



AMERICAN FORK CITY AMENDED PLANNING COMMISSION AGENDA

**Regular Session
September 3, 2025
Wednesday 6:00 PM**

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

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

Planning Commission Members

**Christine Anderson, Chair
Chris Christiansen, Vice Chair
Geoff Dupaix
Rod Martin**

**David Bird
Harold Dudley
Claire Oldham**

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on September 3, 2025, at the American Fork City Hall, 31 North Church Street commencing at 6:00 PM. The amended agenda shall be as follows:

1. Regular Session

- a. Pledge of Allegiance
- b. Roll Call

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

- a. Approval of the August 20, 2025, Planning Commission minutes

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

- a. Public hearing, review, and recommendation on a proposed Land Use Map Amendment, known as Maxwell Square, located at approximately 148 N 100 E, American Fork City. On approximately .93 acres, the property proposes to change from the Residential High Density land use designation to the General Commercial land use designation.
- b. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Administrative Site Plan Approvals, of the American Fork City Municipal Code. Amending Section 17.6.101, the Code Text Amendment plans to amend the Site Plan Approval Process.

4. Action Items (Action Items is that class of Commission action that requires further discussion on Site Plans and proposed zoning designation for annexing areas. The Planning Commission will have authority to approve Site Plans for final action and provide recommendations for the zone of annexing property.)

- a. Review and action on a request for consideration of an extension for a previously approved Commercial Site Plan, known as Surg LLC Office Building, located at approximately 1141 E 50 N, American Fork City. The Commercial Site Plan will be on approximately 0.60 acres and will be in the Professional Office (PO-1) Zone.
- b. *Review and action on an application for a Commercial Site Plan, known as RBD Reception Center, located at approximately 241 W Main Street, American Fork

City. The Commercial Site Plan will be on approximately 1.86 acres and will be in the Central Commercial (CC-2) Zone.

5. Other Business

- a. Upcoming Projects

6. Adjournment

Dated this 28th day of August 2025

Patrick O'Brien

Development Services Director

**indicates an amended item*

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

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AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION
August 20th, 2025

The American Fork City Planning Commission met in a regular session on August 20th, 2025 at the American Fork City Hall, 31 North Church Street, commencing at 6:00 p.m.

Commissioners Present: Christine Anderson, Chris Christiansen, Geoff Dupaix, Rodney Martin, David Bird, Harold Dudley

Commissioners Absent:

Staff Present:

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

Others Present: Jenna Allen, Neal Allred, Amber Lamph

REGULAR SESSION

Christine Anderson led the “Pledge of Allegiance”

Roll Call

COMMON CONSENT AGENDA

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1. Minutes of the August 6th, 2025 Planning Commission Regular Session.

David Bird motioned to approve the Common Consent agenda.

Rodney Martin seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
David Bird	AYE
Rodney Martin	AYE

The motion passed

PUBLIC HEARING

- a. Public hearing, review, and recommendation on a proposed General Plan Amendment, known as American Fork Station Area Plan. The American Fork Station Area Plan looks to identify the existing conditions, the planning and visioning process, preferred development objectives, preferred development scenario, implementation strategies, and financial/funding resources for the overall Station Area.**

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Patrick O'Brien reviewed the background information for Action Item letter a: The city has initiated a proposed General Plan Amendment for the Station Area Plan. The project looks to identify the existing conditions, the planning and visioning process, preferred development objectives, preferred development scenario, implementation strategies, and financial/funding resources for the overall Station Area. He explained that this process was started a few years ago as station area plans are required at the state level for all cities with a fixed guideway or public transit station, or plan to have one in the future. There is a December 2025 deadline set by the state, so there's a lot of cities trying to get in between September's stationary planning committee meeting and the December stationary Plan Committee meeting, American Fork City's goal is the September meeting, so there is a pretty condensed timeline. He further explained that they were required to plan for the areas within a half mile radius of the city's front runner station, and they soon realized there were a list of challenges that needed to be addressed due to the UDOT road, Pioneer Crossing, being in that radius. He informed the commissioners that throughout the last two years they have met with stakeholder groups that included some of the planning commissioners and city council members, as well as wider groups throughout the city, including public engagement events and a booth at Steel Days, all of which took place before anything was ever put on paper. He explained that there were also a significant number of meetings with UDOT and UTA to discuss everything that involves them and hopes to soon get up to speed with some of the UTA plans that the city was not made fully aware of. He shared that there have been some funding challenges with some proposals and that the funding should not constrain citizens with an additional burden; But rather the cost should be to the developers who will profit from the investment. He concluded his presentation by noting that the requirements from the state have changed immensely since the existing station area plan was completed in 2014 and he showed the commissioners the criteria checklist that is available to make sure the current plan is compliant as well as easy to navigate.

Geoff Dupaix and Harold Dudley entered the Meeting during Patrick O'Brien's review.

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Commissioner Anderson mentioned how much she appreciates the thoroughness of this whole study, and noted that she has been able to participate in several of the public outreach interviews and different events that have been done, and believes they have done a very good job of gathering information and then applying their expertise.

Commissioner Bird agreed that this report does look very thorough but asked Mr. O'Brien if he feels that there is anything that he or his committee wished they would have included or maybe missed during the process.

Patrick O'Brien explained that he does not see anything at this time as the plan needed to be implementable, easily understood, and financially feasible for the city. He added that the most ideal option would be to leave the station where it currently exists, and if the city continues to grow there could be an additional station option at 500 East and the two stations would still be further apart than the Orem and Vineyard stations, that are functioning fine, but a future Pleasant Grove station may be a constraint.

Commissioner Anderson likes the idea of having the flow charts and many different options as it is impossible to predict the future and how quickly things can grow and change, she asked for clarification on what would happen if something that changes doesn't fit with the options on this plan.

Patrick O'Brien agreed that it was important to have some adaptability in this plan, but if future growth does not work with any of these options, then changes would have to be made.

Commissioner Anderson mentioned that if the station stays where it is currently, there will need to be better access for bus routes and other public transportation to get in and out without congesting the area. She also asked if there was a plan to help with parking.

Patrick O'Brien spoke of the city's desire to work with UTA in hopes of adding some type of parking structure to the area, but that is something that has not been fully addressed at this time, but there are plans for a double fly over, one going over the tracks, connecting with 700 West and another one on the far side

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of the tracks, jumping over I-15. He also added that there are plans for access and exit points with the future Pony Express interconnector.

Commissioner Christiansen spoke to the city staff and their consultants, being very wise in making this plan with the possibility to change direction if needed for future development.

Commissioner Anderson agreed that she likes the proactive approach of multiple possibilities like moving the station if that is required by future development.

Patrick O'Brien added that this is not binding, it is only conceptual, and when looking at what could be built out over time if different uses were to change, one of the things lacking massively down in that area is the commercial component. He acknowledged that there is a large number of residents living in the TOD area, so there is a need to start identifying the services that are needed. As developers have come in over the last 18 months, looking for a reduction in parking or looking to reduce the commercial allowance that they would need to put in, the city staff has gotten much better at saying "No, we have plenty of residential land already, what we really need is commercial". He added that while staff understands it may have stifled some development opportunities, we don't get to do this a second time, it has to be done right to ensure that what comes in down there are services that are needed, basic essentials and necessities for residents that are living down there, and will also attract more people to that area while preserving opportunities for the future.

Commissioner Christiansen asked what would happen if this amendment were not certified by the deadline at the end of this year.

Patrick O'Brien informed him that while no one has actually experienced that situation, he would assume that the city could lose some funding options but noted that there is language written into the code to protect them as long as they are continuing to work on getting this certified.

Commissioner Anderson spoke of the importance of the public's comments and views from their perspectives on these types of future plans.

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Public Hearing Opened

Neal Allred lives on the very west end of 2nd south and informed the commissioners that he has worked on this problem for the last 15 years. He spoke about the farm that his late wife's family has owned for over 100 years that just last year became a centennial farm, and they are very proud of that. It is now owned by his kids, and his niece and nephew, and their goal is to make it to 200 years. He is here today because the farm is located in one of the areas that could be affected by this amendment. He told the commissioners that he spent the day going through this whole proposal, and it just blows him away that he never sees a bus at the current rail station, nor can he understand why there are not bus routes bringing people in from Eagle Mountain, Saratoga Springs and Lehi, to get to get rid of some of the traffic. He also noted that 15 years ago they told the city, and were very adamant, that they did not want to sell, they did not want to develop, and pushed the city to put the current station on 500 East, because with this location there are constrictions on the West and constrictions on the East, and they refused. He finds it very interesting that his suggestion is now one of the options.

Mr. Allred then quoted a portion of the document provided, which says

“There are constraints to this ambitious idea. Some current landowners have little desire to sell or develop the land themselves. There is interest in preserving the land as open space or for agricultural uses within the station area plan boundaries. This is in conflict with the desires of the state to provide increased densities within the station area”.

He wanted the commissioners to know that he tried to tell the city over and over again many years ago that the TOD was not a good idea because they were not

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going to give up their land for high density apartments, but the city chose the do the TOD anyway so they as landowners were forced into it, even though their farm was there first. He stated that when the county was in charge, they kept the roads trim. They sprayed weeds. The property owners took pride in their properties, and it was a beautiful area. When you look at it today, he would say, shame on American Fork City as they have turned the beautiful area into an eyesore. He also wants the city to know that option 2 will not happen as this is their home, and they have no desire whatsoever to sell, so if they do decide that should be the option, he guarantees there will be a fight.

Jenna Allen lives within 500 feet of the current area and stated that this is something that she is very passionate about. She spoke about the amazing opportunity to turn this into such a great livable, walkable area that she feels like has been missed by a lot of the Utah communities. She is very glad to hear that this city staff is willing to hold out until there are developers who will actually develop the area with mixed uses that will include the missing commercial aspect that is needed in order to make this area as amazing as it could be. She would like to see this become a very nice walkable area, with a great main street like feel, and she also believes the area would benefit from a parking structure to make up for the current lack of parking, which she sees as a possible reason that commercial developers are not coming into the area. She also would like to see the city notify the residents of these meetings better, as she only saw this at the last minute, and believes there would definitely be more public involvement if they would include the information on social media forums such as Facebook. She concluded by thanking staff for all of the work that has been put into this.

Amber Lamph introduced herself as a property owner that has also been fighting the city for over 15 years because they have no desire to develop their property and have asked many times to have their agriculture land removed from the TOD. She stated that she currently has neighbors who have refused to annex into

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American Fork City because they would no longer have the agricultural protection that they have by keeping their land in the county. She regrets annexing her property into the city in order to help a neighbor, and she is upset to see that the city is shrinking their farm to practically nothing, while trying to develop the entire area into high-density housing. She stated her desire to have the right to continue to farm the land they have owned for over 100 years. She asked that the planning commission vote to take option 2 out of this plan so they are not forced to hold this up in court because they are no longer protected as agricultural. She also added that she is very disappointed that the city could not even talk to one family who owns a large amount of property in the area, to even ask their opinion before moving forward on this major project, and she had no idea until very recently that this project was even going on. She also suggested the city go back and look at the land use requirements implemented in 2005, so they can see that what they are trying to do in this area does not align with the land use definitions. She also voiced her frustration in the public noticing process, as things being added or cancelled or updated at the very last minute makes it very hard to know what is actually going to be on the schedule. She would also like to know why the planning commission meetings are not included in AF Notify. She stated that while the city says they want public involvement, when the city does things that bypass what is supposed to be the main communication for citizens, it makes her skeptical that the city is being as open and honest as a city should be and believes they should be more transparent. She concluded by strongly encouraging the planning commissioners to vote against this tonight, and having these options go back to the drawing board.

Public Hearing Closed

Commissioner Martin voiced his frustration on hearing that the public is not being notified of these public meetings, and asked city staff to clarify how the city is notifying the public about these meetings, as it is required by law.

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Patrick O'Brien informed him of the city and state code requirements for public noticing, the number of days, who needs to have notices sent, etc. He assured the commissioners that the staff meets the city and state regulations. He outlined that planning staff are posting the notices in accordance with state and city requirements.

Commissioner Anderson asked about the possibility of a parking structure on the property for the train station, and if that is a viable option.

Commissioner Dupaix wanted to speak to the challenge that comes from this type of report where you are showing drawings of potential ideas, because when the city makes a drawing like this that puts a circle around someone's property as an option for future development.

Commissioner Anderson asked to clarify that as they go through the flow chart the first question is if the property is available, or if it is owned by the city, and if it is not, and it is not owned by someone who is willing to develop, then they would move on to a different option.

Patrick O'Brien explained that the property would not need to be owned by the city if it was owned by someone looking to develop.

Commissioner Christiansen wanted to add that these things before the commission tonight are only "options", and the hope is that things stay at the current existing location.

Patrick O'Brien agreed that it would be great to find a way to keep the current location and have it be possible to bus people from Saratoga Springs and Eagle Mountain and relieve some of the stress on 200 South, but with the current access challenges, there would need to be further engagement with UTA and UDOT.

Commissioner Christiansen stated that he has heard some great ideas as to how to potentially make this work, and he is excited to see that happen. He agrees that it would be nice if all of the entities could work together to get this certified.

David Bird exited the meeting

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Commissioner Dupaix reminded the commissioners that this is a regional station and there needs to be better grid connection or this situation is only going to be exacerbated. He reminded the commissioners that he is currently involved in some other transit studies, and due to his conflict-of-interest clause with his employer, he will have to abstain from the vote.

Patrick O'Brien informed the commissioners that because these properties are in the half mile radius of the TOD area, they need to be included in the possibilities of future master planning for the area, even though things are only conceptual.

Commissioner Dupaix suggested that if that is the case, maybe they need to do a better job clarifying the language.

Commissioner Christiansen pointed out that right at the top of the maps it says, "key concept plan features".

Patrick O'Brien agrees that something should be added in larger letters or in a more prominent place to note that these are conceptual.

Commissioner Anderson wanted to add her thoughts on one of the things that was mentioned in the public portion of the meeting and that is the fact that people would like to have this area walkable, and that was the plan, and the developers came in and were allowed to build housing without the commercial element, so she is glad that at this point people are being told "No" if they are not meeting the original plan for the TOD area.

Rodney Martin moved to recommend approval of the proposed General Plan Amendment with the following conditions: That The Century Farm be labeled on the map, in the bullet points and on the legend in the key, as well as the option verbiage being changed from options to conceptual option in order to emphasize the fact that this is not said and done, these are just concepts, as well as changing the flow charts to include land availability relating to American Fork's Station Area Plan.

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Chris Christiansen seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Geoff Dupaix	ABSTAIN
Rodney Martin	AYE
Harold Dudley	AYE

The motion passed

b. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Operational Overlays, of the American Fork City Municipal Code. Amending Section 17.4.608 Sec 4, the Code Text Amendment plans to update the Block Type Overlay and Operational Overlay maps within the transit-oriented development zone.

Ben Hunter reviewed the background information for Action Item letter b:

Staff has initiated a Code Text Amendment to amend Section 17.4.608, Sec 4, of the American Fork City Municipal Code. The proposed amendment looks to

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provide updates to the Block Type Overlay and Operations Overlay maps of the Transit Oriented Development (TOD) Zone. He explained that there are two different maps, and the main roads and thoroughfares are the same on both maps. He further explained that the difference between the two is that one map reflects the block types that are within the different areas, while the other operational overlay reflects the general districts that are outlined within the TOD area.

Commissioner Anderson asked for clarification as to what connectivity is required.

Ben Hunter explained that the lighter lines are the existing roads, and the darker lines are what is required, but noted that the developers do have the opportunity to do some small modifications if necessary for their development.

Commissioner Anderson asked if there is any language specifying how many connector points, they are required to have.

Ben Hunter explained that there are other sections within code that address and lay out those requirements like once you have more than 15 dwelling units, it is required to have more than one access along with some additional requirements like traffic studies.

Public Hearing Opened

Public Hearing Closed

Chris Christiansen moved to recommend approval for the proposed Code Text Amendment, amending Section 17.4.608 Sec 4, titled Operational Overlays,

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relating to updates to the Block Type Overlay and Operational Overlay maps of the TOD Zone, and providing an effective date for the ordinance.

Harold Dudley seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Geoff Dupaix	AYE
Rodney Martin	AYE
Harold Dudley	AYE

The motion passed

Other Business

Patrick O'Brien updated the commissioners on the upcoming plans and projects for the city including a meeting to discuss other area plans and re brands, that administration would like to have the input and feedback of the planning commission.

Adjournment

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Geoff Dupaix motioned to adjourn the meeting.

Harold Dudley seconded the motion.

Meeting adjourned at 6:58 PM

Angie McKee

Administrative Assistant I

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

Agenda Topic

Public hearing, review, and recommendation on an application for a Land Use Map Amendment, known as Maxwell Square, located at 148 N 100 E, American Fork City. The Land Use Map Amendment will be on approximately 0.93 acres and is in the Residential High Density and will change to the General Commercial land use designation.

BACKGROUND INFORMATION		
Location:	148 N 100 E	
Project Type:	Land Use Map Amendment	
Applicants:	Bryant Bishop	
Existing Land Use:	Residential High Density	
Proposed Land Use:	General Commercial	
Surrounding Land Use:	North	Residential High Density
	South	General Commercial
	East	Residential High Density
	West	General Commercial
Existing Zoning:	CC-1 and R4-7500	
Proposed Zoning:	CC-1	
Surrounding Zoning:	North	R4-7500
	South	CC-1
	East	R4-7500
	West	CC-1

Background

The proposed amendment to the Land Use Map looks to change from the Residential High Density to the General Commercial land use. The change in the land use map is requested by the applicant to provide a mixed-use development.

Chapter 17.11 Amendments

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

Sec 17.11.101 Written Petition Required - City Initiated Amendments Permitted

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

Sec 17.11.102 Planning Commission To Make Recommendations

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

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

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

Sec 17.11.104 Amendments To Be Adopted By Council - Notice Required

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

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

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

17.11.200 Intent With Respect To Amendments

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

Project Conditions of Approval

1. N/A

Findings of Fact

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

Project Map



Standards Conditions of Approval

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

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.

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

Potential Motions – Land Use Map Amendment

Approval

I move to recommend approval for the proposed Land Use Map Amendment, located at approximately 148 N 100 E, American Fork City, from the Residential High Density land use to the General Commercial land use designation, subject to any conditions found in the staff report.

Denial

I move to recommend denial for the proposed Land Use Map Amendment, located at approximately 148 N 100 E, American Fork City, from the Residential High Density land use to the General Commercial land use designation.

Table

I move to table action for the proposed Land Use Map Amendment, located at approximately 148 N 100 E, American Fork City, from the Residential High Density land use to the General Commercial land use designation, and instruct staff/developer to.....



American Fork City Development Review Committee
Planning and Zoning Reviewed copperman 08/26/2025
Engineering Division Reviewed rburkhill 08/27/2025

Next Step:
Proceed to Planning Commission
09/03/2025

American Fork City
51 E Main St.
American Fork, UT 84003

40 North Real Estate Development
& Construction
965 W 2760 N
Pleasant Grove, UT 84062

Project Overview and Location

The proposed "Maxwell Square" development, located at **126 N. 100 E., American Fork, Utah 84003**, is designed by CORE Architecture, LLC, as a vibrant infill housing solution that activates a central parcel near the city's core. The project proposes **rezoning parcel: 02-039-0012 to the CC-1 Zone to accommodate higher-density multi-family residential development** with a mixed-use ground level.

The building will consist of five levels of residential units above a commercial ground floor. It includes:

- **18 one-bedroom units** at 694 SF each
- **18 two-bedroom units** at 1,012 SF each
- **A 2,026 SF business space** on the ground floor

The total building area is approximately **32,532 SF**, reflecting a strong utilization of this strategically located infill lot.

Legal Description and Lot Size

The legal description is as follows: *"Commencing 302.58 feet South of the Northwest Corner of Lot 5, Block 26, Plat A, American Fork City Survey; thence South 71 feet; thence East 11.52 rods; thence North 71 feet; thence West 11.52 rods to the point of beginning."*

- Lot dimensions: **71 feet (N-S) by 190.08 feet (E-W)**
- Approximate lot size: **13,495.68 SF (≈ 0.31 acres)**

The development consists of three contiguous parcels totaling approximately 0.93 acres (≈ 0.31 acres + ≈ 0.30 acres + ≈ 0.32 acres). **Parcels:** 02-039-0012, 020390013, and 020390014

Land Use Context in American Fork City

While the parcel is currently designated as part of the **Residential High Density Planning District**, its unique placement along **100 East**—a key corridor that serves as a transition between residential and commercial uses—makes it well-positioned for **rezoning to allow high-density residential development**.

This proposal aligns with **American Fork City's General Plan**, which emphasizes principles such as:

- Encouraging prosperity and aesthetic improvements
- Supporting smart growth and infill redevelopment
- Promoting a mix of land uses that enhance livability and economic vitality



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The surrounding area already includes a **blend of commercial and multi-family properties**, and this project would extend the vibrancy of the nearby General Commercial Planning District while addressing the region's growing need for high-quality housing options.

Rezoning this parcel enables the City to fulfill key land use goals, especially those related to walkability, mixed-use development, and housing supply near transit and downtown services.

Compatibility Assessment

1. Proposed Use – Multi-Family Residential with Ground-Level Commercial

- The Maxwell Square project reflects a **strategic infill development** combining residential and commercial elements.
- The **residential component** responds directly to housing demand and supports city goals for providing diverse housing options.
- The **ground-floor business area** contributes to mixed-use vitality, supporting adjacent commercial corridors and walkable neighborhoods.

2. Density

- The project is located in a **transitional area** between commercial and residential zones.
- It activates an **underutilized lot** in the downtown core.
- High-density development is a **necessary urban response** to growth pressures and housing shortages.
- A **zone change** designation would allow the City to manage this increased density while ensuring design quality and infrastructure adequacy.

3. Building Scale and Design

- The proposed structure includes **five levels of residential over a business base**, with an overall approximate height of **55'**.
- Exterior materials such as **brick, stucco, fiber cement, glass, and metal**.
- The form and massing reflect best practices in **urban design**, contributing positively to the surrounding streetscape.

4. Parking

- The plan includes **76 total parking stalls** (74 standard, 2 ADA), adequately serving both residential and commercial tenants.
- Final parking compliance will adhere to American Fork City's zoning ordinances and development standards.

5. Setbacks

- Proposed setbacks meet or exceed local zoning minimums:
- **Front Yard: 0' minimum**
- **Side Yard: 5' minimum**
- **Rear Yard: 5' minimum**

These setbacks support both pedestrian orientation and compatibility with nearby structures.

6. Safety and Infrastructure

- Includes a **fully sprinkled building (NFPA 13 compliant)**
- Incorporates **fire-rated separations, ADA access, and engineering coordination** across MEP disciplines
- The project is prepared to meet **all city utility and infrastructure standards**, including water, sewer, and emergency access

Overall Compatibility Summary

The **Maxwell Square** project offers a well-aligned, forward-thinking development opportunity that supports:

- Downtown revitalization
- High-quality infill housing
- Mixed-use activity
- Public safety and infrastructure readiness

A zone change would allow the City to accommodate this thoughtful redevelopment while maintaining full control over design, parking, and public benefit expectations.

1. Density & Height Compatibility

- The CC-1 zone allows unlimited height and is intended for urban-scale development.
- The project bridges commercial and residential zones and supports walkable mixed-use growth.
- Design incorporates high-quality materials and architectural articulation to reduce visual massing.
- City planning staff have expressed this is the type of project they want in the area.

2. Parking Sufficiency

- 76 total stalls meet or exceed minimum parking requirements.
- Commercial use is low-impact; shared-use parking strategy accommodates guest needs.
- On-street and transit access adds flexibility.

3. Traffic & Circulation

- A traffic study is being commissioned to reflect the final 37-unit layout and ensure traffic circulation aligns with city standards.



- Site access remains unchanged and is designed for safe circulation.
- Project enhances pedestrian safety and sidewalk continuity.

4. Infrastructure Load

- Building will be ADA-compliant and meet all utility standards.
- Impact fees will support infrastructure.
- Coordination with city engineering ensures capacity and compliance.

5. Commercial Viability

- Ground-floor space targets neighborhood-serving businesses (e.g., café, office).
- Downtown foot traffic and civic proximity support success.
- Space contributes to activated street frontage and vibrancy.

6. Transition to Neighborhood Character

- Setbacks and material selection soften scale transitions.
- Adjacent zones already allow medium-to-high intensity uses.
- Landscaping and form reduce impacts on nearby structures.

7. Design & Massing

- Conforms to best practices in downtown architecture.
- Quality material add durability and appeal.
- Building mass broken down into a pedestrian-friendly scale.

8. Public Benefit / Amenities

- Adds urgently needed housing in the walkable core.
- Commercial space enhances mixed-use vitality.
- Potential resident amenities include a fitness space.

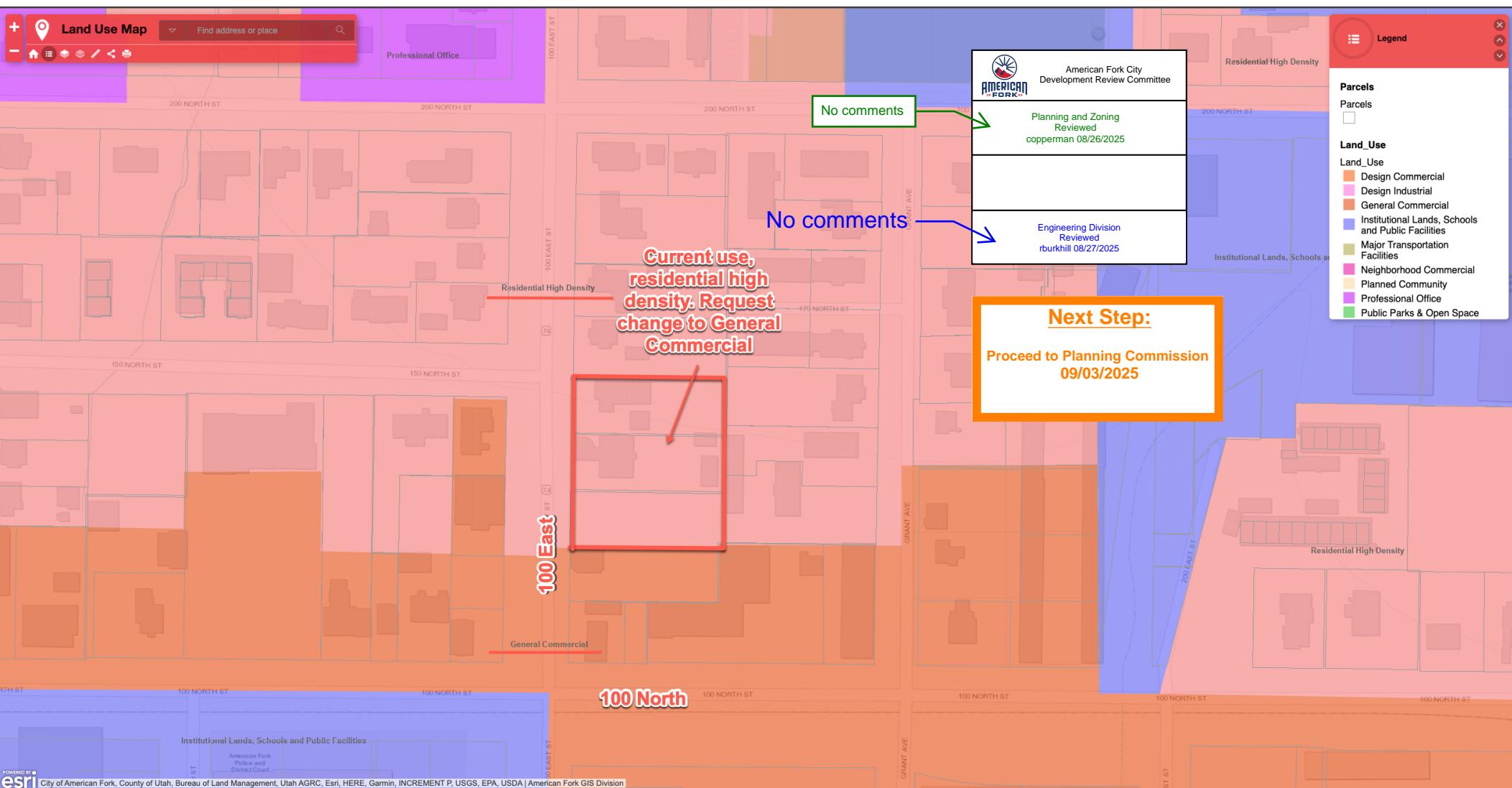
9. Consistency with General Plan

- Aligns with policies on infill, mixed-use, and transit-oriented development.
- Strengthens downtown core and revitalizes underutilized parcel.
- Fully supports General Plan goals for density and livability.



10. Community Opposition

- Open to outreach, feedback, and public engagement.
- No variances required — all standards are met.
- Supported by planning staff as consistent with the vision for the area.



 AMERICAN FORK	American Fork City Development Review Committee
	Planning and Zoning Reviewed copperman 08/26/2025
	Engineering Division Reviewed rburkhill 08/27/2025

WARRANTY DEED

Terree Hoggard, Trustee of the Hoggard Family Revocable Trust Agreement dated February 15, 2012,

GRANTOR(S), of American Fork, State of Utah, hereby conveys and warrants to

Greg Roper, married man,

GRANTEE(S), of Pleasant Grove, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

Commencing 302.58 feet South of the Northwest Corner of Lot 5, Block 26, Plat A, American Fork City Survey; thence South 71 feet; thence East 11.52 rods; thence North 71 feet; thence West 11.52 rods to the point of beginning.

TAX ID NO.: 02-039-0012 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Next Step:

Proceed to Planning Commission
09/03/2025



Page 1

 American Fork City Development Review Committee
Planning and Zoning Reviewed copperman 08/26/2025
Engineering Division Reviewed rburkhill 08/27/2025

WARRANTY DEED

GRANTOR(S): Jerry D. Edwards

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): Roper Improvement, LLC, a Utah Limited Liability Company as to an undivided 73% and GC Holdings LLC as to undivided 27%

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of

land in Utah County, State of UTAH:

Parcel 1: Commencing 373.58 feet South of the Northwest Corner of Lot 5, Block 26, Plat "A", American

Fork City Survey of Building Lots; thence South 71.00 feet; thence East 190.08 feet; thence North 71.00

feet; thence West 190.08 feet to the point of beginning.

Parcel 2: Commencing 142.58 feet North of the Southwest Corner of Block 26, Plat "A", American Fork City Survey of Building Lots; thence North 72.84 feet; thence East 11.52 rods; thence South 72.84 feet; thence West 11.52 rods to the place of beginning.

Less and Excepting that portion conveyed in that certain Boundary Line Agreement, recorded February 6,

1990, as Entry No. 3860, in Book 2663, at Page 810.

Tax Parcel No.: 02:039:0013 and 02:039:0014

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), this EXECUTED this 29th day of May, 2018.

No comments

Next Step:

Proceed to Planning Commission
09/03/2025

No comments



ALTA/NSPS LAND TITLE SURVEY

FOR LEGEND ENGINEERING

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
JULY 2025

Next Step:

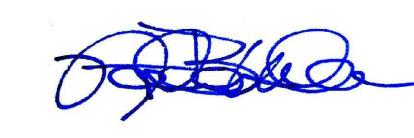
Proceed to Planning Commission
09/03/2025

	American Fork City Development Review Committee
No comments	Planning and Zoning Reviewed copperman 08/26/2025
No comments	Engineering Division Reviewed rburkhill 08/27/2025

COMMITMENT NUMBER: 112858-25
COMMITMENT DATE: MAY 22, 2025 AT 8:00 AM
TO: ROPER IMPROVEMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 73%
AND GC HOLDINGS LLC AS TO UNDIVIDED 17%
PROSPECT TITLE INSURANCE AGENCY, LLC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN
ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND
TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2,
4, 5, 7(A), 9, 10, 11(B), 13, 16, AND 18 OF THE TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON
JUNE 2, 2025.

DATE OF PLAT: JULY 15, 2025


PROFESSIONAL LAND SURVEYOR
NATHAN B. WEBER, PLS
LICENSE NO. 5152762

LEGAL DESCRIPTION

COMMENCING 142.58 FEET NORTH OF THE SOUTHWEST CORNER OF BLOCK 26, PLAT "A", AMERICAN
FORK CITY SURVEY OF BUILDING LOTS; THENCE NORTH 72.84 FEET; THENCE EAST 11.52 RODS;
THENCE SOUTH 72.84 FEET; THENCE WEST 11.52 RODS TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THAT PORTION CONVEYED IN THAT CERTAIN BOUNDARY LINE AGREEMENT,
RECORDED FEBRUARY 6, 1990, AS ENTRY NO. 3860, IN BOOK 2663, AT PAGE 810.

SCHEDULE B, PART II EXCEPTIONS

ITEMS 1-11 ARE NOT SHOWN INTENTIONALLY AS THEY ARE NOT SURVEY ITEMS.

12. SUBJECT TO ALL EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPELINES,
TRANSMISSION LINES, FENCE LINES, POWER, TELEPHONE, SEWER, GAS OR WATER LINES, RIGHTS OF WAY, RESTRICTIONS,
AND EASEMENTS (IF ANY) NOW EXISTING OVER, UNDER, OR ACROSS SUBJECT PROPERTY.

SURVEY FINDINGS: PLOTTED, ALL FOUND UTILITIES ARE SHOWN ON THE SURVEY.

13. THE EFFECTS, TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS (IF ANY) OF THE GRANT OF
EASEMENT AND/OR RIGHT-OF-WAY IN FAVOR OF THE UTAH INDEPENDENT TELEPHONE COMPANY, RECORDED JULY 26,
1906, AS ENTRY NO. 2922, IN BOOK 73, AT PAGE 412, IN THE OFFICIAL RECORDS.

SURVEY FINDINGS: DOES NOT AFFECT THE PROPERTY, NOT PLOTTED, LOCATION IS DESCRIBED IN SECTION 4 TOWNSHIP 8
SOUTH, RANGE 3 EAST

14. THE EFFECTS, TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS (IF ANY) OF THE BOUNDARY
LINE AGREEMENT BY AND BETWEEN KENNETH J. FAKLER, GENERAL PARTNER OF THE KFF PARTNERSHIP, AS
PARTY/PARTIES OF THE FIRST PART, AND DICK GLADE PROCTOR, AS PARTY/PARTIES OF THE SECOND PART, RECORDED
FEBRUARY 6, 1990, AS ENTRY NO. 3860, IN BOOK 2663, AT PAGE 810, IN THE OFFICIAL RECORDS.

SURVEY FINDINGS: AFFECTS THE PROPERTY, PLOTTED, DESCRIPTION DESCRIBES A BOUNDARY ADJUSTMENT IN THE
SOUTHEAST CORNER OF THE PROPERTY, ALSO DESCRIBED IN THE LESS AND EXCEPTING.

15. THE EFFECTS, TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS (IF ANY) OF THE CERTIFICATE
OF CREATION, RECORDED APRIL 24, 2025, AS ENTRY NO. 29610:2025, IN THE OFFICIAL RECORDS.

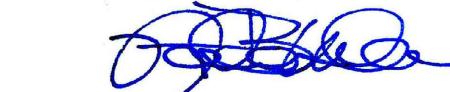
SURVEY FINDINGS: AFFECTS PARCEL, NOT PLOTTED, DESCRIPTION DESCRIBES THE CITY, AND ALL SECTION RANGES.

ITEMS 1-12, 14-15 ARE NOT SHOWN INTENTIONALLY AS THEY ARE NOT SURVEY ITEMS.

COMMITMENT NUMBER: 112857-25
COMMITMENT DATE: MAY 23, 2025 AT 8:00 AM
TO: ROPER IMPROVEMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 73%
AND GC HOLDINGS LLC AS TO UNDIVIDED 17%
PROSPECT TITLE INSURANCE AGENCY, LLC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN
ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND
TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2,
4, 5, 7(A), 9, 10, 11(B), 13, 16, AND 18 OF THE TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON
JUNE 2, 2025.

DATE OF PLAT: JULY 15, 2025


PROFESSIONAL LAND SURVEYOR
NATHAN B. WEBER, PLS
LICENSE NO. 5152762

LEGAL DESCRIPTION

COMMENCING 373.58 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 5, BLOCK 26, PLAT "A",
AMERICAN FORK CITY SURVEY OF BUILDING LOTS; THENCE SOUTH 71.00 FEET; THENCE EAST 190.08 FEET;
THENCE NORTH 71.00 FEET; THENCE WEST 190.08 FEET TO THE POINT OF BEGINNING.

SCHEDULE B, PART II EXCEPTIONS

ITEMS 1-12, 14-15 ARE NOT SHOWN INTENTIONALLY AS THEY ARE NOT SURVEY ITEMS.

13. SUBJECT TO ALL EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPELINES,
TRANSMISSION LINES, FENCE LINES, POWER, TELEPHONE, SEWER, GAS OR WATER LINES, RIGHTS OF WAY, RESTRICTIONS,
AND EASEMENTS (IF ANY) NOW EXISTING OVER, UNDER, OR ACROSS SUBJECT PROPERTY.

SURVEY FINDINGS: PLOTTED, ALL FOUND UTILITIES ARE SHOWN ON THE SURVEY.

16. THE EFFECTS, TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS (IF ANY) OF THE GRANT OF
EASEMENT AND/OR RIGHT-OF-WAY IN FAVOR OF THE UTAH INDEPENDENT TELEPHONE COMPANY, RECORDED JULY 26,
1906, AS ENTRY NO. 2922, IN BOOK 73, AT PAGE 412, IN THE OFFICIAL RECORDS.

SURVEY FINDINGS: DOES NOT AFFECT THE PROPERTY, NOT PLOTTED, LOCATION IS DESCRIBED IN SECTION 4 TOWNSHIP 8
SOUTH, RANGE 3 EAST.

17. THE EFFECTS, TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS (IF ANY) OF THE CERTIFICATE
OF CREATION, RECORDED APRIL 24, 2025, AS ENTRY NO. 29610:2025, IN THE OFFICIAL RECORDS.

SURVEY FINDINGS: AFFECTS PARCEL, NOT PLOTTED, DESCRIPTION DESCRIBES THE CITY, AND ALL SECTION RANGES.

NOTES:

THE BASIS OF BEARING IS SOUTH 89°50'45" WEST BETWEEN THE FOUND SOUTHEAST SECTION CORNER AND THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH AS SHOWN. THE SURVEY CONTROL WAS ESTABLISHED WITH GPS. THE GPS DATA WAS MEASURED ON THE UTAH STATE PLANE CENTRAL ZONE USF NAD83 SYSTEM AND WAS THEN PROJECTED TO A LOW DISTORTION GROUND SYSTEM FOR THIS SURVEY. A UAS SYSTEM WAS USED TO ASSIST IN MEASURING AND MAPPING THE PROPERTY AND AN ORTHO-RECTIFIED PHOTO OF THE SITE WAS USED FOR MAPPING FEATURES SUCH AS ROADWAYS AND WATERWAYS. MONUMENTS FOR THE BLOCK WERE SEARCHED FOR AND NOT FOUND. THE FENCES AND OCCUPATION LINES WERE RELIED UPON FOR THE PLACEMENT OF THE CITY BLOCK CORNERS USING CALLS FOUND IN DEEDS AND ESPECIALLY THE BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 3860 FOUND IN BOOK 2663 ON PAGE 810 AT THE OFFICE OF THE UTAH COUNTY RECORDER. THE CALLS ALONG THE FENCES WERE HELD TO ESTABLISH THE SOUTHWEST CORNER OF THE BLOCK FROM THE TIES.

1. THE PURPOSE OF THIS SURVEY IS TO RETRACE AND MONUMENT THE BOUNDARY OF THE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORDS AND THE LOCATION OF PERTINENT EXISTING IMPROVEMENTS LOCATED ON THE GROUND.

2. THIS DOES NOT REPRESENT A TITLE SEARCH BY THE SURVEYOR. TITLE INFORMATION WAS PROVIDED BY OTHERS FOR THE SUBJECT PROPERTY.

3. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASE ON ABOVE GROUND STRUCTURES AND GROUND PENETRATING LOCATION SERVICES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CONTACT APPROPRIATE AGENCIES.

4. THE PURPORTED ADDRESS FOR THIS SITE IS 146 N 100 E, 126 N 100 E, AND 134 N 100 E BASED ON DOCUMENTATION PROVIDED AT THE TIME OF THE SURVEY.

5. THERE ARE 5 CONSTRUCTED BUILDINGS ON SITE.

6. THERE ARE 7 PAVED PARKING STALLS ON THIS SITE.

7. THERE WAS NO INFORMATION PROVIDED TO THE SURVEYOR AT THE TIME OF THIS SURVEY THAT WOULD ALLOW FOR A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.

8. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY.

9. THERE WAS NO OBSERVED EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS THAT WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. NO ADDITIONAL INFORMATION HAS BEEN PROVIDED TO THE SURVEYOR THAT WOULD INDICATE OTHERWISE.

10. THIS SURVEY REFLECTS PLOTTABLE EASEMENTS THAT ARE LOCATED IN NEIGHBORING PROPERTIES THAT WOULD DIRECTLY AFFECT THIS SURVEY SITE.

REFERENCE DOCUMENTATION

DEEDS

- R-1 - WARRANTY DEED, ENTRY NO. 41477
- R-2 - WARRANTY DEED, ENTRY NO. 167878
- R-3 - WARRANTY DEED, ENTRY NO. 167880
- R-4 - WARRANTY DEED, ENTRY NO. 78132
- R-5 - SPECIAL WARRANTY DEED, ENTRY NO. 9876-2018
- R-6 - RECONVEYANCE DEED, ENTRY NO. 52172
- R-7 - BOUNDARY LINE AGREEMENT, ENTRY NO. 3860, BOOK 2663, PAGE 810

SURVEYS

- R-8 - AMERICAN FORK CITY BLOCK SURVEY, ENTRY NO. 270

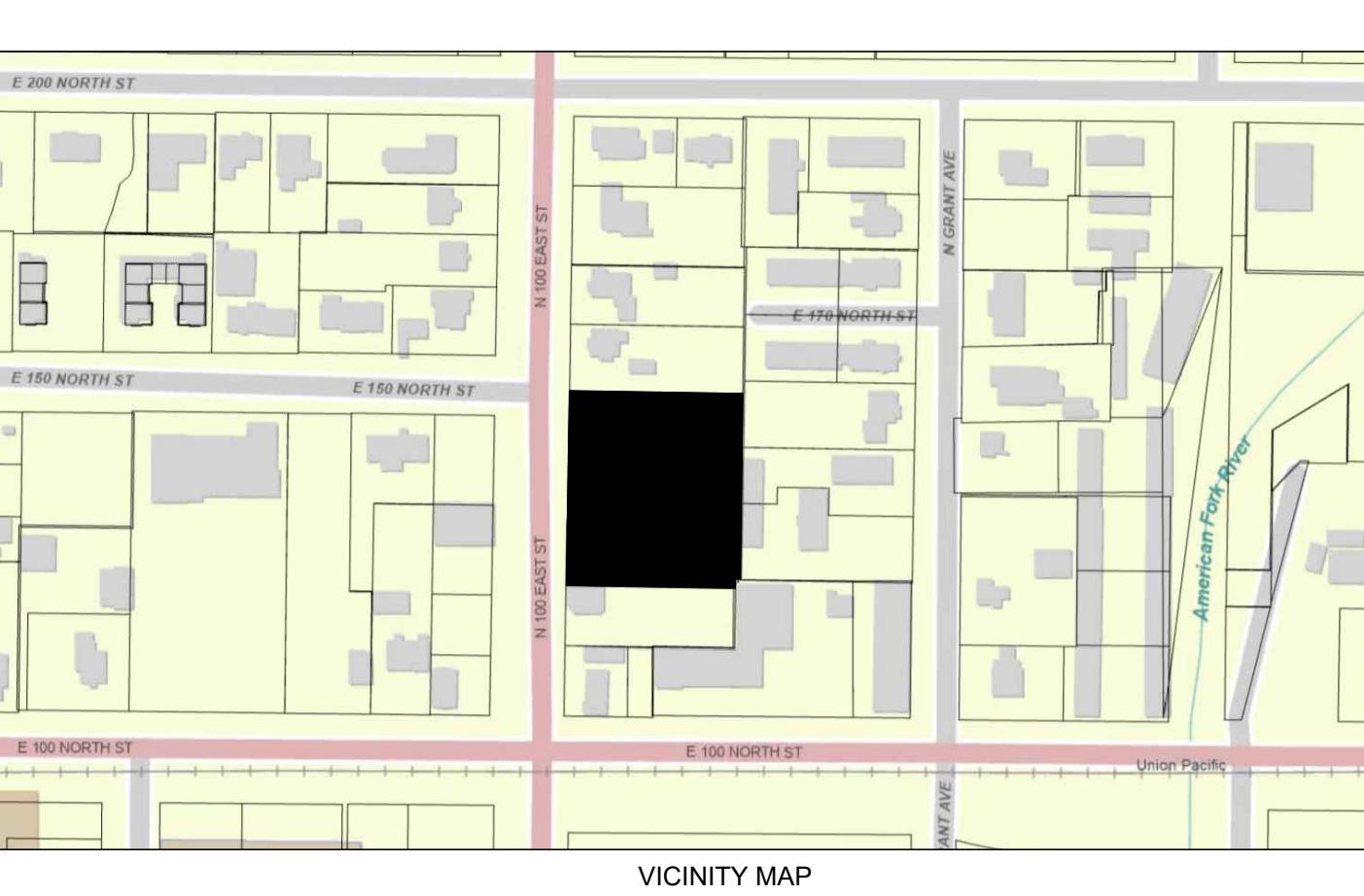
TITLE REPORT

- R-9 - TITLE REPORT, COMMITMENT NO. 112858-25

- R-10 - TITLE REPORT, COMMITMENT NO. 112857-25

- R-11 - TITLE REPORT, COMMITMENT NO. 189009-DWP

REFERENCE DOCUMENTS ARE ON FILE IN THE OFFICES OF THE UTAH COUNTY SURVEYOR



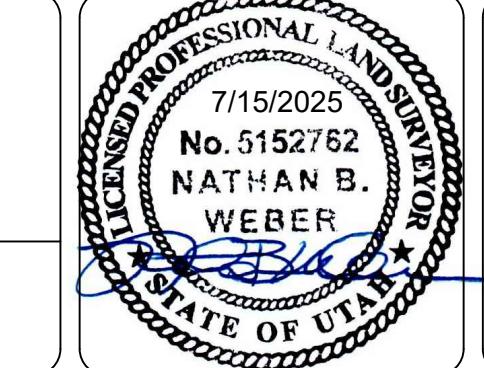
COPYRIGHT
ALL REPORTS, SURVEYS, FIELD DATA, FIELD NOTES,
DRAWINGS, SPECIFICATIONS, CALCULATIONS, PLANS,
REPORTS, AND INFORMATION
CONTAINED HEREON ARE THE PROPERTY OF
DIAMOND LAND SURVEYING,
LLC, WHICH IS SOLELY
ESTABLISHED BY
PRECEDENCE OR WRITTEN
AGREEMENT


DIAMOND
LAND SURVEYING
6891 South 700 West Ste. 150
Midvale, Utah 84047
Phone (801) 266-5099 Fax (801) 266-5032
Office@diamondlandsurveying.com
www.diamondlandsurveying.com

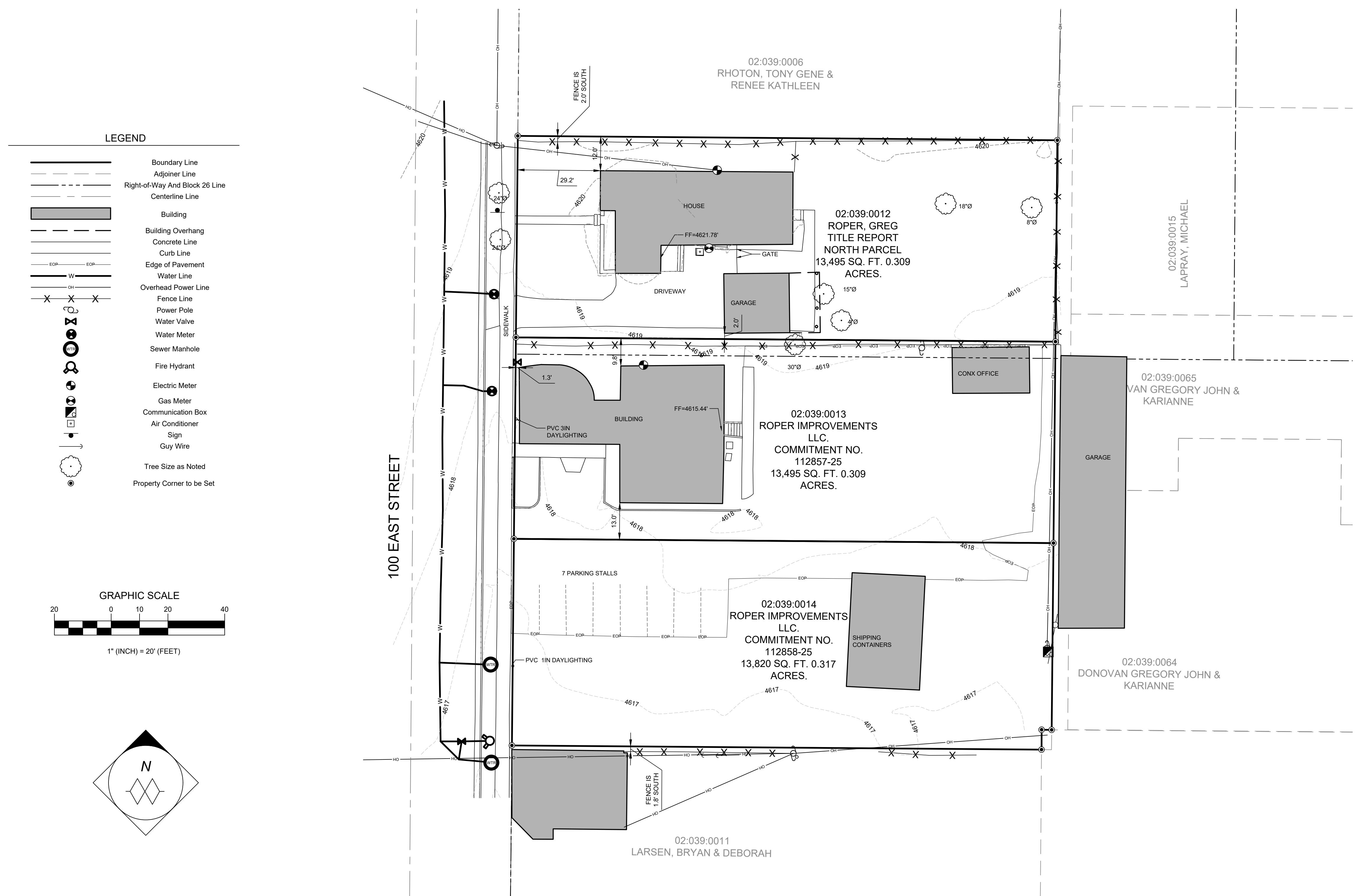
Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
A.L.T.A. & N.S.P.S. Surveys

ALTA/NSPS TITLE SURVEY
146 NORTH 100 EAST
AMERICAN FORK, UT

LEGEND ENGINEERING

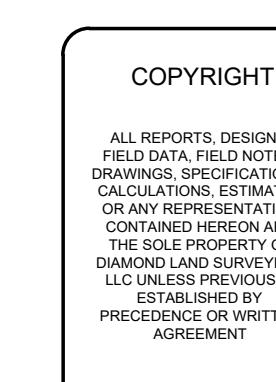
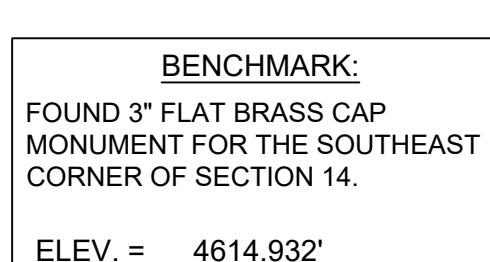
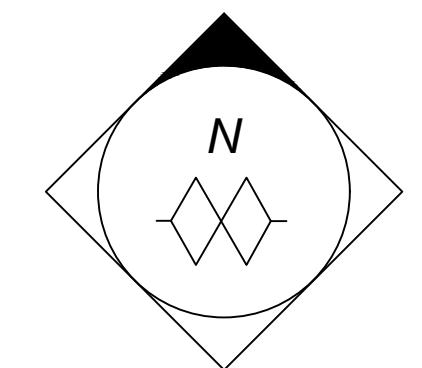


LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 14,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
DATE PLOTTED 7/15/2025
JOB No. 25-134
SHEET 1 OF 3



BENCHMARK:
FOUND 3" FLAT BRASS CAP
MONUMENT FOR THE SOUTHEAST
CORNER OF SECTION 14.

Fl FV = 4614 932'



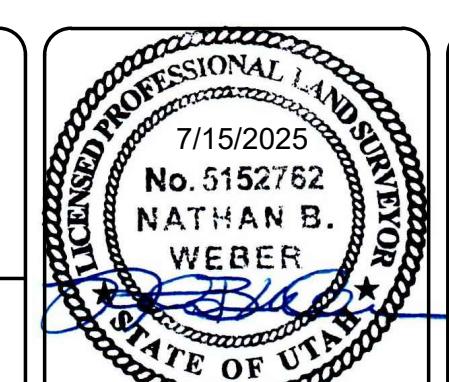
The logo for Diamond Land Surveying features a red square containing a white diamond shape with an 'X' inside. To the right of the logo, the company name 'DIAMOND LAND SURVEYING' is written in a large, bold, black sans-serif font. Below this, a horizontal line separates the logo from the address and contact information. The address '6891 South 700 West Ste. 150' and 'Midvale, Utah 84047' is listed, followed by the phone number '(801) 266-5099' and fax number '(801) 266-5032'. The email address 'office@diamondlandsurveying.com' and website 'www.diamondlandsurveying.com' are also provided.

6891 South 700 West Ste. 150
Midvale, Utah 84047
Phone (801) 266-5099 Fax (801) 266-5032
office@diamondlandsurveying.com
www.diamondlandsurveying.com

Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
A.L.T.A. & N.S.P.S. Surveys

ALTA/NSPS TITLE SURVEY
146 NORTH 100 EAST
AMERICAN FORK, UT

LEGEND ENGINEERING



LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 14,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

ATE PLOTTED 7/15/2025	
JOB No.	25-134
HEET	
1	OF
3	



Agenda Topic

Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Administrative Site Plan Approvals, of the American Fork City Municipal Code. Amending Section 17.6.101, the Code Text Amendment plans to amend the Site Plan Approval Process.

Background

The staff has initiated for a Code Text Amendment to amend Section 17.6.101 of the American Fork City Municipal Code. The proposed amendment looks to amend the Site Plan approval process.

Potential Motions – Code Text Amendment

Approval

I move to recommend approval for the proposed Code Text Amendment, amending Section 17.6.101, titled Administrative Site Plan Review, relating to DRC Site Plan approval for Site Plan amendments and providing an effective date for the ordinance.

Denial

I move to recommend denial for the proposed Code Text Amendment, amending Section 17.6.101, titled Administrative Site Plan Review, relating to DRC Site Plan approval for Site Plan amendments.

Table

I move to table action for the proposed Code Text Amendment, amending Section 17.6.101, titled Administrative Site Plan Review, relating to DRC Site Plan approval and instruct staff/developer to.....

ORDINANCE NO. ~~2025-07-23~~

AN ORDINANCE ENACTING SUBSECTION 17.6.101 OF THE AMERICAN FORK CITY MUNICIPAL CODE RELATING TO SITE PLAN APPROVALS.

WHEREAS, American Fork City seeks to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork City;

WHEREAS, the City has the authority to enact land use regulations pursuant to the Municipal Land Use Development and Management Act Utah Code § 10-9a-101 *et seq.*; and

WHEREAS, the City has already enacted an ordinance permitting administrative site plan review – see American Fork City Code Section 17.6.101 Administrative Site Plan Review; and

WHEREAS, the City deems it necessary to modify Section 17.6.101; and

WHEREAS, the American Fork City Council finds it in the best interest of the City to provide an administrative process for approving minor amendments to site plans; and

WHEREAS, the American Fork City Council finds that the adoption of this ordinance would promote the health, safety and welfare of the City and its residents.

NOW THEREFORE, be it ordained by the City Council of American Fork, Utah, that:

PART I
TEXT OF ORDINANCE

SECTION 1. Section 17.6.101 Administrative Site Plan Review is hereby repealed and replaced with the following:

17.6.101. Site Plan Approval Process.

A. When Required. Site plans shall be required for any proposed development, construction upon, revision or addition to or other improvement to a property or site in a nonresidential zone, a nonresidential use in a residential zone, or to obtain a conditional use permit in any zone. Additionally, a site plan shall be required whenever the terms of the American Fork Municipal Code otherwise require. No development, construction, revision, or additions shall take place on the site until the site plan has been approved by the City, final plats if required have been recorded, the necessary bonds have been posted, and the appropriate permits have been obtained. All applicable development, construction, revisions, or additions shall take place in compliance with an approved site plan for that specific property.

No proposed development, construction, revision or additions, or other improvements to a property or site shall be placed over property lines. Any proposal that does so, shall seek a final plat, or an amended final plat approval prior to a site plan approval.

B. Submittal. Site plan applications shall be submitted to the Development Services Department on the forms provided by the City and shall be accompanied by maps and drawings,

to scale, showing the following, unless otherwise required by City Engineer or Development Services Director:

1. ALTA Survey (identify Geodetic Datum used)
2. Civil Engineering Design Plan Set using NAVD 88 vertical datum and including the following:
 - a. Cover sheet, General Notes, Site Plan, Grading and Drainage Plan, Utility Plan showing all existing and proposed wet and dry utilities (including street lights), Plan and Profile sheet for all proposed public utilities, Erosion Control Plan, American Fork Standard Details
3. Application Fees
4. Drainage Report identifying drainage sub-basins
5. Phasing Plan
6. Timpanogos Special Service District Form
7. Title Report (Dated within 60 days of date of application)
8. Zoning Clearance Letter
9. The location of all existing and proposed buildings and structures on the site with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
10. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
11. A landscaping plan showing the location, types, percentages, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
12. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used and including dimension height.
13. The locations of solid waste receptacles and trash pick-up areas. Include preliminary elevations of solid waste receptacles showing the general appearance, types of external materials to be used, and dimensions.
14. Geotechnical Report (require each phase being planned to have test pits identified within the specific phases that will be brought forward). Geotechnical Report must be dated within 3 years of date of application, or a new Geotechnical Report is required. Geotechnical report shall include percolation rates, identify liquefaction hazards, wetlands, groundwater elevations and information required

to confirm the existence or non-existence of sensitive lands as identified in the Sensitive Lands Ordinance. Boring depths up to 70' deep may be required as per the Sensitive Lands Ordinance.

15. A traffic study prepared by an independent, professional traffic engineer if a site plan proposes any of the following: i) seventy-five (75) or more parking stalls; ii) a drive-up window; iii) more than two drive approaches from dedicated streets; iv) a corner lot where one or more of the streets is a collector or arterial street; or as required based on requirements set forth in the Traffic Impact Study requirements
 - a. The final approving authority may impose traffic mitigation requirements based on the impacts identified by a traffic study prepared by the applicant, the City or any qualified independent traffic consultant. Nothing in this Section shall preclude the City from performing its own traffic study.
 - b. The Development Services Director, after consultation with the Public Works Director, may waive the requirements of a traffic study if a new traffic study would be unnecessarily cumulative or otherwise not add to the information already available to the Development Services Director.

Upon determination of a complete submittal, the site plan application shall be provided to the Development Review Committee for review.

C. Determination of Required Documents.

1. Required Documents. Required submittal documents as outlined in Section 17.6.101.B shall be determined by the Development Services Director and Public Works Director after the mandatory Concept Plan meeting is held.

a. Upon determination of a complete submittal, the application shall be provided to the Development Review Committee for full review and determination of the appropriate approval process as outlined in Subsection D.

DC. Approval. After full review of the site plan application, the DRC shall take action to (1) administratively approve the site plan application, or (2) move the proposed site plan to the final approval authority, as applicable. DRC shall only administratively approve or move forward a proposed site plan if it complies fully with the American Fork General Plan and the American Fork City Code, City ordinances, resolutions, and policies.

1. DRC to approve DRC Administrative Approval. A concept plan meeting shall be scheduled through the Development Services Department to determine if proposed modifications to a site qualify for an amended amended administrative site plan approval process. The Development Review Committee may exercise administrative approval authority for amendments to existing site plans, or for site or structure alterations to existing buildings and sites that do not have a site plan under the following conditions:

a. The proposed amendments to the existing site plan are minor in nature and enhance the overall site, as determined by the DRC. Minor amendments include, but are not limited to, the following:

- i. Increasing the amount of parking;
- ii. Restriping the parking areas;
- iii. Reducing building size;
- iv. Change of use in an existing building;
- v. Building additions, including new structures, where the proposed additions do not exceed 10% of the original approved site plan approved by Planning Commission;
- vi. Relocating on site utility services;
- vii. Installing new utility services;
- viii. Minor modifications to on-site grading;
- ix. Altering the exterior site lighting;
- x. Increasing the amount of landscaping;
- xi. Modifying existing landscaping to water efficient standards;
- xii. Altering or relocating covered parking stalls;
- xiii. Changing the exterior finishing materials from one acceptable material to another; and
- xiv. Additions to an existing building that do not increase the Gross Floor Area of the building such as awnings, canopies, decks, patios, and architectural features designed solely to enhance the aesthetic appeal of the building provided that the value of the proposed addition does not exceed five percent (5%) of the replacement value of the building.
- xv. Increase in internal floor area by introducing additional floors lofts, mezzanines, etc. in an existing structure or shell.
- xvi. Cell tower upgrades
- xvii. As determined by the Development Services Director, in consultation with the Public Works Director to be a minor enough amendment as to not constitute a full site plan review.

1.2. Planning Commission Approval to Approve. Except as otherwise specified in this subsection C.1 Section, the Planning Commission, acting in an administrative capacity, shall be the final approval authority for all proposed site plans forwarded by the Development Review Committee and shall have the power to approve, approve with conditions if granted the authority by City ordinance, or deny a proposed site plan.

2.1. DRC to approve. ~~A concept plan meeting shall be scheduled through the Development Services Department to determine if proposed modifications to a site qualify for an amended site plan approval process. The Development Review Committee may exercise administrative approval authority for amendments to existing site plans, or for site or structure alterations to existing buildings and sites that do not have a site plan under the following conditions:~~

- ~~a. The proposed amendments to the existing site plan are minor in nature and enhance the overall site, as determined by the DRC. Minor amendments include, but are not limited to, the following:~~
 - ~~i. Increasing the amount of parking;~~
 - ~~ii. Restriping the parking areas;~~
 - ~~iii. Reducing building size;~~
 - ~~iv. Change of use in an existing building;~~
 - ~~v. Building additions, including new structures, where the proposed additions do not exceed 10% of the original approved site plan approved by Planning Commission;~~
 - ~~vi. Relocating on site utility services;~~
 - ~~vii. Installing new utility services;~~
 - ~~viii. Minor modifications to on site grading;~~
 - ~~ix. Altering the exterior site lighting;~~
 - ~~x. Increasing the amount of landscaping;~~
 - ~~xi. Modifying existing landscaping to water efficient standards;~~
 - ~~xii. Altering or relocating covered parking stalls;~~
 - ~~xiii. Changing the exterior finishing materials from one acceptable material to another; and~~

~~xiv.i. Additions to an existing building that do not increase the Gross Floor Area of the building such as awnings, canopies, decks, patios, and architectural features designed solely to enhance the aesthetic appeal of the building provided that the value of the proposed addition does not exceed five percent (5%) of the replacement value of the building.~~

~~xvi.i. Increase in internal floor area by introducing additional floors, lofts, mezzanines, etc. in an existing structure or shell.~~

~~xvii.i. Cell tower upgrades~~

~~xviii.i. As determined by the Development Services Director, in consultation with the Public Works Director to be a minor enough amendment as to not constitute a full site plan review.~~

~~3. Submittal Required submittal documents as outlined in Section 17.6.101.B shall be determined by the Development Services Director and Public Works Director after the mandatory Concept Plan meeting is held.~~

~~a. Upon determination of a complete submittal, the application shall be provided to the Development Review Committee for Review.~~

4. E. Considerations. The recommending authority and approval authority for the site plan shall consider all of the following items when reviewing a proposed site plan:

- a. Whether the proposed site plan complies with the American Fork City General Plan, the American Fork City Code, ordinances, resolutions, and policies.
- b. Whether the proposed site plan promotes the health, safety and welfare of the community. In making this determination, the recommending authority and the final approving authority for the site plan, shall consider, among other things, the overall safety of the site, the impact the site will have on traffic and on surrounding properties, and the adequacy of police, fire, and utility services that can be provided to the site.

5. F. Appeals permitted. Any person aggrieved by a determination of the Development Review Committee or the Planning Commission may request a hearing before the city council who shall have the authority to reverse, affirm or modify any decision of the underlying approval authority. Any such appeal shall be filed within ten days of the decision being appealed.

6. G. Issuance of a permit. A building permit shall not be issued for any building or structure or external alterations thereto until the provisions of this section have been complied with. Any construction not in conformance with an approved site plan shall be considered a violation of this code. Any building permit issued shall ensure that development is undertaken and completed in conformity with the plans as approved.

H. Expiration of Site Plan Approval.

- a. An application for site plan approval shall expire if the application has not been approved or scheduled for review and approval by the approving authority within twelve (12) months after the date it was submitted.
- b. A site plan approval issued pursuant to this section shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the approval is not commenced within twelve (12) months of the date of the approval. The approval authority that granted the original site plan approval may, at its discretion and upon written request submitted prior to the expiration date, grant an extension of up to six (6) months of the site plan approval. An application for site plan approval shall expire if the application has not been approved or scheduled for review and approval by the approving authority within twelve months after the date it was submitted. A site plan approval issued pursuant to this section shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the approval is not commenced within twelve (12) months of the date of the approval, with a six-month extension back to the approval body.

PART II

CONFLICTING ORDINANCES, SEVERABILITY, AND ADOPTION

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

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

This amended ordinance shall take effect immediately upon its passage [INSERT DATE HERE] and publication as prescribed by law.

Passed by the American Fork City Council this 8th - ___ day of _____ July, 2025.

Bradley J. Frost
American Fork City Mayor

ATTEST:

Terilyn Lurker
City Recorder

ORDINANCE NO. _____

AN ORDINANCE ENACTING SUBSECTION 17.6.101 OF THE AMERICAN FORK CITY MUNICIPAL CODE RELATING TO SITE PLAN APPROVALS.

WHEREAS, American Fork City seeks to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork City;

WHEREAS, the City has the authority to enact land use regulations pursuant to the Municipal Land Use Development and Management Act Utah Code § 10-9a-101 *et seq.*; and

WHEREAS, the City has already enacted an ordinance permitting administrative site plan review – see American Fork City Code Section 17.6.101 Administrative Site Plan Review; and

WHEREAS, the City deems it necessary to modify Section 17.6.101; and

WHEREAS, the American Fork City Council finds it in the best interest of the City to provide an administrative process for approving minor amendments to site plans;

WHEREAS, the American Fork City Council finds that the adoption of this ordinance would promote the health, safety and welfare of the City and its residents.

NOW THEREFORE, be it ordained by the City Council of American Fork, Utah, that:

**PART I
TEXT OF ORDINANCE**

SECTION 1. Section 17.6.101 Administrative Site Plan Review is hereby repealed and replaced with the following:

17.6.101. Site Plan Approval Process.

A. When Required. Site plans shall be required for any proposed development, construction upon, revision or addition to or other improvement to a property or site in a nonresidential zone, a nonresidential use in a residential zone, or to obtain a conditional use permit in any zone. Additionally, a site plan shall be required whenever the terms of the American Fork Municipal Code otherwise require. No development, construction, revision, or additions shall take place on the site until the site plan has been approved by the City, final plats if required have been recorded, the necessary bonds have been posted, and the appropriate permits have been obtained. All applicable development, construction, revisions, or additions shall take place in compliance with an approved site plan for that specific property.

No proposed development, construction, revision or additions, or other improvements to a property or site shall be placed over property lines. Any proposal that does so, shall seek a final plat, or an amended final plat approval prior to a site plan approval.

B. Submittal. Site plan applications shall be submitted to the Development Services Department on the forms provided by the City and shall be accompanied by maps and drawings,

to scale, showing the following, unless otherwise required by City Engineer or Development Services Director:

1. ALTA Survey (identify Geodetic Datum used)
2. Civil Engineering Design Plan Set using NAVD 88 vertical datum and including the following:
 - a. Cover sheet, General Notes, Site Plan, Grading and Drainage Plan, Utility Plan showing all existing and proposed wet and dry utilities (including street lights), Plan and Profile sheet for all proposed public utilities, Erosion Control Plan, American Fork Standard Details
3. Application Fees
4. Drainage Report identifying drainage sub-basins
5. Phasing Plan
6. Timpanogos Special Service District Form
7. Title Report (Dated within 60 days of date of application)
8. Zoning Clearance Letter
9. The location of all existing and proposed buildings and structures on the site with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
10. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
11. A landscaping plan showing the location, types, percentages, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
12. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used and including dimension height.
13. The locations of solid waste receptacles and trash pick-up areas. Include preliminary elevations of solid waste receptacles showing the general appearance, types of external materials to be used, and dimensions.
14. Geotechnical Report (require each phase being planned to have test pits identified within the specific phases that will be brought forward). Geotechnical Report must be dated within 3 years of date of application, or a new Geotechnical Report is required. Geotechnical report shall include percolation rates, identify liquefaction hazards, wetlands, groundwater elevations and information required

to confirm the existence or non-existence of sensitive lands as identified in the Sensitive Lands Ordinance. Boring depths up to 70' deep may be required as per the Sensitive Lands Ordinance.

15. A traffic study prepared by an independent, professional traffic engineer if a site plan proposes any of the following: i) seventy-five (75) or more parking stalls; ii) a drive-up window; iii) more than two drive approaches from dedicated streets; iv) a corner lot where one or more of the streets is a collector or arterial street; or as required based on requirements set forth in the Traffic Impact Study requirements
 - a. The final approving authority may impose traffic mitigation requirements based on the impacts identified by a traffic study prepared by the applicant, the City or any qualified independent traffic consultant. Nothing in this Section shall preclude the City from performing its own traffic study.
 - b. The Development Services Director, after consultation with the Public Works Director, may waive the requirements of a traffic study if a new traffic study would be unnecessarily cumulative or otherwise not add to the information already available to the Development Services Director.

Upon determination of a complete submittal, the site plan application shall be provided to the Development Review Committee for review.

C. Determination of Required Documents.

1. Required Documents. Required submittal documents as outlined in Section 17.6.101.B shall be determined by the Development Services Director and Public Works Director after the mandatory Concept Plan meeting is held.

a. Upon determination of a complete submittal, the application shall be provided to the Development Review Committee for full review and determination of the appropriate approval process as outlined in Subsection D.

D. Approval. After full review of the site plan application, the DRC shall take action to (1) administratively approve the site plan application, or (2) move the proposed site plan to the final approval authority, as applicable. DRC shall only administratively approve or move forward a proposed site plan if it complies fully with the American Fork General Plan and the American Fork City Code, City ordinances, resolutions, and policies.

1. DRC Administrative Approval. A concept plan meeting shall be scheduled through the Development Services Department to determine if proposed modifications to a site qualify for an amended administrative site plan approval process. The Development Review Committee may exercise administrative approval authority for amendments to existing site plans, or for site or structure alterations to existing buildings and sites that do not have a site plan under the following conditions:

- a. The proposed amendments to the existing site plan are minor in nature and enhance the overall site, as determined by the DRC. Minor amendments include, but are not limited to, the following:
 - i. Increasing the amount of parking;
 - ii. Restriping the parking areas;
 - iii. Reducing building size;
 - iv. Change of use in an existing building;
 - v. Building additions, including new structures, where the proposed additions do not exceed 10% of the original approved site plan approved by Planning Commission;
 - vi. Relocating on site utility services;
 - vii. Installing new utility services;
 - viii. Minor modifications to on-site grading;
 - ix. Altering the exterior site lighting;
 - x. Increasing the amount of landscaping;
 - xi. Modifying existing landscaping to water efficient standards;
 - xii. Altering or relocating covered parking stalls;
 - xiii. Changing the exterior finishing materials from one acceptable material to another; and
 - xiv. Additions to an existing building that do not increase the Gross Floor Area of the building such as awnings, canopies, decks, patios, and architectural features designed solely to enhance the aesthetic appeal of the building provided that the value of the proposed addition does not exceed five percent (5%) of the replacement value of the building.
 - xv. Increase in internal floor area by introducing additional floors lofts, mezzanines, etc. in an existing structure or shell.
 - xvi. Cell tower upgrades
 - xvii. As determined by the Development Services Director, in consultation with the Public Works Director to be a minor enough amendment as to not constitute a full site plan review.

2. Planning Commission Approval. Except as otherwise specified in this subsection C.1, the Planning Commission, acting in an administrative capacity, shall be the final approval authority for all proposed site plans forwarded by the Development Review Committee and shall have the power to approve, approve with conditions if granted the authority by City ordinance, or deny a proposed site plan.

E. Considerations. The recommending authority and approval authority for the site plan shall consider all of the following items when reviewing a proposed site plan:

- a. Whether the proposed site plan complies with the American Fork City General Plan, the American Fork City Code, ordinances, resolutions, and policies.
- b. Whether the proposed site plan promotes the health, safety and welfare of the community. In making this determination, the recommending authority and the final approving authority for the site plan, shall consider, among other things, the overall safety of the site, the impact the site will have on traffic and on surrounding properties, and the adequacy of police, fire, and utility services that can be provided to the site.

F. Appeals permitted. Any person aggrieved by a determination of the Development Review Committee or the Planning Commission may request a hearing before the city council who shall have the authority to reverse, affirm or modify any decision of the underlying approval authority. Any such appeal shall be filed within ten days of the decision being appealed.

G. Issuance of a permit. A building permit shall not be issued for any building or structure or external alterations thereto until the provisions of this section have been complied with. Any construction not in conformance with an approved site plan shall be considered a violation of this code. Any building permit issued shall ensure that development is undertaken and completed in conformity with the plans as approved.

H. Expiration of Site Plan Approval.

- a. An application for site plan approval shall expire if the application has not been approved or scheduled for review and approval by the approving authority within twelve (12) months after the date it was submitted.
- b. A site plan approval issued pursuant to this section shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the approval is not commenced within twelve (12) months of the date of the approval. The approval authority that granted the original site plan approval may, at its discretion and upon written request submitted prior to the expiration date, grant an extension of up to six (6) months of the site plan approval.

PART II
CONFLICTING ORDINANCES, SEVERABILITY, AND ADOPTION

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

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

This amended ordinance shall take effect [INSERT DATE HERE] as prescribed by law.

Passed by the American Fork City Council this ____ day of _____, 2025.

Bradley J. Frost
American Fork City Mayor

ATTEST:

Terilyn Lurker
City Recorder

Agenda Topic

Review and action on a request for consideration of an extension for a previously approved Commercial Site Plan, known as Surg LLC Office Building, located at approximately 1141 E 50 N, American Fork City. The Commercial Site Plan will be on approximately 0.60 acres and will be in the Professional Office (PO-1) Zone.

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

Background

Surg LLC Office Building's current Commercial Site Plan is set to expire on September 26th, 2025, two years from the original approval date. The applicant has requested to come to the Planning Commission to ask for an extension on the proposed site plan approval. The approval authority, at its discretion, may grant up to a 6-month extension for the current Commercial Site Plan.

The office building will be developed under the Surg Medical Plat "A" subdivision. The lot is approximately 0.60 acres in area, and the proposed building will be approximately 4039 square feet. The building will be used for Professional and Medical office space. The building will be two stories and approximately 30 feet in height.

Parking Tabulations:

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

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

Total required parking stalls = 29.3

Total parking stalls required including 2 ADA stalls = 32

Section 17.6.101 – Administrative Site Plan Review

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

1. Planning commission to approve. The planning commission, acting in an administrative capacity, shall have the function, duty and power to approve or disapprove a project plan and to attach such modifications or conditions as may be deemed appropriate to improve the layout, to ensure that the project will not pose any detrimental effect to persons or property, or to protect the health, safety, and general welfare of the citizens of the city.
2. Application required. Application for site plan approval shall be submitted on forms provided by the city and shall be accompanied by maps and drawings showing the following:
 - a. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
 - b. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
 - c. A landscaping plan showing the location, types, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
 - d. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.

- e. The locations of solid waste receptacles and trash pick-up areas.
- 3. Appeals permitted. Any person aggrieved by a determination of the planning commission may request a hearing before the city council who shall have the authority to reverse, affirm or modify any decision of said commission. Any such appeal shall be filed within ten days of the determination of the planning commission.
- 4. Issuance of a permit. A building permit shall not be issued for any building or structure or external alterations thereto until the provisions of this section have been complied with. Any construction not in conformance with an approved site plan shall be considered a violation of this code. Any building permit issued shall ensure that development is undertaken and completed in conformity with the plans as approved.
- 5. Expiration of Site plan approval. A site plan approval issued pursuant to this section shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the approval is not commenced within two (2) years of the date of the approval. Up to a twelve (12) month extension may be approved by the land use authority subject to payment of an extension fee equal to one-half of the current filing fee.

Project Conditions of Approval

- 1. N/A

Findings of Fact

- 1. The request for a Commercial Site Plan Extension is in conformity with the municipal requirements under Section 17.6.101.

Project Map



Standards Conditions of Approval

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

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

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

Potential Motions – Commercial Site Plan

Approval

I move to approve the proposed Commercial Site Plan Extension for Surg LLC Office Building, located at 1141 E 50 N, American Fork City, in the PO-1 zone for a maximum of (X) months.

Denial

I move to deny the proposed Commercial Site Plan Extension for Surg LLC Office Building, located at 1141 E 50 N, American Fork City, in the PO-1 zone.

Table

Planning Commission Staff Report
Meeting Date: September 03, 2025



I move to table action for the proposed Commercial Site Plan Extension for Surg LLC Office Building, located at 1141 E 50 N, American Fork City, in the PO-1 zone and instruct staff/developer to.....

Commercial Site Plan Approval Extension Request

1141 East 50 North American Fork, UT 84003

Project: SURG MEDICAL/PROFESSIONAL OFFICE BLDG.

We are asking for an extension due to a few recent issues we have been dealing with regard to the Commercial Site Plan Project entitled SURG Medical/Professional Office Building due to the following reasons:

1. Tariff - Due to the recent tariffs, the contractors and subcontractors are having issues locking certain supply pricing in. The tariffs have also created a layer of uncertainty with building contractors and their suppliers. The contractors also have "escalation clause" in their estimates, which means that the vast majority of any uncertain, or unanticipated increases from suppliers will be passed on to us and so we are trying to work through these issues.
2. We have also had some family hardships that have made an extension necessary.
3. Lead times for electric components have been an issue that is causing a need to extend
4. Financing is taken longer than expected and we are still working with lenders to finalize suitable financing in place

These issues have caused us to need to request a six month extension to work through these issues.

Respectfully,



Justin Anderson

SURG LLC

8/12/2025

SURG MEDICAL/PROFESSIONAL OFFICE BLDG.

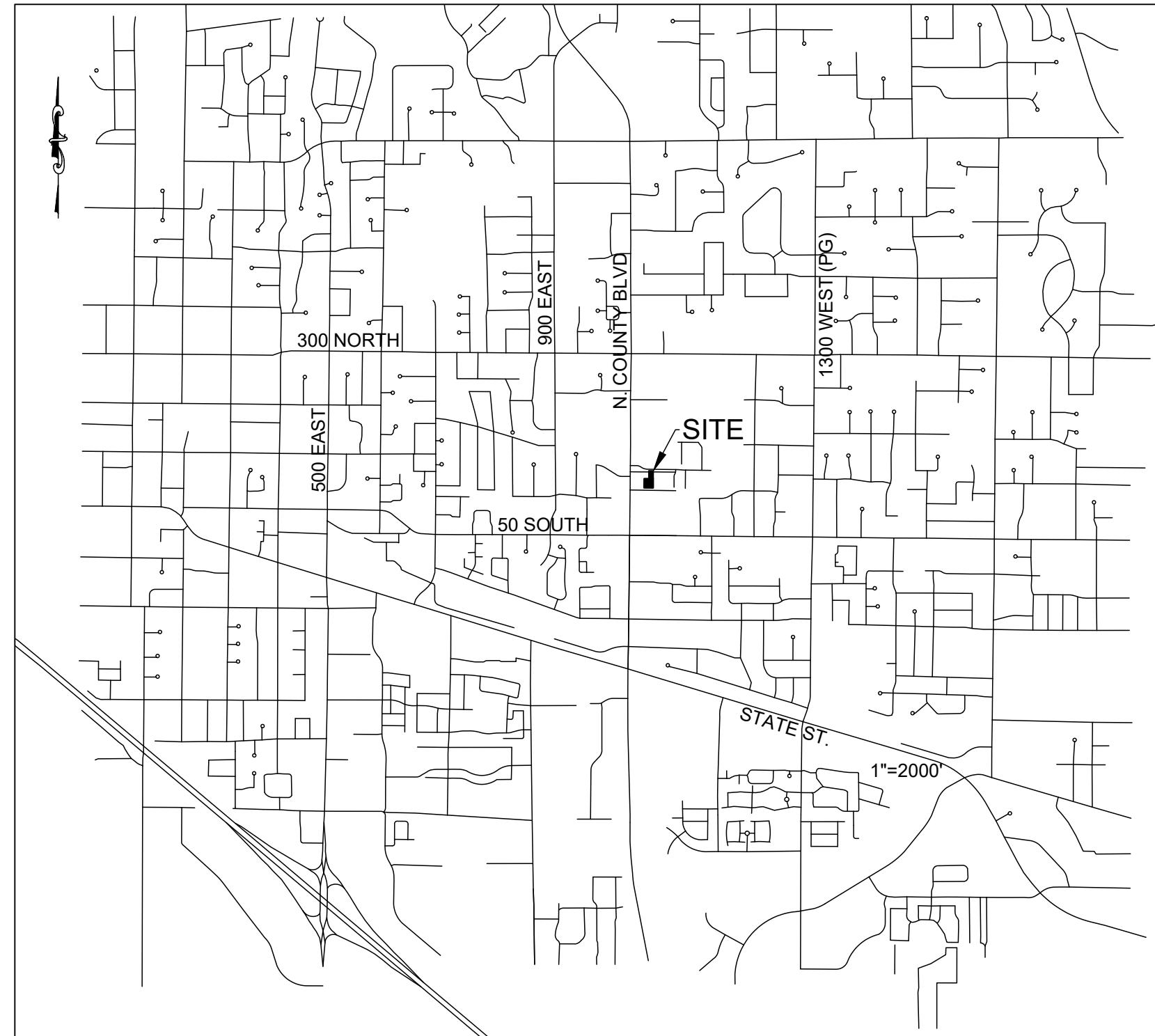
ADDRESS: 1141 EAST 50 NORTH



Next Step: Approved for Construction

- Please schedule a Pre-Construction meeting with Dee Howard
dhoward@americanfork.gov or 801-857-8164
- Provide (3) - 11x17 Hard Copies

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



VICINITY MAP

NOTES TO CONTRACTOR

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

REFERENCE NOTES

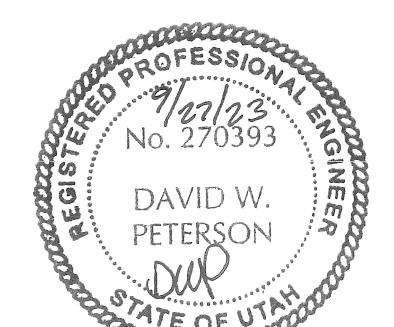
1. SEE SHEET C2 FOR SETBACK DIMENSIONS.
2. SEE SHEET C2 FOR BUILDING & OCCUPANCY INFORMATION.
3. SEE SHEET C2 FOR PARKING CALCULATIONS INCLUDING ADA STALLS.
4. SEE SHEET C2 FOR SITE TABULATIONS

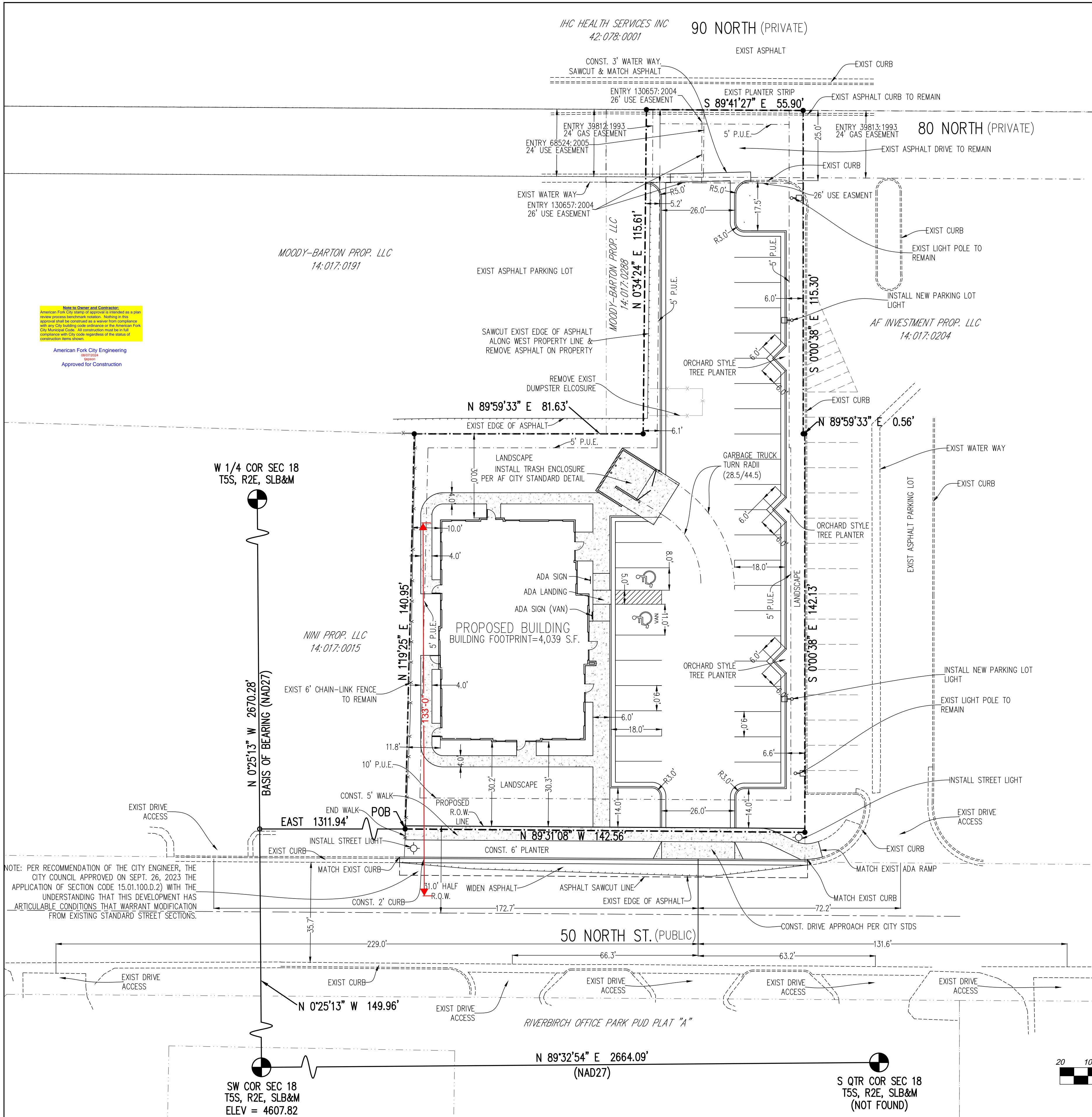
SHEET INDEX

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



The logo for AZTEC ENGINEERING INC. It features a stylized globe with a grid pattern in the center. Above the globe is a surveying tripod with a level on top. The text "SURVEYOR:" is to the left of the globe, and "AZTEC ENGINEERING INC" is to the right of the globe. Below the globe, the address "732 N. 780 W. AMERICAN FORK, UT. 84003" is printed. At the bottom, there is a small URL "www.aeinc.com".





The logo for AZTEC ENGINEERING INC. features the company name in a bold, sans-serif font. To the left of the text is a graphic element: a globe showing the Americas, centered on the United States, with a surveying tripod standing upright behind it. The tripod has a horizontal crossbar and a vertical pole with a level or plumb bob at the top. The globe is partially visible behind the tripod's legs.

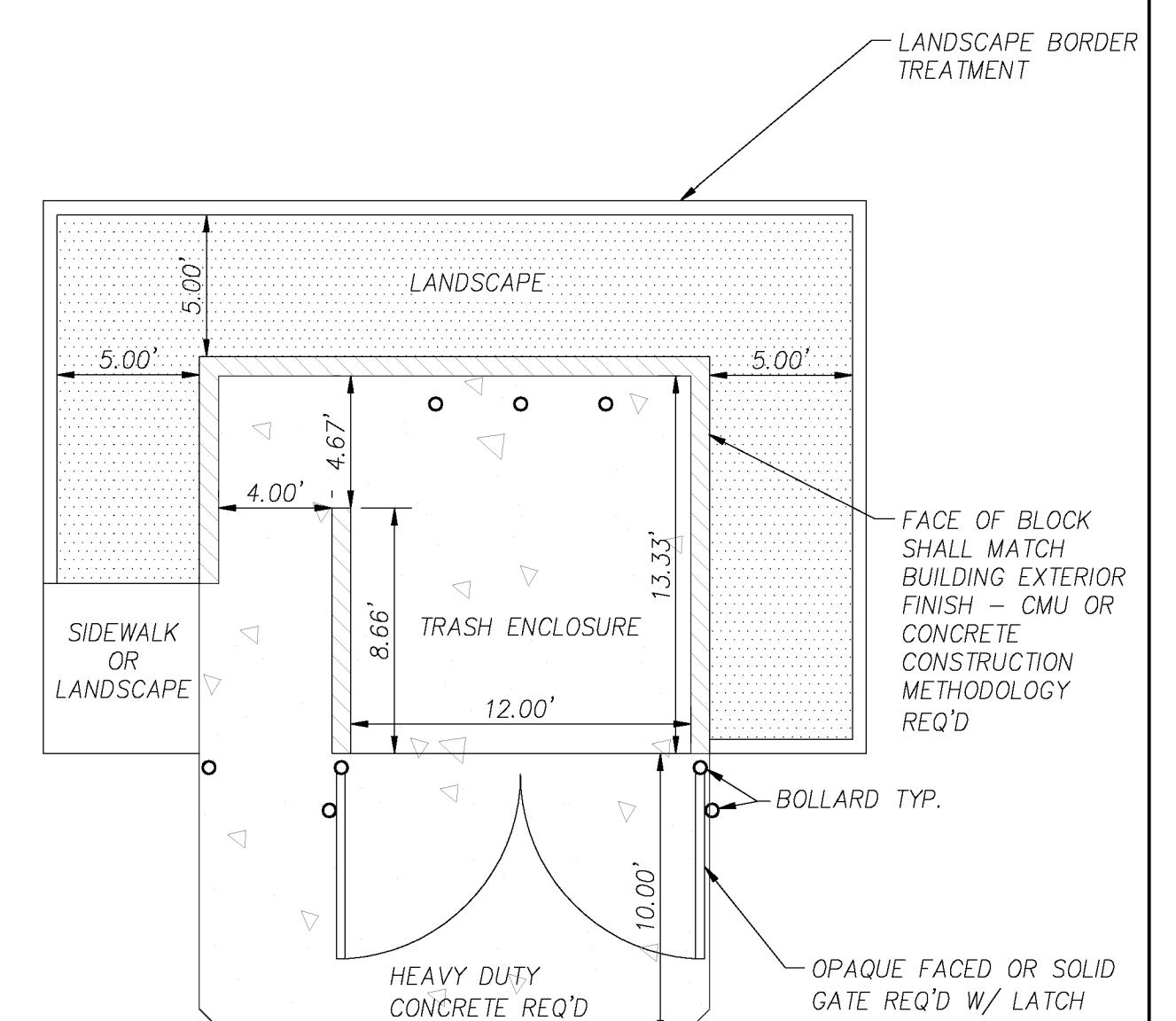
BENCH MARK

REVISIONS		
Rev.	Date	Description
1	07/13/23	REVISED PER CITY COMMENTS
2	08/17/23	REVISED PER CITY COMMENTS
3	09/27/23	REVISED PER CITY COMMENTS

ON-SITE PAVEMENT DESIGN

3" ASPHALT
6" UNTREATED ROAD BASE*

CITY STANDARD - DUMPSTER/ TRASH ENCLOSURE STANDARD 17.5.121.B



NOTES:

1. LANDSCAPE SHALL INCLUDE COMBINATION OF TREES AND SHRUBBERY TO CREATE A LANDSCAPE SCREEN FOR THE ENCLOSURE
2. ENCLOSURE SHALL BE 6' TALL MIN.
3. ENCLOSURE EXTERIOR FINISH SHALL MATCH THE EXTERIOR OF THE BUILDING FOR WHICH IT SUPPORTS.
4. LANDSCAPE DIMENSIONS SHOWN ARE MINIMUMS.
4. ENCLOSURE DIMENSIONS MAY VARY DEPENDING UPON INTENDED USE, AS SUCH, CITY ENGINEER/CITY PLANNER SHALL HAVE THE ABILITY TO REVIEW AND RECOMMEND APPROPRIATE SIZE OF A GIVEN ENCLOSURE FOR A SPECIFIC USE.
5. A VARIANCE FROM THE REQUIREMENT OF AN ENCLOSURE CAN BE GRANTED BY THE LAND USE AUTHORITY FOR A GIVEN ZONE IF IT CAN BE DEMONSTRATED THAT THE USE FOR THE SITE DOES NOT REQUIRE MORE THAN A TRADITIONAL CURB SIDE PICK UP CONTAINER. CURB SIDE CONTAINER MUST BE AVAILABLE IN THAT AREA TO QUALIFY FOR THIS EXCEPTION.



SITE NOTES

CURRENT ZONING: P0-1

ALL CONSTRUCTION TO CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.

SURVEYING BY AZTEC ENGINEERING

TYPE OF BUILDING: PROFESSIONAL & MEDICAL OFFICE

TYPE OF OCCUPANCY: B

TYPE OF CONSTRUCTION: V-B (WOOD CONSTRUCTION)

BUILDINGS TOTAL SQUARE FOOTAGE:

LEVEL 1: 3,968 S.F. (3,508 S.F. GROSS AREA EXCL. STAIRS AND ELEVATORS)

LEVEL 2: 3,968 S.F. (3,508 S.F. GROSS AREA EXCL. STAIRS AND ELEVATORS)

TOTAL: 7,936 S.F. (7,016 S.F. GROSS AREA EXCL. STAIRS AND ELEVATORS)

PARKING TABULATIONS:

GROSS BUILDING AREA EXCLUDING STAIRS AND ELEVATORS

PROFESSIONAL OFFICE: 4,701 S.F. @ 4 PER 1,000 = 18.8 STALLS

MEDICAL OFFICE: 2,315 S.F. @ 4.5 PER 1,000 = 10.5 STALLS

TOTAL REQUIRED PARKING STALLS: 29.3 STALLS

TOTAL PROVIDED PARKING STALLS INCLUDING 2 ADA: 32 STALLS

NO FIRE SPRINKLERS ARE PROPOSED.

PAVEMENT SECTION: SEE NOTE ON THIS SHEET

1. THERE IS NO GREASE TRAP PROPOSED FOR THIS BUILDING

2. BUILDING HEIGHT = SEE BUILDING ELEVATIONS

3. SEE UTILITY PLAN AND LIGHTING PLAN FOR LIGHT LOCATIONS

4. FLOOD ZONE DESIGNATION: ZONE X, FIRM MAP PANEL #: 49049C0169F

EFFECTIVE DATE: JUNE 19, 2020.

SITE TABULATIONS:

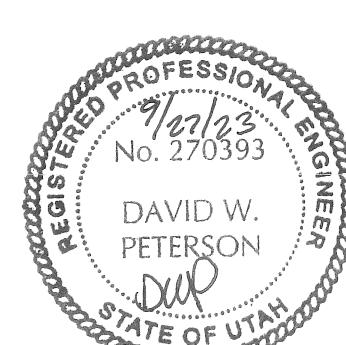
TOTAL PROPERTY AREA = 26,465 S.F.
R.O.W. AREA = 180 S.F.
RESULTING LOT AREA = 26,285 S.F. = 100%
BUILDING FOOTPRINT AREA = 4,039 S.F. = 15.4%
IMPERVIOUS AREA = 15,026 S.F. = 57.2%
LANDSCAPE AREA = 7,220 S.F. = 27.5%

BOUNDARY DESCRIPTION

SEE PLAT FOR LEGAL DESCRIPTIONS OF NORTH & SOUTH PARCEL.

NOTES TO CONTRACTOR

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



ADA VAN SIGN DETAIL

SERT EDGE ARCHITECTURE

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

EXCE
ENGINEERING

David W. Peterson, P.E., Licence #270203

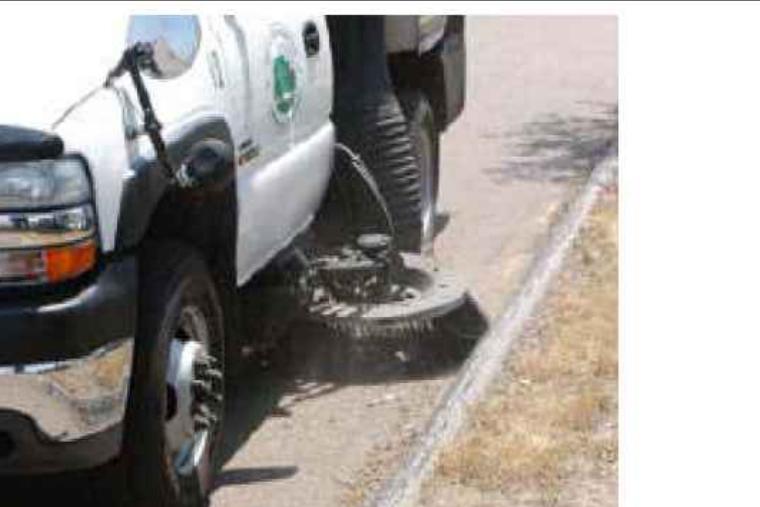
JRG MEDICAL/PROFESSIONAL OFFICE BLDG.
AMERICAN FORK 1141 EAST 50 NORTH UTAH

SITE PLAN

Date:
02/2

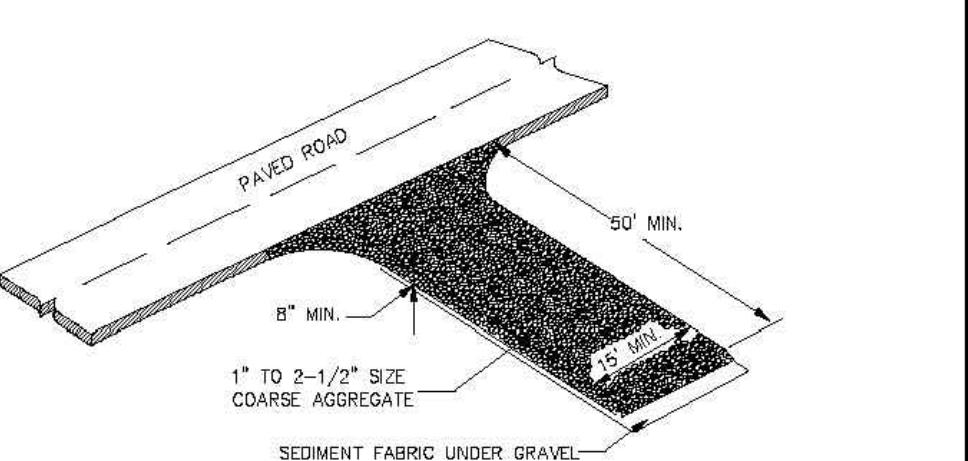
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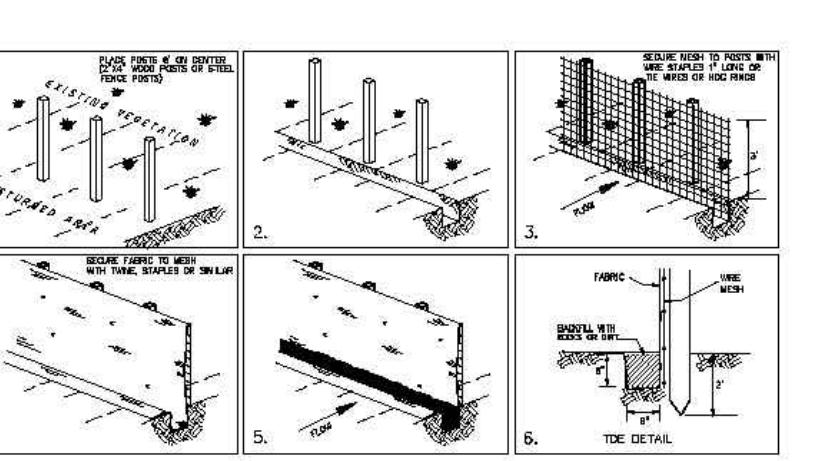
BMP: Dust Controls		DC
		
<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input type="checkbox"/> Protect Slopes/Channels <input type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion 		
<p>DESCRIPTION: Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.</p> <p>APPLICATION: Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.</p> <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> Two kinds of street sweepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry. Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly. Water may be sprayed on the ground surface to moisten dry soils, making it less susceptible to wind erosion. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Street sweeping is labor and equipment intensive and may not be effective for all pollutants. Water sprayed from water trucks must be done at a rate such that the water is absorbed in the soil; if excessive amounts of water are used, it may run off, carrying soil with it. <p>Maintenance: If excess water results from water spraying, dust-contaminated waters should not be allowed to run off site. Areas may need to be resprayed to keep dust from spreading.</p>		
<p>Adapted from Salt Lake County BMP Fact Sheet</p>		
<p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Other Waste <p><input checked="" type="checkbox"/> High Impact <input type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact</p>		
<p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Maintenance <input type="checkbox"/> Training <p><input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low</p>		

BMP: Parking Lot Sweeping/Vacuuming		PLSV
		
<p>PROGRAM ELEMENTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> New Development <input type="checkbox"/> Residential <input type="checkbox"/> Commercial Activities <input type="checkbox"/> Industrial Activities <input type="checkbox"/> Municipal Facilities <input type="checkbox"/> Illegal Discharges 		
<p>DESCRIPTION: Reduce the discharges of pollutants to stormwater from parking lot surfaces by conducting parking lot cleaning on a regular basis.</p> <p>APPROACH:</p> <ul style="list-style-type: none"> Restrict parking prior to and during sweeping. Establish frequency of sweeping based on anticipated need and observations of debris or sediment accumulation. Increase sweeping frequency just before the rainy season. Lots that generate greater amounts of debris or sediment must be swept more frequently. These include lots associated with or adjacent to recreational, commercial, or industrial areas, or other areas of high vehicle or pedestrian traffic. Manually remove debris from corners or other areas of the parking lot that equipment cannot reach. Keep accurate operation logs to track programs. Equipment selection can be key for this particular BMP. There are two types used, the mechanical broom sweepers (more effective at picking up large debris and cleaning wet streets), and the vacuum sweepers (more effective at removing fine particles and associated heavy metals). It may be useful to have the ability to use both kinds. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Conventional sweepers are not able to remove oil and grease. Mechanical sweepers are not effective at removing finer sediments. Effectiveness may also be limited by parking lot conditions, presence of parked vehicles, presence of construction projects, climatic conditions and condition of curbs. <p>Maintenance: Acquisition and maintenance of equipment is generally handled by the company hired to perform the sweeping/vacuuming.</p>		
<p>Adapted from Salt Lake County BMP Fact Sheet</p>		
<p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Heavy Metals <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oxygen Demanding Substances <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Bacteria & Viruses <p><input checked="" type="checkbox"/> High Impact <input type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact</p>		
<p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Regulatory <input type="checkbox"/> Training <input type="checkbox"/> Staffing <input type="checkbox"/> Administrative <p><input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low</p>		

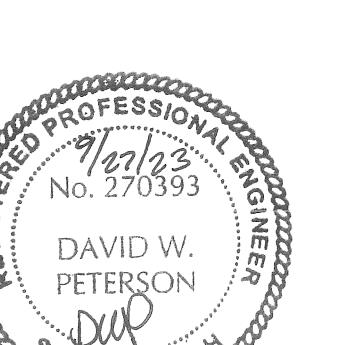
BMP: Temporary and Permanent Seeding		TPS
		
<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input type="checkbox"/> Protect Slopes/Channels <input type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion 		
<p>DEFINITION: Temporary seeding - establishment of short term cover by application of rapidly germinating seed mix (alternatively hydroseeding may be utilized). Permanent seeding - establishment of final term cover by application of perennial seed mix (alternatively sod may be utilized).</p> <p>APPLICATION: Disturbed areas that are at final grade and which will not be disturbed by continuing activities on site. Also areas that are not at final grade but which will be left untouched in excess of one year.</p> <p>RECOMMENDED SEED MIX: The recommended seed mix will be dependent on site specific information such as elevation, exposure, soils, water available and topography. Check with the County Extension Service for recommended mixes for site specific conditions: Utah State University Extension Service 51 South University Avenue, Suite 206 Provo, Utah 84601 phone (801) 370-8460</p> <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Limited to areas that will not be subject to traffic or high usage. May require irrigation and fertilizer which creates potential for impacting runoff quality. May only be applied during appropriate planting season; temporary cover required until that time. <p>INSTALLATION:</p> <ul style="list-style-type: none"> Roughen soil to a depth of 2 inches. Add fertilizer, manure, topsoil as necessary. Evenly distribute seed using a commonly accepted method such as broadcast seeding, drilling or hydroseeding. Use a seed mix appropriate for soil and location that will provide rapid germination and growth. Check with County Extension Service for recommended mix and application rate. Cover area with mulch if required due to steep slopes or unsuitable weather conditions. <p>Maintenance:</p> <ul style="list-style-type: none"> Provide irrigation as required to establish growth and to maintain plant cover throughout duration of project. Reseed as necessary to provide 75% coverage. Remediate any areas damaged by erosion or traffic. When 75% coverage is achieved inspect monthly for damage and remediate as necessary. 		
<p>Adapted from Salt Lake County BMP Fact Sheet</p>		
<p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Other Waste <p><input checked="" type="checkbox"/> High Impact <input type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact</p>		
<p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Maintenance <input type="checkbox"/> Training <p><input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low</p>		

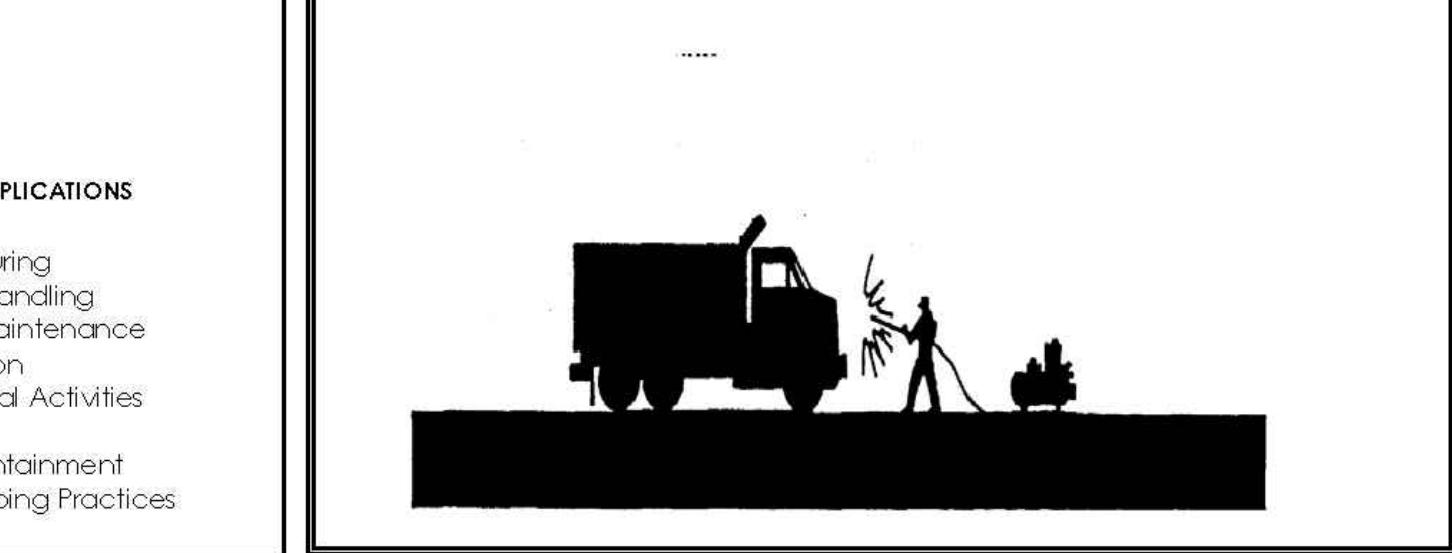
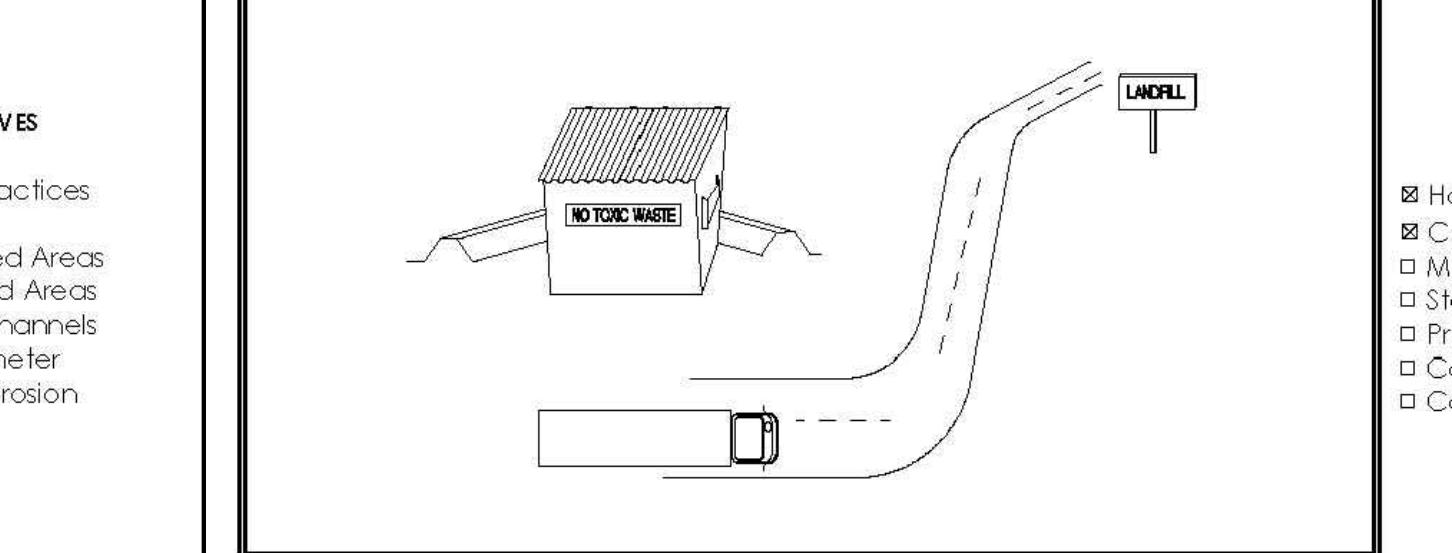
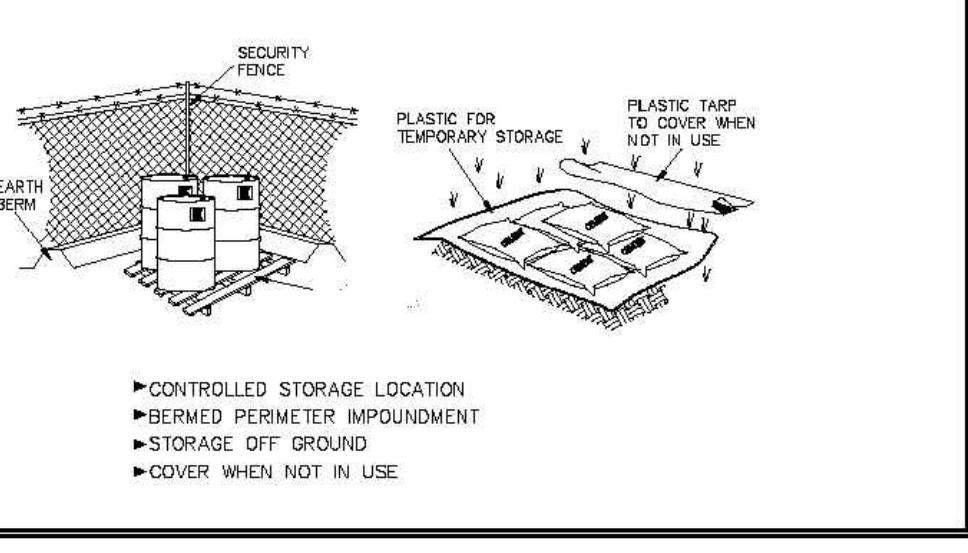
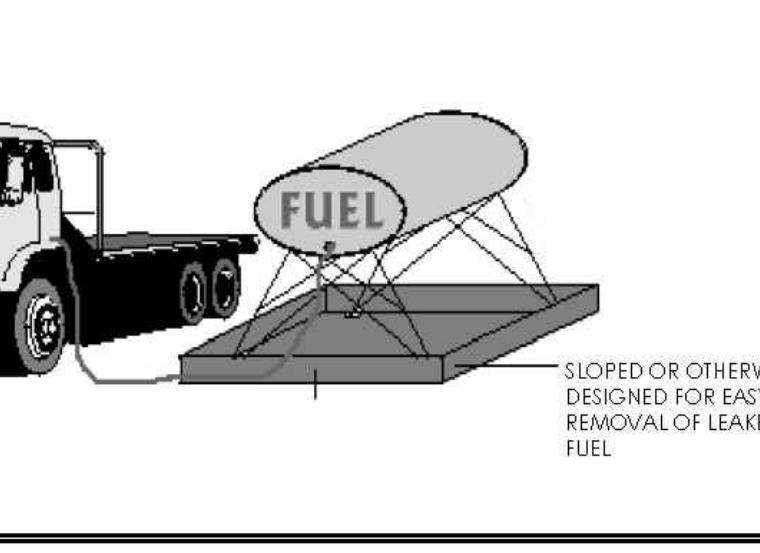
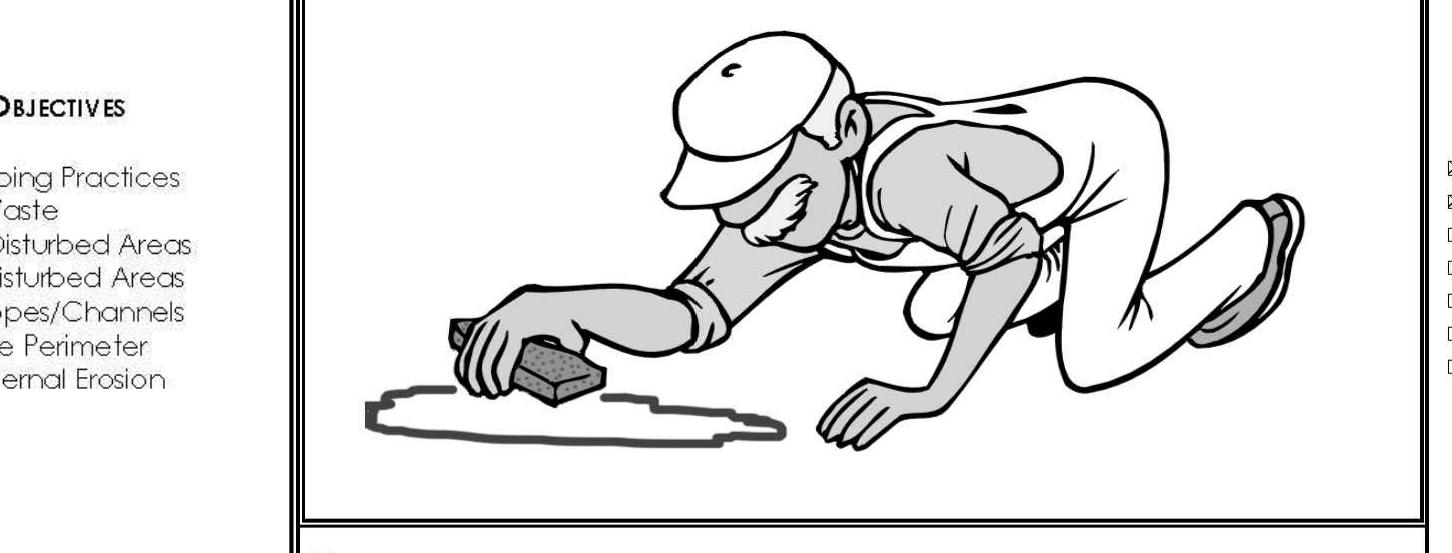
BMP: Portable Toilets		PT
		
<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input type="checkbox"/> Protect Slopes/Channels <input type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion 		
<p>DESCRIPTION: Temporary on-site sanitary facilities for construction personnel.</p> <p>APPLICATION: All sites with no permanent sanitary facilities or where permanent facility is too far from activities.</p> <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> Locate portable toilets in convenient locations throughout the site. Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel. Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak. Stake toilets to prevent them from tipping. <p>LIMITATIONS: No limitations.</p> <p>Maintenance:</p> <ul style="list-style-type: none"> Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection. Regular waste collection should be arranged with licensed service. All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval. <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Maintenance <input type="checkbox"/> Training <p><input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low</p>		
<p>Adapted from Salt Lake County BMP Fact Sheet</p>		
<p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Other Waste <p><input checked="" type="checkbox"/> High Impact <input type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact</p>		
<p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Maintenance <input type="checkbox"/> Training <p><input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low</p>		

BMP: Stabilized Construction Entrance and Wash Area		SCEWA
		
<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input type="checkbox"/> Protect Slopes/Channels <input type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion 		
<p>DESCRIPTION: A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface. The area can be used to spray off vehicles before they leave the site.</p> <p>APPLICATION: At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.</p> <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> Clear and grub area and grade to provide maximum slope of 2%. Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months). Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches. Provide water to the area that can be used to spray off vehicles as needed to prevent the tracking of mud off the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions. Provide berms as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Requires periodic top dressing with additional stones. Should be used in conjunction with street sweeping on adjacent public right-of-way. Must be situated such that waste water does not run off site. <p>Maintenance:</p> <ul style="list-style-type: none"> Inspect daily for loss of gravel or sediment buildup. Inspect adjacent roadway for sediment deposit and clean by shoveling and sweeping. Repair entrance and replace gravel as required to maintain control in good working condition. Expand stabilized area as required to accommodate traffic and prevent erosion at driveways. 		
<p>Adapted from Salt Lake County BMP Fact Sheet</p>		
<p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Other Waste <p><input checked="" type="checkbox"/> High Impact <input type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact</p>		
<p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Maintenance <input type="checkbox"/> Training <p><input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low</p>		

BMP: Silt Fence		SF
		
<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input type="checkbox"/> Protect Slopes/Channels <input type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion 		
<p>DESCRIPTION: A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.</p> <p>APPLICATION:</p> <ul style="list-style-type: none"> Perimeter control: place barrier at downgradient limits of disturbance. Sediment barrier: place barrier at toe of slope or soil stockpile. Protection of existing waterways: place barrier near top of stream bank. Inlet protection: place fence surrounding catchbasins. <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts. Secure wire mesh (14 gauge min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings. Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench. Backfill trench over filter fabric to anchor. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Recommended maximum drainage area of 0.5 acre per 100 feet of fence. Recommended maximum upgradient slope length of 1.50 feet. Recommended maximum uphill grade of 2:1 (50%). Recommended maximum flow rate of 0.5 cfs. Ponding should not be allowed behind fence. <p>Maintenance:</p> <ul style="list-style-type: none"> Inspect immediately after any rainfall and at least daily during prolonged rainfall. Look for runoff bypassing ends of barriers or undercutting barriers. Repair or replace damaged areas of the barrier and remove accumulated sediment. Reanchor fence as necessary to prevent shortcircuiting. Remove accumulated sediment when it reaches 1/2 the height of the fence. 		
<p>Adapted from Salt Lake County BMP Fact Sheet</p>		
<p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Other Waste <p><input checked="" type="checkbox"/> High Impact <input type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact</p>		
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<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>Rev.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>07/13/23</td> <td>REVISED PER CITY COMMENTS</td> </tr> <tr> <td colspan="3"></td> </tr> </tbody> </table>		Rev.	Date	Description	1	07/13/23	REVISED PER CITY COMMENTS																			<p>DESERT EDGE ARCHITECTURE 720 S. RIVER ROAD BLDG D, SUITE 2100B ST. GEORGE, UT 84790</p> <p>SURG MEDICAL/PROFESSIONAL OFFICE BLDG. AMERICAN FORK 1141 EAST 50 NORTH UTAH</p> <p>Drawn by: D.W.P. Designed by: D.W.P. Checked by: D.W.P.</p> <p>EXCEL ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com</p>	
Rev.	Date	Description																									
1	07/13/23	REVISED PER CITY COMMENTS																									
		<p>BMP DETAILS</p>		Scale: NTS Date: 02/25/22																							
				C6																							



<p>BMP: Concrete Waste Management</p> <p>CWM</p>  <p>DESCRIPTION: Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.</p> <p>APPLICATIONS: This technique is applicable to all types of sites.</p> <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> Store dry and wet materials under cover, away from drainage areas. Avoid mixing excess amounts of fresh concrete or cement on-site. Perform washout of concrete trucks off-site in designated areas only. Do not wash out concrete trucks into storm drains, open ditches, streets, or streams. Do not allow excess concrete to be dumped on-site, except in designated areas. When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier Information sheet.) Train employees and subcontractors in proper concrete waste management. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Off-site washout of concrete wastes may not always be possible. <p>MAINTENANCE:</p> <ul style="list-style-type: none"> Inspect subcontractors to ensure that concrete wastes are being properly managed. If using a temporary pit, dispose hardened concrete on a regular basis. 	<p>BMP: BMP Inspection and Maintenance</p> <p>BMPIM</p>  <p>OBJECTIVES</p> <ul style="list-style-type: none"> Housekeeping Practices Contain Waste Minimize Disturbed Areas Stabilize Disturbed Areas Protect Slopes/Channels Control Site Perimeter Control Internal Erosion <p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> Sediment Nutrients Toxic Materials Oil & Grease Floatable Materials Other Waste <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Availability of trained staff <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> Capital Costs O&M Costs Maintenance Training <p>IMPACT</p> <ul style="list-style-type: none"> High Impact Medium Impact Low or Unknown Impact 	<p>BMP: Vehicle And Equipment Cleaning</p> <p>VEC</p>  <p>APPLICATIONS</p> <ul style="list-style-type: none"> Manufacturing Material Handling Vehicle Maintenance Construction Commercial Activities Roadways Waste Containment Housekeeping Practices <p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> Sediment Nutrients Toxic Materials Oil & Grease Floatable Materials Other Waste <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Annual inspections. Prioritize maintenance to clean, maintain, and repair or replace structures in areas beginning with the highest pollutant loading. Clean structural BMP's in high pollutant areas just before the wet season to remove sediments and debris accumulated during the summer and fall. Keep accurate logs of what structures were maintained and when they were maintained. Record the amount of waste collected. <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> Capital Costs O&M Costs Maintenance Training <p>IMPACT</p> <ul style="list-style-type: none"> High Impact Medium Impact Low or Unknown Impact 	<p>BMP: Waste Disposal</p> <p>WD</p>  <p>OBJECTIVES</p> <ul style="list-style-type: none"> Housekeeping Practices Contain Waste Minimize Disturbed Areas Stabilize Disturbed Areas Protect Slopes/Channels Control Site Perimeter Control Internal Erosion <p>Adapted from Salt Lake City BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> Sediment Nutrients Toxic Materials Oil & Grease Floatable Materials Other Waste <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Controlled storage and disposal of solid waste generated by construction activities. <p>APPLICATION: All construction sites.</p> <p>INSTALLATION:</p> <ul style="list-style-type: none"> Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas. Construct compacted earthen berm (See Earth Berm Barrier BMP Fact Sheet), or similar perimeter containment around collection area for impoundment in the case of spills and to trap any windblown trash. Use water tight containers with covers to remain closed when not in use. Provide separate containers for different waste types where appropriate and label clearly. Ensure all on-site personnel are aware of and utilize designated waste collection area properly and for intended use only (e.g. all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste). Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular porto-potty service in waste management activities. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> On-site personnel are responsible for correct disposal of waste. <p>MAINTENANCE:</p> <ul style="list-style-type: none"> Discuss waste management procedures at progress meetings. Collect site trash daily and deposit in covered containers at designated collection areas. Check containers for leakage or inadequate covers and replace as needed. Randomly check disposed materials for any unauthorized waste (e.g. toxic materials). During daily site inspections check that waste is not being incorrectly disposed of onsite (e.g. burial, burning, surface discharge, discharge to storm drain). <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> Capital Costs O&M Costs Maintenance Training <p>IMPACT</p> <ul style="list-style-type: none"> High Impact Medium Impact Low or Unknown Impact 															
<p>BMP: Materials Storage</p> <p>MS</p>  <p>DESCRIPTION: Controlled storage of on-site materials.</p> <p>APPLICATION:</p> <ul style="list-style-type: none"> Storage of hazardous, toxic, and all chemical substances. Any construction site with outside storage of materials. <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby. Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills. Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on-site. For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Does not prevent contamination due to mishandling of products. Spill Prevention and Response Plan still required. Only effective if materials are actively stored in controlled location. <p>MAINTENANCE:</p> <ul style="list-style-type: none"> Inspect daily and repair any damage to perimeter impoundment or security fencing. Verify that materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location. 	<p>BMP: Vehicle And Equipment Fueling</p> <p>VEF</p>  <p>OBJECTIVES</p> <ul style="list-style-type: none"> Housekeeping Practices Contain Waste Minimize Disturbed Areas Stabilize Disturbed Areas Protect Slopes/Channels Control Site Perimeter Control Internal Erosion <p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> Sediment Nutrients Toxic Materials Oil & Grease Floatable Materials Other Waste <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Controlled storage of on-site materials. <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> Capital Costs O&M Costs Maintenance Training <p>IMPACT</p> <ul style="list-style-type: none"> High Impact Medium Impact Low or Unknown Impact 	<p>BMP: Spill Clean-Up</p> <p>SCU</p>  <p>OBJECTIVES</p> <ul style="list-style-type: none"> Housekeeping Practices Contain Waste Minimize Disturbed Areas Stabilize Disturbed Areas Protect Slopes/Channels Control Site Perimeter Control Internal Erosion <p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> Sediment Nutrients Toxic Materials Oil & Grease Floatable Materials Other Waste <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters. <p>APPLICATION: All sites</p> <p>GENERAL:</p> <ul style="list-style-type: none"> Store controlled materials within a storage area. Educate personnel on prevention and clean-up techniques. Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response. Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers. <p>METHODS:</p> <ul style="list-style-type: none"> Clean-up spills/leaks immediately and remediate cause. Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL. Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste. Document all spills with date, location, substance, volume, actions taken and other pertinent data. Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #801-536-4100) for any spill of reportable quantity. <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> Capital Costs O&M Costs Maintenance Training <p>IMPACT</p> <ul style="list-style-type: none"> High Impact Medium Impact Low or Unknown Impact 	<p>DESKET EDGE ARCHITECTURE</p> <p>720 S. RIVER ROAD BLDG. D, SUITE 2100B ST. GEORGE, UT 84790</p> <p>EXCEL ENGINEERING</p> <p>David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com</p> <p>REVISIONS</p> <table border="1"> <tr> <td>Rev.</td> <td>Date</td> <td>Description</td> </tr> <tr> <td>1</td> <td>07/13/23</td> <td>REVISED PER CITY COMMENTS</td> </tr> <tr> <td></td> <td></td> <td>Approved for Construction</td> </tr> </table> <p>SURG MEDICAL/PROFESSIONAL OFFICE BLDG.</p> <p>AMERICAN FORK 1141 EAST 50 NORTH UTAH</p> <p>BMP DETAILS</p> <table border="1"> <tr> <td>Drawn by: D.W.P.</td> <td>Scale: NTS</td> </tr> <tr> <td>Designed by: D.W.P.</td> <td>Date: 02/25/22</td> </tr> <tr> <td>Checked by: D.W.P.</td> <td>C7</td> </tr> </table>	Rev.	Date	Description	1	07/13/23	REVISED PER CITY COMMENTS			Approved for Construction	Drawn by: D.W.P.	Scale: NTS	Designed by: D.W.P.	Date: 02/25/22	Checked by: D.W.P.	C7
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GENERAL NOTES

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

UTILITIES

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

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

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

TRAFFIC CONTROL

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

EROSION AND SEDIMENT CONTROL

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

WATER LINE

- All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
- All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54.
- Only fire hydrants conforming to City of American Fork standards will be approved for use.
- Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
- All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C-651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
- Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.

- The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
- The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
- No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.
- The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
- All water main stationing shall be based on street centerline stationing.
- All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
- The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.

- All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

SANITARY SEWER

- Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of American Fork, Public Works Department and the Utah Department of Health Code and Regulations.
- The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35.
- Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of American Fork Construction Inspection Division quality control requirements.

- All manhole lids shall be provided with continuous self-sealing gaskets.

- The approved construction drawings shall show where bolt-down lids are required.

- Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of American Fork sanitary manhole standard drawing. Manhole lids shall include the word SEWER.

- All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations.

- At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.

- Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.

- Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to the American Fork Code of Ordinances.

- All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable.

- Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to the city Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.

- Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.

- The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.

- All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.

STORM SEWER

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

STRIPING AND SIGNING

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

MAIL DELIVERY

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

USE OF FIRE HYDRANTS

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

PRESSURIZED IRRIGATION LINE

- All Pressurized irrigation line materials shall be provided and installed according to current specifications of the City of American Fork, PI Department.
- All pressurized irrigation pipe with a diameter 3 inches to 12 inches shall be C900 PVC purple pipe.
- Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. The Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the lines have been pressure tested addressed to the City of American Fork, PI Department.
- The Contractor shall notify the City of American Fork, PI Department at (801) 404-6129 Jay Brems at least 24 hours before tapping into existing water lines.
- All pressurized irrigation line stationing shall be based on street centerline stationing.
- All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
- The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of pressurized irrigation service. Interruption of pressurized irrigation service shall be minimized and must be approved by the City Engineer.
- All water lines shall be placed at a minimum depth of 2 feet measured from top of finished grade to top of pressurized irrigation line. Pressurized irrigation lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

REVISED PER CITY COMMENTS

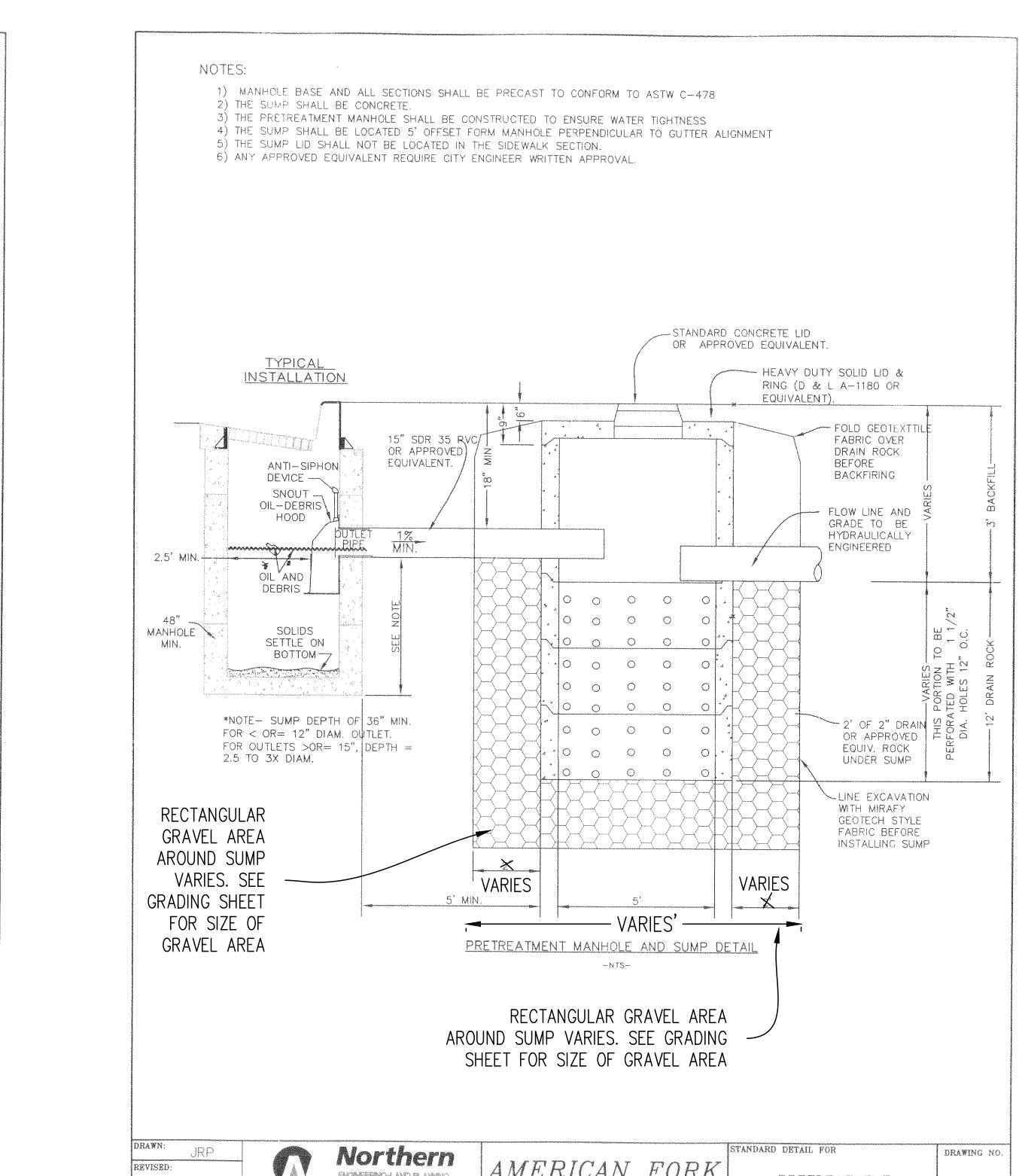
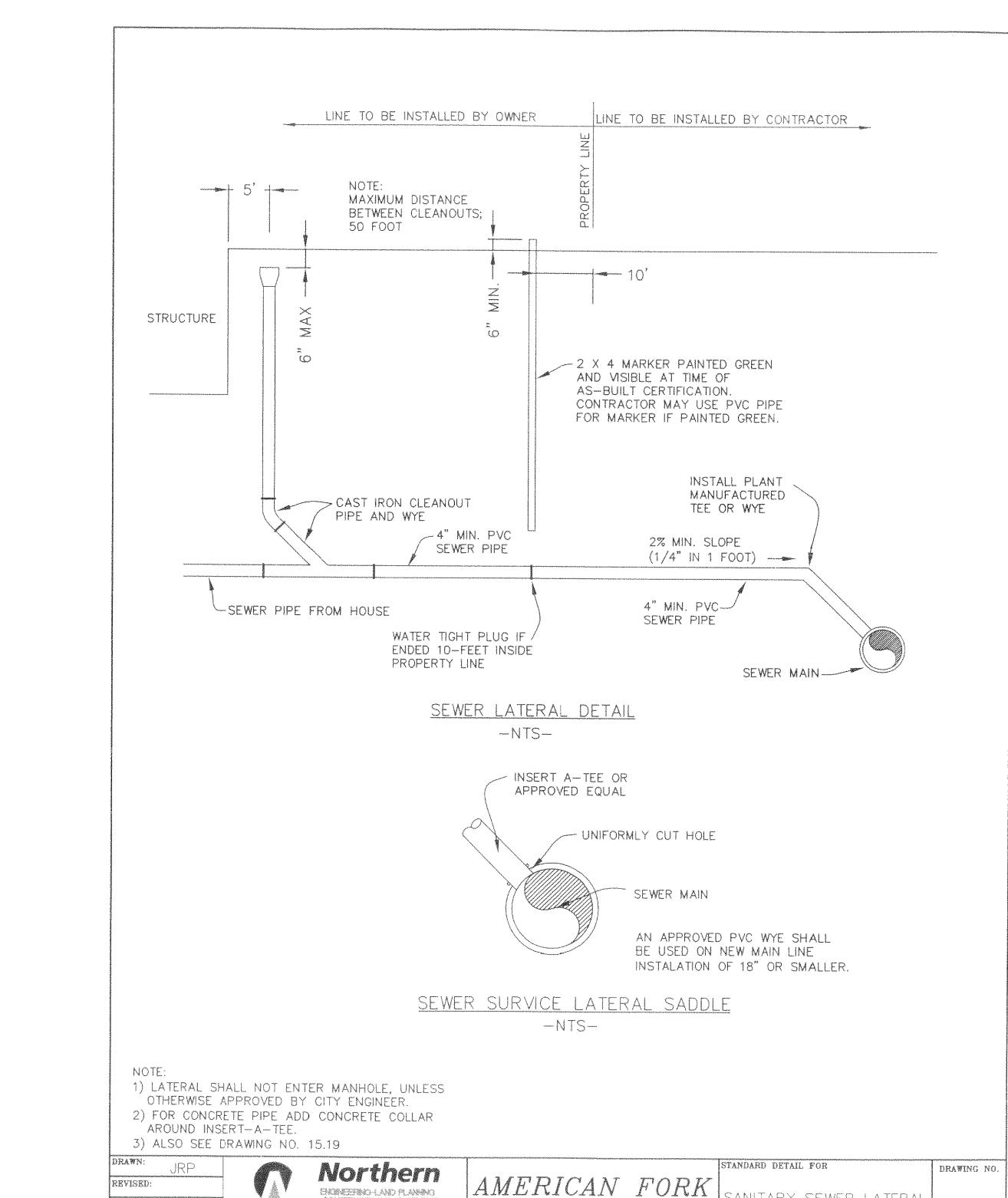
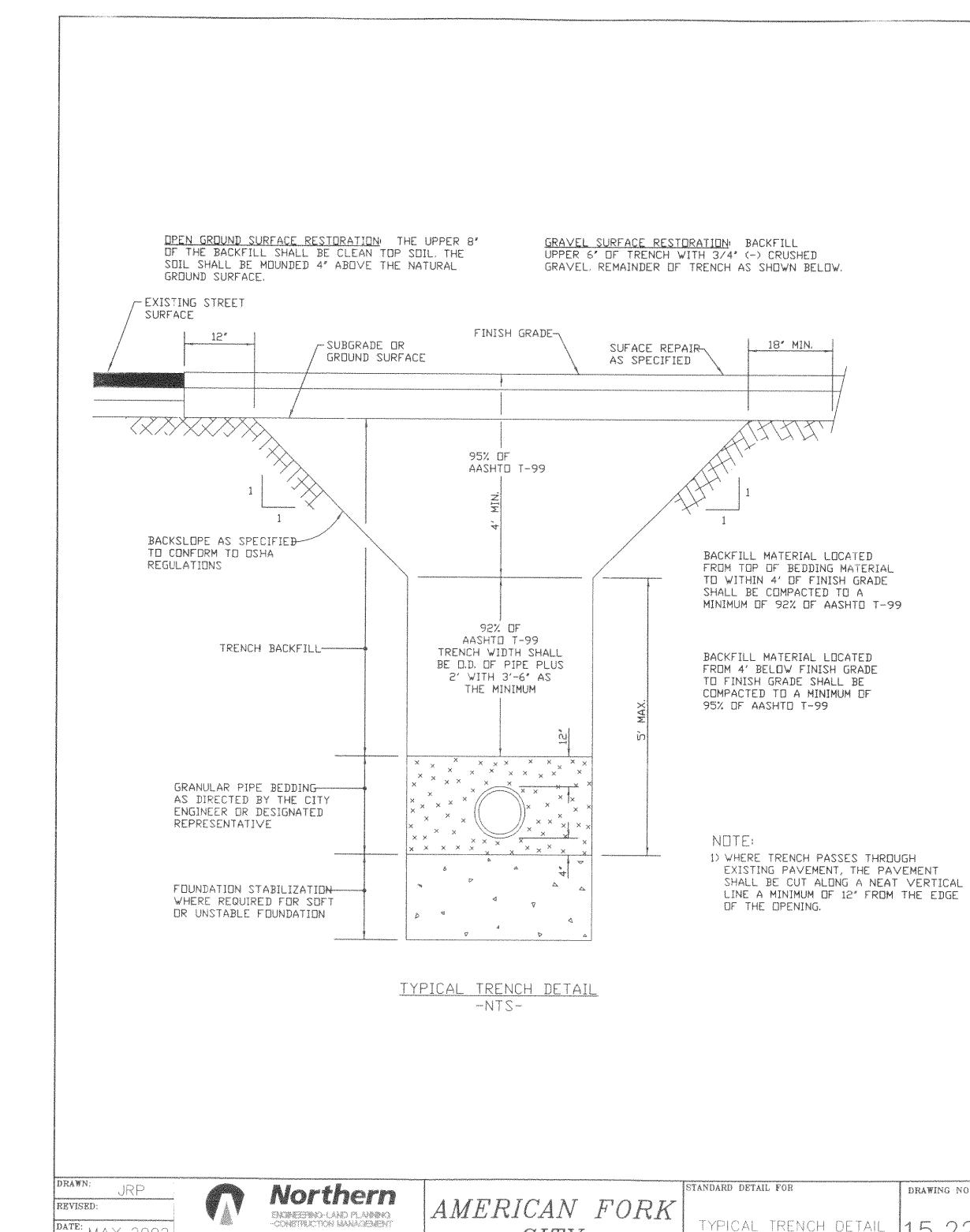
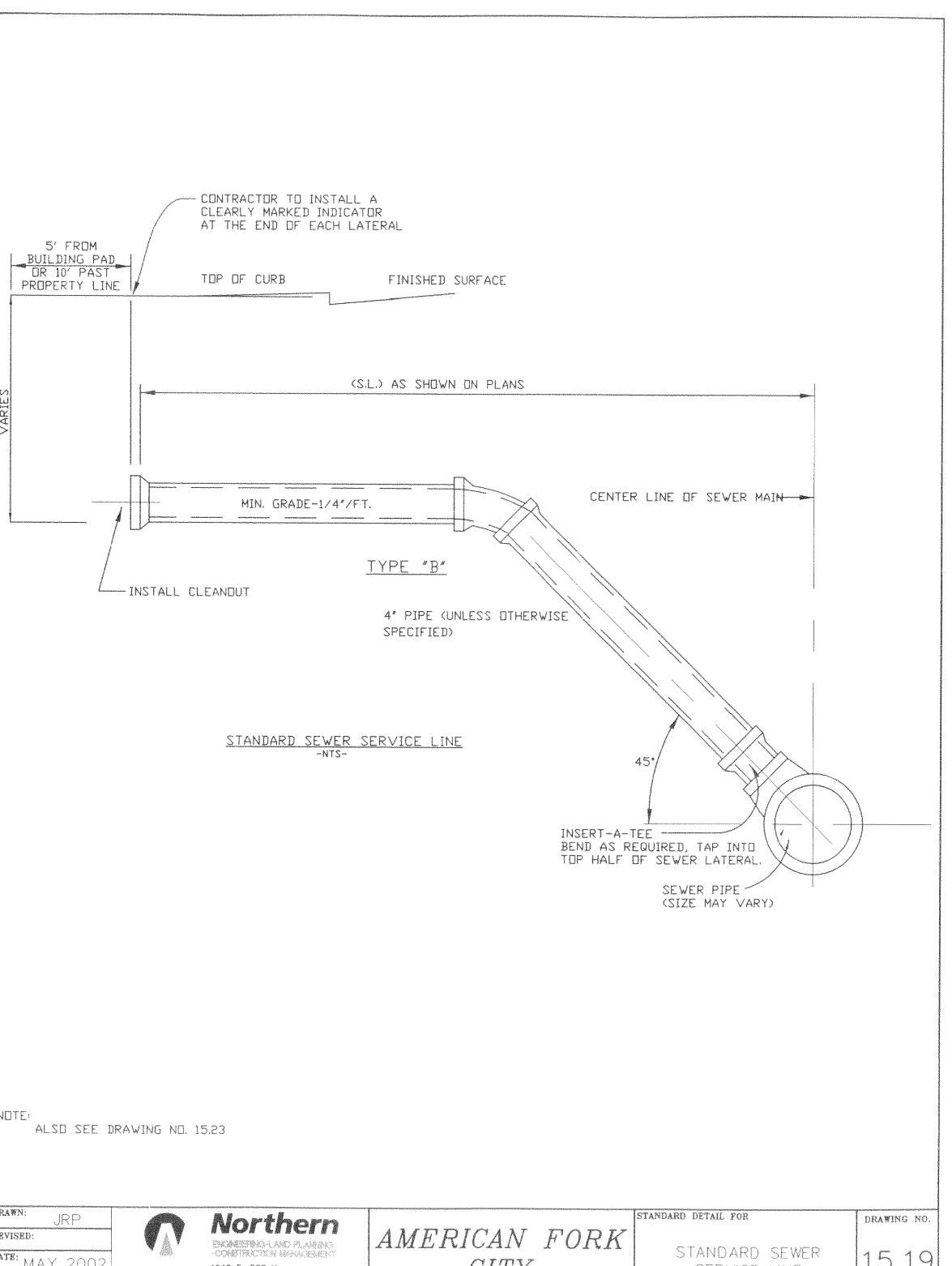
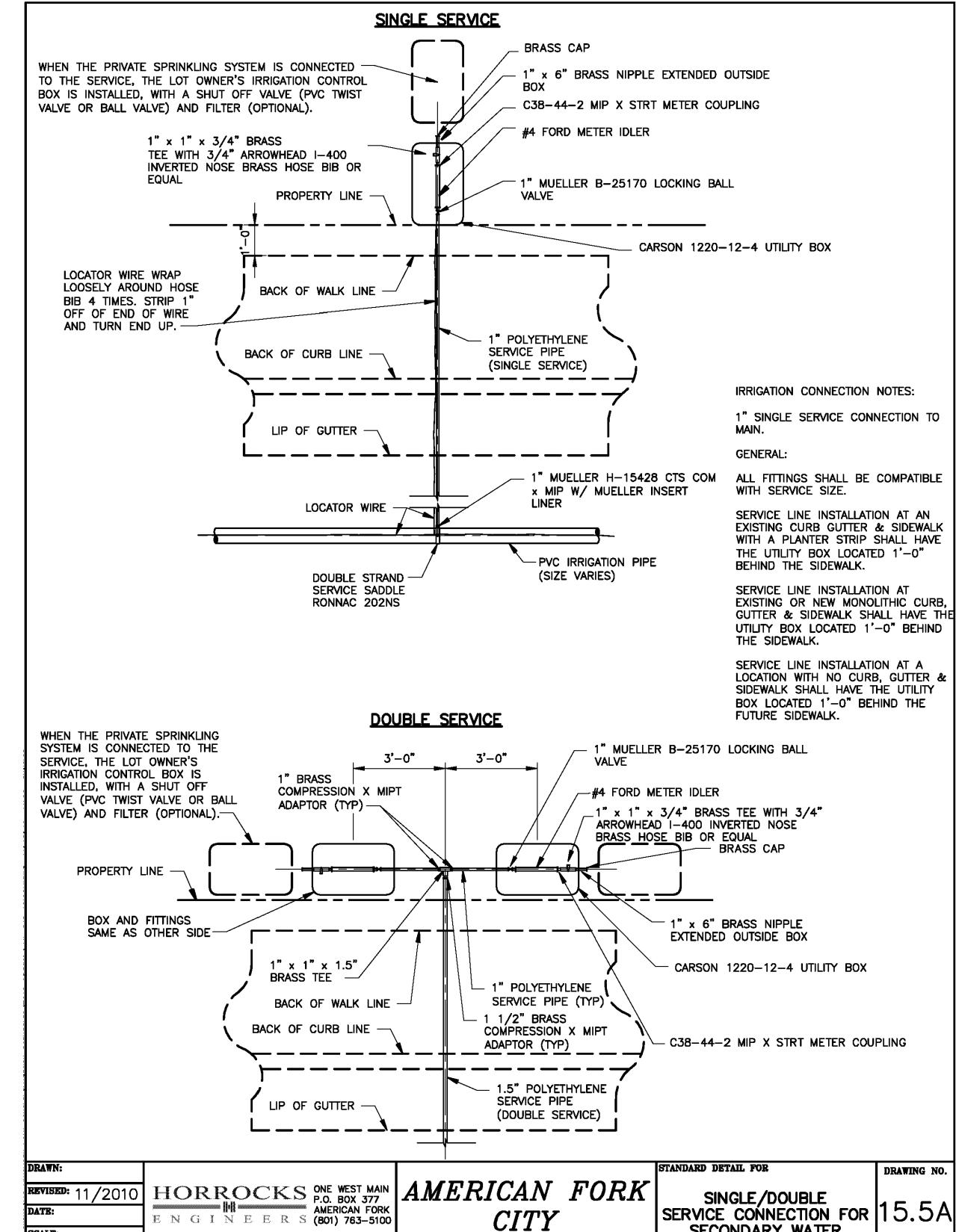
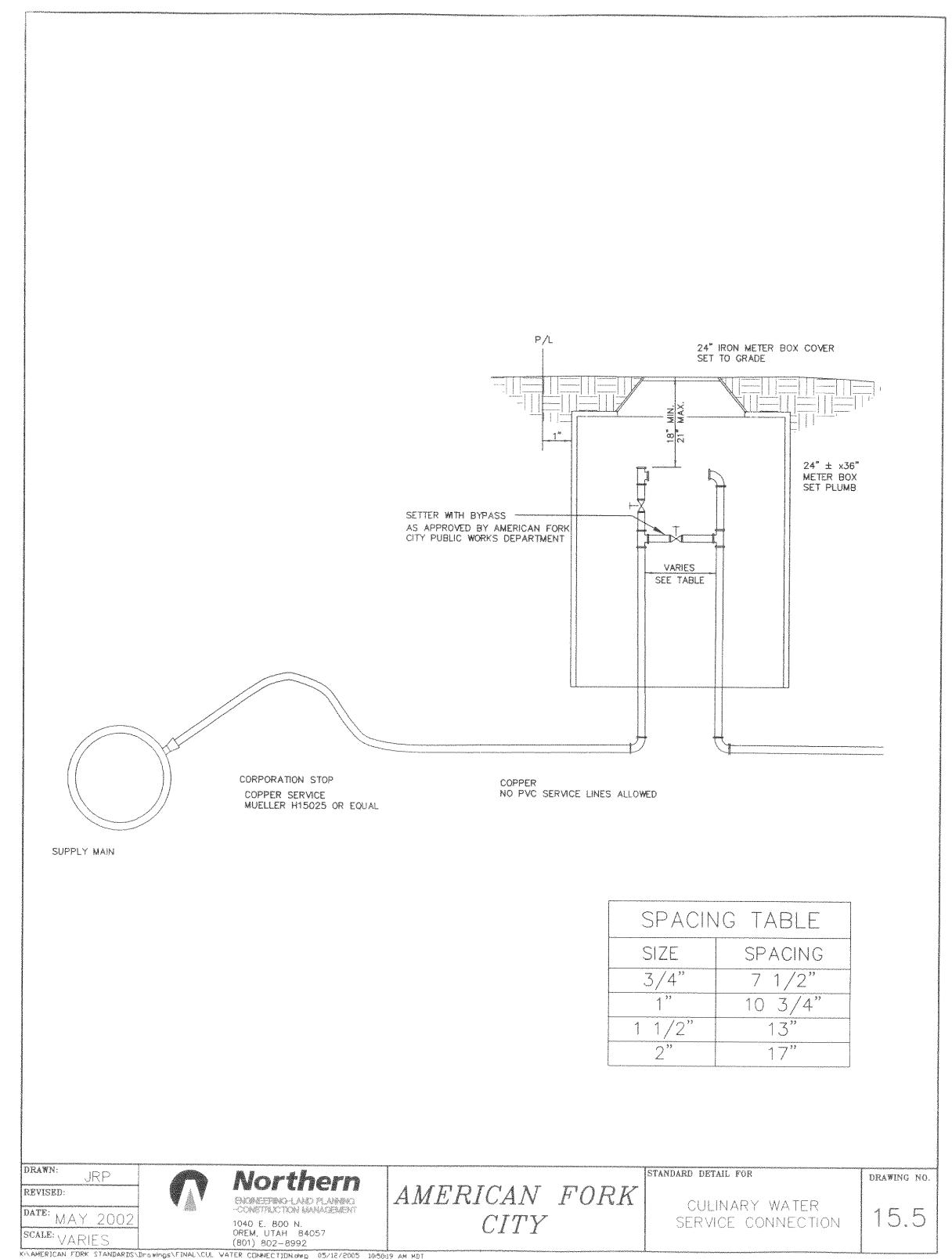
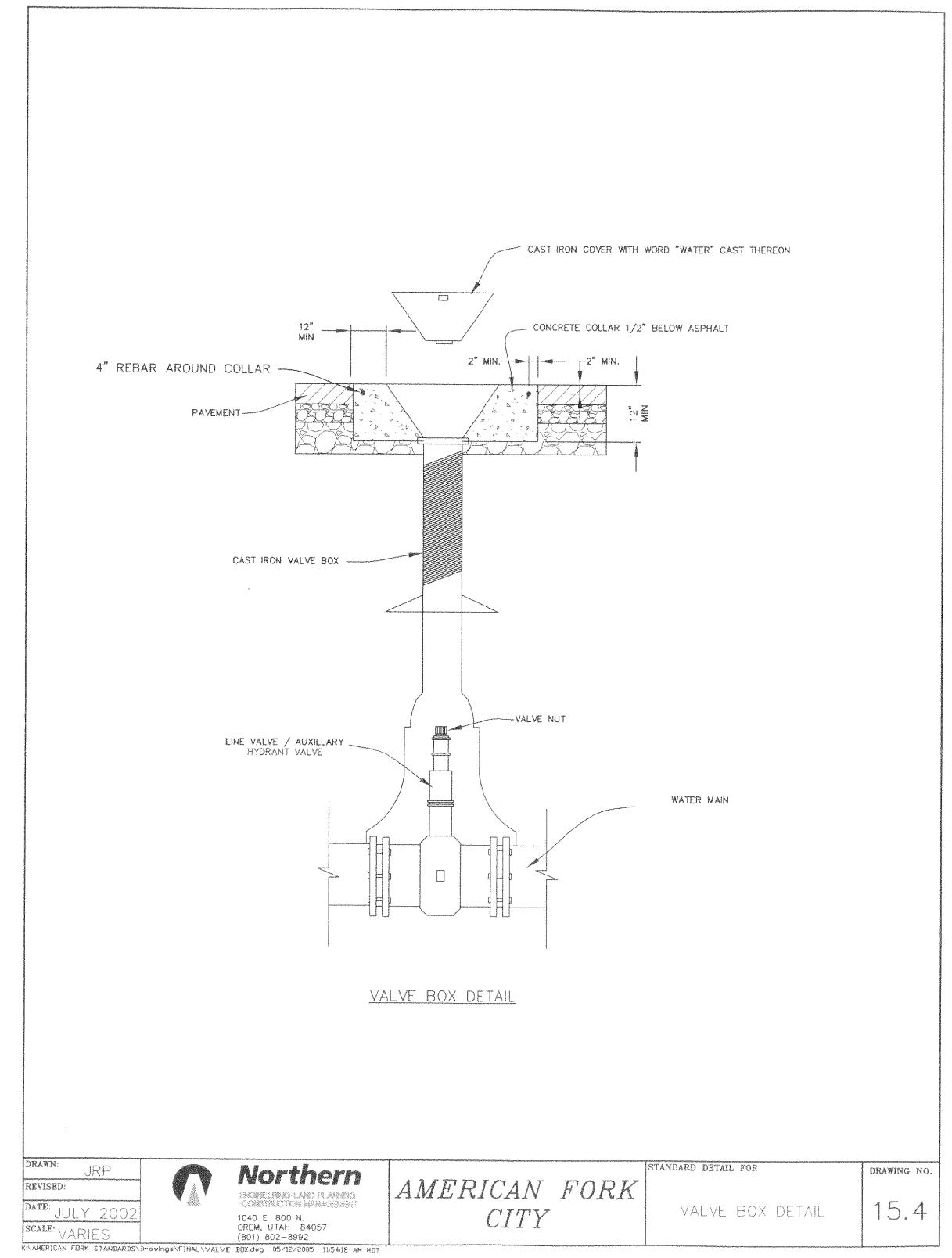
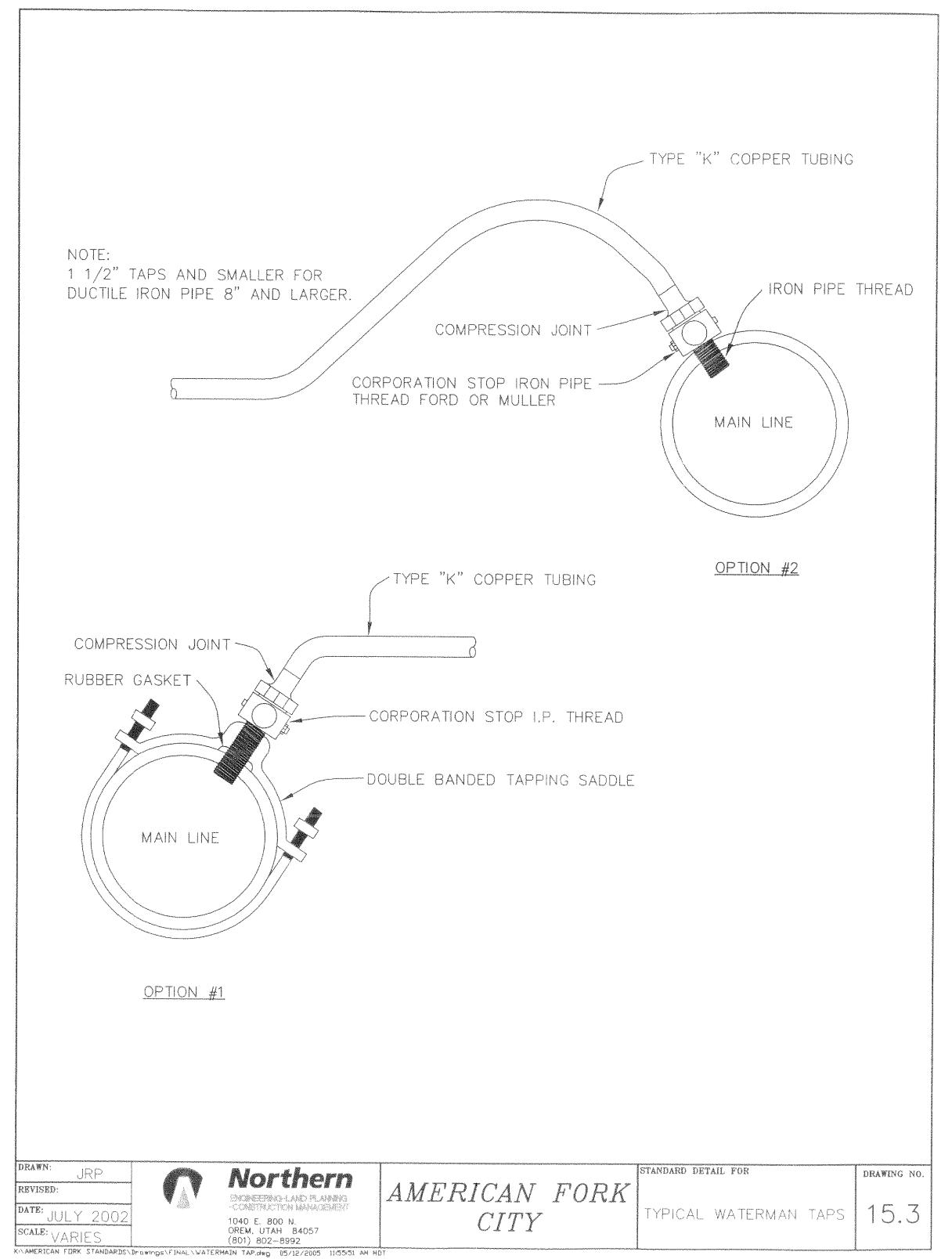
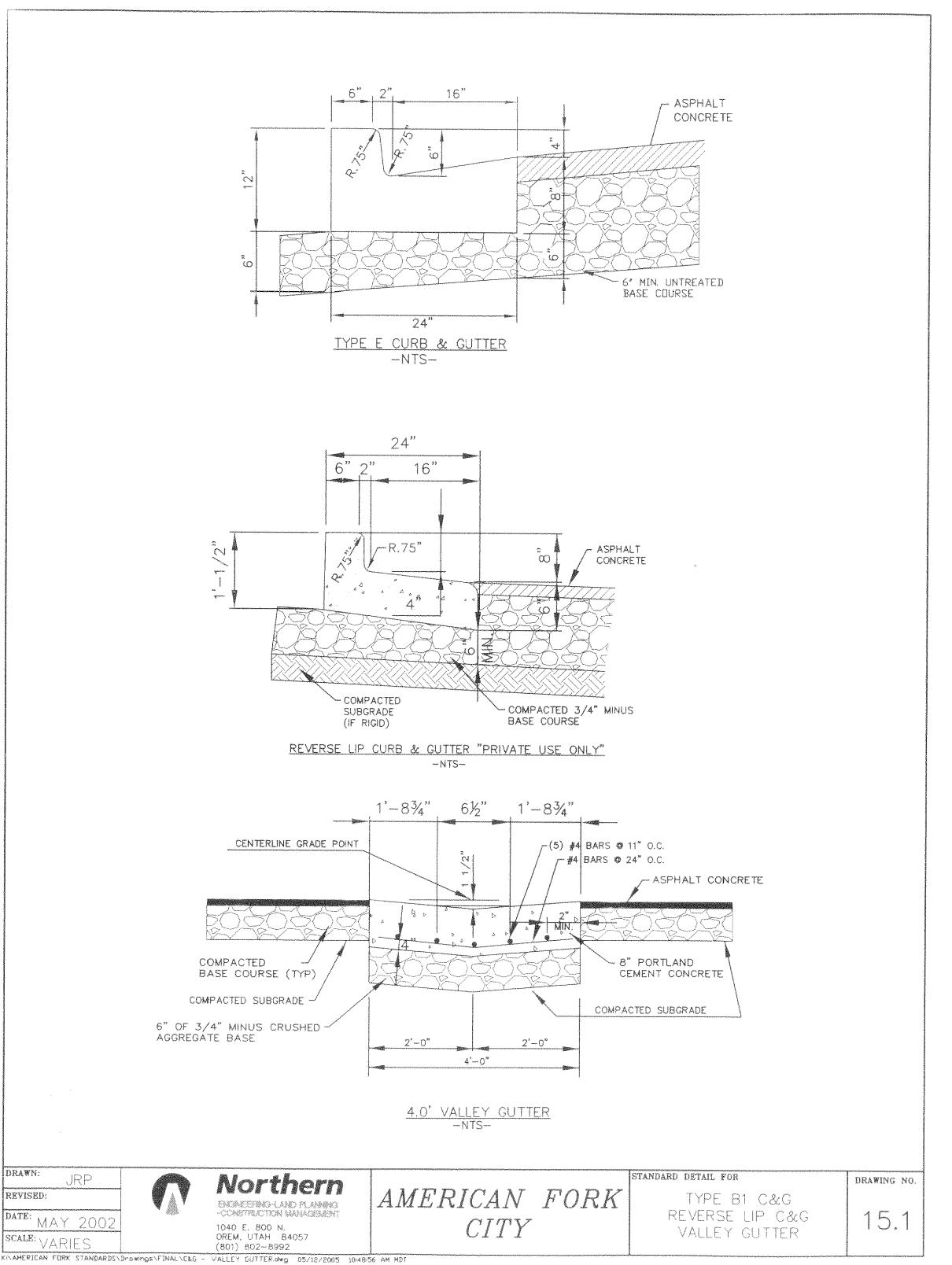
2024-07-13

2024-08-17

REVISIONS

Description

REVISION



Note to Owner and Contractor:
American Fork City stamp of approval is intended as a plan review process benchmark notation. Nothing in this approval shall be construed as a waiver from compliance with any City building code ordinance or the American Fork City Municipal Code. All construction must be in full compliance with City code regardless of the status of construction items shown.

American Fork City Engineering
08/07/2024
tjpson
Approved for Construction

DESERT EDGE ARCHITECTURE

720 S. RIVER ROAD BLDG D, SUITE 2100B

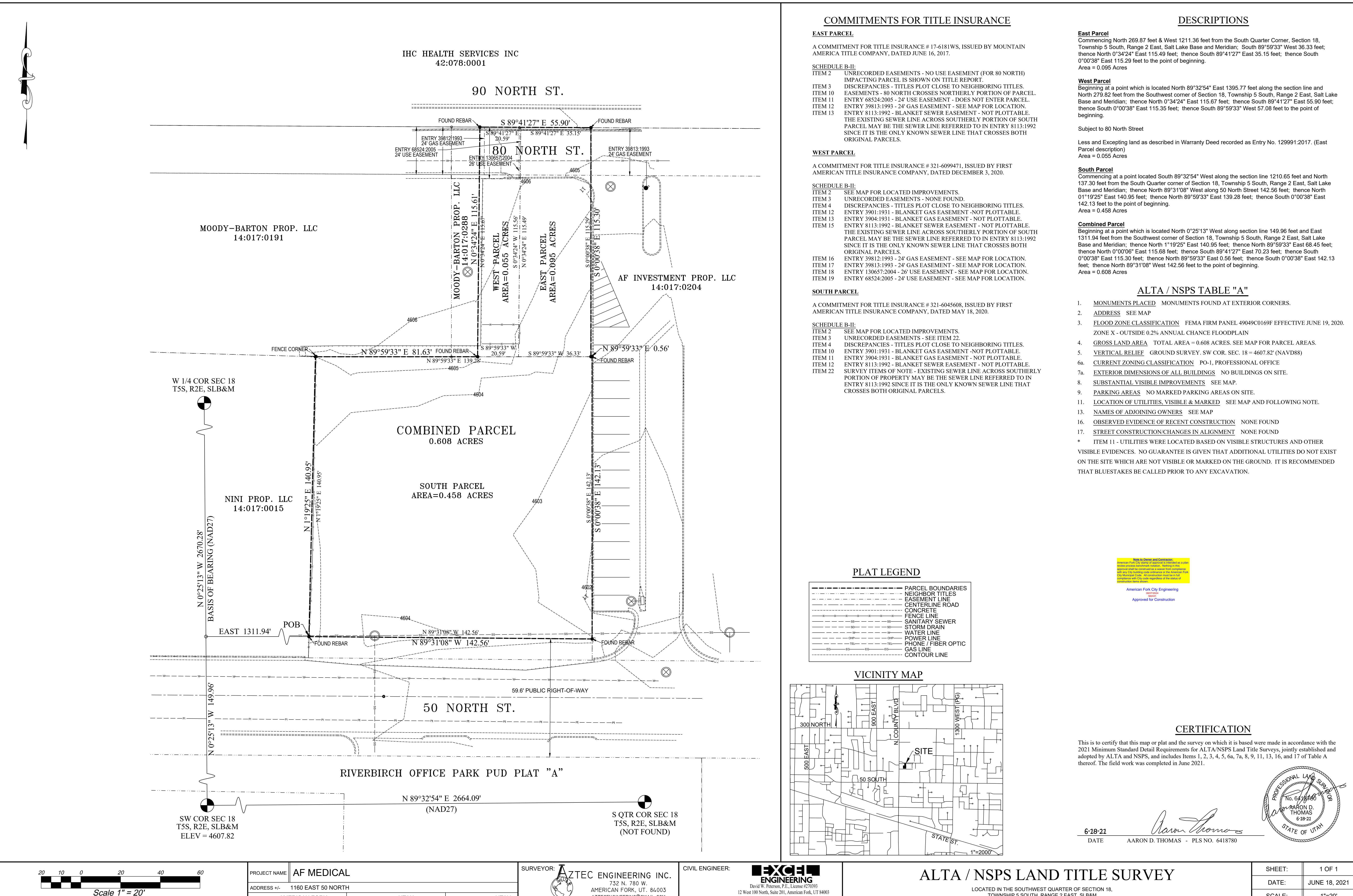
ST. GEORGE, UT 84790

**JRG MEDICAL/PROFESSIONAL OFFICE BLDG.
AMERICAN FORK 1141 EAST 50 NORTH UTAH**

Scale: NTS

DETAIL SHEET

Scale:
NTS
Date:
02/25/22





DESERT EDGE
architecture

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

2766 S. Main Street
Salt Lake City, Utah 84115
801.355.5656
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SURG MEDICAL/
PROFESSIONAL
OFFICE BLDG.

1141 E 50 N
AMERICAN FORK, UT 84003

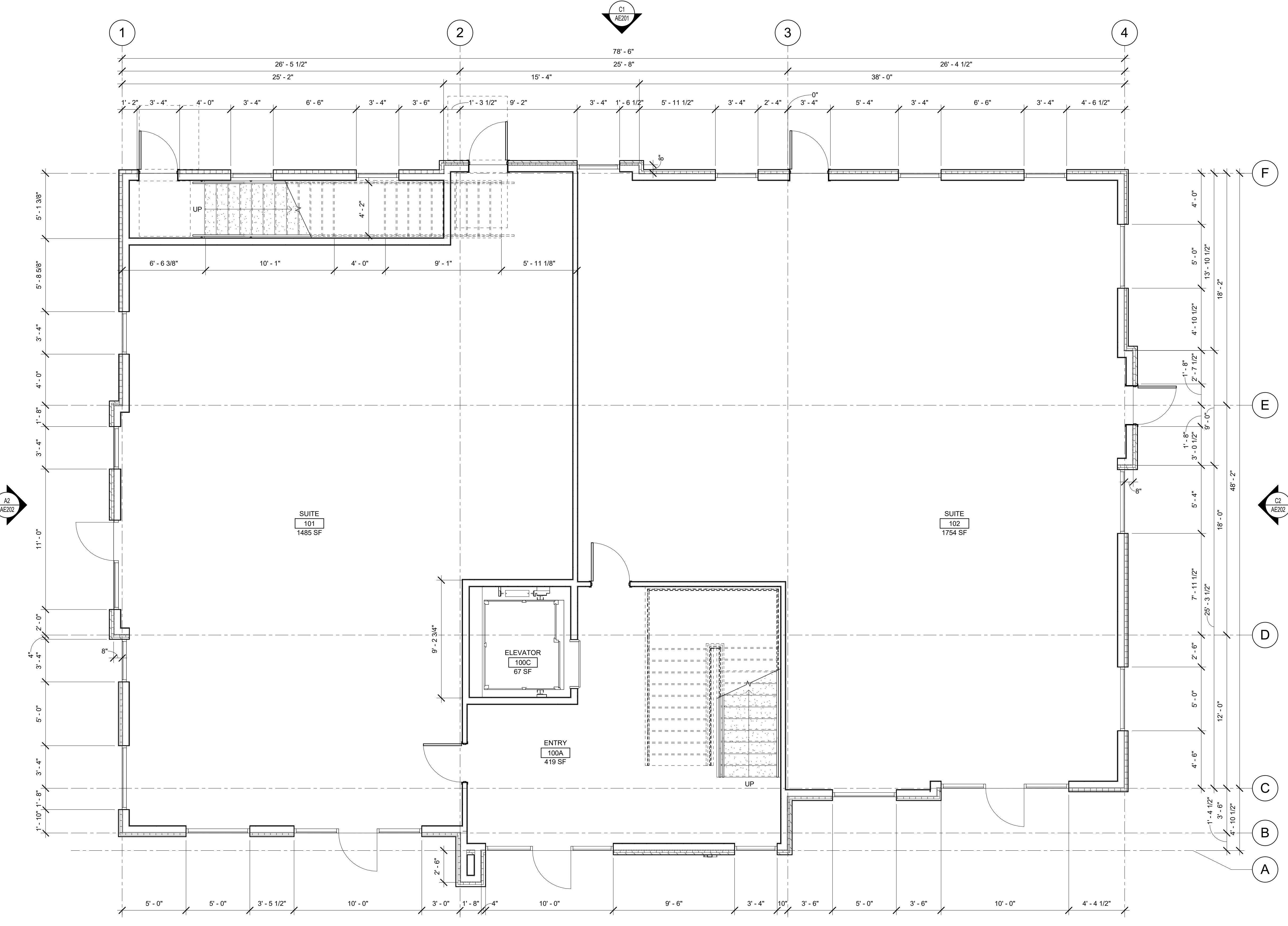
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ISSUE TYPE: NOT FOR CONSTRUCTION DATE: 05-26-2023

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

FIRST FLOOR PLAN

AE101



Note to Owner and Contractor:
American Fork City Engineering has reviewed this plan as a plan review process landmark revision. Nothing in this plan shall be construed as a finding of compliance with any City building code or ordinance of the American Fork City. It is the responsibility of the owner and contractor to determine the status of compliance with City code requirements.

American Fork City Engineering
Approved for Construction

BNA
CONSULTING
4225 Lake Park Blvd Ste 275
West Valley City, Utah 84120
P:801.532.2196
www.bnaconsulting.com

SURG MEDICAL/ PROFESSIONAL OFFICE BLDG.

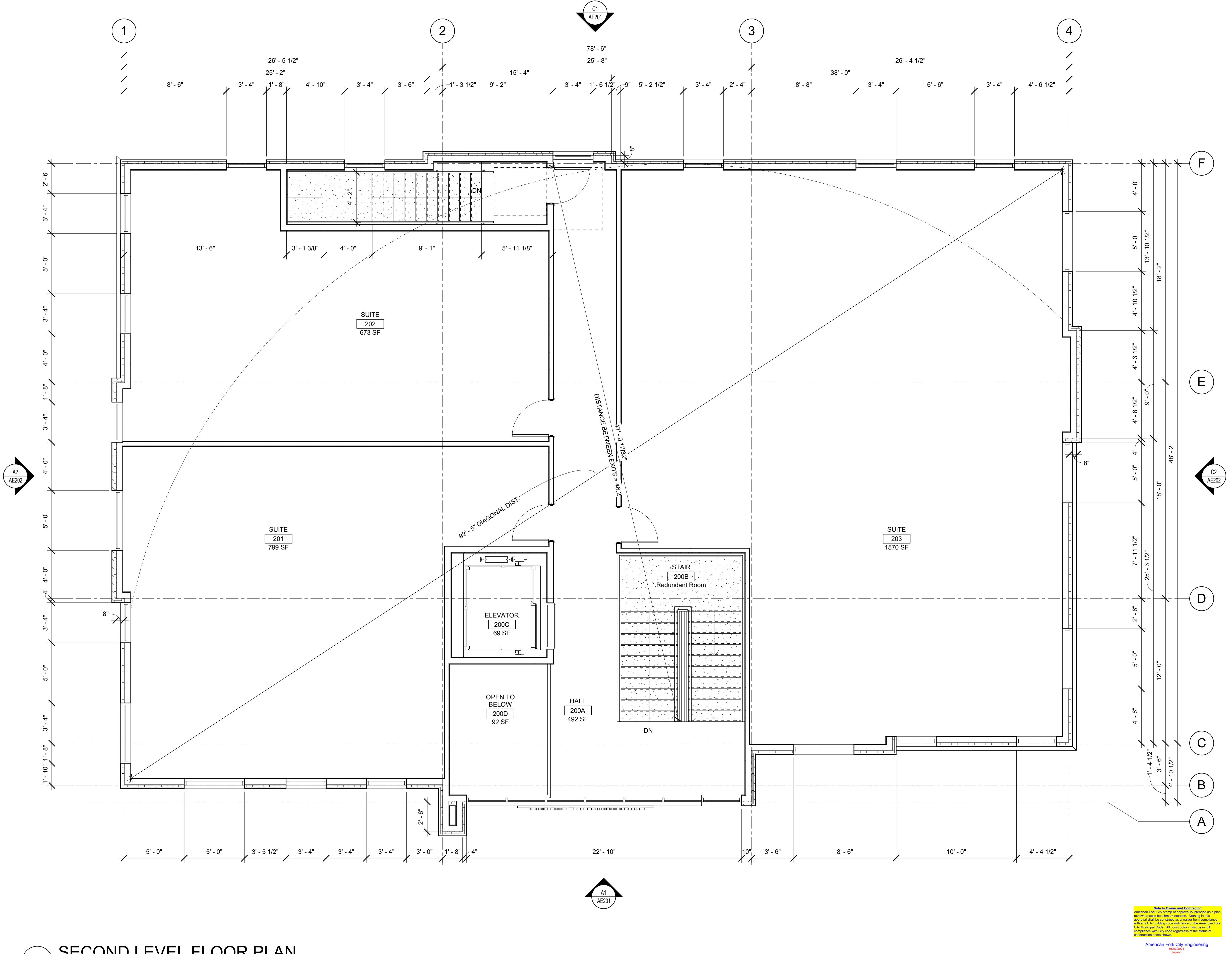
141 E 50 N
MAN FORK, UT 84003

TYPE: FOR CONSTRUCTION **DATE:** 05-26-2023

JECT NUMBER:	001061
N BY:	Author
WERED BY:	Checker

SECOND FLOOR PLAN

AE102



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

1/4" = 1'-0"

Note to Owner and Contractor:
An Fork City stamp of approval is intended as a plan
process benchmark notation. Nothing in this
shall be construed as a waiver from compliance
with City building code ordinance or the American Fork
Principal Code. All construction must be in full
conformance with City code regardless of the status of
construction items shown.

American Fork City Engineering
08/07/2024
tjepson
Approved for Construction



DESERT EDGE
architecture

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

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

4225 Lake Park Blvd Ste 275
West Valley City, Utah 84120
P:801.532.2196
www.bniconsulting.com

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PROFESSIONAL
OFFICE BLDG.
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AMERICAN FORK, UT 84003

STAMP

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

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

Not to Scale and Construction
American Fork City stamp of approval is intended as a plan
approval and shall be construed as a release from compliance
with all applicable zoning, building, and engineering codes of the
City of American Fork. All construction must be in full
compliance with the applicable codes and regulations of the
City of American Fork. No construction shall be done prior to
the issuance of a building permit.

American Fork City Engineering
05/26/2023
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EXTERIOR
ELEVATIONS

AE202





DESERT EDGE
architecture

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NOT FOR CONSTRUCTION 05-26-2023

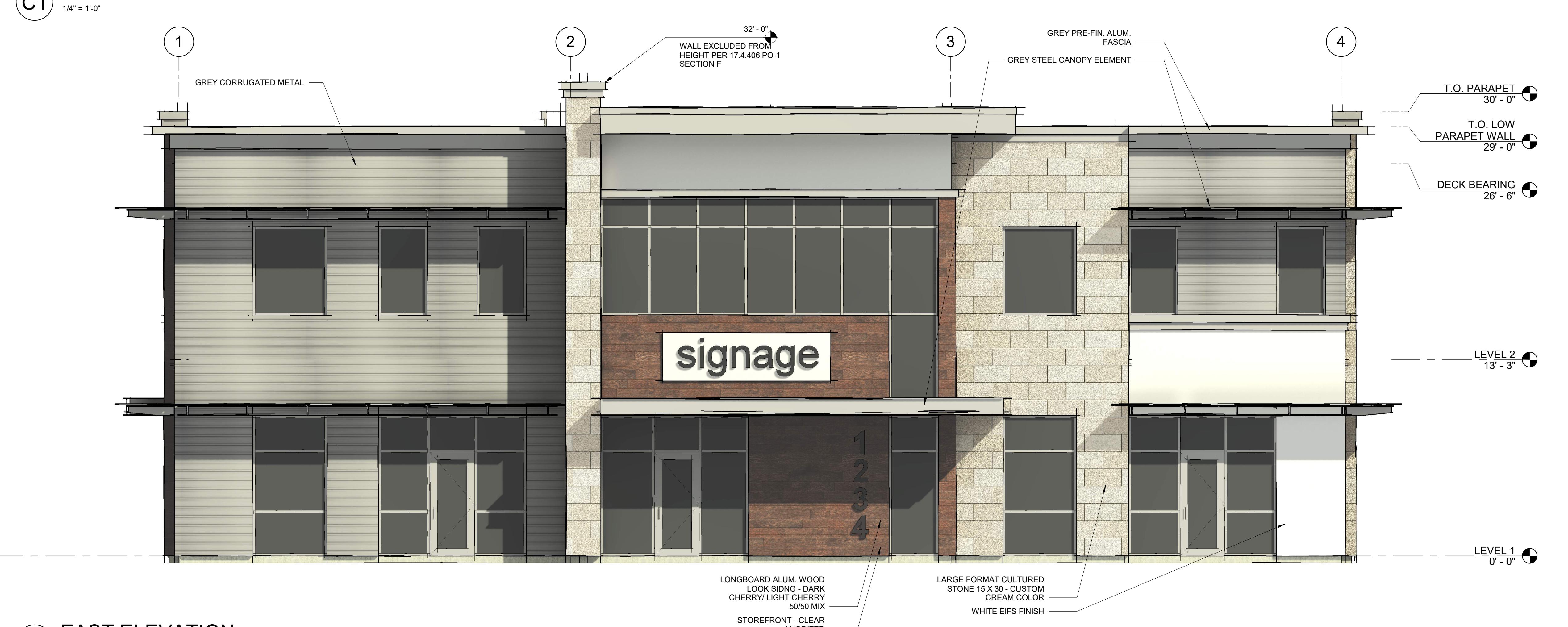
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DRAWN BY: SB
CHECKED BY: SB

EXTERIOR
ELEVATIONS

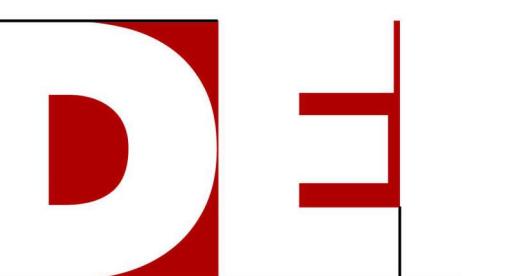
AE201



C1 WEST ELEVATION



A1 EAST ELEVATION



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ST. GEORGE, UTAH 84790

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

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

PERSPECTIVE
VIEWS

AE701



(D3) FRONT PERSPECTIVE VIEW



(B1) FRONT LEFT PERSPECTIVE VIEW



(B3) REAR LEFT PERSPECTIVE VIEW



(A1) REAR RIGHT PERSPECTIVE VIEW



(A3) FRONT RIGHT PERSPECTIVE VIEW

90 NORTH ST. (PRIVATE)



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

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

SYMBOL	LANDSCAPE DESCRIPTION	QTY
1-01	SCATTERED LAWN AREA LAWN AREAS SHALL BE SODDED. NEW TURF AREAS TO BE SODDED WITH 18% "BLIESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERNENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR ANY SOIL EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PROPOSED TO RECEIVE MIN. 3" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED LAWNS. ALL LAWN AREAS SHALL BE MOWED WITH 100% COVERAGE BY POP-UP SPREADER OR GRASSCUTTER ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOIL AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	2,059 sf
1-10	1" MINUS TAN CRUSHED ROCK, SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL WHERE PLANTING IS PROPOSED, AND 10" TO 12" DEPTH WHERE NECESSARY. AREAS ARE A HOLE THREE FEET IN WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST, TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDED A 12" DEPTH OF ROCK IS AT THE TOP OF DRAINING, KEEP ROCK AWAY FROM TOP OF ROOTS OF ALL PLANT MATERIAL. IF WEED BARRIER IS REQUIRED IN CITY, INSTALL DEWITT FOZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT, APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING, AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	5,854 sf
1-26	1" MINUS TAN CRUSHED ROCK, SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL WHERE PLANTING IS PROPOSED, AND 10" TO 12" DEPTH WHERE NECESSARY. AREAS ARE A HOLE THREE FEET IN WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST, TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDED A 12" DEPTH OF ROCK IS AT THE TOP OF DRAINING, KEEP ROCK AWAY FROM TOP OF ROOTS OF ALL PLANT MATERIAL. IF WEED BARRIER IS REQUIRED IN CITY, INSTALL DEWITT FOZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT, APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING, AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	14
1-27	6" CONCRETE MOW CURB	107 lf

SYMBOL	LANDSCAPE DESCRIPTION	QTY
1-26	BOULDERS - DECORATIVE	14
1-27	6" CONCRETE MOW CURB	107 lf

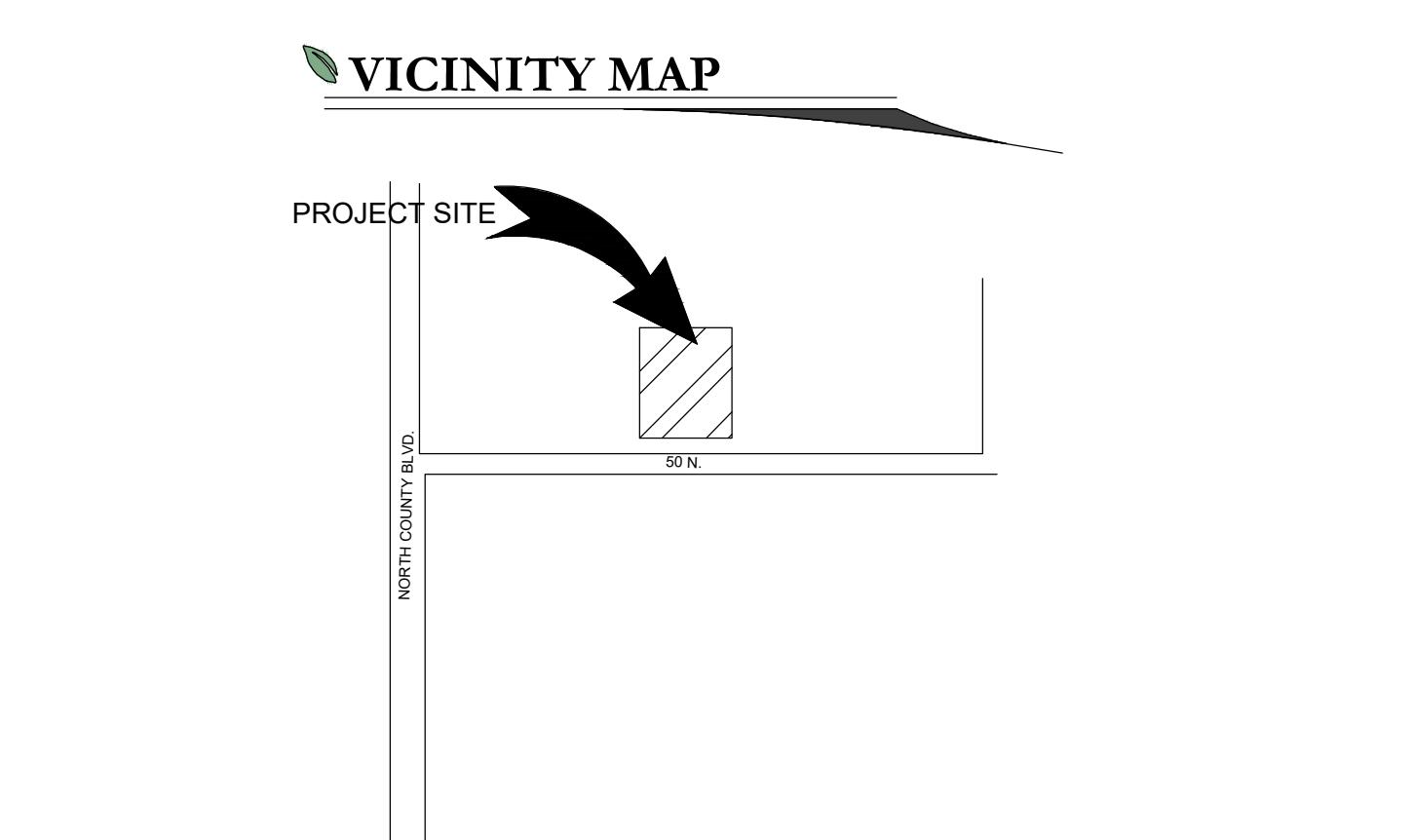
Note to Owner and Contractor:
American Fork City items of adoption is intended as a plan of construction. All items of adoption shall be construed as a waiver from complete compliance with the applicable City of American Fork Municipal Code. All construction must be in full compliance with the applicable City of American Fork Municipal Code and all applicable construction items shown.

American Fork City Engineering
09/20/2024
Approved for Construction

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

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
ATR	2	Acer tataricum 'JFS-KW2' TM Rugged Charm Tatarian Maple	B & B	2"Cal
GBP	1	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Gingko	B & B	2"Cal
QR'A	3	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak	B & B	2"Cal
ZSB	5	Zelkova serrata 'Burgundy Vase' Burgundy Vase Zelkova	B & B	2"Cal

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
AAV	10	Amelanchier alnifolia 'Obelisk' TM Standing Ovation Serviceberry	5 gal	
AM'H	21	Aronia melanocarpa 'Low Scape Hedge' Low Scape Hedge Chokeberry	5 gal	
AM'M	23	Aronia melanocarpa 'Low Scape Mound' Low Scape Mound Chokeberry	5 gal	
BTC	10	Berberis thunbergii 'Concord' Concord Japanese Barberry	5 gal	
CBM	12	Caryopteris x clandonensis 'CT-9-12' TM Beyond Midnight Bluebeard	5 gal	
PO'F	3	Physocarpus opulifolius 'UMNHarpell' TM Fireside Ninebark	5 gal	
PPP	22	Prunus besseyi 'P011S' TM Pawnee Buttes Sand Cherry	5 gal	
RT'A	10	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal	
RT'T	1	Rhus typhina 'Tiger Eyes' Tiger Eyes Sumac	5 gal	
SB'G	6	Spirea betulifolia 'Tor Gold' TM Glow Girl Birchleaf Spirea	5 gal	
STB	22	Spiraea x 'SMSJRP1' TM Blooming Dwarf Purple Leaf	5 gal	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
JSB	14	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	B & B	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
CA'K	31	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal	
HS'S	26	Heterachne semipervirens 'Sapphire' Blue Oat Grass	1 gal	
PO'K2	20	Pennisetum orientale 'Karley Rose' Karley Rose Fountain Grass	1 gal	



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

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PKJ
DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

PKJ
LANDSCAPE ARCHITECTURE
JEREMY ANTHONY
B129-17-4330
10/3/2023
ELECTRONIC
STATE OF UTAH
SEAL

COLOR ILLUSTRATION
CITY PERMIT SET

LP-COLOR

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 10/3/2023

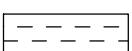
ISSUE DATE: 10/3/2023
PROJECT NUMBER: UT23100
PLAN INFORMATION: 811
DATE: XX-XX-XX
NO. REVISION: 1 XXXX
DATE: XX-XX-XX
3 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org
4
5
6
7

GRAPHIC SCALE: 1" = 16'

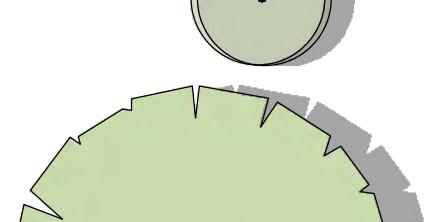
90 NORTH ST. (PRIVATE)



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

<u>SYMBOL</u>	<u>1 LANDSCAPE DESCRIPTION</u>	<u>QTY</u>
	<p>1-01</p> <p>SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED LAWN. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.</p>	2,059 sf
	<p>1-10</p> <p>1" MINUS TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.</p>	5,854 sf

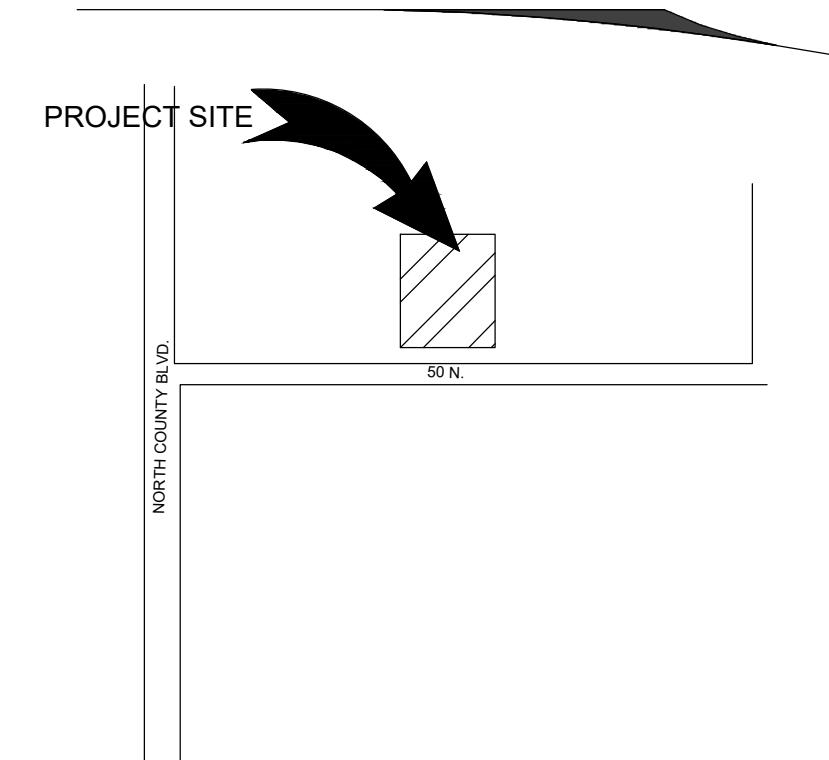
 PLANT LEGEND (NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRIORITY.)

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	AT'R	2	<i>Acer tataricum</i> 'JFS-KW2' TM Rugged Charm Tatarian Maple	B & B	2"Cal
	GB'P	1	<i>Ginkgo biloba</i> 'Princeton Sentry' Princeton Sentry Gingko	B & B	2"Cal
	QR'A	3	<i>Quercus robur</i> x <i>alba</i> 'JFS-KW1QX' TM Street Spire Oak	B & B	2"Cal
	ZS'B	5	<i>Zelkova serrata</i> 'Burgundy Vase'	B & B	2"Cal

Note to Owner and Contractor: American Fork City stamp of approval is intended as a plan review process benchmark notation. Nothing in this approval shall be construed as a waiver from compliance with any City building code ordinance or the American Fork City Municipal Code. All construction must be in full compliance with City code regardless of the status of

American Fork City Engineering
08/07/2024
tjepson
Approved for Construction

VICINITY MAP



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION
10/17/2023	UT23100	 811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org	 <p>0' 8' 16' 32' 64'</p> <p>GRAPHIC SCALE: 1" = 16'</p> <p>47' PI 4' DI</p> <p>SURG MEDICAL/PRO OFFICE BLD 1141 E. 50 N. AMERICAN FORK, U</p>
NO.	REVISION	DATE	
1	XXXX	XX-XX-XX	
2			
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5			
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SURG MEDICAL/PROFESSIONAL
OFFICE BLDG.
1141 E. 50 N.
AMERICAN FORK, UTAH

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

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**COLOR ILLUSTRATION
CITY PERMIT SET**

LP-COLOR

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

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

1.2 SYSTEM DESCRIPTION

A.Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleaving 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 sleaving under hardscapes. Actual routing of pipe, wire or other components may be altered 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.Labor & Equipment: During layout and sailing consult with Owner's Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

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

1.5 SUBMITTALS

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

B.Operation and Maintenance Manual

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

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

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

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

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

b. Project Record Copy

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

ii. Completed Project As-Built Drawings

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

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 sleaving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.

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

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

1.6 QUALITY ASSURANCE

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

B.Regulated 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 Contract.

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

1.7 DELIVERY-STORAGE-HANDLING

A.During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

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

1.9 WARRANTY

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

1.10 OWNER'S INSTRUCTION

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

1.11 MAINTENANCE

A.Furnish the following items to Owner's Representative:
a. Two quick couple keys with hose swivel.
b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B.Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by "blow-out" method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after new plant material has been installed but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to no more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A.Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the 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.

a. Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.
b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C.Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Pipe construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P707D.

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

b. Common wire shall be white, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extraneous (3 ft.) shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBRK. Wire splicing 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 control valves shall be stamped "WIRE SPLICE" or "WS" on box lid.

2.5 SLEEVING

A.Contractor shall be responsible to protect existing underground utilities and components. Sleaving minimum size shall be 2". Sleaving 2" through 4" in size shall be 1/4" PVC solvent weld. Sleaving 6" and larger shall be CL 200 PVC gasketed. Sleeve shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond wall or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip caps, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line or lateral pipe.

2.6 MAIN LINE PIPE

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

a. Maximum flows allowed through main line pipe shall be:
3/4" 8 GPM
1" 12 GPM
1 1/2" 30 GPM
2" 53 GPM
2 1/2" 75 GPM
3" 110 GPM
4" 180 GPM

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

2.7 MAIN LINE FITTINGS

A.All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of

direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

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

B.Isolation valves 2 1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with 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.

2.11 MANUAL CONTROL VALVES

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

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 sizes shall be 1/4", 1", 1 1/4", 1 1/2", 2" or 2 1/2" 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.Rainbird 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 boxes 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 grade of topsoil or bark areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box to proper grade.

2.16 IMPORT BACKFILL

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

A.Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B.Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

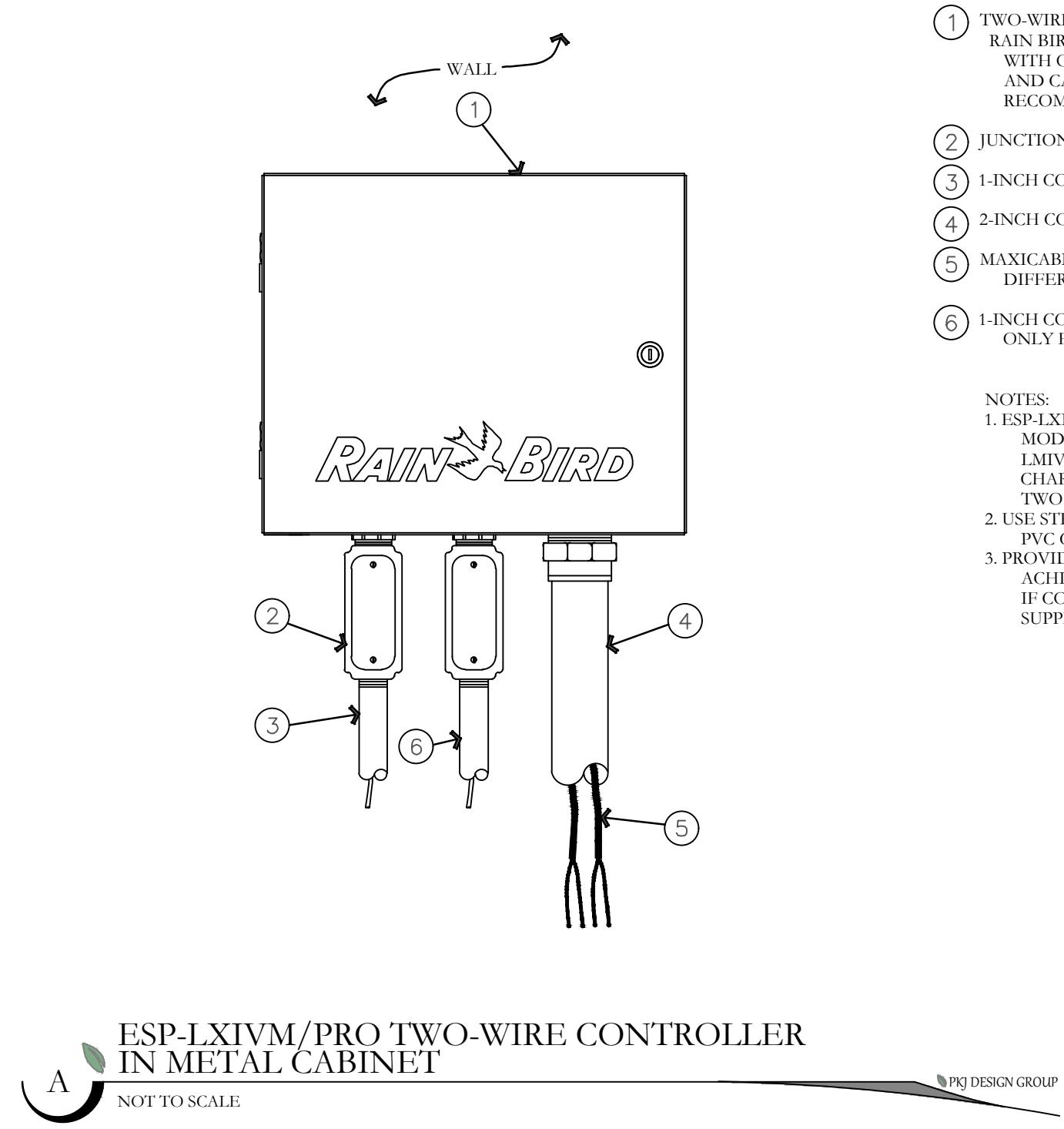
C.Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D.Adjust run times of station to meet needs of plant material the station services.

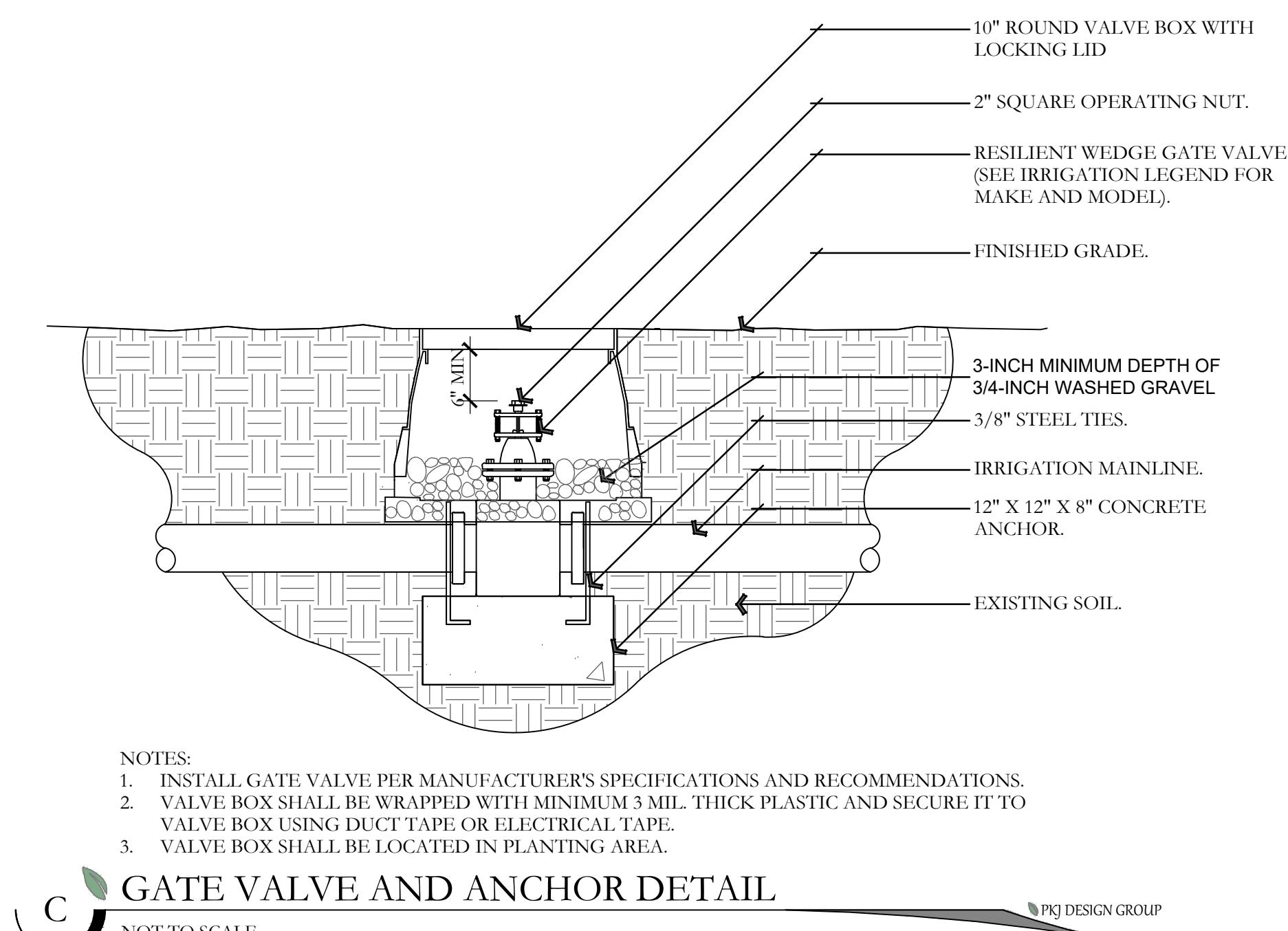
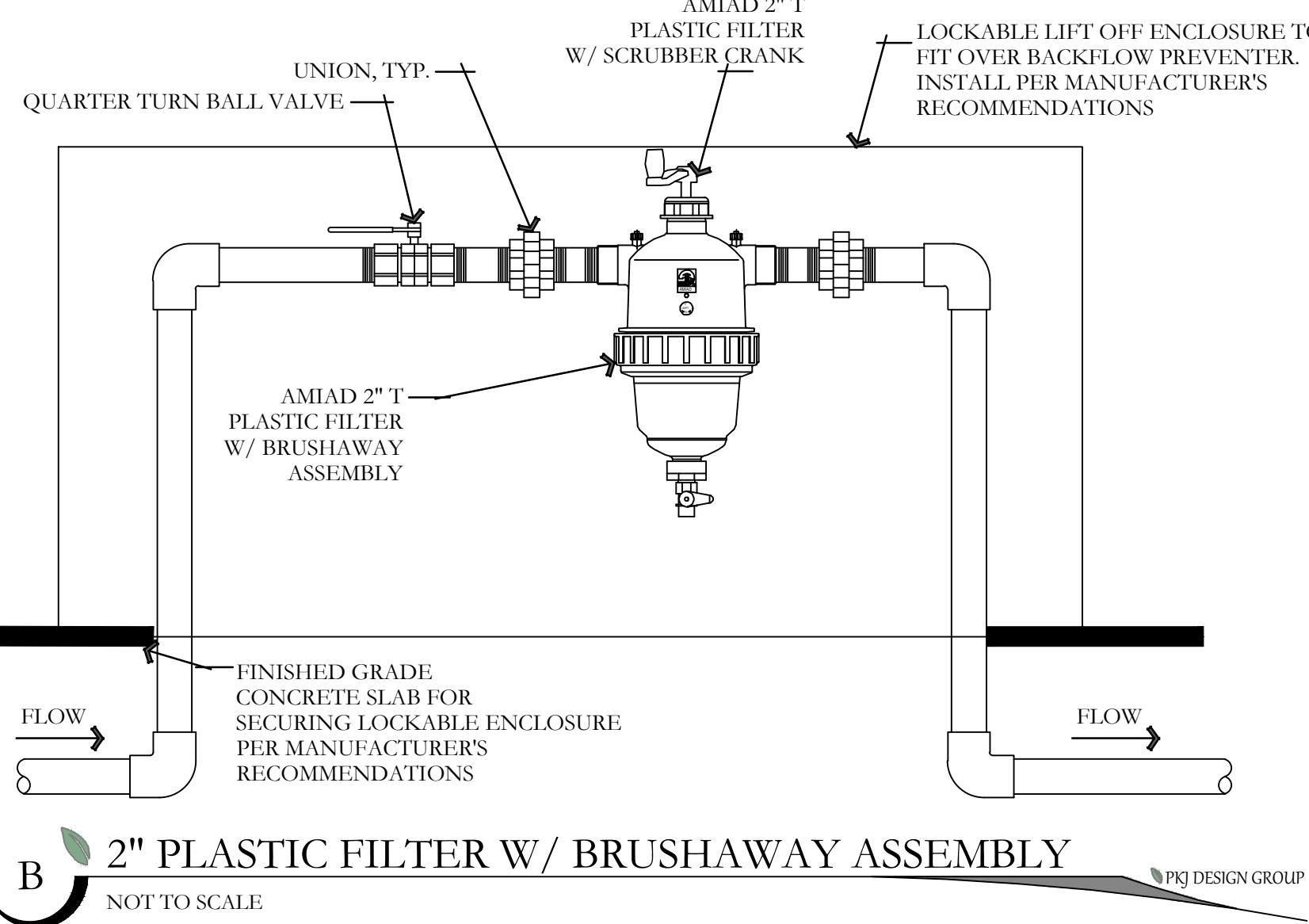
2.19 CLEANING

A.Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

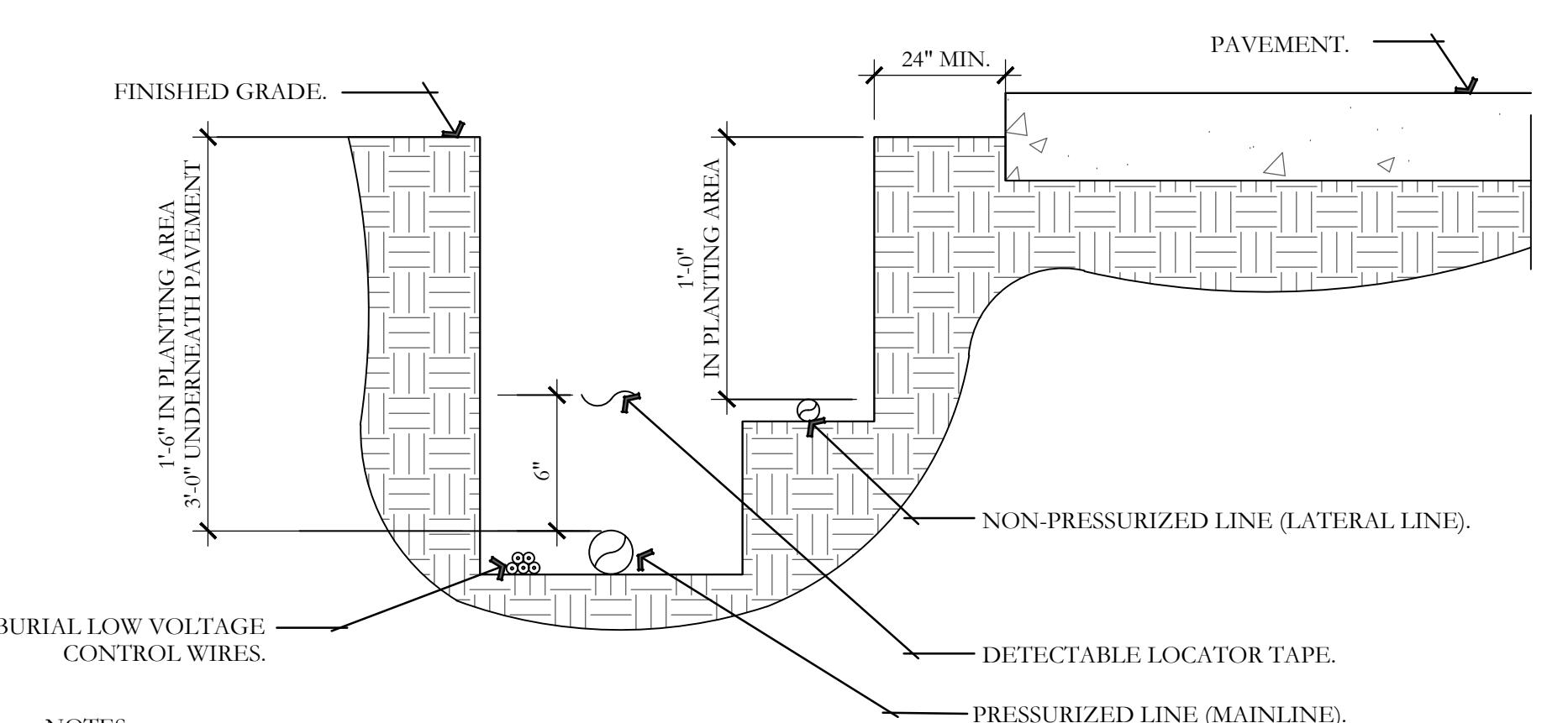
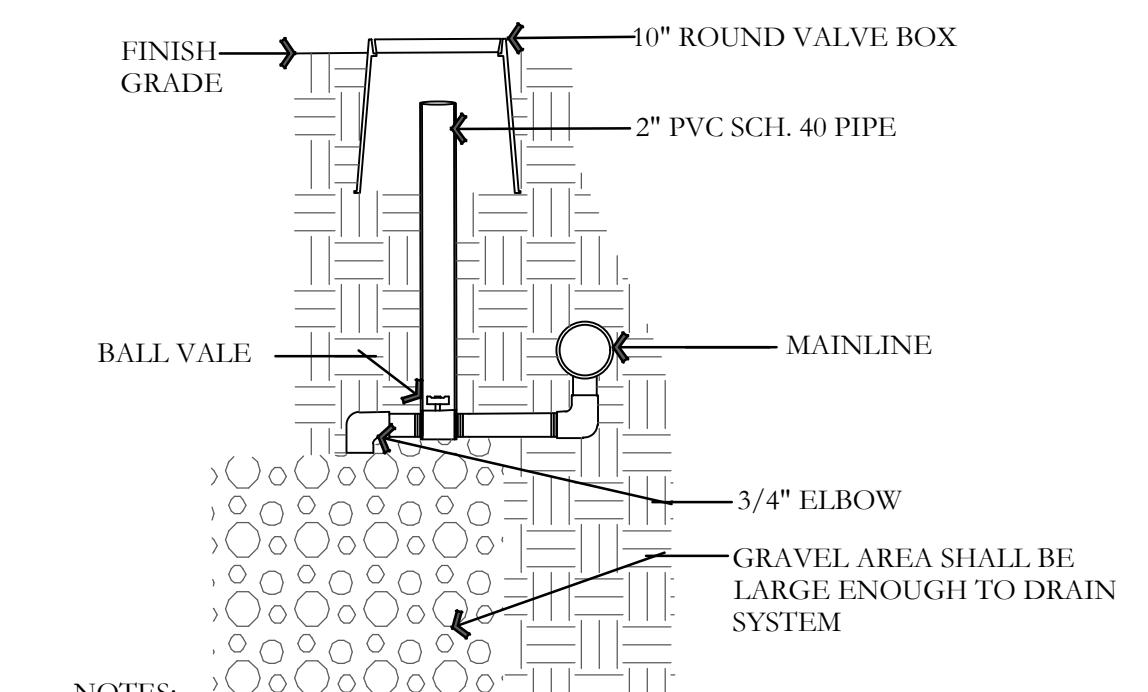
B.Open trenches or hazards shall be protected with yellow caution tape.



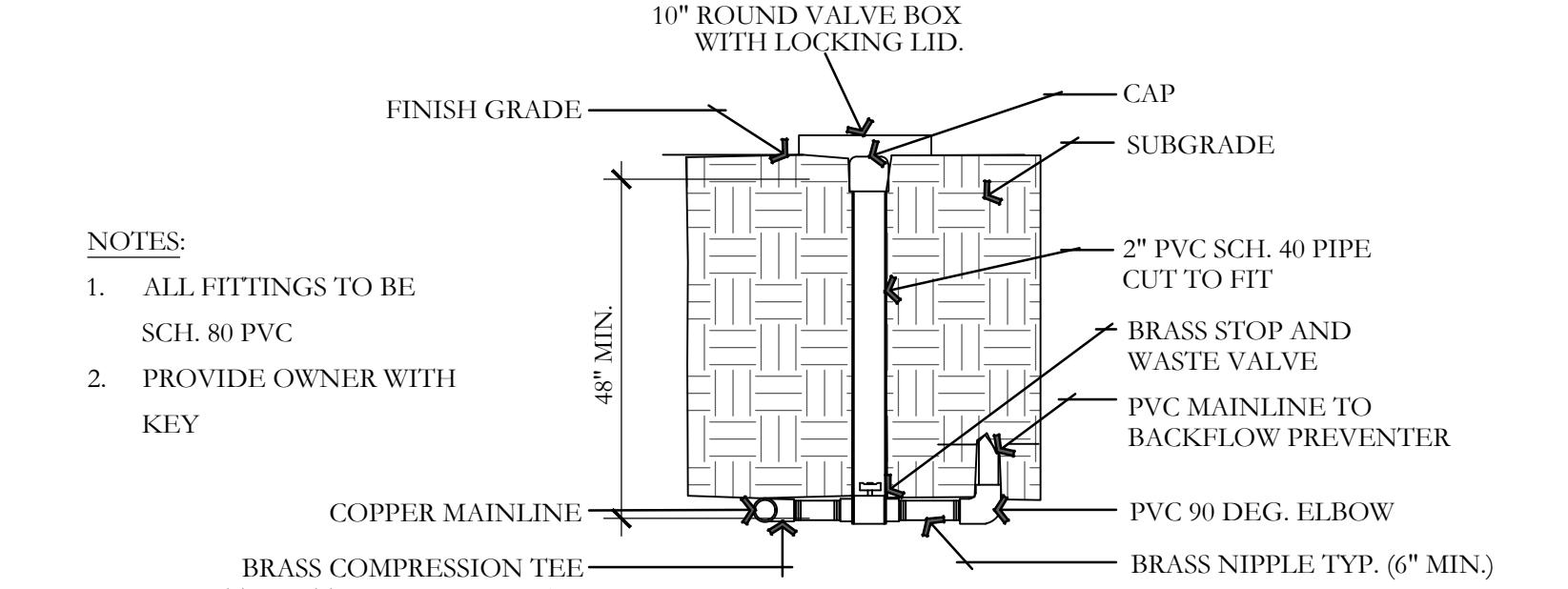
NOTES:
 1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS, THE LXIVM WITH 60 STATIONS AND THE LXIVM-PRO WITH 240 STATIONS. REFER TO THE CHART ABOVE FOR DIFFERENCES BETWEEN THE TWO MODELS.
 2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
 3. PROVIDE PROPER GROUNING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



C GATE VALVE AND ANCHOR DETAIL
NOT TO SCALE



E IRRIGATION TRENCHING DETAIL
NOT TO SCALE

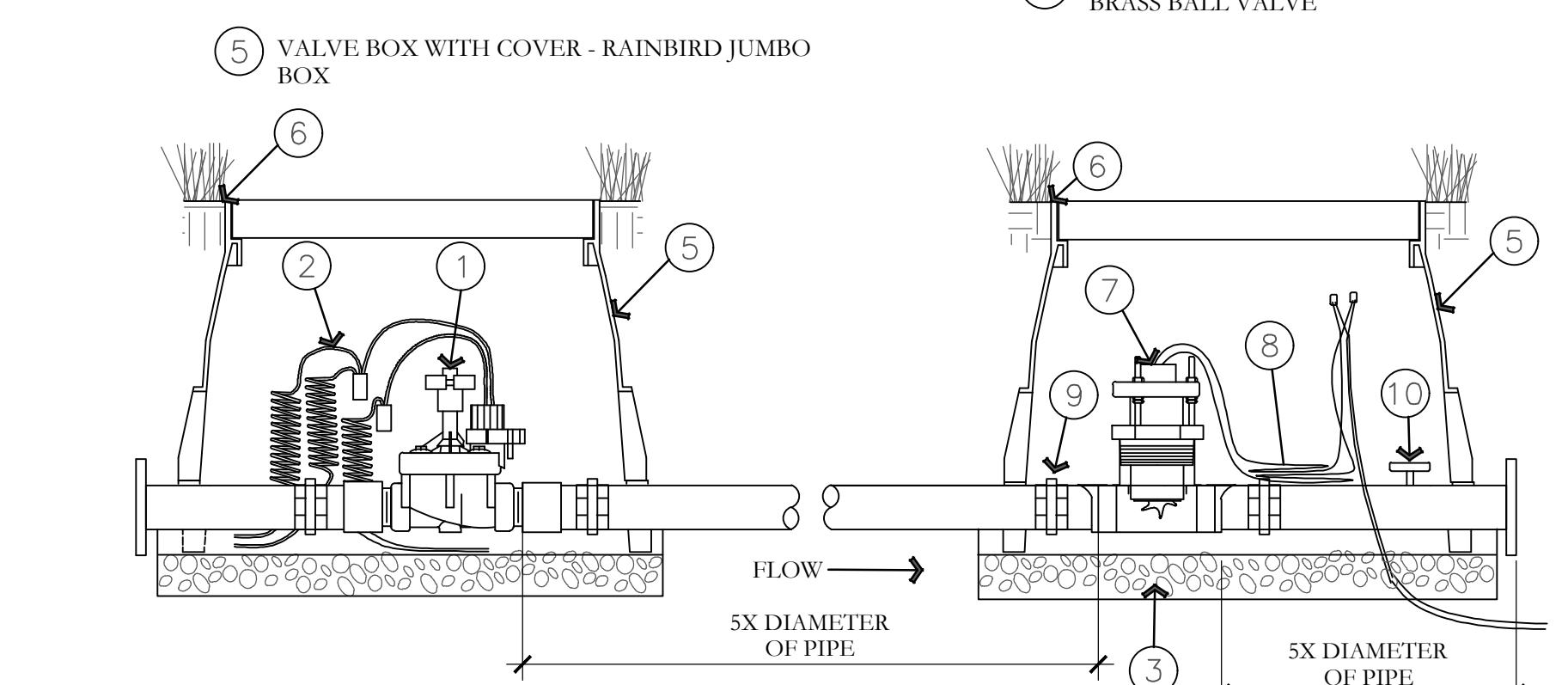


F MANUAL DRAIN DETAIL
NOT TO SCALE

Note to Owner and Contractor:
 American Fork City owner of property is intended as a plan owner. This plan shall be construed as a waiver from compliance with the requirements of the American Fork City Municipal Code. All construction must be in full compliance with the requirements of the plan and the construction terms shown.

American Fork City Engineering
Approved for Construction

- ⑥ FINISH GRADE
- ⑦ RAIN BIRD FS SERIES FLOW SENSOR(S). SEE COVER SHEET FOR SIZE
- ⑧ 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
- ⑨ 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING
- ⑩ PVC PIPE UNION
- ⑪ BRASS BALL VALVE



G QUICK COUPLER DETAIL
NOT TO SCALE

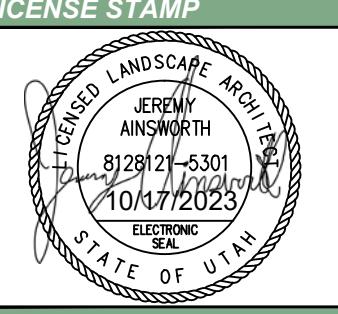
H STOP AND WASTE VALVE ASSEMBLY DETAIL
NOT TO SCALE

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

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IRRIGATION DETAILS
CITY PERMIT SET

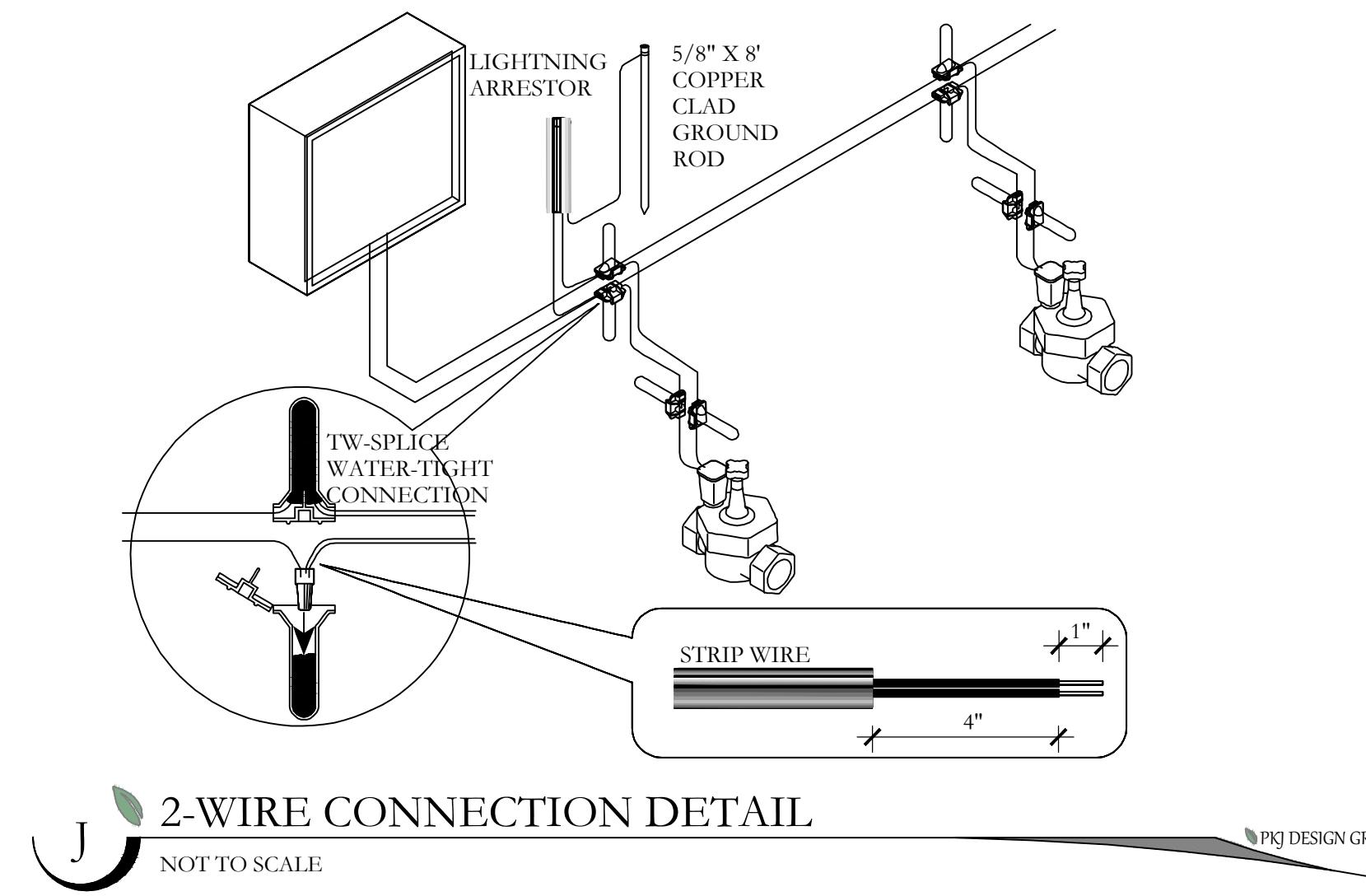
IR-501

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
10/17/2023	UT23100			DESERT EDGE ARCHITECTURE ATT: STEVE BEESLEY 435-673-7362 STEVE@DESERTEdge.CO			PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 10/17/2023
NO.	REVISION	DATE					
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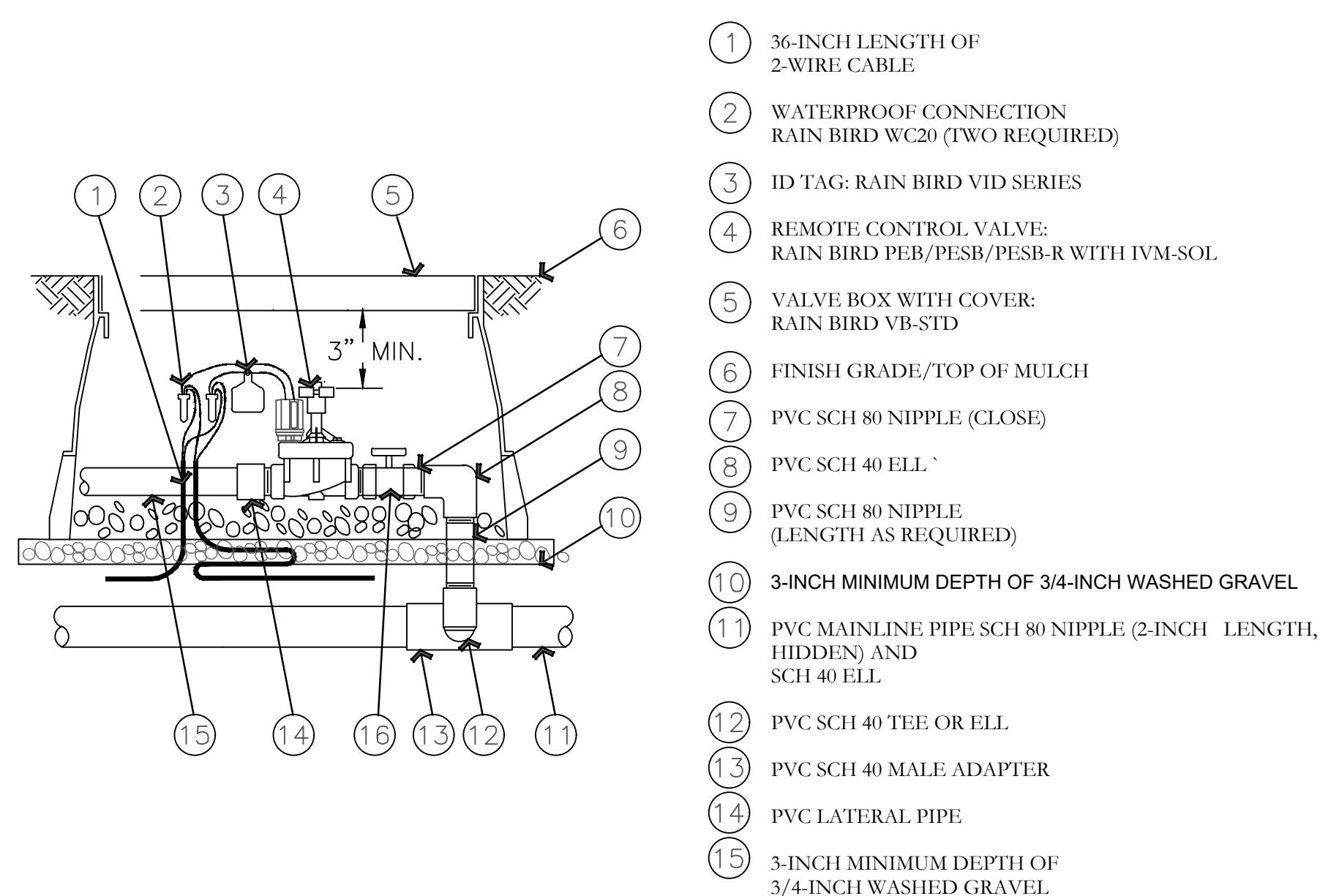
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**SURG MEDICAL/PROFESSIONAL
OFFICE BLDG.
1141 E. 50 N.
AMERICAN FORK, UTAH**



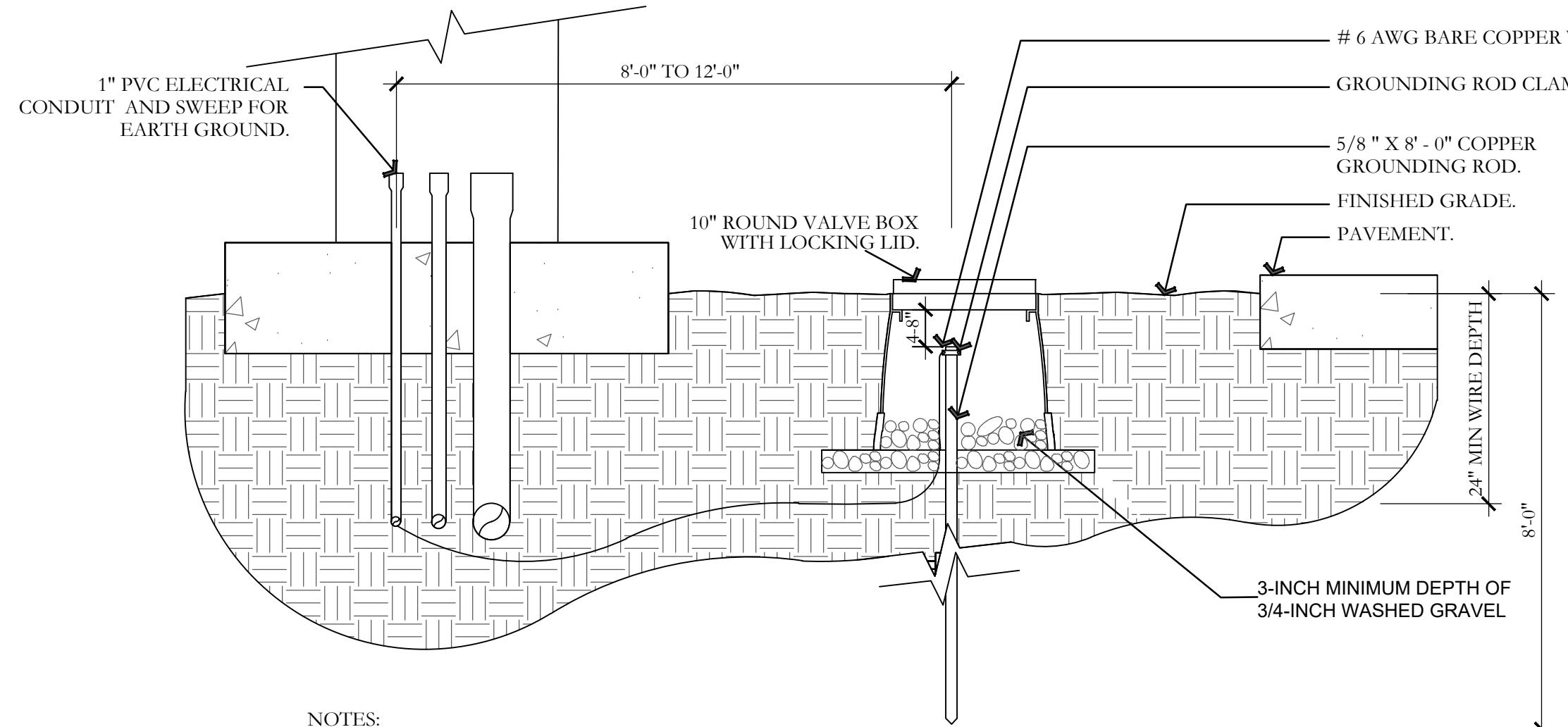
J 2-WIRE CONNECTION DETAIL

NOT TO SCALE



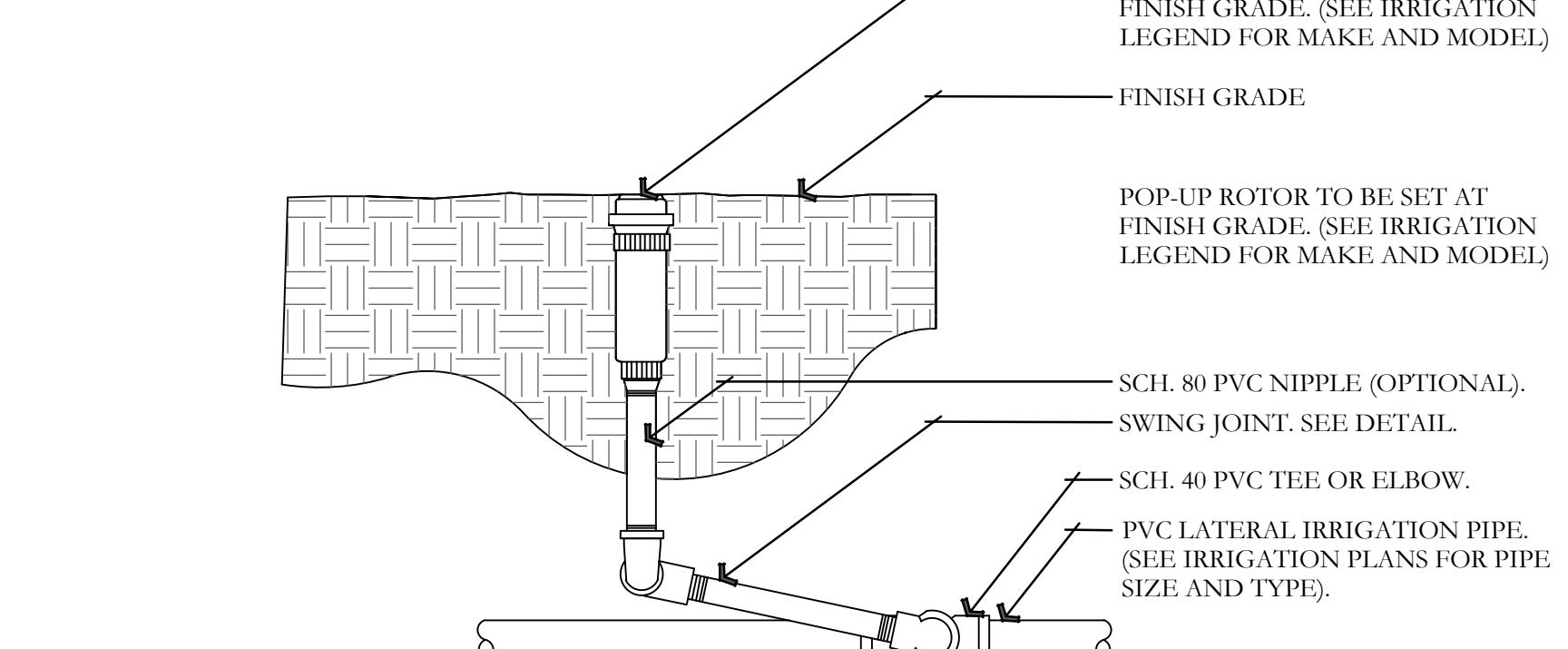
M ELECTRIC REMOTE-CONTROL VALVE
PEB OR PESB SERIES WITH IVM-SOL

NOT TO SCALE



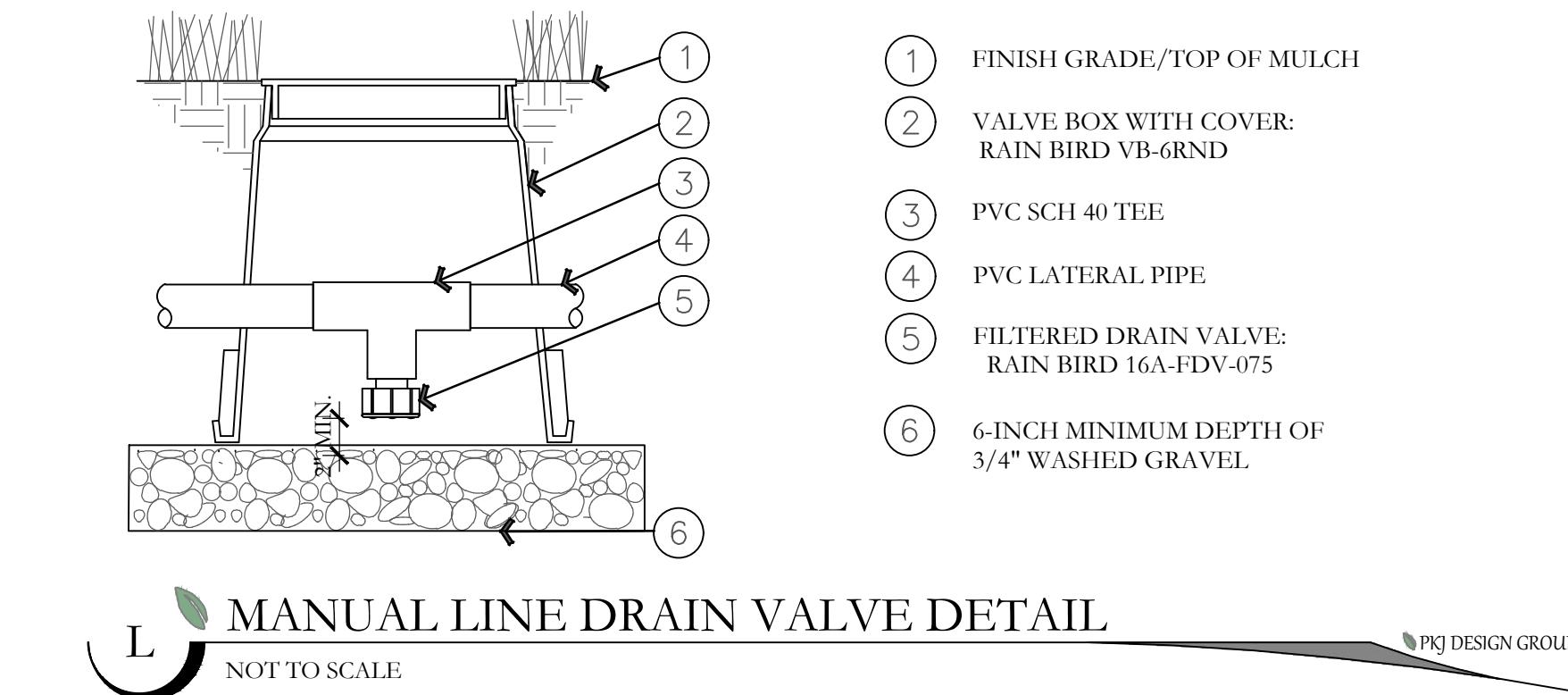
K GROUNDING ROD DETAIL

NOT TO SCALE



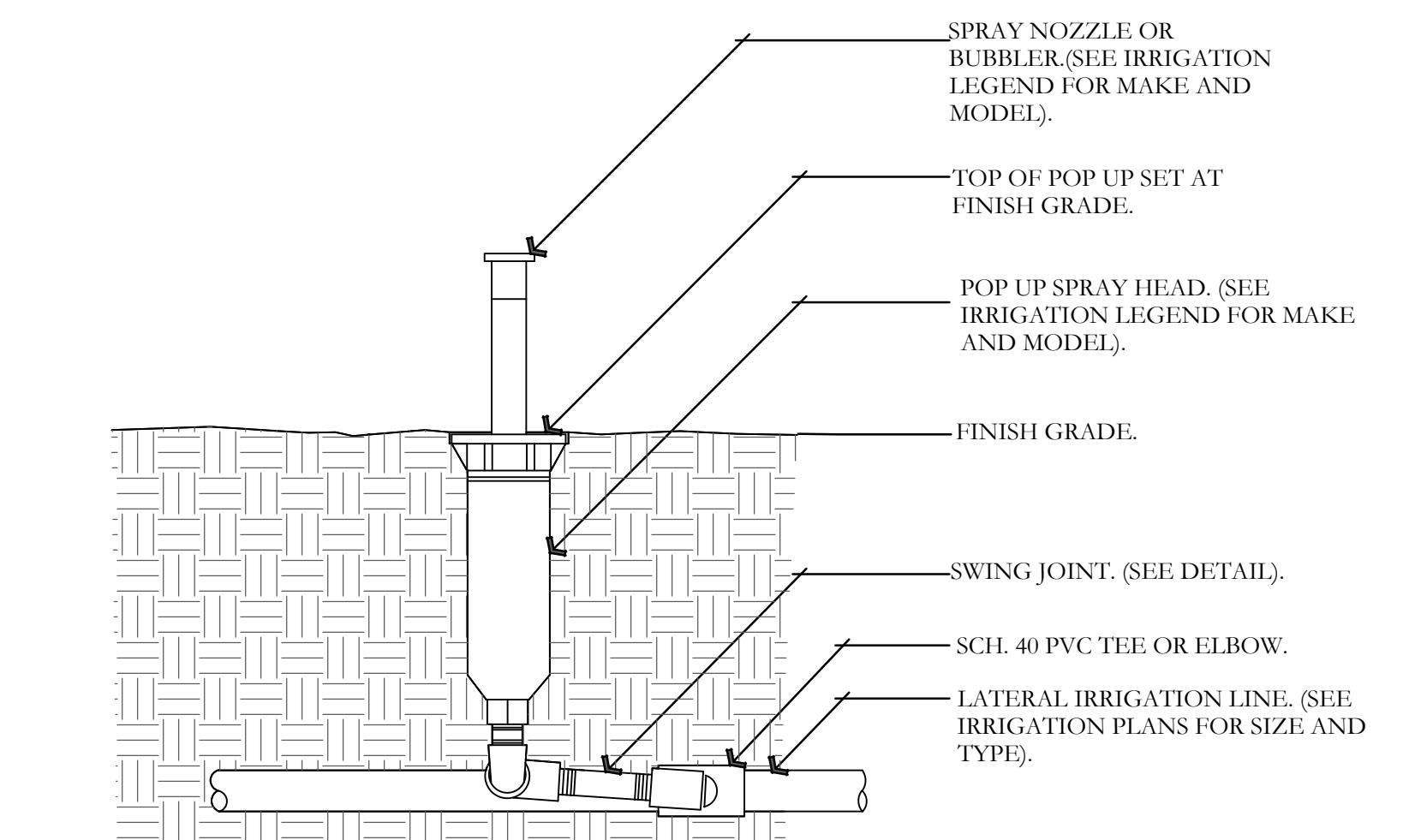
N ROTOR HEAD DETAIL

NOT TO SCALE



L MANUAL LINE DRAIN VALVE DETAIL

NOT TO SCALE



O POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

Note to Owner and Contractor:
American Fork City stamp of approval is intended as a City
of record. This stamp is not a substitute for a City of record.
Approval shall be construed as a waiver from compliance
with the City of American Fork's Building and Safety
Code. All construction must be in full
compliance with the City of American Fork's Building and
Safety Code. All plans must be submitted to the City of
American Fork for review and approval prior to
construction items shown.
American Fork City Engineering
Division
Approved for Construction

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
10/17/2023	UT23100			DESERT EDGE ARCHITECTURE ATT: STEVE BEESLEY 435-673-7362 STEVE@DESERTEDGE.CO	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization	JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 10/17/2023	
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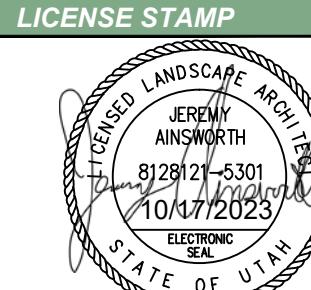
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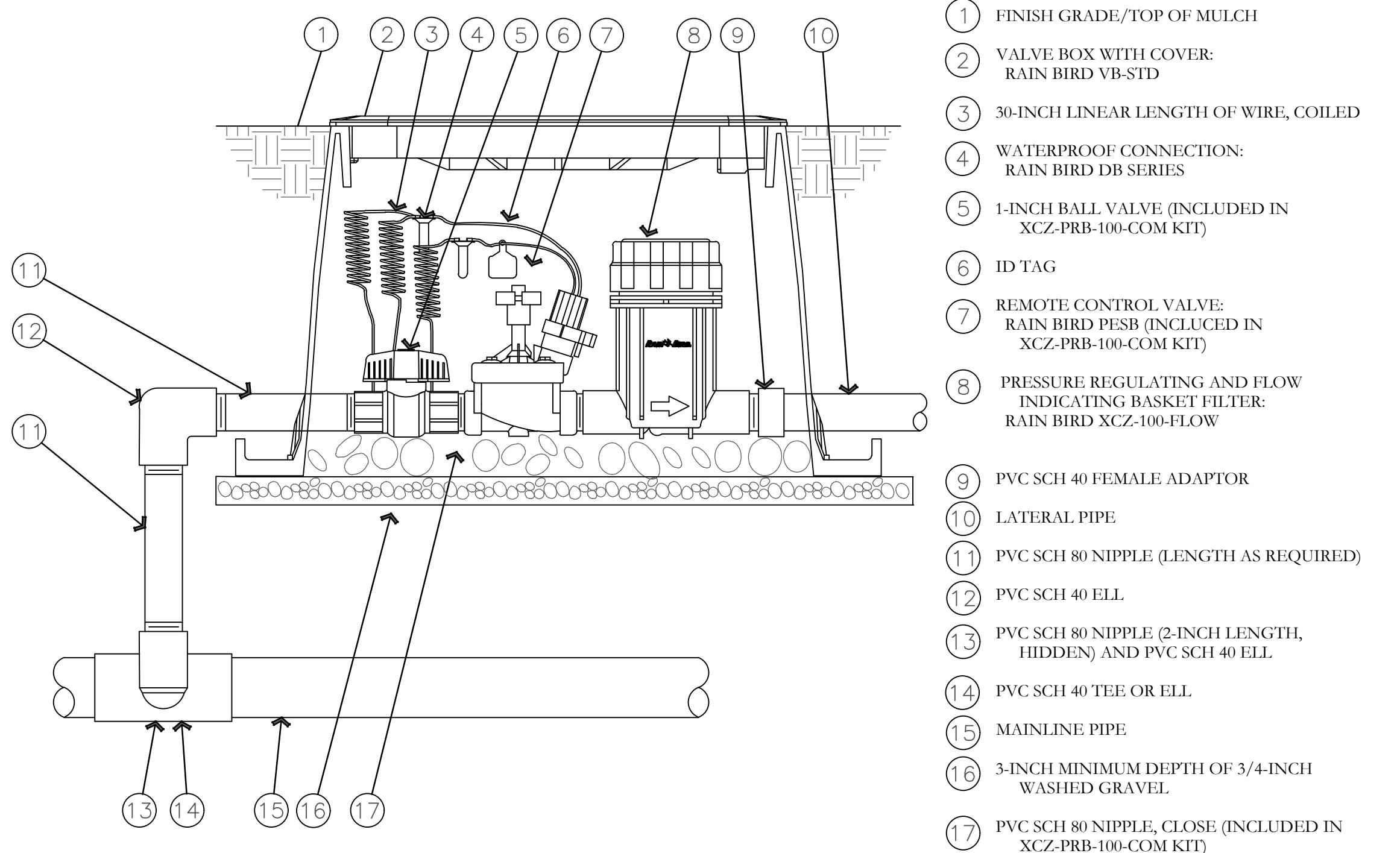
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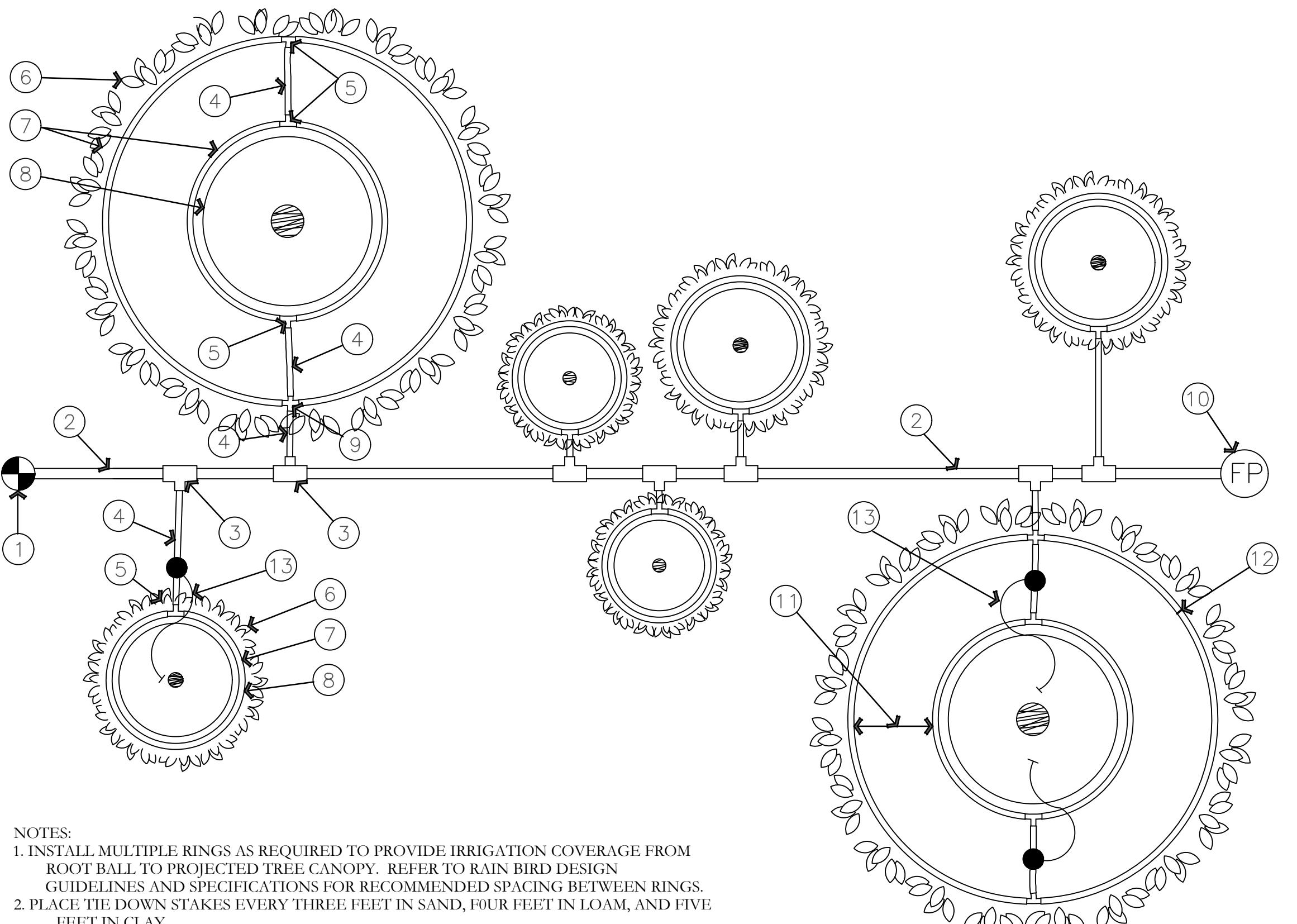
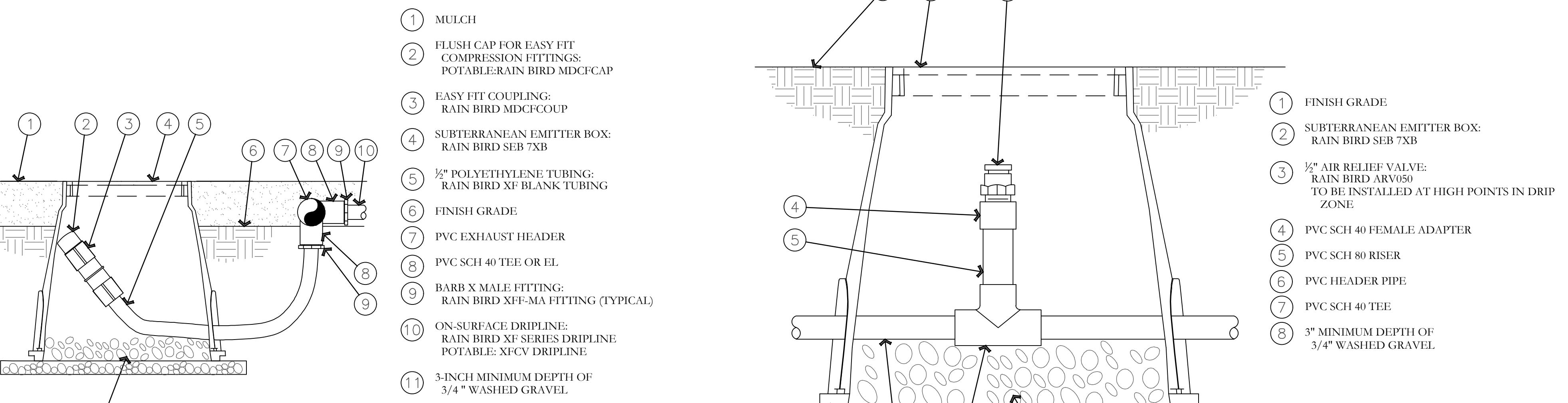


IRRIGATION DETAILS
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IR-502



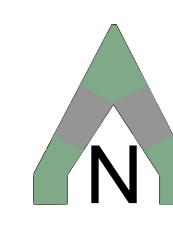
P DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE PKJ DESIGN GROUP



S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
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ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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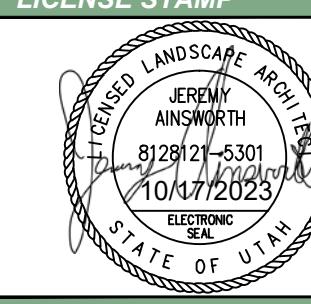
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IR-503
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CITY PERMIT SET

Agenda Topic

Review and action on an application for a Commercial Site Plan, known as RBD Reception Center, located at approximately 241 W Main Street, American Fork City. The Commercial Site Plan will be on approximately 1.86 acres and will be in the Central Commercial (CC-2) Zone.

BACKGROUND INFORMATION		
Location:	241 W Main	
Project Type:	Commercial Site Plan	
Applicants:	Ken Berg; RBD Investments	
Existing Land Use:	General Commercial	
Proposed Land Use:	General Commercial	
Surrounding Land Use:	North	General Commercial
	South	Residential Medium Density
	East	General Commercial
	West	General Commercial
Existing Zoning:	CC-2	
Proposed Zoning:	CC-2	
Surrounding Zoning:	North	CC-2
	South	R4-7500
	East	CC-2; R4-7500
	West	CC-2
Square Footage (By Use)		~ 4,981 s.f. Reception Center ~ 1,414 s.f. Personal Services

Parking Requirement	<p>Reception Center 0.25 * per person permitted capacity Parking Required = 180 max guest * 0.25 = 45 stalls Parking Provided = 45 Total</p> <p>Personal Service 4/1000 s.f. Parking Required = 1,414 s.f. * 4 = 5.6 stalls Parking Provided = 6 Total</p>
---------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Background

The applicant has applied for a Commercial Site Plan to develop a Reception Center along Main Street. The commercial site plan that is currently under review and has been approved to move forward with conditions of approval. As the final plat shows two individual lots, owned by the applicant, parking and access associated with the two lots are shared between each other. A shared access and parking agreement has been established between the two lots and each new use that will be associated with the commercial site plan shall be required to have the corresponding parking for their uses.

An outstanding comment relates to a Fire Department requirement. Discussion with the Deputy Fire Marshall outlines that the issue can be addressed with the change to be made by condition, if approved.

Section 17.6.101 – Administrative Site Plan Review

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

1. Planning commission to approve. The planning commission, acting in an administrative capacity, shall have the function, duty and power to approve or disapprove a project plan and to attach such modifications or conditions as may be deemed appropriate to improve the layout, to ensure that the project will not pose any detrimental effect to persons or property, or to protect the health, safety, and general welfare of the citizens of the city.
2. Application required. Application for site plan approval shall be submitted on forms provided by the city and shall be accompanied by maps and drawings showing the following:

- a. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
- b. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
- c. A landscaping plan showing the location, types, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
- d. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
- e. The locations of solid waste receptacles and trash pick-up areas.

3. Appeals permitted. Any person aggrieved by a determination of the planning commission may request a hearing before the city council who shall have the authority to reverse, affirm or modify any decision of said commission. Any such appeal shall be filed within ten days of the determination of the planning commission.
4. Issuance of a permit. A building permit shall not be issued for any building or structure or external alterations thereto until the provisions of this section have been complied with. Any construction not in conformance with an approved site plan shall be considered a violation of this code. Any building permit issued shall ensure that development is undertaken and completed in conformity with the plans as approved.
5. Expiration of Site plan approval. A site plan approval issued pursuant to this section shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the approval is not commenced within two (2) years of the date of the approval. Up to a twelve (12) month extension may be approved by the land use authority subject to payment of an extension fee equal to one-half of the current filing fee.

Project Conditions of Approval

1. Address all DRC comments.

Findings of Fact

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

Project Map



Standards Conditions of Approval

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

- 1. Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.

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

Staff Recommendation

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

Potential Motions – Commercial Site Plan

Approval

I move to approve the proposed Commercial Site Plan, located at approximately 241 W Main Street, American Fork City. The Commercial Site Plan will be on approximately 1.86 acres and will be in the Central Commercial (CC-2) Zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Commercial Site Plan, located at approximately 241 W Main Street, American Fork City. The Commercial Site Plan will be on approximately 1.86 acres and will be in the Central Commercial (CC-2) Zone.

Table

I move to table action for the proposed Commercial Site Plan, located at approximately 241 W Main Street, American Fork City. The Commercial Site Plan will be on approximately 1.86 acres and will be in the Central Commercial (CC-2) Zone, and instruct staff/developer to.....

RECEPTION CENTER

241 W MAIN STREET
AMERICAN FORK, UT

DEVELOPER
RBD INVESTMENTS
275 W MAIN
AMERICAN FORK,
UT 84003

NOTES

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.

SHEET INDEX

C0	COVER
C1	LAYOUT PLAN
C2	UTILITY PLAN
C3	GRADING PLAN
C4	SWPPP
C5	DEMO PLAN
C6	UDOT MAIN STREET STRIPING PLAN
LSI	LANDSCAPE PLAN
GNI	GENERAL NOTES
D0	CONSTRUCTION DETAILS
ARCH	ELEVATIONS
ROS	RECORD OF SURVEY

ENGINEER



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

CITY APPROVALS / COMMENTS

American Fork City Development Review	
Public Infrastructure Reviewed dhoward 08/12/2025	Sewer/Storm Drain Division Reviewed ahardy 08/12/2025
EC/LID Reviewed tmezzenen 08/13/2025	Fire Department Reviewed M. Sacco 08/06/2025
Planning and Zoning Reviewed copperman 08/13/2025	Engineering Division Reviewed rburkhill 08/11/2025
	Water/PI Division Reviewed jbrems 08/12/2025
Communications Reviewed MHunsaker 08/13/2025	Streets Division Reviewed ehyde 08/06/2025

No comments → No comments ←

Next Step
Revise and Resubmit based off comments made from staff

DRC Plan Review Meetings
These meetings are available with staff on Tuesdays from 9:00 AM-12:00 PM in 30 minute appointments.
Meetings can be scheduled with Melissa White at mwhite@americanfork.gov or through 801-854-5932

RECEPTION CENTER

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

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

REVISIONS		SEAL
NO.	DATE	DESCRIPTION
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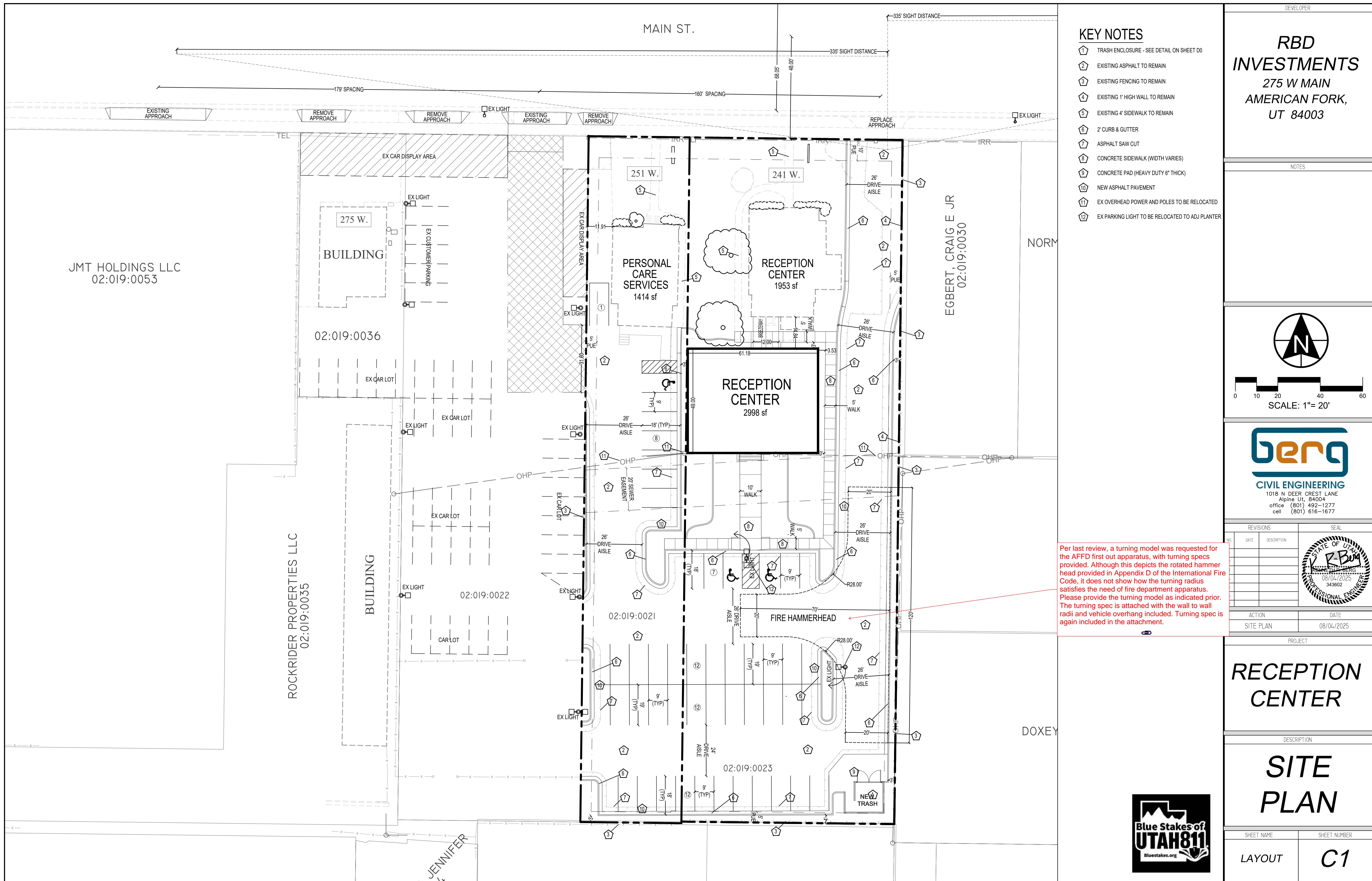
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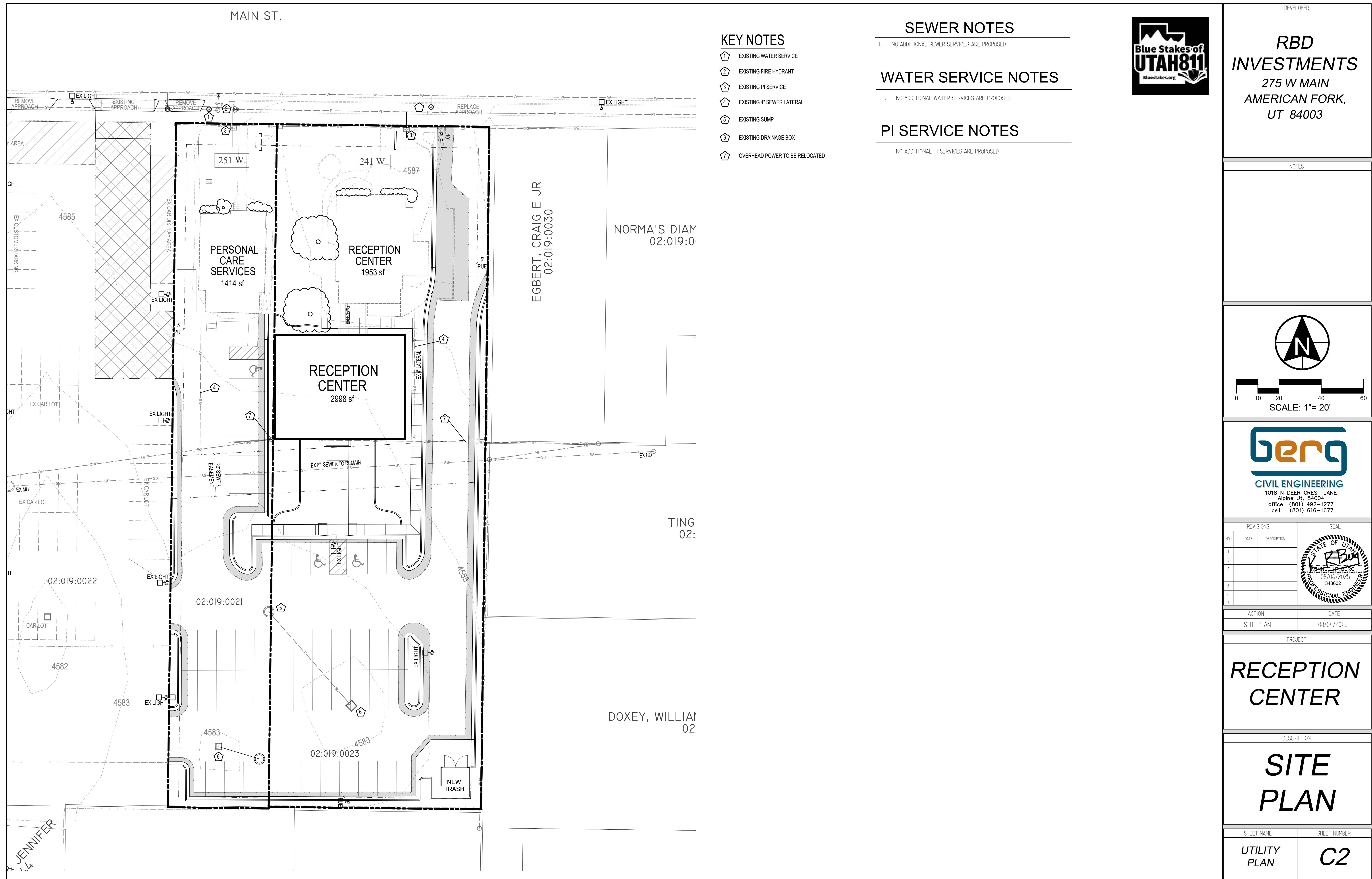
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RECEPTION CENTER

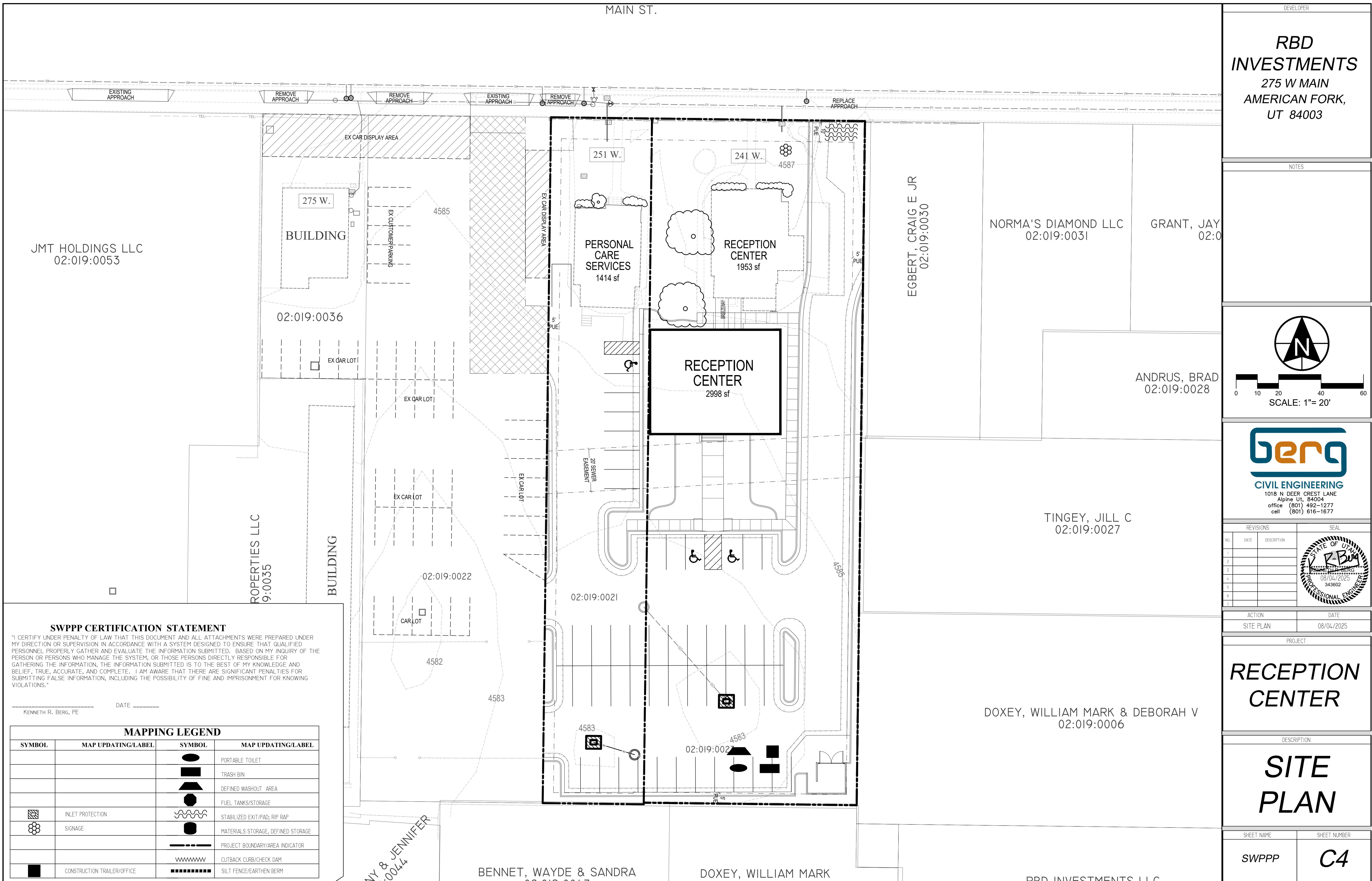
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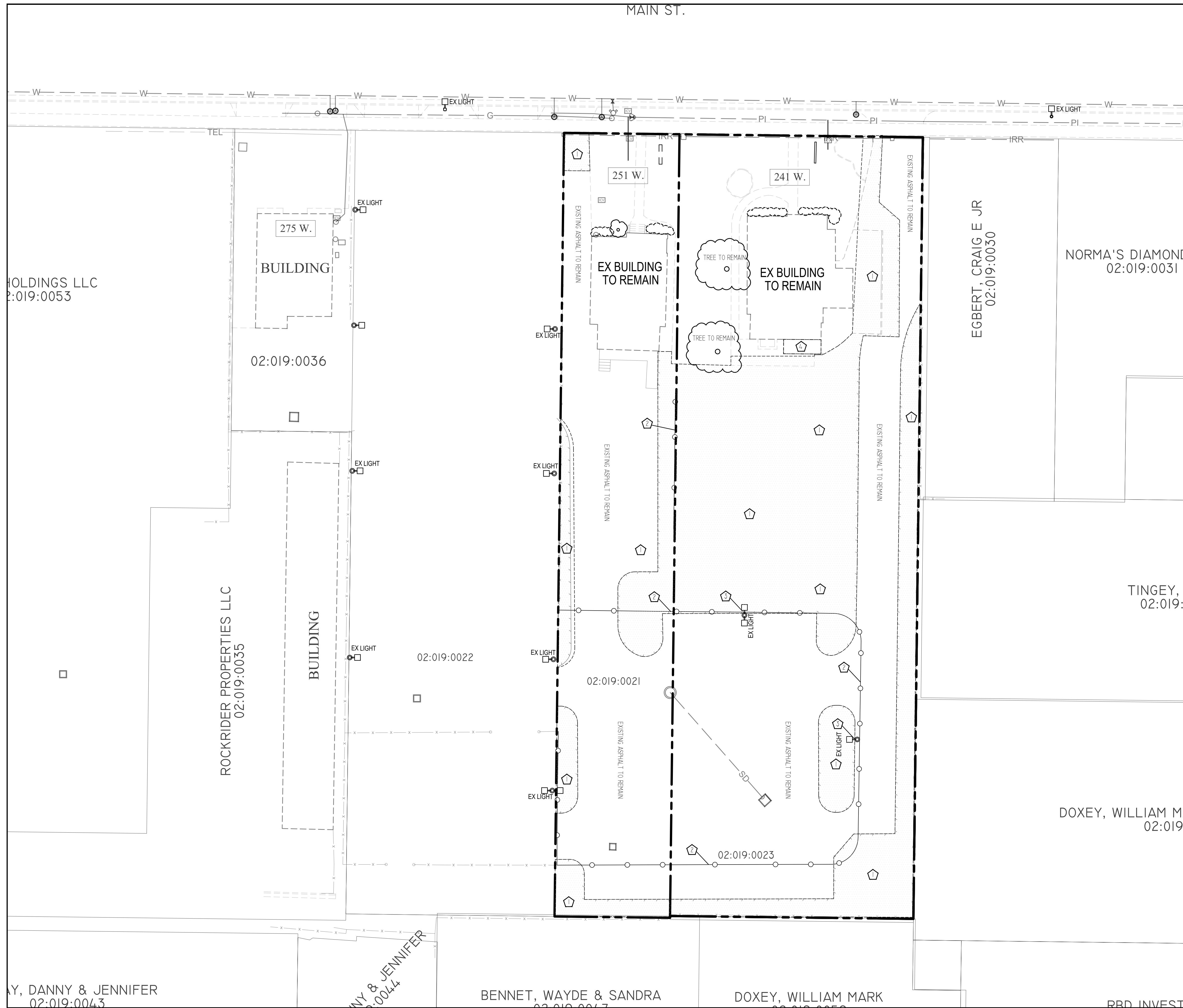
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SUBMITTAL 4

AF # P-2024-00265







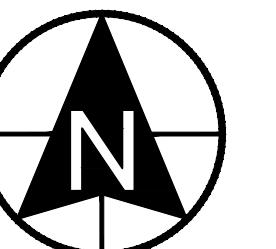


KEY NOTES

-  REMOVE CONCRETE / ASPHALT
16726 SF
-  REMOVE FENCING
-  EX LIGHT POLES TO BE RELOCATED
-  EX SHED TO BE REMOVED

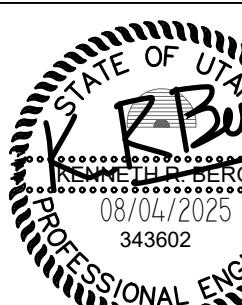
**RBD
INVESTMENTS
275 W MAIN
AMERICAN FORK,
UT 84003**

NOTES



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CIVIL ENGINEERING

VISIONS		SEAL
	DESCRIPTION	
ITION		DATE

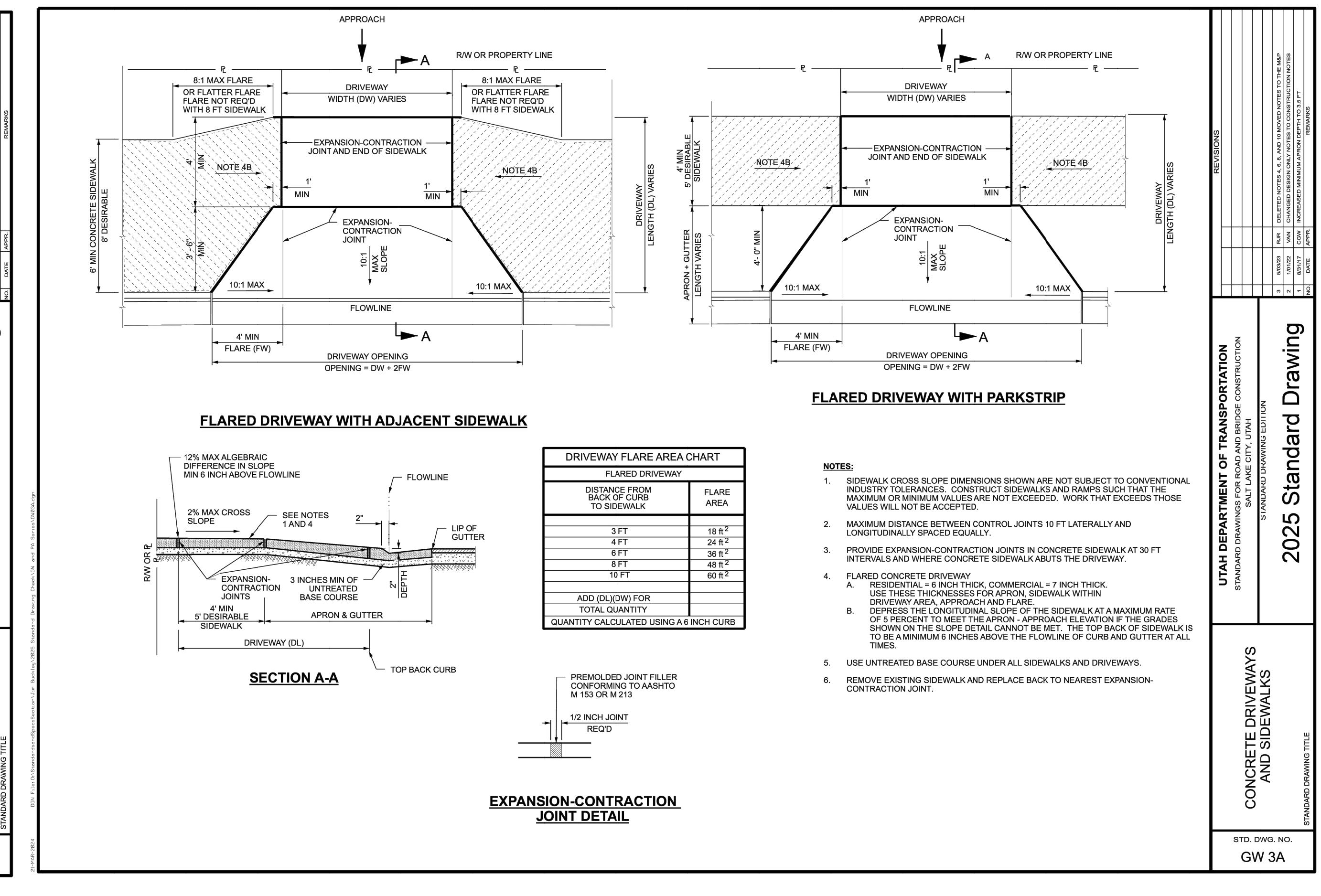
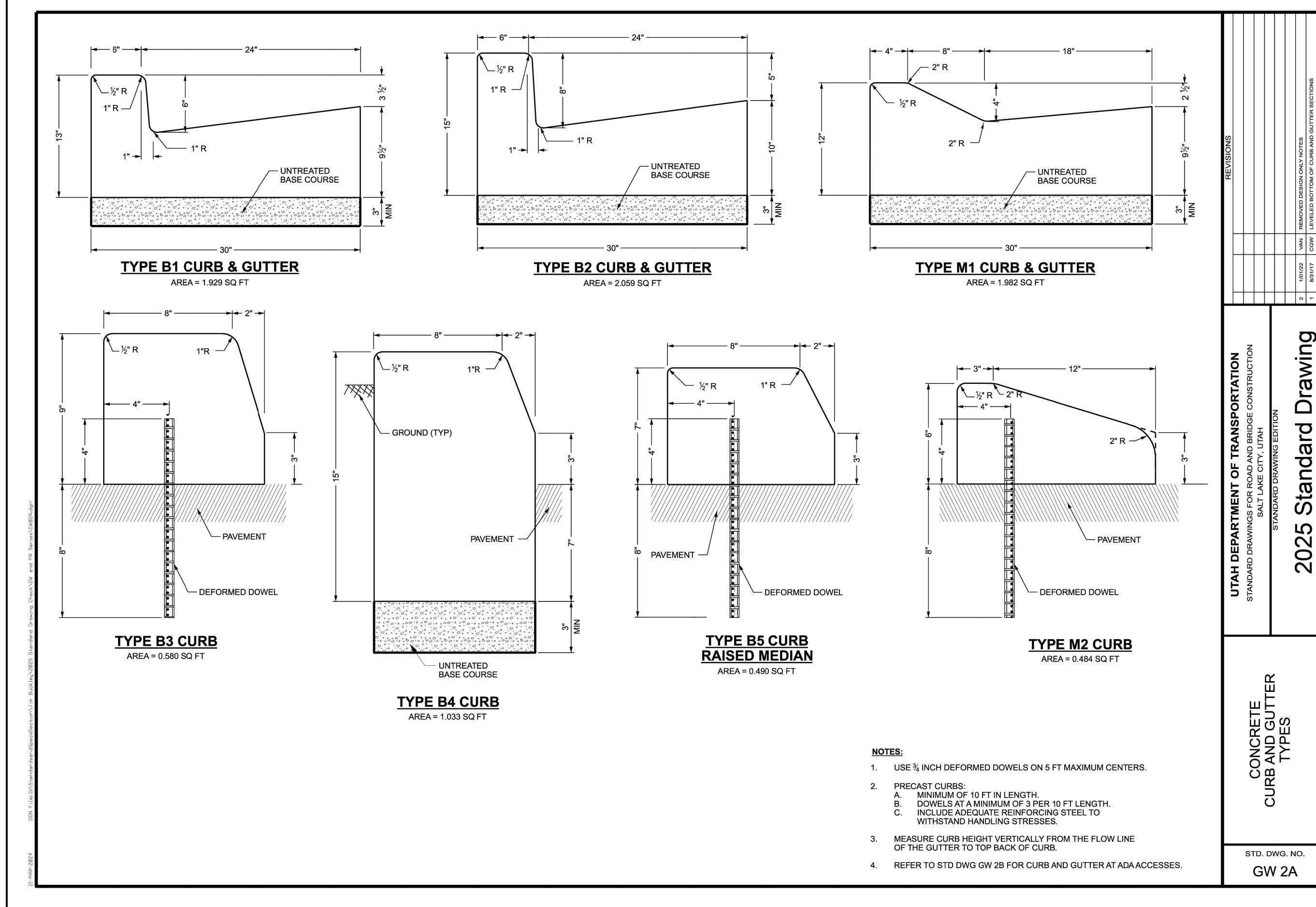
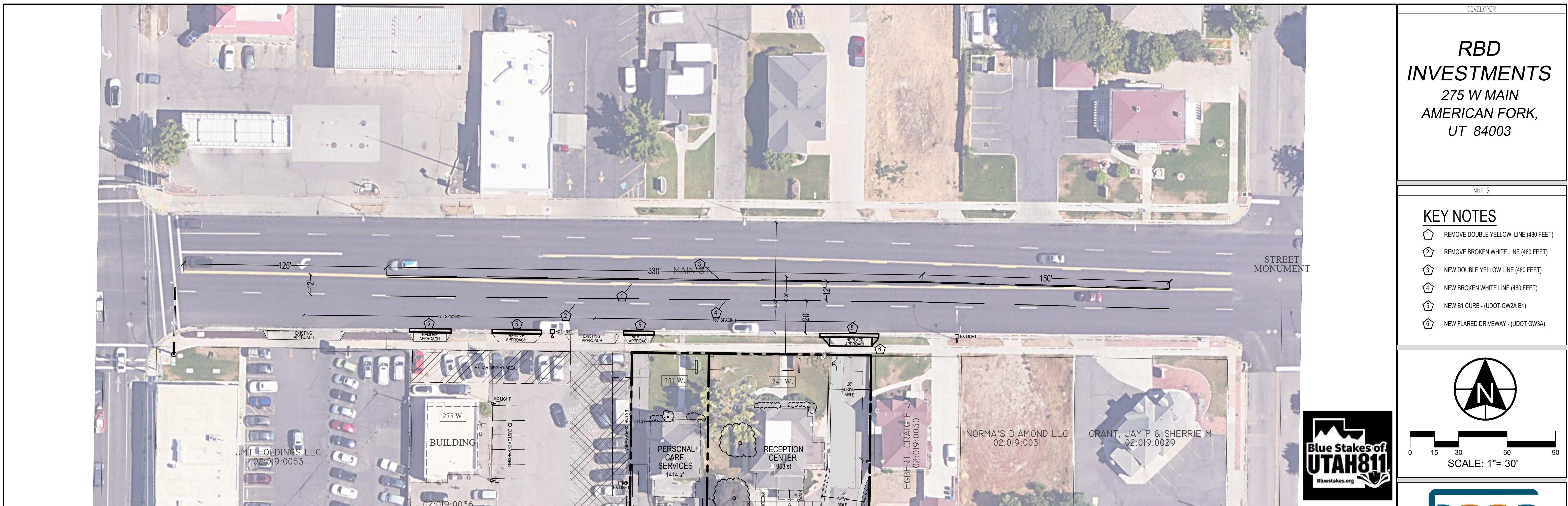
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DESCRIPTION

SITE

PLAN

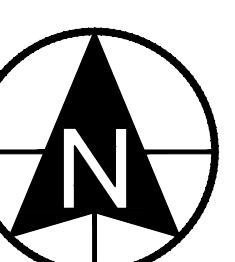
SHEET NAME	SHEET NUMBER
<i>DEMO</i>	C5



DEVELOPER
RBD INVESTMENTS
275 W MAIN
AMERICAN FORK,
UT 84003

NOTES

- ① REMOVE DOUBLE YELLOW LINE (480 FEET)
- ② REMOVE BROKEN WHITE LINE (480 FEET)
- ③ NEW DOUBLE YELLOW LINE (480 FEET)
- ④ NEW BROKEN WHITE LINE (480 FEET)
- ⑤ NEW B1 CURB - (UDOT GW2A B1)
- ⑥ NEW FLARED DRIVEWAY - (UDOT GW3A)



SCALE: 1" = 30'

berc
CIVIL ENGINEERING
1018 N DEER CREEK AVE
Alpine, UT 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS
NO. DATE DESCRIPTION
1 2025-04-04 DRAWN
2 2025-04-04 REVISED NOTES & S. & A. ADDED TO DRAWING
3 2025-04-04 REVISED NOTES & S. & A. ADDED TO DRAWING
4 2025-04-04 REVISED NOTES & S. & A. ADDED TO DRAWING
5 2025-04-04 REVISED NOTES & S. & A. ADDED TO DRAWING
6 2025-04-04 REVISED NOTES & S. & A. ADDED TO DRAWING

SEAL
STATE OF UTAH
K. R. BURG
PROFESSIONAL ENGINEER
08/04/2025
343602

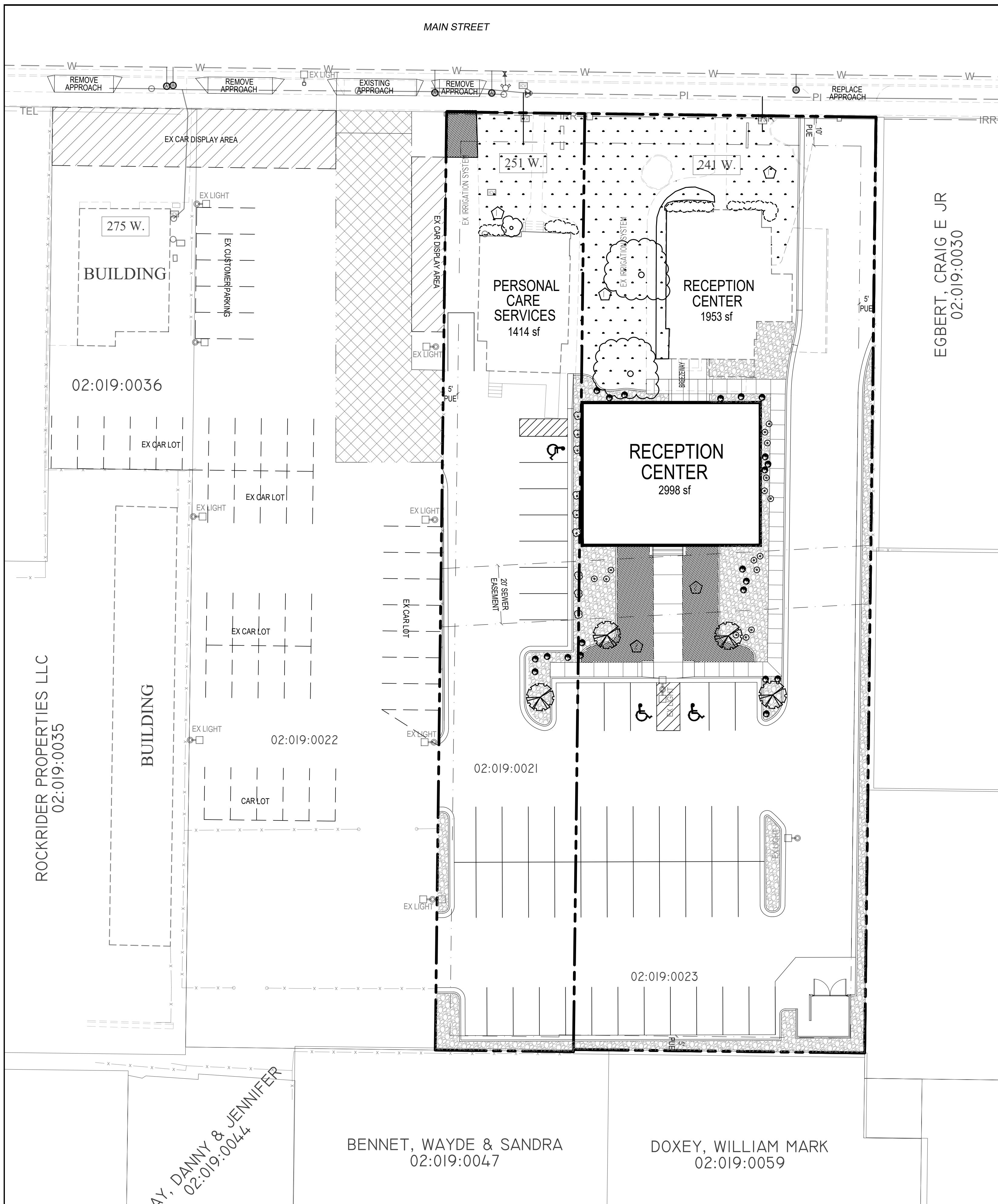
ACTION DATE
SITE PLAN 08/04/2025

PROJECT

RECEPTION CENTER

DESCRIPTION
SITE PLAN

SHEET NAME SHEET NUMBER
MAIN STREET **C6**



IRRIGATION NOTES

KEY NOTES

I. EXPAND EXISTING IRRIGATION SYSTEM FOR ADDED AREAS

EXISTING LANDSCAPE

TREE LEGEND		
SYMBOL	COMMON NAME	NOTES
	EXISTING TREES	DO NOT DISTURB
	EXISTING SHRUBS	DO NOT DISTURB
	EXISTING LAWN	DO NOT DISTURB

PROPOSED LANDSCAPE

TREE SCHEDULE					
SYMBOL	QUANTITY	COMMON NAME	SIZE	INFO	NOTES
TREES					
	4	STATE STREET MAPLE	2" CAL		ALL TREES NEED TO BE 2" BALL & BURLAP.
TOTAL	4				

PLANT SCHEDULE

MEDIUM & LARGE SHRUBS		SIZE
●	18	BLUE MIST SHRUB
○	15	IVORY HALO DOGWOOD
○	9	HUGHES JUNIPER
TOTAL	42	

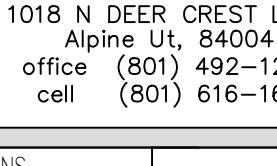
GROUNDCOVER SCHEDULE

QUANTITY	SIZE	NOTES
 3,671 sf	CALICO COBBLE ROCK 2"-4"	INCLUDE DEWITT PRO-5 WEED BARRIER
 1,296 sf	LAWN SOD	KENTUCKY BLUEGRASS / POA PRATENSIS

DEVELOPER

RBD
INVESTMENTS
275 W MAIN
AMERICAN FORK,
UT 84003

NOTES



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

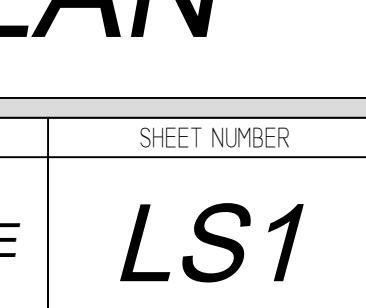
Berg
CIVIL ENGINEERING

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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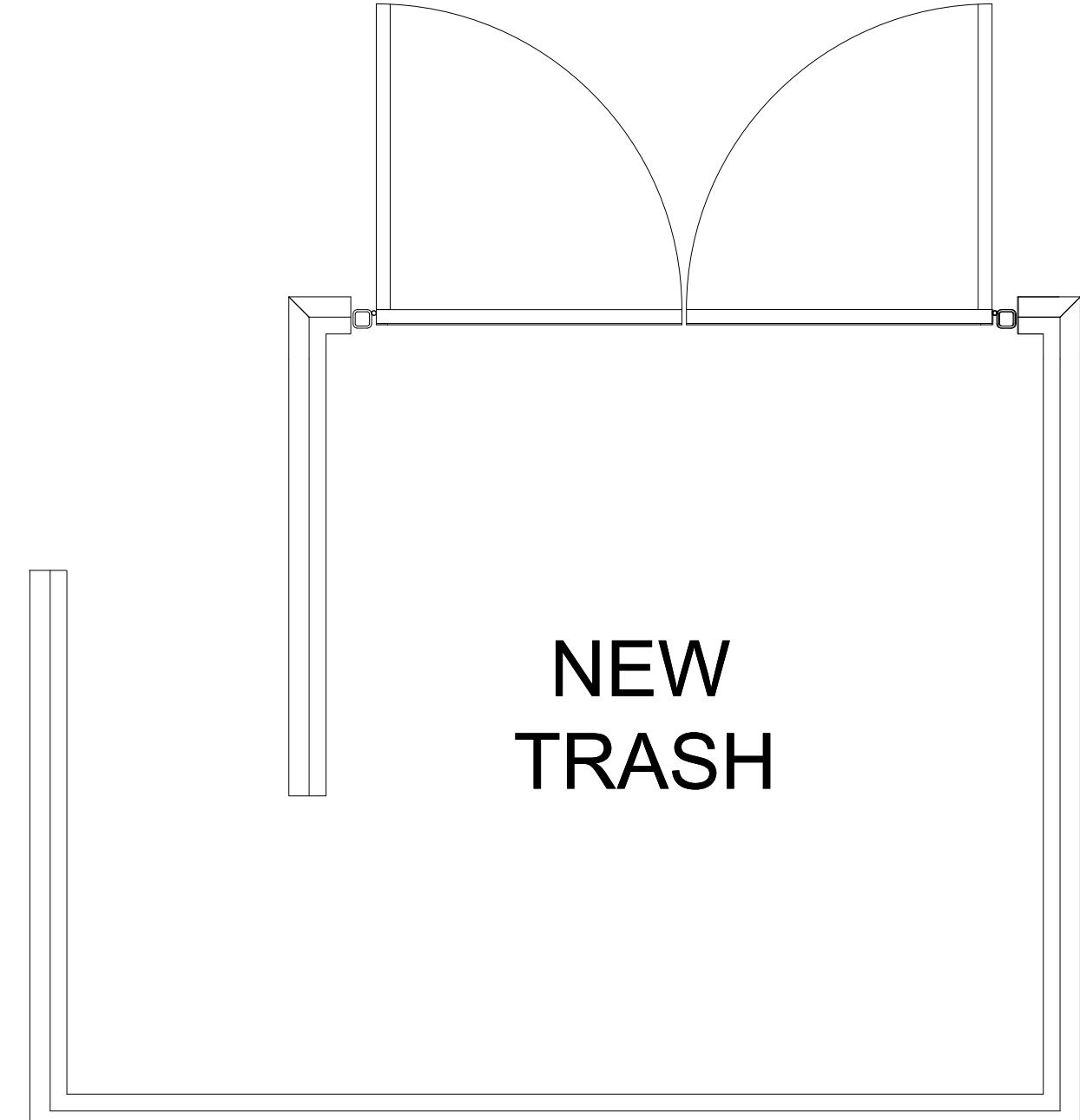
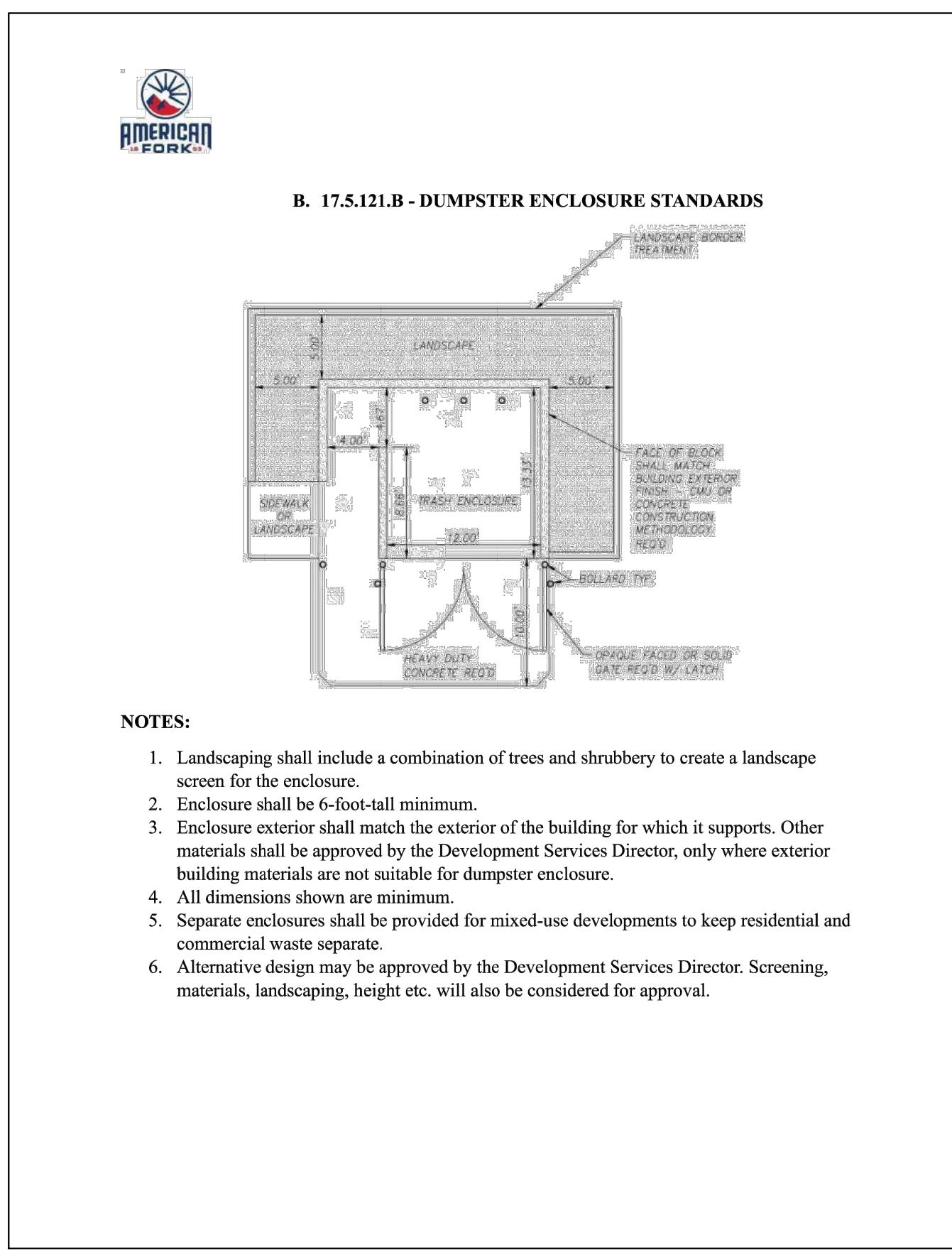
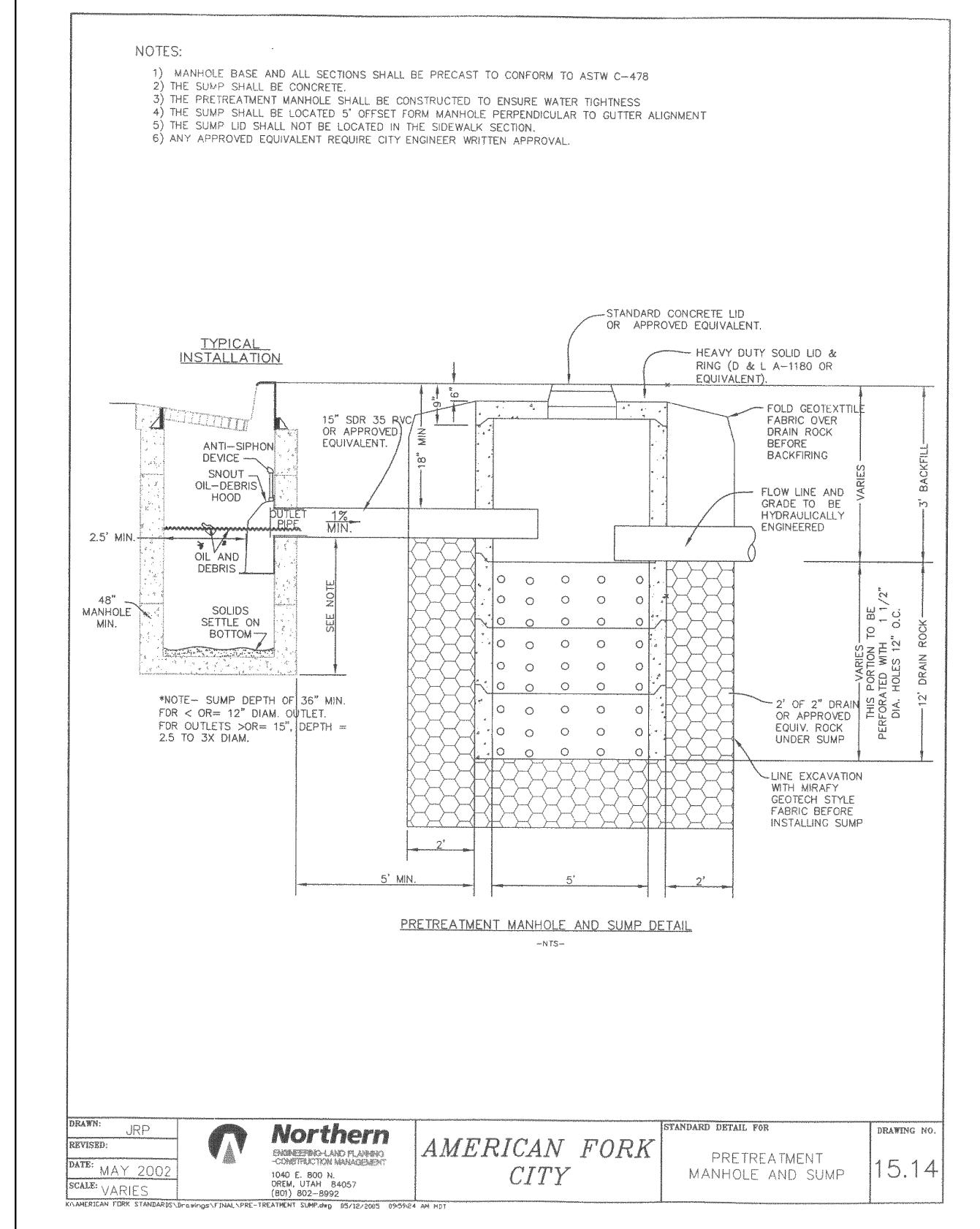
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SITE PLAN



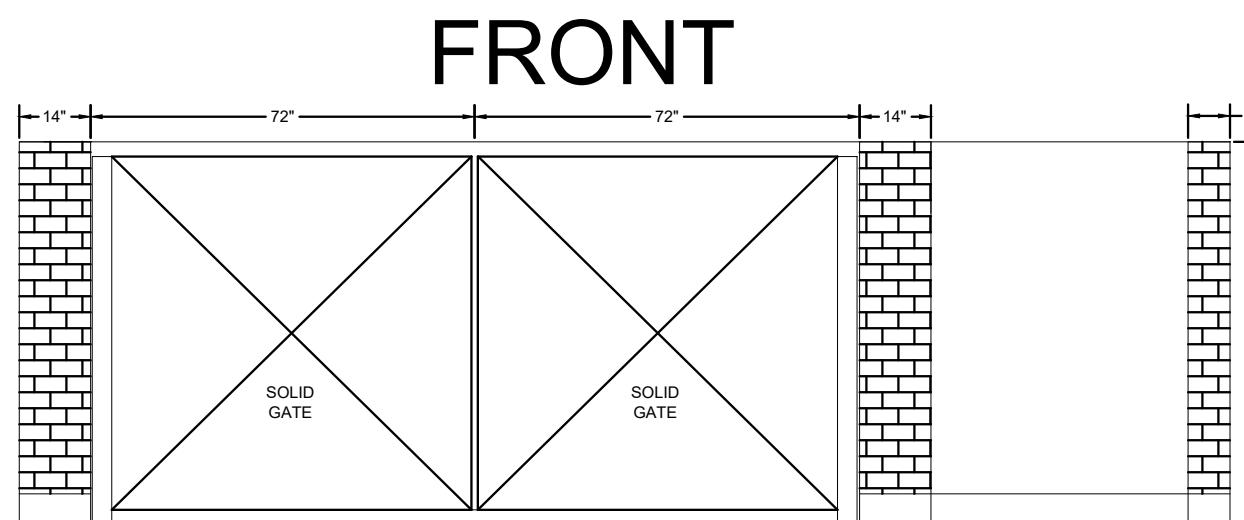
SHEET NAME
LANDSCAPE

SHEET NUMBER
LS1

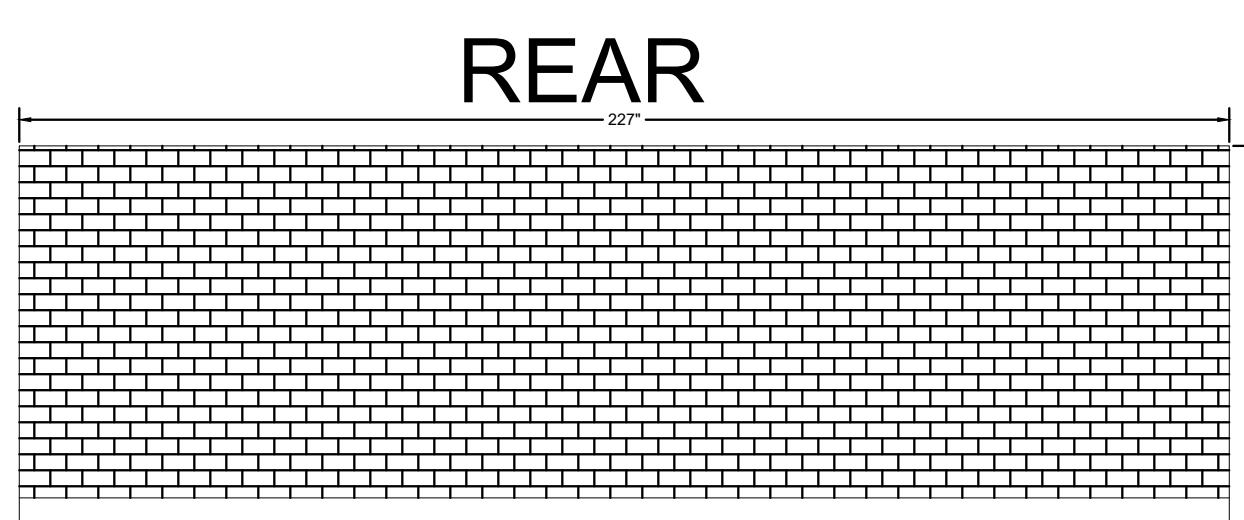
<p>GENERAL NOTES</p> <p>1. THIS PROJECT MAY BE LOCATED WITHIN THE SENSITIVE LANDS AREA OF THE CITY. THEREFORE A DETAILED ENGINEERING SOILS REPORT HAS BEEN PREPARED FOR THE SITE. THIS SOILS REPORT FILED WITH AMERICAN FORK CITY, GIVES SPECIFIC RECOMMENDATIONS THAT SHALL BE FOLLOWED CONCERNING: SITE GRADING, FOUNDATIONS, CONCRETE SLAB ON GRADE, SUBSURFACE DRAINS, PAVEMENT, BACKFILL AND UTILITY TRENCHING.</p> <p>2. CITY OF AMERICAN FORK, A.P.W.A, UTAH CHAPTER AND UTAH DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITIONS, AND ANY SUPPLEMENTS THERETO (HEREAFTER REFERRED TO AS STANDARD SPECIFICATIONS), SHALL GOVERN ALL CONSTRUCTION ITEMS UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS IS FOUND, THE MORE STRICT SPECIFICATION WILL APPLY AS DECIDED BY THE CITY ENGINEER. ITEM NUMBERS LISTED REFER TO CITY OF AMERICAN FORK ITEM NUMBERS UNLESS OTHERWISE NOTED.</p> <p>3. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE, OR FOR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.</p> <p>4. THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS INCLUDING, BUT NOT LIMITED TO ROAD CUT PERMITS AND NOTICES OF INTENT (NOI), BUILDING PERMITS, ETC. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT IN WRITING AT LEAST 7 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION AND REQUEST A PRE-CONSTRUCTION MEETING. BOND FOR PUBLIC IMPROVEMENTS AND INSPECTION FEES MUST BE PAID IN FULL PRIOR TO REQUESTING A PRE-CONSTRUCTION MEETING.</p> <p>5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.</p> <p>6. FOLLOWING COMPLETION OF CONSTRUCTION OF THE SITE IMPROVEMENTS AND BEFORE REQUESTING OCCUPANCY, A PROOF SURVEY SHALL BE PROVIDED TO THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT, THAT DOCUMENTS "AS-BUILT" ELEVATIONS, DIMENSIONS, SLOPES AND ALIGNMENTS OF ALL ELEMENTS OF THIS PROJECT. THE PROOF SURVEY SHALL BE PREPARED, SIGNED AND SUBMITTED BY THE PROFESSIONAL ENGINEER WHO SEALED THE CONSTRUCTIONS DRAWINGS.</p> <p>7. THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO PUBLIC RIGHT-OF-WAY AND AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER.</p> <p>8. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASES OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS. RESETTING OF MARKERS SHALL BE PERFORMED BY A LICENSED UTAH PROFESSIONAL SURVEYOR AS APPROVED BY THE CITY ENGINEER.</p> <p>9. NON-RUBBER TIRED VEHICLES SHALL NOT BE MOVED ON OR ACROSS PUBLIC STREETS OR HIGHWAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.</p> <p>10. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION.</p> <p>11. TRACKING OR SPILLING MUD, DIRT OR DEBRIS UPON STREETS, RESIDENTIAL OR COMMERCIAL DRIVES, SIDEWALKS OR BIKE PATHS IS PROHIBITED. ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE CITY. IF THE CONTRACTOR FAILS TO REMOVE SAID MUD, DIRT, DEBRIS, OR SPILLAGE, THE CITY RESERVES THE RIGHT TO REMOVE THESE MATERIALS AND CLEAN AFFECTED AREAS, THE COST OF WHICH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.</p> <p>12. DISPOSAL OF EXCESS EXCAVATION WITHIN SPECIAL FLOOD HAZARD AREAS (100-YEAR FLOODPLAIN) MUST BE APPROVED BY THE CITY ENGINEER.</p> <p>13. ALL SIGNS, LANDSCAPING, STRUCTURES OR OTHER APPURTENANCES WITHIN RIGHT-OF-WAY DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.</p> <p>14. ALL FIELD TILE BROKEN OR ENCOUNTERED DURING EXCAVATION SHALL BE REPLACED OR REPAIRED AND CONNECTED TO THE PUBLIC STORM SEWER SYSTEM AS DIRECTED BY THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.</p> <p>15. ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION MANUFACTURE. APPROVED PRECAST CONCRETE PRODUCTS WILL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT INSPECTION HAS BEEN CONDUCTED BY THE CITY OF AMERICAN FORK. PRECAST CONCRETE PRODUCTS WITHOUT PROOF OF INSPECTION SHALL NOT BE APPROVED FOR INSTALLATION.</p> <p>16. ALL TRENCHES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS OR SECURELY PLATED DURING NONWORKING HOURS.</p> <p>17. TRENCHES OUTSIDE THESE AREAS SHALL BE BACKFILLED OR SHALL BE PROTECTED BY APPROVED TEMPORARY FENCING OR BARRICADES DURING NONWORKING HOURS. CLEAN UP SHALL FOLLOW CLOSELY BEHIND THE TRENCHING OPERATION.</p>	<p>19. ALL TREES WITHIN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY FENCING PLACED A MINIMUM 15 FEET FROM THE TREE TRUNK. TREES 6 - INCHES OR GREATER AT DBH (DIAMETER BREAST HEIGHT) MUST BE PROTECTED WITH FENCING PLACED AT THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER.</p> <p>20. TREES NOT INDICATED ON THE APPROVED CONSTRUCTION DRAWINGS FOR REMOVAL MAY NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.</p> <p>21. PERMITS TO CONSTRUCT IN THE RIGHT-OF-WAY OF EXISTING STREETS MUST BE OBTAINED FROM THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT BEFORE COMMENCING CONSTRUCTION.</p> <p>22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF TRENCHES WITHIN THE RIGHT-OF-WAY AND PUBLIC EASEMENTS FOR A PERIOD OF ONE YEAR FROM THE FINAL ACCEPTANCE OF THE WORK, AND SHALL MAKE ANY NECESSARY REPAIRS AT NO COST TO THE CITY.</p> <p>23. PAVEMENTS SHALL BE CUT IN NEAT, STRAIGHT LINES THE FULL DEPTH OF THE EXISTING PAVEMENT, OR AS REQUIRED BY THE CITY ENGINEER.</p> <p>24. THE REPLACEMENT OF DRIVEWAYS, HANDICAPPED RAMPS, SIDEWALKS, BIKE PATHS, PARKING LOT PAVEMENT, ETC. SHALL BE PROVIDED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS AND THE CITY OF AMERICAN FORK STANDARD CONSTRUCTION DRAWINGS.</p> <p>25. ANY MODIFICATION TO THE WORK SHOWN ON DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.</p> <p>26. TRAFFIC CONTROL AND OTHER REGULATORY SIGNS SHALL COMPLY WITH THE UTAH DEPARTMENT OF TRANSPORTATION TRAFFIC CONTROL GUIDELINES AND MUTCD MANUAL, CURRENT EDITION.</p> <p>27. PUBLIC STREET SIGNS SHALL MEET ALL CITY OF AMERICAN FORK SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A GREEN BACKGROUND.</p> <p>28. PRIVATE STREET SIGNS SHALL MEET ALL CITY OF AMERICAN FORK SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A BLUE BACKGROUND.</p>	<p>EROSION AND SEDIMENT CONTROL</p> <p>1. THE CONTRACTOR OR DEVELOPER IS RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT (NOI) TO BE REVIEWED AND APPROVED BY THE UTAH DIVISION OF WATER QUALITY.</p> <p>2. THE NOI MUST BE SUBMITTED TO UTAH DIVISION OF WATER QUALITY 45 DAYS PRIOR TO THE START OF CONSTRUCTION AND MAY ENTITLE COVERAGE UNDER THE UTAH DIVISION OF WATER QUALITY GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. A PROJECT LOCATION MAP MUST BE SUBMITTED WITH THE NOI.</p> <p>3. A SEDIMENT AND EROSION CONTROL PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL IF A SEDIMENT AND EROSION CONTROL PLAN HAS NOT ALREADY BEEN INCLUDED WITH THE APPROVED CONSTRUCTION DRAWINGS. THIS PLAN MUST BE MADE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.</p> <p>4. A UPDES STORM WATER DISCHARGE PERMIT MAY BE REQUIRED. THE CONTRACTOR SHALL BE CONSIDERED THE PERMITTEE.</p> <p>5. PUBLIC WATER LINES SHALL BE DISINFECTED BY THE CITY OF AMERICAN FORK, WATER DEPARTMENT. REQUESTS FOR WATER LINE CHLORINATION SHALL BE MADE THROUGH THE CITY OF AMERICAN FORK, WATER DEPARTMENT. THE COST OF CHLORINATION SHALL BE PAID FOR BY THE CONTRACTOR.</p> <p>6. ALL WATER LINES SHALL BE DISINFECTED ACCORDING TO CITY OF AMERICAN FORK STANDARD SPECIFICATIONS. SPECIAL ATTENTION IS DIRECTED TO APPLICABLE SECTIONS OF AMERICAN WATER WORKS ASSOCIATION SPECIFICATION C-651, PARTICULARLY FOR FLUSHING (SECTION 5) AND FOR CHLORINATING VALVES AND FIRE HYDRANTS (SECTION 7).</p> <p>7. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK, CONSTRUCTION AND MATERIAL SPECIFICATIONS. WHEN WATER LINES ARE READY FOR DISINFECTION, THE CONTRACTOR SHALL SUBMIT TWO (2) SETS OF "AS-BUILT" PLANS, AND A LETTER STATING THAT THE WATER LINES HAVE BEEN PRESSURE TESTED AND NEED TO BE DISINFECTED, TO THE CITY OF AMERICAN FORK, WATER DEPARTMENT.</p> <p>8. THE CONTRACTOR SHALL PAINT ALL FIRE HYDRANTS ACCORDING TO CITY OF AMERICAN FORK STANDARDS. THE COST OF PAINTING FIRE HYDRANTS SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR FIRE HYDRANTS.</p> <p>9. NO WATER TAPS OR SERVICE CONNECTIONS (E.G., TO CURB STOPS OR METER PITS) MAY BE ISSUED UNTIL ADJACENT PUBLIC WATER LINES SERVING THE CONSTRUCTION SITE HAVE BEEN DISINFECTED BY THE CITY OF AMERICAN FORK, WATER DEPARTMENT AND HAVE BEEN ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.</p> <p>10. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, WATER DEPARTMENT AT (801) 763 3060 AT LEAST 24 HOURS BEFORE TAPPING INTO EXISTING WATER LINES.</p> <p>11. ALL WATER MAIN STATIONING SHALL BE BASED ON STREET CENTERLINE STATIONING.</p> <p>12. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE PER CITY OF AMERICAN FORK STANDARDS.</p> <p>13. THE CONTRACTOR SHALL GIVE WRITTEN NOTICE TO ALL AFFECTED PROPERTY OWNERS AT LEAST 1 WORKING DAY BUT NOT MORE THAN 3 WORKING DAYS PRIOR TO ANY TEMPORARY INTERRUPTION OF WATER SERVICE. INTERRUPTION OF WATER SERVICE SHALL BE MINIMIZED AND MUST BE APPROVED BY THE CITY ENGINEER.</p> <p>14. ALL WATER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 4 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF WATER LINE. WATER LINES SHALL BE SET DEEPER AT ALL POINTS WHERE NECESSARY TO CLEAR EXISTING OR PROPOSED UTILITY LINES OR OTHER UNDERGROUND RESTRICTIONS BY A MINIMUM OF 18 INCHES.</p>	<p>WATER LINE</p> <p>1. ALL STORM WATER DETENTION AND RETENTION AREAS AND MAJOR FLOOD ROUTING SWALES SHALL BE CONSTRUCTED TO FINISH GRADE AND HYDRO - SEDED AND HYDRO - MULCHED ACCORDING TO THE CITY OF AMERICAN FORK STANDARD SPECIFICATIONS.</p> <p>2. HERE PRIVATE STORM SEWERS CONNECT TO PUBLIC STORM SEWERS, THE LAST RUN OF PRIVATE STORM SEWER CONNECTING TO THE PUBLIC STORM SEWER SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C76, WALL B, CLASS IV FOR PIPE DIAMETERS 12 INCHES TO 15 INCHES, CLASS III FOR 18 INCHES TO 24 INCH PIPES, AND 27 INCHES AND LARGER PIPE SHALL BE CLASS II, UNLESS OTHERWISE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.</p> <p>3. GRANULAR BACKFILL SHALL BE COMPAKTED GRANULAR MATERIAL ACCORDING TO AMERICAN FORK CITY STANDARD SPECIFICATIONS.</p> <p>4. ALL PUBLIC STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C76, WALL B, CLASS IV FOR PIPE DIAMETERS 12 INCHES TO </p>
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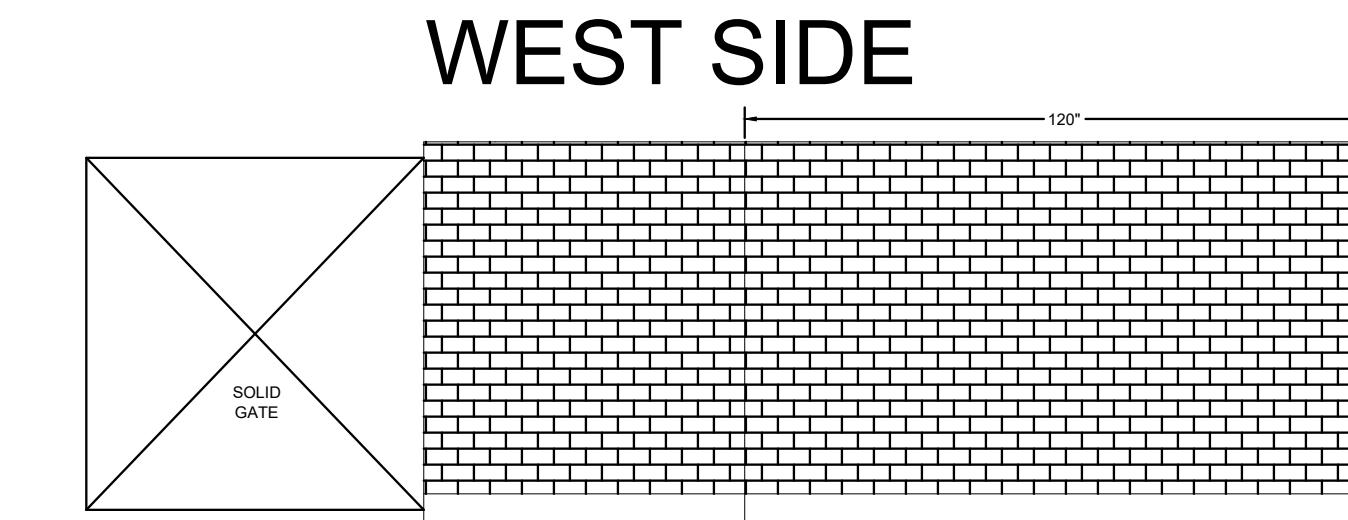
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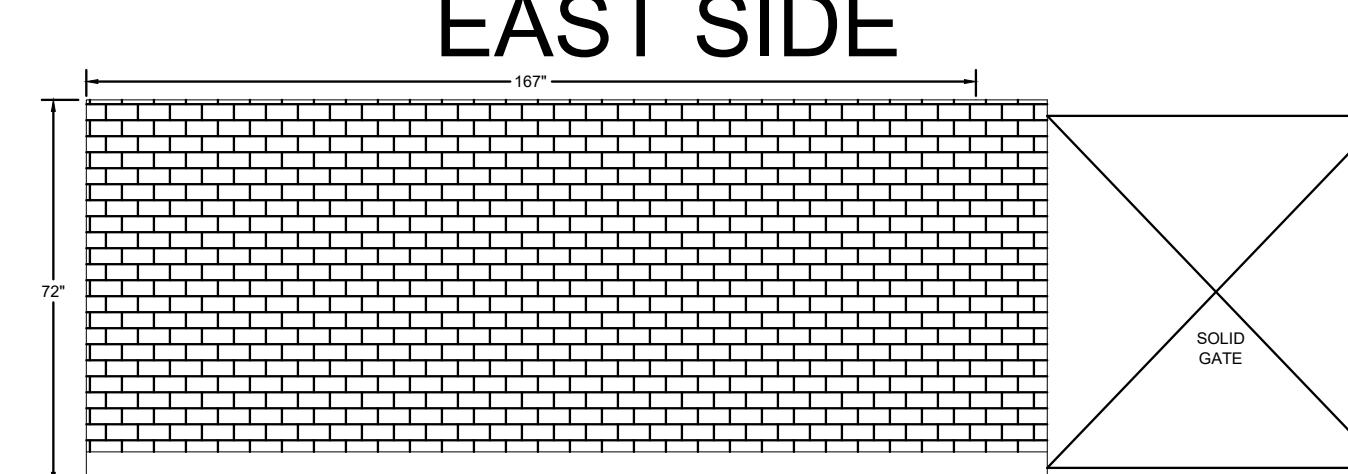
FRONT



REAR



WEST SIDE



EAST SIDE



1/9	PAGE:	SCALE: As Noted	DATE: Tuesday, January 7, 2025	DRAWN BY:	Site Plan
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DESIGN AND CONSTRUCTION SERVICES
PHONE 301-980-6887
DRAWS@GMAIL.COM

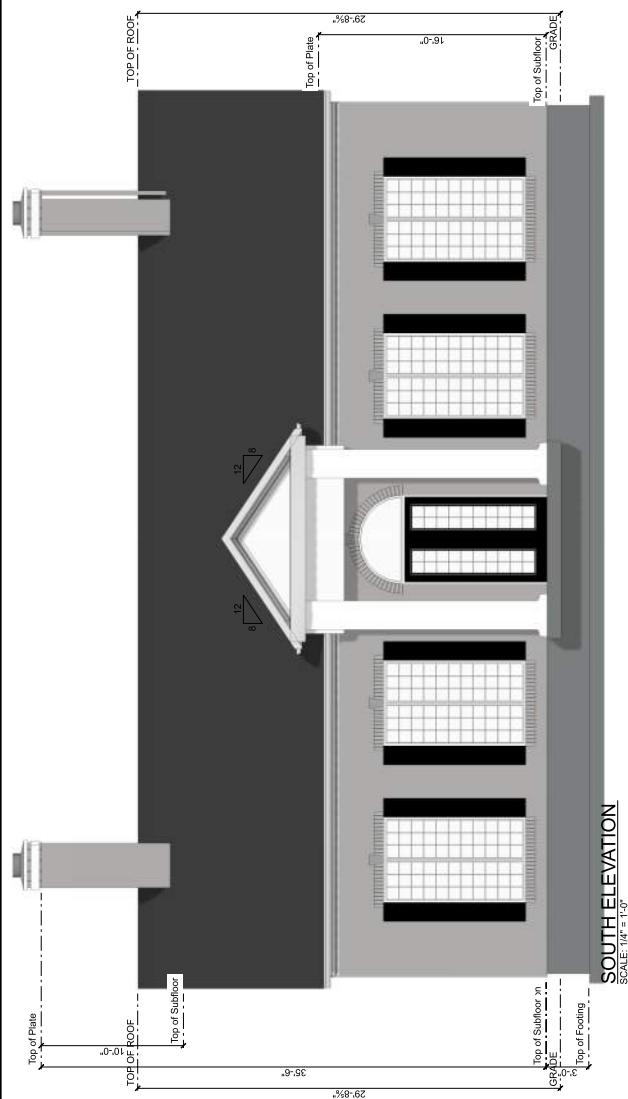
Leslie Andrus Reception
leslieandrus@gmail.com
Amberian Park

DRAWING SCHEDULE	
Site Plan	1
Elevations	1
Elevations	2
Perspectives	3
Perspectives	4
Basement	5
Main	6
Main Elec	7
Roof	8
Sections	9

AREA SCHEDULE	
NAME	AREA
Main Floor	2389 sq ft.

FRONT ELEVATION

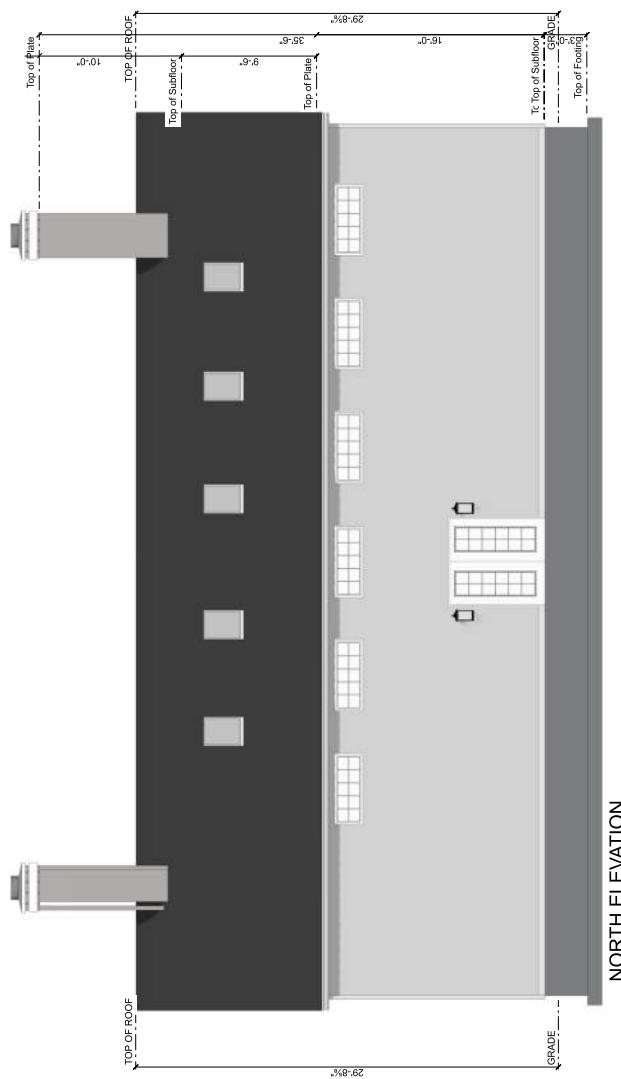
BRICK (PAINTED WHITE)
TRIM - HARDI-BOARD (WHITE)



SOUTH ELEVATION

REAR & SIDE ELEVATIONS

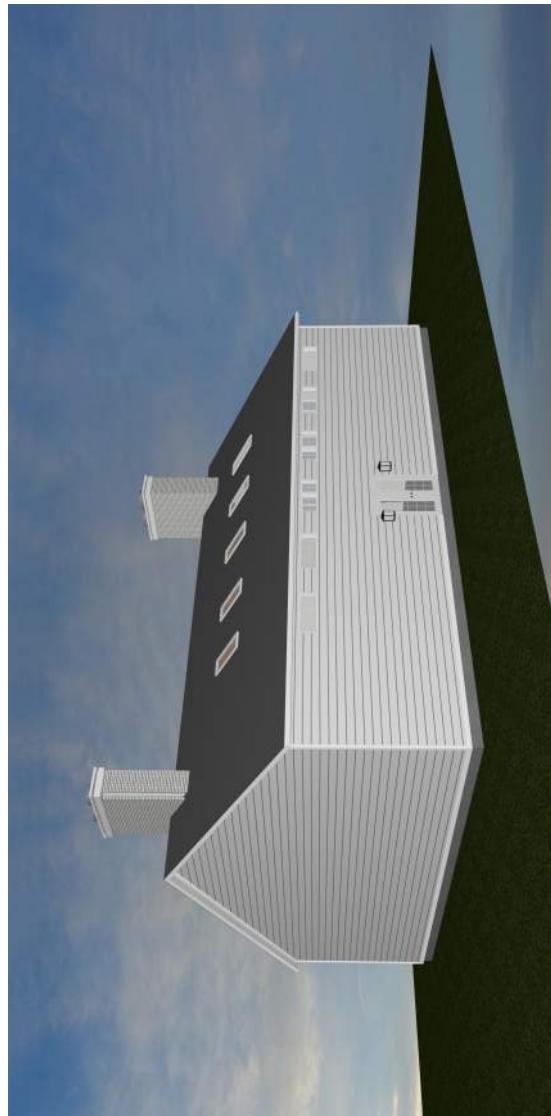
SIDING - HARDI-BOARD (WHITE)
TRIM - HARDI-BOARD (WHITE)



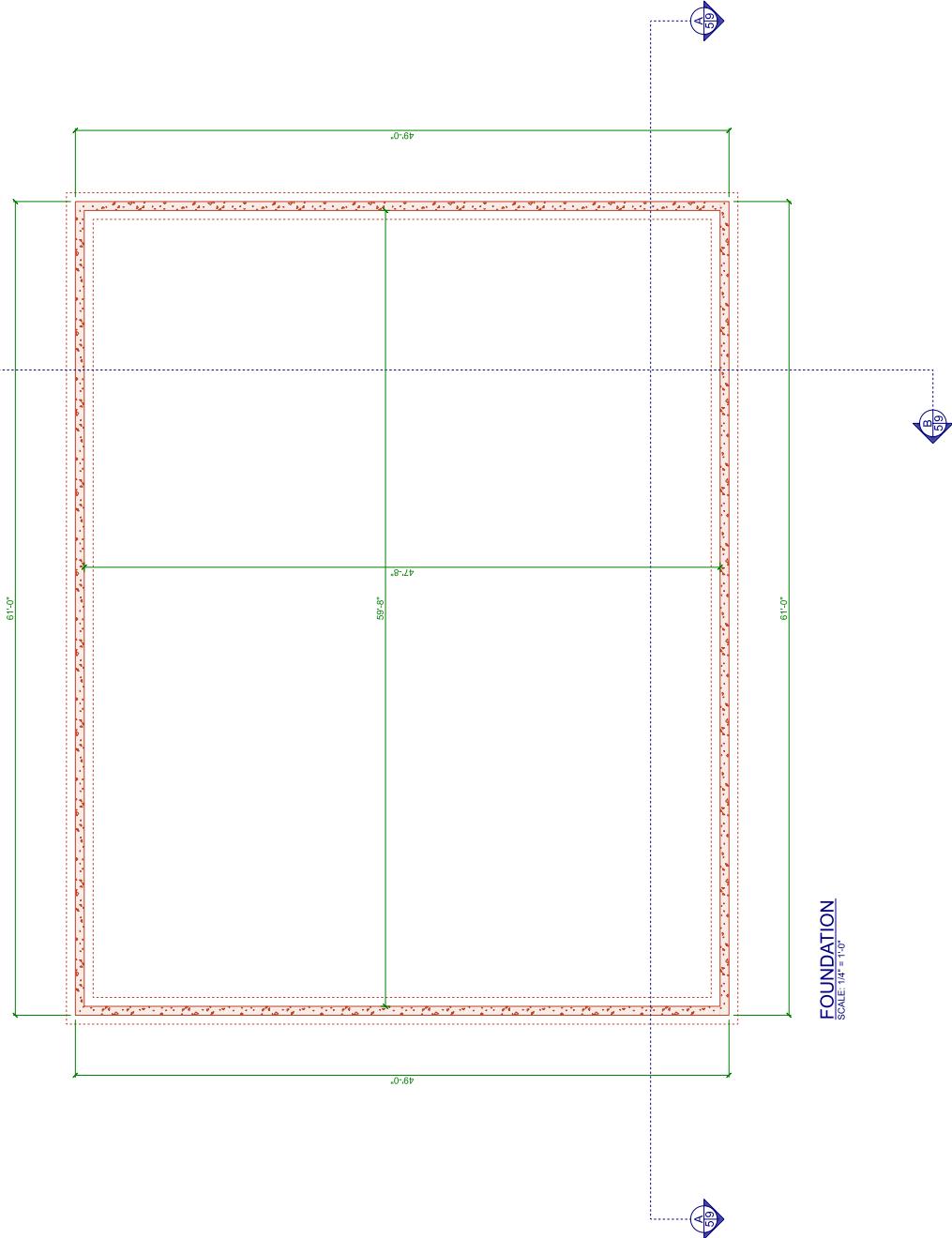
NORTH ELEVATION
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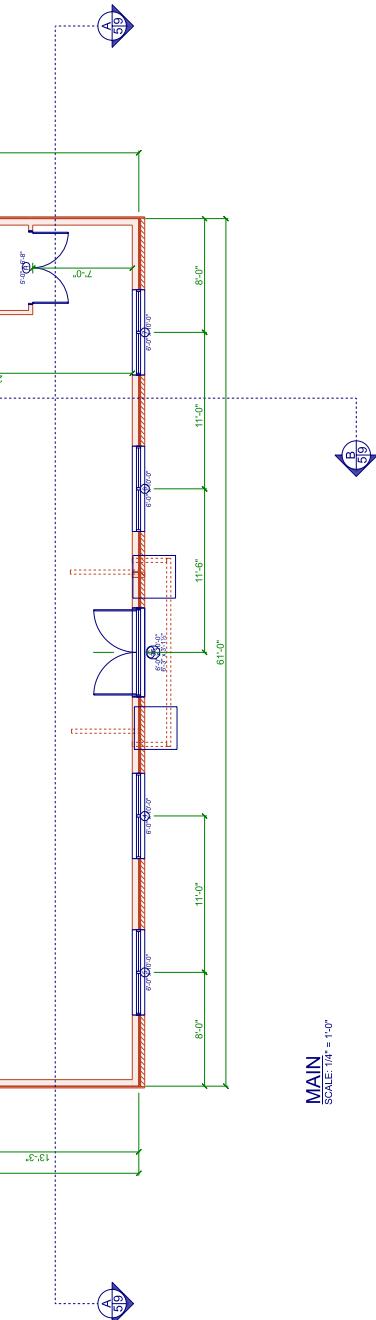
4/9	PAGE	Leslie Andrus Reception	americancrafts@gmail.com	ut
		PHONE: 301-698-4667	DESIGN AND CONSTRUCTION SERVICES	www.silverspoon.com
		DATE: Tuesday, January 7, 2025	LURADIANC	Perspectives
		DRAWN BY:		
		SCALE: As Noted		

FRONT ELEVATION
BRICK (PAINTED WHITE)
TRIM - HARDI-BOARD (WHITE)



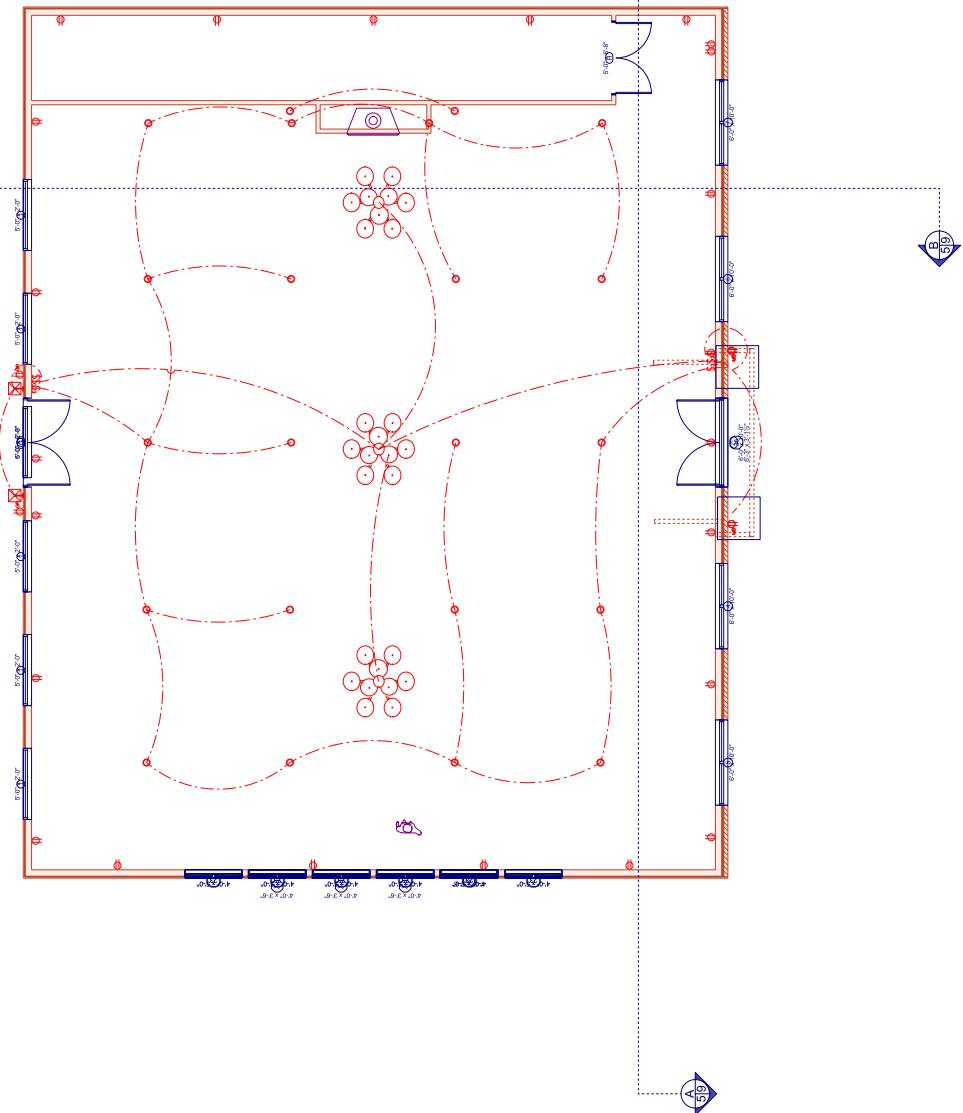
REAR & SIDE ELEVATIONS
SIDING - HARDI-BOARD (WHITE)
TRIM - HARDI-BOARD (WHITE)

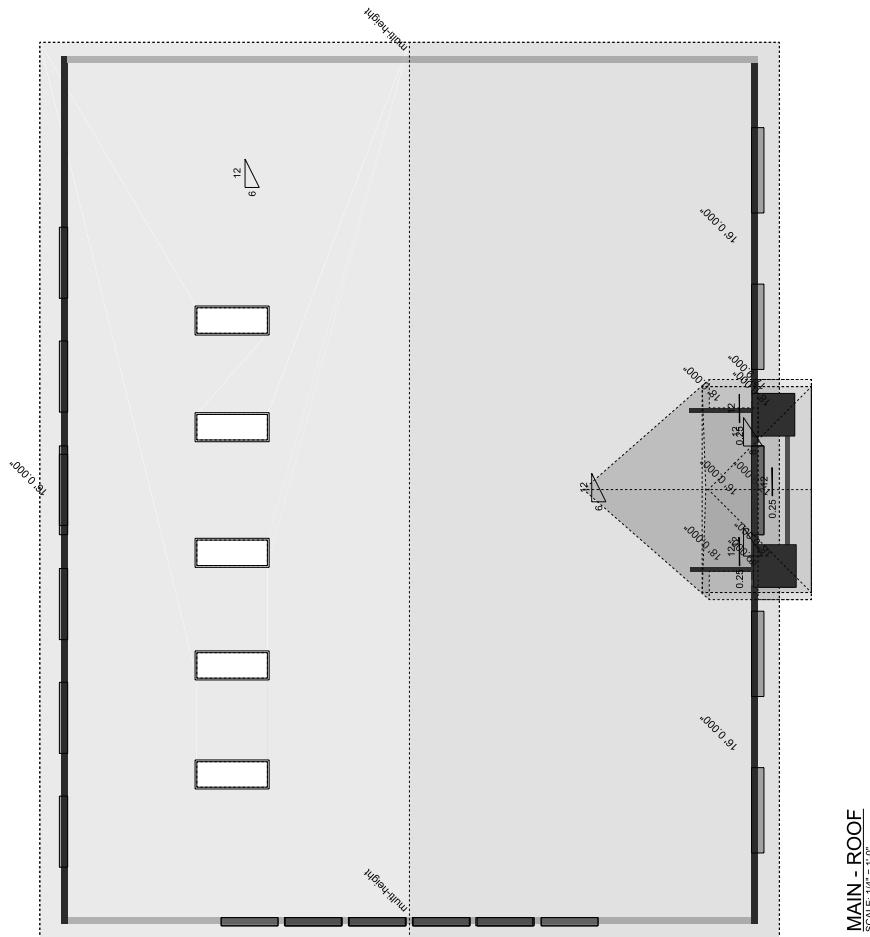


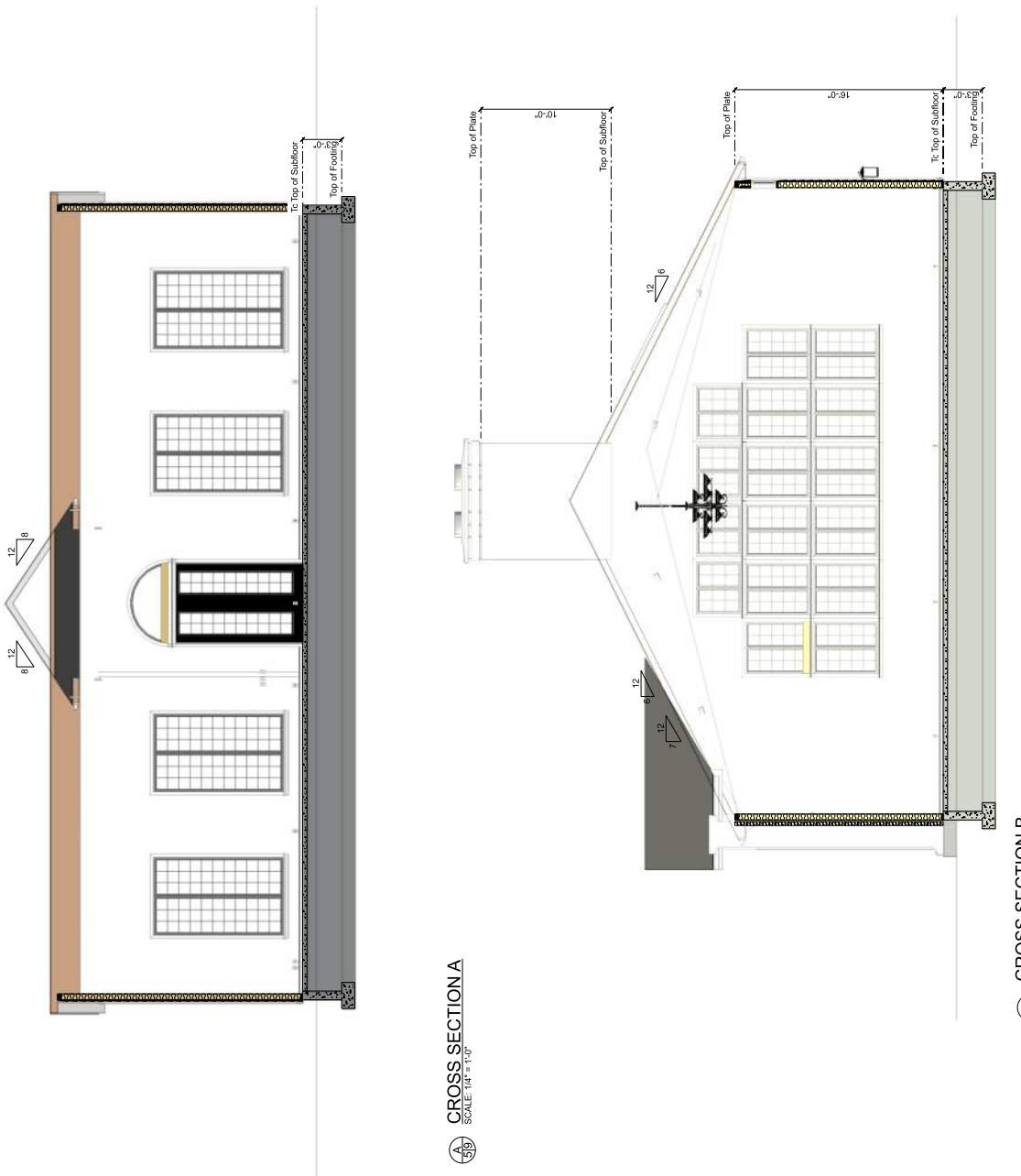
MAIN
SCALE: 1/4" = 1'-0"

DATE: Tuesday, January 7, 2025	PHONE: 301-980-6887	DESIGN AND CONSTRUCTION SERVICES
DRAWN BY: amit@luradiance.com	REVISED BY: amit@luradiance.com	UT
SCALE: 1/4" = 1'-0"	DATE: January 7, 2025	Page 6/9

ELECTRICAL LEGEND	
NUMBER	SYMBOL
3	control switch
2	exterior carbons
23	outlet
6	outlet
22	outlet
2	outlet
5	switch
4	switch 3 way







CROSS SECTION A



SCALE: 1/4" = 1'-0"

CROSS SECTION B



SCALE: 1/4" = 1'-0"

DATE: Tuesday, January 7, 2025	PHONE: 301.680.4687	amandanick@gmail.com
DRAWN BY: [Signature]	DESIGN AND CONSTRUCTION SERVICES	amandanick@gmail.com
SCALE: 1/4" = 1'-0"	PHONE: 301.680.4687	amandanick@gmail.com

