



AMERICAN FORK CITY PLANNING COMMISSION AGENDA

Regular Session
September 16, 2026
Wednesday 6:30 PM

American Fork City Hall
31 North Church Street
American Fork City, UT 84003

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

Planning Commission Members

Christine Anderson, Chair
Chris Christiansen, Vice Chair
Geoff Dupaix
Rod Martin

David Bird
Harold Dudley
Claire Oldham

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on September 16, 2026, at the American Fork City Hall, 31 North Church Street commencing at 6:30 PM. The agenda shall be as follows:

1. Regular Session

- a. Pledge of Allegiance
- b. Roll Call

2. Public Comments

- a. Up to a 20-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 Commission 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 September 2, 2026, Planning Commission minutes

4. Public Hearings (Public Hearings is that class of Commission action that requires further discussion on General Plan changes, Zone changes, and Code Text Amendments that alter the land use characteristics of American Fork City. Public Hearing items will have the chance for the public to speak upon.)

- a. Public hearing on a proposed Code Text Amendment, known as "A" Definitions of the American Fork City Municipal Code. Amending Section 17.12.201, the Code Text Amendment provides definitions for accessory buildings, accessory dwellings, and accessory structures.
- b. Public hearing on a proposed Code Text Amendment, known as "D" Definitions of the American Fork City Municipal Code. Amending Section 17.12.204, the Code Text Amendment provides a definition for detached accessory dwelling units.
- c. Public hearing on a proposed Code Text Amendment, known as Detached Accessory Dwelling Units, of the American Fork City Municipal Code. Creating Section 17.5.136, the Code Text Amendment plans to provide regulations for Detached Accessory Dwelling Units within the City.

5. Action Items (Action Items is that class of Commission action that requires further discussion on Site Plans and proposed zoning designation for annexing areas. The

Planning Commission will have authority to approve Site Plans for final action and provide recommendations for the zone of annexing property.)

- a. Review and action 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.
- b. Review and recommendation on a proposed Code Text Amendment, known as "A" Definitions of the American Fork City Municipal Code. Amending Section 17.12.201, the Code Text Amendment provides definitions for accessory buildings, accessory dwellings, and accessory structures.
- c. Review and recommendation on a proposed Code Text Amendment, known as "D" Definitions of the American Fork City Municipal Code. Amending Section 17.12.204, the Code Text Amendment provides a definition for detached accessory dwelling units.
- d. Review and recommendation on a proposed Code Text Amendment, known as Detached Accessory Dwelling Units, of the American Fork City Municipal Code. Creating Section 17.5.136, the Code Text Amendment plans to provide regulations for Detached Accessory Dwelling Units within the City.

6. Other Business

- a. Upcoming Projects

7. Adjournment

Dated this 10th day of September 2026

Patrick O'Brien

Development Services Director

**The order of agenda items may change at the discretion of the Planning Commission Chair*



NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the American Fork City Planning Commission will hold a Public Hearing on September 16, 2026, in the City Hall, located at 31 N. Church Street, commencing at 6:30 PM.

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

- **Notice of public hearings and public meetings on adoption or modification of land use regulation.**
 - Public hearing, review, and recommendation on a proposed Code Text Amendment, known as "A" Definitions of the American Fork City Municipal Code. Amending Section 17.12.201, the Code Text Amendment provides definitions for accessory buildings, accessory dwellings, and accessory structures.
 - Description: Staff has initiated a Code Text Amendment to provide definitions for accessory buildings, accessory dwellings, and accessory structures to eliminate any ambiguity in identifying what each item is.
 - Public hearing, review, and recommendation on a proposed Code Text Amendment, known as "D" Definitions of the American Fork City Municipal Code. Amending Section 17.12.204, the Code Text Amendment provides a definition for detached accessory dwelling units.
 - Description: Staff has initiated a Code Text Amendment to provide a definition for detached accessory dwelling units to prevent any ambiguity in identifying the what the item is in preparation for allowing detached accessory dwelling units in accordance with Utah State Code.
 - Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Detached Accessory Dwelling Units, of the American

Fork City Municipal Code. Creating Section 17.5.136, the Code Text Amendment plans to provide regulations for Detached Accessory Dwelling Units within the City.

- Description: Staff has initiated a Code Text Amendment to provide regulations for detached accessory dwelling units in accordance with the recent change of Utah State Code.

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

UNAPPROVED MINUTES

09.02.2026

AMERICAN FORK CITY PLANNING COMMISSION REGULAR SESSION

September 2nd, 2026

The American Fork City Planning Commission met in a regular session on September 2nd, 2026, at the American Fork City Hall, 31 North Church Street, commencing at 6:30 p.m.

Commissioners Present: Christine Anderson, Chris Christiansen, Rodney Martin, Claire Oldham,

Commissioners Absent: David Bird, Harold Dudley, Geoff Dupaix

Staff Present:

Cody Opperman	Senior Planner
Justin Peng	Planner I
Ben Hunter	City Engineer
Katelyn Wiese	Administrative Assistant
Derric Rykert	Community Services Director
Brady McNaughton	Urban Forester

Others Present:

REGULAR SESSION

Christine Anderson led the “Pledge of Allegiance”

Roll Call

PUBLIC COMMENT Opened

No Comments

PUBLIC COMMENT Closed

COMMON CONSENT AGENDA

1. Minutes of the August 19th, 2026, Planning Commission Regular Session.

Claire Oldham motioned to approve the Common Consent agenda.

Chris Christiansen seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
Claire Oldham	AYE

The motion passed

PUBLIC HEARINGS

- a. Public hearing on a proposed Code Text Amendment, known as Park Strips and Trees, of the American Fork City Municipal Code. Amending Chapter 12.16, the Code Text Amendment plans to repeal the existing chapter 12.16 of the American Fork City Code and replace it with the new Chapter 12.16 to provide codification, repeal of conflicting provisions, severability, and an effective date for an updated park strips and trees ordinance.**

Cody Opperman provided a brief introduction and then invited Derric Rykert and Brady McNaughton to provide additional information, as they were responsible for completing the proposed Code Text Amendment. The amendment is intended to identify options for continuing to provide trees within park strips throughout American Fork. The proposed amendment would repeal and replace Section 12.16 of the City Code. Under the previous regulations, trees were not

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09.02.2026

permitted in park strips less than eight feet wide. The proposed Code Text Amendment would provide residents with options for incorporating trees within their park strips while establishing minimum requirements for tree placement and size and identifying appropriate locations and street configurations where trees may be planted. Cody then turned the meeting over to the public hearing portion of the item.

Harold Dudley arrived at 6:34pm

Public Hearing Opened

Elizabeth Phelon, a resident and business owner, expressed support for maintaining trees in park strips. She noted that establishing size requirements for trees could help prevent damage caused by trees growing into power lines and subsequently requiring trimming. She suggested providing residents with a list of tree species and their expected mature heights, particularly trees that would remain at an appropriate height beneath power lines. Elizabeth shared her experience planting Canadian cherries that eventually grew close to the power lines and suggested that a recommended tree list could help residents select suitable species.

Public Hearing Closed

ACTION ITEMS

- a. Review and recommendation on a proposed Code Text Amendment, known as Park Strips and Trees, of the American Fork City Municipal Code. Amending Chapter 12.16, the Code Text Amendment plans to repeal the existing chapter 12.16 of the American Fork City Code and replace it with the new Chapter 12.16 to provide codification, repeal of conflicting provisions, severability and an effective date for an updated park strips and trees ordinance.**

Chris Christiansen asked if there was a list of trees for reference.

Cody explained that the City already has a recommended tree list available on its website. He noted that Brady had done a great job compiling the list, which identifies small, medium, and large tree species and provides guidance on which trees are appropriate for different park strip sizes. The recommended tree list can be accessed through the City's website by selecting the Government tab, then the Parks Department, Urban Forestry, and the Recommended Trees List.

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Christine Anderson mentioned that she likes the section “A” but asked if there was a distinction between large tree and small tree spacing

Brady McNaughton, the City’s Urban Forester, explained that the proposed requirements also considered the distance between trees and hardscape materials, fire hydrants, light poles, street signs, and other infrastructure. He noted that with the largest park strips being approximately eight feet wide, maintaining a five-foot distance from driveways would provide adequate separation from hardscape and allow for proper tree placement. Brady indicated that he was comfortable with the proposed five-foot setback from driveways and felt it was a practical requirement based on the available space within the park strips.

Christine Anderson asked if that was standard.

Chris Christiansen asked if there was any public outreach to let residents know about the tree guide from the website.

Brady explained that the City has not yet determined the best method for communicating the proposed changes to residents. He indicated that, if the Code Text Amendment is adopted, he would like to work with Bronte to develop an outreach plan to ensure residents are aware of the updated requirements and available resources. Potential methods of communication could include mailed notices, the City newsletter, social media, and other available communication channels.

Christine Anderson suggested using the City newsletter and website to communicate the updated tree requirements to residents. She noted that residents may purchase trees from retailers such as Home Depot without knowing which species are appropriate for specific park strip sizes. Christine suggested exploring opportunities to provide information on the recommended tree list at local home improvement stores and nurseries so residents can access the information at the time they are selecting and purchasing trees.

Rodney Martin recommended sending a printed list to tree sellers in the area.

Christine Anderson and Brady McNaughton discussed the importance of conducting public outreach to ensure residents understand the proposed code changes and planting guidelines. Brady expressed his willingness to explore different outreach methods and work with staff to make the information as accessible and understandable as possible. Christine noted that proactive communication and education could reduce the amount of staff time needed for enforcement in the future. Brady explained that the primary revisions to the code involve the park strip planting guidelines, while most other changes are related to clarifying definitions and verification requirements. Christine asked whether a target date could be established for implementing the public outreach. Brady indicated that he would contact Bronte the following day to begin coordinating the outreach efforts. Staff was asked to provide a follow-up to the Planning Commission regarding the outreach plan and its implementation.

Claire Oldham asked for clarification regarding the measurement requirements for distances between trees and features such as water meters and fire hydrants. She noted that the discussion

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indicated measurements would be taken from the center of the tree and suggested that the code language clearly specify this to avoid confusion about whether measurements are taken from the edge or side of the tree.

Cody clarified that measurements are taken from the center of the tree trunk.

Rodney mentioned that there should be a line that clarifies that it's measured from tree trunk center. He also noted that the proposed tree requirements would apply consistently, even if a tree were only slightly outside the required distance.

Rodney Martin recommended approval of the proposed Code Text Amendment known as Park Strip and Trees in the American Fork City Municipal Code, amending Chapter 12.16. The Code Text Amendment plans above the Code Text Amendment amending 12.16.060 to specify measurement from the center of the tree trunk.

Harold Dudley seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
Claire Oldham	AYE
Harold Dudley	AYE

The motion passed with the noted addition

Other Business

No other business

UNAPPROVED MINUTES

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Adjournment

Chris Christiansen motioned to adjourn the meeting.

Claire Oldham seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
Claire Oldham	AYE
Harold Dudley	AYE

The motion passed

Meeting adjourned at 6:46 PM

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

Agenda Topic

Review and action 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.

BACKGROUND INFORMATION		
Location:		629 E 1000 S
Parcel ID:		34:316:0009
Project Type:		Commercial Site Plan
Applicants:		Clarity Design Group
Existing Land Use:		Design Commercial
Surrounding Land Use:	North	Design Commercial
	South	Design Commercial
	East	Design Commercial
	West	Design Commercial
Existing Zoning:		GC-2
Surrounding Zoning:	North	PI-1
	South	GC-2
	East	GC-2
	West	GC-2
Square Footage (By Use)		~ 9890 s.f. Display, Sales, Admin ~ 5561 s.f. Warehouse ~ 2 Bays Auto Servicing
Parking Requirement		47 stalls required 116 stall provided 167 inventory spaces provided

Background

The applicant has applied for a Commercial Site Plan to provide an expansion to the existing National GMC Car Dealership. The expansion entails brand new additions to the existing building, a new parking layout, and a relocation of an existing access.

The scope of work for the project required a full commercial site plan application for the improvement of the entire site. The Development Review Committee Board is the recommending body, and the Planning Commission is the determining body for this application.

For the Site Plan, the applicant is looking to see if the width of the landscaped strip for the perimeter parking, on the north side of the property, can be modified from the 6' by the Planning Commission during Site Plan determination. Section 17.5.121 (G)(2)(a) indicates:

- "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." This is indicated in Section 17.5.121 (G)(2)(a)."

Sec 17.6.101 Administrative Site Plan Review

1. **When Required.** Site plans shall be required for any proposed development, construction upon, revision or addition to or other improvement to a property or site in a nonresidential zone, a nonresidential use in a residential zone, or to obtain a conditional use permit in any zone. Additionally, a site plan shall be required whenever the terms of the American Fork Municipal Code otherwise require. No development, construction, revision, or additions shall take place on the site until the site plan has been approved by the City, final plats if required have been recorded, the necessary bonds have been posted, and the appropriate permits have been obtained. All applicable development, construction, revisions, or additions shall take place in compliance with an approved site plan for that specific property.
2. No proposed development, construction, revision or additions, or other improvements to a property or site shall be placed over property lines. Any proposal that does so, shall seek a final plat, or an amended final plat approval prior to a site plan approval.
3. **Submittal.** Site plan applications shall be submitted to the Development Services Department on the forms provided by the City and shall be accompanied by maps and

drawings, to scale, showing the following, unless otherwise required by City Engineer or Development Services Director:

- a. ALTA Survey (identify Geodetic Datum used)
- b. Civil Engineering Design Plan Set using NAVD 88 vertical datum and including the following:
- c. Cover sheet, General Notes, Site Plan, Grading and Drainage Plan, Utility Plan showing all existing and proposed wet and dry utilities (including street lights), Plan and Profile sheet for all proposed public utilities, Erosion Control Plan, American Fork Standard Details.
- d. Application Fees
- e. Drainage Report identifying drainage sub-basins
- f. Phasing Plan
- g. Timpanogos Special Service District Form
- h. Title Report (Dated within 60 days of date of application)
- i. Zoning Clearance Letter
- j. The location of all existing and proposed buildings and structures on the site with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
- k. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
- l. A landscaping plan showing the location, types, percentages, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
- m. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used and including dimension height.
- n. The locations of solid waste receptacles and trash pick-up areas. Include preliminary elevations of solid waste receptacles showing the general appearance, types of external materials to be used, and dimensions.
- o. Geotechnical Report (require each phase being planned to have test pits identified within the specific phases that will be brought forward). Geotechnical Report must be dated within 3 years of date of application, or a new Geotechnical Report is required. Geotechnical report shall include percolation rates, identify liquefaction hazards, wetlands, groundwater elevations and information required to confirm the existence or non-existence of sensitive lands as identified in the Sensitive Lands Ordinance. Boring depths up to 70' deep may be required as per the Sensitive Lands Ordinance.

- p. A traffic study prepared by an independent, professional traffic engineer if a site plan proposes any of the following: i) seventy-five (75) or more parking stalls; ii) a drive-up window; iii) more than two drive approaches from dedicated streets; iv) a corner lot where one or more of the streets is a collector or arterial street; or as required based on requirements set forth in the Traffic Impact Study requirements
 - 1. The final approving authority may impose traffic mitigation requirements based on the impacts identified by a traffic study prepared by the applicant, the City or any qualified independent traffic consultant. Nothing in this Section shall preclude the City from performing its own traffic study.
 - 2. The Development Services Director, after consultation with the Public Works Director, may waive the requirements of a traffic study if a new traffic study would be unnecessarily cumulative or otherwise not add to the information already available to the Development Services Director.

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

4. Determination of Required Documents.

- a. Required Documents. Required submittal documents as outlined in Section 17.6.101.B shall be determined by the Development Services Director and Public Works Director after the mandatory Concept Plan Meeting is held.
 - 1. Upon determination of a complete submittal, the application shall be provided to the Development Review Committee for full review and determination of the appropriate approval process as outlined in Subsection D.
- 5. **Approval.** After full review of the site plan application, the DRC shall take action to (1) administratively approve the site plan application, or (2) move the proposed site plan to the final approval authority, as applicable. DRC shall only administratively approve or move forward a proposed site plan if it complies fully with the American Fork General Plan and the American Fork City Code, City ordinances, resolutions, and policies.
 - a. DRC Administrative Approval. A concept plan meeting shall be scheduled through the Development Services Department to determine if proposed modifications to a site qualify for an amended administrative site plan approval process. The Development Review Committee may exercise administrative approval authority for amendments to existing site plans, or for site or structure alterations to existing buildings and sites that do not have a site plan under the following conditions:

1. The proposed amendments to the existing site plan are minor in nature and enhance the overall site, as determined by the DRC. Minor amendments include, but are not limited to, the following:
 1. Increasing the amount of parking;
 2. Restriping the parking areas;
 3. Reducing building size;
 4. Change of use in an existing building;
 5. Building additions, including new structures, where the proposed additions do not exceed 10% of the original approved site plan approved by Planning Commission;
 6. Relocating on site utility services;
 7. Installing new utility services;
 8. Minor modifications to on-site grading;
 9. Altering the exterior site lighting;
 10. Increasing the amount of landscaping;
 11. Modifying existing landscaping to water efficient standards;
 12. Altering or relocating covered parking stalls;
 13. Changing the exterior finishing materials from one acceptable material to another; and
 14. Additions to an existing building that do not increase the Gross Floor Area of the building such as awnings, canopies, decks, patios, and architectural features designed solely to enhance the aesthetic appeal of the building provided that the value of the proposed addition does not exceed five percent (5%) of the replacement value of the building.
 15. Increase in internal floor area by introducing additional floors lofts, mezzanines, etc. in an existing structure or shell.
 16. Cell tower upgrades
 17. As determined by the Development Services Director, in consultation with the Public Works Director to be a minor enough amendment as to not constitute a full site plan review.
- b. **Planning Commission to Approve.** Except as otherwise specified in this subsection C.1, the Planning Commission, acting in an administrative capacity, shall be the final approval authority for all proposed site plans forwarded by the Development Review Committee and shall have the power to approve, approve

with conditions if granted the authority by City ordinance, or deny a proposed site plan.

6. **Considerations.** The recommending authority and approval authority for the site plan shall consider all of the following items when reviewing a proposed site plan:
 - a. Whether the proposed site plan complies with the American Fork City General Plan, the American Fork City Code, ordinances, resolutions, and policies.
 - b. Whether the proposed site plan promotes the health, safety and welfare of the community. In making this determination, the recommending authority and the final approving authority for the site plan, shall consider, among other things, the overall safety of the site, the impact the site will have on traffic and on surrounding properties, and the adequacy of police, fire, and utility services that can be provided to the site.
7. **Appeals permitted.** Any person aggrieved by a determination of the Development Review Committee or the Planning Commission may request a hearing before the city council who shall have the authority to reverse, affirm or modify any decision of the underlying approval authority. Any such appeal shall be filed within ten days of the decision being appealed.
8. **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.
9. **Expiration of Site Plan Approval.**
 - a. An application for site plan approval shall expire if the application has not been approved or scheduled for review and approval by the approving authority within twelve (12) months after the date it was submitted.
 - b. A site plan approval issued pursuant to this section shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the approval is not commenced within twelve (12) months of the date of the approval. The approval authority that granted the original site plan approval may, at its discretion and upon written request submitted prior to the expiration date, grant an extension of up to six (6) months of the site plan approval.

Project Conditions of Approval

1. For the Site Plan, the applicant is looking to see if the width of the landscaped strip for the perimeter parking on the north side of the property can be modified from the 6' by the Planning Commission during Site Plan determination. Section 17.5.121 (G)(2)(a) indicates:
 - a. "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." This is indicated in Section 17.5.121 (G)(2)(a)."

Findings of Fact

1. The Commercial Site Plan MEETS the requirements of Section 17.6.101.
2. The Commercial Site Plan MEETS the requirements of Section 17.7.601.

Project Map



Engineering Development Checklist Completion

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

Staff Recommendation

The Commercial Site Plan MEETS the requirements of Section 17.6.101 and Section 17.7.601. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Commercial Site Plan

Approval

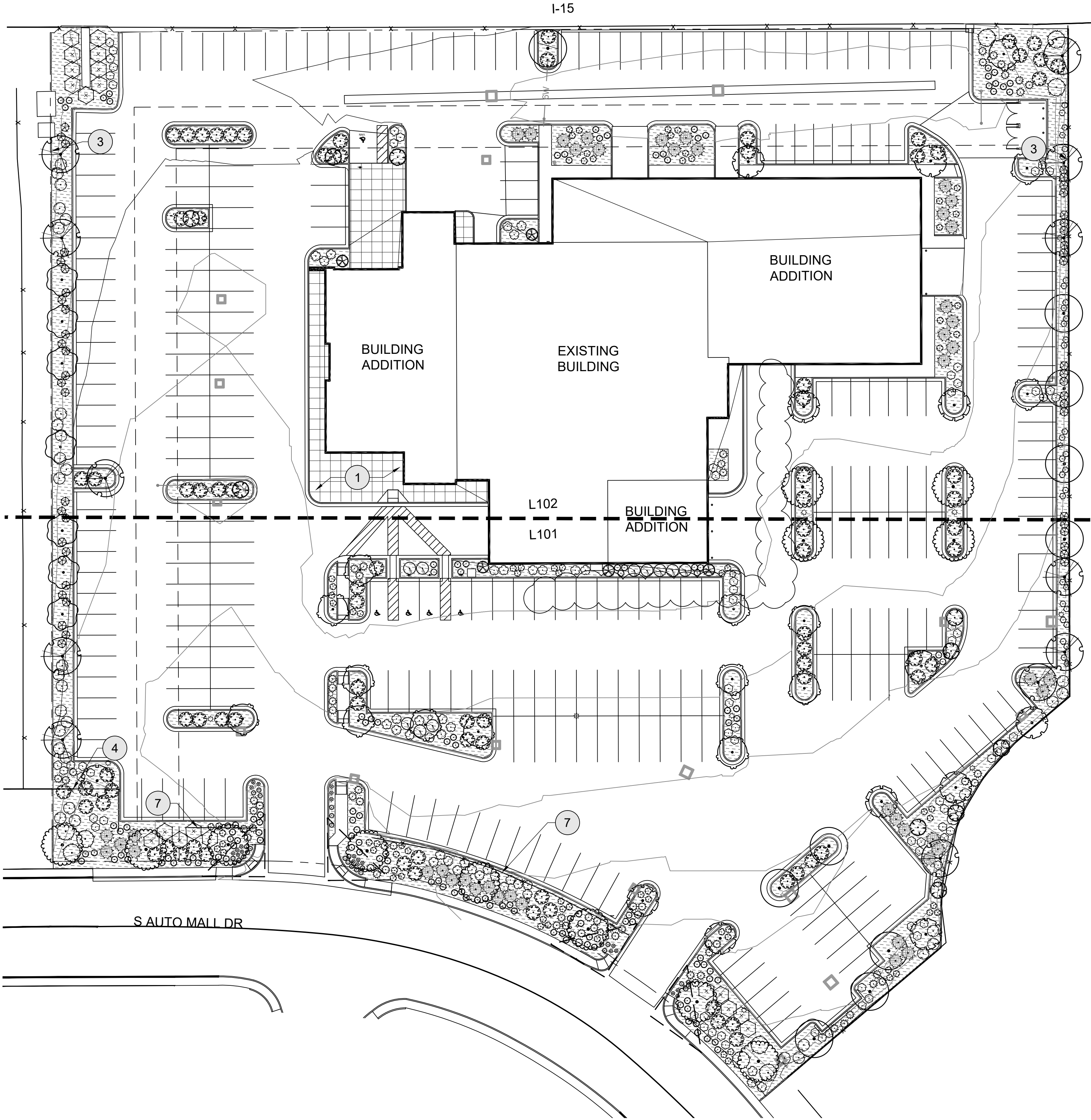
I move to approve the proposed Commercial Site Plan, located at 629 E 1000 S, American Fork City, in the GC-2 Zone, as the Commercial Site Plan meets the requirements of Section 17.6.101 and Section 17.7.601, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Commercial Site Plan, located at 629 E 1000 S, American Fork City, in the GC-2 Zone, as the Commercial Site Plan does not meet the requirements of Section 17.6.101 and Section 17.7.601.

Table

I move to table action for the proposed Commercial Site Plan, located at 629 E 1000 S, American Fork City, in the GC-2 Zone, and instruct staff/developer to.....



AMERICAN FORK - GENERAL COMMERCIAL ZONE (GC2)

LANDSCAPE REQUIREMENTS

PLANT TYPE	REQUIREMENT	NUMBER REQUIRED	NUMBER PLANNED
STREET TREES	1 Tree per 40 feet	7	7
STREET SHRUBS	1 shrub per 5' of landscape area	54	183*
SITE TREES	1 Tree Per 2500 sf.	82	82
SITE SHRUBS	1 shrubs per 300 sf.	685	685**
PARKING LOT LANDSCAPE	1 Tree per island***		

AREA	REQUIREMENT	AREA REQUIRED (s.f.)	AREA PROVIDED (s.f.)
TOTAL LANDSCAPE AREA	205,516 sf.	NA	
PARKING LOT PERIMETER	6' on east and west, 14' on south	NA	
STREET FRONTAGE	14' minimum along inside the property line	NA	
STREET FRONTAGE LANDSCAPE COVERAGE	75% of frontage covered by plant material (up to 50% can be turf grass)	3333 sf.	4,920 sf.
EAST PARKING LOT PERIMETER LANDSCAPE COVERAGE	At least 70% at ground plane, not including trees	1,584 sf.	1,796 sf.
WEST PARKING LOT PERIMETER LANDSCAPE COVERAGE	At least 70% at ground plane, not including trees	2,510 sf.	2,820

*Streets shrubs counted in the overall shrub count
**3 perennials counted as 1 shrub
*** As trees are not allowed within easement, other islands have more than the 1 required tree.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	SEE ARCHITECTURE PLAN FOR TILE		
2	30" X 30" SIGHT TRIANGLE (STREET/DRIVE INTERSECTION)		
3	CONCRETE MOWSTRIP - 6" X 6"		5/L301
4	FENCE AT THIS LOCATION WITHIN PROPERTY BOUNDARY TO BE REMOVED		
5	EXISTING IRRIGATION AND TURF GRASS TO REMAIN (NEIGHBORING PROPERTY)		
6	EXISTING FENCE TO REMAIN		
7	METAL CHAIN STANCHION TO REMAIN		
	ROCK MULCH, 3-6" (NEPHI STATESTREET COBBLE FROM STAKER PARSON OR APPROVED EQUAL) INSTALLED AT DEPTH OF 3" INSTALLED OVER DEWITT PRO 5 BARRIER FABRIC.	29,529 SF	5/L301

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL
TREES					
AG5	12	ACER GRISEUM / PAPERBARK MAPLE	B&B	2"	
AC	15	ACER PLATANOIDES 'COLUMNARE' / COLUMNAR NORWAY MAPLE	B&B	2"	
FR	10	FAGUS SYLVATICA 'RED OBELISK' / FASTIGATE PURPLE BEECH	B&B	2"	
GP	12	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE	B&B	2"	
JW	5	JUNIPERUS SCOPULORUM 'WICHITA BLUE' / WICHITA BLUE JUNIPER	3'-4' HT		
MS	10	MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE	B&B	2" CAL	
QL	7	QUERCUS ROBUR X ALBA 'JFS-KW2QX' / SKINNY GENES® OAK	B&B	2"	
SI	12	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B&B	2"	
SHRUBS					
CS	77	CARYOPTERIS X CLANDONENSIS 'BLAUER SPLATZ' / SAPPHIRE SURF™ BLUEBEARD	5 GAL		
CI	35	CORNUS ALBA 'IVORY HALO'™ / TATARIAN DOGWOOD	5 GAL		
CA	49	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE DOGWOOD	5 GAL		
JI	45	JUNIPERUS HORIZONTALIS 'MONBER' / ICEE BLUE® CREEPING JUNIPER	5 GAL		
JF	19	JUNIPERUS SABINA 'CALGARY CARPET' / CALGARY CARPET JUNIPER	5 GAL		
RR	32	MAHONIA REPENS / CREEPING OREGON GRAPE	5 GAL		
PN2	49	PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY' / BLUE JEAN BABY RUSSIAN SAGE	5 GAL		
PL	74	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / LITTLE DEVIL™ DWARF NINEBARK	5 GAL		
PG	10	PICEA PUNGENS 'GLAUCA GLOBOSA' / BLUE GLOBE COLORADO SPRUCE	5 GAL		
PW	66	PINUS MUGO 'WHITE BUD' / WHITE BUD MUGO PINE	5 GAL		
PA2	9	PINUS SYLVESTRIS 'ALBYN PROSTRATA' / ALBYN PROSTRATA SCOTCH PINE	5 GAL		
RG	85	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL		
RG5	38	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	5 GAL		
TA	81	TEUCRIUM AROANIUM / CREEPING GERMANDER	5 GAL		
PERENNIALS AND GRASSES					
BB	26	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL		
GW	22	GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES' / WHIRLING BUTTERFLIES GAURA	1 GAL		

GENERAL NOTES:
1. CONTRACTOR TO VERIFY QUANTITIES.
2. CALL '811' BEFORE YOU DIG
3. SEE L301 FOR PLANTING DETAILS
4. SEE L100 FOR PLANTING SCHEDULE

Next Step

Proceed to the Development
Review Committee on
08/31/2026

Re-Submittal Acknowledgment Statement
The Engineer is pleased to receive all comments and requests for additional information noted on the design submittal.
AO I hereby acknowledge that a Review Cycle is not complete until all comments are addressed and all requests for additional information are resolved.
AO I hereby acknowledge that this re-submittal is a response to the comments and requests for additional information noted on the previous submittal.
AO I hereby acknowledge that this is the final submittal and no further changes will be made to the design.
Date: 08/26/2026

	American Fork City Development Review Committee
	Engineering Division Reviewed rburkhill 08/26/2026

25-108 NATIONAL GMC

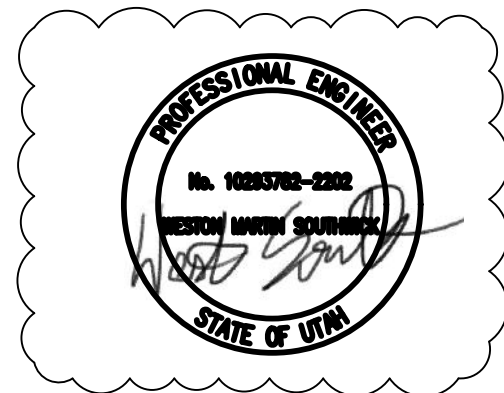
ADDITION

629 E 1000 S

AMERICAN FORK, UT 84003

MARK: DATE: DESCRIPTION:

PROJECT #: 25-108
DRAWN BY: SB
REVIEWED BY: JH
ISSUED: 08.13.26



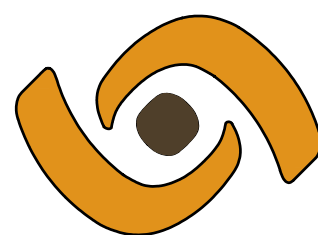
LANDSCAPE
PLAN

L100

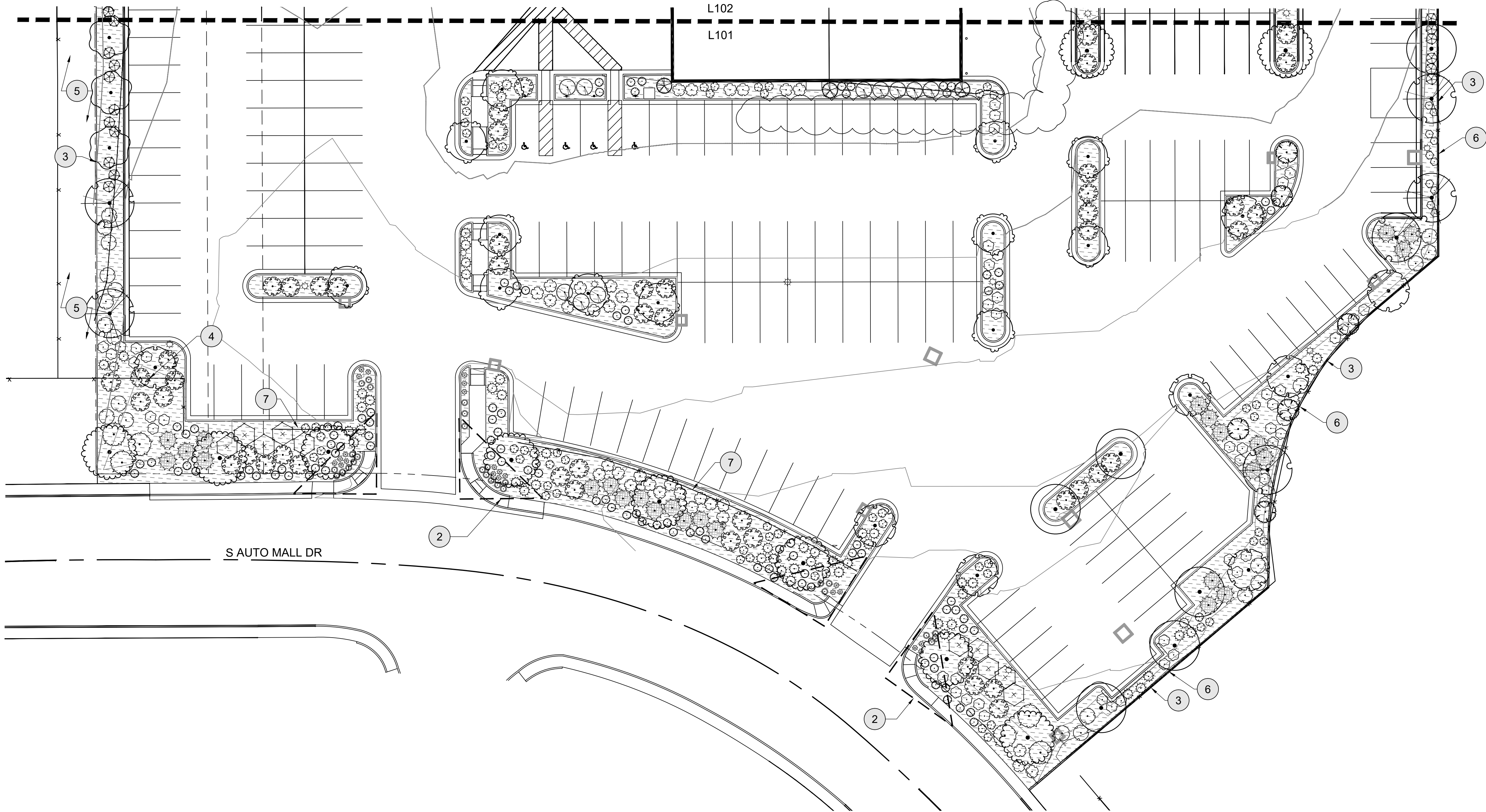
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P:\2025\25-108 National GMC WetlandsLandscape\01_AutoCAD Drawings\25-108.LND

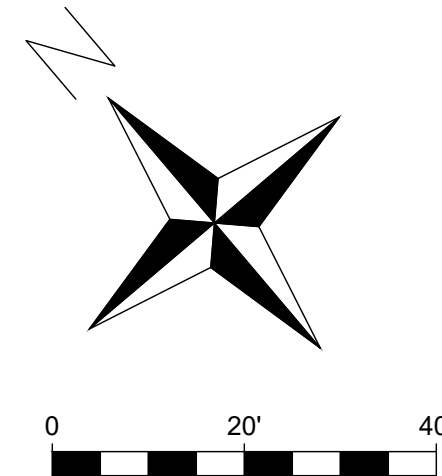


REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	SEE ARCHITECTURE PLAN FOR TILE		
2	30' X 30' SIGHT TRIANGLE (STREET/DRIVE INTERSECTION)		
3	CONCRETE MOWSTRIP - 6" X 6"	5/L301	
4	FENCE AT THIS LOCATION WITHIN PROPERTY BOUNDARY TO BE REMOVED		
5	EXISTING IRRIGATION AND TURF GRASS TO REMAIN (NEIGHBORING PROPERTY)		
6	EXISTING FENCE TO REMAIN		
7	METAL CHAIN STANCHION TO REMAIN		
	ROCK MULCH, 3-6" (NEPHI STATESTREET COBBLE FROM STAKER PARSON OR APPROVED EQUAL) INSTALLED AT DEPTH OF 3" INSTALLED OVER DEWITT PRO 5 BARRIER FABRIC.	29,529 SF	5/L301

GENERAL NOTES:

1. CONTRACTOR TO VERIFY QUANTITIES.
2. CALL '811' BEFORE YOU DIG
3. SEE L301 FOR PLANTING DETAILS
4. SEE L100 FOR PLANTING SCHEDULE



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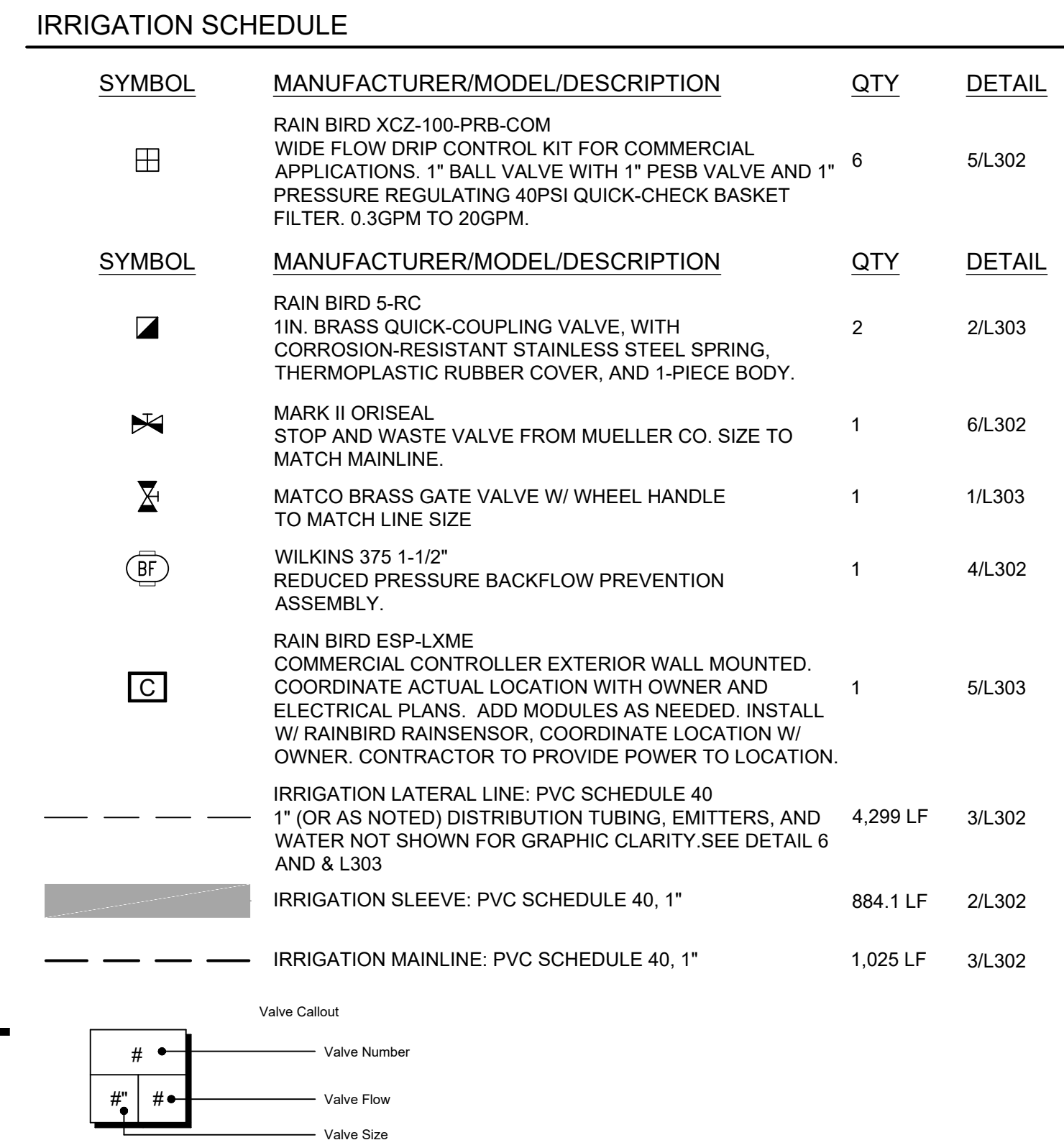
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LANDSCAPE
PLAN

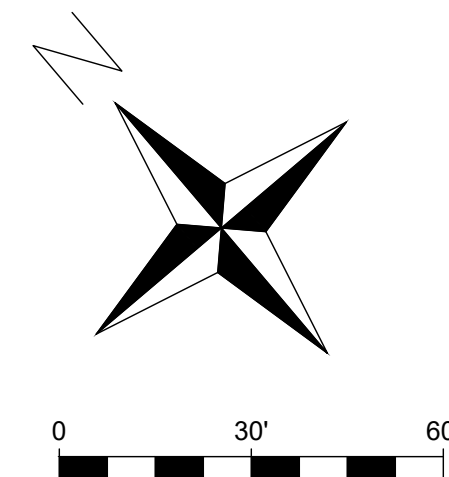
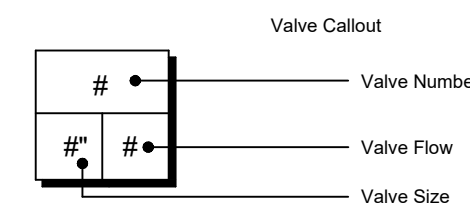
L101



IRRIGATION SCHEDULE		
CODE	DESCRIPTION	DETAIL
I-101	EXISTING IRRIGATION POINT OF CONNECTION (2" IRRIGATION STUB) AND VALVES TO REMAIN, FIELD VERIFY LOCATION	
I-102	INSTALL SECOND SLEEVE FOR WIRE TO CONTROLLER	

IRRIGATION NOTES:

1. CONTRACTOR TO VERIFY QUANTITIES.
2. SEE L302 FOR ADDITIONAL IRRIGATION NOTES AND DETAILS.
3. SIZE FOR DRIP LATERAL LINES IS 1" UNLESS OTHERWISE NOTED.
4. EXISTING IRRIGATION PIPE TO BE ABANDONED OR REMOVED TO THE POINT OF CONNECTION.
5. EXISTING VALVES, VALVE BOXES AND OTHER IRRIGATION EQUIPMENT TO BE REMOVED.



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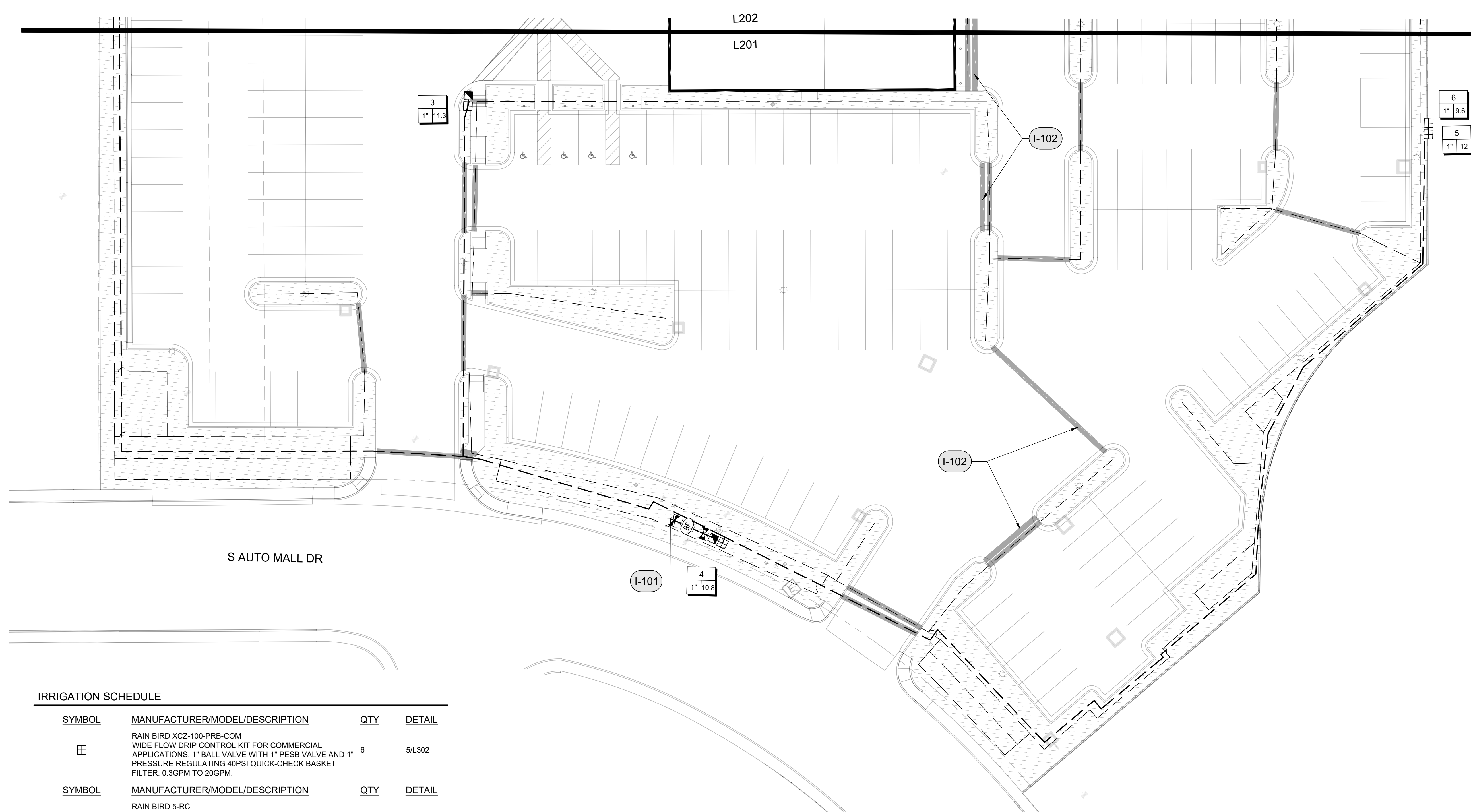
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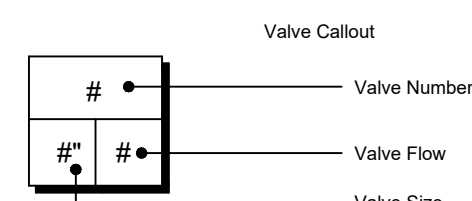
IRRIGATION PLAN

L200



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD KCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESS VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.	6	5/L302
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD 5-RC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.	2	2/L303
	MARK II ORISEAL STOP AND WASTE VALVE FROM MUELLER CO. SIZE TO MATCH MAINLINE.	1	6/L302
	MATCO BRASS GATE VALVE W/ WHEEL HANDLE TO MATCH LINE SIZE	1	1/L303
	WILKINS 375 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY.	1	4/L302
	RAIN BIRD ESP-LXME COMMERCIAL CONTROLLER EXTERIOR WALL MOUNTED. COORDINATE ACTUAL LOCATION WITH OWNER AND ELECTRICAL PLANS. ADD MODULES AS NEEDED. INSTALL W/ RAINBIRD RAINSENSOR, COORDINATE LOCATION W/ OWNER. CONTRACTOR TO PROVIDE POWER TO LOCATION.	1	5/L303
— — — — —	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1" (OR AS NOTED) DISTRIBUTION TUBING, EMITTERS, AND WATER NOT SHOWN FOR GRAPHIC CLARITY. SEE DETAIL 6 AND L303	4,299 LF	3/L302
	IRRIGATION SLEEVE: PVC SCHEDULE 40, 1"	884.1 LF	2/L302
— — — — —	IRRIGATION MAINLINE: PVC SCHEDULE 40, 1"	1,025 LF	3/L302

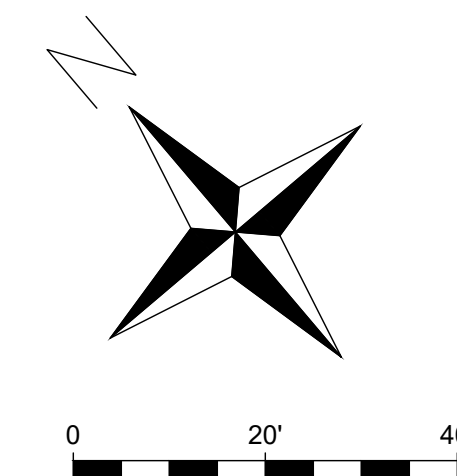


IRRIGATION SCHEDULE

CODE	DESCRIPTION	DETAIL
I-101	EXISTING IRRIGATION POINT OF CONNECTION (2" IRRIGATION STUB) AND VALVES TO REMAIN, FIELD VERIFY LOCATION	
I-102	INSTALL SECOND SLEEVE FOR WIRE TO CONTROLLER	

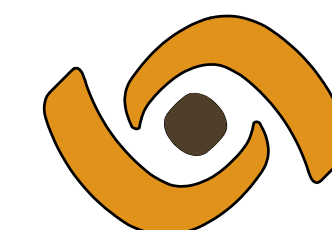
IRRIGATION NOTES:

1. CONTRACTOR TO VERIFY QUANTITIES.
2. SEE L302 FOR ADDITIONAL IRRIGATION NOTES AND DETAILS.
3. SIZE FOR DRIP LATERAL LINES IS 1" UNLESS OTHERWISE NOTED



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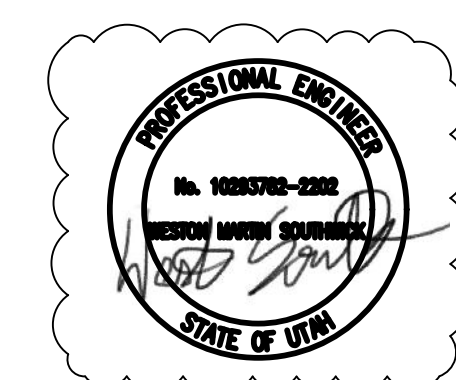


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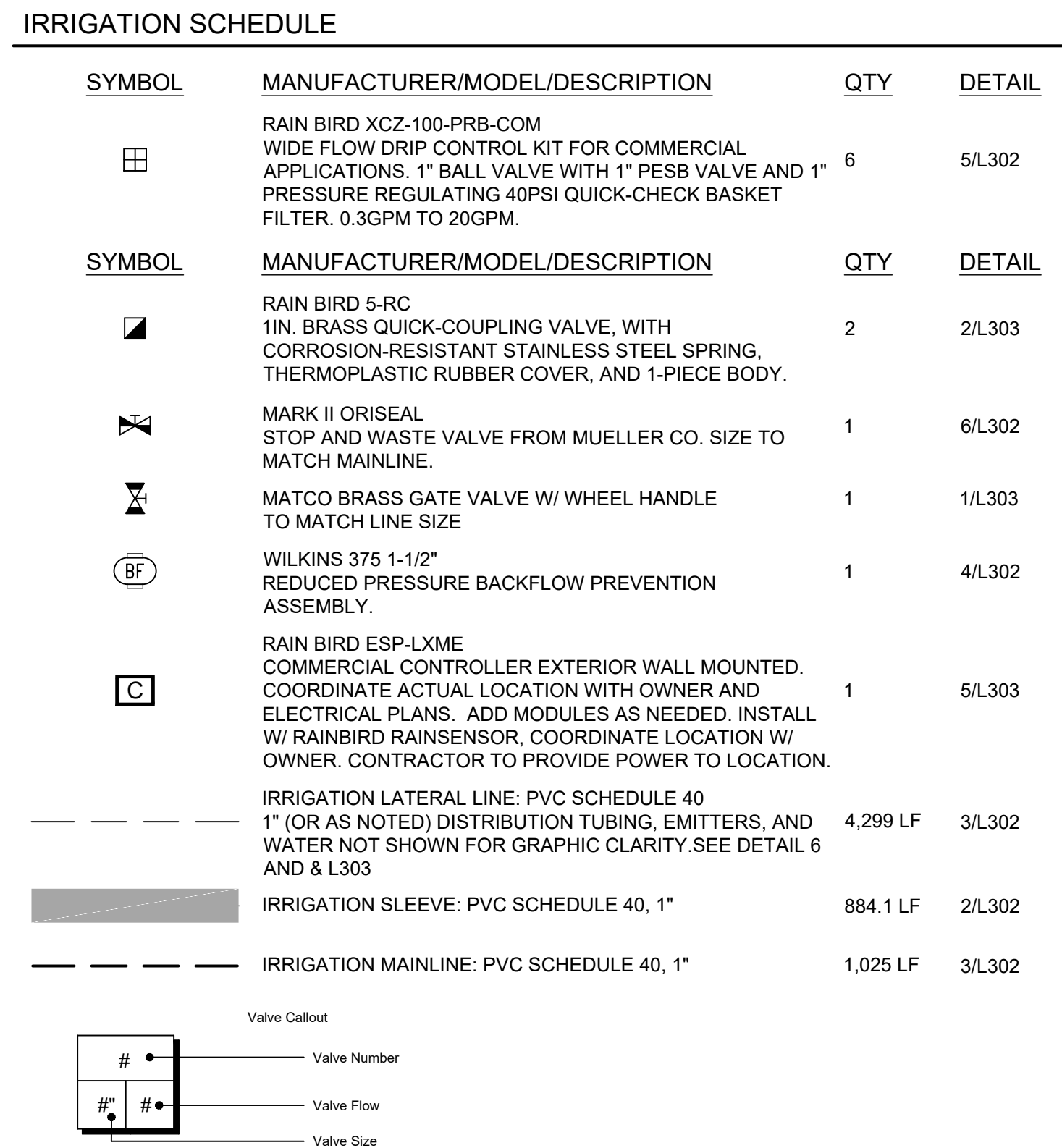
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PROJECT #:	25-108
DRAWN BY:	SB
REVIEWED BY:	JH
ISSUED:	08.13.20



IRRIGATION PLAN

L201

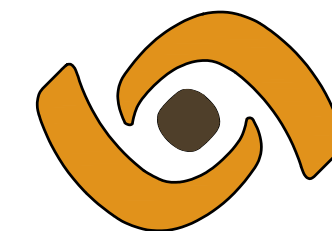


1. CONTRACTOR TO VERIFY QUANTITIES.
2. SEE L302 FOR ADDITIONAL IRRIGATION NOTES AND DETAILS.
3. SIZE FOR DRIP LATERAL LINES IS 1" UNLESS OTHERWISE NOTED.

IRRIGATION SCHEDULE		
CODE	DESCRIPTION	DETAIL
I-101	EXISTING IRRIGATION POINT OF CONNECTION (2" IRRIGATION STUB) AND VALVES TO REMAIN, FIELD VERIFY LOCATION	
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PROJECT #:	25-108
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ISSUED:	08.13.26



IRRIGATION PLAN

L202

GENERAL NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO ANY SITE WORK, IRRIGATION AND LANDSCAPE WORK; CONTRACTOR SHALL REPORT ANY CONFLICTS TO THE OWNERS REPRESENTATIVE.
2. THE CONTRACTOR(S) AND SUBCONTRACTORS ARE 100% RESPONSIBLE FOR ANY DAMAGE OCCURRED BY CONTRACTOR/SUBCONTRACTORS TO BUILDINGS, VEHICLES, TREES, SIDEWALKS, CURBS, DRIVES, UTILITIES AND ALL PROPERTY OF THE OWNER. IF ANY DAMAGE OCCURS TO THE OWNERS BUILDINGS, SITE, LANDSCAPE AND/OR PROPERTY THE CONTRACTOR MUST REPORT IT IMMEDIATELY AND WITHOUT DELAY TO THE OWNER'S REPRESENTATIVE.
3. TIME IS OF THE ESSENCE AND THE OWNER IS RELYING ON THE LANDSCAPING TO BE COMPLETED IN A PROFESSIONAL AND TIMELY MANNER TO PROMOTE BUSINESS.
4. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION FROM THE PLANS OR SPECIFICATIONS MUST HAVE WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE.

PLANTING NOTES:

- THE PLANTING PLAN IS DIAGRAMMATIC, AND ALL PLANT LOCATIONS ARE APPROXIMATE. IF NECESSARY ADJUST PLANTING LOCATION TO ACCOMMODATE UTILITIES AND OTHER UN-FORESEEN OBSTACLES.
6. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED ON PLANT SCHEDULE.
7. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT, SOLAR NEEDS, WATER NEEDS, AND CULTURE ONLY AS APPROVED BY THE OWNER'S REP.
9. PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE MOISTENED BEFORE PLANTINGS.
10. ALL GRASS SEED AREAS SHALL RECEIVE A MINIMUM OF FIVE(5) INCHES OF IMPORTED TOPSOIL AND EIGHT(8) INCHES IN PLANTING BEDS. ALL TOPSOIL USED ON THIS PROJECT SHALL MEET THE FOLLOWING CRITERIA:
- 10.1. pH: 5.5 - 8.0
- 10.2. MINIMUM 1% PERCENT ORGANIC MATTER)
- 10.3. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND <70%, CLAY: <30%
- 10.4. SALT BALANCE
- 10.5. STONE FRAGMENTS (GRAVELS OR ANY SOIL PARTICLE GREATER THAN 2 MM IN SIZE): <5% (BY VOLUME)
11. IN ADDITION, THE SOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM AND SHALL BE CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE FREE OF STONES, LUMPS, CLODS OF HARD EARTH OR PLANTS OR THEIR ROOTS, STICKS AND OTHER EXTRANEOUS MATTER. THE SOIL SHALL CONTAIN NO NOXIOUS WEEDS NOR THEIR SEEDS. IT SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION.
12. THE FOLLOWING PROCEDURES SHALL BE FOLLOWED IN PLACING ALL TOPSOIL:
- 12.1. SUB-GRADE MATERIAL SHALL BE ROUGH GRADED TO PLUS OR MINUS 0.1 FEET OF A FINAL ROUGH GRADE WHICH WILL ALLOW THE CONTRACTOR TO ACHIEVE FINAL FINISH GRADE THROUGH THE INSTALLATION OF IMPORTED TOPSOIL.
- 12.2. SUB-SURFACE OF SUB-GRADE TO A TWO (2) INCH DEPTH TO PROVIDE TRANSITION ZONE BETWEEN SUB-GRADE AND TOPSOIL. PLACE TOPSOIL ON SUB-GRADE AND FINE GRADE TO FINAL FINISH GRADE AND TOPSOIL DEPTHS AS INDICATED ON THE DRAWINGS AND IN THESE NOTES
- 12.3. FINISH GRADE TO BE 1" BELOW TOP OF CURB OR WALK FOR TURF AREAS, 2" FOR PLANTER BEDS.
- 12.4. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM 3% DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, AND WALLS. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE STANDING WATER, UNLESS SPECIFIED ON GRADING PLAN (SEE CIVIL SET).
- 12.5. ALL FINISHED GRADES SHALL BE APPROVED BY THE OWNER/OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION OF ANY PLANT MATERIALS.
13. CONTRACTOR SHALL HAVE THE OWNER'S REP. APPROVE PLANT MATERIAL SIZE AND QUALITY PRIOR TO INSTALLATION. ANY PLANTS WHICH ARE NOT TRUE TO FORM, APPEAR STRESSED OR UNHEALTHY, OR DO NOT WITHSTAND THE TOUCH TEST SHALL BE REJECTED. THEIR CONTAINERS SHALL BE REJECTED.
14. PLANT MATERIAL SHALL NOT BE ROOT BOUND. THREE (3) GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF SIX (6) MONTHS UP TO A MAXIMUM OF TWO (2) YEARS. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS. BARE ROOT MAY BE USED WHEN APPROVED BY OWNER'S REP.
15. PLANTS SHALL NOT BE PLACED WITHIN TWELVE (12) INCHES OF SPRINKLER HEADS.
16. TREES SHALL BE PLACED NO CLOSER THAN TEN (10) FEET FROM FIRE HYDRANTS. WHERE CITY CODE DEMANDS A GREATER DISTANCE, CITY CODE SHALL TAKE PRECEDENCE.
17. PLANTING PROCEDURES FOR ALL PLANT MATERIALS, ESPECIALLY TREES, SHALL BE AS FOLLOWS:
- 17.1. DIG PLANTING HOLE THREE (3) TIMES THE WIDTH OF THE ROOT BALL, AND SAME DEPTH AS THE ROOT BALL DEPTH. SIDES OF HOLE SHOULD BE ROUGHENED AND NOT SMOOTH OR SCULPTED.
- 17.2. FILL CONTAINER WITH SUB-GRADE AND PLACE ROOT BALL IN CENTER OF HOLE, WITH ROOT BALL RESTING ON UNDISTURBED SOIL. ROOT CROWN OR COLLAR SHALL BE AT OR JUST ABOVE FINISHED GRADE.
- 17.3. FOR BALLED AND BURLAP PLANTS, PLACE ROOT BALL IN CENTER OF HOLE AND RESTING ON UNDISTURBED GROUND. CUT AND REMOVE WIRE BASKET AND BURLAP OR OTHER WRAPPING MATERIAL FROM ROOT BALL THIS MAY BE DONE WITH ROOT BALL IN HOLE. BURLAP OR WIRE PIECES UNDERNEATH THE ROOT BALL MAY BE LEFT IF THEY CANNOT BE REMOVED. DO NOT FOLD BURLAP OVER, BUT CUT AWAY AS MUCH AS POSSIBLE WITHOUT DISTURBING ROOT BALL. BACKFILL BOTTOM THIRD (1/3) OF HOLE AS WIRE AND BURLAP ARE REMOVED.
- 17.4. PLACE PLANT IN THE HOLE AND BACKFILL TO HALFWAY POINT AND PLACE AGRIFORM PLANTING TABLETS IN THE HOLE ABOUT 1-2 INCHES AWAY FROM THE ROOT TIPS. DO NOT PLACE TABLETS IN THE HOLE AND KNIFE TIGHTEN SPACINGS. SEE DETAIL AND CHART FOR SUGGESTED APPLICATION RATES.
- 17.5. FINISH FILLING THE HOLE AROUND THE PLANT TO GRADE LEVEL.
- 17.6. THOROUGHLY WATER PLANT, THEN COMPLETE BACKFILLING THE HOLE. FORM A WATERING BASIN AROUND THE PLANT AND THOROUGHLY WATER AGAIN.
18. MONITOR ALL PLANTS TO INSURE THAT NO SETTLING OCCURS.
19. THE LANDSCAPE CONTRACTOR SHALL LEAVE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH AND TOOLS.
20. AT SUBSTANTIAL COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH. SUBSTANTIAL COMPLETION SHALL BE DEFINED AS COMPLETION OF ALL WORK OUTLINED IN THE PLANS AND SPECIFICATIONS WITH THE EXCEPTION OF FINAL CLEAN-UP AND DEMOBILIZATION. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS. NOTES, SPECIFICATIONS AND EXISTING PROFESSIONAL WORKMANSHIP. A MAINTENANCE PERIOD WILL BEGIN ON THE DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION BY OWNER.
21. LANDSCAPE CONTRACTOR TO PROVIDE DETAILED AS BUILT DRAWINGS TO OWNERS REPRESENTATIVE UPON COMPLETION OF LANDSCAPE PLANTING. THE DRAWING TO SHOW LOCATION OF: BUILDING, HARDSCAPES, AND ALL PLANT MATERIAL (TREES, SHRUBS, GRASSES, PERENNIALS AND OTHERS). THE AS-BUILT DRAWINGS MUST USE THE BOTANIC NAMES OF SPECIES INSTALLED. THE CONTRACTOR MUST REVIEW THE AS-BUILT DRAWINGS WITH OWNERS REPRESENTATIVE PRIOR TO COMPLETION OF PROJECT.
22. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS UNTIL PROJECT COMPLETION AS DETERMINED BY THE OWNER'S REP. TURF SHALL BE CONSIDERED FULLY ESTABLISHED WHEN GRASS STANDS COME IN UNIFORM AND THICK, WITH NO BARE OR THIN SPOTS, AND ROOTS HAVE BEGUN TO GROW AND KNIFE TIGHTEN SPACINGS. THE SOIL SHALL BE MEASURED FOR FOUR INCHES RADIAL TO THE MAINTENANCE PERIOD WILL BEGIN ON THE DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION BY OWNER. REQUIRED SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
- 22.1. DAILY WATERING OF ALL PLANT MATERIAL.
- 22.2. WEEDING AND REMOVAL OF ALL WEEDS FROM GROUND COVER AND PLANTING AREAS.
- 22.3. REPLACEMENT OF ANY DEAD, DYING, OR DAMAGED TREES, SHRUBS OR GROUND COVER.
- 22.4. FILLING AND REPLANTING OF ANY LOW AREAS WHICH MAY CAUSE STANDING WATER.
- 22.5. ADJUSTING OF SPRINKLER HEAD HEIGHTS AND WATERING PATTERNS.
- 22.6. FILLING AND RE-COMPACTING OF ERODED AREAS, ALONG WITH ANY REQUIRED RE-SEEDING AND/OR RE-PLANTING.
- 22.7. GRASS SHALL BE MOWED WHEN BLADES REACH THREE (3) INCHES TALL. NO MORE THAN ONE THIRD (1/3) OF THE BLADE SHALL BE REMOVED PER CUTTING. CUTTING FREQUENCY SHALL BE ONCE EVERY FIVE (5) TO SEVEN (7) DAYS.
- 22.8. WEEKLY REMOVAL OF ALL TRASH, LITTER, CLIPPINGS AND ALL FOREIGN DEBRIS.
23. CONTRACTOR TO FERTILIZE TREES, SHRUBS, PERENNIALS AND GRASSES WITH MILLERS A TO Z MIX ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
24. PLANT QUALITY AT OR BELOW THE SOIL LINE:
- 24.1. A MINIMUM OF THREE STRUCTURAL ROOTS REASONABLY DISTRIBUTED AROUND THE TRUNK SHALL BE FOUND IN EACH PLANT. PLANTS WITH STRUCTURAL ROOTS ON ONLY ONE SIDE OF THE TRUNK (J ROOTS) SHALL BE REJECTED.
- 24.2. THE ROOT CROWN MUST NOT BE MORE THAN TWO INCHES BELOW THE SOIL LINE. THE TOP TWO STRUCTURAL ROOTS SHALL BE NO MORE THAN THREE INCHES BELOW THE SOIL LINE WHEN MEASURED FOUR INCHES RADIAL TO THE TRUNK. THE TOP OF THE OTHER STRUCTURAL ROOT SHALL BE NO GREATER THAN FIVE INCHES BELOW THE SOIL LINE WHEN MEASURED FOUR INCHES RADIAL TO THE TRUNK. THE GROWER MAY REQUEST A MODIFICATION TO THIS REQUIREMENT FOR SPECIES WITH ROOTS THAT RAPIDLY DESCEND, PROVIDED THAT THE GROWER REMOVES ALL CIRCLING ROOTS ABOVE THE STRUCTURAL ROOTS ACROSS THE TOP OF THE STRUCTURAL ROOTS.
- 24.3. THE ROOT SYSTEM SHALL BE REASONABLY FREE OF ROOT DEFECTS INCLUDING POTENTIALLY STEM-GIRDLING ROOTS ABOVE THE ROOT COLLAR AND MAIN STRUCTURAL ROOTS, VERTICAL ROOTS

AND/OR KINKED ROOTS FROM NURSERY PRODUCTION PRACTICES, INCLUDING ROOTS ON THE INTERIOR OF THE ROOT BALL.

- 24.3.1. REASONABLE AND REASONABLY - WHEN USED IN THIS SPECIFICATION RELATIVE TO PLANT QUALITY - ARE INTENDED TO MEAN THAT THE CONDITIONS CITED WILL NOT AFFECT THE ESTABLISHMENT OR LONG-TERM STABILITY, HEALTH, OR GROWTH OF THE PLANT. THIS SPECIFICATION RECOGNIZES THAT IT IS NOT POSSIBLE TO PRODUCE PLANTS FREE OF ALL DEFECTS AND THAT SOME DECISIONS CANNOT BE TOTALLY BASED ON MEASURED FINDINGS. SO PROFESSIONAL JUDGEMENT IS REQUIRED. IN CASES OF DIFFERING OPINION, THE LANDSCAPE ARCHITECT SHALL DETERMINE WHEN CONDITIONS WITHIN THE PLANT ARE JUDGED AS REASONABLE.
- 24.3.2. THE FINAL PLANT GROWER SHALL BE RESPONSIBLE FOR CERTIFYING THAT THE PLANTS HAVE BEEN ROOT PRUNED AT EACH STEP IN THE PLANT PRODUCTION PROCESS TO REMOVE STEM-GIRDLING ROOTS AND KINKED ROOTS, OR SHALL ENSURE THAT THE PREVIOUS LINER PRODUCTION SYSTEM USED OTHER PRACTICES THAT PRODUCE A ROOT SYSTEM THROUGHOUT THE ROOT BALL THAT MEETS THESE SPECIFICATIONS. REGARDLESS OF THE WORK OF PREVIOUS GROWERS, THE PLANT'S ROOT SYSTEM SHALL BE THE BASIS FOR THE FINAL PRODUCTIONS STAGE TO PRODUCE THE REQUIRED PLANT ROOT QUALITY. THE FINAL GROWER SHALL CERTIFY IN WRITING THAT ALL PLANTS ARE REASONABLY FREE OF ROOT DEFECTS AS DEFINED IN THIS SPECIFICATION AND THAT THE TREE HAS BEEN GROWN AND HARVESTED TO PRODUCE A PLANT THAT MEETS THESE SPECIFICATIONS.
- 24.4. ALL PLANTS MAY BE INSPECTED AT THE SUPPLIER'S NURSERY. THE LANDSCAPE ARCHITECT MAY MAKE INVASIVE INSPECTION OF THE ROOT BALL AS NEEDED TO VERIFY THAT PLANTS MEET THE REQUIREMENTS. INSPECTIONS OF CONTAINER TREES MAY REQUIRE RANDOM CUTTING INTO THE INTERIOR ROOT BALL OF A REPRESENTATIVE BUT NOT FEWER THAN TWO TREES OF EACH TYPE OF TREE IN A CONTAINER AT EACH SOURCE FOR THE INSPECTION. INSPECTIONS SHOULD BE CONSIDERED A CONTAINER TREE UNSUITABLE FOR PLANTING. FINDINGS OF THE ROOT INSPECTIONS SHALL BE CONSIDERED AS REPRESENTATIVE OF ALL TREES OF THAT TYPE FROM THAT SOURCE.
- 24.5. CONTAINER-GROWN PLANTS, IN ADDITION TO THE ABOVE REQUIREMENTS, SHOULD COMPLY WITH THE FOLLOWING:
 - 24.5.1.1. CONTAINER-GROWN PLANTS MAY BE PERMITTED ONLY WHEN INDICATED ON THE DRAWING OR THIS SPECIFICATION.
 - 24.5.2. CONTAINER-GROWN STOCK SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO BE DEVELOPED.
 - 24.6. SUFFICIENTLY TO HOLD ITS POTTING MEDIUM TOGETHER BUT NOT SO LONG AS TO HAVE DEVELOPED ROOTS THAT ARE MATTED OR CIRCULAR AROUND THE EDGE OR INTERIOR OF THE ROOT MASS. PLANTS SHALL HAVE BEEN ROOT PRUNED AT EACH CHANGE IN CONTAINER SIZE.
 - 24.6.1. PLANTS THAT FAIL TO MEET ANY OF THE ABOVE REQUIREMENTS SHALL BE MODIFIED TO CORRECT DEFICIENCIES IF APPROVED BY THE LANDSCAPE ARCHITECT. MODIFICATION SHALL INCLUDE THE FOLLOWING:
 - 24.6.1.1. SHAVING ALL CIRCILING ROOTS ON THE EXTERIOR OF THE ROOT MASS DEEP ENOUGH SO THAT ALL CIRCILING ROOT ENDS ARE ROUGHLY RADIAL TO THE TRUNK.
 - 24.6.1.2. REMOVAL OF ALL ROOTS ABOVE THE TOP OF THE MAIN STRUCTURAL ROOTS AND TRUNK FLARE INCLUDE ANY ROOTS THAT ARE IMPRINTS FROM PREVIOUS SMALLER CONTAINERS. (THE ABOVE MODIFICATIONS SHALL NOT BE CAUSE TO ALTER THE WARRANTY PROVISIONS OF THIS SPECIFICATION.)

TREE STAKING:

31. LANDSCAPE CONTRACTOR TO PROVIDE BID TO STAKE UP TO 50% OF TREES.
32. THE OWNER/OWNERS REPRESENTATIVE SHALL HAVE THE AUTHORITY TO REQUIRE THAT TREES ARE STAKED OR RIGGED TO REMOVE ALL ALTERNATIVE WAYS TO STAKING THE TREE.
33. TREES THAT REQUIRE HEAVILY MODIFIED ROOT BALL TO MEET THE ROOT QUALITY STANDARDS MAY BECOME UNSTABLE. THE OWNER/OWNERS REP MAY CHOOSE TO REJECT THESE TREES RATHER THAN UTILIZE STAKING TO TEMPORARILY SUPPORT THE TREE.
34. STAKES SHALL BE LODGE POLE STAKES FREE OF KNOTS AND OF DIAMETERS AND LENGTHS APPROPRIATE TO THE REQUIRED STAKING AND TO ADEQUATELY SUPPORT THE PLANT.
35. PLANTS SHALL STAND PLUMB AFTER STAKING REMOVE TREE STAKING AFTER THE FIRST FULL GROWING SEASON UNLESS DIRECTED BY THE OWNER/OWNERS REP.

MULCH:

36. ALL PLANTER BEDS ARE TO RECEIVE MULCH ACCORDING TO PLANS. SEE PLANS FOR TYPE AND DEPTH.
37. PRIOR TO PLACEMENT OF WEED FABRIC, TREAT AREAS WITH PRE-EMERGENT HERBICIDE ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
- WEED FABRIC:**
38. AREAS TO RECEIVE WEED BARRIER FABRIC INCLUDE PLANTER BEDS AND GRAVEL AREA. CONTRACTOR TO INSTALL DEWITT PRO 5 WEED FABRIC. CONTRACTOR TO INSTALL WEED BARRIER PER MANUFACTURERS RECOMMENDATIONS INCLUDING THE USE OF STAPLES AS OFTEN AS RECOMMENDED.

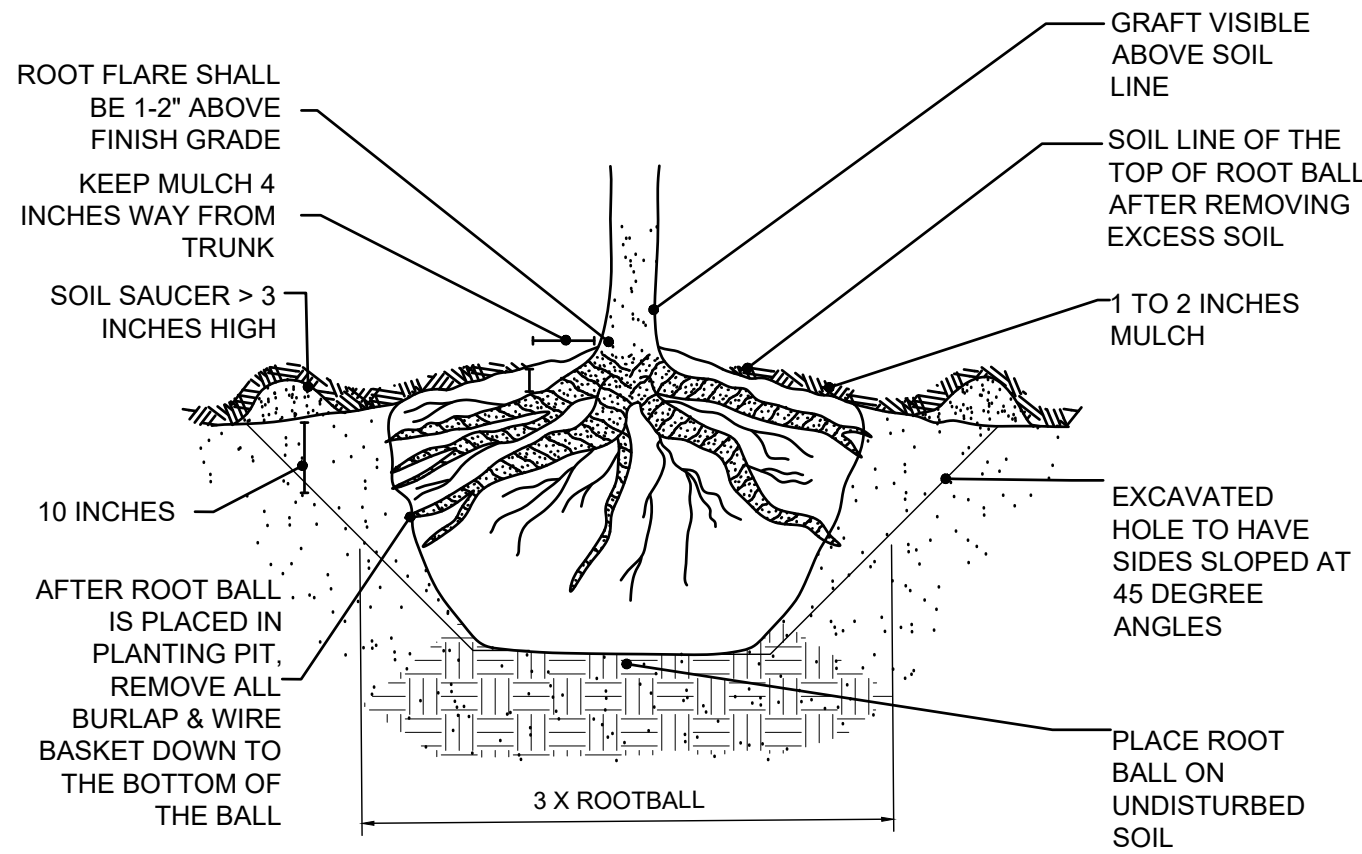
WEED FABRIC:

38. AREAS TO RECEIVE WEED BARRIER FABRIC INCLUDE PLANTER BEDS AND GRAVEL AREA. CONTRACTOR TO INSTALL DEWITT PRO 5 WEED FABRIC. CONTRACTOR TO INSTALL WEED BARRIER PER MANUFACTURERS RECOMMENDATIONS INCLUDING THE USE OF STAPLES AS OFTEN AS RECOMMENDED.
- EDGING:**
39. WHERE A PLANTER BED ABUTS A GRASS TURF AREA OR GRAVEL CONTRACTOR SHALL INSTALL 6" DURA-EDGE BLACK METAL EDGING IF NOT OTHERWISE SPECIFIED IN PLAN.

MAINTENANCE & WARRANTIES:

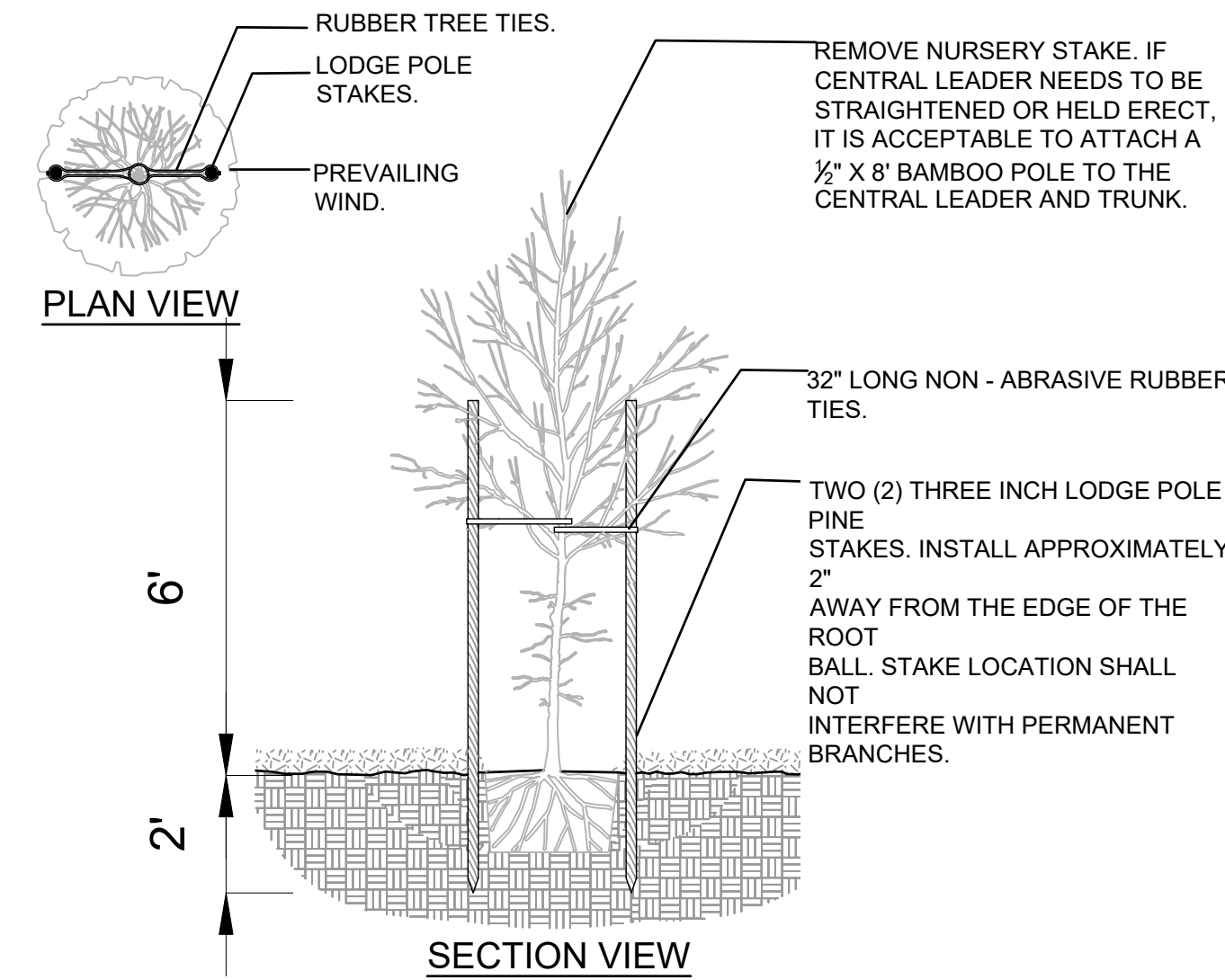
40. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE TREES, PLANTER BEDS (INCLUDING WEEDING), SHRUB PRUNING, WATERING THE PLANTS AND IRRIGATION SYSTEM FOR THE DURATION OF THE CONSTRUCTION PERIOD.
41. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE FOR 90 DAYS POST THE FINAL INSPECTION. THE MAINTENANCE IS TO INCLUDE: WEEDING PLANTER BED AREAS, SPRAYING THE SOQ AREAS FOR WEEDS AND FERTILIZATION (1 APPLICATION AFTER INITIAL APPLICATION), MOWING, TRIMMING, AND IRRIGATION REPAIRS.
42. ALL SHRUBS AND GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL TREES SHALL BE GUARANTEED BY THE CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND FINAL ACCEPTANCE.
43. THE ONLY CONDITIONS WHICH RELIEVE THE CONTRACTOR FROM THE GUARANTEE OF PLANT MATERIALS AS DESCRIBED ABOVE ARE THOSE WHICH CAN BE SHOWN ARE A DIRECT RESULT OF IMPROPER CARE OR DAMAGE BY OTHERS DURING THE GUARANTEE PERIOD AND DURING THE GUARANTEE PERIOD.
44. THE CONTRACTOR, WITHIN FIFTEEN (15) DAYS AFTER RECEIVING WRITTEN NOTIFICATION BY THE OWNERS REP, SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS WHICH FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS, AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL MATERIALS.

SUGGESTED APPLICATION RATES								
Agrifilm® 21-gal Tablets (SKU# E90029, G90036) (*Available in Canada SKU# E98355)								
		Tree / Shrub Container Size						
	1 gal	2 gal	3 gal	5 gal	7 gal	15 gal	24" box	
Installation	1 to 2	2 to 3	2 to 3	3 to 5	3 to 5	7 to 10	15 to 24	
Maintenance Rates for Established Plantings: (Plant Height or Spread)								
	18" or less	18-36"	36-54"	4.5-6 ft.	6-7.5 ft.	7.5-9 ft.	Each additional 18"	
Slow Growing	1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	add 1	
Fast Growing	2	2 to 4	4 to 6	6 to 8	8 to 10	10 to 12	add 1	
Agrifilm® 10-gal Tablets (SKU# E90085, G90085) Application Rate for Well-Rooted Liners (Quant to gallon size) 1 to 2 tablets for each plant								
Agrifilm® 5-gal Tablets (SKU# E90915, G90915) Application Rate for Small Ground Cover/Perennials (Quant size or smaller) 1 tablet for each plant								
Always refer to label instructions before application								

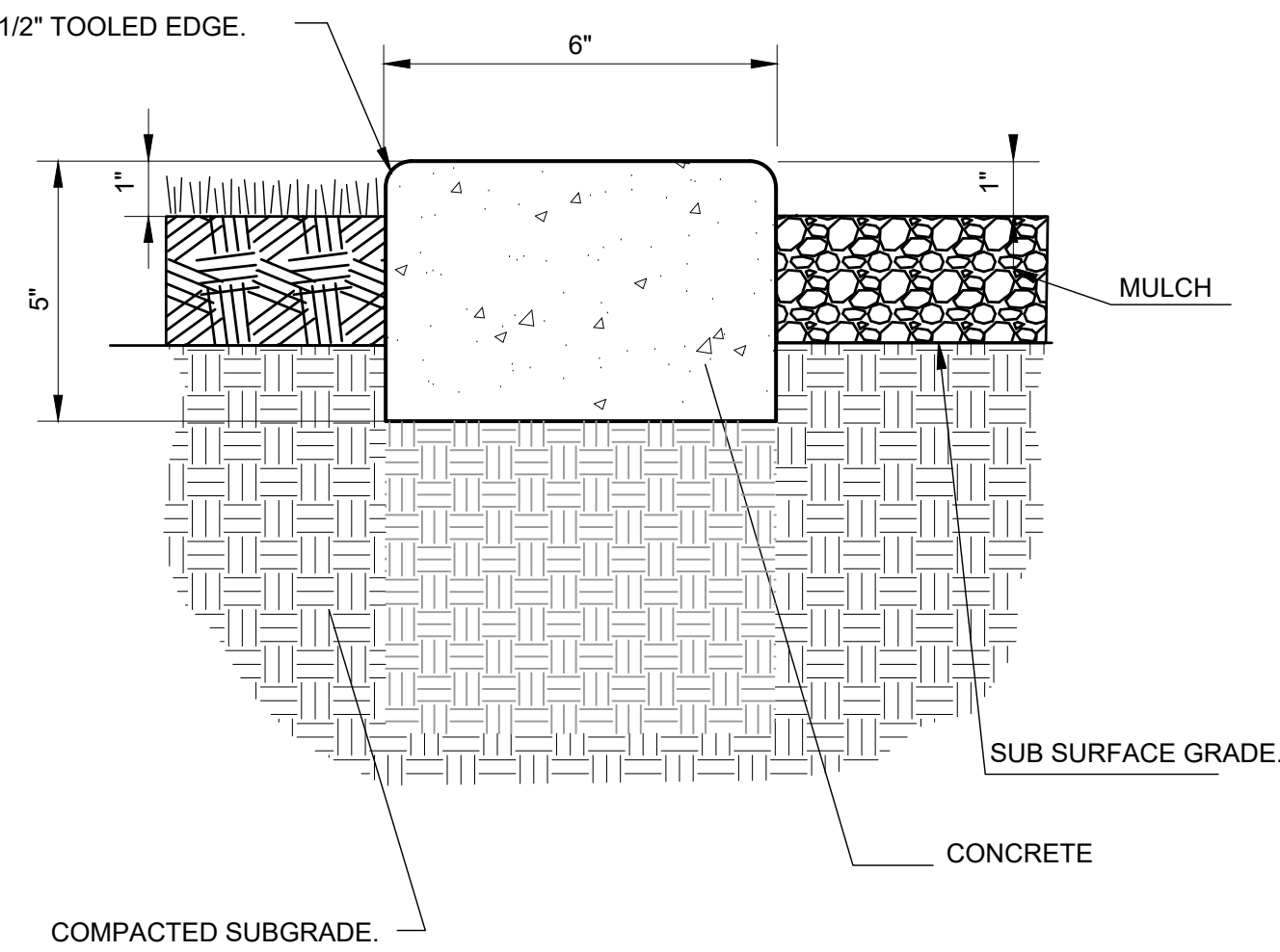


NOTE: TREES PLANTED WITHIN TURF AREAS SHALL BE PLANTED IN A CIRCLE WITH A DIAMETER OF 3 FEET WHERE NO TURF SHALL BE PLANTED MULCH, SUCH AS SOIL PREP OR OTHER BARK MULCH, SHALL BE INSTALLED IN THIS CIRCLE UP TO FOUR (4) INCHES AWAY FROM THE TREE TRUNK.

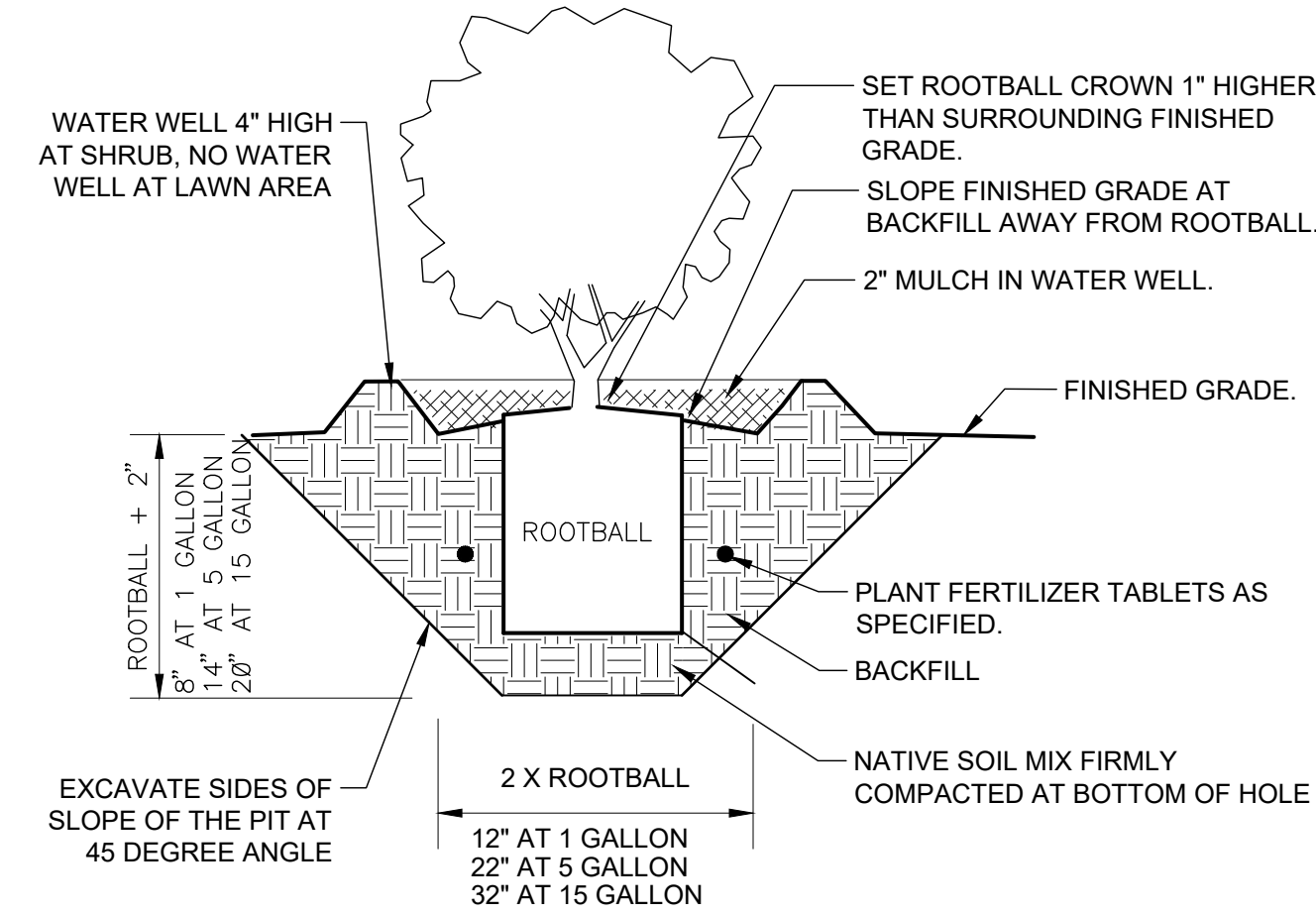
② TYPICAL TREE B&B PLANTING DETAIL



② TREE DOUBLE STAKING



1 AGRIFORM 20-10-5 PLANTING TABLETS



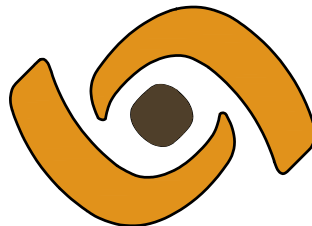
4 SHRUB PLANTING



⑤ 6"X6" CONCRETE MOW STRIP



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AN SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.



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SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

25-108 NATIONAL GMC
ADDITION
629 E 1000 S
AMERICAN FORK, UT 84003

AMERICAN FORK, UT 84003

[illegible]

PROJECT #:	25-108
DRAWN BY:	SB
REVIEWED BY:	JH
ISSUED:	08.13.26



DETAILS

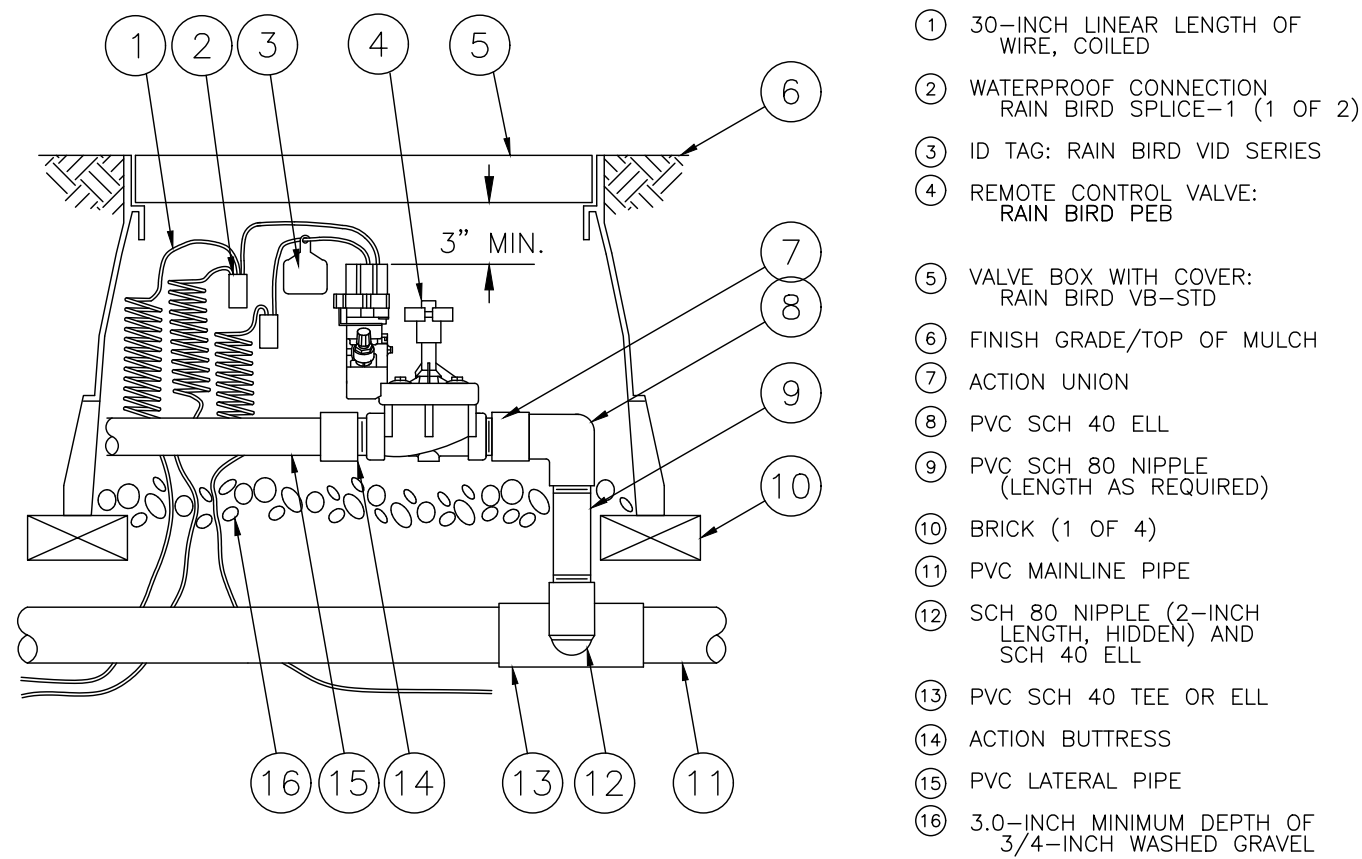
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IRRIGATION NOTES & SPECIFICATIONS

1. IRRIGATION PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS ONLY, UNLESS NOTED OTHERWISE. REFER TO THE IRRIGATION LEGEND, DETAILS, AND SPECIFICATIONS FOR EQUIPMENT AND INSTALLATION. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER INSTALLATION DETAILS.
2. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF IRRIGATION POINT OF CONNECTION (POC) AND THE STATIC WATER PRESSURE AT THAT LOCATION PRIOR TO BEGINNING ANY IRRIGATION WORK. IF THE LOCATION OR WATER PRESSURE IS DIFFERENT THAN THAT EXPRESSED BY THE DRAWINGS, OR IF THE PRESSURE APPEARS TO BE UNUSUALLY HIGH OR LOW, THE CONTRACTOR SHALL CONTACT THE OWNER'S REP. IMMEDIATELY. **THE DESIGN PRESSURE IS 70 PSI.**
3. ALL IRRIGATION PIPES THREE(3) INCHES AND LARGER ARE TO HAVE DUCTILE IRON MECHANICAL JOINT RESTRAINTS AND FITTINGS
4. CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO WORK OF THIS SECTION.
5. PIPE FITTINGS SHALL BE AS FOLLOWS:
- 5.1. ALL RISERS AND EXPOSED FITTINGS SHALL BE P.V.C. SCHEDULE 40.
- 5.2. ALL UNDERGROUND FITTINGS SHALL BE P.V.C. SCHEDULE 40.
6. IRRIGATION CONTROL WIRES SHALL CONFORM TO THE FOLLOWING
- 6.1. ALL WIRE SHALL BE TYPE UF, 600 VOLT, SOLID COPPER, WIRE SHALL BE DIRECT BURIAL TYPE. GROUND WIRE SHALL BE: 14 GAUGE WHITE. SPARE GROUND WIRE SHALL BE 14 GAUGE BLUE. MULTI-STRAND WIRE SHALL BE 18 GAUGE AND CONTRACTOR SHALL INSTALL 3 SPARES PER CONTROLLER. ALL SPLICES AND CONNECTIONS SHALL BE WATER-TIGHT. ALL WIRES SHALL BE INSTALLED WITH TWO (2) FEET OF EXCESS WIRE (COILED) AT THE END OF EACH WIRE RUN, WIRE SPLICE, AND AT EACH CONTROLLER.
- 6.2. CONTROL WIRE SHALL BE BUNDLED EVERY 10' AND PLACED ADJACENT TO MAIN LINE. ALL WIRE SPLICES SHALL BE LOCATED IN VALVE BOXES. DO NOT TAPE WIRE TO PIPE.
7. BACK FLOW PREVENTION DEVICES SHALL BE LOCATED AS INDICATED ON THE SCHEDULE. WILKINS 375 RPZ BLACK AND INSTALLED PER MANUFACTURER'S RECOMMENDATION AND LOCAL CODES.
8. MANUAL DRAIN VALVES SHALL BE PLACED ON THE MAIN LINE IN LOW SPOTS. ALL MANUAL DRAINS SHALL BE PLACED IN SEPARATE VALVE BOXES PER INSTALLATION DETAILS.
9. ALL POP-UP SPRAY SPRINKLERS SHALL CONFORM TO THE FOLLOWING UNLESS SPECIFIED IN PLAN:
- 9.1. SPRINKLERS LOCATED IN GRASS AREAS SHALL BE PER PLAN.
- 9.2. SPRINKLERS LOCATED IN PLANTING BEDS SHALL BE SIX (6) INCHES IN HEIGHT.
10. ALL PRESSURE MAIN LINES SHALL HAVE MINIMUM TWENTY-FOUR (24) INCHES OF COVER, AND ALL LATERAL LINES SHALL BE HAVE FOURTEEN (14) INCHES OF COVER. TRENCH BEDDING AND BACKFILL MATERIAL SHALL BE EXISTING SITE SOIL FREE OF ROCKS, DEBRIS, ETC. GREATER THAN ONE (1) INCH IN ANY DIMENSION THAT MAY DAMAGE IRRIGATION PIPE OR EQUIPMENT. IN THE EVENT OF BACKFILL SETTLEMENT, CONTRACTOR SHALL PERFORM REQUIRED REPAIRS AT HIS OWN COST.
11. WHERE POSSIBLE, ALL AUTOMATIC CONTROL VALVES SHALL BE LOCATED WITHIN SHRUB AREAS. ALL VALVE BOXES IN PLANTING BEDS ARE TO BE TAN. ALL BOXES WITHIN LAWN TO BE GREEN. THERE SHALL BE ONE VALVE PER BOX, WITH FOUR (4) INCHES OF 3/4" GRAVEL BENEATH THE VALVE. NO VALVE MANIFOLDS SHALL BE ALLOWED. GATE VALVES SHALL BE LOCATED IN SEPARATE VALVE BOXES. WIRE SPLICES SHALL ALSO BE LOCATED IN SEPARATE VALVE BOXES.
12. ALL MAIN LINE AND LATERAL LINES SHALL BE SLEEVED WITH P.V.C. SCHEDULE 40 PIPE. WHERE THEY PASS UNDER PAVED AREAS, SLEEVE SIZE SHALL BE TWICE THE DIAMETER OF THE LINE TO BE SLEEVED UNLESS OTHERWISE NOTED ON THE PLANS. CONTRACTOR SHALL INSTALL A SEPARATE 2" SLEEVE FOR WIRES. VALVE BOXES IN PLANTER BEDS SHALL BE TAN.
13. MAIN LINE SHALL BE INSTALLED IN SAND WITH 6" MINIMUM BELOW AND 6" MINIMUM ABOVE MAIN LINE PIPE. AUTOMATIC CONTROLLERS SHALL BE OF THE SIZE AND TYPE NOTED, AND INSTALLED WHERE INDICATED ON IRRIGATION PLAN. CONTROL WIRES SHALL BE SLEEVED IN ELECTRICAL CONDUIT TO MAINLINE. 120-VOLT ELECTRICAL SERVICE TO CONTROLLERS SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR. COORDINATE THIS WORK WITH ELECTRICAL AND OTHER CONTRACTORS FOR THIS PROJECT.
15. PRIOR TO BACKFILLING IRRIGATION TRENCHES:
- 15.1. ALL MAIN LINES IN THE SYSTEM SHALL BE CAPPED AND PRESSURE TESTED AT 90 P.S.I. FOR A PERIOD OF TWO (2) HOURS. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING THE LEAKING PIPE OR FITTINGS AND INSTALLING NEW MATERIAL IN ITS PLACE. REPEAT PRESSURE TEST TO ASSURE ABSENCE OF LEAKS.
- 15.2. ALL LATERAL LINES SHALL BE PRESSURE TESTED AT DESIGN PRESSURE FOR ONE (1) HOUR. DESIGN PRESSURE FOR THIS PROJECT IS 70 PSI.
- 15.3. THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE OWNER/OWNER'S AUTHORIZED REPRESENTATIVE.
- 15.4. WHERE MAIN LINE WILL BE ALLOWED TO SIT UNCOVERED FOR ANY LENGTH OF TIME IN THE TRENCH PRIOR TO TESTING, SHADE MAIN LINE WITH A THIN COVERING OF SOIL TO MINIMIZE WEATHER-RELATED EXPANSION OR CONTRACTION OF PIPE.
16. IRRIGATION CONTRACTOR SHALL ADJUST ALL HEADS TO PROVIDE A UNIFORM COVERAGE AND TO KEEP SPRAY OFF BUILDINGS, SIDEWALKS, WALLS, PARKING AREAS, DRIVES, AND SIGNS.
17. WHEN THE SPRINKLER SYSTEM IS COMPLETED THE CONTRACTOR SHALL, IN THE PRESENCE OF THE OWNER/OWNER'S AUTHORIZED REPRESENTATIVE, PERFORM A COVERAGE TEST OF WATER PROVIDED TO THE PLANTING AREAS TO ENSURE IT IS CONSISTENT AND UNIFORM.
18. THE CONTRACTOR SHALL FURNISH TO THE OWNER A COMPLETE "AS BUILT" DRAWING ON PAPER AND DIGITAL FILE SHOWING EXACT LOCATIONS OF VALVES, MAIN LINES, VALVES, BACKFLOW, AUXILIARY EQUIPMENT, ISOLATION VALVES, LATERALS, AND HEADS. ALL VALVES MUST BE LABELED INSIDE THE BOX WITH WATER PROOF LABELS.
19. AT THE TIME OF SUBSTANTIAL COMPLETION (DEFINED AS COMPLETE INSTALLATION AND PROPER FUNCTIONING OF IRRIGATION SYSTEM, INSTALLATION OF ALL PLANT MATERIAL INCLUDING STAKING OF ALL TREES, AND PLACEMENT OF SOIL PREP) THE CONTRACTOR SHALL SCHEDULE A WALK THROUGH WITH OWNER TO REVIEW ALL WORK COMPLETED TO DATE AND GENERATE A PUNCH LIST. AT THIS TIME THE WARRANTY PERIOD OF ONE (1) YEAR BEGINS. AFTER SUBSTANTIAL COMPLETION WALK THROUGH, THE CONTRACTOR HAS THIRTY (30) DAYS TO SATISFY ALL ITEMS ON PUNCH LIST.
20. IRRIGATION CONTRACTOR SHALL GUARANTEE THE ENTIRE IRRIGATION SYSTEM TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE BY THE OWNER.
21. CONTRACTOR TO COORDINATE WITH OWNER'S REP. WHEN BLENDING NEW LANDSCAPE WITH EXISTING LANDSCAPE. THIS WILL ALSO INCLUDE VERIFYING SQUARE FOOTAGE OF GRASS AND IRRIGATION ADJUSTMENTS.
22. LANDSCAPE CONTRACTOR TO COORDINATE WITH OWNERS REP AND GENERAL CONTRACTOR THE WATERING OF TREES AND GRASS TO KEEP PLANTS, GRASS AND TREES ALIVE DURING CONSTRUCTION.
23. ALL PARTS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. VALVES INSTALLED MUST HAVE A DOUBLE UNION AND A MINIMUM OF 6" SPACE ON BOTH SIDES OF THE VALVE IN THE VALVE BOX.
24. FOR DRIP IRRIGATION CONTRACTOR MUST PROVIDE ALL PIPING, EMITTERS, PRESSURE REDUCERS PER VALVE, DRAINS, FILTERS AND PARTS NEEDED. ALL TREES GET TWO RAINBIRD DRIPLINE RINGS 1 AT 2' RADIUS AND 1 AT 4' RADIUS. EMITTERS ARE AS FOLLOWS (1) 1 GPH EMITTER PER 1 GALLON PLANT, (1) 2 GPH EMITTER PER 3 OR 5 GALLON SHRUB. ALL 10 GALLON PLANTS RECEIVE 3 (2) GPH EMITTERS.
25. CONTRACTOR MUST PROVIDE THE OWNER WITH AN AS-BUILT IRRIGATION MAP SHOWING LOCATION OF ALL VALVES, MAIN LINE, LATERAL LINES AND AUXILIARY EQUIPMENT.

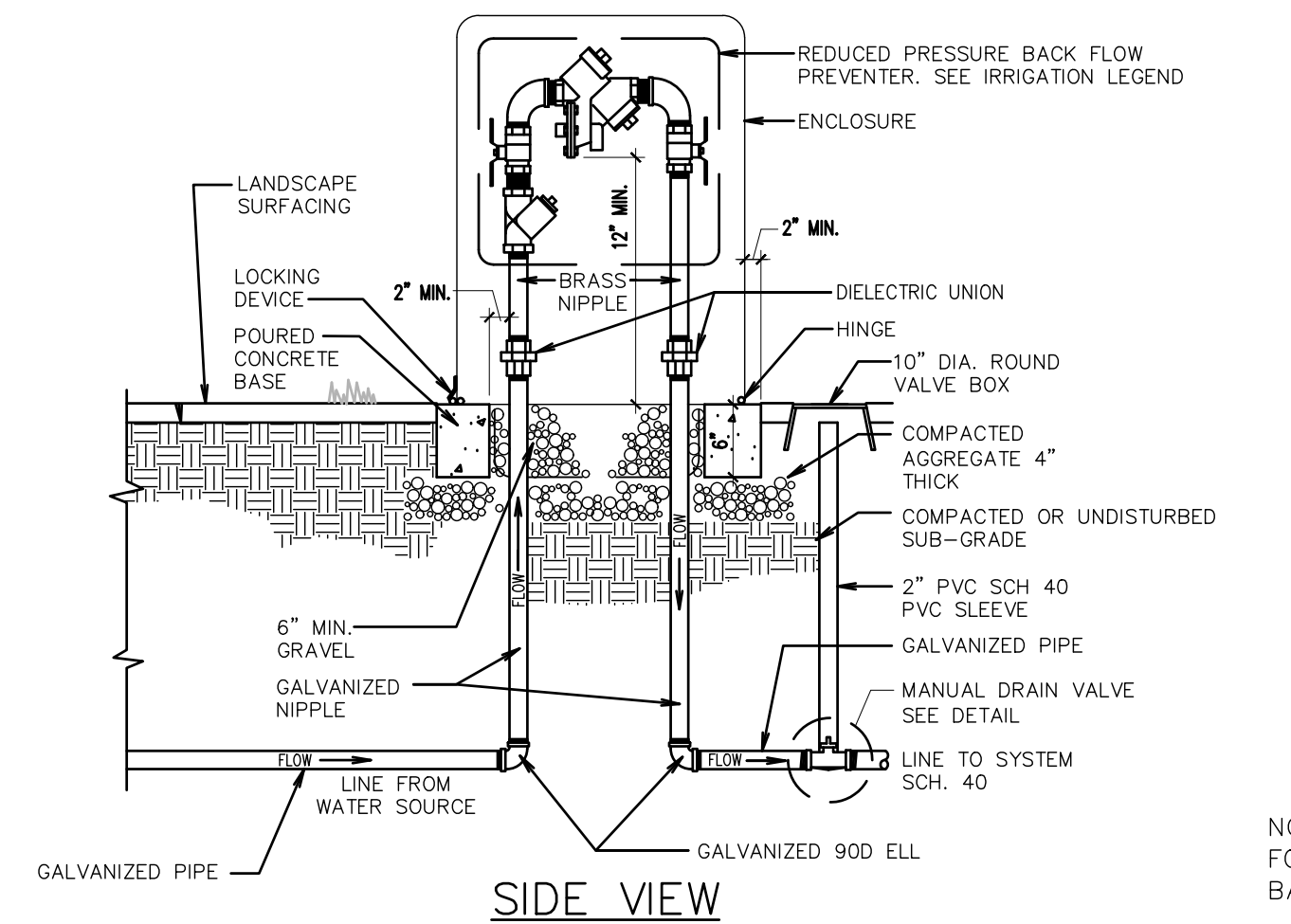
MAINTENANCE AND OPERATIONAL NOTES

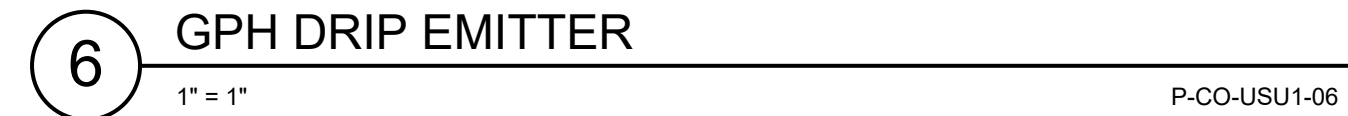
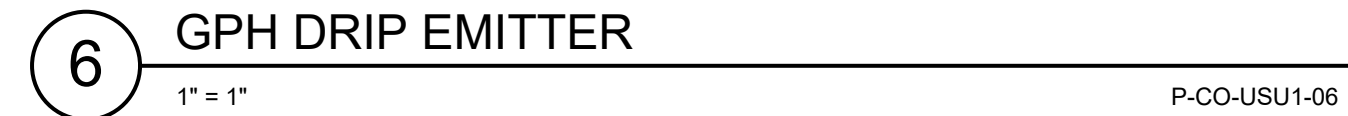
26. THE PURPOSE OF THIS SPRINKLER SYSTEM IS TO PROVIDE ONLY SUFFICIENT WATER TO MAINTAIN PLANT LIFE DURING DRY WEATHER CONDITIONS OR SUMMER SEASONS. TIME CLOCKS SHALL BE READJUSTED CONTINUOUSLY THROUGHOUT THE SEASON, ON A WEEKLY BASIS IF NECESSARY, TO PROVIDE WATER ONLY WHEN THE SOIL IS DRY AT A DEPTH OF FOUR (4) INCHES THE FIRST INITIAL GROWING SEASON AND SIX (6) INCHES THE FOLLOWING YEARS. IF THE GROUND IS MOIST EITHER AT THE SURFACE OR A DEPTH OF FOUR (4) INCHES DURING THE FIRST YEAR AFTER INITIAL PLANT ESTABLISHMENT OR IS MOIST AT A DEPTH OF SIX (6) INCHES THEREAFTER, SHUT THE TIME CLOCKS OFF AND DO NOT APPLY ADDITIONAL WATER UNTIL SOIL HAS BEEN ALLOWED TO DRY. READJUST TIME CLOCK PRIOR TO TURNING VALVES BACK ON. IF RAIN IS FORECAST OR IS EMINENT, ALL IRRIGATION SYSTEMS SHALL BE SHUT OFF AND NOT REACTIVATED UNTIL THE SOIL HAS DRIED TO THE ABOVE DEPTHS.
- IF ANY SUBSURFACE DRAINAGE OR RUN-OFF IS VISIBLE AT LOW AREAS, ACROSS SIDEWALKS OR AT LOWER PORTIONS OF SLOPES, IMMEDIATELY SHUT THE VALVES OFF TO ALLOW THE AREA TO COMPLETELY DRY OUT. IF THIS CONDITION CONTINUES AFTER SUBSEQUENT WATERINGS THE CONTRACTOR SHALL NOTIFY THE OWNER'S REP.
28. INSPECTIONS OF IRRIGATION SYSTEM SHALL BE MADE ON A DAILY BASIS TO OBSERVE AND PROVIDE REPAIRS OR REMEDIES TO THE FOLLOWING UNACCEPTABLE PROBLEMS:
- 28.1. OVER-SPRAY ON SIDEWALKS, STREETS, PAVED AREAS, PARKING AREAS, FENCES, WALLS, SIGNS, BUILDINGS OR STRUCTURES.
- 28.2. DRAINAGE OR RUN-OFF ACROSS SIDEWALKS, PAVING OR STREETS.
- 28.3. DAMAGED OR IMPROPERLY OPERATING HEADS, PIPING, VALVES, CONTROLLERS OR OTHER IRRIGATION EQUIPMENT.
29. CONTRACTOR TO PROVIDE 2 HOURS OF TRAINING TO OWNER AT END OF PROJECT REGARDING OPERATION FOR IRRIGATION SYSTEM. CONTRACTOR WILL SHOW OWNER HOW TO OPERATE THE FOLLOWING: STOP AND WASTE VALVE, BACKFLOW VALVE, CONTROLLER, AND REMOTE CONTROL VALVES.



1 RAINBIRD PEB PLASTIC VALVE

328406.13-08



[illegible]

PROJECT #:	25-108
DRAWN BY:	SB
REVIEWED BY:	JH
ISSUED:	08.13.26



DETAILS

L303

Next Step

Proceed to the Development
Review Committee on
08/31/2026



American Fork City
Development Review
Committee

No comments

Engineering Division
Reviewed
rburkhill 08/26/2026

National GMC - 2025 Drainage Report

August 13, 2026

Project Number 25-108

Project Address:

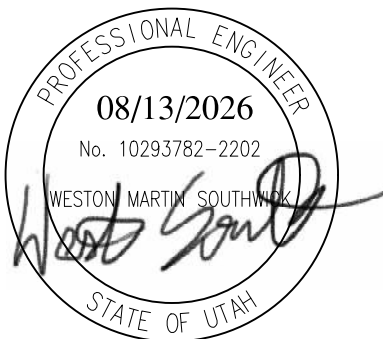
629 East 1000 South
American Fork, UT 84003

Prepared By:



civilsolutionsgroup inc.

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Re-Submittal Acknowledgment Statement

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

AO [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.

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

AO [Applicant Initial] This is the 4th [Ex: 1st] complete re-submittal of the subdivision constituting the start of the 4th [Same Number] Review Cycle.

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www.CivilSolutionsGroup.net

PROJECT DESCRIPTION

National GMC is an existing car dealership facility located at 629 East 1000 South in American Fork, Utah. The parcel on which this project will be developed contains approximately 4.7 acres. The parcel is situated southwest of and adjacent to I-15 between a Ken Garff car dealership to the northwest and Germaine Marine boat dealership to the southeast. Across Auto Mall Dr. to the southwest is a vehicle maintenance facility associated with the aforementioned Ken Garff dealership.

The project will consist of expanding the existing building on the site. It will also include expanding, reconstructing, and reconfiguring the existing parking lot surrounding the building.

EXISTING SITE DRAINAGE CONDITIONS/FACILITIES

The existing parcel was originally subdivided and developed in the 1990s as a car dealership. A comparison between the record drawings of the site and the survey performed by CSG indicate it is likely that additional improvements, particularly to the storm drain system, were made since the original development.

Catch basins have been installed in various locations across the site to collect runoff and route it via pipe network to an existing basin in the southern part of the subdivision, and thence into the city storm drain system. The basin was designed in the original development to collect runoff from the entire subdivision.

The existing site generally slopes southward. There is approximately 8 vertical feet of elevation change from north to south. The geotechnical investigation on the site performed by CSG found groundwater generally sits at approximately 4525.60', and the historical high groundwater mark sits at approximately 4527.50'. For reference, the rim of the southern most storm drain structure on site sits at 4529.64'.

OFF-SITE DRAINAGE IMPACT

The survey found two pipe inverts, a 6" and a 4", connecting into one of the existing storm drain catch basins from the direction of I-15. The other end of these pipes was not found on or near the site. It is assumed that these pipes originally provided drainage for the unmaintained strip between the site and I-15, but were abandoned due to I-15 expansions which have occurred since the site was originally developed.

There are no other apparent existing drainage facilities that discharge to or cross through the project site. Existing runoff impact to the site is assumed to be minimal and negligible.

DRAINAGE DESIGN REQUIREMENTS

Per Section 15.01.150 of the American Fork City Municipal Code, "The drainage plan shall include an analysis of potential drainage problems, along with a proposal indicating how the surface water will be disposed of. Detention basins may be required to alleviate the impact on existing drainage facilities". The site was evaluated to determine whether the proposed improvements will cause a significant impact on existing drainage facilities, and whether additional storage facilities are feasible.

Section 4.2.5.1.2 of the Small MS4 General UPDES Permit (UTR090000) establishes that a greater than 10% increase in impervious surface area in a project will result in a significant increase in runoff which

must be managed on-site. The table below tabulates and compares the impervious areas of this project before and after development.

Predev. Imperviousness %	78.2%
Postdev. Imperviousness %	86.1%
Change in Imperviousness %	7.9%

Because the increase in imperviousness is less than 10%, the increase in runoff is not expected to be significant and construction of additional storage facilities shall not be required by the Small MS4 General UPDES Permit.

The proposed improvements on site will result in the demolition of existing shallow depressions in the landscaped area on the south side of the site which may be considered stormwater storage basins. Mitigating the loss of this volume will require constructing additional storage facilities.

Due to limited landscape area and existing underground utilities, new storage facilities must be designed as an underground storage system. Retention of any kind will be infeasible because of the presence of high groundwater. The underground storage system will be designed as detention-only with an impermeable liner. Where it is likely the system will have conflict with groundwater, it must be sufficiently heavy to avoid hazards due to buoyancy forces.

PROPOSED DRAINAGE FACILITIES

The proposed site development is intended to route surface storm runoff to inlet structures in the pavement and the curbs, and to associated pipe reaches. The storm drain pipe network will direct flows to the underground detention system and to the existing storm drain facilities. Controlled discharge from the underground detention system will be routed via pipe that will connect to the existing storm drain facilities in the southern part of the subdivision.

The proposed storm drain facilities will be designed to match or exceed the capacity of the existing depressions to be removed which may be considered storage basins. Surface overflow is not expected for storms less than or equal to the 100-year event. For storm events with greater precipitation than the 100-year event, some localized surface ponding associated with low-points should be expected. Surface overflow will be to the south into the existing storm drain facilities.

IMPACT TO CITY STORM DRAIN SYSTEM

It is not expected that the project will present a significant impact to the city system. To minimize any potential impact to the existing subdivision storage facilities the proposed detention facilities will include flow controls required to limit discharge from the tributary area to a maximum of 0.2 cfs/acre.

The maximum release rate for this site has been previously established in conjunction with the design and construction of the downstream storm drain system and regional detention facility.

HYDROLOGY MODEL(S)

A hydrologic model for the site was not developed as the proposed improvements do not constitute a significant impact to the existing storm drain facilities. The volumes of existing depressions to be removed have been estimated before and after development in a cut-fill analysis (see Appendices).

LID Volume

It is infeasible to retain the Low Impact Development (LID) treatment volume due to high groundwater.

SUB-BASINS AND STORAGE SYSTEMS

The proposed development will be subdivided into two sub-basins, each with its own facilities to manage runoff. They have been denoted as the North Sub-Basin and South Sub-Basin. Discussion related to each of these facilities follows.

NORTH SUB-BASIN

The North Sub-Basin will consist only of pipe network routing runoff to the existing storage facilities.

SOUTH SUB-BASIN

The South Sub-Basin will consist of pipe network routing runoff to the proposed underground detention facility, thence routing controlled discharge to the existing stormwater facilities in the southern part of the subdivision. The proposed facility will consist of StormTech Chambers (SC-310 units) and associated end caps, stone backfill, etc. The facility will have a storage volume greater than or equal to the combined volume of any demolished depressions which may be considered storage basins.

The South Sub-Basin outlet control will be accommodated via an orifice plate with a circular opening of 4.37" diameter (15.00 sq in). The outflow when the proposed detention facility is at capacity will be restricted to 0.76 cfs. The outflow will discharge to the south, pass through a water quality treatment device, and enter the existing subdivision storm drain system.

The proposed detention facility is expected to have a minimum storage capacity of 1,869 cf. The proposed capacity will be 1,931 cf.

PROPOSED STORM DRAIN

The site will collect surface runoff in curb inlet structures and area drain structures and then route collected flows via storm drain pipe system(s). Where existing downstream pipes are 15" or larger in diameter, the minimum pipe diameter for the site will be 15". Where existing downstream pipes are smaller than 15" in diameter, the minimum pipe diameter will match the size of the downstream pipe. Pipes collecting only roof drains may be as small as 6".

The pipe system size, slopes, and configuration will be sufficient to handle the 25-Year storm event. The storm drain collection system routes collected runoff flows to proposed and existing stormwater storage facilities. Flows in excess of the 25-Year event will run overland to the existing stormwater storage facilities.

Stormwater treatment for the site has been provided by installing Snouts on storm drain structures prior to detention/infiltration storage systems and outfalls, complying with the design and structural BMP guidelines set forth in the American Fork City Storm Water Technical Manual (May 2008).

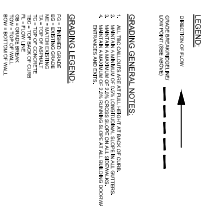
SUMMARY/CONCLUSION

The National GMC development hydrologic evaluation has been conducted according to the requirements of the American Fork Storm Water Technical Manual, Updated May 2008.

The proposed drainage system, as discussed above, should be adequate to accommodate the required storm event hydrology. Outflow to the American Fork City system will be mitigated to the required limits. Localized on-site surface ponding should be expected, especially during high precipitation events (events exceeding the 10-Year return interval).

APPENDIX A

HYDROLOGY & HYDRAULIC EXHIBIT



L



PROJECT: NATIONAL GMC ADDITION
DATE: 10/20/2023
DRAWN BY: J. SMITH
CHECKED BY: J. SMITH
SCALE: AS SHOWN

PROJECT CONSULTANTS

ARCHITECT: J. SMITH
ENGINEER: J. SMITH
LANDSCAPE ARCHITECT: J. SMITH
PLUMBING: J. SMITH
ELECTRICAL: J. SMITH
MECHANICAL: J. SMITH
GENERAL CONTRACTOR: J. SMITH

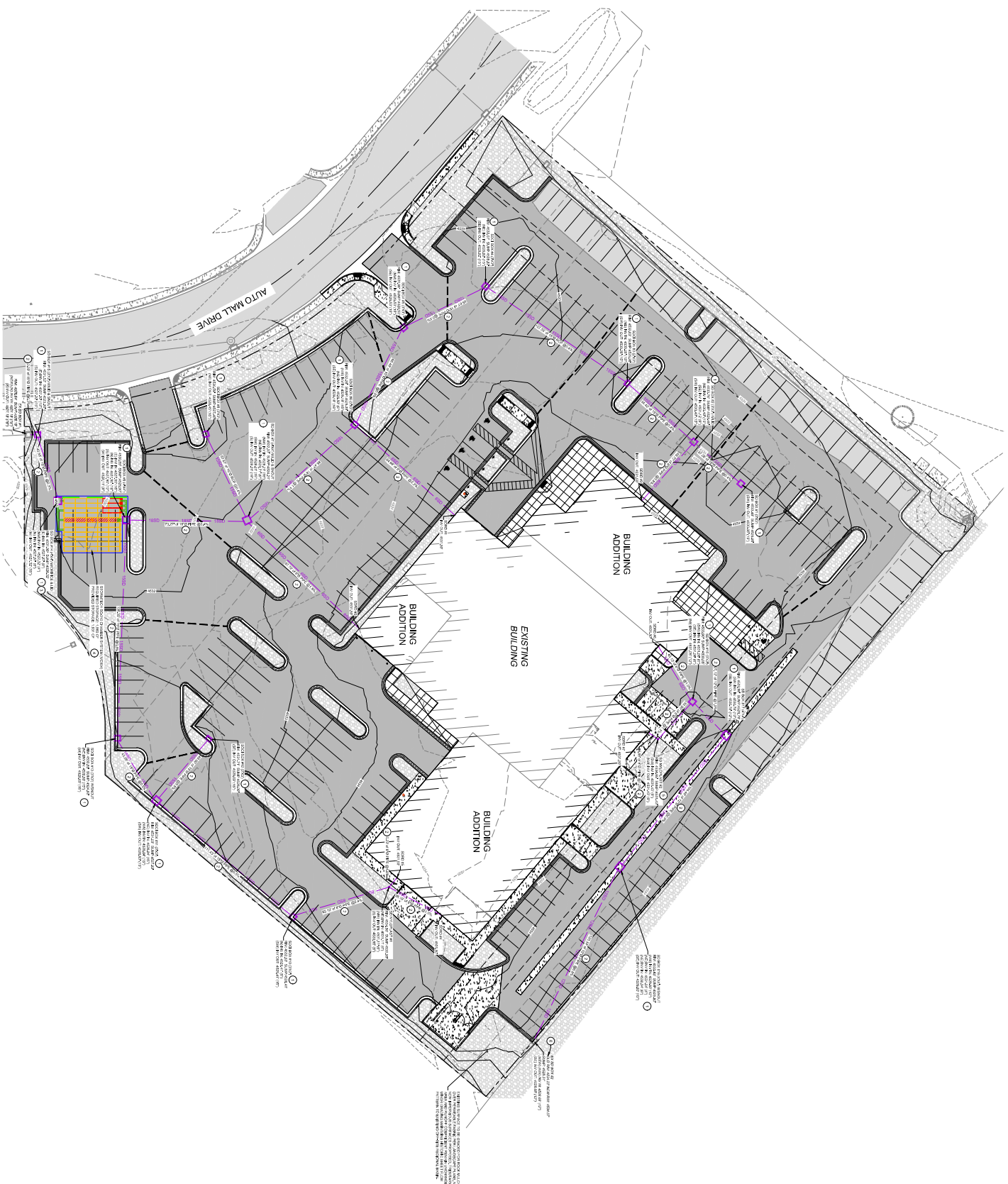
- STORM WATER SHEET AND NOTES**
1. THIS SHEET IS A PART OF THE PROJECT AND SHALL BE USED IN CONJUNCTION WITH THE OTHER SHEETS OF THE PROJECT.
 2. THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBSTACLES TO THE PROPOSED DRAINAGE SYSTEM.
 3. THE DRAINAGE SYSTEM IS DESIGNED TO DRAIN THE ROOF AND PAVED AREAS OF THE PROJECT.
 4. THE DRAINAGE SYSTEM IS DESIGNED TO DRAIN THE ROOF AND PAVED AREAS OF THE PROJECT.
 5. THE DRAINAGE SYSTEM IS DESIGNED TO DRAIN THE ROOF AND PAVED AREAS OF THE PROJECT.
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 9. THE DRAINAGE SYSTEM IS DESIGNED TO DRAIN THE ROOF AND PAVED AREAS OF THE PROJECT.
 10. THE DRAINAGE SYSTEM IS DESIGNED TO DRAIN THE ROOF AND PAVED AREAS OF THE PROJECT.

DRAINAGE LEGEND

- 1. DRAINAGE SYSTEM
- 2. DRAINAGE SYSTEM
- 3. DRAINAGE SYSTEM
- 4. DRAINAGE SYSTEM
- 5. DRAINAGE SYSTEM
- 6. DRAINAGE SYSTEM
- 7. DRAINAGE SYSTEM
- 8. DRAINAGE SYSTEM
- 9. DRAINAGE SYSTEM
- 10. DRAINAGE SYSTEM

DRAINAGE SYSTEM NOTES

1. THE DRAINAGE SYSTEM IS DESIGNED TO DRAIN THE ROOF AND PAVED AREAS OF THE PROJECT.
2. THE DRAINAGE SYSTEM IS DESIGNED TO DRAIN THE ROOF AND PAVED AREAS OF THE PROJECT.
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10. THE DRAINAGE SYSTEM IS DESIGNED TO DRAIN THE ROOF AND PAVED AREAS OF THE PROJECT.



NATIONAL GMC
ADDITION

629 E 1000 S,
AMERICAN FORK,
UT 84003

PROJECT NO.	23-001
DATE	10/20/2023
DRAWN BY	J. SMITH
CHECKED BY	J. SMITH
SCALE	AS SHOWN
PROJECT TITLE	DRAINAGE PLAN

APPENDIX B

STORMWATER CALCULATIONS

Civil Solutions Group, Inc.
 Leaders in Sustainable Engineering and Planning

Project: 25-108 National GMC
 Date: 25-Feb-26
 Location: American Fork
 Project Area: 205517 sf = 4.72 ac

Overall Site

Method: Rational

Pre-Development Area:								
Condition					Area (acres)		Runoff Coefficient	Weighted Area
Building					0.49		0.9	0.444
Hardscape					3.19		0.85	2.715
Grassed Open Space (slopes greater than 2%)					1.02		0.15	0.152
Graveled Areas					0.01		0.5	0.007
Total Area, A					4.72	Total Weighted Area		3.318
						Weighted Coefficient, C		0.70

Post Development Area:								
Condition					Area (acres)		Runoff Coefficient	Weighted Area
Impermeable Space (pavement, sidewalk, etc.)					3.23		0.9	2.905
Grassed Open Space (slopes greater than 2%)					0.26		0.15	0.039
Graveled Areas					0.39		0.5	0.197
Building					0.83		0.9	0.750
Total Area, A					4.72	Total Weighted Area		3.892
						Weighted Coefficient, C		0.82
						Frequency Factor, C _f		1.25

Predevelopment Imperviousness %, *i* 78.2%
 Postdevelopment Imperviousness %, *i* 86.1%
 Change in Imperviousness %, *i* 7.9% < 10% - NOT SIGNIFICANT INCREASE

Civil Solutions Group, Inc.
 Leaders in Sustainable Engineering and Planning

Project: 25-108 National GMC
 Date: 25-Feb-26
 Location: American Fork
 Project Area: 39413 sf = 0.90 ac
North Sub-Basin

Method: Rational

Pre-Development Area:								
Condition					Area (acres)		Runoff Coefficient	Weighted Area
Hardscape/Building					0.85		0.85	0.724
Grassed Open Space (slopes less than 2%)					0.05		0.15	0.008
Total Area, A					0.90	Total Weighted Area		0.732
						Weighted Coefficient, C		0.81

Post Development Area:								
Condition					Area (acres)		Runoff Coefficient	Weighted Area
Impermeable Space (pavement, sidewalks, etc.)					0.62		0.9	0.561
Grassed Open Space (slopes greater than 2%)					0.04		0.15	0.006
Graveled Areas					0.05		0.5	0.025
Building					0.19		0.9	0.173
Total Area, A					0.90	Total Weighted Area		0.765
						Weighted Coefficient, C		0.85

Civil Solutions Group, Inc.
 Leaders in Sustainable Engineering and Planning

Project: 25-108 National GMC
 Date: 25-Feb-26
 Location: American Fork
 Project Area: 166103 sf = 3.81 ac
South Sub-basin

Method: Rational

Pre-Development Area:								
Condition					Area (acres)		Runoff Coefficient	Weighted Area
Hardscape/Building					2.84		0.85	2.410
Grassed Open Space (slopes less than 2%)					0.98		0.15	0.147
Total Area, A					3.81	Total Weighted Area		2.557
						Weighted Coefficient, C		0.67

Post Development Area:								
Condition					Area (acres)		Runoff Coefficient	Weighted Area
Impermeable Space (pavement, sidewalks, etc.)					2.60		0.9	2.344
Grassed Open Space (slopes greater than 2%)					0.22		0.15	0.033
Graveled Areas					0.34		0.5	0.172
Building					0.64		0.9	0.577
Total Area, A					3.81	Total Weighted Area		3.127
						Weighted Coefficient, C		0.82
						Frequency Factor, C _f		1.25

Allowable Discharge, Q_a 0.2 cfs/acre 0.76 cfs

Ex. Pond #	Volume (CY)	Volume (CF)	% Filled	Filled (CY)	Filled (CF)	Remaining Volume (CY)	Remaining Volume (CF)
1	57.34	1548	25.76%	14.77	399	42.57	1149
2	54.46	1470	100.00%	54.46	1470	0.00	0
TOTALS	111.80	3019		69.23	1869	42.57	1149

Orifice Size Calculation

H = Head = W.S.E. - INV. = 2.23 ft
 P.Q. = Peak Allowable Discharge = 0.76 cfs
 Orifice Diameter in inches = $6.12 * (P.Q. / (H^{1/2}))^{1/2}$ = 4.37 inches

APPENDIX C

SUPPLEMENTAL DOCUMENTATION

Cut/Fill Report

Generated:

2026-05-14 08:52:34

By user:

CSG-Collin-Server

Drawing:

P:\2025\25-108 National GMC Wetlands\Survey\P:\2025\25-108 National GMC Wetlands\Survey\25-108 Vbase.dwg

Volume Summary							
Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
EX POND VOLUME 1	full	1.000	1.000	2575.39	0.00	57.34	57.34<Fill>
EX POND VOLUME 2	full	1.000	1.000	4882.64	0.00	54.46	54.46<Fill>
EX POND VOLUME 3	full	1.000	1.000	852.39	42.57	0.00	42.57<Cut>*

Totals					
		2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total		8310.43	42.57	111.79	69.22<Fill>

*EX POND VOLUME 3 represents a portion of EX POND VOLUME 1 that will remain.

VERTICAL DATA (CONTOUR LINES AND/OR SPOT ELEVATIONS, ETC.) AS SHOWN HERON IS BASED ON THE ELEVATION F 4,523.48 AS PUBLISHED ON THE UTAH COUNTY SURVEYOR'S SECTION TIES (TIE NO. 46-21) FOR THE WEST ¼ CORNER OF SECTION 25, T5S, R1E, SLB&M WHICH IS BASED ON NAVD 88.

FEMA FLOOD ZONE X
AREA OF MINIMAL FLOOD HAZARD
PANEL #: 49049C0306F & 49049C0307F
EFFECTIVE 6/19/2020
100-YR FLOOD ELEVATION: NOT LISTED

AREA TABULATIONS, SF		
IMPERVIOUS	176904	86.08%
LANDSCAPED	28613	13.92%
TOTAL	205517	100.00%

VICINITY MAP
NTS



GENERAL

1. ALL MATERIALS, WORKMANSHIP, CONSTRUCTION AND PLACEMENT SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS AS DEFINED IN THE 2025 (CURRENT EDITION) MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PLANS, UTAH CHAPTER, AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS/REQUIREMENTS, INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, WHERE THERE IS A CONFLICT BETWEEN THESE PLANS, SPECIFICATIONS OR ANY APPLICABLE STANDARD, THE MOST RESTRICTIVE STANDARD SHALL APPLY. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED IN WRITING BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEER.
2. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION.
3. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREOF WITHOUT THEIR CONSENT.
4. THESE PLANS ARE DRAWN TO SCALE WHEN NOTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.
5. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
6. IMPROVEMENTS DEPICTED IN THESE PLANS AND CONSTRUCTED BY THE CONTRACTOR TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
7. CIVIL SOLUTIONS GROUP DOES NOT CONTROL, OR WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES, OR PROCEDURES OF THE CONTRACTOR.
8. CIVIL SOLUTIONS GROUP WILL NOT BE RESPONSIBLE FOR CONSTRUCTION SITE SAFETY, PEDESTRIAN ACCESSIBILITY, ETC.
9. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE MATERIALS TESTING AND INSPECTIONS AS REQUIRED BY THE MUNICIPALITY, APWA STANDARDS AND SPECIFICATIONS, OR THESE PLANS.
10. CONTRACTOR SHALL BE LICENSED, BONDED, AND INSURED FOR THIS WORK.

SAFETY AND RESPONSIBILITY

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY, INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, SECURITY AND OTHER SITE RELATED SAFETY PRACTICES. REFER TO OSHA PUBLICATION 228, EXCAVATING AND TRENCHING, APWA, AND OTHER STANDARD PUBLICATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
2. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN TO THE REVIEWING AGENCY (LOCAL GOVERNMENT, DEPARTMENT OF TRANSPORTATION, OR OTHERS AS REQUIRED BY PERMIT) FOR REVIEW AND ACCEPTANCE. PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING THE RIGHT-OF-WAY, ALL TRAFFIC CONTROL PLANS SHALL BE IN ACCORDANCE WITH MUTCD STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TRAFFIC CONTROL DEVICES.
3. ALL CONSTRUCTION FENCING, EROSION CONTROL, TREATMENTS, WARNING SIGNS, AND TRAFFIC CONTROL, SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. CONSTRUCTION FENCING SHALL BE INSTALLED AT THE LIMITS OF WORK WHEREVER POSSIBLE. CONTRACTOR MUST OBTAIN ALL THE NECESSARY PERMITS AND AGREEMENTS AND PAY ALL APPLICABLE FEES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE AND SECURE WORK AREA THROUGHOUT CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL, ACCORDING TO THE GOVERNING ENTITY STANDARDS.
6. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

SURVEY AND EXISTING CONDITIONS

1. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD LOCATING AND VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, OVERHEAD AND UNDERGROUND POWER, CONTROL WIRING, IRRIGATION, MANHOLES, HANDHOLES, JUNCTIONS, ETC. AND OTHER IMPROVEMENTS PRIOR TO INSTALLING ANY OF THE ELEMENTS INDICATED IN THESE PLANS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER. DESIGN MODIFICATIONS MUST BE APPROVED BY THE OWNER AND ENGINEER PRIOR TO BEING IMPLEMENTED. THE CONTRACTOR IS CAUTIONED THAT LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE TO REPAIR ALL DAMAGED UTILITIES AT NO ADDITIONAL COST.
2. PROTECT ALL IMPROVEMENTS NOT INCLUDED IN THE SCOPE OF SITE DEVELOPMENT. ANY IMPROVEMENT WHICH IS DAMAGED SHALL BE REPAIRED OR REPLACED IN-KIND TO THE OWNER'S SATISFACTION AT NO ADDITIONAL COST TO THE OWNER.

CONSTRUCTION AND SITE MAINTENANCE

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-CONSTRUCTED INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE. THIS RECORD DRAWING SET SHALL BE AVAILABLE TO THE OWNER'S ENGINEERS DESIGNATED REPRESENTATIVE AT ALL TIMES. DIGITAL RECORDATION ON A DIGITAL RECORD SET IS ACCEPTABLE.
2. UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS AND SPECIFICATIONS.

PAVEMENTS AND COMPACTION

1. ALL TRENCHING, REPAIRS, AND OTHER WORK IN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH ALL REQUIREMENTS OF THE REVIEWING AUTHORITY.
2. IF THE CONTRACTOR CHOOSES TO WORK WITHIN THE PUBLIC WAY WHEN HOT MIX ASPHALT IS NOT AVAILABLE, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE APPROPRIATE GOVERNING ENTITY PRIOR TO INSTALLING TEMPORARY ASPHALT SURFACING MATERIAL. WHEN PERMANENT ASPHALT BECOMES AVAILABLE, THE CONTRACTOR SHALL REMOVE THE TEMPORARY ASPHALT, FURNISH AND INSTALL THE PERMANENT ASPHALT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY FROM THE DATE OF ACCEPTANCE.
3. SOIL COMPACTION EFFORT SHALL MINIMALLY BE AS FOLLOWS, THOUGH MORE RESTRICTIVE REQUIREMENTS MAY BE STATED IN THE GEOTECHNICAL REPORT OR APWA MANUAL, AND THE MOST RESTRICTIVE STANDARD SHALL BE ADHERED TO:
 - a. THE MINIMUM RELATIVE DENSITY SHALL BE 95% OF THE MODIFIED PROCTOR (ASTM D 1557 OR AASHTO T 99) FOR ALL SOLIDS OTHER THAN 4-10 SIEVES.
 - b. THE MINIMUM RELATIVE DENSITY SHALL BE 95% OF THE STANDARD PROCTOR (ASTM D 698 OR AASHTO T 99) FOR ALL SOLIDS OTHER THAN 4-10 SIEVES THAT USE BENEATH PAVEMENTS, STRUCTURES AND OTHER ELEMENTS AS DEFINED IN THIS PLAN AND SPECIFICATIONS.
 - c. THE MINIMUM RELATIVE DENSITY SHALL BE 95% OF THE STANDARD PROCTOR (ASTM D 698 OR AASHTO T 99) FOR ALL SOLIDS OTHER THAN 4-10 SIEVES THAT USE BENEATH LANDSCAPED OR OTHER AREAS THAT ARE NOT INTENDED FOR VEHICULAR OR STRUCTURAL LOADINGS.
4. THE CONTRACTOR SHALL COORDINATE WITH ENGINEER WHEN THE CONTRACTOR HAS REACHED SUBGRADE. ENGINEER SHALL REQUIRE PROOF ROLL CONDUCTED BY THE CONTRACTOR PRIOR TO PLACEMENT OF NEW PAVEMENT SECTION. ALL SOFT SPOTS WILL BE REQUIRED TO BE FIXED BY THE CONTRACTOR ACCORDING TO ASPEN 111 USING A HIGH-WHEEL FIRM COMPACTED TO 95%.
5. UNTREATED BASE COURSE THICKNESS UNDER CURBS AND GUTTERS AT ALL DRIVE LOCATIONS SHALL BE 6" MIN.
6. ALL APPLIED PAVEMENT STRIPING AND CURB PAINTING SHALL MEET CURRENT UDOT AND APWA AND CITY STANDARDS FOR PAINT TYPE, THICKNESS, APPLICATION RATE, ETC.

COORDINATION REQUIREMENTS

1. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL APPROPRIATE GOVERNMENT AND PRIVATE ENTITIES ASSOCIATED WITH THE PROJECT FOR WORK COORDINATION.
2. ALL ON-SITE DOWNTIME ACTIVITIES MUST BE APPROVED BY THE AUTHORITY HAVING JURISDICTION. ADEQUATE MEASURES MUST BE TAKEN TO REMOVE ALL SEGMENT PRIOR TO DISCHARGE. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATIONS OF EXISTING UTILITIES, AS INDICATED ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT BLUE STAKES (BY CALLING 811) AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION, TRENCHING OR GRADING TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. ALL OTHER UNREGISTERED UTILITIES (IE. DITCH, IRRIGATION CANAL, OTHER SITE-SPECIFIC UTILITIES, ETC.) ARE TO BE LOCATED BY CONTACTING, IN ADVANCE, THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS SHOULD BE LOCATED PRIOR TO BEGINNING EXCAVATION, TRENCHING OR GRADING ACTIVITIES.
3. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE PROJECT OWNER, ENGINEER, LOCAL JURISDICTION AND ALL UTILITY COMPANIES INVOLVED REGARDING RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION THAT IS ACCOMPANIED WITH MINIMAL DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL MEANS REQUIRED TO PROTECT EXISTING UTILITIES AND IMPROVEMENTS AND/OR WORK AROUND SUCH UTILITIES. THIS INCLUDES, BUT IS NOT LIMITED TO, SUPPORTING EXISTING UTILITIES AND IMPROVEMENTS, SHORING AROUND EXISTING UTILITIES, EDUCATION SUPPORT, PAVING OF WORK AND TRAFFIC CONTROL.
5. THE CONTRACTOR SHALL NOTIFY THE LOCAL JURISDICTION AND AFFECTED PARTY A MINIMUM OF 48 HOURS PRIOR TO ANY INTERRUPTION OF SERVICE.
6. THE CONTRACTOR IS NOT TO OPERATE ANY VALVES, FIRE HYDRANTS AND OTHER APPURTENANCES WITHOUT THE UTILITY COMPANIES' PERMISSION.
7. IF DURING CONSTRUCTION CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT COVERED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. AT THE OWNER'S DISCRETION, CIVIL SOLUTIONS GROUP SHALL PROVIDE A PROJECT ENGINEER ON SITE PERIODICALLY DURING CONSTRUCTION, REPRESENTING THE OWNER, TO ENSURE CONSTRUCTION MEETS THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR IS EXPECTED TO COORDINATE AND COOPERATE WITH ON-SITE ENGINEER.
9. PROPOSED GRADES INDICATE DESIGN INTENT. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND MAKE ADJUSTMENTS TO MEET FIELD CONDITIONS AS REQUIRED. DO NOT PROCEED WITH ANY ADJUSTMENT OR FIELD MODIFICATION UNTIL APPROVED BY THE ENGINEER.
10. CONTRACTOR ACKNOWLEDGES THAT PLANS ARE DIAGRAMMATIC AND PRECISE PLACEMENT OF EQUIPMENT MAY NOT BE POSSIBLE DUE TO EXISTING CONDITIONS. CONTRACTOR SHALL COORDINATE ANY SUCH OCCURRENCE WITH ENGINEER WITHOUT ADDITIONAL COST.

UTILITIES

1. WATER LINE THRUST BLOCK AND RESTRAINTS ARE TO BE INSTALLED PER AMERICAN FORK CITY DRAWINGS AND SPECIFICATIONS.
2. ALL WATERLINES INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH APWA SECTIONS 500, 501, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
3. THE CONTRACTOR SHALL COORDINATE WITH ENGINEER WHEN THE CONTRACTOR HAS REACHED SUBGRADE. ENGINEER SHALL REQUIRE PROOF ROLL CONDUCTED BY THE CONTRACTOR PRIOR TO PLACEMENT OF NEW PAVEMENT SECTION. ALL SOFT SPOTS WILL BE REQUIRED TO BE FIXED BY THE CONTRACTOR ACCORDING TO ASPEN 111 USING A HIGH-WHEEL FIRM COMPACTED TO 95%.
4. UNTREATED BASE COURSE THICKNESS UNDER CURBS AND GUTTERS AT ALL DRIVE LOCATIONS SHALL BE 6" MIN.
5. ALL APPLIED PAVEMENT STRIPING AND CURB PAINTING SHALL MEET CURRENT UDOT AND APWA AND CITY STANDARDS FOR PAINT TYPE, THICKNESS, APPLICATION RATE, ETC.

Sheet Index	
Sheet Number	Sheet Title
C001	COVER
C101	DEMO PLAN
C201	SITE PLAN
C202	UTILITY PLAN
C203	TURN ANALYSIS
C301	GRADING PLAN
C302	DRAINAGE PLAN
C303	STORMWATER CALCULATIONS
C401	EROSION CONTROL PLAN
C402	STORM DRAIN PLAN & PROFILE
C403	STORM DRAIN PLAN & PROFILE
C404	STORM DRAIN PLAN & PROFILE
C405	STORM DRAIN PLAN & PROFILE
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C407	STORM DRAIN PLAN & PROFILE
C408	STORM DRAIN PLAN & PROFILE
C501	DETAILS
C502	DETAILS
C503	DETAILS
C504	DETAILS
C505	DETAILS

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1. CIVIL ENGINEER:
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6. ROCKY MOUNTAIN POWER:
 - BUILDERS HOTLINE
1.800.493.3981
ROCKYMOUNTAINPOWER.NET
7. UTAH STORM WATER PERMIT:
 - UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF WATER QUALITY
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SALT LAKE CITY, UT 84116
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https://req.utah.gov/water-quality/water-reporting/construction
8. ENERGIIZE GAS:
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Next Step

Proceed to the Development Review Committee on 08/31/2026

American Fork City Development Review	
Water/PI Division Reviewed jbrems 08/26/2026	Fire Reviewed M.Sacco 08/26/2026
	Planning and Zoning Reviewed ahardy 08/26/2026
Sewer/Storm Drain Division Reviewed ahardy 08/18/2026	Engineering Division Reviewed burkhall 08/26/2026
ECLID Reviewed tmezenen 08/26/2026	Communications Reviewed Mhunsaker 08/26/2026
Public Infrastructure Reviewed cscoot 08/26/2026	Streets Division Reviewed ehlyde 08/26/2026

GENERAL NOTES:

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A NOTICE TO PROCEED HAS BEEN ISSUED.
2. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF AMERICAN FORK DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A SURVEY CREW SHALL FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR VERTICAL CONTROL MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A SURVEY CREW SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE VERTICAL CONTROL MONUMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
4. CONTRACTOR SHALL CONTACT "BLUE STAKES" PRIOR TO START OF CONSTRUCTION ACTIVITIES BY CALLING 811 OR SUBMITTING AN ONLINE UTILITY LOCATION REQUEST AT WWW.BLUESTAKES.ORG.
5. CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE OF UTAH AND AMERICAN FORK CITY.
6. "PUBLIC IMPROVEMENT" SUBJECT TO DETERMINE OR DAMAGE. IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT-ISSUING AUTHORITY.
7. ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
8. PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF AMERICAN FORK.
9. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.

STANDARD DRAWINGS & SPECIFICATIONS:

1. AMERICAN FORK CITY DEPARTMENT OF PUBLIC WORKS STANDARD DRAWINGS AND SPECIFICATIONS.
2. AMERICAN PUBLIC WORKS ASSOCIATION STANDARD DRAWINGS AND SPECIFICATIONS.
3. THE SPECIFICATIONS MENTIONED IN ITEMS ONE AND TWO SHALL SUPERSEDE ANY CONFLICTING SPECIFICATIONS CONTAINED WITHIN THESE PLANS.

LEGEND EXISTING

---	PROPERTY BOUNDARY
---	STORM DRAIN LINE
---	CULINARY WATER LINE
---	SECONDARY WATER LINE
---	GAS LINE
---	SEWER LINE
---	BURIED POWER LINE
---	BURIED COMMUNICATION LINE
---	AERIAL POWER LINE
---	COMMUNICATION LINE
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	ASPHALT
---	CONCRETE
---	EXISTING TO BE REMOVED
---	CULINARY WATER VALVE
---	CULINARY WATER METER
---	FIRE HYDRANT
---	STORM DRAIN MANHOLE
---	SEWER MANHOLE
---	STORM DRAIN BOX
---	SEWER CLEANOUT
---	ELECTRICAL BOX
---	POWER METER
---	GAS METER
---	GAS VALVE
---	COMMUNICATION BOX
---	STREET LIGHT
---	SIGN

LEGEND PROPOSED

---	CULINARY WATER LINE (SIZE SHOWN ON PLAN)
---	STORM DRAIN LINE (SIZE SHOWN ON PLAN)
---	SECONDARY WATER LINE (SIZE SHOWN ON PLAN)
---	GAS LINE
---	SANITARY SEWER LINE (SIZE SHOWN ON PLAN)
---	BURIED POWER LINE
---	BURIED COMMUNICATION LINE
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	ASPHALT
---	CONCRETE SIDEWALK
---	CATCH CURB AND GUTTER
---	SPILL CURB AND GUTTER
---	EASEMENT
---	CULINARY WATER VALVE
---	FIRE HYDRANT
---	CULINARY WATER METER
---	SECONDARY WATER VALVE
---	SECONDARY WATER METER
---	STORM DRAIN MANHOLE
---	STORM DRAIN BOX
---	STORM DRAIN CURB INLET BOX
---	SEWER MANHOLE
---	SEWER CLEANOUT
---	ELECTRICAL BOX
---	COMMUNICATION BOX
---	GAS METER
---	STREET LIGHT
---	SIGN

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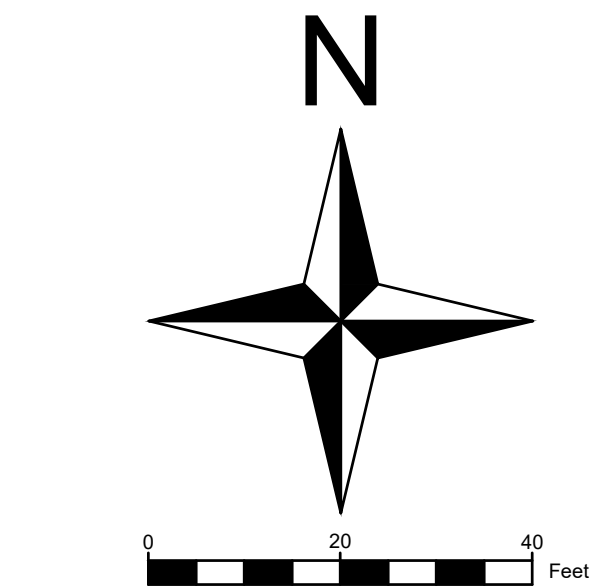
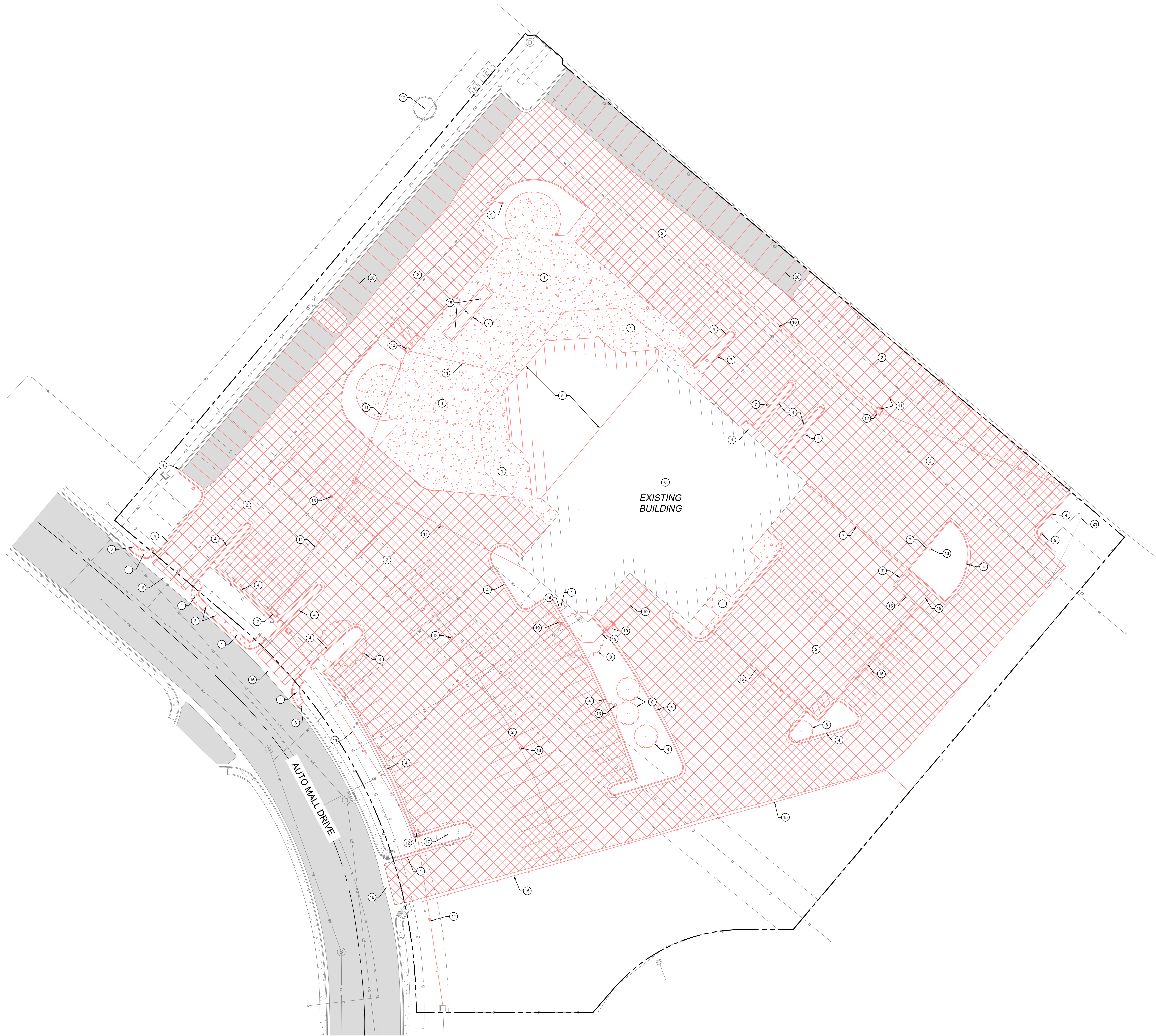
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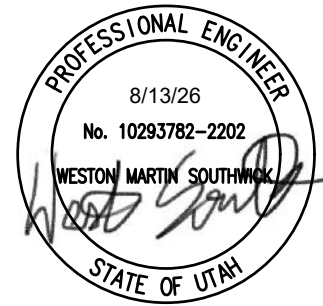
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494 SOUTH 9



- DEMOLITION PLAN SHEET KEY NOTES:**
ALL ITEMS CALLED OUT TO BE REMOVED SHALL BE DISPOSED OF IN AN APPROPRIATE MANNER AND LOCATION.
1. REMOVE CONCRETE PAVEMENT
 2. REMOVE ASPHALT PAVEMENT
 3. REMOVE CONCRETE SIDEWALK TO NEAREST JOINT
 4. REMOVE CURB & GUTTER TO NEAREST JOINT
 5. REMOVE BUILDING
 6. EXISTING BUILDING TO REMAIN. PROTECT IN PLACE.
 7. REMOVE WALL
 8. REMOVE VEGETATION/TREE
 9. RELOCATE FIRE HYDRANT, VALVE, AND SERVICE. SEE C201 - SITE PLAN.
 10. RELOCATE GREASE TRAP. SEE C202 - UTILITY PLAN.
 11. REMOVE STORM DRAIN LINE
 12. REMOVE STORM DRAIN STRUCTURE
 13. RELOCATE LIGHT POLE. COORDINATE WITH UTILITY OWNER.
 14. RELOCATE ELECTRICAL EQUIPMENT. COORDINATE WITH UTILITY OWNER.
 15. REMOVE FENCE LINE
 16. REMOVE CONCRETE WATERWAY
 17. EXISTING TREE TO REMAIN. PROTECT IN PLACE.
 18. REMOVE SANITARY SEWER SERVICE
 19. REMOVE PAVEMENT MARKINGS. PROTECT PAVEMENT IN PLACE.
 20. EXISTING BILLBOARD TO REMAIN
 21. EXISTING BILLBOARD TO REMAIN

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NATIONAL GMC ADDITION

**629 E 1000 S,
AMERICAN FORK,
UT 84003**

PROJECT NO: 25-108
DRAWN BY: E.A.
CHECKED BY:

ISSUE DATE: 8/13/2026

#	DATE	DESCRIPTION

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SHEET TITLE

DEMO PLAN

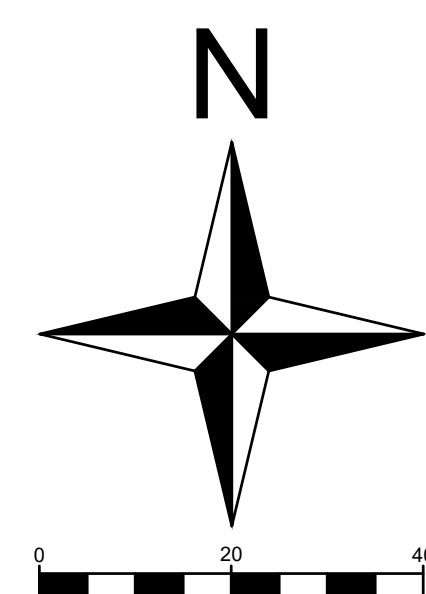
PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. CONCRETE SIDEWALK (1'C/504)
2. HEAVY DUTY CONCRETE PAVEMENT (IC501)
3. CATCH CURB & GUTTER (IC502)
4. SPILL CURB & GUTTER (IC503)
5. 4" CONCRETE WATER MAIN (IC504)
6. ADA RAMP (IC504, AC504)
7. STANDARD DUTY ASPHALT PAVEMENT (1'C501)
8. STANDARD DUTY ASPHALT PAVEMENT (IC501)
9. DUMPSIDE EMULSION CURE (IC501)
10. PIPE BOLLARD (IC505)
11. 4" WHITE PAINT STRIPE
12. PARKING STALL AND ADA SIGNAGE AND MARKINGS
13. THE SIDEWALK (SEE ARCHITECTURAL PLANS)
14. LIGHT POLE (SEE ELECTRICAL PLANS)
15. POLE MOUNT (SEE LANDSCAPE PLANS)
16. ADA PARKING SIGNAGE IN BOLLARD (1'C502)
17. STORM MAIN
18. CLEAR SIGN TRIANGLE
19. 8" CURB (IC505)
20. EV QUARENTINE SPACE
21. 12" RIBBON CURB (IC505)
22. 2"x4"x8' LOCK RETAINING WALL - MANUFACTURER RECOMMENDATIONS OR EQUIVALENT PER OWNER (SEE C301 - GRADING PLAN FOR ADDITIONAL DETAIL)

[illegible]*ADA PARKING CALCULATIONS DO NOT INCLUDE INVENTORY SPACES

 = CUSTOMER PARKING AREA
 = EMPLOYEE PARKING AREA
 = SERVICE PARKING AREA
 UNMARKED PARKING = INVENTORY SPACE

UNMARKED PARKING = INVENTORY SPACE

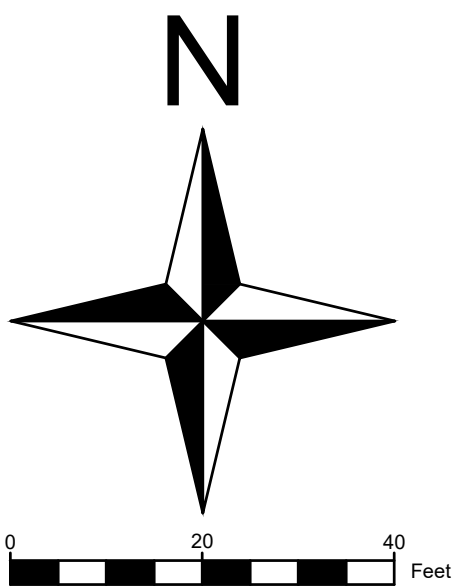




- UTILITY SHEET KEY NOTES:**
PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
1. FIRE HYDRANT ASSEMBLY, TYP. (31C201)
 2. 4" SANITARY SEWER SERVICE WITH CLEANOUT (31C502)
 3. STORM DRAIN STRUCTURE (SEE C302 - DRAINAGE PLAN)
 4. GREASE INTERCEPTOR, SEE MECHANICAL PLANS
 5. ELECTRICAL EQUIPMENT, SEE ELECTRICAL PLANS
 6. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATION, ELEVATION, AND SIZE AND REPORT FINDINGS TO CIVIL ENGINEER
 7. UNDERGROUND STORM DRAIN POND (SEE C302 - DRAINAGE PLAN)
 8. SANITARY SEWER MANHOLE (1C505)
 9. UTILITY CROSSING, CONTRACTOR TO VERIFY VERTICAL SEPARATION
 10. EXISTING FIRE HYDRANT
 11. EXISTING FIRE DEPARTMENT CONNECTION, ADD APPLICABLE SIGNAGE PER IFIC SECTION 913.1, ENSURE CLEAR VISIBILITY FROM DRIVE ABLE
 12. SANITARY SEWER CLEANOUT (31C502)
 13. CONTRACTOR TO POT HOLE EXISTING SEWER LATERAL TO VERIFY DEPTH, LOCATION AND PROVIDE ELEVATION TO ENGINEER OF RECORD

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS
2. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN DETAIL 1C501
3. WATER LINE THRUST BLOCK AND RESTRAINTS ARE PER AMERICAN FORK CITY DRAWINGS AND SPECIFICATIONS (21C201)
4. THE CONTRACTOR SHALL PROVIDE FOR THE INSTALLATION OF ALL JOINTS, COUPLINGS, RESTRAINTS, BENDS, ANGLES, AND OTHER APPURTENANCES TO ACHIEVE A COMPLETE WATER DISTRIBUTION SYSTEM EVEN IF ALL COMPONENTS ARE NOT SHOWN ON THESE PLANS
5. ALL CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED, NATIVE SOIL. JOINT RESTRAINT DEVICES SHALL BE UTILIZED IN ADDITION TO THRUST BLOCKING WHERE REQUIRED
6. IN ACCORDANCE WITH UTAH'S DEPARTMENT OF HEALTH REGULATIONS, A MINIMUM TEN-FOOT HORIZONTAL AND 1.5-FOOT VERTICAL (WITH WATER ON TOP) SEPARATION IS REQUIRED BETWEEN CULINARY AND SEWER LINES. IF THESE CONDITIONS CANNOT BE MET, STATE AND MUNICIPAL APPROVAL IS REQUIRED. ADDITIONAL CONSTRUCTION MEASURES WILL BE REQUIRED FOR THESE CONDITIONS
7. A MINIMUM 3-FOOT SEPARATION IS REQUIRED BETWEEN ALL WATER AND FIRE SERVICE TAPS INTO THE MAIN. ALL CONNECTIONS MUST BE MADE MEETING MUNICIPAL REQUIREMENTS
8. ALL CULINARY & IRRIGATION WATER LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 3' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 3' OF COVER
9. ALL SEWER AND WATER SERVICES, PROVIDE 11-FT HORIZONTAL SEPARATION BETWEEN CENTERLINES OF WATER & SEWER, 6-FT HORIZONTAL SEPARATION BETWEEN SECONDARY IRRIGATION AND SEWER
10. ALL WATER SERVICES SHALL BE INSTALLED PER DETAIL 1C501
11. ALL SEWER SERVICES SHALL BE INSTALLED PER DETAIL 1C501
12. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR35 MATERIAL
13. ALL SEWER MANHOLES SHALL BE INSTALLED PER DETAIL 1C505
14. ALL STRUCTURES IN PAVEMENT SHALL HAVE A MINIMUM 15-20 STRUCTURAL LOAD RATING
15. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUDED USING NON-SHRINK GROUT
16. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT
17. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS



#	DATE	DESCRIPTION



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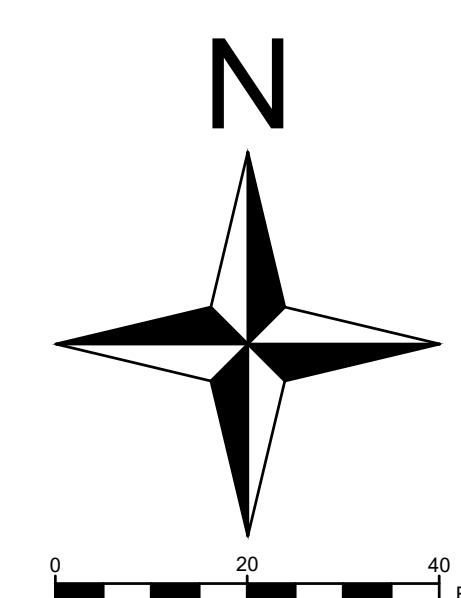
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SHEET TITLE

TURN ANALYSIS





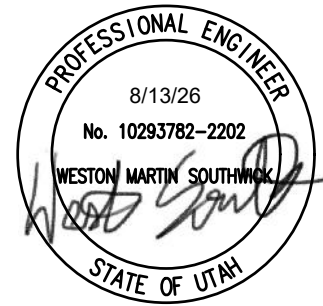
- STORM WATER SHEET KEY NOTES:**
- PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
1. STORM DRAIN BOX (1/C502)
 2. STORM DRAIN PIPE (1/C501)
 3. GRISSIE STRUCTURE (1/C503)
 4. STORMTECH CHAMBER SYSTEM (1/C504)
 5. NYLOPLAST STRUCTURE (1/C505)
 6. CONTRACTOR TO REPLACE EXISTING RIM WITH CURB INLET (1/C501)
 7. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATION, ELEVATION, AND SIZE AND REPORT FINDINGS TO CIVIL ENGINEER

DRAINAGE LEGEND:

SD = STORM DRAIN
MI = MANHOLE
CB = CATCH BASIN
RCP = REINFORCED CONCRETE PIPE
RD = ROOF DRAIN
CI = CURB INLET

- DRAINAGE GENERAL NOTES:**
1. ALL PROPOSED STORM DRAIN PIPES TO BE CONSTRUCTED OF DUAL-WALL CORRUGATED HDPE MATERIAL, UNLESS OTHERWISE NOTED.
 2. CONTRACTOR TO INSTALL A HOOD & GRATE ON ALL CURB INLET'S STRUCTURES PER DETAIL (1/C501).
 3. INSTALL A GRATE ON ALL OTHER INLET STRUCTURES UNLESS OTHERWISE NOTED.
 4. PROPOSED SNOTS TO BE INSTALLED PER DETAIL (1/C502).

EXISTING SURFACE TO BE GRADED FOR ROCK MULCH OVER PERMEABLE FABRIC PER LANDSCAPE PLANS. NO NEW IMPERVIOUS SURFACES PROPOSED. TRIBUTARY AREA AND RUNOFF COEFFICIENT REMAIN UNCHANGED. MINOR GRADING MAINTAINS HISTORIC SHEET FLOW PATTERN TO EXISTING OFF-SITE REGIONAL BASIN.



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NATIONAL GMC ADDITION

**629 E 1000 S,
AMERICAN FORK,
UT 84003**

PROJECT NO: 25-108
DRAWN BY: E.A.
CHECKED BY:

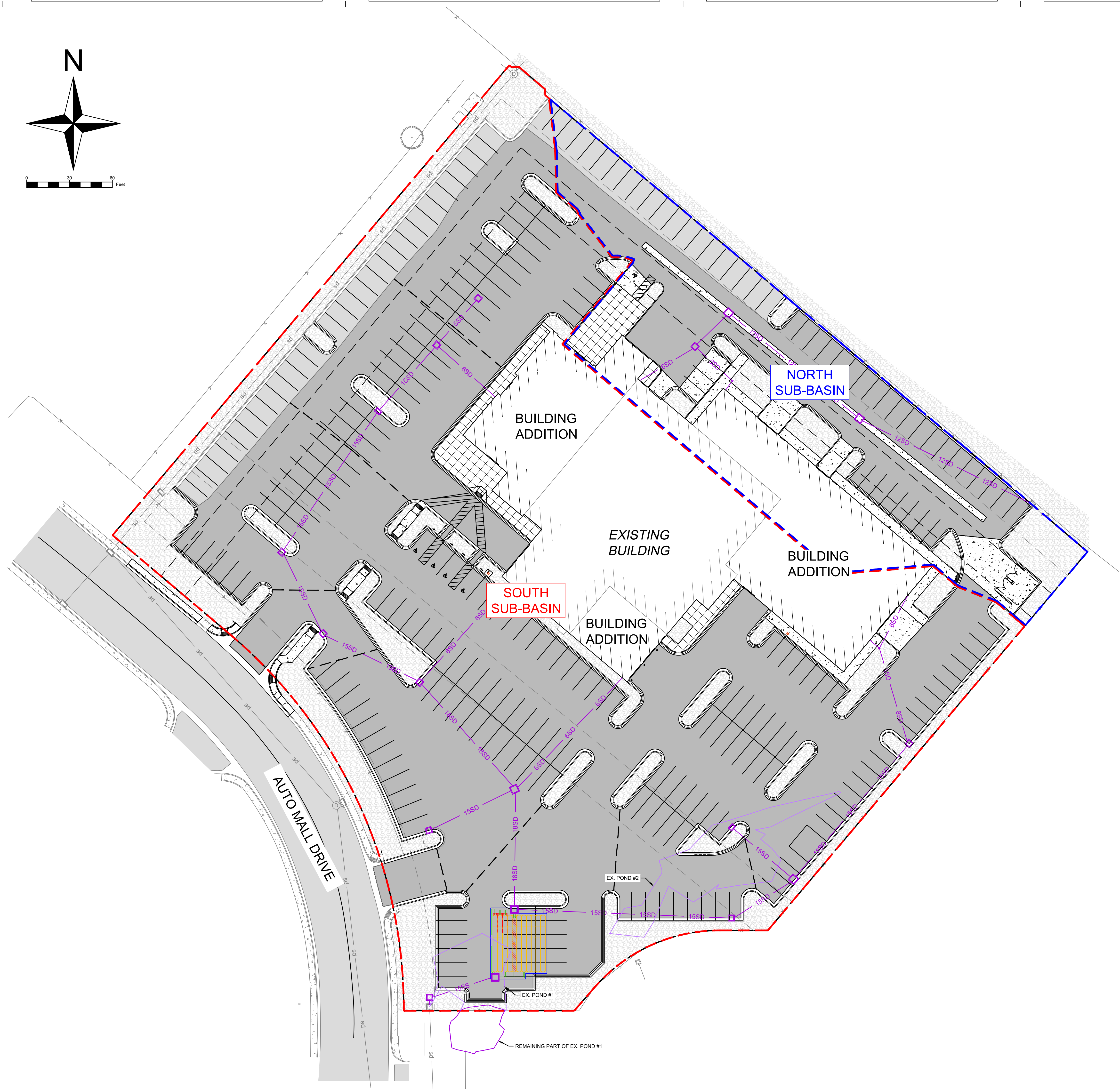
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SHEET TITLE

DRAINAGE PLAN



STORMWATER NARRATIVE:

AS PART OF STORM DRAIN DESIGN PROCESS THE SITE WAS EVALUATED TO DETERMINE WHETHER ON-SITE STORAGE IS REQUIRED AND FEASIBLE. THE GEOTECHNICAL INVESTIGATION DETERMINED THE HISTORIC HIGH GROUNDWATER ELEVATION IS APPROXIMATELY 4527.50'. RECORD DRAWINGS AND SURVEY INVESTIGATION INDICATE THE PRESENCE OF DETENTION BASINS FOR THE SUBDIVISION WITHIN THE SITE AND THE ADJACENT PROPERTY TO THE SOUTH.

PRE AND POST DEVELOPMENT AREA TABULATIONS FOR THE OVERALL SITE WERE COMPARED AND SHOWED NO SIGNIFICANT INCREASE IN IMPERVIOUS AREA AS DEFINED IN THE SMALL MSJ GENERAL UPDATES PERMIT NO. UTR000000 SECTION 4.2.3.1.2. THEREFORE, THIS PROJECT IS NOT REQUIRED TO PROVIDE ADDITIONAL ON-SITE STORMWATER MANAGEMENT AND DISCHARGE CONTROLS ACCORDING TO THE SAME. BECAUSE THE PROPOSED RENOVATION INCLUDES CONSTRUCTING SOME NEW IMPERVIOUS PARKING SURFACE IN AN AREA WHICH MAY BE CONSIDERED TO HAVE EXISTING BASINS, IT IS PROPOSED THAT A NEW STORAGE FACILITY BE CONSTRUCTED TO OFFSET ANY STORAGE LOSSES FOR THE SUBDIVISION.

AS THE PRESENCE OF HIGH GROUNDWATER CAN BE EXPECTED, UNDERGROUND RETENTION WAS DETERMINED TO BE INFEASIBLE. THEREFORE, THE PROPOSED STORAGE SYSTEM WAS DESIGNED AS DETENTION ONLY WITH AN IMPERMEABLE LINER, TO MAINTAIN SUFFICIENT COVER. THE SYSTEM WILL BE SET PARTIALLY BELOW THE HISTORIC HIGH GROUNDWATER MARK AND WAS DESIGNED TO MITIGATE ANY POTENTIAL FLOTATION HAZARD. THE SYSTEM WAS SIZED TO DETAIN ONLY THE COMBINED ESTIMATED VOLUME OF ANY BASINS TO BE REMOVED. THE SITE WAS EVALUATED AS TWO SUB-BASINS TO DETERMINE THE ALLOWABLE RELEASE RATE FOR THE SYSTEM.

OVERALL SITE

Civil Solutions Group, Inc.
Leaders in Sustainable Engineering and Planning

Project: 25-108 National GMC
Date: 25-Feb-26
Location: American Fork
Project Area: 205517 sf = 4.72 ac
Overall Site

Method: Rational				
Pre-Development Area:				
Condition		Area (acres)	Runoff Coefficient	Weighted Area
Building		0.49	0.9	0.444
Hardscape		3.19	0.85	2.715
Grassed Open Space (slopes greater than 2%)		1.02	0.15	0.152
Graveled Areas		0.01	0.5	0.007
Total Area, A			4.72	
			Total Weighted Area	3.318
			Weighted Coefficient, C	0.70

Post Development Area:				
Condition		Area (acres)	Runoff Coefficient	Weighted Area
Impermeable Space (pavement, sidewalk, etc.)		3.23	0.9	2.905
Grassed Open Space (slopes greater than 2%)		0.26	0.15	0.039
Graveled Areas		0.39	0.5	0.197
Building		0.83	0.9	0.750
Total Area, A			4.72	
			Total Weighted Area	3.892
			Weighted Coefficient, C	0.83
			Frequency Factor, Cr	1.25

Predevelopment Imperviousness %, *i* 78.2%
Postdevelopment Imperviousness %, *i* 86.1%
Change in Imperviousness %, *i* 7.9% < 10% - NOT SIGNIFICANT INCREASE

SOUTH SUB-BASIN

Civil Solutions Group, Inc.
Leaders in Sustainable Engineering and Planning

Project: 25-108 National GMC
Date: 25-Feb-26
Location: American Fork
Project Area: 166103 sf = 3.81 ac
South Sub-basin

Method: Rational				
Pre-Development Area:				
Condition		Area (acres)	Runoff Coefficient	Weighted Area
Hardscape/Building		2.84	0.98	2.810
Grassed Open Space (slopes less than 2%)		0.98	0.15	0.147
Total Area, A			3.81	
			Total Weighted Area	2.557
			Weighted Coefficient, C	0.67

Post Development Area:				
Condition		Area (acres)	Runoff Coefficient	Weighted Area
Impermeable Space (pavement, sidewalks, etc.)		2.60	0.9	2.344
Grassed Open Space (slopes greater than 2%)		0.22	0.15	0.033
Graveled Areas		0.34	0.5	0.172
Building		0.64	0.9	0.577
Total Area, A			3.81	
			Total Weighted Area	3.127
			Weighted Coefficient, C	0.82
			Frequency Factor, Cr	1.25

Design Storm 100 0.2 cfs/acre 0.76 cfs

Ex. Pond #	Volume (CY)	Volume (CF)	% Filled	Filled (CY)	Filled (CF)	Remaining Volume (CY)	Remaining Volume (CF)
1	57.34	1548	25.70%	14.77	399	42.57	1149
2	54.46	1470	100.00%	54.46	1470	0.00	0
TOTALS	111.80	3019		69.23	1869	42.57	1149

Orifice Size Calculation
H = Head = W.S.E. - INV. = 2.33 ft
P.Q. = Peak Allowable Discharge = 0.76 cfs
Orifice Diameter in inches = $6.12 \cdot (P.Q. / (H^{1/2} \cdot (1/2)))^{1/2}$ = 4.37 inches

NORTH SUB-BASIN

Civil Solutions Group, Inc.
Leaders in Sustainable Engineering and Planning

Project: 25-108 National GMC
Date: 25-Feb-26
Location: American Fork
Project Area: 39413 sf = 0.90 ac
North Sub-Basin

Method: Rational				
Pre-Development Area:				
Condition		Area (acres)	Runoff Coefficient	Weighted Area
Hardscape/Building		0.85	0.85	0.724
Grassed Open Space (slopes less than 2%)		0.05	0.15	0.008
Total Area, A			0.90	
			Total Weighted Area	0.732
			Weighted Coefficient, C	0.81

Post Development Area:				
Condition		Area (acres)	Runoff Coefficient	Weighted Area
Impermeable Space (pavement, sidewalks, etc.)		0.62	0.9	0.561
Grassed Open Space (slopes greater than 2%)		0.04	0.15	0.006
Graveled Areas		0.05	0.5	0.025
Building		0.19	0.9	0.173
Total Area, A			0.90	
			Total Weighted Area	0.765
			Weighted Coefficient, C	0.85

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architecture - planning - interior
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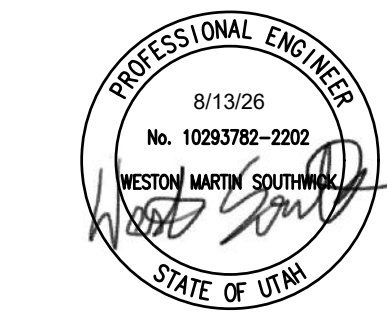
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SHEET TITLE

STORMWATER CALCULATIONS



- EROSION CONTROL PLAN SHEET KEY NOTES:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
1. VEHICLE TRACK OUT PAD
 2. MATERIAL STAGING AREA
 3. PORTABLE TOILET
 4. CONCRETE WASHOUT FACILITY
 5. SILT FENCE
 6. INLET PROTECTION
 7. PRESERVE & PROTECT NATURAL VEGETATION
 8. SWPPP SIGNAGE INCLUDING PERMIT INFORMATION



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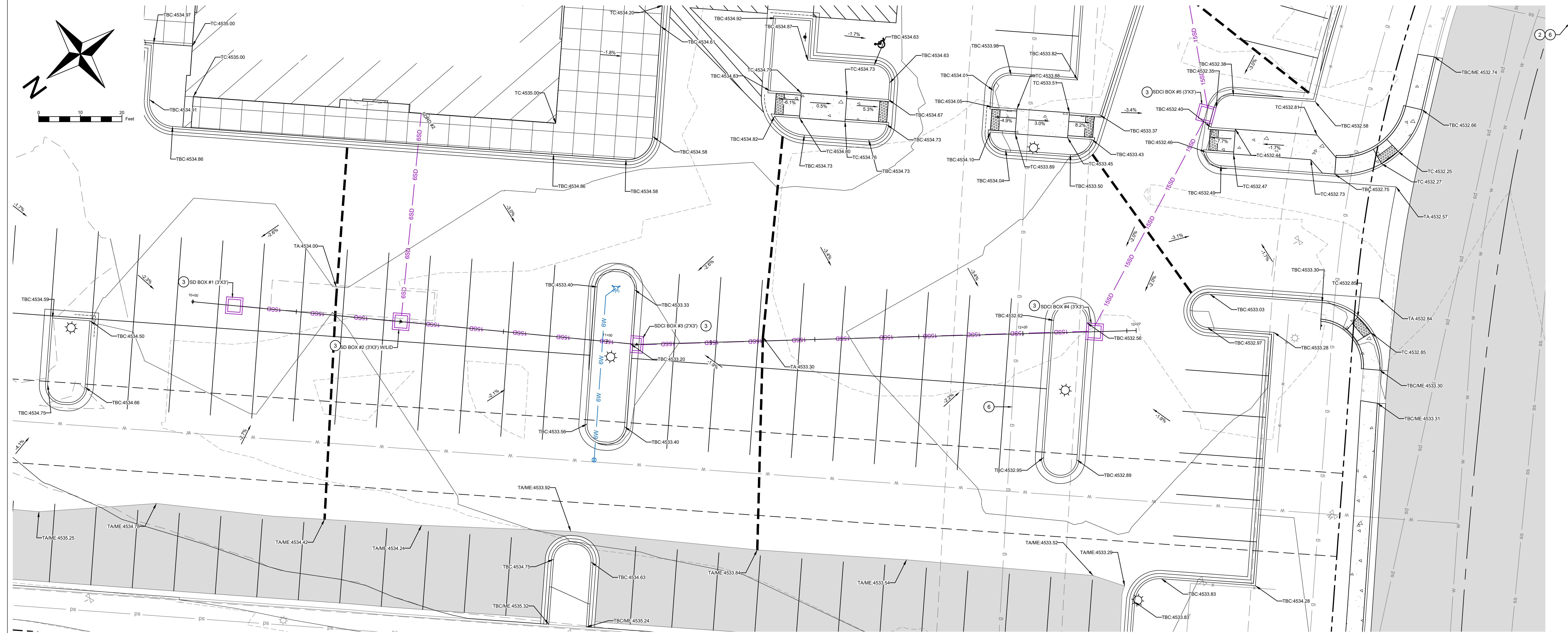
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**EROSION CONTROL
PLAN**



- UTILITY SHEET KEY NOTES:**
- PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
 - FIRE HYDRANT ASSEMBLY, TYPE (H2001)
 - 4\"/>
 - STORM DRAIN STRUCTURE (SEE C302 - DRAINAGE PLAN)
 - DRAINAGE INTERCEPTOR, SEE MECHANICAL PLANS
 - ELECTRICAL EQUIPMENT, SEE ELECTRICAL PLANS
 - CONTRACTOR TO VERIFY EXISTING UTILITY LOCATION, ELEVATION, AND SIZE AND REPORT FINDINGS TO CIVIL ENGINEER
 - UNDERGROUND STORM DRAIN POND (SEE C302 - DRAINAGE PLAN)
 - SANITARY SEWER MANHOLE (H2005)
 - UTILITY CROSSING: CONTRACTOR TO VERIFY ADEQUATE VERTICAL SEPARATION (1\"/>

- GENERAL NOTES:**
- CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
 - ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN DETAIL 10001
 - WATER LINE THRUST BLOCK AND RESTRAINTS ARE PER AMERICAN FORK CITY DRAINAGES AND SPECIFICATIONS (20201)
 - THE CONTRACTOR SHALL PROVIDE FOR THE INSTALLATION OF ALL JOINTS, COUPLERS, RESTRAINTS, BENDS, ANGLES, AND OTHER APPURTENANCES TO ACHIEVE A COMPLETE WATER DISTRIBUTION SYSTEM EVEN IF ALL COMPONENTS ARE NOT SHOWN ON THESE PLANS.
 - ALL CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED, NATIVE SOILS. JOINT RESTRAINT DEVICES SHALL BE UTILIZED IN ADDITION TO THRUST BLOCKING WHERE REQUIRED.
 - IN ACCORDANCE WITH UTAH'S DEPARTMENT OF HEALTH REGULATIONS, A MINIMUM TEN-FOOT HORIZONTAL AND 1.5-FOOT VERTICAL (WITH WATER ON TOP) SEPARATION IS REQUIRED BETWEEN CULINARY AND SEWER LINES. IF THESE CONDITIONS CANNOT BE MET, STATE AND MUNICIPAL APPROVAL IS REQUIRED. ADDITIONAL CONSTRUCTION MEASURES WILL BE REQUIRED FOR THESE CONDITIONS.
 - A MINIMUM 3-FOOT SEPARATION IS REQUIRED BETWEEN ALL WATER AND FIRE SERVICE TAPS INTO THE MAIN. ALL CONNECTIONS MUST BE MADE MEETING MUNICIPAL REQUIREMENTS.
 - ALL CULINARY & IRRIGATION WATER LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 2' OF COVER.
 - ALL SEWER AND WATER SERVICES - PROVIDE 11-FT HORIZONTAL SEPARATION BETWEEN CENTERLINES OF WATER & SEWER. 6-FT HORIZONTAL SEPARATION BETWEEN SECONDARY IRRIGATION AND SEWER.
 - ALL WATER SERVICES SHALL BE INSTALLED PER DETAIL 10001
 - ALL SEWER SERVICES SHALL BE INSTALLED PER DETAIL 10001
 - ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 MATERIAL
 - ALL SEWER MANHOLES SHALL BE INSTALLED PER DETAIL 10005
 - ALL STRUCTURES & PAVEMENT SHALL HAVE A MINIMUM HS-20 STRUCTURAL LOAD RATING.
 - SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT.
 - POWER: CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
 - TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.

LEGEND:

DIRECTION OF FLOW

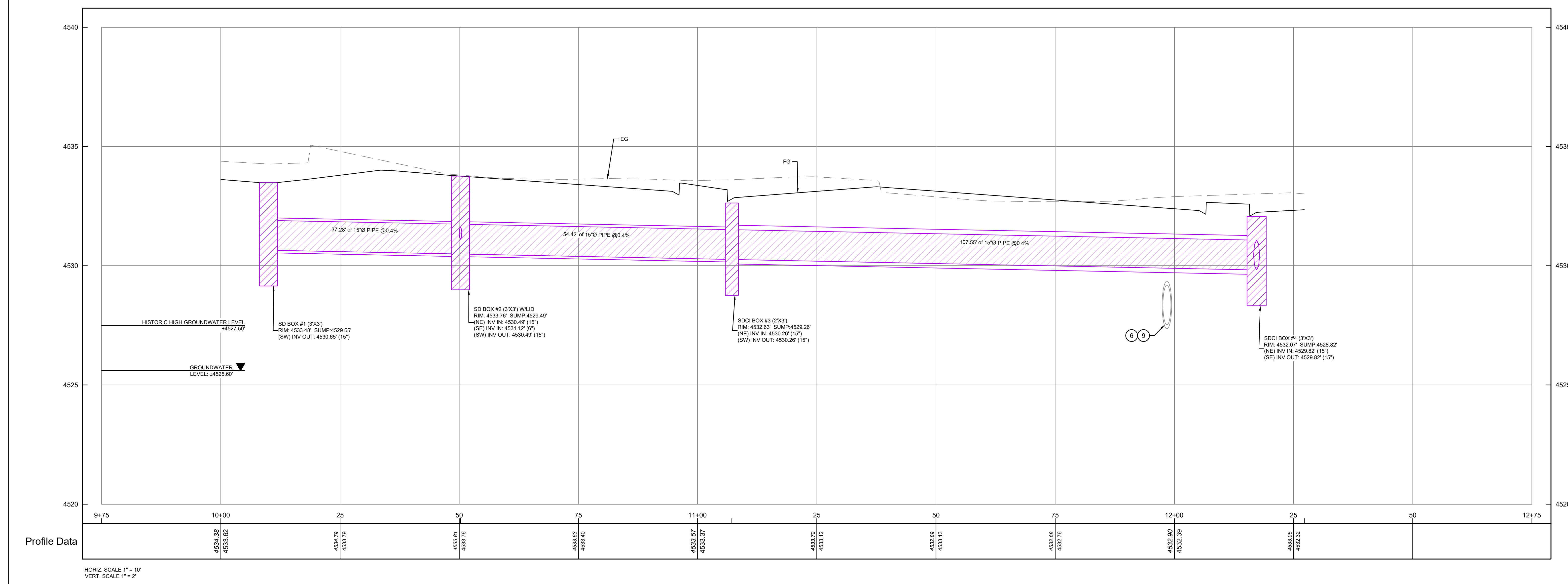
GRADE BREAK/RIDGELINE/ LOW POINT (SEE ABOVE)

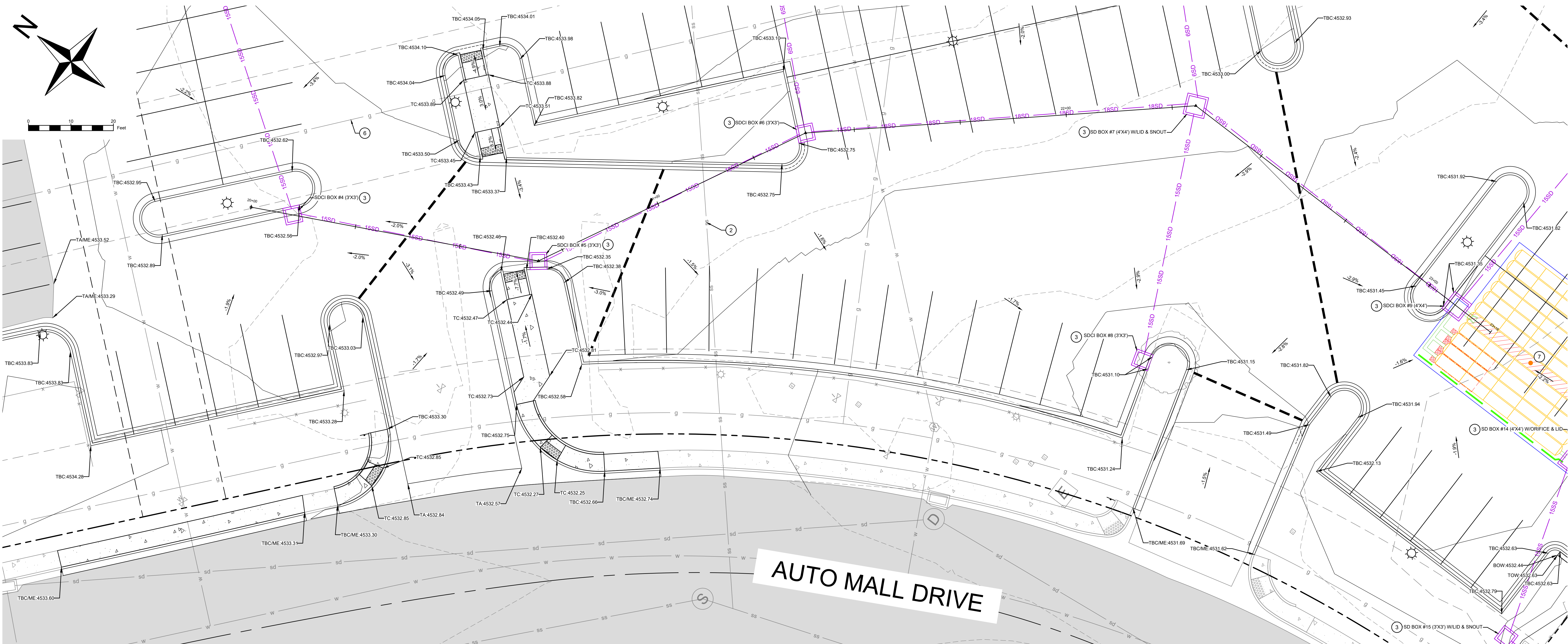
- GRADING GENERAL NOTES:**
- ALL TBC CALLOUTS ARE AT FULL HEIGHT AT BACK OF CURB.
 - MAINTAIN A MINIMUM OF 0.5% LONGITUDINAL SLOPE IN ALL GUTTERS.
 - MAINTAIN A MAXIMUM OF 2.0% CROSS SLOPE ON ALL SIDEWALKS.
 - MAINTAIN A MAXIMUM OF 2.0% RUNNING SLOPE AT ALL BUILDING DRIVEWAY ENTRANCES AND EXITS.

GRADING LEGEND:

FG = FINISHED GRADE
EG = EXISTING GRADE
ME = MATCH EXISTING
TA = TOP OF ASPHALT
TC = TOP OF CONCRETE
TB = TOP BACK OF CURB
FL = FLOW LINE
GB = GRADE BREAK
TOW = TOP OF WALL
BOW = BOTTOM OF WALL

SD 1 PROFILE





- UTILITY SHEET KEY NOTES:**
- PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
1. FIRE HYDRANT ASSEMBLY, TYP. (30201)
 2. 4" SANITARY SEWER SERVICE (30202)
 3. STORM DRAIN STRUCTURE (SEE C302 - DRAINAGE PLAN)
 4. GREASE INTERCEPTOR, SEE MECHANICAL PLANS
 5. ELECTRICAL EQUIPMENT, SEE ELECTRICAL PLANS
 6. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATION, ELEVATION, AND SIZE AND REPORT FINDINGS TO CIVIL ENGINEER
 7. UNDERGROUND STORM DRAIN POND (SEE C302 - DRAINAGE PLAN)
 8. SANITARY SEWER MANHOLE (10205)
 9. UTILITY CROSSING, CONTRACTOR TO VERIFY ADEQUATE VERTICAL SEPARATION (1" MINIMUM WHERE FEASIBLE)

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
2. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN DETAIL 10201.
3. WATER LINE THRUST BLOCK AND RESTRAINTS ARE PER AMERICAN FORK CITY DRAININGS AND SPECIFICATIONS (20201).
4. THE CONTRACTOR SHALL PROVIDE FOR THE INSTALLATION OF ALL JOINTS, COUPLED, RESTRAINTS, BENDS, ANGLES AND OTHER APPURTENANCES TO ACHIEVE A COMPLETE WATER DISTRIBUTION SYSTEM EVEN IF ALL COMPONENTS ARE NOT SHOWN ON THESE PLANS.
5. ALL CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED NATIVE SOILS. JOINT RESTRAINT DEVICES SHALL BE UTILIZED IN ADDITION TO THRUST BLOCKING WHERE REQUIRED.
6. IN ACCORDANCE WITH IOWA DEPARTMENT OF HEALTH REGULATIONS, A MINIMUM TEN-FOOT HORIZONTAL AND 1.5-FOOT VERTICAL (WITH WATER ON TOP) SEPARATION IS REQUIRED BETWEEN CULINARY AND SEWER LINES. IF THESE CONDITIONS CANNOT BE MET, STATE AND MUNICIPAL APPROVAL IS REQUIRED. ADDITIONAL CONSTRUCTION MEASURES WILL BE REQUIRED FOR THESE CONDITIONS.
7. A MINIMUM 3-FOOT SEPARATION IS REQUIRED BETWEEN ALL WATER AND FIRE SERVICE TAPS INTO THE MAIN. ALL CONNECTIONS MUST BE MADE MEETING MUNICIPAL REQUIREMENTS.
8. ALL CULINARY & IRRIGATION WATER LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 2' OF COVER.
9. ALL SEWER AND WATER SERVICES - PROVIDE 11'-FT HORIZONTAL SEPARATION BETWEEN CENTERLINES OF WATER & SEWER. 4'-FT HORIZONTAL SEPARATION BETWEEN SECONDARY IRRIGATION AND SEWER.
10. ALL WATER SERVICES SHALL BE INSTALLED PER DETAIL 10201.
11. ALL SEWER SERVICES SHALL BE INSTALLED PER DETAIL 10201.
12. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC 80-RS MATERIAL.
13. ALL SEWER MANHOLES SHALL BE INSTALLED PER DETAIL 10205.
14. ALL STRUCTURES & PAVEMENT SHALL HAVE A MINIMUM HS-20 STRUCTURAL LOAD RATING.
15. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT.
16. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
17. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.

LEGEND:

DIRECTION OF FLOW
GRADE BREAK/RIDGELINE/
LOW POINT (SEE ABOVE)

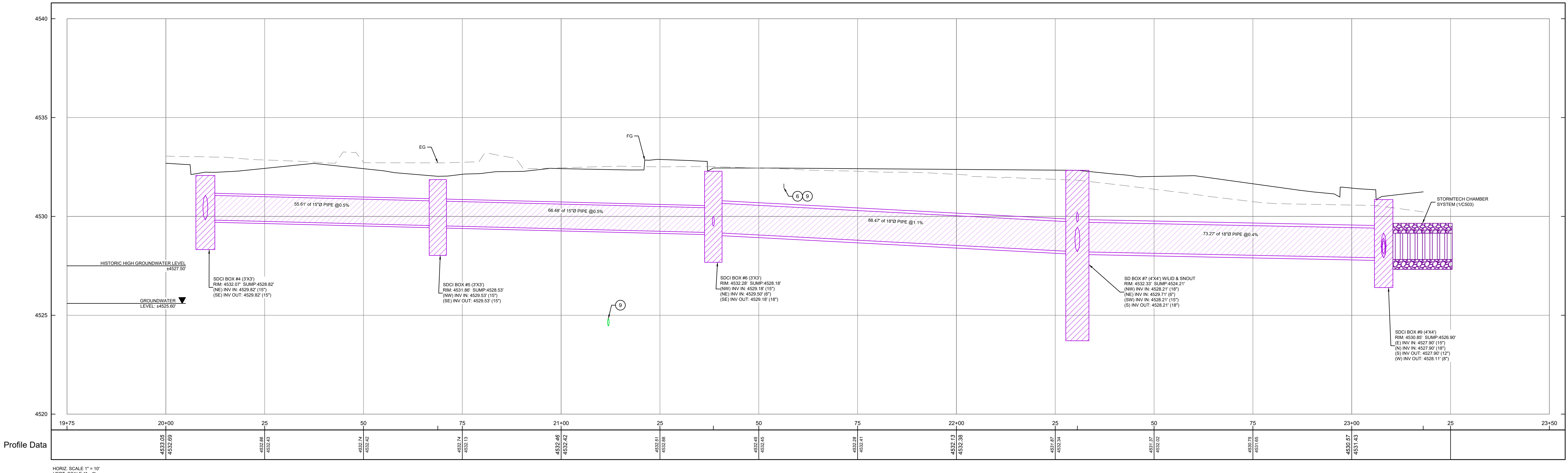
GRADING GENERAL NOTES:

1. ALL TBC C&L OUTS ARE AT FULL HEIGHT AT BACK OF CURB.
2. MAINTAIN A MINIMUM OF 0.5% LONGITUDINAL SLOPE IN ALL GUTTERS.
3. MAINTAIN A MAXIMUM OF 2.0% CROSS SLOPE ON ALL SIDEWALKS.
4. MAINTAIN A MAXIMUM OF 2.0% RUNNING SLOPE AT ALL BUILDING DOORWAY ENTRANCES AND EXITS.

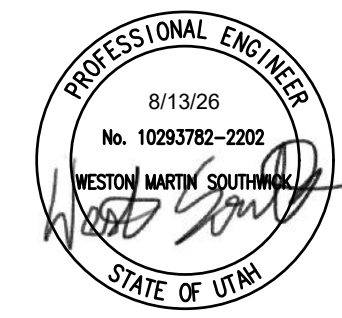
GRADING LEGEND:

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EG = EXISTING GRADE
ME = MATCH EXISTING
TA = TOP OF ASPHALT
TC = TOP OF CONCRETE
TBC = TOP BACK OF CURB
FL = FLOW LINE
GB = GRADE BREAK
TOW = TOP OF WALL
BOW = BOTTOM OF WALL

SD 2 PROFILE



HORIZ. SCALE 1" = 10'
VERT. SCALE 1" = 2'



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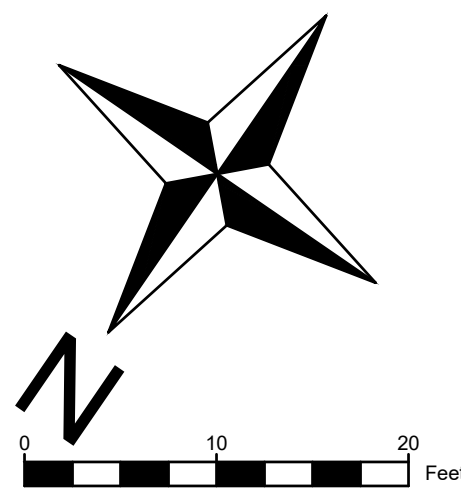
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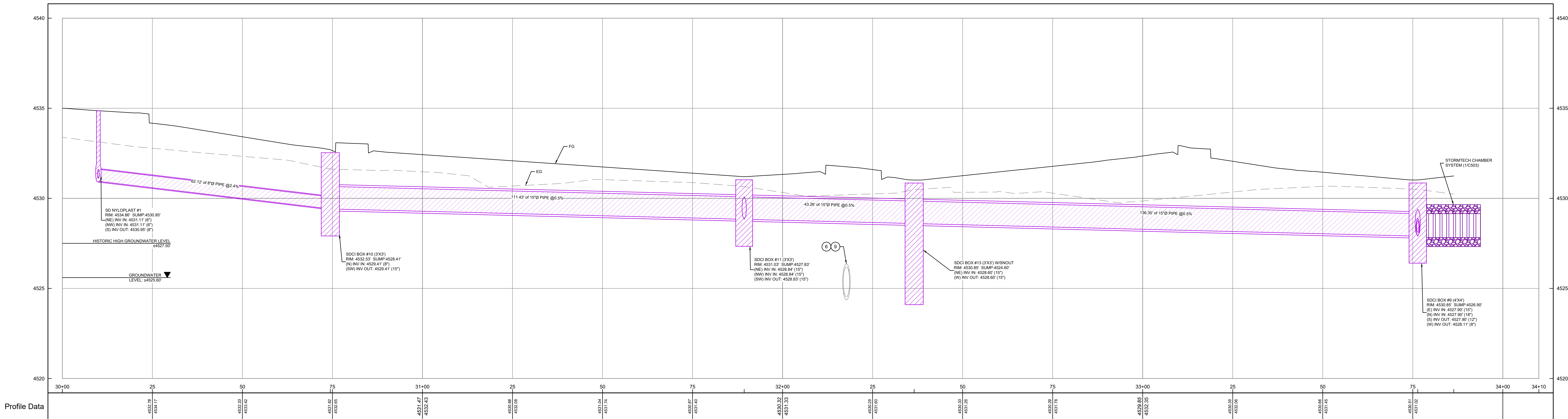
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SHEET TITLE

STORM DRAIN
PLAN & PROFILE



SD 3 PROFILE



HORIZ. SCALE 1" = 10'
VERT. SCALE 1" = 2'

- UTILITY SHEET KEY NOTES:**
PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
1. FIRE HYDRANT ASSEMBLY, TYP. (30501)
 2. 4" SANITARY SEWER SERVICE (30502)
 3. STORM DRAIN STRUCTURE (SEE C302 - DRAINAGE PLAN)
 4. GREASE INTERCEPTOR, SEE MECHANICAL PLANS
 5. ELECTRICAL EQUIPMENT, SEE ELECTRICAL PLANS
 6. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATION, ELEVATION, AND SIZE AND REPORT FINDINGS TO CIVIL ENGINEER
 7. UNDERGROUND STORM DRAIN POND (SEE C302 - DRAINAGE PLAN)
 8. SANITARY SEWER MANHOLE (10505)
 9. UTILITY CROSSING, CONTRACTOR TO VERIFY ADEQUATE VERTICAL SEPARATION (10' MINIMUM WHERE FEASIBLE)

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS
2. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN DETAIL 10501
3. WATER LINE THRUST BLOCK AND RESTRAINTS ARE PER AMERICAN FORK CITY DRAINAGES AND SPECIFICATIONS (202501)
4. THE CONTRACTOR SHALL PROVIDE FOR THE INSTALLATION OF ALL JOINTS, COUPLERS, RESTRAINTS, BENDS, ANGLES, AND OTHER APPURTENANCES TO ACHIEVE A COMPLETE WATER DISTRIBUTION SYSTEM EVEN IF ALL COMPONENTS ARE NOT SHOWN ON THESE PLANS
5. ALL CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED NATIVE SOILS. JOINT RESTRAINT DEVICES SHALL BE UTILIZED IN ADDITION TO THRUST BLOCKING WHERE REQUIRED
6. IN ACCORDANCE WITH UTAH'S DEPARTMENT OF HEALTH REGULATIONS, A MINIMUM TEN-FOOT HORIZONTAL AND 1.5-FOOT VERTICAL (WITH WATER ON TOP) SEPARATION IS REQUIRED BETWEEN CULINARY AND SEWER LINES. IF THESE CONDITIONS CANNOT BE MET, STATE AND MUNICIPAL APPROVAL IS REQUIRED. ADDITIONAL CONSTRUCTION MEASURES WILL BE REQUIRED FOR THESE CONDITIONS
7. A MINIMUM 3-FOOT SEPARATION IS REQUIRED BETWEEN ALL WATER AND FIRE SERVICE TAPS INTO THE MAIN. ALL CONNECTIONS MUST BE MADE MEETING MUNICIPAL REQUIREMENTS
8. ALL CULINARY & IRRIGATION WATER LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 2' OF COVER
9. ALL SEWER AND WATER SERVICES - PROVIDE 11-FT HORIZONTAL SEPARATION BETWEEN CENTERLINES OF WATER & SEWER, 4-FT HORIZONTAL SEPARATION BETWEEN SECONDARY IRRIGATION AND SEWER
10. ALL WATER SERVICES SHALL BE INSTALLED PER DETAIL 10501
11. ALL SEWER SERVICES SHALL BE INSTALLED PER DETAIL 10501
12. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC 80-RS MATERIAL
13. ALL STRUCTURES & PAVEMENT SHALL HAVE A MINIMUM HS-20 STRUCTURAL LOAD RATING
14. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT
15. POWER: CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT
16. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS

LEGEND:

DIRECTION OF FLOW
GRADE BREAK/RIDGELINE/
LOW POINT (SEE ABOVE)

GRADING GENERAL NOTES:

1. ALL TBC CALLOUTS ARE AT FULL HEIGHT AT BACK OF CURB
2. MAINTAIN A MINIMUM OF 0.5% LONGITUDINAL SLOPE IN ALL GUTTERS
3. MAINTAIN A MAXIMUM OF 2.0% CROSS SLOPE ON ALL SIDEWALKS
4. MAINTAIN A MAXIMUM OF 2.0% RUNNING SLOPE AT ALL BUILDING DOORWAY ENTRANCES AND EXITS

GRADING LEGEND:

FG = FINISHED GRADE
EG = EXISTING GRADE
ME = MATCH EXISTING
TA = TOP OF ASPHALT
TC = TOP OF CONCRETE
TBC = TOP BACK OF CURB
FL = FLOW LINE
OB = GRADE BREAK
TOW = TOP OF WALL
BOW = BOTTOM OF WALL



UTAH'S DEPARTMENT OF HEALTH HAS REVIEWED THIS PLAN FOR THE CONSTRUCTION OF A SEWERAGE SYSTEM AND HAS NOTED THAT THE CONSTRUCTION OF THIS SYSTEM WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH DEPARTMENT OF HEALTH'S REGULATIONS FOR THE CONSTRUCTION OF SEWERAGE SYSTEMS. THIS REVIEW DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE QUALITY OF THE WORK.

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NATIONAL GMC ADDITION

629 E 1000 S,
AMERICAN FORK,
UT 84003

PROJECT NO: 25-108
DRAWN BY: E.A.
CHECKED BY:

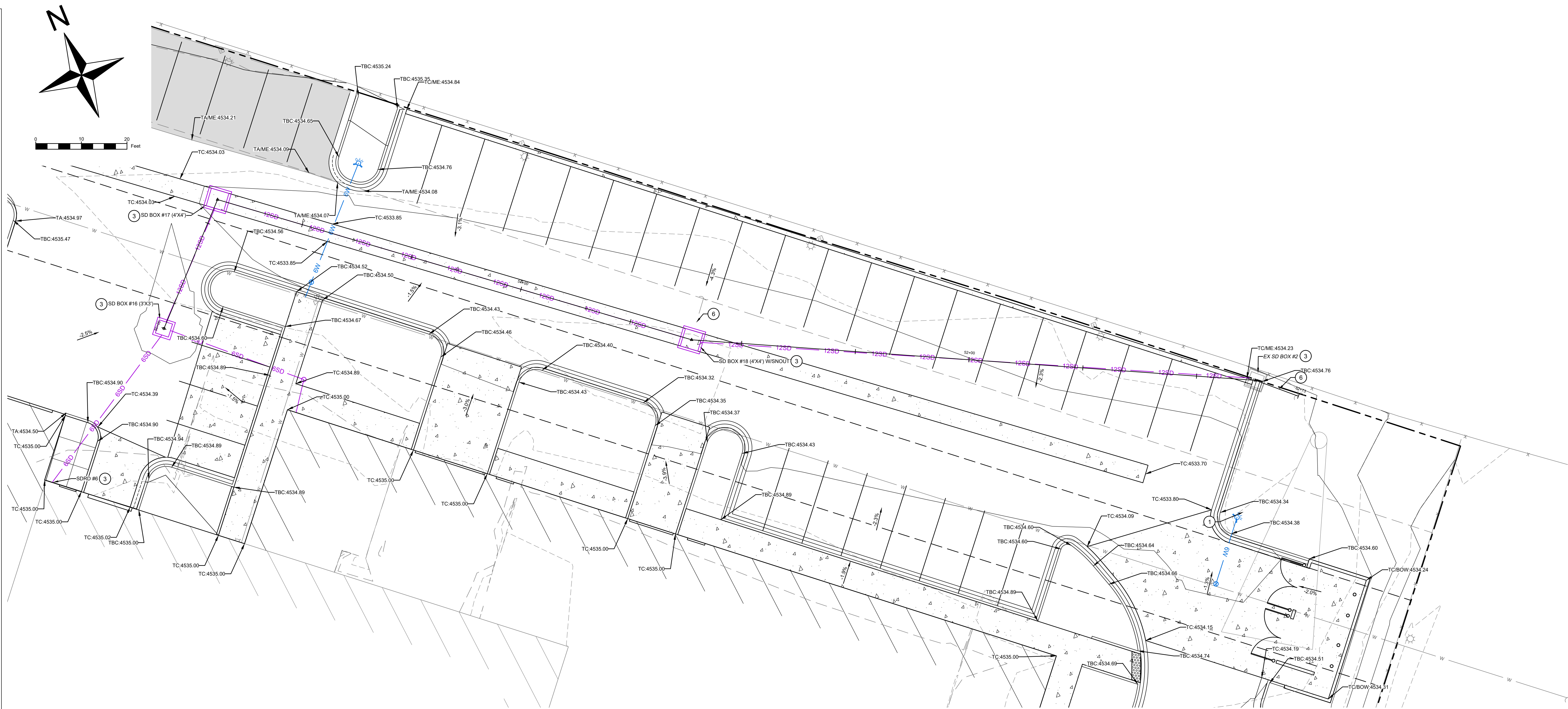
ISSUE DATE: 8/13/2025

#	DATE	DESCRIPTION

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SHEET TITLE

**STORM DRAIN
PLAN & PROFILE**



- UTILITY SHEET KEY NOTES:**
- PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
1. FIRE HYDRANT ASSEMBLY, TYP. (30501)
 2. 4" SANITARY SEWER SERVICE (30502)
 3. STORM DRAIN STRUCTURE (SEE C302 - DRAINAGE PLAN)
 4. GREASE INTERCEPTOR, SEE MECHANICAL PLANS
 5. ELECTRICAL EQUIPMENT, SEE ELECTRICAL PLANS
 6. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATION, ELEVATION, AND SIZE AND REPORT FINDINGS TO CIVIL ENGINEER
 7. UNDERGROUND STORM DRAIN POND (SEE C302 - DRAINAGE PLAN)
 8. SANITARY SEWER MANHOLE (30505)
 9. UTILITY CROSSING, CONTRACTOR TO VERIFY ADEQUATE VERTICAL SEPARATION (IF MINIMUM WHERE FEASIBLE)

- GENERAL NOTES:**
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS
 2. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN DETAIL 10501
 3. WATER LINE THRUST BLOCK AND RESTRAINTS ARE PER AMERICAN FORK CITY DRAINAGES AND SPECIFICATIONS (202511)
 4. THE CONTRACTOR SHALL PROVIDE FOR THE INSTALLATION OF ALL JOINTS, COUPLINGS, RESTRAINTS, BENDS, ANGLES, AND OTHER APPURTENANCES TO ACHIEVE A COMPLETE WATER DISTRIBUTION SYSTEM EVEN IF ALL COMPONENTS ARE NOT SHOWN ON THESE PLANS
 5. ALL CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED NATIVE SOILS. JOINT RESTRAINT DEVICES SHALL BE UTILIZED IN ADDITION TO THRUST BLOCKING WHERE REQUIRED
 6. IN ACCORDANCE WITH UTAH DEPARTMENT OF HEALTH REGULATIONS, A MINIMUM TEN-FOOT HORIZONTAL AND 1.5-FOOT VERTICAL (WITH WATER ON TOP) SEPARATION IS REQUIRED BETWEEN CULINARY AND SEWER LINES. IF THESE CONDITIONS CANNOT BE MET, STATE AND MUNICIPAL APPROVAL IS REQUIRED. ADDITIONAL CONSTRUCTION MEASURES WILL BE REQUIRED FOR THESE CONDITIONS
 7. A MINIMUM 3-FOOT SEPARATION IS REQUIRED BETWEEN ALL WATER AND FIRE SERVICE TAPS INTO THE MANN. ALL CONNECTIONS MUST BE MADE MEETING MUNICIPAL REQUIREMENTS
 8. ALL CULINARY & IRRIGATION WATER LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 2' OF COVER
 9. ALL SEWER AND WATER SERVICES - PROVIDE 11-FT HORIZONTAL SEPARATION BETWEEN CENTERLINES OF WATER & SEWER, 6-FT HORIZONTAL SEPARATION BETWEEN SECONDARY IRRIGATION AND SEWER
 10. ALL WATER SERVICES SHALL BE INSTALLED PER DETAIL 10501
 11. ALL SEWER SERVICES SHALL BE INSTALLED PER DETAIL 10501
 12. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SR-5 MATERIAL
 13. ALL SEWER MANHOLES SHALL BE INSTALLED PER DETAIL 10505
 14. ALL STRUCTURES & PAVEMENT SHALL HAVE A MINIMUM HS-20 STRUCTURAL LOAD RATING
 15. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT
 16. POWER: CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT
 17. TELEPHONE AND CABLE: CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS

LEGEND:

DIRECTION OF FLOW

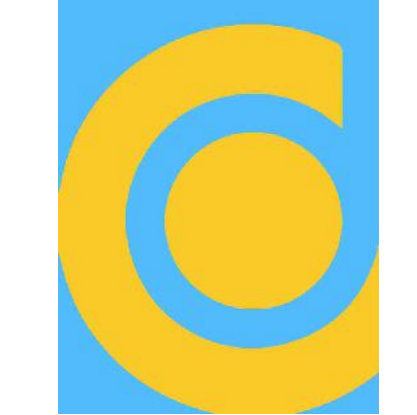
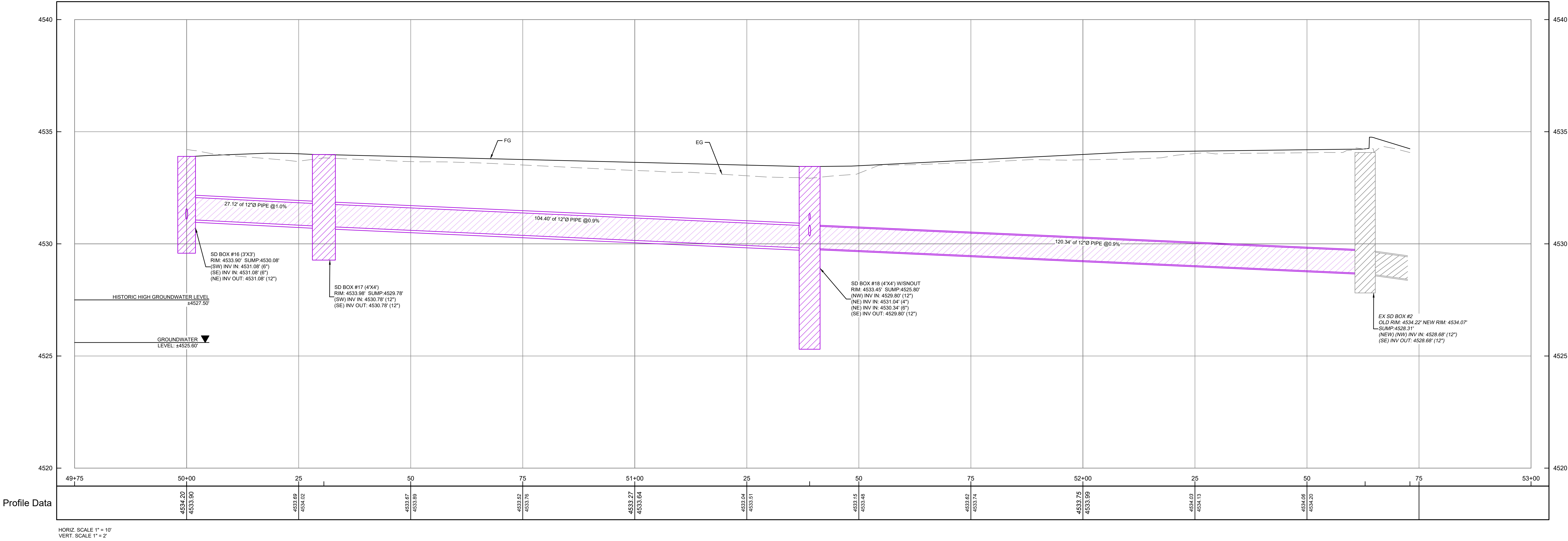
GRADE BREAK/RIDGE/LOW POINT (SEE ABOVE)

- GRADING GENERAL NOTES:**
1. ALL TBC CALLOUTS ARE AT FULL HEIGHT AT BACK OF CURB
 2. MAINTAIN A MINIMUM OF 0.5% LONGITUDINAL SLOPE IN ALL GUTTERS
 3. MAINTAIN A MAXIMUM OF 2.0% CROSS SLOPE ON ALL SIDEWALKS
 4. MAINTAIN A MAXIMUM OF 2.0% RUNNING SLOPE AT ALL BUILDING DOORWAY ENTRANCES AND EXITS

GRADING LEGEND:

FG = FINISHED GRADE
EG = EXISTING GRADE
ME = MATCH EXISTING
TA = TOP OF ASPHALT
TC = TOP OF CONCRETE
TBC = TOP BACK OF CURB
FL = FLOW LINE
OB = GRADE BREAK
TOW = TOP OF WALL
BOW = BOTTOM OF WALL

SD 5 PROFILE



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NATIONAL GMC
ADDITION

629 E 1000 S,
AMERICAN FORK,
UT 84003

PROJECT NO: 25-108
DRAWN BY: E.A.
CHECKED BY:

ISSUE DATE: 8/13/2025

DATE DESCRIPTION

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SHEET TITLE

STORM DRAIN
PLAN & PROFILE



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CIVIL SOLUTIONS GROUP - CIVIL ENGINEER
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PH: (801) 507-6900

UTILITY SHEET KEY NOTES:

1. PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
2. FIRE HYDRANT ASSEMBLY, TYP. (30201)
3. 4" SANITARY SEWER SERVICE (30202)
4. STORM DRAIN STRUCTURE (SEE C302 - DRAINAGE PLAN)
5. GREASE INTERCEPTOR, SEE MECHANICAL PLANS
6. ELECTRICAL EQUIPMENT, SEE ELECTRICAL PLANS
7. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATION, ELEVATION, AND SIZE AND REPORT FINDINGS TO CITY ENGINEER
8. UNDERGROUND STORM DRAIN POND (SEE C302 - DRAINAGE PLAN)
9. SANITARY SEWER MANHOLE (30203)
10. UTILITY CROSSING, CONTRACTOR TO VERIFY ADEQUATE VERTICAL SEPARATION (1" MINIMUM WHERE FEASIBLE)

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
2. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN DETAIL 10201.
3. WATER LINE THRUST BLOCK AND RESTRAINTS ARE PER AMERICAN FORK CITY DRAININGS AND SPECIFICATIONS (20251).
4. THE CONTRACTOR SHALL PROVIDE FOR THE INSTALLATION OF ALL JOINTS, COUPLERS, RESTRAINTS, BENDS, ANGLES, AND OTHER APPURTENANCES TO ACHIEVE A COMPLETE WATER DISTRIBUTION SYSTEM EVEN IF ALL COMPONENTS ARE NOT SHOWN ON THESE PLANS.
5. ALL CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED NATIVE SOILS. JOINT RESTRAINT DEVICES SHALL BE UTILIZED IN ADDITION TO THRUST BLOCKS WHERE REQUIRED.
6. IN ACCORDANCE WITH UTAH'S DEPARTMENT OF HEALTH REGULATIONS, A MINIMUM TEN-FOOT HORIZONTAL AND 1.5-FOOT VERTICAL (WITH WATER ON TOP) SEPARATION IS REQUIRED BETWEEN CULINARY AND SEWER LINES. IF THESE CONDITIONS CANNOT BE MET, STATE AND MUNICIPAL APPROVAL IS REQUIRED. ADDITIONAL CONSTRUCTION MEASURES WILL BE REQUIRED FOR THESE CONDITIONS.
7. A MINIMUM 3-FOOT SEPARATION IS REQUIRED BETWEEN ALL WATER AND FIRE SERVICE TAPS INTO THE MAIN. ALL CONNECTIONS MUST BE MADE MEETING MUNICIPAL REQUIREMENTS.
8. ALL CULINARY & IRRIGATION WATER LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 2' OF COVER.
9. ALL SEWER AND WATER SERVICES - PROVIDE 11-FT HORIZONTAL SEPARATION BETWEEN CENTERLINES OF WATER & SEWER. 6-FT HORIZONTAL SEPARATION BETWEEN SECONDARY IRRIGATION AND SEWER.
10. ALL WATER SERVICES SHALL BE INSTALLED PER DETAIL 10201.
11. ALL SEWER SERVICES SHALL BE INSTALLED PER DETAIL 10201.
12. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC 80R-35 MATERIAL.
13. ALL SEWER MANHOLES SHALL BE INSTALLED PER DETAIL 10205.
14. ALL STRUCTURES & PAVEMENT SHALL HAVE A MINIMUM HS-20 STRUCTURAL LOAD RATING.
15. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT.
16. POWER: CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
17. TELEPHONE AND CABLE: CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.

LEGEND:

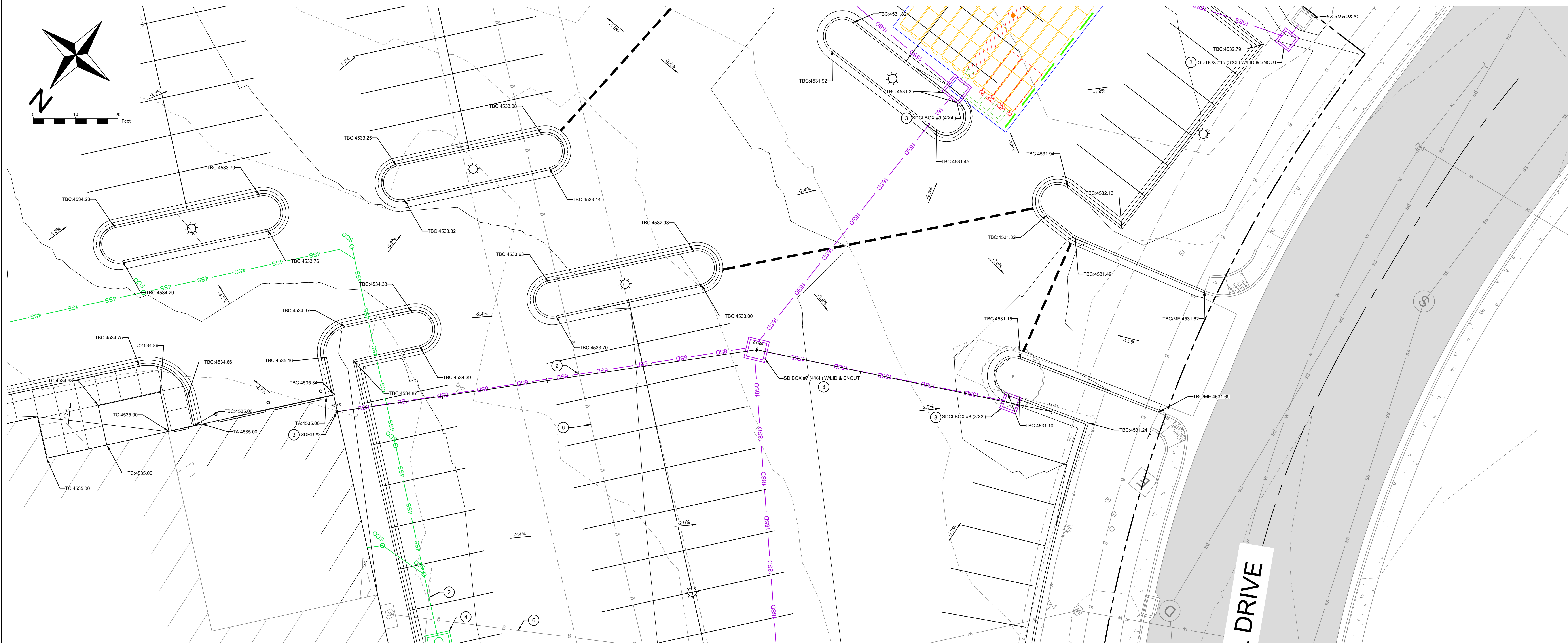
- DIRECTION OF FLOW
- GRADE BREAK/RIDGE LINE/ LOW POINT (SEE ABOVE)

GRADING GENERAL NOTES:

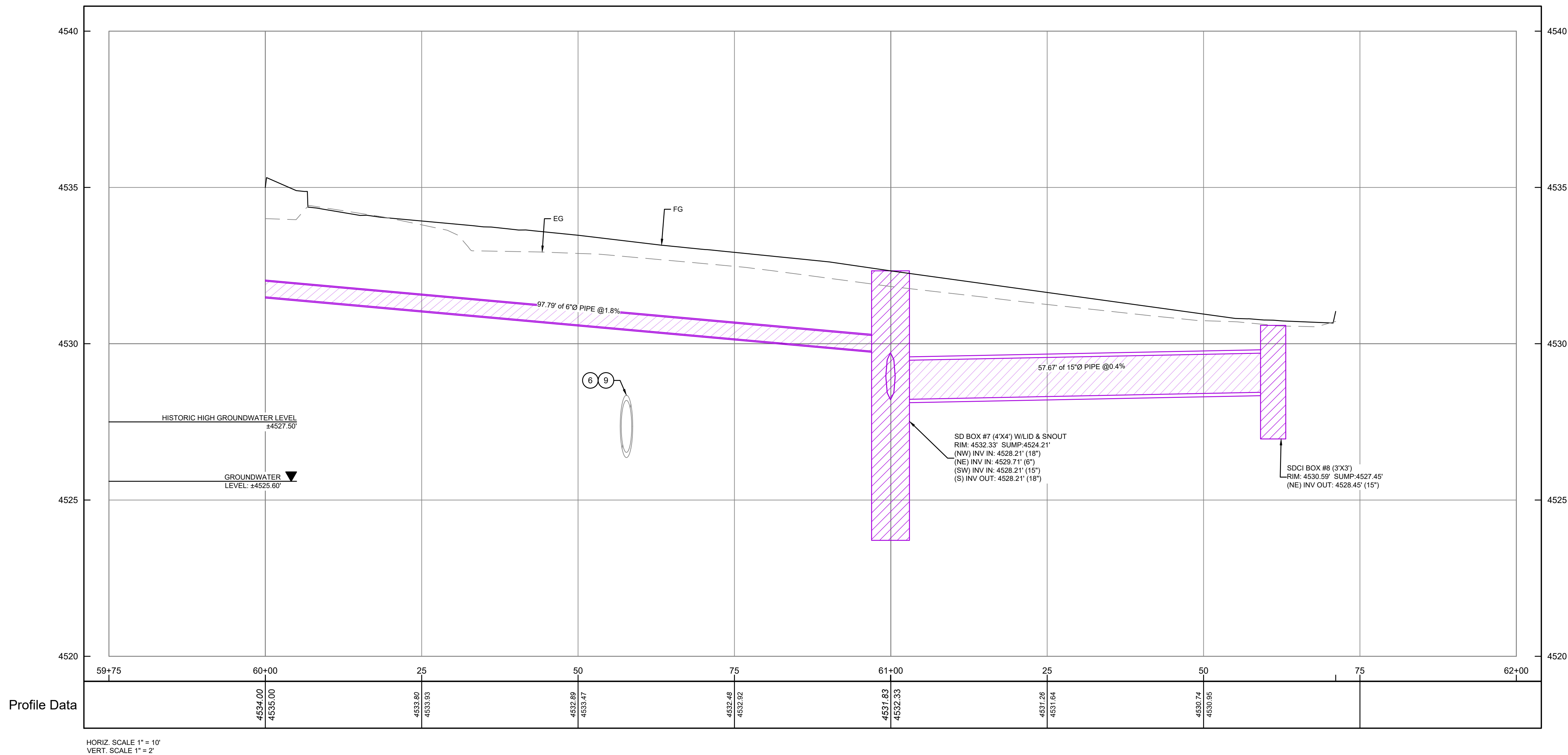
1. ALL TBC CALLOUTS ARE AT FULL HEIGHT AT BACK OF CURB.
2. MAINTAIN A MINIMUM OF 0.5% LONGITUDINAL SLOPE IN ALL GUTTERS.
3. MAINTAIN A MAXIMUM OF 2.0% CROSS SLOPE ON ALL SIDEWALKS.
4. MAINTAIN A MAXIMUM OF 2.0% RUNNING SLOPE AT ALL BUILDING DOORWAY ENTRANCES AND EXITS.

GRADING LEGEND:

- FG = FINISHED GRADE
EG = EXISTING GRADE
ME = MATCH EXISTING
TA = TOP OF ASPHALT
TC = TOP OF CONCRETE
TBC = TOP BACK OF CURB
FL = FLOW LINE
OB = GRADE BREAK
TOW = TOP OF WALL
BOW = BOTTOM OF WALL



SD 6 PROFILE



NATIONAL GMC ADDITION

629 E 1000 S,
AMERICAN FORK,
UT 84003

PROJECT NO: 25-108
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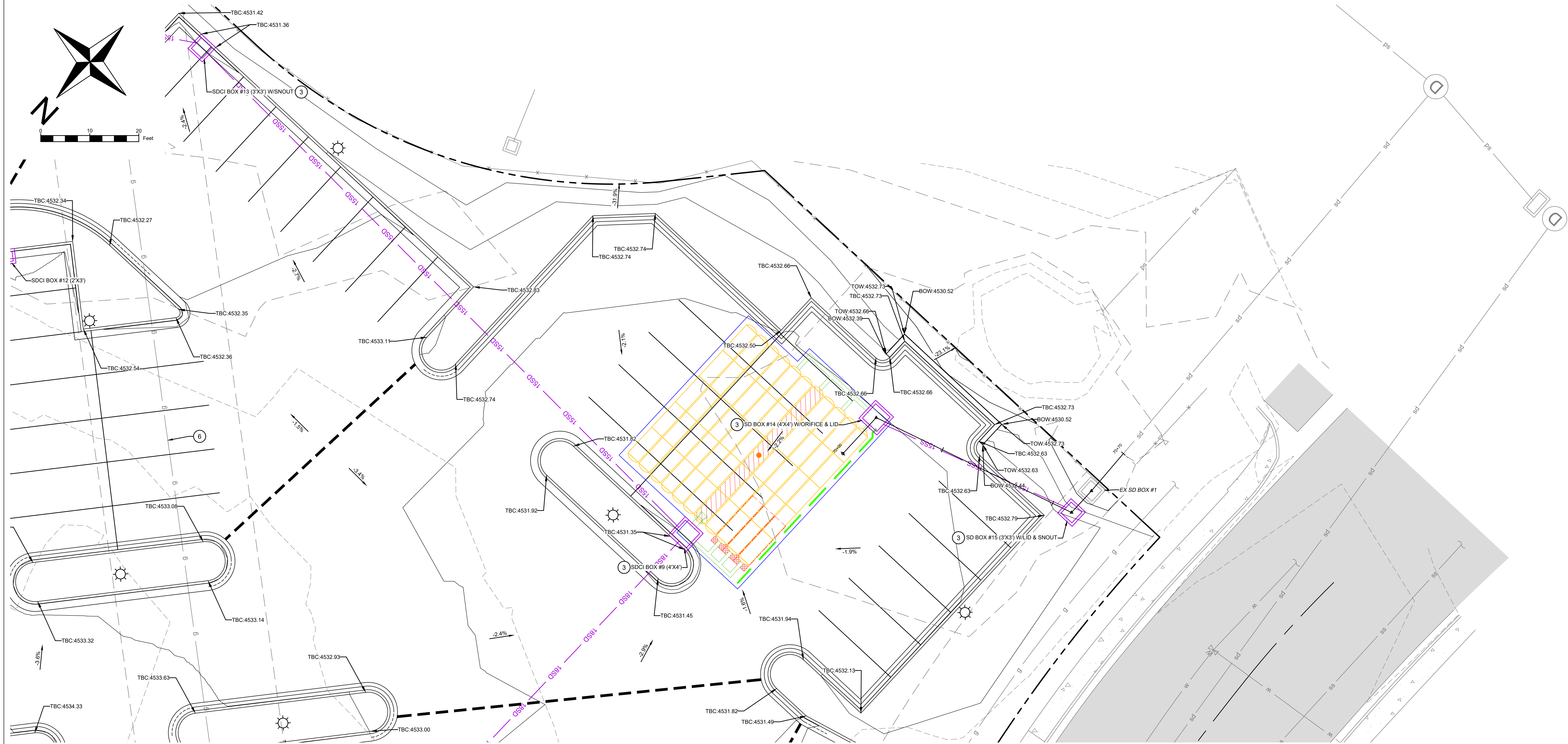
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#	DATE	DESCRIPTION

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SHEET TITLE

STORM DRAIN
PLAN & PROFILE



- UTILITY SHEET KEY NOTES:**
- PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
1. FIRE HYDRANT ASSEMBLY, TYP. (VC501)
 2. 4" SANITARY SEWER SERVICE (VC502)
 3. STORM DRAIN STRUCTURE (SEE C302 - DRAINAGE PLAN)
 4. GREASE INTERCEPTOR, SEE MECHANICAL PLANS
 5. ELECTRICAL EQUIPMENT, SEE ELECTRICAL PLANS
 6. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATION, ELEVATION, AND SIZE AND REPORT FINDINGS TO CIVIL ENGINEER
 7. UNDERGROUND STORM DRAIN POND (SEE C302 - DRAINAGE PLAN)
 8. SANITARY SEWER MANHOLE (VC503)
 9. UTILITY CROSSING, CONTRACTOR TO VERIFY ADEQUATE VERTICAL SEPARATION (IF MINIMUM WHERE FEASIBLE)

- GENERAL NOTES:**
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
 2. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN DETAIL 1C501.
 3. WATER LINE THRUST BLOCK AND RESTRAINTS ARE PER AMERICAN FORK CITY DRAININGS AND SPECIFICATIONS (C2051).
 4. THE CONTRACTOR SHALL PROVIDE FOR THE INSTALLATION OF ALL JOINTS, COUPLINGS, RESTRAINTS, BENDS, ANGLES, AND OTHER APPURTENANCES TO ACHIEVE A COMPLETE WATER DISTRIBUTION SYSTEM EVEN IF ALL COMPONENTS ARE NOT SHOWN ON THESE PLANS.
 5. ALL CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED NATIVE SOILS. JOINT RESTRAINT DEVICES SHALL BE UTILIZED IN ADDITION TO THRUST BLOCKING WHERE REQUIRED.
 6. IN ACCORDANCE WITH UTAH'S DEPARTMENT OF HEALTH REGULATIONS, A MINIMUM TEN-FOOT HORIZONTAL AND 1.5-FOOT VERTICAL (WITH WATER ON TOP) SEPARATION IS REQUIRED BETWEEN CULINARY AND SEWER LINES. IF THESE CONDITIONS CANNOT BE MET, STATE AND MUNICIPAL APPROVAL IS REQUIRED. ADDITIONAL CONSTRUCTION MEASURES WILL BE REQUIRED FOR THESE CONDITIONS.
 7. A MINIMUM 3-FOOT SEPARATION IS REQUIRED BETWEEN ALL WATER AND FIRE SERVICE TAPS INTO THE MANN. ALL CONNECTIONS MUST BE MADE MEETING MUNICIPAL REQUIREMENTS.
 8. ALL CULINARY & IRRIGATION WATER LINES SHALL BE AWWA C300 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 2' OF COVER.
 9. ALL SEWER AND WATER SERVICES - PROVIDE 11-FT HORIZONTAL SEPARATION BETWEEN CENTERLINES OF WATER & SEWER. 4-FT HORIZONTAL SEPARATION BETWEEN SECONDARY IRRIGATION AND SEWER.
 10. ALL WATER SERVICES SHALL BE INSTALLED PER DETAIL 1C501.
 11. ALL SEWER SERVICES SHALL BE INSTALLED PER DETAIL 1C501.
 12. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC 50-RS MATERIAL.
 13. ALL SEWER MANHOLES SHALL BE INSTALLED PER DETAIL 1C505.
 14. ALL STRUCTURES & PAVEMENT SHALL HAVE A MINIMUM HS-20 STRUCTURAL LOAD RATING.
 15. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUDED USING NON-SHRINK GROUT.
 16. POWER: CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
 17. TELEPHONE AND CABLE: CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.

LEGEND:

DIRECTION OF FLOW

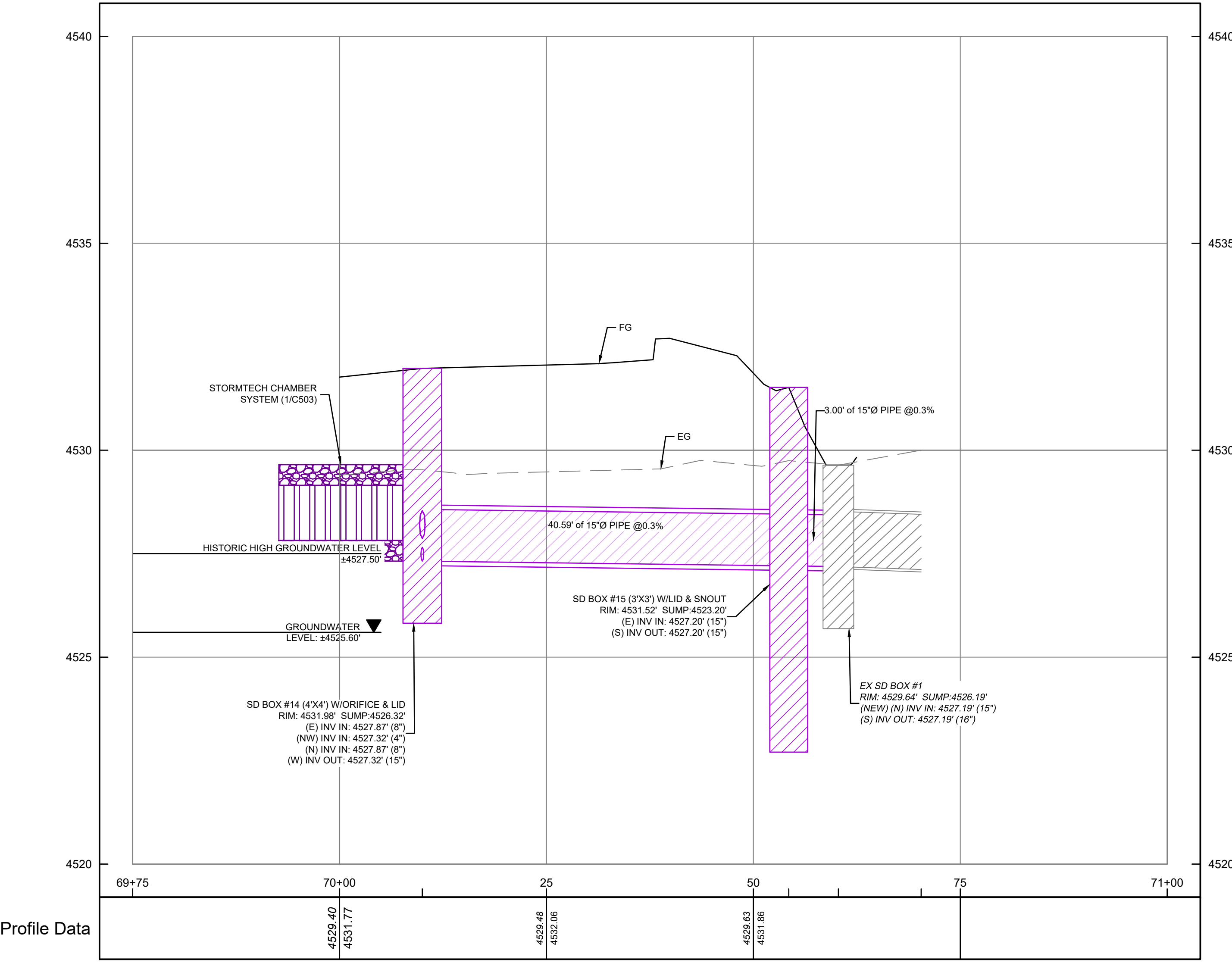
GRADE BREAK/RIDGELINE/ LOW POINT (SEE ABOVE)

- GRADING GENERAL NOTES:**
1. ALL TBC CALLOUTS ARE AT FULL HEIGHT AT BACK OF CURB.
 2. MAINTAIN A MINIMUM OF 0.5% LONGITUDINAL SLOPE IN ALL GUTTERS.
 3. MAINTAIN A MAXIMUM OF 2.0% CROSS SLOPE ON ALL SIDEWALKS.
 4. MAINTAIN A MAXIMUM OF 2.0% RUNNING SLOPE AT ALL BUILDING DOORWAY ENTRANCES AND EXITS.

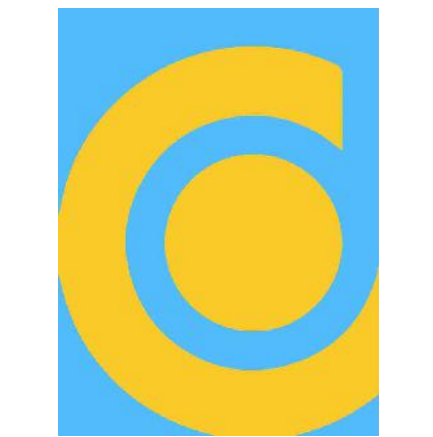
GRADING LEGEND:

FG = FINISHED GRADE
EG = EXISTING GRADE
ME = MATCH EXISTING
TA = TOP OF ASPHALT
TBC = TOP OF CONCRETE
FL = FLOW LINE
OB = GRADE BREAK
TOW = TOP OF WALL
BOW = BOTTOM OF WALL

SD 7 PROFILE



HORIZ. SCALE: 1" = 10'
VERT. SCALE: 1" = 2'



THIS PROJECT HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF UTAH. I AM NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES TO ANY OTHER PROJECTS WHILE I AM PROVIDING THESE SERVICES TO THIS PROJECT. I AM NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES TO ANY OTHER PROJECTS WHILE I AM PROVIDING THESE SERVICES TO THIS PROJECT.

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NATIONAL GMC ADDITION

**629 E 1000 S,
AMERICAN FORK,
UT 84003**

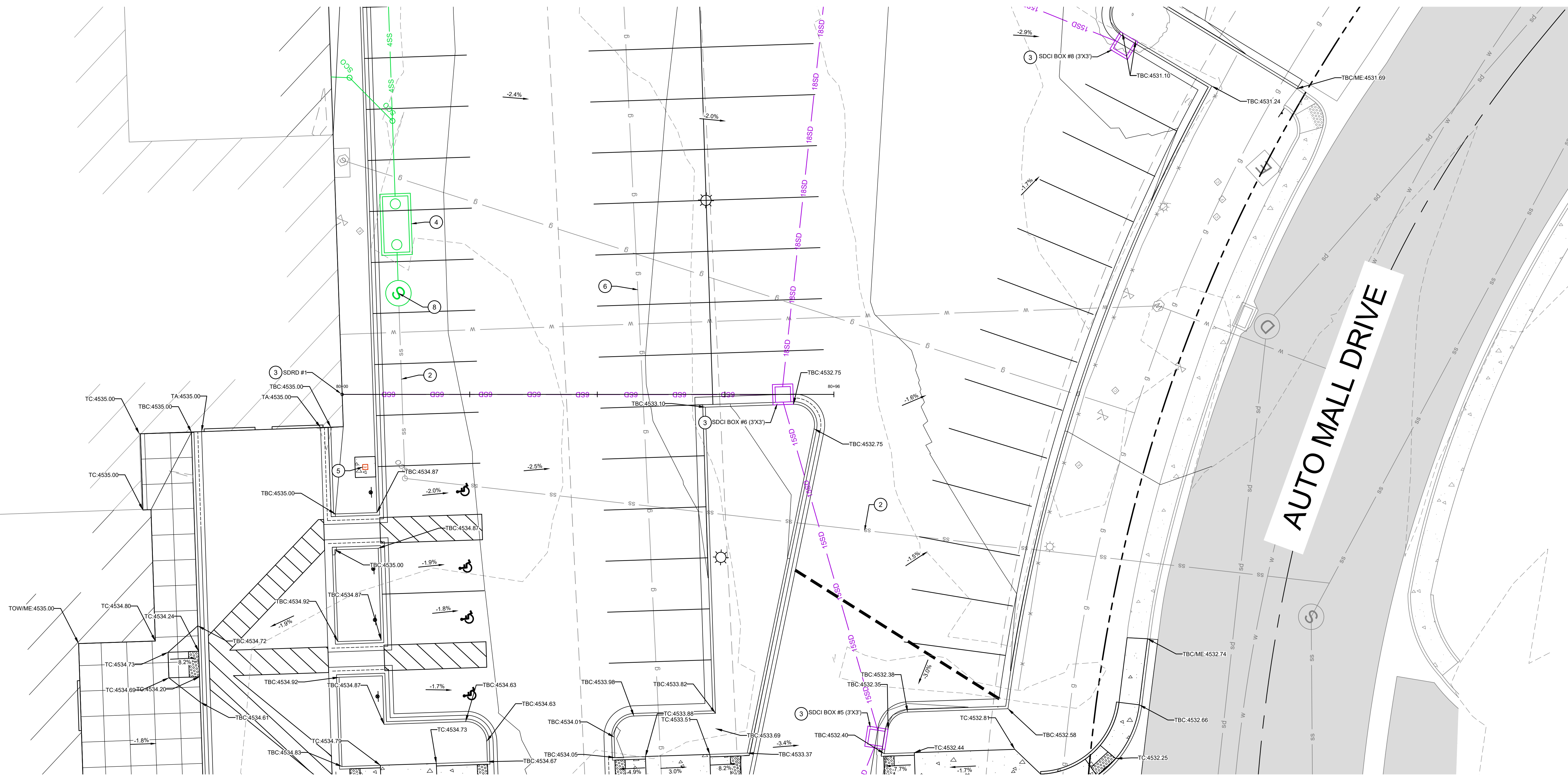
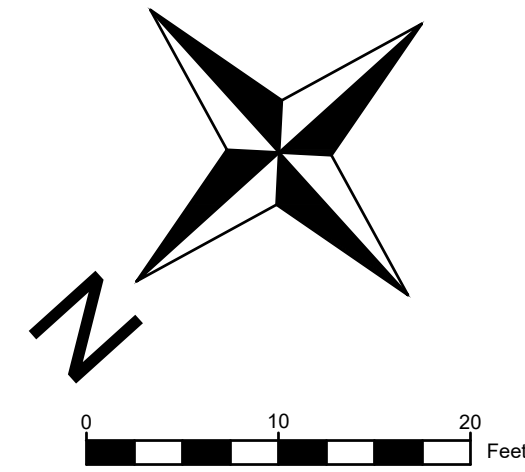
PROJECT NO: 25-108
DRAWN BY: E.A.
CHECKED BY:

ISSUE DATE: 8/13/2025

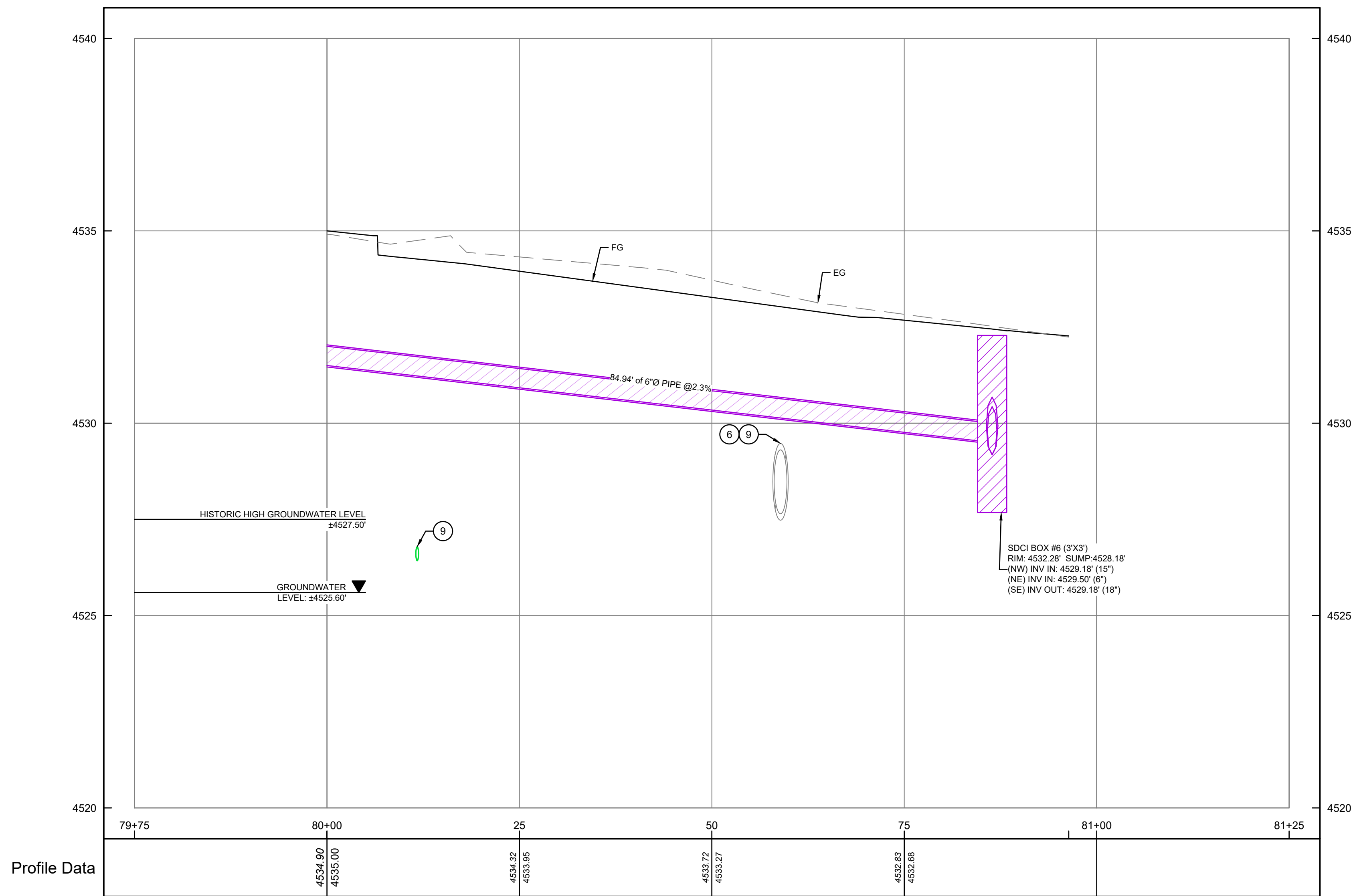
#	DATE	DESCRIPTION

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SHEET TITLE

**STORM DRAIN
PLAN & PROFILE**



SD 8 PROFILE



HORIZ. SCALE 1" = 10'
VERT. SCALE 1" = 2'

- UTILITY SHEET KEY NOTES:**
PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- FIRE HYDRANT ASSEMBLY, TYP. (SDC01)
 - 4" Ø SANITARY SEWER SERVICE (SDC02)
 - STORM DRAIN STRUCTURE (SEE C002 - DRAINAGE PLAN)
 - GREASE INTERCEPTOR, SEE MECHANICAL PLANS
 - ELECTRICAL EQUIPMENT, SEE ELECTRICAL PLANS
 - CONTRACTOR TO VERIFY EXISTING UTILITY LOCATION, ELEVATION, AND SIZE AND REPORT FINDINGS TO CIVIL ENGINEER
 - UNDERGROUND STORM DRAIN POND (SEE C002 - DRAINAGE PLAN)
 - SANITARY SEWER MANHOLE (VC005)
 - UTILITY CROSSING, CONTRACTOR TO VERIFY ADEQUATE VERTICAL SEPARATION (18" MINIMUM WHERE FEASIBLE)

GENERAL NOTES:

- CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS
- ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN DETAIL 1C001
- WATER LINE THRUST BLOCK AND RESTRAINTS ARE PER AMERICAN FORK CITY DRAINAGES AND SPECIFICATIONS (202501)
- THE CONTRACTOR SHALL PROVIDE FOR THE INSTALLATION OF ALL JOINTS, COUPLERS, RESTRAINTS, BENDS, ANGLES, AND OTHER APPURTENANCES TO ACHIEVE A COMPLETE WATER DISTRIBUTION SYSTEM EVEN IF ALL COMPONENTS ARE NOT SHOWN ON THESE PLANS
- ALL CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED, NATIVE SOILS. JOINT RESTRAINT DEVICES SHALL BE UTILIZED IN ADDITION TO THRUST BLOCKING WHERE REQUIRED
- IN ACCORDANCE WITH UTAH'S DEPARTMENT OF HEALTH REGULATIONS, A MINIMUM TEN-FOOT HORIZONTAL AND 1.5-FOOT VERTICAL (WITH WATER ON TOP) SEPARATION IS REQUIRED BETWEEN CULINARY AND SEWER LINES. IF THESE CONDITIONS CANNOT BE MET, STATE AND MUNICIPAL APPROVAL IS REQUIRED. ADDITIONAL CONSTRUCTION MEASURES WILL BE REQUIRED FOR THESE CONDITIONS
- A MINIMUM 3-FOOT SEPARATION IS REQUIRED BETWEEN ALL WATER AND FIRE SERVICE TAPS INTO THE MANN. ALL CONNECTIONS MUST BE MADE MEETING MUNICIPAL REQUIREMENTS
- ALL CULINARY & IRRIGATION WATER LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 2' OF COVER
- ALL SEWER AND WATER SERVICES - PROVIDE 11'-FT HORIZONTAL SEPARATION BETWEEN CENTERLINES OF WATER & SEWER, 4'-FT HORIZONTAL SEPARATION BETWEEN SECONDARY IRRIGATION AND SEWER
- ALL WATER SERVICES SHALL BE INSTALLED PER DETAIL 1C001
- ALL SEWER SERVICES SHALL BE INSTALLED PER DETAIL 1C001
- ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 MATERIAL
- ALL SEWER MANHOLES SHALL BE INSTALLED PER DETAIL 1C005
- ALL STRUCTURES & PAVEMENT SHALL HAVE A MINIMUM HS-20 STRUCTURAL LOAD RATING
- SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT
- POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT
- TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS

LEGEND:

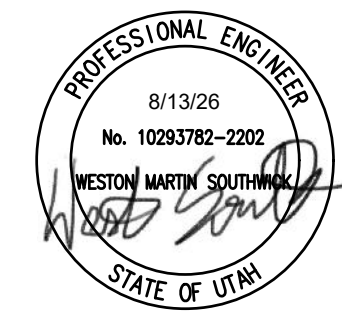
- DIRECTION OF FLOW
- GRADE BREAK/RIDGELINE/ LOW POINT (SEE ABOVE)

GRADING GENERAL NOTES:

- ALL TBC CALLOUTS ARE AT FULL HEIGHT AT BACK OF CURB
- MAINTAIN A MINIMUM OF 0.5% LONGITUDINAL SLOPE IN ALL GUTTERS
- MAINTAIN A MAXIMUM OF 2.0% CROSS SLOPE ON ALL SIDEWALKS
- MAINTAIN A MAXIMUM OF 2.0% RUNNING SLOPE AT ALL BUILDING DOORWAY ENTRANCES AND EXITS

GRADING LEGEND:

- FG = FINISHED GRADE
EG = EXISTING GRADE
ME = MATCH EXISTING
TA = TOP OF ASPHALT
TBC = TOP OF CONCRETE
FL = FLOW LINE
OB = GRADE BREAK
TOW = TOP OF WALL
BOW = BOTTOM OF WALL



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NATIONAL GMC ADDITION

629 E 1000 S,
AMERICAN FORK,
UT 84003

PROJECT NO: 25-108
DRAWN BY: E.A.
CHECKED BY:

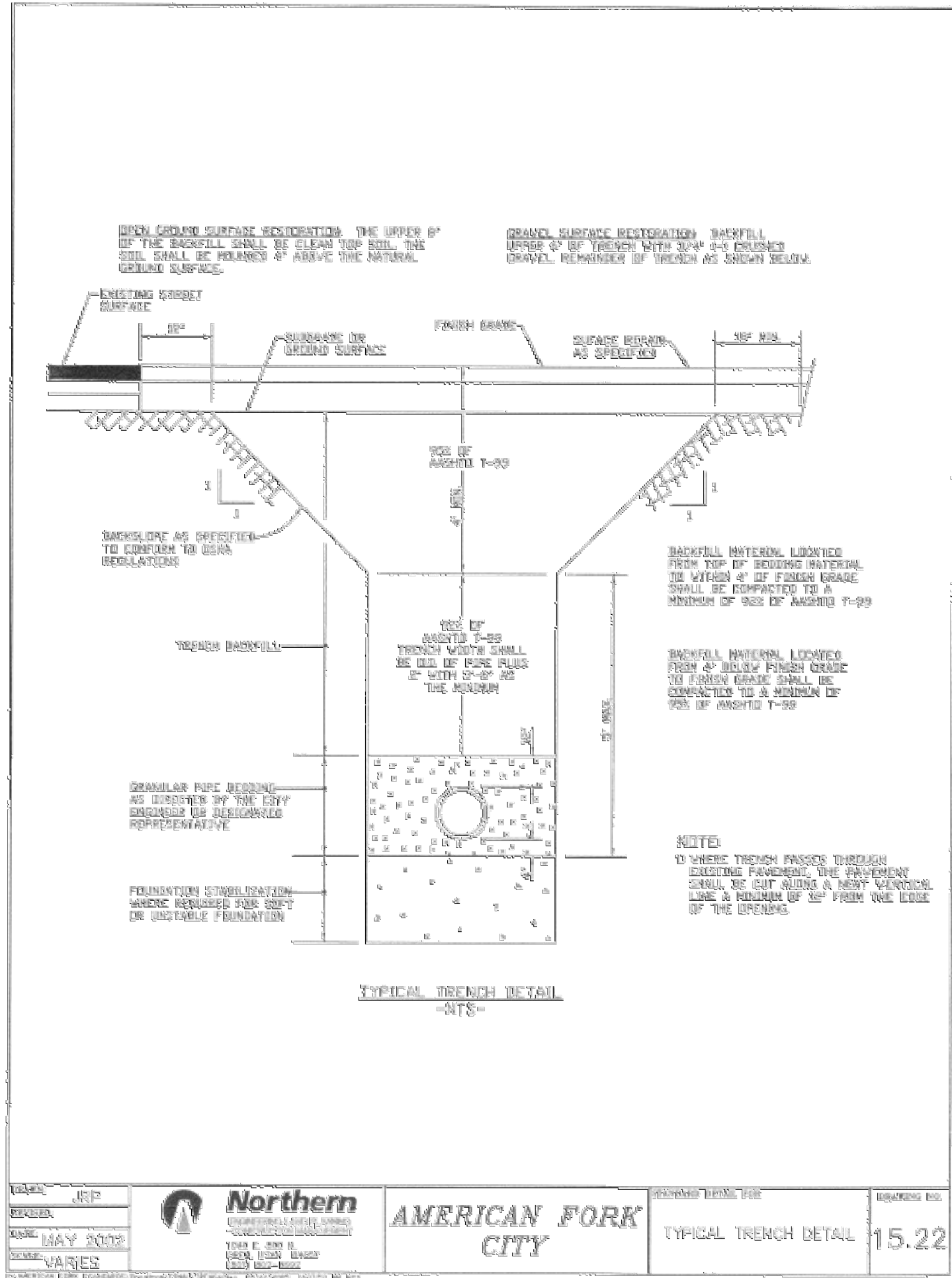
ISSUE DATE: 8/13/2025

#	DATE	DESCRIPTION

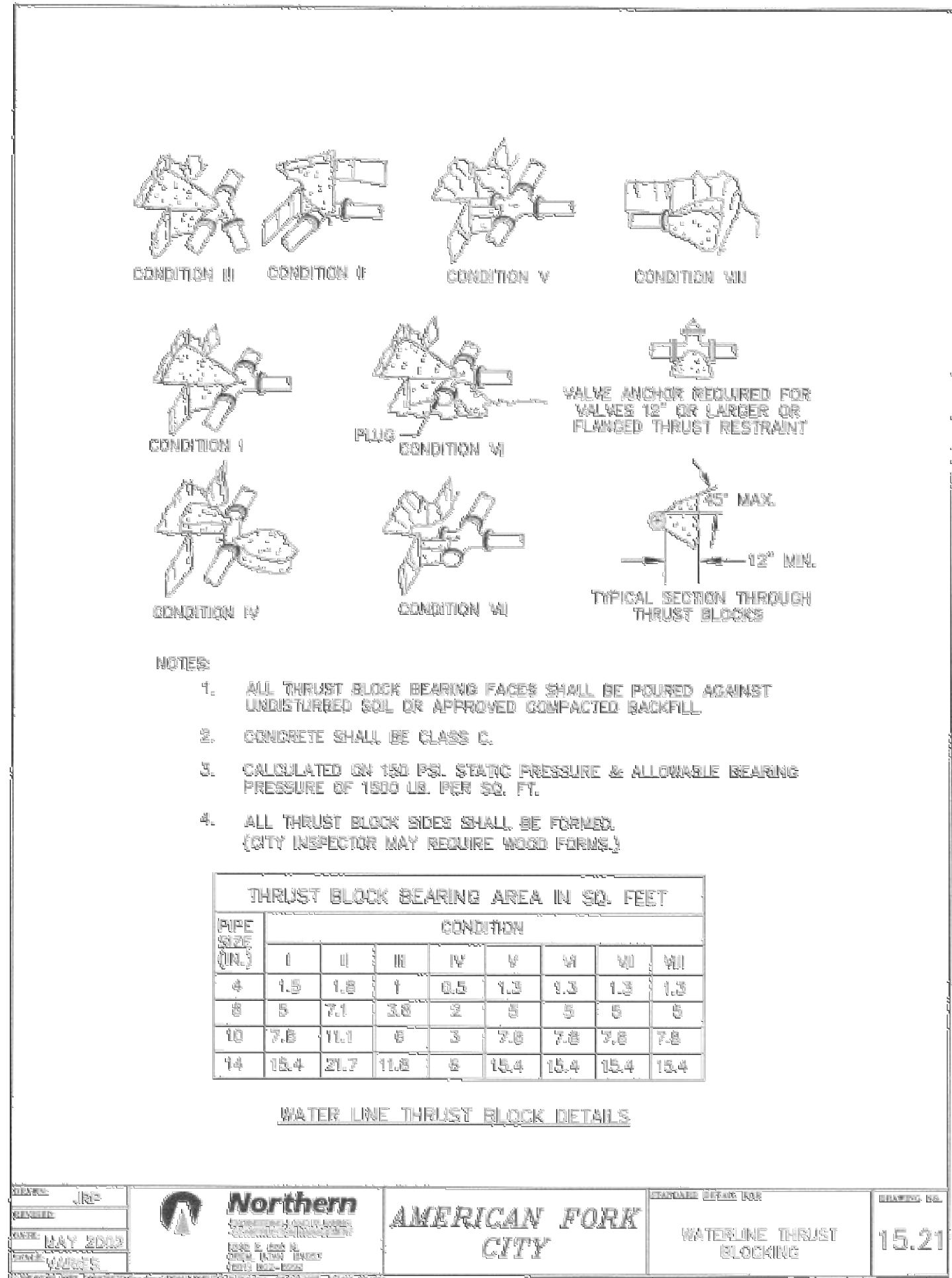
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SHEET TITLE

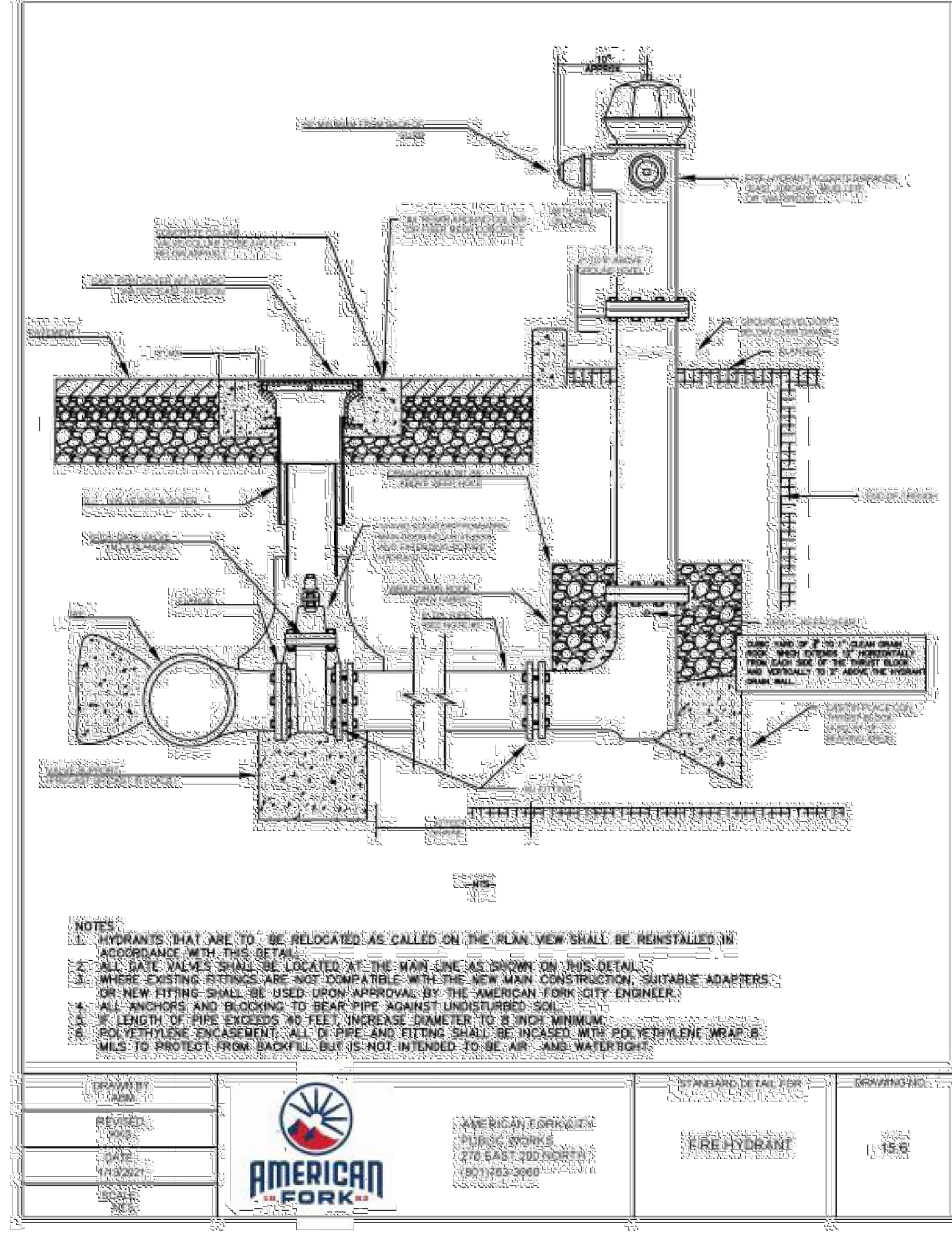
**STORM DRAIN
PLAN & PROFILE**



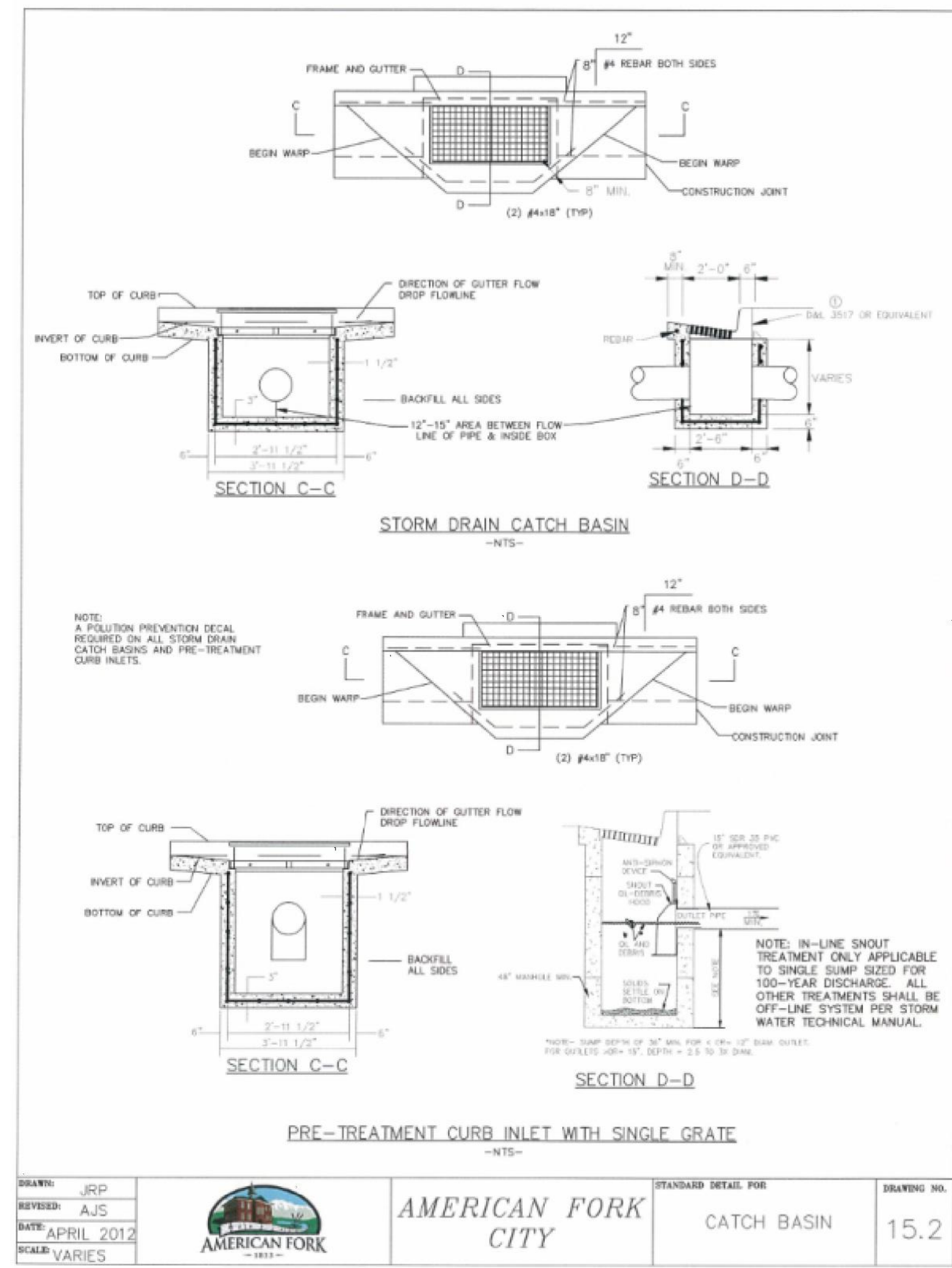
1
C501
TRENCH DETAIL
NOT TO SCALE



2
C501
THRUST BLOCKS
NOT TO SCALE

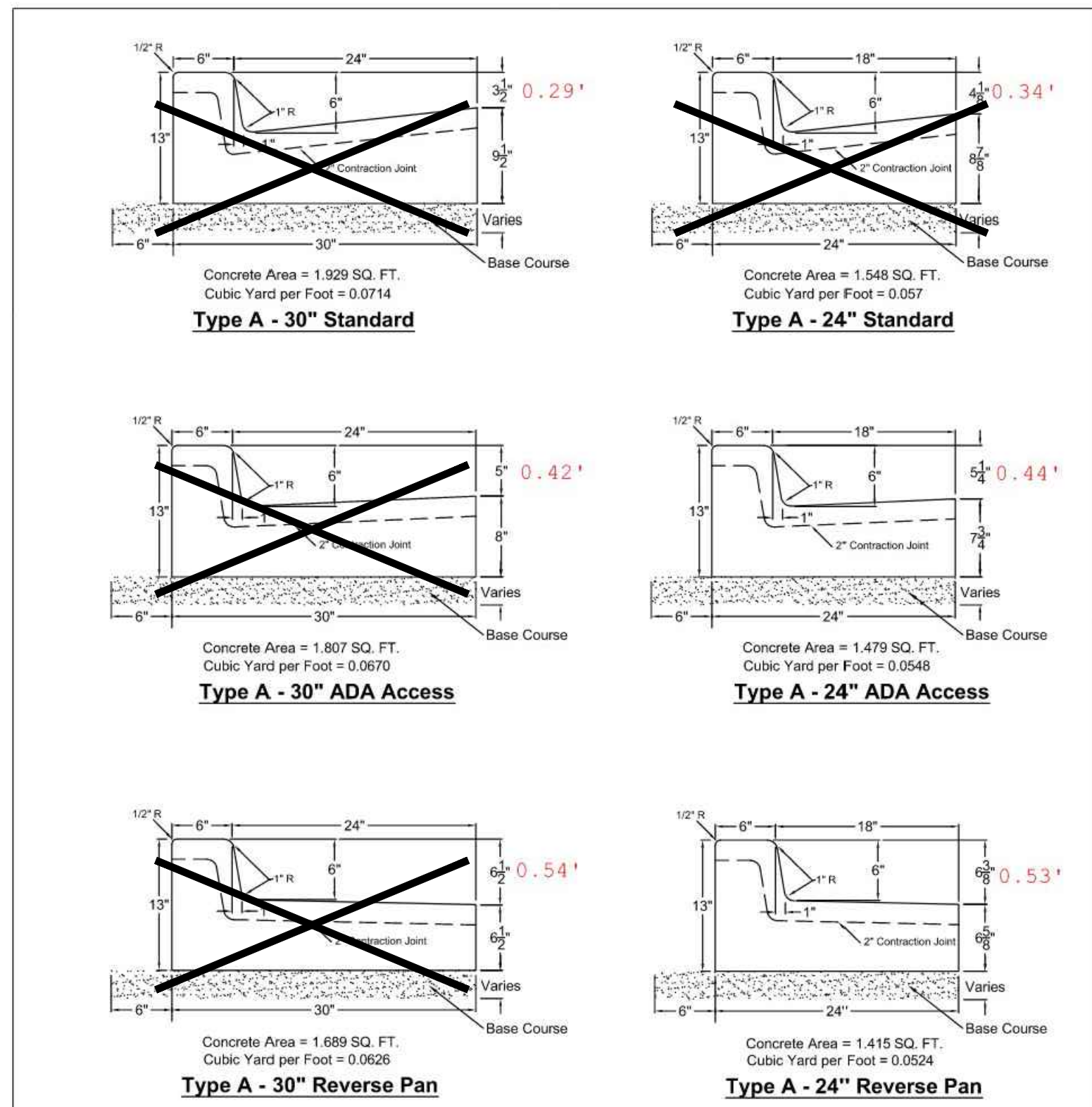


3
C501
FIRE HYDRANT
NOT TO SCALE



4
C501
CURB INLET
NOT TO SCALE

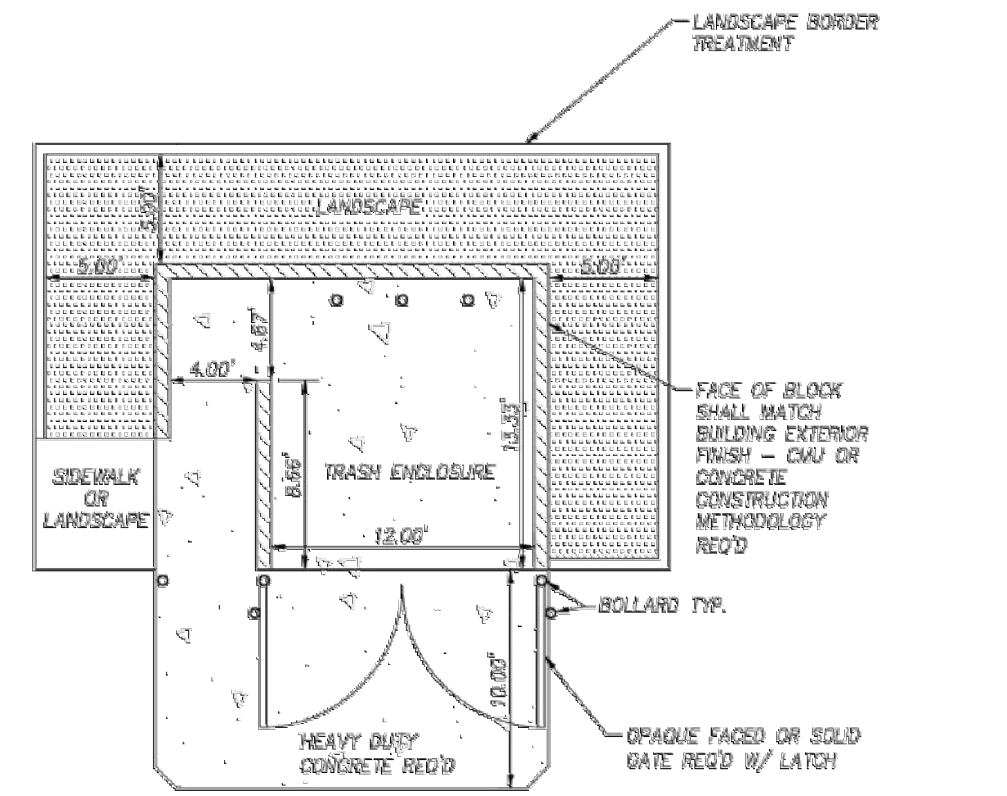
- Curb and gutter**
- GENERAL**
 - Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
 - Additional requirements are specified in APWA Section 32 16 13.
 - PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
 - Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
 - EXECUTION**
 - Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - Concrete Placement: APWA Section 03 30 10.
 - Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
 - Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
 - Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
 - Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.



APWA
AMERICAN PUBLIC WORKS ASSOCIATION
Type A Curb and Gutter
Plan
205.1
Revised January 2025



B. 17.5.121.B - DUMPSTER ENCLOSURE STANDARDS



- 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.



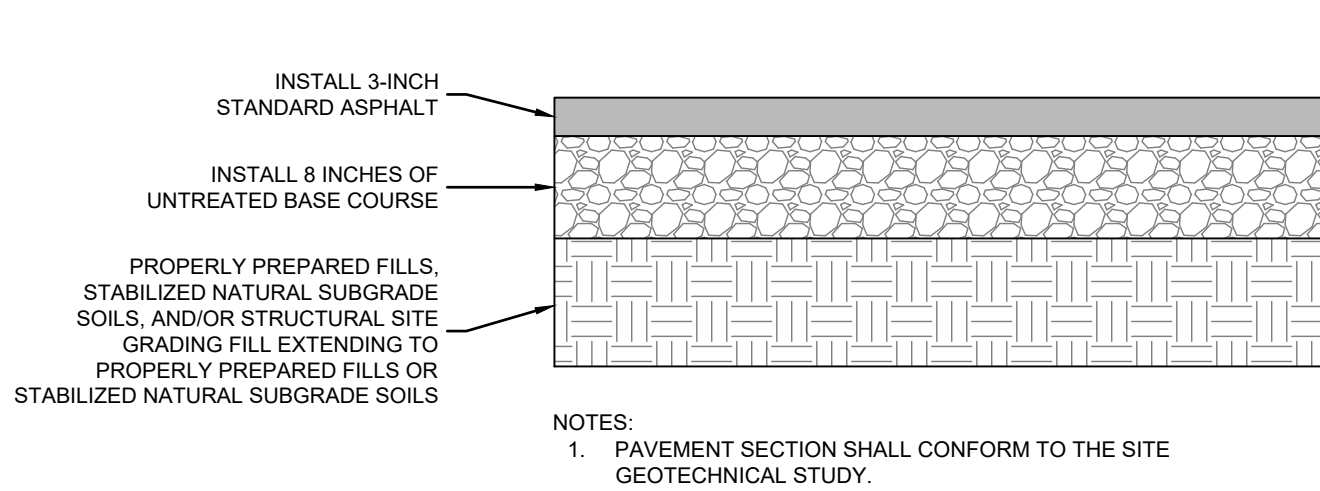
DUMPSTER ENCLOSURE REQUIRED DESIGN ELEMENTS:

- An enclosure must have an impervious surface
- The container must rest on a flat, level concrete surface. The surface should be slightly sloped to facilitate drainage
- Roofed or interior solid waste enclosures may contain floor drains; they must drain to the sanitary sewer.
- A concrete apron measuring the width of the enclosure and extending out 8' from the front will connect the enclosure pad to the surrounding pavement.
- The apron surface must be the same elevation as the enclosure pad threshold and the surrounding surfaces, with a slope of 1/8" per foot away from the enclosure pad.
- To avoid cracking and deterioration of the floor, engineer the surface to withstand up to 20,000 lbs. of direct force from a single truck axle.
- If the concrete apron transitions to asphalt, sufficient subsurface preparation is required to prevent dimpling or breakdown of the asphalt over time.
- Due to the weight, trash compactors require a solid concrete base consisting of a minimum of 6" of concrete.
- To avoid accidents and minimize the risk of an environmental discharge, it is a best practice not to place downspouts in the enclosure or in the driving path of collection vehicles.
- Best practice is to keep grease trap storage containers out of the solid waste enclosure! 6 Solid Waste Enclosure Gates
- Hinged doors that swing outward or sliding doors that move side to side are acceptable.
- Gates may not open onto sidewalks, parking spaces or the public right of way.
- When using sliding gates, the guide cannot sit above the floor because the dumpster will not be able to roll over it.
- Gates must lead to the driveway, not to parking spaces or the handicapped safety zone.
- Gates must be of sufficient size and quantity so that it is not necessary to remove one dumpster to service another (trash, recycling).
- Gates should be 2" off the ground and hung on the outside. To ensure that the collection vehicle can access the dumpster and the driver has room to get in and out of the vehicle, it is a best practice for gates to open to at least 120°.
- Opening dimensions must be clear of door edges, hinges or other obstructions.
- Install gate stops to prevent accidental gate swinging.
- Build walls of masonry or wood, with finishes and colors compatible with adjacent architecture.
- Chain link fencing does not constitute an acceptable enclosure wall.
- Minimum enclosure wall for dumpsters shall be 6' in height. For a compactor, the minimum wall height is 8'. The intent of the enclosure wall is to restrict the view of any part of the container.

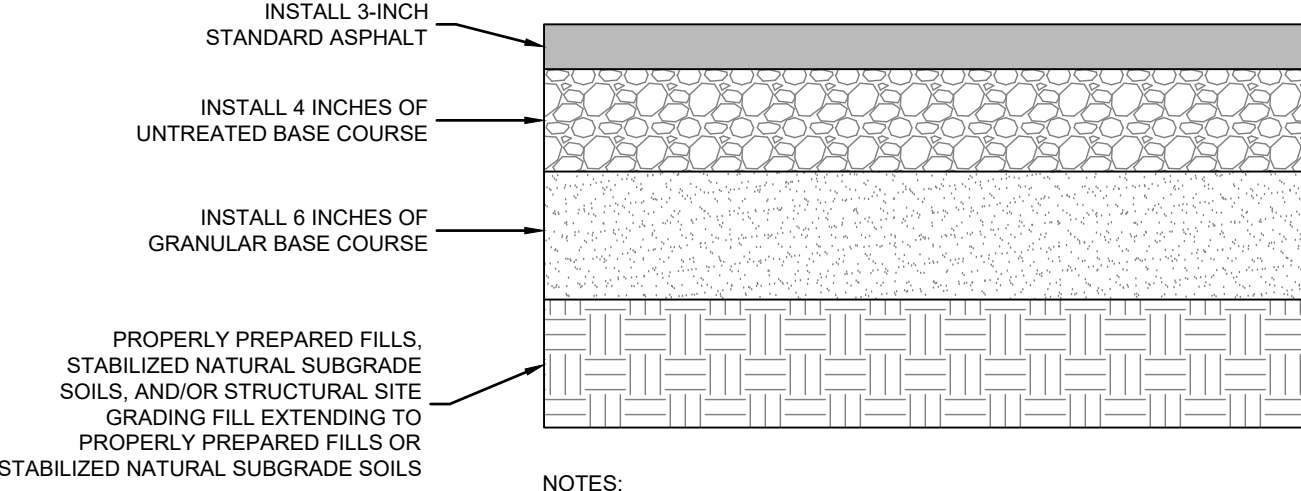
205.1

5
C501
CURB & GUTTER
NOT TO SCALE

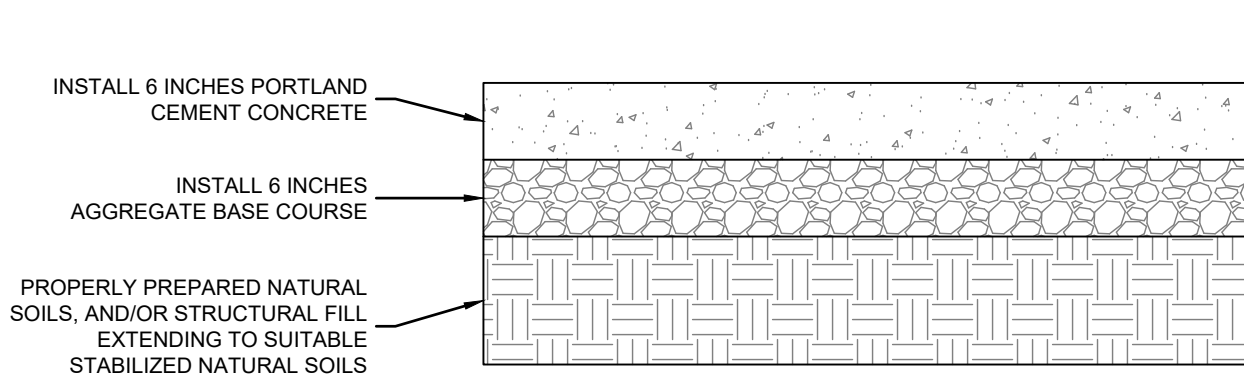
6
C501
DUMPSTER ENCLOSURE
NOT TO SCALE



7
C501
STANDARD DUTY ASPHALT
NOT TO SCALE



8
C501
HEAVY DUTY ASPHALT
NOT TO SCALE



9
C501
HEAVY DUTY CONCRETE
NOT TO SCALE



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CIVIL SOLUTIONS GROUP - CIVIL ENGINEER

PROJECT NO: 25-108
DRAWN BY: E.A.
CHECKED BY:
ISSUE DATE: 8/13/2025
DATE DESCRIPTION

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SHEET TITLE

DETAILS

NATIONAL GMC
ADDITION

629 E 1000 S,
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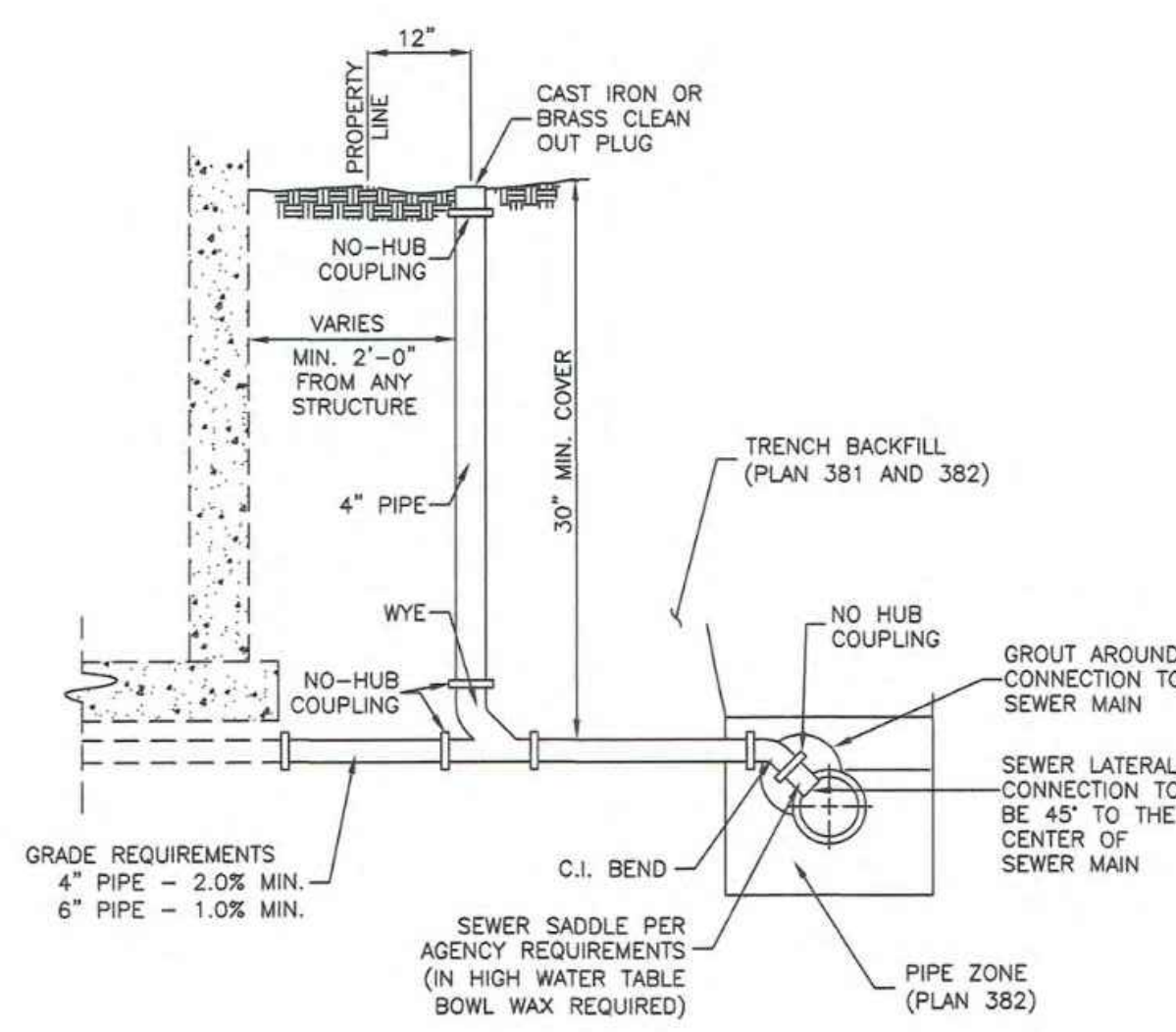
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Sewer lateral connection

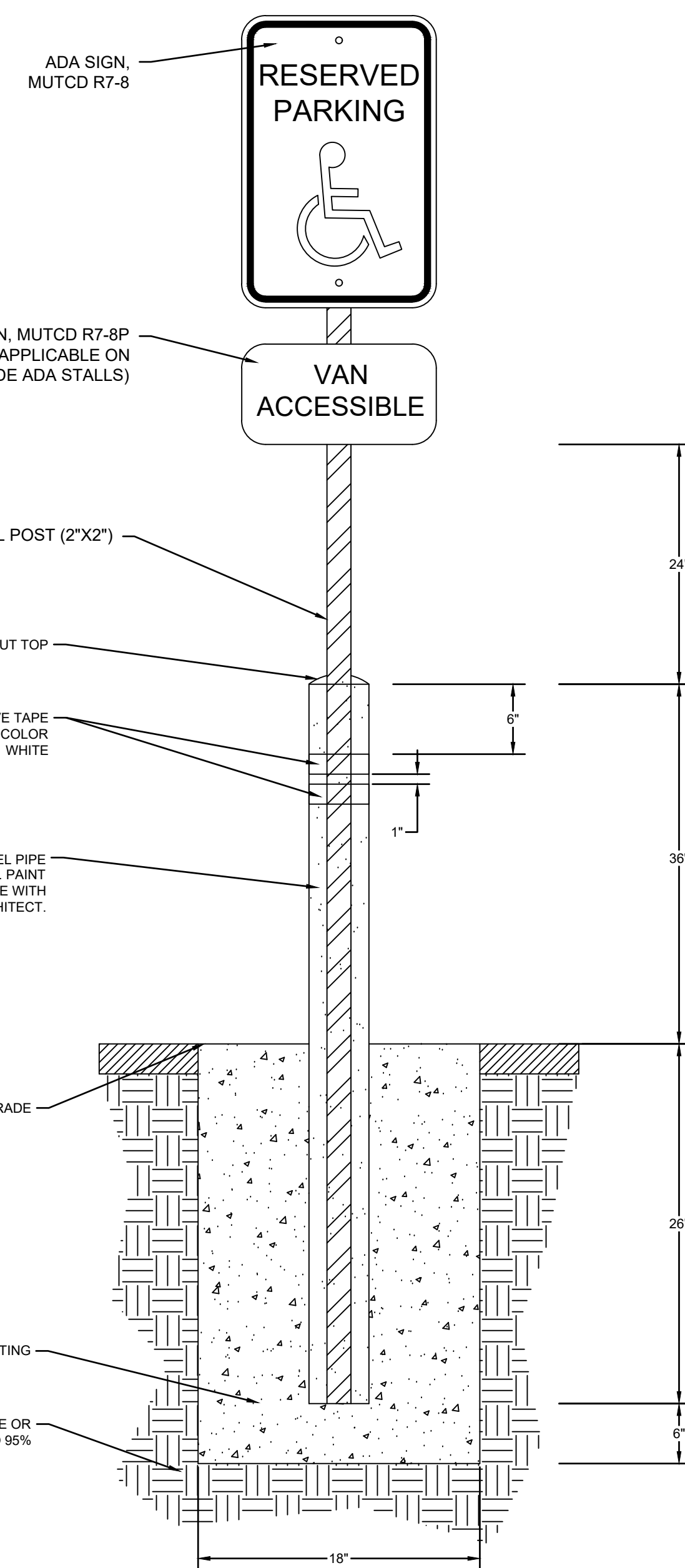
Plan
431
January 2011



431

3
C502

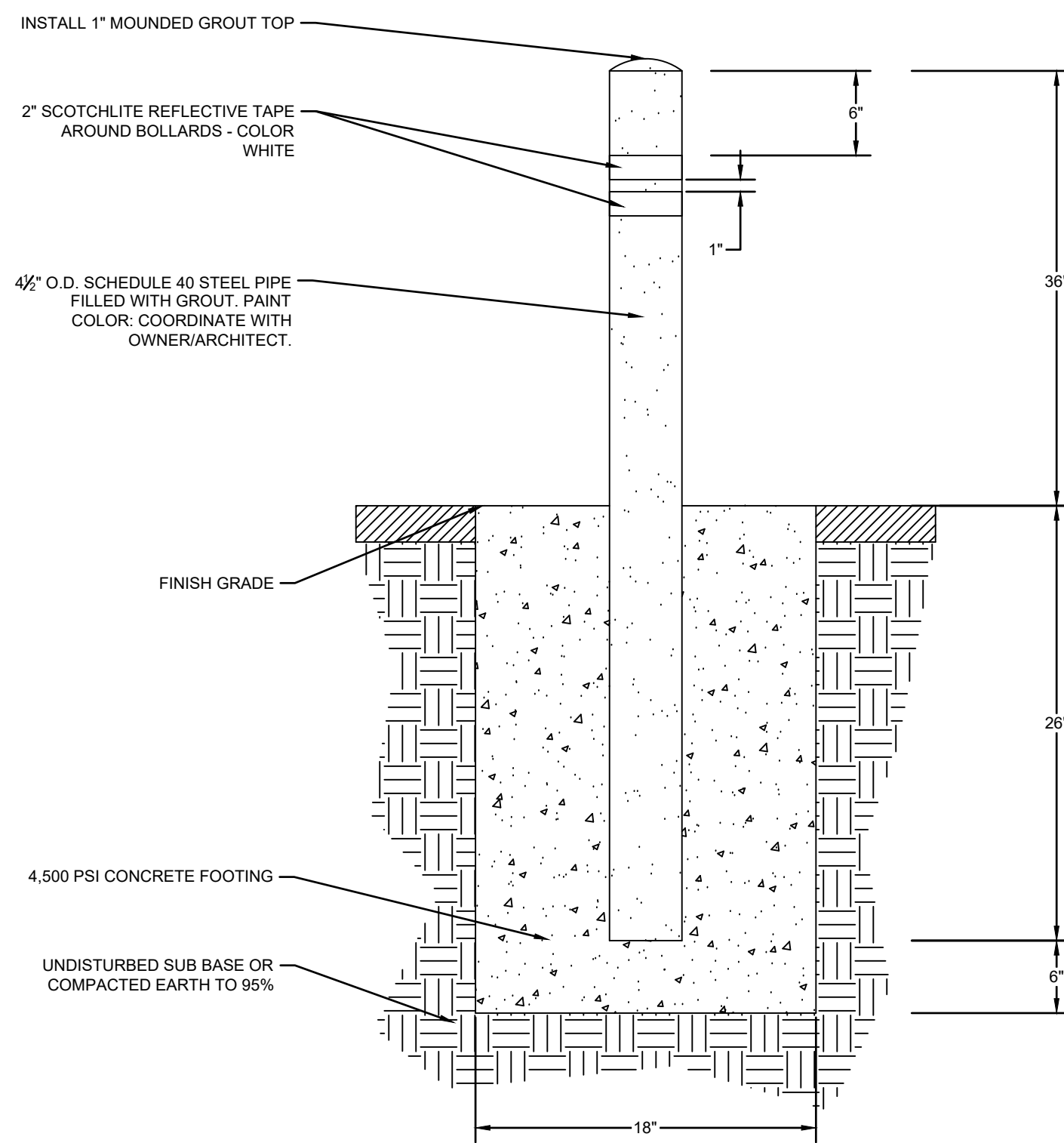
SEWER LATERAL
NOT TO SCALE



ADA PARKING SIGN IN BOLLARD

1
C502

NOT TO SCALE

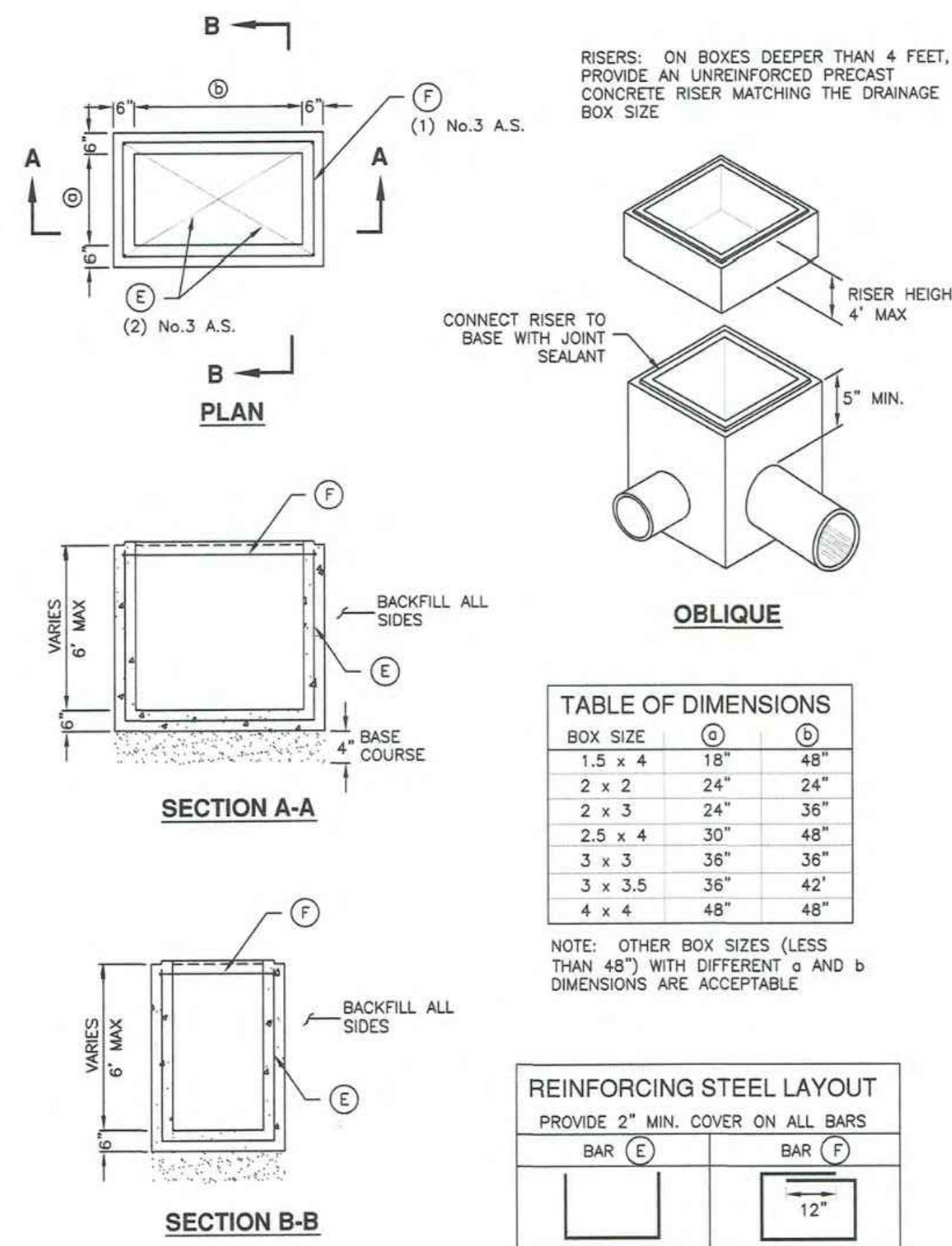


PIPE BOLLARD

NOT TO SCALE

2
C502

- Precast box**
- GENERAL**
 - The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
 - This drawing is acceptable where the water table elevation is less than 3 feet above the floor of the box. If elevation of water table is higher, engineering calculations and drawings must be submitted to and approved by the ENGINEER.
 - Submit bar design detail for ENGINEER's review.
 - PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Precast Concrete: Class 4000 precast, APWA Section 03 40 00.
 - Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615. Coated steel is not required for small drainage structures shown on this drawing.
 - Frame and Cover (or Grate): Use the appropriate unit indicated in the Contract Documents.
 - Joint Sealant: Rubber-based, compressible.
 - EXECUTION**
 - Concrete Placement: Provide 2-inches of concrete cover over reinforcing steel.
 - Lifting Points: Provide at least 2 lifting points per section that avoid interference with the reinforcing steel and that are designed according to PCI (Prestressed Concrete Institute) design handbook. Lift only from the engineered lifting points.
 - Depth: Drainage boxes and riser combinations that exceed 8-feet from finished grade to the bottom of the box requires ENGINEER's approval. Submit design calculations and shop drawings.
 - Core Holes:
 - Provide core holes that are at least 4" larger than attaching outer pipe diameter. Cut core holes at the manufacturing plant unless ENGINEER permits field core holes.
 - Center core holes to leave 2" of concrete measured horizontally from inside wall of the box to core hole. Locate core hole vertically so bottom of core hole will be at or above floor elevation with at least 5-inches of concrete directly above the core hole to the top of the box.
 - Deviations from core hole tolerances require shop drawings. Shop drawings will identify lifting point number and location.
 - Precast Top:** Design precast top for AASHTO HL-93 live loads and submit rebar detail and stamped design drawings to ENGINEER. Show connection detail for frame and grate or cover.



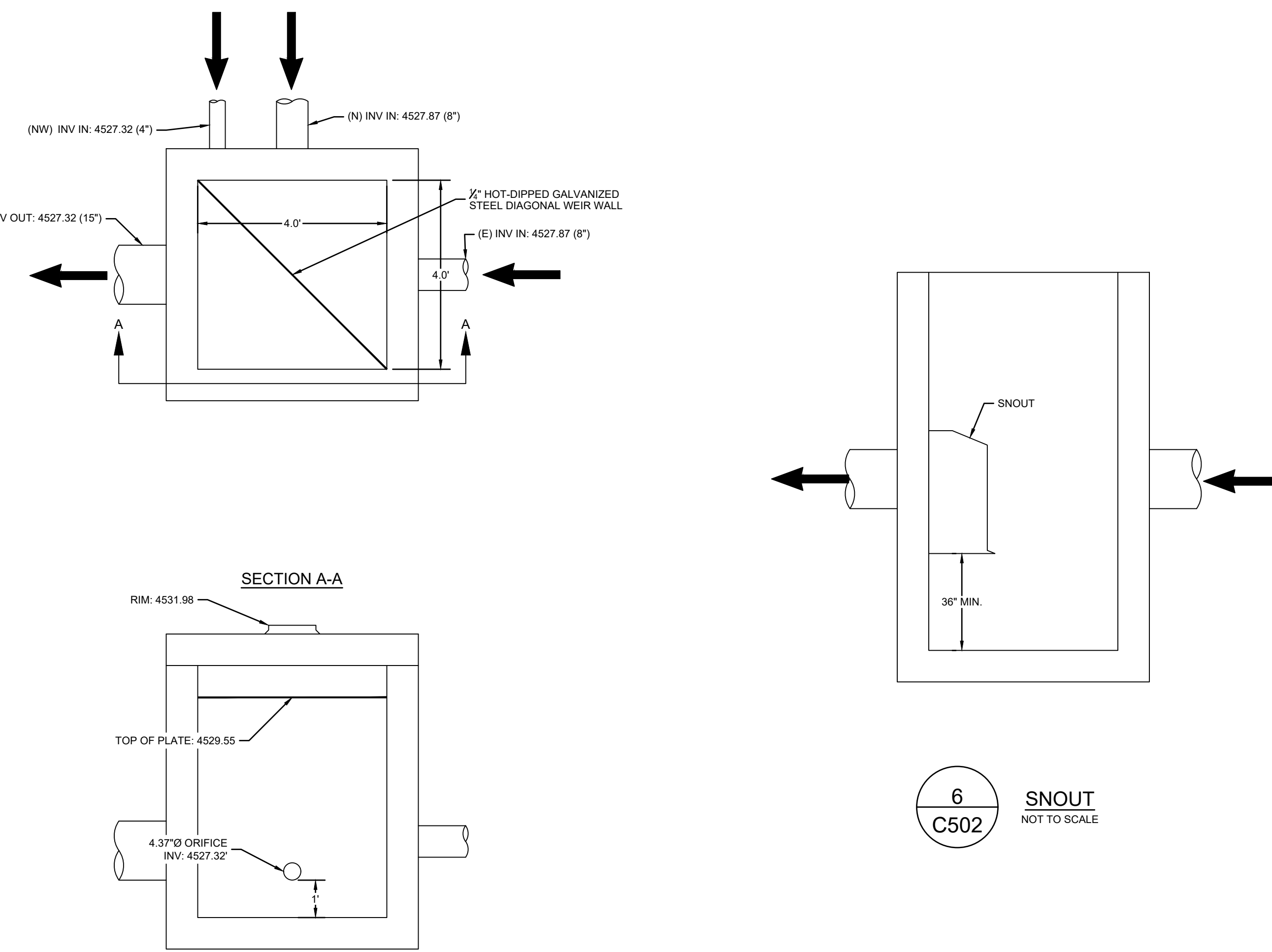
Precast box

Plan
332
June 2010



4
C502

STORM DRAIN BOX
NOT TO SCALE



ORIFICE STRUCTURE

NOT TO SCALE

5
C502

6
C502

SNOUT
NOT TO SCALE

332

NATIONAL GMC
ADDITION

629 E 1000 S,
AMERICAN FORK,
UT 84003

PROJECT NO: 25-108
DRAWN BY: E.A.
CHECKED BY:

ISSUE DATE: 8/13/2026

DATE DESCRIPTION

#	DATE	DESCRIPTION

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SHEET TITLE

DETAILS

C502



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AMERICAN FORK, UT, USA
25-108 S
629 E 1000 S,
AMERICAN FORK,
UT 84003

NATIONAL GMC ADDITION
629 E 1000 S,
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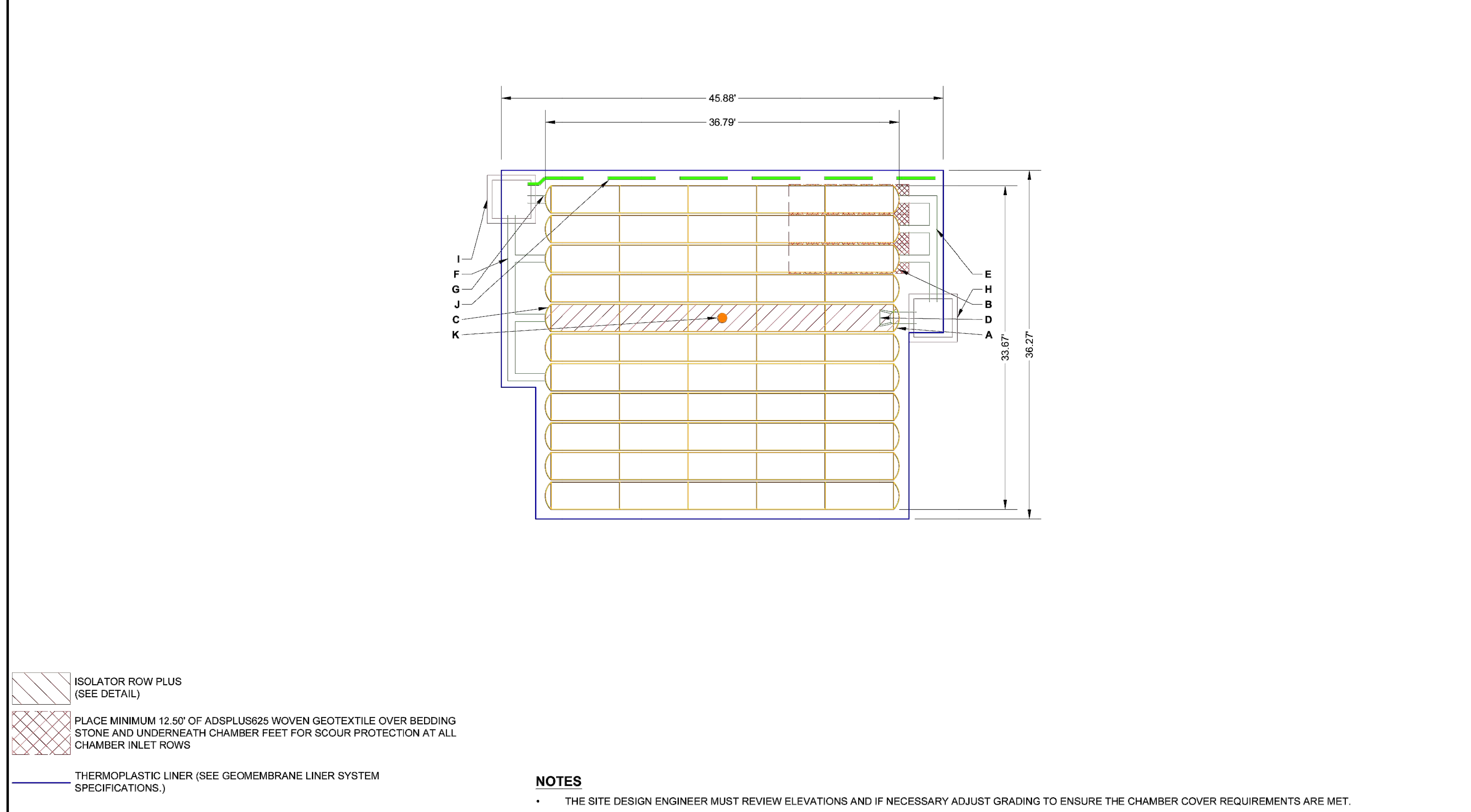
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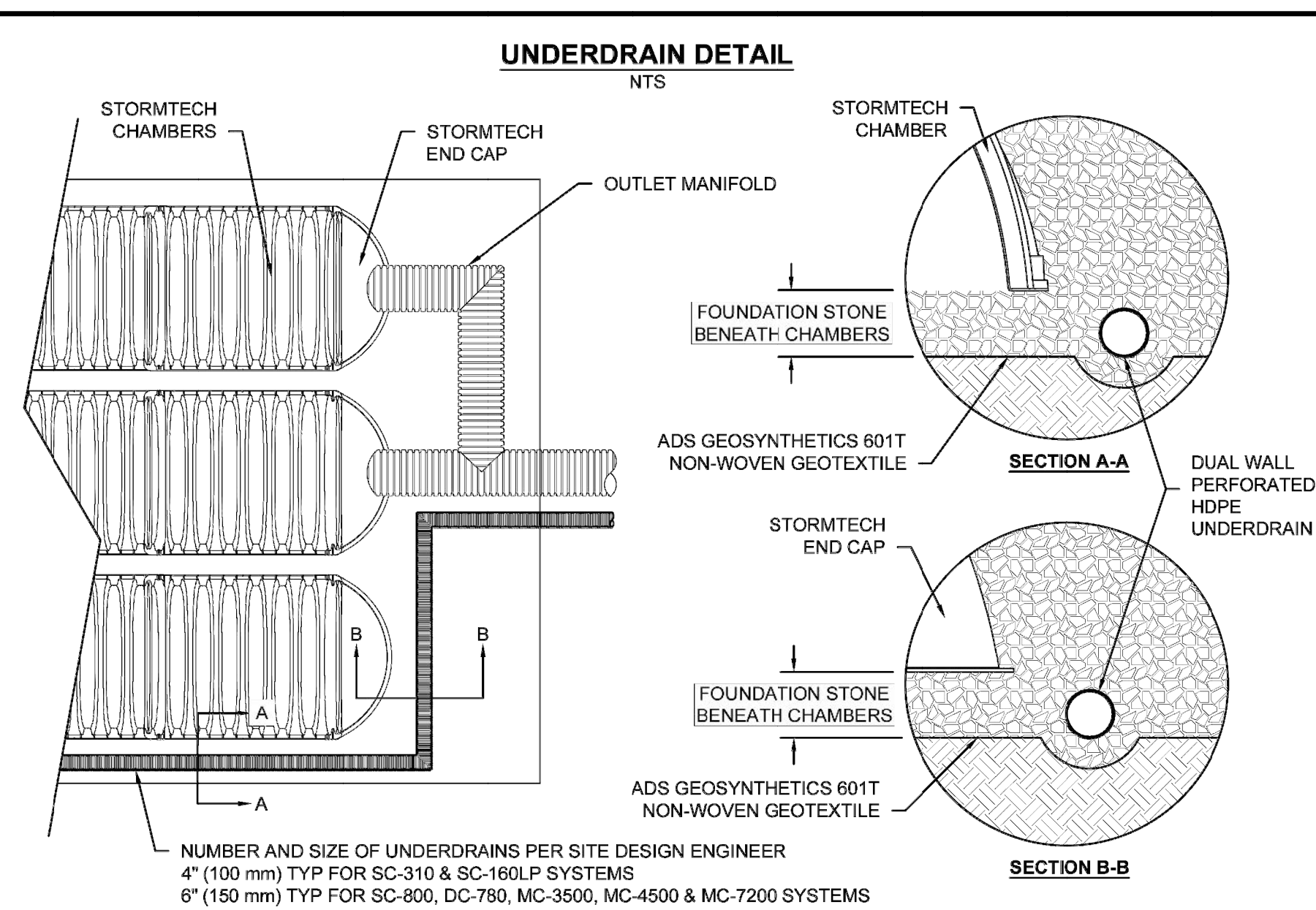
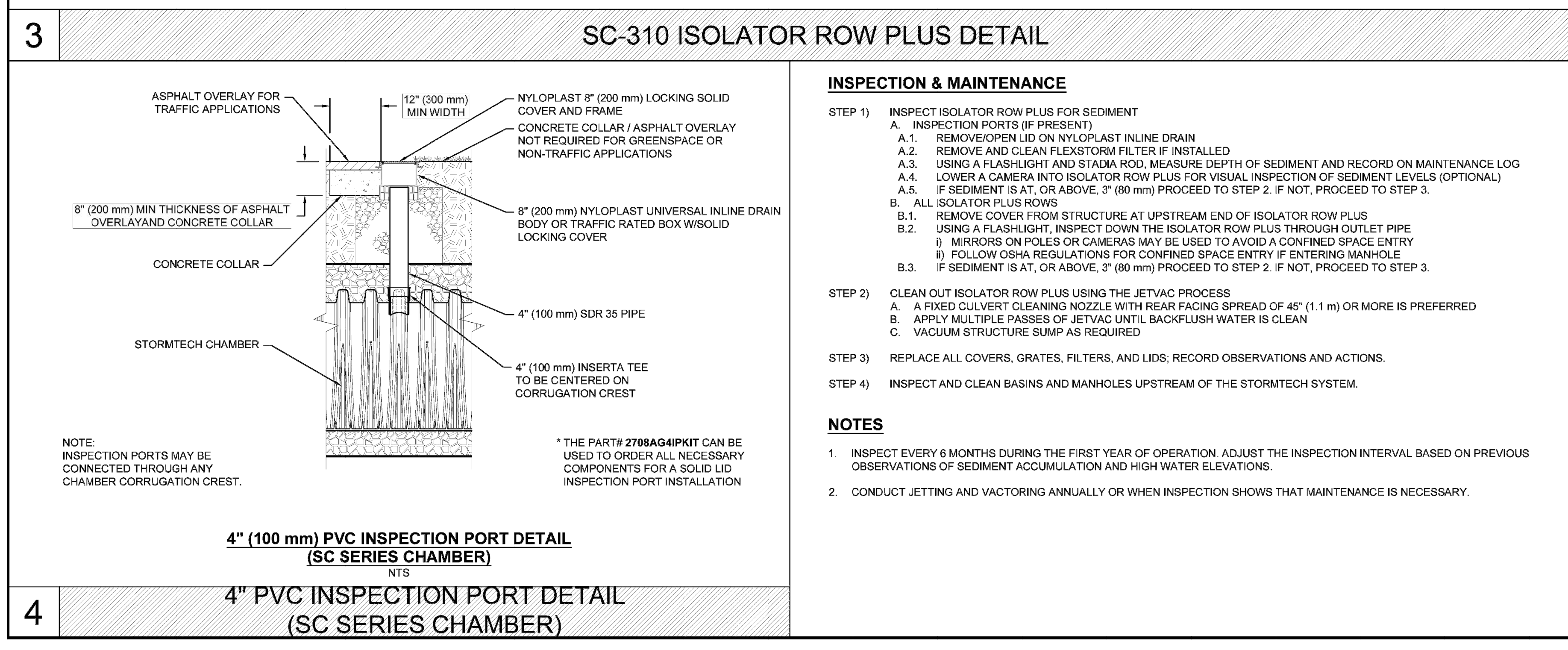
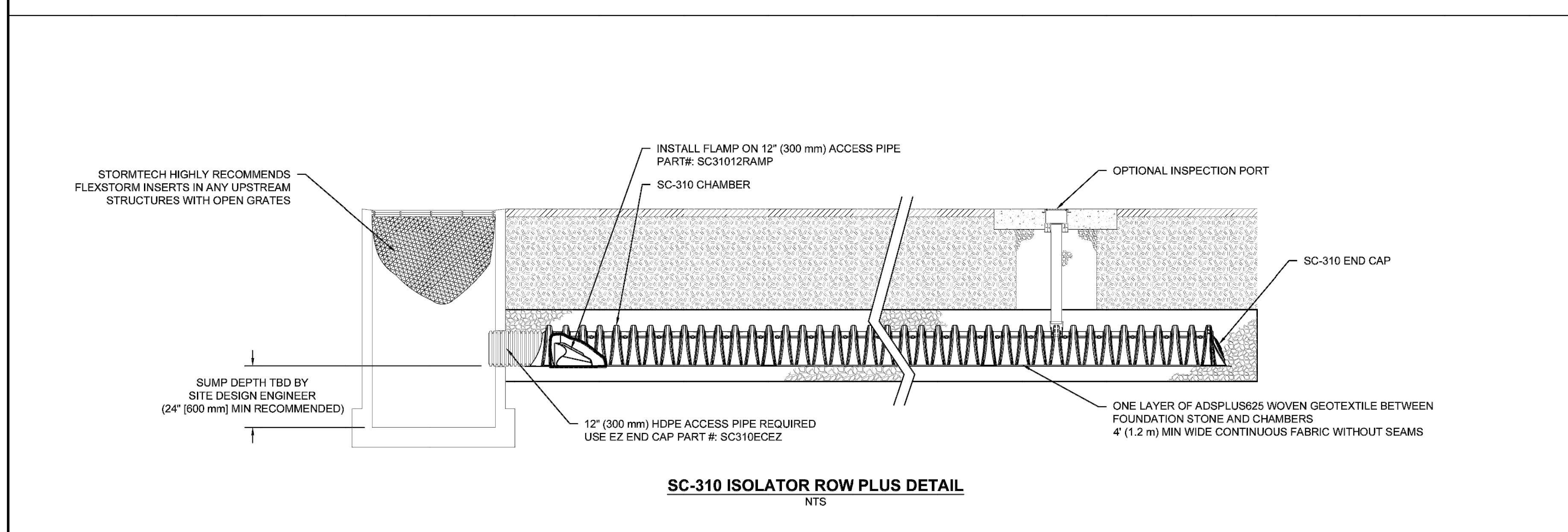
ISSUE DATE: 8/13/2026
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DATE DESCRIPTION

PROPOSED LAYOUT	PROPOSED ELEVATIONS	PART TYPE	ITEM ON LAYOUT	DESCRIPTION	*INVERT ABOVE BASE OF CHAMBER	INVERT	MAX FLOW
55 STORMTECH SC-310 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/IMPROVED)	4537.15					
22 STORMTECH SC-310 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	4530.99					
6 STONE ABOVE (8")	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)	4530.29					
6 STONE BELOW (8")	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT)	4530.49					
40 STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)	4530.49					
1931 INSTALLED SYSTEM VOLUME (C)*	TOP OF STONE	4529.65					
(PERIMETER STONE INCLUDED)	TOP OF SC-310 CHAMBER	4529.15					
(COVER STONE INCLUDED)	8" x 8" TOP MANHOLE INVERT	4529.15					
1547 SYSTEM AREA (SQ)	12" ISOLATOR ROW PLUS INVERT	4527.87					
164.3 SYSTEM PERIMETER (ft)	8" BOTTOM CONNECTION INVERT	4527.87					
258 THERMOPLASTIC LINER (ST)	8" BOTTOM CONNECTION INVERT	4527.87					
(20% OVERAGE)	UNDERDRAIN INVERT	4527.22					
	BOTTOM OF STONE	4527.22					

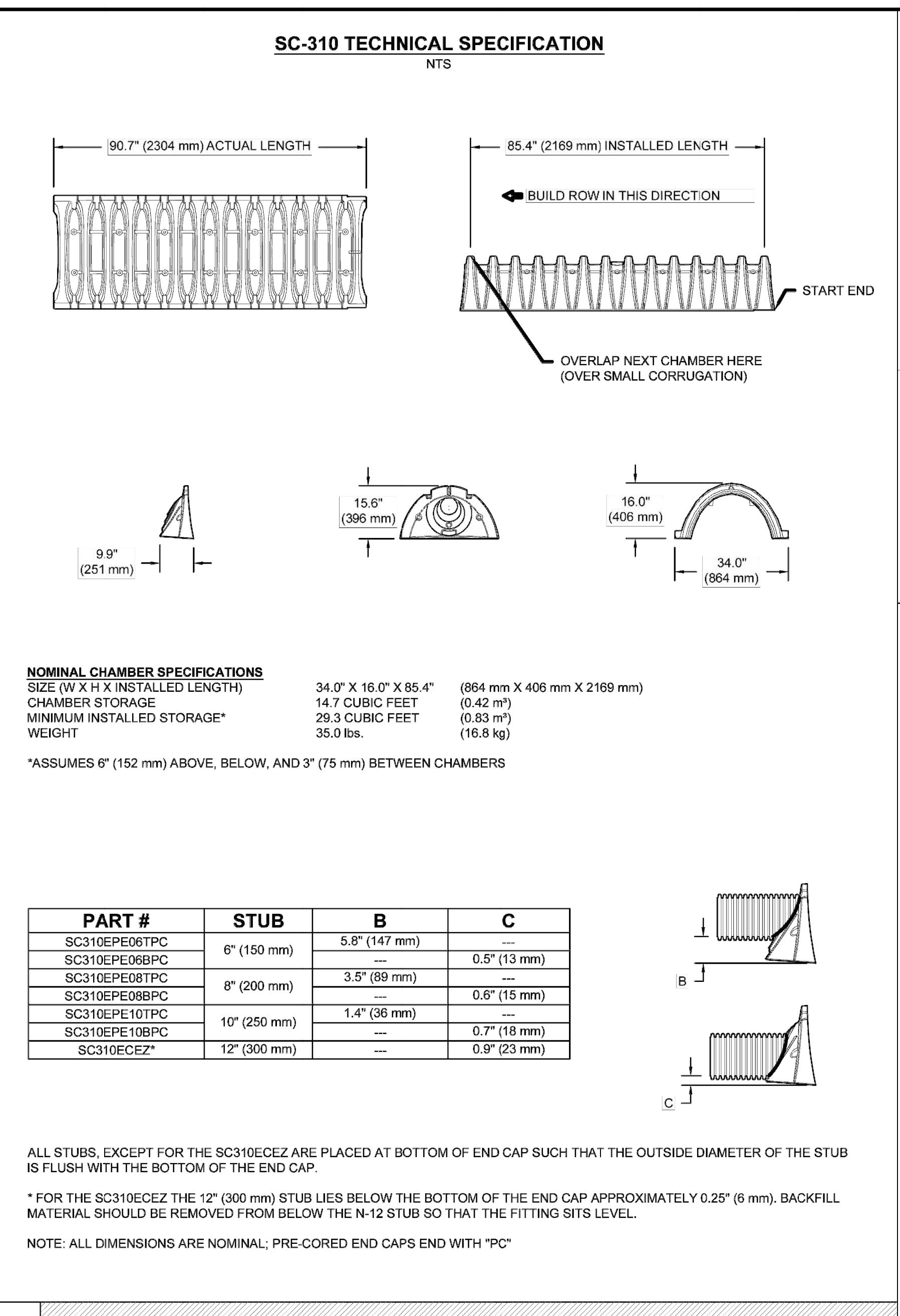


NOTES
• THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.



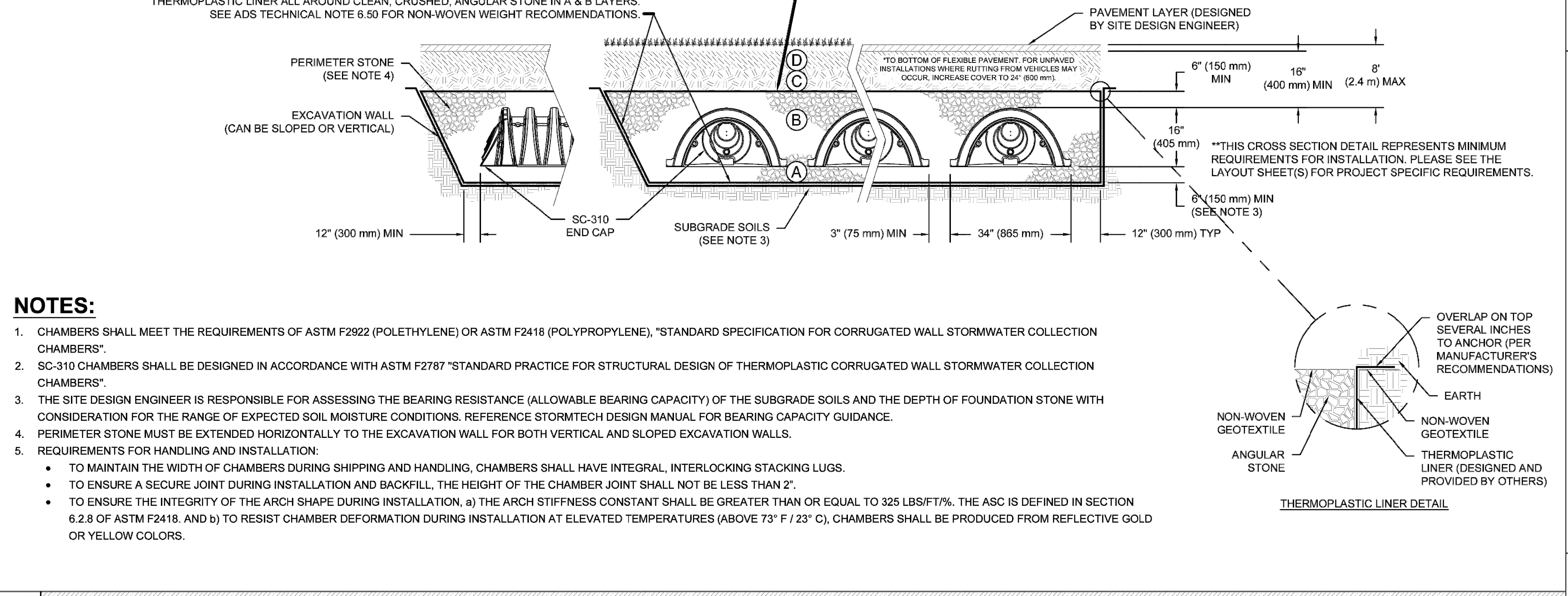
- ### 5 UNDERDRAIN DETAIL
- 1. MATERIALS**
 - 1.1. GEOMEMBRANE LINER: THE IMPERMEABLE LINER SHALL BE A MINIMUM 30-MIL POLYVINYL CHLORIDE (PVC) GEOMEMBRANE, OR CITY-APPROVED EQUAL.
 - 1.2. GEOTEXTILE CUSHION: AN 8-OZ/SY (MINIMUM) NON-WOVEN PUNCTURE-RESISTANT GEOTEXTILE FABRIC SHALL BE INSTALLED ON BOTH SIDES OF THE GEOMEMBRANE LINER (TOP AND BOTTOM) TO PROTECT IT FROM PUNCTURE BY ANGULAR STONE AND NATIVE SUBGRADE MATERIALS.
 - 1.3. PIPE BOOTS: ALL PIPE PENETRATIONS SHALL UTILIZE PREFABRICATED BOOTS MADE FROM THE SAME MATERIAL AND THICKNESS AS THE GEOMEMBRANE LINER.
 - 2. SUBGRADE PREPARATION**
 - 2.1. THE SUBGRADE EXCAVATION SHALL BE SMOOTH, UNIFORM, AND THOROUGHLY COMPACTED.
 - 2.2. PRIOR TO PLACING THE GEOTEXTILE CUSHION AND LINER, THE SUBGRADE MUST BE CLEARED OF ALL SHARP ROCKS, ROOTS, DEBRIS, AND STANDING WATER. ANY VOIDS OR SOFT SPOTS SHALL BE FILLED AND COMPACTED.
 - 3. INSTALLATION AND SEAMING**
 - 3.1. INSTALLATION SHALL BE PERFORMED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ADS STORMTECH TECHNICAL NOTE #6-50.
 - 3.2. THE LINER SHALL BE LAID LOOSELY INTO THE EXCAVATION WITH SUFFICIENT SLACK TO PREVENT BRIDGING OR STRESS TEARING DURING THE PLACEMENT OF BACKFILL AND CRUSHED STONE.
 - 3.3. ALL FIELD SEAMS SHALL BE THERMALLY WELDED OR CHEMICALLY BONDED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS TO ENSURE A COMPLETELY WATERTIGHT SEAL. OVERLAP ADJACENT PANELS BY A MINIMUM OF 6 INCHES PRIOR TO SEAMING.
 - 4. PIPE PENETRATIONS (INLETS/OUTLETS)**
 - 4.1. ALL PIPES ENTERING OR EXITING THE CHAMBER BED MUST BE FULLY SEALED TO THE IMPERMEABLE LINER TO PREVENT LEAKS.
 - 4.2. THE PREFABRICATED PIPE BOOT SHALL OVERLAP THE PIPE BY A MINIMUM OF 6 INCHES.
 - 4.3. THE BOOT SHALL BE SECURED TO THE PIPE USING A CONTINUOUS LAYER OF NEOPRENE SPONGE TAPE OR WATER-STOP MASTIC, AND CLAMPED SECURELY WITH A MINIMUM OF TWO (2) 1/2-INCH WIDE STAINLESS STEEL BANDING STRAPS.
 - 4.4. THE SKIRT OF THE PIPE BOOT SHALL BE CONTINUOUSLY WELDED TO THE MAIN GEOMEMBRANE LINER WALL.
 - 5. INSPECTION AND PLACEMENT OF COVER**
 - 5.1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OR CITY INSPECTOR FOR A VISUAL INSPECTION OF THE LINER, SEAMS, AND PIPE PENETRATIONS PRIOR TO THE PLACEMENT OF THE CRUSHED STONE AND CHAMBERS.
 - 5.2. CRUSHED STONE SHALL BE PLACED CAREFULLY USING LOW-GROUND-PRESSURE EQUIPMENT. DROPPING STONE FROM A HEIGHT GREATER THAN 3 FEET DIRECTLY ONTO THE LINER SYSTEM IS PROHIBITED.

6	GEOMEMBRANE LINER SYSTEM SPECIFICATIONS
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2	SC-310 TECHNICAL SPECIFICATION
---	--------------------------------

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS			
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBBASE REQUIREMENTS.	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (460 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <3% FINES OR PROCESSED AGGREGATE. OR AASHTO M43 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 96% PROCTOR DENSITY FOR WELL-GRADED MATERIAL AND 96% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}



1	SC-310 CROSS SECTION DETAIL
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NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2822 (POLYETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
• TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
• TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
• TO ENSURE THE INTEGRITY OF THE ANCHOR SHAPE DURING INSTALLATION, THE ANCHOR STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 325 LBS/FT². THE AS_C IS DEFINED IN SECTION 6.2.2 OF ASTM F2418. (AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 C503 STORMTECH SYSTEM
NOT TO SCALE

DRAWN: EA
CHECKED: N/A
REV:
DATE: 05/13/2026
PROJECT #:
NOT TO SCALE
25-108 S
AMERICAN FORK, UT, USA
StormTech® Chamber System
www.adsipe.com
ADS®
SHEET 1 OF 1

1 C503 STORMTECH SYSTEM
NOT TO SCALE

1 C503 STORMTECH SYSTEM
NOT TO SCALE

1 C503 STORMTECH SYSTEM
NOT TO SCALE

1 C503 STORMTECH SYSTEM
NOT TO SCALE

Plan
231
March 2009

CONCRETE SIDEWALK
NOT TO SCALE

Plan
236.1
September 2011

3
C.504

ADA RAMP
NOT TO SCALE

Plan
211
July 2011

2
C504

CONCRETE WATERWAY
NOT TO SCALE

Plan
235.4
November 2011

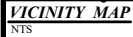
4
C50

ADA RAMF
NOT TO SCALE

**Proceed to the Development
Review Committee on
08/31/2026**

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

AO [Applicant Initial] This is the 4th [Ex: 1st] complete re-submittal of the subdivision constituting the start of the 4th [Same Number] Review Cycle.





EASEMENT
 ADJOINING PROPERTY
 TIE LINE

INTERSTATE

No comments

	American Fork City Development Review Committee
	Engineering Division Reviewed rburkell 08/26/2026

UTAH DEPARTMENT OF
TRANSPORTATION
PARCEL No. 27198:2010
(LESS & EXCEPTING)

75

JENKO PROPERTIES, LLC
PARCEL No. 34:316:0009

AMERICAN FORK AUTO MALL SUBDIVISION PLAT B

SIT

SITI

LINE #	BEARING	DISTANCE
L1	N44°01'52"E	26.06
L2	S49°50'04"E	20.00
L3	S44°01'52"W	26.02
L4	N40°03'04"E	25.59
L5	S49°50'04"E	20.00
L6	S40°03'04"W	25.55
L7	S49°56'56"E	31.88
L8	S40°09'56"W	20.00

LINE #	BEARING	DISTANCE
L9	S40°10'48"W	45.58
L10	N49°54'54"W	20.00
L11	N40°10'48"E	45.57
L12	S40°03'04"W	150.94
L13	S49°56'56"E	51.98
L14	S40°03'04"W	20.00
L15	N49°56'56"W	51.98
L16	N49°50'04"W	20.00

SCALE:	DRAWN BY:	REVISION BLOCK	
1" = 100'	S. JOHNSON	NO.	DATE: DESCRIPTION:
DATE:	PROJECT #:		
7-29-2026	25-108		
SHEET 1 OF 2			

PREPARED FOR: AMERICAN FORK CITY

CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net



WATERLINE EASEMENT DESCRIPTION

A 20 Foot Wide Waterline Easement across a portion of Site 6, American Fork Auto Mall Plat B, located in the NE 1/4 of Section 25, Township 5 South, Range 1 East, Salt Lake Base & Meridian, Utah County, Utah, more particularly described as follows:

Beginning at a point located N0°05'45"W along the Section line 363.76 feet and East 2836.74 feet from the West Quarter Corner of Section 25, T5S, R1E, S.L.B.&M.; thence N40°03'04"E 360.62 feet; thence S49°56'56"E 186.44 feet; thence N44°01'52"E 26.06 feet; thence S49°50'04"E 20.00 feet; thence S44°01'52"W 26.02 feet; thence S49°56'56"E 188.59 feet; thence N40°03'04"E 25.59 feet; thence S49°50'04"E 20.00 feet; thence S40°03'04"W 25.55 feet; thence S49°56'56"E 31.88 feet to a point on the south line of Site 6 American Fork Auto Mall Plat B (Entry No. 86304:2000); thence S40°09'56"W along said line 20.00 feet; thence N49°56'56"W 247.36 feet; thence S40°10'48"W 45.58 feet; thence N49°54'54"W 20.00 feet; thence N40°10'48"E 45.57 feet; thence N49°56'56"W 159.51 feet; thence S40°03'04"W 150.94 feet; thence S49°56'56"E 51.98 feet; thence S40°03'04"W 20.00 feet; thence N49°56'56"W 51.98 feet; thence S40°03'04"W 169.72 feet; thence N49°50'04"W 20.00 feet to the point of beginning.

Contains: 0.43 +/- Acres

SCALE:	DRAWN BY:	REVISION BLOCK	
		NO.	DATE: DESCRIPTION:
N/A	S. JOHNSON		
DATE:	PROJECT #:		
7-29-2026	25-108		
SHEET 2 OF 2			

WATERLINE EASEMENT EXHIBIT

LOCATION: NW 1/4 SECTION 25, T5S, R1E, S.L.B.&M.

AMERICAN FORK, UTAH

PROPERTY OF: JENKO PROPERTIES, LLC

PREPARED FOR: AMERICAN FORK CITY

civilsolutionsgroupnc

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Agenda Topic

Public hearing, review, and recommendation on a proposed Code Text Amendment, known as "A" Definitions of the American Fork City Municipal Code. Amending Section 17.12.201, the Code Text Amendment provides definitions for accessory buildings, accessory dwellings, and accessory structures.

Background

Staff has initiated a Code Text Amendment to amend Section 17.12.201 "A" Definitions of the American Fork City Municipal Code. The proposed amendment looks to provide definitions for accessory buildings, accessory dwellings and accessory structures in anticipation for the City to allow Detached Accessory Dwelling Units. Providing specific definitions to these items will provide better guidance and show how to differentiate each item throughout the City's code.

Potential Motions – Code Text Amendment

Approval

I move to recommend approval for the proposed Code Text Amendment, amending Section 17.12.201 "A" Definitions where it provides definitions for accessory buildings, accessory dwellings, and accessory structures, and providing an effective date for the ordinance.

Denial

I move to recommend denial for the proposed Code Text Amendment, amending Section 17.12.201 "A" Definitions where it provides definitions for accessory buildings, accessory dwellings, and accessory structures.

Table

I move to table action for the proposed Code Text Amendment, amending Section 17.12.201 "A" Definitions where it provides definitions for accessory buildings, accessory dwellings, and accessory structures and instruct staff/developer to.....

Sec. 17.12.201 "A" Definitions

- A. Accessory building. A detached building or structure located on the same lot or parcel as a principal building or principal use, the use of which is customarily incidental and subordinate to the principal building or principal use. An accessory building may include a garage, carport, shed, storage building, workshop, greenhouse, pool house, or similar non-dwelling structure. A detached accessory dwelling unit, as defined by this Code, is not an accessory building for purposes of this definition.
- B. Accessory dwelling unit. A habitable living unit added to, created within, or detached from a single-family dwelling and contained on one lot or parcel.
- C. Accessory structure. A detached structure located on the same lot or parcel as a principal structure and is incidental and subordinate to the size and use of the principal structure.
- D. Affected area. Affected area, for the purpose of noticing requirements set forth in Utah Code 63G-30-101 et. seq., means property located within five hundred (500) feet of the subject property.
- E. Agriculture. Agriculture shall mean the growing of soil crops in the customary manner in open fields and in enclosed greenhouse structures. It shall not include livestock raising activities.
- F. Ancillary commercial structures. Any building and appurtenant facilities and areas, located on the same lot occupied by a primary commercial structure but not a part thereof, and utilized for the sale of goods and/or services.
- G. Animal unit. An animal unit shall be one or a proportionate combination of the following:
 - 1. One cow (bovine), horse (equine), or similar large animal.
 - 2. Four adult sheep or feeder lambs.
 - 3. Four goats.
 - 4. Four llamas or alpacas.
 - 5. Twenty chickens.
 - 6. Thirty pigeons or similar small fowl.
 - 7. Thirty rabbits or similar small animals.For types of animals not specified above, the board of adjustment shall determine the number which shall constitute an animal unit; except that, for purposes of compliance with this code, pig (porcine) and mink are specifically excluded from consideration as part of an animal unit for the purpose of determining compliance, said definition shall not include the unweaned offspring less than six months old of any residing animal.
- H. Apartment house. See dwelling - multiple-family.
- I. Assisted living facility. A residential facility, conforming to the requirements of the state division of human services or successor agency, as a type I or type II facility, occupied or intended to be occupied by two or more elderly persons and providing assistance with "activities of daily living" and social care to residents.
- J. Activities of daily living. The term activities of daily living shall include the following activities:
 - 1. Dressing;
 - 2. Eating;
 - 3. Grooming;

4. Bathing;
 5. Toileting;
 6. Ambulation;
 7. Transferring; and
 8. Administration of medication.
- K. Alley. A narrow drive aisle, primarily for vehicular service access to the back or side of properties otherwise abutting on another street, common area or public space.
- L. Accessory apartment. A subordinate dwelling, which has its own eating, sleeping and sanitation facilities within a one-family dwelling.

Agenda Topic

Public hearing, review, and recommendation on a proposed Code Text Amendment, known as "D" Definitions of the American Fork City Municipal Code. Amending Section 17.12.204, the Code Text Amendment provides a definition for detached accessory dwelling units.

Background

Staff has initiated a Code Text Amendment to amend Section 17.12.204 "D" Definitions of the American Fork City Municipal Code. The proposed amendment looks to provide a definition for detached accessory dwelling units in anticipation for the City to allow Detached Accessory Dwelling Units. Providing specific definitions to this item will provide better guidance and show how to differentiate it throughout the City's code.

Potential Motions – Code Text Amendment

Approval

I move to recommend approval for the proposed Code Text Amendment, amending Section 17.12.204 "D" Definitions where it provides a definition for detached accessory dwelling units and providing an effective date for the ordinance.

Denial

I move to recommend denial for the proposed Code Text Amendment, amending Section 17.12.204 "D" Definitions where it provides a definition for detached accessory dwelling units.

Table

I move to table action for the proposed Code Text Amendment, amending Section 17.12.204 "D" Definitions where it provides a definition for detached accessory dwelling units and instruct staff/developer to.....

Sec. 17.12.204 “D” Definitions

- A. Day-care center. A dwelling unit wherein ordinary care and supervision are provided during customary day-time periods by the resident family to non-related persons. To qualify, said dwelling must be approved by the state division of social services or other appropriate state agency.
- B. Density. The term density shall mean the number of dwelling units per acre of land.
- C. Depth of lot. the distance between the front lot line and the rear lot line as measured at a right angle from the center of the front lot line or, in the instance of a curved front lot line, at a right angle to the point of tangency at the center of the front lot line.
- D. Detached accessory dwelling unit. An accessory dwelling unit that is not attached to or within a primary detached single-family dwelling and located on the same lot or parcel as the primary detached single-family dwelling.
- E. Documentation-declaration. The legal instruments required under the provisions of this code and applicable state law for approval of large scale development.
- F. Drive Aisle. Travel-way through or between units on one lot, not amounting to an alley or parking lot.
- G. Drive-in, retail. Any form of merchandising, serving or dispensing of goods in which the customer is serviced while in his automobile.
- H. Dwelling.
 - 1. Dwelling unit. One or more rooms in a building designed for living purposes (bathing, eating, and sleeping) and occupied by one family.
 - 2. Dwelling, one-family. A detached residence designed for or occupied by one family.
 - 3. Dwelling, two-family. A building containing two dwelling units.
 - 4. Dwelling, multiple-family. A building containing three or more dwelling units.
 - 5. Dwelling, caretaker's. A dwelling which is occupied by an individual or family whose livelihood is derived primarily from watching or taking care of a farm, industry or other use which is located on the same premises as the dwelling.
 - 6. Dwelling—Conventional construction. A dwelling which is constructed in compliance with the provisions of the Uniform Building code, Uniform Mechanical Code, National Electric Code, and State Plumbing code as adopted by the city.
 - 7. Dwelling—Factory built. A dwelling that is wholly or in substantial part, made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation on a building site. For purposes of this code the term factory built dwelling consists of three types: modular housing, manufactured housing and mobile home.

Agenda Topic

Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Detached Accessory Dwelling Units, of the American Fork City Municipal Code. Creating Section 17.5.136, the Code Text Amendment plans to provide regulations for Detached Accessory Dwelling Units within the City.

Background

City staff have initiated a Code Text Amendment to create Section 17.5.136 Detached Accessory Dwelling Units. The proposed amendment looks to outline provisions within the municipal code for the development standards of Detached Accessory Dwelling Units. Utah State has required that 11,000 square foot lots or greater can provide detached accessory dwelling units on the property.

Potential Motions – Code Text Amendment

Approval

I move to recommend approval for the proposed Code Text Amendment, creating Section 17.5.136 titled Detached Accessory Dwelling Units relating to regulations for Detached Accessory Dwelling Units and providing an effective date for the ordinance.

Denial

I move to recommend denial for the proposed Code Text Amendment, creating Section 17.5.136 titled Detached Accessory Dwelling Units relating to regulations for Detached Accessory Dwelling Units.

Table

I move to table action for the proposed Code Text Amendment, creating Section 17.5.136 titled Detached Accessory Dwelling Units relating to regulations for Detached Accessory Dwelling Units and instruct staff/developer to.....

Sec. 17.5.136 Detached Accessory Dwelling Units.

A. Purpose.

The purpose of this section is to permit and regulate detached accessory dwelling units in accordance with Utah Code § 10-21-304 (as amended) and other applicable law.

B. Applicability and Permitted Use.

1. A detached accessory dwelling unit is permitted on any lot or parcel that:
 - a. contains at least eleven thousand (11,000) square feet;
 - b. contains a detached single-family dwelling; and
 - c. is located where the single-family dwelling is a permitted use.
2. A detached accessory dwelling unit satisfying this section shall not require a conditional use permit when located in a primarily residential zone.
3. Nothing in this section authorizes a detached accessory dwelling unit on a lot or parcel smaller than eleven thousand (11,000) square feet.

C. Number of Accessory Dwelling Units.

No more than one accessory dwelling unit, whether attached, internal, or detached, may be located on a lot or parcel.

A detached accessory dwelling unit, and any other permitted accessory structures, shall not exceed 25% of the rear yard open space.

D. Building, Health, and Fire Codes.

A detached accessory dwelling unit shall comply with all applicable building, health, and fire codes.

E. Conversion of Existing Accessory Structures.

1. The owner of a legally constructed accessory structure may apply to convert the accessory structure to a detached accessory dwelling unit.
2. A conversion under this subsection shall comply with all applicable:
 - a. dwelling and accessory structure setback requirements; and
 - b. building, health, and fire codes.

3. The fact that an accessory structure was legally constructed does not exempt its conversion to a detached accessory dwelling unit from requirements applicable to the residential occupancy of the structure.

F. Development Standards.

A detached accessory dwelling unit shall follow all of the following development standards:

1. Setback
 - a.) A DADU shall be setback not less than 12 feet from all side and rear lot lines for internal lots.
 - b.) A DADU shall be setback not less than 12 feet from all internal side and rear lot lines for corner lots, and shall be set back not less than 20 feet for side lot lines on the corner side lot line.
 - c.) A DADU shall not be permitted forward of the primary elevation of the primary residential dwelling structure.
2. Height
 - a.) The maximum height permitted for a DADU shall be 24 feet. A DADU shall not be taller than the primary residential structure on the lot.
3. Maximum Area
 - a.) The footprint of a DADU shall not be great than 1500 square feet, and shall not exceed the footprint of the primary residential structure on site.
4. Building Materials
 - a.) A DADU shall be built using the same building materials as any single family detached home in the neighborhood. Galvanized corrugated or ribbed metallic materials shall not be permitted as façade treatments or finishes.
5. A DADU shall not be located within a public utility easement or other recorded easement; or
6. A DADU shall not be located within the front-yard area of the lot or parcel.

G. Parking.

1. For a detached accessory dwelling unit containing six hundred fifty (650) square feet or more of floor area, the City may require no more than two on-site parking spaces assigned to the detached accessory dwelling unit.
2. For a detached accessory dwelling unit containing less than six hundred fifty (650) square feet of floor area, the City may require no more than one on-site parking space assigned to the detached accessory dwelling unit.
3. Accordingly, each detached accessory dwelling unit shall provide:
 - a. two on-site parking spaces if the detached accessory dwelling unit is six hundred fifty (650) square feet or larger; or

b. one on-site parking space if the detached accessory dwelling unit is smaller than six hundred fifty (650) square feet.

4. If a detached garage is converted to a detached accessory dwelling unit, any parking spaces required for the principal single-family dwelling that were located within the detached garage shall be replaced on-site.

H. Owner Occupancy.

The owner of a lot or parcel containing a detached accessory dwelling unit shall reside in either:

1. the detached single-family dwelling; or
2. the detached accessory dwelling unit

located on the lot or parcel.

I. Rental Duration.

A detached accessory dwelling unit shall not be rented, leased, offered, or otherwise occupied as a rental for a period of less than ninety (90) consecutive days. A property used for rental purposes shall be registered with the American Fok Landlord Registry, and shall be required to have a business license.

J. Utility Service and Capacity.

A detached accessory dwelling unit is prohibited if:

1. the detached accessory dwelling unit will not have adequate access to a required utility service constituting a project improvement, including sanitary sewer, culinary water, electrical service, or storm water facilities; or
2. a utility service constituting a system improvement, including sanitary sewer, culinary water, electrical service, or storm water facilities, to which the detached accessory dwelling unit is required to connect lacks sufficient capacity to support the addition of the detached accessory dwelling unit to the utility service system improvements.

Any determination under this subsection shall be based upon the applicable utility requirements and documented utility capacity or service information.

K. Design Standards.

Any design standard applied to a detached accessory dwelling unit shall comply with Utah Code Section 10-20-618, as amended. No City requirement shall be interpreted or administered to impose a design standard prohibited by that section.

L. Administrative Review.

1. An application for a detached accessory dwelling unit shall be reviewed administratively by the Development Review Committee for compliance with this section and other applicable objective City requirements.
2. Approval shall not require a conditional use permit where prohibited by Utah Code Section 10-21-304 (as amended).
3. The Development Review Committee may require documentation reasonably necessary to determine compliance with the objective requirements of this section.
4. A written determination shall identify any requirement that has not been satisfied and the applicable provision of this section or other governing law.

M. Existing Regulations and Agreements.

Nothing in this section shall be construed to supersede or invalidate:

1. a City land use regulation governing a detached accessory building that is not a detached accessory dwelling unit;
2. a prohibition or restriction on detached accessory dwelling units contained in a development agreement signed by the City on or before May 6, 2026, to the extent preserved by Utah Code Section 10-21-304 (as amended); or
3. any other City land use regulation or administrative action that:
 - a. is not prohibited by law; and
 - b. relates to a detached accessory dwelling unit.

N. Compliance With State Law.

This section shall be interpreted and administered consistently with Utah Code Sections 10-21-304 and 10-20-618 (as amended). If a provision of this section directly conflicts with a mandatory provision of state law, the controlling provision of state law shall govern.

O. Fees

Development, permitting, and all associated utility fees shall be assessed in accordance with the adopted fee schedule.