AMERICAN FORK CITY
PLANNING COMMISSION AGENDA

Regular Session
February 18, 2026
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 February 18, 2026, 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. **Public Comments**
    a. Up to a 20-minute public comment period to receive public comments. Each speaker is limited to two minutes.

3. **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 February 4, 2026, Planning Commission minutes

4. **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 Land Use Map Amendment, known as Jasper Lot Land Use Map Amendment, located at 570 E Main Street, American Fork City. The Land Use Map Amendment is for 0.26 acres in the Residential High Density Land Use Designation and is proposed to change to the General Commercial Land Use Designation.
    b. Public hearing, review, and recommendation for the proposed amendment and adoption of Design Standards and Public Improvement Specifications applicable to development within American Fork City. The proposed Design Standards and Public Improvement Specifications establish engineering, infrastructure, and public improvement requirements for development activity within the City. The proposal includes removing existing engineering standards from the Municipal Code and adopting the new Design Standards and Public Improvement Specifications by reference. The proposed standards are intended to align City requirements with applicable Utah APWA Standard Specifications and Plans while establishing uniform City-specific design criteria. The Planning Commission will receive public comment and make a recommendation to the City Council.

5. **<u>Action Items</u>** (Action Items is that class of Commission action that requires further discussion on Site Plans and proposed zoning designation for annexing areas. The Planning Commission will have authority to approve Site Plans for final action and provide recommendations for the zone of annexing property.)
    a. Review and action on a request for consideration of an additional extension for a previously approved Commercial Site Plan, known as Surg LLC Office Building, located at approximately 1141 E 50 N, American Fork City. The Commercial Site Plan will be on approximately 0.60 acres and will be in the Professional Office (PO-1) Zone.

6. **<u>Other Business</u>**
    a. Upcoming Projects

7. **<u>Adjournment</u>**

Dated this 11th day of February 2026

Patrick O'Brien

Development Services Director

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

AMERICAN FORK CITY

PLANNING COMMISSION REGULAR SESSION

February 4, 2026

The American Fork City Planning Commission met in a regular session on February 4th, 2026 at the American Fork City Hall, 31 North Church Street, commencing at 6:30 p.m.

Commissioners Present: Christine Anderson, Claire Oldham, David Bird, Chris Christiansen, Harold Dudley, Rod Martin, Geoff Dupaix

Commissioners Absent:

Staff Present:

Patrick O'Brien	Director of Development Services
Cody Opperman	Planner II
Annalisa Reed	Planner I
Melissa White	Development Project Coordinator
Carolyn Lloyd	Administrative Assistant

Others Present:

See attachment

REGULAR SESSION

Christine Anderson led the "Pledge of Allegiance"

Roll Call

COMMON CONSENT AGENDA

1. **Minutes of January 21st, 2026, Planning Commission Regular Session.**

Chris Christiansen motioned to approve the Common Consent agenda.

Geoff Dupaix seconded the motion.

Voting was as follows:

Claire Oldham	**AYE**
Rod Martin	**AYE**
Geoff Dupaix	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**

The motion passed

Christine Anderson gave background. Over the past 18 months, the City has worked on a comprehensive rewrite of the development code, general plan, and zoning map. This process has included multiple public engagement events, community interviews, and outreach activities to gather input on transportation, recreation, housing, downtown revitalization, infrastructure, land use, and open space. Hundreds of public comments have been collected and incorporated into the draft documents, along with updates required to meet state regulations.

The primary goal of the rewrite is to create a more user-friendly, organized, and accessible code for residents, property owners, and developers, while reducing redundancy. The draft presented reflects all feedback received to date. Every property owner was notified to encourage transparency and participation. The meeting serves as an opportunity for additional public input, which will be documented, reviewed by staff and the Planning Commission, and forwarded to City Council. As these are legislative items, public feedback is essential in shaping policies and future development standards for the City.

PUBLIC HEARING

a. **Public hearing on an amendment and recodification of Title 15 and 17 of the American Fork Municipal Code. The amendment looks to recodify and identify the existing conditions, the planning and visioning process, zoning, preferred development objectives, preferred development scenario, and implementation strategies within the municipal code.**

Public Hearing Open

Cory Aitchison expressed concern regarding changes to the definition and zoning treatment of sexually oriented businesses. He stated discomfort with using zoning regulations to effectively eliminate a specific type of business rather than adopting a direct ban. He emphasized concerns about government overreach in regulating morality and noted that applying zoning in this manner could set a precedent for restricting other types of businesses in the future. He recommended removing the zoning language specific to sexually oriented businesses and instead pursuing a direct prohibition, if that is the City's intent.

Justin Warner, expressed opposition to the proposed zoning change from R1-9000 to R1-7500, stating that the blanket change would significantly impact established neighborhoods, particularly in the northeast quadrant of the City near American Fork High School. He noted that the reduced lot size could result in increased housing density, traffic, and safety concerns. The speaker questioned the necessity of the change and requested documentation demonstrating changing conditions that would justify the amendment. He also stated that City communications may have been misleading regarding the extent of the impact. He recommended additional public hearings and suggested maintaining the R1-9000 zoning if sufficient justification for the change cannot be provided.

Rob McNeil expressed concern regarding the proposed elimination of the Inner Block Cottage Development code. He stated that this provision is important for enabling development of difficult infill parcels that might otherwise remain undeveloped and create nuisance or safety

concerns. He recommended retaining the existing code or replacing it with a similar provision to allow continued development of challenging parcels within the City.

Dr. Joseph Little expressed opposition to the proposed zoning change along the north side of 100 North from 100 East to Center Street from commercial to R-4. He stated that the properties in this area have historically been zoned and used for commercial purposes for several decades and that the proposed change would make existing properties unusable for their current functions. He noted that the physical characteristics of the parcels and buildings limit their ability to be redeveloped for residential use. He added that all affected property owners in the area oppose the proposed zoning change and recommended that the existing commercial zoning be maintained.

Garrett Price expressed general support for modernization and improved organization of the development code but raised concern about proposed changes that could negatively impact economic activity, particularly within industrial zones. He specifically opposed the proposed 36-foot height limitation for industrial buildings, stating it is arbitrary and could restrict storage capacity, business operations, and job creation. He noted that industrial buildings have historically been uniform in height without formal limits and already undergo site plan review. He recommended reconsidering the height restriction to better support economic development and employment opportunities within the City.

Micheal Peterson expressed concern regarding proposed changes to the RA-1 zoning, stating that current and proposed maps should be clearer and drawn to scale to better understand the impacts. He opposed the broad reduction of RA-1 zoning, noting that many one-acre properties contribute positively to the community and that eliminating a large percentage of these areas is unnecessary. He recommended additional public input and a longer review process to avoid unintended consequences. The speaker also raised concerns about proposed cemetery changes and suggested a broader community discussion regarding the long-term size, design, and future needs of the City cemetery.

Steve Price, stated that industrial building heights are determined by standard pallet dimensions and logistics requirements rather than design preferences. He explained that modern industrial facilities typically require clear heights ranging from 18 to 40 feet, with 40-foot buildings becoming the current industry standard. He noted that surrounding communities and recent developments in the region are constructing 40-foot industrial buildings and emphasized that allowing similar heights is necessary for the City to remain competitive in attracting industrial development.

Amber Abel expressed concern about proposed changes to the zoning of their property, emphasizing that they purchased their home for its agricultural zoning, which has been vital for family and educational purposes. She highlighted the importance of maintaining agricultural land for programs such as the American Fork FFA, which have had significant positive impacts on students, including their own child. She requested that their property not be rezoned to civic or other classifications, stating there is no justification for including it in such changes. She also encouraged the city to intentionally preserve community character in planning, drawing on her experience in Ireland where rural areas near cities maintained a strong sense of community. She emphasized that thoughtful planning could support both livable neighborhoods and local businesses, such as small farms, helping American Fork remain a desirable place to live while maintaining its integrity and unique identity.

Toye Edmondson expressed concern regarding proposed changes to side yard and corner lot setbacks in the code. They noted that their plans for a home addition could be significantly impacted and emphasized that such changes could broadly affect corner lots and other properties throughout the City.

Carol Bell expressed concern about the proposed rezoning of her property on 300 North to professional office, noting that the area currently consists of residential homes. She stated that such a change could negatively impact homeowners who have invested in their properties over many years. She also raised concerns about proposed new roads by the hospital, suggesting that alternative routes should be considered to avoid directing traffic onto 300 North and impacting existing homes.

Kendall Pearson expressed opposition to rezoning areas from R1-9000 to R1-7500, emphasizing that such areas, including the sheep fields, are integral to the character and identity of the community. He supported higher-density development near public transportation and freeways but urged the City to preserve low-density neighborhoods and maintain the character of established residential areas farther from major corridors.

Reid Shelley expressed concern regarding proposed changes to RA-1 zoning. He noted that when their property was annexed into the City, it was agreed that existing animal rights and the RA-1 designation would be preserved. Reed stated that increased setbacks on narrower lots could significantly limit building options and impact the character of the area. He emphasized the

importance of maintaining the charm, quality of life, and open-space features that make the neighborhood unique, while recognizing the City's interest in development.

Ryan Naylor representing developers and architects, expressed concern that proposed height restrictions in industrial zones are too limiting. He noted that current and planned projects with clear heights of 32–36 feet would not be feasible under the proposed limits, and that existing businesses seeking expansion could be forced to relocate to less restrictive industrial areas outside the City.

Michael Jordan expressed concern about the proposed widening of 200 South. He noted that the street passes by Greenwood Elementary School, where parents currently park on both sides of the road, creating safety hazards for students. He emphasized that existing conditions, combined with limited crossing supervision, make it unclear how proposed improvements would safely accommodate school traffic during drop-off and pick-up times.

Shannon Magleby expressed interest in clarifying regulations regarding accessory dwelling units (mother-in-law apartments). She noted that their half-acre property has sufficient space in the front yard but were informed by the City that such units are not permitted in that location. She requested that the City consider allowing mother-in-law apartments or provide guidance on the regulations.

Ted Frandsen expressed concern regarding the proposed zoning of his family's 100-acre property along Boat Harbor Road. He noted that approximately 19.5 acres are designated as Shoreline Protection, which he believes extends too far inland compared with surrounding development. He also raised concerns about the northern portion of the property proposed as PR (Planned Residential) zone, stating that the new code lacks clear definitions for PR zoning and recommending alignment with the existing PR-3 designation of adjacent properties.

Amy Neil, provided feedback on proposed R1-7500 zoning south of Main Street. She emphasized the need for clear avenues for public input and noted that feedback should reflect the support of multiple residents. She expressed concern that uniform setback requirements may not account for existing buildings, making home expansions inefficient. She also suggested that livestock regulations, particularly for chicken coops, should allow for reasonable use without being overly restrictive.

Mark Robinson expressed support for taller industrial buildings and opposed the proposed 36-foot height restriction. He noted that industrial parks are typically isolated, and building height is not visually impactful, cautioning that restrictive height limits could reduce development opportunities and economic potential for the City.

Wendy Heater expressed concern regarding proposed changes to accessory dwelling unit (ADU) regulations. She described personal experience as a caregiver for a disabled adult family member and emphasized that ADUs provide safety, independence, and cost-effective housing solutions for medically dependent relatives. She stated that further restrictions on ADUs would negatively impact families like hers and encouraged the City to consider loosening regulations to align with practices in neighboring communities.

Bo Bahoravitch emphasized the importance of safety in planning and development, noting concerns about pedestrian accidents and traffic impacts. They encouraged the City to involve the fire and police departments in planning, ensure rules are enforceable, and address issues such as excessive lighting from commercial buildings. While acknowledging the challenges of growth, the speaker appreciated the City's transparency in the process.

Stewart Harman, representing five companies (Bach Homes and associated companies) with property in the City, expressed concern that none of the affected property owners received notice of the proposed changes. He criticized the approach as overly broad and lacking precision, citing a specific property in the Spring Creek area that was annexed nearly 20 years ago and is currently zoned TOD (Transit-Oriented Development) but is proposed to be rezoned RA-5. He questioned the consistency of the rezoning with planned transit station locations and encouraged submission of written comments to staff for consideration.

Christine Wilkinson expressed concern about a proposed three-story building on the corner of 3rd North and County Boulevard. She noted that the area includes Dan Peterson and Perry Elementary Schools, and that existing bus and vehicle traffic is already significant. She stated that a three-story building would exacerbate traffic, create safety concerns for students, and negatively impact neighborhood character. She suggested that one-story development would be more appropriate and noted that neighbors had not received notice of the proposed development.

Trent Barben, expressed opposition to the proposed R1-7500 zoning for his property at 560 E 620 North, located on a cul-de-sac near American Fork High School. He noted that the circle currently consists entirely of duplexes and that the proposed zoning would prevent updates or improvements to the properties. He requested that the area be returned to its original R-2 designation, citing no need for increased density or traffic.

Cody Jarrett, representing their family trust, expressed support for exploring a live-work pilot program for their parcel at the end of East Quality Drive, located between the industrial park and the Lake City Row development. They noted a need for small-scale retail to serve nearby townhomes and suggested allowing small business owners to operate on the ground floor with residences above, citing examples from other cities.

JD Deveraux expressed objection to the proposed rezoning of their RA-1 property near the north end of the cemetery to PF (Public Facility). He stated that the rezoning would severely limit property use, prevent additions or farming, and could result in loss of existing animal rights. He emphasized that the change could create hardship for current property owners and urged the City to reconsider the proposal.

William Handley, expressed concern about safety on 200 South, noting that the road is narrow and visibility is limited during early morning hours. He suggested adding a centerline or reflective markings to improve safety for commuters while infrastructure improvements are planned for the area.

Tony Blanco expressed concern about traffic congestion and infrastructure issues in the southern part of the City, particularly around 500 East and 1100 South, the roundabout near the freeway, and surrounding streets during peak travel times. He urged the City to carefully evaluate the impact of proposed development on residents, prioritize citizen safety and quality of life, and ensure new projects are visually compatible and thoughtfully planned rather than serving only developers or contractors.

Rod Matani, lifelong resident of American Fork, expressed concern about the loss of wetlands and natural habitats in the southern part of the City. He noted that development has contributed to the disappearance of monarch butterflies and milkweed, reducing opportunities for local children to experience and learn from these natural resources. He emphasized the importance of preserving remaining open spaces and wildlife habitats.

Gregg Lybbert expressed concern about rezoning RA properties to higher-density zones in the southern part of the City. He emphasized that many residents purchased land with the intention of maintaining open space for family life and natural enjoyment, and he urged the City to consider the impact of development on existing residents' quality of life and ability to preserve their property and lifestyle.

Public Hearing Closed

b. Public hearing on an update to the American Fork General Plan to update all sections to establish an updated vision for growth and development in the City.

Public Hearing Open

Gary Gibb expressed two main concerns regarding the proposed general plan. First, he noted that 1340 North, in the northern portion of the City, runs in front of Legacy Elementary and remains unmaintained despite its prior designation as a neighborhood collector. He requested that the street be improved and properly maintained. Second, he emphasized the need to support the arts in American Fork, suggesting the creation of dedicated performing arts spaces downtown as part of revitalization efforts, rather than allowing arts programs to be displaced by other uses.

Amber Lamph expressed concern about the treatment of farmland and agricultural green spaces in the proposed plan. She noted that her family's farm in the southwest corner of American Fork, one of the last long-standing farms in the area, was incorrectly labeled as vacant despite being actively farmed. She emphasized the importance of preserving working farms and green spaces, highlighted the city's registered century-old farm designation, and requested that wetlands near Spring Creek and other agricultural areas be properly recognized and protected in planning decisions.

Rob McNeil expressed concern about the City not allowing detached accessory dwelling units (ADUs). He emphasized that housing prices, particularly for townhomes, are increasingly unaffordable for local residents, including young adults who want to remain in American Fork. He suggested that permitting detached ADUs on existing properties with extra land could provide attainable housing options for family members or others in need.

Jennifer Green Delliskave, representing the Jess Green Descendants Trust, opposed the proposed downzoning of their property near 200 South and Mill Pond Road. She stated that the rezoning would substantially reduce the property's value, raised concerns of illegal spot zoning, and recounted prior rezoning requests, Planning Commission and City Council actions, and legal guidance from the state ombudsman regarding land conveyance. She suggested that the proposed zoning appears intended to allow the City to acquire the property at a reduced cost and indicated that legal representation would follow.

Jess Green, co-trustee of the Jess Green Descendants Trust and lifelong descendant of one of American Fork's original settlers, reiterated opposition to the proposed downzoning of property near 200 South and Mill Pond Road. He expressed concern that the City's actions—downzoning, transportation planning, and prior conditional rezoning decisions—could depress property values and constitute improper use of land use authority. He indicated his intent to file a formal complaint with the Utah State Auditor alleging violations of state land use and exaction laws if the City does not respect existing zoning and property rights, and noted that legal representation will submit the complaint.

Jared Green, lifelong resident of American Fork and son of Jess Green, spoke in opposition to the proposed downzoning of the family property near 200 South and Mill Pond Road. He emphasized the historical and personal significance of the land, expressing concern that City actions could devalue the property and requested that the City reconsider its approach.

Shawn Delliskave representing the Green Family Trust, spoke in opposition to the proposed downzoning of family property near 200 South and Mill Pond Road. He referenced prior findings by the Utah Property Rights Ombudsman regarding unlawful rezoning conditions and expressed concern about a continued pattern of City overreach. He requested a legislative audit and state oversight of American Fork City's land use practices, emphasizing the need for transparency and adherence to state property rights laws, and urged the Commission to pause and reconsider the proposal.

Public Hearing Closed

c. **Public hearing on an amendment and update to the American Fork Municipal Zoning Map. The update looks to update zone classifications, and the zoning of properties in line with the proposed land use updates identified in the American Fork General Plan, and zoning designations within the proposed American Fork Municipal Code. As the proposed land use ordinance adoption or modification is ministerial in nature, as described in Subsections (6)(a) and (b) of UCA 10-20-205, a Class A notice under Section 63G-30-102 is required to be provided and displayed for at least 10 calendar days before the day of the public hearing. The Proposal is being noticed in accordance with the Class A noticing requirements as outlined in the Utah State Code 63G-30-102.**

Public Hearing Open

Steve Phelon, property owner, spoke regarding the proposed shoreline protection zoning on his 26-acre property. He described prior land contributions for roads, trails, and state approvals for development, and expressed concern that 20 acres of his property are now proposed for shoreline protection. He emphasized that prior agreements and approvals supported development, and urged the City to reconsider the zoning designation.

Jim Olson, resident of 150 West, expressed strong opposition to the proposed rezoning of approximately 23 acres of farm and ranch land north of the cemetery from RA-1 to Public

Facilities. He stated that the change is unfair, could devalue private property, and allows the City to potentially acquire the land, which he feels has not been handled fairly in past situations.

Elizabeth Phelon, lifelong American Fork resident, spoke regarding her family's property and I-1 zoning. She emphasized that her family has maintained and protected green space and shoreline on the property, and criticized the city for failing to properly protect these areas previously. She encouraged city officials to visit properties in question before making zoning changes to ensure informed decisions.

Pharis Blackhurst spoke regarding his business and farm south of the freeway. He expressed concern over the city planning roads and infrastructure on property outside city limits and emphasized the impact of development on wildlife and existing traffic congestion. He noted that increased density approvals without sufficient infrastructure create safety and access challenges.

Brian Johnson, a resident at 624 West 330 South, expressed concern about traffic safety on the road leading into the Fed Farms development, noting drivers often travel at high speeds. He highlighted that both upzoning and downzoning can negatively impact property owners, potentially incentivizing sales, increasing density, and raising property taxes. He encouraged the city to preserve existing low-density areas west of the freeway.

Glenda Ferran emphasized that road conditions should be carefully considered when rezoning, noting that existing streets are poorly maintained and congested, such as 300 West during rush hour. She urged the city to ensure roads can safely accommodate higher-density development before approving zoning changes.

Janeen Ledkins expressed concern that the proposed rezoning conflicts with the stated purpose of American Fork's zoning ordinances, which aim to promote health, safety, morals, and general welfare. She highlighted issues with high-density development, including safety risks for children, inadequate parking, and traffic congestion, and urged the city to reconsider zoning changes to reflect the community's needs and values. She also expressed concern about city finances, taxation, and transparency. She questioned the costs and benefits of high-density development and developer incentives, including tax breaks and property acquisitions by the city. She emphasized the need to prioritize maintaining existing roads and infrastructure before new projects, and requested clearer public access to city budget information, audits, crime

statistics, and other expenditures. She suggested open houses or community meetings to inform residents and increase transparency.

Jill Barney expressed concern about the impact of high-density housing on traffic and community character. Drawing from her experience in Orem, she noted that apartment developments often generate more vehicles than zoning assumes, leading to congestion that affects surrounding streets, businesses, and daily life. She urged American Fork to carefully consider high-density zoning to preserve the city's culture and feel.

Steven Christiansen expressed concern that the proposed changes to zoning and development are rapidly altering the character of American Fork. He noted that public engagement on the process could have been more widely shared earlier, potentially increasing participation. He felt the city is shifting from a close-knit, small-community feel toward a more urbanized, transient population, and indicated that this may lead long-term residents, including themselves, to relocate.

Paul Christianson, a lifelong resident of 200 West, raised concerns regarding the city's infrastructure relative to proposed high-density development. He noted longstanding traffic and emergency access issues, including limited routes for fire trucks and ambulances, and questioned the city's lack of progress on previously proposed bridges and road improvements. He emphasized that before approving additional high-density housing or zoning changes, the city should prioritize completing essential infrastructure to ensure safety and accessibility.

Curtis Graham emphasized the historical significance of the area north and south of Main Street, highlighting homes dating from the 1860s–1900s with architectural and cultural value. He expressed concern that new high-density development could threaten these historic properties and the sense of community, citing examples of neglect in existing multi-unit housing. As a resident and ecclesiastical leader, he urged the council to prioritize preservation of American Fork's historic legacy and maintain the character and stewardship of the city for future generations.

Rod Martin noted that the state legislature is currently in session and urged careful consideration of the demands being placed on cities.

Wes Hancock, resident of 200 South and 100 West, expressed concern about poor street maintenance in his neighborhood. He noted that while major streets like 200 South have been rebuilt, many smaller streets remain in disrepair, and street sweeping is inadequate despite city resources for land acquisition.

Matt Bishop, business owner on 1500 South in the RA-1 area, expressed concerns regarding storm drain fees and ongoing street maintenance. He noted that he and a few others still maintain livestock in the area, emphasizing the value of animals for community enjoyment and requested protections for animal rights in future zoning. David Bunker confirmed that he would be grandfathered in to continue keeping his animals under the proposed zoning changes. He also raised traffic concerns related to the train and roundabout on 330 South, suggesting the city be more proactive in creating alternative routes rather than relying on residents.

Diana Long emphasized the importance of residents regularly attending meetings to ensure that the city's zoning and density decisions remain aligned with community preferences.

Christine – sign up and get the emails with agendas

Ryan Hardman, owner of 742 North 100 East, expressed concern about the proposed connector road between First East and Second East, noting that increased traffic could create unsafe conditions. He cited previous accidents in the area, including a fatality, and stated that repeated city attempts to acquire portions of property for the project have caused him and neighbors to feel harassed. He emphasized the need for honesty and transparency from city representatives when working with property owners.

Sarah Hardman expressed concern over the proposed connector road, noting that the projected cost—around $3 million for a single block—would be excessive given the city's existing road conditions. She emphasized that improving current roads, many of which are in poor condition, should take priority over constructing a new connector, especially for a project that she believes is unnecessary for local residents.

Brian Brown, a property owner north of the cemetery, urged the Planning Commission and city leadership to consider citizens' concerns. He stated that the proposed changes would remove

property rights from residents while favoring developers and the City, and requested that the city prioritize the community's voice in zoning decisions.

Troy Wise, an eight-year resident of American Fork, expressed concern over the city's rapid growth, noting that it has reduced open spaces for recreation and increased stress. He emphasized preserving the character of the city, including allowing residents to maintain personal freedoms such as keeping chickens, and encouraged the Planning Commission to reconsider regulations that may unnecessarily restrict property owners.

Chase Maxfield suggested that the city consider improved transportation options, including proper biking facilities, pathways, and accommodations for e-bikes, as alternatives to car traffic, to enhance mobility and accessibility.

Kirk Magleby suggested increasing transparency by providing residents with comparisons of American Fork's city operations, efficiency, and management relative to neighboring or similar cities, such as Linden, Cedar Hills, Vineyard, Pleasant Grove, and New Utah City. He noted a perception that the city lacks clarity on its growth direction and expressed interest in easily accessible benchmarks to evaluate city performance.

Public Hearing Closed

ACTION ITEMS

a. **Discussion and election of the Chairperson for the American Fork City Planning Commission.**

Christine Anderson expressed willingness to continue serving as chair but emphasized openness to supporting another member in that role. They noted the importance of keeping leadership

discussions flexible and ensuring that suggesting a change in chairmanship is never perceived as an insult.

Rod Martin made a motion to appoint Christine Anderson to continue serving as Chairperson for the American Fork City Planning Commission.

Claire Oldham seconded the motion

Voting was as follows:

Christine Anderson	**AYE**
Chris Christiansen	**AYE**
Claire Oldham	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**
Rod Martin	**AYE**
Geoff Dupaix	**AYE**

The motion passed

b. Discussion and election of the Vice Chairperson for the American Fork City Planning Commission.

Rod Martin made a motion to appoint Chris Christiansen to continue serving as Vice Chairperson for the American Fork City Planning Commission.

Harold Dudley seconded the motion

Voting was as follows:

Christine Anderson	**AYE**
Chris Christiansen	**AYE**
Claire Oldham	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**
Rod Martin	**AYE**
Geoff Dupaix	**AYE**

The motion passed

Other Business

Adjournment

Geoff Dupaix motioned to adjourn the meeting.

Chris Christiansen seconded the motion.

Voting was as follows:

Christine Anderson	**AYE**
Chris Christiansen	**AYE**
Claire Oldham	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**
Rod Martin	**AYE**

Liz Phelon
Lizbeth Saavedra
Lloyd Brown
Lottie Deuraux
Marilyn Greenwood
Mark Border
Mark Midgley
Mark Nielsen
Mark Parratt
Mark Roylance
Matt Adams
Matt Bishop
McKell Dalton
Michael Georgeson
Michael Peterson
Mike Deveraux
Mike Johnson
Pat Warren
Peter Edmondson
Rachel Arnell
Rebekah Watson
Reid Shelley
Robert Hansen
Robert Nelson
Rodney Mitani
Roger Clarke
Ron Ulloa
Ryan Curley
Ryan Hardman
Ryan Naylor
Sarah Hardman
Scott Harrington
Shannon Magleby
Shawn Delliskave
Shawn Warenski
Stephen Phelon
Steven Christiansen
Steven Price
Stewart Harman
Suzanne Curley
Sydney Seaman
Tamara Border
Ted Frandsen
Todd Andersen

02.04.2026 PC Meeting - Public Hearing sign-in list

? Curley
Adam Arrington
Amber Abel
Amber Lamph
Angela Plummer
Ann Maas
Ben R
Bill Leinbach
Bill Spence
Bo Bahoravitch
Bonnie Hulon
Brent Barney
Brian Johnson
Brian Nelson
Bryan Larsen
Bryce Bunker
Carol Bell
Chantel Jensen
Chase Maxfield
Chet Stevens
Chris Gordon
Christy Kane
Clayton Hutchings
Cleon Hodges
Cody Jarrett
Conner Sugrue
Conrad Kreutzer
Cory Aitchison
Dane Hill
Daniela Roderigez
David Holindrake
David Paulson
Dean Kitchen
Debbie Whitehead
Dee Long
Derek Daniels
Derek Rindlisbacher
Derek Wride
Deya Donadel
Don Abel
Dores Vaughn

Doug Kunkel
Duane, Bingham
Dusty Pyne
Eric Dean
Ernesto Lezama
Esther Candari
Flavia Theetge
Gannina Cardinale
Garrett Price
Gary Gibb
Glenda Ferran
Gregg Lybbert
Heidi Spratford
Hody Darnen
James Olson
Janeen Ledkins
Jared Herzog
Jaris Erdmaun
JD Deveraux
Jennifer Delliskave
Jennifer Stevenson
Jess Green
Jessica Midgley
Jill Barney
Joe Liddle
John Heeder
John Woffinden
Josu Matthews
Justin Warner
Kammie Phillips
Karen Backer
Karen Chipman
Karianne Elliott
Kathleen Street
Ken Hulon
Kendall Pearson
Kimberlie Paulson
Kimberly Matln
Kirk Magleby
Kline Bradford
Lafe Nielson
Lambourne Household
Linda Bethers
Lisa Richards

Toye Edmondson
Trent Barben
Trent Boggess
Trent Vukich
Troy Wise
Vicki Lybbert
Weston Hancock
William Ferran
William Handley

General Inquiries:

- I received a notice that the zoning designation is proposed to be changed on property owned by Binch Family LLC and Binch Children LLC. I am requesting information about the proposed change. Please email info. - Scott Kettle, Binch Children LLC Registered Agent
- I had Myrna Milne call in about the code re-write. She wanted to know what is going to be changing for her property. I told her I could send her zoning information when it because available, but I wasn't sure if someone could call her and either tell her what the changes would be or if there would be no changes.
- A man named Robert Crookston, came by to speak to you. He had a mailer that had come to his house and he had some questions for you.
- Hello, I am wondering if my property will be affected by possible zoning changes (I looked at the public hearing info for a while and couldn't find the relevant information). My property addresses are in American Fork. - Karianne Elliott
    - Karianne's current property is zoned PO-1 and is currently proposed to change to an R-1-7500 Residential Zone. Karianne operates a Commercial Daycare on the property and is currently grandfathered in. She was wondering if she could be zoned to a zone that permits commercial daycare.
- I received a postcard that my home might be affected by zoning changes. I looked at the documentation and there is so much to go through, I can't tell if I will be impacted or not. Will this land be impacted by the changes? - Lynn Marchant
- The notice I received of the Public Hearing on Feb 4, 2026 indicated that there may be actions that "recodify, enact, amend, make modifications to the zoning map...." I have found specific detail on the changes to city code Titles 15 and 17, and the "2026 American Fork General Plan." I have been unable to find any information on changes to the zoning map. I respectfully request information on where to access the information on the "modifications to the zoning map. Thank you for your assistance. – Royce Shelley
- Could you please call Kris Hammond ? She has property on Automall Drive and wants to know what code changes there will be and how it will affect his property.
- Voicemail from a Rebecca Murdock saying she has questions about the code changes.
- This gentleman wants to know what changes exactly are happening to the zoning near his house and what all the modifications are for the PH next week.- Anothony
- I checked the website today and still don't see the list of approved uses in each of the zones. Do you know when that might be available? - Brian Carlisle

- Jennifer Delliskave received a letter in the mail notifying her of an upcoming public hearing. Jennifer is the trustee for the Green property. Would it be possible to see what changes are being proposed?- -Andy
- I want to request a zone change for some property I own in the city. I didn't see an application for that online. Can you help me? - Ted Franson
    - Met with Ted on 02.02.2026 to talk about his properties down on the south side of the City. He wanted to remove the Design Commercial Land Use Designation from his property, and I indicated that it was proposed to remove it. He was also wondering about the R1-12000 Zone for his property and PR Zone for his property. Ted was also wondering about density transfers, and I told him about the TDR code found in Section 17.4.605 and to reach out to Patrick about the density transfer.
- Brooke Packer was wondering about property and to see if it can be rezoned to allow agricultural animals on the property.
- Nic Rasmussen called was looking to demo a building on the property and provide a new home on it. He was wondering if his parcel can be kept in the RA-1 Zone even though it's not a one-acre lot.
- Kevin Mulvey was requesting a Code Text Amendment to have natural gas utilities as a permitted use in the PF Zone.
- Michael Peterson was concerned with the RA-1 zoning going away from his property.

Opposition:

Property Owner: Hyrum Tanner

Comment:

Hello.

I am the resident at "redacted address" in American Fork and I wish to voice my opposition to the proposed zoning change at "redacted address" American Fork for the following four reasons:

1. The appeal of this neighborhood when we moved in was its calm tranquility and low traffic. Much of that has already been eroded by excess construction north of our street. Additional construction directly across the street will inevitably make the situation worse, further reducing both the value of our property and the quality of life in this neighborhood. Developers often prioritize packing as many houses as possible onto available land, with little regard for the impact on existing neighborhoods or current residents.

2. There is a wooded area with trees and a stream just west of the "redacted address" property, affectionately known to us as "the forest". This small but valuable natural area is worth preserving over any new development opportunity. It would be a serious travesty if it were destroyed, damaged, or altered in a way that dries up the stream or eventually kills the trees and wildlife that depend on it.
3. It has long been known that unpredictable water tables and subsurface zones run beneath our neighborhood. The existing property at "redacted address" sits atop a hill for good reason, and when Mr. Gray was alive, he took care to direct the downward-flowing water around his property. Building a new house to the west or north would likely require excavation that disrupts this underground water flow. This could have devastating consequences for my property and would pose serious risks to any new homes built in the affected area. In my experience—and that of my next-door neighbor—such issues cannot be reliably mitigated simply by installing additional French drains.
4. It is unclear what the plan is for the existing house. It would be unfortunate if it were to be torn down. The home is iconic and was one of the first (possibly the very first) built in our neighborhood.

It's unlikely that I would be able to attend any hearings due to other time obligations. Is sending this letter of objection to you sufficient, or do I need to take any more formal steps (such as submitting it through a specific portal, addressing it to the Planning Commission, or providing it at a public hearing)?

Thank you for considering my concerns.

Property Owner: Vivek Patel

Comment:

Hi Cody and Annalisa,

We found out that our land, "redacted parcel ID", was a part of the public hearing for zoning change.

As owners of the land, we would like the land to remain commercial zoning as it is intended for commercial purposes in future development.

What do we need to do to ensure that the parcel stays in commercial zoning?

Thank you

Vivek

Property Owner: Jennifer Delliskave

Comment:

Dear Planning Commission Members,

I am one of the co-trustees for the Jess Lynn Green Descendants Trust. We own land that the city is proposing to rezone. **WE DO NOT WANT TO BE INCLUDED IN THE REZONING**.

To remind you of some history we have with the city regarding applications to rezone:

The current zoning of our parcels is a mix of TOD, RA5, RA1, R1-20000 (see attached map of current zoning ("redacted addresses and parcel IDs")

The proposed rezoning would put all of our land into R1-12000.

That will substantially devalue our land.

In 2024, we applied to rezone all of our parcels to TOD. During the Planning Commission meeting where our application was discussed, **the city attorney told the planning commission that she would not recommend rezoning unless we gave the city, for free, a huge swath of land for a road. She stated, out loud, in the meeting, that the city needs our land for a road but cannot afford to buy it.**

When the state ombudsman said that city cannot require us to give up land in exchange for rezoning, the council voted against our rezoning request.

The new transportation maps clearly show that the city plans to put a road/roads through our land. The only conclusion we can come to, given the history of our requests and the statements of the city attorney, is that **the city is purposely devaluing our land so that they can condemn and buy it at much lower value.**

Let me repeat: This history is clear evidence that the city is purposely rezoning our property to devalue it.

Again, we do not want to be rezoned. We are asking you to remove our land from the rezoning proposal and leave it zoned as it is.

Property Owner: Steven Christiansen

Comment:

I'm reaching out because I've been reviewing the proposed 2026 General Plan map, specifically the section moving the residential blocks between Pacific Drive and 100 South into the CC (Central Commercial) zone.

My house is at "redacted address", just three houses south of that proposed boundary.

My main motivation here is that 300 West has become incredibly busy, and the traffic volume is now a major pain point. I've contacted the city several times over the years about this traffic, but since there hasn't been a clear solution to mitigate the noise and volume, it's started to negatively affect my property value as a residence.

Since the city is already planning to rezone the northern half of the street to CC, I'd like to request that my property be included in that change or a Mixed-Use equivalent. It seems like the only logical way for me to recoup the value I'm losing due to the street's transition into a major corridor.

With the public hearing coming up on Wednesday, February 4th, I'd like to get this request formally on the record.

Property Owner: Reid Shelley

Comment:

I am looking for information concerning the city's proposed changes in zoning and would appreciate it if you could direct me to those who could help with my concerns and answer questions concerning the proposed zoning of our lot.

Our lot which is "redacted parcel ID" was annexed into the city as Zone RA-1 from the county in order to preserve our agricultural and ability to have animals on our property. The lot is 1.96 acres and qualified for the RA-1 Zone.

In looking at the proposed zone map, it appears that the city wants to change our zone to the R1-7500 zone, along with that of our neighbors. I would like to know what the reasoning is and why the change, when we were assured as we entered the city that we could maintain the rights currently allowed in the RA-1 zone.

Comment from Mr. Tom Clark

My name is Tom Clark, and I am a long-time resident at "redacted address". I am writing to formally express my concern regarding the "Draft Zoning Code Rewrite" currently under consideration.

While I understand the City's desire to modernize our code, this draft appears to prioritize developer efficiency at the expense of existing homeowners' property rights. Specifically, the proposed changes effectively "downzone" my property and significantly restrict my ability to adapt my home to my family's future needs.

I respectfully request the following three changes to the draft before adoption:

1. Restore the "Corner Lot Rear Setback" Exception (Stop the Downzone)
The current code recognizes the unique nature of corner lots by allowing a reduced rear setback (typically 15 feet) when the lot abuts a neighbor's side yard. The proposed draft eliminates this exception, imposing a flat 20-foot rear setback (Table 14.12.050). **This would cripple my ability to add a garage, shop, or additional living space to my home.**

Impact: The proposed change immediately strips 15 feet from my backyard (see Sec 17.4.201(E)(1)(e)(iii)).* It is unfair and callous to penalize existing corner lot owners by reducing our buildable envelope to "streamline" the code for new subdivisions. Please retain the exception for corner lots abutting side yards exactly as it currently exists.

2. Allow "Non-Conforming Expansion" for Additions

The proposal increases the side setback from 8 feet to 10 feet. While my existing home is grandfathered, this change likely prevents me from building a future addition that follows my home's existing wall line.

Request: Please add a specific clause to **Chapter 14.21** stating that *"horizontal additions to legal non-conforming structures are permitted, provided they do not encroach further into the setback than the existing structure."* Without this, you are effectively freezing older homes in time and blocking reasonable improvements.

3. Remove the Ban on External ADUs (Align with State Goals)

Section 14.12.080 explicitly prohibits "External Accessory Dwelling Units." This contradicts the spirit of State of Utah HB 462, which encourages cities to *reduce* regulations on ADUs to combat the housing shortage.

Concern: By banning detached ADUs while simultaneously offering "infill bonuses" to developers (Section 14.12.060), the City is signaling that density is only acceptable when it benefits large developers, not individual homeowners. Please strike the prohibition on external ADUs and allow homeowners the flexibility to house aging parents or adult children.

I ask that these comments be entered into the public record. We should not be rushing to pass a code that erodes the rights of the residents who are already here.

Property Owner: JD Deveraux
Comment:
Hi Patrick,

My name is JD Deveraux.
I spoke with you today at the city office and attended the planning commission meetings on 2/3/25 and 2/4/25. My home is located at , American Fork. My father's home "Don Michael Deveraux" is located at American Fork.
My father and mother own the 8.18 acres between these two properties. Utah County Tax ID #

This property is currently zoned by the RA-1 on the current zone map. With the changes suggested at planning commission this property would be rezoned to PF "Public Facility." We are not interested and object to the rezoning of our land. We see this is a take from the city and government with the use of our land in the future. This would also make us a non-conforming use for our current agricultural animals on this property. This would not be in our best interest to have to comply with a non-conforming use for animal rights, as we have all agricultural and animal rights within the zone we have lived in for 3 generations.
If the rezoning happened, we would be subjected to only being able to sell our land to one buyer, that of course would be American Fork City. We do not have any interest in selling our land at this time and enjoy the open space and what my grandfather purchased as a family legacy to be handed down to future generations.
If the rezoning was approved to the PF zoning. We would not be allowed to ever add any structures or additions to our property, as the code clearly states that we are not a public facility. This would not be in our best interest to utilize our ground for future needs of agriculture.
I would also add that the future land use map of this RA-1 property should be R1-9000 as it previously was on the current land use map. We object to the future land use plan to be overlaid with PF zoning.

I respect and understand that American Fork City is running out of Cemetery as this city continues to grow. I believe this is what the rezoning and land use maps are pointing towards. High density housing and zoning have not and will not help this cause. I know several cases were other landowners offered to sell their land to the city, and the two parties could not come to an agreement. All properties that could have been purchased by the city with willing

landowners never come to terms on a contract. I would suggest that if the city needs more land for the cemetery, they should work within the properties they own now that were planned for future cemetery. I would be happy to discuss these options and share my knowledge and opinions of what I know could be options, as I am a resident of this city from birth and I do want what is best for the city.

Respectfully,
JD Deveraux

Gary Gibb

February 4, 2026

To the Planning Commission:

Thank you for allowing this public comment to address the general plan for American Fork City.

My comments tonight are to address two concerns that are not addressed in the current general plan, and that seem to be unaddressed in the proposed general plan. While specific to my own neighborhood, in my opinion, they are symptomatic of concerns citywide. They concern road maintenance and development of the arts.

I live in the most northern portion of American Fork and have been a resident there for over 20 years. My home is situated two blocks north of 1340 North, the main collector for our neighborhood. I challenge any member of the planning commission, or other public official to drive at the posted speed limit on 1340 North, in the designated traffic lane. You will not avoid the road damage and haphazard repairs on this road which currently has a designation of neighborhood collector. During the time I have lived here I have seen only a few repairs done in patches. The previous master plan called for the intersection with 150 West to be repaved, and this was done. The ADA access for the intersection with center street was recently redone, yet I am unsure why this was needed, at this intersection but not at others in the same vicinity–as all of them already had ramps at the sidewalk. Gratefully, our winter has been mild, or the rate of road failure on this street would have been significant, as it is each year.

Specifically, I wonder why this neighborhood collector has been so neglected over time, especially with traffic for Legacy elementary school which is located on this very street. I have seen improvements to streets that also have schools on them, but not for this one. I actually drive two blocks to the north to enter my neighborhood and avoid this road because of its poor condition. I know neighbors who do the same. The more well maintained road is serviced by the county.

The newly proposed general plan is unclear whether 1340 North continues to be designated as a neighborhood collector. I ask that is does retain this designation, and that improvements to this road be made.

With the possibility of a bond for a new public works building, I question what my tax dollars are doing to maintain the northern portion of our city. Please don't forget the good citizens of American Fork who live in those areas to the north and have paid taxes for decades without some of the visible improvements now taking place for our citizens in the growing southern portions of the city.

If one purpose of the general plan is to develop a transportation master plan, then this should include a systematic, regular, measurable, and ongoing audit process of the condition of ALL city streets. I do not see evidence of a systematic audit. Instead, street repair seems to be based on failure of a road. Before approving a potential ten million dollar bond for public works

facilities, I would like to see our public works department be more systematic maintaining and improving the roads of our city.

Secondly, the master plan addresses development of American Fork and specifically identifies some focus for the city. This includes:

Improve Commercial Spaces: Enhancing existing commercial areas, particularly in the downtown core, while ensuring adequate commercial space for future needs. Residents desire more dining options, entertainment venues, and neighborhood-serving retail in strategic locations.

Revitalize Downtown: Creating a vibrant, walkable downtown with historic character that serves as a gathering place and heart of the community. Downtown was consistently identifi ed as needing attention and having signifi cant potential to enhance community identity. Maintain

Community Character: Preserving American Fork's hometown feel, historical elements, and sense of community pride while accommodating growth. Residents value the city's heritage and desire development that complements rather than confl icts with established character.

Enhance Quality of Life Amenities: Investing in facilities and services that enhance daily life, including an updated recreation center, which received strong public support, along with other community gathering spaces, cultural venues, and amenities for all ages.

For many years American Fork has been known as a city that values the arts, yet I have seen this give way to other areas of focus over the years, particularly giving way to developing more parks and recreation spaces and programs. I love access to these facilities and programs, yet I would like to see more balance in this area, especially with use of resources like the PARC tax.

When the recreation center was originally constructed, there was space designated there for the use of the Arts Council. This space was used for classes, rehearsals for the performing arts, and more. Gradually this area was overtaken by the sports programs and is now no longer available for the arts. No replacement venue was provided. Venues for the performing arts to have a permanent performance space are needed.

I hope that such spaces are provided for in the master plan and that the arts are not forgotten or continually relegated to outdated and well worn spaces. We have an opportunity to shape this into our plans to enhance the quality of life, build community character and revitalize downtown.

Thank you for listening. I hope you will consider how these items apply to the next master plan for American Fork.

Gary Gibb
1437 N 20 E
American Fork UT
garyjgibb@

Justin Warner

Good evening. My name is Justin Warner, and I live in the Northeast quadrant of the city, just Northeast of American Fork High School. I'm here to express my opposition to the proposed zoning map change that would eliminate R1-9000 and rezone properties to R1-7500. My hope is that this public hearing is more than just a formality and that you will sincerely consider what is being said tonight.

I live on a .33-acre lot with 25 acres of undeveloped land directly behind my home. Our neighborhood was first developed in the 1950's with more additions in the 70's, the 90's (when my home was built), and as recent as the 2010's. Every home in and around me has been zoned under the same guidelines for decades. Changing the zoning on this last remaining piece of land could significantly alter our neighborhood by allowing up to 25 additional homes in that space.

Tonight, I have three questions for the commission and one request.

First: American Fork's municipal code, ~~as stated in Planning~~ Commission agendas, requires that "this code shall not be amended unless it can be shown that changed or changing conditions make the proposed amendment reasonably necessary." Could you please explain what specifically changed or what changing conditions make reducing the minimum lot size by 17% and completely eliminating the R1-9000 zone reasonably necessary?

Second: On February 2nd, the city's website stated in reference to this hearing: "Most property owners will not be impacted by these updates." Looking at the current zoning map, R1-9000 appears to cover a substantial portion of American Fork residents north of Main Street. Can you clarify how many properties are being rezoned to to R1-7500, what percentage that represents of current homeowners, and how that reconciles with the statement that most property owners won't be impacted?

Third: The Neighborhood Preservation Committee's mission includes protecting property values and preventing neighborhood deterioration. The Planning Department's mission includes creating a sustained community that is desirable as a living environment. For my neighborhood, if the 25 acres behind my home were to be developed under these changes, density could increase by 33%. With that comes increased traffic on deteriorated roads with challenges accessing main arteries. How does this zoning change align with these missions to preserve neighborhood character, quality of life, safety, and property owner investment?

I'm not opposed to thoughtful growth and development. I simply want to understand the rationale and ensure all residents have adequate information about how this affects their neighborhoods.

My request: Please consider tabling the zoning changes to allow time to provide all residents with a clear map of affected properties, hold at least one community meeting focused specifically on the zoning changes, and share the analysis that demonstrates the changed conditions your policy requires. If tabling is not feasible, I ask you to retain the R1-9000 zone as currently exists.

Thank you for your time and consideration.

Justin Warner
jWarner7

TO AMERICAN FOR CITY PLANNING COMMISSION

On February 4, 2026, I attended the public hearing on Planning and Zone Changes. We were asked to hold comments if it had been talked about. My Wife and I believe we need to look before giving a go on areas of special needs, Agricultural area, and safety of our community.

(1) SUBDIVISION

A. The lots need to be .20 so people can feel more comfortable and not feel like they are tight. This way when homeowner can walk out the back door it does not run into neighbor's house and a back yard for kids to play, have gardens to learn where food comes from.

B. Not every car can fit in garage able to hold two cars side by side without needing a shoehorn and Vaseline to fit.

C. Mother-in-law apartments/ ADU or other special needs to be installed in homes,

D. Parking/ roads need to be wider than protocol for cars and trucks to use the roads. So, we can get Fire trucks and Ambulances to the house. Look at 400 West between 500 North and 700 North

E. Distance between home 10 feet on each side for safety. 8 feet between homes is not enough room for cars, trailers or other large items.

F. UNDERSTANDING of homeowners in existing lots to remodel their homes or to replace with bigger homes on the lot.

(Some homes are small and with enough area to add on, case by case.)

NO APARMENTS LIKE THOSE ON 100 EAST BY MACY'S PEOPLE CAN'T GET IN OR OUT WITH VEHICLES.

AGRICULTURAL AREAS

A. A PERMENANT AREAS FOR FARM AND CATTLE PROTECTION NOT JUST A BLAINK STATEMENT SAYING GRANDFAATHER CLAUSE THAT CAN'T BE CHANGED OR OVERLOOKED. WITHOUT PENALTIES ON THE CITY.

B. NEED AN UNDERSTANDING OF CROP ROWTATION.

C. SOME TYPE OF EDUCATIONANL ON HOW FOOD IS GROWN FOR ANIAMALS AND HUMANDS.

D. UNDERSTANDING LOOKING FEEDING HORSES, COWS, IS VERY RELAXING AND HELP WITH DEPRESION BY TOUCHING ANIMALS WITH OWNERS APROVAL. THESE ANIMALS ARE THERAPY ANIMALS CAN COME AND SEE CALM.

E. THESE FARMERS HELP THE COMMUNITEE KIDS WITH FFA OR 4H, AND TEACH WHAT IS NEED TO TAKE CARE OF ANIMALS, SOIL CONSEVATION, AND LIFE SKILLS. BE A FARMER.

F. FARMERS WORK FOR EVERYONE AND PROVIDE A NEED COMODITY FOR US.

SOME WAY OF SAYING DEVELOPERS OFF LIMIT AREAS.

UNLESS THE FARMER CALLS THEM OR THE CITY, ABOUT BUYING THE FARM.

NO MORE ENCROACHING ON PRIVATE PROPERTY.

LEAVE WETLANDS ALONE.

A BETTER MAP AT PLANNING AND CITY MEETTING SO PUBLIC ABLE TO SEE STREETS, AND PARKS, INTERSECTIONS.

Thank you for understanding my thoughts.

Douglas Shane Kunkel

Douglas and Donna Kunkel

Dear Planning Commission Members,

Thank you again for taking the time to review public input on the proposed code rewrite. I appreciate the work that has gone into this effort and agree that a comprehensive update to the City's code has been needed for some time.

As with my earlier comments, I apologize for not being able to attend the meeting in person. I submitted a video with my public comment and wanted to include this email as a written reference

summary of the main points I covered in the video, in case it's helpful as you review feedback.

Please note that my comments are limited to pages 1–54 of the draft code, simply due to the volume of material and the time required to compare the proposed changes against existing code. Sending both for public comment required significant amount of time to review the materials. Perhaps it would have been better to send the general plan first, get comments and then move forward with the code rewrite. There could be an unintended message sent to the public that by doing both at the same time public comment isn't really taken into account since the General Plan is the foundational document that is taken into account to write toning and code changes.



(Click on picture to watch video)

Summary of Points Referenced in the Video

General Observation

While I'm supportive of both the General Plan update and the code rewrite, I do think tackling both simultaneously makes it difficult for residents to fully digest the changes and understand how the two documents interact. That said, I appreciate the opportunity to provide input and remain supportive of the overall effort.

Appeal Process / Board of Adjustment

- I have significant concerns with how the appeal process to the Board of Adjustment is proposed.
- The current code includes clear timelines (such as a 45-day window) for filing appeals or requesting interpretations to the Board of Adjustments, which provides clarity, transparency, and fairness.
- The draft code removes these timelines, which I believe will create ambiguity and potential long-term disputes.
- I strongly recommend retaining the existing appeal timelines and procedures that have been refined over many years and have worked well in practice. These sections of current code can be found in 17:2:304-309.

Separation of Powers

- American Fork has historically shown the believe in separation of powers in its government by having the administrative code give a clear separation between administrative, legislative, and quasi-judicial functions.
- The proposed code shifts more quasi-judicial authority to the City Council, which eliminates an all-important check and balance of power.
- Based on my experience on both the City Council and the Board of Adjustment, having an independent body review variances and interpretations is critical to maintaining fairness and public trust that can only be overturned by the 4th district court. This balance of power has served the city extremely well over the years. Happy to provide specific examples from my personal experience upon request.

Enforcement Language

- I recommend revisiting enforcement language that defaults violations to misdemeanors.
- Former Councilmember and attorney Jeff Shorter taught me a great lesson about infractions and misdemeanors. First-time or unintentional violations should generally be treated as infractions, with misdemeanors reserved for repeat or egregious offenders.
- This approach encourages education and compliance rather than unnecessarily criminalizing residents.

Definitions

- Clear definitions matter, especially when they affect how code is applied.
- I recommend aligning definitions, particularly for "dwelling units," with the International Building Code to reduce confusion and inconsistent interpretation.
- Consistent definitions help residents and staff alike and avoid unnecessary disputes.

Accessory Buildings – Maximum Area

- The proposed reduction of accessory building size to 8% of total lot area is a significant change from the current 25% of rear yard standard.
- I'm unclear what problem this change is intended to solve and am concerned about its impact, especially in older neighborhoods with long, narrow lots.
- I recommend reevaluating this change and considering whether the existing standard better reflects real-world conditions.

Development Review Committee (DRC) Thresholds

- I appreciate keeping staff review in place rather than pushing more projects to the Planning Commission.
- However, reducing the DRC review threshold from 1,000 square feet to 750 square feet feels arbitrary and may create unnecessary delays and bureaucracy.
- For many accessory structures, the Building Department review process alone may be sufficient and more efficient. After all, we do currently trust the building department to review building permits, which includes site plans, for homes that can be 10,000 sq ft or larger.

Accessory Apartments – Parking

- The reduction from two off-street parking spaces to one raises concerns.
- Historically, neighborhood support for accessory apartments has hinged on preventing excessive on-street parking.
- I encourage reconsideration of this change to preserve neighborhood character and minimize parking impacts.

Accessory Apartment Permits

- The introduction of a separate accessory apartment permit appears to add complexity without clearly addressing an existing problem.
- In the past, compliance with building and occupancy permits has been sufficient.
- I question whether this additional permit creates unnecessary cost and bureaucracy for residents. Again, what specific problem that is currently happening on a repeated basis is this requirement trying to solve?

Rental Dwelling Licenses

- The draft appears to subject accessory apartments to rental dwelling licenses, which conflicts with current code and original intent.
- Existing code explicitly excludes owner-occupied accessory apartments from rental licensing requirements.
- I recommend maintaining that exemption to stay consistent with prior policy decisions and intent.

I appreciate the opportunity to provide these comments and hope they are received in the constructive spirit in which they are offered. My goal, as always, is to help ensure the City's code is clear, fair, and workable for both residents and staff.

Thank you for your time and for your service on the Planning Commission. I'm happy to answer questions or provide additional clarification if that would be helpful.

Sincerely,

Rob Shelton

Patrick,

Are you the right person to provide written comments to on the proposed zoning changes?

I didn't comment last night because I followed the direction to not repeat comments on topics already brought up.

My concern is the removal of the corner lot setback exceptions. Having lived here for 27 years, the plans to build onto our home is dramatically limited by stripping away these exceptions. Please don't let that happen to so many, many residents, most of whom probably don't even know what is happening. Those setbacks compensate for the loss of buildable space caused by the required setbacks from the street on two sides of our home. I can't imagine anyone thinking their removal is fair or reasonable.

Can you officially enter this comment into the record, and how can I stay informed about any decisions made on this matter?

Thank you,

Tom Clark
4 W 1340 N

Dear Ms. Lurker,

I am writing ahead of tomorrow's public meeting on February 4th regarding the proposed citywide zoning overhaul. As a resident of 300 West (residing at directly adjacent to the proposed Downtown boundary), I request that the City consider a minor but meaningful adjustment: extending the mixed-use zoning designation to include properties on the east side of 300 West.

300 West has become one of the most heavily trafficked streets in American Fork. When the City approved large condominium developments west of I-15 before adequate infrastructure was in place, our street became the primary east-west connector for that traffic. The consequences have been severe and personal:

- Our family's car was sideswiped while parked in front of our home.
- Our dog was killed on this road.
- Neighbors have suffered property damage from accidents.
- One family had a parked vehicle totaled.

These are not hypothetical risks. The traffic volume and speed on 300 West have made it unsafe and have driven down our property values. While we understand a flyover may be planned for the future, that infrastructure is potentially a decade away, and residents like us are bearing the cost today.

The current proposed Downtown boundary stops at 300 West and 100 South. I am asking the City to extend the mixed-use zoning designation to include properties on the east side of 300 West. This adjustment would:

- Affect only 4 additional properties
- Acknowledge the commercial-level traffic these homes already endure
- Allow property owners the option to pursue commercial use in the future
- Help offset property value losses caused by development decisions beyond our control

The City's own planning documents recognize that 300 West will remain a major arterial for the foreseeable future. Mixed-use zoning for frontage properties aligns with the road's actual function as a high-traffic corridor, not as a quiet residential street. Additionally, your Downtown planning materials emphasize the value of connectivity and commercial presence. Extending this zone slightly westward would support those goals while providing fair treatment to residents who have already sacrificed the most to accommodate the City's growth.

I plan to attend tomorrow's meeting and share these concerns in person. I would appreciate the opportunity to discuss this request further and to understand how my family and neighbors can formally petition for this zoning consideration.

Thank you for your time and for your service to our community.

Cheers,
Steve

Steven Christiansen, PhD

P
E

Cheers,
Steve


State Street
300 West
Lion's Park
Desired additions
Underpass

3 February 2026

To Whom it May Concern:

We are writing with concern after reviewing the city's proposed zoning map. Our property is located at and between 30 North and 50 South. County identification plat is ., and is listed at 1.96 acres. When we purchased the property it was a county parcel within the boundaries of American Fork City. We worked through the process of annexation and were annexed into the city in 2015. We annexed for the purpose of building a home within American Fork City, and also to help the city eliminate a county island within its boundaries. We annexed into the city and in order to preserve the animal and agricultural rights we had in the county, we qualified for and were granted RA-1 zoning. We have had horses on the property since it was annexed.

The proposed zoning map shows that our property would be included in the R1-7500 zone as would our neighbors with the R1-9000 zone eliminated. Whereas the R1-9000 has been eliminated, the new map still shows in the legend that the RA-1 is an acceptable and viable zone.

Changing our property from the RA-1 Zone to the R1-7500 zone would change the uses on our property substantially and eliminate the animal and agricultural rights we now enjoy. It was explained that the animal and agricultural rights would be "Grandfathered in" after the change, but it was also made clear that any changes, such as acquisition of additional property or subdivision of the property would eliminate those rights we agreed on at annexation, and the property would then be governed according to the R1-7500 zone, even though it meets the qualifications for the RA-1 zoning.

The animals on the property have not caused problems with our neighbors or with the city, as far as we know. To the contrary, comments from neighbors, those passing by, and all others have been 100% positive. The comment has been made that it is refreshing to have some "country" in the city and we have been thanked for having given that opportunity. The attraction is obvious by noting the number of strollers, bicycles, and families who come by and stop to check out the livestock, especially when a foal is born.

We would request that the city reevaluate our property and allow the RA-1 zone we currently have to remain, in order to maintain the animal and agricultural rights permitted within that zone. We enjoy the lifestyle that we have in American Fork and would like to be able to continue and to have the "country" within the city that so many have enjoyed. The "Grandfather" provision is unclear, not desirable, and would restrict the use of our property. As long as the property qualifies for the RA-1 zone, we ask that it be retained in that zone.

Thanks for your consideration and if there are questions or concerns, please contact us.

Respectfully,
Reid and Shellie Shelley
rashelley@

CC: Mayor and City Council

Dear City Recorder,

Richard. Kip Bromley and Kris Bromley here writing to present our feelings regarding the new rezoning proposals:

We are strongly in favor of keeping much of the city zoning the way it is - and that we already have high density areas, and that should stay the way it is; we want residential living in single family homes to keep their neighborhoods the way they are presently - not with six homes per acre, or high density housing dropped into residential neighborhoods. We should like our area to keep the R-9000 zoning.

The strongest objection we have is regarding the classification of our properties as 'civic'. Speaking as one of the Bromley family trust executors, I am strongly opposed to having our property designated civic. My understanding is that having this use designation makes it so the only buyer for our properties can be the city should we decide to sell in the future. The Bromley's Deveraux and Browns have all been approached by the city to acquire our land for cemetery expansion--all have declined the proposal.

Please add our objections to the public record.

Thanks you for taking our input into account- and for your work with the city!

Richard Kip and Kristina Bromley

Hi Ryan:

My husband and I attended the zoning/planning meeting last night and I am writing to let you know of our concerns for the proposed American Fork city rezoning. My brother Kip Bromley and I are executors for the Bromley family trust, which holds land south of American Fork Junior High, east of 150 West. This land appears to be rezoned as public function/civic use. Upon further inquiry that would be use by the city as expansion for the city cemetery. As we understand it, other properties were available to the city in the past, which failed to materialize and current properties are available but for some reason not sought after by the city.

We enjoy having this open space which makes our neighborhood feel less "urban." Having a place for animals has been a big part of our family's livelihood. Our children have also had the dream of someday building homes on this property.

It certainly feels like overreach to have this property rezoned and therefore, the options for future use limited.

Sincerely,

Rebecca Bromley Olson

American Fork, UT

Dear City Council Members,

I am one of the co-trustees for the Jess Lynn Green Descendants Trust. We own land that the city is proposing to rezone. **WE DO NOT WANT TO BE INCLUDED IN THE REZONING**.

To remind you of some history we have with the city regarding applications to rezone:

The current zoning of our parcels is a mix of TOD, RA5, RA1, R1-20000 (see attached map of current zoning)

The proposed rezoning would put all of our land into R1-12000.

That will substantially devalue our land.

In 2024, we applied to rezone all of our parcels to TOD. During the Planning Commission meeting where our application was discussed, **the city attorney told the planning commission that she would not recommend rezoning unless we gave the city, for free, a huge swath of land for a road. She stated, out loud, in the meeting, that the city needs our land for a road but cannot afford to buy it.**

When the state ombudsman said that city cannot require us to give up land in exchange for rezoning, the council voted against our rezoning request.

The new transportation maps clearly show that the city plans to put a road/roads through our land. The only conclusion we can come to, given the history of our requests and the statements of the city attorney, is that **the city is purposely devaluing our land so that they can condemn and buy it at much lower value.**

This history is clear evidence that the city is purposely rezoning our property to devalue it.

Again, we do not want to be rezoned. We are asking you to remove our land from the rezoning proposal and leave it zoned as it is.

Sincerely,

Jennifer Delliskave

Hi Terilyn,

We found out that our land, Parcel ID 13:001:0126, was a part of the public hearing for zoning change.

As owners of the land, we would like the land to remain commercial zoning as it is intended for commercial purposes in future development.

What do we need to do to ensure that the parcel stays in commercial zoning?

Thank you
Vivek

BACH
COMPANIES

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

February 4, 2026

American Fork
Mayor and City Council
Sent via Email to tlurker@americanfork.gov

Re: **Formal Objection to Proposed Rezoning of Property from TOD to RA-5**

Honorable Mayor and City Council Members:

I am General Council for Bach Investments, LLC, the owner of real property within your city and now designated as Parcel No. 13:038:0068 (the "Property"). This letter serves as a formal objection to the City's proposed rezoning of the Property to **RA-5** (the "Proposed Rezone").

For the reasons stated below, the Proposed Rezone is procedurally defective, inconsistent with adopted planning policies, unsupported by a legitimate public purpose, and would constitute an unconstitutional taking under both the United States Constitution and the Utah Constitution. I respectfully request that the City Council deny the Proposed Rezone as presently constituted.

BRIEF STATEMENT OF FACTS

1. The Property, now designated as Parcel No. 13:038:0068, (the "Bach Parcel") was annexed into American Fork City under an Annexation Agreement dated October 5, 2006 and recorded with the Utah County Recorder as ENT 161574:2006 (the "Agreement"). *See* Annexation Agreement, attached hereto as Exhibit A.
2. Section 4 of the Agreement confirms that the purpose of annexation was to facilitate residential development. *Id.*
3. At the time of annexation, Parcel No. 13:038:0068 was zoned R-1-20,000 and RA-1, requiring a minimum lot size of 20,000 square feet. *Id.*
4. Section 6 of the Annexation Agreement provides that all future submissions for development approval will be in substantial compliance with the zone districts applicable at the time of request. *Id.*
5. In December of 2018, the City adopted the Transit Oriented Development (TOD) Overlay Zone (Ordinance No. 2018-11-52), which expressly allows higher-density, mixed-use residential development in designated areas.
6. Parcel No. 13:038:0068 lies within the TOD Overlay area, making it eligible for higher-density development.

7. AFC Code §§17.4.608, *et seq*. expressly identifies the Property as a Sub-District Type with a span of LT-3 to LT-7.
8. The 2025 Redevelopment Agency Annual Report for American Fork, likewise clearly identified the Property within the Patriot Station Community Reinvestment Area Project Area, wherein the City Council approved amendments in 2023 to set the minimum residential density along with access and roadway improvements. *See* 2025 RDA Annual Report, attached hereto as Exhibit B.
9. On February 3, 2026, Bach Investments personnel received notification from Andy Flamm, who acts as an owners representative to Jennifer Delliskave (owner of Parcel No. 13:038:0069), regarding Notice of Public Hearings on the City's proposed amendment and update to the American Fork Municipal Zoning Map, which she had received that day.
10. To date, Bach Investments, LLC, the owner of record for the Property, has not received any notice from the City.
11. The Proposed Rezone seeks to amend the zoning for the Property from TOD to RA-5.
12. The Proposed Rezone does not amend the zoning classification for similarly situated properties to the east of the Property, which also lie within the TOD.
13. During the February 3, 2026, Planning Commission and City Council Joint Work Session, Patrick O'Brien and Cherilyn Egner, both of whom a working on behalf of the City to prepare the draft Amendments, stated "The RA5 zone is being put back into the city's zoning chart with the same criteria as currently exist in the American Fork code. This is being done to protect property owners within agricultural protection areas, as there are special provisions governing what can and cannot be done with such property, and the change aims to avoid difficulties for these owners."

OBJECTIONS

1. Failure of Proper and Legally Sufficient Notice

The City has characterized the municipal zoning map update and associated rezoning actions as requiring Class A notice under Utah law, including notice at least ten (10) calendar days before the public hearing. The undersigned property owner did not receive any notice, let alone constitutionally adequate, individualized notice reasonably calculated to apprise affected property owners that the City intended to downzone the Property from TOD to RA-5. Further, no mailed or direct notice was received identifying:

- That the Property was specifically subject to a zoning change;
- The current zoning classification and the proposed new classification;
- The potential impacts to development rights, density, or permitted uses.

Generalized publication or posting does not satisfy due process where a rezoning uniquely affects identifiable property owners. Rezoning is a quasi-judicial action when it directly targets specific parcels and materially alters development rights. Failure to provide adequate notice would render and such Proposed Rezone void.

2. The Proposed Rezone Would Effect an Unconstitutional Taking

The Property was acquired, planned, and positioned in reliance upon its TOD zoning classification, which allows transit-supportive density, mixed-use potential, and economically viable development. Downzoning the Property to RA-5 will have the following detrimental effects on the Property and its owner:

- Eliminate, or severely restrict, the Property's feasible economic use;
- Frustrate reasonable, investment-backed expectations;
- Substantially diminish market value; and
- Prevent use of the Property for its intended and planned purpose.

A regulation that deprives property of all or substantially all economically viable use, or that unreasonably interferes with distinct investment-backed expectations, constitutes a compensable taking under the Fifth Amendment to the U.S. Constitution and Article I, Section 22 of the Utah Constitution. The City has not offered any nexus, proportionality, or factual findings demonstrating why this drastic reduction in development rights is necessary or justified.

Moreover, Bach Investments, LLC purchased the Property relying on the City's designation of the same as within the Patriot Station CRA and TOD. Removal of the Property from those designations would substantially impact the purpose, value and expectations of the Property and would amount to an unconstitutional taking.

3. The Proposed Rezone Prioritizes Agricultural Protection Interests over Development Rights

The City's assertion that reinstating the RA-5 zone is intended to protect property owners is contradicted by both the practical effect of the rezoning the Property and the City's own adopted planning framework. Downzoning Bach Investments non-agricultural, multifamily-entitled parcel from apartments and townhomes to a near-single-unit classification prioritizes agricultural protection interests at the direct expense of our established development rights and economic viability, which is not property-rights protection.

The proposed rezone also directly conflicts with the City's proposed polycentric plan, which identifies the Property as being located within a designated transit node where higher-density residential development is encouraged. Similarly, the proposed zoning contradicts the Patriot Station Area Plan which requires the city to follow specific state statutes in regards to changing a station area plan. Compounding this inconsistency, Bach Investments was expressly informed the TOD overlay would remain in place, yet the Future Land Use map designates our parcel as Detached Residential, a classification that is fundamentally incompatible with TOD objectives and effectively functions as a downzone despite assurances to the contrary. If the City's intent is truly to retain TOD zoning, there is no planning or legal basis for a rezone or future land use designation that strips TOD-consistent development rights, creates internal policy conflicts, and shifts the burden of agricultural preservation onto our property.

4. Property Is Located Within the City's Proposed Transit Node

The Property is situated within the proposed **Transit Node** of the City's Polycentric City Center / Master Planning framework. Transit Nodes are, by definition, intended to support higher-density residential development; mixed-use and employment-supportive uses; and walkability and transit-supportive urban form.

Rezoning the Property to a low-density residential district directly contradicts the stated planning framework and undermines the City's own vision for transit-oriented growth. The Proposed Rezone is internally inconsistent with the City's long-range planning objectives and constitutes arbitrary and capricious decision-making.

5. No Stated or Substantiated Public Purpose

The City has not articulated any legitimate public purpose for singling out the Property for downzoning. To date, there have been no findings demonstrating infrastructure limitations, health or safety concerns, environmental constraints, or incompatibility with surrounding land uses. Absent a clearly stated and evidence-based public purpose, the Proposed Rezone appears designed solely to reduce development intensity without legal justification, which is impermissible under Utah land use law.

CONCLUSION

For all the foregoing reasons, I respectfully request on behalf of Bach Investments, LLC, that the City Council:

a. Reject the Proposed Rezone of the Property from TOD to RA-5;

b. Retain the Property's existing TOD zoning classification;
c. Retain the Property's rights within the Patriot Station Area Plan; and
d. Direct staff to provide individualized written notice and meaningful opportunity to be heard before any future rezoning affecting the Property is considered.

By this objection, Bach Investments, LLC expressly reserves all other objections, rights, claims, and remedies available at law or in equity, including claims for inverse condemnation, declaratory relief, and damages. Thank you in advance for your consideration of this request. We look forward to the opportunity to work with you toward a resolution. You may contact me by email at stewart.harman@bachhomes.com or by phone at 801-727-9532.

With kind regards,

Stewart B. Harman
General Counsel

EXHIBIT A

AF City
51 E Main
AF, UT 84003

(2)

RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2006 Dec 01 9:52 am FEE 0.00 BY SW
RECORDED FOR AMERICAN FORK CITY

10-23-06
PC Draft #8

ANNEXATION AGREEMENT
(Spring Creek Addition Annexation - Allred/Lamph Portion)

AMEST

This Agreement, made and entered into this 17 day of Nov, 2006 by and between The City of American Fork, Utah, a Utah Municipal Corporation (hereafter referred to as "City"), and Blue Spring Properties LLC., Neal Allred and/or Cassie Allred, and L Claude Lamph (hereafter referred to collectively as ("Applicant"), is based on the following:

RECITALS

WEST

WHEREAS, Applicant is the owner of certain parcels of real property situated within and constituting a portion of the Spring Creek Annexation, the boundaries of which are set forth on an Annexation Plat (Attachment 1) and identified thereon as belonging to Blue Spring Properties LLC, Cassie Allred, Neal Allred, or L. Claude Lamph (hereafter referred to collectively as "Blue Spring/Allred/Lamph Parcels"); and

WEST

WHEREAS, the real property within the boundaries of the Spring Creek Annexation (hereafter referred to as "Annexation Area") consisting of the Blue Spring/Allred/Lamph Parcels, together with adjacent lands owned by others, is located within the unincorporated territory of Utah County, but contiguous to the corporate boundary of City. A *Request to Initiate Annexation of Land Within an Island or Peninsula* relating to the Annexation Area has been submitted to City; and

WHEREAS, the Annexation Area constitutes a portion of an existing peninsula, as defined by Utah State law; and

WHEREAS, in accordance with the provisions of UCA 10-2-418, the American Fork City Council has heretofore adopted a resolution indicating its intent to annex the entire Annexation Area (Resolution 98-03-08R). Further, notice of hearing regarding the proposed annexation has been published and the public hearing thereon held. No protests to the annexation were received; and

WHEREAS, the City Council has determined that annexation of the real property described on Attachment 1 is in the best interest of City and has indicated an intent to: (1) enact an ordinance of annexation relating thereto, concurrently with the approval and execution of this Agreement, and (2) authorize the recording of the annexation plat at the office of the Utah County Recorder, subject to those certain understandings as are more fully set forth in this Agreement, together with similar agreements with owners of other properties located within the boundaries of the Annexation Area, and completion of all outstanding tasks identified herein or otherwise required prior to annexation.

TERMS AND CONDITIONS

NOW THEREFORE, based on the above recitals and in consideration of the annexation of the Blue Spring/Allred/Lamph Parcels to City, the parties covenant and agree as follows:

Original w/ Ordinance 06-05-25

06-042

SECTION 1. The real property to which the terms of this Agreement apply shall be the parcels of private property within the Annexation Area, identified as Blue Spring/Allred/Lamph Parcels.

SECTION 2. Applicant and City acknowledge that City is not required to approve the annexation and that the terms and conditions of annexation, as set forth herein, are reasonable and entered into freely and voluntarily. Further, Applicant hereby acknowledges and agrees that the benefit received from annexation of the properties is equal to or greater than the requirements and conditions of development thereon, imposed by City pursuant to this Agreement and contained within City's Development Code and Impact Fee Ordinance, and does not constitute a constitutional taking as defined pursuant to the terms of UCA 10-9a-103(6), as amended.

SECTION 3. Applicant affirms that it is the sole owner of the Blue Spring/Allred/Lamph Parcels, and has complete authority to enter into this Agreement and to bind the properties hereto.

SECTION 4. City affirms that, pursuant to the terms of the proposed Annexation Ordinance, upon annexation the zone designation of the Blue Spring/Allred/Lamph Parcels will be the RA-5 Residential-Agricultural Zone.

SECTION 5. Applicant has indicated an intent to retain the use of the Blue Spring/Allred/Lamph Parcels as at present. The current uses include 5 separate dwellings with the remainder of the Annexation Area being agricultural and grazing pasture. The lands are currently within an Agricultural Protection Zone established though Utah County and it is the intent of the owners to continue the Agricultural Protection designation for the foreseeable future. City acknowledges the intent of the owners and agrees to the continuation of the current agricultural protection designation.

SECTION 6. Because the area is to be placed in the RA-5 Residential Agricultural Zone, no annexation concept plan will be required.

SECTION 7. The owners of portions of the Annexation Area, not including the Blue Spring/Allred/Lamph Parcels, have indicated an intent to request approval for residential development of their respective parcel(s). A review of development alternatives within the area suggests that the most appropriate location for a sewer collection, line connecting the northern portions of the Blue Spring/Allred/Lamph parcels and adjacent lands to the west with the existing Timpanogos Special Service District (TSSD) sewer outfall line located to the south of the Annexation Area would be through a City owned sewer outfall line across a portion of the Blue Spring Parcels, in the location identified on Attachment 2. However, because of constraints imposed by the Internal Revenue Service (IRS), construction of a sewer in the location indicated is not currently possible, but will be possible in approximately eight years. At such time as the IRS imposed constraints are no longer applicable, and unless Applicant shall have requested rezoning of the property for the purpose of development, Applicant hereby agrees to convey City an easement located over an existing lane in the approximate location shown on Attachment 2, having a width not greater than sixteen feet, unless a wider width is subsequently approved by Applicant, for the purpose of constructing and maintaining a City owned sewer line. Applicant agrees to inform City at such time as the IRS imposed constraints are no longer applicable and to execute said easement and allow its recording at the office of the Utah County Recorder upon request of City.

SECTION 8. At such time as the sewer line is constructed on the easement and connected to the TSSD outfall line, City agrees to allow connection to the sewer of the existing five dwellings located within the property owned by Applicant and up to four additional dwellings located upon the property owned by Applicant, and to waive any sewer connection fee, sewer impact fee or other sewer related fee that may be charged by City as a prerequisite to connection

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of said dwellings to the sewer. This waiver of fees shall be limited to fees imposed by City, but not those imposed by TSSD or other agency. Provided, however, that no such waiver of fees shall be required if the easement area and sewer are included or made necessary to accommodate a request for development of a subdivision or residential development which includes all or a portion of the Blue Spring/Allred/Lamph Parcels and contains more than four new dwelling sites.

SECTION 9. Applicant has indicated an intent to continue the farming operation as at present. In accordance with the provisions of Section 2-1.4-C-1 of City's development code, no water rights for the undeveloped portion of the Blue Spring/Allred/Lamph Parcels will be required at the time of annexation. In the event that the Annexation Area, or any portion thereof, is subsequently submitted for development approval, City retains the right to require the conveyance of water right, in an amount necessary to meet the demand for the proposed development, to be conveyed at the time of development approval and in accordance with the water right conveyance requirements in effect at the time of the request.

SECTION 10. No impact fees are required as a condition of annexation. However, except as provided under Section 8, nothing in this Agreement constitutes a waiver of any obligation that Applicant or its successor may have for the payment of impact fees required as a condition of development of the Annexation Area or any portion thereof. Applicant acknowledges that no development approval or building permit shall be issued until all applicable fees required by City ordinances have been paid at the amount then in effect.

SECTION 11. Should either party default in the performance of any of the terms of this agreement, the parties shall first seek mediation to resolve any defaulting performance. The defaulting party shall pay all costs and expenses, including mediation fees and/or reasonable attorney's fee, which may arise from enforcing this agreement, whether such remedy is pursued by mediation and/or filing suit or otherwise.

SECTION 12. Any Notice to be given hereunder shall be given by certified mail, return receipt requested, addressed as follows:

a. If to City, to City of American Fork, 51 East Main Street, American Fork, Utah 84003

b. If to Applicant, to Cassie Allred, 7060 West 7750 North American Fork, Utah 84003

SECTION 13. This Agreement constitutes the entire agreement between the parties and may be changed only in writing signed by all parties, and this agreement shall bind the heirs, assigns and successors in interest of the respective parties. If any party shall breach this Agreement, the other parties shall be entitled to recover their attorney's fees and court costs in addition to other lawful damages resulting therefrom.

IN WITNESS WHEREOF, the parties have signed this Agreement on the date first mentioned above.

BLUE SPRING PROPERTIES LLC.

by: Cassie L. Allred
its: Manager

AMERICAN FORK CITY

Heber M. Thompson
Heber M. Thompson, Mayor

3-NA
3-Ted

and:

Daken Allred

member

ATTEST:

City Recorder

Derek Allred

member

Challin Peterson

member

NEAL ALLRED

CASSIE ALLRED

L. CLAUDE LAMPH

4-6a

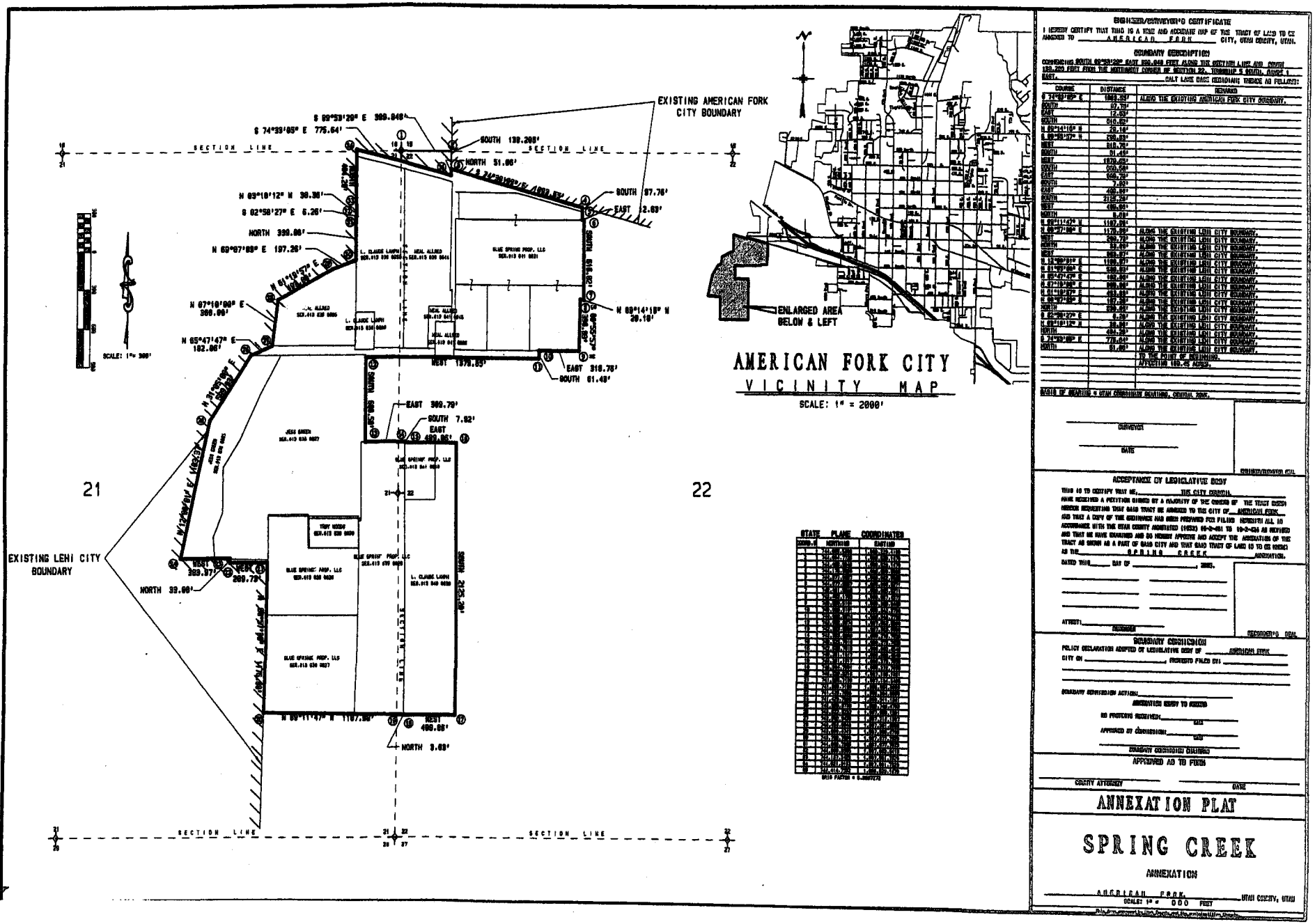
LIST OF ATTACHMENTS

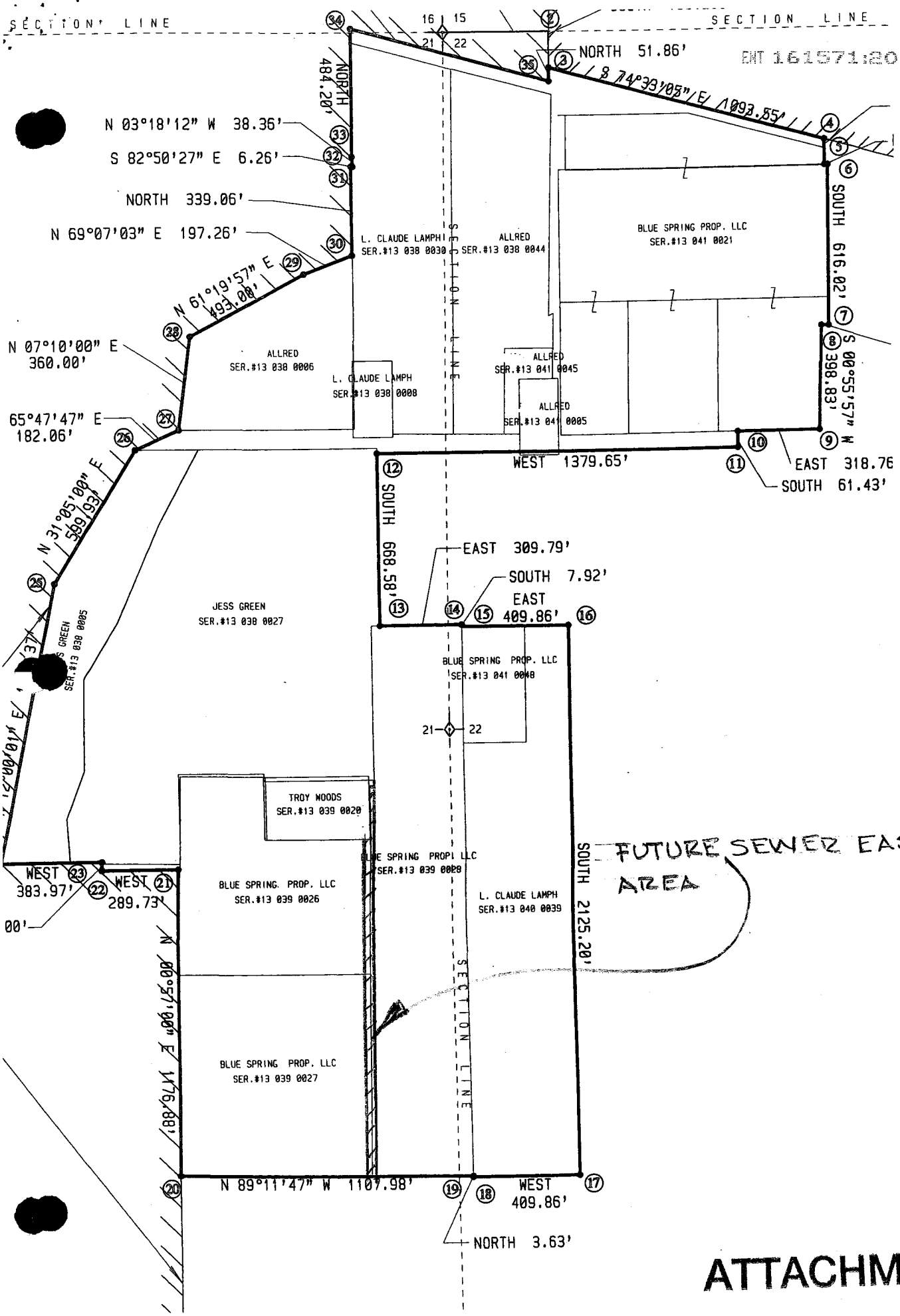
Attachment 1. Copy of Annexation Plat

Attachment 2. Copy of map showing general location of future sewer easement across Blue Spring Parcels

NA
5-22

ATTACHMENT 1





ATTACHMENT 2

ND

6-6

RECEIVED

OCT 0 5 2006

AMERICAN FORK CITY

ENT 161571:2006 PG 1 of 16

10-4-06
PC Draft #9

ANNEXATION AGREEMENT
(Spring Creek Addition Annexation - Green Parcel)

NWEST

This Agreement, made and entered into this ____day of _____, 2006, by and between The City of American Fork, Utah, a Utah Municipal Corporation (hereafter referred to as "City") and Jess Green (hereafter referred to as "Applicant"), is based on the following:

RECITALS

WHEREAS, Applicant is the owner of certain parcels of privately owned real property situated within the boundary of the Spring Creek Addition Annexation, which parcels are located within the unincorporated territory of Utah County, and in combination with parcels owned by others, contiguous to the corporate boundary of City; and

WHEREAS, the real property within the Spring Creek Addition Annexation (hereafter referred to as ("Annexation Area") constitutes a portion of the territory for which a *Request to Initiate Annexation of Land Within an Island or Peninsula* has been previously received, a resolution of intent to annex enacted by the City Council, (Resolution 98-03-08R), and the required public notices and hearings completed; and

WHEREAS, the real property within the Spring Creek Addition Annexation constitutes a portion of an existing island or peninsula; and

WHEREAS, the City Council has determined that annexation of the real property within the Spring Creek Addition Annexation is in the best interest of City and has indicated an intent to: (1) enact an ordinance of annexation relating thereto concurrently with the approval and execution of this Agreement and (2) authorize the recording of the annexation plat at the office of the Utah County Recorder, subject to those certain understandings as are more fully set forth in this Agreement and completion of all outstanding tasks identified herein or otherwise required prior to annexation.

TERMS AND CONDITIONS

NOW THEREFORE, based on the above recitals and in consideration of the annexation to the City of the territory described in the Spring Creek Addition Annexation (Attachment 1), the parties covenant and agree as follows:

SECTION 1. The real property to which the terms of this Agreement apply shall be that portion of private real property located within the Annexation Area, and identified on Attachment 1 as "Green Parcels." Attachment 1 is hereby adopted by reference.

SECTION 2. Applicant hereby acknowledges that City is not required to approve the Spring Creek Addition Annexation and that the terms and conditions of annexation, as set forth herein, are reasonable and entered into freely and voluntarily. Further, Applicant, by virtue of the request for annexation hereby acknowledges and agrees that the benefit received from annexation

JG

of the parcel is equal to or greater than the terms, conditions and understandings of annexation set forth under this Agreement and the conditions of development imposed by City upon the property, pursuant to the terms of City's Development Code and Impact Fee Ordinance, and does not constitute a taking as defined pursuant to the terms of UCA 10-9a-103(6), 1953, as amended.

SECTION 3. Applicant affirms that he is the sole owner of the Green Parcels and has complete authority to enter into this Agreement and to bind the property hereto.

SECTION 4. City acknowledges that the purpose of Annexation of the Green Parcels is to facilitate the subsequent development of the land for residential purposes. Applicant acknowledges that the Annexation Area has significant physical limitations for development including, but not necessarily limited to, an open perpetual natural stream channel (Spring Creek), liquefaction potential, potential high water table and unstable soils and potential land drains which require the need for more definitive studies to determine suitability of the area for development. As a condition of development approval, City may require a geotechnical study and such other documents as it deems necessary to establish the impact of natural conditions upon development on the lands and recommendations for mitigation.

SECTION 5. Applicant proposes early development of only a portion of the Green Parcel. Accordingly, a significant portion of the land area is placed within the RA-5 to allow continuation of agricultural use. To facilitate initial development of a portion of the parcel a portion has been placed in the R-1-20,000 Zone and the remainder of the area, consisting of the lands along Spring Creek is placed in the RA-1 Zone. Applicant hereby indicates his intention to develop an agricultural based PUD which include the riparian area along the west side of Spring Creek as part of the open space component, which area is intended to be suitable for use by the home owners in the PUD and conveyance to the City as part of its linear park along Spring Creek While no specific concept plan is proposed, Applicant agrees that future development will be consistent with the terms of the Zone District and the terms and intent of the Land Use, Transportation, Trails, Drainage and other elements of the General Plan. City agrees that development as a residential-agricultural PUD compatible with the provisions of the General Plan would be permitted. The specific location of the zone district boundaries initially applicable to the Green Parcel shall be as shown on the Zone Designation Map (Attachment 2).

SECTION 6. All further submissions for development approval within the Green Parcels will be in substantial compliance with the terms of the respective zone districts applicable at the time of request. All plans shall incorporate the impacts relating to any drainage or other natural condition or the placement of trails and street right-of-way. The conditions possibly requiring adjustments include, but are not limited to:

A. Results of the physical features evaluation and recommendations of the geotechnical study.

B. Impact of Drainage Facilities. The Green Parcels may contain land drainage facilities. Relocation and improvement of any on-site land drains in order to better accommodate the construction of adjacent roads and utilities may be required.

C. Preservation of Water Quality and Rates of Flow. Development may affect the quality and rate of flow of storm water generated from the Green Parcels. Any proposal for development within the Green Parcels shall include provisions and facilities for the preservation of historic stream flows.

D. Limitations from high water table conditions and impact on underground water flows. Development of structures and utility systems will likely effect, or be affected by, ground water conditions. Any development proposal shall include provisions for accommodating ground water conditions.

SECTION 7. The Green Parcels include portions of 200 South Street which is essential to proper vehicular access to and circulation within the Annexation Area. The final location of the right-of-way for this street is uncertain and no additional area will be required at time of annexation. However, Applicant agrees to convey such additional right-of-way for the widening or relocation of 200 South Street in the event development plans for the area require further dedication. Also, development of a City street along the eastern boundary of the property, providing access to the interior portions of the Green Parcels and facilitating future extension to properties located south of the Green Parcels, is necessary. The actual alignment of the City street in this area will be determined as a condition of development approval, but will include the existing lane and will be conveyed as a condition of development approval. All public streets to be constructed within the Green Parcel will be considered as "project improvements" and will be conveyed or dedicated as a condition of project approval.

SECTION 8. Applicant agrees to convey sufficient water right to meet the needs the future uses within the portion of the Annexation Area intended for urban development. Because of the amount of land area designated as RA-5; the fact that there is no firm Annexation Concept Plan; and the desire of the applicant to continue agricultural use of the majority of the parcel, the amount of water right is uncertain. Also, the water rights proposed for conveyance consist of that certain surface water right appurtenant to the Green Parcels pursuant to a decree of the 4th District Court of Utah under Case No.24,698. Because of the need to further study the appropriate use of the water proposed to be conveyed, City agrees to allow a delay in the actual conveyance of water right to a time following the annexation of property subject to the following terms:

A. Applicant agrees to convey sufficient water to meet the needs of the proposed development, as determined in accordance with the terms of the ordinance in effect at the time of the request for development approval.

B. The primary source of water rights to be applied in satisfaction of this requirement consists of the water represented by the above referenced right and also shown on the records of the Utah State Engineer as Water User Claims # 55-1337 and 55-7755.

The provisions of this Section shall be considered as the water transfer agreement required pursuant to the provisions of Section 21.4-C-1-c of the Development Code.

SECTION 9. Because of legal constraints applicable to adjacent parcels, immediate construction of a sewer outfall line connecting the Green Parcels with the appropriate TSSD outfall line is not possible for the next several years. To facilitate development of the Green Parcels, City agrees to allow development of a portion of the Green Parcels using temporary sewage disposal facilities consisting of: (1) a private lift station and force main disposal system connecting the project area to the existing sewer outfall line at approximately 1200 West and 200 South street, or (2) individual septic tank sewage disposal systems, subject to the following:

A. All lots to be served by a septic tank or lift station will have an area of not less than 20,000 square feet.

B. Any parcel proposing use of a septic tank shall have been approved for the use of a septic tank by the City/County Health Department.

C. The parcel will be served by a properly designed sewage collection line and lateral which will allow the flow of sewage effluent to the lift station/force main facility, which facility shall have been approved by the City or, in the instance of a septic tank system, such lines and laterals shall be installed in such a manner that a dwelling constructed on the lot can be readily connected to the line at such time as the outfall line is connected to the TSSD line.

D. All impact fees necessary for the connection of the lot to the central collection system shall have been paid and.

Approval of any development proposing to utilize a temporary sewage disposal alternative shall include provisions and procedures to ensure elimination of the temporary conditions without the need for approval of the owner of the dwelling and without further cost to City.

SECTION 10. No impact fees are required as a condition of annexation. However, nothing in this Agreement constitutes a waiver of any obligation that Applicant or his successor may have for the payment of impact fees required as a condition of development of the Green Parcels or any portion thereof. Applicant acknowledges that no development approval or building permit shall be issued until all applicable fees required by City ordinance have been paid at the amount then in effect.

SECTION 11. Development of the site requires the extension of water lines connecting to existing facilities. City may require that some or all of the off-site water facilities will need to be oversized to better accommodate future growth in the area. The extent of any oversizing and any provisions for cost sharing or reimbursement by City will be established at the time of final approval of any development project and in accordance with Section 3-9 of the Development Code and other applicable City policies relating thereto.

SECTION 12. Should any of the parties default in the performance of any of the terms of this Agreement, the parties shall first seek mediation to resolve any defaulting performance. The defaulting party shall pay all costs and expenses, including mediation fees and/or reasonable attorney's fee, which may arise from enforcing this Agreement, whether such remedy is pursued by mediation and/or filing suit or otherwise.

SECTION 13. Any Notice to be given hereunder shall be given by certified mail, return receipt requested, addressed as follows:

a. If to City, to the City of American Fork, 51 East Main Street, American Fork, Utah 84003

b. If to Applicant, to Jess Green, 135 South 300 West, American Fork, Utah 84003.

SECTION 14. This Agreement constitutes the entire agreement between the parties and may be changed only in writing signed by all parties, and this agreement shall bind the heirs, assigns and successors in interest of the respective parties. If any party shall breach this Agreement, the other party shall be entitled to recover their attorney's fees and court costs in addition to other lawful damages resulting therefrom.

IN WITNESS WHEREOF, the parties have signed this Agreement on the date first mentioned above.

JESS GREEN

AMERICAN FORK CITY

by: _____
Mayor

ATTEST:

_____
City Recorder

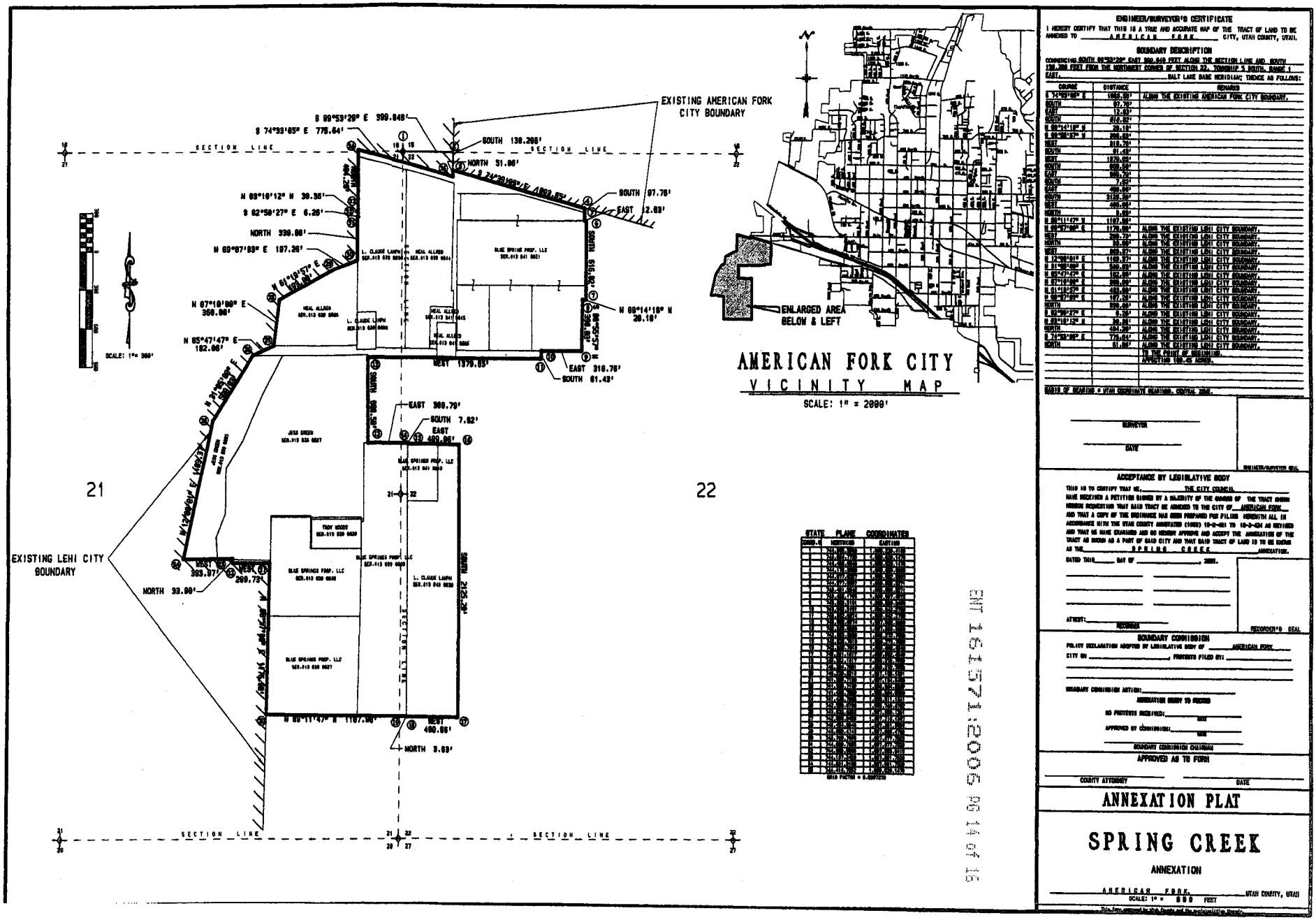
LIST OF ATTACHMENTS

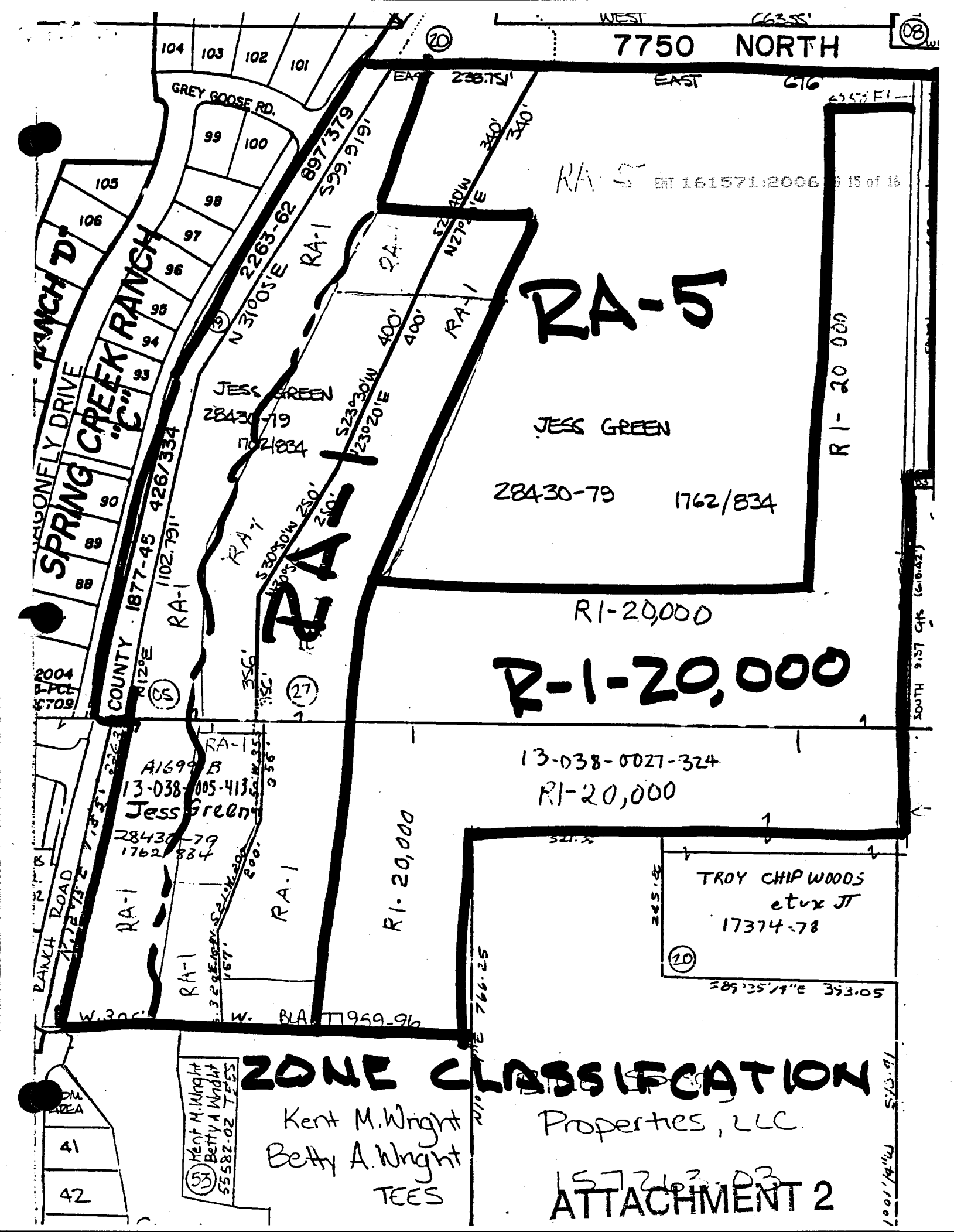
Attachment 1. Copy of Annexation Plat

Attachment 2. Zone District Classification Map

Attachment 3. Copy of water rights conveyance documents (Form only)

ATTACHMENT 1




7750 NORTH
WEST 663.55'
EAST 238.75'
EAST 616'
ENT 161571:2006 PG 15 of 16
RA-5
RA-5
JESS GREEN
28430-79
1762/834
R1-20 000
R1-20,000
R-1-20,000
13-038-0027-324
R1-20,000
A1699 B
13-038-0005-413
Jess Green
28430-79
1762/834
TROY CHIP WOODS
etux JT
17374-78
R1-20,000
RA-1
SPRING CREEK RANCH "C"
SPRING CREEK RANCH "D"
LONELY DRIVE
GREY GOOSE RD.
RANCH ROAD
COUNTY
2263-62
1877-45
426/334
897/379
599.919'
N 3°00'E
N 12°E
N 27°E
S 23°30'W
S 30°30'W
N 30°30'E
340'
400'
250'
356'
102.791'
200'
167'
W. 30'
W. BLA 959-916
N 89°35'11"E 393.05
766.25'
SOUTH 9.57 Chs (618.42')
Kent M. Wright
Betty A. Wright
55582-02 TEES
41
42
ZONE CLASSIFICATION
Kent M. Wright
Betty A. Wright
TEES
Properties, LLC
ATTACHMENT 2

ATTACHMENT 3

SPECIAL WARRANTY DEED
(WATER)

_____, of Utah County, Utah, Grantor, in consideration of the payment of the sum of ten dollars ($10) and other good and valuable consideration hereby conveys and warrants against all claiming by, through or under Grantor, to the City of American Fork, Utah, a municipal corporation of the State of Utah, Grantee, the following described water right in Utah County, Utah.

All right title and interest in and to the first _____ (__) acre feet of that certain water right awarded to _____, pursuant to a decree of the 4th District Court of Utah under Case No. 24698 and further identified on the records of the Utah State Engineer as Water User Claim No. 55-1337 and 55-7755.

WITNESS the hand of said Grantor this ___ day of _____ 2006.

_____

STATE OF UTAH)

: ss.

COUNTY OF UTAH)

On the __ day of _____, 2006, personally appeared before me the undersigned, a Notary Public said county and state, _____, signer of the foregoing instrument, who is known to me and who acknowledged to me that he signed said document freely and voluntarily.

WITNESS my hand and official seal

_____Notary Public
Residing at: _____

My commission expires:

_____

EXHIBIT B

REDEVELOPMENT AGENCY (RDA) ANNUAL REPORT

AMERICAN FORK 18 53

2025



REDEVELOPMENT AGENCY

The American Fork City Redevelopment Agency ("Agency") is pleased to present this RDA Annual Report. Agency staff have prepared this report, which fulfills the requirements outlined in Utah Code 17C-1-603. The report provides information relating to the Agency's three project areas, including the East Main Redevelopment Project Area, North Valley Redevelopment Project Area, and Egg Farm Economic Development Area. In addition, the Agency recently approved the Patriot Station Community Reinvestment Area, which triggered to start in fiscal year 2024.

Beginning in 2022, the annual RDA report will be disseminated only to the Governor's Office of Economic Opportunity and will be due on or before June 30th of each calendar year. Although the last several years have been full of economic uncertainty, the Agency has been successful in its efforts to support development and growth within American Fork City.



Staff

Agency Chair
Brad Frost, Mayor

Executive Director
David Bunker, City Administrator

Board of Directors
Staci Carroll
Ryan Hunter
Ernie John
Tim Holley
Clark Taylor

Development Services Director
Patrick O'Brien

Finance Director
Anna Montoya

East Main RDA Project Area

History

The East Main RDA Project Area was created in December 1992 and is governed by the "Redevelopment Plan for the East Main Street Redevelopment Area" dated December 8, 1992. This document defines the duration and use of property tax generated within the Project Area as well as conditions and obligations by the Agency and each participating tax entity. As the East Main RDA Project Area was created prior to 1993, a taxing entity committee was not established for this Project Area.

The purpose of the East Main RDA Project Area is the incentivizing of commercial and industrial development of several blocks along Main Street in American Fork where conditions of blight were determined to be present. This includes the elimination of flood hazard potential and other physical constraints, as well as other factors that act as a deterrent to proper development. Also intended is the construction of various infrastructure improvements, including streets, utilities, drainage systems, and landscaping. These improvements are intended to be done in such a way as to serve the needs of the future occupants of the Project Area, as well as the general public. It is also intended that the creation of the Project Area will eliminate the potential for fragmented development and instead foster the timely and coordinated efforts for the commercial and industrial development of the area.

The Project Area lies entirely within American Fork City and includes approximately 26.27 acres of property located along Main Street, consisting of portions of blocks 12, 13, 16, and 17 of Plat A of the American Fork City Survey of Blocks and adjacent public streets, which lie next to the traditional central business area of the City. The Project Area contains a mixture of land use types, including industrial, retail service and commercial. However, a significant area of the Project Area was vacant at inception. 98.4 percent of the 26.27 acres are now developed.



East Main RDA Project Area

Financial Report

Change in Margin Value
Base Year: 1993
Base Taxable Value: $5,621,532
Expiration Year: 2018 (Extended to 2025)
2024 Assessed Value: $32,091,749
2025 Estimated Assessed Value: $33,223,119
Percent Change in Marginal Value:
Avg Marginal Change (2020-2024): 13.4%
Annual Marginal Change (2023-2024): 8.7%

Tax Increment Revenue Historical Receipts of Project Area Funds Per Tax Year:
2020: $40,103
2021: $40,709
2022: $41,438
2023: $62,695
2024: $65,026

Description of Development
Developed Acreage: 25.84
Undeveloped Acreage: .43
Purpose: Commercial and Industrial Development

Project Area Budget
The project area will generate 100% of additional Tax Increment Revenues through 2025.
Collection period: 1994-2025
Number of tax years remaining: 1
Authorized funds to be received by Agency for 2025: $50,000
Agency's project area funds for 2025: $51,000
Authorized Administrative Costs per 17C-1-409:
Percentage: 5%
Dollar Amount: $2,500

Notable Development and Future Projects



The East Main RDA Project Area was created with the intent of incentivizing commercial and industrial development in American Fork City. The project area does not contain any residential units and none of the area is made up of residential development. Various infrastructure improvements have been completed in the Project Area to date, including improvement of roadways and intersections, culinary water supply, sewer system, landscaping, utilities, and facilities for the disposal of excess groundwater.



Development in the Project Area has consisted of the construction of several commercial and industrial establishments, including several fast-food restaurants and retail stores. Recent improvements also include the rebuilding of 300 East and Main Street throughout the Project Area.

The Main Street/State Street intersection at 300 East was relocated to improve traffic flow through the project area. A signal light was also constructed at 300 East Main. A Swig Drive Thru was

East Main RDA Project Area

constructed in the existing Fresh Market parking lot, which was recently changed to Macey's Grocery. Gourmandise restaurant recently opened in the project area, replacing a former Burger King. While no new development has occurred in the last year, some new businesses have occupied previous developments, highlighting the changes in the project area.

Project Area Funds by Taxing Entity

Taxing Entity	2024 Increment Revenue	2025 Estimated Increment Revenue
Utah County	$15,468	$15,930
American Fork City	40,258	41,470
North Utah County Water Conservancy District	285	295
Central Utah Water Conservancy District	9,015	9,285
Total	$65,026	$66,980

Project Area Map



North Valley RDA Project Area

History

The North Valley RDA Project Area was created in September 1987 and is governed by the "Redevelopment Plan for the North Valley Redevelopment Area" dated September 22, 1987. This document defines the duration and use of property tax generated within the Project Area as well as conditions and obligations by the Agency and each participating tax entity. As the North Valley RDA Project Area was created prior to 1993, a taxing entity committee was not established for this Project Area.

The purpose of the North Valley RDA Project Area is the incentivizing of commercial and industrial development along I-15 in American Fork. This includes the elimination of those factors that contribute to a condition of blight, reduction of the flooding and high ground water condition, and construction of various infrastructure improvements, including streets, utilities, drainage systems, and landscaping. As in the other Project Areas, these improvements are intended to be done in such a way as to serve the needs of the future occupants of the Project Area, as well as the general public. It is also intended that the creation of the Project Area will eliminate the potential for fragmented development and instead foster the timely and coordinated efforts for the commercial and industrial development of the area.

The Project Area lies entirely within American Fork City and includes approximately 99 acres of property located along the east side of I-15 from approximately 620 South to 1100 South. The Project Area is zoned for both commercial and industrial use.



North Valley RDA Project Area

Financial Report

Change in Margin Value
Base Year: 1994
Base Taxable Value: $6,282,698
Expiration Year: 2019 (Extended to 2026)
2024 Assessed Value: $172,684,519
2025 Estimated Assessed Value: $177,685,055
Percent Change in Marginal Value:
Avg Marginal Change (2020-2024): 10.7%
Annual Marginal Change (2023-2024): 25.6%

Tax Increment Revenue Historical Receipts of Project Area Funds Per Tax Year:
2020: $299,846
2021: $303,818
2022: $260,326
2023: $366,370
2024: $422,260

Description of Development
Developed Acreage: 90.60
Undeveloped Acreage: 8.63
Purpose: Commercial and Industrial Development

Project Area Budget
The project area will generate 75% of additional Tax Increment Revenues through 2026.
Collection period: 1995-2026
Number of tax years remaining: 5
Authorized funds to be received by Agency for 2025: $350,000
Agency's project area funds for 2025: $380,000
Authorized Administrative Costs per 17C-1-409:
Percentage: 5%
Dollar Amount: $17,500

Notable Development and Future Projects
The North Valley RDA Project Area was created with the intent of incentivizing commercial and industrial development in American Fork City. The project area does not contain any residential units and 0 percent of the area is made up of residential development. Development projects have included various infrastructure improvements and the construction of several commercial and industrial establishments, including several fast-food restaurants and retail stores.





Growth within the Project Area has also had a positive impact on development in the surrounding areas. Development in recent years in the areas adjacent to the Project Area include DOMO, Built Bars, Thermoworks (industrial), Harrington Hollow Subdivision (residential), and Sporkland (commercial office space). In addition, recent construction just north of the Project Area is the Easton Park apartment and townhome development which includes 335 units and a 7-acre park.

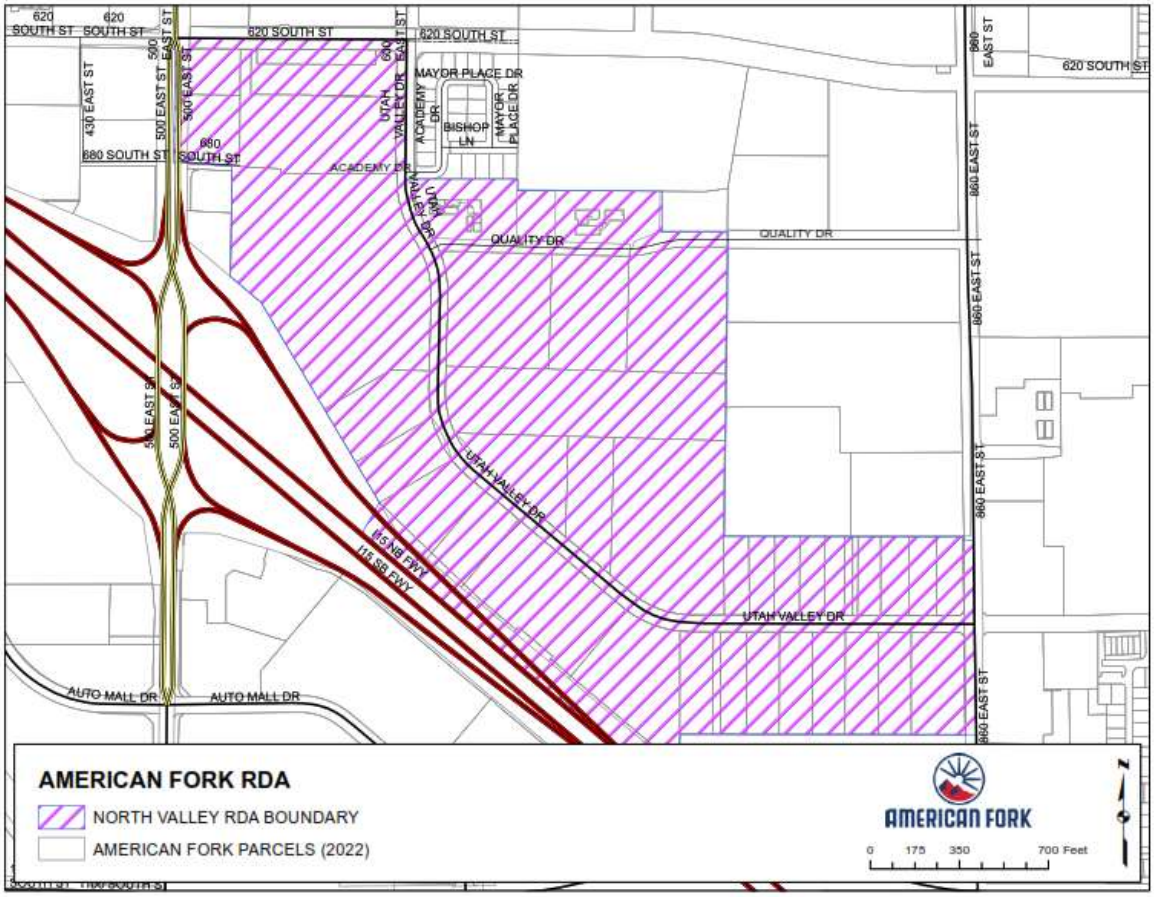
North Valley RDA Project Area

There is only a minor amount of available developable land left within the boundary of this project area, with some additional development having taken place in the last year. The majority of development in the last year has been for planned industrial projects. Currently, there have been no new developments happening within the area, but there have been Tenant Improvements associated with planned industrial use.

Project Area Funds by Taxing Entity

Taxing Entity	2024 Increment Revenue	2025-2026 Estimated Increment Revenue
Utah County	$100,443	$210,015
American Fork City	261,428	546,620
North Utah County Water Conservancy District	1,849	3,865
Central Utah Water Conservancy District	58,540	122,400
Total	$422,260	$882,900

Project Area Map



Egg Farm EDA Project Area

History

The Egg Farm EDA Project Area was created on October 17, 2000 and is governed by the "Egg Farm Economic Development Plan" dated September 8, 2000 as well as the "Official Amended Project Area Budget" dated October 24, 2013. These documents define the duration and use of property tax generated within the Project Area as well as conditions and obligations by the Agency and each participating tax entity.



The purpose of the Egg Farm EDA Project Area is the incentivizing of commercial development in American Fork City, including the attraction of major employers and developers willing to invest private capital into new businesses which will provide additional jobs and broaden the tax base of the community. This commercial development in the Project Area is to be facilitated through the following actions:

- Remove impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels necessary for economic development served by improved public utilities, infrastructure improvements, and new public or private facilities.
- Promote and market the Project Area for economic development complimentary to existing businesses and industries or enhance the economic base of the City through diversification.
- Provide utilities, streets, curbs, sidewalks, parking areas, landscape areas, and other infrastructure improvements as appropriate and as necessary.
- Provide improved public streets and road access to and within the Project Area to facilitate better traffic and pedestrian circulation, reduce traffic hazards, and to promote air quality.
- Ensure compatible relationships among land uses and quality standards for development, such that the area functions as a unified and viable center of economic activity for the City.

The Project Area was originally intended to draw property tax increment beginning with the taxes collected in 2004 and remitted to the Agency in 2005 and continue for 24 years with the final tax increment being collected in 2027 and remitted to the Agency in 2028. However, the Project Area Budget was amended in 2013 and currently includes a provision outlining that the Project Area will receive tax increment for 24 years or until the total tax increment received by the Agency after tax year 2012 reaches a cap of $9,262,291, whichever occurs first. Since tax year 2012, a total of $9,049,093 in tax increment has been remitted to the Agency through tax year 2022, leaving $213,198 to be paid to the Agency before the cap is reached. It is currently projected that the cap will be reached with increment paid to the Agency in fiscal year 2024 (for taxes collected in tax year 2023 at a participation rate of 75%) and that the Project Area will expire at that time.

Egg Farm EDA Project Area

Financial Report

Change in Margin Value
Base Year: 2004
Base Taxable Value: $705,802
Expiration Year: 2028
2024 Assessed Value: $193,139,507
2025 Estimated Assessed Value: $198,933,692
Percent Change in Marginal Value:
Avg Marginal Change (2020-2024): 7.3%
Annual Marginal Change (2023-2024): 12.5%

Tax Increment Revenue Historical Receipts of Project Area Funds Per Tax Year:
2020: $988,764
2021: $981,948
2022: $932,585
2023: $1,020,659
2024: $1,108,831

Description of Development
Developed Acreage: 89.65
Undeveloped Acreage: 1.66
Purpose: Commercial Development

Project Area Budget
The project area will generate 75% of additional Tax Increment Revenues through 2028.
Collection period: 2005-2028
Number of tax years remaining: 4
Authorized funds to be received by Agency for 2025: $1,000,000
Agency's project area funds for 2025: $4,162,191
Authorized Administrative Costs per 17C-1-409:
Percentage: 5%
Dollar Amount: $50,000

Notable Development and Future Projects
The Egg Farm EDA Project Area was created with the intent of incentivizing commercial development in American Fork City. The project area does not contain any residential units and none of the area is made up of residential development. The financing of infrastructure improvements has spurred the development of the North Pointe Business Park, which has housed some of the first high-tech businesses in northern Utah County. This development has served as a magnet for other high-tech companies in the valley. Several office warehouse buildings have been constructed, including spaces equivalent to 200,000 and 100,000 square feet. Recently, a new 110,000 square foot building has been approved within the area named North Pointe Business Park – Building F. Other planned improvements in the Project Area, and their associated costs, to the extent that sufficient tax increment funds are available are outlined as follows:

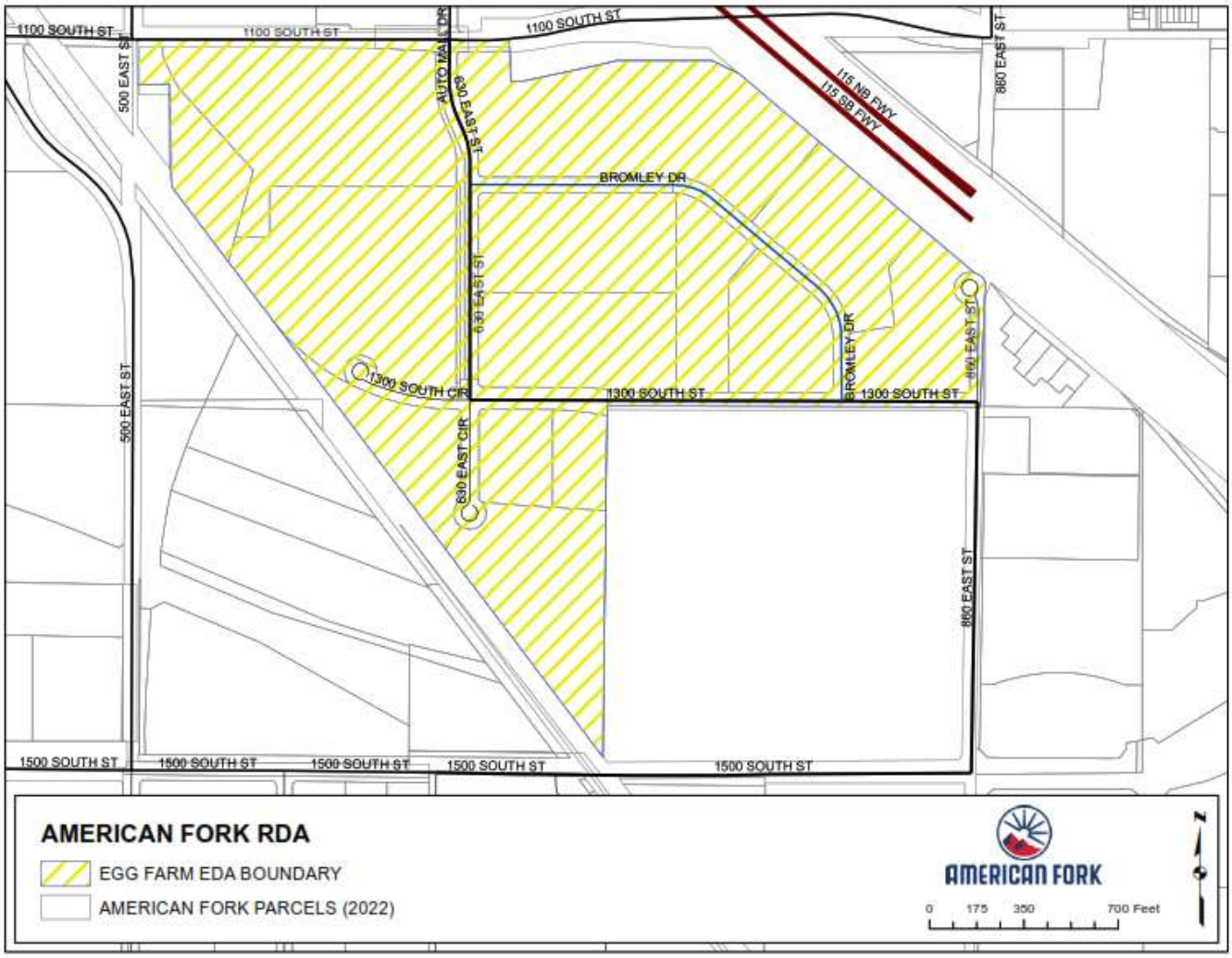
CAPITAL IMPROVEMENTS WITHIN THE PROJECT AREA		
Priority	**Project**	**Cost**
1	Property Purchase	$393,000
2	Reconstruction of 860 East	500,000
3	Widening of 630 East	250,000
4	Widening of 1300 East	360,000
5	Widening of 1100 South	1,643,987
6	Widening of 1500 South	2,986,066
7	Culinary water line 16" pipe	192,664
8	Pressurized irrigation 12" pipe	142,768
9	Storm drain pipe	589,671

Egg Farm EDA Project Area

Project Area Funds by Taxing Entity

Taxing Entity	2024 Increment Revenue	2025-2027 Estimated Increment Revenue
Utah County	$85,496	$272,190
Alpine School District	749,405	2,385,830
American Fork City	222,527	708,440
North Utah County Water Conservancy District	1,574	5,010
Central Utah Water Conservancy District	49,829	158,640
Total	$1,108,831	$3,530,110

Project Area Map



Patriot Station CRA Project Area

History



The Patriot Station CRA Project Area was created on January 14, 2020 and is governed by the "Amended Patriot Station Community Reinvestment Area Plan" as well as the "Amended Project Area Budget" both dated March 31, 2022. These documents define the duration and use of property tax generated within the Project Area as well as conditions and obligations by the Agency and each participating tax entity.

The Project Area is being undertaken as a Community Reinvestment Project Area pursuant to certain provisions of Chapters 1 and 5 of the Utah Limited Purpose Local Governmental Entities -- Community Reinvestment Agency Act (the "Act", Utah Code Annotated ("UCA") Title 17C). Pursuant to the provisions of §17C-5-103 of the Act, the governing body of the Agency adopted a resolution authorizing the preparation of a draft Community Reinvestment Project Area Plan on May 10, 2016 and the Agency's board again adopted a revised resolution on October 22, 2019 altering the borders of the original resolution and further adopting a revised resolution on June 21, 2022.

The area surrounding the American Fork Front Runner Station provides an opportunity to accommodate new office, commercial, and residential opportunities in the American Fork. New developments will create new high paying jobs and increase the tax base to the City, County, and State of Utah. Furthermore, this specific area was selected due to its proximity to the FrontRunner Station. The City and Agency desire to transform the area into a true transit-oriented development. Doing this would bring extensive benefits to the Agency, City, and Region. Dense, walkable, mixed-use development near transit attracts people and adds to vibrant, connected communities. Convenient access to the FrontRunner will foster development and encourage citizens to use affordable public transportation.

Additional benefits to the area and region may include, but are not limited to:

- Increased ridership and associated revenue gains for transit systems
- A larger supply of higher density affordable housing
- Economic returns to surrounding landowners and businesses
- Congestion relief and associated environmental benefits
- Improved safety for pedestrians and cyclists through non-motorized infrastructure
- Incorporation of public and private sector engagement and investment

The beneficial influences upon the tax base of the City and the other taxing entities will include increased property tax revenues, job growth, and housing opportunities. The increased revenues will come from the property values associated with new construction in the area, as well as increased land values that may occur, over time, in the area generally. Once the residential component is completed, the project area will include about 1,800 newly built residential housing units. These units are planned to be medium and high-density housing, increasing the affordable housing options within the City.

Patriot Station CRA Project Area

Financial Report

Change in Margin Value
Base Year: 2019
Base Taxable Value: $24,541,352
Expiration Year: 20 Year Life from year of first tax increment received.
2024 Assessed Value: $339,237,200
2025 Estimated Assessed Value: $349,414,316
Percent Change in Marginal Value:
Marginal Change (2020-2024): N/A
Annual Marginal Change (2023-2024): 23.9%

Tax Increment Revenue Historical Receipts of Project Area Funds Per Tax Year:
The Agency triggered tax increment on January 1, 2023, which allows the first tax increment payment year to be in 2024.

Notable Development and Future Projects
The Agency will be offering an affordable housing pilot program in this Project Area for employees of Alpine School District, Utah County Sheriff's Office, and Police Officers in the American Fork Police Department. The Agency pledges to contribute up to $7.6 million in rent or down payment assistance over the life of the project to help employees who are in low to moderate income ranges.

Description of Development
Total Acreage: 435 acres
Developed Acreage: 186.46
Undeveloped Acreage: 248.54
Purpose: Residential, Commercial Development

Project Area Budget
The project area will generate 60% of additional Tax Increment Revenues through 2043.
Anticipated Collection period: 2024-2043
Number of tax years remaining: 18
Authorized funds to be received by Agency for 2025: $1,303,329
Agency's project area funds for 2025: $25,677,254
Authorized Administrative Costs per 17C-1-409:
Percentage: 5%
Dollar Amount: $65,166

CONCEPTUAL VIEW TOWARD AMERICAN FORK STATION



The majority of tax increment (74.3%) will be used to facilitate the creation of a true TOD, meaning higher density and a "live, work, and play" environment for residents, employees and patrons. During fiscal year 2023, a code change was approved to require a minimum of 55 residential units per acre for new development in the Transit Core Mixed-Use Core. This will impact density and revenue from property tax for new development in the project area.

Improvements and widening of 200 South include utility infrastructure, right of way, landscaping, fiber optic, lighting, and signalization. Other improvements include gathering spaces and access improvements, which may include a flyover and roadway improvements, as well as a public town square and common space. The City Council approved a zoning amendment in 2023 to set the minimum residential density in the Transit Core/Mixed Use Core of the TOD to be 55 units per acre, with an additional commercial or retail component also required. Meadowbrook and Edgewater have notable developments with the Patriot

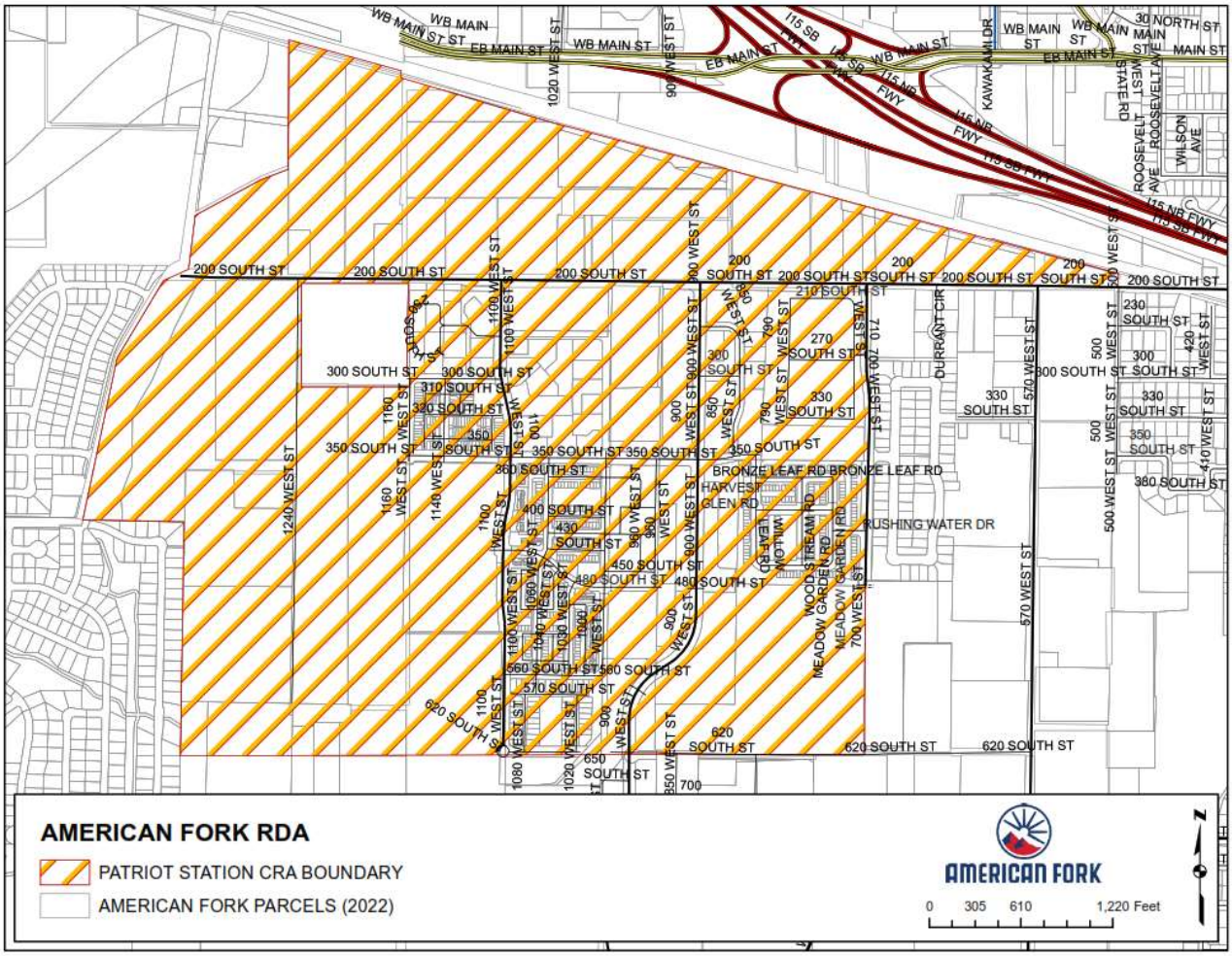
Patriot Station CRA Project Area

Station CRA this year. They are finalizing their development plans and actively building residential townhomes within the area.

Project Area Funds by Taxing Entity

Taxing Entity	2024 Increment Revenue	2025-2029 Estimated Increment Revenue
Utah County	$119,395	$652,900
Alpine School District	1,119,787	6,123,450
American Fork City	310,757	1,699,350
North Utah County Water Conservancy District	2,198	12,020
Central Utah Water Conservancy District	0	0
Total	$1,552,137	$8,487,720

Project Area Map



Written Objection For Rezoning

Parcel ID: 13:001:0126
Address: 80 North 1020 West, American Fork, Utah 84003

To Members of the Planning Committee/City Council,

We are writing to formally express our objection to the proposed rezoning change that affects our land- located at 80 North 1020 West American Fork, Utah 84003 (Parcel ID: 13:001:0126). Currently our land falls under the commercial zoning GC-2 and the proposed changes will rezone it into residential R4-7500.

We would appreciate it if you could clarify why there is a need to rezone our land and how it would benefit us. How is this change in the proposal in the first place? The land has been under commercial zoning since 2018 and we have been paying the full commercial property tax under that zoning. All taxes on the property have been paid up to date.

This land has always been intended for commercial development. The city planning team is well aware that we have tried to do a commercial development of building hotels on our land in the past.You can find our applications and plans in the city records. We still intend for a hotel development or an alternative commercial development in the future. This rezoning change will reduce our land value and limit the options of what we can develop on our land.

Regardless of what it will be, our land needs to remain under commercial zoning. There is already a precedent set of commercial zoning in that area as there is a hotel right across from our land. Alongside with many other businesses in the same area. With the rezoning change to the residential code, it would allow for residential apartment development. However, our preferred development of a hotel is similar to a residential apartment development in nature, but provides the economic benefits that a commercial development would. The common concerns of traffic, congestion, parking, etc. that come up to pass a residential apartment development will be less of a concern that come up to pass a hotel development as it is for short term stays. The land is perfectly located for a hotel development as it is right off the interstate and away from any single family residential developments. It would be an economic benefit to the city and not disrupt anything within the community. Hence with the reasoning provided, there is no need for this rezoning in the first place.

We have already spent enough time and resources into our land to be a commercial development. There will be a new application for the commercial development in the near future, and this rezoning change would further use up time and resources for everyone. It would cause future issues for us further leading to a lot of emotional, physical, and mental distress.

We strongly appeal to the committee to deny the rezoning of our land from commercial to residential. We request that you keep the same commercial zoning as is in place.

Sincerely,
Mahesh Patel & P.K. Kansagara

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the American Fork City Planning Commission will hold a Public Hearing on February 18, 2026, in the City Hall, located at 31 N. Church Street, commencing at 6:30 PM.

The public and each affected entity are invited to provide information and comment for American Fork City to consider in the process of the proposed items.

- **Notice of public hearings and public meetings on adoption or modification of land use regulation.**

  - Public Hearing Notice – Adoption and Amendment of Design Standards and Public Improvement Specifications.

    - Notice is hereby given that the American Fork City Planning Commission will hold a public hearing to consider the proposed amendment and adoption of Design Standards and Public Improvement Specifications applicable to development within American Fork City. The proposed Design Standards and Public Improvement Specifications establish engineering, infrastructure, and public improvement requirements for development activity within the City. The proposal includes removing existing engineering standards from the Municipal Code and adopting the new Design Standards and Public Improvement Specifications by reference. The proposed standards are intended to align City requirements with applicable Utah APWA Standard Specifications and Plans while establishing uniform City-specific design criteria. The Planning Commission will receive public comment and make a recommendation to the City Council.

- **Notice of public hearings and public meetings to consider general plan modifications.**

  - Public hearing, review, and recommendation on an application for a Land Use Map Amendment, known as Jasper Lot Land Use Map Amendment, located at 570 E Main Street, American Fork City. The Land Use Map Amendment will be on approximately

0.26 acres and is in the Residential High Density Land Use Designation and will change to the General Commercial Land Use Designation.

- The applicant has applied for a Land Use Map Amendment. The project looks to allow the potential for commercial operations with a future zone change; this is done with the intention of a plumbing business on the property.

Please Note:

This notice is being provided in accordance with the requirements of the American Fork Municipal Code, and the Utah State Code for Public Noticing as your rights as a property owner may be affected by the changes to the Design Standards and Public Improvement Specifications. To review changes, please review the draft documents at the American Fork Agenda Center in the Planning Commission Packet, available at www.AmericanFork.gov

Shortly before the public hearing, supporting documentation is posted on the city website at www.americanfork.gov in the Agenda Center, or available by contacting the City Recorder at 801.763.3000.

Planning Commission Staff Report
Meeting Date: February 18, 2026

Agenda Topic

Public hearing, review, and recommendation on an application for a Land Use Map Amendment, known as Jasper Lot Land Use Map Amendment, located at 570 E Main Street, American Fork City. The Land Use Map Amendment is for 0.26 acres in the Residential High Density Land Use Designation and is proposed to change to the General Commercial Land Use Designation.

BACKGROUND INFORMATION		
Location:		570 E Main
Parcel ID:		13:056:0034
Project Type:		Land Use Map Amendment
Applicants:		Terry Jasper
Existing Land Use:		Residential Medium Density
Proposed Land Use:		General Commercial
Surrounding Land Use:	North	Residential High Density
	South	Residential High Density
	East	Residential High Density
	West	Residential Medium Density
Existing Zoning:		R-2-7500
Proposed Zoning:		GC-1
Surrounding Zoning:	North	R4-7500
	South	GC-1
	East	R2-7500 and R4-7500
	West	GC-1

Background

The applicant has applied for a Land Use Map Amendment. The project looks to allow the potential for commercial operations with a future zone change; this is done with the intention of a plumbing business on the property.

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.

Findings of Fact

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

Project Map



Potential Motions – Land Use Map Amendment

Approval

I move to recommend approval for the proposed Land Use Map Amendment, located at 570 E Main, American Fork City, from the Residential High Density Land Use Designation to the General Commercial Land Use Designation.

Denial

I move to recommend denial for the proposed Land Use Map Amendment, located at 570 E Main, American Fork City, from the Residential High Density Land Use Designation to the General Commercial Land Use Designation.

Table

I move to table action for the proposed Land Use Map Amendment, located at 570 E Main, American Fork City, from the Residential High Density Land Use Designation to the General Commercial Land Use Designation, and instruct staff/developer to……..

No comments

American Fork City
Development Review Committee

Planning and Zoning
Reviewed
copperman 01/22/2026

Engineering Division
Reviewed
rburkhill 01/20/2026

No comments

570 East Main – Compatiblitity Statement

Next Step:

Proceed to Planning Commission 2/18/2026

The property located at 570 East Main Street has an existing commercial use to the east side of the property and an existing zoning designation to the west of the property of GC-1. The property owner would like to use the existing structure for an office for a small business associated with their plumbing business. We are requesting the City look at options to expand the GC-1 Zoning that is to the south and to the west to cover this one lot. With an existing commercial use operating to the east, and surrounded by commercial zoning on the other sides, we feel this request is appropriate for the area.

The anticipation is for a small service oriented business associated with the plumbing industry to be located here. Since it is service oriented, the few employees will most often be on service calls and is not a location where customers will be coming.

There is a garage located in the back of the lot that will accommodate any needed storage of material and a large concrete area to allow for the needed parking.

We would request that the City recommend a direction and solution for the ability to operate a simple business from this location which has similar uses around this area. Please direct us with the most appropriate solution in this matter.

Land Use Map

No comments

No comments

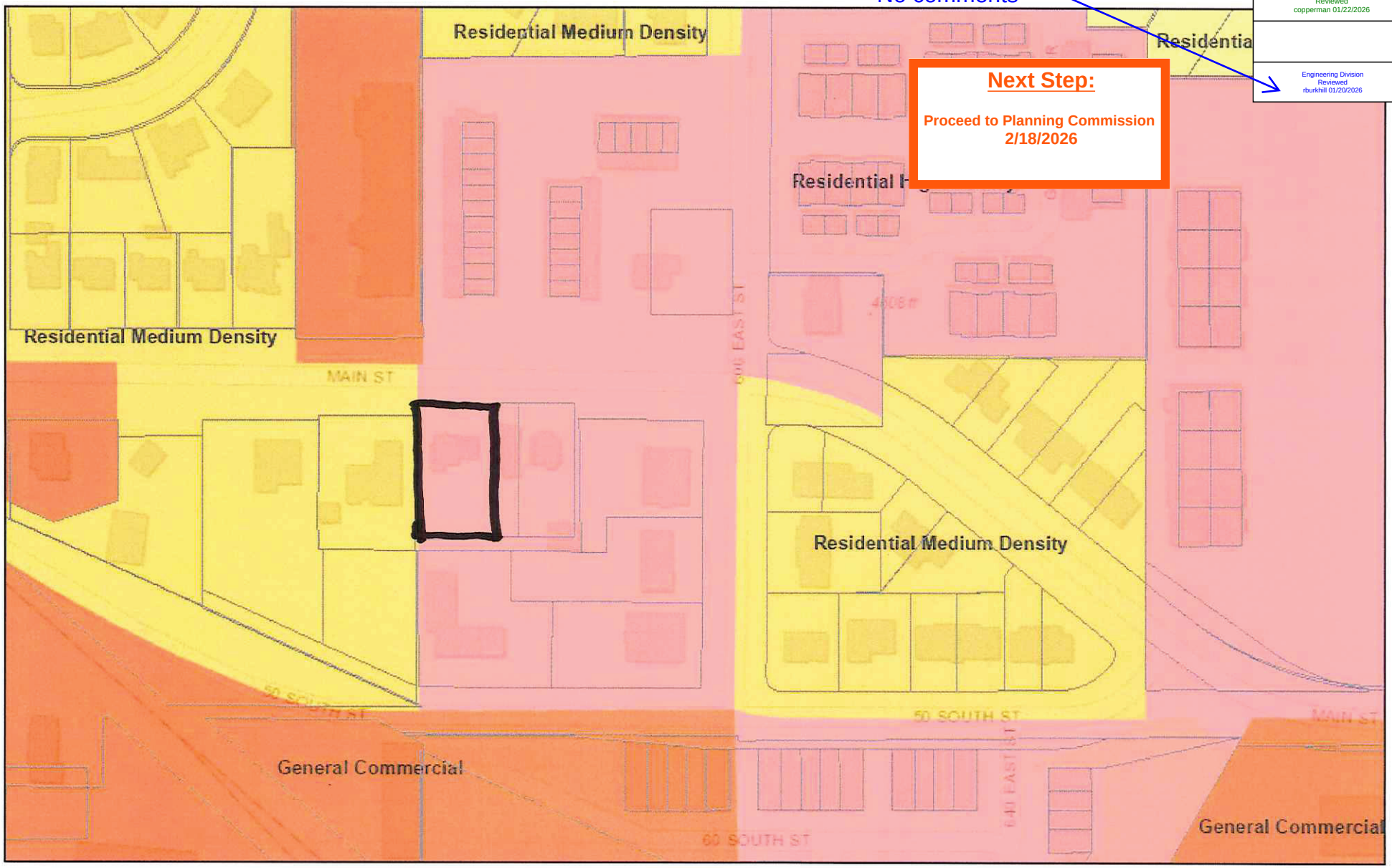
American Fork City
Development Review Committee

Planning and Zoning
Reviewed
copperman 01/22/2026

Engineering Division
Reviewed
rburkhill 01/20/2026

Next Step:

Proceed to Planning Commission
2/18/2026



October 6, 2025

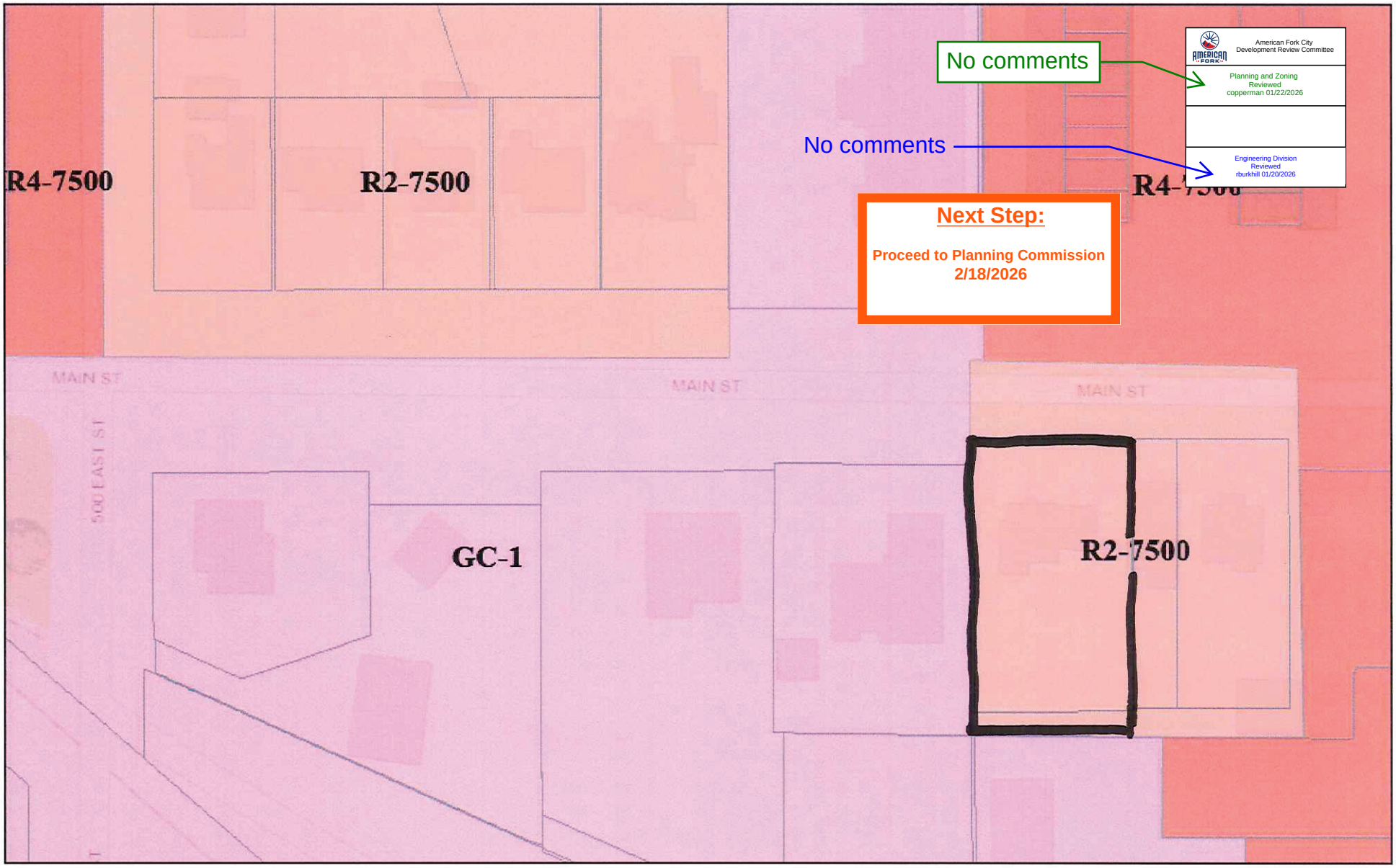
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0 0.02 0.04 0.09 km

American Fork GIS Division, City of American Fork, County of Utah, Bureau of Land Management, Utah AGRC, Esri, HERE, Garmin, INCREMENT P,

American Fork City



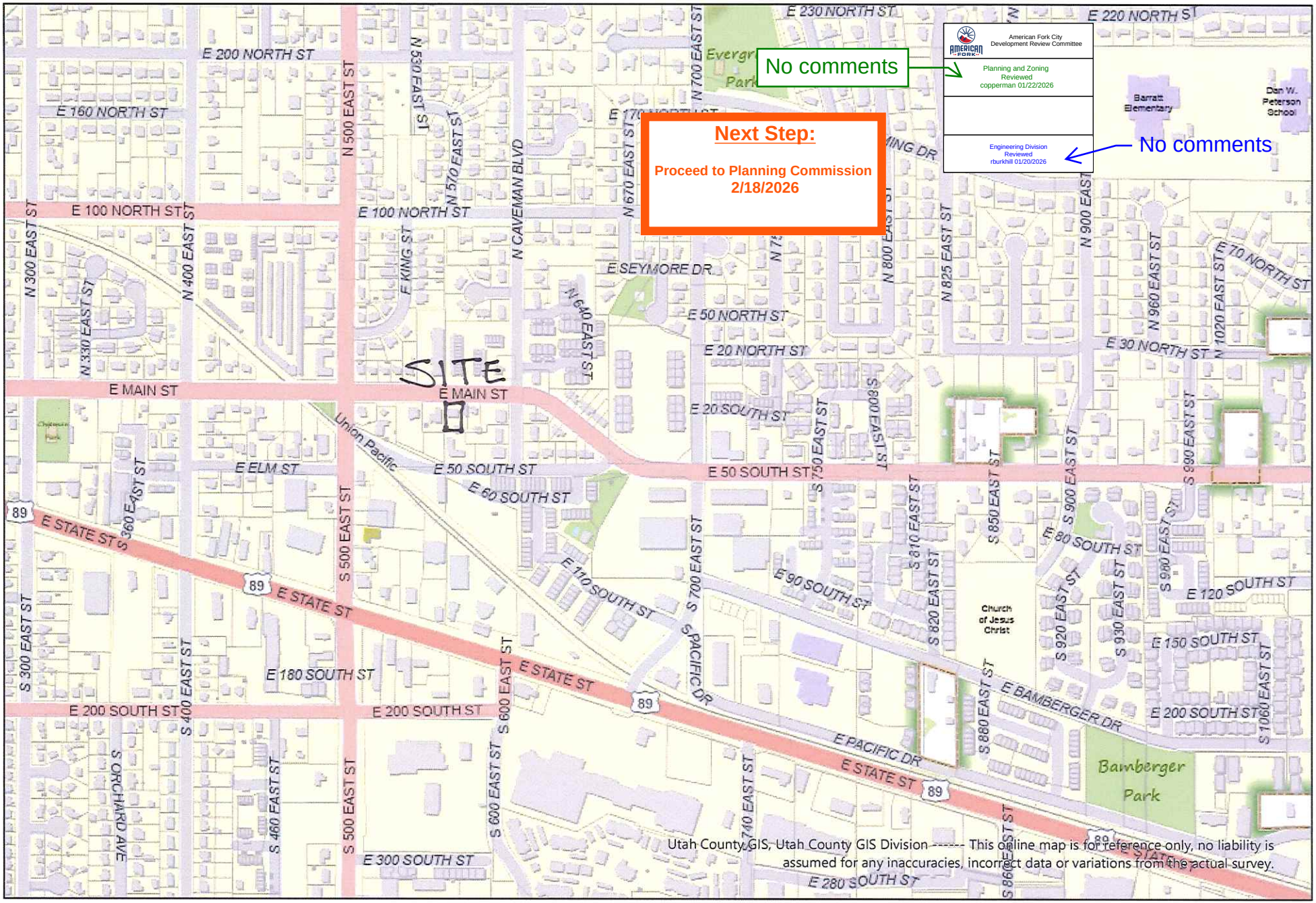
October 6, 2025

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American Fork GIS Division, City of American Fork, County of Utah, Bureau of Land Management, Utah AGRC, Esri, HERE, Garmin, INCREMENT P,



Utah County Parcel Map

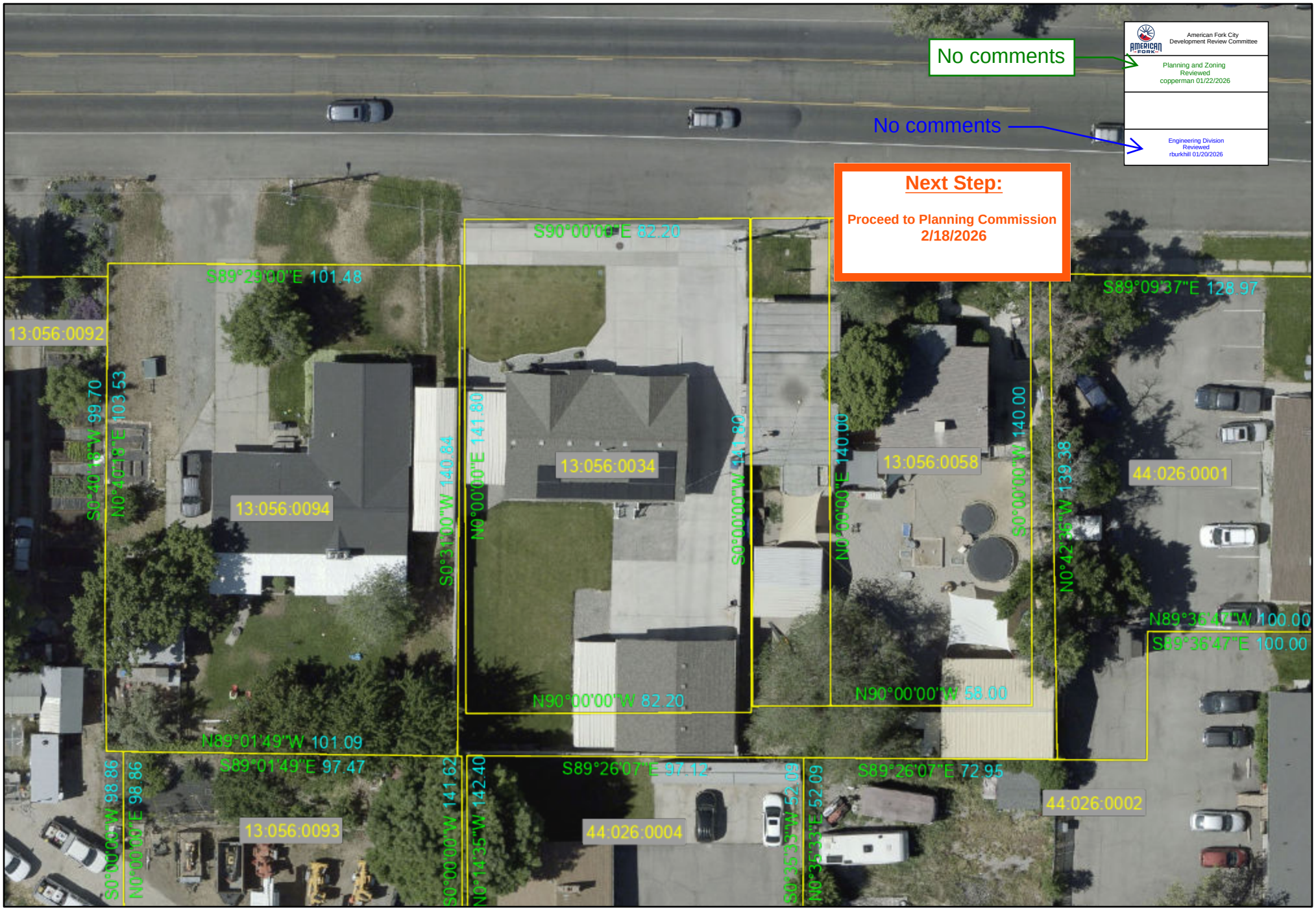
Parcel Map Vicinity Map

1 inch equals 752.3 feet

Date: 1/13/2026

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey.

Utah County
HEART of UTAH



Utah County Parcel Map

Parcel Map

1 inch equals 47 feet

Date: 1/13/2026

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey.

Utah County
HEART of UTAH

Next Step:

Proceed to Planning Commission 2/18/2026

No comments

American Fork City
Development Review Committee

Planning and Zoning
Reviewed
copperman 01/22/2026

No comments

Engineering Division
Reviewed
rburkhill 01/20/2026

570 East Main – Property Description

COMMENCING 18.45 CHAINS EAST OF THE NORTHEAST CORNER OF BLOCK 14, PLAT "A", AMERICAN FORK CITY SURVEY; THENCE EAST 82.20 FEET; THENCE SOUTH 141.80 FEET; THENCE WEST 82.20 FEET; THENCE NORTH 141.80 FEET TO THE POINT OF BEGINNING.

Planning Commission Staff Report
Meeting Date: February 18, 2026

Agenda Topic

Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Design Standards and Public Improvement Specifications, which removed engineering standards from the American Fork City Municipal Code. The Code Text Amendment, in conjunction with the general code text amendment removes engineering specifications from American Fork City Municipal Code Section 15.

Background

Staff initiated a change in updating the Engineering Design Standards for American Fork City in correlation with a general code text amendment. This change produced the Design Standards and Public Improvement Specifications document by removing these specifications from old sections of American Fork City Municipal Code. This document includes an APWA 2026 Addendum, American Fork City Standard Plans, and Engineering Design Supplemental Standards.

Potential Motions – Code Text Amendment

Approval

I move to recommend approval for the proposed Design Standards and Public Improvement Specifications relating to removing engineering standards and specifications from American Fork City Municipal Code and providing an effective date for the ordinance.

Denial

I move to recommend denial for the proposed Design Standards and Public Improvement Specifications relating to removing engineering standards and specifications from American Fork City Municipal Code.

Table

I move to table action for the proposed Design Standards and Public Improvement Specifications relating to removing engineering standards and specifications from American Fork City Municipal Code and instruct staff to……

Design Standards and Public Improvement Specifications

Addendum to APWA 2025 Standard Plans & Specifications

Date of Issue: February 2026

Department of Public Works

Engineering Division

This document makes changes to the Utah APWA Manual of Standard Specifications and Manual of Standard Plans pertinent to construction in American Fork, Utah. These are adopted reference documents, standard plans addendum, and standard specifications addendum.

REFERENCE DOCUMENTS

All reference documents shall be the current and updated published edition of the document.

- AASHTO A Policy on Geometric Design of Highways and Streets ("Green Book")
- AASHTO Guidelines for Geometric Design of Low-Volume Roads
- AASHTO LRFD Bridge Design Specifications
- AASHTO LRFD Bridge Construction Specifications
- AASHTO Roadside Design Guide
- American Public Works Association Utah Chapter Manual of Standard Specifications
- American Public Works Association Utah Chapter Manual of Standard Plans
- NACTO Urban Bikeway Design Guide
- American Fork Storm Water Technical Manual & Best Management Practices
- Utah DEQ A Guide to Low Impact Development within Utah
- Utah Manual on Uniform Traffic Control Devices

Department of Justice 2010 ADA Standards for Accessible Design

STANDARD PLANS ADDENDUM

- The following changes to APWA Standard Plans are as follows:
    - All references to APWA Plan 221.2 shall reference American Fork Standard Drawing STR 3.
    - All references to APWA Plan 292 shall reference American Fork Standard Drawing STR 4.
    - All references to APWA Plan 341.1 & 341.2 shall reference American Fork Standard Drawing SS 2.
    - All references to APWA Plan 411 shall reference American Fork Standard Drawing SS 2.
    - All references to APWA Plan 521 shall reference American Fork Standard Drawing WTR 2.
    - All references to APWA Plan Type D curb (as shown in the 2017 APWA Standard Plans) shall remain. Type D curb may be used if sidewalk abuts the back of curb and its use is approved by the City Engineer.
- APWA STANDARD PLAN 382 – PIPE ZONE BACKFILL

- REPLACE Note 3.C.1 – Furnish 3/4" minus washed rock for plastic pipe and 1" minus washed rock for concrete pipe material unless specified otherwise by pipe manufacturer. Sand is allowed for pipe bedding for DI & PVC pipes.

- APWA STANDARD PLAN 574 – CONCRETE COLLAR FOR WATER VALVE BOX
  - ADD Note 1.B – Concrete Collar shall be 12” thick. Valve can lid shall have the appropriate label according to the corresponding utility type.
- APWA STANDARD PLAN 575 – AIR RELEASE ASSEMBLY
  - ADD Note 1.E – For a pressure irrigation application, the vent pipe may remain within the concrete vault, with the condition that the vault lid is properly vented.
  - ADD Note 2.J – Air Release Assembly shall be manufactured by Travis, APCO No. 50, or approved equivalent.

STANDARD SPECIFICATIONS ADDENDUM

- SECTION 00 72 00 – GENERAL CONDITIONS
  - ADD 13.3.B.4 – The Certain types of construction shall have continuous inspection (at the discretion of the city public works director) while others may have only periodic inspections.
    A. Periodic inspections shall be required on the following:
       1. Street grading and gravel base.
       2. Excavations for curb and gutter and sidewalks.
       3. Excavations for structures.
       4. Trenches for laying pipe.
       5. Forms for curb and gutter, sidewalks and structures.

    B. Continuous inspection shall be required on the following types of work:
       1. Laying of street surfacing.
       2. Placing of concrete for curb and gutter, sidewalks and other structures.
       3. Laying, of water pipe, valves, hydrants, drainage pipe, sewer pipe, and testing.

    C. No work shall be started except in the presence of a city inspector with construction requiring continuous city represented inspection. No construction requiring inspection shall be performed on city holidays, Saturday, Sunday or non-business hours, unless prior arrangements are made with the American Fork Public Works Department. Appropriate scheduling may be required where city staff works four-day work week.

    D. It shall be unlawful to do any construction, excavation work on any street, curb, gutter, sidewalk, sewer line, water line or other infrastructure addition or improvement in American Fork City without a public works permit from the city to do so.

- SECTION 01 57 00 – TEMPORARY CONTROLS
    - ADD 3.4.E – The surface water shall be prevented from entering trenches. Clay dams will be required at all structures prior to or up-gradient of each manhole or a minimum of two hundred feet to prevent migration of fines within the trench backfill. Any conflicts and costs incurred by the improper disposal of this water shall be borne by the CONTRACTOR. No surface or subsurface water shall be allowed to enter the existing city sewer system. High groundwater areas may require special construction practices to prevent pipe flotation, both during and after construction.

- SECTION 01 78 39 – PROJECT RECORD DOCUMENTS
    - ADD 1.6.I – All sites requiring approval of a site plan or plat through the land use authority process for the zone shall submit to the city as a part of the project completion documents, prior to final occupancy being issued, a set of city public utility as-built plans (also known as record drawings).

        1. As-built plans shall be submitted electronically. This shall include:
            A. One set of SHAPE files (.shp) which shall include separate SHAPE files for each utility, including culinary water, pressurized irrigation, storm drain, sewer, ground water, and roads that are compatible with ArcGIS PRO version 3.1.1 or later. SHAPE files shall be in State Plane Coordinates (NAD83 Utah Central Zone US Survey Feet).
            B. One copy of the AutoCAD Drawing (.dwg) file with its accompanying survey .csv file.
            C. A PDF of the final record drawing also needs to be included. All rim and invert elevations shall be shown on this drawing, as well as all pipe material and diameter.
        2. As-built drawings shall be based on survey information provided by the developer's engineer or surveyor. The SHAPE files shall include detailed information based upon survey .csv files for:
            A. Fire Hydrants (make & model)
            B. Water Lines (diameter & material)
            C. Water Valves (type & diameter)
            D. Water meter (diameter)
            E. Pressurized Irrigation Lines (diameter & material)
            F. Pressurized Irrigation Valves (type & diameter)
            G. Pressurized Irrigation meter (diameter)
            H. Water blowoffs/drain structures (diameter)

I. Air release structures (diameter)
J. Roadway centerline
K. Storm Drain Lines (diameter, material, upstream & downstream elevation)
L. Storm drain manholes (rim & flow line elevations)
M. Storm drain inlets (rim/grate & flow line elevations)
N. Storm drain detention/retention structures (bed material, bank material, inlet elevation, outflow elevation, bottom elevation & rim elevation)
O. Storm drain/Irrigation structures (rim, grate, & flow line elevations)
P. Groundwater monitoring station (rim elevation)
Q. Groundwater drain lines (diameter & material)
R. Groundwater manholes (rim & invert elevations)
S. Sewer Lines (diameter, material, upstream & downstream elevation)
T. Sewer manholes (Rim and invert elevations)

- SECTION 31 05 13 – COMMON FILL
  - ADD 1.5.A.3 – The slopes of excavations and/or fills shall be shaped to meet safety requirements dependent on soil types, but in no case shall the finished slope be in excess of 3:1 for cut areas or 3:1 for fill areas except as approved otherwise by the city engineer.

- SECTION 31 23 16 – EXCAVATION
  - ADD 3.2.B.3 – Protect from damage any underground pipes, utilities or structures encountered. If such is damaged, restore to original condition. Protection and repair expenses are at no additional cost to OWNER.

- 32 12 16.13 – PLANT-MIX HIGHLY-MODIFIED BITUMINOUS PAVING
  - ADD 1.10 – CORE HOLE REPAIR
    1. Requirements for core hole restoration:
       1. CONCRETE: Replace the entire concrete section when a core is in concrete. Install sand bedding over the utility and backfill/compact.
       2. ASPHALT: Clean the surface of the core and walls of the hole. Install sand bedding over utility. Fill with flowable fill to 8” below the surface. Replace the core and install with Utilibond bonding compound according to manufacturer's recommendations.
    2. Minimum standard for Soft Spot Repair includes geogrid, fabric and the standard for a collector based on all roads which is 12” granular barrow, 6” UTBC, 5” asphalt with the fabric between the subbase and base course.

- ADD 3.7.E.5 – Where possible, asphalt seams shall not cross wheel paths. Where not possible, crossing asphalt seams and wheel paths shall be minimized.

- SECTION 32 16 13 – DRIVEWAY, SIDEWALK, CURB, GUTTER
  - REPLACE 2.1.E – Contraction Joint Sealer: HAS1 or HAS4 hot applied, or CAS-1, cold applied, Section 32 13 73.
  - ADD 3.3.B.2.a – Maintain 1 foot minimum of curb on either side of the property line and top of drive approach flare to ensure a minimum of 2 feet of curb space between top of one drive approach flare and the top of the next drive approach flare. Top of flare shall be 3' minimum from fire hydrants.
  - ADD 3.4.E – Concrete Bicycle Paths
    1. Contraction joints for concrete bicycle paths shall follow requirements for Sidewalks in article 3.4.C in this section.
    2. Contraction joints shall be sealed with CAS-1 contraction joint sealer, Section 32 13 73.
  - ADD 3.5.H – Concrete Bicycle Paths
    1. Expansion joints for concrete bicycle paths shall follow requirements for Sidewalks in article 3.5.B in this section.
    2. Expansion joints shall be sealed with CAS-1 contraction joint sealer, Section 32 13 73.

  ADD 3.6.F – Curb Markers – All sites or plats constructing any public utility which crosses under a city-owned curb and gutter shall denote that utility in the curb in the form of a stamp or plug with the city approved designation code for that utility.

- SECTION 32 91 19 – LANDSCAPE GRADING
  - ADD 3.2.H – Trees shall be kept not less than:
    1. Thirty feet back of beginning of curb returns at any street intersection.
    2. Twenty feet from lamp standards and power poles.
    3. Ten feet from fire hydrants.
    4. Five feet from service walks and driveways.
    5. Five feet from water meters.

- SECTION 33 05 05 – DUCTILE IRON PIPE
  - ADD 2.2.B – V-Bio Enhanced Polyethylene Encasement (polywrap) shall be used in areas with corrosive soils.

- SECTION 33 05 20 – BACKFILLING TRENCHES

- ADD 3.1.E.1 – Gravel for pipe foundations shall be clean crushed rock or gravel conforming to the following gradation:

Sieve	% Passing
1 ½”	100
¾”	5

The gravel material shall be deposited over the entire trench width in six-inch maximum layers, each layer shall be compacted by tamping, rolling, vibrating, spading, slicing, rodding or by combination of one or more of these methods. In addition, the material shall be graded to produce a uniform and continuous support for the installed pipe. Care should be taken to make sure that soil migration does not occur. Filter fabric may be necessary in situations where fines from existing material migrate into the gravel pipe foundation.

- SECTION 33 08 00 – COMMISSIONING OF WATER UTILITIES
  - ADD 3.2.E – City water valves shall only be operated by City personnel. Operation of existing or active valves is prohibited.
  - REPLACE 3.6.C – Hydrostatic Test: Provide air release taps at pipeline’s highest elevations and expel all air before the test. Insert permanent plugs after test has been completed. Tests shall be made upon completion of system installation, replacement, repair, or any valved portion thereof All tests shall be made at the expense of the contractor and in the presence of a City Representative. Lines shall be slowly filled with water venting off all air. If required, taps shall be provided at line high points to bleed off the air and after testing these shall be plugged. A minimum pressure of 200 psi shall be maintained for a minimum period of two hours, using hydraulic means to maintain the pressure. Maximum leakage during the test shall not exceed one-half gallon per inch of diameter per one thousand feet of pipe. Suitable means shall be provided by the contractor for determining the quantity of water lost by leakage under the test pressure. No pipe installation will be accepted until the leakage is less than the allowable.

- SECTION 33 11 00 – WATER DISTRIBUTION AND TRANSMISSION
  - REPLACE 1.3.A.1 – Minimum for culinary water systems shall be 48 inches from top of pipe to ground surface. Minimum for pressurized irrigation systems shall be 36 inches from top of pipe to ground surface. 72 inches maximum from top of pipe to ground surface unless ENGINEER authorizes otherwise.
  - ADD 2.1.E – Used pipe and fittings shall not be installed for use within the water system.

- REPLACE 2.6.A – Stainless steel saddles with double stainless-steel straps.
- REMOVE 2.7.B.1 Service Line Copper Pipe description.
- ADD 2.9 – CATHODIC PROTECTION
    A. Galvanic cathodic protection systems utilizing sacrificial anodes shall be provided for underground ferrous metal piping and appurtenances where required by the City Engineer.
- ADD 3.6.D – Secondary Water Drain:
    1. At low points and dead ends in secondary water (pressurized irrigation) mains, install 2-inch drains for maintenance.
    2. Taps into secondary water mains shall follow the standards in American Fork Standard Plan WTR 1 but shall be oriented downward so water may drain from the pipe.
    3. Drain lines shall drain to a ditch or storm drain structure approved by the City Engineer. Drain lines shall not drain into the sanitary sewer system.
    4. Drain lines shall be installed with a 2-inch ball valve, accessible either in the roadway or park strip, as approved by the City Engineer.
- ADD 3.16 – INSTALLING CATHODIC PROTECTION
    A. Cathodic protection shall be installed on underground metal pipes and accessories located in areas of high groundwater (defined as within eight feet of the surface) or in soils determined to be corrosive. Corrosive soil determination shall be made by a geotechnical engineer and is subject to review and acceptance by the City Engineer.
    B. Anodes, cables, and connectors shall be installed to allow simplified testing and maintenance, preferably within an adjacent valve box or approved test station.

- SECTION 33 12 19 – HYDRANTS
    - REPLACE 2.1.B.1 – Size: A minimum of 6-inch barrel.
    - ADD 2.1.C – Hydrant shall be East Jordan brand or equivalent approved by ENGINEER.
    - REPLACE 2.2.D – Spool: Schedule 40 steel, epoxy lined, or PVC C900, exterior wrapped with minimum eight (8) mil thick polyethylene sheet and tape wrap, AWWA C210 or C213 and C209 or C214 with two welded in place 150 lb. steel ANSI B 16.5 slip on flanges.
    - ADD 2.2.E – If length of horizontal spool exceeds 40 feet, increase diameter to 8-inch minimum with same size valve.
    - ADD 2.4.E – Tracer wire shall be installed along horizontal spool and riser to be accessible at Hydrant base. Tracer wire shall be 14 awg and spliced with gel caps at tee.

- REPLACE 3.2.B – Install hydrants, valves, and valve boxes as indicated and located. Hydrants shall not be connected to or located within 10 feet of a sanitary sewer or storm drain. Install hydrants, where practicable, between the curb and sidewalk a minimum of 18 inches from the back of curb.
- REPLACE 3.2.G – Grease all buried nuts, bolts, and steel ancillaries then wrap with eight (8) mil thick polyethylene sheet and tape wrap.

- SECTION 33 12 33 – WATER METER
  - ADD 2.3.F – Locator Wire: Install a minimum of 14 AWG locator wire to the top of all valve boxes, meter boxes, hydrants, and along all lateral pipes. The wire shall be accessible and include a loop in the locator wire for locators to connect to the wire. Connect wires at intersection. Wrap tightly and enclose with grease filled caps.

- SECTION 33 31 00 – SANITARY SEWERAGE SYSTEMS
  - ADD 1.7.B – All sewer mains and laterals must be inspected in place before backfilling.
  - REPLACE 2.3.B – Add ladder rungs to inside of manhole. To be erosion resistant and per manufacturer recommendations.
  - ADD 2.3.G – Cast in place manholes shall follow TSSD Standard Drawing D-2, Manhole on Existing Pipe.
  - REPLACE 3.6 – INSTALLATION - TAP CONNECTIONS-4 INCHES AND SMALLER
    A. Install connections as shown in the Drawings or APWA Plan 431.
    B. Field cutting into new or existing piping will not be permitted unless written permission is obtained from ENGINEER.
    C. Make connections to existing pipe and underground structures, so connections will conform as nearly as practicable to requirements specified for new work.
    D. Use commercially manufactured wyes for branch connections. Spring wyes into existing line and encase entire wye, plus six (6) inches overlap, with not less than six (6) inches of concrete.
    E. For taps into existing 24 inches or larger piping, or to underground structures, cut opening into unit sufficiently large to allow three (3) inches of concrete to be packed around entering connection. Cut ends of connection passing through pipe or structure wall to conform to shape of and parallel with inside wall, unless otherwise indicated. Grout connection to provide smooth transition inlet into pipe.

- REPLACE 3.7 – INSTALLATION - TAP CONNECTIONS-LARGER THAN 4 INCHES
    1. Not allowed. Where laterals are larger than 4-inches, install a Manhole structure as shown in the Drawings or APWA Plan 411. A sign or placard shall be fixed to the inside of the manhole above the lateral pipe to notify operations personnel in the field.

- SECTION 33 41 00 – STORM DRAINAGE SYSTEMS
    - ADD 1.4.C – It shall be the responsibility of the contractor to maintain and restore to their original condition canals, levees, culverts, drainage ditches all irrigation ditches in the construction area such that normal irrigation flows are not impeded. All costs related to maintaining the ditch(es) shall be borne by the contractor at no expense to the city. All ditches, structures, etc., shall be repaired and/or replaced to a condition equal to or better than that prior to construction.

STANDARD PLANS

FEBRUARY 2026

AMERICAN FORK CITY PUBLIC WORKS
275 EAST 200 NORTH
AMERICAN FORK, UT 84003
PHONE: (801) 763-3060
FAX: (801) 763-3005

INTRODUCTION

This document provides specific construction and design details that shall be adhered to for projects within the limits of American Fork City (the City). The City adopts all standard details from the 2025 American Public Works Association (APWA) Manual of Standard Plans, except for those explicitly detailed in this document.

It is crucial for contractors, engineers, and developers to understand that APWA standards should be followed as the default. However, when a detail is specified in this document, it takes precedence over the APWA standard. In such cases, adherence to the details provided herein is mandatory.

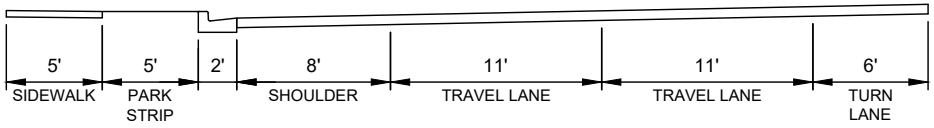
By following these guidelines, we ensure consistency, quality, and safety in all public works and infrastructure projects within American Fork City. Thank you for your cooperation and commitment to maintaining the City's standards.

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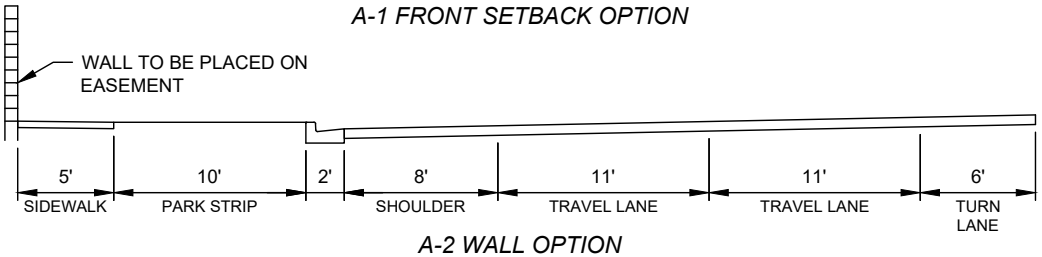
SHEET NO.	SHEET TITLE	APWA PLAN SUPERSEDED
G01	COVER SHEET	
G02	INTRODUCTION	
G03	CONTENTS	
G04	CONTENTS	
PL 1	HFO-1 HIGHWAY FRONTAGE OVERLAY ZONE	
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PL 3	TALL FENCE POSITIONING REQUIREMENTS	
PL 4	PARKING LOT LANDSCAPING	
PL 5	DUMPSTER ENCLOSURE	
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SD 2	PRETREATMENT MANHOLE AND SUMP	
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SD 5	AMERICAN FORK DRINKING WATER SOURCES	
SS 1	SANITARY SEWER DROP MANHOLE	PLAN 411, 433
SS 2	SANITARY SEWER LINE MANHOLE	PLAN 411
SS 3	SANITARY SEWER JUNCTION MANHOLE	PLAN 411
SS 4	SANITARY SEWER LATERAL AND CLEANOUT	PLAN 431
SS 5	CLAY CUTOFF WALL	
STR 1	CUL-DE-SAC	
STR 2	TEMPORARY CUL-DE-SAC	
STR 3	DRIVE APPROACH WITHOUT PARK STRIP	PLAN 215, 221.2
STR 4	STREET COORDINATE SIGN	PLAN 292
STR 5	GATE-CONTROLLED DRIVEWAY ACCESS	
STR 6	STANDARD STREET INTERSECTION AND UTILITY LOCATION	
STR 7	NO PARKING ZONES	
STR 8	ROADWAY PAVEMENT SECTIONS	
STR 9	TYPICAL ROADSIDE TREATMENTS FOR ACTIVE TRANSPORTATION	

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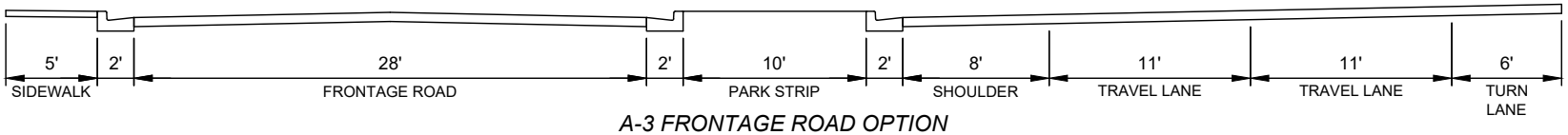
SHEET NO.	SHEET TITLE	APWA PLAN SUPERSEDED
STR 10	ALLEY CROSS SECTION	
STR 11	TYPICAL LOCAL STREET CROSS SECTION	
STR 12	TYPICAL MINOR COLLECTOR CROSS SECTIONS	
STR 13	TYPICAL MAJOR COLLECTOR CROSS SECTIONS	
STR 14	TYPICAL ARTERIAL CROSS SECTIONS	
STR 15	620 SOUTH/700 SOUTH & FRONTAGE ROAD CROSS SECTIONS	
STR 16A	TRANSIT ORIENTED DEVELOPMENT CROSS SECTIONS	
STR 16B	TRANSIT ORIENTED DEVELOPMENT CROSS SECTIONS	
STR 16C	TRANSIT ORIENTED DEVELOPMENT CROSS SECTIONS	
STR 17	CORE HOLE RESTORATION	
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TRL 2	NATIVE TRAIL	
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WTR 7	4", 6", AND 8" PRESSURIZED IRRIGATION METER PLACEMENT	PLAN 523, 525, 527
WTR 8	PRESSURIZED IRRIGATION DRAIN	



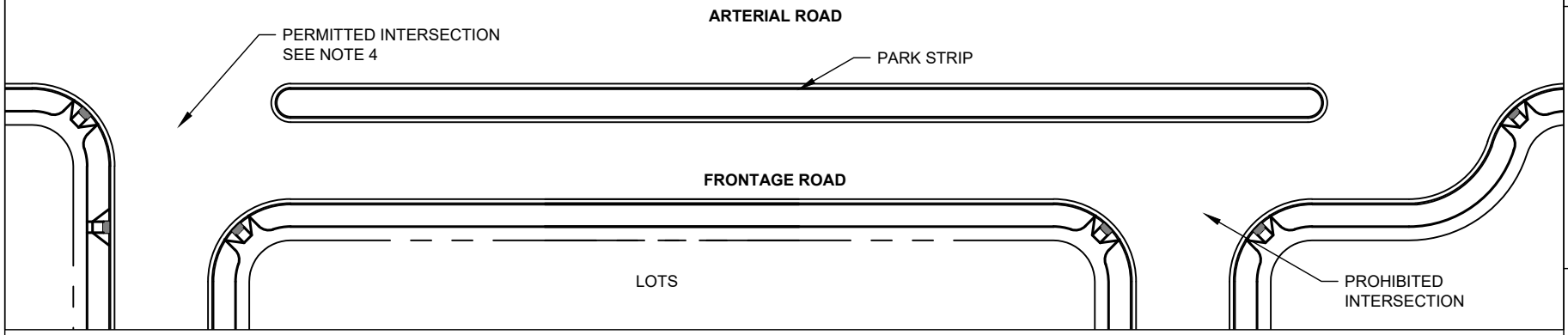
A-1 FRONT SETBACK OPTION



A-2 WALL OPTION



A-3 FRONTAGE ROAD OPTION



HFO-1 HIGHWAY FRONTAGE OVERLAY ZONE

NOTES:

1. WHERE LOTS ARE PROPOSED TO ABUT UPON THE ADJACENT ARTERIAL OR COLLECTOR STREET, ANY PROPOSED SUBDIVISION PLAN SHALL INCLUDE THE STREET CROSS SECTION AS SET FORTH IN EXHIBIT A-1 FRONT SETBACK OPTION.
2. WHERE LOTS ARE PROPOSED TO BACK UPON THE ADJACENT ARTERIAL OR COLLECTOR STREET, ANY PROPOSED SUBDIVISION PLAN SHALL INCLUDE THE STREET CROSS-SECTION AS SET FORTH ON EXHIBIT A-2 WALL OPTION.
3. WHERE LOTS ARE PROPOSED TO ABUT UPON A FRONTAGE ROAD WHICH PARALLELS THE ADJACENT ARTERIAL OR COLLECTOR STREET, ANY PROPOSED SUBDIVISION PLAN SHALL INCLUDE THE STREET CROSS-SECTION AS SET FORTH ON EXHIBIT A-3 FRONTAGE ROAD OPTION.
4. THE FRONTAGE ROAD SHALL PROVIDE ACCESS ONLY TO ABUTTING PROPERTIES. ANY STREET WHICH INTERSECTS WITH THE FRONTAGE ROAD AND ALSO PROVIDES ACCESS TO LOTS NOT FRONTING UPON THE FRONTAGE ROAD SHALL ALSO CONNECT DIRECTLY WITH THE ADJACENT ARTERIAL OR COLLECTOR STREET.

DRAWING NO. PL 1

STANDARD DRAWING TITLE

HFO-1 HIGHWAY FRONTAGE OVERLAY ZONE

DEVELOPMENT SERVICES
275 EAST 200 NORTH
AMERICAN FORK, UT 84003
PHONE: (801) 763-3060
FAX: (801) 763-3005

AMERICAN FORK

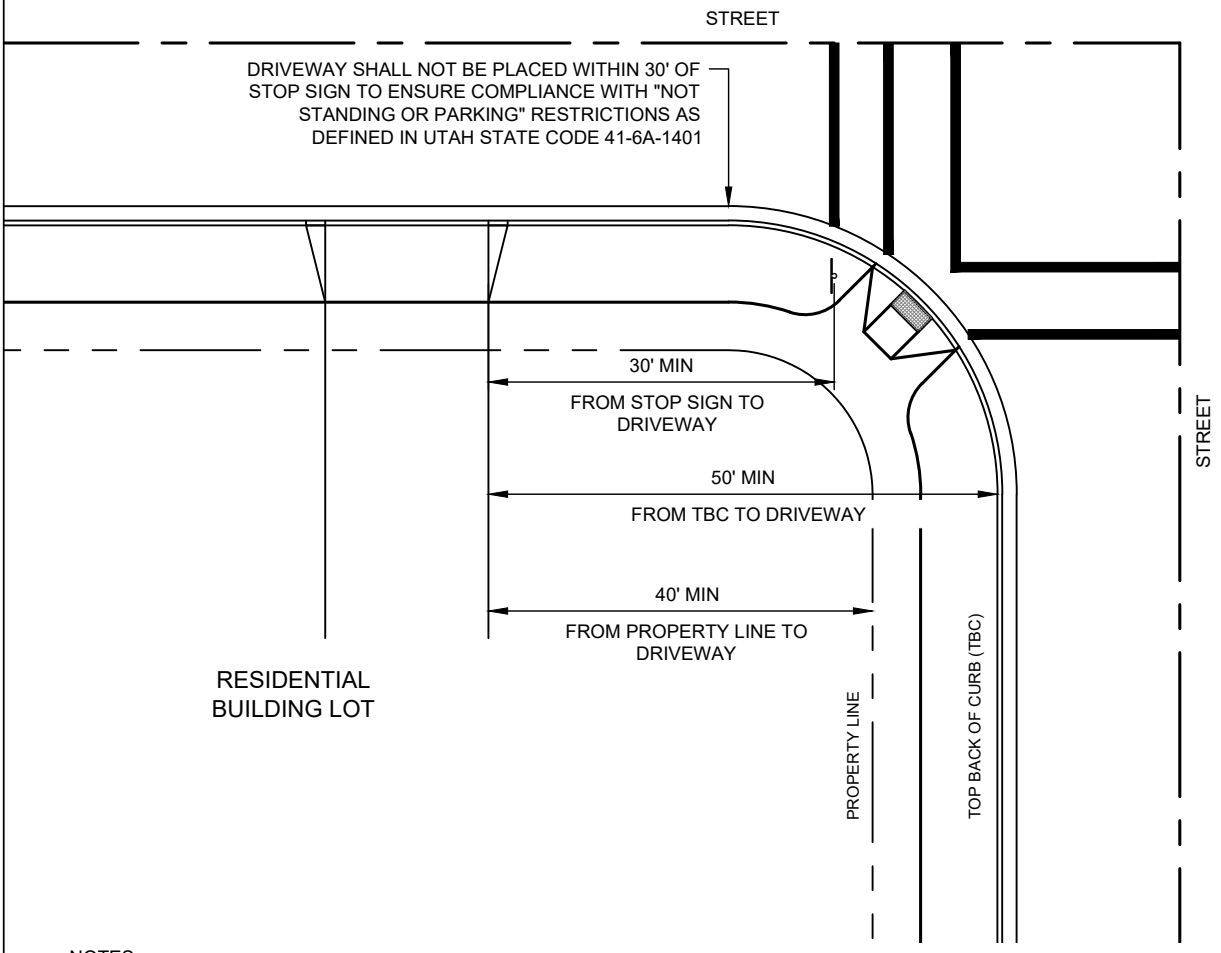
STANDARD PLANS

DRAWN:	DNF
REVISED:	
DATE:	JUN 2025
SCALE:	NTS

MINIMUM STANDARDS FOR

CORNER CLEARANCE OF RESIDENTIAL DRIVEWAYS

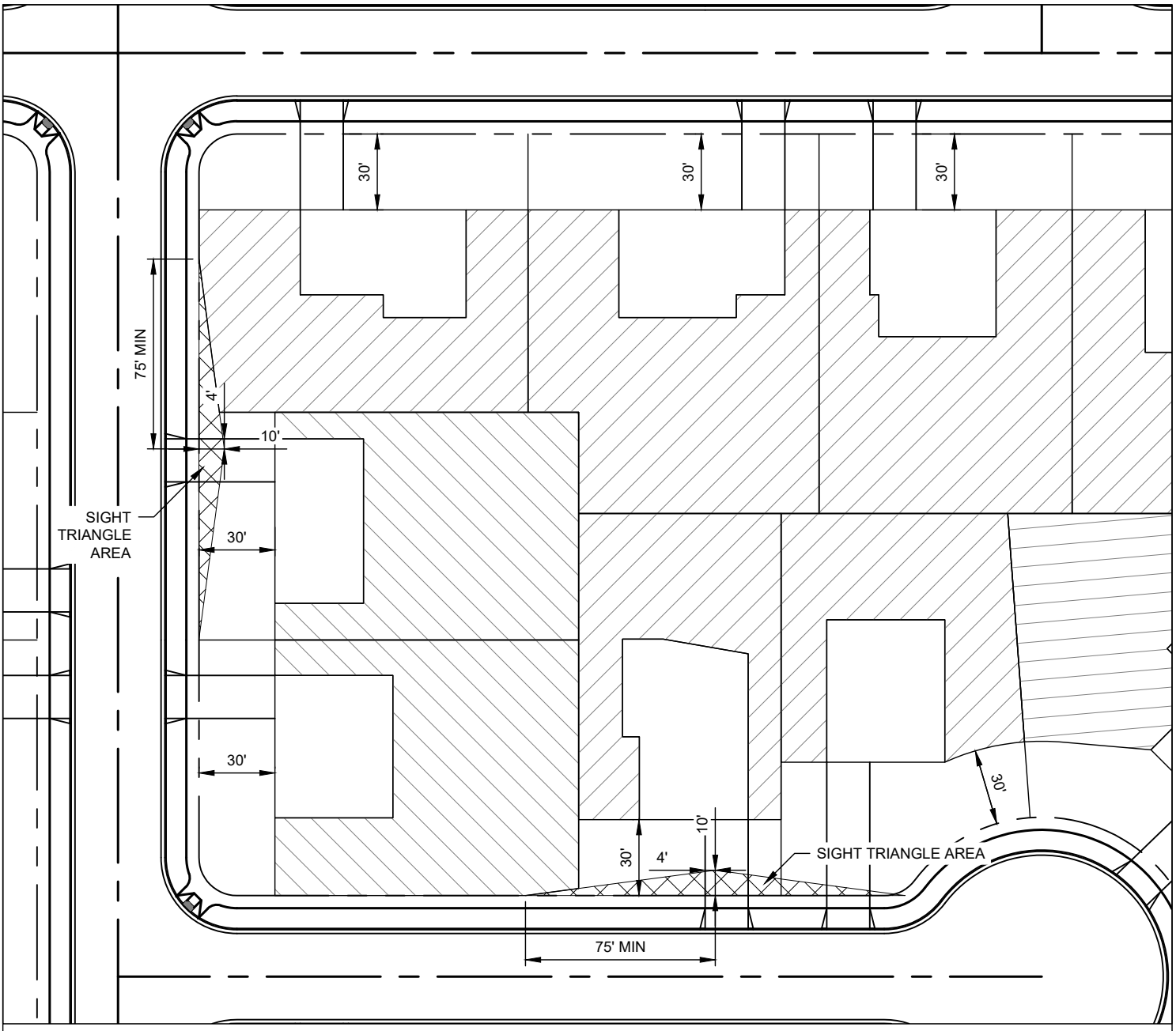
SINGLE DWELLING DRIVEWAY ACCESS



NOTES:

1. THE MINIMUM CORNER CLEARANCE SHALL BE MAINTAINED FOR EITHER STREET FRONTAGE OF A RESIDENTIAL LOT REGARDLESS OF LOCATION OF STOP SIGN OR OTHER CONFIGURATIONS.
2. THIS STANDARD SHALL APPLY TO BOTH PUBLIC AND PRIVATE STREETS.
3. IN ADDITION TO THE DRIVEWAY PLACEMENT RESTRICTIONS SHOWN HEREON, INTERSECTION CORNERS SHALL ALSO HAVE A CLEAR VISION AREA AS REQUIRED IN AMERICAN FORK MUNICIPAL CODE 14.29.6 AND AS REQUIRED FOR CLEAR SIGHT DISTANCE IN AASHTO'S A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
4. DRIVEWAY PLACEMENT SHALL BE THE GREATER OF: 50' FROM TOP BACK OF CURB TO THE CLOSEST EDGE OF THE DRIVEWAY, 40' FROM THE PROPERTY LINE TO THE CLOSEST EDGE OF THE DRIVEWAY, OR 30' FROM THE STOP SIGN TO THE CLOSEST EDGE OF THE DRIVEWAY.
5. THE STANDARDS CONTAINED HEREON ARE FOR A SINGLE DWELLING DRIVEWAY. DRIVEWAYS PROVIDING ACCESS TO MULTIPLE DWELLINGS MAY REQUIRE INCREASED CLEARANCE.

DRAWN:	DNF	AMERICAN FORK STANDARD PLANS	DEVELOPMENT SERVICES	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:			275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	CORNER CLEARANCE OF RESIDENTIAL DRIVEWAYS	PL 2
DATE:	JUN 2025				
SCALE:	NTS				



TALL FENCE POSITIONING REQUIREMENTS

NOTES:

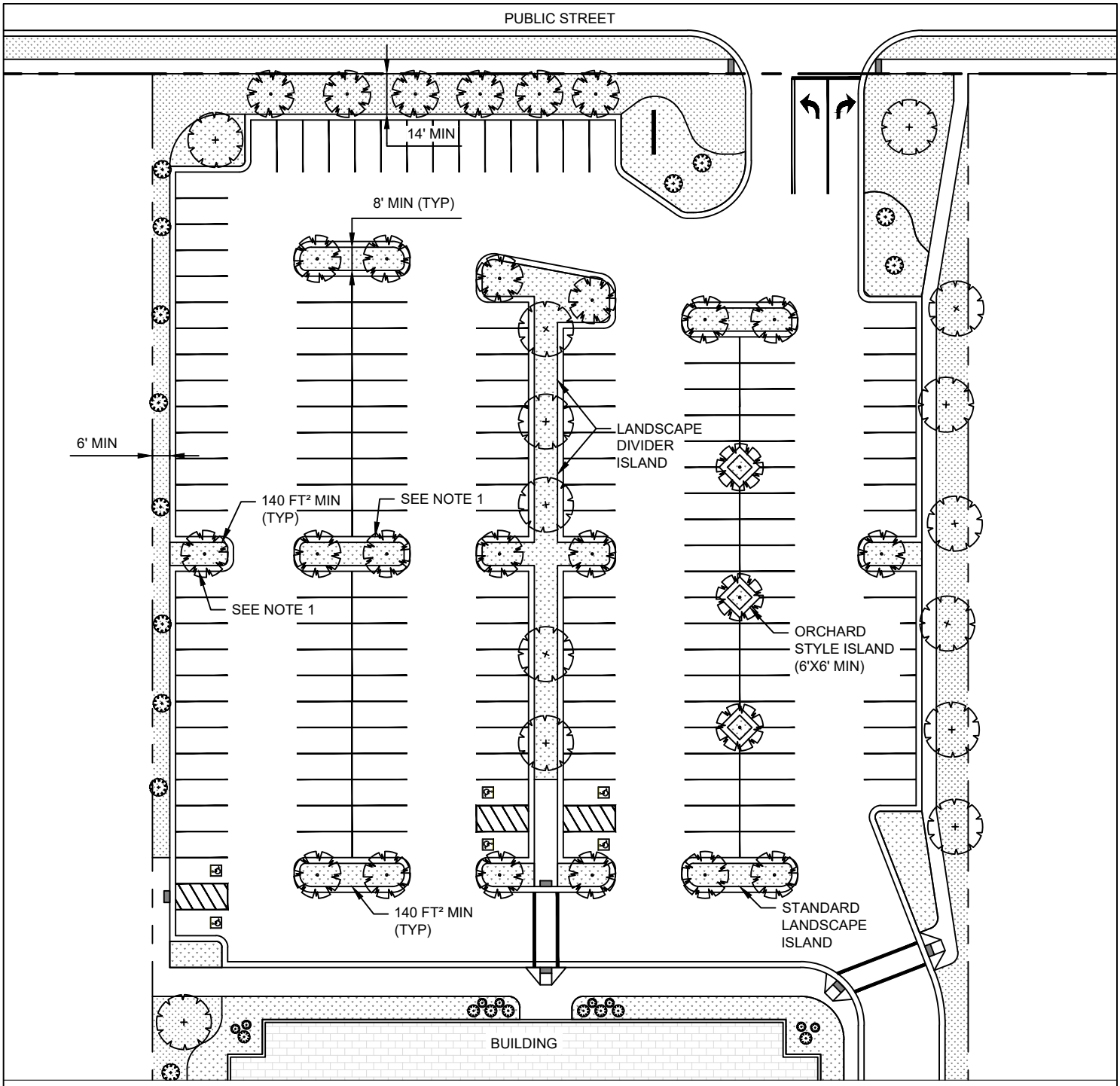
1. 6' FENCE IS ALLOWED IN SIDE YARD OF A CORNER LOT PROVIDED THAT:
   - 1.1. PROPERTY THAT ADJOINS THE REAR YARD OF CORNER LOT HAS NO EXISTING DRIVEWAY WITHIN 10' OF THE PROPERTY LINE ADJOINING THE CORNER LOT,
   - 1.2. FENCE MUST DROP TO 3' WITHIN SIGHT DISTANCE AREA,
   - 1.3. FENCE TO BE LOCATED ON PROPERTY LINE OR 1' OFF OF SIDEWALK, WHICHEVER IS GREATER, AND
   - 1.4. FENCE MUST MEET THE SIGHT DISTANCE STANDARDS DETAILED IN DRAWING STR 12.
2. A TALL FENCE IS ANY FENCE TALLER THAN 4' AND ANY OPAQUE FENCE TALLER THAN 42". ALL FENCES HAVE A MAXIMUM HEIGHT OF 6'.
3. SIGHT DISTANCE AREA IS MEASURED WHERE THE DRIVER'S EYE IS LOCATED 10' BEHIND SIDEWALK AND 4' FROM EDGE OF DRIVEWAY. THE LENGTH OF THE TRIANGLE IS MEASURED ALONG BACK OF SIDEWALK. ON LOCAL STREETS, THE LENGTH IS 75' MINIMUM. FOR COLLECTORS, THE LENGTH IS 80' MINIMUM. FOR ARTERIALS, THE LENGTH IS 120' MINIMUM.
   - 3.1. LENGTHS OF SIGHT TRIANGLES MAY INCREASE DEPENDING ON SITE CONDITIONS, AND AS REQUIRED BY THE CITY ENGINEER.
   - 3.2. SIGHT TRIANGLES FOR STREETS SHALL BE DETERMINED BY AASHTO A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.

LEGEND

TALL FENCE ENCLOSURE AREA

SIGHT TRIANGLE AREA

DRAWN:	DNF	AMERICAN FORK STANDARD PLANS	DEVELOPMENT SERVICES	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:			275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	TALL FENCE POSITIONING REQUIREMENTS	PL 3
DATE:	JUN 2025				
SCALE:	NTS				

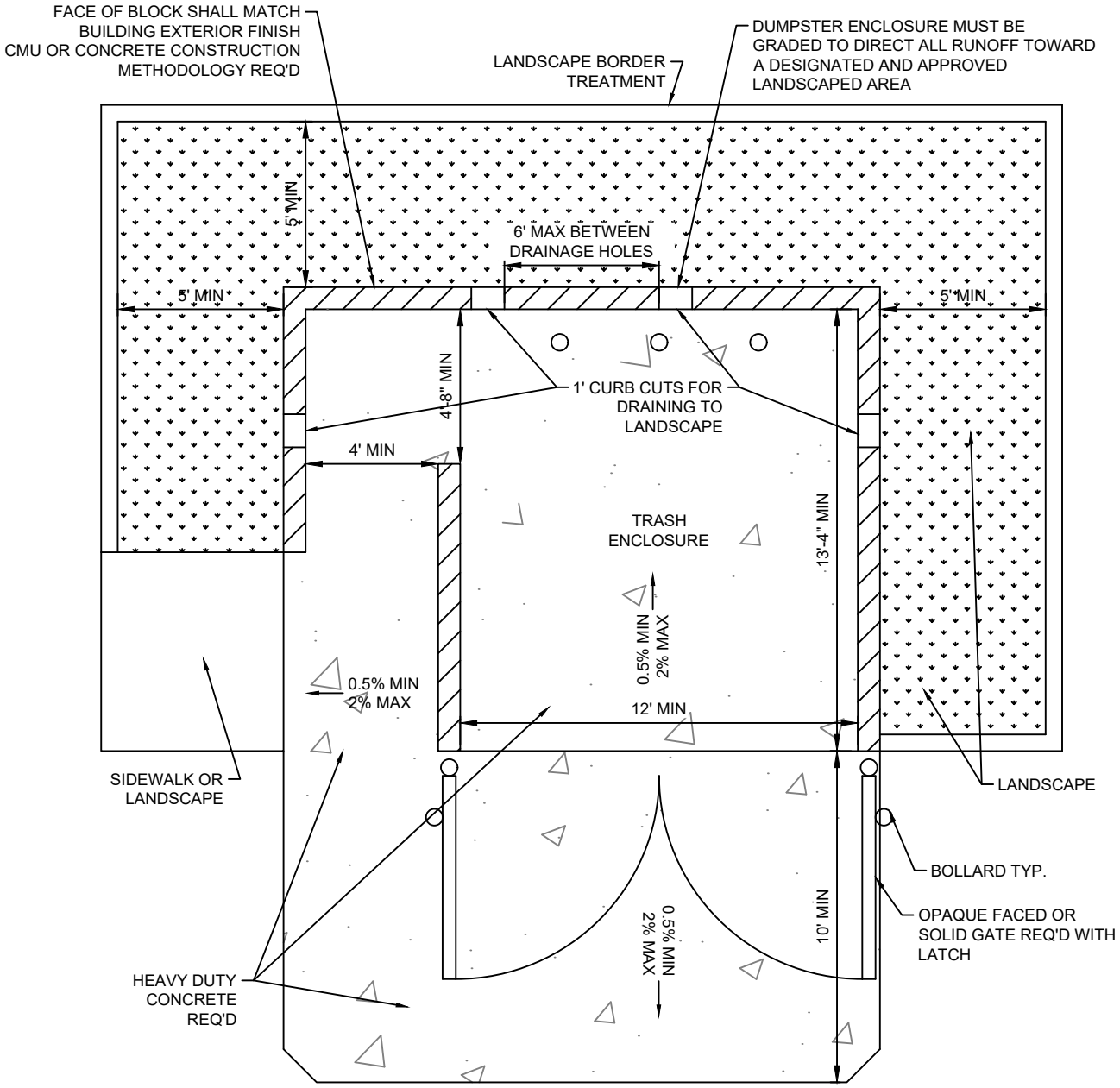


PARKING LOT LANDSCAPING

NOTES:

1. ISLANDS ARE REQUIRED WHERE MORE THAN 20 STALLS EXIST IN A SINGLE LINEAR PARKING ROW. THESE ISLANDS SHALL BE PLACED AS NEAR CENTER OF THE REMAINING STALL SPACING AS POSSIBLE.
2. THE MINIMUM DIMENSION ALLOWED FOR THE PARKING LOT PERIMETER LANDSCAPE STRIP IS 6' UNLESS ADJACENT TO A PUBLIC RIGHT-OF-WAY, WHERE A MINIMUM OF 14' IS REQUIRED. THE WIDTH OF A LANDSCAPE STRIP CAN BE MODIFIED BY THE PLANNING COMMISSION, PROVIDED THAT THE INTENT OF THIS SECTION IS MET.
3. LANDSCAPING ALONG THE PERIMETER OF PARKING LOTS SHALL INCLUDE TREES, SHRUBS, AND LANDSCAPE BOULDERS.
4. PARKING LOTS SHARED BY MORE THAN ONE OWNER SHALL BE LANDSCAPED AROUND THE PERIMETER OF THE COMBINED LOTS.

DRAWN:	DNF	AMERICAN FORK STANDARD PLANS	DEVELOPMENT SERVICES	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:			275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	PARKING LOT LANDSCAPING	PL 4
DATE:	JUN 2025				
SCALE:	NTS				



DUMPSTER ENCLOSURE

NOTES:

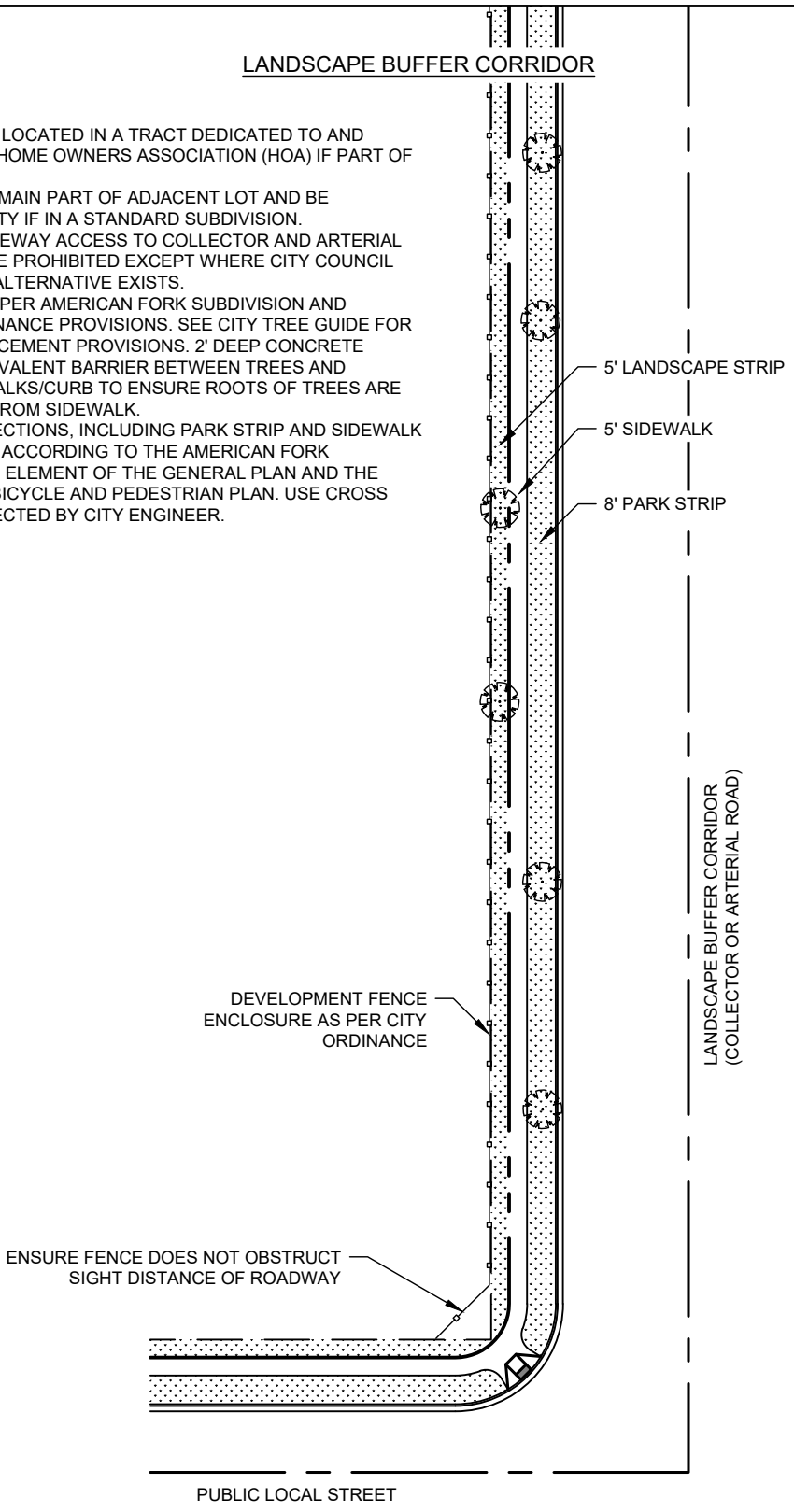
1. LANDSCAPING SHALL INCLUDE A COMBINATION OF TREES AND SHRUBBERY TO CREATE A LANDSCAPE SCREEN FOR THE ENCLOSURE.
2. ENCLOSURE SHALL BE 6' TALL MINIMUM.
3. ENCLOSURE EXTERIOR SHALL MATCH THE EXTERIOR OF THE BUILDING FOR WHICH IT SUPPORTS. OTHER MATERIALS SHALL BE APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR, ONLY WHERE EXTERIOR BUILDING MATERIALS ARE NOT SUITABLE FOR DUMPSTER ENCLOSURE.
4. SEPARATE ENCLOSURES SHALL BE PROVIDED FOR MIXED-USE DEVELOPMENTS TO KEEP RESIDENTIAL AND COMMERCIAL WASTE SEPARATE.
5. ALTERNATIVE DESIGN MAY BE APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR. SCREENING, MATERIALS, LANDSCAPING, HEIGHT, ETC. WILL ALSO BE CONSIDERED FOR APPROVAL.
6. RUNOFF FROM DUMPSTER ENCLOSURES SHALL NOT BE DISCHARGED INTO STORM DRAINS OR ANY PART OF THE STORMWATER MANAGEMENT SYSTEM.
7. LANDSCAPING ADJACENT TO CURB CUT IS TO BE INSTALLED 2" MIN BELOW AND SLOPED AWAY FROM CURB CUT.

DRAWN:	DNF	AMERICAN FORK STANDARD PLANS	DEVELOPMENT SERVICES	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF		275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	DUMPSTER ENCLOSURE	PL 5
DATE:	SEP 2025				
SCALE:	NTS				

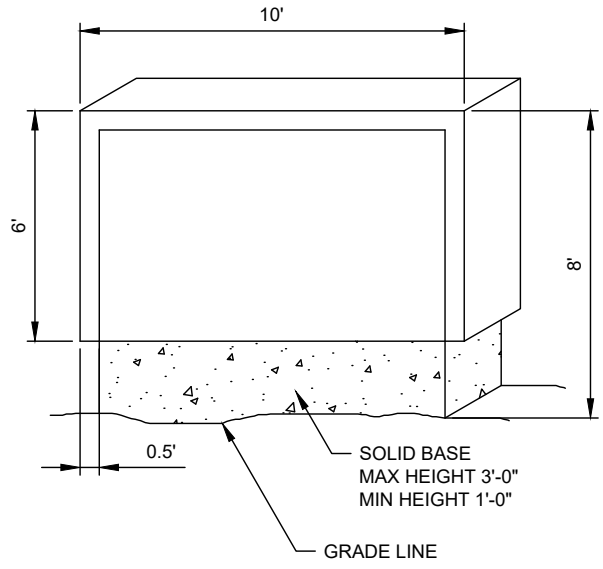
LANDSCAPE BUFFER CORRIDOR

NOTES:

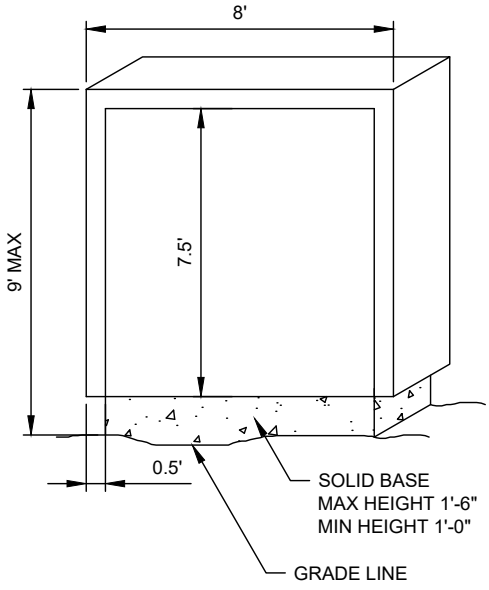
1. 5' STRIP SHALL BE LOCATED IN A TRACT DEDICATED TO AND MAINTAINED BY A HOME OWNERS ASSOCIATION (HOA) IF PART OF A P.U.D.
2. 5' STRIP SHALL REMAIN PART OF ADJACENT LOT AND BE MAINTAINED BY CITY IF IN A STANDARD SUBDIVISION.
3. RESIDENTIAL DRIVEWAY ACCESS TO COLLECTOR AND ARTERIAL STREETS SHALL BE PROHIBITED EXCEPT WHERE CITY COUNCIL FINDS NO OTHER ALTERNATIVE EXISTS.
4. TREES REQUIRED PER AMERICAN FORK SUBDIVISION AND LANDSCAPE ORDINANCE PROVISIONS. SEE CITY TREE GUIDE FOR SPACING AND PLACEMENT PROVISIONS. 2' DEEP CONCRETE CURBING OR EQUIVALENT BARRIER BETWEEN TREES AND ADJACENT SIDEWALKS/CURB TO ENSURE ROOTS OF TREES ARE DIRECTED AWAY FROM SIDEWALK.
5. STREET CROSS SECTIONS, INCLUDING PARK STRIP AND SIDEWALK WIDTH, MAY VARY ACCORDING TO THE AMERICAN FORK TRANSPORTATION ELEMENT OF THE GENERAL PLAN AND THE AMERICAN FORK BICYCLE AND PEDESTRIAN PLAN. USE CROSS SECTIONS AS DIRECTED BY CITY ENGINEER.



DRAWN:	DNF	AMERICAN FORK STANDARD PLANS	DEVELOPMENT SERVICES 275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	STANDARD DRAWING TITLE LANDSCAPE BUFFER CORRIDOR	DRAWING NO. PL 6
REVISED:					
DATE:	OCT 2025				
SCALE:	NTS				



ALTERNATE 'A'
HORIZONTAL FORMAT



ALTERNATE 'B'
VERTICAL FORMAT

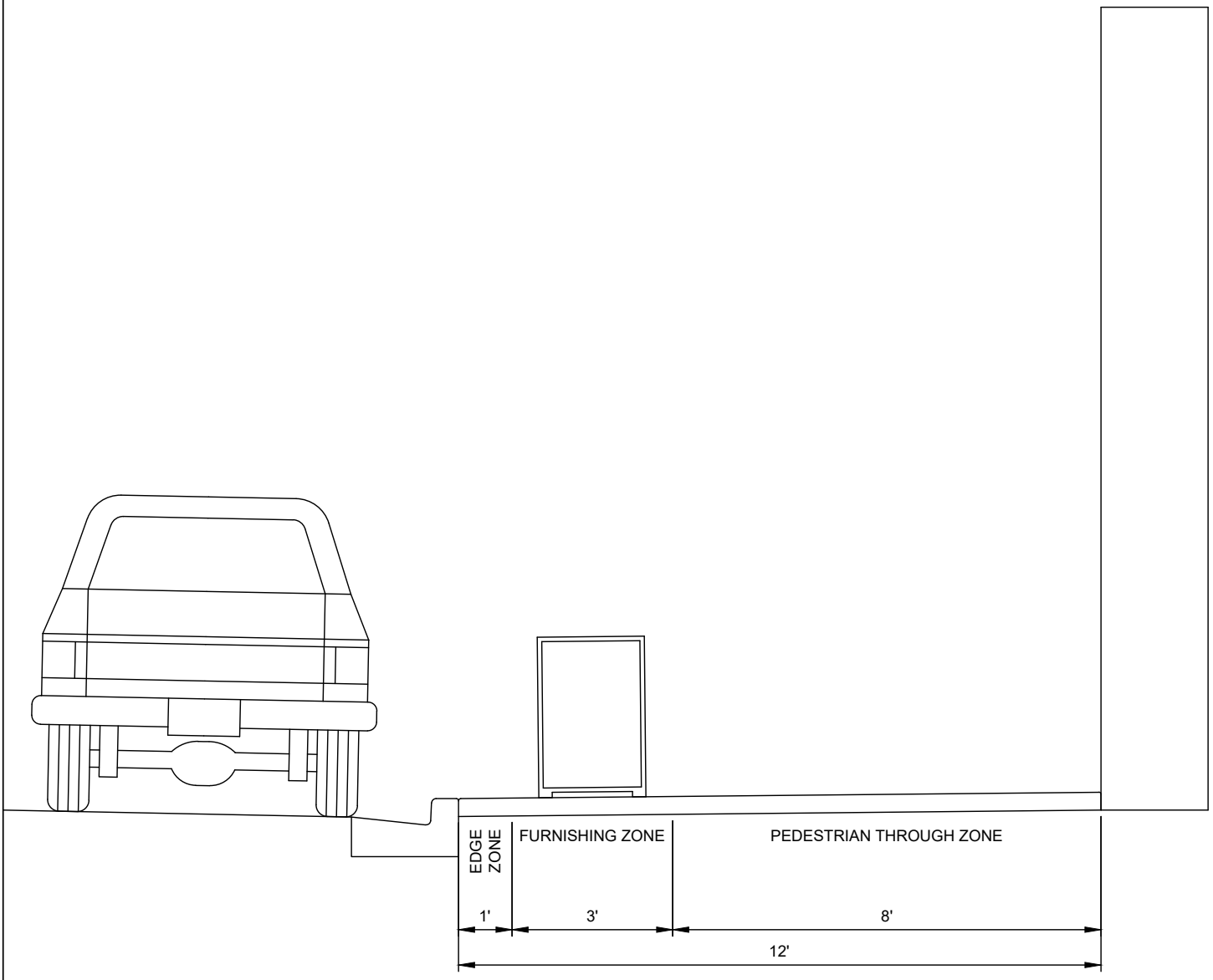
MONUMENT SIGNS

ILLUMINATED BACKGROUND

NOTES:

1. LIGHTED SIGN PANEL MUST MAINTAIN A MINIMUM OF 4" BORDER.
2. SIGNS MAY BE INSTALLED ON A BERM NOT EXCEEDING 18" SUCH AS HEIGHT FROM BACK OF SIDEWALK DOES NOT EXCEED 10'-6".
3. ALTERNATE 'A' - ON SLOPING SETBACK AREA AVERAGE HEIGHT OF BASE MAY NOT EXCEED 3'-0" WITH MAXIMUM OF 4'-0" AND MINIMUM OF 1'-0".
4. ALTERNATE 'B' - ON SLOPING SETBACK AREA AVERAGE HEIGHT OF BASE MAY NOT EXCEED 1'-6" WITH MAXIMUM OF 2'-0" AND MINIMUM OF 1'-0".
5. BASE MATERIALS TO MATCH PRIMARY BUILDING MATERIALS.

DRAWN:	DNF	AMERICAN FORK STANDARD PLANS	DEVELOPMENT SERVICES	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:			275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	MONUMENT SIGNS	PL 7
DATE:	JUN 2025				
SCALE:	NTS				



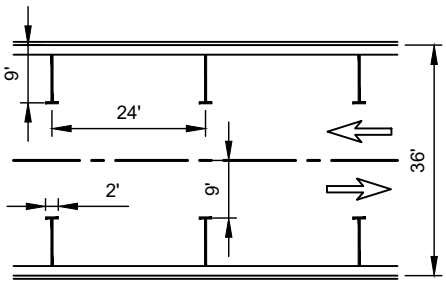
ZONES IN THE SIDEWALK CORRIDOR

NOTES:
1. A-FRAME SIGNS SHALL BE PLACED SOLELY WITHIN THAT PORTION OF THE SIDEWALK DESIGNATED AS THE FURNISHING ZONE.

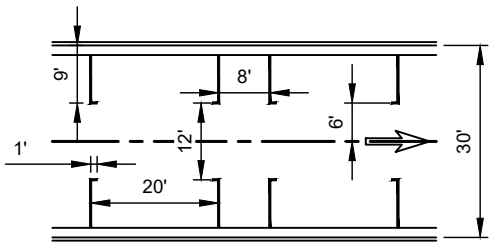
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REVISED:			275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	ZONES IN THE SIDEWALK CORRIDOR	PL 8
DATE:	JUN 2025				
SCALE:	NTS				

PARKING LOT LAYOUT

PARALLEL PARKING



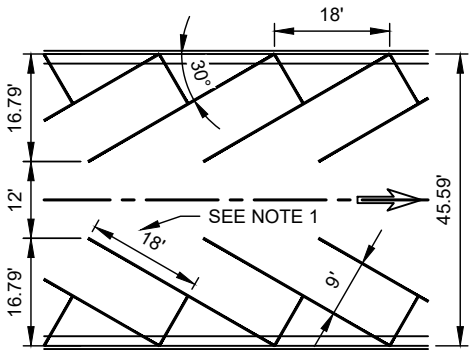
TWO-WAY TRAFFIC (SINGLE-LINE PAINTING)



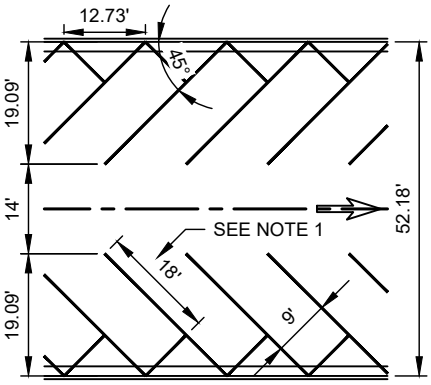
ONE-WAY TRAFFIC (DOUBLE-LINE PAINTING)

NOTE: EITHER PAINTING OPTION MAY BE USED WITH ONE- OR TWO-WAY TRAFFIC.

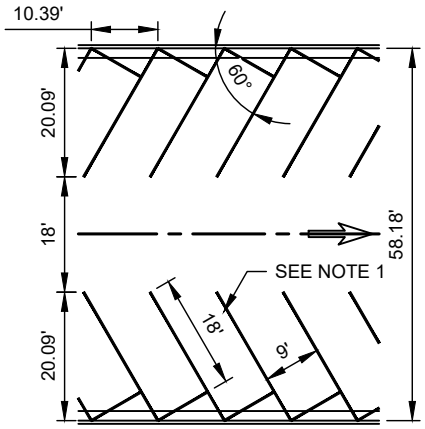
ANGLE PARKING



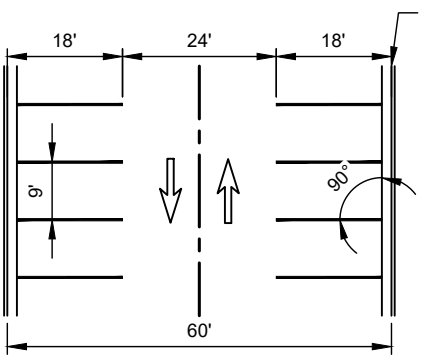
30° ANGLE PARKING
(ONE-WAY DRIVE AISLE)

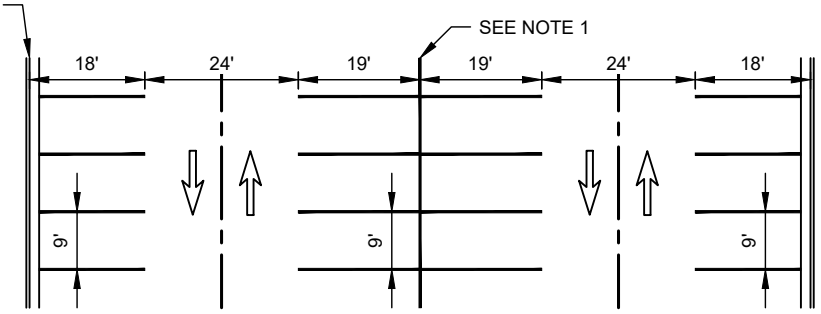


45° ANGLE PARKING
(ONE-WAY DRIVE AISLE)



60° ANGLE PARKING
(ONE-WAY DRIVE AISLE)





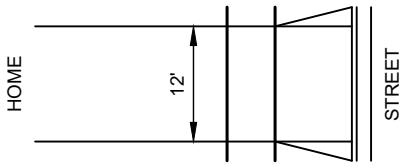
NOTES:
1. 18' DIMENSION SHALL BE INCREASED TO 19' WHERE THE PARKING DOES NOT OVERHANG A LOW CURB WHICH ALLOWS ROOM FOR VEHICLE OVERHANG. WITH INCREASE IN PARKING LENGTH, MINIMUM DRIVE AISLE WIDTH OF 12' SHALL BE MAINTAINED.
2. ALL PARKING STALLS ARE SHOWN WITH CURB AND GUTTER. DIMENSIONING IS FROM FACE OF CURB TO FACE OF CURB.
3. AISLE WIDTHS SHALL INCREASE PER THE INTERNATIONAL FIRE CODE WHERE NECESSARY FOR FIRE PROTECTION.

DRAWN:	DNF	AMERICAN FORK STANDARD PLANS	DEVELOPMENT SERVICES	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:			275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	PARKING LOT LAYOUT	PL 9
DATE:	JUL 2025				
SCALE:	NTS				

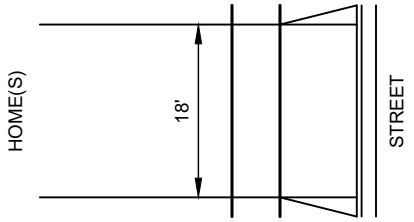
RESIDENTIAL ACCESS DRIVEWAYS

MINIMUM STANDARDS

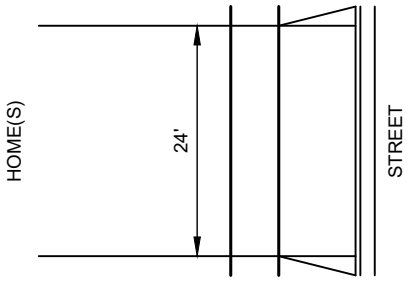
TWO-WAY TRAFFIC
2 PARKING SPACES
(1 DWELLING UNIT)



TWO-WAY TRAFFIC
3-7 PARKING SPACES
(3 DWELLING UNITS)



TWO-WAY TRAFFIC
MORE THAN 7 PARKING SPACES
(MORE THAN 3 DWELLING UNITS)

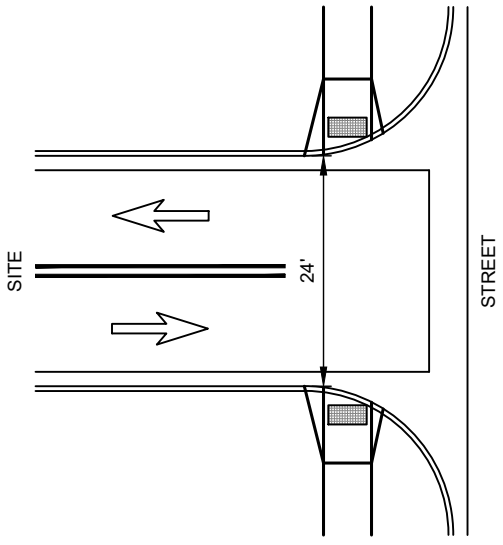


NOTES:
1. WHERE PRIMARY DRIVEWAY SURFACING IS ASPHALT, SOME TYPE OF CONCRETE CURBING OR CONCRETE EDGE TREATMENT IS REQUIRED FOR LANDSCAPE MAINTENANCE PURPOSES.
2. FOR PURPOSES OF "SEALED SURFACE" CALCULATION, DRIVEWAY IS CONSIDERED "SEALED" IN ITS ENTIRETY REGARDLESS OF SURFACING MATERIALS.
3. WHERE DRIVEWAY HAS FIRE HYDRANT OR WHERE AERIAL FIRE APPARATUSES ARE NEEDED, MINIMUM DRIVEWAY WIDTH SHALL BE 26'

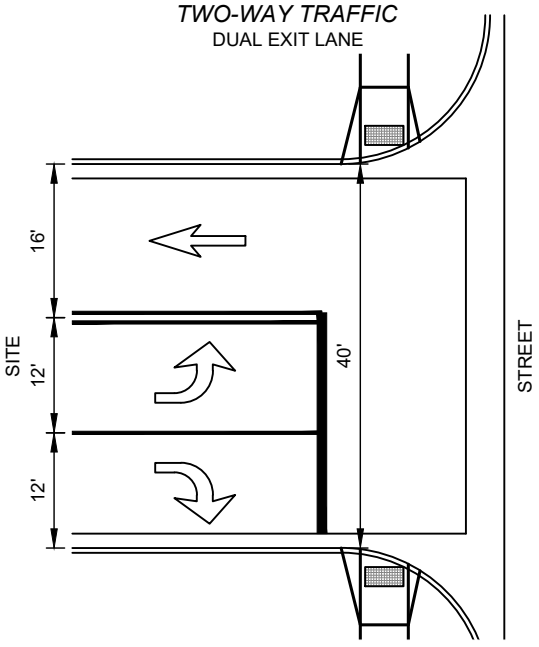
COMMERCIAL ACCESS DRIVEWAYS

MINIMUM STANDARDS

TWO-WAY TRAFFIC
SINGLE EXIT LANE

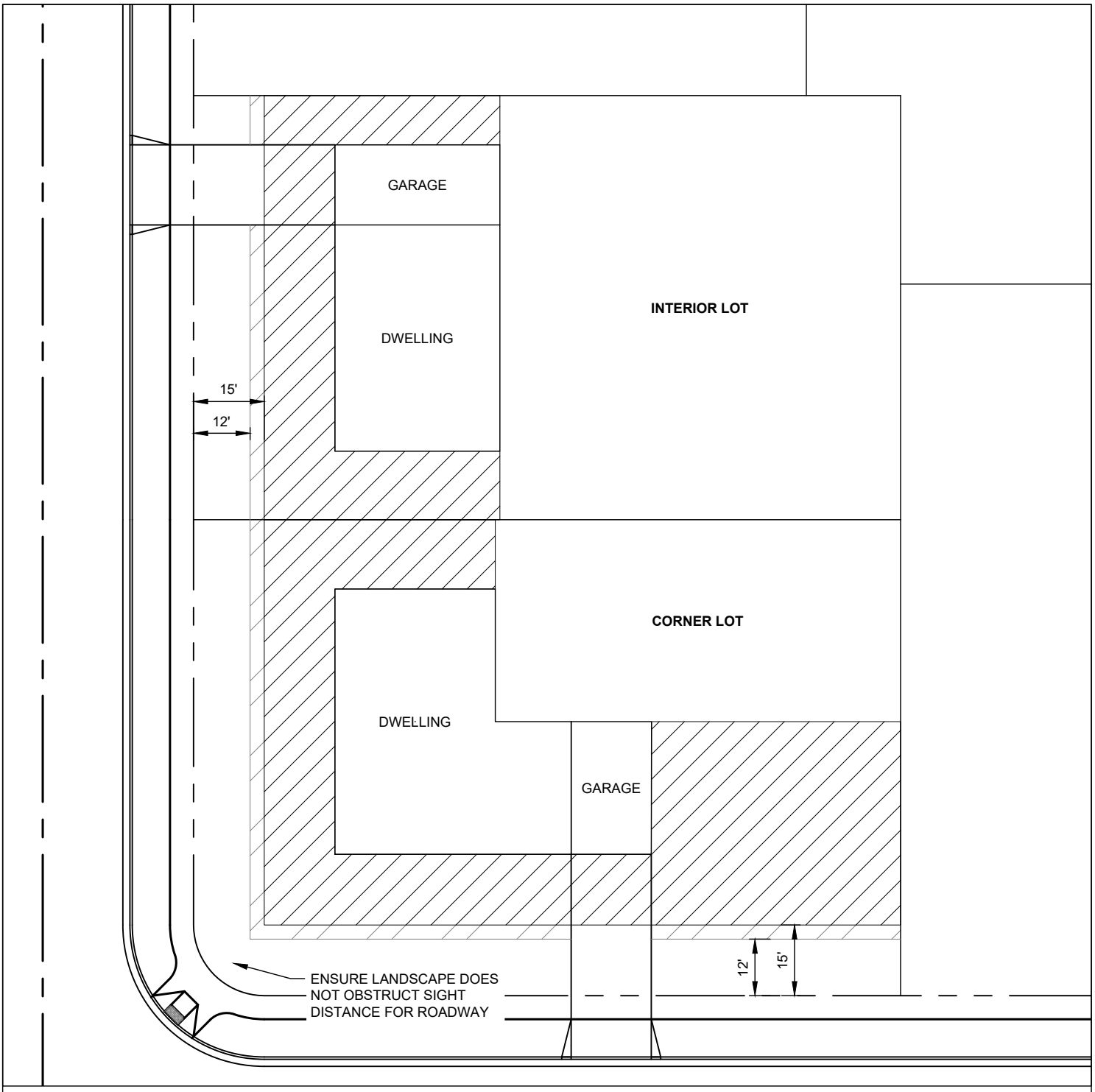


TWO-WAY TRAFFIC
DUAL EXIT LANE



NOTES:
1. WHERE PRIMARY DRIVEWAY SURFACING IS ASPHALT, SOME TYPE OF CONCRETE CURBING OR CONCRETE EDGE TREATMENT IS REQUIRED FOR LANDSCAPE MAINTENANCE PURPOSES.
2. FOR PURPOSES OF "SEALED SURFACE" CALCULATION, DRIVEWAY IS CONSIDERED "SEALED" IN ITS ENTIRETY REGARDLESS OF SURFACING MATERIALS.
3. WHERE DRIVEWAY HAS FIRE HYDRANT OR WHERE AERIAL FIRE APPARATUSES ARE NEEDED, MINIMUM DRIVEWAY WIDTH SHALL BE 26'.

DRAWN:	DNF	AMERICAN FORK STANDARD PLANS	DEVELOPMENT SERVICES	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:			275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	ACCESS DRIVEWAYS	PL 10
DATE:	JUN 2025				
SCALE:	NTS				



LANDSCAPE STRUCTURES ADJACENT TO STREETS

NOTES:

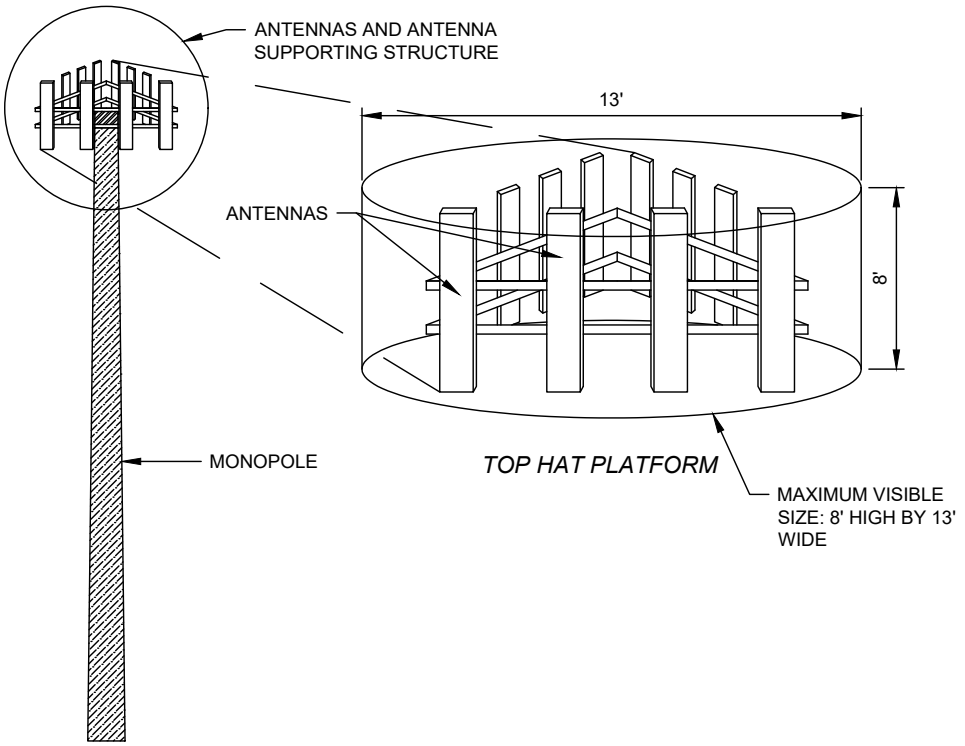
1. PRIMARY AND SECONDARY LANDSCAPE AREAS SHALL CONFORM WITH THE REQUIREMENTS SET FORTH IN AMERICAN FORK MUNICIPAL CODE SECTION 17.6.104.

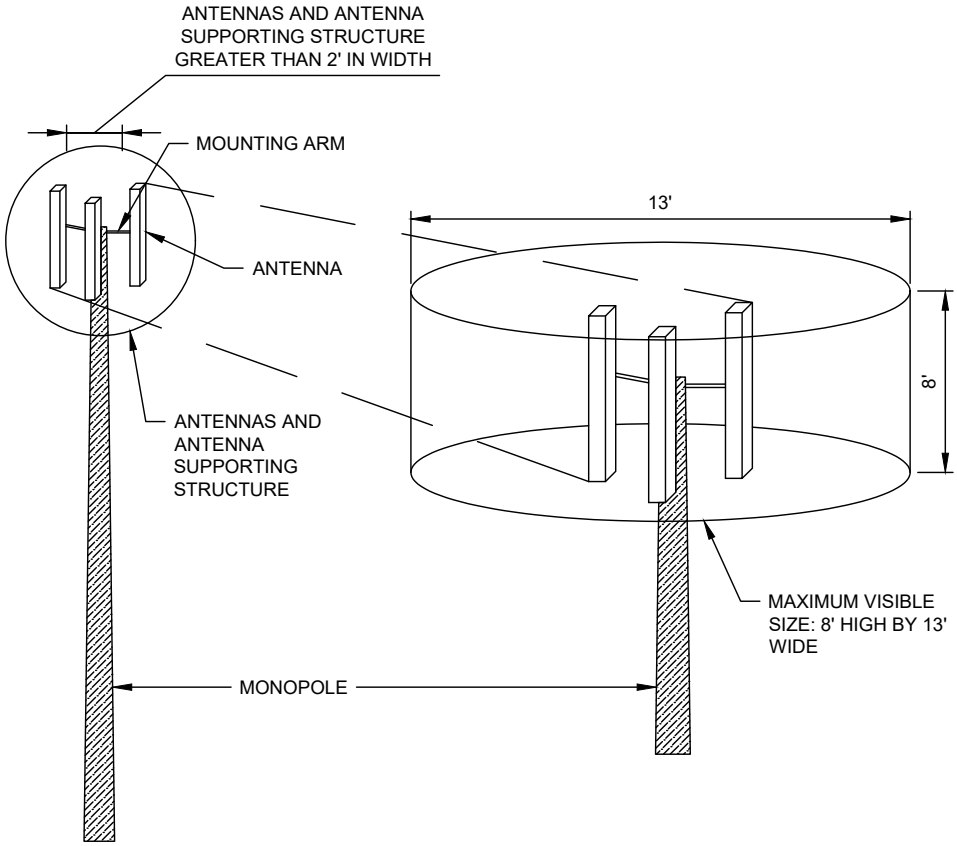
LEGEND

PRIMARY LANDSCAPE AREA

SECONDARY LANDSCAPE AREA

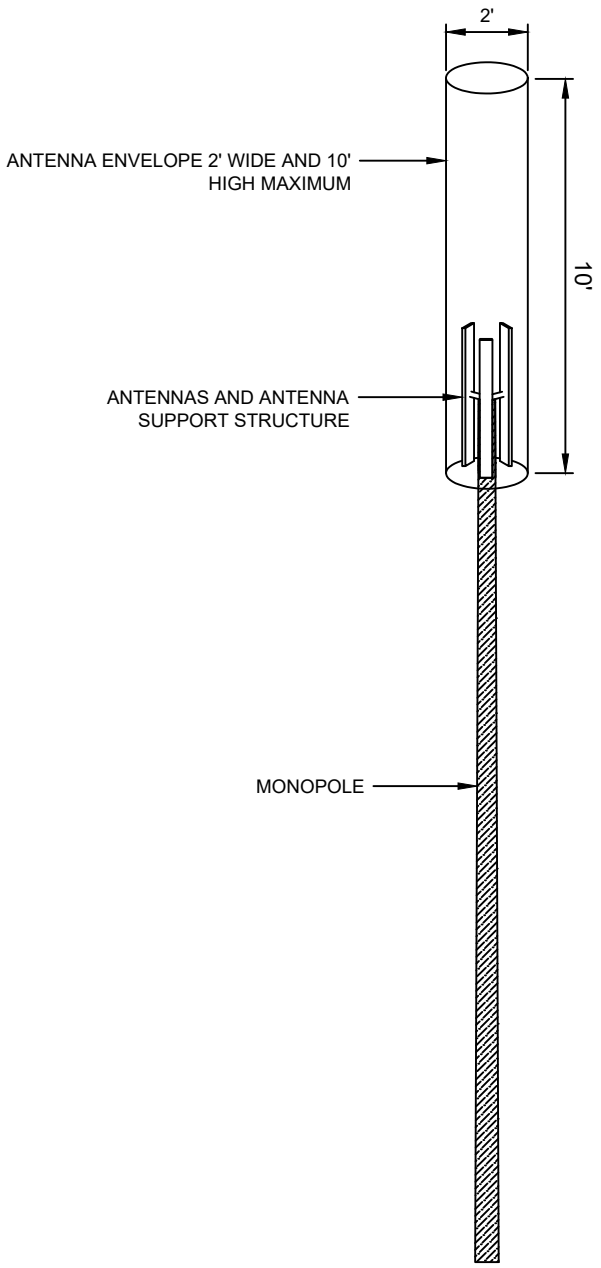
DRAWN:	DNF	AMERICAN FORK STANDARD PLANS	DEVELOPMENT SERVICES	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:			275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	LANDSCAPE STRUCTURES ADJACENT TO STREETS	PL 11
DATE:	JUN 2025				
SCALE:	NTS				





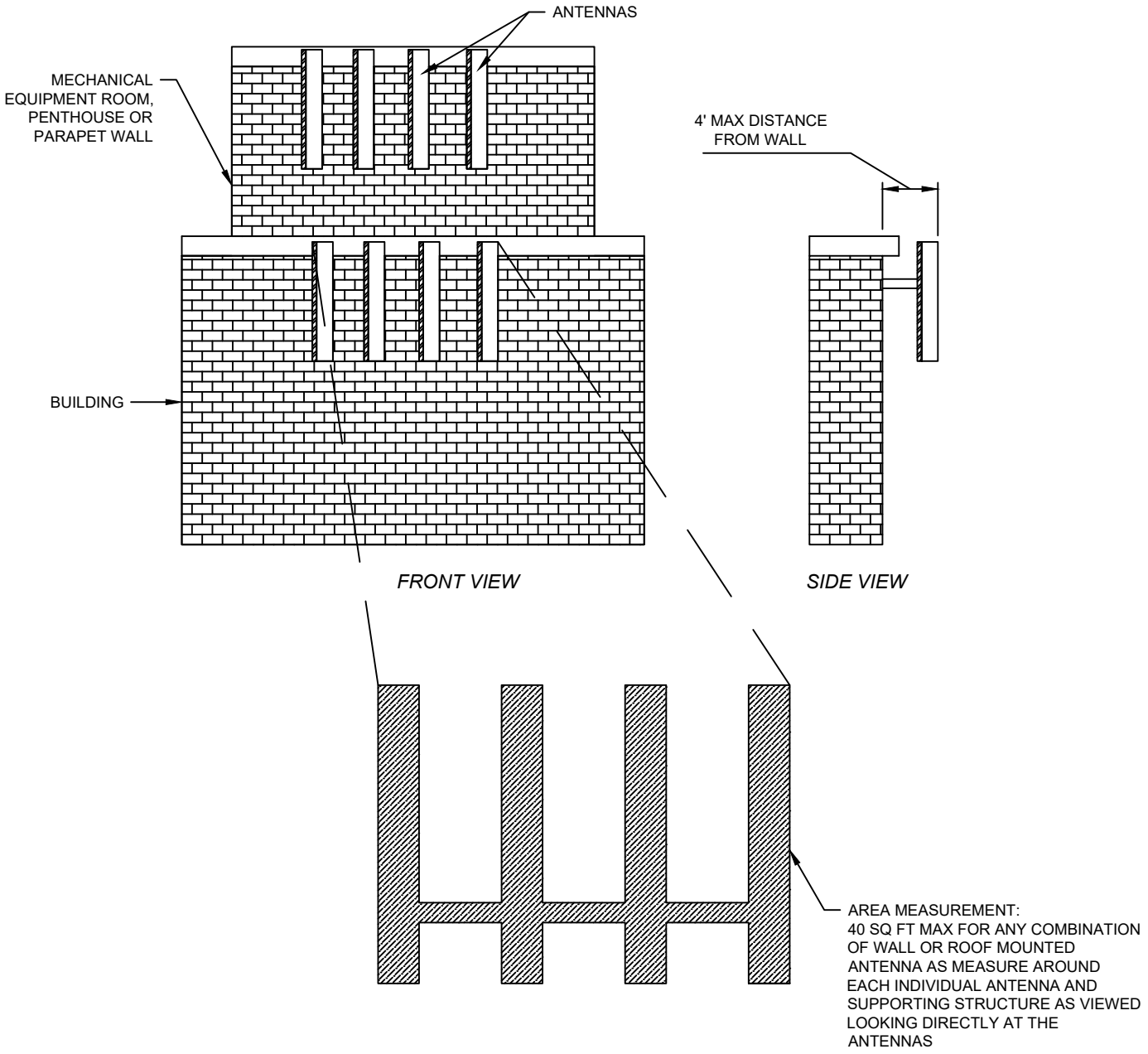
MONOPOLE WITH ANTENNAS AND ANTENNA SUPPORT STRUCTURE EXCEEDING 2' IN WIDTH

DRAWN:	DNF	AMERICAN FORK STANDARD PLANS	DEVELOPMENT SERVICES	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:			275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	ANTENNA FACILITIES - EXCEEDING 2' IN WIDTH	PL 12A
DATE:	JUN 2025				
SCALE:	NTS				



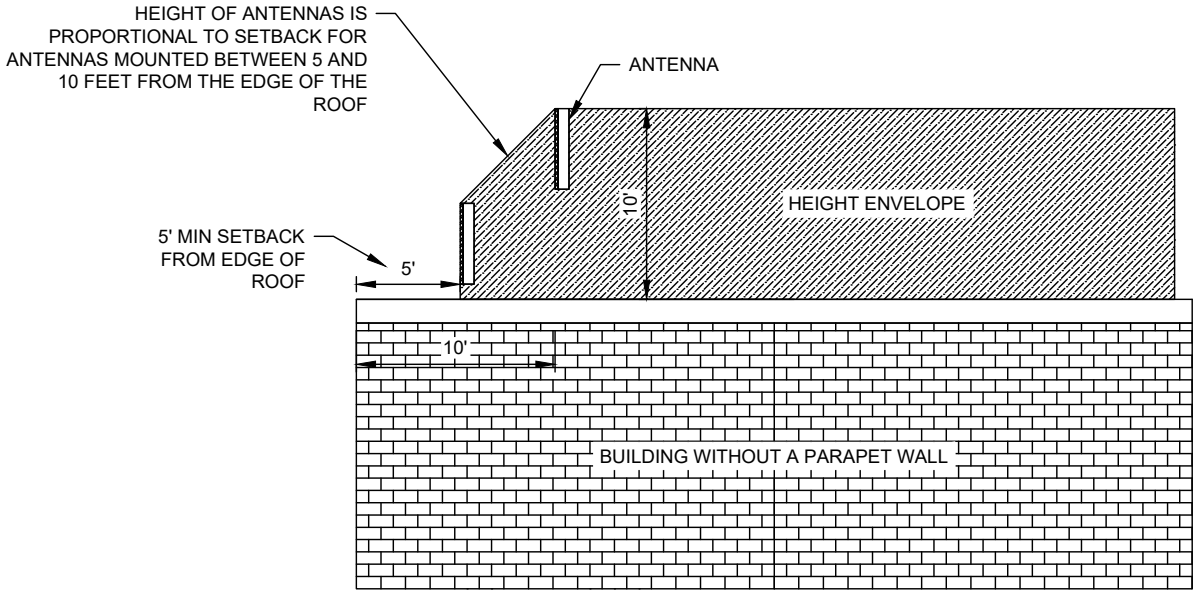
MONOPOLE WITH ANTENNAS AND ANTENNA SUPPORT STRUCTURE LESS THAN 2' IN WIDTH

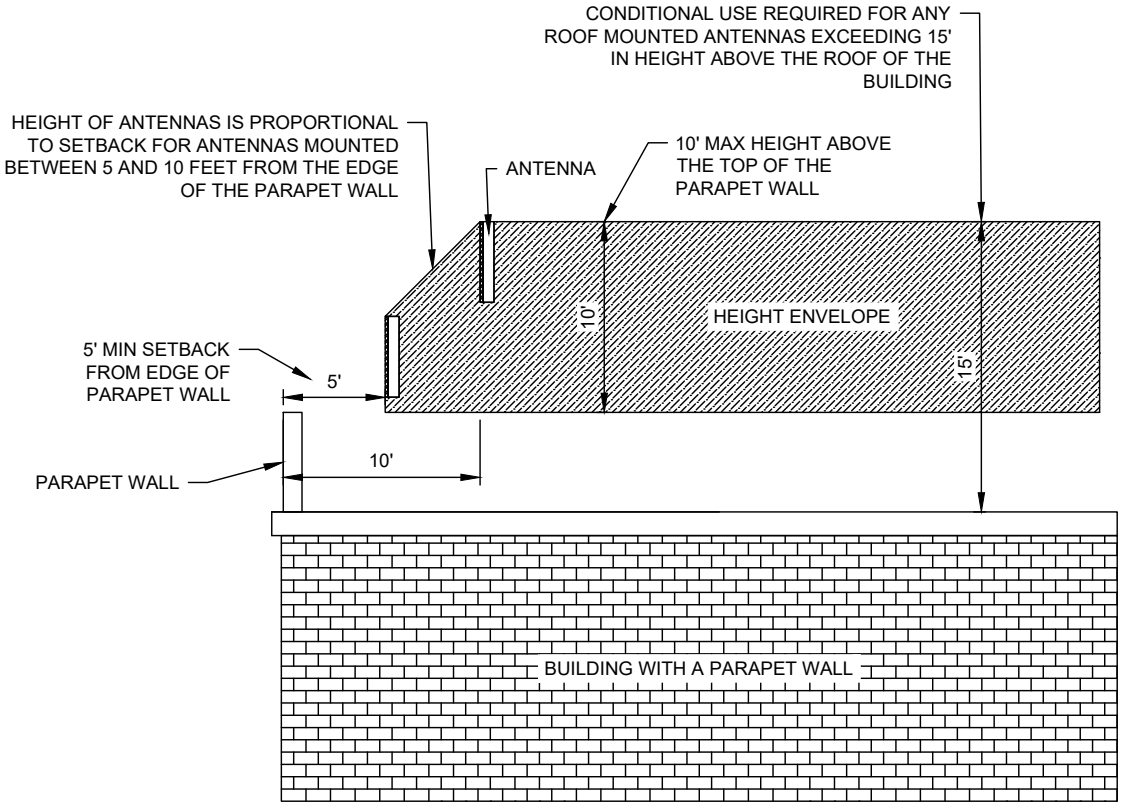
DRAWN:	DNF	AMERICAN FORK STANDARD PLANS	DEVELOPMENT SERVICES	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:			275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	ANTENNA FACILITIES - LESS THAN 2' IN WIDTH	PL 12B
DATE:	JUN 2025				
SCALE:	NTS				



WALL MOUNTED ANTENNAS

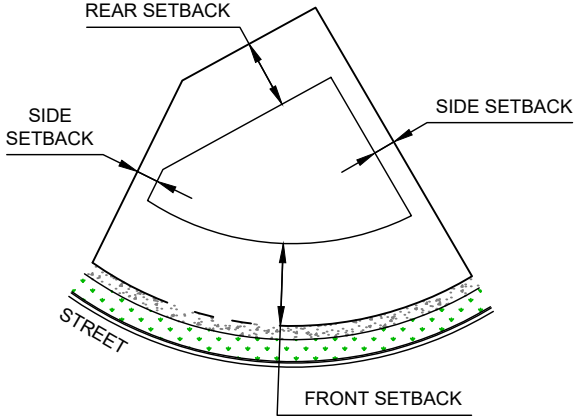
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REVISED:			275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	ANTENNA FACILITIES - WALL MOUNTED	PL 12C
DATE:	JUN 2025				
SCALE:	NTS				



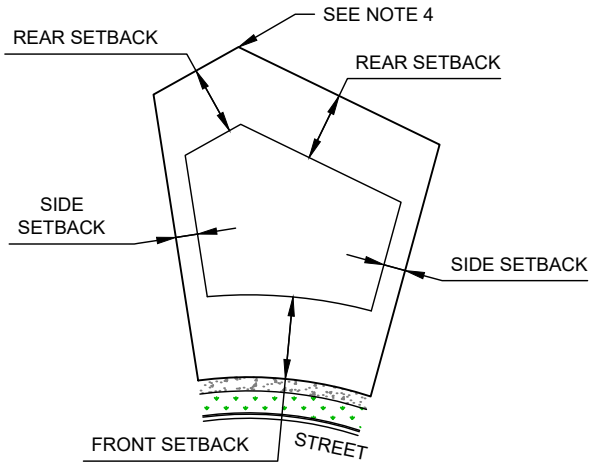


ROOF MOUNTED ANTENNAS

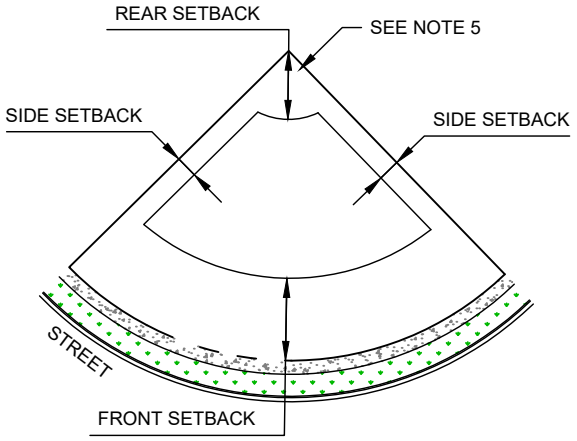
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REVISED:			275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	ANTENNA FACILITIES - ROOF MOUNTED	PL 12D
DATE:	JUN 2025				
SCALE:	NTS				



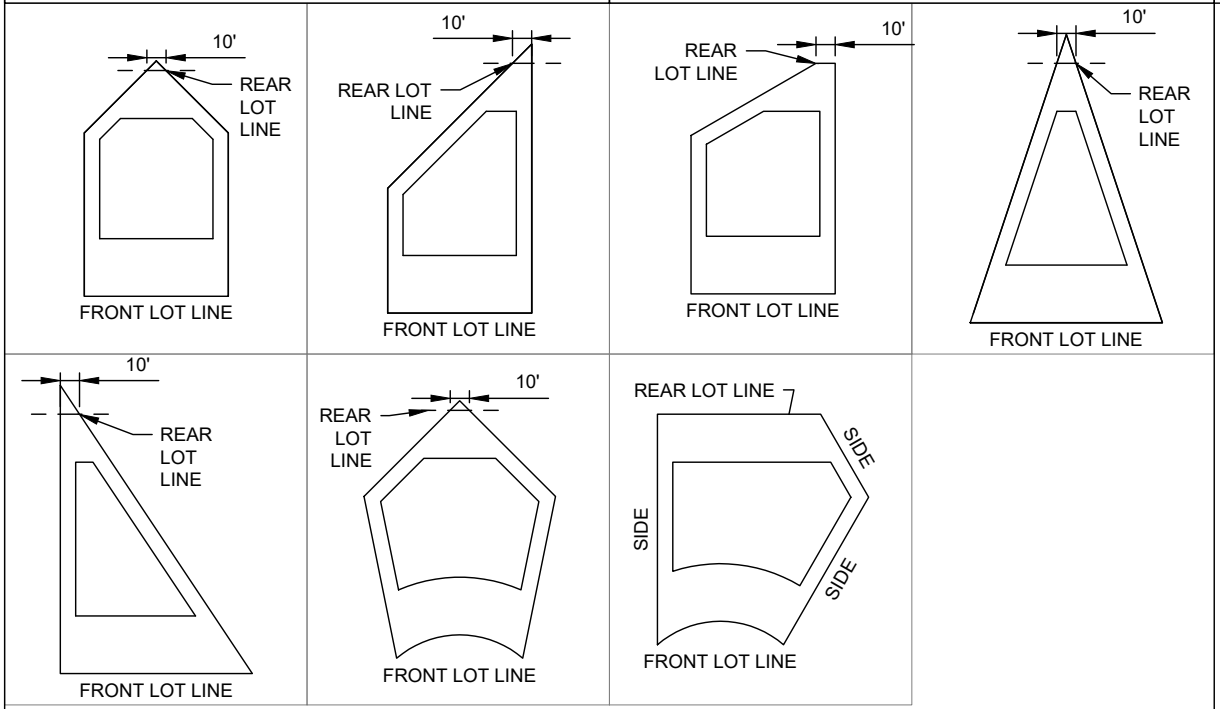
SETBACKS FROM CURVILINEAR LOT LINES



SETBACKS FROM MULTIPLE REAR LOT LINES



REAR SETBACK MEASUREMENT WHEN THERE IS NO REAR LOT LINE



GUIDANCE ON DETERMINING REAR SETBACKS ON IRREGULARLY SHAPED PARCELS

LOT SETBACK STANDARDS

NOTES

1. SETBACK DIMENSIONS SHALL BE DETERMINED BY THE ZONE IN WHICH THE PARCEL IS LOCATED. THESE DIMENSIONS ARE SPECIFIED IN THE AMERICAN FORK DEVELOPMENT CODE.
2. SETBACKS FOR IRREGULARLY SHAPED LOTS ARE DETERMINED BASED ON THE ABOVE GUIDELINES.
3. FOR LOT SHAPES THAT ARE NOT INCLUDED, THE DETERMINATION SHALL BE MADE BY THE DEVELOPMENT SERVICES DIRECTOR.
4. SETBACKS SHALL BE SHOWN ON ALL PLATS, INCLUDING THE BUILDABLE ENVELOPE FOR EACH LOT.
5. WHEN THERE ARE MULTIPLE REAR LOT LINES, THE REAR SETBACK SHALL BE MEASURED FROM EACH REAR LOT LINE.
6. WHEN THERE IS NO REAR LOT LINE, THE REAR SETBACK SHALL BE MEASURED AS A RADIAL DISTANCE FROM THE INTERSECTION OF SIDE LOT LINES AT THE REAR OF THE LOT.

DRAWING NO. PL 13

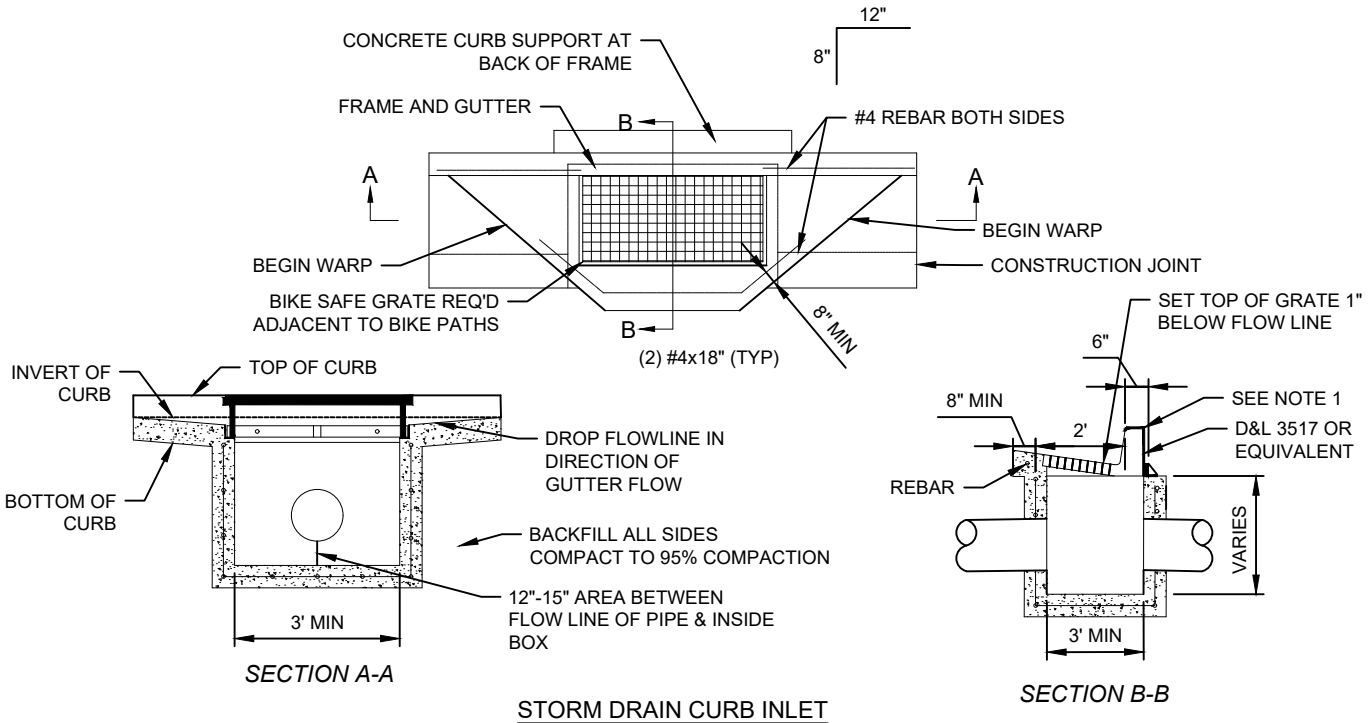
STANDARD DRAWING TITLE: LOT SETBACKS

DEVELOPMENT SERVICES
275 EAST 200 NORTH
AMERICAN FORK, UT 84003
PHONE: (801) 763-3060
FAX: (801) 763-3005

AMERICAN FORK

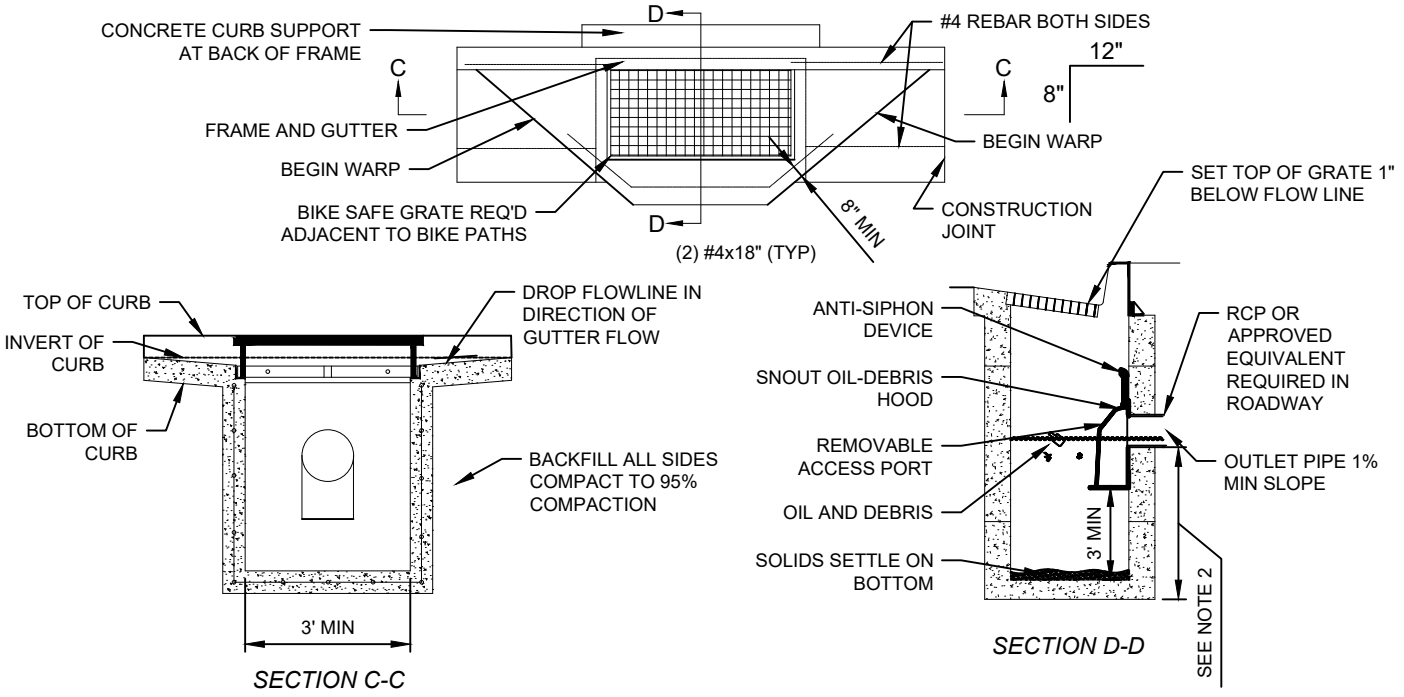
STANDARD PLANS

DRAWN:	DNF
REVISED:	
DATE:	MAR 2025
SCALE:	NTS



STORM DRAIN CURB INLET

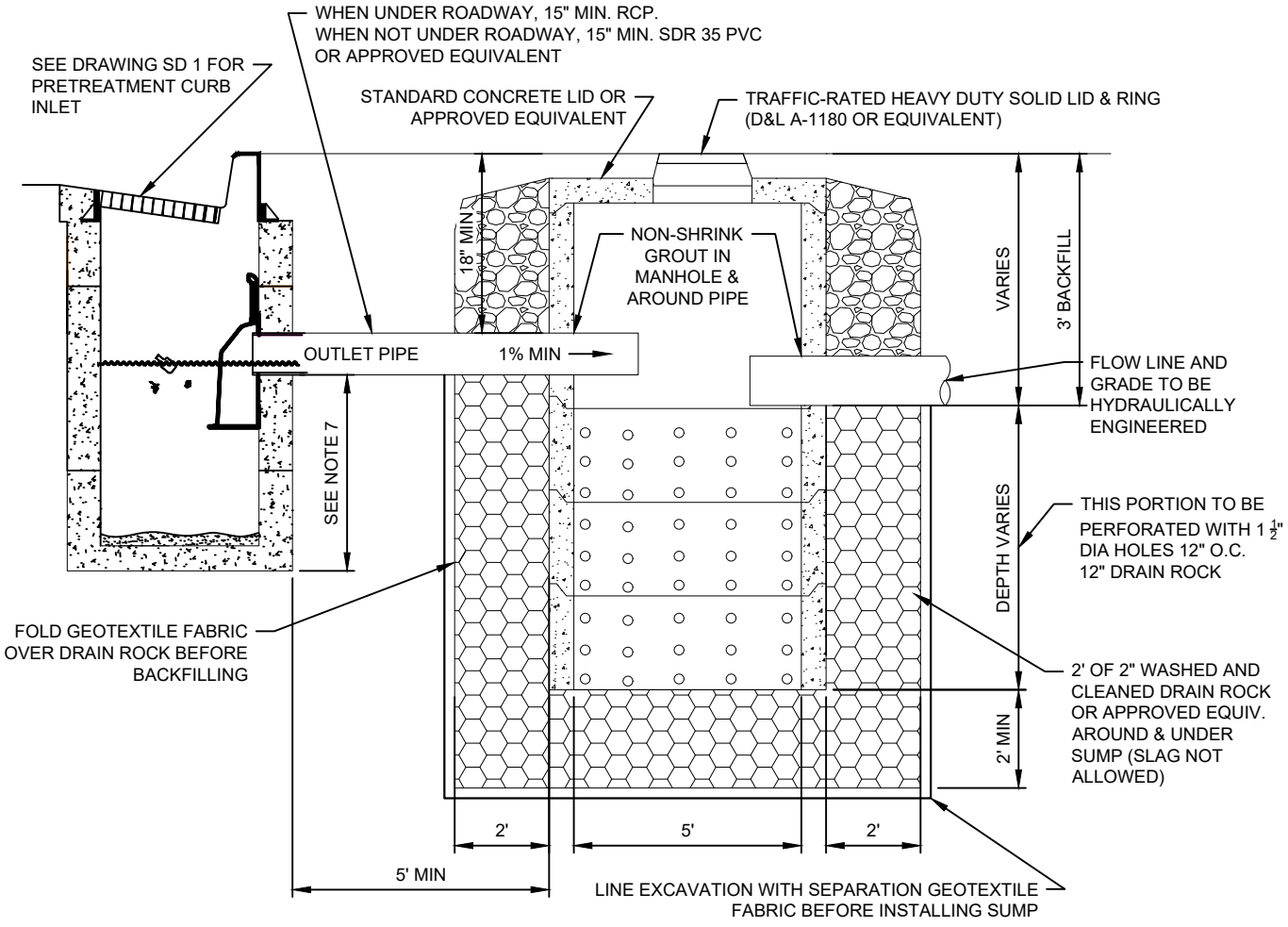
NOTES:
1. IN-LINE SNOUT TREATMENT ONLY APPLICABLE TO SINGLE SUMP SIZED FOR 100-YEAR DISCHARGE. ALL OTHER TREATMENTS SHALL BE OFF-LINE SYSTEM PER STORM WATER TECHNICAL MANUAL.



PRE-TREATMENT CURB INLET WITH SINGLE GRATE

NOTES:
1. A POLLUTION PREVENTION DECAL REQUIRED ON ALL STORM DRAIN CATCH BASINS AND PRE-TREATMENT CURB INLETS.
2. MINIMUM PRETREATMENT SUMP DEPTH IS 2.5 TO 3 TIMES THE DIAMETER OF THE OUTLET PIPE.

DRAWN:	ASG	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF		275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	STORM DRAIN CURB INLET	SD 1
DATE:	SEP 2025				
SCALE:	NTS				

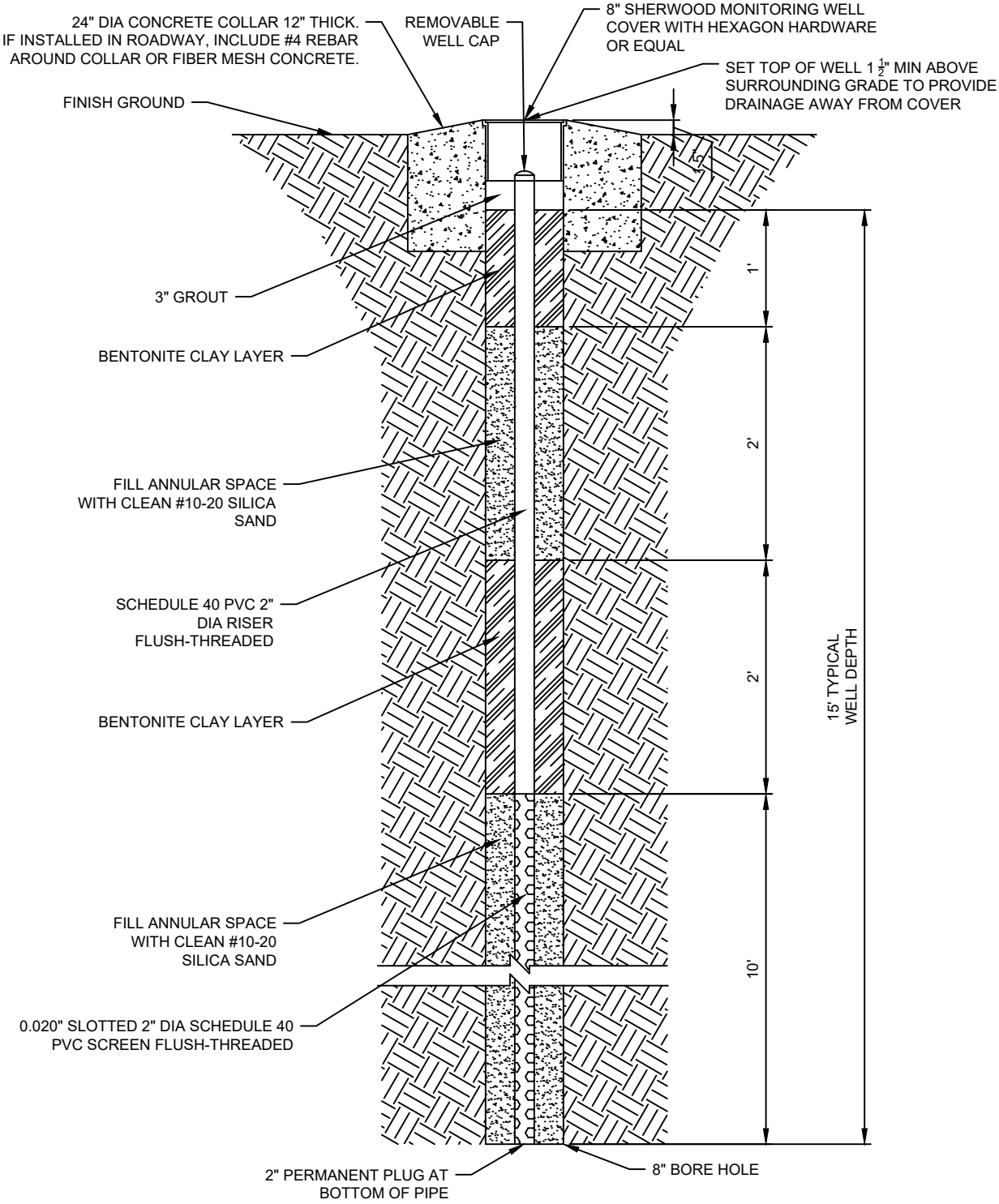


PRETREATMENT MANHOLE AND SUMP

NOTES:

1. MANHOLE BASE AND ALL SECTION SHALL BE PRECAST TO CONFORM TO ASTW 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 FROM MANHOLE PERPENDICULAR TO GUTTER ALIGNMENT.
5. THE SUMP LID SHALL NOT BE LOCATED IN THE SIDEWALK SECTION.
6. ANY APPROVED EQUIVALENT REQUIRES STAMPED DESIGN APPROVED BY CITY PERSONNEL.
7. PRETREATMENT SUMP DEPTH OF 36" MINIMUM FOR ≤12" DIAMETER OUTLET. FOR OUTLETS ≥15", DEPTH = 2.5-3x DIAMETER.

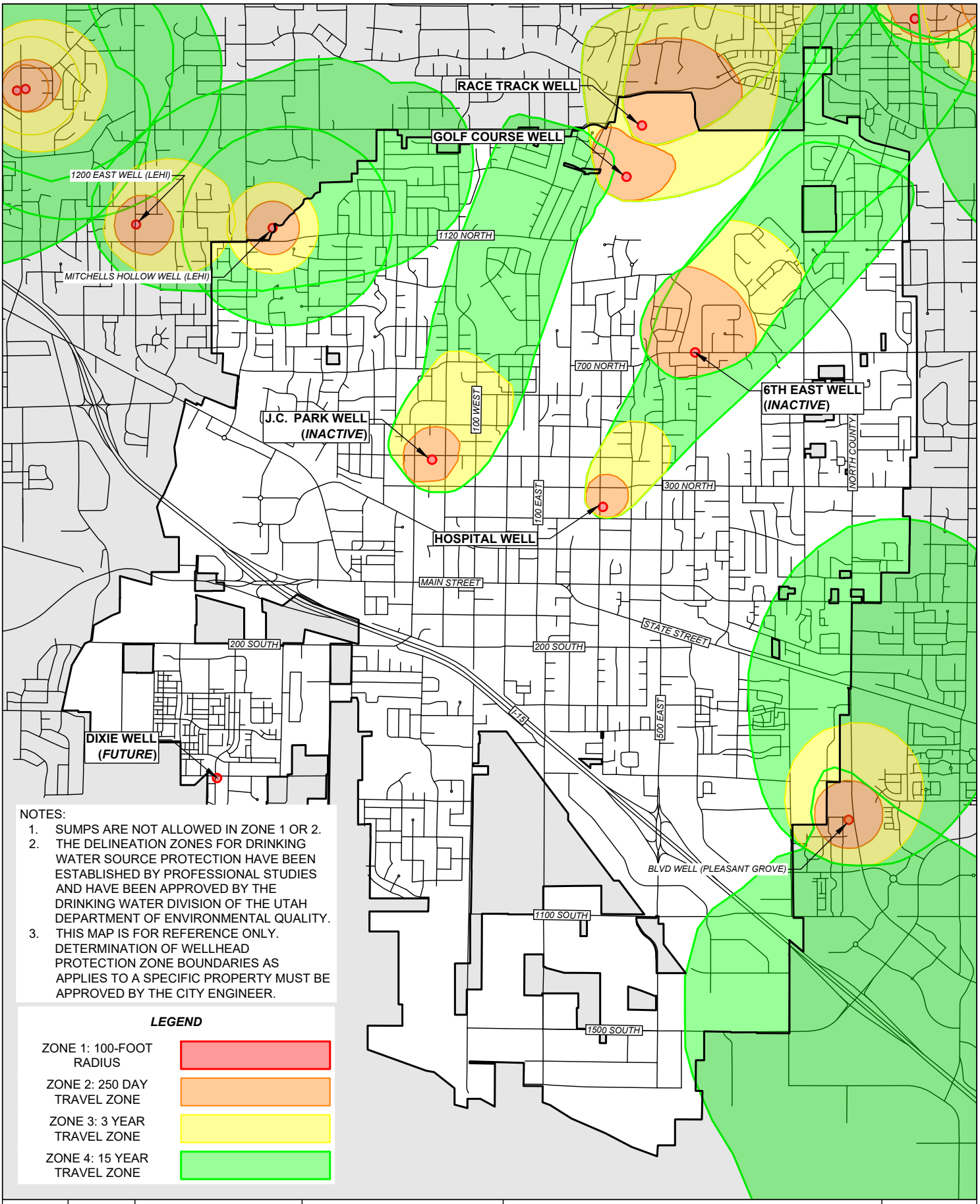
DRAWN:	ASG	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF		275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	PRETREATMENT MANHOLE AND SUMP	SD 2
DATE:	SEP 2025				
SCALE:	NTS				



GROUNDWATER MONITORING WELL WITH PIEZOMETER

NOTES:
1. WELL TO BE SURGED DURING PLACEMENT OF SANDPACK TO PREVENT VOIDS IN ANNULAR SPACE.
2. A LOCKING WATERTIGHT WELL CAP SHALL BE INSTALLED AT THE TOP OF THE WELL CASING SO THAT SURFACE WATER THAT MAY ENTER THE VAULT WILL NOT ENTER THE WELL.

DRAWN:	ASG	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF		275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	GROUNDWATER MONITORING WELL WITH PIEZOMETER	SD 3
DATE:	JUL 2025				
SCALE:	NTS				



NOTES:

1. SUMPS ARE NOT ALLOWED IN ZONE 1 OR 2.
2. THE DELINEATION ZONES FOR DRINKING WATER SOURCE PROTECTION HAVE BEEN ESTABLISHED BY PROFESSIONAL STUDIES AND HAVE BEEN APPROVED BY THE DRINKING WATER DIVISION OF THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY.
3. THIS MAP IS FOR REFERENCE ONLY. DETERMINATION OF WELLHEAD PROTECTION ZONE BOUNDARIES AS APPLIES TO A SPECIFIC PROPERTY MUST BE APPROVED BY THE CITY ENGINEER.

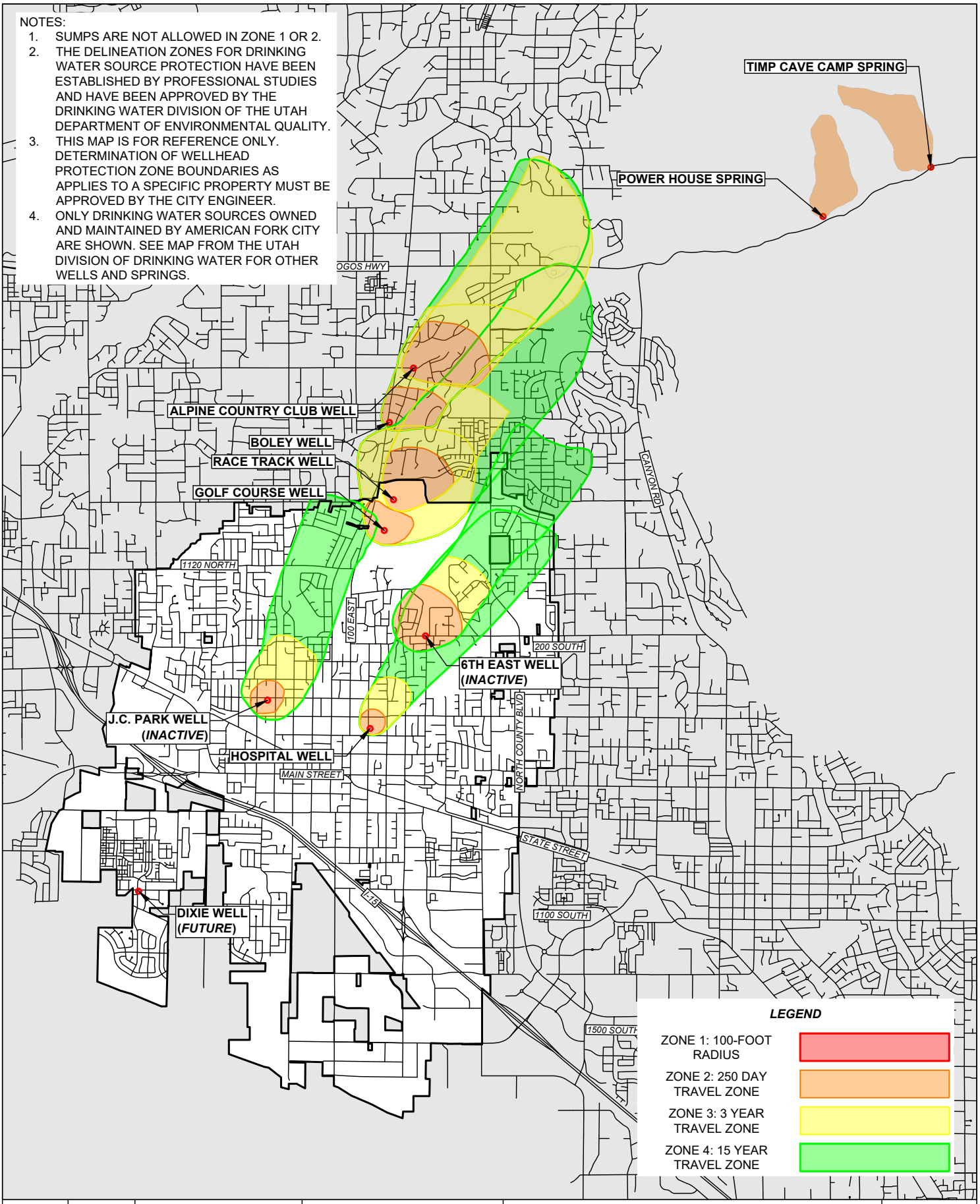
LEGEND

- ZONE 1: 100-FOOT RADIUS
- ZONE 2: 250 DAY TRAVEL ZONE
- ZONE 3: 3 YEAR TRAVEL ZONE
- ZONE 4: 15 YEAR TRAVEL ZONE

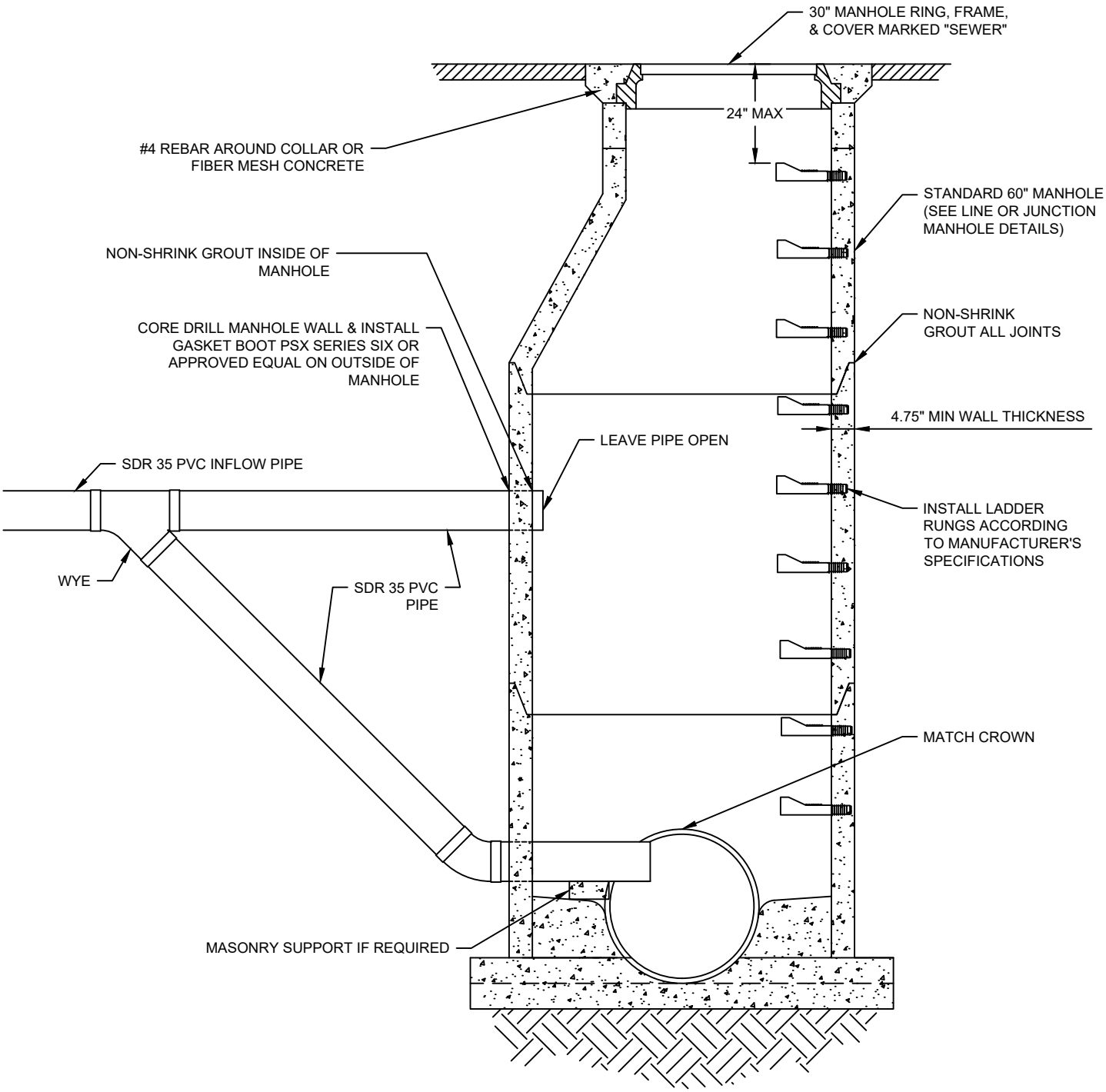
DRAWN:	DNF	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS 275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:				DRINKING WATER SOURCE PROTECTION ZONES	SD 4
DATE:	NOV 2025				
SCALE:	NTS				

NOTES:

1. SUMPS ARE NOT ALLOWED IN ZONE 1 OR 2.
2. THE DELINEATION ZONES FOR DRINKING WATER SOURCE PROTECTION HAVE BEEN ESTABLISHED BY PROFESSIONAL STUDIES AND HAVE BEEN APPROVED BY THE DRINKING WATER DIVISION OF THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY.
3. THIS MAP IS FOR REFERENCE ONLY. DETERMINATION OF WELLHEAD PROTECTION ZONE BOUNDARIES AS APPLIES TO A SPECIFIC PROPERTY MUST BE APPROVED BY THE CITY ENGINEER.
4. ONLY DRINKING WATER SOURCES OWNED AND MAINTAINED BY AMERICAN FORK CITY ARE SHOWN. SEE MAP FROM THE UTAH DIVISION OF DRINKING WATER FOR OTHER WELLS AND SPRINGS.



DRAWN:	DNF	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:			275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	AMERICAN FORK DRINKING WATER SOURCES	SD 5
DATE:	NOV 2025				
SCALE:	NTS				

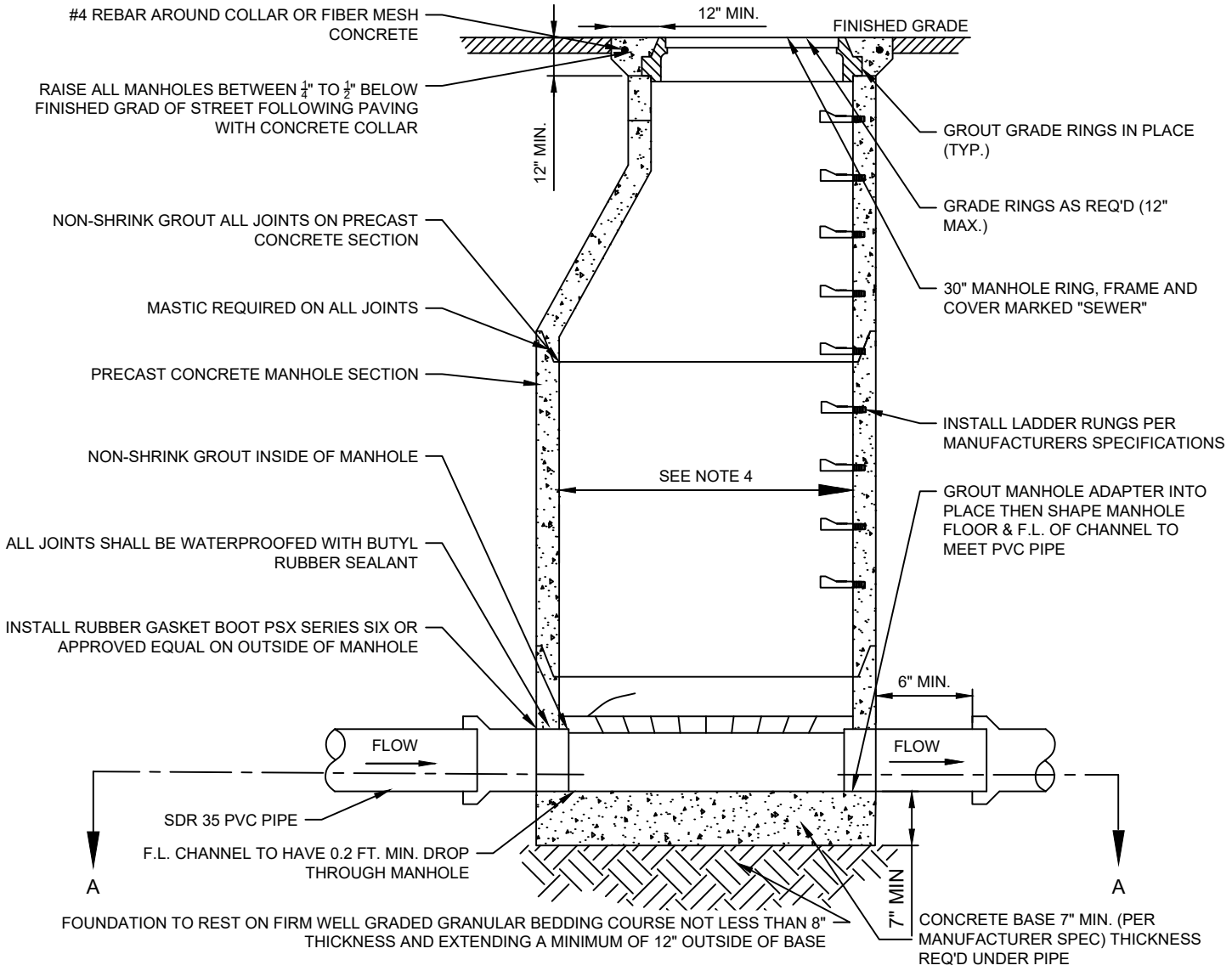


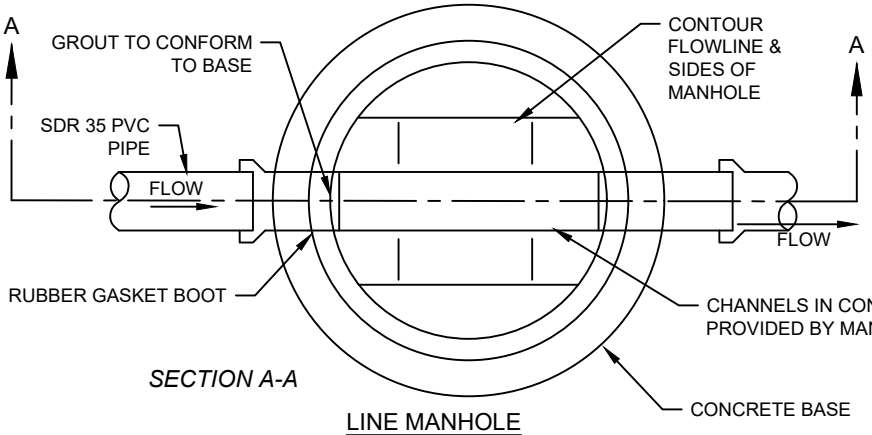
SANITARY SEWER DROP MANHOLE

NOTES

1. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE WHIRLYGIG MANHOLE RISER OR APPROVED EQUAL.

DRAWN:	ABM	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF		275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	SANITARY SEWER DROP MANHOLE	SS 1
DATE:	JAN 2026				
SCALE:	NTS				





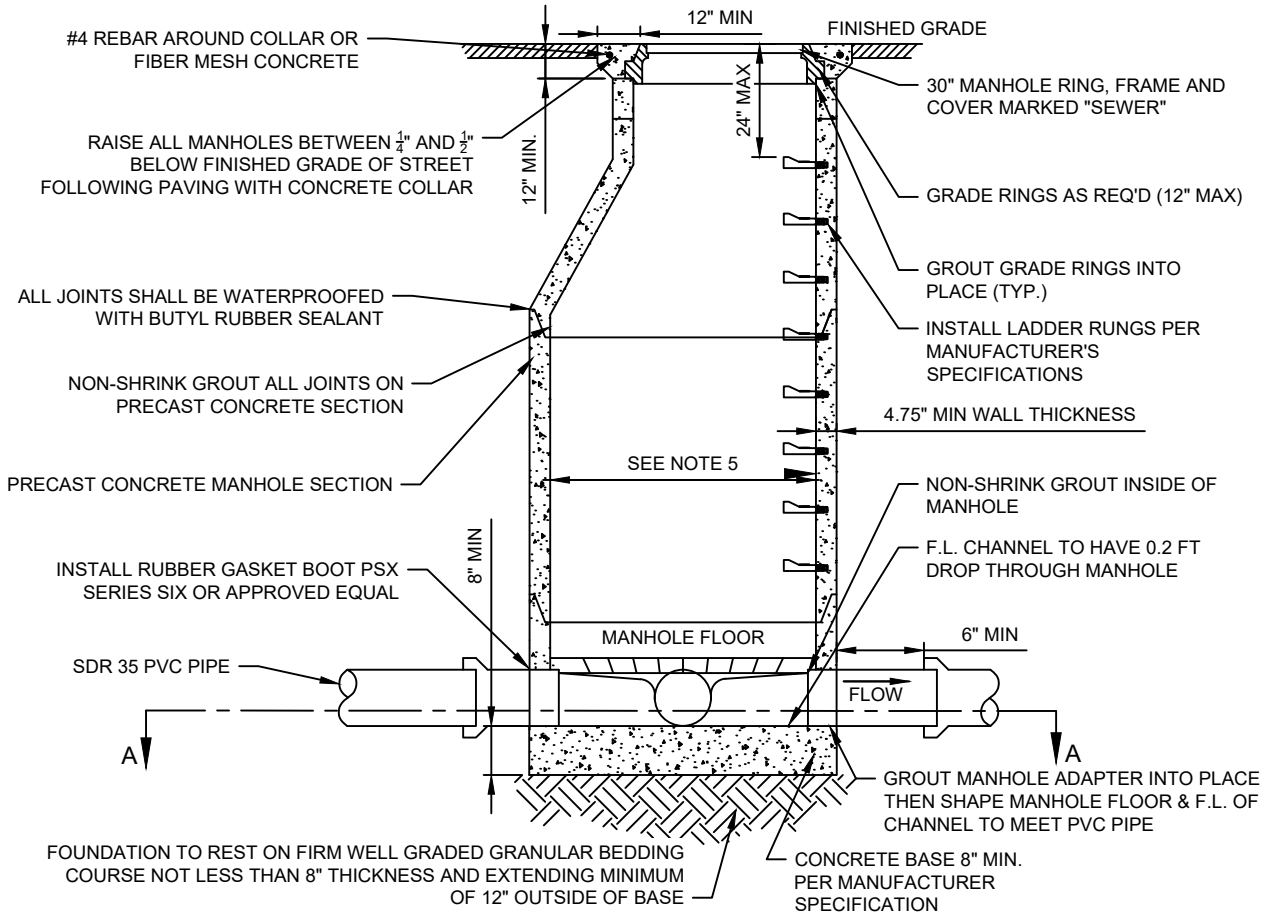
SECTION A-A

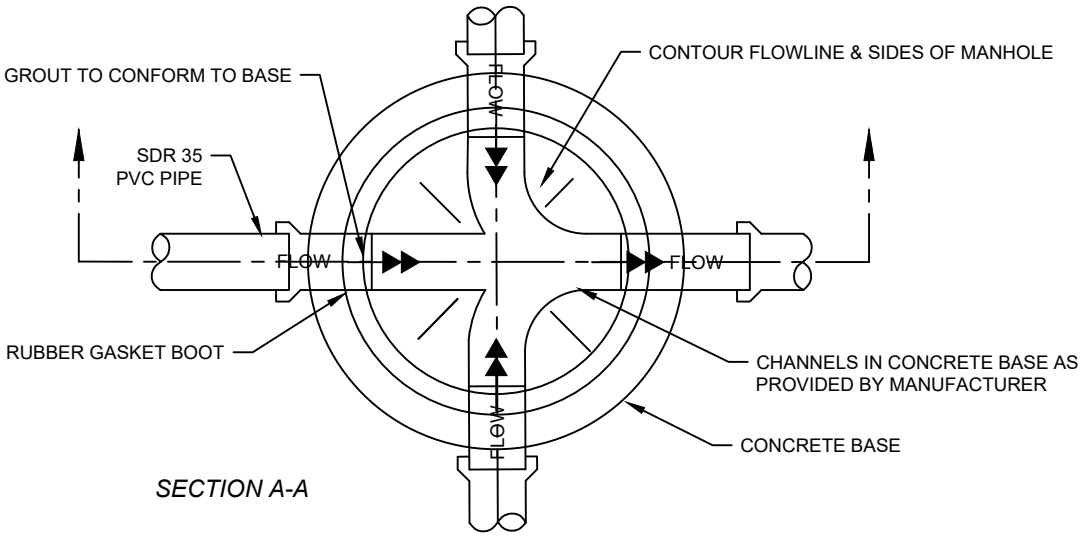
LINE MANHOLE

NOTES:

1. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE WHIRLYGIG MANHOLE RISER OR APPROVED EQUAL.
2. INVERT CHANNELS SHALL BE 0.20' MINIMUM DROP. INVERT CHANNELS SHALL BE A MINIMUM OF 0.10' MINIMUM DROP THROUGH MANHOLE IN TRANSIT-ORIENTED DEVELOPMENT AREA, AS APPROVED BY CITY ENGINEER.
3. DETAIL ALSO APPLIES TO POUR-IN-PLACE MANHOLES.
4. STANDARD MANHOLE DIAMETER SHALL BE 5'. A REDUCED DIAMETER OF 4' MAY BE USED AT DEAD-END SEWER LINES OR WHERE EXISTING UTILITIES PREVENT INSTALLATION OF A 5' MANHOLE. ALL DEVIATIONS SHALL BE APPROVED BY THE CITY ENGINEER.

DRAWN:	MVU	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF		275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	SANITARY SEWER LINE MANHOLE	SS 2
DATE:	JAN 2026				
SCALE:	NTS				



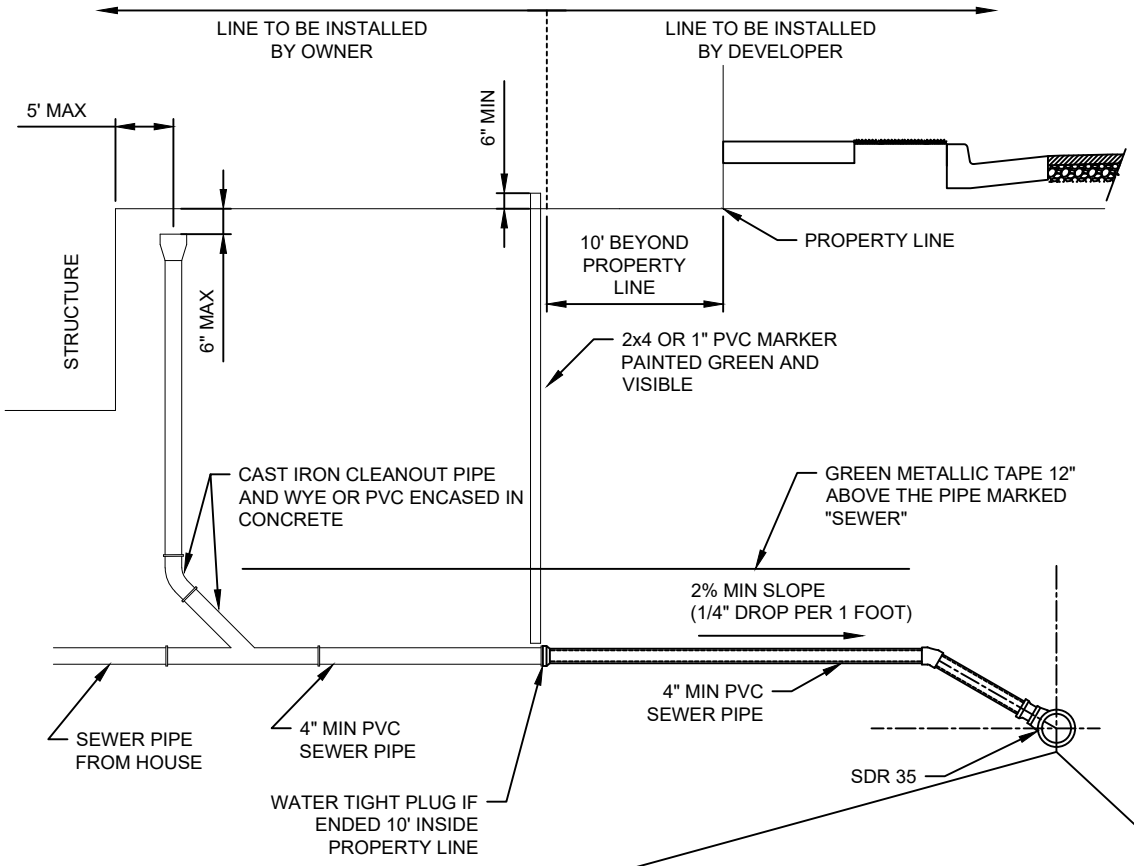


JUNCTION MANHOLE

NOTES:

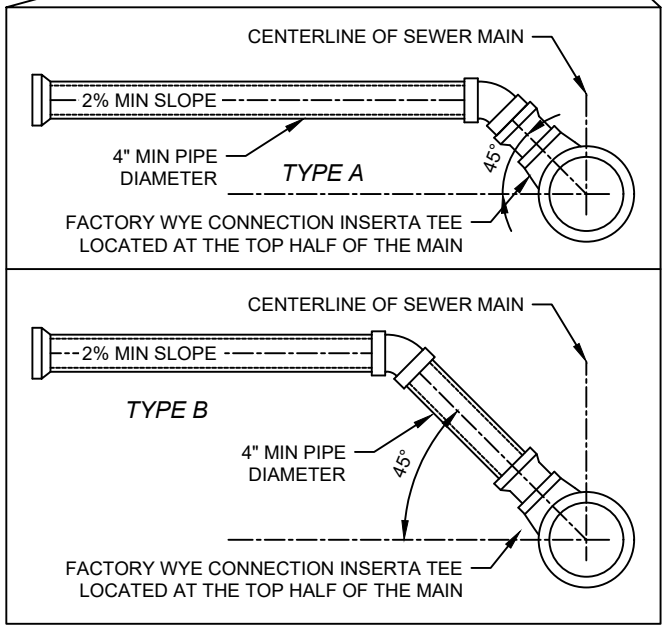
1. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE WHIRLYGIG MANHOLE RISER OR APPROVED EQUAL.
2. REFERENCE TSSD STANDARD DRAWING D-2 MANHOLE ON EXISTING. INVERT CHANNELS SHALL BE 0.20' MINIMUM DROP. INVERT CHANNELS SHALL BE A MINIMUM OF 0.10' MINIMUM DROP THROUGH MANHOLE IN TRANSIT-ORIENTED DEVELOPMENT AREA, AS APPROVED BY CITY ENGINEER.
3. DETAIL SHALL BE USED WHEN THREE OR MORE PIPES ENTER A MANHOLE.
4. STANDARD MANHOLE DIAMETER SHALL BE 5'. A REDUCED DIAMETER OF 4' MAY BE USED AT DEAD-END SEWER LINES OR WHERE EXISTING UTILITIES PREVENT INSTALLATION OF A 5' MANHOLE. ALL DEVIATIONS SHALL BE APPROVED BY THE CITY ENGINEER.

DRAWN:	ABM	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF		275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	SANITARY SEWER JUNCTION MANHOLE	SS 3
DATE:	JAN 2026				
SCALE:	NTS				



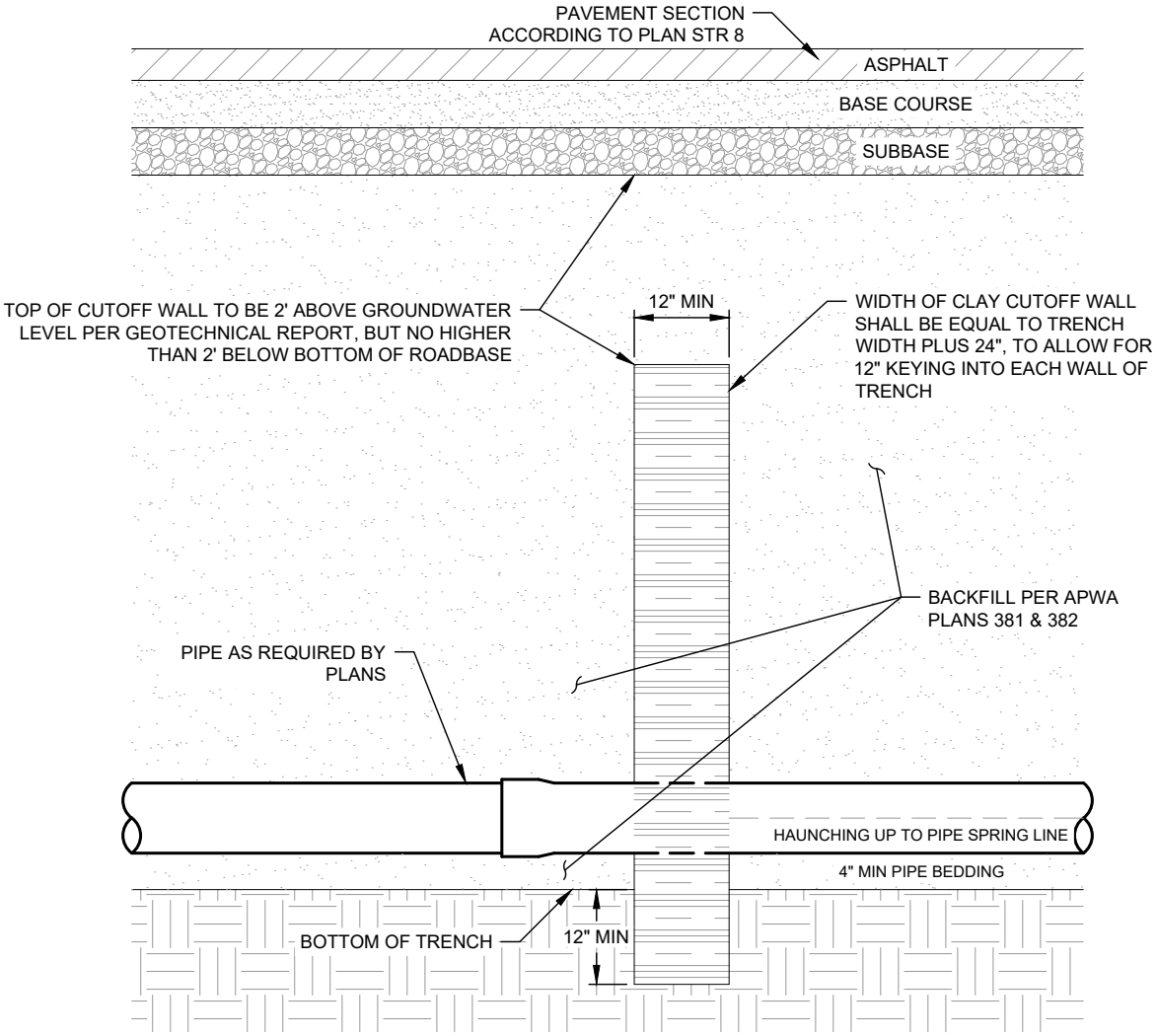
NOTES:

1. TYPE A SEWER LATERAL IS PREFERRED.
2. LATERALS SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY THE CITY.
3. LATERAL SHALL BE BEDDED WITH SAND OR GRAVEL. PEA GRAVEL SHALL NOT BE USED.
4. SEWER LATERALS MUST BE LAID AT LEAST TEN FEET (EDGE TO EDGE) HORIZONTALLY FROM ANY EXISTING OR PROPOSED CULINARY WATER LATERAL.
5. MINIMUM OF 3' COVER OVER SEWER LATERAL.
6. CLEAN OUT STAND PIPE SHALL BE CAST IRON OR PVC WITH CAST IRON OR BRASS CAP.
7. CLEANOUTS SHALL BE INSTALLED AT EACH CHANGE OF DIRECTION GREATER THAN 45°. WHERE MORE THAN ONE CHANGE OF DIRECTION OCCURS IN A RUN OF PIPING, ONLY ONE CLEANOUT SHALL BE REQUIRED FOR EACH 40' OF DEVELOPED LENGTH OF THE DRAINAGE PIPING. CLEANOUTS SHALL REMAIN VISIBLE AND ACCESSIBLE.
8. MAXIMUM DISTANCE BETWEEN CLEANOUTS IS 75'.
9. BEFORE BACKFILLING, SECURE INSPECTION OF INSTALLATION BY CITY. GIVE AT LEAST 24 HOURS NOTICE.



SANITARY SEWER LATERAL AND CLEANOUT

DRAWN:	KKS	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF		275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	SANITARY SEWER LATERAL AND CLEANOUT	SS 4
DATE:	JUN 2025				
SCALE:	NTS				

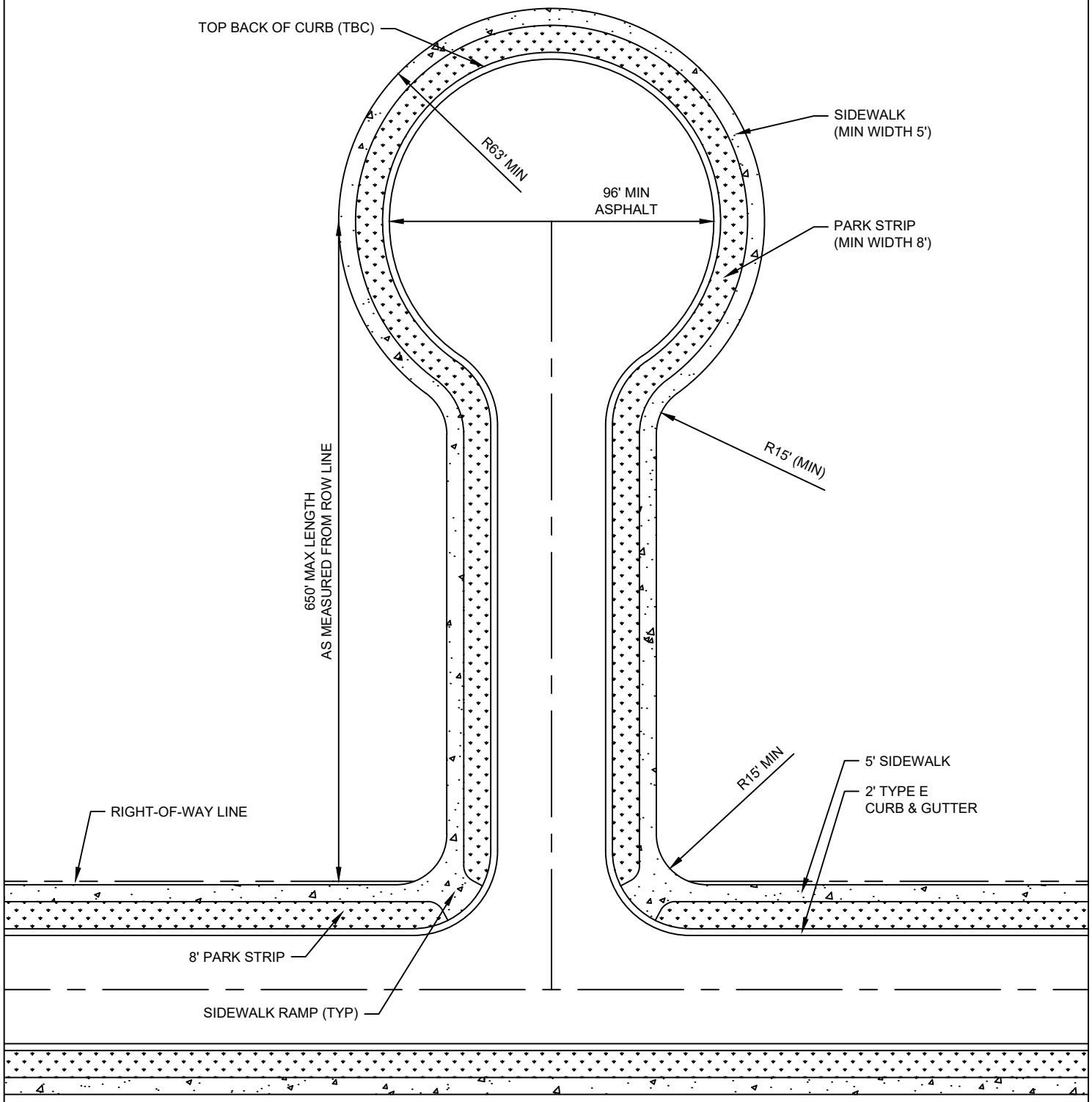


CLAY CUTOFF WALL

NOTES:

1. ALL TRENCHES SHALL BE KEPT FREE FROM WATER DURING EXCAVATION, FINE GRADING, PIPE LAYING, JOINTING, AND EMBEDMENT OPERATIONS. WHERE THE TRENCH BOTTOM IS UNSTABLE BECAUSE OF THE PRESENCE OF GROUNDWATER, AND IN CASES WHERE THE STATIC GROUNDWATER ELEVATION IS ABOVE THE BOTTOM OF ANY TRENCH, SUCH GROUNDWATER SHALL BE LOWERED TO THE EXTENT NECESSARY TO KEEP THE TRENCH FREE FROM WATER AND THE TRENCH BOTTOM STABLE WHEN THE WORK WITHIN THE TRENCH IS IN PROGRESS. SURFACE WATER SHALL BE PREVENTED FROM ENTERING TRENCHES.
2. CLAY CUTOFF WALLS ARE REQUIRED AT ALL STRUCTURES PRIOR TO OR UP-GRADIENT OF EACH MANHOLE OR A MINIMUM OF TWO HUNDRED FEET TO PREVENT MINING OF FINES WITHIN THE TRENCH BACKFILL.
3. ALL WATER PUMPED FROM TRENCHES SHALL BE CONVEYED TO EXISTING DRAINAGE CHANNELS, GUTTERS, OR DRAINS. ANY CONFLICTS AND COSTS INCURRED BY THE IMPROPER DISPOSAL OF THIS WATER SHALL BE BORNE BY THE CONTRACTOR.
4. NO SURFACE OR SUBSURFACE WATER SHALL BE ALLOWED TO ENTER THE EXISTING CITY SEWER SYSTEM.
5. HIGH GROUNDWATER AREAS MAY REQUIRE SPECIAL CONSTRUCTION PRACTICES TO PREVENT PIPE FLOTATION, BOTH DURING AND AFTER CONSTRUCTION.

DRAWN:	DNF	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:			275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	CLAY CUTOFF WALL	SS 5
DATE:	SEP 2025				
SCALE:	NTS				

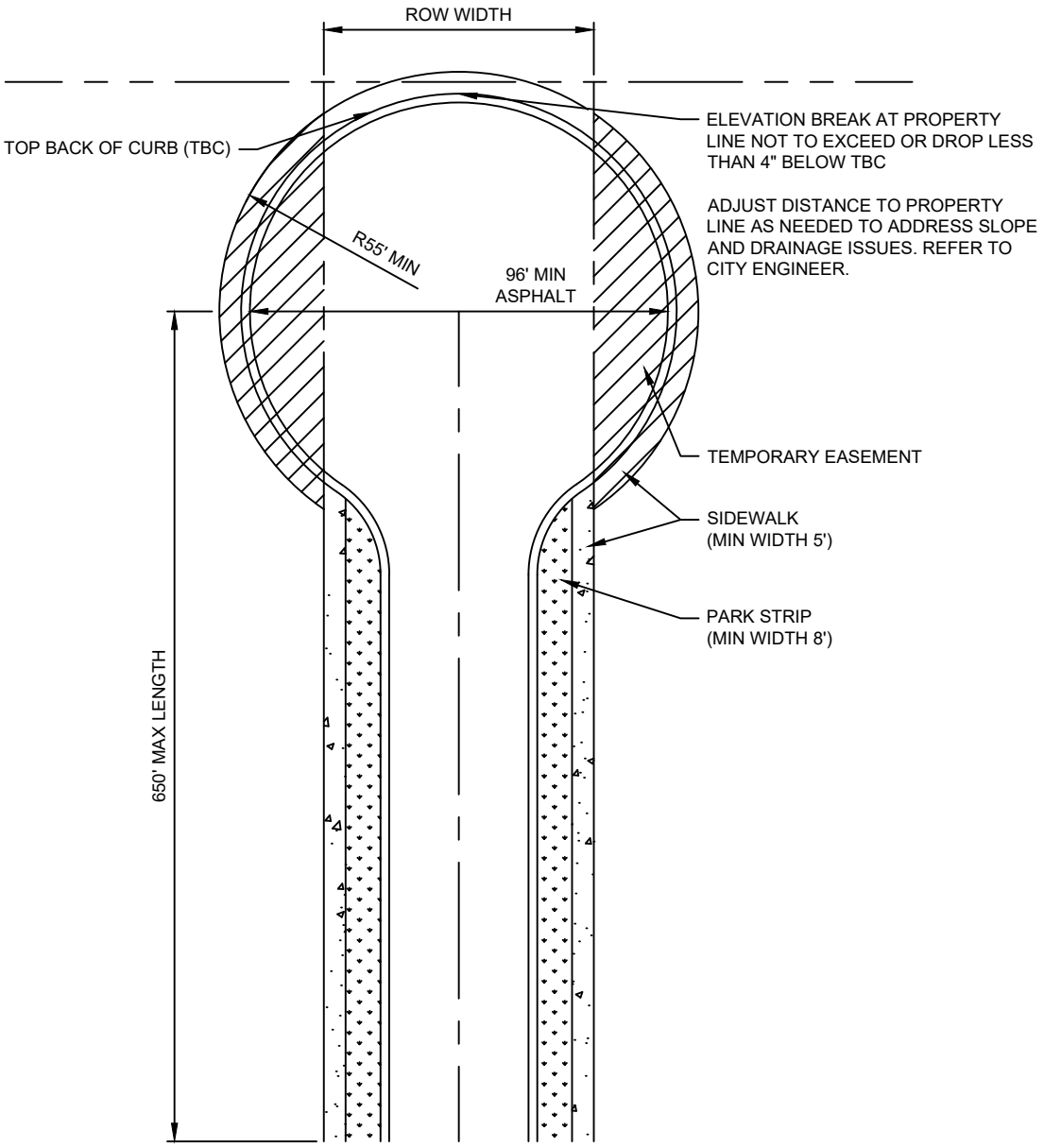


CUL-DE-SAC

NOTES:

1. INSTALL CATCH BASINS AND ASSOCIATED PIPING AS REQUIRED IN THE EVENT THE GRADE OF THE STREET SLOPES INTO THE CUL-DE-SAC.
2. SEE AMERICAN FORK ENGINEERING DESIGN SUPPLEMENTAL STANDARDS FOR CURB RADII.

DRAWN:	LMB	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF		275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	CUL-DE-SAC	STR 1
DATE:	JUL 2025				
SCALE:	NTS				

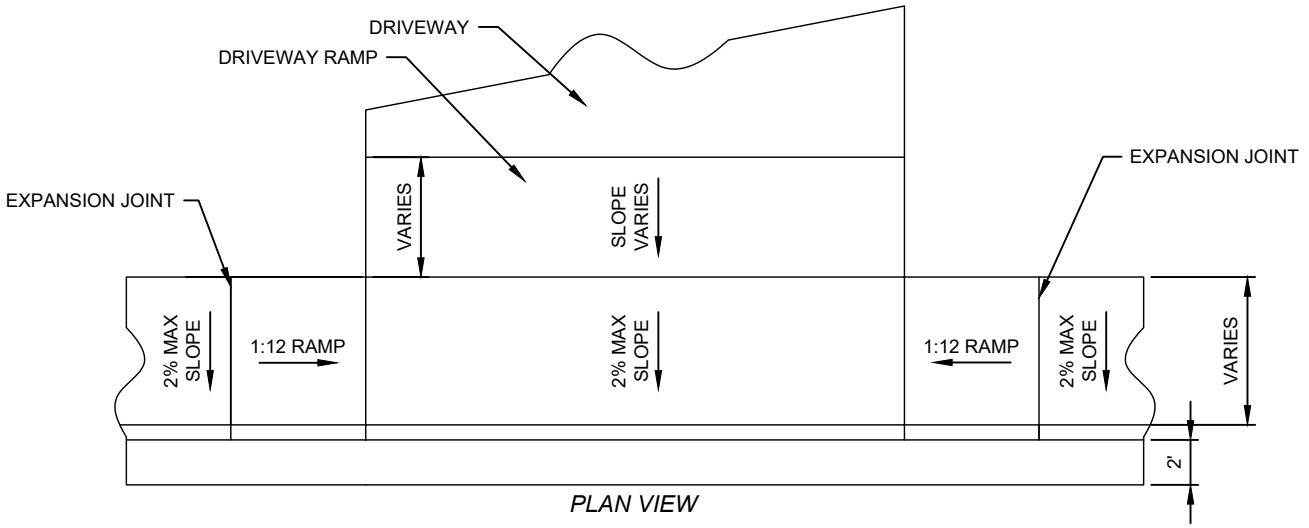


TEMPORARY CUL-DE-SAC

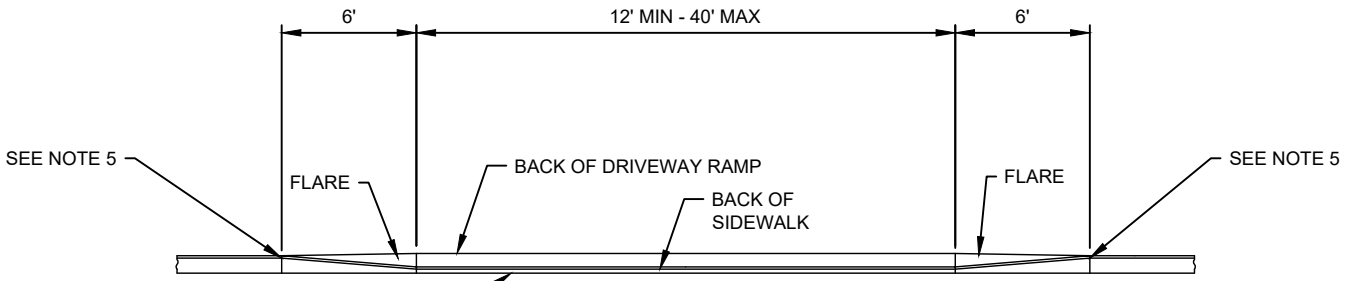
NOTES:

1. INSTALL CATCH BASINS AND ASSOCIATED PIPING AS REQUIRED IN THE EVENT THE GRADE OF THE STREET SLOPES INTO THE CUL-DE-SAC.
2. SEE TABLE BELOW FOR PROPERTY LINE AND TBC RADIUS.
3. NO ABOVE GROUND UTILITIES SHALL BE ALLOWED WITHIN STREET RIGHT-OF-WAY.
4. A TEMPORARY EASEMENT SHALL BE PROVIDED FOR AREA OUTSIDE OF THE CITY STREET RIGHT-OF-WAY.
5. PARKING REQUIREMENTS MUST BE MET OUTSIDE OF THE EASEMENT AREA.
6. SEE STANDARD DRAWING STR 1 FOR STREET CONNECTION.
2. SEE AMERICAN FORK ENGINEERING DESIGN SUPPLEMENTAL STANDARDS FOR CURB RADII.

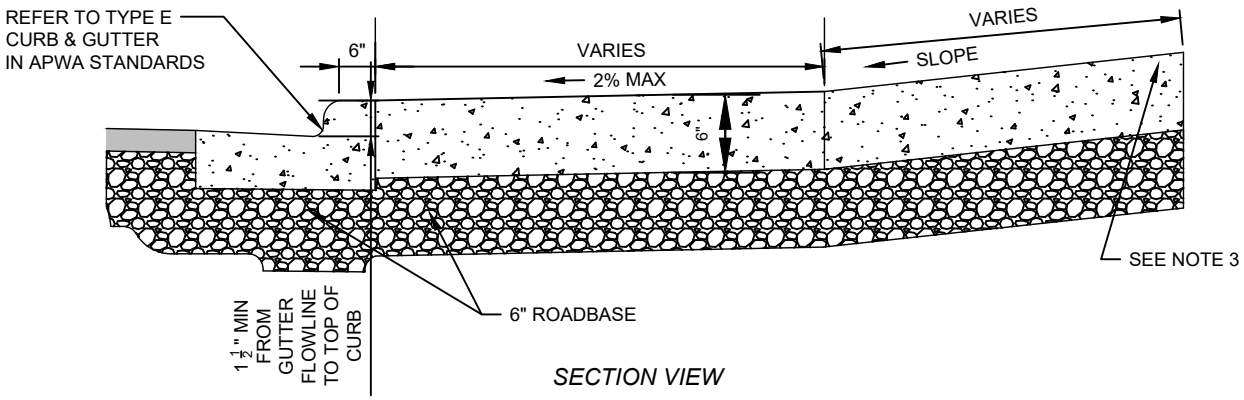
DRAWN:	LMB	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF		275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	TEMPORARY CUL-DE-SAC	STR 2
DATE:	JUL 2025				
SCALE:	NTS				



PLAN VIEW



ELEVATION VIEW



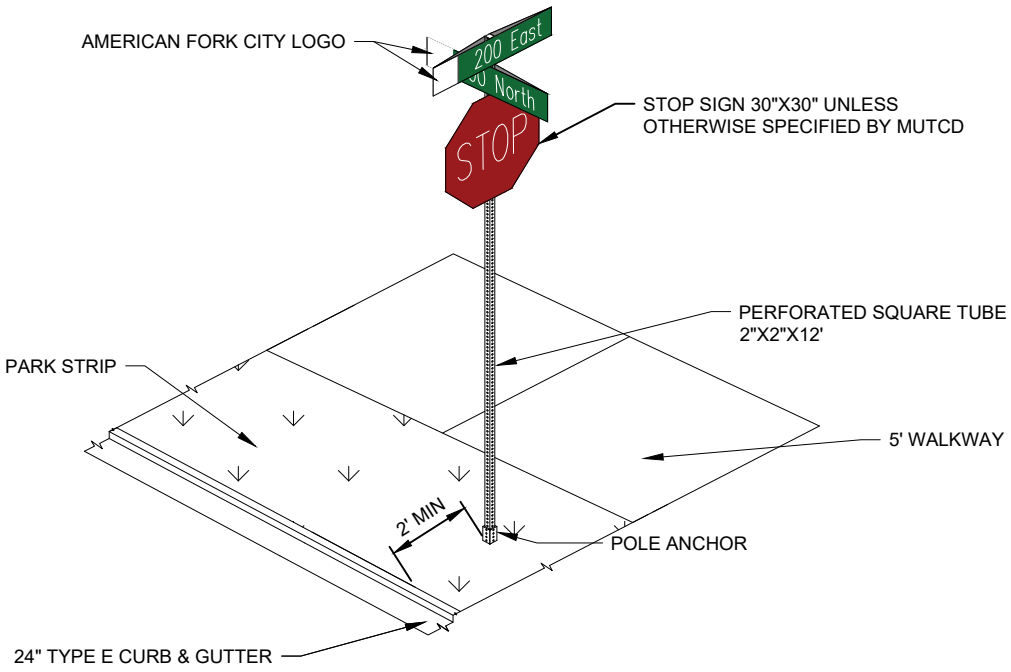
SECTION VIEW

DRIVE APPROACH WITHOUT PARK STRIP

NOTES:

1. SIDEWALK THROUGH DRIVE APPROACH SHALL BE 6" THICKNESS FOR RESIDENTIAL AND 8" THICKNESS FOR COMMERCIAL.
2. THE RUNNING SLOPE SHALL BE A MAXIMUM OF 8.33% (1:12 RAMP) AND CROSS SLOPE SHALL BE A MAXIMUM OF 2%.
3. IF EDGE OF DRIVEWAY MATERIAL (CONCRETE, ASPHALT, OR GRAVEL) THAT MEETS THE HOUSE OR BUILDING IS LESS THAN 12" ABOVE THE FLOW LINE OF CURB, THEN THERE SHALL BE A HIGH POINT IN THE DRIVE WAY THAT IS AT LEAST 12" ABOVE THE FLOW LINE OF CURB. EXCEPTIONS MAY APPLY TO EXISTING STRUCTURES AND SHALL BE APPROVED BY AMERICAN FORK PUBLIC WORKS DEPARTMENT.
4. WHERE WATER FROM GUTTER MAY FLOW OVER DRIVE APPROACH AND AROUND DRIVEWAY RAMP, A 6" CURB WALL MAY BE REQUIRED BEHIND FLARE.
5. SEE APWA PLAN 231 FOR PLACEMENT OF EXPANSION JOINTS.
6. MAINTAIN 1 FOOT MINIMUM OF CURB ON EITHER SIDE OF THE PROPERTY LINE AND TOP OF DRIVE APPROACH FLARE TO ENSURE A MINIMUM OF 2 FEET OF CURB SPACE BETWEEN TOP OF ONE DRIVE APPROACH FLARE AND THE TOP OF THE NEXT DRIVE APPROACH FLARE. TOP OF FLARE SHALL BE 3' MINIMUM FROM FIRE HYDRANTS.
7. DRIVEWAY MATERIAL BEHIND THE DRIVE APPROACH TO EDGE OF THE HOME OR GARAGE SHALL BE A HARD SURFACE (ASPHALT, CONCRETE, OR PAVERS). LANDSCAPING REQUIREMENTS IN AMERICAN FORK CITY CODE STILL APPLY ESPECIALLY IN THE CASE OF DRIVE APPROACH EXTENSION.

DRAWN:	ASG	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF		275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	DRIVE APPROACH WITHOUT PARK STRIP	STR 3
DATE:	APR 2024				
SCALE:	NTS				

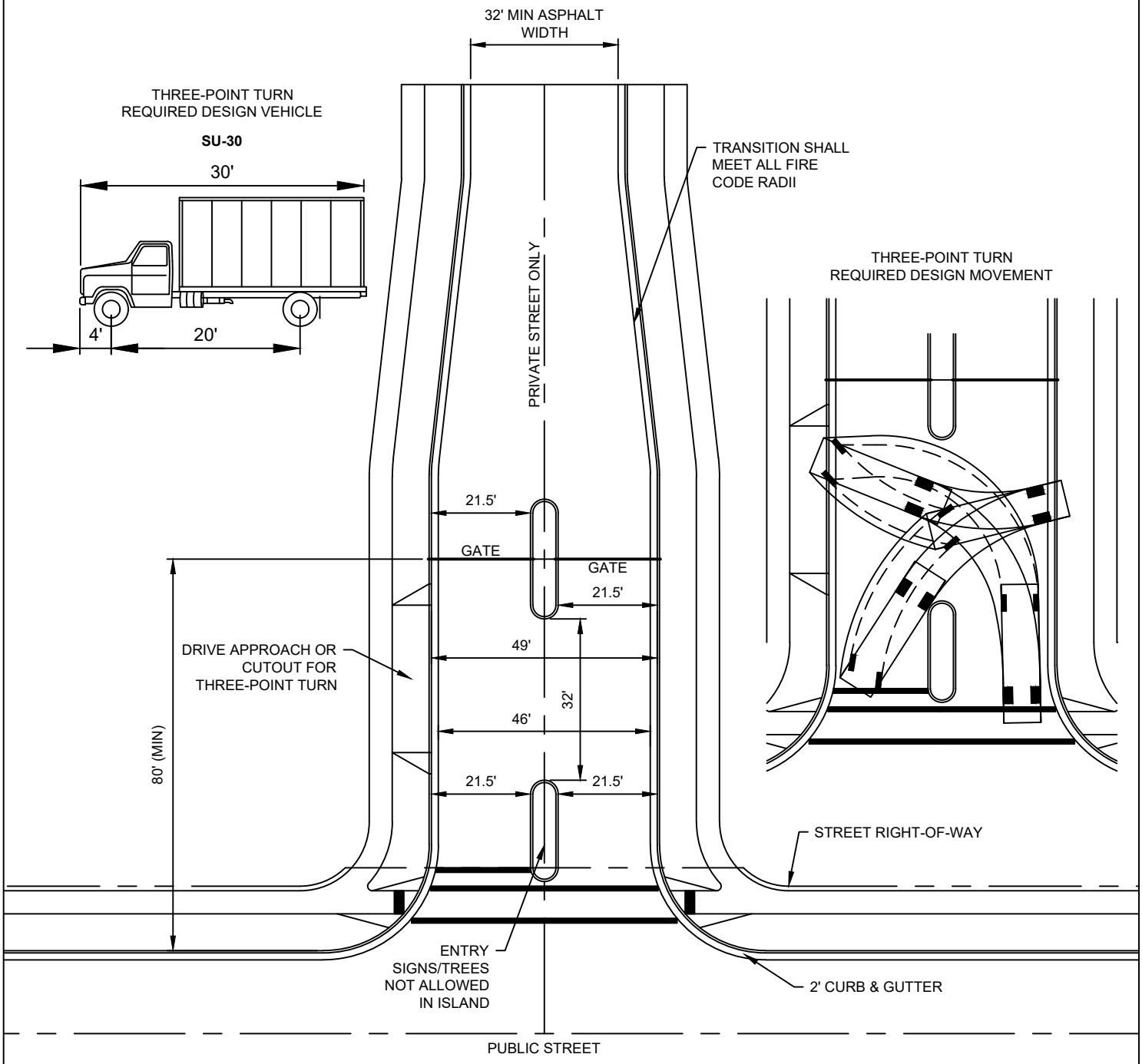


STREET COORDINATE SIGN

NOTES:

1. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH MUTCD STANDARDS.
2. COORDINATE SIGNS ARE REQUIRED AT STREET 90 DEGREE BENDS, 4-WAY AND T-INTERSECTIONS. SIGNS WITH ALPHABETICAL COORDINATES THAT ARE STREET NAMES SHALL INCLUDE A NUMERICAL COORDINATE FOR THE ROAD BELOW THE STREET NAME. SIGNS WITH CARDINAL DIRECTIONS SHALL BE SPELLED OUT, E.G "NORTH".
3. POLE ANCHORS: PERFORATED SQUARE TUBE. THESE ANCHORS SHALL BE USED ON ALL CITY POLES UNLESS OTHERWISE SPECIFIED BY UDOT STANDARDS. ANCHORS SHALL BE INSTALLED WITH APPROXIMATELY 4" ANCHOR EXPOSED ABOVE THE TOP BACK OF CURB OR FINISHED GRADE. A 4" SLEEVE IS REQUIRED AROUND THE ANCHOR WHEN INSTALLED IN CONCRETE. BREAKAWAY POLE BASES ARE REQUIRED WHEN POLE IS INSTALLED IN HARD SURFACES.
   A. SIZE: 2 ¼"X2 ¼" X 30"
   B. THICKNESS: 12 GAUGE GALVANIZED, PERFORATED SQUARE TUBE
4. POLE: PERFORATED SQUARE TUBE UNLESS OTHERWISE SPECIFIED BY UDOT STANDARDS.
   A. SIZE: 2"X2"10' (STREET COORDINATE SIGN ONLY), 2"X2"12' (STREET COORDINATE WITH REGULATORY SIGN)
   B. THICKNESS: 12 GAUGE GALVANIZED
5. STREET COORDINATE SIGN: MUTCD DESIGNATION D3-1. TWO SINGLE SIDED RIVETED BACK TO BACK
   A. SIZE: 8"X38"
   B. THICKNESS: 0.080 ALUMINUM
   C. REFLECTIVITY: HIGH INTENSITY TYPE 4
   D. UV PROTECTION FILM REQUIRED
   E. LOGO: PROVIDED BY THE CITY (PRIVATE LOGOS ARE NOT ALLOWED). SIGNS ARE TO HAVE THE CITY LOGO PRINTED ON THE LEFT OF THE SIGN WITH THE STREET NAME AND/OR COORDINATE FOLLOWING.
   F. FONT STYLE: HIGHWAY GOTHIC B SERIES
      (1) SIZE: STREET NAMES SHALL HAVE THE FIRST LETTER OF THE DIRECTION/ROAD NAME UPPER CASE WITH REMAINING LETTERS LOWER CASE.
         (1)1) SPEED LIMIT < 40 MPH: THE INITIAL UPPER-CASE LETTER SHALL BE 6" WITH THE REMAINING LOWER-CASE LETTERS AT 4.5" IN SIZE.
         (1)2) SPEED LIMIT > 40 MPH: THE INITIAL UPPER-CASE LETTER SHALL BE 8" WITH THE REMAINING LOWER-CASE LETTERS 6" IN SIZE.
   G. COLOR: GREEN (PUBLIC STREETS), BLUE (PRIVATE STREETS)
6. HARDWARE:
   A. 3/8" ALUMINUM DRIVE RIVET (USED TO MOUNT SIGN TO PERFORATED POLE)
   B. 5/16" MEDIUM CORNER BOLT WITH JAM NUT (USED TO SECURE POLE TO ANCHOR)
7. INSTALLATION OF SIGNS: THE LOWER STREET COORDINATE SIGN SHALL BE PERPENDICULAR TO THE STOP SIGN AND PARALLEL TO THE ROAD THAT IT IS IDENTIFYING. SIGNS SHALL BE INSTALLED ABOVE A REGULATORY SIGN IF AVAILABLE.
   A. LOCATION: STREET SIGNS SHALL BE INSTALLED ON THE SOUTH AND EAST SIDES OF AN INTERSECTION WITH A MINIMUM LATERAL OFFSET OF 2 FEET FROM THE BACK OF CURB AND ANY ADJACENT WALKWAY.
   B. HEIGHT: REGULATORY AND STREET COORDINATE SIGNS SHALL BE INSTALLED WITH A MINIMUM HEIGHT OF 7 FEET, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE TOP OF GRADE/CURB.

DRAWN:	NLP	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF		275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	STREET COORDINATE SIGN	STR 4
DATE:	OCT 2025				
SCALE:	NTS				

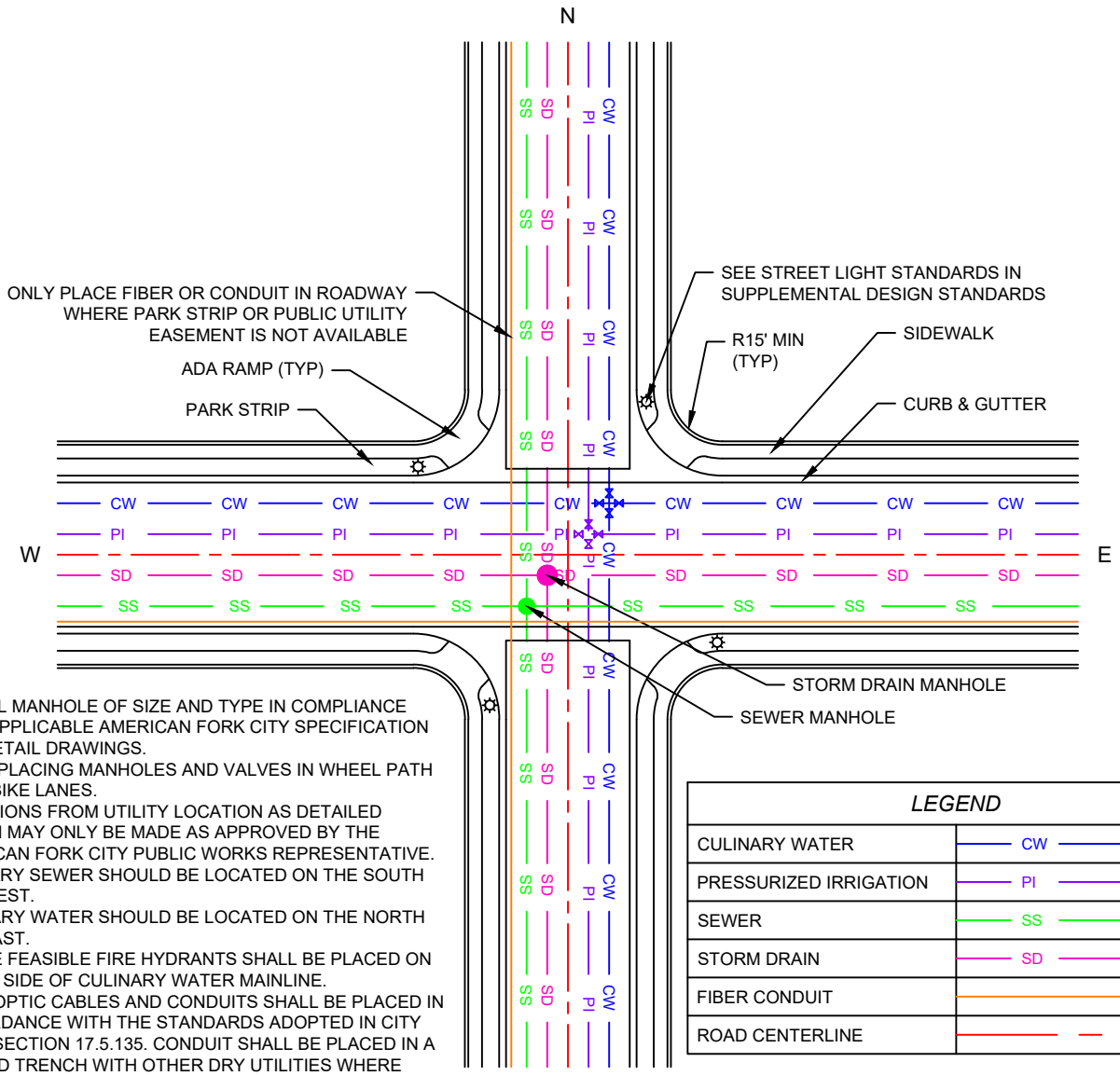


GATE-CONTROLLED DRIVEWAY ACCESS

NOTES:

1. IN EVENT OF CHANGES IN THE INTERNATIONAL FIRE CODE, DIMENSIONS AND DETAIL SHALL BE UPDATED TO MATCH REQUIRED FIRE CODE MINIMUM DIMENSIONS.
2. DIMENSIONS SHOWN ARE MINIMUMS ONLY. ACTUAL ENTRY DIMENSIONS MAY VARY FROM THOSE SHOWN.
3. FIRE MARSHAL SHALL APPROVE ALL GATE EMERGENCY ACCESS PROVISIONS. SDAAS BOX REQUIRED AS MINIMUM EMERGENCY ACCESS PROVISION.
4. STANDARD CITY SIGHT TRIANGLE REQUIREMENTS APPLY TO ALL CORNERS AT INTERSECTIONS.
5. PEDESTRIAN GATES REQUIRED ON BOTH SIDEWALKS. GATES SHALL EXIT PROPERTY WITHOUT RESTRICTION.
6. QUEUE LENGTH BASED ON TRAFFIC STUDY.

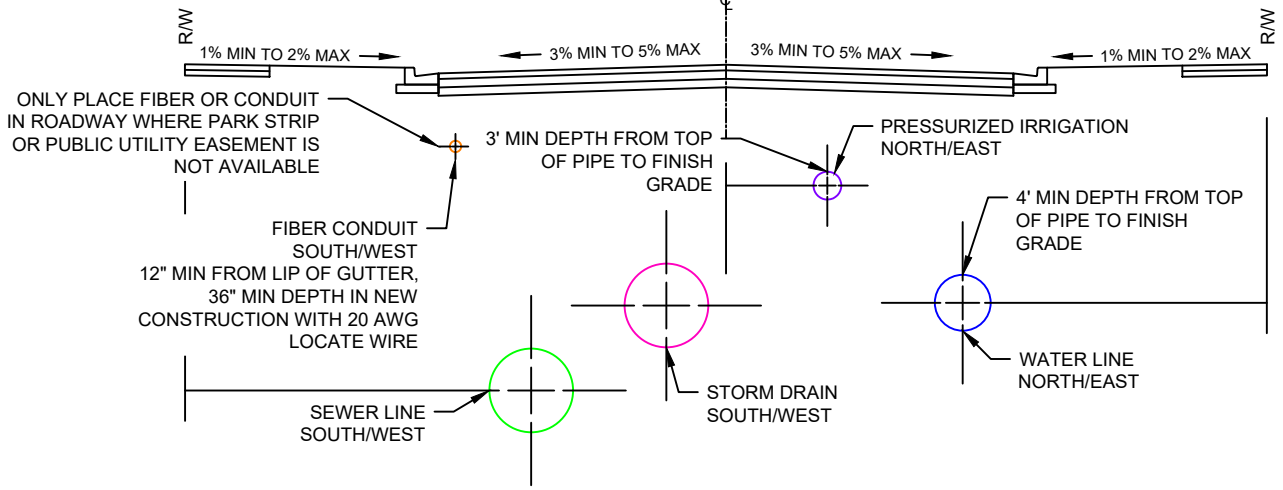
DRAWN:	ASG	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF		275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	GATE-CONTROLLED DRIVEWAY ACCESS	STR 5
DATE:	MAY 2024				
SCALE:	NTS				



NOTES:

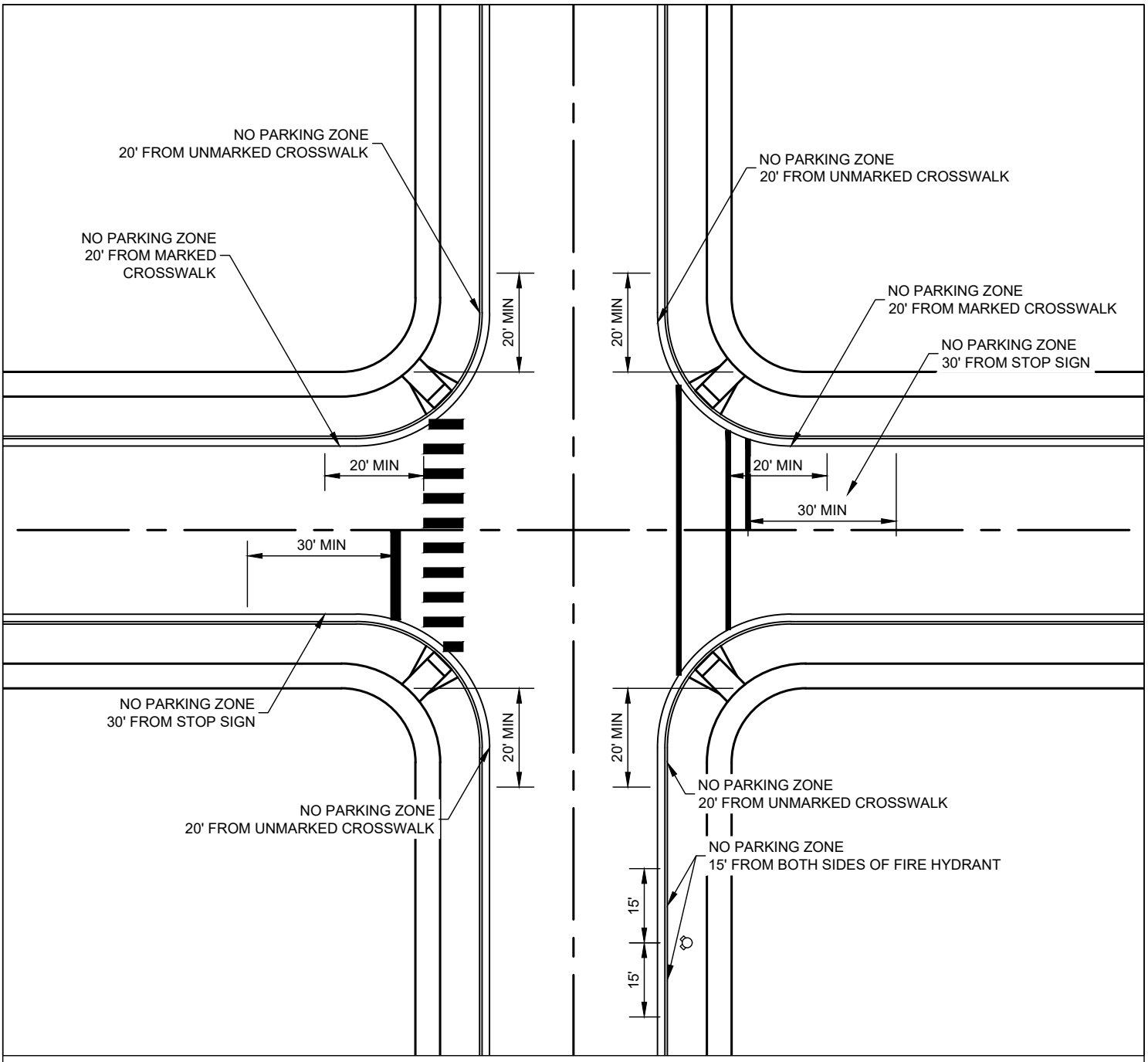
1. INSTALL MANHOLE OF SIZE AND TYPE IN COMPLIANCE WITH APPLICABLE AMERICAN FORK CITY SPECIFICATION AND DETAIL DRAWINGS.
2. AVOID PLACING MANHOLES AND VALVES IN WHEEL PATH OR IN BIKE LANES.
3. DEVIATIONS FROM UTILITY LOCATION AS DETAILED HEREIN MAY ONLY BE MADE AS APPROVED BY THE AMERICAN FORK CITY PUBLIC WORKS REPRESENTATIVE.
4. SANITARY SEWER SHOULD BE LOCATED ON THE SOUTH AND WEST.
5. CULINARY WATER SHOULD BE LOCATED ON THE NORTH AND EAST.
6. WHERE FEASIBLE FIRE HYDRANTS SHALL BE PLACED ON SHORT SIDE OF CULINARY WATER MAINLINE.
7. FIBER OPTIC CABLES AND CONDUITS SHALL BE PLACED IN ACCORDANCE WITH THE STANDARDS ADOPTED IN CITY CODE SECTION 17.5.135. CONDUIT SHALL BE PLACED IN A SHARED TRENCH WITH OTHER DRY UTILITIES WHERE POSSIBLE, OR INSTALLED IN THE PARK STRIP OR PUBLIC UTILITY EASEMENT.
8. SEE ENGINEERING DESIGN SUPPLEMENTAL STANDARDS FOR CURB RADII AND OTHER DESIGN REQUIREMENTS.

LEGEND	
CULINARY WATER	CW — CW
PRESSURIZED IRRIGATION	PI — PI
SEWER	SS — SS
STORM DRAIN	SD — SD
FIBER CONDUIT	
ROAD CENTERLINE	



STANDARD STREET INTERSECTION AND UTILITY LOCATION

DRAWN:	ASG	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF		275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	STANDARD STREET INTERSECTION AND UTILITY LOCATION	STR 6
DATE:	AUG 2025				
SCALE:	NTS				

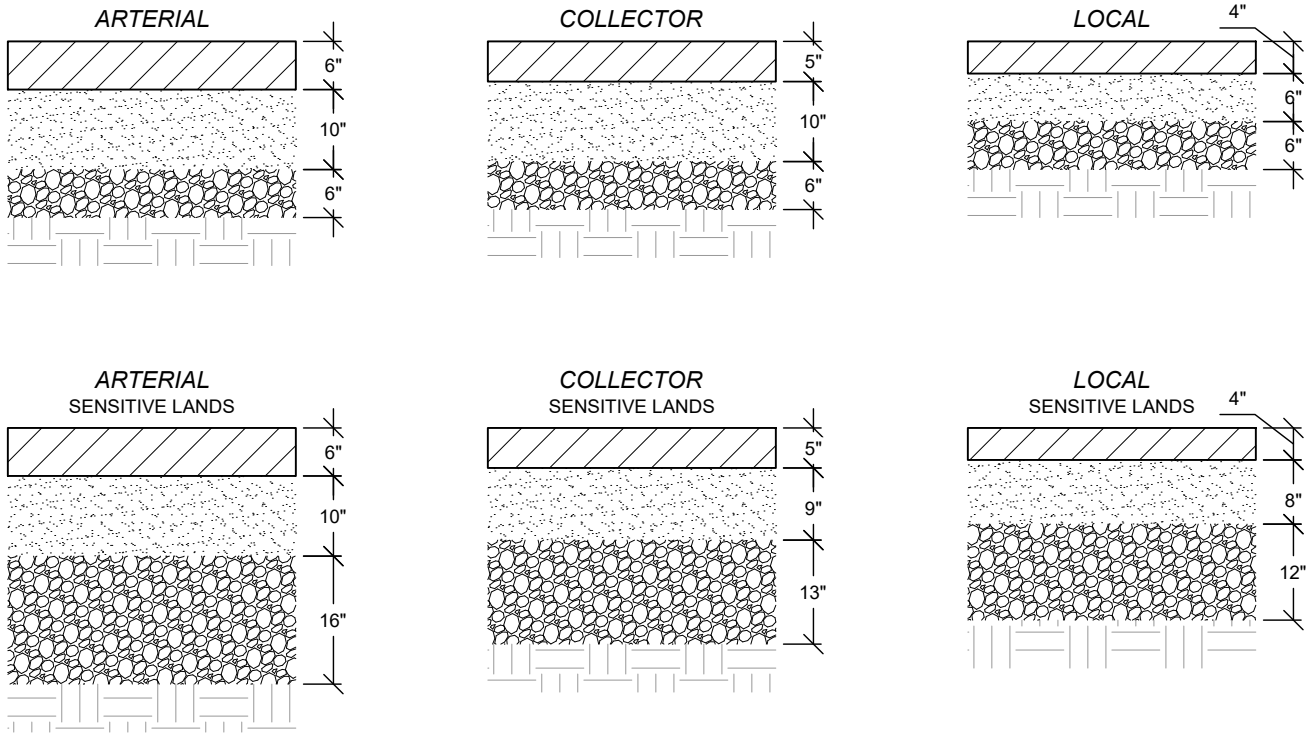


NO PARKING ZONES

NOTES:

1. ESTABLISH A "NO PARKING" ZONE 30' PRIOR TO FLASHING SIGNAL, STOP SIGN, YIELD SIGN, OR SIGNAL ON THE APPROACH SIDE.
2. ESTABLISH A "NO PARKING" ZONE 20' PRIOR TO OR FOLLOWING A MARKED OR UNMARKED CROSSWALK. THE "NO PARKING" ZONE SHALL BE MEASURED FROM THE CROSSWALK LINE IF MARKED, OR THE EXTENSION OF THE SIDEWALK IF UNMARKED.
3. ESTABLISH A "NO PARKING" ZONE 15' FROM BOTH SIDES OF FIRE HYDRANTS.
4. IN AREAS WITH HIGH USAGE OF ON-STREET PARKING OR AT THE CONNECTION OF A PRIVATE STREET TO A PUBLIC STREET, "NO PARKING" SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE MUTCD. THESE AREAS INCLUDE, BUT ARE NOT LIMITED TO, STREETS NEXT TO MULTI-FAMILY RESIDENTIAL DEVELOPMENTS, PLANNED COMMUNITY DEVELOPMENTS, THE CENTRAL COMMERCIAL ZONE, AND IN THE TRANSIT-ORIENTED DEVELOPMENT ZONE.
5. RED CURB MAY BE REQUIRED BY CITY ENGINEER OR FIRE MARSHAL.
6. REQUIRED LENGTH OF "NO PARKING" ZONES MAY BE INCREASED BY CITY ENGINEER OR FIRE MARSHAL TO ENSURE PASSAGE FOR EMERGENCY VEHICLES.
7. SEE UTAH MUTCD FOR STOP LINE PLACEMENT AND CROSSWALK MARKINGS.

DRAWN:	DNF	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:			275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	NO PARKING ZONES	STR 7
DATE:	OCT 2025				
SCALE:	NTS				

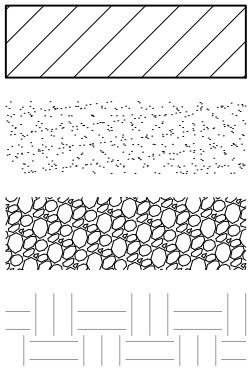


ROADWAY PAVEMENT SECTIONS

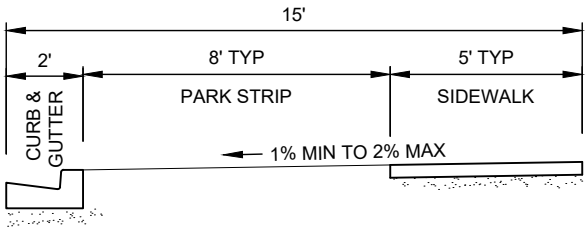
NOTES:

1. ALL SECTIONS ARE A MINIMUM. INCREASED PAVEMENT SECTIONS MAY BE REQUIRED AS DETERMINED BY CITY ENGINEER. PAVEMENT SECTIONS WITH EQUIVALENT STRUCTURAL NUMBER MAY BE APPROVED BY CITY ENGINEER.
2. A ONE-INCH MINIMUM OVERLAY MAY BE REQUIRED BY THE PUBLIC WORKS DEPARTMENT.
3. ARTERIAL AND COLLECTOR ROAD PAVEMENTS SHALL BE DESIGNED FOR THE TWENTY-YEAR ANNUAL DAILY TRAFFIC FORECASTS PER THE LATEST VERSION OF THE CITY TRANSPORTATION MASTER PLAN, WITH A MINIMUM OF FIVE PERCENT TRUCKS OR GREATER (THREE PERCENT TRUCKS OR GREATER IN SENSITIVE LANDS AREAS) AS DETERMINED BY THE CITY ENGINEER.
4. ALTERNATIVE PAVEMENT STRUCTURE MAY BE APPROVED BY THE CITY ENGINEER BASED UPON A REVIEW OF DETAILED PAVEMENT DESIGN BY A QUALIFIED, LICENSED GEOTECHNICAL ENGINEER.
5. EXISTING ROADWAYS NOT HAVING PAVEMENT STRUCTURAL NUMBER EQUIVALENT TO DESIGN REQUIREMENTS SHALL BE RECONSTRUCTED TO CENTERLINE OF ROADWAY BY DEVELOPMENT ABUTTING THE ROADWAY FRONTAGE. EXISTING PAVEMENT CONDITIONS SHALL BE DETERMINED USING PAVEMENT CORE SAMPLES.

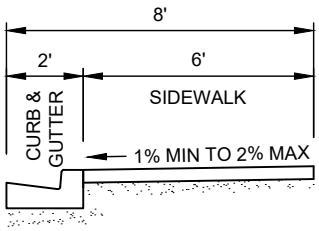
LEGEND



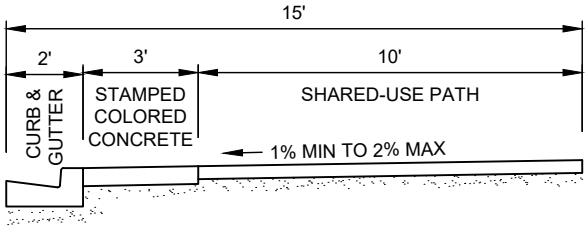
DRAWN:	DNF	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:			275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	ROADWAY PAVEMENT SECTIONS	STR 8
DATE:	JUL 2025				
SCALE:	NTS				



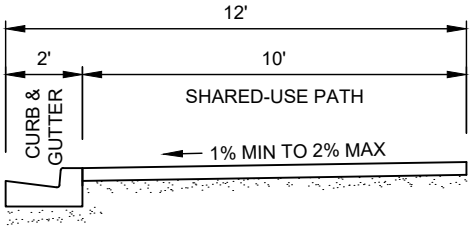
SIDEWALK WITH PARK STRIP



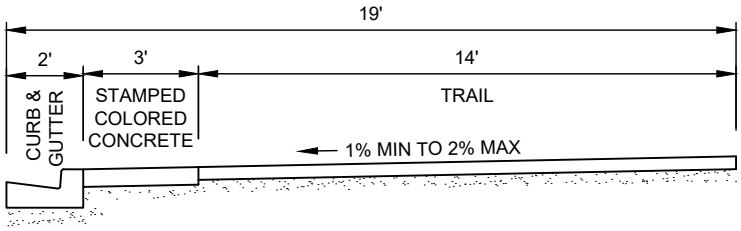
SIDEWALK WITHOUT PARK STRIP



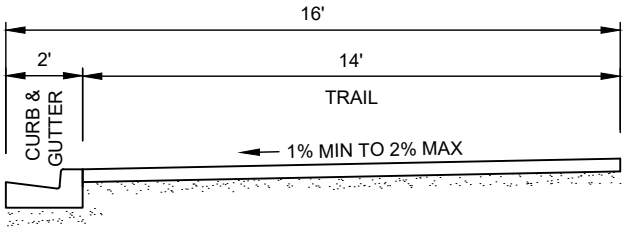
SHARED-USE / SIDE PATH WITH BUFFER



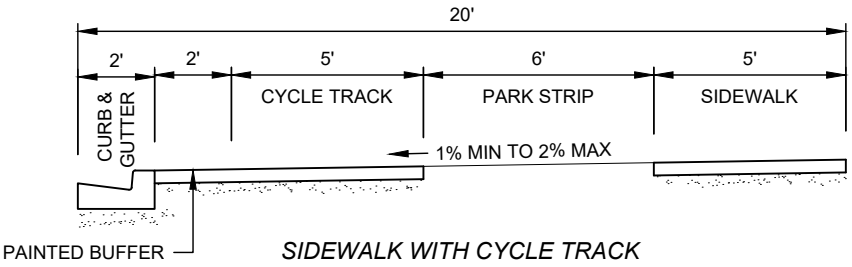
SHARED-USE / SIDE PATH WITHOUT BUFFER



REGIONAL TRAIL WITH BUFFER



REGIONAL TRAIL WITHOUT BUFFER



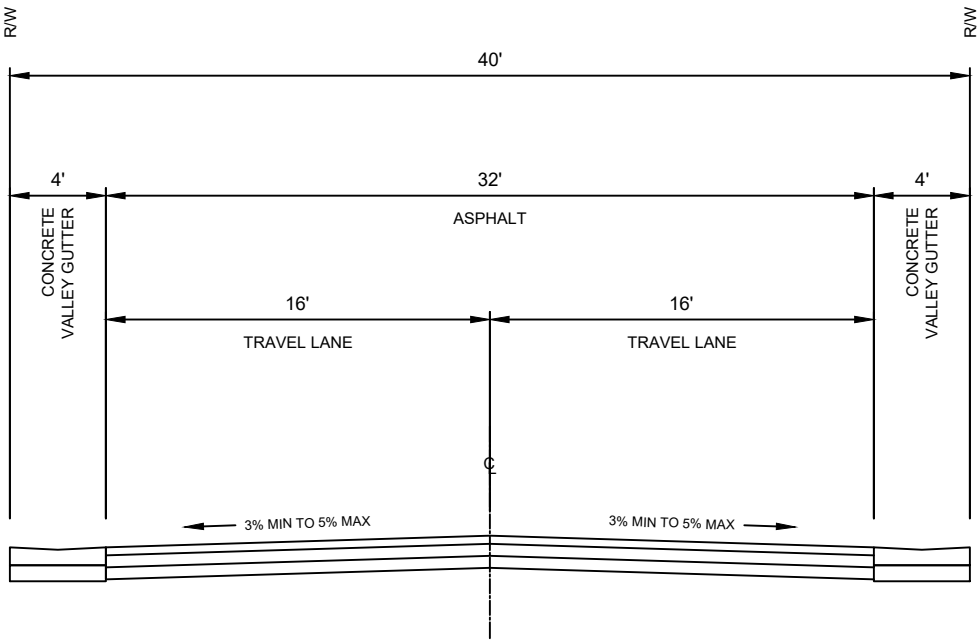
SIDEWALK WITH CYCLE TRACK

TYPICAL ROADSIDE TREATMENTS FOR ACTIVE TRANSPORTATION

NOTES:

1. ROADSIDE TREATMENTS SHALL CONFORM WITH THE TRANSPORTATION MASTER PLAN AND THE BICYCLE AND PEDESTRIAN PLAN. THE TYPICAL ROADSIDE TREATMENT IS A 2' CURB AND GUTTER, 8' PARK STRIP, AND 5' SIDEWALK.
2. ALL PEDESTRIAN WALKWAYS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA). PEDESTRIAN WALKWAYS MADE OF CONCRETE SHALL BE INSTALLED IN ACCORDANCE WITH APWA PLAN 231.
3. PEDESTRIAN WALKWAYS MADE OF ASPHALT SHALL HAVE A 2% TARGET CROSS SLOPE, BUT SHALL NOT EXCEED 2% AS REQUIRED BY THE ADA.
4. STAMPED COLORED CONCRETE SHALL BE OF PATTERN "ASHLAR SLATE", OF COLOR "YOSEMITE BROWN 641" FROM DAVIS COLORS, AND SHALL BE SEALED. STAMPED COLORED CONCRETE SHALL BE INSTALLED IN ACCORDANCE WITH APWA PLAN 232.1.
5. WHEN FEASIBLE, FIRE HYDRANTS AND OTHER ABOVE-GROUND FIXTURES SHALL BE LOCATED ON THE OPPOSITE SIDE OF THE STREET TO MINIMIZE OBSTRUCTIONS ALONG SHARED-USE PATHS OR TRAIL.
6. UTILITY BOXES INSTALLED WITHIN SHARED-USE PATHS OR TRAILS OR IN STAMPED COLORED CONCRETE SHALL HAVE FLUSH-MOUNTED, TRAFFIC-RATED LIDS.
7. SAWCUT JOINTS IN CONCRETE SHARED-USE PATH, TRAIL, AND CYCLE TRACKS.
8. ASPHALT SHARED-USE PATHS OR TRAILS SHALL BE INSTALLED WITH CURB RIBBON.
9. TRAILS MAY HAVE STRIPING IN ACCORDANCE WITH THE MUTCD.
10. SEPARATED CYCLE TRACKS SHALL BE CONSTRUCTED OF CONCRETE. GREEN-COLORED CONCRETE AND BICYCLE LANE SYMBOLS SHALL BE PLACED AT ENTRANCES, EXITS, AND CROSSINGS THROUGH INTERSECTIONS AND MAJOR DRIVEWAYS IN ACCORDANCE WITH THE MUTCD.
11. PARK STRIPS MAY BE REDUCED IN CASES WHERE RIGHT-OF-WAY WIDTH IS LIMITED, SUBJECT TO APPROVAL BY THE CITY ENGINEER.
12. SIDEWALK WIDTHS MAY BE REDUCED TO A MINIMUM OF 4' WHERE EXISTING SIDEWALKS ARE 4' IN WIDTH, SUBJECT TO APPROVAL BY THE CITY ENGINEER. IF DRIVEWAY APPROACHES ARE NOT AVAILABLE, PROVIDE 5' SQUARE FLATWORK AT INTERVALS OF 200' MAXIMUM.
13. SEE TRAIL DETAILS FOR SHARED-USE PATHS AND TRAILS THAT DO NOT FOLLOW ROADWAYS.

DRAWN:	DNF	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:			275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	TYPICAL ROADSIDE TREATMENTS FOR ACTIVE TRANSPORTATION	STR 9
DATE:	OCT 2025				
SCALE:	NTS				

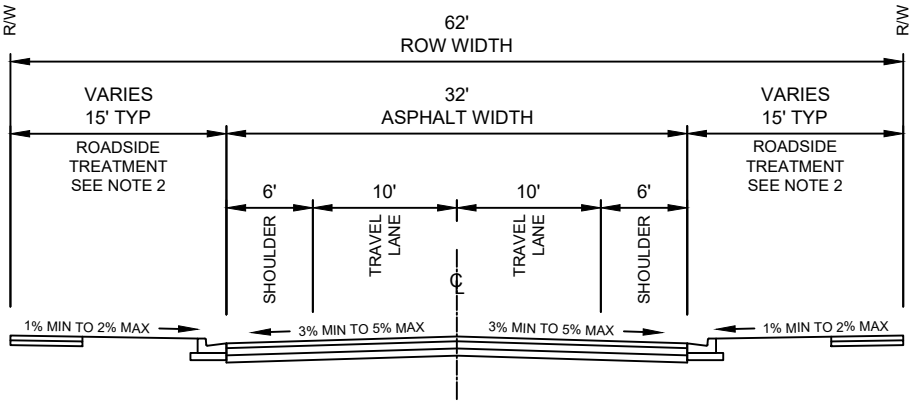


ALLEY

NOTES:

1. NO OBSTRUCTIONS (I.E. GARBAGE CANS, BALCONIES, HVAC UNITS, ETC.) SHALL BE PLACED WITHIN THE ASPHALT SECTION.
2. ALTERNATIVE TREATMENTS TO THE CONCRETE VALLEY GUTTER MAY BE APPROVED BY PUBLIC WORKS.
3. PARKING SHALL ONLY BE ALLOWED ON ONE SIDE OF THE ROAD TO PREVENT FIRE LANE OBSTRUCTIONS. THE SIDE WHERE PARKING IS NOT PERMITTED SHALL BE SIGNED "NO PARKING" IN ACCORDANCE WITH THE MUTCD.

DRAWN:	MVU	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF		275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	ALLEY CROSS SECTION	STR 10
DATE:	AUG 2025				
SCALE:	NTS				

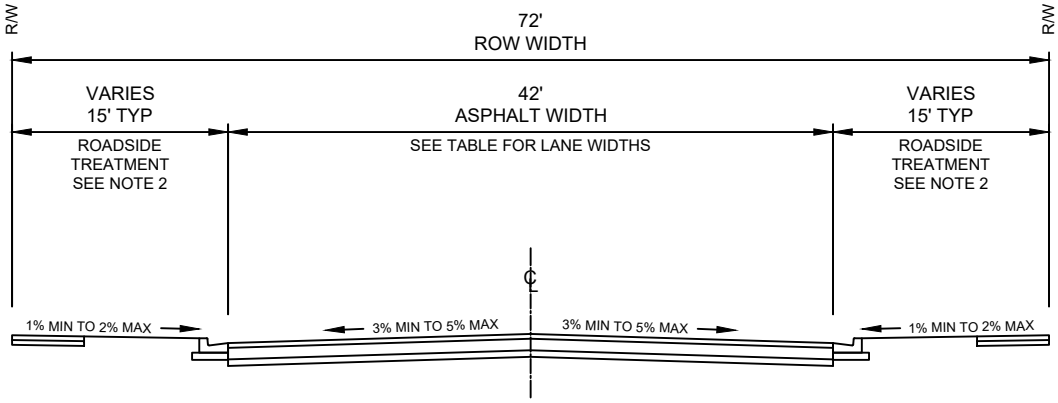


LOCAL STREET TYPICAL SECTION

NOTES:

1. ROADWAY STRIPING AND ROADSIDE TREATMENTS SHALL CONFORM TO THE TRANSPORTATION MASTER PLAN AND BICYCLE AND PEDESTRIAN PLAN.
2. TYPICAL ROADSIDE TREATMENT IS 2' CURB AND GUTTER, 8' PARK STRIP, AND 5' SIDEWALK. SEE STR 9 FOR OTHER ROADSIDE TREATMENTS, AS REQUIRED BY BICYCLE AND PEDESTRIAN PLAN. WIDTH OF ROADSIDE TREATMENTS SHALL SUM TO A TOTAL OF 30'.
3. WHERE POSSIBLE, ASPHALT SEAMS SHALL NOT CROSS WHEEL PATHS. WHERE NOT POSSIBLE, CROSSING ASPHALT SEAMS AND WHEEL PATHS SHALL BE MINIMIZED.
4. "NO PARKING" SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE MUTCD WHERE PARKING IS PROHIBITED.
5. NEW DEVELOPMENT SHALL MEET THE ABOVE STANDARDS. DESIGN MODIFICATIONS MAY BE APPROVED BY THE CITY ENGINEER BASED ON SITE-SPECIFIC CONSTRAINTS.
6. WHERE EXISTING RIGHT-OF-WAY OR ASPHALT WIDTHS ARE INSUFFICIENT, ALTERNATIVE STRIPING MAY BE APPROVED BY THE CITY ENGINEER.
7. ANY MODIFICATION TO THE ABOVE STANDARDS SHALL MAINTAIN THE INTENT OF THE ROADWAY CLASSIFICATION AND MULTIMODAL FUNCTIONALITY.

DRAWN:	DNF	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS 275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	STANDARD DRAWING TITLE TYPICAL LOCAL STREET CROSS SECTION	DRAWING NO. STR 11
REVISED:					
DATE:	OCT 2025				
SCALE:	NTS				



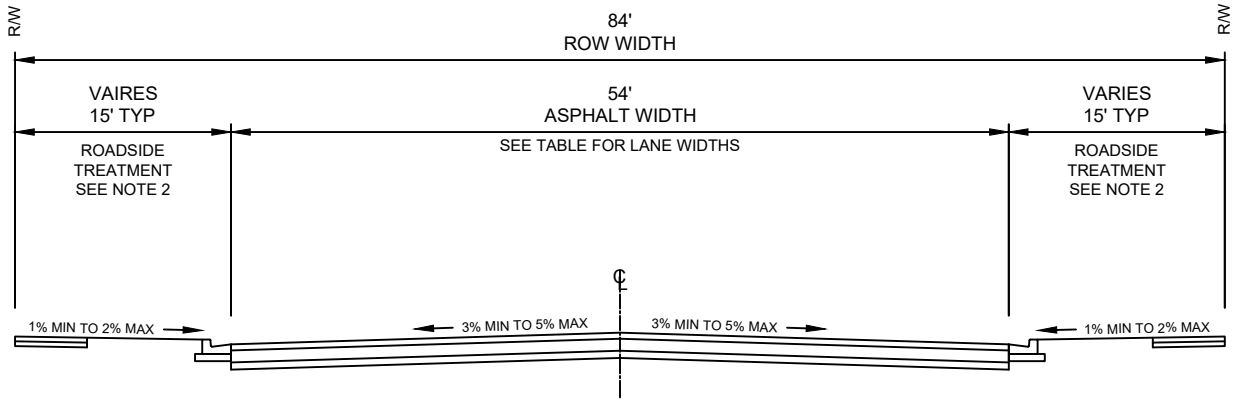
MINOR COLLECTOR TYPICAL SECTION

MINOR COLLECTOR ROADWAY STRIPING							
	TOTAL ROW WIDTH	*TOTAL ASPHALT WIDTH*	*NO. OF TRAVEL LANES*	*TRAVEL LANE WIDTH*	*MEDIAN WIDTH*	*BIKE LANE WIDTH*	*SHOULDER WIDTH*
TYPICAL	72'	42'	2	12'	N/A	N/A	9' (*BOTH SIDES*)
MEDIAN	72'	42'	2	12'	14'	N/A	2' (*BOTH SIDES*)
BIKE LANES	72'	42'	2	10'	12'	5' (*BOTH SIDES*)	N/A
BIKE LANES & 1 PARKING LANE	72'	42'	2	11'	N/A	6' (*BOTH SIDES*)	8' (*ONE SIDE*)

NOTES:

1. ROADWAY STRIPING AND ROADSIDE TREATMENTS SHALL CONFORM TO THE TRANSPORTATION MASTER PLAN AND BICYCLE AND PEDESTRIAN PLAN.
2. TYPICAL ROADSIDE TREATMENT IS 2' CURB AND GUTTER, 8' PARK STRIP, AND 5' SIDEWALK. SEE STR 9 FOR OTHER ROADSIDE TREATMENTS, AS REQUIRED BY BICYCLE AND PEDESTRIAN PLAN. WIDTH OF ROADSIDE TREATMENTS SHALL SUM TO A TOTAL OF 30'.
3. WHERE POSSIBLE, ASPHALT SEAMS SHALL NOT CROSS WHEEL PATHS. WHERE NOT POSSIBLE, CROSSING ASPHALT SEAMS AND WHEEL PATHS SHALL BE MINIMIZED.
4. "NO PARKING" SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE MUTCD WHERE PARKING IS PROHIBITED.
5. NEW DEVELOPMENT SHALL MEET THE ABOVE STANDARDS. DESIGN MODIFICATIONS MAY BE APPROVED BY THE CITY ENGINEER BASED ON SITE-SPECIFIC CONSTRAINTS.
6. WHERE EXISTING RIGHT-OF-WAY OR ASPHALT WIDTHS ARE INSUFFICIENT, ALTERNATIVE STRIPING MAY BE APPROVED BY THE CITY ENGINEER.
7. ANY MODIFICATION TO THE ABOVE STANDARDS SHALL MAINTAIN THE INTENT OF THE ROADWAY CLASSIFICATION AND MULTIMODAL FUNCTIONALITY.

DRAWN:	DNF	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:			275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	TYPICAL MINOR COLLECTOR CROSS SECTIONS	STR 12
DATE:	OCT 2025				
SCALE:	NTS				



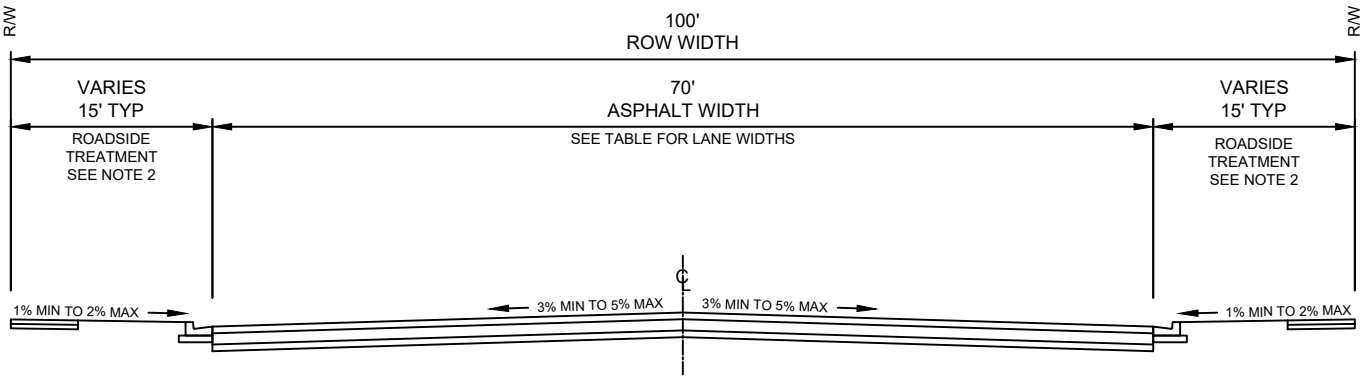
MAJOR COLLECTOR TYPICAL SECTION

MAJOR COLLECTOR ROADWAY STRIPING							
	TOTAL ROW WIDTH	*TOTAL ASPHALT WIDTH*	*NO. OF TRAFFIC LANES*	*TRAVEL LANE WIDTH*	*MEDIAN WIDTH*	*BIKE LANE WIDTH*	*SHOULDER WIDTH*
TYPICAL	84'	54'	2	12'	14'	N/A	8' (*BOTH SIDES*)
BUFFERED BIKE LANES	84'	54'	2	12'	14'	5' LANE 3' BUFFER (*BOTH SIDES*)	N/A
BIKE LANES & 1 PARKING LANE	84'	54'	2	11'	12'	6' (*BOTH SIDES*)	8' (*ONE SIDE*)
BIKE LANES & 2 PARKING LANES	84'	54'	2	12'	N/A	5' LANE 3' BUFFER (*BOTH SIDES*)	8' (*BOTH SIDES*)

NOTES:

1. ROADWAY STRIPING AND ROADSIDE TREATMENTS SHALL CONFORM TO THE TRANSPORTATION MASTER PLAN AND BICYCLE AND PEDESTRIAN PLAN.
2. TYPICAL ROADSIDE TREATMENT IS 2' CURB AND GUTTER, 8' PARK STRIP, AND 5' SIDEWALK. SEE STR 9 FOR OTHER ROADSIDE TREATMENTS, AS REQUIRED BY BICYCLE AND PEDESTRIAN PLAN. WIDTH OF ROADSIDE TREATMENTS SHALL SUM TO A TOTAL OF 30'.
3. WHERE POSSIBLE, ASPHALT SEAMS SHALL NOT CROSS WHEEL PATHS. WHERE NOT POSSIBLE, CROSSING ASPHALT SEAMS AND WHEEL PATHS SHALL BE MINIMIZED.
4. "NO PARKING" SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE MUTCD WHERE PARKING IS PROHIBITED.
5. NEW DEVELOPMENT SHALL MEET THE ABOVE STANDARDS. DESIGN MODIFICATIONS MAY BE APPROVED BY THE CITY ENGINEER BASED ON SITE-SPECIFIC CONSTRAINTS.
6. WHERE EXISTING RIGHT-OF-WAY OR ASPHALT WIDTHS ARE INSUFFICIENT, ALTERNATIVE STRIPING MAY BE APPROVED BY THE CITY ENGINEER.
7. ANY MODIFICATION TO THE ABOVE STANDARDS SHALL MAINTAIN THE INTENT OF THE ROADWAY CLASSIFICATION AND MULTIMODAL FUNCTIONALITY.

DRAWN:	DNF	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:			275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	TYPICAL MAJOR COLLECTOR CROSS SECTIONS	STR 13
DATE:	OCT 2025				
SCALE:	NTS				



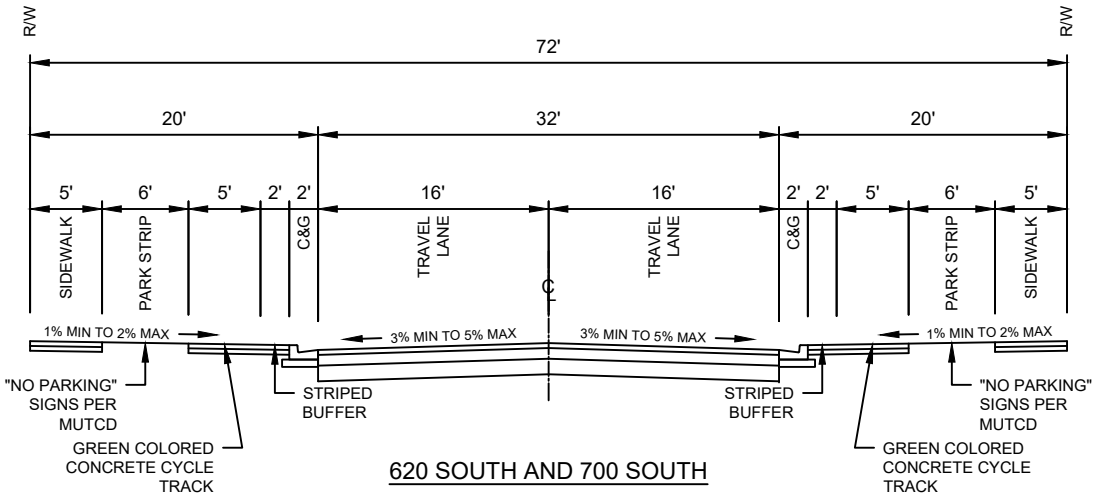
ARTERIAL ROAD TYPICAL CROSS SECTION

ARTERIAL ROADWAY STRIPING							
	TOTAL ROW WIDTH	*TOTAL ASPHALT WIDTH*	*NO. OF TRAVEL LANES*	*TRAVEL LANE WIDTH*	*MEDIAN WIDTH*	*BIKE LANE WIDTH*	*SHOULDER WIDTH*
TYPICAL	100'	70'	4	12'	14'	N/A	4' (*BOTH SIDES*)
BUFFERED BIKE LANES	100'	70'	4	11'	12'	5' LANE 2' BUFFER (*BOTH SIDES*)	N/A
BIKE LANES & PARKING	100'	70'	2	12'	14'	5' LANE 3' BUFFER (*BOTH SIDES*)	8' (*BOTH SIDES*)

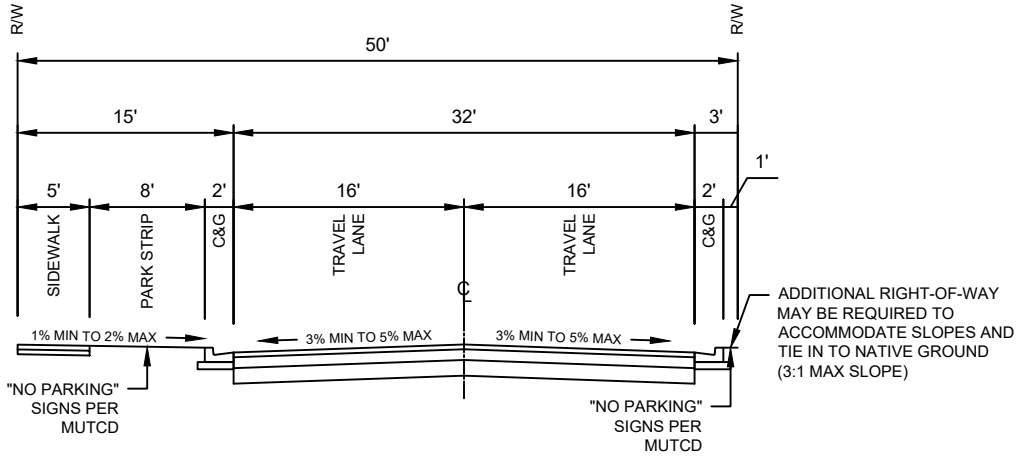
NOTES:

1. ROADWAY STRIPING AND ROADSIDE TREATMENTS SHALL CONFORM TO THE TRANSPORTATION MASTER PLAN AND BICYCLE AND PEDESTRIAN PLAN.
2. TYPICAL ROADSIDE TREATMENT IS 2' CURB AND GUTTER, 8' PARK STRIP, AND 5' SIDEWALK. SEE STR 9 FOR OTHER ROADSIDE TREATMENTS, AS REQUIRED BY BICYCLE AND PEDESTRIAN PLAN. WIDTH OF ROADSIDE TREATMENTS SHALL SUM TO A TOTAL OF 30'.
3. WHERE POSSIBLE, ASPHALT SEAMS SHALL NOT CROSS WHEEL PATHS. WHERE NOT POSSIBLE, CROSSING ASPHALT SEAMS AND WHEEL PATHS SHALL BE MINIMIZED.
4. "NO PARKING" SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE MUTCD WHERE PARKING IS PROHIBITED.
5. NEW DEVELOPMENT SHALL MEET THE ABOVE STANDARDS. DESIGN MODIFICATIONS MAY BE APPROVED BY THE CITY ENGINEER BASED ON SITE-SPECIFIC CONSTRAINTS.
6. WHERE EXISTING RIGHT-OF-WAY OR ASPHALT WIDTHS ARE INSUFFICIENT, ALTERNATIVE STRIPING MAY BE APPROVED BY THE CITY ENGINEER.
7. ANY MODIFICATION TO THE ABOVE STANDARDS SHALL MAINTAIN THE INTENT OF THE ROADWAY CLASSIFICATION AND MULTIMODAL FUNCTIONALITY.

DRAWN:	DNF	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:			275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	TYPICAL ARTERIAL CROSS SECTIONS	STR 14
DATE:	OCT 2025				
SCALE:	NTS				



620 SOUTH AND 700 SOUTH

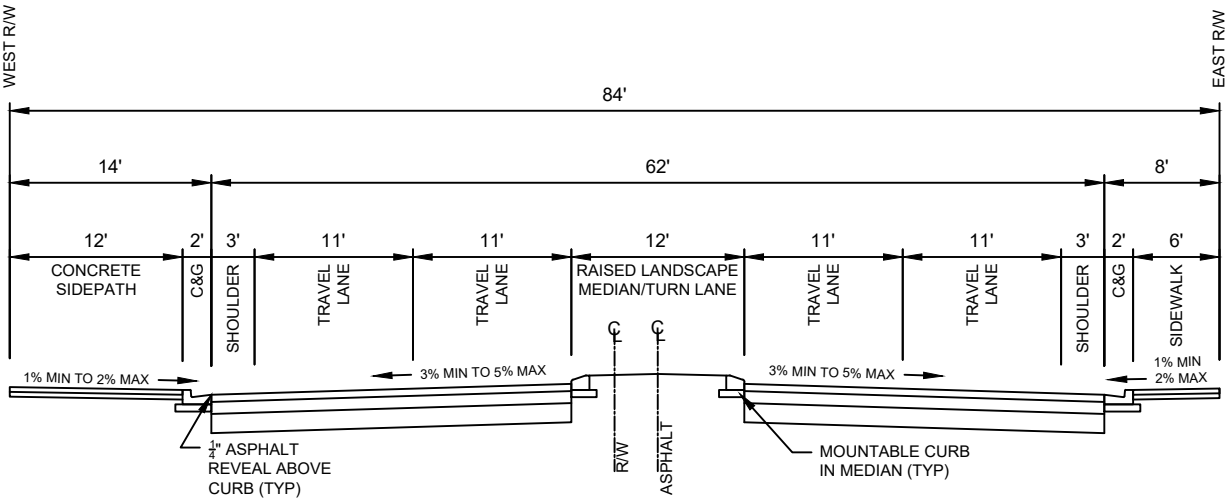


FRONTAGE ROAD

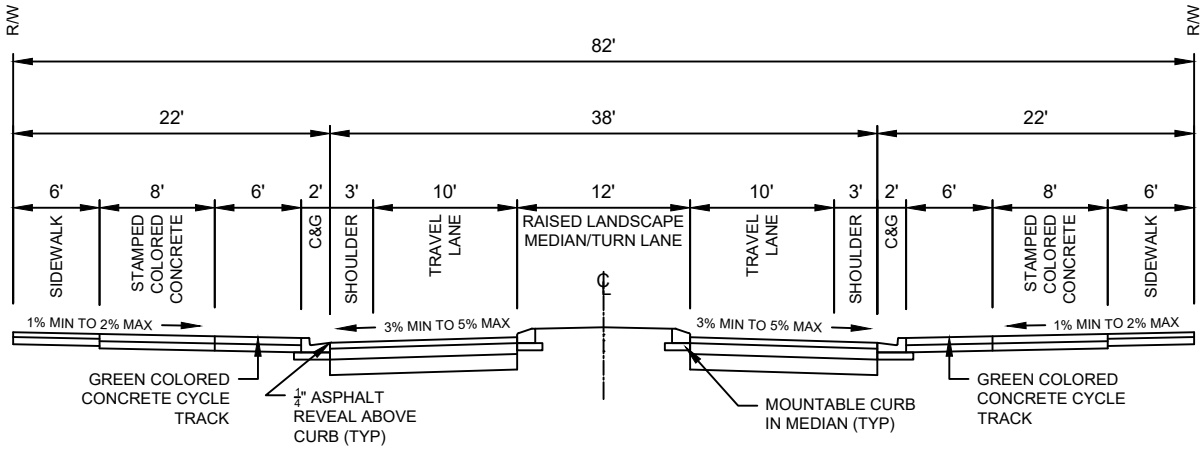
NOTES:

1. SAWCUT JOINTS IN CONCRETE CYCLE TRACK.
2. WHERE POSSIBLE, ASPHALT SEAMS SHALL NOT BE PLACED IN WHEEL PATHS. WHERE NOT POSSIBLE, CROSSING ASPHALT SEAMS AND WHEEL PATHS SHALL BE MINIMIZED.
3. ON ALL GREEN-COLORED CONCRETE CYCLE TRACKS, PLACE BIKE LANE SYMBOLS AT ENTRANCE AND EXIT LOCATIONS AS WELL AS AT CROSSINGS THROUGH DRIVE APPROACHES AND INTERSECTIONS.
4. "NO PARKING" SIGNS SHALL BE INSTALLED ACCORDING TO THE MUTCD WHERE PARKING IS PROHIBITED.

DRAWN:	DNF	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF		275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	620 SOUTH/700 SOUTH & FRONTAGE ROAD CROSS SECTIONS	STR 15
DATE:	JUL 2025				
SCALE:	NTS				



TOD - MAJOR ARTERIAL (700 WEST)

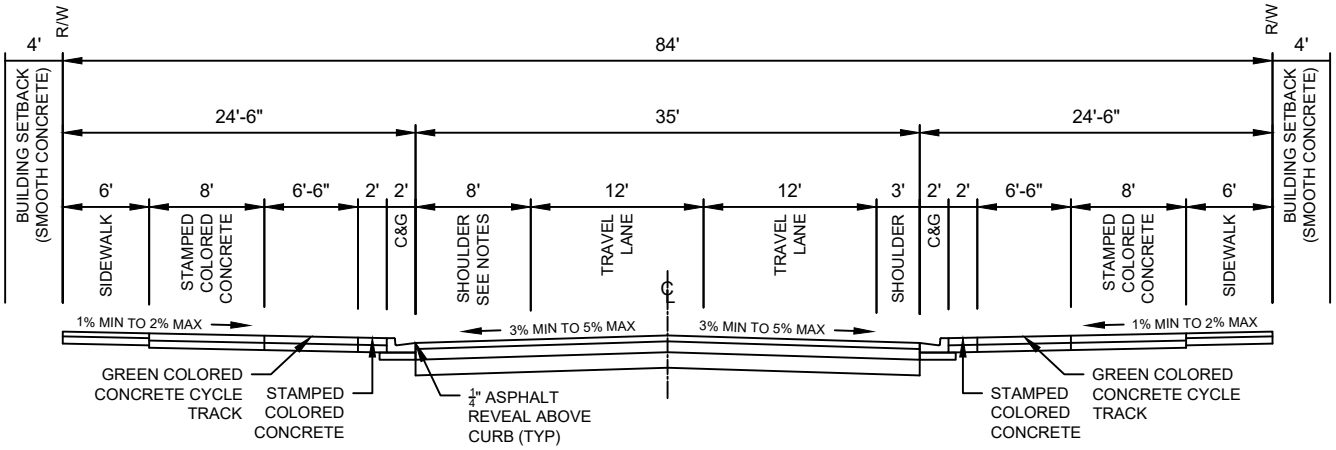


TOD - BUSINESS CORE LOOP

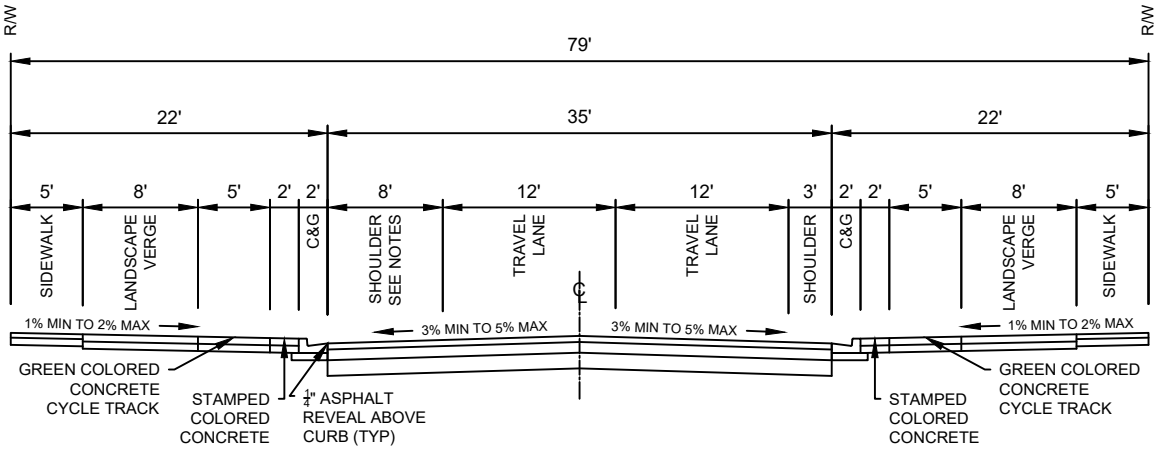
NOTES:

1. SAWCUT JOINTS IN CONCRETE CYCLE TRACK.
2. STAMPED CONCRETE SHALL BE OF PATTERN "ASHLAR SLATE", OF COLOR "YOSEMITE BROWN 641" FROM DAVIS COLORS, AND SHALL BE SEALED.
3. WHERE POSSIBLE, ASPHALT SEAMS SHALL NOT CROSS WHEEL PATHS. WHERE NOT POSSIBLE, CROSSING ASPHALT SEAMS AND WHEEL PATHS SHALL BE MINIMIZED.
4. "NO PARKING" SIGNS SHALL BE INSTALLED ACCORDING TO THE MUTCD WHERE PARKING IS PROHIBITED.

DRAWN:	KJC	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF		275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	TRANSIT ORIENTED DEVELOPMENT CROSS SECTIONS	STR 16A
DATE:	AUG 2025				
SCALE:	NTS				



TOD - CORE COLLECTOR

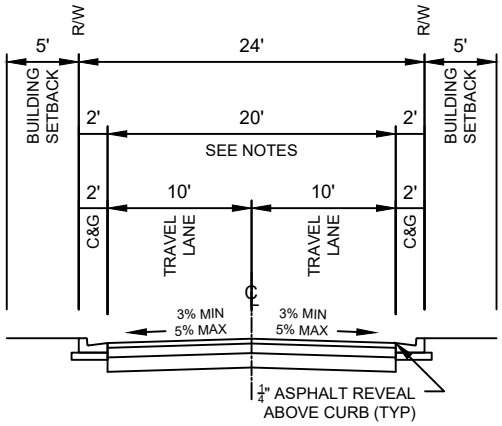


TOD - NEIGHBORHOOD COLLECTOR

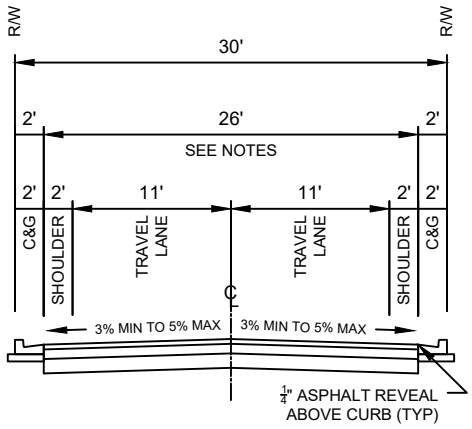
NOTES:

1. SAWCUT JOINTS IN CONCRETE CYCLE TRACK.
2. ALTERNATE SHOULDER STRIPING INTERMITTENTLY TO CHANGE WHICH SIDE OF THE ROAD WILL HAVE SHOULDER PARKING, AS APPROVED BY ENGINEERING DIVISION.
3. STAMPED CONCRETE SHALL BE OF PATTERN "ASHLAR SLATE", OF COLOR "YOSEMITE BROWN 641" FROM DAVIS COLORS, AND SHALL BE SEALED.
4. WHERE POSSIBLE, ASPHALT SEAMS SHALL NOT CROSS WHEEL PATHS. WHERE NOT POSSIBLE, CROSSING ASPHALT SEAMS AND WHEEL PATHS SHALL BE MINIMIZED.
5. "NO PARKING" SIGNS SHALL BE INSTALLED ACCORDING TO THE MUTCD WHERE PARKING IS PROHIBITED.

DRAWN:	KJC	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF		275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	TRANSIT ORIENTED DEVELOPMENT CROSS SECTIONS	STR 16B
DATE:	AUG 2025				
SCALE:	NTS				



TOD - REAR LANE (RESIDENTIAL)

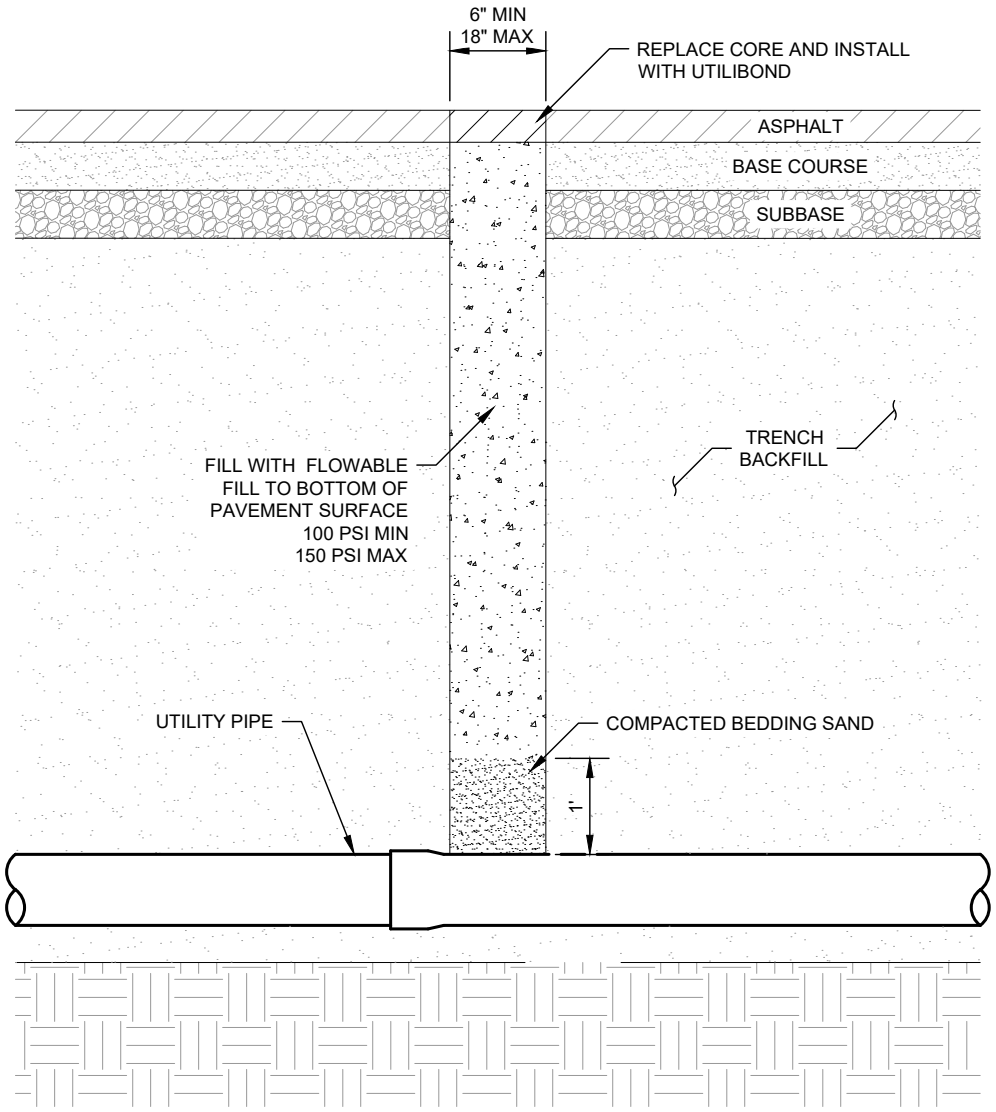


TOD - REAR ALLEY (NON-RESIDENTIAL)

NOTES:

1. FIRE CODE REQUIRES AN UNOBSTRUCTED FIRE LANE WIDTH OF 26' FOR BUILDINGS OVER 30' IN HEIGHT, UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL. RESIDENTIAL REAR LANE SHALL ONLY BE USED FOR BUILDINGS UNDER 30' IN HEIGHT.
2. LANE AND ALLEY SHALL BE KEPT CLEAR OF ALL OBSTRUCTIONS, INCLUDING VEHICLES, GARBAGE CANS, ETC.
3. WHERE POSSIBLE, ASPHALT SEAMS SHALL NOT CROSS WHEEL PATHS. WHERE NOT POSSIBLE, CROSSING ASPHALT SEAMS AND WHEEL PATHS SHALL BE MINIMIZED.
4. "NO PARKING" SIGNS SHALL BE INSTALLED ACCORDING TO THE MUTCD WHERE PARKING IS PROHIBITED.

DRAWN:	KJC	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF		275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	TRANSIT ORIENTED DEVELOPMENT CROSS SECTIONS	STR 16C
DATE:	AUG 2025				
SCALE:	NTS				



CORE HOLE RESTORATION

NOTES:

1. ADJACENT CORES SHALL NOT BE CLOSER THAN 3' FROM EACH OTHER (EDGE TO EDGE), SHALL NOT CONTAIN A JOINT OR ANY PAVEMENT CRACKS GREATER THAN 1/8-INCH WIDE, AND SHALL NOT BE PERFORMED IN PAVEMENTS WHERE THE SECTION IS LESS THAN 3" THICK.
2. SOILS WITHIN POTHOLES SHALL BE REMOVED BY AIR/VACUUM EXTRACTION METHODS TO EXPOSE UTILITIES.
3. UNLESS OTHERWISE APPROVED BY A PUBLIC WORKS REPRESENTATIVE, CONTRACTOR SHALL REINSTATE THE BONDED KEYHOLE CORE WITHIN 24 HOURS OF CUTTING THE PAVEMENT. OPENINGS LEFT OVERNIGHT OR OVER 24 HOURS SHALL BE COVERED WITH A STEEL ROAD PLATE.
4. IF CORE HOLE IS PART OF POTHOLING IN PREPARATION FOR A ROADWAY RECONSTRUCTION PROJECT TAKING PLACE WITHIN 1 YEAR OF CORING, CORE HOLE MAY BE RESTORED USING BACKFILL IN PLACE OF FLOWABLE FILL IN THE ABOVE DRAWING, AS APPROVED BY CITY ENGINEER OR PUBLIC WORKS REPRESENTATIVE.

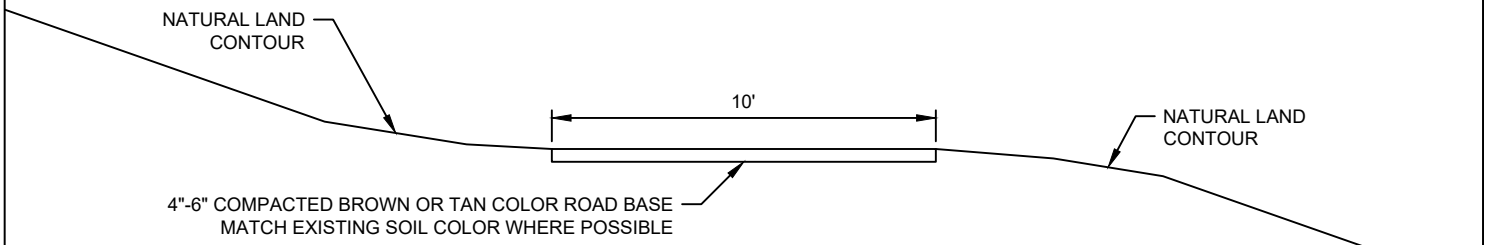
DRAWN:	DNF	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:			275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	CORE HOLE RESTORATION	STR 17
DATE:	OCT 2025				
SCALE:	NTS				

MAG REGIONAL TRAIL

NOTES:

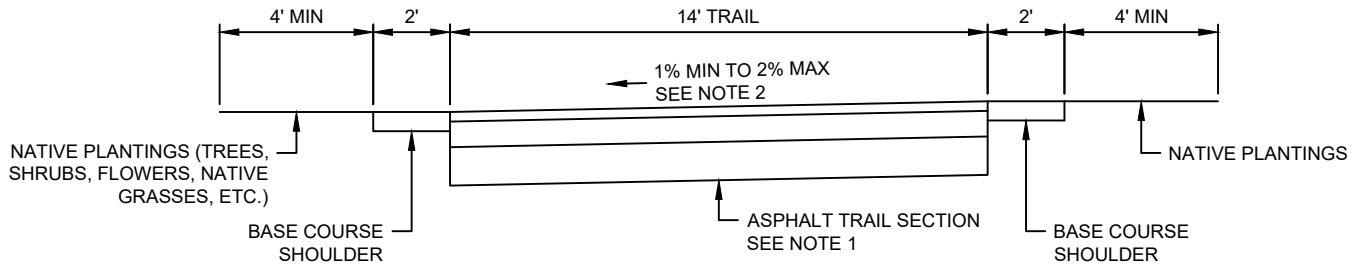
1. CROSS-SECTIONS FOR REGIONAL TRAILS THAT INVOLVE MULTIPLE COMMUNITIES WHERE THE PRIMARY PLANNING AGENT IS THE MOUNTAINLAND ASSOCIATION OF GOVERNMENTS (MAG) SHALL CONFORM TO THE MAG DESIGNATED CROSS-SECTION FOR THAT PROJECT. EXCEPTIONS TO THIS STANDARD MAY BE APPROVED BY THE CITY COUNCIL BASED UPON A FINDING THAT THE MAG CROSS-SECTION IS TECHNICALLY INFEASIBLE FOR A GIVEN LOCATION. MAG SHALL BE CONSULTED REGARDING ANY DEVIATION.
2. TRAILS WITHIN AMERICAN FORK CITY CONTAINING THIS DESIGNATION ARE:
   - 2.1. THE SOUTHERN RAIL TRAIL.
   - 2.2. THE UTAH LAKE SHORELINE TRAIL.
   - 2.3. THE MURDOCK CANAL TRAIL.
3. WHERE NO OTHER INFORMATION IS AVAILABLE, DEVELOPMENT PARCELS SHALL DESIGNATE/DEDICATE A 30-FOOT TRAIL CORRIDOR FOR THESE PURPOSES.
4. MORE INFORMATION REGARDING MAG'S ACTIVE TRANSPORTATION PLAN CAN BE FOUND AT: https://magutah.gov/at/

DRAWN:	DNF	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS 275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	STANDARD DRAWING TITLE MAG REGIONAL TRAIL	DRAWING NO. TRL 1
REVISED:	DNF				
DATE:	JAN 2025				
SCALE:	NTS				

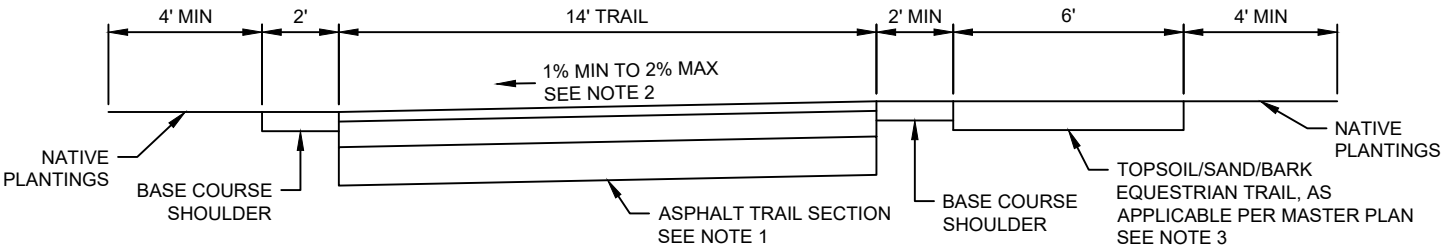


NATIVE TRAIL

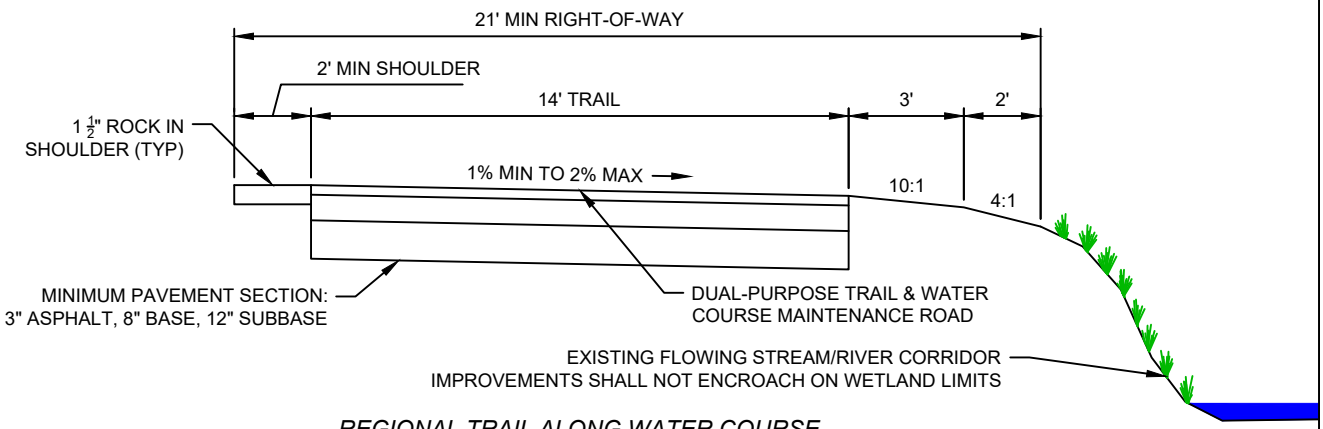
DRAWN:	DNF	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS 275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	STANDARD DRAWING TITLE NATIVE TRAIL	DRAWING NO. TRL 2
REVISED:					
DATE:	JAN 2025				
SCALE:	NTS				



TYPICAL REGIONAL TRAIL



REGIONAL TRAIL WITH EQUESTRIAN TRAIL



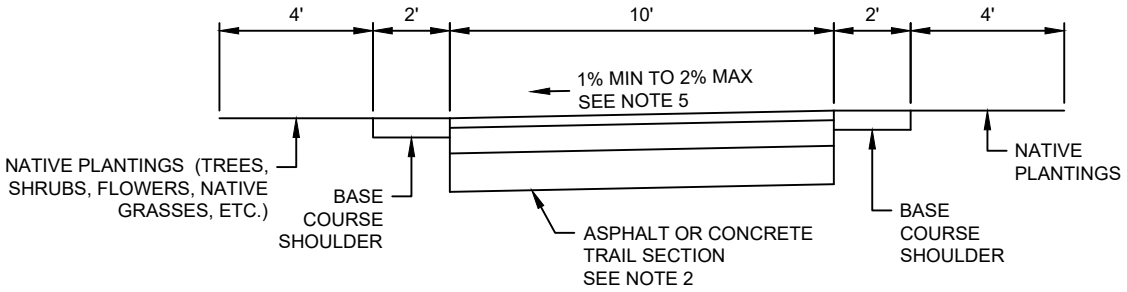
REGIONAL TRAIL ALONG WATER COURSE

REGIONAL TRAIL

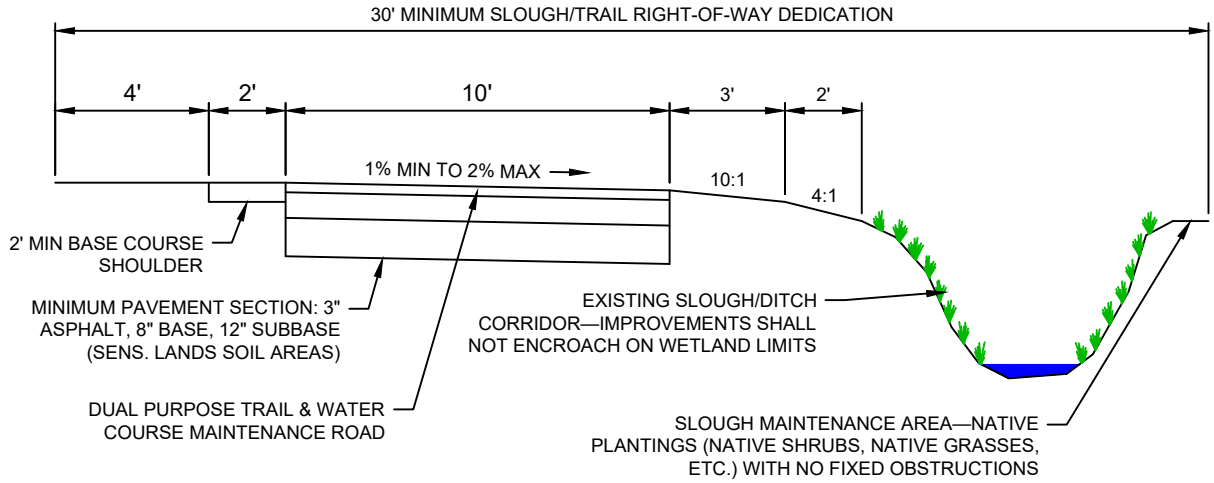
NOTES:

1. ASPHALT TRAIL SECTION OUTSIDE OF SENSITIVE LANDS AREAS SHALL CONSIST OF 3" ASPHALT & 6" BASE COURSE. ASPHALT TRAIL SECTION IN SENSITIVE LANDS AREAS SHALL CONSIST OF 3" ASPHALT, 8" BASE COURSE, & 12" SUB-BASE.
2. TRAIL SECTION SHALL DRAIN WITH A 2% CROSS-SLOPE TO A DRAINAGE SWALE PLACED IN LANDSCAPE BOUNDARY AREA ON THE "LOW" SIDE OF TRAIL SECTION, OR SHALL DRAIN TO WATER COURSE.
3. EXACT LOCATION OF EQUESTRIAN TRAIL MAY MEANDER TO MATCH EXISTING TOPOGRAPHY.
4. WHERE FENCES ARE INSTALLED ALONG TRAIL, SOLID FENCES ARE NOT PERMITTED.
5. TREES PLANTED IN LANDSCAPE AREA SHALL HAVE HIGH CANOPIES TO MAINTAIN CLEARANCE FOR BICYCLISTS AND WATER COURSE MAINTENANCE.
6. TRAIL SHALL HAVE PAVEMENT MARKINGS IN ACCORDANCE WITH THE MUTCD.

DRAWN:	DNF	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:			275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	REGIONAL TRAIL	TRL 3
DATE:	SEP 2025				
SCALE:	NTS				



TYPICAL SHARED-USE / SIDE PATH



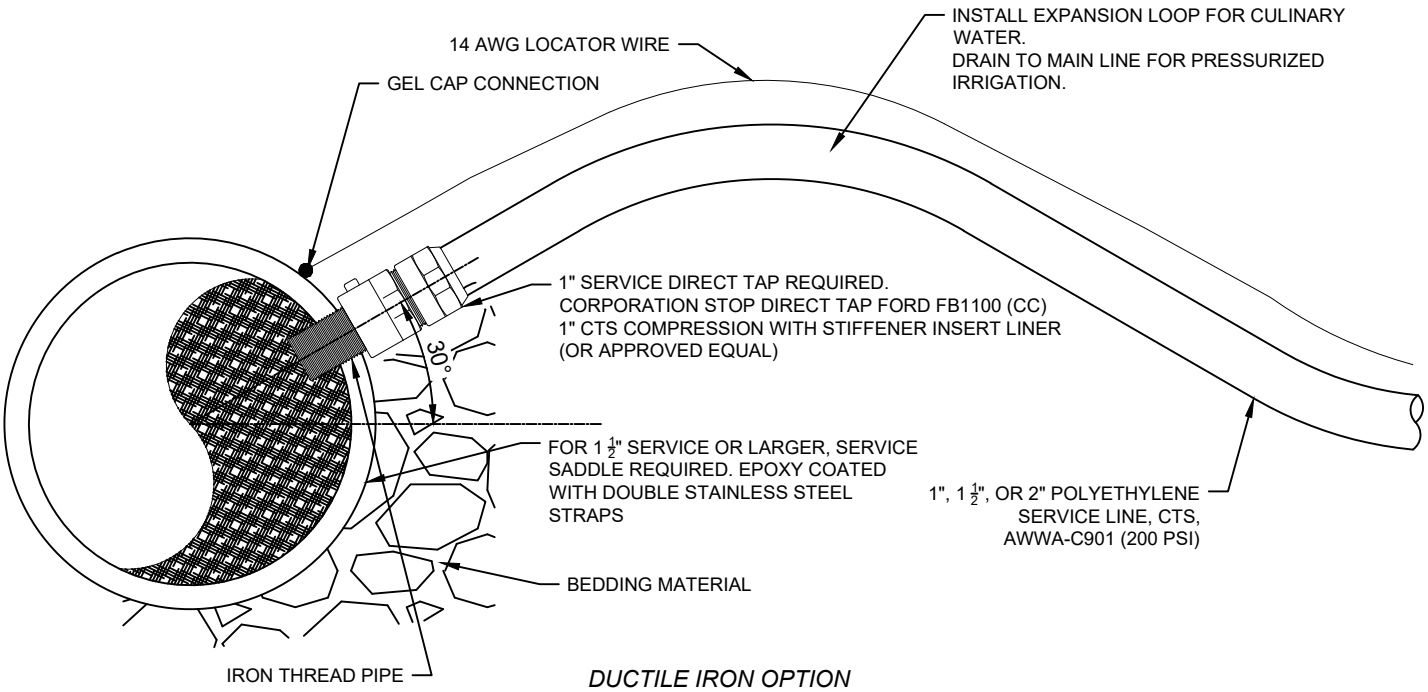
SHARED-USE / SIDE PATH ALONG SLOUGH

SHARED-USE PATH

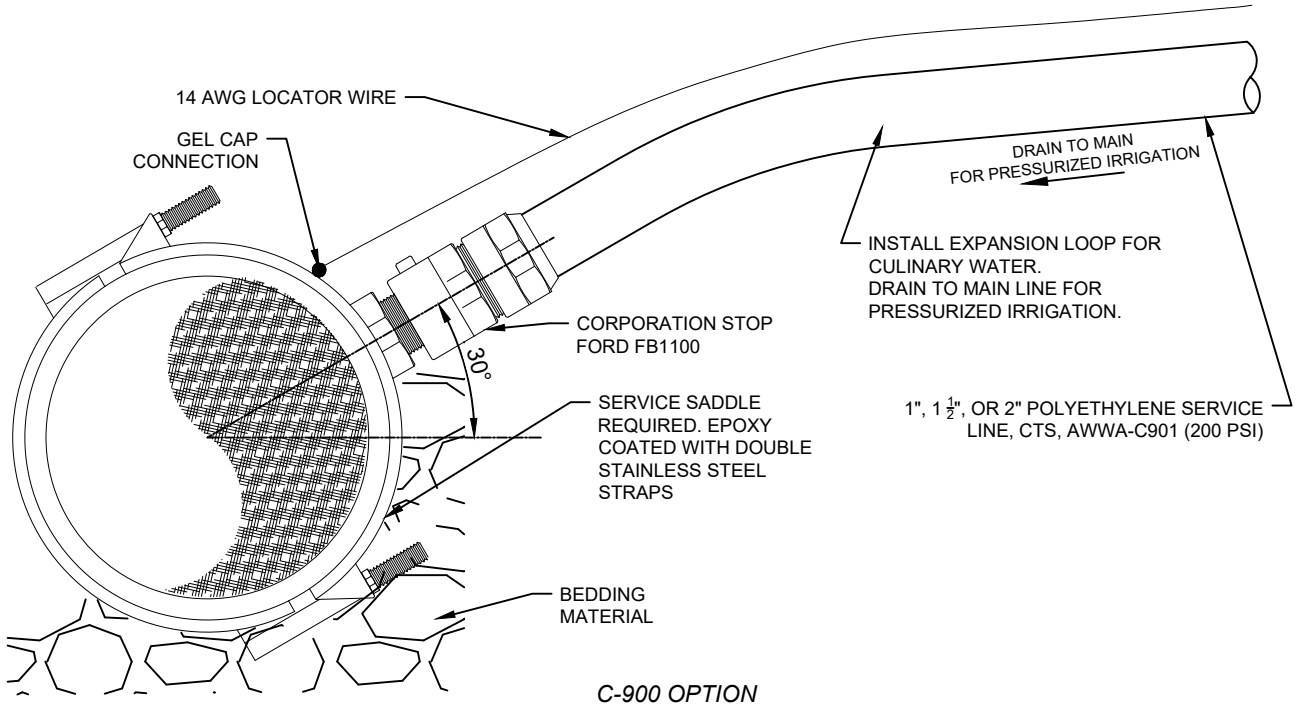
NOTES:

1. TRAIL MAY BE ASPHALT OR CONCRETE.
2. ASPHALT TRAIL SECTION OUTSIDE OF SENSITIVE LANDS AREAS SHALL CONSIST OF 3" ASPHALT & 6" BASE COURSE. ASPHALT TRAIL SECTION IN SENSITIVE LANDS AREAS SHALL CONSIST OF 3" ASPHALT, 8" BASE COURSE, & 12" SUB-BASE.
3. CONCRETE TRAIL SECTION SHALL CONSIST OF 4" CONCRETE AND 6" BASE COURSE. CONCRETE TRAIL SECTION WHERE TRAIL IS USED AS VEHICLE ACCESS PATH SHALL CONSIST OF 6" CONCRETE AND 8" BASE COURSE.
4. JOINTS IN CONCRETE TRAIL SHALL BE SAWCUT.
5. TRAIL SECTION SHALL DRAIN WITH A 2% CROSS-SLOPE TO A DRAINAGE SWALE PLACED IN LANDSCAPE BOUNDARY AREA ON THE "LOW" SIDE OF TRAIL SECTION.
6. WHERE FENCES ARE INSTALLED ALONG TRAIL, SOLID FENCES ARE NOT PERMITTED.
7. TREES PLANTED IN LANDSCAPE AREA SHALL HAVE HIGH CANOPIES TO MAINTAIN CLEARANCE FOR BIKES AND WATER COURSE MAINTENANCE VEHICLES.
8. MINIMUM SECTION FOR SHARED-USE PATH ALONG SLOUGH IS SHOWN. RIGHT-OF-WAY MAY NEED TO EXPAND BASED ON U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION LIMITS ALONG SLOUGH CORRIDORS.
9. TREES AND OTHER LANDSCAPE SHALL BE OF NATIVE VARIETIES REQUIRING NO IRRIGATION OTHER THAN PLANT ESTABLISHMENT PERIOD. PLANTINGS SHALL NOT OBSTRUCT WATER COURSE MAINTENANCE EQUIPMENT OPERATION.

DRAWN:	DNF	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:			275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	SHARED-USE PATH	TRL 4
DATE:	SEP 2025				
SCALE:	NTS				



DUCTILE IRON OPTION



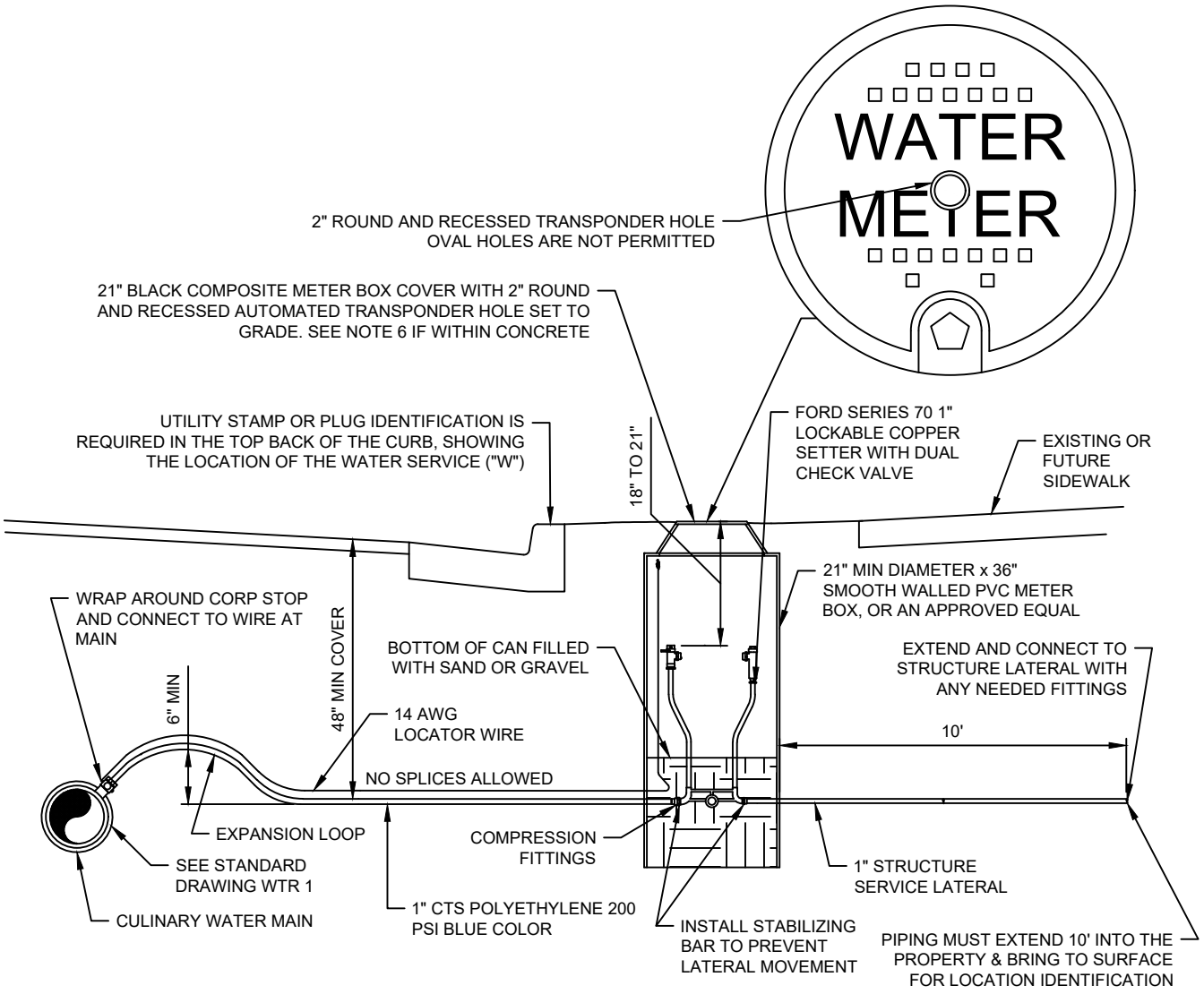
C-900 OPTION

WATER LINE SERVICE TAP

NOTES:

1. 1", 1 ½", OR 2" CTS POLYETHYLENE 200 PSI PIPE BLUE COLOR FOR CULINARY. 1", 1 ½", OR 2" CTS POLYETHYLENE 200 PSI PIPE PURPLE COLOR FOR PRESSURIZED IRRIGATION.
2. STAINLESS STEEL INSERT STIFFENERS ARE REQUIRED ON ALL POLYETHYLENE CONNECTIONS.
3. TEFLON TAPE OR APPROVED EQUAL IS REQUIRED ON ALL THREADED CONNECTIONS.
4. WATER SERVICE TAP OR SADDLE SHALL BE INSTALLED AT A 2 O'CLOCK OR 10 O'CLOCK POSITION (30° ABOVE HORIZONTAL).
5. PRESSURIZED IRRIGATION LATERAL SHALL BE POSITIONED TO DRAIN TO MAIN.

DRAWN:	ASG	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF		275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	WATER LINE SERVICE TAP	WTR 1
DATE:	JUL 2025				
SCALE:	NTS				

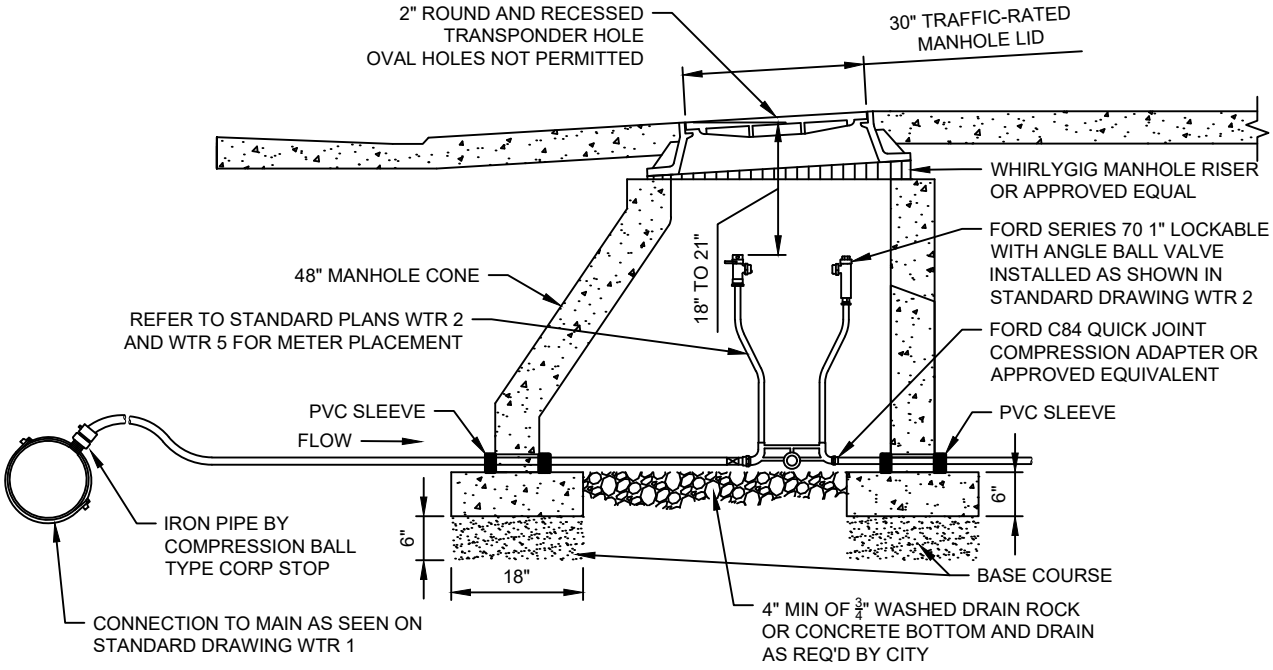


1" CULINARY WATER SERVICE CONNECTION

NOTES:

1. METER BOX, COVER, COPPERSETTER, CORPORATION STOP, & SERVICE LINES TO BE FURNISHED AND INSTALLED BY CONTRACTOR. METER IS REQUIRED AND MUST BE PURCHASED BY THE PROPERTY OWNER FROM THE CITY. METER IS PROVIDED AND INSTALLED BY THE CITY.
2. STAINLESS STEEL STIFFENERS ARE REQUIRED ON ALL POLYETHYLENE CONNECTIONS.
3. CULINARY WATER LATERALS THAT ARE LAID PARALLEL TO A SEWER MUST BE LAID AT LEAST 10' (EDGE TO EDGE) FROM ANY EXISTING OR PROPOSED SEWER LATERAL (UTAH CODE R309-550-7).
4. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE A MINIMUM OF 18" ABOVE THE SEWER LATERAL AS MEASURED EDGE TO EDGE (UTAH CODE R309-550-7).
5. TEFLON TAPE OR APPROVED EQUAL IS REQUIRED ON ALL THREADED CONNECTIONS.
6. ALL METER BOX LIDS WITHIN CONCRETE SHALL BE D&L SUPPLY MODEL B-5021(LIGHT TRAFFIC) WITH A RECESSED TRANSPONDER HOLE SET TO GRADE.
7. ALL FITTINGS SHALL BE CTS.
8. SPLICING /REPAIR OF EXISTING POLY PIPE; MECHANICAL COMPRESSION WITH INTERNAL STIFFENERS ARE REQUIRED. MUST BE APPROVED BY AMERICAN FORK CITY.
9. 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 AMERICAN FORK CITY.
10. METER CAN SHALL BE INSTALLED AT THE CENTER OF THE PARK STRIP BETWEEN FRONT OF SIDEWALK AND BACK OF CURB. IF NO PARK STRIP, INSTALL METER A MINIMUM OF 2' BEHIND SIDEWALK TO THE MIDDLE OF THE METER BOX.

DRAWN:	ASG	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF		275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	1" CULINARY WATER SERVICE CONNECTION	WTR 2
DATE:	NOV 2025				
SCALE:	NTS				

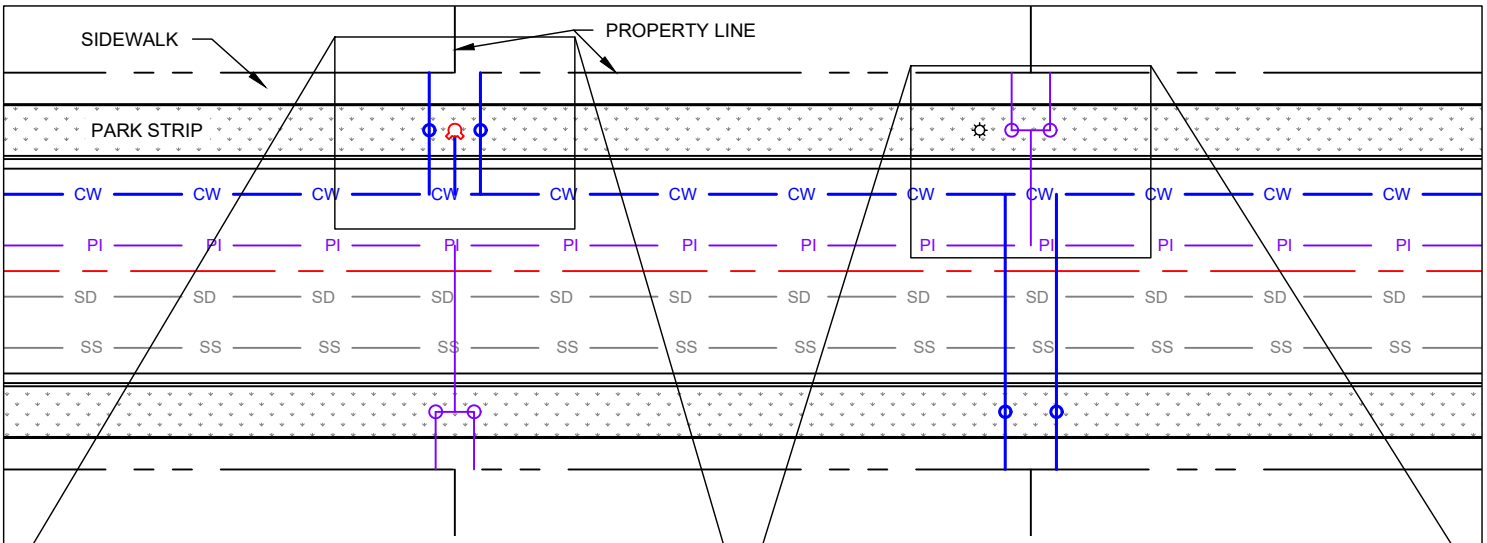


METERS WITHIN DRIVEWAY PAVED AREA

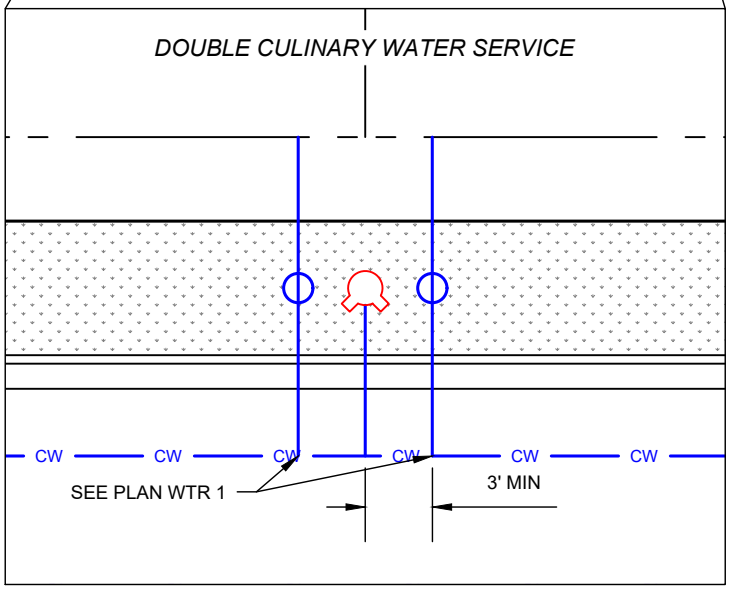
NOTES:

1. CULINARY WATER LATERAL SHALL BE 1" CONTINUOUS CONNECTION SDR-9 CTS 200 PSI BLUE POLYPROPYLENE PIPE.
2. STAINLESS STEEL LINER INSERTS SHALL BE REQUIRED INSIDE POLYPROPYLENE PIPE AT COMPRESSION FITTINGS.
3. ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.
4. FOR PARK STRIPS LESS THAN 6' WIDE PLACE METER BOX IN CENTER OF PLANTER. WHERE THERE IS NO PARK STRIP, PLACE CENTER OF METER BOX 20" BEHIND SIDEWALK.
5. EXTEND 18 GAUGE TRACER WIRE 3' INTO METER BOX AND TAPE ENDS.
6. WATER METERS LOCATED WITHIN THE DRIVEWAY SHALL HAVE A 48" PRECAST MANHOLE SECTION WITH 30" MANHOLE FRAME AND COVER THAT READS "WATER"
7. THIS OPTION IS ONLY PERMITTED IN LIMITED CIRCUMSTANCES AND ONLY AS APPROVED BY THE PUBLIC WORKS DEPARTMENT.
8. PIPES PASSING THROUGH CONCRETE VAULT SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY SHEATHING OR WRAPPING OR ANY OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM LIME AND ACID FROM CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING EXPANSION AND CONTRACTION OF PIPING (IPC 305.1). REMAINING HOLE SHALL BE SEALED.

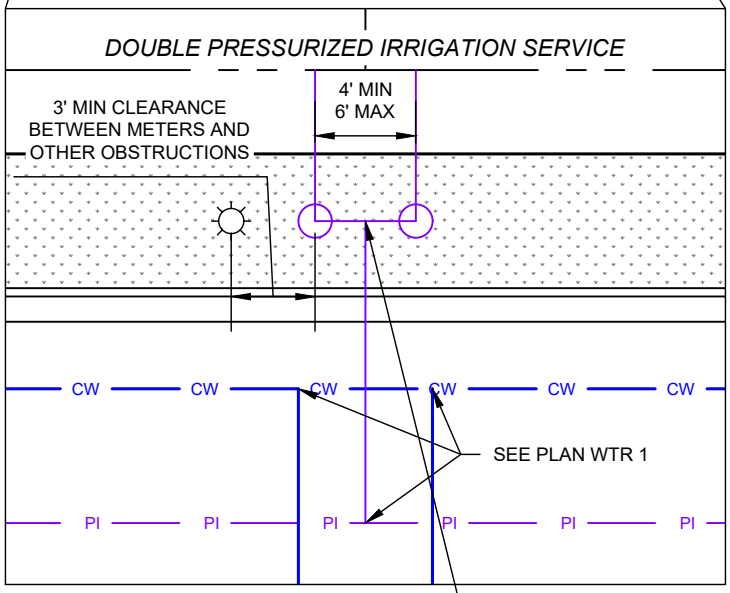
DRAWN:	MVU	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF		275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	METERS WITHIN DRIVEWAY PAVED AREA	WTR 3
DATE:	NOV 2025				
SCALE:	NTS				



DOUBLE CULINARY WATER SERVICE

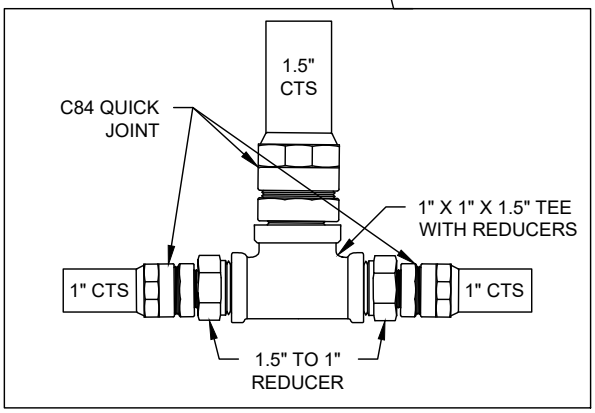


DOUBLE PRESSURIZED IRRIGATION SERVICE



NOTES:

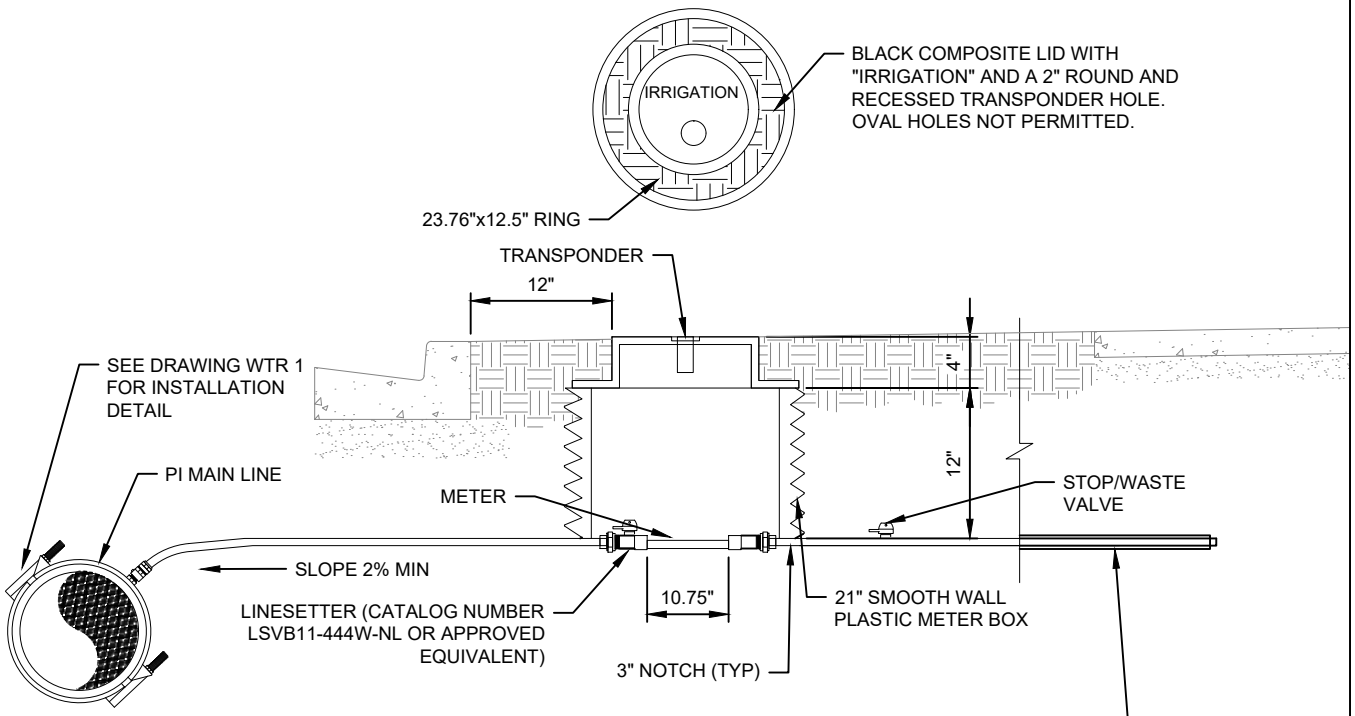
1. INSTALL METERS IN ACCORDANCE WITH STANDARD PLAN WTR 2 AND WTR 5.
2. MAINTAIN 3' CLEARANCE FROM FIRE HYDRANTS.
3. INSTALL FIRE HYDRANTS ON SAME SIDE OF STREET AS WATER LINE AND SPACED AS REQUIRED.
4. SEPARATION BETWEEN DOUBLE-SERVICE METER CANS SHALL BE 4' MINIMUM AND 6' MAXIMUM.
5. IF NO PARK STRIP IS AVAILABLE, DOUBLE-SERVICE CONNECTS SHALL BE WITHIN A LANDSCAPED AREA AND WITHIN A PUBLIC UTILITY EASEMENT THAT IS ACCESSIBLE TO MAINTAIN AND SERVICE.
6. DOUBLE-SERVICE PRESSURIZED IRRIGATION METERS SHALL ALTERNATE AT EACH PROPERTY LINE.
7. ALL PIPES SHALL BE POLYETHYLENE AND SHALL BE THE MEASUREMENTS SHOWN ON THIS DETAIL.
8. ALL METERS WITHIN 6' OF A DRIVEWAY SHALL BE PLACED WITHIN A TRAFFIC-RATED BOX AND LID.



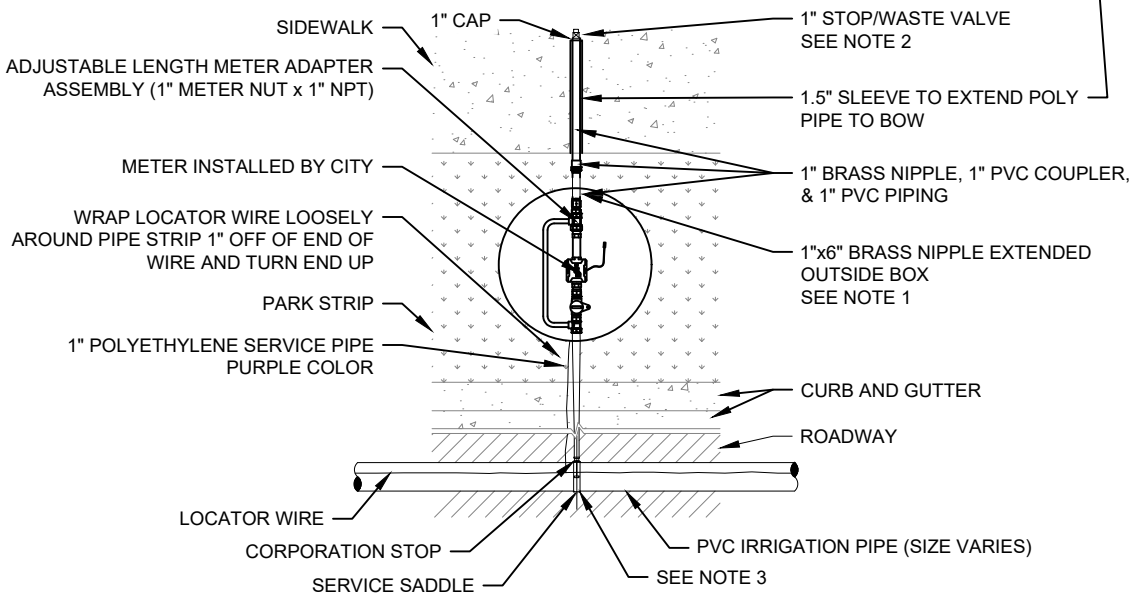
LEGEND

CULINARY WATER	CW — CW
PRESSURIZED IRRIGATION	PI — PI
SEWER	SS — SS
STORM DRAIN	SD — SD

DRAWN:	ASG	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF		275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	DOUBLE SERVICE CONNECTIONS - RESIDENTIAL SUBDIVISION	WTR 4
DATE:	NOV 2025				
SCALE:	NTS				



SECTION VIEW

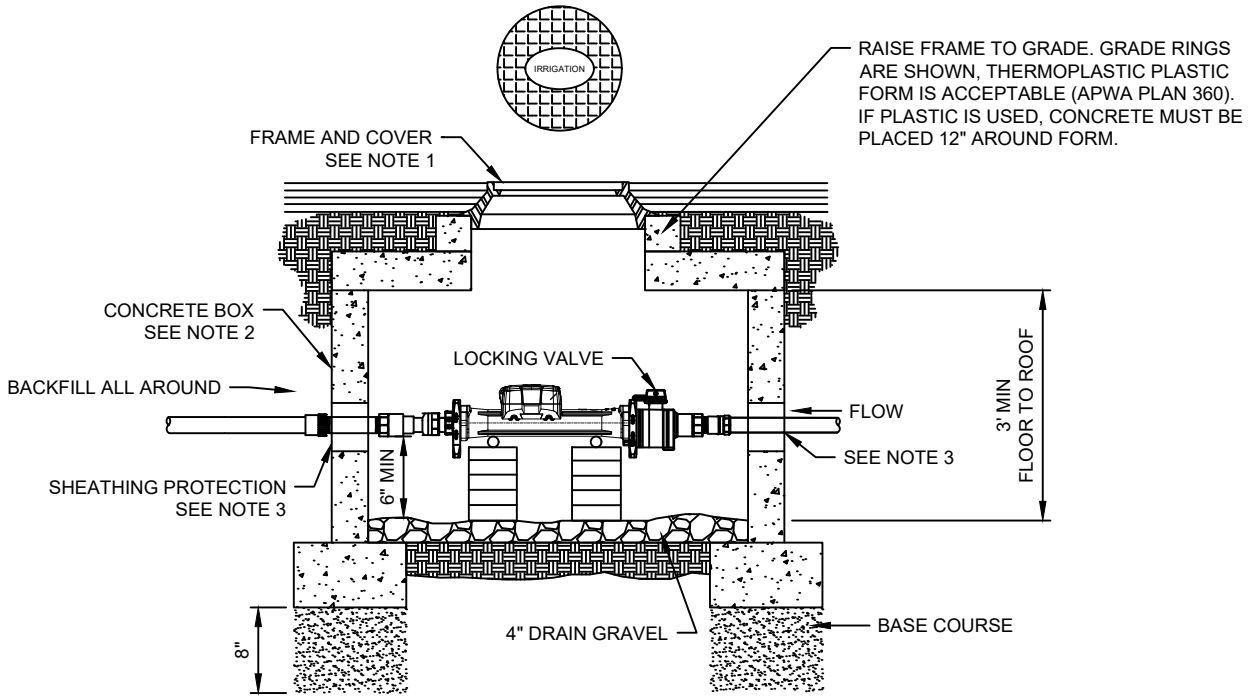


PLAN VIEW

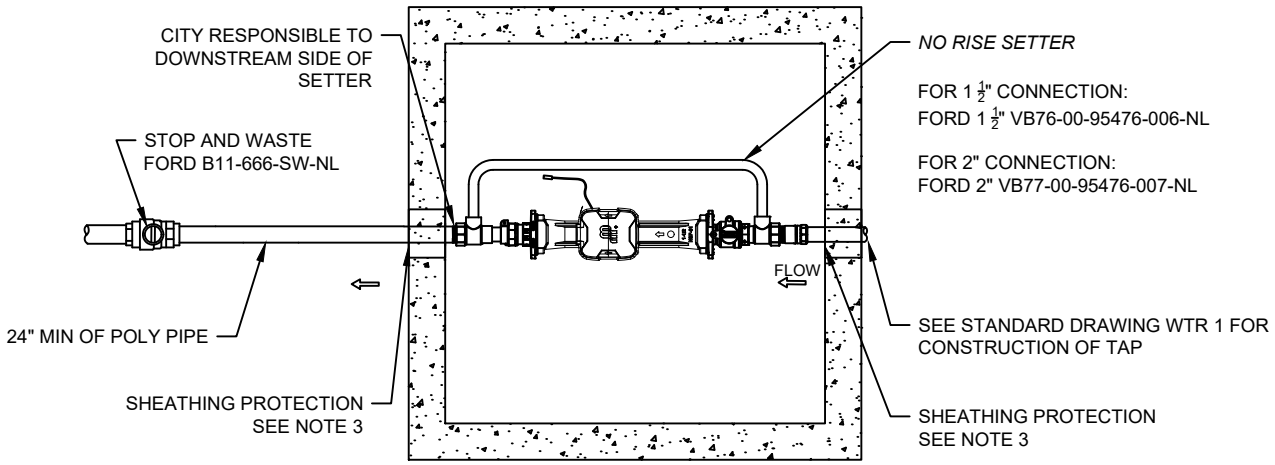
1" PI METER PLACEMENT

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 DRAWING WTR 1 FOR WATER SERVICE LATERAL CONNECTION.
4. LATERALS SHALL BE OF ONE CONTINUOUS LENGTH OF PIPE FROM MAIN TO METER.

DRAWN:	ASG	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF		275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	1" PRESSURIZED IRRIGATION METER PLACEMENT	WTR 5
DATE:	NOV 2025				
SCALE:	NTS				



SECTION VIEW

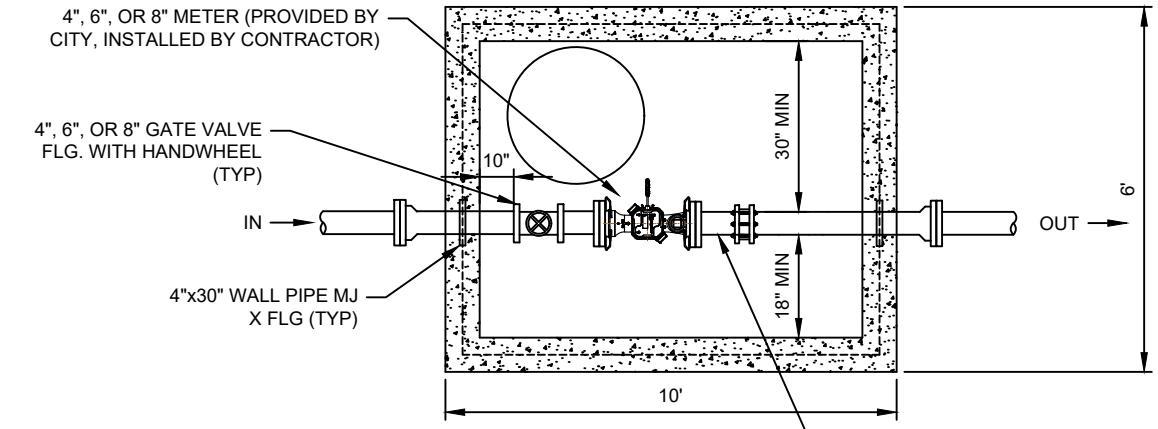


PLAN VIEW

1 ½" OR 2" PI METER PLACEMENT

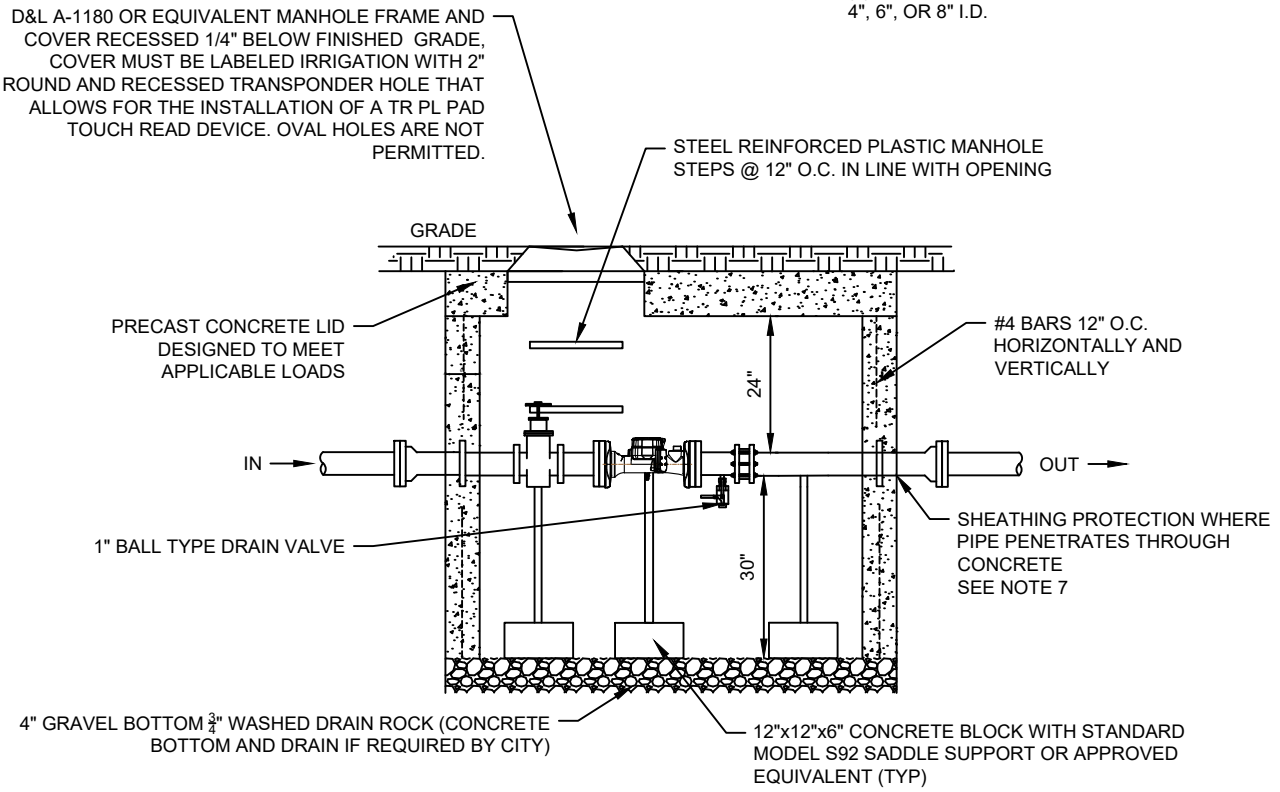
NOTE	*ITEM*	*DESCRIPTION*
1	27" FRAME AND COVER	APWA PLAN 505. CAST IRON LID WITH "IRRIGATION" AND ROUND RECESSED TRANSPONDER HOLE. NO OVAL HOLES SHALL BE PERMITTED.
2	CONCRETE BOX	APWA PLAN 505. 3' MINIMUM FLOOR TO ROOF
3	CORE/KNOCKOUT THROUGH VAULT WALL	PIPES PASSING THROUGH CONCRETE VAULT SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY SHEATHING OR WRAPPING OR ANY OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM LINE AND ACID FROM CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING EXPANSION AND CONTRACTION OR PIPING (IPC 305.1). REMAINING HOLE SHALL BE SEALED.

DRAWN:	ASG	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF		275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	1 ½" OR 2" PRESSURIZED IRRIGATION METER PLACEMENT	WTR 6
DATE:	NOV 2025				
SCALE:	NTS				



PLAN VIEW

(2) 10" SPOOLS WITH A FLEX COUPLING 4", 6", OR 8" I.D.



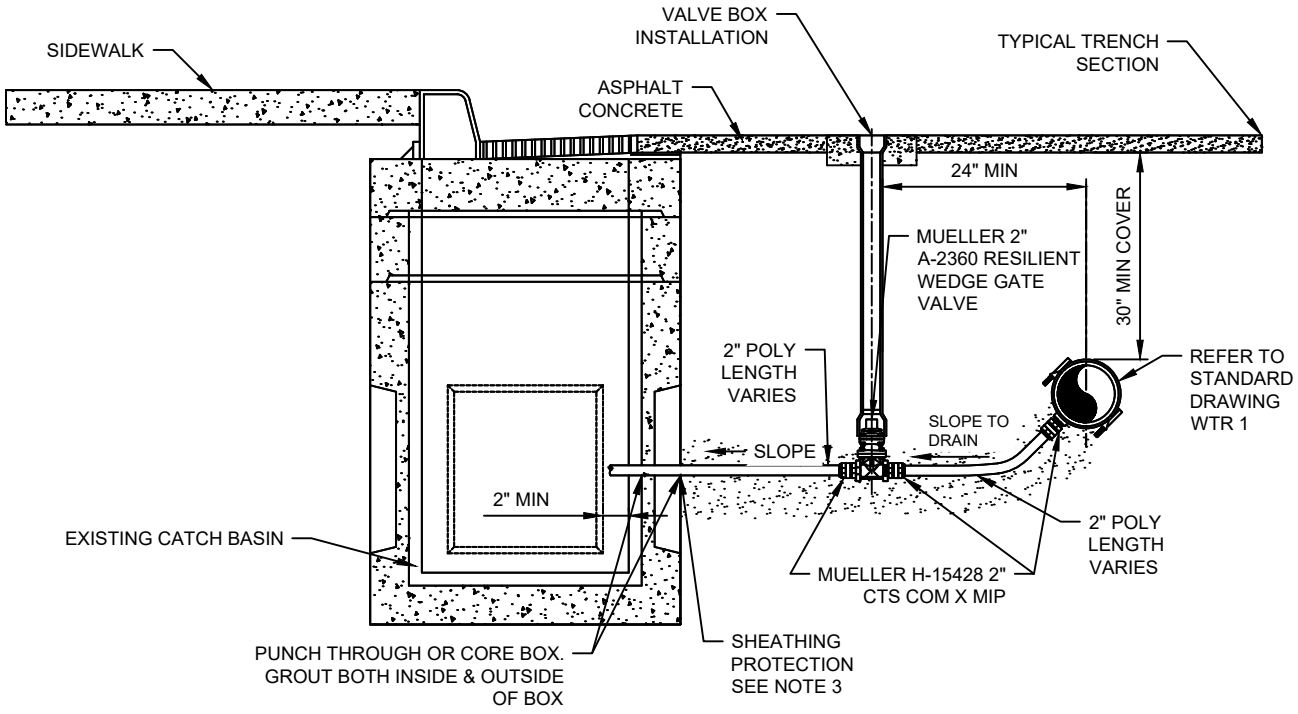
SECTION VIEW

4", 6", AND 8" PRESSURIZED IRRIGATION METER PLACEMENT

NOTES:

1. ALL 4", 6", OR 8" PIPE AND FITTINGS SHALL BE DUCTILE IRON.
2. ALL 1" PIPE AND FITTINGS SHALL BE BRASS WITH STAINLESS STEEL BALL VALVE HANDLE.
3. ALL REBAR SHALL HAVE 30" OVERLAPS.
4. CONCRETE MAY ONLY BE POURED ON UNDISTURBED SOIL, ¾" CRUSHED GRAVEL, OR COMPACTED UNTREATED BASE COURSE.
5. METER BOXES SHALL BE PLACED IN LANDSCAPE AREAS WITHIN AN 8' PARK STRIP OR 10' PUBLIC UTILITY EASEMENT THAT IS ACCESSIBLE FOR SERVICE AND MAINTENANCE.
6. METER TO BE INSTALLED IS E-SERIES G2® ULTRASONIC METER ESM-DS-02781-EN-18 (4",6", OR 8").
7. PIPES PASSING THROUGH CONCRETE VAULT SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY SHEATHING OR WRAPPING OR ANY OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM LIME AND ACID FROM CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING EXPANSION AND CONTRACTION OF PIPING (IPC 305,1) REMAINING HOLE SHALL BE SEALED.

DRAWN:	ASG	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF		275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	4", 6", AND 8" PRESSURIZED IRRIGATION METER PLACEMENT	WTR 7
DATE:	NOV 2025				
SCALE:	NTS				



2" DRAIN TO CATCH BASIN/SUMP/BOX CULVERT

PRESSURIZED IRRIGATION DRAIN

NOTES:

1. PROPOSED DRAIN LINE CAN TIE INTO CATCH BASIN BOX (SHOWN) OR SUMP MANHOLE (NOT SHOWN), OR BOX CULVERT (NOT SHOWN).
2. ALL COMPRESSION FITTINGS SHALL INCLUDE A MUELLER 2" CTS PE LINER PART NO. 506141 OR APPROVED EQUIVALENT.
3. PIPES PASSING THROUGH CONCRETE VAULT SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY SHEATHING OR WRAPPING OR ANY OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM LIME AND ACID FROM CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING EXPANSION AND CONTRACTION OF PIPING (IPC 305,1) REMAINING HOLE SHALL BE SEALED.

DRAWN:	ASG	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
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Engineering Design Supplemental Standards

Date of Issue: February 2026

Department of Public Works

Engineering Division

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The following engineering and construction standards do not override American Fork City Municipal Code. They are an aid in the design of construction of public facilities in American Fork City. American Fork City Municipal Code and Utah Administrative Code governs or is precedent over these standards.

General Engineering Standards

Engineering and Construction Plans

All engineering or construction plans shall include the following items:

- A cover sheet with, at minimum:
  - Project name
  - Address
  - Vicinity map, showing true north and street names
  - Sheet index table
  - Abbreviations table
  - Legend table
  - Blue Stakes symbol, or free telephone number to call before starting to dig trenches for underground utilities
  - A signature, stamp, and date from a licensed professional
  - A contact list for the developer, consultants, and relevant utilities.
- A general notes sheet with, at minimum:
  - General construction notes addressing rules and regulations for the construction of public improvements in the right-of-way
  - General notes pertaining to earthwork, grading, drainage, and erosion control
  - General notes pertaining to road striping and signage, with reference to applicable UDOT standards and the MUTCD
  - Notes pertaining to traffic control
  - Notes pertaining to affected utility systems, e.g. potable water, storm drain, sewer, etc.
  - Notes pertaining to the use of public utilities for the given project
- Details pertaining to the project, including:
  - American Fork Standard Plans
  - APWA Standard Plans
  - TSSD manhole details
- Information pertaining to the basis of bearing used for tracing the legal boundaries of the project.
  - All sheets shall use the North American Vertical Datum of 1988 (NAVD 88). If datum cannot be obtained, contact the county for converting from the National Geodetic Vertical Datum of 1929 (NGVD 29).

Site plan sheets shall include the following:

- All easements in the title report
- All proposed easements
- A note about notifying City Engineer if rutting/pumping occurs during construction activities
- The impervious area to landscape ratio. Calculations must not include the area located on the public right-of-way.

Utility sheets shall include the following:

- All existing underground utility lines with pipe type, material, and size in both plan and profile view. Analyze and resolve all conflicts.
- All proposed underground utilities in both plan and profile view, with their size and material.
    - Gravity systems shall show slope.
- Survey and elevation identifications, including benchmark, survey control, and existing topography.

Street and Roadway Design Standards

All streets must conform to the current approved Transportation Element of the General Plan of American Fork City and the Bike and Pedestrian Master Plan for American Fork City. Roadway design should conform to the current edition of the AASHTO Policy on Geometric Design of Highways and Streets.

The alignment and width of all streets shown on the Transportation Element of the General Plan shall be preserved unless the City Council determines that it has unusual topographical conditions that warrant advisable modification or the development has other articulable conditions that warrant a modification from existing standards. Proposed streets shall be extended by dedication to the boundary of such property.

Where a large subdivision abuts upon a major thoroughfare, the Planning Commission may require access streets to be included in the street plan.

Street width is to be measured perpendicularly from street right-of-way line to street right-of-way line. Standard street sections are shown in the American Fork Standard Plans. The standard street sections shall be preserved unless the City Council determines, upon recommendation and advice of the City Engineer, that 1) the development has unusual topographical conditions that warrant modification, or 2) the development has articulable conditions that warrant modification from existing standard street sections. In no event shall the modified segment exceed eight hundred feet.

When a street intersects into another street, street offsets between fifteen feet to one hundred twenty feet shall not be allowed except where specifically authorized by the City Engineer. Spacing

shall be consistent with the Intersection and Access Spacing section of this document. All roadway access onto a UDOT roadway shall secure a permit approved from the City and UDOT region permits officer.

All arterial and collector roads shall incorporate limited access control along roadway and road classification as defined by Transportation Element of the General Plan.

All streets within the City limits will be required to be dedicated for public use except as called out otherwise in City Code. The City Engineer and Planning Commission may approve partial roadway improvements while preserving the standard utility placement as described in American Fork Standard Plan STR 6. Partial roadway improvements may be approved for a subdivision project along one or more of the project boundaries, subject to the following terms, conditions, and findings:

1. The partial width street is located at the boundary of the proposed residential subdivision project.
2. The partial width street will have a minimum width of right-of-way of thirty-five feet and will include the construction of all required street and utility improvements in accordance with city standards for partial width streets.
3. The adjacent parcel is undeveloped, but is reasonably capable of further development in a manner that will result in the remainder of the street being dedicated and improved.
4. The partial width street will be less than four hundred feet in length and will serve as the primary vehicular access route to not more than ten dwelling units.
5. Title to the right-of-way for the partial width street will be conveyed to the city as part of a final plat dedication or other acceptable means of conveyance.

Curb, gutter, and sidewalks shall be installed on all proposed streets as required by the subdivision type. No bridging with soil will be permitted on curb, gutter, and sidewalk unless appropriate drainage and erosion control features (American Fork Standard Plan SD 1) are implemented as approved by the Public Works Director.

Retaining walls shall not be permitted on City streets or in City right-of-way. All retaining walls must be maintained on private property.

Catch basins as detailed in the standard details shall be provided where required for proper street drainage, as described in the Parking Areas

Required off-street parking areas shall have a hard surface. All off-street parking stalls, loading spaces, maneuvering areas, and driving aisles shall be paved with asphalt, concrete, paving stone, or masonry to a sufficient thickness to withstand repeated vehicular traffic, or based on a geotechnical evaluation by a licensed geotechnical engineer. Where this requirement may conflict with any other parking requirement, the more stringent shall prevail.

Storm Design Standards section of these standards.

Driveway approaches meeting the minimum criteria as detailed in the American Fork Standard Plans and APWA Standard Plans shall be cut in for all driveways after initial curb placement.

A traffic impact study showing existing and future conditions shall be provided. This traffic study shall include, at a minimum:

1. Offsite road conditions and traffic impacts
2. Offsite improvements that need to be completed
3. Master planned improvements, both on-site and offsite
4. Where stop signs or traffic signals are needed based on the criteria in the most recent Utah MUTCD
5. Existing and future level-of-service for nearby intersections
6. Queue lengths where any queueing may exist, including at drive-throughs, entrances and exits to the property, and at nearby intersections
7. Mitigations for any safety concerns with access to the property

Additional roadway widening for left turn storage, acceleration/deceleration lines, or intersection widening may be required in addition to standard roadway widths in areas as deemed necessary by the City Engineer and Planning Commission.

Conduit for a future traffic signal may be required in addition to standard intersection improvements as deemed necessary by the City Engineer and Planning Commission. This conduit shall include six #2 conduit, with two conduits for each leg for a minimum of three legs. Install type 3 divided polymer concrete junction boxes to facilitate the conduit.

All sidewalks, curb ramps, pedestrian signals, and other components of the public right-of-way shall comply with ADA standards. Accessible pedestrian curb ramps must be constructed at all street corners and other pedestrian crossings. Sidewalks shall be no less than five-foot minimum width. Where construction of buildings is required to comply with ADA standards, an accessible path of travel, as defined in the 2010 ADA Standards for Accessible Design, shall be installed and clearly marked on the plans. This path of travel shall be a minimum of five feet in width from the public right-of-way to the main entrance of the building.

All streets shall be surfaced in accordance with the standards set forth in American Fork Standard Plan STR 8.

Roadway Connectivity

The street pattern in the subdivision shall conform to the following standards for connectivity:

1. Streets shall be constructed in a grid pattern with a maximum block length of 600 feet, unless a mid-block pedestrian connection is provided with appropriate safety countermeasures.

2. Developments and subdivisions shall include street connections to any streets that abut, are adjacent to, or terminate at the subdivision boundaries. The development shall also include

street connections in the direction of all existing or planned streets adjacent to the development site.

3. All subdivisions shall abut on and gain primary access from a paved public street meeting city design and construction standards.

4. Where a new development connects to an existing temporary cul-de-sac, the new development shall be responsible for abandonment of the temporary cul-de-sac and reconstruction of the local roadway cross section including asphalt, curb and gutter, sidewalk, and landscaping.

5. The proposed subdivision shall include streets that extend to the boundary of the subdivision and undeveloped or partially developed land that is adjacent to the subdivision unless, due to existing adjacent development or topographical conditions, the City Engineer and Development Services Director recommends not connecting to adjacent properties and the recommendation is approved by the City Council. The streets shall be in locations that will enable adjoining properties to connect to the proposed subdivision street system.

6. Pedestrian connections shall be utilized to connect proposed developments to master planned trails and adjacent existing or future developments in accordance with the Bicycle and Pedestrian Master Plan. Connections shall consist of a hard-surface shared-use path with a minimum width of ten feet, constructed in accordance with American Fork Standard Plan TRL 4.

7. Culs-de-sac shall be used only where physical conditions or land ownership configurations make other designs infeasible. Where a cul-de-sac is used, pedestrian connections shall be provided from the cul-de-sac turnaround to adjacent streets, trails, or open space where feasible.

8. Alleys may be used for access to townhomes and apartments. Alleys shall be privately maintained and shall have appropriate turnarounds. All alleys shall comply with the cross sections set forth in the American Fork Standard Plans document.

Dead End Streets

This section shall apply to permanent dead-end streets or temporary dead-end streets greater than 150 feet in length.

For all residential land use (all land use that is not specifically designated as commercial, industrial, or public facilities), dead end streets shall be no longer than 650 feet from the right-of-way of the connecting street to the center of the turnaround as measured along the road centerline. All turnarounds shall be a cul-de-sac constructed per American Fork Standard Plan STR 1. Temporary culs-de-sac may be allowed where recommended for approval by the City Engineer and Development Services Director and as approved by Council. In the event a temporary cul-de-sac is approved, it shall be constructed as shown on American Fork Standard Plan STR 2.

1. No more than 15 dwelling units or equivalent residential units shall be permitted on a single access.

Commercial dead end streets may be permitted with approval of the City Engineer and Director of Development Services. Considerations for such approval shall include, but are not limited to:

1. the length of the dead-end street;
2. the impact the dead-end street has on connectivity of the area;
3. the feasibility of a cul-de-sac or connection to another roadway to eliminate the dead-end street in excess of 150 feet;
4. the ability to provide sufficient turnaround on the commercial development, which shall be no less than a twenty-six foot (26') public access easement; and
5. an agreement to maintain the full width of the public access easement in a manner satisfactory to the Fire Marshal.

Alignment Standards

The City roadway alignment standards are summarized below and are required unless specifically approved otherwise by the City Engineer and the Public Works Director. Criteria for vertical alignment on City roadways are shown in Table 1.

Table 1: Vertical Alignment Criteria

Roadway Classification	Minimum Vertical Curve Length (feet)	Design Speed (mph)	Maximum Grade (%)
Arterial	600	40	5
Collector	200	30	7
Local street	100	25	10[1]

Notes:
1. Maximum grade for local street may be increased as approved by City Engineer and Planning Commission.

If the difference between the grades of two intersecting vertical tangents of a street is greater than one percent, an appropriate vertical curve shall be placed between them. Stop conditions may warrant greater intersecting grades to minimize curb return differentials.

Minimum grade on all roadways shall not be less than five-tenths of one percent (0.5%) unless approved otherwise by the City Engineer. Crest and sag vertical curves shall be controlled by "K value" appropriate to the design speed requirements of each roadway classification.

Criteria for horizontal alignment are shown in Table 2.

Table 2: Horizontal Alignment Criteria

Roadway Classification	Maximum Degree of Curvature (°)	Minimum Radius (feet)	Design Speed (mph)
Arterial	6° 45'	825’	40
Collector	11° 15'	475’	30
Local street	21.0°	275’	25

When street lines deflect from each other at any one point more than five degrees, there shall be a connecting curve. The center line radius of the curve shall be as per the table above. A minimum of a one-hundred-foot tangent section between horizontal curves are required unless approved by City Engineer and Planning Commission.

Horizontal street alignments shall intersect each other as near as possible to right angles. In no case shall the deviation from ninety degrees be more than +/- ten degrees. Any deviations shall be approved by the City Engineer.

Provide appropriate roadway transition taper lengths by adhering to the following formulas:

For speeds of forty mph or less:

$$L = \frac{WS^2}{60}$$

For speeds greater than forty mph:

$$L = S \times W$$

Where:

L = Minimum length of transition in feet
S = Design speed in miles per hour
W = Width of transition in feet

Maintain minimum intersection sight distance requirements as set forth in the AASHTO A Policy on Geometric Design of Highways and Streets (“Green Book”).

Standard Level of Service

American Fork City has determined that in order to provide desired operational characteristics and safety at new intersections, they should operate at an LOS C or better condition for new projects/areas within the city, and development/redevelopment projects in built-out areas of the city should maintain an LOS D or better. A traffic impact study showing the level-of-service for existing conditions and future conditions shall be provided for each development or redevelopment.

Access Standards

Certain types of land use and accesses adjacent to proper classification of roadways will lead to the correct type of access and mobility expected for each roadway. Table 3 shows the allowable accesses for each roadway classification.

Table 3: Access Provisions

Street Classification	Commercial Access	Multi-Family Residential Access	Residential Access	Public Street Access
Arterial street	Yes[1]	No[3]	No	Yes
Major collector	Yes	Yes	No[5]	Yes
Minor collector	Yes	Yes	Yes[4]	Yes
Local street	No[2]	Yes	Yes	Yes

Notes:

1. Commercial access to an arterial should be consolidated for several parcels and gained using a traffic signal or a public street. Where direct access is given to an arterial, if possible, the access should be a right-in/right-out access.
2. Exceptions to this standard would be for small commercial developments or for secondary access to a development.
3. Very large multi-family developments may have private accesses that resemble public streets in form and function, and therefore would be an exception to this standard.
4. Direct access and frontage of residential properties to a minor collector should be avoided where practical.
5. Direct access and frontage of residential properties to a major collector should be avoided where practical. However, if base residential zoning allows access, then a traffic impact study showing acceptable operations and safety can be mitigated, then an engineering review will determine the applicability of this standard.

The City Engineer may determine that a variance from the standards in Table 3 is in the best interest of the public health, safety, and welfare of the residents of the City. A design may be permitted if it meets the purposes of this standard, is based on nationally accepted standards, and is approved by the City Council.

Intersection and Access Spacing

The minimum access spacing is shown in Table 4.

Table 4: Intersection and Access Spacing

Street Classification	Minimum Signal Spacing (feet)[1]	Minimum Street Spacing (feet)[1,4]	Minimum Commercial Access Spacing (feet)[1,4]	Minimum Residential Access Spacing (feet)[1]
Arterial street	2,640	660	330[2]	n/a[3]
Major collector	1,320	660	330	n/a[3]
Minor collector	1,320	330	150	150
Local street	1,320	150	150	50

Notes:

1. Measured centerline to centerline.
2. Access to an arterial should only be granted upon a finding by the City Engineer that no other reasonable access is available to a collector or local street. If granted, the access should be limited to right-in/right-out only if possible.
3. Residential access should not be granted on arterials or major collectors.
4. Minimum street spacing refers to unsignalized intersection spacing. If a traffic signal is present, a traffic impact study shall be required to determine if the minimum street spacing should be greater than this standard.
5. Minimum corner clearance can be as low as one hundred twenty feet on the downstream leg of the minor street at an intersection, if the access is a right-in/right-out access. This reduced access spacing shall be supported with a traffic study.

If it is determined that a parcel of land existing within the boundaries of the City at the time of adoption of this standard cannot meet the design standards set forth in Table 4, a design may be permitted that meets the purposes of this rule, is based on nationally accepted standards, and is determined acceptable to the City Engineer and approved by the City Council.

The City Engineer may determine that a variance from the standards in Table 4 is in the best interest of the public health, safety, and welfare of the residents of the City. A design may be permitted if it meets the purposes of this standard, is based on nationally accepted standards, and is approved by the City Council.

American Fork City encourages shared accesses especially along major collectors and arterials. This assists in maintaining the access spacing requirements in Table 4.

Intersection Alignment & Offsets

Accesses on opposite sides of the street should be lined up directly across from each other. Sometimes this is not possible due to site restrictions or property lines. If accesses cannot be lined up across from one another, the preferable offset is such that left turns entering each respective access do not overlap. Table 5 shows the minimum offset for intersections on opposite sides of the street when the potential for overlap does occur. However, a traffic impact study may determine that a larger offset is required depending on the level of queuing that may occur at the intersections.

Table 5: Minimum Access Offsets

Street Classification	Minimum Offset (feet)[1]
Arterial street[2]	310
Major collector	180
Minor collector	120
Local street	n/a

Notes:
1. These values are a minimum requirement and are subject to change based on the results of a traffic impact study.
2. Offset requirements are not applicable in the case of right-in/right-out accesses such as when a raised median is present. Access should only be provided to arterial streets when a reasonable alternative access does not exist.

Access Characteristics

All standards in this section assume the following:

- The design vehicle for residential and commercial accesses is a passenger car.
- The design vehicle for industrial accesses is a WB-67.

Access driveways that will be heavily utilized by trucks and buses during peak periods should be designed to the standard for industrial accesses. Table 6 shows driveway widths and Table 7 shows curb radii for various intersection types depending on the functional classification of the adjacent roadway.

Table 6: Driveway Widths

Access Type	Total Driveway Widths & (Ingress Lane Width) in Feet			
	Arterial	Major Collector	Minor Collector	Local
Residential (SFDU) 1 dwelling unit	n/a	n/a	12 (n/a[1])	12 (n/a[1])
Multi-Family (less than 3 units)	n/a	18 (n/a[1])	18 (n/a[1])	18 (n/a[1])
Multi Family (more than 3 units)	26 (n/a[1])	26 (n/a[1])	26 (n/a[1])	26 (n/a[1])
Commercial (1 exit lane)	26 (14)	26 (14)	26 (14)	26 (14)
Commercial (2 exit lanes)	40 (16)	40 (16)	n/a	n/a
Industrial	36 (22)	36 (22)	36 (22)	n/a

Notes:
1. This type of access is not striped.

Table 7: Driveway Curb Return Radii

Access Type	Curb Return Radii in Feet			
	Arterial	Major Collector	Minor Collector	Local
Residential (SFDU) 1 dwelling unit	n/a	n/a	n/a[1]	n/a[1]
Multi-Family (less than 3 units)	n/a	n/a[1]	n/a[1]	n/a[1]
Multi Family (more than 3 units)	20	20	20	25
Commercial (1 exit lane)	20	20	20	25
Commercial (2 exit lanes)	20	25	n/a	n/a
Industrial	45	45	45	n/a

Notes:
1. This type of access is a "dustpan" style access; therefore, no curb-return radius applies.

Table 8 shows the required curb radius measured from top back of curb (TBC) for the various street intersections within American Fork City. Deviation from these standards requires approval in writing from the city engineer.

Table 8: Curb Radius for Street Intersections

Roadway Classification	TBC Radius (feet)	Property Line Radius (feet)
Arterial	40	30
Collector	30	20
Local	25	15

Table 9 contains maximum change in grade between the cross-slope of the roadway and the slope of the driveway. The maximum change in grade reported is the algebraic difference in slope. Table 9 and Table 10 shows the maximum change in grade with no vertical curves (rounding only) as well as the maximum change in grade with a vertical curve.

Table 9: Change in Driveway Grade - Rounded

Access Type	Maximum Change in Grade No Vertical Curve Required[1]			
	Arterial	Major Collector	Minor Collector	Local
Residential (SFDU) 1 dwelling unit	Not Permitted	Not Permitted	8%	10%
Multi-Family (less than 3 units)	Not Permitted	8%	8%	10%
Multi Family (more than 3 units)	4%	7%	8%	10%
Commercial (1 exit lane)	4%	7%	8%	10%
Commercial (2 exit lanes)	4%	7%	Not Permitted	Not Permitted
Industrial	4%	7%	Not Permitted	Not Permitted
Notes: 1. Rounding by taking care to avoid abrupt change in grade.				

Table 10: Change in Driveway Grade - Vertical Curves

Access Type	Maximum Change in Grade with Vertical Curves			
	Arterial	Major Collector	Minor Collector	Local
Residential (SFDU) 1 dwelling unit	Not Permitted	Not Permitted	10%	12%
Multi-Family (less than 3 units)	Not Permitted	10%	10%	12%
Multi Family (more than 3 units)	5%	7%	10%	12%
Commercial (1 exit lane)	6%	7%	10%	12%
Commercial (2 exit lanes)	5%	7%	Not Permitted	Not Permitted
Industrial	5%	7%	Not Permitted	Not Permitted

Table 11 shows the recommended driveway throat lengths for various access types and based on what type of conflict is closest to the adjacent road.

Table 11: Driveway Throat Length

Access Type	Throat length at first conflict in feet	
	Parking	Internal Intersection
Residential (SFDU) 1 dwelling unit	n/a	n/a
Multi-Family (less than 3 units)	n/a	n/a
Multi Family (more than 3 units)	75	30
Commercial (1 exit lane)	75	30
Commercial (2 exit lanes)[1]	75	30
Industrial	75	75

Notes:
1. For signalized accesses with three egress lanes, throat length should be at least 200 feet long. For signalized accesses with four egress lanes, throat length should be at least 300 feet long. These lengths shall be also be verified by a traffic study.

Table 12 shows the minimum separation of a gate on a private access from the edge of traveled way for various design vehicles. This separation is necessary so that a vehicle can park in front of the gate while it is still closed without the rear of the vehicle obstructing the flow of traffic. Where the possibility of queuing exists, such as at a gated residential community, a traffic study should be completed to determine the 95th percentile queue length during the peak hour.

Table 12: Minimum Setback of a Gate on a Private Access

Design Vehicle	Minimum Distance (feet)[1]
Passenger Car	25
Single Unit Truck	35
Bus	50
Recreational Vehicle	35
Recreational Vehicle Pulling a Trailer	60
WB-40	50
WB-50	60
WB-62	75
WB-67	80

Notes:
1. Measured from the edge of the sidewalk to the gate. Traffic study required if multiple vehicles are expected to queue at the gate.

Intersection & Street Lighting

Table 13 shows recommendations for intersection lighting in American Fork City based on the type of intersection and/or access.

Table 13: Intersection Lighting

Major Street	Minor Street			
	Arterial Street	Major Collector	Minor Collector	Local Street
Arterial street	Yes			
Major collector	Yes	Yes		
Minor collector	Yes	Yes	Yes	
Local street	Yes	Yes	Yes	Yes
Commercial access [1]	Yes	Yes	Yes	Yes [2]
Residential access	n/a	No	No	No

Notes: 1. For purposes of these recommendations, commercial accesses also include multi-family developments.
2. However, if this affects the project or the local subdivision negatively, then and appeals process can be initiated.

In addition to intersection lighting, street lighting shall be provided, especially where roads are curved, or other design features make safely traveling the road at night more difficult without lighting. The type and frequency of lighting should be based on the context of the street including adjacent land use, architectural styles, and pedestrian usage. Commercial areas streetlights shall be installed at one-hundred-fifty-foot (150') intervals on alternating sides of the road and in residential areas at three-hundred-foot (300') intervals on alternating sides of the road. Streetlights shall be installed at corners with at least one on every block. Mid-block street lighting is required if block lengths exceed five hundred feet (500'). Streetlights shall be installed on opposite corner from stop signs unless otherwise determined by the City Engineer.

Signage

Stop signs shall be posted at all exits of subdivision roads to city streets where warranted and/or required by the City Engineer for adequate traffic control. Other signs may be required in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). Street coordinate signs shall be posted at all intersections. Design and installation shall comply with the standards as set forth in the latest edition of the MUTCD. Materials shall comply with Utah State Highway Department requirements. In no case shall any traffic control device be installed which does not meet applicable engineering warrants or which does not meet applicable minimum standards.

Parking Areas

Required off-street parking areas shall have a hard surface. All off-street parking stalls, loading spaces, maneuvering areas, and driving aisles shall be paved with asphalt, concrete, paving stone, or masonry to a sufficient thickness to withstand repeated vehicular traffic, or based on a

geotechnical evaluation by a licensed geotechnical engineer. Where this requirement may conflict with any other parking requirement, the more stringent shall prevail.

Storm Design Standards

Drainage System Plan

The drainage plan shall include an analysis of potential drainage problems, along with a proposal indicating how the surface water will be disposed of. Detention basins may be required to alleviate the impact on existing drainage facilities. Said plan shall also include the projected quantity of waters anticipated for a ten-year storm (piping), one-hundred-year storm (detention facilities, if required), and one-hundred-year storm (retention facilities). All drainage facilities shall be installed in conformance with approved city drainage master plans.

Storm drainage pipe design standards to be in harmony with the American Fork City Storm Water Technical Manual. Thereby requiring piping of the 100-year return frequency storm event with the provision that storm water conveyance pipes may be sized for the 25-year return frequency storm event provided the 100-year event can be routed overland to a catchment directing the 100-year event to the detention or retention basin.

The development shall include necessary culverts, drain pipes, basins, and drainage channels. In order to ensure the safety of the occupants of a subdivision, the planning commission may require the developer to cover or fence culverts and canals.

In areas where the highest water level in the ground is no closer than eight feet to the ground surface and percolation rates are high and the area is designated on the city's drainage master plan, pre-treatment sumps may be used to dispose of surface waters. They must be designed for the ten-year storm and an auxiliary excess drainage system provided. All design data including ten-foot soil log, percolation tests, etc., must be submitted with the drainage plans. The sump design shall comply with applicable city and county requirements. In general, all discharges from development should be limited to a maximum of 0.2 cfs/acre with the utilization of on-site detention except as approved otherwise by the city engineer.

Drainage basins (detention or retention) shall be designed for a one-hundred-year storm and have a one-foot freeboard, 3:1 slope (max), and grass covering with a sprinkler system unless otherwise approved. Where possible, the design shall incorporate pipe networking to minimize open channel flow through all drainage basins.

For single lots or small areas, the above may be waived so that pre-treatment sumps can be installed or drainage directed on to private property with a drainage easement.

Allowable use of streets for initial storm runoff in terms of pavement encroachment are in Table 14 and are categorized by street classification.

Table 14: Street Runoff Encroachment

Street Classification	Maximum Encroachment
Local street, collector	No curb over-topping. Flow may inundate the shoulder and travel lanes.
Arterial	No curb over-topping. Flow may inundate the shoulder only.

Inlet grate maximum design capacity shall be according to Table 14 to match the allowable gutter spread. Calculations shall follow guidance and methodology established in HEC-22. Double curb inlet boxes shall be placed on all vertical sag conditions.

All drainage piping for surface and subsurface drainage (eighteen-inch minimum size within the public right-of-way) shall have manholes at a maximum distance of four-hundred-foot spacing and at changes in horizontal and vertical directions. The minimum drainage pipe size within the public right-of-way between a catch basin and the next downstream junction box may be reduced to a fifteen-inch drainage pipe size if utility conflicts exist and as approved by the City Engineer. Design engineer shall prepare calculations, as required by the design standards stated herein, which demonstrate that a reduced fifteen-inch size is sufficient to carry the required peak flows. Minimum slopes shall be the same as required by the Utah State Division of Health for sanitary sewers. Piping, testing, etc., shall comply with specific requirements as defined in the section of these specifications covering storm drainage requirements unless otherwise approved by the city engineer. Calculations shall show whether stormwater pipe size and detention account for any off-site flows into the system, and a combined release rate, if applicable.

Underground storage of stormwater shall not be permitted where it will conflict with groundwater. R-Tanks shall not be permitted within City right-of-way.

Provide groundwater monitoring wells for groundwater less than eight feet below native surface. Location of the monitoring well shall be within the City right-of-way. The monitoring well shall be installed per American Fork Standard Plan SD 4.

The grading and drainage plan shall show the following:

- Proposed contour lines, with labels;
- Existing contour lines, with labels;
- Direction of runoff, along with the slope in percent;
- Spot elevations, where appropriate;
- All existing flows, ditches, pipes, etc. piped and redirected;
- All existing wells that need to be capped and abandoned;
- All proposed pipes, pretreatment, treatment, and catch basins, in plan and profile;

- Rim and invert elevations of all pipes in storm drain manholes, catch basins, and cleanout boxes;
- Associated appurtenances, such as trash racks on all upstream ends of pipes, as needed;
- All subbasin drainage areas;
- Land drains separate from storm drains, in accordance with the Sensitive Lands Ordinance;
- Existing land drains that need to be addressed;
- Riprap design for all systems that discharge into a ditch, along with documentation showing that the proposed system will follow existing flow lines and not cause sediment erosion issues.

All storm drainage discharge shall meet or exceed current EPA quality control measures.

In addition to the standards stated herein, all design and construction of storm drainage systems shall comply with the latest version of the American Fork Storm Water Technical Manual, American Fork City Storm Water Management Program manual, American Fork City Storm Drain Element of the General Plan, and any other associated or applicable storm water management manuals or ordinance as adopted by American Fork City.

Roof drainage systems

Roof drainage systems for Commercial and Multi-Family applications shall be designed such that all run-off from primary roof drains shall be routed to the underground storm water management system without creating a concentrated surface flow condition either across sidewalks or parking lot pavement systems. In all cases, roof drainage systems shall be designed in accordance with the adopted city building codes.

Roof drain retention systems are acceptable provided that they comply with all grading provisions of the adopted city building code. They shall be sized to contain the one-hundred-year design event with no percolation used for calculation purposes to account for frozen conditions in American Fork City's winter climate. Roof drain retention systems are not allowed in sensitive lands areas of the city as defined by the city sensitive land ordinance.

Single-family residential applications

Roof drainage systems shall be constructed in accordance with the adopted city building codes. These systems shall be installed to prevent concentrated surface flow conditions on sidewalks or driveways and shall not discharge onto the adjacent property. Generally, roof drainage shall be either discharged to an approved street drainage system or retained on site and are sized to contain the one-hundred-year design event with no percolation used for calculation purposes to account for frozen conditions in American Fork City's winter climate. Roof drain retention systems are not allowed in sensitive lands areas of the city as defined by the city sensitive land ordinance.

General property drainage

American Fork City code prohibits the discharge of storm waters onto an adjacent site. Where minor off-site or off-property sheet-flow storm drainage discharge occurs, drainage systems shall comply with the laws of the State of Utah regarding off-site discharge of water. Applicants shall prove compliance with applicable laws where such drainage is proposed to occur. Substantial or any type collected drainage is prohibited from leaving a given site outside of an approved storm drainage management and discharge system.

The review and approval of the irrigation company ditch master, and any other downstream users, is required for discharge of storm drain runoff into an existing irrigation ditch. Provide documentation from downstream users and verification that the ditch can handle the proposed discharge. Show whether water rights from the ditch are being impacted.

Water System

Every development requesting water service or required to install a culinary water service shall include service to the property line. If, in the opinion of the City Engineer, there is not sufficient main line pressure in the entire culinary water system to maintain twenty psi minimum during peak hourly and fire flow conditions, the development must be postponed until changes in the main system are constructed.

Culinary water mains shall be a minimum diameter of eight inches (reduced sizes may be used only as approved by the City Engineer) unless a larger size is specified by the city to meet minimum health department or insurance services (fire) requirements. All lines must be looped (no dead ends) except by express approval of the City Engineer.

All culinary water pipe shall be separated from sewage systems as required in Utah Administrative Code R309-550.

Install approved blow-off valves at dead ends and/or one-thousand-foot spacing.

Install an approved backflow prevention assembly as directed by city engineer.

Water meters shall be installed within City right-of-way, unless otherwise approved by the Water Division. Meters shall be located to facilitate accessibility by maintenance personnel from public right-of-way or easements. Meters should not be located in an area requiring vehicles to drive over the meter (e.g. not installed on a collector or arterial where it will be an issue to park maintenance vehicles in the shoulder).

Fire Hydrants

Fire hydrants shall not be farther than five hundred feet apart along the street. No dwelling unit shall be located farther than two hundred fifty feet from a fire hydrant measured along the curb

and into the unit. Additional fire hydrants may be required at the discretion of the Fire Marshal and City Engineer due to specific building or density requirements.

Fire hydrants should not be connected to any water main smaller than eight inches inside diameter. Fire hydrants shall not be connected to a dead end line smaller than eight inches inside diameter. Fire hydrants shall not be connected to water service laterals.

Sanitary Sewer System

No development approvals will be allowed to connect to an existing main-line system if the existing piping is incapable of carrying the projected sewage flows until major system changes are constructed that increase the flow capacity of the existing sewer main-line.

Sewer mains shall be a minimum of eight inches in diameter and designed in accordance with Utah State Division of Health Standards.

Manholes shall be installed at distances not greater than 400 feet for all sewer lines.

In sewer manholes, ensure that for pipe diameters 12 inches and less, the 50% flow capacity lines match up or the upstream side is higher. For pipes larger than 12 inches in diameter, ensure the 75% flow capacity line match or the upstream side is higher. If a 12-inch or less sized pipe goes into a pipe larger than 12 inches, ensure the 12 inches or less pipe 50% flow capacity line matches or is above the 75% flow capacity line of the larger pipe.

All manholes on sewer lines owned and maintained by the Timpanogos Special Service District (TSSD) shall meet TSSD standards.

Communications Infrastructure

Each lot within a subdivision shall be served by electric power, telephone, natural gas, and telecommunications system. The City may require the installation of conduits for future installation of one or more of the required utility services. Each subdivision shall follow the requirements of the American Fork City Developer Installed Communications Infrastructure Design Standards for installation of communication infrastructure.

Easements

Easements of not less than five feet of all lot lines shall be required. Easements on lot lines adjacent to the public right of way shall be no less than ten feet unless otherwise determined appropriate by the City Engineer. Easements that are twenty feet wide may be required where deemed necessary by City Engineer or Planning Commission for the purpose of storm drains, sewer lines, water mains, canals, public utilities, etc. Sewer, water, pressurized irrigation, or storm drainage lines which are deeper than five feet to flowline shall be placed in a minimum of a twenty-five-foot

wide easement. Where said utility lines are deeper than twelve feet or greater than twelve inches in diameter, the pipe shall be placed in a thirty-foot-wide easement or greater as determined by the City Engineer. Where reduced building setbacks are allowed by other sections of the American Fork City Municipal Code, Applicant shall provide accommodations for utilities through easements and/or connections to adjacent properties as approved by the utility providers and the City Engineer. Where an existing improved site is proposed by the Applicant to be retrofitted, remodeled or redeveloped, Applicant shall provide easements as required by this section. In areas where existing improvements and conditions prohibit the Applicant from complying with all easement requirements, Applicant shall provide alternative easements to meet the intent of this section for City Engineer's review. City Engineer may approve alternative locations for easements as deemed appropriate and necessary by City Engineer. Easements provided outside of the right-of-way for City utilities shall be a specific, dedicated easement to the City, not a general public utility easement. Other utility providers shall not be permitted within utility easements dedicated specifically to the City.

As required by the City Engineer and Fire Marshal, include snow storage easements on plats.

Lot Corners and Subdivision Monuments

All rear lot corners shall be marked with an approved type of metal peg at least five-eighth-inch diameter and twenty-four inches in length. All lot corners adjacent to street frontage shall be projected to curb and gutter and indicated by copper rivet or one-eighth-inch minimum depth scribed in concrete curb. Corner markers and subdivision monuments must be installed prior to issuance of any building permits. A minimum of two subdivision monuments are required on each subdivision plat. The line of sight between each subdivision monument shall not be obstructed with proposed buildings or building envelopes.

Dumpster/Trash Enclosures

Dumpster/trash enclosures shall be constructed in accordance with American Fork Standard Plan PL 5. Unless a given site is specifically exempted by the land use authority for a given zone, every commercial or multi-family site shall include a minimum of one enclosure(s) or more as appropriate in number to the uses proposed. The enclosure shall be graded so that runoff from the enclosure drains into a landscape verge or drainage swale. The surrounding pavement shall be graded so it does not drain into the enclosure. Where a given use is for a food, automotive or similar parts store, automotive repair, or similar greasy waste or discharge use, the dumpster enclosure shall include a frost-free culinary water spigot.

Planning Commission Staff Report
Meeting Date: February 18, 2026

Agenda Topic

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

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

Background

Surg LLC Office Building's current Commercial Site Plan is set to expire on March 26th, 2026, two years and six months from the original approval date. When the original approval was set to expire on September 26th, 2025, the Applicant requested a 6-month extension in the September 3, 2025 Planning Commission meeting. The applicant has requested to come to the Planning Commission again to ask for an extension on the proposed site plan approval. The approval

authority, at its discretion, may grant up to a 6-month extension for the current Commercial Site Plan.

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

Parking Tabulations:

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

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

Total required parking stalls = 29.3

Total parking stalls required including 2 ADA stalls = 32

Section 17.6.101 – Administrative Site Plan Review

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

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

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

Project Conditions of Approval

1. A new building permit application needs to be submitted and accepted for review before the Site Application approval expires. Once the plan review is completed the permit needs to be paid for and issued within 180 days. There will be no extension.

Findings of Fact

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

Project Map



Engineering Development Checklist

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

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

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

Potential Motions – Commercial Site Plan

Approval

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

Denial

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

Table

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

Commercial Site Plan Approval Extension Request

1141 East 50 North American Fork, UT 84003

Project: SURG MEDICAL/PROFESSIONAL OFFICE BLDG.

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

1. We have had a few family hardships including the need to focus time on helping children in their school situations and some health related challenges that have continued much longer than expected and required us to ask for extension.
2. A few of our vendors (contractors, suppliers, etc.) have been a bit slower getting all necessary documents delivered to us causing delays which put us behind requiring the need for an extension.
3. Tariffs continue to delay us although we have been able to work through most of these issues, albeit, it has taken longer than expected.
4. We have had issues with our company structuring challenges that are now solved but did create delays for us.
5. Lead times for some supply components have been an issue that is causing a need to extend.
6. Financing is taken longer than expected and we are still working with lenders to finalize suitable financing in place

These issues have resulted in our need to request a six-month extension to work through these issues. However, most of these issues are either fixed or should be overcome very soon so we can move forward.

Respectfully,

Justin Anderson

SURG LLC

1/31/2026

SURG MEDICAL/PROFESSIONAL OFFICE BLDG.

ADDRESS: 1141 EAST 50 NORTH

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

American Fork City
Development Review
Committee

Planning and Zoning
Reviewed
tvanekelenburg 08/01/2024

Engineering Division
Reviewed
tjepson 08/07/2024

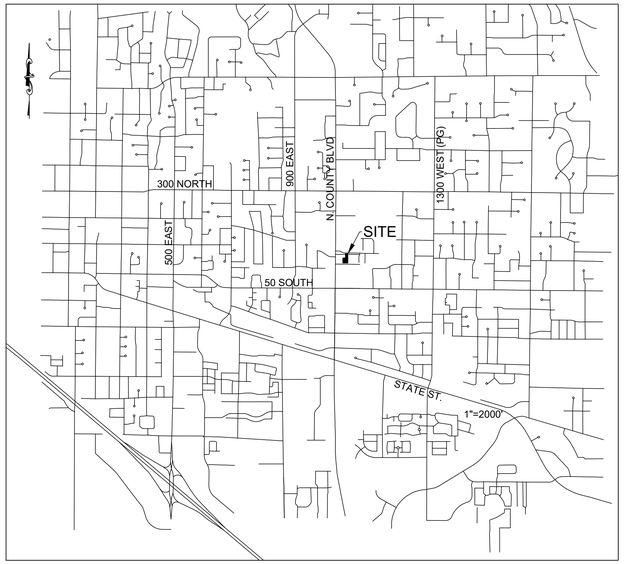
Fire Department
Reviewed
M. Sacco 08/08/2024

Next Step:
Approved for Construction

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

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

American Fork City Engineering
approved
date
Approved for Construction



VICINITY MAP

CONTACT LIST:

COMPANY		CONTACT	PHONE
CENTURY LINK	– TELEPHONE	Bill Westfall	(435) 623 4252
ROCKY MNT. POWER	– POWER	Teria Walker	(801) 756 1310
COMCAST	– CABLE	Elysia Valdez	(801) 401 3017
COMCAST	– FIBER TEL	Sade Christensen	(801) 369 7360
QUESTAR GAS	– GAS (FOREMAN)	Wendy Edwards	(801) 853 8513
QUESTAR GAS	– GAS (HP)	Gaylan Sorensen	(801) 370 6577
DOMINION ENERGY	– GAS	Trent Johnson	(801) 853 6548
AMERICAN FORK CITY	– WATER	Jay Brems	(801) 763 3060
AMERICAN FORK CITY	– SEWER	Ashton Hardy	(801) 763 3060
AMERICAN FORK CITY	– STORM	Ashton Hardy	(801) 763 3060
AMERICAN FORK CITY	– SWPPP	Harlan Nielson	(801) 763 3060
AMERICAN FORK CITY	– P.I.	Jay Brems	(801) 763 3060
AMERICAN FORK CITY	– PLANNING	Patrick O'Brien	(801) 763 3060
AMERICAN FORK CITY	– ENGINEERING	Ben Hunter	(801) 763 3060
AMERICAN FORK CITY	– INSPECTOR	Dee Howard	(801) 763 3060
FIRE MARSHALL	– FIRE DEPT	Mat Sacco	(801) 763 3045
AF FIBER		Kyle Petersen	(801) 400–2933
AF FLOOD IRRIGATION COMPANY		Ernie John	(801) 471 6576
FIRE & RESCUE			911
TIMPANOGOS SPECIAL SERVICE DISTRICT		David Barlow	(801) 756 5231

ABBREVIATION TABLE

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
SF	SQUARE FOOTAGE
P.U.E.	PUBLIC UTILITY EASEMENT
SLB&M	SALT LAKE BASE & MERIDIAN
COR	CORNER
N	NORTH
S	SOUTH
E	EAST
W	WEST
P.I.	PRESSURIZED IRRIGATION
SS	SANITARY SEWER
SD	STORM DRAIN
T	TOWNSHIP
R	RANGE
RCP	REINFORCED CONCRETE PIPE
WM	WATER METER
CB	CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT
L.F.	LINEAR FEET
S=%	SLOPE
IE	INVERT ELEVATION
C.O.	CLEAN OUT
SL	SEWER LATERAL

NOTES TO CONTRACTOR

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

REFERENCE NOTES

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

SHEET INDEX

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

REGISTERED PROFESSIONAL ENGINEER
9/27/23
No. 270393
DAVID W. PETERSON
STATE OF UTAH

811 Know what's below. Call before you dig.

SURVEYOR: AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

BENCH MARK

SOUTHWEST CORNER, SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 4607.82

REVISIONS

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

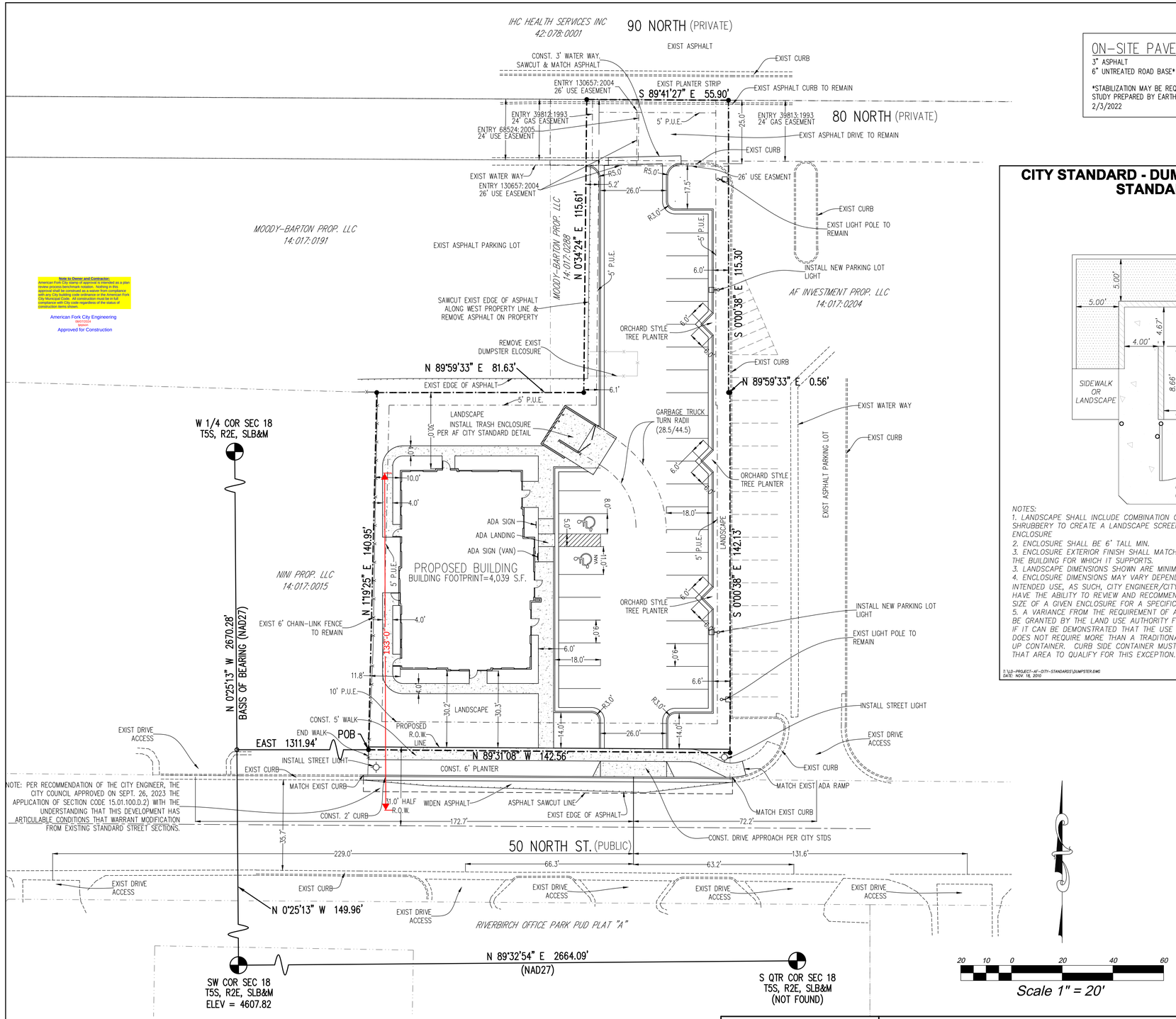
DESERT EDGE ARCHITECTURE
720 S. RIVER ROAD BLDG D, SUITE 2100B
ST. GEORGE, UT 84790

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

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

Drawn by: D.W.P.	Scale: NTS
Designed by: D.W.P.	Date: 02/25/22
Checked by: D.W.P.	C1

COVER SHEET



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

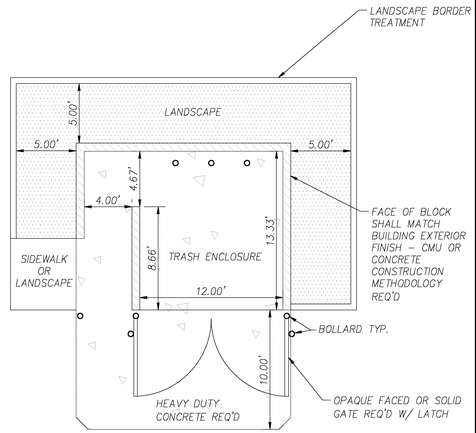
American Fork City Engineering
09/07/2024
approved
Approved for Construction

ON-SITE PAVEMENT DESIGN

3" ASPHALT
6" UNTREATED ROAD BASE*

*STABILIZATION MAY BE REQUIRED. SEE GEOTECHNICAL STUDY PREPARED BY EARTHTEC ENGINEERING PREPARED ON 2/3/2022

CITY STANDARD - DUMPSTER/ TRASH ENCLOSURE STANDARD 17.5.121.B



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

T:\LD-PROJECT-AF-CITY-STANDARDS\DUMPSTER.DWG
DATE: NOV. 16, 2010

AMERICAN FORK — 1853 —

9

GENERAL SITE NOTES

1. CURRENT ZONING: PO-1
2. ALL CONSTRUCTION TO CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
3. SURVEYING BY AZTEC ENGINEERING
4. TYPE OF BUILDING: PROFESSIONAL & MEDICAL OFFICE
5. TYPE OF OCCUPANCY: B
6. TYPE OF CONSTRUCTION: V-B (WOOD CONSTRUCTION)
7. BUILDINGS TOTAL SQUARE FOOTAGE:
   LEVEL 1: 3,968 S.F. (3,508 S.F. GROSS AREA EXCL. STAIRS AND ELEVATORS)
   LEVEL 2: 3,968 S.F. (3,508 S.F. GROSS AREA EXCL. STAIRS AND ELEVATORS)
   TOTAL: 7,936 S.F. (7,016 S.F. GROSS AREA EXCL. STAIRS AND ELEVATORS)
8. PARKING TABULATIONS:
   GROSS BUILDING AREA EXCLUDING STAIRS AND ELEVATORS
   PROFESSIONAL OFFICE: 4,701 S.F. @ 4 PER 1,000 = 18.8 STALLS
   MEDICAL OFFICE: 2,315 S.F. @ 4.5 PER 1,000 = 10.5 STALLS
   TOTAL REQUIRED PARKING STALLS: 29.3 STALLS
   TOTAL PROVIDED PARKING STALLS INCLUDING 2 ADA: 32 STALLS
9. NO FIRE SPRINKLERS ARE PROPOSED.
10. PAVEMENT SECTION: SEE NOTE ON THIS SHEET
11. THERE IS NO GREASE TRAP PROPOSED FOR THIS BUILDING
12. BUILDING HEIGHT = SEE BUILDING ELEVATIONS
13. SEE UTILITY PLAN AND LIGHTING PLAN FOR LIGHT LOCATIONS
14. FLOOD ZONE DESIGNATION: ZONE X, FIRM MAP PANEL #: 49049C0169F EFFECTIVE DATE: JUNE 19, 2020.

SITE TABULATIONS:

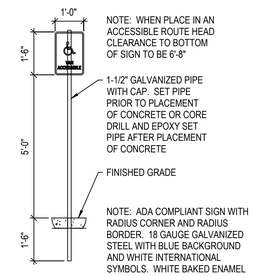
TOTAL PROPERTY AREA = 26,465 S.F.
R.O.W. AREA = 180 S.F.
RESULTING LOT AREA = 26,285 S.F. = 100%
BUILDING FOOTPRINT AREA = 4,039 S.F. = 15.4%
IMPERVIOUS AREA = 15,026 S.F. = 57.2%
LANDSCAPE AREA = 7,220 S.F. = 27.5%

BOUNDARY DESCRIPTION

SEE PLAT FOR LEGAL DESCRIPTIONS OF NORTH & SOUTH PARCEL.

NOTES TO CONTRACTOR

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



NOTE: WHEN PLACE IN AN ACCESSIBLE ROUTE HEAD CLEARANCE TO BOTTOM OF SIGN TO BE 6'-8"

1-1/2" GALVANIZED PIPE WITH CAP. SET PIPE PRIOR TO PLACEMENT OF CONCRETE OR CORE DRILL AND EPOXY SET PIPE AFTER PLACEMENT OF CONCRETE

FINISHED GRADE

NOTE: ADA COMPLIANT SIGN WITH RADIUS CORNER AND RADIUS BORDER. 18 GAUGE GALVANIZED STEEL WITH BLUE BACKGROUND AND WHITE INTERNATIONAL SYMBOLS. WHITE BAKED ENAMEL AND SCREEN PRINTED COPY.

ADA VAN SIGN DETAIL

REGISTERED PROFESSIONAL ENGINEER — No. 270393 — DAVID W. PETERSON — STATE OF UTAH

Know what's below. Call before you dig.

SURVEYOR: AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

BENCH MARK

SOUTHWEST CORNER, SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4607.82

REVISIONS

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

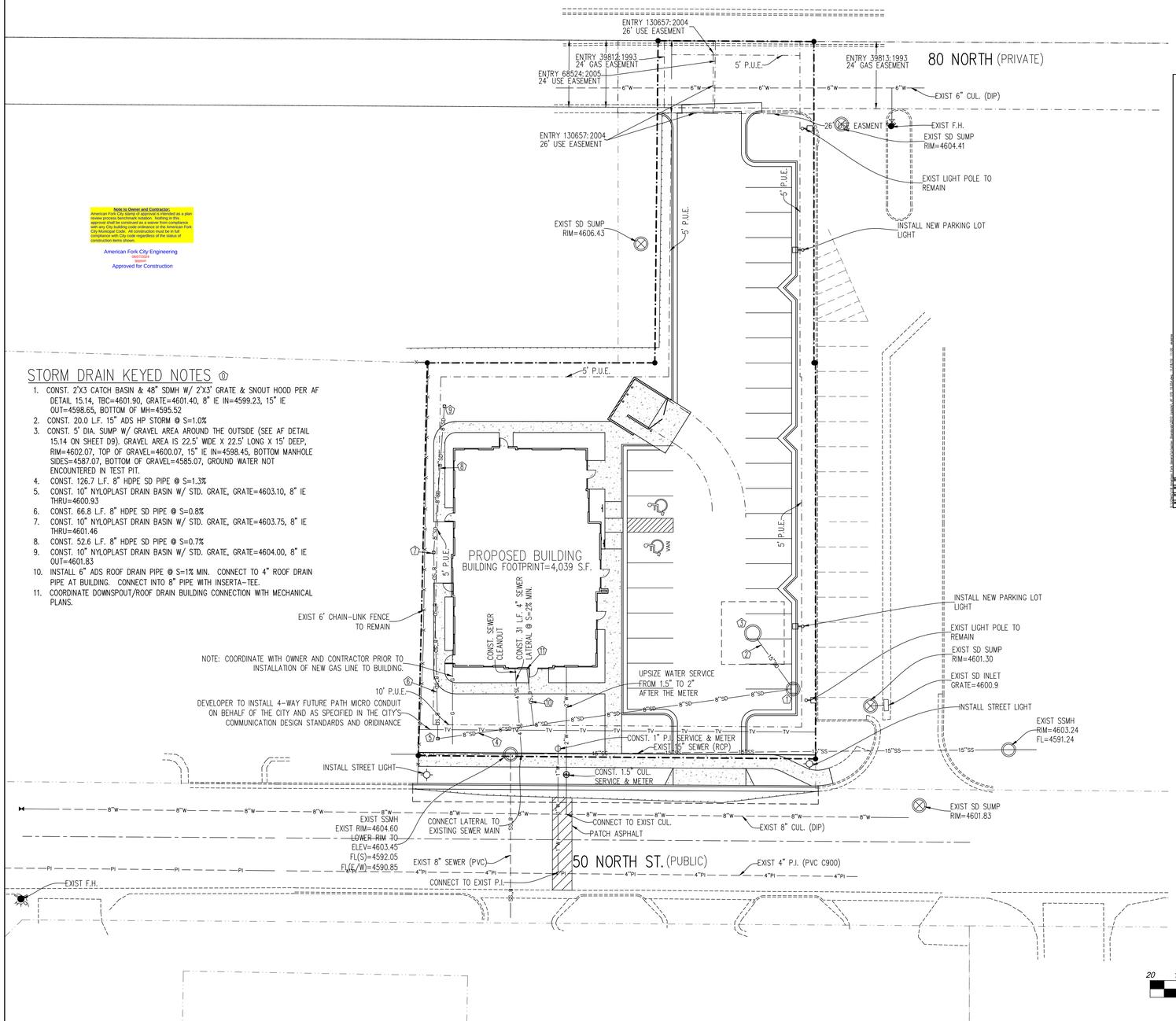
DESERT EDGE ARCHITECTURE
720 S. RIVER ROAD BLDG D, SUITE 2100B
ST. GEORGE, UT 84790

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

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

Drawn by:	Scale:
D.W.P.	1"=20'
Designed by: D.W.P.	Date: 02/25/22
Checked by: D.W.P.	C2

SITE PLAN

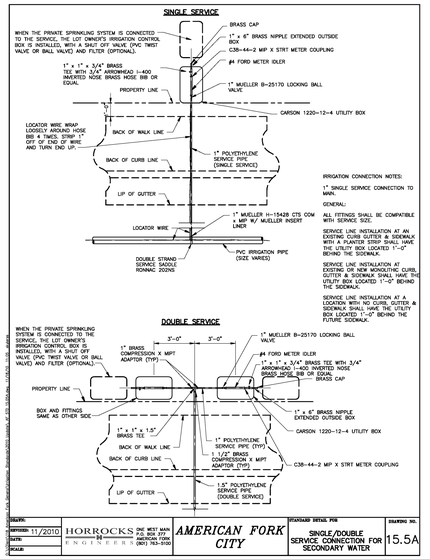


Note to Owner and Contractor:
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American Fork City Engineering
09/07/2004
Approved for Construction

STORM DRAIN KEYED NOTES

1. CONST. 2'X3 CATCH BASIN & 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4601.90, GRATE=4601.40, 8" IE IN=4599.23, 15" IE OUT=4598.65, BOTTOM OF MH=4595.52
2. CONST. 20.0 L.F. 15" ADS HP STORM @ S=1.0%
3. CONST. 5' DIA. SUMP W/ GRAVEL AREA AROUND THE OUTSIDE (SEE AF DETAIL 15.14 ON SHEET D9). GRAVEL AREA IS 22.5' WIDE X 22.5' LONG X 15' DEEP, RIM=4602.07, TOP OF GRAVEL=4600.07, 15" IE IN=4598.45, BOTTOM MANHOLE SIDES=4587.07, BOTTOM OF GRAVEL=4585.07, GROUND WATER NOT ENCOUNTERED IN TEST PIT.
4. CONST. 126.7 L.F. 8" HDPE SD PIPE @ S=1.3%
5. CONST. 10" NYLOPLAST DRAIN BASIN W/ STD. GRATE, GRATE=4603.10, 8" IE THRU=4600.93
6. CONST. 66.8 L.F. 8" HDPE SD PIPE @ S=0.8%
7. CONST. 10" NYLOPLAST DRAIN BASIN W/ STD. GRATE, GRATE=4603.75, 8" IE THRU=4601.46
8. CONST. 52.6 L.F. 8" HDPE SD PIPE @ S=0.7%
9. CONST. 10" NYLOPLAST DRAIN BASIN W/ STD. GRATE, GRATE=4604.00, 8" IE OUT=4601.83
10. INSTALL 6" ADS ROOF DRAIN PIPE @ S=1% MIN. CONNECT TO 4" ROOF DRAIN PIPE AT BUILDING. CONNECT INTO 8" PIPE WITH INSERTA-TEE.
11. COORDINATE DOWNSPOUT/ROOF DRAIN BUILDING CONNECTION WITH MECHANICAL PLANS.



SEWER NOTES:

1. ALL SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY OF AMERICAN FORK PUBLIC WORKS DEPARTMENT BEFORE BACKFILLING IS ACCOMPLISHED.
2. SEWER LATERALS ARE TO BE INSTALLED AT A MINIMUM SLOPE OF 2%.
3. NEW SERVICE LATERALS SHALL BE PVC PLASTIC PIPE CONFORMING TO ASTM D3034 SDR35
4. ALL LATERAL CONNECTIONS SHALL "INSERT-A-TEE" OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO CENTER OF MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.
5. THERE SHALL BE A MINIMUM 3 FEET OF COVER OVER ALL SEWER LATERAL LINES AND 3.5 FEET MINIMUM COVER AT PROPERTY LINE.
6. THERE SHALL BE A MAXIMUM DISTANCE OF 5 FEET FROM THE FOUNDATION WALL TO THE FIRST EXTERIOR CLEANOUT WITH A MAXIMUM DISTANCE BETWEEN CLEANOUTS OF 75 FEET.
7. THERE SHALL A BE CLEANOUT AT ANY 90° BEND OR ANY COMBINATION OF BENDS IN EXCESS OF 90°.
8. CLEANOUT STANDPIPE CAN BE CAST IRON OR IRON OR PVC WITH CAST IRON CAP OR BRASS CAP.
9. ALL CLEANOUTS SHALL REMAIN VISIBLE AND ACCESSIBLE.
10. ALL SEWER CONSTRUCTION MUST CONFORM TO AF CITY STANDARD DRAWINGS.

WATER NOTES:

1. ALL WATER MAINS, TRANSMISSION AND DISTRIBUTION LINES, SHALL BE CONSTRUCTED USING DUCTILE IRON IN ACCORDANCE WITH AWWA C151 AND ANSI A-21.51
2. DUCTILE IRON PIPE SHALL BE CLASS 50 FOR SLIP-ON OR MECHANICAL JOINT PIPING (CLASS 51 FOR 6 INCH SIZE AND UNDER) AND CLASS 53 FOR FLANGED JOINT PIPING UNLESS OTHERWISE REQUIRED BY THE CITY ENGINEER.
3. ALL WATER CONSTRUCTION TO CONFORM TO AF CITY STANDARD DRAWINGS.
4. WATER LINE MIN. COVER IS 48" TO TOP OF PIPE.
5. WATER SERVICE MATERIAL TO BE TYPE K COPPER TUBING.

GENERAL UTILITY NOTES:

1. THERE ARE NO EXISTING LAND DRAINAGE SYSTEMS, WETLANDS, OR DRAINAGE AREAS TRIBUTARY TO THIS SITE.
2. NO UTILITY LINE EXTENSIONS REQUIRED FROM ADJACENT PROPERTY OWNERS.
3. ALL CONSTRUCTION SHALL CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
4. ALL ROOF DRAINS WILL BE CONVEYED TO THE APPROPRIATE UNDERGROUND FACILITY WHERE POSSIBLE, NOT CONVEYED ACROSS PARKING OR SIDEWALK. ROOF DRAINS SHOULD DISCHARGE AT LEAST 10 FEET FROM FOUNDATIONS OR BACKFILL LIMITS, WHICHEVER IS GREATER. CONNECT ALL ROOF DRAINS TO STORM DRAIN PIPING SHOWN WHERE POSSIBLE.

FEMA FLOOD ZONE

FLOOD ZONE DESIGNATION: ZONE X,
FIRM MAP PANEL #: 49049C0169F
EFFECTIVE DATE: JUNE 19, 2020.

NOTES TO CONTRACTOR

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UTILITY LEGEND

- FIRE HYDRANT
- 6"PI — PRESSURE IRRIG.
- 8"W — CULINARY WATER
- 8"SS — SEWER PIPE PVC SDR-35
- 15"SD — STORM DRAIN PIPE
- EDGE OF ASPHALT
- X — X — FENCE
- P — OVERHEAD POWER LINE
- G — GAS LINE

STORM DRAIN DESIGN

SEE KEYED NOTES ON GRADING PLAN FOR STORM DRAIN DESIGN.

FIRE HYDANT NOTE

1. CONSTRUCTION TYPE = VB
2. TOTAL SQUARE FOOTAGE = 7,430 S.F.
3. REQUIRED FIRE FLOW = 2,250 GPM
4. 25% FLOW REDUCTION FOR FIRE SPRINKLERS PROVIDED IN ONE BUILDING = 1,690 GPM
5. HYDRANTS REQUIRED FOR 1,690 GPM = 1
6. THE EXISTING FIRE HYDRANT AT THE NORTHEAST CORNER SATISFIES THIS REQUIREMENT.

20 10 0 20 40 60
Scale 1" = 20'

REGISTERED PROFESSIONAL ENGINEER
7/27/23
No. 270393
DAVID W. PETERSON
STATE OF UTAH

811 Know what's below. Call before you dig.

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732 N. 780 W.
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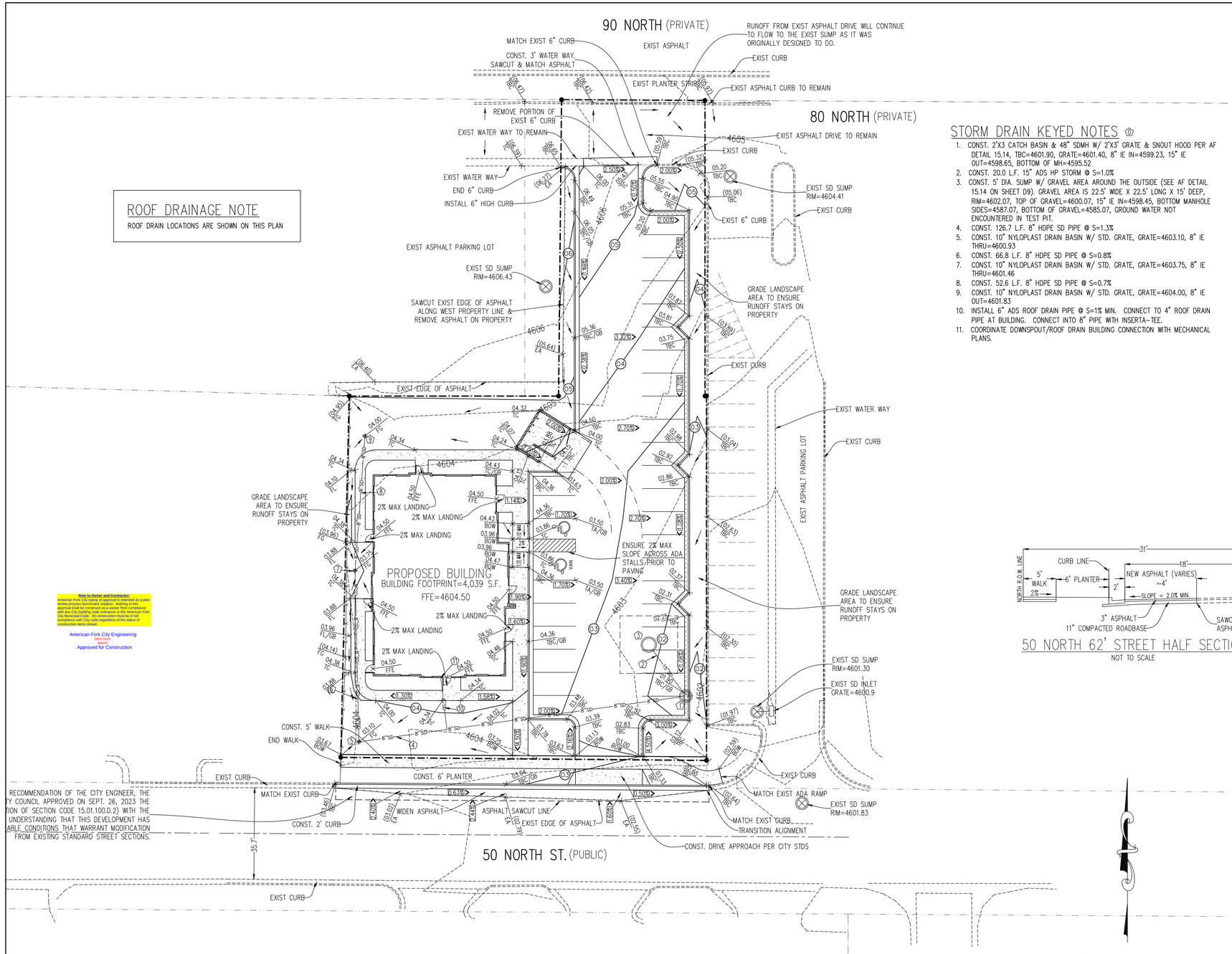
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SURG MEDICAL/PROFESSIONAL OFFICE BLDG.
AMERICAN FORK 1141 EAST 50 NORTH UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

UTILITY PLAN

Scale: 1"=20'
Date: 02/25/22
C3

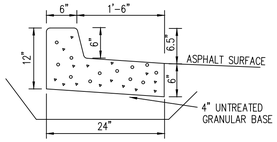


ROOF DRAINAGE NOTE

ROOF DRAIN LOCATIONS ARE SHOWN ON THIS PLAN

STORM DRAIN KEYED NOTES

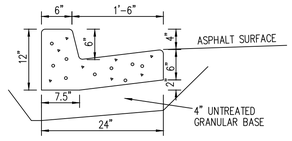
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4" UNTREATED GRANULAR BASE UNDER CURB EXTENDING 6" LATERALLY IN FRONT AND BACK COMPACT TO 95% DENSITY ASTM D 1557-78

ON-SITE SPILL CURB

NOT TO SCALE



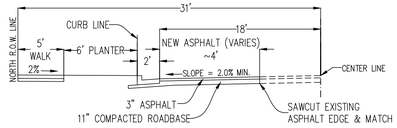
4" UNTREATED GRANULAR BASE UNDER CURB EXTENDING 6" LATERALLY IN FRONT AND BACK COMPACT TO 95% DENSITY ASTM D 1557-78

ON-SITE CARRY CURB

NOT TO SCALE

GRADING LEGEND

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
IE	INVERT ELEVATION
0.00%	DIRECTION OF DRAINAGE
(00.00)	EXISTING ELEVATION
00.00 TBC	PROPOSED ELEVATION
4608	EXISTING CONTOUR
00	PROPOSED CONTOUR
(X)	STORM DRAIN KEYED NOTE
	CARRY CURB (OTHER CURB IS SPILL)



50 NORTH 62' STREET HALF SECTION

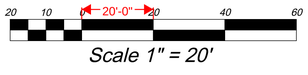
NOT TO SCALE

ON-SITE PAVEMENT DESIGN

3" ASPHALT
6" UNTREATED ROAD BASE*

*STABILIZATION MAY BE REQUIRED. SEE GEOTECHNICAL STUDY PREPARED BY EARTHTEC ENGINEERING PREPARED ON 2/3/2022

RECOMMENDATION OF THE CITY ENGINEER, THE TY COUNCIL APPROVED ON SEPT. 26, 2023 THE TION OF SECTION CODE 15.01.100.D.2) WITH THE UNDERSTANDING THAT THIS DEVELOPMENT HAS ABLE CONDITIONS THAT WARRANT MODIFICATION FROM EXISTING STANDARD STREET SECTIONS.



Note to Owner and Contractor:
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American Fork City Engineering
09/07/2023
Approved for Construction

SURVEYOR: AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

BENCH MARK

SOUTHWEST CORNER, SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4607.82

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P: (801) 756-4504; david@excelcivil.com

SURG MEDICAL/PROFESSIONAL OFFICE BLDG.

AMERICAN FORK 1141 EAST 50 NORTH UTAH

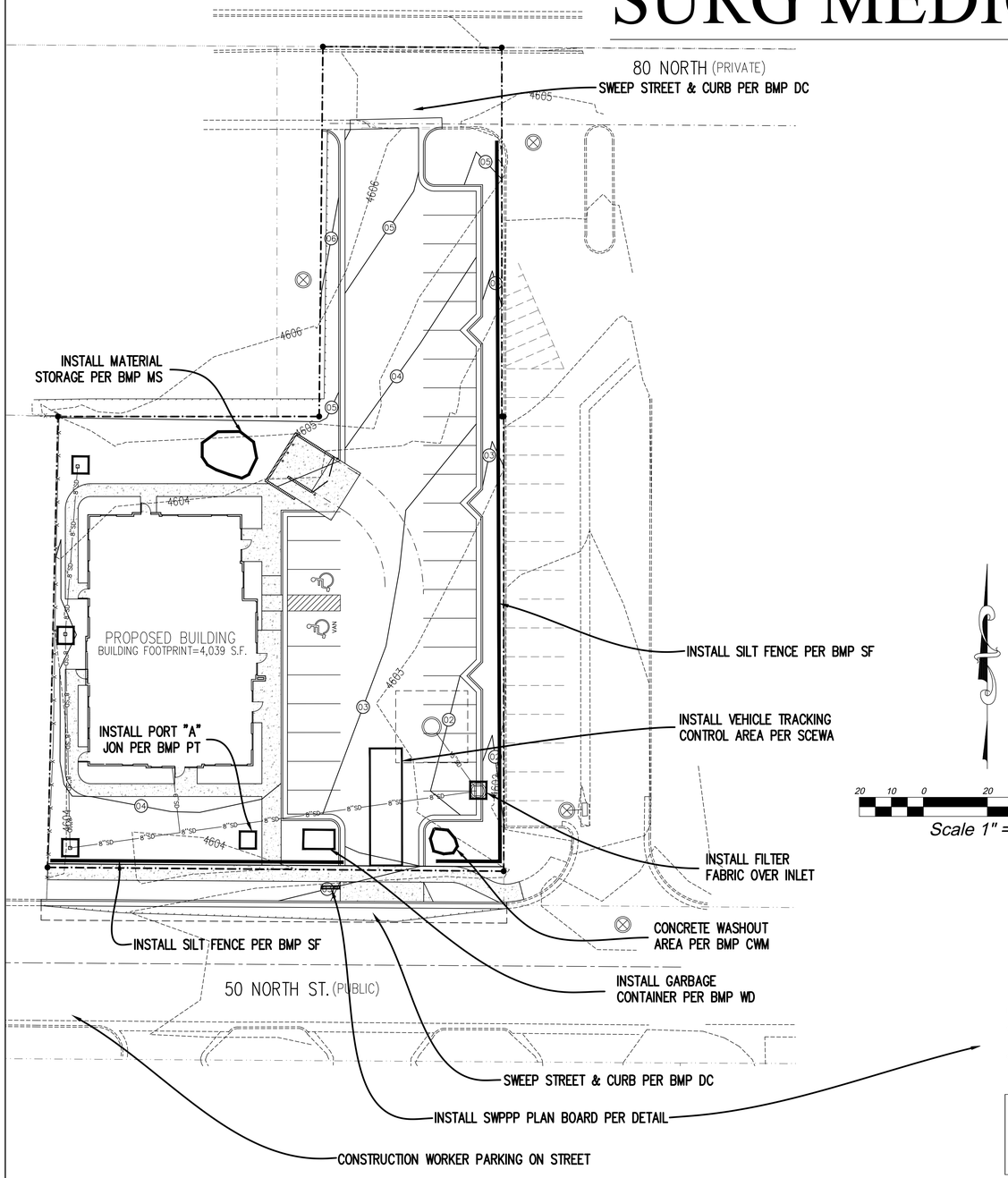
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Designed by: D.W.P.	Date: 02/25/22
Checked by: D.W.P.	C4

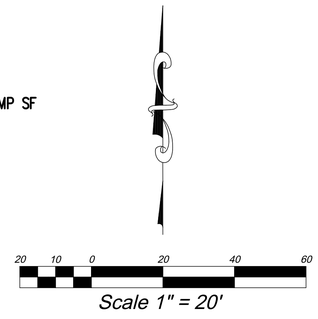
GRADING & DRAINAGE PLAN

REGISTERED PROFESSIONAL ENGINEER
9/27/23
No. 270393
DAVID W. PETERSON
STATE OF UTAH

811 Know what's below. Call before you dig.

SURG MEDICAL/PROFESSIONAL OFFICE BLDG.





ADDRESS: 1141 EAST 50 NORTH

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

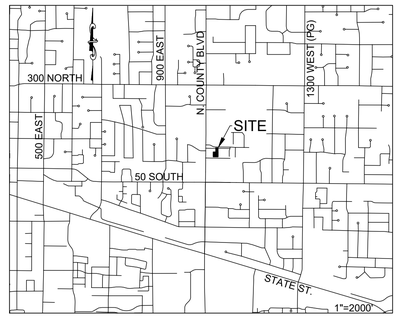
PERCOLATION RATE: 25 MINUTES PER INCH

DISTURBED AREA = 0.61 ACRES (ENTIRE SITE)

C-VALUE BEFORE CONSTRUCTION = 0.35
C-VALUE AFTER CONSTRUCTION = 0.68

NOTE: CIVIL ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE IMPLEMENTATION OF THIS PLAN DURING CONSTRUCTION. SUCH RESPONSIBILITY IS SOLELY THE CONTRACTOR'S.

VICINITY MAP



SWPPP CONTACT LIST:

COMPANY	CONTACT	PHONE
AF STORM DRAIN SEWER	Ashton Hardy	(801) 404 6162
AF STORM WATER INSPECTOR	Harlan Nielson	(801) 404 6361
AF FLOOD IRRIGATION COMPANY	Ernie Johns	(801) 756 6626
TIMPANOGOS SPECIAL SERVICE DISTRICT	David Barlow	(801) 756 5231
MITCHELL HOLLOW IRRIGATION	Dale Jones	(801) 768 8150

SITE OPERATOR IS RESPONSIBLE FOR THE FOLLOWING:

1. SUBMITTING A NOTICE OF INTENT (NOI) TO THE UTAH STATE DIVISION OF WATER QUALITY. A COPY OF THE NOI MUST BE SUBMITTED TO AMERICAN FORK CITY.
2. SUBMITTING A SWPPP DOCUMENT TO AMERICAN FOR CITY FOR APPROVAL BEFORE CONSTRUCTION.
3. OBTAIN A LAND DISTURBANCE PERMIT FROM AMERICAN FORK CITY AT LEAST 15 DAYS PRIOR TO CONSTRUCTION.

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 person 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."

REGISTERED PROFESSIONAL ENGINEER
9/27/23
No. 270393
DAVID W. PETERSON
STATE OF UTAH

PE STAMP, SIGN AND DATE

SWPPP Storm Water Pollution Prevention Plan

A Utah Pollutant Discharge Elimination System (UPDES) permit covers this construction site, If any Non-Storm water discharge or severe vehicle tracking occurs please call 420-1272.

Project Name: 123abc

minimum sign dimension 3'x4'

SWPPP Location: ABC Company Construction Trailer
100 W Center

SWPPP Contact: John Doe
XYZ Environmental
801-111-2233

NOI
8.5"x 11"

NOI
8.5"x 11"

SWPPP Drawing
17"x 22"

EROSION CONTROL NOTES:

1. CONSTRUCT A SILT FENCE AS SHOWN ON PLAN. SEE BMP SF.
2. INSTALL SEDIMENT TRAP IN FRONT OF ALL SILT FENCES. SEE BMP ST.
3. CONST. A 15'X50'X2' DEEP COBBLE VEHICLE TRACKING CONTROL AREA AS SHOWN ON PLAN. SEE BMP SCEWA
4. INSTALL CONCRETE WASH OUT AREA. SEE BMP CWM
5. INSTALL GARBAGE CONTAINER. SEE BMP WD
6. INSTALL PORTABLE TOILET. SEE BMP PT
7. INSTALL MATERIALS STORAGE AREA. SEE BMP MS
8. CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
9. CONTRACTOR TO WATER SITE AT LEAST WEEKLY OR MORE FREQUENTLY AS NEEDED TO CONTROL DUST POLLUTION.
10. SWEEP STREET AND PARKING LOT. SEE BMPS DC & PLSV
11. INSTALL LANDSCAPING. SEE BMP TPS
12. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE BMP'S. CONTACT DEVELOPER FOR CONTRACTOR INFORMATION.

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
9/27/23
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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09/27/2023
Approved for Construction

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12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

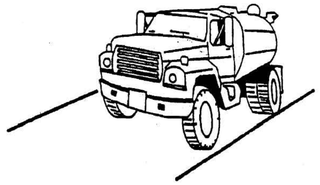
SURG MEDICAL/PROFESSIONAL OFFICE BLDG.
AMERICAN FORK 1141 EAST 50 NORTH UTAH

Drawn by:	Designed by:	Checked by:
D.W.P.	D.W.P.	D.W.P.

EROSION CONTROL PLAN

Scale: 1"=20'
Date: 02/25/22
C5

BMP: Dust Controls — DC



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.

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

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: Parking Lot Sweeping/Vacuuming — PLSV



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

Approach:
- Restrict parking prior to and during sweeping.
- Establish frequency of sweeping based on anticipated need and observations of debris or sediment accumulation
- Increase sweeping frequency just before the rainy season.
- Lots that generate greater amounts of debris or sediment must be swept more frequently. These include lots associated with or adjacent to recreational, commercial, or industrial areas, or other areas of high vehicle or pedestrian traffic.
- Manually remove debris from corners or other areas of the parking lot that equipment cannot reach
- Keep accurate operation logs to track programs.
- Equipment selection can be key for this particular BMP. There are two types used, the mechanical broom sweepers (more effective at picking up large debris and cleaning wet streets), and the vacuum sweepers (more effective at removing fine particles and associated heavy metals). It may be useful to have the ability to use both kinds.

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 parking lot conditions, presence of parked vehicles, presence of construction projects, climatic conditions and condition of curbs.

Maintenance:
- Acquisition and maintenance of equipment is generally handled by the company hired to perform the sweeping/vacuuming.

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

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: Temporary and Permanent Seeding — TPS



Definition:
Temporary seeding - establishment of short term cover by application of rapidly germinating seed mix (alternatively hydroseeding may be utilized).
Permanent seeding - establishment of final term cover by application of perennial seed mix (alternatively sod may be utilized).

Application:
Disturbed areas that are at final grade and which will not be disturbed by continuing activities on site. Also areas that are not at final grade but which will be left untouched in excess of one year.

Recommended Seed Mix:
The recommended seed mix will be dependent on site specific information such as elevation, exposure, soils, water available and topography. Check with the County Extension Service for recommended mixes for site specific conditions:
Utah State University Extension Service
51 South University Avenue, Suite 206
Provo, Utah 84601
phone (801) 370-8460

Limitations:
- Limited to areas that will not be subject to traffic or high usage.
- May require irrigation and fertilizer which creates potential for impacting runoff quality.
- May only be applied during appropriate planting season, temporary cover required until that time.

Installation:
- Roughen soil to a depth of 2 inches. Add fertilizer, manure, topsoil as necessary.
- Evenly distribute seed using a commonly accepted method such as broadcast seeding, drilling or hydroseeding.
- Use a seed mix appropriate for soil and location that will provide rapid germination and growth. Check with County Extension Service for recommended mix and application rate.
- Cover area with mulch if required due to steep slopes or unsuitable weather conditions.

Maintenance:
- Provide irrigation as required to establish growth and to maintain plant cover through duration of project.
- Reseed as necessary to provide 75% coverage
- Remediate any areas damaged by erosion or traffic.
- When 75% coverage is achieved inspect monthly for damage and remediate as necessary.

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

Adapted from Salt Lake County BMP Fact Sheet

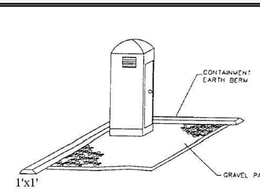
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- ■ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Portable Toilets — PT



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.

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

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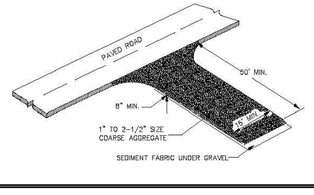
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- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Stabilized Construction Entrance and Wash Area — SCEWA



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.

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

Adapted from Salt Lake County BMP Fact Sheet

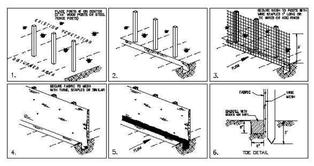
Targeted Pollutants
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- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Silt Fence — SF



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 ⅓ the height of the fence.

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

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

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

American Fork City Engineering
06/01/2023
Approved for Construction

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH
7/27/23

REVISIONS		
Rev.	Date	Description
1	07/13/23	REVISED PER CITY COMMENTS

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

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

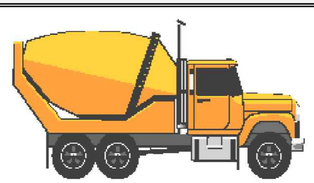
SURG MEDICAL/PROFESSIONAL OFFICE BLDG.

AMERICAN FORK 1141 EAST 50 NORTH UTAH

Drawn by:	D.W.P.
Designed by:	D.W.P.
Checked by:	D.W.P.
Scale:	NTS
Date:	02/25/22
Sheet	C6

BMP DETAILS

BMP: Concrete Waste Management — CWM



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.

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

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



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

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

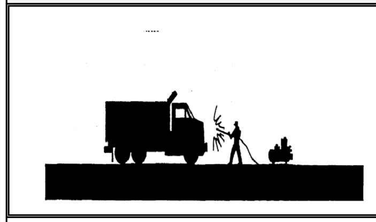
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- ■ Nutrients
- ☐ Heavy Metals
- ■ Toxic Materials
- ☐ Oxygen Demanding Substances
- ■ Oil & Grease
- ■ Floatable Materials
- ☐ Bacteria & Viruses

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

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

■ High ☒ Medium ☐ Low

BMP: Vehicle And Equipment Cleaning — VEC



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.

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

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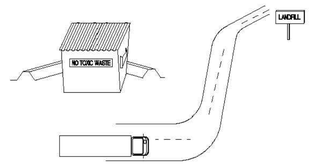
Targeted Pollutants
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- ☐ Nutrients
- ☒ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ 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

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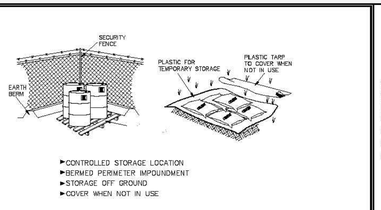
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- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: 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
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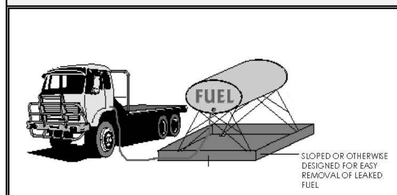
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- ☐ Floatable Materials
- ☒ Other Waste

- ■ 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



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.

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

Adapted from Salt Lake County BMP Fact Sheet

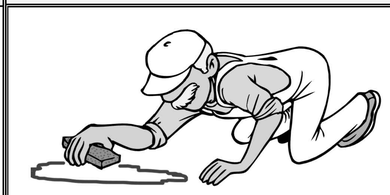
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: 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 County BMP Fact Sheet

Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☒ Oil & Grease
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- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

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

■ High ☒ Medium ☐ Low

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

American Fork City Engineering
06/21/23
Approved for Construction

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH
6/21/23

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

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

REVISIONS

Rev.	Date	Description
1	07/13/23	REVISED PER CITY COMMENTS

SURG MEDICAL/PROFESSIONAL OFFICE BLDG.

AMERICAN FORK 1141 EAST 50 NORTH UTAH

Drawn by: D.W.P.	BMP DETAILS	Scale: NTS
Designed by: D.W.P.		Date: 02/25/22
Checked by: D.W.P.		C7

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

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

American Fork City Engineering
date
signature
Approved for Construction

UTILITIES

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

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

2. 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.
3. 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.
4. 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.
5. 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.

WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
2. 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.
3. Only fire hydrants conforming to City of American Fork standards will be approved for use.
4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
5. All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C_651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as–built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.
7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
9. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.
10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
11. All water main stationing shall be based on street centerline stationing.
12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
13. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
14. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

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.

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.
8. A minimum cover of 24" shall be provided over PVC storm drain pipe.

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.

PRESSURIZED IRRIGATION LINE

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

REGISTERED PROFESSIONAL ENGINEER
9/12/23
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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

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

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756–4504; david@excelcivil.com

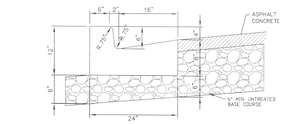
SURG MEDICAL/PROFESSIONAL OFFICE BLDG.

AMERICAN FORK 1141 EAST 50 NORTH UTAH

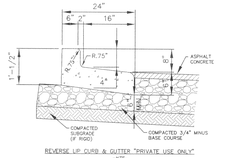
Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

AMERICAN FORK STANDARD CONSTRUCTION NOTES

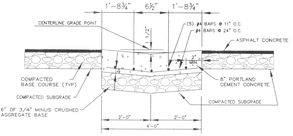
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TYPE E CURB & GUTTER
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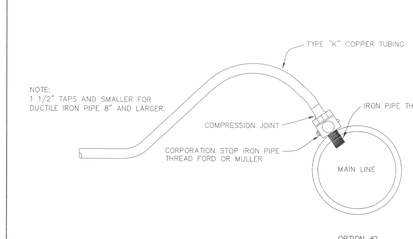


REVERSE LIP CURB & GUTTER "PRIVATE USE ONLY"
-NTS-

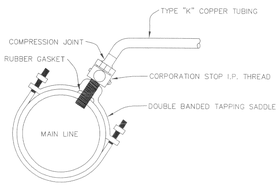


4.0' VALLEY GUTTER
-NTS-

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING AND LAND SURVEYING / 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

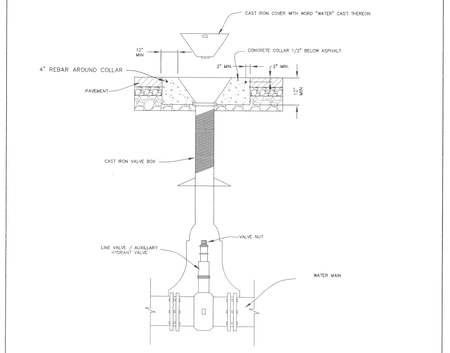


OPTION #2



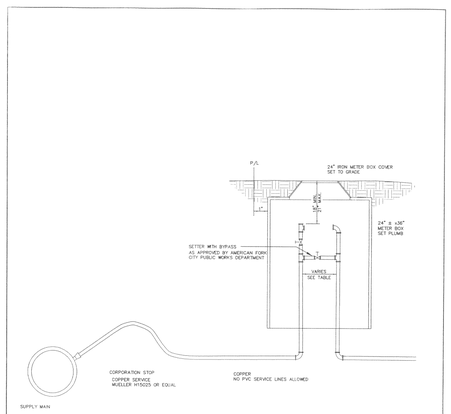
OPTION #1

DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING AND LAND SURVEYING / CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL WATERMAN TAPS	DRAWING NO. 15.3



VALVE BOX DETAIL

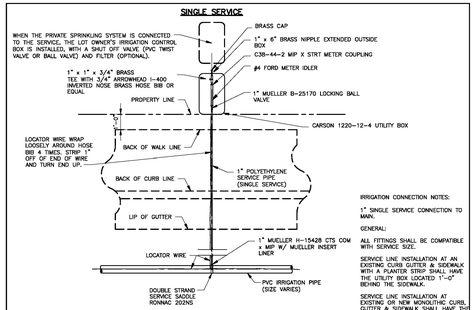
DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING AND LAND SURVEYING / CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: VALVE BOX DETAIL	DRAWING NO. 15.4



SPACING TABLE	
SIZE	SPACING
3/4"	7 1/2"
1"	10 3/4"
1 1/2"	13"
2"	17"

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING AND LAND SURVEYING / CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5

SINGLE SERVICE



IRRIGATION CONNECTION NOTES:

1" SINGLE SERVICE CONNECTION TO MAIN.

GENERAL:

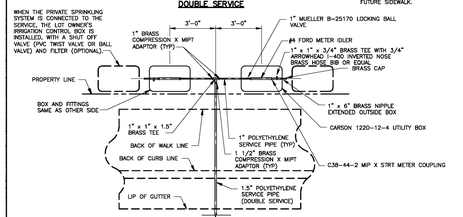
ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.

SERVICE LINE INSTALLATION AT AN EXISTING CURB GUTTER & SIDEWALK WITH A PLANTER STRIP SHALL HAVE THE UTILITY BOX LOCATED 1'-0" BEHIND THE SIDEWALK.

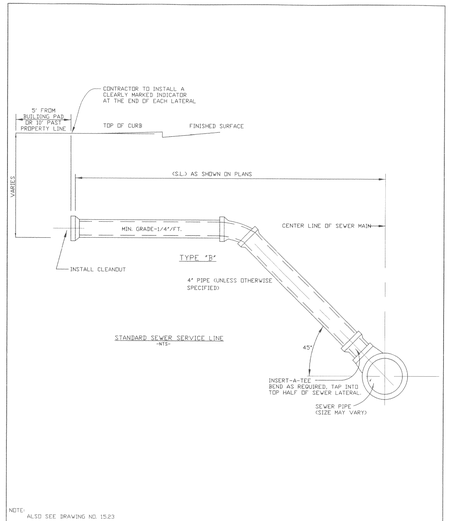
SERVICE LINE INSTALLATION AT EXISTING OR NEW MONOLITHIC CURB, GUTTER & SIDEWALK SHALL HAVE THE UTILITY BOX LOCATED 1'-0" BEHIND THE SIDEWALK.

SERVICE LINE INSTALLATION AT A LOCATION WITH NO CURB, GUTTER & SIDEWALK SHALL HAVE THE UTILITY BOX LOCATED 1'-0" BEHIND THE FUTURE SIDEWALK.

DOUBLE SERVICE

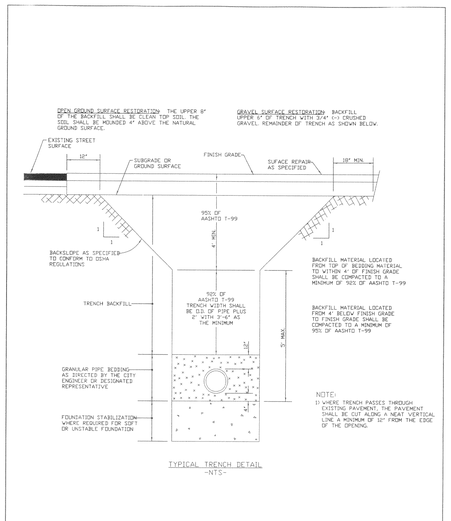


DRAWN: REVISED: 11/2010 DATE: SCALE:	HORROCKS ENGINEERS ONE WEST MAIN STREET AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SINGLE/DOUBLE SERVICE CONNECTION FOR SECONDARY WATER	DRAWING NO. 15.5A



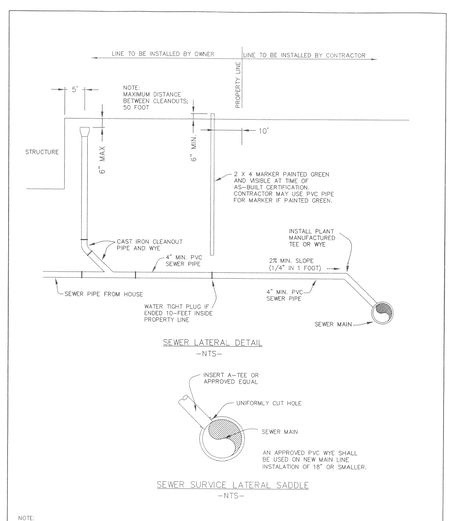
NOTE:
ALSO SEE DRAWING NO. 15.23

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING AND LAND SURVEYING / CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: STANDARD SEWER SERVICE LINE	DRAWING NO. 15.19



TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING AND LAND SURVEYING / CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL	DRAWING NO. 15.22

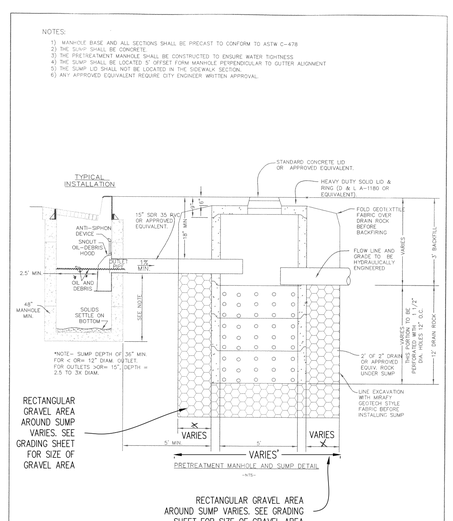


SEWER LATERAL DETAIL
-NTS-

SEWER SURVICE LATERAL SADDLE
-NTS-

NOTE:
1) LATERAL SHALL NOT ENTER MANHOLE, UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
2) FOR CONCRETE PIPE ADD CONCRETE COLLAR AROUND INSERT-A-TEE.
3) ALSO SEE DRAWING NO. 15.19

DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING AND LAND SURVEYING / CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT	DRAWING NO. 15.23



DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING AND LAND SURVEYING / 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

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

American Fork City Engineering
APPROVED
Approved for Construction

REGISTERED PROFESSIONAL ENGINEER
9/22/23
No. 270393
DAVID W. PETERSON
STATE OF UTAH

REVISIONS		
Rev.	Date	Description
1	07/13/23	REVISED PER CITY COMMENTS

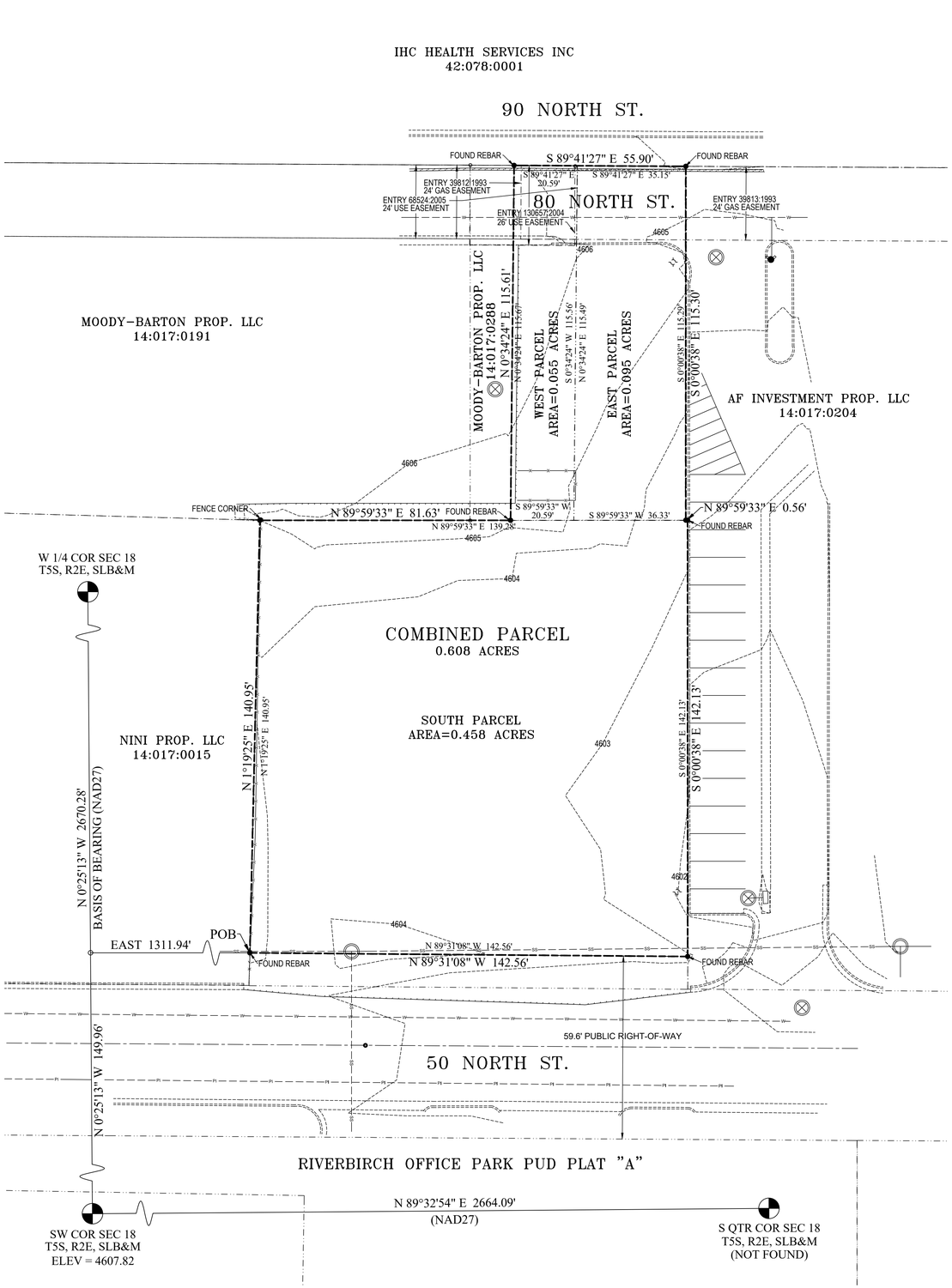
DESERT EDGE ARCHITECTURE
720 S. RIVER ROAD BLDG D, SUITE 2100B
ST. GEORGE, UT 84790

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

SURG MEDICAL/PROFESSIONAL OFFICE BLDG.

AMERICAN FORK 1141 EAST 50 NORTH UTAH

Drawn by: D.W.P.	DETAIL SHEET	Scale: NTS
Designed by: D.W.P.		Date: 02/25/22
Checked by: D.W.P.		C9



COMMITMENTS FOR TITLE INSURANCE

EAST PARCEL

A COMMITMENT FOR TITLE INSURANCE # 17-6181WS, ISSUED BY MOUNTAIN AMERICA TITLE COMPANY, DATED JUNE 16, 2017.

SCHEDULE B-II:

ITEM 2	UNRECORDED EASEMENTS - NO USE EASEMENT (FOR 80 NORTH) IMPACTING PARCEL IS SHOWN ON TITLE REPORT.
ITEM 3	DISCREPANCIES - TITLES PLOT CLOSE TO NEIGHBORING TITLES.
ITEM 10	EASEMENTS - 80 NORTH CROSSES NORTHERLY PORTION OF PARCEL.
ITEM 11	ENTRY 68524:2005 - 24' USE EASEMENT - DOES NOT ENTER PARCEL.
ITEM 12	ENTRY 39813:1993 - 24' GAS EASEMENT - SEE MAP FOR LOCATION.
ITEM 13	ENTRY 8113:1992 - BLANKET SEWER EASEMENT - NOT PLOTTABLE. THE EXISTING SEWER LINE ACROSS SOUTHERLY PORTION OF SOUTH PARCEL MAY BE THE SEWER LINE REFERRED TO IN ENTRY 8113:1992 SINCE IT IS THE ONLY KNOWN SEWER LINE THAT CROSSES BOTH ORIGINAL PARCELS.

WEST PARCEL

A COMMITMENT FOR TITLE INSURANCE # 321-6099471, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 3, 2020.

SCHEDULE B-II:

ITEM 2	SEE MAP FOR LOCATED IMPROVEMENTS.
ITEM 3	UNRECORDED EASEMENTS - NONE FOUND.
ITEM 4	DISCREPANCIES - TITLES PLOT CLOSE TO NEIGHBORING TITLES.
ITEM 12	ENTRY 3901:1931 - BLANKET GAS EASEMENT -NOT PLOTTABLE.
ITEM 13	ENTRY 3904:1931 - BLANKET GAS EASEMENT - NOT PLOTTABLE.
ITEM 15	ENTRY 8113:1992 - BLANKET SEWER EASEMENT - NOT PLOTTABLE. THE EXISTING SEWER LINE ACROSS SOUTHERLY PORTION OF SOUTH PARCEL MAY BE THE SEWER LINE REFERRED TO IN ENTRY 8113:1992 SINCE IT IS THE ONLY KNOWN SEWER LINE THAT CROSSES BOTH ORIGINAL PARCELS.
ITEM 16	ENTRY 39812:1993 - 24' GAS EASEMENT - SEE MAP FOR LOCATION.
ITEM 17	ENTRY 39813:1993 - 24' GAS EASEMENT - SEE MAP FOR LOCATION.
ITEM 18	ENTRY 130657:2004 - 26' USE EASEMENT - SEE MAP FOR LOCATION.
ITEM 19	ENTRY 68524:2005 - 24' USE EASEMENT - SEE MAP FOR LOCATION.

SOUTH PARCEL

A COMMITMENT FOR TITLE INSURANCE # 321-6045608, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MAY 18, 2020.

SCHEDULE B-II:

ITEM 2	SEE MAP FOR LOCATED IMPROVEMENTS.
ITEM 3	UNRECORDED EASEMENTS - SEE ITEM 22.
ITEM 4	DISCREPANCIES - TITLES PLOT CLOSE TO NEIGHBORING TITLES.
ITEM 10	ENTRY 3901:1931 - BLANKET GAS EASEMENT -NOT PLOTTABLE.
ITEM 11	ENTRY 3904:1931 - BLANKET GAS EASEMENT - NOT PLOTTABLE.
ITEM 12	ENTRY 8113:1992 - BLANKET SEWER EASEMENT - NOT PLOTTABLE.
ITEM 22	SURVEY ITEMS OF NOTE - EXISTING SEWER LINE ACROSS SOUTHERLY PORTION OF PROPERTY MAY BE THE SEWER LINE REFERRED TO IN ENTRY 8113:1992 SINCE IT IS THE ONLY KNOWN SEWER LINE THAT CROSSES BOTH ORIGINAL PARCELS.

DESCRIPTIONS

East Parcel
Commencing North 269.87 feet & West 1211.36 feet from the South Quarter Corner, Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; South 89°59'33" West 36.33 feet; thence North 0°34'24" East 115.49 feet; thence South 89°41'27" East 35.15 feet; thence South 0°00'38" East 115.29 feet to the point of beginning.
Area = 0.095 Acres

West Parcel
Beginning at a point which is located North 89°32'54" East 1395.77 feet along the section line and North 279.82 feet from the Southwest corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 0°34'24" East 115.67 feet; thence South 89°41'27" East 55.90 feet; thence South 0°00'38" East 115.35 feet; thence South 89°59'33" West 57.08 feet to the point of beginning.

Subject to 80 North Street

Less and Excepting land as described in Warranty Deed recorded as Entry No. 129991:2017. (East Parcel description)
Area = 0.055 Acres

South Parcel
Commencing at a point located South 89°32'54" West along the section line 1210.65 feet and North 137.30 feet from the South Quarter corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°31'08" West along 50 North Street 142.56 feet; thence North 01°19'25" East 140.95 feet; thence North 89°59'33" East 139.28 feet; thence South 0°00'38" East 142.13 feet to the point of beginning.
Area = 0.458 Acres

Combined Parcel
Beginning at a point which is located North 0°25'13" West along section line 149.96 feet and East 1311.94 feet from the Southwest corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 1°19'25" East 140.95 feet; thence North 89°59'33" East 68.45 feet; thence North 0°00'06" East 115.68 feet; thence South 89°41'27" East 70.23 feet; thence South 0°00'38" East 115.30 feet; thence North 89°59'33" East 0.56 feet; thence South 0°00'38" East 142.13 feet; thence North 89°31'08" West 142.56 feet to the point of beginning.
Area = 0.608 Acres

ALTA / NSPS TABLE "A"

1. MONUMENTS PLACED MONUMENTS FOUND AT EXTERIOR CORNERS.
2. ADDRESS SEE MAP
3. FLOOD ZONE CLASSIFICATION FEMA FIRM PANEL 49049C0169F EFFECTIVE JUNE 19, 2020. ZONE X - OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN
4. GROSS LAND AREA TOTAL AREA = 0.608 ACRES. SEE MAP FOR PARCEL AREAS.
5. VERTICAL RELIEF GROUND SURVEY. SW COR. SEC. 18 = 4607.82' (NAVD88)

6a. CURRENT ZONING CLASSIFICATION PO-1, PROFESSIONAL OFFICE

7a. EXTERIOR DIMENSIONS OF ALL BUILDINGS NO BUILDINGS ON SITE.

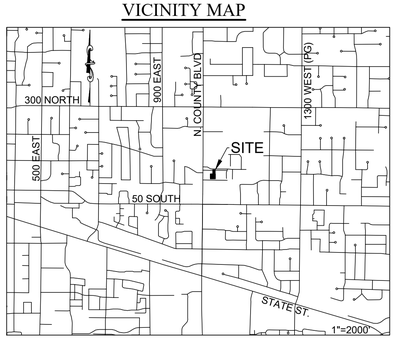
8. SUBSTANTIAL VISIBLE IMPROVEMENTS SEE MAP.
9. PARKING AREAS NO MARKED PARKING AREAS ON SITE.
11. LOCATION OF UTILITIES, VISIBLE & MARKED SEE MAP AND FOLLOWING NOTE.
13. NAMES OF ADJOINING OWNERS SEE MAP
16. OBSERVED EVIDENCE OF RECENT CONSTRUCTION NONE FOUND
17. STREET CONSTRUCTION/CHANGES IN ALIGNMENT NONE FOUND

* ITEM 11 - UTILITIES WERE LOCATED BASED ON VISIBLE STRUCTURES AND OTHER VISIBLE EVIDENCES. NO GUARANTEE IS GIVEN THAT ADDITIONAL UTILITIES DO NOT EXIST ON THE SITE WHICH ARE NOT VISIBLE OR MARKED ON THE GROUND. IT IS RECOMMENDED THAT BLUESTAKES BE CALLED PRIOR TO ANY EXCAVATION.

PLAT LEGEND

- PARCEL BOUNDARIES
- NEIGHBOR TITLES
- EASEMENT LINE
- CENTERLINE ROAD
- CONCRETE
- FENCE LINE
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- POWER LINE
- PHONE / FIBER OPTIC
- GAS LINE
- CONTOUR LINE

VICINITY MAP



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

American Fork City Engineering
RECEIVED
Approved for Construction

CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 7a, 8, 9, 11, 13, 16, and 17 of Table A thereof. The field work was completed in June 2021.

PROFESSIONAL LAND SURVEYOR
No. 6418780
AARON D. THOMAS
6-18-21
STATE OF UTAH

6-18-21
DATE

AARON D. THOMAS - PLS NO. 6418780

Scale 1" = 20'

PROJECT NAME	AF MEDICAL
ADDRESS +/-	1160 EAST 50 NORTH
CITY: AMERICAN FORK	COUNTY: UTAH STATE: UTAH

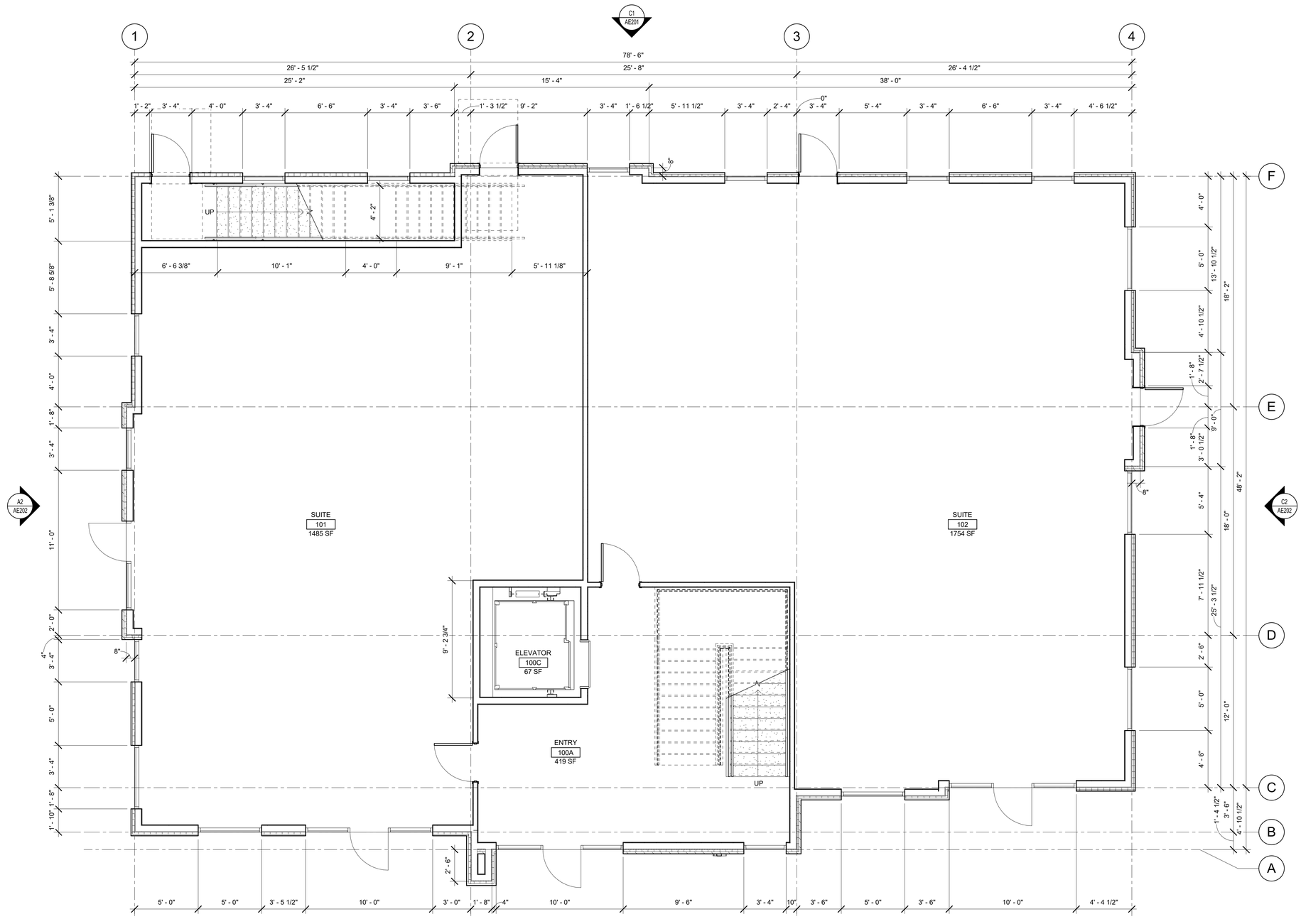
SURVEYOR: AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

CIVIL ENGINEER: EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

ALTA / NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M

SHEET:	1 OF 1
DATE:	JUNE 18, 2021
SCALE:	1"=20'



A1 MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

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

American Fork City Engineering
09/07/2024
Approved for Construction

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

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

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

SURG MEDICAL/
PROFESSIONAL
OFFICE BLDG.

1141 E 50 N
AMERICAN FORK, UT 84003

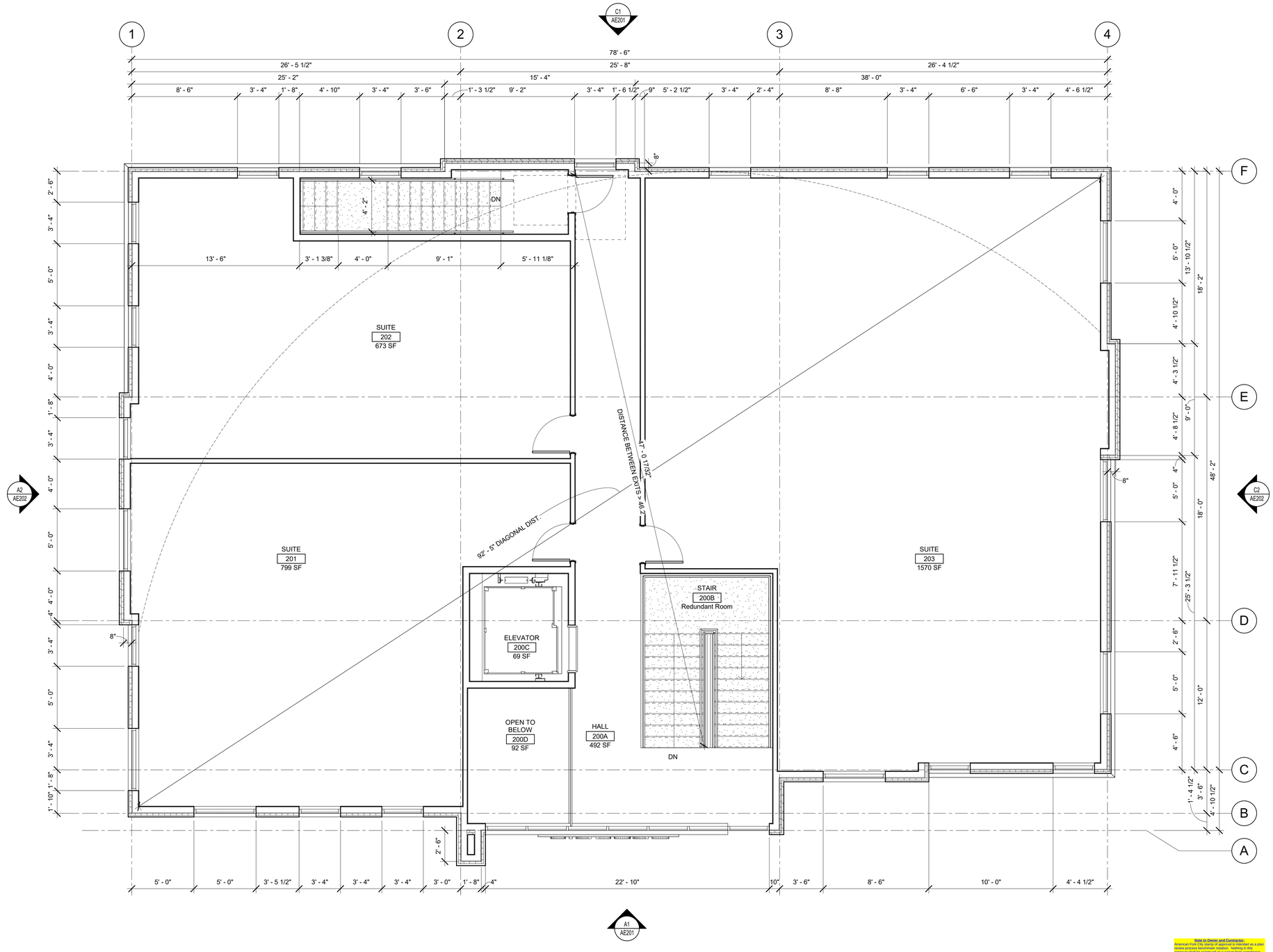
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ISSUE TYPE:	DATE:
NOT FOR CONSTRUCTION	05-26-2023
PROJECT NUMBER:	001061
DRAWN BY:	Author
CHECKED BY:	Checker

FIRST FLOOR PLAN

AE101

D:\PROJECTS_2020\001061 American Fork Medical Plex Condo\R_DRAWINGS\1_CURRENT\1_AE101 American Fork Medical Plex Option2.rvt
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A1 SECOND LEVEL FLOOR PLAN

1/4" = 1'-0"

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

American Fork City Engineering
06/07/2024
Approved
Approved for Construction

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

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

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www.bnaconsulting.com

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PROFESSIONAL
OFFICE BLDG.

1141 E 50 N
AMERICAN FORK, UT 84003

STAMP

ISSUE TYPE:	DATE:
NOT FOR CONSTRUCTION	05-26-2023
PROJECT NUMBER:	001061
DRAWN BY:	Author
CHECKED BY:	Checker

SECOND FLOOR
PLAN

AE102

G:\PROJECTS_2023\001061 Extension Ave Medical Plex Concept\04_DRAWINGS\01_CURRENT\001061 Extension Ave Medical Plex Option #3.rvt
6/6/2023 11:03:13 AM



C2 NORTH ELEVATION
1/4" = 1'-0"



A2 SOUTH ELEVATION
1/4" = 1'-0"

Note to Owner and Contractor:
American Fork City stamp of approval is intended as a plan review process benchmark notation. Nothing in this approval shall be construed as a waiver from compliance with the 2018 International Building Code or American Fork City Municipal Code. All construction must be in full compliance with City code regardless of the status of construction items shown.

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

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

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

BNA CONSULTING
SALT LAKE · ST.GEORGE
4225 Lake Park Blvd Ste 275
West Valley City, Utah 84120
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www.bnaconsulting.com

SURG MEDICAL/
PROFESSIONAL
OFFICE BLDG.
1141 E 50 N
AMERICAN FORK, UT 84003

STAMP

ISSUE TYPE:	DATE:
NOT FOR CONSTRUCTION	05-26-2023
PROJECT NUMBER:	001061
DRAWN BY:	SB
CHECKED BY:	SB

EXTERIOR
ELEVATIONS

AE202

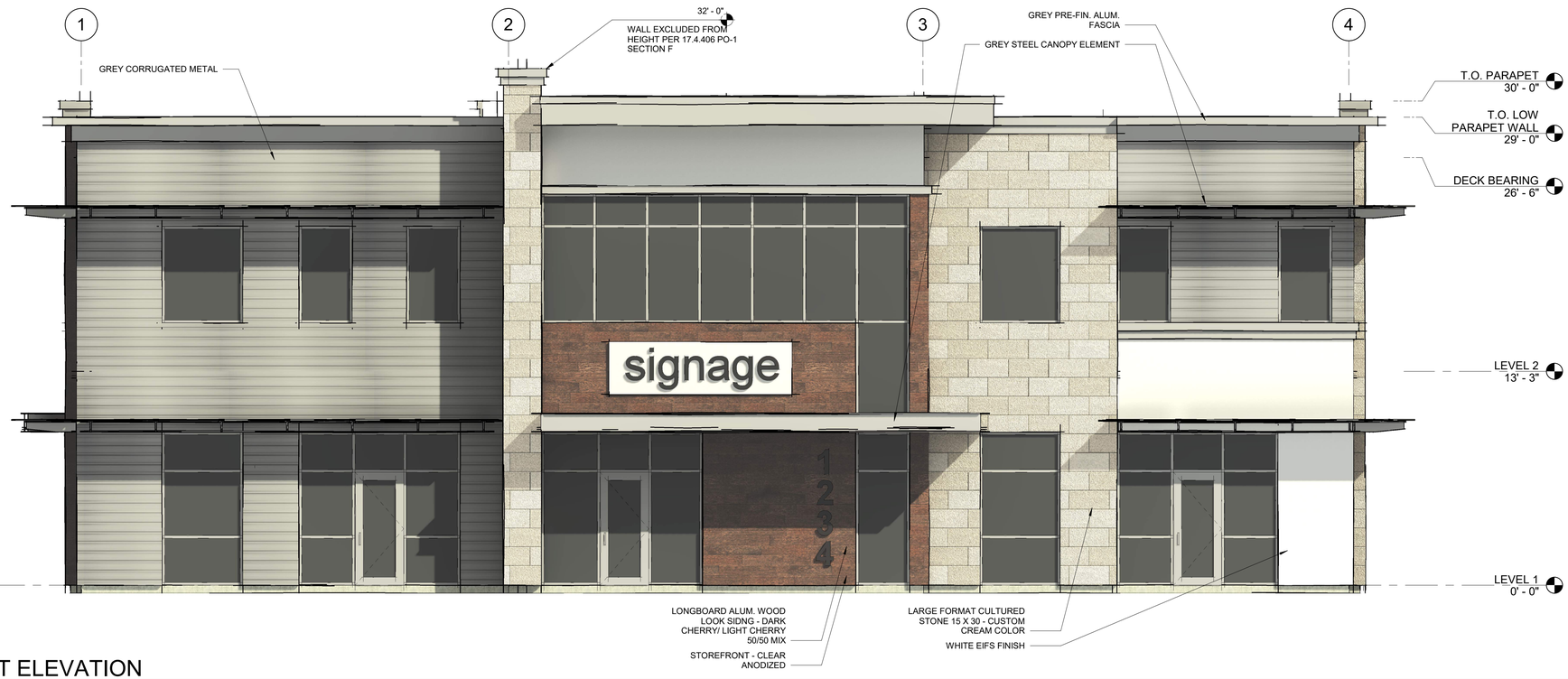
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Note to Owner and Contractor:
American Fork City stamp of approval is intended as a plan review process benchmark indicating that, to the best knowledge of the reviewer, the plans are in compliance with any City building code ordinance or the American Fork City Municipal Code. All construction must be in full compliance with City code regardless of the status of construction items shown.

American Fork City Engineering
09/07/2023
By:
Approved for Construction

C1 WEST ELEVATION
1/4" = 1'-0"



A1 EAST ELEVATION
1/4" = 1'-0"

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

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2766 S. Main Street
Salt Lake City, Utah 84115
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BNA CONSULTING
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P:801.532.2196
www.bnaconsulting.com

SURG MEDICAL/ PROFESSIONAL OFFICE BLDG.

1141 E 50 N
AMERICAN FORK, UT 84003

STAMP

ISSUE TYPE:	DATE:
NOT FOR CONSTRUCTION	05-26-2023
PROJECT NUMBER:	001061
DRAWN BY:	SB
CHECKED BY:	SB

EXTERIOR ELEVATIONS

AE201

D:\1_PROJECTS_2023\001061 American Fork Medical Plex Zoning\04_CAD\001061_CURRENT.rvt
9/26/2023 11:58:25 AM

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

American Fork City Engineering
09/07/2024
approved
Approved for Construction



D3 FRONT PERSPECTIVE VIEW



B1 FRONT LEFT PERSPECTIVE VIEW



B3 REAR LEFT PERSPECTIVE VIEW



A1 REAR RIGHT PERSPECTIVE VIEW



A3 FRONT RIGHT PERSPECTIVE VIEW

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

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

BNA CONSULTING
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4225 Lake Park Blvd Ste 275
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SURG MEDICAL/
PROFESSIONAL
OFFICE BLDG.
1141 E 50 N
AMERICAN FORK, UT 84003

STAMP

ISSUE TYPE:	DATE:
NOT FOR CONSTRUCTION	05-26-2023
PROJECT NUMBER:	001061
DRAWN BY:	SB
CHECKED BY:	SB

PERSPECTIVE
VIEWS

AE701

S:\LIBRC\ARCH_2023\001061 American Fork Medical Plaza\Drawings\Arch_CURRENT\01 - American Fork Medical Plaza Zoning Set.rvt
5/26/2023 11:09:51 AM



SITE MATERIALS LEGEND

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

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
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1-10	1" MINUS TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	5,854 sf

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
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American Fork City Engineering
09/07/2023
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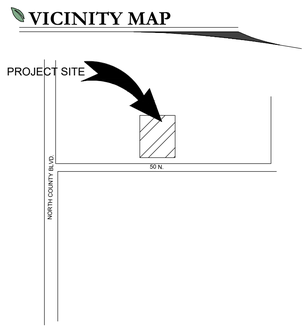
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0' 8' 16' 32' 64'
GRAPHIC SCALE: 1" = 16'

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1141 E. 50 N.
AMERICAN FORK, UTAH

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

DEVELOPER / PROPERTY OWNER / CLIENT

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LANDSCAPE ARCHITECT / PLANNER

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Landscape Architecture & Planning & Visualization
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LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
KEVIN AINSWORTH
8128121-5301
10/3/2023
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

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

COLOR ILLUSTRATION

CITY PERMIT SET

LP-COLOR



SITE MATERIALS LEGEND

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American Fork City Engineering
08/07/2024
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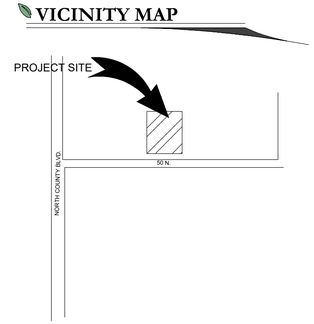
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LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

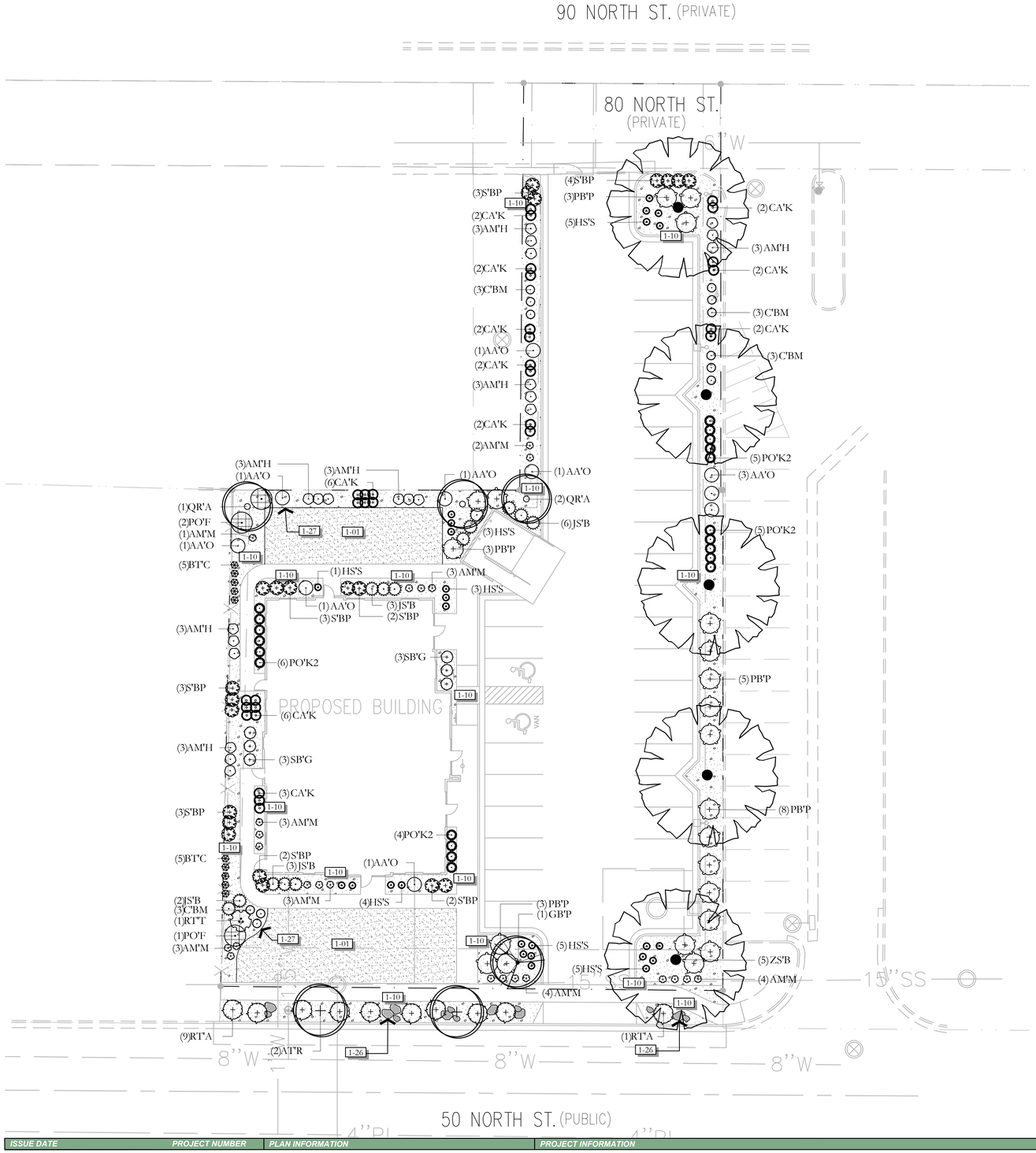
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
STATE OF UTAH
10/17/2023

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/17/2023

COLOR ILLUSTRATION

CITY PERMIT SET

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SITE REQUIREMENT CALCULATIONS

TREE REQUIREMENTS:	REQUIRED:	PROVIDED:
1 TREE PER 2,500 SQ. FT. OF IMPROVED AREA (26,507 SQ. FT.)	11	11
NO MORE THAN 25% OF TREES MAY BE ORNAMENTAL OR EVERGREEN	PERMITTED: NO MORE THAN 3	PROVIDED: 2

SHRUB REQUIREMENTS:	REQUIRED:	PROVIDED:
1 5-GAL. SHRUB PER 300 SQ. FT. OF IMPROVED AREA (26,507 SQ. FT.)	89	149

SPECIES DIVERSITY:	ALLOWED:	PROVIDED:
SHRUBS:		
TOTAL: 149		
NO MORE THAN 15% OF ANY ONE TYPE		
STANDING OVATION SERVICEBERRY	23	10
LOW SCAPE HEDGER CHOKEBERRY	23	21
LOW SCAPE MOUND CHOKEBERRY	23	23
CONCORDE JAPANESE BARBERRY	23	10
BEYOND MIDNIGHT BLUEBEARD	23	12
FIRESIDE NINEBARK	23	3
PAWNEE BUTTES SANDCHERRY	23	22
AUTUMN AMBER SUMAC	23	10
TIGER EYES SUMAC	23	1
GLOW GIRL BIRCHLEAF SPIREA	23	6
BOOMERANG DWARF PURPLE LILAC	23	22
BLUE ARROW JUNIPER	23	14
TREES:		
TOTAL: 11		
NO MORE THAN 50% OF ANY ONE TYPE		
RUGGED CHARM TATARIAN MAPLE	6	2
PRINCETON SENTRY GINGKO	6	1
STREET SPIRE OAK	6	3
BURGUNDY VASE ZELKOVA	6	5

ALLOWABLE CONVERSIONS:

25% OF REQUIRED SHRUBS MAY BE CONVERTED TO TURF AT A RATE OF ONE FIVE-GALLON SHRUB PER FIFTY SQUARE FEET OF TURF.

10% OF REQUIRED SHRUBS MAY BE CONVERTED TO PERENNIALS AND/OR GROUNDCOVERS AT A RATIO OF THREE ONE-GALLON PERENNIALS AND/OR GROUND COVERS FOR ONE FIVE-GALLON SHRUB.

IMPROVED AREA MEANS THE TOTAL (GROSS) LOT AREA BEING USED INCLUDING THE BUILDING, PARKING LOT, AND STORAGE OR DISPLAY AREAS.

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09/07/2024
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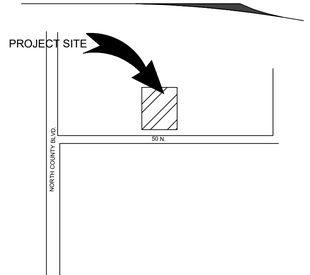
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LANDSCAPE PLAN

CITY PERMIT SET

LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Site Conditions
2. Guarantees
3. Maintenance
4. Soil Amendments
5. Fine Grading
6. Landscape Edging
7. Furnish and Installing Plant
8. Turf Planting
9. Weed Barrier

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5

b. EC (electrical conductivity): < 2.0 mmhos per centimeter

c. SAR (sodium absorption ration): < 3.0

d. % OM (percent organic matter): >1%

e. Texture (partiele size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil partiele greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.

b. Portland Cement (see concrete spec. below for type)

c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.

d. Only potable water for mixing.

I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a courser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

4. TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blemishes. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

G. Apply water directly after laying sod. Rainfall is not acceptable.

H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.

B. Cut weed barrier back to the edge of the plant rootball.

C. Overlap rows of fabric min. 6"

D. Stable fabric edges and overlaps to ground.

END OF SECTION

LANDSCAPE NOTES

INSTALLATION

1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.
8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DeWitt 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWELDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHICHEVER DISTANCE IS GREATER

SITE MATERIALS LEGEND

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

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

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

PLANT LEGEND

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

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

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AA'O	10	Amelanchier alnifolia 'Obelisk' TM Standing Ovation Serviceberry	5 gal
	AM'H	21	Aronia melanocarpa 'Low Scape Hedger' Low Scape Hedger Chokeberry	5 gal
	AM'M	23	Aronia melanocarpa 'Low Scape Mound' Low Scape Mound Chokeberry	5 gal
	BT'C	10	Berberis thunbergii 'Concorde' Concorde Japanese Barberry	5 gal
	C'BM	12	Caryopteris x clandonensis 'CT-9-12' TM Beyond Midnight Bluebeard	5 gal
	PO'F	3	Physocarpus opulifolius 'UMNHarpell' Fireside TM Fireside Ninebark	5 gal
	PB'P	22	Prunus besseyi 'P011S' TM Pawnee Buttes Sand Cherry	5 gal
	RT'A	10	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal
	RT'T	1	Rhus typhina 'Tiger Eyes' Tiger Eyes Sumac	5 gal
	SB'G	6	Spiraea betulifolia 'Tor Gold' TM Glow Girl Birchleaf Spirea	5 gal
	S'BP	22	Syringa x 'SMNJRPU' TM Bloomerang Dwarf Purple Lilac	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	JS'B	14	Juniperus Scopulorum 'Blue Arrow' Blue Arrow Juniper	B & B

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'K	31	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
	HS'S	26	Helictotrichon sempervirens 'Sapphire' Blue Oat Grass	1 gal
	PO'K2	20	Pennisetum orientale 'Karley Rose' Karley Rose Fountain Grass	1 gal

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

American Fork City Engineering
Reviewed
Approved for Construction

ISSUE DATE	PROJECT NUMBER
10/17/2023	UT23100

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

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

PLAN INFORMATION

PROJECT INFORMATION

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

DEVELOPER / PROPERTY OWNER / CLIENT

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

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PKJ DESIGN GROUP

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LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
10/17/2023
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/17/2023

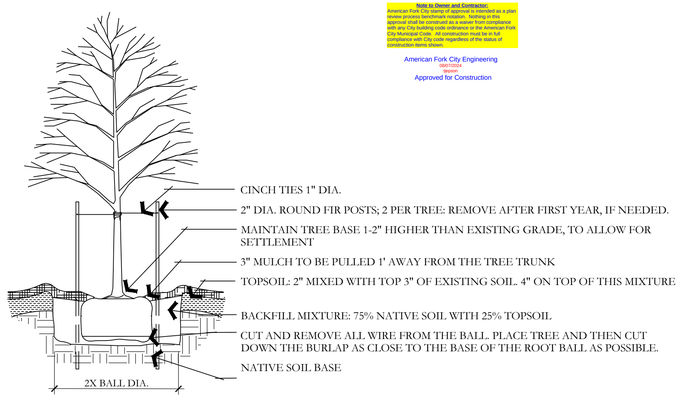
LANDSCAPE COVER

CITY PERMIT SET

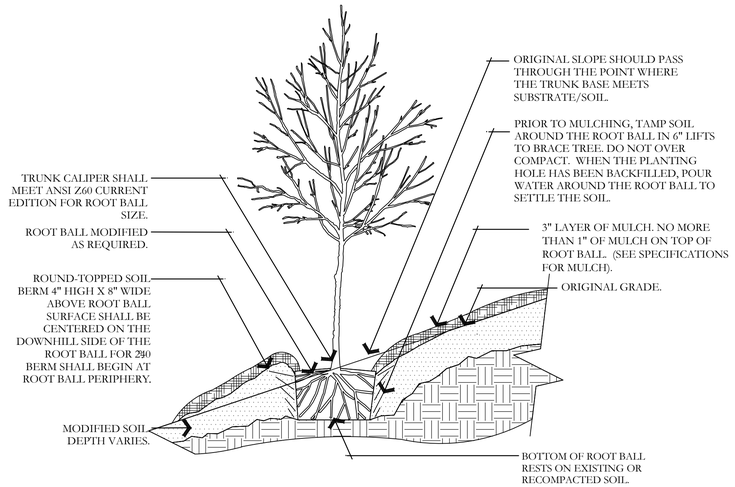
LP-101

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

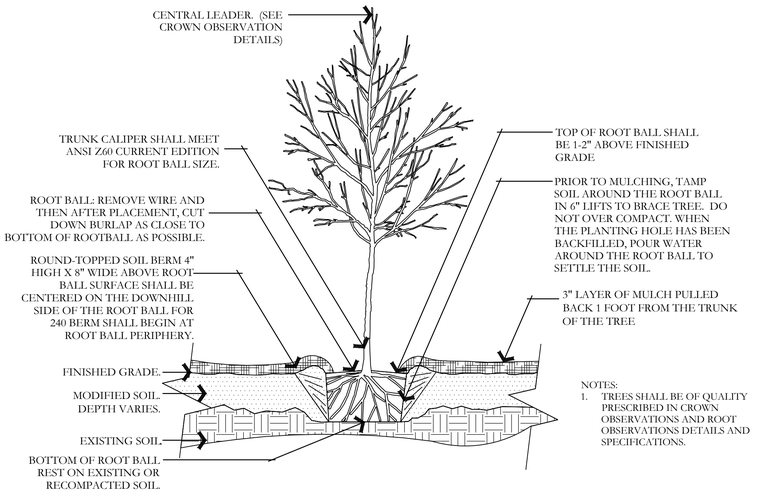
American Fork City Engineering
06/01/2024
Approved for Construction



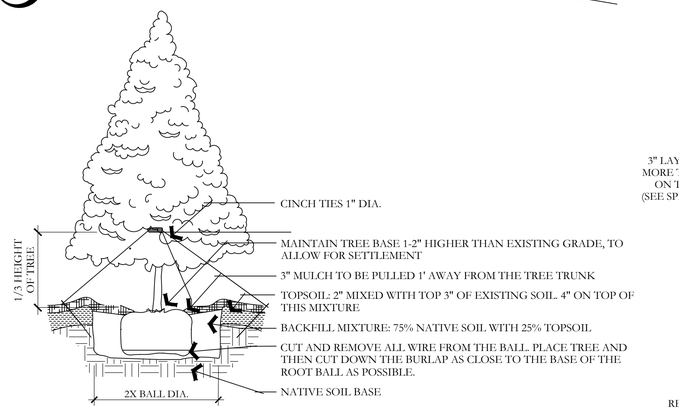
A DECIDUOUS TREE PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



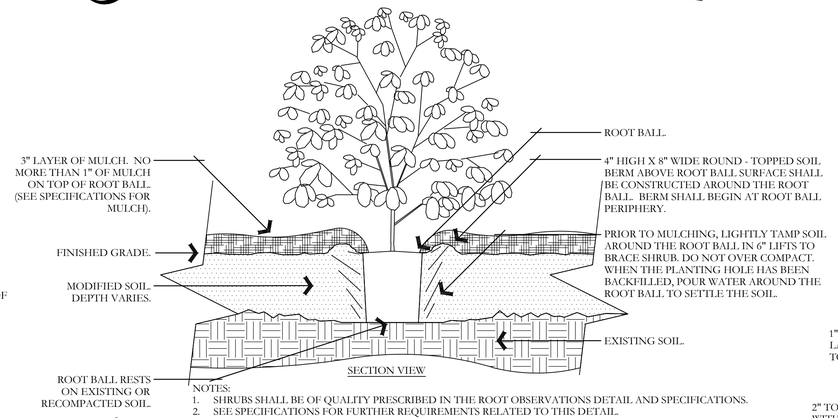
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE
PKJ DESIGN GROUP



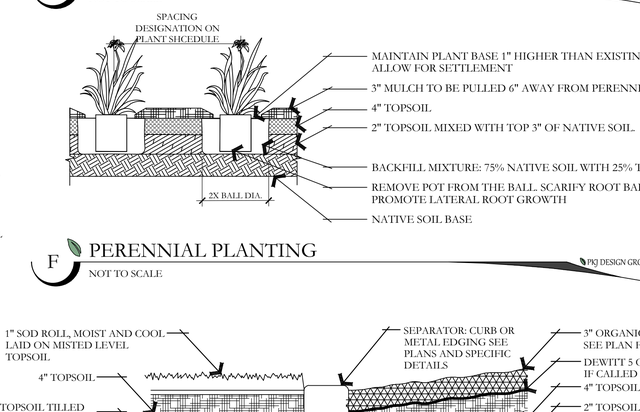
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE
PKJ DESIGN GROUP



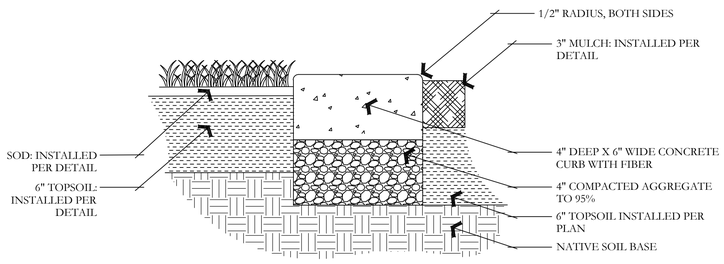
D EVERGREEN TREE PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



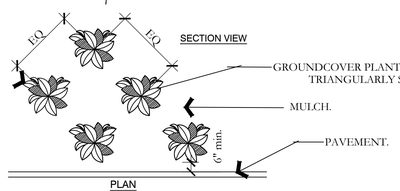
E SHRUB - MODIFIED SOIL
NOT TO SCALE
PKJ DESIGN GROUP



F PERENNIAL PLANTING
NOT TO SCALE
PKJ DESIGN GROUP

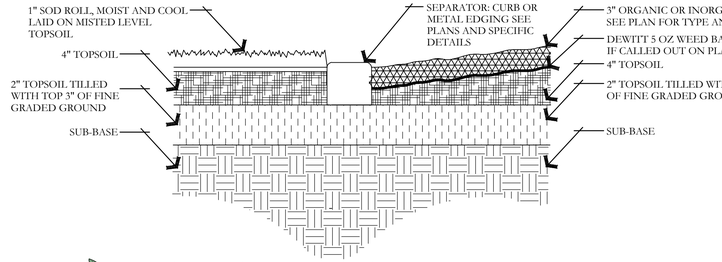


G CONCRETE MOWCURB
NOT TO SCALE
PKJ DESIGN GROUP

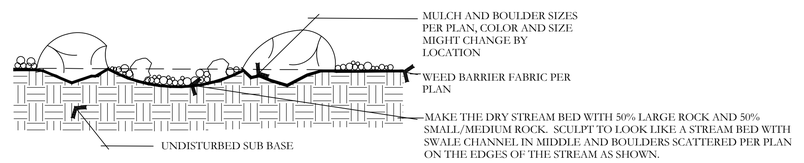


NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION. THAT GROW
2- SMALL ROOTS AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

H PERENNIAL/GROUNDCOVER PLANTING
NOT TO SCALE
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I SOD LAYING/MULCH DETAIL
NOT TO SCALE
PKJ DESIGN GROUP



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE
PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
10/17/2023	UT23100

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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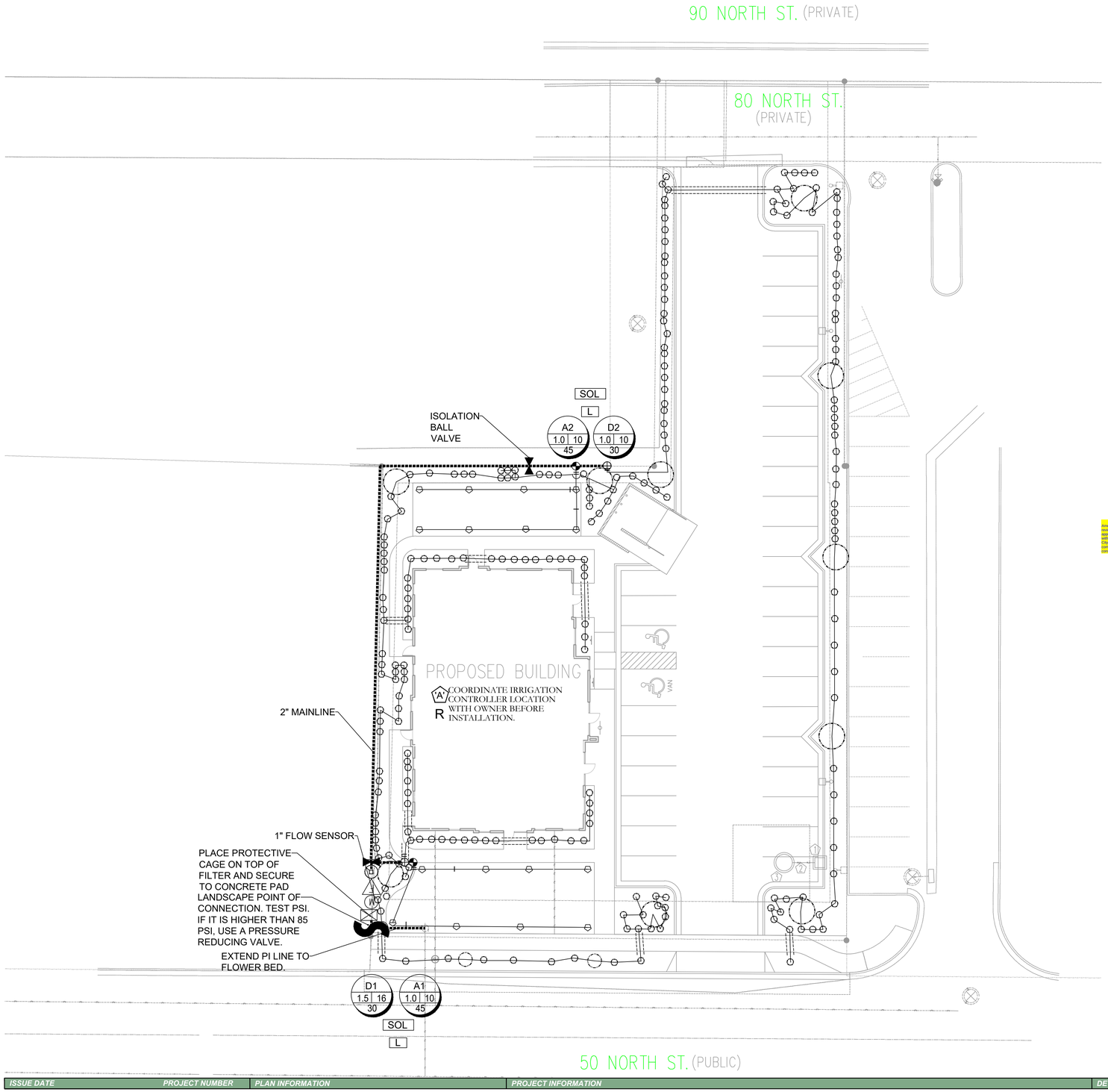
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LICENSED LANDSCAPE ARCHITECT — JEREMY AINSWORTH — 8128121-5301 — 10/17/2023 — STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/17/2023

LANDSCAPE DETAILS
CITY PERMIT SET

LP-501



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

American Fork City Engineering
09/07/2024
lesson
Approved for Construction

IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5004+PCR SERIES W/ MPR NOZZLES @ 45 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE. TEST PSI PRESSURE. IF HIGHER THAN 85 PSI USE A PRESSURE REDUCING VALVE.
A	CONTROLLER-RAINBIRD ESP-LXIVM, WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY - INSTALL PER MANUFACTURES. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	UFS100-FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW. (USE SIZING CHARTS)
QL	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
SOL	SMART VALVE IVMSOL INSTALL PER MANUFACTURER'S SPEC.
L	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC. (EVERY 500 FT., OR 15 IVM DEVICES MAXIMUM.)
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (USE TAN LID IN PLANTER AREAS & GREEN LID IN GRASS AREAS) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ100IVM- FLOW INDICATING BASKET FILTER-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. PIPE SIZING: I=¾", II=1", III=1 ¼". SEE PIPE SIZING CHART BELOW FOR LARGER SIZES.
	DRIP RWS-S-B-1401 (ROOT WATERING SYSTEM PROVIDE 2 TO EACH TREE.)
	DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DUPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT (BLACK 3/4" POLY PIPE) IN MAINLINE TRENCH FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

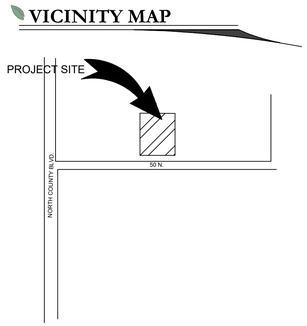
TYPE	PART NUMBER	EMITTER FLOW	
XFS DRIPLINE	XFS-CV-09-18	.9 GPH	
SHRUBS-DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT			*EACH ZONE NOT TO EXCEED 20 GPM
*INSTALL POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.			
TREES-DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT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

IRRIGATION NOTES

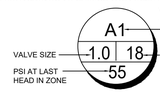
1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH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

I	3/4"	8 GPM
II	1"	12 GPM
III	1-1/2'	30 GPM
IV	2"	53 GPM
V	2-1/2"'	75 GPM
VI	3"	110 GPM
VII	4"	180 GPM

VICINITY MAP



VALVE ID TAG



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

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
10/17/2023	UT23100	

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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N

0' 8' 16' 32' 64'
GRAPHIC SCALE: 1" = 16'

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AMERICAN FORK, UTAH

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

DESERT EDGE ARCHITECTURE
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LANDSCAPE ARCHITECT / PLANNER

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
10/17/2023
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/17/2023

IRRIGATION OVERALL PLAN

CITY PERMIT SET

IR-100

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

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

1.2 SYSTEM DESCRIPTION

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

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

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

1.3 DEFINITIONS

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

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

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

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

1.4 REFERENCES

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

a. ASTM-American Society for Testing and Materials

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

1.5 SUBMITTALS

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

B. Operation and Maintenance Manual:

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

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

ii. Parts list for each operating element of the system

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

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

b. Project Record Copy

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

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

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

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

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

D. Workmanship and Materials:

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

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

E. Contractor Qualifications:

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

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

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

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

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

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

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

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

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

1.7 DELIVERY-STORAGE-HANDLING

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

1.8 SEQUENCING

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

1.9 WARRANTY

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

1.10 OWNER'S INSTRUCTION

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

1.11 MAINTENANCE

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

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

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

PART 2 - PRODUCTS

2.1 GENERAL NOTES

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

2.2 POINT OF CONNECTION

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

2.3 CONNECTION ASSEMBLY

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

2.4 CONTROL SYSTEM

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

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

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

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

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

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

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

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

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

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

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

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

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

2.7 MAIN LINE FITTINGS

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

2.8 ISOLATION VALVES

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

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

2.9 MANIFOLDS

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

2.10 REMOTE CONTROL VALVES

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

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¾" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

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

2.14 SPRAY SPRINKLERS

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

2.15 VALVE BOXES

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

2.16 IMPORT BACKFILL

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

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degress F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

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

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

G. Electrical contractor is in charge of providing 1.5" conduit from controller to outside landscape area. Provide power and room for controller. Provide ethernet to hardwire power into the controller.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a valve box. Place a minimum of 4" of ¾" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

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

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

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

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

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

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

3.11 CLEANING

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

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

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

Note to Owner and Contractor:
American Fork City has not approved or executed as a plan review process benchmark irrigation. Nothing in this approval shall be construed as a waiver from compliance with any City building code ordinance or the American Fork City Municipal Code. All construction must be in full compliance with City code regardless of the status of construction items shown.

American Fork City Engineering
REVIEWED
Approved for Construction

90 Day Establishment Period Irrigation Schedule (April, May, June)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

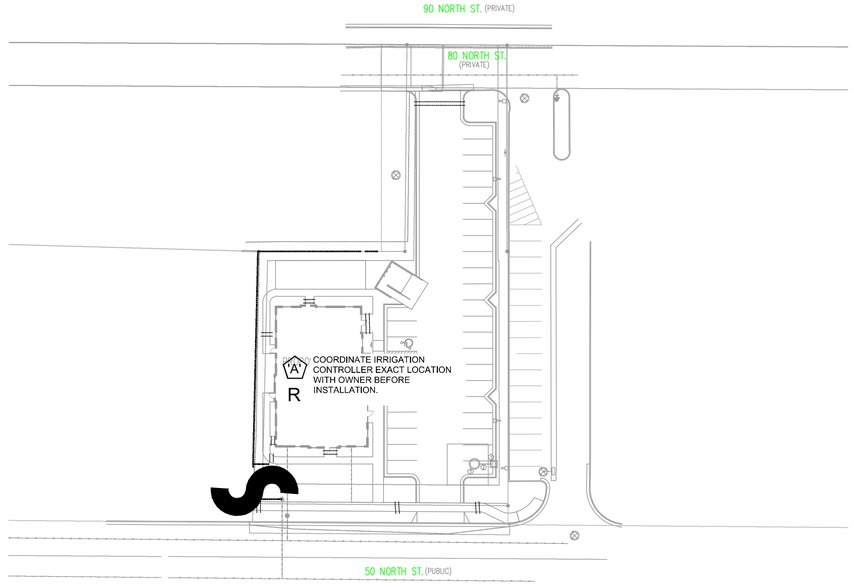
Regular Irrigation Schedule (see Seasonal Differential Chart)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential

	April	May	June	July	August	Sept	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min



1.5" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER
10/17/2023	UT23100

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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N

0' 20' 40' 80' 160'
GRAPHIC SCALE: 1" = 40'

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

DESERT EDGE ARCHITECTURE
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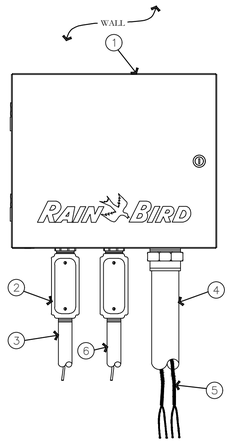
LICENSED LANDSCAPE ARCHITECT
JEREMY KNOWLTON
8128121-5301
10/17/2023
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/17/2023

IRRIGATION COVER

CITY PERMIT SET

IR-101



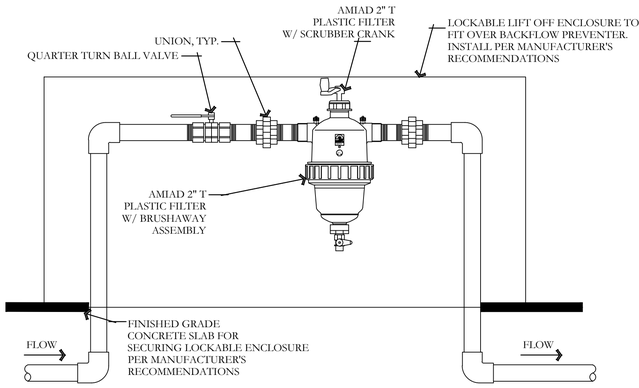
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
4. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
5. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES, USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
6. 1-INCH CONDUIT AND FITTINGS FOR GROUND WIRE. ONLY FOR OUTDOOR INSTALLATIONS.

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

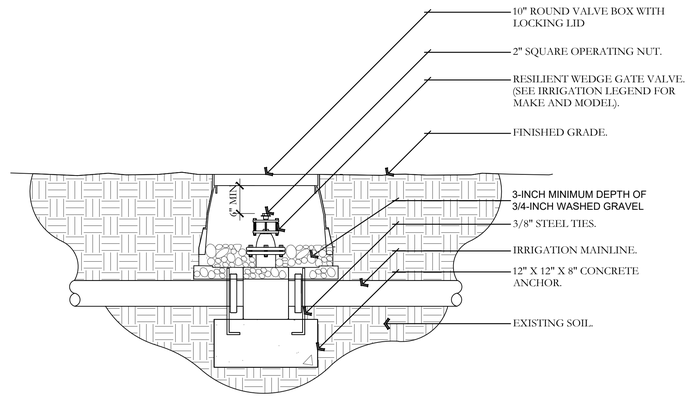
KEY SPECIFICATIONS

MODEL \ FEATURE	MAX PROGRAMS	MAX STATIONS	MAX SIMULSTATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL CABINET
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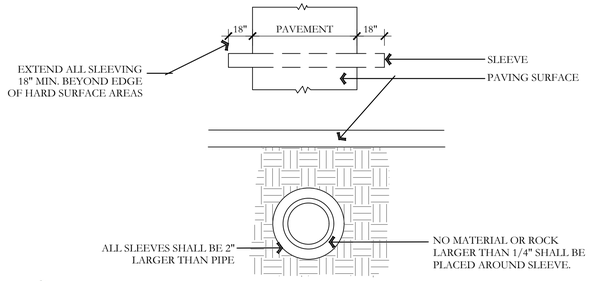


B 2" PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY
NOT TO SCALE — PKJ DESIGN GROUP

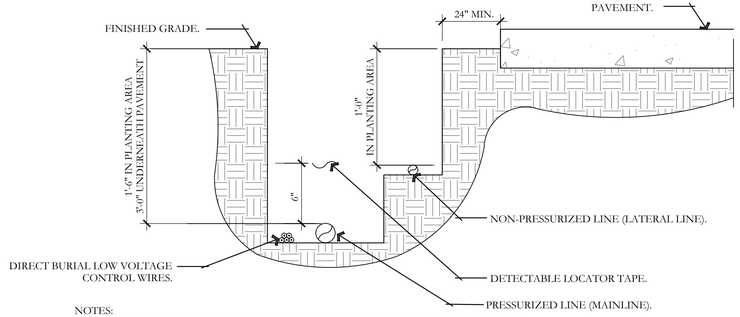


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



D TYPICAL SLEEVING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

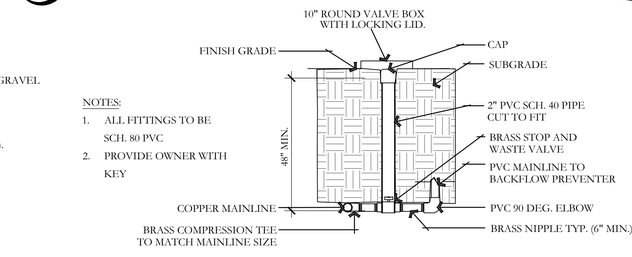


NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED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

E IRRIGATION TRENCHING DETAIL
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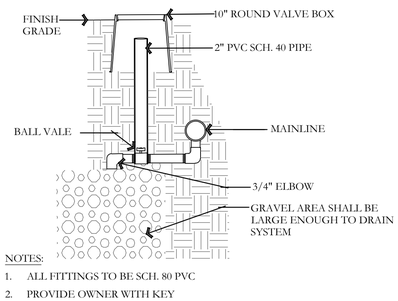
NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

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

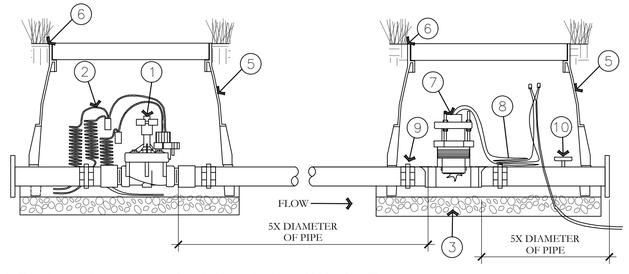
H STOP AND WASTE VALVE ASSEMBLY DETAIL
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NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL
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1. NORMALLY CLOSED MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
5. VALVE BOX WITH COVER - RAINBIRD JUMBO BOX
6. FINISH GRADE
7. RAIN BIRD FS SERIES FLOW SENSOR(S). SEE COVER SHEET FOR SIZE
8. 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING
9. PVC PIPE UNION
10. BRASS BALL VALVE



I MASTER VALVE AND FLOW SENSOR DETAIL
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Note to Owner and Contractor:
American Fork City stamp of approval is intended as a plan review process to determine compliance. Issuing of this approval shall be construed as a waiver from compliance with any City building code ordinance or the American Fork City Municipal Code. All construction must be in full compliance with City code regardless of the status of construction items shown.

American Fork City Engineering
09/07/2023
Approved for Construction

ISSUE DATE	PROJECT NUMBER
10/17/2023	UT23100

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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PLAN INFORMATION

PROJECT INFORMATION

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

DEVELOPER / PROPERTY OWNER / CLIENT

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

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LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — JEREMY AINSWORTH — 312812-5301 — 10/17/2023 — STATE OF UTAH

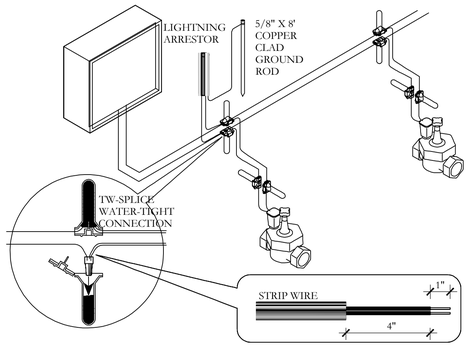
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DRAWN: ACP
CHECKED: JMA
PLOT DATE: 10/17/2023

IRRIGATION DETAILS

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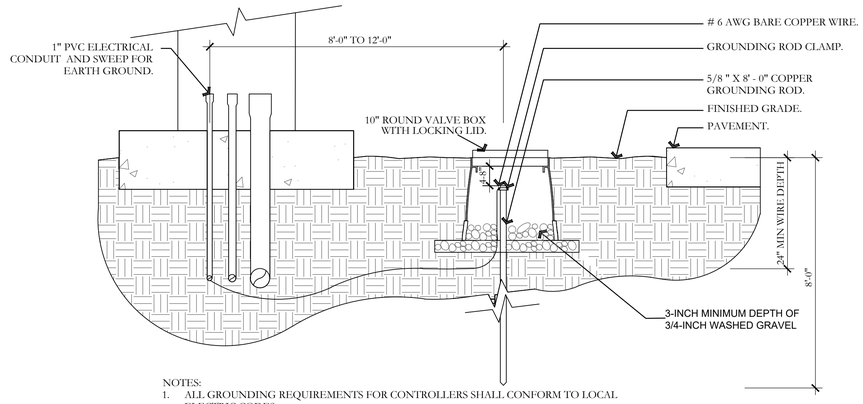
IR-501



J 2-WIRE CONNECTION DETAIL

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NOT TO SCALE



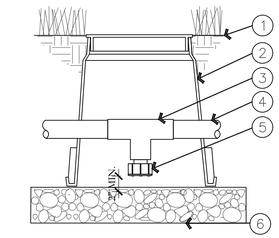
NOTES:

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

K GROUNDING ROD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

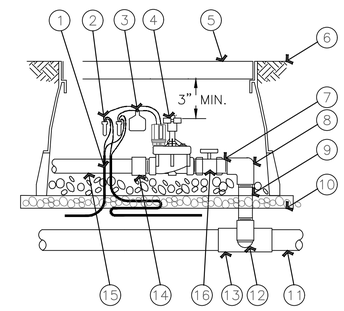


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L MANUAL LINE DRAIN VALVE DETAIL

PKJ DESIGN GROUP

NOT TO SCALE



1. 36-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL `
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
11. PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC SCH 40 TEE OR ELL
13. PVC SCH 40 MALE ADAPTER
14. PVC LATERAL PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
16. BRASS BALL VALVE

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

PKJ DESIGN GROUP

NOT TO SCALE

NOTES:

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

N ROTOR HEAD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

NOTE:

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

O POP UP-SPRAY HEAD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

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

American Fork City Engineering
Approved
Approved for Construction

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
10/17/2023	UT23100						PM: JTA
							DRAWN: ACP
							CHECKED: JMA
							PLOT DATE: 10/17/2023

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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SURG MEDICAL/PROFESSIONAL OFFICE BLDG.
1141 E. 50 N.
AMERICAN FORK, UTAH

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

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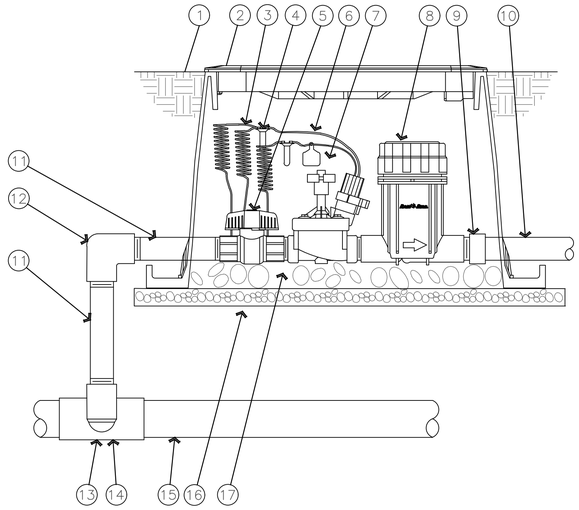
PKJ DESIGN GROUP
Landscape Architecture / Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREW TIMOTH
812812-5301
10/17/2023
ELECTRONIC SEAL
STATE OF UTAH

IRRIGATION DETAILS

CITY PERMIT SET

IR-502

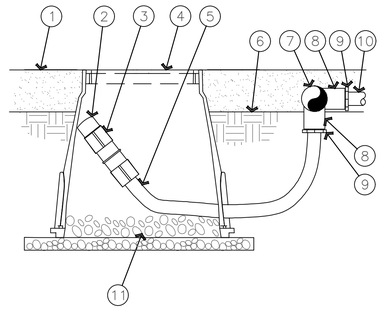


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

P DRIP CONTROL ZONE KIT DETAIL

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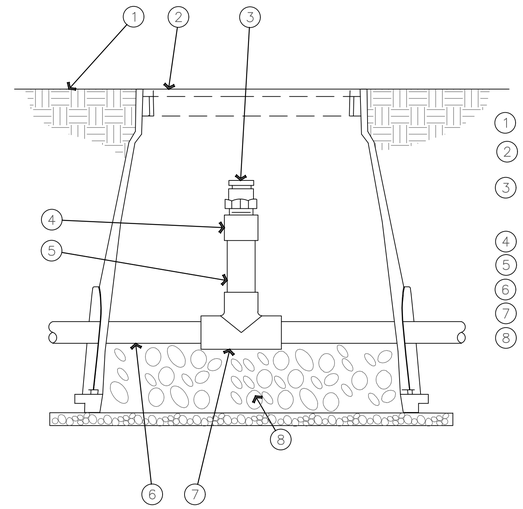
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

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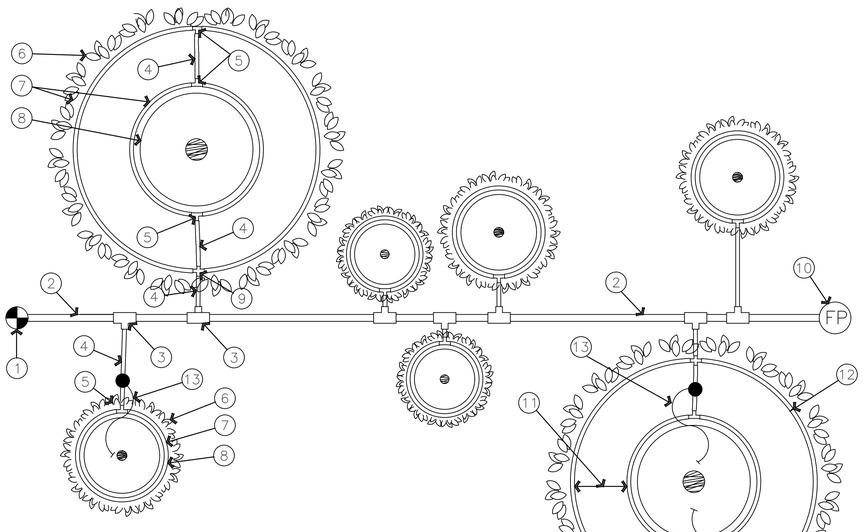


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. PVC HEADER PIPE
7. PVC SCH 40 TEE
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

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1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP LATERAL PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)
13. POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

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American Fork City Engineering
10/23/2023
Approved for Construction

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10/17/2023	UT23100

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LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

JEREMY AINSWORTH — 8139174 6301 — 10/17/2023 — REGISTERED LANDSCAPE ARCHITECT — STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/17/2023

IRRIGATION DETAILS

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