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

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**Regular Session**

**October 6, 2025**

**Monday 10:00 AM**

**American Fork City Public Works Building**

**275 East 200 North**

**American Fork City, UT 84003**

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

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### **Development Review Committee Members**

Patrick O'Brien, Dev. Services Director

Sam Kelly, Public Works Director

Aaron Brems, Fire Chief

Notice is hereby given that the American Fork City Development Review Committee will meet in regular session on October 6, 2025, at the American Fork City Public Works building, 275 East 200 North commencing at 10:00 AM. The agenda shall be as follows:

**1. Regular Session**

a. Roll Call

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

a. Approval of the September 29, 2025, Development Review Committee minutes.

**3. Action Items** (Action Items is that class of DRC action that requires further discussion on Preliminary Plans, Final Plats, and Site Plans. The Development Review Committee Board will have authority to approve Preliminary Plans and Final Plats but make a recommending action on Site Plans.)

- a. Review and action on an application for an Amended Commercial Site Plan, known as Gunther's Metal Building, located at 81 S 700 E, American Fork City. The Commercial Site Plan will be on approximately 1.95 acres and will be in the General Commercial (GC-2) Zone.
- b. Review and action on an application for a Final Plat, known as The Flats at Lakeshore Landing, located at approximately 363 South 890 West, American Fork City. The Final Plat will be on approximately 2.4 acres and will be in the Transit Oriented Development (TOD).

**4. Adjournment**

Dated this [DATE] day of [MONTH] 2025

Patrick O'Brien

Development Services Director

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

# UNAPPROVED MINUTES

09.29.2025

## AMERICAN FORK CITY

## **DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION**

September 29th, 2025

The American Fork City Development Review Committee met in a regular session on September 29th, 2025, at the American Fork Public Works Building, 275 East 200 North, commencing at 8:00 a.m.

## **Development Review Committee:**

## Public Works Director: Sam Kelly

Development Services Director: Patrick O'Brien

Fire Chief: Aaron Brems

Staff Present:

Cody Opperman Planner II

Carolyn Lloyd      Administrative Assistant II

Others Present: Robert Vootmeyer

## **REGULAR SESSION**

## Roll Call

## **COMMON CONSENT AGENDA**

## Minutes of the September 15th, 2025, Development Review Committee Regular Session.

## **Patrick O'Brien motioned to approve the Common Consent agenda**

## UNAPPROVED MINUTES

09.29.2025

**Sam Kelly seconded the motion**

**Voting was as follows:**

Patrick O'Brien	AYE
Aaron Brems	AYE
Sam Kelly	AYE

**The motion passed**

## **ACTION ITEMS**

- a. **Review and action on an application for a Residential Accessory Structure, known as Moeaki Backyard Pavilion, that is over 200 square feet or greater, located at approximately 742 N 730 E, American Fork City. The Accessory Structure will be on approximately .42 acres and will be in the R1 – 9000 Zone.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for a site plan to develop a Residential Accessory Structure. The Accessory Structure exceeds the 200 square foot threshold, requiring the application to be brought to the Development Review Committee for a determination. There will be no living quarters in the structure, and the entire structure is just over 500 square feet.

Patrick O'Brien explained that this is the first item since the code changed to structures over 200 square feet needing approval from this DRC committee.

**Patrick O' Brien moved to approve the proposed Residential Accessory Structure that is in excess of 200 square feet, located at approximately 742 N 730 E, American Fork City, UT 84003, in the R1-9000 Zone, subject to any conditions found in the staff report.**

**Sam Kelly seconded the motion**

**Voting was as follows:**

## UNAPPROVED MINUTES

09.29.2025

<b>Patrick O'Brien</b>	<b>AYE</b>
<b>Aaron Brems</b>	<b>AYE</b>
<b>Sam Kelly</b>	<b>AYE</b>

**The motion passed**

### **Other Business**

There was no other business to discuss

### **Adjournment**

**Patrick O'Brien motioned to adjourn the meeting.**

**Aaron Brems seconded the motion.**

**Voting was as follows:**

<b>Patrick O'Brien</b>	<b>AYE</b>
<b>Aaron Brems</b>	<b>AYE</b>
<b>Sam Kelly</b>	<b>AYE</b>

**The motion passed**

Meeting adjourned at 10:06 AM

Angie McKee

Administrative Assistant I

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

UNAPPROVED MINUTES

09.29.2025

### Agenda Topic

Review and action on an application for an Amended Commercial Site Plan, known as Gunther's Metal Building, located at 81 S 700 E, American Fork City. The Commercial Site Plan will be on approximately 1.95 acres and will be in the General Commercial (GC-2) Zone.

BACKGROUND INFORMATION		
Location:	81 S 700 E	
Project Type:	Metal Storage Building	
Applicants:	Russell Gunther, David Healey	
Existing Land Use:	General Commercial	
Surrounding Land Use:	North	Design Industrial
	South	Design Commercial
	East	Residential High Density
	West	General Commercial
Existing Zoning:	GC-2	
Surrounding Zoning:	North	PI-1
	South	GC-1
	East	R3-7500
	West	GC-2
Square Footage (By Use)	863 sq ft. Storage Building	

### Background

The applicant has applied for an Amended Commercial Site Plan to develop a storage building. The project looks to Provide additional storage space for the primary buildings by providing an 863 sq ft. Metal building.

### 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 outstanding DRC Comments

### **Findings of Fact**

- a. The Commercial Site Plan meets the requirements of Section 17.4.404

### **Project Map**



### **Standards Conditions of Approval**

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

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

**Staff Recommendation**

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

**Potential Motions – Commercial Site Plan**

**Approval**

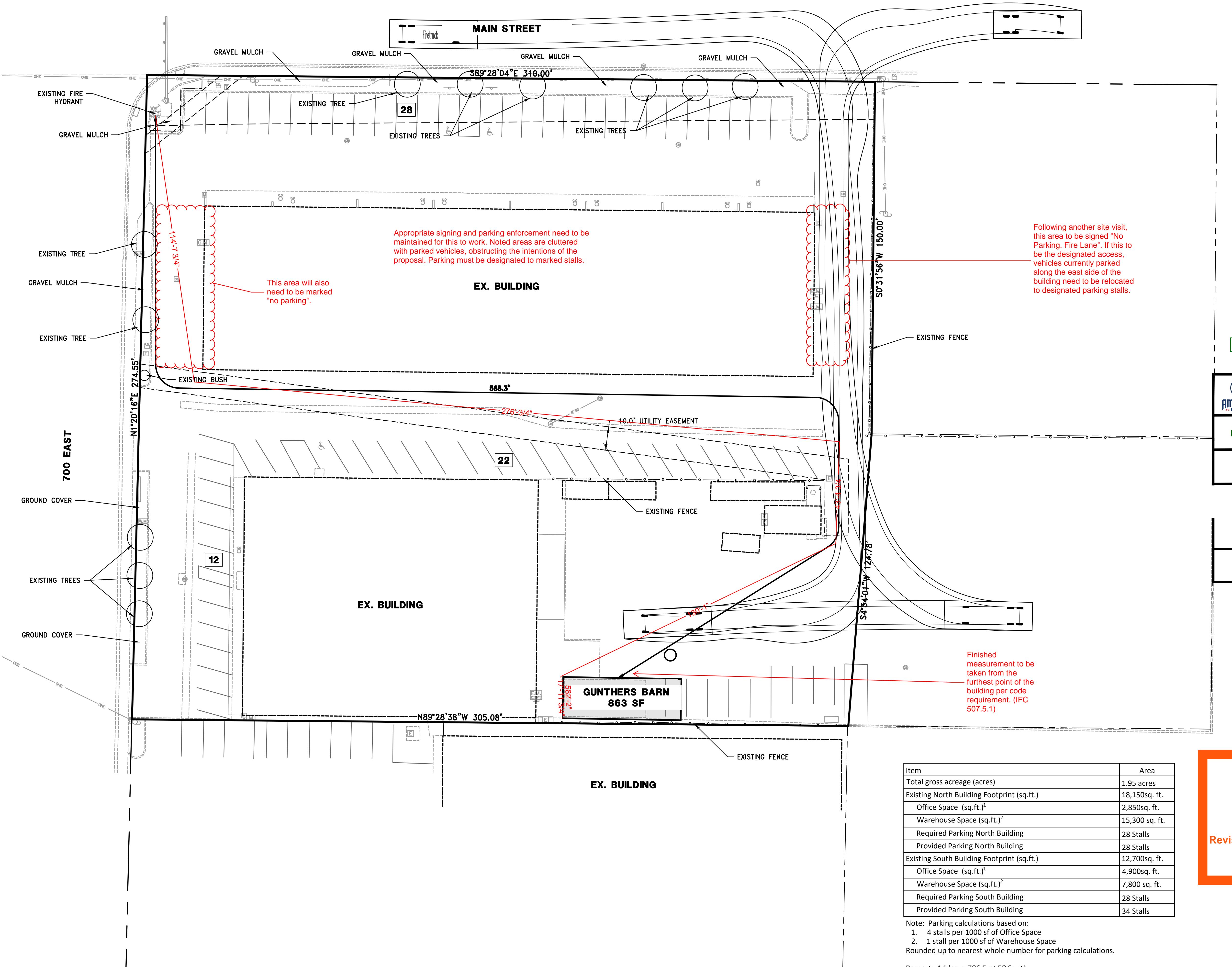
I move to approve the proposed Commercial Site Plan, located at 81 S 700 E, American Fork City, in the General Commercial (GC-2) Zone, subject to any conditions found in the staff report.

**Denial**

I move to deny the proposed Commercial Site Plan, located at 81 S 700 E, American Fork City, in the General Commercial (GC-2) Zone.

**Table**

I move to table action for the proposed Commercial Site Plan, located at 81 S 700 E, American Fork City, in the General Commercial (GC-2) Zone and instruct staff/developer to.....



PROJECT: GUNTHERS SHEET: OVERALL SITE PLAN

PROJECT NO. 4201 ISSUE DATE: 9/12/2025 SHEET NO. C1.0

DOMINION Engineering Associates, L.C.  
5684 South Green Street  
Murray, Utah 84123 801-713-3000

CALL BEFORE YOU DIG  
TEN FEET IS THE LAW  
TOLL STAKES 1-800-622-5777

RECEIVED PROFESSIONAL SERVICES  
No. 8030527  
-2202  
9/12/2025  
JEREMY RICK  
HANSON  
STATE OF UTAH  
SEAL

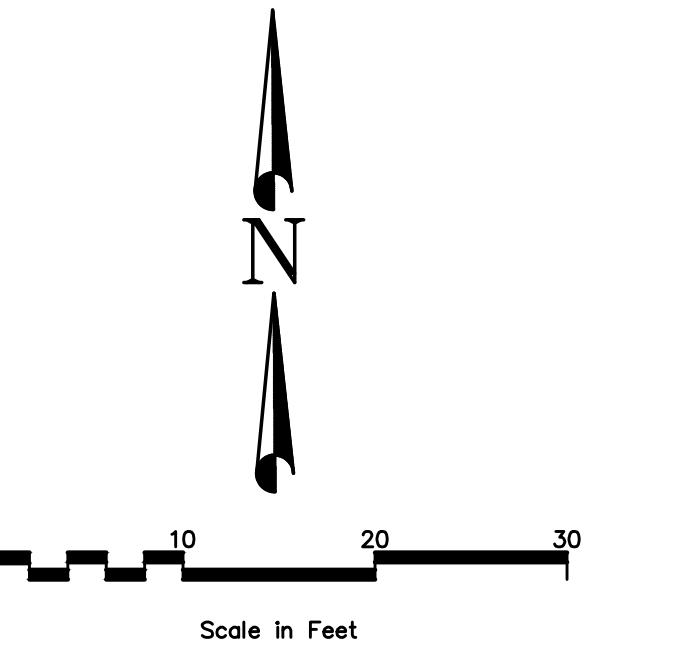
DESIGNER: JRH  
MANAGER: GUNTHERS SITE BASE/dwg  
FILE NAME: GUNTHERS SITE BASE.dwg

**Next Step**  
**Post Entitlement Review Required.**

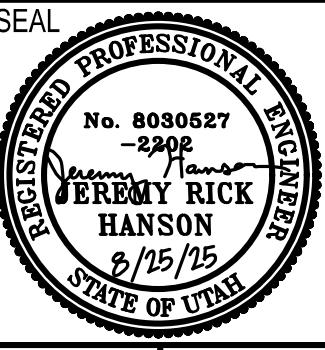
Revise and resubmit following the DRC meeting to address remaining comments

**Next Step**  
**Proceed to the Development Review Committee on 10/06/2025**

American Fork City Development Review	
Sewer/Storm Drain Division Reviewed ahardy 09/23/2025	Planning and Zoning Reviewed Areed 09/22/2025
Water/PI Division Reviewed jbrems 09/29/2025	Public Infrastructure Reviewed cscott 9/30/2025
	Engineering Division Reviewed rburkhill 10/01/2025
	Streets Division Reviewed ehyde 09/24/2025



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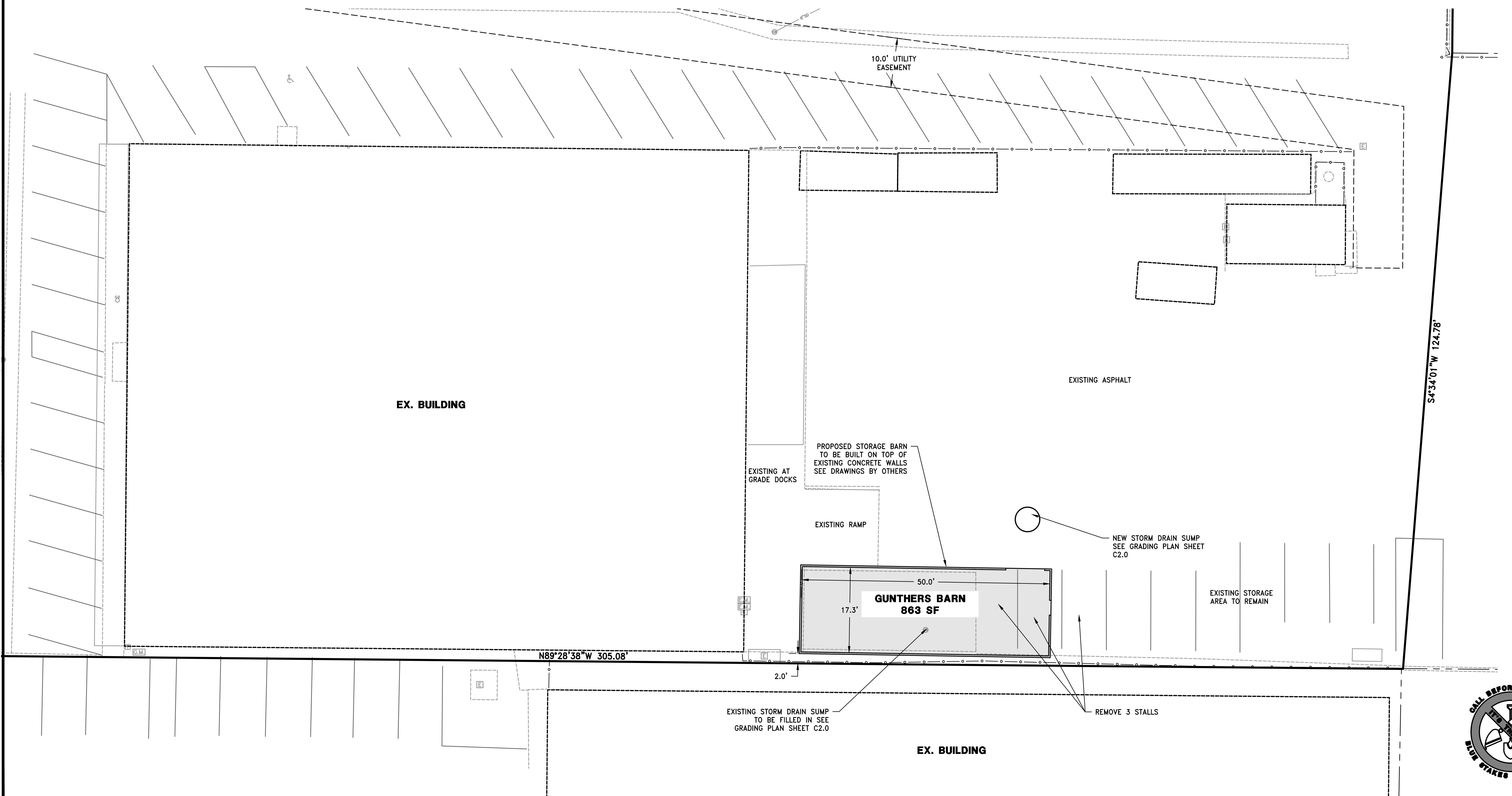


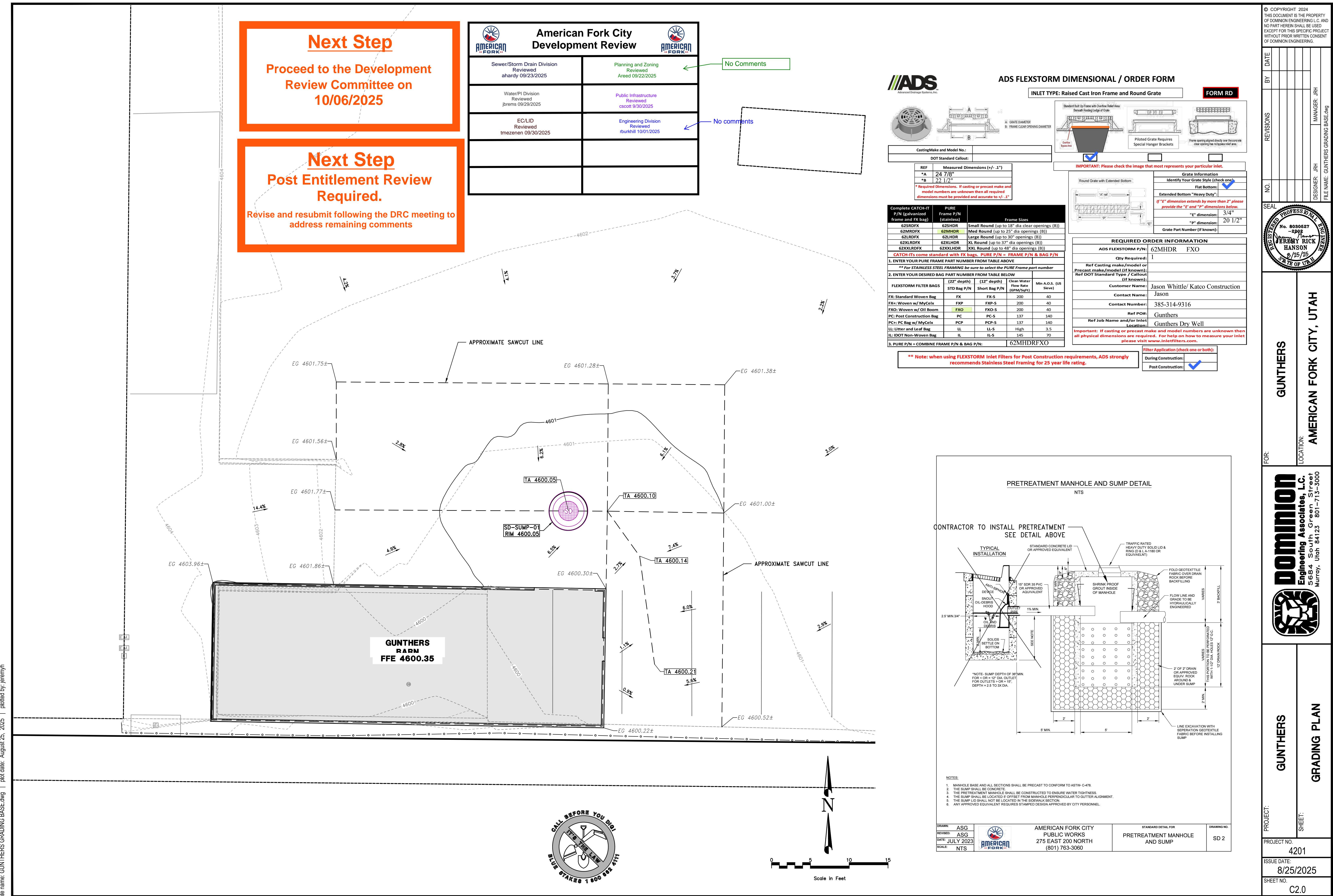
PROFESSIONAL ENGINEER  
No. 8030527  
-2202  
JEREMY RICK  
HANSON  
8/25/15  
STATE OF UTAH  
AMERICAN FORK CITY, UTAH  
LOCATION: AMERICAN FORK CITY, UTAH



PROJECT: GUNTHERS  
SHEET: DETAILED SITE PLAN

PROJECT NO. 4201  
ISSUE DATE: 8/25/2025  
SHEET NO. C1.1  
CALL BEFORE YOU DIG  
TEN FEET STAKES 1 800 622 9777







# American Fork City Development Review Committee

# Planning and Zoning Reviewed Areed 09/22/2025

# Engineering Division

## Reviewed

rburkhill 10/01/2025

## No Comments

# GUNTHERS BARN

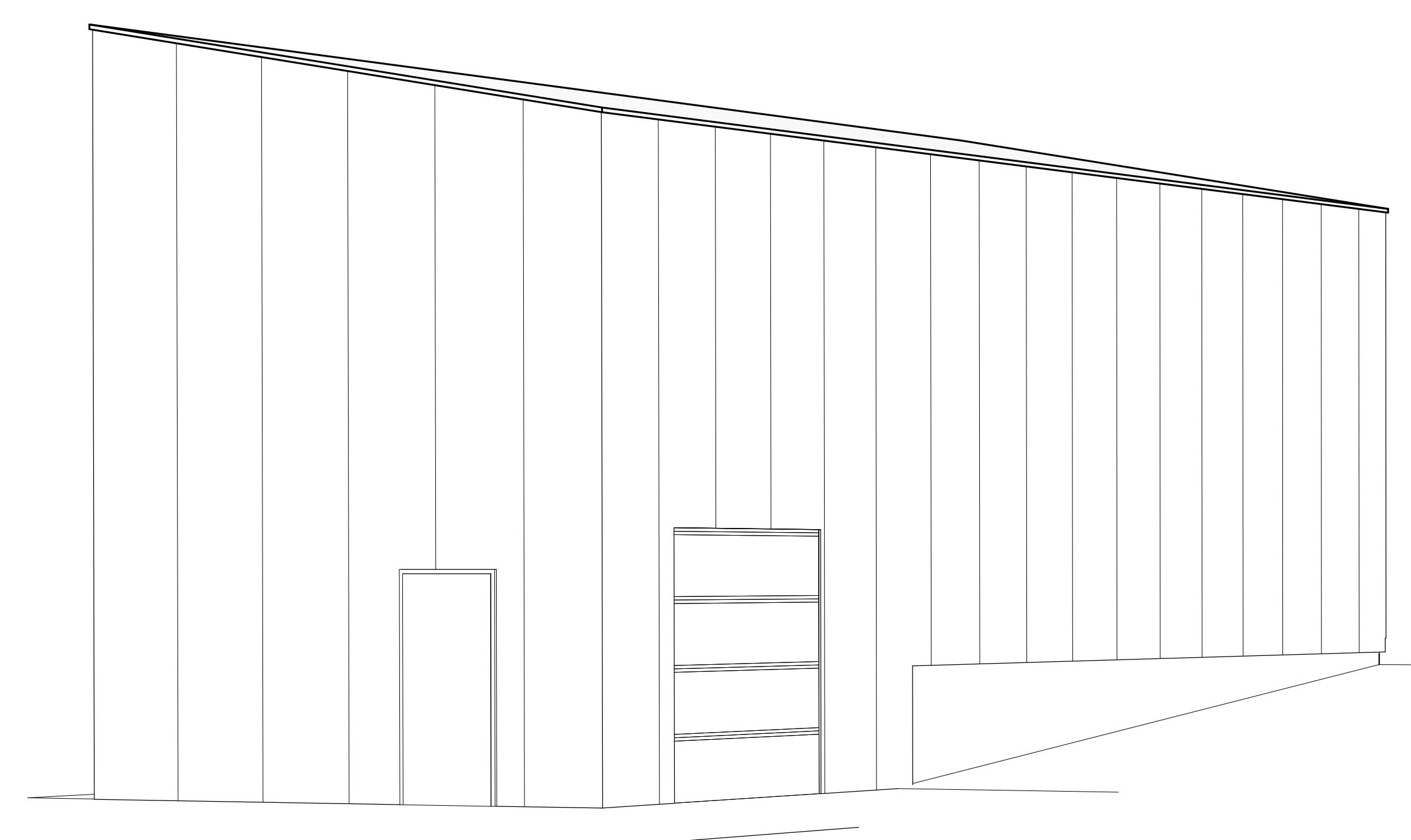
81 S 700 E ST

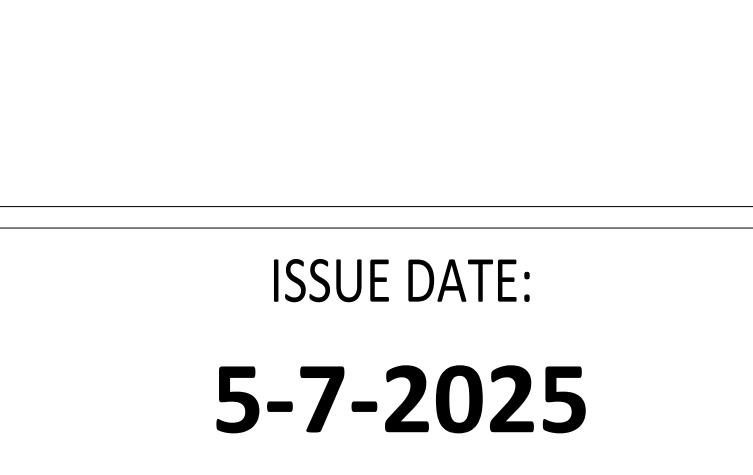
AMERICAN FORK, UTAH 84003

# Next Step

**Revise and resubmit following the DRC meeting to address remaining comments**

# Next Step



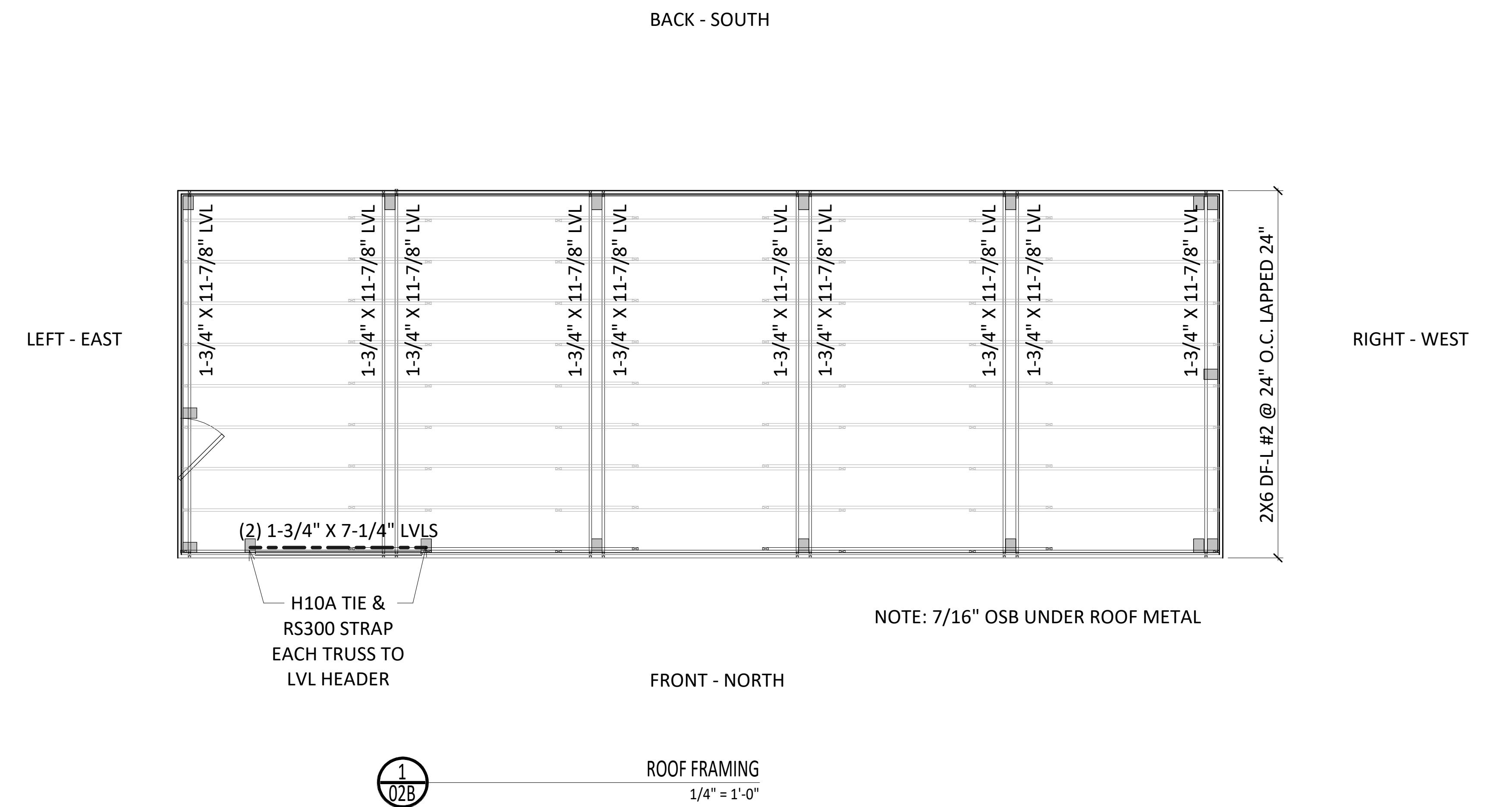
DEFERRED SUBMITTALS	PROJECT INFORMATION	CONTRACTOR	DRAFTER - DESIGNER	ENGINEER	DRAWING INDEX	CONSULTANT STAMP
<p>1. TRUSS DETAILS AND LAYOUT FOR FRAMING 2. INSPECTIONS 3. HVAC DESIGN 4. GAS LINE SCHEMATIC</p>	<p>PROJECT NUMBER: <b>25017</b></p> <p><b>SITE INFORMATION:</b> 81 S 700 E ST AMERICAN FORK, UTAH 84003</p> <p><b>BUILDING INFORMATION:</b> DIMENSIONS: 17'-3" x 50'-0" TOTAL SQUARE FOOTAGE: 863 SQ. FT. CLOSED SQUARE FOOTAGE: 863 SQ. FT.</p> <p><b>BUILDING USE:</b> RESIDENTIAL ACCESSORY</p>	<p>WRIGHT BUILDINGS</p> <p>SALES sales@wrightbuildings.com 801-900-1290</p>	<p>ADG STUDIOS</p> <p>STUART HOFFMAN stuart@adgstudios.com 801-549-8559</p>	<p>WHITE PINE ENGINEERING</p> <p>JACKSON SAGERS jackson@whitepineeng.com 385-329-1033</p>	<p>0 0 OVERSHEET 0 1 GENERAL NOTES 0 2A FLOOR PLANS 0 2B ROOF FRAMING PLAN 0 3 ELEVATIONS 0 4 PANEL LAYOUT 0 5 GIR PLANS 0 6 DETAILS 0 7 STRUCTURAL NOTES 0 8 STRUCTURAL DETAILS</p>	<p>PROFESSIONAL ENGINEER JACKSON SAGERS 1325811 08/29/2025 STRUCTURAL ONLY</p>
					<p>ISSUE DATE: <b>5-7-2025</b></p>	
<p>NOTE: RETAINING WALLS (&gt;4' OR SUPPORTING A SURCHARGE), SWIMMING POOLS, SOLAR AND GEO-THERMAL HEATING SYSTEMS, AND PHOTO-VOLTAIC AND WIND GENERATED ELECTRICAL SYSTEMS REQUIRE SEPARATE PERMITS. SEPARATE PLANS, SPECIFICATIONS, AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS</p>						

1. COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. MANUFACTURERS SPECIFICATIONS FOR INSTALLATION OF MATERIALS SHALL BE FOLLOWED. WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED AND THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES TO EXPEDITE THE JOB IN A SMOOTH AND CONTINUOUS PROCESS.
2. ALL FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL. FOOTINGS SHALL BE EXCAVATED TO A MINIMUM DEPTH SO AS TO PROVIDE FROST PROTECTION. FINISH GRADING SHALL BE DONE SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. A MINIMUM SLOPE OF 5% SHALL BE MAINTAINED FOR FIRST 10'-0" WITH 1% SLOPE THEREAFTER TO APPROVED DRAINAGE AREA.
3. ATTIC VENTILATION: THE NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/300 TH PROVIDED THAT AT LEAST 50% OF THE AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, THE OTHER TO BE PROVIDED BY VENTED SOFFIT SYSTEM.
4. SHOWER COMPARTMENTS SHALL HAVE AT LEAST 900 SQ. INCHES OF FLOOR AREA AND BE OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER NOT LESS THAN 30 INCHES. HINGED SHOWER DOORS SHALL OPEN OUTWARD. THE WALL AREA ABOVE BUILT-IN TUBS HAVING INSTALLED SHOWER HEADS AND IN-SHOWER COMPARTMENTS SHALL BE CONSTRUCTED AS PER SECTION R702.4, SUCH WALLS SHALL FORM A WATERTIGHT JOINT WITH EACH OTHER AND WITH EITHER THE TUB, RECEPTOR OR SHOWER FLOOR. BATHROOMS, WATER CLOSETS COMPARTMENTS, AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQ. FEET, ONE HALF OF WHICH MUST BE OPERABLE. (IF NO WINDOWS, A MECHANICAL VENTILATION SYSTEM SHALL BE REQ. THE MINIMUM VENTILATION RATES SHALL BE 50 CFM. FOR CONTINUOUS VENTILATION.
5. ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF SHOWERS AND BATH TUB ENCLOSURES AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC.
6. DRYER EXHAUST SYSTEMS SHALL CONVEY THE MOISTURE TO THE OUTDOORS AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINAL. DUCTS SHALL HAVE A BACK DRAFT DAMPER. THE MAX LENGTH OF CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 25 FEET FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAX LENGTH OF THE DUCTS SHALL BE REDUCED 2.5 FEET FOR EACH 45 DEGREE BEND AND 5 FEET FOR EACH 90 DEGREE BEND.
7. ALL EXTERIOR DOORS SHALL HAVE A FLOOR OF LANDING ON EACH SIDE OF THE DOOR. IF THE DOOR IS NOT A REQ. EXIT DOOR THE LANDING SHALL NOT EXCEED 7-3/4" FROM THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING. EGRESS DOORS SHALL NOT BE MORE THAN 1 1/2" LOWER THAN TOP OF THE THRESHOLD. ALL LANDINGS SHALL BE NOT LESS THAN 36" WIDE, MEASURED IN THE DIRECTION OF TRAVEL.
8. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZ. MOVEMENT. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF THE APPLIANCE'S VERT. DIMENSIONS. AT THE LOWER POINT, THE STRAPPING SHALL MAINTAIN A MIN. DISTANCE OF 4 INCHES ABOVE THE CONTROLS.
9. EMERGENCY FLOOR DRAINS AT WATER HEATERS, LAUNDRIES, GARAGES, ECT. REQ. A TRAP SEAL PRIMER OR DEEP SEAL TRAP. (UTAH STATE AMENDMENT TO IPC SEC. 1002.4.1)
10. BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER = 2,500 PSI. BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS = 2,500 PSI. BASEMENT WALLS, FOUNDATIONS WALLS, EXTERIOR WALLS EXPOSED TO THE WEATHER = 3,000 PSI. PORCHES, CARPORTS SLABS, AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS = 3,500 PSI.
11. MECHANICAL CONTRACTOR TO PROVIDE COMBUSTION AIR TO FURNACE AREA IN ACCORDANCE WITH LOCAL NATURAL GAS SPECIFICATIONS. COMBUSTION AIR TO BE BROUGHT INTO HOUSE FROM OUTSIDE. COMBUSTION AIR SHALL BE SUPPLIED BY VERTICAL OPENING, EACH WITH 1 SQ. INCH PER 4,000 BTU/H OF TOTAL IMPUTING RATING OF ALL APPLIANCES WITHIN THE SPACE  
OR  
COMBUSTION AIR SHALL BE SUPPLIED BY TWO HORIZONTAL OPENINGS, EACH WITH ONE SQ. INCH PER 2,000 BTU/H OF THE TOTAL INPUT RATING OF ALL APPLIANCES WITHIN THE SPACE.
12. AIR DUCTS IN UNCONDITIONED SPACES (ATTIC, UNCONDITIONED BASEMENTS, VENTED CRAWLSPACES) WILL BE INSULATED W/ R-8 MIN.
13. ALL STUMPS, ROOTS, & ORGANIC MATTER SHALL BE REMOVED FROM THE SOIL IN THE AREA OF THE BUILDING.
14. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STOREIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS.
  - A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
    - 1) VERTICALLY AT THE CEILING AND FLOOR LEVELS
    - 2) HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
  - B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
  - C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACE UNDER STAIRS SHALL COMPLY WITH SECTION R312.2
  - D. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLE AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
15. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
16. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
17. REFER TO IRC 2021 SECTION R602 FOR ADDITIONAL REQUIREMENTS FOR THE USE OF EXPANDING CAULK AT ALL PENETRATIONS AND APPROVED METHODS FOR BASEMENT FIREBLOCKING.
18. STAIRWAYS WITH 4 OR MORE RISERS SHALL HAVE AT LEAST ONE (1) HANDRAIL. HANDRAILS SHALL BE PLACED 34" TO 38" ABOVE THE NOSE OF THE TREADS VERTICALLY TO THE TOP OF THE RAIL. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE HANDGRIP PORTION SHALL BE NOT LESS THAN 1 1/2" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENTION. HANDRAILS PROJECTION FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL ENDS SHALL BE RETURNED TO THE WALL OR TERMINATED IN NEWEL POSTS OR SAFETY TERMINALS. LANDINGS ARE REQUIRED FOR ALL EXTERIOR DOORWAYS, AT THE TOP AND BOTTOM OF STAIRWAYS WITH MORE THAN 2 RISERS, THEY MUST BE AS WIDE AS THE STAIRWAY AND MINIMUM OF 3 FEET LONG.
19. PORCHES, BALCONIES, RAMP OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT OPEN SIDE OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSE OF THE TREADS. (R312.2)
  - A. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE SUCH A SIZE THAT A SPHERE 6" CANNOT PASS THROUGH.
  - B. OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF THE STAIR TREADS SHALL NOT ALLOW A SPHERE 4" TO PASS THROUGH.
20. APPROVED NUMBER FOR ADDRESS SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY.
21. GLASS IN DOOR SHALL BE SAFETY GLAZED. GLAZING ADJACENT TO A DOOR WITHIN A 24 INCH ARC OF EITHER DOOR EDGE WHEN CLOSED. MUST BE SAFETY GLAZED IF THE BOTTOM EDGE IS WITHIN 60 INCHES OF THE FLOOR OR WALKING SURFACE. GLAZED PANELS LARGER THAN NINE SQUARE FEET LOCATED LESS THAN 18 INCHES ABOVE AND WITHIN 36 INCHES HORIZONTALLY OF A FLOOR OR WALKING SURFACE SHALL BE SAFETY GLAZED IN LIEU OF SAFETY GLAZING. GLASS MAY BE PROTECTED BY A HORIZONTAL MEMBER 1 1/2" INCHES IN WIDTH, CAPABLE OF RESISTING 50 LBS PER LINEAL FOOT, LOCATED BETWEEN 34 INCHES AND 38 INCHES ABOVE THE WALKING SURFACE PER R308.4
22. WINDOWS ARE RECOMMENDED TO BE DOOR HEIGHT. MINIMUM WINDOW AREA SHALL BE EQUAL TO BUT NOT LESS THAN 1/10TH OF THE HABITUAL FLOOR AREA, BUT NOT LESS THAN 10 SQ. FEET, ONE HALF OF WHICH SHALL BE OPEN A MINIMUM OF FIVE SQ. FEET. BASEMENT AND EACH BEDROOM MUST HAVE ONE WINDOW THAT MEETS THE FOLLOWING:
  - A. SILLS SHALL BE WITHIN 44 INCHES OF THE FINISHED FLOOR TO OPENING OF WINDOW.
  - B. WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET WITH HEIGHT DIMENSIONS NOT LESS THAN 24 INCHES AND WIDTH DIMENSIONS NOT LESS THAN 20 INCHES.
23. OVER PRESSURE ZONE: NO PANE OF GLASS SHALL BE MORE THAN 4' WIDE OR LARGER THAN 12 SQ. FT.
24. PROVIDE SCREENS ON ALL OPERABLE WINDOWS AND GLASS DOORS
25. JOINTS OF DUCT SYSTEM SHALL BE MADE SUBSTANTIALLY AIRTIGHT BY MEANS OF TAPE, MASTICS, GASKETING OR OTHER APPROVED CLOSURE SYSTEMS. CLOSURE SYSTEMS USED WITH RIGID FIBROUS GLASS DUCTS SHALL COMPLY WITH UL 181A AND SHALL BE MARKED "181A-P" FOR PRESSURE-SENSITIVE TAPE, "181A-M" FOR MASTIC OR "181A-H" FOR HEAT-SENSITIVE TAPE. CLOSURE SYSTEMS USED WITH FLEXIBLE AIR DUCTS AND FLEXIBLE AIR CONNECTORS SHALL HAVE A CONTACT LAP OF AT LEAST 1 1/2" AND SHALL BE MECHANICALLY FASTENED BY MEANS OF AT LEAST THREE SHEET-METAL SCREWS OR RIVETS EQUALLY SPACED AROUND THE JOINT (M1601.3.1)
26. WATER HEATER AND FURNACE VENTS SHALL NOT TERMINATE WITHIN 10' HORIZONTALLY OR 3' ABOVE AN AIR CONDITIONER OR FORCED AIR INLET.
27. ALL SHOWER HEADS SHALL BE WATER CONSERVING TYPES USING NOT MORE THAN 2.5 GALLONS PER MINUTE
28. ALL FLUE VENTS AND EXHAUST FAN VENTS SHALL BE AT LEAST THREE FEET ABOVE AN OUTSIDE AIR INLET LOCATED WITHIN 10' AND AT LEAST 4' FROM A PROPERTY LINE. ALL EXHAUST VENTS SHALL TERMINATE OUTSIDE
29. ELECTRICAL PANELS SHALL HAVE A CLEAR WORKING SPACE OF 30 INCHES WIDE, 36 INCHES DEEP AND 6'-6" HIGH IN FRONT OF THE PANEL. ELECTRICAL PANELS CANNOT BE LOCATED IN BATHROOMS.
30. PROVIDE UFER GROUNDING SYSTEM WHEN USING WATER SERVICES AS THE PRIMARY GROUND
31. ALL ELECTRICAL SWITCHES, RECEPTACLES, ETC. IN A GARAGE SHALL BE A MINIMUM OF 18" ABOVE THE FINISHED FLOOR.
32. STRUCTURAL FILL, IF REQUIRED, SHALL BE AS SPECIFIED BY A GEOTECHNICAL ENGINEER AND IN LIFTS NOT TO EXCEED EIGHT INCHES OF LOOSE HICKNESS AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY. LIFTS SHALL NOT EXCEED FOUR INCHES OF LOOSE THICKNESS FOR MATERIAL COMPACTED BY HAND OPERATED TAMERS.
33. FREEZELESS, BACKFLOW PREVENTION HOSE BIB REQUIRED ON ALL EXTERIOR LOCATIONS OF HOSE BIBS.
34. PLUMBING SYSTEM SHALL CONFORM TO THE REQUIREMENTS OF THE 2021 IPC.
35. PROVIDE ANTI-SCALD SHOWER VALVES ON ALL SHOWER AND TUB-SHOWER COMBINATION INSTALLATIONS
36. NO SLIP JOINT PLUMBING CONNECTIONS OR FITTINGS ALLOWED IN CONCEALED CONSTRUCTION AREAS
37. CSST STAINLESS STEEL GAS LINE MAY BE USED BUT MUST BE SIZED AND APPROVED BEFORE INSTALLATION. ANY CSST INSTALLED MUST BE VISUALLY INSPECTED AND PRESSURE TESTED BEFORE BEING CONCEALED WITHIN CONSTRUCTION
38. ALL GAS LINES MUST BE PRESSURE TESTED AT INSPECTION
39. NO CLOTH TYPE DUCT TAPE IS ALLOWED. UL 181 LISTED TAPE MUST BE USED
40. ALL JOINTS, TRANSVERSE AND LONGITUDINAL SEAMS AND CONNECTIONS MUST BE PROPERLY SEALED WITH APPROVED AND LISTED TAPE OR MASTIC
41. GAS LINES SHALL NOT PASS THROUGH OR PENETRATE ANY DUCTED SUPPLY, RETURN, EXHAUST, CLOTHES CHUTE, CHIMNEY, DUMPERWATER OR ELEVATOR SHAFT. GAS PIPING INSTALLED DOWNSTREAM OF THE POINT OF DELIVERY SHALL NOT EXTEND THROUGH ANY TOWNHOUSE UNIT OTHER THAN THE UNIT SERVED BY SUCH PIPING. GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE
42. AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF ADHERING POLYMER MODIFIED BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
43. ALL FASTENERS (I.E. NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESSURE TREATED WOOD (I.E. SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.9.5
44. TRUSS PACKAGE, AS REQUIRED BY IBC 2303.4 MUST BE SUBMITTED TO THE BUILDING OFFICIAL AS DEFERRED SUBMITTAL. PRIOR TO SUBMITTING TO THE CITY THE PACKAGE MUST BE REVIEWED BY THE ENGINEER OF RECORD AND STAMPED FOR GENERAL CONFORMANCE. NO TRUSSES ARE TO BE INSTALLED UNTIL APPROVED BY THE CITY (SEE IBC 107.3.4.2)
45. FACTORY-BUILT CHIMNEY MUST BE AT AN ANGLE LESS THAN 30 DEGREES FROM THE VERTICAL AT ANY POINT. AND THE ASSEMBLY SHALL NOT INCLUDE MORE THAN FOUR ELBOWS
46. WHERE TWO OR MORE NON-METALLIC SHEATHED CABLES (ROMEX) ARE INSTALLED TOGETHER IN THE SAME SPACE WITHOUT MAINTAINING SPACE BETWEEN THEM AND WHERE THE OPENING THEY ARE INSTALLED IN IS FILLED W/CAULKING, FOAM INSULATION, OR OTHER TYPES OF INSULATION, THE CONDUCTORS MUST BE DERATED AS REQ. BY IBC E305.4.4
47. STEEL LINTELS SHALL BE SHOP COATED WITH A RUST-INHIBITIVE PAINT, EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL
48. INSTALL ALL FUEL BURNING EQUIPMENT AS PER M1401.1
49. APPLIANCE SHALL NOT BE LOCATED IN SLEEPING ROOMS, BATHROOMS, TOILET ROOMS, STORAGE ROOM OR A SPACE THAT OPENS INTO SUCH ROOMS
50. GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCAUSED IN A CONDUIT. CONDUIT SHALL EXTEND NOT LESS THAN 4' OUTSIDE THE BUILDING, SHALL BE VENTED ABOVE GRADE TO OUTDOORS AND SHALL BE INSTALLED SO AS TO PREVENT THE ENTRANCE OF WATER OR INSECTS.
51. AIR LEAKAGE-MUST COMPLY WITH N1102.4.1 (PREScriptive METHOD) DUCT TESTING IS REQUIRED ON ALL PERMITS ISSUED PRIOR TO JAN 1, 2017 WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL BURNING APPLIANCE THE DUCT AND APPLIANCE SHALL BE LOCATED OUTSIDE OF THE BUILDING THERMAL ENVELOPE OR ENCLOSED AND ISOLATED FROM THE THERMAL ENVELOPE. SUCH ROOMS SHALL BE SEALED AND INSULATED PER TABLE N1102.1.2 THE DOOR INTO THE ROOM SHALL BE FULLY GASKETED AND ANY WATER LINES AND DUCT IN THE ROOM INSULATION PER N1103



STRUCTURAL ONLY





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

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

ALL POSTS ARE TREATED DF-L #1

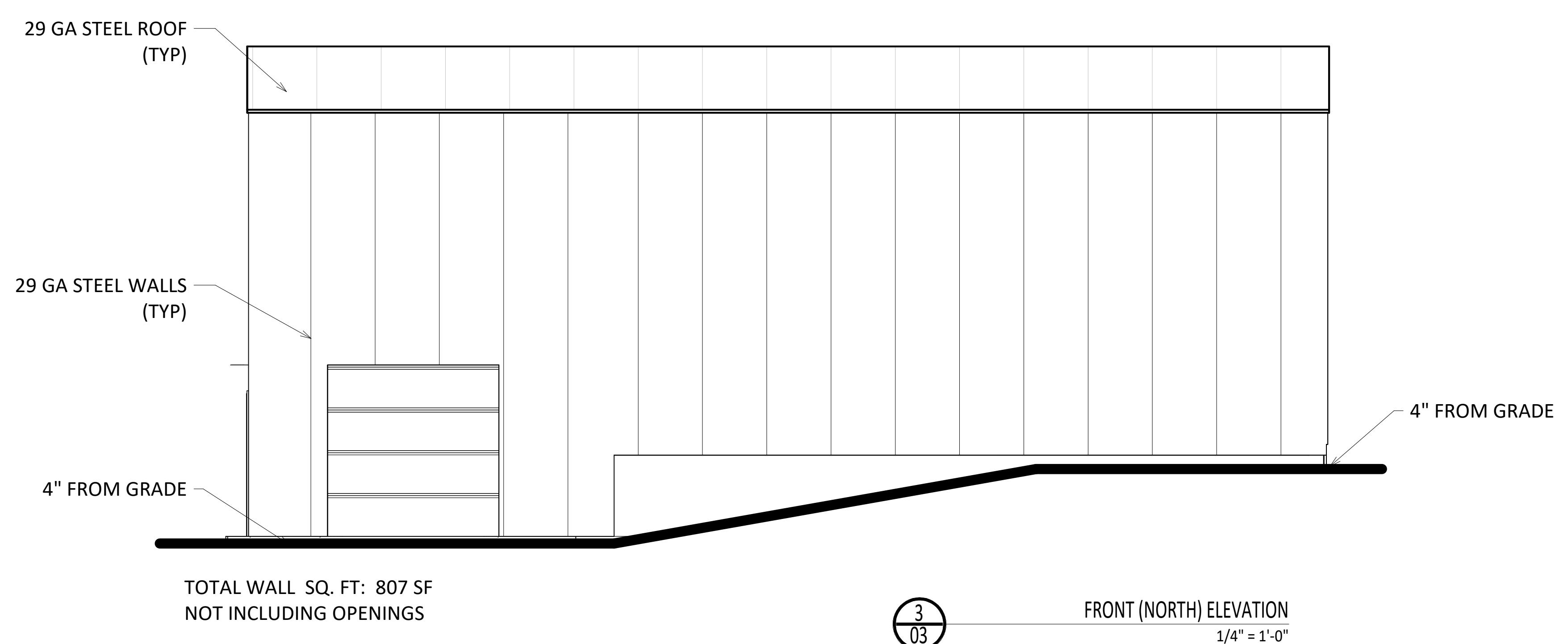
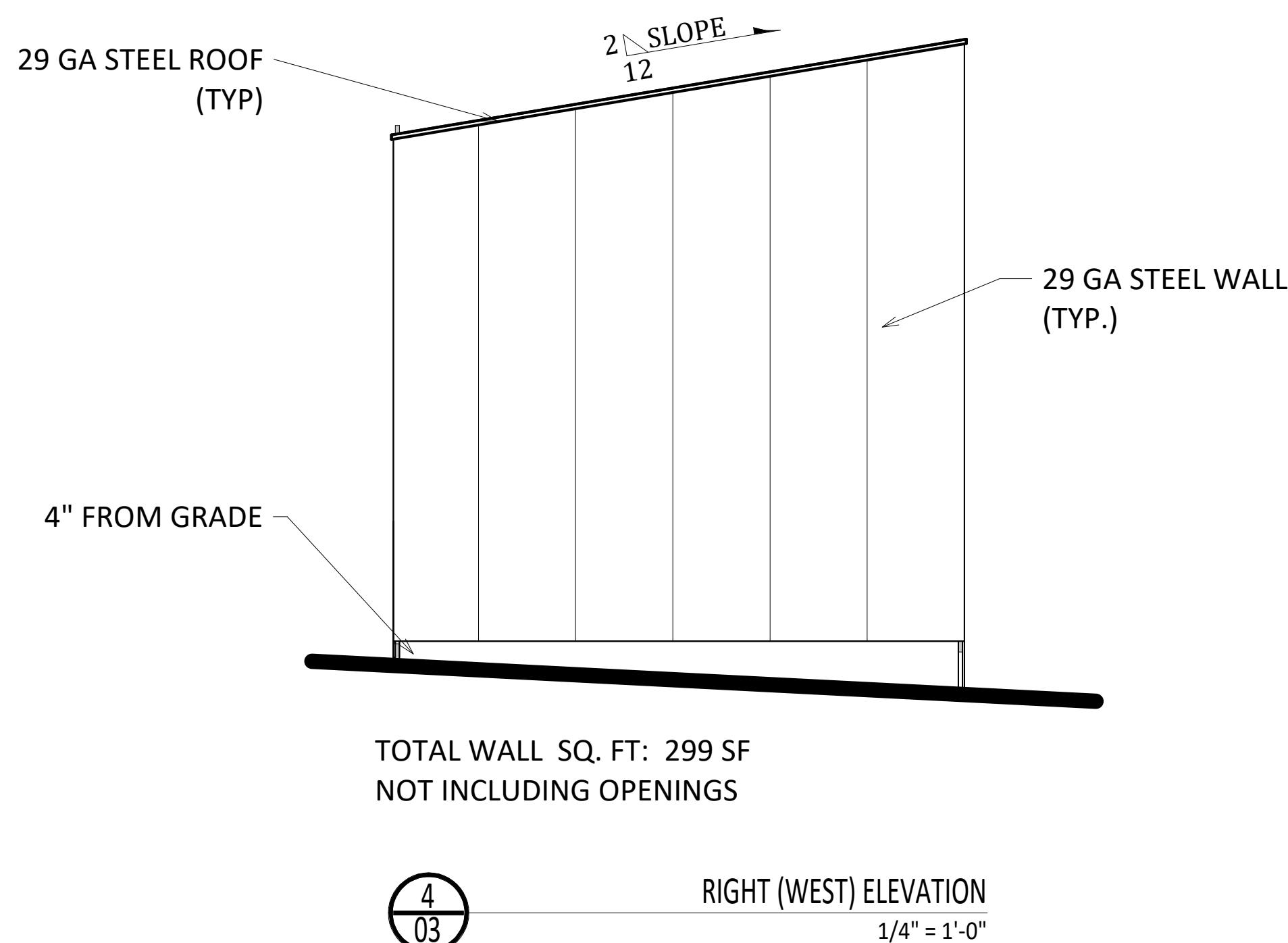
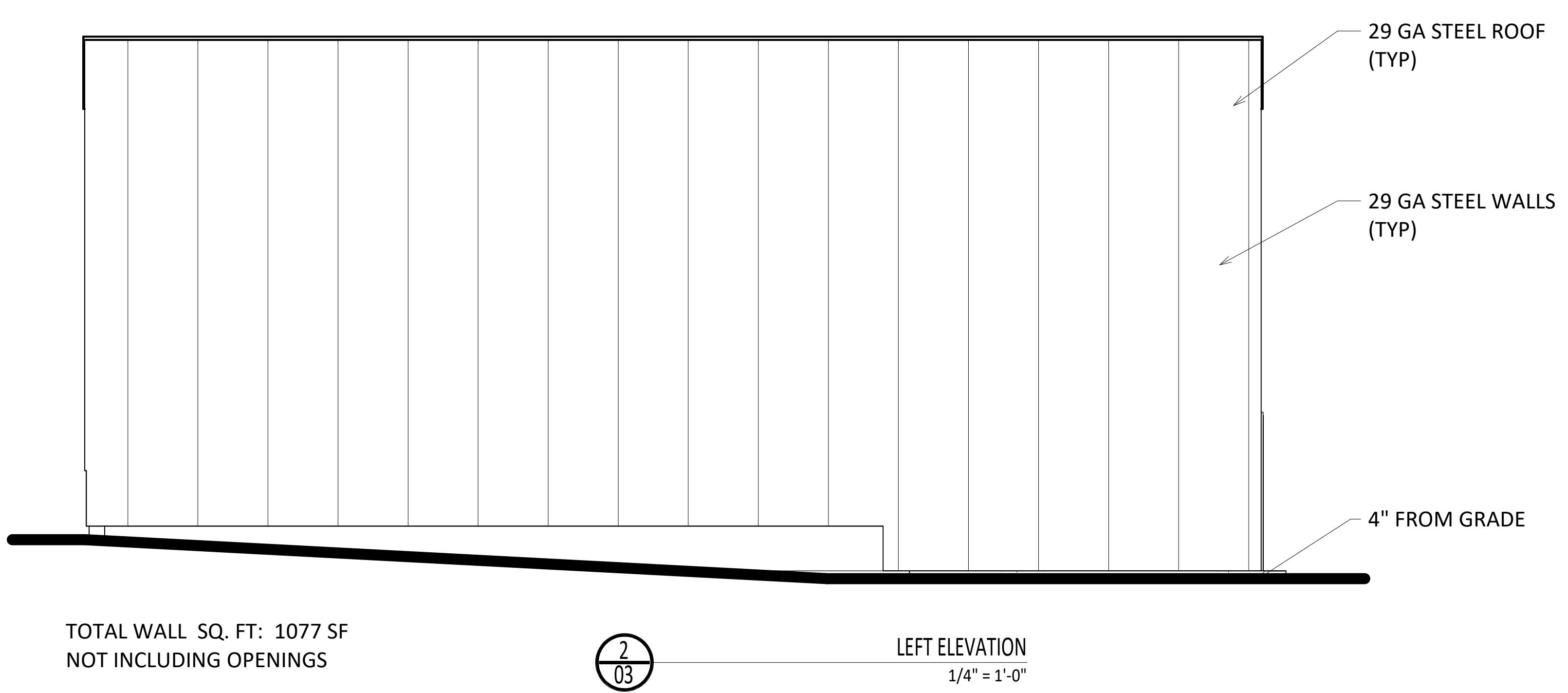
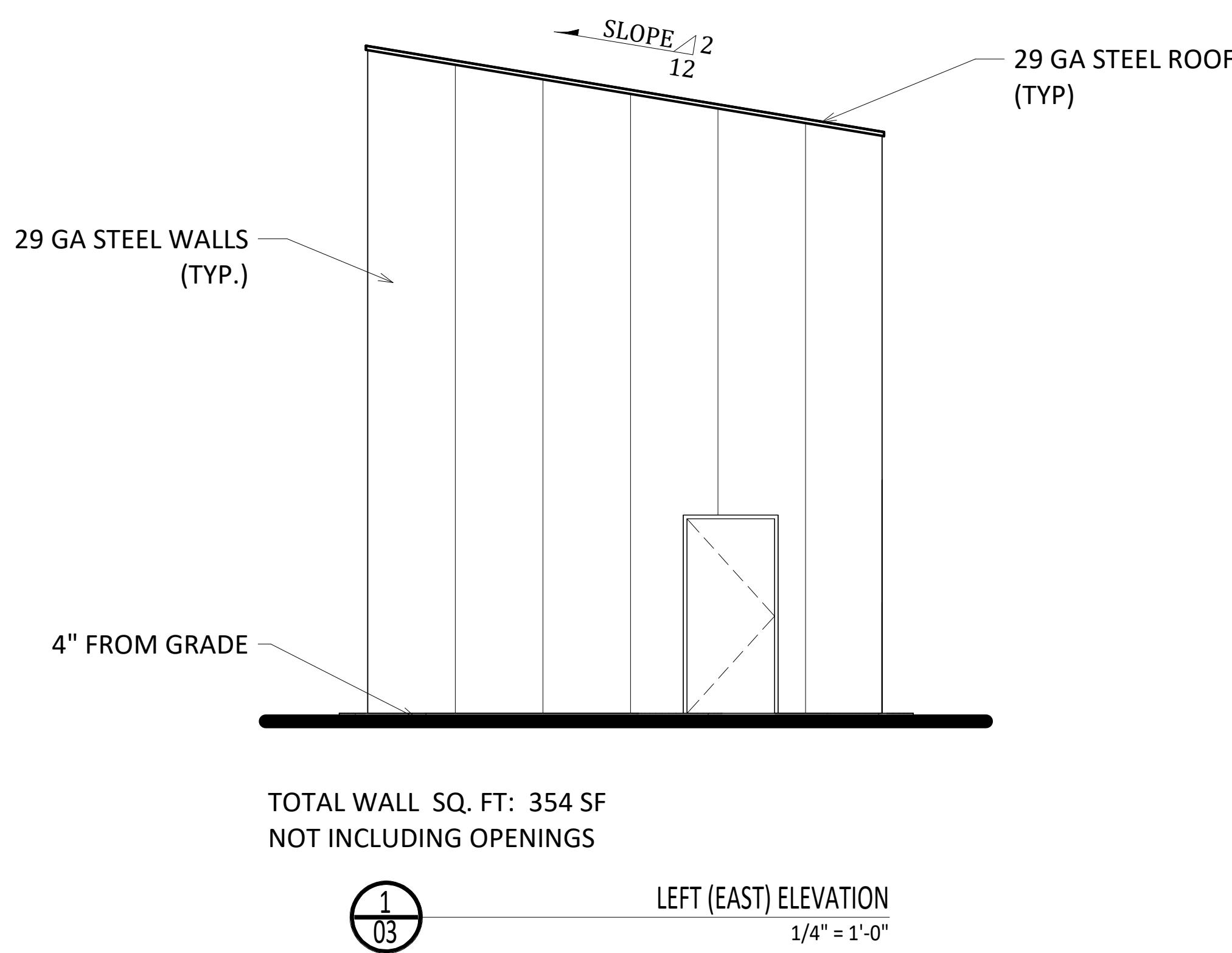
PROFESSIONAL ENGINEER  
JACKSON D. SAGERS  
13268211  
09/28/2025  
STATE OF UTAH  
STRUCTURAL ONLY

SCALE  
1/4" = 1'-0"

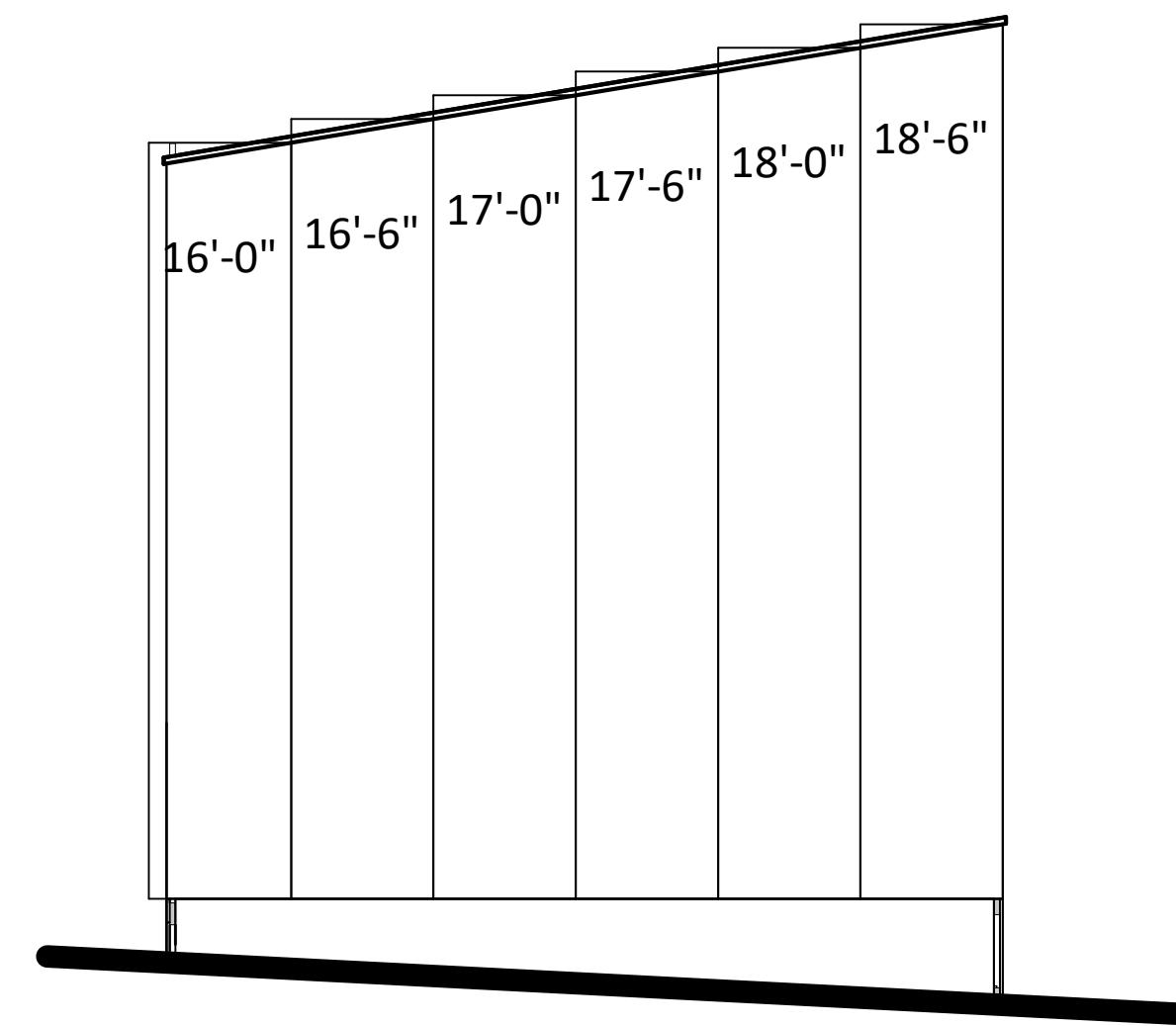
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**02B**

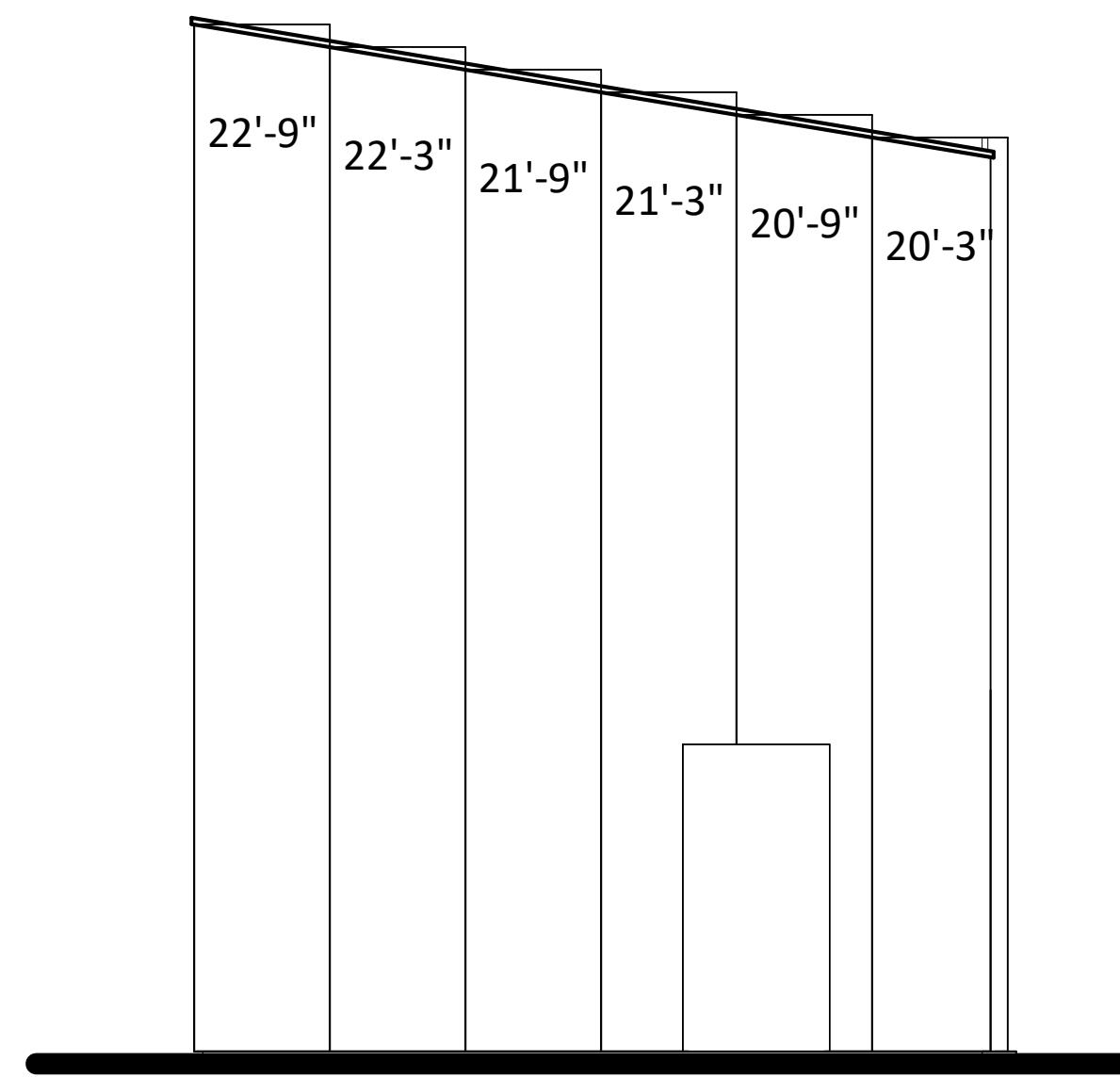
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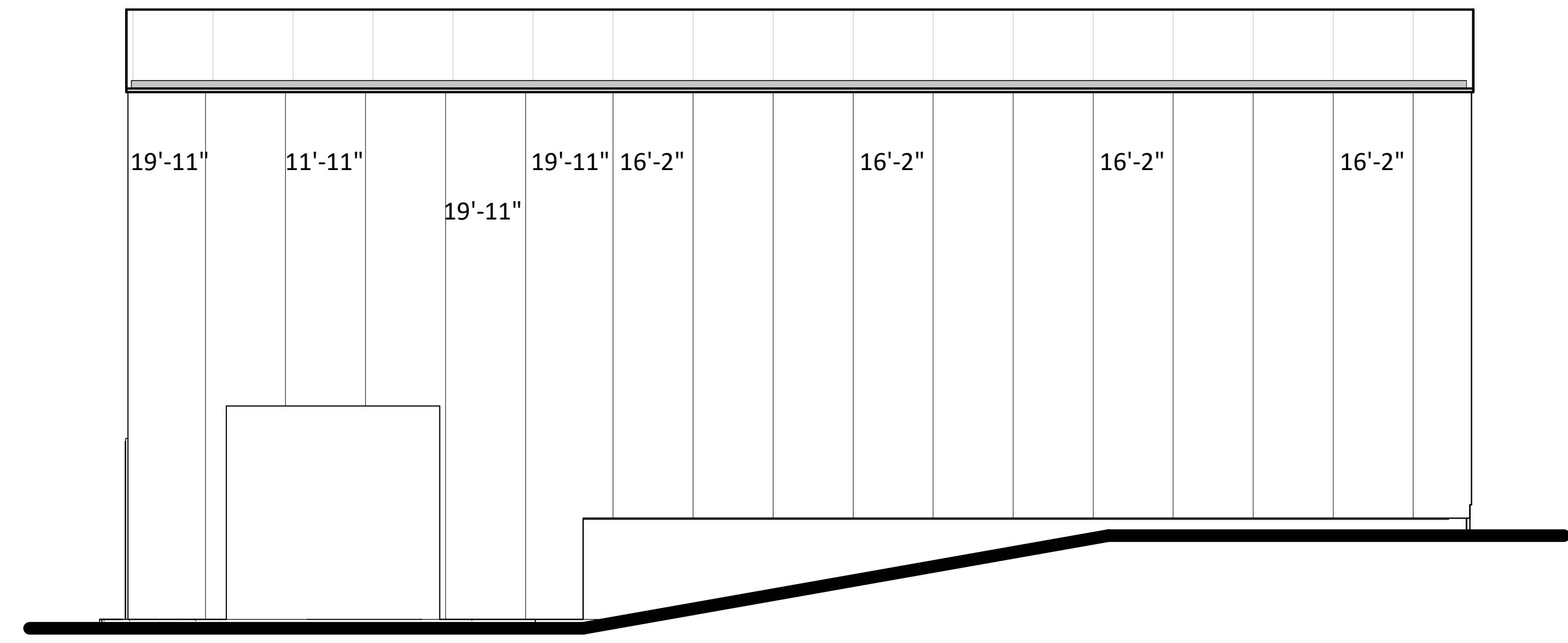
PROFESSIONAL ENGINEER  
JACKSON D.  
SAGERS  
13258211  
08/29/2025  
STATE OF UTAH  
STRUCTURAL ONLY



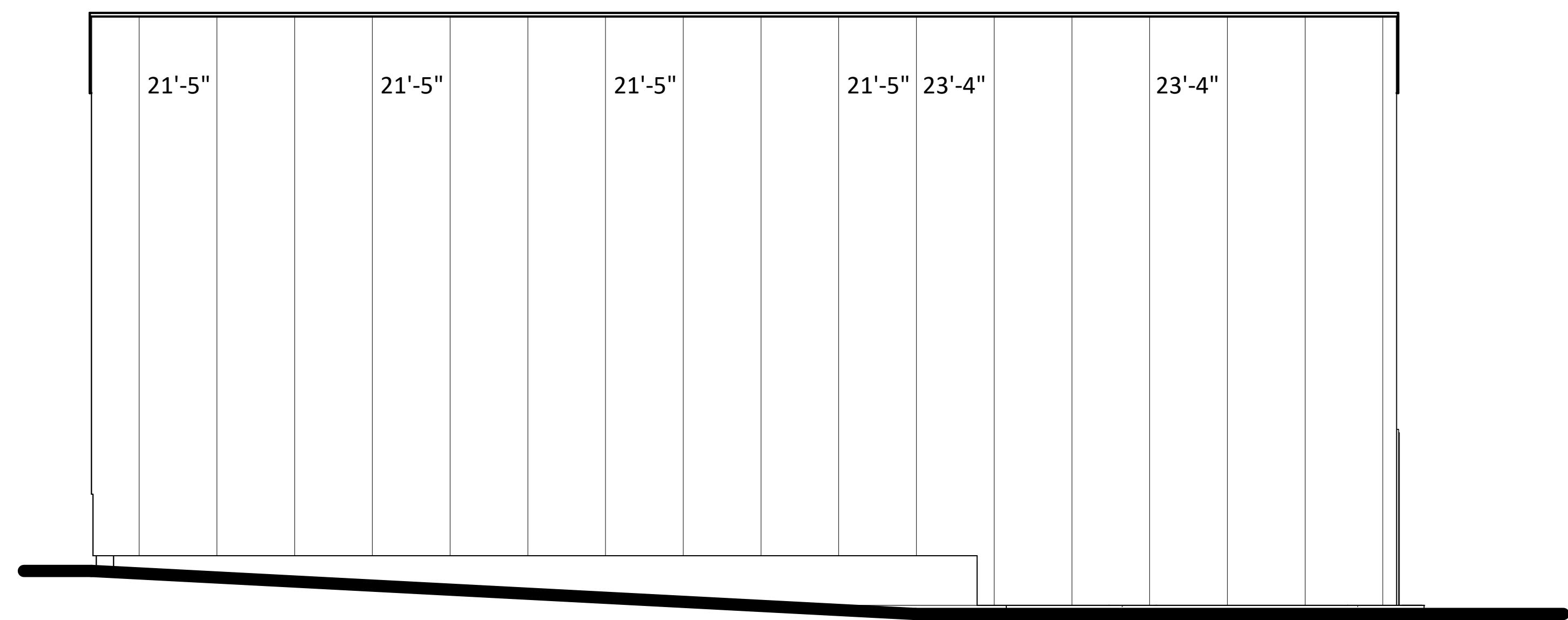
RIGHT (WEST) PANEL PLAN  
1/4" = 1'-0"



LEFT (EAST) PANEL PLAN  
1/4" = 1'-0"



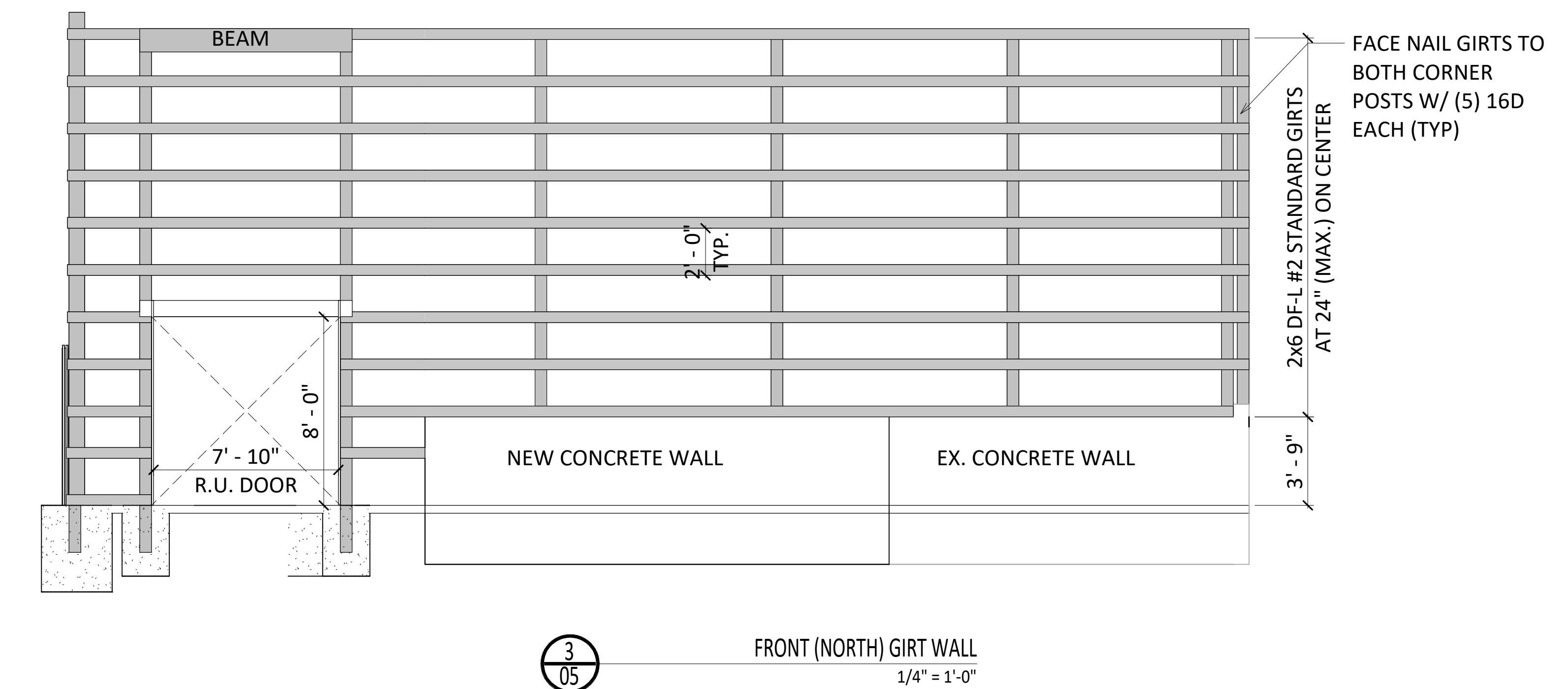
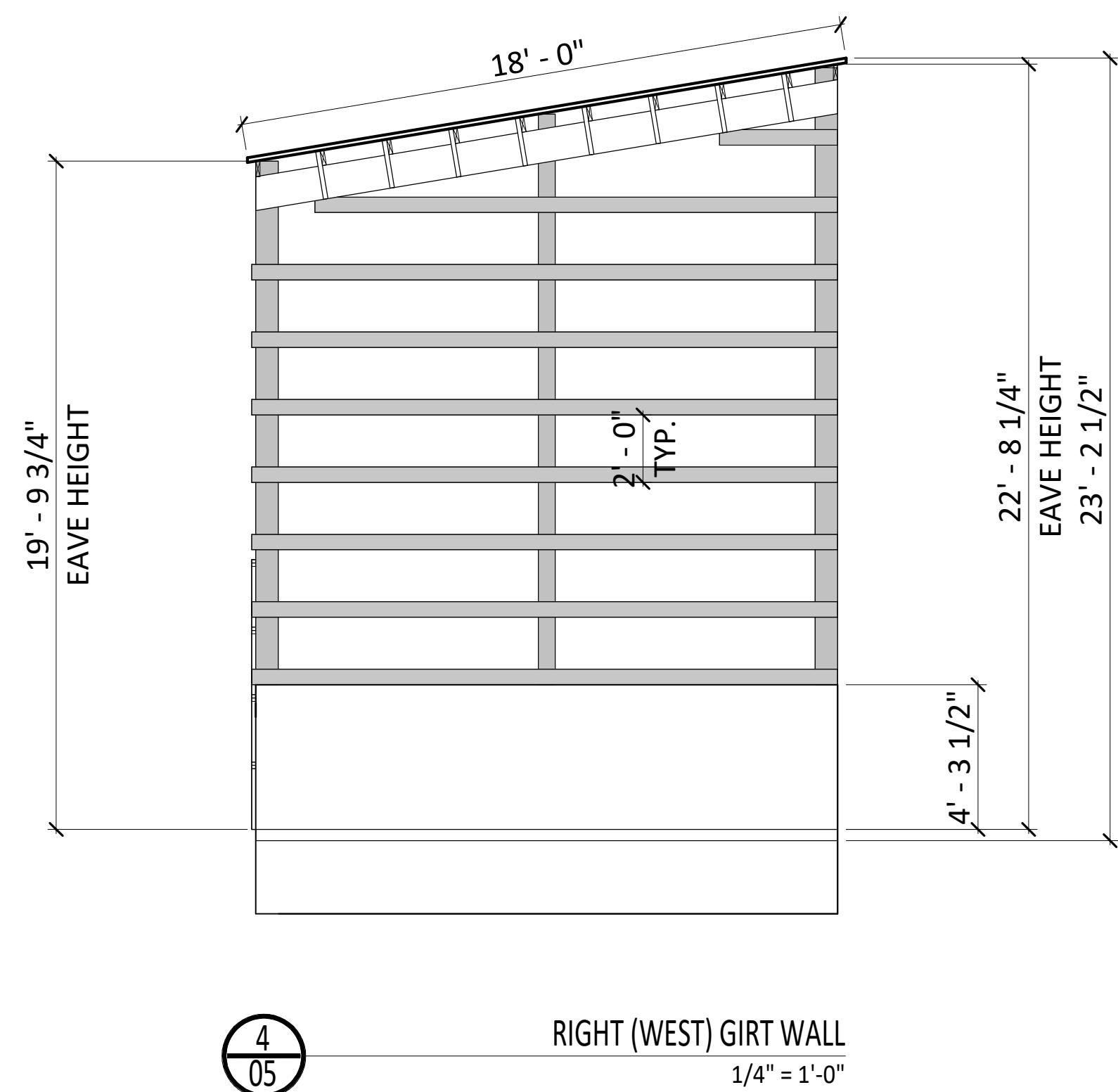
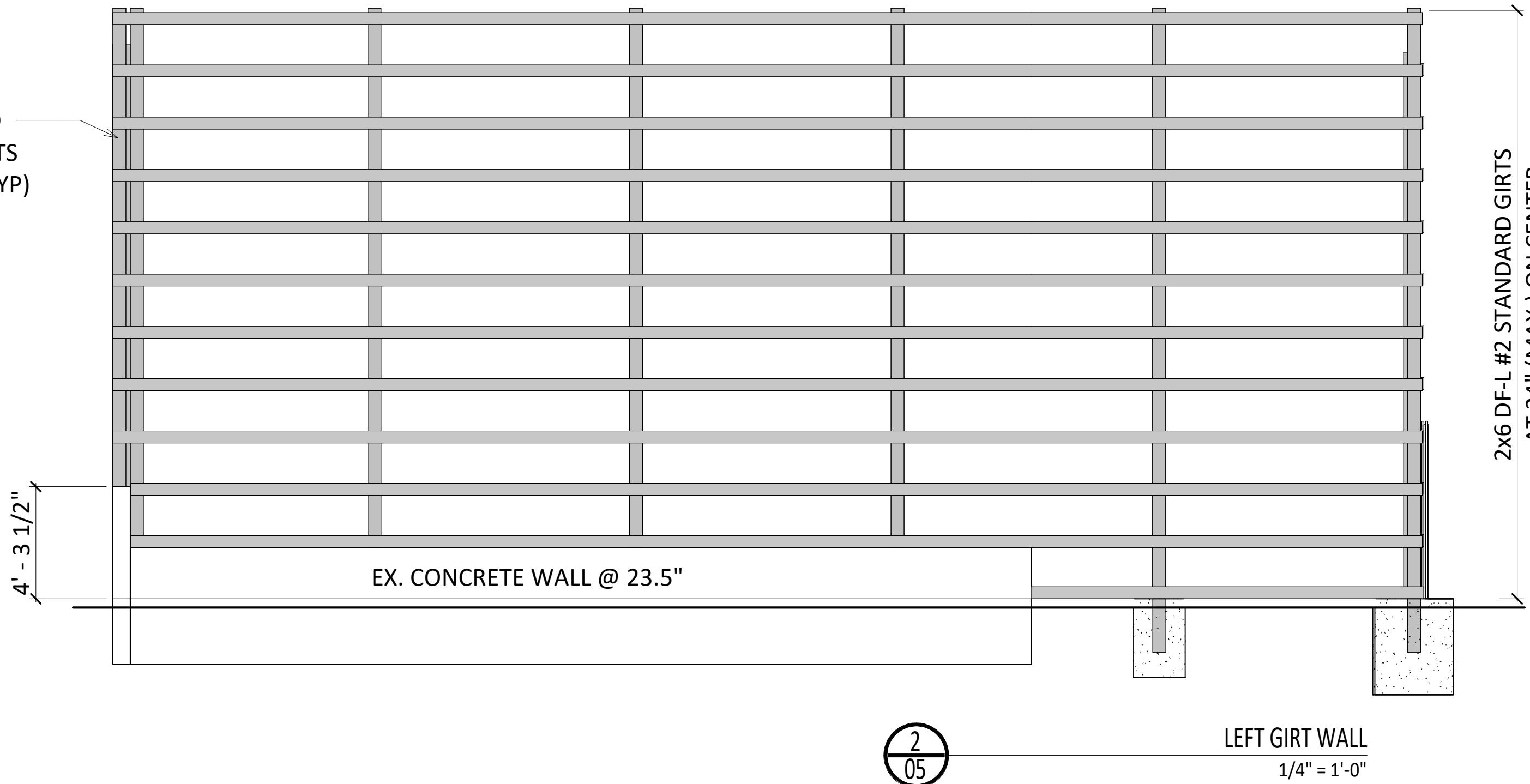
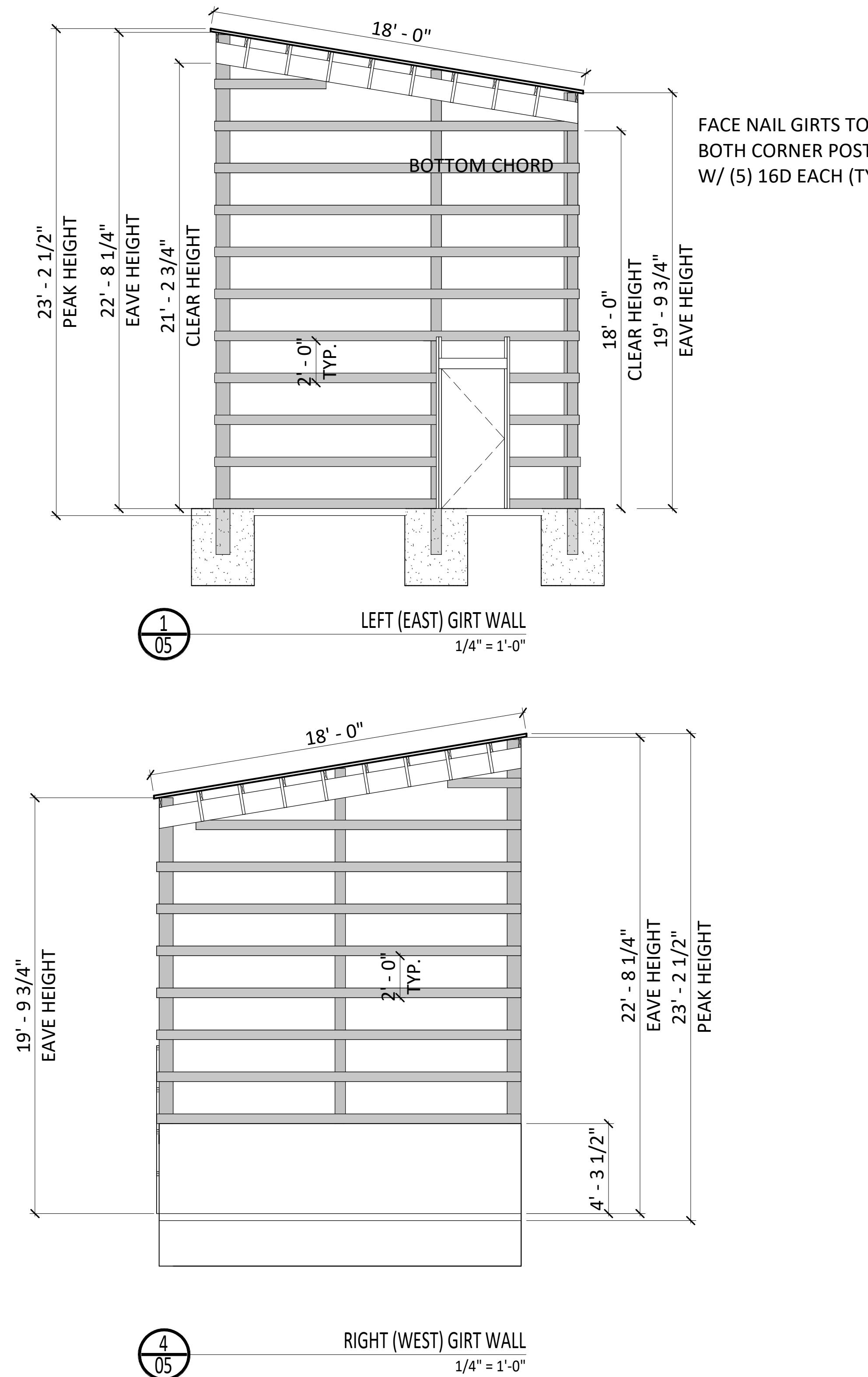
FRONT (NORTH) PANEL PLAN  
1/4" = 1'-0"



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



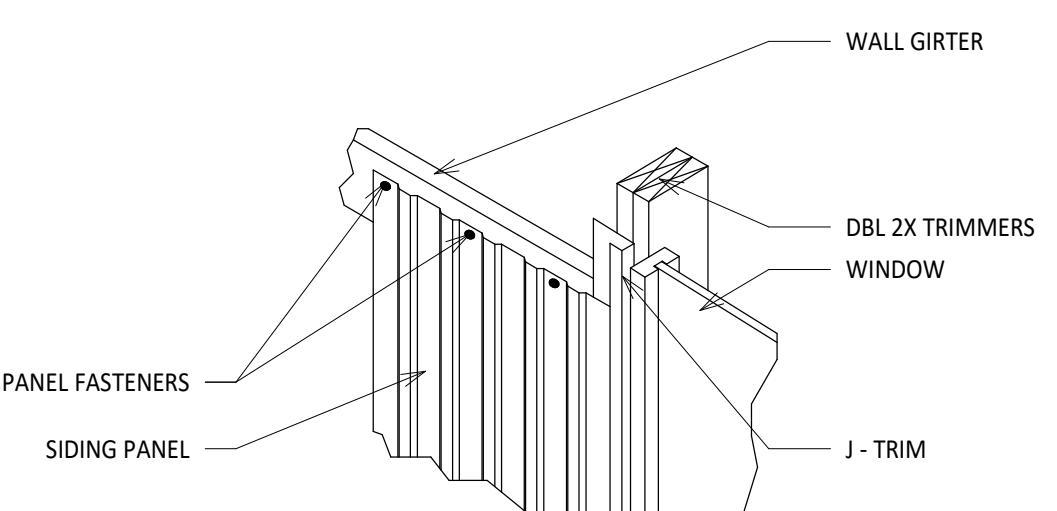
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ISSUE DATE:  
5-7-2025  
STRUCTURAL ONLY



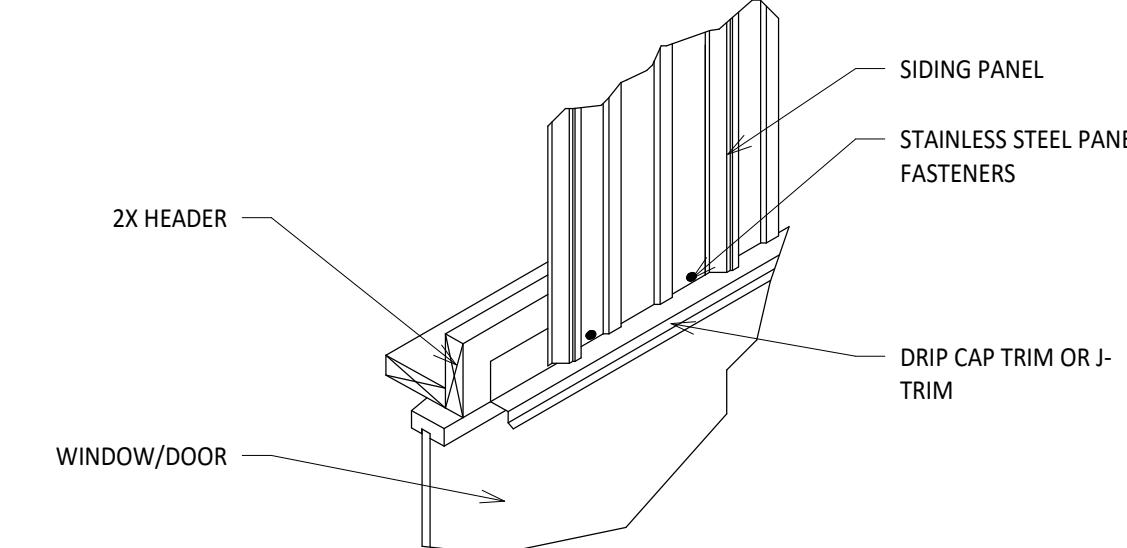
PROFESSIONAL ENGINEER  
JACKSON D. SAGERS  
13258211  
STATE OF UTAH  
08/29/2025  
STRUCTURAL ONLY

SCALE  
1/4" = 1'-0"  
ISSUE DATE:  
5-7-2025

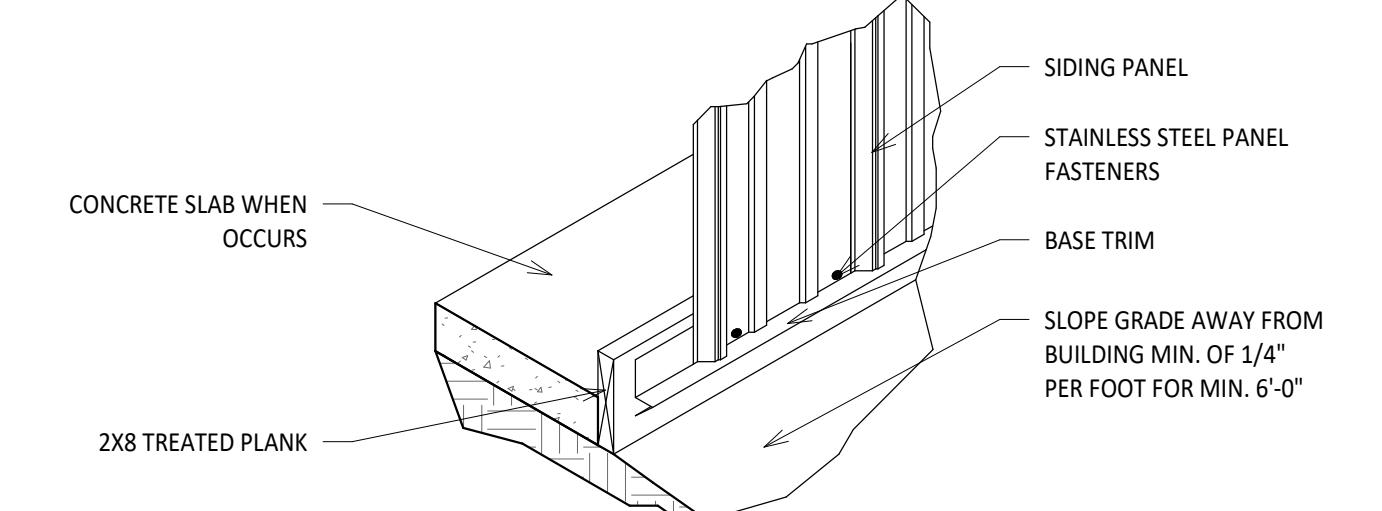
CONSULTANT



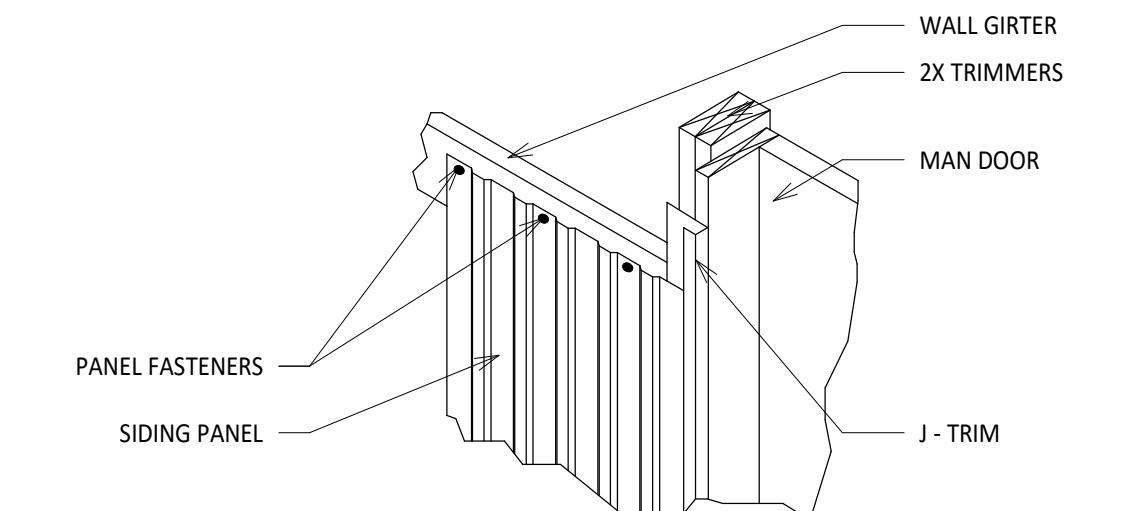
1  
06  
WINDOW JAMB FLASHING  
1" = 1'-0"



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



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



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

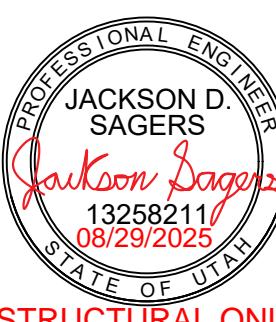


JACKSON D.  
SAGERS  
PROFESSIONAL ENGINEER  
STATE OF UTAH  
08/28/2025

STRUCTURAL ONLY

SCALE  
1" = 1'-0"  
ISSUE DATE:  
5-7-2025

DESIGN CRITERIA:		CONCRETE FOOTINGS, FOUNDATIONS, AND SLABS	CONCRETE SPECIFICATIONS				GENERAL CONSTRUCTION NOTES:		REBAR CONCRETE COVERAGE DISTANCES				
RISK CATEGORY	DESIGN RISK CATEGORY: II SNOW LOAD IMPORTANCE FACTOR ( $I_s$ ): 1.0 SEISMIC IMPORTANCE FACTOR ( $I_E$ ): 1.0		STRUCTURAL ELEMENT	MIN. COMPRESSIVE STRENGTH ( $f_c$ )	AIR CONTENT	W/C RATIO			EXPOSURE CONDITION	BAR SIZE OR MEMBER	REBAR CLR DISTANCE (MIN.)		
SEISMIC LOADS	S <sub>1</sub> : 0.54 S <sub>M1</sub> : 1.11 S <sub>MS</sub> : 1.55 T <sub>L</sub> : 8 R: 6.5 (SHEAR WALLS) OR 1.5 (CANTILEVER SYSTEM)	1. CONCRETE SHALL MEET REQUIREMENTS OUTLINED IN THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI318-19) 2. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM ALL FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 IN WITHIN THE FIRST 10 FT DISTANCE FROM THE BUILDING. 3. IMPERVIOUS SURFACES (I.E. CONCRETE, ASPHALT) SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. 4. CONTRACTOR SHALL DAMP PROOF ALL CONCRETE WALLS THAT RETAIN EARTH OR HAVE ENCLOSED USABLE SPACES BY PLACING A BITUMINOUS COATING ON BELOW GRADE EXTERIOR SECTIONS OF FOUNDATION WALL OR WITH ANOTHER APPROVED DAMP PROOFING METHOD AS OUTLINED IN R406 OF THEIRC. 5. FOUNDATION DRAINAGE SYSTEM IS NOT REQUIRED IF BACKFILLED WITH WELL-DRAINING BACKFILL OR SAND-GRAVEL MIXTURE SOILS OF GROUP 1 SOILS OF THE UNIFIED SOILS CLASSIFICATION SYSTEM AS SHOWN IN TABLE R405.1 OF THEIRC. 6. ALL CONCRETE WALLS THAT RETAIN EARTH AND ANY FOUNDATION WALLS THAT ENCLOSE USABLE AREAS WITH GROUP II-GROUP IV SOILS OF THE UNIFIED SOILS CLASSIFICATIONS SYSTEM AS SHOWN IN TABLE R405.1 OF THEIRC SHALL HAVE A FOUNDATION DRAIN INSTALLED CONSISTING OF A PERFORATED DRAIN PIPE NOT LESS THAN 1' BEYOND THE OUTSIDE EDGE OF THE FOOTINGS AND 6" ABOVE THE TOP OF FOOTING WITH A GRAVEL DRAIN WRAPPED IN AN APPROVED FILTER FABRIC. 7. ANY FOUNDATION WALLS THAT ENCLOSE USABLE SPACE WITH A HIGH WATER TABLE OR OTHER SEVERE GROUND WATER CONDITIONS SHALL BE WATERPROOFED AS REQUIRED IN SECTION R406.2 OF THEIRC. 8. WPE ASSUMES STABLE SOIL CONDITIONS. CONTACT ENGINEER IF SOIL CONDITIONS DIFFER FROM THOSE ASSUMED. SEE DESIGN CRITERIA FOR ASSUMED VALUES. THESE VALUES SHALL BE REPLACED BY DATA INCLUDED IN A SITE SPECIFIC GEOTECHNICAL REPORT IF AVAILABLE. 9. CRUSHED ROCK OR GRAVEL FILL WITH RELATIVELY LOW AMOUNTS OF FINES MAY BE USED TO BRING BOTTOM OF FOOTINGS OR SLABS UP TO GRADE WITH A MAXIMUM GRAVEL FILL DEPTH OF 2'. GRAVEL OR CRUSHED ROCK FILLS SHALL BE COMPACTED USING A VIBRATORY PLATE COMPACTOR. 10. ANY FILL SOILS OR GRAVEL FILL DEEPER THAN 2' THAT SUPPORT FOOTINGS AND FOUNDATIONS SHALL BE DESIGNED BY A LICENSED GEOTECHNICAL ENGINEER. FILL SOILS SHALL BE INSTALLED, AND TESTED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. 11. WHERE QUANTIFIABLE DATA OR OBSERVATIONS INDICATE EXPANSIVE, COMPRESSIBLE, SHIFTING, OR OTHER QUESTIONABLE SOIL CHARACTERISTICS OR GEOTECHNICAL HAZARDS ARE LIKELY TO BE PRESENT, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER TO REQUIRE A SITE SPECIFIC GEOTECHNICAL STUDY TO DETERMINE SOIL CHARACTERISTICS OF THE SITE. 12. FROST DEPTH OF FOOTINGS AND MINIMUM FREEBOARD OF FOUNDATION WALLS SHALL BE MET AS SPECIFIED BY JURISDICTION. NO FOOTINGS IN UNCONDITIONED SPACE SHALL BE CONSTRUCTED SHALLOWER THAN THE MINIMUM FROST DEPTH. 13. CONCRETE SHALL BE MECHANICALLY VIBRATED WHEN PLACED TO AVOID HONEYCOMBING ALONG FORMS AND TO HELP CONCRETE FREELY FLOW AROUND REINFORCEMENT. 14. CONCRETE SHALL NOT BE DROPPED MORE THAN 5' MAXIMUM DURING PLACEMENT. 15. CONCRETE FOR FOUNDATION WALLS SHALL CURE A MINIMUM OF 7 DAYS AND HAVE INTERIOR SLAB INSTALLED PRIOR TO ANY BACKFILL. FOUNDATION WALLS 6' IN HEIGHT AND ABOVE DESIGNED FOR TOP SUPPORT. CONTRACTOR SHALL INSTALL FLOOR OR ROOF DIAPHRAGM PRIOR TO BACKFILL AND SHALL NOT COMPACT ANY BACKFILL PLACED AROUND THESE WALLS. 16. ALL FOUNDATIONS SHALL HAVE 6" MIN. EXPOSED ABOVE GRADE. 17. CONTRACTOR SHALL ROUGHEN COLD JOINT BETWEEN FOOTING AND WALL TO $\frac{1}{4}$ " AMPLITUDE. 18. ALL SLABS ON GRADE SHALL HAVE CONTROL JOINTS IN SLAB AT 15' O.C. MAXIMUM SPACING. 19. ALL CONCRETE SLABS ON GRADE SHALL BE A MINIMUM OF 4" THICK ON 4" PLATE COMPACTED GRAVEL OR OTHER APPROVED FREE DRAINING MATERIAL. 20. REINFORCING STEEL IN CONCRETE SHALL MEET THE REQUIREMENTS OF THE FOLLOWING SECTION ENTITLED "REINFORCING STEEL". 21. ALL REINFORCEMENT IN CONCRETE SHALL BE PROPERTY TIED AND SECURED PRIOR TO POURING CONCRETE IN SUCH A WAY THAT REINFORCEMENT REMAINS IN DESIGNED LOCATION. VERTICAL REINFORCING STEEL FOR MASONRY CONSTRUCTION MAY BE FLOATED INTO PLACE. 22. ANY COMPONENTS THAT ARE CAST IN PLACE SHALL BE SECURELY PLACED IN THE FORMS (I.E. STRAPS, BOLTS, SLEEVES, ETC.). 23. REINFORCEMENT IN FOUNDATION WALLS SHALL BE CENTERED IN WALL U.N.O. REINFORCEMENT FOR CONCRETE WALLS RETAINING EARTH SHALL BE PLACED WHERE DESIGNED ON PLANS. 24. ENGINEER ASSUMES 2,500 PSI COMPRESSIVE STRENGTH IN STRUCTURAL CONCRETE, THEREFORE CONCRETE FOR FOOTINGS, FOUNDATION WALLS, AND SLABS ON GRADE CAN BE EXEMPT FROM SPECIAL INSPECTIONS ACCORDING TO EXEMPTIONS LISTED IN SECTION 1705.3 IN THE IBC UNLESS NOTED OTHERWISE. 25. 1-1/2" LONG 16 GAGE STAPLES W/ 7/16" CROWN MAY BE SUBSTITUTED FOR 8d NAILS AT HALF THE SPACING FOR 7/16" PANELS ONLY. CROWNS SHALL BE INSTALLED PARALLEL TO FRAMING MEMBERS. 26. NAILS SHALL BE LOCATED AT LEAST 3/8" FROM THE EDGES OF PANELS. 27. NAILS SHALL NOT BE LESS THAN 4X8' EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING WHERE MINIMUM PANEL DIMENSION SHALL BE 24" UNLESS ALL EDGES OF THE UNDERSIZED PANELS ARE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.	1. FOUNDATION WALLS AND FOOTINGS, NOT EXPOSED TO WEATHER 2. SLABS (EXCLUDING GARAGE SLABS) 3. WALLS, EXPOSED TO WEATHER 4. SLABS EXPOSED TO WEATHER (INCLUDING GARAGE AND SUSP SLABS)	3000 PSI 3000 PSI 3000 PSI 3500 PSI	5%-7% <sup>(1)</sup> 5%-7% <sup>(1)</sup> 5%-7% 5%-7%	.55 .55 .45 .45	CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH EXPOSED TO WEATHER NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	ANY #5 AND SMALLER #6 AND LARGER #14 AND # 18; SLABS, JOISTS, AND WALLS #11 AND SMALLER; SLABS, JOISTS, AND WALLS ALL SIZE BARS; BEAMS, COLUMNS, AND TENSION TIES	3" 1-1/2" 2" 1-1/2" 3/4" 1-1/2"				
WIND LOADS	V (3 SEC GUST): 115 MPH EXPOSURE CATEGORY: C ELEVATION: 4604 FT	NOTES TO TABLE ABOVE: 1. AIR ENTRAINMENT ONLY REQUIRED IN CONCRETE NOT EXPOSED TO WEATHER IF EXPOSED TO FREEZE/THAW DURING CONSTRUCTION. 2. $f_c$ IS CONCRETE COMPRESSIVE STRENGTH AT 28-DAYS 3. PORTLAND CEMENT TYPE I/II 4. W/C RATIO BASED ON ALL CEMENTITIOUS AND SUPPLEMENTARY CEMENTITIOUS MATERIAL IN CONCRETE MIXTURE. 5. CONCRETE SHALL NOT INCLUDE CALCIUM CHLORIDE ADMIXTURE 6. NOMINAL MAXIMUM AGGREGATE SIZE OF 3/4" AND SHALL CONFORM TO ASTM C33 7. CONCRETE MIXTURE MAY HAVE A MAXIMUM OF 25% BY MASS OF FLY ASH OR OTHER NATURAL POZZOLANS CONFORMING TO ASTM C618 8. SEE SECTION R404.1.3.3.4 (IRC 2021) FOR SLUMP REQUIREMENTS. SLUMP OF CONCRETE SHALL BE ADEQUATE TO PROVIDE WORKABILITY AROUND REINFORCEMENT.	REINFORCING STEEL:		NOTES: 1. PLACEMENT OF REINFORCING STEEL SHALL MEET REQUIREMENTS OF CHAPTER 25 OF ACI 318-19. 2. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60 (Fy = 60 KSI). 3. REINFORCING STEEL SHALL NOT BE WELDED UNLESS SPECIFIED ON THE PLANS. REINFORCING STEEL THAT IS WELDED SHALL BE ASTM A806 GRADE 60. 4. REINFORCING WELDED WIRE FABRIC SHALL CONFORM TO ASTM STANDARD A-185. 5. ALL REINFORCING STEEL DIMENSIONS SHALL BE TO CENTER OF BAR UNLESS DIMENSION IS SPECIFIED AS "CLEAR" OR "CLR" IN WHICH CASE THE DIMENSION IS TO EDGE OF REBAR. 6. EDGE DISTANCE, HOOK AND BEND RADII, AND REBAR LAP LENGTHS SHALL MEET THE FOLLOWING REQUIREMENTS ON THIS SHEET AND THE REQUIREMENTS IN THE ACI 318. 7. REINFORCING IN FOUNDATION WALLS AND AROUND OPENINGS SHALL MEET REQUIREMENTS OF THE FOUNDATION SCHEDULE SHOWN ON S1.0 AND THE UTAH AMENDMENT TO THE CODE 15A-3-108. 8. ON CENTER (O.C.) SPACING SHOWN ON PLANS SHALL BE MAXIMUM SPACING ALLOWABLE. 9. BARS SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS ( $d_b$ ) TO MEET DEVELOPMENT LENGTH. DEVELOPMENT LENGTH ASSUMES UNEPOXIED REBAR AND NORMAL WEIGHT CONCRETE. CONTACT ENGINEER FOR OTHER CONDITIONS IF NEEDED.	NOTES TO TABLE ABOVE: 1. SEE TABLE 20.5.1.3.1 ACI 318-19 2. ALL SLAB ON GRADE REINFORCEMENT SHALL BE CENTERED IN SLAB UNLESS NOTED OTHERWISE		NOTES: 1. PRE-MANUFACTURED TRUSSES SHALL FOLLOW LAYOUT SHOWN ON PLANS. ANY CHANGES IN TRUSS LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. 2. CONTRACTOR AND MANUFACTURER SHALL VERIFY CEILING HEIGHTS, TRAYS, VAULTS, AND STEPS PRIOR TO CONSTRUCTION. 3. MULTI PLY TRUSSES OR JOISTS SHALL BE FASTENED PER MANUFACTURER'S SPECIFICATIONS. 4. TRUSSES AND JOISTS SHALL BE BRACED PER MANUFACTURER. 5. NO ALTERATIONS OF TRUSSES OR JOISTS ARE ALLOWED WITHOUT APPROVAL FROM MANUFACTURER.	TRUSSES	1. PRE-MANUFACTURED TRUSSES SHALL FOLLOW LAYOUT SHOWN ON PLANS. ANY CHANGES IN TRUSS LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. 2. CONTRACTOR AND MANUFACTURER SHALL VERIFY CEILING HEIGHTS, TRAYS, VAULTS, AND STEPS PRIOR TO CONSTRUCTION. 3. MULTI PLY TRUSSES OR JOISTS SHALL BE FASTENED PER MANUFACTURER'S SPECIFICATIONS. 4. TRUSSES AND JOISTS SHALL BE BRACED PER MANUFACTURER. 5. NO ALTERATIONS OF TRUSSES OR JOISTS ARE ALLOWED WITHOUT APPROVAL FROM MANUFACTURER.			
SNOW LOADS	P <sub>G</sub> : 43 PSF W <sub>S</sub> : 0 PSF C <sub>E</sub> : 1.0 C <sub>T</sub> : 1.0 C <sub>S</sub> : 1.0 P <sub>F</sub> : 30 PSF P <sub>S</sub> : 30 PSF	(TRUSSES, PURLINS, METAL, OSB) (JOISTS, OSB) (POSTS, GIRTS, METAL, OSB) (JOISTS, DECKING)	REINFORCING STEEL:	NOTES: 1. PLACEMENT OF REINFORCING STEEL SHALL MEET REQUIREMENTS OF CHAPTER 25 OF ACI 318-19. 2. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60 (Fy = 60 KSI). 3. REINFORCING STEEL SHALL NOT BE WELDED UNLESS SPECIFIED ON THE PLANS. REINFORCING STEEL THAT IS WELDED SHALL BE ASTM A806 GRADE 60. 4. REINFORCING WELDED WIRE FABRIC SHALL CONFORM TO ASTM STANDARD A-185. 5. ALL REINFORCING STEEL DIMENSIONS SHALL BE TO CENTER OF BAR UNLESS DIMENSION IS SPECIFIED AS "CLEAR" OR "CLR" IN WHICH CASE THE DIMENSION IS TO EDGE OF REBAR. 6. EDGE DISTANCE, HOOK AND BEND RADII, AND REBAR LAP LENGTHS SHALL MEET THE FOLLOWING REQUIREMENTS ON THIS SHEET AND THE REQUIREMENTS IN THE ACI 318. 7. REINFORCING IN FOUNDATION WALLS AND AROUND OPENINGS SHALL MEET REQUIREMENTS OF THE FOUNDATION SCHEDULE SHOWN ON S1.0 AND THE UTAH AMENDMENT TO THE CODE 15A-3-108. 8. ON CENTER (O.C.) SPACING SHOWN ON PLANS SHALL BE MAXIMUM SPACING ALLOWABLE. 9. BARS SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS ( $d_b$ ) TO MEET DEVELOPMENT LENGTH. DEVELOPMENT LENGTH ASSUMES UNEPOXIED REBAR AND NORMAL WEIGHT CONCRETE. CONTACT ENGINEER FOR OTHER CONDITIONS IF NEEDED.	NOTES: 1. SEE TABLE 20.5.1.3.1 ACI 318-19 2. ALL SLAB ON GRADE REINFORCEMENT SHALL BE CENTERED IN SLAB UNLESS NOTED OTHERWISE	NOTES: 1. PRE-MANUFACTURED TRUSSES SHALL FOLLOW LAYOUT SHOWN ON PLANS. ANY CHANGES IN TRUSS LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. 2. CONTRACTOR AND MANUFACTURER SHALL VERIFY CEILING HEIGHTS, TRAYS, VAULTS, AND STEPS PRIOR TO CONSTRUCTION. 3. MULTI PLY TRUSSES OR JOISTS SHALL BE FASTENED PER MANUFACTURER'S SPECIFICATIONS. 4. TRUSSES AND JOISTS SHALL BE BRACED PER MANUFACTURER. 5. NO ALTERATIONS OF TRUSSES OR JOISTS ARE ALLOWED WITHOUT APPROVAL FROM MANUFACTURER.	TRUSSES	1. PRE-MANUFACTURED TRUSSES SHALL FOLLOW LAYOUT SHOWN ON PLANS. ANY CHANGES IN TRUSS LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. 2. CONTRACTOR AND MANUFACTURER SHALL VERIFY CEILING HEIGHTS, TRAYS, VAULTS, AND STEPS PRIOR TO CONSTRUCTION. 3. MULTI PLY TRUSSES OR JOISTS SHALL BE FASTENED PER MANUFACTURER'S SPECIFICATIONS. 4. TRUSSES AND JOISTS SHALL BE BRACED PER MANUFACTURER. 5. NO ALTERATIONS OF TRUSSES OR JOISTS ARE ALLOWED WITHOUT APPROVAL FROM MANUFACTURER.					
DEAD LOADS	ROOF: 5 PSF FLOOR: 10 PSF WALLS: 5 PSF DECKS: 10 PSF CONCRETE: 145 PSF	DIAPHRAGM/SHEATHING SCHEDULE	NOTES: 1. PLACEMENT OF REINFORCING STEEL SHALL MEET REQUIREMENTS OF CHAPTER 25 OF ACI 318-19. 2. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60 (Fy = 60 KSI). 3. REINFORCING STEEL SHALL NOT BE WELDED UNLESS SPECIFIED ON THE PLANS. REINFORCING STEEL THAT IS WELDED SHALL BE ASTM A806 GRADE 60. 4. REINFORCING WELDED WIRE FABRIC SHALL CONFORM TO ASTM STANDARD A-185. 5. ALL REINFORCING STEEL DIMENSIONS SHALL BE TO CENTER OF BAR UNLESS DIMENSION IS SPECIFIED AS "CLEAR" OR "CLR" IN WHICH CASE THE DIMENSION IS TO EDGE OF REBAR. 6. EDGE DISTANCE, HOOK AND BEND RADII, AND REBAR LAP LENGTHS SHALL MEET THE FOLLOWING REQUIREMENTS ON THIS SHEET AND THE REQUIREMENTS IN THE ACI 318. 7. REINFORCING IN FOUNDATION WALLS AND AROUND OPENINGS SHALL MEET REQUIREMENTS OF THE FOUNDATION SCHEDULE SHOWN ON S1.0 AND THE UTAH AMENDMENT TO THE CODE 15A-3-108. 8. ON CENTER (O.C.) SPACING SHOWN ON PLANS SHALL BE MAXIMUM SPACING ALLOWABLE. 9. BARS SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS ( $d_b$ ) TO MEET DEVELOPMENT LENGTH. DEVELOPMENT LENGTH ASSUMES UNEPOXIED REBAR AND NORMAL WEIGHT CONCRETE. CONTACT ENGINEER FOR OTHER CONDITIONS IF NEEDED.	NOTES: 1. PLACEMENT OF REINFORCING STEEL SHALL MEET REQUIREMENTS OF CHAPTER 25 OF ACI 318-19. 2. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60 (Fy = 60 KSI). 3. REINFORCING STEEL SHALL NOT BE WELDED UNLESS SPECIFIED ON THE PLANS. REINFORCING STEEL THAT IS WELDED SHALL BE ASTM A806 GRADE 60. 4. REINFORCING WELDED WIRE FABRIC SHALL CONFORM TO ASTM STANDARD A-185. 5. ALL REINFORCING STEEL DIMENSIONS SHALL BE TO CENTER OF BAR UNLESS DIMENSION IS SPECIFIED AS "CLEAR" OR "CLR" IN WHICH CASE THE DIMENSION IS TO EDGE OF REBAR. 6. EDGE DISTANCE, HOOK AND BEND RADII, AND REBAR LAP LENGTHS SHALL MEET THE FOLLOWING REQUIREMENTS ON THIS SHEET AND THE REQUIREMENTS IN THE ACI 318. 7. REINFORCING IN FOUNDATION WALLS AND AROUND OPENINGS SHALL MEET REQUIREMENTS OF THE FOUNDATION SCHEDULE SHOWN ON S1.0 AND THE UTAH AMENDMENT TO THE CODE 15A-3-108. 8. ON CENTER (O.C.) SPACING SHOWN ON PLANS SHALL BE MAXIMUM SPACING ALLOWABLE. 9. BARS SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS ( $d_b$ ) TO MEET DEVELOPMENT LENGTH. DEVELOPMENT LENGTH ASSUMES UNEPOXIED REBAR AND NORMAL WEIGHT CONCRETE. CONTACT ENGINEER FOR OTHER CONDITIONS IF NEEDED.	NOTES: 1. SEE TABLE 20.5.1.3.1 ACI 318-19 2. ALL SLAB ON GRADE REINFORCEMENT SHALL BE CENTERED IN SLAB UNLESS NOTED OTHERWISE	NOTES: 1. PRE-MANUFACTURED TRUSSES SHALL FOLLOW LAYOUT SHOWN ON PLANS. ANY CHANGES IN TRUSS LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. 2. CONTRACTOR AND MANUFACTURER SHALL VERIFY CEILING HEIGHTS, TRAYS, VAULTS, AND STEPS PRIOR TO CONSTRUCTION. 3. MULTI PLY TRUSSES OR JOISTS SHALL BE FASTENED PER MANUFACTURER'S SPECIFICATIONS. 4. TRUSSES AND JOISTS SHALL BE BRACED PER MANUFACTURER. 5. NO ALTERATIONS OF TRUSSES OR JOISTS ARE ALLOWED WITHOUT APPROVAL FROM MANUFACTURER.	TRUSSES	1. PRE-MANUFACTURED TRUSSES SHALL FOLLOW LAYOUT SHOWN ON PLANS. ANY CHANGES IN TRUSS LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. 2. CONTRACTOR AND MANUFACTURER SHALL VERIFY CEILING HEIGHTS, TRAYS, VAULTS, AND STEPS PRIOR TO CONSTRUCTION. 3. MULTI PLY TRUSSES OR JOISTS SHALL BE FASTENED PER MANUFACTURER'S SPECIFICATIONS. 4. TRUSSES AND JOISTS SHALL BE BRACED PER MANUFACTURER. 5. NO ALTERATIONS OF TRUSSES OR JOISTS ARE ALLOWED WITHOUT APPROVAL FROM MANUFACTURER.					
SOIL LOADS AND VALUES (ASSUMED):	SOIL BEARING PRESSURE: 1500 PSF ACTIVE PRESSURE: 35 PCF PASSIVE PRESSURE: 250 PCF AT-REST PRESSURE: 60 PCF LATERAL BEARING PRESSURE: 400 PSF/FT (IBC 1806.1, 1806.2, & 1806.3.4)	NOTES TO TABLE ABOVE: 1. SEE TABLE 20.5.1.3.1 ACI 318-19 2. ALL SLAB ON GRADE REINFORCEMENT SHALL BE CENTERED IN SLAB UNLESS NOTED OTHERWISE	NOTES: 1. PLACEMENT OF REINFORCING STEEL SHALL MEET REQUIREMENTS OF CHAPTER 25 OF ACI 318-19. 2. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60 (Fy = 60 KSI). 3. REINFORCING STEEL SHALL NOT BE WELDED UNLESS SPECIFIED ON THE PLANS. REINFORCING STEEL THAT IS WELDED SHALL BE ASTM A806 GRADE 60. 4. REINFORCING WELDED WIRE FABRIC SHALL CONFORM TO ASTM STANDARD A-185. 5. ALL REINFORCING STEEL DIMENSIONS SHALL BE TO CENTER OF BAR UNLESS DIMENSION IS SPECIFIED AS "CLEAR" OR "CLR" IN WHICH CASE THE DIMENSION IS TO EDGE OF REBAR. 6. EDGE DISTANCE, HOOK AND BEND RADII, AND REBAR LAP LENGTHS SHALL MEET THE FOLLOWING REQUIREMENTS ON THIS SHEET AND THE REQUIREMENTS IN THE ACI 318. 7. REINFORCING IN FOUNDATION WALLS AND AROUND OPENINGS SHALL MEET REQUIREMENTS OF THE FOUNDATION SCHEDULE SHOWN ON S1.0 AND THE UTAH AMENDMENT TO THE CODE 15A-3-108. 8. ON CENTER (O.C.) SPACING SHOWN ON PLANS SHALL BE MAXIMUM SPACING ALLOWABLE. 9. BARS SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS ( $d_b$ ) TO MEET DEVELOPMENT LENGTH. DEVELOPMENT LENGTH ASSUMES UNEPOXIED REBAR AND NORMAL WEIGHT CONCRETE. CONTACT ENGINEER FOR OTHER CONDITIONS IF NEEDED.	NOTES: 1. SEE TABLE 20.5.1.3.1 ACI 318-19 2. ALL SLAB ON GRADE REINFORCEMENT SHALL BE CENTERED IN SLAB UNLESS NOTED OTHERWISE	NOTES: 1. PRE-MANUFACTURED TRUSSES SHALL FOLLOW LAYOUT SHOWN ON PLANS. ANY CHANGES IN TRUSS LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. 2. CONTRACTOR AND MANUFACTURER SHALL VERIFY CEILING HEIGHTS, TRAYS, VAULTS, AND STEPS PRIOR TO CONSTRUCTION. 3. MULTI PLY TRUSSES OR JOISTS SHALL BE FASTENED PER MANUFACTURER'S SPECIFICATIONS. 4. TRUSSES AND JOISTS SHALL BE BRACED PER MANUFACTURER. 5. NO ALTERATIONS OF TRUSSES OR JOISTS ARE ALLOWED WITHOUT APPROVAL FROM MANUFACTURER.	TRUSSES	1. PRE-MANUFACTURED TRUSSES SHALL FOLLOW LAYOUT SHOWN ON PLANS. ANY CHANGES IN TRUSS LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. 2. CONTRACTOR AND MANUFACTURER SHALL VERIFY CEILING HEIGHTS, TRAYS, VAULTS, AND STEPS PRIOR TO CONSTRUCTION. 3. MULTI PLY TRUSSES OR JOISTS SHALL BE FASTENED PER MANUFACTURER'S SPECIFICATIONS. 4. TRUSSES AND JOISTS SHALL BE BRACED PER MANUFACTURER. 5. NO ALTERATIONS OF TRUSSES OR JOISTS ARE ALLOWED WITHOUT APPROVAL FROM MANUFACTURER.						
LOCATION	NOMINAL THICKNESS	SPAN RATING	EDGE NAILING	FIELD NAILING	MARK	SHEATHING	EDGE NAILING	EDGE STAPLING	EDGE MEMBER	FIELD NAILING	FIELD STAPLING	FIELD MEMBER	PLF
ROOF W/ DESIGN SNOW LOAD UP TO 40 PSF	7/16"	24/16	8d @ 6" O.C.	8d @ 12" O.C.	SW-6"	7/16" OSB, 1 SIDE	8d @ 6" O.C.	1-1/2" LONG 16 GAUGE @ 3" O.C.	(1) 2X	8d @ 6" O.C.	1-1/2" LONG 16 GAUGE @ 6" O.C.	(1) 2X	240
ROOF W/ DESIGN SNOW LOAD UP TO 120 PSF	19/32"	40/20	10d @ 6" O.C.	10d @ 12" O.C.	SW-4"	7/16" OSB, 1 SIDE	8d @ 4" O.C.	1-1/2" LONG 16 GAUGE @ 2" O.C.	(1) 3X OR (2) 2X W/ 16d @ 4" O.C.	8d @ 6" O.C.	1-1/2" LONG 16 GAUGE @ 6" O.C.	(1) 2X	350
FLOOR	3/4" TONGUE AND GROOVE	48/24	10d @ 6" O.C.	10d @ 12" O.C.	SW-3"	7/16" OSB, 1 SIDE	8d @ 3" O.C.	N/A	(1) 3X OR (2) 2X W/ 16d @ 4" O.C.	8d @ 6" O.C.	N/A	(1) 2X	450
NOTES TO TABLE ABOVE:					SW-2"	7/16" OSB,							

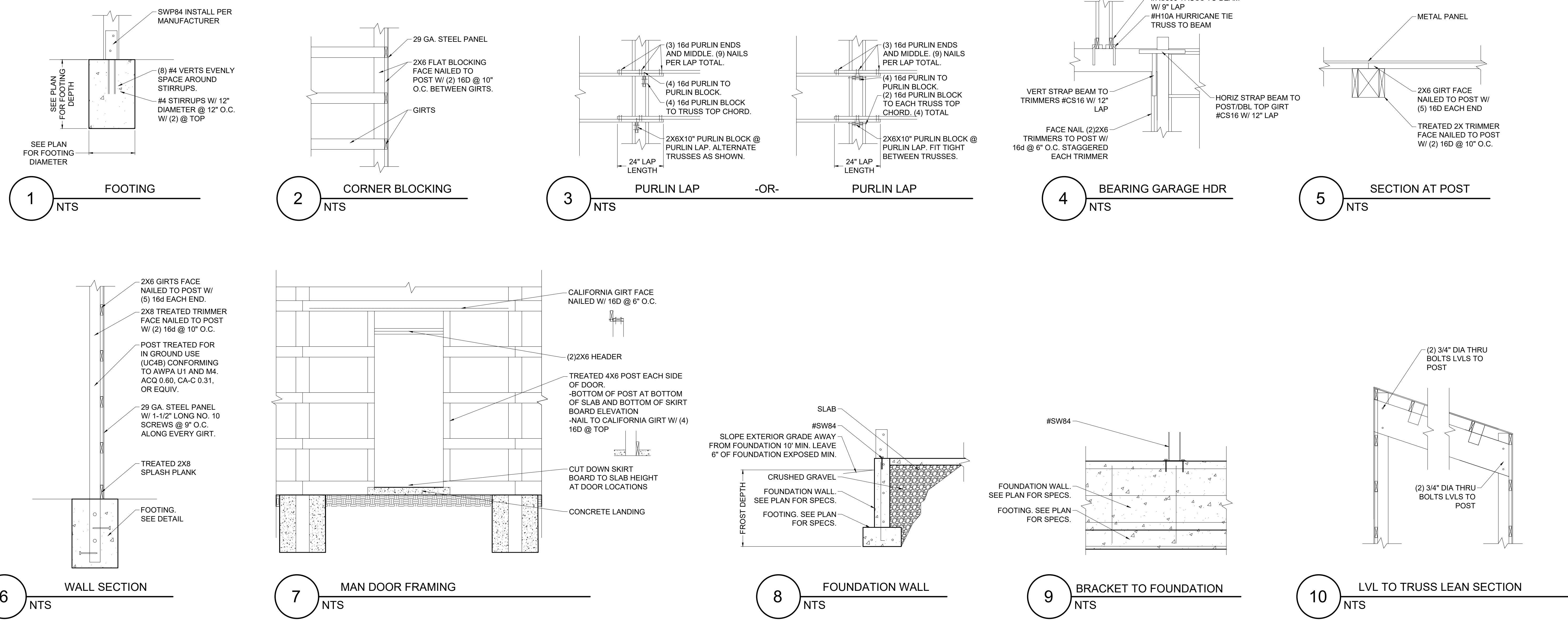


## STRUCTURAL ONE

CONSULTANT

## CONSULTANT

## CONSULTANT



PROFESSIONAL ENGINEER  
JACKSON D. SAGERS  
13258211  
STATE OF UTAH  
08/29/2025  
STRUCTURAL ONLY

CONSULTANT

SCALE  
ISSUE DATE:  
5-7-2025

08

### Agenda Topic

Review and action on an application for a Final Plat, known as The Flats at Lakeshore Landing, located at approximately 363 South 890 West, American Fork City. The Final Plat will be on approximately 2.4 acres and will be in the Transit Oriented Development (TOD).

BACKGROUND INFORMATION		
Location:	363 South 890 West	
Project Type:	Residential Apartments	
Applicants:	Ken Berg, Ron Bartee	
Existing Land Use:	TOD	
Surrounding Land Use:	North	TOD
	South	TOD and Residential Low Density
	East	TOD
	West	TOD
Existing Zoning:	TOD	
Surrounding Zoning:	North	TOD
	South	TOD
	East	TOD
	West	TOD
Square Footage (By Use)	104,889 sq.ft	
Total Number of Units	93 units	
Parking Requirement	1.5 per dwelling, *93= 139.5 140 required, 142 provided.	

### Background

The applicant has applied for a Final Plat to develop an Apartment Building. The project looks to offer 93 units and open space in the TOD area TOD- Garden District- General Mixed-Use Core.

### Sec 17.8.207 Subdivider Prepares And Submits Final Plats, Detailed Engineering Plans And Supporting Material And Submits To Staff

After receiving authorization to proceed, the subdivider shall prepare and submit to the Development Services Department a final plat submittal packet containing the following:

- A. Application for final plat approval.
- B. A reproducible drawing of the proposed final plat prepared in a format approved for recording at the office of the Utah County Recorder.
- C. Copies of the detailed engineering documents and other supporting materials.
- D. An itemized engineers estimate of the cost of constructing the required improvements.
- E. Evidence of payment of review and recording fee.
- F. Documents conveying water rights to city.
- G. Evidence that any boundary conflicts with adjacent properties are fully resolved.
- H. Other materials deemed by city staff to be essential for an adequate understanding of the proposed project.

**Sec 17.8.208 DRC Reviews Final Plats, Detailed Engineering And Supporting Materials**

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

**Sec 17.8.209 Development Review Conference - DRC Reports - Results Of Review Of Final Plat, Detailed Engineering Plans And Supporting Materials To Subdivider**

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

**Sec 17.8.211 Development Review Committee Acts On Final Plat, And Supporting Materials**

After considering the recommendation of all Development Review Committee members, the DRC, acting as the administrative land use authority, may table the matter, deny, or grant approval, including granting approval upon conditions stated. Approval of the final plat shall be made only upon a finding that:

1. The final plat conforms with terms of the preliminary plan approval.
2. The final plat complies with all city requirements and standards relating to subdivisions.
3. The detailed engineering plans and materials comply with the city standards and policies.
4. The estimates of cost of constructing the required improvements are realistic.
5. The water rights conveyance documents have been provided.

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

#### **Project Conditions of Approval**

1. N/A

#### **Findings of Fact**

1. The Final Plat meets the requirements of Section 17.4.608.

#### **Project Map**



### **Standards Conditions of Approval**

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

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

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

### **Staff Recommendation**

The Final Plat meets the requirements of Section 17.7.211. Staff recommends APPROVING the application.

### **Potential Motions – Final Plat**

#### **Approval**

I move to recommend approval for the proposed Final Plat, located at approximately 363 South 890 West, American Fork City, in the Transit Oriented Development (TOD), subject to any conditions found in the staff report.



**Development Review Committee Staff Report**  
**Meeting Date: October 6, 2025**

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**Denial**

I move to deny the proposed Final Plat, located at approximately 363 South 890 West, American Fork City, in the Transit Oriented Development (TOD).

**Table**

I move to table action for the proposed Final Plat, located at approximately 363 South 890 West, American Fork City, in the Transit Oriented Development (TOD) and instruct staff/developer to.....

## LAKESHORE LANDING BLOCK 2 PLAT D

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

Next Step

Proceed to the Development  
Review Committee on  
10/06/2025

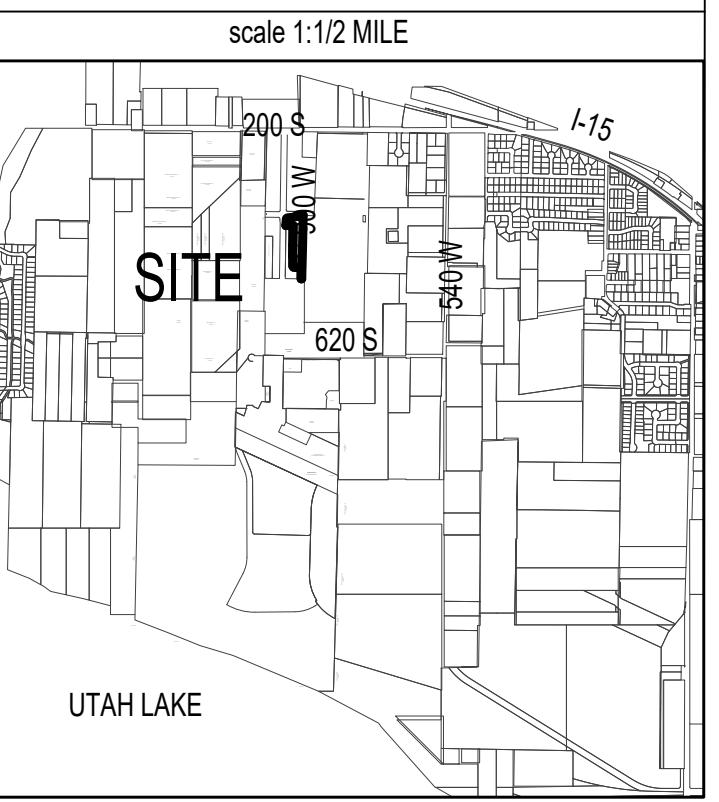
### ADDRESSES

LOT 2F-1 & 2F-2 363 SOUTH 890 WEST

### LEGEND

	SECTION CORNER
	PROPERTY CORNER
	SUBDIVISION MONUMENT
	BOUNDARY LINE
	CENTER LINE
	EASEMENT LINE
	FIRE HYDRANT
	STREET LIGHT
	PUBLIC UTILITY EASEMENT

### VICINITY SKETCH



### SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 268682-2201. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE

(SEE SEAL BELOW)

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1843.90 FEET AND WEST 28.56 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, AND RUNNING:

THENCE ALONG THE EASTERN BOUNDARY OF LAKESHORE LANDING BLOCK 2 PLAT C SUBDIVISION THE FOLLOWING (6) SIX COURSES: 1) NORTH 89°17'44" WEST 95.51 FEET, 2) ALONG THE ARC OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 33.00 FEET (CURVE HAVING A CENTRAL ANGLE 90°02'15" AND A LONG CHORD BEARS N44°16'37" W 29.71 FEET), 3) NORTH 0°49'57" EAST 132.38 FEET, 4) NORTH 53°26'45" WEST 3.91 FEET, 5) NORTH 00°44'31" EAST 418.58 FEET, 6) NORTH 07°36'20" E 3.75 FEET. THENCE NORTH 04°46'05" EAST 19.51 FEET, AND 6) NORTH 89°13'03" WEST 8.60 FEET; THENCE NORTH 04°46'05" EAST 32.41 FEET; THENCE NORTH 07°36'20" EAST 38.25 FEET; THENCE NORTH 07°36'20" EAST 120.20 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.43 FEET (CURVE HAVING A CENTRAL ANGLE 87°01'52" AND A LONG CHORD BEARS N44°21'37" E 27.58 FEET); THENCE ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 97.47 FEET (CURVE HAVING A CENTRAL ANGLE 90°03'09" AND A LONG CHORD BEARS N83°25'35" E 79.39 FEET); THENCE NORTH 78°54'02" E 120.20 FEET; THENCE ALONG THE ARC OF A 44.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 14.89 FEET (CURVE HAVING A CENTRAL ANGLE 0°15'43" AND A LONG CHORD BEARS N79°51'16" E 14.89 FEET) TO A POINT ALONG THE WESTERN BOUNDARY OF WILLOW GLEN PHASE 1 SUBDIVISION. THENCE ALONG SAID SUBDIVISION THE FOLLOWING (2) TWO COURSES: 1) SOUTH 0°10'42" WEST 448.93 FEET, AND 2) SOUTH 01°30'56" WEST 425.15 FEET TO A POINT ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF 480 SOUTH (A PUBLIC ROAD); THENCE ALONG SAID RIGHT-OF-WAY NORTH 89°13'03" WEST 8.60 FEET, THENCE NORTH 00°47'10" EAST 156.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 105,398 SQUARE FEET IN AREA OR 2.42 ACRES.

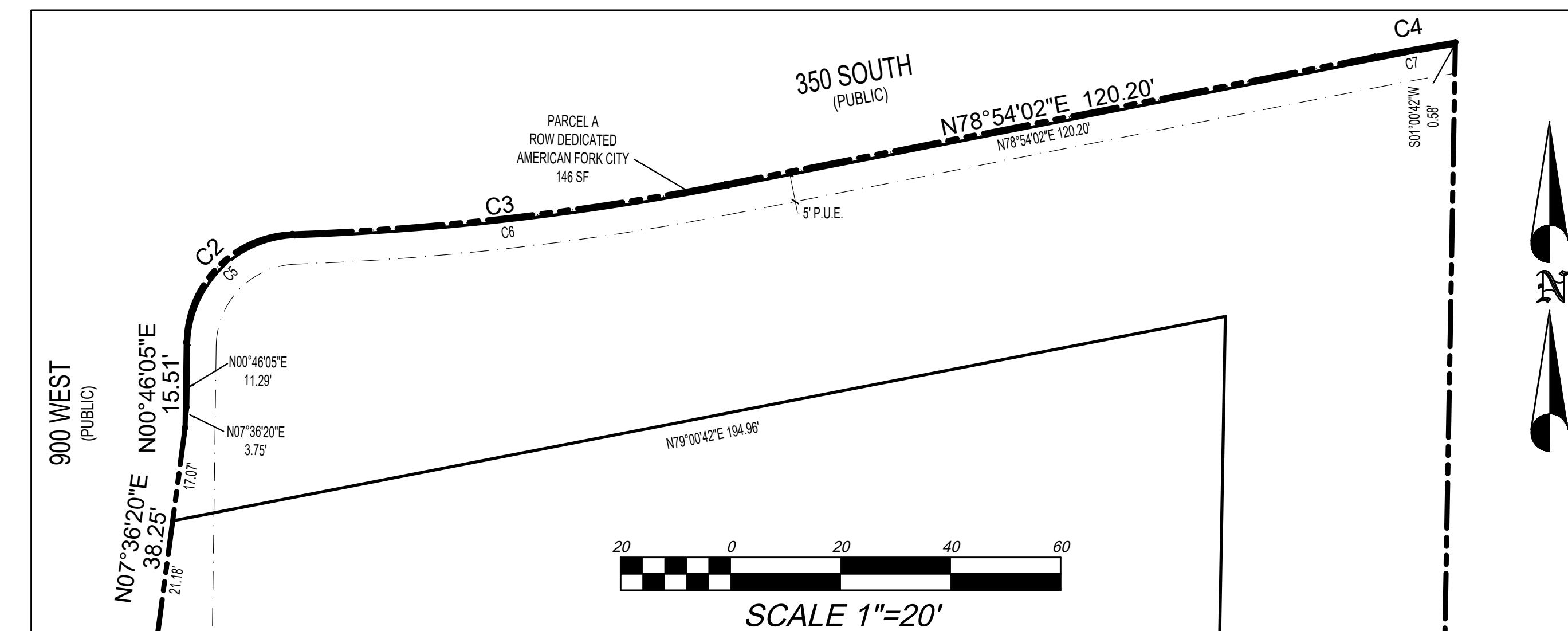
(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS  
NUMBER OF PARCELS

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

-- SEE SHEET 2 OF 2 --

### ROADWAY DEDICATION DETAIL



### CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	21.00	33.00	90°02'15"	29.71	N44°16'37" W
C2	20.00	30.43	87°10'52"	27.58	N44°21'37" E
C3	503.00	79.47	09°03'09"	79.39	N83°25'35" E
C4	447.00	14.89	01°54'30"	14.89	N79°51'16" E
C5	20.00	30.43	87°11'04"	27.58	N44°21'37" E
C6	503.00	79.47	09°03'08"	79.39	N83°25'35" E
C7	447.00	14.44	01°51'01"	14.44	N79°49'32" E
C8	18.00	28.17	89°39'29"	25.38	S44°09'33" E

### SYMBOLS

SCALE 1"=50'

### SHARED PARKING DOCUMENTS

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

LOTS 2F-1 & 2F-2  
RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS  
ENTRY NO: \_\_\_\_\_

### REFERENCE DOCUMENTS

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

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

### SURVEYOR

**ENSIGN**  
THE STANDARD IN ENGINEERING  
SALT LAKE CITY  
45 W, 1000 S, Suite 600  
Sandy, UT 84070  
Phone: 801.255.0529

11038 N Highland Blvd Suite 400  
Highland, UT 84003  
Office: (801) 227-1227  
Cell: (801) 616-1677

026205

**BERG**  
CIVIL ENGINEERING

11038 N Highland Blvd Suite 400  
Highland, UT 84003  
Office: (801) 227-1227  
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LAKESHORE LANDING BLOCK 2 PLAT D

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

OWNER

IMH SLC AMERICAN FORK, LLC

By: \_\_\_\_\_ Date \_\_\_\_\_  
Brian Doyle, President

ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO )  
ON THE \_\_\_\_ DAY OF \_\_\_\_, A.D. 20  
PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE  
TO ME THAT THEY DID EXECUTE THE SAME IN THEIR RESPECTIVE CAPACITIES ON BEHALF OF  
IMH SLC AMERICAN FORK, LLC, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC \_\_\_\_\_

NOTARY FULL NAME \_\_\_\_\_, A NOTARY COMMISSIONED IN CALIFORNIA.  
COMMISSION NUMBER \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

OWNER

JACAR INVESTMENTS, LLC

By: \_\_\_\_\_ Date \_\_\_\_\_  
Eric Schrier, Manager

ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO )  
ON THE \_\_\_\_ DAY OF \_\_\_\_, A.D. 20  
PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE  
TO ME THAT HE DID EXECUTE THE SAME IN HIS RESPECTIVE CAPACITIES ON BEHALF OF  
JACAR INVESTMENTS, LLC, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC \_\_\_\_\_

NOTARY FULL NAME \_\_\_\_\_, A NOTARY COMMISSIONED IN CALIFORNIA.  
COMMISSION NUMBER \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

OWNER

7758 ARJONS, LLC

By: \_\_\_\_\_ Date \_\_\_\_\_  
LEO SISMANIS, MANAGER

ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO )  
ON THE \_\_\_\_ DAY OF \_\_\_\_, A.D. 20  
PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE  
TO ME THAT HE DID EXECUTE THE SAME IN HIS RESPECTIVE CAPACITIES ON BEHALF OF  
7758 ARJONS, LLC, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC \_\_\_\_\_

NOTARY FULL NAME \_\_\_\_\_, A NOTARY COMMISSIONED IN CALIFORNIA.  
COMMISSION NUMBER \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

OWNER

O'BRIEN POKORNY FAMILY TRUST dated March 11, 2019

By: \_\_\_\_\_ Date \_\_\_\_\_  
Tamera O'Brien, trustee

ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO )  
ON THE \_\_\_\_ DAY OF \_\_\_\_, A.D. 20  
PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE  
TO ME THAT HE DID EXECUTE THE SAME IN HIS RESPECTIVE CAPACITIES ON BEHALF OF  
O'BRIEN POKORNY FAMILY TRUST dated March 11, 2019, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS  
OF SUCH COMPANY.

NOTARY PUBLIC \_\_\_\_\_

NOTARY FULL NAME \_\_\_\_\_, A NOTARY COMMISSIONED IN CALIFORNIA.  
COMMISSION NUMBER \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

OWNER

O'BRIEN POKORNY FAMILY TRUST dated March 11, 2019

By: \_\_\_\_\_ Date \_\_\_\_\_  
James F. Pokorony, trustee

ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO )  
ON THE \_\_\_\_ DAY OF \_\_\_\_, A.D. 20  
PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE  
TO ME THAT HE DID EXECUTE THE SAME IN HIS RESPECTIVE CAPACITIES ON BEHALF OF  
O'BRIEN POKORNY FAMILY TRUST dated March 11, 2019, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS  
OF SUCH COMPANY.

NOTARY PUBLIC \_\_\_\_\_

NOTARY FULL NAME \_\_\_\_\_, A NOTARY COMMISSIONED IN CALIFORNIA.  
COMMISSION NUMBER \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

LAKESHORE LANDING BLOCK 2 PLAT D

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

SHEET 2 OF 2

SURVEYOR'S SEAL	CITY CLERK - RECORDER SEAL	COUNTY RECORDER SEAL
