



**AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE AGENDA**

**Regular Session
March 23, 2026
Monday 9:00 AM**

**American Fork City Public Works Building
275 East 200 North
American Fork City, UT 84003**

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

Development Review Committee Members

Patrick O'Brien, Dev. Services Director

Sam Kelly, Public Works Director

Aaron Brems, Fire Chief

Notice is hereby given that the American Fork City Development Review Committee will meet in regular session on March 23, 2026, at the American Fork City Public Works building, 275 East 200 North commencing at 9:00 AM. The agenda shall be as follows:

1. Regular Session

- a. Roll Call

2. Public Comments

- a. Up to a 10-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 DRC action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).

- a. Approval of the March 16th, 2026, Development Review Committee minutes.

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

- a. Review and action on an application for an Amended Site Plan, known as Navarro Home, located at 247 E 700 N, American Fork City. The Site Plan consists of 1.68 acres and is in the RA-1 Zone.
- b. Review and action on an application for an Amended Final Plat, known as Walton Lot, located at 794 W 1000 N Cir, American Fork City. The Amended Final Plat consists of approximately 2.35 acres and is in the R1-12000 Zone and RA-1 Zone.
- c. Review and recommendation on an application for a Commercial Site Plan, known as Mira Vista Phase 4, located at approximately 530 S 1040 E, American Fork City. The Commercial Site Plan consists of 1.05 acres and is in the R3-7500 Zone.
- d. Review and action on an application for an Amended Commercial Site Plan, known as Highline Townhomes Temp Parking Lot, located at approximately 495 S 1110 W, American Fork City. The Commercial Site Plan consists of approximately 0.1 acres and is in the TOD Zone.

5. Adjournment

Dated this 19th day of March 2026

Patrick O'Brien

Development Services Director

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

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

March 16, 2026

The American Fork City Development Review Committee met in a regular session on March 2nd, 2025, at the American Fork Public Works Building, 275 East 200 North, commencing at 9:00 a.m.

Development Review Committee:

Public Works Director: Sam Kelly

Development Services Director: Patrick O'Brien

Fire Chief Representative: Justin Whatcott

Staff Present:

Cody Opperman	Planner II
Annie Reed	Planner I
Ben Hunter	City Engineer
Carolyn Lloyd	Administrative Assistant

Others Present:

Francy Contreros

Kirk Magleby

Nate Heaps

Keith Smith

Public Comments (10-minute public comment period)

Open Public Comments:

UNAPPROVED MINUTES

03.16.2026

Closed Public Comments

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of March 9th 2026, Development Review Committee Regular Session.

Patrick O'Brien motioned to approve the Common Consent agenda

Sam Kelly seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Justin Whatcott	AYE

The motion passed

ACTION ITEMS

- a. Review and action on an application for a Preliminary Plan, known as Maker Acre, located at 520 E 200 N, American Fork City. The Preliminary Plan consists of 1 acre and is in the R-2-7500 Residential Zone.**

Cody Opperman provided background on the preliminary plat located in the R2-7500 zone, proposing three two-family dwellings for a total of six units. This is the third review of the preliminary plat by the DRC. The applicant is working with the Utah County Recorder's Office

UNAPPROVED MINUTES

03.16.2026

to resolve existing property overlaps prior to final plat approval. If the overlaps cannot be resolved, a new preliminary plat application will be required to address lot requirements. Additional conditions include correcting recent PUE changes, addressing text revisions, and resolving remaining DRC comments during the final plat review. Cody noted that the preliminary plat meets the applicable code requirements of 17.4.206 and 17.8.202.

Conversation between Kirk Magleby, Francy Contreros and Ben Hunter regarding the standard process for resolving property overlaps. Staff explained that the process is typically handled on a case-by-case basis and coordinated with the Utah County Recorder's Office. The applicant's surveyor has prepared a draft affidavit to adjust the affected parcels to align with right-of-way lines. If the county approves the affidavit and the adjustment resolves the overlap without creating new issues such as lot size deficiencies, the final plat can proceed.

Kirk Magleby also asked about a previous delay related to a proposed road shown in the City's master plan. Ben Hunter clarified that the issue has been resolved, as including the road would not meet minimum lot depth and width requirements under City code. The proposed plat layout, including the modified design, has since been accepted. The affidavit will still go through the county's review process, and any required adjustments will be coordinated with the applicant.

Ben Hunter noted that the City code has changed since the project was initially submitted, and side PUEs are no longer required. The applicant may choose to keep the side PUEs or remove them to reflect the current code. Staff explained that this flexibility is offered to developments that were submitted prior to the code change.

Patrick O'Brien moved to approve the proposed Preliminary Plat, located at 520 E 200 N, American Fork City, in the R-2-7500 Residential Zone, subject to any conditions found in the staff report.

Sam Kelly seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Justin Whatcott	AYE

The motion passed

UNAPPROVED MINUTES

03.16.2026

- b. Review and recommendation on an application for a Commercial Site Plan, known as Rockport Industrial, located at 205 W Frontage Rd, American Fork City. The Commercial Site Plan consists of 1.43 acres and will be in the Planned Industrial (PI-1) Zone.**

Cody Opperman presented a commercial site plan for an office warehouse development located at 205 West Frontage Road. The proposal includes approximately 4,000 square feet of office space and 16,000 square feet of warehouse space, with 17 units averaging just over 1,000 square feet each. Cody Opperman noted minor conditions, including updating contact information per DRC comments. The site plan meets the code requirements 17.4.502 for the PI-1 zone and 17.4.502 and 17.7.701 for the Planned Industrial Park standards including 17.6.101. Cody Opperman also noted that the Planning Commission will need to make a determination regarding a reduced landscaping buffer along the street frontage.

Patrick O'Brien indicated that there are no outstanding comments from the Fire Department.

Ben Hunter noted the applicant has been moving forward with the permitting process, including coordination for work within the right-of-way and with Union Pacific. Some formal approvals are still pending, but the process is progressing, and no issues are anticipated.

Discussion between Nate Heaps and Ben Hunter regarding an existing access point that appears to cross onto a neighboring property without a recorded easement. Uncertainty was noted about how the access was originally approved, as the development was approved in 2017 and several current staff members were not present at that time. It was suggested that the issue may have been overlooked or informally addressed during the original approval process. Nate Heaps indicated they are currently working with the neighboring property owner to establish a formal cross-access agreement to resolve the matter. Ben Hunter noted they may review prior approvals to determine if any conditions related to the access were previously required.

Patrick O'Brien moved to recommend approval for the proposed Commercial Site Plan, located at 205 W Frontage Road, American Fork City, in the PI-1 Zone, as the Commercial Site Plan meets the requirements of Section 17.4.502, 17.7.701 and Section 17.6.101 and meets all the other findings of fact as outlined in the presentation, subject to conditions also outlined in the staff report.

Sam Kelly seconded the motion

UNAPPROVED MINUTES

03.16.2026

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Justin Whatcott	AYE

The motion passed

Other Business

There was no other business to discuss

Adjournment

Patrick O'Brien motioned to adjourn the meeting.

Justin Whatcott seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Justin Whatcott	AYE

The motion passed

Meeting adjourned at 9:17 AM

Carolyn Lloyd

UNAPPROVED MINUTES

03.16.2026

Administrative Assistant

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



Agenda Topic

Review and action on an application for an Amended Site Plan, known as Navarro Home, located at 247 E 700 N, American Fork City. The Commercial Site Plan consists of 1.68 acres and is in the RA-1 Zone.

BACKGROUND INFORMATION		
Location:	247 E 700 N	
Parcel ID:	12:069:0132	
Project Type:	Residential Amended Site Plan	
Applicants:	Deborah and Maurice Navarro	
Existing Land Use:	Residential Low Density	
Surrounding Land Use:	North	Residential Low Density
	South	Residential Medium Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:	RA-1	
Surrounding Zoning:	North	R1-9000
	South	R1-7500
	East	RA-1 and R1-9000
	West	RA-1
Square Footage (By Use)	7472	
Total Number of Units	1	

Background

The applicant has applied for an Amended Site Plan to develop a residential home. The project looks to provide the minimum level of improvements associated with the property due to a new home on the lot.

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.

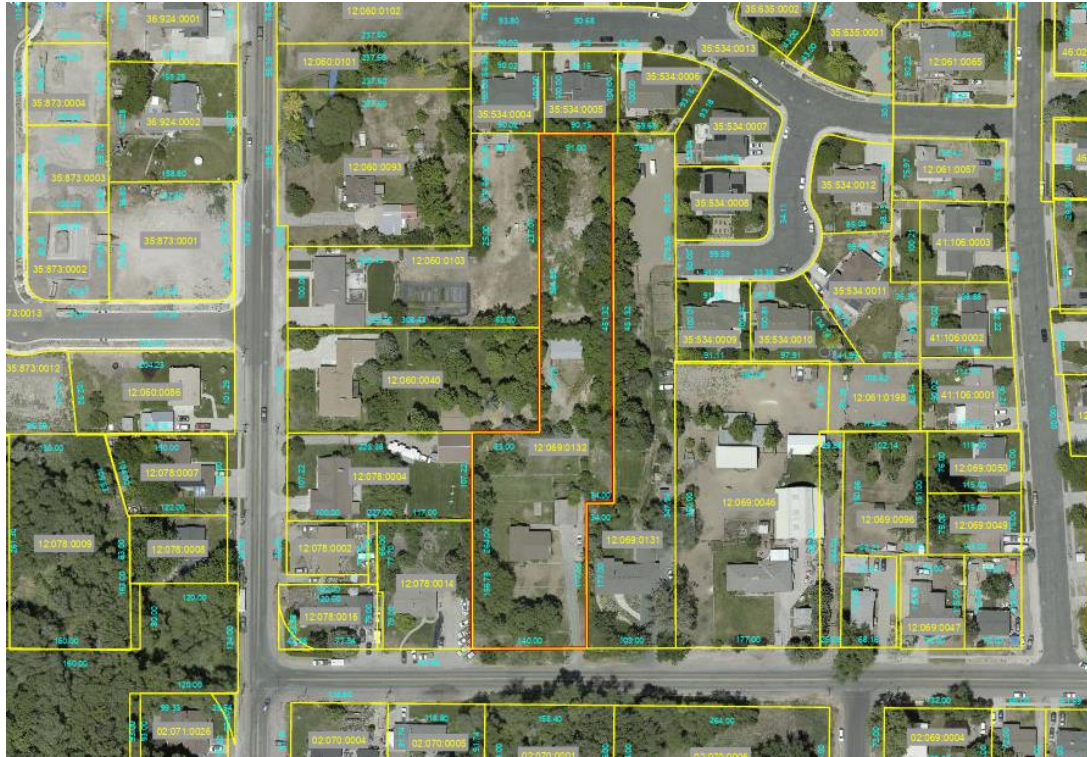
Project Conditions of Approval

1. Fire department comment regarding driveway width will be addressed prior to building department approval. The driveway shall remain consistent with the previously reviewed design, maintaining a width of 20 feet, rather than the newly proposed reduction to 17 feet.

Findings of Fact

1. The Amended Site Plan MEETS the requirements of Section 17.4.102.
2. The Amended Site Plan MEETS the requirements of Section 17.6.101.

Project Map



Engineering Development Checklist Completion

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with the Engineering Development Checklist 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, throughout and after scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder’s Office.

Staff Recommendation

The Amended Site Plan meets the requirements of Section 17.6.101 and Section 17.4.102. Staff recommends APPROVING the application WITH CONDITIONS.



Potential Motions – Amended Commercial Site Plan

Approval

I move to approve the proposed Amended Site Plan, located at 247 E 700 N, American Fork City, in the RA-1 Zone, as the Amended Site Plan meets the requirements of Section 17.4.102 and Section 17.6.101, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Amended Site Plan, located at 247 E 700 N, American Fork City, in the RA-1 Zone as the Amended Commercial Site Plan does not meet the requirements of Section 17.4.102 and Section 17.6.101.

Table

I move to table action for the proposed Amended Site Plan, located at 247 E 700 N, American Fork City, in the RA-1 Zone and instruct staff/developer to.....

NAVARRO RESIDENCE AMERICAN FORK

SITE PLAN SUBMITTAL

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12 & NORTHWEST CORNER OF SECTION 13,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK CITY, UTAH

Next Step
Proceed to the Development
Review Committee on
03/23/2026

Next Step
Post Entitlement Review
Required.
Revise and resubmit following the DRC meeting to
address remaining comments

Re-Submittal Acknowledgment Statement
The Applicant is responsible for reviewing all documents to ensure all comments have been addressed.

_____[Applicant Initial] I understand that a Review Cycle is not complete unless and until the applicant replies to all of the required modifications and requests for additional information noted on the previous submittal.

_____[Applicant Initial] I hereby acknowledge that this re-submittal addresses all required modifications and requests for additional information noted on the previous submittal.

_____[Applicant Initial] This is the _____ [Ex: 1st] complete re-submittal of the subdivision constituting the start of the _____ [Same Number] Review Cycle.

Re-Submittal Acknowledgment Statement
The Applicant is responsible for reviewing all documents to ensure all comments have been addressed.

_____[Applicant Initial] I understand that a Review Cycle is not complete unless and until the applicant replies to all of the required modifications and requests for additional information noted on the previous submittal.

_____[Applicant Initial] I hereby acknowledge that this re-submittal addresses all required modifications and requests for additional information noted on the previous submittal.

_____[Applicant Initial] This is the _____ 3rd [Ex: 1st] complete re-submittal of the subdivision constituting the start of the _____ 3rd [Same Number] Review Cycle.

American Fork City Development Review	
Water/PI Division Reviewed jbrems 03/17/2026	
Sewer/Storm Drain Division Reviewed ahardy 03/18/2026	Fire Reviewed M.Sacco 03/17/2026
EC/LID Reviewed tmezenen 03/18/2026	Planning and Zoning Reviewed Areed 03/17/2026
Communications Reviewed MHunsaker 03/17/2026	Engineering Division Reviewed rburkhill 03/17/2026
Public Infrastructure Reviewed cscott 03/16/2026	Streets Division Reviewed ehyde 03/17/2026



DRAWING NOTES:

- One comment on changed driveway width
- No Comments
- No comments

GENERAL NOTES

- THIS NAVARRO RESIDENCE PROJECT IS THE REDEVELOPMENT OF A RESIDENTIAL LOT ON 700 NORTH STREET IN AMERICAN FORK CITY, UTAH. A NEW HOUSE AND DRIVEWAY AND ASSOCIATED UTILITIES AND GRADING ARE PROPOSED. THE PROJECT INCLUDES STREET IMPROVEMENTS ON 700 NORTH ALONG THE FRONTAGE OF THE LOT. ALSO INCLUDED IS A STORM WATER RETENTION SYSTEM SIZED FOR THE PROJECT.
- THE CONTRACTOR SHALL CONFINE CONSTRUCTION ACTIVITY TO AREAS WITHIN THE FLAGGED LIMITS OF DISTURBANCE AND AS SHOWN ON THE PLANS AS FIELD DESIGNATED STORAGE AREAS, STAGING OR ACCESS AREAS, CONSTRUCTION AND MATERIAL WASTE AREAS AND/OR AS APPROVED BY THE CITY ENGINEER.
- EXCAVATED MATERIAL TO BE STOCKPILED IN AREAS TO BE DETERMINED IN FIELD BY THE PROJECT ENGINEER, THE CONTRACTOR, THE CITY ENGINEER, AND THE CITY INSPECTOR.
- THE CONTRACTOR SHALL CONSTRUCT ACCORDING TO THE FOLLOWING, AS APPLICABLE, UNLESS STANDARDS HAVE BEEN WAIVED OR MODIFIED IN WRITING:
 - AMERICAN FORK CITY DESIGN STANDARDS--CONSTRUCTION SPECIFICATIONS AND STANDARD DRAWINGS--LATEST EDITION
 - UNIFORM FIRE CODE (LATEST EDITION)
 - UNIFORM BUILDING CODE (LATEST EDITION)
- THE TERM CONTRACTOR SHALL MEAN ALL CONTRACTORS, SUBCONTRACTORS, AND ALL FOLLOW ON CONTRACTORS. REQUIREMENTS FOR ONE SHALL APPLY TO ALL.
- ADDITIONAL NOTES THAT ARE SHOWN ON DESIGN OR DETAIL DRAWINGS ARE TO BE ADHERED TO IN THEIR ENTIRETY.
- THE CONTRACTOR SHALL NOTIFY ALL OWNERS OF UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SANITARY SEWER, TELEPHONE, ELECTRICAL, NATURAL GAS AND CABLE TELEVISION, OF PROPOSED CONSTRUCTION WITHIN THE UTILITY'S AREA OF RESPONSIBILITY. THE CONTRACTOR IS RESPONSIBLE FOR MEETING WITH AND COORDINATING HIS CONSTRUCTION ACTIVITIES WITH THOSE OF THE UTILITY COMPANIES INVOLVED AND TO FIELD LOCATE ALL EXISTING UTILITIES WITHIN THE AREA OF OPERATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE AMERICAN FORK CITY WITH A COPY OF THE FILED NOTICE OF INTENT (NOI) PRIOR TO CONSTRUCTION.

PROJECT BASIS OF BEARING AND BENCHMARK

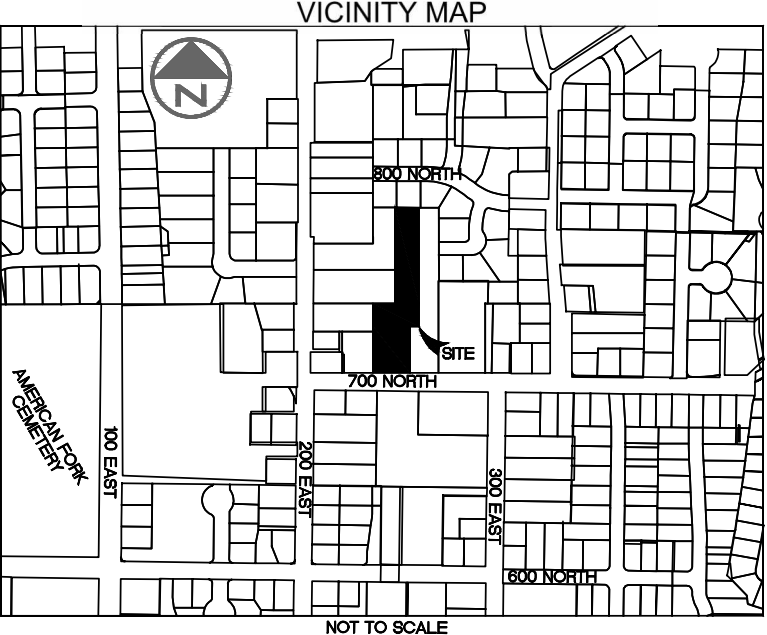
PROJECT BASIS OF BEARING:
THE PROJECT BASIS OF BEARING IS NORTH 89°56'41" EAST FROM THE SOUTHWEST CORNER TO THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN.

PROJECT TOPOGRAPHY: THE PROJECT WAS DESIGNED WITH CONVENTIONAL TOPOGRAPHY, SURVEYED ON AUGUST 20, 2025.

PROJECT BENCHMARK: FOUND SOUTHWEST CORNER OF SECTION 12 2" BRASS CAP. ELEV=4677.726'. NAVD 88 DATUM.

FLOOD PLAIN

FEMA FLOOD HAZARD: ZONE X
FEMA FLOOD HAZARD COMMUNITY PANEL: 49049C0168F
EFFECTIVE DATE: 06/19/2020
BASE FLOOD ELEVATION: NOT APPLICABLE



SHEET INDEX

C101	COVER SHEET
1 OF 1	ALTA SURVEY
C102	DEMO PLAN
C103	SITE, UTILITY, AND GRADING PLAN
C104	EROSION CONTROL PLAN
C401	CONSTRUCTION DETAILS

CONTACT LIST

- DEVELOPER:
GRIT EXCAVATION
801-362-6668
GRITEXC@GMAIL.COM
- CONTRACTOR:
BUTTERFIELD CONSTRUCTION
TAYLOR, BUTTERFIELD
385-831-3467
OFFICE@BUTTERFIELDCONSTRUCTION.ORG
- PROJECT ENGINEER:
WILDING ENGINEERING
MITCHELL SMITH, P.E.
801-438-6362
MSMITH@WILDINGENGINEERING.COM
- AMERICAN FORK ENGINEERING:
BEN HUNTER, P.E.
801-763-3060
- CULINARY WATER/PI
JAY BREMS
(801)763-3060
- SEWER / STORM DRAIN
ASHTON HARDY
(801)763-3060
- CITY INSPECTOR
CHAD SCOTT
(801)763-3060
- SWPPP INSPECTOR
TYLER MEZENEN
(801)763-3060
- AF FIRE MARSHAL
MAT SACCO
(801)763-3045
- TS&D
DAVID BARLOW
(801)756-5231
- AF IRRIGATION COMPANY
ERNE JOHN
(801)471-6578
- MITCHELL HOLLOW IRRIGATION CO
DALE JONES
(801)768-8150
- ROCKY MOUNTAIN POWER
TERIA WALKER
(801)756-1310
- COMCAST
ELYSIA VALDEZ
(801)401-3017
- CENTURY LINK
BILL WESTFALL
(435)623-4252
- AF FIBER
KYLE PETERSON
(801)400-2933
- ENBRIDGE GAS
TRENT JOHNSON
(801)853-6548

IMPERVIOUS AREA

ITEM	AREA (SF)	% OF TOTAL
TOTAL LOT	73,077	100%
PR BUILDING FOOTPRINT	4,304	5.9%
PR TOTAL IMPERVIOUS	9,382	12.8%
PR TOTAL LANDSCAPING	63,695	87.2%

NO.	REVISION	DATE
2	AMERICAN FORK CITY COMMENTS	03-05-2026
1	AMERICAN FORK CITY COMMENTS	02-05-2026

PROJECT INFORMATION

NAVARRO RESIDENCE
247 E 700 N

COVER SHEET
AMERICAN FORK CITY, UTAH

DRAWN MSS	CHECKED MEC	PROJECT # 25377
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DATE
10/10/25

SCALE
NONE

SHEET
C101

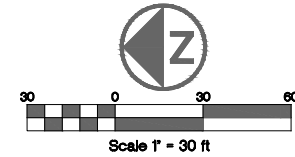
ENGINEER'S STAMP



G:\DATA\25377 247 E 700 N American Fork ROS.vwg\25377 Navarro American Fork Site.dwg
PLOT DATE: Mar 05, 2026

NAVARRO SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12 & NORTHWEST
CORNER OF SECTION 13,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ALTA/NSPS LAND TITLE SURVEY



SURVEYOR'S CERTIFICATE:

TO: DEBORAH NAVARRO;
STEWART TITLE GUARANTY COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 8, 13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 1, 2025.



TITLE DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST ALONG THE SECTION LINE 83 FEET; THENCE NORTH 366 FEET; THENCE EAST 91 FEET; THENCE SOUTH 453 FEET; THENCE WEST 34 FEET; THENCE SOUTH 177 FEET; THENCE WEST 140 FEET; THENCE NORTH 264 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY AND ALL PORTIONS CONVEYED IN THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED NOVEMBER 20, 2006 AS ENTRY NO. 155312:2006 OF OFFICIAL RECORDS.

AS SURVEYED DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE SOUTHWEST QUARTER OF SECTION 12 & NORTHWEST CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 89°56'41" EAST FROM THE SOUTHWEST CORNER TO THE SOUTH QUARTER CORNER OF SECTION 12, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 12, THENCE SOUTH 89°56'41" EAST ALONG THE SECTION LINE 83.00 FEET; THENCE NORTH 00°01'15" WEST 364.92 FEET TO THE SOUTH LINE OF PLAT "A" BURCH HOLLOW SUBDIVISION; THENCE SOUTH 89°39'57" EAST ALONG SAID PLAT "A" BURCH HOLLOW SUBDIVISION 91.00 FEET; THENCE SOUTH 00°01'15" EAST 451.48 FEET; THENCE NORTH 89°56'41" WEST 34.00 FEET; THENCE SOUTH 00°06'26" EAST 177.00 FEET TO THE NORTH LINE OF 700 EAST STREET; THENCE NORTH 89°56'41" WEST ALONG SAID 700 EAST STREET 139.87 FEET; THENCE NORTH 00°06'26" WEST 264.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 73,077 SQUARE FEET OR 1.678 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°56'41" EAST FROM THE SOUTHWEST CORNER TO THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN

NARRATIVE OF BOUNDARY

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND THE SUBJECT PROPERTY AS SHOWN HEREON.

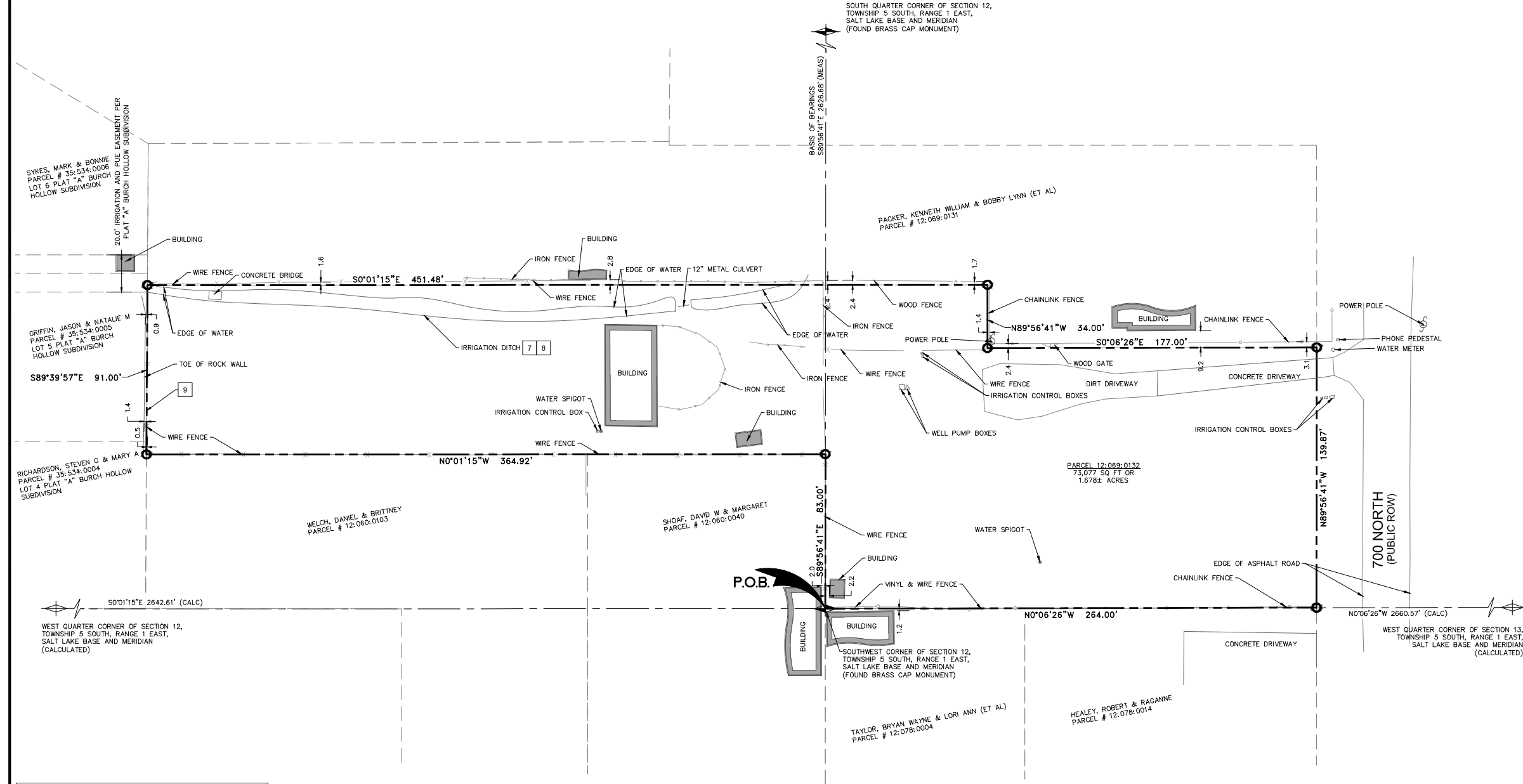
BOUNDARIES WERE ESTABLISHED RUNNING PARALLEL TO SECTION LINES WITH EXCEPTION TO A BOUNDARY LINE AGREEMENT WHICH WAS HELD ALONG THE NORTHERLY BOUNDARY LINE. WHILE NO SIGNIFICANT GAPS OR OVERLAPS WERE FOUND WITH ADJOINING PROPERTIES, THE FENCES NEAR THE EASTERLY BOUNDARY ARE NOT CONSISTENT WITH DEED LINES. THESE FENCES MAY CONSTITUTE BOUNDARY BY ACQUISITION.

GENERAL NOTES

- (1) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
 1. PLAT "A" BURCH HOLLOW SUBDIVISION RECORDED # 166141:2006 MAP # 12101 FILE WITH THE UTAH COUNTY RECORDERS;
 2. ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE DATED JULY 23, 2024 PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 58469.
 3. BOUNDARY LINE AGREEMENT RECORDED AS ENTRY # 155312:2006 ON FILE WITH THE UTAH COUNTY RECORDERS.
 4. OTHER DOCUMENTS AS SHOWN ON THIS MAP.
- (2) WILDLING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY, HOWEVER WE RELIED UPON THE TITLE COMPANY TO RESEARCH THE COUNTY RECORDS FOR RECORDED EASEMENTS AND OTHER RECORDED ENCUMBRANCES THAT WOULD AFFECT THE PROPERTY AND THAT MAY OR MAY NOT BE READILY VISIBLE ON THE SITE TO BE SURVEYED AND SHOWN ON THIS MAP. WE REFERRED TO SCHEDULE B, PART 2 OF THE TITLE REPORT TO OBTAIN THIS INFORMATION.
- (3) EXCEPTIONS AS NOTED IN SAID POLICY HAVE BEEN ADDRESSED AS FOLLOWS:
 - 1-5 NOT ADDRESSED BY THIS SURVEY.
 - 6 ANY DISCREPANCIES, CONFLICTS IN THE BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH AN ALTA/NSPS SURVEY, MADE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA (AMERICAN LAND TITLE ASSOCIATION) AND NSPS (NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS) MAY DISCLOSE. SURVEY NOTES: SEE NARRATIVE.
 - 7 AGREEMENT BETWEEN THE BOARD OF WATER RESOURCES AND AMERICAN FORK IRRIGATION COMPANY RECORDED OCTOBER 26, 1970 AS ENTRY NO. 11188 IN BOOK 1197 AT PAGE 323 OF OFFICIAL RECORDS. SURVEY NOTES: DESCRIPTION IS BLANKET IN NATURE. THE IRRIGATION DITCH SHOWN ON THIS SURVEY MAY BE AFFECTED BY THIS DOCUMENT.
 - 8 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR WATER DISTRIBUTION SYSTEM OF CANALS AND DITCHES AND INCIDENTAL PURPOSES, AS GRANTED TO THE STATE OF UTAH ACTING THROUGH THE BOARD OF WATER RESOURCES BY INSTRUMENT RECORDED OCTOBER 26, 1970 AS ENTRY NO. 11190 IN BOOK 1197 AT PAGE 328 OF OFFICIAL RECORDS. (EXACT LOCATION NOT DISCLOSED) SURVEY NOTES: DESCRIPTION IS BLANKET IN NATURE. THE IRRIGATION DITCH SHOWN ON THIS SURVEY MAY BE AFFECTED BY THIS DOCUMENT.
 - 9 BOUNDARY LINE AGREEMENT (FENCE) AND THE TERMS AND CONDITIONS CONTAINED THEREIN, RECORDED NOVEMBER 20, 2006 AS ENTRY NO. 155312:2006 OF OFFICIAL RECORDS. SURVEY NOTES: AS SHOWN HEREON.
 - (4) AT THE TIME THIS SURVEY WAS PERFORMED IT APPEARS THAT A BUILDING WAS RECENTLY DEMOLISHED ON THE SOUTHERLY END OF THE PROPERTY.

LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- SET 5/8 REBAR AND CAP (WILDLING ENGINEERING)
- (BOUNDARY LINE)
- ADJACENT PROPERTY / ROW LINE



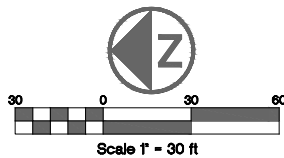
UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES STATE THAT THE UTILITIES SHOWN HEREON ARE LOCATED AS ACCURATELY AS POSSIBLE, FROM INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS CONDUCTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND THE EXACT LOCATION OF SOME UTILITIES MAY REQUIRE FURTHER FIELD INVESTIGATION OR EXCAVATION TO DETERMINE THEIR PRECISE LOCATIONS.

NO.	REVISION	DATE

DRAWING TITLE		PROJECT NAME	
ALTA/NSPS LAND TITLE SURVEY		NAVARRO SURVEY	
LOCATION		DRAWN	CHECKED
247 E 700 NORTH		SDH	KMD
AMERICAN FORK, UTAH		PROJECT ID:	25377
		COUNTY	UTAH

DATE	10/02/2025
SCALE	1" = 30'
SHEET	1 OF 1



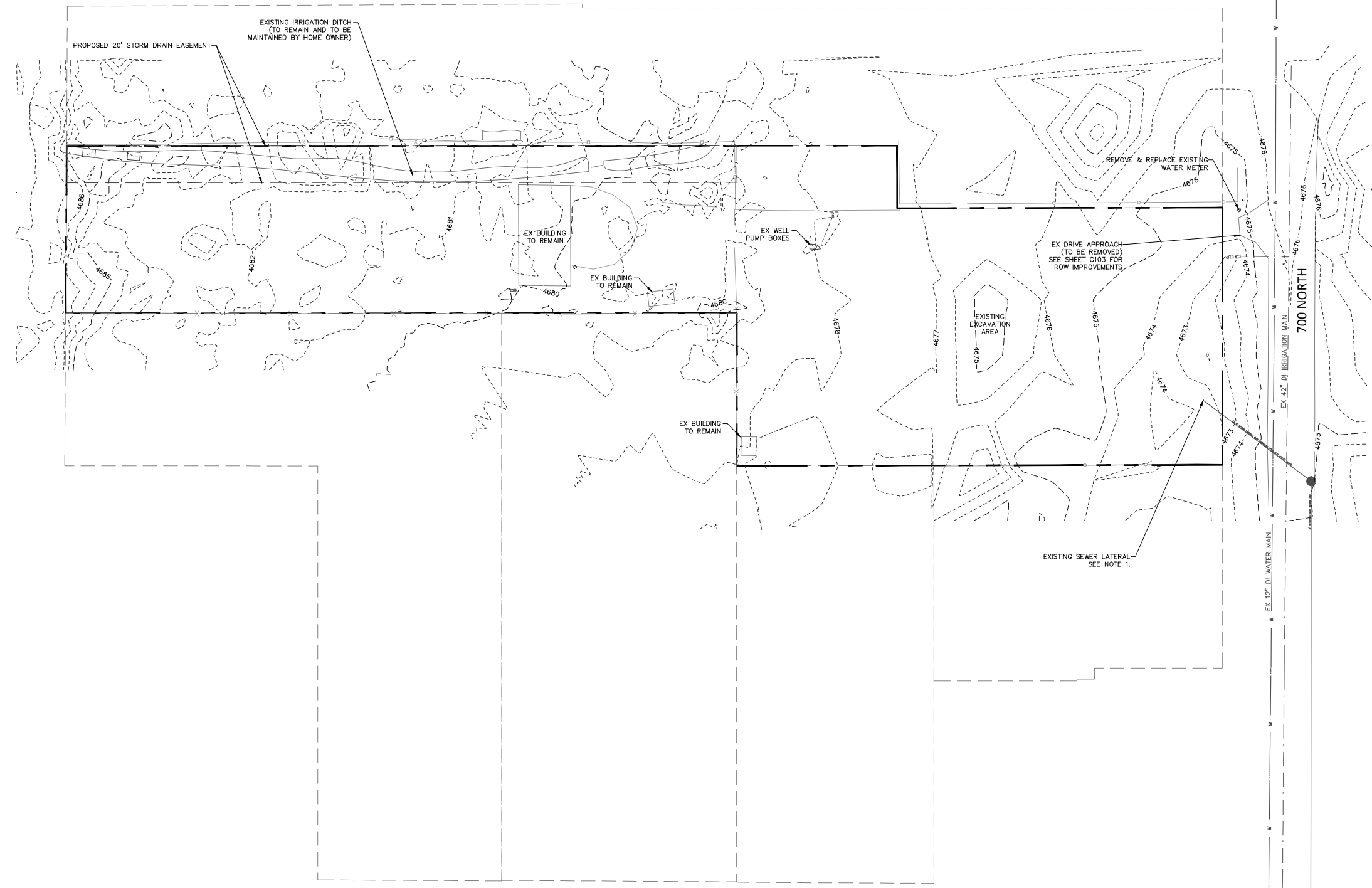


**WILDING
ENGINEERING**

14721 SOUTH HERITAGE CREST WAY
SALT LAKE CITY, UTAH 84119
801.553.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:

- VIDEO INSPECTION OF THE EXISTING LATERAL CONFIRMED THE MATERIAL IS VITRIFIED CLAY. THE EXISTING LATERAL WILL BE REMOVED AND REPLACED WITH NEW PVC PER AMERICAN FORK CITY STANDARDS. SEE SHEET C103 FOR NEW LATERAL DESIGN INFORMATION.



DATA TABLE
ADDRESS: 247 EAST 700 NORTH
AMERICAN FORK, UTAH 84003

LEGEND

--- EXISTING INDEX CONTOUR (5')
--- EXISTING CONTOUR (1')

NO.	REVISION	DATE
2	AMERICAN FORK CITY COMMENTS	03-05-2026
1	AMERICAN FORK CITY COMMENTS	02-05-2026

PROJECT INFORMATION

NAVARRO RESIDENCE
247 E 700 N

DEMO PLAN

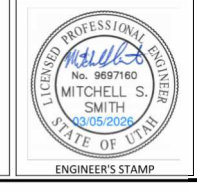
AMERICAN FORK CITY, UTAH

DRAWN MSS	CHECKED MEC	PROJECT # 25377
---------------------	-----------------------	---------------------------

DATE
10/10/25

SCALE
1" = 30'

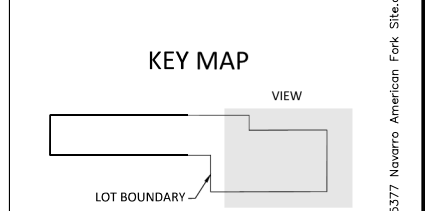
SHEET
C102



G:\DATA\25377 247 E 700 N American Fork ROS\dwg\25377 Navarro American Fork DemoPlan.dwg
PLOT DATE: Mar 05, 2026

- DRAWING NOTES:**
- DATE OF FIELD SURVEY: AUGUST 19, 2025.
 - THE BOUNDARY (AND ASSOCIATED SETBACKS AND EASEMENTS THAT MAY BE OFFSETS FROM THE PARCEL BOUNDARY) ARE FROM AN ALTA SURVEY BY WILDING ENGINEERING. REFER TO THAT DRAWING FOR FURTHER INFORMATION REGARDING THE BOUNDARY AND PARCEL.
 - ROOF DRAINS WILL BE DISCHARGED FROM DOWN SPOUTS TO LANDSCAPED AREAS OR DRIVEWAY WHERE APPLICABLE.
 - STORM DRAIN CALCULATIONS:
IMPERVIOUS AREA= 3,860 SQUARE FEET
RETENTION STORAGE REQUIRED= 403 CUBIC FEET
RETENTION STORAGE IS A 5' DIAMETER MANHOLE WITH 5.5' DEEP PERFORATED SIDEWALLS WITH A 10.5'X11.0' GRAVEL FIELD AROUND THE STRUCTURE WITH 40% GRAVEL POROSITY.
SEE HYDROLOGY REPORT DATED FEBRUARY 2025.
 - DRIVEWAY STRUCTURE SHALL FOLLOW THE RECOMMENDATIONS FOR PAVEMENT DESIGN AS PROVIDED IN THE GEOTECHNICAL REPORT FOR THIS PROJECT DATED: NOVEMBER 12, 2025. FOLLOWING THESE RECOMMENDATIONS WILL PROVIDE SUPPORT FOR FIRE APPARATUS ACCESS ON DRIVEWAY.

DATA TABLE
ADDRESS: 247 EAST 700 NORTH
AMERICAN FORK, UTAH 84003



- LEGEND**
- EXISTING INDEX CONTOUR (5')
 - EXISTING CONTOUR (1')
 - PROPOSED CONTOUR (1')
 - TOP OF CONCRETE/ASPHALT
 - TOP BACK OF CURB
 - WALL HEIGHT
 - TOP OF WALL ELEVATION
 - EXPOSED TOE OF WALL ELEVATION
 - NEW ASPHALT PARKING
 - INFILTRATION GRAVEL

NO.	REVISION	DATE
2	AMERICAN FORK CITY COMMENTS	03-05-2026
1	AMERICAN FORK CITY COMMENTS	02-05-2026

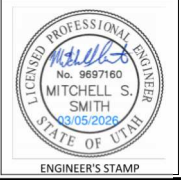
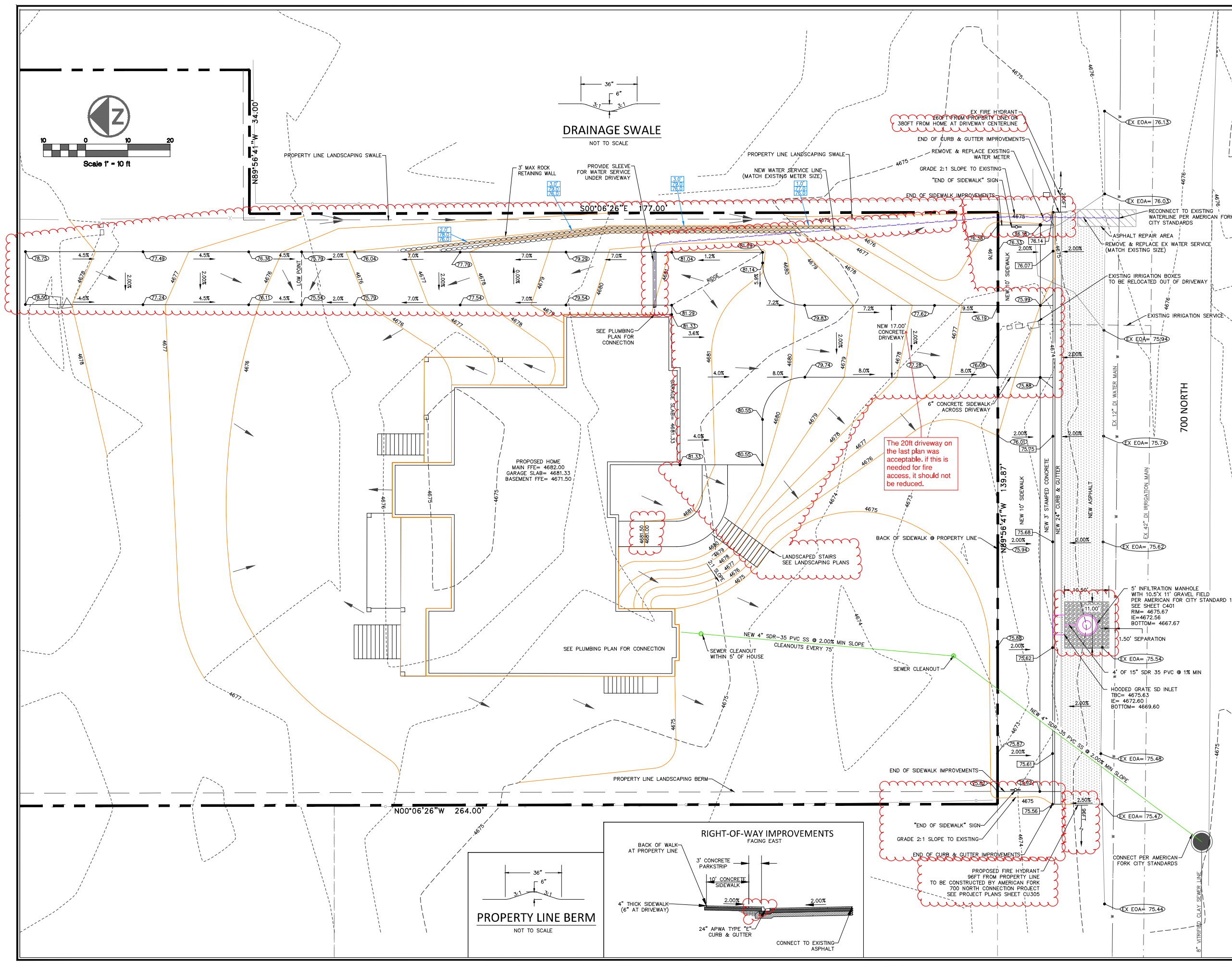
PROJECT INFORMATION

NAVARRO RESIDENCE
247 E 700 N

SITE, UTILITY, & GRADING PLAN

AMERICAN FORK CITY, UTAH

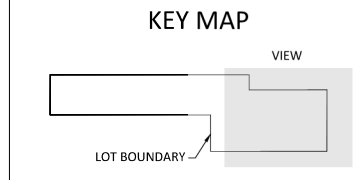
DRAWN MSS	CHECKED MEC	PROJECT # 25377
DATE 10/10/25		SCALE 1" = 10'
SHEET C103		ENGINEER'S STAMP

G:\DATA\25377 247 E 700 N American Fork ROS\dwg\25377 Navarro American Fork Site.dwg
PLOT DATE: Mon

DRAWING NOTES:

DATA TABLE
ADDRESS: 247 EAST 700 NORTH
AMERICAN FORK, UTAH 84003



LEGEND

- EXISTING INDEX CONTOUR (5')
- EXISTING CONTOUR (1')
- PROPOSED CONTOUR (1')

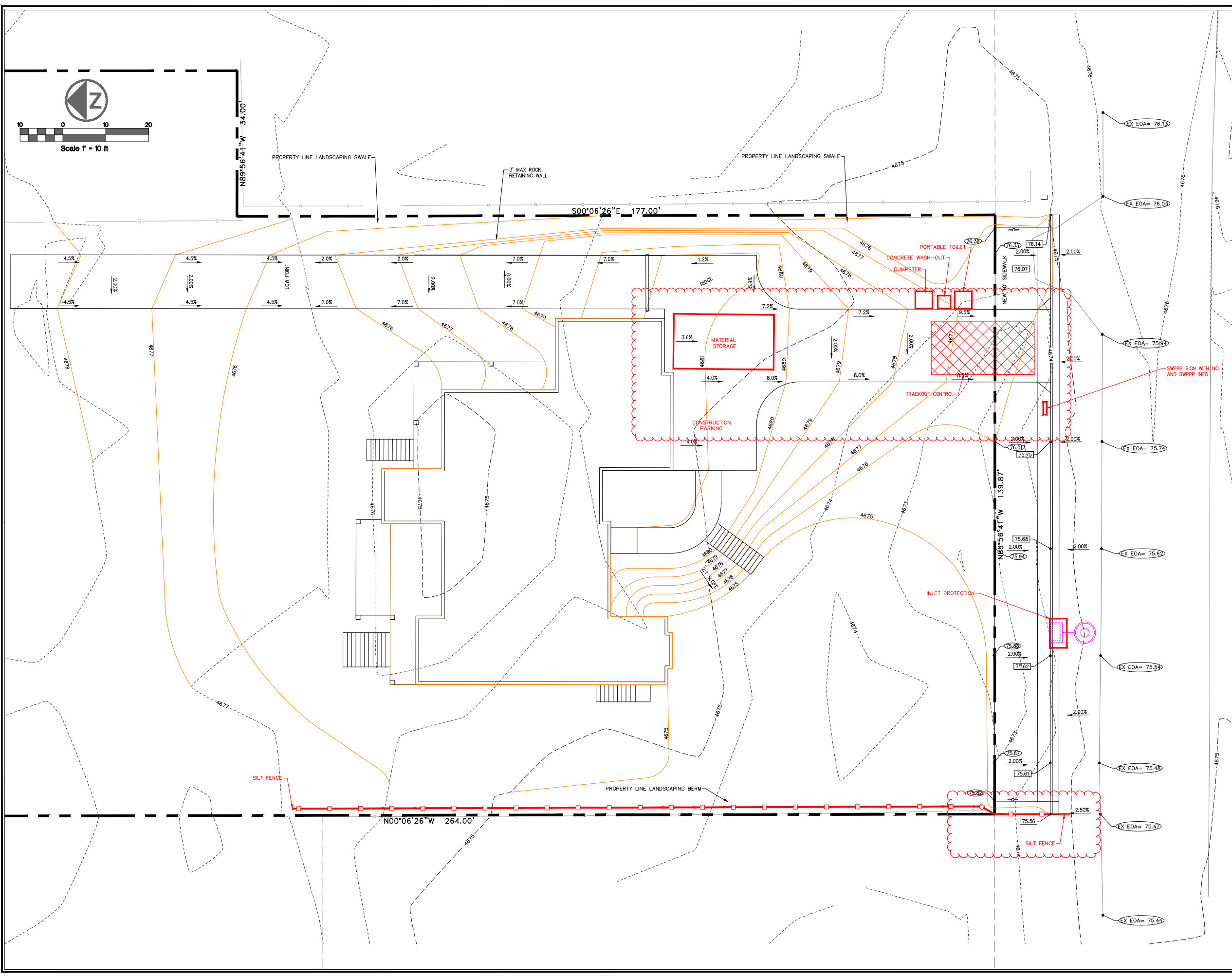
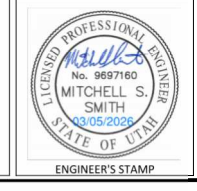
NO.	REVISION	DATE
2	AMERICAN FORK CITY COMMENTS	03-05-2026
1	AMERICAN FORK CITY COMMENTS	02-06-2026

PROJECT INFORMATION

NAVARRO RESIDENCE
247 E 700 N

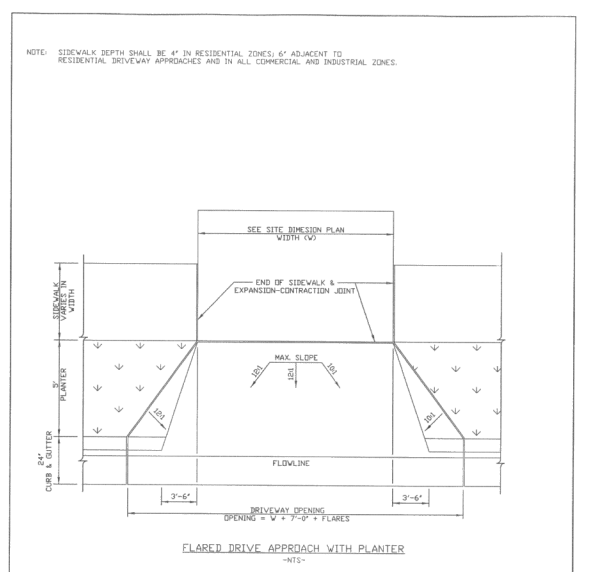
EROSION CONTROL PLAN
AMERICAN FORK CITY, UTAH

DRAWN MSS	CHECKED MEC	PROJECT # 25377
DATE 10/10/25		SCALE 1" = 10'
SHEET C104		ENGINEER'S STAMP



G:\DATA\25377 247 E 700 N American Fork ROS\dwg\25377 Navarro American Fork Site.dwg
PLOT DATE: Mar 05, 2026

DRAWING NOTES:

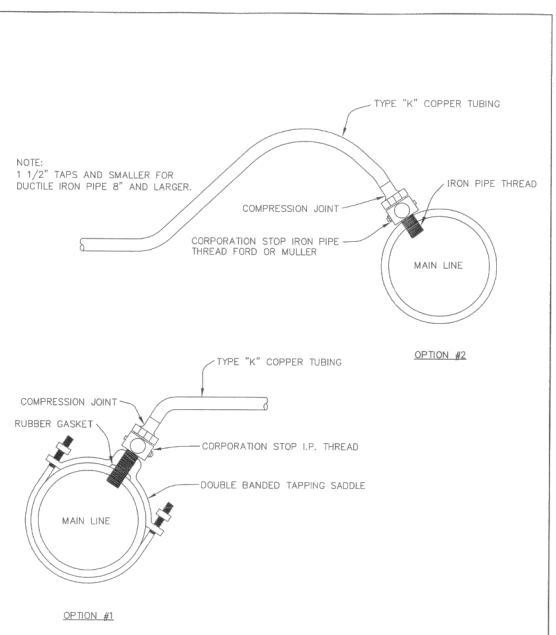


DRAWN: JRP
 DESIGNED: JRP
 DATE: MAY 2002
 SCALE: VARIES

Northern
 CONSTRUCTION MANAGEMENT
 2000 E. 800 N.
 SUITE 200-1000
 OGDEN, UT 84202

AMERICAN FORK CITY
 STANDARD DETAIL FOR
 FLARED DRIVE APPROACH WITH PLANTER

DRAWING NO. 15.9

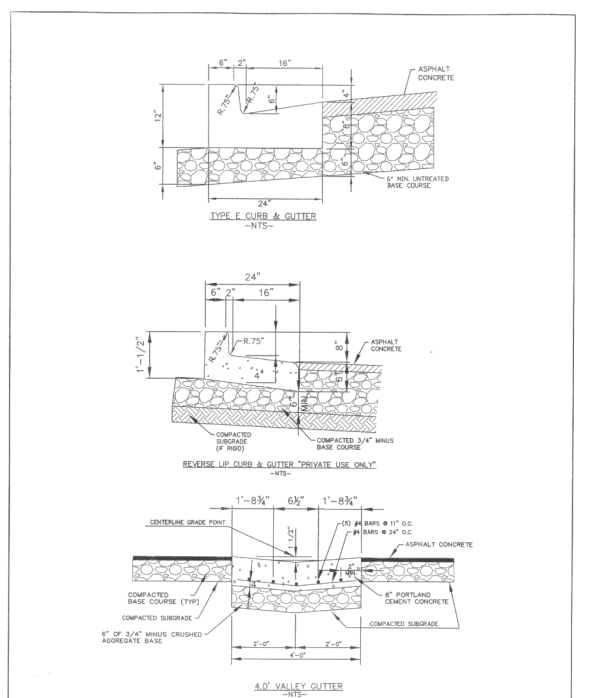


DRAWN: JRP
 DESIGNED: JRP
 DATE: JULY 2002
 SCALE: VARIES

Northern
 CONSTRUCTION MANAGEMENT
 2000 E. 800 N.
 SUITE 200-1000
 OGDEN, UT 84202

AMERICAN FORK CITY
 STANDARD DETAIL FOR
 TYPICAL WATER MAIN TAPS

DRAWING NO. 15.3

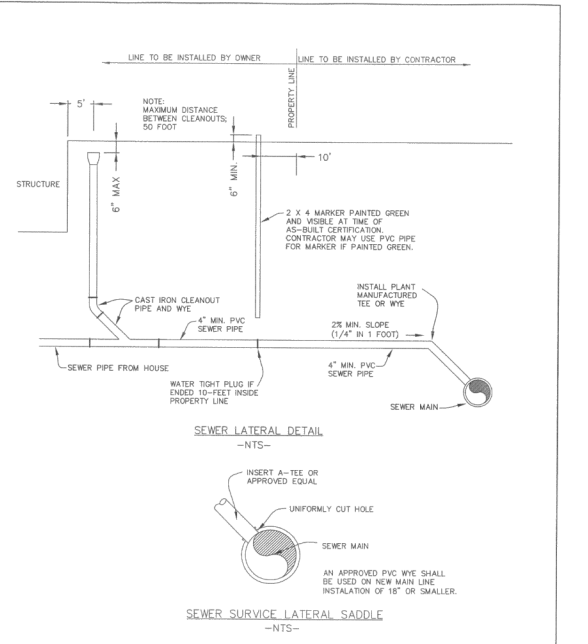


DRAWN: JRP
 DESIGNED: JRP
 DATE: MAY 2002
 SCALE: VARIES

Northern
 CONSTRUCTION MANAGEMENT
 2000 E. 800 N.
 SUITE 200-1000
 OGDEN, UT 84202

AMERICAN FORK CITY
 STANDARD DETAIL FOR
 TYPE B1 C&G REVERSE LIP C&G VALLEY GUTTER

DRAWING NO. 15.1

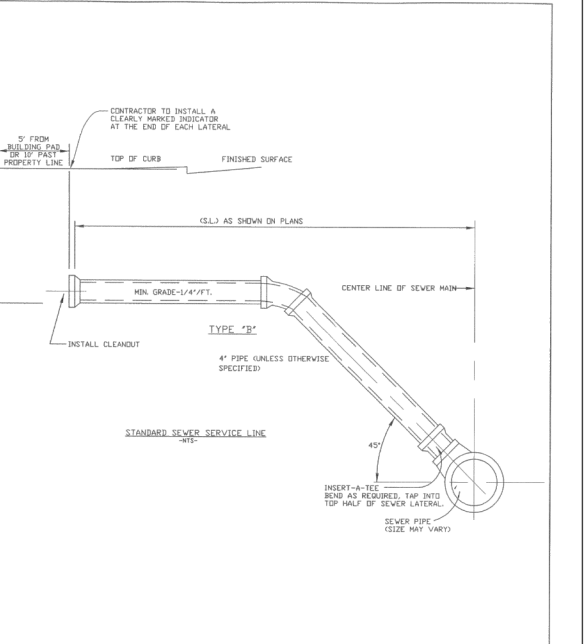


DRAWN: JRP
 DESIGNED: JRP
 DATE: JULY 2002
 SCALE: VARIES

Northern
 CONSTRUCTION MANAGEMENT
 2000 E. 800 N.
 SUITE 200-1000
 OGDEN, UT 84202

AMERICAN FORK CITY
 STANDARD DETAIL FOR
 SANITARY SEWER LATERAL AND CLEAN OUT

DRAWING NO. 15.23

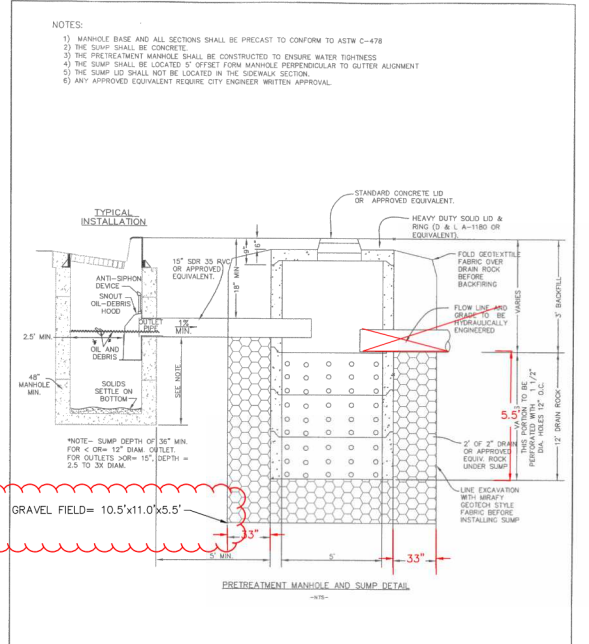


DRAWN: JRP
 DESIGNED: JRP
 DATE: JULY 2002
 SCALE: VARIES

Northern
 CONSTRUCTION MANAGEMENT
 2000 E. 800 N.
 SUITE 200-1000
 OGDEN, UT 84202

AMERICAN FORK CITY
 STANDARD DETAIL FOR
 STANDARD SEWER SERVICE LINE

DRAWING NO. 15.19



DRAWN: JRP
 DESIGNED: JRP
 DATE: MAY 2002
 SCALE: VARIES

Northern
 CONSTRUCTION MANAGEMENT
 2000 E. 800 N.
 SUITE 200-1000
 OGDEN, UT 84202

AMERICAN FORK CITY
 STANDARD DETAIL FOR
 PRETREATMENT MANHOLE AND SUMP

DRAWING NO. 15.14

NO.	REVISION	DATE
2	AMERICAN FORK CITY COMMENTS	03-05-2026
1	AMERICAN FORK CITY COMMENTS	02-05-2026

PROJECT INFORMATION

NAVARRO RESIDENCE
247 E 700 N

CONSTRUCTION DETAILS
AMERICAN FORK CITY, UTAH

DRAWN: MSS
 CHECKED: MEC
 PROJECT #: 25377

DATE: 10/10/25
 SCALE: 1" = 10'
 SHEET: C401

LICENSED PROFESSIONAL ENGINEER
 No. 9897160
 MITCHELL S. SMITH
 03/05/2026
 STATE OF UTAH
 ENGINEER'S STAMP

Navarro Home

American Fork City Development Review	
Planning and Zoning Reviewed Areed 03/17/2026	No Comments
EC/LID Reviewed tmezzieri 03/18/2026	
Engineering Division Reviewed shardy 03/18/2026	No comments

Next Step
Proceed to the Development
Review Committee on
03/23/2026

247 E 700 N



SHEET INDEX

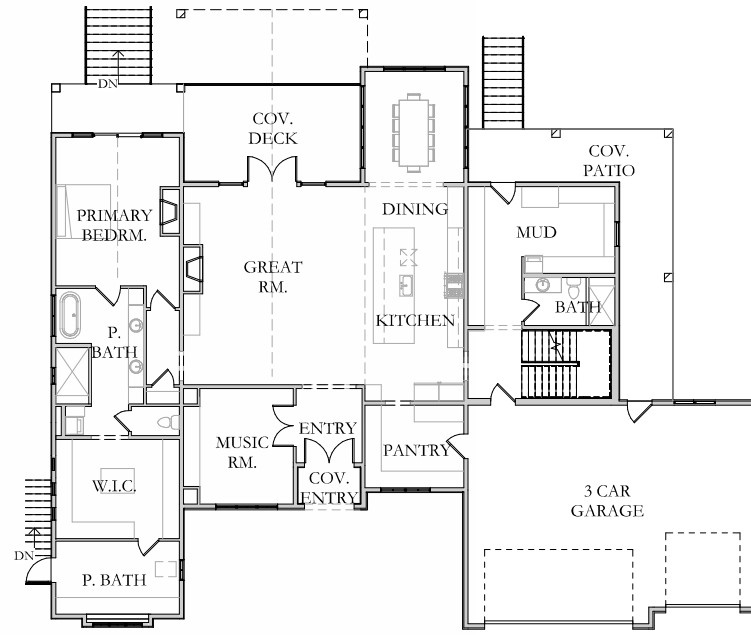
- C101 COVER SHEET
- C102 PROJECT NOTES
- C103 FULL DOOR & WINDOW SCHEDULES
- C201 SITE PLAN OVERALL
- C202 SITE PLAN
- A001 FOUNDATION DIMENSION PLAN
- A002 FOUNDATION ISOMETRIC PLAN
- A101 LOWER LEVEL FLOOR PLAN
- A102 LOWER LEVEL DIMENSION PLAN
- A103 MAIN LEVEL FLOOR PLAN
- A104 MAIN LEVEL DIMENSION PLAN
- A105 UPPER LEVEL FLOOR PLAN
- A106 UPPER LEVEL DIMENSION PLAN
- A107 ROOF PLAN
- A201 FRONT & REAR ELEVATIONS
- A202 LEFT & RIGHT ELEVATIONS
- A203 3D VIEWS
- A301 BUILDING SECTIONS 'A' & 'B'
- A302 BUILDING SECTIONS 'C' & 'D'
- A303 BUILDING SECTION 'E'
- A401 ARCHITECTURAL DETAILS
- E101 LOWER LEVEL ELECTRICAL PLAN
- E102 MAIN LEVEL ELECTRICAL PLAN
- E103 UPPER LEVEL ELECTRICAL PLAN
- GSN GENERAL STRUCTURAL NOTES
- S0-0 FOOTING & FOUNDATION PLAN
- S0-1 BASEMENT SHEAR WALL PLAN
- S1-0 MAIN FLOOR FRAMING PLAN
- S1-1 MAIN FLOOR SHEAR WALL PLAN
- S2-0 UPPER FLOOR FRAMING PLAN
- S2-1 UPPER FLOOR SHEAR WALL PLAN
- S3-0 ROOF FRAMING PLAN
- SD1 STRUCTURAL DETAILS
- SD2 STRUCTURAL DETAILS
- SD3 STRUCTURAL DETAILS
- SD4 STRUCTURAL DETAILS
- SD5 STRUCTURAL DETAILS

Re-Submittal Acknowledgment Statement
The Applicant is responsible for reviewing all documents to ensure all comments have been addressed.

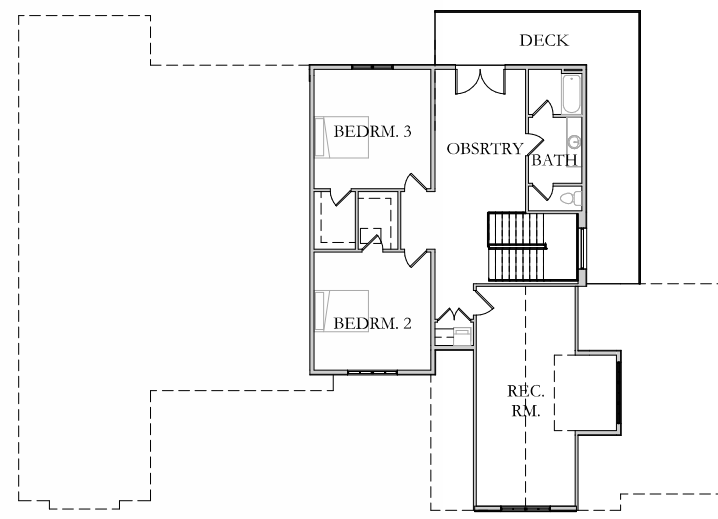
[Applicant Initial] I understand that a Review Cycle is not complete unless and until the applicant replies to all of the required modifications and requests for additional information noted on the previous submittal.

[Applicant Initial] I hereby acknowledge that this re-submittal addresses all required modifications and requests for additional information noted on the previous submittal.

[Applicant Initial] This is the 3rd [Ex: 1st] complete re-submittal of the subdivision constituting the start of the 3rd [Same Number] Review Cycle.



MAIN FLOOR



UPPER FLOOR

Add SD6 STRUCTURAL DETAILS will not require now, but recommend adding SD6 when submitting to build. dept.

REVISIONS	
1.	_____
2.	_____
3.	_____

Navarro Home
247 E 700 N
American Fork, UT
25 February 2026
Project 22679125406

Builder must confirm all dimensions, site conditions, and measurements prior to construction. Plans and documents are the property of Jewkes Design. Any reuse or distribution in part or in whole without written permission is prohibited.

COVER SHEET

C101

OWNER:

Maurice & Deborah Navarro
425-422-1489
deborah.2.navarro@gmail.com

PLAN DESIGNER:

Jewkes Design
Chase Stolworthy
801-383-2815
chase@jewkesdesign.com

CONTRACTOR:

Butterfield Construction
Taylor Butterfield
385-831-3457
office@butterfieldconstruction.org

SQUARE FOOTAGE

Lower Level	
Living Space	3048 SF
Outdoor Space	455 SF
Storage Space	369 SF
Main Level	
Garage Space	946 SF
Living Space	2925 SF
Outdoor Space	720 SF
Upper Level	
Outdoor Space	334 SF
Totals:	
Living Space	1499 SF
Garage Space	946 SF
Living Space	7472 SF
Outdoor Space	1509 SF
Storage Space	369 SF

STRUCTURAL ENGINEER:

Arches Engineering
Eric Scott
801-642-4897
office@archesengineering.com

INTERIOR DESIGNER:

Known Interiors
Michaela Bentley
435-465-0674
michaela@knowninteriors.com

Note: Demolition Permit for current structure will be obtained prior to building permit

SPECIFICATIONS & NOTES

CONSTRUCTION:

General:

1. All work must allow for minimum standards of the International Building Code, any other governing bodies over any portion of the work, and all codes & standards noted in these plans. The General Contractor shall review and approve all drawings prior to submitting them to the governing body. A reviewed copy of all drawings shall be kept at the construction site for reference. Reviewing the drawings does not relieve the general contractor from the responsibility to perform according to the drawings and specifications.

2. All drawings and specifications show the final structure and do not imply any method of construction. The General Contractor is responsible for protecting the integrity of the final structure. This can include bracing, shoring, etc. These measures shall remain in place until all permanent members placed and connections complete according to the specifications listed here. When an engineer or designer visits the site, this is not to review the connections or specifications, rather to view the project as a whole.

3. When staging materials, the contractor is responsible to ensure that no materials exceed the live or dead loads on the structure designed by the engineer. See engineering for Design Criteria.

4. The general contractor is responsible for all trade items, products, and installations to be placed on the structure. All trade drawings - civil, landscape, plumbing, electrical, etc. - are supplementary to the architectural drawings. The contractor is responsible to check the drawings to ensure congruency between schematics before installation of any work. If discrepancies are found between the drawings, they will be corrected by the general contractor at his/her expense. The contractor is responsible for inspecting field conditions before commencing in any work. Should there be any issues on site, the contractor must notify the designer and owner of any changes that need to be made.

5. Location of details:

Architectural Drawings Contain (UNO):	Mechanical & Electrical Drawings Contain (UNO):
- Door, window, floor, and roof opening locations.	- Pipe runs, sleeves, trenches, hangers, slabs, etc.
- Interior & exterior non-bearing wall locations.	- Electrical conduits, receptacles, wiring etc.
- Curbs, drains, depressions, slopes, etc.	- Concrete inserts for mechanical & electrical.
- Floor & roof coverings	- Machine or equipment bases, anchor bolt req's, etc.
- Dimensions omitted from structural drawings.	

7. Consult with structural engineer for all openings larger than 6" to be placed in slabs, decks, walls, etc. that are not expressly shown in structural drawings.

8. Before placing concrete, closing forms, grouting masonry, nailing wall sheathing or decks, or welding steel decking, the general contractor is to notify the structural engineer.

9. Should the contractor have questions about any abbreviations, details, or symbols, the architect must be asked for clarification. Details apply in all cases, unless noted otherwise.

10. All debris resulting from construction processes must be recycled or disposed off site.

11. Contractor is to follow plans to the best of their expertise. Where finish wall surfaces will not be flush because of other factors not considered, contractor should offset framing to ensure a flat wall plane.

12. Metal corner beads are to be installed at all wallboard edges. Where dissimilar finish materials are used, casing beads may be required.

13. Casework, toilet accessories, partitions, and other misc. equipment must be installed according to manufacturer specs. Designer and engineer are not responsible for misc. equipment installed by the contractor or tradesperson.

14. Door sizes noted are openings. Contractor is to ensure that doors are framed to account for thresholds, casing, etc. Exterior doors must include a seal to prevent air leakage.

15. All construction activites shall conform with the construction safety regulations in the state, county or jurisdiction.

16. The plans included here are for the particular building noted. All other structures, including gazebos, pools, fences, retaining walls, etc. will require further design and permitting.

17. All changes to the plan must be submitted to the building official prior to construction.

18. Designer is not responsible for the location of existing curb from the property line. Designer recommends that owner acquires a survey to verify location of all existing site conditions.

19. Stucco installation requires an inspection.

20. Electrical distribution panel must include a permanent certificate listing the R-values of insulation installed in or on ceiling/roof, walls, foundation and ducts outside condition spaces in addition to U-values of windows and solar heat gain coefficient of windows. Heating, cooling, and service water heating equipment types and efficiencies shall also be listed as per IRC N1101.9

21. Soffits, floor and ceiling joist lines shall include fire blocking stud spaces at 10' vertically and horizontally. Contractor shall also place blocking in areas which could allow flames passage as per IRC R302.11

22. Plumbing and mechanical installations must comply with IRC 2021 & IFGC.

Concrete:

1. 'Building Code Requirements For Reinforced Concrete' (ACI 318) and the 'Specifications for Structural Concrete For Buildings' (ACI 301) shall govern all concrete work. Contractor must use the latest approved editions, with modifications as noted in the drawings or specifications.

2. Qualified testing laboratory shall design concrete mix to be approved by the structural engineer. Mixes must contain Type I Portland Cement UNO. This concrete shall not contain Calcium chloride. Concrete must be air entrained by 6% = -1%.

3. Minimum compressive strength after 28 days curing must be 4,000 psi for foundations, interior flatwork, and all exterior concrete. Footings must hold up to 3,000 psi compressive strength.

4. Concrete slump shall not exceed 4".

5. Contractor to ensure that all concrete is cured according to ACI recommendations. See ACI 306R "Cold Weather Concreting" and ACI 305 "Hot Weather Concreting" when weather conditions apply for all concrete and masonry work.

6. No aluminum or metal that can harm concrete will be embedded into concrete.

7. Interior slabs-on-grade must be 4" (min.) UNO. Joints shall be sawn or pre-formed at 20' maximum intervals. Exterior slabs-on-grade must have joints at 10' intervals. Once surface allows, joints must be placed 1/4 slab thickness in depth - no more than 12 hours after concrete placement. Joints must be made & located with the strength of the structure in mind. All vertical & horizontal joints must include 2" x 4" keyway.

8. Coverage of concrete over reinforcement bars must include:	
Concrete on earth connections:	3"
Concrete on weather-exposed connections:	1 1/2"
Ground connections after removal of forms:	2"
Ground or weather connections:	
- slabs and walls	3/4"
- joists or waffle beams	1"
- beams, piers, and columns	1 1/2"

9. Corner bars must lap 40 bar diameters in each direction where concrete is continuous around a corner. Reinforcing bars on the interior face must go to 2" of the outer face and end in a hook or bend.

10. Concrete to be reinforced as per engineering. Contractor to ensure that walls have reinforcement according to engineering schedules.

11. Vertical steel to be placed in center of wall, unless wall is 12" or larger. Steel curtain to be placed at wall face.

12. Openings in concrete walls to have extra reinforcement UNO. One #5 horizontal bar per 5" thickness, rounding up. Wall must include a minimum of (2) #5 bars placed 2" above the opening. Minimum depth of the wall over the opening must be 1/2 the span of the opening. At the sides and bottom of openings - (2) #5 bars extend 24" beyond the corners.

13. Reinforcing dowels must be placed before concrete is poured. Bars must match engineering schedules.

14. Civil plans must detail elevations and natural grade.

15. A soils report is recommended for every project. See report for additional site requirements before construction begins.

Wood Construction:

1. Wood framing or wood construction must conform to 2021 IBC.

2. #2 DF (douglas fir) or better must be used for all wood beams, joists, and columns UNO. Micro-lam beams must have a minimum bending stress of 2,600 psi.

3. Glue laminated timber members must have a minimum stress value of 2,400 psi for bending, 1,200 psi for tension, 190 psi for shear, and 1650 psi in compression parallel to grain.

4. Glu-lam members must follow the standards found in US Department of Commerce Commercial Stard PS-56 and the "American Institute of Timber Construction."

5. Structural plywood shall be Structural I or II grade.

6. Redwood or treated plate must be used when lumber is in contact with concrete or within 6" of earth. Lumber must be marked or branded by the Redwood Inspection Service.

7. Floor joists, trusses, and web joists must follow IBC and manufacturer specs in blocking, bracing, bridging, etc.

8. 2" nominal blocking must be used in horizontal edges of wall sheathing. Sheathing must be blocked and nailed as required by engineer structural engineer.

9. Nails must be driven flush to sheathing material, but must not break the surface.

Minimum Scale Schedule from IBC Table 2304.9.1

Stud to plates.....	toenail 4-8d or end nail 2-16d
Roof blocking.....	toenail 5-8d nails or 1-A35
Double top plates.....	face nail 16" o.c. staggered 1-16d
Double top plates Lap Splice.....	face nail 8-16d nails
Double studs.....	face nail 16d @ 24" o.c.
Corner stud and angles.....	16d @ 24" o.c.
Rim joist to sill.....	toenail 16d @ 6" o.c.
Joist to sill or girders.....	2-10d nails
Double sole plates together.....	face nail 16d @ 8" o.c.
Bridging to joist.....	2-8d toenailed at each end
Plywood to roof joists, trusses or studs -	see nailing schedule

10. Contractor to ensure that fire and draft stops are provided as per IRC R502.12

Foundations:

1. Footings are designed for soil bearing capacity of 1500 psf. Contractor to ensure site conditions.

2. Cribbing, sheathing, and shoring are required to retain excavations according to OSHA regulations. Contractor is to ensure that safety precautions are taken.

3. Footings must be placed in soil that is undisturbed or engineered fill. Excavations must be approved by an engineer prior to concrete pouring or reinforcing. Contractor must give engineer 48 hours prior to site observations. The engineer will submit a letter of compliance to the owner and structural engineer. Retaining walls, pits, etc. must achieve design strength prior to backfilling unless bracing is used for early backfilling. The contractor is responsible for design, permits and installation of bracing.

4. Foundation excavation should not be allowed to dry or wet excessively during construction.

5. ASTM D-1557 dictates that all fill to support concrete slabs, footings, etc. must be moistened and compacted to at least 95% of the maximum dry density. Any other fill must be compacted to 90% of maximum dry density. An approved testing entity must perform compaction testing. This field testing must be performed to certify building pads according to these specifications.

6. Forms on one side of concrete must be left off until rebar inspection can be completed on foundation walls over 8' tall.

PLAN DESIGN:

General:

1. All dimensions, site conditions, mechanical & electrical pads, power, water and drain installations must be verified by the contractor prior to beginning construction. Changes to field conditions must be made by contractor to accomodate house design. Any discrepancies or inconsistencies in the plans should be referred to Jewkes Home Design and/or the structural engineer before starting construction. Do not scale the drawings. Drawings must be printed according to scale noted.

2. Details from working drawings shall be used wherever applicable UNO.

3. If any buried structures or special soil conditions are found during the clear and grub phase, the contractor shall notify Jewkes Home Design and the engineer immediately.

4. Minimum standards and codes from the local governing body must be followed by contractor.

5. Contractor is responsible for on-site debris caused by demolition and/or new work. Debris must be recycled or otherwise safely disposed of off site. Debris must not accumulate on site and become a nuisance to the neighborhood.

6) Observation visits to the site by Jewkes Design are not considered inspections nor approval of construction.

7. Fill and backfill must be compacted to 95% maximum density. All general site work must be compacted to 90%.

8. Grading must flow 2% minimum away from building, footings, foundations and other concrete. All downspouts must slope away from foundtaions through 3' splashblocks or into approved storm drain system.

9. All bearing soil must be native or compacted as noted. Compacted earth must be placed in layers not to exceed 8" in depth. Earth must not contain any frost.

10. It is the contractor's responsibility to ensure that all diaphragms, shear walls & connections must be made according to engineering specs before structure can be considered stable. The contractor may design temporary bracing and shoring to ensure stability. Do not backfill foundation until the floor is in place.

11. Questions regarding symbols or abbreviations should be directed to the designer or structural engineer.

12. Stairs have been designed to ensure minimum headroom at stair locations is 6'-8". Notify Jewkes Home Design if this is not the case.

13. Tempered glass shall be installed at locations closer than 18" to the finished floor surface, in wet areas, stairwells, and anywhere something could easily harm the window.

14. Ventilation for toilet rooms, bathrooms, and laundry rooms must allow for 5 air changes per hour per IRC P3201.7

15. Garage door springs must be permanently identified and indicate the maximum recommended stretch. Information regarding the manufacturing must be present on both the springs and containment devices. This information must show the requirements of the State department of housing and community development.

16. Showers must be placed at least 72" above the drain. All materials used in wet areas must be able to withstand moisture as per IRC P2709. See plans for locations. All showers and tub locations shall be equipped with anti-scalding valves.

17. Lighting fixtures in closets must leave 18" clearance in shelving areas.

18. Seismic straps must be used on all water heaters as per UMC 304.4

19. All other structures will require separate design, review and permits. These structures include pools, spas, fences, and other freestanding structures.

20. All substitutions not noted on the plans must be submitted to the city prior to installation.

21. Flame-spread rating shall not exceed 25 through all insulation materials. Smoke density shall not exceed 450 as per IRC R320.2

22. Designer is not responsible for the location of curb/gutter. A survey is recommended on every property.

Wood:

1. #2 Douglas Fir grade lumber or better must be used on all wood beams, joists, and columns, and truss members.

2. See drawings and engineering calculations for truss loads. Trusses to be designed for a 1/240 deflection & a maximum live load deflection of 1/360.

3. Panel joints to be used at all bearing walls and point loads.

4. The average gap joint between bearing surfaces shall be no more than 1/16". All lumber at plates shall be a complete section with no knots or wanes.

5. Truss fabricator to engineer all trusses. Manufacturer to submit shop drawings to the structural engineer for each truss type to be stamped. These drawings must include ICBO certification indicating the allowable plate loads, duration factors or stress reduction factors, top & bottom chord design load, truss configuration including lumber species & grades used, engineer's stamp & signature, name of plate manufacturer & truss fabricator, project name & address, computed mid-span deflection for total load, forces in each member and indicating tension or compression.

6. Wood closer than 8" to the earth must be separated by concrete at 3" thick. An impervious membrane must be installed between the earth and the concrete. Decks and siding must also follow this code as per IRC R317.

Concrete & Reinforcing:

1. Contractor is responsible to check proper placement of openings, sleeves, curbs, conduits, bolts, inserts etc.

2. Reinforcement bars must be securely anchored to the forms. Reinforcing bars must be spaced from the surface according to the following schedule:
Poured against the earth - 3 inches
Walls - 2 inches
Beams and Columns - 1-1/2 inches
Slabs - 1-1/2 inches

3. All concrete exposed to view must be stoned smooth before it is fully cured.

4. Hard aggregates in concrete mix shall conform to ASTM C-33. Maximum size - 3/4". Footings may contain 1 1/2" aggregates.

5. 30 bar diameter embedment shall be applied for each dowel. Corner bars shall be used at all intersecting corners. The same size bar and spacing shall be used in horizontal wall reinforcing.

6. Formwork not supporting the concrete weight may be removed after curing at not less than 50 degrees F for 24 hours after placing concrete. Contractor to ensure that concrete is sufficiently cured such that removal of forms cannot harm the concrete. If the formwork is bearing concrete weight - such as beam soffits, joints, slabs, and other structural elements may not be removed in less than 14 days or until concrete has attained 75% of its design minimum compressive strength at 28 days. Supporting forms facing materials with structural members must be spaced sufficiently to prevent deflection. Forms must be placed in successive units to be accurately aligned free from irregularities & within allowable tolerances.

7. Vibrating rods shall be used to ensure that concrete has been properly vibrated in place.

8. Fresh concrete must be protected from premature drying & high temperatures as per ACI 318 & maintain without drying at a constant temperature for a period of time so that concrete can achieve proper hydration and hardening.

9. In cold weather, special precautions must be taken to ensure that concrete cures properly. Contractor is expected to follow industry standards. Concrete mix shall have a temperature of at least 50F, but not more than 80F. Concrete shall be maintained at no less than 50F and in moist conditions for not less than 7 days or as directed by structural engineer. Using chemicals or additives to prevent freezing is not permitted.

J | D

JEWKES DESIGN

SHEET NOTES

SCALE

ARCH B (12 x 18) Scale: 1/8" = 1'-0"

ARCH D (24 x 36) Scale: 1/4" = 1'-0"

Navarro Home

247 E 700 N
American Fork, UT
25 February 2026
Project 22679125406

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PROJECT NOTES

C102



JEWKES DESIGN

SHEET NOTES

#	Comments
1	All exterior windows to be double glazed insulated glass UNO
2	Window manufacturer to provide tempered glass as req'd.
3	All windows in bedrooms to meet egress reqs as per IRC
4	All exterior doors to have security hinges
5	All exterior windows to have a U-value of 0.35 or better

FULL DOOR SCHEDULE					
NAME	COUNT	SWING	WIDTH	HEIGHT	COMMENTS
D101	2	Right	3' - 0"	8' - 0"	
D102	3	<varies>	3' - 0"	8' - 0"	
D103	5	Left	2' - 8"	8' - 0"	
D104	2	French	6' - 0"	8' - 0"	Exterior Door W/ Double-Paned, Tempered Glass
D105	4	Right	2' - 6"	8' - 0"	
D106	2	<varies>	5' - 0"	8' - 0"	
D107	3	<varies>	2' - 6"	8' - 0"	
D108	2	Right	2' - 8"	8' - 0"	
D201	1	French	6' - 0"	8' - 0"	Front Door W/ Double-Paned, Tempered Glass
D202	1	French	5' - 0"	8' - 0"	Glass Door W/ Double-Paned, Tempered Glass
D203	1	Left	3' - 0"	8' - 0"	Fire-Rated, Garage-To Home Barrier
D204	1	Overhead	18' - 0"	9' - 0"	2 Car Garage Door
D205	1	Overhead	9' - 0"	9' - 0"	1 Car Garage Door
D206	1	Left	3' - 0"	8' - 0"	Exterior Door
D207	1	Right	3' - 0"	8' - 0"	Fire-Rated, Garage-To Home Barrier
D208	1	Right	2' - 8"	8' - 0"	
D209	1	Left	3' - 0"	8' - 0"	Exterior Door
D210	1	French	6' - 0"	8' - 0"	Exterior Door W/ Double-Paned, Tempered Glass
D211	1	Left	2' - 8"	8' - 0"	
D212	2	Right	3' - 0"	8' - 0"	
D213	1	Sliding	6' - 0"	8' - 0"	Exterior Door W/ Double-Paned, Tempered Glass
D214	2	Left	2' - 6"	8' - 0"	
D215	1	Left	3' - 0"	8' - 0"	Exterior Door W/ Double-Paned, Tempered Glass
D301	2	Right	2' - 8"	8' - 0"	
D302	1	Right	2' - 6"	8' - 0"	
D303	3	Left	2' - 6"	8' - 0"	
D304	1	French	6' - 0"	8' - 0"	Exterior Door W/ Double-Paned, Tempered Glass
D305	1	Left	2' - 8"	8' - 0"	
D306	1	Left	4' - 0"	8' - 0"	
D307	1	Left	3' - 0"	8' - 0"	

FULL WINDOW SCHEDULE					
NAME	COUNT	WIDTH	HEIGHT	STYLE	COMMENTS
W101	4	5' - 0"	5' - 0"	Slider	
W102	2	3' - 0"	8' - 0"	Picture	Tempered Glass
W201	1	6' - 0"	4' - 6"	Slider	
W202	2	5' - 0"	4' - 0"	Picture	
W203	1	3' - 0"	5' - 0"	Casement	
W204	4	5' - 0"	6' - 0"	Picture	
W205	1	7' - 6"	6' - 0"	Picture	
W206	2	3' - 0"	8' - 0"	Picture	Tempered Glass
W207	1	13' - 0"	5' - 6"	Picture	Above Door 207 in Great Room
W208	2	2' - 6"	6' - 0"	Picture	
W209	1	11' - 0"	3' - 6"	Picture	Above Door 206 in Primary Bedroom
W210	1	5' - 0"	5' - 0"	Picture	Tempered Glass
W211	1	2' - 0"	4' - 0"	Picture	Tempered Glass
W212	3	1' - 6"	1' - 6"	Picture	
W213	1	6' - 0"	4' - 0"	Slider	
W214	1	2' - 6"	5' - 0"	Picture	
W215	1	7' - 6"	6' - 0"	Casement	
W301	1	5' - 0"	4' - 0"	Picture	Above in Stair Tower
W302	1	5' - 0"	4' - 6"	Slider	
W303	2	2' - 0"	4' - 0"	Picture	Above Window 215 in Music Room
W304	1	6' - 0"	6' - 0"	Slider	
W305	2	6' - 0"	5' - 0"	Slider	
W306	1	7' - 6"	4' - 0"	Slider	

SCALE

ARCH B (12 x 18) Scale: 1/8" = 1'-0"

ARCH D (24 x 36) Scale: 1/4" = 1'-0"

Navarro Home

247 E 700 N

American Fork, UT

25 February 2026

Project 22679125406

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FULL DOOR & WINDOW SCHEDULES

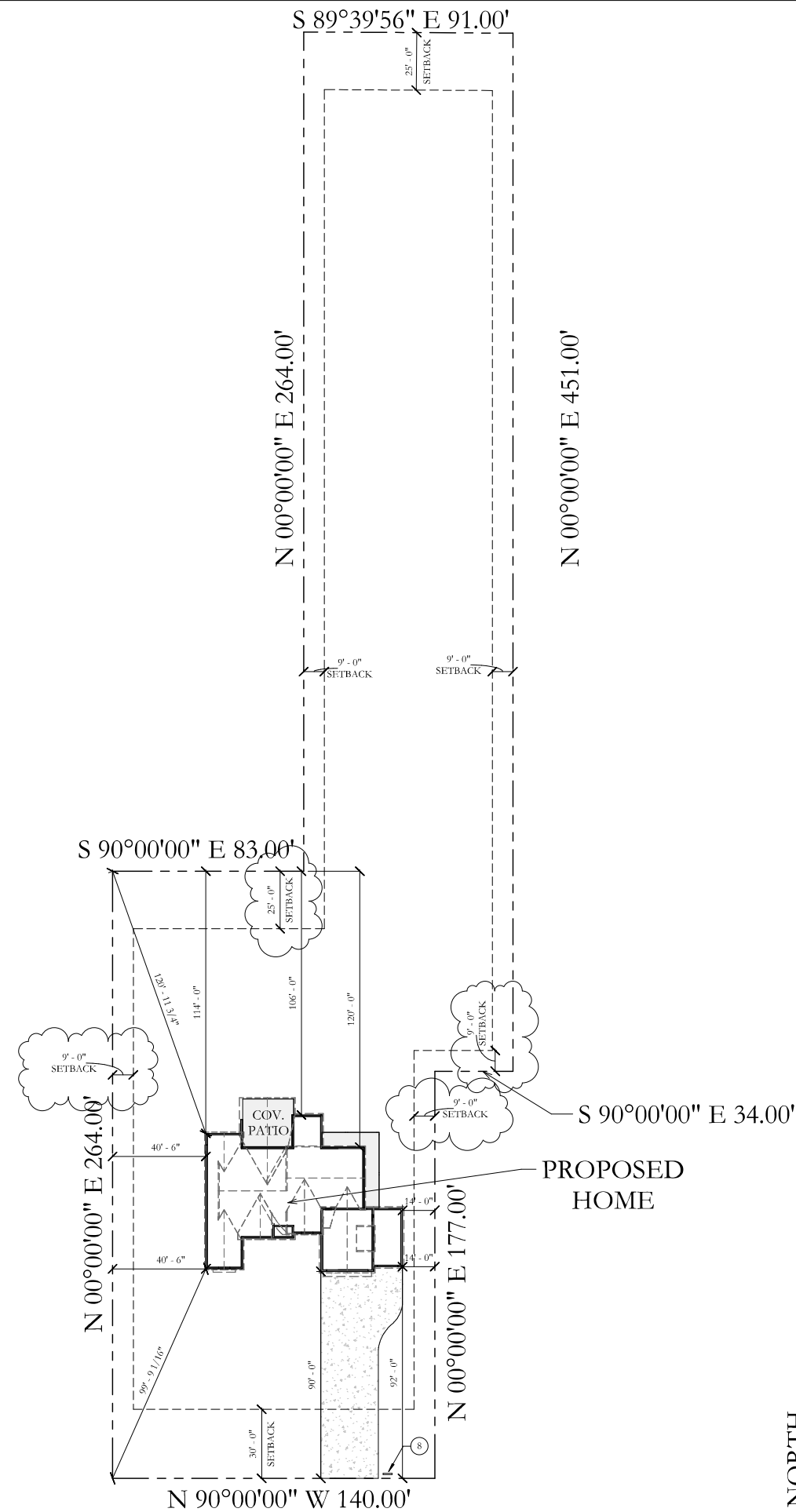
C103



JEWKES DESIGN

SHEET NOTES

#	Comments
1	Driveway slope to have be a min. 2% away from garage. Maximum slope to be 12%
2	Final grade to slope away from house @ 5% minimum for the first 10'
3	All drainage to be prevented from going to any neighboring property
4	Landscape by others
5	Provide 2% rise in sewer lateral as per IRC
6	Retaining walls to be provided w/ style as per owner. Any walls over 4'-0" must be designed by a licensed engineer
7	Landscaping berming to be provided for runoff water retention
8	SWPPP sign location



700 NORTH STREET

NORTH

LOT INFO	
Address	247 E 700 N
City	American Fork, UT
Subdivision	N/A
Lot #	N/A

SCALE

ARCH B (12 x 18) Scale: 1" = 60'-0"
 ARCH D (24 x 36) Scale: 1" = 30'-0"

Navarro Home

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 American Fork, UT
 25 February 2026
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SITE PLAN OVERALL

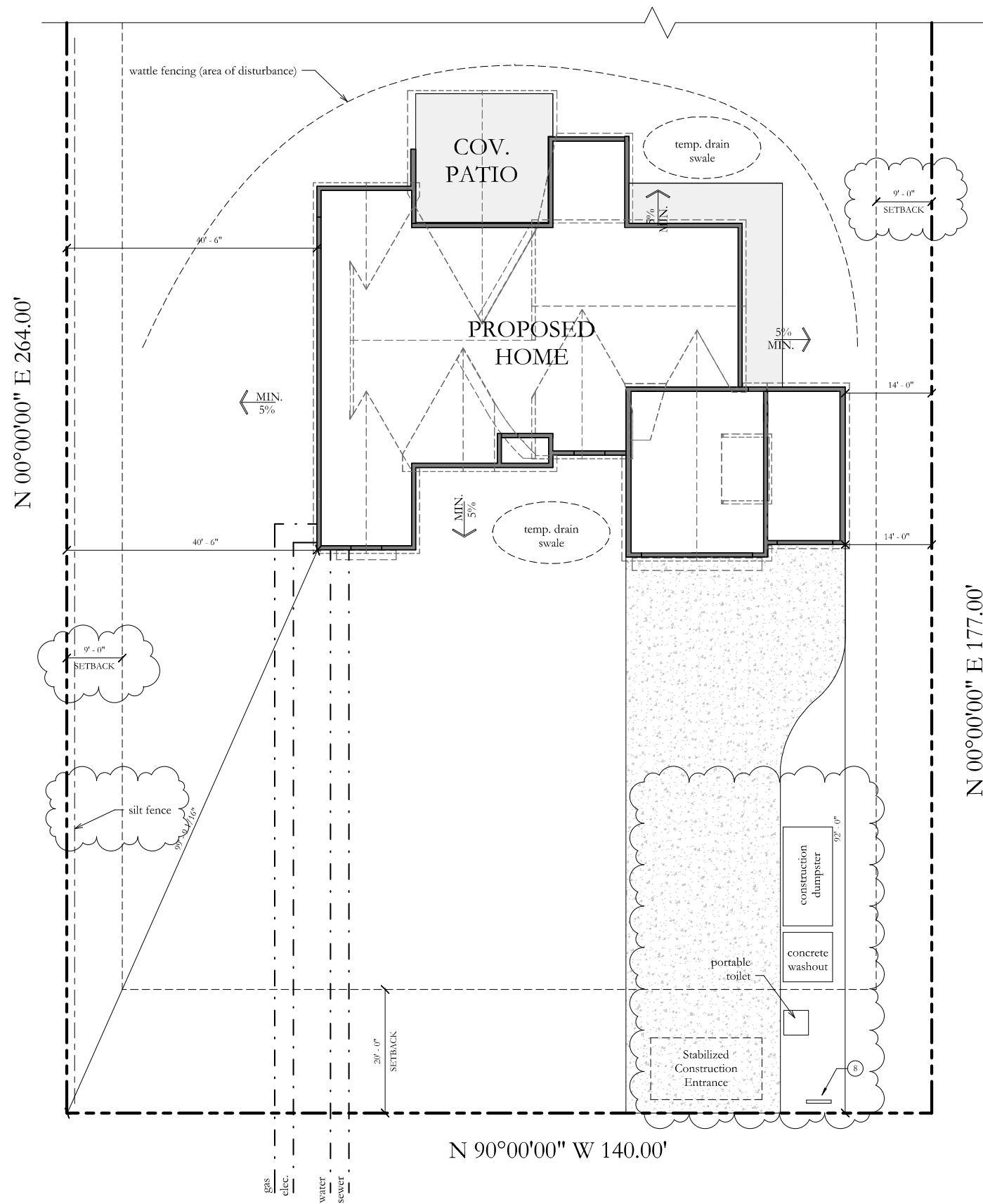
C201



JEWKES DESIGN

SHEET NOTES

#	Comments
1	Driveway slope to have a min. 2% away from garage. Maximum slope to be 12%
2	Final grade to slope away from house @ 5% minimum for the first 10'
3	All drainage to be prevented from going to any neighboring property
4	Landscape by others
5	Provide 2% rise in sewer lateral as per IRC
6	Retaining walls to be provided w/ style as per owner. Any walls over 4'-0" must be designed by a licensed engineer
7	Landscaping berming to be provided for runoff water retention
8	SWPPP sign location



N 00°00'00" E 177.00'

N 00°00'00" E 264.00'

N 90°00'00" W 140.00'

700 NORTH STREET



LOT INFO	
Address	247 E 700 N
City	American Fork, UT
Subdivision	N/A
Lot #	N/A

SCALE

ARCH B (12 x 18) Scale: 1" = 20'-0"
 ARCH D (24 x 36) Scale: 1" = 10'-0"

Navarro Home

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 25 February 2026
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SITE PLAN

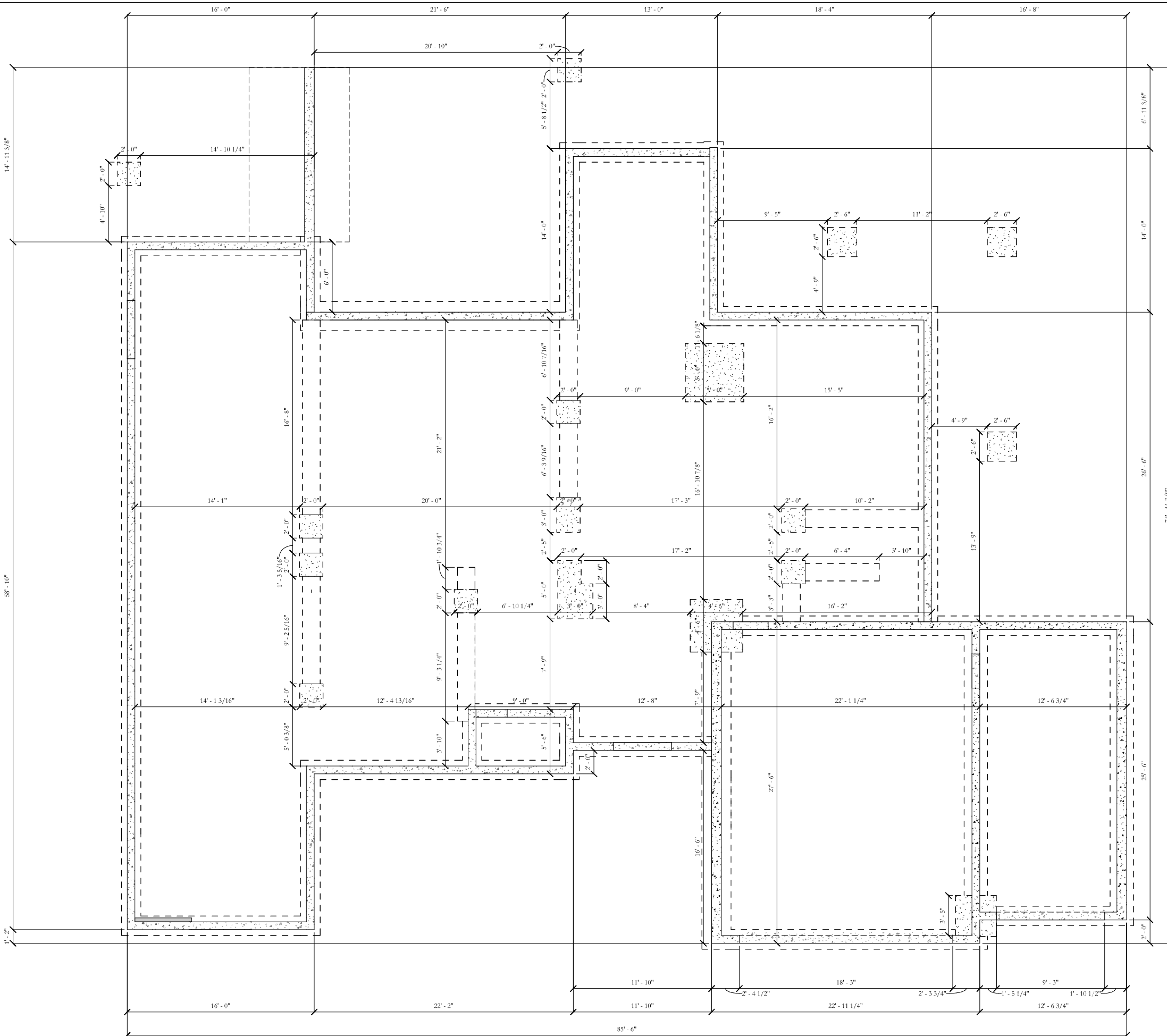
C202



JEWKES DESIGN

SHEET NOTES

Designer is not responsible for footing & wall sizes. Verify all sizes & dimensions with engineering plans



SCALE

ARCH B (12 x 18)	Scale: 1/8" = 1'-0"
ARCH D (24 x 36)	Scale: 1/4" = 1'-0"

Navarro Home

247 E 700 N
 American Fork, UT
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FOUNDATION DIMENSION PLAN

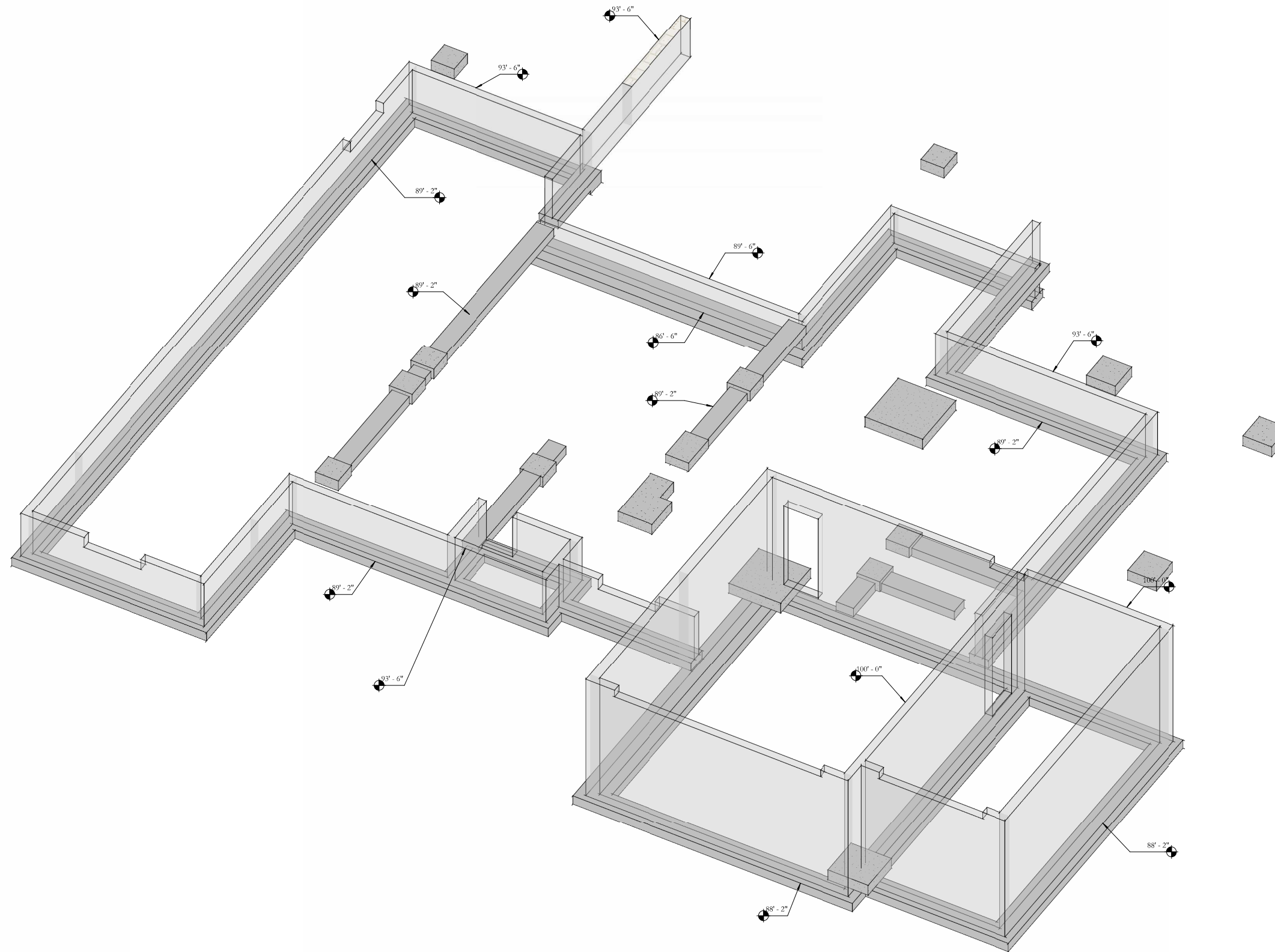
A001



JEWKES DESIGN

SHEET NOTES

Foundation elevations are for convenience only.
Contractor is responsible for confirming foundation heights with engineering plans.



SCALE

ARCH B (12 x 18) Scale: 1/8" = 1'-0"
ARCH D (24 x 36) Scale: 1/4" = 1'-0"

Navarro Home

247 E 700 N

American Fork, UT

25 February 2026

Project 22679125406

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FOUNDATION ISOMETRIC PLAN

A002



SHEET NOTES

#	Comments
1	Exterior combustion air is req'd as per IRC
2	Weatherproofing threshold in cold storage and mech.
3	Seismic straps are req'd for water heater as per IRC
4	Line of perimeter drain as req'd
5	A handrail is req'd from the nosing at top stair to the nosing of the bottom stair as per IRC
6	36" min. guardrail is req'd as per IRC, w/ style as per owner
7	5/8" type 's' gyp. bd. under stairs as per IRC
8	Ceiling heights may vary w/ utility chases
9	Window wells w/ metal grate covering & ladder. Wells must provide 3'-0" clear space from wall
10	Square opening w/ casing as per interior designer. Top @ 8'-0"
11	Line of structure above
12	A tile pan & floor drain is req'd for washer & dryer
13	Tempered glass for shower door and enclosure is required. Style as per interior designer
14	Custom tiled bench in shower as per interior designer
15	Provide linen storage as per interior designer
16	Crawl space ventilation openings to be 1 sq. ft./150 sq. ft. (min.) & within 3' of each corner of the building
17	12" x 12" timber column w/ finish as per interior designer
18	Provide pass through opening as per interior designer
19	Unengineered retaining as per owner
20	Provide custom built-ins as per interior designer
21	Provide shelving as per interior designer
22	Counter w/ pass through as per interior designer

COMPLETE SCHEDULES ON C103

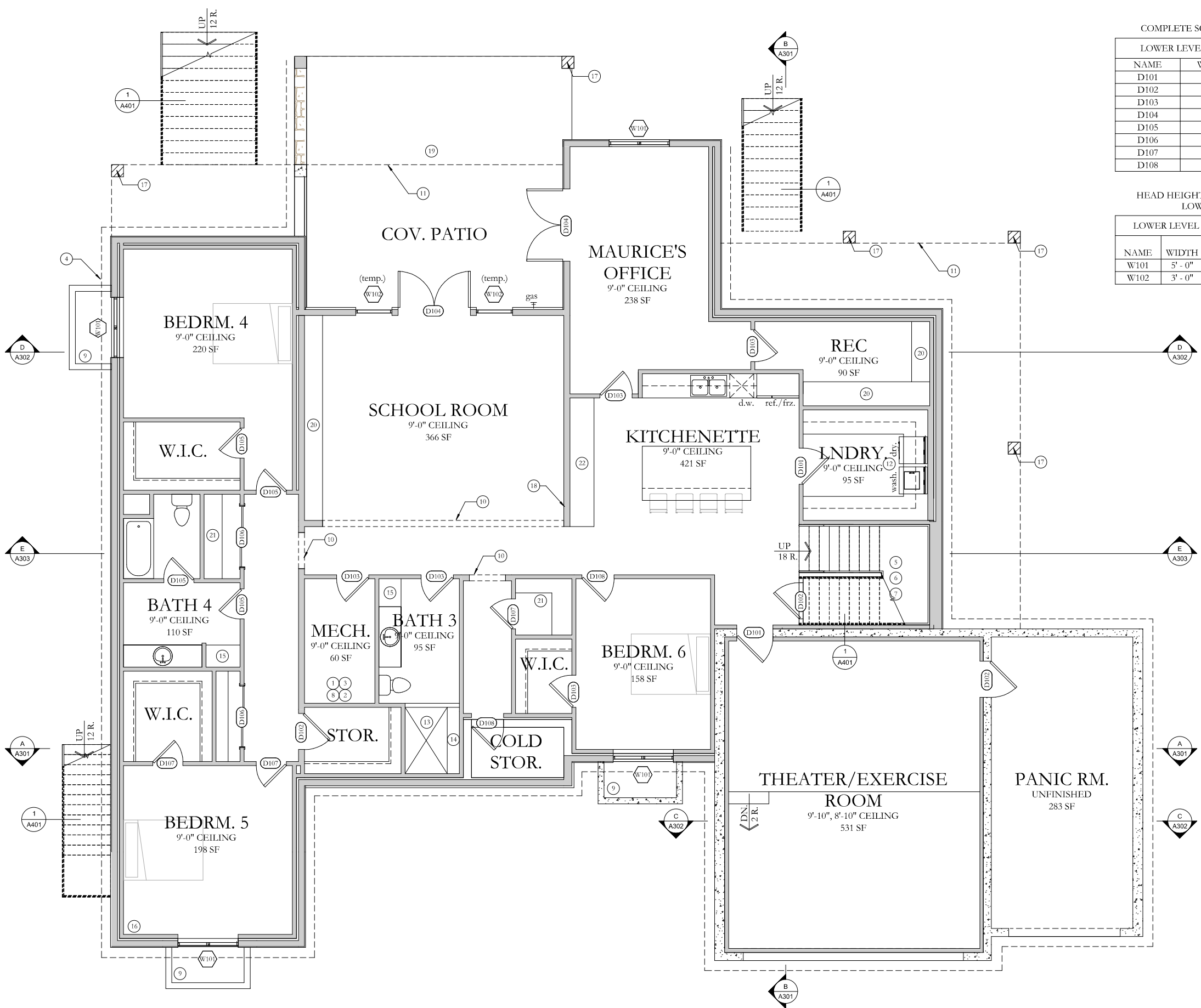
LOWER LEVEL DOOR SCHEDULE

NAME	WIDTH	HEIGHT
D101	3' - 0"	8' - 0"
D102	3' - 0"	8' - 0"
D103	2' - 8"	8' - 0"
D104	6' - 0"	8' - 0"
D105	2' - 6"	8' - 0"
D106	5' - 0"	8' - 0"
D107	2' - 6"	8' - 0"
D108	2' - 8"	8' - 0"

HEAD HEIGHTS MEASURED FROM LOWER LEVEL

LOWER LEVEL WINDOW SCHEDULE

NAME	WIDTH	HEIGHT	HEAD HEIGHT
W101	5' - 0"	5' - 0"	8' - 0"
W102	3' - 0"	8' - 0"	8' - 0"



LOWER LEVEL SF

Living Space	3048 SF
Outdoor Space	455 SF
Storage Space	369 SF

SCALE
 ARCH B (12 x 18) Scale: 1/8" = 1'-0"
 ARCH D (24 x 36) Scale: 1/4" = 1'-0"

Navarro Home
 247 E 700 N
 American Fork, UT
 25 February 2026
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LOWER LEVEL FLOOR PLAN
A101



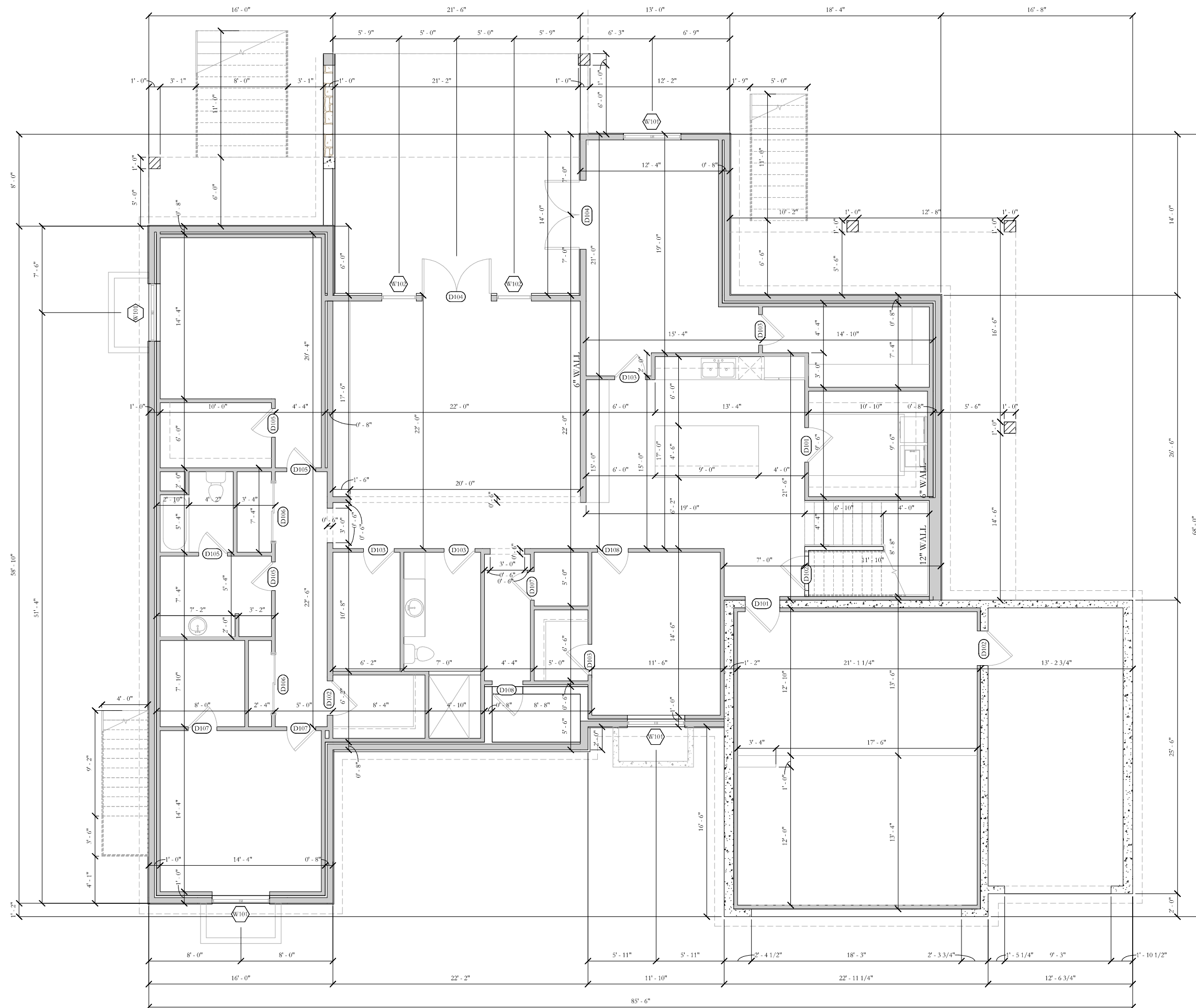
JEWKES DESIGN

SHEET NOTES

LOWER LEVEL DOOR SCHEDULE		
NAME	WIDTH	HEIGHT
D101	3' - 0"	8' - 0"
D102	3' - 0"	8' - 0"
D103	2' - 8"	8' - 0"
D104	6' - 0"	8' - 0"
D105	2' - 6"	8' - 0"
D106	5' - 0"	8' - 0"
D107	2' - 6"	8' - 0"
D108	2' - 8"	8' - 0"

HEAD HEIGHTS MEASURED FROM LOWER LEVEL

LOWER LEVEL WINDOW SCHEDULE			
NAME	WIDTH	HEIGHT	HEAD HEIGHT
W101	5' - 0"	5' - 0"	8' - 0"
W102	3' - 0"	8' - 0"	8' - 0"



SCALE

ARCH B (12 x 18) Scale: 1/8" = 1'-0"

ARCH D (24 x 36) Scale: 1/4" = 1'-0"

Navarro Home

247 E 700 N

American Fork, UT

25 February 2026

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LOWER LEVEL DIMENSION PLAN

A102



JEWKES DESIGN

SHEET NOTES

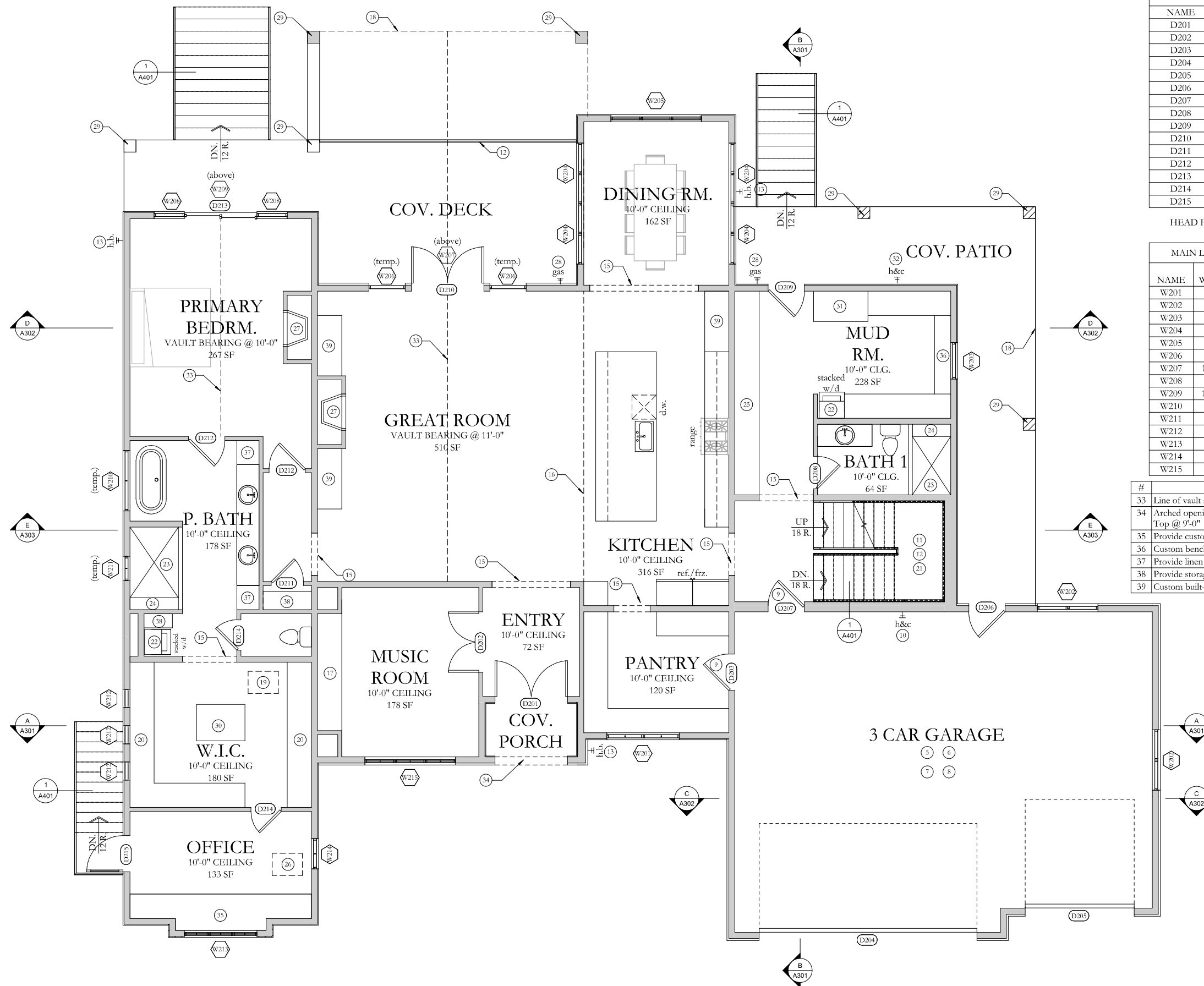
#	Comments
1	Provide gas meter as per code
2	Provide power meter as per code
3	A/C units and pads to be provided as per code. Units to be installed as per manufacturer specs
4	A 36" x 36" min. landing is req'd outside all exterior doors
5	Slope concrete slab 4" to doors
6	Plumbing, water, vacuum, and other penetrations through garage fire wall to be w/ metal piping
7	(2) layers 1/2" type 'x' typ. bd. @ clg. ^ (1) layer 5/8" type 'x' gyp. bd. @ house walls are req'd as per IRC
8	6" conc. curb is required in garage
9	Door from garage to house to be metal, 20 min. fire-rated w/ self closing hinges as per IRC
10	Designer recommends hot & cold mixing valve. Builder to confirm w/ owner
11	A handrail is req'd from the nosing at top stair to the nosing of the bottom stair as per IRC
12	36" min. guardrail is req'd as per IRC, w/ style as per interior designer
13	Hose bibb w/ backflow preventers and non-freeze type to be installed at front and rear of home as per IRC
14	Contractor to provide flue as required
15	Square opening w/ casing as per interior designer. Top @ 8'-0"
16	Line of ceiling transition above
17	Provide storage as per interior designer
18	Line of structure above
19	Attic access as per IRC
20	Provide closet storage as per interior designer
21	5/8" type 'x' gyp. bd. under stairs as per IRC
22	A tile pan & floor drain is req'd for washer & dryer
23	Tempered glass for shower door and enclosure is required. Style as per interior designer
24	Custom tiled bench in shower as per interior designer
25	Custom locker system as per interior designer
26	Crawlspace access as per interior designer
27	Direct vent gas fireplace as per interior designer. Contractor to ensure that fireplace is installed as per manufacturer specs
28	Gas line to be provided for outdoor BBQ as per owner. Gas line to be installed as per IRC
29	12" x 12" timber column w/ finish as per interior designer
30	Provide closet island as per interior designer
31	Dog wash station as per interior designer
32	Hot and cold shower hookup as per interior designer

MAIN LEVEL DOOR SCHEDULE		
NAME	WIDTH	HEIGHT
D201	6' - 0"	8' - 0"
D202	5' - 0"	8' - 0"
D203	3' - 0"	8' - 0"
D204	18' - 0"	9' - 0"
D205	9' - 0"	9' - 0"
D206	3' - 0"	8' - 0"
D207	3' - 0"	8' - 0"
D208	2' - 8"	8' - 0"
D209	3' - 0"	8' - 0"
D210	6' - 0"	8' - 0"
D211	2' - 8"	8' - 0"
D212	3' - 0"	8' - 0"
D213	6' - 0"	8' - 0"
D214	2' - 6"	8' - 0"
D215	3' - 0"	8' - 0"

HEAD HEIGHTS MEASURED FROM MAIN LEVEL

MAIN LEVEL WINDOW SCHEDULE			
NAME	WIDTH	HEIGHT	HEAD HEIGHT
W201	6' - 0"	4' - 6"	8' - 0"
W202	5' - 0"	4' - 0"	8' - 0"
W203	3' - 0"	5' - 0"	8' - 0"
W204	5' - 0"	6' - 0"	8' - 0"
W205	7' - 6"	6' - 0"	8' - 0"
W206	3' - 0"	8' - 0"	8' - 0"
W207	13' - 0"	5' - 6"	14' - 6"
W208	2' - 6"	6' - 0"	8' - 0"
W209	11' - 0"	3' - 6"	12' - 6"
W210	5' - 0"	5' - 0"	8' - 0"
W211	2' - 0"	4' - 0"	8' - 0"
W212	1' - 6"	1' - 6"	8' - 0"
W213	6' - 0"	4' - 0"	8' - 0"
W214	2' - 6"	5' - 0"	8' - 0"
W215	7' - 6"	6' - 0"	8' - 0"

#	Comments
33	Line of vault above
34	Arched opening w/ casing as per interior designer. Top @ 9'-0"
35	Provide custom desk as per interior designer
36	Custom bench as per interior designer
37	Provide linen storage as per interior designer
38	Provide storage as per interior designer
39	Custom built-in as per interior designer



MAIN LEVEL SF	
Garage Space	946 SF
Living Space	2925 SF
Outdoor Space	720 SF

SCALE

ARCH B (12 x 18) Scale: 1/8" = 1'-0"

ARCH D (24 x 36) Scale: 1/4" = 1'-0"

Navarro Home

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American Fork, UT
25 February 2026
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MAIN LEVEL FLOOR PLAN

A103



JEWKES DESIGN

SHEET NOTES

MAIN LEVEL DOOR SCHEDULE		
NAME	WIDTH	HEIGHT
D201	6' - 0"	8' - 0"
D202	5' - 0"	8' - 0"
D203	3' - 0"	8' - 0"
D204	18' - 0"	9' - 0"
D205	9' - 0"	9' - 0"
D206	3' - 0"	8' - 0"
D207	3' - 0"	8' - 0"
D208	2' - 8"	8' - 0"
D209	3' - 0"	8' - 0"
D210	6' - 0"	8' - 0"
D211	2' - 8"	8' - 0"
D212	3' - 0"	8' - 0"
D213	6' - 0"	8' - 0"
D214	2' - 6"	8' - 0"
D215	3' - 0"	8' - 0"

HEAD HEIGHTS MEASURED FROM MAIN LEVEL

MAIN LEVEL WINDOW SCHEDULE			
NAME	WIDTH	HEIGHT	HEAD HEIGHT
W201	6' - 0"	4' - 6"	8' - 0"
W202	5' - 0"	4' - 0"	8' - 0"
W203	3' - 0"	5' - 0"	8' - 0"
W204	5' - 0"	6' - 0"	8' - 0"
W205	7' - 6"	6' - 0"	8' - 0"
W206	3' - 0"	8' - 0"	8' - 0"
W207	13' - 0"	5' - 6"	14' - 6"
W208	2' - 6"	6' - 0"	8' - 0"
W209	11' - 0"	3' - 6"	12' - 6"
W210	5' - 0"	5' - 0"	8' - 0"
W211	2' - 0"	4' - 0"	8' - 0"
W212	1' - 6"	1' - 6"	8' - 0"
W213	6' - 0"	4' - 0"	8' - 0"
W214	2' - 6"	5' - 0"	8' - 0"
W215	7' - 6"	6' - 0"	8' - 0"

SCALE

ARCH B (12 x 18) Scale: 1/8" = 1'-0"

ARCH D (24 x 36) Scale: 1/4" = 1'-0"

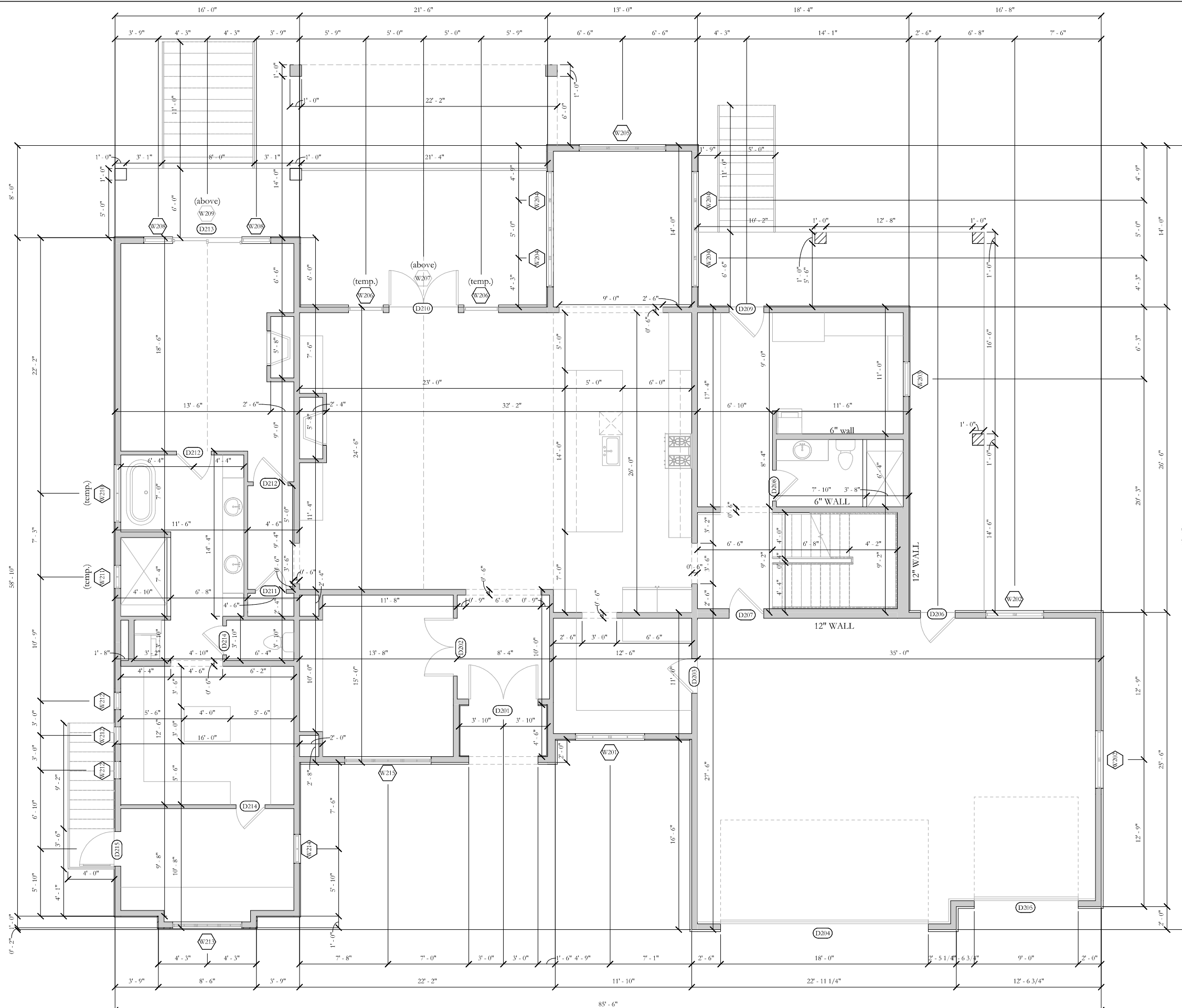
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MAIN LEVEL DIMENSION PLAN

A104





SHEET NOTES

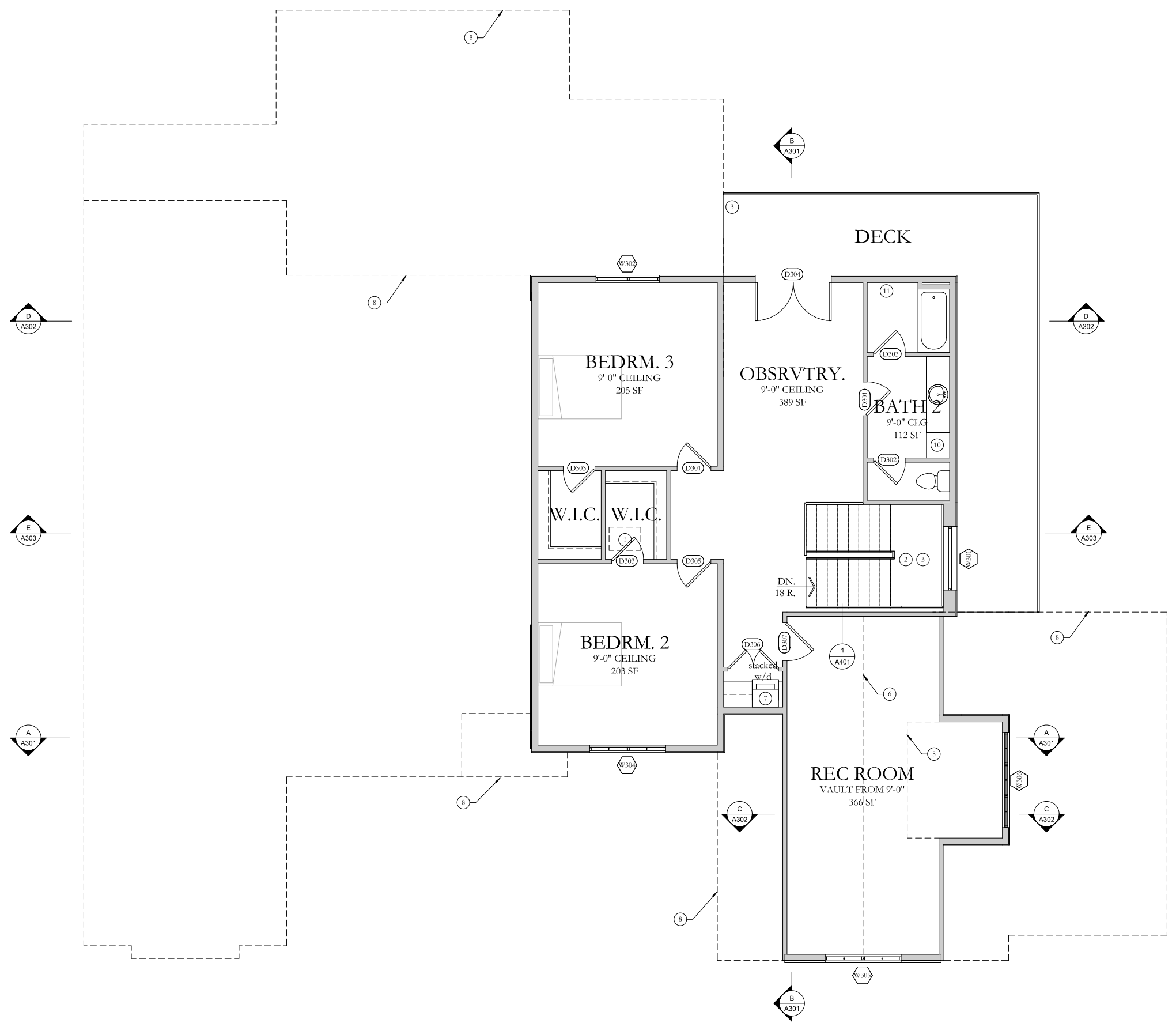
#	Comments
1	Attic access as per IRC
2	A handrail is req'd from the nosing at top stair to the nosing of the bottom stair as per IRC
3	36" min. guardrail is req'd as per IRC, w/ style as per owner
4	Contractor to provide flue as required
5	Line of ceiling transition
6	Line of vault above
7	A tile pan & floor drain is req'd for washer & dryer
8	Line of structure below
9	Exterior combustion air is req'd as per IRC
10	Provide linen storage as per interior designer
11	Custom hooks as per interior designer

COMPLETE SCHEDULES ON C103

UPPER LEVEL DOOR SCHEDULE		
NAME	WIDTH	HEIGHT
D301	2' - 8"	8' - 0"
D302	2' - 6"	8' - 0"
D303	2' - 6"	8' - 0"
D304	6' - 0"	8' - 0"
D305	2' - 8"	8' - 0"
D306	4' - 0"	8' - 0"
D307	3' - 0"	8' - 0"

HEAD HEIGHTS MEASURED FROM UPPER LEVEL

UPPER LEVEL WINDOW SCHEDULE			
NAME	WIDTH	HEIGHT	HEAD HEIGHT
W301	5' - 0"	4' - 0"	6' - 0"
W302	5' - 0"	4' - 6"	8' - 0"
W303	2' - 0"	4' - 0"	6' - 6"
W304	6' - 0"	6' - 0"	8' - 0"
W305	6' - 0"	5' - 0"	8' - 0"
W306	7' - 6"	4' - 0"	8' - 0"



UPPER LEVEL SF	
Outdoor Space	334 SF
Living Space	1499 SF

SCALE
 ARCH B (12 x 18) Scale: 1/8" = 1'-0"
 ARCH D (24 x 36) Scale: 1/4" = 1'-0"

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UPPER LEVEL FLOOR PLAN
A105



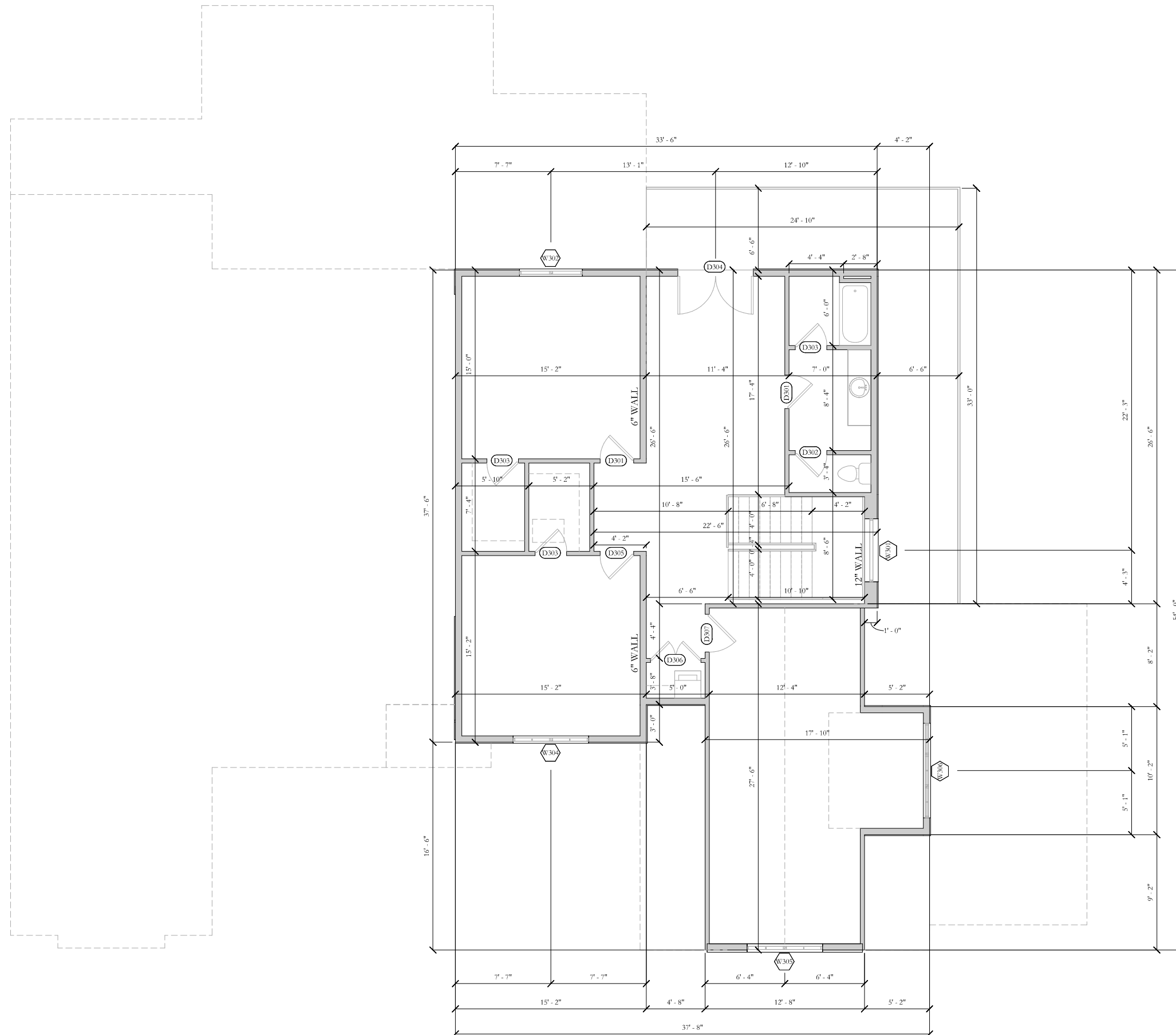
JEWKES DESIGN

SHEET NOTES

UPPER LEVEL DOOR SCHEDULE		
NAME	WIDTH	HEIGHT
D301	2' - 8"	8' - 0"
D302	2' - 6"	8' - 0"
D303	2' - 6"	8' - 0"
D304	6' - 0"	8' - 0"
D305	2' - 8"	8' - 0"
D306	4' - 0"	8' - 0"
D307	3' - 0"	8' - 0"

HEAD HEIGHTS MEASURED FROM UPPER LEVEL

UPPER LEVEL WINDOW SCHEDULE			
NAME	WIDTH	HEIGHT	HEAD HEIGHT
W301	5' - 0"	4' - 0"	6' - 0"
W302	5' - 0"	4' - 6"	8' - 0"
W303	2' - 0"	4' - 0"	6' - 6"
W304	6' - 0"	6' - 0"	8' - 0"
W305	6' - 0"	5' - 0"	8' - 0"
W306	7' - 6"	4' - 0"	8' - 0"



SCALE

ARCH B (12 x 18) Scale: 1/8" = 1'-0"

ARCH D (24 x 36) Scale: 1/4" = 1'-0"

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UPPER LEVEL DIMENSION PLAN

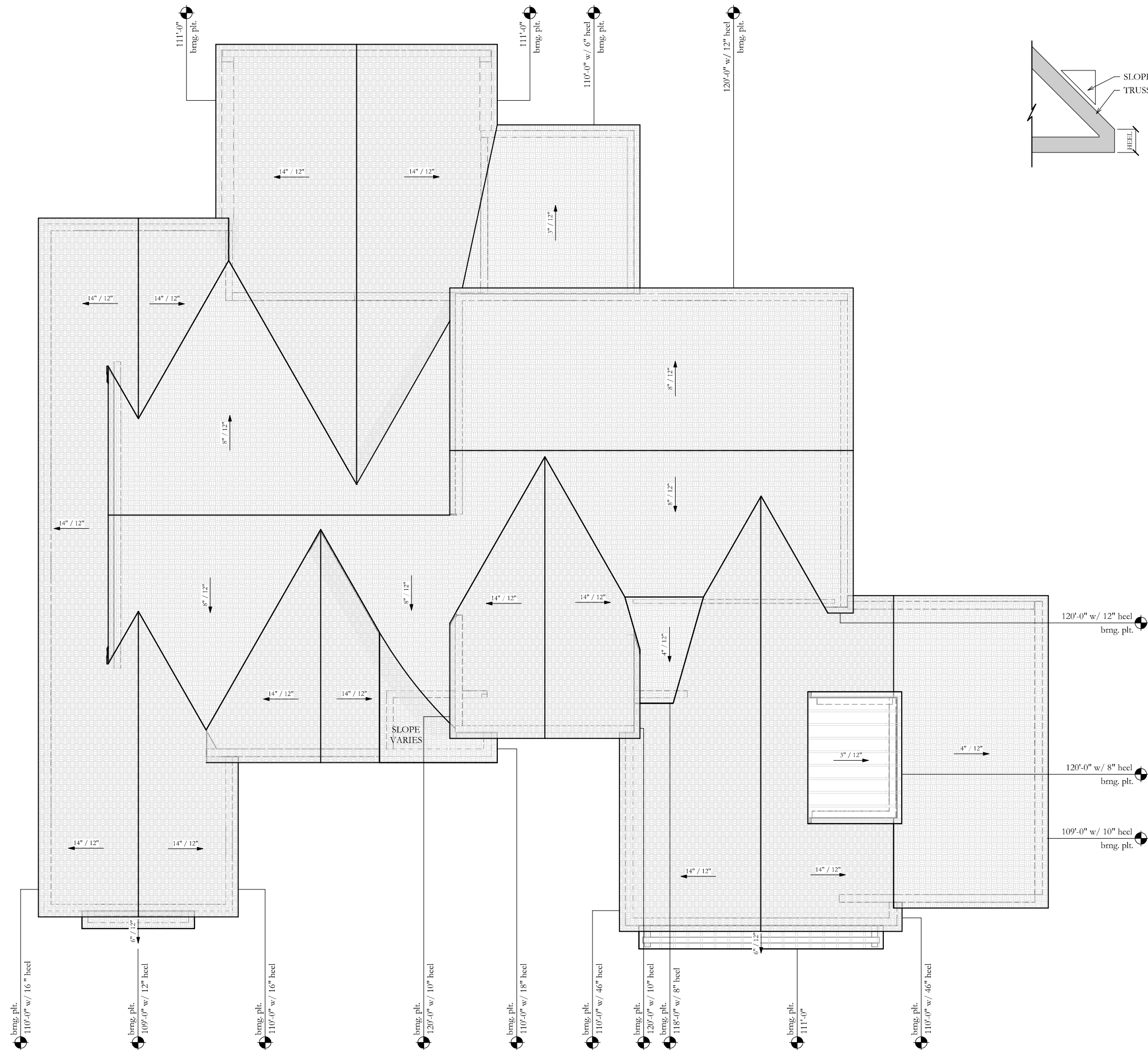
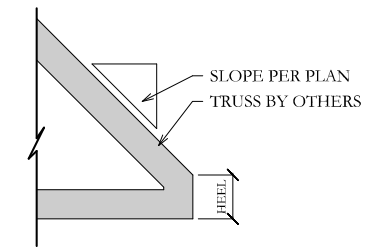
A106



JEWKES DESIGN

SHEET NOTES

#	Comments
1	Provide 0'-6" overhang from finished wall layer UNO
2	Adequate slope for water drainage as req'd
3	Ice & water shield is req'd @ all roof edges, eaves & valleys. Shield must also extend 24" up warm side of the exterior wall
4	Shop drawings from truss manufacturer to be submitted to city building officials for approval prior to fabrication
5	Adequate attic ventilation to be provided as per IRC



SCALE

ARCH B (12 x 18) Scale: 1/8" = 1'-0"

ARCH D (24 x 36) Scale: 1/4" = 1'-0"

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ROOF PLAN

A107



FRONT ELEVATION

HEAD HEIGHTS MEASURED FROM FLOOR

WINDOW SCHEDULE			
NAME	WIDTH	HEIGHT	HEAD HEIGHT
W101	5' - 0"	5' - 0"	8' - 0"
W102	3' - 0"	8' - 0"	8' - 0"
W201	6' - 0"	4' - 6"	8' - 0"
W202	5' - 0"	4' - 0"	8' - 0"
W203	3' - 0"	5' - 0"	8' - 0"
W204	5' - 0"	6' - 0"	8' - 0"
W205	7' - 6"	6' - 0"	8' - 0"
W206	3' - 0"	8' - 0"	8' - 0"
W207	13' - 0"	5' - 6"	14' - 6"
W208	2' - 6"	6' - 0"	8' - 0"
W209	11' - 0"	3' - 6"	12' - 6"
W210	5' - 0"	5' - 0"	8' - 0"
W211	2' - 0"	4' - 0"	8' - 0"
W212	1' - 6"	1' - 6"	8' - 0"
W213	6' - 0"	4' - 0"	8' - 0"
W214	2' - 6"	5' - 0"	8' - 0"
W215	7' - 6"	6' - 0"	8' - 0"
W301	5' - 0"	4' - 0"	6' - 0"
W302	5' - 0"	4' - 6"	8' - 0"
W303	2' - 0"	4' - 0"	6' - 6"
W304	6' - 0"	6' - 0"	8' - 0"
W305	6' - 0"	5' - 0"	8' - 0"
W306	7' - 6"	4' - 0"	8' - 0"

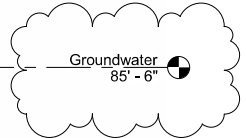


SHEET NOTES

#	Comments
1	Soffit, ridge, & j-vents to be provided to adequate attic ventilation. Ventilation to equal 1/150 of attic space as per IRC.
2	Architectural asphalt composition shingles w/ style as per owner. Shingles to be class 'A'
3	Standing seam metal roof w/ color and style as per owner
4	10" Fascia board w/ style & vented soffit as per owner
5	8" x 8" timber columns w/ finish as per owner
6	Stone veneer w/ 22 ga. ties @ 16" o.c. each way. Style, color, and finish as per owner
7	36" min. guardrail as per IRC. Style, material, and color as per owner

Upper Bearing 120' - 0"
 Upper Level 111' - 0"
 Main Bearing 110' - 0"
 Main Level 100' - 0"
 Engineered Fill 99' - 4"
 Top of Fnd. 93' - 6"
 Natural Grade 93' - 0"

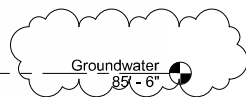
Lower Level 89' - 6"



REAR ELEVATION

Upper Bearing 120' - 0"
 Upper Level 111' - 0"
 Main Bearing 110' - 0"
 Main Level 100' - 0"
 Engineered Fill 99' - 4"
 Suspended Slab 98' - 6"
 Top of Fnd. 93' - 6"
 Natural Grade 93' - 0"

Lower Level 89' - 6"



SCALE

ARCH B (12 x 18) Scale: 1/8" = 1'-0"
 ARCH D (24 x 36) Scale: 1/4" = 1'-0"

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FRONT & REAR ELEVATIONS

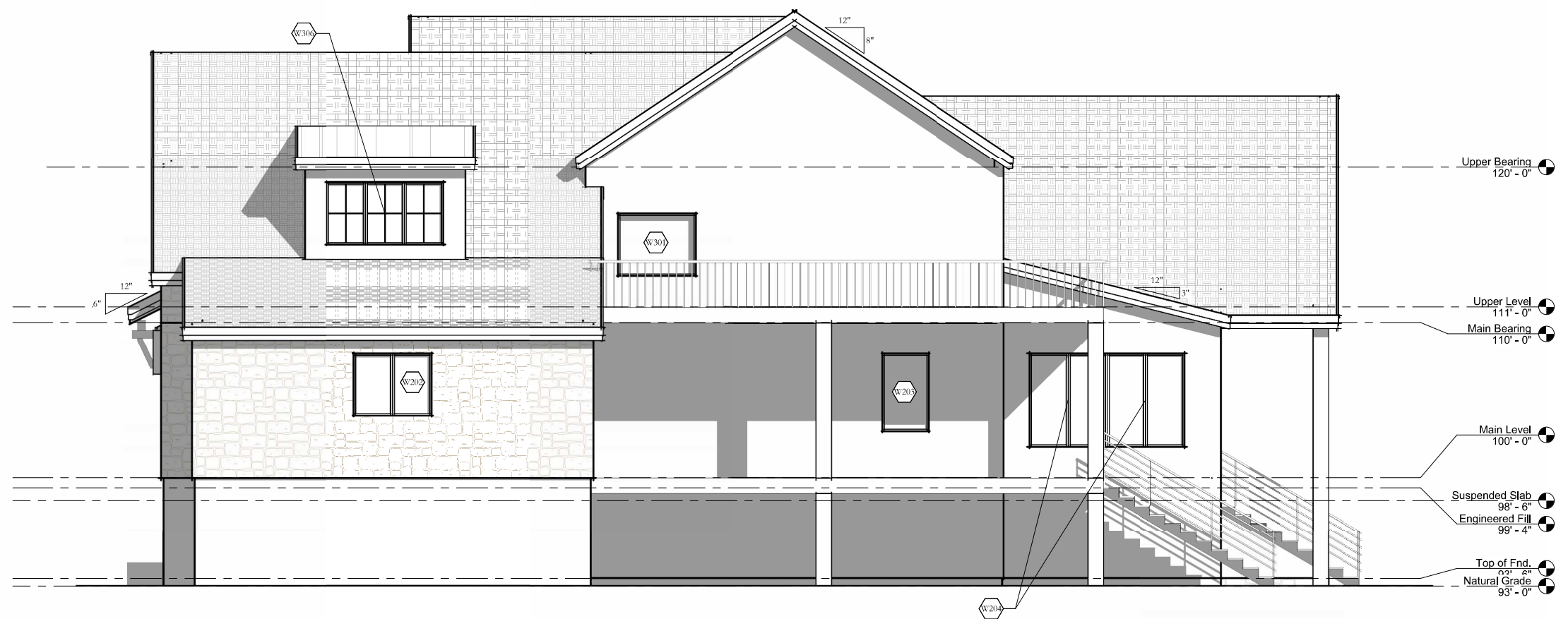
A201

SHEET NOTES

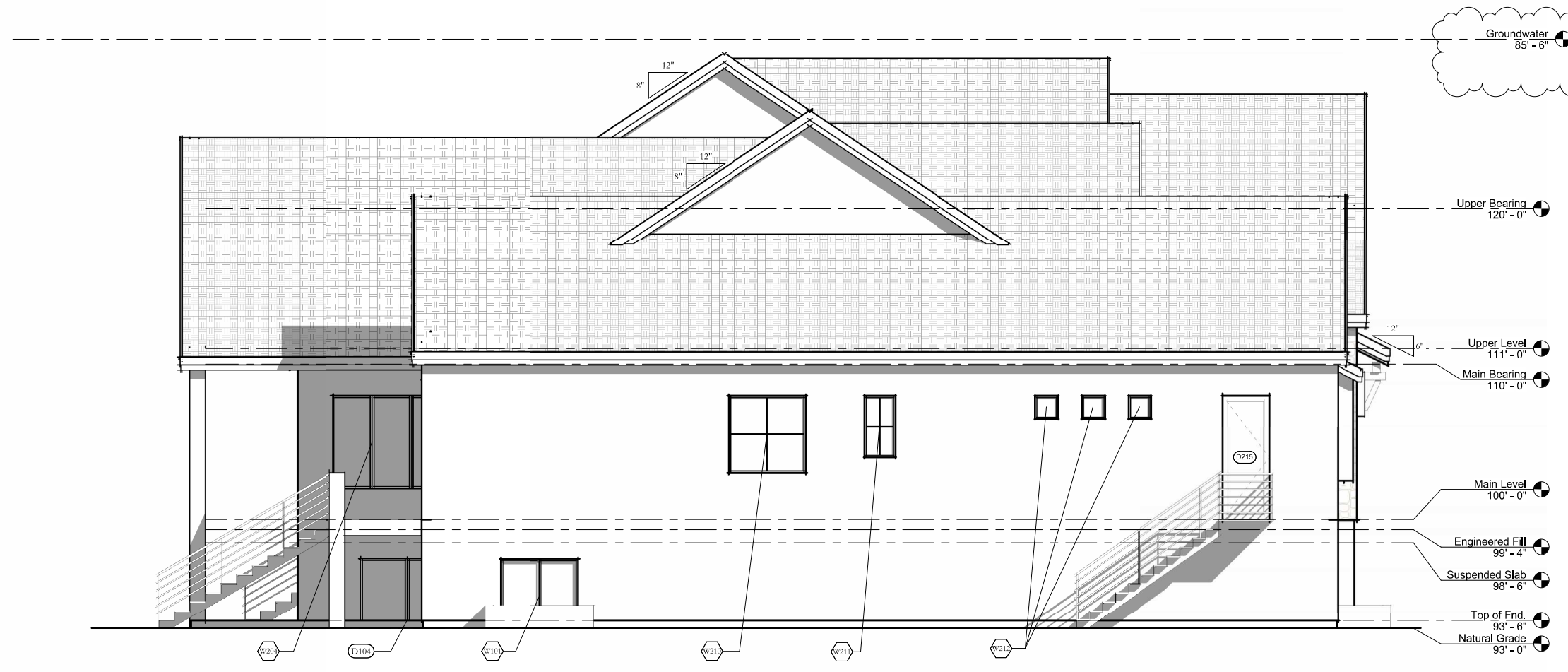
see A201 for notes

HEAD HEIGHTS MEASURED FROM FLOOR

WINDOW SCHEDULE			
NAME	WIDTH	HEIGHT	HEAD HEIGHT
W101	5' - 0"	5' - 0"	8' - 0"
W102	3' - 0"	8' - 0"	8' - 0"
W201	6' - 0"	4' - 6"	8' - 0"
W202	5' - 0"	4' - 0"	8' - 0"
W203	3' - 0"	5' - 0"	8' - 0"
W204	5' - 0"	6' - 0"	8' - 0"
W205	7' - 6"	6' - 0"	8' - 0"
W206	3' - 0"	8' - 0"	8' - 0"
W207	13' - 0"	5' - 6"	14' - 6"
W208	2' - 6"	6' - 0"	8' - 0"
W209	11' - 0"	3' - 6"	12' - 6"
W210	5' - 0"	5' - 0"	8' - 0"
W211	2' - 0"	4' - 0"	8' - 0"
W212	1' - 6"	1' - 6"	8' - 0"
W213	6' - 0"	4' - 0"	8' - 0"
W214	2' - 6"	5' - 0"	8' - 0"
W215	7' - 6"	6' - 0"	8' - 0"
W301	5' - 0"	4' - 0"	6' - 0"
W302	5' - 0"	4' - 6"	8' - 0"
W303	2' - 0"	4' - 0"	6' - 6"
W304	6' - 0"	6' - 0"	8' - 0"
W305	6' - 0"	5' - 0"	8' - 0"
W306	7' - 6"	4' - 0"	8' - 0"



RIGHT ELEVATION



LEFT ELEVATION

SCALE

ARCH B (12 x 18) Scale: 1/8" = 1'-0"
 ARCH D (24 x 36) Scale: 1/4" = 1'-0"

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LEFT & RIGHT
ELEVATIONS

A202



JEWKES DESIGN

SHEET NOTES



FRONT LEFT 3D VIEW



FRONT RIGHT 3D VIEW



REAR LEFT 3D VIEW



REAR RIGHT 3D VIEW

SCALE

ARCH B (12 x 18) Scale: 1/8" = 1'-0"

ARCH D (24 x 36) Scale: 1/4" = 1'-0"

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3D VIEWS

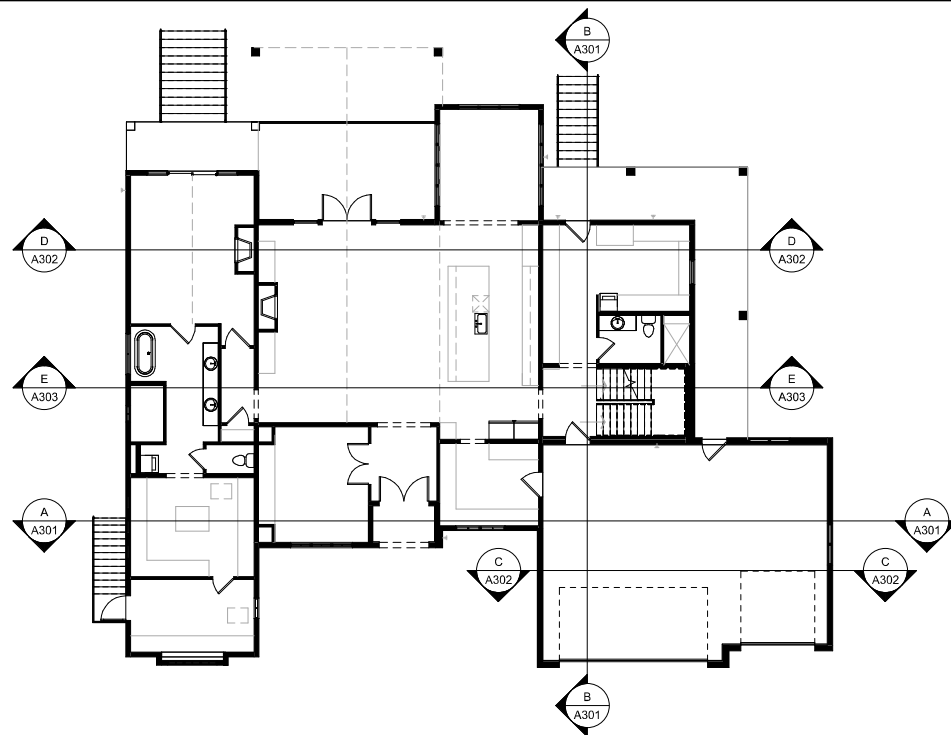
A203



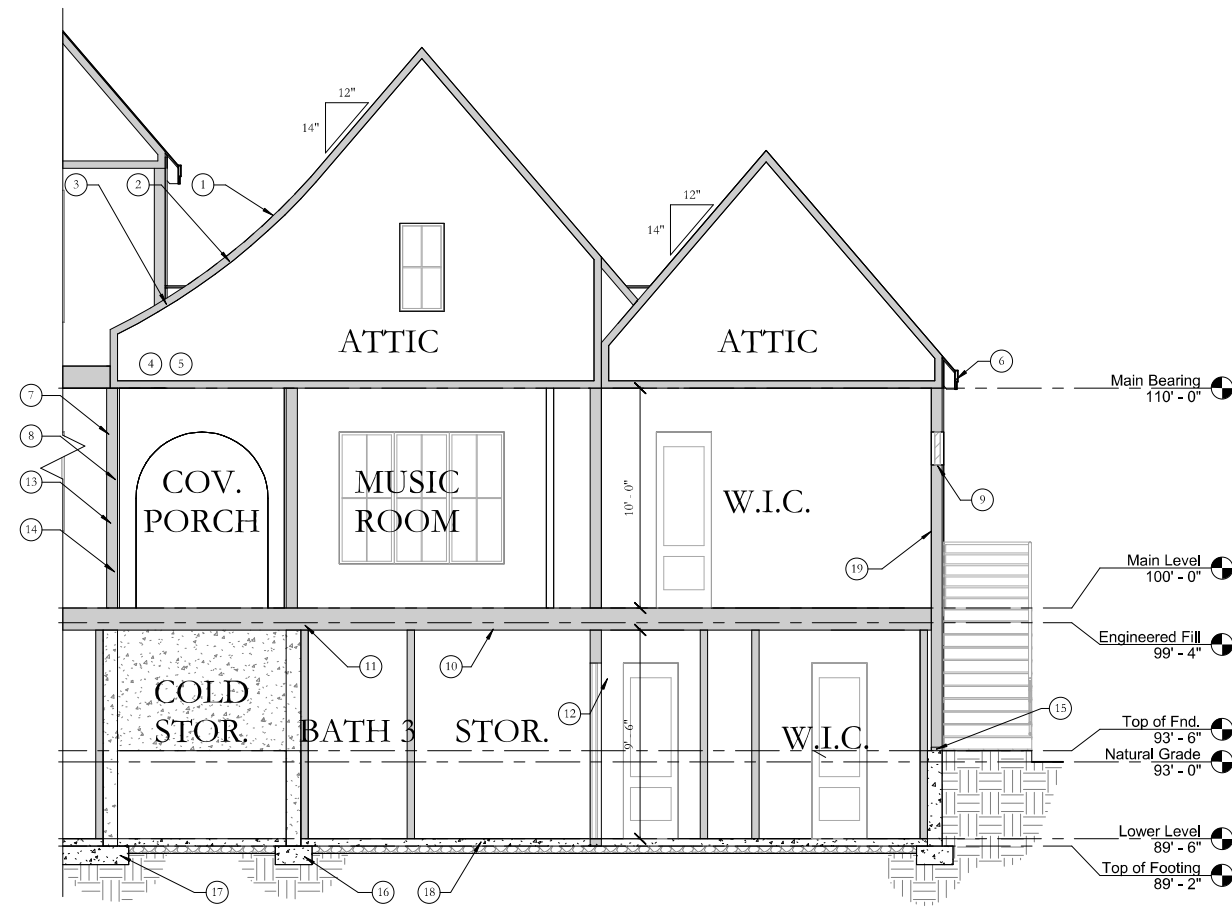
JEWKES DESIGN

SHEET NOTES

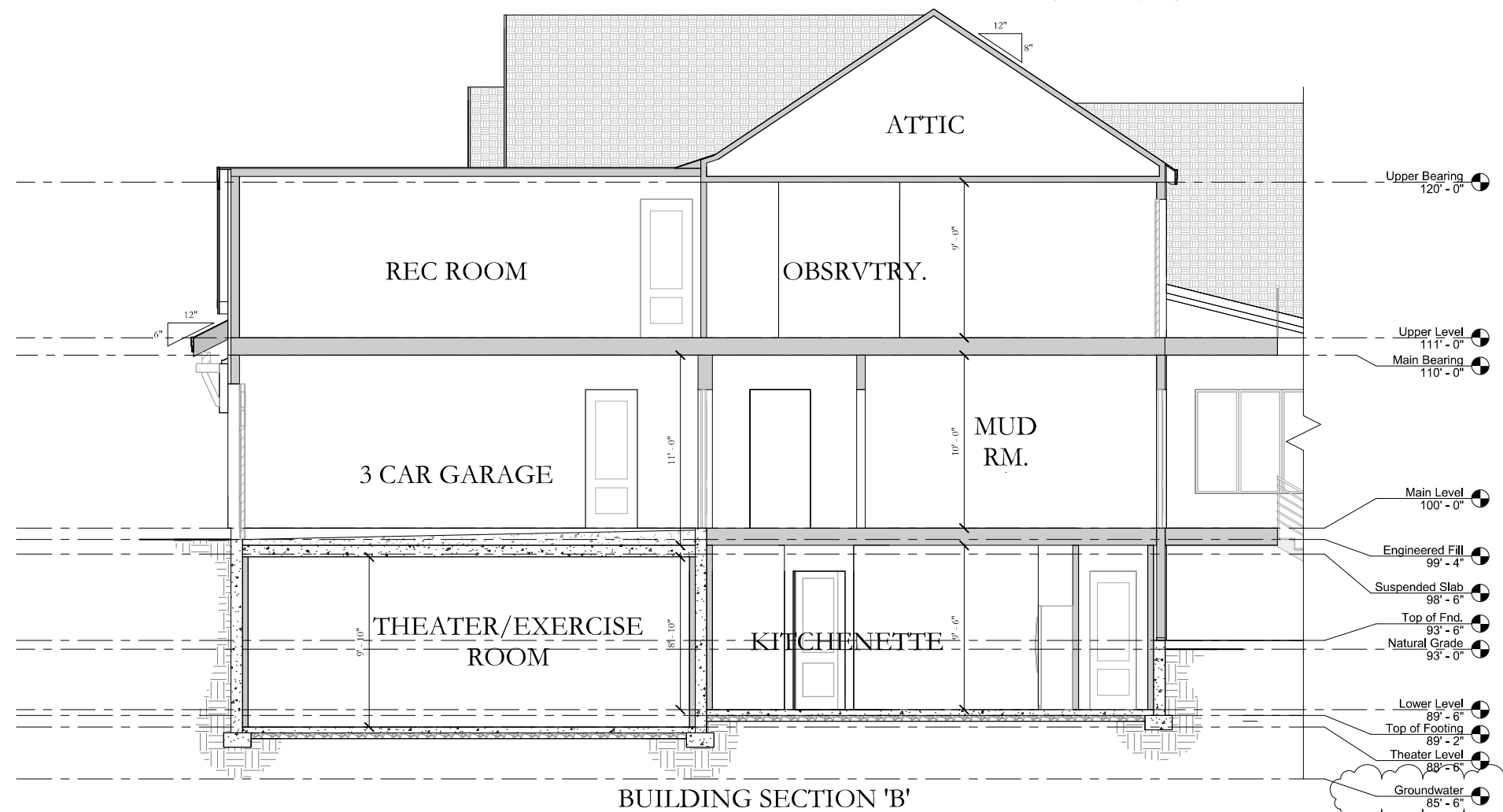
#	Comments
1	Architectural asphalt composition shingles w/ style as per owner. Shingles to be class 'A'
2	Roof trusses as per engineer and manufacturer specs
3	Sheathing for roof as per engineer
4	R-50 (min.) blown-in ceiling insulation
5	Attic insulation baffles to be installed as per IRC
6	Fascia board to be installed as per owner. 2x10
7	(1) layer of wather barrier (Tyvek or Typar type) behind brick veneer & (2) layers behind stucco finish to be provided as per manufacturer specs
8	1/2" gyp. bd. @ inside of walls & ceiling. U.N.O.
9	Counter flashing & caulking of all exterior openings to be provided as per IRC
10	Floor trusses as per engineer
11	All joist bearing locations to be solid blocked
12	All interior walls to be 2x4's @ 16" o.c. (U.N.O.)
13	Exterior wall sheathing as per engineering. 1/8" gap is req'd as per manufacturer specs
14	All exterior walls to be 2x6's @ 16" o.c. (U.N.O.). R-23 min. insulation to be installed as per manufacture specs.
15	Redwood or treated sill plate to be used @ all concrete to wood connections
16	Foundations & footings w/ size and location as per engineer
17	Earth to be unexcavated or compacted to 90%
18	4" concrete slab over 4" free draining granular fill
19	Minimum 4 mm polyethylene vapor retarder is req'd over the insulation on the warm side of all exterior walls and ceilings as per IRC
20	Stick framing to be installed by contractor according to industry standards and/or engineering
21	Provide R-30 minimum insulation for the floor above garage space



MAIN LEVEL FLOOR PLAN



BUILDING SECTION 'A'



BUILDING SECTION 'B'

SCALE

ARCH B (12 x 18) Scale: 1/8" = 1'-0"

ARCH D (24 x 36) Scale: 1/4" = 1'-0"

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BUILDING SECTIONS 'A' & 'B'

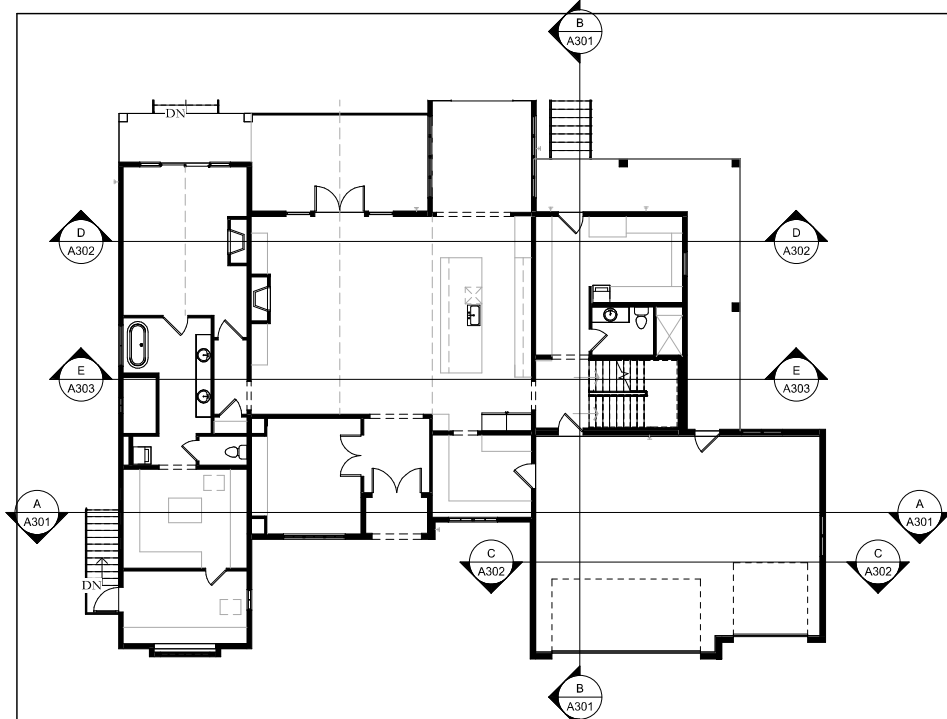
A301



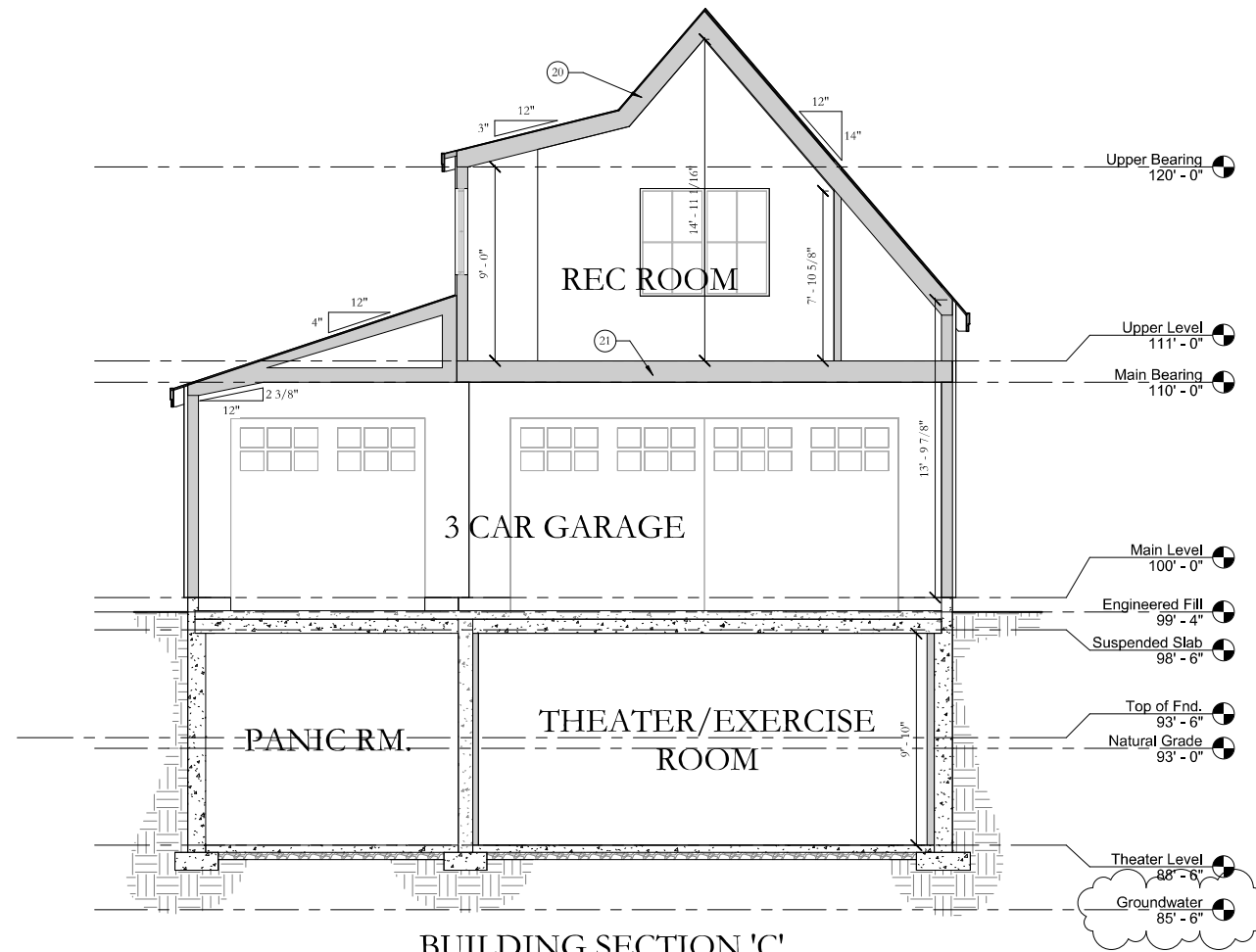
JEWKES DESIGN

SHEET NOTES

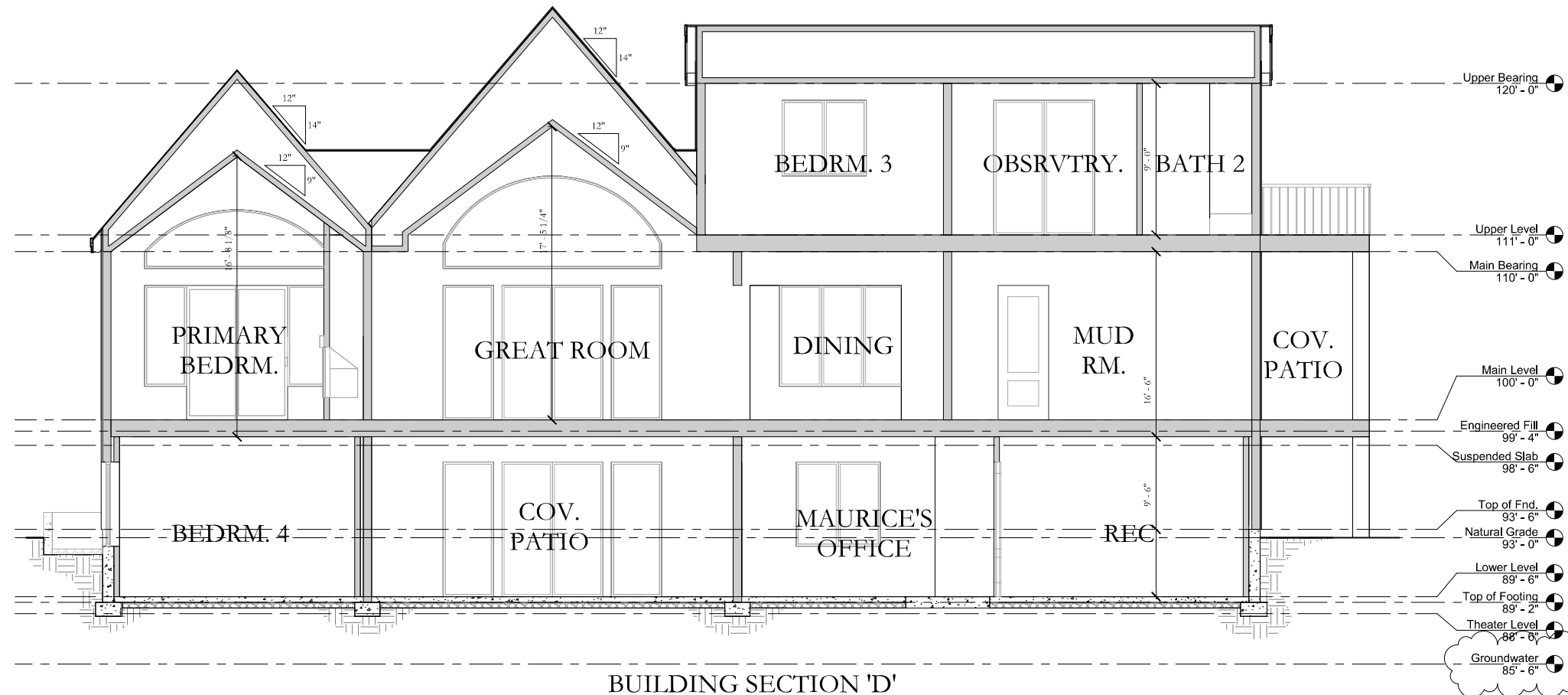
See A301 for Notes



MAIN LEVEL FLOOR PLAN



BUILDING SECTION 'C'



BUILDING SECTION 'D'

SCALE

ARCH B (12 x 18) Scale: 1/8" = 1'-0"
ARCH D (24 x 36) Scale: 1/4" = 1'-0"

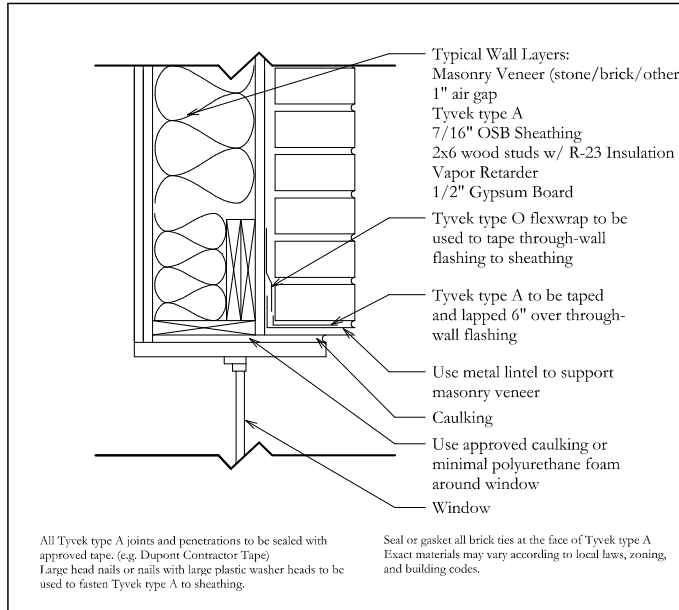
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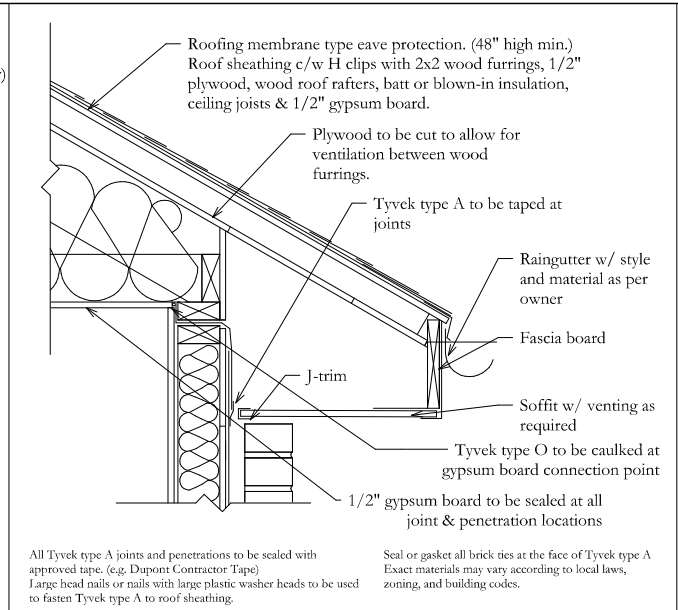
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BUILDING SECTIONS 'C' & 'D'

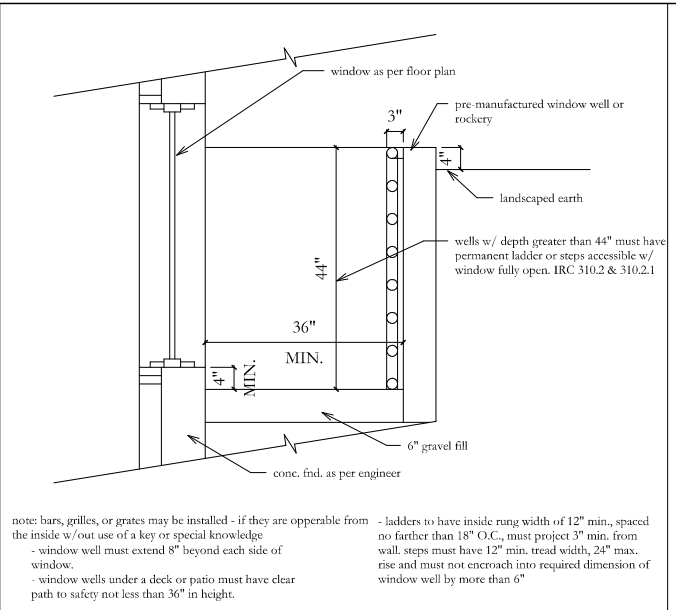
A302



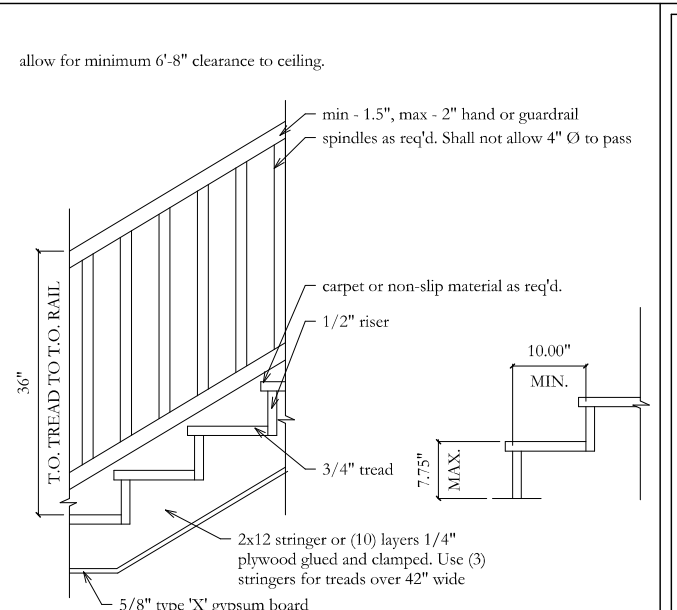
WINDOW HEAD DETAIL
 residential wood frame structure w/ masonry veneer - heating climate **9**



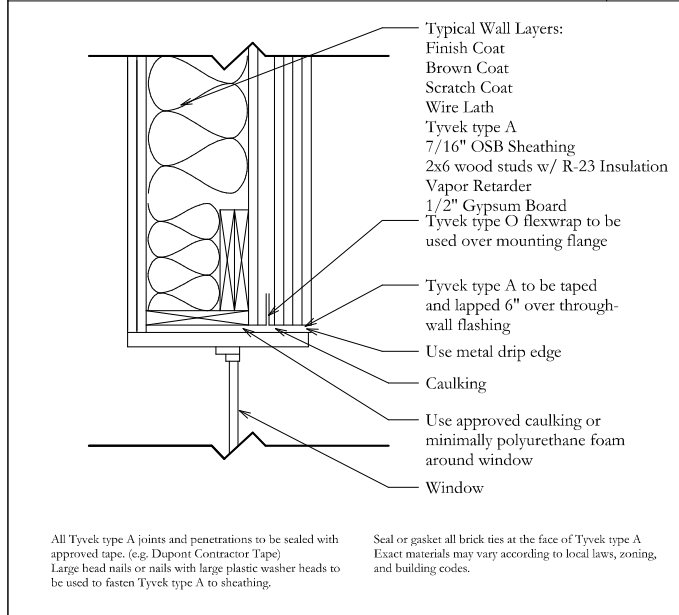
ROOF/WALL INTERFACE DETAIL
 residential wood frame structure w/ masonry veneer - cooling climate **6**



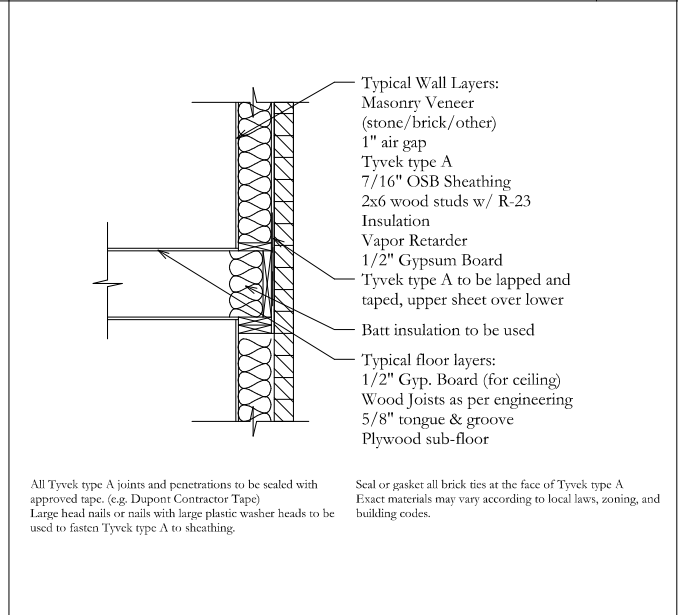
WINDOW WELL DETAIL
 residential wood frame structure - heating climate **3**



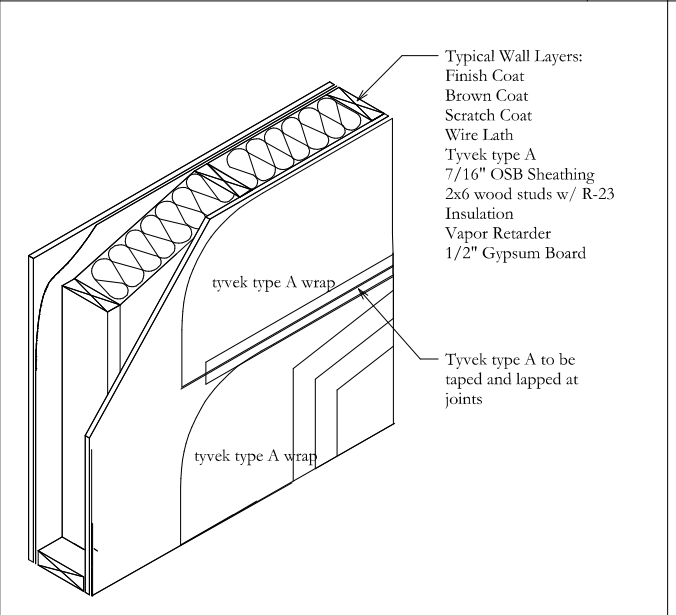
STAIR DETAIL
 residential wood frame structure - heating climate **1**



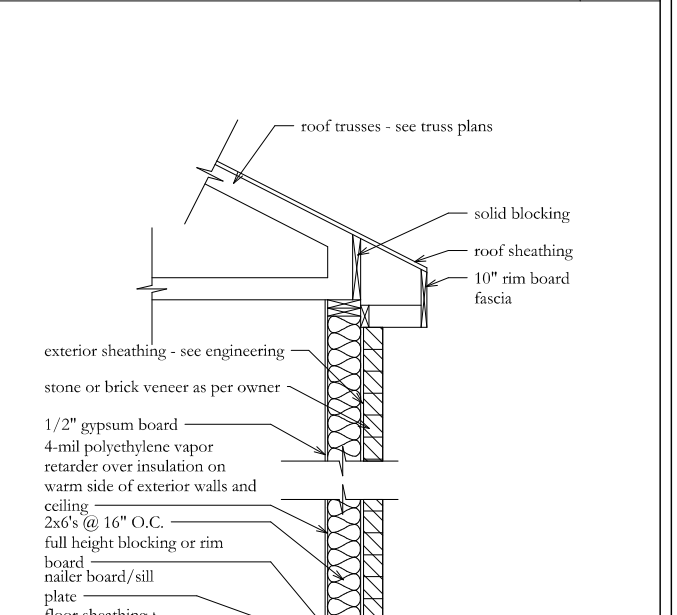
WINDOW HEAD DETAIL
 residential wood frame structure w/ stucco - heating climate **10**



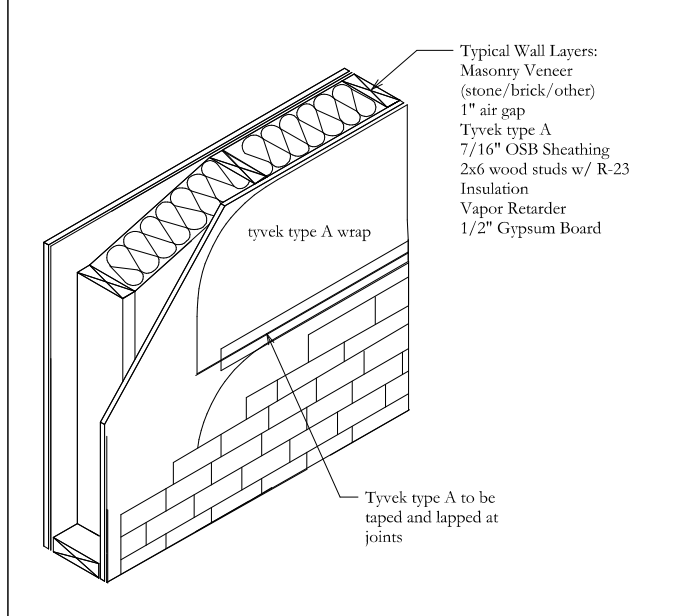
FLOOR/WALL INTERFACE DETAIL
 residential wood frame structure w/ masonry veneer - cooling climate **7**



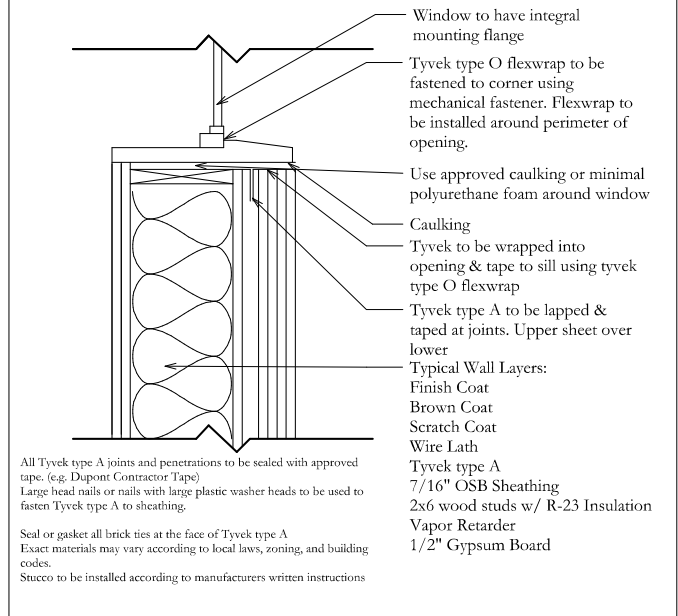
TYPICAL WALL ISOMETRIC
 residential wood frame structure - heating climate **4**



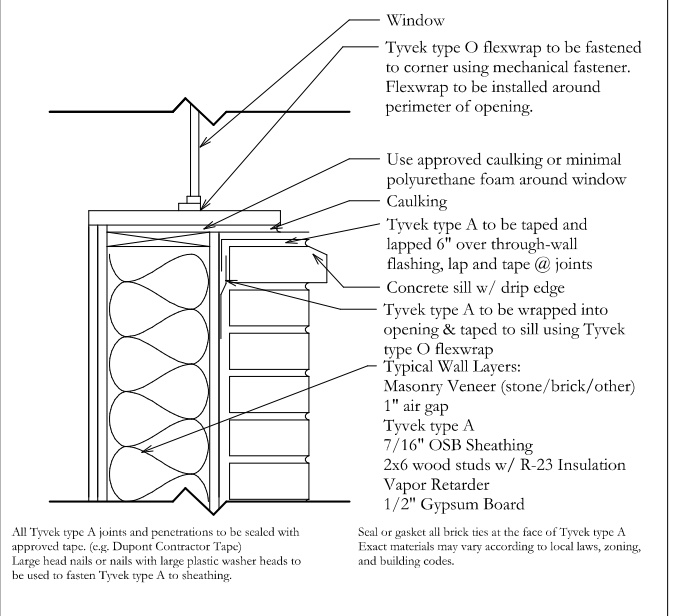
TYP. WALL SECTION
 residential wood frame structure - heating climate **2**



TYPICAL WALL ISOMETRIC
 residential wood frame structure w/ masonry veneer - heating climate **11**



WINDOW SILL DETAIL
 residential wood frame structure w/ stucco - heating climate **8**



WINDOW SILL DETAIL
 residential wood frame structure w/ masonry veneer - heating climate **5**

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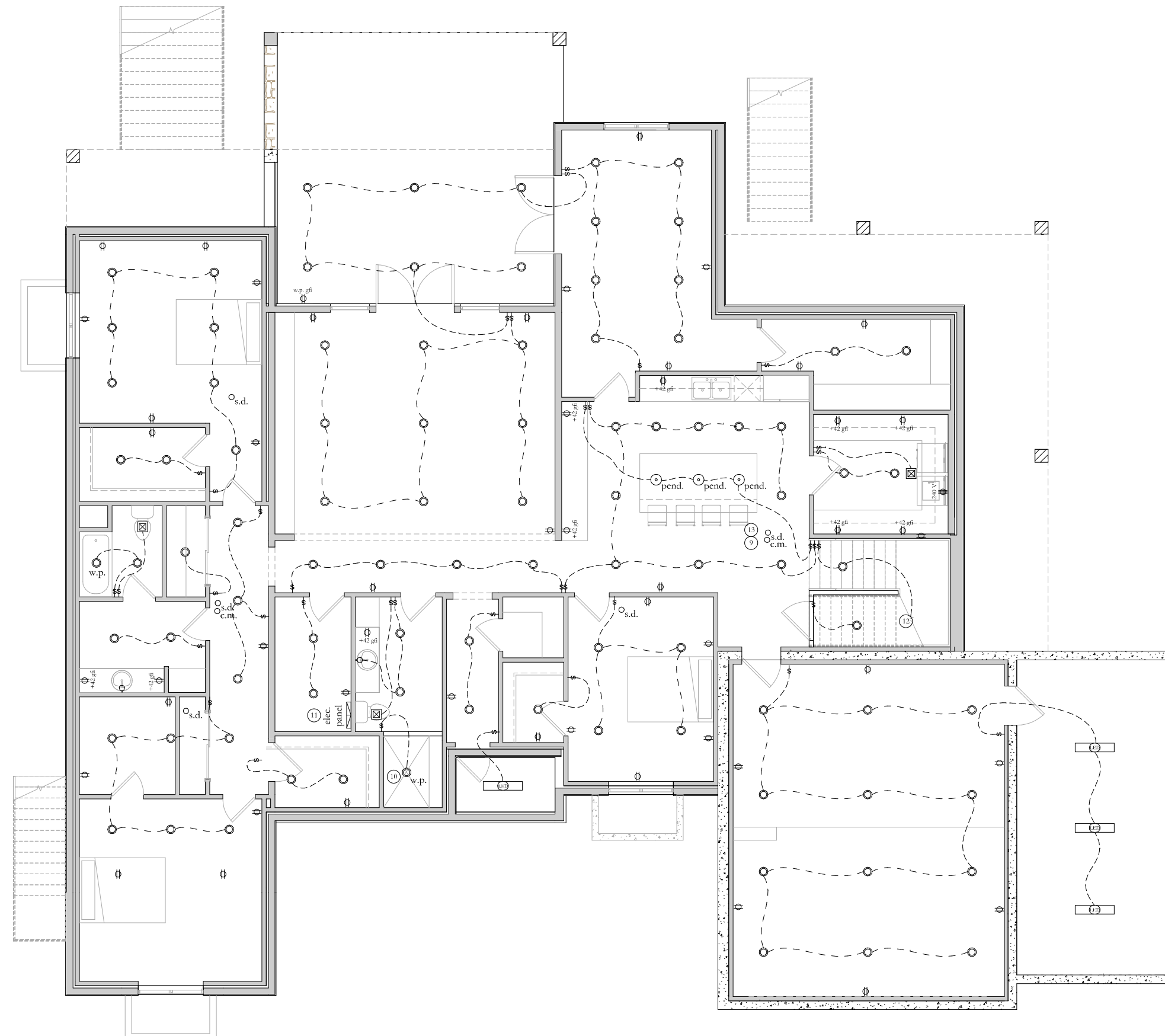


JEWKES DESIGN

SHEET NOTES

#	Comments
1	All electrical installations to comply with current IRC & NEC
2	U-fer ground to be provided as per IRC
3	All outlets to be tamper resistant
4	Branch circuits supplying bedrooms to have arc-fault protection
5	All outlets serving kitchen countertops, garages, baths, unfinished basements, and outdoors must be GFCI protected as per IRC
6	Outlets to be placed along walls so no point is more than 6' from an outlet
7	Outlets above counter space must be placed so no point along wall is more than 24" from an outlet
8	All smoke detectors to be hard-wired, interconnected, and batter-backed as per code
9	Carbon monoxide detectors to be installed @ each level of home as per IRC
10	All light fixtures above tubs, showers, & wet areas to be waterproof
11	Provide electrical panel w/ load sizing as per code
12	To above
13	All smoke detectors to be hard-wired, interconnected, and battery-backed as per code

- gfi outlet receptacle
- outlet receptacle
- 240 V outlet receptacle
- Electric Vehicle receptacle
- electrical panel
- flush mount LED lighting
- LED lighting & ceiling fan
- LED linear lighting
- Ceiling mount exhaust fan
- Exterior LED sconce lighting
- LED vanity lighting
- LED can lighting
- Smoke detector
- Carbon monoxide detector



SCALE

ARCH B (12 x 18) Scale: 1/8" = 1'-0"

ARCH D (24 x 36) Scale: 1/4" = 1'-0"

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LOWER LEVEL ELECTRICAL PLAN

E101



JEWKES DESIGN

SHEET NOTES

#	Comments
1	All electrical installations to comply with current IRC & NEC
2	U-fer ground to be provided as per IRC
3	All outlets to be tamper resistant
4	Branch circuits supplying bedrooms to have arc-fault protection
5	All outlets serving kitchen countertops, garages, baths, unfinished basements, and outdoors must be GFCI protected as per IRC
6	Outlets to be placed along walls so no point is more than 6' from an outlet
7	Outlets above counter space must be placed so no point along wall is more than 24" from an outlet
8	Designer recommends to provide soffit & holiday lighting. Builder to confirm with owner.
9	Provide doorbell as per owner
10	All smoke detectors to be hard-wired, interconnected, and batter-backed as per code
11	Carbon monoxide detectors to be installed @ each level of home as per IRC
12	All light fixtures above tubs, showers, & wet areas to be waterproof
13	Outlets are req'd at front & rear of dwelling as per IRC. All exterior outlets to be GFCI protected w/ waterproof bubble covers as per owner
14	Provide switch to disposal in location as per owner
15	Provide TV mount outlet as per owner
16	Outlet @ ceiling for garage door opener
17	Designer recommends rough-ins for future Electrical Vehicle. Builder to confirm with owner.
18	To below
19	To above

SCALE

ARCH B (12 x 18) Scale: 1/8" = 1'-0"

ARCH D (24 x 36) Scale: 1/4" = 1'-0"

Navarro Home

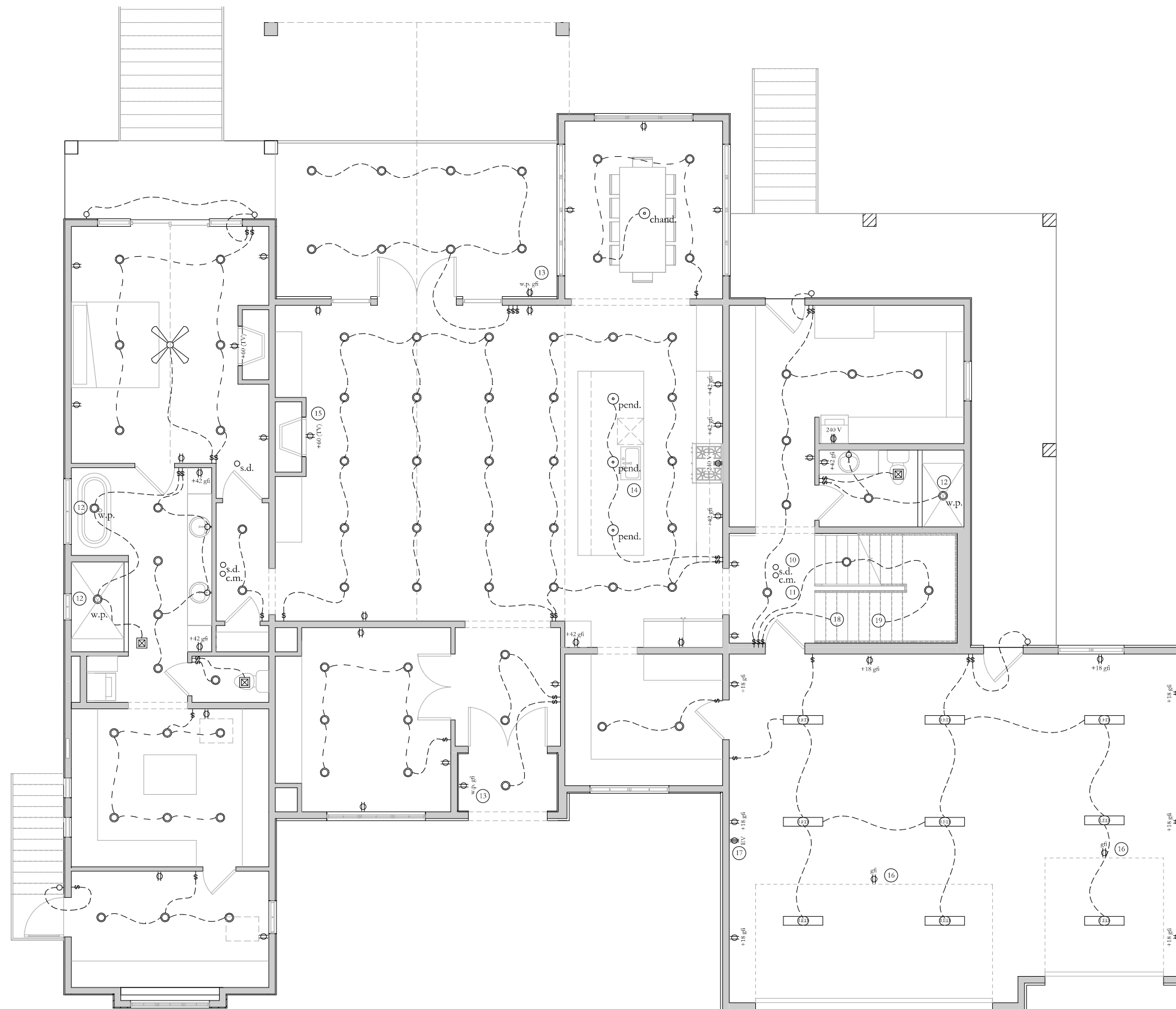
247 E 700 N
 American Fork, UT
 25 February 2026
 Project 22679125406

Builder must confirm all dimensions, site conditions, and measurements prior to construction. Plans and documents are the property of Jewkes Design. Any reuse or distribution in part or in whole without written permission is prohibited.

MAIN LEVEL ELECTRICAL PLAN

E102

- gfi outlet receptacle
- outlet receptacle
- 240 V outlet receptacle
- Electric Vehicle receptacle
- electrical panel
- flush mount LED lighting
- LED lighting & ceiling fan
- LED linear lighting
- Ceiling mount exhaust fan
- Exterior LED sconce lighting
- LED vanity lighting
- LED can lighting
- Smoke detector
- Carbon monoxide detector

















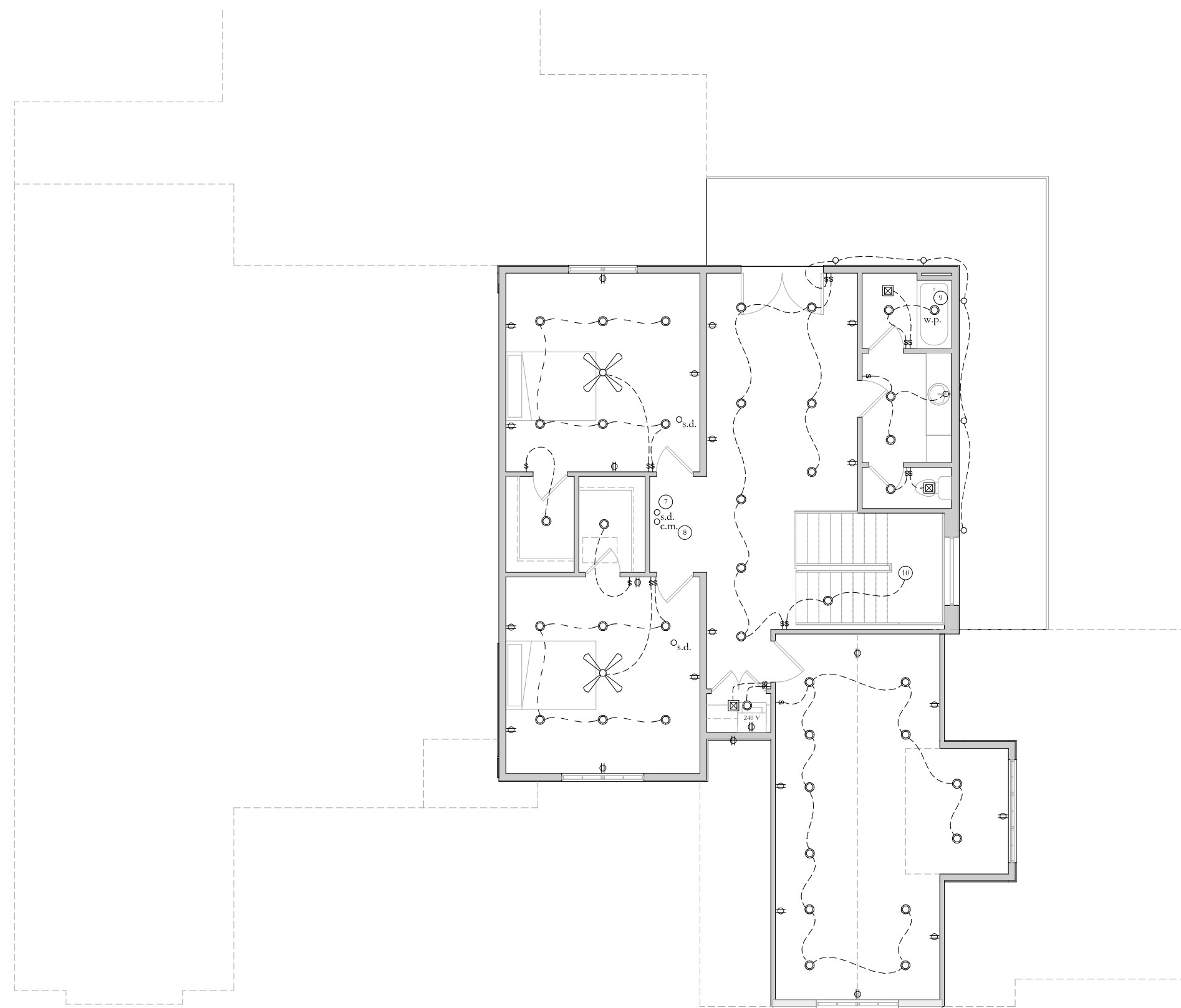


JEWKES DESIGN

SHEET NOTES

#	Comments
1	All electrical installations to comply with current IRC & NEC
2	U-fer ground to be provided as per IRC
3	All outlets to be tamper resistant
4	Branch circuits supplying bedrooms to have arc-fault protection
5	All outlets serving kitchen countertops, garages, baths, unfinished basements, and outdoors must be GFCI protected as per IRC
6	Outlets to be placed along walls so no point is more than 6' from an outlet
7	All smoke detectors to be hard-wired, interconnected, and battery-backed as per code
8	Carbon monoxide detectors to be installed @ each level of home as per IRC
9	All light fixtures above tubs, showers, & wet areas to be waterproof
10	To below

-  gfi outlet receptacle
-  outlet receptacle
-  240 V outlet receptacle
-  Electric Vehicle receptacle
-  electrical panel
-  flush mount LED lighting
-  LED lighting & ceiling fan
-  LED linear lighting
-  Ceiling mount exhaust fan
-  Exterior LED sconce lighting
-  LED vanity lighting
-  LED can lighting
-  Smoke detector
-  Carbon monoxide detector



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Navarro Home

247 E 700 N

American Fork, UT

25 February 2026

Project 22679125406

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UPPER LEVEL ELECTRICAL PLAN

E103

GENERAL STRUCTURAL NOTES

Design Criteria:

- | | |
|---|---|
| 1. Building code: | Utah Title 15A |
| 2. Referenced building code: | 2021 International Building Code |
| 3. Dead loads: | |
| a. Roof | =15 psf |
| b. Exterior walls | =12 psf |
| c. Floor | =12 psf |
| 4. Live loads: | |
| a. Roofs (ordinary construction) | =20 psf |
| b. Floor | =40 psf |
| 5. Snow load | |
| a. Ground snow load | =34 psf |
| b. Flat roof snow load | =26 psf |
| 6. Earthquake design data | |
| a. Short period acceleration | SS= 1.327, SDS= 1.062 g |
| b. Seismic Design Category | D |
| c. Seismic force resisting system: | Light-frame wood walls (wood sheathing) |
| d. Response Modification Coefficient, R | 6.5 |
| 7. Wind design data | |
| a. Ultimate design wind speed, | V-Ult= 103 mph |
| b. Exposure Category | B |
| 8. Geotechnical design data | |
| Geotechnical Report Unavailable. | |
| a. Site class= | D-default |
| b. Soil bearing pressure= | 1500 psf (assumed) |
| c. Minimum Frost Cover= | 30 inches |

Arches Engineering recommends that a geotechnical study be completed for the site. Arches Engineering assumes no responsibility or liability for structural damage or other problems related to soil conditions.

General:

- Construction documents are intended for single use at the address listed. Construction documents, details, or calculations shall not be copied, re-used, or re-produced without the express written consent of Arches Engineering.
- Structural drawings and calculations are based on information provided by the client (in writing) and architectural drawings. The engineer is not responsible for omissions, conflicts, or inaccuracies in architectural plans provided.
- The contractor shall verify all conditions and dimensions prior to fabrication or construction in any area. Do not scale drawings. The Engineer shall be notified of any discrepancies, omissions, or inconsistencies. In case of conflict, follow the most stringent requirements as directed by the Engineer before proceeding with any changes, substitutions, or modifications. Any work completed before receiving a written response shall be at the contractor's risk.
- The general contractor shall review and approve all shop drawings before submitting them to the Engineer. A reviewed copy of all shop drawings shall be kept at the construction site for reference. The shop drawing review is for general conformance to the project drawings only and does not relieve the general contractor of responsibility for completion of the project according to the contract documents.
- The engineer is not responsible for the design and construction of existing structures, except for modifications that are explicitly designed.
- All details and notes are intended to be typical and shall apply to similar situations elsewhere unless noted or shown otherwise.
- The owner and/ or contractor shall notify the engineer of record, before construction, of any conditions or criteria that are different than what is specified on structural drawings or calculations, including but not limited to third party reports or criteria, site conditions, design criteria, and material specifications.
- Structural drawings and specifications represent the finished structure, not the method of construction. The contractor shall be responsible for all measures necessary to protect the structure during construction. These measures include, but are not limited to: bracing, shoring, etc. Bracing and shoring shall remain in place until all permanent members are in place and connections complete. Observation visits to the site by the Engineer or his representatives does not include inspection of these items.
- Any and all structural specifications that are unclear or not understood shall be brought to the attention of the Engineer prior to construction.
- Any changes to the structural design must be made with the approval of the engineer of record prior to construction. Notify the Engineer prior to making any changes.
- Approval by building inspectors does not guarantee or imply approval by Engineer.
- Construction materials shall be spread out if placed on framed floor or roofs. Loads shall not exceed the design strength of the construction. Provide adequate shoring or bracing where structure has not attained design strength.

Foundations and Soil:

- Footings and foundations shall be supported by undisturbed natural soil or compacted engineered fill (IRC R403.1). The contractor shall follow all recommendations of the soils report, if available.
- The contractor shall investigate the site during clearing, excavation, or other earthwork operations for filled excavations, buried structures or unnatural soil conditions. If any of these conditions are found, the Architect and Engineer shall be notified immediately.
- The contractor shall provide for proper de-watering of any and all excavations if necessary.
- The contractor shall provide for the design and installation of all shoring and bracing required to safely and adequately retain any excavations.
- The minimum depth of footings below the undisturbed ground surface shall be 12 inches. Foundation walls, piers, and other permanent supports shall be extended below the frost line, except where otherwise protected from frost. (IRC 403.1.4 and IRC 403.1.4.1).
- Backfill shall not be placed against foundation walls until the walls have sufficient strength and have been anchored to the floor above, or has been sufficiently braced to prevent damage by the backfill (IRC R404.1.7).
- Concrete slab-on-ground floor shall be a minimum 3-1/2 inches thick and shall have a 4-inch-thick base course consisting of clean graded sand, gravel, crushed stone, crushed concrete or crushed blast-furnace slag passing a 2-inch sieve placed on the prepared subgrade (IRC R506.1 and R506.2.2) U.N.O.
- Grading shall allow for positive drainage (5 percent minimum) away from the structure, other footings and foundations, drives and sidewalks.
- All fill supporting concrete slabs, footings, or etc. shall be moistened and compacted to at least 95 percent of the maximum dry density as determined by ASTM D-1557 (Modified Proctor) or as specified by the Geotechnical Engineer. All other fill shall be compacted to a minimum relative compaction of ninety (90) percent of maximum dry density. An approved testing agency shall perform the compaction testing and submit the results to the Structural Engineer. Sufficient field density tests shall be performed to certify building pads as conforming to these specifications.

Concrete:

- All phases of work pertaining to concrete construction shall conform to the 'Building Code Requirements for Reinforced Concrete' (ACI 318) and the 'Specifications for Structural Concrete for Buildings' (ACI 301) latest approved editions, with modifications as noted in the drawings or specifications.
- Reinforcement shall be secured in the proper location in the forms with tie wire or other bar support system to prevent displacement during the concrete placement operation.
- Vertical and horizontal wall reinforcement shall be the longest lengths practical. Where splices are necessary in reinforcement, the length of the lap splice shall be in accordance with Table R608.5.4(1) and Figure R608.5.4(1) (IRC R404.1.3.3.7.5).
- All concrete shall be thoroughly cured according to ACI recommendations. Follow ACI 306R "Cold Weather Concreting" and ACI 305R "Hot Weather Concreting" for all concrete and masonry work when required by current weather conditions.
- Forms shall provide sufficient strength to contain concrete during the concrete placement operation (IRC R404.1.3.3.6).
- Lintels shall be provided over all openings equal to or greater than 2 feet in width. (IRC 608.8.2).
- Pipes and conduits that run through concrete walls, foundations, or footings shall be approved by engineer.
 - cast against and permanently in contact with ground - 3 in.
 - exposed to weather or in contact with ground
 - No. 6 through No. 18 - 2 in.
 - No. 5 and smaller - 1-1/2 in.
 - Not exposed to weather or in contact with ground.
 - slabs, joints, and walls
 - No. 11 and smaller - 3/4 in.
 - Beams, Columns, pedestals and tension ties
 - primary reinforcement, stirrups, ties, spirals and hoops - 1-1/2 in.
- Concrete mixes shall be designed by a qualified testing laboratory.

Type	f'c psi	Max W/C Ratio	Air Content (%)	Exposure Classes F S C
Footings	3,000	0.5	--	F0 S0 C0
Foundations	4,000	0.5	5	F1 S0 C0
Int Flatwork	4,000	0.45	3	F0 S0 C0
Ext Flatwork	5,000	0.4	6	F2 S0 C2

 - All concrete shall contain Portland Cement in accordance with ASTM C150
 - Type I or II for Exposure class S0.
 - Type II or V for Exposure class S1.
 - Type V plus pozzolan or slag cement for Exposure class S2.
 - Calcium chloride shall not be used.

Structural Steel:

- All structural steel and structural steel work shall comply with the "AISC Specification for the Design, Fabrication, and Erection of Structural Steel for Buildings" and the "AISC Code of Standard Practice."
- Structural steel shall comply to the following material requirements:
 - Wide Flange Steel - ASTM A992 (50 KSI)
 - Other Hot Rolled Structural Steel - ASTM A-36 (36 KSI) U.N.O.
 - Pipe Columns - ASTM A-53 Grade B (36 KSI)
 - Square or Rectangular HSS Steel Tubes - ASTM A500 Grade B (46 KSI)
 - Round Steel HSS Tubes - ASTM A500 Grade B (42 KSI)
 - Steel to Steel Connection Bolts - ASTM A325-N, U.N.O.
 - Steel to Concrete Anchors Rods - ASTM F1554 Grade 36 (36 KSI), U.N.O.
 - Steel to Wood Connection Bolts - ASTM A307 Grade A, U.N.O.
 - Head Stud Anchors (HSA) - ASTM A108
 - Deformed Bar Anchors - ASTM A1064
- All welds and welding shall be in accordance with the specification of the American Welding Society. Use E70XX electrodes for all welding, except deformed weldable bars (A706) shall be welded with E80XX electrodes. All welders must be A.W.S. qualified for the specific type of welding required. Copies of current welder certificates shall be submitted to the Architect/Engineer.
- Weld lengths noted on plans are the net effective length required. Minimum welds shall meet the requirements of the AISC specification.

- Provide full height web stiffener plates to each side of all beams above bearing points. Stiffener plates shall be 3/8 inch thick (U.N.O.) and welded with 3/16 inch fillet welds continuous.
- High Strength Bolts (A325 or A490) shall be tightened to a snug tight condition. Snug tight condition is the condition that exists when all of the plies in a connection have been pulled into firm contact by the bolts in the joint and all of the bolts in the joint have been tightened sufficiently to prevent the removal of the nut without the use of a wrench. High Strength Bolts noted on the plans as Pre-tensioned or Slip-Critical (SC) bolts shall be pre-tensioned according to the Turn-Of-The-Nut-Method, or installed with Direct-Tension-Indicators or Twist-Off-Type Tension-Control Bolts.
- Provide and install hardened washers for all A325 or stronger bolted connections and standard washers for all other bolts. Where the outer member face exceed 1 in 20 with respect to the normal plane of the bolt axis, provide beveled washers.
- Bolt holes in steel shall be 1/16 inch larger than the nominal size of bolt used, except anchor rods, which may be 3/16 inch larger.
- Headed stud and Deformed bar anchors shall be welded according to their manufacturer's recommendations. Manual arc (stick) welding of headed studs and/or deformed anchors is not permitted.

Reinforcing Steel:

- All reinforcing steel shall be detailed and placed in conformance with the "Building Code Requirements for Reinforce Concrete" (ACI 318) and "The Manual of Standard Practice For Reinforced Concrete Construction" by the CRSI and the WCRSI, as modified by the project drawings and specifications.
- All steel reinforcement shall conform to ASTM A615 Grade 60 with minimum yield strength of 60,000 psi. All reinforcing that is to be welded shall be ASTM A706 Grade 60 deformed weldable bar.
- All reinforcing bars shall be free of rust, scale, grease, form oil, or other material that might affect or impair bond.
- Splices of reinforcing bar, if required, shall be avoided at points of maximum stress. See the lap splice schedule for minimum lap lengths. Splices shall be made in a region of compression, unless shown otherwise.
- Reinforcing bars shall neither be welded nor bent by heating. Where inserts require welding to plates, angles of the like, ASTM A706 deformed weldable bars shall be used.
- All 90 degree hooks in reinforcing bars shall be bent with an inside diameter of 6 bar diameters for No. 3 through No. 8 bars. Extend bars 12 bar diameters beyond bend. All 180 degree hooks in reinforcing bars shall be bent with an inside diameter of 6 bar diameters for No. 3 through No. 8. Extend bars a minimum of 4 diameters, or 2-1/2 in. beyond bend.
- Dowels between footings and walls or columns shall be the same grade, size, and spacing or number as the vertical reinforcing, respectively, U.N.O.
- Where concrete girths, beams, or walls are continuous around a corner, add corner bars to lap from each direction. Reinforcing bars in the interior faces shall extend to within 2 in. or the outer face and shall terminate in a standard hook or bend.
- Reinforcing around openings in concrete walls, unless noted otherwise and in addition to the regular wall reinforcement: at least one #4 horizontal bar for each 5 in. of wall thickness or fraction thereof with a minimum of (2) #4 placed 2" above the head of the opening that extend 24" beyond the corners of the opening. The minimum depth of wall (in inches) over the opening shall be 1/2 times the span of the opening (in feet) or 12", whichever is greater. At the sides and across the bottom of the opening, add (2) #4 bars that extend 24" beyond the corners of the opening.

Wood and Framing:

- Wood materials used for the structure shall be marked or identified by the provider with their grade and/ or material properties.
- All phases of work pertaining to wood framing or wood construction shall conform to the requirements listed in Chapter 23 of the IBC.
- Joists shall be supported laterally at the ends by full-depth solid blocking not less than 2 inches nominal in thickness; or by attachment to a full-depth header, band or rim joist, or to an adjoining stud or shall be otherwise provided with lateral support to prevent rotation.
- Trusses, structural composite lumber, structural glued-laminated members and I-joists shall be supported laterally as required by the manufacturer's recommendations.
- All wood beams, joists and columns shall be #2 Douglas-Fir Larch grade lumber or better (U.N.O.) having a minimum allowable base bending stress of 900 psi.
- All wall studs shall be Douglas-Fir Larch Stud grade lumber or better (U.N.O.).
- Isolated posts shall bear on footings in accordance with structural details and shall be restrained to prevent lateral displacement at the bottom support. Such lateral restraint shall be provided by manufactured connectors installed in accordance with manufacturers' instructions.
- Wood stud walls shall be capped with a double top plate installed to provide overlapping at corners and intersections with bearing partitions. End joints in top plates shall be offset not less than 24 inches. Joints in plates need not occur over studs. Plates shall be not less than 2-inches nominal thickness and have a width not less than the width of the studs.
- Structural Composite Lumber shall have the following minimum design values:

Material	Modulus	Fb (psi)
LSL	1.3 E	1700
LSL	1.7 E	2600
LVL	2.0 E	2600
PSL	2.0 E	2900
- Glue laminated structural members shall conform to the standards of section 2303.1.3 of the International Building Code. All Glue Laminated timber members shall be combination of 24F-V4 DF/DF when used as simple span. Type 24F-V8 DF/DF shall be used at cantilevers, or when beams are continuous over supports as noted. When exposed to weather or moisture, members shall be pressure treated or manufactured with wood of natural resistance to decay as per section 2304.12 of the IBC.
- Studs shall have full bearing on a nominal 2-by or larger plate or sill having a width not less than the width of the studs.
- Interior load-bearing walls shall be constructed, framed and fireblocked as specified for exterior walls.
- All posts shall extend down through the entire structure to the foundation and shall be laterally supported at all floor levels; install squash blocking at rim joist under all posts, trimmers, and columns.
- Wall studs shall not be spliced vertically and shall be continuous from bottom plate to double top plate except where interrupted by a header, beam, truss, or joist.
- No less than three studs shall be installed at corners of exterior walls.
- Trimmers, king studs, posts, and columns shall be the same size lumber as the wall studs U.N.O.
- Columns, posts, and trimmers shall be as wide as the member they support. Girder trusses, beams, and other members shall have full bearing on supports.

- Dimensional lumber joists and rafters shall have 1-1/2 inches of bearing on wood or bear on hanger designed for the load. I-joist joists and rafters shall have bearing per manufacturer specifications or bear on hangers designed for the load.
- Full height of bearing walls and shear walls shall not be interrupted with ceiling joists or plates. Sheathing shall run continuous from floor sheathing to roof sheathing or from slab to floor framing U.N.O.
- No structural member shall be cut or notched unless shown on structural plans or approved by engineer.
- Hangers, hardware, and connectors shall have all nail/ screw holes filled U.N.O.
- All wood structural panels shall be APA-RATED Exposure 1 panels manufactured in accordance with DOC PS 1 or PS 2, U.N.O.
- All plates or other lumber in contact or within 6 inches of earth shall be Foundation redwood marked or branded by the Redwood Inspection Service or pressure treated (SBX/DOT & Zinc Borate) for moisture protection.
- Fasteners or preservative-treated and fire-retardant-treated wood shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. The coating weight of zinc-coated fasteners shall be in accordance with ASTM A153.
- Nails or other approved sheathing connectors shall be driven flush but shall not break the surface of the sheathing.
- Connect all wood to concrete, wood to steel, and wood to wood (except stud to plate) with Simpson or equivalent connectors, U.N.O. Connectors used in exterior applications shall be galvanized or stainless steel.
- Provide holdowns at each end of shear walls as noted on the drawings.
- Unsupported edges of wall, floor, and roof sheathing shall be blocked as indicated on the plans.
- REQUIRED MINIMUM NAILING SCHEDULE:** (See IBC Table 2304.10.1)

	8d common	2-1/2" x 0.131"	8d box	2-1/2" x 0.113"
10d common	3" x 0.148"		10d box	3" x 0.128"
16d common	3-1/2" x 0.162"		16d box	3-1/2" x 0.135"

Stud to plates	Toe nails (4) 8d common or end nail (2) 16d common
Double Top Plates	Face nail 10d box @ 12" o.c., staggered with (12) 10d box laps and (3) 10d box at intersections
Double Studs	Face nail 10d box @ 16" o.c.
Corner Studs or Angles	12" o.c. with 16d box
Joist to sill or girders	toe nail with (3) 8d common
Sole plate to rim board	face nail with 16d box @ 4" o.c.

Trusses:

- Design Criteria
 - Roof Trusses
 - Dead Load Top Chord 10 psf
 - Dead Load Bottom Chord 5 psf
 - Trusses shall be designed for the following load combinations:
 - Full Snow Load - Including drift loads
 - Unbalanced Snow Load Required by ASCE 7
 - Full Wind Load
 - Net Wind Uplift per ASCE 7
 - Trusses shall be braced to prevent rotation and provide lateral stability in accordance with the requirements specified in the construction documents for the building and on the individual truss design drawings.
 - Truss members and components shall not be cut, notched, spliced or otherwise altered in any way without the approval of the registered design professional.
 - Truss design drawings shall be submitted to the Engineer of Record to be verified for general conformance with structural design prior to fabrication and installation. Truss manufacturer is responsible for design and specification of trusses, bracing, and connections.
 - Follow Truss Plate Institute BCSI for handling, installing and bracing wood trusses. All truss webs that require permanent lateral bracing by the truss manufacturer also require diagonal bracing. See structural details.

Epoxy Instructions for Anchoring Rebar and Bolts:

- Use epoxy that meets ICC AC308 criteria for cracked concrete, ie. Hilti RE 500 V3, or Simpson Set-XP
- Use cold-weather epoxy (Simpson AT-XP) when installation conditions are outside of temperature settings. Verify temperature ranges with manufacturer.
- Bars must be deformed or threaded for the full embedment depth in epoxy.
- Over-drill bar diameter as recommended by the manufacturer and to depth indicated in the drawings. Maximum hole size is to be no larger than 1/4" larger than bar diameter.
- Remove all dirt, dust, water, and ice by vacuum from the holes. Brush and blow hole with oil-free compressed air twice.
- Clean dirt, rust, and oil from the bars.
- During the epoxy mixing and application process, follow the epoxy manufacturer's instructions exactly.
- Inject the holes drilled for the bars halfway with epoxy and then insert the bars while twisting slightly. Insure that the bar is seated at bottom of hole and that epoxy has flowed from the top of the hole.
- Use an epoxy gel for all horizontal holes or vertical holes filled from the bottom.
- All bars anchored in epoxy are to be special inspected during installation in accordance with the manufacturer's requirements.

Masonry and Stone Veneer:

- Masonry and stone veneer shall be installed over a backing of wood and shall not exceed 4 inches in thickness.
- 2 inch adhered veneer and other thin-cut stone shall be anchored per manufacturer's specifications
- Masonry veneer shall not support any vertical load other than the dead load of the veneer above.



ISSUES/REVISIONS

1.	_____
2.	_____
3.	_____
4.	_____
5.	_____
6.	_____
7.	_____
8.	_____

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

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Masonry and Stone Veneer:

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- 2 inch adhered veneer and other thin-cut stone shall be anchored per manufacturer's specifications
- Masonry veneer shall not support any vertical load other than the dead load of the veneer above.

Project 36274972055	247 E 700 N
Feb 26, 2026	American Fork, UT





FOUNDATION WALL SCHEDULE					
MARK	HEIGHT	WIDTH	REINFORCEMENT		
			VERTICAL	HORIZONTAL	PLACEMENT
FW3	3'-0"	8"	#4 @ 32" O.C.	(3) #4 BARS	CENTER
FW5	5'-0"	8"	#4 @ 24" O.C.	(5) #4 BARS	CENTER
FW7	3'-0"	8"	#4 @ 32" O.C.	(3) #4 BARS	CENTER
FW11	11'-0"	8"	#4 @ 10" O.C.	(11) #4 BARS	CENTER
FW11Z	11'-0"	12"	#4 @ 10" O.C.	(11) #4 BARS	CENTER
FW12	12'-0"	8"	#5 @ 10" O.C.	(12) #4 BARS	CENTER
FW12B	11'-0"	10"	#5 @ 12" O.C.	(15) #4 BARS	CENTER
FW13	13'-0"	8"	#5 @ 9" O.C.	(11) #5 BARS	CENTER

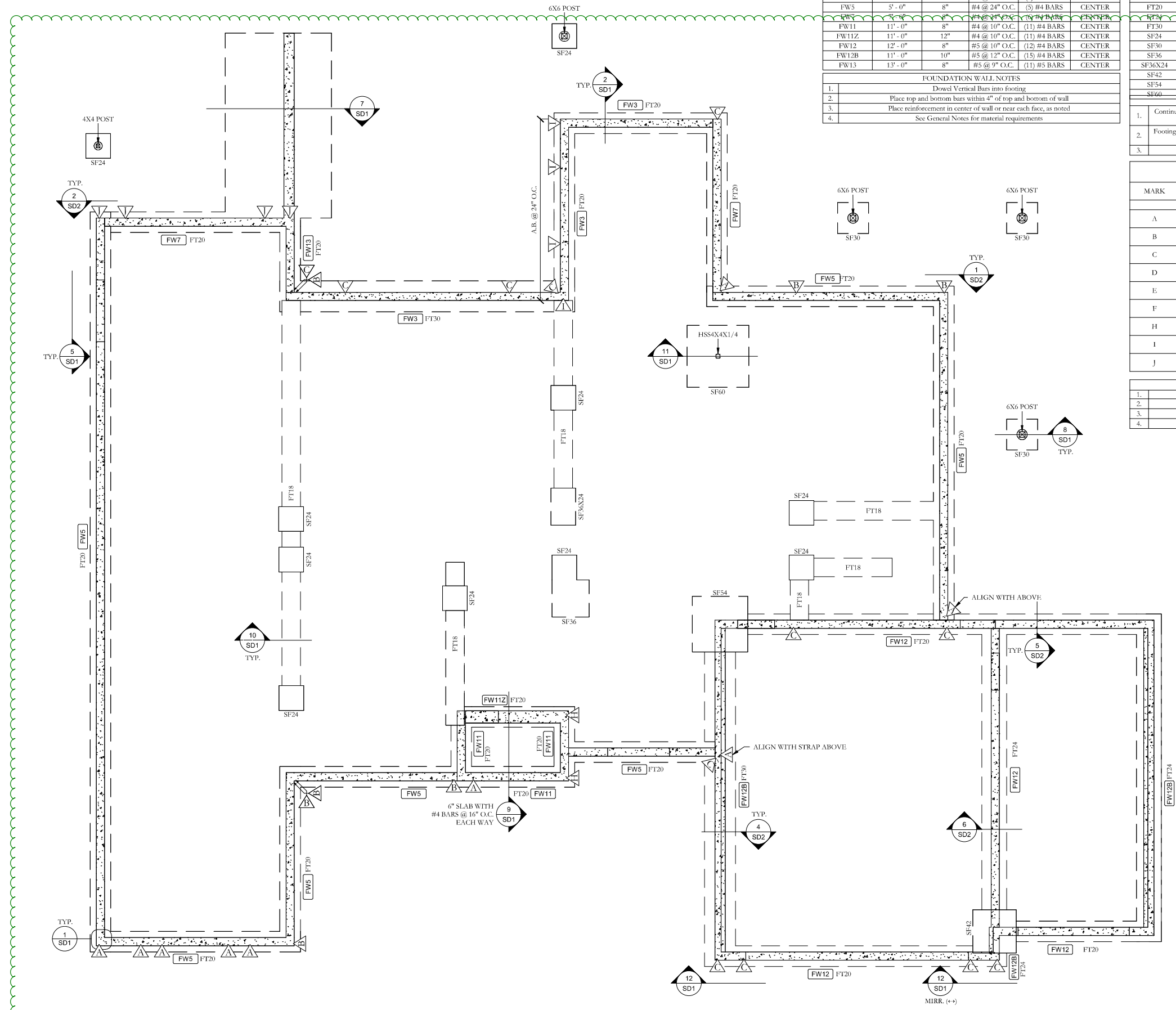
- FOUNDATION WALL NOTES**
- Dowel Vertical Bars into footing
 - Place top and bottom bars within 4" of top and bottom of wall
 - Place reinforcement in center of wall or near each face, as noted
 - See General Notes for material requirements

FOOTING SCHEDULE						
MARK	WIDTH	LENGTH	THICKNESS	REINFORCEMENT		Comments
				TRANSVERSE	LONGITUDINAL	
FT18	1'-6"	<Continuous>	0'-10"	N/A	(2) #4 BARS	
FT20	1'-8"	<Continuous>	0'-10"	N/A	(2) #4 BARS	
FT24	2'-0"	<Continuous>	1'-0"	N/A	(3) #4 BARS	
FT30	2'-0"	<Continuous>	1'-0"	N/A	(4) #4 BARS	
SF24	2'-0"	2'-0"	1'-0"	(3) #4 BARS	(3) #4 BARS	
SF30	2'-0"	2'-6"	1'-0"	(4) #4 BARS	(4) #4 BARS	
SF36	3'-0"	3'-0"	1'-0"	(4) #4 BARS	(4) #4 BARS	
SF36X24	2'-0"	3'-0"	1'-0"	(4) #4 BARS	(4) #4 BARS	
SF42	3'-0"	3'-6"	1'-0"	(5) #4 BARS	(5) #4 BARS	
SF54	4'-0"	4'-6"	1'-0"	(6) #4 BARS	(6) #4 BARS	
SF60	5'-0"	5'-0"	1'-0"	(5) #5 BARS	(5) #5 BARS	

- FOOTING NOTES**
- Continuous footings shall be centered under walls and spot footings shall be centered under columns unless noted otherwise
 - Footings and foundations, excavations, grading, and fill shall comply with the provisions of the geotechnical report (See GSN)
 - See GSN for material requirements

HOLD-DOWN SCHEDULE					
MARK	HOLD-DOWN	WOOD/EPOXY ANCHORAGE	CONCRETE ANCHORAGE	MINIMUM FASTENERS	POST
A	STHD8	--	STRAP 8" EMBED.	10d X 2-1/2" (148 X 2-1/2")	(2) 2X POST
B	STHD10	--	STRAP 10" EMBED.	10d X 2-1/2" (148 X 2-1/2")	(2) 2X POST
C	STHD14	--	STRAP 14" EMBED.	10d X 2-1/2" (148 X 2-1/2")	(2) 2X POST
D	AST48	--	--	10d X 2-1/2" (148 X 2-1/2")	(2) 2X POST
E	AST48	--	--	10d X 2-1/2" (148 X 2-1/2")	(2) 2X POST
F	AST60	--	--	10d X 2-1/2" (148 X 2-1/2")	(2) 2X POST
H	HDU4	5/8" O THREAD. ROD	SB5/8X24	1/4 X 2-1/2 SDS	(2) 2X POST
I	HDU5	5/8" O THREAD. ROD	SB5/8X24	1/4 X 2-1/2 SDS	(2) 2X POST
J	HDU8	7/8" O THREAD. ROD	PAB7X18"	1/4 X 2-1/2 SDS	(3) 2X POST

- HOLD-DOWN NOTES**
- All Hold-down designations are Simpson Strong-Tie or equivalent
 - Shear wall edge nailing shall be to hold-down post.
 - Install according to manufacturer's specifications
 - STHD straps shall be "R" type at rim joist locations



ISSUES/REVISIONS	
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8.	

SHEET NOTES

SCAN FOR 3D STRUCTURAL MODEL

ARCHES ENGINEERING

Project Engineer: DR
 Phone: 801-642-4897
 Email: dexter@archesengineering.com

Navarro Residence

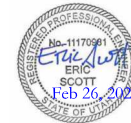
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Project 36274972055	247 E 700 N
Feb 26, 2026	American Fork, UT

S0-0

FOOTING & FOUNDATION PLAN



NAILING SCHEDULE

LOCATION	NOTES	APA RATED ICBO APPROVED SHEATHING	MINIMUM NOMINAL SHEATHING THICKNESS	MINIMUM WIDTH OF FRAMING MEMBERS	BLOCKED PANEL EDGES REQUIRED	COMMON NAIL SIZE	NAIL SPACING AT PERIMETER PANEL EDGES AND DIAPHRAGM BOUNDARIES (IN O.C.)	NAIL SPACING AT OTHER PANEL EDGES (IN O.C.)	NAIL SPACING AT INTERMEDIATE FRAMING MEMBERS (IN O.C.)
FLOOR	1	CDX OR OSB	3/4"	1.5"	NO	10d	6"	6"	12"
ROOF	1,2	CDX OR OSB	5/8"	1.5"	NO	10d	6"	6"	12"
SW1	1,3,4	CDX OR OSB	7/16"	1.5"	YES	8d	6"	6"	12"
SW2	1,3,4	CDX OR OSB	7/16"	1.5"	YES	8d	4"	4"	12"
SW3	1,3,4,5	CDX OR OSB	7/16"	1.5"	YES	8d	3"	3"	12"
SW4	1,3,4,5	CDX OR OSB	7/16"	1.5"	YES	8d	2"	2"	12"
SW6	1,3,4,5	CDX OR OSB (EACH SIDE)	7/16"	1.5"	YES	8d	3" (EACH SIDE)	3" (EACH SIDE)	12" (EACH SIDE)

NAILING NOTES

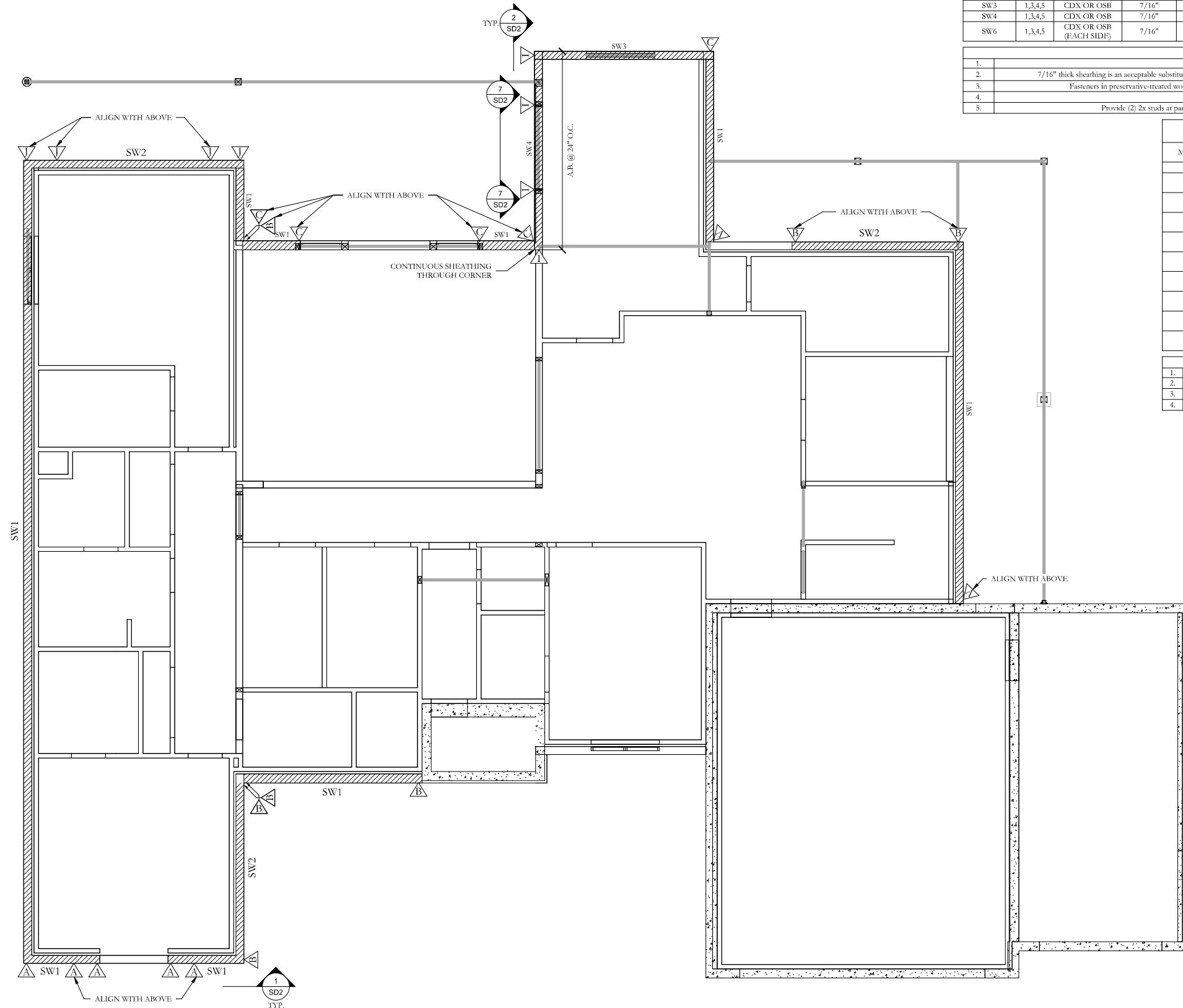
- Nails shall not break the surface of the sheathing.
- 7/16" thick sheathing is an acceptable substitution, although a visible sag is more likely to occur over time. 8d nails may be used with 7/16" sheathing.
- Fasteners in preservative-treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper.
- Space wall studs @ 16" O.C.
- Provide (2) 2x studs at panel joints. Nail studs together with (2) 16d @ 6" O.C. Place blocking flatwise in wall.

HOLD-DOWN SCHEDULE

MARK	HOLD-DOWN	WOOD/EPOXY ANCHORAGE	CONCRETE ANCHORAGE	MINIMUM FASTENERS	POST
A	LSTHD8	--	STRAP 8" EMBED.	10d X 2-1/2" (148 X 2-1/2")	(2) 2X POST
B	STHD10	--	STRAP 10" EMBED.	10d X 2-1/2" (148 X 2-1/2")	(2) 2X POST
C	STHD14	--	STRAP 14" EMBED.	10d X 2-1/2" (148 X 2-1/2")	(2) 2X POST
D	CS16X48	--	--	10d X 2-1/2" (148 X 2-1/2")	(2) 2X POST
E	MST48	--	--	10d X 2-1/2" (148 X 2-1/2")	(2) 2X POST
F	MST60	--	--	10d X 2-1/2" (148 X 2-1/2")	(2) 2X POST
H	HDU4	5/8" O THREAD. ROD	SB5/8X24	1/4 X 2-1/2 SDS	(2) 2X POST
I	HDU5	5/8" O THREAD. ROD	SB5/8X24	1/4 X 2-1/2 SDS	(2) 2X POST
J	HDU8	7/8" O THREAD. ROD	PAB7X18"	1/4 X 2-1/2 SDS	(3) 2X POST

HOLD-DOWN NOTES

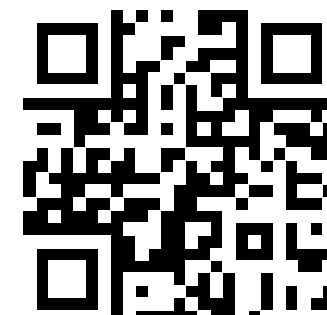
- All Holddown designations are Simpson Strong-Tie or equivalent.
- Shear wall edge nailing shall be to hold-down post.
- Install according to manufacturer's specifications.
- STHD straps shall be "RJ" type at rim joist locations.



ISSUES/REVISIONS

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SHEET NOTES



SCAN FOR 3D
STRUCTURAL MODEL



Project Engineer: DR
Phone: 801-642-4897
Email: dexter@archesengineering.com

Navarro Residence

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Project
36274972055
Feb 26, 2026

247 E 700 N
American Fork, UT

S0-1

BASEMENT SHEAR WALL PLAN



NAILING SCHEDULE

LOCATION	NOTES	APA RATED ICBO APPROVED SHEATHING	MINIMUM NOMINAL SHEATHING THICKNESS	MINIMUM WIDTH OF FRAMING MEMBERS	BLOCKED PANEL EDGES REQUIRED	COMMON NAIL SIZE	NAIL SPACING AT PERIMETER PANEL EDGES AND DIAPHRAGM BOUNDARIES (IN O.C.)	NAIL SPACING AT OTHER PANEL EDGES (IN O.C.)	NAIL SPACING AT INTERMEDIATE FRAMING MEMBERS (IN O.C.)
FLOOR	1	CDX OR OSB	3/4"	1.5"	NO	10d	6"	6"	12"
ROOF	1,2	CDX OR OSB	5/8"	1.5"	NO	10d	6"	6"	12"
SW1	1,3,4	CDX OR OSB	7/16"	1.5"	YES	8d	6"	6"	12"
SW2	1,3,4	CDX OR OSB	7/16"	1.5"	YES	8d	4"	4"	12"
SW3	1,3,4,5	CDX OR OSB	7/16"	1.5"	YES	8d	3"	3"	12"
SW4	1,3,4,5	CDX OR OSB	7/16"	1.5"	YES	8d	2"	2"	12"
SW6	1,3,4,5	CDX OR OSB (EACH SIDE)	7/16"	1.5"	YES	8d	3" (EACH SIDE)	3" (EACH SIDE)	12" (EACH SIDE)

NAILING NOTES

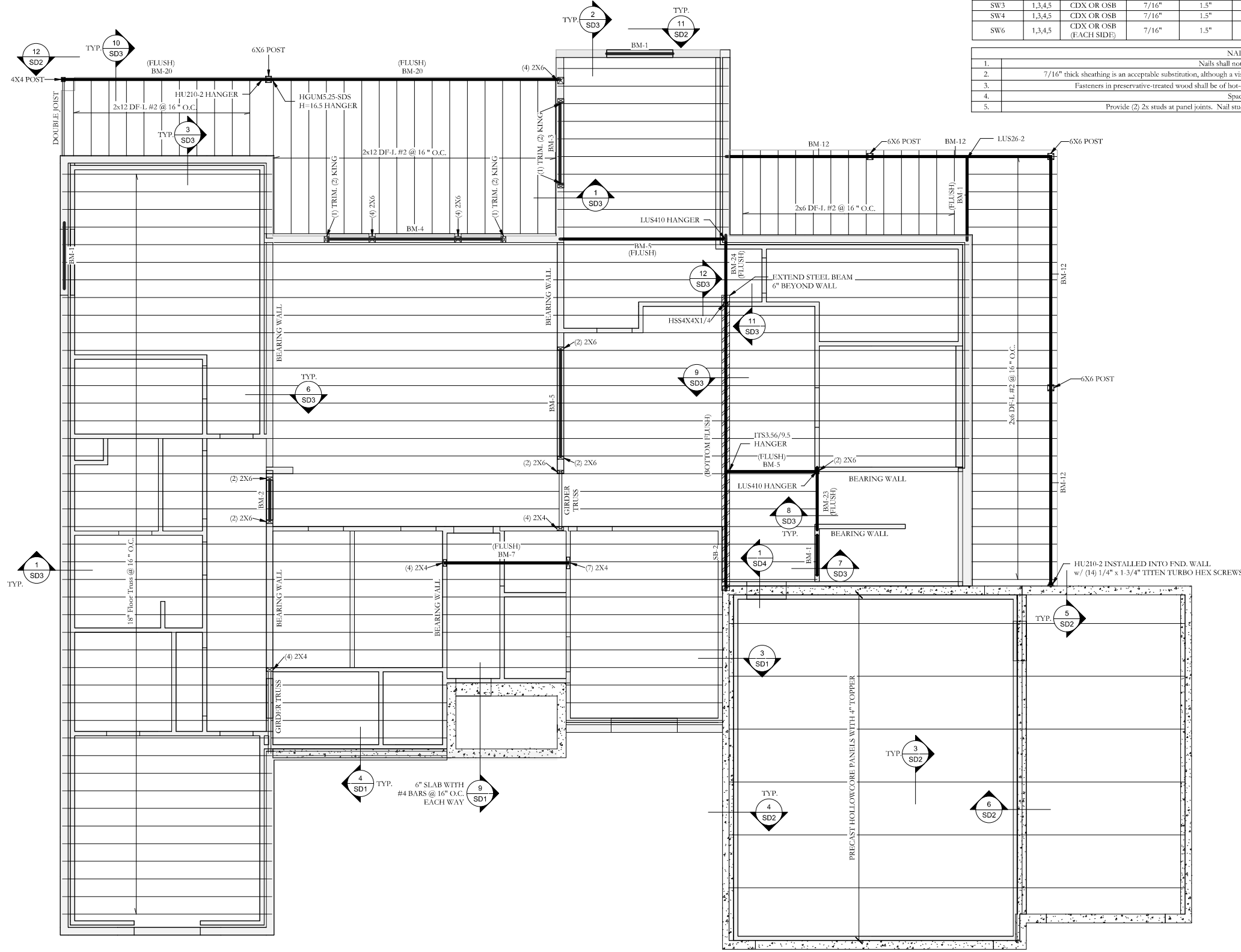
- Nails shall not break the surface of the sheathing.
- 7/16" thick sheathing is an acceptable substitution, although a visible sag is more likely to occur over time. 8d nails may be used with 7/16" sheathing.
- Fasteners in preservative-treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper.
- Space wall studs @ 16" O.C.
- Provide (2) 2x studs at panel joints. Nail studs together with (2) 16d @ 6" O.C. Place blocking flatwise in wall.

BEAM SCHEDULE

MARK	TYPE
BM-1	(2) 2x6 DF-1 #2
BM-2	(2) 2X8 DF-1 #2
BM-3	(2) 2X10 DF-1 #2
BM-4	(2) 2x12 DF-1 #2
BM-5	(2) 1-3/4 x 9-1/2 LVL
BM-6	(2) 1-3/4 x 11-7/8 LVL
BM-7	(3) 1-3/4 x 11-7/8 LVL
BM-8	(4) 1-3/4 x 11-7/8 LVL
BM-12	3-1/8 x 12 GLB
BM-16	5-1/8 x 10-1/2 GLB
BM-19	5-1/8 x 15 GLB
BM-20	5-1/8 x 16-1/2 GLB
BM-22	1-3/4 x 11-7/8 LVL
BM-23	1-3/4 x 18 LVL
BM-24	(2) 1-3/4 x 18 LVL
SB-1	W14X26
SB-2	W16X50

BEAM NOTES

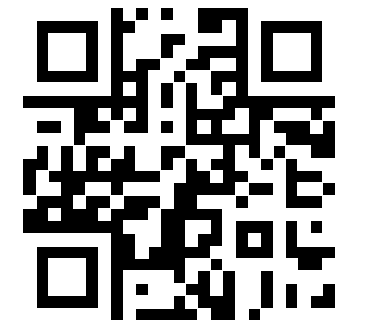
- Dimensional Lumber to be DF #2 U.N.O.
- Laminated veneer lumber (LVL) 20E.
- Glued-laminated timber (GLB) to be 24F-1.8E U.N.O.
- Steel W-Shapes A992-50
- Suffixes (A, B, etc.) denote alternatives for the specified beam.
- All headers in bearing walls to have min. (1) trimmer & (1) king stud U.N.O. All other beams and girder trusses to have min. (2) 2x supports U.N.O.



ISSUES/REVISIONS

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SHEET NOTES



SCAN FOR 3D
STRUCTURAL MODEL



Project Engineer: DR
Phone: 801-642-4897
Email: dexter@archesengineering.com

Navarro Residence

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Project
36274972055
Feb 26, 2026
247 E 700 N
American Fork, UT

S1-0

MAIN FLOOR FRAMING PLAN



NAILING SCHEDULE

LOCATION	NOTES	APA RATED ICBO APPROVED SHEATHING	MINIMUM NOMINAL SHEATHING THICKNESS	MINIMUM WIDTH OF FRAMING MEMBERS	BLOCKED PANEL EDGES REQUIRED	COMMON NAIL SIZE	NAIL SPACING AT PERIMETER PANEL EDGES AND DIAPHRAGM BOUNDARIES (IN O.C.)	NAIL SPACING AT OTHER PANEL EDGES (IN O.C.)	NAIL SPACING AT INTERMEDIATE FRAMING MEMBERS (IN O.C.)
FLOOR	1	CDX OR OSB	3/4"	1.5"	NO	10d	6"	6"	12"
ROOF	1,2	CDX OR OSB	5/8"	1.5"	NO	10d	6"	6"	12"
SW1	1,3,4	CDX OR OSB	7/16"	1.5"	YES	8d	6"	6"	12"
SW2	1,3,4	CDX OR OSB	7/16"	1.5"	YES	8d	4"	4"	12"
SW3	1,3,4,5	CDX OR OSB	7/16"	1.5"	YES	8d	3"	3"	12"
SW4	1,3,4,5	CDX OR OSB	7/16"	1.5"	YES	8d	2"	2"	12"
SW6	1,3,4,5	CDX OR OSB (EACH SIDE)	7/16"	1.5"	YES	8d	3" (EACH SIDE)	3" (EACH SIDE)	12" (EACH SIDE)

NAILING NOTES

- Nails shall not break the surface of the sheathing.
- 7/16" thick sheathing is an acceptable substitution, although a visible sag is more likely to occur over time. 8d nails may be used with 7/16" sheathing.
- Fasteners in preservative-treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper.
- Space wall studs @ 16" O.C.
- Provide (2) 2x studs at panel joints. Nail studs together with (2) 16d @ 6" O.C. Place blocking flatwise in wall.

HOLD-DOWN SCHEDULE

MARK	HOLD-DOWN	WOOD/EPOXY ANCHORAGE	CONCRETE ANCHORAGE	MINIMUM FASTENERS	POST
A	LSTHD8	--	STRAP 8" EMBED.	10d X 2-1/2" (.148 X 2-1/2")	(2) 2X POST
B	STHD10	--	STRAP 10" EMBED.	10d X 2-1/2" (.148 X 2-1/2")	(2) 2X POST
C	STHD14	--	STRAP 14" EMBED.	10d X 2-1/2" (.148 X 2-1/2")	(2) 2X POST
D	CS16X48	--	--	10d X 2-1/2" (.148 X 2-1/2")	(2) 2X POST
E	MST48	--	--	10d X 2-1/2" (.148 X 2-1/2")	(2) 2X POST
F	MST60	--	--	10d X 2-1/2" (.148 X 2-1/2")	(2) 2X POST
H	HDU4	5/8" Ø THREAD. ROD	SB5/8X24	1/4 X 2-1/2 SDS	(2) 2X POST
I	HDU5	5/8" Ø THREAD. ROD	SB5/8X24	1/4 X 2-1/2 SDS	(2) 2X POST
J	HDU8	7/8" Ø THREAD. ROD	PAB7X18"	1/4 X 2-1/2 SDS	(3) 2X POST

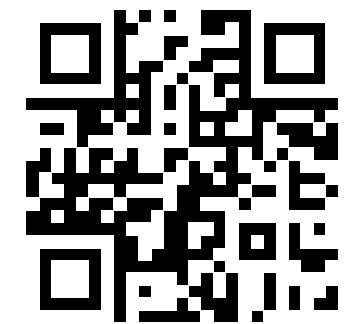
HOLD-DOWN NOTES

- All Hold-down designations are Simpson Strong-Tie or equivalent.
- Shear wall edge nailing shall be to hold-down post.
- Install according to manufacturer's specifications.
- STHD straps shall be "RJ" type at rim joist locations.

ISSUES/REVISIONS

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SHEET NOTES



SCAN FOR 3D STRUCTURAL MODEL



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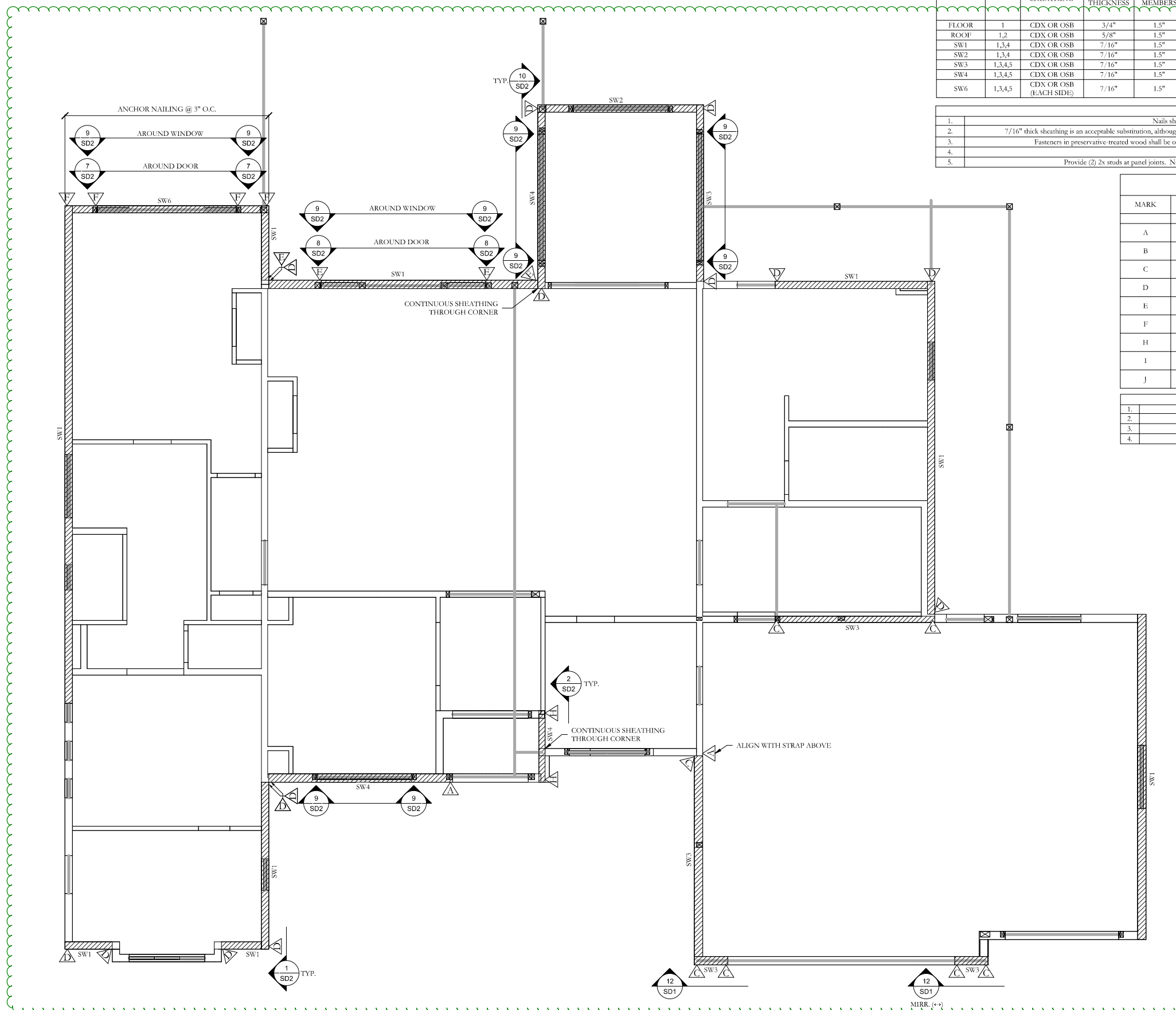
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S1-1

MAIN FLOOR SHEAR WALL PLAN

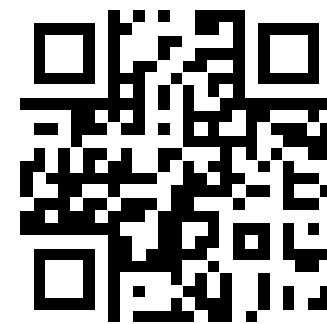




ISSUES/REVISIONS

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SHEET NOTES



SCAN FOR 3D
STRUCTURAL MODEL



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Project 36274972055
Feb 26, 2026

247 E 700 N
American Fork, UT

S2-0

UPPER FLOOR FRAMING PLAN

NAILING SCHEDULE

LOCATION	NOTES	TYPE OF JOINT	MINIMUM NOMINAL SHEATHING THICKNESS	MINIMUM WIDTH OF FRAMING MEMBERS	BLOCKED PANEL EDGES REQUIRED	COMMON NAIL SIZE	NAIL SPACING AT PERIMETER PANEL EDGES AND DIAPHRAGM BOUNDARIES (IN O.C.)	NAIL SPACING AT OTHER PANEL EDGES (IN O.C.)	NAIL SPACING AT INTERMEDIATE FRAMING MEMBERS (IN O.C.)
FLOOR	1	CDX OR OSB	3/4"	1.5"	NO	10d	6"	6"	12"
ROOF	1,2	CDX OR OSB	5/8"	1.5"	NO	10d	6"	6"	12"
SW1	1,3,4	CDX OR OSB	7/16"	1.5"	YES	8d	6"	6"	12"
SW2	1,3,4	CDX OR OSB	7/16"	1.5"	YES	8d	4"	4"	12"
SW3	1,3,4,5	CDX OR OSB	7/16"	1.5"	YES	8d	3"	3"	12"
SW4	1,3,4,5	CDX OR OSB	7/16"	1.5"	YES	8d	2"	2"	12"
SW6	1,3,4,5	CDX OR OSB (EACH SIDE)	7/16"	1.5"	YES	8d	3" (EACH SIDE)	3" (EACH SIDE)	12" (EACH SIDE)

NAILING NOTES

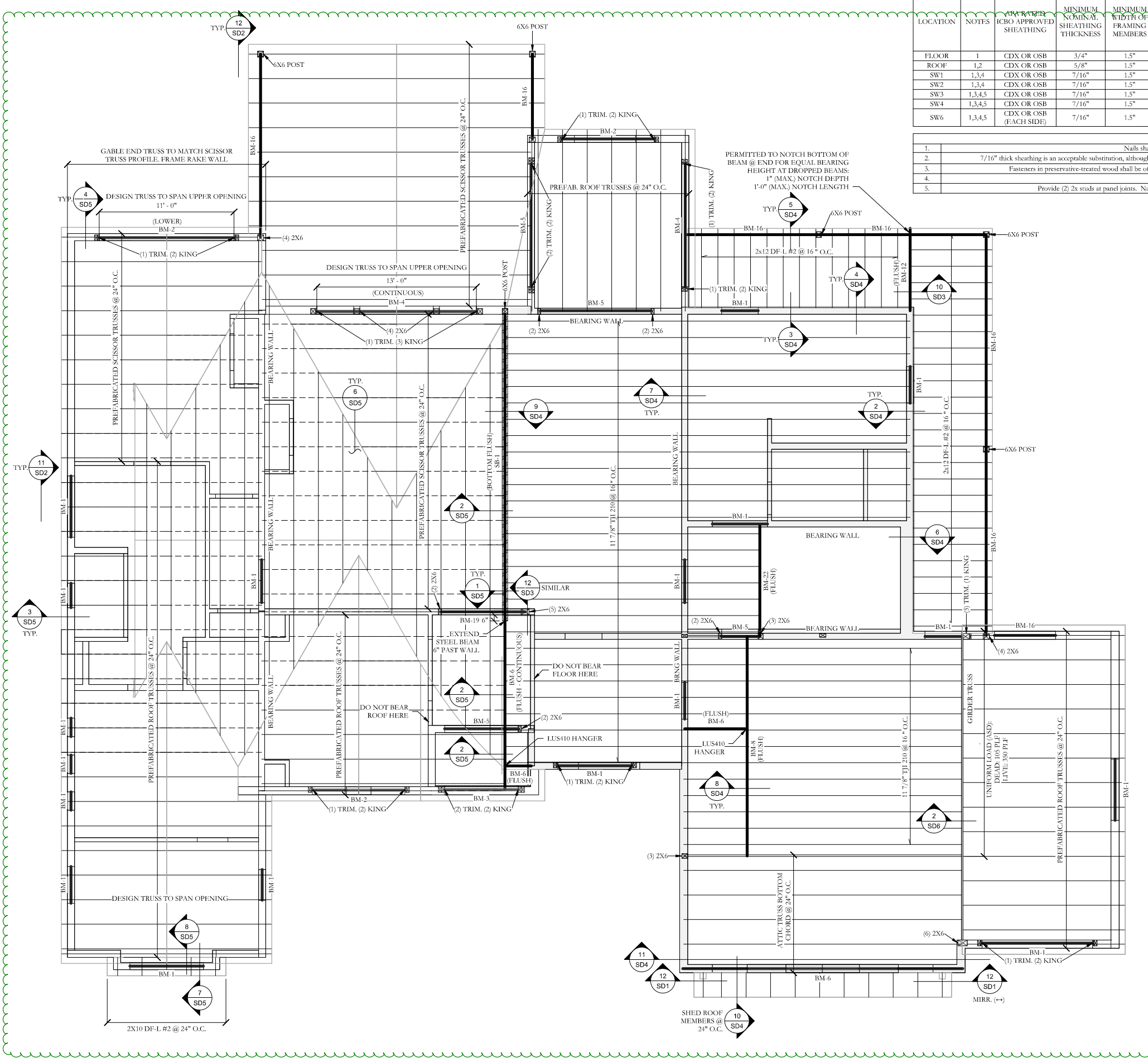
1. Nails shall not break the surface of the sheathing.
2. 7/16" thick sheathing is an acceptable substitution, although a possible sag is more likely to occur over time. 8d nails may be used with 7/16" sheathing.
3. Fasteners in preservative-treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper.
4. Space walls studs @ 16" O.C.
5. Provide (2) 2x studs at panel joints. Nail studs together with (2) 16d @ 6" O.C. Place blocking flatwise in wall.

BEAM SCHEDULE

MARK	TYPE
BM-1	(2) 2x6 DF-L #2
BM-2	(2) 2X8 DF-L #2
BM-3	(2) 2X10 DF-L #2
BM-4	(2) 2x12 DF-L #2
BM-5	(2) 1-3/4 x 9-1/2 LVL
BM-6	(2) 1-3/4 x 11-7/8 LVL
BM-7	(3) 1-3/4 x 11-7/8 LVL
BM-8	(4) 1-3/4 x 11-7/8 LVL
BM-12	3-1/8 x 12 GLB
BM-16	5-1/8 x 10-1/2 GLB
BM-19	5-1/8 x 15 GLB
BM-20	5-1/8 x 16-1/2 GLB
BM-22	1-3/4 x 11-7/8 LVL
BM-23	1-3/4 x 18 LVL
BM-24	(2) 1-3/4 x 18 LVL
SB-1	W14X26
SB-2	W16X50

BEAM NOTES

1. Dimensional Lumber to be DF #2 U.N.O.
2. Laminated veneer lumber (LVL) 20E.
3. Glued-laminated timber (GLB) to be 24F-1.8E U.N.O.
4. Steel W-Shapes A992-50
5. Suffixes (A, B, etc) denote alternatives for the specified beam.
6. All headers in bearing walls to have min. (1) trimmer & (1) king stud U.N.O. All other beams and girder trusses to have min. (2) 2x supports U.N.O.





NAILING SCHEDULE

LOCATION	NOTES	APA RATED ICBO APPROVED SHEATHING	MINIMUM NOMINAL SHEATHING THICKNESS	MINIMUM WIDTH OF FRAMING MEMBERS	BLOCKED PANEL EDGES REQUIRED	COMMON NAIL SIZE	NAIL SPACING AT PERIMETER PANEL EDGES AND DIAPHRAGM BOUNDARIES (IN O.C.)	NAIL SPACING AT OTHER PANEL EDGES (IN O.C.)	NAIL SPACING AT INTERMEDIATE FRAMING MEMBERS (IN O.C.)
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SW6	1,3,4,5	CDX OR OSB (EACH SIDE)	7/16"	1.5"	YES	8d	3" (EACH SIDE)	3" (EACH SIDE)	12" (EACH SIDE)

NAILING NOTES

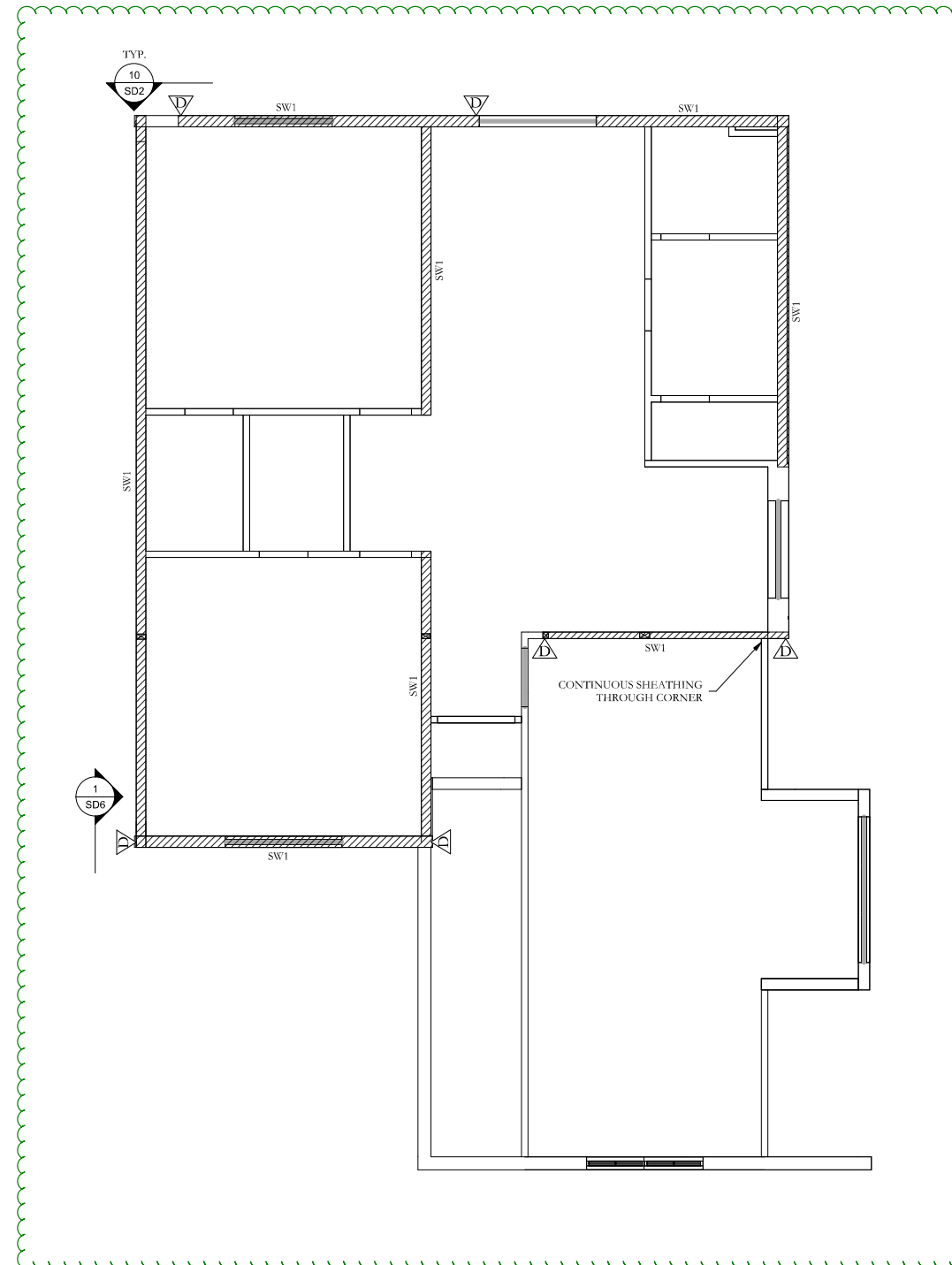
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- Fasteners in preservative-treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper.
- Space walls studs @ 16" O.C.
- Provide (2) 2x studs at panel joints. Nail studs together with (2) 16d @ 6" O.C. Place blocking flatwise in wall

HOLD-DOWN SCHEDULE

MARK	HOLD-DOWN	WOOD/EPOXY ANCHORAGE	CONCRETE ANCHORAGE	MINIMUM FASTENERS	POST
A	LSTHD8	--	STRAP 8" EMBED.	10d X 2-1/2" (148 X 2-1/2")	(2) 2X POST
B	STHD10	--	STRAP 10" EMBED.	10d X 2-1/2" (148 X 2-1/2")	(2) 2X POST
C	STHD14	--	STRAP 14" EMBED.	10d X 2-1/2" (148 X 2-1/2")	(2) 2X POST
D	CS16X48	--	--	10d X 2-1/2" (148 X 2-1/2")	(2) 2X POST
E	MST48	--	--	10d X 2-1/2" (148 X 2-1/2")	(2) 2X POST
F	MST60	--	--	10d X 2-1/2" (148 X 2-1/2")	(2) 2X POST
H	HDU4	5/8" Ø THREAD. ROD	SB5/RX24	1/4 X 2-1/2 SDS	(2) 2X POST
I	HDU5	5/8" Ø THREAD. ROD	SB5/RX24	1/4 X 2-1/2 SDS	(2) 2X POST
J	HDU8	7/8" Ø THREAD. ROD	PAB7X18"	1/4 X 2-1/2 SDS	(3) 2X POST

HOLD-DOWN NOTES

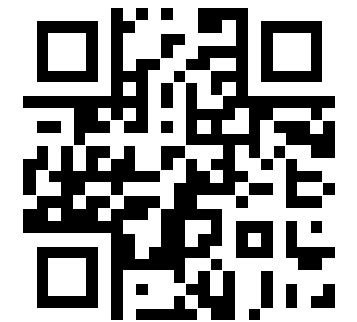
- All Holddown designations are Simpson Strong-Tie or equivalent
- Shear wall edge nailing shall be to hold-down post.
- Install according to manufacturer's specifications
- STHD straps shall be "RJ" type at rim joist locations



ISSUES/REVISIONS

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SHEET NOTES



SCAN FOR 3D STRUCTURAL MODEL



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Navarro Residence

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Project 36274972055 247 E 700 N
Feb 26, 2026 American Fork, UT

S2-1

UPPER FLOOR SHEAR WALL PLAN



NAILING SCHEDULE

LOCATION	NOTES	APA RATED ICBO APPROVED SHEATHING	MINIMUM NOMINAL SHEATHING THICKNESS	MINIMUM WIDTH OF FRAMING MEMBERS	BLOCKED PANEL EDGES REQUIRED	COMMON NAIL SIZE	NAIL SPACING AT PERIMETER PANEL EDGES AND DIAPHRAGM BOUNDARIES (IN O.C.)	NAIL SPACING AT OTHER PANEL EDGES (IN O.C.)	NAIL SPACING AT INTERMEDIATE FRAMING MEMBERS (IN O.C.)
FLOOR	1	CDX OR OSB	3/4"	1.5"	NO	10d	6"	6"	12"
ROOF	1,2	CDX OR OSB	5/8"	1.5"	NO	10d	6"	6"	12"
SW1	1,3,4	CDX OR OSB	7/16"	1.5"	YES	8d	6"	6"	12"
SW2	1,3,4	CDX OR OSB	7/16"	1.5"	YES	8d	4"	4"	12"
SW3	1,3,4,5	CDX OR OSB	7/16"	1.5"	YES	8d	3"	3"	12"
SW4	1,3,4,5	CDX OR OSB	7/16"	1.5"	YES	8d	2"	2"	12"
SW6	1,3,4,5	CDX OR OSB (EACH SIDE)	7/16"	1.5"	YES	8d	3" (EACH SIDE)	3" (EACH SIDE)	12" (EACH SIDE)

NAILING NOTES

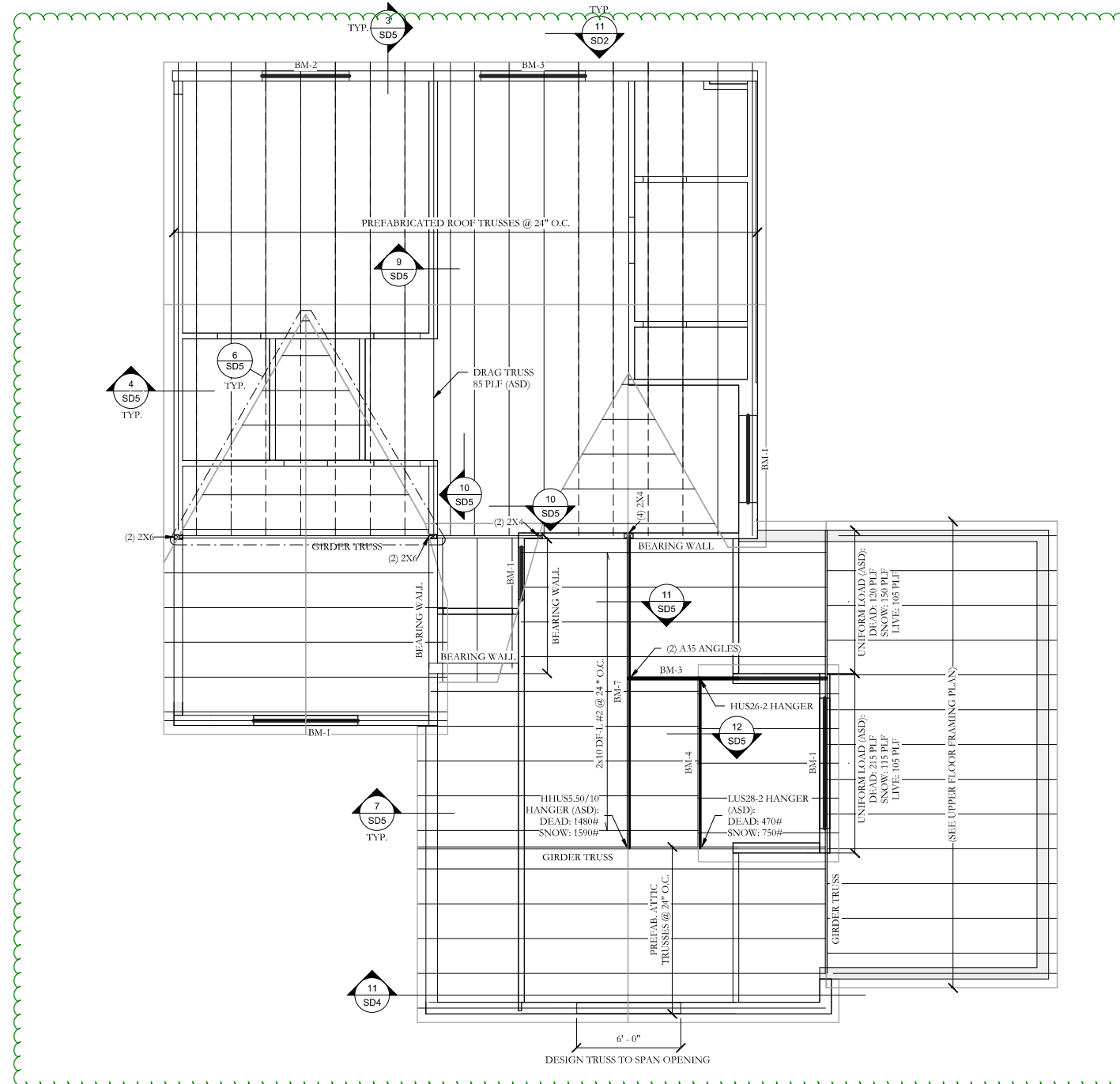
- Nails shall not break the surface of the sheathing.
- 7/16" thick sheathing is an acceptable substitution, although a visible sag is more likely to occur over time. 8d nails may be used with 7/16" sheathing.
- Fasteners in preservative-treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper.
- Space walls studs @ 16" O.C.
- Provide (2) 2x studs at panel joints. Nail studs together with (2) 16d @ 6" O.C. Place blocking flatwise in wall.

BEAM SCHEDULE

MARK	TYPE
BM-1	(2) 2x6 DF-L #2
BM-2	(2) 2X8 DF-L #2
BM-3	(2) 2X10 DF-L #2
BM-4	(2) 2x12 DF-L #2
BM-5	(2) 1-3/4 x 9-1/2 LVL
BM-6	(2) 1-3/4 x 11-7/8 LVL
BM-7	(3) 1-3/4 x 11-7/8 LVL
BM-8	(4) 1-3/4 x 11-7/8 LVL
BM-12	3-1/8 x 12 GLB
BM-16	5-1/8 x 10-1/2 GLB
BM-19	5-1/8 x 15 GLB
BM-20	5-1/8 x 16-1/2 GLB
BM-22	1-3/4 x 11-7/8 LVL
BM-23	1-3/4 x 18 LVL
BM-24	(2) 1-3/4 x 18 LVL
SB-1	W14X26
SB-2	W16X50

BEAM NOTES

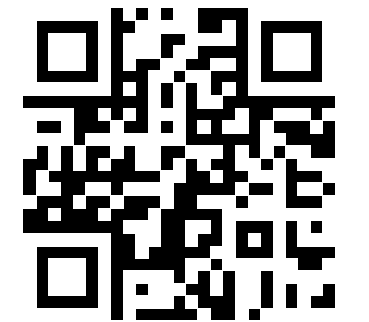
- Dimensional Lumber to be DF #2 U.N.O.
- Laminated veneer lumber (LVL) 20E.
- Glued-laminated timber (GLB) to be 24F-1.8E U.N.O.
- Steel W-Shapes A992-50
- Suffixes (A, B, etc) denote alternatives for the specified beam
- All headers in bearing walls to have min. (1) trimmer & (1) king stud U.N.O. All other beams and girder trusses to have min. (2) 2x supports U.N.O.



ISSUES/REVISIONS

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SHEET NOTES



SCAN FOR 3D
STRUCTURAL MODEL



Project Engineer: DR
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Email: dexter@archesengineering.com

Navarro Residence

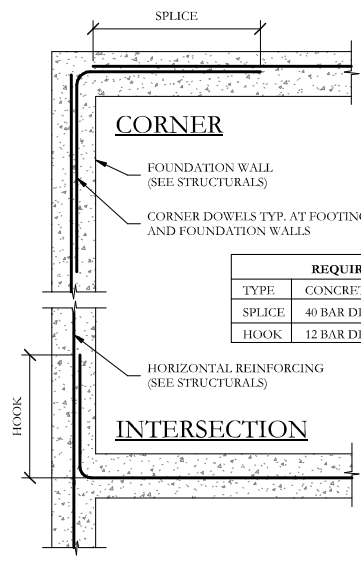
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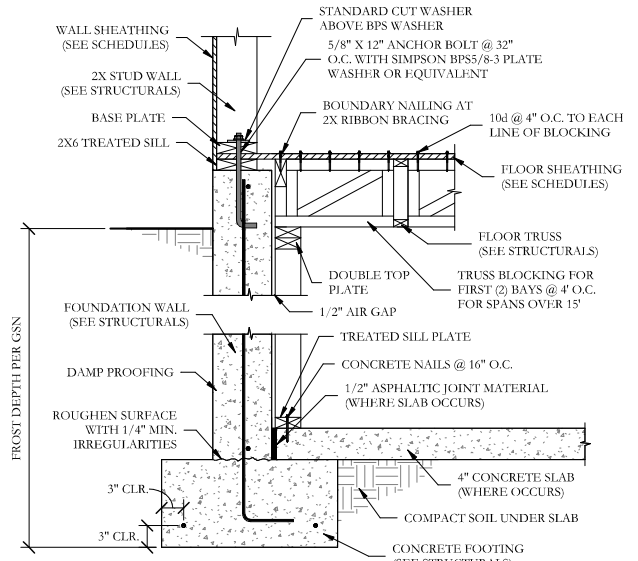
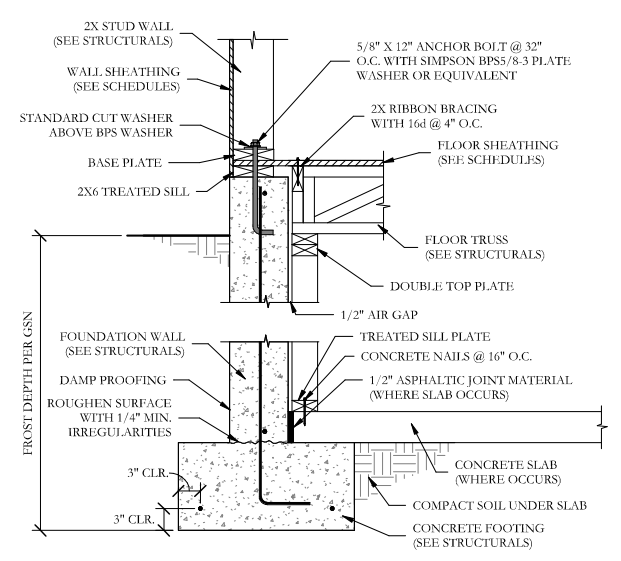
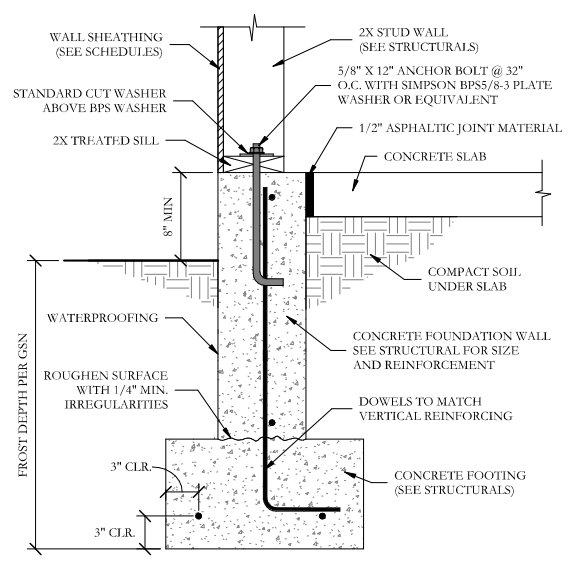
Project 36274972055	247 E 700 N
Feb 26, 2026	American Fork, UT

S3-0

ROOF FRAMING PLAN



REQUIRED LAP LENGTH			
TYPE	CONCRETE	MASONRY	MIN.
SPLICE	40 BAR DIA.	48 BAR DIA.	24"
HOOK	12 BAR DIA.	20 BAR DIA.	---



ISSUES/REVISIONS

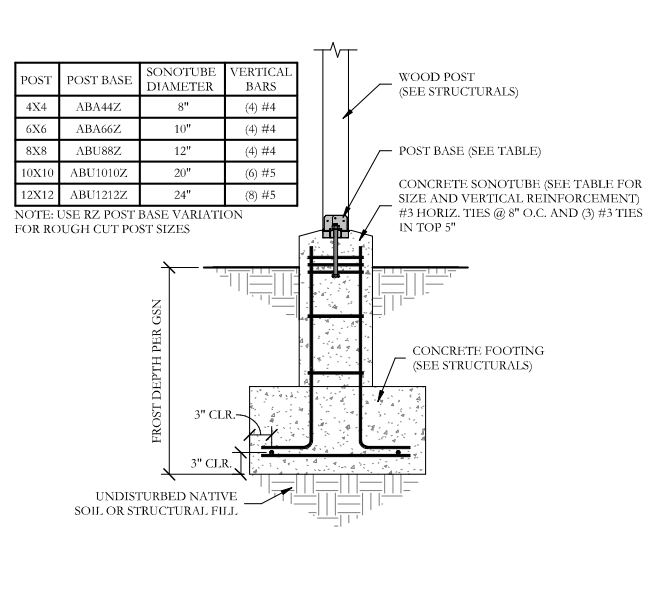
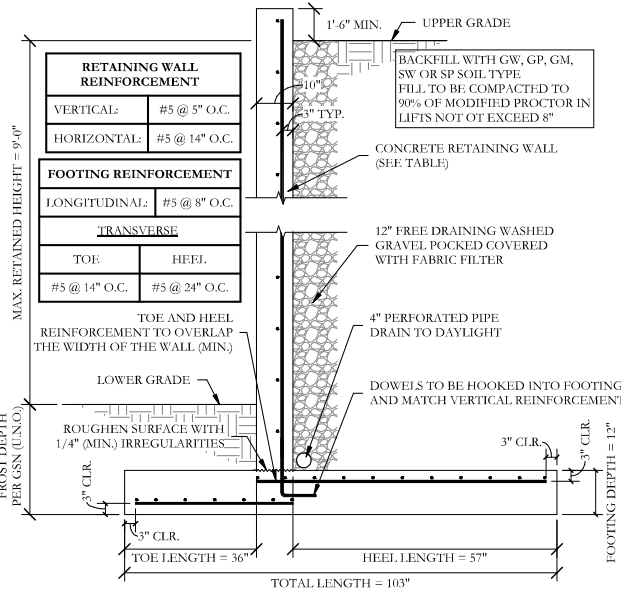
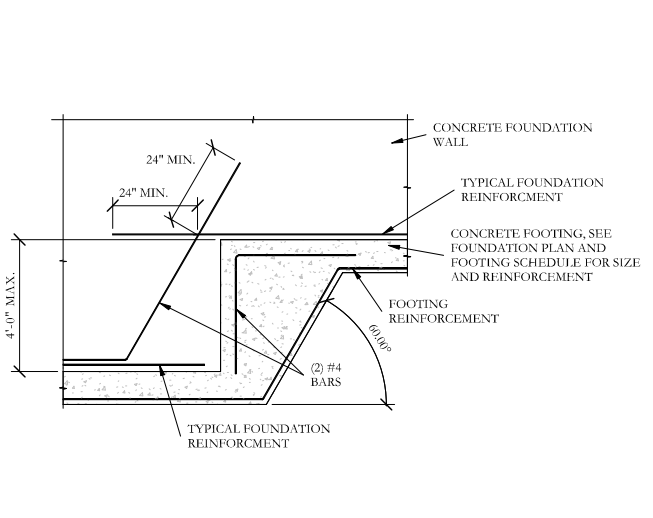
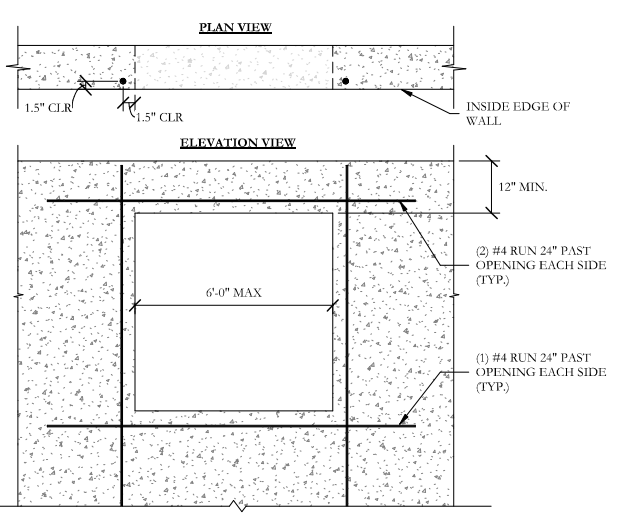
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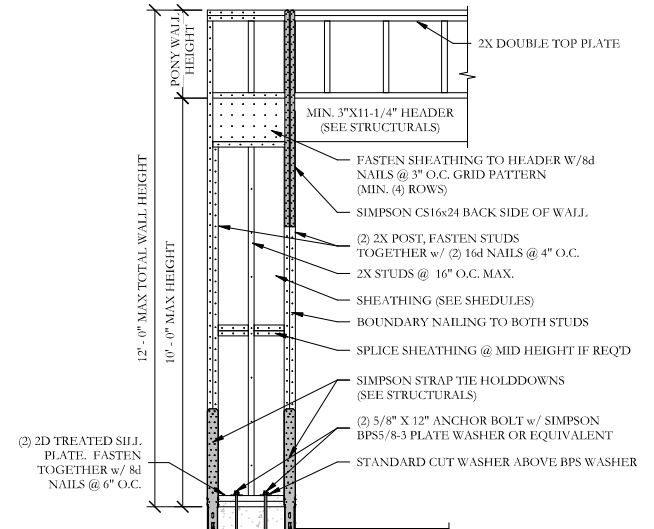
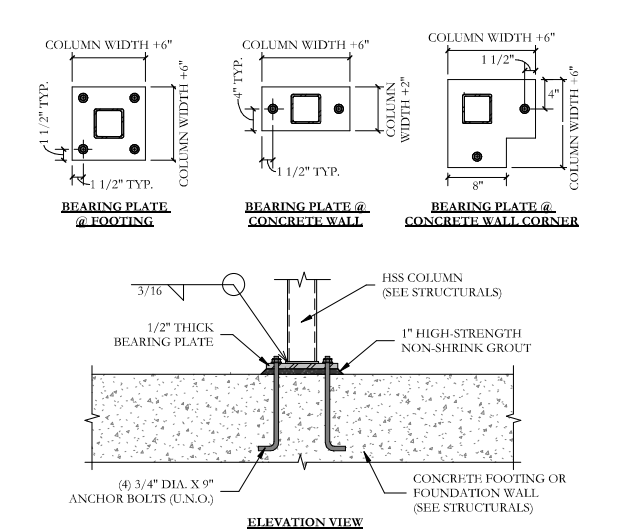
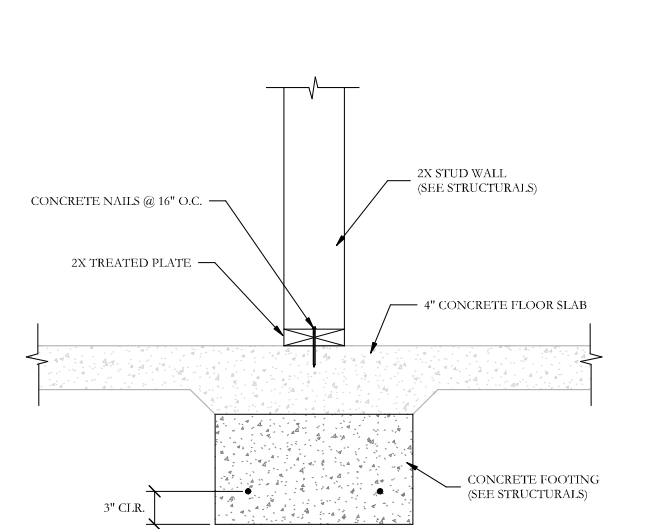
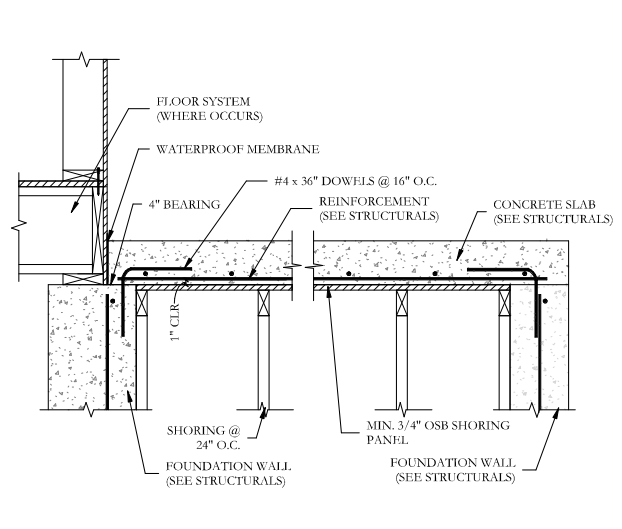


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Project Engineer: DR
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Email: dexter@archesengineering.com

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American Fork, UT

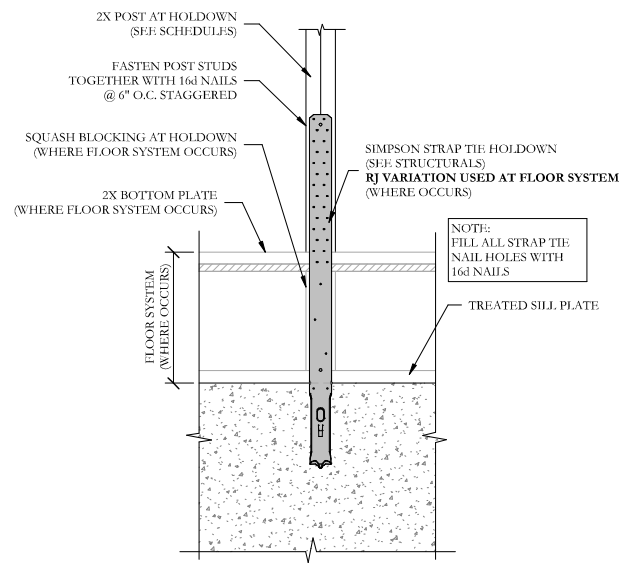
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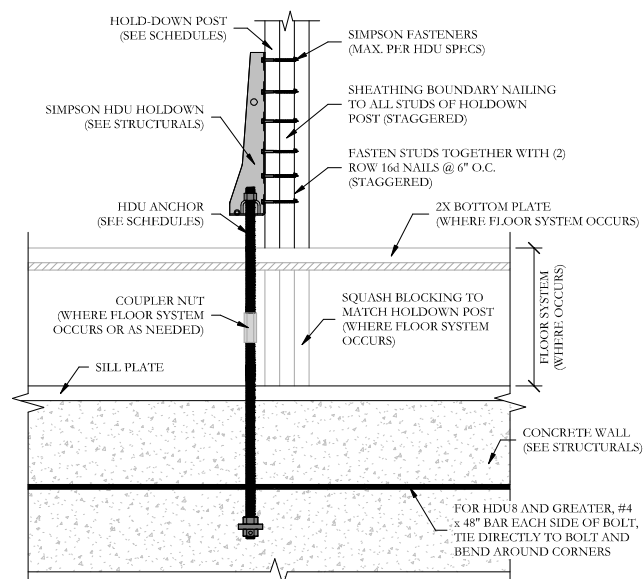


ISSUES/REVISIONS

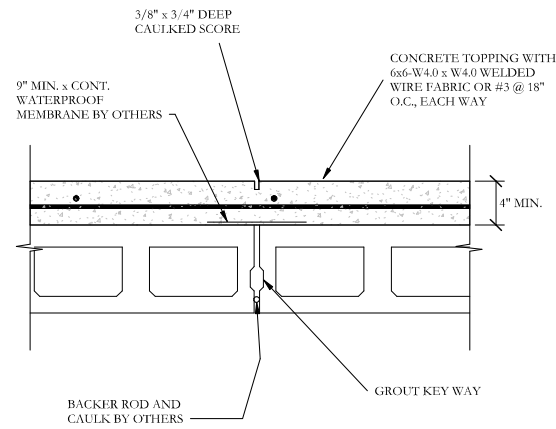
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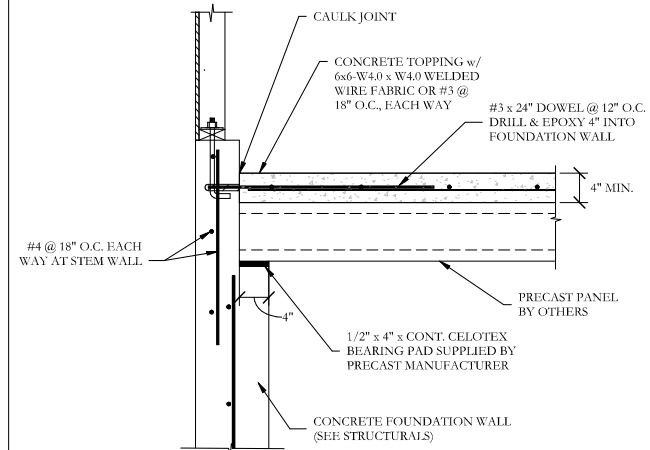
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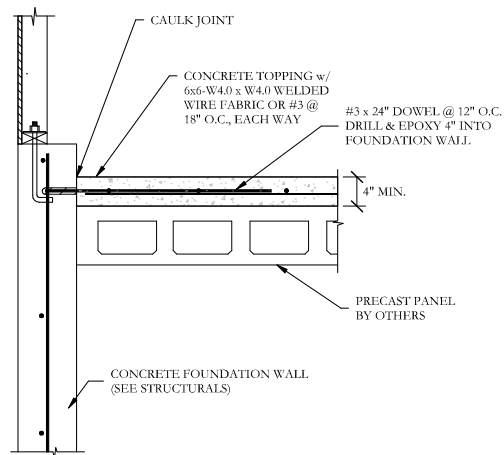
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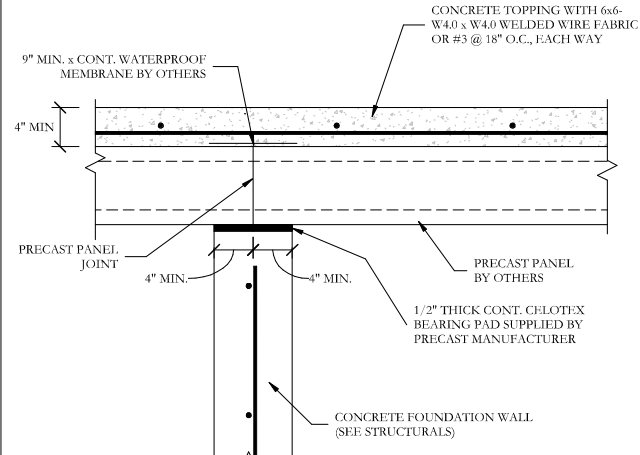
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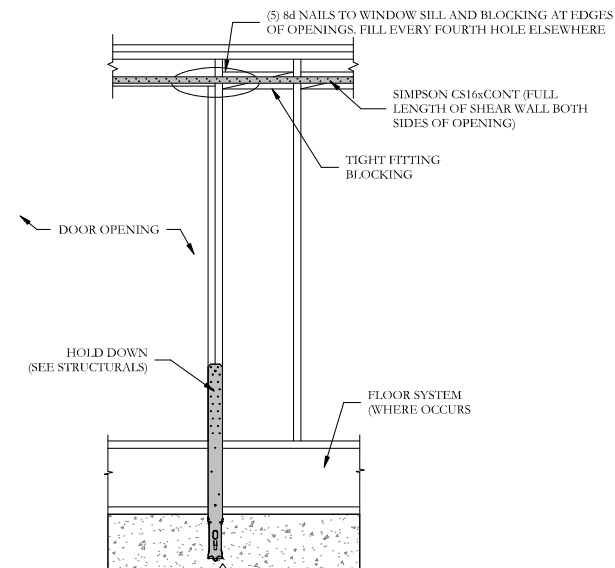
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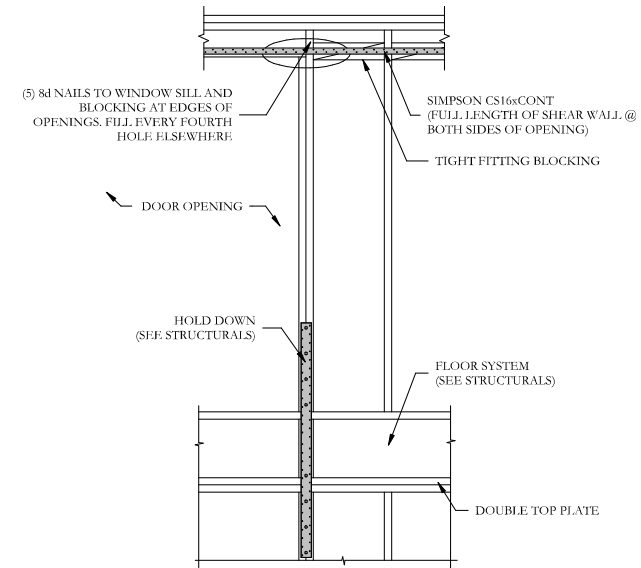
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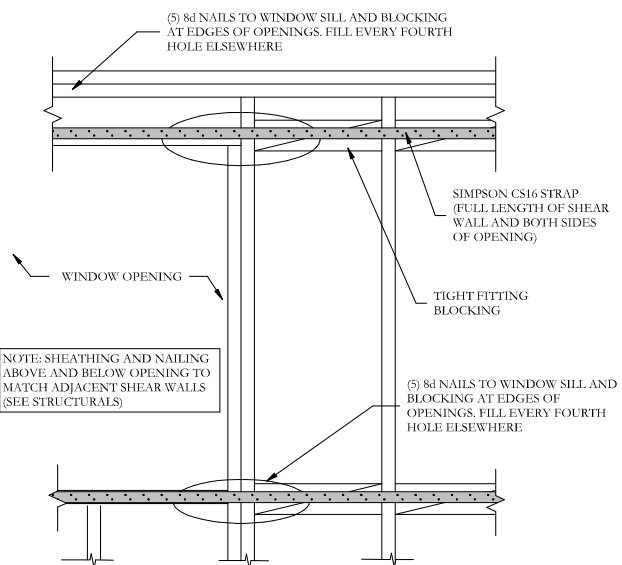
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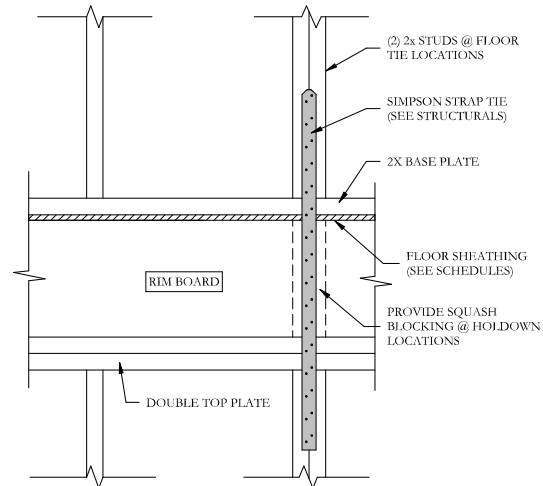
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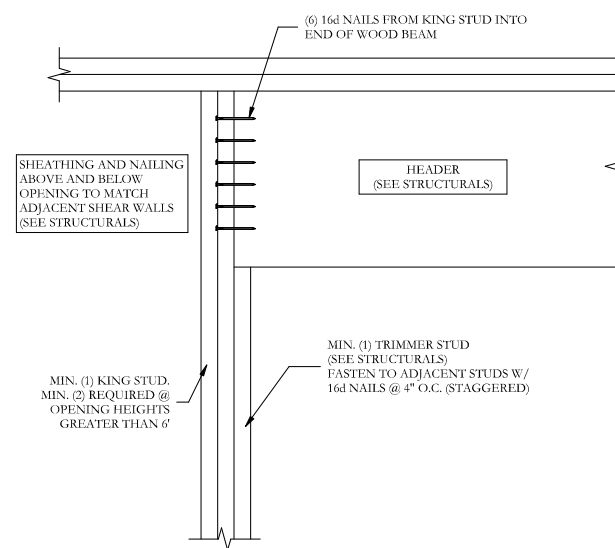
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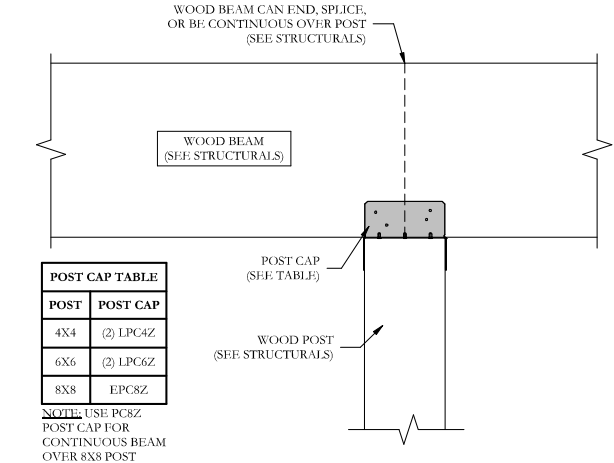
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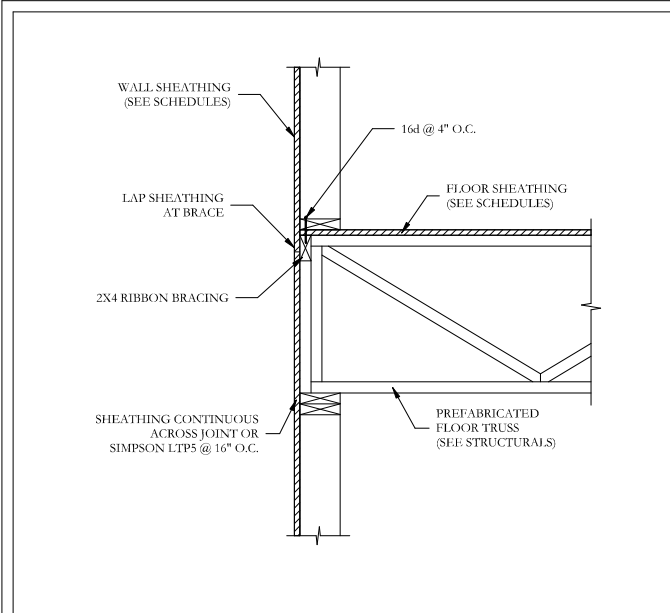
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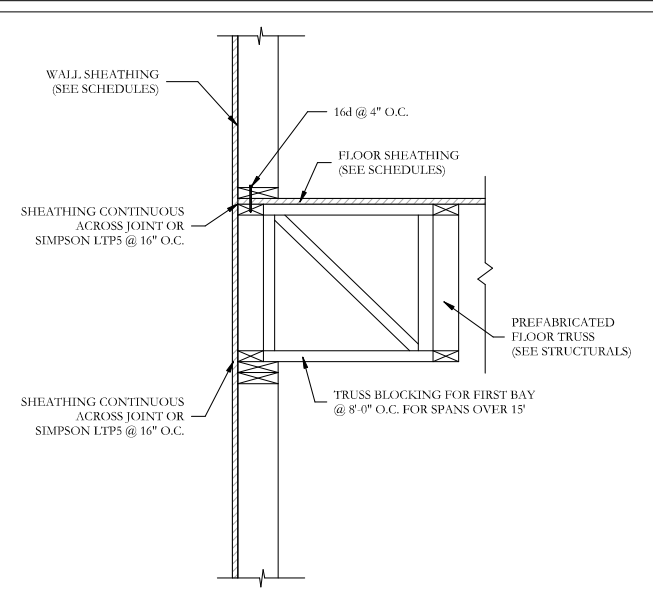


ISSUES/REVISIONS

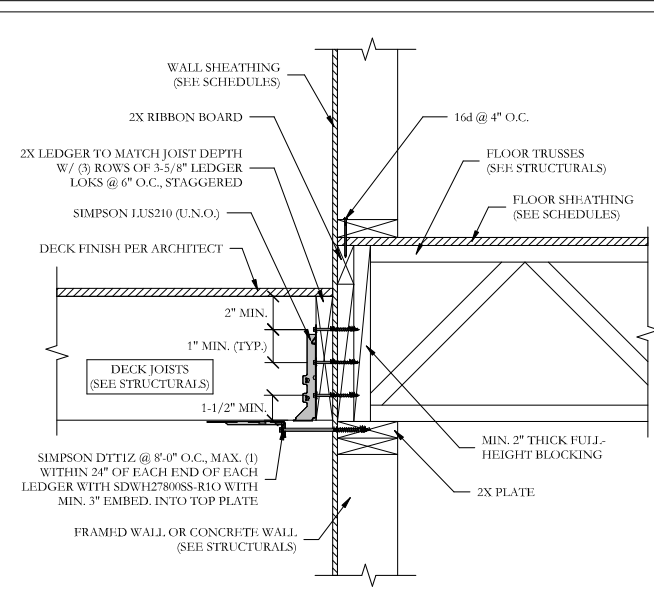
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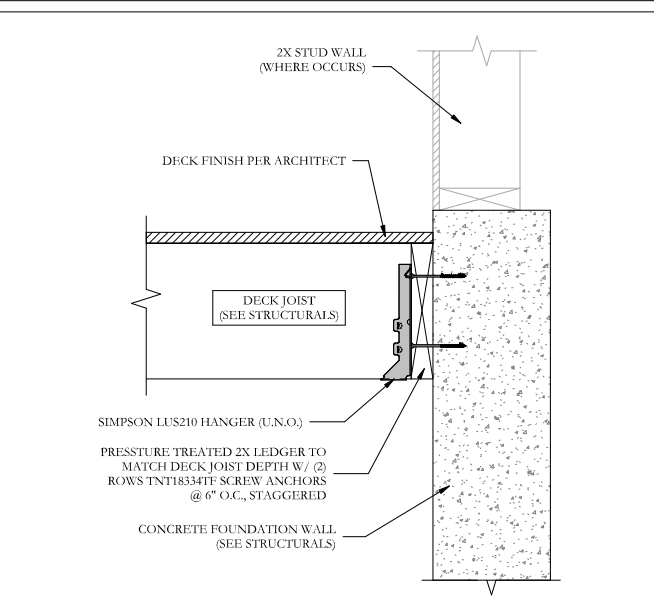
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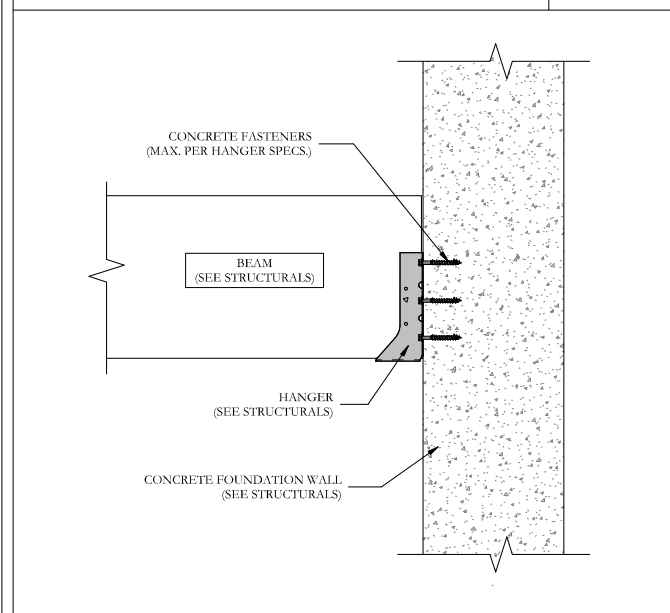
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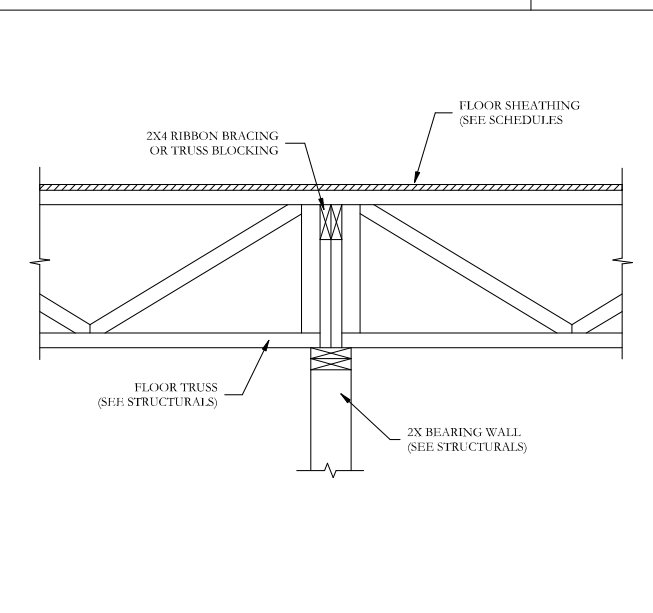
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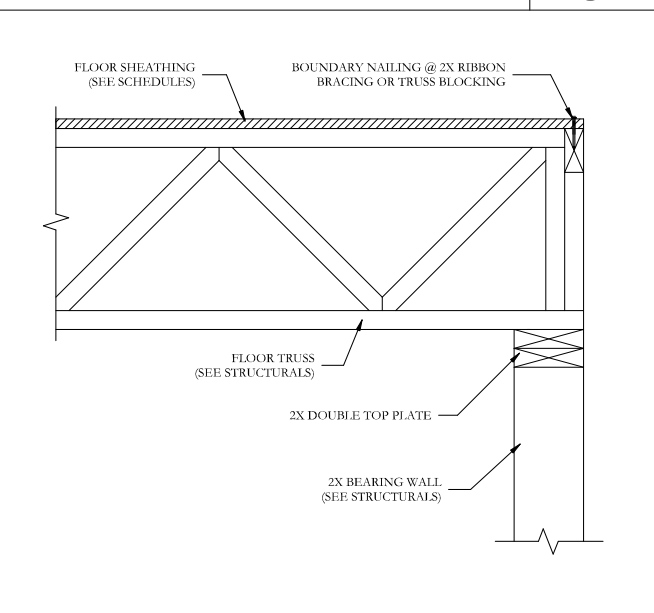
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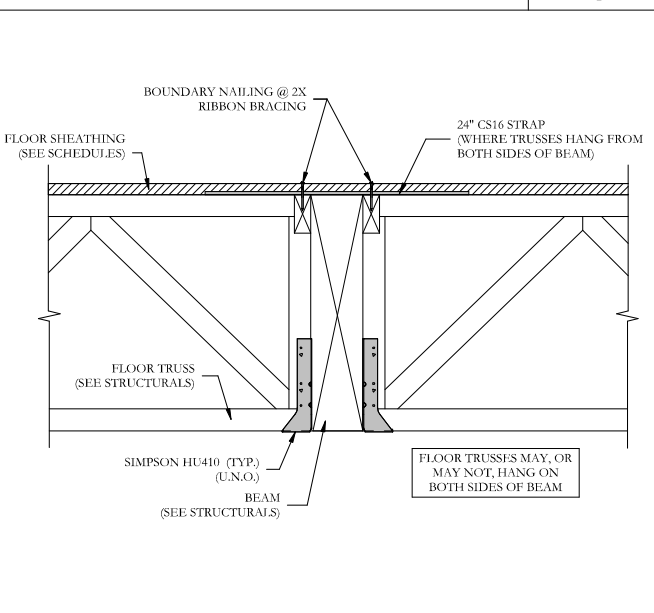
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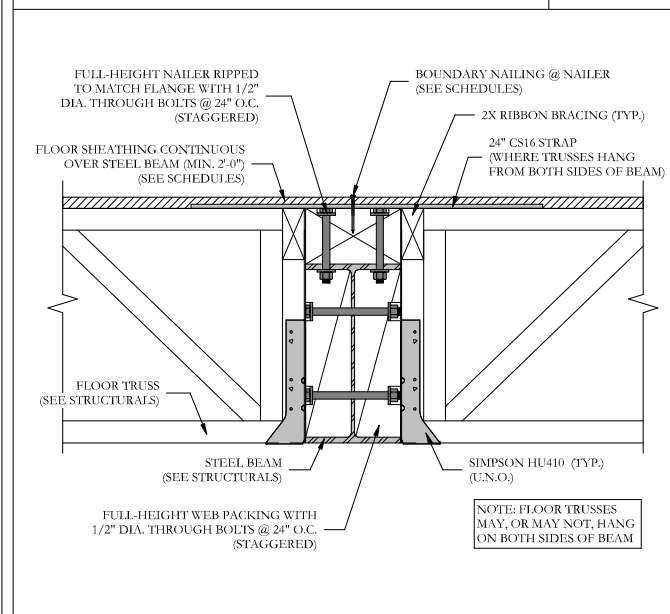
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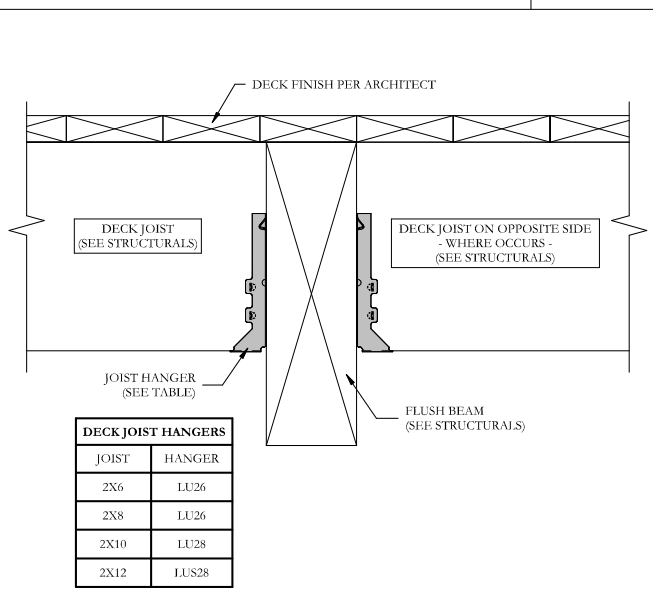
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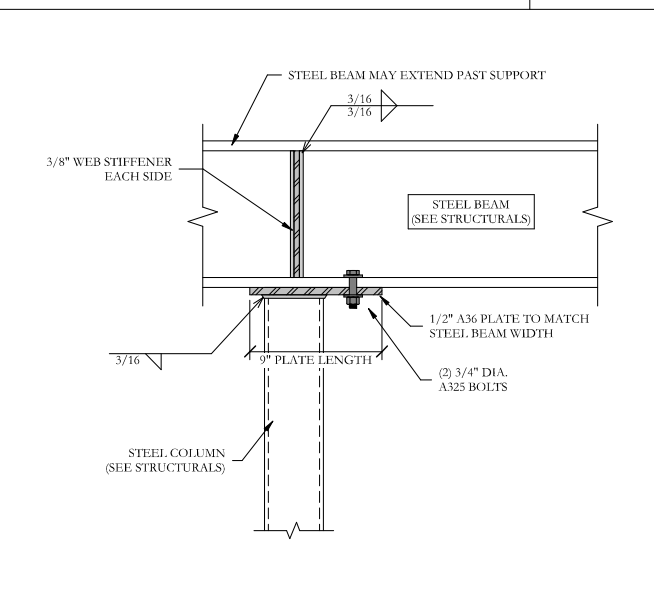
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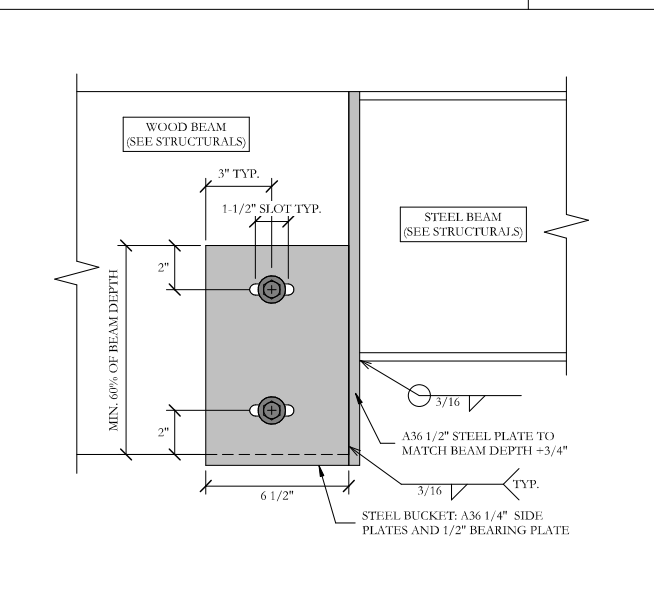
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ARCHES ENGINEERING
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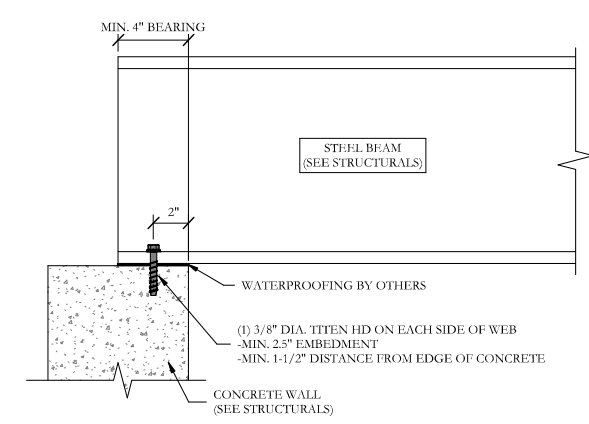
STRUCTURAL DETAILS

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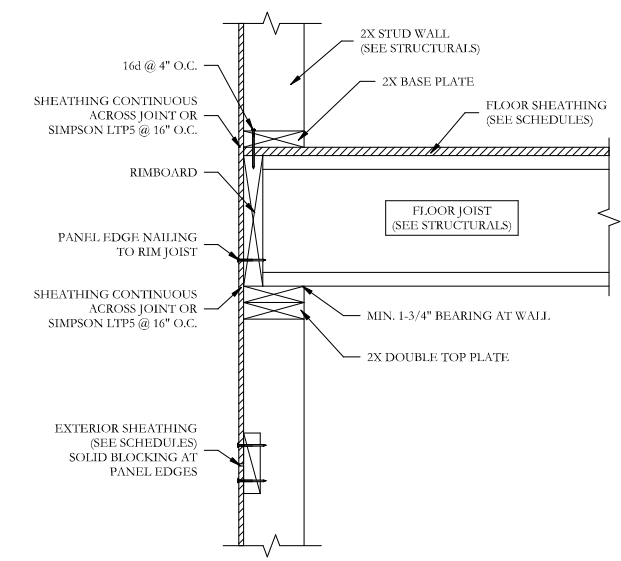


ISSUES/REVISIONS

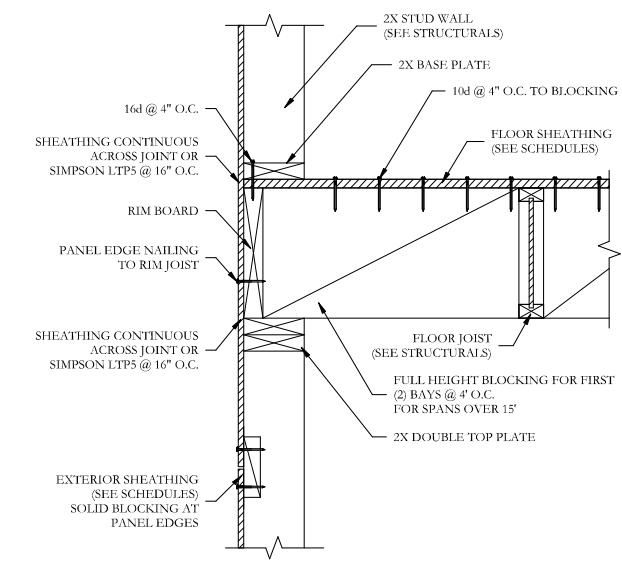
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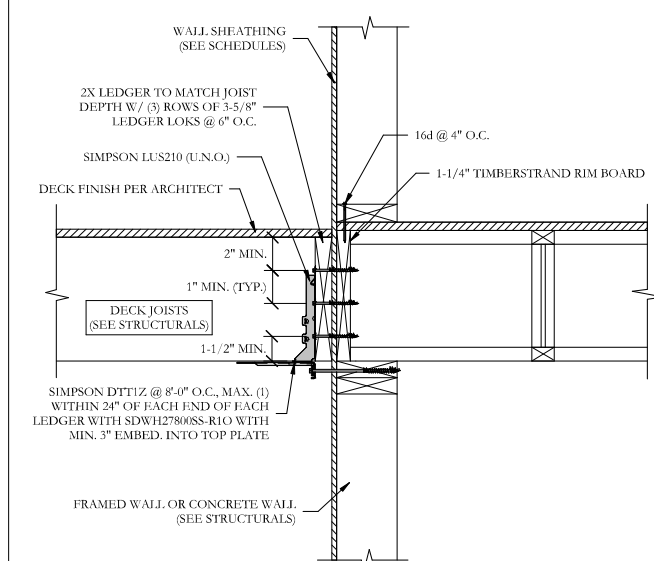
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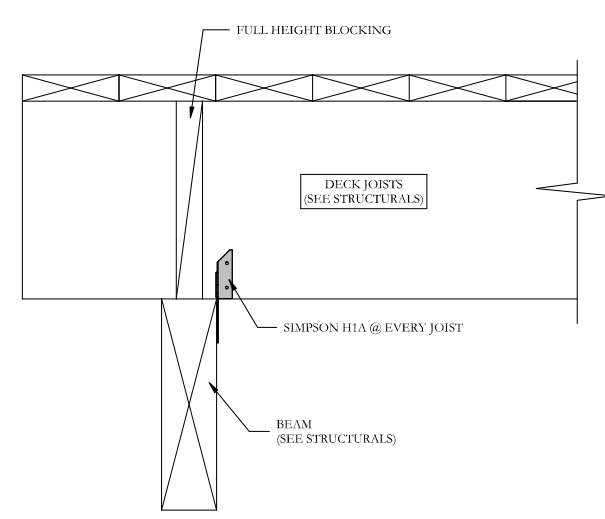
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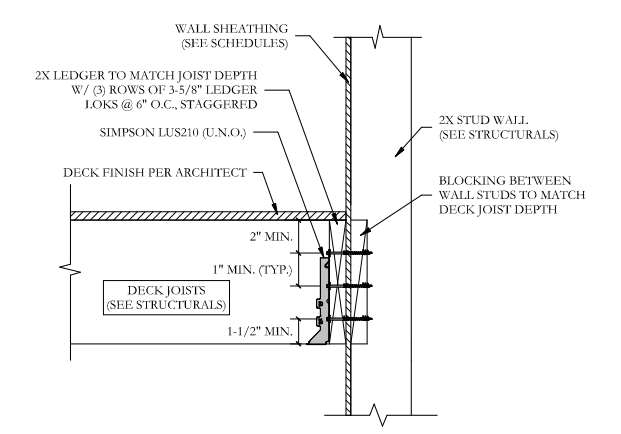
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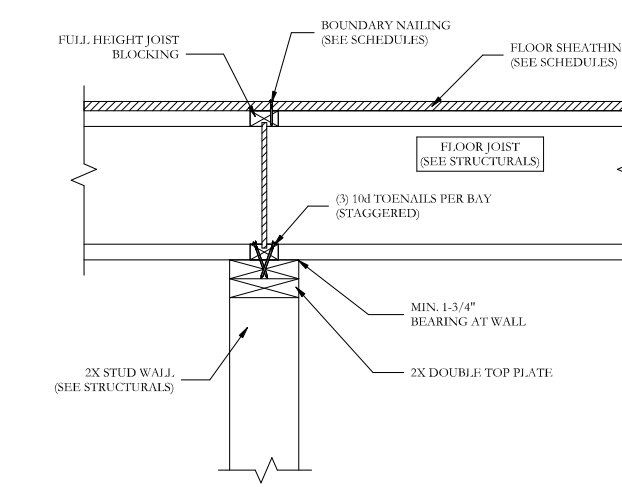
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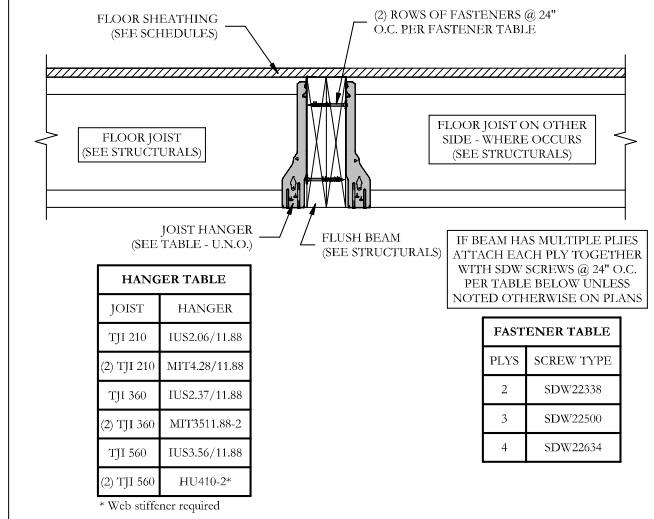
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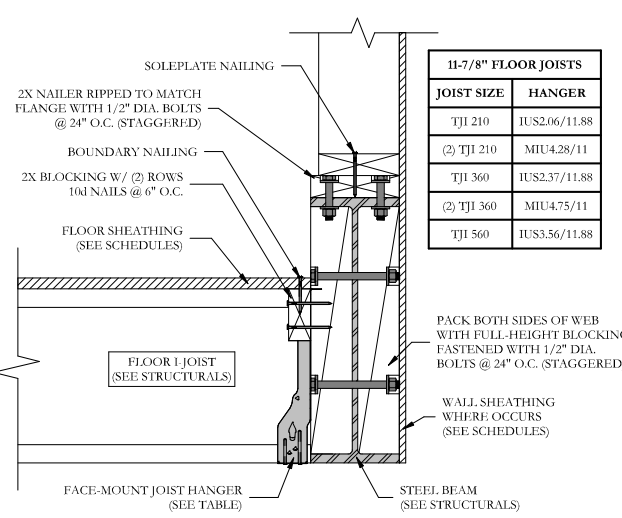


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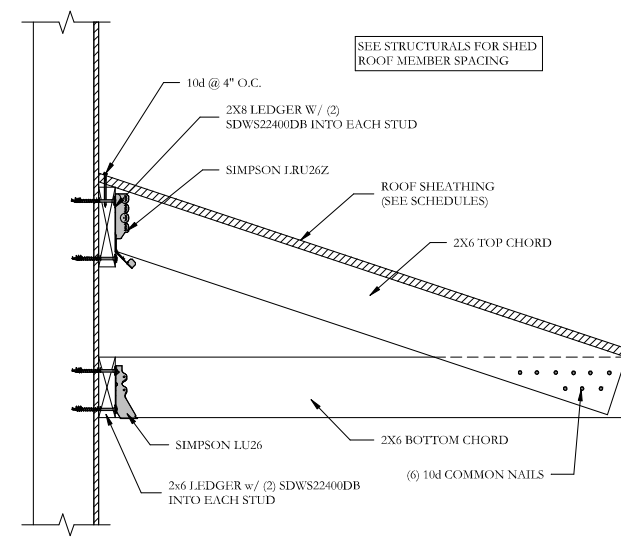
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TJ1 560	IUS3.56/11.88
(2) TJ1 560	HU410-2*

* Web stiffener required

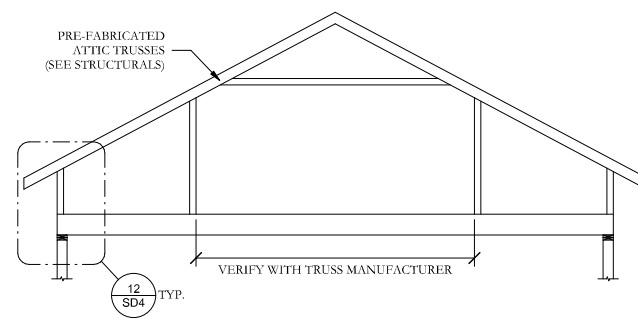
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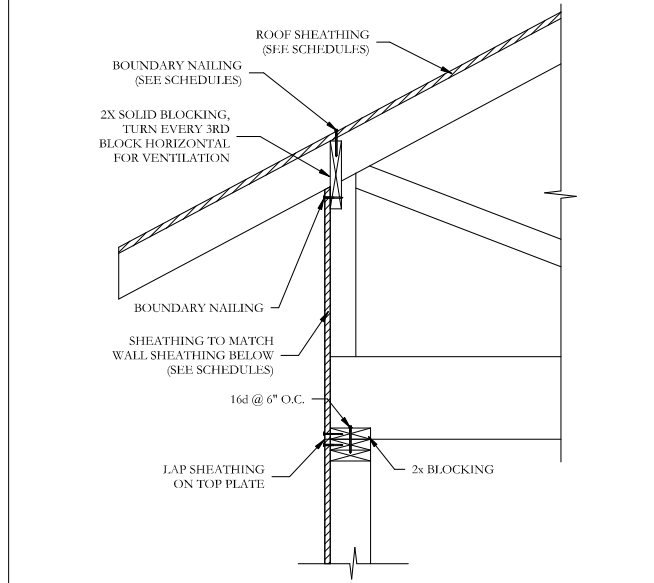
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Project Engineer: DR
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Navarro Residence

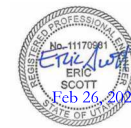
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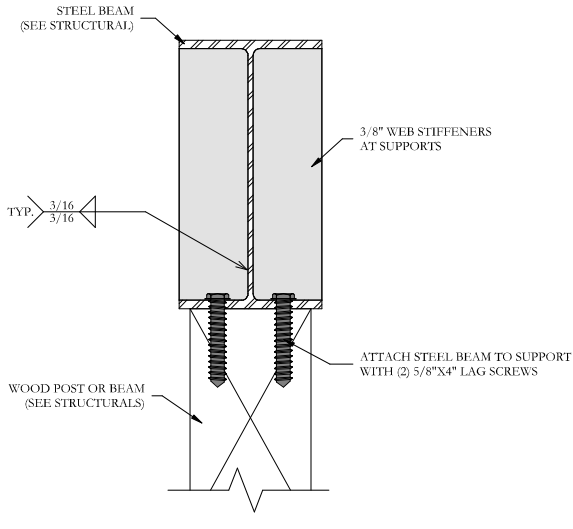
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STRUCTURAL DETAILS

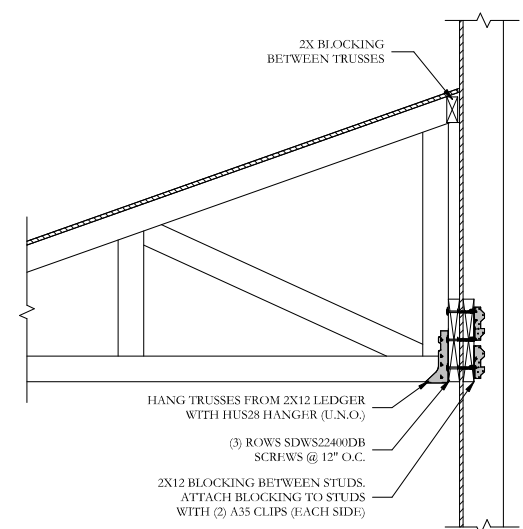


ISSUES/REVISIONS

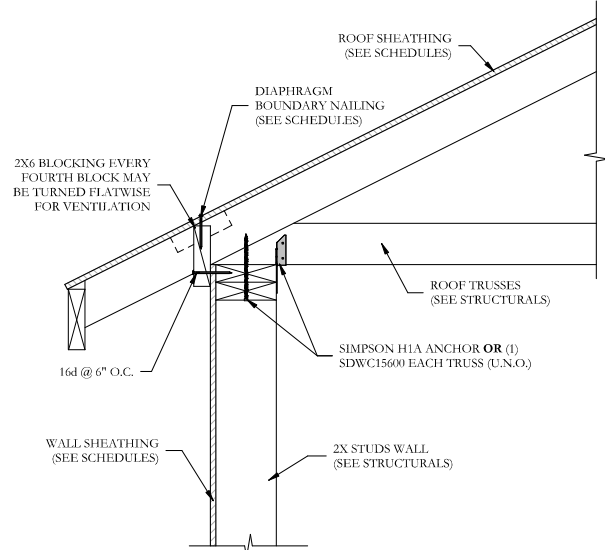
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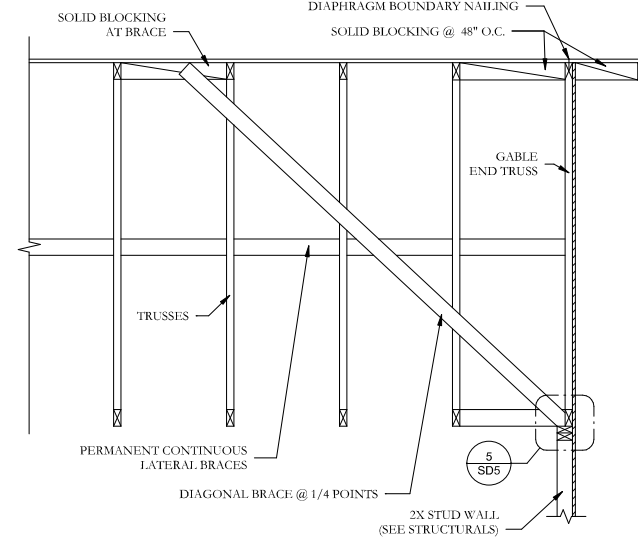
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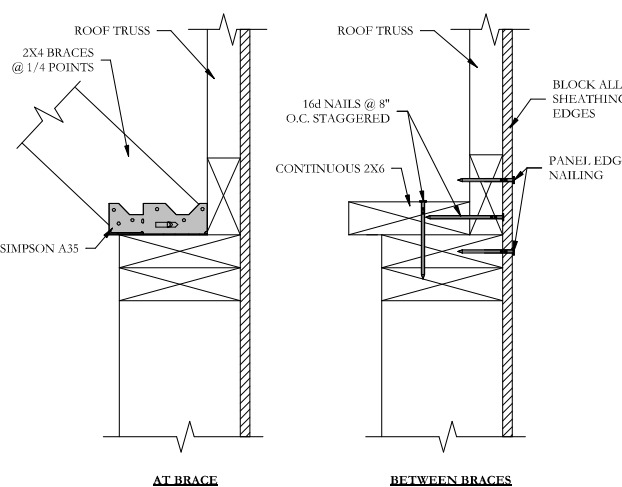
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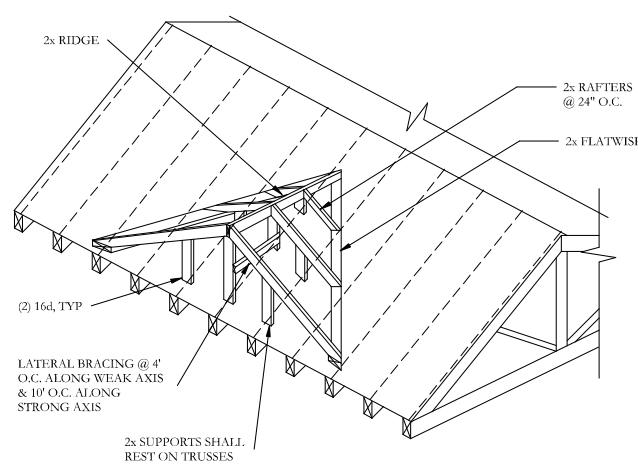
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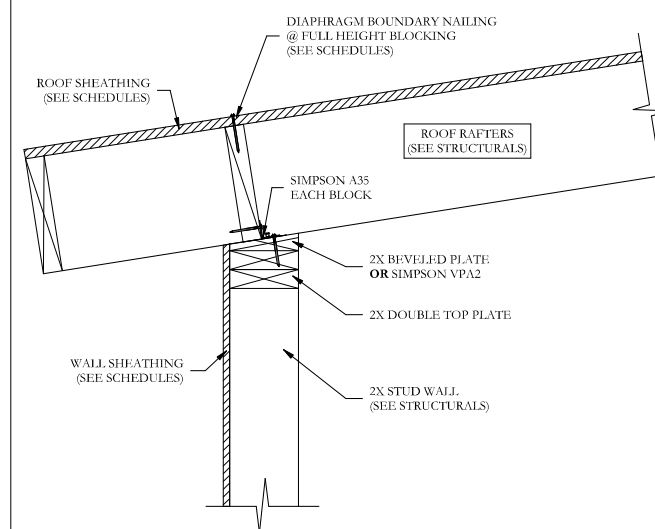
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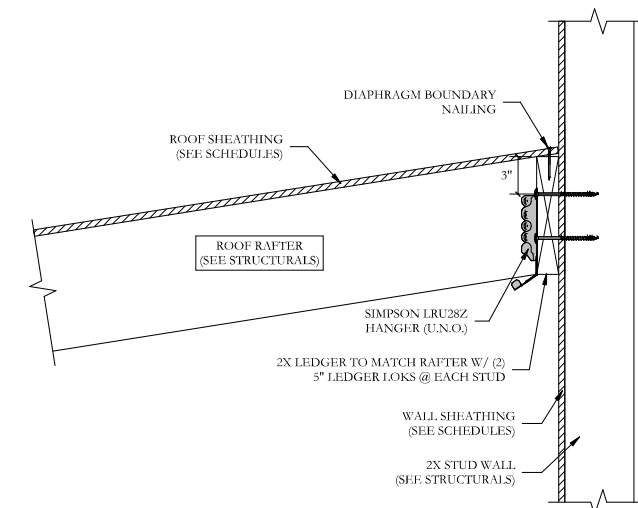
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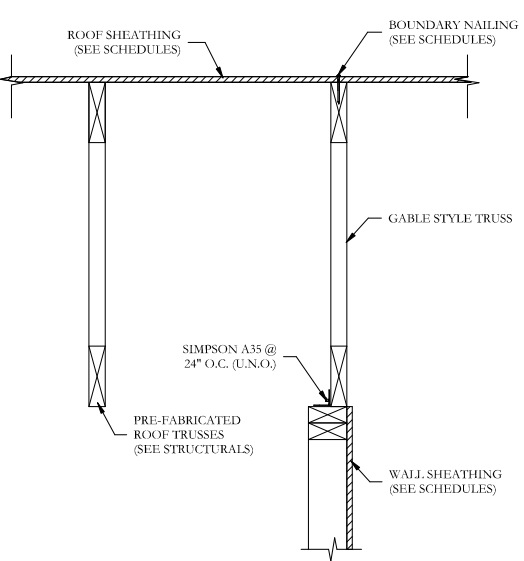
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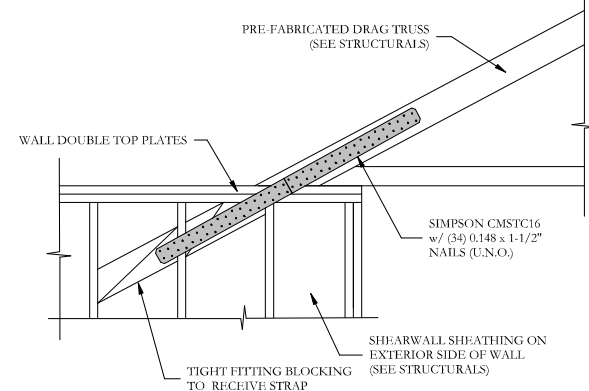
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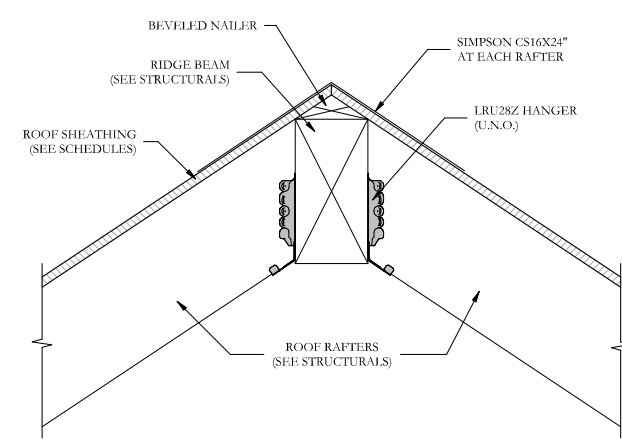
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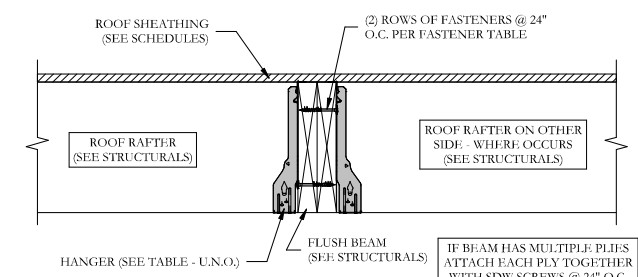
9



10



11



12

HANGER TABLE		
RAFTER	FLAT HANGER	SLOPED HANGER
2X8	LU26	LRU26Z
(2) 2X8	1US26-2	U26-2X SL/D/U/XX
2X10	1US28	1RU28Z
(2) 2X10	1US28-2	1SSR210-2Z

FASTENER TABLE	
PLYS	SCREW TYPE
2	SDW2238
3	SDW22500
4	SDW22634

IF BEAM HAS MULTIPLE PLYS ATTACH EACH PLY TOGETHER WITH SDW SCREWS @ 24\"/>

ARCHES ENGINEERING
 Project Engineer: DR
 Phone: 801-642-4897
 Email: dexter@archesengineering.com

Navarro Residence

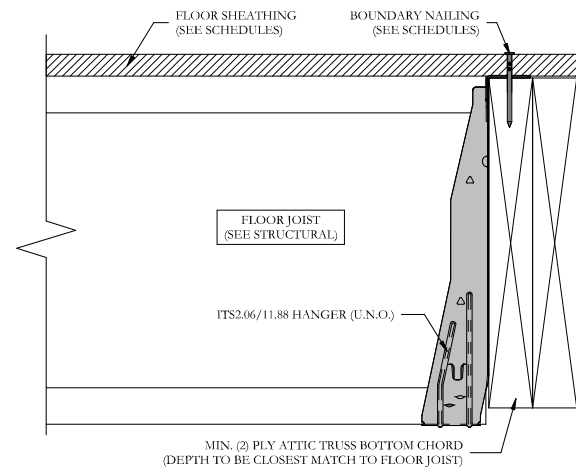
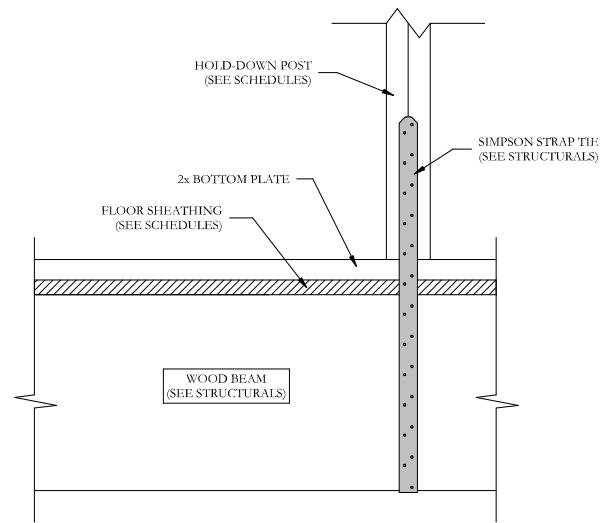
These structural drawings are based on architectural plans and details for the convenience of the contractor. Verify dimensions and elevations with architectural drawings.

Dimensions and elevations are supplied by the architect. They may be provided on the structural plans and details for the convenience of the contractor. Verify dimensions and elevations with architectural drawings.

Project 36274972055
 Feb 26, 2026
 247 E 700 N
 American Fork, UT

SD5

STRUCTURAL DETAILS



ISSUES/REVISIONS

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____

1

2

3

4

5

6

7

8

9

10

11

12



Project Engineer: DR
 Phone: 801-642-4897
 Email: dexter@archesengineering.com

Navarro Residence

These structural drawings are based on architectural drawings. See current issue or revision date.

Dimensions and elevations are supplied by the architect. They may be provided on the structural plans and details for the convenience of the contractor. Verify dimensions and elevations with architectural drawings.

Project 36274972055 247 E 700 N
 Feb 26, 2026 American Fork, UT

SD6

STRUCTURAL DETAILS



Agenda Topic

Review and action on an application for an Amended Final Plat, known as Walton Lot, located at approximately 794 W 1000 N Circle, American Fork City. The Amended Final Plat consists of 2.38 acres and is in the R1-12000 and RA-1 Zone.

BACKGROUND INFORMATION		
Location:	794 W 1000 N Circle	
Parcel ID:	46:958:0117, 46:958:0119	
Project Type:	Residential Zone Change	
Applicants:	Andrew and Tamara Walton	
Land Use:	Residential Low Density	
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Zoning:	R1-12000	
Surrounding Zoning:	North	RA-1
	South	R1-12000
	East	RA-1
	West	R1-12000

Background

The applicant is applying for an Amended Final Plat to allow for the building of a single-family home on one of the lots. This application will help clean up a prior subdivision and ensure that all lots meet the requirements of the underlying zone. The public hearing portion for the Amended Final Plat was completed on March 9, 2026.

Sec 17.8.216 Amendments

The plans, plats, documents, and statements may be amended by following the same procedure required for initial approval. No change shall be made which is contrary to the intent of the city's land use plan or the standards and requirements of this code. Any amendment of a recorded final plat shall not be approved or recorded except in conformance with the terms and conditions established by state law.

Sec 17.8.217 Amended Plats

When major changes in a plat of a subdivision which has been recorded are made, approval of said subdivision shall be vacated and an amended plat thereof approved and filed in accordance with the requirements of this code. No change shall be made in approved plats unless approval thereof has been obtained by the planning commission and the city council.

Utah State Code 10-20-207. Notice for an amendment to a subdivision – Notice for vacation of or change to street.

- (1),
 - (a), For an amendment to a subdivision, each municipality shall provide notice of the date, time, and place of at least one public meeting, as provided in Subsection (1)(b).
 - (b), At least 10 calendar days before the public meeting, the notice required under Subsection (1)(a) shall be:
 - (i), mailed and addressed to the record owner of each parcel within specified parameters of that property; or
 - (ii), posted on the property proposed for subdivision, in a visible location, with a sign of sufficient size, durability, and print quality that is reasonably calculated to give notice to passers-by.
- (2), Each municipality shall provide notice as required by Section 10-20-208 for a subdivision that involves a vacation, alteration, or amendment of a street.

Project Conditions of Approval

- Address remaining DRC Staff comments. DRC Staff comments will be as follows:
 - o Remove the portion of the note that says “Abandoned per at the time this plat is recorded”.
 - o Update property owner name on Lot 106A.

Findings of Fact

1. The Amended Final Plat meets the requirements of Section 17.4.203 R-1-12,000 Residential Zone and Section 17.4.102 RA-1 Residential-Agricultural Zone.
2. The Amended Final Plat meets the requirements of Section 17.8.217 Amended Plats.
3. The Amended Final Plat meets the requirements of the Utah State Code 10-20-207.

Project Map





Engineering Development Checklist Completion

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with the Engineering Development Checklist 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, throughout and after scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder’s Office.

Staff Recommendation

The Amended Final Plat meets the requirements of Section 10-9a-608. Subdivision amendments. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Amended Final Plat

Approval

I move to approve the proposed Amended Final Plat, located at 794 W 1000 N Circle, American Fork City, in the Residential Agriculture RA-1 and Residential R1-12,000 Zones, as the Amended Final Plat meets the requirements of Section 17.4.203 R-1-12,000 Residential Zone, Section 17.4.102 RA-1 Residential-Agricultural Zone and Section 17.8.217 Amended Plats, subject to any conditions outlined in the staff report.

Denial

I move to deny the proposed Amended Final Plat, located at located at 794 W 1000 N Circle, American Fork City, in the Residential Agriculture RA-1 and Residential R1-12,000 Zones, as the Amended Final Plat does not meet the requirements of Section 17.4.203 R-1-12,000 Residential Zone, Section 17.4.102 RA-1 Residential-Agricultural Zone and Section 17.8.217 Amended Plats.

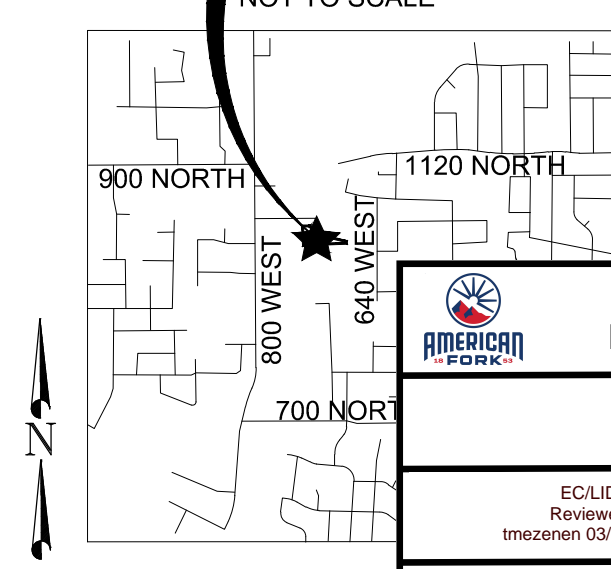
Table

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

SENSITIVE LAND OVERLAY ZONE NOTES

- 1. THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE AMERICAN FORK CITY SENSITIVE LAND OVERLAY ZONE ORDINANCE AND ITS LATEST AMENDMENT.
2. ALL GROUNDWATER DRAINS WITHIN ITS PROJECT ARE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION OR THE PROPERTY OWNER IT SERVES.
3. EACH LOT REQUIRES A SITE SPECIFIC SPECIAL INSPECTION BY THE CITY ENGINEER AND THE PROJECTS GEOTECHNICAL ENGINEER TO EVALUATE ANY POTENTIAL NEGATIVE IMPACTS OF THE GROUNDWATER TABLE AT THE TIME OF ISSUING A BUILDING PERMIT.
4. EACH LOT TO CONFORM TO THE PRECISE GRADING SHEET AS APPROVED BY THE ENGINEER DIVISION AND FILED WITH THE BUILDING DIVISION.
5. NO FOOTING, EAVES, WINDOW WELLS OR OTHER IMPROVEMENTS CONNECTED TO STRUCTURES ARE ALLOWED TO BE PLACED WITHIN THE PUBLIC UTILITY EASEMENT.
6. THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT SUBMITTED FOR REVIEW AND APPROVAL.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF COLLAPSIBLE SOILS WITHIN THE BUILDABLE AREA. ROAD IMPROVEMENTS AND UNDERGROUND UTILITIES.
8. MINIMUM FOOTING ELEVATIONS OR BASEMENT RESTRICTIONS AS APPROPRIATE.
9. EMERGENCY VEHICLE ACCESS MUST BE MAINTAINED YEAR ROUND.

VICINITY MAP

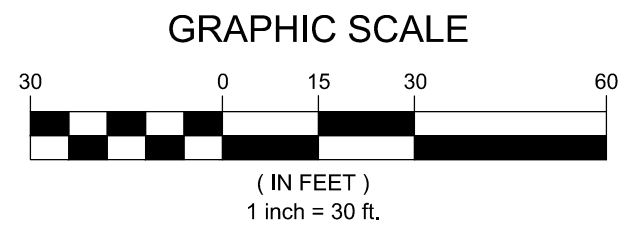


MITCHELL MEADOWS PLAT "B" 1ST AMENDMENT INCLUDING A VACATION LOT 6 AND LOT 7, MITCHELL MEADOWS SUBDIVISION PLAT "B" LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AMERICAN FORK CITY, UTAH COUNTY, UTAH MARCH 2026

Re-Submittal Acknowledgment Statement
The Applicant is responsible for providing all documents.
Review of documents has been addressed.
(Applicant Initial) I understand that a Review Cycle is not complete until the applicant provides all of the required modifications and requests for additional information noted on the previous submittal.
(Applicant Initial) I hereby acknowledge that this re-submittal information noted on the previous submittal.
(Applicant Initial) This is the _____ of _____ (to be completed) re-submittal of the subdivision constituting the start of the _____ (to be completed) Review Cycle.

Table with 2 columns: Department/Division and Status. Includes American Fork City Development Review, Planning and Zoning, Engineering Division, Communications, and Water/PI Division.

Next Step: Proceed to the Development Review Committee on 03/23/2026
Next Step: Post Entitlement Review Required. Revise and resubmit following the DRC meeting to address remaining comments.



- LEGEND
COUNTY MONUMENT AS DESCRIBED
PROPERTY CORNER
SUBDIVISION BOUNDARY
LOT LINE
ADJACENT PARCEL
SECTION LINE
ROAD CENTERLINE
EASEMENT

- NOTES
1. HISTORICAL DEPTH OF HIGH WATER TABLE AND ELEVATION OF LOWEST FLOOR SLAB (MINIMUM 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON).
2. OFF-SET PINS TO BE PLACED ON BACK OF THE CURB AND 3/4"x24" REBAR WITH SURVEYOR'S LICENSE NUMBER CAP TO BE PLACED AT ALL REAR CORNERS PRIOR TO ANY OCCUPANCY.
3. PARK STRIP ALONG RIGHT-OF-WAY TO BE MAINTAINED BY HOME OWNER OR H.O.A.
4. PROPERTY LIES WITHIN R1-A AND R1-1200 ZONING AND IS SUBJECT TO FOLLOWING SET BACK REQUIREMENTS:
4.1. FRONT 30 FEET
4.2. SIDE YARD 8 FEET/18 FEET COMBINED
4.3. REAR 25 FEET
5. PUE VACATIONS REQUIRE CITY COUNCIL ACTION SEPARATE FROM PLAT APPROVAL.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 107 AND ALL OF LOT 106, MITCHELL MEADOWS PLAT "B", ACCORDING TO THE OFFICIAL PLAT THEREOF, SAID PARCEL LOCATED WITHIN AMERICAN FORK CITY, COUNTY OF UTAH, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 107, SAID POINT BEING NORTH 89°51'02" WEST, A DISTANCE OF 146.62 FEET AND SOUTH 0°08'58" WEST, A DISTANCE OF 32.00 FEET, FROM THE SUBDIVISION MONUMENT FOUND IN 100 NORTH CIRCLE, SAID MONUMENT BEING NORTH 0°18'00" WEST, ALONG THE NORTH-SOUTH CENTER QUARTER LINE, A DISTANCE OF 2006.09 FEET AND SOUTH 89°51'02" EAST, A DISTANCE OF 572.34 FEET, FROM THE SOUTH QUARTER CORNER OF SAID SECTION 10 AND RUNNING THENCE ALONG THE SOUTH LINE OF 1000 NORTH CIRCLE THE FOLLOWING THREE (3) COURSES AND DISTANCES:
1. SOUTH 89°51'02" EAST 74.06 FEET
2. SOUTHEASTERLY ALONG THE ARC OF CURVE TO THE RIGHT A DISTANCE OF 19.72 FEET HAVING A RADIUS OF 15.00 FEET A CENTRAL ANGLE OF 75°19'31" AND CHORD BEARING AND DISTANCE OF SOUTH 52°11'17" EAST 18.33 FEET
3. EASTERLY ALONG THE ARC OF CURVE TO THE LEFT A DISTANCE OF 162.58 FEET HAVING A RADIUS OF 60.00 FEET A CENTRAL ANGLE OF 155°15'13" AND CHORD BEARING AND DISTANCE OF NORTH 87°50'52" EAST 117.21 FEET
THENCE ALONG THE NORTH AND EAST BOUNDARY LINE OF LOT 106 OF MITCHELL MEADOWS PLAT "B" THE FOLLOWING THREE (3) COURSES AND DISTANCES:
1. NORTH 88°24'40" EAST 30.43 FEET
2. NORTH 68°15'45" EAST 261.27 FEET
3. SOUTH 01°35'20" EAST 283.78 FEET TO A POINT ON THE NORTH LINE OF MITCHELL MEADOWS PLAT "E".
THENCE ALONG THE NORTH LINE OF MITCHELL MEADOWS PLAT "E" THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1. SOUTH 88°01'00" WEST 291.09 FEET
2. SOUTH 84°23'53" WEST 165.65 FEET
THENCE NORTH 89°51'02" WEST 20.00 FEET ALONG THE SOUTH LINE OF LOT 107;
THENCE NORTH 02°50'18" WEST 219.56 FEET ALONG THE WEST LINE OF LOT 107 TO THE POINT OF BEGINNING.
CONTAINING 102,423 SQUARE FEET OR 2.352 ACRES, MORE OR LESS AND 2 LOTS.

SURVEYOR'S CERTIFICATE

I, Willis D. Long, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708866 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-73-504 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREIN AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO 2 LOTS AND DO HEREBY DEDICATE PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 2026.

MARK HAMPTON KRISTIE HAMPTON
ANDREW WALTON TAMARA WALTON

ACKNOWLEDGEMENT

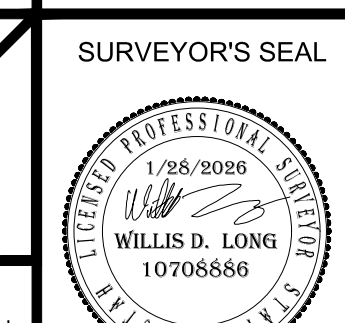
State of Utah)
County of)
On this ____ day of _____, in the year 20____, before me, _____ a notary public name public, personally appeared _____, proved on the basis of satisfactory name of document signer evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.
Commission Number _____
My Commission Expires _____
Print Name: _____
A Notary Public Commissioned in Utah

ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY

THE DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THE SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, A.D. ____
DEVELOPMENT SERVICES DIRECTOR
PUBLIC WORKS DIRECTOR
FIRE CHIEF

MITCHELL MEADOWS PLAT "B" 1ST AMENDMENT INCLUDING A VACATION LOT 6 AND LOT 7, MITCHELL MEADOWS SUBDIVISION PLAT "B" LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AMERICAN FORK CITY, UTAH COUNTY, UTAH

RECORDER'S SEAL



S1 1
BASIS OF BEARINGS
THE BASIS OF BEARING IS THE LINE BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°18'00" WEST UTAH COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

WATER AND SEWER AUTHORITY
APPROVED AS TO FORM ON THIS ____ DAY OF _____, 2026 BY THE WATER AND SEWER AUTHORITY.
SEWER & WATER AUTHORITY
MITCHELL HOLLOW IRRIGATION COMPANY
APPROVED AS TO FORM ON THIS ____ DAY OF _____, 2026 BY THE MITCHELL HOLLOW IRRIGATION COMPANY.
MITCHELL HOLLOW IRRIGATION COMPANY

FLOOD ZONE NOTE
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "B", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 490152 0168 G (MAP NO. 49049C0164F), WHICH BEARS AN EFFECTIVE DATE OF JUNE 19, 2020, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "B" DENOTES AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS. "B" ZONES ARE ALSO USED TO DESIGNATE BASE FLOODPLAINS OF LESSER HAZARDS, SUCH AS AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, OR SHALLOW FLOODING AREAS WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

ACKNOWLEDGEMENT
STATE OF UTAH)
COUNTY OF)
On this ____ day of _____, 2026, personally appeared before me _____ who being by me duly sworn did say that he is the Trustee of the Russell Wayne & Belinda Kuck Trust and that the Russell Wayne & Belinda Kuck Trust is the legal property owner of record of the property subject to this Private Irrigation Easement and that the foregoing Private Irrigation Easement was signed in behalf of said Trust by _____, Trustee, and he acknowledged to me that the Trust executed the same.
Commission Number _____
My Commission Expires _____
Print Name: _____
A Notary Public Commissioned in Utah

ACKNOWLEDGEMENT
STATE OF UTAH)
COUNTY OF)
On this ____ day of _____, 2026, personally appeared before me _____ who being by me duly sworn did say that he is the Trustee of the Russell Wayne & Belinda Kuck Trust and that the Russell Wayne & Belinda Kuck Trust is the legal property owner of record of the property subject to this Private Irrigation Easement and that the foregoing Private Irrigation Easement was signed in behalf of said Trust by _____, Trustee, and he acknowledged to me that the Trust executed the same.
Commission Number _____
My Commission Expires _____
Print Name: _____
A Notary Public Commissioned in Utah



C:\USERS\WILLIAM.LAYTON\SURVEYS\PROPOSAL\UTAH\AMERICAN FORK\MITCHELL MEADOWS\MITCHELL MEADOWS PLAT AMENDMENT.DWG



Agenda Topic

Review and recommendation on an application for a Commercial Site Plan, known as Mira Vista Phase 4, located at 530 S 1040 E, American Fork City. The Commercial Site Plan consists of approximately 1.05 acres and is in the R3-7500 Zone.

BACKGROUND INFORMATION		
Location:	530 S 1040 E	
Parcel ID:	46:569:0009	
Project Type:	Commercial Site Plan	
Applicants:	Chris Haertel and Stephanie Herrera	
Existing Land Use:	Planned Community	
Surrounding Land Use:	North	Planned Community
	South	Planned Community
	East	Planned Community
	West	Planned Community
Existing Zoning:	R3-7500	
Surrounding Zoning:	North	R3-7500
	South	R3-7500
	East	R3-7500
	West	Planned Community
Total Number of Units	20	
Parking Requirement	Elderly Housing, Independent Living = 0.6 stalls per Dwelling Unit Required Parking = 0.6 stalls x 20 dwelling units = 12 stalls Parking Provided = 32 stalls	

Background

The applicant has applied for a Commercial Site Plan to develop a Condominium Planned Community. The project looks to develop 20 condos in a three-story building. This is phase 4 of a multiple part planned community and will be the final phase of the project.

An Amended Final Plat for the project has been recently approved with the DRC Board on February 17, 2026. With the Amended Final Plat, the required public hearing portion was completed on July 14, 2025.

Sec 17.6.101 Administrative Site Plan Review

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

1. No proposed development, construction, revision or additions, or other improvements to a property or site shall be placed over property lines. Any proposal that does so, shall seek a final plat, or an amended final plat approval prior to a site plan approval.
2. **Submittal.** Site plan applications shall be submitted to the Development Services Department on the forms provided by the City and shall be accompanied by maps and drawings, to scale, showing the following, unless otherwise required by City Engineer or Development Services Director:
 - a. ALTA Survey (identify Geodetic Datum used)
 - b. Civil Engineering Design Plan Set using NAVD 88 vertical datum and including the following:
 - c. Cover sheet, General Notes, Site Plan, Grading and Drainage Plan, Utility Plan showing all existing and proposed wet and dry utilities (including street lights), Plan and Profile sheet for all proposed public utilities, Erosion Control Plan, American Fork Standard Details.
 - d. Application Fees

- e. Drainage Report identifying drainage sub-basins
- f. Phasing Plan
- g. Timpanogos Special Service District Form
- h. Title Report (Dated within 60 days of date of application)
- i. Zoning Clearance Letter
- j. 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.
- k. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
- l. A landscaping plan showing the location, types, percentages, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
- m. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used and including dimension height.
- n. The locations of solid waste receptacles and trash pick-up areas. Include preliminary elevations of solid waste receptacles showing the general appearance, types of external materials to be used, and dimensions.
- o. Geotechnical Report (require each phase being planned to have test pits identified within the specific phases that will be brought forward). Geotechnical Report must be dated within 3 years of date of application, or a new Geotechnical Report is required. Geotechnical report shall include percolation rates, identify liquefaction hazards, wetlands, groundwater elevations and information required to confirm the existence or non-existence of sensitive lands as identified in the Sensitive Lands Ordinance. Boring depths up to 70' deep may be required as per the Sensitive Lands Ordinance.
- p. A traffic study prepared by an independent, professional traffic engineer if a site plan proposes any of the following: i) seventy-five (75) or more parking stalls; ii) a drive-up window; iii) more than two drive approaches from dedicated streets; iv) a corner lot where one or more of the streets is a collector or arterial street; or as required based on requirements set forth in the Traffic Impact Study requirements
 - 1. The final approving authority may impose traffic mitigation requirements based on the impacts identified by a traffic study prepared by the applicant, the City or any qualified independent traffic consultant. Nothing in this Section shall preclude the City from performing its own traffic study.
 - 2. The Development Services Director, after consultation with the Public Works Director, may waive the requirements of a traffic study if a new

traffic study would be unnecessarily cumulative or otherwise not add to the information already available to the Development Services Director.

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

3. Determination of Required Documents.

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

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

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

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

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

1. Increasing the amount of parking;
2. Restriping the parking areas;
3. Reducing building size;
4. Change of use in an existing building;
5. Building additions, including new structures, where the proposed additions do not exceed 10% of the original approved site plan approved by Planning Commission;

6. Relocating on site utility services;
 7. Installing new utility services;
 8. Minor modifications to on-site grading;
 9. Altering the exterior site lighting;
 10. Increasing the amount of landscaping;
 11. Modifying existing landscaping to water efficient standards;
 12. Altering or relocating covered parking stalls;
 13. Changing the exterior finishing materials from one acceptable material to another; and
 14. Additions to an existing building that do not increase the Gross Floor Area of the building such as awnings, canopies, decks, patios, and architectural features designed solely to enhance the aesthetic appeal of the building provided that the value of the proposed addition does not exceed five percent (5%) of the replacement value of the building.
 15. Increase in internal floor area by introducing additional floors lofts, mezzanines, etc. in an existing structure or shell.
 16. Cell tower upgrades
 17. As determined by the Development Services Director, in consultation with the Public Works Director to be a minor enough amendment as to not constitute a full site plan review.
- b. **Planning Commission to Approve.** Except as otherwise specified in this subsection C.1, the Planning Commission, acting in an administrative capacity, shall be the final approval authority for all proposed site plans forwarded by the Development Review Committee and shall have the power to approve, approve with conditions if granted the authority by City ordinance, or deny a proposed site plan.
5. **Considerations.** The recommending authority and approval authority for the site plan shall consider all of the following items when reviewing a proposed site plan:
- a. Whether the proposed site plan complies with the American Fork City General Plan, the American Fork City Code, ordinances, resolutions, and policies.
 - b. Whether the proposed site plan promotes the health, safety and welfare of the community. In making this determination, the recommending authority and the final approving authority for the site plan, shall consider, among other things, the overall safety of the site, the impact the site will have on traffic and on surrounding

properties, and the adequacy of police, fire, and utility services that can be provided to the site.

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

7. **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.

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

Project Conditions of Approval

- Address remaining DRC Comments from staff. DRC Comments will be as follows:
 - o Irrigation connection has now been moved to appear to connect to sewer. Connect proposed irrigation lateral to mainline 8” irrigation pipe in 1040 E.

Findings of Fact

1. The Commercial Site Plan MEETS the requirements of Section 17.4.301.
2. The Commercial Site Plan MEETS the requirements of Section 17.6.101.

Project Map



Engineering Development Checklist Completion

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with the Engineering Development Checklist 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, throughout and after scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

Staff Recommendation

The Commercial Site Plan MEETS the requirements of Section 17.4.301 and Section 17.6.101. Staff recommends APPROVING the application WITH CONDITIONS.

Scope of Approval

This is not a public hearing item, as it is considered an action item. The public may speak on the matter but should understand that if a proposal meets all code requirements and criteria, the property owner has the right to develop. In some cases, public may suggest conditions to mitigate potential negative impacts.

Potential Motions – Commercial Site Plan

Approval

I move to recommend approval of the proposed Commercial Site Plan, located at approximately 530 S 1040 E, American Fork City, in the R3-7500 Zone, as the Commercial Site Plan meets the requirements of Section 17.4.301 and Section 17.6.101, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Commercial Site Plan, located at approximately 530 S 1040 E, American Fork City, in the R3-7500 Zone, as the Commercial Site Plan does not meet the requirements of Section 17.4.301 and Section 17.6.101.

Table

I move to table action for the proposed Commercial Site Plan, located at 530 S 1040 E, American Fork City, in the R3-7500 Zone and instruct staff/developer to.....

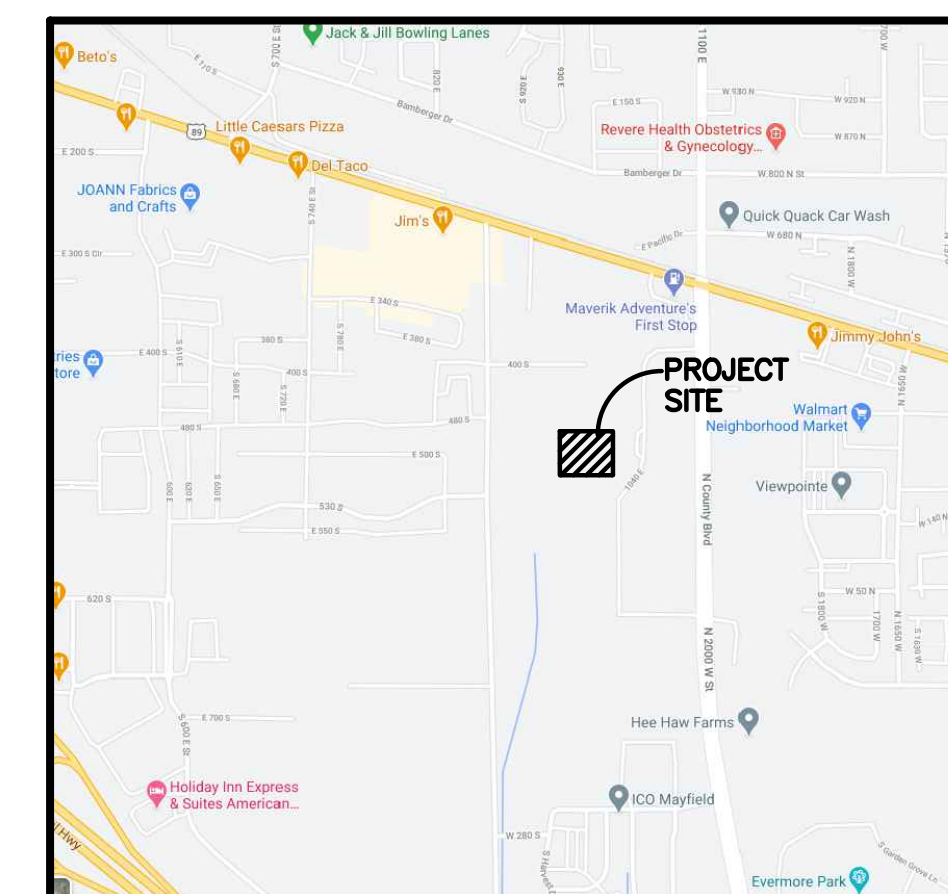
Project Narrative/Notes/Revisions

- 12/21/20 NF - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
- 04/29/21 NF - REVISED SITE LAYOUT & GRADING.
- 11/12/21 NF - REVISED EXISTING BASIN & PARKING.
- 12/21/21 NF - REVISED GRADING & ADDED STORMTECH.
- 01/18/22 NF - REVISED CONTROL STRUCTURE.
- 04/05/22 NF - REMOVED 1 COVER STALL.
- 07/06/22 JL - CITY COMMENTS.
- 08/04/22 JL - GRADING AND DRAINAGE UPDATES.
- 08/29/22 NF - REVISED PER CITY COMMENTS.
- 07/23/22 ZD - REVISED PER CITY COMMENTS.
- 03/28/23 NF - REVISED PER FIRE RISER LOCATION.
- 12/11/23 NF - REVISED PER CITY COMMENTS 11.30.23.
- 02/22/24 NF - ADDED ACKNOWLEDGE STATEMENT.
- 09/24/24 NF - METERS & LATERALS ADDED.
- 10/16/24 NF - METERS RELOCATED.
- 11/20/24 NF - REVISED PER CITY COMMENTS.
- 04/16/25 NF - REVISED PER CITY COMMENTS.
- 07/21/25 NF - REVISED PER CITY COMMENTS.
- 08/20/25 NF - REVISED PER CITY COMMENTS.
- 09/15/25 NF - REVISED PER CITY COMMENTS.
- 12/18/25 NF - REVISED PER CITY COMMENTS.
- 01/16/26 NF - RELOCATED FIRE HYD. PER CITY COMMENTS.
- 02/05/26 NF - REVISED SEWER CONNECTION.
- 02/27/26 NF - SEWER PROFILE ADDED.

American Fork City Development Review	
	Planning and Zoning Reviewed copperman 03/17/2026
Sewer/Storm Drain Division Reviewed ahardy 03/18/2026	Engineering Division Reviewed rburkhill 03/17/2026
ECLID Reviewed tmezenen 03/18/2026	Fire Reviewed M.Sacco 03/17/2026
Communications Reviewed MHunsaker 03/17/2026	Streets Division Reviewed ehyde 03/17/2026
Public Infrastructure Reviewed cscott 03/16/2026	Water/PI Division Reviewed jbrems 03/17/2026

MIRA VISTA Phase 4 Improvement Plans

502 S 1040 E, AMERICAN FORK CITY, UTAH
MARCH, 2025

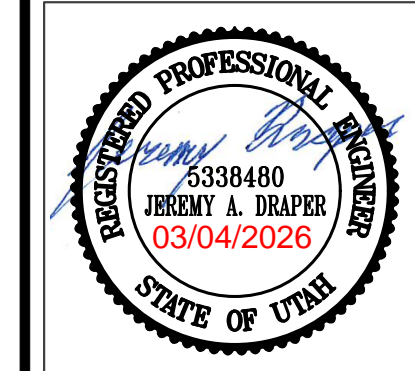


Vicinity Map
NOT TO SCALE



REVISIONS	DESCRIPTION
DATE	

Mira Vista Phase 4
502 S 1040 E, AMERICAN FORK, UTAH
Cover/Index Sheet



Project Info.
Engineer: JEREMY DRAPER
Drafter: N. FICKLIN
Begin Date: DECEMBER, 2020
Name: MIRA VISTA PHASE 4 PHASE
Number: 5336-11

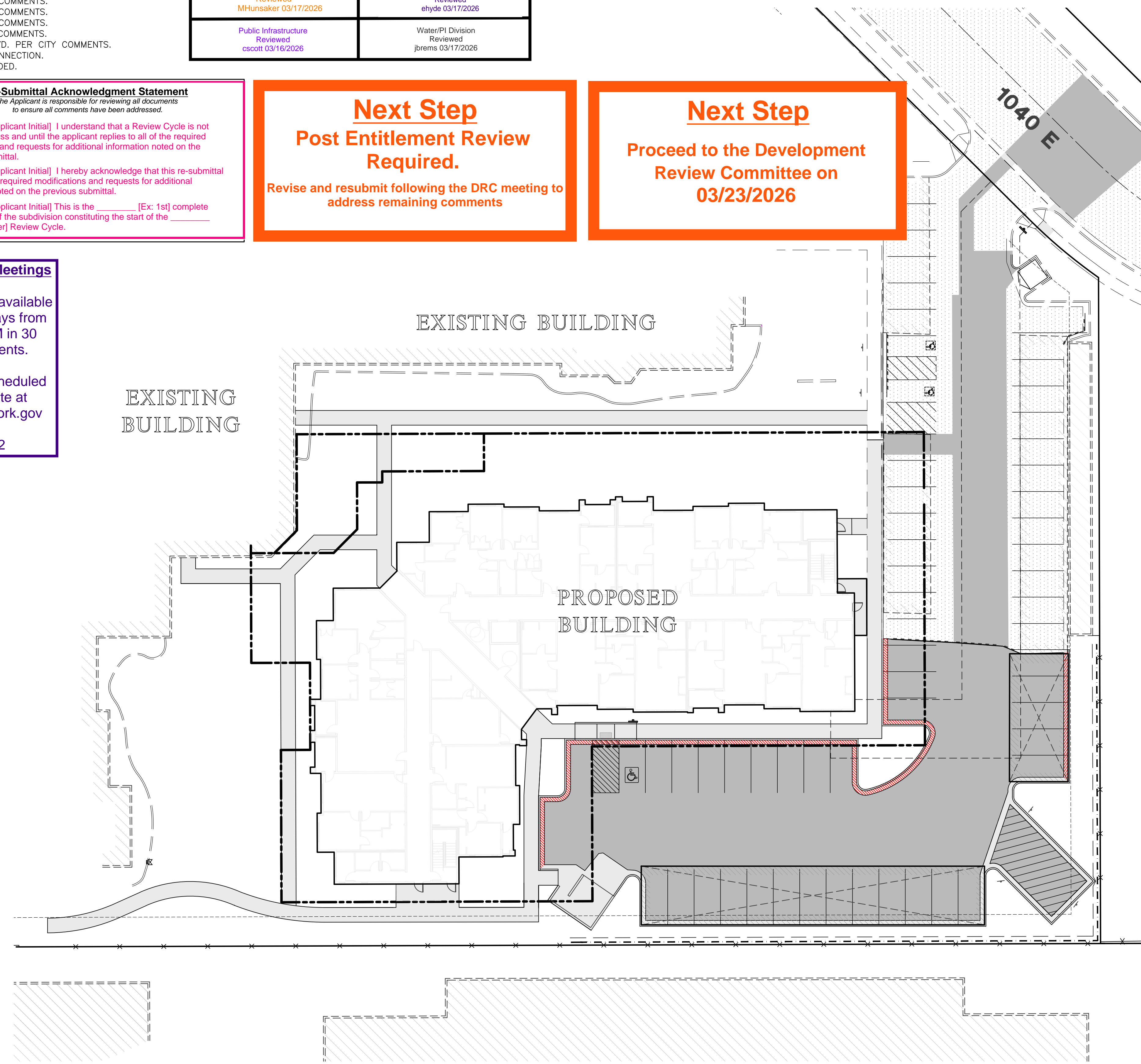
Sheet **11**
1 Sheets

Next Step
Post Entitlement Review Required.
Revise and resubmit following the DRC meeting to address remaining comments

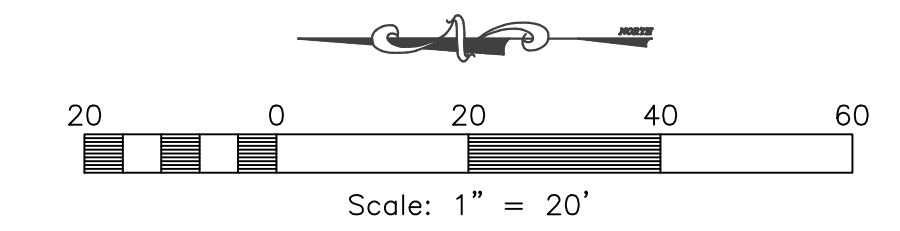
Next Step
Proceed to the Development Review Committee on 03/23/2026

Re-Submittal Acknowledgment Statement
The Applicant is responsible for reviewing all documents to ensure all comments have been addressed.
_____[Applicant Initial] I understand that a Review Cycle is not complete unless and until the applicant replies to all of the required modifications and requests for additional information noted on the previous submittal.
_____[Applicant Initial] I hereby acknowledge that this re-submittal addresses all required modifications and requests for additional information noted on the previous submittal.
_____[Applicant Initial] This is the _____ [Ex: 1st] complete re-submittal of the subdivision constituting the start of the _____ [Same Number] Review Cycle.

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



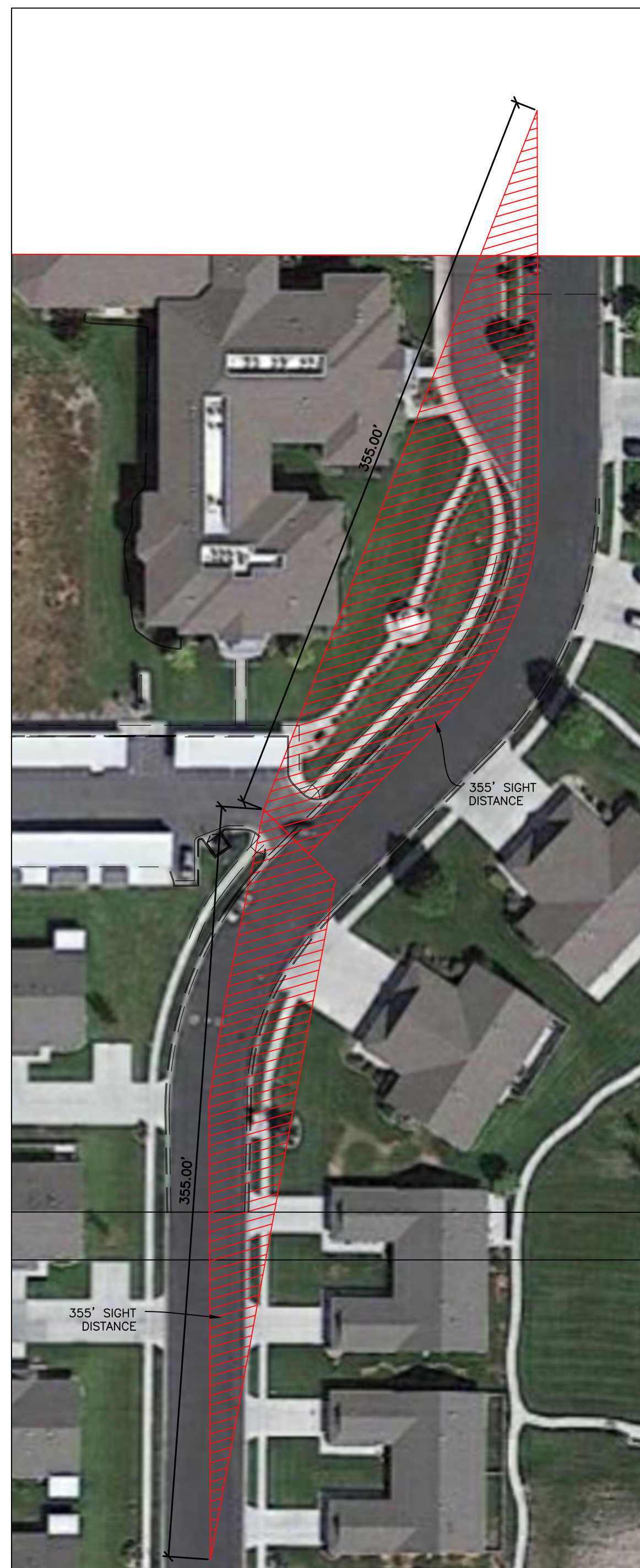
COMPANY	CONTACT	NUMBER
AMERICAN FORK CITY PUBLIC WORKS	JAY BREMS	(801)763-3060
-CULINARY WATER/PRESSURIZED IRRIGATION	ASTON HARDY	(801)763-3060
-SEWER/STORM WATER	CHAD SCOTT	(801)763-3060
-CITY INSPECTOR	TYLER MEZENEN	(801)763-3060
-SWMP MANAGER	MAT SACCO	(801)763-3045
AMERICAN FORK FIRE MARSHAL	KYLE PETERSON	(801)400-2933
AF FIBER	ERNE JOHN	(801)471-6576
AMERICAN FORK IRRIGATION COMPANY	BILL WESTFALL	(435)623-4252
CENTURY LINK	ELYSIA VALDEZ	(801)401-3017
COMCAST	TRENT JOHNSON	(801)853-6548
DOMINION ENERGY	TERIA WALKER	(801)756-1310
ROCKY MOUNTAIN POWER	DAVID BARLOW	(801)756-5231
TIMPANOGOS SPECIAL SERVICE DISTRICT	DALE JONES	(801)768-8150
MITCHELL HOLLOW IRRIGATION		



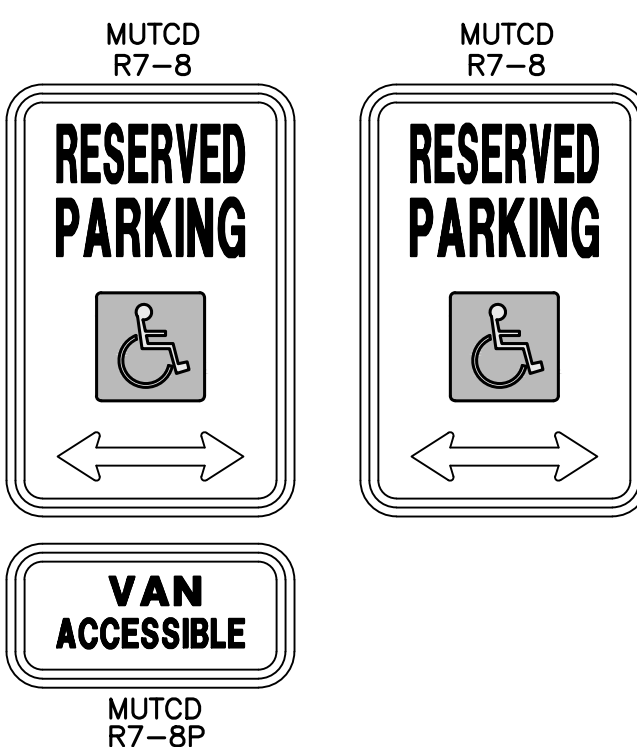
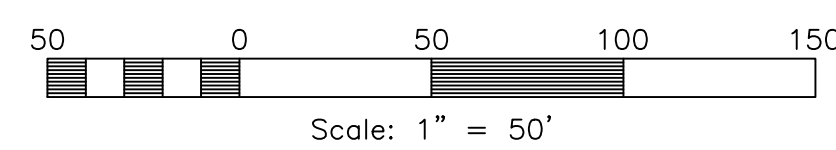
Engineer's Notice To Contractors
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Developer Contact:
Stephanie Herrera
4-Amegos LLC
PH: (801) 635-0574

Project Contact:
Project Manager: Jeremy Draper
Project Engineer: Jeremy Draper

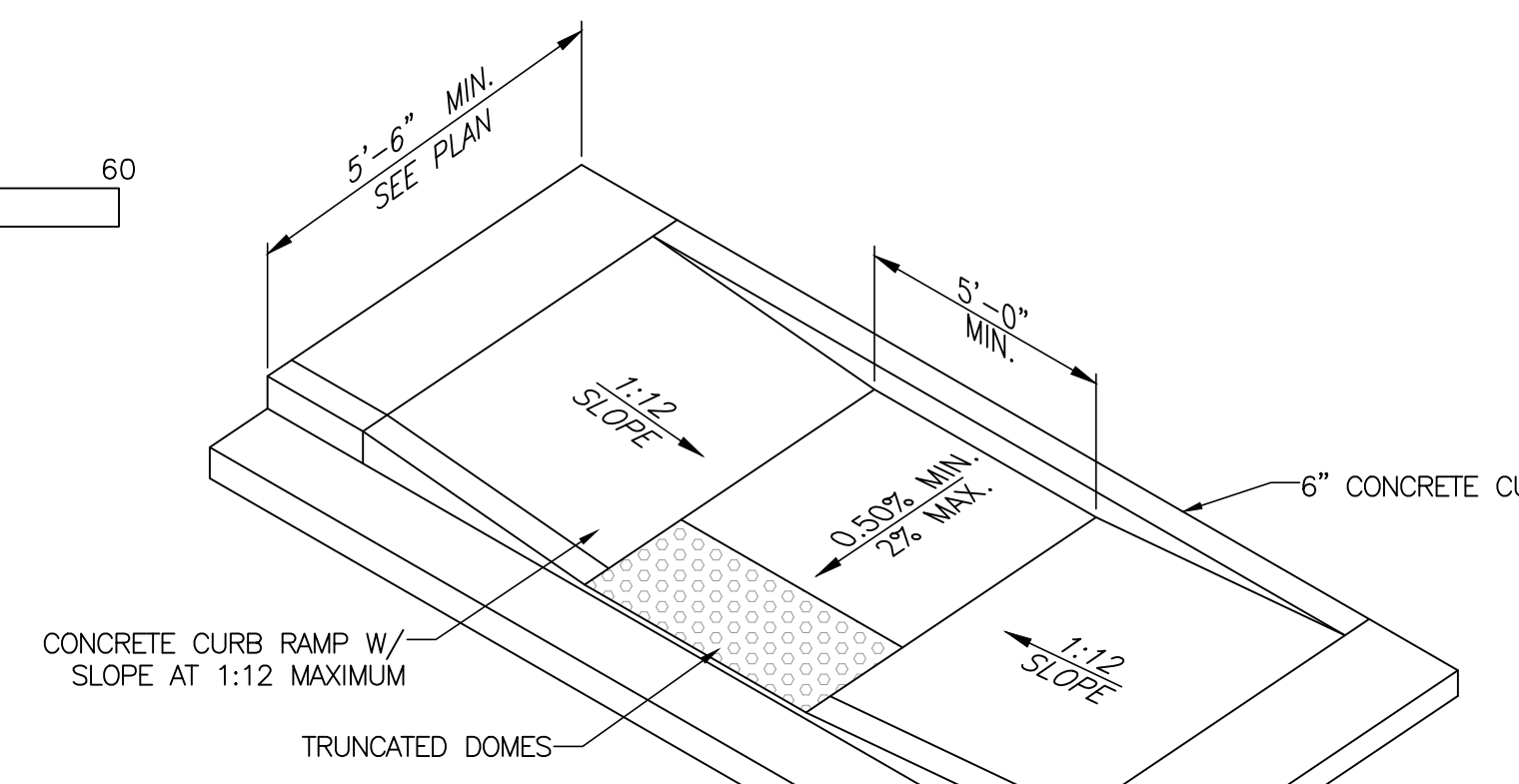
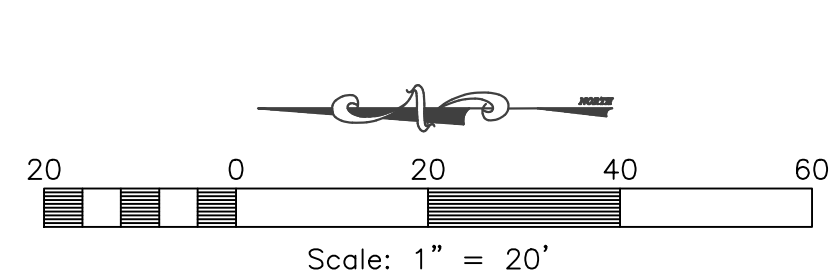
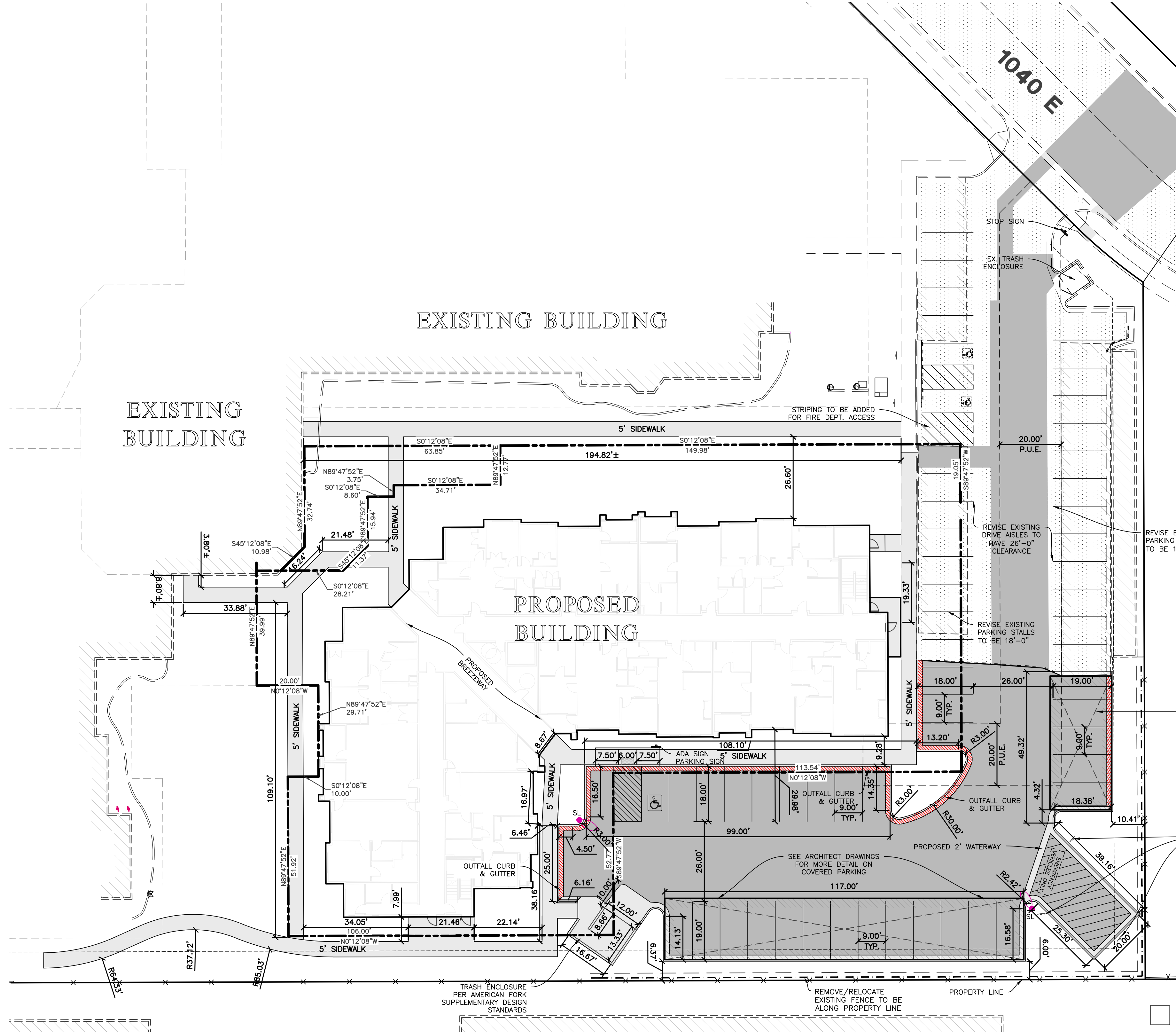


SIGHT TRIANGLE EXHIBIT



ADA Parking Signage

- NOTES:
- 1) WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A "VAN ACCESSIBLE" (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN.
 - 2) SIGNS SHALL BE MOUNTED A MINIMUM OF 80" FROM BOTTOM OF SIGN TO TOP OF SIDEWALK.
 - 3) SIGNS TO MEET ALL STATE AND LOCAL REGULATIONS.



ADA Ramp Detail

SCALE: NONE
REFERENCE APWA STANDARD PLAN NO. 236

SITE DATA

BUILDING AREA: 14,979 S.F.
 HARDSURFACE AREA: 16,221 S.F.
 LANDSCAPE AREA: 14,900 S.F.

UNIT DATA:
 20 UNITS, 3 STORIES
 15 - 3 BEDROOM UNITS
 5 - 2 BEDROOM UNITS

STALL DATA:
 REQ. NEW: 0.6/UNIT 12 STALLS (REQ)
 PER 17.5.133-C-6: ELDERLY HOUSING,
 INDEPENDENT LIVING

PROPOSED STALLS: 32 STALLS (1 A.D.A.)
 EXISTING STALLS: 29 STALLS (2 A.D.A.)
 TOTAL STALLS: 61 STALLS

CATCH BASIN REQUIRED CAP: 0.65 CFS
 PROVIDED CAP: 4.12 CFS

PROJECT LOCATED IN FEMA ZONE X, AREA OF
 MINIMAL FLOOD HAZARD PER PANEL
 49049C0307F EFF. 6/19/2020.

AS TAKEN FROM THE ALTA SURVEY PREPARED BY WARD
 ENGINEERING GROUP.

BASIS OF BEARING:
 THE BASIS OF BEARING IS TAKEN AS BEING S 7 DEG
 48'30" W BETWEEN THE FOUND UTAH COUNTY 3" BRASS
 CAP WITNESS CORNER FOR THE SOUTHWEST CORNER OF
 SECTION 19, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT
 LAKE BASE AND MERIDIAN AND THE WEST QUARTER
 CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 2
 EAST, SALT LAKE BASE AND MERIDIAN.

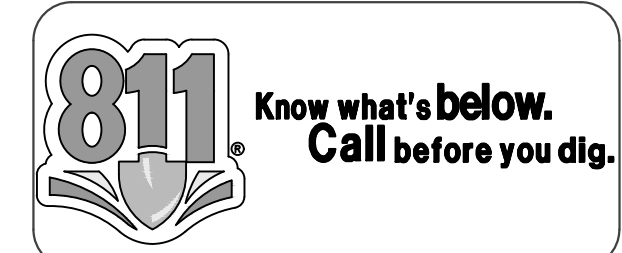
PROJECT BENCH MARK
 TAKE AT THE SOUTHWEST CORNER OF SECTION 19,
 TOWNSHIP 5 SOUTH, RANGE 5 EAST AS ELEVATION
 4550.33

SEE ARCHITECT DRAWINGS
 FOR MORE DETAIL ON
 COVERED PARKING

SIGN
 "NO PARKING-FIRE LANE,
 VEHICLE TOWED AT
 OWNER'S EXPENSE"

Legend

- [Pattern] = EXISTING ASPHALT PAVEMENT
- [Pattern] = PROPOSED ASPHALT PAVEMENT
- [Pattern] = PROPOSED CONCRETE
- [Pattern] = PROPOSED OUTFALL CURB & GUTTER



Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 TEL: (801) 621-3100 www.reeve-associates.com

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION	DATE

Mira Vista Phase 4
 502 S 1040 E, AMERICAN FORK, UTAH

Site Plan

Project Info.
 Engineer: JEREMY DRAPER
 Drafter: N. FICKLIN
 Begin Date: DECEMBER, 2020
 Name: MIRA VISTA PHASE 4 PHASE
 Number: 5336-11

Storm Runoff Calculations

Mira Vista Phase 4
5336-11 10/20/2024

The following runoff calculations are based on the American Fork Storm Drain Tech Manual. Calculations have been completed for the 100-year storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.2 cfs/acre.

The calculations are as follows:

Drainage Area:
Total Area = 1.06 acre or 46,100 sq ft
Paved Area = 15,221 sq ft
Roof Area = 14,979 sq ft
Landscaped Area = 14,900 sq ft

Runoff Coefficients:
C = 0.9
C = 0.9
C = 0.2
C = 0.67

Weighted Runoff Coefficient:
C = 0.67

LID Retention:
60" Permeable Rainfall Event is the site feasible for LID? Yes
Site permeabilities: 1.0
NRCS Soil Group: 8
Infiltration Rate: 0.841169
R₁: 0.54
R₂: 1.032
R₃: 0.54

Rainfall Intensity:
50-year intensity for a 10-min TDD - Pipe Capacity: 2.94 in/hr

Peak Runoff:
Frequency Factor: 1.1
Runoff Coefficient: 0.67
Rainfall Intensity: 2.94 in/hr
Average: A = 1.06 ACRES
Q = 2.31 cfs

Pipe Sizing:

Description	Pipe Size	Slope	Cap (cfs)	Req. Cap.
HDPE	15	0.26%	3.32	2.31
HDPE	12	11.27%	12.07	2.31
HDPE	12	0.27%	1.87	2.31
HDPE	15	0.20%	2.92	2.31

Volume of Run-off for 100-year Storm Event:
C = 0.67
I = See Below in/hr
A = 46100.00 sq ft
Q_{0.2} = 0.21 cfs
Q₁ = 0.21 cfs
Q₂ = 0.21 cfs
Q₃ = 0.21 cfs
Q₄ = 0.21 cfs
Q₅ = 0.21 cfs
Q₆ = 0.21 cfs
Q₇ = 0.21 cfs
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Q₉₈ = 0.21 cfs
Q₉₉ = 0.21 cfs
Q₁₀₀ = 0.21 cfs

Percolation Rate:
Drainage Area: 4.080 a.f.
Test Pit 1 Perc Rate: 57 mp
Test Pit 2 Perc Rate: 150 mp
Average Perc Rate: 154 mp
Factor of Safety: 2
Design Perc Rate: 307 mp
Percolation out: (1/100) * (4.080 a.f.) * (154 mp) = 62.832 cfs
Basin Drainage Time: 0.22 hrs
Basin Volume: 21.78 cu ft

SUMMARY:
The required 100-year storage volume is 5,159 cubic feet
The required LID Retention volume is 1,032 cubic feet
Orifice size is 2.5 inches

Project:

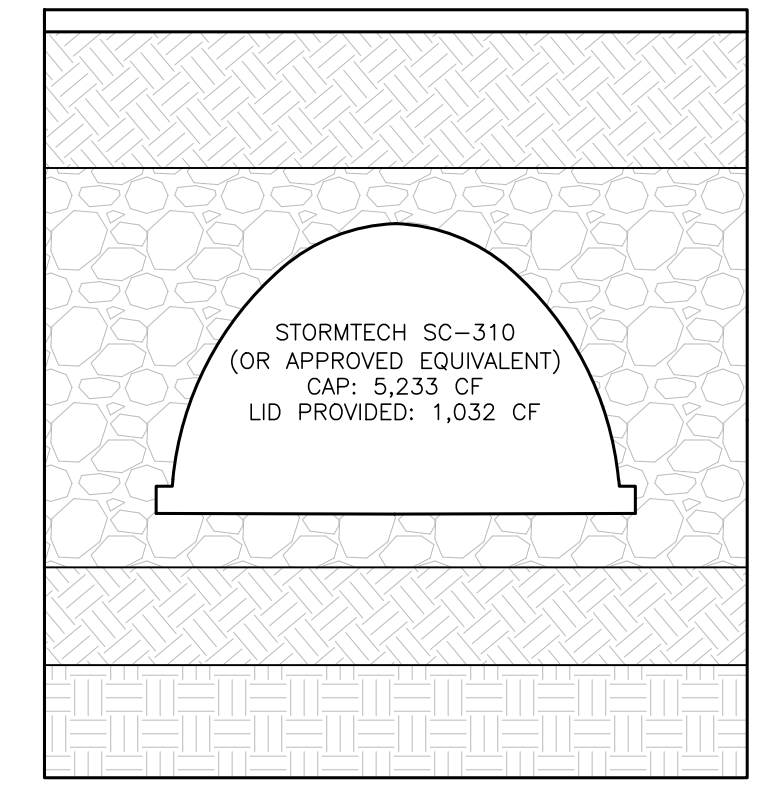
Chamber Model - SC-310
Units - Imperial

Number of Chambers - 161
Voids in the stone (porosity) - 40%
Base of Stone Elevation - 4561.12 in
Amount of Stone Above Chambers - 6 in
Amount of Stone Below Chambers - 6 in

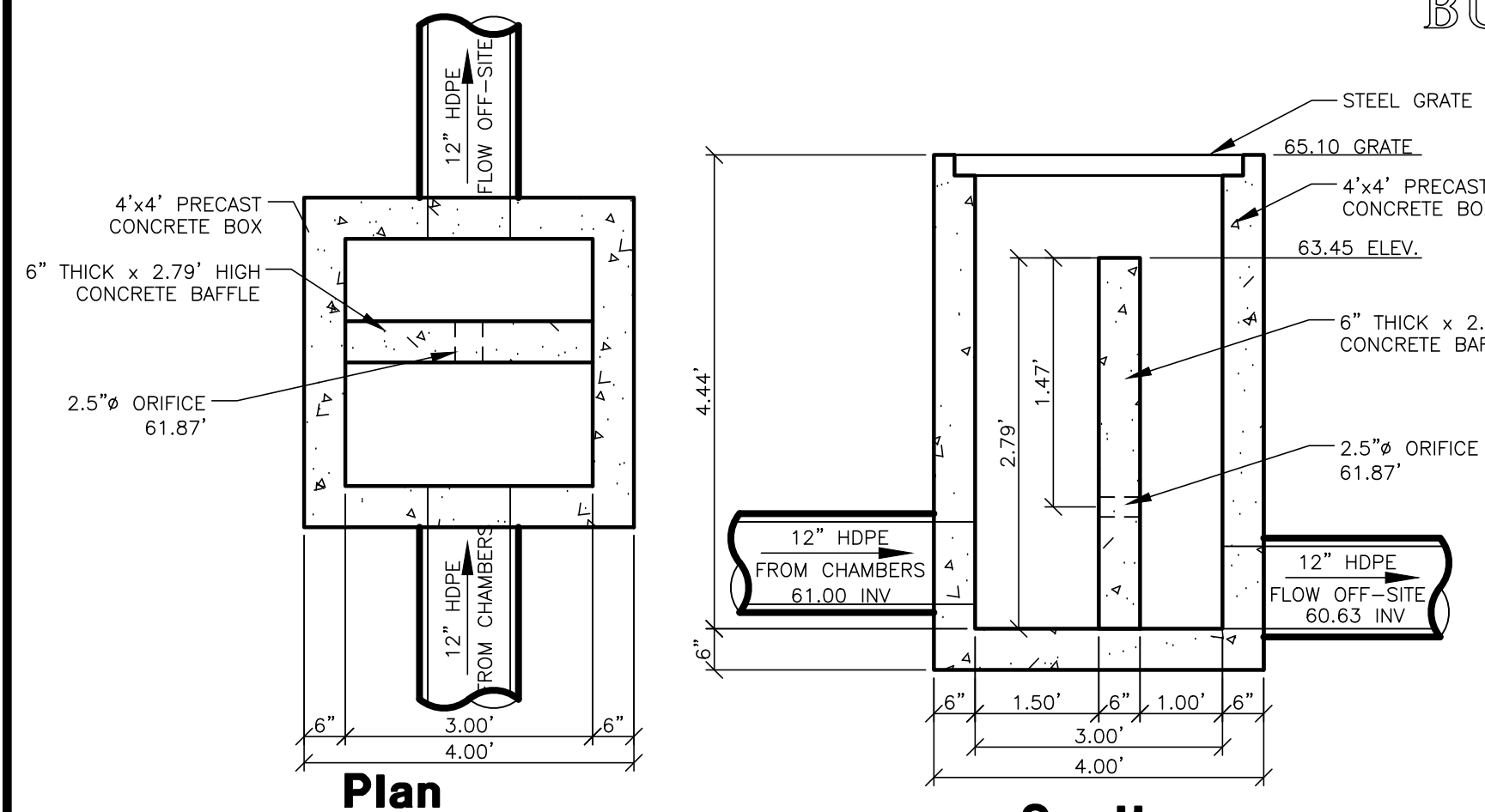
Area of system - 4080 sq ft Min. Area - 3819 sq ft min. area

StormTech SC-310 Cumulative Storage Volumes

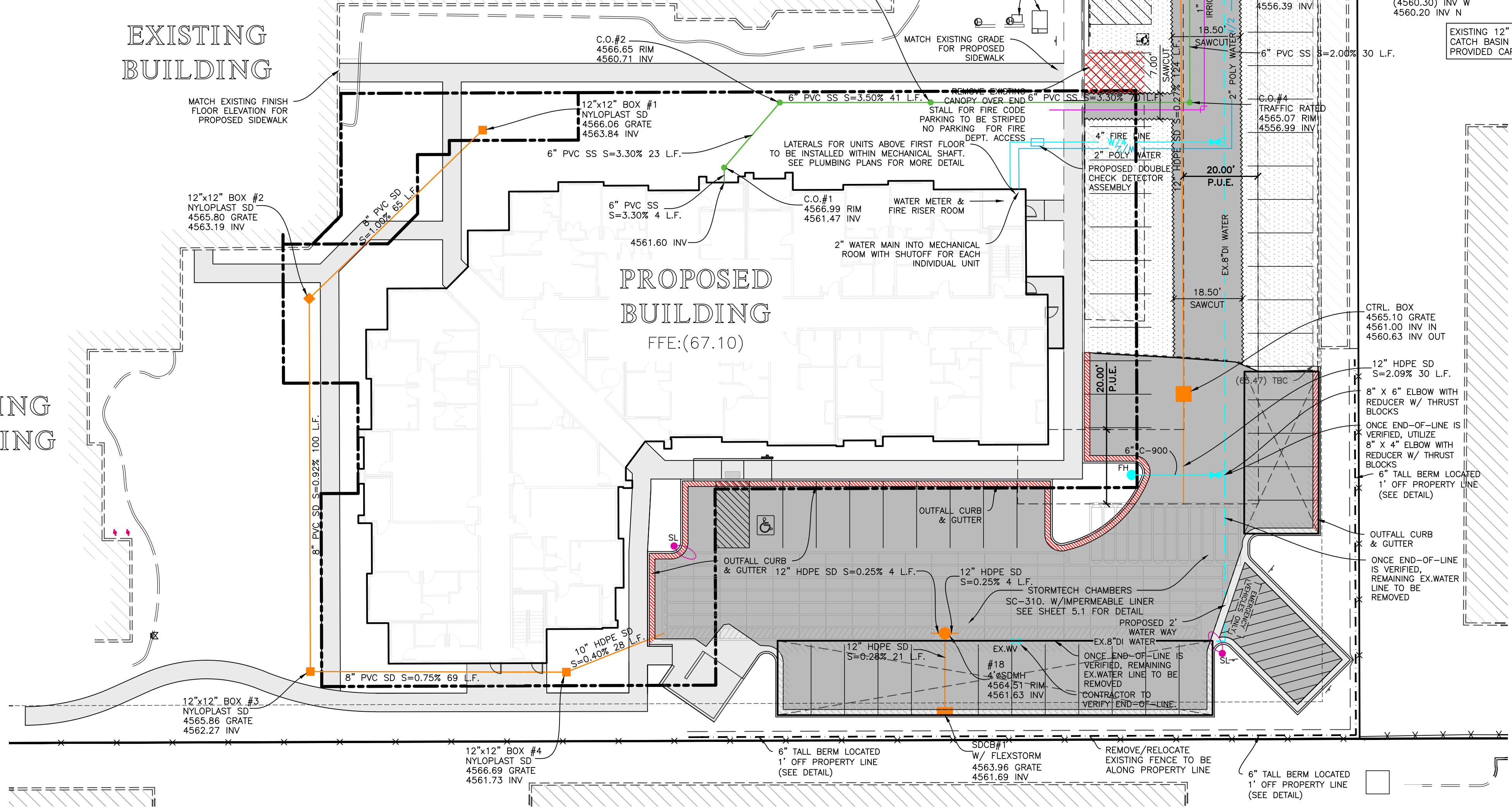
Height of System (inches)	Incremental Single Chamber (cubic feet)	Incremental Total Chamber (cubic feet)	Incremental Stone (cubic feet)	Incremental CH & St (cubic feet)	Cumulative Chamber (cubic feet)	Elevation (feet)
28	0.00	0.00	136.00	136.00	5233.83	4563.45
27	0.00	0.00	136.00	136.00	5097.83	4563.37
26	0.00	0.00	136.00	136.00	4961.83	4563.29
25	0.00	0.00	136.00	136.00	4825.83	4563.20
24	0.00	0.00	136.00	136.00	4689.83	4563.12
23	0.00	0.00	136.00	136.00	4553.83	4563.04
22	0.06	9.47	132.21	141.68	4417.83	4562.95
21	0.15	24.91	126.04	150.95	4276.15	4562.87
20	0.27	42.80	118.88	161.68	4125.20	4562.79
19	0.54	87.71	100.92	188.63	3963.52	4562.70
18	0.70	113.35	90.66	204.01	3774.89	4562.62
17	0.82	132.75	82.90	215.65	3570.88	4562.54
16	0.92	148.85	76.46	225.31	3355.23	4562.45
15	1.01	163.41	70.63	234.05	3129.92	4562.37
14	1.09	176.22	65.51	241.73	2895.87	4562.29
13	1.15	185.84	61.66	247.50	2654.14	4562.20
12	1.21	195.61	57.76	253.39	2406.63	4562.12
11	1.27	205.28	53.90	259.15	2153.27	4562.04
10	1.32	213.25	50.70	263.95	1894.12	4561.95
9	1.36	219.76	48.09	267.86	1630.16	4561.87
8	1.40	226.20	45.52	271.72	1362.31	4561.79
7	1.43	230.97	43.61	274.58	1090.58	4561.70
6	0.00	0.00	136.00	136.00	816.00	4561.62
5	0.00	0.00	136.00	136.00	680.00	4561.54
4	0.00	0.00	136.00	136.00	544.00	4561.45
3	0.00	0.00	136.00	136.00	408.00	4561.37
2	0.00	0.00	136.00	136.00	272.00	4561.29
1	0.00	0.00	136.00	136.00	136.00	4561.20



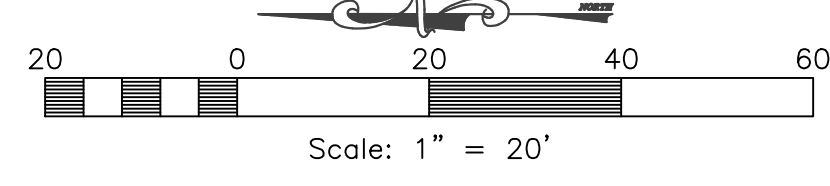
Chamber Elevations
SCALE: NONE



Control Box
SCALE: NONE



- UTILITY NOTES:**
1. ALL SEWER PIPE IS TO CONFORM TO ASTM D3034 SDR35.
 2. ALL LATERAL CONNECTIONS SHALL BE INSERT--TEE OR WYE AT TEN O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE.
 3. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
 4. ALL DUCTILE IRON PIPES ARE TO BE LABELED AS CLASS 50 FOR SLIP ON OR MECHANICAL JOINT PIPING. (51 FOR 8" AND UNDER, 53 FOR FLANGED JOINT PIPES UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.)
 5. WATER MAINS, TRANSMISSION AND DISTRIBUTION LINES ARE TO BE CONSTRUCTED USING DUCTILE IRON IN ACCORDANCE WITH AWWA C151 AND ANSI A-21.51.
 6. FLEXSTORM PURE INLET INSERTS SHOULD BE INSTALLED IN CATCH BASINS WITHIN THE PARKING AREA.



Legend

- [Pattern] = EXISTING ASPHALT PAVEMENT
- [Pattern] = PROPOSED ASPHALT PAVEMENT
- [Pattern] = PROPOSED CONCRETE
- [Pattern] = PROPOSED OUTFALL CURB & GUTTER

Reeve & Associates, Inc.
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TEL: (801) 621-3100 www.reeve-assoc.com

RA

UNIVERSITY ENGINEERS & ARCHITECTS
LANDSCAPE ARCHITECTS

REVISIONS DESCRIPTION DATE

Mira Vista Phase 4
502 S 1040 E, AMERICAN FORK, UTAH

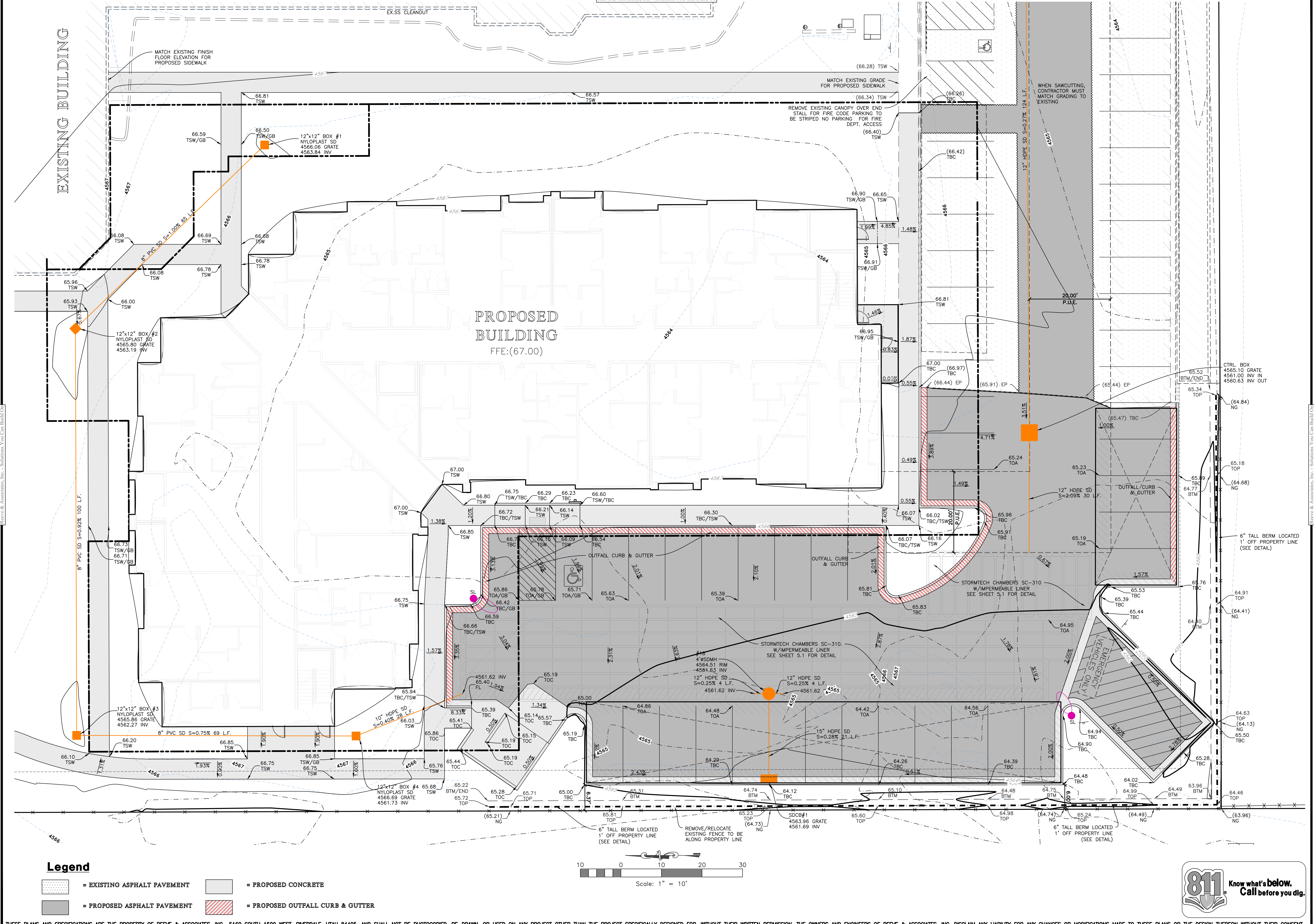
Utility Plan

REGISTERED PROFESSIONAL ENGINEER
JEREMY A. DRAPER
5338480
03/04/2026
STATE OF UTAH

Project Info.

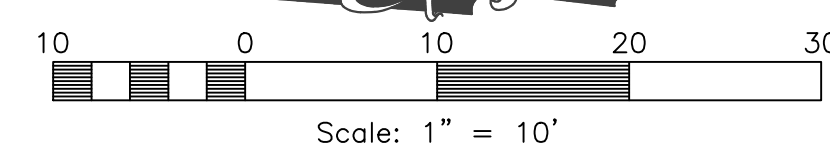
Engineer: JEREMY DRAPER
Drafter: N. FICKLIN
Begin Date: DECEMBER, 2020
Name: MIRA VISTA PHASE 4 PHASE
Number: 5336-11

Sheet **11**
4 Sheets



Legend

- = EXISTING ASPHALT PAVEMENT
- = PROPOSED CONCRETE
- = PROPOSED ASPHALT PAVEMENT
- = PROPOSED OUTFALL CURB & GUTTER



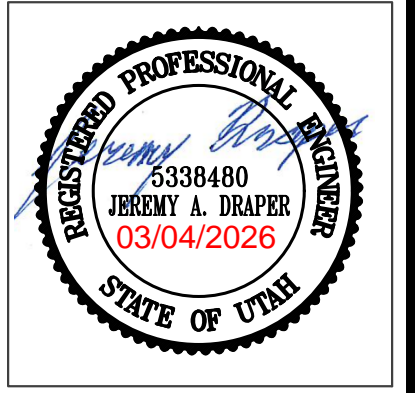
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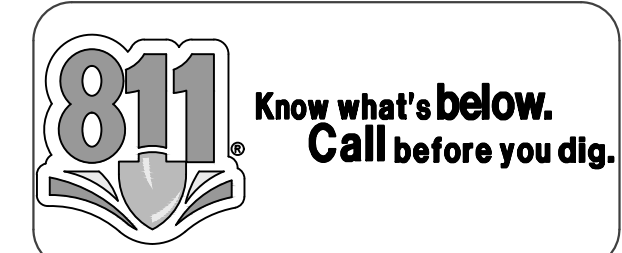
REVISIONS	DESCRIPTION

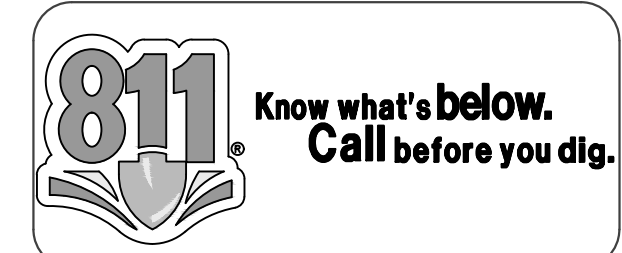
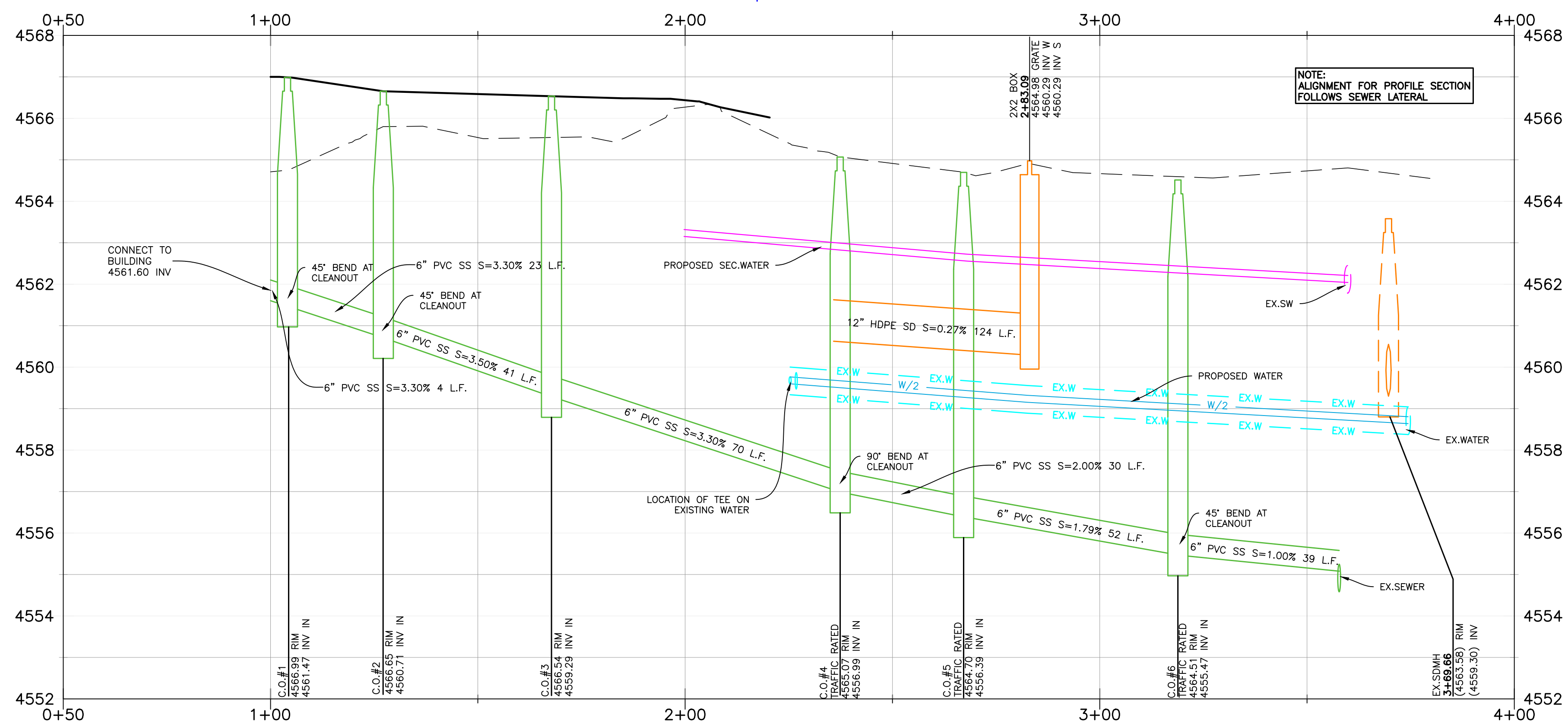
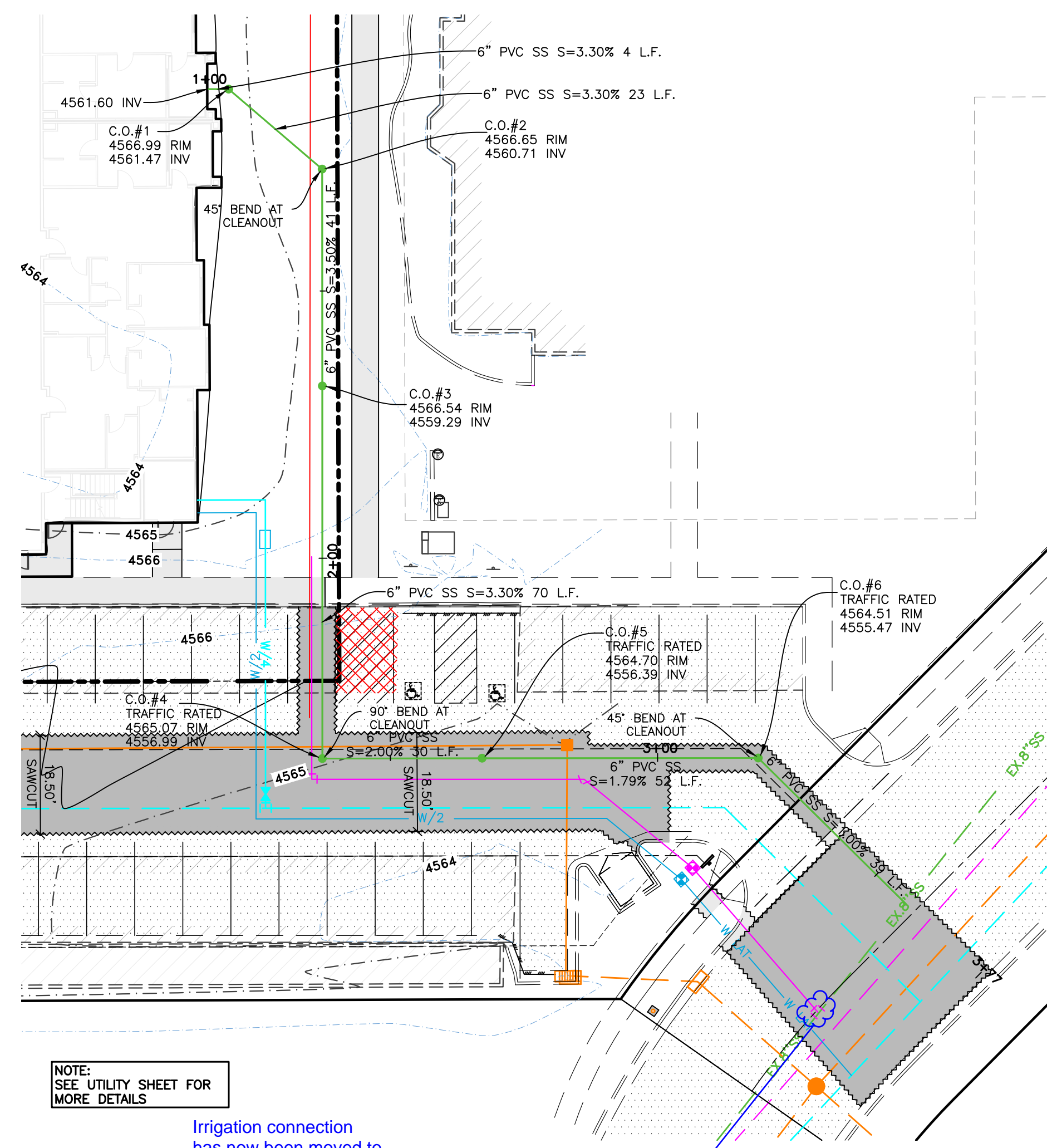
Mira Vista Phase 4
 502 S 1040 E, AMERICAN FORK, UTAH

Grading & Drainage Plan



Project Info.
 Engineer: JEREMY DRAPER
 Drafter: N. FICKLIN
 Begin Date: DECEMBER, 2020
 Name: MIRA VISTA PHASE 4
 Number: 5336-11





REVISIONS	DESCRIPTION

Mira Vista Phase 4
 502 S 1040 E, AMERICAN FORK, UTAH
Sewer Section

REGISTERED PROFESSIONAL ENGINEER
 5338480
 JEREMY A. DRAPER
 03/04/2026
 STATE OF UTAH

Project Info.

Engineer: JEREMY DRAPER
 Drafter: N. FICKLIN
 Begin Date: DECEMBER, 2020
 Name: MIRA VISTA PHASE 4
 Number: 5336-11



SC-310 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-310.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE OR POLYETHYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LIVED BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT². THE ARCH STIFFNESS CONSTANT IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND 8) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.55 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LIVED BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2922 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

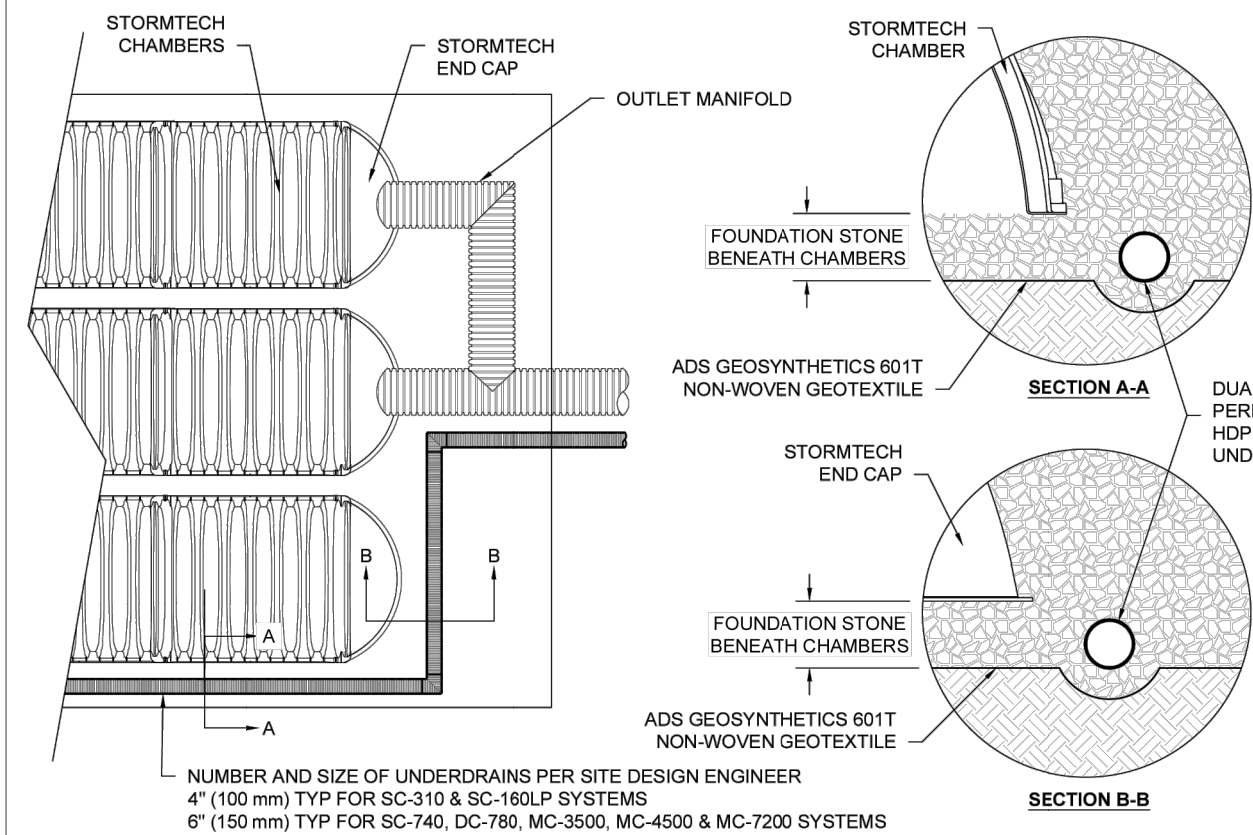
IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310 SYSTEM

- STORMTECH SC-310 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONEHOPPER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4" (20-40 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

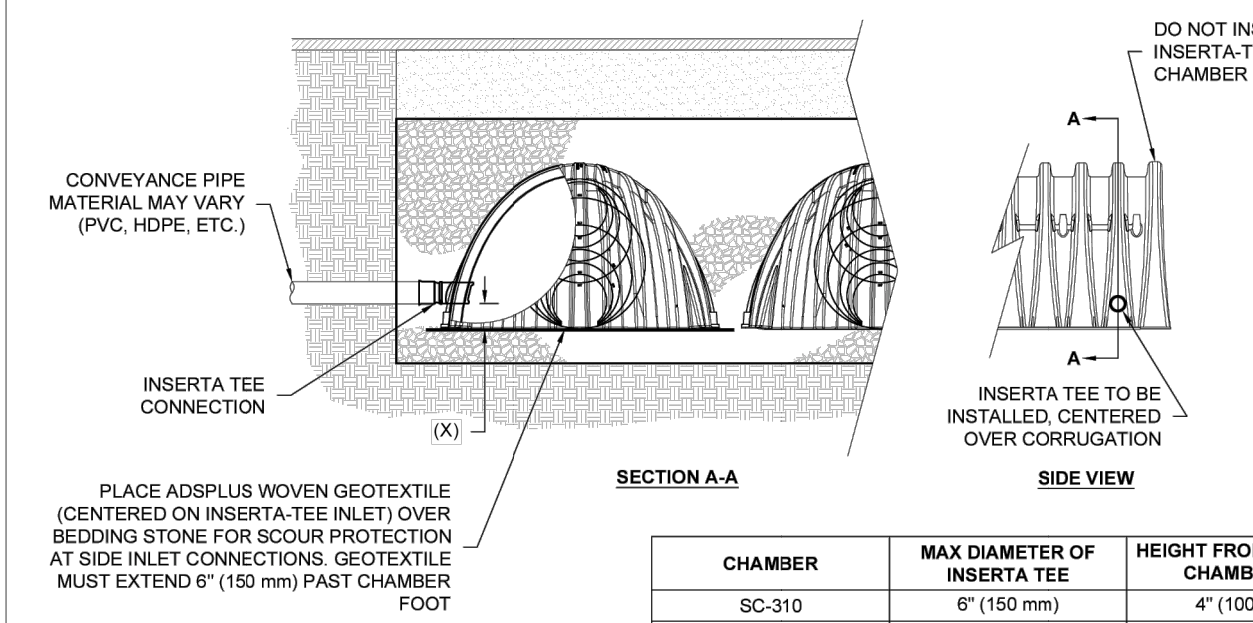
NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER Tired LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING. USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

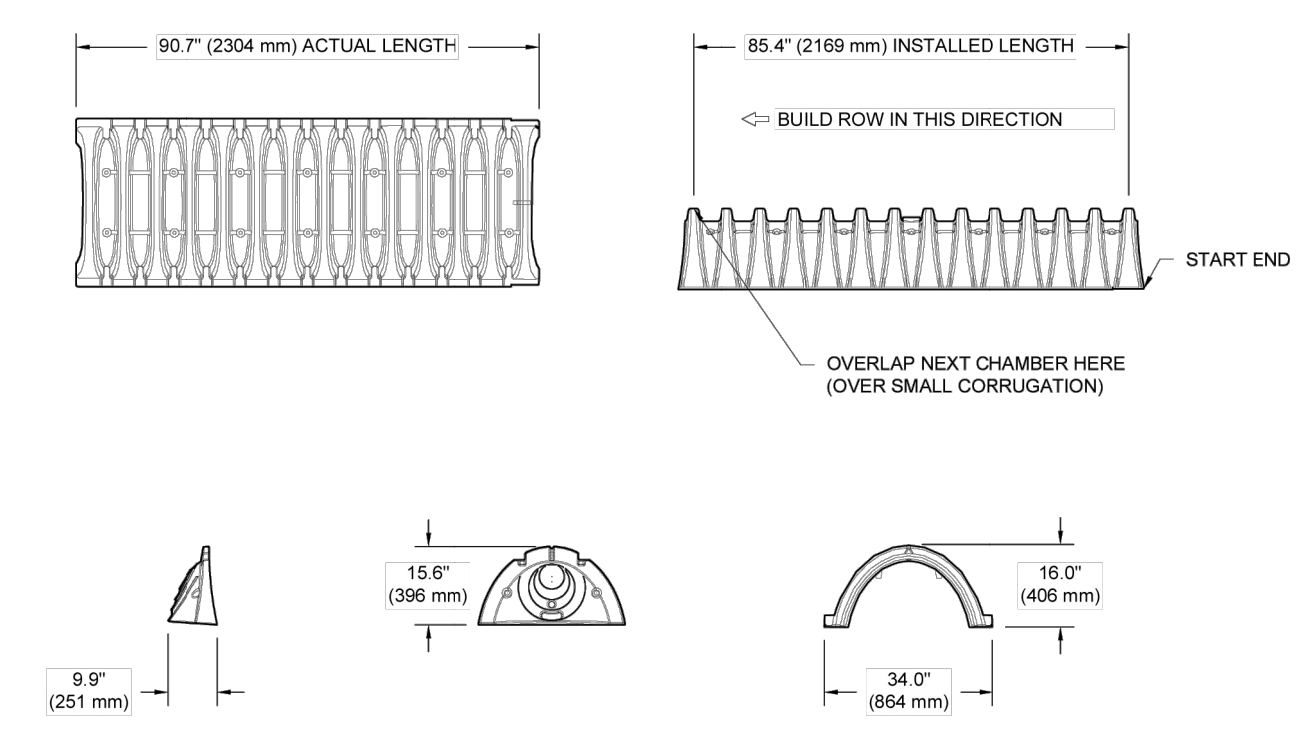


5 UNDERDRAIN DETAIL



CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
SC-800	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	6" (150 mm)
MC-7200	12" (300 mm)	6" (150 mm)

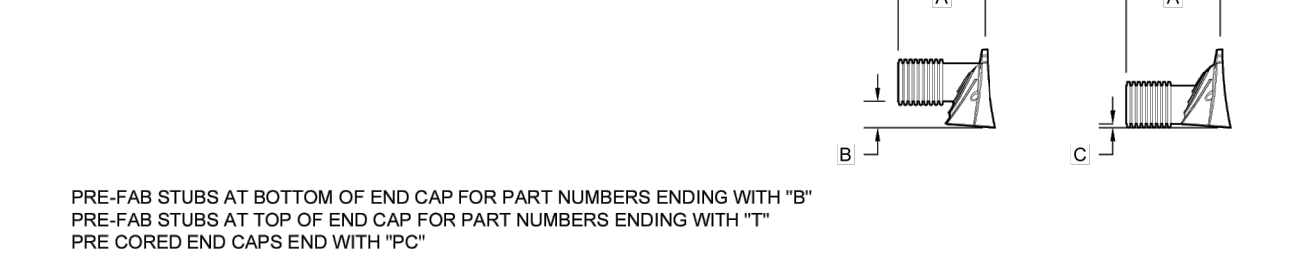
6 INSERTA-TEE SIDE INLET DETAIL



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4" (864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET (0.42 m ³)
MINIMUM INSTALLED STORAGE*	31.0 CUBIC FEET (0.88 m ³)
WEIGHT	35.0 lbs. (16.8 kg)

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS



PART #	STUB	A	B	C
SC310E060T / SC310E060PC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	---
SC310E060B / SC310E060BC	---	---	---	0.5" (13 mm)
SC310E08T / SC310E08PC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm)	---
SC310E08B / SC310E08BC	---	---	---	0.6" (15 mm)
SC310E10T / SC310E10PC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm)	---
SC310E10B / SC310E10BC	---	---	---	0.7" (18 mm)
SC310E12C*	12" (300 mm)	13.5" (343 mm)	---	0.9" (23 mm)

ALL STUBS, EXCEPT FOR THE SC310E060C ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

*FOR THE SC310E060C THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

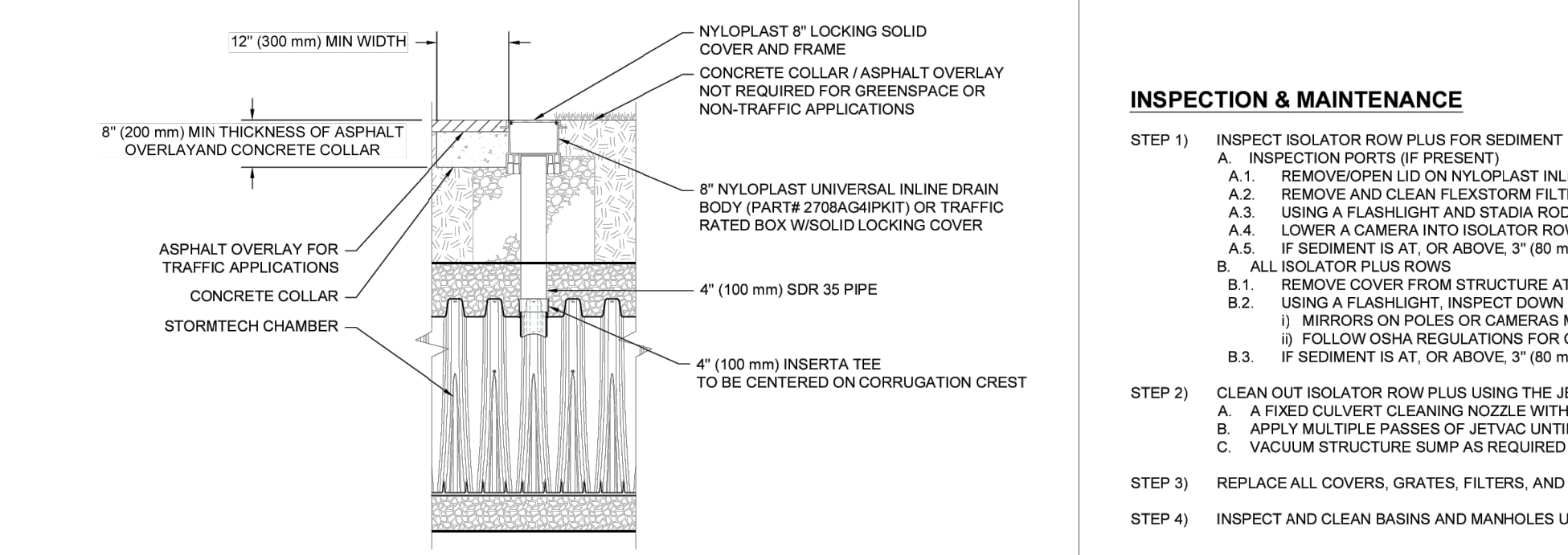
NOTE: ALL DIMENSIONS ARE NOMINAL

2 SC-310 TECHNICAL SPECIFICATIONS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 90% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

3 SC-310 ISOLATOR ROW PLUS DETAIL

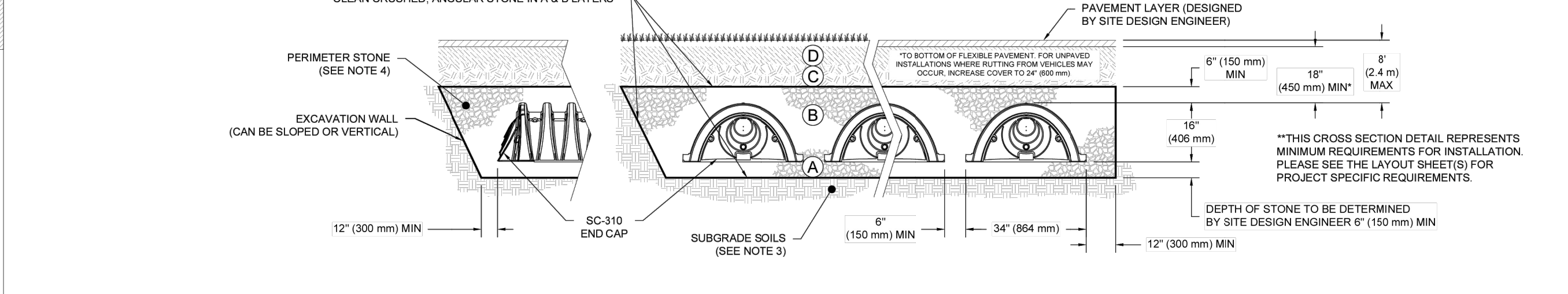


NOTE: INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

4 4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)



- NOTES**
- INSPECT EVERY 8 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
 - CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



- NOTES:**
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
 - PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 - REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT² AND 8) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 SC-310 CROSS SECTION DETAIL

DRAWN: _____ DATE: _____
 REVIEWED: _____ PROJECT NO.: _____
 REV: _____ NOT TO SCALE

SC-310 STANDARD DETAILS

Storm Tech
 Chamber System
 888-892-2694 | WWW.STORMTECH.COM

4840 TRUEMAN BLVD
 HILLIARD, OH 43026

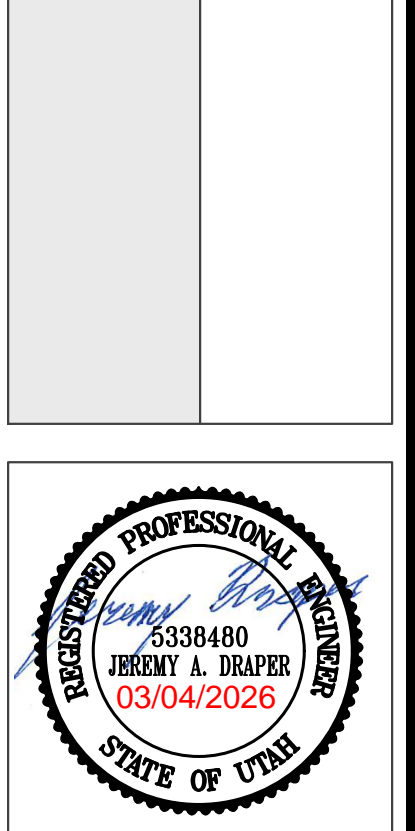


SHEET



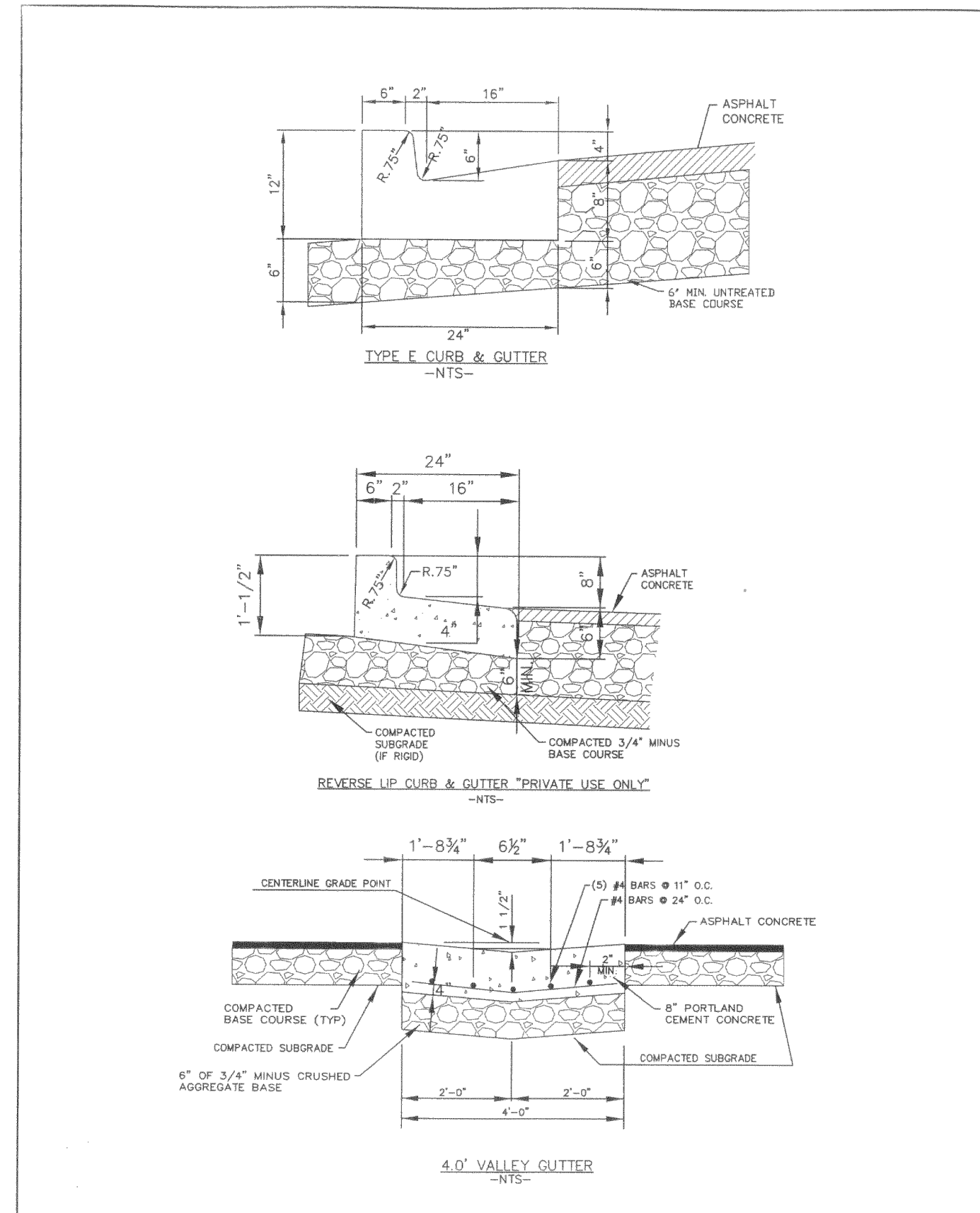
REVISIONS	DESCRIPTION

Mira Vista Phase 4
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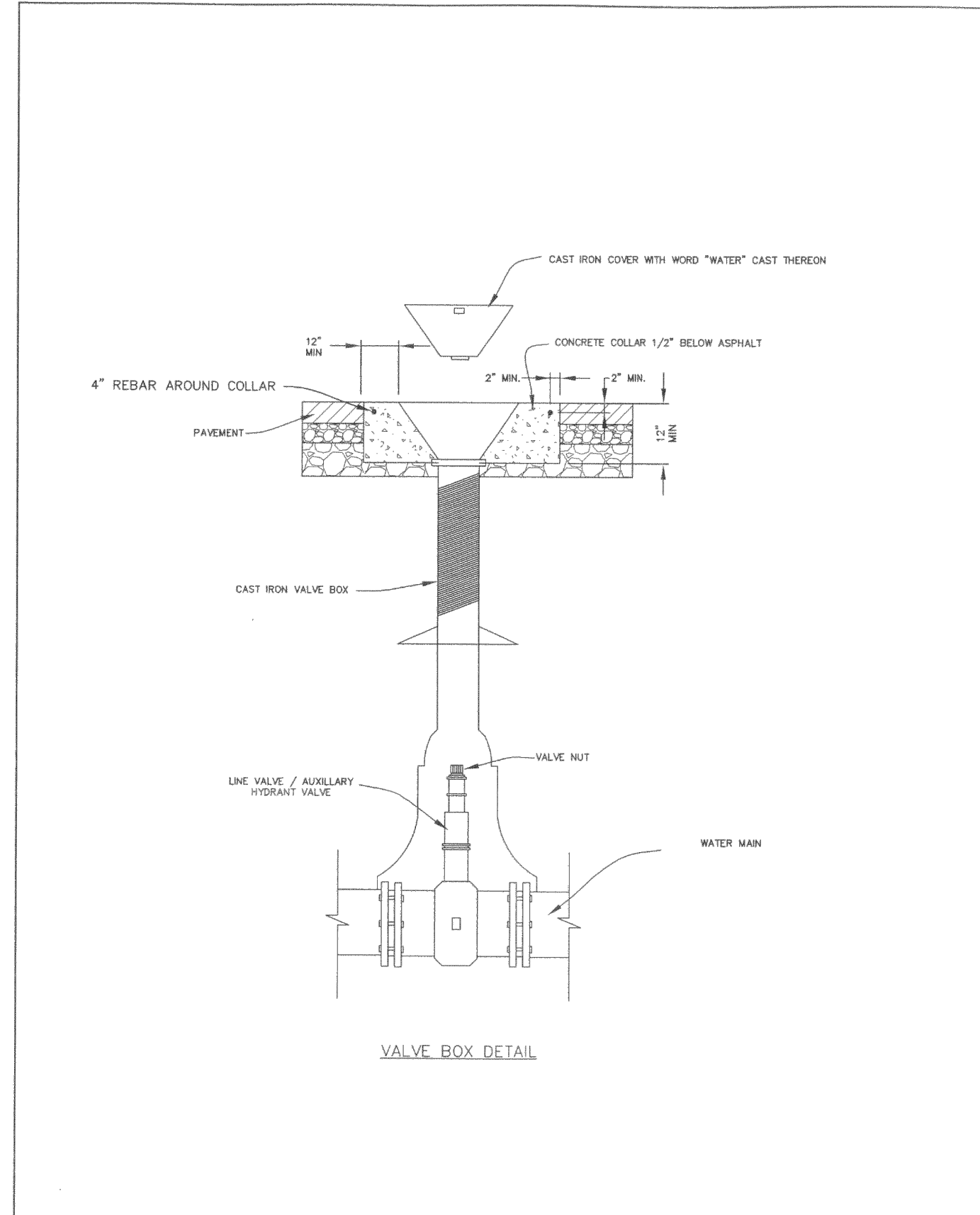


Project Info.
 Engineer: JEREMY DRAPER
 Drafter: N. FICKLIN
 Begin Date: DECEMBER, 2020
 Name: MIRA VISTA PHASE 4 PHASE
 Number: 5336-11

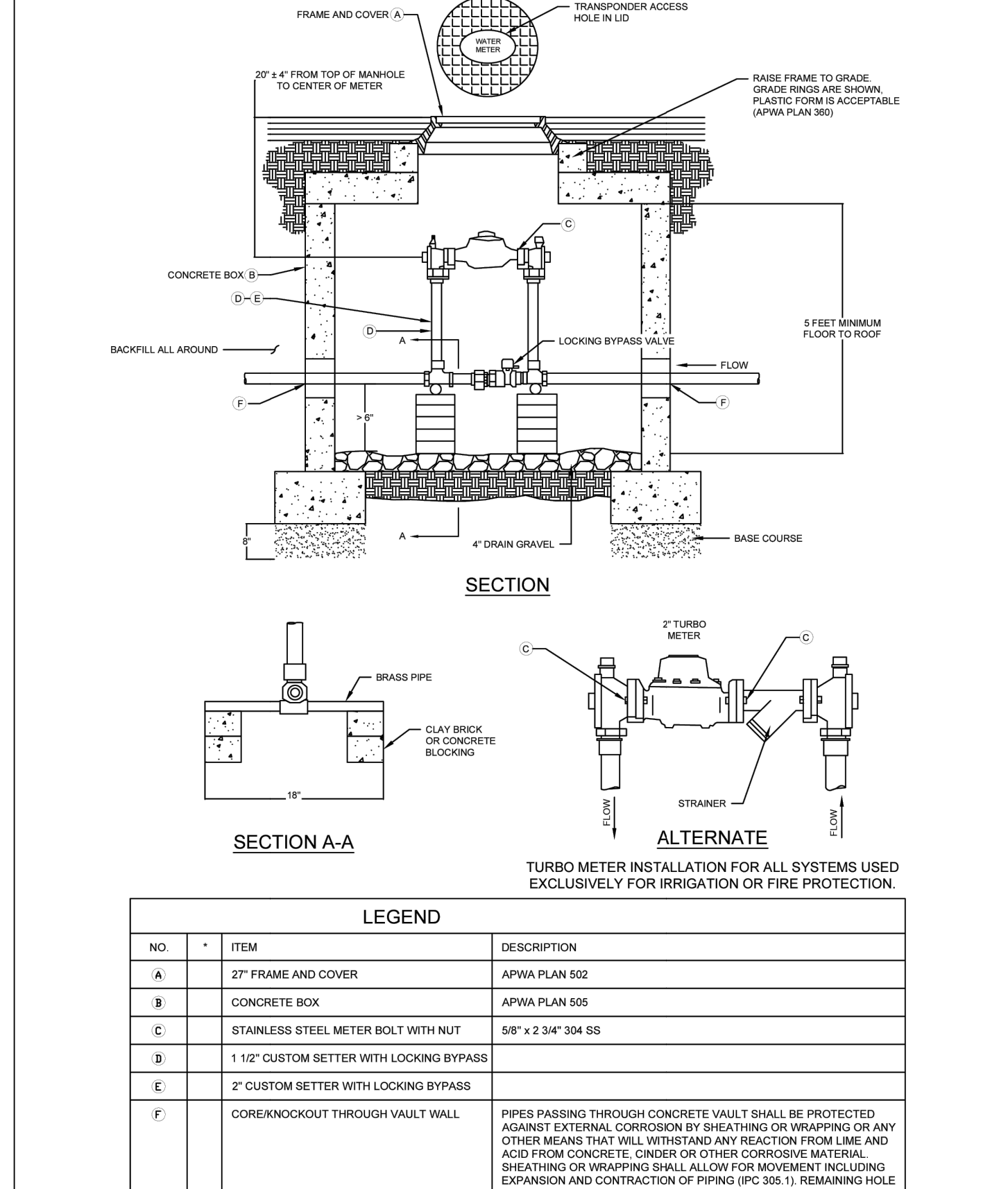
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 5.1 Sheets



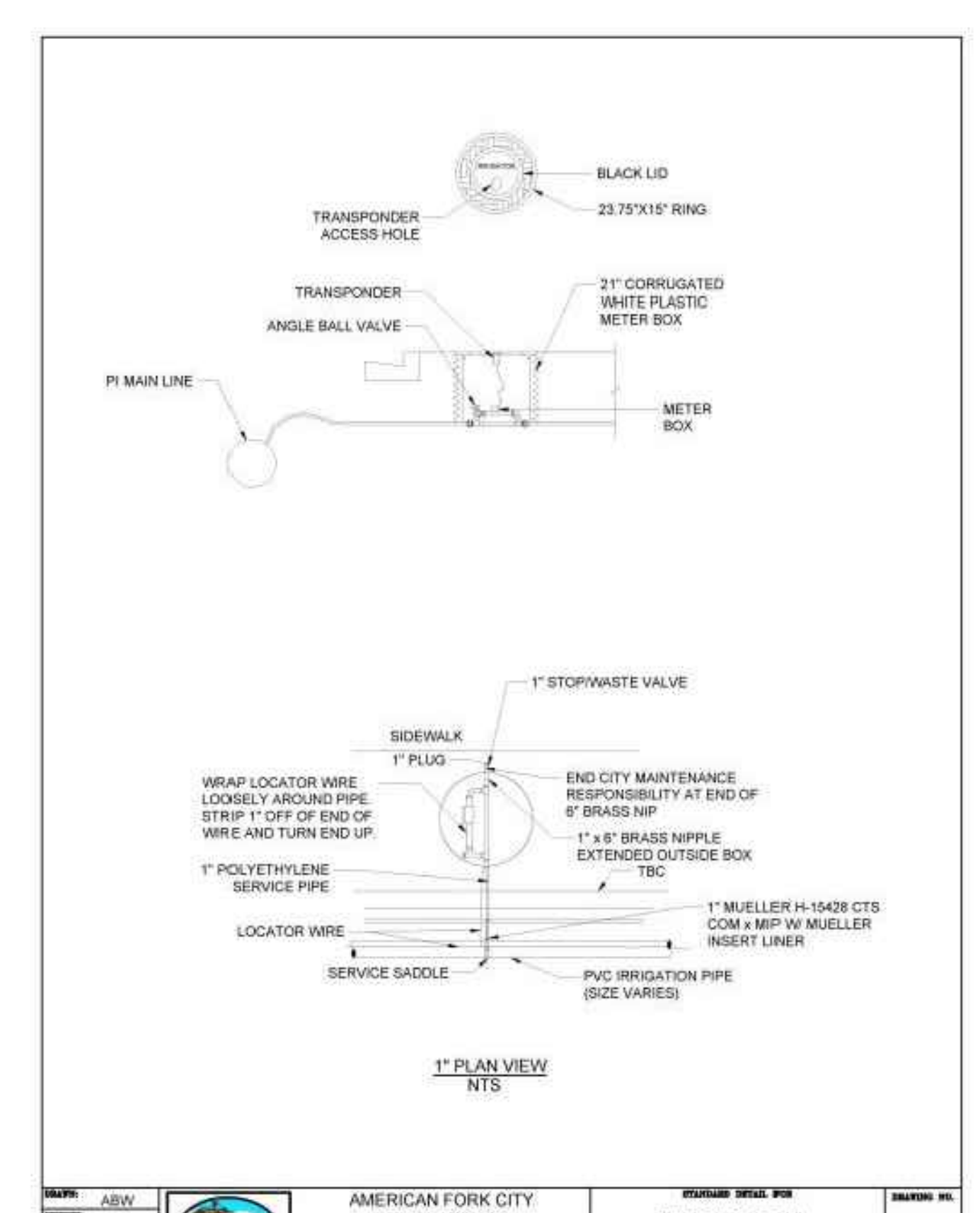
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REVISION: NONE	REGISTERED LAND PLANNING & CONSTRUCTION MANAGEMENT	1040 E. 800 N. OREM, UTAH 84057 (801) 223-8892		



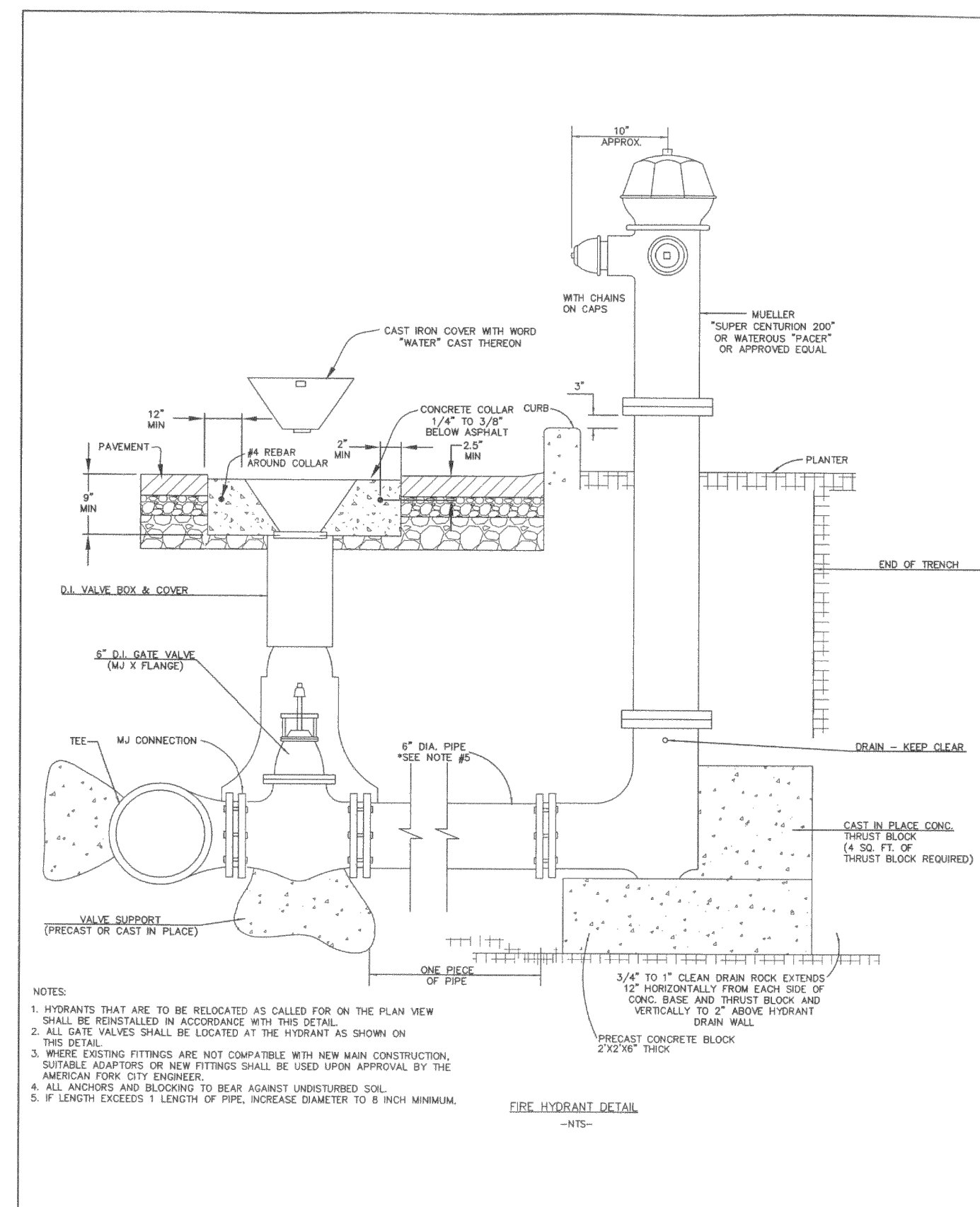
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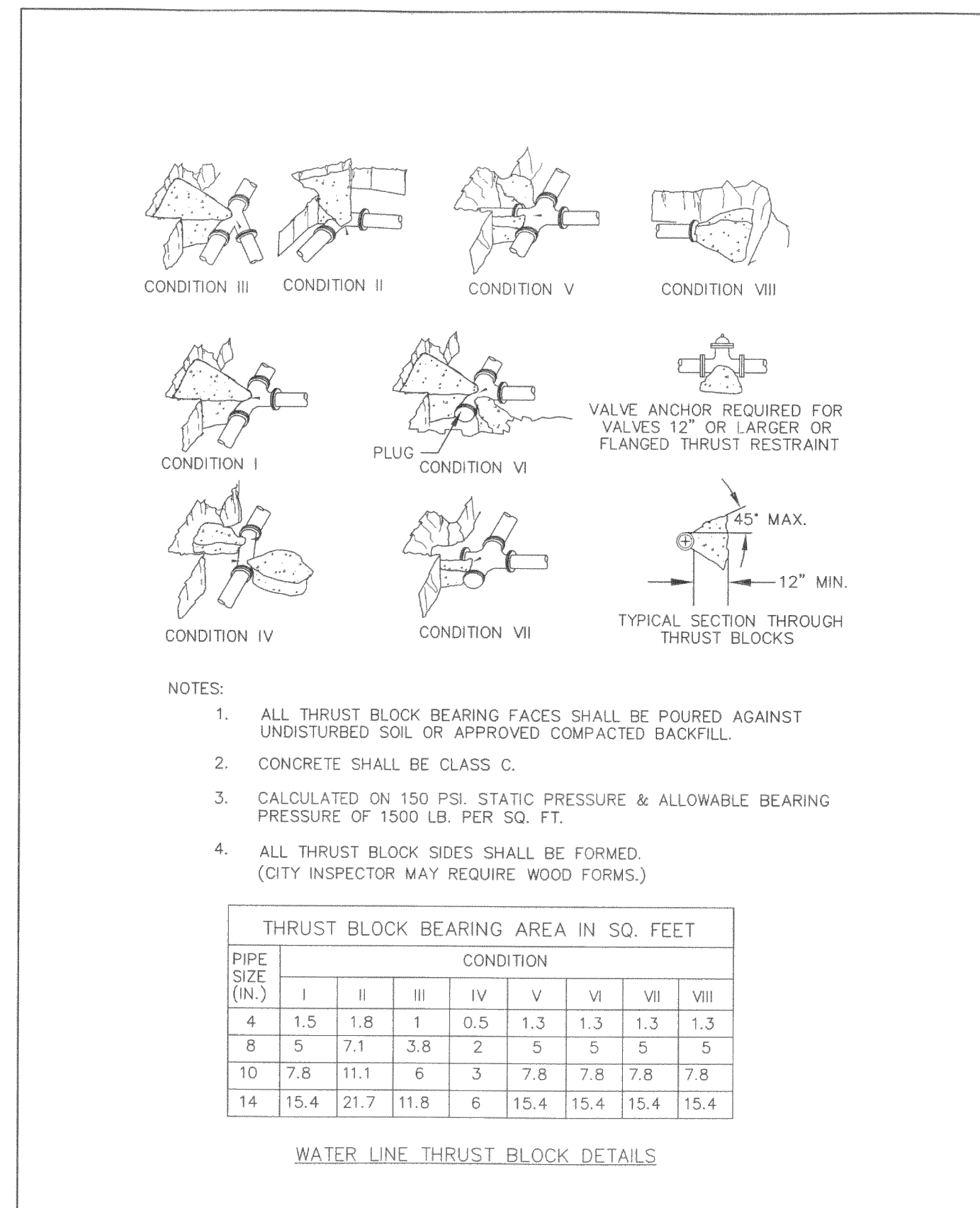
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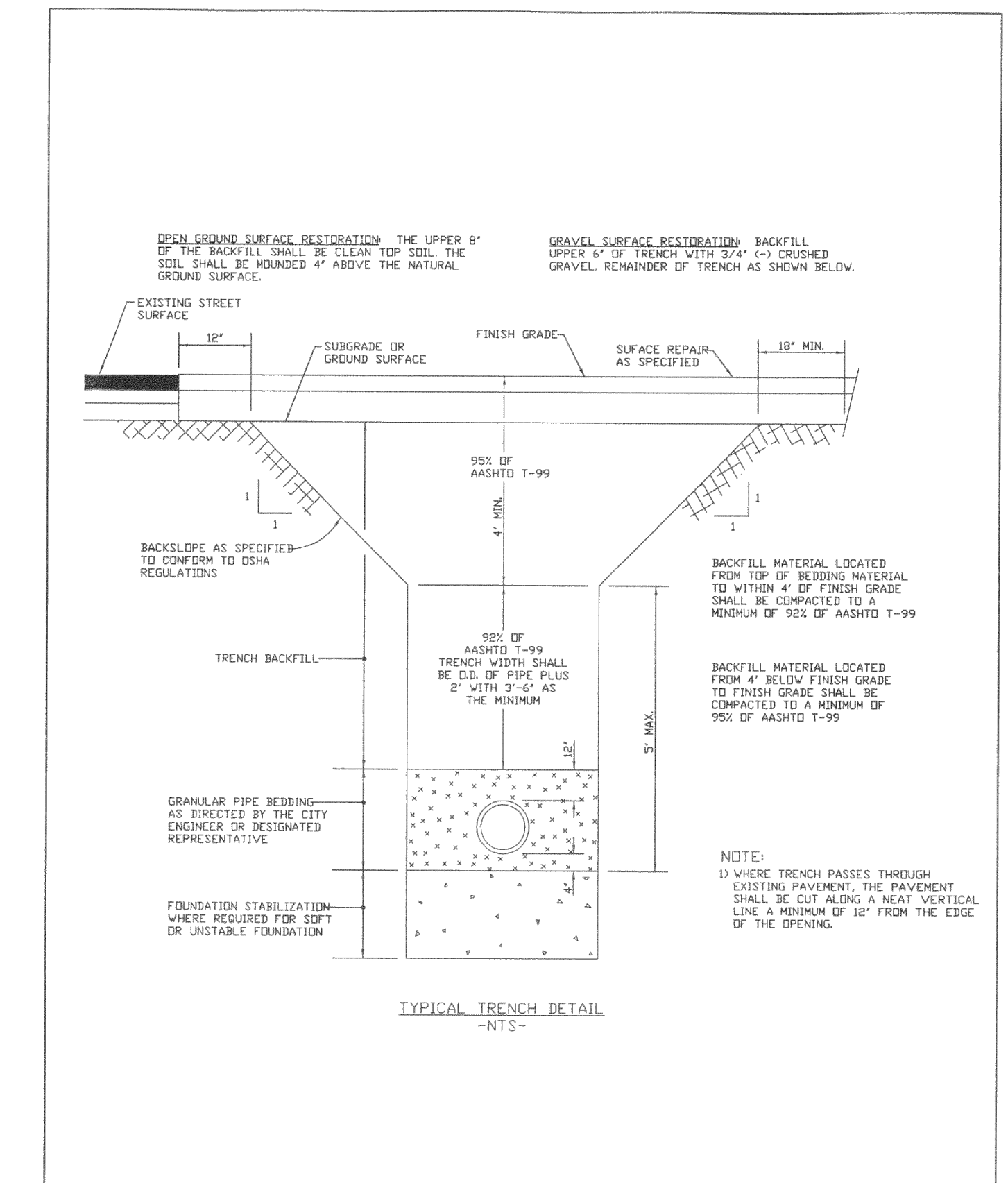
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REVISION: NONE	REGISTERED LAND PLANNING & CONSTRUCTION MANAGEMENT	1040 E. 800 N. OREM, UTAH 84057 (801) 223-8892		



DESIGN: JRP	Northern	AMERICAN FORK CITY	STANDARD DETAIL FOR FIRE HYDRANT	DRAWING NO. 15.6
REVISION: NONE	REGISTERED LAND PLANNING & CONSTRUCTION MANAGEMENT	1040 E. 800 N. OREM, UTAH 84057 (801) 223-8892		



DESIGN: JRP	Northern	AMERICAN FORK CITY	STANDARD DETAIL FOR WATER LINE THRUST BLOCKING	DRAWING NO. 15.21
REVISION: NONE	REGISTERED LAND PLANNING & CONSTRUCTION MANAGEMENT	1040 E. 800 N. OREM, UTAH 84057 (801) 223-8892		



DESIGN: JRP	Northern	AMERICAN FORK CITY	STANDARD DETAIL FOR TYPICAL TRENCH DETAIL	DRAWING NO. 15.22
REVISION: NONE	REGISTERED LAND PLANNING & CONSTRUCTION MANAGEMENT	1040 E. 800 N. OREM, UTAH 84057 (801) 223-8892		

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DATE	

DESIGN: ABW	Northern	AMERICAN FORK CITY	STANDARD DETAIL FOR PI METER DETAIL	DRAWING NO. 15.5D
REVISION: NONE	REGISTERED LAND PLANNING & CONSTRUCTION MANAGEMENT	1040 E. 800 N. OREM, UTAH 84057 (801) 223-8892		

Mira Vista Phase 4
 502 S 1040 E, AMERICAN FORK, UTAH

Details

REGISTERED PROFESSIONAL ENGINEER
 6338480
 JEREMY A. DRAPER
 03/04/2026
 STATE OF UTAH

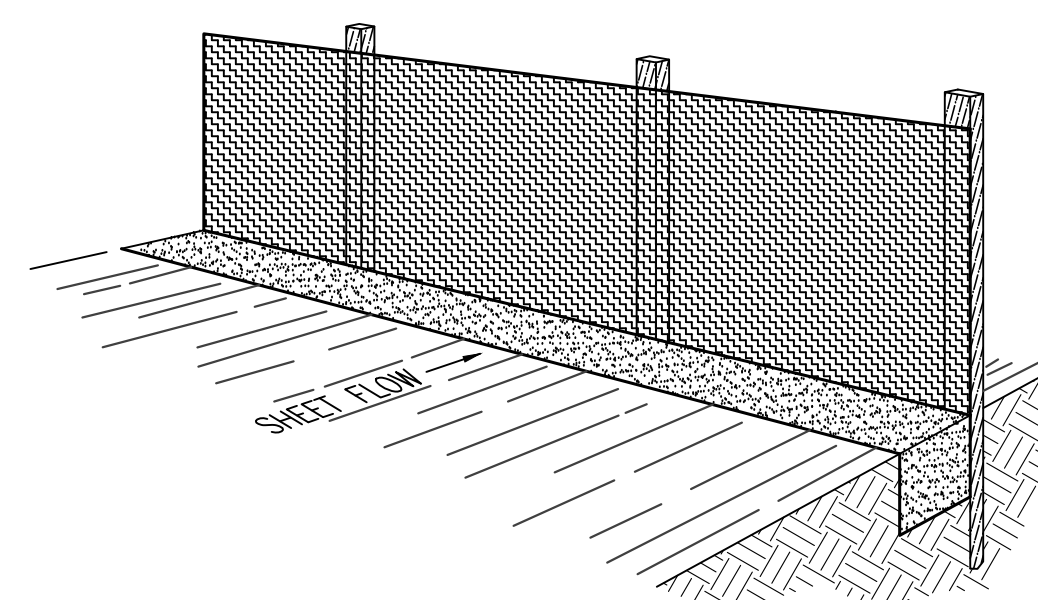
Project Info.

Engineer: JEREMY DRAPER
 Drafter: N. FICKLIN
 Begin Date: DECEMBER, 2020
 Name: MIRA VISTA PHASE 4
 Number: 5336-11

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

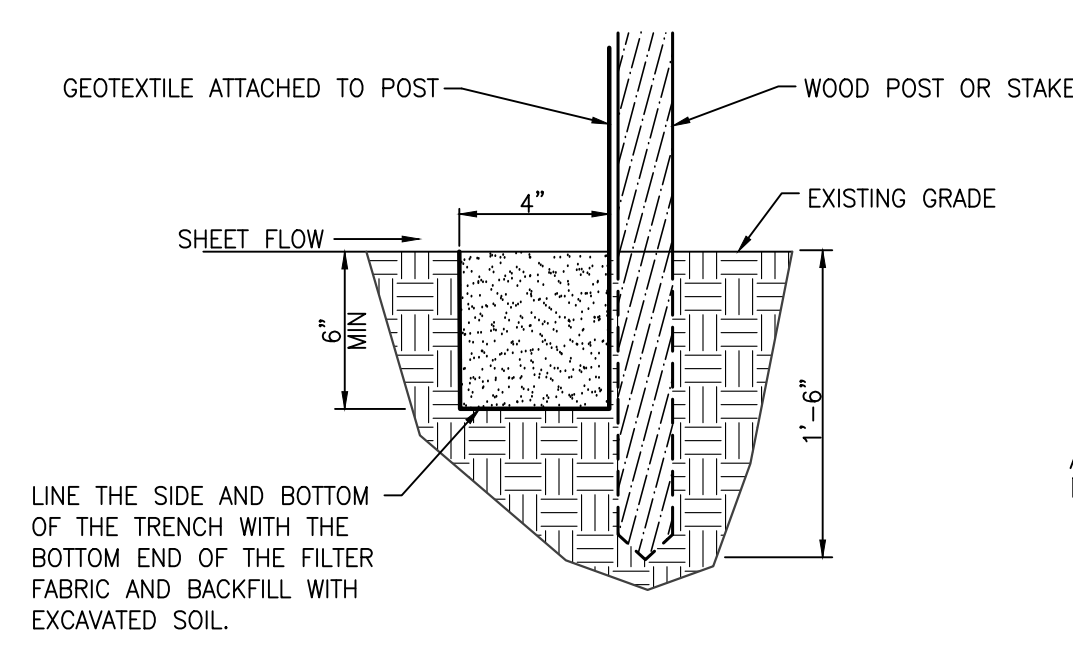
Notes:

- Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
- Describe BMP's to eliminate/reduce contamination of storm water from:
 - Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.
 - Soil contaminated by soil amendments:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Areas of contaminated soil:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Fueling area:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.
 - Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.
 - Service areas:
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
- Construction Vehicles and Equipment:
 - Maintenance
 - Maintain all construction equipment to prevent oil or other fluid leaks.
 - Keep vehicles and equipment clean; prevent excessive build-up of oil and grease.
 - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
 - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
 - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
 - Fueling
 - If fueling must occur on-site, use designated areas away from drainage.
 - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
 - Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
 - Use drip pans for any oil or fluid changes.
 - Washing
 - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
 - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
 - Use phosphate-free, biodegradable soaps.
 - Do not permit steam cleaning on-site.
- Spill Prevention and Control
 - Minor Spills:
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
 - Contain the spread of the spill.
 - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
 - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
 - If the spill occurs during rain, cover the impacted area to avoid runoff.
 - Record all steps taken to report and contain spill.
 - Major Spills:
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
- Post Roadway / Utility Construction
 - Maintain good housekeeping practices.
 - Enclose or cover building material storage areas.
 - Properly store materials such as paints and solvents.
 - 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 offsite or in designated areas only.
 - Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
 - Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
 - All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
 - Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
- Erosion Control Plan Notes
 - The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week. A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
 - Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
 - Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.
 - All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
 - Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
 - All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
 - The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
 - Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
 - Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
 - Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
 - Part III.D.4.C identifies the minimum inspection report requirements.
 - Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



Perspective View

Figure 2



Section

INSTALLATION
The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2-5%	22.9m (75ft)
5-10%	15.2m (50ft)
10-20%	7.6m (25ft)
>20%	4.5m (15ft)

PREFABRICATED SILT FENCE ROLLS
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Unroll the silt fence, positioning the post against the downstream wall of the trench.
*Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
*Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

should generally be less than three (3) times the height of the fence.
*If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").
*Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.
*The geotextile shall then be stapled or wired to the posts. An extra 20-50cm (8-20") of geotextile shall extend into the trench.

INSPECTION
*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.
*When sediment deposits behind the silt fence are one-third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

REMOVAL
*Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.

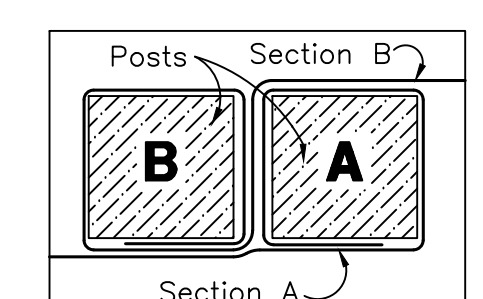
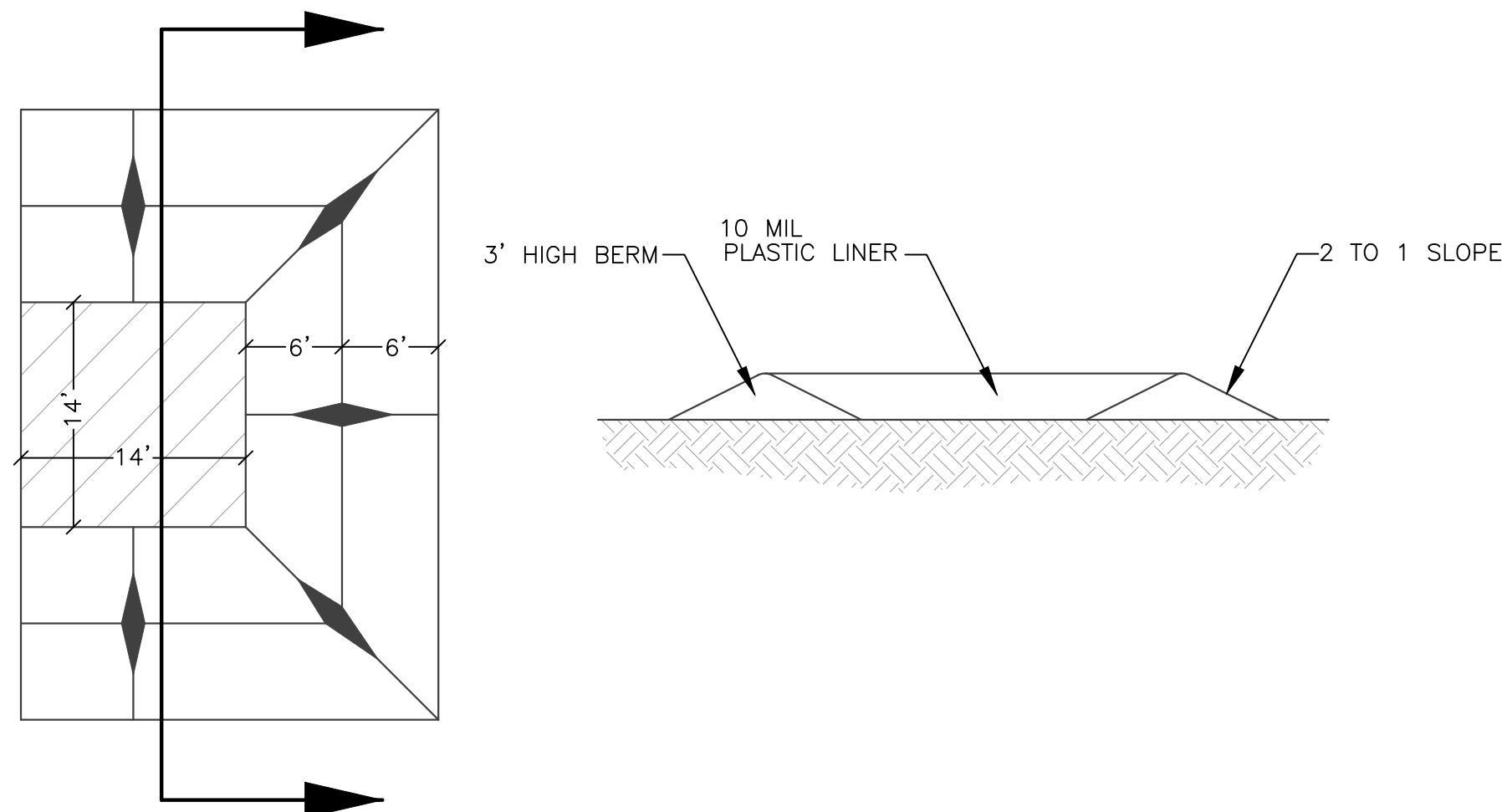


Figure 1: Top View of Roll-to-Roll Connection

FIELD ASSEMBLY:
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

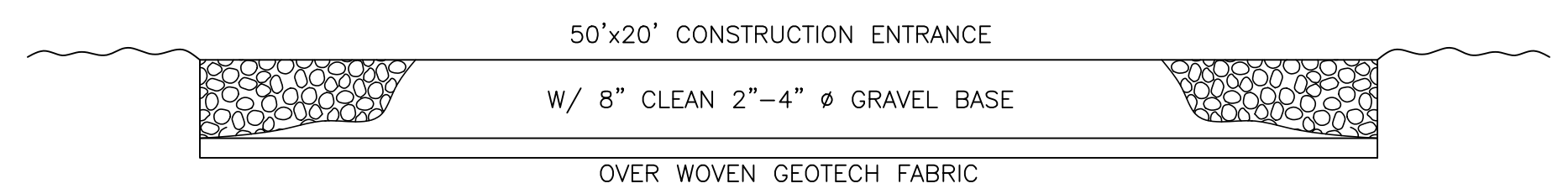
Silt Fence Detail

SCALE: NONE

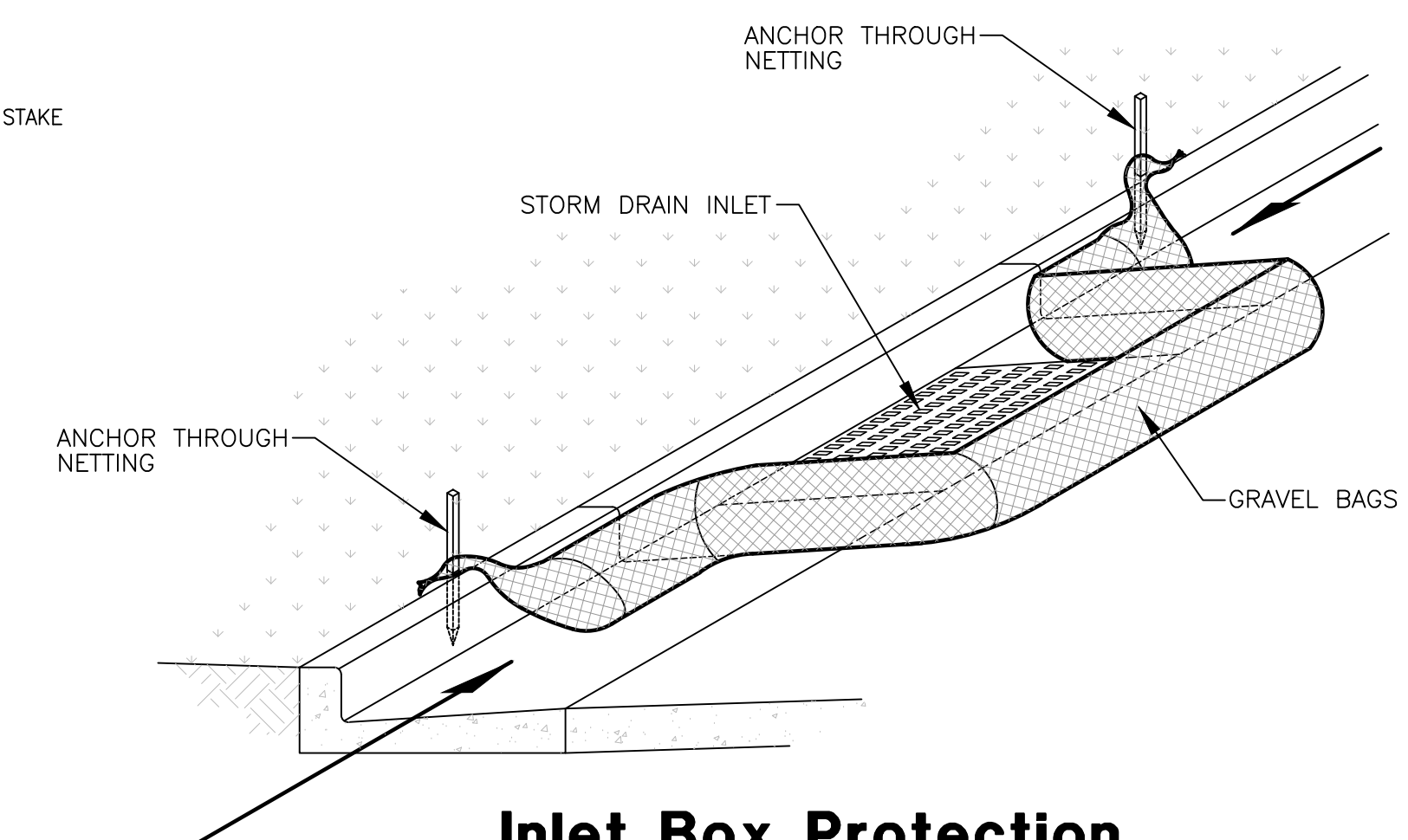


Concrete Washout Area w/ 10 mil Plastic Liner

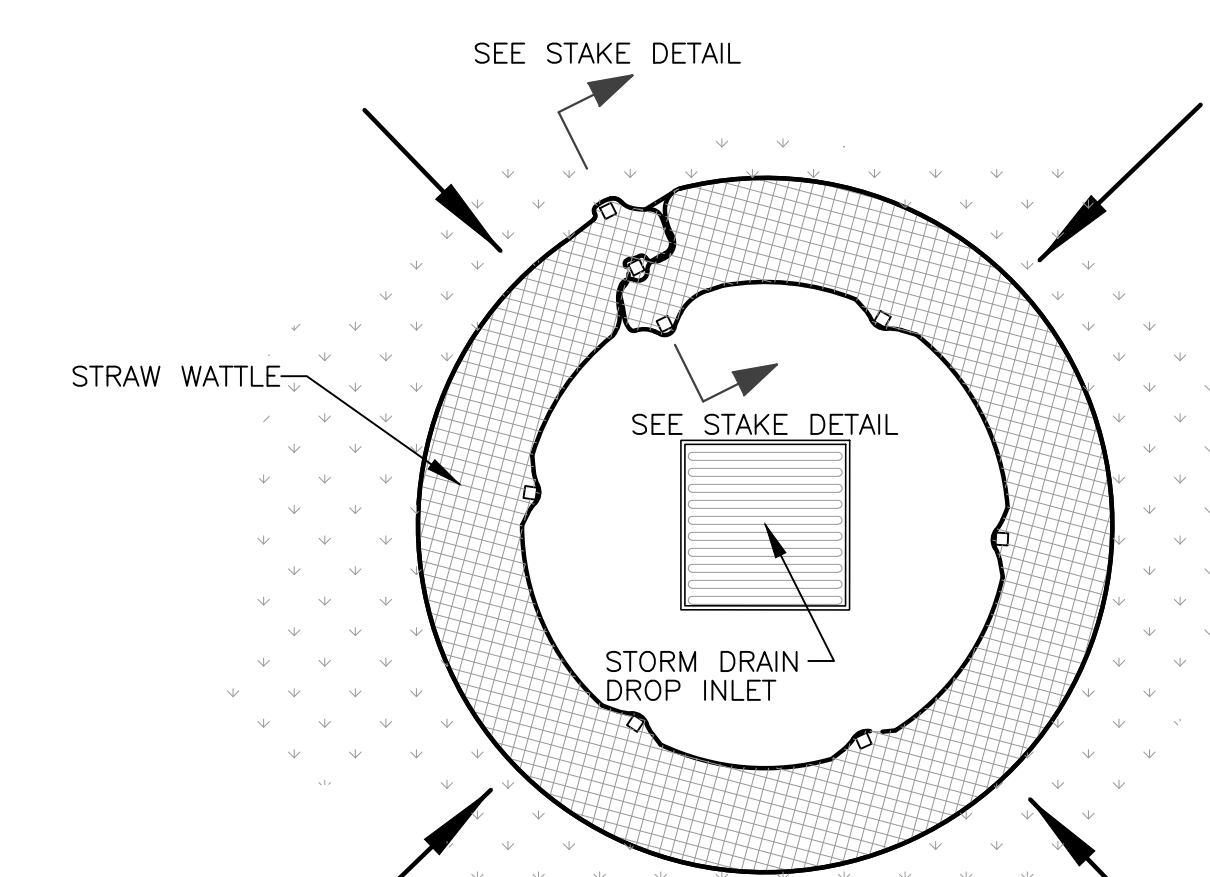
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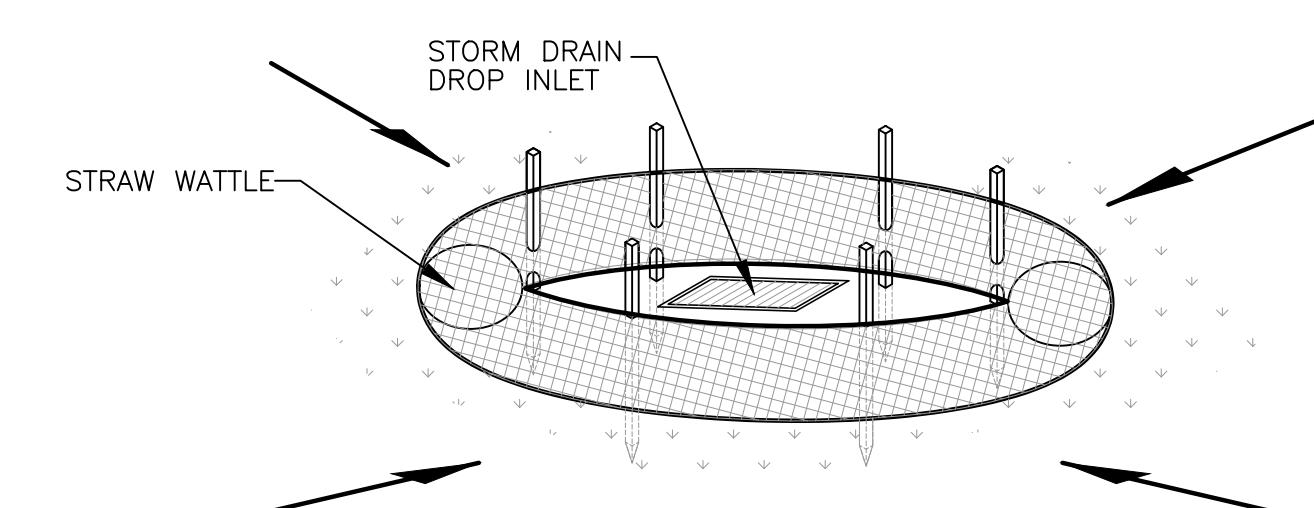
Cross Section 50' x 20' Construction Entrance



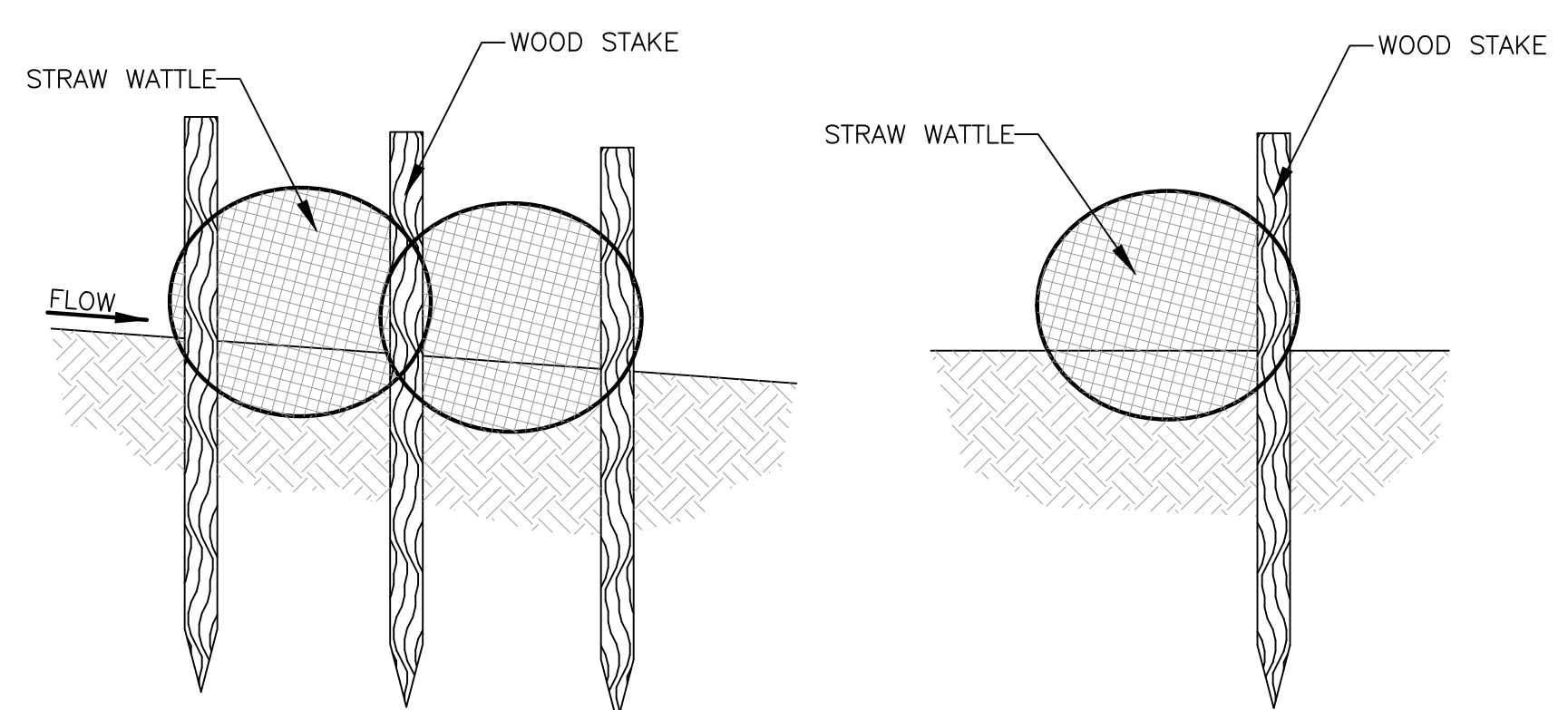
Inlet Box Protection



Plan View



Drop Inlet Protection



Stake Detail

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve-associates.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • GEOTECH ENGINEERS

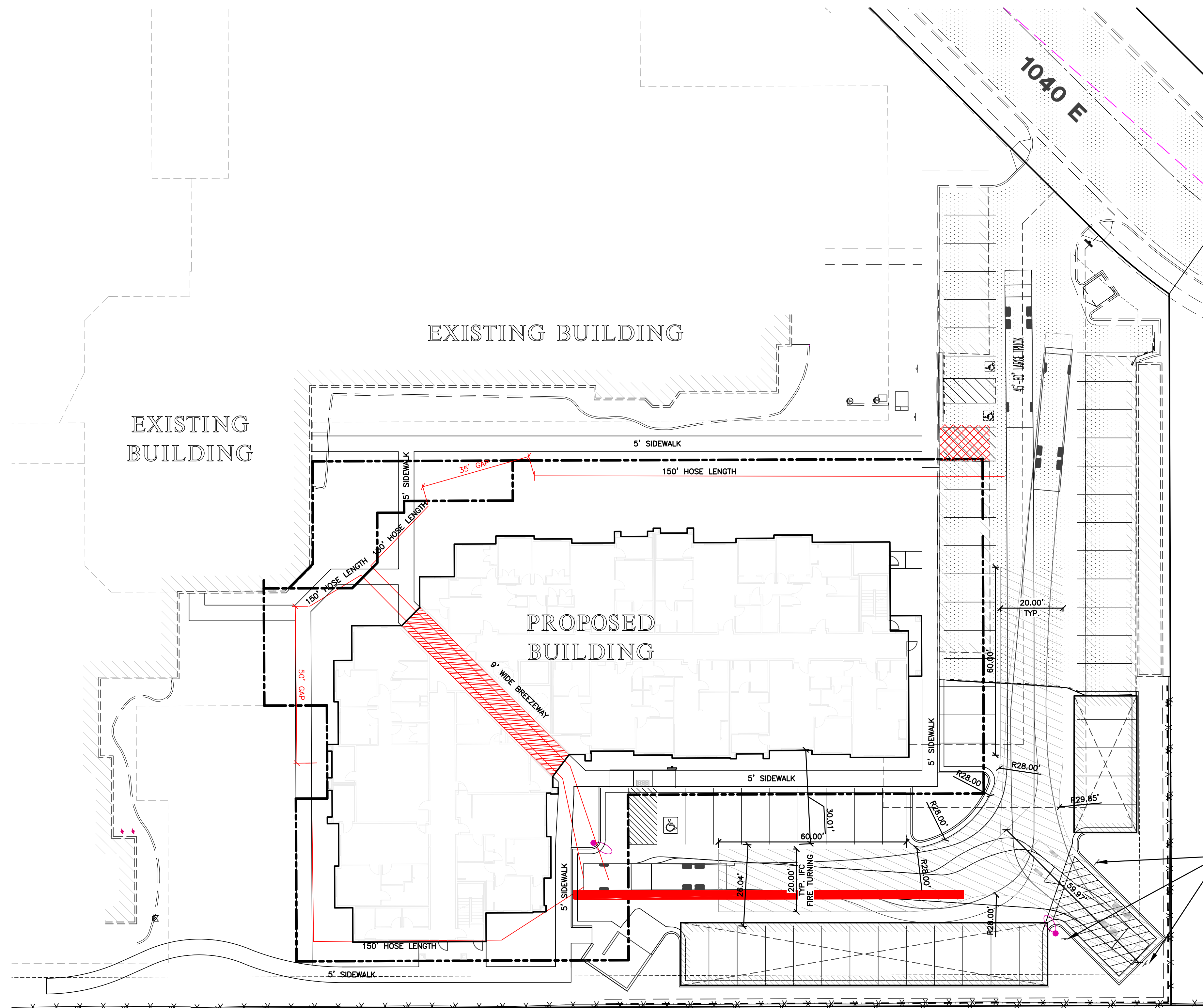
REVISIONS	DESCRIPTION
DATE	

Mira Vista Phase 4
502 S 1040 E, AMERICAN FORK, UTAH

Storm Water Pollution Prevention Plan Details

Project Info.
Engineer: JEREMY DRAPER
Drafter: N. FICKLIN
Begin Date: DECEMBER, 2020
Name: MIRA VISTA PHASE 4
Number: 5336-11

Sheet **7** of **11** Sheets



Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 TEL: (801) 621-3100 www.reeve-assoc.com

RA

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • GEOTECHNICAL ENGINEERS

REVISIONS	DESCRIPTION
DATE	

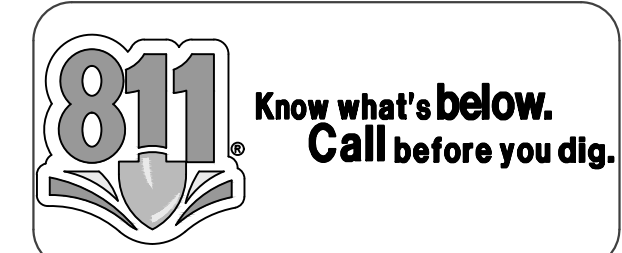
Mira Vista Phase 4
 502 S 1040 E, AMERICAN FORK, UTAH

Fire Truck Turning Template



Project Info.

Engineer:	JEREMY DRAPER
Drafter:	N. FICKLIN
Begin Date:	DECEMBER, 2020
Name:	MIRA VISTA PHASE 4 PHASE
Number:	5336-11



Sheet	11
8	Sheets



Agenda Topic

Review and action on an application for an Amended Commercial Site Plan, known as Highline Townhomes Temp Parking Lot, located at approximately 495 S 1110 W, American Fork City. The Commercial Site Plan consists of 0.1 acres and is in the TOD Zone.

BACKGROUND INFORMATION		
Location:	495 S 1110 W	
Parcel ID:	38:725:0319; 39:725:0320; 38:725:0321	
Project Type:	Amended Commercial Site Plan	
Applicants:	Dean Andrew – Century Communities	
Existing Land Use:	Residential Low Density	
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density; Transit Oriented Development
	West	Residential Low Density
Existing Zoning:	TOD	
Surrounding Zoning:	North	TOD
	South	TOD
	East	TOD
	West	TOD
Square Footage (By Use)	Temporary Parking Lot: 4500 s.f.	
Parking Requirement	Office = 4 stalls per 1000 s.f. Required Parking = 4 stalls x 0.380 s.f. = 2 stalls Parking Provided = 9 stalls	

Background

The applicant has applied for an Amended Commercial Site Plan to develop a Temporary Parking Lot for their townhome products and sales office/model home. The project looks to provide 9 parking stalls for their sales office/model home temporarily on Parcel IDs: 38:725:0319, 39:725:0320, and 38:725:0321.

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.

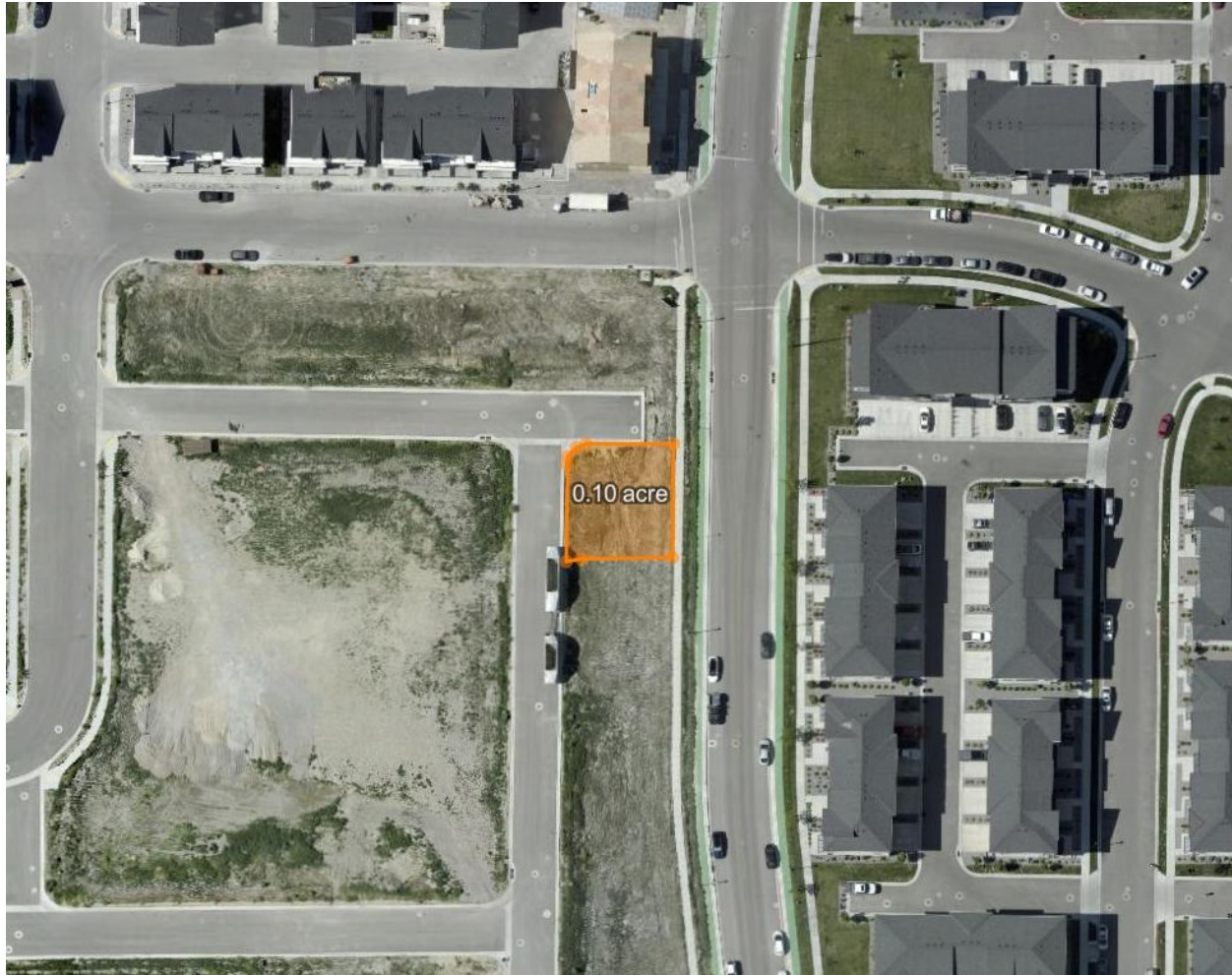
Project Conditions of Approval

- a. Address all remaining DRC Staff Comments in a Post Entitlement Review. The DRC Staff Comments will be as follows:
 - i. Provide correct scale
 - ii. Sign and Date Engineering Stamps
 - iii. ADA Stalls will need to be provided in a location that offers the most direct access to the building; stall should be moved to the Northeast corner as that is the location of the sales office.
 - iv. Relocate ADA Sign to new location
 - v. Address year comment in the Notes section.

Findings of Fact

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

Project Map



Engineering Development Checklist Completion

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with the Engineering Development Checklist 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, throughout and after scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

Staff Recommendation



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

Potential Motions – Amended Commercial Site Plan

Approval

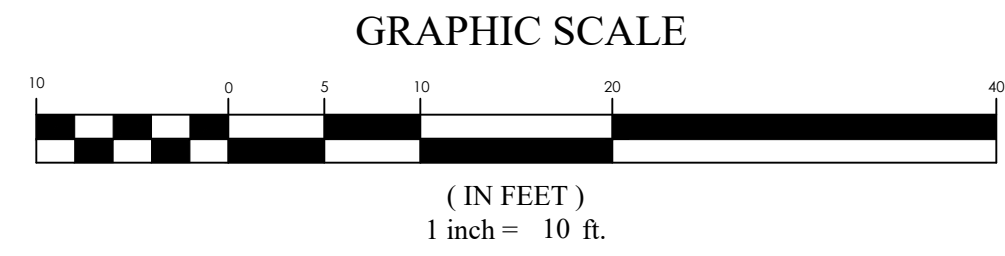
I move to approve the proposed Amended Commercial Site Plan for a Temporary Parking Lot, located at approximately 495 S 1110 W, American Fork City, for a maximum of (x) months, in the TOD Zone, as the Amended Commercial Site Plan meets the requirements of Section 17.6.101, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Amended Commercial Site Plan, located at approximately 495 S 1110 W, American Fork City, in the TOD Zone as the Amended Commercial Site Plan does not meet the requirements of Section 17.6.101.

Table

I move to table action for the proposed Amended Commercial Site Plan, located at approximately 495 S 1110 W, American Fork City, in the TOD Zone and instruct staff/developer to.....



Next Step
Proceed to the Development Review Committee on 03/23/2026

Next Step
Post Entitlement Review Required.
 Revise and resubmit following the DRC meeting to address remaining comments

American Fork City Development Review	
Planning and Zoning Reviewed Areed 03/18/2026	Streets Division Reviewed ehyde 03/18/2026
Sewer/Storm Drain Division Reviewed ahardy 03/18/2026	Fire Reviewed M.Sacco 03/18/2026
EC/LID Reviewed tmezenen 03/18/2026	Engineering Division Reviewed rurkhill 03/18/2026
Communications Reviewed MHunsaker 03/17/2025	
Public Infrastructure Reviewed escott 03/17/2026	Water/PI Division Reviewed jbrams 03/17/2026

- NOTES:**
- DRAINAGE SWALES SHALL BE INSTALLED ALONG THE SIDE AND REAR PROPERTY LINES AS REQUIRED. SWALES SHALL REMAIN UNALTERED AND BE MAINTAINED BY THE PROPERTY OWNER.
 - ALL WINDOW WELLS TO BE 6" BELOW TOP OF FOUNDATION AND A MINIMUM OF 3" ABOVE FINISHED GRADE.
 - ALL CONSTRUCTION TO BE DONE ACCORDING TO CITY STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, INCLUDING THE ELEVATION OF THE SEWER LATERAL.
 - THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5.0%) R401.3 Address comments
 - ROOF DRAINAGE TO BE CONVEYED (AS MUCH AS POSSIBLE) TO THE FRONT OF THE HOUSE AND TO THE STREET.
 - PROVIDE LANDINGS ON BOTH SIDES OF ALL EXTERIOR DOORS. LANDINGS MUST BE 36" DEEP (MIN.) R311.3
 - A TRASH DUMPSTER AND PORTABLE CONSTRUCTION TOILET SHALL BE PROVIDED AT ALL NEW CONSTRUCTION SITES.
 - ANY WORK IN THE PUBLIC WAY SHALL CONFORM TO APW 2017 STANDARD PLANS AND SPECIFICATIONS
 - IT IS NOT ANTICIPATED THAT ANY CONSTRUCTION IN THE PUBLIC WAY WILL BE REQUIRED FOR THE PROJECT.
 - NOTIFY BLUE STAKES (801) 208-2100 OR BLUESTAKES.ORG



Re-Submittal Acknowledgment Statement
The Applicant is responsible for reviewing all documents to ensure all comments have been addressed.

____ [Applicant Initial] I understand that a Review Cycle is not complete unless and until the applicant replies to all of the required modifications and requests for additional information noted on the previous submittal.

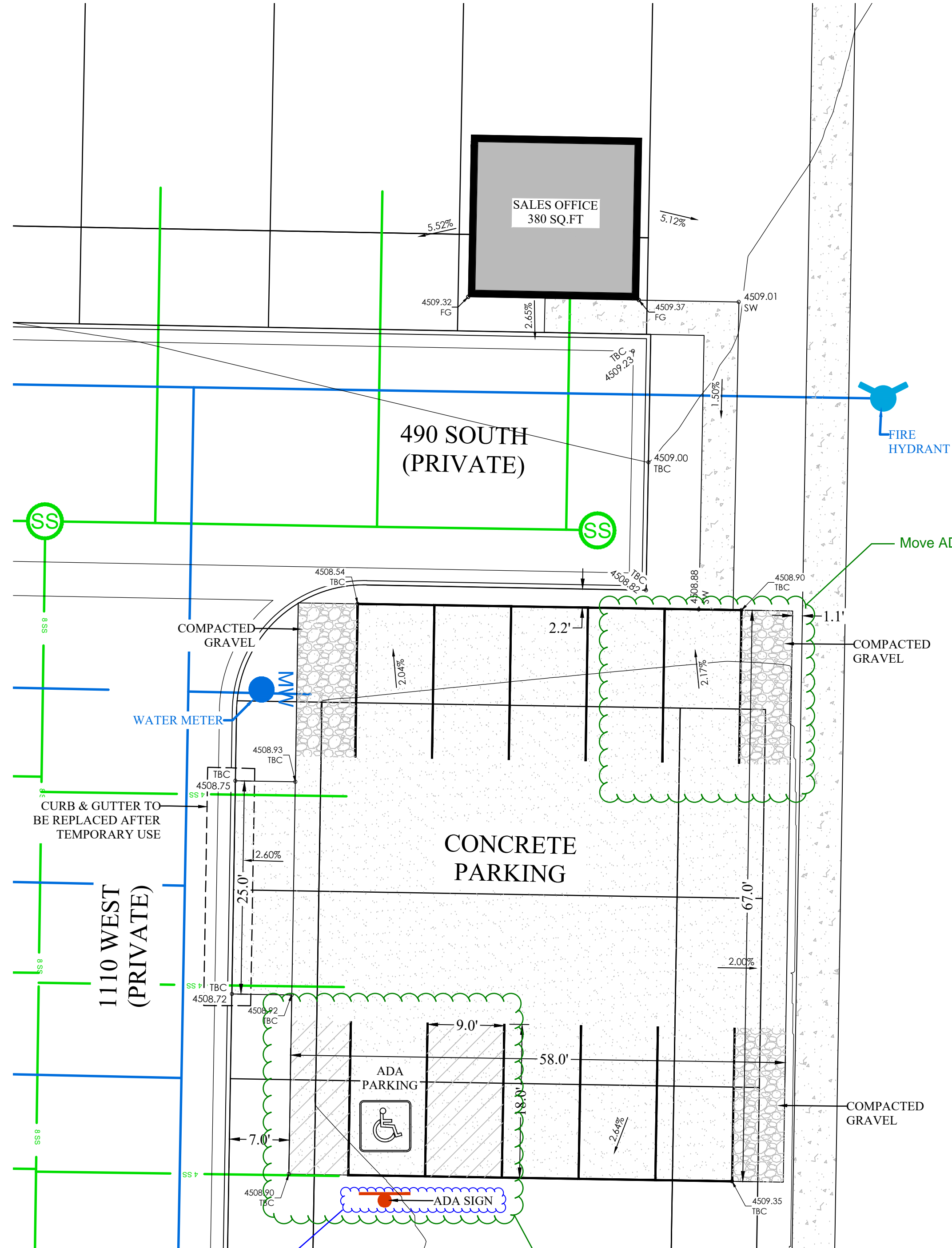
____ [Applicant Initial] I hereby acknowledge that this re-submittal addresses all required modifications and requests for additional information noted on the previous submittal.

____ [Applicant Initial] This is the ____ [Ex: 1st] complete re-submittal of the subdivision constituting the start of the ____ [Same Number] Review Cycle.

DRC Plan Review Meetings

These meetings are available with staff on Tuesdays from 9:00 AM-12:00 PM in 30 minute appointments.

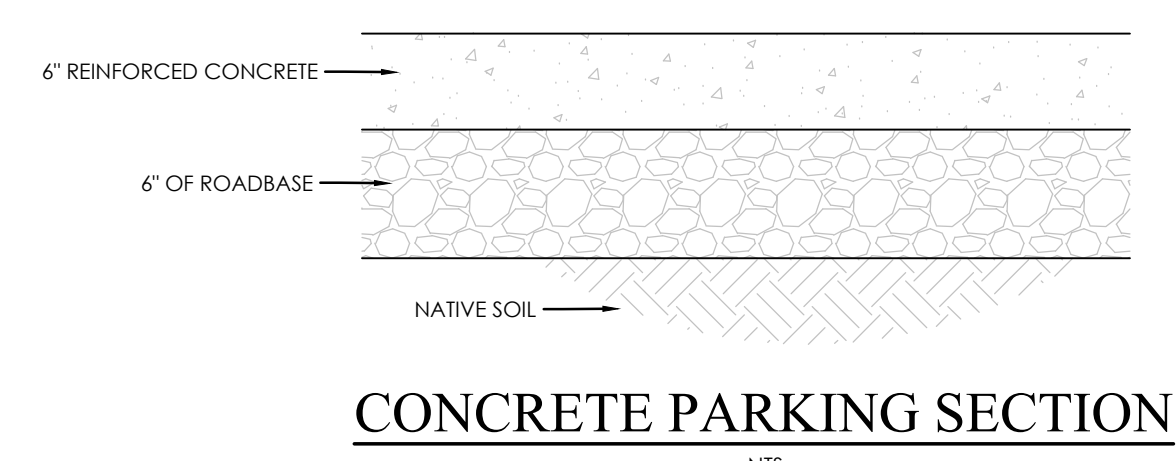
Meetings can be scheduled with Melissa White at mwhite@americanfork.gov or through 801-854-5932



2026

Sign and date stamp

- LEGEND:**
- FF = FINISHED FLOOR
 - TOF = TOP OF FOUNDATION
 - TOP = TOP OF PORCH
 - GFF = GARAGE FLOOR
 - BFF = BASEMENT FINISHED FLOOR+
 - FG = FINISHED GRADE
 - EG = EXISTING GRADE
 - TBC = TOP BACK OF CURB
 - SW = SIDEWALK



**EDGEWATER (HIGHLIGHT)
 MODELS HOME PARKING
 490 SOUTH 1110 WEST, AMERICAN FORK, UTAH
 SITE PLAN**

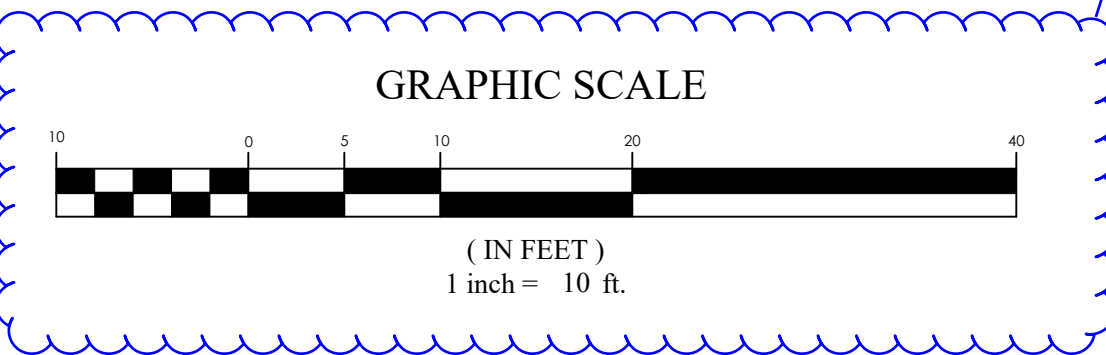
REVISION BLOCK	
#	DESCRIPTION

SITE PLAN

Scale: 1:10 Drawn: MB
 Date: 2/13/2026 Job #: 25-0182
 Sheet: SP-1



Z:_2025\25-0182\Highline (Edgewater) [Townhomes\Design_25-0182\dwg\sheet\25-0182_Highline Model Home Parking SP-1.dwg



NOTES:

1. DRAINAGE SWALES SHALL BE INSTALLED ALONG THE SIDE AND REAR PROPERTY LINES AS REQUIRED. SWALES SHALL REMAIN UNALTERED AND BE MAINTAINED BY THE PROPERTY OWNER.
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11. NOTIFY BLUE STAKES (801) 208-2100 OR BLUESTAKES.ORG

LEGEND:

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- TOF = TOP OF FOUNDATION
- TOP = TOP OF PORCH
- GFF = GARAGE FLOOR
- BFF = BASEMENT FINISHED FLOOR+
- FG = FINISHED GRADE
- EG = EXISTING GRADE
- TBC = TOP BACK OF CURB
- SW = SIDEWALK

See Comment

American Fork City Development Review	
Streets Division Reviewed ehyde 03/18/2026	
Planning and Zoning Reviewed Areed 03/18/2026	
Sewer/Storm Drain Division Reviewed ahardy 03/18/2026	Engineering Division Reviewed rburhill 03/18/2026
ECLID Reviewed tmezeren 03/18/2026	Fire Reviewed M.Sacco 03/18/2026
Public Infrastructure Reviewed cscott 03/17/2026	Water/PI Division Reviewed jbrens 03/17/2026

Address comments

No comments

Next Step
Post Entitlement Review
Required.
Revise and resubmit following the DRC meeting to
address remaining comments

Next Step
Proceed to the Development
Review Committee on
03/23/2026



Still appears to be incorrect.

1:30 seems to be the correct scale

DRC Plan Review Meetings

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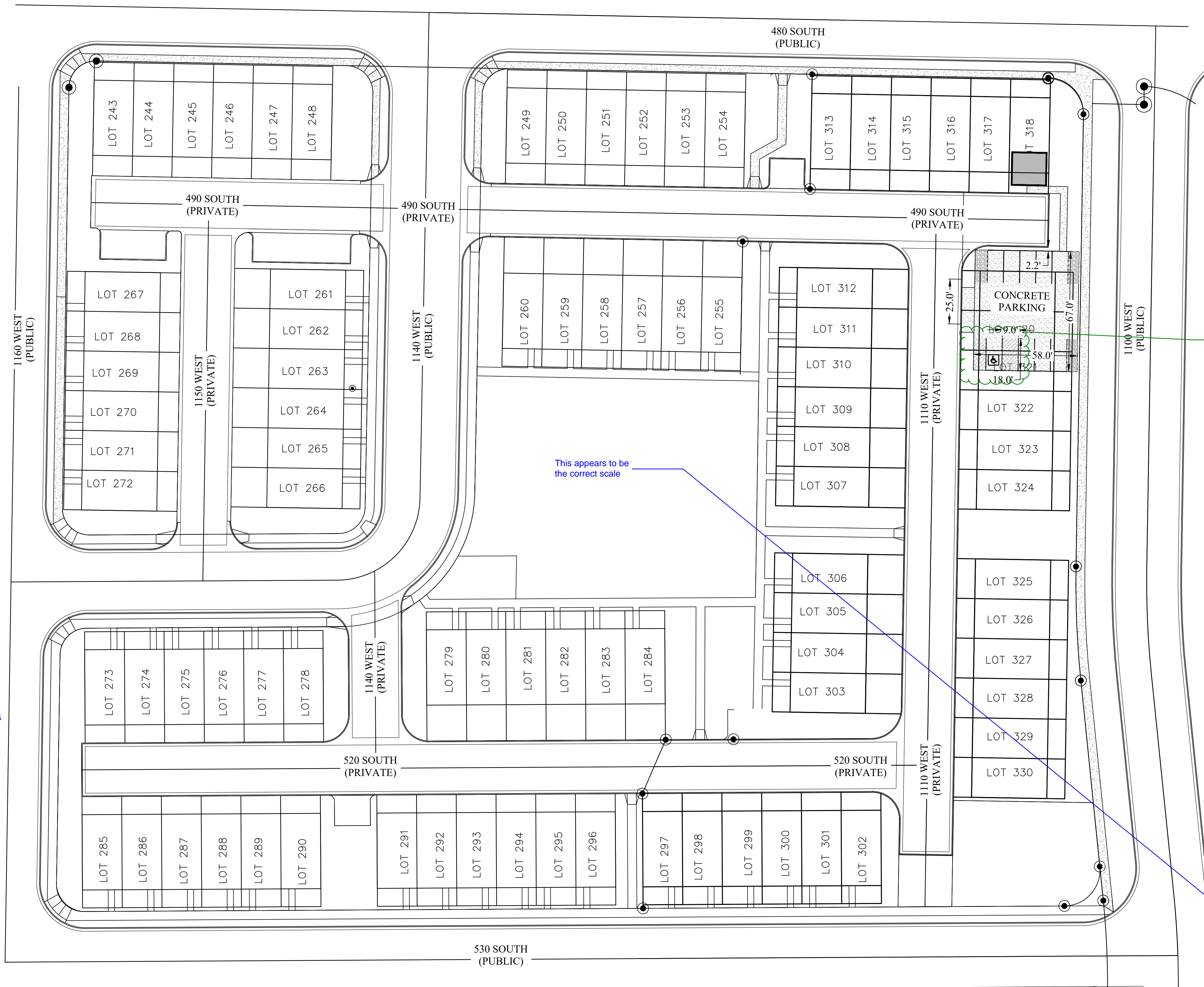
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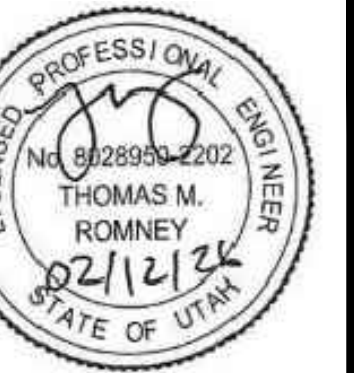
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**EDGEWATER (HIGHLINE)
COMMUNITY MAP
490 SOUTH 1110 WEST, AMERICAN FORK, UTAH
SITE PLAN**

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

SITE PLAN	
Scale:	1:30
Date:	03/18/2026
Drawn by:	MB
Job #:	25-0182
Sheet:	SP-1