AMERICAN FORK CITY
PLANNING COMMISSION AGENDA

Regular Session
December 17, 2025
Wednesday 6:30 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 December 17, 2025, at the American Fork City Hall, 31 North Church Street commencing at 6:30 PM. The 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 December 3, 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 an application for a Zone Change, known as Walton Lot Change, located at 794 W 1000 N Circle, American Fork City. The Zone Change will be on approximately 0.58 acres and is in the RA-1 and R1-12,000 zone. The applicant seeks to change to the R1-12,000 Zone.
    b. *Review and action on a Site Plan application, known as Lawn Thumbs Mowing Company, located at 120 North Grant Ave, American Fork City. The Commercial Site Plan will be on approximately .487 acres and will be in the Central Commercial (CC-1) Zone.

4. **Other Business**
    a. Upcoming Projects

5. **Adjournment**

Dated this 11th day of December 2025

Patrick O'Brien

Development Services Director

**Indicates an amended agenda item*

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

AMERICAN FORK CITY

PLANNING COMMISSION REGULAR SESSION

December 3, 2025

The American Fork City Planning Commission met in a regular session on December 3rd, 2025 at the American Fork City Hall, 31 North Church Street, commencing at 6:30 p.m.

Commissioners Present: Christine Anderson, Claire Oldham, Geoff Dupaix, David Bird, Chris Christiansen

Commissioners Absent: Harold Dudley, Rod Martin

Staff Present:

Cody Opperman	Planner II
Ben Hunter	City Engineer
Katy Wiese	Administrative Assistant

Others Present:

REGULAR SESSION

Christine Anderson led the "Pledge of Allegiance"

Roll Call

COMMON CONSENT AGENDA

1. **Minutes of the October 22, 2025 Planning Commission Regular Session.**
2. **Minutes of the November 19, 2025 Planning Commission Regular Session.**
3. **Planning Commission Meeting Schedule for 2026**

Geoff Dupaix motioned to approve the Common Consent agenda.

Chris Christiansen seconded the motion.

Voting was as follows:

Geoff Dupaix	**AYE**
Christine Anderson	**AYE**
Claire Oldham	**AYE**
David Bird	**AYE**

The motion passed

PUBLIC HEARING

a. **Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Sidewalks – Cleaning By Property Owner of the American Fork City Municipal Code. Amending Section 12.12.030, the Code Text Amendment plans to clarify and strengthen existing language to detail that the owner or occupant of a property is responsible for maintaining the entire frontage of the property, including front, side, and rear.**

Ben Hunter explained that two separate sections of code referred to the responsibility of the property owner, and that this clarification would allow this section code to be more consistent in referring to the frontage of the home as the front, side, and rear of the home and park strip.

Christine Anderson opened Public hearing – no public comment

Christine Anerson closed Public hearing

Geoff Dupaix stated that overgrown weeds and trees (e.g., along 900 West and 1120 North) reduce usable sidewalk and trail width and create unsafe conditions. He asked whether the enforcement portion of the code also needs clarification.

Ben Hunter responded that enforcement mechanisms already exist. Code enforcement can cite violations for overgrown weeds or similar issues, whether identified by staff or through Report-a-Concern submissions. He said the proposed code clarifications help identify who is responsible for each area.

Geoff Dupaix noted that some city-owned property, such as along 1120 North near Mitchell Hollow Park, is also overgrown and emphasized that the city should set the example.

Ben Hunter agreed and explained that the city has addressed issues on city-fronted properties, citing specific examples where staff have mowed or maintained weeds. He confirmed the city is responsible for its own frontage.

Geoff Dupaix asked if the city has considered xeriscaping city-owned park strips to reduce maintenance needs.

Cody Opperman explained that new developments must meet water-efficiency standards (Code 17.21), such as no lawn in new park strips, landscaped islands, or more than 10% lawn overall. Xeriscaping and rock/gravel treatments are required. Existing developed areas are not required to retrofit, but water-wise landscaping is encouraged, and residents may use CUWCD "Flip-Your-Strip" incentives.

Geoff Dupaix clarified he was specifically asking about city-owned properties.

Cody Opperman said that for new city projects, such as the upcoming 300 West/200 South roundabout, xeriscaping is included. Retroactive improvements could also be addressed through future capital projects. He added that code enforcement is not citation-heavy; residents typically receive a warning and 30 days to resolve issues, and the city works with them if they are actively trying to comply.

Christine Anderson asked whether the code clarifies who maintains sidewalks located behind a subdivision wall where the owner may not realize they are responsible.

Ben Hunter said yes; the code clarifies that adjacent owners are responsible even if the area is behind a wall. He reiterated that the city handles such cases with education rather than immediate citations.

Geoff Dupaix asked whether the city could include seasonal reminders in the newsletter about maintaining weeds and keeping sidewalks clear.

Ben Hunter agreed and said he could pass that suggestion to the community outreach team for spring and fall reminders.

David Bird asked who is responsible for repairing sidewalks damaged by trees in park strips.

Ben Hunter explained that when problem trees in park strips (public right-of-way) cause damage, the city identifies and removes the trees, coordinates with property owners, and typically repairs the damaged infrastructure. He noted that recommended tree lists are provided to help prevent future damage. He also referenced upcoming projects, such as the roundabout at 300 South, which will incorporate xeriscaping in some areas.

Geoff Dupaix moved to recommend approval for the proposed Code Text Amendment, amending Section 12.12.030, titled Sidewalks – Cleaning By Property Owner, relating to frontage maintenance and providing an effective date for the ordinance.

Claire Oldham seconded the motion.

Voting was as follows:

Geoff Dupaix	**AYE**
Christine Anderson	**AYE**
Claire Oldham	**AYE**
David Bird	**AYE**

The motion passed

b. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Easements of the American Fork City Municipal Code. Amending Section 15.01.110, the Code Text Amendment plans to add clarity to existing references to "Public Utility Easements" and the accompanying easement requirements.

Ben Hunter explained that the intent of the code revision is to remove the requirement for five-foot public utility easements on the sides of all newly developed lots. He stated that the ten-foot easements at the front of lots and the five-foot easements at the rear would remain. He noted that side easements are rarely used by the city, as most utilities (e.g., Rocky Mountain Power, Dominion Energy, communications) typically use front easements, while the city obtains dedicated easements when needed for water or sewer lines.

Christine Anderson opened Public hearing – no public comment

Christine Anderson closed Public hearing

Geoff Dupaix mentioned that he was glad to see this change, as the 5-foot easement has been a sticking point for previous projects.

David Bird motioned to recommend approval for the proposed Code Text Amendment, amending Section 15.01.110, titled Easements, relating to Public Utility Easement requirements and providing an effective date for the ordinance.

Geoff Dupaix seconded the motion.

Voting was as follows:

Geoff Dupaix	**AYE**
Christine Anderson	**AYE**
Claire Oldham	**AYE**
David Bird	**AYE**

The motion passed

Other Business

Christine Anderson brought up an extended window to review the general plan, they had until Monday, December 8th, 2025, to get comments to Patrick. She mentioned that there had been very few comments submitted up to that point, and emphasized that this would be the most expedient way to make changes that were needed.

Adjournment

Geoff Dupaix motioned to adjourn the meeting.

Claire Oldham seconded the motion.

Voting was as follows:

Geoff Dupaix	**AYE**
Christine Anderson	**AYE**
Claire Oldham	**AYE**
David Bird	**AYE**

The motion passed

Meeting adjourned at 6:51 PM

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

Planning Commission Staff Report
Meeting Date: December 17, 2025

Agenda Topic

Public hearing, review, and recommendation on an application for a Zone Change, known as Walton Lot Change, located at 794 W 1000 N Circle, American Fork City. The Zone Change will be on approximately 0.58 acres and is in the RA-1 and R-1-1200 and will change to the R-1-1200 Zone.

BACKGROUND INFORMATION		
Location:		794 W 1000 N Circle
Parcel ID:		46:958:0117
Project Type:		Residential Zone Change
Applicants:		Andrew and Tamara Walton
Existing Land Use:		Residential Low Density
Proposed Land Use:		Residential Low Density
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:		RA-1 and R1-12000
Proposed Zoning:		R1-12000
Surrounding Zoning:	North	RA-1
	South	R1-12000
	East	RA-1
	West	R1-12000

Background

The applicant has applied for a proposed Zone Change from the RA-1 Zone to the R1-12,000 Zone. The project looks to change the zone to allow for development of a lot that does not meet its current zoning size requirements.

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 Zone Change 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).

Staff Recommendation

The Zone Change meets the requirements of Section 17.11. Staff recommends approving the application.

Potential Motions – Zone Change

Approval

I move to recommend approval for the proposed Zone Change, located at 794 W 1000 N Circle, American Fork City, from the Residential Agriculture RA-1 and Residential R1-12,000 Zones, to the Residential R1-12,000 Zone, subject to any conditions found in the staff report.

Denial

I move to recommend denial for the proposed Zone Change, located at 794 W 1000 N Circle, American Fork City, from the Residential Agriculture RA-1 and Residential R1-12,000 Zones, to the Residential R1-12,000 Zone.

Table

I move to table action for the proposed Zone Change, located at 794 W 1000 N Circle, American Fork City, from the Residential Agriculture RA-1 and Residential R1-12,000 Zones, to the Residential R1-12,000 Zone, and instruct staff/developer to……..

Next Step:

Proceed to Planning Commission 12/17/2025

No comments

No comments

American Fork City Development Review Committee

Planning and Zoning Reviewed Areed 11/26/2025

Engineering Division Reviewed rburkhill 11/24/2025

COMPATIBILITY STATEMENT

The present owners purchased the lot to build the families dream home, and in the process of preparing plans and discussing setbacks, height restrictions, etc it was discovered that there was a lot line adjustment recorded two or three owners ago, resulting from encroachment of a barn. This lot line adjustment unknowingly resulted in the purchased lot being smaller than the R1A will allow. We are requesting a zone change from RA1 to R1, which fits within the Land Use Map and the surrounding neighborhood.

The applicant has confirmed 12/2/2025 that R-1-12000 is the requested zoning of the property.

Next Step:

Proceed to Planning Commission
12/17/2025

No Comments

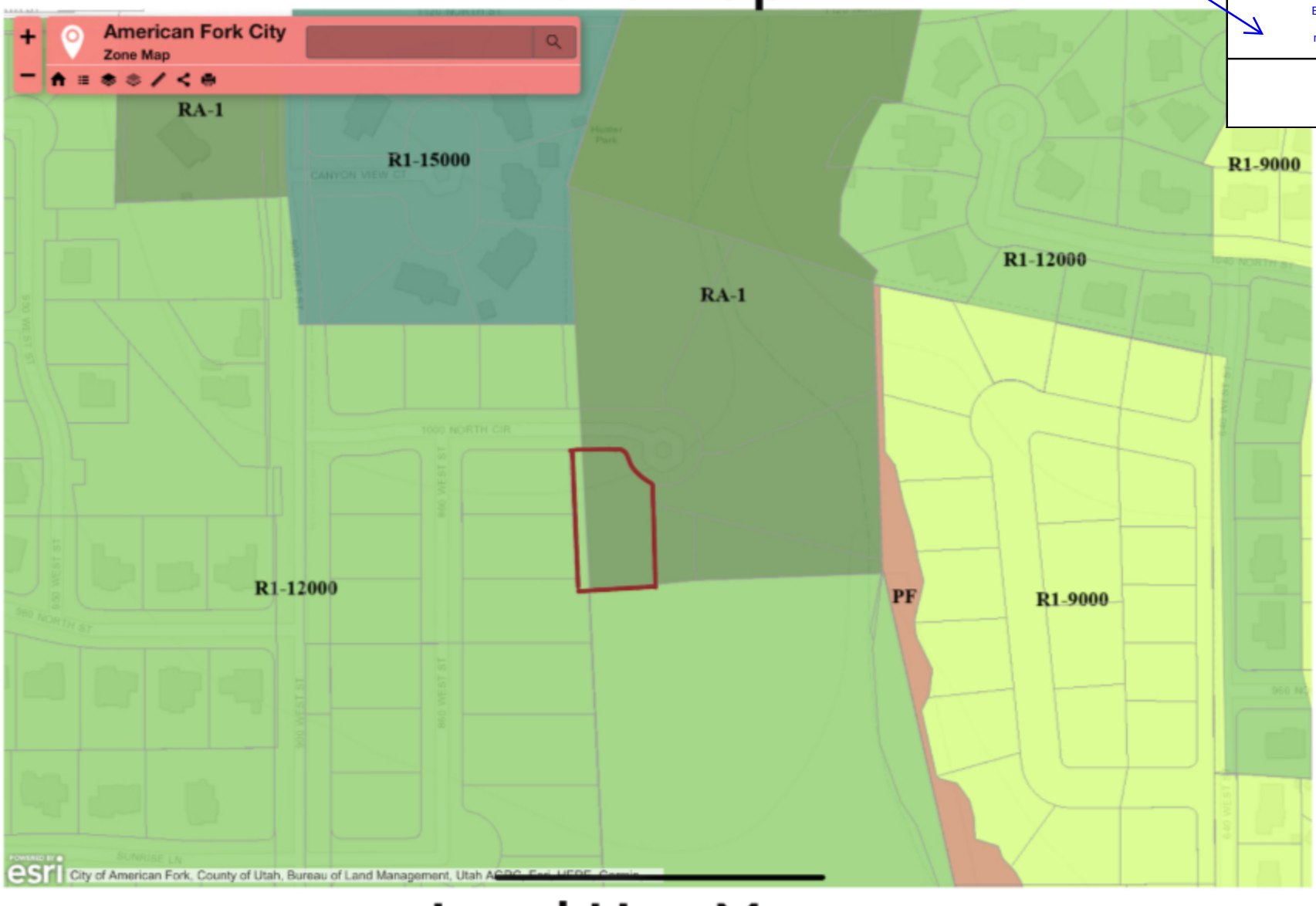
American Fork City
Development Review
Committee

Planning and Zoning
Reviewed
Areed 11/26/2025

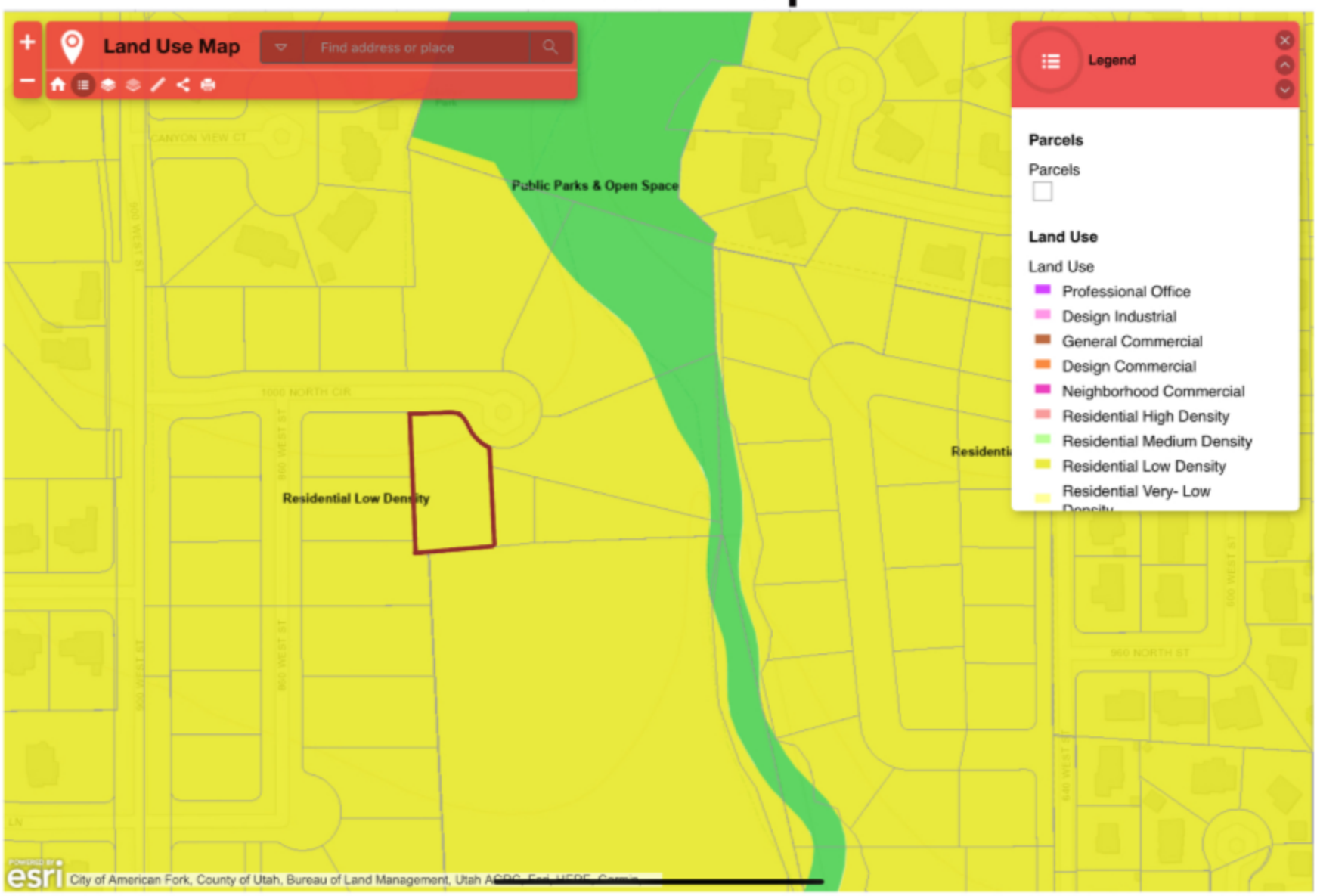
No comments

Engineering Division
Reviewed
rburkhill 11/24/2025

Zone Map



Land Use Map



Next Step:

Proceed to Planning Commission
12/17/2025

No Comments

American Fork City Development Review Committee
Planning and Zoning Reviewed Areed 11/26/2025
Engineering Division Reviewed rburkhill 11/24/2025

No comments

VICINITY MAP

EXISTING CONDITIONS MAP

Next Step:

Proceed to Planning Commission
12/17/2025

No Comments

American Fork City
Development Review
Committee

Planning and Zoning
Reviewed
Areed 11/26/2025

No comments

Engineering Division
Reviewed
rburkhill 11/24/2025

Legal Decription

Address: 794 W 1000 N Cir. American Fork, Utah 84003
Utah County Parcel No.: 46:958:0117

Legal Dscription: PART LOT 107, PLAT B, MITCHELL MEADOWS SUB DESCRIBED AS FOLLOWS; COM N 89 DEG 51' 2" W 146.62 FT & S 0 DEG 8' 58" W 32 FT & N 0 DEG 18' 0" W 2006.09 FT & S 89 DEG 51' 2" E 572.34 FT FR S 1/4 COR. SEC. 10, T5S, R1E, SLB&M.; S 89 DEG 51' 11" E 74.06 FT; ALONG A CURVE TO R (CHORD BEARS: S 52 DEG 11' 14" E 18.33 FT, RADIUS = 15 FT); ALONG A CURVE TO L (CHORD BEARS: S 42 DEG 35' 4" E 56.44 FT, RADIUS = 60 FT); S 2 DEG 50' 18" E 156.38 FT; S 84 DEG 23' 53" W 104.11 FT; N 89 DEG 51' 2" W 20 FT; N 2 DEG 50' 18" W 219.56 FT TO BEG. AREA 0.578 AC.

Planning Commission Staff Report
Meeting Date: December 17, 2025

Agenda Topic

Review and action on an application for a Commercial Site Plan, known as Lawn Thumbs Mowing Company, located at 120 N Grant Ave., American Fork City. The Commercial Site Plan will be on approximately .487 acres and will be in the Central Commercial (CC-1) Zone.

BACKGROUND INFORMATION		
Location:		120 N Grant Ave.
Parcel ID:		02:039:0079
Project Type:		Commercial Site Plan
Applicants:		Freddy Zahn
Existing Land Use:		General Commercial
Surrounding Land Use:	North	Residential High Density
	South	General Commercial
	East	General Commercial and Residential High Density
	West	General Commercial
Existing Zoning:		CC-1 Central Commercial
Surrounding Zoning:	North	R4-7500
	South	CC-1
	East	CC-1
	West	R4-7500 and CC-1
Square Footage (By Use)		715 sq. ft. Office – 2,400 sq. ft. Garage
Total Number of Units		N/a
Parking Requirement		18 Stalls

Planning Commission Staff Report
Meeting Date: December 17, 2025

Background

The applicant has applied for a Commercial Site Plan to develop a Landscaping Maintenance Business within the Central Commercial (CC-1) Zone. The project looks to provide office space, a garage, and an improvement to the parking layout.

The Landscaping Maintenance Business for Lawn Thumbs Mowing Company has been previously to the Planning Commission for a Request for Consideration for their use on the property. The Planning Commission approved their use on January 22nd, 2025, with the following conditions:

1. If the Planning Commission approves the landscaping maintenance use, a Commercial Site Application will need to be submitted within 120 days of Planning Commission approval.
2. If the Planning Commission approves the landscaping maintenance use, the Commercial Site Plan and all site improvements (if needed) will need to be approved and constructed prior to a business license approval.

If the Planning Commission looks to approve the application for a Commercial Site Plan for Lawn Thumbs Mowing Company, the second condition outlined above will continue to be worked through with the Building Department and associated departments. The first condition outlined above has been completed.

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. None

Findings of Fact

1. The Commercial Site Plan meets the requirements of Section 17.4.401.
2. The Commercial Site Plan meets the requirements of Section 17.6.101.

Project Map

Standards Conditions of Approval

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

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

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

Staff Recommendation

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

Potential Motions – Commercial Site Plan

Approval

I move to approve the proposed Commercial Site Plan, located at 120 N Grant Ave, American Fork City, in the Central Commercial (CC-1) Zone.

Denial

I move to deny the proposed Commercial Site Plan, located at 120 N Grant Ave, American Fork City, in the Central Commercial (CC-1) Zone.

Table

I move to table action for the proposed Commercial Site Plan, located at 120 N Grant Ave, American Fork City, in the Central Commercial (CC-1) Zone and instruct staff/developer to……..

LAWN THUMBS SITE PLAN

120 N GRANT AVE,
AMERICAN FORK, UTAH

Final Site Plan Set

December 10, 2025

Next Step

Proceed to the Development Review Committee on 12/15/2025

No Comments

American Fork City Development Review

Planning and Zoning Reviewed Areed 12/10/2025	
Sewer/Storm Drain Division Reviewed ahardy 12/10/2025	**Fire Reviewed** M.Sacco 12/11/2025
	Engineering Division Reviewed rburkhill 12/11/2025
Public Infrastructure Reviewed cscott 12/10/2025	
Communications Reviewed MHunsaker 12/11/2025	

No comments

PROJECT BASIS OF BEARING:

The Basis of bearing for this project and the ALTA survey is S89°17'08" E along the recovered monument line of the American Fork City Survey of building lots, as shown on the included Record of Survey and ALTA survey prepared by Applied Land Solutions, Inc.

VICINITY MAP

SCALE: NTS

PROJECT NOTES:

1. All work shall be performed in accordance with American Fork City and A.P.W.A., Utah Chapter Construction and Material Standards and Specifications. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer.

2. 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 failure by the Contractor to perform work according to contract documents.

CONTACT LIST:

American Fork City Public Works:		
Culinary Water / Pressurized Irrigation	Jay Brems	801-763-3060
Sewer / Storm Water	Ashton Hardy	801-763-3060
City Inspector	Dee Howard	801-763-3060
SWPPP Manager	Tyler Mezenen	801-763-3060
AF City Fire Marshal	Mat Sacco	801-763-3045
AF City Engineer	Ben Hunter	801-763-3060
Utility Companies		
AF Fiber	Kyle Petersen	801-400-2933
Century Link	Bill Westfall	435-623-4252
Comcast	Elysia Valdez	801-401-3017
Enbridge Gas	Trent Johnson	801-853-6548
Rocky Mountain Power	Teria Walker	801-756-1310
Timpanogos Special Service District	David Barlow	801-756-5231

Property Data:

Owner / Developer
Lawn Thumbs
120 N Grant Ave.
American Fork, Utah 84003
Tel: 801-500-2140
Attn: Freddy
freddy@lawnthumbs.com

Engineer
DKE Design & Engineering, PLC
871 S Auto Mall Drive
American Fork, Utah 84003
Tel: 801-742-8611
Attn: Brent
brent@dkefirm.com

Project Benchmark
Utah County Monument
South East Corner Section 14, T.5S., R.1E., S.L.B.& M.
NAVD88 Elevation = 4,614.98

FEMA Flood Zone

Hazard Zone:	Zone X
Number:	490152
Panel:	168 of 1450
Suffix:	F
100-yr Flood Elev:	4616.8
Cross Section:	G

Sheet Index

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.

DKE DESIGN & ENGINEERING FIRM
871 S. Auto Mall Dr.
American Fork, UT 84003
(801) 742-8611
www.dkefirm.com

JOB # 25-CV001

PROJECT: LAWN THUMBS
STREET: 120 N GRANT AVENUE
CITY: AMERICAN FORK, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

COVER SHEET

DATE 02/13/2025

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
08-13-2025	City Comments
09-08-2025	City Comments
10-24-2025	City Comments-v5
11-07-2025	City Comments-v6
11-25-2025	City Comments-v7
12-10-2025	City Comments-v8

LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT SAFLEY
Dec 10 2025
STATE OF UTAH

DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

SHEET # 0.0

GENERAL NOTES

1. City of American Fork, A.P.W.A, Utah Chapter and Utah Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. Item Numbers listed refer to City of American Fork Item Numbers unless otherwise noted.

2. 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.

3. The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Road Cut Permits and Notices of Intent (NOI), Building Permits, etc.

4. The Contractor shall notify the City of American Fork, Public Works Department in writing at least 7 working days prior to beginning construction and request a pre-construction meeting. Bond for public improvements and inspection fees must be paid in full prior to requesting a pre-construction meeting.

5. The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.

6. Following completion of construction of the site improvements and before requesting occupancy, a proof survey shall be provided to the City of American Fork, Public Works Department, that documents "as _ built" elevations, dimensions, slopes and alignments of all elements of this project. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the constructions drawings.

7. The Contractor shall restrict construction activity to public right_of_way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.

8. The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by a License Utah Professional Surveyor as approved by the City Engineer.

9. Non_rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.

10. The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross_sections that existed before construction.

11. Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.

12. Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) must be approved by the City Engineer.

13. All signs, landscaping, structures or other appurtenances within right-of-way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.

14. All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall be the responsibility of the Contractor.

15. All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City of American Fork. Precast concrete products without proof of inspection shall not be approved for installation.

16. All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours.

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.

18. 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.

19. Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.

20. 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.

21. 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.

22. Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer.

23. 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.

24. Any modification to the work shown on drawings must have prior written approval by the City Engineer.

25. Traffic control and other regulatory signs shall comply with the Utah Department of Transportation Traffic Control guidelines and MUTCD Manual, current edition

26. Public street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a green background.

27. Private street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a blue background

UTILITIES

1. The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800_662-4111) at least 2 working days before start of construction.

2. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of American Fork and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.

3. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.

4. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

TRAFFIC CONTROL

1. Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Utah Department Of Transportation, Traffic Control guidelines or Manual of Uniform Traffic Control Devices, current edition.

2. All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer.

3. At all other hours the Contractor shall maintain minimum one _ lane two _ way traffic. Traffic circulation must be supervised by a Certified Flagger.

4. Steady _ burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.

5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles.

6. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein.

7. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.

8. Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

EROSION AND SEDIMENT CONTROL

1. The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Utah DWQ.

2. 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.

3. A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times.

4. A UPDES Storm water Discharge Permit may be required. The Contractor shall be considered the Permittee.

5. The Contractor shall provide sediment control at all points where storm water runoff leaves the site, including waterways, overland sheet flow, and storm sewers.

6. Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.

7. The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.

8. Disturbed areas that will remain un-worked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance.

9. Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover.

GENERAL WATER & IRRIGATION LINES

1. All potable and pressurized irrigation line materials shall be provided and installed in accordance with current specifications of the City of American Fork, Water Department.

2. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.

3. 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.

4. All water main stationing shall be based on street centerline stationing.

5. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.

6. 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.

POTABLE WATER

1. 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.

2. Only fire hydrants conforming to City of American Fork standards will be approved for use.

3. 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.

4. All potable 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).

5. 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, Public Works Department.

6. 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.

7. 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.

PRESSURIZED IRRIGATION

1. All pressurized irrigation pipe, valves and appurtenances shall be installed in accordance with the City of American Fork, Public Works Department standards and specifications.

2. Drain lines and valves shall be located at all low points. Drain lines shall drain into storm drain structures or into an existing conveyance ditch.

3. Valve boxes on pressurized irrigation systems shall be stamped with the word "IRRIGATION" on the circular shaped lid with the inside being painted purple.

SANITARY SEWER

1. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of American Fork, Public Works Department and the Utah Department of Health Code and Regulations.

2. The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35.

3. Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of American Fork Construction Inspection Division quality control requirements.

4. All manhole lids shall be provided with continuous self_sealing gaskets.

5. The approved construction drawings shall show where bolt_down lids are required.

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

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

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

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

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

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

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

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

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

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

16. All sanitary sewer mains and laterals must be inspected and approved by the city inspector before trench backfilling is completed.

17. All lateral connections shall be insert-a-tee or WYE at ten or two o'clock positioning to the center of the main line.

STORM SEWER

1. All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro _ seeded and hydro _ mulched according to the City of American Fork Standard Specifications.

2. 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 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.

3. Granular backfill shall be compacted granular material according to American Fork City Standard Specifications.

4. All public storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.

5. Headwalls and end walls shall be required at all storm sewer inlets or outlets to and from storm water management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwalls and/or end walls surfaces.

6. Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include the word STORM.

7. Storm sewer outlets greater than 18 inches in diameter accessible from storm water management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.

STRIPING AND SIGNING

1. All striping must be done following Utah Department of Transportation guidelines and MUTCD Manual recommendations, current edition.

2. All signing must be done following MUTCD Manual recommendations, current edition.

3. Only sand-blasting is allowed for removal of existing striping.

4. Contractor is responsible for removal of conflicting existing striping.

5. Materials used for striping must comply with the Utah Department of Transportation standard specifications.

MAIL DELIVERY

1. The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations.

2. This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location.

3. Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.

4. Before relocating any mailboxes, the Contractor shall contact the U.S. Postal Service and relocate mailboxes according to the requirements of the Postal Service.

USE OF FIRE HYDRANTS

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

DKE
DESIGN & ENGINEERING FIRM
871 S. Auto Mall Dr.
American Fork, UT 84003
(801) 742-3611
www.dkefirm.com

JOB # 25-CV001

PROJECT: LAWN THUMBS
STREET: 120 N GRANT AVENUE
CITY: AMERICAN FORK, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

GENERAL NOTES

DATE 02/13/2025

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
08-13-2025	City Comments
09-08-2025	City Comments
10-24-2025	City Comments-v5
11-07-2025	City Comments-v6
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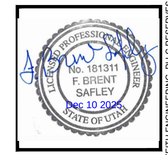
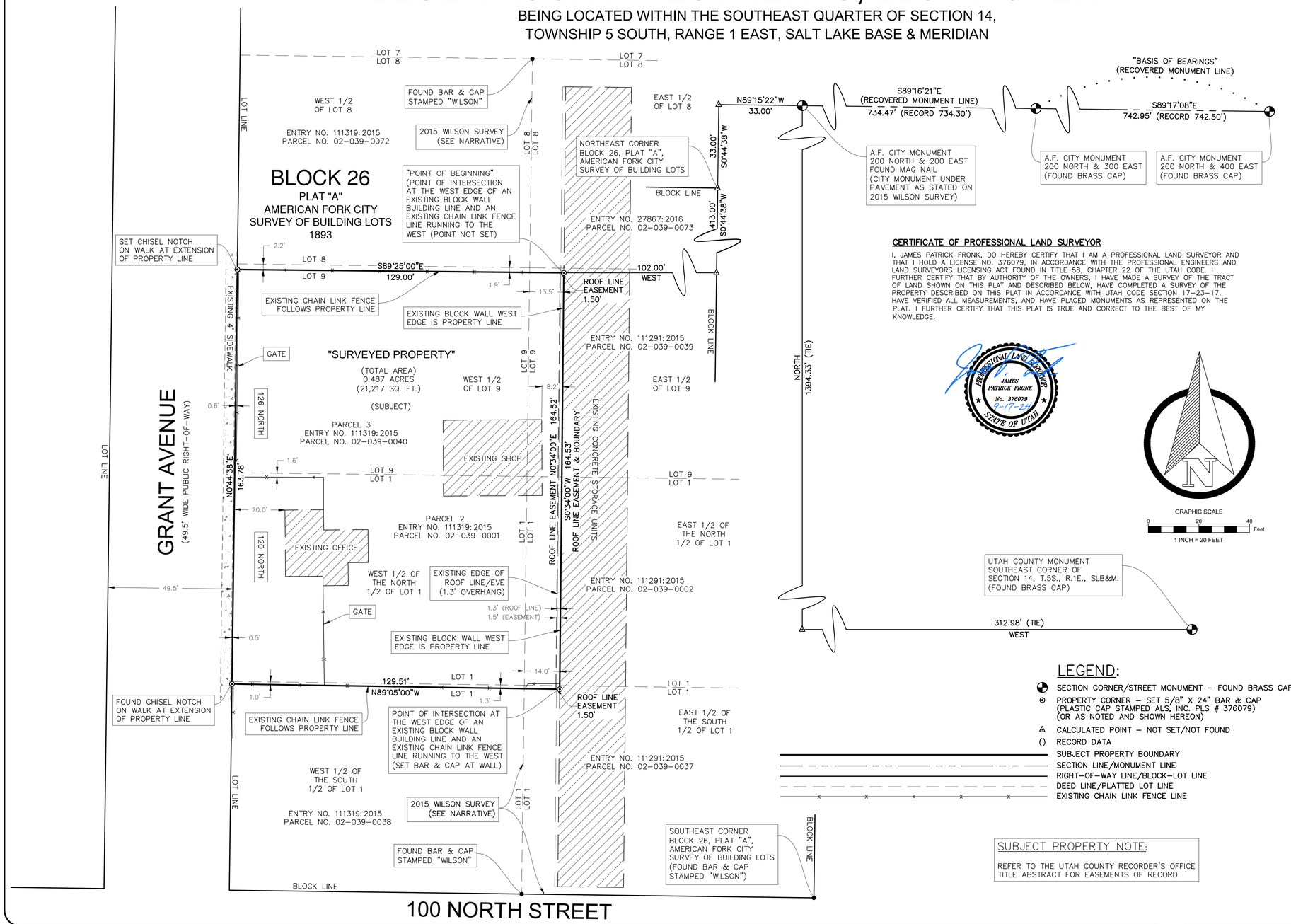


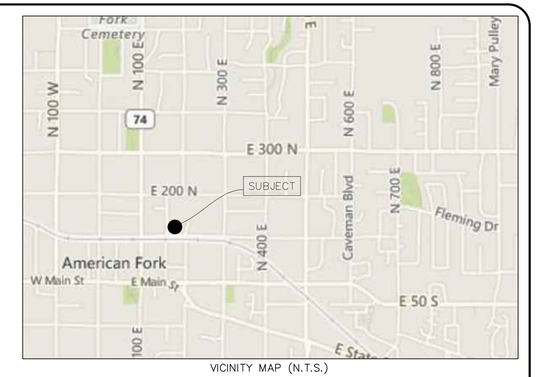
DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

SHEET # 1.0

BLUE TRUCK INVESTMENTS, LLC PROPERTY

BEING LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN





VICINITY MAP (N.T.S.)

CERTIFICATE OF PROFESSIONAL LAND SURVEYOR

I, JAMES PATRICK FRONK, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE NO. 376079, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. 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 COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PROFESSIONAL LAND SURVEYOR
JAMES PATRICK FRONK
No. 376079
9-17-24
STATE OF UTAH

GRAPHIC SCALE
0 20 40 Feet
1 INCH = 20 FEET

LEGEND:

- SECTION CORNER/STREET MONUMENT – FOUND BRASS CAP
- PROPERTY CORNER – SET 5/8" X 24" BAR & CAP (PLASTIC CAP STAMPED ALS, INC. PLS # 376079) (OR AS NOTED AND SHOWN HEREON)
- CALCULATED POINT – NOT SET/NOT FOUND
- () RECORD DATA
- SUBJECT PROPERTY BOUNDARY
- SECTION LINE/MONUMENT LINE
- RIGHT-OF-WAY LINE/BLOCK-LOT LINE
- DEED LINE/PLATTED LOT LINE
- EXISTING CHAIN LINK FENCE LINE

SUBJECT PROPERTY NOTE:

REFER TO THE UTAH COUNTY RECORDER'S OFFICE TITLE ABSTRACT FOR EASEMENTS OF RECORD.

RECORD PROPERTY DESCRIPTIONS – ENTRY NO. 111319:2015

PARCEL 2: (02-039-0001)
THE WEST 1/2 OF THE NORTH 1/2 OF LOT 1, BLOCK 26, PLAT A, AMERICAN FORK CITY SURVEY, AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.

PARCEL 3: (02-039-0040)
THE WEST 1/2 OF LOT 9, BLOCK 26, PLAT A, AMERICAN FORK CITY SURVEY OF BUILDING LOTS, AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.

AS-SURVEYED TOTAL PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION BEING LOCATED AT THE WEST EDGE OF AN EXISTING BLOCK WALL BUILDING LINE AND AN EXISTING CHAIN LINK FENCE LINE, SAID POINT OF INTERSECTION BEING 33.00 FEET N89°15'22"W ALONG THE CENTERLINE OF 200 NORTH STREET AND 33.00 FEET S00°44'38"W TO THE NORTHEAST CORNER OF BLOCK 26, PLAT "A", AMERICAN FORK CITY SURVEY OF BUILDING LOTS AND 413.00 FEET S00°44'38"W ALONG THE EAST LINE OF SAID BLOCK 26 AND 102.00 FEET WEST FROM AN AMERICAN FORK CITY SURVEY MONUMENT MARKING THE LOCATION OF THE ORIGINAL STONE, SET IN THE INTERSECTION OF 200 NORTH STREET AND 200 EAST STREET, SAID CITY MONUMENT IS SITUATED UNDER THE PAVEMENT, BEING MARKED ON THE SURFACE BY A FOUND MAGNETIC NAIL, SAID AMERICAN FORK CITY SURVEY MONUMENT BEING LOCATED 312.98 FEET WEST AND 1394.33 FEET NORTH FROM A FOUND BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 14, SAID POINT OF INTERSECTION BEING THE REAL POINT OF BEGINNING; THENCE S0°34'00"W 164.53 FEET ALONG SAID WEST EDGE OF EXISTING BLOCK WALL BUILDING LINE TO A POINT OF INTERSECTION WITH AN EXISTING CHAIN LINK FENCE LINE; THENCE N89°05'00"W 1.50 FEET ALONG SAID EXISTING CHAIN LINK FENCE LINE; THENCE N0°34'00"E 164.52 FEET TO A POINT OF INTERSECTION WITH AN EXISTING CHAIN LINK FENCE LINE; THENCE S89°25'00"E 1.50 FEET ALONG SAID EXISTING CHAIN LINK FENCE LINE TO THE POINT OF BEGINNING.

CONTAINING 0.487 ACRES OF LAND (21,217 SQ. FT.).

AS-SURVEYED ROOF LINE EASEMENT DESCRIPTION

A 1.5 FOOT WIDE STRIP OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION BEING LOCATED AT THE WEST EDGE OF AN EXISTING BLOCK WALL BUILDING LINE AND AN EXISTING CHAIN LINK FENCE LINE, SAID POINT OF INTERSECTION BEING 33.00 FEET N89°15'22"W ALONG THE CENTERLINE OF 200 NORTH STREET AND 33.00 FEET S00°44'38"W TO THE NORTHEAST CORNER OF BLOCK 26, PLAT "A", AMERICAN FORK CITY SURVEY OF BUILDING LOTS AND 413.00 FEET S00°44'38"W ALONG THE EAST LINE OF SAID BLOCK 26 AND 102.00 FEET WEST FROM AN AMERICAN FORK CITY SURVEY MONUMENT MARKING THE LOCATION OF THE ORIGINAL STONE, SET IN THE INTERSECTION OF 200 NORTH STREET AND 200 EAST STREET, SAID CITY MONUMENT IS SITUATED UNDER THE PAVEMENT, BEING MARKED ON THE SURFACE BY A FOUND MAGNETIC NAIL, SAID AMERICAN FORK CITY SURVEY MONUMENT BEING LOCATED 312.98 FEET WEST AND 1394.33 FEET NORTH FROM A FOUND BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 14, SAID POINT OF INTERSECTION BEING THE REAL POINT OF BEGINNING; THENCE S0°34'00"W 164.53 FEET ALONG SAID WEST EDGE OF EXISTING BLOCK WALL BUILDING LINE TO A POINT OF INTERSECTION WITH AN EXISTING CHAIN LINK FENCE LINE; THENCE N89°05'00"W 1.50 FEET ALONG SAID EXISTING CHAIN LINK FENCE LINE; THENCE N0°34'00"E 164.52 FEET TO A POINT OF INTERSECTION WITH AN EXISTING CHAIN LINK FENCE LINE; THENCE S89°25'00"E 1.50 FEET ALONG SAID EXISTING CHAIN LINK FENCE LINE TO THE POINT OF BEGINNING.

CONTAINING 0.006 ACRES OF LAND (247 SQ. FT.).

PROJECT BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS S89°17'08"E ALONG THE RECOVERED MONUMENT LINE OF THE AMERICAN FORK CITY SURVEY OF BUILDING LOTS, AS SHOWN HEREON.

NARRATIVE AND NOTES

UNDER THE DIRECTION AND AT THE REQUEST OF THE OWNERS, THE PURPOSE FOR THIS SURVEY WAS TO DESCRIBE AND MONUMENT THE BOUNDARIES OF THE PROPERTY AS SHOWN HEREON. REFERENCE MATERIALS INCLUDE: RECORDED PLATS, DEEDS OF RECORD AND A SURVEY PREPARED BY GEORGE B. WILSON, DATED NOVEMBER 10, 2015, AS UTAH COUNTY SURVEY FILE NO. 16-001. BOUNDARY LINE AGREEMENTS MAY BE REQUIRED TO RESOLVE PHYSICAL AND TITLE DIFFERENCES THAT WERE FOUND TO EXIST AS SHOWN HEREON. CORNER MONUMENTS WERE FOUND OR SET AS SHOWN HEREON.

APPLIED LAND SOLUTIONS, INC.
PROFESSIONAL LAND CONSULTING SERVICES
PLANNING • LAND SURVEYING • DEVELOPMENT
P.O. BOX 425, LEHI CITY, UTAH 84043 • 801.380.6225

PART OF LOT 1 AND PART OF LOT 9 - BLOCK 26, PLAT "A", AMERICAN FORK CITY SURVEY OF BUILDING LOTS
AMERICAN FORK, UTAH COUNTY, UTAH

RECORD OF SURVEY

DATE OF SURVEY: SEPTEMBER 17, 2024

PROJECT NO. 2024-065

SHEET NO. 1 OF 1

EXISTING SITE PLAN

SCALE: 1"=10'-0"

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.

N

0 5' 10' 20'

1"=10'

Property Information

Owner:
Blue Truck Investments, LLC
Address:
120 N Grant Ave
American Fork, Utah 84003
Block:
Part of Lot 1 and Part of Lot 9
Block 26, Plat "A"
American Fork City Survey of Building Lots
21,217 sf, .487 acres
Parcel No: 02:039:0079
City Zoning Requirements

Zone:	CC-1
Min. Area	no min. required
Min. Lot Width	no min. required
Front Yard Setback	10 ft min. - 15 ft max.
Rear Yard Setback	no min. required
Side yard Setback	no min. required

DKE
DESIGN & ENGINEERING FIRM
871 S. Auto Mall Dr.
American Fork, UT 84003
(801) 742-3611
www.dkefirm.com

JOB # 25-CV001

PROJECT: LAWN THUMBS
STREET: 120 N GRANT AVENUE
CITY: AMERICAN FORK, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

EXISTING SITE PLAN

DATE 02/13/2025

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
08-13-2025	City Comments
09-08-2025	City Comments
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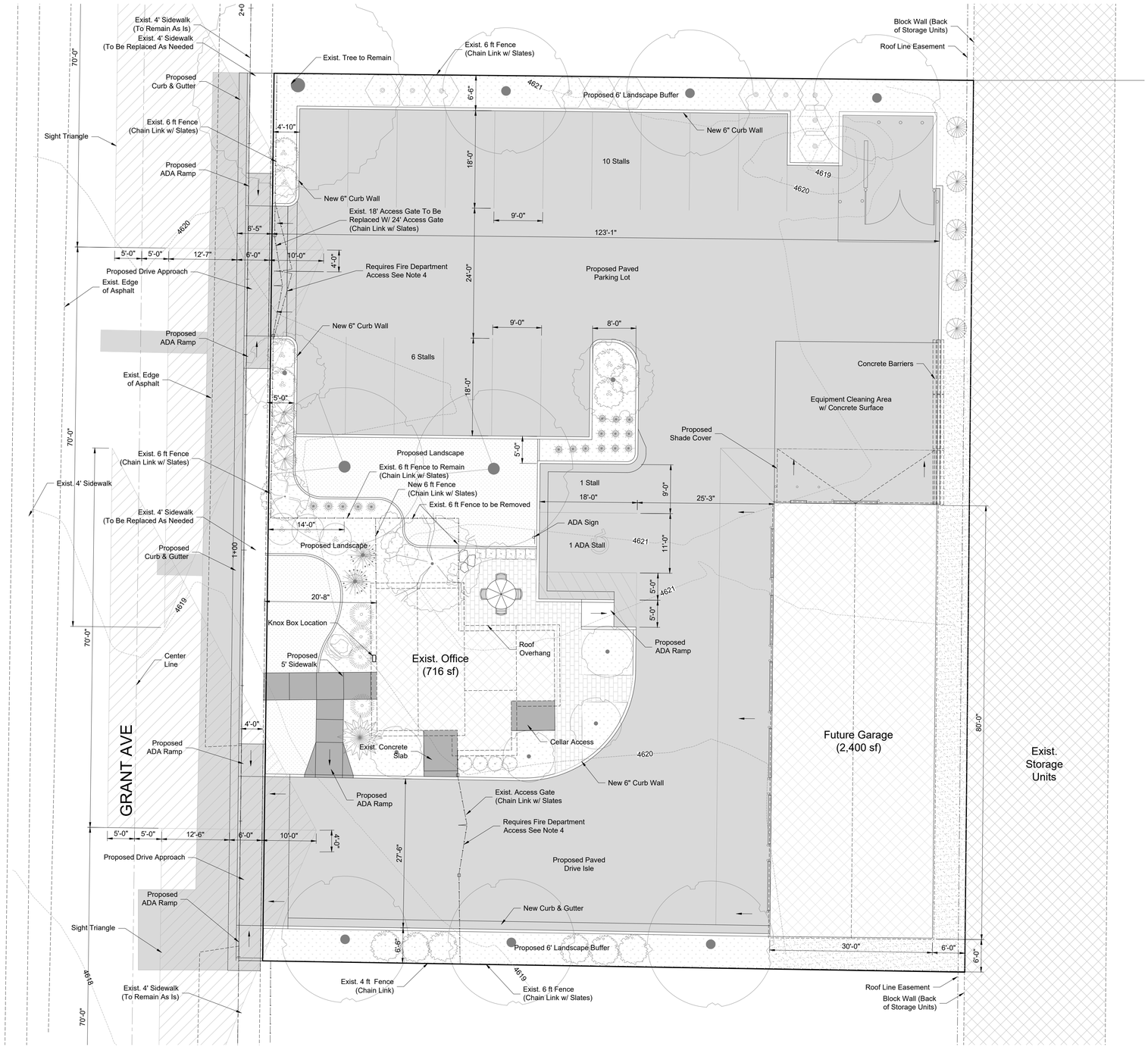
LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT
SAFLEY
Dec 10 2025
STATE OF UTAH

DRAWN BY:	C. WINGER
ENGINEER:	B. SAFLEY

SHEET #
2.0



PROPOSED SITE PLAN

SCALE: 1"=10'-0"

N

0 5' 10' 20'

1"=10'

Development Summary

Current Zoning:	CC-1, Central Commercial Zone	
Min. Area	no min.	
Min. Lot Width	no min.	
Front Yard Setback	10 ft min. - 15 ft max.	
Rear Yard Setback	no min.	
Side yard Setback	no min.	

Building Area:

Exist. Office	716 sf
Proposed Garage	2,400 sf

Land Usage	Area (sf)	% of Total
Hardscape	12,729	60.0
Buildings	3,115	14.7
Landscape	5,374	25.3
Total Area	21,218 sf	100.0%

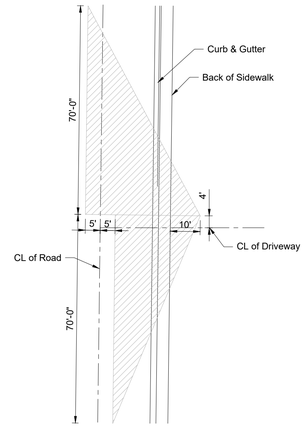
Parking Summary

Required # of Stalls

Designation	Required ratio	Required #
Office (716 sf)	4.0 per 1000 sf	3 Stalls
Warehouse (2,400 sf)	1.0 per 1000 sf	3 Stalls
Total Stalls Required		6 Stalls
Proposed # of Stalls		18 Stalls

Notes:

1. Sight triangles shown meet American Fork City's standard drawing 15.41 for a drive approach and Section 15.01.1910 (c) for uncontrolled intersections with a 15 mph design speed.
2. Installation of new drive approach requires a six (6) inch thick concrete sidewalk per American Fork City Standards.
3. Per Section 15.01.100.D, we request City Council approval of a modified cross section for the existing Grant Avenue, which deviates from the current approved standard cross section.
4. Contractor to Install Knox box key box on Office building with gate access keys allowing Fire Department access to the back of the yard where equipment and future garage are located.



SIGHT TRIANGLE DIMENSIONS

LEGEND

	Building Area
	Gravel/Rock Scape
	Landscaping/Planting
	Lawn
	Sidewalk
	Patio
	Asphalt/Concrete

LINE LEGEND

	Lot Line
	Easement Line
	Set Back Line
	Fence Line
	Proposed Gas Line
	Equipotential Grid Line
	Existing Major Contour Line
	Existing Minor Contour Line
	Proposed Major Contour Line
	Proposed Minor Contour Line
xxxx.xx	Existing Grade Spot Elevation
XX.XX	Final Grade Spot Elevation

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.

DESIGN & ENGINEERING FIRM
871 S. Auto Mall Dr.
American Fork, UT 84003
(801) 742-3611
www.dkefirm.com

JOB # 25-CV001

PROJECT: LAWN THUMBS
STREET: 120 N GRANT AVENUE
CITY: AMERICAN FORK, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

PROPOSED SITE PLAN

DATE 02/13/2025

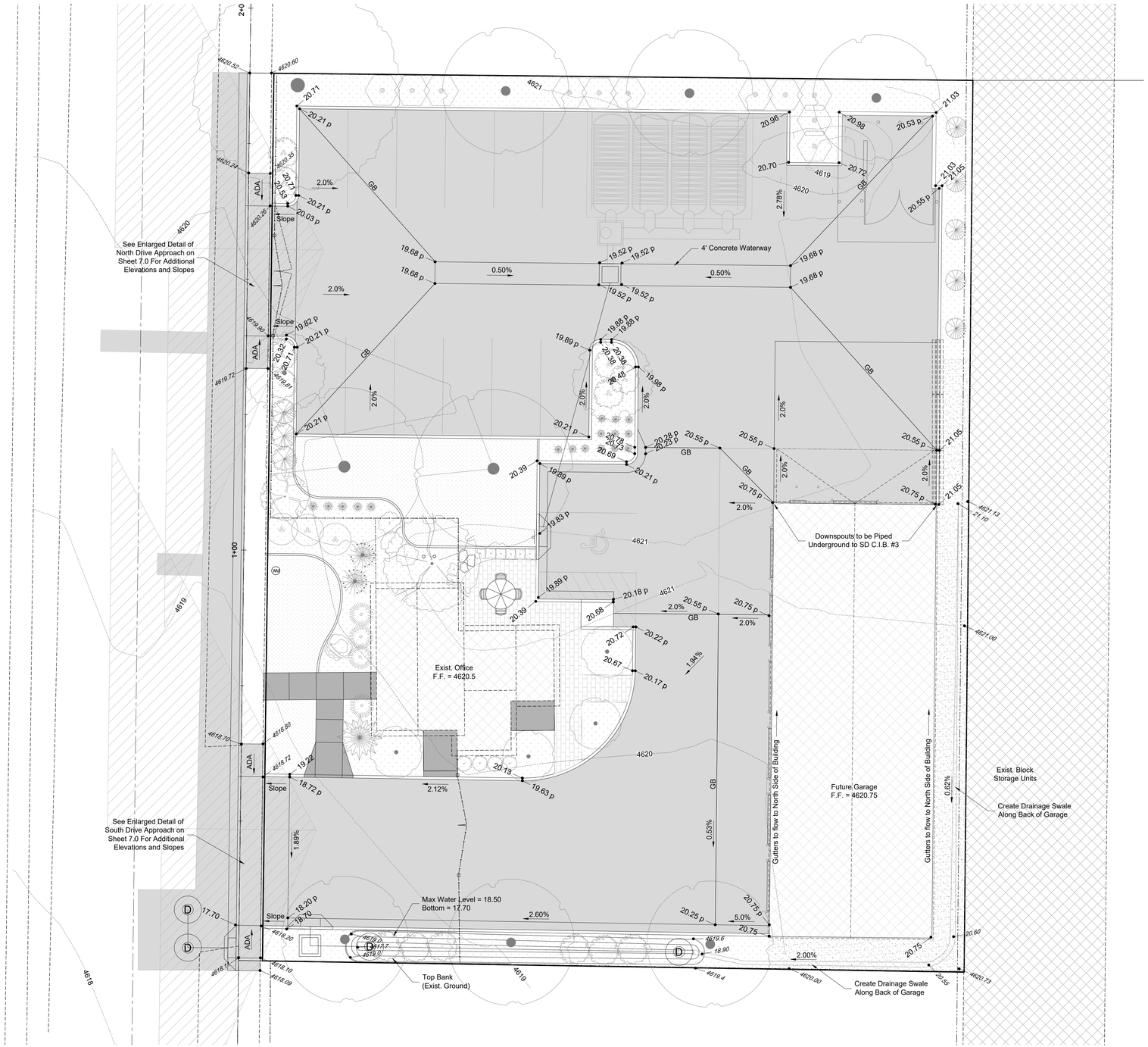
PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
08-13-2025	City Comments
09-08-2025	City Comments
10-24-2025	City Comments-v5
11-07-2025	City Comments-v6
11-25-2025	City Comments-v7
12-10-2025	City Comments-v8

LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT SAFLEY
Dec 10 2025
STATE OF UTAH

DRAWN BY:	C. WINGER
ENGINEER:	B. SAFLEY

SHEET #
3.0



GRADING PLAN

SCALE: 1"=10'-0"

N

0 5' 10' 20'

1"=10'

Grading Notes

1. All construction to be performed in accordance with American Fork City and A.P.W.A., Utah Chapter, Construction and Materials Standards and Specifications.
2. Refer to additional notes on the General Note Sheet 01.
3. Prior to beginning construction the contractor is responsible for contacting the Utility Notification Center of Utah and having all existing utilities marked and located on the ground. Call Blue Stakes 1-800-662-4111. The contractor shall be responsible for any damage or repairs to any existing underground or overhead utilities whether shown on the plans or not.
4. The Contractor is responsible for obtaining all permits required to perform the work indicated on this document.
5. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties and existing drain and sanitary sewer infrastructure during construction.
6. Contractor shall provide a means for on site Fire Protection while grading.
7. The site shall be cleared and grubbed of all vegetation, top soil, undocumented fill, debris, and deleterious matter prior to grading. Any soft, loose, or disturbed soils should also be removed.
8. Subgrade surfaces beneath structures, pavements, and flat work shall be proof rolled with heavy wheeled-construction equipment. Any soft or pumping soils encountered shall be stabilized in accordance with the geotechnical report for this project.
9. Elevations shown on this plan are finish grade to top of concrete on sidewalks and top back of curb on curb and gutter, unless denoted with a "P" for pavement elevations.
10. Open face gutter locations are denoted on this plan if applicable. Transitions between standard gutter and open face gutters are to be smooth and hand formed.
11. Exist. drainage patterns along property lines shall remain as is. Berms, swales, and/or silt fences maybe required to prevent storm water from flowing onto adjacent lots.
12. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross-sections that existed prior to construction, unless signed written approval to abandon the ditch or watercourse is provided by the entity having jurisdiction.
13. Slope finish grade away from existing structures and foundations a minimum of 2% and maximum of 5% for 10 feet (3 to 6 inches). Provide all necessary horizontal and vertical transitions between new construction and existing surfaces for proper drainage.
14. All grading, excavation and backfilling work shall conform to the geotechnical soils report approved for this site. The report must include soil classification, soil bearing pressure and lateral equivalent fluid pressure. A geotechnical engineer must inspect excavations prior to any fill or concrete being place.

LEGEND

- Building Area
- Gravel/Rock Scape
- Landscaping/Planting
- Lawn
- Sidewalk
- Patio
- Asphalt/Concrete

LINE LEGEND

- Lot Line
- Easement Line
- Set Back Line
- Fence Line
- Proposed Gas Line
- Equipotential Grid Line
- Existing Major Contour Line
- Existing Minor Contour Line
- Proposed Major Contour Line
- Proposed Minor Contour Line
- xxxx.xx Existing Grade Spot Elevation
- XX.XX Final Grade Spot Elevation

BLUE STAKES OF UTAH
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JOB # 25-CV001

PROJECT: LAWN THUMBS
STREET: 120 N GRANT AVENUE
CITY: AMERICAN FORK, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

GRADING PLAN

DATE 02/13/2025

PLAN SUBMITTAL DATES

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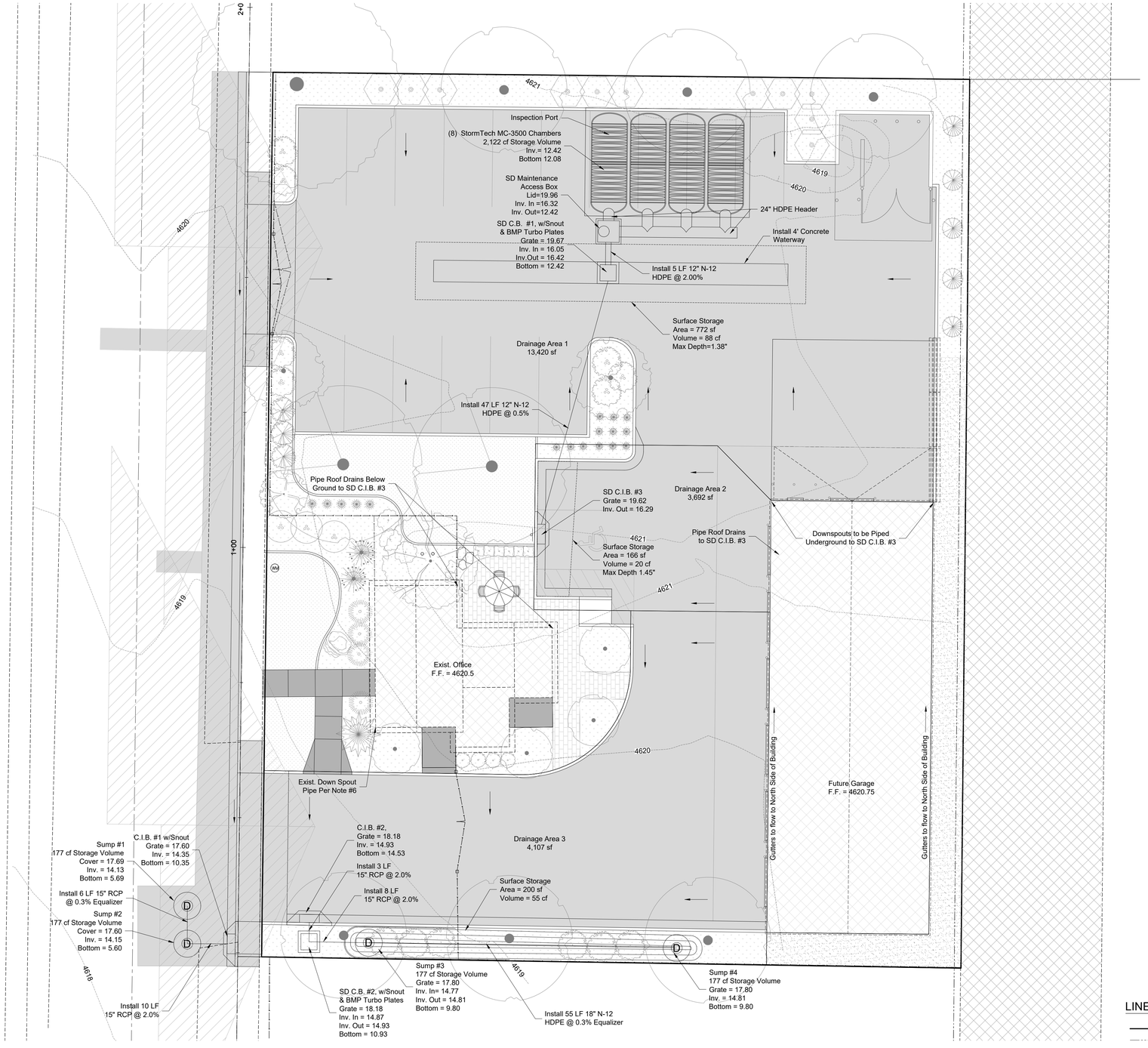
12-10-2025	City Comments-v8

LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT SAFLEY
Dec 10 2025
STATE OF UTAH

DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

SHEET # 4.0



DRAINAGE PLAN

SCALE: 1"=10'-0"

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.

LEGEND

- Building Area
- Gravel/Rock Scape
- Landscaping/Planting
- Lawn
- Sidewalk
- Patio
- Asphalt/Concrete

LINE LEGEND

- Lot Line
- Easement Line
- Set Back Line
- Fence Line
- Proposed Gas Line
- Equipotential Grid Line
- Existing Major Contour Line
- Existing Minor Contour Line
- Proposed Major Contour Line
- Proposed Minor Contour Line
- Existing Grade Spot Elevation
- Final Grade Spot Elevation

N

0 5' 10' 20'

1"=10'

Drainage Notes

1. All construction to be performed in accordance with American Fork City and A.P.W.A., Utah Chapter, Construction and Materials Standards and Specifications.
2. Refer to additional notes on the General Note Sheet 01.
3. Prior to beginning construction the contractor is responsible for contacting the Utility Notification Center of Utah and having all existing utilities marked and located on the ground. Call Blue Stakes 1-800-662-4111. The contractor shall be responsible for any damage or repairs to any existing underground or overhead utilities whether shown on the plans or not.
4. The Contractor is responsible for obtaining all permits required to perform the work indicated on this document.
5. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties and existing drain and sanitary sewer infrastructure during construction.
6. All surface runoff from roofs shall be collected in gutters and downspouts. Downspouts shall be piped and discharged a minimum of ten (10) feet away from structures. Downspouts can be discharged into landscaped areas or piped directly to the storm water drainage system.

On-Site Storm Water Calculations

Land Usage	Area (sf)	C Factor
Hardscape	12,729	0.75
Buildings	3,115	0.92
Landscape	5,374	0.15
Total Area	21,218 sf	0.62

80th Percentile Calculations
- Soil Group C
- Percent of Imperviousness = 0.75
- 80th Percentile Precipitation Depth = 0.5"
- WQV = 535 cf storage required on site
- Design Infiltration Rate = 2.22 in/hr

Required on Site Storage
- Allowable Discharge Rate 0.0 cfs/acre

Time (m)	Intensity (in/hr)	Flow Rate (cfs)	Volume (cf)	Allowable Discharge (cf)	Additional Storage (cf)
5	7.24	2.75	824	0	281
10	5.60	2.12	1,275	0	725
15	4.61	1.75	1,574	0	1,017
30	3.04	1.15	2,076	0	1,497
60	1.83	0.69	2,499	0	1,877
120	1.03	0.39	2,813	0	2,103
180	0.74	0.28	3,032	0	2,235
360	0.42	0.16	3,441	0	2,382 ←
1440	0.15	0.06	4,916	0	2,287

Required Detention Storage On-Site (80th Percentile) 535.1 cf
Required Retention Storage On-Site (100-Year Storm) 2,383 cf

Total On-Site Storage Required 2,917.6 cf

Total On-Site Storage Provided

Basin Number	Basin Area	Qnty Sumps (each)	Sump Storage (cf)	Surface Storage (cf)	Surface Area (sf)	Average Depth (in)
1	13,420	8**	2,122	88	772	1.37
2	3,692	8**	276	20	166	1.45
3	4,107	2***	460	55	200	3.30
Total	21,218			163		

On-Site Storage of Infiltration Structures & piping = 2,886 cf
Total On-Site Storage of All Structures & piping = 3,045 cf

* Storage volume that exceeds the 80th percentile storage volume
** Number of StormTech MC-3500 Chambers
*** Number of Concrete Sumps

Grant Ave Storm Water Calculations

Land Usage	Area (sf)	C Factor
Hardscape	3,898	0.75
Buildings	0	0.92
Landscape	0	0.15
Total Area	3,898 sf	0.75

Required on Site Storage
- Allowable Discharge Rate 0.0 cfs/acre

Time (m)	Intensity (in/hr)	Flow Rate (cfs)	Volume (cf)	Allowable Discharge (cf)	Additional Storage (cf)
5	7.24	0.61	182	0	39
10	5.60	0.47	282	0	131
15	4.61	0.39	348	0	190
30	3.04	0.26	459	0	279
60	1.83	0.15	553	0	329 ←
120	1.03	0.09	622	0	311
180	0.74	0.06	670	0	272
360	0.42	0.04	761	0	101
1440	0.15	0.01	1,087	0	-1,144

Required Detention Storage Grant Ave (80th Percentile) 136.4 cf
Required Retention Storage Grant Ave (100-Year Storm) 329.0 cf
Total Grant Ave Storage Required 465.4 cf

80th Percentile Calculations
- WQV = 136.4 cf storage required on site

Total Off-Site Storage Provided (Grant Ave)

Basin Number	Basin Area	Qnty Sumps (each)	Sump Storage (cf)	Surface Storage (cf)	Surface Area (sf)	Average Depth (in)
4	3,898	2***	471	0	0	0
Total						

DKE
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JOB # 25-CV001

PROJECT: LAWN THUMBS
STREET: 120 N GRANT AVENUE
CITY: AMERICAN FORK, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

DRAINAGE PLAN

DATE 02/13/2025

PLAN SUBMITTAL DATES

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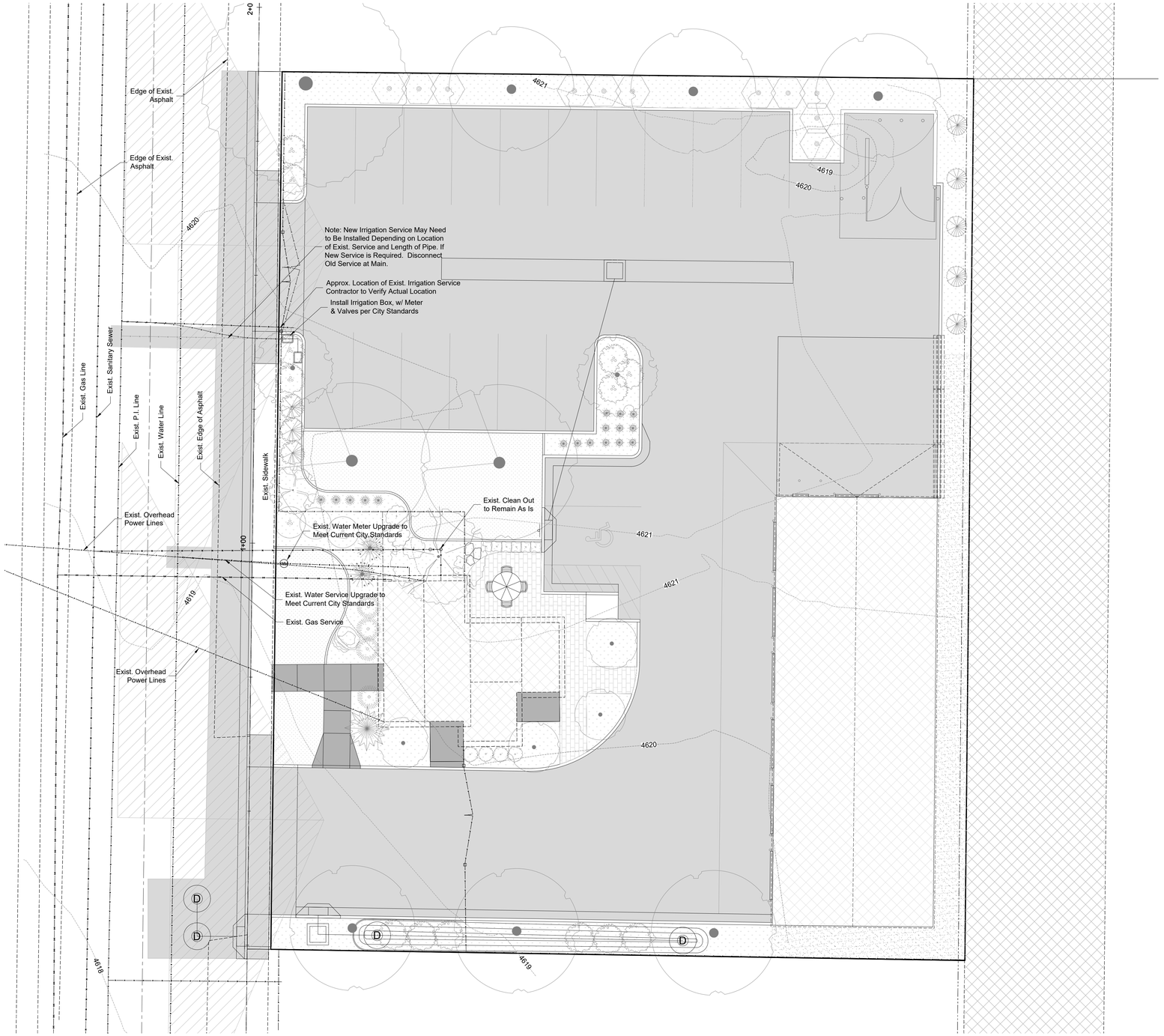
LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT SAFLEY
Dec 10 2025
STATE OF UTAH

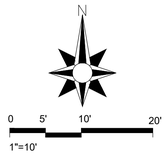
DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

SHEET # 5.0



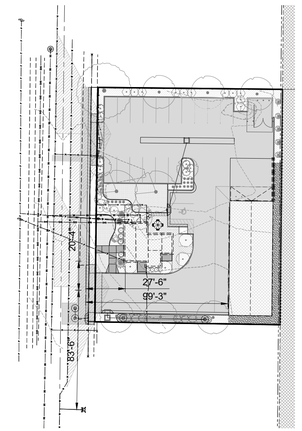
UTILITY PLAN

SCALE: 1"=10'-0"



General Notes

1. All construction to be performed in accordance with American Fork City and A.P.W.A., Utah Chapter, Construction and Materials Standards and Specifications.
2. Refer to additional notes on the General Note Sheet 01.
3. Prior to beginning construction the contractor is responsible for contacting the Utility Notification Center of Utah and having all existing utilities marked and located on the ground. Call Blue Stakes 1-800-662-4111. The contractor shall be responsible for any damage or repairs to any existing underground or overhead utilities whether shown on the plans or not.
4. All sanitary sewer mains and laterals must be inspected and approved by the city inspector prior to trench backfilling.
5. All curb inlet boxes shall be placed parallel to the curb and gutter and set under the frame and grate.
6. All trench backfill shall be tested and certified by the site geotechnical engineer.
7. Contractor shall create, keep and provide record documents of the utilities as built.
8. The location of the existing irrigation service lateral shown on this plan is approximate. Contractor shall verify the actual location of the end of the service lateral in relation to the new curb & gutter to determine if the existing line can be used to install the shut off valve and meter in a service box behind the new curb and gutter. No splice connections are allowed on the service lateral. If the exist. line cannot be used, a new service lateral will need to be installed and the existing lateral will need to be capped.
9. The service box on the irrigation service shall be installed in line with the service connection, valve and meter per city standards.
10. Contractor shall notify the city engineer if any rutting or pumping occurs during construction activities.



Location of Fire Hydrants

SCALE: 1"=50'-0"

LEGEND

- Building Area
- Gravel/Rock Scape
- Landscaping/Planting
- Lawn
- Sidewalk
- Patio
- Asphalt/Concrete

LINE LEGEND

- Lot Line
- Easement Line
- Set Back Line
- Fence Line
- Proposed Gas Line
- Equipotential Grid Line
- Existing Major Contour Line
- Existing Minor Contour Line
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- xxxxx Existing Grade Spot Elevation
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BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.

DESIGN & ENGINEERING FIRM
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JOB # 25-CV001

PROJECT: LAWN THUMBS
STREET: 120 N GRANT AVENUE
CITY: AMERICAN FORK, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

UTILITY PLAN

DATE 02/13/2025

PLAN SUBMITTAL DATES

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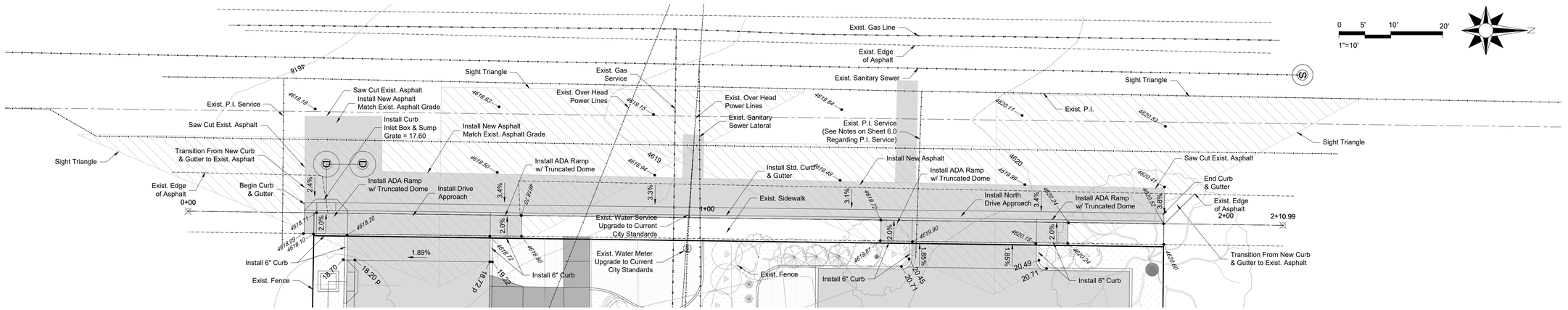
LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT SAFLEY
Dec 10 2025
STATE OF UTAH

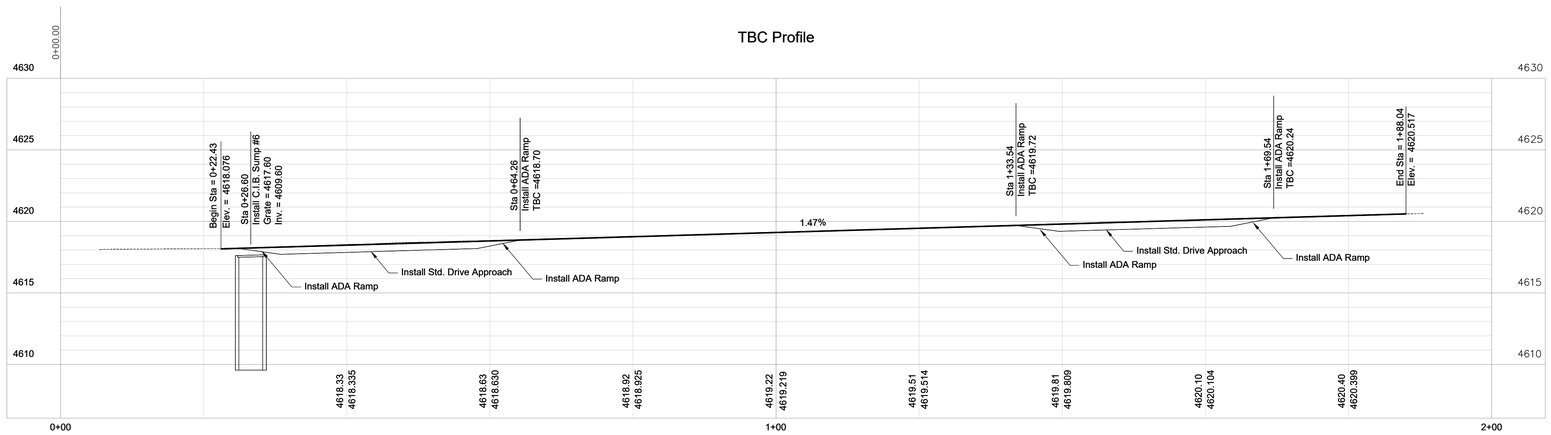
DRAWN BY:	C. WINGER
ENGINEER:	B. SAFLEY

SHEET # 6.0



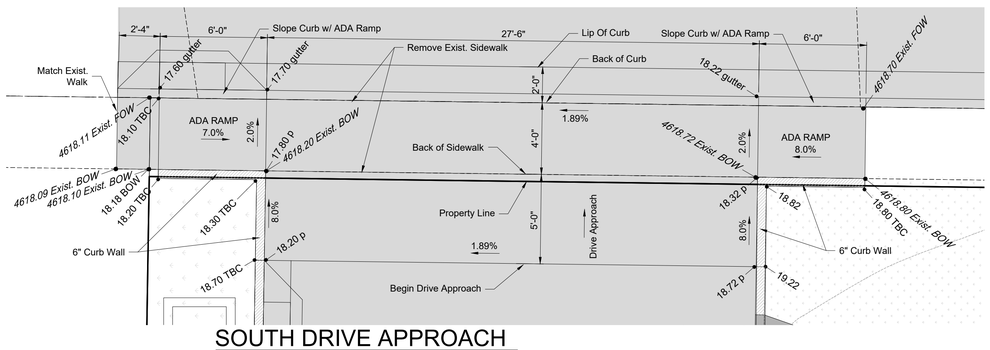
GRANT AVE PLAN VIEW

SCALE: 1"=10'-0"



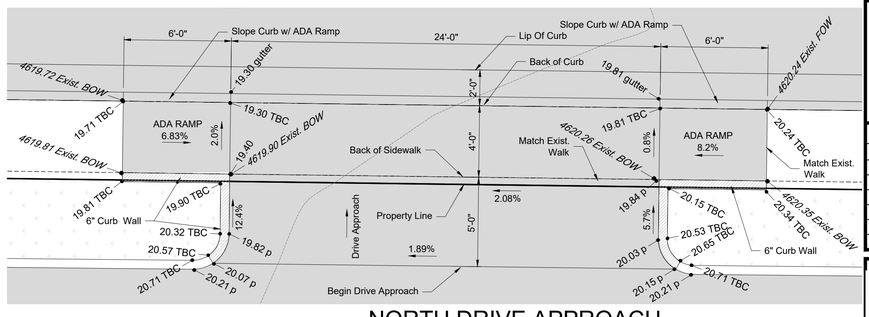
GRANT AVE PROFILE VIEW

SCALE: 1"=10'-0"



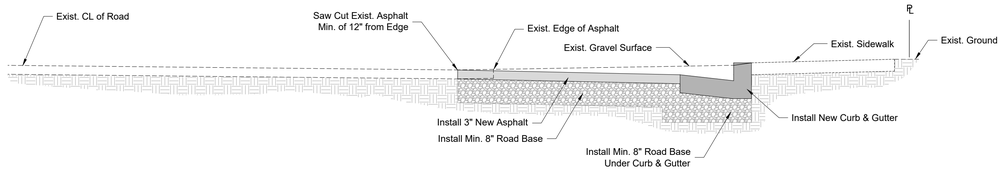
SOUTH DRIVE APPROACH

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



NORTH DRIVE APPROACH

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



PROPOSED ROAD CROSS SECTION

SCALE: 1/2"=1'-0"

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.

Notes:

1. Contractor is responsible for obtaining all permits required to perform the work indicated on these documents.
2. All work shall be performed in accordance with city Standards and Specifications, A.P.W.A. Utah Chapter Construction and Materials Specifications, and in accordance with the geotechnical report for this project.
3. Contractor shall notify the Utility Notification Center and have the existing underground utilities marked on the ground prior to beginning construction.
4. Where new asphalt will be placed next to existing asphalt, the contractor shall saw cut the existing asphalt a minimum of 1 foot from the existing edge in a straight line. Existing asphalt, base and subgrade shall be removed and replaced with new compacted materials.
5. Any damaged sidewalk tiles will need to be replaced in accordance with city standards and under the direction of the city engineer.
6. Sidewalks through the drive approaches will need to be a min. 6" thick per city standards.
7. Per Section 15.01.100.D, we request City Council approval of a modified cross section for the existing Grant Avenue, which deviates from the current approved standard cross section.

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CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

PLAN & PROFILE

DATE 02/13/2025

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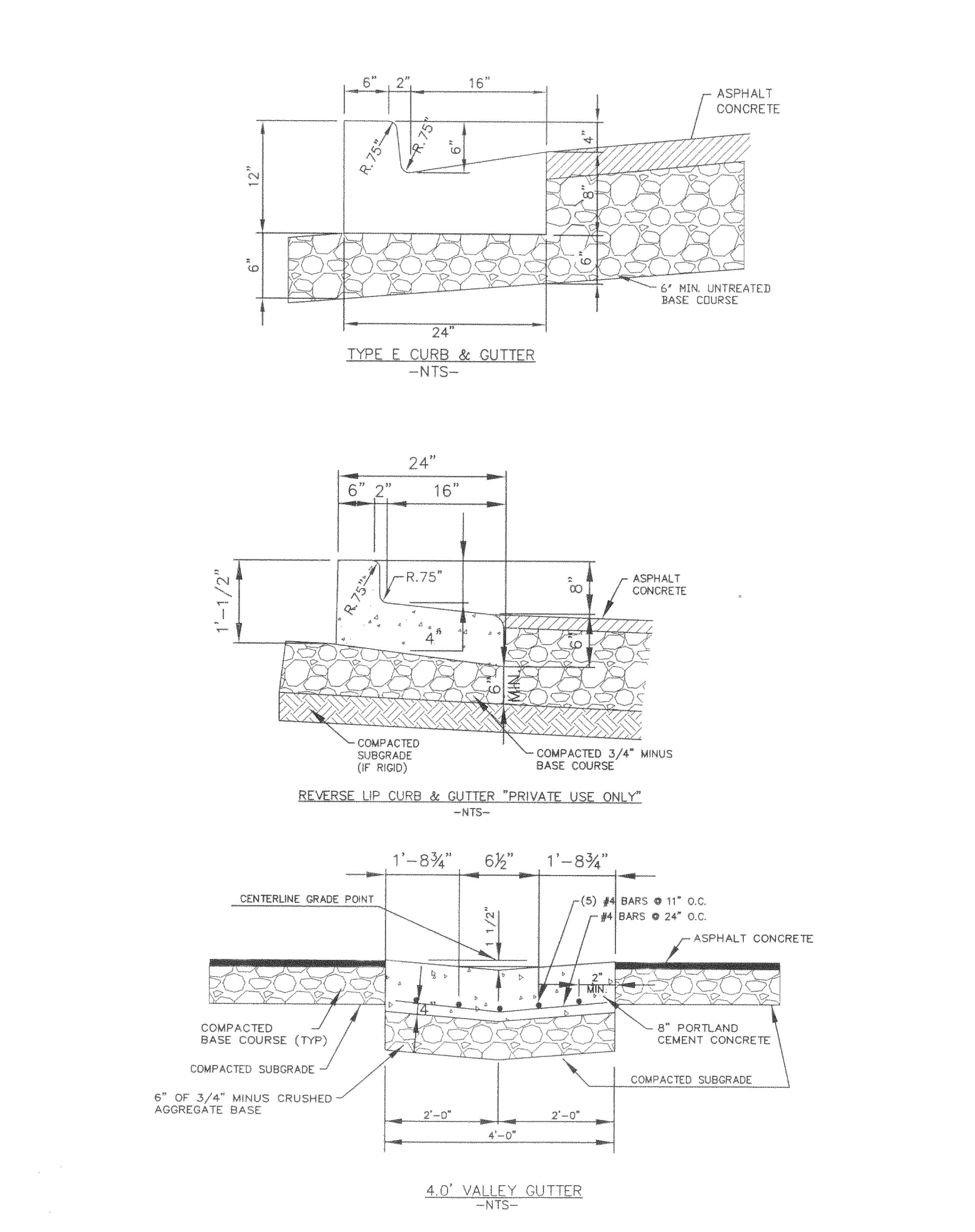
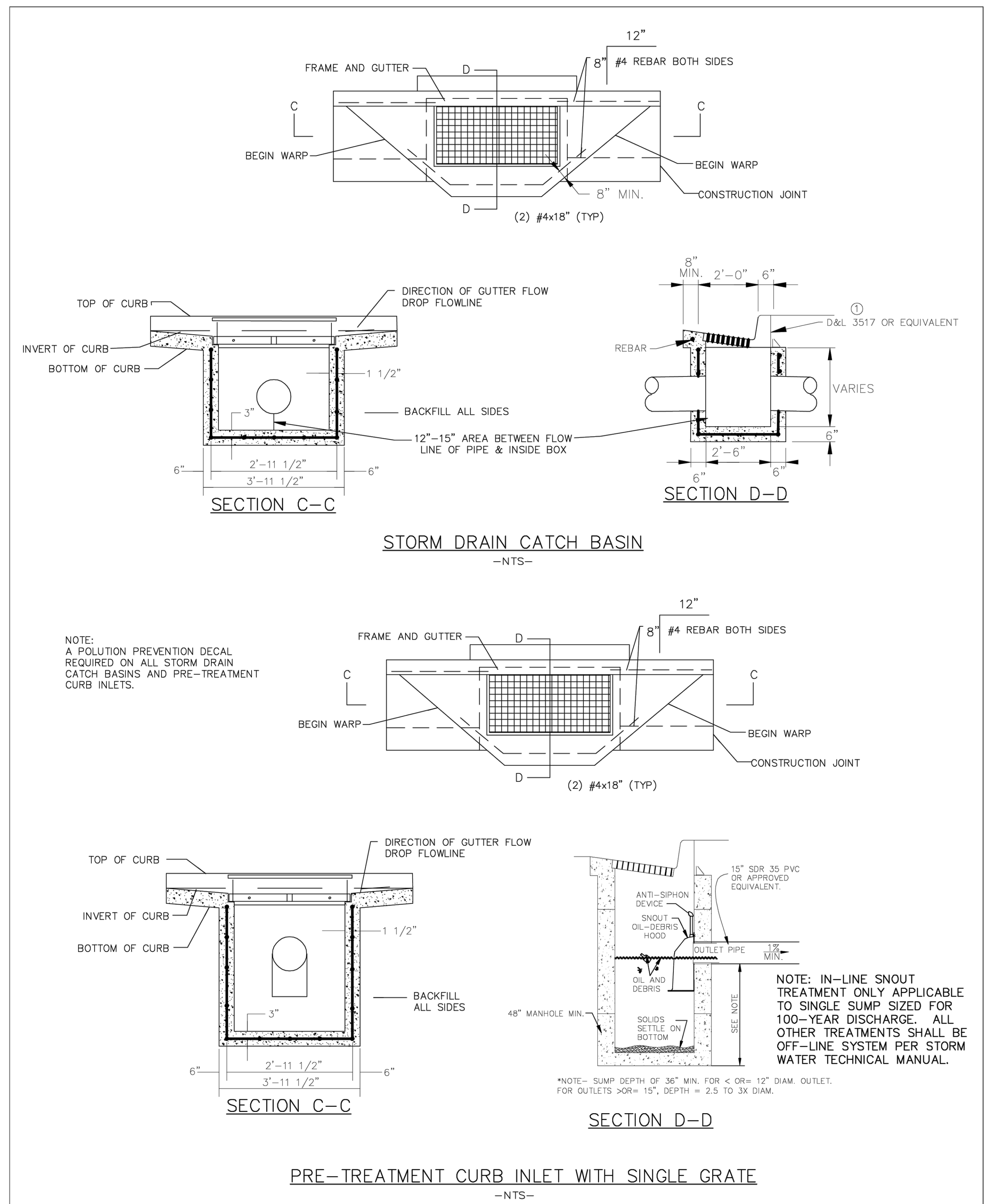
No. 181311
F. BRENT SAFLEY
Dec 10 2025
STATE OF UTAH

DRAWN BY:	C. WINGER
ENGINEER:	B. SAFLEY

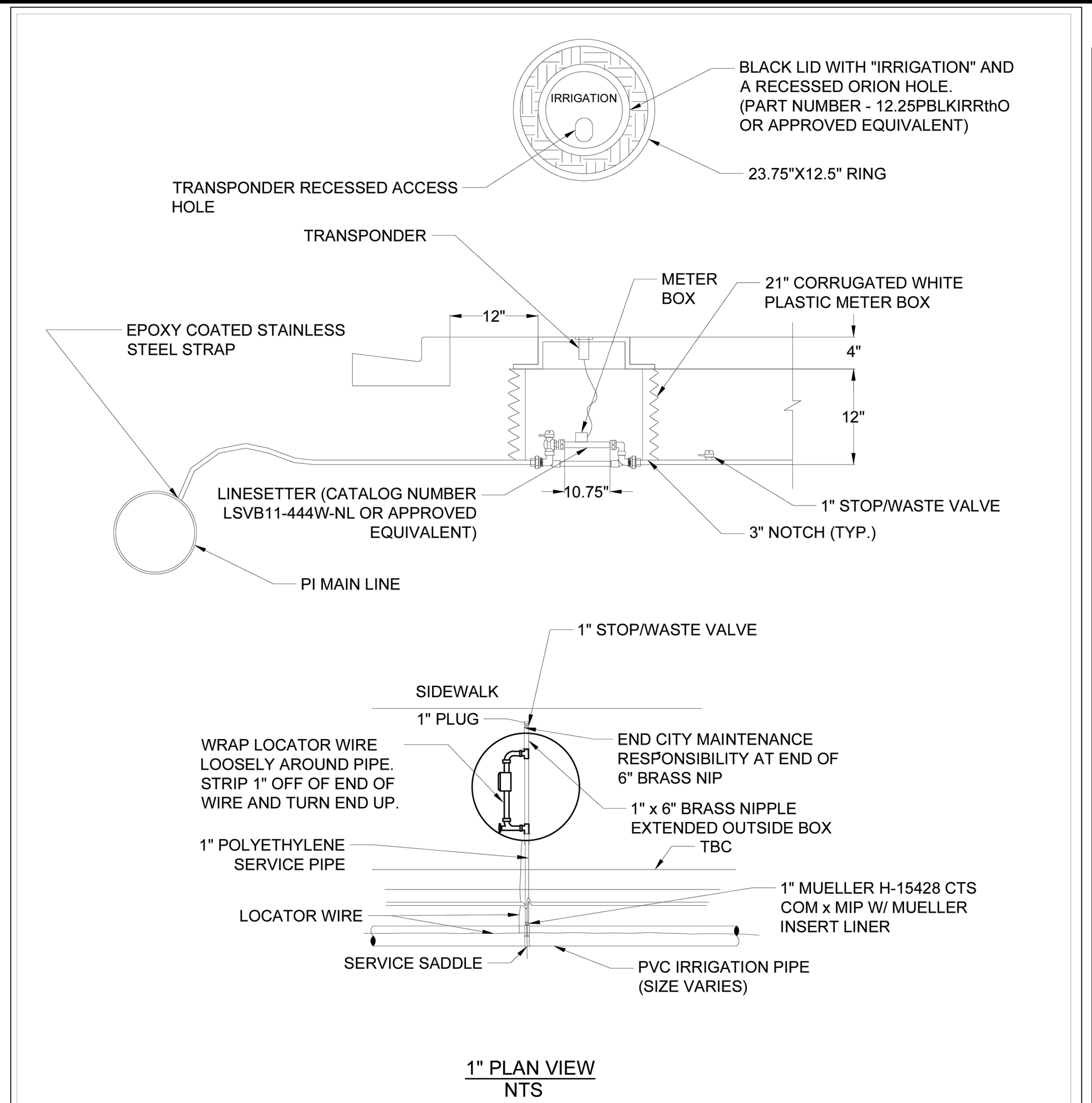
SHEET #
7.0



DRAWN: JRP	Northern Engineering/Land Planning/Construction Management, 1040 E. 800 N., Orem, Utah 84057, (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE B1 C&G REVERSE LIP C&G VALLEY GUTTER	DRAWING NO. 15.1
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

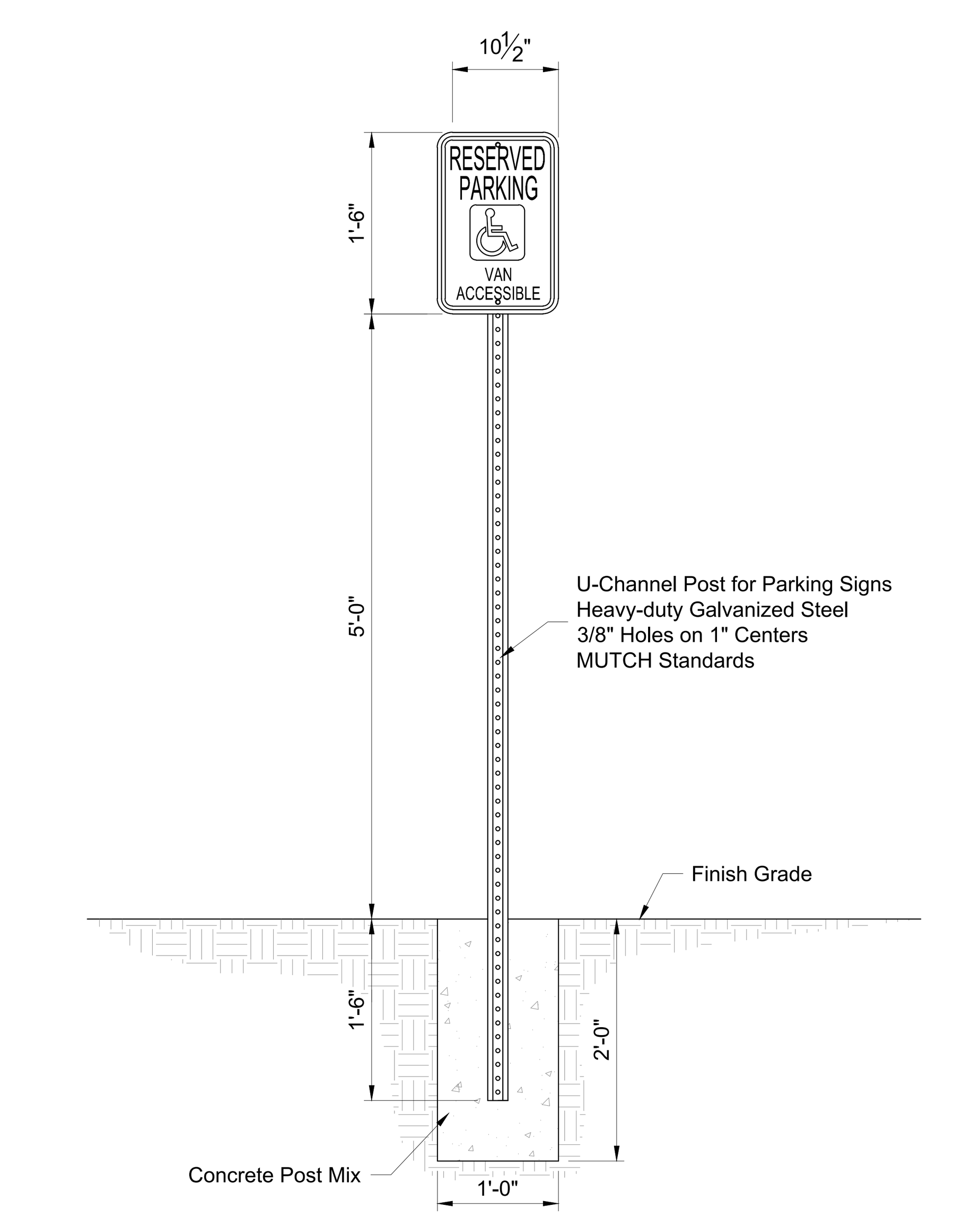


DRAWN: JRP	American Fork	AMERICAN FORK CITY	STANDARD DETAIL FOR: CATCH BASIN	DRAWING NO. 15.2
REVISED: AJS				
DATE: APRIL 2012				
SCALE: VARIES				

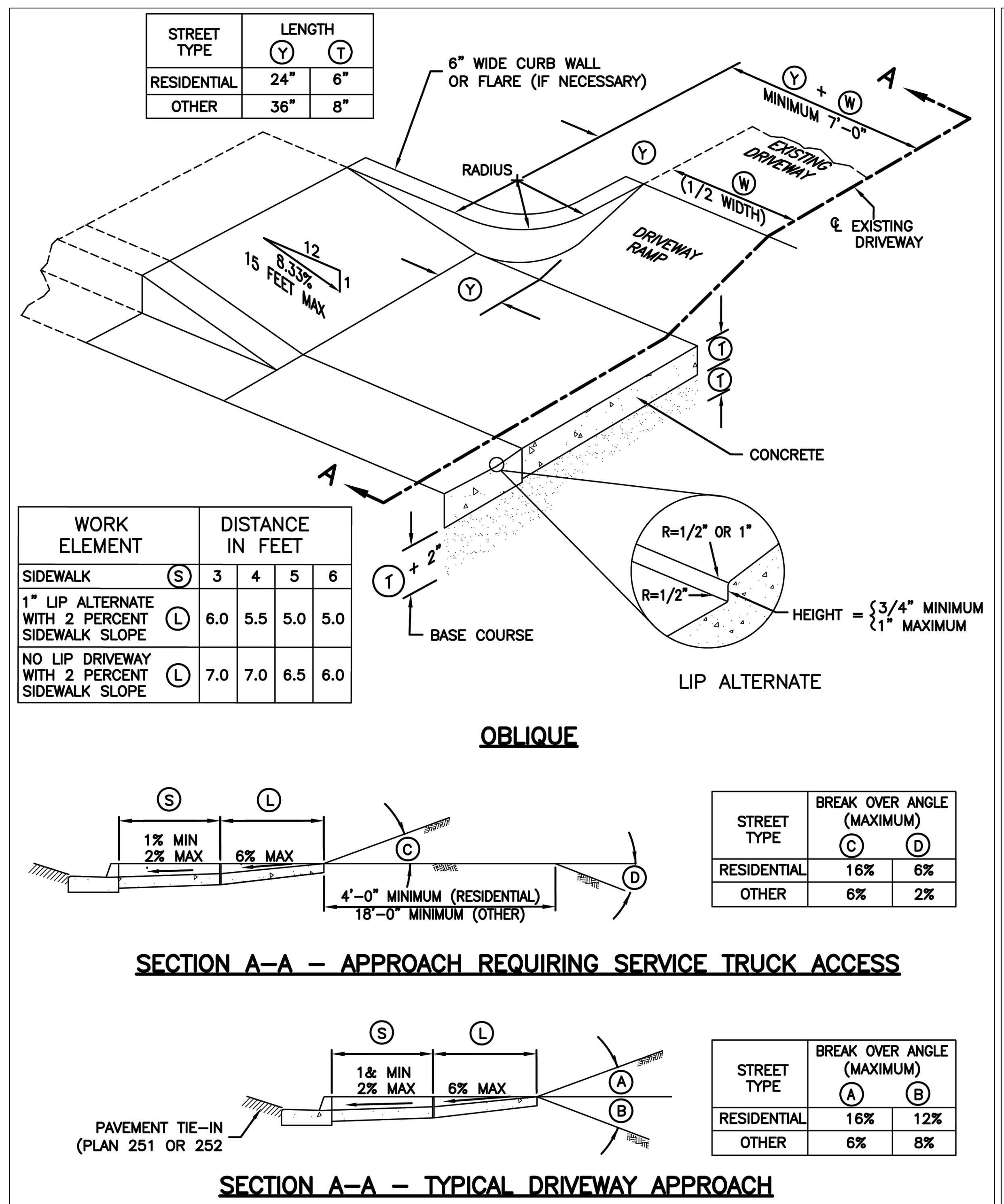


NOTES:
1. CITY MAINTENANCE RESPONSIBILITY ENDS AT THE END OF THE 6" BRASS NIPPLE.
2. STOP/WASTE VALVE IS THE PROPERTY OWNER'S VALVE TO ISOLATE SPRINKLER SYSTEM.
3. REFER TO SECTION 7.6 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

DRAWN: MVU	American Fork	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	STANDARD DETAIL FOR: 1" PI METER PLACEMENT	DRAWING NO. 15.5D
REVISED:				
DATE: MAY 2019				
SCALE: VARIES				



TYPICAL ADA SIGNAGE
nts



STREET TYPE	LENGTH (Y)	LENGTH (T)
RESIDENTIAL	24"	6"
OTHER	36"	8"

WORK ELEMENT		DISTANCE IN FEET			
SIDEWALK	(S)	3	4	5	6
1" LIP ALTERNATE WITH 2 PERCENT SIDEWALK SLOPE	(L)	6.0	5.5	5.0	5.0
NO LIP DRIVEWAY WITH 2 PERCENT SIDEWALK SLOPE	(L)	7.0	7.0	6.5	6.0

STREET TYPE	BREAK OVER ANGLE (MAXIMUM) (C)	(D)
RESIDENTIAL	16%	6%
OTHER	6%	2%

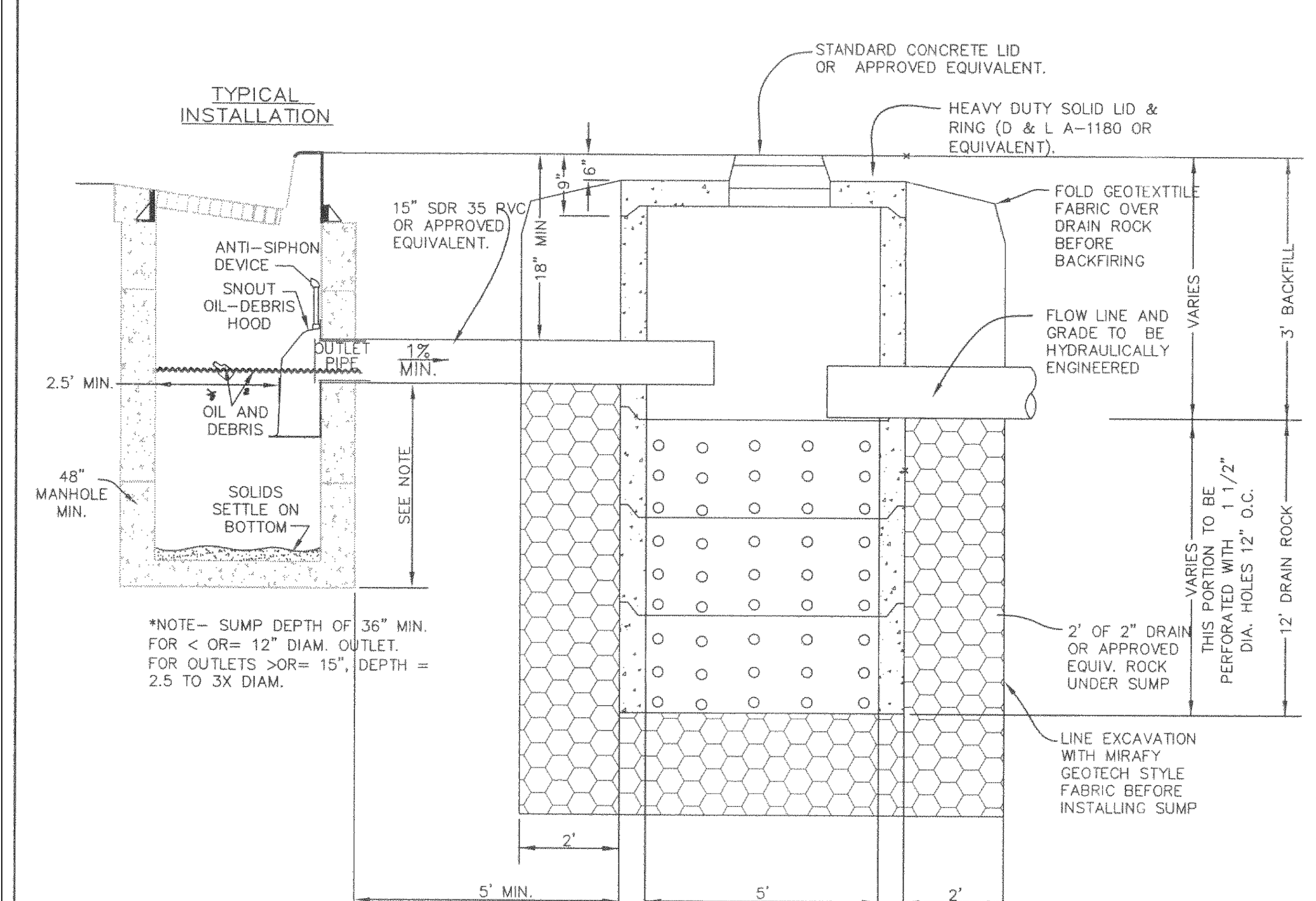
STREET TYPE	BREAK OVER ANGLE (MAXIMUM) (A)	(B)
RESIDENTIAL	16%	12%
OTHER	6%	8%

Dip driveway approach

Plan **215**

December 2009 41

NOTES:
1) MANHOLE BASE AND ALL SECTIONS SHALL BE PRECAST TO CONFORM TO ASTM C-478
2) THE SUMP SHALL BE CONCRETE.
3) THE PRETREATMENT MANHOLE SHALL BE CONSTRUCTED TO ENSURE WATER TIGHTNESS.
4) THE SUMP SHALL BE LOCATED 5' OFFSET FORM MANHOLE PERPENDICULAR TO GUTTER ALIGNMENT
5) THE SUMP LID SHALL NOT BE LOCATED IN THE SIDEWALK SECTION.
6) ANY APPROVED EQUIVALENT REQUIRE CITY ENGINEER WRITTEN APPROVAL.

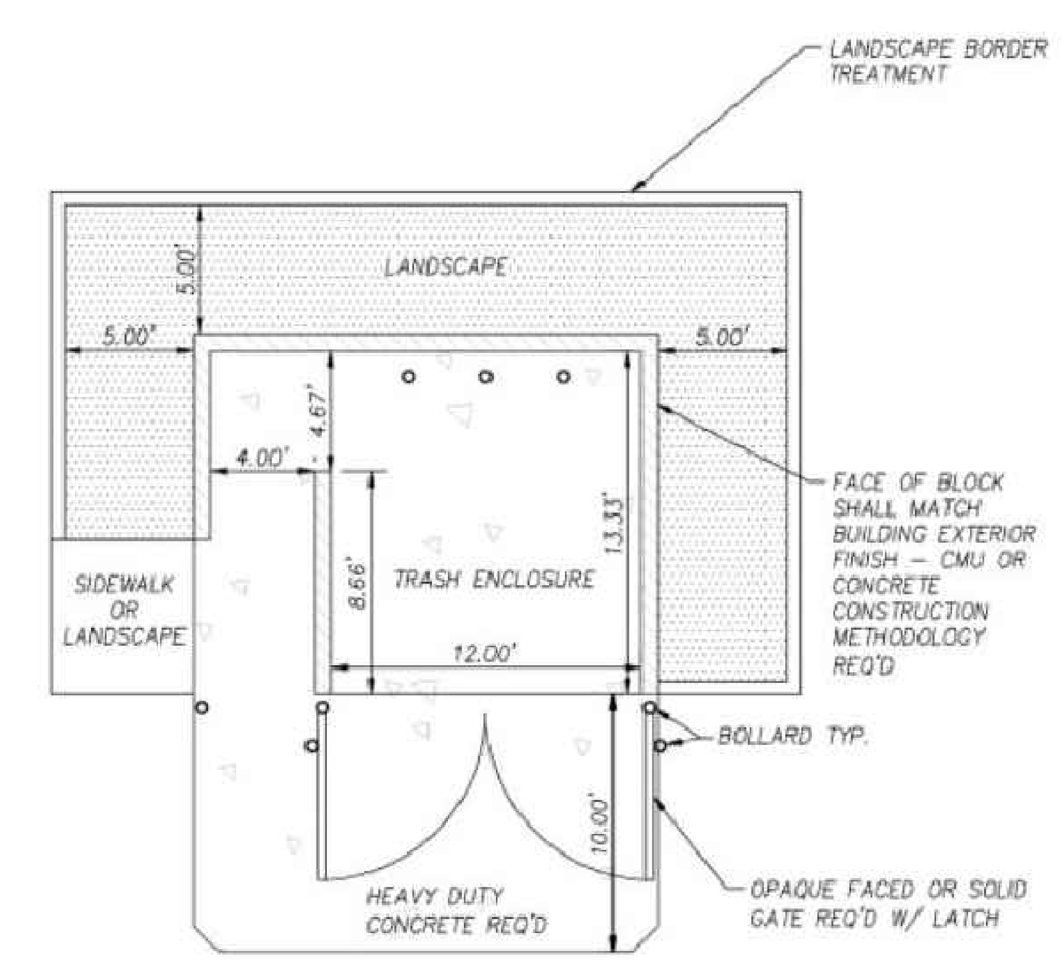


PRETREATMENT MANHOLE AND SUMP DETAIL
~NTS~

DRAWN: JRP	Northern Engineering/Land Planning/Construction Management, 1040 E. 800 N., Orem, Utah 84057, (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: PRETREATMENT MANHOLE AND SUMP	DRAWING NO. 15.14
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

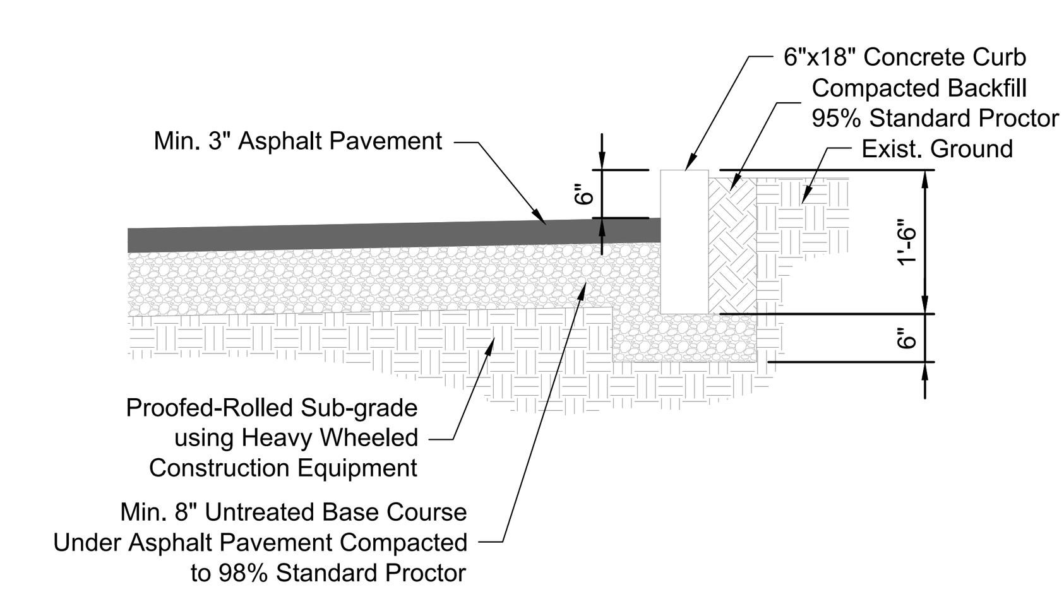
AMERICAN FORK

B. 17.5.121.B - DUMPSTER ENCLOSURE STANDARDS

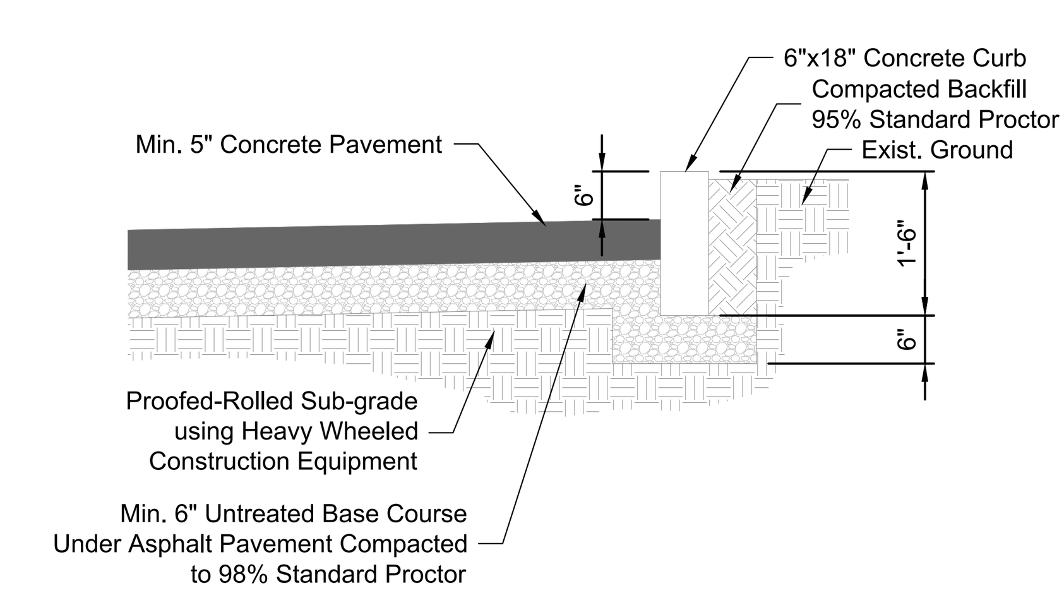


NOTES:

1. Landscaping shall include a combination of trees and shrubbery to create a landscape screen for the enclosure.
2. Enclosure shall be 6-foot-tall minimum.
3. Enclosure exterior shall match the exterior of the building for which it supports. Other materials shall be approved by the Development Services Director, only where exterior building materials are not suitable for dumpster enclosure.
4. All dimensions shown are minimum.
5. Separate enclosures shall be provided for mixed-use developments to keep residential and commercial waste separate.
6. Alternative design may be approved by the Development Services Director. Screening, materials, landscaping, height etc. will also be considered for approval.



TYPICAL ASPHALT PAVEMENT
nts



TYPICAL CONCRETE PAVEMENT
nts

DKE DESIGN & ENGINEERING FIRM
871 S. Auto Mall Dr. American Fork, UT 84003 (801) 742-6611 www.dkefirm.com

JOB # 25-CV001

PROJECT: LAWN THUMBS
STREET: 120 N GRANT AVENUE
CITY: AMERICAN FORK, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

DETAILS

DATE 02/13/2025

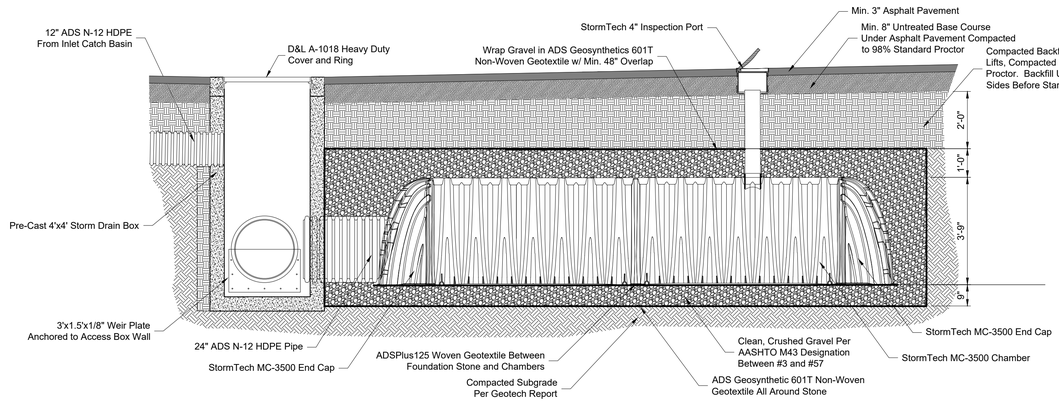
PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
08-13-2025	City Comments
09-08-2025	City Comments
10-24-2025	City Comments-v5
11-07-2025	City Comments-v6
11-25-2025	City Comments-v7
12-10-2025	City Comments-v8

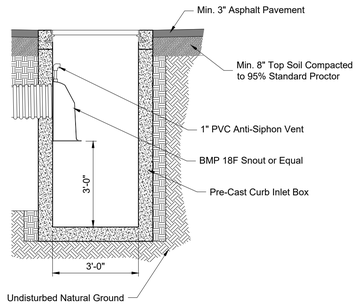
LICENSED PROFESSIONAL ENGINEER No. 181311 F. BRENT SAFLEY STATE OF UTAH Dec 10 2025

DRAWN BY:	C. WINGER
ENGINEER:	B. SAFLEY

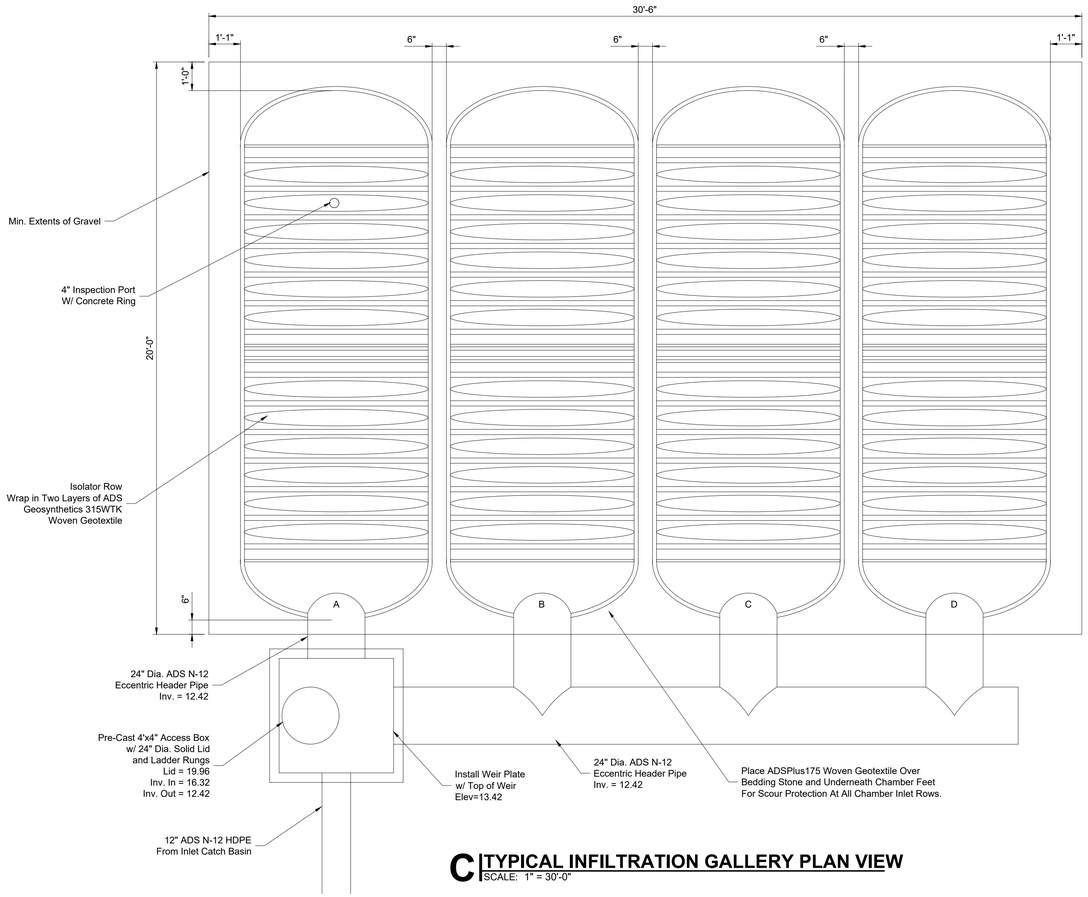
SHEET #
8.0



A TYPICAL INFILTRATION GALLERY SECTION
SCALE: 1" = 30'-0"



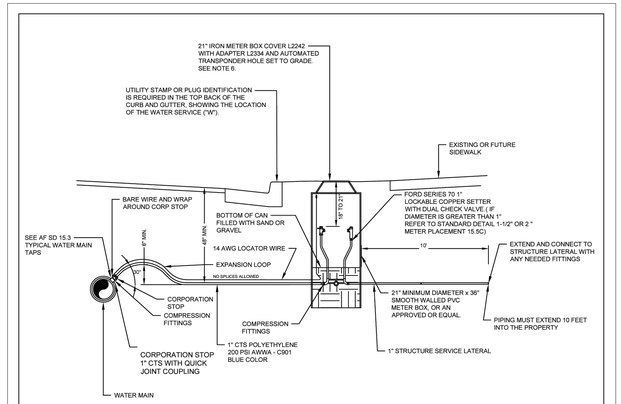
B TYPICAL INLET CATCH BASIN
SCALE: 1" = 30'-0"



C TYPICAL INFILTRATION GALLERY PLAN VIEW
SCALE: 1" = 30'-0"

GENERAL NOTES

1. MC-3500 Chambers shall be installed in accordance with manufacturer's recommendations and local building codes.
2. Chambers shall meet ASTM F2418 Standard Specification for Polypropylene (PP) Corrugated Wall Stormwater Collection Chambers.
3. Contractor shall provide and install StormTech Chamber system and all related products including fill materials, geotextiles, geogrids, inlet pipes with connections per the manufacturer's installation guidelines, inlet structures as shown on the plans and labor required for a complete installation of the storage system.
4. Refer to manufacturer's recommendations when installing product during cold weather.
5. Base of the excavation shall be on natural ground. It shall be uniform, level and free of lumps, debris, and soft or yielding areas with a minimum bearing capacity of 2,000 psf.
6. Bedding Material shall be a minimum of 9" clean, washed, free draining 2" to 1" gravel free from sharp corners, debris, and foreign matter.
7. Place chambers on a Woven Geotextile Fabric between the bottom of the chambers and the foundation stone.
8. Place ADS Geosynthetic 601T Non-Woven Geotextile Fabric all around the stone. Fabric shall overlap a min. of 14".
9. Backfill material shall be free draining stone, gravel, or soil with maximum granular size of 1.5". Material shall be free from sharp corners, debris, and foreign matter.



1" CULINARY WATER SERVICE CONNECTION

NOTES:

1. METER BOX, COVER, COPPERSETTER, CORPORATION STOP, & SERVICE LINES TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
2. METER IS REQUIRED AND MUST BE PURCHASED BY THE PROPERTY OWNER FROM THE CITY. METER IS PROVIDED AND INSTALLED BY THE CITY.
3. STAINLESS STEEL STIFFENERS ARE REQUIRED ON ALL POLYETHYLENE CONNECTIONS.
4. CULINARY WATER LATERALS THAT ARE LAID PARALLEL TO A SEWER MUST BE LAID AT LEAST 10'
5. (EDGE TO EDGE)FROM ANY EXISTING OR PROPOSED SEWER LATERAL. (PER UTAH CODE R309-550-7)
6. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE A MINIMUM OF 18" ABOVE THE SEWER LATERAL AS MEASURED EDGE TO EDGE. (PER UTAH CODE R309-550-7)
7. TEFLON TAPE OR APPROVED EQUAL IS REQUIRED ON ALL THREADED CONNECTIONS.
8. ALL METER BOX LIDS WITHIN CONCRETE SHALL BE D&L SUPPLY MODEL B-5021(LIGHT TRAFFIC) WITH A RECESSED TRANSPONDER HOLE SET TO GRADE.
9. ALL FITTINGS SHALL BE CTS.
10. SPLICING /REPAIR OF EXISTING POLY PIPE ; MECHANICAL COMPRESSION WITH INTERNAL STIFFENERS ARE REQUIRED.MUST BE APPROVED BY AMERICAN FORK CITY.
11. LATERALS SHALL BE OF ONE CONTINUOUS LENGTH OF PIPE FROM MAIN TO SETTER AND FROM SETTER TO STRUCTURE AND SHALL BE BURIED AT A MINIMUM OF 48" UNLESS APPROVED BY THE CITY ENGINEER.
12. METER CAN SHALL BE INSTALLED AT THE CENTER OF THE PARK STRIP BETWEEN FRONT OF SIDEWALK AND BACK OF CURB

DRAWN BY NLP	AMERICAN FORK	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801)763-9030	1" CULINARY WATER SERVICE CONNECTION	DRAWING NO 15.5
REVISED ABM				
DATE 9/18/2019.				
SCALE VARIES				

DKE
DESIGN & ENGINEERING FIRM
871 S. Auto Mall Dr.
American Fork, UT 84003
(801) 742-3611
www.dkefirm.com

JOB # 25-CV001

PROJECT: LAWN THUMBS
STREET: 120 N GRANT AVENUE
CITY: AMERICAN FORK, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

STORM WATER STORAGE

DATE 02/13/2025

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
08-13-2025	City Comments
09-08-2025	City Comments
10-24-2025	City Comments-v5
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12-10-2025	City Comments-v8

LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT SAFLEY
STATE OF UTAH
Dec 10 2025

DRAWN BY:	C. WINGER
ENGINEER:	B. SAFLEY

SHEET #
9.0

PROPOSED SITE PLAN

SCALE: 1"=10'-0"

N

0 5' 10' 20'

1"=10'

SWPP DATA:

1. CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
2. THE PROJECT CONSISTS OF APPROXIMATELY 2.04 ACRES. PLANNED ACTIVITIES INCLUDE BUILDING UNDERGROUND UTILITIES, AND ASSOCIATED CONSTRUCTION ACTIVITIES.
3. OBTAIN UPDES "NOI" PERMIT AND ANY OTHER REQUIRED STORM WATER PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR WILL BEGIN EXCAVATION AND INSTALLATION OF UTILITY IMPROVEMENTS AND ROADS. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.IB IN THE UPDES PERMIT REGULATIONS.
5. SITE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING "NOT" PERMIT.
6. UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT, CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.
7. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
8. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
9. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

ADDITIONAL BMP NOTES:

1. CONTRACTOR TO WATER SITE AT LEAST WEEKLY OR MORE FREQUENTLY AS NEEDED TO CONTROL DUST POLLUTION IN ACCORDANCE WITH BMP DC.
2. SWEEP EXISTING STREETS AS NEEDED, SEE BMP SC.
3. STORE ALL HAZARDOUS, TOXIC AND CHEMICAL MATERIALS IN ACCORDANCE WITH BMP'S MS, HMS.
4. ANY SPILLED MATERIALS SHALL BE CLEANED UP IN ACCORDANCE WITH BMP SCU.
5. ALL CONSTRUCTION DEBRIS AND OR WASTE SHALL BE REMOVED FROM THE PROJECT SITE IN ACCORDANCE WITH BMP WD.

ABBREVIATIONS

C&G	Curb and Gutter
CB	Catch Basin
CIB	Curb Inlet Box
CO	Sanitary Sewer Cleanout
Exist.	Existing
FH	Fire Hydrant
FL	Flow Line
GB	Grade Break
HYD	Fire Hydrant
LF	Linear Feet
P	Pavement
PI	Pressurized Irrigation
PIV	Pressurized Irrigation Valve
PVC	Polyvinyl Chloride Pipe
RCP	Reinforced Concrete Pipe
SD	Storm Drain
SF	Square Feet
SS	Sanitary Sewer
SSMH	Sanitary Sewer Manhole
TBC	Top Back of Curb
TOC	Top of Concrete
W	Water Line
WM	Water Meter
WV	Water Valve

LEGEND

SYMBOL	DESCRIPTION
	SILT FENCE
	STRAW BALE SEDIMENT BARRIER, BMP-STB
	INLET PROTECTION, BMP-IPS
	OUTLET PROTECTION, BMP-OP
	SAND BAG BARRIER, BMP-SBB
	CONSTRUCTION ACCESS, BMP-SCEWA
	CONCRETE WASHOUT, BPM-CWM
	PORTABLE TOILETS, BMP-PT
	TRASH BINS, BMP-WD
	MATERIALS STORAGE, BMP-MS
	FUEL TANK STORAGE, BMP VEC & VEF

SWMP CERTIFICATION STATEMENT

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the persons or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

PE Stamp, Sign and Date

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.

DKE
DESIGN & ENGINEERING FIRM
871 S. Auto Mall Dr.
American Fork, UT 84003
(801) 742-3611
www.dkefirm.com

JOB # 25-CV001

PROJECT: LAWN THUMBS
STREET: 120 N GRANT AVENUE
CITY: AMERICAN FORK, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

SWPPP PLAN

DATE 02/13/2025

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
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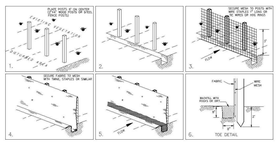
LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT SAFLEY
Dec 10 2025
STATE OF UTAH

DRAWN BY:	C. WINGER
ENGINEER:	B. SAFLEY

SHEET #
CS1

BMP: Silt Fence — SF



Objectives

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

Description:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

Application:
- 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

Installation/Application Criteria:
- 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 gage 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.

Limitations:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum upgradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

Maintenance:
- 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 shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

Adapted from Salt Lake County BMP Fact Sheet

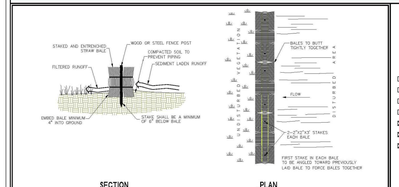
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Straw Bale Barrier — STB



Objectives

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

Description:
Temporary sediment barrier consisting of a row of entrenched and anchored straw bales.

Application:
- 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.

Installation/Application Criteria:
- Excavate a 4-inch minimum deep trench along contour line, i.e. parallel to slope, removing all grass and other material that may allow underflow.
- Place bales in trench with ends tightly abutting, fill any gaps by wedging loose straw into openings.
- Anchor each bale with 2 stakes driven flush with the top of the bale.
- Backfill around bale and compact to prevent piping, backfill on uphill side to be built up 4-inches above ground at the barrier.

Limitations:
- Recommended maximum area of 0.5 acre per 100 feet of barrier
- Recommended maximum upgradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)

Maintenance:
- 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.
- Realign bales as necessary to provide continuous barrier and fill gaps.
- Recompact soil around barrier as necessary to prevent piping.

Adapted from Salt Lake County BMP Fact Sheet

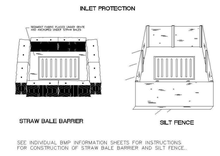
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Silt Fence or Straw Bale — IPS



SEE INDIVIDUAL BMP INFORMATION SHEETS FOR INSTRUCTIONS FOR CONSTRUCTION OF STRAW BALE BARRIER AND SILT FENCE.

Objectives

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

Description:
Sediment barrier erected around storm drain inlet.

Application:
Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection)

Installation/Application Criteria:
- Provide upgradient sediment controls, such as silt fence during construction of inlet.
- Limited to inlets located in open unpaved areas.
- Requires shallow slopes adjacent to inlet.

Limitations:
- Recommended maximum contributing drainage area of one acre.
- Limited to inlets located in open unpaved areas.
- Requires shallow slopes adjacent to inlet.

Maintenance:
- Inspect inlet protection following storm event and at a minimum of once monthly.
- Remove accumulated sediment when it reaches 4-inches in depth.
- Repair or realign barrier/fence as needed.
- Look for bypassing or undercutting and recompact soil around barrier/fence as required.

Adapted from Salt Lake County BMP Fact Sheet

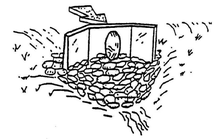
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Outlet Protection — OP



Objectives

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☒ Control Internal Erosion

Description:
A rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble which is placed at the outlet of a pipe to prevent scour of the soil caused by high pipe flow velocities, and to absorb flow energy to produce non-erosive velocities.

Applications:
- Wherever discharge velocities and energies at the outlets of culverts, conduits, or channels are sufficient to erode the next downstream reach.
- Rock outlet protection is best suited for temporary use during construction because it is usually less expensive and easier to install than concrete aprons or energy dissipators.
- A sediment trap below the pipe outlet is recommended if runoff is sediment laden.
- Permanent rock riprap protection should be designed and sized by the engineer as part of the culvert, conduit or channel design.
- Grouted riprap should be avoided in areas of freeze and thaw because the grout will break up.

Installation/Application Criteria:
Rock outlet protection is effective when the rock is sized and placed properly. When this is accomplished, rock outlets do much to limit erosion at pipe outlets. Rock size should be increased for high velocity flows. Best results are obtained when sound, durable, angular rock is used.

Limitations:
- Large storms often wash away the rock outlet protection and leave the area susceptible to erosion.
- Sediment captured by the rock outlet protection may be difficult to remove without removing the rock.
- Outlet protection may negatively impact the channel habitat.

Maintenance:
- Inspect after each significant rain for erosion and/or disruption of the rock, and repair immediately.
- Grouted or wire-tied rock riprap can minimize maintenance requirements.

Adapted from Salt Lake County BMP Fact Sheet

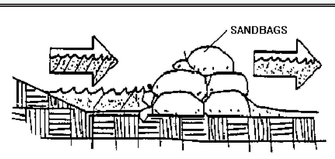
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Sand Bag Barrier — SBB



Objectives

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

Description:
Stacking sand bags along a level contour creates a barrier which detains sediment-laden water, ponding water upstream of the barrier and promoting sedimentation.

Application:
- Along the perimeter of the site.
- May be used in drainage areas up to 5 acres.
- Along streams and channels
- Across swales with small catchments.
- Around temporary spoil areas.
- Below the toe of a cleared slope.

Installation/Application Criteria:
- Install along a level contour.
- Base of sand bag barrier should be at least 48 inches wide.
- Height of sand bag barrier should be at least 18 inches high.
- 4 inch PVC pipe may be installed between the top layer of sand bags to drain large flood flows.
- Provide area behind barrier for runoff to pond and sediment to settle.
- Place below the toe of a slope.

Limitations:
- Sand bags are more expensive than other barriers, but also more durable.
- Burlap should not be used.

Maintenance:
- Inspect after each rain.
- Reshape or replace damaged sand bags immediately.
- Replace sediment when it reaches six inches in depth.

Adapted from Salt Lake County BMP Fact Sheet

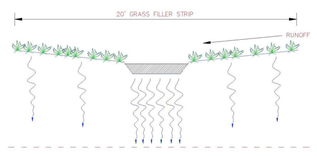
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ■ Capital Costs
- ☐ O&M Costs
- ☐ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Infiltration — IN



Considerations

- ☒ Soils
- ☒ Area Required
- ☒ Slope
- ☐ Water Availability
- ☐ Aesthetics
- ☐ Hydraulic Head
- ☒ Environmental Side Effects

Description:
A family of systems in which the majority of the runoff from small storms is infiltrated into the ground rather than discharged to a surface water body. Infiltration systems include: ponds, vaults, trenches, dry wells, porous pavement, and concrete grids.

Application:
Suitable site soils and geologic conditions; low potential for long-term erosion in the watershed.

Installation/Application Criteria:
- Volume sized to capture a particular fraction of annual runoff.
- Pretreatment is necessary in fine soils.
- Emergency overflow or bypass for larger storms is needed.
- Observation wells are required in trenches.
- Infiltration surface must be protected during construction.
- Pond sides need vegetation to prevent erosion.
- During construction frequent inspection for clogging is necessary.
- Line sides of trench with permeable filter fabric
- Trench should be filled with clean washed stone or gravel. (1.5-3.0 in.)
- A six inch sand filter layer; cloth lines the bottom of trench.

Limitations:
- Loss of infiltrative capacity and high maintenance cost in fine soils.
- Low removal of dissolved pollutants in very coarse soils.
- Not suitable on fill sites or steep slopes.
- The risk of ground water contamination in very coarse soils, may require ground water monitoring.

Maintenance:
- Remove sediment at a frequency appropriate to avoid excessive concentrations of pollutants and loss of infiltrative capacity.
- Frequent cleaning of porous pavements is required.
- Maintenance is difficult and costly for underground trenches.

Adapted from Salt Lake County BMP Fact Sheet

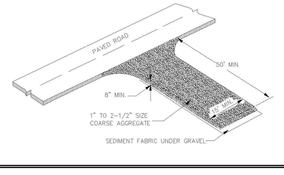
Targeted Pollutants
- ■ Sediment
- ☒ Nutrients
- ■ Heavy Metals
- ■ Toxic Materials
- ■ Oxygen Demanding Substances
- ■ Oil & Grease
- ☒ Floatable Materials
- ■ Bacteria & Viruses

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ■ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Stabilized Construction Entrance and Wash Area — SCEWA



Objectives

- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☐ Control Internal Erosion

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.

Applications:
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.

Installation/Application Criteria:
- 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 of the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions.
- Provide berming as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site.

Limitations:
- 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.

Maintenance:
- 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.

Adapted from Salt Lake County BMP Fact Sheet

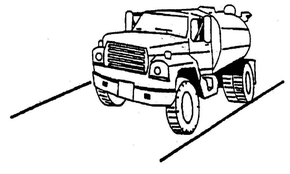
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Dust Controls — DC



Objectives

- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☒ Minimize Disturbed Areas
- ☒ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Description:
Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.

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.

Installation/Application Criteria:
- 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.

Limitations:
- 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.

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.

Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☒ Training

■ High ☒ Medium ☐ Low

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JOB # 25-CV001

PROJECT: LAWN THUMBS
STREET: 120 N GRANT AVENUE
CITY: AMERICAN FORK, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

PROPOSED SITE PLAN

DATE 02/13/2025

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
08-13-2025	City Comments
09-08-2025	City Comments
10-24-2025	City Comments-v5
11-07-2025	City Comments-v6
11-25-2025	City Comments-v7
12-10-2025	City Comments-v8

LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT SAFLEY
Dec 10 2025
STATE OF UTAH

DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

SHEET # CS2

BMP: Concrete Waste Management — CWM

Objectives

- ☐ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

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.

Applications:
This technique is applicable to all types of sites.

Installation/Application Criteria:
- 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 or 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.

Limitations:
- Off-site washout of concrete wastes may not always be possible.

Maintenance:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants

- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

- ☐ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☒ Training

■ High ☒ Medium ☐ Low

BMP: Vehicle And Equipment Cleaning — VEC

Objectives

- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

Description:
Prevent or reduce the discharge of pollutants to storm water from vehicle and equipment cleaning by using off-site facilities, washing in designated, contained areas only, eliminating discharges to the storm drain by infiltrating or recycling the wash water, and/or training employees and subcontractors.

Installation/Application:
- Use off-site commercial washing businesses as much as possible. Washing vehicles and equipment outdoors or in areas where wash water flows onto paved surfaces or into drainage pathways can pollute storm water. If you wash a large number of vehicles or pieces of equipment, consider conducting this work at an off-site commercial business. These businesses are better equipped to handle and dispose of the wash waters properly. Performing this work off-site can also be economical by eliminating the need for a separate washing operation at your site.
- If washing must occur on-site, use designated, bermed wash areas to prevent wash water contact with storm water, creeks, rivers, and other water bodies. The wash area can be sloped for wash water collection and subsequent infiltration into the ground.
- Use as little water as possible to avoid having to install erosion and sediment controls for the wash area. Use phosphate-free biodegradable soaps. Educate employees and subcontractors on pollution prevention measures. Do not permit steam cleaning on-site. Steam cleaning can generate significant pollutant concentrations.

Limitations:
- Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades.
- Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.

Maintenance:
- Minimal, some berm repair may be necessary.

Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants

- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

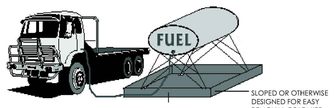
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Vehicle And Equipment Fueling — VEF



Objectives

- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Description:
Prevent fuel spills and leaks, and reduce their impacts to storm water by using off-site facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors.

Installation/Application:
- Use off-site fueling stations as much as possible. Fueling vehicles and equipment outdoors or in areas where fuel may spill/leak onto paved surfaces or into drainage pathways can pollute storm water. If you fuel a large number of vehicles or pieces of equipment, consider using an off-site fueling station. These businesses are better equipped to handle fuel and spills properly. Performing this work off-site can also be economical by eliminating the need for a separate fueling area at your site.
- If fueling must occur on-site, use designated areas, located away from drainage courses, to prevent the runon of storm water and the runoff of spills. Discourage"topping-off" of fuel tanks.
- Always use secondary containment, such as a drain pan or drop cloth, when fueling to catch spills/leaks. Place a stockpile of spill cleanup materials where it will be readily accessible. Use adsorbent materials on small spills rather than hosing down or burying the spill. Remove the adsorbent materials promptly and dispose of properly.
- Carry out all Federal and State requirements regarding stationary above ground storage tanks.(40 CF Sub. J) Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas. With the exception of tracked equipment such as bulldozers and perhaps forklifts, most vehicles should be able to travel to a designated area with little lost time. Train employees and subcontractors in proper fueling and cleanup procedures.

Limitations:
Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.

Maintenance:
- Keep ample supplies of spill cleanup materials on-site.
- Inspect fueling areas and storage tanks on a regular schedule.

Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants

- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

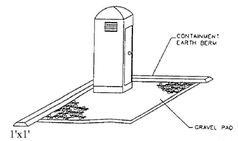
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☒ Training

■ High ☒ Medium ☐ Low

BMP: Portable Toilets — PT



Objectives

- ☒ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Commercial Activities
- ☐ Control Internal Erosion

Description:

Temporary on-site sanitary facilities for construction personnel.

Application:

All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

Installation/Application Criteria:
- 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.

Limitations:

No limitations.

Maintenance:
- 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.

Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants

- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Grading Practices — GP

Soils exposed from land grading activities are very vulnerable to erosion

Objectives

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☒ Minimize Disturbed Areas
- ☒ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☒ Control Internal Erosion

Description:
Control soil erosion by minimizing the exposure of bare soil to erosive forces. This is done by
1) limiting the amount of land disturbed at one time in preparation for construction
2) limiting the amount of time between the disturbance of soil and protection or stabilization of disturbed soils, and
3) using grading practices to protect exposed soils susceptible to storm water runoff.

Related practices include construction sequencing, preservation of existing vegetation, erosion control practices and sediment control practices.

Approach:
- Limit the area of disturbance to those areas requiring grading. This preserves existing vegetation and reduces the vulnerability of soil to erosion.
- Based on erosion potential and sediment control measures on the site, establish what areas are to be graded at one time.
- An undisturbed buffer zone containing vegetation at the lowest elevation of a construction site can reduce the transport of sediment off site.
- Initiate soil protection measures during the course of work to minimize the length of time soil is exposed to erosive forces.
- Conduct work in stages so that construction or soil stabilization occurs promptly after disturbance of soil.
- Establish a schedule governing the stabilization of disturbed slopes, both in terms of passage of time since commencement and completion of disturbance and in terms of planting season.
- Leaving the surface of the disturbed soil graded in a roughened condition (not smooth) can reduce the quantity and velocity of storm water runoff.
- Prevent storm water runoff from running onto steep slopes from above.
- Avoid long, steep cut or fill slopes that allow runoff water of sufficient quantity or velocity to cut into and erode the slope.

Limitations:
- The specific approach to grading on a particular site depends on the conditions of the site and surrounding land; engineering judgment is required to design the approach best suited for each site.

Maintenance:
- Practices may need to vary from the approved plan if erosion problems appear when storm water runoff occurs.

Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants

- ■ Sediment
- ☐ Nutrients
- ☐ Heavy Metals
- ☐ Toxic Materials
- ☐ Oxygen Demanding Substances
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Bacteria & Viruses

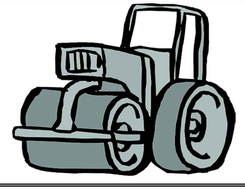
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

- ☒ Capital Costs
- ☐ O&M Costs
- ☐ Maintenance
- ■ Training

■ High ☒ Medium ☐ Low

BMP: Compaction — CP



Objectives

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☒ Minimize Disturbed Areas
- ☒ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Description:
Use of rolling, tamping, or vibration to stablize fill materials and control erosion by increasing the soil density. Increasing the density of soil improves soil strength, reduces long-term soil settlement, and provides resistance to erosion.

Applications:
- Stabilize fill material placed around various structures.
- Improve soil in place as foundation support for roads, parking lots, and buildings.

Installation/Application Criteria:
- Make sure soil moisture content is at optimum levels.
- Use proper compaction equipment.
- Install sediment control and storm water management devices below compacted areas and runon interceptor devices above these areas. Drainage from compacted areas must be carefully planned to protect adjacent uncompacted soils.
- The surface of compacted areas should be scarified and seeded or mulched and seeded to increase the effectiveness of compaction.

Limitations:
- Compaction tends to increase runoff.
- Over-compaction will hamper revegetation efforts.

Maintenance:
No maintenance required.

Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants

- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

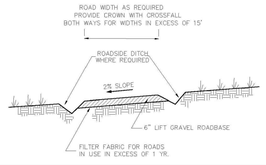
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

- ☒ Capital Costs
- ☒ O&M Costs
- ☐ Maintenance
- ☒ Training

■ High ☒ Medium ☐ Low

BMP: Construction Road Stabilization — CR



Objectives

- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☒ Minimize Disturbed Areas
- ☒ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Description:
Temporary stabilization of on-site roadway by placement of gravel roadbase.

Application:
- On-site roadways used daily by construction traffic (may not apply to gravelly type soils)
- Parking or staging areas susceptible to erosion due to traffic use

Installation/Application Criteria:
- Grade temporary access road with 2% cross fall, for two-way width provide crown.
- Provide roadside ditch and outlet controls where required.
- Place 6 inches of 2-inch to 4-inch crushed rock on driving area

Limitations:
- May require removal of gravel roadbase at completion of activities if final cover is not impervious
- May require controls for surface storm water runoff

Maintenance:
- Inspect after major rainfall events and at least monthly.
- Place additional gravel as needed and repair any damaged areas.
- Maintain any roadside drainage controls.

Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants

- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: BMP Inspection and Maintenance — BMPIM

Applications

- ☐ Manufacturing
- ☒ Material Handling
- ☒ Vehicle Maintenance
- ☐ Construction
- ☐ Commercial Activities
- ☐ Roadways
- ☒ Waste Containment
- ☒ Housekeeping Practices

Description:
Inspect and maintain all structural BMP's (both existing and new) on a routine basis to remove pollutants from entering storm drain inlets. This includes the establishment of a schedule for inspections and maintenance.

Approach:
Regular maintenance of all structural BMP's is necessary to ensure their proper functionality.
- 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.

Limitations:
- Availability of trained staff

Targeted Pollutants

- ■ Sediment
- ■ Nutrients
- ☐ Heavy Metals
- ■ Toxic Materials
- ☐ Oxygen Demanding Substances
- ■ Oil & Grease
- ■ Floatable Materials
- ☐ Bacteria & Viruses

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

- ■ Capital Costs
- ■ O&M Costs
- ☒ Maintenance
- ☒ Staffing
- ☐ Training
- ☐ Administrative

■ High ☒ Medium ☐ Low

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JOB # 25-CV001

PROJECT: LAWN THUMBS
STREET: 120 N GRANT AVENUE
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CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

PROPOSED SITE PLAN

DATE 02/13/2025

PLAN SUBMITTAL DATES

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LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT SAFLEY
Dec 10 2025
STATE OF UTAH

DRAWN BY:	C. WINGER
ENGINEER:	B. SAFLEY

SHEET #
CS3

BMP: Hazardous Waste Management — HWM

Description:
Prevent or reduce the discharge of pollutants to storm water from hazardous waste through proper material use, waste disposal, and training of employees. Another important aspect of this BMP is to insure the use of sub-consultants who are properly licensed and trained.

Application:
Many of the chemicals used on-site can be hazardous materials which become hazardous waste upon disposal. These wastes may include:
- Paints and solvents; petroleum products such as oils; fuels and greases; herbicides and pesticides; acids for cleaning masonry; and concrete curing compounds.

In addition, sites with existing structures may contain wastes which must be disposed of in accordance with federal, state and local regulations, including:
- Sandblasting grit mixed with lead, cadmium or chromium based paints, asbestos and PCBs.

Installation/Application Criteria:
The following steps will help reduce storm water pollution from hazardous wastes:
- Use all of the product before disposing of the container.
- Do not remove the original product label, it contains important safety and disposal information.
- Do not over-apply herbicides and pesticides. Prepare only the amount needed. Follow the recommended usage instructions. Over-application is expensive and environmentally harmful. Apply surface dressings in several smaller applications, as opposed to one large application, to allow time for infiltration and to avoid excess material being carried off-site by runoff. Do not apply these chemicals just before it rains. People applying pesticides must be certified in accordance with federal and state regulations.

Limitations:
Hazardous waste that cannot be reused or recycled must be disposed of by a licensed hazardous waste collector.

Maintenance:
- Inspect hazardous waste receptacles and areas regularly.
- Arrange for regular hazardous waste collection.

Program Elements

☒ New Development
☒ Residential
☒ Commercial Activities
☒ Industrial Activities
☒ Municipal Facilities
☒ Illegal Discharges

Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants

☐ Sediment
☐ Nutrients
☐ Heavy Metals
■ Toxic Materials
☐ Oxygen Demanding Substances
☒ Oil & Grease
☐ Floatable Materials
☐ Bacteria & Viruses

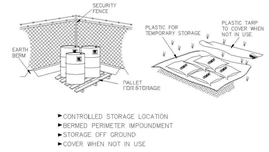
■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements

☐ Capital Costs
☒ O&M Costs
☒ Regulatory
☒ Training
☒ Staffing
☒ Administrative

■ High ☒ Medium ☐ Low

BMP: Materials Storage — MS



Description:
Controlled storage of on-site materials.

Application:
- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

Installation/Application Criteria:
- 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.

Limitations:
- 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.

Maintenance:
- 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.

Objectives

☒ Housekeeping Practices
☒ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Adapted from Salt Lake City BMP Fact Sheet

Targeted Pollutants

☐ Sediment
☐ Nutrients
■ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
☒ Other Waste

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements

☒ Capital Costs
☒ O&M Costs
☒ Maintenance
■ Training

■ High ☒ Medium ☐ Low

BMP: Spill Clean-Up — SCU

Description:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

Application:
All sites

General:
- 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.

Methods:
- 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.

Objectives

☒ Housekeeping Practices
☒ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Adapted from Salt Lake City BMP Fact Sheet

Targeted Pollutants

☐ Sediment
☐ Nutrients
■ Toxic Materials
☒ Oil & Grease
☐ Floatable Materials
☐ Other Waste

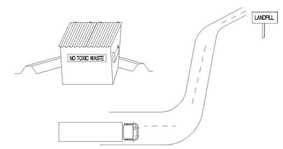
■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements

☒ Capital Costs
☐ O&M Costs
☐ Maintenance
■ Training

■ High ☒ Medium ☐ Low

BMP: Waste Disposal — WD



Description:
Controlled storage and disposal of solid waste generated by construction activities.

Application:
All construction sites.

Installation:
- 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.

Limitations:
- On-site personnel are responsible for correct disposal of waste.

Maintenance:
- 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 on-site (e.g. burial, burning, surface discharge, discharge to storm drain).

Objectives

☒ Housekeeping Practices
☒ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Adapted from Salt Lake City BMP Fact Sheet

Targeted Pollutants

☐ Sediment
☐ Nutrients
■ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
■ Other Waste

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements

■ Capital Costs
■ O&M Costs
☒ Maintenance
■ Training

■ High ☒ Medium ☐ Low

BMP: Street Cleaning — SC

Description:
Reduce the discharges of pollutants to stormwater from street surfaces by conducting street cleaning on a regular basis.

Approach:
- Prioritize cleaning to use the most sophisticated sweepers, at the highest frequency, and in areas with the highest pollutant loading.
- Restrict street parking prior to and during sweeping.
- Increase sweeping frequency just before the rainy season.
- Proper maintenance and operation of sweepers greatly increase their efficiency.
- Keep accurate operation logs to track programs.
- Reduce the number of parked vehicles using regulations.
- Sweepers effective at removing smaller particles (less than 10 microns) may generate dust that would lead to concerns over worker and public safety.
- 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). Many communities find it useful to have a compliment of both types in their fleet.

Limitations:
- 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 street conditions, traffic congestion, presence of construction projects, climatic conditions and condition of curbs.

Maintenance:
- Replace worn parts as necessary.
- Install main and gutter brooms of the appropriate weight.

Program Elements

☐ New Development
☐ Residential
☐ Commercial Activities
☐ Industrial Activities
☒ Municipal Facilities
☒ Illegal Discharges

Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants

■ Sediment
■ Nutrients
■ Heavy Metals
☒ Toxic Materials
■ Oxygen Demanding Substances
☐ Oil & Grease
☒ Floatable Materials
☐ Bacteria & Viruses

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements

■ Capital Costs
■ O&M Costs
☒ Regulatory
☒ Training
■ Staffing
☒ Administrative

■ High ☒ Medium ☐ Low

DKE
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871 S. Auto Mall Dr.
American Fork, UT 84003
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www.dkefirm.com

JOB # 25-CV001

PROJECT: LAWN THUMBS
STREET: 120 N GRANT AVENUE
CITY: AMERICAN FORK, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

PROPOSED SITE PLAN

DATE 02/13/2025

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
08-13-2025	City Comments
09-08-2025	City Comments
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12-10-2025	City Comments-v8

LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT SAFLEY
Dec 10 2025
STATE OF UTAH

DRAWN BY:	C. WINGER
ENGINEER:	B. SAFLEY

SHEET #
CS4

PROPOSED LANDSCAPE PLAN

SCALE: 1"=10'-0"

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.

Plant Legend

Deciduous Trees

Symbol	Common Name / Botanical Name	Qty	Caliper	Size
	Spring Flurry Service Berry Amelanchier Laevis 'JFS-Arb'	2	1-1/2"	-
	Spring Snow Flowering Crabapple Malus 'Spring Snow'	6	1-1/2"	-
	Imperial Thornless Hone Locus Gleditsia triacanthos var inermis 'Imperial'	2	1-1/2"	-
	Forest Pansy Easter Redbud Cercis canadensis 'Forest Pansey'	1	1-1/2"	-
	Dwarf Fruit Trees	4	1-1/2"	-

Conifer Trees

Symbol	Botanical/Common Name	Qty	Caliper	Size
	Deodar Cedar Cedrus deodara	2	1-1/2"	-

Evergreen Trees

Symbol	Botanical/Common Name	Qty	Caliper	Size
	Skyrocket Colorado Red Cedar Juniperus scopulorum 'Skyrocket'	5	-	6'

Deciduous Shrubs

Symbol	Botanical/Common Name	Qty	Size
	Blue Mist Spirea Caryopterix x clandonensis	4	5 gal
	Penda (Bloomerang Purple) Lilac	3	5 gal
	Artic Fire C Red Twig Dogwood (Proven Winners) Cornus sericea Arctic Fire Red (Redtwig Dogwood)	6	5 gal
	Annabelle Smooth Hydrangea Hydrangea arborescens 'Annabelle'	3	5 gal
	Bigleaf Hydrangea Hydrangea macrophyllia 'Big Daddy'	3	5 gal
	Gro-low Fragrant Sumac Rhus aromatica'	7	5 gal
	Compactus Burning Bush Euonymus alatus 'Compactus'	11	5 gal
	Japanese Mape Acer palmatum 'Fireglow'	1	5 gal

Evergreen Shrubs

Symbol	Botanical/Common Name	Qty	Size
	Glauca Pendula Atlas Cedar Cedrus atlantica (Glauca Group) Glauca Pendula	1	5 gal
	Green Gem Boxwood Buxus x 'Green Gem'	8	5 gal

Ornamental Grass

Symbol	Botanical/Common Name	Qty	Size
	Karl Foerster Feather Reed Grass Calamagrostis acutflora 'Karl Foerster'	5	1 gal
	Blue Oat Grass Helictotrichon sempervirens	12	1 gal

Perennial Flowering Plant

Symbol	Botanical/Common Name	Qty	Size
	Rose Rosaceae	4	1 gal

Site Materials Legend

Symbol		Description	Qty
	1-01	Building Area	3,115 sf
	1-02	Gravel/Rock Scape	856sf
	1-03	Planting	3,150 sf
	1-04	Lawn / curb	1,368 sf
	1-05	Sidewalk / Patio	270 sf
	1-06	Compacted Chat Path	377 sf
	1-07	Asphalt/Concrete Parking	12,082 sf
		Total Area	21,218 sf
		Concrete Mow Curb	97 lf
		Water Feature	1 each

Landscape Designer

LAWN THUMBS

Lawn Thumbs Office
120 N Grant Ave.
American Fork, Utah 84003

Planting Design by
Rachel Derricott
801-995-3570

DKE
DESIGN & ENGINEERING FIRM
871 S. Auto Mall Dr.
American Fork, UT 84003
(801) 742-8611
www.dkefirm.com

JOB # 25-CV001

PROJECT: LAWN THUMBS
STREET: 120 N GRANT AVENUE
CITY: AMERICAN FORK, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

PROPOSED LANDSCAPE PLAN

DATE 02/13/2025

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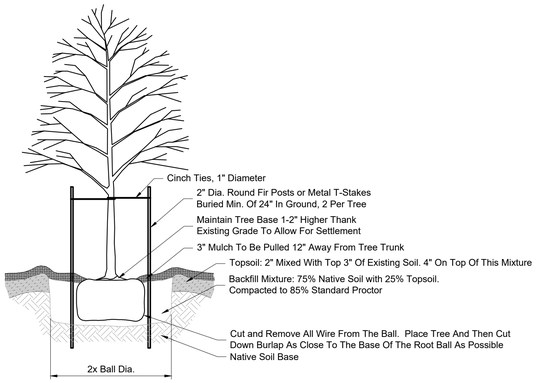
12-10-2025	City Comments-v8

LICENSED PROFESSIONAL ENGINEER No. 181311 F. BRENT SAFLEY STATE OF UTAH
Dec 10 2025

DRAWN BY:	C. WINGER
ENGINEER:	B. SAFLEY

SHEET # LS1



A DECIDUOUS TREE PLANTING DETAIL
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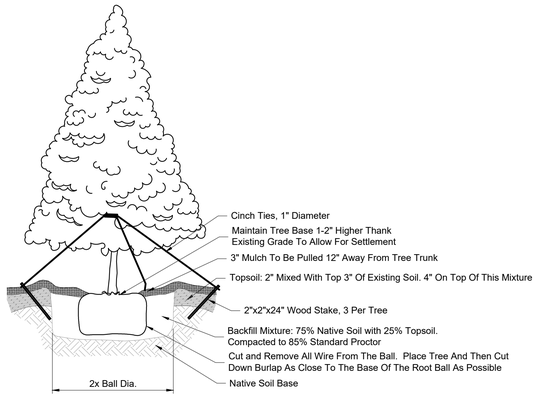

B EVERGREEN TREE PLANTING DETAIL
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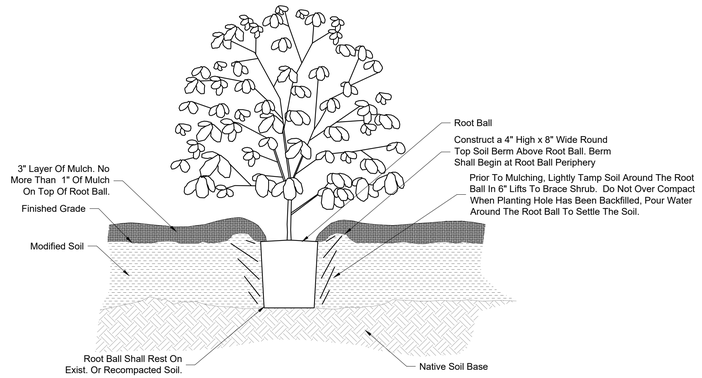
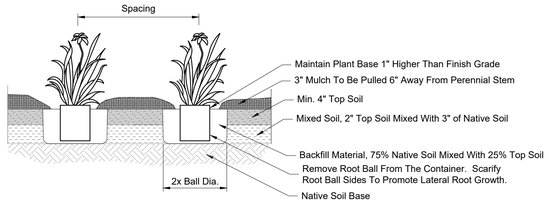
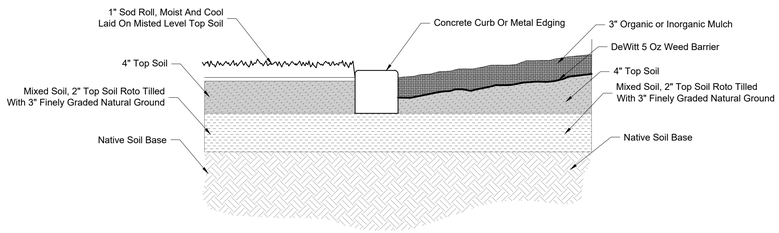


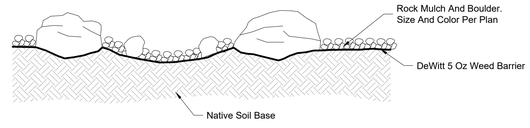
C SHRUB PLANTING DETAIL
SCALE: NTS



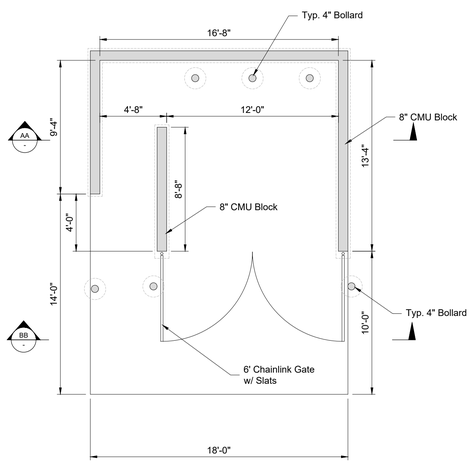
D PERENNIAL PLANTING DETAIL
SCALE: NTS



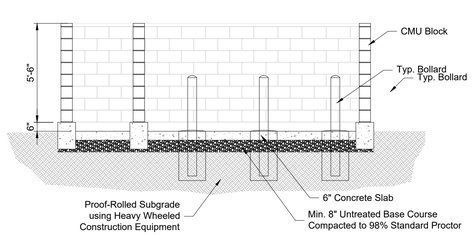
E SOD LAYING / CURB DETAIL
SCALE: NTS



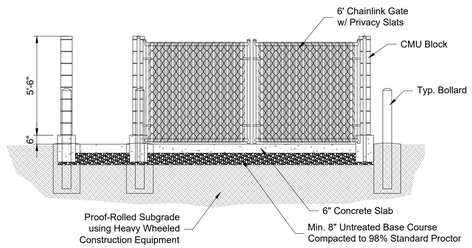
F ROCK MULCH DETAIL
SCALE: NTS



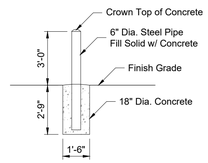
G DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



H DUMPSTER ENCLOSURE ELEVATION A-A
SCALE: 1/4" = 1'-0"



I DUMPSTER ENCLOSURE ELEVATION B-B
SCALE: 1/4" = 1'-0"



J TYP. BOLLARD
SCALE: 1/4" = 1'-0"

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.

DKE
DESIGN & ENGINEERING FIRM
871 S. Auto Mall Dr.
American Fork, UT 84003
(801) 742-3611
www.dkefirm.com

JOB # 25-CV001

PROJECT: LAWN THUMBS
STREET: 120 N GRANT AVENUE
CITY: AMERICAN FORK, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

PLANTING DETAILS

DATE 02/13/2025

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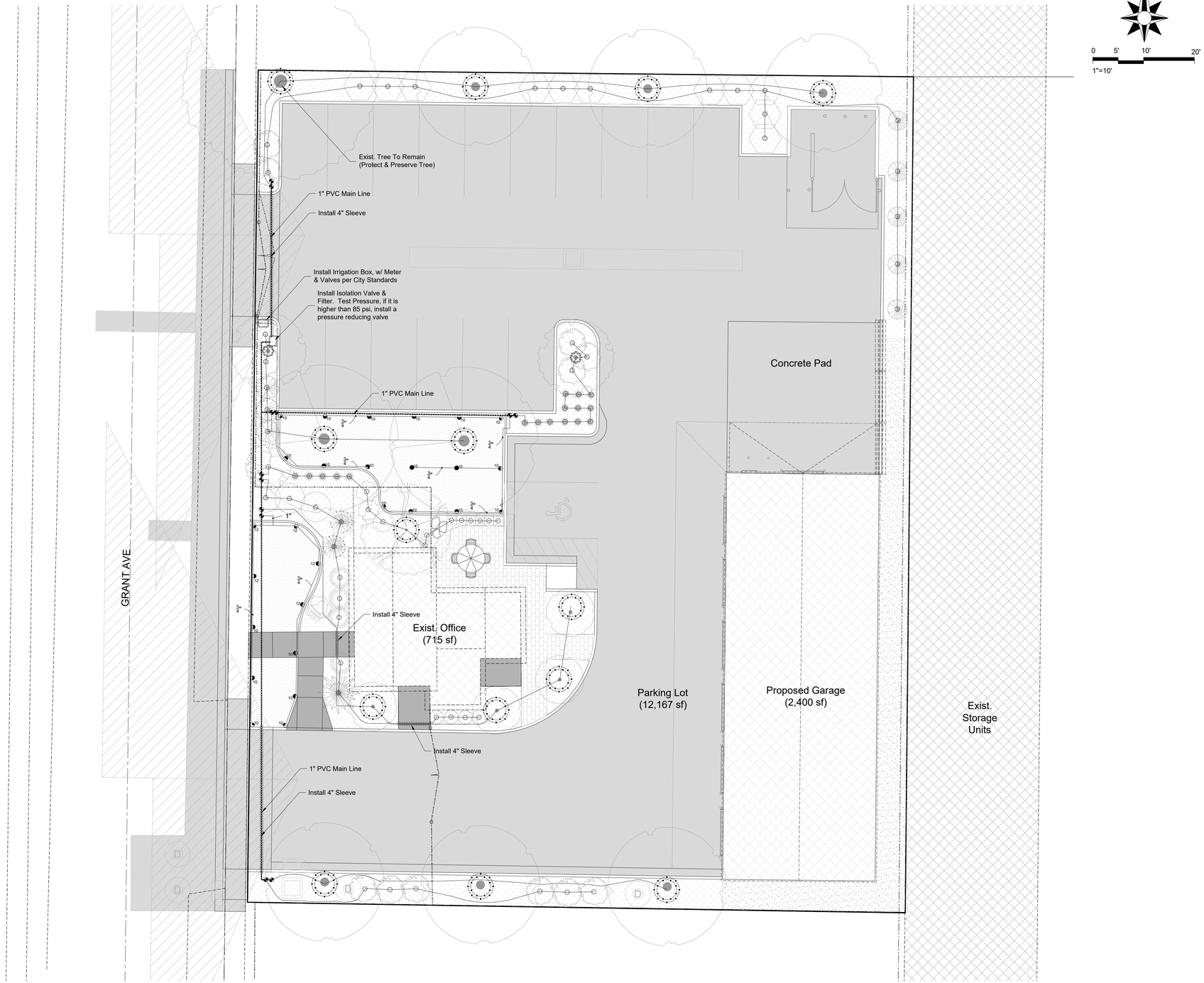
LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT SAFLEY
Dec 10 2025
STATE OF UTAH

DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

SHEET # LS2



PROPOSED IRRIGATION PLAN

SCALE: 1"=10'-0"

N

0 5' 10' 20'

1"=10'

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.

Irrigation Legend

Symbol	Manufacturer - Model Number
90 180 360 Variable	
●5 ●8 ●5 ●5	Rain Bird RD04-S-PRS Pop-Up Spray 8 U Series @ 30 psi
●10 ●10 ●10 ●10	Rain Bird RD04-S-PRS Pop-Up Spray 10 U Series @ 30 psi
●12 ●12 ●12 ●12	Rain Bird RD04-S-PRS Pop-Up Spray 12 U Series @ 30 psi
	Rain Bird 8005 Series Q#8-6.6 gpm Nozzles
	Rain Bird 8005 Series H#14-12.6 gpm Nozzles
	Rain Bird 8005 Series F#26-24.3 gpm Nozzles
IRC	Rain Bird ESP-LXIVM Controller, with Communication Cartridge
	Rain Bird IVMSOL Automatic Control Valve (Size per plan)
	Mainline Schedule 40 PVC and fittings, 1" diameter, min 24" cover
	Class 200 Sleeve (Size per plan)
	Lateral line Schedule 40 PVC and fittings, Size per plan
	Shrub Drip line Rain Bird XFS-CV-09-18 or Equal
	Drip RWS-S-B-1401 Root Watering System (Provide 2 per Tree)
	Tree Drip line Rain Bird XFS-CV-09-18 or Equivalent

Irrigation Notes

1. All work shall be performed in accordance with American Fork City Standards and Specifications and acceptable practices.
2. Contractor is responsible for applying and paying for all necessary permits in accordance with the city requirements.
3. Prior to commencing work, Contractor is responsible for contacting the Utility Notification Center of Utah and having all existing utilities marked and located on the ground. The contractor shall be responsible for any damage or repairs to any existing underground utilities whether shown on the plans or not.
4. Contractor shall use only commercial grade irrigation products. Contractor is responsible for insuring accurate counts and quantities of all irrigation materials for bidding and installation.
5. All irrigation piping shall be Schedule 40 PVC. Fittings up to 1-1/2" must be schedule 40 PVC or better. Fittings larger than 1-1/2" shall be schedule 80 PVC. No poly pipe is to be used.
6. Main line shall be as noted on plans and no less than one (1) inch pvc. Lateral lines shall be no smaller than 3/4". Contractor shall verify flow requirements for each lateral and install pipe size in accordance with the following table:

pipe size	max flow rate	pipe size	max flow rate
3/4"	8 gpm	2"	53 gpm
1"	12 gpm	2-1/2"	75 gpm
1-1/2"	30 gpm	3"	110 gpm

7. Contractor to verify the point of connection is in or near the location shown on these plans prior to beginning any work on the irrigation system. If the point of connection is in a different location Contractor shall notify irrigation designer so corrections or changes to the irrigation plan can be made if necessary.
8. A quick coupler shall be installed at the point of connection to allow Blow Out of the system by air compressor at the end of each season.
9. Install Sleeves for all pipes and wire conduit that are placed under pavement, sidewalks, decks, or any hardscape area. Sleeves shall be a minimum of 2 sizes larger than pipe being placed internally. Conduits shall not be shared by water and electrical lines.
10. Duct Tape all sleeves to prevent soil or other debris entering pipe. Identify ends of sleeves by wood or pvc stakes and spray paint with marking paint. Removed stakes once irrigation system is complete.
11. Irrigation wire shall be installed in class 200 pvc conduit. All wire connections shall be made in a valve box. A minimum of three (3) feet of extra wire shall be located in the valve box. All wire connections to use waterproof wire connectors.
12. Main line shall be a minimum of 24" deep and lateral lines a minimum of 12" deep. No Main lines shall be located within five (5) feet of any structure.
13. Pipe routing shown on these plans are diagrammatic and indicate work to be done rather than shown exact routing and location. For clarification and graphic purposes only, irrigation piping maybe shown in hardscaped areas. All irrigation piping shall be installed in Landscaped areas.
14. Irrigation main line and valves shall be pressure tested for leaks prior to backfilling.
15. Backfill material shall be onsite material not having any rock greater than 1/2" diameter or containing any friable material or debris. Backfill material shall be placed and compacted to proper finished grade.
16. Irrigation piping and fixtures shall be installed in a manner that the system can be completely drained and winterized at the end of each season.
17. To avoid pipe damage, adjust location of pipe so it is not directly under plant materials. Valve boxes are preferred to be in planter beds instead of lawn areas.
18. In lawn areas, spray heads are intended to provide 100% or better head to head coverage. Contractor shall make any adjustments necessary to insure head to head coverage in lawn areas.
19. Locate spray heads no closer than six (6) inches from walls, fences or buildings and two (2) inches away from walks, paths or curbs.
20. Drip irrigation is to be installed per details, Contractor shall make necessary adjustments to insure tubing is in the outer edge of the rootball and not against trunk of plant.
21. Contractor to verify with owner the exact location of irrigation controller and coordinate with the electrical contractor and owner for power supply.
22. Contractor Install the controller and irrigation system per the manufacturer's recommendations. Install lighting arrestor and grounding rods per manufacturer's recommendations.

Site Materials Legend

Symbol		Description	Qty
	1-01	Building Area	3,115 sf
	1-02	Gravel/Rock Scape	856sf
	1-03	Planting	3,065 sf
	1-04	Lawn / curb	1,368 sf
	1-05	Sidewalk / Patio	270 sf
	1-06	Compacted Chat Path	377 sf
	1-07	Asphalt/Concrete Parking	12,167 sf
		Total Area	21,218 sf
		Concrete Mow Curb	97 lf
		Water Feature	1 each

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JOB # 25-CV001

PROJECT: LAWN THUMBS
STREET: 120 N GRANT AVENUE
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DO NOT SCALE

SHEET SIZE: ARCH D 24X36

PROPOSED IRRIGATION PLAN

DATE 02/13/2025

PLAN SUBMITTAL DATES

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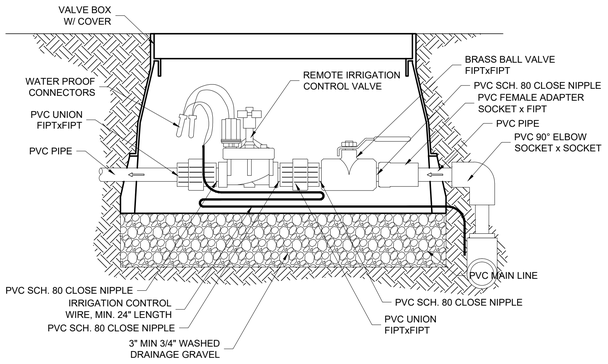
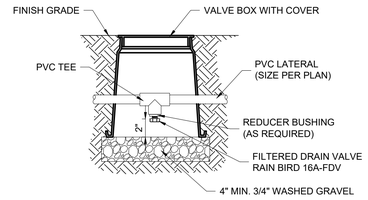
LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT
SAFLEY
Dec 10 2025
STATE OF UTAH

DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

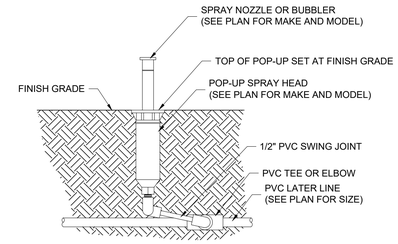
SHEET # LS3



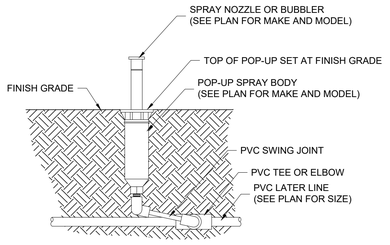
A REMOTE SPRINKLER CONTROL VALVE
SCALE: 3"=1'-0"



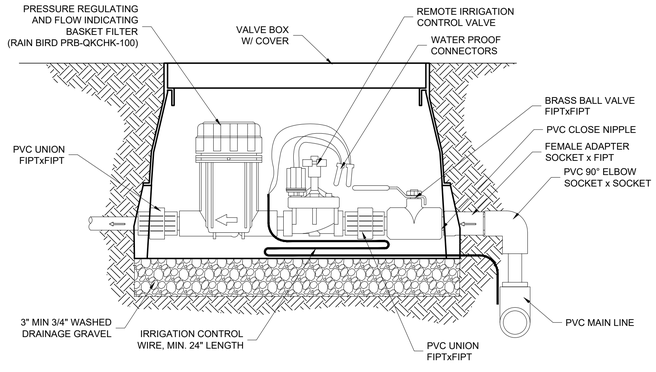
C INLINE DRAIN VALVE
SCALE: 1-1/2"=1'-0"



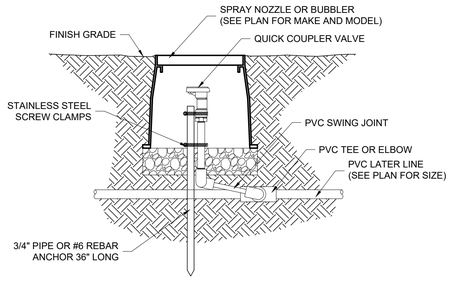
D POP-UP SPRINKLER DETAIL
SCALE: 1-1/2"=1'-0"



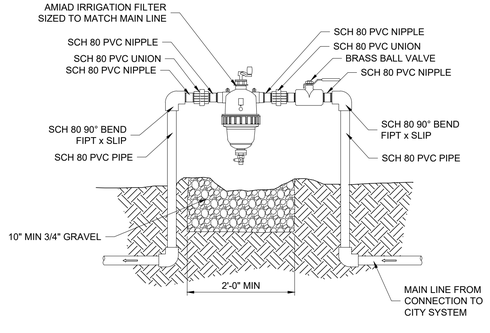
E ROTARY SPRINKLER DETAIL
SCALE: 1-1/2"=1'-0"



F DRIP CONTROL VALVE
SCALE: 3"=1'-0"



H QUICK COUPLE CONNECTION
SCALE: 1-1/2"=1'-0"



I IRRIGATION FILTER
SCALE: 3/4"=1'-0"

DKE
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871 S. Auto Mall Dr.
American Fork, UT 84003
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www.dkefirm.com

JOB # 25-CV001

PROJECT: LAWN THUMBS

STREET: 120 N GRANT AVENUE

CITY: AMERICAN FORK, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

PLANTING DETAILS

DATE 02/13/2025

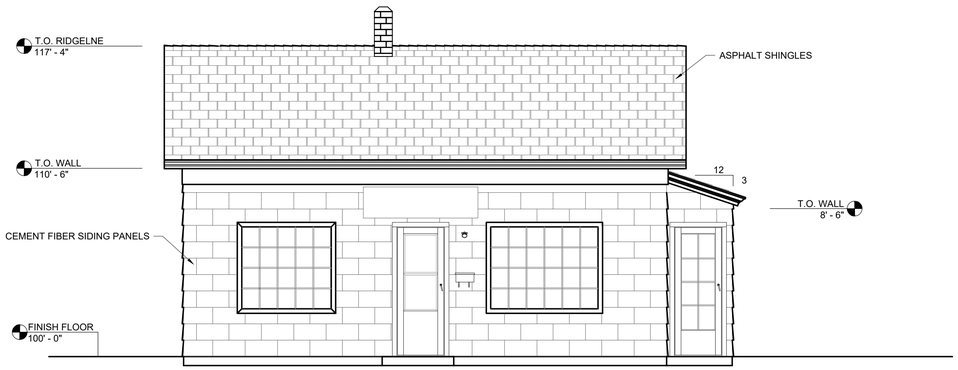
PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
08-13-2025	City Comments
09-08-2025	City Comments
10-24-2025	City Comments-v5
11-07-2025	City Comments-v6
11-25-2025	City Comments-v7
12-10-2025	City Comments-v8

LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT SAFLEY
Dec 10 2025
STATE OF UTAH

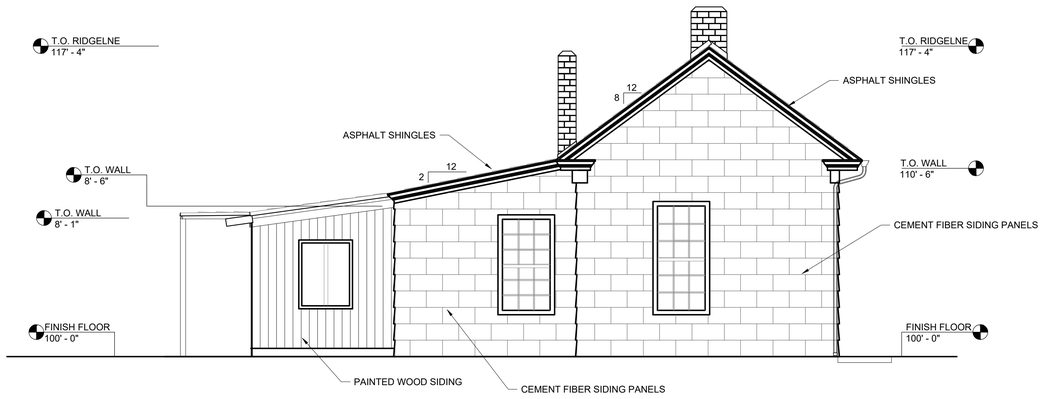
DRAWN BY:	C. WINGER
ENGINEER:	B. SAFLEY

SHEET # LS4



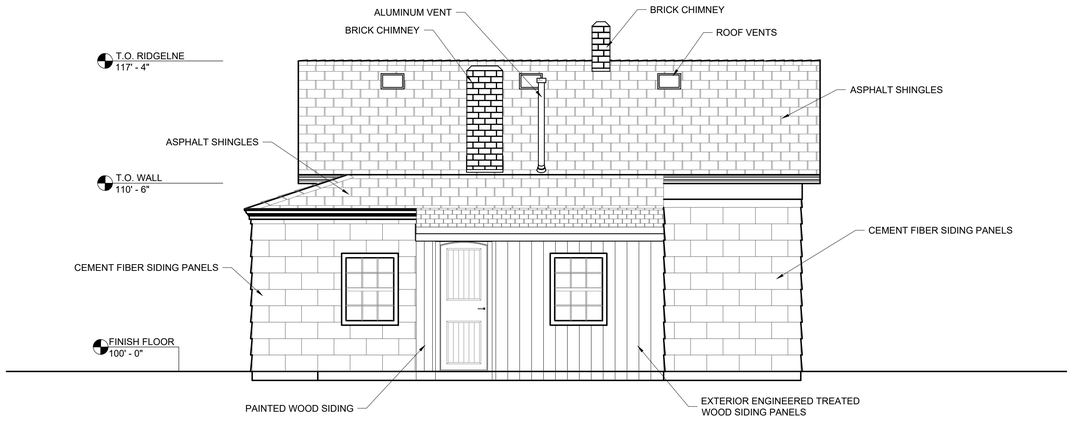
OFFICE WEST FRONT ELEVATION

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



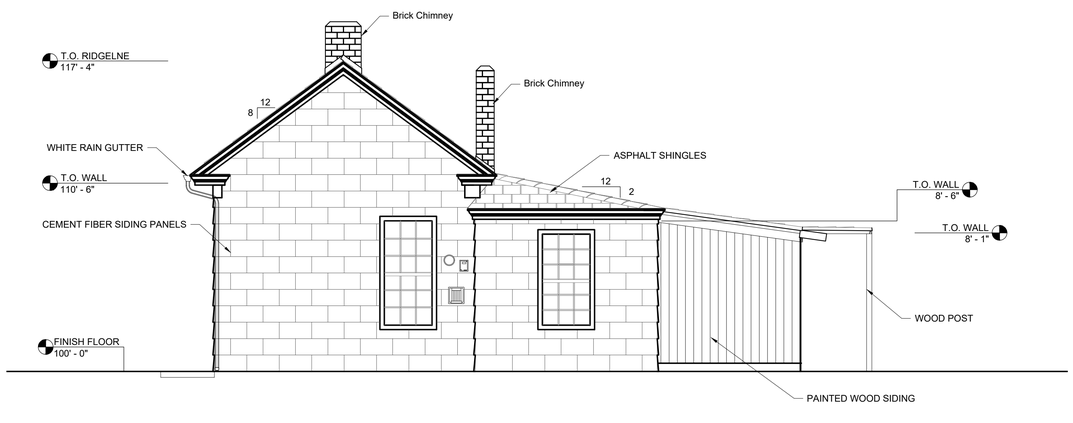
OFFICE NORTH SIDE ELEVATION

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



OFFICE EAST REAR ELEVATION

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



OFFICE SOUTH SIDE ELEVATION

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

GENERAL NOTES

1. The Office is an existing building originally built in 1915 as a residential home. It has since been converted for use as an office space.
2. The original building is typical wood frame construction on concrete foundation. Several additions have been made to the original structure.
3. No modifications are proposed to be made to the existing office space. The interior and exterior of the building will remain as is.

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CITY: AMERICAN FORK, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE:	ARCH D 24X36

EXISTING OFFICE ELEVATIONS

DATE 02/13/2025

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
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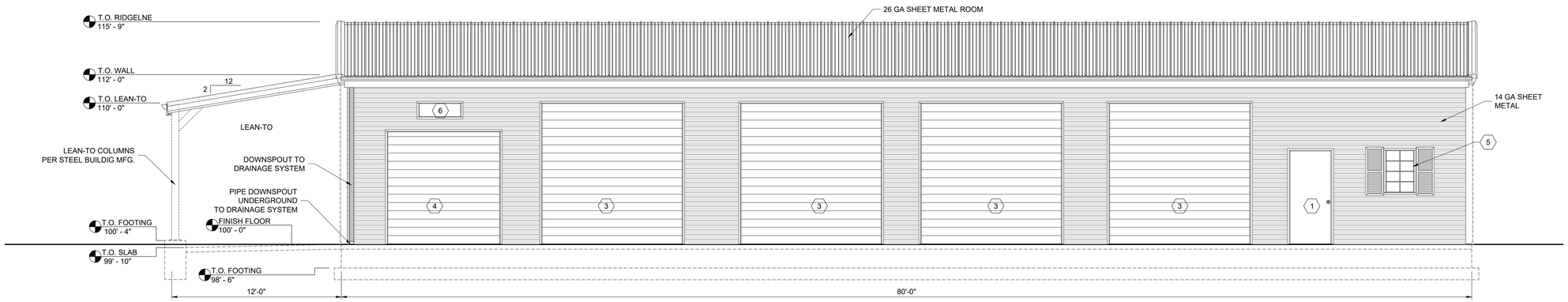
Dec 10 2025
STATE OF UTAH

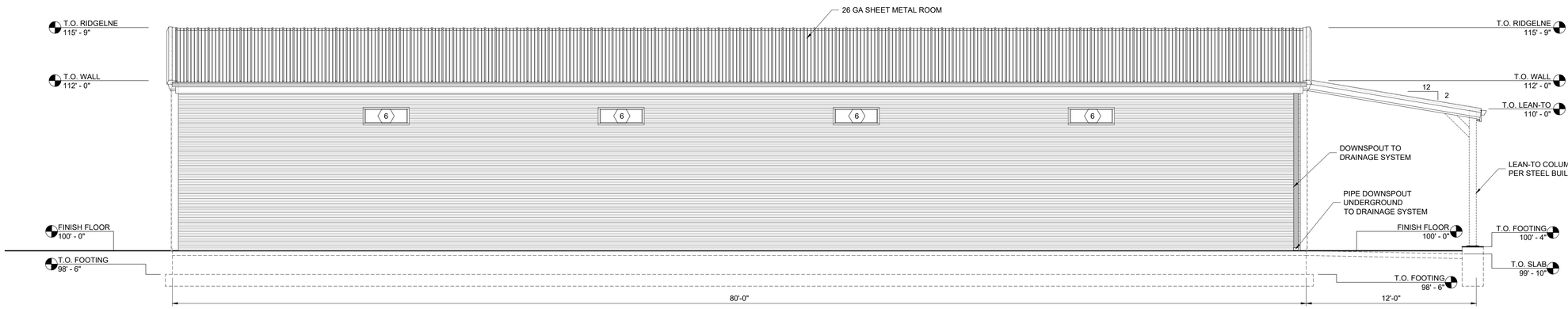
DRAWN BY:	C. WINGER
ENGINEER:	B. SAFLEY

SHEET #
A1



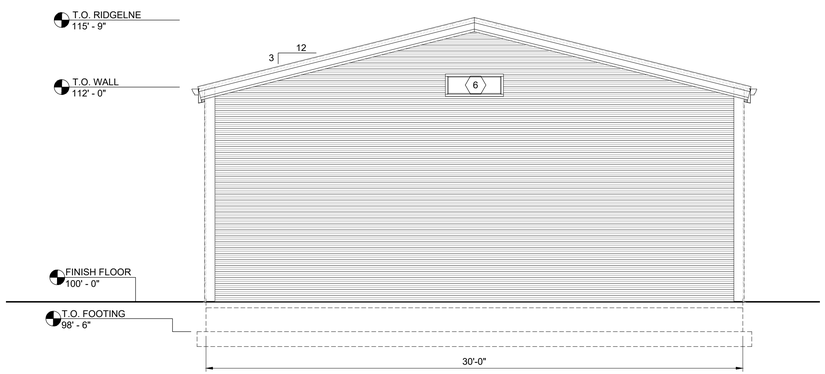
EAST ELEVATION

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



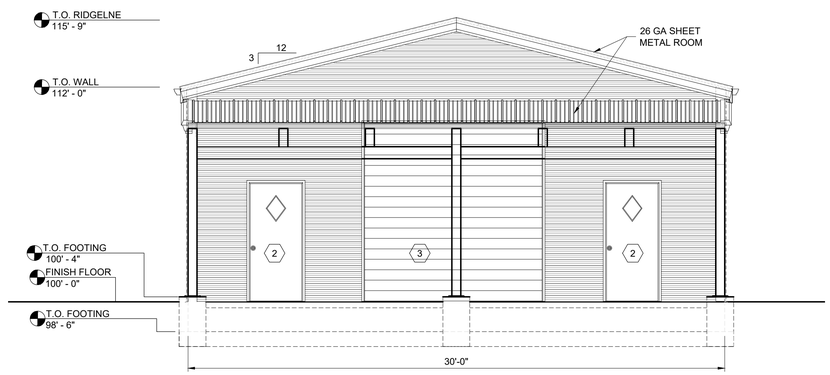
WEST ELEVATION

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



SOUTH ELEVATION

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



NORTH ELEVATION

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

PAINT COLORS

ITEM	DESCRIPTION
ROOF	PEWTER GREY 16 GAUGE SHEET METAL
TRIM	PEWTER GREY 16 GAUGE SHEET METAL
SIDE/END WALLS	SLATE BLUE 14 GAUGE SHEET METAL
FRONT WALLS	SLATE BLUE 14 GAUGE SHEET METAL
REAR WALLS	SLATE BLUE 14 GAUGE SHEET METAL

KEY NOTES

ITEM	DESCRIPTION
1	36"x80" PRIMED AND PAINTED HOLLOW METAL DOOR AND FRAME
2	36"x80" PRIMED AND PAINTED HOLLOW METAL DOOR AND FRAME W DIAMOND WINDOW
3	10'-0"x10'-0" ROLL-UP GARAGE DOOR
4	8'-0"x8'-0" ROLL-UP GARAGE DOOR
5	24"x36" WINDOW WITH SHUTTERS
6	36"x12" TRANSOM WINDOW

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FUTURE GARAGE ELEVATIONS

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Dec 10 2025
STATE OF UTAH

DRAWN BY:	C. WINGER
ENGINEER:	B. SAFLEY

SHEET # A2