



AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA

Regular Session
April 20, 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 April 20, 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 April 6, 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. The Development Review Committee Board will have authority to approve Preliminary Plans and Final Plats but make a recommending action on Commercial Site Plans.)

- a. Review and action on an application for a Final Plat, known as Silver Fox Office, located at 52 N 350 W, American Fork City. The Final Plat consists of .37 acres and is in the CC-2 Central Commercial Zone.

5. Adjournment

Dated this 16th day of April 2026

Patrick O'Brien

Development Services Director

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

UNAPPROVED MINUTES
04.06.2026

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

April 6th, 2026

The American Fork City Development Review Committee met in a regular session on April 6th, 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 Captain: Jordan Hendrickson

Staff Present:

Cody Opperman	Planner II
Annalisa Reed	Planner I
Robert Burkhill	Engineer
Mat Sacco	Fire Marshall
Angie McKee	Administrative Assistant I

Others Present: Thatcher Lamb, Caitlyn Peterson

REGULAR SESSION

Roll Call

Public Comment Opened

No Comments

Public Comment Closed

COMMON CONSENT AGENDA

Minutes of the March 30th 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
Jordan Hendrickson	AYE

The motion passed

ACTION ITEMS

- a. Review and action on an application for a Residential Accessory Structure Site Plan, known as the Rovig Residential Accessory Structure Site Plan, that is 750 square feet or greater, located at approximately 731 N 900 W, American Fork City. The Accessory Structure consists of 1 acre and is in the RA-1 Residential Agricultural Zone.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for a site plan to develop a Residential Accessory Structure. The Accessory Structure exceeds the 750 square foot threshold, requiring the application to be brought to the Development Review Committee for a determination. The applicant has provided a covenant acknowledging that they will not be using the structure as a residence.

Mat Sacco mentioned that due to the structures location on the property as well as the size, it could be tough to get to some of the areas, so adding a sprinkler system has been part of the discussions. He also noted that he noticed a restroom in the building, so water should already be there in case the sprinkler system is required.

Sam Kelly moved to approve the proposed Residential Accessory Structure that is in excess of 750 square feet, located at approximately 731 N 900 W, American Fork City, UT 84003, in the RA-1 Residential Agriculture Zone, subject to any conditions found in the staff report.

Patrick O'Brien seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Jordan Hendrickson	AYE

The motion passed

- b. Review and action on an application for a Preliminary Plan, known as Landon Courts East, located at 700 N 1252 E, American Fork City. The Preliminary Plan consists of 1.38 acres and is in the R1-15,000 Zone.**

Cody Opperman reviewed the background information for action item letter b: The applicant has applied for a Preliminary Plat to develop a Residential Subdivision. The project looks to provide 4 homes between 2 phases of development known as Landon Courts East and West. This application is for 2 homes as part of Landon Courts East. There are a few conditions of approval that can be addressed with the second phase of development.

Sam Kelly moved to approve the proposed Preliminary Plat, located at 700 N 1252 E, American Fork City, in the R1-15,000 Zone, subject to any conditions found in the staff report.

Patrick O'Brien seconded the motion

Voting was as follows:

UNAPPROVED MINUTES

04.06.2026

Patrick O'Brien	AYE
Sam Kelly	AYE
Jordan Hendrickson	AYE

The motion passed

Other Business

There was no other business to discuss

Adjournment

Sam Kelly motioned to adjourn the meeting.

Patrick O'Brien seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Jordan Hendrickson	AYE

The motion passed

Meeting adjourned at 9:12 AM

Angie McKee

Administrative Assistant I

UNAPPROVED MINUTES

04.06.2026

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 a Final Plat, known as Silver Fox Office, located at 52 N 350 W, American Fork City. The Final Plat consists of .37 acres and is in the CC-2 Central Commercial Zone.

BACKGROUND INFORMATION		
Location:	52 N 350 W American Fork	
Parcel ID:	.37 Acres	
Project Type:	Commercial Office Final Plat	
Applicants:	JD Heiner, Silver Fox Construction	
Existing Land Use:	General Commercial	
Surrounding Land Use:	North	Residential High Density and General Commercial
	South	Residential High Density
	East	Residential High Density
	West	Residential High Density and Design Commercial
Existing Zoning:	CC-2 Central Commercial	
Surrounding Zoning:	North	CC-2
	South	R3-7500
	East	R3-7500
	West	R3-7500
Square Footage (By Use)	3,527 sq ft office	
Total Number of Units	n/a	
Parking Requirement	4/1000 sq ft 14 Stalls Provided	

Background

The applicant has applied for a Final Plat to develop a Commercial Office Space. The project looks to create office space and parking for Silver Fox Construction.

Sec 17.7.207 Developer Prepares And Submits Final Plats, Detailed Engineering Plans And Supporting Material And Submits To Staff

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

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

The scale of the final plan/plat, content of the materials, number of copies, time of submittal and other particulars regarding the materials provided in support of an application for final plan/plat approval shall be as established, from time to time, by action the Development Services Director.

Sec 17.7.208 DRC Reviews Final Plans/Plats, Detailed Engineering And Supporting Materials

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

Sec 17.7.209 Development Review Conference - DRC Reports - Results Of Review Of Final Plans/plat, Detailed Engineering Plans And Supporting Materials To Developer

- A. The Development Review Committee shall conduct a Development Review Conference to review and discuss the materials submitted by the developer.
- B. Upon completion of review, the Development Review Committee shall provide the results of the review and comments to the Development Services Director or assignee. The results and comments shall be compiled and provided to the developer.

- C. The Development Review Committee may suggest changes to the submittal materials so that the final plat will conform with the development regulations and policies of the city and the terms of preliminary plat approval.

Sec 17.7.211 Development Review Committee Acts On Final Plan(s)/Plat(s) And Supporting Materials

- A. When the final plan(s)/plat(s) and supporting materials required for approval have been completed in final form, the Development Review Committee shall act on the final plat(s) and supporting materials. After considering the recommendation of all DRC members, the DRC may table the matter, approve, or grant approval, including granting approval upon conditions stated. Approval of the final plat(s) shall be made only upon a finding that:
1. The final plan(s)/plat(s) and supporting materials conform with terms of the preliminary approval.
 2. The final plan(s)/plat(s) complies with all city requirements and standards relating to large scale developments.
 3. The detailed engineering plans and materials comply with the city standards and policies.
 4. The estimates of cost of constructing the required improvements are commensurate to market costs, as verified by the City Engineer.
 5. The water rights conveyance documents have been provided.
- B. If approved, the City Administrator, Community Development Services Director, and City Engineer shall sign the Final Plat(s) upon completion of all conditions. If any conditions are attached, the Final Plat(s) or construction drawings shall be amended to reflect such changes and an accurate Final Plat(s) shall be submitted to the City, prior to signing.

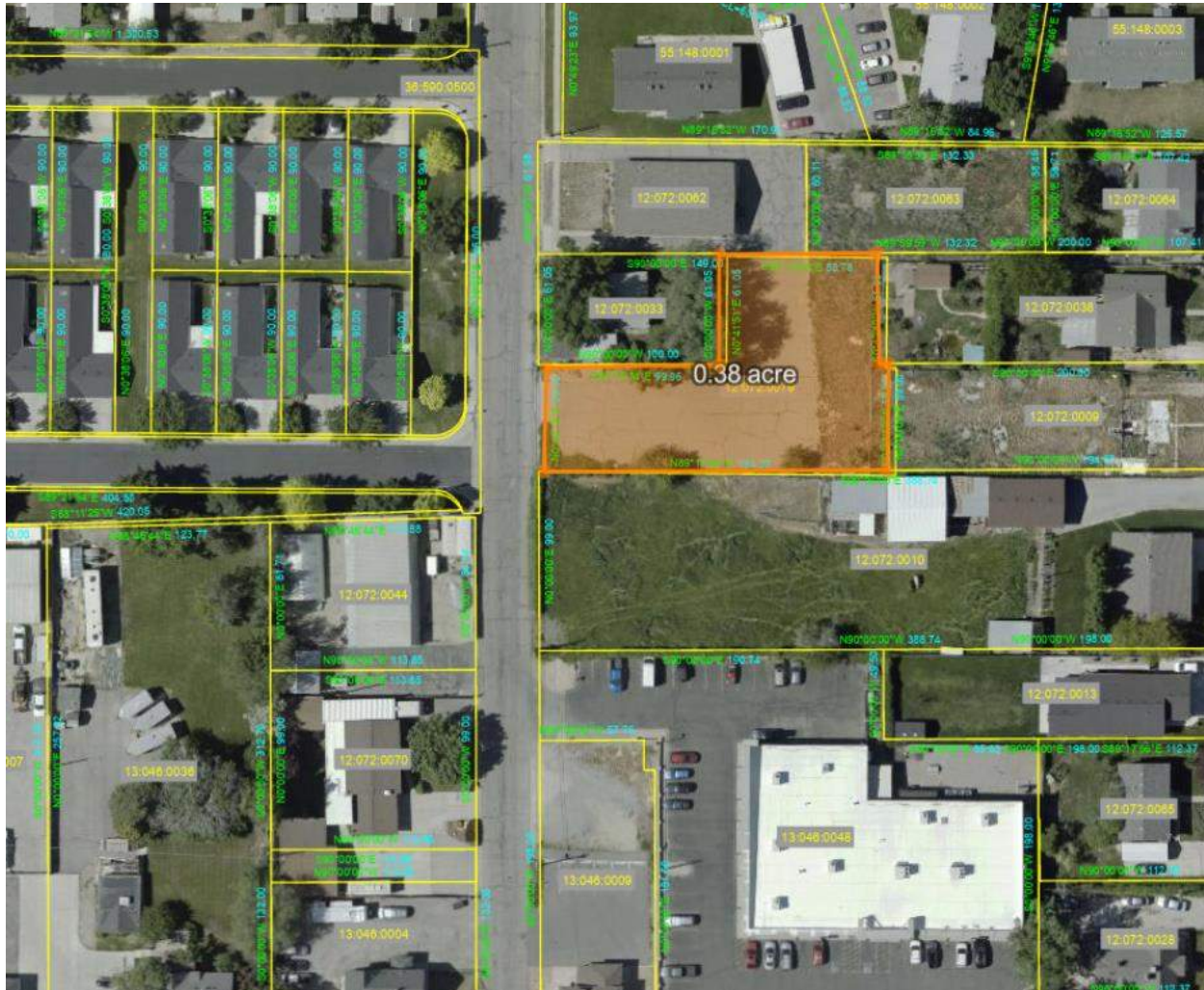
Project Conditions of Approval

1. Address JUB Comments.
2. Mylar will not be recorded until the BLA's have been approved by the City and recorded.

Findings of Fact

1. The Final Plat meets the requirements of Section 17.4.403.
2. The Final Plat meets the requirements of Section 17.7.207.

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 Final Plat meets the requirements of Section 17.7.211. Staff recommends approving the application with conditions

Potential Motions – Final Plat

Approval

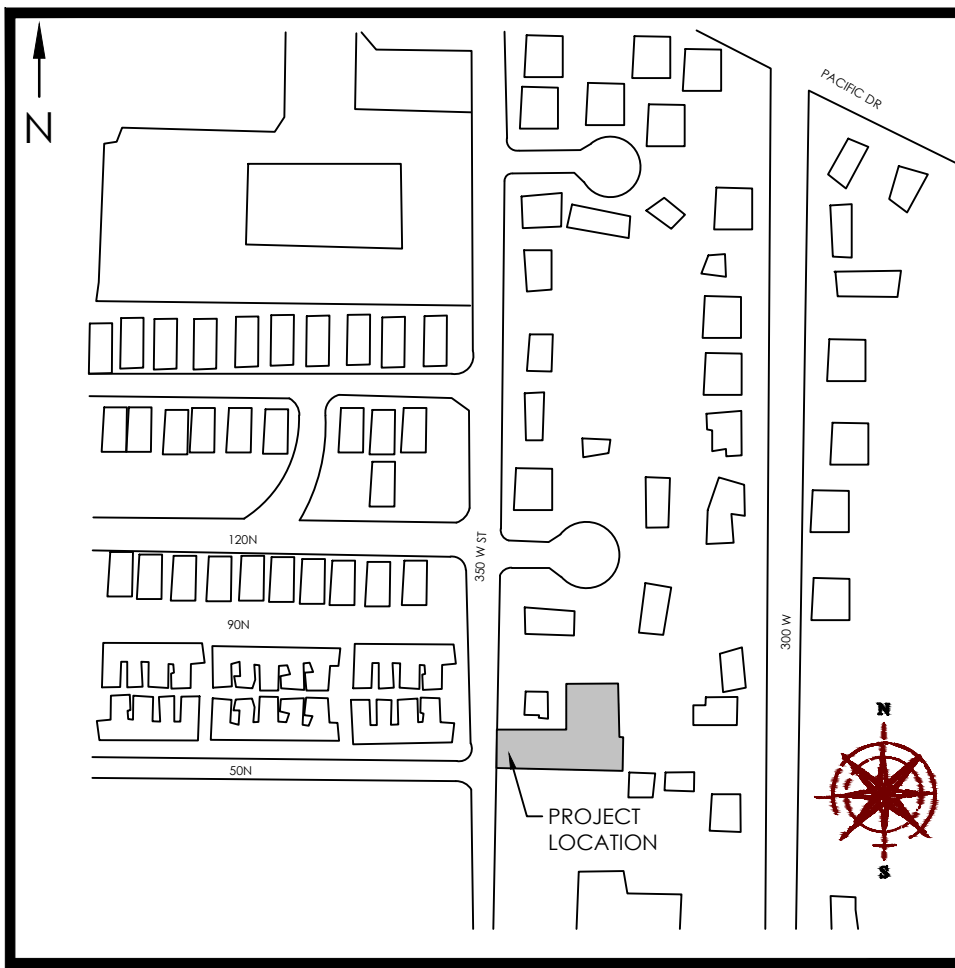
I move to approve the proposed Final Plat, located at approximately 52 N 350 W, American Fork City, in the Central Commercial (CC-2) Zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Final Plat, located at approximately 52 N 350 W, American Fork City, in the Central Commercial (CC-2) Zone.

Table

I move to table action for the proposed Final Plat, located at approximately 52 N 350 W,, American Fork City, in the Central Commercial (CC-2) Zone and instruct staff/developer to.....



VICINITY MAP
N.T.S.

LEGEND

BOUNDARY	---
SECTION LINE	---
PUBLIC UTILITY EASEMENT	---
RIGHT-OF-WAY LINE	---
CENTERLINE	---
BUILDING SETBACK	---
EXISTING PROPERTY LINE	---
ROADWAY DEDICATION	---
SECTION MONUMENT (FOUND)	⊕
BOUNDARY MARKERS	●
CENTER LINE MONUMENT (FOUND)	⊕
CENTER LINE MONUMENT (NOT FOUND)	⊕

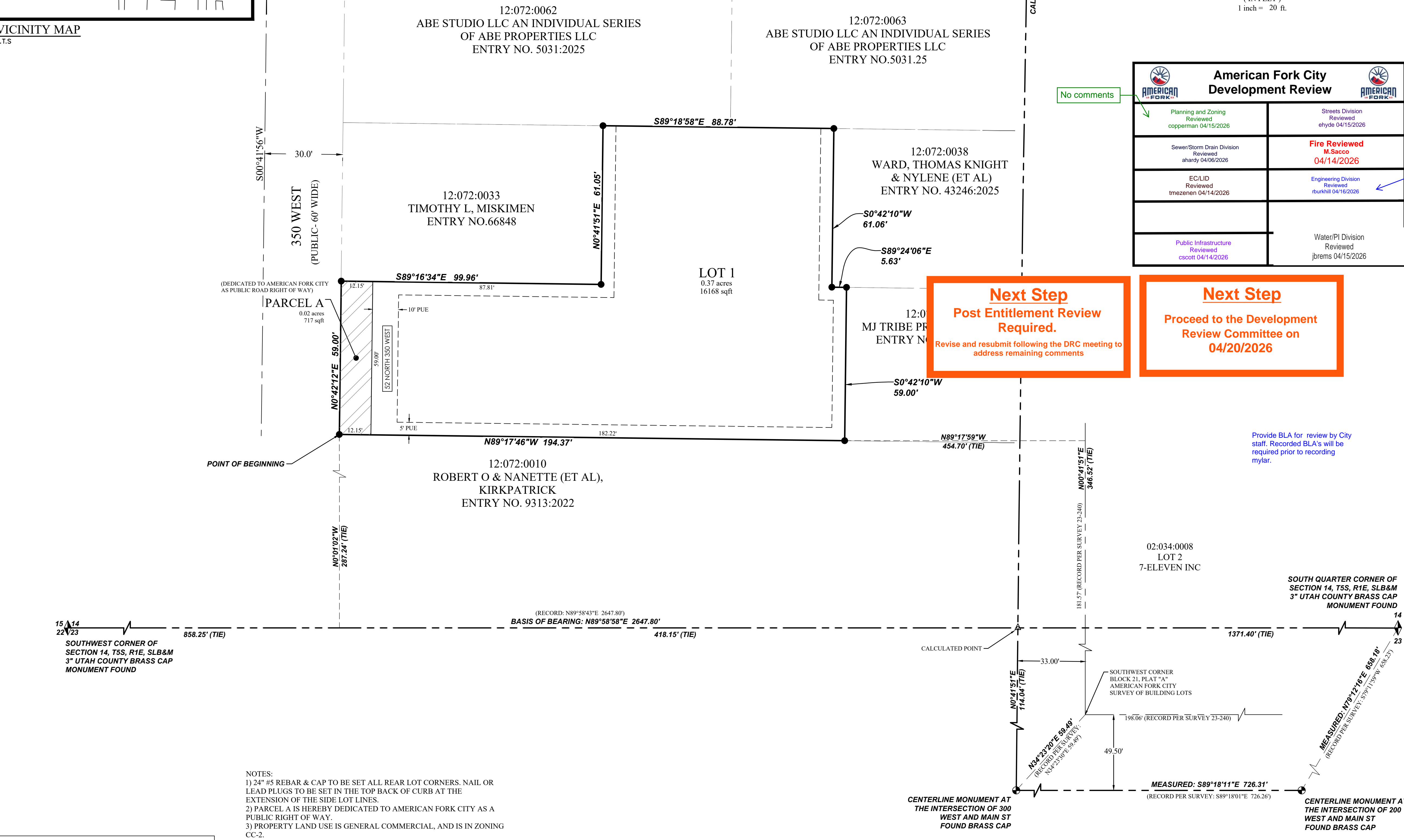
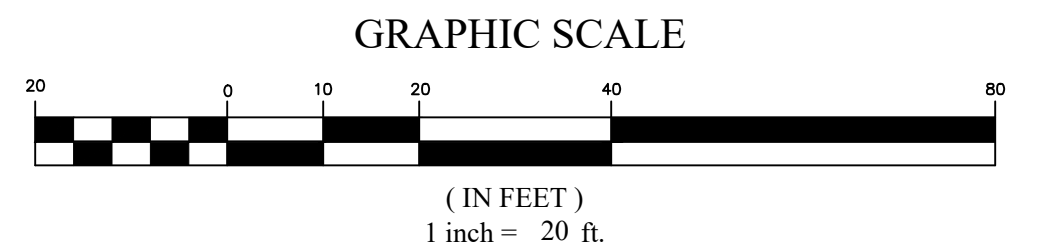
Re-Submittal Acknowledgment Statement
The Applicant is responsible for reviewing all documents to ensure all comments have been addressed.

____ [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.

CENTERLINE MONUMENT AT THE INTERSECTION OF 300 WEST AND PACIFIC DR
CALCULATED POSITION



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 04/20/2026

American Fork City Development Review

Planning and Zoning Reviewed copperman 04/15/2026	Streets Division Reviewed ehyde 04/15/2026
Sewer/Storm Drain Division Reviewed ahardy 04/08/2026	Fire Reviewed M. Sacco 04/14/2026
E/C/L/D Reviewed tmezenen 04/14/2026	Engineering Division Reviewed rburnhill 04/16/2026
Public Infrastructure Reviewed escott 04/14/2026	Water/PI Division Reviewed jbrems 04/15/2026

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-73-504 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has been correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Justin Lundberg
Professional Land Surveyor
License No. 12554439

Date 03/30/26

BOUNDARY DESCRIPTION

A part of the Southwest Corner Section 14, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in American Fork City, Utah County, Utah, being more particularly described as follows:

Beginning on a northerly line of a parcel described in the Warranty Deed recorded January 21, 2022 as Entry No. 9313:2022, records of Utah County, Utah, said point being N89°59'58"E 858.25 feet along the Section line and N0°01'02" W 287.24 feet from Southwest Corner Section 14, Township 5 South, Range 1 East, Salt Lake Base and Meridian, said point also being N00°41'51"E 346.52 feet and N89°17'59"W 454.70 feet from the Southwest corner of block 21, Plat "A", American Fork City Survey of building lots; running thence N 00°42'12" E 59.00 feet to the southerly line of that certain Warranty Deed recorded August 19, 1994 as Entry No. 66848 in the Utah County Recorder's Office; thence along said deed line the following two (2) courses: (1) S 89°16'34" E 99.96 feet; (2) thence N 00°41'51" E 61.05 feet; thence S 89°18'58" E 88.78 feet to the westerly line of a Warranty Deed recorded June 11, 2025 as Entry No. 43246:2025, records of Utah County, Utah; thence along said deed line the following two (2) courses: (1) S 00°42'10" W 61.06 feet; (2) thence S 89°24'06" E 5.63 feet to the westerly line of a Quit Claim Deed recorded December 29, 2023 as Entry No. 84081:2023, record of Utah County, Utah; thence along said deed line S 00°42'10" W 59.00 feet to the northerly line of the aforementioned parcel of land described in the Warranty Deed recorded January 21, 2022 as Entry No. 9313:2022, records of Utah County; thence along said deed line N 89°17'46" W 194.37 feet to the point of beginning.

Containing 16,885 square feet +/-.
Containing 1 Lot

OWNER'S DEDICATION

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

Address J-U-B S WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____ A.D. 20__

SILVER FOX CONSTRUCTION LLC

BY: _____
PRINTED NAME _____
TITLE: _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY

THE DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS 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 _____

SILVER FOX OFFICE
FINAL PLAT

LOCATED IN THE SW 1/4 OF SECTION 14, T5S, R1E, SALT LAKE BASE & MERIDIAN AMERICAN FORK CITY, UTAH COUNTY, UTAH



- NOTES:
- 24" #5 REBAR & CAP TO BE SET ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
 - PARCEL A IS HEREBY DEDICATED TO AMERICAN FORK CITY AS A PUBLIC RIGHT OF WAY.
 - PROPERTY LAND USE IS GENERAL COMMERCIAL, AND IS IN ZONING CC-2.
 - BUILDING PERMITS WILL NOT BE ISSUED FOR ANY BUILDING UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER.
 - LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE.
 - SURVEYED PROPERTY LIES WITHIN UNSHADED ZONE X ACCORDING TO FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) FIRM (FLOOD INSURANCE RATE MAP) #49049C0168F, EFFECTIVE DATE: JUNE 19, 2020.

SEWER & WATER AUTHORITY APPROVAL

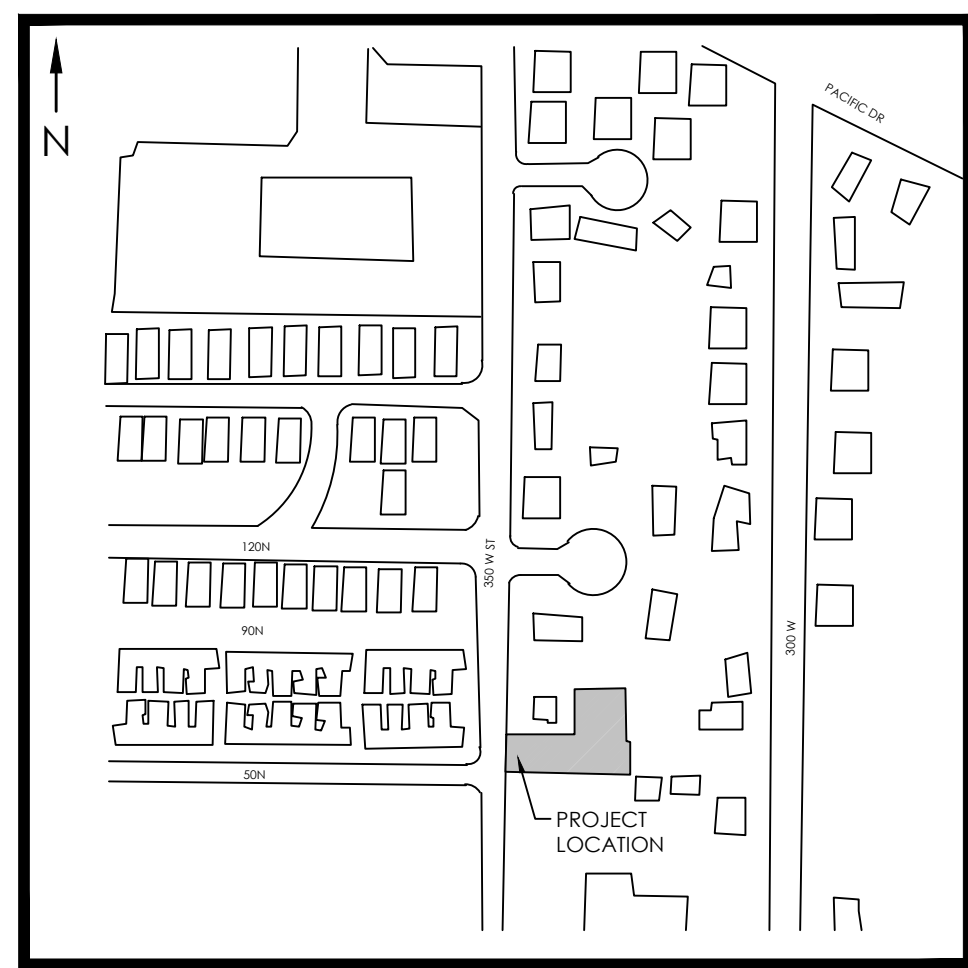
Approved this ____ day of _____, A.D. 20__ By the Water Authority _____

SEWER & WATER AUTHORITY

NOTARY PUBLIC SEAL	SURVEYOR'S SEAL	AMERICAN FORK CITY CLERK SEAL	COUNTY RECORDER'S SEAL

Z:_2024\24-0247\dwg\sheet\CS2_FINAL_PLAT.dwg Silver Fox Office American Fork Design 24-0247.dwg sheet\CS2_FINAL_PLAT.dwg

Next Step
 Proceed to the Development Review Committee on 04/20/2026



VICINITY MAP
 NTS

AMERICAN FORK PUBLIC WORKS
 CULINARY WATER / PI: JAY BREMS, JBREMS@AMERICANFORK.GOV, (801) 763-3060
 SEWER / STORM DRAIN: ASHTON HARDY, AHARDY@AMERICANFORK.GOV, (801) 854-5946
 AF CONNECT FIBER: FIBER@AMERICANFORK.GOV, (801) 437-9600
 ROCKY MOUNTAIN POWER: (888) 221-7070

FEMA
 FEMA FLOOD HAZARD ZONE: X
 PANEL NUMBERS: 49049C0168F
 EFFECTIVE DATE: 06/19/2020

IMPERVIOUS AREA VS LANDSCAPE AREA

IMPERVIOUS AREA:	89.2%
LANDSCAPE AREA:	10.8%
RATIO (IMPERVIOUS:LANDSCAPE)	8.3:1

WITHOUT PUBLIC-RIGHT-OF-WAY

IMPERVIOUS AREA:	90%
LANDSCAPE AREA:	10%
RATIO (IMPERVIOUS:LANDSCAPE)	9:1

American Fork City Development Review

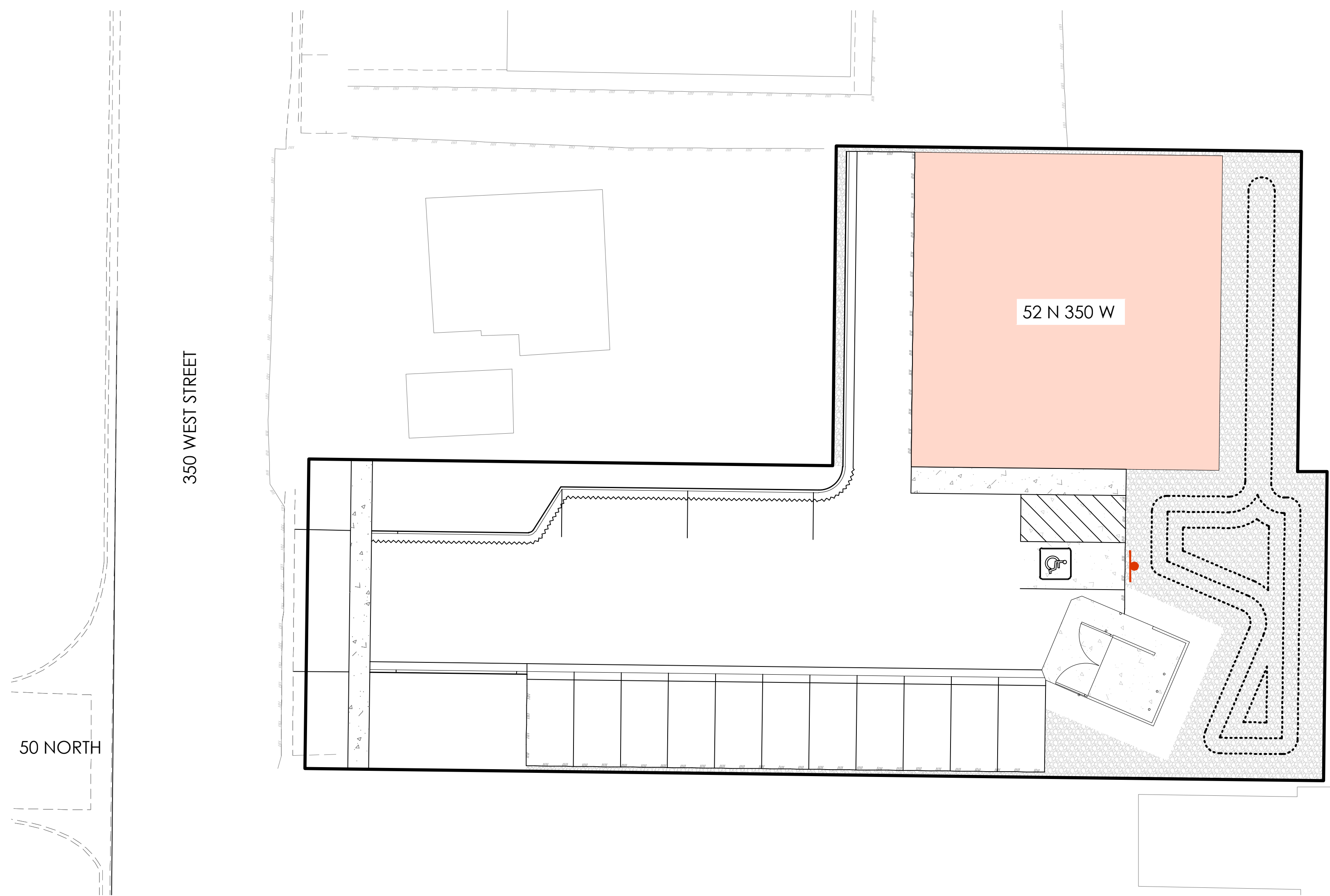
Planning and Zoning Reviewed copperman 04/15/2026	No comments
Sewer/Storm Drain Division Reviewed ahardy 04/06/2026	No comments
ECLID Reviewed tmazzeren 04/14/2026	No comments
Engineering Division Reviewed thubbs 04/15/2026	No comments
Communications Reviewed MHunsaker 04/15/2026	
Streets Division Reviewed ehydr 04/15/2026	
Public Infrastructure Reviewed cscott 04/14/2026	
Water/PI Division Reviewed jbrems 04/15/2026	

SILVER FOX OFFICE

PREPARED FOR:
SILVER FOX CONSTRUCTION
 LOCATED AT:
52 NORTH 350 WEST, AMERICAN FORK, UT

Sheet List Table

Sheet Number	Sheet Title
C1.0	COVER SHEET
C1.1	RECORD OF SURVEY
C2.0	DEMO PLAN
C3.0	SITE PLAN
C4.0	UTILITY PLAN
C5.0	GRADING & DRAINAGE PLAN
C6.0	DRAINAGE BASIN PLAN
C7.0	EROSION CONTROL PLAN
PP1.0	350 WEST STREET PROFILE
D1.0	DETAILS
D1.1	DETAILS



SITE MAP

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

GB [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.

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

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

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO AMERICAN FORK CITY AND APWA STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

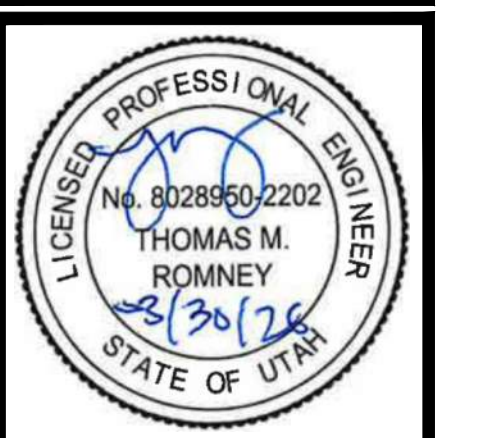
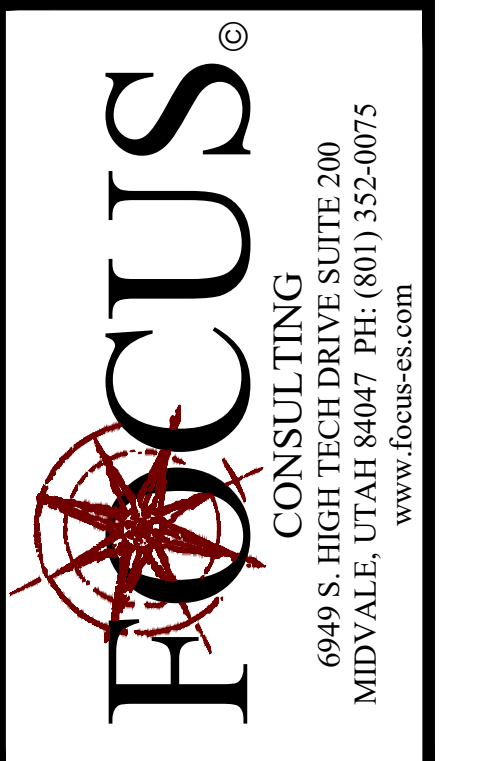
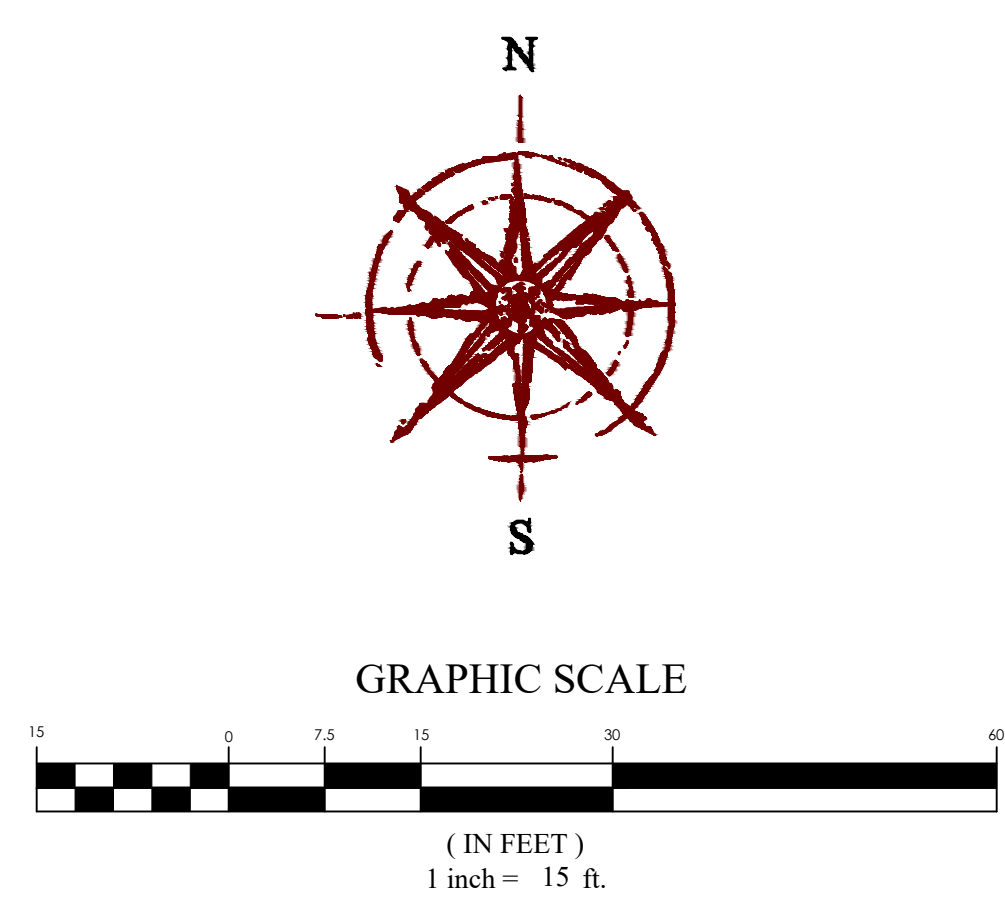
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANT THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
 FOCUS ENGINEERING & SURVEYING, LLC
 6949 S. HIGH TECH DRIVE SUITE 200
 MIDVALE, UTAH 84047
 (801) 352-0075
 PROJECT MANAGER: PARK SORENSON
 SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
 SILVER FOX CONSTRUCTION
 533 WEST STATE ST. #102
 PLEASANT GROVE, UTAH 84062
 (801) 857-7914
 CONTACT: JD HEINER

BENCHMARK
 SOUTHWEST CORNER OF SECTION 14
 TOWNSHIP 5 SOUTH, RANGE 1 EAST
 SALT LAKE BASE 7 MERIDIAN
 ELEV: 4568.70
 DATUM: NAVD 88



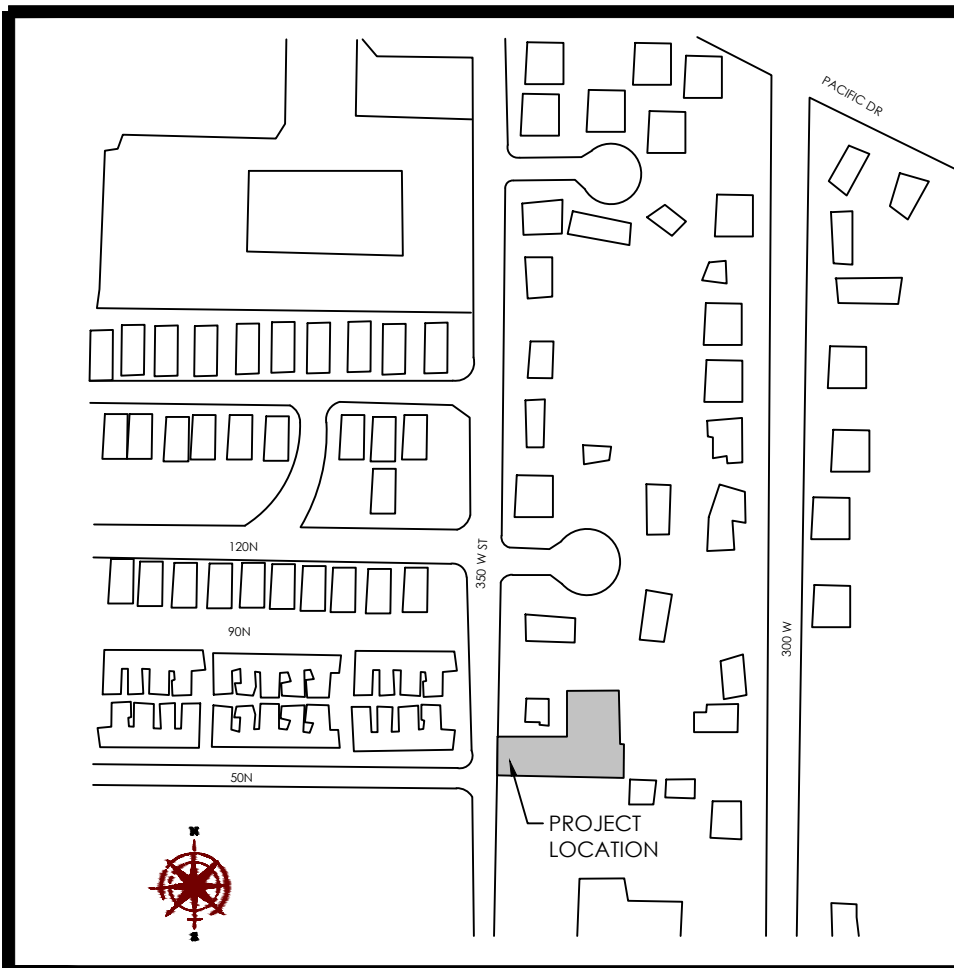
SILVER FOX OFFICE
 52 N 350 W, AMERICAN FORK, UT
COVER SHEET

REVISION BLOCK

#	DATE	DESCRIPTION
1	10/27/25	CITY COMMENTS
2	03/27/26	CITY COMMENTS FINAL PLAT
3		
4		
5		
6		

COVER SHEET

Scale: 1"=15'
 Date: 03/30/26
 Sheet: C1.0



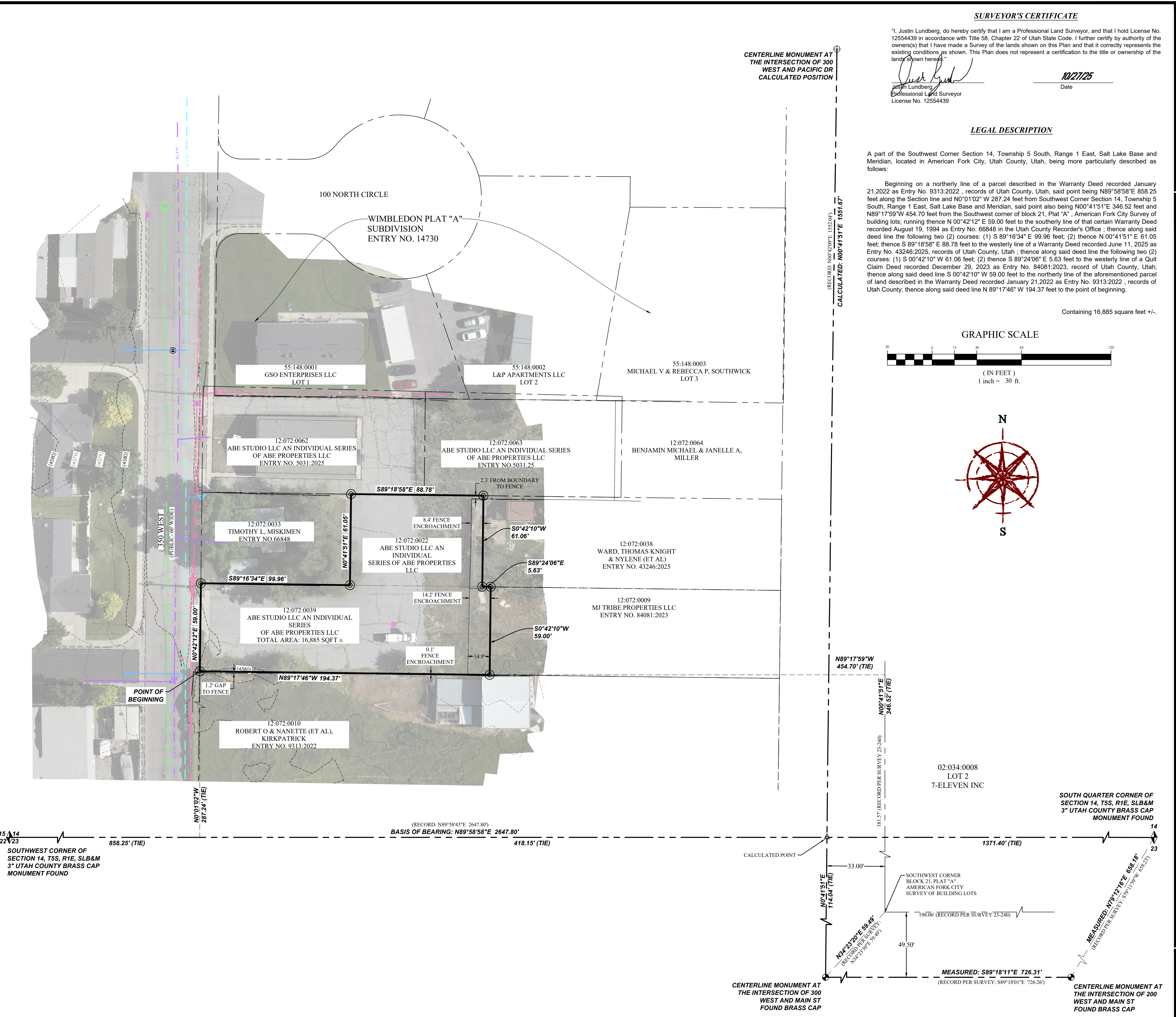
VICINITY MAP
N.T.S.

NOTES

- The purpose of this Survey is to provide topographical data & to correctly represent the boundary lines and property corners of the surveyed parcel described and shown hereon, identified in Utah County as Parcel No.(s): 12-072-0039 & 12-072-0022
- Documents of record in the offices of the Utah County Recorder and Surveyor were utilized in the preparation of this survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of these documents, and is not liable for errors and omissions based on their reliance thereof. Unless noted otherwise, all record parcels noted on this Survey are referenced from said documents.
- The Basis of Bearing for this Survey is N89°58'58" E along the Section line between the Southwest Corner and the South Quarter Corner of Section 14, Township 5 South, Range 1 East, Salt Lake Base & Meridian. All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or to other Sectional/Monument lines relative to said basis of bearing per measured lines as shown hereon.
- Vertical data (contour lines and/or spot elevations, etc.) is based on the NAD 83 elevation published by the Utah County Surveyor on the Southwest Corner of Section 14, Township 5 South, Range 1 East, Salt Lake 7 meridian with an elevation of 4568.70'.
- #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
- This drawing, its design and invention thereof, either electronic or hard copy, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the exclusive use of the client referenced on the Survey. Only signed and sealed copies authorized by the Surveyor and sent from Focus Engineering & Surveying, LLC, or certified copies obtained from the office of the County Surveyor may be used as the official work of the Surveyor.
- Except as specifically stated or shown on this drawing, no attempt has been made as a part of this Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agency.
- Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions. Underground utilities have been shown hereon based on observed evidence. Additional utilities, including, but not limited to: power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and Blue Stakes should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional improvements.
- The following documents were reviewed and/or utilized in the preparation of this Survey:
 - Wimbledon Plat "A" Subdivision, recorded as Entry #14730, May 18, 1984.
 - Special Warranty Deed, recorded as Entry #5031:2025, January 23, 2025.
 - Warranty Deed, recorded as Entry #12669:2021, January 22, 2021.
 - Warranty Deed, recorded as Entry #66848 in Book: 3513 at Page: 648, August 19, 1994.
 - Warranty Deed, recorded as Entry #9313:2022, January 21, 2022.
 - Quit Claim Deed, recorded as Entry #84081:2023, December 29, 2023.
 - The following filed Surveys per Salt Lake County Surveyor:
 - 23-0240 prepared by AEGIS LAND SURVEYING.
- In the opinion of the Land Surveyor a boundary line agreement should be done for neighboring parcels on the east and south sides of the property.

LEGEND

	BOUNDARY LINE
	SECTION LINE
	EXIST. EASEMENT LINE
	EXIST. PROPERTY LINE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. SECONDARY WATER
	EXIST. IRRIGATION
	EXIST. NATURAL GAS
	EXIST. COMMUNICATIONS
	EXIST. OVERHEAD POWER
	EXIST. UNDERGROUND POWER
	EXIST. FENCE
	EXIST. IRRIGATION DITCH FLOWLINE
	EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
	EXIST. EDGE OF ASPHALT
	EXIST. WALL
	SECTION MONUMENT (FOUND)
	SECTION MONUMENT (NOT FOUND)
	CENTER LINE MONUMENT (FOUND)
	CENTER LINE MONUMENT (NOT FOUND)
	BOUNDARY MARKER
	EXIST. SD INLET, MANHOLE & COMBO BOX
	EXIST. SEWER MANHOLE
	EXIST. WATER VALVE & WATER METER
	EXIST. FIRE HYDRANT
	EXIST. IRRIGATION BOX
	EXIST. GAS VALVE & GAS METER
	EXIST. STREET LIGHT
	EXIST. POWER POLE
	EXIST. ELECTRICAL BOX
	EXIST. COMMUNICATIONS BOX
	EXIST. SPOT ELEVATION
	DEED BOOK/PAGE PER XXXX COUNTY RECORDS
	XXXX COUNTY PARCEL No.



SURVEYOR'S CERTIFICATE

"I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Justin Lundberg
Justin Lundberg
Professional Land Surveyor
License No. 12554439

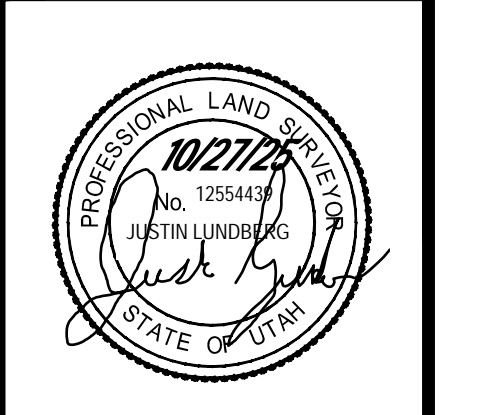
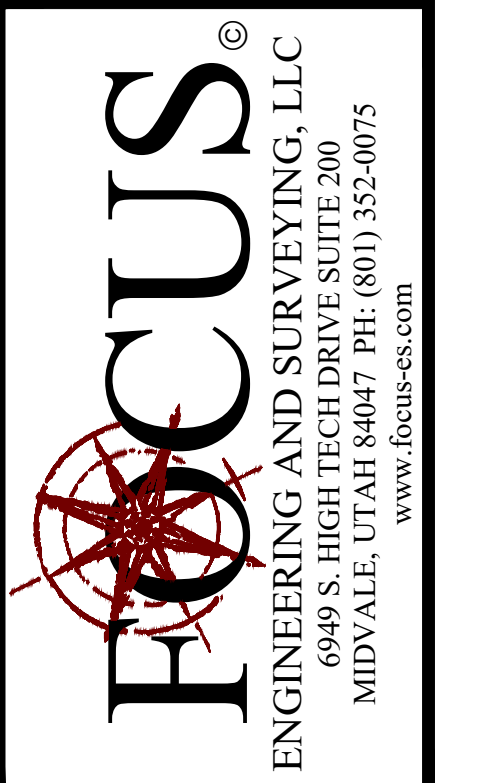
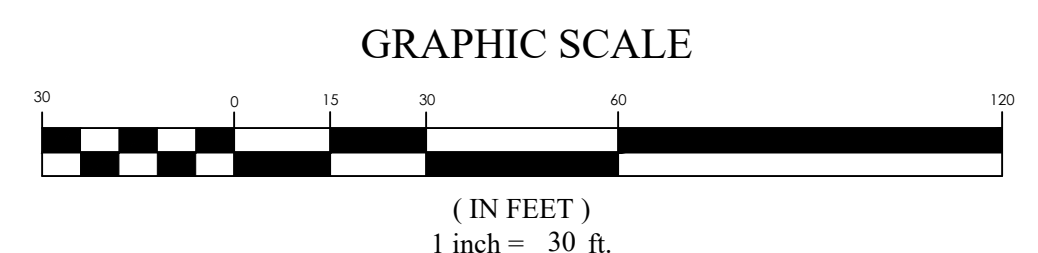
10/27/25
Date

LEGAL DESCRIPTION

A part of the Southwest Corner Section 14, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in American Fork City, Utah County, Utah, being more particularly described as follows:

Beginning on a northerly line of a parcel described in the Warranty Deed recorded January 21, 2022 as Entry No. 9313:2022, records of Utah County, Utah, said point being N89°58'58"E 858.25 feet along the Section line and N0°01'02" W 287.24 feet from Southwest Corner Section 14, Township 5 South, Range 1 East, Salt Lake Base and Meridian, said point also being N00°41'51"E 346.52 feet and N89°17'59"W 454.70 feet from the Southwest corner of block 21, Plat "A", American Fork City Survey of building lots; running thence N 00°42'12" E 59.00 feet to the southerly line of that certain Warranty Deed recorded August 19, 1994 as Entry No. 66848 in the Utah County Recorder's Office; thence along said deed line the following two (2) courses: (1) S 89°16'34" E 99.96 feet, (2) thence N 00°41'51" E 61.05 feet; thence S 89°18'58" E 88.78 feet to the westerly line of a Warranty Deed recorded June 11, 2025 as Entry No. 43246:2025, records of Utah County, Utah; thence along said deed line the following two (2) courses: (1) S 00°42'10" W 61.06 feet, (2) thence S 89°24'06" E 5.63 feet to the westerly line of a Quit Claim Deed recorded December 29, 2023 as Entry No. 84081:2023, record of Utah County, Utah; thence along said deed line S 00°42'10" W 59.00 feet to the northerly line of the aforementioned parcel of land described in the Warranty Deed recorded January 21, 2022 as Entry No. 9313:2022, records of Utah County; thence along said deed line N 89°17'46" W 194.37 feet to the point of beginning.

Containing 16,885 square feet +/-.

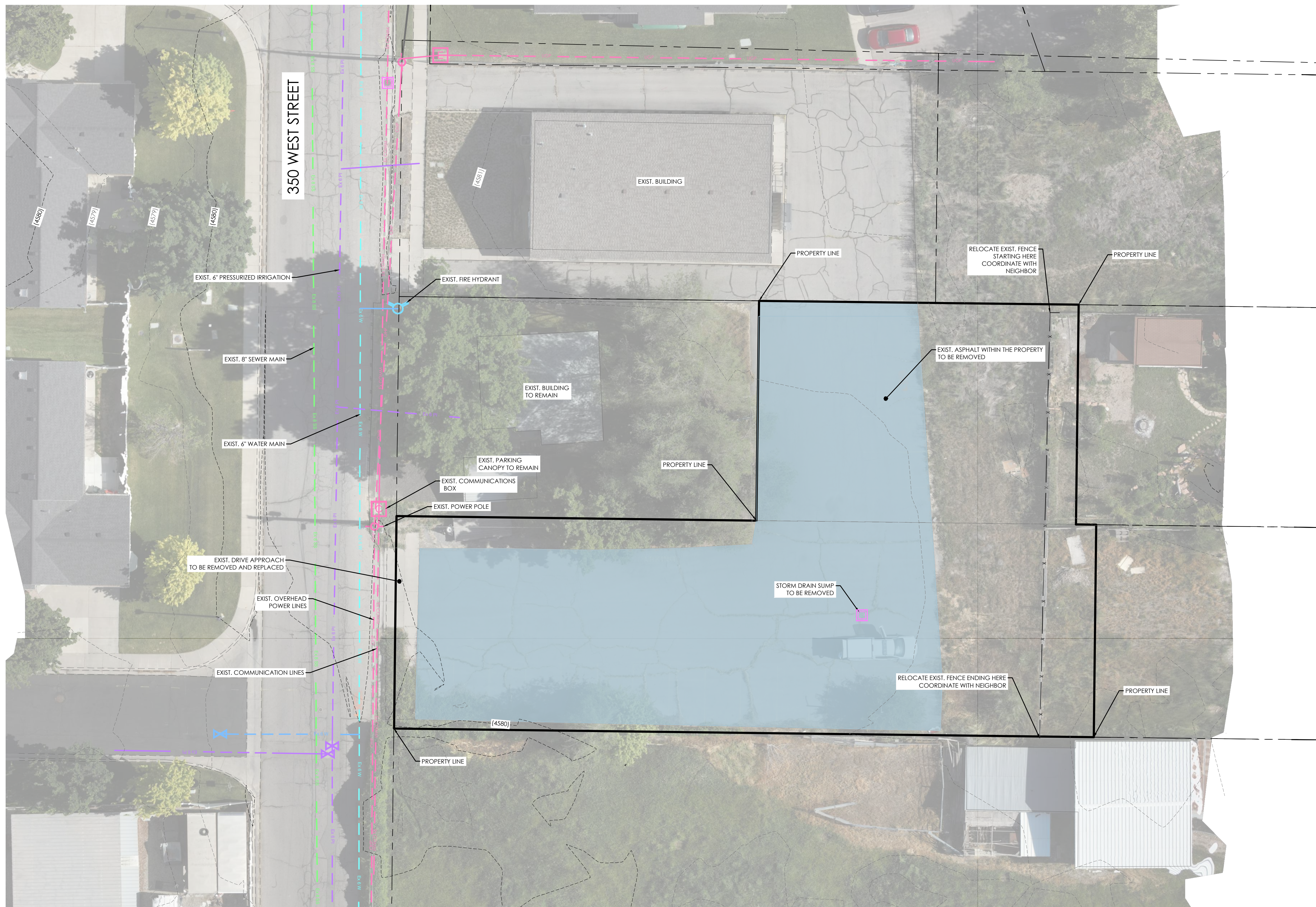


BOUNDARY & TOPOGRAPHICAL SURVEY
LOCATED IN THE SW 1/4 OF SECTION 14, T5S, R1E, SLB&M
AMERICAN FORK, UTAH COUNTY, UTAH
PREPARED FOR: SILVER FOX

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

Drawn: LA Checked: JL
Scale: 1"=30' Job #: 24-0247
Date: 08/14/25
Sheet: 1 OF 1

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LEGEND

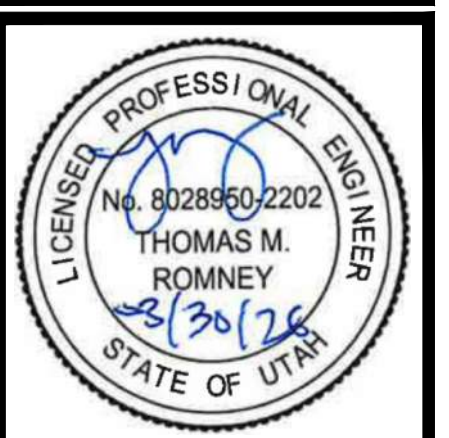
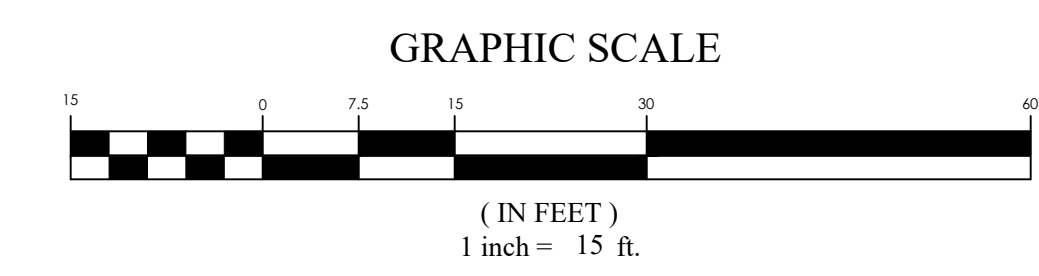
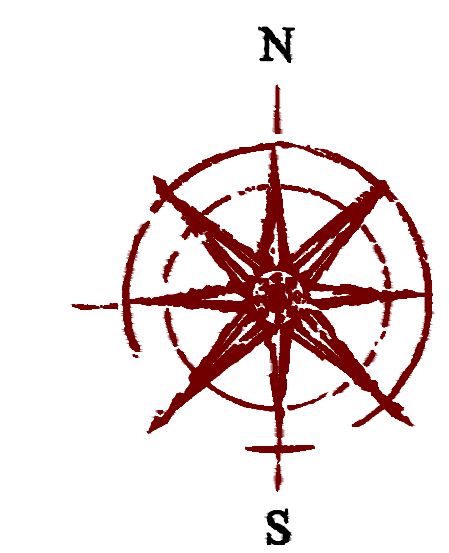
---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
XX SD	XX' STORM DRAIN
XX SS	XX' SANITARY SEWER
XX W	XX' CULINARY WATER
XX P	XX' PRESSURE IRRIGATION
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
EX SD	EXIST. STORM DRAIN
EX SS	EXIST. SANITARY SEWER
EX W	EXIST. CULINARY WATER
EX P	EXIST. PRESSURE IRRIGATION
XXXX	EXIST. CONTOUR MAJOR
XXXX	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	SECONDARY METER, WATER METER
+	CULINARY VALVE, TEE & BEND
+	SECONDARY VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION

NOTE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND THE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

CONTRACTOR TO PROVIDE PAVEMENT CORE SAMPLES AND VERIFY STRUCTURAL NUMBERS EQUIVALENT TO DESIGN REQUIREMENTS. IF STRUCTURAL NUMBER IS NOT MET, APPLICANT IS RESPONSIBLE TO REPLACE ASPHALT TO CENTERLINE OF ROAD PER SECTION 15.01.1250.

ALL OVERHEAD UTILITIES BELOW 12,470 VOLTS SHALL BE LOCATED UNDERGROUND PER SECTION 17.8.409. COORDINATE WITH ROCKY MOUNTAIN POWER.



SILVER FOX OFFICE
52 N 350 W, AMERICAN FORK, UT
DEMO PLAN

REVISION BLOCK	DATE	DESCRIPTION
1	10/27/25	CITY COMMENTS
2	03/27/26	CITY COMMENTS FINAL PLAT
3		
4		
5		
6		

DEMO PLAN

Scale:	1" = 15'	Drawn:	GB
Date:	03/30/26	Job #:	24-0247
Sheet:	C2.0		

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SILVER FOX OFFICE
 52 N 350 W, AMERICAN FORK, UT
 SITE PLAN

LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	XX" STORM DRAIN
---	XX" SANITARY SEWER
---	XX" CULINARY WATER
---	XX" PRESSURE IRRIGATION
---	CONTOUR MAJOR
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+	SPOT ELEVATION

SITE TABULATIONS

LOT 1	±5,417 SQFT
LOT 2	±11,469 SQFT
TOTAL AREA	±16,886 SQFT (0.3873 ACRES)
CURRENT ZONE	CC-2
MAXIMUM BUILDING HEIGHT	15 FT
PARKING REQUIRED PER GENERAL BUSINESS OFFICE	4 STALL/1000 SQ.FT
PARKING PROVIDED	14 STALLS
LANDSCAPE REQUIRED	1,688.6 SQFT (10%)
LANDSCAPE PROVIDED	1,831.2 SQFT (10.8%)

NOTES:

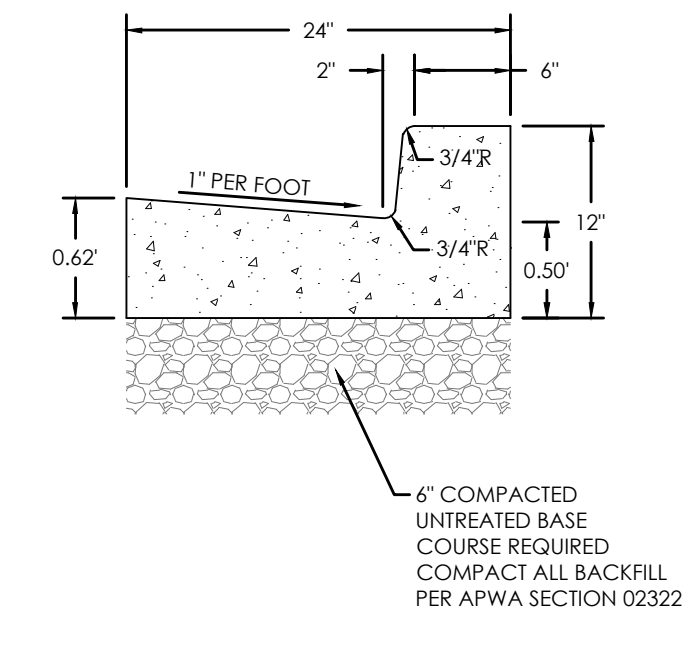
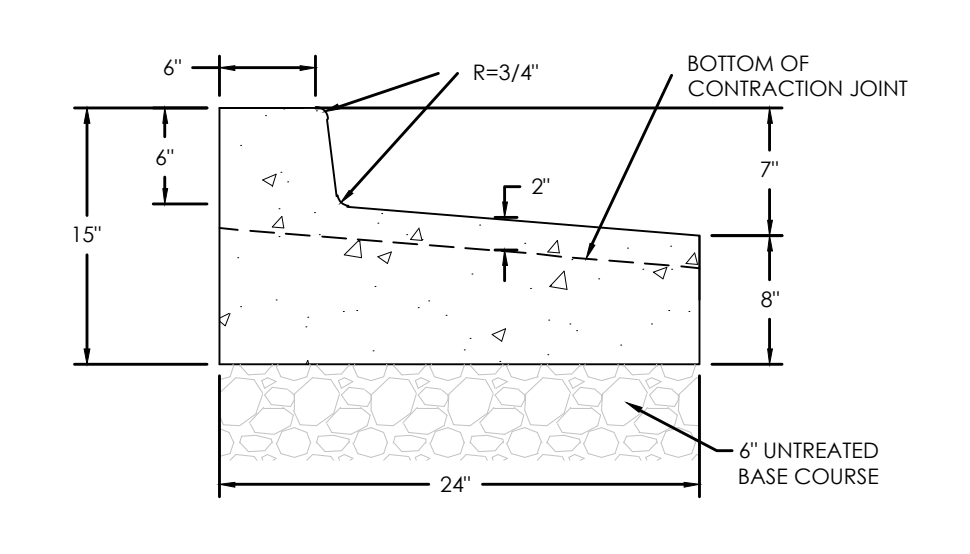
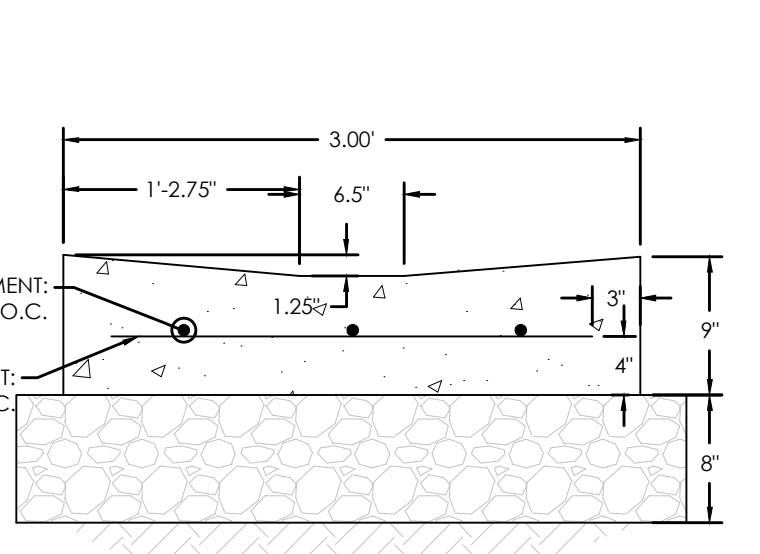
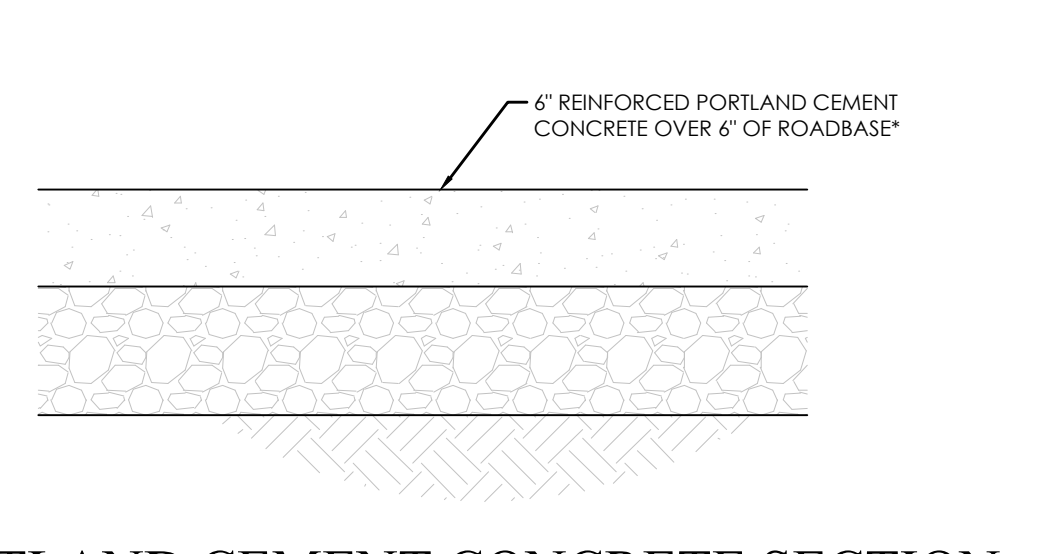
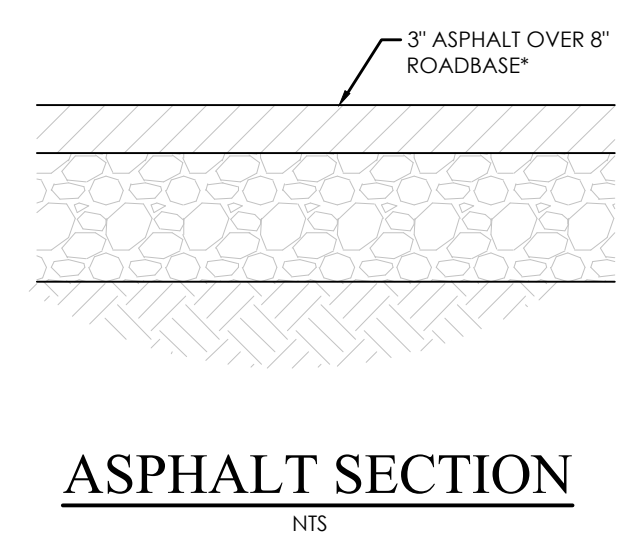
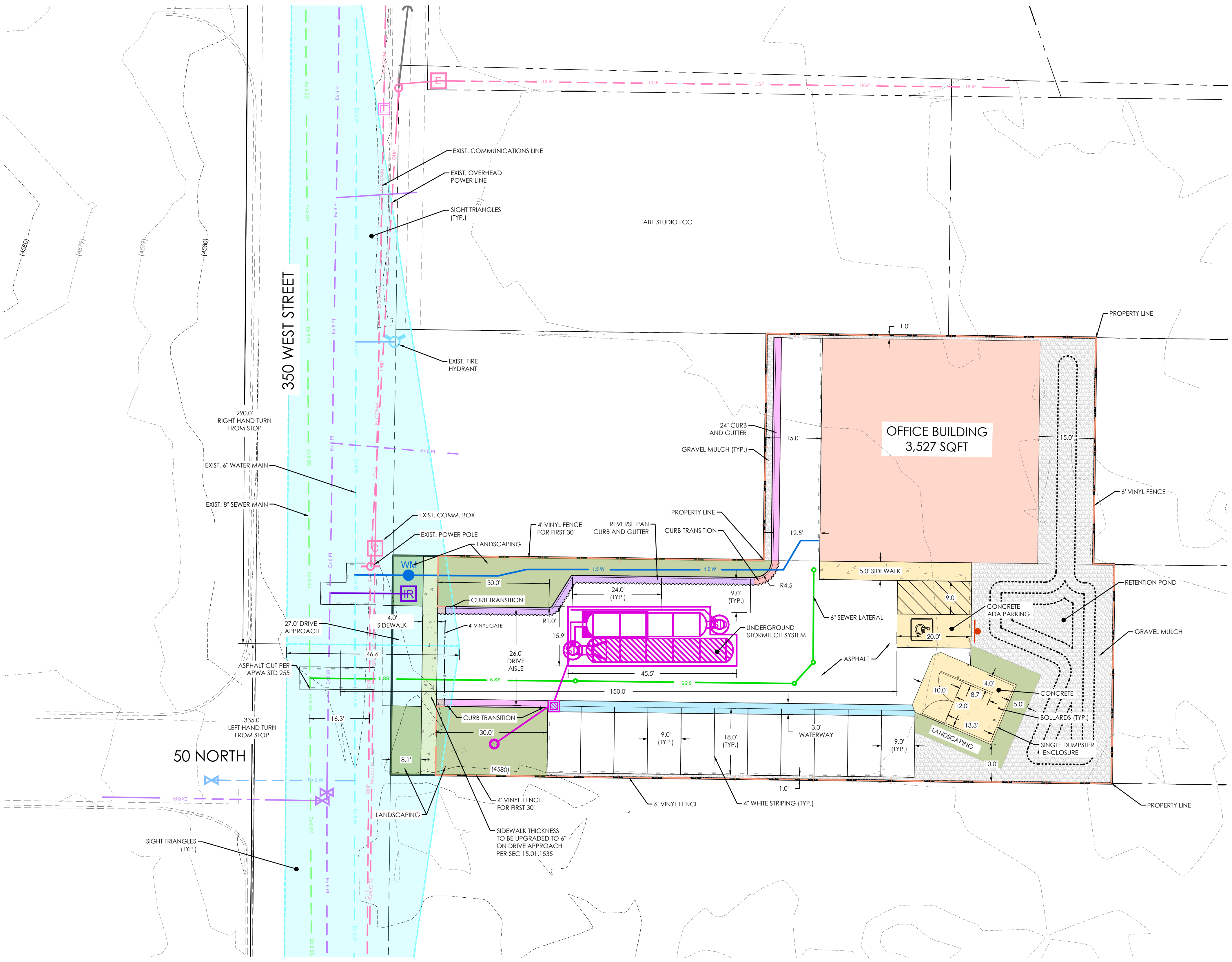
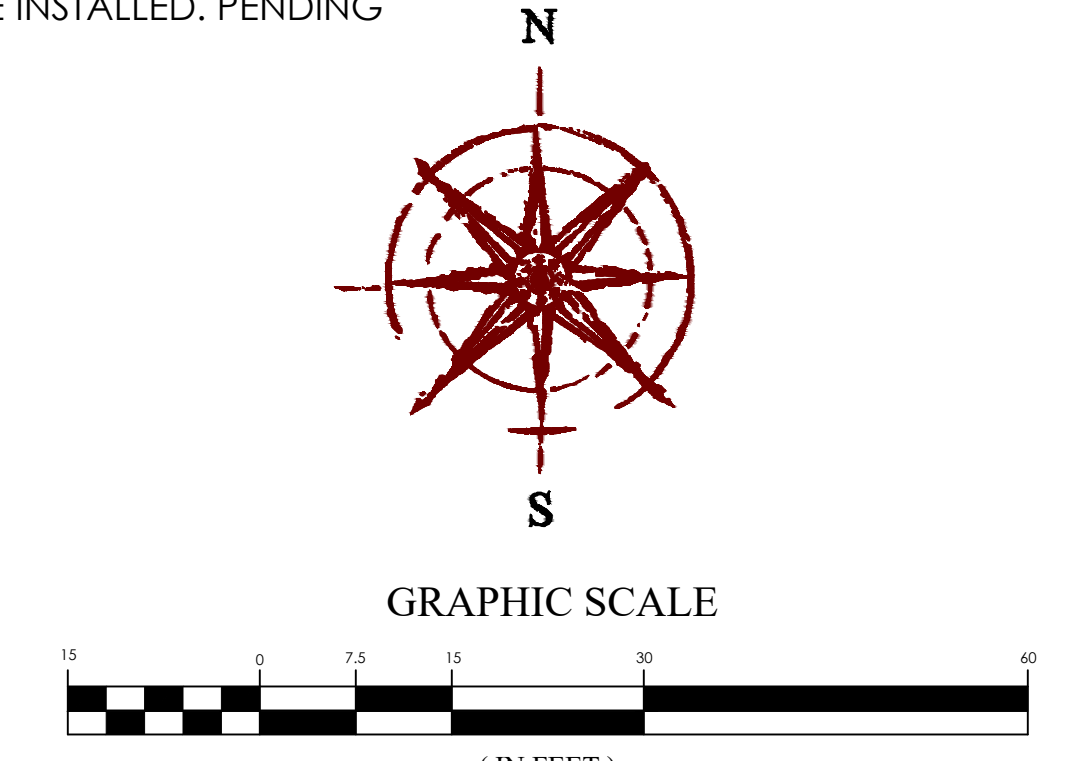
ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.

ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE.

NOTIFY CITY ENGINEER IF RUTTING/ PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES.

CONTRACTOR TO PROVIDE PAVEMENT CORE SAMPLES AND VERIFY STRUCTURAL NUMBERS EQUIVALENT TO DESIGN REQUIREMENTS. IF STRUCTURAL NUMBER IS NOT MET, APPLICANT IS RESPONSIBLE TO REPLACE ASPHALT TO CENTERLINE OF ROAD PER SECTION 15.01.1250.

ALL OVERHEAD UTILITIES BELOW 12,470 VOLTS SHALL BE LOCATED UNDERGROUND PER SECTION 17.8.409. COORDINATE WITH ROCKY MOUNTAIN POWER. IF POWER WILL BE REQUIRED TO BE BURIED, A STREET LIGHT MAY NEED TO BE INSTALLED. PENDING DETERMINATION FROM CITY ENGINEER.



SEE GEOTECHNICAL STUDY BY GSH GEOTECHNICAL, INC. DATED JULY 25, 2025 (JOB NUMBER 3822-007-25) FOR ADDITIONAL RECOMMENDATIONS

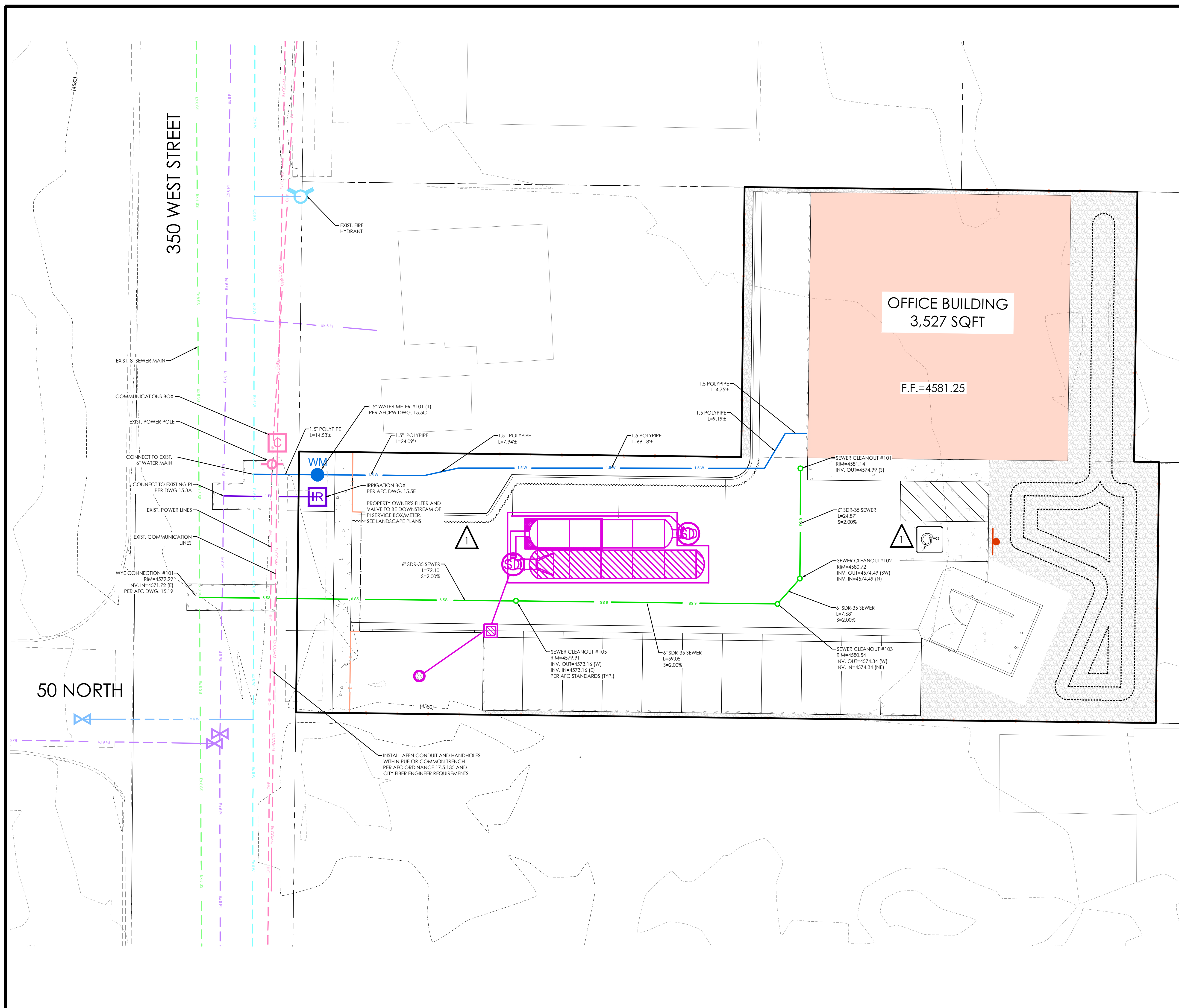
REVISION BLOCK

NO.	DATE	DESCRIPTION
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4		
5		
6		

SITE PLAN

Scale:	1"=15'	Drawn:	GB
Date:	03/30/26	Job #:	24-0247
Sheet:	C3.0		





LEGEND

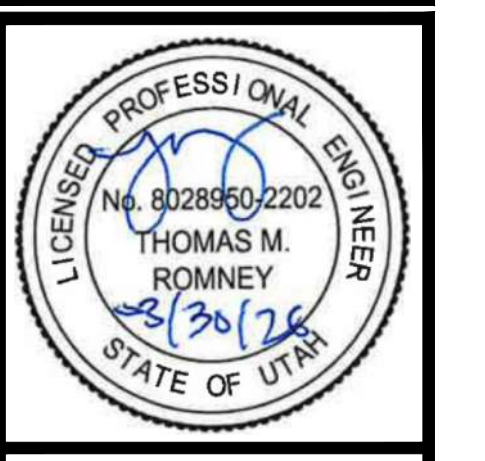
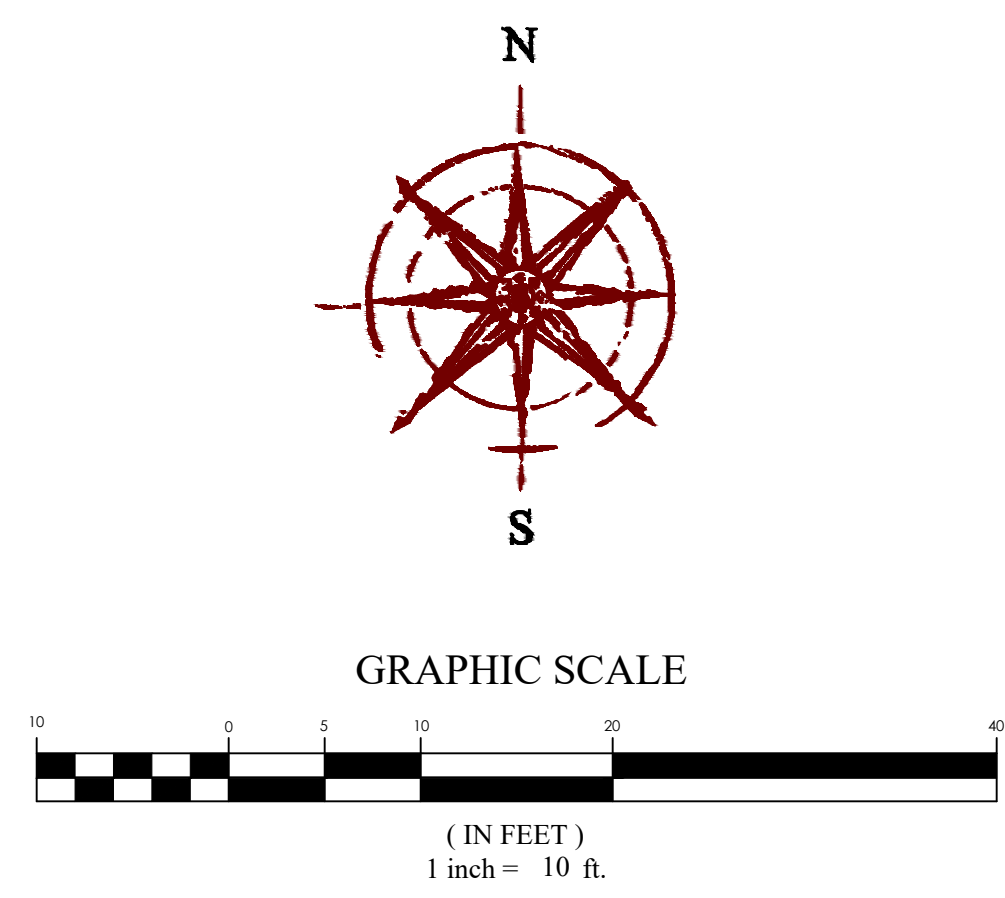
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+	WATER BLOW-OFF
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NOTES:

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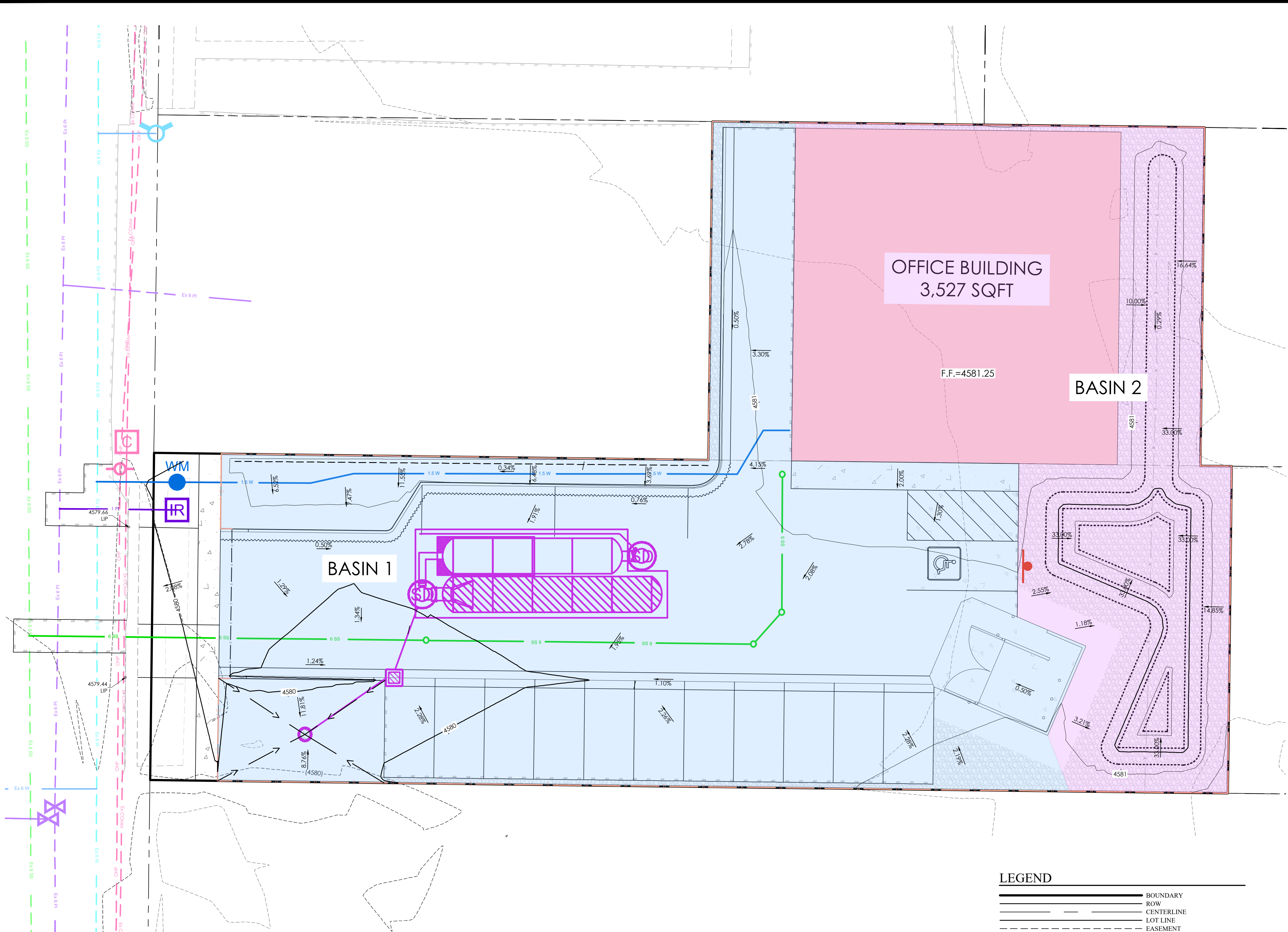


SILVER FOX OFFICE
 52 N 350 W, AMERICAN FORK, UT
 UTILITY PLAN

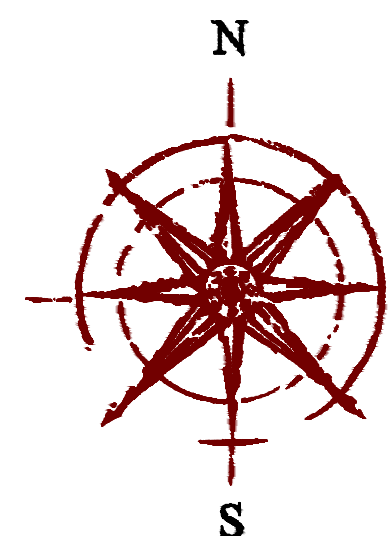
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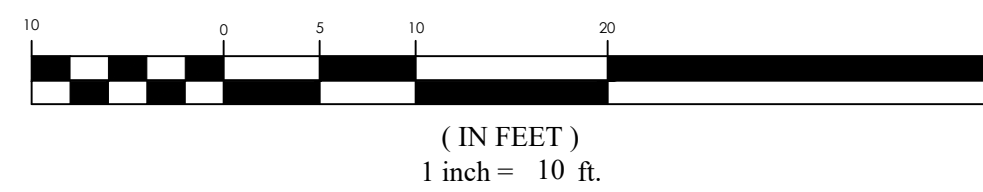
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NOTE:
ALL ROOF DRAINS TO DAYLIGHT TO THE RETENTION POND ON THE EAST SIDE OF THE BUILDING.



GRAPHIC SCALE



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD --- XX" STORM DRAIN
- XX SS --- XX" SANITARY SEWER
- XX W --- XX" CULINARY WATER
- XX P --- XX" PRESSURE IRRIGATION
- XXXX --- CONTOUR MAJOR
- XXXX --- CONTOUR MINOR
- Ex SD --- EXIST. STORM DRAIN
- Ex SS --- EXIST. SANITARY SEWER
- Ex W --- EXIST. CULINARY WATER
- X --- EXIST. FENCE
- (XXXX) --- EXIST. CONTOUR MAJOR
- (XXXX) --- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
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- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

Stormtech Calculations (Basin 1)

Project: 24-0247 Silver Fox Office
Location: American Fork, Utah
Date: 10/27/2025
Designer: Tyler Jones



100-Year Retention Sizing

Design Criteria
Intensity Table: Per NOAA Atlas 14
Return Period: 100 year
Allowable Discharge: 0.00 cfs/acre
Frequency Factor: 1.25
Storm Duration: 24 hr
Per American Fork City Standards

Allowable Discharges
Storm Drain Discharge: 0.00 cfs
Other Discharge: 0.00 cfs
Total Discharge: 0.00 cfs
Source: American Fork City Standards

Surface Type	Area (sf)	"C" Value	C*A
Homes (rooftops)	0	0.90	0
Hardscape	7,847	0.90	7,062
Gravel	429	0.70	300
Landscape	1,383	0.20	277
Totals	9,659		7,639.20
Weighted "C" Value		0.79	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulates	Allowable	Discharge	Required
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	4.02	0.79	0.22	0.88	793	0.00	0	793
30.0	2.71	0.79	0.22	0.48	855	0.00	0	855
60.0	1.68	0.79	0.22	0.29	1,061	0.00	0	1,061
120.0	0.92	0.79	0.22	0.16	1,154	0.00	0	1,154
180.0	0.62	0.79	0.22	0.11	1,174	0.00	0	1,174
360.0	0.33	0.79	0.22	0.06	1,265	0.00	0	1,265
720.0	0.19	0.79	0.22	0.03	1,462	0.00	0	1,462
1440.0	0.10	0.79	0.22	0.02	1,470	0.00	0	1,470

Maximum Storage Requirement: 1,470
Maximum Storage Requirement (ac-ft): 0.03
Frequency Factor of 1.25: 1837.20

Retention Basin Design
Storage Requirement: 1,837 cf
Stormtech Volume: 2,105 cf
Total Storage: 2,105 **RETENTION ADEQUATE**

Retention Pond (Basin 2)

Project: 24-0247 Silver Fox Office
Location: American Fork, Utah
Date: 10/27/2025
Designer: Tyler Jones



100-Year Retention Sizing

Design Criteria
Intensity Table: Per NOAA Atlas 14
Return Period: 100 year
Allowable Discharge: 0.00 cfs/acre
Frequency Factor: 1.25
Storm Duration: 24 hr
Per American Fork City Standards

Allowable Discharges
Storm Drain Discharge: 0.00 cfs
Other Discharge: 0.00 cfs
Total Discharge: 0.00 cfs
Source: American Fork City Standards

Surface Type	Area (sf)	"C" Value	C*A
Homes (rooftops)	3,527	0.90	3,174
Hardscape	0	0.90	0
Gravel	2,775	0.70	1,943
Landscape	208	0.20	42
Totals	6,510		5,158.40
Weighted "C" Value		0.79	

Drainage Calculations

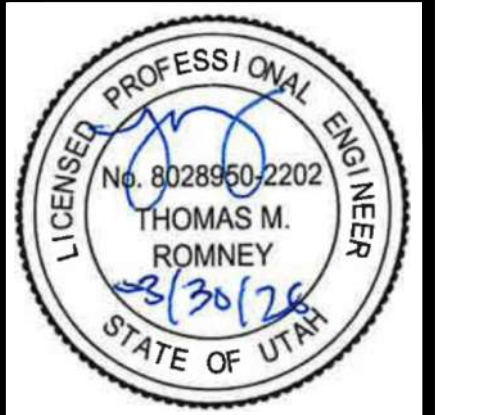
Duration	Intensity	Runoff C	Area	Rainfall	Accumulates	Allowable	Discharge	Required
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	4.02	0.79	0.15	0.60	536	0.00	0	536
30.0	2.71	0.79	0.15	0.32	578	0.00	0	578
60.0	1.68	0.79	0.15	0.20	714	0.00	0	714
120.0	0.92	0.79	0.15	0.11	780	0.00	0	780
180.0	0.62	0.79	0.15	0.07	793	0.00	0	793
360.0	0.33	0.79	0.15	0.04	854	0.00	0	854
720.0	0.19	0.79	0.15	0.02	987	0.00	0	987
1440.0	0.10	0.79	0.15	0.01	992	0.00	0	992

Maximum Storage Requirement: 992
Maximum Storage Requirement (ac-ft): 0.02
Frequency Factor of 1.25: 1240.57

Retention Basin Design
Storage Requirement: 1,241 cf
Retention Pond Volume: 1,345 cf
Total Storage: 1,345 **RETENTION ADEQUATE**



FOCUS
CONSULTING
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
www.focus-es.com



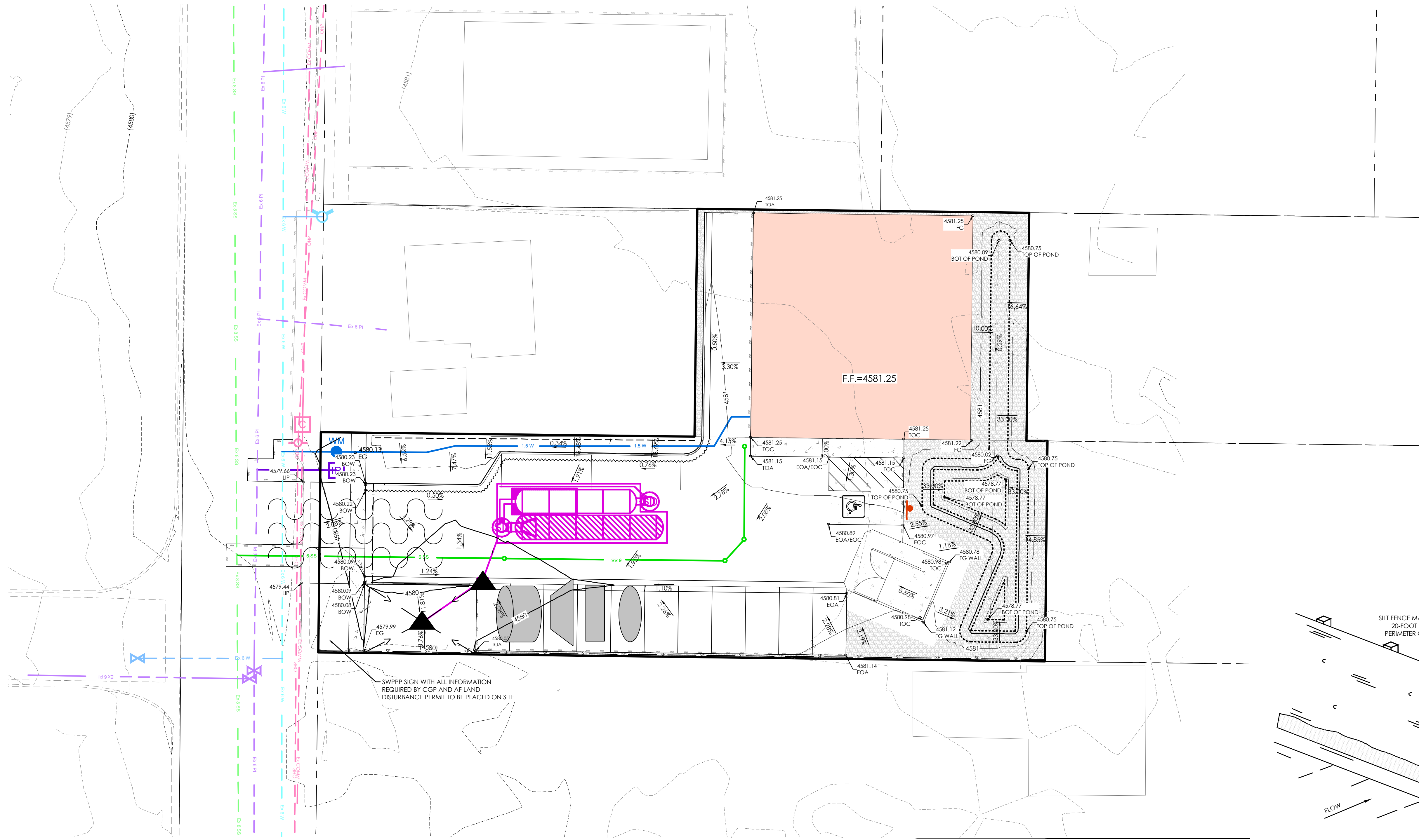
SILVER FOX OFFICE
52 N 350 W, AMERICAN FORK, UT
DRAINAGE BASIN PLAN

REVISION BLOCK	DATE	DESCRIPTION
1	10/27/25	CITY COMMENTS
2	03/27/26	CITY COMMENTS FINAL PLAT
3		
4		
5		
6		

DRAINAGE BASIN PLAN

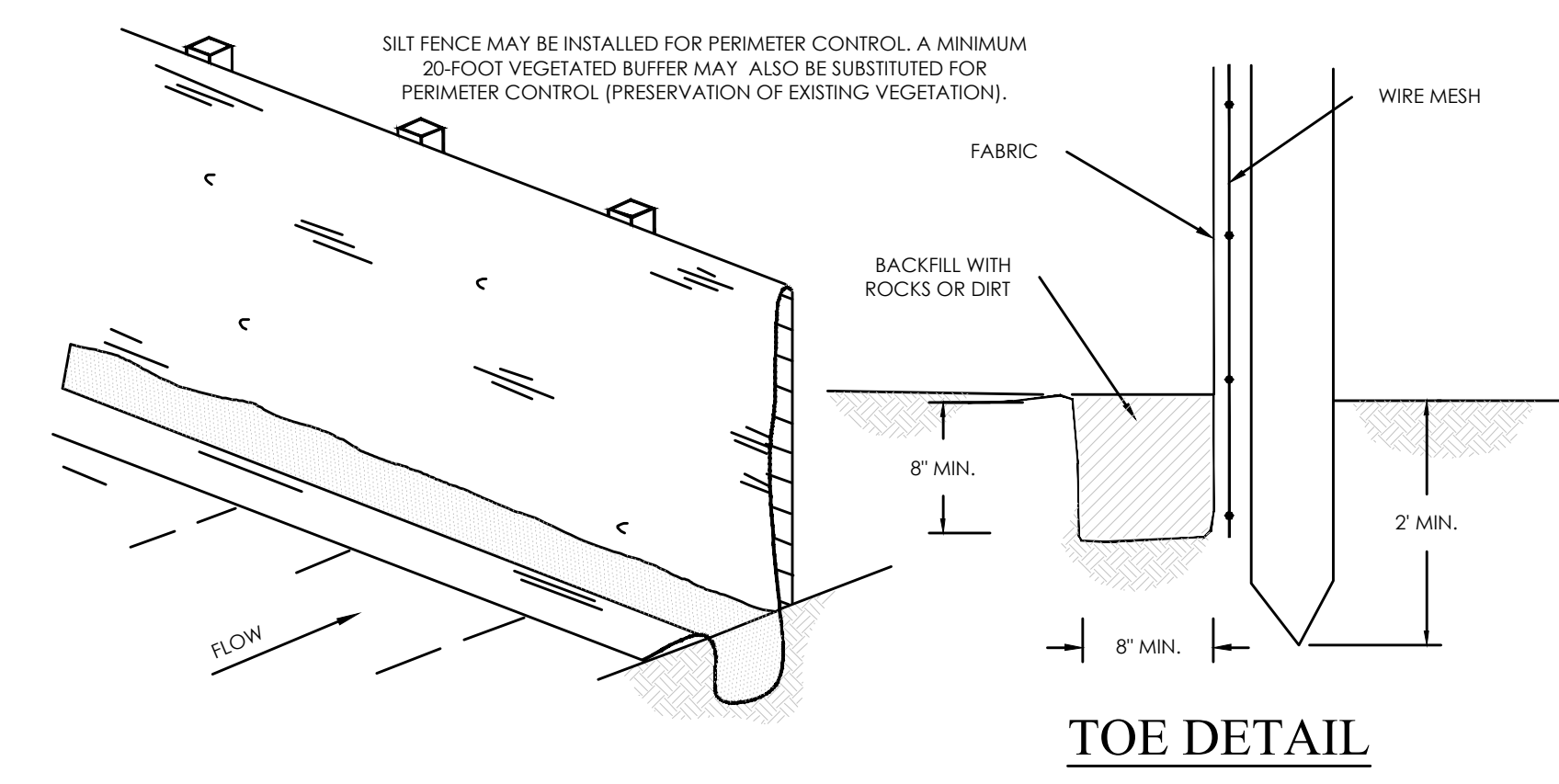
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Job #: 24-0247

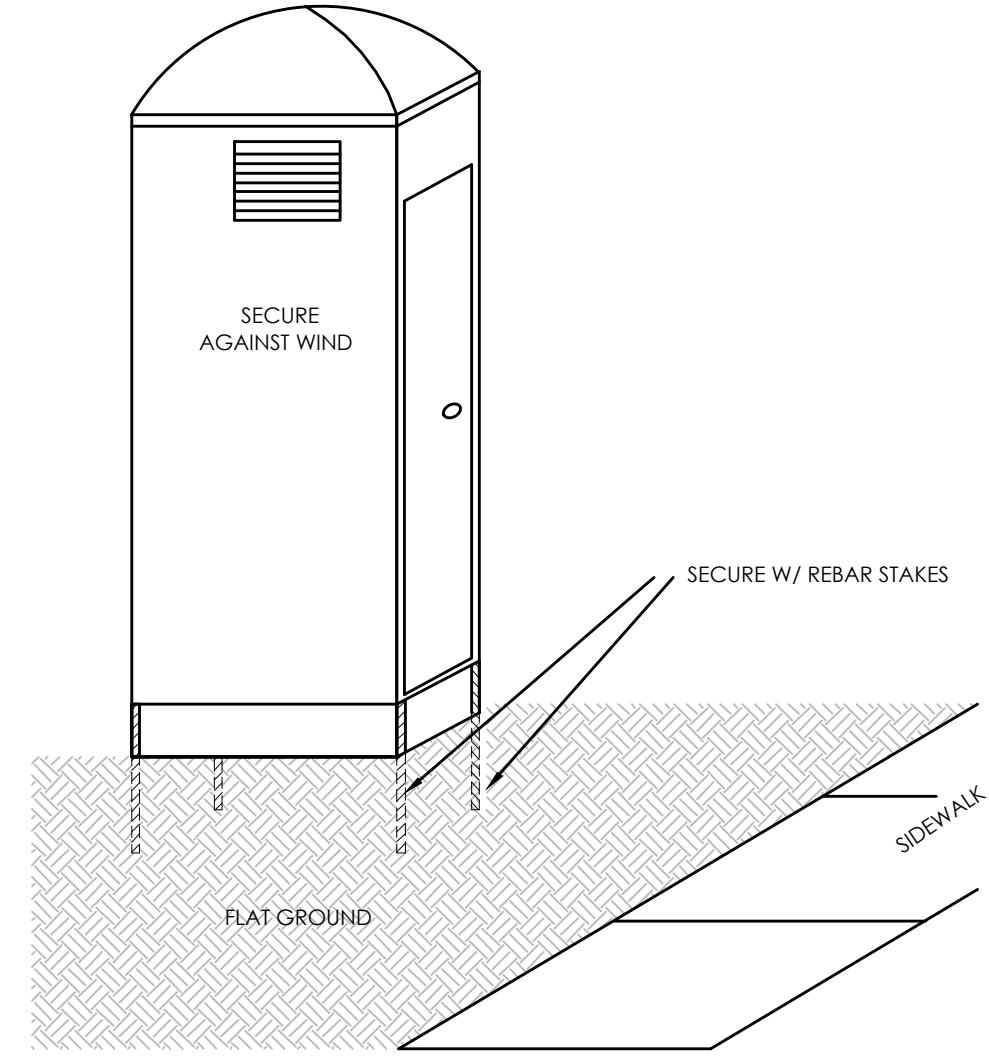


EROSION CONTROL LEGEND

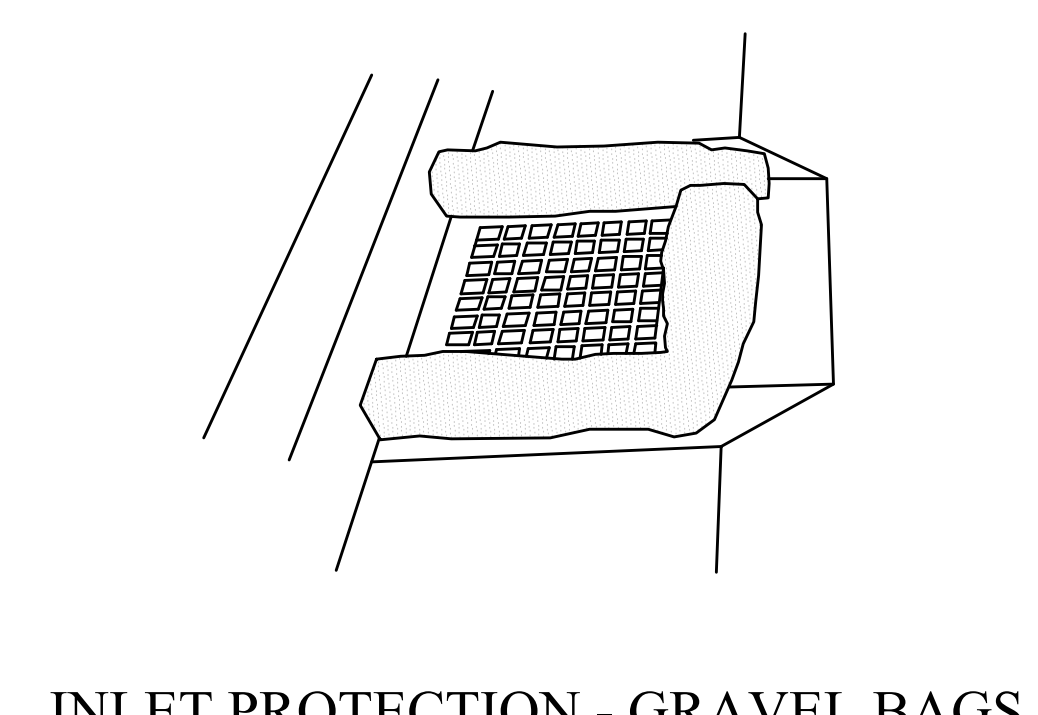
- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE OR BERM
- CUTBACK CURB
- FIBER ROLL



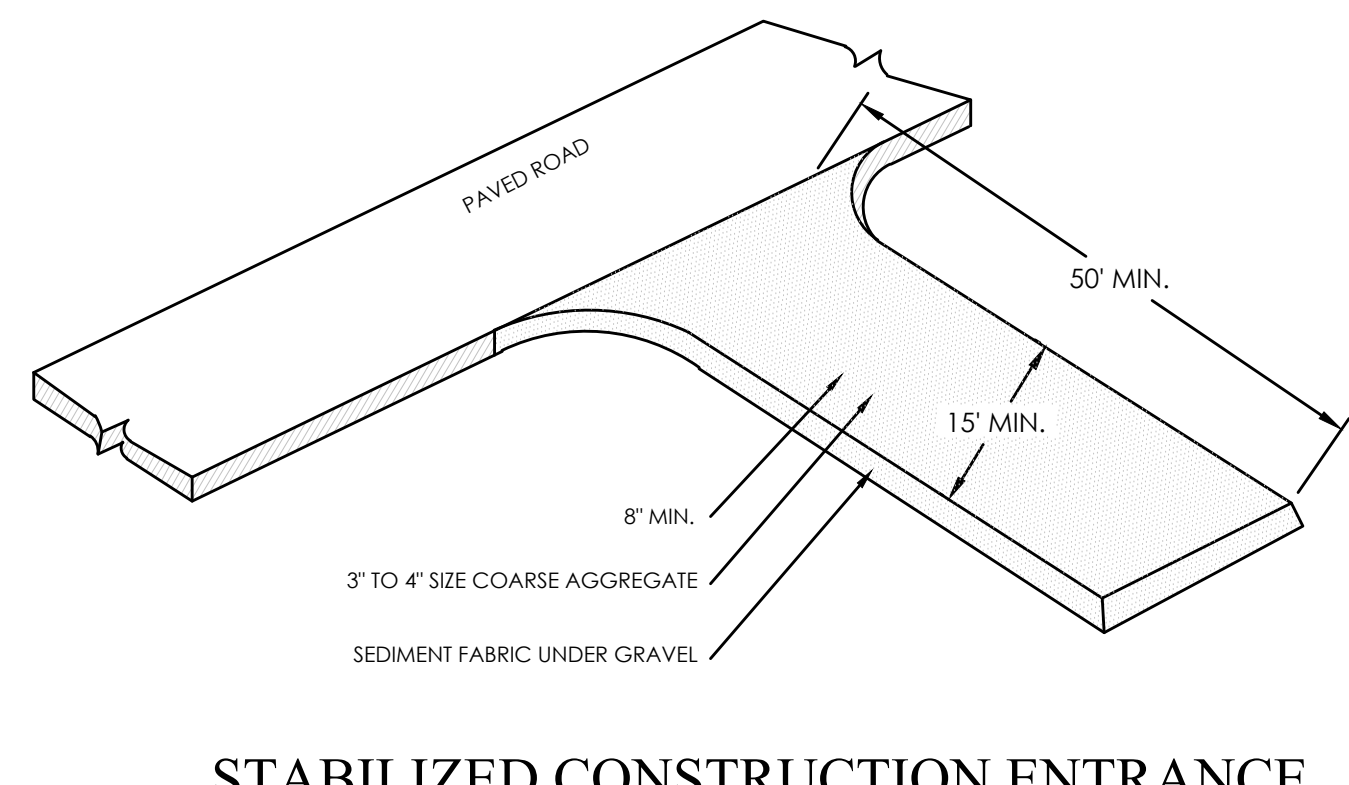
SILT FENCE
NTS



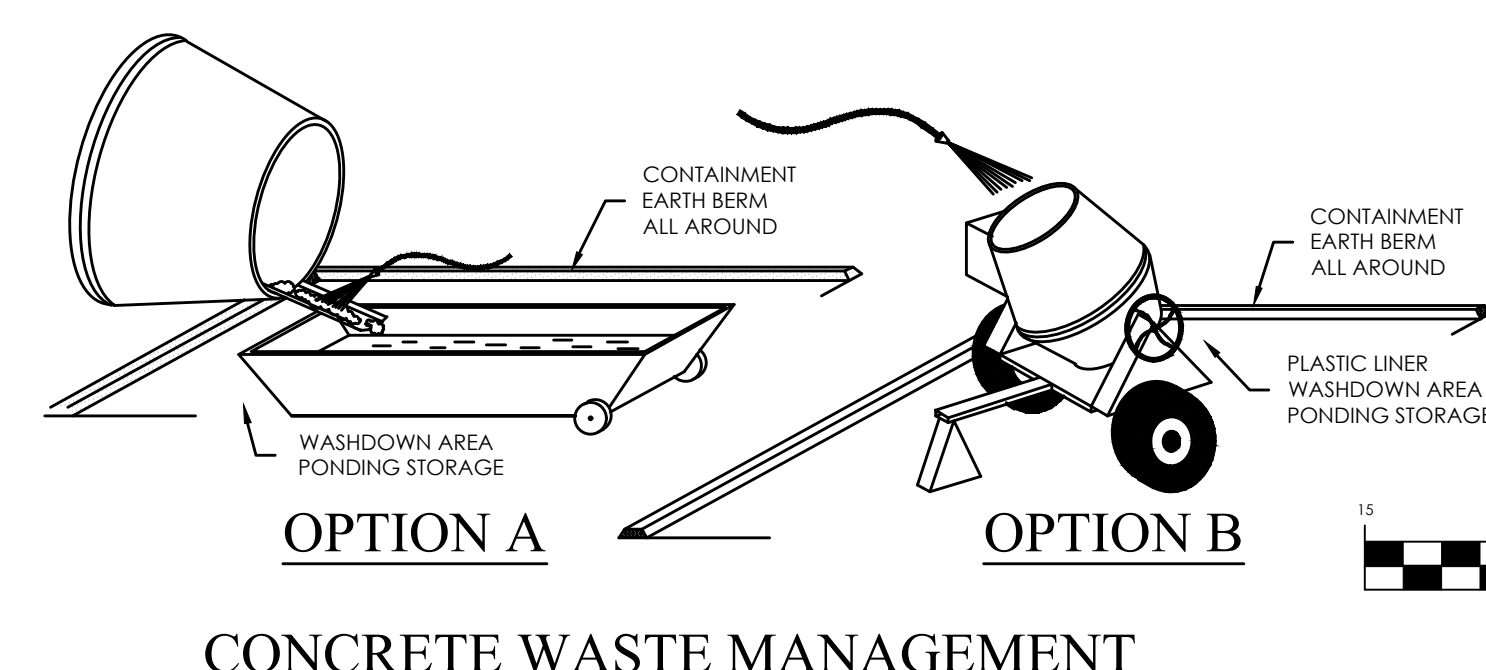
PORTABLE TOILET
NTS



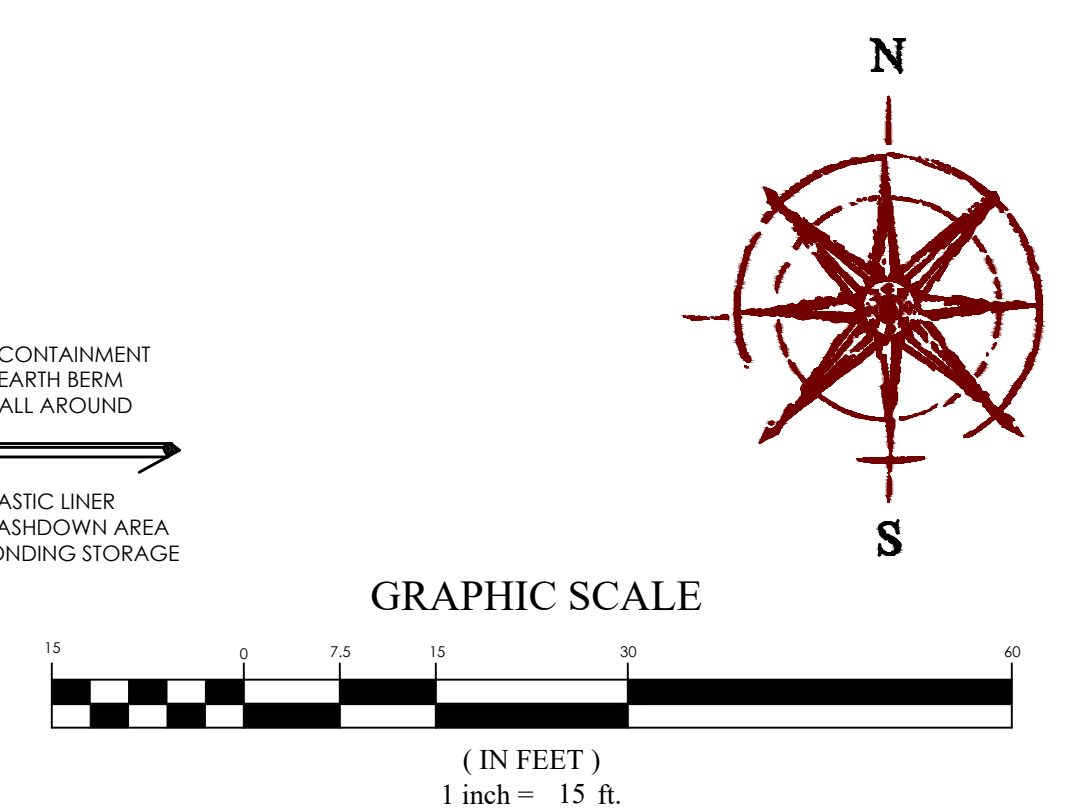
INLET PROTECTION - GRAVEL BAGS
NTS



STABILIZED CONSTRUCTION ENTRANCE
NTS



CONCRETE WASTE MANAGEMENT
NTS



SILVER FOX OFFICE
52 N 350 W, AMERICAN FORK, UT
EROSION CONTROL PLAN

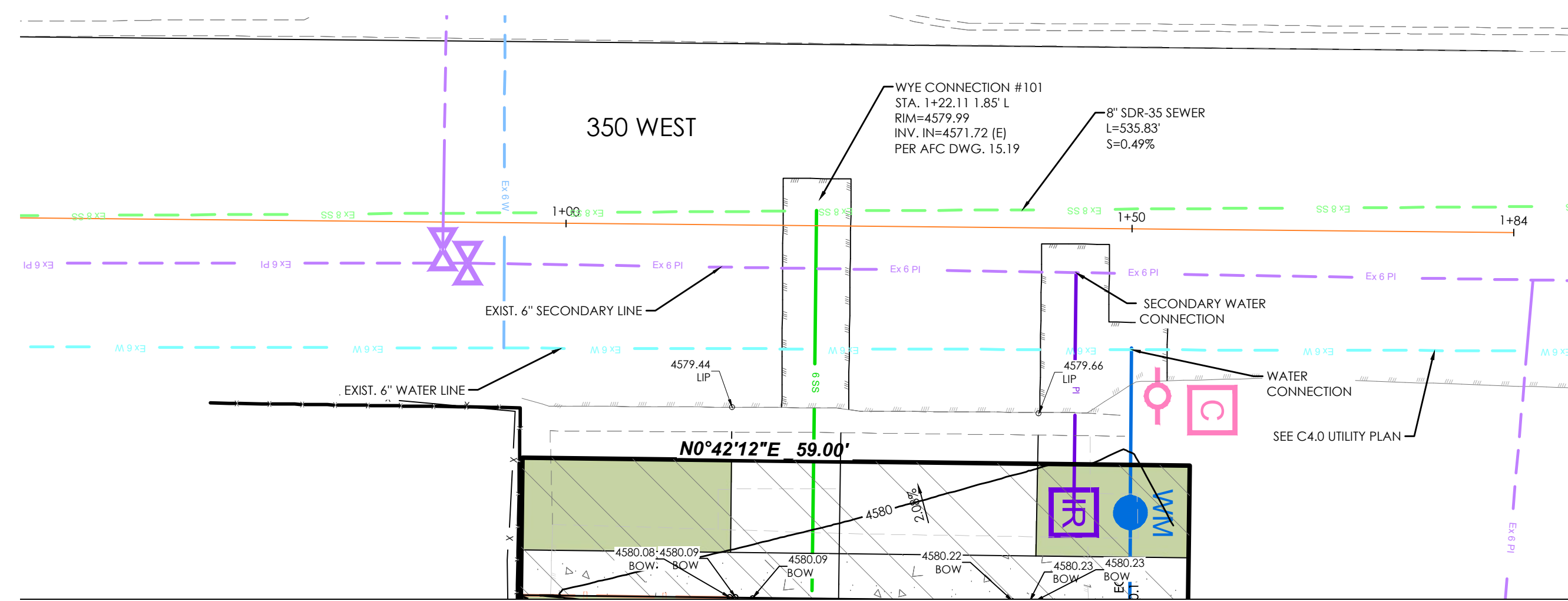
REVISION BLOCK	DATE	DESCRIPTION
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2	03/27/26	CITY COMMENTS FINAL PLAT
3		
4		
5		
6		

EROSION CONTROL PLAN

Scale: 1"=15' Drawn: GB
Date: 03/30/26 Job #: 24-0247
Sheet: **C7.0**



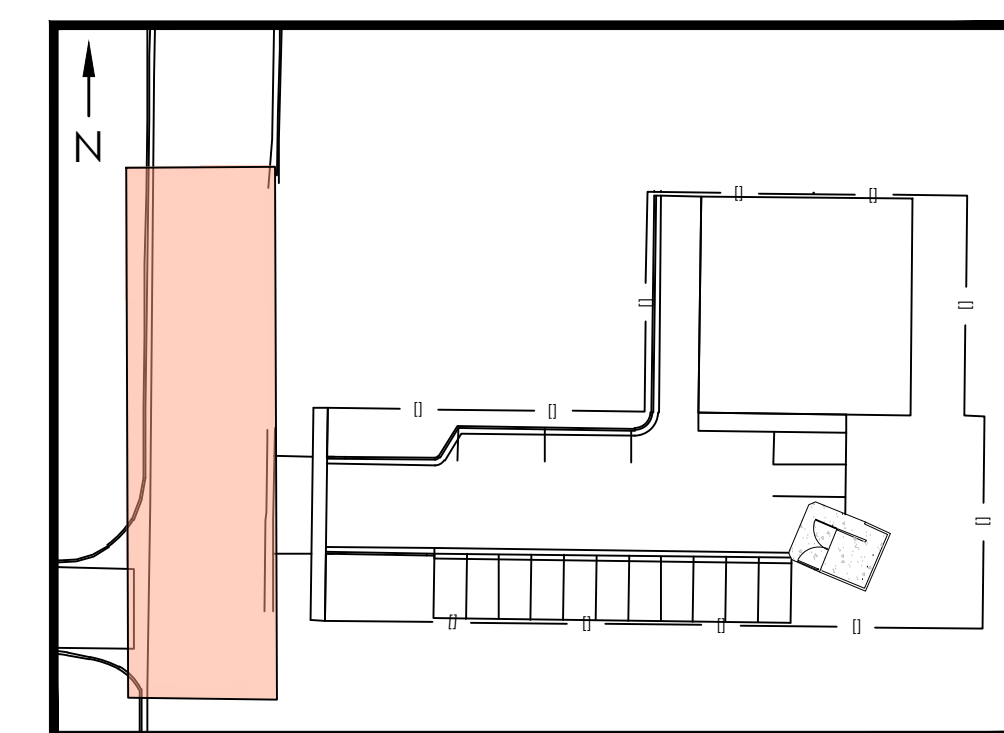
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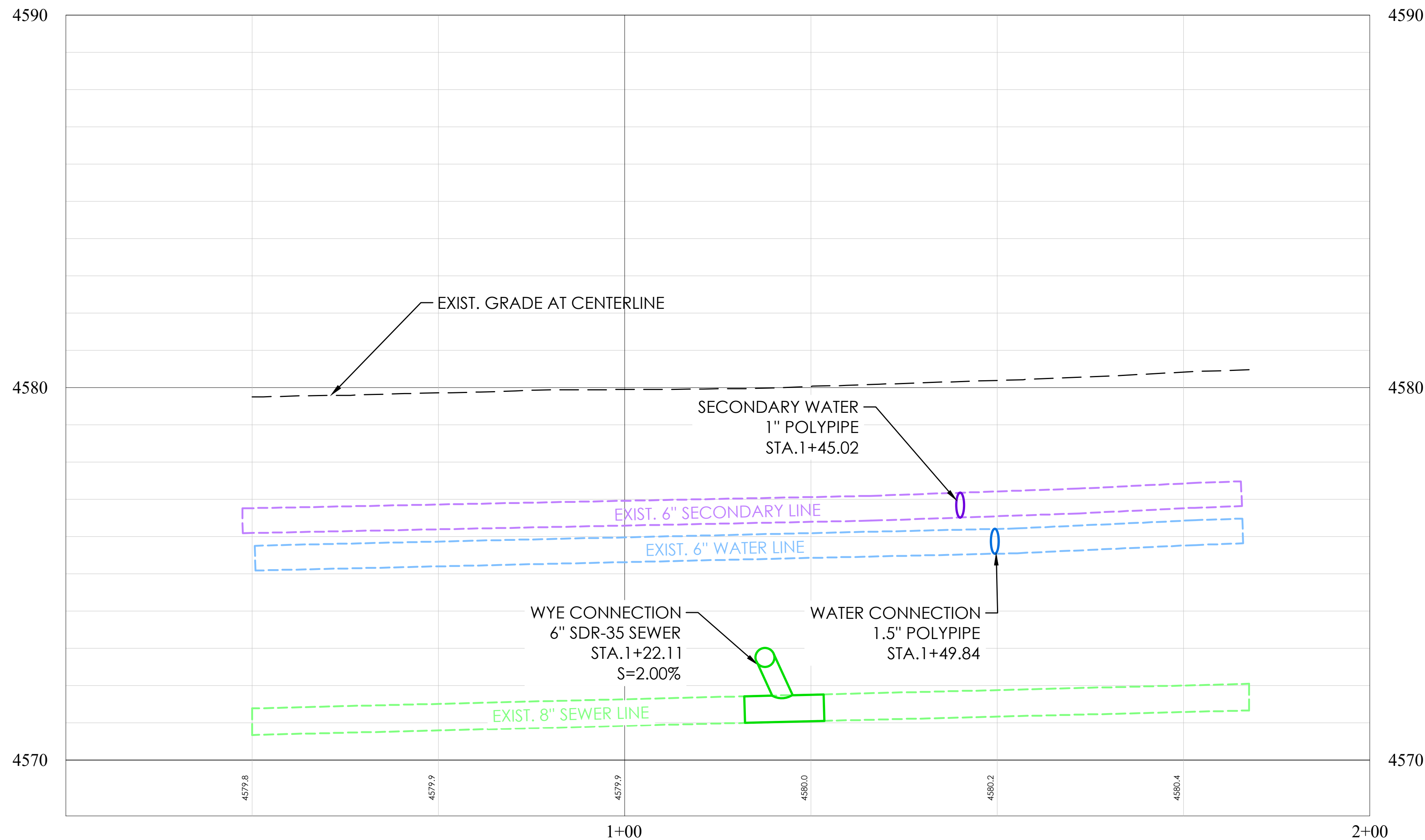
SILVER FOX OFFICE PLAN

LEGEND

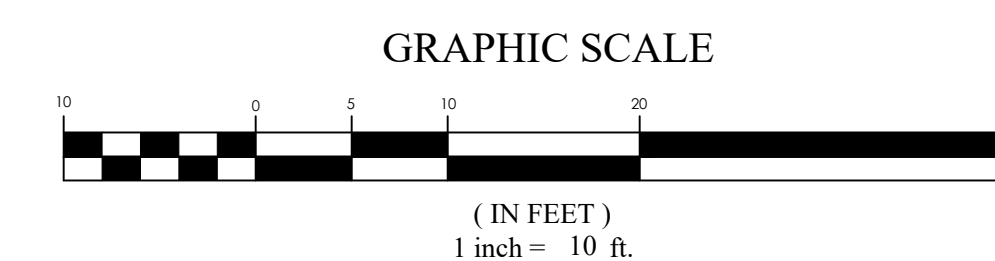
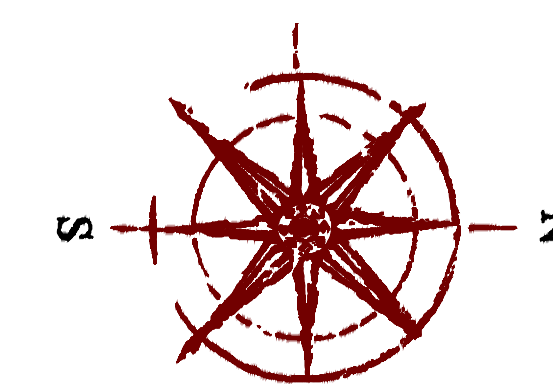
--- (dashed)	BOUNDARY
--- (dotted)	ROW
--- (dash-dot)	CENTERLINE
--- (long-dash)	LOT LINE
--- (short-dash)	EASEMENT
--- (dotted)	XX" STORM DRAIN
--- (dotted)	XX" SANITARY SEWER
--- (dotted)	XX" CULINARY WATER
--- (dotted)	XX" PRESSURE IRRIGATION
--- (dotted)	CONTOUR MAJOR
--- (dotted)	CONTOUR MINOR
--- (dotted)	EXIST. STORM DRAIN
--- (dotted)	EXIST. SANITARY SEWER
--- (dotted)	EXIST. CULINARY WATER
--- (dotted)	EXIST. FENCE
--- (dotted)	EXIST. CONTOUR MAJOR
--- (dotted)	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	SECONDARY METER, WATER METER
+	CULINARY VALVE, TEE & BEND
+	SECONDARY VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION



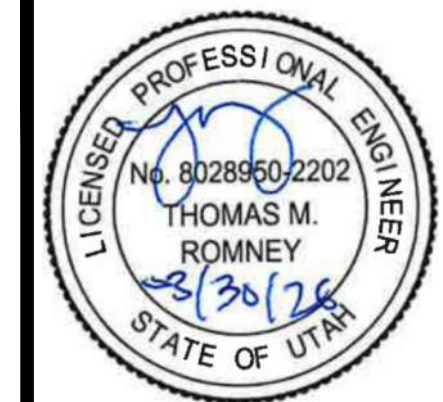
KEY MAP
N.T.S.



350 WEST STREET PROFILE

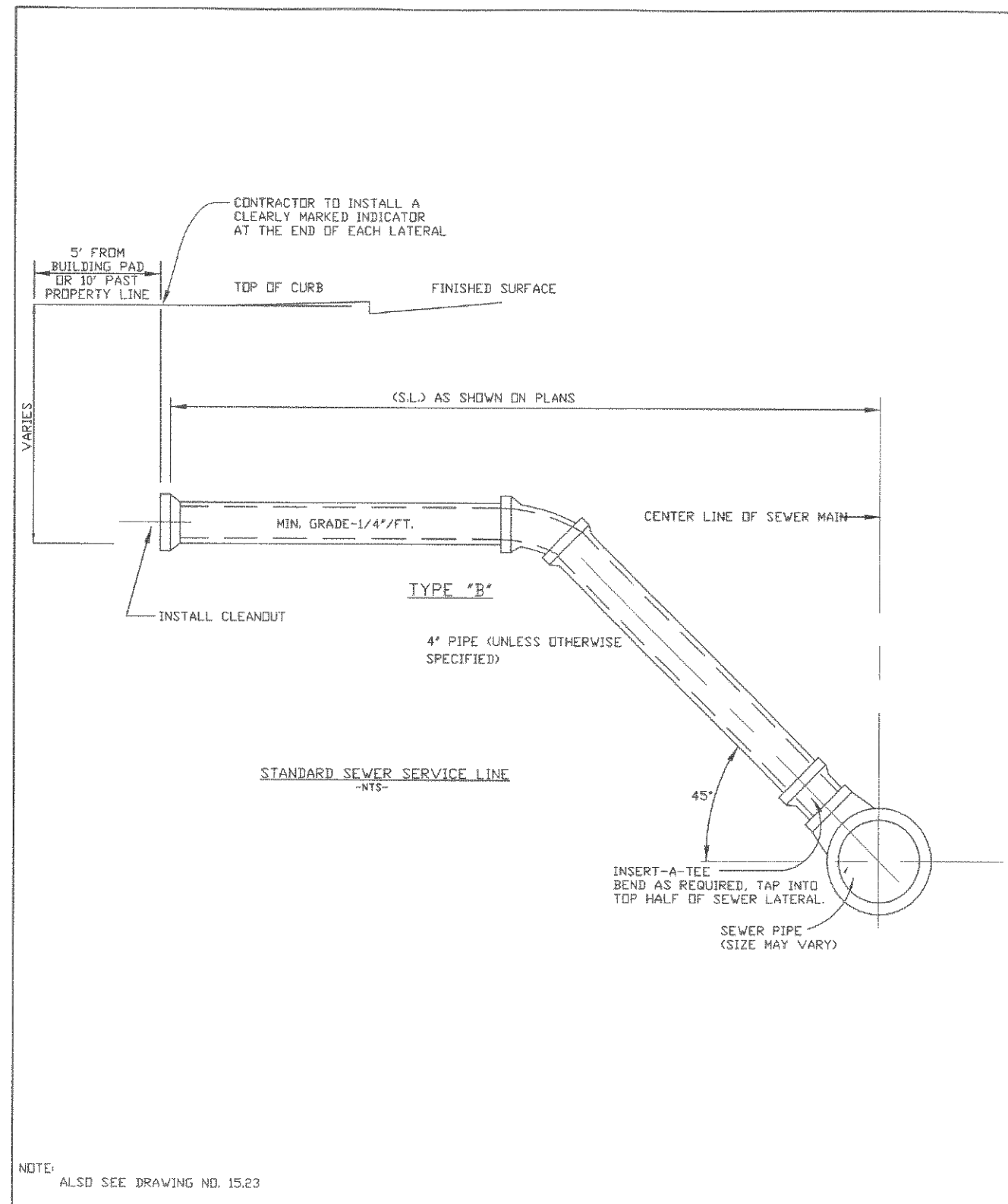


BENCHMARK
SOUTHWEST CORNER OF SECTION 14
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE 7 MERIDIAN
ELEV: 4568.70
DATUM: NAVD 88

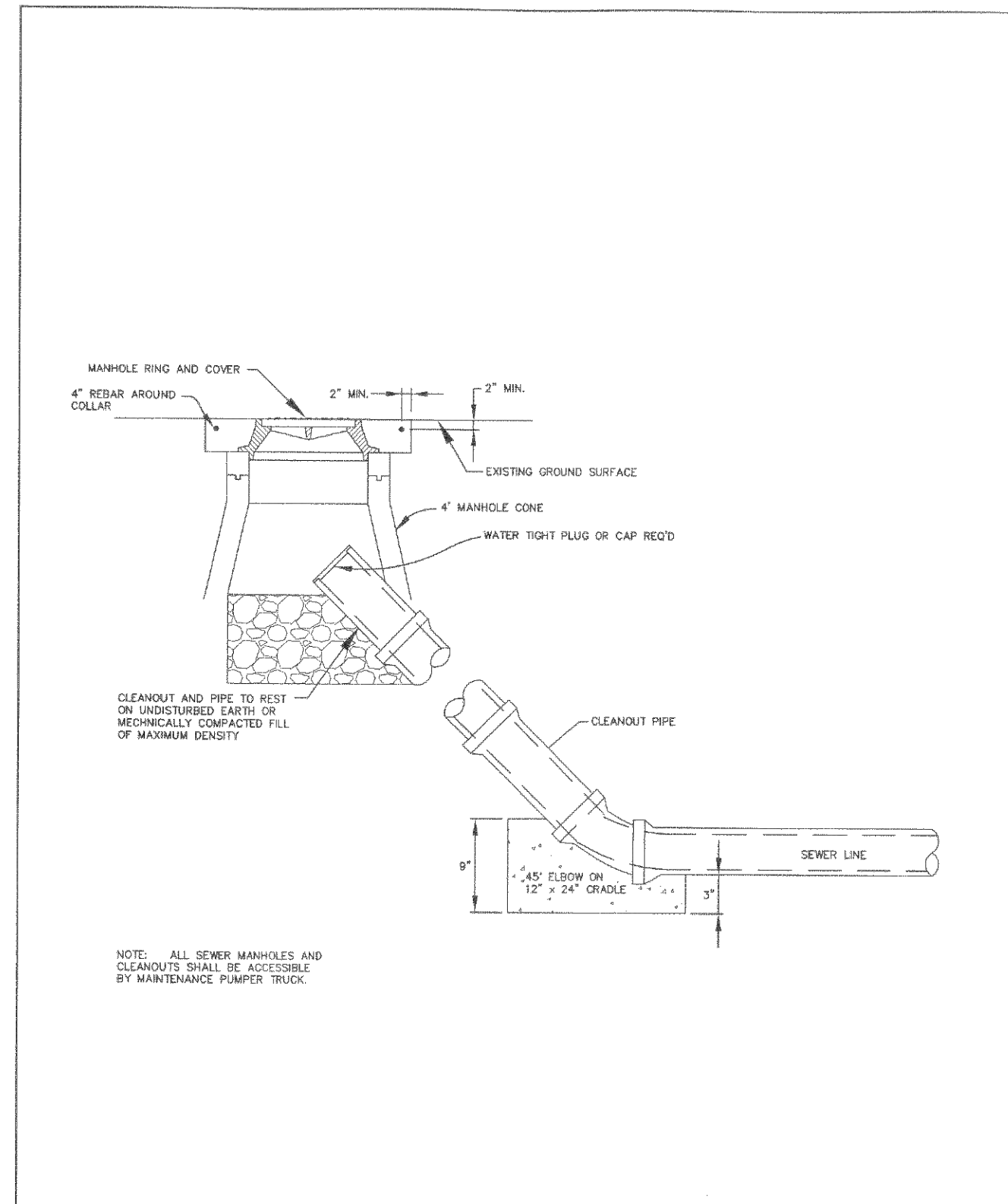


REVISION BLOCK	DATE	DESCRIPTION
1	10/27/25	CITY COMMENTS
2	03/27/26	CITY COMMENTS FINAL PLAT
3	---	---
4	---	---
5	---	---
6	---	---

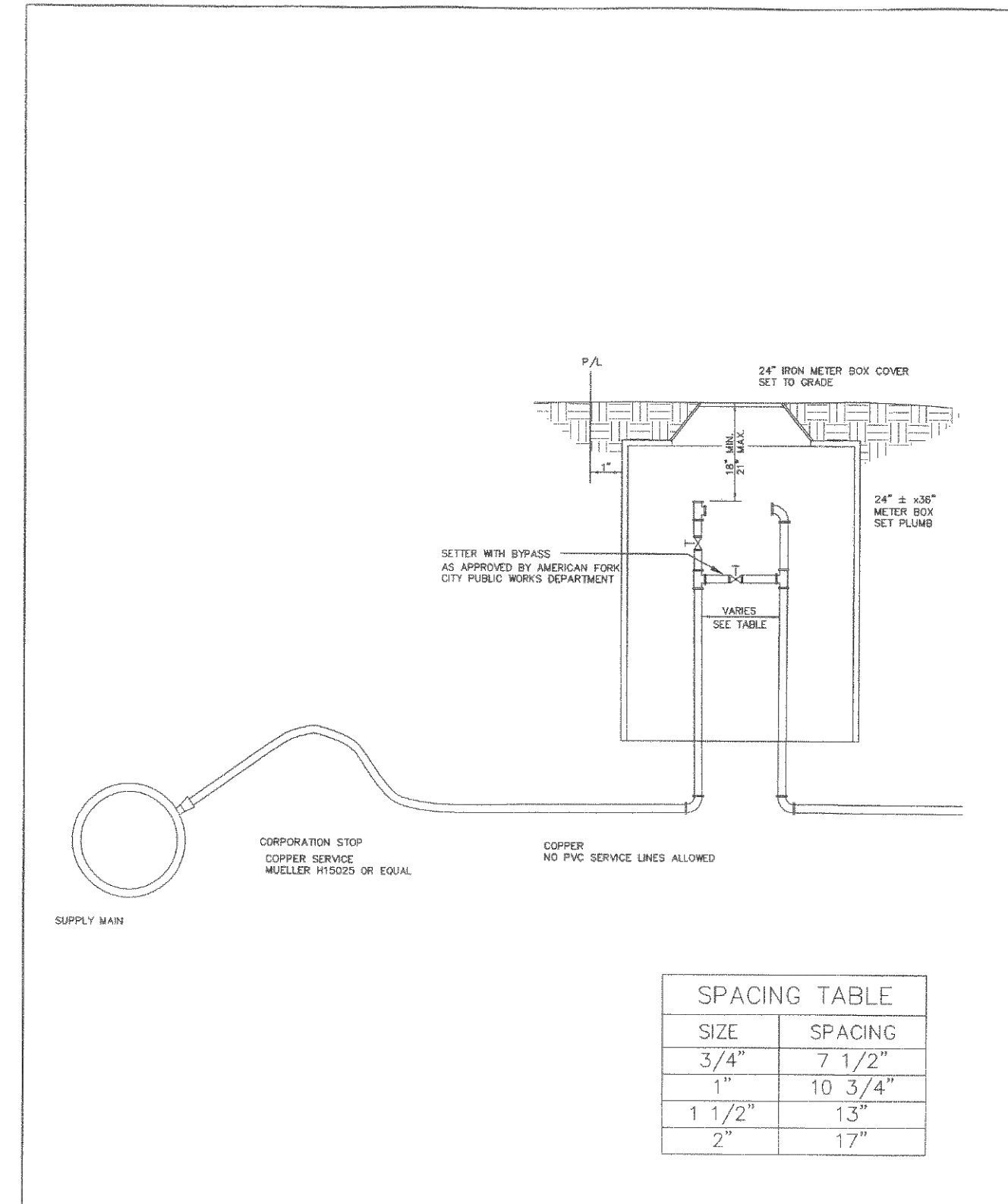
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Sheet: PP.1.0



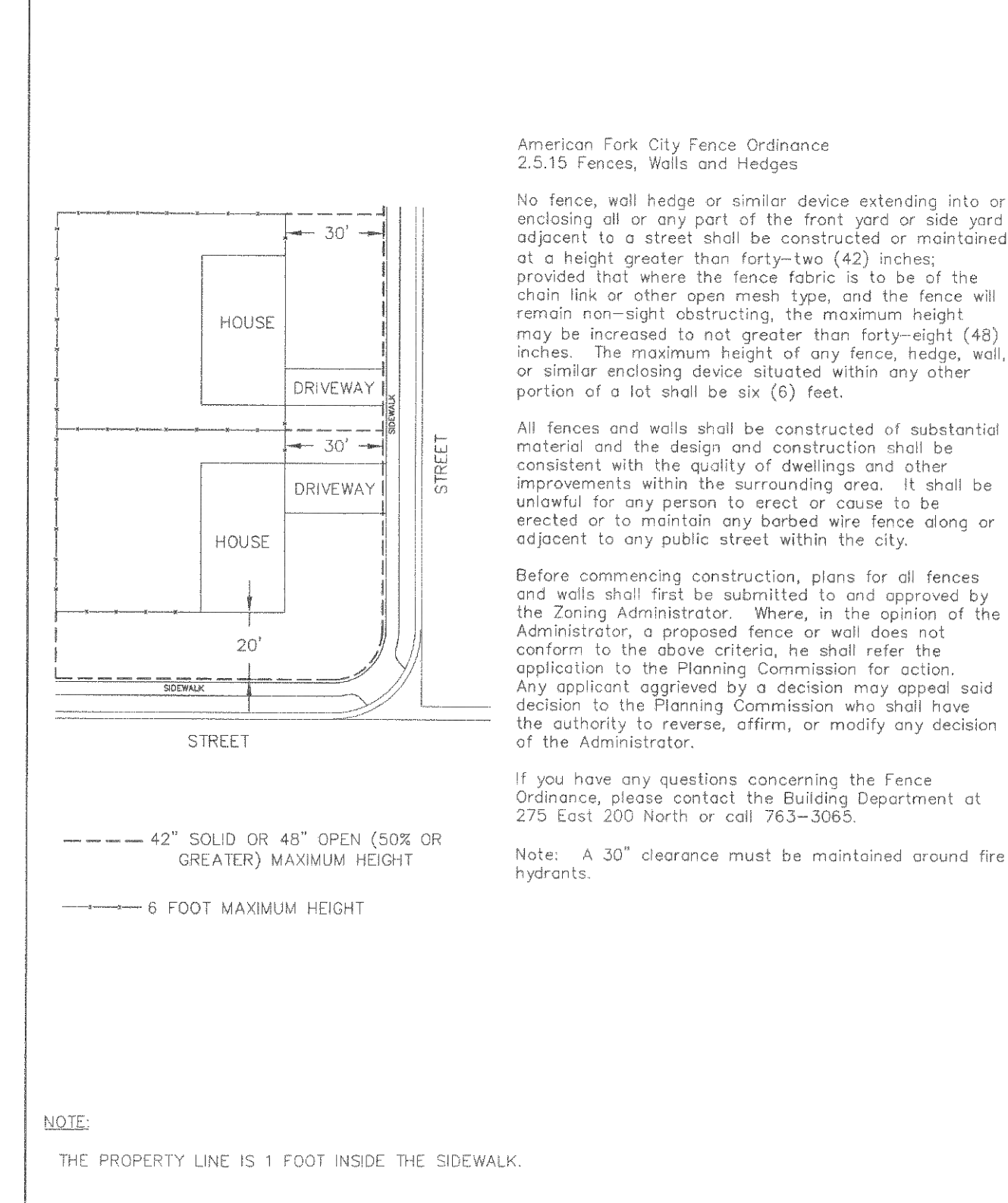
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REVISION: NONE	1000 E. 800 N. SUITE 200			
DATE: MAY 2002	ORCA 11741 (801) 802-8902			
SCALE: VARIES				



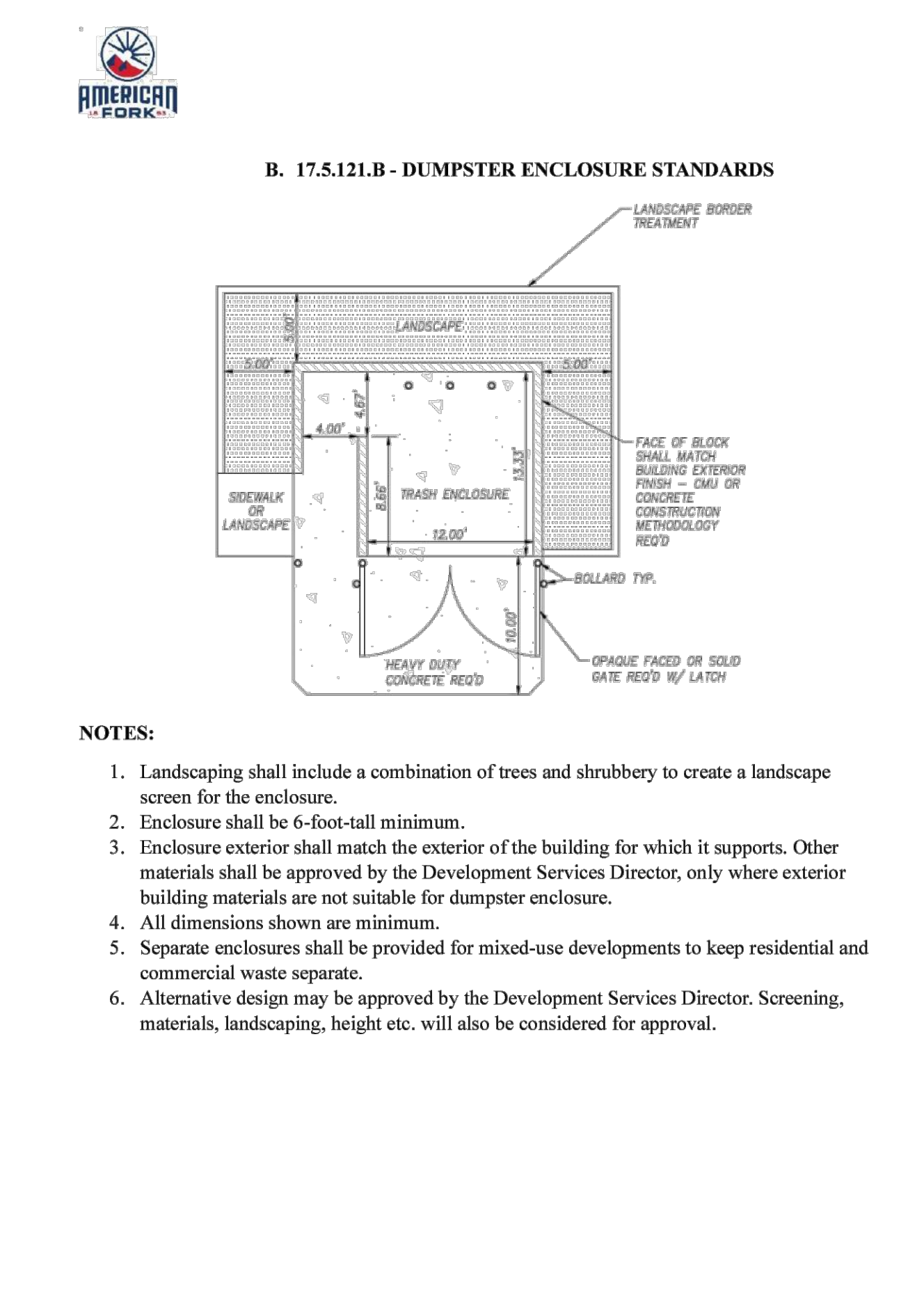
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DATE: MAY 2002	ORCA 11741 (801) 802-8902			
SCALE: VARIES				



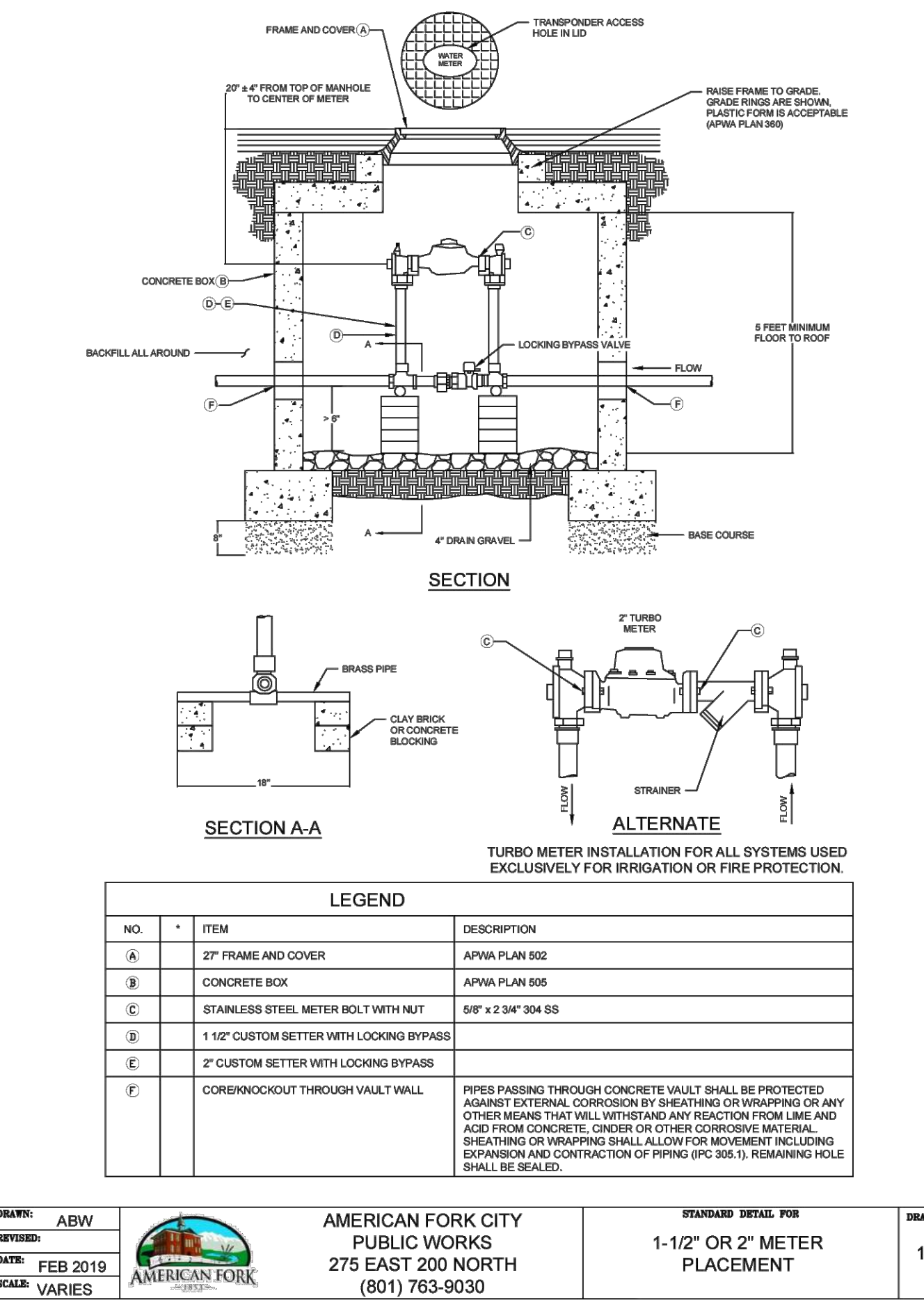
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DATE: MAY 2002	ORCA 11741 (801) 802-8902			
SCALE: VARIES				



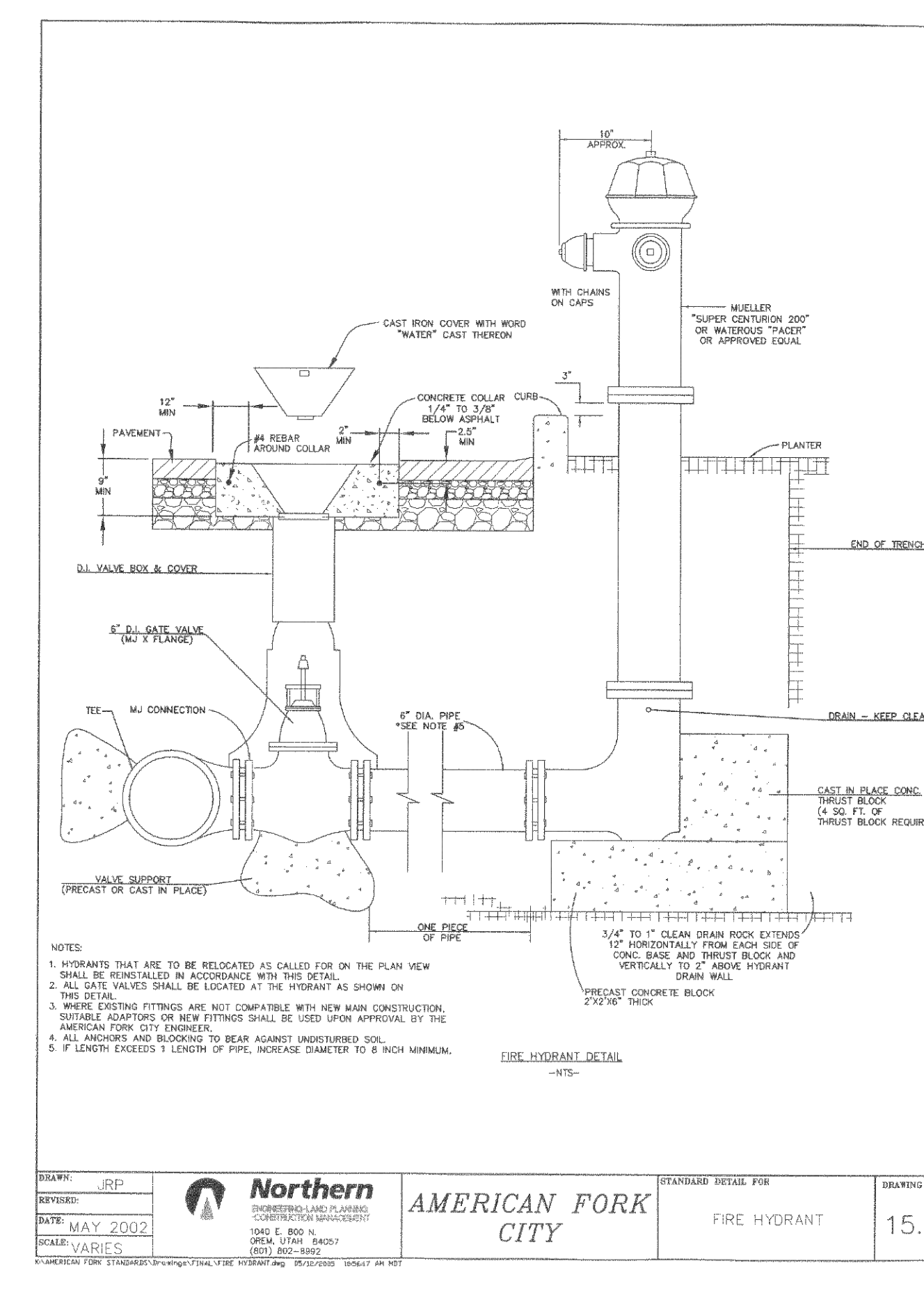
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DATE: MAY 2002	ORCA 11741 (801) 802-8902			
SCALE: VARIES				



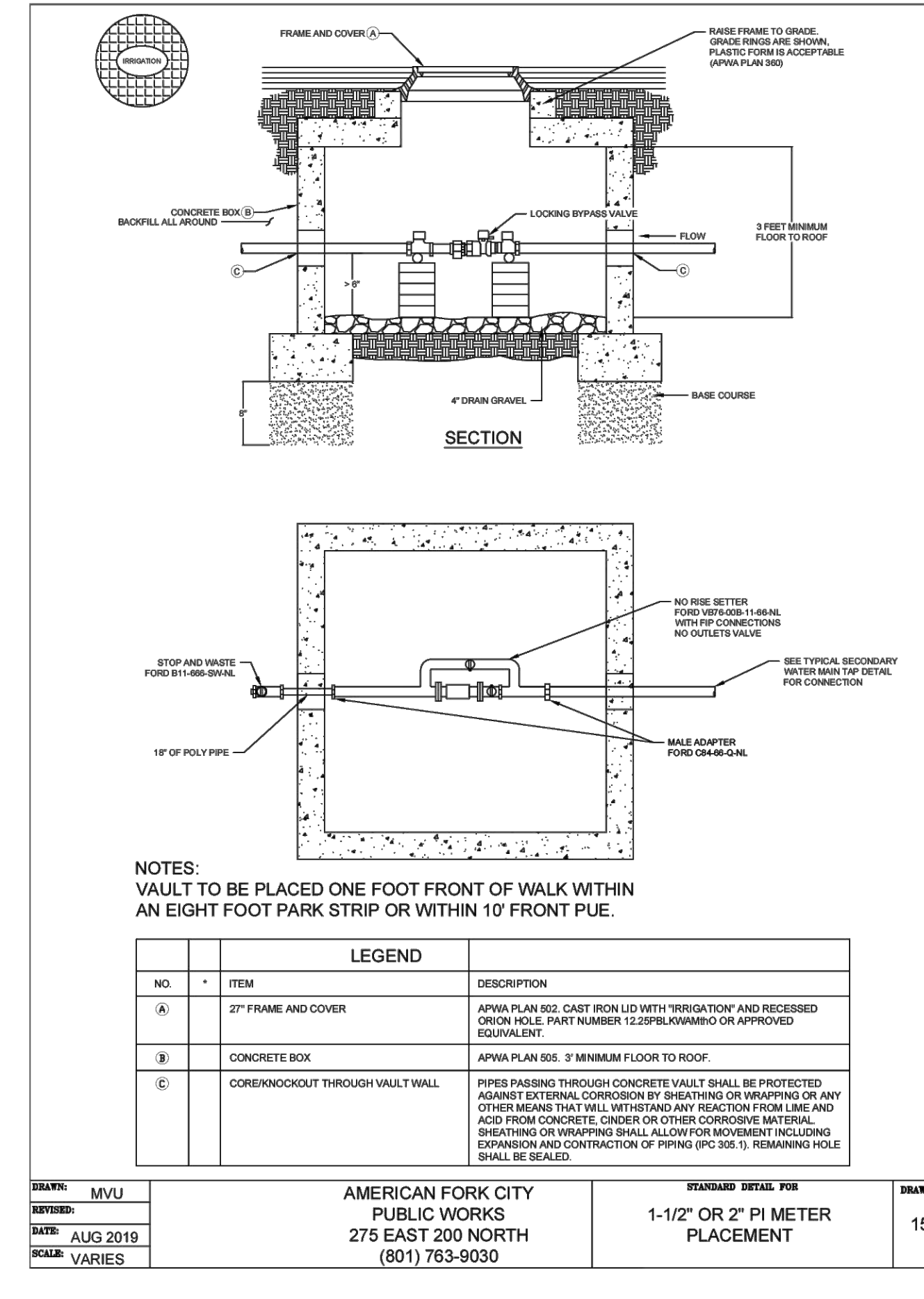
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REVISION: NONE	1000 E. 800 N. SUITE 200			
DATE: FEB 2019	ORCA 11741 (801) 802-8902			
SCALE: VARIES				



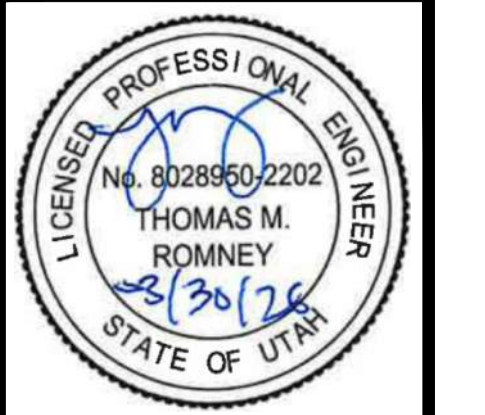
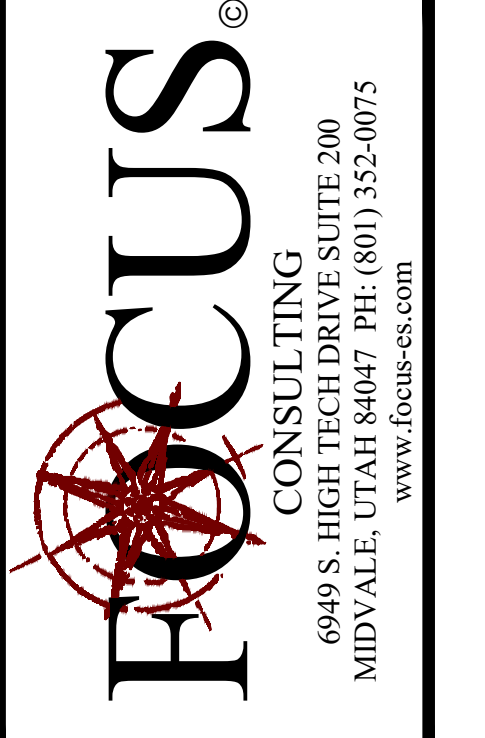
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REVISION: NONE	1000 E. 800 N. SUITE 200			
DATE: FEB 2019	ORCA 11741 (801) 802-8902			
SCALE: VARIES				



DESIGN: JRP	Northern	AMERICAN FORK CITY	FIRE HYDRANT	DRAWING NO. 15.6
REVISION: NONE	1000 E. 800 N. SUITE 200			
DATE: MAY 2002	ORCA 11741 (801) 802-8902			
SCALE: VARIES				



DESIGN: MVU	Northern	AMERICAN FORK CITY	1-1/2" OR 2" PI METER PLACEMENT	DRAWING NO. 15.5E
REVISION: NONE	1000 E. 800 N. SUITE 200			
DATE: AUG 2019	ORCA 11741 (801) 802-8902			
SCALE: VARIES				



SILVER FOX OFFICE
52 N 350 W, AMERICAN FORK, UT
DETAILS

REVISION BLOCK	DATE	DESCRIPTION
1	10/27/25	CITY COMMENTS
2	03/27/26	CITY COMMENTS FINAL PLAT
3		
4		
5		
6		

DETAILS

Scale: N.T.S.	Drawn: GB
Date: 03/30/26	Job #: 24-0247
Sheet: D1.0	



PROJECT INFORMATION

MANAGER: _____
 DESIGNED BY: _____
 PROJECT NO: _____

ADS
Advanced Drainage Systems, Inc.

ADS
StormTech
FOR STORMTECH
INSTALLATION
CONSTRUCTION
OPERATION
MAINTENANCE

24-0247 SILVER FOX OFFICE
AMERICAN FORK, UT, USA

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.

2. CHAMBERS SHALL BE ARCH SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT MODIFIED POLYPROPYLENE COPOLYMER.

3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45/6 DESIGNATION IS.

4. CHAMBERS SHALL PROVIDE CONFORMAL UNOBTSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPAIR FLOW OR LIMIT ACCESS FOR INSPECTION.

5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE ASHOTO LIFE BRIDGE DESIGN SPECIFICATIONS, SECTION 4.1.2.4 ARE MET FOR 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE ASHOTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND WIND VELOCITY PRESENCE.

6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2777 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (1 MIN) ASHOTO DESIGN TRUCK LOAD ON MINIMUM COVER 2) MOISTURE PENETRATION (24 HR) ON MINIMUM COVER 3) ALLOWABLE COVER WITH 1000 LB. ASHOTO DESIGN TRUCK.

7. REQUIREMENTS FOR HANDLING AND INSTALLATION:

- TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTERNAL, INTERLOCKING STAKE-OUT LINES.
- TO ENSURE THE INTEGRITY OF THE ARCH BEARING DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 100 LB/FT.
- TO MAINTAIN THE INTEGRITY OF THE ARCH BEARING DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 100 LB/FT.
- TO MAINTAIN THE INTEGRITY OF THE ARCH BEARING DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 100 LB/FT.

8. 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. EVALUATION SHALL BE SUBMITTED TO THE PROJECT SITE ENGINEER.

9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

10. MANUFACTURER IS TO BE DETERMINED BY SITE DESIGN ENGINEER. SET FROM THE 24" MANHOLE TO THE 36" MANHOLE. DUE TO THE ADAPTATION OF THE CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COMPILE ADJUSTMENT PER TO STANDARD MANHOLE COMPONENTS IN THE FIELD.

11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS. THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTECHNICAL PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

- STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR.
- STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/4000 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DIGGER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS.
- STORMTECH RECOMMENDS A BACKFILL METHOD:
 - STONE/HOTSPOT LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ABOVE AND BEAT DOWN AN EXCAVATOR ON THE FOUNDATION STONE OR SURGRADE.
- THE FOUNDATION STONE SHALL BE LEVELLED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM 1" (25.4 mm) SPACING BETWEEN THE CHAMBER ROWS.
- INLET AND OUTLET MANHOLES MUST BE INSERTED MINIMUM OF 12" (305 mm) INTO CHAMBER END CAPS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE (ASHOTO M40 1/2, 3/4, 4/5, 5/6, OR 1").
- STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXISTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SURFACE FROM STORMWATER MANAGEMENT SYSTEMS FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/4000 CONSTRUCTION GUIDE".
- THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BASE CHAMBERS.
 - NO RUBBER TYRED LOADS, CLAMP TRUCK, OR EXCAVATORS ARE ALLOWED UNLESS PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/4000 CONSTRUCTION GUIDE".
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LOAD-BEARING PILE OR EXCAVATOR.
 - FULL 30" (762 mm) DEPTHS OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR CLAMMING.
- USE OF A DIGGER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. TO PUSH CHAMBERS DAMAGED BY USING THE "DUMP AND PLUMB" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.
- CONTACT STORMTECH AT 1-800-821-8710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

NOTES

1. THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND BE NECESSARILY ADJUST GRADING TO MEET THE CHAMBER COVER REQUIREMENTS ARE MET NOT FOR CONSTRUCTION. THE LAYOUT IS FOR INFORMATION PURPOSES ONLY TO PROVIDE CONTEXT & THE REQUIRED STORAGE VOLUME CAN BE DETERMINED ON SITE.

PROPOSED LAYOUT

NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	STORMTECH MC-3500 CHAMBERS	12	EA	
2	STORMTECH MC-3500 END CAPS	2	EA	
3	STORMTECH MC-3500 MANHOLE	2	EA	
4	STORMTECH MC-3500 MANHOLE	2	EA	
5	STORMTECH MC-3500 MANHOLE	2	EA	
6	STORMTECH MC-3500 MANHOLE	2	EA	
7	STORMTECH MC-3500 MANHOLE	2	EA	
8	STORMTECH MC-3500 MANHOLE	2	EA	
9	STORMTECH MC-3500 MANHOLE	2	EA	
10	STORMTECH MC-3500 MANHOLE	2	EA	
11	STORMTECH MC-3500 MANHOLE	2	EA	
12	STORMTECH MC-3500 MANHOLE	2	EA	

CONCEPTUAL ELEVATIONS

PART TYPE

NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	STORMTECH MC-3500 CHAMBERS	12	EA	
2	STORMTECH MC-3500 END CAPS	2	EA	
3	STORMTECH MC-3500 MANHOLE	2	EA	
4	STORMTECH MC-3500 MANHOLE	2	EA	
5	STORMTECH MC-3500 MANHOLE	2	EA	
6	STORMTECH MC-3500 MANHOLE	2	EA	
7	STORMTECH MC-3500 MANHOLE	2	EA	
8	STORMTECH MC-3500 MANHOLE	2	EA	
9	STORMTECH MC-3500 MANHOLE	2	EA	
10	STORMTECH MC-3500 MANHOLE	2	EA	
11	STORMTECH MC-3500 MANHOLE	2	EA	
12	STORMTECH MC-3500 MANHOLE	2	EA	

DESCRIPTION

INVERT

MAX FLOW

24-0247 SILVER FOX OFFICE

AMERICAN FORK, UT, USA

DESIGNED BY: _____
 PROJECT NO: _____

ADS
StormTech
FOR STORMTECH
INSTALLATION
CONSTRUCTION
OPERATION
MAINTENANCE

24-0247 SILVER FOX OFFICE
AMERICAN FORK, UT, USA

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

UNDERDRAIN DETAIL

MC-3500 TECHNICAL SPECIFICATION

MC-3500 ISOLATOR ROW PLUS DETAIL

INSPECTION & MAINTENANCE

NOTES

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	ASHOTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL MATERIAL FOR LAYER 1 STARTS FROM THE TOP OF THE LAYER TO THE BOTTOM OF FLOOR FINISH OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBBASE REQUIREMENTS.	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PROVIDED INSTALLATIONS MAY HAVE EMBEDMENT MATERIAL AND PREPARATION REQUIREMENTS.
E	EMBEDMENT STONE (A LAYER) TO THE LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE 1/2	NO COMPACTION REQUIRED.
F	FOUNDATION STONE (A LAYER) TO THE LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE 1/2	FLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. 1/2

NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45/6 DESIGNATION IS.
- MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2777 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
- 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 INTERNAL, INTERLOCKING STAKE-OUT LINES.
 - TO ENSURE THE INTEGRITY OF THE ARCH BEARING DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 100 LB/FT.
 - TO MAINTAIN THE INTEGRITY OF THE ARCH BEARING DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 100 LB/FT.
 - TO MAINTAIN THE INTEGRITY OF THE ARCH BEARING DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 100 LB/FT.
- ONCE LAYER 1 IS PLACED, ANY EXISTING SOILS CAN BE PLACED IN LAYER 2 UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE REPLACED BY THE MATERIALS REQUIREMENTS OF LAYER 2 OR 3 AT THE SITE DESIGN ENGINEER'S DISCRETION.
- WHERE RECYCLED CONCRETE AGGREGATE IS UTILIZED IN LAYER 2 OR 3, THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 2. RECYCLED CONCRETE STRUCTURAL BACKFILL.

NYLOPLAST DRAIN BASIN

NOTES

1. 2" (50.8 mm) ORATESOLID COVERS SHALL BE DUCTILE IRON PER ASTM A88 GRADE TO 8046.
2. 12" (305 mm) ORATESOLID FRAMES SHALL BE DUCTILE IRON PER ASTM A88 GRADE TO 5045.
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
4. CHAMBER CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D2012 FOR CONCRETE JOINTS. FOR POLYMER JOINTS, TIGHTNESS SHALL BE 8 PSI.
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION, VISIT WWW.NYLOPLAST.COM.
6. TO ORDER CALL: 888-818-8178.

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MC-3500 STORMTECH CHAMBER SPECIFICATIONS

UNDERDRAIN DETAIL

MC-3500 TECHNICAL SPECIFICATION

MC-3500 ISOLATOR ROW PLUS DETAIL

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2/3/22

SILVER FOX OFFICE

52 N 350 W, AMERICAN FORK, UT

DETAILS

REVISION BLOCK

NO.	DATE	DESCRIPTION
1	10/27/25	CITY COMMENTS
2	03/27/26	CITY COMMENTS FINAL PLAT
3		
4		
5		
6		

DETAILS

Scale: N.T.S. Drawn: GB
 Date: 03/30/26 Job #: 24-0247
 Sheet: D1.1

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