



AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA

Regular Session
June 1, 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 June 1, 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 May 11, 2026, Development Review Committee minutes.

4. Public Hearings (Public Hearings is that class of DRC action that requires further discussion on some Amended Final Plats. Public Hearing items will have the chance for the public to speak upon.)

- a. Public hearing on an application for an Amended Final Plat, known as Bridges at Fox Hollow Plat B-1, located at approximately 1040 N 390 E, American Fork City. The Amended Final Plat consists of approximately 9.04 acres and will be in the PR-3.0 Zone.

5. 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 an Amended Commercial Site Plan, known as Tow-N-Go Rentals, located at approximately 710 S Utah Valley Drive, American Fork City. The Commercial Site Plan consists of 12.58 acres and is in the GC-2 Zone.
- b. Review and action on an application for a Final Plat, known as Bridges at Fox Hollow Plat C, located at approximately 1120 N 400 E, American Fork City. The Final Plat consists of 4.07 acres and is in the PR-3.0 Zone.
- c. Review and action on an application for an Amended Commercial Site Plan, known as Landmark South Fence Landscaping, located at approximately 100 E 620 S, American Fork City. The Amended Commercial Site Plan consists of 0.12 acres and is in the PI-1 Zone.

6. Adjournment

Dated this 28th day of May 2026

Patrick O'Brien

Development Services Director

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



NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the American Fork City Development Review Committee will hold a Public Hearing on June 1, 2026, in the Public Works building, located at 275 East 200 North, commencing at 9:00 AM.

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

- **Notice of public hearings on an amended plat for Bridges at Fox Hollow Plat B-1**
 - Public Hearing for an application for an Amended Final Plat, known as Bridges at Fox Hollow Plat B-1, located at approximately 1040 N 390 E, American Fork City. The Amended Final Plat consists of approximately 9.04 acres and will be in the PR-3.0 Zone.
 - Description: The amendment to the plat is looking to provide a new storm drain design with added easements to the overall plat.

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

UNAPPROVED MINUTES

05.11.2026

AMERICAN FORK CITY

DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

May 11th, 2026

The American Fork City Development Review Committee met in a regular session on May 11th, 2026, 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: Aaron Brems

Staff Present:

Cody Opperman

Planner II

Ben Hunter

City Engineer

Mat Sacco

Fire Marshal

Carolyn Lloyd

Administrative Assistant II

Others Present:

Thatcher Lamb

REGULAR SESSION

Roll Call

Public Comment Opened

No Comments

Public Comment Closed

COMMON CONSENT AGENDA

Minutes of the May 4th, 2026, Development Review Committee Regular Session.

Aaron Brems motioned to approve the Common Consent agenda

Patrick O'Brien seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Aaron Brems	AYE
Sam Kelly	AYE

The motion passed

PUBLIC HEARING

- a. Public hearing on an application for an Amended Final Plat, known as Anderson Acres PUD Plat D, located at approximately 892 E 120 N, American Fork City. The Amended Final Plat consists of 0.84 acres and is in the Residential (R1-9000) Zone.**

Public Hearing Open

No Comments

Public Hearing Closed

UNAPPROVED MINUTES

05.11.2026

- b. Public hearing on an application for an Amended Final Plat, known as Tilotson Warehouse Condo Plat A, located at approximately 1500 S 618 E, American Fork City. The Amended Final Plat consists of 4.62 acres and is in the Planned Industrial (PI-1) Zone and Industrial (I-1) Zone.**

Public Hearing Open

No Comments

Public Hearing Closed

ACTION ITEMS

- a. Review and action on an application for a Final Plat, known as Landon Court East, located at approximately 1252 E 700 N, American Fork City. The Final Plat consists of 1.381 acres and is in the Residential (R1-15,000) Zone.**

Cody Opperman explained that the application was for final plat approval of a two-lot subdivision that had previously received preliminary plat approval. The property is zoned R1-15,000, requiring a minimum lot size of 15,000 square feet along with specific width and depth standards. Cody stated the proposed lots meet all required square footage, width, and depth requirements. Conditions of approval include addressing remaining JUB Engineering comments through the post-entitlement review process. Final plat complies with Sections 17.4.2 and 17.8.207 of the development code.

Ben Hunter explained that the remaining JUB comments were minor items, including a mathematical rounding discrepancy of two square feet and a graphical dimension error that was correctly identified in the written description. Ben stated that these items can be corrected prior to recording the plat.

The Fire Marshall confirmed he had no comments to be addressed.

UNAPPROVED MINUTES

05.11.2026

Sam Kelly moved to approve the proposed Final Plat, located at approximately 1252 E 700 N, American Fork City, in the Residential (R1-15,000) Zone subject to conditions outlined by Engineering.

Aaron Brems seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Aaron Brems	AYE
Sam Kelly	AYE

The motion passed

Other Business

There was no other business to discuss

Adjournment

Patrick O'Brien motioned to adjourn the meeting.

Aaron Brems seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Aaron Brems	AYE
Sam Kelly	AYE

UNAPPROVED MINUTES

05.11.2026

The motion passed

Meeting adjourned at 9:07 AM

Carolyn Lloyd

Administrative Assistant II

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

Agenda Topic

Public hearing on a proposed project, known as Bridges at Fox Hollow Plat B-1, located at approximately 1040 N 390 E, American Fork City. The project consists of approximately 9.04 acres and is located in the PR-3.0 Zone.

Background

The applicant has applied for an Amended Final Plat Application. The amendment is looking to provide a new storm drain design with added easements to the overall plat. The new easements are located on the west sides of Lots 214 and 213 where they are 5' wide for the HOA. All lots are proposing to stay the same with no amendments to the area, width, or depths of the lots. A public hearing is being held to be compliant with State requirements found within Title 10-20-811.

Project Map





Agenda Topic

Review and action on an application for an Amended Commercial Site Plan, known as Tow-N-Go Rentals, located at approximately 710 S Utah Valley Drive, American Fork City. The Commercial Site Plan consists of 12.58 acres and is in the GC-2 Zone.

BACKGROUND INFORMATION		
Location:	710 S Utah Valley Drive	
Parcel ID:	57:032:0001	
Project Type:	Amended Commercial Site Plan	
Applicants:	Benjamin George	
Existing Land Use:	Design Commercial	
Surrounding Land Use:	North	Design Commercial
	South	Design Commercial
	East	Design Commercial
	West	Major Transportation Facilities
Existing Zoning:	GC-2	
Surrounding Zoning:	North	GC-2
	South	GC-2
	East	PI-1
	West	PF
Square Footage (By Use)	~ 1620 s.f. of Trailer Rental	
Parking Requirement	3 spaces per thousand s.f. of gross floor area No gross floor area provided = 0 stalls required	

Background

The applicant has applied for an Amended Commercial Site Plan to provide a Trailer Rental Business on the property. The project looks to lease 10 existing parking stalls on the site to provide storage for the trailers and pick-up from their clients. Their business model does not

provide an on-site building; only a key box provided on site for clients to pick up the key to their trailer rental. The leased parking spaces are located on the north-west side of the parking 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. N/A

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.

Potential Motions – Amended Commercial Site Plan

Approval

I move to approve the proposed Amended Commercial Site Plan, located at approximately 710 S Utah Valley Drive, American Fork City, in the GC-2 Zone, as the Amended Commercial Site Plan meets the requirements of Section 17.6.101.

Denial

I move to deny the proposed Amended Commercial Site Plan, located at approximately 710 S Utah Valley Drive, American Fork City, in the GC-2 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 710 S Utah Valley Drive, American Fork City, in the GC-2 Zone and instruct staff/developer to.....



No comments

American Fork City Development Review	
Planning and Zoning Reviewed copperman 05/18/2026	
Sewer/Storm Drain Division Reviewed ahardy 05/19/2026	Fire Reviewed M.Sacco 05/20/2026
ECLID Reviewed tmezenen 05/20/2026	Water/PI Division Reviewed jbrems 05/20/2026
Communications Reviewed MHunsaker 05/20/2026	Engineering Division Reviewed rburhill 05/20/2026
Public Infrastructure Reviewed cscott 05/19/2026	Streets Division Reviewed ehyde 05/19/2026

No comments

Project Title:

Tow-N-Go Rentals

Next Step
 Proceed to the Development
 Review Committee on
 06/01/2026

Project Location:

Address: 710 s. Utah Valley Drive
American Fork, UT 84003

Parcel #: 570320001

Owner:

Name: AFW L.C.

Address: 2733 E Parleys Way Ste 300
Salt Lake City, UT 84109

Phone: 801-485-7770

Email: lj_heaton@woodburycorp.com

Project Description:

Tow-N-Go Rentals, LLC is a trailer rental company. We rent enclosed cargo trailers for consumer and commercial use. The proposed project in American Fork City is a parking lot use, where our customers can pick up and drop off their trailer rentals. The customer reserves the trailer on our website, then they are sent to the American Fork parking lot to pick up the trailer. We have an on-site touch screen key box where the customer types in their key box code to retrieve the keys for their trailer. The customer is then able to remove the tongue lock from the trailer and take the trailer with them. At the conclusion of the trailer rental, the customer brings the trailer back to the same location in American Fork, replaces the tongue lock and returns the keys to the on-site key box.

The proposed amended site plan would allow us to park 9 trailers in 10 parking stalls on the west side of the parking lot at 710 s. Utah Valley Drive American Fork, UT 84003 (see the attached site plans and map). We are not utilizing or building any on-site structures. We would use the existing parking lot, with no changes. We would install a key box (see images below), which would be attached to a light post using U bolts (no permanent installation and no electrical tie-in). The on-site key box would be powered by a small solar panel.



Parking Compliance Statement

The proposed trailer rental business does not include any enclosed building space used for display, sales, or administration. The operation is conducted as an outdoor trailer rental parking.

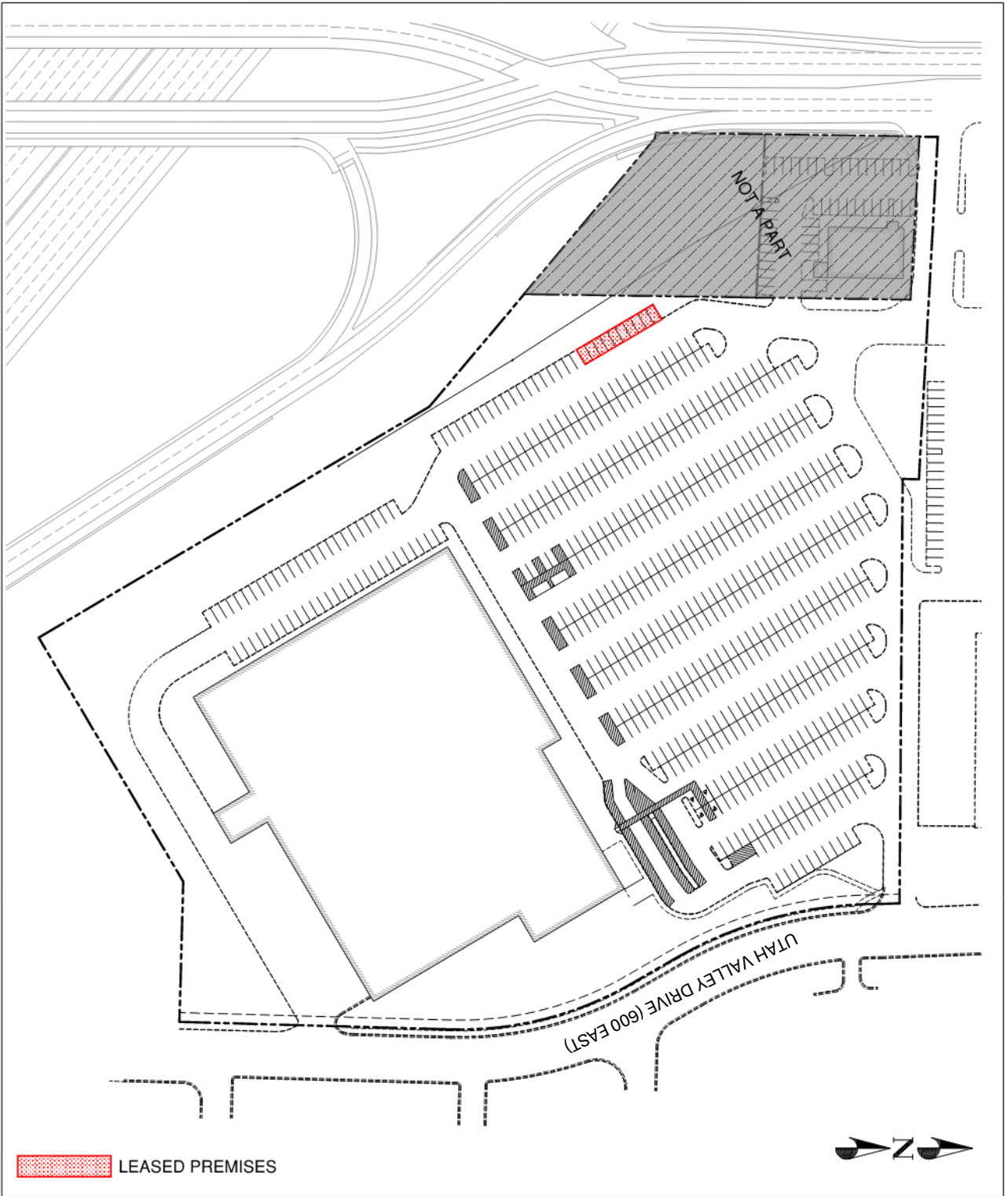
Per Section 17.5.133(C)(2)(g), parking is calculated based on gross floor area used for display, sales and administration.

Since the project contains **0 square feet of gross floor area**, the required parking is calculated as follows:

Use	Gross Floor Area	Parking Ratio	Required Spaces
Trailer rental (no building)	0 sq ft	3 per 1,000 sq ft	0 spaces

Total Required Parking Spaces: 0

Key Box Location and images



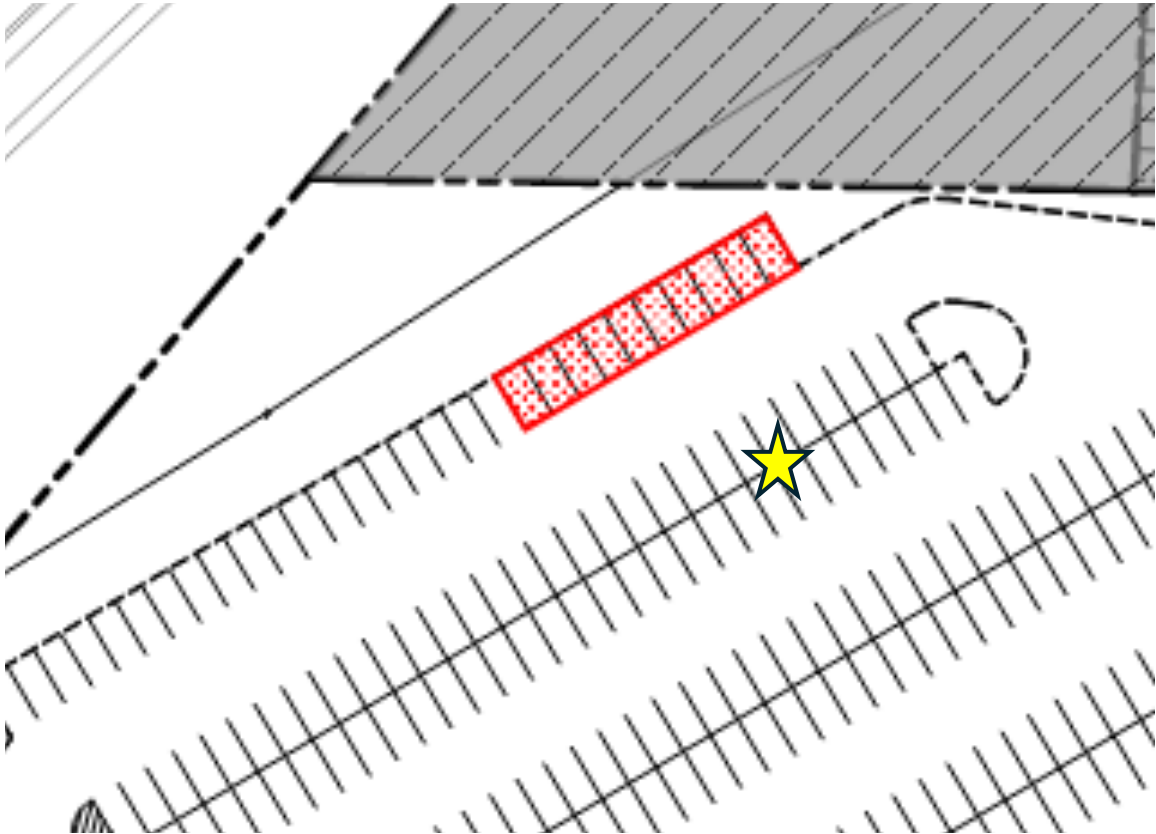
SP

DATE
1/9/2025
DRAWN BY
BPV

UVBP - AFW
SITE PLAN
AMERICAN FORK, UT



★ Key Box Location and images



 Vicinity Map



Additional Photos





March 30, 2026

RE: Tow-n-go Rental's application to American Fork City

To whom it may concern:

Wilding Engineering was approached to provide stamped engineering drawings to accompany an application to American Fork City for a business license. I am a civil engineer with over 28 years of experience and am licensed in Utah and all surrounding states. I carefully reviewed what was being requested and had phone conversations with Ben George from Tow-n-go, as well as Cody Opperman and Robert Burkill from the city. I am writing this letter to provide my professional perspective of this application and what is being requested by the city of the applicant.

After reviewing the parking lot site plan provided by Tow-n-go (drawing SP on a Woodbury Corporation title block), it is my opinion that this plan sufficiently displays what existing parking stalls Tow-n-go intends to lease. There are no proposed modifications to these existing parking stalls. Further, there are no proposed utility and landscaping additions or modifications.

I have reviewed the city checklist of required documents (provided by Tow-n-go) and have the following comments on the items listed for this business license application:

- Civil Engineering Design Plan Set using NAVD 88 vertical datum (to include cover sheet, general notes, and site plan) – **Noted site plan is sufficient as a stand-alone plan. No topography should be required, nor should there be any requirement for a cover sheet and general notes.**
- Site plan to include location of all existing and proposed buildings on the site with full dimensions showing the distances between buildings and distances from buildings to adjacent property lines. Also, solid waste receptacles and trash pick areas. – **Not applicable to this business license application since these are existing parking stalls and no trash receptacles are needed for these stalls.**
- Drainage report identifying sub-basins. - **Not applicable since Tow-n-go is not changing the existing drainage pattern of the parking lot.**
- ALTA survey – **Not applicable since Tow-n-go is simply using existing parking stalls within the existing parking lot.**
- Geotechnical report – **Not applicable**
- TSSD sewer form – **Not applicable. Tow-in-go is not proposing sewer service or changing existing sewer service**
- AutoCAD files – Not applicable as there is no proposed design to request the AutoCAD files of.
- Traffic Impact Study – **Not applicable. Tow-in-go is not proposing changes to the existing parking lot or traffic patterns likely documented in the original traffic study of this site.**
- Building Elevations and Renderings – **Not applicable**
- Landscape and irrigation plans - **Not applicable**
- Phasing Plan – **Not applicable**
- Sensitive Lands Documents - **Not applicable**

- Erosion Control Plan - **Not applicable**
- Grading and Drainage Plan - **Not applicable**
- Plan and Profiles - **Not applicable**
- Utility Plan - **Not applicable**
- American Fork City standard details - **Not applicable**
- Title Report - **Not applicable**

I conclude that there is no need for me or any other professional civil engineer to stamp the provided site plan because there is no design that we (or any other engineer) are certifying to or standing behind with our professional engineering stamp.

I understand that cities have implemented checklists and submittal portals with minimum required attachments to help staff streamline reviews and manage workflow. However, the vast majority of required documents noted above simply do not apply to this application. If American Fork City finds it to be useful to discuss this letter, I welcome an in-person meeting with appropriate American Fork City personnel (city manager, planning director, and city engineer) in attendance.

Respectfully,



Mike Carlton, P.E.
Wilding Engineering Inc.





Agenda Topic

Review and action on an application for a Final Plat, known as Bridges at Fox Hollow Plat C, located at approximately 1120 N 400 E, American Fork City. The Final Plat consists of 4.07 acres and is in the PR-3.0 Zone.

BACKGROUND INFORMATION		
Location:	1120 N 400 E	
Parcel ID:	12:061:0280	
Project Type:	Final Plat	
Applicants:	Will Jones, Ken Berg	
Existing Land Use:	Residential Low Density	
Surrounding Land Use:	North	Public Parks and Open Space
	South	Residential Low Density
	East	Public Parks and Open Space
	West	Residential Low Density
Existing Zoning:	PR-3.0	
Surrounding Zoning:	North	PF
	South	R1-9000 Zone
	East	PF
	West	PR-3.0
Total Number of Units	9	
Parking Requirement	2 stalls per dwelling unit	

Background

The applicant has applied for a Final Plat to develop a single-family residential subdivision. The project looks to provide 9 lots to the overall area in accordance with the PR-3.0 Planned Residential Zone – Conservation Subdivision.

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

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

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

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

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

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

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

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

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

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

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

Project Conditions of Approval

1. N/A

Findings of Fact

1. The Final Plat MEETS the requirements of Section 17.8.207 - 17.8.211.

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 17.8.207 - 17.8.211. Staff recommends APPROVING the application.

Potential Motions – Final Plat



Approval

I move to approve the proposed Final Plat, located at approximately 1120 N 400 E, American Fork City, in the PR-3.0 Zone.

Denial

I move to deny the proposed Final Plat, located at approximately 1120 N 400 E, American Fork City, in the PR-3.0 Zone.

Table

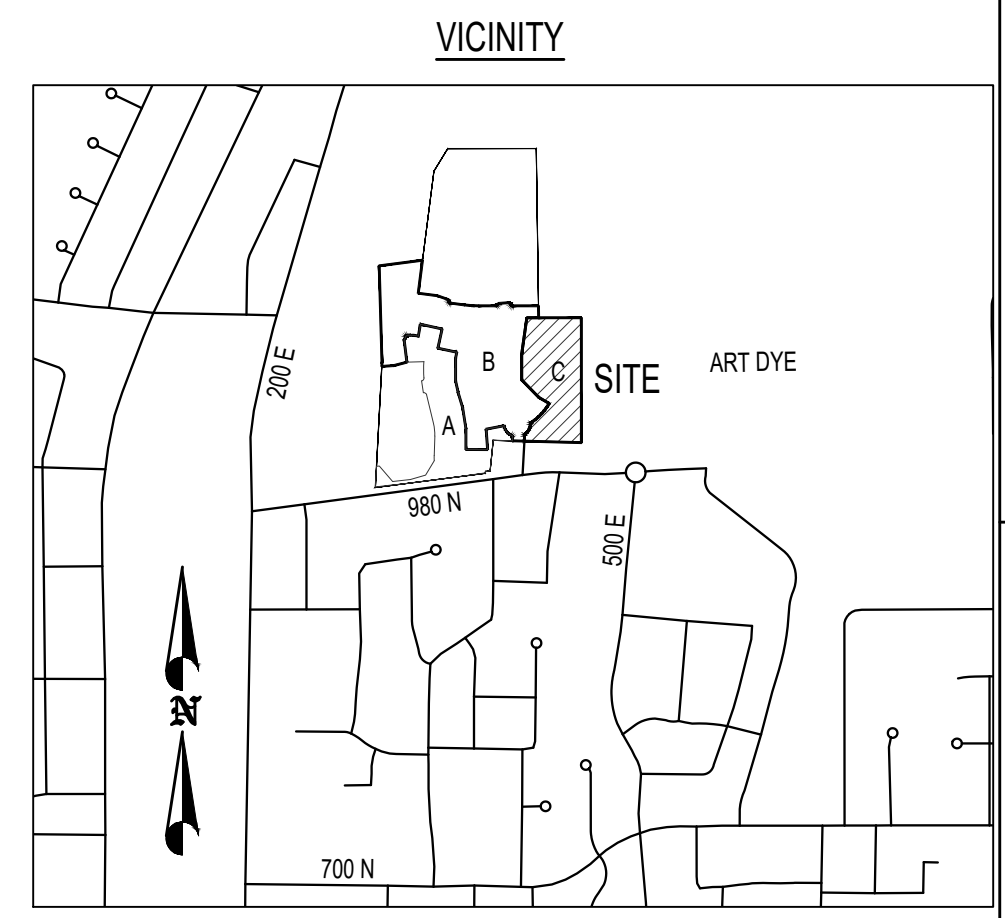
I move to table action for the proposed Final Plat, located at approximately 1120 N 400 E, American Fork City, in the PR-3.0 Zone, and instruct staff/developer to.....

American Fork City Development Review	
Sewer/Storm Drain Division Reviewed ahardy 01/21/2026	Planning and Zoning Reviewed Areed 01/27/2026
ECLID Reviewed tmezenen 01/28/2026	Engineering Division Reviewed rburhill 01/28/2026
Public Infrastructure Reviewed cscott 01/27/2026	Communications Reviewed Mhunsaker 01/28/2026
Water/PI Division Reviewed jbrems 01/27/2026	Streets Division Reviewed ehyde 01/28/2026

BRIDGES AT FOX HOLLOW PLAT "C"
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
 TOWNSHIP 5 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN.
 AMERICAN FORK CITY, UTAH COUNTY, UTAH

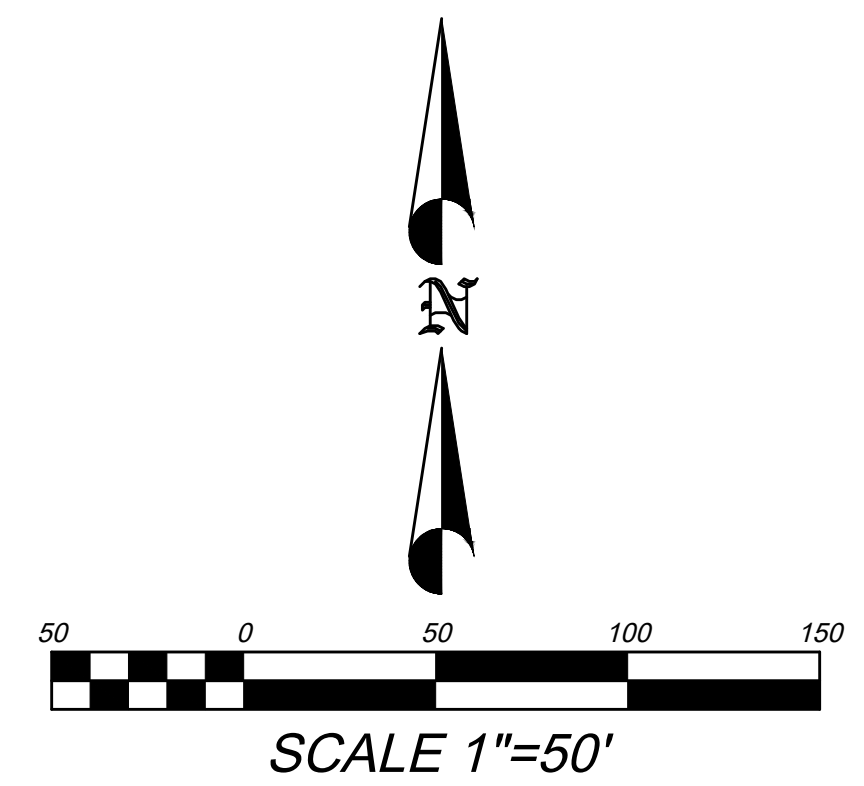
Next Step
 Proceed to the Development
 Review Committee on
 06/01/2026

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



TABULATIONS	
DEVELOPMENT AREA	4.07 AC
EXISTING ZONING: PR 3.0 CONSERVATION SUBDIVISION	
LAND USE: RESIDENTIAL LOW DENSITY	
FLOOD ZONE DESIGNATION: X	
FIRM MAP PANEL #: 49049C0168F	
EFFECTIVE DATE: JUNE 19, 2020	

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	306.00	27.40	05°07'52"	27.40	N03°01'38"E
C2	15.00	13.25	50°36'55"	12.82	N25°46'09"E
C3	70.00	56.69	46°24'01"	55.15	N27°52'36"E
C4	15.00	13.25	50°36'55"	12.82	N29°59'03"E
C5	306.00	134.01	25°05'30"	132.94	N42°44'48"E
C6	275.00	144.95	30°12'02"	143.28	N15°06'01"E
C7	244.00	128.61	30°12'02"	127.13	N15°06'01"E
C8	15.00	23.56	90°00'00"	21.21	N45°00'00"W
C9	15.00	23.56	90°00'00"	21.21	S45°00'00"W
C10	306.00	161.29	30°12'02"	159.43	S15°06'01"W
C11	306.00	18.40	03°26'45"	18.40	S01°43'22"W
C12	306.00	120.86	22°37'46"	120.07	S14°45'38"W
C13	306.00	22.03	04°07'31"	22.03	S28°08'16"W
C14	306.00	78.42	14°40'59"	78.20	S37°32'31"W
C15	306.00	55.59	10°24'30"	55.51	S50°05'16"W



- NOTES**
- OVERALL PROJECT PERIMETER FENCING IS REQUIRED AS PER THE DEVELOPMENT AGREEMENT
 - OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
 - BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
 - LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

ENGINEER

CIVIL ENGINEERING

1018 N Deer Creek Lane
Alpine UT, 84004
office: (801) 650-1277
cell: (801) 616-1077

SURVEYOR

SURVEYOR

732 N. 780 W. AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____,
 BY THE WATER AUTHORITY.

SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, Aaron Thomas, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 6182780. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 00°01'13" EAST ALONG SECTION LINE 645.58 FEET AND EAST 1230.42 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE EAST BOUNDARY LINE OF BRIDGES AT FOX HOLLOW PLAT "B" THE FOLLOWING NINE (9) COURSES: 1) ALONG THE ARC OF A 306 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 27.40 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 05°07'52" AND LONG CHORD BEARS N03°01'38"E 27.40 FEET), 2) ALONG THE ARC OF A 15 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 13.25 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 50°36'55" AND LONG CHORD BEARS N25°46'09"E 12.82 FEET), 3) ALONG THE ARC OF A 70 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 56.69 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 46°24'01" AND LONG CHORD BEARS N27°52'36"E 55.15 FEET), 4) ALONG THE ARC OF A 15 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 13.25 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 29°59'03" AND LONG CHORD BEARS N29°59'03"E 12.82 FEET), 5) ALONG THE ARC OF A 306 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 134.01 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 25°05'30" AND LONG CHORD BEARS N42°44'48"E 132.94 FEET), 6) NORTH 59°47'58" WEST 62.00 FEET, 7) NORTH 44°19'34" WEST 128.20 FEET, 8) NORTH 133.50 FEET, AND 9) NORTH 88°06'18" EAST 191.65 FEET, THENCE EAST 283.79 FEET, THENCE SOUTH 650.31 FEET, THENCE NORTH 88°50'00" WEST 297.20 FEET TO THE POINT OF BEGINNING.

CONTAINS: 177,353 SF OR 4.07 AC

NUMBER OF LOTS = 9

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. _____

NAME/TITLE: _____

ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF UTAH } S.S.
 ON THE ____ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME _____

WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF _____ IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC _____
 NOTARY FULL NAME _____, A NOTARY COMMISSIONED IN UTAH.
 COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

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 _____

BRIDGES AT FOX HOLLOW PLAT "C"
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
 TOWNSHIP 5 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN.
 AMERICAN FORK CITY, UTAH COUNTY, UTAH

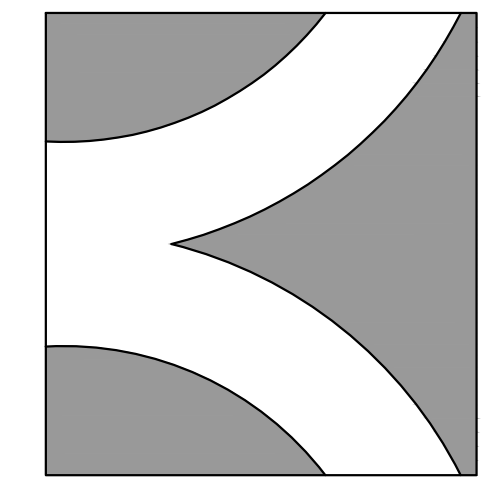
SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	UTAH COUNTY RECORDER

12/16/2025



FOX HOLLOW GOLF COURSE GROUNDWATER DRAIN REALIGNMENT IMPROVEMENT DRAWINGS



THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

**BROOKSTONE
INVESTMENTS**

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581



CIVIL ENGINEERING
1018 N. Deer Crest Lane
Alpine UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	

ACTION	DATE
FINAL	01/14/2026

PROJECT



DESCRIPTION

**FOX HOLLOW
GOLF COURSE
& HOA POND OUTFALL
IMPROVEMENT
DRAWINGS**

SHEET NAME SHEET NUMBER

SUBMITTAL 1

Next Step
Proceed to the Development
Review Committee on
06/01/2026

CITY APPROVALS / 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.

American Fork City Development Review	
Sewer/Storm Drain Division Reviewed ahardy 01/26/2026	
Planning and Zoning Reviewed Areed 01/27/2026	
EC/LID Reviewed tmezenen 01/28/2026	Engineering Division Reviewed rburkhill 01/28/2026
Public Infrastructure Reviewed cscott 01/27/2026	Communications Reviewed MHunsaker 01/28/2026
Water/PI Division Reviewed jbrems 01/27/2026	Streets Division Reviewed ehyde 01/28/2026

No Comments

Provide approved stream
alteration permit from
state as soon as available

Provide copy of approved
stream alteration permit from
state.

SHEET INDEX

- C1.0 COVER SHEET
- C2.0 GROUNDWATER DRAIN LINE PLAN & PROFILE
- C3.0 LOWER POND OVERFLOW DISCHARGE LINE
- GN1 GENERAL NOTES
- D1 CONSTRUCTION DETAILS

ENGINEER



CIVIL ENGINEERING

1018 N. DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

ABBREVIATION KEY

TBW	BACK OF SIDEWALK	FES	FLARED END SECTION
BO	BLOW-OFF	GW	GROUND WATER
CB	CATCH BASIN	MH	MANHOLE
EDA	EDGE OF ASPHALT	FH	FIRE HYDRANT
FL	FLOWLINE	PI	PRESSURIZED IRRIGATION
FF	FINISHED FLOOR ELEVATION	W	CULINARY WATER
HP	HIGH POINT	SS	SANITARY SEWER
LP	LOW POINT	SDMH	STORM DRAIN MANHOLE
RIM	MANHOLE RIM	CY	CUBIC YARDS
TRC	TOP BACK OF CURB		

CONTACT LIST

CIVIL ENGINEER	BERG CIVIL ENGINEERING	(801) 492-1277
GEOTECHNICAL ENGINEER	EARTHTEC ENGINEERING	(801) 225-5711
AMERICAN FORK CITY PLANNING DEPT.		(801) 763-3060
AMERICAN FORK CITY PUBLIC WORKS		(801) 763-3060
UTILITIES		
AF CULINARY WATER	(JAY BREMS)	(801) 763-3060
AF PRESSURIZED IRRIGATION	(JAY BREMS)	(801) 763-3060
AF SANITARY SEWER	(ASHTON HARDY)	(801) 763-3060
AF STORM DRAIN	(ASHTON HARDY)	(801) 763-3060
AF FIRE MARSHALL	(MAT SACCO)	(801) 763-3045
AF CITY INSPECTOR	(CHAD SCOTT)	(801) 763-3060
AF SWMP MANAGER	(TYLER MEZENEN)	(801) 763-3060
AF FIBER	(WILL DAVIS)	(801) 897-9826
AF IRRIGATION COMPANY	(ERNIE JOHN)	(801) 471-6576
ROCKY MOUNTAIN POWER	(TERIA WALKER)	(801) 756-1310
COMCAST	(ELYSIA VALDEZ)	(801) 401-3017
TSSD	(DAVID BARLOW)	(801) 756-5231
MITCHELL HOLLOW IRRIGATION	(DALE JONES)	(801) 768-8150
CENTURY LINK	(BILL WESTFALL)	(435) 623-4292
DOMINION ENERGY	(TRENT JOHNSON)	(801) 653-6548

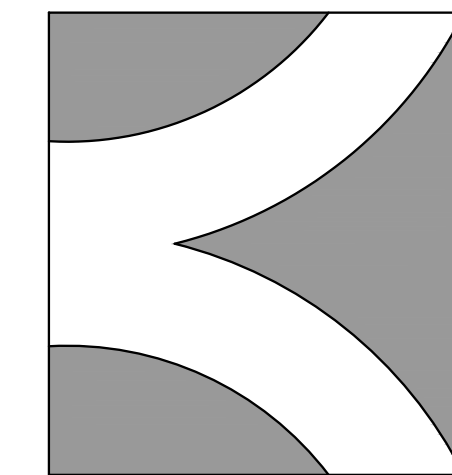
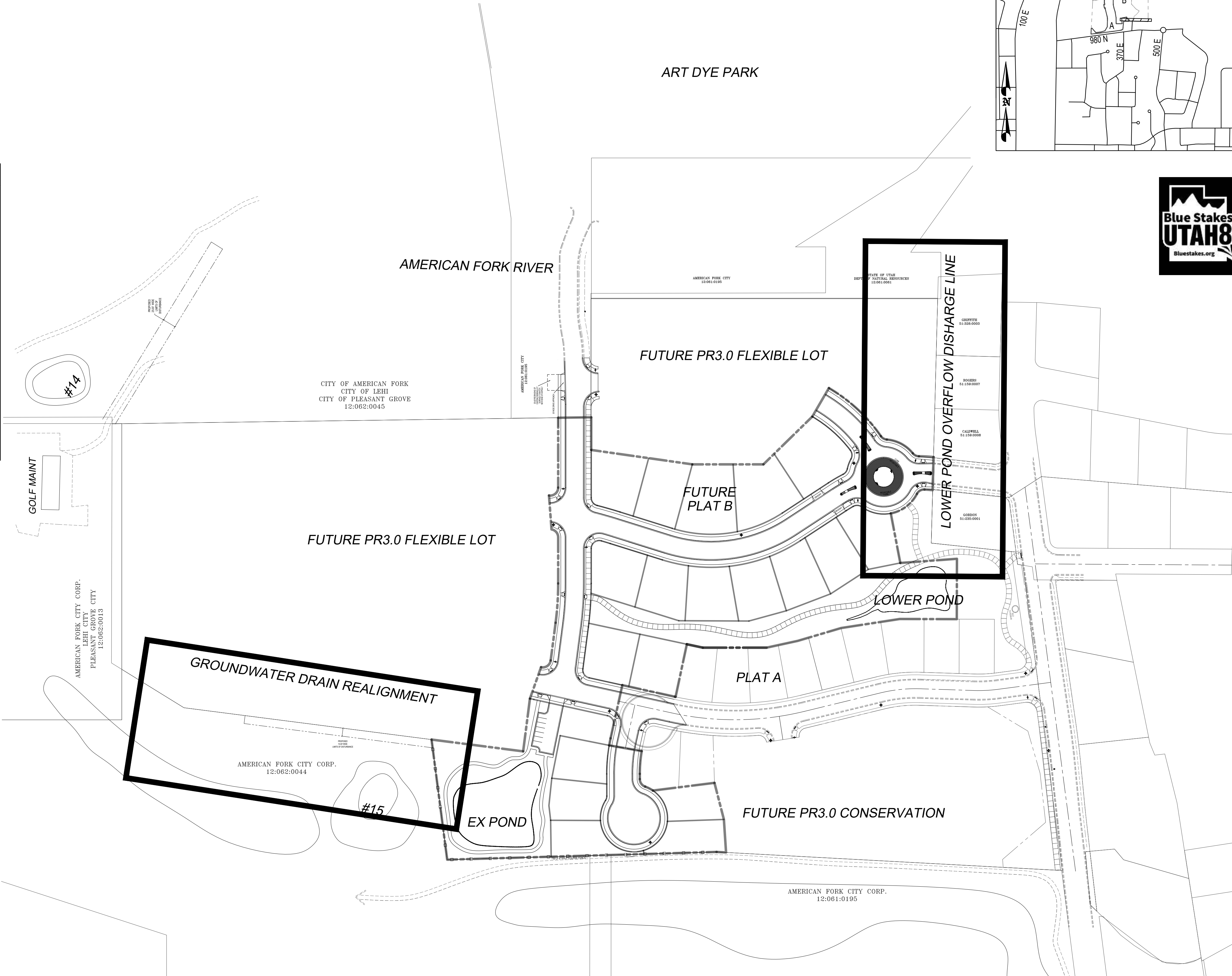
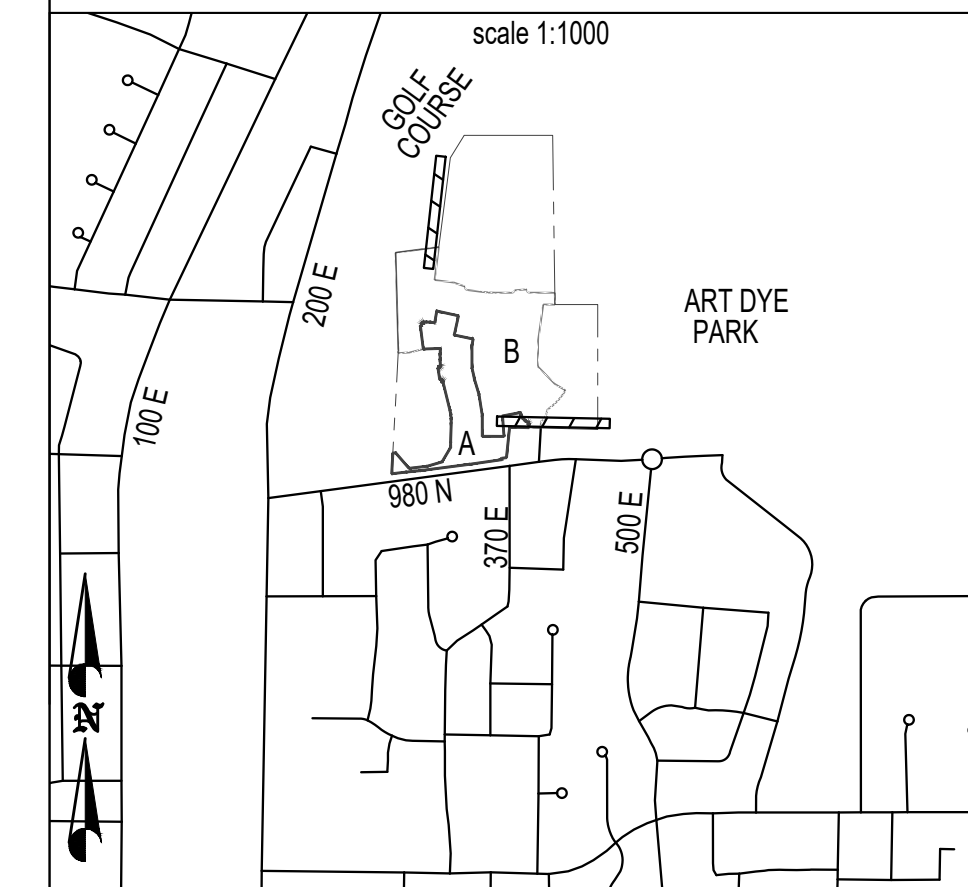
SHEET INDEX

C1.0	COVER SHEET
C2.0	GROUNDWATER DRAIN LINE PLAN & PROFILE
C3.0	LOWER POND OVERFLOW DISCHARGE LINE
GN1	GENERAL NOTES
D1	CONSTRUCTION DETAILS

NOTES

- ELEVATION BENCHMARK IS THE NORTHEAST CORNER OF SEC 22 T8S, R1E, SLB&M ELEV = 4568.68' NAVD 88 DATUM (3" BRASS CAP) U.S. SURVEY FEET
- LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
- LOWEST FOOTING SHALL BE AT LEAST 2' ABOVE OBSERVED HIGH GROUND WATER LEVEL
- ALL HABITABLE STRUCTURES SHALL BE 1 FOOT ABOVE 100-YEAR FLOOD ELEVATION
- OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER

VICINITY SKETCH

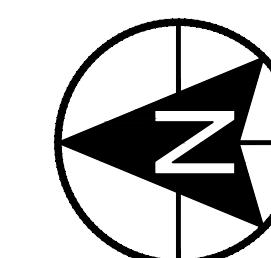


THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581



0 50 100 200 300
SCALE: 1"= 100'



1018 N Deer Crest Lane
Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			

ACTION	DATE
FINAL	01/14/2026

PROJECT

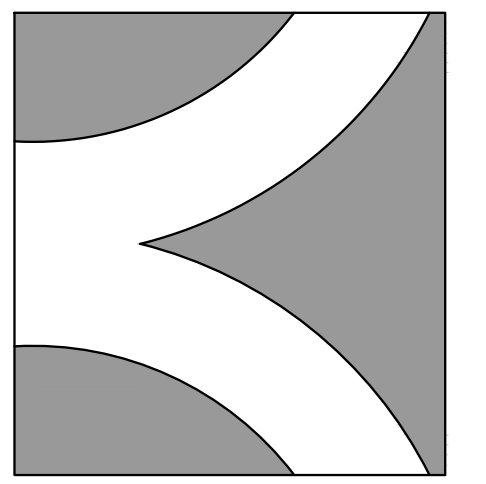
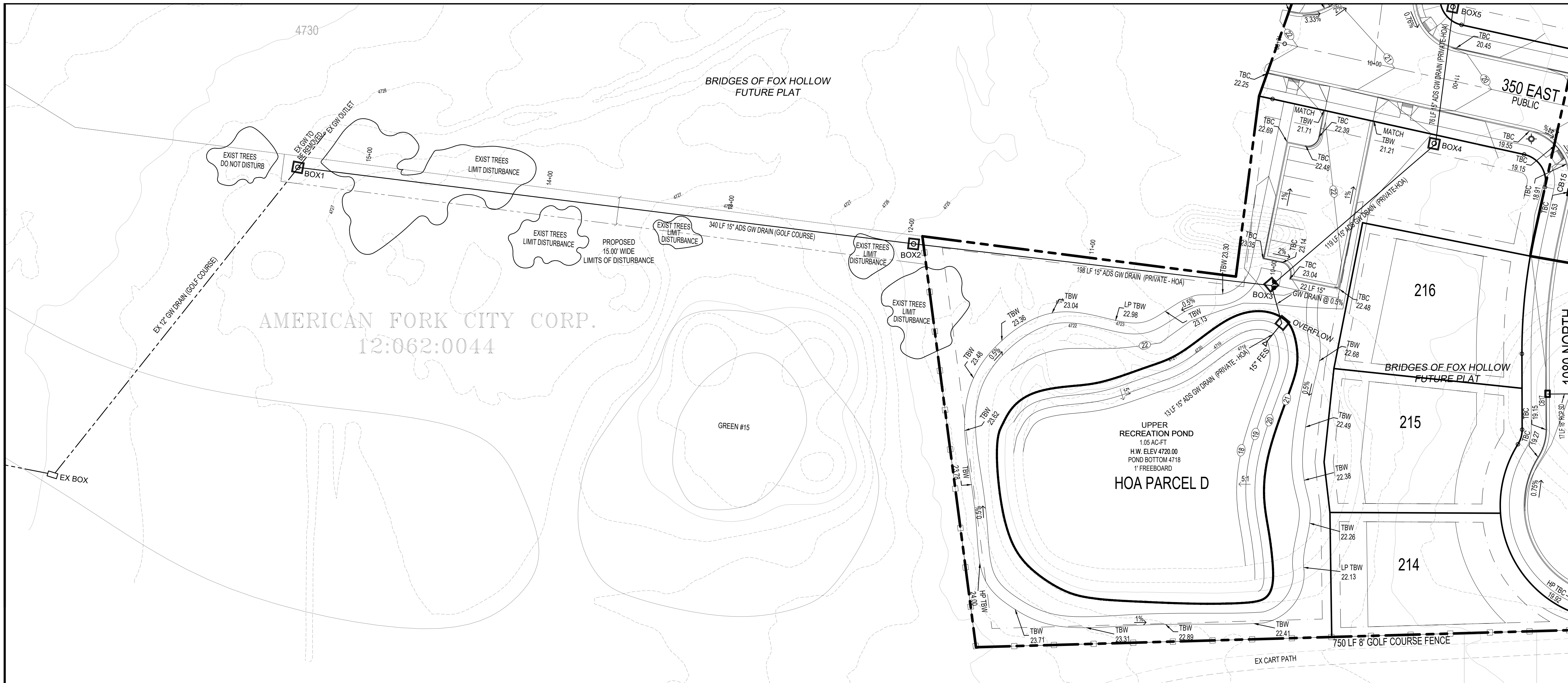


DESCRIPTION

FOX HOLLOW GOLF COURSE & HOA POND OUTFALL IMPROVEMENT DRAWINGS

SHEET NAME	SHEET NUMBER
COVER	C1.0

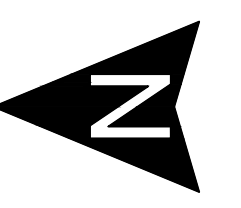
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THE
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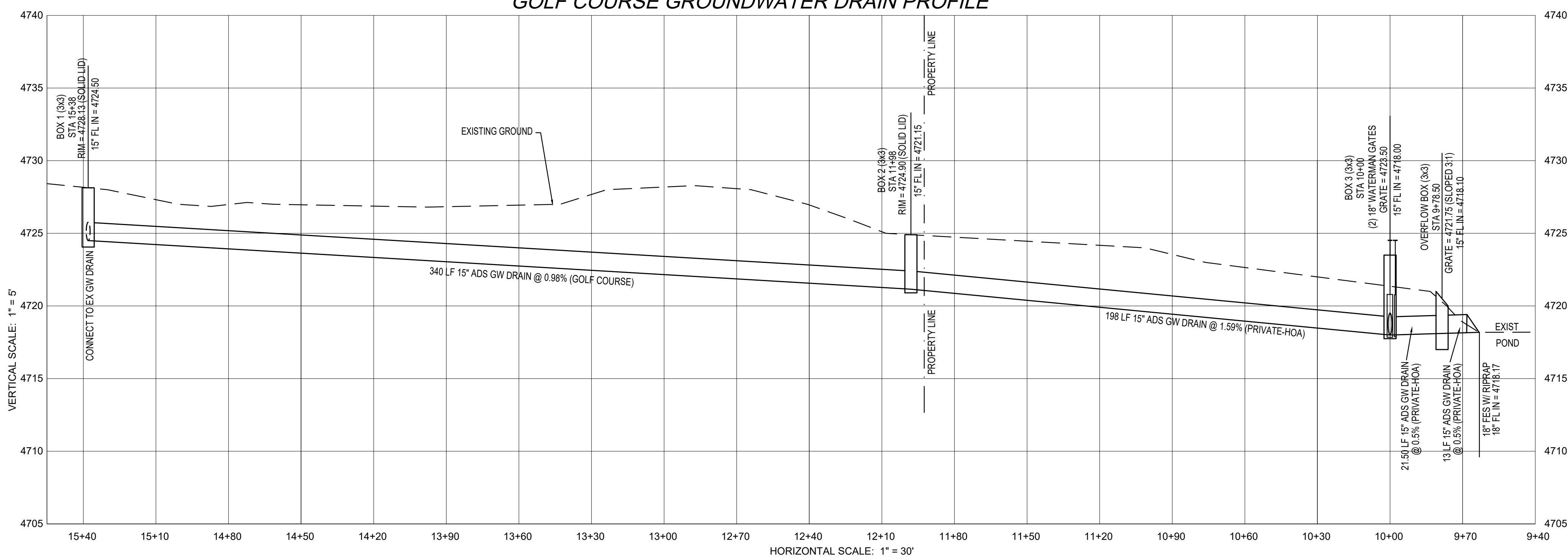


0 15 30 60 90
SCALE: 1" = 30'



BERG
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GOLF COURSE GROUNDWATER DRAIN PROFILE



REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			

ACTION	DATE
FINAL	01/14/2026

PROJECT

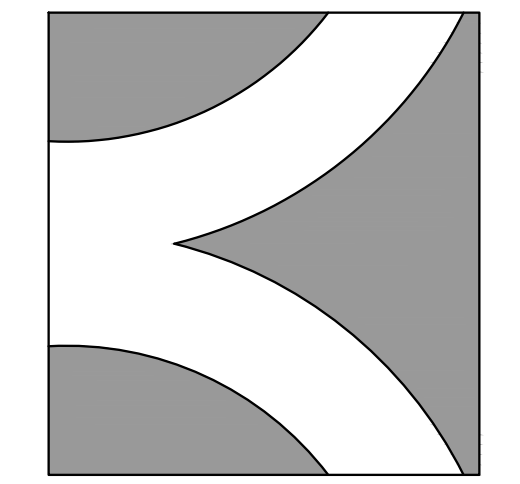
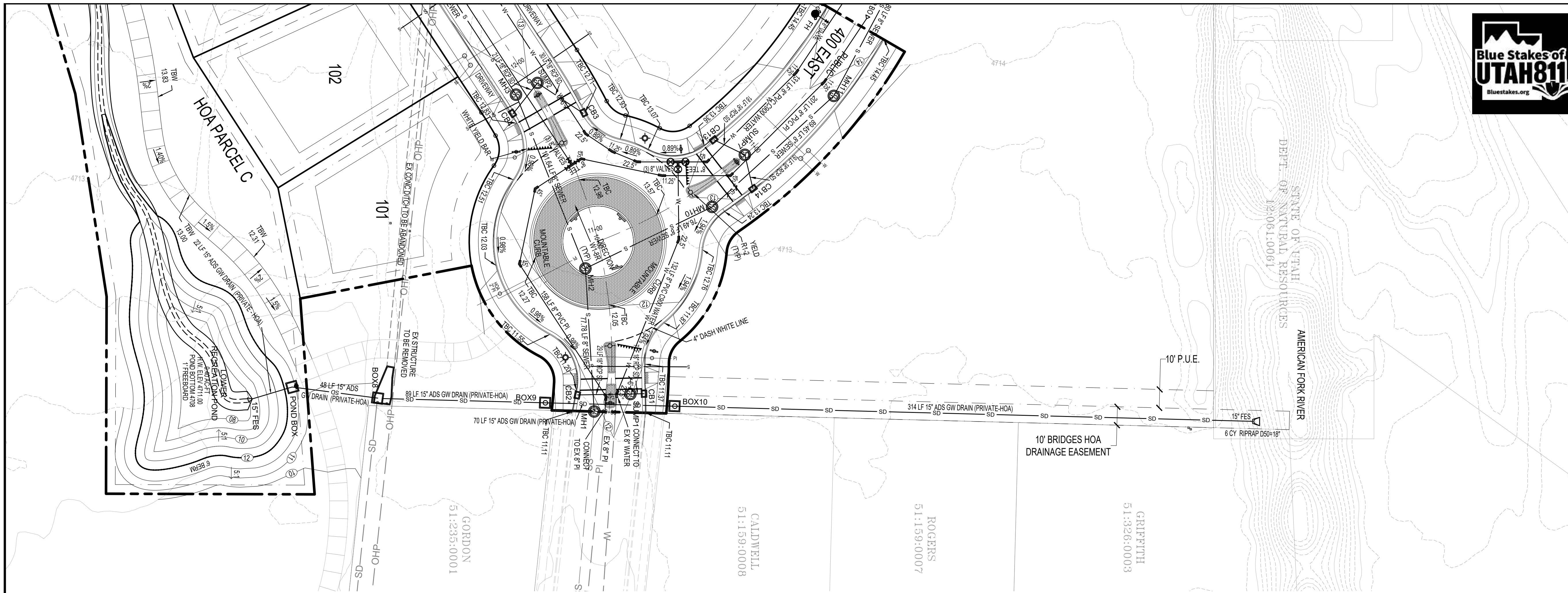


DESCRIPTION

FOX HOLLOW GOLF COURSE & HOA POND OUTFALL IMPROVEMENT DRAWINGS

SHEET NAME	SHEET NUMBER
GROUNDWATER PLAN & PROFILE	C2.0

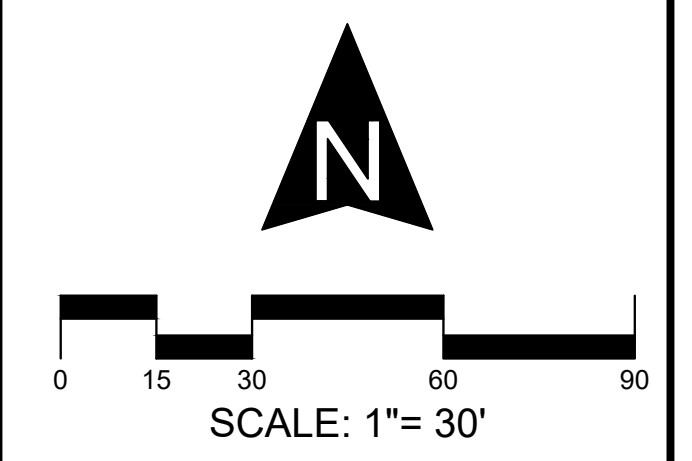




THE
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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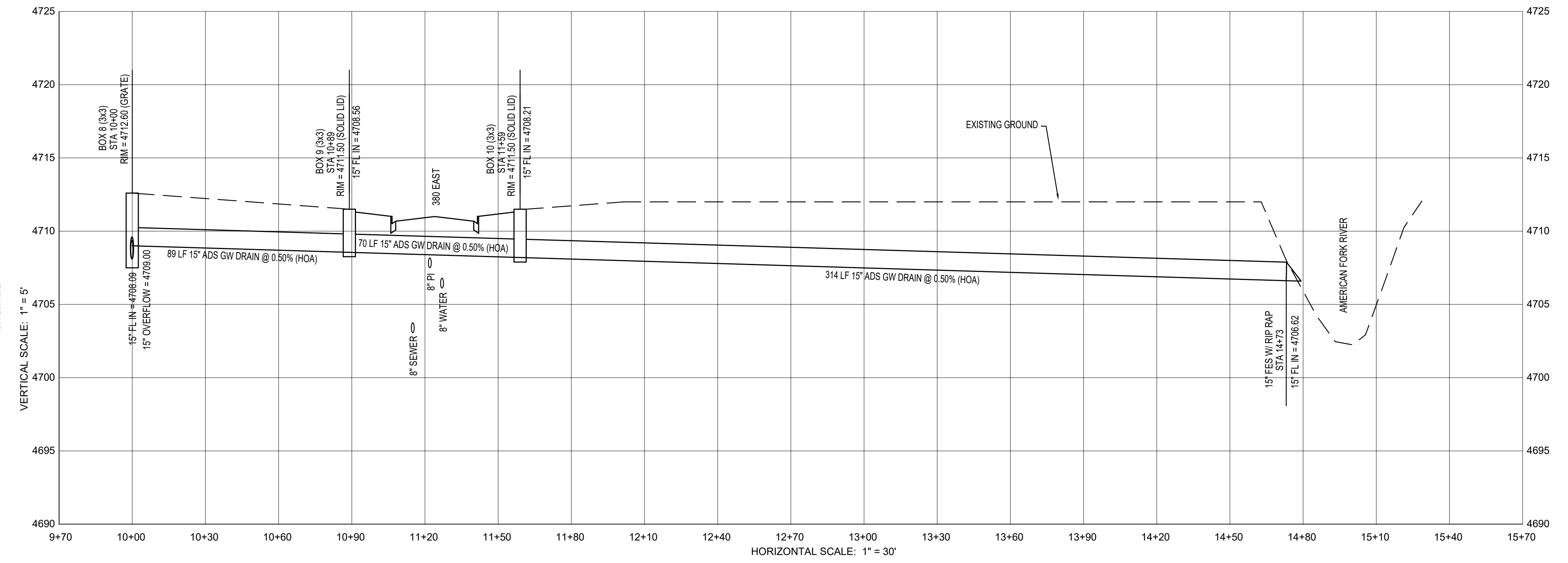
ACTION	DATE
FINAL	01/14/2026

PROJECT
THE BRIDGES AT FOX HOLLOW

DESCRIPTION
FOX HOLLOW GOLF COURSE & HOA POND OUTFALL IMPROVEMENT DRAWINGS

SHEET NAME: IRRIGATION DRAIN LINE PLAN & PROFILE
SHEET NUMBER: **C3.0**

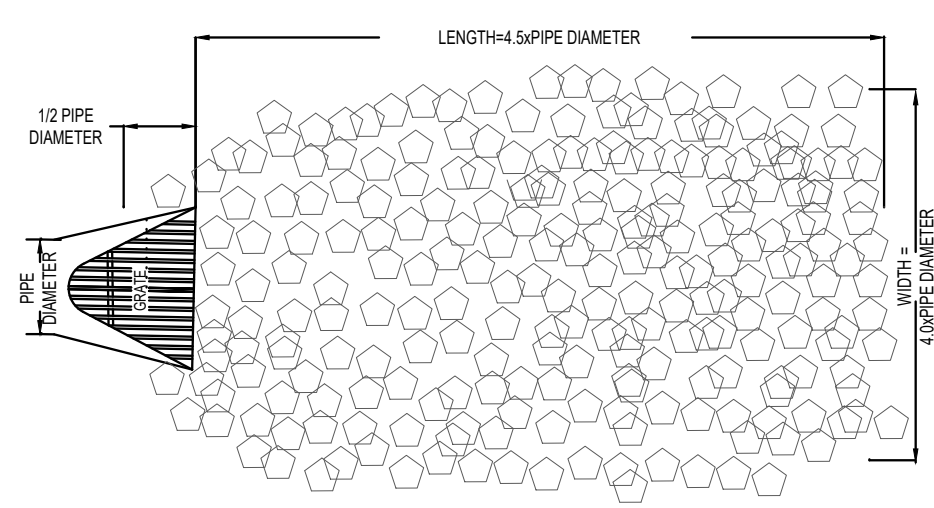
LOWER POND OVERFLOW DRAIN LINE PROFILE



RIP RAP DETAIL

SIZE DISTRIBUTION OF RIP RAP

Class	Range	% smaller than given size by weight	min	max	max
I	10-20	100	1.1875	2.0	1.1875
II	15-30	100	1.65	3.0	1.65
III	20-40	100	2.5	4.75	2.5
IV	25-50	100	3.75	7.5	3.75
V	30-60	100	5.0	10.0	5.0
VI	35-75	100	6.75	15.0	6.75
VII	40-90	100	8.75	20.0	8.75
VIII	45-100	100	10.0	25.0	10.0
IX	50-120	100	12.5	30.0	12.5
X	60-150	100	16.75	37.5	16.75
XI	75-200	100	22.5	50.0	22.5
XII	90-250	100	30.0	62.5	30.0
XIII	100-300	100	35.0	75.0	35.0
XIV	120-375	100	45.0	93.75	45.0
XV	150-450	100	60.0	112.5	60.0
XVI	180-540	100	75.0	137.5	75.0
XVII	210-630	100	90.0	157.5	90.0
XVIII	240-750	100	105.0	187.5	105.0
XIX	270-900	100	120.0	225.0	120.0
XX	300-1080	100	135.0	270.0	135.0
XXI	360-1260	100	165.0	315.0	165.0
XXII	420-1470	100	195.0	375.0	195.0
XXIII	480-1710	100	225.0	450.0	225.0
XXIV	540-1980	100	270.0	525.0	270.0
XXV	600-2250	100	315.0	600.0	315.0
XXVI	660-2520	100	360.0	675.0	360.0
XXVII	720-2820	100	405.0	765.0	405.0
XXVIII	780-3150	100	450.0	855.0	450.0
XXIX	840-3510	100	495.0	945.0	495.0
XXX	900-3900	100	540.0	1035.0	540.0
XXXI	960-4320	100	585.0	1125.0	585.0
XXXII	1020-4800	100	630.0	1215.0	630.0
XXXIII	1080-5400	100	675.0	1305.0	675.0
XXXIV	1140-6060	100	720.0	1395.0	720.0
XXXV	1200-6750	100	765.0	1485.0	765.0
XXXVI	1260-7500	100	810.0	1575.0	810.0
XXXVII	1320-8280	100	855.0	1665.0	855.0
XXXVIII	1380-9180	100	900.0	1755.0	900.0
XXXIX	1440-10200	100	945.0	1845.0	945.0
XL	1500-11370	100	990.0	1935.0	990.0
XLI	1560-12600	100	1035.0	2025.0	1035.0
XLII	1620-14000	100	1080.0	2115.0	1080.0
XLIII	1680-15600	100	1125.0	2205.0	1125.0
XLIV	1740-17400	100	1170.0	2295.0	1170.0
XLV	1800-19400	100	1215.0	2385.0	1215.0
XLVI	1860-21600	100	1260.0	2475.0	1260.0
XLVII	1920-24000	100	1305.0	2565.0	1305.0
XLVIII	1980-26700	100	1350.0	2655.0	1350.0
XLIX	2040-30000	100	1395.0	2745.0	1395.0
CL	2100-34000	100	1440.0	2835.0	1440.0
CLI	2160-38700	100	1485.0	2925.0	1485.0
CLII	2220-44200	100	1530.0	3015.0	1530.0
CLIII	2280-50500	100	1575.0	3105.0	1575.0
CLIV	2340-57700	100	1620.0	3195.0	1620.0
CLV	2400-65800	100	1665.0	3285.0	1665.0
CLVI	2460-74900	100	1710.0	3375.0	1710.0
CLVII	2520-85100	100	1755.0	3465.0	1755.0
CLVIII	2580-96500	100	1800.0	3555.0	1800.0
CLIX	2640-109200	100	1845.0	3645.0	1845.0
CLX	2700-123300	100	1890.0	3735.0	1890.0
CLXI	2760-138900	100	1935.0	3825.0	1935.0
CLXII	2820-156200	100	1980.0	3915.0	1980.0
CLXIII	2880-175300	100	2025.0	4005.0	2025.0
CLXIV	2940-196300	100	2070.0	4095.0	2070.0
CLXV	3000-219300	100	2115.0	4185.0	2115.0
CLXVI	3060-244500	100	2160.0	4275.0	2160.0
CLXVII	3120-272100	100	2205.0	4365.0	2205.0
CLXVIII	3180-302300	100	2250.0	4455.0	2250.0
CLXIX	3240-335300	100	2295.0	4545.0	2295.0
CLXX	3300-371300	100	2340.0	4635.0	2340.0
CLXXI	3360-410500	100	2385.0	4725.0	2385.0
CLXXII	3420-453100	100	2430.0	4815.0	2430.0
CLXXIII	3480-500300	100	2475.0	4905.0	2475.0
CLXXIV	3540-552300	100	2520.0	4995.0	2520.0
CLXXV	3600-609300	100	2565.0	5085.0	2565.0
CLXXVI	3660-671500	100	2610.0	5175.0	2610.0
CLXXVII	3720-739100	100	2655.0	5265.0	2655.0
CLXXVIII	3780-812300	100	2700.0	5355.0	2700.0
CLXXIX	3840-891300	100	2745.0	5445.0	2745.0
CLXXX	3900-976300	100	2790.0	5535.0	2790.0
CLXXXI	3960-1067500	100	2835.0	5625.0	2835.0
CLXXXII	4020-1165100	100	2880.0	5715.0	2880.0
CLXXXIII	4080-1269300	100	2925.0	5805.0	2925.0
CLXXXIV	4140-1380300	100	2970.0	5895.0	2970.0
CLXXXV	4200-1498300	100	3015.0	5985.0	3015.0
CLXXXVI	4260-1623500	100	3060.0	6075.0	3060.0
CLXXXVII	4320-1756100	100	3105.0	6165.0	3105.0
CLXXXVIII	4380-1896300	100	3150.0	6255.0	3150.0
CLXXXIX	4440-2044300	100	3195.0	6345.0	3195.0
CLXXXX	4500-2200300	100	3240.0	6435.0	3240.0
CLXXXXI	4560-2364500	100	3285.0	6525.0	3285.0
CLXXXXII	4620-2537100	100	3330.0	6615.0	3330.0
CLXXXXIII	4680-2718300	100	3375.0	6705.0	3375.0
CLXXXXIV	4740-2908300	100	3420.0	6795.0	3420.0
CLXXXXV	4800-3107300	100	3465.0	6885.0	3465.0
CLXXXXVI	4860-3315500	100	3510.0	6975.0	3510.0
CLXXXXVII	4920-3533100	100	3555.0	7065.0	3555.0
CLXXXXVIII	4980-3760300	100	3600.0	7155.0	3600.0
CLXXXXIX	5040-4007300	100	3645.0	7245.0	3645.0
CLXXXXX	5100-4264300	100	3690.0	7335.0	3690.0
CLXXXXXI	5160-4531500	100	3735.0	7425.0	3735.0
CLXXXXXII	5220-4809100	100	3780.0	7515.0	3780.0
CLXXXXXIII	5280-5097300	100	3825.0	7605.0	3825.0
CLXXXXXIV	5340-5396300	100	3870.0	7695.0	3870.0
CLXXXXXV	5400-5706300	100	3915.0	7785.0	3915.0
CLXXXXXVI	5460-6027300	100	3960.0	7875.0	3960.0
CLXXXXXVII	5520-6359500	100	4005.0	7965.0	4005.0
CLXXXXXVIII	5580-6703100	100	4050.0	8055.0	4050.0
CLXXXXXIX	5640-7058300	100	4095.0	8145.0	4095.0
CLXXXXXX	5700-7425300	100	4140.0	8235.0	4140.0
CLXXXXXXI	5760-7804300	100	4185.0	8325.0	4185.0
CLXXXXXXII	5820-8195500	100	4230.0	8415.0	4230.0
CLXXXXXXIII	5880-8599100	100	4275.0	8505.0	4275.0
CLXXXXXXIV	5940-9015300	100	4320.0	8595.0	4320.0
CLXXXXXXV	6000-9444300	100	4365.0	8685.0	4365.0
CLXXXXXXVI	6060-9886300	100	4410.0	8775.0	4410.0
CLXXXXXXVII	6120-10341500	100	4455.0	8865.0	4455.0
CLXXXXXXVIII	6180-10810100	100	4500.0	8955.0	4500.0
CLXXXXXXIX	6240-11292300	100	4545.0	9045.0	4545.0
CLXXXXXXX	6300-11788300	100	4590.0	9135.0	4590.0
CLXXXXXXXI	6360-12298300	100	4635.0	9225.0	4635.0
CLXXXXXXXII	6420-12822300	100	4680.0	9315.0	4680.0
CLXXXXXXXIII	6480-13360300	100	4725.0	9405.0	4725.0



GENERAL NOTES

- THIS PROJECT IS LOCATED WITHIN THE SENSITIVE LANDS AREA OF THE CITY. THEREFORE A DETAILED ENGINEERING SOILS REPORT HAS BEEN PREPARED FOR THE SITE. THIS SOILS REPORT FILED WITH AMERICAN FORK CITY, GIVES SPECIFIC RECOMMENDATIONS THAT SHALL BE FOLLOWED CONCERNING: SITE GRADING, FOUNDATIONS, CONCRETE SLAB ON GRADE, SUBSURFACE DRAINS, PAVEMENT, BACKFILL, AND UTILITY TRENCHING.
- CITY OF AMERICAN FORK, A.P.W.A, UTAH CHAPTER AND UTAH DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITIONS, AND ANY SUPPLEMENTS THERETO (HEREAFTER REFERRED TO AS STANDARD SPECIFICATIONS), SHALL GOVERN ALL CONSTRUCTION ITEMS UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS IS FOUND, THE MORE STRICT SPECIFICATION WILL APPLY AS DECIDED BY THE CITY ENGINEER. ITEM NUMBERS LISTED REFER TO CITY OF AMERICAN FORK ITEM NUMBERS UNLESS OTHERWISE NOTED.
- THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE, OR FOR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.
- THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS INCLUDING BUT NOT LIMITED TO ROAD CUT PERMITS AND NOTICES OF INTENT (NOI), BUILDING PERMITS, ETC. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT IN WRITING AT LEAST 7 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION AND REQUEST A PRE-CONSTRUCTION MEETING. BOND FOR PUBLIC IMPROVEMENTS AND INSPECTION FEES MUST BE PAID IN FULL PRIOR TO REQUESTING A PRE-CONSTRUCTION MEETING.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.
- FOLLOWING COMPLETION OF CONSTRUCTION OF THE SITE IMPROVEMENTS AND BEFORE REQUESTING OCCUPANCY, A PROOF SURVEY SHALL BE PROVIDED TO THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT, THAT DOCUMENTS "AS-BUILT" ELEVATIONS, DIMENSIONS, SLOPES AND ALIGNMENTS OF ALL ELEMENTS OF THIS PROJECT. THE PROOF SURVEY SHALL BE PREPARED, SIGNED AND SUBMITTED BY THE PROFESSIONAL ENGINEER WHO SEALED THE CONSTRUCTIONS DRAWINGS.
- THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO PUBLIC RIGHT-OF-WAY AND AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASES OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS. RESETTling OF MARKERS SHALL BE PERFORMED BY A LICENSE UTAH PROFESSIONAL SURVEYOR AS APPROVED BY THE CITY ENGINEER.
- NON-RUBBER Tired VEHICLES SHALL NOT BE MOVED ON OR ACROSS PUBLIC STREETS OR HIGHWAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION.
- TRACKING OR SPILLING MUD, DIRT OR DEBRIS UPON STREETS, RESIDENTIAL OR COMMERCIAL DRIVES, SIDEWALKS OR BIKE PATHS IS PROHIBITED. ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE CITY. IF THE CONTRACTOR FAILS TO REMOVE SAID MUD, DIRT, DEBRIS, OR SPILLAGE, THE CITY RESERVES THE RIGHT TO REMOVE THESE MATERIALS AND CLEAN AFFECTED AREAS, THE COST OF WHICH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- DISPOSAL OF EXCESS EXCAVATION WITHIN SPECIAL FLOOD HAZARD AREAS (100-YEAR FLOODPLAIN) MUST BE APPROVED BY THE CITY ENGINEER.
- ALL SIGNS, LANDSCAPING, STRUCTURES OR OTHER APPURTENANCES WITHIN RIGHT-OF-WAY DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL FIELD TILE BROKEN OR ENCOUNTERED DURING EXCAVATION SHALL BE REPLACED OR REPAIRED AND CONNECTED TO THE PUBLIC STORM SEWER SYSTEM AS DIRECTED BY THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. APPROVED PRECAST CONCRETE PRODUCTS WILL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT INSPECTION HAS BEEN CONDUCTED BY THE CITY OF AMERICAN FORK. PRECAST CONCRETE PRODUCTS WITHOUT PROOF OF INSPECTION SHALL NOT BE APPROVED FOR INSTALLATION.
- ALL TRENCHES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS OR SECURELY PLATED DURING NONWORKING HOURS.
- TRENCHES OUTSIDE THESE AREAS SHALL BE BACKFILLED OR SHALL BE PROTECTED BY APPROVED TEMPORARY FENCING OR BARRICADES DURING NONWORKING HOURS. CLEAN UP SHALL FOLLOW CLOSELY BEHIND THE TRENCHING OPERATION.

- ALL TREES WITHIN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY FENCING PLACED A MINIMUM 15 FEET FROM THE TREE TRUNK. TREES 6 - INCHES OR GREATER AT DBH (DIAMETER BREST HEIGHT) MUST BE PROTECTED WITH FENCING PLACED AT THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER.
- TREES NOT INDICATED ON THE APPROVED CONSTRUCTION DRAWINGS FOR REMOVAL MAY NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE DIVISION OF ENGINEERING.
- PERMITS TO CONSTRUCT IN THE RIGHT-OF-WAY OF EXISTING STREETS MUST BE OBTAINED FROM THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT BEFORE COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF TRENCHES WITHIN THE RIGHT-OF-WAY AND PUBLIC EASEMENTS FOR A PERIOD OF ONE YEAR FROM THE FINAL ACCEPTANCE OF THE WORK, AND SHALL MAKE ANY NECESSARY REPAIRS AT NO COST TO THE CITY.
- PAVEMENTS SHALL BE CUT IN NEAT, STRAIGHT LINES THE FULL DEPTH OF THE EXISTING PAVEMENT, OR AS REQUIRED BY THE CITY ENGINEER.
- THE REPLACEMENT OF DRIVEWAYS, HANDICAPPED RAMPS, SIDEWALKS, BIKE PATHS, PARKING LOT PAVEMENT, ETC. SHALL BE PROVIDED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS AND THE CITY OF AMERICAN FORK STANDARD CONSTRUCTION DRAWINGS.
- ANY MODIFICATION TO THE WORK SHOWN ON DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
- TRAFFIC CONTROL AND OTHER REGULATORY SIGNS SHALL COMPLY WITH THE UTAH DEPARTMENT OF TRANSPORTATION TRAFFIC CONTROL GUIDELINES AND MUTCD MANUAL, CURRENT EDITION
- PUBLIC STREET SIGNS SHALL MEET ALL CITY OF AMERICAN FORK SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A GREEN BACKGROUND.
- PRIVATE STREET SIGNS SHALL MEET ALL CITY OF AMERICAN FORK SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A BLUE BACKGROUND

TRAFFIC CONTROL

- TRAFFIC CONTROL SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR ACCORDING TO UTAH DEPARTMENT OF TRANSPORTATION, TRAFFIC CONTROL GUIDELINES OR MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
- ALL TRAFFIC LANES OF PUBLIC ROADWAYS SHALL BE FULLY OPEN TO TRAFFIC FROM 7:00 AM TO 9:00 AM AND FROM 4:00 PM TO 6:00 PM UNLESS AUTHORIZED DIFFERENTLY BY THE CITY ENGINEER.
- AT ALL OTHER HOURS THE CONTRACTOR SHALL MAINTAIN MINIMUM ONE - LANE TWO - WAY TRAFFIC. TRAFFIC CIRCULATION MUST BE SUPERVISED BY A CERTIFIED FLAGGER.
- STEADY - BURNING, TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT.
- ACCESS FROM PUBLIC ROADWAYS TO ALL ADJOINING PROPERTIES FOR EXISTING RESIDENTS OR BUSINESSES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT FOR MAIL, PUBLIC WATER AND SANITARY SEWER SERVICE, AND EMERGENCY VEHICLES.
- THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN DETAILING THE PROPOSED MAINTENANCE OF TRAFFIC PROCEDURES. THE TRAFFIC CONTROL PLAN MUST INCORPORATE ANY TRAFFIC CONTROL DETAILS CONTAINED HEREIN.
- THE TRAFFIC CONTROL PLAN PROPOSED BY THE CONTRACTOR MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
- TRAFFIC CONTROL REQUIRING ROAD CLOSURES AND/ OR DETOURING MUST BE APPROVED BY THE CITY COUNCIL.

UTILITIES

- THE CONTRACTOR SHALL GIVE NOTICE OF INTENT TO CONSTRUCT TO BLUE STAKE (TELEPHONE NUMBER 800-662-4111) AT LEAST 2 WORKING DAYS BEFORE START OF CONSTRUCTION.
- THE IDENTITY AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY. THE CITY OF AMERICAN FORK AND THE CITY ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR DEPTHS OF UNDERGROUND FACILITIES SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF THE SAME AND FOR ANY RESULTING CONTINGENT DAMAGE.
- LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE CITY ENGINEER.

STRIPING AND SIGNING

- ALL STRIPING MUST BE DONE FOLLOWING UTAH DEPARTMENT OF TRANSPORTATION GUIDELINES AND MUTCD MANUAL RECOMMENDATIONS, CURRENT EDITION.
- ALL SIGNING MUST BE DONE FOLLOWING MUTCD MANUAL RECOMMENDATIONS, CURRENT EDITION.
- ONLY SAND-BLASTING IS ALLOWED FOR REMOVAL OF EXISTING STRIPING.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF CONFLICTING EXISTING STRIPING.
- MATERIALS USED FOR STRIPING MUST COMPLY WITH THE UTAH DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

EROSION AND SEDIMENT CONTROL

- THE CONTRACTOR OR DEVELOPER IS RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT (NOI) TO BE REVIEWED AND APPROVED BY THE UTAH DIVISION OF WATER QUALITY.
- THE NOI MUST BE SUBMITTED TO UTAH DIVISION OF WATER QUALITY 45 DAYS PRIOR TO THE START OF CONSTRUCTION AND MAY ENTITILE COVERAGE UNDER THE UTAH DIVISION OF WATER QUALITY GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. A PROJECT LOCATION MAP MUST BE SUBMITTED WITH THE NOI.
- A SEDIMENT AND EROSION CONTROL PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL. IF A SEDIMENT AND EROSION CONTROL PLAN HAS NOT ALREADY BEEN INCLUDED WITH THE APPROVED CONSTRUCTION DRAWINGS, THIS PLAN MUST BE MADE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
- A UPDES STORM WATER DISCHARGE PERMIT MAY BE REQUIRED. THE CONTRACTOR SHALL BE CONSIDERED THE PERMITTEE.
- THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORM WATER RUNOFF LEAVES THE SITE, INCLUDING WATERWAYS, OVERLAND SHEET FLOW, AND STORM SEWERS.
- ACCEPTED METHODS OF PROVIDING EROSION/SEDIMENT CONTROL INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT BASINS, SILT FILTER FENCE, AGGREGATE CHECK DAMS, AND TEMPORARY GROUND COVER. HAY OR STRAW BALES ARE NOT PERMITTED.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE OF THE WORK AREA AT ALL TIMES CONSISTENT WITH EROSION CONTROL PRACTICES.
- DISTURBED AREAS THAT WILL REMAIN UN-WORKED FOR 30 DAYS OR MORE SHALL BE SEEDED OR PROTECTED WITHIN SEVEN CALENDAR DAYS OF THE DISTURBANCE.
- OTHER SEDIMENT CONTROLS THAT ARE INSTALLED SHALL BE MAINTAINED UNTIL VEGETATIVE GROWTH HAS BEEN ESTABLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY SEDIMENT DEVICES AT THE CONCLUSION OF CONSTRUCTION BUT NOT BEFORE GROWTH OF PERMANENT GROUND COVER.

USE OF FIRE HYDRANTS

- THE CONTRACTOR SHALL MAKE PROPER ARRANGEMENTS WITH THE AMERICAN FORK CITY, WATER DEPARTMENT FOR THE USE OF FIRE HYDRANTS WHEN USED FOR WORK PERFORMED UNDER THIS PROJECT'S APPROVAL.

SANITARY SEWERS

- SANITARY SEWAGE COLLECTION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES, REGULATIONS, STANDARDS AND SPECIFICATIONS OF THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT AND THE UTAH DEPARTMENT OF HEALTH CODE AND REGULATIONS.
- THE MINIMUM REQUIREMENTS FOR SANITARY SEWER PIPE WITH DIAMETERS 15 INCHES AND SMALLER SHALL BE REINFORCED CONCRETE PIPE ASTM C76 CLASS 3, OR PVC SEWER PIPE ASTM D3034, SDR 35.
- PIPE FOR 6-INCH DIAMETER HOUSE SERVICE LINES SHALL BE PVC PIPE ASTM D3034, SDR 35. PVC PIPE SHALL NOT BE USED AT DEPTHS GREATER THAN 28 FEET. PIPE MATERIALS AND RELATED STRUCTURES SHALL BE SHOP TESTED IN ACCORDANCE WITH CITY OF AMERICAN FORK CONSTRUCTION INSPECTION DIVISION QUALITY CONTROL REQUIREMENTS.
- ALL MANHOLE LIDS SHALL BE PROVIDED WITH CONTINUOUS SELF-SEALING GASKETS.
- THE APPROVED CONSTRUCTION DRAWINGS SHALL SHOW WHERE BOLT-DOWN LIDS ARE REQUIRED.
- SANITARY SEWER MANHOLES SHALL BE PRECAST CONCRETE OR AS APPROVED BY THE CITY ENGINEER AND CONFORM TO THE CITY OF AMERICAN FORK SANITARY MANHOLE STANDARD DRAWING. MANHOLE LIDS SHALL INCLUDE THE WORD SEWER.
- ALL PVC SEWER PIPES SHALL BE DEFLECTION TESTED NO LESS THAN 60 DAYS AFTER COMPLETION OF BACKFILLING OPERATIONS.
- AT THE DETERMINATION OF THE CITY ENGINEER, THE CONTRACTOR MAY BE REQUIRED TO PERFORM A TV INSPECTION OF THE SANITARY SEWER SYSTEM PRIOR TO FINAL ACCEPTANCE BY THE CITY. THIS WORK SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.
- VISIBLE LEAKS OR OTHER DEFECTS OBSERVED OR DISCOVERED DURING TV INSPECTION SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER.
- ROOF DRAINS, FOUNDATION DRAINS, FIELD TILE OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE STRICTLY PROHIBITED ACCORDING TO THE AMERICAN FORK CODE OF ORDINANCES.
- ALL WATER LINES SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY, FROM SANITARY SEWERS AND STORM SEWERS, TO THE GREATEST EXTENT PRACTICABLE.
- WHERE SANITARY SEWERS CROSS WATER MAINS OR OTHER SEWERS OR OTHER UTILITIES, TRENCH BACKFILL SHALL BE PLACED BETWEEN THE PIPES CROSSING AND SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO THE CITY STANDARD SPECIFICATIONS. IN THE EVENT THAT A WATER LINE MUST CROSS WITHIN 18 INCHES OF A SANITARY SEWER, THE SANITARY SEWER SHALL BE CONCRETE ENCASED OR CONSIST OF DUCTILE IRON PIPE MATERIAL.
- EXISTING SANITARY SEWER FLOWS SHALL BE MAINTAINED AT ALL TIMES. COSTS FOR PUMPING AND BYPASSING SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE BID FOR THE RELATED ITEMS.
- THE CONTRACTOR SHALL FURNISH ALL MATERIAL, EQUIPMENT, AND LABOR TO MAKE CONNECTIONS TO EXISTING MANHOLES.
- ALL SEWER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 4 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF SEWER LINE.

WATER LINE

- ALL WATER LINE MATERIALS SHALL BE PROVIDED AND INSTALLED ACCORDING TO CURRENT SPECIFICATIONS OF THE CITY OF AMERICAN FORK, WATER DEPARTMENT.
- ALL PUBLIC WATER PIPE WITH A DIAMETER 3 INCHES TO 8 INCHES SHALL BE DUCTILE IRON, CLASS 51 OR PVC C900 (BLUE). PUBLIC WATER PIPE 12 INCHES IN DIAMETER OR LARGER SHALL BE DUCTILE IRON, CLASS 54. FLANGED JOINT PIPES SHALL BE DUCTILE IRON, CLASS 53.
- ONLY FIRE HYDRANTS CONFORMING TO CITY OF AMERICAN FORK STANDARDS WILL BE APPROVED FOR USE.
- PUBLIC WATER LINES SHALL BE DISINFECTED BY THE CITY OF AMERICAN FORK, WATER DEPARTMENT. REQUESTS FOR WATER LINE CHLORINATION SHALL BE MADE THROUGH THE CITY OF AMERICAN FORK, WATER DEPARTMENT. THE COST FOR CHLORINATION SHALL BE PAID FOR BY THE CONTRACTOR.
- ALL WATER LINES SHALL BE DISINFECTED ACCORDING TO CITY OF AMERICAN FORK STANDARD SPECIFICATIONS. SPECIAL ATTENTION IS DIRECTED TO APPLICABLE SECTIONS OF AMERICAN WATER WORKS ASSOCIATION SPECIFICATION C-651, PARTICULARLY FOR FLUSHING (SECTION 5) AND FOR CHLORINATING VALVES AND FIRE HYDRANTS (SECTION 7).
- PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK, CONSTRUCTION AND MATERIAL SPECIFICATIONS. WHEN WATER LINES ARE READY FOR DISINFECTION, THE CONTRACTOR SHALL SUBMIT TWO (2) SETS OF "AS-BUILT" PLANS, AND A LETTER STATING THAT THE WATER LINES HAVE BEEN PRESSURE TESTED AND NEED TO BE DISINFECTED, TO THE CITY OF AMERICAN FORK, WATER DEPARTMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DISINFECTION OF ALL WATER LINES CONSTRUCTION PER THIS PLAN. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK, CONSTRUCTION AND MATERIAL SPECIFICATIONS.
- THE CONTRACTOR SHALL PAINT ALL FIRE HYDRANTS ACCORDING TO CITY OF AMERICAN FORK STANDARDS. THE COST OF PAINTING FIRE HYDRANTS SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR FIRE HYDRANTS.
- NO WATER TAPS OR SERVICE CONNECTIONS (E.G., TO CURB STOPS OR METER PITS) MAY BE ISSUED UNTIL ADJACENT PUBLIC WATER LINES SERVING THE CONSTRUCTION SITE HAVE BEEN DISINFECTED BY THE CITY OF AMERICAN FORK, WATER DEPARTMENT AND HAVE BEEN ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, WATER DEPARTMENT AT (801) 763 3060 AT LEAST 24 HOURS BEFORE TAPPING INTO EXISTING WATER LINES.
- ALL WATER MAIN STATIONING SHALL BE BASED ON STREET CENTERLINE STATIONING.
- ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE PER CITY OF AMERICAN FORK STANDARDS.
- THE CONTRACTOR SHALL GIVE WRITTEN NOTICE TO ALL AFFECTED PROPERTY OWNERS AT LEAST 1 WORKING DAY BUT NOT MORE THAN 3 WORKING DAYS PRIOR TO ANY TEMPORARY INTERRUPTION OF WATER SERVICE. INTERRUPTION OF WATER SERVICE SHALL BE MINIMIZED AND MUST BE APPROVED BY THE CITY ENGINEER.
- ALL WATER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 4 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF WATER LINE. WATER LINES SHALL BE SET DEEPER AT ALL POINTS WHERE NECESSARY TO CLEAR EXISTING OR PROPOSED UTILITY LINES OR OTHER UNDERGROUND RESTRICTIONS BY A MINIMUM OF 18 INCHES.

SECONDARY WATER

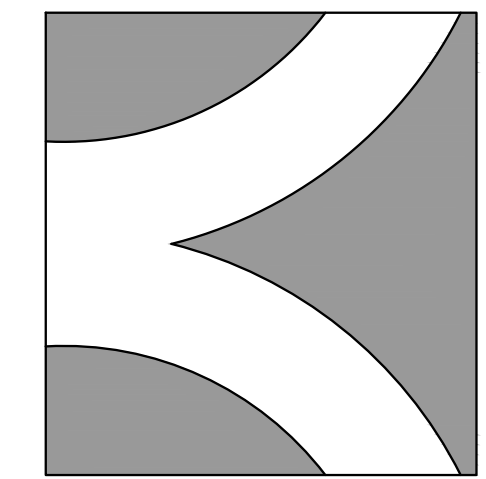
- ALL SECONDARY WATER LINE MATERIALS SHALL BE PROVIDED AND INSTALLED ACCORDING TO CURRENT SPECIFICATIONS OF THE CITY OF AMERICAN FORK.
- PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK, CONSTRUCTION AND MATERIAL SPECIFICATIONS. WHEN WATER LINES ARE READY FOR DISINFECTION, THE CONTRACTOR SHALL SUBMIT TWO (2) SETS OF "AS-BUILT" PLANS, AND A LETTER STATING THAT THE SECONDARY WATER LINES HAVE BEEN PRESSURE TESTED, TO THE CITY OF AMERICAN FORK. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, SECONDARY WATER DEPARTMENT AT (801) 763 3060 AT LEAST 24 HOURS BEFORE TAPPING INTO EXISTING WATER LINES.
- ALL SECONDARY WATER MAIN STATIONING SHALL BE BASED ON STREET CENTERLINE STATIONING.
- ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE PER CITY OF AMERICAN FORK STANDARDS.
- ALL SECONDARY WATER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 2 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF WATER LINE. SECONDARY WATER LINES SHALL BE SET DEEPER AT ALL POINTS WHERE NECESSARY TO CLEAR EXISTING OR PROPOSED UTILITY LINES OR OTHER UNDERGROUND RESTRICTIONS BY A MINIMUM OF 18 INCHES.

STORM SEWER

- ALL STORM WATER DETENTION AND RETENTION AREAS AND MAJOR FLOOD ROUTING SWALES SHALL BE CONSTRUCTED TO FINISH GRADE AND HYDRO - SEEDED AND HYDRO - MULCHED ACCORDING TO THE CITY OF AMERICAN FORK STANDARD SPECIFICATIONS.
- HERE PRIVATE STORM SEWERS CONNECT TO PUBLIC STORM SEWERS, THE LAST RUN OF PRIVATE STORM SEWER CONNECTING TO THE PUBLIC STORM SEWER SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C76, WALL B, CLASS IV FOR PIPE DIAMETERS 12 INCHES TO 15 INCHES, CLASS III FOR 18 INCHES TO 24 INCH PIPES, AND 27 INCHES AND LARGER PIPE SHALL BE CLASS II, UNLESS OTHERWISE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.
- GRANULAR BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO AMERICAN FORK CITY STANDARD SPECIFICATIONS.
- ALL PUBLIC STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C76, WALL B, CLASS IV FOR PIPE DIAMETERS 12 INCHES TO 15 INCHES, CLASS III FOR 18 INCHES TO 24 INCH PIPES, AND 27 INCHES AND LARGER PIPE SHALL BE CLASS II, UNLESS OTHERWISE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.
- HEADWALLS AND END WALLS SHALL BE REQUIRED AT ALL STORM SEWER INLETS OR OUTLETS TO AND FROM STORM WATER MANAGEMENT FACILITIES. NATURAL STONE AND/OR BRICK APPROVED BY THE CITY ENGINEER SHALL BE PROVIDED ON ALL VISIBLE HEADWALLS AND/OR END WALLS SURFACES.
- STORM INLETS OR CATCH BASINS SHALL BE CHANNELIZED AND HAVE BICYCLE SAFE GRATES. MANHOLE LIDS SHALL INCLUDE THE WORD STORM.
- STORM SEWER OUTLETS GREATER THAN 18 INCHES IN DIAMETER ACCESSIBLE FROM STORM WATER MANAGEMENT FACILITIES OR WATERCOURSES SHALL BE PROVIDED WITH SAFETY GRATES, AS APPROVED BY THE CITY ENGINEER.

MAIL DELIVERY

- THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT US MAIL DELIVERY WITHIN THE PROJECT LIMITS IS NOT DISRUPTED BY CONSTRUCTION OPERATIONS.
- THIS RESPONSIBILITY IS LIMITED TO RELOCATION OF MAILBOXES TO A TEMPORARY LOCATION THAT WILL ALLOW THE COMPLETION OF THE WORK AND SHALL ALSO INCLUDE THE RESTORATION OF MAILBOXES TO THEIR ORIGINAL LOCATION OR APPROVED NEW LOCATION.
- ANY RELOCATION OF MAILBOX SERVICES MUST BE FIRST COORDINATED WITH THE US POSTAL SERVICE AND THE HOMEOWNER.
- BEFORE RELOCATING ANY MAILBOXES, THE CONTRACTOR SHALL CONTACT THE U.S. POSTAL SERVICE AND RELOCATE MAILBOXES ACCORDING TO THE REQUIREMENTS OF THE POSTAL SERVICE.



THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581



1018 N Deer Crest Lane
Alpine UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	

ACTION	DATE
FINAL	01/14/2026

PROJECT



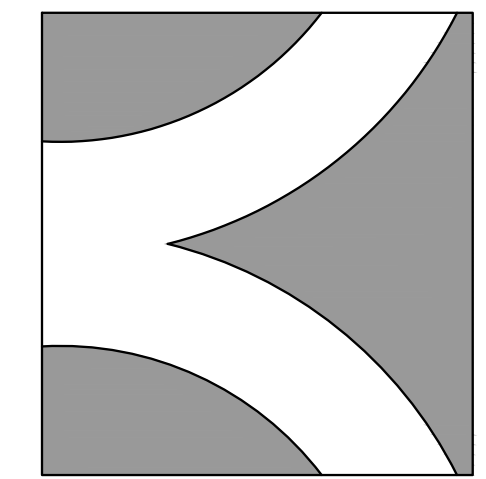
DESCRIPTION

FOX HOLLOW GOLF COURSE & HOA POND OUTFALL IMPROVEMENT DRAWINGS

SHEET NAME SHEET NUMBER

GENERAL NOTES

GN1



THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

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REVISIONS			SEAL
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ACTION	DATE
FINAL	01/14/2026

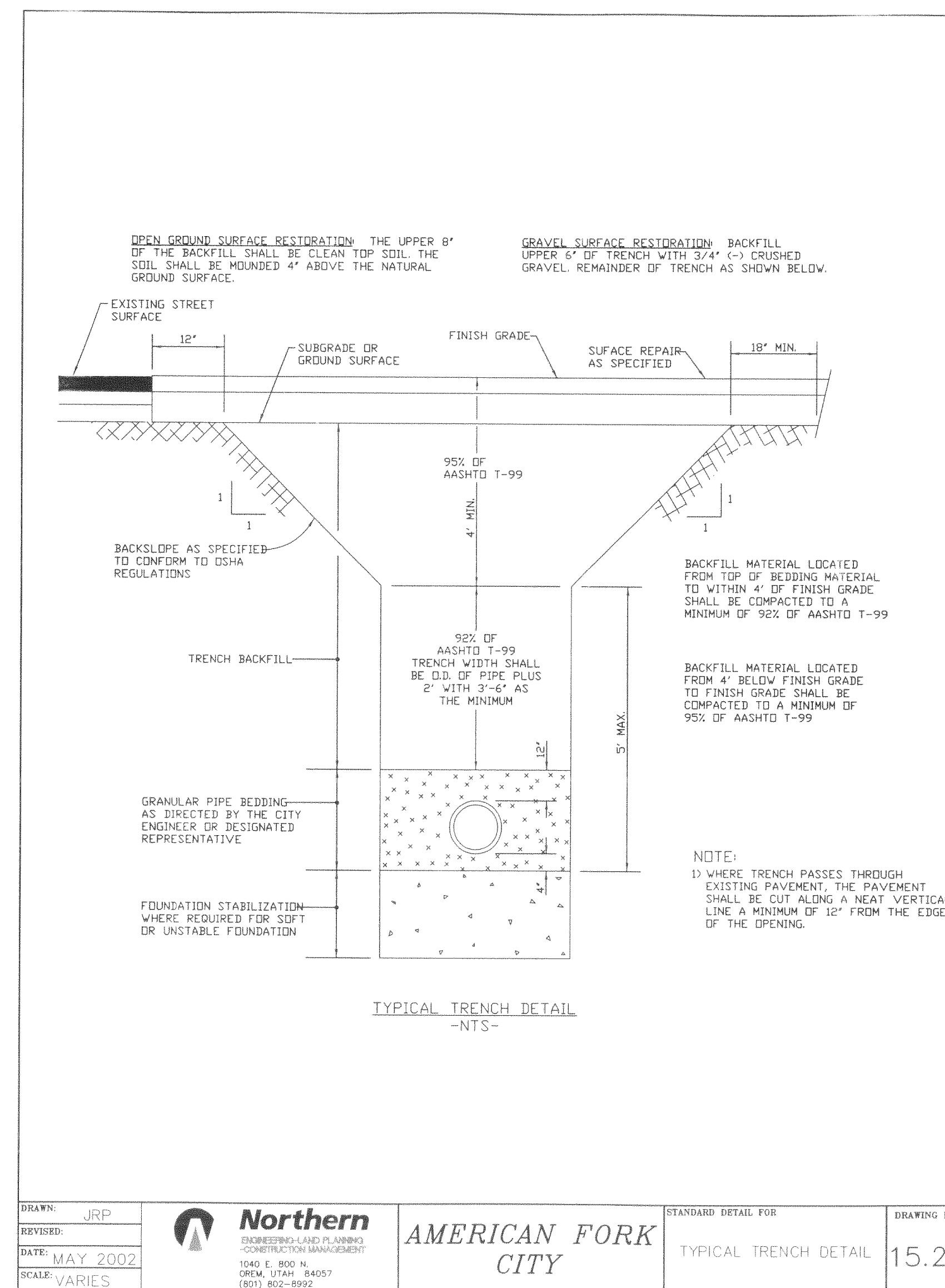
PROJECT



DESCRIPTION

**FOX HOLLOW
GOLF COURSE
& HOA POND OUTFALL
IMPROVEMENT
DRAWINGS**

SHEET NAME	SHEET NUMBER
DRAIN DETAILS	D1



DRAWN: JRP	Northern 216 WESTWALD PLANNING CONSTRUCTION MANAGEMENT 1640 E. 800 N. OREM, UTAH 84057 (801) 862-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR TYPICAL TRENCH DETAIL	DRAWING NO. 15.22
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Agenda Topic

Review and action on an application for an Amended Commercial Site Plan, known as Landmark South Fence Landscaping, located at approximately 100 E 620 S, American Fork City. The Amended Commercial Site Plan consists of 0.12 acres and is in the PI-1 Zone.

BACKGROUND INFORMATION		
Location:	100 E 620 S	
Parcel ID:	13:050:0269	
Project Type:	Amended Commercial Site Plan	
Applicants:	Jacob Hernandez	
Existing Land Use:	Design Industrial	
Surrounding Land Use:	North	Design Industrial
	South	Design Industrial
	East	Design Commercial
	West	Design Commercial
Existing Zoning:	PI-1	
Surrounding Zoning:	North	PI-1
	South	PI-1
	East	PI-1
	West	PI-1
Square Footage (By Use)	~5278 landscaped park strip	

Background

The applicant has applied for an Amended Commercial Site Plan to provide landscaping within the park strip adjacent to their property to provide a more beautified frontage.

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.

Development Review Committee Staff Report
Meeting Date: June 1, 2026



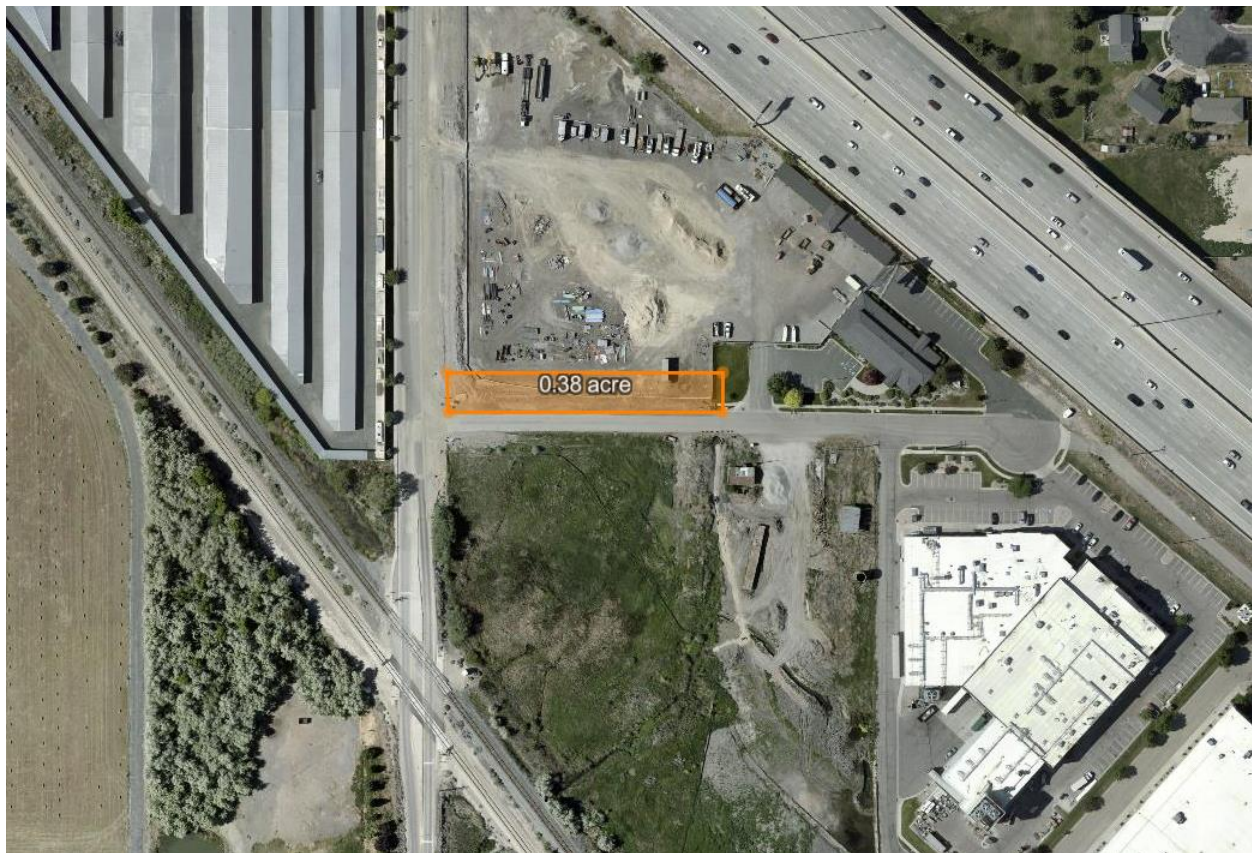
Project Conditions of Approval

1. N/A

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.

Potential Motions – Amended Commercial Site Plan

Approval

I move to approve the proposed Amended Commercial Site Plan, located at approximately 100 E 620 S, American Fork City, in the PI-1 Zone, as the Amended Commercial Site Plan meets the requirements of Section 17.6.101.

Denial

I move to deny the proposed Amended Commercial Site Plan, located at approximately 100 E 620 S, American Fork City, in the PI-1 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 100 E 620 S, American Fork City, in the PI-1 Zone, and instruct staff/developer to.....



call 811 or visit www.bluestakes.org
before you dig to have all utilities
located and marked

	American Fork City Development Review Committee
←	No comments
	Planning and Zoning Reviewed copperman 05/26/2026
	Engineering Division Reviewed rburkhill 05/27/2026
←	No comments

Next Step
Proceed to the Development
Review Committee on
06/01/2026

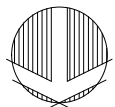
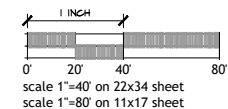
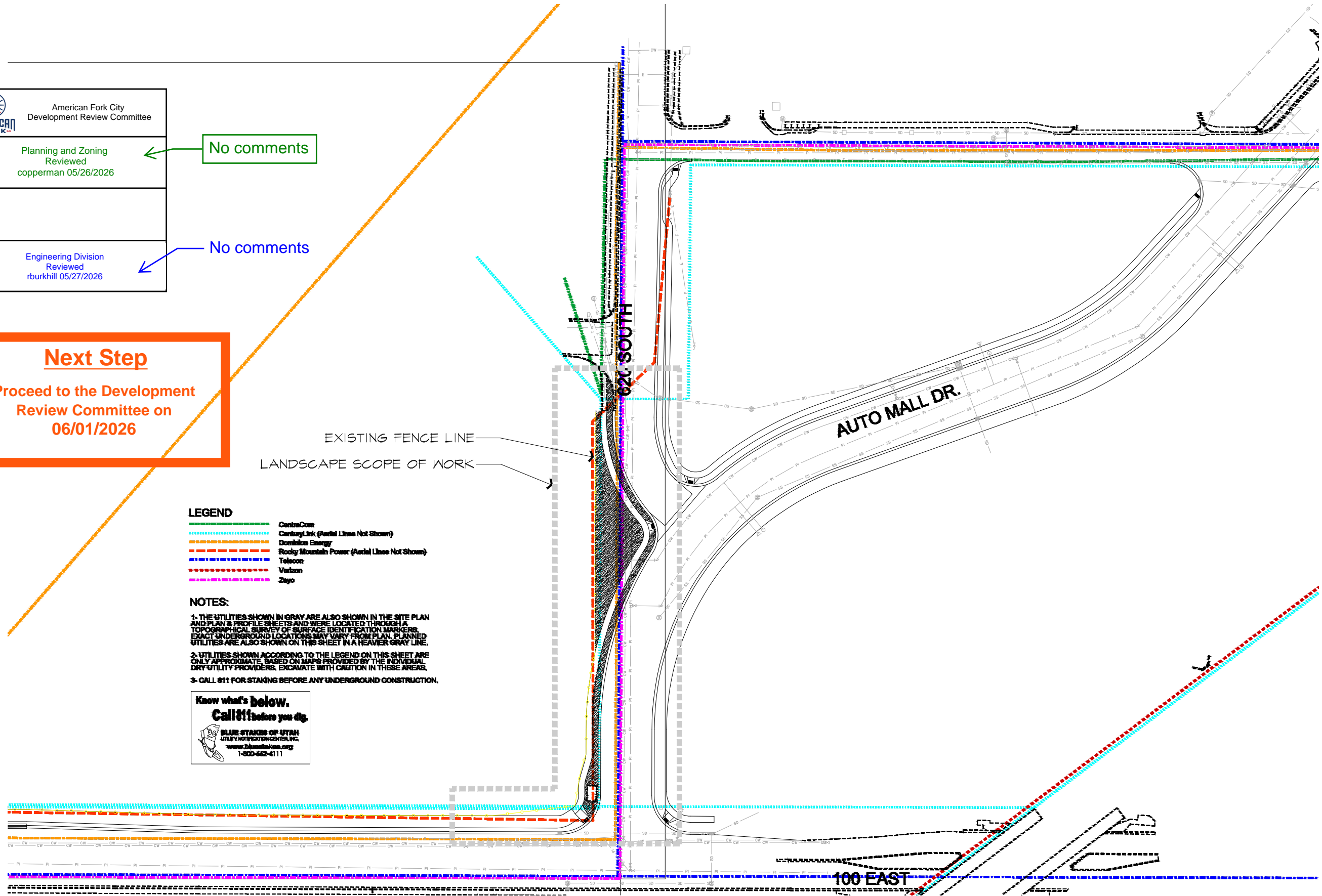
EXISTING FENCE LINE
LANDSCAPE SCOPE OF WORK

LEGEND

- CentraCom
- CenturyLink (Aerial Lines Not Shown)
- Dominion Energy
- Rocky Mountain Power (Aerial Lines Not Shown)
- Telecom
- Verizon
- Zayo

NOTES:

- 1- THE UTILITIES SHOWN IN GRAY ARE ALSO SHOWN IN THE SITE PLAN AND PLAN & PROFILE SHEETS AND WERE LOCATED THROUGH A TOPOGRAPHICAL SURVEY OF SURFACE IDENTIFICATION MARKERS. EXACT UNDERGROUND LOCATIONS MAY VARY FROM PLAN. PLANNED UTILITIES ARE ALSO SHOWN ON THIS SHEET IN A HEAVIER GRAY LINE.
- 2- UTILITIES SHOWN ACCORDING TO THE LEGEND ON THIS SHEET ARE ONLY APPROXIMATE, BASED ON MAPS PROVIDED BY THE INDIVIDUAL DRY UTILITY PROVIDERS. EXCAVATE WITH CAUTION IN THESE AREAS.
- 3- CALL 811 FOR STAKING BEFORE ANY UNDERGROUND CONSTRUCTION.



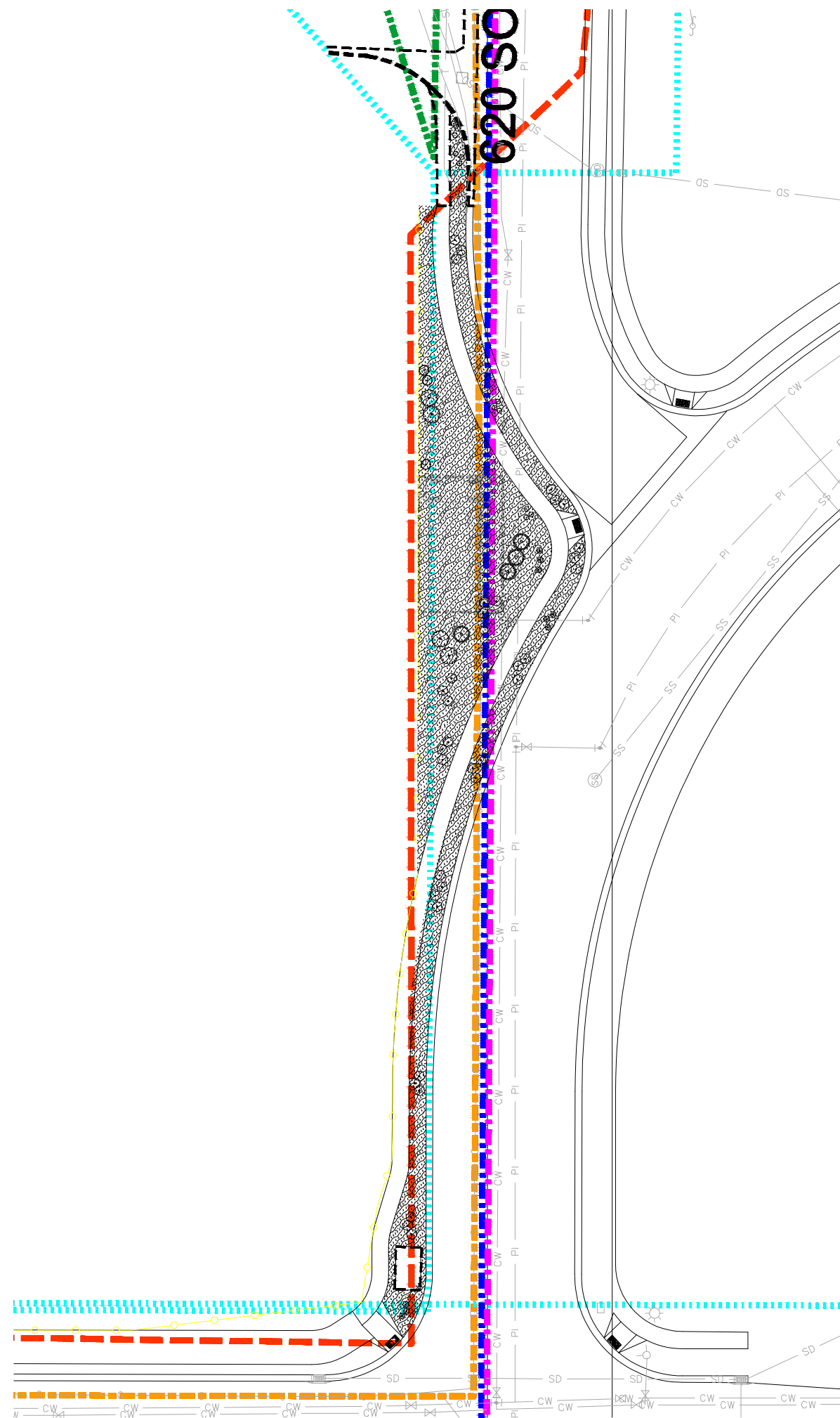
LANDMARK OFFICE REMODEL

LANDSCAPE PLAN
195 East 620 South . American Fork . UT

MAY 2026

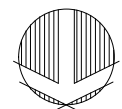
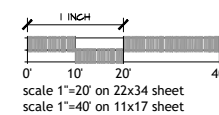
LANDSCAPE
site plan

L1



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS			
+	<i>Caryopteris x clandonensis</i> 'Grand Bleu' / Grand Bleu	5 gal	3
○	<i>Juniperus horizontalis</i> 'Emerald Spreader' / Emerald Spreader Juniper	5 gal	4
⊙	<i>Rhus aromatica</i> 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	4
ANNUALS/PERENNIALS			
✿	<i>Agastache aurantiaca</i> 'Apricot Sprite' / Apricot Sprite Hyssop	1 gal	4
⬠	<i>Centranthus ruber</i> / Red Valerian	1 gal	4
⬡	<i>Lavandula angustifolia</i> 'Hidcote Superior' / Hidcote Superior Lavender	1 gal	12
⬢	<i>Nepeta x faassenii</i> 'Walkers Low' / Walkers Low Catmint	1 gal	25
GROUND COVERS			
■	Rock Mulch I	mulch	5,270 sf



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LANDSCAPE PLAN

195 East 620 South . American Fork . UT

M A Y 2 0 2 6

LANDSCAPE
planting plan

L2



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located and marked

LANDMARK OFFICE REMODEL

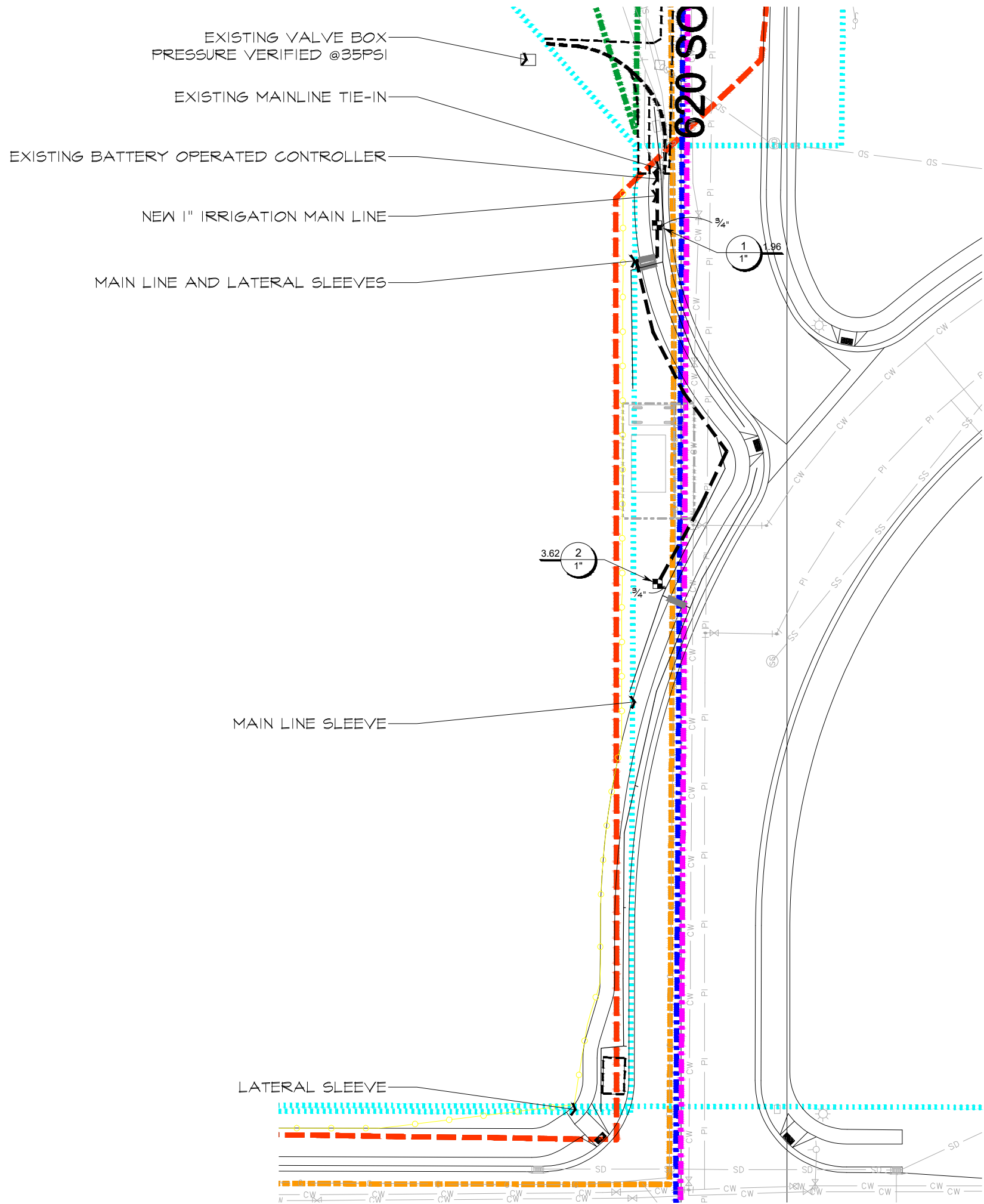
LANDSCAPE PLAN

195 East 620 South . American Fork . UT

M A Y 2 0 2 6

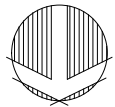
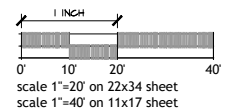
LANDSCAPE
irrigation plan

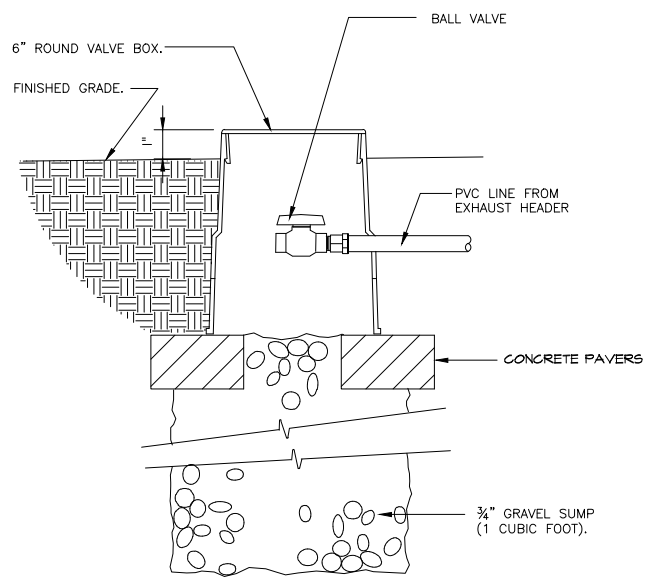
L3



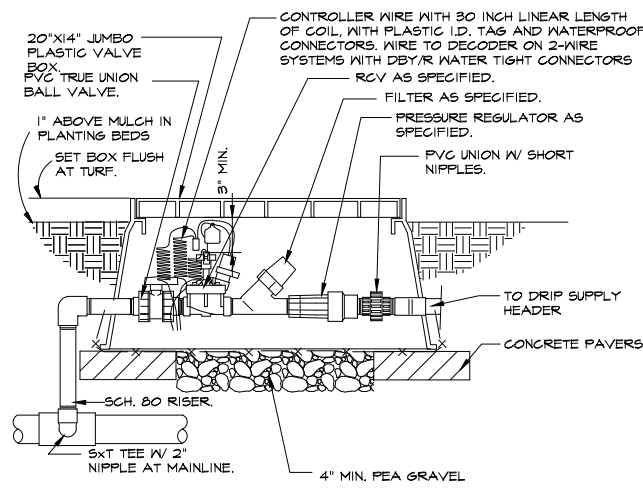
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
■	Drip Control Valve Assembly - Low Flow Hunter IGZ-101-25-LF Drip Control Zone Kit, 1in. ICV Globe Valve with 1in. HY100 Filter system. Pressure Regulation: 25 psi, Flow Range: .5 GPM - 15 GPM, 150 mesh stainless steel screen.	2	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
—	Irrigation Lateral Line: PVC Schedule 40	476.5 lf	
---	Irrigation Mainline: PVC Schedule 40	164.3 lf	
█	Pipe Sleeve: PVC Schedule 40 Sleeve size 2x size of pipe being sleeved. Main line sleeves should include an additional wire sleeve.	18.4 lf	
○	Valve Callout # - Valve Number # - Valve Flow # - Valve Size		

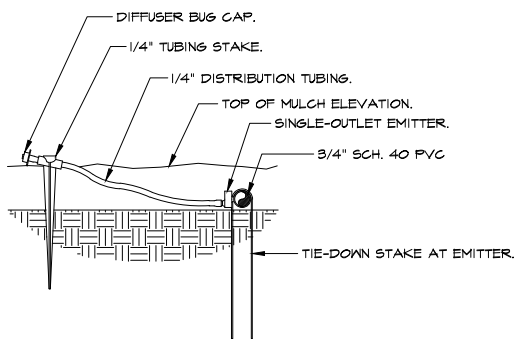




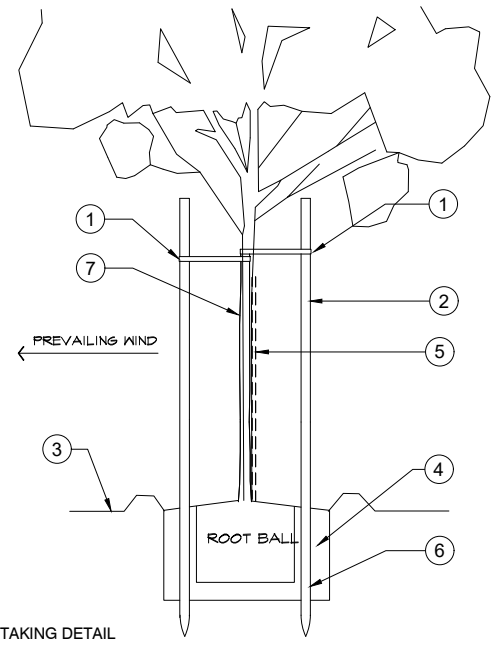
7 DRIP FLUSH VALVE ASSEMBLY
3" = 1'-0" B-09



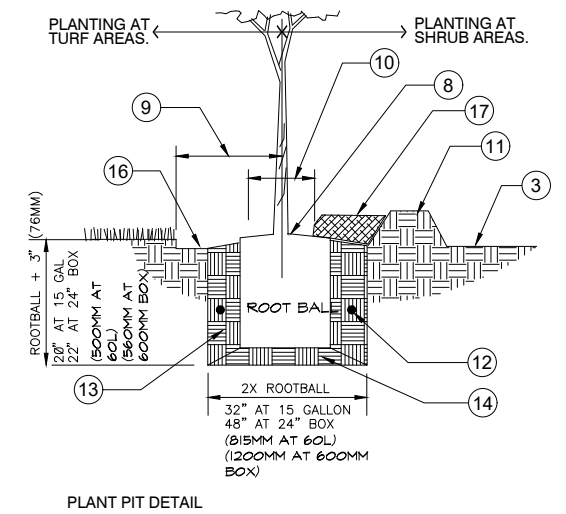
5 DRIP VALVE ASSEMBLY
1 1/2" = 1'-0" B-06



4 DRIP EMITTER AT 1/4 IN. TUBING
3" = 1'-0" B-BT-01



2 TREE PLANTING WITH CINCH-TIE STAKE
N.T.S. DETAIL-FILE

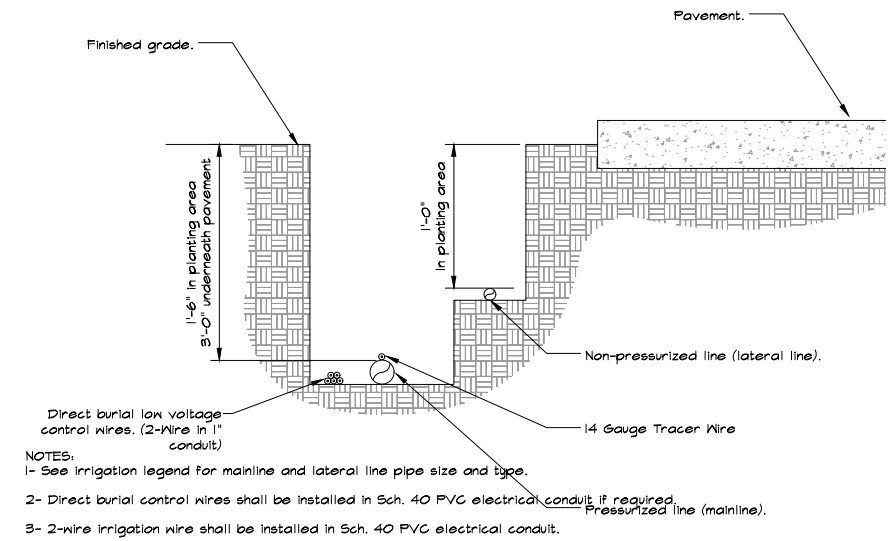


1 SHRUB/PRENNIAL/ORNAMENTAL GRASS PLANTING
1" = 1'-0" B-10

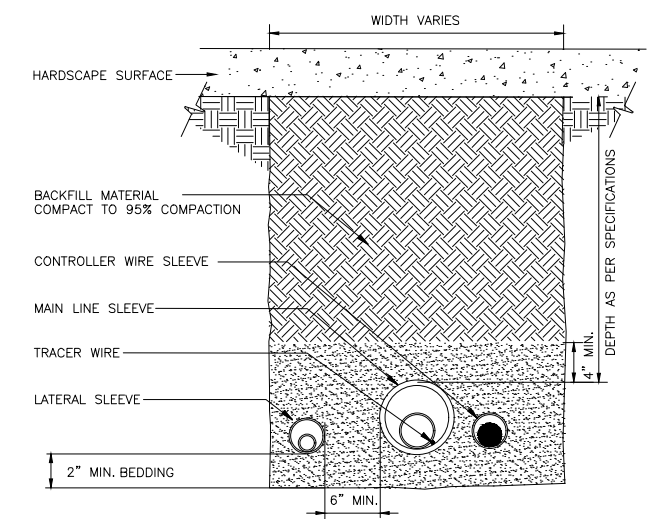
- 1 CINCH-TIE: DO NOT OVER TIGHTEN, ALLOW TREE TO MOVE SOMEWHAT TO BUILD CALIPER.
- 2 2" (50MM) DIAMETER LODGE POLE FINE TREE STAKE.
- 3 FINISHED GRADE.
- 4 BACKFILL AS PER PLANTING DETAIL.
- 5 REMOVE NURSERY STAKE BY THE END OF MAINTENANCE.
- 6 AVOID DAMAGE TO THE ROOT BALL WITH THE SUPPORT STAKES.
- 7 TREE AS SPECIFIED.
- 8 SET ROOTBALL CROWN 1 1/2" (38MM) HIGHER THAN THE SURROUNDING FINISHED GRADE. SLOPE BACKFILL AWAY FROM ROOTBALL FOR POSITIVE DRAINAGE.
- 9 KEEP TURF CLEAR FOR A 18" (450MM) RADIUS CIRCLE AROUND THE TREE. MULCH WITH A 3" (76MM) THICK LAYER OF SHREDDED BARK.
- 10 KEEP MULCH 6" TO 8" (150-200MM) FROM BASE OF TREE.
- 11 4" (100MM) HIGH WATER WELL AT SHRUB AREAS.
- 12 PLANT TABLETS AS NOTED OR SPECIFIED.
- 13 BACKFILL MIX AS NOTED OR SPECIFIED.
- 14 NATIVE SOIL MIX FIRMLY COMPACTED.
- 15 BACKFILL 1/2 OF PLANT PIT AND WATER THOROUGHLY. ALLOW WATER TO SOAK IN AND FINISH BACKFILL.
- 16 RECESS TURF AREA 1" (25MM) NO MULCH WHEN TREES ARE IN TURF.
- 17 MULCH WATER WELL AREA TO 3" (75MM) DEPTH.

NOTES:

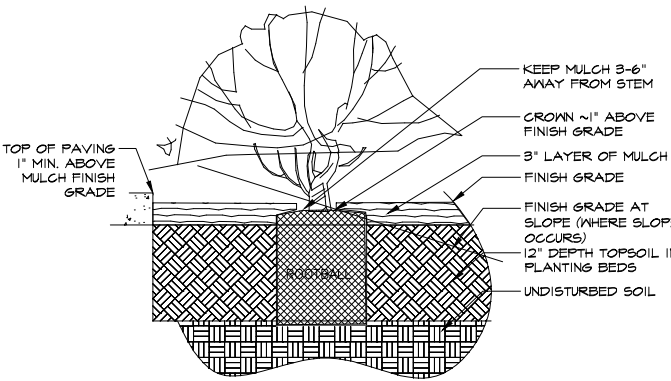
- STAKE ALL TREES 24" (600MM) BOX AND SMALLER. INSTALL V.I.T. PRODUCTS MODEL TS-4 TRIM GUARD ON ALL TREES PLANTED IN TURF. REFER TO PLANTING DETAIL AND SPECIFICATIONS FOR PLANT PIT SIZE.
- WRAP TIES AROUND THE TREE TRUNK AND STAKE USING THE STANDARD OR FIGURE EIGHT METHOD. SECURE WITH GALVANIZED NAILS DRIVEN THROUGH TIES AND INTO THE STAKE TO PREVENT SLIPPAGE.
- INSTALL CINCH-TIE PER MANUFACTURER'S RECOMMENDATIONS.



6 IRRIGATION TRENCHING
N.T.S.



3 IRRIGATION SLEEVE DETAIL
N.T.S. FX-IR-FX-AUXEQ-15



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