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## **AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA**

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**Regular Session**

**August 18, 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>**

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### **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 18, 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 August 11, 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.
- 4. **Other Business**
  - a. Upcoming Projects
- 5. **Adjournment**

Dated this 13<sup>th</sup> 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

08.11.2025

**AMERICAN FORK CITY**  
**DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION**

The American Fork City Development Review Committee met in a regular session on August 11th, 2025, at the American Fork Public Works Building, 275 East 200 North, commencing at 10:00 a.m.

## **Development Review Committee:**

## Public Works Director: Sam Kelly

Chief Building Official: Dan Loveland

Fire Chief: Aaron Brems

Staff Present:

Ben Hunter City Engineer

Annalisa Reed Planner

Cody Opperman Planner II

Angie McKee Administrative Assistant I

Mat Sacco Fire Marshall

Others Present: Derek Rindlisbacher, Stewart Harman, Cedar Jordan

## **REGULAR SESSION**

## Roll Call

## **COMMON CONSENT AGENDA**

## Minutes of the July 14th, 2025, Development Review Committee Regular Session.

## UNAPPROVED MINUTES

08.11.2025

**Chief Brems motioned to approve the Common Consent agenda**

**Sam Kelly seconded the motion**

**Voting was as follows:**

<b>Dan Loveland</b>	<b>AYE</b>
<b>Aaron Brems</b>	<b>AYE</b>
<b>Sam Kelly</b>	<b>AYE</b>

**The motion passed**

## **ACTION ITEMS**

- a. 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.**

Cody Opperman reviewed the background information for action item letter a: 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.

Stewart Harman, counsel for the applicant, asked for clarification as to what specific aspects of the development agreement staff believes are not being met.

Cody Opperman explained the project is missing the mixed-use component that requires a commercial atmosphere in the area.

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Stewart Harman explained that this development has five phases, and asked if it was the City's position that phase one and phase 5, that were designated as commercial, were actually developed as commercial?

Cody Opperman agreed that while there were phases in this area that were part of the commercial element of the project, and were developed with a commercial atmosphere, where this area specifically says high density residential and mixed use, the commercial aspect still needs to be provided on this property.

Stewart Harman asked if phase two is to be developed the same as phase three with the same mixed-use requirements, and any commercial ratio requirement is required to be included in that phase as well.

Cody Opperman stated that he would say that wherever it says 'mixed-use', the commercial element should be provided.

Stewart Harman asked again to clarify that even though the original intent of the development was that all of the commercial development would be provided in phases one and five, if it is the city's position that the commercial element still needs to be included in each additional phase, he would like to know what the city plans to do with the completed projects such as Sol Haven, Walton Town Homes, and Arza apartments to require the commercial component be met on those spaces.

Cody Opperman explained that back in 2021, or whenever the development agreement was written, he was not part of the city staff and apologized for not knowing the history of the agreement. Mr. Opperman also noted that the completed developments mentioned were also approved before he was a member of the American Fork City staff, so he does not know what the city administration would require of them. He further explained that if an area is specifically indicated as commercial use, that area would only require commercial development. This area says high-density residential and mixed uses are required, so while high-density housing is allowed, it should be incorporated with the commercial aspect in order to address the mixed-use requirement.

Stewart Harman expressed his concern with the city not having an issue with treating High Point different than Elevate or Sol Haven and also noted that he could not find anywhere in the city code that clarifies what mixed use actually means, so one and two family units show the mixed use.

Cedar Jordan informed the committee that this was the third review for this project and he would like to know what the options are if there is a denial today.

Cody Opperman explained that the decision has not been made, so the DRC can still go the route of approval, denial, or tabling. He explained that if it is approved, the conditions that were mentioned by the DRC staff would just need to be addressed, then it would come back for a post

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entitlement review to make sure that all those conditions have been met. He continued to explain that if it is denied today, then there is an appeal process that would go before the City Council to be approved or denied but the appeal is denied by City Council, in order to continue forward with the project, a brand new application starting from the beginning would need to be submitted.

Sam Kelly mentioned his concern with having a development agreement in place that required mixed uses that other developments did not follow. He believes the committee should probably look at that agreement, so they can fully understand what components of commercial were required in it.

**Sam Kelly moved to table action for the proposed Preliminary Plat, located at approximately 620 S 740 E American Fork, UT, in the PC Planned Community Zone, in order to coordinate with staff to review agreements and other things to make sure that we're doing what is appropriate for this area.**

**Chief Brems Seconded the motion**

**Voting was as follows:**

<b>Dan Loveland</b>	<b>AYE</b>
<b>Aaron Brems</b>	<b>AYE</b>
<b>Sam Kelly</b>	<b>AYE</b>

**The motion passed**

- 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.**

Cody Opperman reviewed the background information for action item letter b: 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. There are some minor conditions of

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approval, but the residential accessory structure meets the code section 17.5.105-106 for the applicants' property for residential, low density, and for the R1-9000 zoning as well.

Dan Loveland asked if the height of the accessory structure is shown somewhere.

Annalisa Reed reported that she spoke to the applicant who confirmed that the current home is not more than 25-feet, and the residential accessory structure is 21-feet, but at post entitlement those measurements would be required.

Sam Kelly noted the information provided does not show public utilities, but may not be something needed on this type of project.

**Sam Kelly moved to approve the Accessory Structure, known as Roberts Detached Garage, located at approximately 1021 N 150 W, American Fork City subject to any conditions found in the staff report.**

**Dan Loveland seconded the motion**

**Voting was as follows:**

<b>Dan Loveland</b>	<b>AYE</b>
<b>Aaron Brems</b>	<b>AYE</b>
<b>Sam Kelly</b>	<b>AYE</b>

**The motion passed**

## Other Business

There was no other business to discuss.

## Adjournment

**Dan Loveland motioned to adjourn the meeting.**

**Sam Kelly seconded the motion.**



### 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...



Stewart B. Harman, General Counsel  
[Stewart.harman@bachhomes.com](mailto: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:

<b>COMMENTS (2025.07.02) High Pointe Site Plan and Easement Exhibit (06.16.25)</b>	<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>
<b>COMMENTS (2025.07.02) High Pointe Site Plan and Easement Exhibit (06.16.25)</b>	<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>
<b>COMMENTS (2025.07.02) Renderings_Building B_HP.pdf</b>	<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>

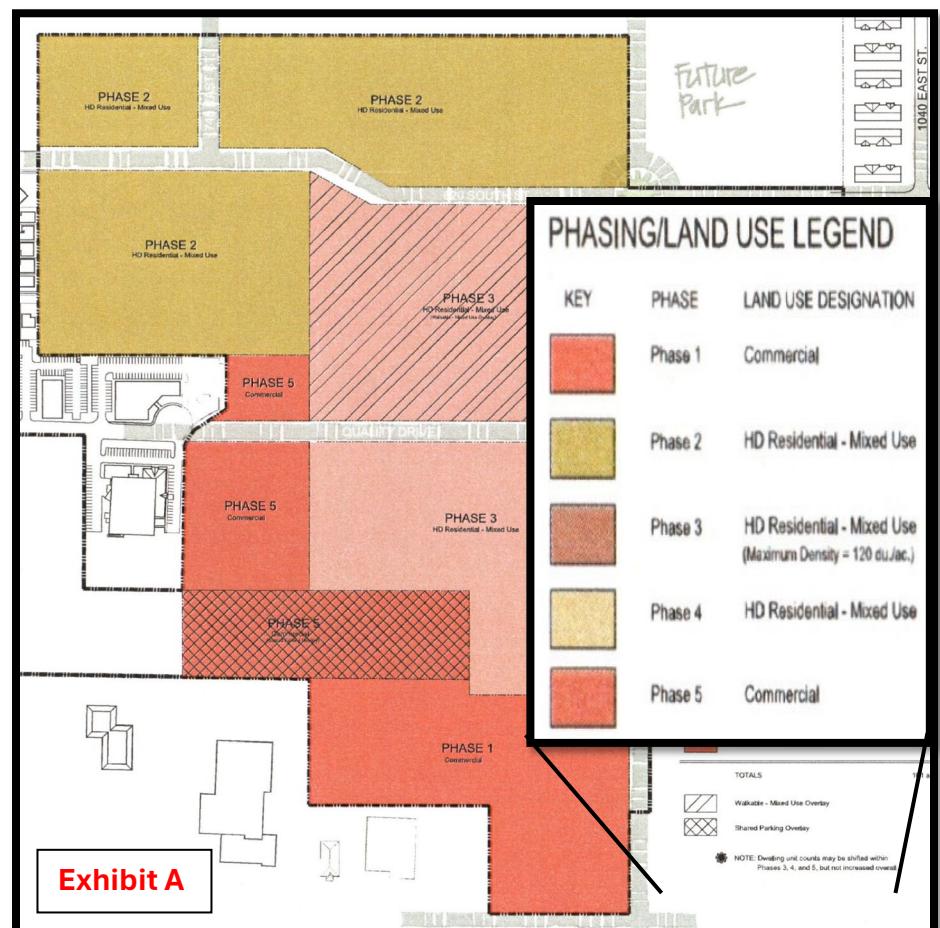
**COMMENTS (2025.07.02)**  
**045\_01\_HP\_Buildings A-D**  
**Colored Elevations**

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. 2021-05-23<sup>1</sup>. 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”<sup>2</sup> and identifies Phases 2 and 3 as “HD Residential – Mixed Use”.



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

<sup>2</sup> 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.

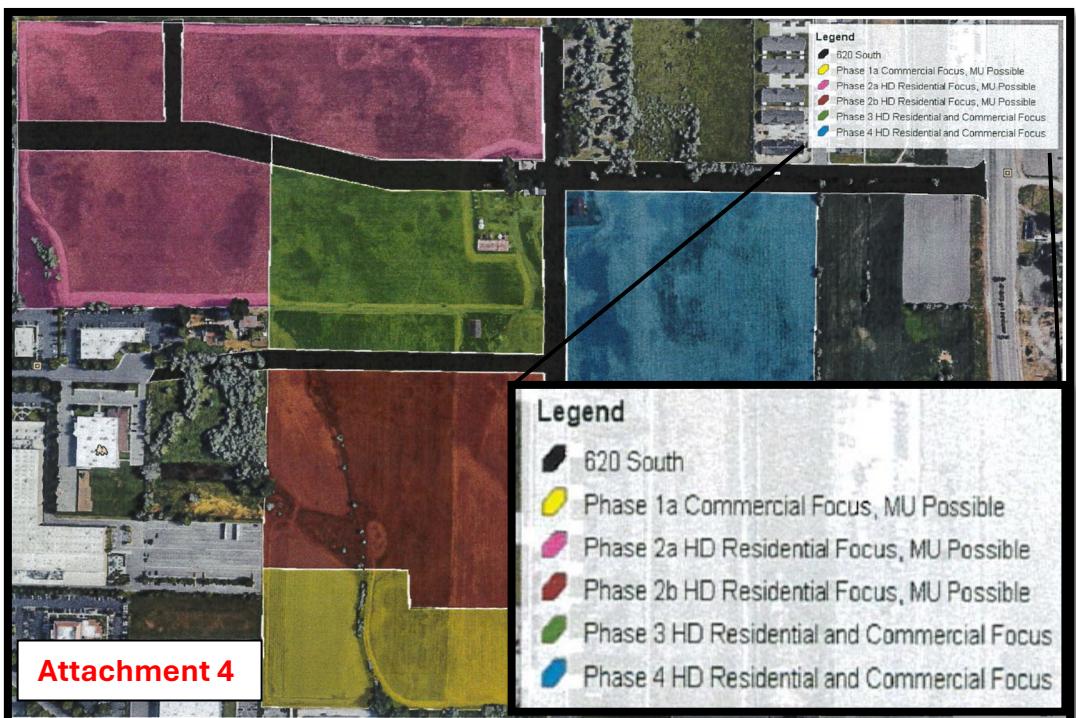
Here, the planned community development does include a combination of several of the required elements. For example, Phases 1 and 5 are to include commercial and Phases 2, 3, and 4 are to include HD Residential. More specifically, the project in question (Bach High Pointe) does include a mixed use (similar 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 Focus<sup>3</sup>

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

<sup>3</sup> 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](mailto: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 24<sup>th</sup> 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 25<sup>th</sup>, 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 21<sup>st</sup> 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 27<sup>th</sup> 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.

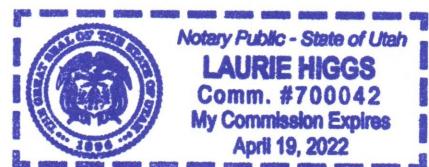
*Laurie Higgs*  
Notary Public



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

On the 27<sup>th</sup> 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

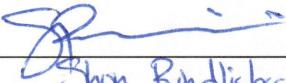
STATE OF UTAH )  
:ss  
COUNTY OF UTAH )

On the 21<sup>st</sup> 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:**

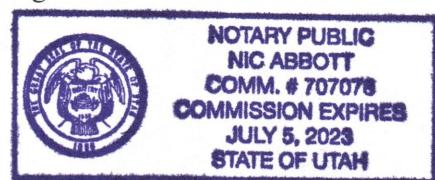
OZ AF EAST, LLC

By:   
Name: Shon Rindlisbacher  
Title: Managing Member

STATE OF UTAH )  
:ss  
COUNTY OF UTAH )

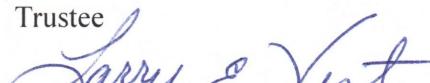
On the 20 day of OCTOBER, 2021, personally appeared before me SHON RINDLISBACHER who being by me duly sworn, did say that he is the MANAGING MEMBER of OZ AF EAST, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with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

Nic Abbott  
Notary Public



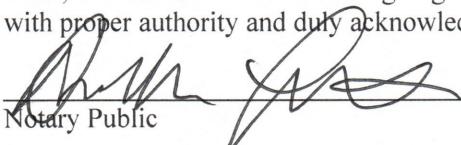
**INCIDENTAL PARTY: KURT V. VEST TRUST**

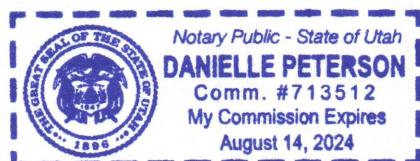
By:   
Name: Kurt V. Vest  
Title: Trustee

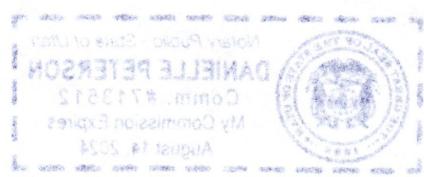
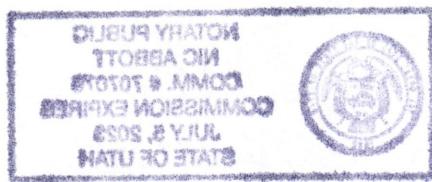
By:   
Name: Larry E. Vest  
Title: Trustee

STATE OF UTAH )  
:ss  
COUNTY OF UTAH )

On the 30<sup>th</sup> 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





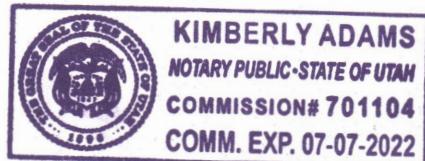
**INCIDENTAL PARTY:  
VILLAS AT ASPEN MEADOWS, LLC**

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**



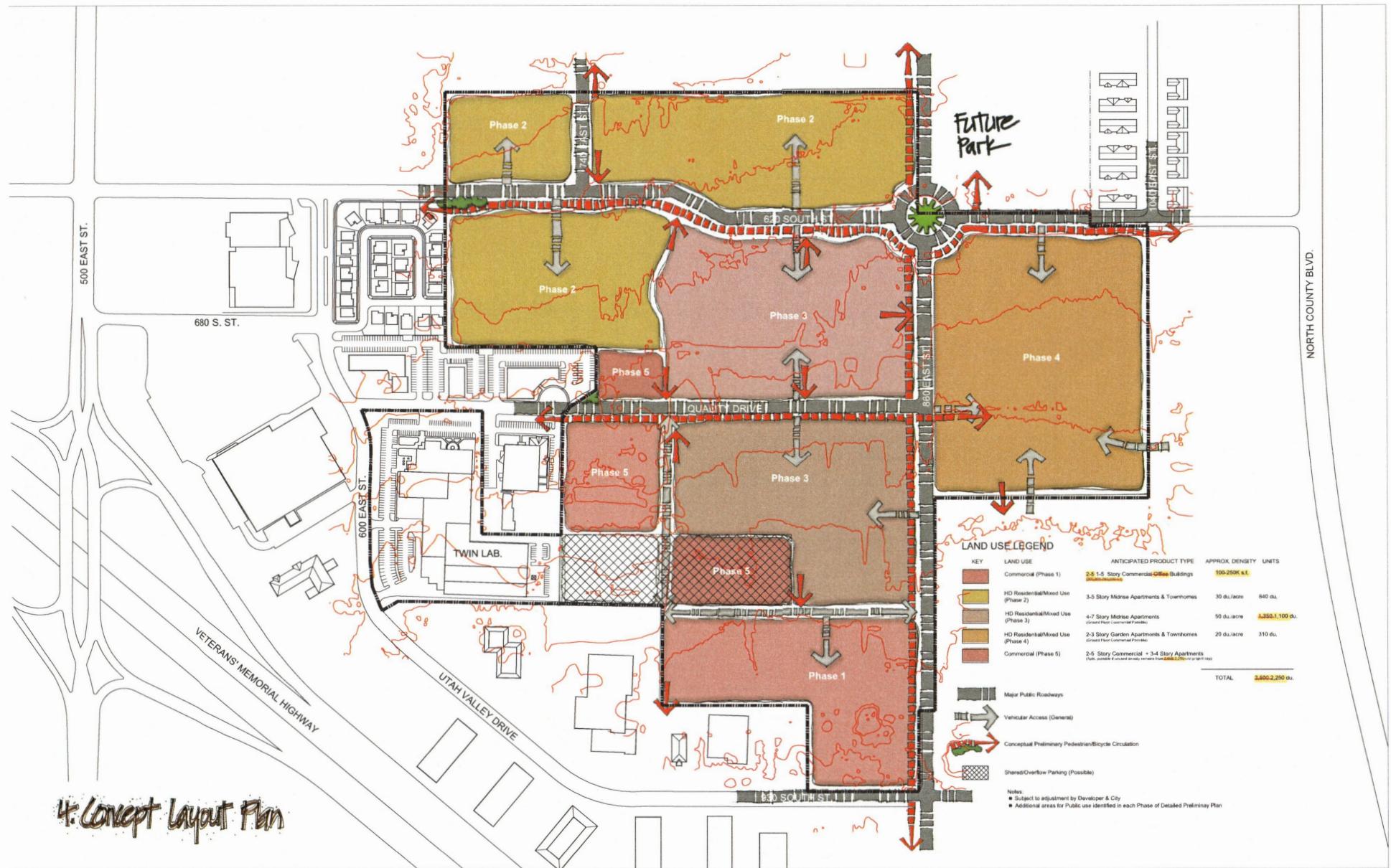


Lake City Row Planned Community - REVISED MAR 2021



0 150 300 450 feet  
SCALE: 150'

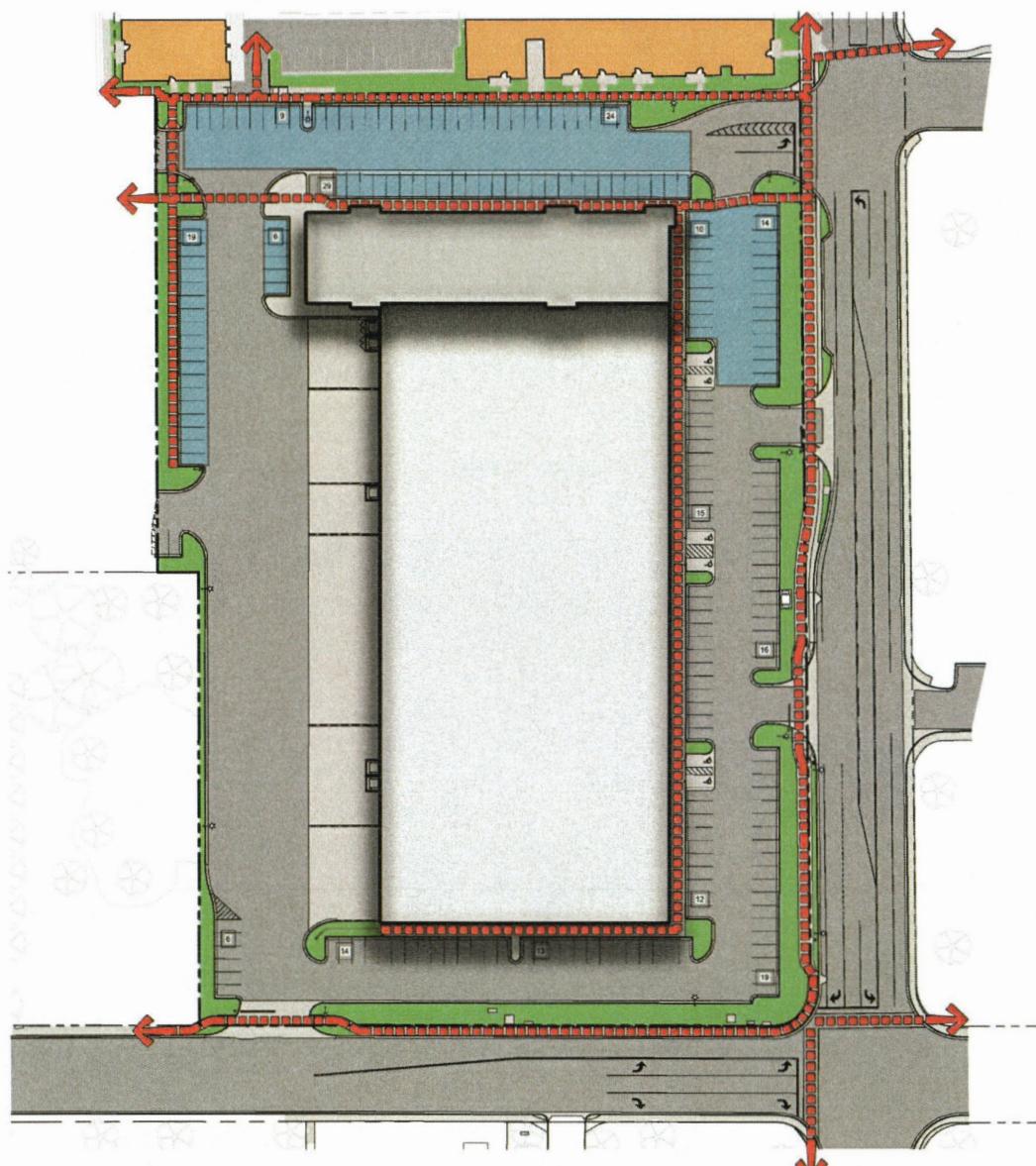
**epg** Sustainable Building Planning Environment



Lake City Row Planned Community - REVISED MAR 2021



**Exhibit B: Concept Plan**



LEGEND  
— PROPERTY LINE

#### PARKING SUMMARY

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

■ SHARED PARKING  
➡ PEDESTRIAN CIRCULATION

#### OVERALL SITE PLAN UVBP - PANDO LAKE CITY

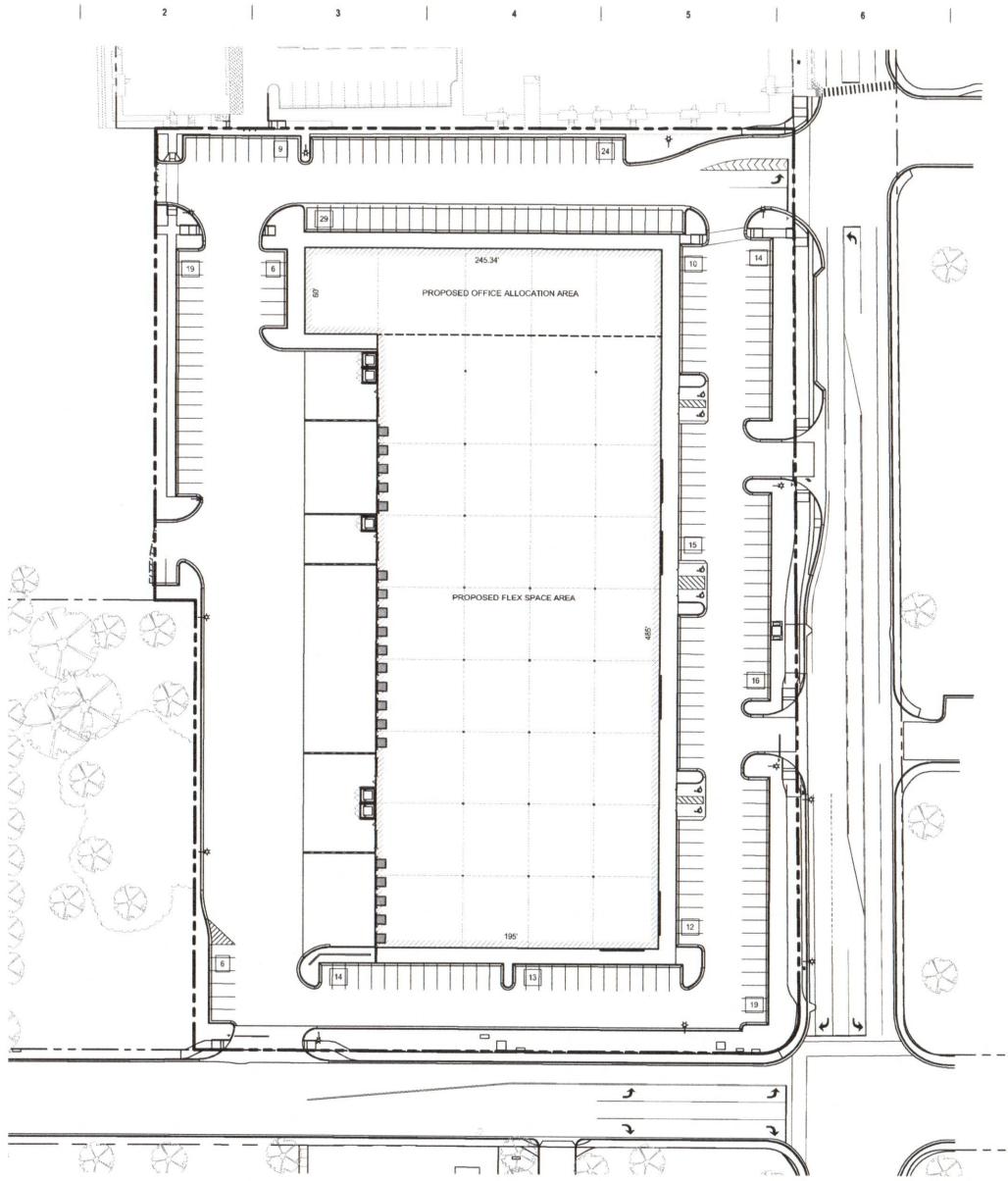
800 EAST 600 SOUTH  
AMERICAN FORK, UTAH

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



DATE

# REVISION DESCRIPTION



## PARKING SUMMARY

BUILDING FOOTPRINT	97,595 SF
OFFICE ALLOCATION	
PROPOSED ALLOCATION FOOTPRINT (AS SHOWN):	
MAXIMUM ALLOCATION FOR OFFICE INCLUDING PROPOSED 2 STORY AREA:	14,720 SF
ALLOCATION PARING RATIO (4.0/1000):	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 25<sup>th</sup> DAY OF MAY, 2021.**

ATTEST:

*Terilyn Lurker*

Terilyn Lurker, Recorder

*Bradley J. Frost*  
Bradley J. Frost, Mayor



39

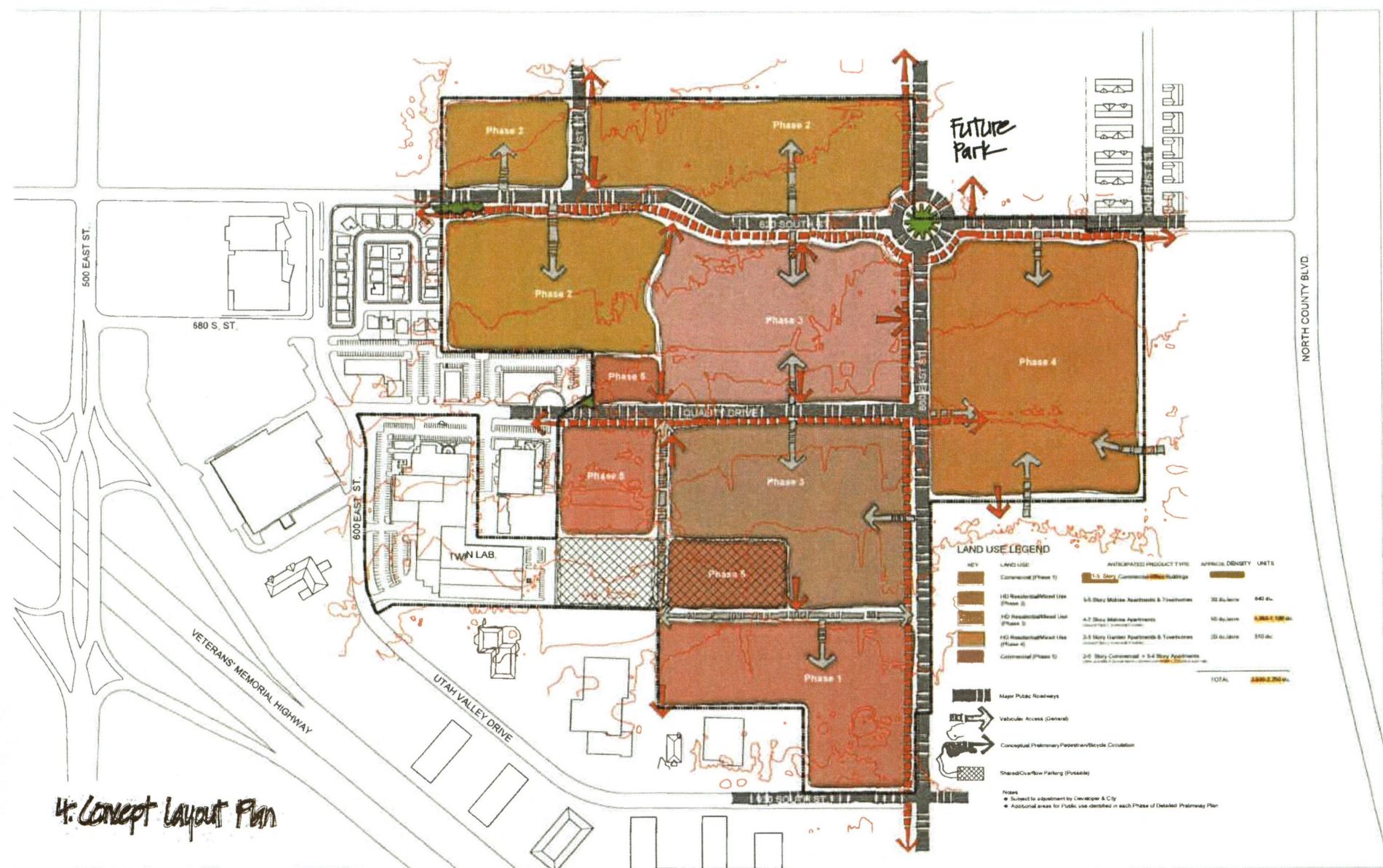


Lake City Row Planned Community - REVISED MAR 2021



0 150 300 450 feet  
SCALE 1:50





Lake City Row Planned Community - REVISED MAR 2021



SCALE 1:500

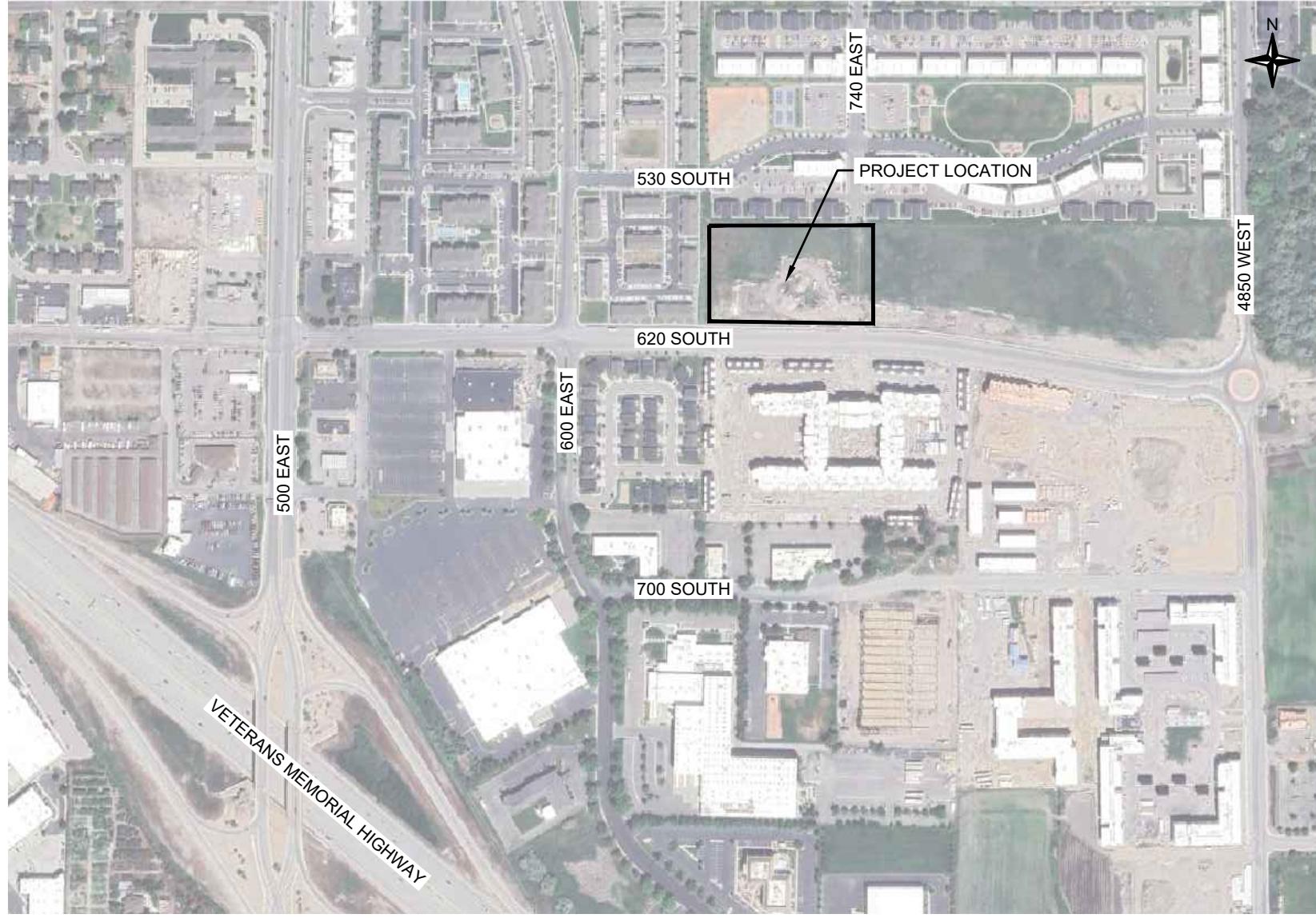
epg

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

# BACH HIGH POINTE SUBDIVISION CONSTRUCTION DRAWINGS

7/15/2025

VICINITY MAP  
1" = 500'



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, SWMP 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 tmezzenen 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

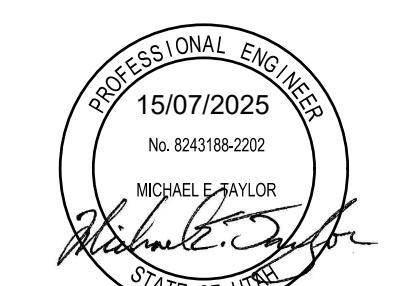
The Applicant is responsible for reviewing all documents to ensure all comments have been addressed.

[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



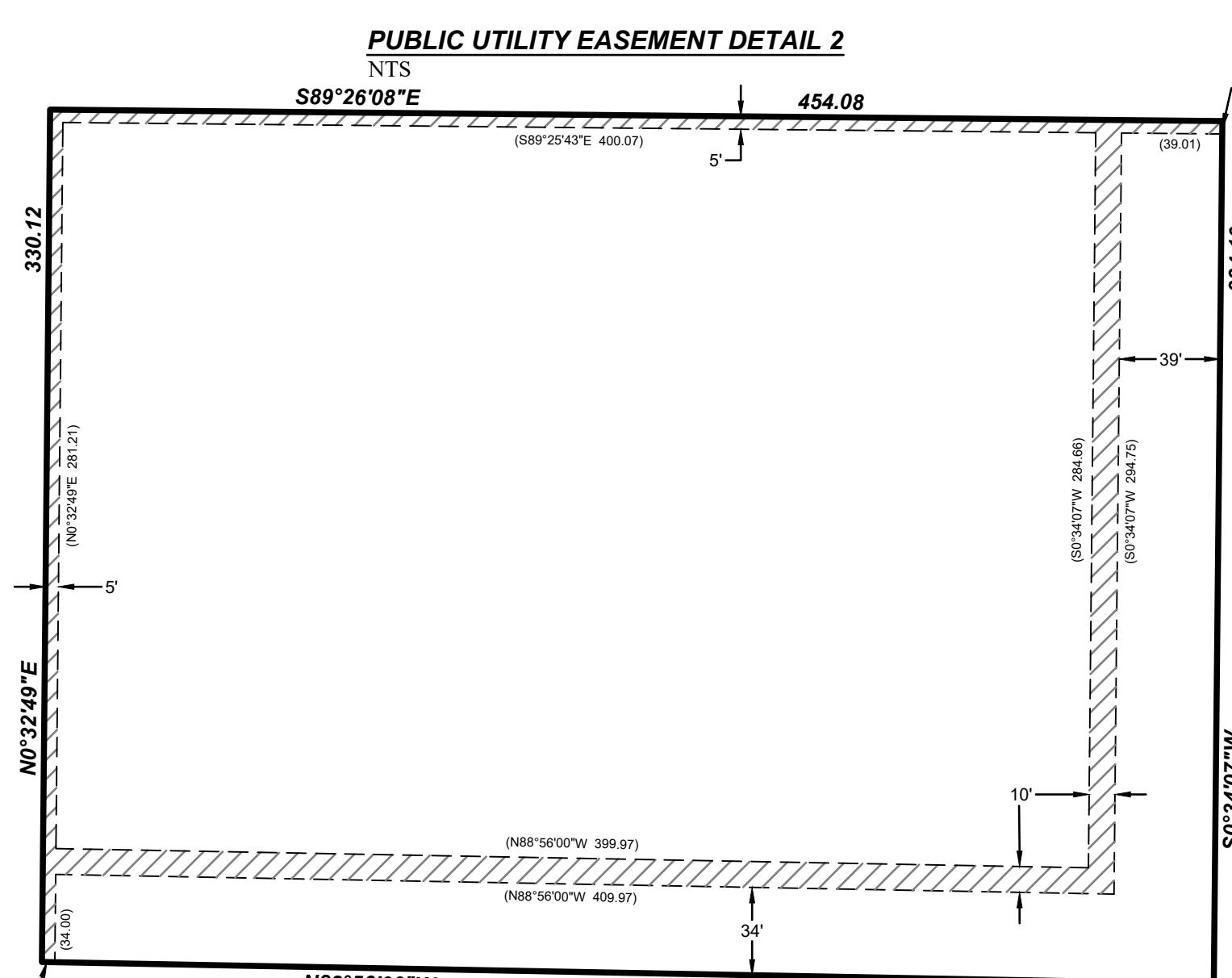
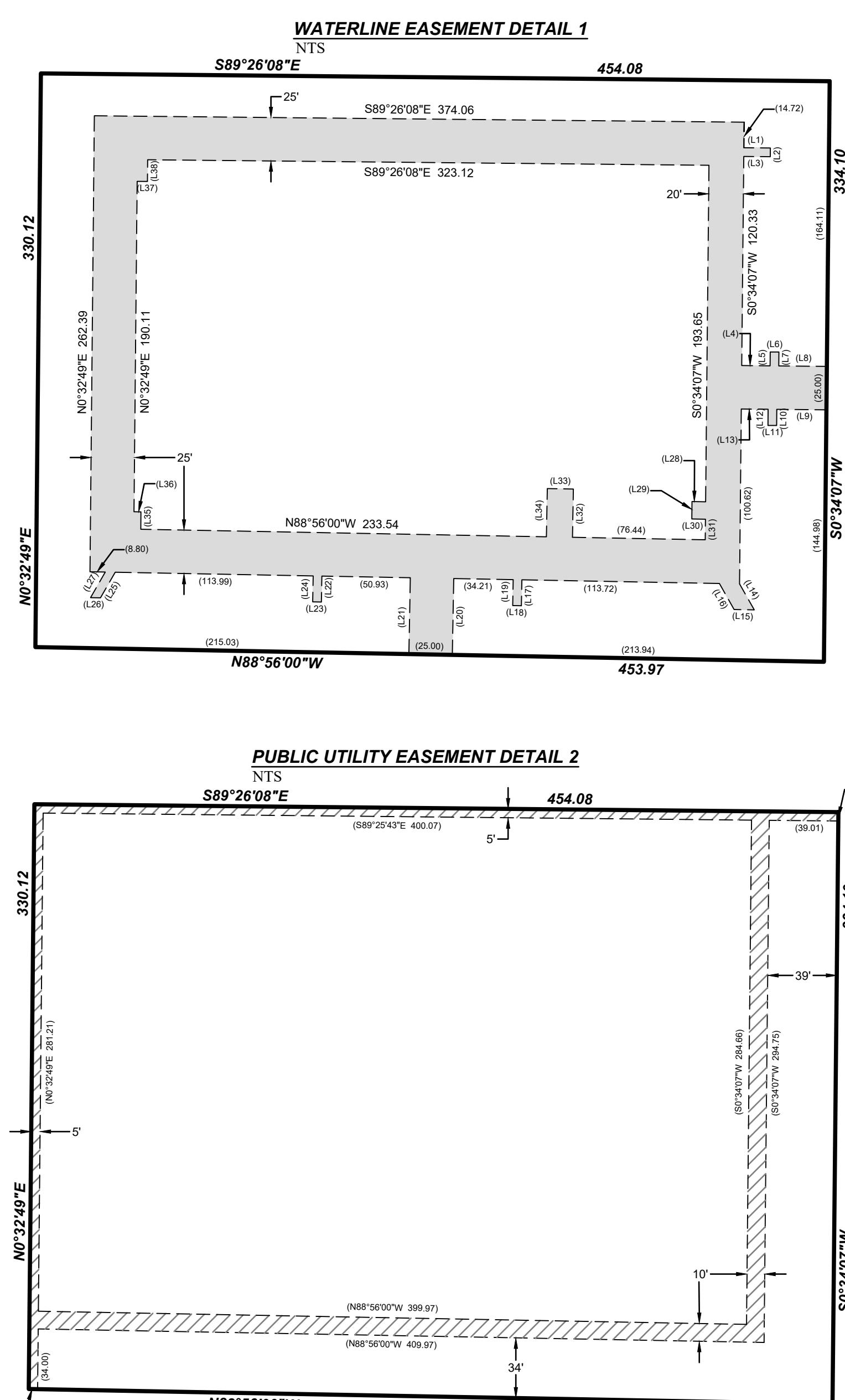
**DATE OF PREPARATION**  
April 30, 2025

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

**VICINITY MAP**  
NTS

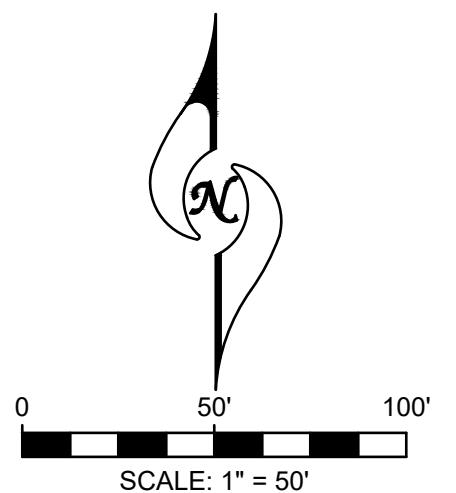
**LINE TABLE**

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

**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"W 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

**FINAL PLAT  
OF  
HIGH POINTE  
SUBDIVISION**

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

**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. \_\_\_\_\_.

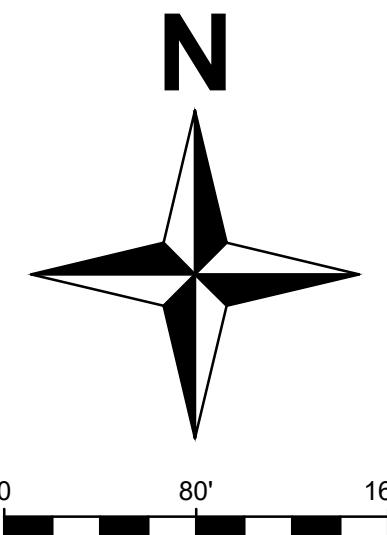
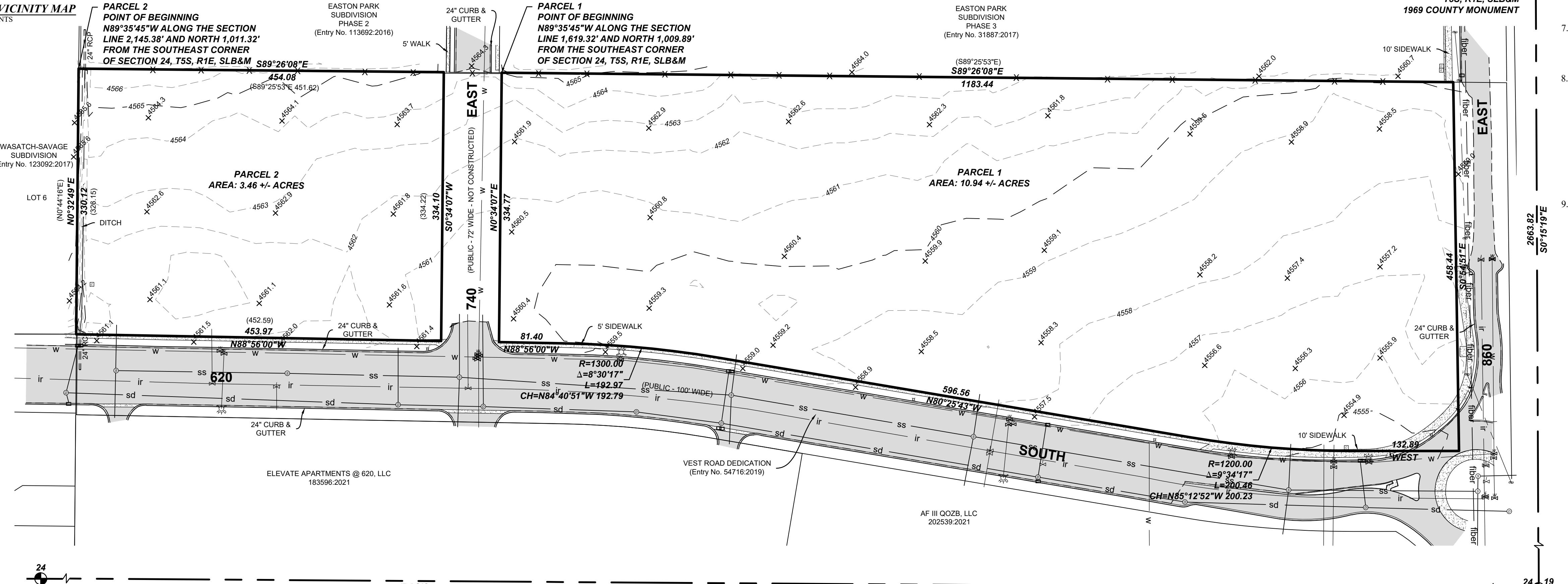
DEVELOPMENT SERVICES DIRECTOR \_\_\_\_\_

PUBLIC WORKS DIRECTOR \_\_\_\_\_

FIRE CHIEF \_\_\_\_\_

NOTARY PUBLIC SEAL SURVEYOR SEAL RECORDER SEAL

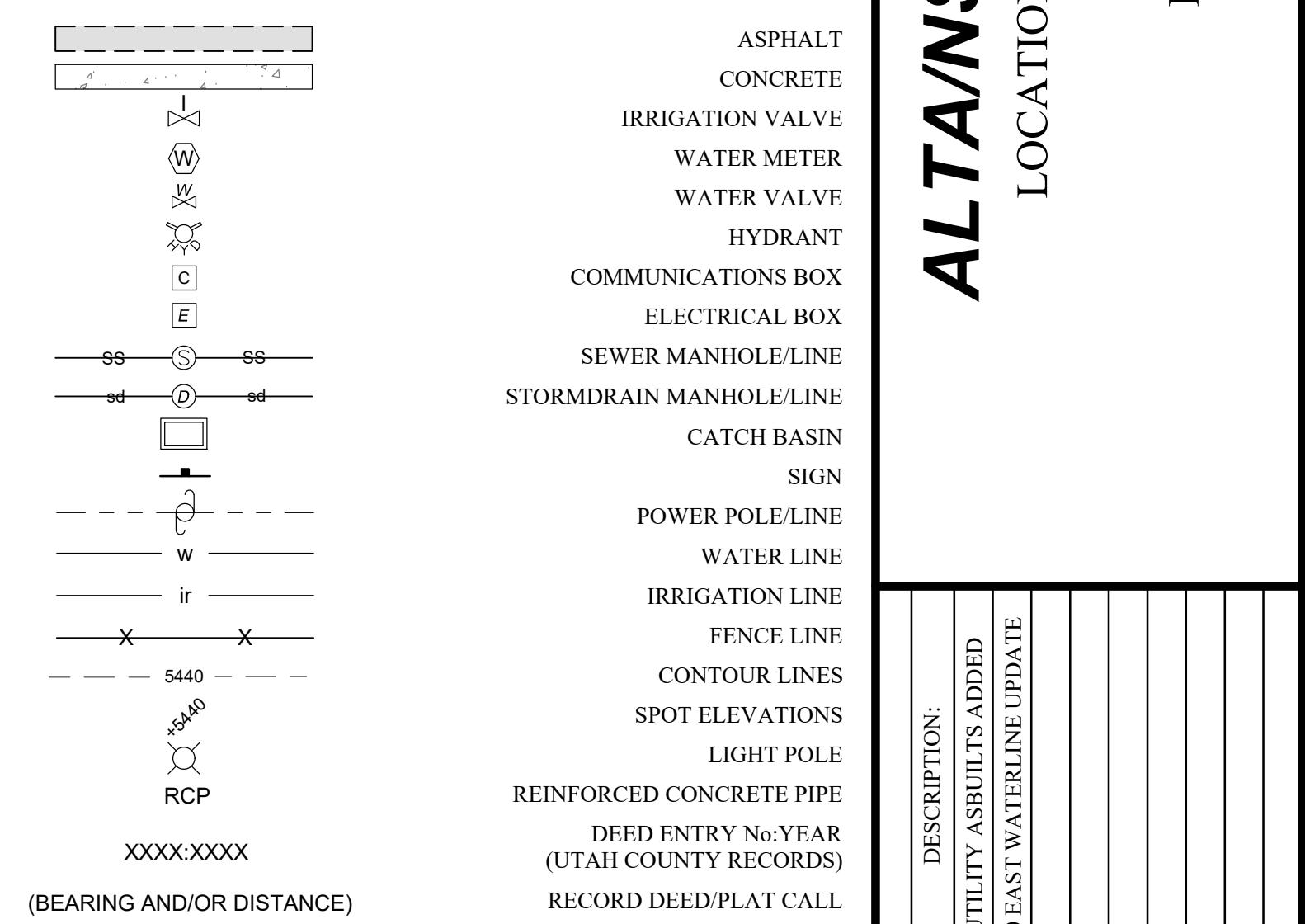
# ALTA/NSPS LAND TITLE SURVEY



## NOTES

- 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.
- 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.
- 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, TSS, 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 per measured or calculated lines shown herein.
- 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, TSS, R1E, S.L.B. & M.
- #5 rebar & cap (CSG ENG) to be set at all boundary corners unless noted otherwise.
- 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 on 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.
- 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.
- As excepted 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.
- 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:
    - Zoning Classification: CP-Planned Community
    - 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.
  - 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.
  - 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.
  - Item 19: Insurance Certificate can be provided upon request.

## LEGEND



# ALTA/NSPS LAND TITLE SURVEY

LOCATION: SE1/4 OF SECTION 24, TSS, 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), (7)(b)(1), (7)(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: DESCRIPTION:  
1 11-23-22 UTILITY ASBMENTS ADDED  
2 6-11-25 740 EAST WATERLINE UPDATE

DEED ENTRY No: YEAR (UTAH COUNTY RECORDS)  
(BEARING AND/OR DISTANCE) RECORD DEED/PLAT CALL  
XXXX:XXXX FIBER

REINFORCED CONCRETE PIPE  
FENCE LINE  
IRRIGATION LINE  
POWER POLE/LINE  
WATER LINE  
HYDRANT  
COMMUNICATIONS BOX  
ELECTRICAL BOX  
SEWER MANHOLE/LINE  
STORMDRAIN MANHOLE/LINE  
CATCH BASIN  
SIGN  
IRRIGATION VALVE  
WATER METER  
WATER VALVE  
HYDRANT  
COMMUNICATIONS BOX  
ELECTRICAL BOX  
SEWER MANHOLE/LINE  
STORMDRAIN MANHOLE/LINE  
CATCH BASIN  
SIGN  
POWER POLE/LINE  
WATER LINE  
IRRIGATION LINE  
FENCE LINE  
CONTOUR LINES  
SPOT ELEVATIONS  
LIGHT POLE  
RCP  
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**GENERAL**

- ALL MATERIALS, WORKMANSHIP, CONSTRUCTION AND PLACEMENT SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS AS DEFINED IN THE 2025 (CURRENT EDITION) MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PLANS UTAH CHAPTER, AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS/REQUIREMENTS, INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, WHERE THERE IS A CONFLICT BETWEEN THESE PLANS, SPECIFICATIONS OR ANY APPLICABLE STANDARD, THE MOST RESTRICTIVE STANDARD SHALL APPLY. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED IN WRITING BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEER.
- THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. DISCLAIMER ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.
- 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.
- IMPROVEMENTS TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- IMPROVEMENTS DEPICTED IN THESE PLANS AND CONSTRUCTED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- CIVIL SOLUTIONS GROUP DOES NOT CONTROL OR WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES, OR PROCEDURES OF THE CONTRACTOR.
- CIVIL SOLUTIONS GROUP WILL NOT BE RESPONSIBLE FOR CONSTRUCTION SITE SAFETY, PEDESTRIAN ACCESSIBILITY, ETC.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE MATERIALS TESTING AND INSPECTIONS AS REQUIRED BY THE MUNICIPALITY, APWA STANDARDS AND SPECIFICATIONS, OR THESE PLANS.
- CONTRACTOR SHALL BE LICENSED, BONDED, AND INSURED FOR THIS WORK.

**SAFETY AND RESPONSIBILITY**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY, INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, SECURITY AND OTHER SITE RELATED SAFETY PRACTICES. REFER TO OSHA PUBLICATION 2226, EXCAVATING AND TRENCHING, APWA, AND OTHER STANDARD PUBLICATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS.
- THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN TO THE REVIEWING AGENCY (LOCAL GOVERNMENT, DEPARTMENT OF TRANSPORTATION, OR OTHERS AS REQUIRED BY PERMIT) FOR REVIEW AND ACCEPTANCE, PRIOR TO ANY CONSTRUCTION ACTIVITIES. ALL TRAFFIC CONTROL PLANS SHALL BE IN ACCORDANCE WITH MUTCD STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TRAFFIC CONTROL DEVICES, PERSONNEL, AND OTHER FACILITIES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
- ALL CONSTRUCTION FENCING, EROSION CONTROL, TREATMENTS, WARNING SIGNS, AND TRAFFIC CONTROL SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. CONSTRUCTION FENCING SHALL BE INSTALLED AT THE LIMITS OF WORK WHEREVER POSSIBLE.
- CONTRACTOR MUST OBTAIN ALL THE NECESSARY PERMITS AND AGREEMENTS AND PAY ALL APPLICABLE FEES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE AND SECURE WORK AREA THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL, ACCORDING TO THE GOVERNING ENTITY STANDARDS.
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

**SURVEY AND EXISTING CONDITIONS**

- THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD LOCATING AND VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, OVERHEAD AND UNDERGROUND POWER, CONTROL WIRING, IRRIGATION, MANHOLES, HOLEHOLDS, JUNCTIONS, ETC.) AND OTHER IMPROVEMENTS PRIOR TO INSTALLING ANY OF THE ELEMENTS INDICATED IN THESE PLANS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE OWNER AND ENGINEER PRIOR TO BEING IMPLEMENTED. THE CONTRACTOR IS CAUTIONED THAT LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE TO REPAIR ALL DAMAGED UTILITIES AT NO ADDITIONAL COST.
- PROTECT ALL IMPROVEMENTS NOT INCLUDED IN THE SCOPE OF SITE DEMOLITION. ANY IMPROVEMENT WHICH IS DAMAGED SHALL BE REPAIRED OR REPLACED IN-KIND TO THE OWNER'S SATISFACTION AT NO ADDITIONAL COST TO THE OWNER CONSTRUCTION AND SITE MAINTENANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-CONSTRUCTED INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE. THIS RECORD DRAWING SET SHALL BE AVAILABLE TO THE OWNERS/ENGINEERS DESIGNATED REPRESENTATIVE AT ALL TIMES. DIGITAL RECORDATION ON A DIGITAL RECORD SET IS ACCEPTABLE.
- UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS AND SPECIFICATIONS.

**PAVEMENTS AND COMPACTION**

- ALL TRENCHING, REPAIRS, AND OTHER WORK IN THE PUBLIC RIGHT OF WAY SHALL COMPLY WITH ALL REQUIREMENTS OF THE REVIEWING AUTHORITY.
- IF THE CONTRACTOR CHOOSES TO USE TYPING IN THE PUBLIC WAY WHICH NOT IN ASPHALT IS NOT AVAILABLE, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE APPROPRIATE GOVERNING ENTITY PRIOR TO INSTALLING TEMPORARY ASPHALT SURFACING. WHEN PERMANENT ASPHALT BECOMES AVAILABLE, THE CONTRACTOR SHALL REMOVE THE TEMPORARY ASPHALT, FURNISH AND INSTALL THE PERMANENT ASPHALT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY FROM THE DATE OF ACCEPTANCE.
- SOIL COMPACTION EFFORT SHALL MINIMALLY BE AS FOLLOWS: THOUGH MORE RESTRICTIVE REQUIREMENTS MAY BE STATED IN THE GEOTECHNICAL REPORT OR APWA MANUAL, AND THE MOST RESTRICTIVE STANDARD SHALL BE ADHERED TO:
  - THE MINIMUM RELATIVE DENSITY SHALL BE 96% OF THE MODIFIED PROCTOR (ASTM D 155 OR AASHTO T 180) FOR A-1 SOILS.
  - THE MINIMUM RELATIVE DENSITY SHALL BE 95% OF THE STANDARD PROCTOR (ASTM D 698 OR AASHTO T 99) FOR ALL SOILS OTHER THAN A-1 SOILS THAT LIE BENEATH PAVEMENTS, STRUCTURES AND OTHER ELEMENTS AS DEFINED IN THIS PLAN AND SPECIFICATIONS.
  - THE MINIMUM RELATIVE DENSITY SHALL BE 92% OF THE STANDARD PROCTOR (ASTM D 698 OR AASHTO T 99) FOR ALL SOILS OTHER THAN A-1 SOILS THAT LIE BENEATH LANDSCAPED OR OTHER AREAS THAT ARE NOT INTENDED FOR VEHICULAR OR STRUCTURAL LOADS.
- THE CONTRACTOR SHALL COORDINATE WITH ENGINEER WHEN THE CONTRACTOR HAS REACHED SUBGRADE. ENGINEER SHALL OBSERVE PROOF ROLL CONDUCTED BY THE CONTRACTOR PRIOR TO PLACEMENT OF NEW PAVEMENT SECTION. ALL SOFT SPOTS WILL BE REPAIRED TO BE FIRM BY THE CONTRACTOR ACCORDING TO APWA 245 UTILIZING A HIGH-WEAVE FABRIC COMPACTED TO 95%.
- UNTREATED BASE COURSE THICKNESS UNDER CURBS AND GUTTERS AT ALL DRIVE LOCATIONS SHALL BE 10" MIN.
- ALL APPLIED PAVEMENT STRIPING AND CURB PAINTING SHALL MEET CURRENT UDOT AND APWA AND CITY STANDARDS FOR PAINT TYPE, THICKNESS, APPLICATION RATE, ETC.

**COORDINATION REQUIREMENTS**

- THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL APPROPRIATE GOVERNMENT AND PRIVATE ENTITIES ASSOCIATED WITH THE PROJECT FOR WORK COORDINATION.
- ALL ON-SITE Dewatering ACTIVITIES MUST BE APPROVED BY THE AUTHORITY HAVING JURISDICTION. ADEQUATE MEASURES MUST BE TAKEN TO REMOVE ALL SEDIMENT PRIOR TO DISCHARGE.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE LOCAL JURISDICTION AND ALL UTILITIES AS RELATED TO THE PLACEMENT OF EXISTING UTILITIES. AS RELATED TO THE PLACEMENT OF NEW UTILITIES, THE INFORMATION PROVIDED IS BASED ON RECORDS OF THE VARIOUS UTILITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE STAKES (BY DIALING 811) AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION, TRENCHING OR GRADING TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. ALL OTHER UN-REGISTERED UTILITIES (I.E. DITCH, IRRIGATION COMPANY, OTHER UTILITY-SPECIFIC UTILITIES, ETC.) ARE TO BE LOCATED BY CONTACTING, IN ADVANCE, THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS SHOULD ALSO BE LOCATED PRIOR TO BEGINNING EXCAVATION, TRENCHING OR GRADING ACTIVITIES.
- THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE PROJECT OWNER, ENGINEER, LOCAL JURISDICTION AND ALL UTILITY COMPANIES INVOLVED REGARDING RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH MINIMAL DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY FOR ANY UTILITY CROSSINGS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL MEASURES REQUIRED TO PROTECT EXISTING UTILITIES AND IMPROVEMENTS AND/OR TO WORK AROUND SUCH UTILITIES. THIS INCLUDES, BUT IS NOT LIMITED TO, SUPPORTING EXISTING UTILITIES AND IMPROVEMENTS, SHORING AROUND EXISTING UTILITIES AND IMPROVEMENTS, EXCAVATION SUPPORT, PHASING OF WORK AND TRAFFIC CONTROL.
- THE CONTRACTOR SHALL NOTIFY THE LOCAL JURISDICTION AND AFFECTED UTILITY COMPANY, AND ALL AFFECTED PARTIES A MINIMUM OF 24 HOURS PRIOR TO ANY INTERRUPTION OR SERVICE.
- THE CONTRACTOR IS NOT TO OPERATE ANY VALVES, FIRE HYDRANTS AND OTHER APPURTENANCES WITHOUT THE UTILITY OWNER'S PERMISSION.
- IF DURING CONSTRUCTION CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- AT THE OWNERS DISCRETION, CIVIL SOLUTIONS GROUP SHALL PROVIDE A PROJECT ENGINEER ON SITE PERIODICALLY DURING CONSTRUCTION, REPRESENTING THE OWNER, TO ENSURE CONSTRUCTION MEETS THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR IS EXPECTED TO COORDINATE AND COOPERATE WITH ON SITE ENGINEER.
- PROPOSED GRADES INDICATE DESIGN INTENT. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND MAKE ADJUSTMENTS TO MEET FIELD CONDITIONS AS REQUIRED. DO NOT PROCEED WITH ANY ADJUSTMENT OR FIELD MODIFICATION UNTIL APPROVED BY THE ENGINEER.
- CONTRACTOR ACKNOWLEDGES THAT PLANS ARE DIAGRAMMATIC AND PRECISE PLACEMENT OF EQUIPMENT MAY NOT BE POSSIBLE DUE TO EXISTING CONDITIONS. CONTRACTOR SHALL COORDINATE ANY SUCH OCCURRENCE WITH ENGINEER WITHOUT ADDITIONAL COST.

**UTILITIES**

- WATER LINE THRUST BLOCK AND RESTRAINTS ARE TO BE INSTALLED PER APWA DRAWINGS AND SPECIFICATIONS.
- ALL WATERLINE INSTALLATIONS AND TESTING TO BE IN ACCORDANCE WITH APWA SECTIONS C600, C601, C601, C206, C200, C900, C903 APWA MANUAL M11 AND ALL OTHER APPLICABLE APWA, UPIWS, ASTM AND ANSI SPECIFICATIONS RELEVANT TO THE INSTALLATION AND COMPLETION OF THE PROJECT. AMENDMENT TO SECTION C603 SECTION 1.1.1 TO READ: TO MINIMUM TEST PRESSURE SHALL NOT BE LESS THAN 200 P.S.I. GAUGED TO A HIGH POINT OF THE PIPELINE BEING TESTED. ALL MATERIALS USED FOR WATERWORKS PROJECTS TO BE RATED FOR 150 P.S.I. MINIMUM OPERATING PRESSURE.
- CONTRACTOR IS TO INSTALL WATER SERVICE LINES, METER YOKES AND/OR ASSEMBLIES AND METER BOXES WITH LIDS LOCATED AS APPROVED ON THE PLANS PER APPLICABLE MUNICIPAL DETAIL DRAWINGS. ALL WATER METERS, CATCH BASINS, CLEANOUT BOXES, MANHOLES, DOUBLE CHECK VALVE DETECTOR ASSEMBLIES, REDUCE PRESSURE DETECTOR ASSEMBLIES AND BACKFLOW PREVENTION DEVICES MUST BE LOCATED OUTSIDE OF ALL APPROACHES, DRIVEWAYS, PEDESTRIAN WALKWAYS AND OTHER TRAVELED WAYS UNLESS OTHERWISE ADVISED ON PLANS.
- BURIED POWER LINES, AIRLINES, AND CABLES SHALL BE LOCATED AS DEPICTED ON THE PLANS. CONTRACTORS SHALL INSTALL BACKFLOW PREVENTION DEVICES ON FIRE SPRINKLER CONNECTIONS. DOUBLE CHECK VALVE ASSEMBLIES SHALL BE INSTALLED ON CLAS. 1, 2 AND 3 SYSTEMS. REDUCED PRESSURE PRINCIPLE VALVES SHALL BE INSTALLED ON CLAS. 3 SYSTEMS. ALL FIRE SPRINKLING BACKFLOW ASSEMBLIES SHALL CONFORM TO ASSE STANDARD 1048, 1013, 1047 AND 1015. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM BACKFLOW PREVENTION TESTS PER MUNICIPAL STANDARDS AND SUBMIT RESULTS TO MUNICIPALITY AND ENGINEER.
- ALL WATER, FIRE AND SEWER SERVICES STUBBED TO A PROPERTY MUST BE USED OR WATER AND FIRE SERVICE KILLS AND SEWER LATERALS CAPS ARE TO BE KILLED AND CAPPED AS DETERMINED AND VISUALLY VERIFIED BY THE MUNICIPAL INSPECTOR.
- ALL EXISTING AND PROPOSED MANHOLES, HYDRANTS, VALVES, CLEAN-OUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE FOR MUNICIPAL OR APWA STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS AND VALVES PER PUBLIC UTILITIES STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED AS REQUIRED BY THE PUBLIC UTILITIES INSPECTOR. ALL MANHOLE, CLEANOUT BOX OR CATCH BASIN DISCONNECTIONS MUST BE REPAIRED AND GROUTED AS REQUIRED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION. UTILITY TRENCHING, BACKFILL, AND PIPE ZONE AS PER MUNICIPALITY OR APWA.
- DETECTABLE WARNING TAPE AND DEDICATED TRACING WIRE SHALL BE PROVIDED FOR ALL SUBSURFACE UTILITIES. THIS SHALL BE BURIED A MAXIMUM OF 18" DEEP.
- THE TOPS, RIMS, GRATES, COVERS, ETC. OF ANY UTILITY STRUCTURE THAT IS TO REMAIN SHALL BE ADJUSTED TO MATCH FLUSH WITH FINAL GRADE. ALL NEW COMPONENTS SHALL SIMILARLY BE INSTALLED FLUSH WITH FINAL GRADE.
- FOR UTILITY CONFLICTS REQUIRING MAINLINE RELOCATIONS, THE CONTRACTOR MUST NOTIFY THE APPLICABLE UTILITY COMPANY OR USER A MINIMUM OF 2-WEEKS IN ADVANCE. A ONE-WEEK MINIMUM NOTIFICATION IS REQUIRED FOR CONFLICTS REQUIRING THE RELOCATION OF SERVICE LATERALS. ALL RELOCATIONS ARE SUBJECT TO APPROVAL FROM THE APPLICABLE UTILITY COMPANY AND/OR USER.
- THE SCOPE OF THE ELECTRICAL, COMMUNICATION, AND GAS FACILITIES SHOWN IN THESE PLANS ARE DIAGRAMMATIC. CIVIL SOLUTIONS GROUP DID NOT DESIGN OR COORDINATE THESE ELEMENTS. DESIGN AND COORDINATION OF THESE FACILITIES ARE BY OTHERS. NOT ALL COMPONENTS OF THE EXISTING FACILITIES OR THE PROPOSED FACILITIES ARE SHOWN. CONTRACTOR IS TO INCLUDE ALL REQUIRED COMPONENTS IN SCOPE.
- ALL CONDUIT SHALL BE RIGID PVC ELECTRICAL CONDUIT, NEMA TC2 AND UL-651. FITTINGS AND CONDUIT BODIES SHALL BE PVC TO MATCH CONDUIT, NEMA TC-3. PRIMER/SOLVENT CEMENT SHALL MEET ASTM F656 AND D2564 REQUIREMENTS. PULL ROPE SHALL BE 1/2" DOUBLE BRAIDED, LOW STRETCH POLYESTER COMPOSITE ROPE. SEAL ALL ENDS WITH BLANK DUCT PLUGS, SECURE ROPE TO DUCT PLUG.
- ALL MAINLINES SHALL BE INSTALLED AND TESTED ACCORDING TO THE MANUFACTURERS INSTALLATION INSTRUCTIONS, APWA SPECIFICATIONS, CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ARRANGE FOR THE SERVICE OF THE MANUFACTURERS QUALIFIED INSTRUCTOR AND BE QUALIFIED/FACTORY CERTIFIED BEFORE INSTALL.

**STORMWATER POLLUTION PREVENTION**

- CONSTRUCTION SITES MUST BE IN COMPLIANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) STORM WATER PERMIT FOR CONSTRUCTION ACTIVITIES (538-6923) AND SHALL BE COMPLIANT WITH THE MUNICIPALITIES MS4 REQUIREMENTS. A COPY OF THE PERMITS STORM WATER POLLUTION PREVENTION PLAN MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADDITIONAL WATER QUALITY AND EROSION CONTROL MEASURES MAY BE REQUIRED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF THE SWPPP, THE FILING OF PERMITS, MAINTENANCE OF BMP'S, AND ALL OTHER ITEMS ASSOCIATED WITH SWPPP AND MS4 COMPLIANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), A BMP MAINTENANCE FOLDER, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND AGREEMENTS NEEDED FOR THE JOB.
- THE CONTRACTOR SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE UTAH PERMIT FOR STORM WATER DISCHARGE. THE SWPPP AND THE EROSION CONTROL PLAN.
- ALL BMP'S SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION AND AT AREAS WITH DISTURBED SOIL (ON OR OFF SITE) PRIOR TO ANY OTHER GROUND DISTURBING ACTIVITY. ALL BMP'S SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL THE ENTIRE DISTURBED AREA IS STABILIZED WITH HARD SURFACING OR LANDSCAPING AND A NOTICE OF TERMINATION IS FILED.
- MUD AND DEBRIS MUST BE REMOVED BY THE END OF EACH WORKING DAY BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, HAND SWEEPING, ETC.).

**ADA COMPLIANCE GENERAL NOTES (SITE DEVELOPMENT PLANS)**

- ACCESSIBLE PEDESTRIAN PATHWAYS:
  - CONTINUOUS ACCESSIBLE ROUTE: THE CONTRACTOR SHALL PROVIDE AN ACCESSIBLE PEDESTRIAN ROUTE CONNECTING ALL ACCESSIBLE PARKING SPACES, BUILDING ENTRANCES, AND SITE AMENITIES. THIS ROUTE SHALL BE AT LEAST 36 INCHES WIDE (CLEAR) WITH NO ABRUPT CHANGES IN LEVEL EXCEEDING 1 INCH (CHANGES UP TO 12 INCH MUST BE BEVELED). RUNNING SLOPES SHALL NOT EXCEED 5% (1:20) AND CROSS SLOPES SHALL NOT EXCEED 2% (1:48). ANY WALKWAY SEGMENT WITH A SLOPE >5% SHALL BE TREATED AS A RAMP AND COMPLY WITH RAMP REQUIREMENTS.
  - SURFACE CHARACTERISTICS: THE CONTRACTOR SHALL ENSURE ALL ACCESSIBLE WALKWAYS ARE FIRM, STABLE, AND SLIP-RESISTANT, FREE OF MUD, SAND, DEBRIS, AND OTHER IMPEDIMENTS.
  - VERTICAL CLEARANCE & PROTRUSIONS: THE CONTRACTOR SHALL MAINTAIN AT LEAST 80 INCHES OF VERTICAL CLEARANCE ON ALL PEDESTRIAN PATHS. NO PROTRUDING OBJECTS SHALL EXTEND MORE THAN 4 INCHES FROM WALLS BETWEEN 27 AND 80 INCHES ABOVE THE GROUND/FLOOR SURFACE.
  - CURB RAMPS & RAMPS:
    - SLOPES & DIMENSIONS: THE CONTRACTOR SHALL CONSTRUCT ALL CURB RAMPS AND RAMPS ON ACCESSIBLE ROUTES WITH A MAXIMUM RUNNING SLOPE OF 8.33% (1:12) AND A CROSS SLOPE <2% (1:48). EACH RAMP OR CURB RAMP SHALL HAVE A CLEAR WIDTH OF 48 INCHES.
    - LANDINGS: THE CONTRACTOR SHALL PROVIDE A LEVEL LANDING (>2% SLOPE) AT THE TOP OF EACH CURB RAMP, AT LEAST 36 INCHES IN LENGTH AND AT LEAST AS WIDE AS THE RAMP. THE BOTTOM TRANSITION TO THE STREET/DRIVE MUST ALSO BE FLUSH AND SMOOTH.
    - FLARES/SIDE SLOPES: WHERE CURB RAMP SIDES ARE EXPOSED AND WITHOUT HANDRAILS, THE CONTRACTOR SHALL PROVIDE FLARED SIDES 1:10. IF SITE CONSTRAINTS PROHIBIT A TOP LANDING, FLARED SIDES (5:12) MAY BE USED TO ACCOMMODATE CROSSING FROM THE SIDE.
    - DETECTABLE WARNINGS: THE CONTRACTOR SHALL INSTALL DETECTABLE WARNING SURFACES (TRUNCATED DOMES) 24 INCHES DEEP ACROSS THE FULL WIDTH OF EACH CURB RAMP OR FLUSH TRANSITION.
    - HANDRAILS (IF APPLICABLE): FOR ANY RAMP (NOT CURB RAMP) WITH A RISE >6 INCHES OR LENGTH >6 FEET, THE CONTRACTOR SHALL INSTALL HANDRAILS ON BOTH SIDES, MOUNTED 34-38 INCHES ABOVE THE RAMP SURFACE, AND EXTEND THEM AT LEAST 12 INCHES BEYOND THE RAMP RUN AT TOP AND BOTTOM.

- ACCESSIBLE PARKING:
  - MINIMUM NUMBER OF SPACES: THE CONTRACTOR SHALL PROVIDE ACCESSIBLE PARKING SPACES IN ACCORDANCE WITH THE TOTAL PARKING COUNT AND ADA STANDARDS. AT LEAST ONE OF EVERY SIX (BUT MINIMUM ONE) OF THE REQUIRED ACCESSIBLE SPACES MUST BE VAN-ACCESSIBLE.
  - SPACE DIMENSIONS: EACH STANDARD ACCESSIBLE SPACE SHALL BE AT LEAST 96 INCHES WIDE WITH A 60-INCH-WIDE ACCESS AISLE. VAN-ACCESSIBLE SPACES SHALL EITHER BE 132 INCHES WIDE OR 96 INCHES WIDE WITH A 96-INCH AISLE. SLOPES IN PARKING SPACES AND AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.
  - PARKING SIGNAGE: THE CONTRACTOR SHALL INSTALL UPRIGHT SIGNAGE WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) AT EACH ACCESSIBLE SPACE. VAN-ACCESSIBLE SPACES REQUIRE AN ADDITIONAL SIGN STATING "VAN ACCESSIBLE."
  - LOCATION AND SLOPE: THE CONTRACTOR SHALL LOCATE ACCESSIBLE PARKING NEAR THE CLOSEST ACCESSIBLE ROUTE. SPACES AND ACCESS AISLES SHALL MAINTAIN SLOPE <2%. WHEEL STOPS OR CURBS SHALL PREVENT VEHICLES FROM ENCROACHING ON WALKWAYS OR REDUCING AISLE WIDTH.
- BUILDING ENTRANCES AND ACCESS:
  - ACCESSIBLE ENTRANCE: THE CONTRACTOR SHALL PROVIDE AT LEAST ONE PRIMARY ACCESSIBLE ENTRANCE, CONNECTED VIA AN ACCESSIBLE ROUTE TO SITE ARRIVAL POINTS (PARKING, SIDEWALKS, LOADING ZONES).
  - SIGNAGE FOR INACCESSIBLE ENTRANCES: IF ANY PRIMARY ENTRANCE IS NOT ACCESSIBLE, THE CONTRACTOR SHALL INSTALL SIGNAGE DIRECTING USERS TO THE NEAREST ACCESSIBLE ENTRANCE.
- OUTDOOR AMENITIES & SITE ELEMENTS:
  - ACCESSIBLE ENTRANCE: THE CONTRACTOR SHALL PROVIDE A CLEAR, LEVEL SPACE (30'x48') ADJACENT TO OR AT ONE END OF BENCHES FOR WHEELCHAIR SEATING. SLOPES <2%.
  - PICNIC TABLES: THE CONTRACTOR SHALL ENSURE A MINIMUM OF 5% OF PICNIC TABLES (OR AT LEAST ONE, WHICHEVER IS GREATER) ARE ACCESSIBLE, WITH PROPER KNEE CLEARANCE (27" MIN. HEIGHT, 30" WIDE, 19" DEEP) AND A FIRM, LEVEL SURROUNDING SURFACE.
  - BUS STOPS/TRANSIT SHELTERS: THE CONTRACTOR SHALL PROVIDE AN ACCESSIBLE BOARDING/ALIGHTING PAD AT LEAST 96 INCHES LONG BY 60 INCHES WIDE, <2% CROSS SLOPE, FIRMLY CONNECTED TO THE ACCESSIBLE PATH.
  - PASSENGER LOADING ZONES: THE CONTRACTOR SHALL PROVIDE A DESIGNATED ACCESSIBLE ZONE AT ANY PASSENGER DROP-OFF, WITH A 96-INCH-WIDE VEHICLE SPACE, 20-FOOT LENGTH, AND A 60-INCH-WIDE ACCESS AISLE, ALL <2% SLOPE, AND AT LEAST 114 INCHES OF VERTICAL CLEARANCE. LONGER LOADING ZONES (OVER 100 FEET IN LENGTH) SHALL HAVE ADDITIONAL ACCESSIBLE ZONES AS REQUIRED.
- GENERAL COMPLIANCE AND MAINTENANCE:
  - CONFORMANCE TO ADA STANDARDS: THE CONTRACTOR SHALL ENSURE ALL CONSTRUCTION COMPLIES WITH THE CURRENT VERSION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN (AND ANY APPLICABLE LOCAL/STATE CODE IF MORE STRINGENT). FIELD-VERIFIED SLOPES AND DIMENSIONS MUST MEET OR EXCEED THESE REQUIREMENTS.
  - UPKEEP OF ROUTES & FEATURES: THE CONTRACTOR SHALL KEEP ALL ACCESSIBLE ROUTES, RAMPS, AND PARKING STALLS FREE OF OBSTRUCTIONS (EQUIPMENT, MATERIALS, DEBRIS, VEHICLES) AND PROMPTLY CLEAR SNOW, ICE, OR WATER. VEHICLES SHALL NOT BLOCK CURB RAMPS OR SIDEWALKS AT ANY TIME.
  - SIGNAGE AND MARKINGS: THE CONTRACTOR SHALL ENSURE THAT ALL ACCESSIBILITY SIGNS AND PAVEMENT MARKINGS ARE CLEARLY VISIBLE AND MAINTAINED. REPLACE OR REPAINT IF DAMAGED OR FADED BEFORE FINAL ACCEPTANCE.

**ADDITIONAL**

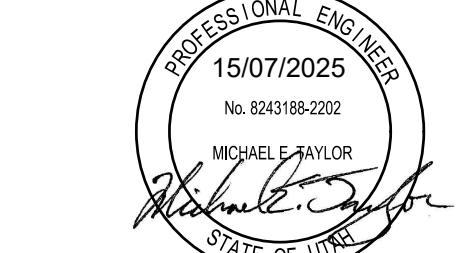
- A GEOTECHNICAL STUDY FOR THIS PROJECT SITE WAS COMPLETED BY CIVIL SOLUTIONS GROUP. THE CONTRACTOR IS RESPONSIBLE TO ADHERE TO THE MOST RESTRICTIVE STANDARD OF CONSTRUCTION IF ANY DISCREPANCY EXISTS BETWEEN THE INFORMATION CONTAINED IN THE STUDY AND THE INFORMATION CONTAINED WITHIN THESE PLANS AND SPECIFICATIONS.

**LEGEND EXISTING**



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.

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## DEMO PLAN

C101

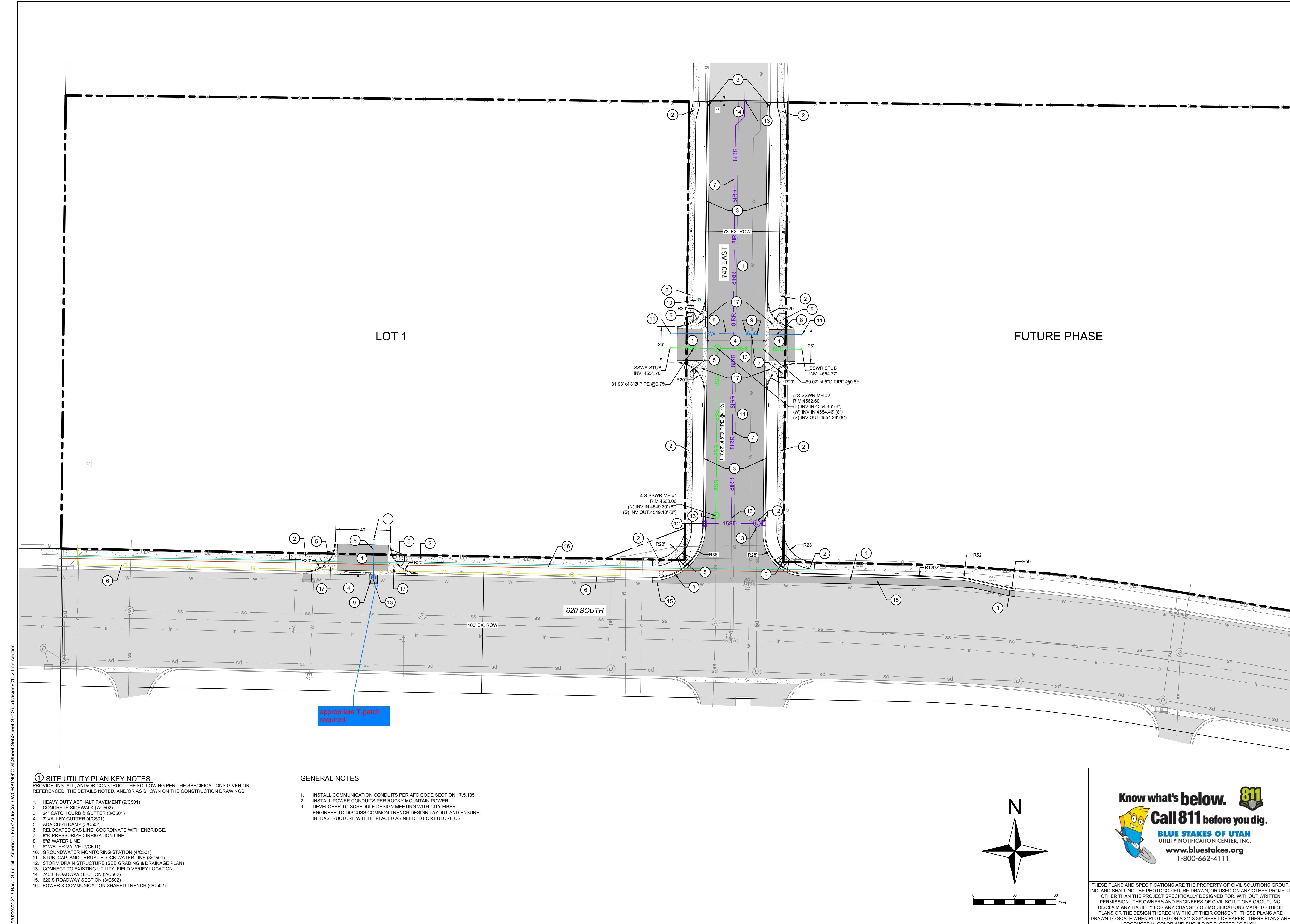
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**① DEMOLITION PLAN SHEET KEY NOTES:**  
ALL ITEMS CALLED OUT TO BE REMOVED SHALL BE DISPOSED OF IN AN APPROPRIATE MANNER AND LOCATION. UTILITIES NOT CALLED OUT TO REMAIN IN PLACE:

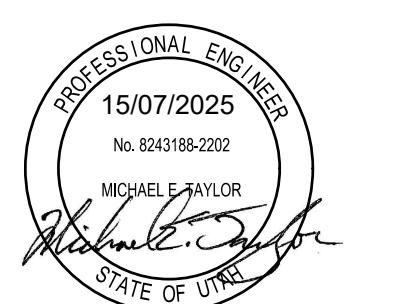
1. REMOVE DEBRIS, CLEAR AND GRUB
2. REMOVE FENCE
3. REMOVE CURB & GUTTER AT NEAREST JOINT
4. REMOVE SIDEWALK AT NEAREST JOINT
5. REMOVE FLATBED SECTION
6. RELOCATE GAS LINE, PARK STRIP IN COORDINATION WITH ENBRIDGE AND AMERICAN FORK CITY
7. SAWCUT & REMOVE ASPHALT
8. PROTECT IN PLACE EXISTING "NO PARKING" SIGN (TYP.)
9. APPROXIMATE LOCATION OF (3) EX. 4" WELLS, TO BE PLUGGED & ABANDONED PER STATE CODE AND EVIDENCE PROVIDED TO CITY
10. RELOCATE EXISTING "NO PARKING" SIGN (SEE SIGNING & STRIPING PLAN, C104)
11. REMOVE WATER LINE AND VALVE, TERMINATE AT MAIN LINE
12. ASPHALT TRENCH REPAIR PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.

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


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

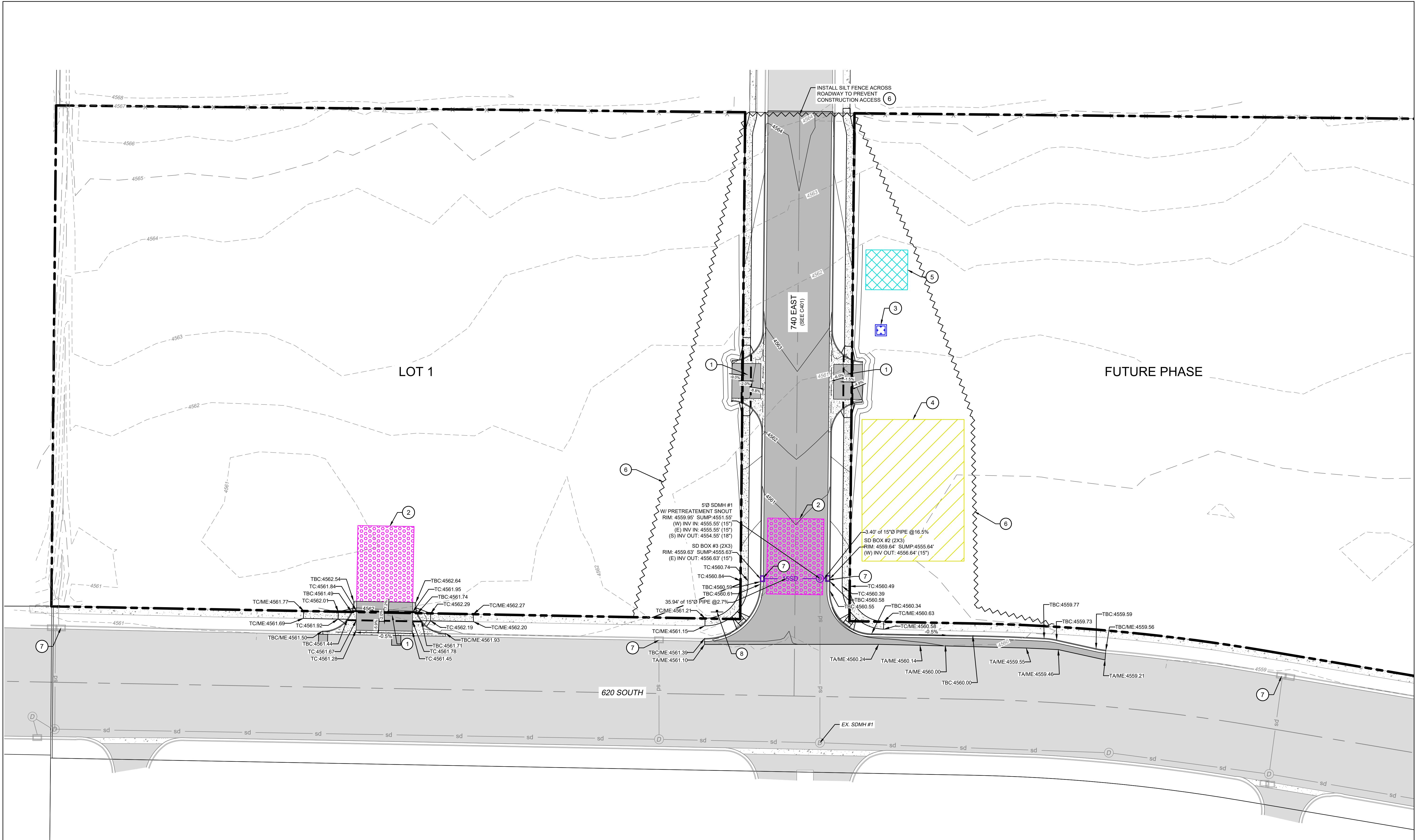
MARK:	DATE:	DESCRIPTION:

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



GRADING,  
 DRAINAGE, &  
 EROSION CONTROL  
 PLAN

C103



P:\2022\2022-213\Bach Summit\_American Fork\AutoCAD\WORKING\CivilSheetSet\SheetSetSubdivisionC102\Intersection

**① GRADING, DRAINAGE & EROSION CONTROL PLAN KEY NOTES:**  
 PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:  
 1. ASPHALT IN CROSSWALK AREA NOT TO EXCEED 2% CROSS-SLOPE PER ADA STANDARDS.  
 2. VEHICLE TRACK OUT PAD  
 3. PORTABLE TOILET  
 4. MATERIAL STAGING AREA  
 5. CONCRETE WASHOUT FACILITY  
 6. SILT FENCE  
 7. INLET PROTECTION  
 8. SWPPP SIGN PER GENERAL CONSTRUCTION PERMIT 1.5

**LEGEND:**  
 DIRECTION OF FLOW  
  
 GRADE BREAK/RIDGELINE/LOW POINT (SEE ABOVE)

**STORM DRAIN NARRATIVE:**

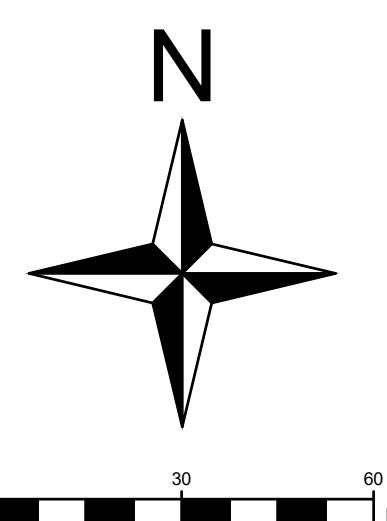
THE INSTALLATION OF THE 740 EAST ROADWAY INCLUDES TWO NEW INLET BOXES TO CAPTURE THE RUNOFF GENERATED. THESE INLETS WILL CONNECT TO THE EXISTING PUBLIC STORM DRAIN MAIN STUBBED INTO 740 EAST. NO PRIVATE STORM DRAIN SYSTEM OUTSIDE OF THE PUBLIC RIGHT OF WAY IS PROPOSED. SEPARATE STORM DRAINAGE SYSTEMS WILL BE DESIGNED AND SUBMITTED AT SITE PLAN APPLICATION FOR LOT 1 AND FUTURE LOT.

SD BOX #2 AND #3 WILL DISCHARGE TO THE EXISTING MAIN LINE WITH 15" REINFORCED CONCRETE PIPES CONNECTED TO SDMH #1. SDMH #1 WILL HAVE A SNOOT OVER THE OUTLET FOR WATER QUALITY TREATMENT.

Pipe Flow Analysis					
Upstream Structure	Downstream Structure	Inner Diameter (in)	Slope (%)	Capacity* (cfs)	Peak Flowrate (cfs)
SD BOX #2	SDMH #1	15	16.48	14.22	0.87
SD BOX #3	SDMH #1	15	2.74	25.63	0.87
SDMH #1	EX. SDMH #1	18	0.50	7.26	1.75

\*All pipes have been designed to ensure  $H < 0.80D$

DESIGNING OUR FUTURE



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

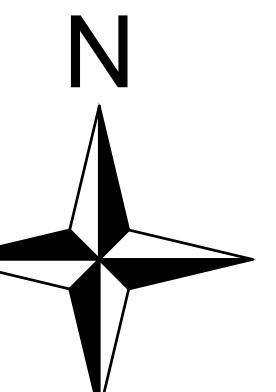
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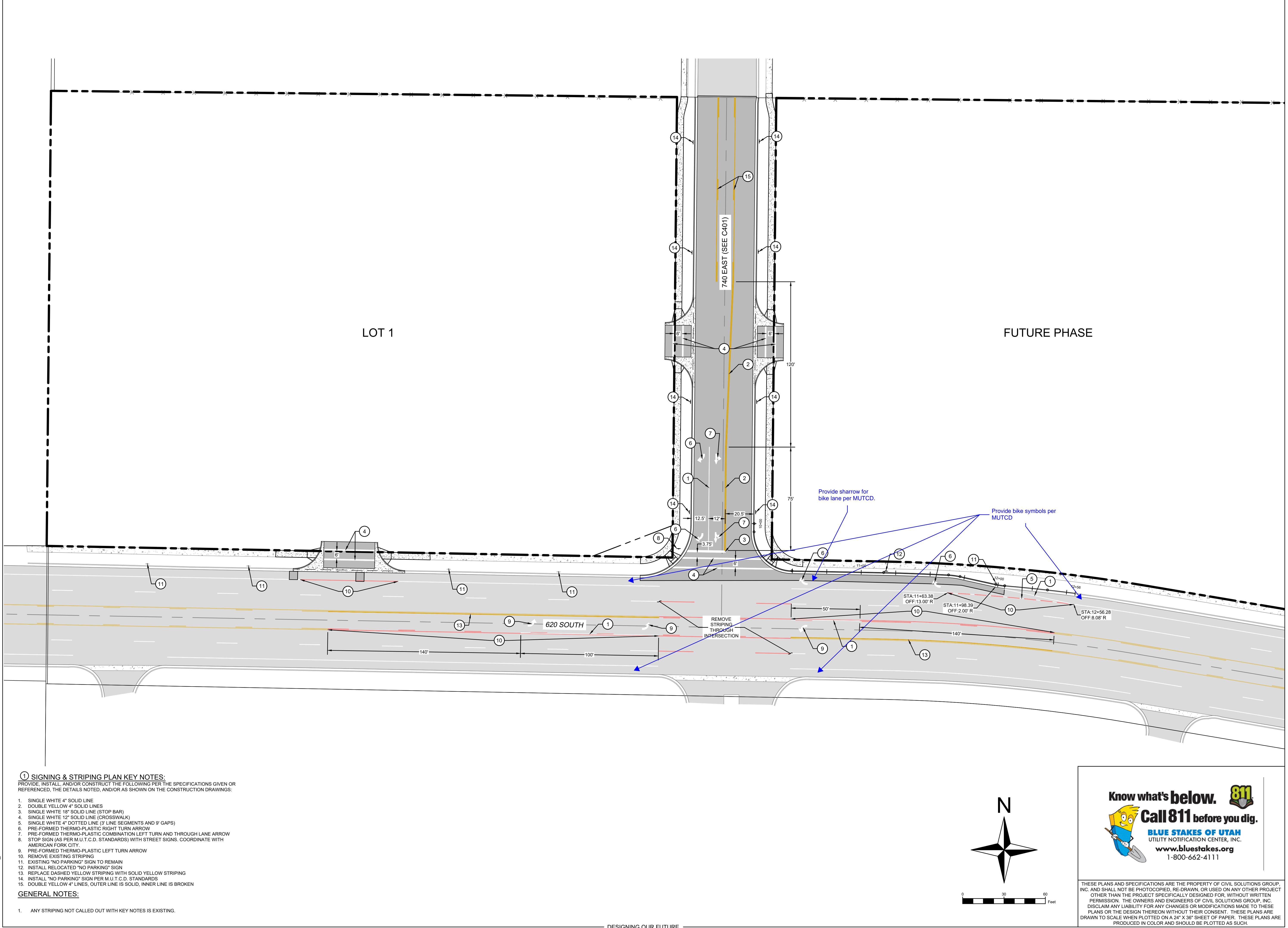
**SIGNING &  
STRIPING  
PLAN**  
C104

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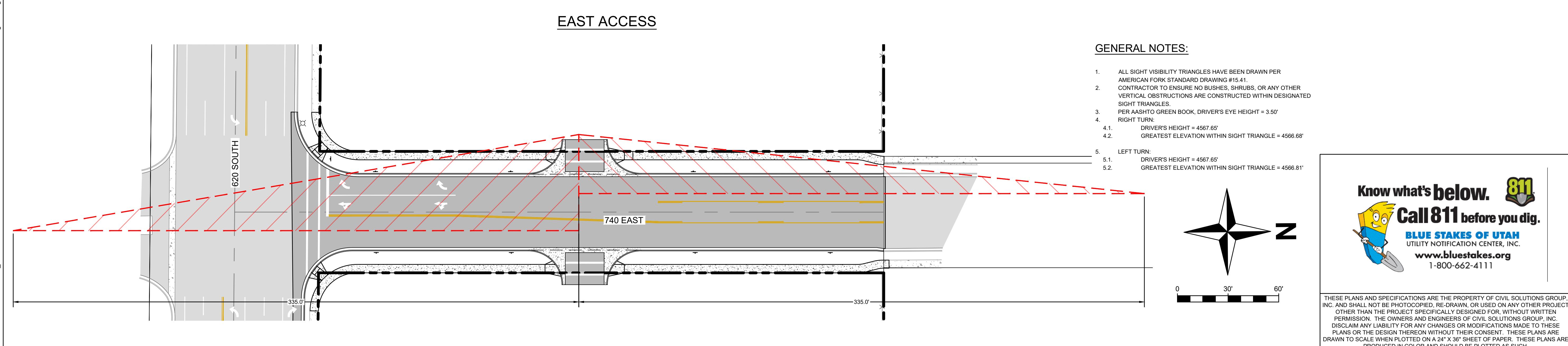
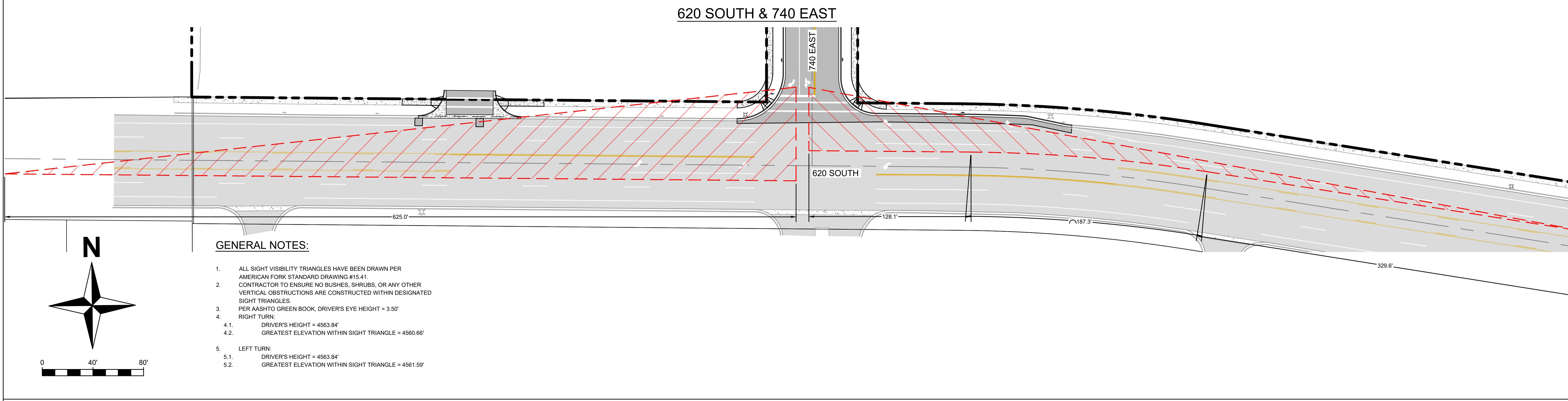
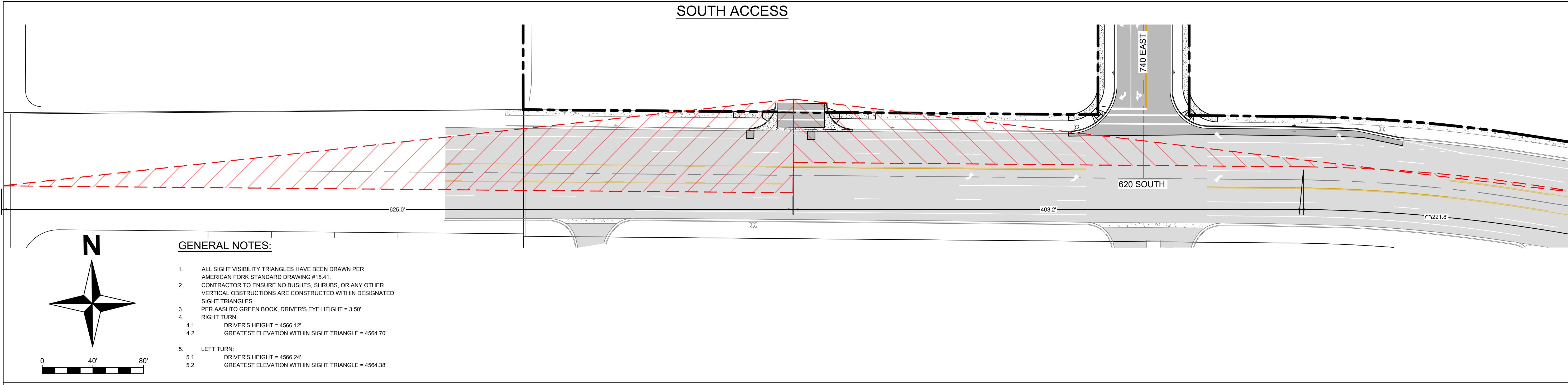


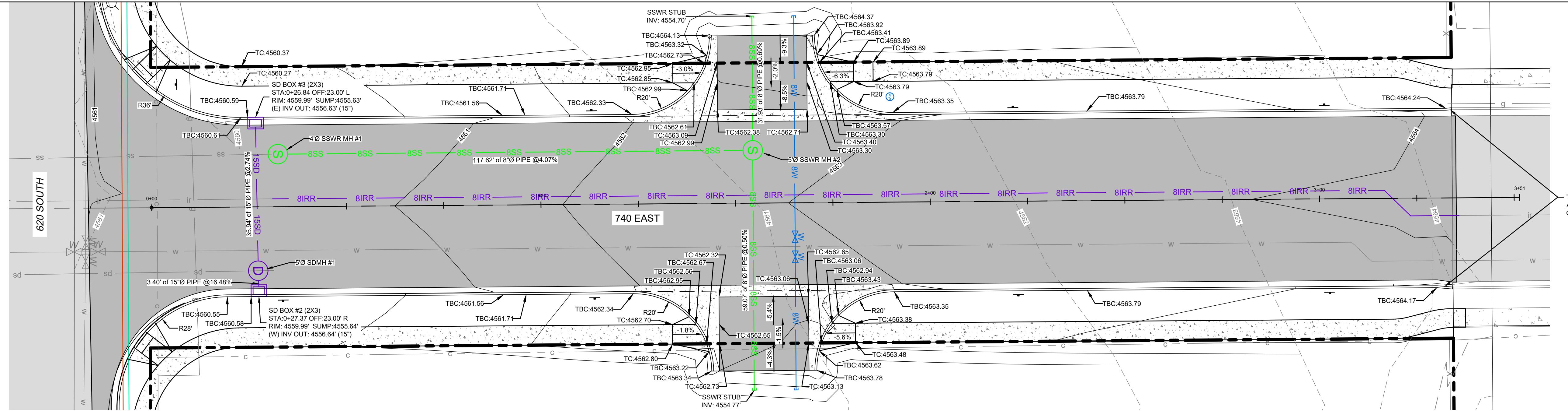
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 1-800-662-4111

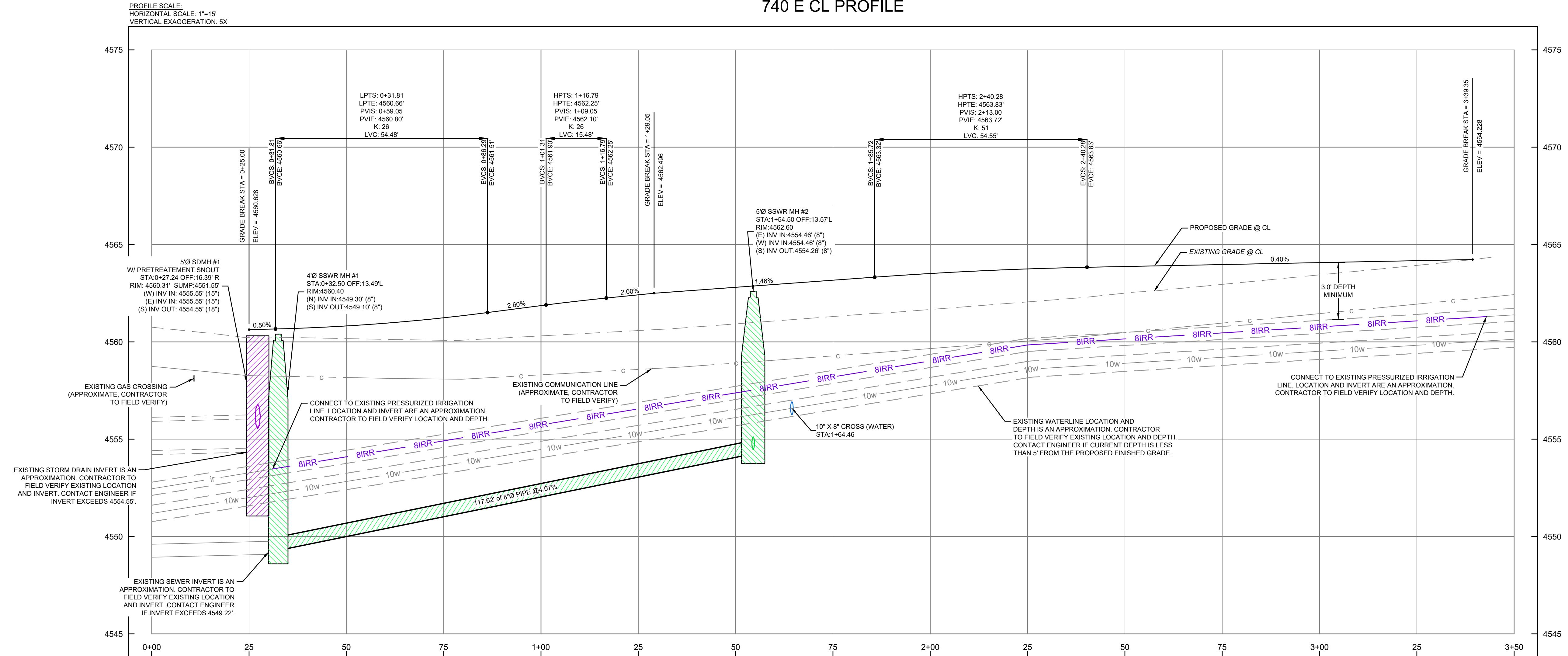


**BACH HIGH POINTE**  
**SUBDIVISION**  
 620 SOUTH & 740 EAST  
 AMERICAN FORK, UT 84003





740 E CL PROFILE

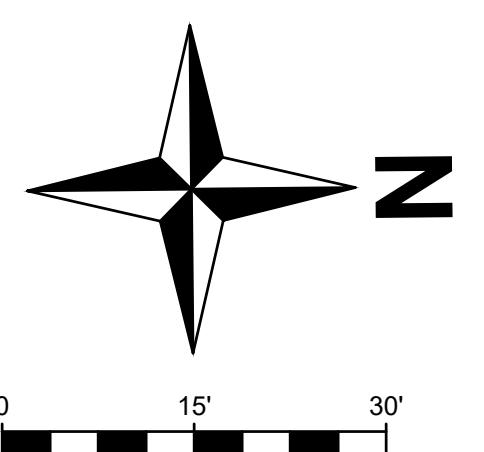


## GENERAL NOTES:

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).



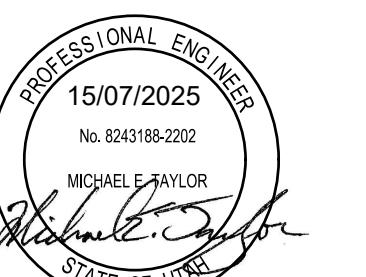
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# BACH HIGH POINTE SUBDIVISION 620 SOUTH & 740 EAST AMERICAN FORK, UT 84003

MARK:	DATE:	DESCRIPTION:

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



## 740 EAST PLAN & PROFILE

C401

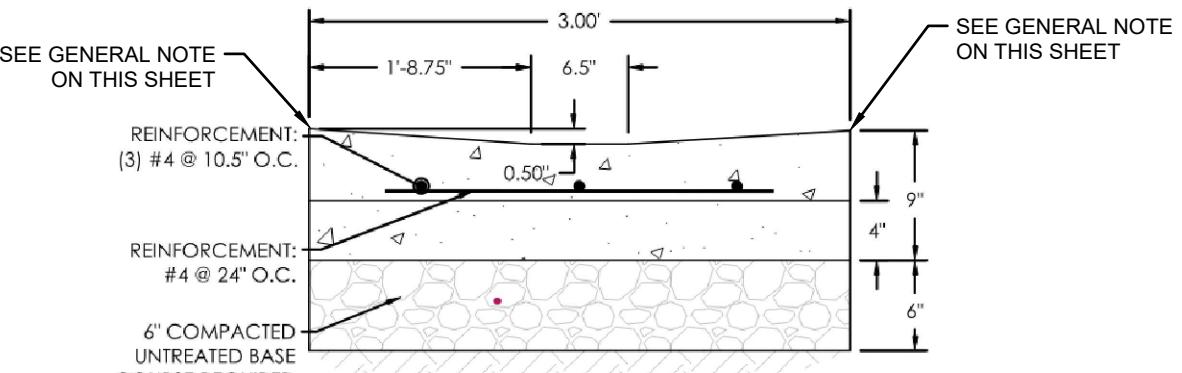
**BACH HIGH POINTE  
SUBDIVISION**  
620 SOUTH & 740 EAST  
AMERICAN FORK, UT 84003

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

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

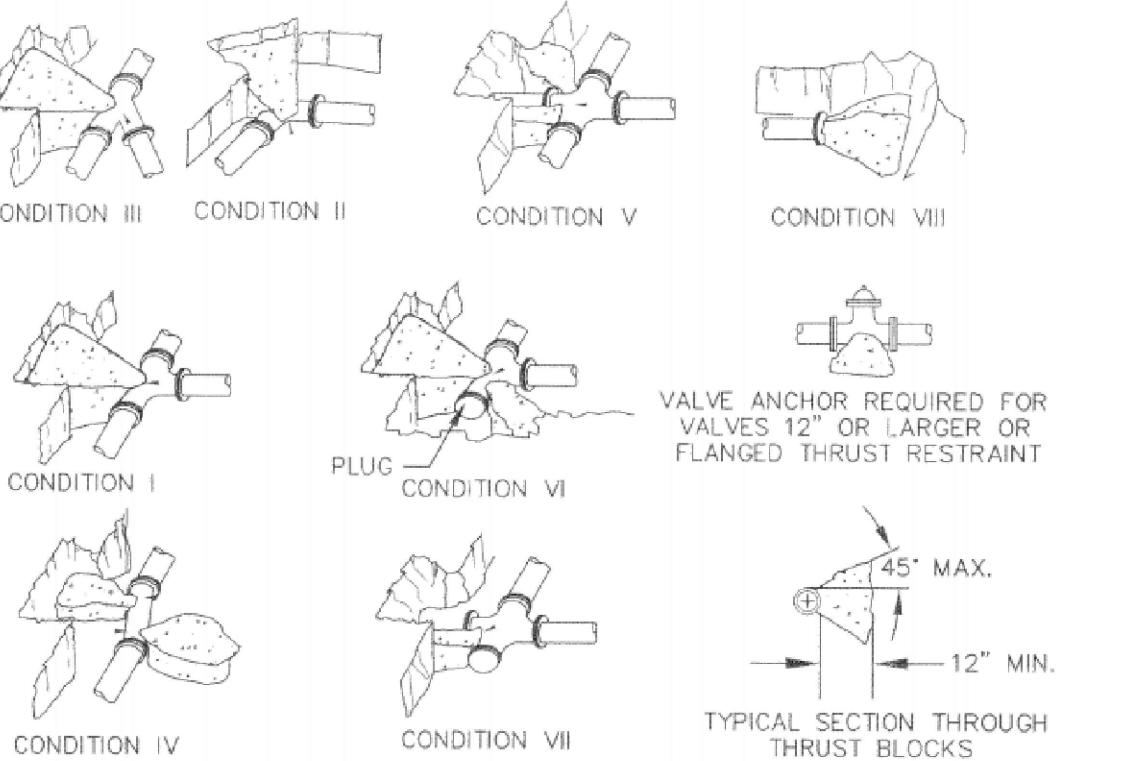
**DETAILS**

**C501**



**3' WATERWAY**

4  
C501



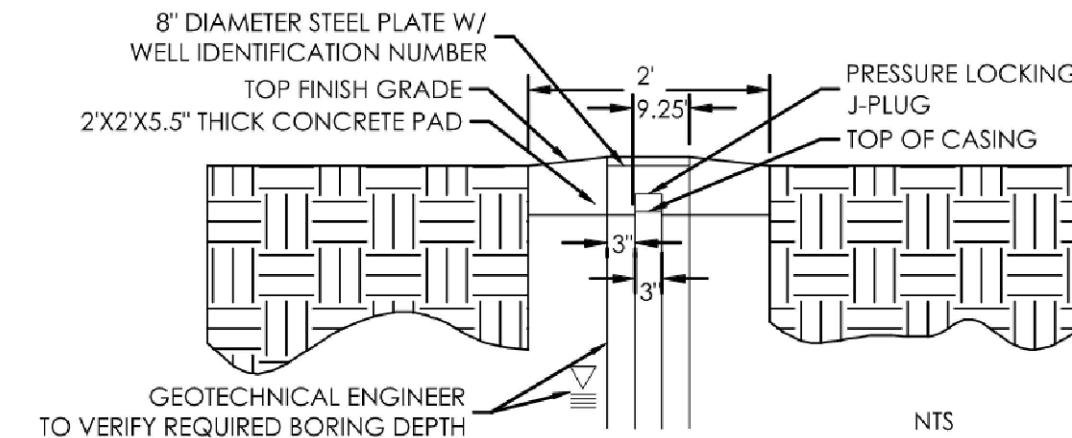
NOTES:

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**



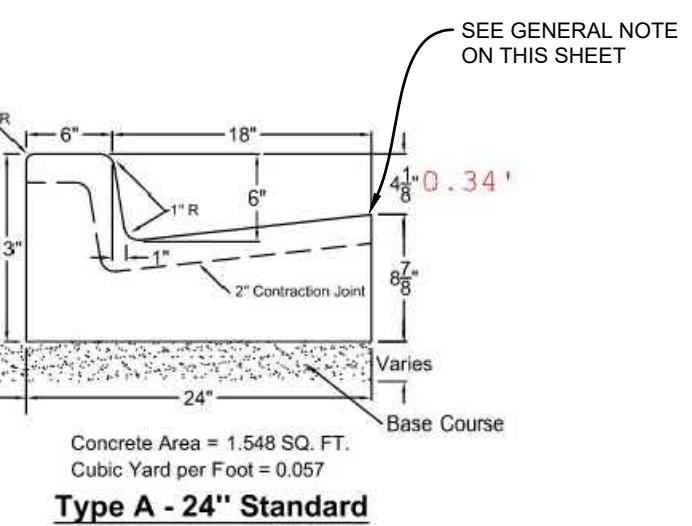
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C501

GROUNDWATER MONITORING STATION  
FLUSH MOUNT MANHOLE WITH STEEL PLATE COVER



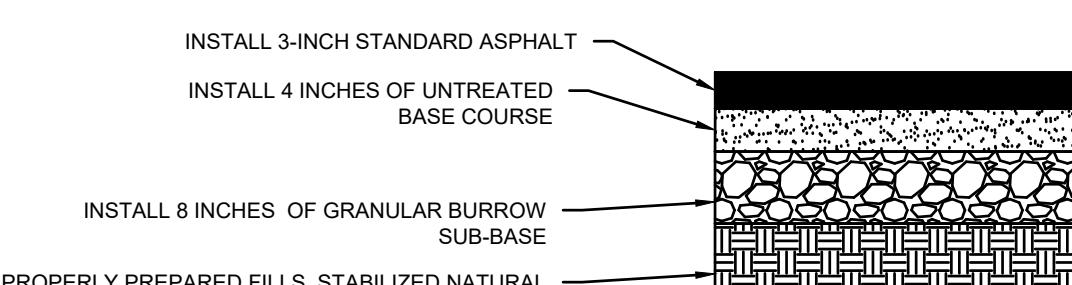
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C501

THRUST BLOCKING  
NOT TO SCALE



8  
C501

CATCH CURB & GUTTER  
NOT TO SCALE



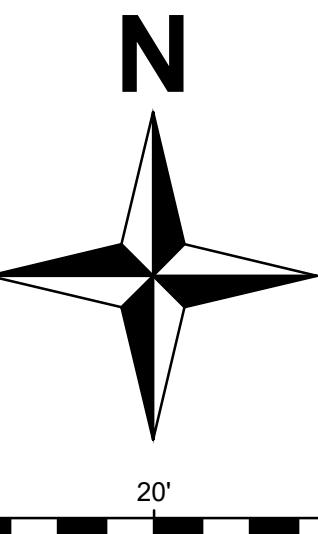
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HEAVY DUTY ASPHALT PAVEMENT  
NOT TO SCALE

**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

#### UTILITY EASEMENT

(SEE HIGH POINT SUBDIVISION PLAT)

#### 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 ACKNOWLEDGMENT 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**

CACHE VALLEY | P: 435.213.1  
SALT LAKE | P: 801.246.3192  
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: BARRIECADES 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%

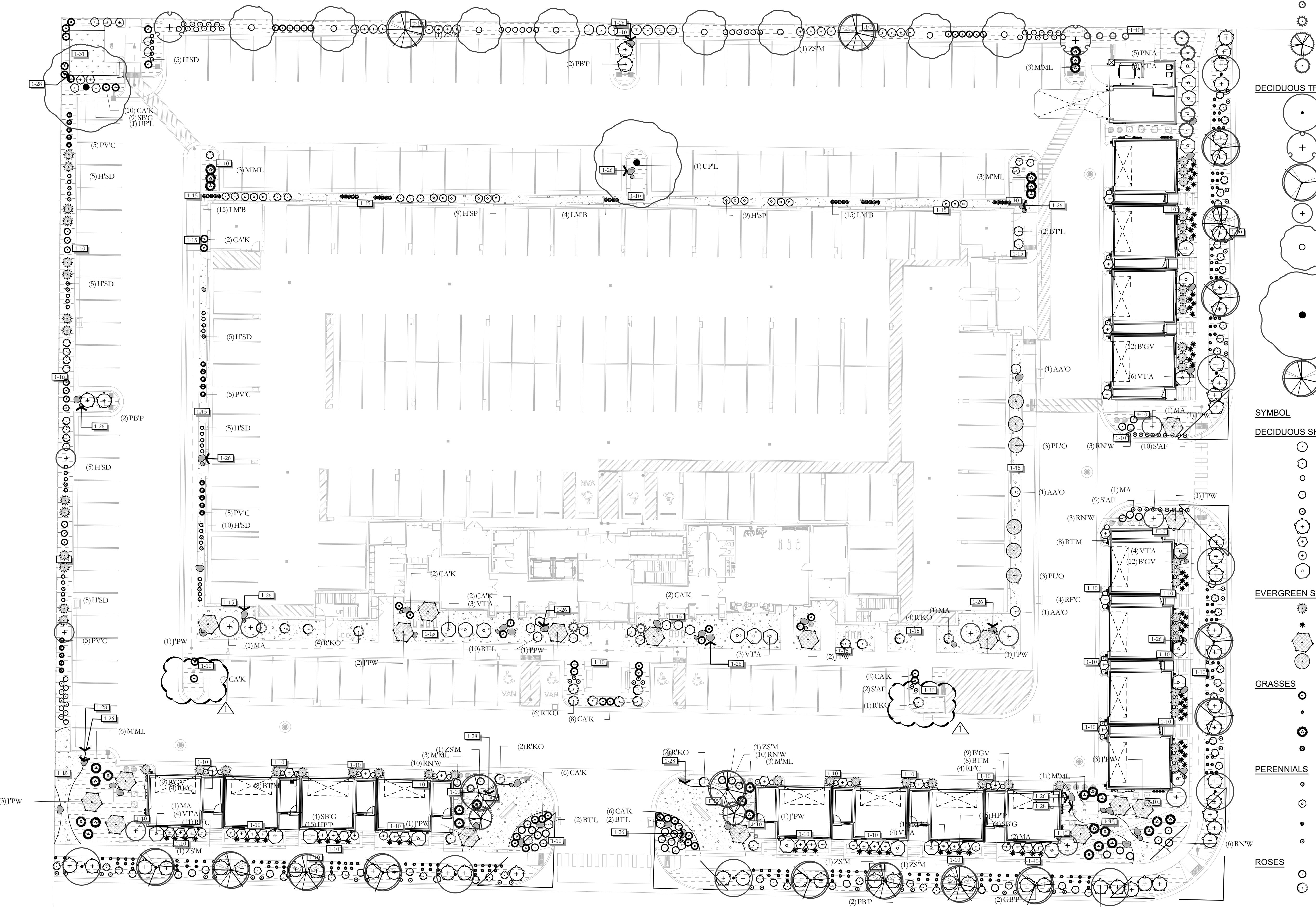
\*STREET TREES MUST BE SELECTED FROM DOCUMENT TITLED "STREET TREE SELECTION GUIDE FOR PARKING STRIPS IN AMERICAN FORK UTAH"

\*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 TREE / 2,500 SQ.FT. IMPROVED AREA	12 (20%)	12
502	502	502+
NO MORE THAN 20% OF ANY ONE TYPE OF 5-GAL SHRUB	NO more than 75 of any one type in internal improved area	Yes

NO MORE THAN 20% OF ANY ONE TYPE OF TREE	YES

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## 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@BACHHOMES.COM	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization	PM: 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

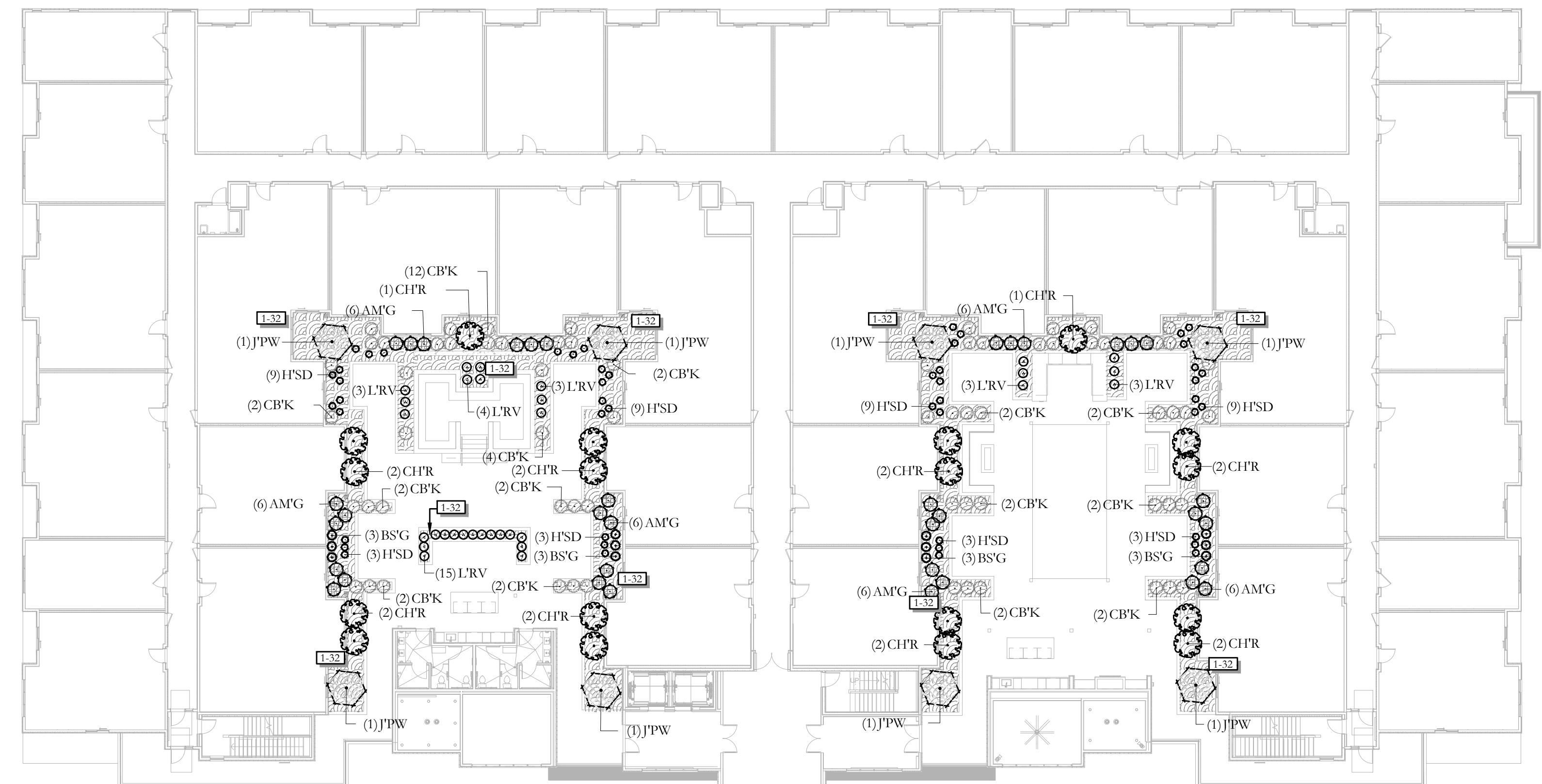
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LANDSCAPE PLAN  
CITY PERMIT SET

LP-101

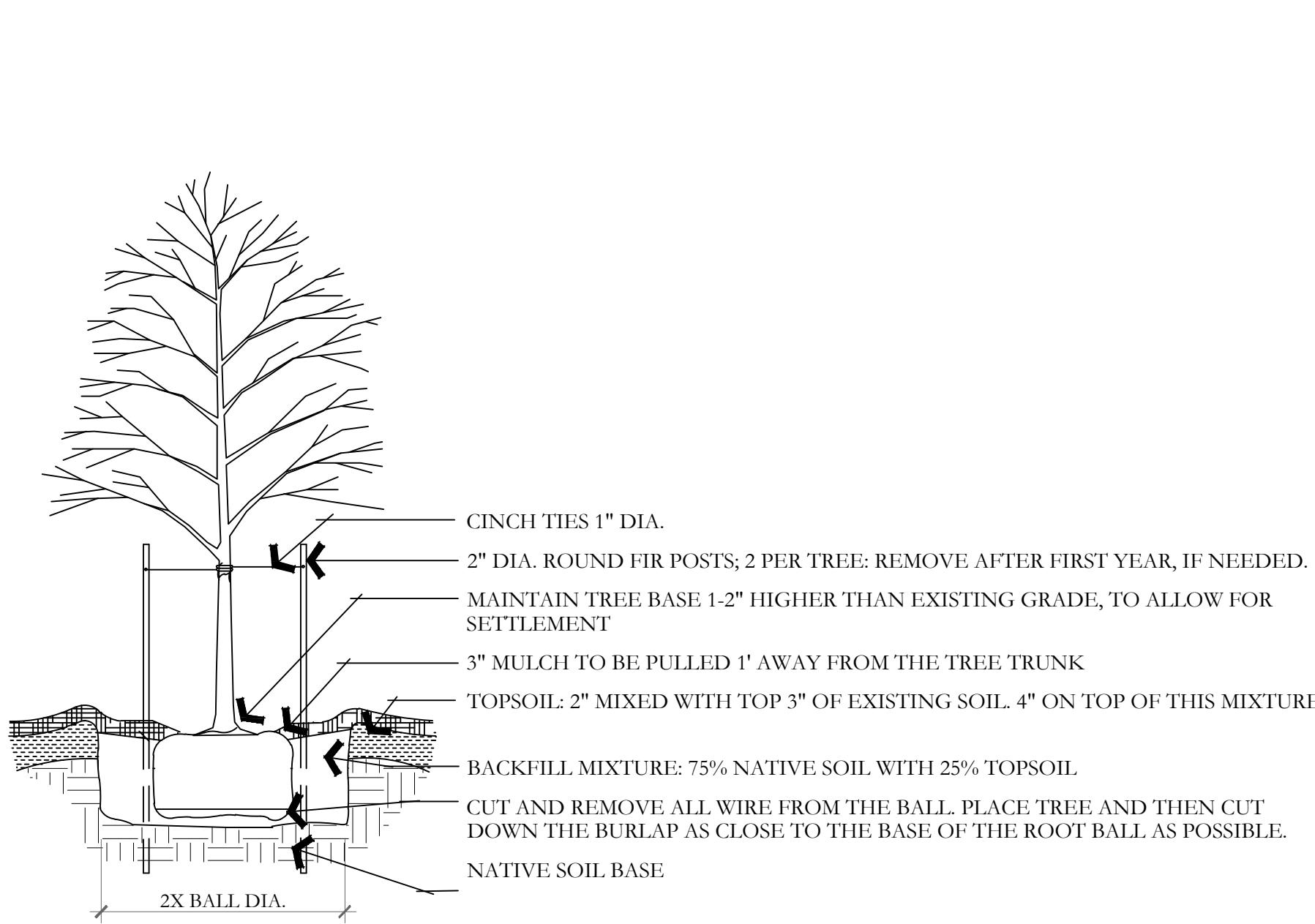
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
DECIDUOUS SHRUBS				
	AMG	36	Aronia melanocarpa 'Ground Hug' Ground Hug Spreading Chokeberry	5 gal
	CHR	18	Cotoneaster horizontalis Rock Cotoneaster	5 gal
EVERGREEN SHRUBS				
	BSG	12	Buxus sempervirens 'Graham Blandy' Graham Blandy English Boxwood	5 gal
	JPW	8	Juniperus horizontalis 'Prince of Wales' Prince Of Wales Juniper	5 gal
	LRV	31	Lavandula angustifolia 'Royal Velvet' Royal Velvet English Lavender	5 gal
GRASSES				
	CPK	66	Calamagrostis brachytricha Korean Feather Reed Grass	1 gal
PERENNIALS				
	HSD	48	Hemerocallis s. 'Stella de Oro' Stella de Oro Daylily	1 gal



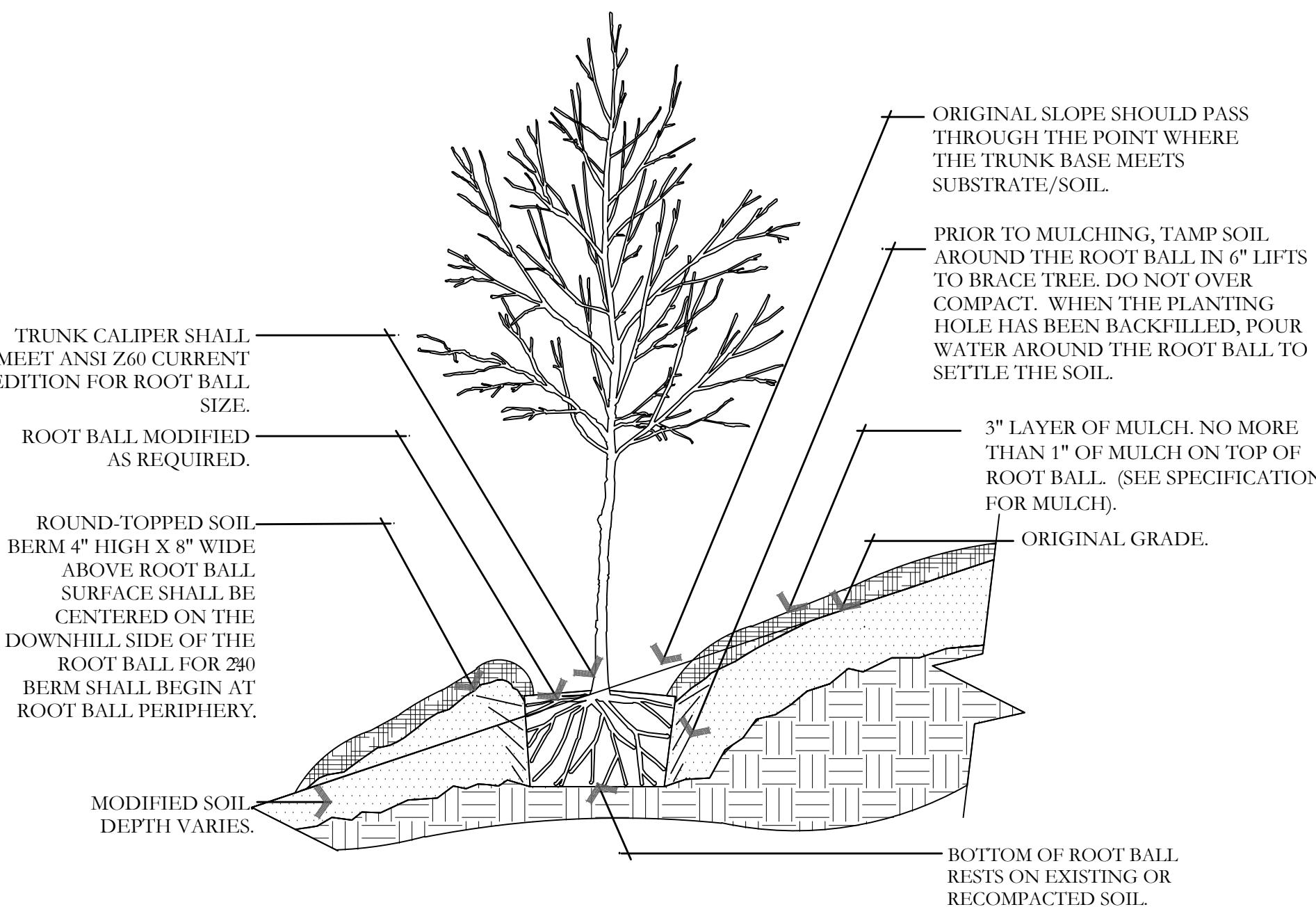
## SITE MATERIALS LEGEND (NOTE: SITE MATERIAL QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE)

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE	1-32	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% APPROVED COMPOST 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; <10% CLAY; <10% ROCK; <10% SALT; APPROVED COMPOST: pH 6.8; SOLUBLE SALTS <5; SAR <10; CARBON/NITROGEN <20:1; MOISTURE: 25-35%; 3/8" COARSE MATERIAL: 98% PASSING	3,258 sf

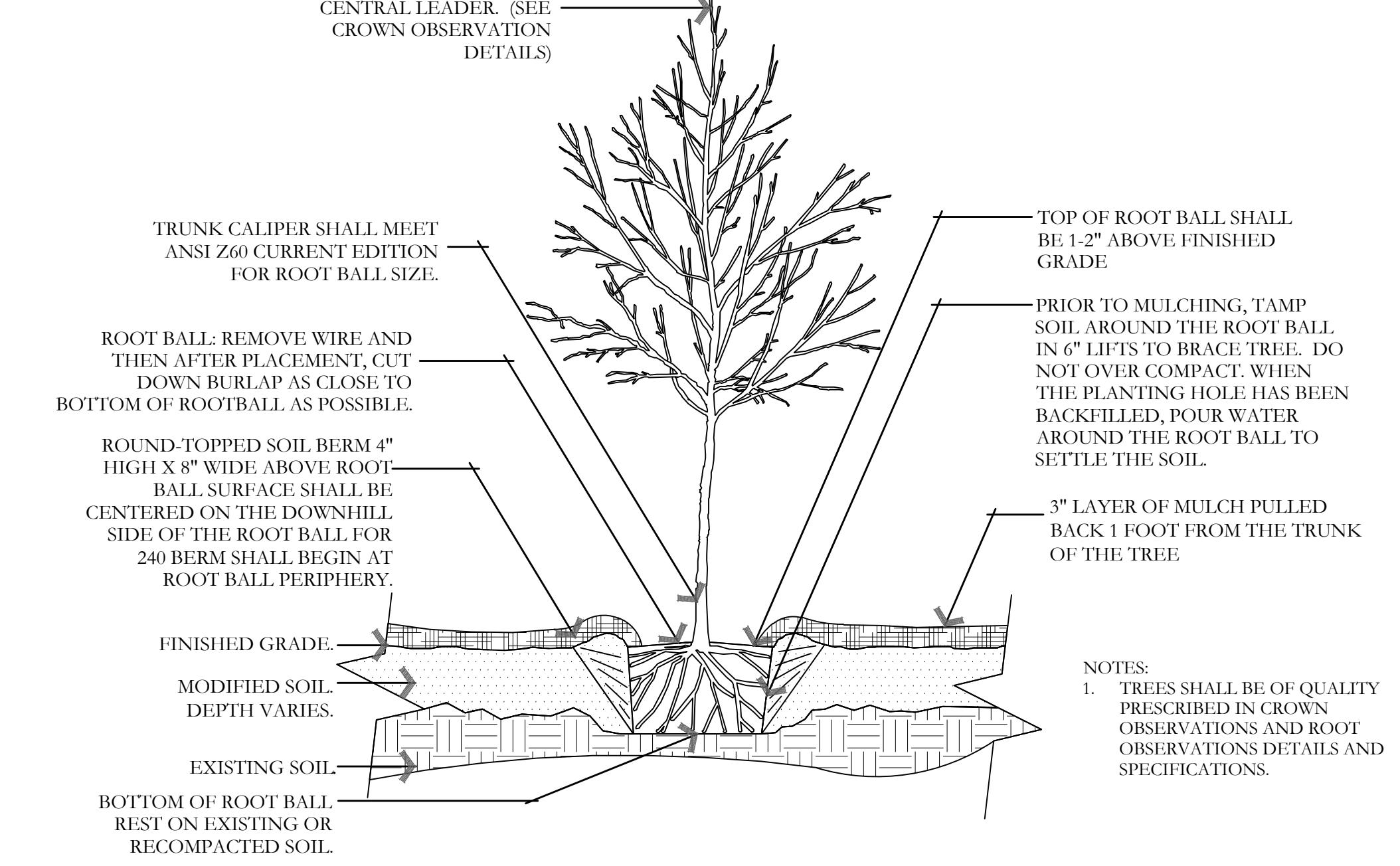
ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
7/14/2025	UT23136						
			811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org				
NO.	REVISION	DATE					
1	CITY COMMENTS	07-14-2025					
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PROJECT NUMBER		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT	
UT23136							
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07-14-2025				BACH HOMES ATT: ALEX DAHL 801-557-0300 ALEX.DAHL@BACH HOMES.COM		PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization	
07-14-2025							
0' 10' 20' 40' 80'							
GRAPHIC SCALE: 1" = 20'							
HIGH POINT APARTMENTS 620 SOUTH 740 EAST AMERICAN FORK, UTAH							
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LANDSCAPE PLAN							
CITY PERMIT SET							
LP-102							



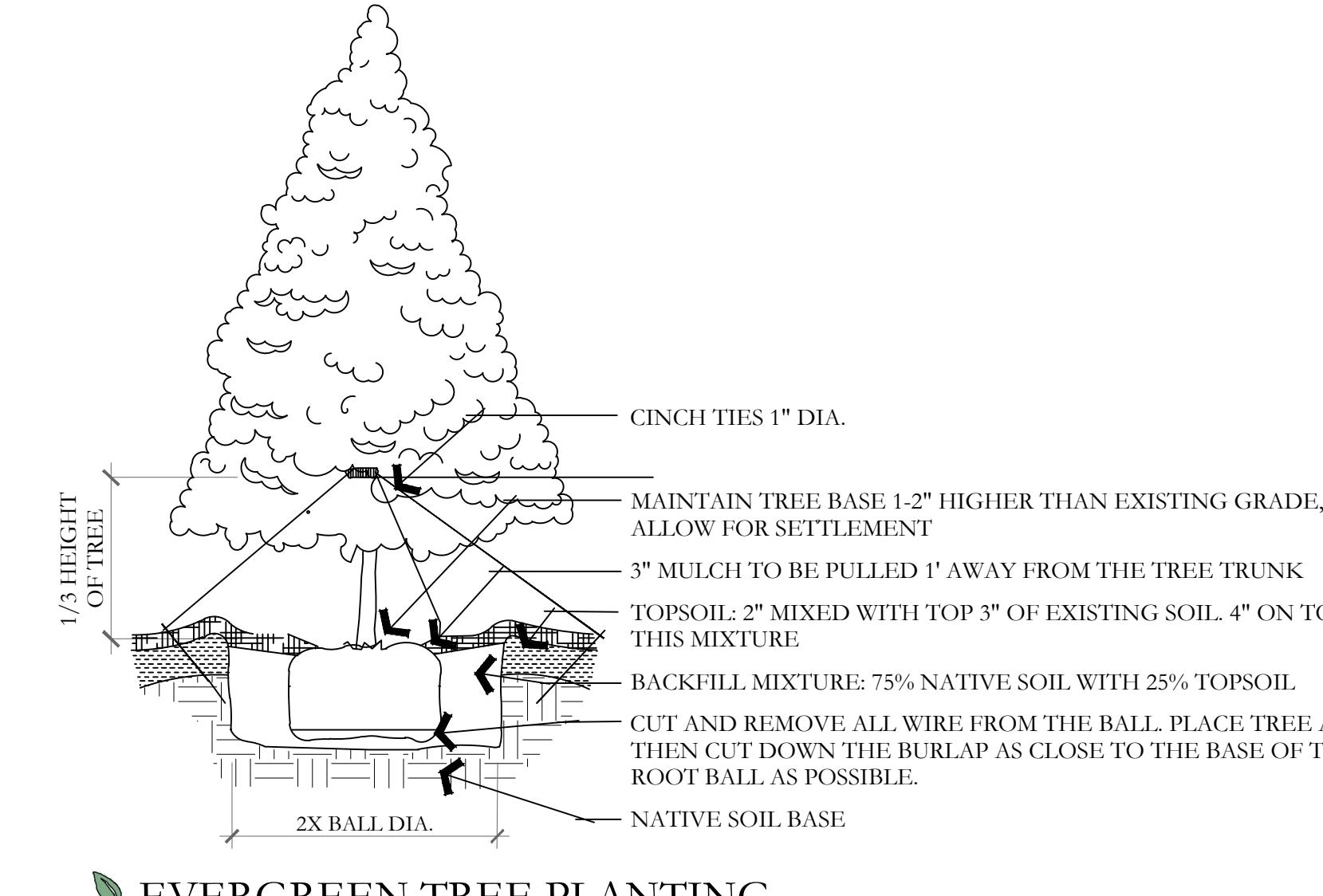
**A DECIDUOUS TREE PLANTING**  
NOT TO SCALE



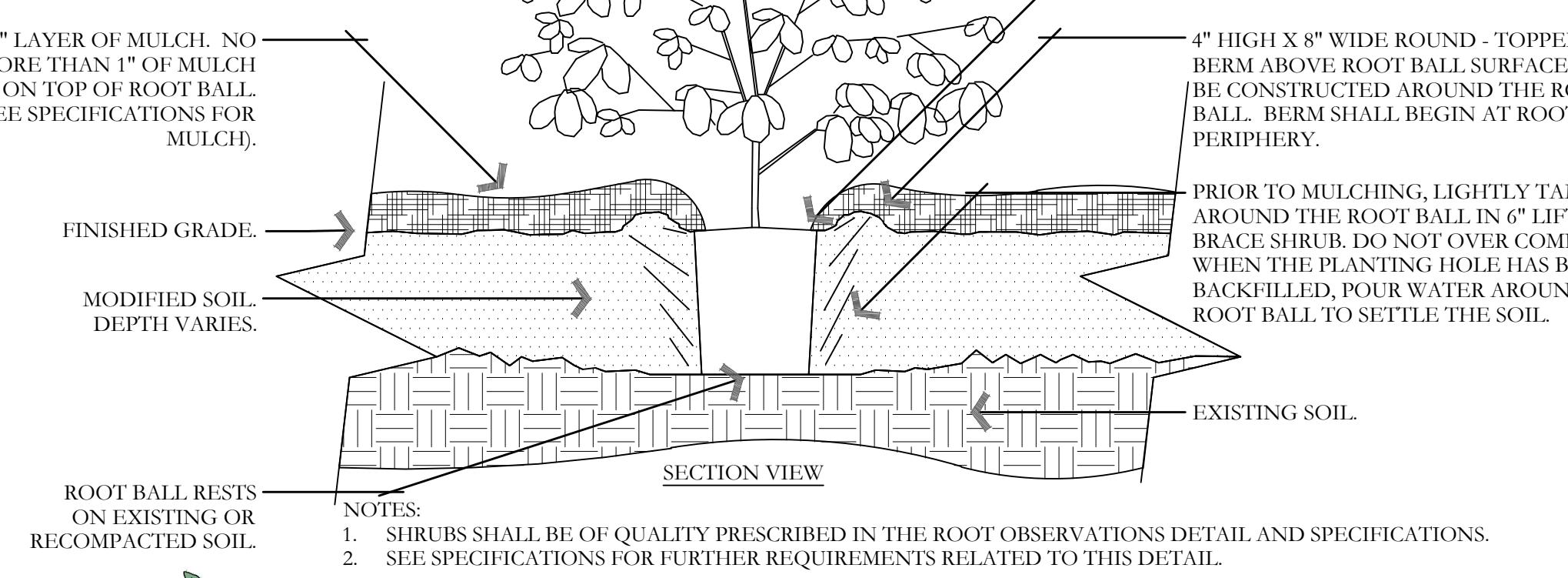
**B TREE ON SLOPE 5% (20:1) TO 50% (2:1)**  
NOT TO SCALE



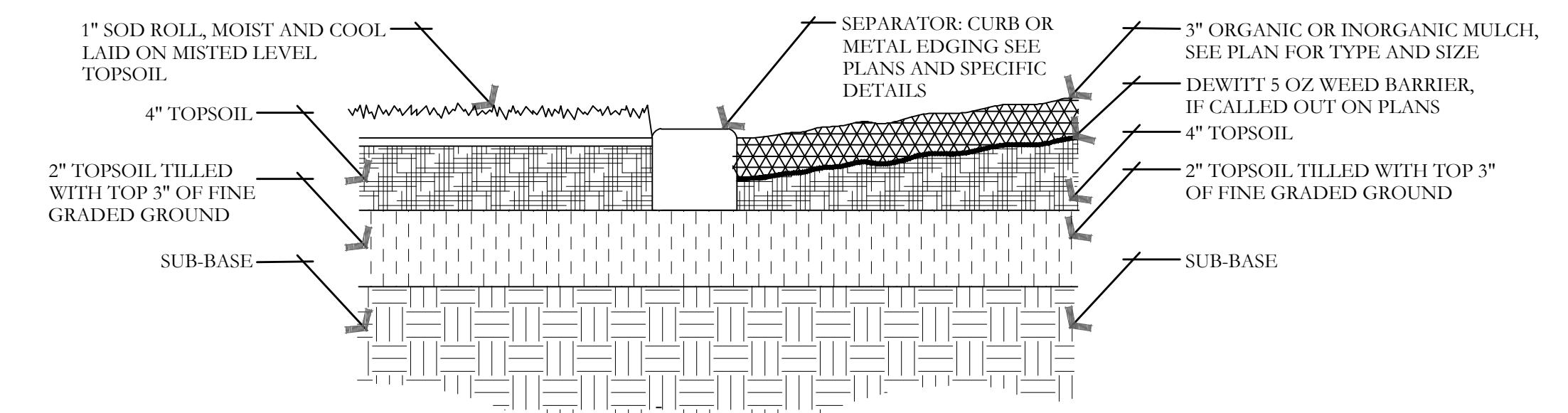
**C TREE W/ BERM (EXISTING SOIL MODIFIED)**  
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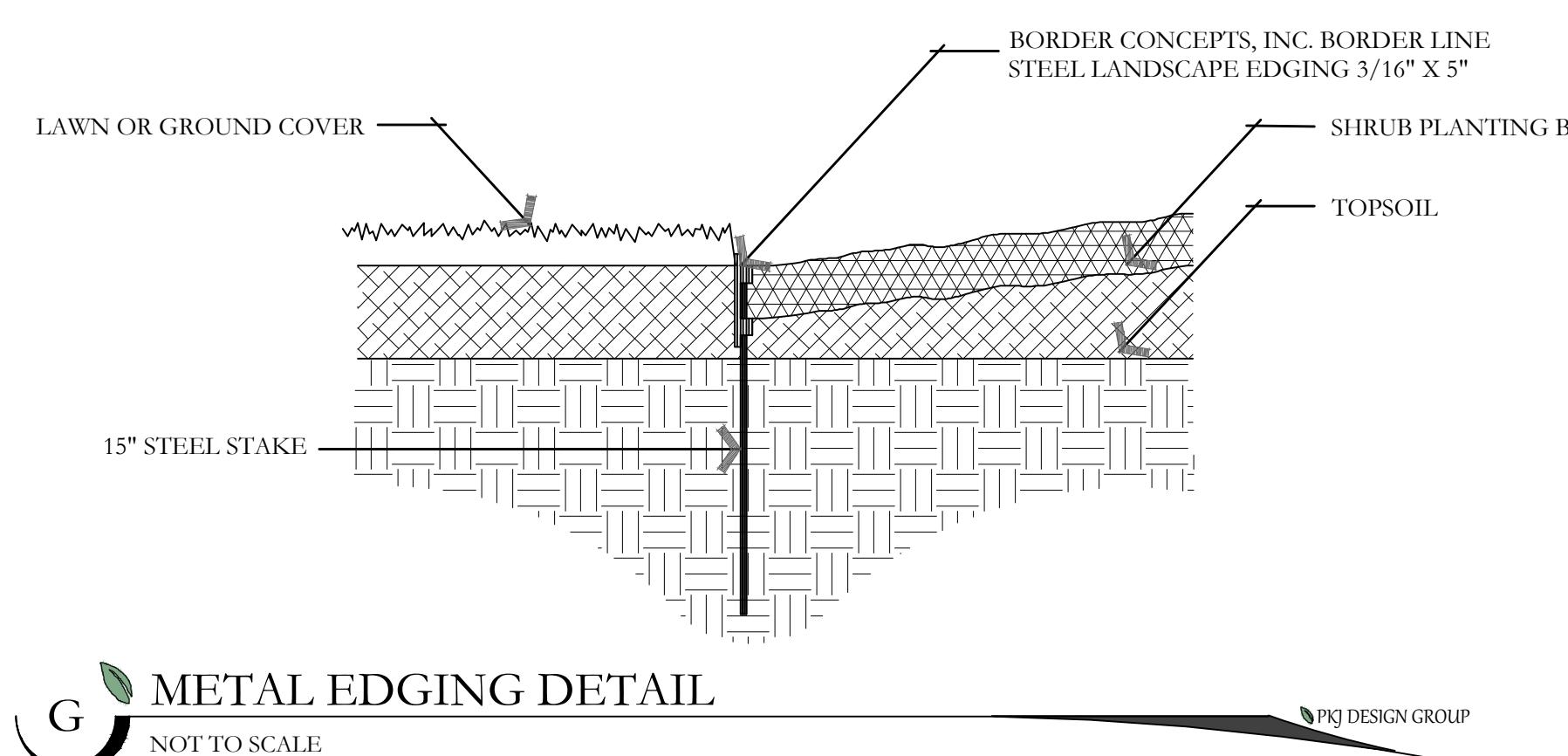
**D EVERGREEN TREE PLANTING**  
NOT TO SCALE



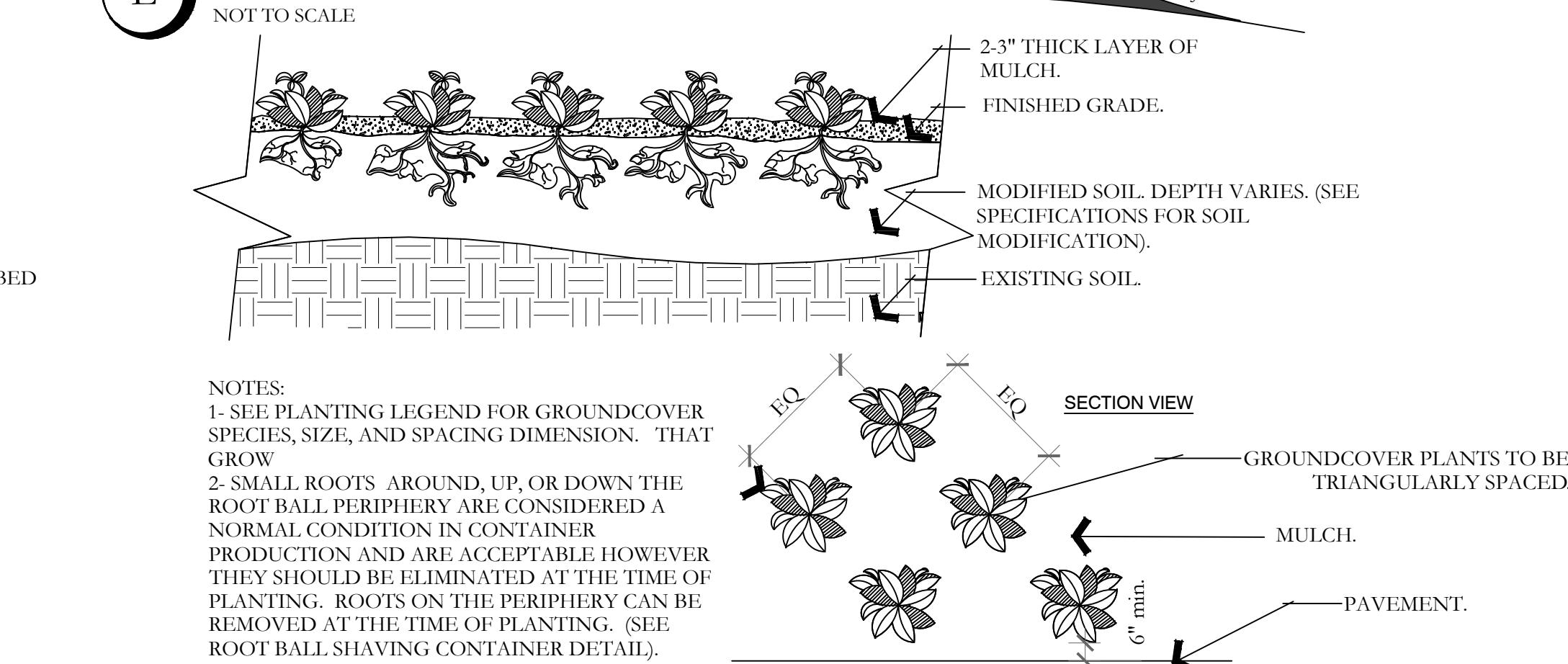
**E SHRUB - MODIFIED SOIL**  
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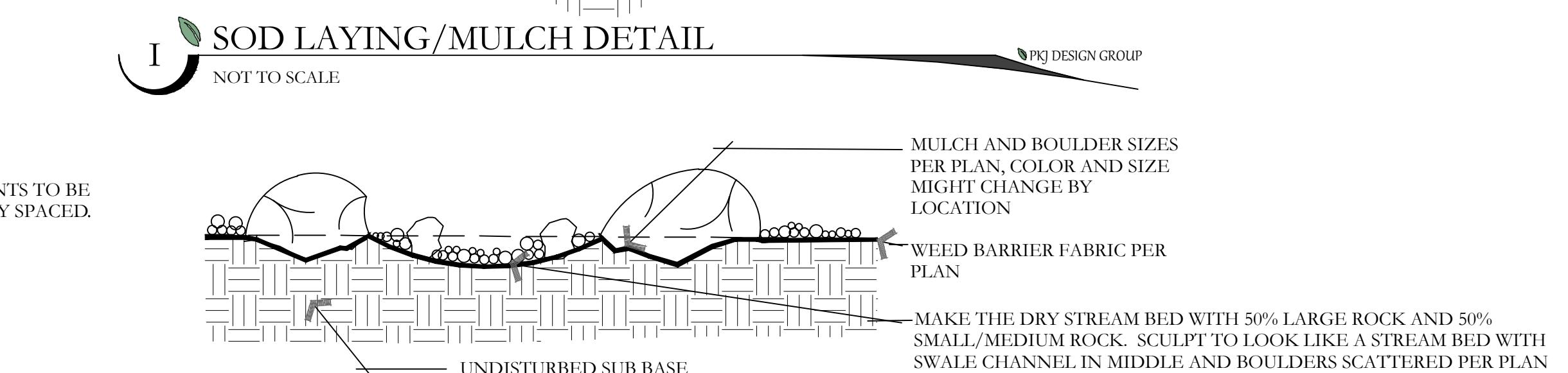
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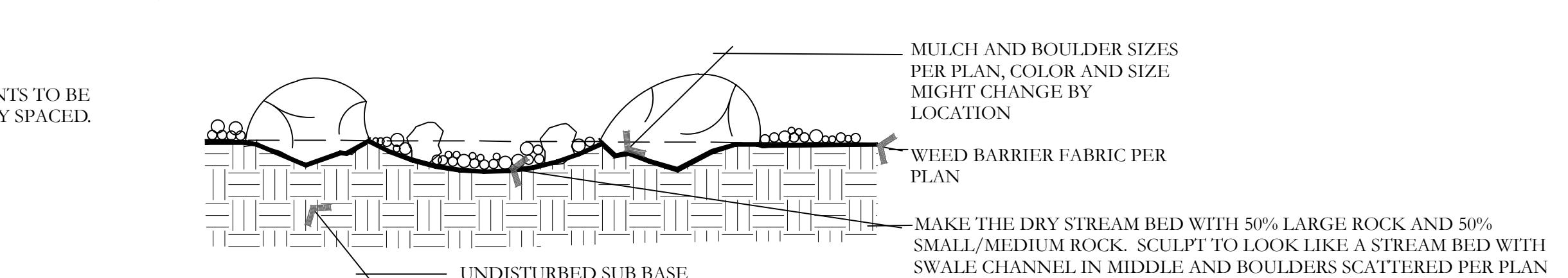
**G METAL EDGING DETAIL**  
NOT TO SCALE



**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

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# HIGH POINT APARTMENTS

## 620 SOUTH 740 EAST

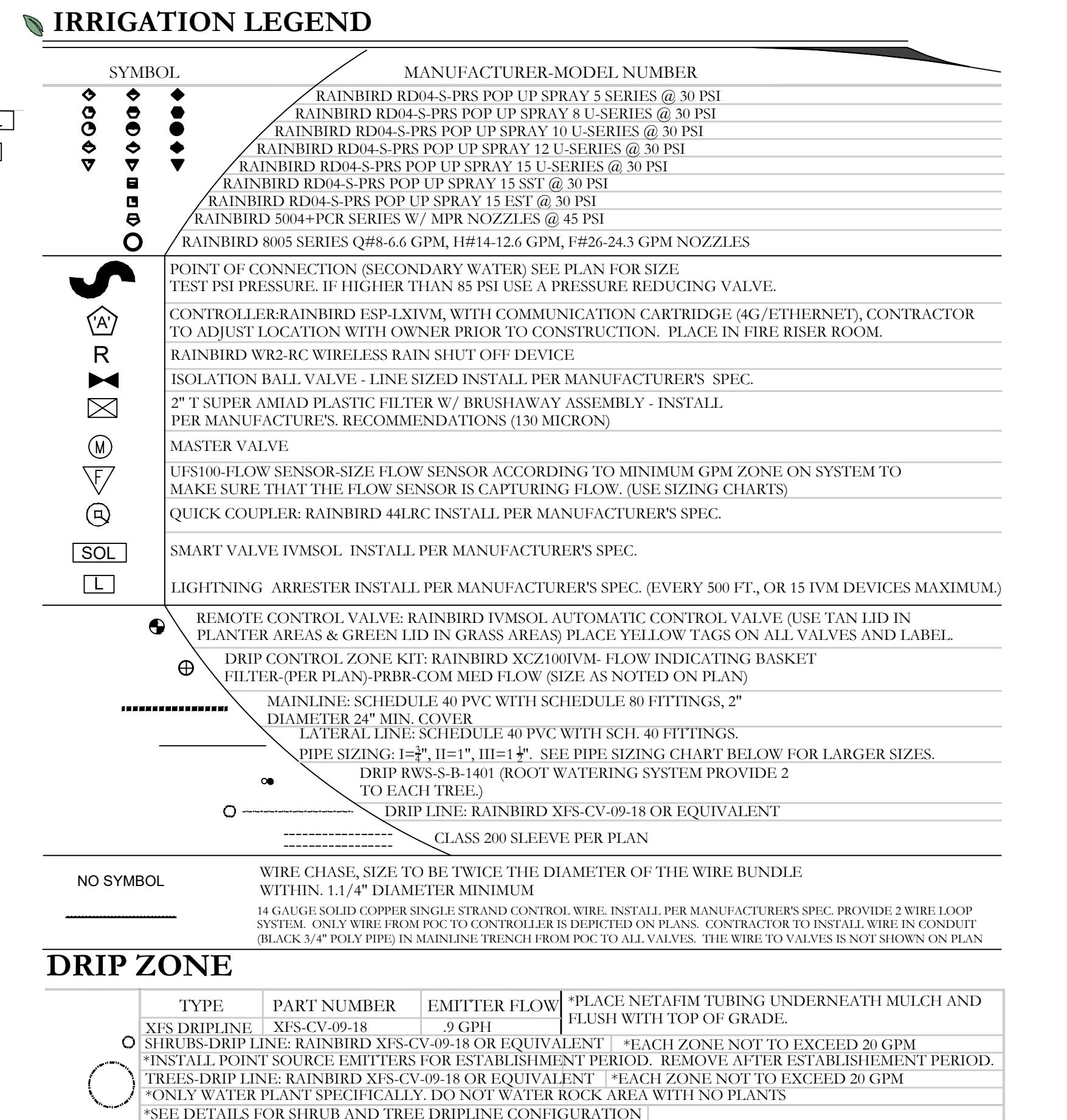
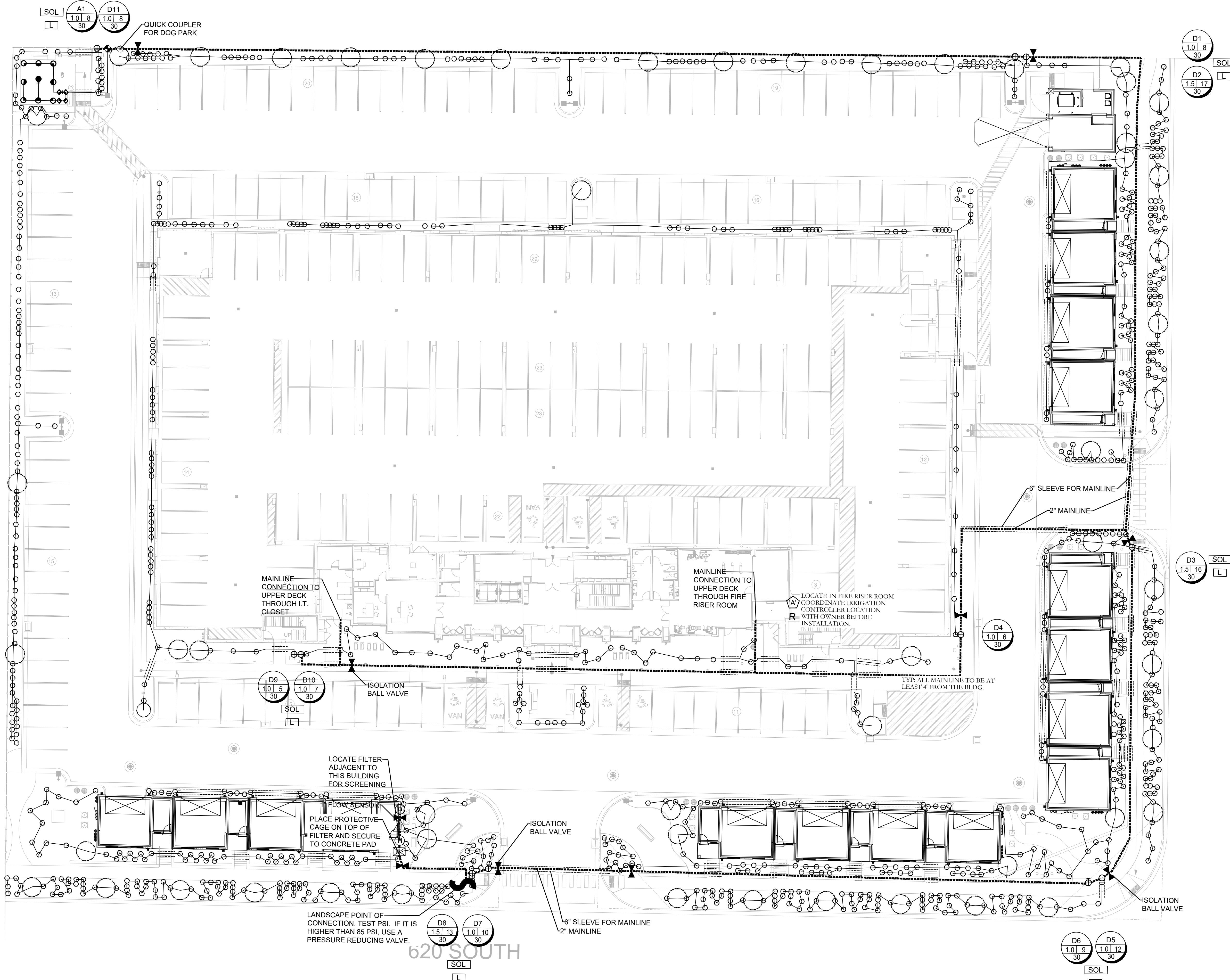
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LANDSCAPE DETAILS  
CITY PERMIT SET  
ELECTRONIC SIGNATURE  
JEREMY ANTHONY DAHL  
7/14/2025  
PKJ DESIGN GROUP STAFF

LP-501



**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. WATER 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 POLY 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 IRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL, 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 EXTRUDED 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:

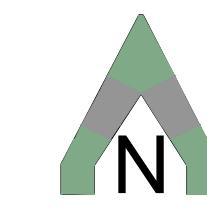
PIPE SIZE	GALLONS PER MINUTE
1" 3/4"	8 GPM
II 1"	12 GPM
III 1-1/2"	34 GPM
IV 2"	53 GPM
V 2-1/2"	75 GPM
VI 3"	110 GPM
VII 4"	180 GPM

**VALVE ID TAG**

CONTROLLER NUMBER, VALVE NUMBER	VALVE SIZE	PSI AT LAST HEAD IN ZONE	NOTE
A1	1.0 18	55	1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE: 7/14/2025  
PROJECT NUMBER: UT23136

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



0' 10' 20' 40' 80'  
GRAPHIC SCALE: 1" = 20'

## HIGH POINT APARTMENTS AMERICAN FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT  
BACH HOMES  
ATT: ALEX DAHL  
801-557-0300  
ALEX.DAHL@BACHHOMES.COM

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



IRRIGATION PLAN  
CITY PERMIT SET

IR-100

PM: JTA  
DRAWN: ACP  
CHECKED: JMA  
PLOT DATE: 7/14/2025

# 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 commencement. 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.

#### 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/extrra 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. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

##### 2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleevings minimum size shall be 2" Sleevings 2" through 4" in size shall be 5/8" PVC wall and 5/8" C and larger shall be CL200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walls or edge of pavement. Wire cables shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeves ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main pipe or lateral pipe.

##### 2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

b. Maximum flows allowed through main line pipe shall be:

3/4" 8 GPM  
1" 12 GPM  
1-1/2" 30 GPM  
2" 53 GPM  
2-1/2" 75 GPM  
3" 110 GPM  
4" 180 GPM

b. Main line pipe shall be buried with 24" cover

##### 2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be galvanized dielectric iron material. All dielectric iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

##### 2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 east iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the "off" position.

##### 2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

##### 2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in

#### 2.11 MANUAL CONTROL VALVES

A. Quick couple valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick couple valve shall be placed within a Carson 10" round valve box. Top of quick couple valve shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick couple valve and top of quick couple swing joint shall be encased in 5/8" gravel.

Contractor shall not place quick couple valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick couple valve at POC shall not be eliminated or relocated.

#### 2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be 3/4", 1", 1-1/4", 1-1/2" or 2" in size as indicated on Construction Drawings.

#### 2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC.

#### 2.14 SPRAY SPRINKLERS

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

#### 2.15 VALVE BOXES

A. Raised valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for service access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or bark areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

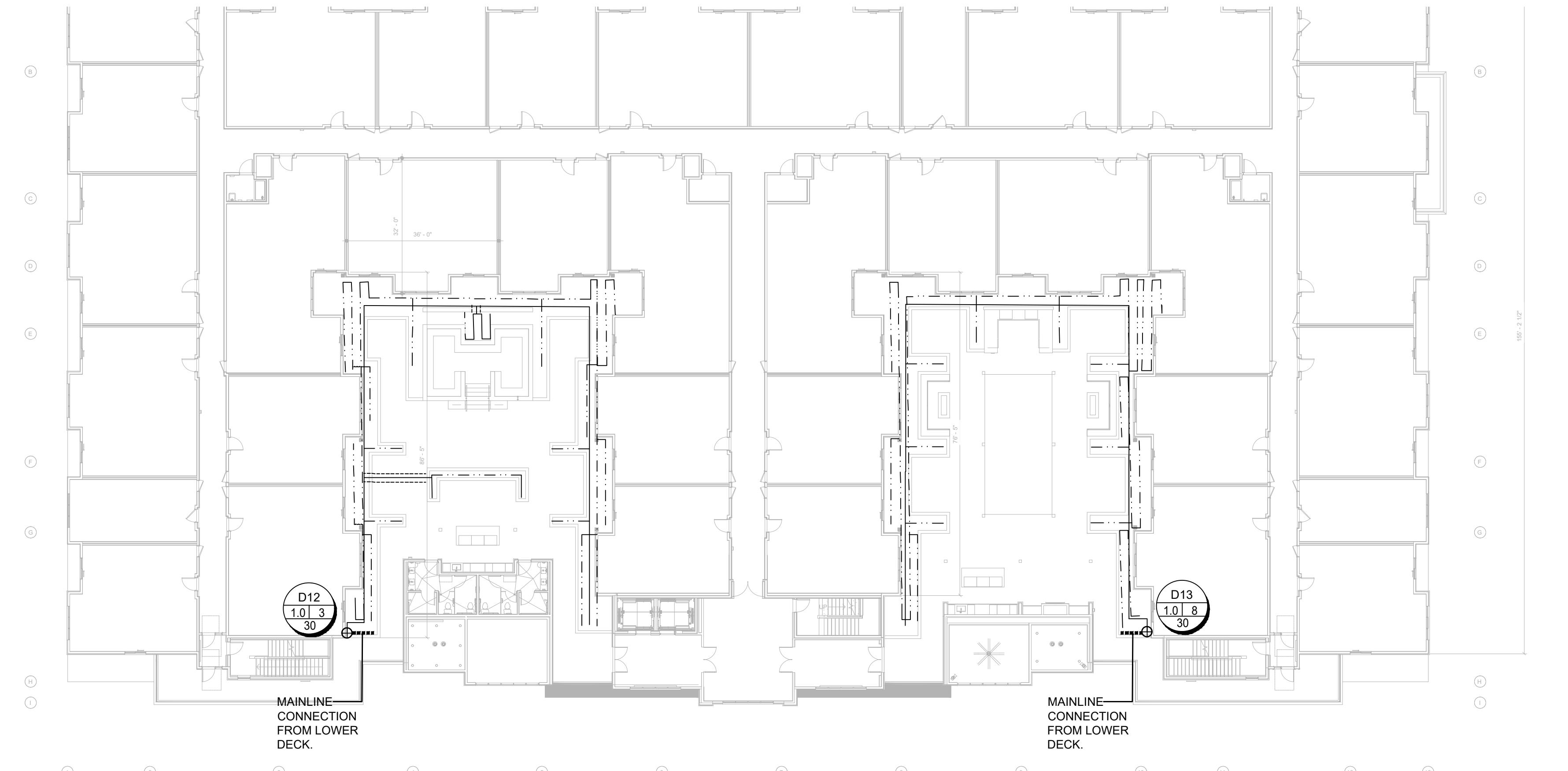
#### 2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-useable for fill shall be removed from project and disposed of properly by Contractor.

#### 2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing. a. The Contractor shall provide materials to make the system complete and operational.

#### 2.18 PART 3 - EXECUTION



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									
 <b>UT23136</b>									
									
									
									
									
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<p><b>HIGH POINT APARTMENTS</b> <b>AMERICAN FORK, UTAH</b></p>									
<p><b>BACH HOMES</b> ATT: ALEX DAHL 801-557-3000 ALEXDAHL@BACHHOMES.COM</p>									
<p><b>PKJ</b> <b>DESIGN GROUP</b> Landscape Architecture Planning &amp; Visualization 3450 N. TRUMP BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkdsgngroup.com</p>									
<p><b>IRrigation Plan</b> <b>City Permit Set</b></p>									
<p>PERMIT NUMBER: JTA DRAWN: ACP CHECKED: JMA DATE ISSUED: 7/14/2025</p>									

## IRRIGATION LEGEND

# DRIP ZONE

Type	Part Number	Emitter Flow	*PLACE NETAFIM 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 EMITTERS 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

BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.

INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A 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.

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 VALVE BOXES FOR SECONDARY WATER SYSTEMS.

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NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.

TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.

1. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
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3. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
4. 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.
5. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
6. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
7. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
8. 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.
9. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
10. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
11. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
12. 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.



OR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED

**VALVE ID TAG**

**A1** → CONTROLLER NUMBER,  
VALVE NUMBER

1.0 → 18 → GALLONS PER MINUTE

NE → 55 →

NOTE:

1. VALVE ID TAGS ARE LOCATED  
NEAR VALVES IN THE ORDER THE  
VALVES APPEAR ON THE DRAWING

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The logo for PKJ Design Group. It features a large, stylized, serif font where the letters 'P', 'K', and 'J' are joined together. To the left of the letters, there are two large, overlapping green leaves. Below the letters, the words 'DESIGN GROUP' are written in a bold, sans-serif font. Underneath 'DESIGN GROUP', the words 'landscape Architecture' and 'Planning & Visualization' are written in a smaller, italicized, sans-serif font, separated by a small green leaf icon.

# IRRIGATION PLAN

## CITY PERMIT SET

• ID: 102

# HIGH POINT APARTMENTS

## AMERICAN FORK, UTAH



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A horizontal graphic scale bar with four vertical tick marks labeled 0', 10', 20', and 40' from left to right. The segments between the tick marks are equal in length, representing 20' each. The total length of the bar is 80'.

7/14/2025

 UT23136

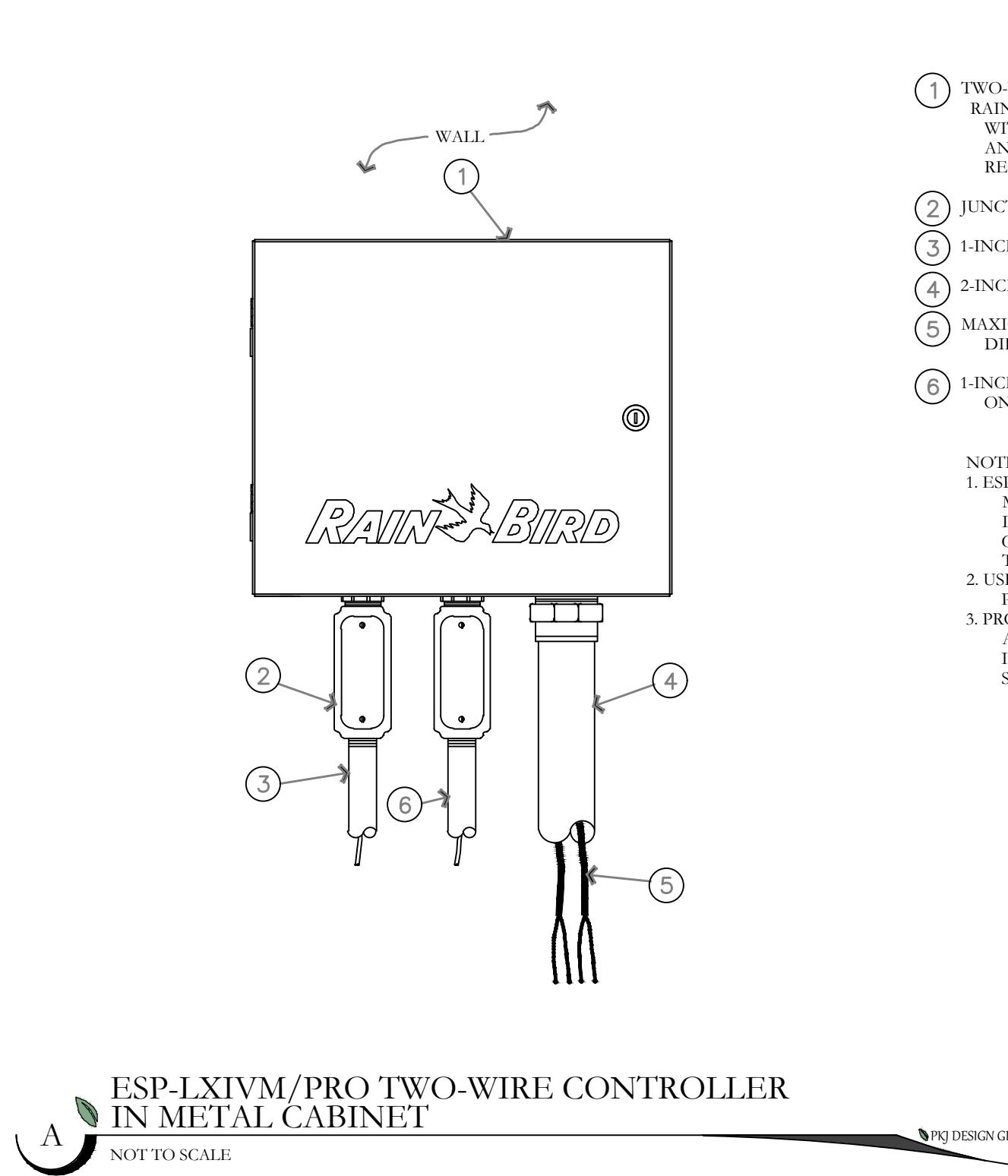
10 | Page

NO.	REVISION	DA
	CITY COMMENTS	07-14-

<sup>2</sup> See, for example, the discussion of the 1990s in the United States in the following section.

5 | Page

3. *What is the relationship between the two variables?*



① TWO-WIRE CONTROLLER: RAIN BIRD ESP LXIVM/PRO IN LXMM METAL CABINET. WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.

② JUNCTION BOX

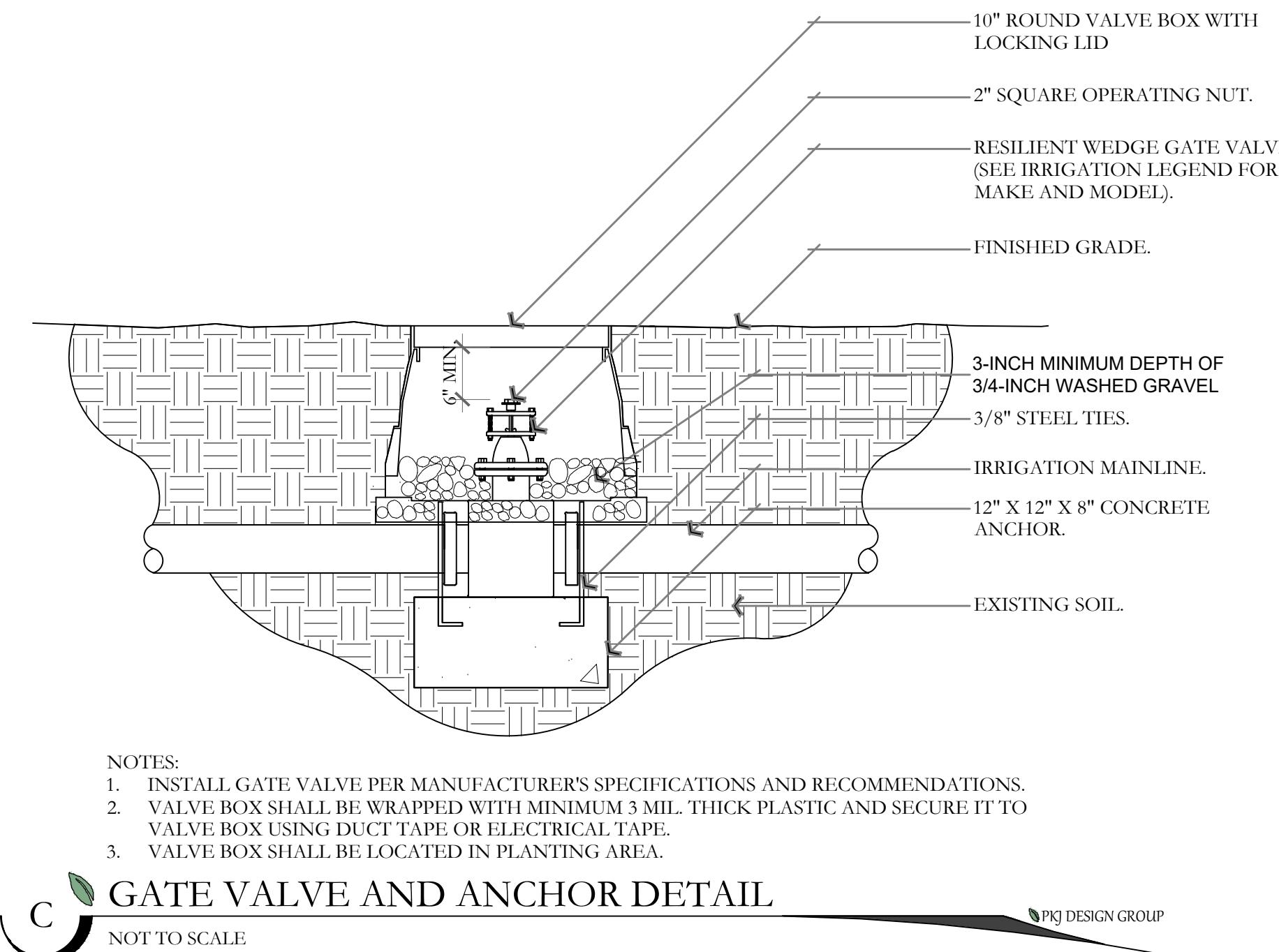
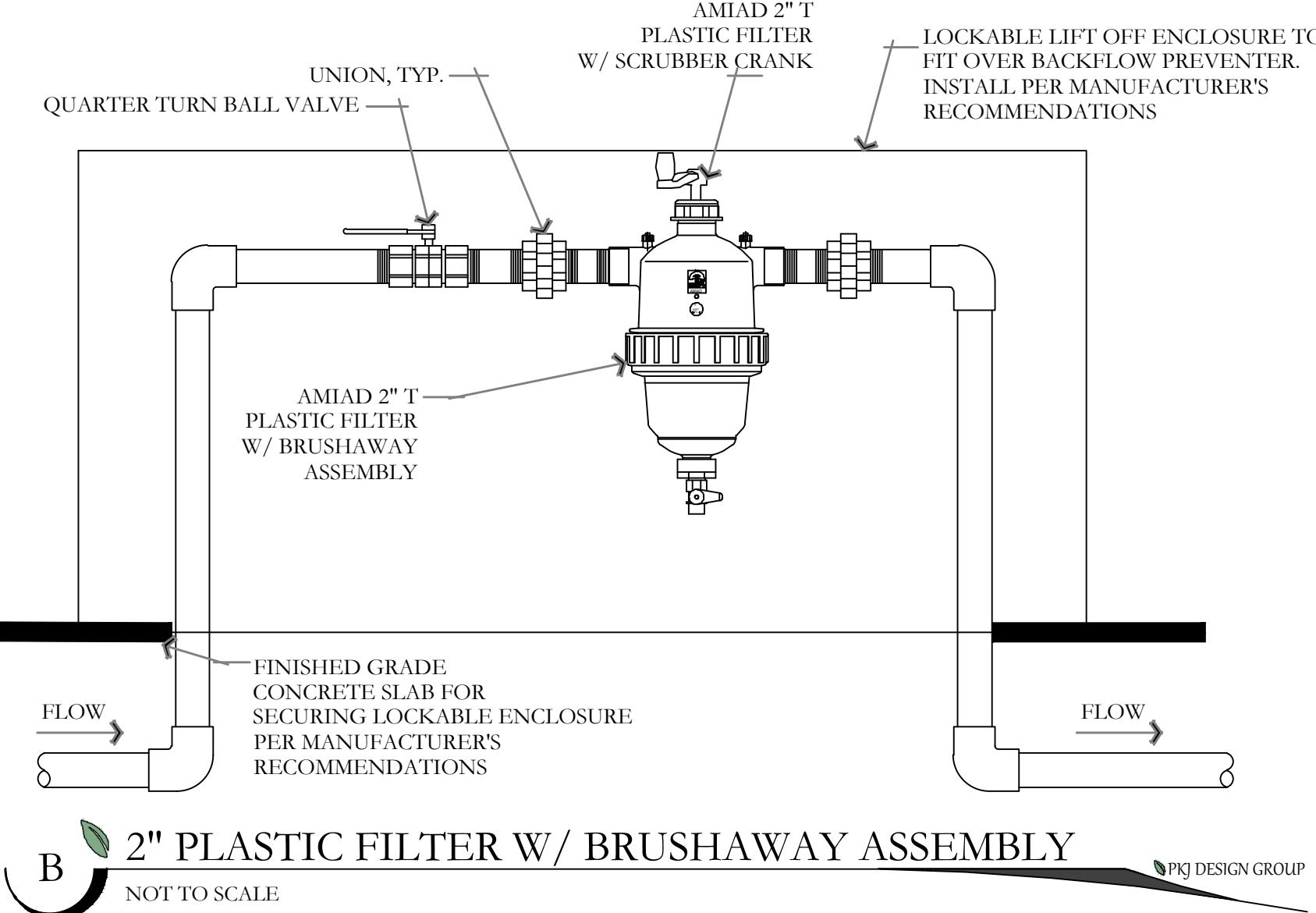
③ 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE.

④ 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE.

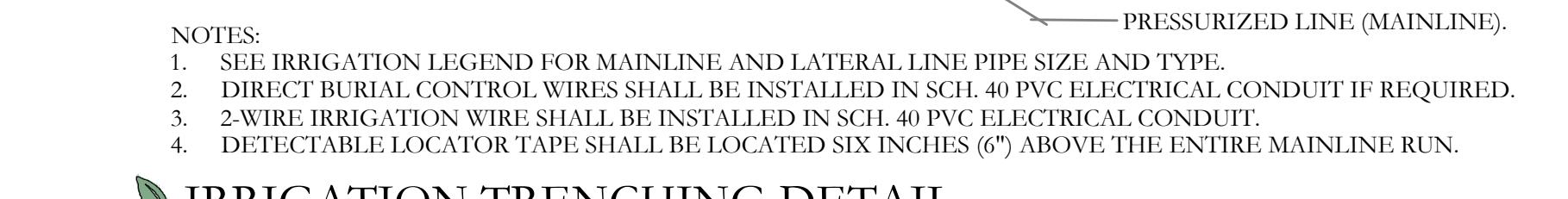
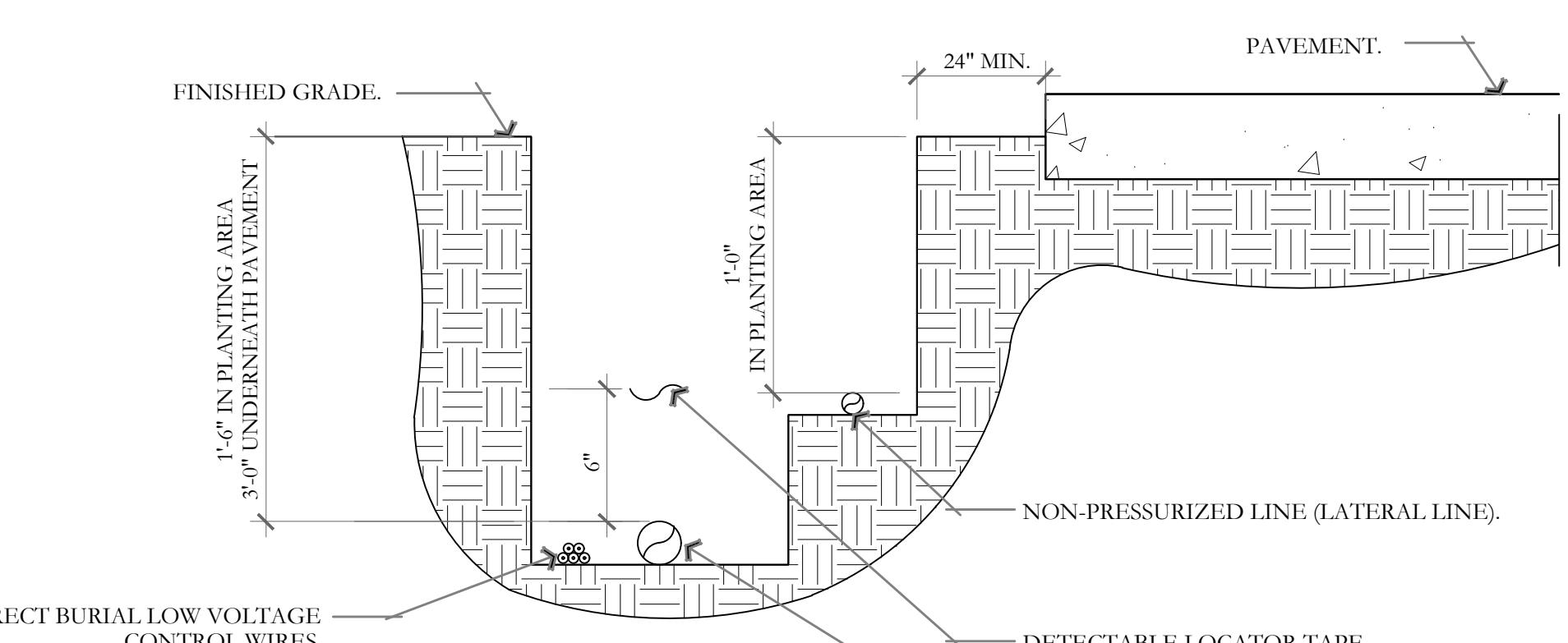
⑤ MAXCABLE TWO-WIRE PATH TO FIELD DEVICES. USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.

⑥ 1-INCH CONDUIT AND FITTINGS FOR GROUND WIRE. ONLY FOR OUTDOOR INSTALLATIONS.

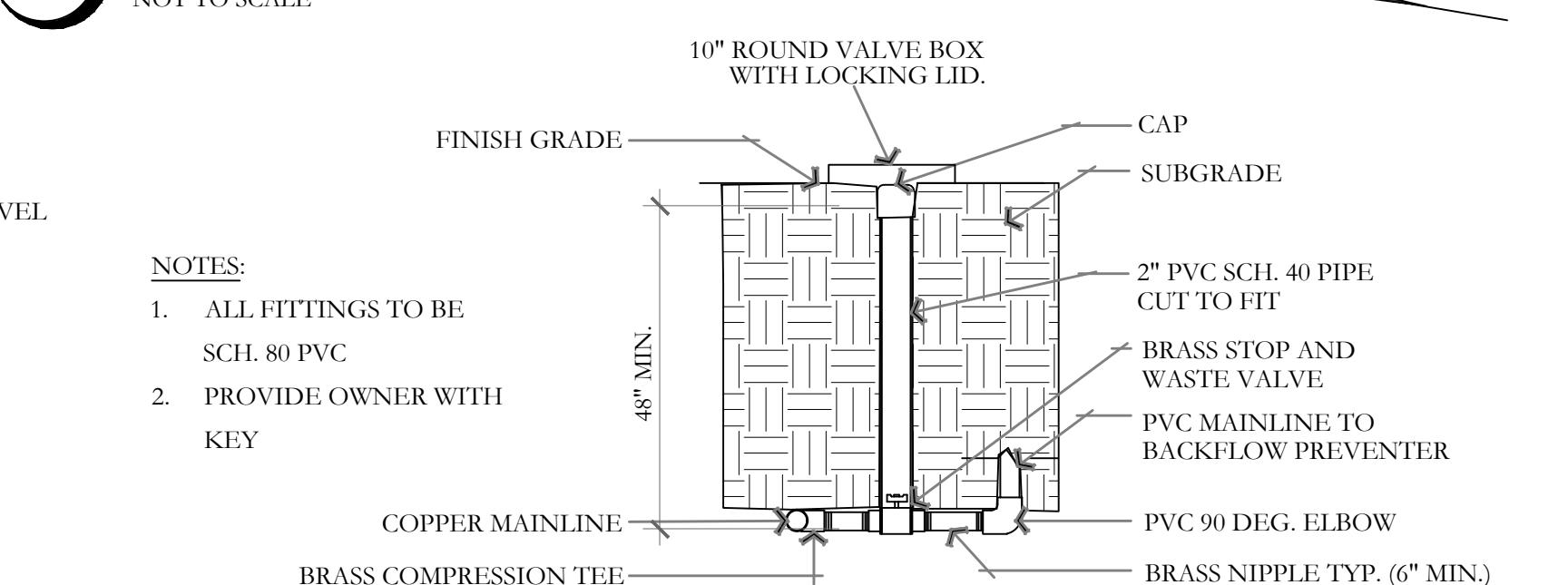
NOTES:  
 1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LX-IVM PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.  
 2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.  
 3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.



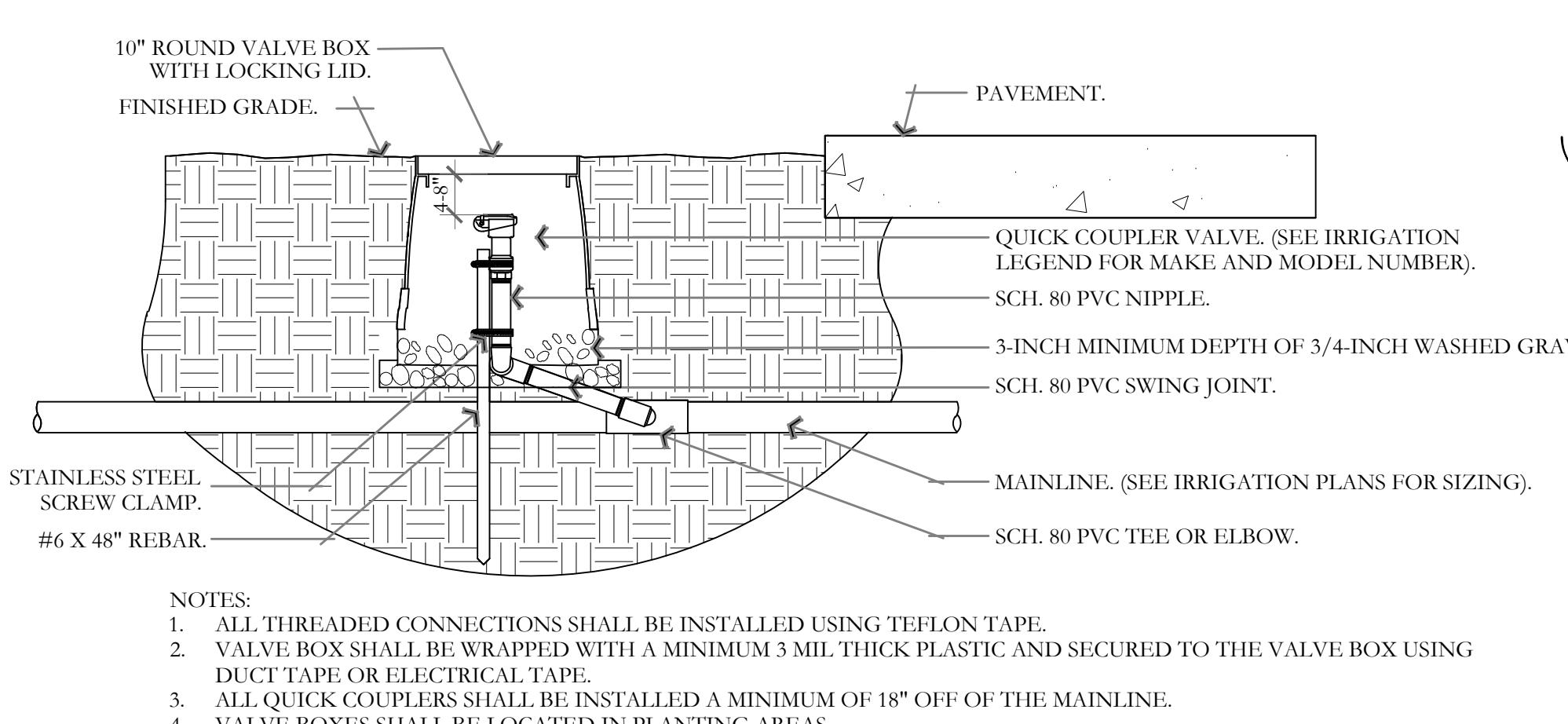
NOTES:  
 1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.  
 2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.  
 3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.



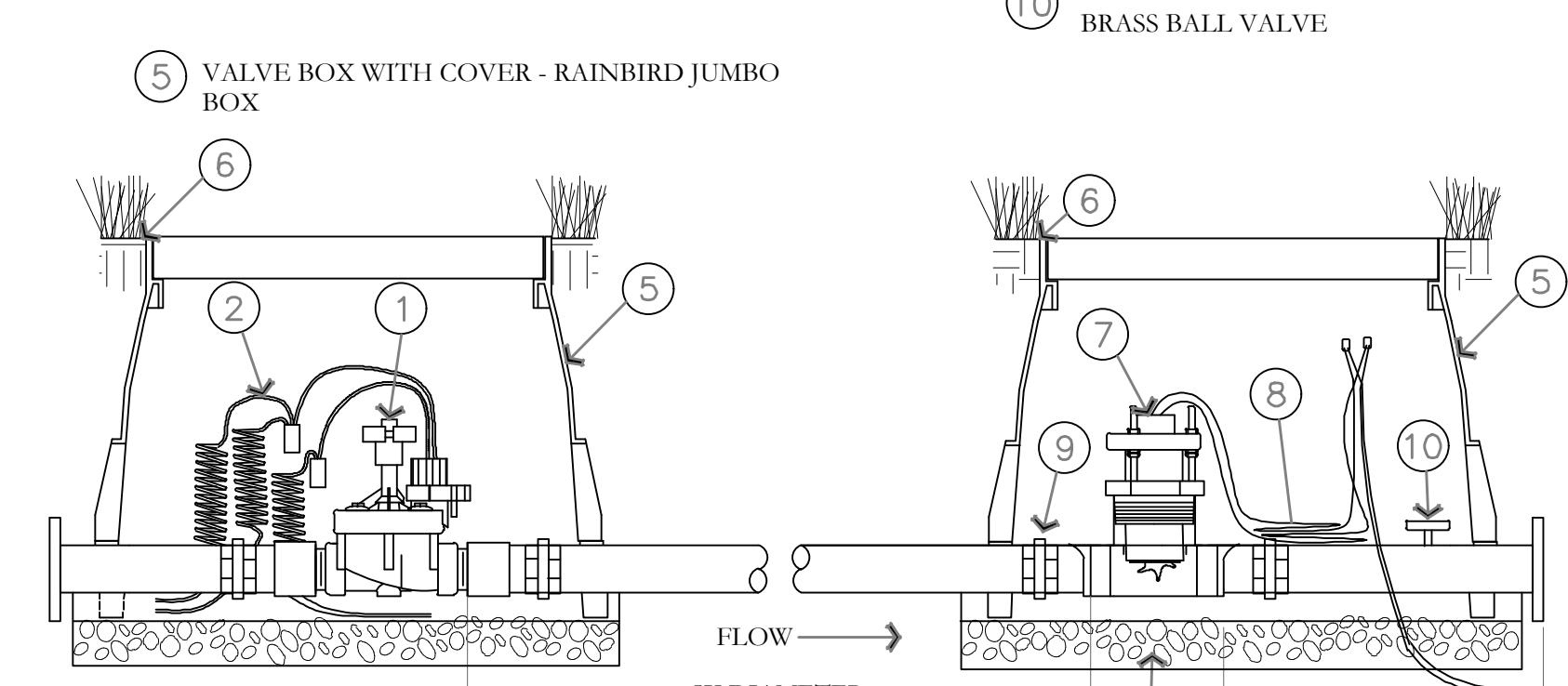
NOTES:  
 1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.  
 2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.  
 3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.  
 4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.



NOTES:  
 1. ALL FITTINGS TO BE SCH. 80 PVC  
 2. PROVIDE OWNER WITH KEY



NOTES:  
 1. ALL FITTINGS TO BE SCH. 80 PVC  
 2. PROVIDE OWNER WITH KEY



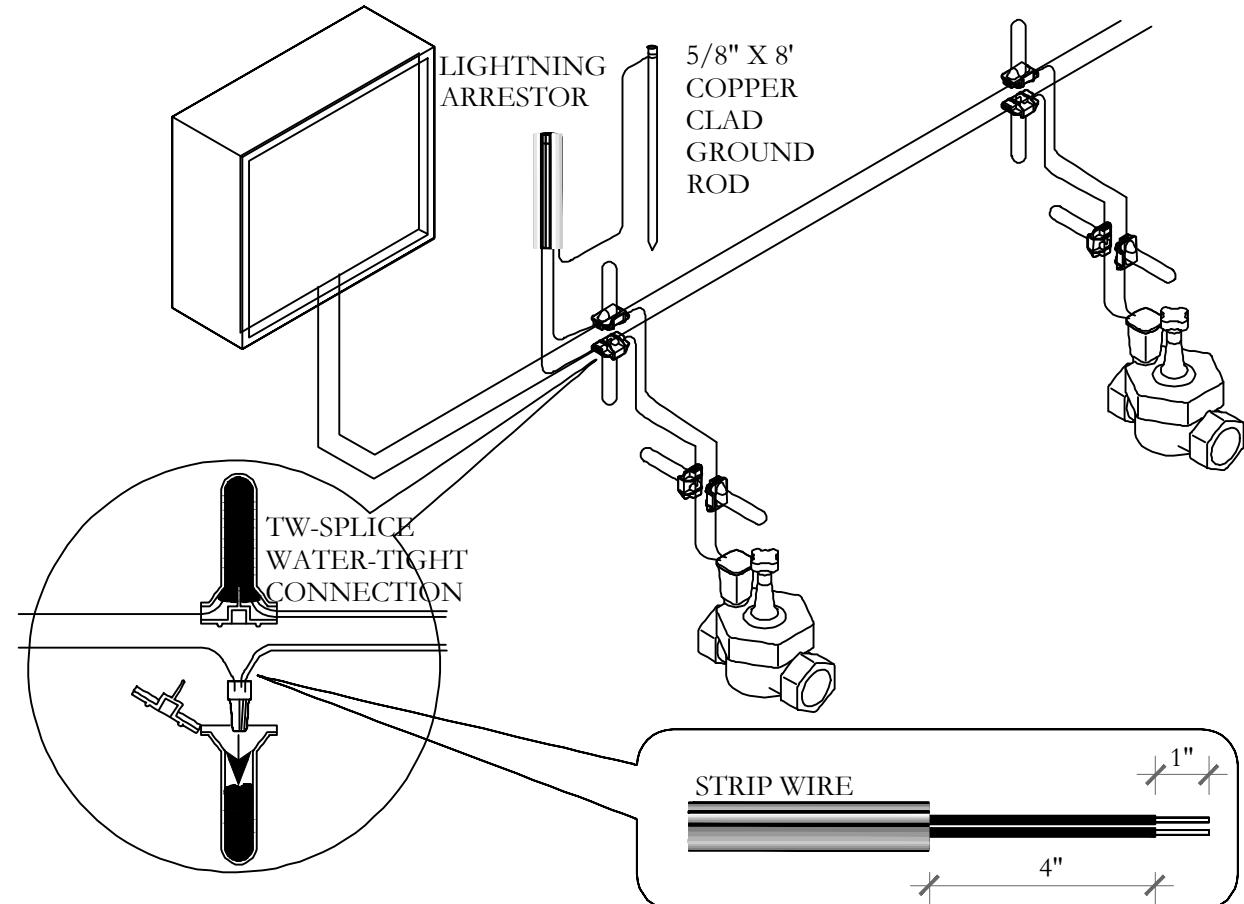
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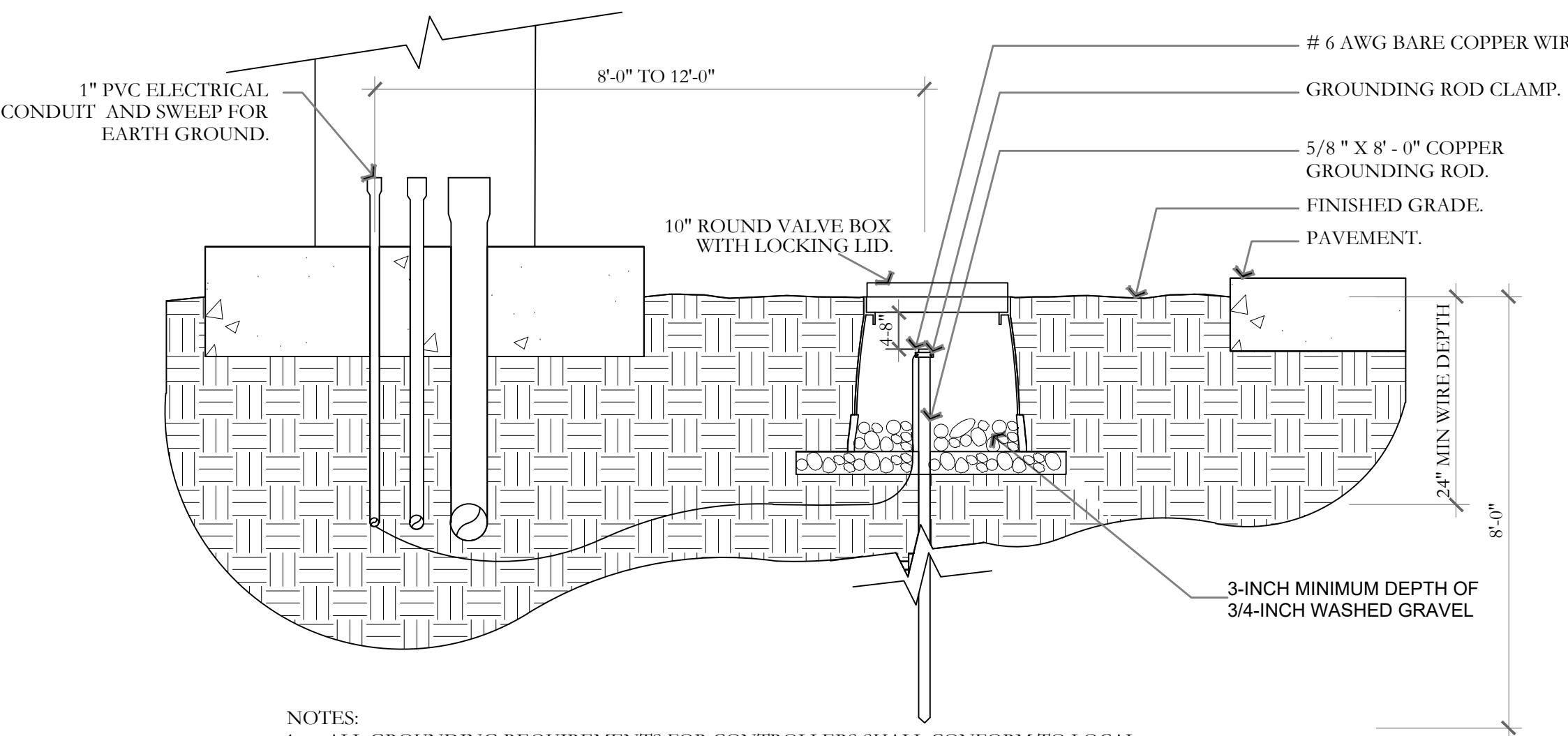
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**IR-501**



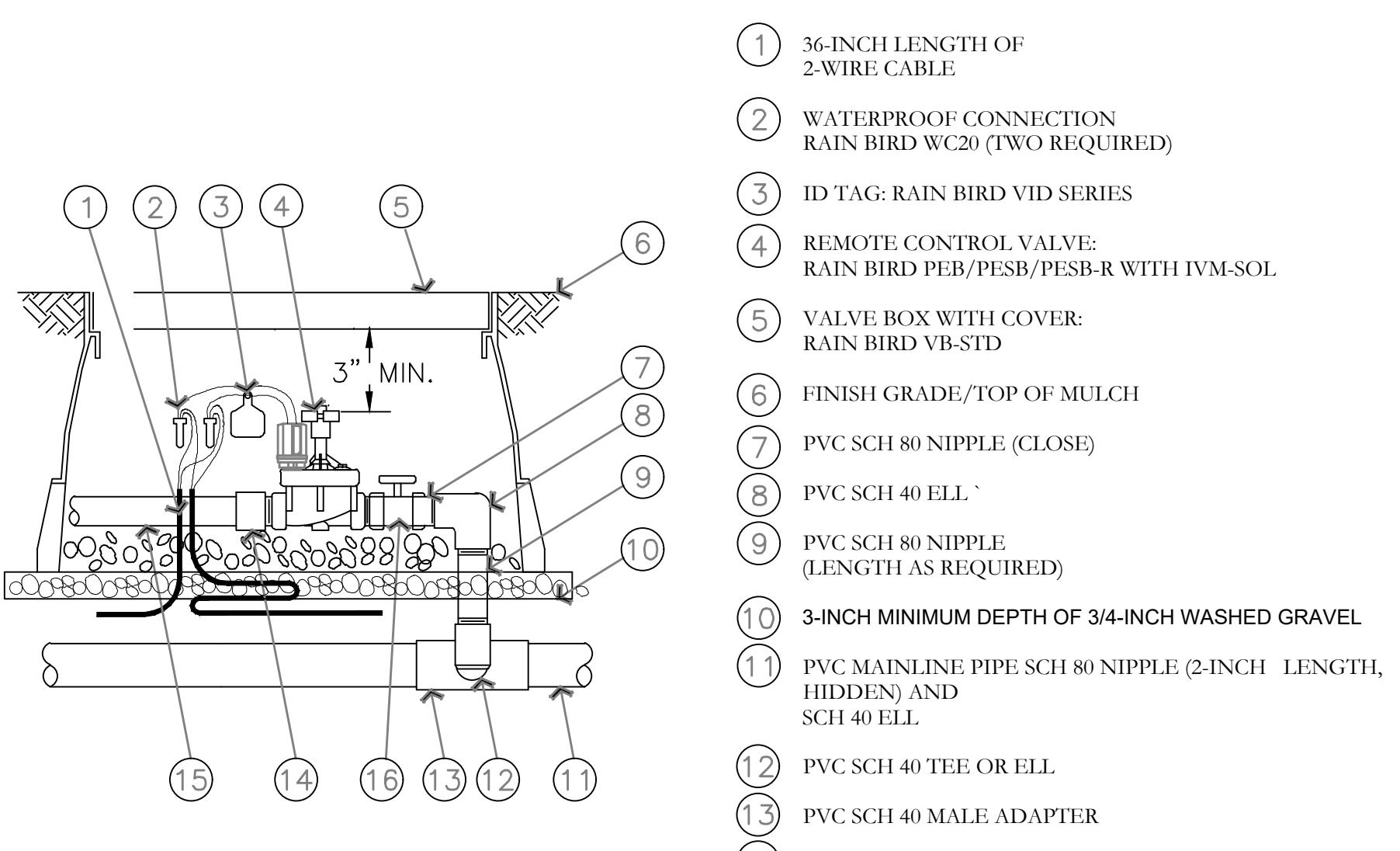
J 2-WIRE CONNECTION DETAIL

NOT TO SCALE



K GROUNDING ROD DETAIL

NOT TO SCALE



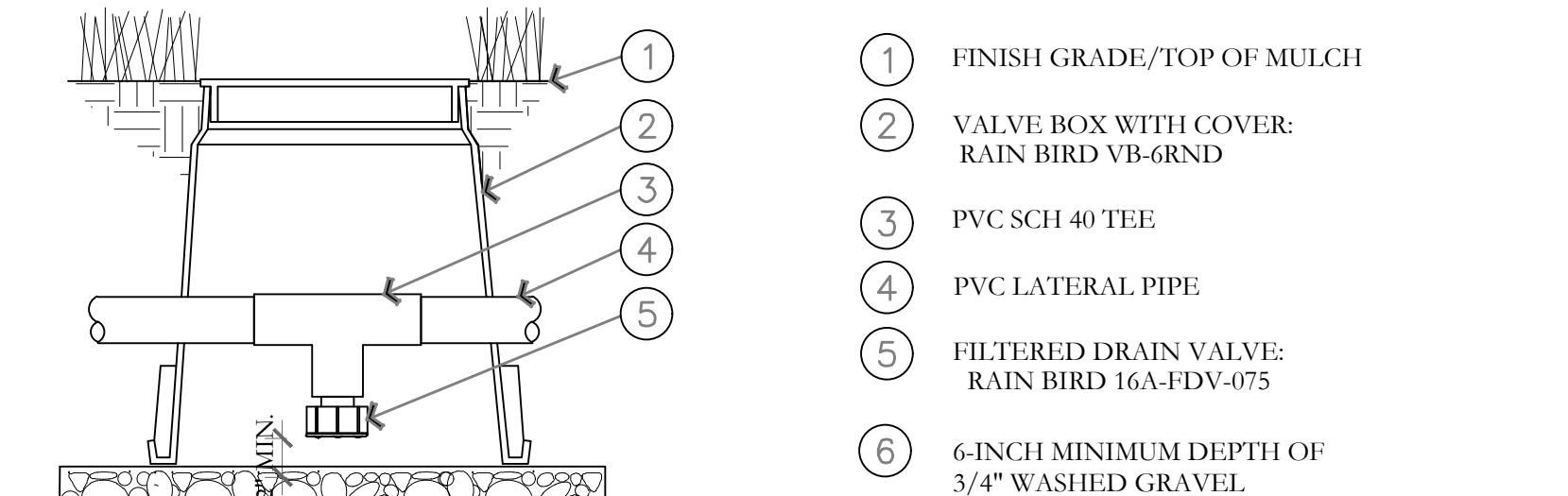
M ELECTRIC REMOTE-CONTROL VALVE  
PEB OR PESB SERIES WITH IVM-SOL

NOT TO SCALE



N ROTOR HEAD DETAIL

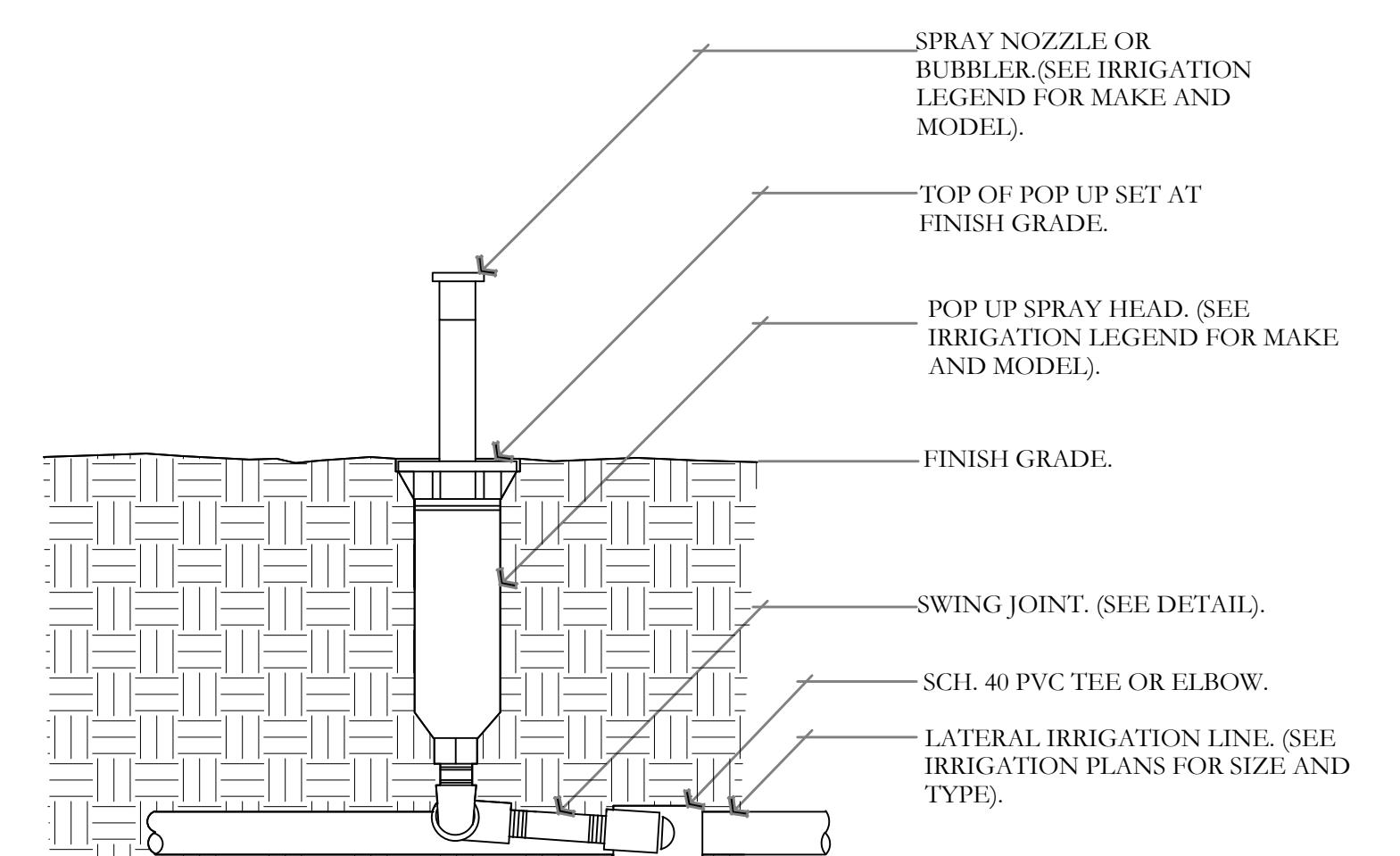
NOT TO SCALE



L MANUAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

- ① FINISH GRADE/TOP OF MULCH
- ② VALVE BOX WITH COVER: RAIN BIRD VB-6RND
- ③ PVC SCH 40 TEE
- ④ PVC LATERAL PIPE
- ⑤ FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
- ⑥ 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL



O POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

- 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.

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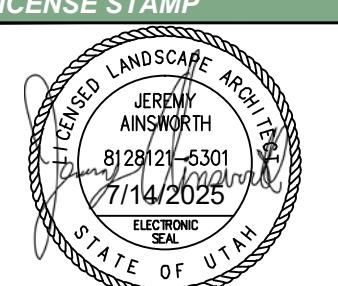
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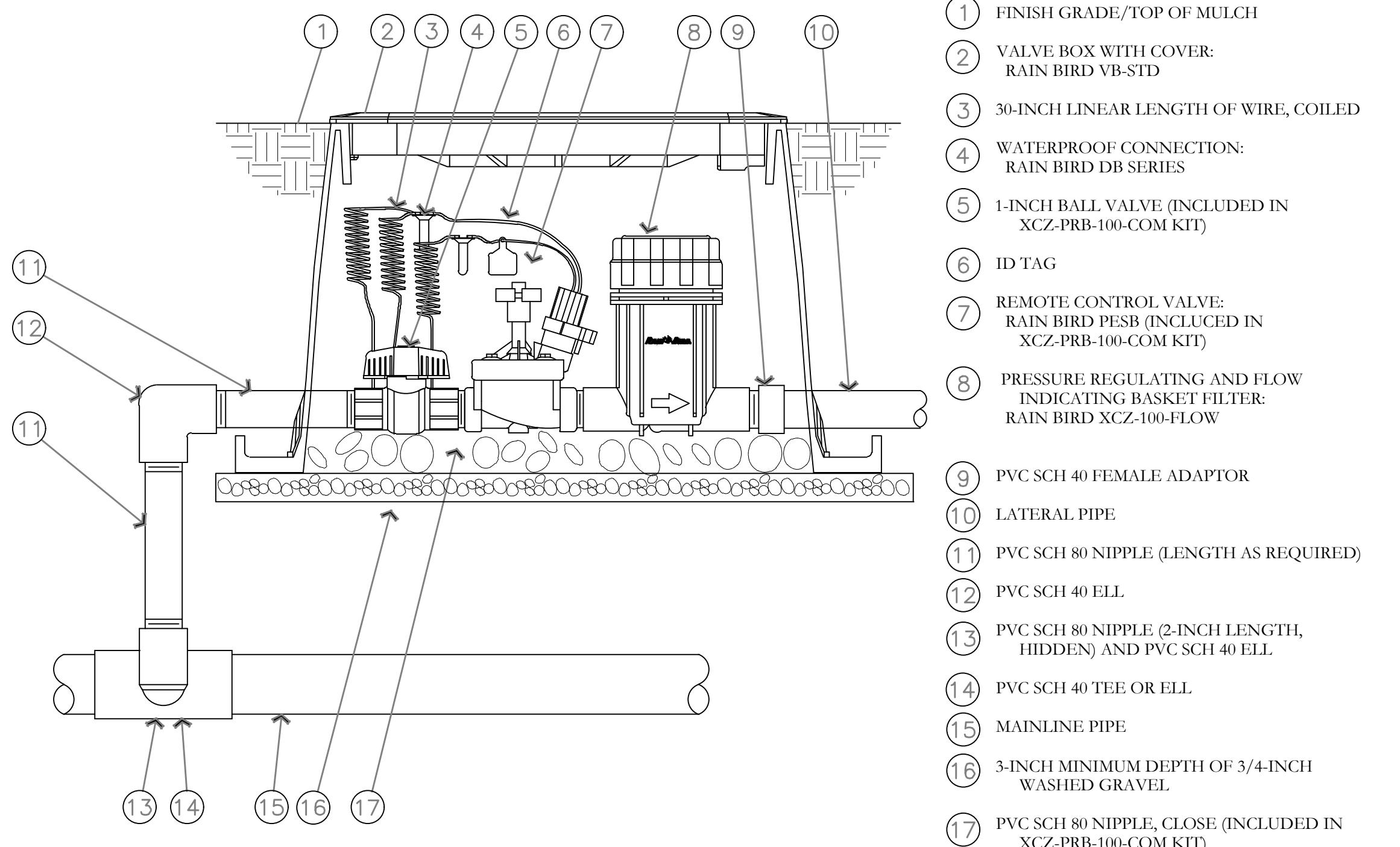
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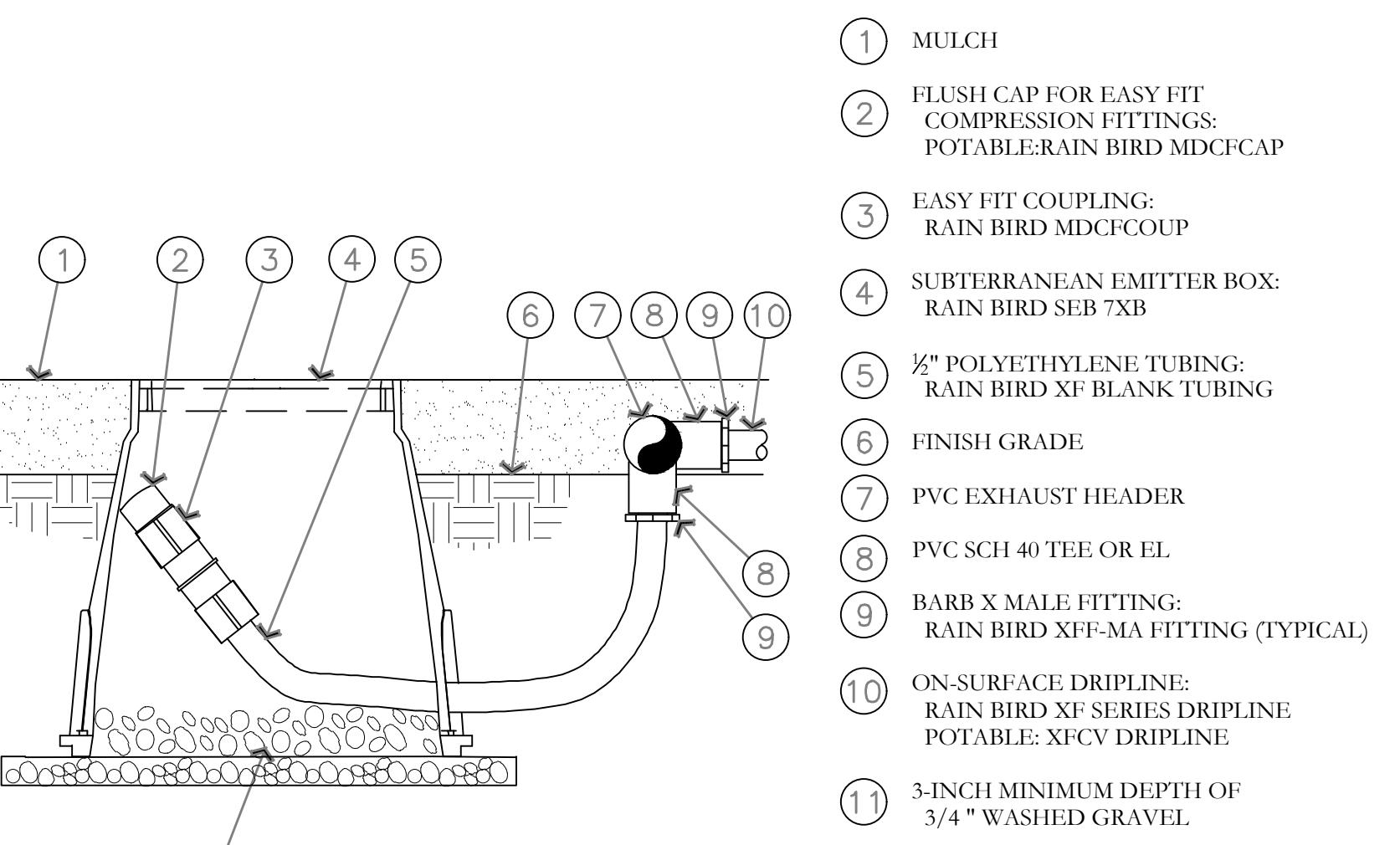
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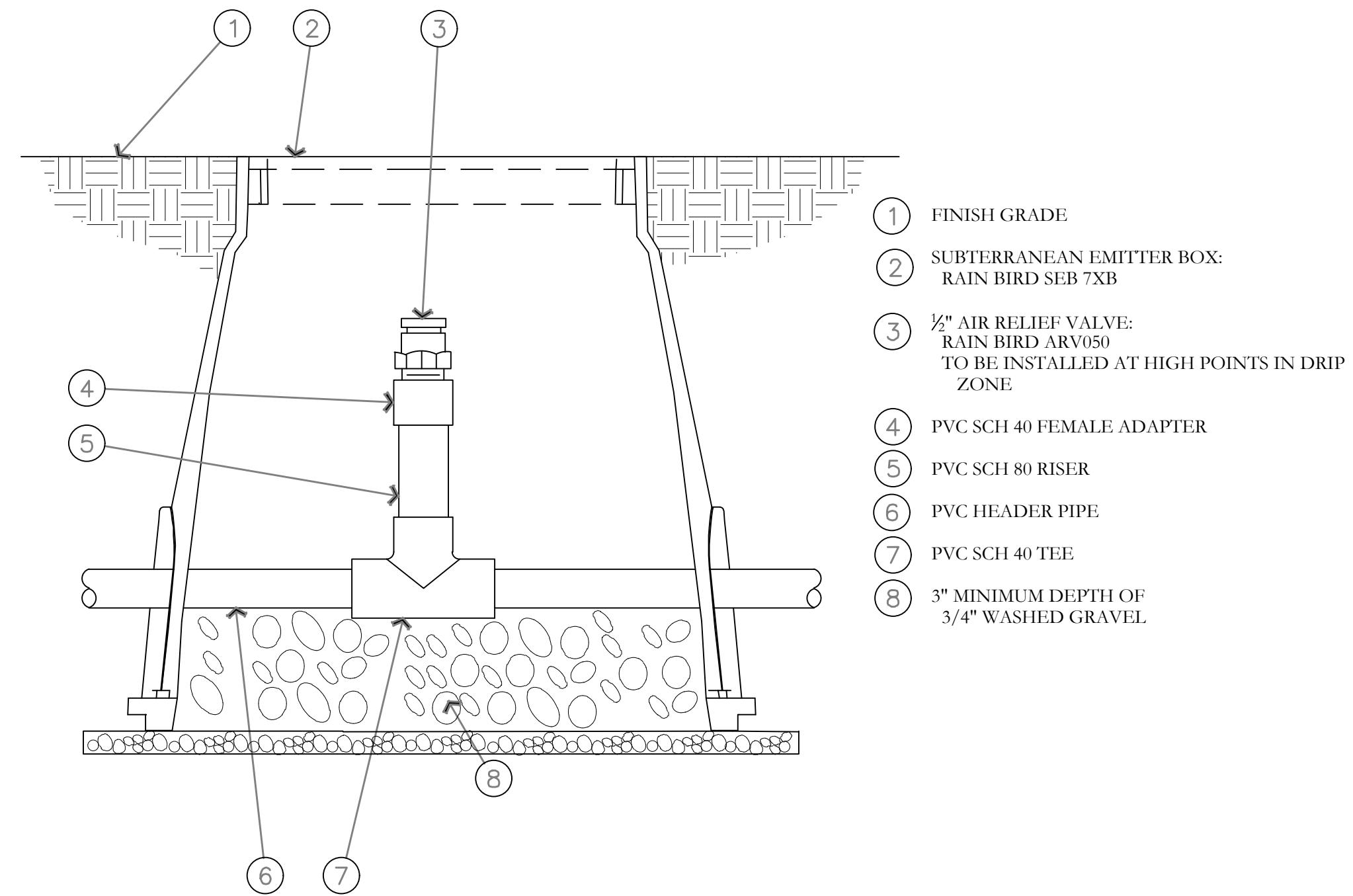
IR-502  
IRRIGATION DETAILS  
CITY PERMIT SET



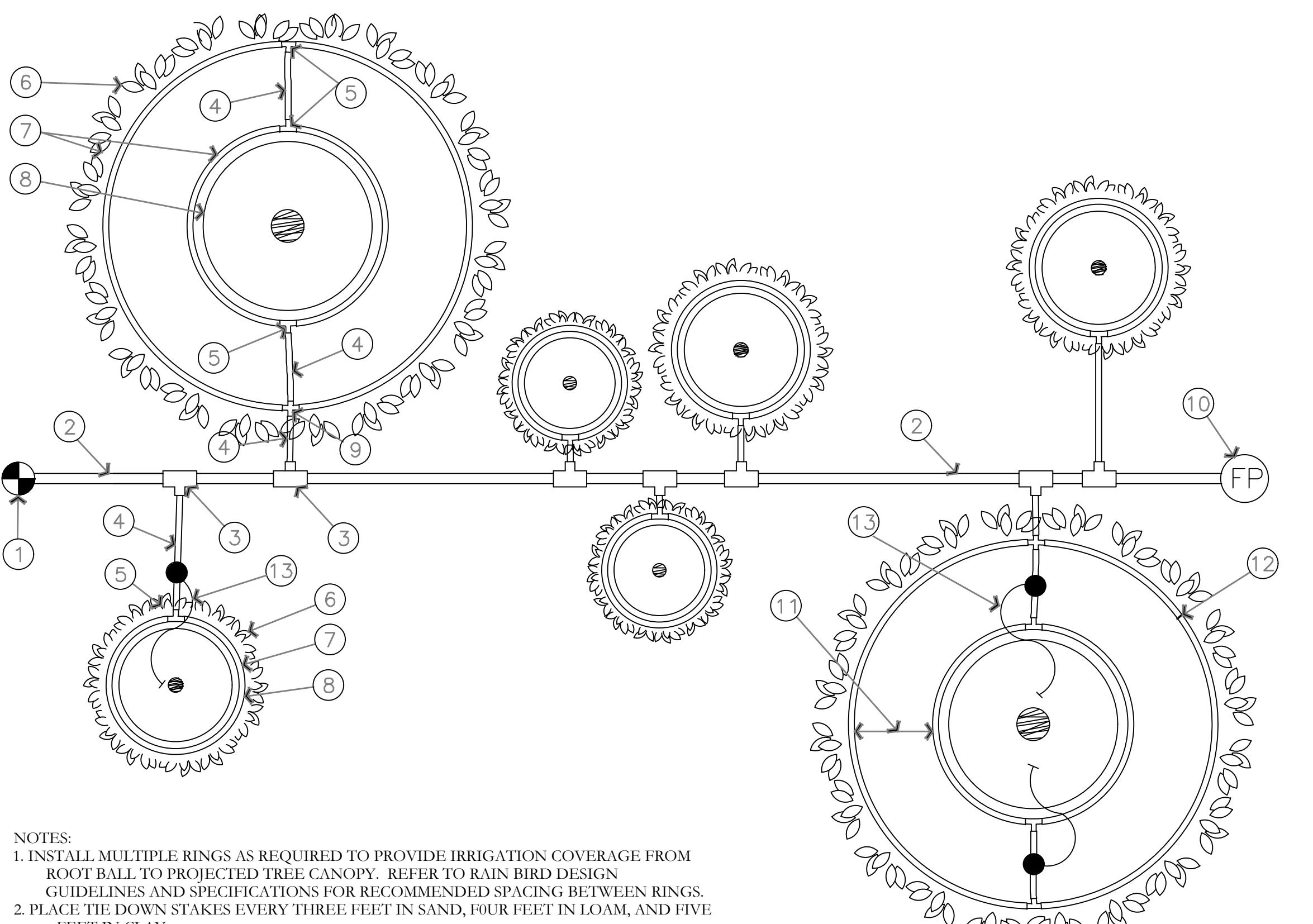
P DRIP CONTROL ZONE KIT DETAIL  
NOT TO SCALE PKJ DESIGN GROUP



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



R AIR RELIEF VALVE DETAIL  
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S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL  
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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
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0' 10' 20' 40' 80'  
GRAPHIC SCALE: 1" = 20'

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