AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE AGENDA

Regular Session
June 8, 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 8, 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 June 1, 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 an Amended Final Plat, known as Harbor Village Slough, located at 664 S 240 W, American Fork City. The Amended Final Plat consists of 1.02 acres and is in the PR 3.0 Zone.
    b. Review and action on an application for a Final Plat, known as Ragan Subdivision, located at 425 N 900 E, American Fork City. The Final Plat consists of .87 acres and is in the R1-9000 Zone.
    c. Review and action on an application for an Amended Commercial Site Plan, known as American Heritage School Pavilion, located at 736 N 1100 E, American Fork City. The Commercial Site Plan consists of 13.32 acres and is in the R1-9000 Zone.
    d. Review and action on an application for an Amended Commercial Site Plan, known as American Heritage School Storage Addition, located at 736 N 1100 E, American Fork City. The Commercial Site Plan consists of 8.66 acres and is in the R1-15000 Zone and R1-9000 Zone.

5. **Adjournment**

Dated this 4th day of June 2026

Patrick O'Brien

Development Services Director

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

AMERICAN FORK CITY

DEVELOPMENT REVIEW COMMITEE REGULAR SESSION

June 1st, 2026

The American Fork City Development Review Committee met in a regular session onJune 1st, 2025, at the American Fork Public Works Building, 275 East 200 North, commencing at 9:00 a.m.

Development Review Committee:

Public Works Director: Sam Kelly

Development Services Director: Patrick O'Brien

Fire Chief: Aaron Brems

Staff Present:

Cody Opperman	Planner II
Mat Sacco	Fire Marshall
Angie McKee	Administrative Assistant I
Ben Hunter	City Engineer

Others Present:

REGULAR SESSION

Roll Call

Public Comment Opened

No Comments

Public Comment Closed

COMMON CONSENT AGENDA

Minutes of the May 11th, 2026, Development Review Committee Regular Session.

Sam Kelly motioned to approve the Common Consent agenda

Aaron Brems seconded the motion

Voting was as follows:

Patrick O'Brien	**AYE**
Sam Kelly	**AYE**
Aaron Brems	**AYE**

The motion passed

PUBLIC HEARING

a. **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.**

Cody Opperman reviewed the background information for public hearing letter a: 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.

Public Hearing Opened

No Comment

Public Hearing Closed

ACTION ITEMS

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.**

Cody Opperman reviewed the background information for action item letter a: 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. There are no conditions of approval on the site plan amendment.

Patrick O'Brien asked if Tow-N-Go rentals have obtained a business license.

Cody Opperman informed him that they do not have a business license at this time.

Patrick O'Brien suggested that as a condition of approval, they are required to obtain the business license.

Patrick O'Brien moved 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 with the condition that the business receive a business license as a condition of their approval, and before any operations commence.

Aaron Brems seconded the motion

Voting was as follows:

Patrick O'Brien	**AYE**
Sam Kelly	**AYE**
Aaron Brems	**AYE**

The motion passed

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.**

Cody Opperman reviewed the background information for action item letter b: 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.

Patrick O'Brien noted that the city has an existing and active development agreement that he believes they're seeking to make amendments to, but where no amendments have been made and the existing agreement still stands, he wanted to clarify they are good to move forward.

Cody Opperman confirmed.

Aaron Brems asked how many total phases are in the project.

Patrick O'Brien informed that there are 6 phases, but they may ask for 7 as that is the possible request to amend the current development he mentioned.

Aaron Brems asked which phase includes the bridge.

Ben Hunter explained that the majority of the bridge is technically tied in with plat B but noted that it does traverse across plat C on the upper right as well.

Patrick O'Brien asked staff about the width and depths of the corner lots on this plat and if they would need to add a note before this plat is recorded to require the homes to front a specific road due to not having the width and depth requirements at both frontage options.

Cody Opperman reminded Mr. O'Brien and the committee that they would no longer be putting addresses on both sides of the lot if there is not enough frontage, so they would not need to add the note as they have in the past.

Patrick O'Brien noted that he still wanted to add a condition that the buildings on lots 118 and 119 need to be fronting 400 East because in the past people have come in requesting a different address so they can put the house facing whatever direction they would like.

Sam Kelly asked if the driveway access should be addressed in the condition as well.

Patrick O'Brien explained that the driveway access would not be an issue here as it is a streetscape concern for him, unless engineering sees a problem with the homes having a side load garage.

Ben Hunter noted that he does not see any concerns with road access.

Patrick O'Brien moved to approve the proposed Final Plat, located at approximately 1120 N 400 E, American Fork City, in the PR-3.0 Zone with the condition of adding a note that Lots number 118 and 119 buildings front 400 East.

Sam Kelly seconded the motion

Voting was as follows:

Patrick O'Brien	**AYE**
Sam Kelly	**AYE**
Aaron Brems	**AYE**

The motion passed

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.

Cody Opperman reviewed the background information for action item letter c: 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.

Patrick O'Brien asked if engineering has any concerns about site triangles.

Ben Hunter explained that the shrubs are low enough that he does not see a problem with the site triangles.

Sam Kelly moved 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.

Aaron Brems seconded the motion

Voting was as follows:

Patrick O'Brien	**AYE**
Sam Kelly	**AYE**
Aaron Brems	**AYE**

The motion passed

Other Business

There was no other business to discuss

Adjournment

Sam Kelly motioned to adjourn the meeting.

Aaron Brems seconded the motion.

Voting was as follows:

Patrick O'Brien	**AYE**
Sam Kelly	**AYE**
Aaron Brems	**AYE**

The motion passed

Meeting adjourned at 9:16 AM

Angie McKee

Administrative Assistant I

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

Development Review Committee Staff Report
Meeting Date: June 8, 2026

Agenda Topic

Review and action on an application for an Amended Final Plat, known as Harbor Village Slough Plat B, located at 664 S 240 W, American Fork City. The Amended Final Plat consists of 1.02 acres and is in the PR 3.0 Zone.

BACKGROUND INFORMATION		
Location:		664 S 240 WEST, AMERICAN FORK, UT
Parcel ID:		41:791:0303, 41:791:0302, 41:791:0301
Project Type:		Amended Final Plat
Applicants:		Mills, Smith and Nielson Family
Existing Land Use:		Residential Low Density
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:		PR 3.0
Surrounding Zoning:	North	PR 3.0
	South	PR 3.0
	East	PR 3.0
	West	RA-5
Total Number of Units		3 single family homes

Background

The applicant has applied for an Amended Final Plat to acquire additional property. The project looks to change ownership of the property along the Western Rear of the lots to provide larger rear yards.

Sec 17.8.216 Amendments

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

Sec 17.8.217 Amended Plats

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

Utah State Code 10-9a-608 – Subdivision Amendments

(1) (a) A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file a written petition with the land use authority to request a subdivision amendment.

(b) Upon filing a written petition to request a subdivision amendment under Subsection (1)(a), the owner shall prepare and, if approved by the land use authority, record a plat in accordance with Section 10-9a-603 that:

(i) depicts only the portion of the subdivision that is proposed to be amended;

(ii) includes a plat name distinguishing the amended plat from the original plat;

(iii) describes the differences between the amended plat and the original plat; and

(iv) includes references to the original plat.

(c) If a petition is filed under Subsection (1)(a), the land use authority shall provide notice of the petition by mail, email, or other effective means to each affected entity that provides a service to an owner of record of the portion of the plat that is being vacated or amended at least 10 calendar days before the land use authority may approve the petition for a subdivision amendment.

(d) If a petition is filed under Subsection (1)(a), the land use authority shall hold a public hearing within 45 days after the day on which the petition is filed if:

(i) any owner within the plat notifies the municipality of the owner's objection in writing within 10 days of mailed notification; or

(ii) a public hearing is required because all of the owners in the subdivision have not signed the revised plat.

(e) A land use authority may not approve a petition for a subdivision amendment under this section unless the amendment identifies and preserves any easements owned by a culinary water authority and sanitary sewer authority for existing facilities located within the subdivision.

(2) The public hearing requirement of Subsection (1)(d) does not apply and a land use authority may consider at a public meeting an owner's petition for a subdivision amendment if:

(a) the petition seeks to:

(i) join two or more of the petitioner fee owner's contiguous lots;

(ii) subdivide one or more of the petitioning fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;

(iii) adjust the lot lines of adjoining lots or between a lot and an adjoining parcel if the fee owners of each of the adjoining properties join in the petition, regardless of whether the properties are located in the same subdivision;

(iv) on a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by the local political subdivision; or

(v) alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not:

(A) owned by the petitioner; or

(B) designated as a common area; and

(b) notice has been given to adjoining property owners in accordance with any applicable local ordinance.

(3) A petition under Subsection (1)(a) that contains a request to amend a public street or municipal utility easement is also subject to Section 10-9a-609.5.

(4) A petition under Subsection (1)(a) that contains a request to amend an entire plat or a portion of a plat shall include:

(a) the name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the petition; and

(b) the signature of each owner described in Subsection (4)(a) who consents to the petition.

(5) (a) The owners of record of adjoining properties where one or more of the properties is a lot may exchange title to portions of those properties if the exchange of title is approved by the land use authority as a lot line adjustment in accordance with Subsection (5)(b).

(b) The land use authority shall approve a lot line adjustment under Subsection (5)(a) if the exchange of title will not result in a violation of any land use ordinance.

(c) If a lot line adjustment is approved under Subsection (5)(b):

(i) a notice of lot line adjustment approval shall be recorded in the office of the county recorder which:

(A) is approved by the land use authority; and

(B) recites the legal descriptions of both the original properties and the properties resulting from the exchange of title; and

(ii) a document of conveyance shall be recorded in the office of the county recorder.

(d) A notice of approval recorded under this Subsection (5) does not act as a conveyance of title to real property and is not required in order to record a document conveying title to real property.

(6) (a) The name of a recorded subdivision may be changed by recording an amended plat making that change, as provided in this section and subject to Subsection (6)(c).

(b) The surveyor preparing the amended plat shall certify that the surveyor:

(i) holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act;

(ii) (A) has completed a survey of the property described on the plat in accordance with Section 17-23-17 and has verified all measurements; or

(B) has referenced a record of survey map of the existing property boundaries shown on the plat and verified the locations of the boundaries; and

(iii) has placed monuments as represented on the plat.

(c) An owner of land may not submit for recording an amended plat that gives the subdivision described in the amended plat the same name as a subdivision in a plat already recorded in the county recorder's office.

(d) Except as provided in Subsection (6)(a), the recording of a declaration or other document that purports to change the name of a recorded plat is void.

Project Conditions of Approval

a. Reduce the south PUE on lot 303 from 10’ to 5’ so the existing home is not within the PUE.

b. Add a signature line and acknowledgement block for the HOA to sign the plat.

Findings of Fact

1. The Amended Final Plat meets the requirements of Section 17.4.209 Planned Residential Zone.
2. The Amended Final Plat meets the requirements of Section 17.8.217 Amended Plats.

Project Map

Development Review Committee Staff Report
Meeting Date: June 8, 2026

Engineering Development Checklist Completion

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

Staff Recommendation

The Amended Final Plat meets the requirements of Section 10-9a-608. Subdivision amendments. Staff recommend approving the application.

Potential Motions – Amended Final Plat

Approval

I move to approve the proposed Amended Final Plat, located at 664 S 240 W, American Fork City, UT 84003, in the PR 3.0 Zone, as the Amended Final Plat meets the requirements of Section 17.4.209 and 17.8.217.

Denial

I move to deny the proposed Amended Final Plat, located at 664 S 240 W, American Fork City, in the PR 3.0 Zone as the Amended Final Plat does not meet the requirements of Section 17.4.209 and 17.8.217.

Table

I move to table action for the proposed Amended Final Plat, located at 664 S 240 W, American Fork City, in the PR 3.0 Zone and instruct staff/developer to……..

HARBOR VILLAGE SLOUGH SUBDIVISION PLAT 'B'

BEING AN AMENDMENT TO LOTS 301, 302, 303, AND PARCEL "A"
OF HARBOR VILLAGE SLOUGH SUBDIVISION PLAT 'A'

LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER,
OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN

TABULATIONS

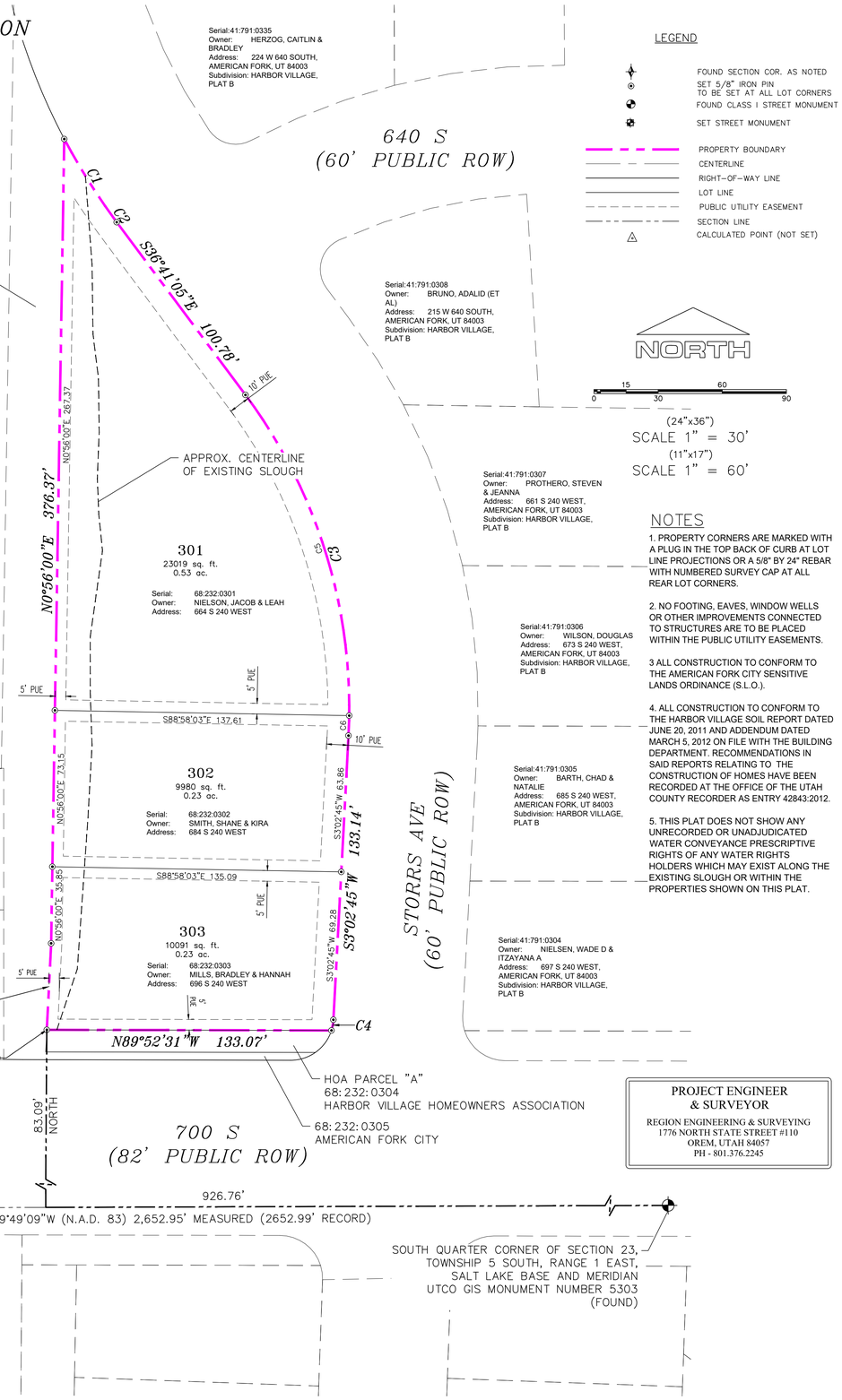
TOTAL DEVELOPMENT: 1.02 ACRES, OR 44,437 SF +/-
ZONE: PR-3.0 RESIDENTIAL ZONE
TOTAL LOTS: 3

FLOOD ZONE DESIGNATION: X
FIRM MAP NUMBER: 49049C0306F
EFFECTIVE DATE: JUNE 19, 2020

LIABILTY WAIVER – HIGH WATER TABLE AREA

IN CONFORMANCE WITH THE AMERICAN FORK SENSITIVE LANDS ORDINANCE (S.L.O.) 4-5-5-C, AND PURSUANT TO THE PROVISIONS DESCRIBED ON HARBOR VILLAGE PLAT "B", ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER, THE PROPERTY OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, WHO HAVE SIGNED THE OWNER'S DEDICATION HEREON, DO HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS AMERICAN FORK CITY AGAINST ANY AND ALL LIABILITIES, CLAIMS, SUITS, LOSSES, COSTS, AND LEGAL FEES CAUSED BY, ARISING OUT OF, OR RESULTING FROM FLOODING IN A HIGH WATER TABLE AREA. THIS LIABILITY WAIVER SHALL RUN WITH EACH LOT WITHIN THE SUBDIVISION DEPICTED HEREON AND BE BINDING UPON THE HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST OF SAID OWNERS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	44.21'	305.00'	44.17'	S32°01'58"E	8°18'17"
C2	1.85'	305.00'	1.85'	S36°21'30"E	0°20'51"
C3	169.89'	245.00'	166.51'	S16°49'10"E	39°43'50"
C4	5.08'	20.00'	5.06'	S10°19'00"W	14°32'31"
C5	160.56'	245.00'	157.70'	S17°54'39"E	37°32'51"
C6	9.33'	245.00'	9.33'	S1°57'16"W	2°10'59"



LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- CALCULATED POINT (NOT SET)

NORTH

0 15 30 60 90

(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

NOTES

1. PROPERTY CORNERS ARE MARKED WITH A PLUG IN THE TOP BACK OF CURB AT LOT LINE PROJECTIONS OR A 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP AT ALL REAR LOT CORNERS.

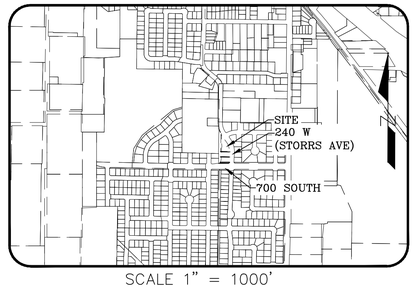
2. NO FOOTING, EAVES, WINDOW WELLS OR OTHER IMPROVEMENTS CONNECTED TO STRUCTURES ARE TO BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS.

3 ALL CONSTRUCTION TO CONFORM TO THE AMERICAN FORK CITY SENSITIVE LANDS ORDINANCE (S.L.O.).

4. ALL CONSTRUCTION TO CONFORM TO THE HARBOR VILLAGE SOIL REPORT DATED JUNE 20, 2011 AND ADDENDUM DATED MARCH 5, 2012 ON FILE WITH THE BUILDING DEPARTMENT. RECOMMENDATIONS IN SAID REPORTS RELATING TO THE CONSTRUCTION OF HOMES HAVE BEEN RECORDED AT THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY 42843:2012.

5. THIS PLAT DOES NOT SHOW ANY UNRECORDED OR UNADJUDICATED WATER CONVEYANCE PRESCRIPTIVE RIGHTS OF ANY WATER RIGHTS HOLDERS WHICH MAY EXIST ALONG THE EXISTING SLOUGH OR WITHIN THE PROPERTIES SHOWN ON THIS PLAT.

VICINITY MAP



SCALE 1" = 1000'

American Fork City Development Review

Water/PI Division Reviewed jbrems 06/02/2026	Planning and Zoning Reviewed copperman 06/01/2026
EC/LID Reviewed tmezenen 06/03/2026	
Sewer/Storm Drain Division Reviewed ahardy 05/26/2026	Engineering Division Reviewed rburkhill 06/03/2026
Communications Reviewed MHunsaker 06/03/2026	
Public Infrastructure Reviewed cscott 05/21/2026	Streets Division Reviewed ehyde 06/03/2026

No comments

No comments

Next Step

Proceed to the Development Review Committee on 06/08/2026

PROJECT ENGINEER & SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

NOTARY ACKNOWLEDGEMENT

STATE OF UTAH)
):SS
COUNTY OF UTAH)

ON THIS _____ DAY OF _____, IN THE YEAR 20 _____, BEFORE ME PERSONALLY APPEARED _____, WHO PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.

_____
NOTARY PUBLIC

NOTARY ACKNOWLEDGEMENT

STATE OF UTAH)
):SS
COUNTY OF UTAH)

ON THIS _____ DAY OF _____, IN THE YEAR 20 _____, BEFORE ME PERSONALLY APPEARED _____, WHO PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.

_____
NOTARY PUBLIC

NOTARY ACKNOWLEDGEMENT

STATE OF UTAH)
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COUNTY OF UTAH)

ON THIS _____ DAY OF _____, IN THE YEAR 20 _____, BEFORE ME PERSONALLY APPEARED _____, WHO PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.

_____
NOTARY PUBLIC

NOTARY ACKNOWLEDGEMENT

STATE OF UTAH)
):SS
COUNTY OF UTAH)

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_____
NOTARY PUBLIC

NOTARY ACKNOWLEDGEMENT

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):SS
COUNTY OF UTAH)

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_____
NOTARY PUBLIC

NOTARY ACKNOWLEDGEMENT

STATE OF UTAH)
):SS
COUNTY OF UTAH)

ON THIS _____ DAY OF _____, IN THE YEAR 20 _____, BEFORE ME PERSONALLY APPEARED _____, WHO PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.

_____
NOTARY PUBLIC

HOA NOTARY ACKNOWLEDGEMENT

STATE OF UTAH)
):SS
COUNTY OF UTAH)

ON THIS _____ DAY OF _____, IN THE YEAR 20 _____, BEFORE ME PERSONALLY APPEARED _____, WHO PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.

_____
NOTARY PUBLIC

Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, IN ACCORDANCE WITH SECTION 17-73-504, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTS PLACED AS REPRESENTED ON THE PLAT.

Boundary Description

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT SOUTH 89°49'09" WEST 926.76 FEET ALONG THE SECTION LINE AND NORTH 83.09 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE N 02° 50' 50" E FOR A DISTANCE OF 40.51 FEET TO A POINT ON A LINE. THENCE N 00° 56' 00" E FOR A DISTANCE OF 376.37 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 08° 18' 17", HAVING A RADIUS OF 305.00 FEET, AND WHOSE LONG CHORD BEARS S 32° 01' 58" E FOR A DISTANCE OF 44.17 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 00° 20' 51", HAVING A RADIUS OF 305.00 FEET, AND WHOSE LONG CHORD BEARS S 36° 21' 30" E FOR A DISTANCE OF 1.85 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE S 36° 41' 05" E FOR A DISTANCE OF 100.78 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 39° 43' 50", HAVING A RADIUS OF 245.00 FEET, AND WHOSE LONG CHORD BEARS S 16° 49' 10" E FOR A DISTANCE OF 166.51 FEET. THENCE S 03° 02' 45" W FOR A DISTANCE OF 133.14 TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14° 32' 31", HAVING A RADIUS OF 20.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 19' 00" W FOR A DISTANCE OF 5.06 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.. THENCE N 89° 52' 31" W A DISTANCE OF 133.07 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.99 ACRES AND 3 LOTS

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

PROFESSIONAL LAND SURVEYOR
No. 368356
ROBBIN J. MULLEN
STATE OF UTAH

May 18, 2026
DATE

SURVEYOR

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS 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 THE STREETS, EASEMENTS, PUBLIC UTILITY EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20 ____

_____ PRINTED NAME / TITLE — _____ SIGNATURE

_____ PRINTED NAME / TITLE — _____ SIGNATURE

_____ PRINTED NAME / TITLE — _____ SIGNATURE

_____ PRINTED NAME / TITLE — _____ SIGNATURE

_____ PRINTED NAME / TITLE — _____ SIGNATURE

_____ PRINTED NAME
HOA PRESIDENT — _____ SIGNATURE

NOTARY ACKNOWLEDGEMENT

STATE OF UTAH)
):SS
COUNTY OF UTAH)

ON THIS _____ DAY OF _____, IN THE YEAR 20 _____, BEFORE ME PERSONALLY APPEARED _____, WHO PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.

_____
NOTARY PUBLIC

ACCEPTANCE BY ADMINISTRATIVE APPROVAL AUTHORITY

THE DEVELOPMENT REVIEW COMMITTEE OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. _____.

_____
DEVELOPMENT SERVICES DIRECTOR

_____
PUBLIC WORKS DIRECTOR

_____
FIRE CHIEF

HARBOR VILLAGE SLOUGH SUBDIVISION – PLAT 'B'

BEING AN AMENDMENT TO LOTS 301, 302, 303, AND PARCEL "A"
OF HARBOR VILLAGE SLOUGH SUBDIVISION PLAT 'A'

AMERICAN FORK UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

CITY RECORDER SEAL		UTAH COUNTY RECORDER SEAL

This form approved by Utah County and the municipalities therein.

AMERICAN FORK CITY
801-763-3060 | 275 E 200 N, American Fork, UT 84003

NOTICE TO UTILITY COMPANY REGARDING PROPOSED VACATION/AMENDMENT OF MUNICIPAL UTILITY

Submittal Type: ☐ Commercial ☒ Residential

Development Name: **Harbor Village**

Development Address: **Serial: 68:232:0304**

Developer Name/Contact: **Jake Nielson, Shane Smith, Brad Mills**

Developer Business Address: **664 South 240 West American Fork, UT 84003**

Developer Phone: **720-427-9944**

Developer Email: **Jnielson22@gmail.com**

The utility companies listed need to receive plans and necessary information for the above-stated development to begin the process of providing their services to this project. **Plans will not be approved by the City until this document is completed and returned.**

AFCONNECT

Name: _____ Title: _____

Signature: _____ Date: _____

Suggested Contact: Kyle Peterson | 801-400-2933 | kylep@afconnect.com

LUMEN (CENTURY LINK)

Name: DAVID SLOAN Title: SR NI ENGINEER

Signature: DAVID SLOAN Date: 10/08/2025

Suggested Contact: Korby Whiting | 385-208-6724 | korby.whiting@lumen.com
Alt.: David Sloan | 385-315-6586 | david.sloan2@lumen.com

COMCAST (XFINITY)

Name: _____ Title: _____

Signature: _____ Date: _____

Suggested Contact: Elysia Valdez | 801-201-0177 | JointTrench_Utah@comcast.com

DOMINION ENERGY | QUESTAR GAS COMPANY (dba Enbridge Gas Utah)

Name: _____ Title: _____

Signature: _____ Date: _____

Suggested Contact: Jason Prestwich | 385-208-0442 | jason.prestwich@dominionenergy.com
Alt.: Pauline Caraveo | 801-324-3437 | pauline.caraveo@dominionenergy.com

ROCKY MOUNTAIN POWER

Name: _____ Title: _____

Signature: _____ Date: _____

Suggested Contact: Teria Walker, 801-756-1310, teria.walker@rockymountainpower.net

Space above for County Recorder's use
PARCEL I.D.# 68:232:0301
68:232:0302
68:232:0303

DISCLAIMER OF UTILITY EASEMENT

The undersigned, QUESTAR GAS COMPANY dba Enbridge Gas Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Utah County, Utah, to-wit:

> All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 301, 302 and 303, Harbor Village Slough Subdivision, located in the Southwest quarter of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian, Utah County, Utah; said Subdivision recorded in the Office of the County Recorder for Utah County, Utah.

IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on September 16, 2025.

QUESTAR GAS COMPANY
Dba Enbridge Gas Utah

By: _____
Authorized Representative

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On September 16, 2025, personally appeared before me Paul Swan, who, being duly sworn, did say that (s)he is an Authorized Representative for QUESTAR GAS COMPANY dba Enbridge Gas Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.

_____
Notary Public

MEGAN ROBINSON
NOTARY PUBLIC • STATE OF UTAH
My Commission Expires April 4, 2028
COMMISSION NUMBER 736518

This letter is regarding the Harbor Village Slough Subdivision project affecting the current easements at the following addresses.

664 S 240 W American Fork, Utah 84003

684 S 240 W American Fork, Utah 84003

696 S 240 W American Fork, Utah 84003

We do not have any infrastructure or equipment in the area that would be affected, and do not have any objections to the proposed project or changes to utility easements.

Kyle Petersen

AFConnect Fiber

801-400-2933

AMERICAN FORK CITY
801-763-3060 | 275 E 200 N, American Fork, UT 84003

NOTICE TO UTILITY COMPANY REGARDING PROPOSED VACATION/AMENDMENT OF MUNICIPAL UTILITY

Submittal Type: ☐ Commercial ☒ Residential

Development Name: **Harbor Village**

Development Address: **Parcel ID: 68:232:0304**

Developer Name/Contact: **Jake Nielson | Shane Smith | Brad Mills**

Developer Business Address: **N/A**

Developer Phone: **720-427-9944**

Developer Email: **Jnielson22@gmail.com**

The utility companies listed need to receive plans and necessary information for the above-stated development to begin the process of providing their services to this project. **Plans will not be approved by the City until this document is completed and returned.**

AFCONNECT

Name: _____ Title: _____

Signature: _____ Date: _____

Suggested Contact: Kyle Peterson | 801-400-2933 | kylep@afconnect.com

LUMEN (CENTURY LINK)

Name: _____ Title: _____

Signature: _____ Date: _____

Suggested Contact: Korby Whiting | 385-208-6724 | korby.whiting@lumen.com
Alt.: David Sloan | 385-315-6586 | david.sloan2@lumen.com

COMCAST (XFINITY)

Name: _____ Title: _____

Signature: _____ Date: _____

Suggested Contact: Elysia Valdez | 801-201-0177 | JointTrench_Utah@comcast.com

DOMINION ENERGY | QUESTAR GAS COMPANY (dba Enbridge Gas Utah)

Name: _____ Title: _____

Signature: _____ Date: _____

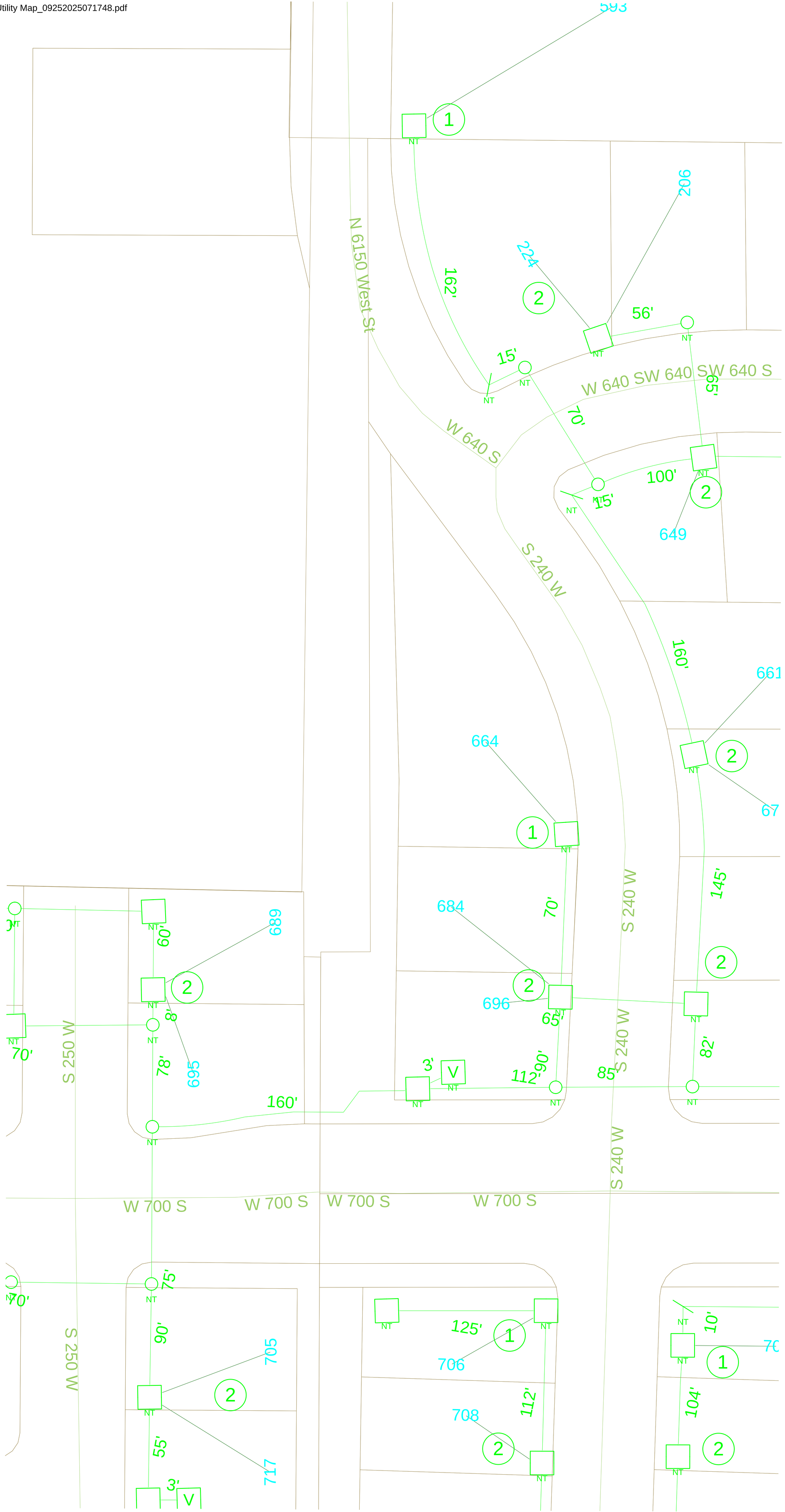
Suggested Contact: Jason Prestwich | 385-208-0442 | jason.prestwich@dominionenergy.com
Alt.: Pauline Caraveo | 801-324-3437 | pauline.caraveo@dominionenergy.com

ROCKY MOUNTAIN POWER

Name: Teria Walker Title: Estimator

Signature: Teria Walker Date: 10/1/25

Suggested Contact: Teria Walker, 801-756-1310, teria.walker@rockymountainpower.net


593
1
NT
N 6150 West St
162'
902
224
2
56'
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W 640 SW 640 SW 640 S
65'
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100'
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649
S 240 W
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661
664
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67
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145'
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689
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2
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695
3'
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160'
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90'
85'
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705
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717
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V
NT
125'
1
NT
706
112'
708
2
NT
10'
NT
1
104'
2
NT

Feeder Cables	Size
	.412
	.500
	.540
	.565
	.625
	.650
	.700
	.715

Express Cables	Size
	.750
	.840
	.860
	.875
	1.000
	1.125
	1.160
	1.160

Boundaries	Name
	Node
	Seg
	Mux

Splices	SYMB
PBA	P
Splice Block	B

RF Taps	SYMB
2-Port Tap	
4-Port Tap	
8-Port Tap	

Terminators	SYMB
Antenna	RF
Line Terminator	
Self Terminator	

Splitters	SYMB
2-way Split	
3-way Split	
Directional Coupler	
3-way Balanced	
LED/RC	

Power	SYMB
Power Supply Dual Output	A B 89V
Power Supply	
Power Inserter	
Power Stop	
Status Monitoring	SM

Nodes	SYMB
FDX Node	A B FDX C D
FDX Node 1x2	A B FDX2 C D
1x2 Digital Node	A D B 1X2 C D
2x4 Digital Node	A D B 2X4 C D
EPON	E
RFOG	R

Aerial	SYMB
Cell Tower	
Attachment Point	A
H Frame	H
Aerial Lock Box	
CATV Pole	
Mid-span Crossover	
Joint Use Pole	
Joint Transformer Pole	
Guy Pole	
Power Pole	
Power Transformer Pole	
Riser	R
Ground Rod	
Strand	

Underground	SYMB
Ped	P
Vault	V
Hand Hole	HH
Manhole	MH
Utility Closet	UC
UG Lock Box	
Conduit Tic	
Road Bore Tic	
UG Cell Tower	
UG Attachment Point	A
Ground Rod	
Trench	
Conduit	

Actives	SYMB
Line Extender	A
Mini Bridger	A
High Gain Triple	A
WiFi Splitter	
WiFi Gateway	
RF Camera	
FDX LE (active)	X
FDX MB (active)	X
FDX VBT (active)	X
WiFi Access Point	ANT ON

Endsites	SYMB
INET Site	I
Cell Site	
Metro Site	TRM

Fiber	SYMB
Fiber Tap	
Fiber Terminator M	
Fiber Terminator R	
Slackstorage	
Fiber Count	
Fiber Riser	F
Existing	
Proposed	

Splice Enclosure	SYMB
Splice Side Car	
Mux Side Car	M
Splitter Side Car	S
Splice Enclosure	
Terminal Splice	
Mechanical Splice Can	

Facility	SYMB
Virtual Hub	
Master Headend	
Stand Alone Head-End	
Secondary Hub	
Primary Hub	
Backup Head-End	
IDM Secondary Hub	
IDM Primary Hub	
IDM Master Headend	
IDM OTN	
IDM Non-Access Network Facility	
PoP	PoP
IDM Multi-Tenant Gateway PoP	MTG PoP IDM
IDM Point of Presence PoP	PoP IDM
Fiber Distribution Cabinet	

Comcast Cable Communications, Inc.
1350 E. Miller Ave.
Salt Lake City, Utah 84106
801-401-3041 Tel
801-255-2711 Fax

September 25, 2025

Shane Smith
664 South 240 West
American Fork, UT 84003

To whom it may concern,

Comcast of Utah II grants permission to vacate the existing utility easements, which exist along the West property lines of the following parcels:

Lot 301 – 664 S 240 W, American Fork, UT,
Lot 302 - 684 S 240 W, American Fork, UT, and,
Lot 303 - 696 S 240 W, American Fork, UT,

as long as it does not interfere with or deny access to our existing facilities (poles, cable, conduits, pedestal, electronics). Three feet of clearance must be maintained around all pedestals.

If you need our facilities to be moved, it can be done at your expense. If any damage is incurred to our facilities due to your encroachment, repairs will be done at your expense. Be sure to contact Blue Stakes to locate all utility services at least 48 hours before digging.

Sincerely,

Annette Harm

Annette Harm
Authorized Representative

Development Review Committee Staff Report
Meeting Date: June 8, 2026

Agenda Topic

Review and action on an application for a Final Plat, known as Ragan Subdivision, located at 425 N 900 E, American Fork City. The Final Plat consists of 0.87 acres and is in the R1-9000 Zone.

BACKGROUND INFORMATION		
Location:		425 N 900 E
Parcel ID:		12:070:0144
Project Type:		Final Plat
Applicants:		John Ragan
Existing Land Use:		Residential Low Density
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:		R1-9000
Surrounding Zoning:	North	R1-9000
	South	R1-9000
	East	R1-9000
	West	R1-9000
Total Number of Units		2
Parking Requirement		2 stalls per dwelling unit

Background

The applicant has applied for a Final Plat to develop a 2-lot subdivision. The project looks to subdivide an existing lot, with an existing home, to create an additional lot on the south side of the current lot. The existing home meets the side setback requirements from the new lot line being proposed on the south side.

A Preliminary Plat Application was previously approved by the Development Review Committee Board on April 27, 2026. Following the Preliminary Plat Application, this Final Plat Application is the final application to submit for the 2-lot subdivision. Following the decision of the Final Plat, Engineering Checklist Items will still need to be completed prior to the recording of a mylar.

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 - Section 17.8.211.

Development Review Committee Staff Report
Meeting Date: June 8, 2026

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 - Section 17.8.211. Staff recommends APPROVING the application.

Potential Motions – Final Plat

Approval

I move to approve the proposed Final Plat, located at 425 N 900 E, American Fork City, in the R1-9000 Zone as the Final Plat Application meets the requirements of Section 17.8.207 - Section 17.8.211.

Denial

I move to deny the proposed Final Plat, located at 425 N 900 E, American Fork City, in the R1-9000 Zone as the Final Plat Application does not meet the requirements of Section 17.8.207 - Section 17.8.211.

Table

I move to table action for the proposed Final Plat, located at 425 N 900 E, American Fork City, in the R1-9000 Zone and instruct staff/developer to……..

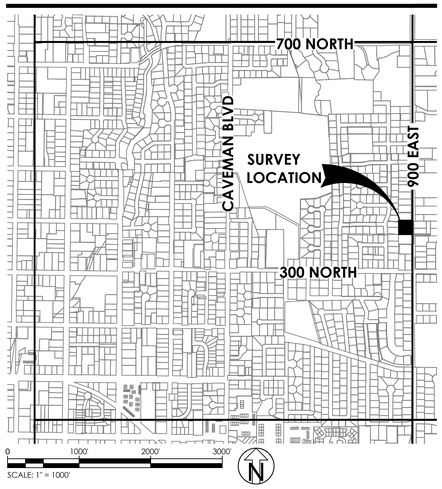
RAGAN SUBDIVISION

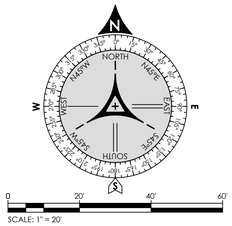
LOCATED IN THE EAST ½ OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN AMERICAN FORK CITY, UTAH COUNTY, UTAH

Next Step

Proceed to the Development Review Committee on 06/08/2026

VICINITY MAP - SECTION-13, T5S, R1E, SLB&M





American Fork City Development Review	
Water/PI Division Reviewed jbrems 06/02/2026	Planning and Zoning Reviewed copperman 06/01/2026
EC/LID Reviewed tmezeren 06/03/2026	
	Engineering Division Reviewed rburkhill 06/03/2026
Communications Reviewed MHunsaker 06/03/2026	Streets Division Reviewed ehyde 06/03/2026

No comments

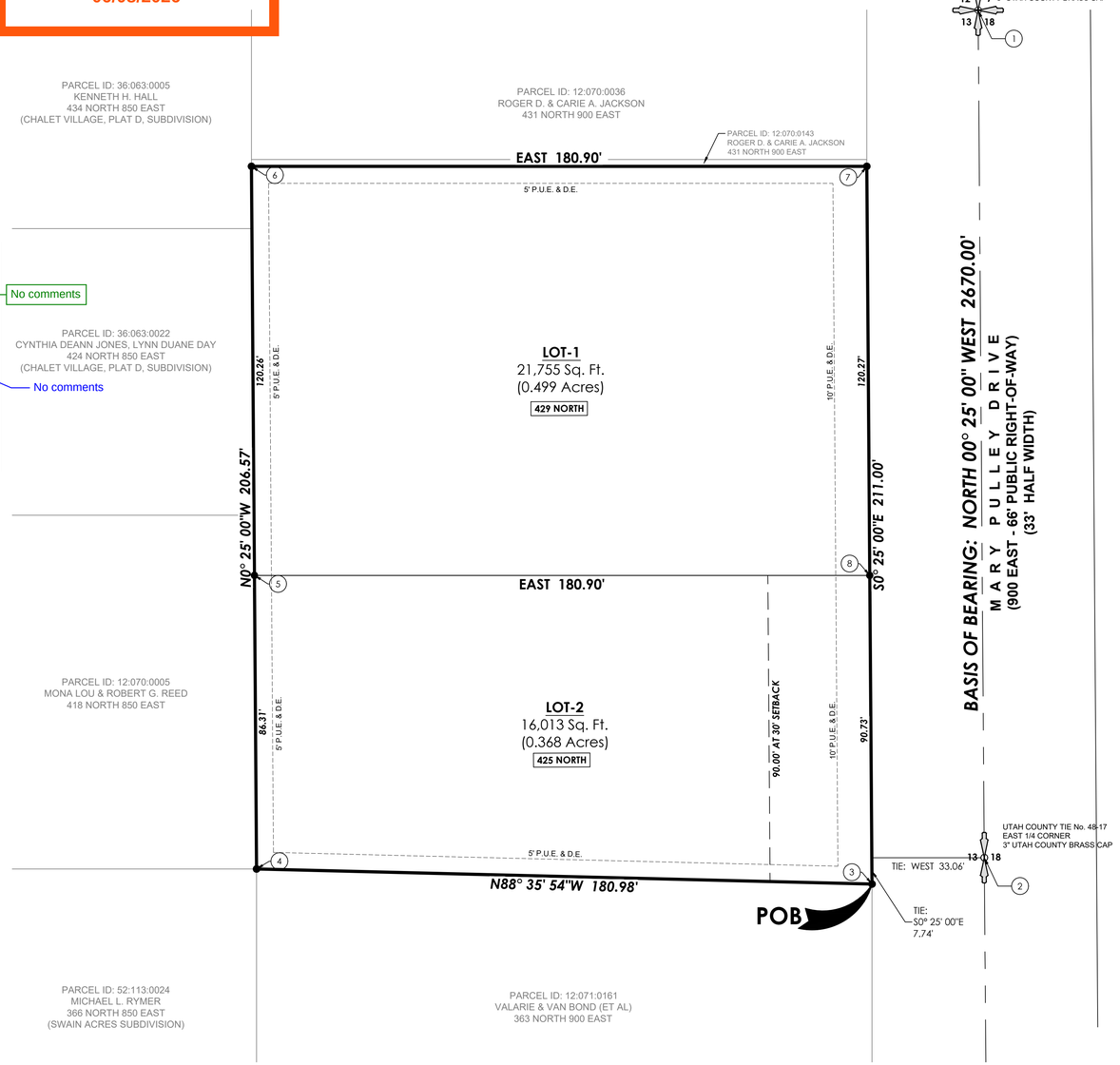
No comments

LEGEND

- SECTION CORNER
- EAST / WEST ¼ CORNER
- PROPERTY CORNER, SET REBAR w/ WHITE CAP, STAMPED "SCALE"
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- BOUNDARY LINE
- LOT LINE
- PLSS MONUMENT LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT LINE

STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE, US SURVEY FEET

Point Table		
Point #	Northing	Easting
1	7,311,575.80'	1,564,297.97'
2	7,308,906.61'	1,564,317.29'
3	7,308,898.87'	1,564,284.30'
4	7,308,903.30'	1,564,103.42'
5	7,308,989.58'	1,564,102.80'
6	7,309,109.79'	1,564,101.93'
7	7,309,109.78'	1,564,282.78'
8	7,308,989.58'	1,564,283.65'



REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS; RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO.:_____

SITE AREA:

- DEVELOPMENT AREA: 37,768 Sq. Ft.

ZONING INFORMATION:

- ZONE: R1-9000 RESIDENTIAL
- LAND USE: RESIDENTIAL LOW DENSITY

SETBACKS:

- REFER TO THE R1-9000 ZONING DESIGNATION CODE SECTION

FEMA FLOOD ZONE INFORMATION:

- ZONE X
- FIRM 49049C0169F (6/19/2020)

PLAT NOTES

1. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE THE WATER LEVEL MEASURED DURING SPRING SEASON.
2. OFFSET PINS WILL BE PLACED IN THE BACK OF THE CURB AND ⅝" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
3. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL:
   - 3.1. FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER
4. SHALLOW SEWER DEPTHS, IF BASEMENTS ARE DESIRED, EJECTOR PUMPS WILL BE REQUIRED.

STORM WATER NOTE

STORM WATER RUNOFF FROM ONE LOT TO ANOTHER SHALL COMPLY WITH THE REQUIREMENTS OF AMERICAN FORK CITY CODE. ANY BERMS CONSTRUCTED WITH THIS SUBDIVISION TO PROHIBIT STORM WATER FROM FLOWING TO ADJACENT LOTS SHALL BE MAINTAINED BY THE OWNER OF THE LOT.

PLAT PREPARED BY:

SCALE CONSULTANTS
P.O. BOX 926 RIVERTON, UTAH 84065 (801) 664-6624

SURVEYOR'S CERTIFICATE

I, GREGORY R. WILSON, WITH SCALE CONSULTANTS, P.C.; A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS THE FOLLOWING:

1. HOLDS LICENSE No. 5579709, IN ACCORDANCE WITH "TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT",
2. I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-73-504 PER UTAH STATE CODE AND FILED SAID PLAT WITH THE OFFICE OF THE UTAH COUNTY SURVEYOR.
3. I HAVE VERIFIED ALL MEASUREMENTS THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW CORRECTLY DESCRIBES THE LAND.
4. THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO TWO LOTS, HEREAFTER TO BE KNOWN AS:

RAGAN SUBDIVISION

Gregory R. Wilson, P.E., P.L.S. 5579709

MAY 27, 2026
Date

PARCEL#: 12:070:0144 & 12:071:0160

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN THE EAST ¼ CORNER AND THE NORTHEAST CORNER OF SECTION 13, T5S, R1E, SALT LAKE BASE & MERIDIAN. THE MEASURED BEARING AND DISTANCE EQUALS: **NORTH 00° 25' 00" WEST 2,670.00 FEET.**

BOUNDARY DESCRIPTION

A PART OF THE EAST HALF OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AMERICAN FORK CITY, UTAH COUNTY, UTAH.

COMMENCING FROM THE EAST QUARTER CORNER OF SAID SECTION, THENCE WEST 33.06 FEET; THENCE SOUTH 00° 25' 00" EAST 7.74 FEET TO THE POINT OF BEGINNING. THENCE ALONG THE BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. THENCE NORTH 88° 35' 54" WEST 180.98 FEET TO A POINT ON THE EASTERN LINE OF SWAIN ACRES SUBDIVISION;
2. THENCE NORTH 00° 25' 00" WEST 206.57 FEET TO A POINT ALONG THE EASTERN BOUNDARY LINE OF THE CHALET VILLAGE, PLAT D, SUBDIVISION AND THE SOUTHERLY PROJECTION THEREOF;
3. THENCE EAST 180.90 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF MARY PULLEY DRIVE;
4. THENCE SOUTH 00° 25' 00" EAST 211.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINS 37,768 S.F. (0.867 ACRES), 2 Lots

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 AND OTHER PUBLIC AREAS SHOWN THEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 2026.

_____
JOHN W. RAGAN

ACKNOWLEDGMENT

STATE OF UTAH)
:SS
COUNTY OF UTAH)

On this ___ day of _____, in the year 2026, before me _____, a notary public, personally appeared JOHN W. RAGAN, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Owner's Dedication regarding the RAGAN SUBDIVISION and was signed by him/her and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

_____
Print Name: _____
A Notary Public Commissioned in Utah

ACCEPTANCE BY ADMINISTRATIVE APPROVAL AUTHORITY

THE ADMINISTRATIVE 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. 2026.

_____
DEVELOPMENT SERVICES DIRECTOR

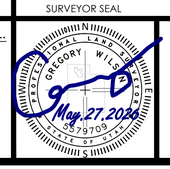
_____
PUBLIC WORKS DIRECTOR

_____
FIRE CHIEF

SEWER & WATER AUTHORITY APPROVAL:

APPROVED THIS _____ DAY OF _____
A.D. 2026, BY THE WATER AUTHORITY

_____
SEWER & WATER AUTHORITY



RAGAN SUBDIVSION

LOCATED IN THE EAST ½ OF SECTION 13,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH

0 20' 40' 60'
SCALE: 1" = 20'

SURVEYOR SEAL | CITY RECORDER | CLERK - RECORDER SEAL

NUMBER: _____
ACCOUNT: _____
SHEET: 1
OF 1 SHEETS

PAPER SIZE: ARCH expand D (36.00 x 24.00 inches) PLOT DATE: Wednesday, May 27, 2026 12:05:05 PM PROJECT PATH: E:\PROJECTS\COMPLETE CO\RAGAN RESIDENCE\RAGAN SUBDIVISION PLAT.dwg

RAGAN SUBDIVISION

425 NORTH - 900 EAST, AMERICAN FORK, UTAH

American Fork City Development Review

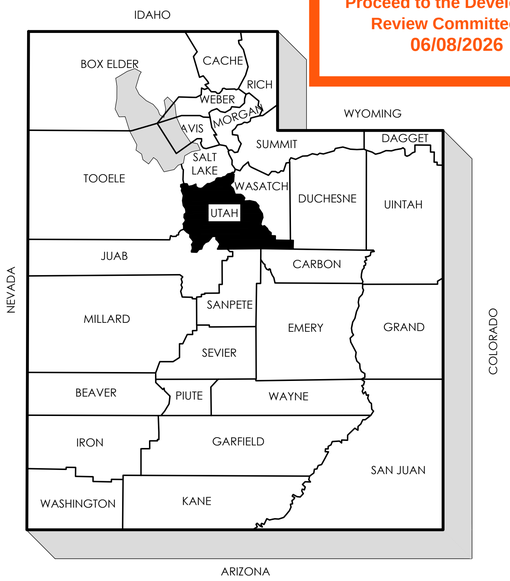
Water/PI Division Reviewed jbrems 06/02/2026	Planning and Zoning Reviewed copperman 06/01/2026
EC/LID Reviewed tmezenen 06/03/2026	
	Engineering Division Reviewed rburkhill 06/03/2026
Communications Reviewed MHunsaker 06/03/2026	
	Streets Division Reviewed ehyde 06/03/2026

No comments

No comments

Next Step

Proceed to the Development Review Committee on 06/08/2026



BASIS OF BEARINGS:
NORTH 00° 25' 00" EAST 2670.00' (US Survey Feet)
East $\frac{1}{4}$ Corner to Northeast Corner
Section 13, Township 5 South, Range 2 East
Salt Lake Base & Meridian

BENCHMARK:
ELEVATION: 4640.04' NAVD88 (Geoid 18)
East $\frac{1}{4}$ Corner
Section 13, Township 5 South, Range 2 East
Salt Lake Base & Meridian

Blue Stakes of UTAH 811 Bluestakes.org

VICINITY MAP
0 250' 500' 750'
SCALE: 1" = 250'

OWNER/DEVELOPER
JOHN W. RAGAN
COMPLETE CO.

CIVIL ENGINEER / LAND SURVEYOR
SCALE CONSULTANTS, P.C.
GREGORY WILSON, P.E., P.L.S.
(801) 664-6624

SITE COVERAGE:
- DEVELOPMENT AREA: 37,768 Sq. Ft.
- ESTIMATED IMPERVIOUS AREA: 12,488 Sq. Ft.
- ESTIMATED LANDSCAPE AREA: 25,280 Sq. Ft.

ZONING INFORMATION:
- ZONE: R1-9000 RESIDENTIAL
- LAND USE: RESIDENTIAL LOW DENSITY

SETBACKS:
- REFER TO THE R1-9000 ZONING DESIGNATION CODE SECTION

FEMA FLOOD ZONE INFORMATION:
FIRM PANEL: 49049C0169F 6/19/2020 (NOT PRINTED) BASE FLOOD ELEVATION NOT PROVIDED
ZONE X: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE

SHEET INDEX

	SHEET	DESCRIPTION
1.	C000	COVER SHEET
2.	C001	GENERAL NOTES
3.	V100	ALTA / NSPS SURVEY
4.	V101	ALTA / NSPS SURVEY
5.	C100	OVERALL SITE PLAN
6.	C101	ENLARGED SITE PLAN
7.	C102	AMERICAN FORK DETAILS

REV	DATE	COMMENT:
0	FEB 05, 2026	1st Submittal
1	APR 14, 2026	Addressed City Comments

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

SCALE CONSULTANTS

NATIONAL SEAL GREGORY WILSON 5579709 STATE OF UTAH
Apr. 14, 2026

C000 COVER SHEET
RAGAN SUBDIVISION
425 NORTH - 900 EAST
AMERICAN FORK, UTAH, 84003
NE $\frac{1}{4}$ & SE $\frac{1}{4}$, SECTION-13, T5S, R2E, SLB&M

PROJECT PATH: E:\PROJECTS\COMPLETE CO\RAGAN RESIDENCE\DWGS\COVER.dwg
PLOT DATE: Monday, April 13, 2026 11:33:31 AM
PAPER SIZE: ARCH expand D (36.00 x 24.00 Inches)

GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM TO PROJECT'S CURRENT SPECIFICATIONS AND DETAILS. THE SPECIFICATIONS ORDER OF PRIORITY IS: CONSTRUCTION DRAWINGS, SPECIAL PROVISIONS, AMERICAN FORK CITY STANDARD PLANS, APWA STANDARDS, AND SUMMARY.

2. PRIVATE DEVELOPMENTS MUST COMPLY WITH AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS UNTIL THE START OF THE 1-YEAR FINAL INSPECTION.

3. EXISTING UTILITIES ARE SHOWN BASED ON BEST INFORMATION AVAILABLE AT THE TIME OF DESIGN. AMERICAN FORK CITY IS NOT RESPONSIBLE FOR INACCURACIES IN THE LOCATIONS OR SIZE OF UTILITY SHOWN. NOTIFY BLUE STAKES (811) PRIOR TO ANY EXCAVATION.

4. PROTECT ALL EXISTING UTILITIES (WATER, FIBER OPTIC, AND DRAINAGE SERVICES AND ACCESS ROADS, ETC.) DURING CONSTRUCTION AND ENSURE THEY REMAIN IN PLACE AND OPERATIONAL (UNLESS OTHERWISE NOTIFIED BY PROPERTY OWNER). DEPTHS OF DRY UTILITIES ARE APPROXIMATE. POTHOLE TO ASSESS LOCATION OF UTILITIES.

5. IDENTIFY DAMAGED ITEMS WITHIN THE CONSTRUCTION BOUNDARIES PRIOR TO BEGINNING CONSTRUCTION. REPLACE ANY ITEM DAMAGED, NOT IDENTIFIED PRIOR TO BEGINNING CONSTRUCTION, AT NO COST TO THE CITY. PROVIDE VIDEO OF THE SITE BEFORE CONSTRUCTION.

6. MAINTAIN SAFE CONSTRUCTION PROCEDURES AND WORKING CLEARANCES AT ALL TIMES WHILE WORKING NEAR POWER LINES. FOLLOW ALL APPLICABLE OSHA STANDARDS. PROPER SIGNAGE IS REQUIRED AT CONTRACTOR'S EXPENSE.

7. VERIFY ALL DIMENSIONS BEFORE STARTING WORK. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.

8. UNLESS DETAILED, SPECIFIED, OR OTHERWISE INDICATED ON THE DRAWINGS, CONSTRUCTION REQUIREMENTS ARE IN THE APPLICABLE TYPICAL DETAILS AND GENERAL NOTES. TYPICAL DETAILS APPLY EVEN WHEN NOT REFERENCED AT SPECIFIC LOCATIONS ON THE DRAWINGS.

9. CONSULT WITH THE ENGINEER WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF WORK.

10. PRESERVE AND PROTECT ALL SURVEY MONUMENTS. CONTACT COUNTY SURVEYORS OFFICE TO RESET SURVEY MONUMENTS TO FINISH GRADE.

11. PRESERVE, RESTORE, OR REPLACE ALL EXISTING FENCES, ROADS, DRIVE APPROACHES, CULVERTS, MAIL BOXES, LANDSCAPING, EROSION CONTROL BLANKETS, DITCHES, SIGNS, K-RAIL, ETC. TO PRE-CONSTRUCTION CONDITION.

12. NOTIFY AT LEAST 48 HOURS IN ADVANCE THE CITY CONSTRUCTION INSPECTOR, THE FIRE CHIEF AND THE POLICE CHIEF OF ANY ROAD CLOSURES THAT HAVE BEEN APPROVED BY THE CITY ENGINEER RELATING TO THE PROJECT. A SIGNED AND APPROVED ROAD CLOSURE PERMIT IS REQUIRED.

13. REQUEST ANY CHANGES TO THE PLANS IN WRITING TO THE CITY ENGINEER FOR APPROVAL PRIOR TO MAKING THE CHANGES. DESIGN CHANGE REQUESTS MUST BE STAMPED BY THE PROJECT ENGINEER.

14. DO NOT PERFORM ANY WORK NEAR UTILITY LINES WITHOUT FIRST CONTACTING THE RELATED UTILITY COMPANY AND ALLOWING A REPRESENTATIVE OF THE RELATED UTILITY COMPANY TO OBSERVE THE WORK IF REQUESTED.

RIGHT-OF-WAY NOTES

15. SUBMIT FOR ACCEPTANCE TO CITY ENGINEER A TRAFFIC CONTROL PLAN FOR THE PROJECT'S TRAFFIC MAINTENANCE THAT MEETS MUTCD STANDARDS.

16. PROTECT EXISTING ASPHALT FROM CONSTRUCTION EQUIPMENT DAMAGE. REPLACE DAMAGED PAVEMENT AT THE DIRECTION OF THE PUBLIC WORKS DIRECTOR OR DESIGNEE.

17. DO NOT TRESPASS PRIVATE PROPERTY ALONG THE PROJECT. SECURE ACCESS IN WRITING FROM OWNERS TO PROPERTIES, RESIDENCES AND BUSINESSES DURING CONSTRUCTION. MAINTAIN TRAFFIC TO LOCAL RESIDENTS AT ALL TIMES.

STORMWATER NOTES

1. LENGTHS SHOWN ON PLAN SHEETS ARE HORIZONTAL.

2. ALL PIPE IN THE AMERICAN FORK CITY RIGHT-OF-WAY TO BE REINFORCED CONCRETE OR POLYVINYL CHLORIDE PIPE. HIGH DENSITY POLYETHYLENE PIPE IS NOT PERMITTED.

3. PROVIDE UPDES SWPP PERMIT AND NOI PRIOR TO PRE-CONSTRUCTION MEETING. KEEP THE PERMIT ON THE PROJECT FOR REVIEW.

4. ALL SWPP BMPS TO BE IN PLACE AND APPROVED PRIOR TO START OF CONSTRUCTION.

5. SWPP BMPS TO BE REMOVED AND STORM DRAIN TO BE CLEANED AND CCTV INSPECTION PERFORMED BY A THIRD PARTY PRIOR TO FINAL ACCEPTANCE.

6. STORM PIPE TO BE INSPECTED AND SURVEYED PRIOR TO BACKFILL. NOTIFY CITY 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTION.

SANITARY SEWER NOTES

7. SEWER PIPE TO BE INSPECTED AND SURVEYED PRIOR TO BACKFILL. NOTIFY CITY 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTION.

8. DROP MANHOLES ARE NOT PERMITTED WITHOUT PRIOR APPROVAL FROM THE CITY ENGINEER.

9. ALL SEWER PIPE TO BE GREEN SDR35 PVC PIPE. CORROSION RESISTANT PIPES AND MANHOLES ARE REQUIRED ON ALL LINES WITH HIGH HYDROGEN SULFIDE CONTENT OR AT THE DISCRETION OF THE PUBLIC WORKS. DIRECTOR OR DESIGNEE.

10. COUPLINGS TO BE DOUBLE BAND, SHIELDED ADJUSTABLE REPAIR COUPLINGS IN COMPLIANCE WITH ASTM C 1173. NO CAST IRON FITTINGS PERMITTED.

11. INSTALL CONCRETE COLLAR FLUSH WITH MANHOLE RIM. CONCRETE COLLAR TO BE 1/4" BELOW PAVEMENT. SLOPE COLLAR FROM OUTSIDE EDGE TOWARDS THE MIDDLE TO THE RING AND COVER.

12. ALL SEWER TO BE CLEANED, AIR TESTED, AND CCTV INSPECTION PERFORMED BY A THIRD PARTY PRIOR TO FINAL ACCEPTANCE.

13. DURING CLEANING, BLOCK CONNECTION TO EXISTING CITY SEWER SYSTEM TO PREVENT DEBRIS FROM ENTERING THE SYSTEM.

WATER AND PRESSURIZED IRRIGATION NOTES

14. ALL PIPE TO BE DR18 PVC PIPE MEETING AWWA C900 SPECIFICATIONS. DRINKING WATER LINES TO BE BLUE, PRESSURIZED IRRIGATION LINES TO BE PURPLE.

15. SERVICE LATERALS TO BE 1" MINIMUM CTS POLY PIPE. DRINKING WATER SERVICES TO BE BLUE, PRESSURIZED IRRIGATION SERVICES TO BE PURPLE.

16. ALL WATER LINES TO BE INSPECTED AND SURVEYED PRIOR TO BACKFILL. NOTIFY CITY 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTION.

17. TRACER WIRE REQUIRED ALONG ALL PIPES AND LATERALS 2" DIAMETER OR GREATER. TAPE TRACER WIRE TO PIPE BELLS. CONTINUITY TO BE TESTED AND APPROVED PRIOR TO FINAL ACCEPTANCE. ANY ISSUES WITH TRACER WIRE CONTINUITY WILL BE REPAIRED AT CONTRACTOR'S EXPENSE.

18. TRACER WIRE AT VALVES SHALL BE BROUGHT NEAR SURFACE ON THE OUTSIDE OF VALVE BOX. NOTCH A HOLE ON THE UPPER SLEEVE AND FEED TRACER WIRE INTO VALVE BOX.

19. ALL METAL FIXTURES AND APPURTENANCES MUST BE WRAPPED IN 20 MIL BLACK POLYWRAP.

ELECTRICAL NOTES

20. ALL WORK AND MATERIALS TO CONFORM TO NATIONAL ELECTRIC CODE AND AMERICAN FORK CITY STANDARDS.

21. ALL POWER CONDUITS TO BE GRAY SCH 40 PVC OR APPROVED EQUAL.

22. NO OTHER UTILITY IS PERMITTED IN GRAY CONDUIT.

23. COORDINATE ALL ELECTRICAL WORK WITH AMERICAN FORK CITY POWER.

CONTACTS:

AMERICAN FORK PUBLIC WORKS		
• CULINARY WATER/P.I.	JAY BREMS	(801)763-3060
• SEWER/STORM DRAIN	ASHTON HARDY	(801)763-3060
• CITY INSPECTOR	CHAD SCOTT	(801)763-3060
• SWMP MANAGER	TYLER MEZENEN	(385)304-0150
AF FIRE MARSHAL	MAT SACCO	(801)763-3045
T.S.S.D.	DAVID BARLOW	(801)756-5231
AF IRRIGATION COMPANY	ERNIE JOHN	(801)471-6576
MITCHELL HOLLOW IRRIGATION CO.	DALE JONES	(801)768-8150
ROCKY MOUNTAIN POWER	TERIA WALKER	(801)756-1310
COMCAST	ELYSIA VALDEZ	(801)401-3017
CENTURY LINK	BILL WESTFALL	(435)623-4252
AF FIBER	KYLE PETERSON	(801)400-2933
ENBRIDGE GAS	TRENT JOHNSON	(801)853-6548

FEMA:

FIRM PANEL: 49049C0169F 6/19/2020
ZONE X: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE

GRADING / EROSION CONTROL NOTES:

1. DUST, MUD, AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.
2. BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING.
3. BUILDER/OWNER SHALL SECURE AN EXCAVATION / RIGHT OF WAY PERMIT FROM AMERICAN FORK CITY PRIOR TO DOING ANY WORK IN THE CITY RIGHT-OF-WAY. TRAFFIC PLAN, BONDING & INSURANCE WILL BE REQUIRED.
4. EROSION SHALL BE CONTROLLED BY PLANTING OR OTHER MEANS AS REQUIRED.

ROAD STRIPING NOTES:

1. ALL ROADWAY STRIPING TO CONFORM TO THE CURRENT EDITION OF THE MUTCD MANUAL.

WATER RIGHTS NOTES:

1. NO WATER RIGHTS WERE FOUND ON THE SUBJECT PROPERTY.

REV	DATE	COMMENT:
0	FEB 05, 2026	1st Submittal
1	APR 14, 2026	Addressed City Comments

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

SCALE CONSULTANTS

Apr. 14. 2026

Blue Stakes of UTAH 811 Bluestakes.org

GENERAL NOTES
RAGAN SUBDIVISION
425 NORTH - 900 EAST
AMERICAN FORK, UTAH, 84003
NE ¼ & SE ¼, SECTION-13, T5S, R2E, SLB&M

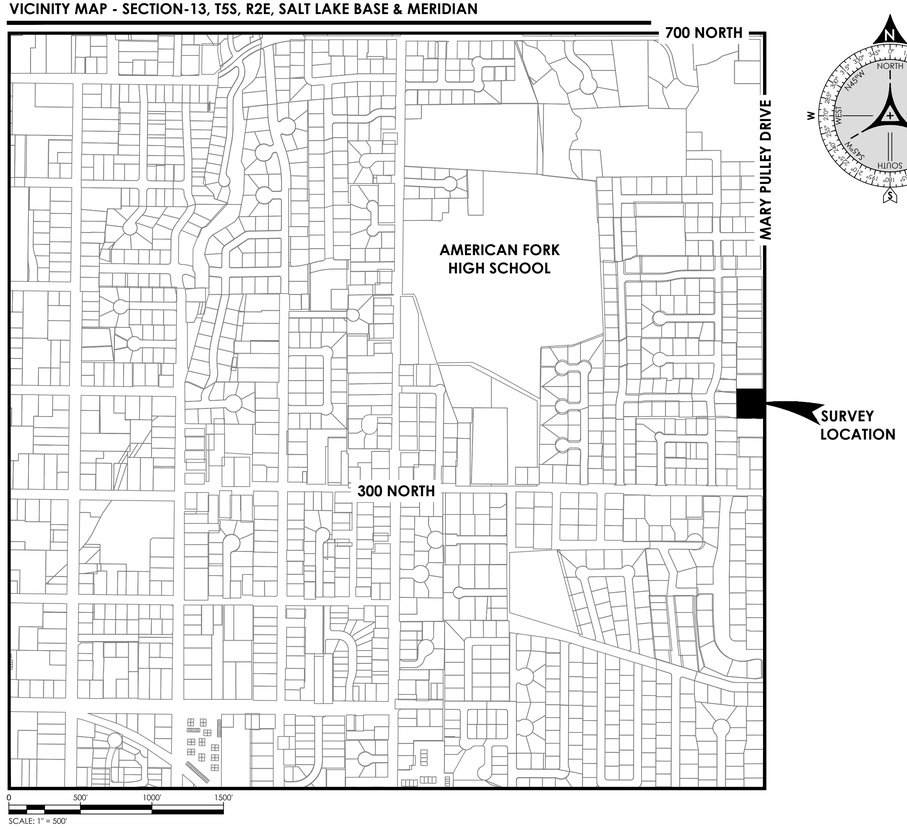
C001

PAPER SIZE: ARCH expand D (36.00 x 24.00 inches)
PLOT DATE: Monday, April 13, 2026 11:33:31 AM
PROJECT PATH: E:\PROJECTS\COMPLETE CO\RAGAN RESIDENCE\DWGS\COVER.dwg

ALTA / NSPS LAND TITLE SURVEY

LOCATED IN THE: NORTHEAST $\frac{1}{4}$ & SOUTHEAST $\frac{1}{4}$ OF SECTION-13, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, AMERICAN FORK, UTAH, UTAH COUNTY

VICINITY MAP - SECTION-13, T5S, R2E, SALT LAKE BASE & MERIDIAN



TITLE COMMITMENT INFORMATION & SCHEDULE "A"

TITLE INSURANCE COMMITMENT REPORT PREPARED BY:
PRO-TITLE AND ESCROW, INC.
PROVO, UTAH, 84601
COMMITMENT NUMBER: 38917-T
TITLE INSURANCE COMMITMENT ISSUED BY:
FIRST AMERICAN FINANCIAL CORPORATION
1 FIRST AMERICAN WAY
SANTA ANA, CALIFORNIA 92707
EFFECTIVE DATE:
JANUARY 9, 2026 @ 7:30 a.m.
PROPOSED INSURED:
JOHN W. RAGAN
THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO HEREIN IS FEE SIMPLE:
JOHN W. RAGAN
COUNTY PARCEL IDENTIFICATION NUMBER(S):
12:070:0144 & 12:071:0160
PROPERTY ADDRESS:
425 North 900 East, American Fork, Utah, 84003, Utah County

TITLE INSURANCE COMMITMENT DESCRIPTION: EXHIBIT "A"

Parcel 1: 12:070:0144

The Land is described as follows:

A part of the East Half of Section 13, Township 5 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, American Fork, Utah County, Utah.

Beginning at a point on the west line of Mary Pulley Drive (900 East Street), being 33.06 feet due West to said west line, and 7.74 feet South 0°25'00" East along said west line from the East Quarter Corner of said Section 13; running thence North 88°35'54" West 180.98 feet; thence North 0°25'00" West 206.57 feet to and along the East line of Chalet Village as recorded with the Utah County recorder; thence due East 180.90 feet to said west line of Mary Pulley Drive; thence South 0°25'00" East 211.00 feet along said west line to the point of beginning.

TITLE INSURANCE COMMITMENT REPORT: SCHEDULE B - PART II

EXCEPTIONS 1-9, 14 are not survey related
(ITEMS CIRCLED ARE PLOTTED ON PLAT)

10. Easements, rights of way, and reservations as disclosed in that certain Quit Claim Deed recorded on November 1, 1945 as Entry No. 10333 in Book 433 at Page 615 in the Utah County Recorder's Office.

11. Easement to Use Distribution System in favor of the State of Utah, acting through the Utah Water and Power Board recorded on October 26, 1970 as Entry No. 11190 in Book 1197 at Page 328 in the Utah County Recorder's Office.

(12) Public Utility Easement in favor of American Fork City, a municipal corporation, its successors and assigns recorded on March 28, 2024 as Entry No. 19874:2024 in the Utah County Recorder's Office.

13. Certification and Acknowledgement by American Fork Irrigation Company recorded on October 26, 1970 as Entry No. 11189 in Book 1197 at Page 327 in the Utah County Recorder's Office.

14. Any encroachment, gap, overlap, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete survey of the Land.

15. Rights of way or easements for any roads, ditches, canals or utility lines now existing over, under or across the land.

16. Water rights, claims or title to water, whether or not the matters are shown by the public records.

17. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

18. Any charges or assessments levied upon the land by reason of its inclusion within:
American Fork City and its service districts
Timpanogos Special Service District
North Utah County Water Conservancy District
Utah Valley Dispatch Special Service District
North Pointe Solid Waste Special Service District

2021 MINIMUM STANDARD DETAIL REQUIREMENTS - ALTA/NSPS LAND TITLE SURVEYS

OPTIONAL TABLE "A" ITEMS INCLUDED

1 **MONUMENTS PLACED:**
NO MONUMENTS WERE PLACED WITH THIS SURVEY
2 **ADDRESS:**
425 North 900 East, American Fork, Utah, 84003, Utah County
3 **FLOOD ZONE CLASSIFICATION:**
THIS PARCEL LIES WITH A ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FIRM PANEL 49049C0169F, EFFECTIVE 06/19/2020
4 **GROSS LAND AREA:**
THE GROSS LAND AREA OF THIS PARCEL PER THIS SURVEY IS: 37,768 Sq. Ft. (0.867 Ac. ±)
5 **VERTICAL RELIEF:**
THE VERTICAL RELIEF FOR THIS PROPERTY IS AS DEPICTED ON THIS PLAT, WITH 1 FOOT CONTOUR INFORMATION, ESTABLISHED FROM GROUND SURVEY DATA. NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) GEOID-18
6 **ZONING:**
R1-9000: RESIDENTIAL LOW DENSITY
7 **BUILDINGS:**
RESIDENTIAL STRUCTURE UNDER CONSTRUCTION
8 **SUBSTANTIAL FEATURES:**
ALL SUBSTANTIAL FEATURES AND IMPROVEMENTS OBSERVED DURING THE COURSE OF THIS SURVEY, ARE NOTED AND DEPICTED ON THIS PLAT.
9 **PARKING:**
NO PARKING LOTS OR PARKING STRUCTURES WERE FOUND ON THE SUBJECT PARCEL.
11 **UNDERGROUND UTILITIES:**
ALL OBSERVED EVIDENCE, TOGETHER WITH UTILITY MARKINGS AND DATA TAKEN FROM RECORDED DOCUMENTS, ARE NOTED AND DEPICTED ON THIS PLAT.
13 **ADJOINING OWNERS:**
THE NAMES OF ADJOINING OWNERS, ALONG WITH THE CURRENT PARCEL NUMBERS, ARE SHOWN ON THIS SURVEY.
16 **EVIDENCE OF CONSTRUCTION:**
CONSTRUCTION OF RESIDENTIAL STRUCTURE WAS EVIDENT AT THE TIME OF SURVEY. LANDSCAPING ACTIVITIES AND MINOR UTILITY WORK WAS ALSO OBSERVED.

SURVEYOR'S NARRATIVE

SCALE CONSULTANTS, P.C.; WAS HIRED TO COMPLETE AN ALTA / NSPS SURVEY FOR UTAH COUNTY PARCEL NUMBER 12:070:0144 FOR FUTURE RESIDENTIAL DEVELOPMENT.

IN COMPLETING THIS SURVEY, NUMEROUS OWNERSHIP CONVEYANCE DOCUMENTS AND PREVIOUS RECORDS OF SURVEY WERE OBTAINED AND REFERENCED FROM THE UTAH COUNTY RECORDER'S AND SURVEYOR'S OFFICES.

THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN THE EAST $\frac{1}{4}$ CORNER AND THE NORTHEAST CORNER OF SECTION 13, T5S, R2E, SALT LAKE BASE & MERIDIAN. THE MEASURED BEARING AND DISTANCE EQUALS:
NORTH 00° 25' 00" EAST 2670.00 FEET.

A TITLE COMMITMENT WAS REFERENCED, AS NOTED ON SHEET 1, PURSUANT TO AND IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR AMERICAN LAND TITLE ASSOCIATION (ALTA) / NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) LAND TITLE SURVEYS, DATED 2/23/2021.

NOTES:

1. THE UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND MARKINGS PROVIDED BY THE VARIOUS UTILITY COMPANIES (BLUE STAKES) ONLY. NO GUARANTEES ARE MADE OR IMPLIED THAT ALL UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED (REFERENCE SHEET 2).

2. THE PROJECT BENCHMARK FOR THIS SURVEY IS THE EAST $\frac{1}{4}$ CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,
ELEVATION: 4640.04' (NAVD88 - GEOID-18)

SURVEYOR'S CERTIFICATE

TO JOHN W. RAGAN, PRO-TITLE & ESCROW, INC.; FIRST AMERICAN FINANCIAL CORPORATION; AND THE SUCCESSORS AND ASSIGNS OF EACH OF THEM.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, AND 16 OF THE TABLE "A" THEREOF. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON FEB 05, 2026.

GREGORY WILSON, P.E., P.L.S.
PLS: 5579709

APRIL 14, 2026
DATE

REV	DATE	COMMENT:
0	FEB 05, 2026	1st Submittal
1	APR 14, 2026	Added stormwater sump information.

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

SCALE CONSULTANTS

GREGORY WILSON 5579709 PROFESSIONAL LAND SURVEYOR STATE OF UTAH
Apr. 14, 2026

ALTA / NSPS LAND TITLE SURVEY
RAGAN SUBDIVISION
425 NORTH - 900 EAST
AMERICAN FORK, UTAH, 84003
NE $\frac{1}{4}$ & SE $\frac{1}{4}$, SECTION-13, T5S, R2E, SLB&M

V100

PAPER SIZE: ARCH expand D (36.00 x 24.00 Inches)
PLOT DATE: Monday, April 13, 2026 9:44:48 AM
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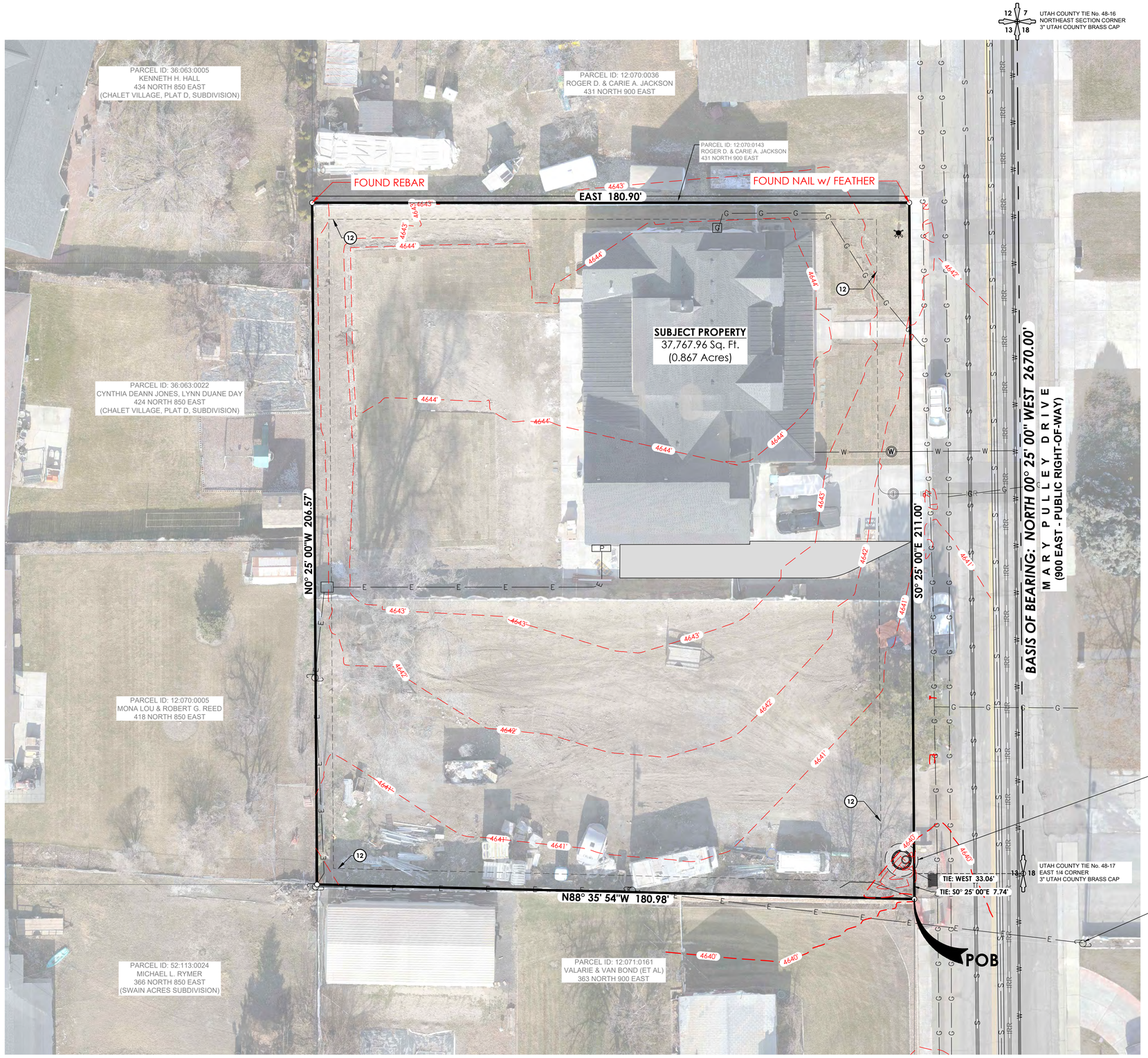

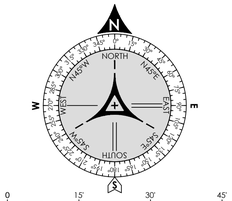

LEGEND

- SECTION CORNER
- EAST / WEST ¼ CORNER
- PROPERTY CORNER, SET REBAR w/ WHITE CAP, STAMPED "SCALE"
- FIRE HYDRANT
- WATER METER
- IRRIGATION METER
- UTILITY POLE
- POWER METER
- GAS METER
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- BOUNDARY LINE
- LOT LINE
- PLSS MONUMENT LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT LINE
- TIE LINE
- WATERLINE
- SEWER LINE
- STORM DRAIN LINE
- IRRIGATION LINE
- ELECTRIC LINE
- GAS LINE
- MAJOR CONTOUR
- MINOR CONTOUR

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RIVERTON, UTAH 84096
801.664.6624

SCALE CONSULTANTS

GREGORY WISEMAN
PROFESSIONAL LAND SURVEYOR
Apr. 14, 2026
5579709
STATE OF UTAH

ALTA / NSPS LAND TITLE SURVEY

RAGAN SUBDIVISION

425 NORTH - 900 EAST
AMERICAN FORK, UTAH, 84003
NE ¼ & SE ¼, SECTION-13, T5S, R2E, SLB&M

V101

SHEET 2 of 2

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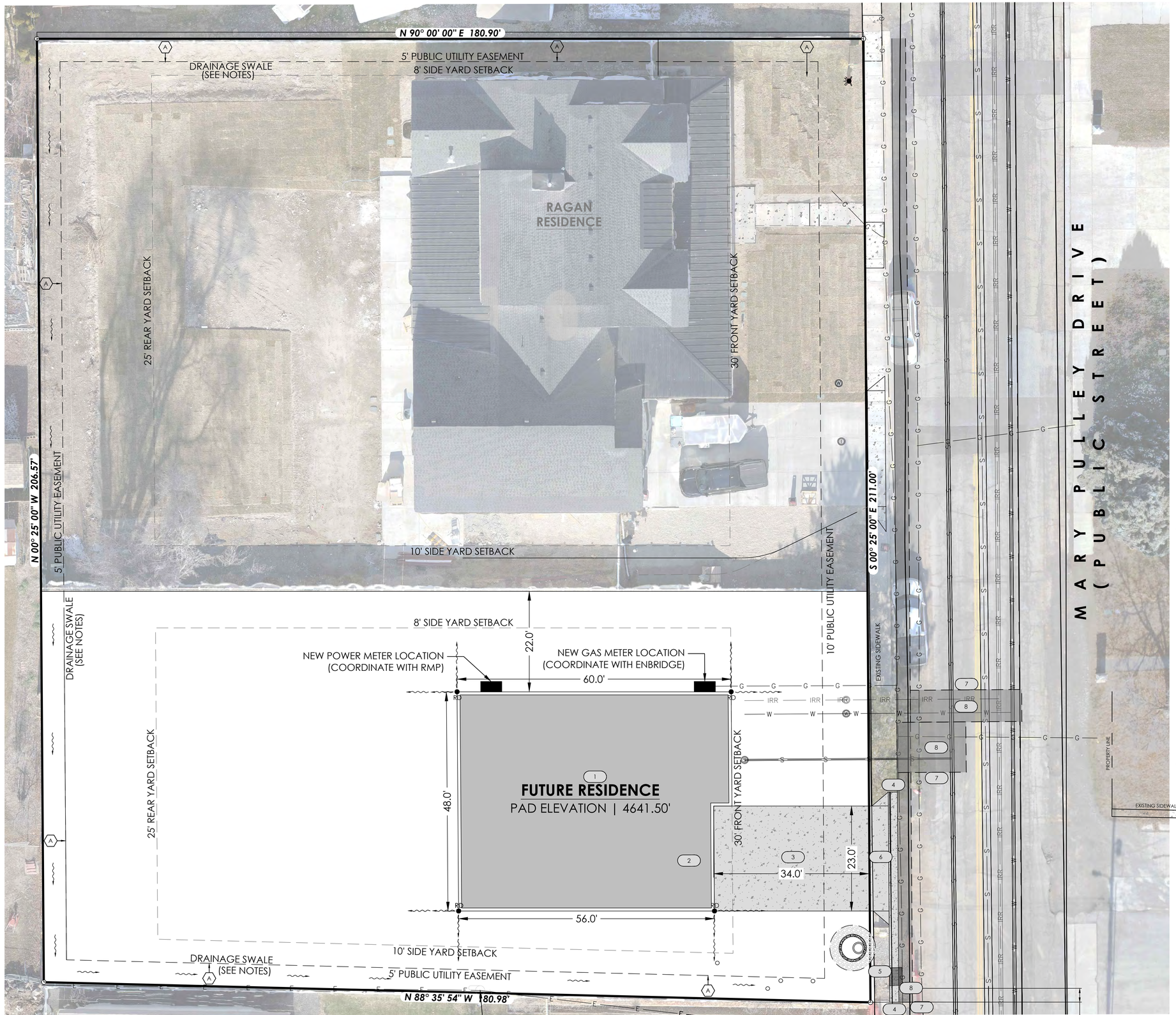
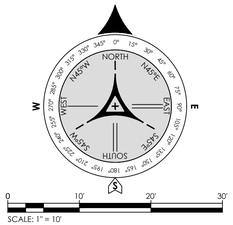


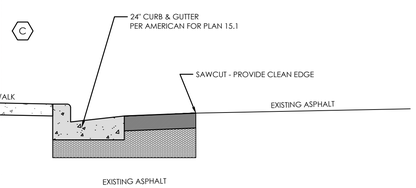


PROPOSED KEYNOTES:

1. RESIDENCE
2. GARAGE
3. CONCRETE DRIVEWAY
4. TYPE E CURB & GUTTER PER AFC PLAN 15.1
5. NEW 4" SIDEWALK
6. NEW 6" SIDEWALK/APPROACH w/ 6" BASE COURSE
7. ASPHALT SAWCUT
8. NEW ASPHALT

WATER / IRRIGATION METERS:
NEW METERS TO BE INSTALLED PER CURRENT AMERICAN FORK CITY STANDARDS AT THE TIME OF BUILDING PERMIT.

(A) DRAINAGE:
ALL DRAINAGE TO SLOPE AWAY FROM ADJACENT PROPERTIES.
ALL DRAINAGE SWALES TO BE BUILT PER AMERICAN FORK CITY DEVELOPMENT CODE:
SECTION 15.01.330 Slopes
"The slopes of excavations and/or fills shall be shaped to meet safety requirements dependent on soil types, but in no case shall the finished slope be in excess of 3:1 for cut areas or 3:1 for fill areas except as approved otherwise by the city engineer."



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SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

SCALE CONSULTANTS

GREGORY WILSON
7157970
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH
Apr. 14, 2026

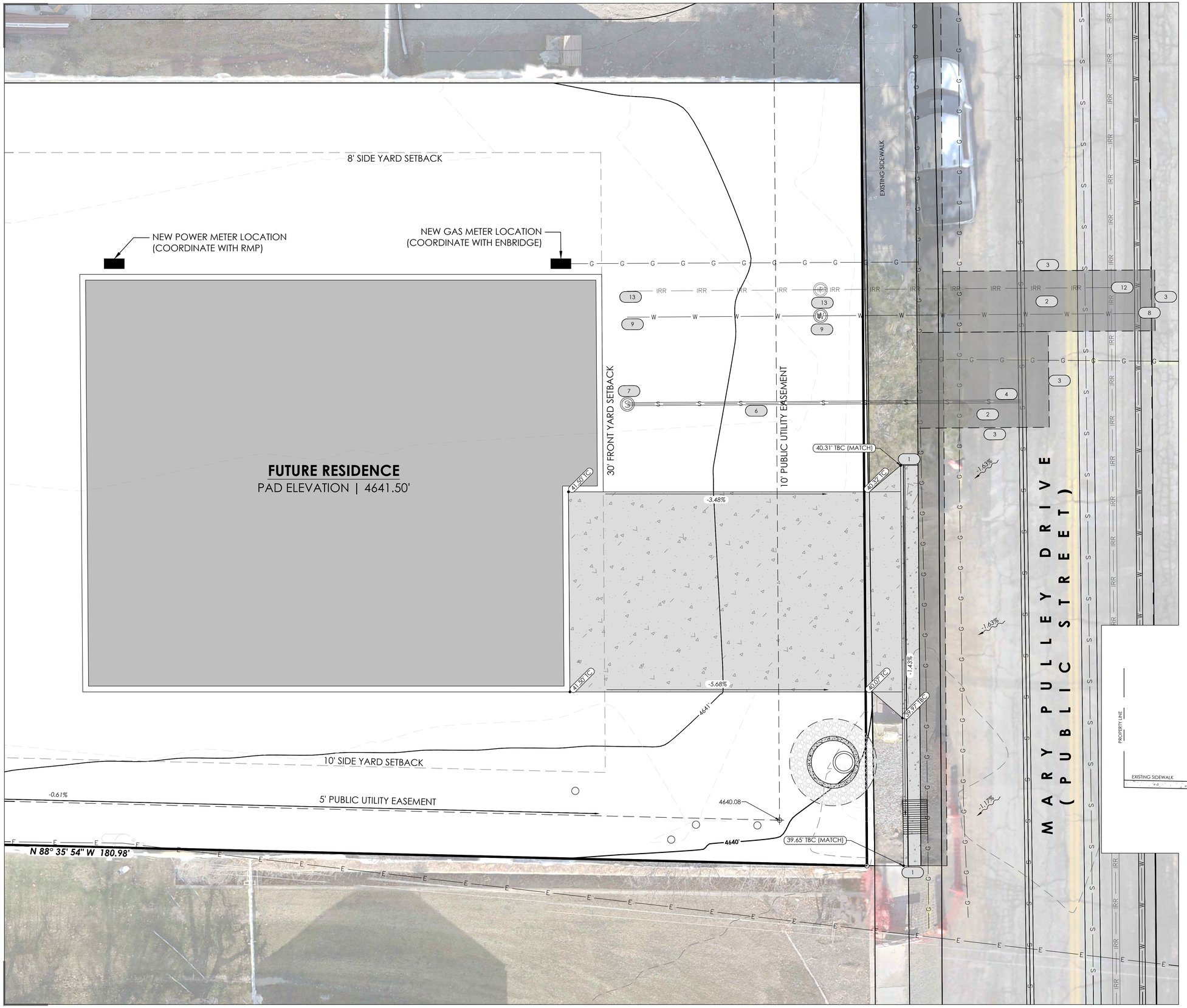
Blue Stakes of UTAH 811
Bluestakes.org

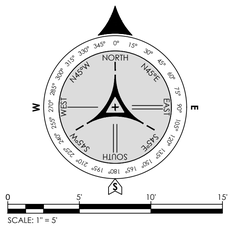
OVERALL SITE PLAN

RAGAN SUBDIVISION
425 NORTH - 900 EAST
AMERICAN FORK, UTAH, 84003
NE ¼ & SE ¼, SECTION-13, T5S, R2E, SLB&M

C100

PAPER SIZE: ARCH full bleed D (36.00 x 24.00 inches) PLOT DATE: Monday, April 13, 2026 11:13:01 AM PROJECT PATH: E:\PROJECTS\COMPLETE CO\RAGAN RESIDENCE\DWGs\RAGAN SUBDIVISION - CIVIL.dwg





SITE PLAN KEYNOTES:

1. CURB & GUTTER PER AMERICAN FORK CITY PLAN 15.1 (MATCH GRADES)
2. RESIDENTIAL STREET ASPHALT SECTION PER APWA PLAN 255: 4" MINIMUM ASPHALT OVER 8" AGGREGATE BASE
3. SAWCUT ASPHALT - TRENCH DETAIL PER AMERICAN FORK CITY PLAN 15.22

SEWER KEYNOTES:

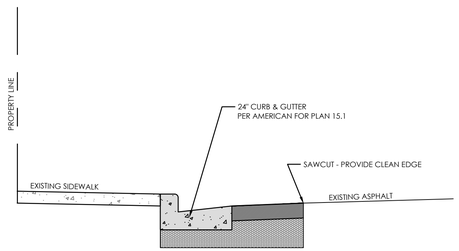
4. SANITARY SEWER LATERAL CONNECTION PER AMERICAN FORK PLAN 15.19
6. INSTALL 4" PVC SDR-35 SANITARY SEWER LATERAL AT 2.08% MINIMUM GRADE
7. STUB 4" PVC SDR-35 SANITARY SEWER LATERAL AT 2.08% MINIMUM GRADE WITHIN 5' OF THE BUILDING

WATER KEYNOTES:

8. TAP WATER MAIN PER AMERCIAN FORK CITY PLAN 15.3
9. INSTALL WATER SERVICE LATERAL AND 1" METER PER AMERICAN FORK CITY PLAN 15.5

IRRIGATION KEYNOTES:

12. TAP IRRIGATION MAIN PER AMERCIAN FORK CITY PLAN 15.3A
13. INSTALL IRRIGATION SERVICE LATERAL AND 1" METER PER AMERICAN FORK CITY PLAN 15.5A



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SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

SCALE CONSULTANTS

Apr. 14, 2026

ENLARGED SITE PLAN

RAGAN SUBDIVISION
425 NORTH - 900 EAST
AMERICAN FORK, UTAH, 84003
NE ¼ & SE ¼, SECTION-13, T5S, R2E, SLB&M

C101

Blue Stakes of UTAH 811 Bluestakes.org

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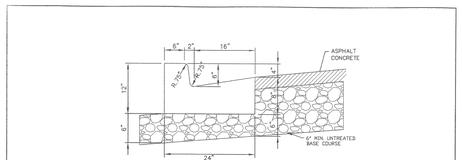
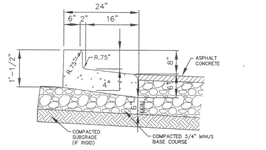
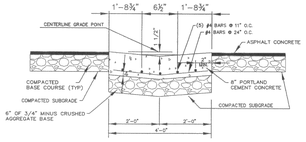
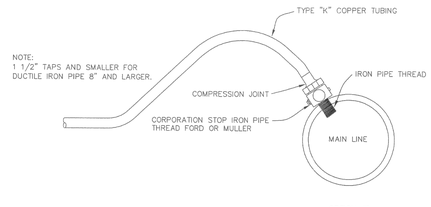


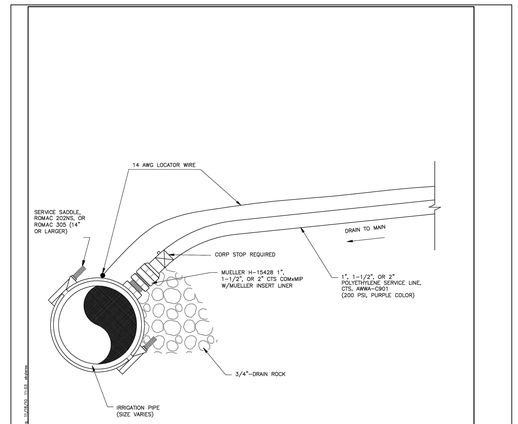




DRAWN: JRP	Northern ENGINEERING AND PLANNING CONSULTANTS (801) 802-8992 1040 E. 800 N. OREM, UTAH 84057	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE B1 C&G REVERSE LIP C&G VALLEY GUTTER	DRAWING NO. 15.1
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

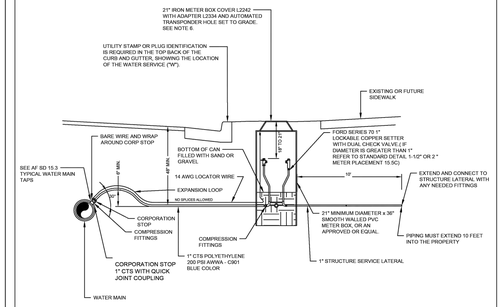


DRAWN: JRP	Northern ENGINEERING AND PLANNING CONSULTANTS (801) 802-8992 1040 E. 800 N. OREM, UTAH 84057	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL WATERMAN TAPS	DRAWING NO. 15.3
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



MUELLER 110 COMPRESSION INSERT LINER	
PART SIZE	PART NO.
1" CTS	504365
1 1/2" CTS	506139
2" CTS	506141

DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL SECONDARY WATER MAIN TAP	DRAWING NO. 15.3A
REVISED: 11/2010				
DATE:				
SCALE:				

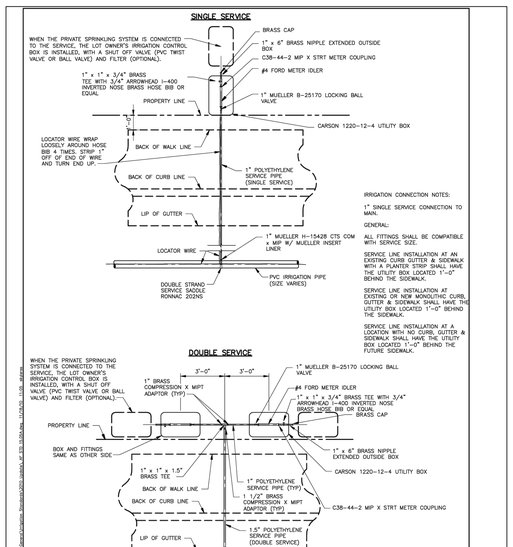


1" CULINARY WATER SERVICE CONNECTION

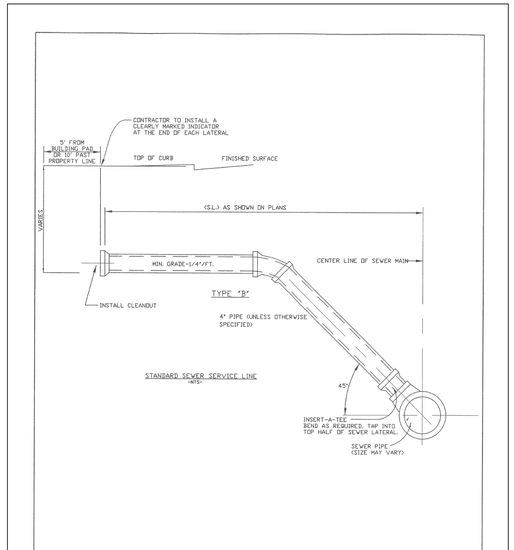
NOTES:

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

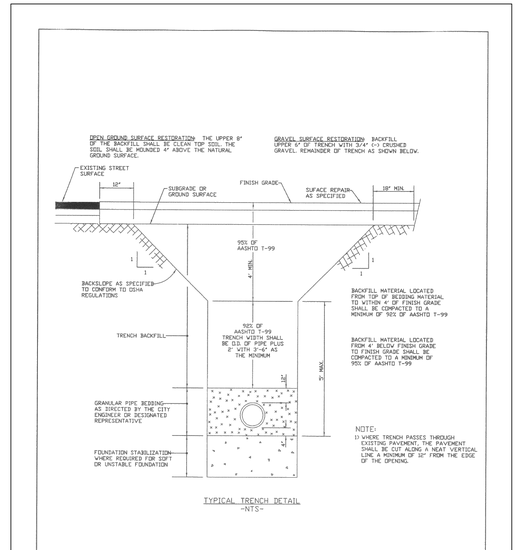
DRAWN BY NLP	AMERICAN FORK	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801)763-6030	1" CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5
REVISED ABM				
DATE 9/18/2019.				
SCALE VARIES				



DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SINGLE/DOUBLE SERVICE CONNECTION FOR SECONDARY WATER	DRAWING NO. 15.5A
REVISED: 11/2010				
DATE:				
SCALE:				



DRAWN: JRP	Northern ENGINEERING AND PLANNING CONSULTANTS (801) 802-8992 1040 E. 800 N. OREM, UTAH 84057	AMERICAN FORK CITY	STANDARD DETAIL FOR: STANDARD SEWER SERVICE LINE	DRAWING NO. 15.19
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



DRAWN: JRP	Northern ENGINEERING AND PLANNING CONSULTANTS (801) 802-8992 1040 E. 800 N. OREM, UTAH 84057	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL	DRAWING NO. 15.22
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

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SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

0 1 2

AMERICAN FORK DETAILS

RAGAN SUBDIVISION
425 NORTH - 900 EAST
AMERICAN FORK, UTAH, 84003
NE ¼ & SE ¼, SECTION-13, T5S, R2E, SLB&M

C102

Apr. 14, 2026

Blue Stakes of UTAH 811 BlueStakes.org

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Development Review Committee Staff Report
Meeting Date: June 8, 2026

Agenda Topic

Review and action on an application for an Amended Commercial Site Plan, known as American Heritage School Pavilion, located at approximately 736 N 1100 E, American Fork City. The Commercial Site Plan consists of 13.32 acres and is in the R1-9000 Zone.

BACKGROUND INFORMATION		
Location:		736 N 1100 E
Parcel ID:		34:774:0001
Project Type:		Amended Commercial Site Plan
Applicants:		Ken Berg
Existing Land Use:		Residential Low Density
Surrounding Land Use:	North	Residential Low Density
	South	Institutional Lands, Schools and Public Facilities
	East	Residential Low Density
	West	Institutional Lands, Schools and Public Facilities
Existing Zoning:		R1-9000
Surrounding Zoning:	North	R1-9000
	South	R1-9000; R1-15000
	East	R1-12000; R1-15000
	West	R1-9000
Square Footage (By Use)		~2,000 s.f. pavilion

Background

The applicant has applied for an Amended Commercial Site Plan to add a pavilion to American Heritage School. The project looks to provide the pavilion on the north-east side of the existing high school.

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 736 N 1100 E, American Fork City, in the R1-9000 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, l located at approximately 736 N 1100 E, American Fork City, in the R1-9000 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 736 N 1100 E, American Fork City, in the R1-9000 Zone and instruct staff/developer to……..

AMERICAN HERITAGE SCHOOL

AMENITY - PAVILION

736 N 1100 E
AMERICAN FORK, UT

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

KRB [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.

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

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

SHEET INDEX

C0	COVER
C1.0	LAYOUT PLAN
C2.0	OVERALL UTILITY PLAN
C3.0	GRADING PLAN
C4.0	SWPPP
LSI	LANDSCAPE PLAN
GNI	GENERAL NOTES
ARCH	ELEVATIONS

CITY APPROVALS / COMMENTS

American Fork City Development Review

Water/PI Division Reviewed jbrems 06/02/2026	Planning and Zoning Reviewed copperman 06/01/2026 — No comments
EC/LID Reviewed tmezenen 06/03/2026	**Fire Reviewed** M.Sacco 06/03/2026
Sewer/Storm Drain Division Reviewed ahardy 05/26/2026	Engineering Division Reviewed rburkhill 06/03/2026 — No comments
Communications Reviewed MHunsaker 06/03/2026	
Public Infrastructure Reviewed cscott 05/21/2026	Streets Division Reviewed ehyde 06/03/2026

Next Step

Proceed to the Development Review Committee on 06/08/2026

ENGINEER

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

AF # P 26-175

DEVELOPER

AMERICAN HERITAGE SCHOOL

736 N 1100 E
AMERICAN FORK, UT 84003

NOTES

CIVIL ENGINEERING
1018 N DEER CREST LANE
Alpine Ut, 84004
office (801) 492–1277
cell (801) 616–1677

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH — R. BERG — 5-15-2026 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
SITE PLAN	5-15-2026

PROJECT

AMERICAN HERITAGE SCHOOL

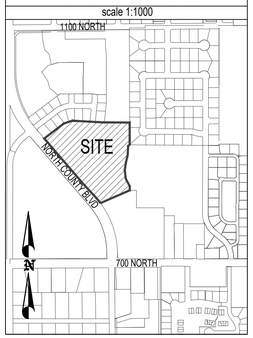
DESCRIPTION

PAVILION
AMENITY
SITE PLAN

SHEET NAME	SHEET NUMBER
SUBMITTAL	1

VICINITY SKETCH

scale 1:1000



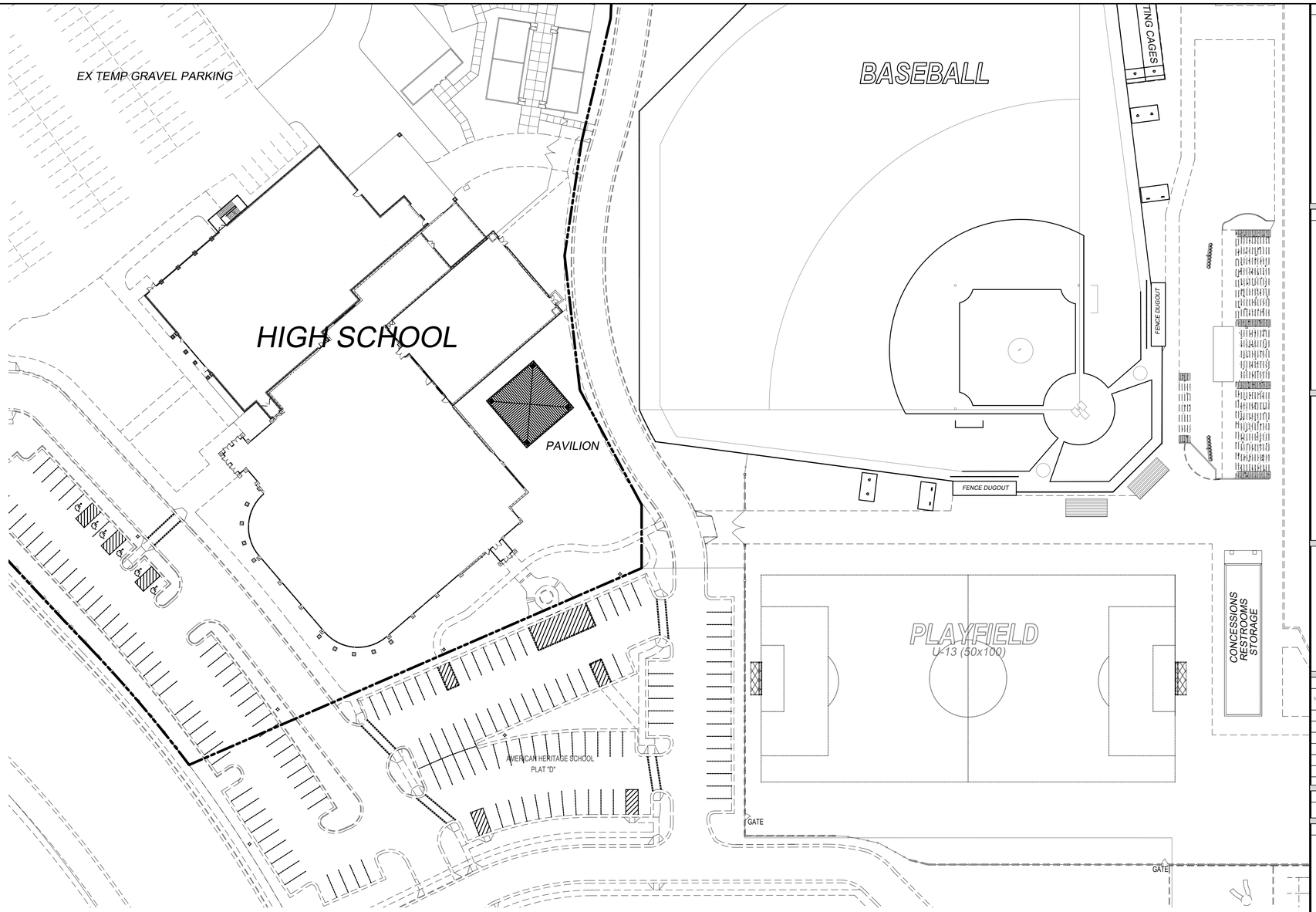
CONTACT LIST

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 SWPPP MANAGER	(TYLER MEZENEN)	(801) 763-3060
AF FIBER	(WILL DAVIS)	(801) 897-9826
AF IRRIGATION COMPANY	(ERNIE JOHN)	(801) 471-6576
ROCKY MOUNTIAN 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) 623-4252
ENBRIDGE GAS	(JEREMY LITTERAL)	(385) 315-8599

Blue Stakes of UTAH 811 Bluestakes.org

NOTES

1. ELEVATION BENCHMARK IS THE SOUTH QUARTER CORNER OF SEC 7 T5S; R2E; SLB&M ELEV = 4752.22' NAVD 29 DATUM (3" BRASS CAP) U.S. SURVEY FEET
2. 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



BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE ON NORTH COUNTY BLDV, SAID POINT BEING SOUTH 89°32'119 WEST ALONG SECTION LINE 1671.38 FEET AND NORTH 674.61 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG THE ARC OF A 951.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 111.74 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 06°43'56 AND LONG CHORD BEARS N40°18'43"W 111.68 FEET), (2) ALONG THE ARC OF A 4949.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 309.57 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 03°35'02 AND LONG CHORD BEARS N41°53'10"W 309.52 FEET), AND (3) NORTH 40°38'52" WEST 536.43 FEET TO THE SOUTHERN BOUNDARY OF AUTUMN CREAT PHASE 1 PLAT A AMENDED; THENCE ALONG SAID PLAT THE FOLLOWING FOUR (4) COURSES: (1) NORTH 52°45'21" EAST 278.87 FEET, (2) NORTH 72°07'55" EAST 97.28 FEET, (3) SOUTH 86°48'12" EAST 327.68 FEET, AND (4) SOUTH 89°30'20" EAST 314.04 FEET TO A POINID ALONG THE WESTERN BOUNDARY OF TIMP HOLLOW PLAT D SUBDIVISION; THENCE ALONG THE SAID BOUNDARY SOUTH 00°08'02" WEST 247.33 FEET A POINT ALONG THE WESTERN BOUNDARY OF AMERICAN HERITAGE SCHOOL PLAT D; THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHT (8) COURSES: (1) SOUTH 52°13'28" WEST 21.94 FEET, (2) SOUTH 02°26'55" WEST 98.65 FEET, (3) SOUTH 13°16'40" WEST 91.30 FEET, (4) SOUTH 08°28'48" WEST 83.98 FEET, (5) SOUTH 06°29'23" EAST 97.94 FEET, (6) SOUTH 28°16'12" EAST 94.46 FEET, (7) SOUTH 45.92 FEET, AND (8) SOUTH 66°30'16" WEST 357.55 FEET TO THE POINT OF BEGINNING.

CONTAINS: 580,034 SF OR 13.32 AC

AMENITY PAVILION NARRATIVE

THIS PROPOSED PROJECT IS TO PROVIDE AMERICAN HERITAGE SCHOOLS WITH A AMENITY PAVILION CURRENTLY NEEDED AT THE SCHOOL.

AMERICAN HERITAGE SCHOOL IS CURRENTLY IN THE FUND RAISING PHASE TO COMPLETE THE REMAINING PHASE OF THE HIGH SCHOOL. THIS REMAIN PHASE OF THE HIGH SCHOOL IS SCHEDULED TO BE WITHIN THE NEXT 2 TO 5 YEARS.

THE LOCATION OF THE EXISTING UTILITIES HAVE BEEN LOCATED BASED UPON THE FINAL MASTER PLAN SITE LAYOUT.

DEVELOPER

AMERICAN HERITAGE SCHOOL

736 N 1100 E
AMERICAN FORK,
UT 84003

NOTES

0 20 40 80 120
SCALE: 1"= 40'

berg CIVIL ENGINEERING
1018 N DEER CREST LANE
Alpine UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, R. R. BERG, 343602, 5-15-2026, PROFESSIONAL ENGINEER
1			
2			
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6			
7			

ACTION	DATE
SITE PLAN	5-15-2026

PROJECT

AMERICAN HERITAGE SCHOOL

DESCRIPTION

PAVILION AMENITY SITE PLAN

SHEET NAME	SHEET NUMBER
COVER	C0

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HIGH SCHOOL

PAVILION

DEVELOPER

AMERICAN HERITAGE SCHOOL

736 N 1100 E
AMERICAN FORK,
UT 84003

NOTES

0 10 20 40 60
SCALE: 1"= 20'

berg
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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STATE OF UTAH
R. BERG
KENNETH BERG
5-15-2026
343602
PROFESSIONAL ENGINEER

ACTION	DATE
SITE PLAN	5-15-2026

PROJECT

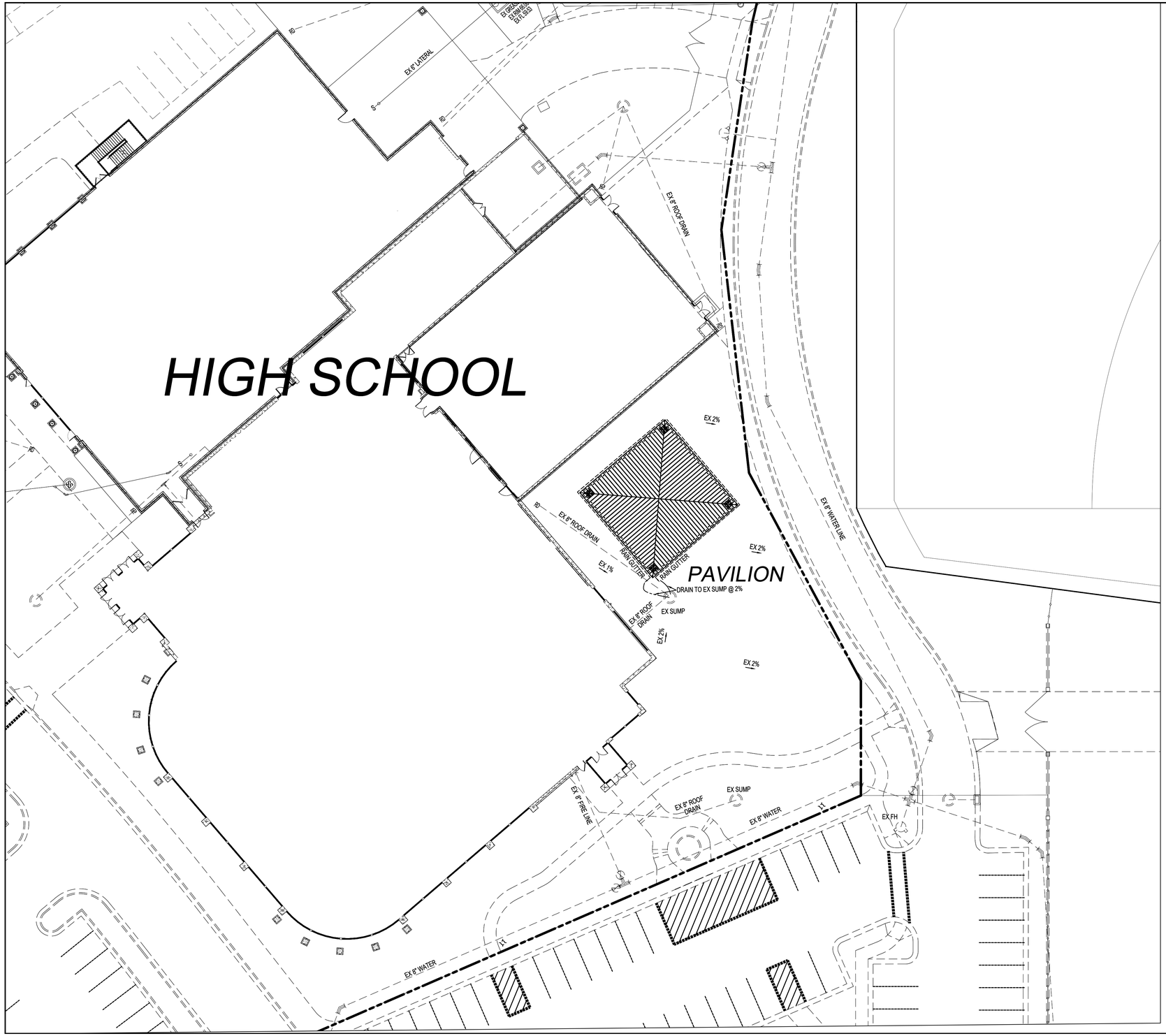
AMERICAN HERITAGE SCHOOL

DESCRIPTION

PAVILION AMENITY SITE PLAN

SHEET NAME	SHEET NUMBER
LAYOUT	C1.0

Blue Stakes of UTAH811
Bluestakes.org



SEWER NOTES

1. ALL SANITARY LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETE.
2. ALL LATERAL CONNECTION SHALL BE "INSERT-A-TEE" OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO CENTER OF MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.
3. EXISTING 8" SEWER IS PRIVATE AND IS MAINTAINED BY AMERICAN HERITAGE SCHOOL.
4. ALL EXISTING SEWER PIPES TO MAINTAIN A MINIMUM OF 2 FEET OF COVER UNDER THE PROPOSED PORTABLE TRAIL PIT.

WATER SERVICE NOTES

1. 1" POLY (BLUE) SERVICE FROM MAIN

STORM DRAIN NOTES

1. ALL EXISTING STORM DRAIN AND ROOF DRAINS TO MAINTAIN A MINIMUM OF 2 FEET OF COVER UNDER THE PROPOSED PORTABLE TRAIL PIT.

Blue Stakes of UTAH811 Bluestakes.org

DEVELOPER

AMERICAN HERITAGE SCHOOL

736 N 1100 E
AMERICAN FORK,
UT 84003

NOTES

N

0 10 20 40 60
SCALE: 1"= 20'

berg
CIVIL ENGINEERING
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Alpine Ut, 84004
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cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH · R. Berg · CIVIL ENGINEERING · 5-15-2026 · 343602 · PROFESSIONAL ENGINEER
1			
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ACTION	DATE
SITE PLAN	5-15-2026

PROJECT

AMERICAN HERITAGE SCHOOL

DESCRIPTION

PAVILION AMENITY SITE PLAN

SHEET NAME	SHEET NUMBER
UTILITY	C2.0

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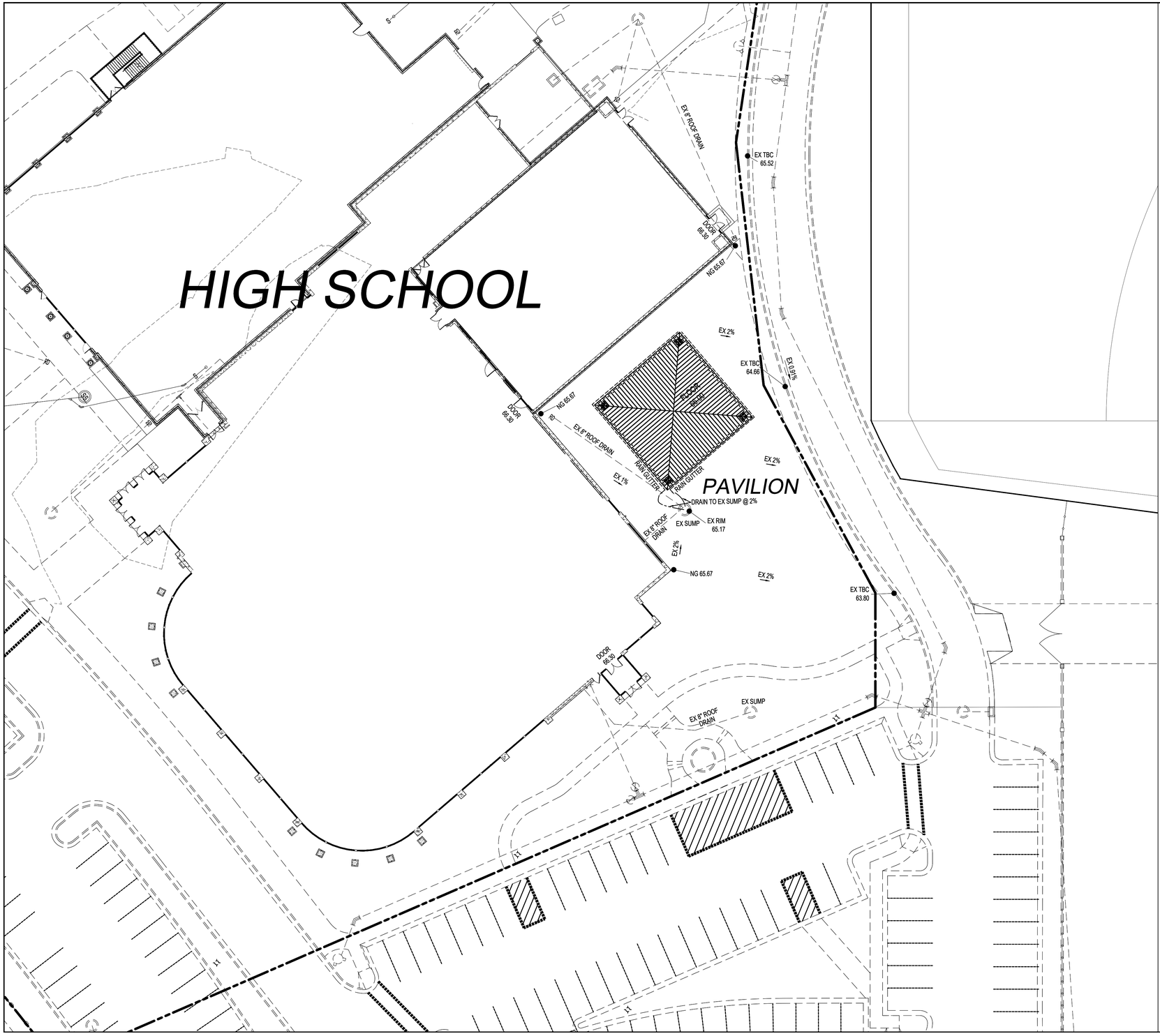

Blue Stakes of UTAH811 Bluestakes.org

DEVELOPER

AMERICAN HERITAGE SCHOOL

736 N 1100 E
AMERICAN FORK,
UT 84003

NOTES

N

0 10 20 40 60

SCALE: 1"= 20'

berg
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Alpine Ut, 84004
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH R. BERG 5-15-2020 343602 PROFESSIONAL ENGINEER
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ACTION	DATE
SITE PLAN	5-15-2026

PROJECT

AMERICAN HERITAGE SCHOOL

DESCRIPTION

PAVILION AMENITY SITE PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.0

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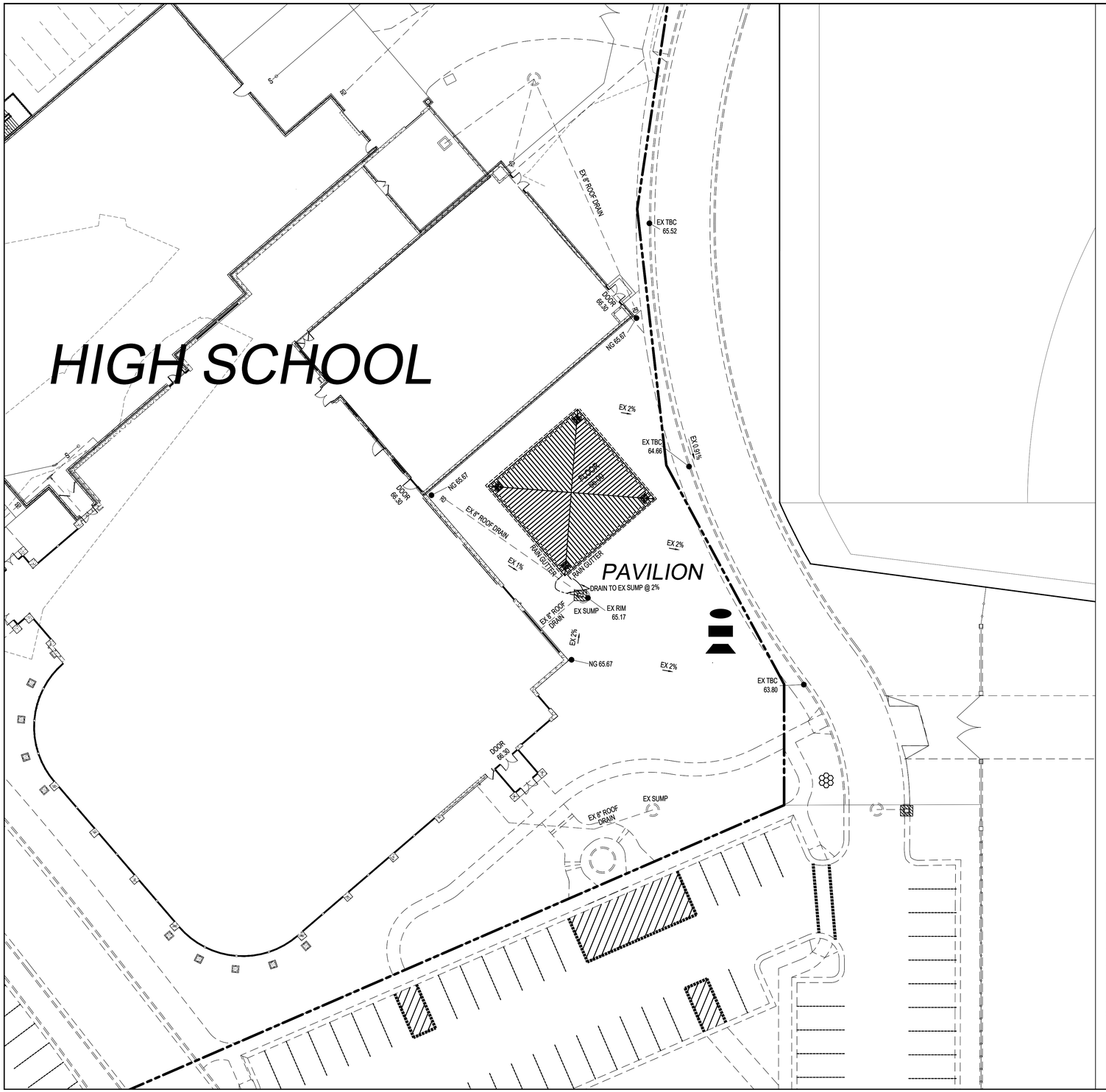

SWPPP CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

_____ DATE _____
KENNETH R. BERG, PE

MAPPING LEGEND

SYMBOL	MAP UPDATING/LABEL	SYMBOL	MAP UPDATING/LABEL
			PORTABLE TOILET
			TRASH BIN
			DEFINED WASHOUT AREA
	INLET PROTECTION		FUEL TANKS/STORAGE
	SIGNAGE		STABILIZED EXIT/PAD; RIP RAP
	NATIVE RESEEDING OF DISTURBED AREA REFER TO PASTURE GRASS MIX		MATERIALS STORAGE, DEFINED STORAGE
			PROJECT BOUNDARY/AREA INDICATOR
			CUTBACK CURB/CHECK DAM
	CONSTRUCTION TRAILER/OFFICE		SILT FENCE/EARTHEN BERM

DEVELOPER

AMERICAN HERITAGE SCHOOL

736 N 1100 E
AMERICAN FORK,
UT 84003

NOTES

0 10 20 40 60
SCALE: 1"= 20'

CIVIL ENGINEERING
1018 N DEER CREST LANE
Alpine Ut, 84004
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cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

STATE OF UTAH
KENNETH R. BERG
5-15-2026
343602
PROFESSIONAL ENGINEER

ACTION	DATE
SITE PLAN	5-15-2026

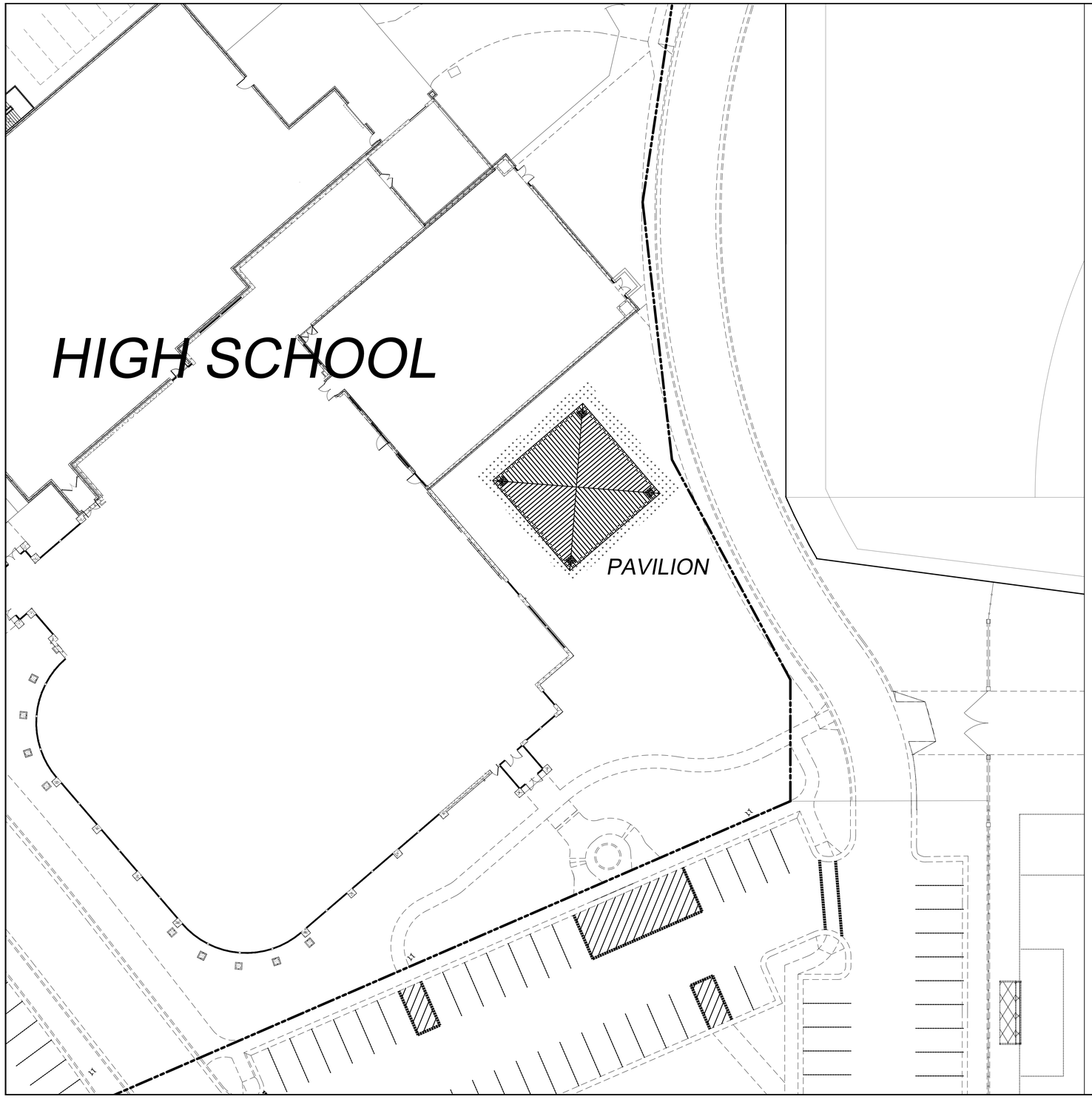
PROJECT

AMERICAN HERITAGE SCHOOL

DESCRIPTION

PAVILION AMENITY SITE PLAN

SHEET NAME	SHEET NUMBER
SWPPP	C4.0



GROUNDCOVER SCHEDULE				
	QUANTITY		SIZE	NOTES
	1,000 sf	LAWN	SOD	KENTUCKY BLUEGRASS / POA PRATENSIS

EXISTING IRRIGATION SYSTEM NOTE:

THE PROPOSED PAVILION REQUIRES MODIFICATION TO THE EXISTING IRRIGATION SYSTEM THAT COVERS THE LAWN AREA.

1) CONTRACTOR TO VERIFY EXISTING SYSTEM AND PROPOSE APPROPRIATE MODIFICATIONS REQUIRED TO MAINTAIN THE EXISTING LAWN.

Blue Stakes of UTAH 811 Bluestakes.org

DEVELOPER

AMERICAN HERITAGE SCHOOL

736 N 1100 E
AMERICAN FORK, UT 84003

NOTES

0 10 20 40 60
SCALE: 1"= 20'

berg
CIVIL ENGINEERING
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Alpine Ut, 84004
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH R. BERG 5-15-2026 343602 PROFESSIONAL ENGINEER
1			
2			
3			
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ACTION	DATE
SITE PLAN	5-15-2026

PROJECT

AMERICAN HERITAGE SCHOOL

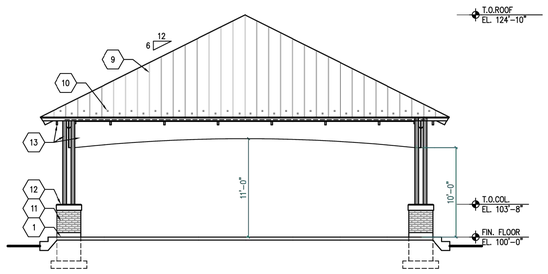
DESCRIPTION

PAVILION AMENITY SITE PLAN

SHEET NAME	SHEET NUMBER
LANDSCAPE	*LS1*

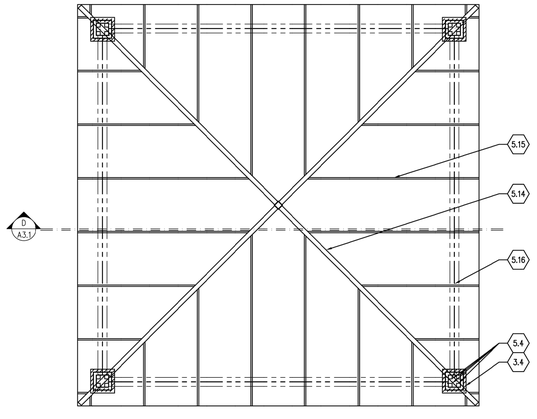
EXTERIOR ELEVATION KEY NOTES

1. – FINISHED GRADE LINE 6" MINIMUM BELOW TOP OF CONCRETE FOUNDATION WALL, SLOPE FINISHED GRADE AWAY FROM THE BUILDING 6 INCHES IN THE FIRST 10 FEET..
2. – PRE–FINISHED METAL CAP SHAPED AS SHOWN, (MATCH EXISTING).
3. – EIFS WITH FEATURES AS SHOWN (MATCH EXISTING) OVER GYPSUM SHEATHING AND WEATHER BARRIER.
4. – MASONRY WITH FEATURES AS SHOWN, (MATCH EXISTING).
5. – CONTINUOUS 2" EXPANSION JOINT EXCEPT AT CONNECTIONS BETWEEN EXISING AND NEW SLAB–ON–GRADE.
6. – PAINTED HOLLOW METAL FRAME AND DOOR.
7. – EXISTING DOOR.
8. – EXISTING BUILDING.
9. – PRE–FINISHED STANDING SEAM METAL ROOF OVER ICE & WATER SHEILD OVER 3" POLYISOCYANURATE OVER 1–1/2" GALVANIZED STEEL DECK. INSTALL PER MAUFACTURER'S RECOMMENDATIONS. COLOR TO MATCH EXISTING BUILDING.
10. – SNOW GUARDS DESIGN AND LAY–OUT BY PRE–FINISHED STANDING SEAM METAL ROOF MANUFACTURER. COLOR TO MATCH STANDING SEAM METAL ROOF.
11. – MASONRY WITH FEATURES AS SHOWN. (MATCH EXISTING).
12. – CONCRETE CAP SHAPED AS SHOWN.
13. – PAINTED ARCHITECTURALLY EXPOSED STRUCTURE, INCLUDING STEEL COLUMNS, BEAMS, AND DECK. SEE GENERAL NOTE ON THIS SHEET FOR ADDITIONAL REQUIREMENTS.



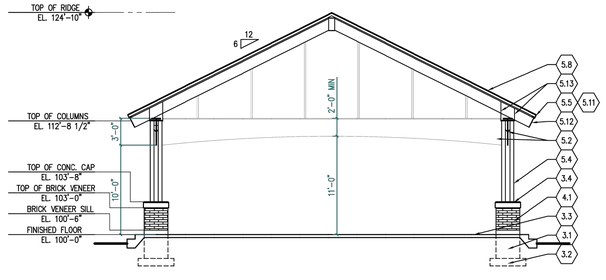
PAVILION ELEVATION

SCALE: 1/8" = 1'–0"



PAVILION FRAMING PLAN

SCALE: 1/8" = 1'–0"



PAVILION SECTION "D"

SCALE: 1/8" = 1'–0"

SECTION KEY NOTES

SITE CONSTRUCTION

2.1 FINISH GRADE – SLOPE AWAY 1/2 INCH PER FOOT MIN.
2.2 ENGINEERED GRAVEL FILL – SEE STRUCT. & GEOTECH.
2.3 PERFORATED DRAIN PIPE AT PERIMETER – SEE CIVIL & GEOTECH.

CONCRETE

3.1 CONCRETE FOUNDATION WALL – SEE STRUCTURAL DWGS.
3.2 CONCRETE FOOTING – SEE STRUCTURAL DWGS.
3.3 REINFORCED CONCRETE SLAB, U.O.N. – SEE STRUCT. DWGS.
3.4 PRECAST CONC. CAP – SEE PLAN (SEE MFGR FOR CONNECTION DETAILS)
3.5 8"x8"x16" CMU BLOCK

MASONRY

4.1 4" THICK (NOMINAL) BRICK W/ HECKMANN NO. 260 22 GA.TIES TO CMU @16" O/C BOTH WAYS. CRIMP FREE END OF TIE AROUND CONTINUOUS 9 GA. WIRE IN HORIZONTAL JOINTS 16" O/C MAX.

METALS

5.1 PREFINISHED METAL FLASHING
5.2 PRE–FABRICATED STEEL BEAM (PAINTED) – SEE STRUCTURAL DWGS.
5.3 PRE–FABRICATED STEEL OPEN WEB JOIST (PAINTED)–SEE STRUCTURAL DWGS.
5.4 STEEL COLUMN (PAINTED) – SEE STRUCTURAL DWGS.
5.5 PREFINISHED ALUM. DRIP
5.6 PRIMED AND PAINTED LINTEL/ANGLE
5.7 PRE–FINISHED METAL PARAPET CAP SHAPED AS SHOWN.
5.8 PRE–FINISHED STANDING SEAM METAL ROOF OVER ICE & WATER SHEILD OVER 3" POLYISOCYANURATE OVER 1–1/2" GALVANIZED STEEL DECK. INSTALL PER MAUFACTURER'S RECOMMENDATIONS. COLOR TO MATCH EXISTING BUILDING.
5.9 PAINTED ARCHITECTURALLY EXPOSED STRUCTURE, INCLUDING STEEL COLUMNS, BEAMS, AND DECK. SEE GENERAL NOTE ON THIS SHEET FOR ADDITIONAL REQUIREMENTS.
5.10 STEEL BREAM (PAINTED) – SEE STRUCTURAL DWGS.
5.11 PRE–FINISHED METAL FASCIA
5.12 3/8" CAP PLATE (PAINTED)
5.13 1/4" BENT PLATE (PAINTED)
5.14 HSS GIRDER BEAM (PAINTED) – SEE STRUCTURAL
5.15 HSS RAFTERS (PAINTED) – SEE STRUCTURAL
5.16 BUILT–UP T–BEAM (PAINTED) – SEE STRUCTURAL

WOOD AND PLASTICS

6.1 BLOCKING – SEE STRUCTURAL

THERMAL & MOISTURE

7.1 EIFS FEATURES AS SHOWN.
7.2 CONTINUOUS AIR BARRIER – EQUAL TO TYVEK COMMERCIAL – WRAP "D" TYPICAL AT EXTERIOR WALLS. TAPE AND SEAL SEAMS & PENETRATIONS. (OPTION: FLUID APPLIED AIR BARRIER MAY BE USED IN LIEU) 10 YEAR LABOR AND MATERIAL WARRANTY REQUIRED.
7.3 CONTINUOUS AIR BARRIER AND SMART MEMBRAIN VAPOR RETARDER BY CERTAINTEED OR APPROVED EQUAL SEE SPECIFICATIONS. (ROOF)
7.4 6 MIL POLYETHYLENE MOISTURE BARRIER W/ JOINTS LAPPED PER SPECIFICATIONS (WALLS)
7.5 SINGLE–PLY MEMBRANE – (CLASS B RATED MINIMUM).
7.6 POLYISOCYANURATE ROOF INSULATION, (5" MIN.). R30cl.
7.7 2" RIGD INSULATION – SEE COMCHECK

DOORS AND WINDOWS

8.1 HOLLOW METAL FRAME AND DOOR (PAINTED) MATCH EXISTING

FINISHES

9.1 5/8" TYPE "X" GYP BOARD (NON RATED) –LIGHT KNOCK DOWN TEXTURED AND PAINTED
9.2 5/8" EXTERIOR GYPSUM BOARD; DEFS (DIRECT APPLIED FINISH SYSTEM EQUAL TO STO) OVER EXTERIOR GYP.BD. SHEATHING, (DENSGLASS GOLD) MATCH EIFS EXISTING BUILDING.
9.3 CONTINUOUS 2" EXPANSION JOINT WITH PRE–FINISHED METAL COVER PLATE.
9.4 SNOW GUARDS DESIGN AND LAY–OUT BY PRE–FINISHED STANDING SEAM METAL ROOF MANUFACTURER. COLOR TO MATCH STANDING SEAM METAL ROOF.
9.5 PRIMARY AND SECONDARY ROOF DRAINS. MOUNT ROOF DRAINS 4'–0" MINIMUM FROM NEAREST VERTICAL SURFACE. PROVIDE HEAT TAPE AT ALL DRAINS AND PIPES IN ALL UNCONDITIONED SPACES. SEE DETAIL THIS SHEET.

DEVELOPER

AMERICAN HERITAGE SCHOOL

736 N 1100 E
AMERICAN FORK,
UT 84003

NOTES

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Alpine Ut, 84004
office (801) 492–1277
cell (801) 616–1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH · R. BERG · REGISTERED ENGINEER · 5-15-2026 · 343602 · PROFESSIONAL ENGINEER
1			
2			
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ACTION	DATE
SITE PLAN	5-15-2026

PROJECT

AMERICAN HERITAGE SCHOOL

DESCRIPTION

PAVILION AMENITY SITE PLAN

SHEET NAME	SHEET NUMBER
ARCH ELEV	A1

GENERAL NOTES

1. This project may be 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by a License Utah Professional Surveyor as approved by the City Engineer.
10. Non-rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.
11. 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.
12. 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.
13. Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) must be approved by the City Engineer.
14. 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.
15. 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.
16. 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.
17. All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours.
18. 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.
19. All trees within the construction area not specifically designated for removal shall be preserved, whether shown or not shown on the approved construction drawings. Trees to be preserved shall be protected with high visibility fencing placed a minimum 15 feet from the tree trunk. Trees 6 - inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater.
20. Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.
21. 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.
22. 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.
23. Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer.
24. 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.
25. Any modification to the work shown on drawings must have prior written approval by the City Engineer.
26. Traffic control and other regulatory signs shall comply with the Utah Department of Transportation Traffic Control guidelines and MUTCD Manual, current edition
27. Public street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a green background.
28. Private street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a blue background

TRAFFIC CONTROL

1. Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Utah Department of Transportation, Traffic Control guidelines or Manual of Uniform Traffic Control Devices, current edition.
2. All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer. At all other hours the Contractor shall maintain minimum one - lane two - way traffic. Traffic circulation must be supervised by a Certified Flagger.
4. Steady - burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles.
6. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein.
7. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.
8. Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

UTILITIES

1. The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800-662-4111) at least 2 working days before start of construction.
2. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of American Fork and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
3. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
4. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

STRIPING AND SIGNING

1. All striping must be done following Utah Department of Transportation guidelines and MUTCD Manual recommendations, current edition.
2. All signing must be done following MUTCD Manual recommendations, current edition.
3. Only sand-blasting is allowed for removal of existing striping.
4. Contractor is responsible for removal of conflicting existing striping.
5. Materials used for striping must comply with the Utah Department of Transportation standard specifications.

EROSION AND SEDIMENT CONTROL

1. The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Utah Division of Water Quality.
2. The NOI must be submitted to Utah Division of Water Quality 45 days prior to the start of construction and may entitle 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.
3. A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times.
4. A UPDES Storm water Discharge Permit may be required. The Contractor shall be considered the Permittee.
5. The Contractor shall provide sediment control at all points where storm water runoff leaves the site, including waterways, overland sheet flow, and storm sewers.
6. Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.
7. The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.
8. Disturbed areas that will remain un-worked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance.
9. Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover.

USE OF FIRE HYDRANTS

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

SANITARY SEWERS

1. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of American Fork, Public Works Department and the Utah Department of Health Code and Regulations.
2. The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35.
3. Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of American Fork Construction Inspection Division quality control requirements.
4. All manhole lids shall be provided with continuous self-sealing gaskets.
5. The approved construction drawings shall show where bolt-down lids are required.
6. Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of American Fork sanitary manhole standard drawing. Manhole lids shall include the word SEWER.
7. All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations.
8. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.
9. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
10. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to the American Fork Code of Ordinances.
11. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable.
12. Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to the city Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.
13. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.
14. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.
15. All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.

WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 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.
3. Only fire hydrants conforming to City of American Fork standards will be approved for use.
4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
5. All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C-651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.
7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
9. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.
10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
11. All water main stationing shall be based on street centerline stationing.
12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
13. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
14. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

SECONDARY WATER

1. All secondary water line materials shall be provided and installed according to current specifications of the City of American Fork.
2. 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
3. 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.
4. All secondary water main stationing shall be based on street centerline stationing.
5. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
6. 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

1. All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro - seeded and hydro - mulched according to the City of American Fork Standard Specifications.
2. 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.
3. Granular backfill shall be compacted granular material according to American Fork City Standard Specifications.
4. All public storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
5. Headwalls and end walls shall be required at all storm sewer inlets or outlets to and from storm water management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwalls and/or end walls surfaces.
6. Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include the word STORM.
7. Storm sewer outlets greater than 18 inches in diameter accessible from storm water management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.

MAIL DELIVERY

1. The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations.
2. This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location.
3. Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.
4. Before relocating any mailboxes, the Contractor shall contact the U.S. Postal Service and relocate mailboxes according to the requirements of the Postal Service.

DEVELOPER

AMERICAN HERITAGE SCHOOL

736 N 1100 E
AMERICAN FORK, UT 84003

NOTES

berg
CIVIL ENGINEERING
1018 N DEER CREST LANE
Alpine Ut, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
R. BERG
SCOTT R. BERG
5-15-2026
343602
PROFESSIONAL ENGINEER

ACTION	DATE
SITE PLAN	5-15-2026

PROJECT

AMERICAN HERITAGE SCHOOL

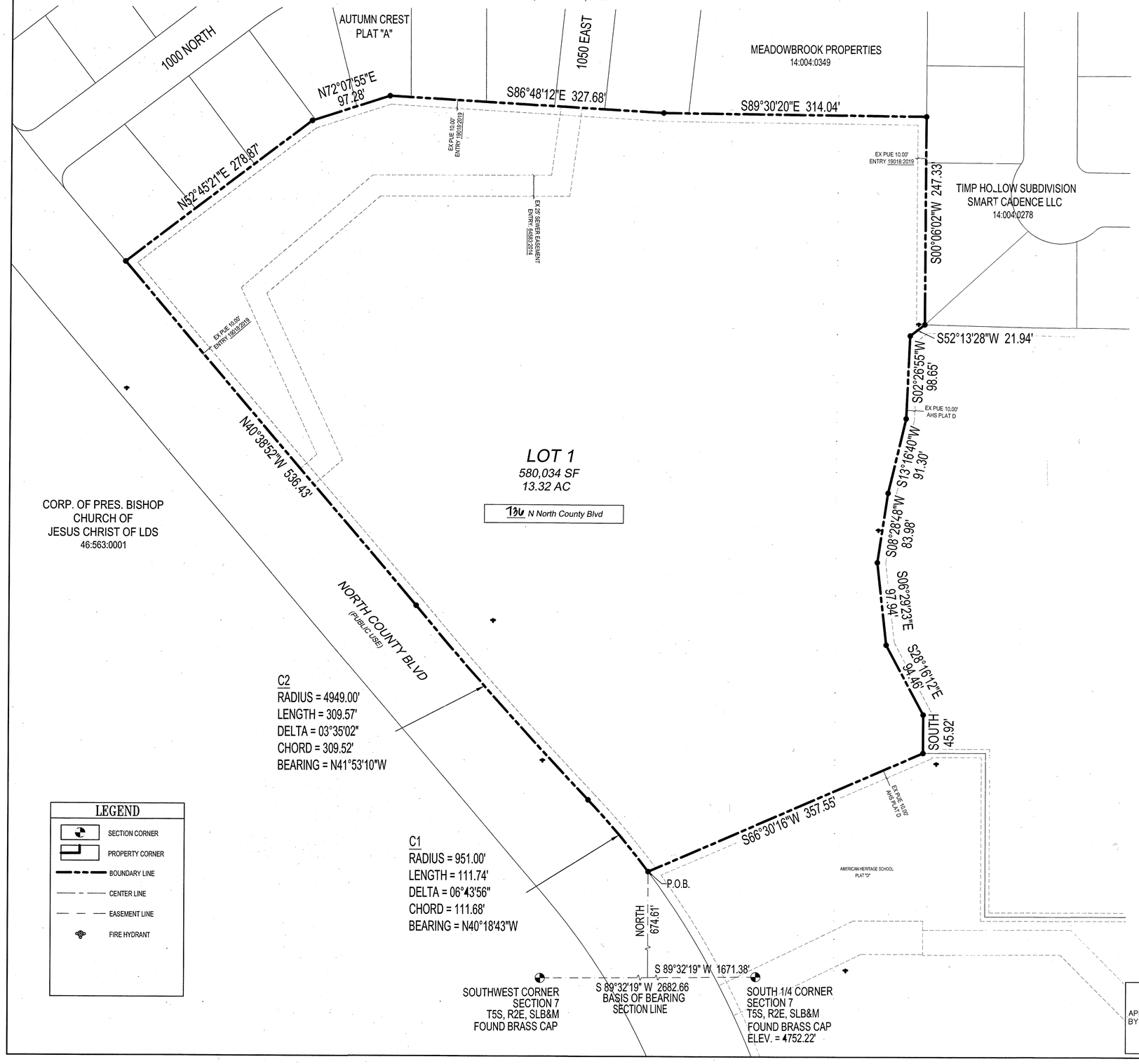
DESCRIPTION

PAVILION AMENITY SITE PLAN

SHEET NAME	SHEET NUMBER
GENERAL NOTES	GN1

AMERICAN HERITAGE SCHOOL
PLAT "E"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

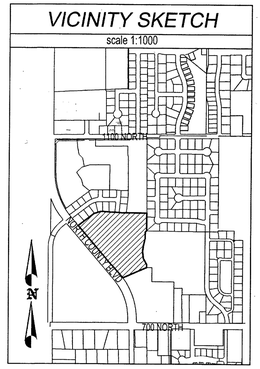


LEGEND

- SECTION CORNER
- PROPERTY CORNER
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT

VICINITY SKETCH

scale 1:1000



TABULATIONS

DEVELOPMENT AREA	13.32 AC
EXISTING ZONING:	R-1-9000
LAND USE:	LOW DENSITY RESIDENTIAL
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0168F
EFFECTIVE DATE:	JUNE 19, 2020

NOTES

1. 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.
2. 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 MARSHAL AND CHARGED WITH CULINARY WATER.
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

N

60 0 60 120 180

SCALE 1"=60'

ENGINEER

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland, UT, 84003
office (801) 492-1277
cell (801) 616-1677

SURVEYOR

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

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS 4 DAY OF June A.D. 20 24,
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. 6928780. 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 17-23-17, 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.

July 13, 2024
DATE

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE ON NORTH COUNTY BLVD, SAID POINT BEING SOUTH 89°32'19" WEST ALONG SECTION LINE 1671.38 FEET AND NORTH 674.61 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG THE ARC OF A 951.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 111.74 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 06°43'56 AND LONG CHORD BEARS N40°18'43"W 111.68 FEET), (2) ALONG THE ARC OF A 4949.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 309.57 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 03°35'02 AND LONG CHORD BEARS N41°53'10"W 309.52 FEET), AND (3) NORTH 40°38'52" WEST 536.43 FEET TO THE SOUTHERN BOUNDARY OF AUTUMN CREST PHASE 1 PLAT A AMENDED; THENCE ALONG SAID PLAT THE FOLLOWING FOUR (4) COURSES: (1) NORTH 52°45'21" EAST 278.87 FEET, (2) NORTH 72°07'55" EAST 97.28 FEET, (3) SOUTH 86°48'12" EAST 327.68 FEET, AND (4) SOUTH 89°30'20" EAST 314.04 FEET TO A POIND ALONG THE WESTERN BOUNDARY OF TIMP HOLLOW PLAT D SUBDIVISION; THENCE ALONG THE SAID BOUNDARY SOUTH 00°06'02" WEST 247.33 FEET A POINT ALONG THE WESTERN BOUNDARY OF AMERICAN HERITAGE SCHOOL PLAT D; THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHT (8) COURSES: (1) SOUTH 52°13'28" WEST 21.94 FEET, (2) SOUTH 02°26'55" WEST 98.65 FEET, (3) SOUTH 13°16'40" WEST 91.30 FEET, (4) SOUTH 08°28'48" WEST 83.98 FEET, (5) SOUTH 06°29'23" EAST 97.94FEET, (6) SOUTH 28°16'12" EAST 94.46 FEET, (7) SOUTH 45.92 FEET, AND (8) SOUTH 66°30'16" WEST 357.55 FEET TO THE POINT OF BEGINNING.

CONTAINS: 580,034 SF OR 13.32 AC

OF LOTS = 1

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 AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 30th
DAY OF July, A.D. 2024

Grant Beckwith
NAME/TITLE: GRANT BECKWITH, HEAD OF SCHOOL, CORPORATE SECRETARY
American Heritage Schools, Inc

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE 25th DAY OF July, A.D. 2024 PERSONALLY APPEARED BEFORE ME
Grant Beckwith
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF American Heritage Schools, Inc. IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC
NOTARY FULL NAME Emma McClure, A NOTARY COMMISSIONED IN UTAH.
COMMISSION NUMBER 726512 MY COMMISSION EXPIRES 9/22/2026

ACCEPTANCE BY ADMINISTRATIVE APPROVAL AUTHORITY

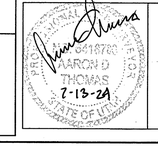
THE ADMINISTRATIVE APPROVAL AUTHORITY OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS 4 DAY OF June, A.D. 2024

DEVELOPMENT SERVICES DIRECTOR

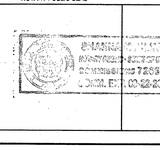
AMERICAN HERITAGE SCHOOL PLAT "E"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1" = 60 FEET

SURVEYOR'S SEAL



NOTARY PUBLIC SEAL



UTAH COUNTY RECORDER

19412
ENT 63976:2024 MAP# 19412
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Sep 18 02:02 PM FEE 52.00 BY TM
RECORDED FOR AMERICAN FORK CITY

#19412

Sec 7, T5S, R2E, SLB&M
TU-800

Re-Submittal Acknowledgment Statement

The Applicant is responsible for reviewing all documents to ensure all comments have been addressed.

KRB [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.

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

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

American Fork City
Development Review Committee

Planning and Zoning
Reviewed
copperman 06/01/2026

No comments

Engineering Division
Reviewed
rburkhill 06/03/2026

No comments

Memo

Next Step

Proceed to the Development Review Committee on 06/08/2026

PROFESSIONAL ENGINEER
343602
Kenneth Ray
Berg
5-15-26
STATE OF UTAH

To: American Fork City Engineering Department
From: Ken R. Berg, PE
Date: 5/15/2026
Re: **American Heritage School – Master Plan**

American Heritage School site consists of four different areas,

Area 1 **Elementary School (Existing)**
Grades K-8 student body of approx. 800 students
Storage Addition of 1300 sf to existing elementary building.
No other expansions

Area 2 **High School & Athletic Facilities (Existing)**
Grades 9-12 Student body of approx. 450 students
Soccer Stadium, Baseball Field, Athletic Complex and classrooms
Pavilion of 200 sf near Athletic Facilities

Area 3 **Future High School Expansion**
Additional Grades 9-12 Student body of approx. 300 students for a total High School Enrollment of 750 students.
Classrooms, Auditorium, Concert Theater

Additional classrooms and concert theater will be added in the future along with the additional capacity for 300 more students to be enrolled. A detailed traffic study will be required based on these proposed impacts. At the next submittal that increases classroom sizes, capacity, traffic demands, etc., a full TIS for the full buildout will be required to ensure phasing is not impacted and needs design changes. This TIS will need to identify all movements at all access points. Any necessary turn lanes and impacts to existing and adjacent intersections are to be included in the TIS. No connection to stub road (1050 East is allowed to reduce impact from to school to residential streets).

Area 4 **Future Property Additions**
The school has interest in additional property surrounding the school and is in process of purchasing adjoining parcels and incorporating these areas into future school masterplans. No formal plans exist for these adjoining parcels.

CURTIS MINER
ARCHITECTURE

AMERICAN HERITAGE SCHOOL PHASE 1C-2A

MARCH 8, 2021

AMERICAN HERITAGE
SALT LAKE CITY CAMPUS

Re-Submittal Acknowledgment Statement

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Next Step

Proceed to the Development Review Committee on 06/08/2026

No comments

No comments

American Fork City Development Review Committee

Planning and Zoning Reviewed copperman 06/01/2026

Engineering Division Reviewed rburkhill 06/03/2026

CIVIL ENGINEERING

PROFESSIONAL ENGINEER 303602 Kenneth Ray Berg 5-15-26 STATE OF UTAH

Memo

To: American Fork City Engineering Department
From: Ken R. Berg, PE
Date: 5/15/2026
Re: **American Heritage School – Traffic Memo**

This traffic memo is to document no impact to existing traffic that the proposed additions of a storage area to the Elementary School and amenities pavilion adjacent to the Athletic Facilities will make to the surrounding site.

Storage Addition – 1300 sf

No classroom space has been added or additional students that can be enrolled based upon the construction of the storage addition.

No additional traffic will be generated by this addition.

Pavilion – 2000 sf

This pavilion is to provide an outdoor amenity to the existing campus. No new classroom space has been added or additional students that can be enrolled based upon the construction of the pavilion.

No additional traffic will be generated by this addition.

Highschool Future Expansion

Additional classrooms and concert theater will be added in the future along with the additional capacity for 300 more students to be enrolled. A detailed traffic study will be required based on these proposed impacts. At the next submittal that increases classroom sizes, capacity, traffic demands, etc., a full TIS for the full buildout will be required to ensure phasing is not impacted and needs design changes. This TIS will need to identify all movements at all access points. Any necessary turn lanes and impacts to existing and adjacent intersections are to be included in the TIS. No connection to stub road (1050 East is allowed to reduce impact from to school to residential streets).

Development Review Committee Staff Report
Meeting Date: June 8, 2026

Agenda Topic

Review and action on an application for an Amended Commercial Site Plan, known as American Heritage School Storage Addition, located at 736 N 1100 E, American Fork City. The Commercial Site Plan consists of 8.66 acres and is in the R1-15000 Zone and R1-9000 Zone.

BACKGROUND INFORMATION		
Location:		736 N 1100 E
Parcel ID:		34:602:0001
Project Type:		Amended Commercial Site Plan
Applicants:		Ken Berg
Existing Land Use:		Institutional Lands, Schools and Public Facilities
Surrounding Land Use:	North	Institutional Lands, Schools and Public Facilities; Residential Low Density
	South	Residential Low Density
	East	Institutional Lands, Schools and Public Facilities; Residential Low Density
	West	Institutional Lands, Schools and Public Facilities
Existing Zoning:		R1-15,000; R1-9000
Surrounding Zoning:	North	R1-15,000; R1-9000
	South	R1-15,000; RA-1
	East	R1-15,000; RA-1
	West	R1-9000
Square Footage (By Use)		~1300 s.f. storage

Background

The applicant has applied for an Amended Commercial Site Plan to add additional storage to American Heritage School. The project looks to provide additional storage on the north side of the existing elementary school.

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 736 N 1100 E, American Fork City, in the R1-15000 Zone and R1-9000 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 736 N 1100 E, American Fork City, in the R1-15000 Zone and R1-9000 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 736 N 1100 E, American Fork City, in the R1-15000 Zone and R1-9000 Zone and instruct staff/developer to……..

AMERICAN HERITAGE SCHOOL
STORAGE ADDITION

736 N 1100 E
AMERICAN FORK, UT

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

KRB [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.

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

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

SHEET INDEX

C0	COVER
C1.0	LAYOUT PLAN
C2.0	OVERALL UTILITY PLAN
C3.0	GRADING PLAN
C4.0	SWPPP
LS1	LANDSCAPE PLAN
GN1	GENERAL NOTES
ARCH	ELEVATIONS

CITY APPROVALS / COMMENTS

American Fork City Development Review

Water/PI Division Reviewed jbrems 06/02/2026	Planning and Zoning Reviewed copperman 06/01/2026 — No comments
Sewer/Storm Drain Division Reviewed ahardy 05/26/2026	**Fire Reviewed** **M.Sacco** 06/03/2026 — Approved. Notes added for building plans.
EC/LID Reviewed tmezenen 06/03/2026	Engineering Division Reviewed rburkhill 06/03/2026 — No comments
Communications Reviewed MHunsaker 06/03/2026	
Public Infrastructure Reviewed cscott 05/21/2026	Streets Division Reviewed ehyde 06/03/2026

Next Step
Proceed to the Development Review Committee on 06/08/2026

ENGINEER

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

AF # P- 26-174

DEVELOPER

AMERICAN HERITAGE SCHOOL

736 N 1100 E
AMERICAN FORK, UT 84003

NOTES

CIVIL ENGINEERING
1018 N DEER CREST LANE
Alpine Ut, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
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7		

SEAL

STATE OF UTAH — KYLE R. BURKHILL — 5-15-2026 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
SITE PLAN	5-15-2026

PROJECT

AMERICAN HERITAGE SCHOOL

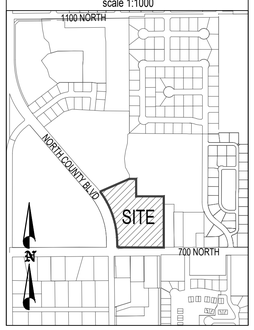
DESCRIPTION

STORAGE ADDITION SITE PLAN

SHEET NAME	SHEET NUMBER
SUBMITTAL	0

VICINITY SKETCH

scale 1:1000



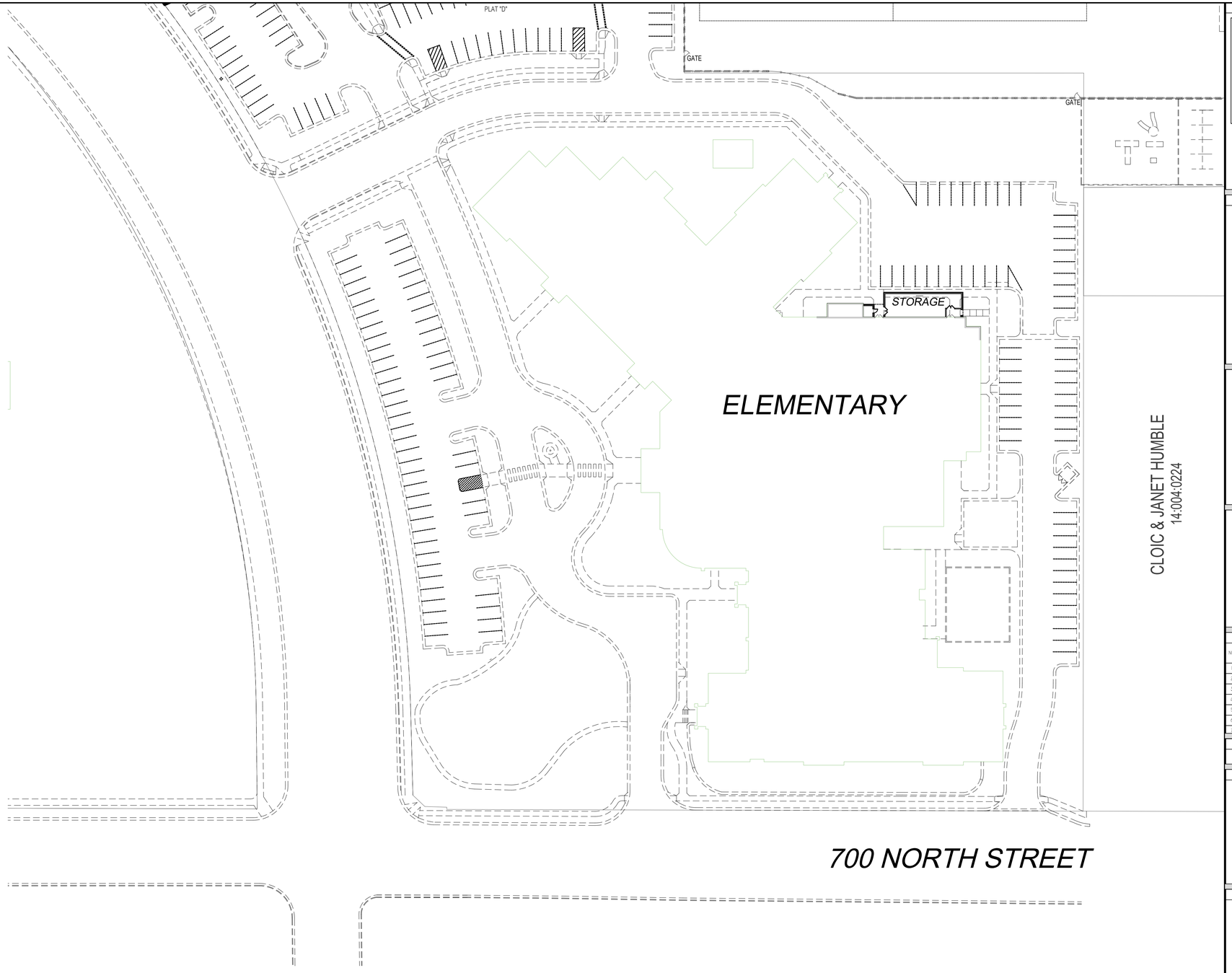
CONTACT LIST

CIVIL ENGINEER		
BERG CIVIL ENGINEERING		(801) 492-1277
GEOTECHNICAL ENGINEER		
AGEC		(801) 566-6399
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 SWPPP MANAGER	(TYLER MEZENEN)	(801) 763-3060
AF FIBER	(WILL DAVIS)	(801) 897-9826
AF IRRIGATION COMPANY	(ERNIE JOHN)	(801) 471-6576
ROCKY MOUNTIAN 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) 623-4252
ENBRIDGE GAS	(JEREMY LITTERAL)	(385) 315-8599

Blue Stakes of UTAH811 Bluestakes.org

NOTES

1. ELEVATION BENCHMARK IS THE SOUTH QUARTER CORNER OF SEC 7 T5S; R2E; SLB&M ELEV = 4752.22' NAVD 29 DATUM (3" BRASS CAP) U.S. SURVEY FEET
2. 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



DEVELOPER

AMERICAN HERITAGE SCHOOL

736 N 1100 E
AMERICAN FORK,
UT 84003

NOTES

N

0 20 40 80 120

SCALE: 1"= 40'

berg
CIVIL ENGINEERING
1018 N DEER CREST LANE
Alpine Ut, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH R. BERG 5-15-2026 343692 PROFESSIONAL ENGINEER
1			
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ACTION	DATE
SITE PLAN	5-15-2026

PROJECT

AMERICAN HERITAGE SCHOOL

DESCRIPTION

STORAGE ADDITION SITE PLAN

SHEET NAME	SHEET NUMBER
COVER	C0

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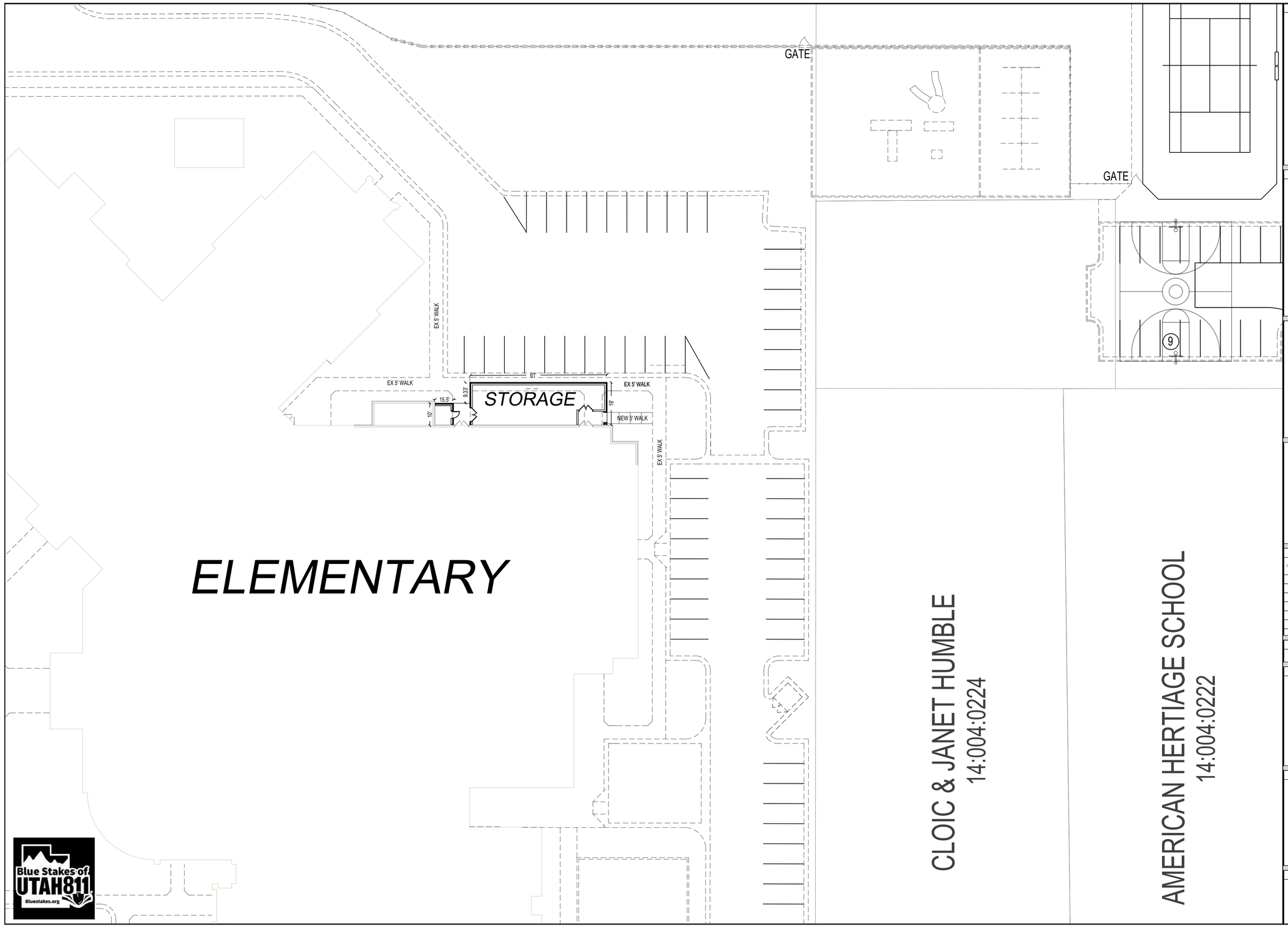

DEVELOPER

AMERICAN HERITAGE SCHOOL

736 N 1100 E
AMERICAN FORK,
UT 84003

NOTES

N

0 10 20 40 60

SCALE: 1"= 20'

berg
CIVIL ENGINEERING
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office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, KENNETH BERG, 5-15-2026, 343602, PROFESSIONAL ENGINEER
1			
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ACTION	DATE
SITE PLAN	5-15-2026

PROJECT

AMERICAN HERITAGE SCHOOL

DESCRIPTION

STORAGE ADDITION SITE PLAN

SHEET NAME	SHEET NUMBER
LAYOUT	C1.0

GATE

EX FH

GATE

EX CB

EX 6" WATER

EX SUMP

EX BOX

EX 6" WATER

EX BOX

EX 15"STORM DRAIN

ROOF DOWNSPOUT

EX BOX

STORAGE

EX FH

EX 8" WATER

EX BOX

Note:This door should not obstruct the path of egress when open. This should be submitted and addressed with the construction drawings for building permit and is not an note for site plan rejection.
Fire Sprinkler drawings will need to be submitted as well.

ELEMENTARY

& JANET HUMBLE
14:004:0224

Blue Stakes of UTAH811 Bluestakes.org

DEVELOPER

AMERICAN HERITAGE SCHOOL

736 N 1100 E
AMERICAN FORK,
UT 84003

NOTES

N

0 10 20 40 60
SCALE: 1"= 20'

berg CIVIL ENGINEERING
1018 N DEER CREST LANE
Alpine Ut, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS

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SEAL

STATE OF UTAH
R. R. Berg
REGISTERED
5-15-2026
343602
PROFESSIONAL ENGINEER

ACTION	DATE
SITE PLAN	5-15-2026

PROJECT

AMERICAN HERITAGE SCHOOL

DESCRIPTION

STORAGE ADDITION SITE PLAN

SHEET NAME	SHEET NUMBER
UTILITY	C2.0

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GATE

GATE

EX CB

EX SUMP

EX BOX

EX BOX

EX 15"STORM DRAIN

EX BOX

ROOF DOWNSPOUT

STORAGE

MAIN 100.00

MAIN 100.00

MATCH EX TBW 99.19

MATCH EX TBW 99.25

3.68%

EX DOOR 100.00

EX BOX

EX DOOR 100.00

EX DOOR 100.00

EX BOX

ELEMENTARY

LOIC & JANET HUMBLE

14:004:0224

Blue Stakes of UTAH811 Bluestakes.org

DEVELOPER

AMERICAN HERITAGE SCHOOL

736 N 1100 E
AMERICAN FORK,
UT 84003

NOTES

N

0 10 20 40 60

SCALE: 1"= 20'

berg
CIVIL ENGINEERING
1018 N DEER CREST LANE
Alpine Ut, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

STATE OF UTAH
R. Berg
REGISTERED
5-15-2026
343602
PROFESSIONAL ENGINEER

ACTION	DATE
SITE PLAN	5-15-2026

PROJECT

AMERICAN HERITAGE SCHOOL

DESCRIPTION

STORAGE ADDITION SITE PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.0

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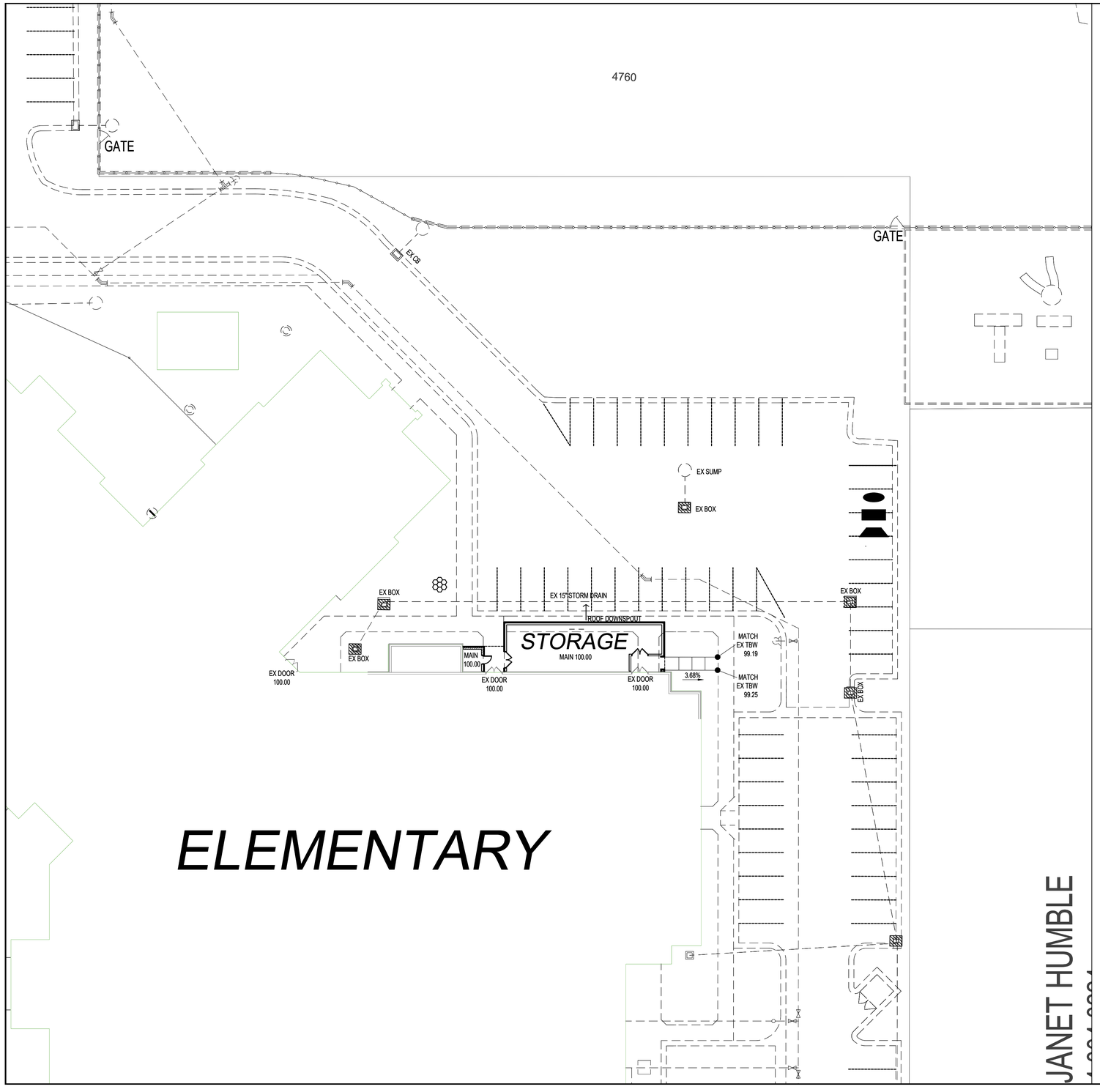

Blue Stakes of UTAH811 Bluestakes.org

JANET HUMBLE

SWPPP CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

_____ DATE _____
KENNETH R. BERG, PE

MAPPING LEGEND

SYMBOL	MAP UPDATING/LABEL	SYMBOL	MAP UPDATING/LABEL
			PORTABLE TOILET
			TRASH BIN
			DEFINED WASHOUT AREA
	INLET PROTECTION		FUEL TANKS/STORAGE
	SIGNAGE		STABILIZED EXIT/PAD; RIP RAP
	NATIVE RESEEDING OF DISTURBED AREA REFER TO PASTURE GRASS MIX		MATERIALS STORAGE, DEFINED STORAGE
			PROJECT BOUNDARY/AREA INDICATOR
			CUTBACK CURB/CHECK DAM
	CONSTRUCTION TRAILER/OFFICE		SILT FENCE/EARTHEN BERM

DEVELOPER

AMERICAN HERITAGE SCHOOL

736 N 1100 E
AMERICAN FORK,
UT 84003

NOTES

N

0 10 20 40 60
SCALE: 1"= 20'

berg CIVIL ENGINEERING
1018 N DEER CREST LANE
Alpine Ut, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH · KENNETH R. BERG · 5-15-2026 · 343602 · PROFESSIONAL ENGINEER
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ACTION	DATE
SITE PLAN	5-15-2026

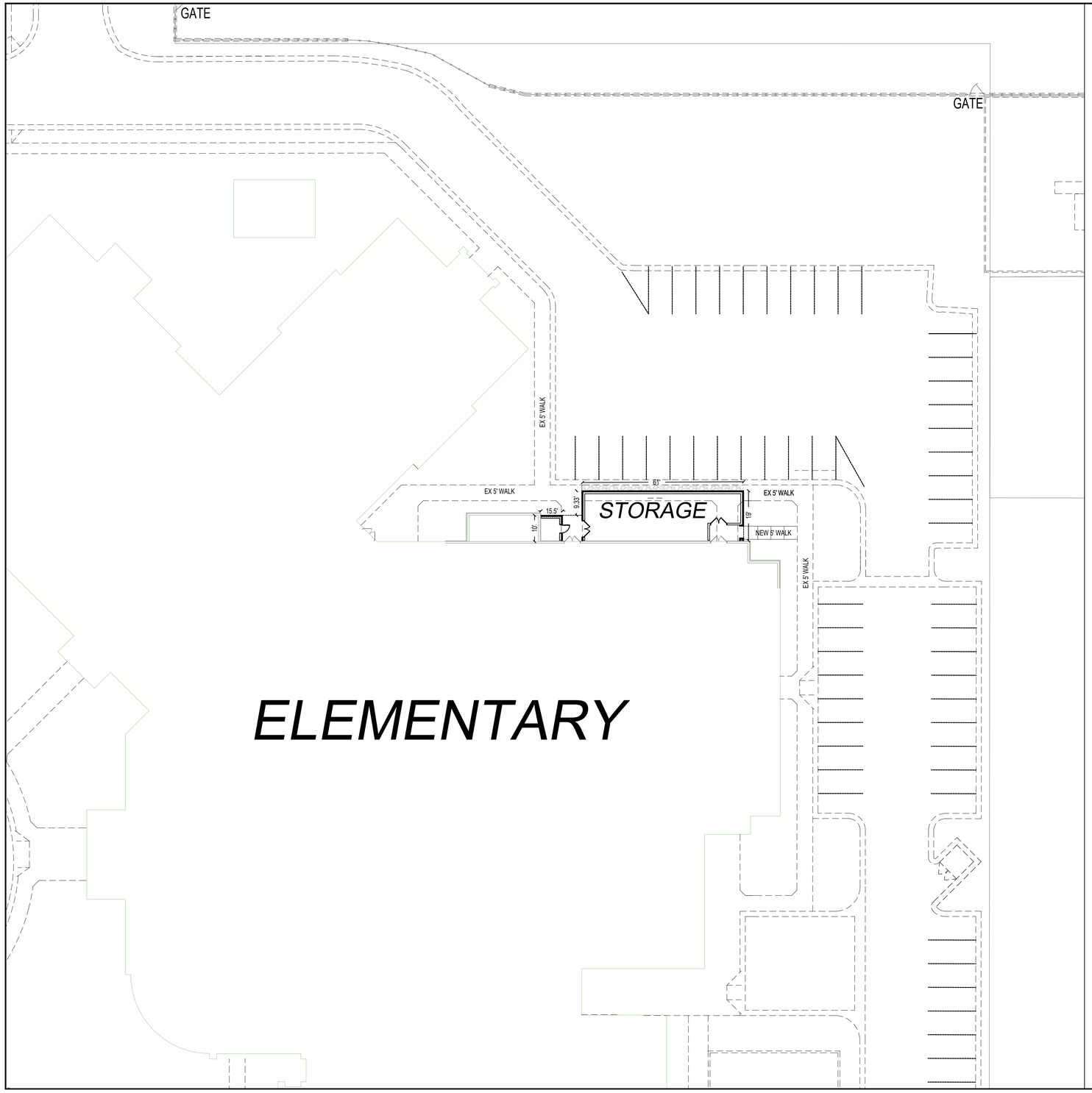
PROJECT

AMERICAN HERITAGE SCHOOL

DESCRIPTION

STORAGE ADDITION SITE PLAN

SHEET NAME	SHEET NUMBER
SWPPP	C4.0



GROUNDCOVER SCHEDULE

	QUANTITY		SIZE	NOTES
	150 sf	CALICO COBBLE ROCK	2"-4"	INCLUDE DEWITT PRO-5 WEED BARRIER

Blue Stakes of UTAH811 Bluestakes.org

DEVELOPER

AMERICAN HERITAGE SCHOOL

736 N 1100 E
AMERICAN FORK,
UT 84003

NOTES

N

0 10 20 40 60

SCALE: 1"= 20'

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REVISIONS

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SEAL

STATE OF UTAH
R. BERG
5-15-2026
343602
PROFESSIONAL ENGINEER

ACTION	DATE
SITE PLAN	5-15-2026

PROJECT

AMERICAN HERITAGE SCHOOL

DESCRIPTION

STORAGE ADDITION SITE PLAN

SHEET NAME	SHEET NUMBER
LANDSCAPE	LS1

GENERAL NOTES

1. This project may be 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by a License Utah Professional Surveyor as approved by the City Engineer.
10. Non-rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.
11. 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.
12. 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.
13. Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) must be approved by the City Engineer.
14. 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.
15. 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.
16. 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.
17. All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours.
18. 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.
19. All trees within the construction area not specifically designated for removal shall be preserved, whether shown or not shown on the approved construction drawings. Trees to be preserved shall be protected with high visibility fencing placed a minimum 15 feet from the tree trunk. Trees 6 - inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater.
20. Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.
21. 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.
22. 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.
23. Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer.
24. 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.
25. Any modification to the work shown on drawings must have prior written approval by the City Engineer.
26. Traffic control and other regulatory signs shall comply with the Utah Department of Transportation Traffic Control guidelines and MUTCD Manual, current edition
27. Public street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a green background.
28. Private street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a blue background

TRAFFIC CONTROL

1. Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Utah Department of Transportation, Traffic Control guidelines or Manual of Uniform Traffic Control Devices, current edition.
2. All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer.
3. At all other hours the Contractor shall maintain minimum one - lane two - way traffic. Traffic circulation must be supervised by a Certified Flagger.
4. Steady - burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles.
6. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein.
7. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.
8. Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

UTILITIES

1. The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800-662-4111) at least 2 working days before start of construction.
2. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of American Fork and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
3. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
4. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

STRIPING AND SIGNING

1. All striping must be done following Utah Department of Transportation guidelines and MUTCD Manual recommendations, current edition.
2. All signing must be done following MUTCD Manual recommendations, current edition.
3. Only sand-blasting is allowed for removal of existing striping.
4. Contractor is responsible for removal of conflicting existing striping.
5. Materials used for striping must comply with the Utah Department of Transportation standard specifications.

EROSION AND SEDIMENT CONTROL

1. The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Utah Division of Water Quality.
2. The NOI must be submitted to Utah Division of Water Quality 45 days prior to the start of construction and may entitle 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.
3. A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times.
4. A UPDES Storm water Discharge Permit may be required. The Contractor shall be considered the Permittee.
5. The Contractor shall provide sediment control at all points where storm water runoff leaves the site, including waterways, overland sheet flow, and storm sewers.
6. Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.
7. The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.
8. Disturbed areas that will remain un-worked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance.
9. Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover.

USE OF FIRE HYDRANTS

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

SANITARY SEWERS

1. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of American Fork, Public Works Department and the Utah Department of Health Code and Regulations.
2. The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35.
3. Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of American Fork Construction Inspection Division quality control requirements.
4. All manhole lids shall be provided with continuous self-sealing gaskets.
5. The approved construction drawings shall show where bolt-down lids are required.
6. Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of American Fork sanitary manhole standard drawing. Manhole lids shall include the word SEWER.
7. All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations.
8. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.
9. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
10. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to the American Fork Code of Ordinances.
11. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable.
12. Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to the city Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.
13. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.
14. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.
15. All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.

WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 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.
3. Only fire hydrants conforming to City of American Fork standards will be approved for use.
4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
5. All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C-651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.
7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
9. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.
10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
11. All water main stationing shall be based on street centerline stationing.
12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
13. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
14. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

SECONDARY WATER

1. All secondary water line materials shall be provided and installed according to current specifications of the City of American Fork.
2. 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
3. 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.
4. All secondary water main stationing shall be based on street centerline stationing.
5. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
6. 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

1. All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro - seeded and hydro - mulched according to the City of American Fork Standard Specifications.
2. 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.
3. Granular backfill shall be compacted granular material according to American Fork City Standard Specifications.
4. All public storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
5. Headwalls and end walls shall be required at all storm sewer inlets or outlets to and from storm water management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwalls and/or end walls surfaces.
6. Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include the word STORM.
7. Storm sewer outlets greater than 18 inches in diameter accessible from storm water management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.

MAIL DELIVERY

1. The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations.
2. This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location.
3. Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.
4. Before relocating any mailboxes, the Contractor shall contact the U.S. Postal Service and relocate mailboxes according to the requirements of the Postal Service.

DEVELOPER

AMERICAN HERITAGE SCHOOL

736 N 1100 E
AMERICAN FORK, UT 84003

NOTES

berg
CIVIL ENGINEERING
1018 N DEER CREST LANE
Alpine Ut, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
R. BERG
5-15-2026
343602
PROFESSIONAL ENGINEER

ACTION	DATE
SITE PLAN	5-15-2026

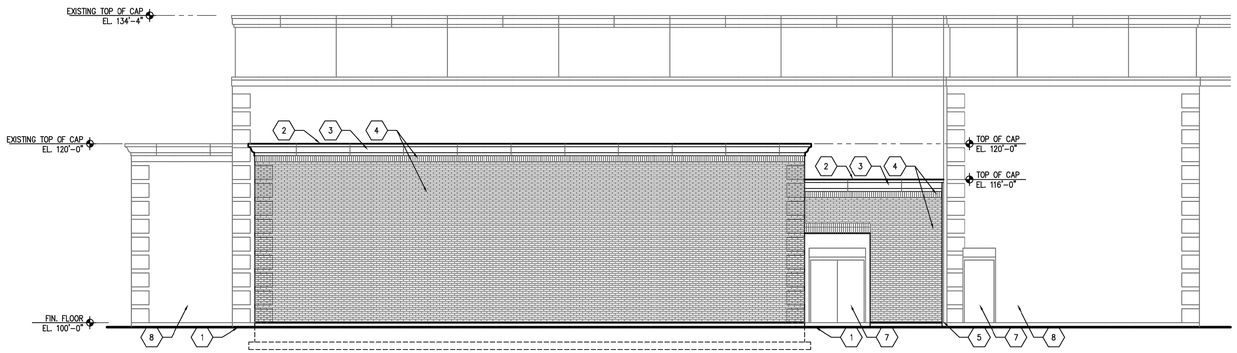
PROJECT

AMERICAN HERITAGE SCHOOL

DESCRIPTION

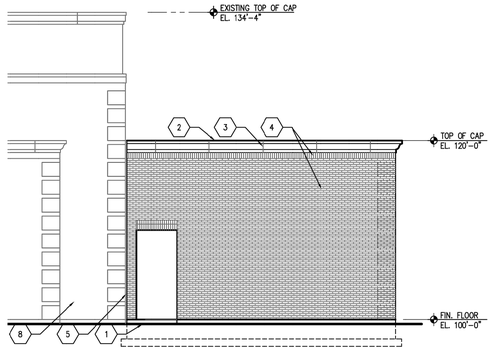
STORAGE ADDITION SITE PLAN

SHEET NAME	SHEET NUMBER
GENERAL NOTES	GN1



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

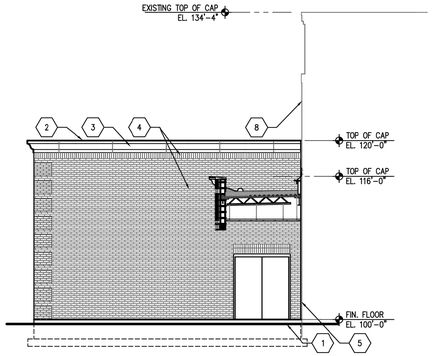


EAST ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION KEY NOTES

1. – FINISHED GRADE LINE 6" MINIMUM BELOW TOP OF CONCRETE FOUNDATION WALL, SLOPE FINISHED GRADE AWAY FROM THE BUILDING 6 INCHES IN THE FIRST 10 FEET..
2. – PRE-FINISHED METAL CAP SHAPED AS SHOWN, (MATCH EXISTING).
3. – EIFS WITH FEATURES AS SHOWN (MATCH EXISTING) OVER GYPSUM SHEATHING AND WEATHER BARRIER.
4. – MASONRY WITH FEATURES AS SHOWN, (MATCH EXISTING).
5. – CONTINUOUS 2" EXPANSION JOINT EXCEPT AT CONNECTIONS BETWEEN EXISING AND NEW SLAB-ON-GRADE.
6. – PAINTED HOLLOW METAL FRAME AND DOOR.
7. – EXISTING DOOR.
8. – EXISTING BUILDING.
9. – PRE-FINISHED STANDING SEAM METAL ROOF OVER ICE & WATER SHEILD OVER .3" POLYISOCYANURATE OVER 1-1/2" GALVANIZED STEEL DECK. INSTALL PER MAUFACTURER'S RECOMMENDATIONS. COLOR TO MATCH EXISTING BUILDING.
10. – SNOW GUARDS DESIGN AND LAY-OUT BY PRE-FINISHED STANDING SEAM METAL ROOF MANUFACTURER. COLOR TO MATCH STANDING SEAM METAL ROOF.
11. – MASONRY WITH FEATURES AS SHOWN, (MATCH EXISTING).
12. – CONCRETE CAP SHAPED AS SHOWN.
13. – PAINTED ARCHITECTURALLY EXPOSED STRUCTURE, INCLUDING STEEL COLUMNS, BEAMS, AND DECK. SEE GENERAL NOTE ON THIS SHEET FOR ADDITIONAL REQUIREMENTS.



WEST ELEVATION

SCALE: 1/8" = 1'-0"

DEVELOPER

AMERICAN HERITAGE SCHOOL

736 N 1100 E
AMERICAN FORK,
UT 84003

NOTES

berg
CIVIL ENGINEERING
1018 N DEER CREST LANE
Alpine Ut, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
R. BERG
RANDALL BERG
5-15-2026
343602
PROFESSIONAL ENGINEER

ACTION	DATE
SITE PLAN	5-15-2026

PROJECT

AMERICAN HERITAGE SCHOOL

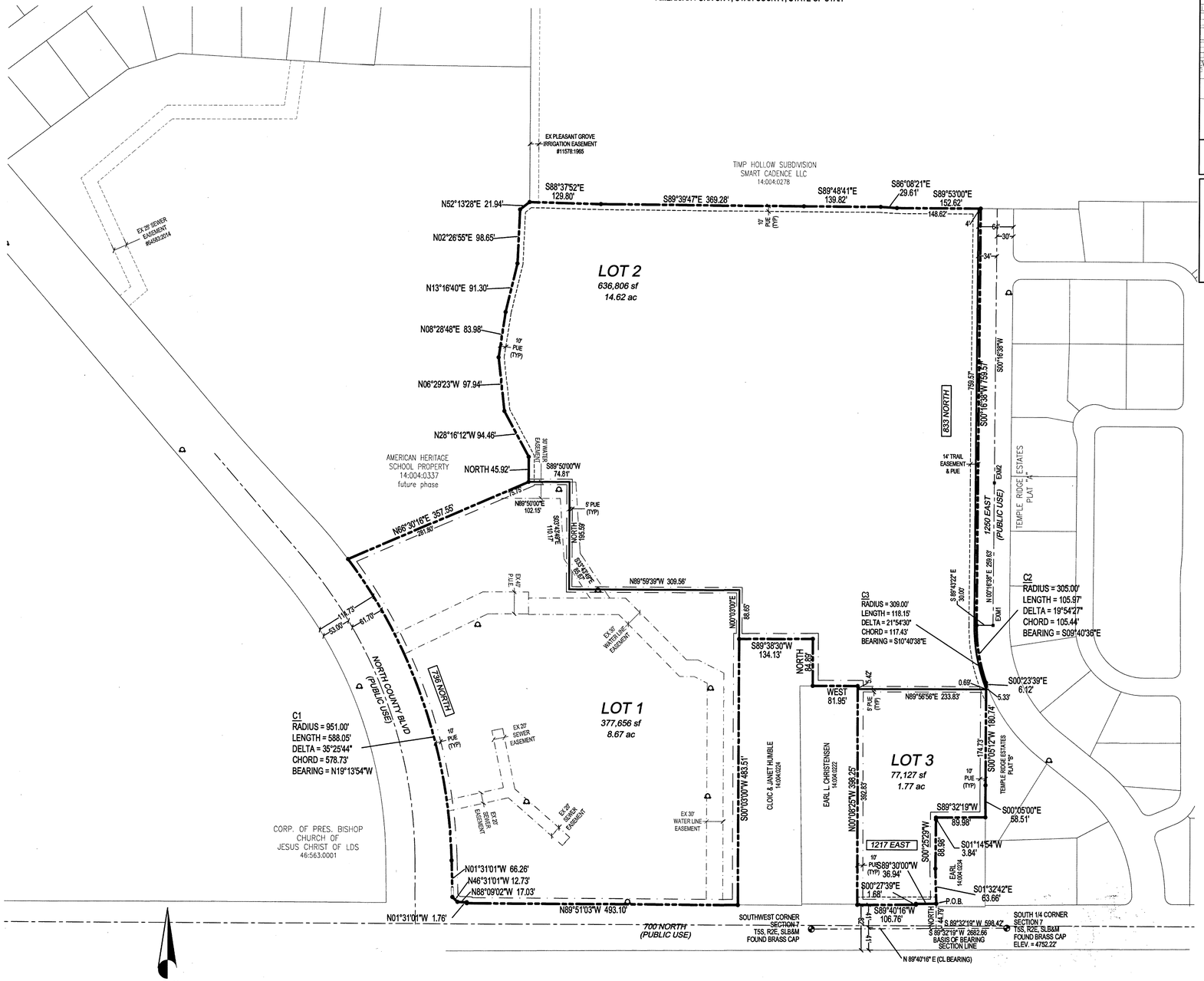
DESCRIPTION

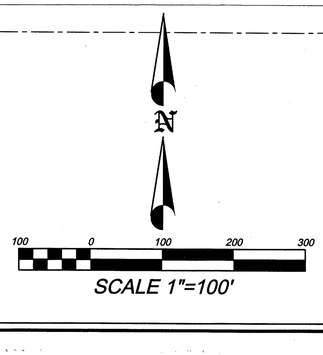
STORAGE ADDITION SITE PLAN

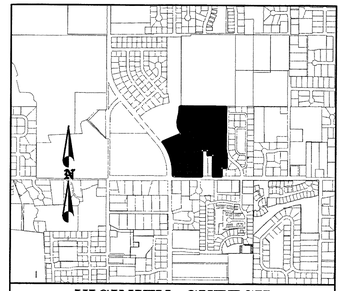
SHEET NAME	SHEET NUMBER
ARCH ELEV	A1

AMERICAN HERITAGE SCHOOL
PLAT "D"

A VACATION OF BOTH AMERICAN HERITAGE SCHOOL PLAT "A" AMENDED AND PLAT "C"
LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 7, TOWNSHIP 5 SOUTH,
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, STATE OF UTAH







VICINITY SKETCH
SCALE 1"=1/4 MILE

TABULATIONS

DEVELOPMENT AREA	25.14 AC
EXISTING ZONING	R-1-9000 & R-1-15000
NUMBER OF LOTS	3
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

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. 6918780. 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 17-23-17, 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.

JUNE 6, 2017 (DATE) Aaron Thomas (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS 598.42 FEET SOUTH 89°32'19" WEST ALONG THE SECTION LINE, AND 44.79 FEET NORTH FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING

THENCE SOUTH 89°30'00" WEST 36.94 FEET;THENCE SOUTH 00°27'39" EAST 1.68 FEET; THENCE SOUTH 89°40'16" WEST 106.76 FEET; THENCE NORTH 00°08'25" WEST ALONG A FENCE LINE AS REFERENCED IN A BOUNDARY LINE AGREEMENT RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY 174855:2003 A DISTANCE OF 398.25 FEET; THENCE WEST ALONG A FENCE LINE AS REFERENCED IN A BOUNDARY LINE AGREEMENT RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY 73990:2004 A DISTANCE OF 81.95 FEET; THENCE NORTH ALONG A FENCE LINE AS REFERENCED IN A BOUNDARY LINE AGREEMENT RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY 68434:2004 A DISTANCE OF 84.89 FEET; THENCE SOUTH 89°38'30" WEST 134.13 FEET; THENCE SOUTH 00°03'00" WEST 483.51 FEET; THENCE NORTH 89°51'03" WEST 493.10 FEET; THENCE NORTH 01°31'01" WEST 1.76 FEET; THENCE NORTH 88°09'02" WEST 17.03 FEET; THENCE NORTH 46°31'01" WEST 12.73 FEET; THENCE NORTH 01°31'01" WEST 66.26 FEET; THENCE ALONG THE ARC OF A 951.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 588.05 FEET (CURVE HAVING A CENTRAL ANGLE OF 35°25'44" AND A CHORD BEARING N19°13'54"W 578.73 FEET); THENCE NORTH 66°30'16" EAST 357.55 FEET; THENCE NORTH 45.92 FEET; THENCE NORTH 28°16'12" WEST 94.46 FEET; THENCE NORTH 06°29'23" WEST 97.94 FEET; THENCE NORTH 08°28'48" EAST 83.98 FEET; THENCE NORTH 13°16'40" EAST 91.30 FEET; THENCE NORTH 02°26'55" EAST 98.65 FEET; THENCE NORTH 52°13'28" EAST 21.94 FEET; THENCE SOUTH 88°37'52" EAST 129.80 FEET; THENCE SOUTH 89°39'47" EAST 369.28 FEET; THENCE SOUTH 89°48'41" EAST 139.82 FEET; THENCE SOUTH 86°08'21" EAST 29.61 FEET; THENCE SOUTH 89°53'00" EAST 152.62 FEET; THENCE SOUTH 00°16'38" WEST 759.57 FEET; THENCE ALONG THE ARC OF A 305.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 105.97 FEET (CURVE HAVING A CENTRAL ANGLE OF 19°54'27" AND A CHORD BEARING S09°40'36"E 105.44 FEET); THENCE SOUTH 09°23'39" EAST 6.12 FEET; THENCE SOUTH 00°05'12" WEST 180.74 FEET; THENCE SOUTH 00°05'00" EAST 58.51 FEET; THENCE SOUTH 89°32'19" WEST 89.98 FEET; THENCE SOUTH 01°14'54" WEST 3.84 FEET; THENCE SOUTH 00°25'29" WEST 88.98 FEET; THENCE SOUTH 01°32'42" EAST 63.66 FEET TO THE POINT OF BEGINNING.

CONTAINS: 25.14 ACRES / 1,095,077 SF

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 AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 19th DAY OF June, A.D. 2017

GRANT BECKWITH, PRINCIPAL AND CORPORATE SECRETARY
AMERICAN HERITAGE SCHOOLS, INC.

STANFORD D. SWIM, PRESIDENT
GFC FOUNDATION, INC.

ENT 65245:2017 Map # 15607
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Jul 06 11:11 am FEE 33.00 BY BA
RECORDED FOR AMERICAN FORK CITY

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE 19th DAY OF June, A.D. 2017 PERSONALLY APPEARED BEFORE ME GRANT BECKWITH PRINCIPAL AND CORPORATE SECRETARY OF AMERICAN HERITAGE SCHOOLS, INC. WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF AMERICAN HERITAGE SCHOOLS, INC. , IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES 9-22-18 NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE 19th DAY OF June, A.D. 2017 PERSONALLY APPEARED BEFORE ME STANFORD D. SWIM PRESIDENT OF GFC FOUNDATION, INC. WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF GFC FOUNDATION, INC. , IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES 9-22-18 NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL 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 9 DAY OF May, A.D. 2017

MAYOR
CITY COUNCIL MEMBER
CITY COUNCIL MEMBER
CITY COUNCIL MEMBER
CITY COUNCIL MEMBER
CITY COUNCIL MEMBER

APPROVED CITY ENGINEER (SEE SEAL BELOW) ATTEST CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 18 DAY OF April, A.D. 2017 BY THE AMERICAN FORK CITY PLANNING COMMISSION

PLANNER CHAIRMAN, PLANNING COMMISSION

SEWER AUTHORITY APPROVAL

APPROVED THIS 13 DAY OF June A.D. 2017, BY THE SEWER AUTHORITY.

SEWER AUTHORITY

WATER AUTHORITY APPROVAL

APPROVED THIS 13 DAY OF June A.D. 2017, BY THE WATER AUTHORITY.

WATER AUTHORITY

15607

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

05/23/2017 B:\2017\American Heritage School\AHS Phase 1\AHS-PLAT D1.dwg

AMERICAN HERITAGE SCHOOL
PLAT "D"

A VACATION OF BOTH AMERICAN HERITAGE SCHOOL PLAT "A" AMENDED AND PLAT "C"
LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 7, TOWNSHIP 5 SOUTH,
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, STATE OF UTAH

SCALE: 1" = 100 FEET

SURVEYORS SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
AARON D. THOMAS 6-6-17	SHANNA McCLURE NOTARY PUBLIC - STATE OF UTAH My Commission Expires Sept. 22, 2018 COMMISSION NUMBER 673272		

SEC. 7, T5S, R2E TU-060 Bm2
Lot 1, American Heritage School Plat A Amd.
Lot 1, American Heritage School Plat C

Re-Submittal Acknowledgment Statement

The Applicant is responsible for reviewing all documents to ensure all comments have been addressed.

KRB [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.

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

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

American Fork City
Development Review Committee

Planning and Zoning
Reviewed
copperman 06/01/2026

No comments

Engineering Division
Reviewed
rburkhill 06/03/2026

No comments

Memo

Next Step

Proceed to the Development Review Committee on 06/08/2026

PROFESSIONAL ENGINEER
343602
Kenneth Ray
Berg
5-15-26
STATE OF UTAH

To: American Fork City Engineering Department
From: Ken R. Berg, PE
Date: 5/15/2026
Re: **American Heritage School – Master Plan**

American Heritage School site consists of four different areas,

Area 1 **Elementary School (Existing)**
Grades K-8 student body of approx. 800 students
Storage Addition of 1300 sf to existing elementary building.
No other expansions

Area 2 **High School & Athletic Facilities (Existing)**
Grades 9-12 Student body of approx. 450 students
Soccer Stadium, Baseball Field, Athletic Complex and classrooms
Pavilion of 200 sf near Athletic Facilities

Area 3 **Future High School Expansion**
Additional Grades 9-12 Student body of approx. 300 students for a total High School Enrollment of 750 students.
Classrooms, Auditorium, Concert Theater

Additional classrooms and concert theater will be added in the future along with the additional capacity for 300 more students to be enrolled. A detailed traffic study will be required based on these proposed impacts. At the next submittal that increases classroom sizes, capacity, traffic demands, etc., a full TIS for the full buildout will be required to ensure phasing is not impacted and needs design changes. This TIS will need to identify all movements at all access points. Any necessary turn lanes and impacts to existing and adjacent intersections are to be included in the TIS. No connection to stub road (1050 East is allowed to reduce impact from to school to residential streets).

Area 4 **Future Property Additions**
The school has interest in additional property surrounding the school and is in process of purchasing adjoining parcels and incorporating these areas into future school masterplans. No formal plans exist for these adjoining parcels.

CURTIS MINER
ARCHITECTURE

AMERICAN HERITAGE SCHOOL PHASE 1C-2A

MARCH 8, 2021

AMERICAN HERITAGE
SALT LAKE CITY CAMPUS

Re-Submittal Acknowledgment Statement

The Applicant is responsible for reviewing all documents to ensure all comments have been addressed.

KRB [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.

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

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

No comments

No comments

American Fork City
Development Review Committee

Planning and Zoning
Reviewed
copperman 06/01/2026

Engineering Division
Reviewed
rburkhill 06/03/2026

CIVIL ENGINEERING

Memo

PROFESSIONAL ENGINEER
313602
Kenneth Ray
Berg
5-15-26
STATE OF UTAH

To: American Fork City Engineering Department
From: Ken R. Berg, PE
Date: 5/15/2026
Re: **American Heritage School – Traffic Memo**

This traffic memo is to document no impact to existing traffic that the proposed additions of a storage area to the Elementary School and amenities pavilion adjacent to the Athletic Facilities will make to the surrounding site.

Storage Addition – 1300 sf

No classroom space has been added or additional students that can be enrolled based upon the construction of the storage addition.

No additional traffic will be generated by this addition.

Pavilion – 2000 sf

This pavilion is to provide an outdoor amenity to the existing campus. No new classroom space has been added or additional students that can be enrolled based upon the construction of the pavilion.

No additional traffic will be generated by this addition.

Highschool Future Expansion

Additional classrooms and concert theater will be added in the future along with the additional capacity for 300 more students to be enrolled. A detailed traffic study will be required based on these proposed impacts. At the next submittal that increases classroom sizes, capacity, traffic demands, etc., a full TIS for the full buildout will be required to ensure phasing is not impacted and needs design changes. This TIS will need to identify all movements at all access points. Any necessary turn lanes and impacts to existing and adjacent intersections are to be included in the TIS. No connection to stub road (1050 East is allowed to reduce impact from to school to residential streets).