



AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA

**Regular Session
August 31, 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 August 31, 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 August 3, 2026, Development Review Committee minutes.

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

- a. Review and action on an application for a Preliminary Plat, known as Timpview Logistics Center, located at approximately 41 W 1500 S, American Fork City. The Preliminary Plat consists of 21.53 acres and is in the PI-1 Zone.
- b. Review and recommendation on an application for a Commercial Site Plan, known as, National GMC Addition, located at 629 E 1000 S, American Fork City. The Commercial Site Plan consists of 4.71 acres and is in the GC-2 Zone.
- c. Review and action on an application for a Final Plat, known as Meadowbrook TOD Phase 4, located at approximately 800 W 600 S, American Fork City. The Final Plat consists of 6.98 acres and is in the TOD Zone.
- d. Review and action on an application for an Amended Commercial Site Plan, known as Walmart EV Charging Stations, located at 949 W Grassland Drive, American Fork City. The Commercial Site Plan consists of 21.9 acres and is in the SC-1 Zone.

5. Adjournment

Dated this 27th day of August 2026

Patrick O'Brien

Development Services Director

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

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

August 3rd, 2026

The American Fork City Development Review Committee met in a regular session on August 3rd, 2026, at the American Fork Public Works Building, 275 East 200 North, commencing at 9:00 a.m.

Development Review Committee:

Public Works Director: Sam Kelly

Chief Building Official: Dan Loveland

Fire Chief: Aaron Brems

Staff Present:

Justin Peng	Planner
Melissa White	Development Project Coordinator
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 July 20th, 2026, Development Review Committee Regular Session.

Sam Kelly noted that there was one change that needed to be made to the minutes as Al Scott was the voting member for these minutes, so the name on the action item vote needs to be changed.

Sam Kelly motioned to approve the Common Consent agenda

Aaron Brems seconded the motion

Voting was as follows:

Dan Loveland	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

ACTION ITEMS

- a. Review and action on an application for an Amended Commercial Site Plan, known as American Fork Tabernacle Landscape Improvements, located at 110 E. Main Street, American Fork City. The Amended Commercial Site Plan consists of 4.27 acres and is in the Central Commercial (CC-2) Zone.**

Justin Peng reviewed the background information for action item letter a: The applicant has applied for an Amended Commercial Site Plan to create landscape improvements on their lot. The project looks to add water-wise landscaping as an improvement for the American Fork Tabernacle.

UNAPPROVED MINUTES

08.03.2026

Ben Hunter added that this project is looking to reduce the water usage and while they are replacing the grass with water-wise landscaping, they are not removing any trees.

Dan Loveland moved to approve the proposed Amended Commercial Site Plan, located at 110 E. Main Street, American Fork City, in the CC-2 Central Commercial zone, as the Amended Commercial Site Plan meets the requirements of Section 17.6.101, Section 17.5.121, and Section 17.21.

Sam Kelly seconded the motion

Voting was as follows:

Dan Loveland	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

Other Business

There was no other business to discuss

Adjournment

Dan Loveland motioned to adjourn the meeting.

Sam Kelly seconded the motion.

Voting was as follows:

Dan Loveland	AYE
Sam Kelly	AYE
Aaron Brems	AYE

UNAPPROVED MINUTES

08.03.2026

The motion passed

Meeting adjourned at 9:06 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: August 31, 2026



Agenda Topic

Review and action on an application for a Preliminary Plat, known as Timpview Logistics Center, located at approximately 41 W 1500 S, American Fork City. The Preliminary Plat consists of 21.53 acres and is in the PI-1 Zone.

BACKGROUND INFORMATION		
Location:		41 W 1500 S
Parcel ID:		13:067:0132
Project Type:		Preliminary Plat
Applicants:		Trever Nicoll
Existing Land Use:		Design Industrial
Surrounding Land Use:	North	Design Industrial
	South	Resort
	East	Residential Very Low-Density; Design Industrial
	West	Design Industrial
Existing Zoning:		PI-1
Surrounding Zoning:	North	PF
	South	M-1
	East	Unincorporated Territory; PI-1
	West	PI-1
Square Footage (By Use)		~284,000 s.f office/warehouse
Parking Requirement		337 Required
		408 Provided

Background

The applicant has applied for a Preliminary Plat to develop an office/warehouse development. The project looks to create two lots within the area that is divided by a roadway called Divided

Sky Road. Each lot is proposed to have an office/warehouse establishment; one building is about 168,698 s.f., and the other building is about 115,302 s.f.

This is the first application for the development project. After the Preliminary Plat, a Final Plat and Commercial Site Plan are to be submitted.

Sec 17.7.202 Developer Prepares Preliminary Plats And Supporting Materials And Submits To Staff

After the pre-submittal conference the developer shall prepare and submit to the Development Services Department a preliminary plat submittal packet containing the following:

- A. An application for approval of the large scale development project, together with copies of plats and materials showing the layout of the proposed project, including the location, size and dimensions of all lots; the placement and cross-section of all proposed streets; the location of all public utility easements; the intended treatment of drainage; and the intended treatment of any other essential features of the proposed project
- B. A geotechnical report for the project area
- C. Evidence of payment of the required review fee.
- D. Evidence of water right proposed to be conveyed to the city.
- E. Evidence of review of the proposed project by required public utility agencies.
- F. Other materials deemed by city staff to be essential for an adequate understanding of the proposed project. The scale of the plans, content of the materials, number of copies, time of submittal and other particulars regarding the materials provided in support of an application for approval shall be as established, from time to time, by action of the planning commission.

Sec 17.7.203 DRC Reviews Preliminary Plats, Documents, And Statements

Upon receipt of the preliminary plat submittal packet from the developer the Development Services Director or assignee shall review the plans, documents, and materials for completeness and for conformance with city requirements, standards and general plan, and submit said plans, documents, and statements or portions thereof to the Development Review Committee for their review and recommendation.

Sec 17.7.204 Development Review Committee Reports Results Of Review Of Preliminary Plats, Documents, And Statements To Developer

- A. The Development Review Committee shall conduct a Development Review Conference to review and discuss the materials submitted by the developer.

- B. Upon completion of review, the Development Review Committee shall provide the results of the review and comments to the Development Services Director or assignee. The results and comments shall be compiled and provided to the developer.
- C. The Development Review Committee may suggest changes in order for the preliminary plat materials to be more consistent with the objectives of the general plan and development regulations and policies.

Sec 17.7.206 Development Review Committee Takes Final Action On Preliminary Plat And Supporting Materials

- A. After considering the recommendation of all DRC members, the DRC may table the matter, approve, or grant approval, including granting approval upon conditions stated.
- B. Approval by of the Preliminary Plat shall not constitute final approval of the project, but shall be deemed as approval to proceed with preparation of a final plat, detailed engineering and supporting materials.
- C. Engineering comments are required to be addressed at time of final plat and commercial site plan application.

Project Conditions of Approval

- 1. Address all outstanding comments from the reviewing staff members.
 - a. Section 17.5.121 (G)(2)(a) indicates the following:
 - i. "The minimum dimension allowed for the parking lot perimeter landscape strip is six feet unless adjacent to a public right-of-way where a minimum of fourteen feet is required. The width of a landscape strip can be modified by the planning commission, provided a finding that the intent of this section is met."
 - ii. You can utilize this code to see what the Planning Commission determines for a reduced landscaped street frontage requirement for your parking lot area.
 - b. Section 17.5.121 (K)(3)(b) indicates: One tree for every forty linear feet of street frontage (excluding curb cuts) must be provided, eighty percent of which must be shade trees. You have 373' of street frontage in this area. $373' / 40' = 9.325$ total

trees. Section 17.5.121 (C)(5) indicates that any fractional value is rounded up to the next whole number, so the total street frontage trees required is 10.

- i. You can place the trees along this landscaped area where it is greater than 8' wide from back of curb to back of sidewalk. Anything less than 8' wide you do not need to provide a tree.
- c. Your last submittal (CivillImprovement_TimpviewLogisticsCenter_2026.07.06_Ver4) showed shrubs in this location. Have these been removed, or is there a layer that is not shown? Either way, please provide the shrubs back. As indicated in Section 17.5.121 (K)(1)(b): A minimum of one shrub shall be provided for every twenty-five square feet of each landscape island.
- d. Engineering comments identified on your previous submittal set are comments which shall be addressed in your first submittal for Final Plat and Commercial Site Plan applications.
- e. Fire comments identified on your previous submittal set are comments which shall be addressed in your first submittal for Final Plat and Commercial Site Plan applications.

Findings of Fact

1. The Preliminary Plat MEETS the requirements of Section 17.7.202 - 206.
2. The Preliminary Plat Meets the requirements of Section 17.7.701.

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.

Development Review Committee Staff Report
Meeting Date: August 31, 2026



Staff Recommendation

The Preliminary Plat MEETS the requirements of Section 17.7.202 - 206 and Section 17.7.701. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Preliminary Plat

Approval

I move to approve the proposed Preliminary Plat, located at approximately 41 W 1500 S, American Fork City, in the PI-1 Zone, as the application meets the requirements of Section 17.7.202-206 and Section 17.7.701, subject to any conditions found in the staff report.

Denial

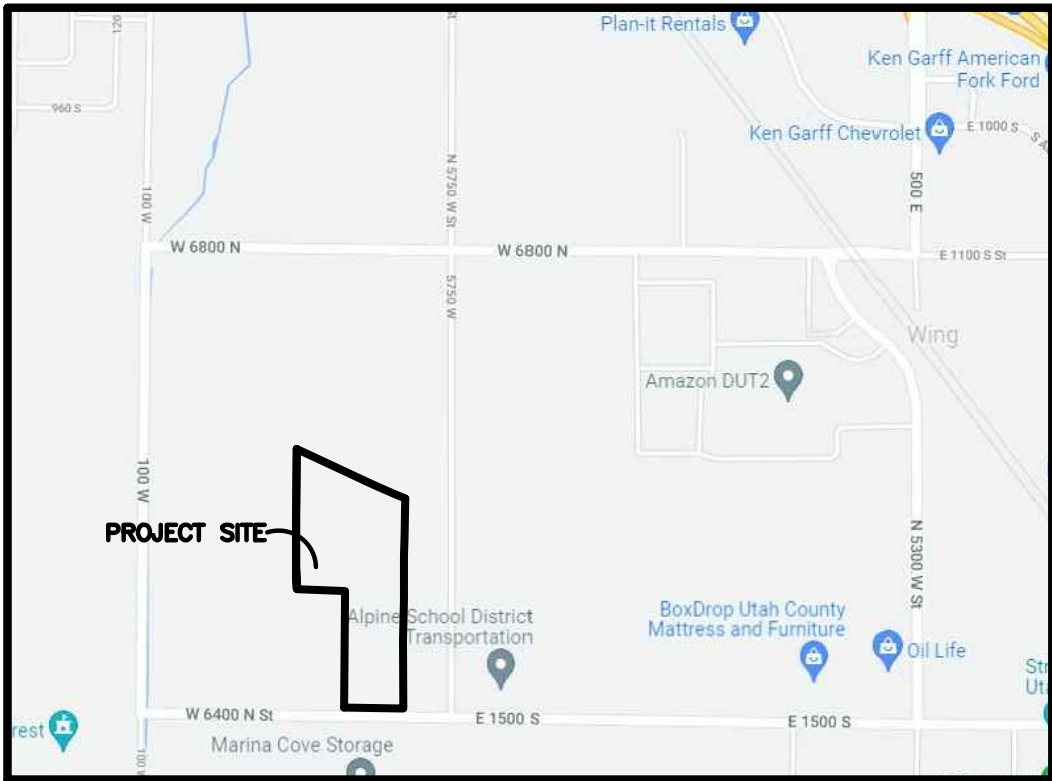
I move to deny the proposed Preliminary Plat, located at approximately 41 W 1500 S, American Fork City, in the PI-1 Zone, as the application does not meet the requirements of Section 17.7.202-206 and Section 17.7.701.

Table

I move to table action for the proposed Preliminary Plat, located at approximately 41 W 1500 S, American Fork City, in the PI-1 Zone, and instruct staff/developer to.....

TLC SUBDIVISION - PRELIMINARY

PART OF THE SOUTHEAST QUARTER OF SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY
AMERICAN FORK CITY, UTAH COUNTY, UTAH



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT, SAID POINT BEING 1221.24 FEET SOUTH 00°05'03" EAST AND 1374.90 FEET SOUTH 89°54'57" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 26 (EAST QUARTER CORNER BEING NORTH 00°05'03" WEST 2659.67 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 26); THENCE ALONG AN EXISTING FENCE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 01°03'03" WEST 254.56 FEET; (2) SOUTH 01°47'48" WEST 147.83 FEET; (3) SOUTH 00°08'37" WEST 301.71 FEET; (4) SOUTH 01°01'58" WEST 275.90 FEET; AND (5) SOUTH 00°08'59" EAST 477.92 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 1500 SOUTH STREET; THENCE NORTH 89°02'14" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 411.71 FEET; THENCE ALONG AN EXISTING FENCE THE FOLLOWING FIVE (5) COURSES: (1) NORTH 00°28'20" EAST 809.01 FEET; (2) NORTH 87°39'00" WEST 335.64 FEET; (3) NORTH 01°01'41" WEST 163.91 FEET; (4) NORTH 00°11'10" WEST 322.10 FEET; AND (5) NORTH 00°38'04" EAST 486.18 FEET; THENCE SOUTH 64°52'22" EAST 513.24 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 6060.00 FEET, AN ARC LENGTH OF 314.49 FEET, A DELTA ANGLE OF 02°58'24", A CHORD BEARING OF SOUTH 66°21'27" EAST, AND A CHORD LENGTH OF 314.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 939,262 SQUARE FEET OR 21.562 ACRES.

(TWO LOT AND PUBLIC RIGHT-OF-WAY PARCEL CREATED)

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S00°05'03"E.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE DESCRIBED PROPERTY INTO TWO LOTS AS SHOWN. THE BOUNDARY WAS DETERMINED USING DEEDS AND MONUMENTS SHOWN HEREON, AS WELL AS FILED RECORDS OF SURVEY IN THE AREA. THE SOUTH AND NORTH LINES OF THE SUBJECT PROPERTY WERE PLACED BY DEED. THE EAST LINE WAS PLACED ALONG THE LINE SURVEYED IN RECORD OF SURVEY # 00-328 AND ALONG AND EXISTING FENCE LINE. THE WESTERLY LINE ADJACENT TO PARCEL 13-087-0108 WAS PLACED ALONG THE LINE SURVEYED IN RECORD OF SURVEY # 19-267, WHICH MATCHES FENCING. THE WEST LINE ADJACENT TO THE DEER PARK PARCEL WAS PLACED ALONG THE EXISTING FENCE LINE. ALL LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

American Fork City Development Review	
Planning and Zoning Reviewed copperman 08/18/2026	GIS Division Reviewed dgunther 08/17/2026
Sewer/Storm Drain Division Reviewed ahardy 08/17/2026	Fire Reviewed M.Sacco 08/18/2026
	Water/PI Division Reviewed jbremis 08/19/2026
Communications Reviewed MHunsaker 08/19/2026	Engineering Division Reviewed rburkhill 08/19/2026
Public Infrastructure Reviewed cscott 08/18/2026	Streets Division Reviewed ehyde 08/19/2026

No comments

Address comment

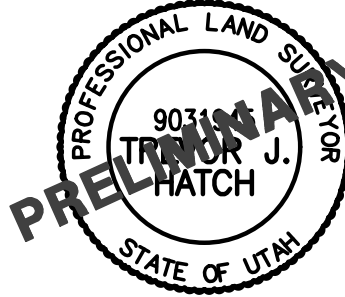
SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **TLC SUBDIVISION** IN **AMERICAN FORK CITY, UTAH COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **UTAH COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **AMERICAN FORK CITY, UTAH COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945

UTAH LICENSE NUMBER



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO TWO LOTS AND NAME SAID SUBDIVISION **TLC SUBDIVISION** AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF I/WE HEREUNTO SET OUR HAND

THIS _____ DAY OF _____, 20____.

TIMVIEW LOGISTICS CENTER LLC

NAME/TITLE

ACKNOWLEDGMENT

STATE OF UTAH _____)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

NOTARY'S FULL NAME & COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

Next Step

Revise and Resubmit based off
comments made from staff

DRC Plan Review Meetings

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

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

DRC Meeting TBD -

NOTES

- LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
- OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY OFFICE/WAREHOUSE DEVELOPMENT UNTIL FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER.
- "REFERENCE DOCUMENTS" WITH THE FOLLOWING INFORMATION "NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS, RECORDED IN THE UTAH COUNTY RECORDER AS ENTRY NO. _____.
- FEMA
FLOODZONE X
MAP PANEL 49049C0306F
EFFECTIVE DATE 06/16/2020
- ZONING: PI-1, PLANNED INDUSTRIAL ZONE
SETBACKS: NONE
LAND USE IS DESIGN INDUSTRIAL

CULINARY WATER PROVIDER

HEREBY APPROVED THIS _____ DAY OF _____, 20____.

CULINARY WATER PROVIDER

SANITARY SEWER PROVIDER

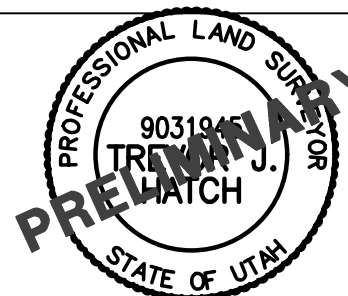
HEREBY APPROVED THIS _____ DAY OF _____, 20____.

TIMPANOGOS SPECIAL SERVICE DISTRICT



**Reeve
& Associates, Inc.**

5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co



LAND SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

PROJECT INFORMATION

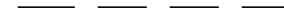
Surveyor: **T. HATCH** Name: **TLC SUBDIVISION**
Drafter: **N. ANDERSON** Number: **7908-01**
Begin Date: **7-11-2023** Revision: _____
Scale: **1"=80'**

UTAH COUNTY RECORDER'S OFFICE

TLC SUBDIVISION - PRELIMINARY

PART OF THE SOUTHEAST QUARTER OF SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY
AMERICAN FORK CITY, UTAH COUNTY, UTAH

LEGEND

-  = SECTION CORNER
-  = 5/8" X 24" REBAR AND RED PLASTIC CAP TO BE SET STAMPED "REEVE & ASSOCIATES"
-  = CENTERLINE MONUMENT
-  = NO BASEMENTS ALLOWED
-  = BOUNDARY LINE
-  = LOT LINE
-  = ADJOINING PROPERTY
-  = EASEMENT
-  = SECTION TIE LINE



Scale: 1" = 80'



LINE TABLE

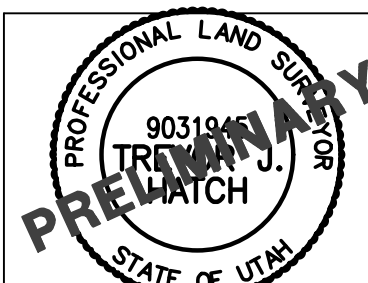
LINE	BEARING	DISTANCE
L1	N89°14'01"W	3.75
L2	N33°20'21"E	4.09
L4	S28°38'21"E	4.09
L5	N0°45'05"W	5.32
L6	N25°10'15"E	5.32
L7	N21°12'06"W	6.76
L8	S44°15'57"W	6.76
L9	N20°23'43"E	7.05
L10	S35°44'06"W	7.05
L11	N00°08'37"E	5.61
L12	N33°30'10"W	5.03
L13	N18°41'54"E	67.13
L14	NORTH	90.33
L15	N18°41'54"E	67.13
L16	NORTH	89.31
L17	N05°12'49"E	32.32
L18	N05°12'49"E	30.57
L19	N11°41'48"E	38.90
L20	N04°54'31"W	38.90
L21	N64°54'31"W	16.56
L22	N00°00'14"W	16.56
L23	N64°54'31"W	84.42
L24	WEST	647.90
L25	WEST	652.53
L26	N00°05'07"E	58.12
L27	N00°05'07"E	35.58
L28	WEST	333.55
L29	N00°08'37"E	108.12
L30	N00°08'37"E	159.08
L31	N01°47'48"E	148.16
L32	N00°00'05"E	116.73
L33	N00°00'05"E	116.73
L34	N65°11'47"W	26.10
L35	N00°00'05"E	107.73
L36	N45°00'00"W	33.18
L37	N65°11'47"W	20.00

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	6060.00'	314.49'	314.46'	157.28'	S66°21'27"E	2'58"24.1"
C2	275.00'	79.61'	79.34'	40.09'	N79°21'23"W	16'35.15"
C3	299.00'	13.47'	13.46'	6.73'	S86°21'35"E	2'34.49"
C4	304.00'	36.42'	36.39'	18.23'	S81°17'28"E	6'51.48"
C5	299.00'	33.66'	33.64'	16.85'	S74°17'15"E	6'26.59"
C6	251.00'	2.61'	2.61'	1.30'	N71°21'37"W	0'35.44"
C7	245.10'	48.15'	48.07'	24.15'	N77°58'10"W	11'15.21"
C8	251.00'	14.59'	14.59'	7.30'	N85°59'04"W	3'19.53"
C9	299.00'	38.23'	38.21'	19.14'	S74°43'33"E	7'19.35"
C10	305.00'	34.49'	34.47'	17.26'	S82°19'49"E	6'28.43"
C11	299.00'	15.48'	15.46'	7.58'	S87°10'58"E	2'57.44"
C12	245.00'	46.02'	45.95'	23.08'	N84°05'29"W	10'45.41"
C13	251.00'	34.31'	34.28'	17.18'	N74°58'43"W	7'49.55"
C14	275.00'	87.21'	86.85'	43.98'	N80°08'53"W	18'10.16"
C15	35.00'	39.83'	37.71'	22.38'	S32°35'56"W	65°11'43"
C16	80.00'	62.83'	61.23'	33.14'	N22°30'02"W	44°59'55"

TLC SUBDIVISION - PRELIMINARY

PART OF THE SOUTHEAST QUARTER OF SECTION 26 AND THE NORTHEAST QUARTER OF
SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH



LAND SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL	
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PROJECT INFORMATION

Surveyor:

Name:

T. HATCH

TLC SUBDIVISION

Drafter: _____

N. ANDERSON

Number: 7908-01

UTAH COUNTY RECORDER'S OFFICE

Surveyor:

Name:

T. HATCH

TLC SUBDIVISION

Drafter: _____

N. ANDERSON

Number: 7908-01

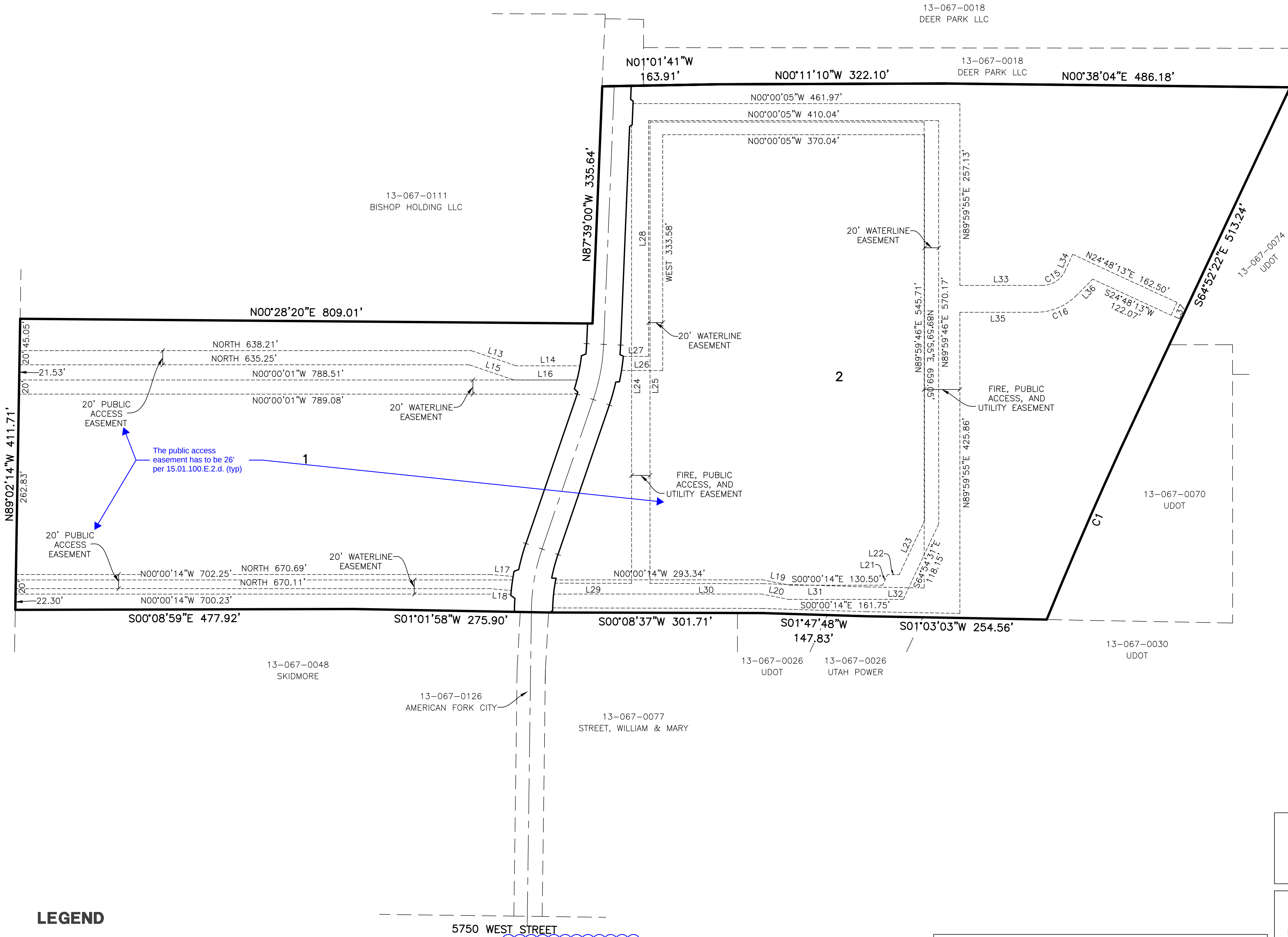


Reeve
& Associates, Inc.

5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

TLC SUBDIVISION - PRELIMINARY

PART OF THE SOUTHEAST QUARTER OF SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY
AMERICAN FORK CITY, UTAH COUNTY, UTAH



LINE TABLE

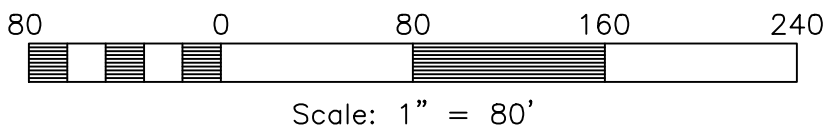
LINE	BEARING	DISTANCE
L1	N89°14'01"W	3.75'
L2	N33°20'21"E	4.09'
L4	S28°38'21"E	4.09'
L5	N07°45'05"W	5.32'
L6	N25°10'10"E	5.32'
L7	N21°21'06"W	6.76'
L8	S44°11'57"W	6.69'
L9	N20°23'43"W	7.05'
L10	S35°44'06"W	7.05'
L11	N00°08'37"E	5.61'
L12	N33°30'10"W	5.03'
L13	N18°41'54"E	90.33'
L14	NORTH	67.13'
L15	N18°41'54"E	67.13'
L16	NORTH	89.31'
L17	N05°12'49"E	32.32'
L18	N05°12'49"E	30.57'
L19	N11°14'46"E	38.90'
L20	N11°14'46"E	38.90'
L21	N64°54'31"W	16.56'
L22	N00°00'14"W	16.56'
L23	N64°54'31"W	84.42'
L24	WEST	647.90'
L25	WEST	652.53'
L26	N00°05'07"E	58.12'
L27	N00°05'07"E	35.58'
L28	WEST	333.55'
L29	N00°08'37"E	108.12'
L30	N00°08'37"E	159.08'
L31	N01°47'48"E	148.16'
L32	N01°03'03"E	80.34'
L33	N00°00'05"W	116.73'
L34	N65°11'47"W	26.10'
L35	N00°00'05"W	107.73'
L36	N45°00'00"W	33.18'
L37	N65°11'47"W	20.00'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	6060.00'	314.43'	314.45'	157.28'	S66°21'27"E	2°58'24"
C2	275.00'	79.61'	79.34'	40.09'	N79°21'23"W	16°35'15"
C3	299.00'	13.47'	13.46'	6.73'	S86°21'35"E	2°34'48"
C4	304.00'	36.42'	36.39'	18.23'	S81°17'28"E	6°51'48"
C5	299.00'	33.66'	33.64'	16.85'	S74°17'15"E	6°26'59"
C6	251.00'	2.61'	2.61'	1.30'	N71°21'37"W	0°35'44"
C7	245.10'	48.15'	48.07'	24.15'	N77°58'10"W	11°15'21"
C8	251.00'	14.59'	14.59'	7.30'	N85°59'04"W	3°19'53"
C9	299.00'	38.23'	38.21'	19.14'	S74°43'33"E	7°19'35"
C10	305.00'	34.49'	34.47'	17.26'	S82°19'49"E	6°28'43"
C11	299.00'	15.46'	15.46'	7.73'	S87°45'09"E	2°57'44"
C12	245.00'	46.02'	45.95'	23.08'	N84°05'29"W	10°45'41"
C13	251.00'	34.31'	34.28'	17.18'	N74°58'43"W	7°49'55"
C14	275.00'	87.21'	86.85'	43.98'	N80°08'53"W	18°10'16"
C15	35.00'	39.83'	37.71'	22.38'	N32°35'56"W	65°11'43"
C16	80.00'	62.83'	61.23'	33.14'	N22°30'02"W	44°59'55"

LEGEND

- = BOUNDARY LINE
- = LOT LINE
- - - = EASEMENTS



CURVE TABLE

Response memo said this was removed?
Remove if necessary.



Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

TLC SUBDIVISION - PRELIMINARY

PART OF THE SOUTHEAST QUARTER OF SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH



LAND SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

PROJECT INFORMATION

Surveyor: T. HATCH
Drafter: N. ANDERSON
Begin Date: 7-11-2023
Name: TLC SUBDIVISION
Number: 7908-01
Revision: 1"=80'

UTAH COUNTY RECORDER'S OFFICE

Project Narrative/Notes/Revisions

- 2026.03.06 NF - COMPLETED DESIGN FOR CLIENT REVIEW.
- 2026.05.18 NF - REVISED PER CITY COMMENTS.
- 2026.06.15 NF - REVISED PER CITY COMMENTS.
- 2026.07.06 NF - REVISED PER CITY COMMENTS.
- 2026.08.11 NF - REVISED PER CITY COMMENTS.

DRC Meeting TBD -

Next Step

Revise and Resubmit based off
comments made from staff

DRC Plan Review Meetings

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

Re-Submittal Acknowledgment Statement

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

Section 17.5.121 (G)(2)(a) indicates the following:

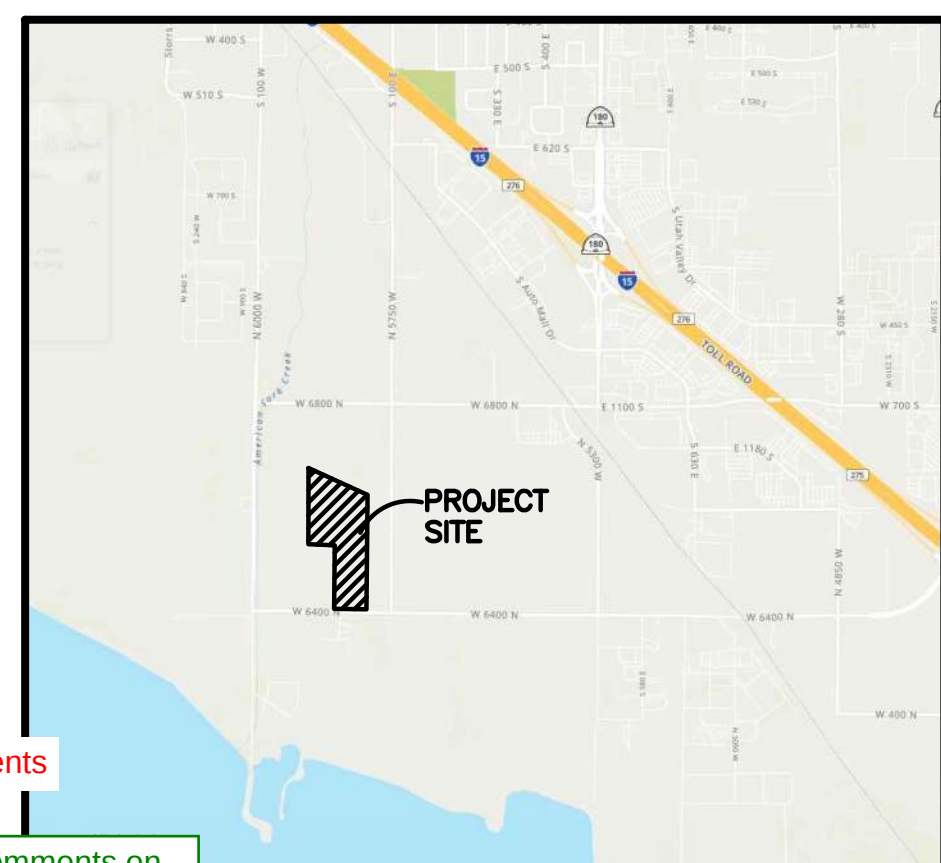
"The minimum dimension allowed for the parking lot
perimeter landscape strip is six feet unless adjacent to
a public right-of-way where a minimum of fourteen feet
is required. The width of a landscape strip can be
modified by the planning commission, provided a
finding that the intent of this section is met."You can utilize this code to see what the Planning
Commission determines for a reduced landscaped
street frontage requirement for your parking lot area.TIMPVIEW LOGISTICS CENTER LLC
Improvement Plans39 WEST 1500 SOUTH AMERICAN FORK, UTAH COUNTY, UTAH
41 WEST 1500 SOUTH AMERICAN FORK, UTAH COUNTY, UTAH
MARCH 06, 2026

American Fork City Development Review	
Water/PI Division Reviewed jbrenns 08/19/2026	Fire Reviewed M.sacco 08/19/2026
	Planning and Zoning Reviewed copperman 08/19/2026
Sewer/Storm Drain Division Reviewed ahardy 08/12/2026	Engineering Division Reviewed burkhill 08/19/2026
	Streets Division Reviewed ehyde 08/19/2026

Address comments

See comments on
landscaping pages.

Address comments

Vicinity Map
NOT TO SCALE

Sheet Index

- C1 - Cover/Index Sheet
- C2 - Notes/Legend
- C3 - Existing Condition Plan
- C4 - Demolition Plan
- C5 - Groundwater Survey
- C6 - Overall Site Plan
- C7 - Site Plan - Building 1
- C8 - Site Plan - Building 2
- C9 - Overall Grading & Drainage Plan
- C10 - Grading & Drainage Plan - Building 1
- C11 - Grading & Drainage Plan - Building 2
- C12 - Aquabox Cross Sections
- C12.1 - Aquabox Cross Sections
- C13 - Overall Utility Plan
- C14 - Utility Plan - Building 1
- C15 - Utility Plan - Building 2
- C16 - Overall Site Paving Plan
- C17 - Civil Site Details
- C18 - Civil Site Details
- C19 - Civil Utility Details
- C20 - American Fork City Standard Details
- C21 - American Fork City Standard Details
- C22 - Aquabox Details
- C23 - Aquabox Details - Building 1
- C23.1 - Aquabox Details - Building 2
- C24 - Fire Access Plan
- C25 - Storm Water Pollution
Prevention Plan Exhibit
- C26 - Storm Water Pollution
Prevention Plan Details
- C27 - 1500 South Street 5+00.00 - 10+00.00
- C28 - Divided Sky Road 1+00.00 - 4+75.00
- C29 - Divided Sky Road 4+75.00 - 8+50.00
- C30 - Divided Sky Road 8+50.00 - 13+30.00
- C31 - Overall Landscape Plan
- C32 - Landscape Plan - Building 1
- C33 - Landscape Plan - Building 2
- C34 - Irrigation Plan - Building 1
- C35 - Irrigation Plan - Building 2
- C36 - Irrigation Details

SITE DATA

ZONING: PI-1, PLANNED INDUSTRIAL ZONE	
BUILDING 1 ADDRESS:	25 E DIVIDED SKY RD
PARKING:	OFFICE 4/1000 SF 10,122 SF 40.48 SPACES WAREHOUSE 1/1000 SF 158,576 SF 158.57 SPACES TOTAL REQUIRED 200 SPACES 269 STALLS PROVIDED (6 A.D.A.) (68 TRUCK) (4 EV STALLS)
TOTAL PARCEL AREA:	596,097 SF (13.68 AC)
BUILDING AREA:	168,698 SF (3.87 AC) 28.30%
HARDSCAPE AREA:	277,203 SF (6.36 AC) 46.50%
LANDSCAPE AREA:	150,196 SF (3.45 AC) 25.20%
BUILDING 2 ADDRESS:	50 E DIVIDED SKY RD
PARKING:	OFFICE 4/1000 SF 6,918 SF 27.67 SPACES WAREHOUSE 1/1000 SF 108,384 SF 108.38 SPACES TOTAL REQUIRED 137 SPACES 137 STALLS PROVIDED (4 A.D.A.) (4 EV STALLS)
TOTAL PARCEL AREA:	307,854 SF (7.07 AC)
BUILDING AREA:	115,302 SF (2.65 AC) 37.45%
HARDSCAPE AREA:	146,743 SF (3.37 AC) 47.67%
LANDSCAPE AREA:	45,809 SF (1.05 AC) 14.88%
TOTAL PARKING:	337 REQUIRED, 408 PROVIDED
DIVIDED SKY ROAD	
TOTAL PARCEL AREA:	57,698 SF (1.32 AC)
HARDSCAPE AREA:	48,840 SF (1.12 AC) 84.65%
LANDSCAPE AREA:	8,858 SF (0.20 AC) 15.35%

BASIS OF BEARING.

THE BASIS OF BEARING IS TAKEN AS BEING S 00 DEG
05'03" E BETWEEN THE FOUND SALT LAKE BASE AND
MERIDIAN BRASS CAP WITNESS CORNER FOR THE
SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH,
RANGE 1 EAST, EAST QUARTER CORNER OF SECTION 26,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND
MERIDIAN.

PROJECT BENCH MARK

TAKEN AT EAST QUARTER CORNER OF SECTION 26,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND
MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT
DATED 2021, ELEVATION 4523.42 (NAVD88 STATIC GPS).

FEMA

FLOODZONE A/X
MAP PANEL 49049C03066
EFFECTIVE DATE 06/23/2026

VERTICAL DATUM:

NAVD88 VERTICAL DATUM

NOTES:

SEE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS

Engineer's Notice To Contractors:

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

Landscape Architect:

Nathan Peterson
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Surveyor:

Jason Felt
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

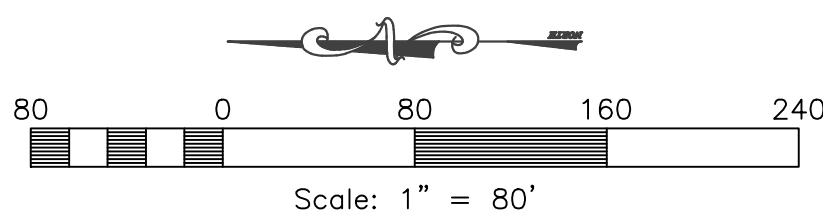
Project Contact:

Jeremy Draper
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

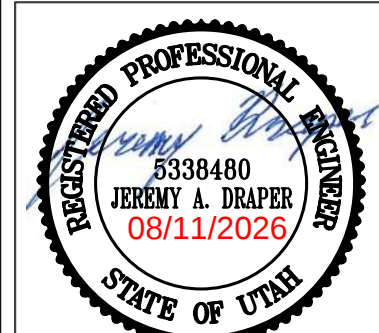
Geotechnical Report:

Dated: February 8, 2022
GSH Geotechnical, Inc
473 W, 4800 S.
Salt Lake City, Utah, 84123
Job#3454-001-22

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



REVISIONS	DATE	DESCRIPTION
2026.05.18	NF	City Comments



Project Info.

Engineer:
JEREMY A. DRAPER, P.E.
 Drafter:
N. FICKLIN
Begin Date:
MARCH, 2026
Name:
TIMPVIEW LOGISTICS
CENTER
Number: 8555-01

General Notes:

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPLETION, TRENCH, EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
- TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
- ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDED FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE. THE CONTRACTOR SHALL NOT BE REQUIRED TO SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER-- OR ENGINEER--FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
- CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE. IF EXISTING IMPROVEMENTS REQUIRING REMOVAL AND/OR REPLACEMENT, THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
- CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

Utility Notes:

- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
- ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
- CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
- CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
- CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
- SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
- ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET. PIPE EDGE TO PIPE EDGE. FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
- THRUST BLOCKS & RESTRAINED JOINTS WITH MEGA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS. PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:

- ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
 - TRACKING STRAW PERPENDICULAR TO SLOPES
 - INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

- SW LAT = PROPOSED SECONDARY WATER LATERAL
- LD LAT = PROPOSED LAND DRAIN LATERAL
- W LAT = PROPOSED WATER LATERAL
- SS LAT = PROPOSED SEWER LATERAL
- W/8 = PROPOSED CULINARY WATER LINE
- EX.W = EXISTING CULINARY WATER LINE
- PI/8 = PROPOSED PRESSURE IRRIGATION LINE
- EX.SW = EXISTING SECONDARY WATER LINE
- SS/8 = PROPOSED SANITARY SEWER LINE
- EX.SS = EXISTING SANITARY SEWER LINE
- SD/15 = PROPOSED STORM DRAIN LINE
- EX.SD = EXISTING STORM DRAIN LINE
- LD/8 = PROPOSED LAND DRAIN LINE
- EX.LD = EXISTING LAND DRAIN LINE
- EXISTING IRRIGATION LINE
- EXISTING FENCE LINE
- PROPOSED FENCE LINE
- DRAINAGE SWALE
- OHP = OVERHEAD POWER LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED SEWER CLEAN-OUT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- PLUG & BLOCK
- AIR VAC ASSEMBLY
- DUAL SECONDARY METER

Legend

- PROPOSED WATER METER
- EXISTING WATER METER
- PROPOSED REDUCER
- EXISTING REDUCER
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PLUG W/ 2" BLOW-OFF
- (SL) STREET LIGHT
- SIGN
- POWER POLE
- BASEMENT FLOOR ELEVATION
- BUILDING
- BOTTOM OF STAIRS
- BOTTOM OF WALL
- BEGINNING POINT
- CURB & GUTTER
- CATCH BASIN
- CUBIC FEET
- CUBIC FEET PER SECOND
- ENDING POINT
- FINISH FLOOR
- FINISH FLOOR ELEVATION
- FINISHED GRADE
- FIRE HYDRANT
- FLOW LINE
- GRADE BREAK
- INVERT
- LINEAR FEET
- NATURAL GRADE
- OVERHEAD POWER
- POINT OF CURVATURE
- POWER/UTILITY POLE
- POINT OF RETURN CURVATURE
- POINT OF TANGENCY
- PUBLIC UTILITY BASEMENT
- REINFORCED CONCRETE PIPE
- RIM OF MANHOLE

- RIGHT-OF-WAY
- STORM DRAIN
- SANITARY SEWER
- TOP BACK OF CURB
- TOP OF ASPHALT
- TOP OF CONCRETE
- TOP OF FINISHED FLOOR
- TOP OF STAIRS
- TOP OF WALL
- TOP OF SIDEWALK
- UNDERGROUND POWER
- CULINARY WATER
- WATER METER
- EXISTING ASPHALT PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- FEMA ZONE A
- EXISTING CONTOUR GRADE
- PROPOSED CONTOUR GRADE

Reeve & Associates, Inc.

5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405

TEL: (801) 621-3100

www.reeve.co

LAND OWNERS • LAND SURVEYORS • CIVIL ENGINEERS • ENVIRONMENTAL ENGINEERS • EROSION CONTROL ENGINEERS

REVISIONS

DATE	DESCRIPTION
2026.05.18	NF City Comments

Notes/Legend

Timpview Logistic Center

25 E & 50 E Divided Sky Rd

AMERICAN FORK, UTAH COUNTY, UT

REGISTERED PROFESSIONAL ENGINEER

3338480

JEREMY A. DRAPER

08/11/2026

STATE OF UTAH

Project Info.

Engineer: JEREMY A. DRAPER, P.E.

Drafter: N. FICKLIN

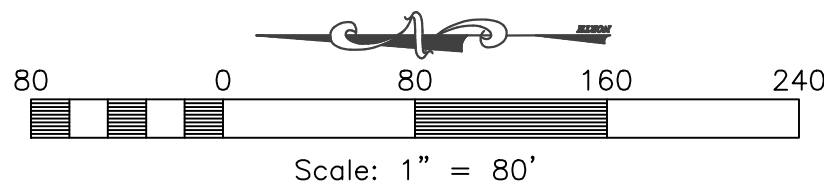
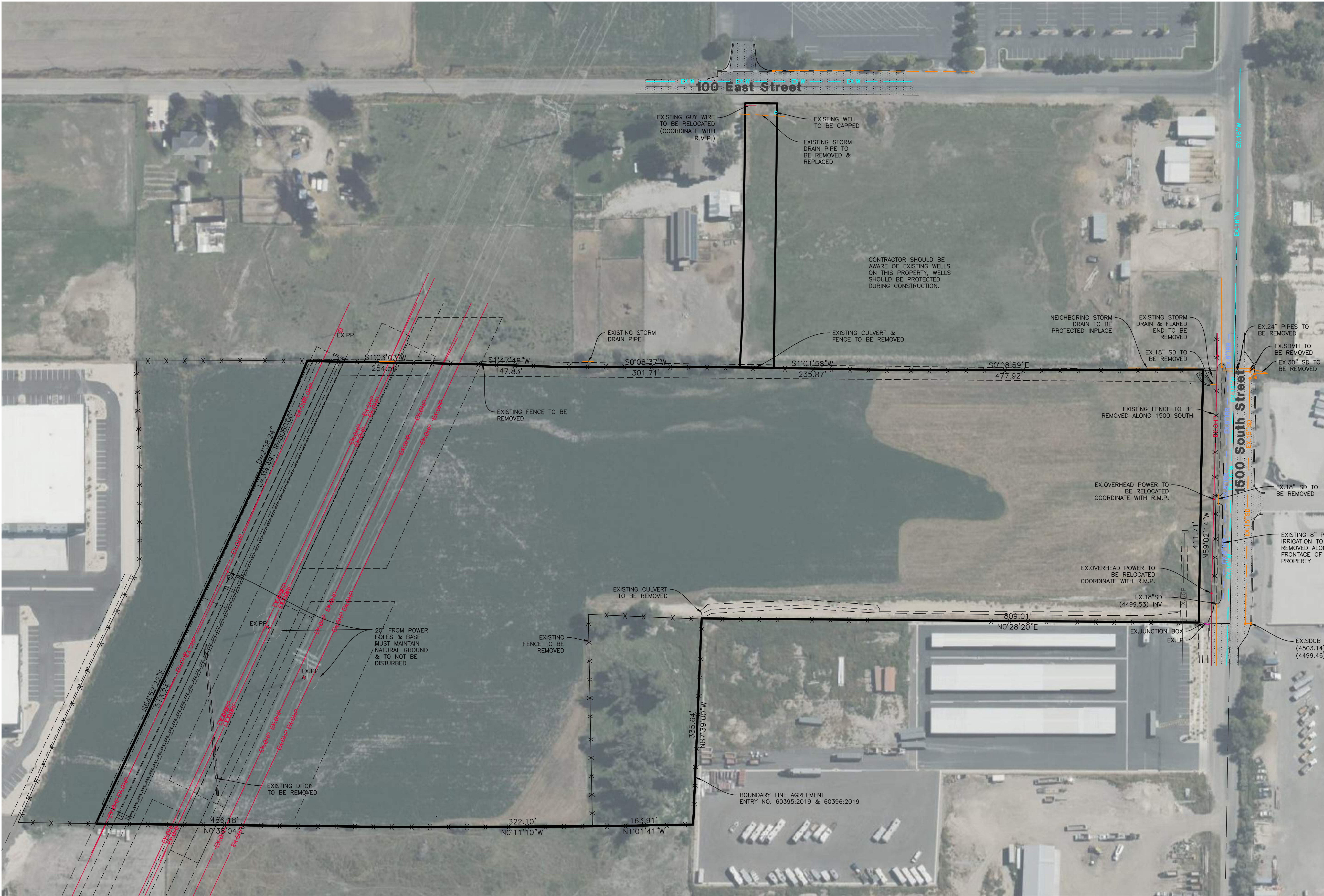
Begin Date: MARCH, 2026

Name: TIMPVIEW LOGISTICS CENTER

Number: 8655-01

C2

38 Total Sheets



CONTRACTOR SHOULD BE AWARE OF EXISTING WELLS ON THIS PROPERTY. WELLS SHOULD BE PROTECTED DURING CONSTRUCTION.



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5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
	2026.05.18	NF City Comments

Timpview Logistic Center

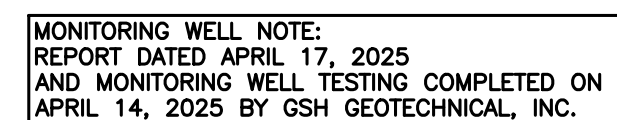
25 E & 50 E Divided Sky Rd

AMERICAN FORK, UTAH COUNTY, UT

Demolition Plan



Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: N. FICKLIN
Begin Date: MARCH, 2026
Name: TIMPVIEW LOGISTICS CENTER
Number: 8655-01



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

REVISIONS	DATE	DESCRIPTION
	2026.05.18	NF City Comments

Reece & Associates, Inc. - Solutions You Can Build

Timpview Logistic Center
25 E & 50 E Divided Sky Rd
AMERICAN FORK, UTAH COUNTY, UT

Groundwater Survey



Project Info.
 Engineer: JEREMY A. DRAPER, P.E.
 Drafter: N. FICKLIN
 Begin Date: MARCH, 2026
 Name: TIMVIEW LOGISTICS
CENTER
 Number: 8655-01

C5	
38	Total Sheets

SITE DATA

ZONING: PI-1, PLANNED INDUSTRIAL ZONE

BUILDING 1
 ADDRESS: 25 E DIVIDED SKY RD
 PARKING: OFFICE 4/1000 SF
 10,122 SF 40.48 SPACES
 WAREHOUSE 1/1000 SF
 158,576 SF 158.57 SPACES
 TOTAL REQUIRED 200 SPACES
 269 STALLS PROVIDED (6 A.D.A.)
 (68 TRUCK)
 (4 EV STALLS)

TOTAL PARCEL AREA: 596,097 SF (13.68 AC)

BUILDING AREA: 168,698 SF (3.87 AC) 28.30%
 HARDSCAPE AREA: 277,203 SF (6.36 AC) 46.50%
 LANDSCAPE AREA: 150,196 SF (3.45 AC) 25.20%

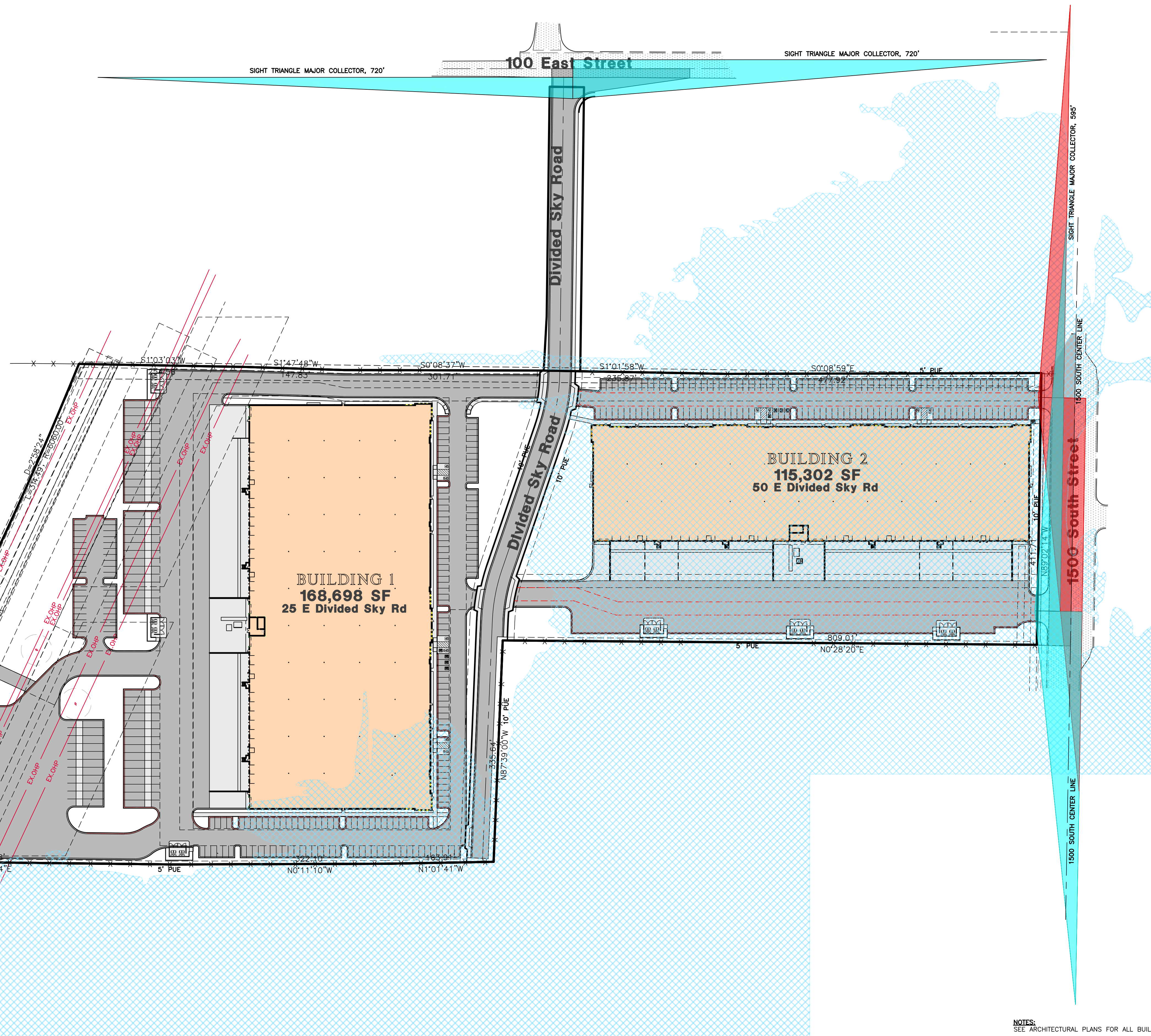
BUILDING 2
 ADDRESS: 50 E DIVIDED SKY RD
 PARKING: OFFICE 4/1000 SF
 6,918 SF 27.67 SPACES
 WAREHOUSE 1/1000 SF
 108,384 SF 108.38 SPACES
 TOTAL REQUIRED 137 SPACES
 137 STALLS PROVIDED (4 A.D.A.)
 (4 EV STALLS)

TOTAL PARCEL AREA: 307,854 SF (7.07 AC)

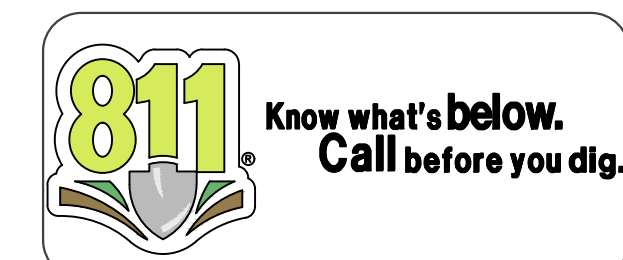
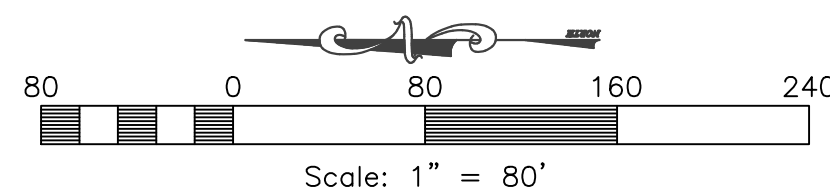
BUILDING AREA: 115,302 SF (2.65 AC) 37.45%
 HARDSCAPE AREA: 146,743 SF (3.37 AC) 47.67%
 LANDSCAPE AREA: 45,809 SF (1.05 AC) 14.88%
 TOTAL PARKING: 337 REQUIRED, 408 PROVIDED

DIVIDED SKY ROAD

TOTAL PARCEL AREA: 57,698 SF (1.32 AC)
 HARDSCAPE AREA: 48,840 SF (1.12 AC) 84.65%
 LANDSCAPE AREA: 8,858 SF (0.20 AC) 15.35%



NOTES:
 SEE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS



REVISIONS	DATE	DESCRIPTION
	2026.05.18	1F City Comments



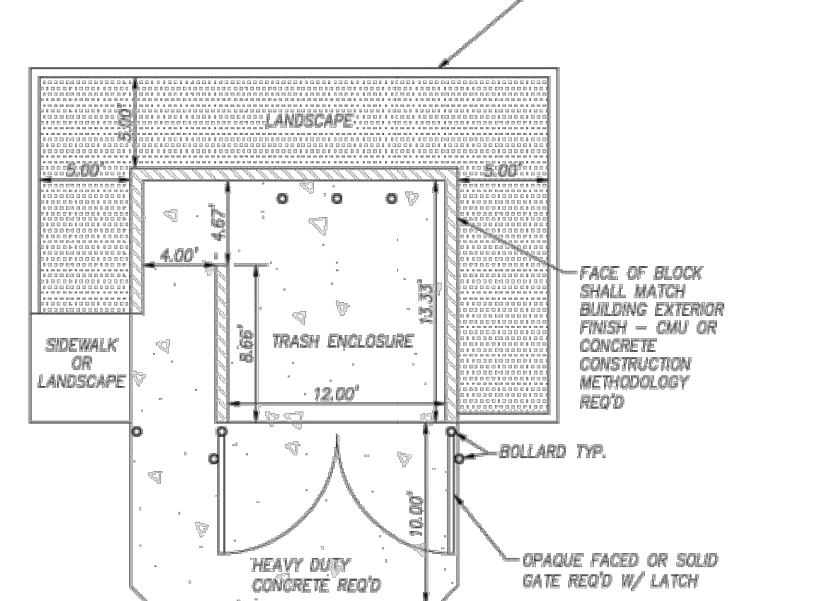
Project Info.
 Engineer: JEREMY A. DRAPER, P.E.
 Drafter: N. FICKLIN
 Begin Date: MARCH, 2026
 Name: TIMPVIEW LOGISTICS CENTER
 Number: 8655-01

Face of Curb Data					
#	Delta	Radius	Length	Chord	CH Length
C1	90°08'37"	25.00'	39.33'	N44°55'41"W	35.40'
C2	88°47'24"	25.00'	38.74'	N44°32'19"E	34.98'
C3	91°03'59"	3.00'	4.77'	S45°32'00"E	4.28'
C4	90°00'00"	3.00'	4.71'	S45°00'00"W	4.24'
C5	90°00'00"	3.00'	4.71'	N45°00'00"E	4.24'
C6	90°00'00"	3.00'	4.71'	S45°00'00"E	4.24'
C7	90°00'00"	3.00'	4.71'	N45°00'00"W	4.24'
C8	90°00'00"	3.00'	4.71'	S45°00'00"W	4.24'
C9	90°00'00"	3.00'	4.71'	N45°00'00"W	4.24'
C10	90°00'01"	15.00'	23.56'	S44°59'59"W	21.21'
C11	90°00'00"	3.00'	4.71'	N45°00'00"E	4.24'
C12	90°00'00"	3.00'	4.71'	S45°00'00"E	4.24'
C13	90°00'00"	15.00'	23.56'	N45°00'00"W	21.21'
C15	90°00'00"	3.00'	4.71'	N45°00'00"E	4.24'
C16	90°00'00"	3.00'	4.71'	S45°00'00"E	4.24'
C19	90°00'00"	3.00'	4.71'	N45°00'00"E	4.24'
C20	89°59'55"	28.00'	43.98'	S45°00'02"E	39.60'
C21	90°00'00"	3.00'	4.71'	S44°59'55"W	4.24'
C22	90°00'05"	5.00'	7.85'	N45°00'05"W	7.07'
C23	90°00'00"	3.00'	4.71'	S45°00'05"E	4.24'
C24	90°00'00"	3.00'	4.71'	S44°59'55"W	4.24'
C25	90°00'00"	3.00'	4.71'	N44°59'55"E	4.24'
C26	90°00'00"	3.00'	4.71'	N45°00'05"W	4.24'
C27	90°00'00"	3.00'	4.71'	N44°59'55"E	4.24'
C28	90°00'00"	3.00'	4.71'	N45°00'05"W	4.24'
C29	90°00'00"	3.00'	4.71'	S45°00'05"E	4.24'
C30	90°00'00"	3.00'	4.71'	S44°59'55"W	4.24'
C31	90°00'00"	3.00'	4.71'	S45°00'05"E	4.24'
C32	90°00'00"	20.00'	31.42'	S44°59'55"W	28.28'
C33	90°00'00"	3.00'	4.71'	N44°59'55"E	4.24'
C34	90°00'00"	3.00'	4.71'	N45°00'05"W	4.24'
C35	40°22'52"	40.00'	28.19'	N19°33'22"W	27.61'
C36	40°22'52"	40.00'	28.19'	S19°33'22"E	27.61'
C37	90°00'00"	8.00'	12.57'	N45°00'05"W	11.31'
C38	121°38'07"	10.00'	21.23'	N60°48'58"E	17.46'
C39	36°56'11"	25.00'	16.12'	S39°53'53"E	15.84'
C40	92°11'14"	80.00'	13.06'	N26°06'24"W	13.05'
C41	31°25'05"	50.00'	27.42'	S15°04'29"E	27.08'
C42	87°18'13"	30.00'	45.71'	S44°17'10"W	41.42'
C43	92°03'38"	10.00'	16.07'	N46°01'54"W	14.39'
C44	90°00'00"	12.00'	18.85'	N44°59'55"E	16.97'
C45	90°00'00"	10.00'	15.71'	S45°00'05"E	14.14'
C46	90°00'00"	10.00'	15.71'	S44°59'55"W	14.14'
C47	45°00'00"	25.00'	19.63'	S22°30'00"E	19.13'
C48	90°00'00"	35.00'	54.98'	N45°00'05"W	49.50'
C49	31°14'50"	80.00'	43.63'	N29°22'35"W	43.09'
C50	90°00'00"	20.00'	31.42'	S45°00'05"E	28.28'
C51	180°00'00"	10.00'	31.42'	N89°59'55"E	20.00'
C52	90°00'00"	5.00'	7.85'	N44°59'55"E	7.07'
C53	90°00'00"	5.00'	7.85'	S45°00'05"E	7.07'
C54	90°00'00"	5.00'	7.85'	N44°59'55"E	7.07'
C99	68°04'33"	20.00'	23.76'	S47°47'27"E	22.39'
C100	98°10'17"	5.00'	8.57'	N49°05'09"E	7.56'
C101	90°00'00"	2.50'	3.93'	S45°00'00"E	3.54'
C102	90°00'00"	2.50'	3.93'	N45°00'00"E	3.54'
C103	90°00'00"	3.00'	4.71'	S45°00'00"E	4.24'
C104	90°00'00"	3.00'	4.71'	S45°00'00"W	4.24'
C105	90°00'00"	2.50'	3.93'	N45°00'00"W	3.54'
C106	90°00'00"	2.50'	3.93'	S45°00'00"W	3.54'
C107	109°28'16"	5.00'	9.55'	N54°44'08"W	8.16'
C108	70°31'48"	20.00'	24.62'	S35°15'49"W	23.09'



NOTE:
MINIMUM DUMPSTERS ENCLOSURE
DIMENSIONS 24'x13.33' FOR PLACEMENT
OF 2 DUMPSTERS WITHIN THE TRASH
ENCLOSURE

B. 17.5.121.B - DUMPSTER ENCLOSURE STANDARDS



LANDSCAPE BORDER TREATMENT

FACE OF BLOCK SHALL MATCH BUILDING EXTERIOR FINISH - CMU OR CONCRETE CONSTRUCTION METHODOLOGY REQUIRED

BOLLARD TYP.

HEAVY DUTY CONCRETE REED

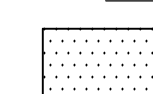
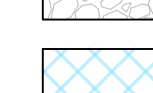
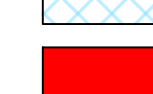
GRADE FACED OR SOLID GATE REED W/ LATCH

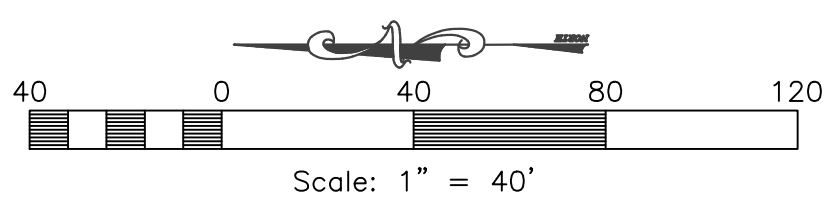
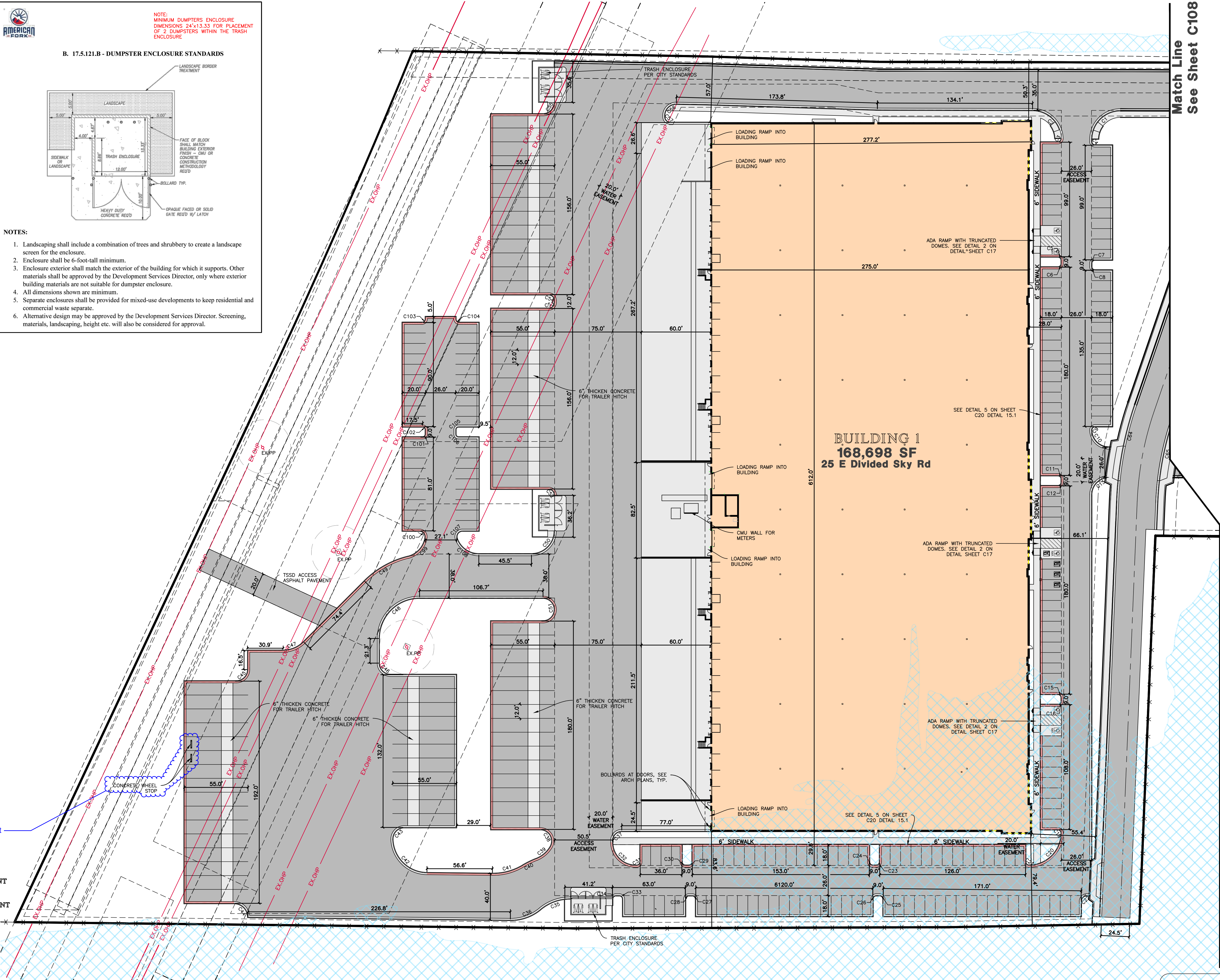
NOTES:

- Landscaping shall include a combination of trees and shrubbery to create a landscape screen for the enclosure.
- Enclosure shall be 6-foot-tall minimum.
- Enclosure exterior shall match the exterior of the building for which it supports. Other materials shall be approved by the Development Services Director, only where exterior building materials are not suitable for dumpster enclosure.
- All dimensions shown are minimum.
- Separate enclosures shall be provided for mixed-use developments to keep residential and commercial waste separate.
- Alternative design may be approved by the Development Services Director. Screening, materials, landscaping, height etc. will also be considered for approval.

New wheel stops are now shown. Was it intentional that only 2 stalls have them?

Hatching Legend

-  = EXISTING ASPHALT PAVEMENT
-  = PROPOSED ASPHALT PAVEMENT
-  = PROPOSED CONCRETE
-  = PROPOSED GRAVEL
-  = FEMA ZONE A
-  = PROPOSED REVERSE LIP CURB & GUTTER



NOTES:
SEE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS



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Revised

REVISIONS	DATE	DESCRIPTION
2026.05.18	2026.05.18	25 E Divided Sky Rd

Timpview Logistic Center
25 E & 50 E Divided Sky Rd
AMERICAN FORK, UTAH COUNTY, UT

Site Plan - Building 1



Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: N. FICKLIN
Begin Date: MARCH, 2026
Name: TIMPVUE LOGISTICS CENTER
Number: 8655-01

C7
38 Total Sheets



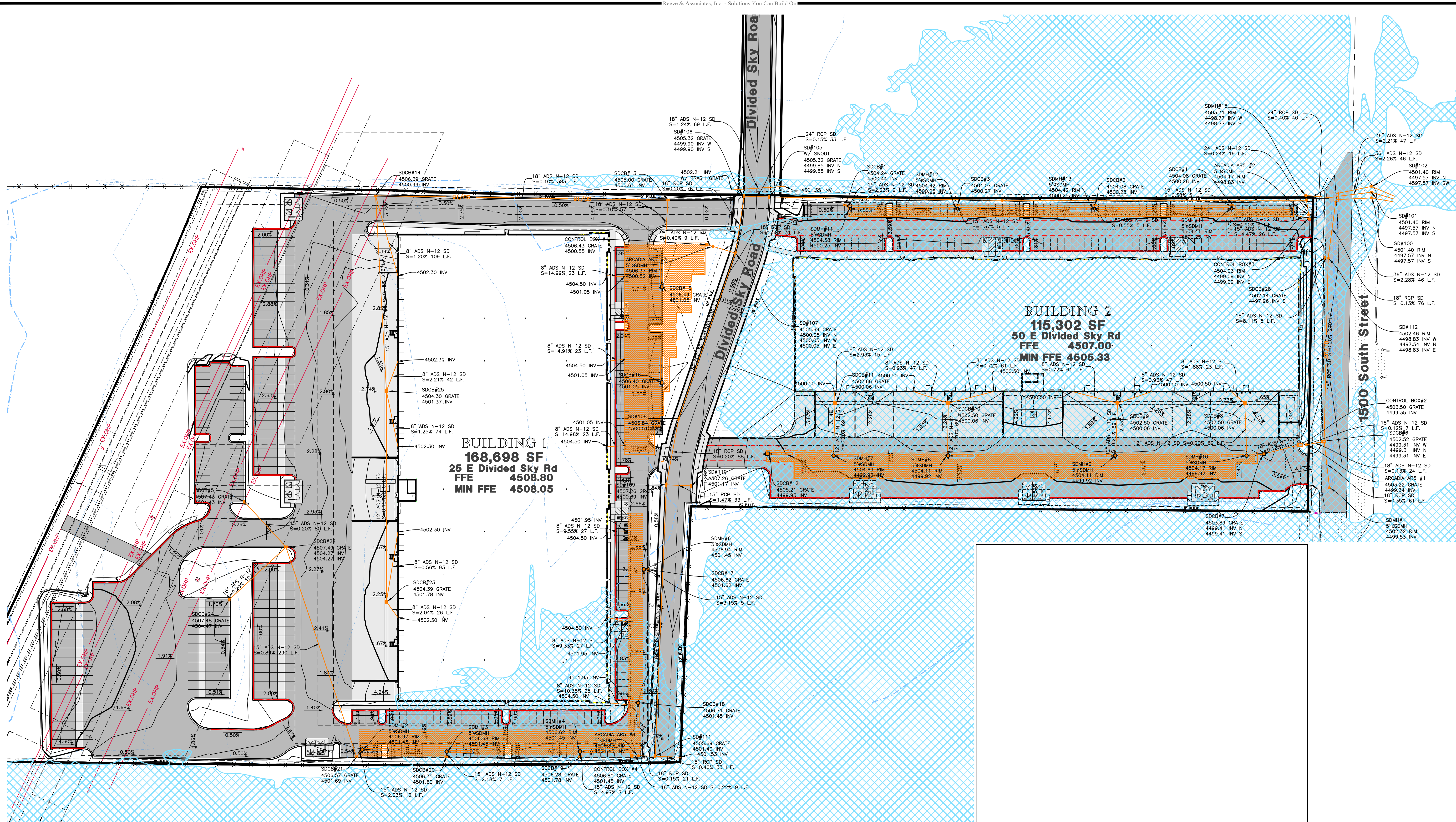
	= EXISTING ASPHALT PAVEMENT
	= PROPOSED ASPHALT PAVEMENT
	= PROPOSED CONCRETE
	= PROPOSED GRAVEL
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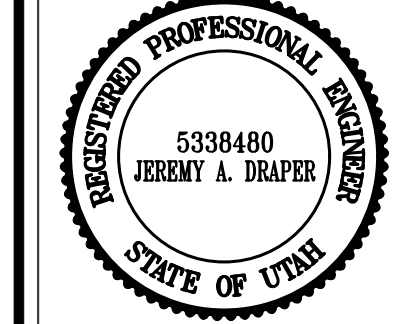
C8	
38	Total Sheets



REVISIONS	DATE	DESCRIPTION
1	2026.05.18	NE City Comments

Timpview Logistic Center
25 E & 50 E Divided Sky Rd
AMERICAN FORK, UTAH COUNTY, UT

Overall Grading & Drainage Plan



Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: N. FICKLIN
Begin Date: MARCH, 2026
Name: TIMPVUE LOGISTICS CENTER
Number: 8655-01



Notice:
THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE. IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.

