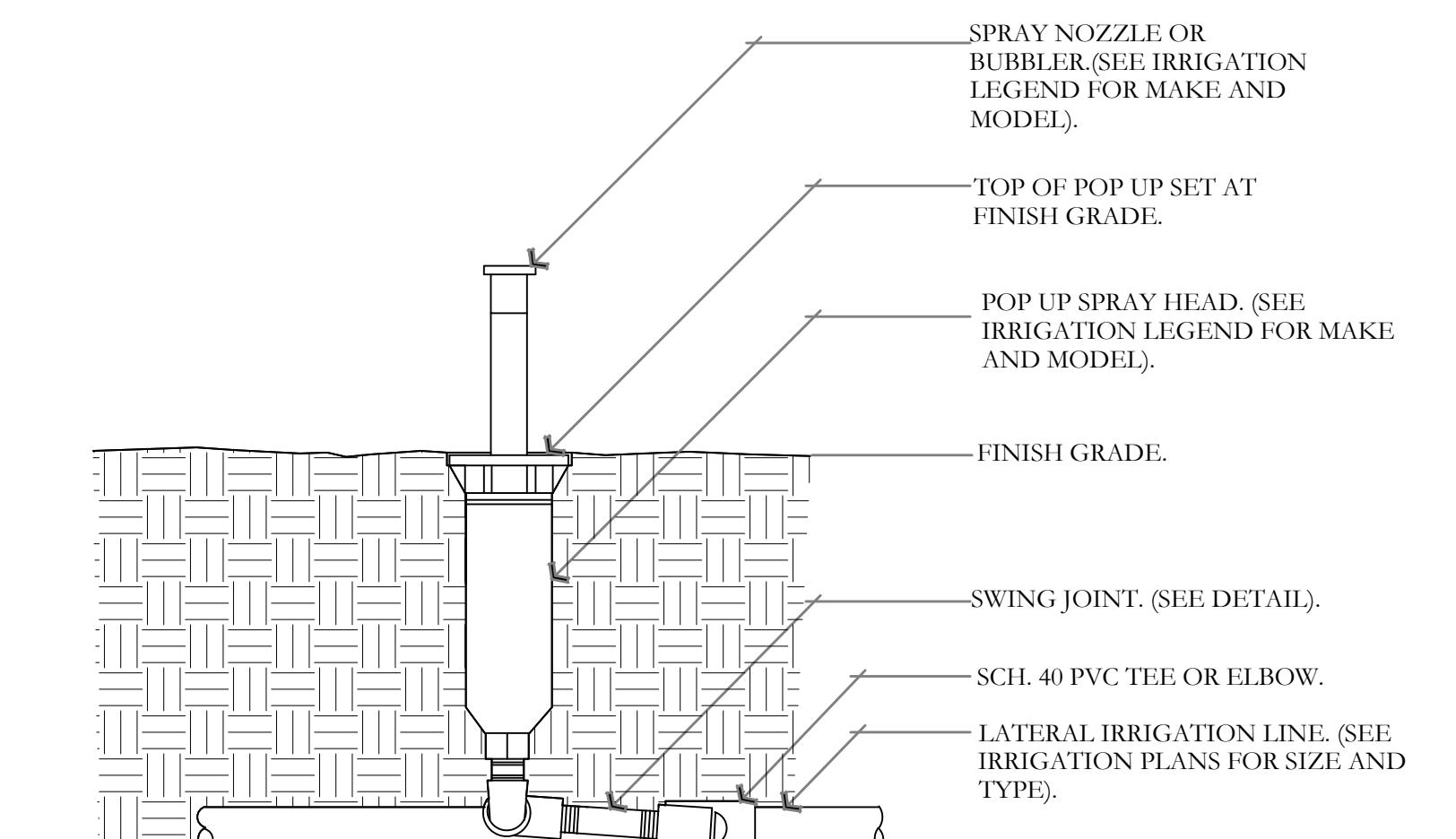
N ROTOR HEAD DETAIL

NOT TO SCALE



L MANUAL LINE DRAIN VALVE DETAIL

NOT TO SCALE



NOTE:

1. 4" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLOON TAPE.

O POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
7/14/2025	UT23136			BACH HOMES ATT: ALEX DAHL 801-557-0300 ALEX.DAHL@BACH HOMES.COM			PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 7/14/2025
NO.	REVISION	DATE					
1	CITY COMMENTS	07-14-2025					
2							
3							
4							
5							
6							
7							
HIGH POINT APARTMENTS AMERICAN FORK, UTAH				PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com			
IR-502							

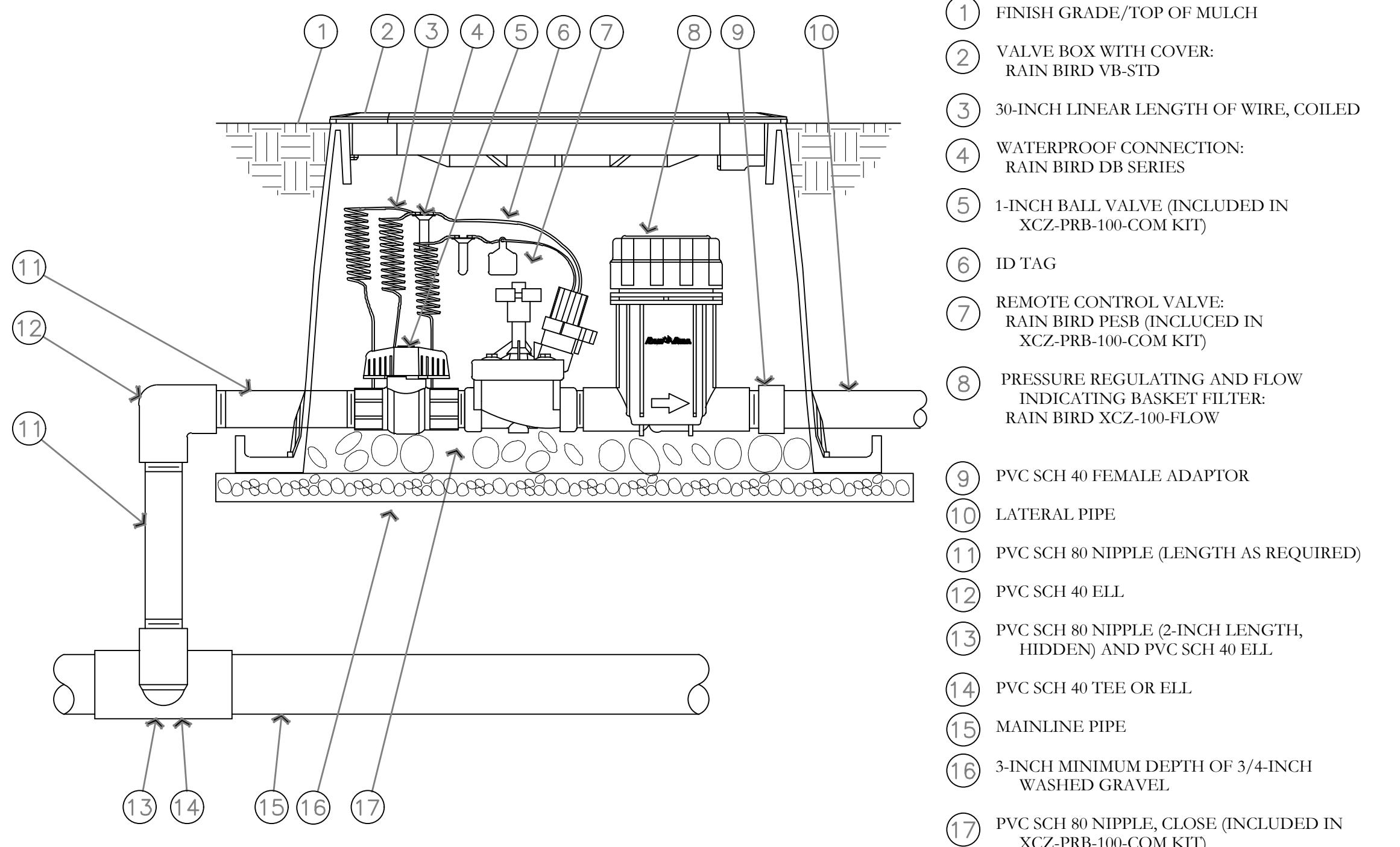


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www.bluestakes.org

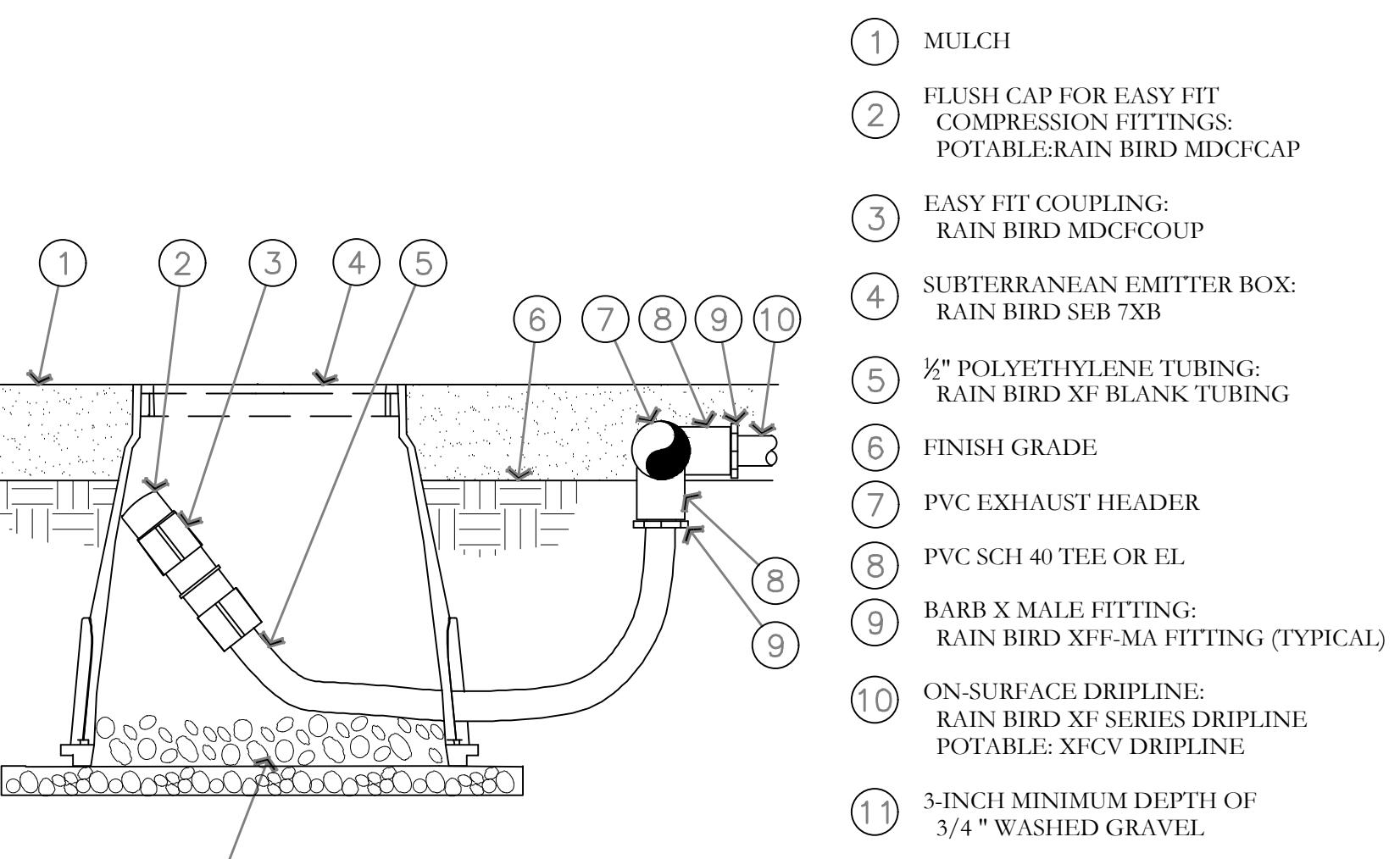


IRRIGATION DETAILS
CITY PERMIT SET

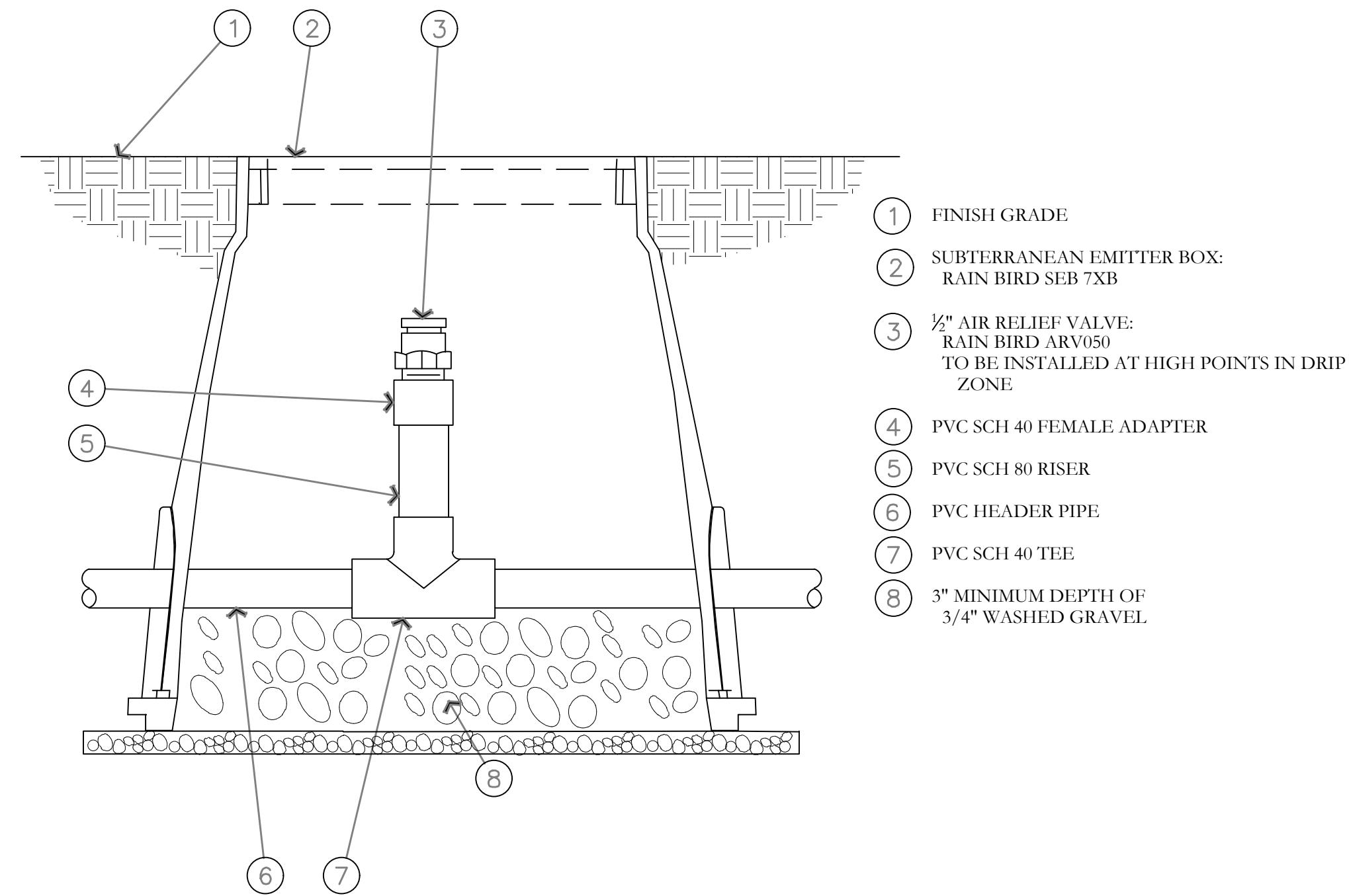
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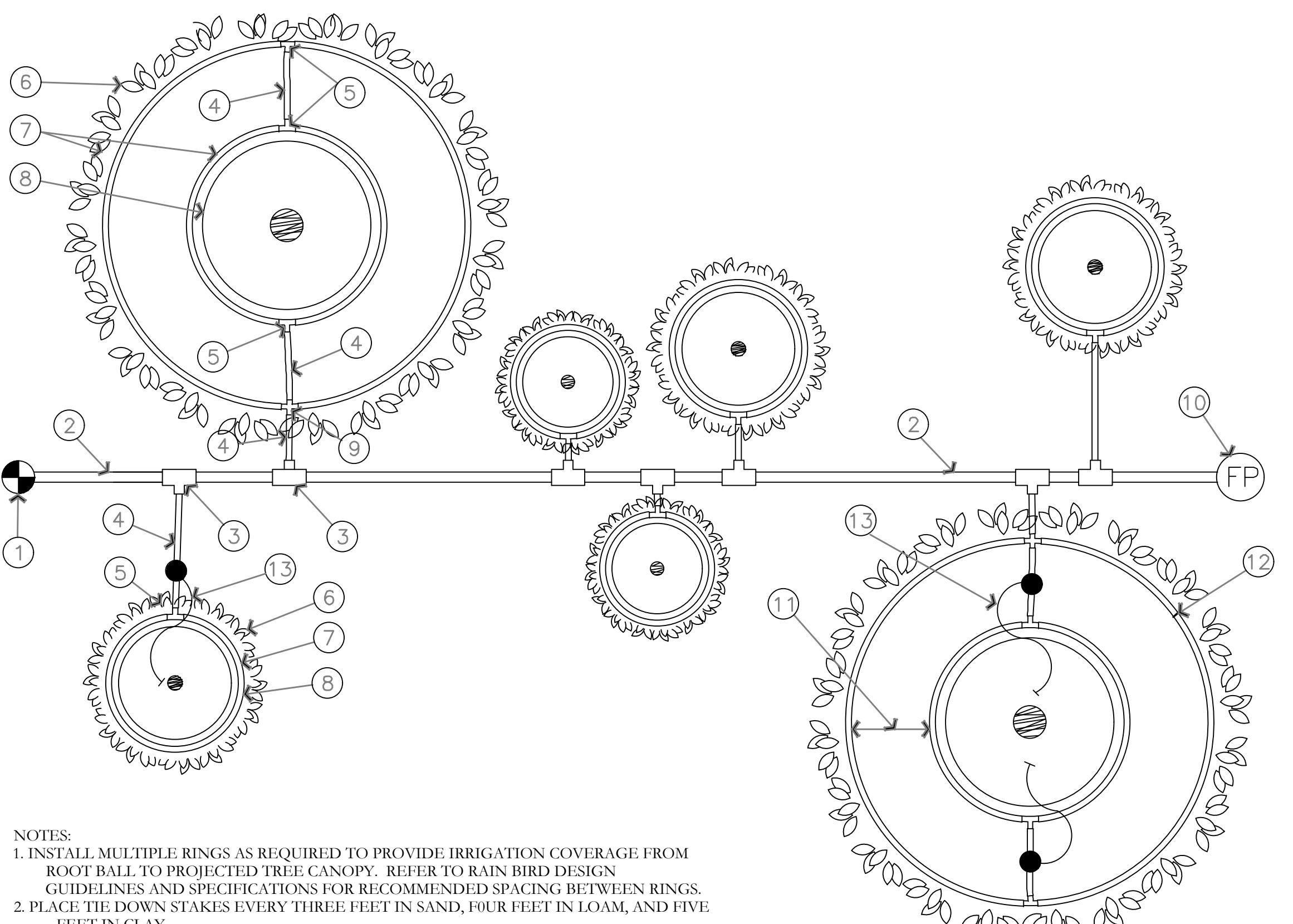
P DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE PKJ DESIGN GROUP



Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE PKJ DESIGN GROUP



R AIR RELIEF VALVE DETAIL
NOT TO SCALE PKJ DESIGN GROUP



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

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
7/14/2025	UT23136			BACH HOMES ATT: ALEX DAHL 801-557-0300 ALEX.DAHL@BACH HOMES.COM			PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 7/14/2025
NO.	REVISION	DATE					
1	CITY COMMENTS	07-14-2025					
2							
3							
4							
5							
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AMERICAN FORK, UTAH

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Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
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www.pkjdesigngroup.com

IR-503

Next Step

Proceed to the Development
Review Committee on
08.11.2025

American Fork City Development Review Committee
Planning and Zoning Reviewed Areed 07/31/2025
Engineering Division Reviewed rburkhill 08/05/2025

See Comment

Repeat Comment x3:
This project is subject to the Lake City Row Development Agreement where this property is identified as HD Residential - Mixed-Use. It will be required to provide a commercial component in addition to the residential component due to the approved Development Agreement/Concept Plan from City Council.
With the commercial requirement, you will be required to provide 100 s.f. of commercial space per 1 dwelling unit of residential on the site. This can be mentioned in the Vest Annexation 2 Annexation Agreement.

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.



620 SOUTH

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
7/14/2025	UT23136			BACH HOMES ATT: ALEX DAHL 801-557-0300 ALEX.DAHL@BACH HOMES.COM	PKJ DESIGN GROUP Landscape Architecture • Planning & Visualization	JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 7/14/2025	
NO.	REVISION	DATE					
1	CITY COMMENTS	07-14-2025					
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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

HIGH POINT APARTMENTS
620 SOUTH 740 EAST
AMERICAN FORK, UTAH

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LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

COLOR ILLUSTRATION
CITY PERMIT SET
7/14/2025
ELECTRONIC
STATE OF UTAH
LICENSING & EXPediting
7/14/2025
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 7/14/2025

LP-COLOR



Stewart B. Harman, General Counsel
Stewart.harman@bachhomes.com
801-727-9532

July 21, 2025

American Fork City
Development Review Committee

Re: Bach High Pointe Apartments
Response to DRC Comments

Dear Development Review Committee,

The following will constitute Bach Homes' response to the DRC Comments to the Bach High Pointe Plat Submittal, specifically those comments from Planning and Zoning. The comments in question include the following:

COMMENTS (2025.07.02) High Pointe Site Plan and Easement Exhibit (06.16.25)	<p>Repeat Comment x2:</p> <p>This project is subject to the Lake City Row Development Agreement where this property is identified as HD Residential - Mixed-Use. It will be required to provide a commercial component in addition to the residential component due to the approved Development Agreement/Concept Plan from City Council.</p> <p>With the commercial requirement, you will be required to provide 100 s.f. of commercial space per 1 dwelling unit of residential on the site. This can be mentioned in the Vest Annexation 2 Annexation Agreement.</p>
COMMENTS (2025.07.02) High Pointe Site Plan and Easement Exhibit (06.16.25)	<p>Provide the parking requirement for the required commercial space for this mixed use development. The amount of parking will be determined by the use that you provide for the commercial element. Those standards can be found in Section 17.5.133 Off-Street Parking.</p>
COMMENTS (2025.07.02) Renderings_Building B_HP.pdf	<p>Repeat comment x2:</p> <p>The Renderings will need to show the commercial requirement for the mixed-use development.</p> <p>-----</p> <p>Change on all applicable pages to show where the commercial is going to be.</p>

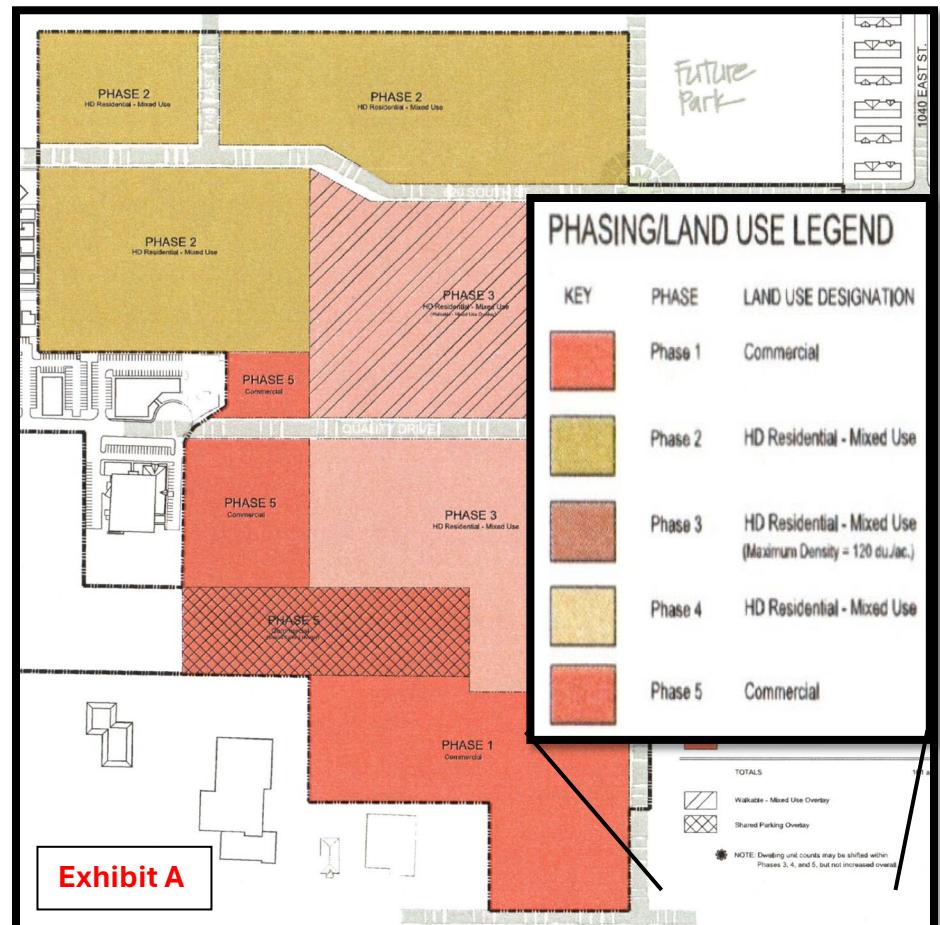
COMMENTS (2025.07.02)
045_01_HP_Buildings A-D
Colored Elevations

Repeat Comment x2:

Your elevations will need to include the commercial element that is required for the mix-use requirement as indicated in the Lake City Row Development Agreement.

The above comments from Planning and Zoning all relate to inclusion of a “commercial element”. However, for the reasons set forth below, they are inapplicable to the submittal in question for four reasons.

First, there is no clearly defined commercial requirement for Phase 2. The project in question is situated in Phase 2 of the Lake City Row Planned Community. The planned community development consists of five phases and is zoned as PC (Planned Community). Incorporated into the Lake City Row Development Agreement, dated August 24, 2021, are several exhibits, including Exhibit A, Legal Description of the Property and Amended Master Plan, and Exhibit C, Ordinance No. 2021-05-23¹. The Development Agreement (“DA”) is silent regarding any commercial component requirement. In fact, the only reference to commercial is contained in the Phasing/Land Use Legend contained in the Amended Master Plan (Ex. A). Exhibit A expressly identifies Phases 1 and 5 of the development as “Commercial”² and identifies Phases 2 and 3 as “HD Residential – Mixed Use”.



¹ The Concept Plan for Lake City Row was also previously amended and approved under Ordinance 2019-11-78.

² To date, both Phases 1 and 5 have been approved and developed as Industrial in violation of the Annexation Agreement, Development Agreement and Ordinances 2019-02-04, 2019-11-78 and 2021-05-23.



Similarly, Ordinance No. 2021-05-23, approving the amended overall concept plan for Lake City Row, does not mention or reference any commercial component requirement and adopts the same Amended Master Plan as set forth in Exhibit A and containing five phases. As set forth in the Amended Master Plan (Ex. A), the proposed development contains a mix of uses spread over five phases. Phases 2 and 3 are identified only as “HD Residential – Mixed Use” with no further clarification or definition.

Thus, we must turn to AF City Code § 17.7.507, Planned Community Development Project, for further clarification. Specifically, ¶ (B), Permitted Uses, explains that “[e]ach planned community development project shall include a variety of land use types, areas, facilities . . . which, in combination will result in a balanced urban community environment.” This section further indicates that:

1. *Each planned community development* shall include a combination of the following:
 - a. One-family and two-family residential units on individual lots.
 - b. Multi-unit residential structures.
 - c. Retail commercial establishments.
 - d. Public and semi-public buildings
 - e. Parks, trails and other forms of open space.
 - f. Areas and facilities devoted to vehicular and pedestrian circulation

AF City Code, § 17.7.507(B)(1) (emphasis added).

However, this provision is ambiguous. It does not include any statement or punctuation indicating what combination is required. [A]-f each end with a period. They are not separated by a comma or semi-colon. There is no “and” or “or” separating any of the requirements and thus no indication of what combination is required, but rather only “a combination”. Moreover, there is no requirement or indication that each element combination is required in each phase of the development, suggesting it could be any combination of uses throughout the development, not just residential and commercial.

Here, the planned community development does include a combination of several of the required elements. For example, Phases 1 and 5 are to include commercial and Phases 2, 3, and 4 are to include HD Residential. More specifically, the project in question (Bach High Pointe) does include a mixed use (similar to that used at Elevate (Phase 2) and as used in portions of Phase 3). As proposed, it includes a combination of both one-family residential units (a) and a multi-unit residential structure (b). However, because neither the DA, Ordinance No. 2021-05-23, nor the Amended Master Plan (Ex. A) expressly require any commercial component in Phase 2, it would be arbitrary to suggest that mixed-use in Phase 2 requires a mix of HD Residential and commercial as opposed to some other combination.

Second, City review conflates the requirements for the planned community development (Lake City Row) with requirements on individual projects within a phase of that overall development (Bach High Pointe). It is certainly telling that the Lake City Row Development Agreement makes no reference to the Vest Annexation Agreement (June 11, 2019) and the same is not incorporated therein.

Under the Annexation Agreement (“AA”), the Applicant (MDP Land, LLC, hereinafter “MDP”) intended to develop the annexation area as a mixed-use project. Under the agreement, the parties (the City and MDP) “will use a ratio requiring 100 sf of commercial for every 1 unit of residential and will use the Concept Design (Attachment 4) to estimate initial residential units and commercial footages.” A review of Attachment 4 reveals the following breakdown per phase:

- Phase 1a Commercial Focus, MU Possible
- Phase 2a HD Residential, MU Possible
- Phase 2b HD Residential Focus, MU Possible
- Phase 3 HD Residential and Commercial Focus
- Phase 4 HD Residential and Commercial Focus³

Bach High Pointe sits within Phase 2a of the Concept Design in the AA. The approved Concept Design identifies Phases 2a and 2b as HD Residential, MU Possible, whereas Phases 3 and 4 are designated as HD Residential and Commercial Focus. This distinction is critical. The latter two phases expressly state that they shall be both HD Residential and Commercial. On the



other hand, Phases 2a and 2b indicate only HD Residential and that mixed use is possible. In other words, if they had intended Phase 2a to include HD Residential and Commercial, it would have said that, similar to the identification for Phases 3 and 4. However, it did not. Further, there is no definition included for mixed use, suggesting once again that it could be any combination of uses, not just residential and commercial.

Moreover, the AA does not expressly require that the 100 sf of commercial space per 1 dwelling unit of residential be included in the same phase for Phases 2a and 2b. Rather, under the original Concept

³ The Concept Plan included in Attachment 4 was amended by Ordinance No. 2019-02-04, 2019-11-78 and later 2021-05-23 to its current configuration as set forth in Exhibit A referenced above.



Design, it is clear that the AA intended commercial to be included in Phases 1, 3 and 4. Further, although the Concept Plan was amended in 2019, the amended plan maintained the original intent, that the commercial components would be included in Phases 1 and 5. Further still, if the Annexation or Development Agreements, and their concept plans, had been enforced to date, there would be more than sufficient commercial square footage in Phases 1 and 3 (or 5) to account for all dwelling units to date, with additional commercial to be developed in Phase 4 (5). The City's failure to require compliance with the Agreement(s) in Phases 1 and 3 (and 5), does not shift the commercial square footage burden to another phase, where it was never intended and where it has not been required to date on similarly situated projects.

Third, as noted above, four (4) other projects in Phases 2 and 3 to date have been submitted to and approved by American Fork and completed without any mixed use including any commercial ratio. This includes all of Phase 3, which includes The Arza Apartments, Solhavn Apartments and Walton Lane Townhomes and Phase 2, which to date includes Elevate at 620. Among those four similarly situated comparators, over 1,000 residential dwelling units have been approved and completed in the same or similar phase and under the same development and annexation agreements as Bach High Pointe without any ratio of commercial space being required. The City's sudden determination to require a commercial ratio is not supported by the express language of the agreements in question, but also irrationally and wholly arbitrarily treats Bach High Pointe differently from the four other similarly situated projects. This is certainly coupled with the fact that the City allowed phases which were specifically designated to include commercial to be developed as industrial – in violation of both agreements. As a result, any requirement that Bach High Pointe include any commercial ratio is arbitrary and in violation of Bach High Pointe's Constitutionally protected Due Process and Equal Protection rights.

Finally, plat approval addresses legal lots, dimensions and easements, not commercial ratios which are typically addressed in the site plan. As a result, no commercial element is required for the project in question and none will be included. Moreover, if Planning and Zoning remain firm in their position that this is incorrect, please issue a denial of the application and allow Applicant to proceed with an appeal to the City Council pursuant to AF City Code §17.7.212.

Thank you in advance for your consideration of this request. We look forward to the opportunity to work with you toward a resolution. You may contact me by email at stewart.harman@bachhomes.com or by phone at 801-727-9532.

With kind regards,

A handwritten signature in blue ink, appearing to read "Stewart B. Harman".

Stewart B. Harman
General Counsel

DEVELOPMENT AGREEMENT

LAKE CITY ROW

THIS DEVELOPMENT AGREEMENT (“Agreement”) is made and entered into as of the 24th day of August, 2021 (the “**Effective Date**”), by and between the American Fork City, a Utah municipal corporation, hereinafter referred to as “**City**,” MDP Land LLC, a Utah limited liability company (“**Master Developer**”), North Valley Investment Group, L.L.C., a Utah limited liability company (“**North Valley**”), and Smart Town, LLC, a Utah limited liability company (“**Smart Town**”) hereinafter individually referred to as “**Developer**” and collectively referred to as “**Developers**.” The City, Master Developer, and Developers are hereinafter collectively referred to as “**Parties**.”

RECITALS

A. Developers are the owners of approximately 6.29 acres of land located within Lake City Row, a master planned community development project in American Fork, more particularly described on EXHIBIT A, attached hereto and incorporated herein by reference (the “**Property**”).

B. Master Developer oversees the development of the Property.

C. On May 25th, 2021, the City Council approved Ordinance 2021-05-23, amending the Lake City Row Master Plan (the “**Amendment Ordinance**”), based on the materials and representations set forth on EXHIBIT B (“**Concept Plan**”), attached hereto and incorporated herein by reference, which will govern the access, parking, and use of the Property.

D. The City Council accepted Master Developer’s proffer to enter into this Agreement to memorialize the intent of Master Developer, Developers and the City and decreed that the effective date of the Amendment Ordinance be the date of the execution and delivery of this Agreement.

E. The City has the authority to enter into this Agreement pursuant to Utah Code Section 10-9a-102(2) and relevant municipal ordinances, and desires to enter into this Agreement with the Developer for the purpose of guiding the development of the Property in accordance with the terms and conditions of this Agreement and in accordance with applicable City Ordinances.

F. The Parties desire to enter into this Agreement to specify the rights and responsibilities of the Developers to the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

G. The Parties understand and intend that this Agreement is a “development agreement” within the meaning of, and entered into pursuant to, the terms of Utah Code Ann., §10-9a-102.

H. The Parties intend to be bound by the terms of this Agreement as set forth herein.

LV
JV
AG
W

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City, Master Developer, and Developers hereby agree as follows:

1. Incorporation of Recitals. The foregoing Recitals are hereby incorporated into this Agreement, as a substantive part hereof.

2. Amendment to Master Plan. The Lake City Row Master Plan shall be amended consistent with Ordinance 2021-05-23 attached hereto as Exhibit C.

3. Development of North Valley. The Parties acknowledge and agree that the development of Parcel Nos. 13:062:0091, 57:023:0023, 57:023:0024, 57:023:0025, 57:023:0026, and 57:023:0046 (the “**North Valley Parcels**”) shall be consistent with the Lake City Row Master Plan, as amended by the Amendment Ordinance and this Agreement (“**Amended Master Plan**”) and the Concept Plan. The Master Developer and North Valley shall not seek to develop the Property in a manner that deviates materially from the Amended Master Plan or the Concept Plan.

4. Shared Parking. The Parties acknowledge and agree that the shared parking component of the North Valley Parcels shall provide no fewer parking stalls than represented on the Concept Plan and the location of said parking shall not be materially altered from the Concept Plan.

5. Governing Standards. The Amended Master Plan, Municipal Code and this Agreement establish the development rights for the Project. The Project shall be developed by the Developers in accordance with the Amended Master Plan and this Agreement. All Developers’ submittals must comply generally with the Amended Master Plan and this Agreement.

6. Under Construction. The City acknowledges that the commercial structure on the North Valley Parcels shall be deemed under construction upon site plan approval.

7. Default. An “Event of Default” shall occur under this Agreement if any party fails to perform its obligations hereunder when due and the defaulting party has not performed the delinquent obligations within sixty (60) days following delivery to the delinquent party of written notice of such delinquency. Notwithstanding the foregoing, if the default cannot reasonably be cured within that 60-day period, a party shall not be in default so long as that party commences to cure the default within that 60-day period and diligently continues such cure in good faith until complete.

a. Remedies. Upon the occurrence of an Event of Default, the non-defaulting party shall have the right to exercise all of the following rights and remedies against the defaulting party:

1. All rights and remedies available at law and in equity, including injunctive relief, specific performance, and termination, but not including damages or attorney’s fees.

2. The right to withhold all further approvals, licenses, permits or other rights associated with the Project or development activity pertaining to the defaulting party as described in this Agreement until such default has been cured.

3. The right to draw upon any security posted or provided in connection with the Property or Project by the defaulting party.

The rights and remedies set forth herein shall be cumulative.

8. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To the Developer: MDP Land, LLC
Attn: Arvil Swaney
3395 E Stonehill Ln
SLC, Utah, 84121
Phone: 808.378.1000

With a Copy to: Woodbury Corporation
Attn: Joe Rich
2733 E Parleys Way, suite 202
SLC, Utah, 84109

To the City: City of American Fork
Attention: City Administrator
51 East Main
American Fork, Utah 84003

9. General Term and Conditions.

a. Headings. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

b. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns (to the extent that assignment is permitted). Without limiting the generality of the foregoing, a "successor" includes a party that succeeds to the rights and interests of the Developer as evidenced by, among other things, such party's submission of land use applications to the City relating to the Property or the Project.

c. Non Liability of City Officials and Employees. No officer, representative, consultant, attorney, agent or employee of the City shall be personally liable to the Developer, or any successor in interest or assignee of the Developer, for any default or breach by the City, or for any amount which may become due to the Developer, or its

successors or assignees, or for any obligation arising under the terms of this Agreement. Nothing herein will release any person from personal liability for their own individual acts or omissions.

d. Third Party Rights. Except for the Master Developer, Developers, the City, the Incidental Parties (only to the extent applicable under Paragraph 16), and other parties that may succeed the Developers on title to any portion of the Property, all of whom are express intended beneficiaries of this Agreement, this Agreement shall not create any rights in and/or obligations to any other persons or parties. The Parties acknowledge that this Agreement refers to a private development and that the City has no interest in, responsibility for, or duty to any third parties concerning any improvements to the Property unless the City has accepted the dedication of such improvements

e. Further Documentation. This Agreement is entered into by the Parties with the recognition and anticipation that subsequent agreements, plans, profiles, engineering and other documentation implementing and carrying out the provisions of this Agreement may be necessary. With respect to the Incidental Parties, this Agreement constitutes the entire understanding between the Parties relating to the provisions of this Agreement applicable to the Incidental Parties, and it supersedes and replaces all prior negotiations, agreements, or representations between them, whether oral or written.

f. Relationship of Parties. This Agreement does not create any joint venture, partnership, undertaking, business arrangement or fiduciary relationship by or between the Master Developer, City, the Developers, and/or the Incidental Parties or any combination of such parties.

g. Agreement to Run With the Land. This Agreement shall be recorded in the Office of the Utah County Recorder against the Property and is intended to and shall be deemed to run with the land, and shall be binding on and shall benefit all successors in the ownership of any portion of the Property.

h. Performance. Each party, person and/or entity governed by this Agreement shall perform its respective obligations under this Agreement in a manner that will not unreasonably or materially delay, disrupt or inconvenience any other party, person and/or entity governed by this Agreement, the development of any portion of the Property or the issuance of final plats, certificates of occupancy or other approvals associated therewith.

i. Applicable Law. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Utah.

j. Construction. All parties have had the opportunity to review this Agreement with legal counsel, and no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement.

k. Consents and Approvals. Except as expressly stated in this Agreement, the consent, approval, permit, license or other authorization of any party under this Agreement

shall be given in a prompt and timely manner and shall not be unreasonably withheld, conditioned or delayed. Any consent, approval, permit, license or other authorization required hereunder from the City shall be given or withheld by the City in compliance with this Agreement and the City Ordinances.

1. Approval and Authority to Execute. Each of the Parties represents and warrants as of the Effective Date this Agreement, it/he/she has all requisite power and authority to execute and deliver this Agreement, being fully authorized so to do and that this Agreement constitutes a valid and binding agreement.

m. Termination.

i. Notwithstanding anything in this Agreement to the contrary, it is agreed by the parties hereto that in the event the final plat for the Property has not been recorded in the Office of the Utah County Recorder within ten (10) years from the date of this Agreement (the "Term"), or upon the occurrence of an event of default of this Agreement that is not cured, the City shall have the right, but not the obligation, at the sole discretion of the City Council, to terminate this Agreement as to the defaulting party (*i.e.*, the Developer). The Term may be extended by mutual agreement of the Parties.

ii. Upon termination of this Agreement for the reasons set forth herein, following the notice and process required hereby, the obligations of the City and the defaulting party to each other hereunder shall terminate, but none of the licenses, building permits, or certificates of occupancy granted prior to expiration of the Term or termination of this Agreement shall be rescinded or limited in any manner.

10. Assignability. The rights and responsibilities of Developers under this Agreement may be assigned in whole or in part by a Developer with the consent of the City as provided herein.

a. Notice. Developer shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee.

b. Partial Assignment. If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds. Upon any such approved partial assignment, Developer shall be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations that were not assigned.

- c. Grounds for Denying Assignment. The City may only withhold its consent if the City is not reasonably satisfied of the assignee's reasonable financial ability to perform the obligations of Developer proposed to be assigned.
- d. Assignee Bound by this Agreement. Any assignee shall consent in writing to be bound by the assigned terms and conditions of this Agreement as a condition precedent to the effectiveness of the assignment.

11. Sale or Conveyance. If a Developer sells or conveys parcels of land, the lands so sold and conveyed shall bear the same rights, privileges, intended uses, configurations, and density as applicable to such parcel and be subject to the same limitations and rights of the City as when owned by Developer and as set forth in this Agreement without any required approval, review, or consent by the City except as otherwise provided herein.

12. No Waiver. Any party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the party intended to be benefited by the provisions, and a waiver by a party of a breach hereunder by the other party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

13. Severability. If any portion of this Agreement is held to be unenforceable for any reason, the remaining provisions shall continue in full force and effect.

14. Force Majeure. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefore; acts of nature; governmental restrictions, regulations or controls; judicial orders; enemy or hostile government actions; wars, civil commotions; fires or other casualties or other causes beyond the reasonable control of the party obligated to perform hereunder shall excuse performance of the obligation by that party for a period equal to the duration of that prevention, delay or stoppage.

15. Amendment. No amendment or waiver of any provision of this Agreement shall in any event be effective unless the same shall be in writing and signed by the Master Developer, Developers, and the City, and then any such waiver shall be effective only in the specific instance and for the specific purpose for which given. No amendment or waiver of any provision of Paragraph 4 of this Agreement shall in any event be effective unless the same shall be in writing and signed by the Master Developer, Developers, the City, and Incidental Parties, and then any such waiver shall be effective only in the specific instance and for the specific purpose for which given.

16. Parties With Limited Rights And/Or Obligations. Kurt V. Vest and Larry E. Vest, Trustees of the Kurt V. Vest Trust, created pursuant to that Agreement Creating Trusts for the Children of Floyd K. Vest and Marcia W. Vest, dated December 29, 1998, OZ AF East, LLC, a Utah limited liability company, and Villas at Aspen Meadows, LLC, a Nevada limited liability company (each and "**Incidental Party**", and collectively the "**Incidental Parties**") are parties to this Agreement to acknowledge and consent to the modification of the Lake City Row Master Plan and for the purpose of memorializing Developer's obligation to provide shared parking pursuant to Paragraph

4 of this Agreement to Incidental Parties. The Incidental Parties' respective receipt of shared parking shall be conditioned upon acceptance and execution of parking agreements mutually agreeable between such Incidental Party and Developers.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

CITY:
AMERICAN FORK CITY

ATTEST:

By: Leilin Lurker
City Recorder



By: Bradley J. Frost
Mayor Bradley J. Frost

MASTER DEVELOPER:
MDP LAND, LLC

By: Arvil Sweeney
Name: Arvil Sweeney
Title: Manager

STATE OF UTAH)
:ss
COUNTY OF UTAH)

On the 21st day of Sept., 2021, personally appeared before me Arvil Sweeney, who being by me duly sworn, did say that he is the Manager of MDP Land, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that he executed the same.



Tiffany M. Steele
Notary Public
Residing at:

11
21
09
W

DEVELOPER:

NORTH VALLEY INVESTMENT GROUP,
L.L.C.,
A Utah limited liability company

By: WOODBURY CORPORATION
A Utah corporation, Its Manager

O. Randall Woodbury
O. Randall Woodbury, President
Joshua B. Woodbury, Vice President Acquisitions
Curtis G. Woodbury
Curtis G. Woodbury, Secretary

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 27th day of September 2021, personally appeared
O. RANDALL WOODBURY, to me personally known, who being by me duly sworn did say that he is the
President of WOODBURY CORPORATION, Manager of NORTH VALLEY INVESTMENT GROUP, L.L.C., a Utah
limited liability company, the company that executed the within instrument, known to me to be the
person who executed the within instrument on behalf of such company therein named, and
acknowledged to me that such company executed the within instrument pursuant to its Operating
Agreement.

Laurie Higgs
Notary Public



STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 27th day of September 2021, personally appeared
Joshua B. Woodbury to me personally known, who being by me duly sworn
did say that he is the Secretary of WOODBURY CORPORATION, Manager of
NORTH VALLEY INVESTMENT GROUP, L.L.C., a Utah limited liability company, the company that executed
the within instrument, known to me to be the person who executed the within instrument on behalf of
such company therein named, and acknowledged to me that such company executed the within
instrument pursuant to its Operating Agreement.

Laurie Higgs
Notary Public



DEVELOPER:
SMART TOWN, LLC

By: Arvil Swaney
Name: Arvil Swaney
Title: Manager

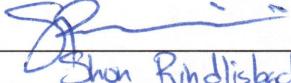
STATE OF UTAH)
:ss
COUNTY OF UTAH)

On the 21st day of Sept, 2021, personally appeared before me Arvil Swaney, who being by me duly sworn, did say that he is the Manager of Smart Town, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that he executed the same.

A handwritten signature in blue ink that reads "Tiffany Steele".

INCIDENTAL PARTY:

OZ AF EAST, LLC

By: 

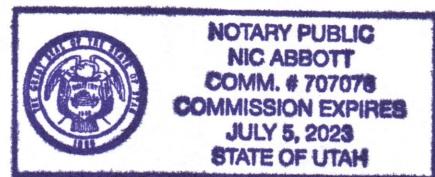
Name: Shon Rindlisbacher

Title: Managing Member

STATE OF UTAH)
:ss
COUNTY OF UTAH)

On the 20 day of OCTOBER, 2021, personally appeared before me SHON RINDLISBACHER who being by me duly sworn, did say that he is the MANAGING MEMBER of OZ AF EAST, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that he executed the same.

Nic Abbott
Notary Public

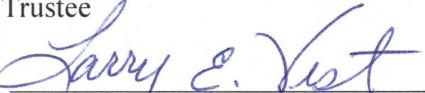


INCIDENTAL PARTY: KURT V. VEST TRUST

By: 

Name: Kurt V. Vest

Title: Trustee

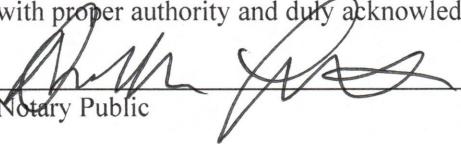
By: 

Name: Larry E. Vest

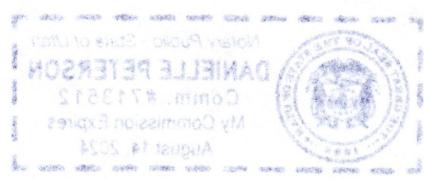
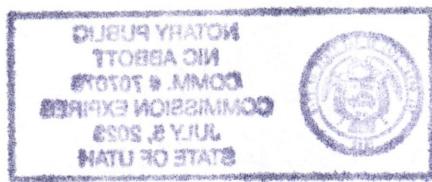
Title: Trustee

STATE OF UTAH)
:ss
COUNTY OF UTAH)

On the 30th day of September, 2021, personally appeared before me Kurt V. Vest and Larry E. Vest, who being by me duly sworn, did say that they are the Trustees of the Kurt V. Vest Trust, and that the within and foregoing instrument was signed on behalf of said Kurt V. Vest Trust, with proper authority and duly acknowledged to me that they executed the same.


Notary Public





**INCIDENTAL PARTY:
VILLAS AT ASPEN MEADOWS, LLC**

By: Chris Webb
Name: Chris Webb
Title: Manager

STATE OF UTAH)
:ss
COUNTY OF UTAH)

On the 12 day of October, 2021, personally appeared before me Chris Webb who being by me duly sworn, did say that he is the manager of Villas at the Factory, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that he executed the same.

Kinleith Halls

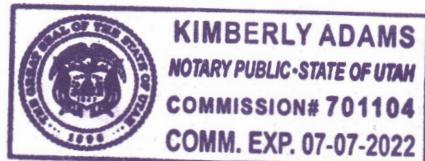


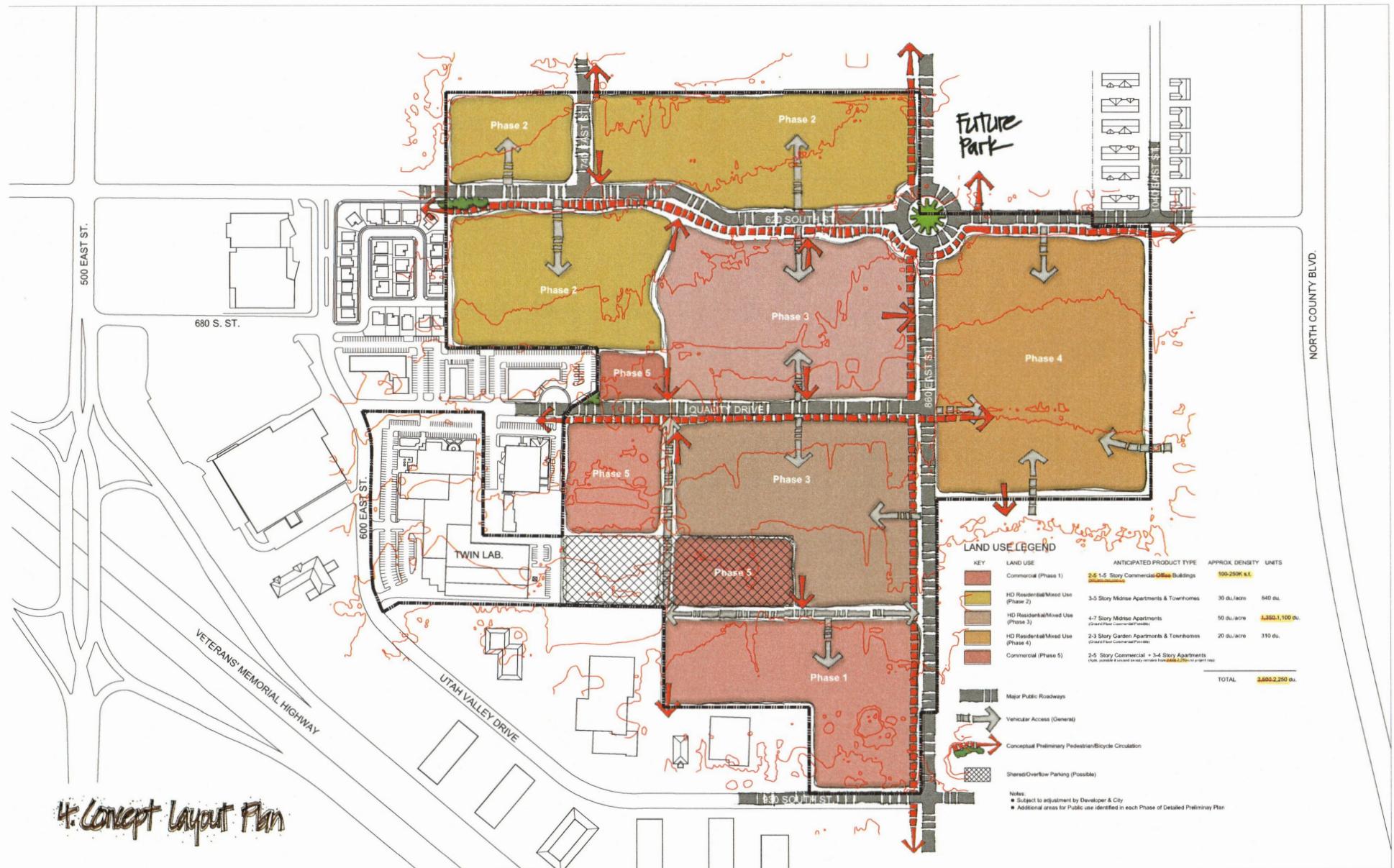
Exhibit A: Legal Description of the Property and Amended Master Plan



3. Project Phasing

Lake City Row Planned Community - REVISED MAR 2021

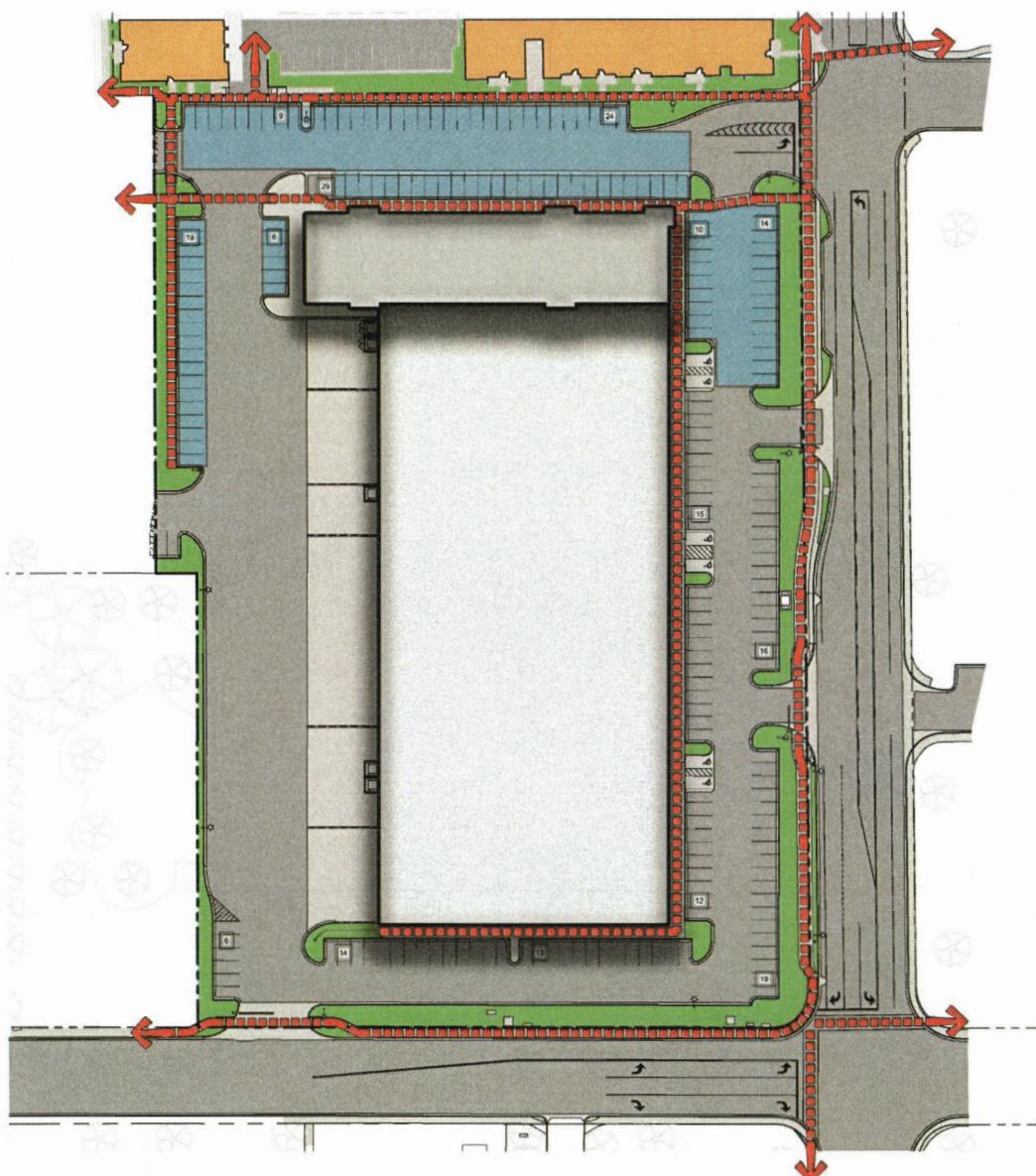




Lake City Row Planned Community - REVISED MAR 2021



Exhibit B: Concept Plan



SCALE IN FEET
SCALE: 1"=40' (24'x36' ONLY)

LEGEND
— PROPERTY LINE

PARKING SUMMARY

BUILDING FOOTPRINT	97,595 SF
OFFICE ALLOCATION	
PROPOSED ALLOCATION FOOTPRINT (AS SHOWN):	14,720 SF
MAXIMUM ALLOCATION FOR OFFICE INCLUDING PROPOSED 2 STORY AREA:	31,000 SF
ALLOCATION PARKING RATIO (4.0/1000):	124 STALLS
FLEX SPACE	
PARKING RATIO (1/1000):	81,315 SF
TOTAL PARKING REQD:	62 STALLS
TOTAL PARKING PROVIDED:	206 STALLS
	206 STALLS

■ SHARED PARKING
➡ PEDESTRIAN CIRCULATION

WOODBURY
CORPORATION
2728 EAST PARLEY'S WAY, SUITE 300
SALT LAKE CITY, UTAH 84108 (801) 465-7770

DATE

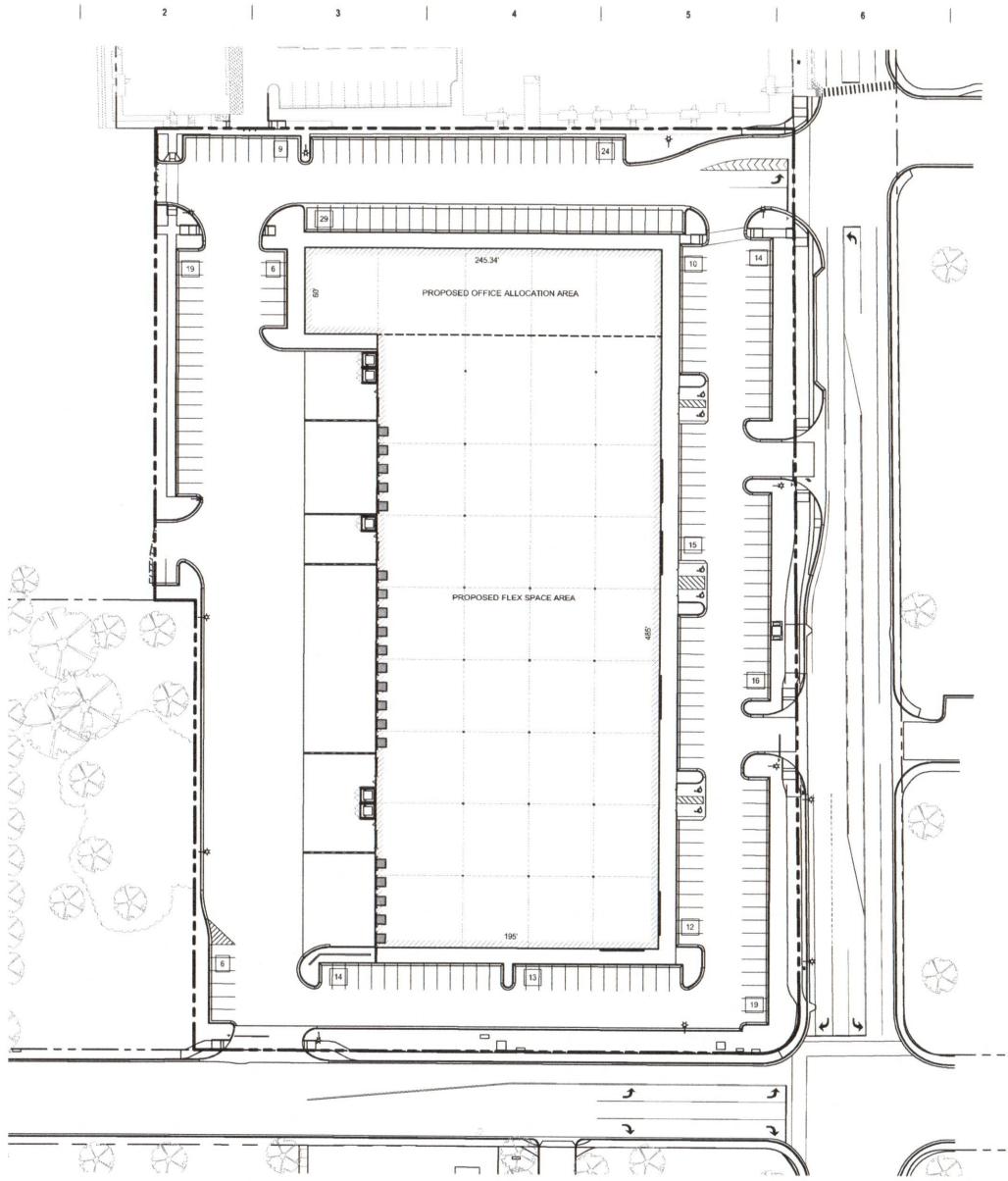
REVISION DESCRIPTION

OVERALL SITE PLAN UVBP - PANDO LAKE CITY

600 EAST 600 SOUTH
AMERICAN FORK, UTAH

OVERALL SITE PLAN
PROJECT #: 9036-3000
DRAWN BY: 06/05/2021
DRAWN BY: 06/05/2021
SCALE: 1"= 40'

EXH



PARKING SUMMARY

BUILDING FOOTPRINT	97,595 SF
OFFICE ALLOCATION PROPOSED ALLOCATION FOOTPRINT (AS SHOWN): MAXIMUM ALLOCATION FOR OFFICE INCLUDING PROPOSED 2 STORY AREA: ALLOCATION PARING RATIO (4.0/1000):	14,720 SF 31,000 SF 124 STALLS
FLEX SPACE	81,315 SF
PARKING RATIO (1/1000):	82 STALLS
TOTAL PARKING REQ'D:	206 STALLS
TOTAL PARKING PROVIDED:	206 STALLS

OVERALL SITE PLAN UVBP - PANDO LAKE CITY

OVERALL SITE PLAN
PROJECT #: 9636-3000
DATE: 05/20/2021
DRAWN BY:
SCALE: 1" = 40'

EXH

BUILDING IMAGE - NE CORNER

SCALE:



RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

PANDO LAKE
A PROJECT FOR
WOODBURY COOPORATION

DENVER

05/25/21

COLORADO

powers
brown
architecture

Author XXXXX

*c
d*

Exhibit C: Ordinance 2021-05-23

80

ORDINANCE NO. 2021-05-23

AN ORDINANCE APPROVING THE AMENDED OVERALL CONCEPT PLAN FOR
LAKE CITY ROW LOCATED AT 860 EAST 620 SOUTH

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

PART I

DEVELOPMENT APPROVED - ZONE MAP AMENDED

- A. The concept plan for Lake City Row, as set forth in the attachment, is hereby approved.
- B. Said Plans are hereby adopted as an amendment to the Official Zone Map and territory included in the Plans is hereby designated as Large-Scale Development Overlay Zone 563.
- C. Said Plans shall hereafter constitute the zone requirements applicable within the property so described.

PART II

ENFORCEMENT, PENALTY, SEVERABILITY, EFFECTIVE DATE

- A. Hereafter, these amendments shall be construed as a part of the Zoning Ordinance of American Fork, Utah, to the same effect as if originally a part thereof, and all provisions of said Ordinance shall be applicable thereto including, but not limited to, the enforcement, violation, and penalty provision thereof.
- C. All ordinances, or resolutions, or parts thereof, in conflict with the provisions of this ordinance, are hereby repealed.
- D. This ordinance shall take effect upon its passage and first publication following completion of all terms and conditions of approval, as set forth under the motion to approve, passed and adopted by the American Fork City Council.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH, THIS 25th DAY OF MAY, 2021.

ATTEST:

Terilyn Lurker

Terilyn Lurker, Recorder

Bradley J. Frost
Bradley J. Frost, Mayor



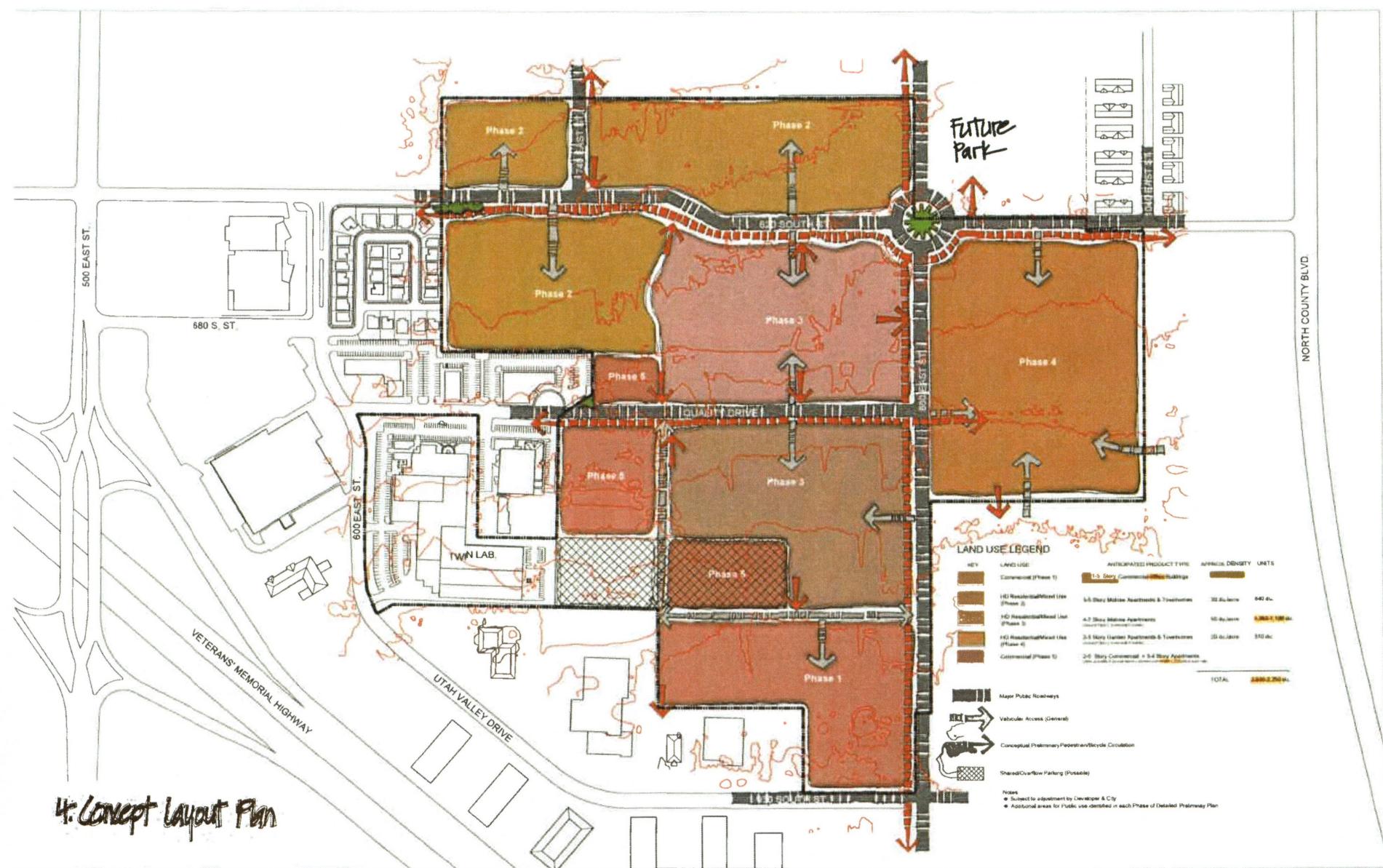


Lake City Row Planned Community - REVISED MAR 2021



0
150
300
450 feet
SCALE 1:50





Lake City Row Planned Community - REVISED MAR 2021



0 150 300 450 feet

epg

Agenda Topic

Review and action on an application for an Accessory Structure, known as Roberts Detached Garage, that is 750 square feet or greater, located at approximately 1021 N 150 W, American Fork City. The Accessory Structure will be on approximately 5.97 acres and will be in the R1-9000 Residential Zone.

BACKGROUND INFORMATION		
Location:		1021 N 150 W, American Fork, Utah, 84003
Project Type:		Accessory Structure Site Plan
Applicants:		Fred Roberts; Wright Buildings
Existing Land Use:		Residential Medium Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Public Parks & Open Space
	South	Residential Low Density/ Public Parks & Open Space
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:		R1-9000
Proposed Zoning:		N/A
Surrounding Zoning:	North	RA-1
	South	R1-9000
	East	RA-1
	West	R1-9000

Background

The applicant has applied for a site plan to develop a Residential Accessory Structure. The Accessory Structure exceeds the 750 square foot threshold, requiring the application to be brought to the Development Review Committee for a determination.

Section 17.5.105 – Area of Accessory Buildings

- A. Accessory Buildings shall comply with all requirements of the underlying zoning and land use in addition to the following:
 - 1. General Requirements:
 - a. A building permit is required for all buildings larger than 200 sq.ft.
 - (I) In addition to the review of plans by the Building Authority, all other approvals contemplated herein, as applicable, shall be received prior to the issuance of a building permit.
 - b. Site plans, inclusive of utilities, shall be provided for all buildings larger than 200 sq.ft.
 - (I) The Administrative Land Use Authority shall have the authority to approve Site Plans for Accessory Buildings.
 - c. Civil engineering plans, in addition to standard building plans shall be provided for Accessory Buildings larger than 750 sq.ft.
 - (I) The City Engineer shall have authority to approve the civil plans identified in A(1)(c).
 - d. Storm Water Pollution Prevention Plans (SWPPP) shall be provided for Accessory Buildings larger than 750 sq.ft. if the accessory building is within 50 feet of a water of the state wetland, watershed outfall, or ditches, slough, or similar waterways.
 - (I) The City Engineer shall have authority to approve SWPPP.
 - e. Accessory Buildings shall be located in the rear yard.
 - (I) Unique lots, such as corner lots or those with increased width and minimum depth, may seek a variance from the Board of Adjustment for the allowance of an Accessory Building in a side yard.
 - f. The footprint of the Accessory Building may not cover more than 25% of the rear yard (or side yard if a variance is granted, as provided for above).
 - g. No building, or portion thereof, including eaves, shall be within the applicable setbacks or within the easement areas.
 - 2. Residential, and Planned Residential Zones
 - a. The use of an Accessory Building shall be subordinate to the primary structure on the lot.
 - b. The materials of the Accessory Buildings shall be consistent with the existing structure.
 - c. The maximum height of the Accessory Building:
 - (I) Shall not exceed the height of the primary structure;
 - (II) Shall not exceed 25 feet at its highest point; and
 - (III) Shall not exceed 20 feet within 10 feet of any property line.
 - d. Setbacks:

- (1) From main building: Accessory Buildings shall be set back not less than 12 feet to the rear of the closest rear wall of the main building and not less than 12 feet from the closest side wall of the main building.
 - (A) Accessory buildings that are located 12 feet or closer to a main building shall be considered as part of the main building, for setback determination only.
- (2) Side setback – corner lot – side abutting street: Accessory Buildings shall be set back not less than forty feet from the side lot line which abuts on a street.
- (3) Side and rear setback – interior lot line: Accessory buildings shall be set back not less than five feet from the lot line.

3. Residential-Agricultural Zones

- a. The use of an Accessory Building shall be subordinate to the primary structure on the lot.
 - (1) The Accessory Building may be the only building on the lot.
 - b. The materials of the Accessory Building shall be compatible with the existing character of the immediate vicinity, as to appear consistent in style and aesthetic.
 - c. The maximum height of the Accessory Building shall not exceed 35 feet.
 - d. Setbacks:
 - (1) From main building: Accessory Buildings shall be set back not less than 12 feet to the rear of the closest rear wall of the main building and not less than 12 feet from the closest side wall of the main building.
 - (A) Accessory buildings that are located 12 feet or closer to a main building shall be considered as part of the main building for setback determination only.
 - (B) Where no main building exists on the lot, a detached Accessory Building shall be set back no less than 75 feet from the front lot line.
 - (2) Side setback – corner lot – side abutting street: Accessory Buildings shall be set back not less than forty feet from the side lot line which abuts on a street.
 - (A) Side and rear setback – interior lot line: Accessory buildings shall be set back not less than five feet from the lot line.

B. Appeals.

1. An applicant may appeal the interpretation of the building code by the Building Official by filing an appeal within 10 days of the denial of a building permit. Said appeal shall be filed, in writing, with the American Fork City Development Services Department. The appeal authority for said appeals shall be the American Fork City IBC Appeals Board.
2. An applicant may appeal the denial of a site plan, engineered plans, and/or SWPPP, or the denial of a building permit for any reason other than that set forth in B(1), by filing an appeal within 10 days of the denial. Said appeal shall be filed, in writing, with the

American Fork Development Services Department. The appeal authority for said appeals shall be the American Fork Planning Commission.

Section 17.5.106 – Accessory Building Prohibited as Living Quarters

Living and sleeping quarters shall not be permitted in any accessory building.

Project Conditions of Approval

1. Address all remaining DRC comments.

Findings of Fact

1. The Residential Accessory Structure **MEETS** the requirements of Section 17.5.105.
2. The Residential Accessory Structure **MEETS** the requirements of Section 17.5.106



Development Review Committee Staff Report
Meeting Date: August 11, 2025

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.

- 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.
- 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.
- Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
- Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
- 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 Residential Accessory Structure **MEETS** the requirements of Section 17.5.105 and Section 17.5.106. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Residential Accessory Structure

Approval

I move to approve the proposed Residential Accessory Structure that is in excess of 750 square feet, located at approximately 1021 N 150 W, American Fork City, UT 84003, in the R1-9000 Zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Residential Accessory Structure that is in excess of 750 square feet, located at approximately 1021 N 150 W, American Fork City, UT 84003, in the R1-9000 Zone.

Table

I move to table action for the proposed Residential Accessory Structure that is in excess of 750 square feet, located at approximately 1021 N 150 W, American Fork City, UT 84003, in the R1-9000 Zone and instruct staff/developer to.....

FRED ROBERTS1021 N 150 W
AMERICAN FORK UT, 84003**WRIGHT
BUILDINGS****GENERAL NOTES - SITE PLAN**

- A SEE GENERAL PROJECT NOTES, ROOF PLAN AND/OR FRAMING PLAN FOR ROOF PITCHES, ROOF BEARING AND STRUCTURAL REQUIREMENTS.
- B CONCRETE TO SLOPE AWAY FROM BUILDING AT 2% SLOPE MIN.
- C GROUND AROUND ENTIRE BUILDING TO SLOPE AWAY FROM HOUSE AT 5% MIN. SLOPE FOR A DISTANCE OF 10'-0" FROM BUILDING.
- D ALL BUILDING MOUNTED LIGHTS NOT TO ILLUMINATE ADJACENT PROPERTIES
- E INSTALL RAIN GUTTERS AND DOWNSPOUTS AS NEEDED
- F EXISTING GRADE TO REMAIN THE SAME
- G ALL ROOF DRAINAGE SHALL BE DETAILED ON SITE
- H CONTRACTOR TO VERIFY ALL EXISTING ELEMENTS PRIOR TO EXCAVATION AND BUILDING
- I ALL EXISTING HOME COMPONENTS TO REMAIN THE SAME

KEYED NOTES

- 1 EXISTING CONCRETE DRIVE
- 2 EXISTING RESIDENCE TO REMAIN THE SAME
- 3 EXISTING SITE TO REMAIN THE SAME
- 4 APPROXIMATE LOCATION OF PROPERTY LINES. CONTRACTOR TO VERIFY EXACT LOCATION
- 5 APPROXIMATE LOCATION OF CONCRETE WASHOUT
- 6 PROPOSED LOCATION OF DETACHED GARAGE
- 7 DASHED LINE HERE TO REPRESENT PERIMETER OF BUILDING.
- 8 PROPOSED ROOF

PROPERTY INFORMATION:

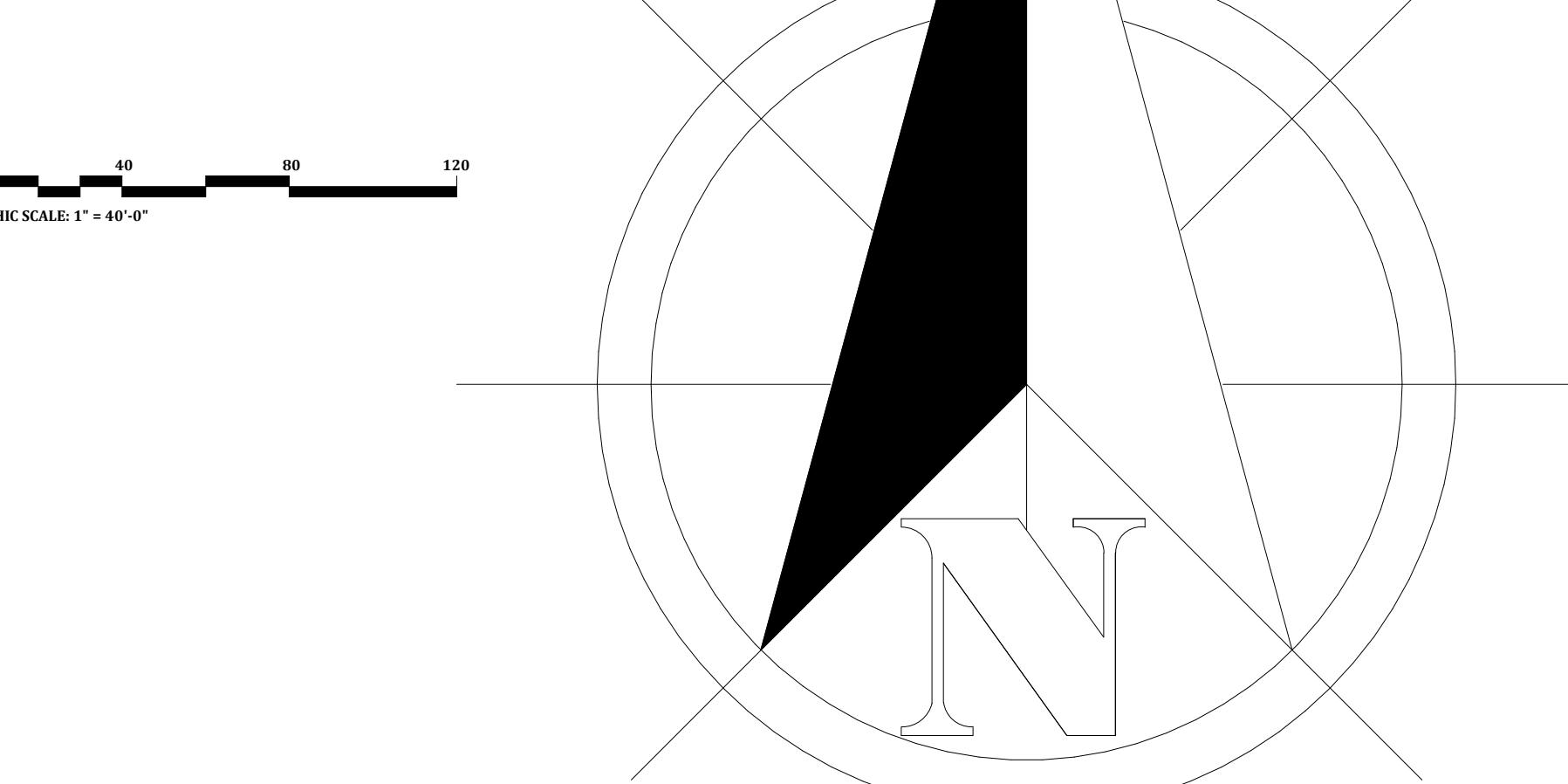
PARCEL NUMBER: 120570098
 ZONE: R1-9000
 OWNERS: FRED & MARIANNE ROBERTS
 ACREAGE: 5.97
 ZONING: RESIDENTIAL

PRIMARY STRUCTURE SETBACK:
 FRONT YARD: 30'-0"
 SIDE YARD (CORNER): 20'-0"
 SIDE YARD (INT. LOTS): 8'-0" MIN./ COMBINED: 18'-0"
 REAR YARD (INT. LOTS): 25'-0"
 REAR YARD (CORNER): 25'-0"

DETACHED GARAGE SETBACK
 FRONT YARD: 120'-10"
 SIDE YARD: (NORTH) 111'-7.5"
 SIDE YARD (SOUTH): 395'-5"
 REAR YARD: 386'-0"

LINETYPE LEGEND

- PROPERTY LINE
- SITE SETBACK/EASEMENT LINES
- SITE FEATURES
- ROOF FEATURES

**SITE PLAN**

SCALE

As indicated

ISSUE DATE:

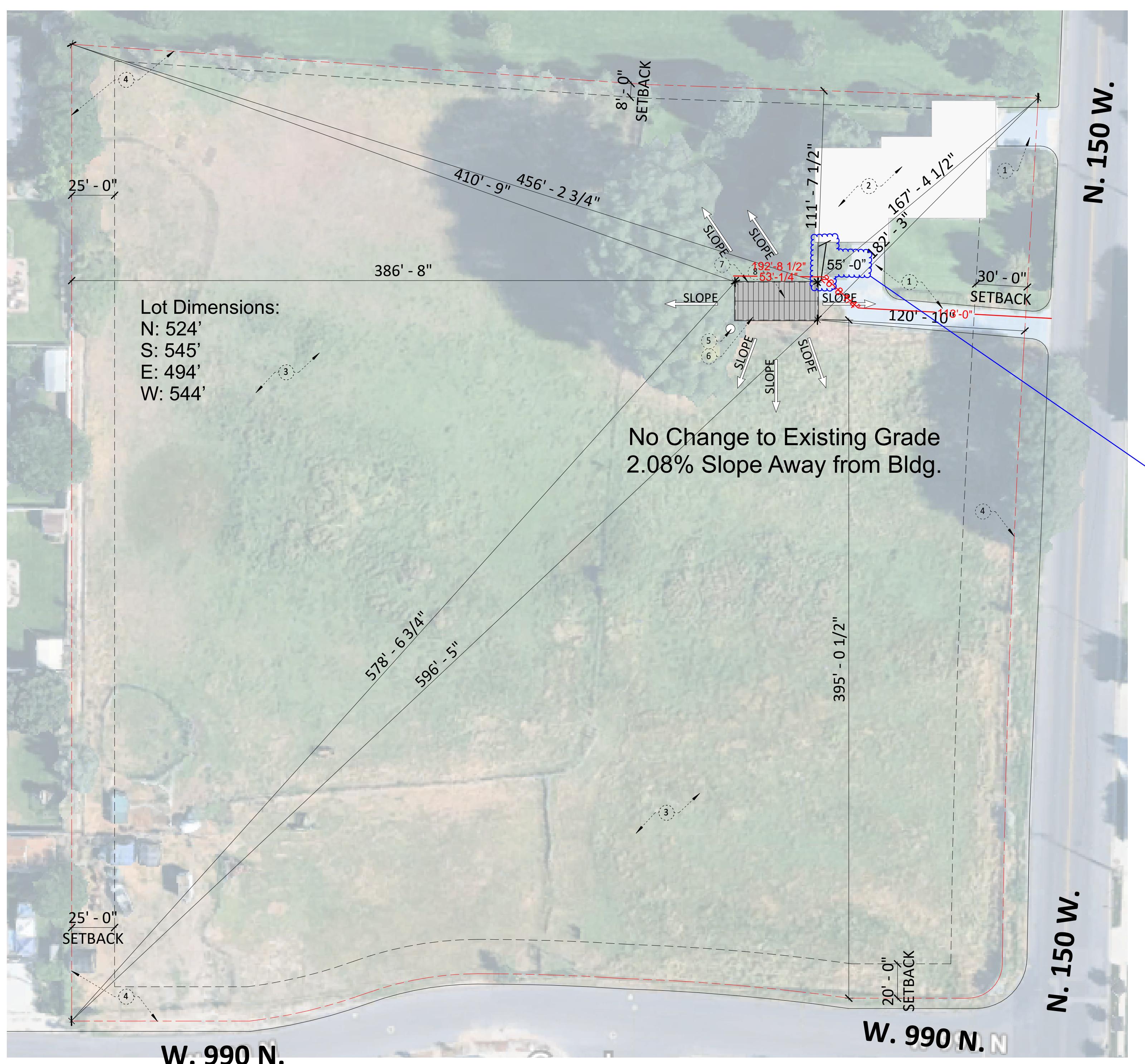
6-10-2025

09

American Fork City Development Review Committee	
Planning and Zoning Reviewed Areed 08/06/2025	No Comments
Fire Department Reviewed M. Sacco 07/29/2025	
Engineering Division Reviewed rburkhill 08/04/2025	Address comments
EC/LID Reviewed tmezenen 08/05/2025	

Next Step
Proceed to the Development Review Committee on 08.11.2025

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.



FRED ROBERTS

1021 N 150 W

AMERICAN FORK UT, 84003

WRIGHT
BUILDINGS

GENERAL NOTES

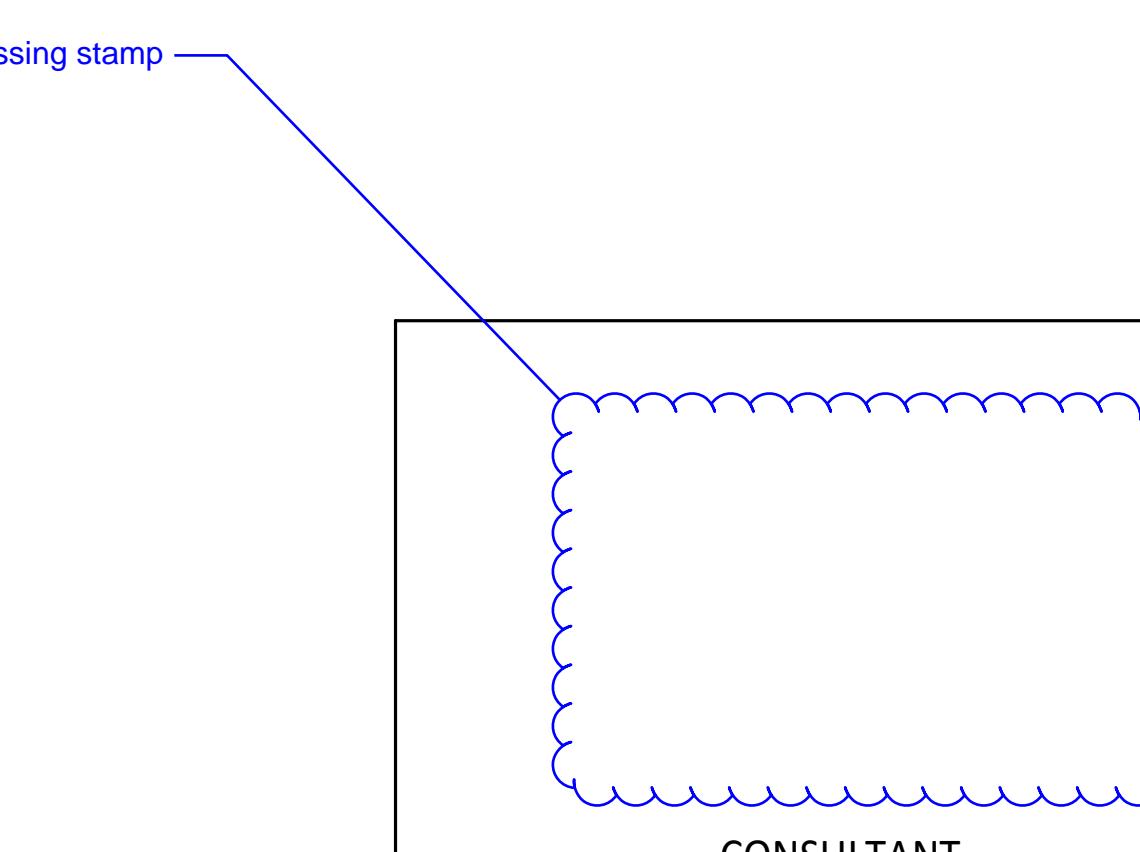
SCALE

ISSUE DATE:
6-10-2025

01

CONSULTANT

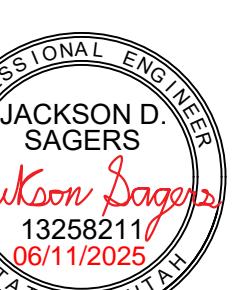
1. COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. MANUFACTURERS SPECIFICATIONS FOR INSTALLATION OF MATERIALS SHALL BE FOLLOWED. WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED AND THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES TO EXPEDITE THE JOB IN A SMOOTH AND CONTINUOUS PROCESS.
2. ALL FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL. FOOTINGS SHALL BE EXCAVATED TO A MINIMUM DEPTH SO AS TO PROVIDE FROST PROTECTION. FINISH GRADING SHALL BE DONE SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. A MINIMUM SLOPE OF 5% SHALL BE MAINTAINED FOR FIRST 10'-0" WITH 1% SLOPE THEREAFTER TO APPROVED DRAINAGE AREA.
3. ATTIC VENTILATION: THE NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/300 TH PROVIDED THAT AT LEAST 50% OF THE AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, THE OTHER TO BE PROVIDED BY VENTED SOFFIT SYSTEM.
4. SHOWER COMPARTMENTS SHALL HAVE AT LEAST 900 SQ. INCHES OF FLOOR AREA AND BE OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER NOT LESS THAN 30 INCHES. HINGED SHOWER DOORS SHALL OPEN OUTWARD. THE WALL AREA ABOVE BUILT-IN TUBS HAVING INSTALLED SHOWER HEADS AND IN-SHOWER COMPARTMENTS SHALL BE CONSTRUCTED AS PER SECTION R702.4, SUCH WALLS SHALL FORM A WATERTIGHT JOINT WITH EACH OTHER AND WITH EITHER THE TUB, RECEPTOR OR SHOWER FLOOR. BATHROOMS, WATER CLOSETS COMPARTMENTS, AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQ. FEET, ONE HALF OF WHICH MUST BE OPERABLE. (IF NO WINDOWS, A MECHANICAL VENTILATION SYSTEM SHALL BE REQ. THE MINIMUM VENTILATION RATES SHALL BE 50 CFM. FOR CONTINUOUS VENTILATION.
5. ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF SHOWERS AND BATH TUB ENCLOSURES AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC.
6. DRYER EXHAUST SYSTEMS SHALL CONVEY THE MOISTURE TO THE OUTDOORS AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINAL. DUCTS SHALL HAVE A BACK DRAFT DAMPER. THE MAX LENGTH OF CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 25 FEET FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAX LENGTH OF THE DUCTS SHALL BE REDUCED 2.5 FEET FOR EACH 45 DEGREE BEND AND 5 FEET FOR EACH 90 DEGREE BEND.
7. ALL EXTERIOR DOORS SHALL HAVE A FLOOR OF LANDING ON EACH SIDE OF THE DOOR. IF THE DOOR IS NOT A REQ. EXIT DOOR THE LANDING SHALL NOT EXCEED 7-3/4" FROM THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING. EGRESS DOORS SHALL NOT BE MORE THAN 1 1/2" LOWER THAN TOP OF THE THRESHOLD. ALL LANDINGS SHALL BE NOT LESS THAN 36" WIDE, MEASURED IN THE DIRECTION OF TRAVEL.
8. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZ. MOVEMENT. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF THE APPLIANCE'S VERT. DIMENSIONS. AT THE LOWER POINT, THE STRAPPING SHALL MAINTAIN A MIN. DISTANCE OF 4 INCHES ABOVE THE CONTROLS.
9. EMERGENCY FLOOR DRAINS AT WATER HEATERS, LAUNDRIES, GARAGES, ECT. REQ. A TRAP SEAL PRIMER OR DEEP SEAL TRAP. (UTAH STATE AMENDMENT TO IPC SEC. 1002.4.1)
10. BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER = 2,500 PSI. BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS = 2,500 PSI. BASEMENT WALLS, FOUNDATIONS WALLS, EXTERIOR WALLS EXPOSED TO THE WEATHER = 3,000 PSI. PORCHES, CARPORTS SLABS, AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS = 3,500 PSI.
11. MECHANICAL CONTRACTOR TO PROVIDE COMBUSTION AIR TO FURNACE AREA IN ACCORDANCE WITH LOCAL NATURAL GAS SPECIFICATIONS. COMBUSTION AIR TO BE BROUGHT INTO HOUSE FROM OUTSIDE. COMBUSTION AIR SHALL BE SUPPLIED BY VERTICAL OPENING, EACH WITH 1 SQ. INCH PER 4,000 BTU/H OF TOTAL IMPUTING RATING OF ALL APPLIANCES WITHIN THE SPACE
OR
COMBUSTION AIR SHALL BE SUPPLIED BY TWO HORIZONTAL OPENINGS, EACH WITH ONE SQ. INCH PER 2,000 BTU/H OF THE TOTAL INPUT RATING OF ALL APPLIANCES WITHIN THE SPACE.
12. AIR DUCTS IN UNCONDITIONED SPACES (ATTIC, UNCONDITIONED BASEMENTS, VENTED CRAWLSPACES) WILL BE INSULATED W/ R-8 MIN.
13. ALL STUMPS, ROOTS, & ORGANIC MATTER SHALL BE REMOVED FROM THE SOIL IN THE AREA OF THE BUILDING.
14. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STOREIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS.
 - A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
 - 1) VERTICALLY AT THE CEILING AND FLOOR LEVELS
 - 2) HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
 - B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACE UNDER STAIRS SHALL COMPLY WITH SECTION R312.2
 - D. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLE AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
15. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
16. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
17. REFER TO IRC 2021 SECTION R602 FOR ADDITIONAL REQUIREMENTS FOR THE USE OF EXPANDING CAULK AT ALL PENETRATIONS AND APPROVED METHODS FOR BASEMENT FIREBLOCKING.
18. STAIRWAYS WITH 4 OR MORE RISERS SHALL HAVE AT LEAST ONE (1) HANDRAIL. HANDRAILS SHALL BE PLACED 34" TO 38" ABOVE THE NOSE OF THE TREADS VERTICALLY TO THE TOP OF THE RAIL. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE HANDGRIP PORTION SHALL BE NOT LESS THAN 1 1/2" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENTION. HANDRAILS PROJECTION FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL ENDS SHALL BE RETURNED TO THE WALL OR TERMINATED IN NEWEL POSTS OR SAFETY TERMINALS. LANDINGS ARE REQUIRED FOR ALL EXTERIOR DOORWAYS, AT THE TOP AND BOTTOM OF STAIRWAYS WITH MORE THAN 2 RISERS, THEY MUST BE AS WIDE AS THE STAIRWAY AND MINIMUM OF 3 FEET LONG.
19. PORCHES, BALCONIES, RAMP OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT OPEN SIDE OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSE OF THE TREADS. (R312.2)
 - A. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE SUCH A SIZE THAT A SPHERE 6" CANNOT PASS THROUGH.
 - B. OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF THE STAIR TREADS SHALL NOT ALLOW A SPHERE 4" TO PASS THROUGH.
20. APPROVED NUMBER FOR ADDRESS SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY.
21. GLASS IN DOOR SHALL BE SAFETY GLAZED. GLAZING ADJACENT TO A DOOR WITHIN A 24 INCH ARC OF EITHER DOOR EDGE WHEN CLOSED. MUST BE SAFETY GLAZED IF THE BOTTOM EDGE IS WITHIN 60 INCHES OF THE FLOOR OR WALKING SURFACE. GLAZED PANELS LARGER THAN NINE SQUARE FEET LOCATED LESS THAN 18 INCHES ABOVE AND WITHIN 36 INCHES HORIZONTALLY OF A FLOOR OR WALKING SURFACE SHALL BE SAFETY GLAZED IN LIEU OF SAFETY GLAZING. GLASS MAY BE PROTECTED BY A HORIZONTAL MEMBER 1 1/2" INCHES IN WIDTH, CAPABLE OF RESISTING 50 LBS PER LINEAL FOOT, LOCATED BETWEEN 34 INCHES AND 38 INCHES ABOVE THE WALKING SURFACE PER R308.4
22. WINDOWS ARE RECOMMENDED TO BE DOOR HEIGHT. MINIMUM WINDOW AREA SHALL BE EQUAL TO BUT NOT LESS THAN 1/10TH OF THE HABITUAL FLOOR AREA, BUT NOT LESS THAN 10 SQ. FEET, ONE HALF OF WHICH SHALL BE OPEN A MINIMUM OF FIVE SQ. FEET. BASEMENT AND EACH BEDROOM MUST HAVE ONE WINDOW THAT MEETS THE FOLLOWING:
 - A. SILLS SHALL BE WITHIN 44 INCHES OF THE FINISHED FLOOR TO OPENING OF WINDOW.
 - B. WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET WITH HEIGHT DIMENSIONS NOT LESS THAN 24 INCHES AND WIDTH DIMENSIONS NOT LESS THAN 20 INCHES.
23. OVER PRESSURE ZONE: NO PANE OF GLASS SHALL BE MORE THAN 4' WIDE OR LARGER THAN 12 SQ. FT.
24. PROVIDE SCREENS ON ALL OPERABLE WINDOWS AND GLASS DOORS
25. JOINTS OF DUCT SYSTEM SHALL BE MADE SUBSTANTIALLY AIRTIGHT BY MEANS OF TAPE, MASTICS, GASKETING OR OTHER APPROVED CLOSURE SYSTEMS. CLOSURE SYSTEMS USED WITH RIGID FIBROUS GLASS DUCTS SHALL COMPLY WITH UL 181A AND SHALL BE MARKED "181A-P" FOR PRESSURE-SENSITIVE TAPE, "181A-M" FOR MASTIC OR "181A-H" FOR HEAT-SENSITIVE TAPE. CLOSURE SYSTEMS USED WITH FLEXIBLE AIR DUCTS AND FLEXIBLE AIR CONNECTORS SHALL HAVE A CONTACT LAP OF AT LEAST 1 1/2" AND SHALL BE MECHANICALLY FASTENED BY MEANS OF AT LEAST THREE SHEET-METAL SCREWS OR RIVETS EQUALLY SPACED AROUND THE JOINT (M1601.3.1)
26. WATER HEATER AND FURNACE VENTS SHALL NOT TERMINATE WITHIN 10' HORIZONTALLY OR 3' ABOVE AN AIR CONDITIONER OR FORCED AIR INLET.
27. ALL SHOWER HEADS SHALL BE WATER CONSERVING TYPES USING NOT MORE THAN 2.5 GALLONS PER MINUTE
28. ALL FLUE VENTS AND EXHAUST FAN VENTS SHALL BE AT LEAST THREE FEET ABOVE AN OUTSIDE AIR INLET LOCATED WITHIN 10' AND AT LEAST 4' FROM A PROPERTY LINE. ALL EXHAUST VENTS SHALL TERMINATE OUTSIDE
29. ELECTRICAL PANELS SHALL HAVE A CLEAR WORKING SPACE OF 30 INCHES WIDE, 36 INCHES DEEP AND 6'-6" HIGH IN FRONT OF THE PANEL. ELECTRICAL PANELS CANNOT BE LOCATED IN BATHROOMS.
30. PROVIDE UFER GROUNDING SYSTEM WHEN USING WATER SERVICES AS THE PRIMARY GROUND
31. ALL ELECTRICAL SWITCHES, RECEPTACLES, ETC. IN A GARAGE SHALL BE A MINIMUM OF 18" ABOVE THE FINISHED FLOOR.
32. STRUCTURAL FILL, IF REQUIRED, SHALL BE AS SPECIFIED BY A GEOTECHNICAL ENGINEER AND IN LIFTS NOT TO EXCEED EIGHT INCHES OF LOOSE HICKNESS AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY. LIFTS SHALL NOT EXCEED FOUR INCHES OF LOOSE THICKNESS FOR MATERIAL COMPACTED BY HAND OPERATED TAMERS.
33. FREEZELESS, BACKFLOW PREVENTION HOSE BIB REQUIRED ON ALL EXTERIOR LOCATIONS OF HOSE BIBS.
34. PLUMBING SYSTEM SHALL CONFORM TO THE REQUIREMENTS OF THE 2021 IPC.
35. PROVIDE ANTI-SCALD SHOWER VALVES ON ALL SHOWER AND TUB-SHOWER COMBINATION INSTALLATIONS
36. NO SLIP JOINT PLUMBING CONNECTIONS OR FITTINGS ALLOWED IN CONCEALED CONSTRUCTION AREAS
37. CSST STAINLESS STEEL GAS LINE MAY BE USED BUT MUST BE SIZED AND APPROVED BEFORE INSTALLATION. ANY CSST INSTALLED MUST BE VISUALLY INSPECTED AND PRESSURE TESTED BEFORE BEING CONCEALED WITHIN CONSTRUCTION
38. ALL GAS LINES MUST BE PRESSURE TESTED AT INSPECTION
39. NO CLOTH TYPE DUCT TAPE IS ALLOWED. UL 181 LISTED TAPE MUST BE USED
40. ALL JOINTS, TRANSVERSE AND LONGITUDINAL SEAMS AND CONNECTIONS MUST BE PROPERLY SEALED WITH APPROVED AND LISTED TAPE OR MASTIC
41. GAS LINES SHALL NOT PASS THROUGH OR PENETRATE ANY DUCTED SUPPLY, RETURN, EXHAUST, CLOTHES CHUTE, CHIMNEY, DUMPER, OR ELEVATOR SHAFT. GAS PIPING INSTALLED DOWNSTREAM OF THE POINT OF DELIVERY SHALL NOT EXTEND THROUGH ANY TOWNHOUSE UNIT OTHER THAN THE UNIT SERVED BY SUCH PIPING. GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE
42. AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF ADHERING POLYMER MODIFIED BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
43. ALL FASTENERS (I.E. NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESSURE TREATED WOOD (I.E. SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.9.5
44. TRUSS PACKAGE, AS REQUIRED BY IBC 2303.4 MUST BE SUBMITTED TO THE BUILDING OFFICIAL AS DEFERRED SUBMITTAL. PRIOR TO SUBMITTING TO THE CITY THE PACKAGE MUST BE REVIEWED BY THE ENGINEER OF RECORD AND STAMPED FOR GENERAL CONFORMANCE. NO TRUSSSES ARE TO BE INSTALLED UNTIL APPROVED BY THE CITY (SEE IBC 107.3.4.2)
45. FACTORY-BUILT CHIMNEY MUST BE AT AN ANGLE LESS THAN 30 DEGREES FROM THE VERTICAL AT ANY POINT. AND THE ASSEMBLY SHALL NOT INCLUDE MORE THAN FOUR ELBOWS
46. WHERE TWO OR MORE NON-METALLIC SHEATHED CABLES (ROMEX) ARE INSTALLED TOGETHER IN THE SAME SPACE WITHOUT MAINTAINING SPACE BETWEEN THEM AND WHERE THE OPENING THEY ARE INSTALLED IN IS FILLED W/CAULKING, FOAM INSULATION, OR OTHER TYPES OF INSULATION, THE CONDUCTORS MUST BE DERATED AS REQ. BY IBC E305.4.4
47. STEEL LINTELS SHALL BE SHOP COATED WITH A RUST-INHIBITIVE PAINT, EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL
48. INSTALL ALL FUEL BURNING EQUIPMENT AS PER M1401.1
49. APPLIANCE SHALL NOT BE LOCATED IN SLEEPING ROOMS, BATHROOMS, TOILET ROOMS, STORAGE ROOM OR A SPACE THAT OPENS INTO SUCH ROOMS
50. GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCAUSED IN A CONDUIT. CONDUIT SHALL EXTEND NOT LESS THAN 4' OUTSIDE THE BUILDING, SHALL BE VENTED ABOVE GRADE TO OUTDOORS AND SHALL BE INSTALLED SO AS TO PREVENT THE ENTRANCE OF WATER OR INSECTS.
51. AIR LEAKAGE-MUST COMPLY WITH N1102.4.1.1 (PERSPECTIVE METHOD) DUCT TESTING IS REQUIRED ON ALL PERMITS ISSUED PRIOR TO JAN 1, 2017 WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL BURNING APPLIANCE THE DUCT AND APPLIANCE SHALL BE LOCATED OUTSIDE OF THE BUILDING THERMAL ENVELOPE OR ENCLOSED AND ISOLATED FROM THE THERMAL ENVELOPE. SUCH ROOMS SHALL BE SEALED AND INSULATED PER TABLE N1102.1.2 THE DOOR INTO THE ROOM SHALL BE FULLY GASKETED AND ANY WATER LINES AND DUCT IN THE ROOM INSULATION PER N1103



SCALE

ISSUE DATE:
6-10-2025

01

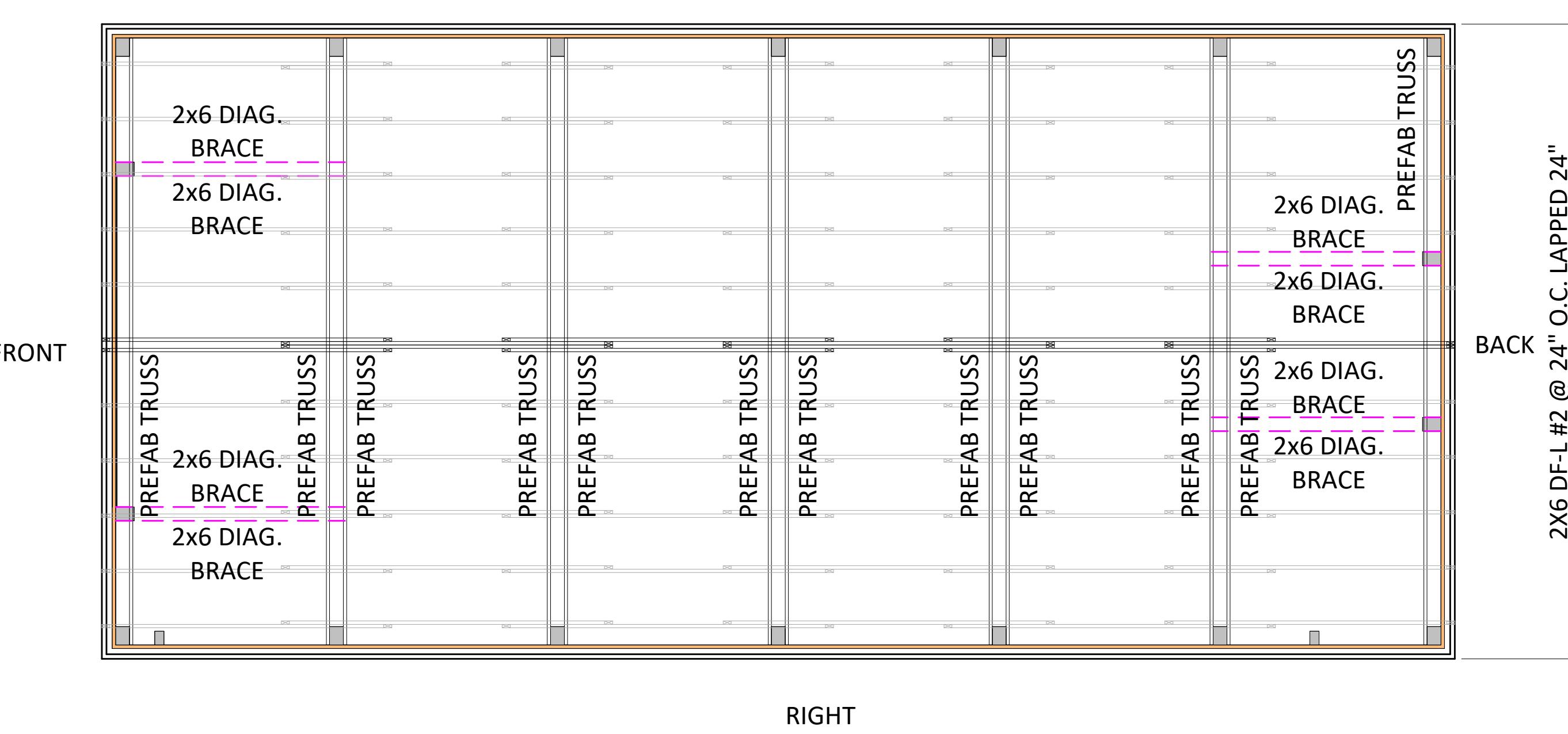
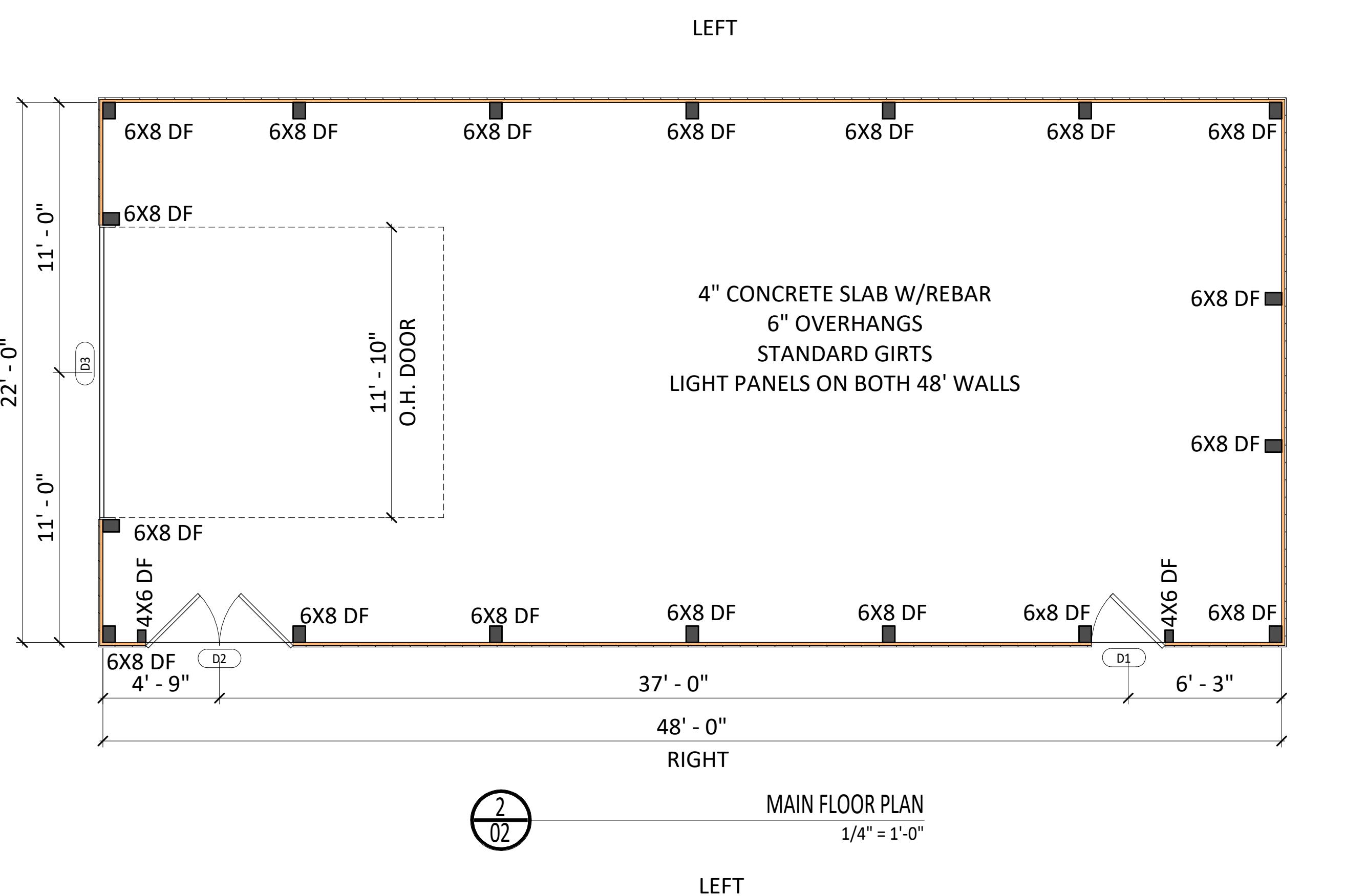


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SCALE
1/4" = 1'-0"

ISSUE DATE:
6-10-2025

02



DOOR SCHEDULE					
MARK	COUNT	DESCRIPTION	TYPE	WIDTH	HEIGHT
D1	1	FLUSH PANEL	SWING	3' - 0"	6' - 8"
D2	1	DOUBLE PANEL		6' - 0"	6' - 8"
D3	1	INSULATED METAL	O.H.D.	12' - 0"	14' - 0"

FLOOR SCHEDULE					
FLOOR TYPE	AREA	THICKNESS	LENGTH	WIDTH	COMMENTS
CONC.	1056 SF	0' - 4"	50'-0"	30'-0"	WITH REBAR

CONC. PIER SCHEDULE					
MARK	COUNT	SHAFT RADIUS	SHAFT DIAMETER	SHAFT DEPTH	VOLUME
SF24	18	12"	24"	36"	170 CF

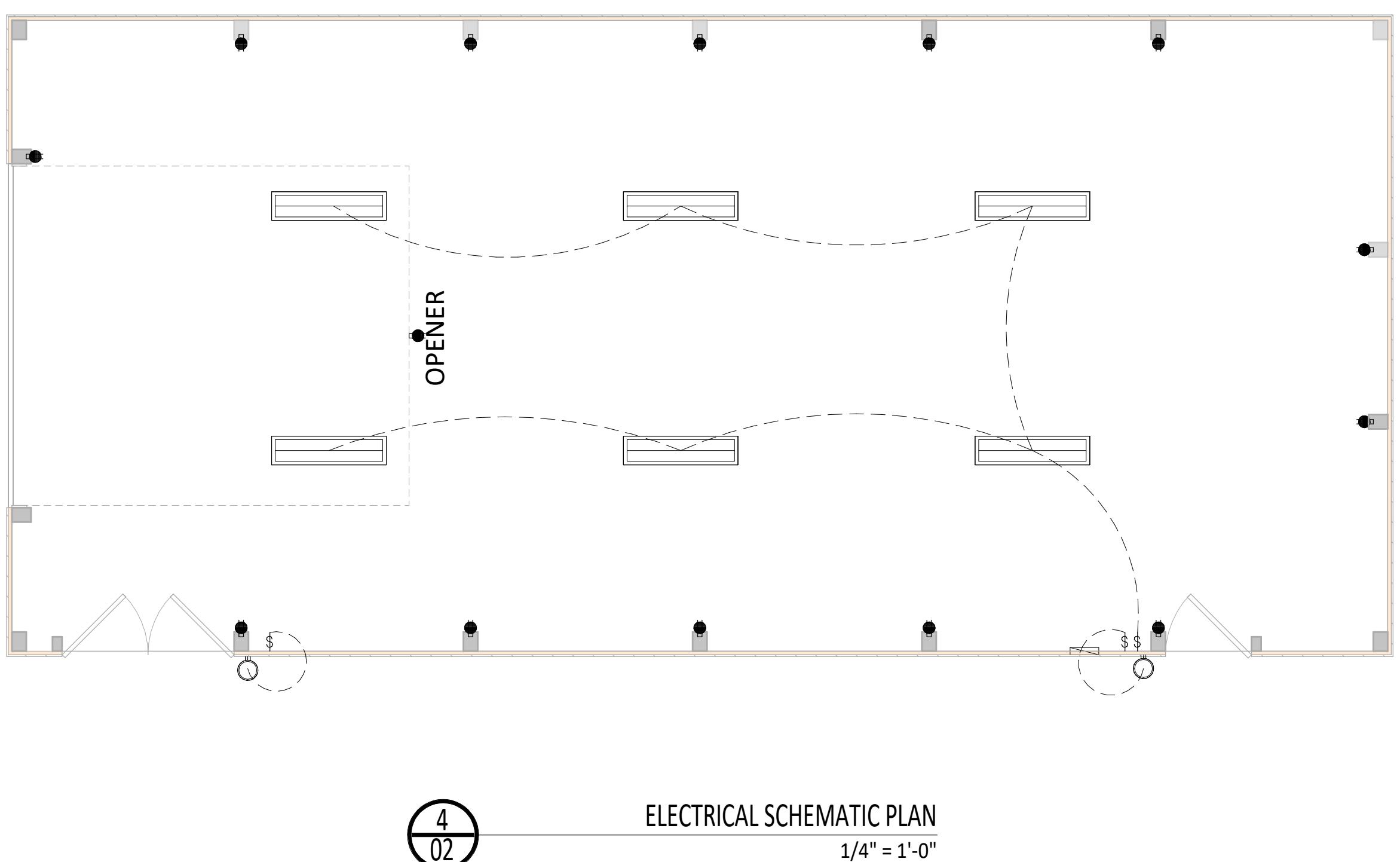
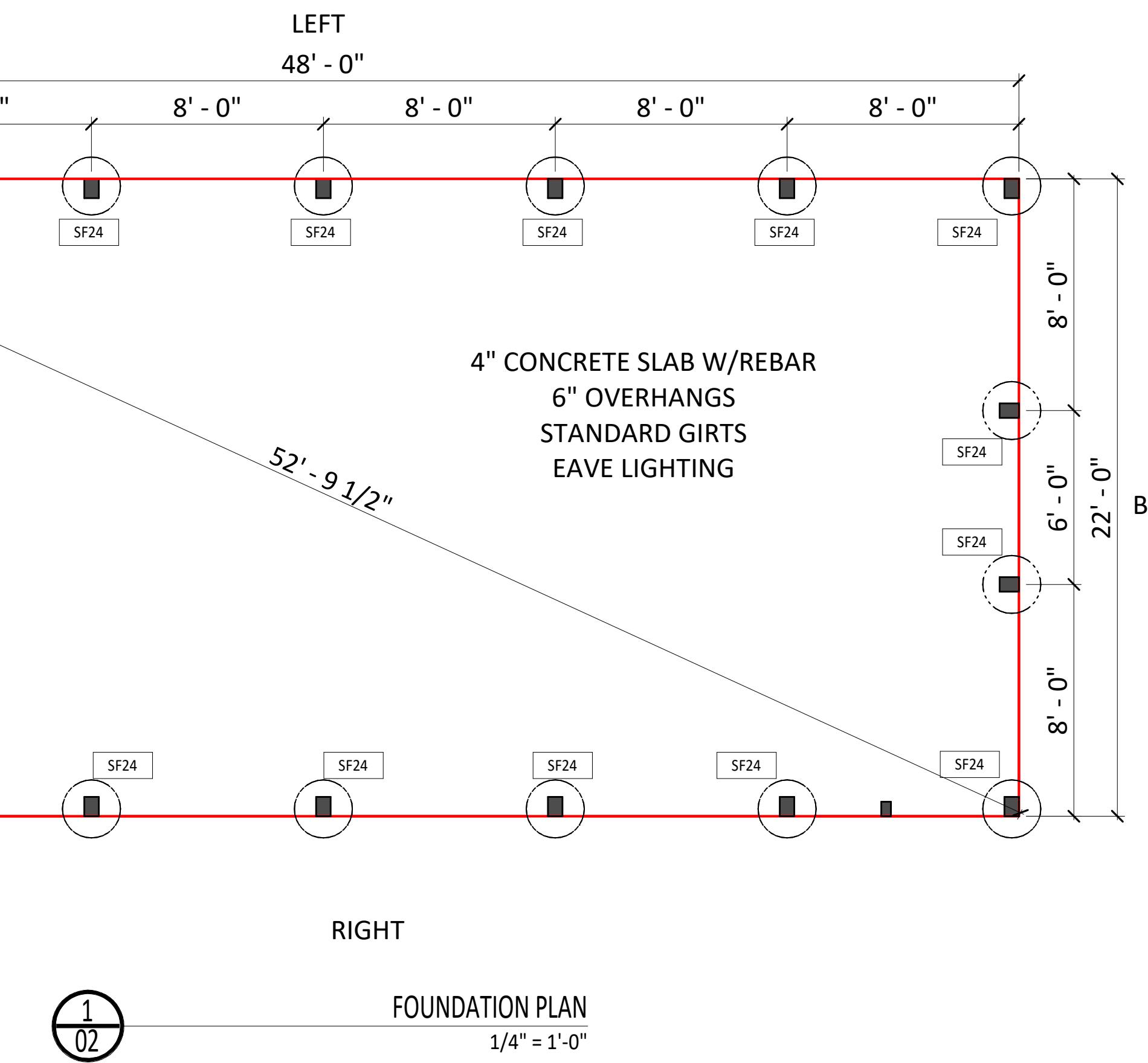
SCREW ROOF PANELS TO PURLINS
W/1-1/2" LONG #10 SCREWS @ 9" O.C.
FIELD AND 4-1/2" O.C. END

SCREW WALL PANELS TO GIRTS W/1-1/2" X
#10 SCREW @ 9" O.C.
FIELD AND 4-1/2" O.C. END

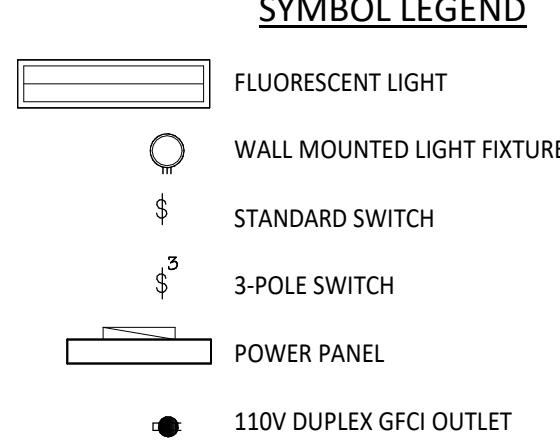
ALL POSTS ARE TREATED DF-L #1

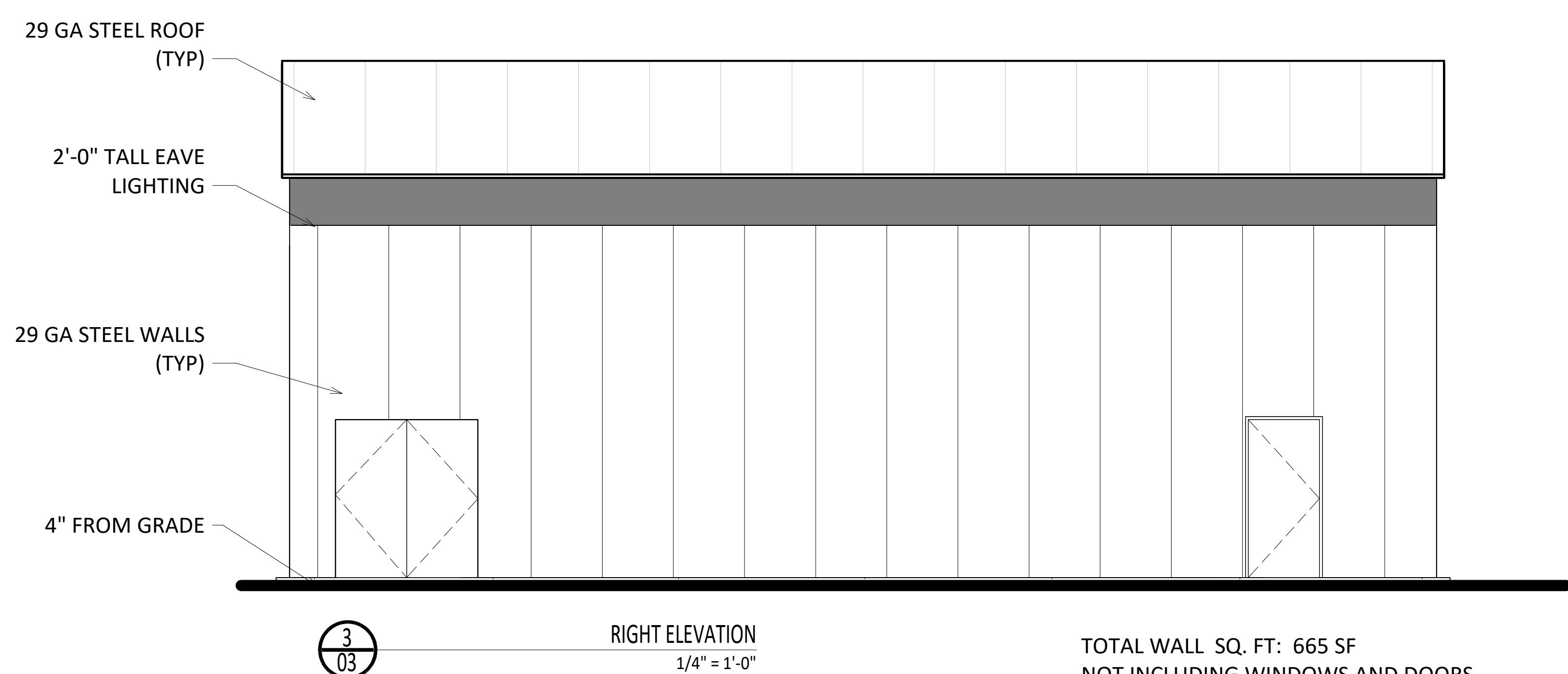
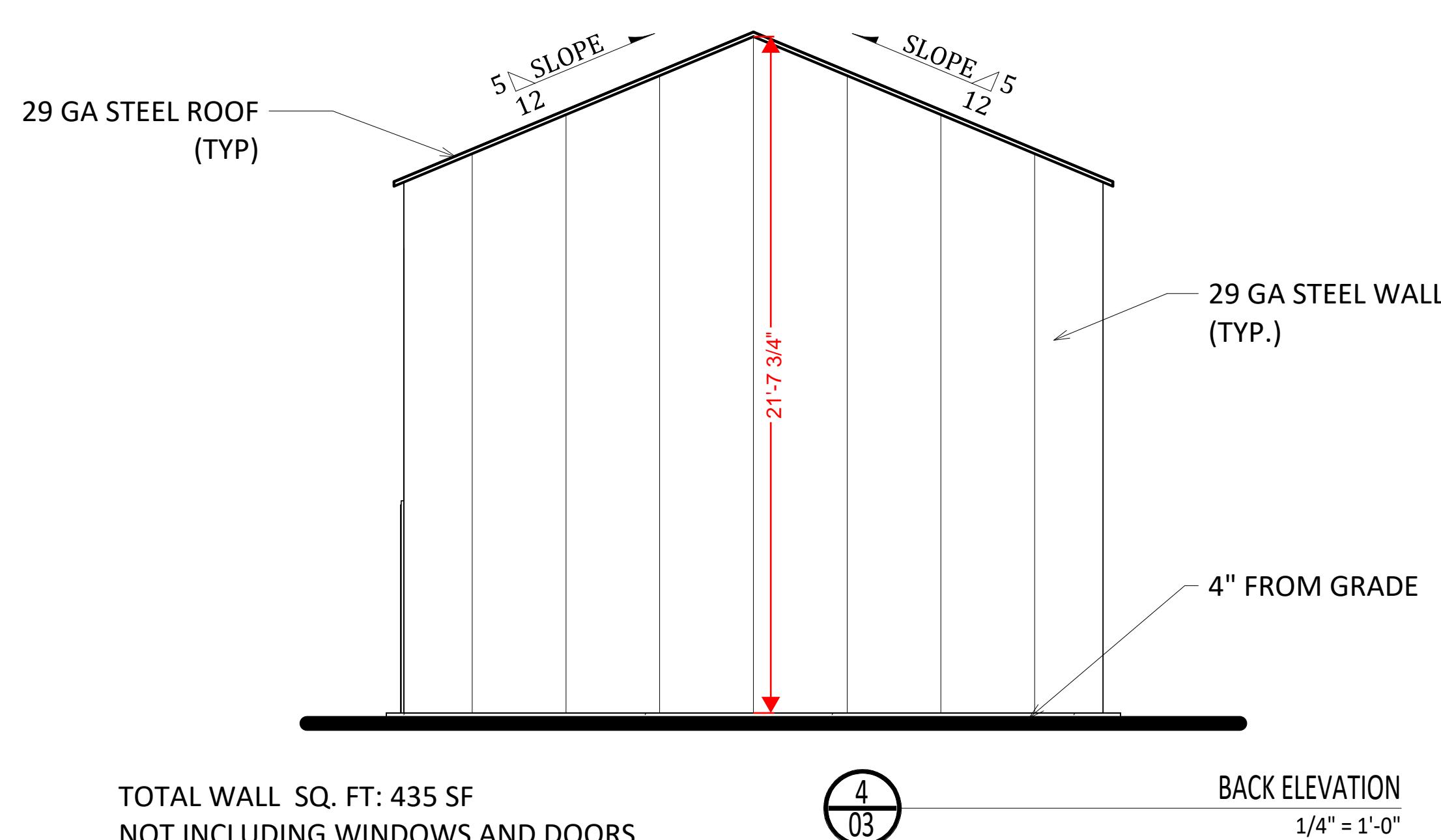
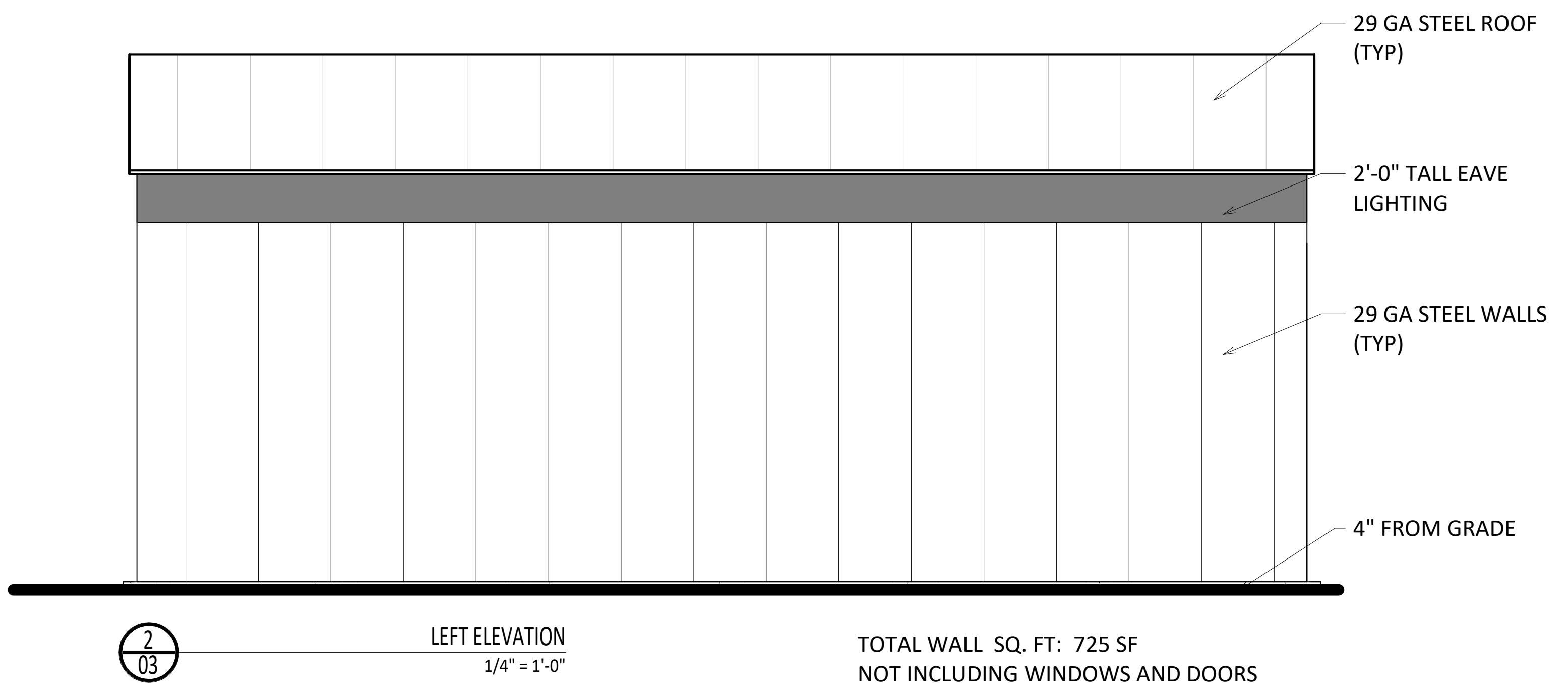
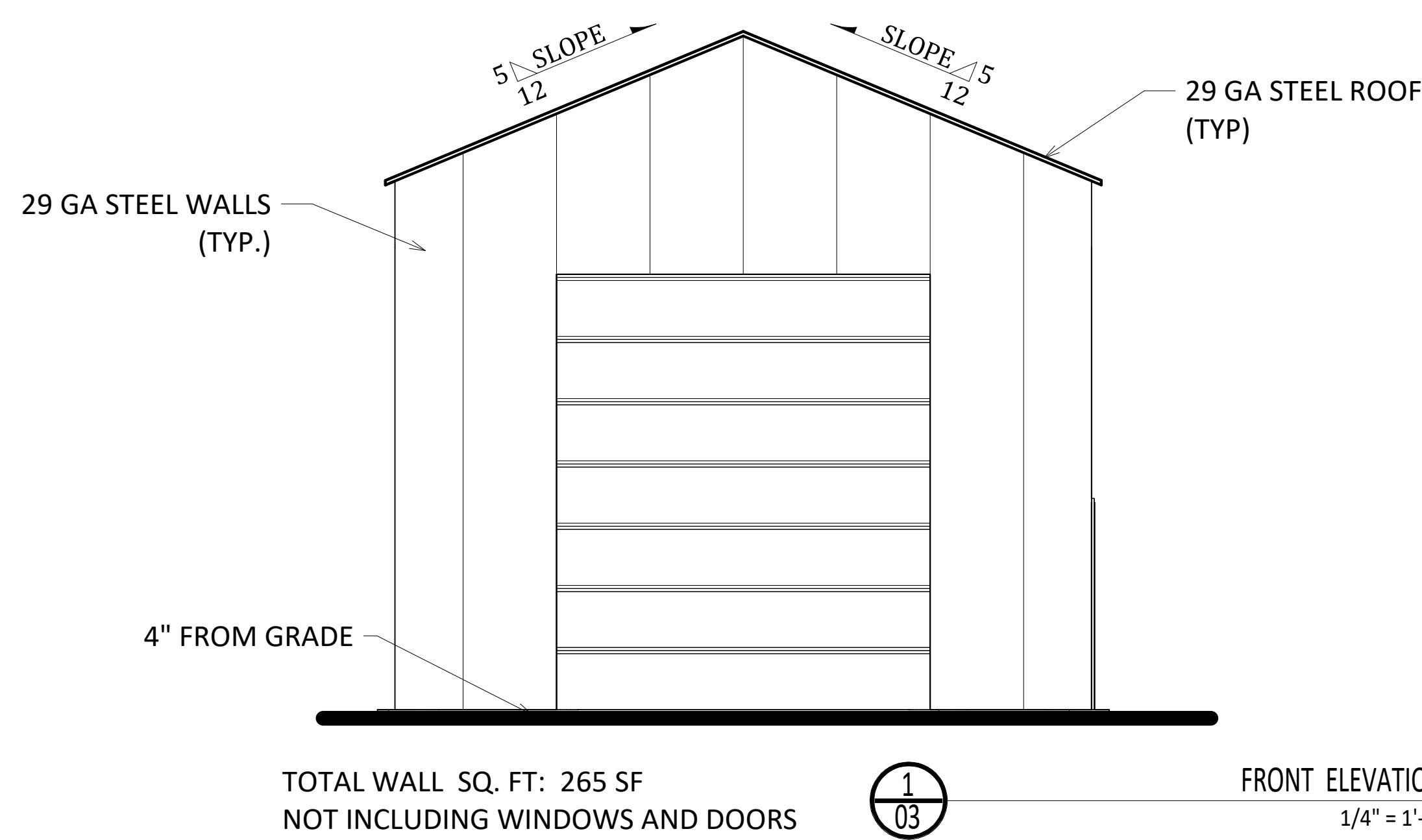


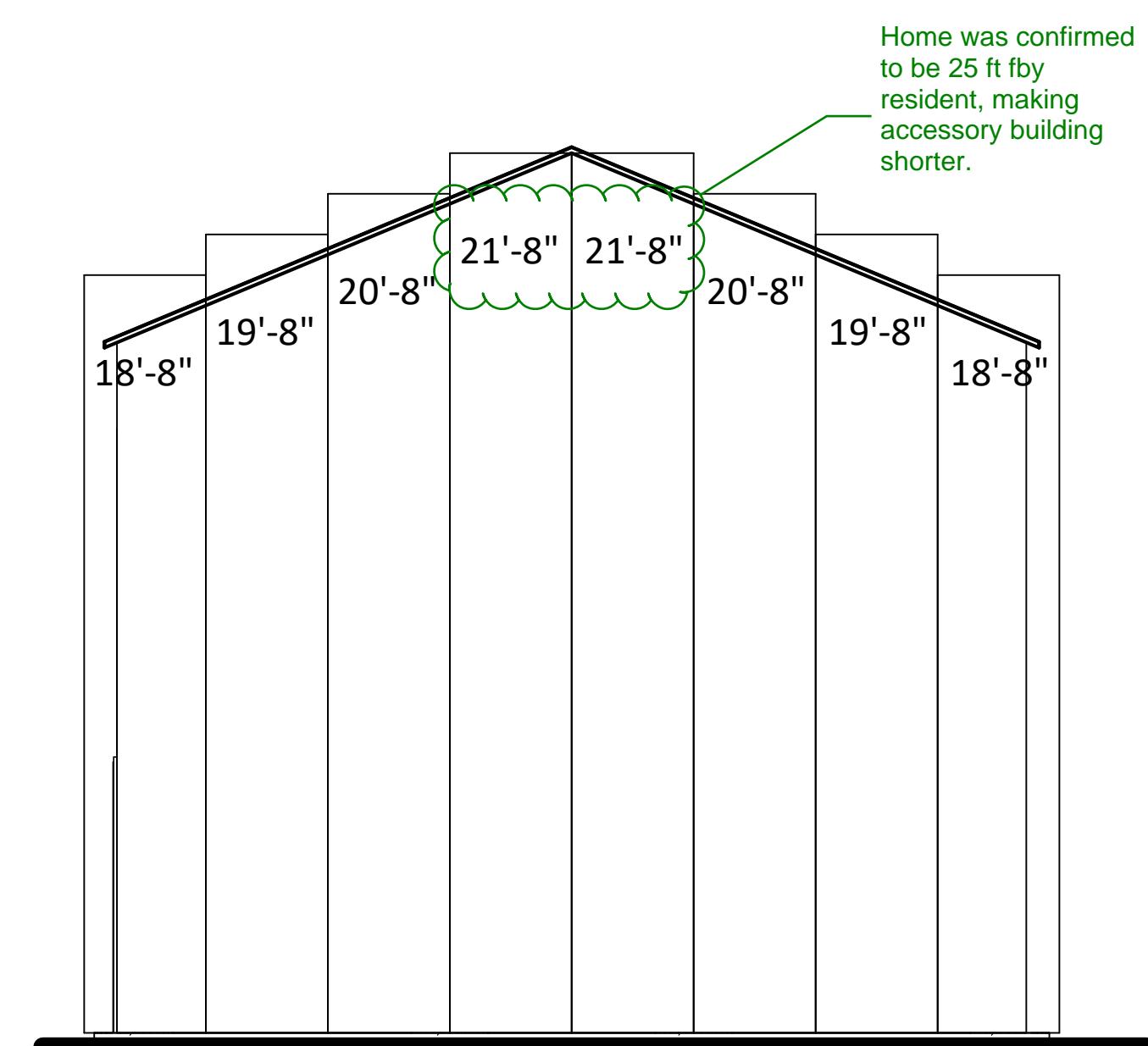
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- ELECTRICAL LAYOUTS ARE SHOWN IN SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND RELATED TRADES.
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE WITH THE CURRENT NATIONAL ELECTRICAL CODE, AS WELL AS ANY STATE AND/OR LOCAL CODE AMENDMENTS ADOPTED AND ENFORCED AT THE TIME OF CONSTRUCTION.
- A HORIZONTAL COVER IS REQUIRED ABOVE OUTDOOR LIGHTING LOCATED MORE THAN 18" ABOVE GROUND.

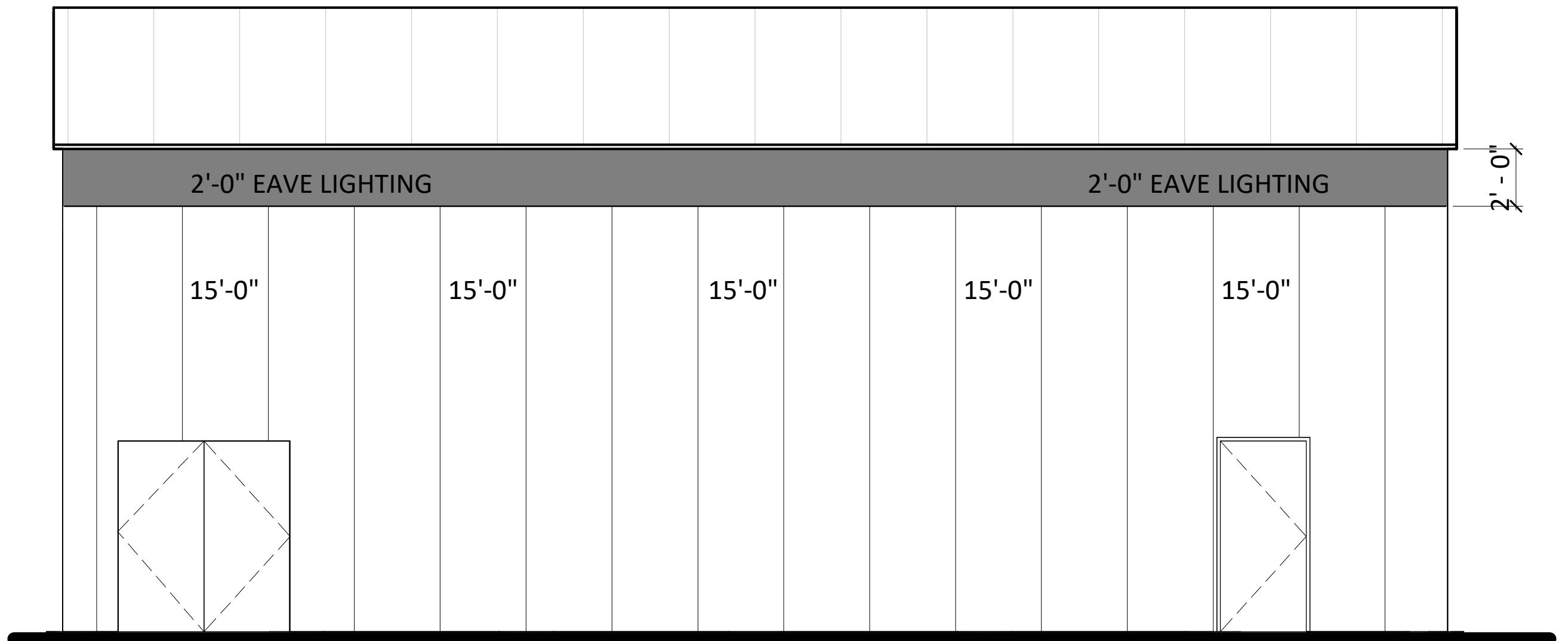






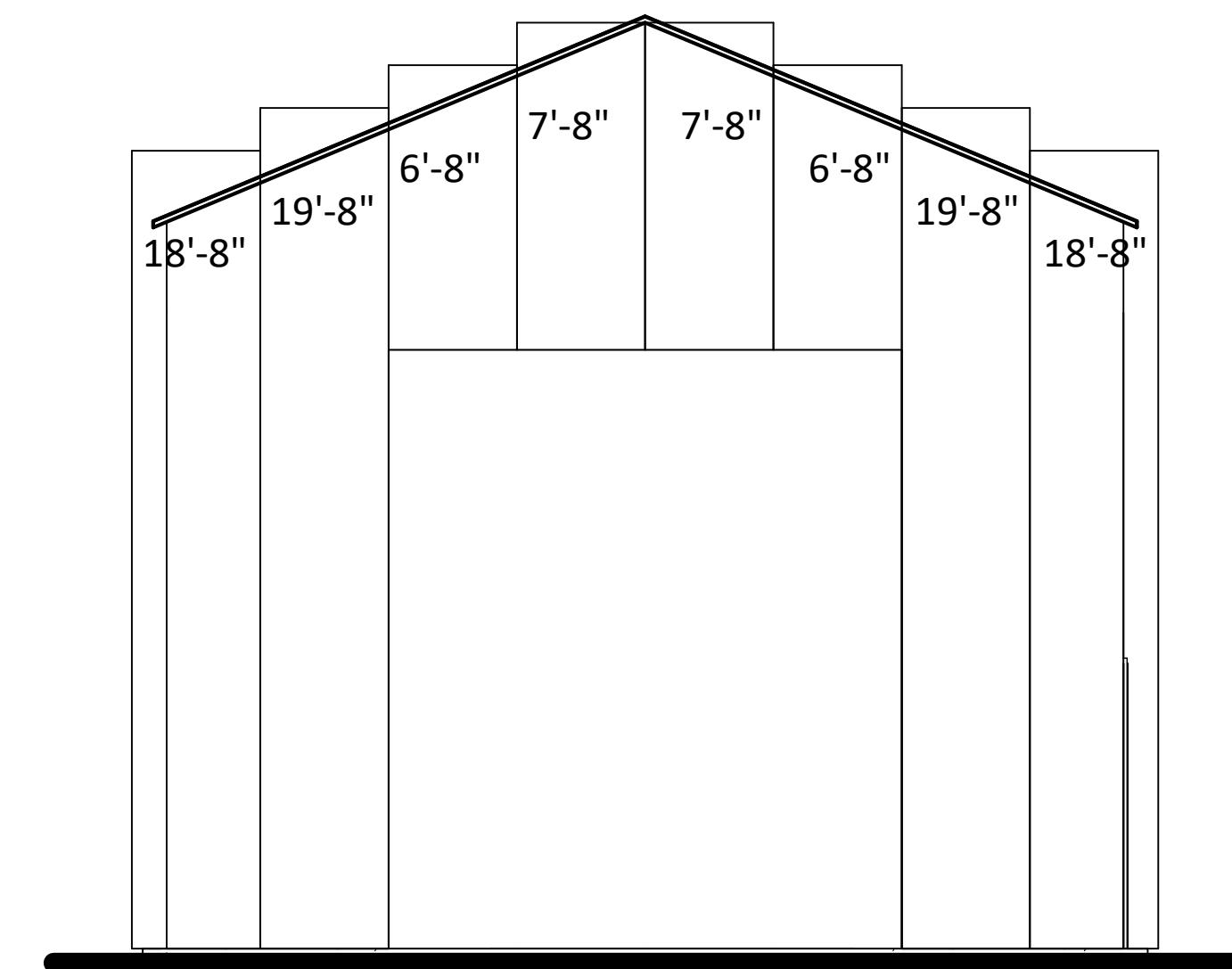
3
04

BACK PANEL ELEVATION
1/4" = 1'-0"



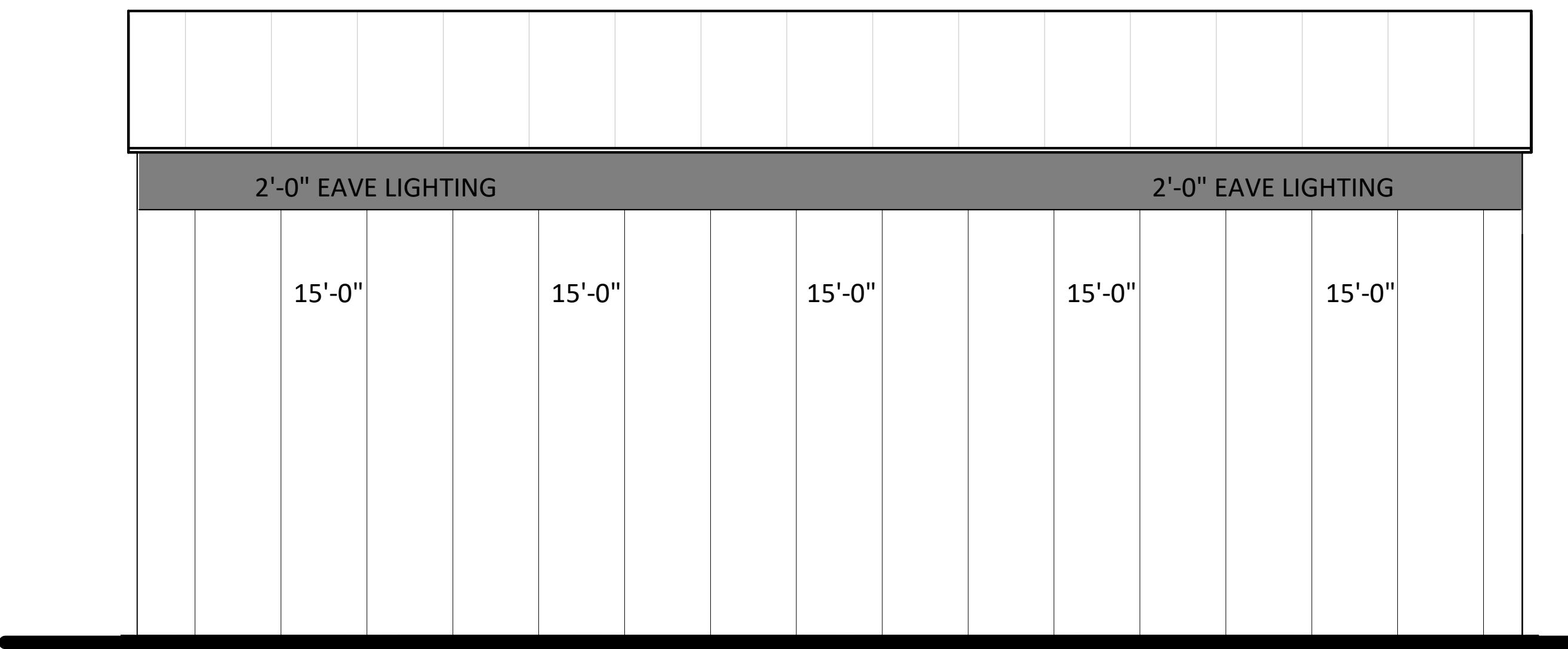
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04

RIGHT PANEL ELEVATION
1/4" = 1'-0"



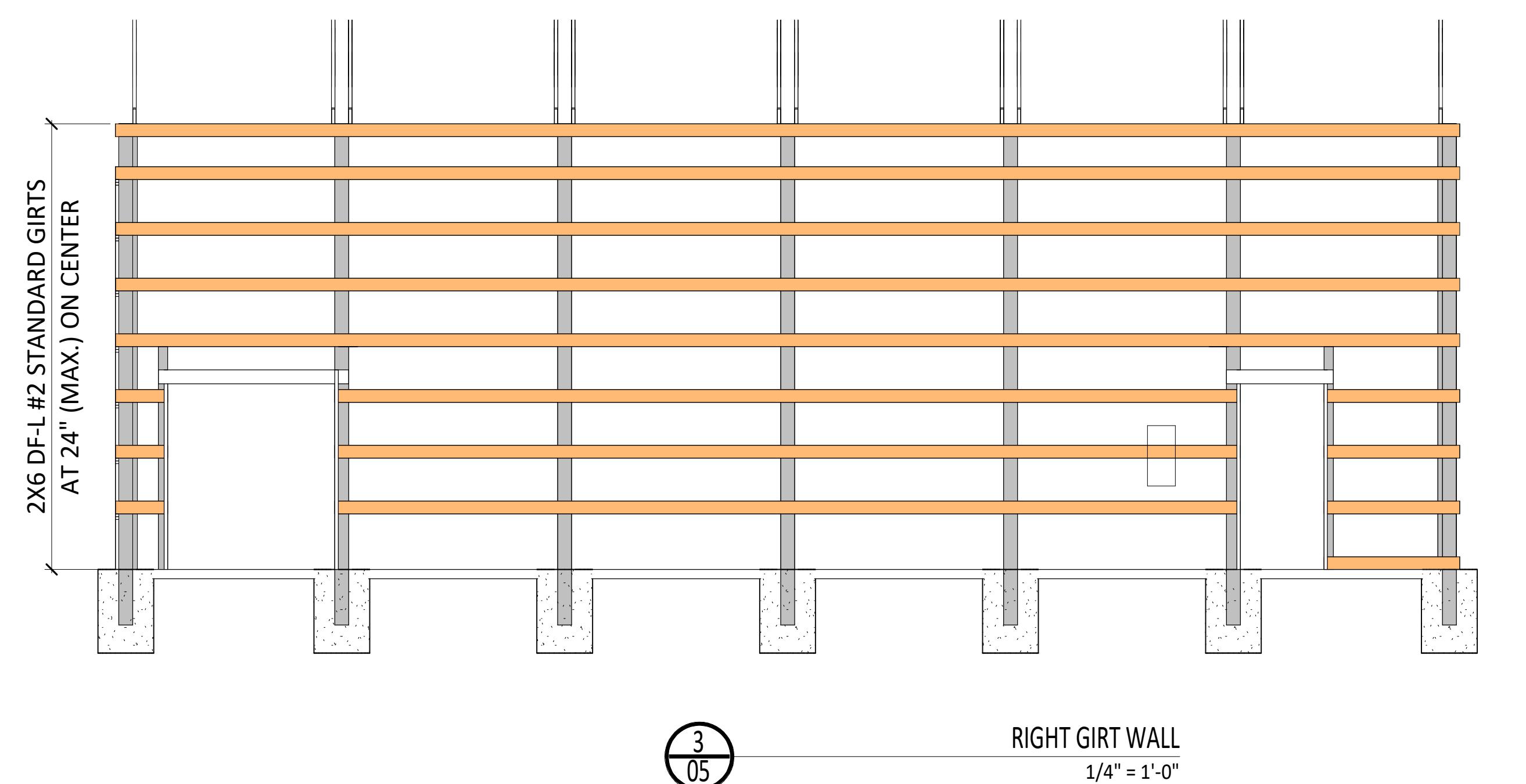
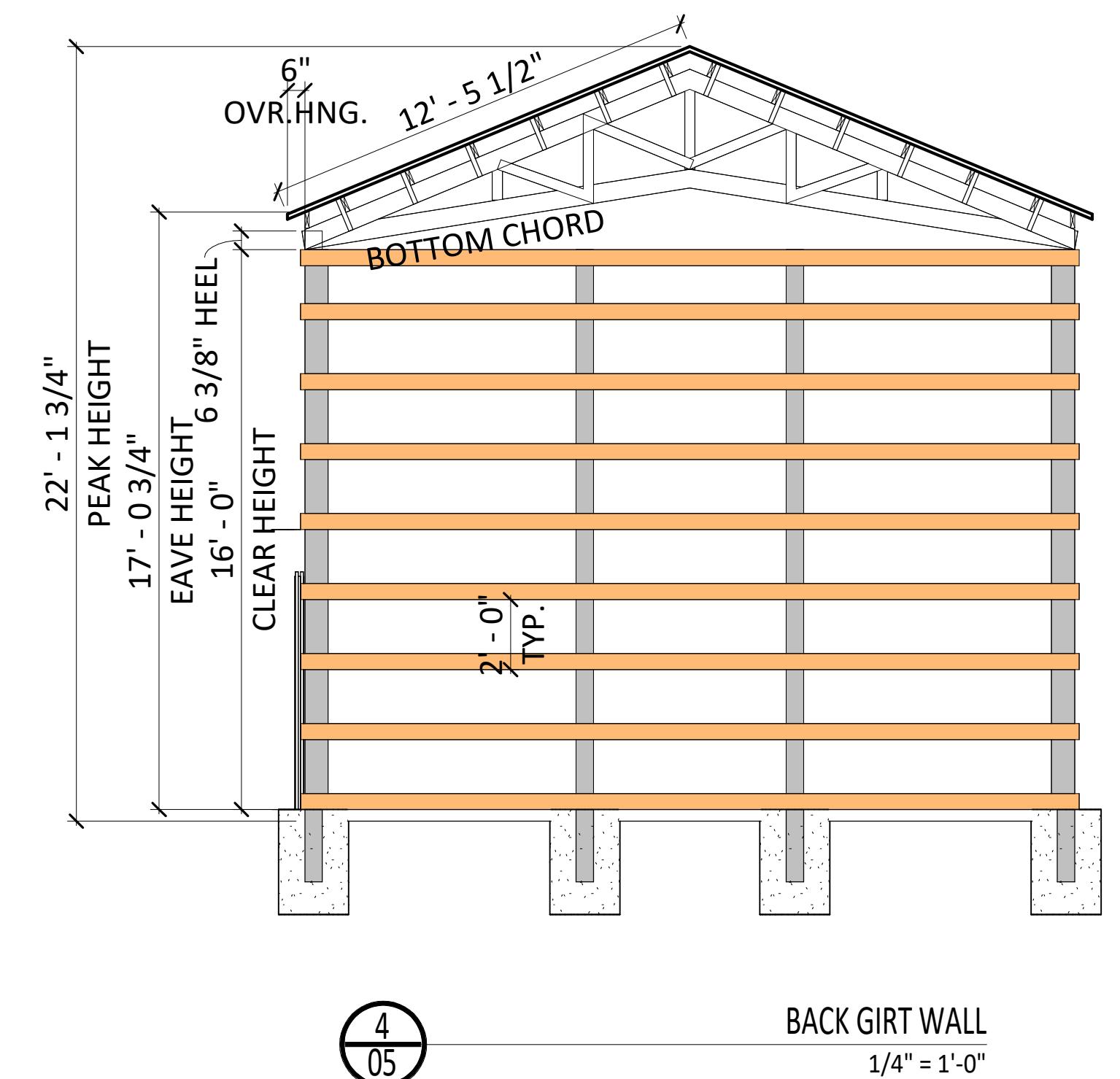
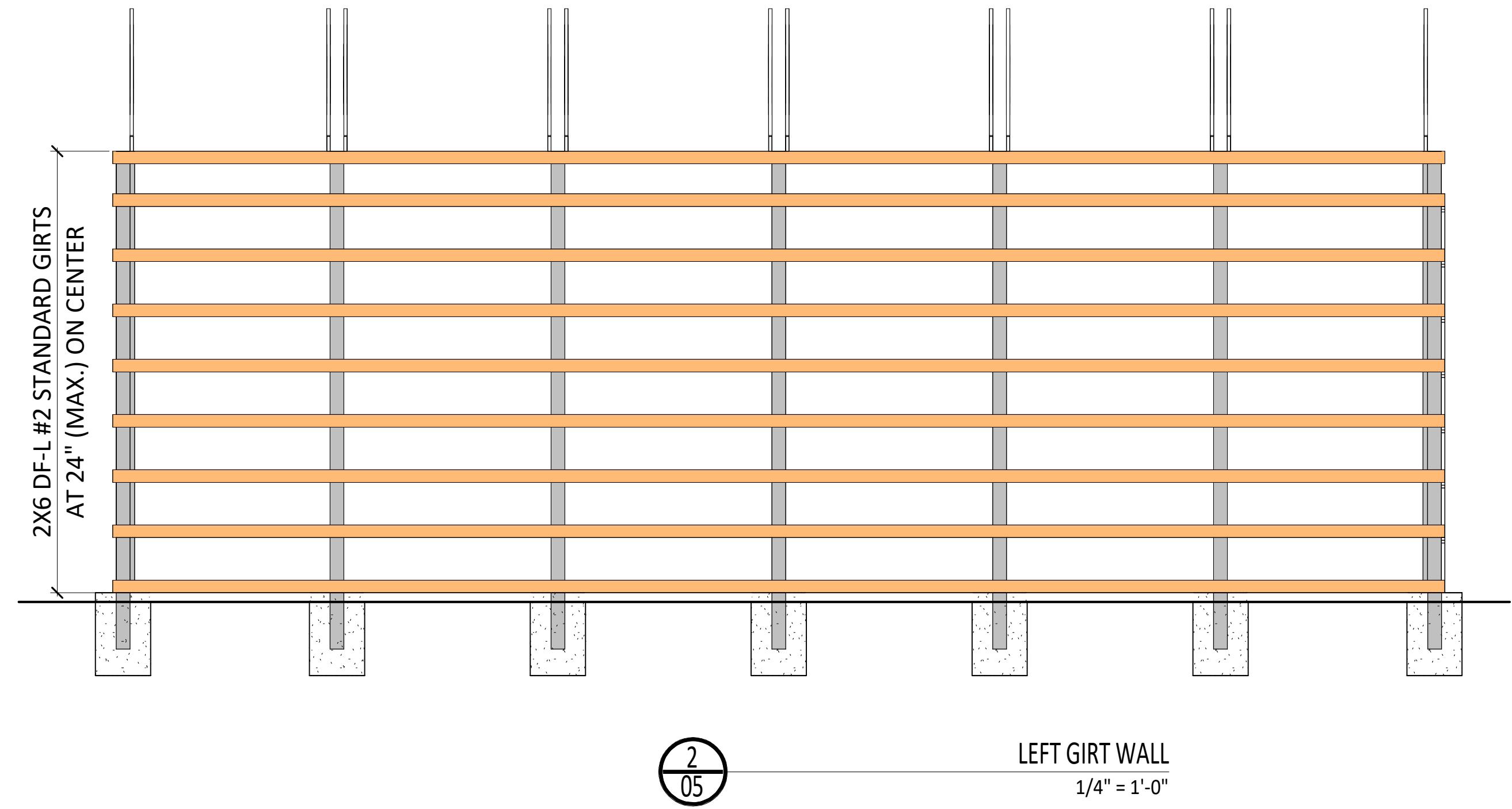
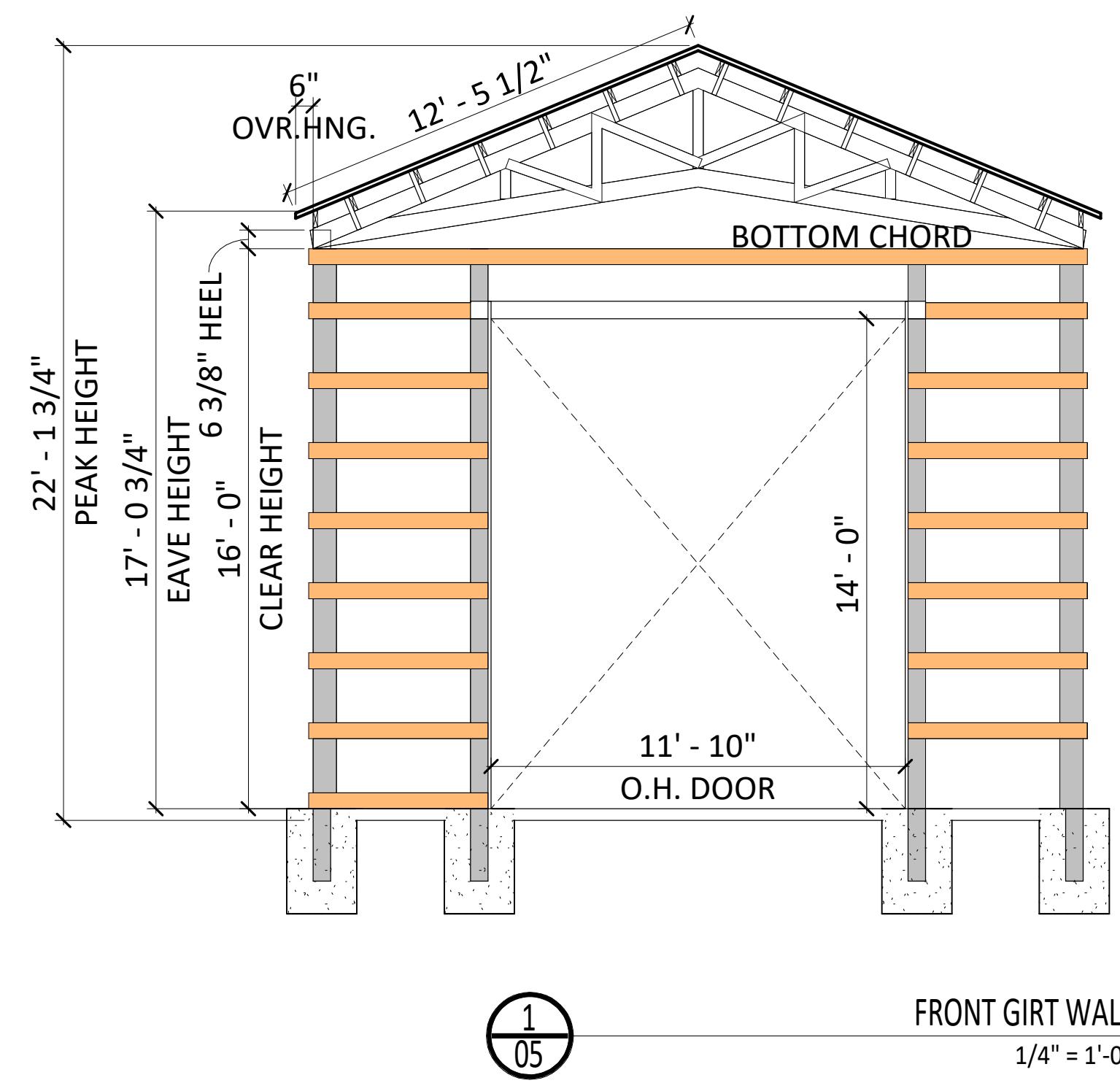
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04

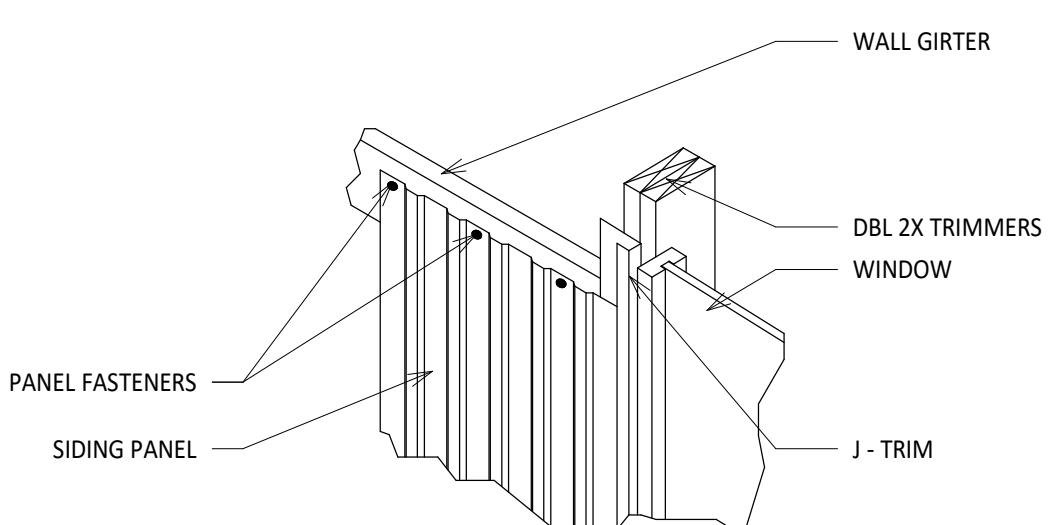
FRONT PANEL ELEVATION
1/4" = 1'-0"



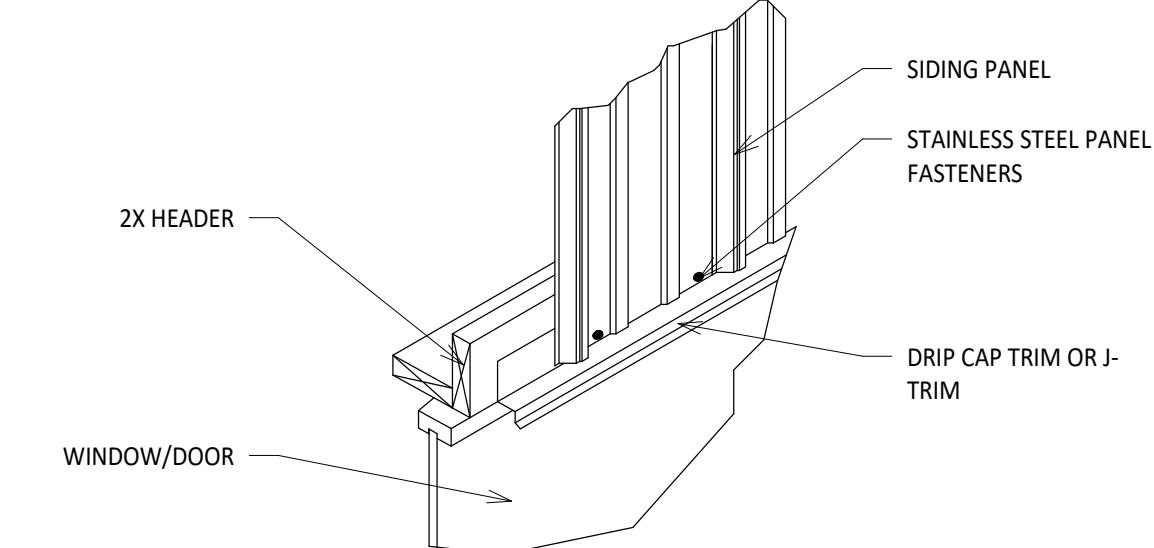
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04

LEFT PANEL ELEVATION
1/4" = 1'-0"

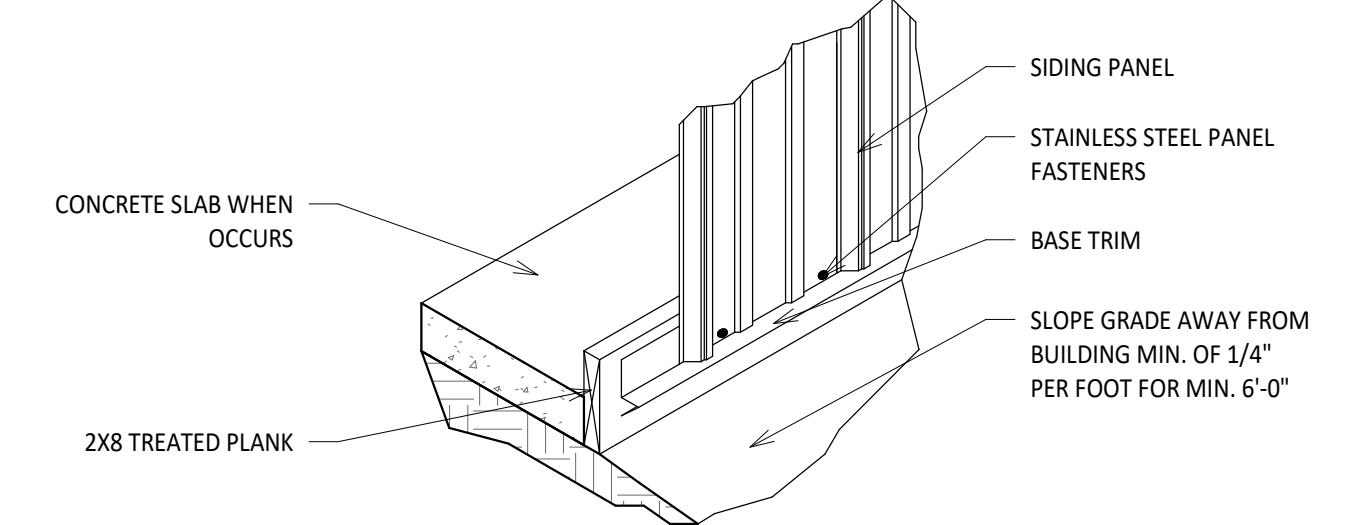




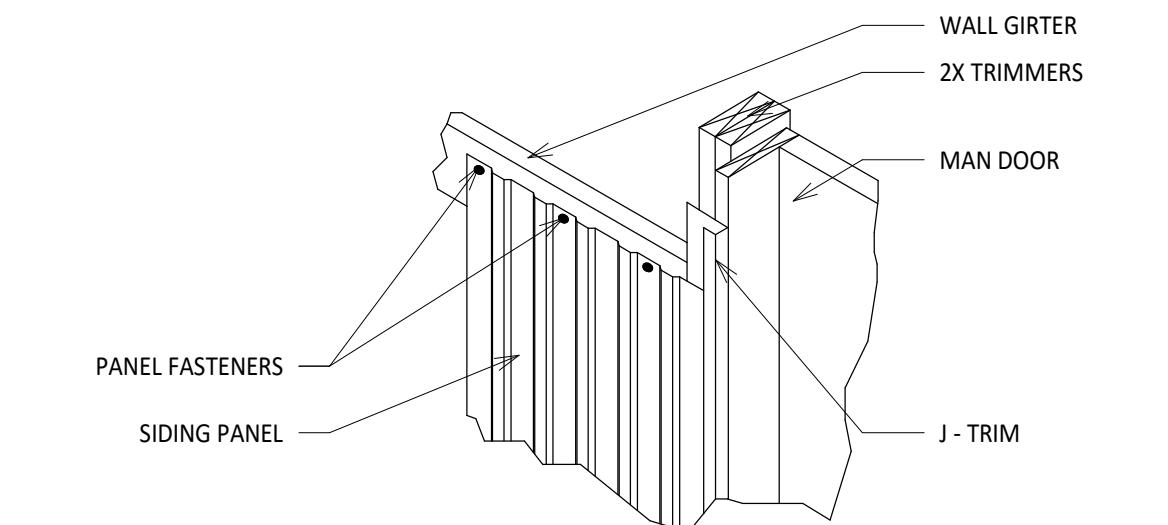
1
06
WINDOW JAMB FLASHING
1" = 1'-0"



2
06
WINDOW/DOOR HEADER FLASHING
1" = 1'-0"



3
06
BASE GUARD FLASHING
1" = 1'-0"

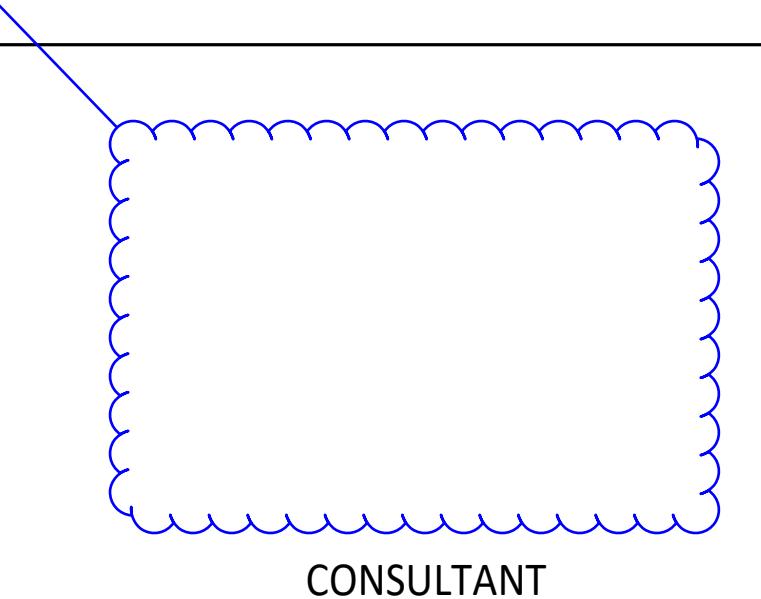


4
06
DOOR JAMB FLASHING
1" = 1'-0"

WRIGHT
BUILDINGS

DETAILS

Missing stamp



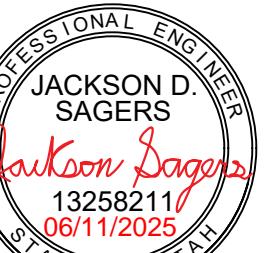
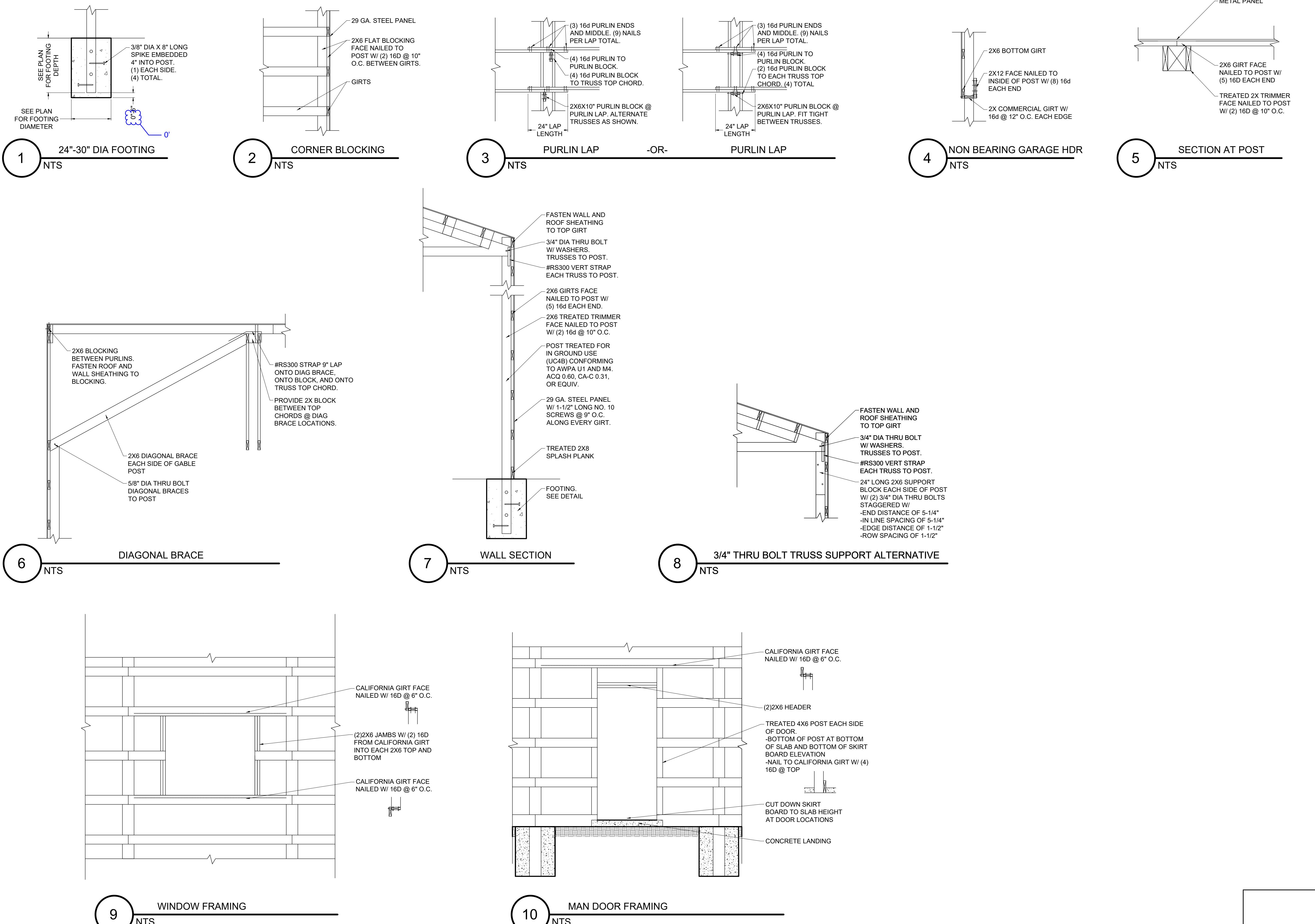
SCALE
1" = 1'-0"

ISSUE DATE:
6-10-2025

06

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DESIGN CRITERIA:		CONCRETE FOOTINGS, FOUNDATIONS, AND SLABS		CONCRETE SPECIFICATIONS				GENERAL CONSTRUCTION NOTES:		REBAR CONCRETE COVERAGE DISTANCES		
RISK CATEGORY				STRUCTURAL ELEMENT	MIN. COMRESSIVE STRENGTH (f _c)	AIR CONTENT	W/C RATIO			EXPOSURE CONDITION	BAR SIZE OR MEMBER	REBAR CLR DISTANCE (MIN.)
DESIGN RISK CATEGORY:	I	SNOW LOAD IMPORTANCE FACTOR (I _S): 0.8	SEISMIC IMPORTANCE FACTOR (I _E): 1.0	FOUNDATION WALLS AND FOOTINGS, NOT EXPOSED TO WEATHER	3000 PSI	5%-7% ⁽¹⁾	.55			CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	ANY	3"
SEISMIC LOADS	S _i : 0.54	S _M : 1.12	S _M : 1.57	SLABS (EXCLUDING GARAGE SLABS)	3000 PSI	5%-7% ⁽¹⁾	.55			EXPOSED TO WEATHER	#5 AND SMALLER	1-1/2"
	T _L : 8	R: 6.5 (SHEAR WALLS) OR 1.5 (CANTILEVER SYSTEM)	SITE CLASS: D (ASSUMED)	WALLS, EXPOSED TO WEATHER	3000 PSI	5%-7%	.45				#6 AND LARGER	2"
SDC:	D			SLABS EXPOSED TO WEATHER (INCLUDING GARAGE AND SUSP SLABS)	3500 PSI	5%-7%	.45			NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	#14 AND # 18; SLABS, JOISTS, AND WALLS	1-1/2"
WIND LOADS	V (3 SEC GUST): 105 MPH	EXPOSURE CATEGORY: C	ELEVATION: 4704 FT								#11 AND SMALLER; SLABS, JOISTS, AND WALLS	3/4"
SNOW LOADS	P _G : 43 PSF	W _G : 0 PSF	C _E : 1.0								ALL SIZE BARS; BEAMS, COLUMNS, AND TENSION TIES	1-1/2"
	C _T : 1.2	C _S : 0.94	P _F : 30 PSF									
	P _S : 30 PSF											
DEAD LOADS	ROOF: 3 PSF (TRUSSES, PURLINS, METAL)	FLOOR: 10 PSF (JOISTS, OSB)	WALLS: 3 PSF (POSTS, GIRTS, METAL)	DECKS: 10 PSF (JOISTS, DECKING)								
LIVE LOADS	ROOF: 20 PSF	FLOOR: 40 PSF	DECK: 60 PSF									
SOIL LOADS AND VALUES (ASSUMED):	SOIL BEARING PRESSURE: 1500 PSF	ACTIVE PRESSURE: 35 PCF	PASSIVE PRESSURE: 250 PCF	AT-REST PRESSURE: 60 PCF	LATERAL BEARING PRESSURE: 400 PSF/FT (IBC 1806.1, 1806.2, & 1806.3.4)							
*SEE NOTES FOR SOIL ASSUMPTIONS AS FOUND IN THE CONCRETE FOOTINGS & FOUNDATIONS SECTION, THIS PAGE												
**ENGINEER ASSUMES STABLE SOIL CONDITIONS. IF THERE ARE ANY GLOBAL STABILITY CONCERN, A GEOTECHNICAL REPORT IS REQUIRED.												
***VALUES ASSUMED ARE FOR FOOTINGS AND FOUNDATIONS PLACED IN NATIVE SOIL CONDITIONS.												
DIAPHRAGM/SHEATHING SCHEDULE												
LOCATION	NOMINAL THICKNESS	SPAN RATING	EDGE NAILING	FIELD NAILING								
ROOF W/ DESIGN SNOW LOAD UP TO 40 PSF	7/16"	24/16	8d @ 6" O.C.	8d @ 12" O.C.								
ROOF W/ DESIGN SNOW LOAD UP TO 120 PSF	19/32"	40/20	10d @ 6" O.C.	10d @ 12" O.C.								
FLOOR	3/4" TONGUE AND GROOVE	48/24	10d @ 6" O.C.	10d @ 12" O.C.								
NOTES TO TABLE ABOVE:												
1. ROOF AND FLOOR FRAMING MEMBERS SHALL BE PLACED NO FURTHER THAN 24" O.C.												
2. NAILS SHALL BE CARBON STEEL SMOOTH SHANK COMMON OR GALVANIZED BOX. GALVANIZED NAILS SHALL BE HOT-DIPPED OR MECHANICALLY DEPOSITED.												
3. NAILS SHALL BE DRIVEN WITH THE HEAD OF THE NAIL FLUSH WITH THE SURFACE OF THE SHEATHING.												
4. STRUCTURAL PANELS SHALL BE APA APPROVED, EXPOSURE 1, AND MEET THE REQUIREMENTS OF USDOC PS 2.												
5. FLOOR SHEATHING SHALL BE GLUED TO FRAMING MEMBERS PRIOR TO NAILING W/ AN ADHESIVE CONFORMING TO APA SPECIFICATIONS.												
6. STRENGTH AXIS (LONG DIRECTION) OF PANELS SHALL BE ORIENTED PERPENDICULAR TO FRAMING MEMBERS AND PANEL END JOINTS SHALL BE STAGGERED.												
7. NAILS SHALL BE LOCATED AT LEAST 3/8" FROM THE EDGES OF PANELS.												
8. 1-1/2" LONG 16 GAGE STAPLES W/ 7/16" CROWN MAY BE SUBSTITUTED FOR 8d NAILS AT HALF THE SPACING FOR 7/16" PANELS ONLY. CROWNS SHALL BE INSTALLED PARALLEL TO FRAMING MEMBERS.												
9. PANELS SHALL NOT BE LESS THAN 4'X8' EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING WHERE MINIMUM PANEL DIMENSION SHALL BE 24" UNLESS ALL EDGES OF THE UNDERSIZED PANELS ARE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.												
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CONSULTANT

SCALE
ISSUE DATE:
6-10-2025

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