



AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA

**Regular Session
October 19, 2026
Monday 9:00 AM**

**American Fork City Public Works Building
275 East 200 North
American Fork City, UT 84003
<https://www.americanfork.gov/AgendaCenter>**

Development Review Committee Members

Patrick O'Brien, Dev. Services Director
Sam Kelly, Public Works Director
Aaron Brems, Fire Chief

Notice is hereby given that the American Fork City Development Review Committee will meet in regular session on October 19, at the American Fork City Public Works building, 275 East 200 North commencing at 9:00 AM. The agenda shall be as follows:

1. Regular Session

- a. Roll Call

2. Public Comments

- a. Up to a 10-minute public comment period to receive public comments. Each speaker is limited to two minutes.

3. Common Consent Agenda (Common Consent is that class of DRC action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).

- a. Approval of the October 5, 2026, Development Review Committee minutes.

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

- a. Review and recommendation on an application for a Commercial Site Plan, known as Silver Fox Office, located at 52 N 350 W, American Fork City. The Commercial Site Plan consists of 0.3873 acres in the CC-2 Zone.

5. Adjournment

Dated this 15th day of October 2026

Patrick O'Brien

Development Services Director

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

UNAPPROVED MINUTES

10.05.2026

AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

October 5th, 2026

The American Fork City Development Review Committee met in a regular session on October 5th, 2026, at the American Fork Public Works Building, 275 East 200 North, commencing at 9:00 a.m.

Development Review Committee:

Public Works Director: Sam Kelly

Development Services Director: Patrick O'Brien

Absent: Chief Aaron Brems

Staff Present:

Justin Peng	Planner
Cody Opperman	Senior Planner
Josh Thayn	Deputy Fire Marshall
Ben Hunter	City Engineer
Carolyn Lloyd	Administrative Assistant

Others Present:

Robby Lacey

REGULAR SESSION

Roll Call

UNAPPROVED MINUTES

10.05.2026

Public Comment Opened

No Comments

Public Comment Closed

COMMON CONSENT AGENDA

Minutes of the August 31st, 2026, Development Review Committee Regular Session.

Minutes of the September 21st, 2026, Development Review Committee Regular Session.

Patrick O'Brien motioned to approve the Common Consent agenda

Sam Kelly seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE

The motion passed

PUBLIC HEARING

- a. Public hearing on an application for an Amended Final Plat, known as Walnut Court Plat C, located at approximately 357 W 400 N, American Fork City. The Amended Final Plat consists of 0.55 acres and is in the R2-7500 Zone.

Public Hearing Opened

UNAPPROVED MINUTES

10.05.2026

No Comment

Public Hearing Closed

- b. Public hearing on an application for an Amended Final Plat, known as Walnut Court Plat D, located at approximately 389 N Walnut Court, American Fork City. The Amended Final Plat consists of 0.173 acres and is in the R2-7500 Zone.**

Public Hearing Opened

No Comment

Public Hearing Closed

- c. Public hearing on an application for an Amended Final Plat, known as Utah Valley Business Park Plat G, located at approximately 714 S 600 E, American Fork City. The Amended Final Plat consists of approximately 3.13 acres and is in the GC-2 Zone.**

Public Hearing Opened

No Comment

Public Hearing Closed

ACTION ITEMS

UNAPPROVED MINUTES

10.05.2026

Other Business

There was no other business to discuss

Adjournment

Sam Kelly motioned to adjourn the meeting.

Patrick O'Brien seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE

The motion passed

Meeting adjourned at 9:04 AM

Administrative Assistant II

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

Development Review Committee Staff Report
Meeting Date: October 19, 2026



Agenda Topic

Review and recommendation on an application for a Commercial Site Plan, known as Silver Fox Office, located at 52 N 350 W, American Fork City. The Commercial Site Plan consists of 0.3873 acres and is in the CC-2 Zone.

BACKGROUND INFORMATION		
Location:	52 N 350 W American Fork	
Parcel ID:	0.3873 Acres	
Project Type:	Commercial Office Site Plan	
Applicants:	JD Heiner, Silver Fox Construction	
Existing Land Use:	General Commercial	
Surrounding Land Use:	North	Residential High Density and General Commercial
	South	Residential High Density
	East	Residential High Density
	West	Residential High Density and Design Commercial
Existing Zoning:	CC-2 Central Commercial	
Surrounding Zoning:	North	CC-2
	South	R3-7500
	East	R3-7500
	West	R3-7500
Square Footage (By Use)	3,527 sq ft office	
Total Number of Units	n/a	
Parking Requirement	4/1000 sq ft 14 Stalls Provided	

Background

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

Sec 17.6.101 Administrative Site Plan Review

- A. **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.
- B. 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.
- C. **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.

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

D. 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.
 - i. 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.
- E. **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:
 - i. 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.
- F. **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.
- G. **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.

- H. **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.
- I. **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.
- J. 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.

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 17.4.403.

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

Development Review Committee Staff Report
Meeting Date: October 19, 2026



The Commercial Site Plan meets the requirements of Section 17.6.101 and Section 17.4.403.
Staff recommends approving the application.

Potential Motions – Final Plat

Approval

I move to recommend approval for the proposed Commercial Site Plan, located at approximately 52 N 350 W, American Fork City, in the Central Commercial (CC-2) Zone as the application meets the requirements of Section 17.6.101 and Section 17.4.403.

Denial

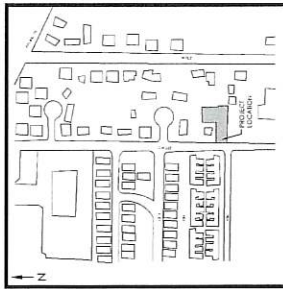
I move to recommend denial for the proposed Commercial Site Plan, located at approximately 52 N 350 W, American Fork City, in the Central Commercial (CC-2) Zone as the application does not meet the requirements of Section 17.6.101 and Section 17.4.403.

Table

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

SILVER FOX OFFICE

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



VICINITY MAP

AMERICAN FORK PUBLIC WORKS

JAY BERRANS, DIRECTOR AMERICAN FORK, (408) 763-3600
ASHLEY LARSEN, CITY MANAGER AMERICAN FORK, (408) 763-3600
BUCKY MOUNTAIN POWER (408) 221-3200

FEMA

FEMA FLOOD HAZARD ZONE X
FLOOD INSURANCE RATE MAP
FLOOD INSURANCE RATE MAP

IMPERVIOUS AREA VS LANDSCAPE AREA

IMPERVIOUS AREA	22%
LANDSCAPE AREA	78%
RATIO (IMPERVIOUS/LANDSCAPE)	0.28

Next Step:
Reviewed
Proceed to the Development
Review Committee Meeting on
09/21/2026

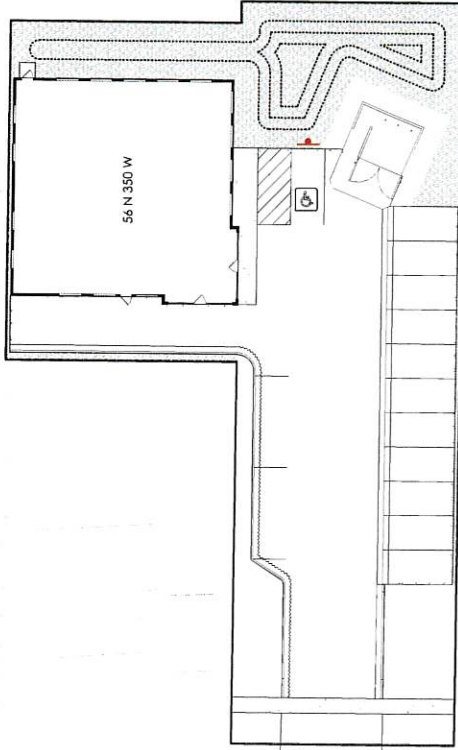
Item	Review Status	Review Date	Review By	Review Comments
1. Final Review	Final Review	09/17/2026	Jay Berrans	Final Review
2. Public Works Review	Public Works Review	09/21/2026	Ashley Larsen	Public Works Review
3. City Manager Review	City Manager Review	09/21/2026	Bucky Mountain Power	City Manager Review
4. Other	Other	09/21/2026	Other	Other
5. Final Review	Final Review	09/21/2026	Jay Berrans	Final Review

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL UTILITIES (GAS, WATER, SEWER, ETC.) PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AMERICAN FORK AND THE UTILITY COMPANIES.
- ALL UTILITIES SHALL BE DEEPENED AND REGRADED TO MEET THE CITY OF AMERICAN FORK STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AMERICAN FORK AND THE UTILITY COMPANIES.
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NOTICE

THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.



SITE MAP

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE, LOCATION, AND DEPTHS OF ALL UTILITIES (GAS, WATER, SEWER, ETC.) SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE INFORMATION IS TRUE AND CORRECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AMERICAN FORK AND THE UTILITY COMPANIES.
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CONTACTS

JAY BERRANS, DIRECTOR AMERICAN FORK, (408) 763-3600
ASHLEY LARSEN, CITY MANAGER AMERICAN FORK, (408) 763-3600
BUCKY MOUNTAIN POWER (408) 221-3200

BENCHMARK

THE BENCHMARK FOR THIS PROJECT IS THE BENCHMARK FOR THE CITY OF AMERICAN FORK. THE BENCHMARK IS LOCATED AT THE CORNER OF 52 NORTH 350 WEST AND 52 SOUTH 350 WEST.



GRAPHIC SCALE

1 inch = 15 ft

811

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



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

NO.	DATE	DESCRIPTION
1	09/16/2026	1st Issue
2	09/16/2026	2nd Issue
3	09/16/2026	3rd Issue
4	09/16/2026	4th Issue
5	09/16/2026	5th Issue
6	09/16/2026	6th Issue
7	09/16/2026	7th Issue
8	09/16/2026	8th Issue
9	09/16/2026	9th Issue
10	09/16/2026	10th Issue

COVER SHEET

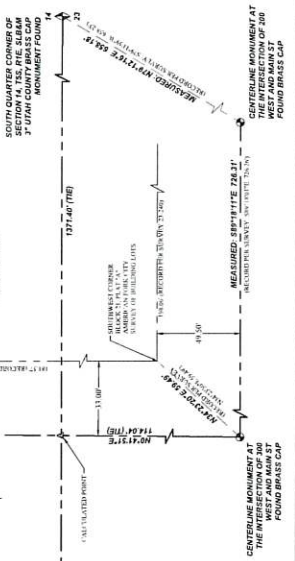
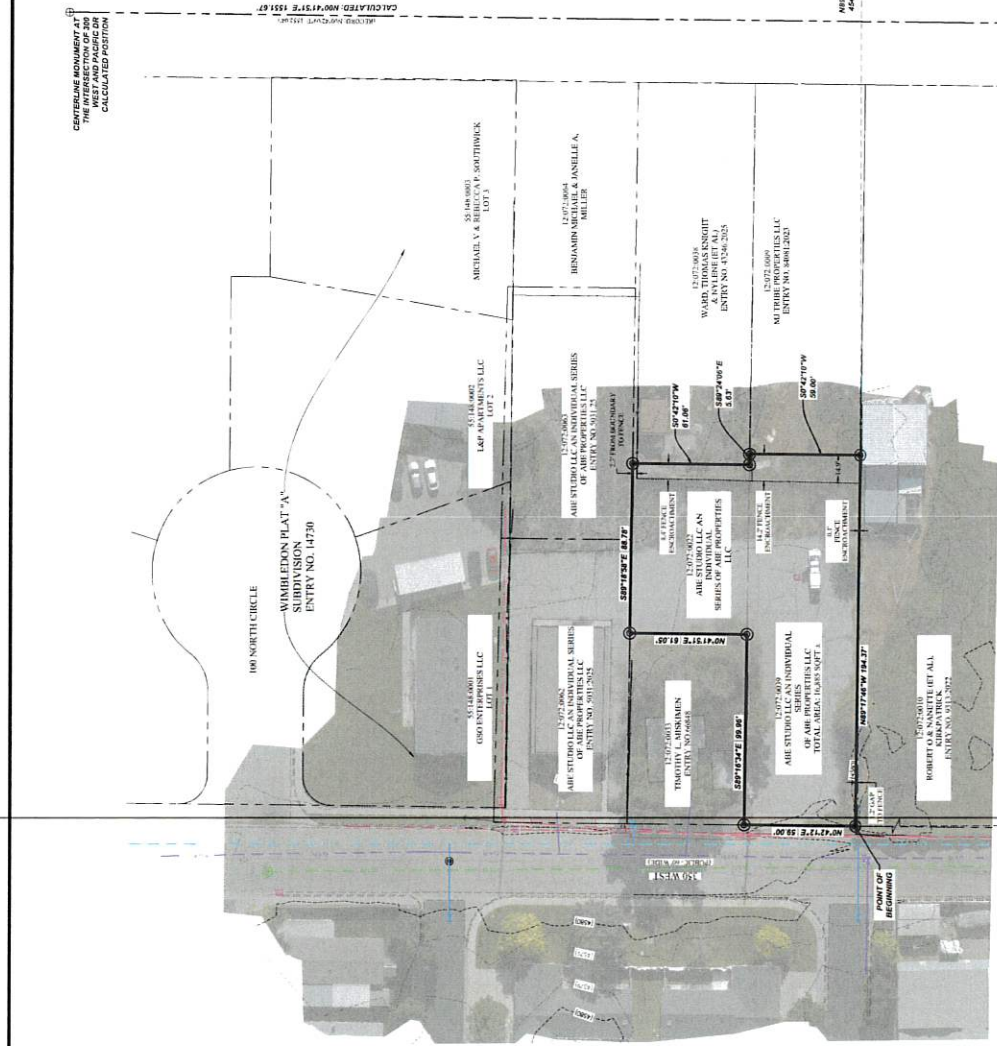
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DATE 09/16/2026
DESCRIPTION 1st Issue

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GRAPHIC SCALE

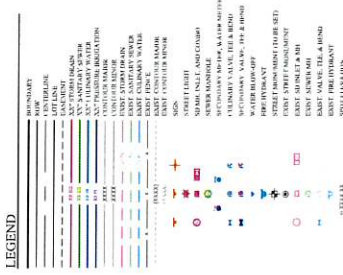
(IN FEET)

1 inch = 10 ft.



- [illegible]

[illegible]

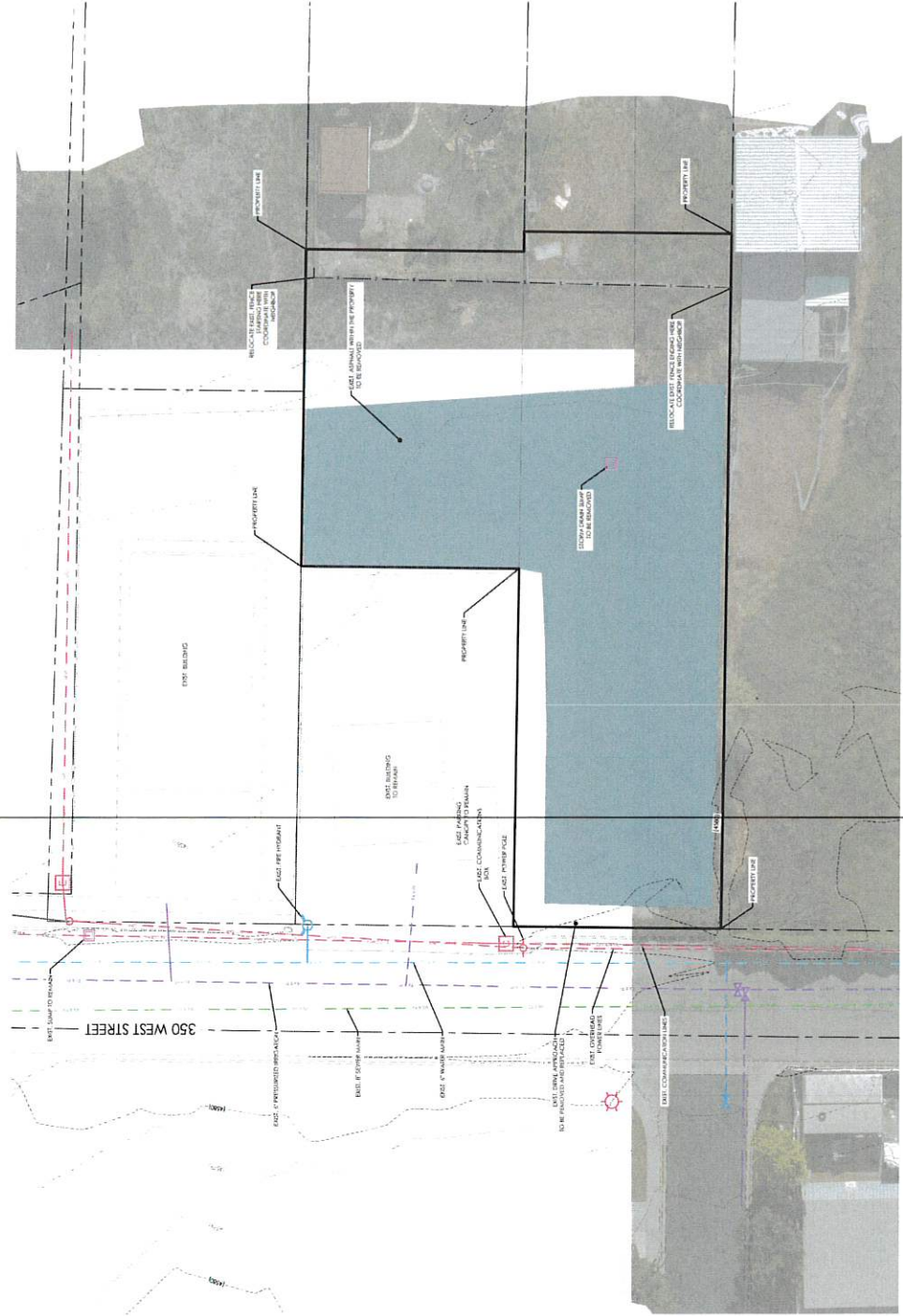


NOTE TO CONTRACTOR:

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

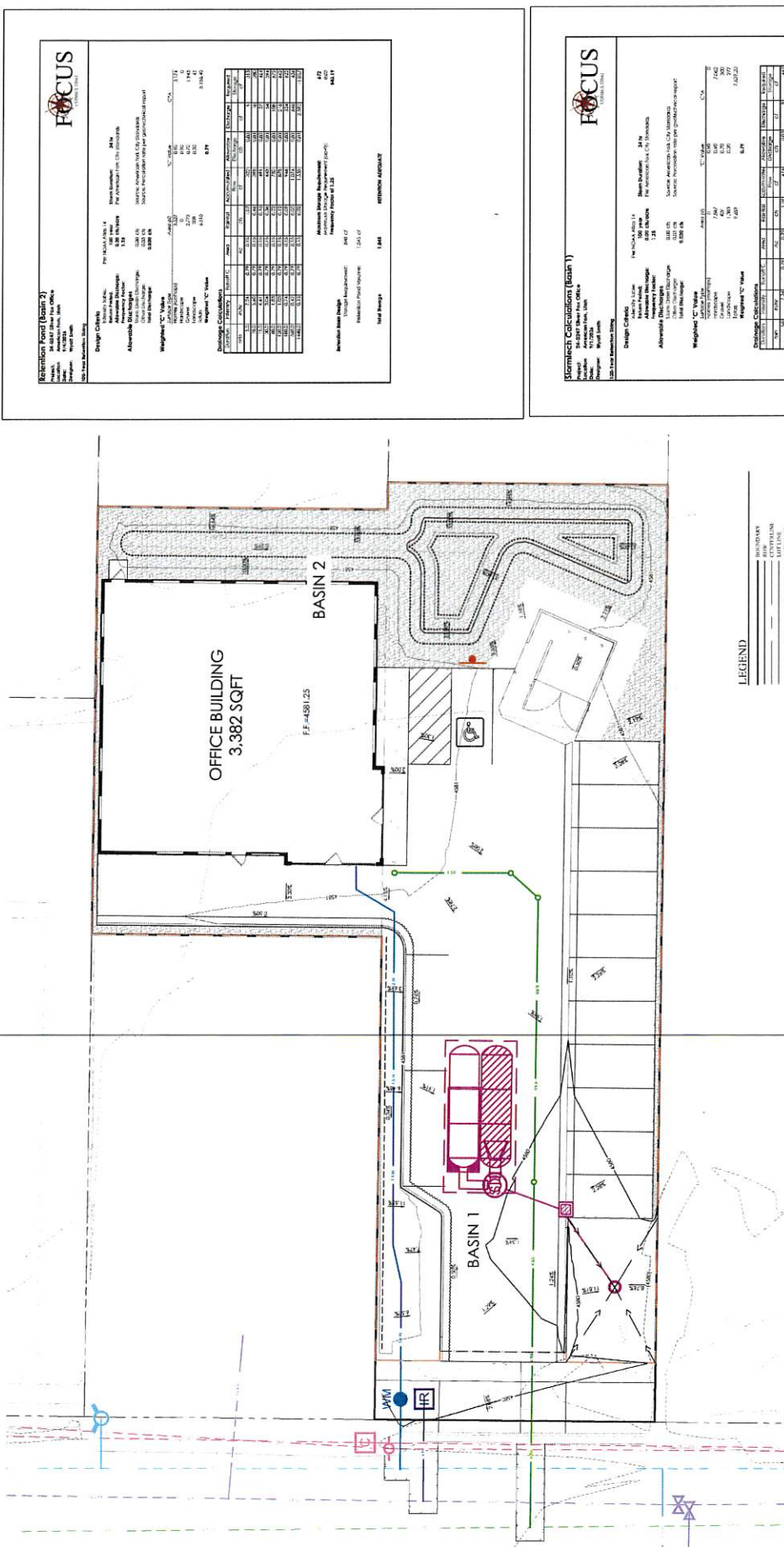
CONTRACTOR TO PROVIDE PAVEMENT CORE SAMPLES AND VERIFY STRUCTURAL NUMBERS EQUIVALENT TO DESIGN REQUIREMENTS. IF STRUCTURAL NUMBER IS NOT MET, APPLICANT IS RESPONSIBLE TO REPLACE ASPHALT TO CENTERLINE OF ROAD PER SECTION 15.01.1250.

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









NOTE:
ALL ROOF DRAINS TO DAYLIGHT TO THE RETENTION POND ON THE EAST SIDE OF THE BUILDING.
PERCOLATION RATE OF 30 MIN/INCH
*GEOTECHNICAL STUDY #3822-07B-26
BASED ON THE 30MIN/INCH PERCOLATION RATE, IT WILL TAKE APPROXIMATELY 24 HOURS FOR THE UNDERGROUND RETENTION BASIN TO PERCOLATION INTO THE GROUND.

Retention Pond (Basin 2)

Project: Silver Fox Office
Location: American Fork, Utah
Date: 7/1/2017
Drawn: JH
Sheet: 24 of 27

Design Criteria

Retention Pond: 24 Hr
Percolation Rate: 30 Min/Inch
Storage Volume: 100,000 cu ft
Inlet: 18" Dia. Manhole
Outlet: 18" Dia. Manhole
Inlet Elevation: 5100.00
Outlet Elevation: 5099.00
Storage Volume: 100,000 cu ft
Inlet: 18" Dia. Manhole
Outlet: 18" Dia. Manhole
Inlet Elevation: 5100.00
Outlet Elevation: 5099.00

Design Calculations

Item	Value	Unit
Retention Pond Volume	100,000	cu ft
Inlet Flow Rate	1.0	cfs
Outlet Flow Rate	1.0	cfs
Retention Time	24	hr
Retention Pond Depth	10.0	ft
Retention Pond Area	10,000	sq ft
Retention Pond Perimeter	400.0	ft
Retention Pond Volume	100,000	cu ft
Retention Pond Depth	10.0	ft
Retention Pond Area	10,000	sq ft
Retention Pond Perimeter	400.0	ft

Stormwater Calculations (Basin 1)

Project: Silver Fox Office
Location: American Fork, Utah
Date: 7/1/2017
Drawn: JH
Sheet: 24 of 27

Design Criteria

Retention Pond: 24 Hr
Percolation Rate: 30 Min/Inch
Storage Volume: 100,000 cu ft
Inlet: 18" Dia. Manhole
Outlet: 18" Dia. Manhole
Inlet Elevation: 5100.00
Outlet Elevation: 5099.00
Storage Volume: 100,000 cu ft
Inlet: 18" Dia. Manhole
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Outlet Elevation: 5099.00

Design Calculations

Item	Value	Unit
Retention Pond Volume	100,000	cu ft
Inlet Flow Rate	1.0	cfs
Outlet Flow Rate	1.0	cfs
Retention Time	24	hr
Retention Pond Depth	10.0	ft
Retention Pond Area	10,000	sq ft
Retention Pond Perimeter	400.0	ft
Retention Pond Volume	100,000	cu ft
Retention Pond Depth	10.0	ft
Retention Pond Area	10,000	sq ft
Retention Pond Perimeter	400.0	ft

LEGEND

Symbol	Description
[Symbol]	Retention Pond
[Symbol]	Retention Pond Inlet
[Symbol]	Retention Pond Outlet
[Symbol]	Retention Pond Volume
[Symbol]	Retention Pond Depth
[Symbol]	Retention Pond Area
[Symbol]	Retention Pond Perimeter
[Symbol]	Retention Pond Volume
[Symbol]	Retention Pond Depth
[Symbol]	Retention Pond Area
[Symbol]	Retention Pond Perimeter



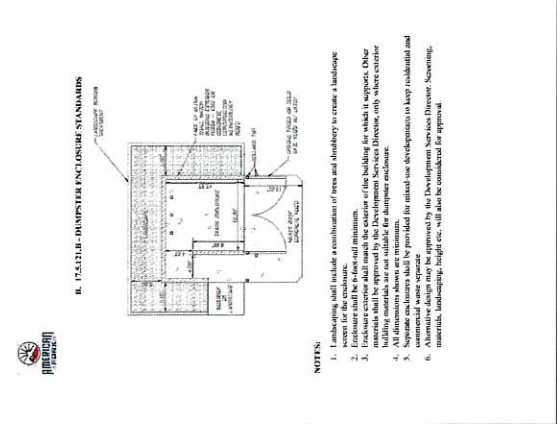
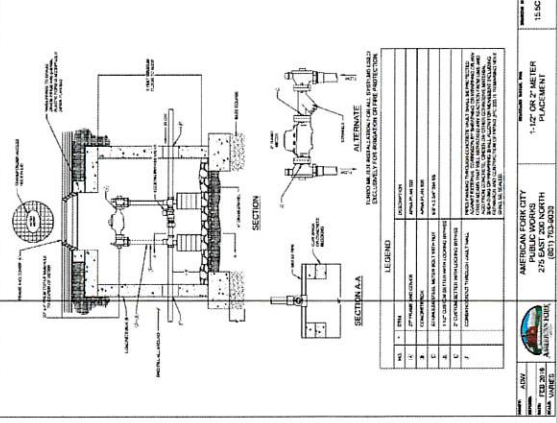
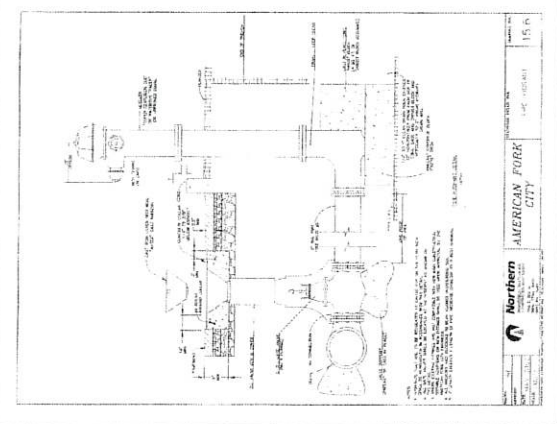
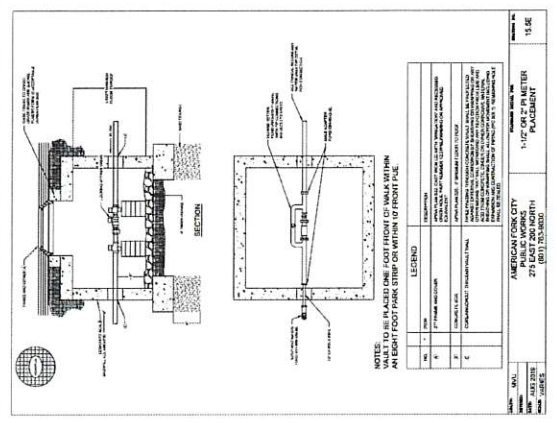
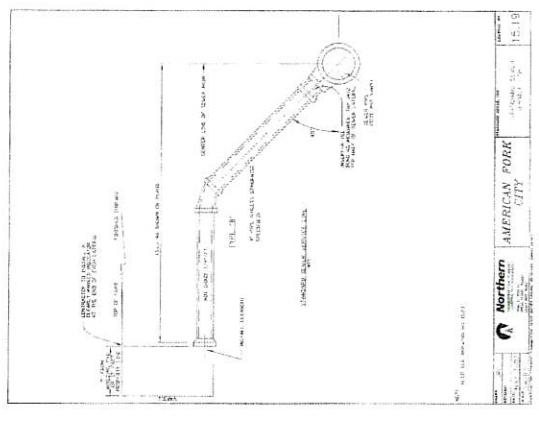
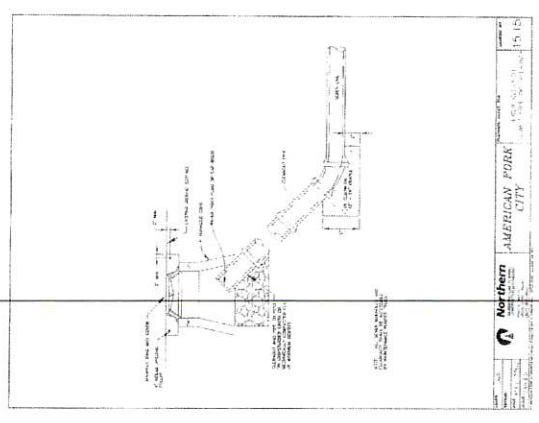
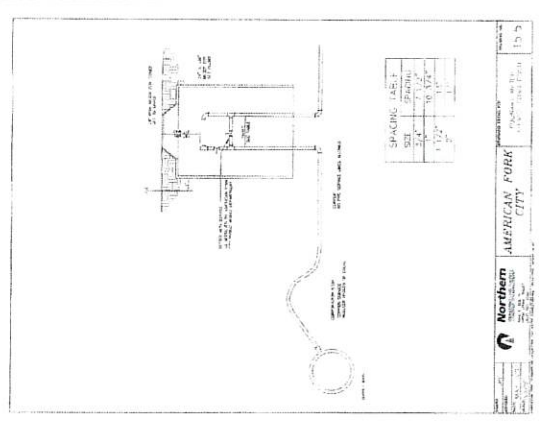
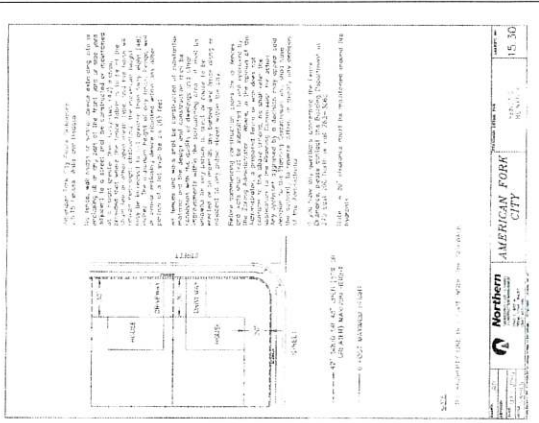
Page 4 of 7

PORTABLE TOILET

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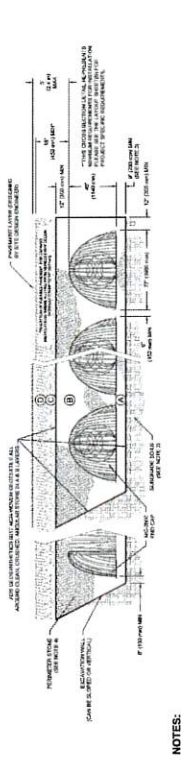
NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT
2	11/11/11	ISSUED FOR PERMIT
3	11/11/11	ISSUED FOR PERMIT
4	11/11/11	ISSUED FOR PERMIT
5	11/11/11	ISSUED FOR PERMIT
6	11/11/11	ISSUED FOR PERMIT
7	11/11/11	ISSUED FOR PERMIT
8	11/11/11	ISSUED FOR PERMIT
9	11/11/11	ISSUED FOR PERMIT
10	11/11/11	ISSUED FOR PERMIT

DETAILS	
NO.	DATE
1	11/11/11
2	11/11/11
3	11/11/11
4	11/11/11
5	11/11/11
6	11/11/11
7	11/11/11
8	11/11/11
9	11/11/11
10	11/11/11



- NOTES**
1. Foundation shall include a combination of piers and secondary to create a landscape.
 2. Enclosure shall be a face wall minimum.
 3. Enclosure shall be a face wall minimum.
 4. Enclosure shall be a face wall minimum.
 5. Enclosure shall be a face wall minimum.
 6. Enclosure shall be a face wall minimum.
 7. Enclosure shall be a face wall minimum.
 8. Enclosure shall be a face wall minimum.
 9. Enclosure shall be a face wall minimum.
 10. Enclosure shall be a face wall minimum.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

[illegible][illegible]

NOTES:

1. CHANGING TO NEW OLD-SMARTER
2. MC 2000 CH
3. THE NEW OLD-SMARTER
4. FOR THE NEW OLD-SMARTER
5. REQUIREMENT

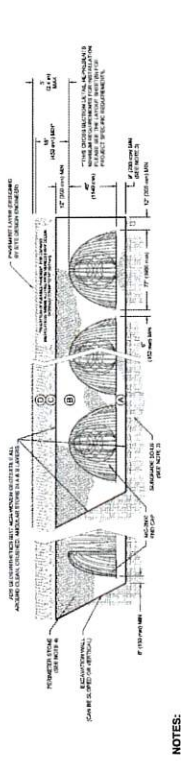
- TO NEW
- TO NEW
- TO NEW
- NEW

COLLEGE

AMERICAN FORK, UT, USA
REV:
NOT TO SCALE
RECORD (FCH) OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE FIRM'S PRIOR APPROVAL. ECH
UNITS) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS

2

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

[illegible][illegible]

NOTES:

1. CHARGE TO THE
DOD CAMPUS
2. SACROSS COUNCIL
3. THE STATE OF
THE UNIVERSITY
4. PERMITS TO
REQUIREMENT
5. TO MAKE
TO MAKE
TO MAKE
ACROSS
COUNCIL

AMERICAN FORK, UT, USA
REV:
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RECORD (FCH) OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE FIRM'S PRIOR APPROVAL. ECH
UNITS) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS

2

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS



Precast box

332

1. GENERAL

A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering connections to the manhole.

B. This drawing is adaptable where the water table elevation is less than 3 feet above the bottom of the manhole. If the water table is higher, the manhole must be designed for flotation and drawings need be submitted to and approved by the ENGINEER.

C. Submit bar design detail for ENGINEER'S review.

2. PRODUCTS

A. Reinforcing steel: Uncoated bars conforming to ASTM A615, Grade 60. Do not use galvanized bars.

B. Backfill: Common fill, APWA Section 31.05.13. Maximum particle size 2-inches.

C. Concrete: Class 4000, APWA Section 31.05.13. Maximum particle size 2-inches.

D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615. Coated steel is not permitted.

E. First and Coverall Grade: All the above materials are indicated in the Contract Documents.

F. Documents: Rubber based, compressible.

3. EXECUTION

A. Concrete Placement: Provide 2-inches of concrete over reinforcing steel.

B. Lifting Points: Provide at least 2 lifting points per section that avoid interference with reinforcing steel.

C. Insulation: Design manhole. Lay only from the engineered lifting points.

D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615. Coated steel is not permitted.

E. First and Coverall Grade: All the above materials are indicated in the Contract Documents.

F. Documents: Rubber based, compressible.

4. PRECAST BOX

A. Cast concrete box in place. Do not use galvanized bars.

B. Backfill: Common fill, APWA Section 31.05.13. Maximum particle size 2-inches.

C. Concrete: Class 4000, APWA Section 31.05.13. Maximum particle size 2-inches.

D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615. Coated steel is not permitted.

E. First and Coverall Grade: All the above materials are indicated in the Contract Documents.

F. Documents: Rubber based, compressible.

Precast manhole

341.2

1. GENERAL

A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering connections to the manhole.

B. This drawing is adaptable where the water table elevation is less than 3 feet above the bottom of the manhole. If the water table is higher, the manhole must be designed for flotation and drawings need be submitted to and approved by the ENGINEER.

C. Submit bar design detail for ENGINEER'S review.

2. PRODUCTS

A. Reinforcing steel: Uncoated bars conforming to ASTM A615, Grade 60. Do not use galvanized bars.

B. Backfill: Common fill, APWA Section 31.05.13. Maximum particle size 2-inches.

C. Concrete: Class 4000, APWA Section 31.05.13. Maximum particle size 2-inches.

D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615. Coated steel is not permitted.

E. First and Coverall Grade: All the above materials are indicated in the Contract Documents.

F. Documents: Rubber based, compressible.

3. EXECUTION

A. Concrete Placement: Provide 2-inches of concrete over reinforcing steel.

B. Lifting Points: Provide at least 2 lifting points per section that avoid interference with reinforcing steel.

C. Insulation: Design manhole. Lay only from the engineered lifting points.

D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615. Coated steel is not permitted.

E. First and Coverall Grade: All the above materials are indicated in the Contract Documents.

F. Documents: Rubber based, compressible.

4. PRECAST MANHOLE

A. Cast concrete manhole in place. Do not use galvanized bars.

B. Backfill: Common fill, APWA Section 31.05.13. Maximum particle size 2-inches.

C. Concrete: Class 4000, APWA Section 31.05.13. Maximum particle size 2-inches.

D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615. Coated steel is not permitted.

E. First and Coverall Grade: All the above materials are indicated in the Contract Documents.

F. Documents: Rubber based, compressible.

Pipe Pass Through Base

341.2

1. GENERAL

A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering connections to the manhole.

B. This drawing is adaptable where the water table elevation is less than 3 feet above the bottom of the manhole. If the water table is higher, the manhole must be designed for flotation and drawings need be submitted to and approved by the ENGINEER.

C. Submit bar design detail for ENGINEER'S review.

2. PRODUCTS

A. Reinforcing steel: Uncoated bars conforming to ASTM A615, Grade 60. Do not use galvanized bars.

B. Backfill: Common fill, APWA Section 31.05.13. Maximum particle size 2-inches.

C. Concrete: Class 4000, APWA Section 31.05.13. Maximum particle size 2-inches.

D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615. Coated steel is not permitted.

E. First and Coverall Grade: All the above materials are indicated in the Contract Documents.

F. Documents: Rubber based, compressible.

3. EXECUTION

A. Concrete Placement: Provide 2-inches of concrete over reinforcing steel.

B. Lifting Points: Provide at least 2 lifting points per section that avoid interference with reinforcing steel.

C. Insulation: Design manhole. Lay only from the engineered lifting points.

D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615. Coated steel is not permitted.

E. First and Coverall Grade: All the above materials are indicated in the Contract Documents.

F. Documents: Rubber based, compressible.

4. PIPE PASS THROUGH BASE

A. Cast concrete base in place. Do not use galvanized bars.

B. Backfill: Common fill, APWA Section 31.05.13. Maximum particle size 2-inches.

C. Concrete: Class 4000, APWA Section 31.05.13. Maximum particle size 2-inches.

D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615. Coated steel is not permitted.

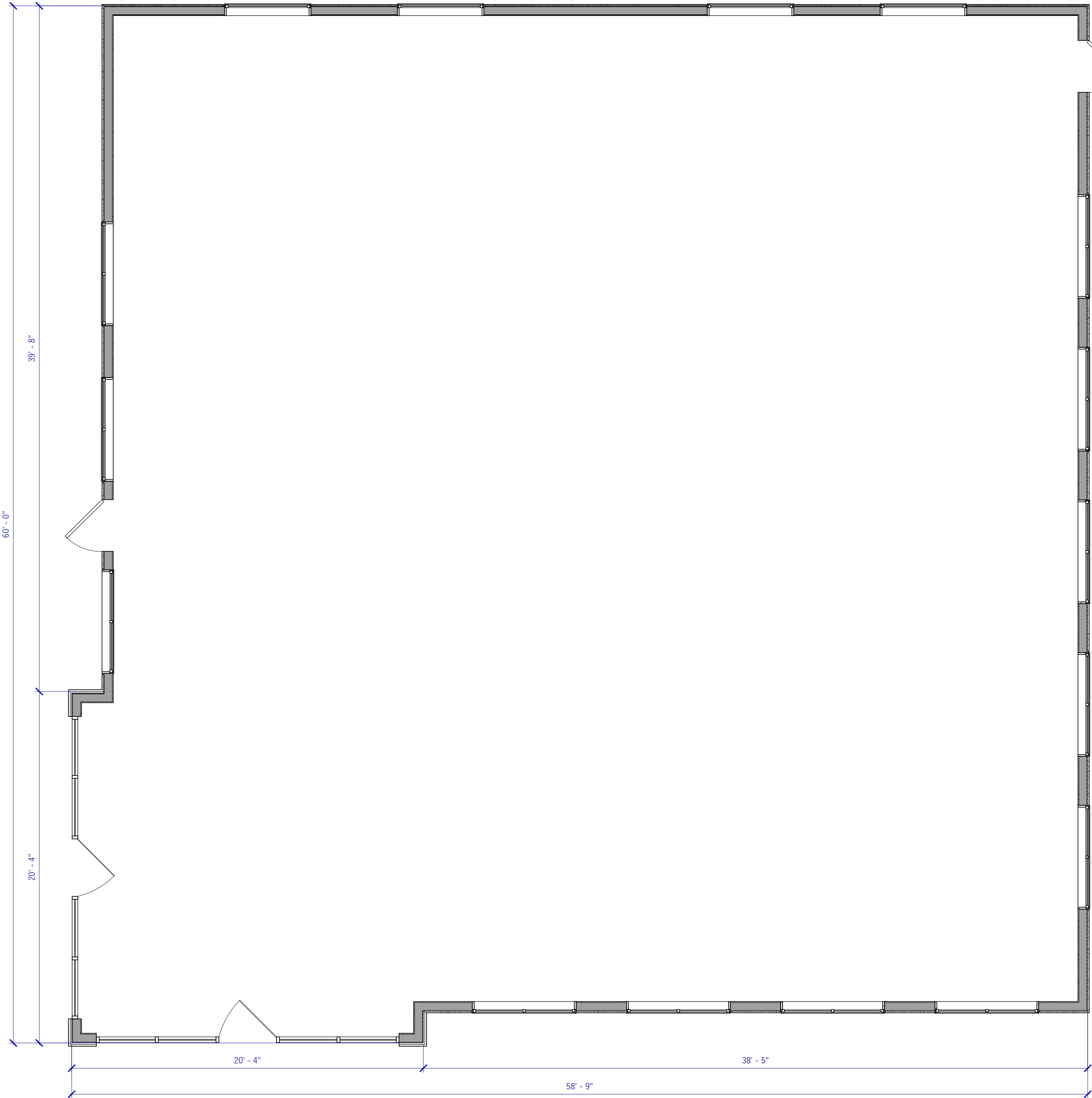
E. First and Coverall Grade: All the above materials are indicated in the Contract Documents.

F. Documents: Rubber based, compressible.

 American Fork City Development Review Committee
Planning and Zoning Reviewed copperman 10/14/2026

No comments

Next Step:
Reviewed
Proceed to the Development
Review Committee on
10/19/2026



1
A1.0
1/4" = 1'-0"
MAIN FLOOR PLAN
3382 SF

Re-Submittal Acknowledgment Statement

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

GB [Applicant Initial] I understand that a Review Cycle is not complete unless and until the applicant replies to all of the required modifications and requests for additional information noted on the previous submittal.

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

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

CONSULTANT

SILVER FOX
52 N 350 W
AMERICAN FORK, UTAH 84003

ISSUED:
DECEMBER 5, 2025

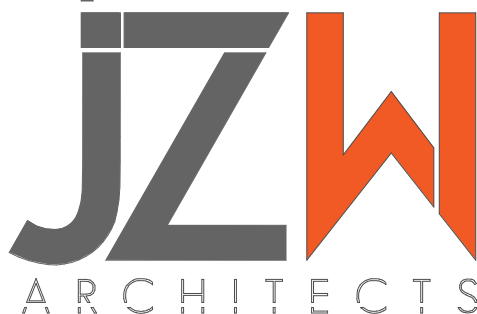
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NO. DATE DESCRIPTION

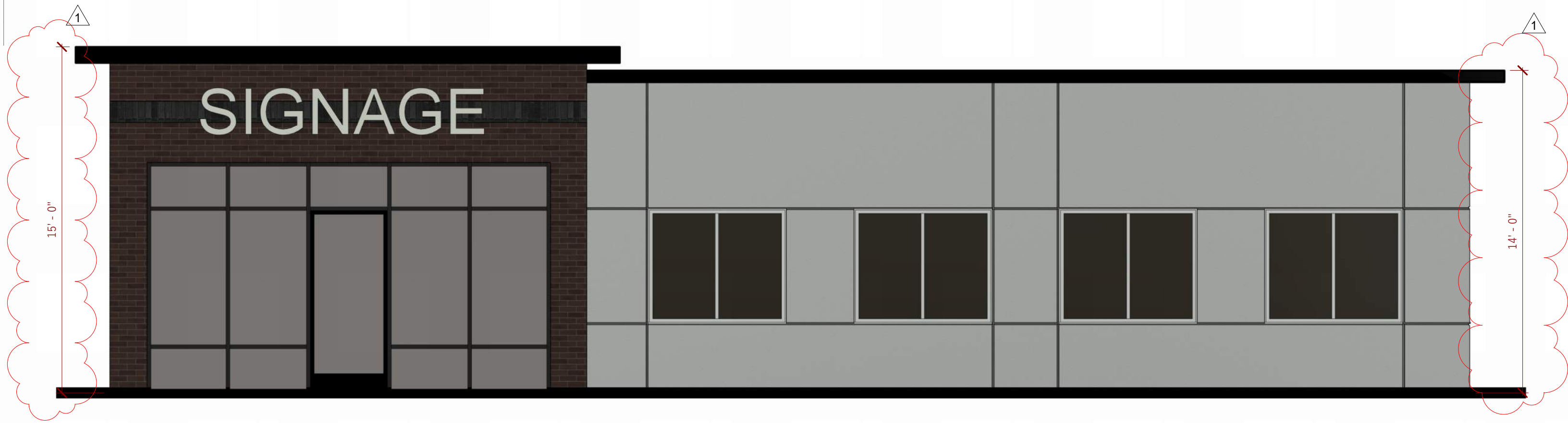
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PROJECT NUMBER:
25129

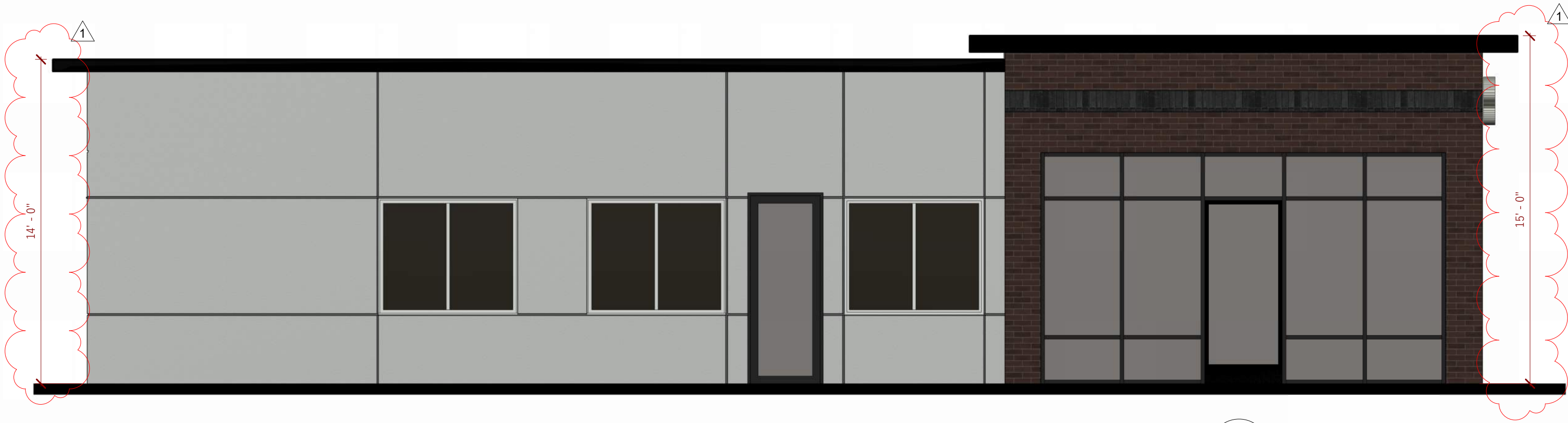
**BUILDING
PLANS**

A1.0

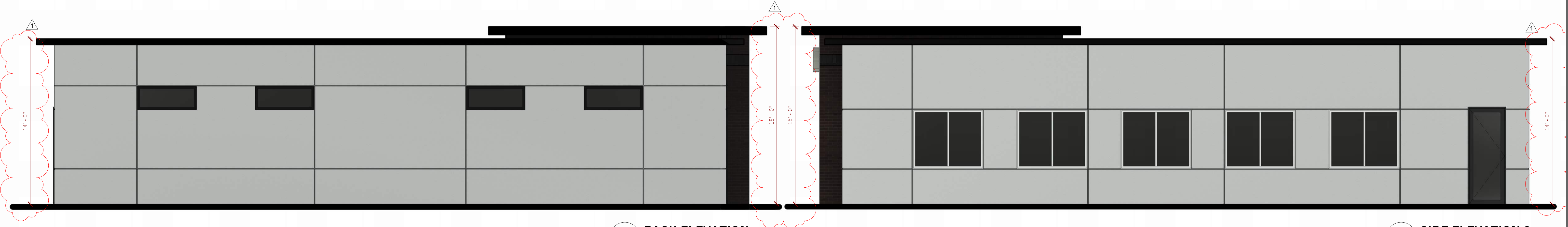




1 FRONT ELEVATION
A2.1 1/4" = 1'-0"



2 SIDE ELEVATION
A2.1 1/4" = 1'-0"



4 BACK ELEVATION
A2.1 1/4" = 1'-0"

5 SIDE ELEVATION 2
A2.1 1/4" = 1'-0"

CONSULTANT

SILVER FOX
52 N 350 W
AMERICAN FORK, UTAH 84003

ISSUED:
DECEMBER 5, 2025

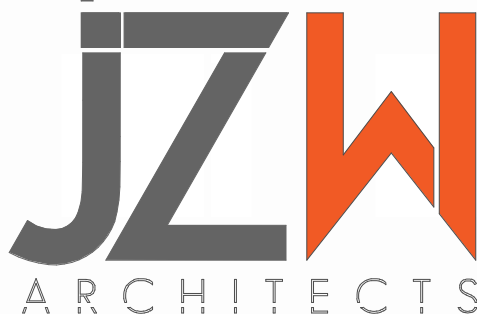
REVISIONS:
NO. DATE DESCRIPTION
1 09/18/2026 SITE COMMENTS 1

STAMP

PROJECT NUMBER:
25129

ELEVATIONS

A2.1



Next Step:
Reviewed
Proceed to the Development
Review Committee Meeting on
09/21/2026

No comments

no comments

 American Fork City Development Review Committee
Planning and Zoning Reviewed copperman 09/16/2026
Engineering Division Reviewed ksmith 09/17/2026

SILVER FOX OFFICE DRAINAGE REPORT

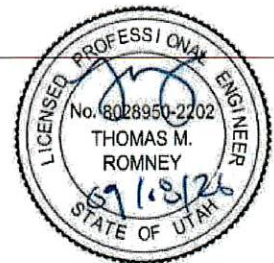
09/08/26

Prepared for:

JD Heiner

Prepared by:

Carolina Ortiz



Re-Submittal Acknowledgment Statement

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

GB [Applicant Initial] I understand that a Review Cycle is not complete unless and until the applicant replies to all of the required modifications and requests for additional information noted on the previous submittal.

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

GB [Applicant Initial] This is the 2nd [Ex: 1st] complete re-submittal of the subdivision constituting the start of the 2nd [Same Number] Review Cycle.

6949 S. High Tech Drive Suite 200
Midvale, UT 84047
Phone: 801-352-0075
Web: www.focusutah.com

TABLE OF CONTENTS

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II. Proposed Drainage Plan..... 1

III. Stormwater Quality 2

IV. Analysis and conclusion.....2

APPENDICES

Appendix A: Geotechnical Study number 3822-007-25

Appendix B: FEMA National Flood Hazard Layer FIRMette

Appendix C: Pond Calculations for Basins 1 and 2

I. GENERAL LOCATION AND DESCRIPTION

The proposed project is at 52 N 350 W in American Fork, UT. The site is 0.39 acres, and the entire property will be developed. The site is bordered by single- and multi-family residential lots and commercial lots.

The property is generally flat but slopes gently from northeast to southwest. The site is currently developed with 0.24 acres of existing asphalt pavement spanning the majority of the site, with undeveloped brush/grass along the eastern side of the property.

Per the Geotechnical Study number 3822-007-25 by GSH Geotechnical, Inc. found in Appendix A, the proposed structures may be supported upon conventional spread and continuous wall foundations supported upon suitable natural granular soils and/or structural fill extending to suitable natural granular soils. Groundwater was not encountered in the boring depths (See page 6 of Geotechnical Study).

II. PROPOSED DRAINAGE PLAN

The drainage system collects stormwater run-off from the building roof, parking lot, drive aisle, gravel areas, and landscape areas on site via roof drains, storm drain structures, and the Stormtech MC-3500 system. Parking lot and surrounding areas are graded to convey water to the proposed storm system.

The drainage system meets American Fork city standards. The rational method with a frequency factor of 1.25 was used to calculate the required storage amount using the rainfall intensity data provided in the American Fork City Storm Water Technical Manual (See Rational Method calculations in the Appendix C).

Stormwater runoff in basin 1 will be collected in the proposed Stormtech MC-3500 chamber on the west side of the property. The Stormtech has a retention volume of 1,494 cf, exceeding the required 1,355.7 cf for a 100-Year storm event. Stormwater runoff in basin 2 will be collected from the roof drains and gravel areas in the proposed retention pond holding 1,045

cf exceeding the required 840.19 cf on the east side of the site (see sheet C6.0 of Civil Set and Appendix C).

The property resides in flood zone X per FEMA FIRM panel number 168 of 1450, map number 49049C0168F (see FEMA map Appendix B).

III. STORMWATER QUALITY

A storm water pollution prevention plan (SWPPP) will be developed for the construction of the project and submitted for review prior to construction. A long-term storm water maintenance plan and agreement will be developed and submitted for review prior to construction. This plan will describe how the proposed storm drain system is to be maintained and protected after construction.

Best management practices were used in designing the retention of the stormwater.

IV. ANALYSIS AND CONCLUSION

The 100-year storm overflow will bubble up into the parking lot and spill into the public street in the case that an event greater than 100-year occurs.

It is concluded that the project is in compliance with American Fork city standards and design guidelines.

Sincerely,

Tyler Jones
Staff Engineer
FOCUS Engineering and Surveying

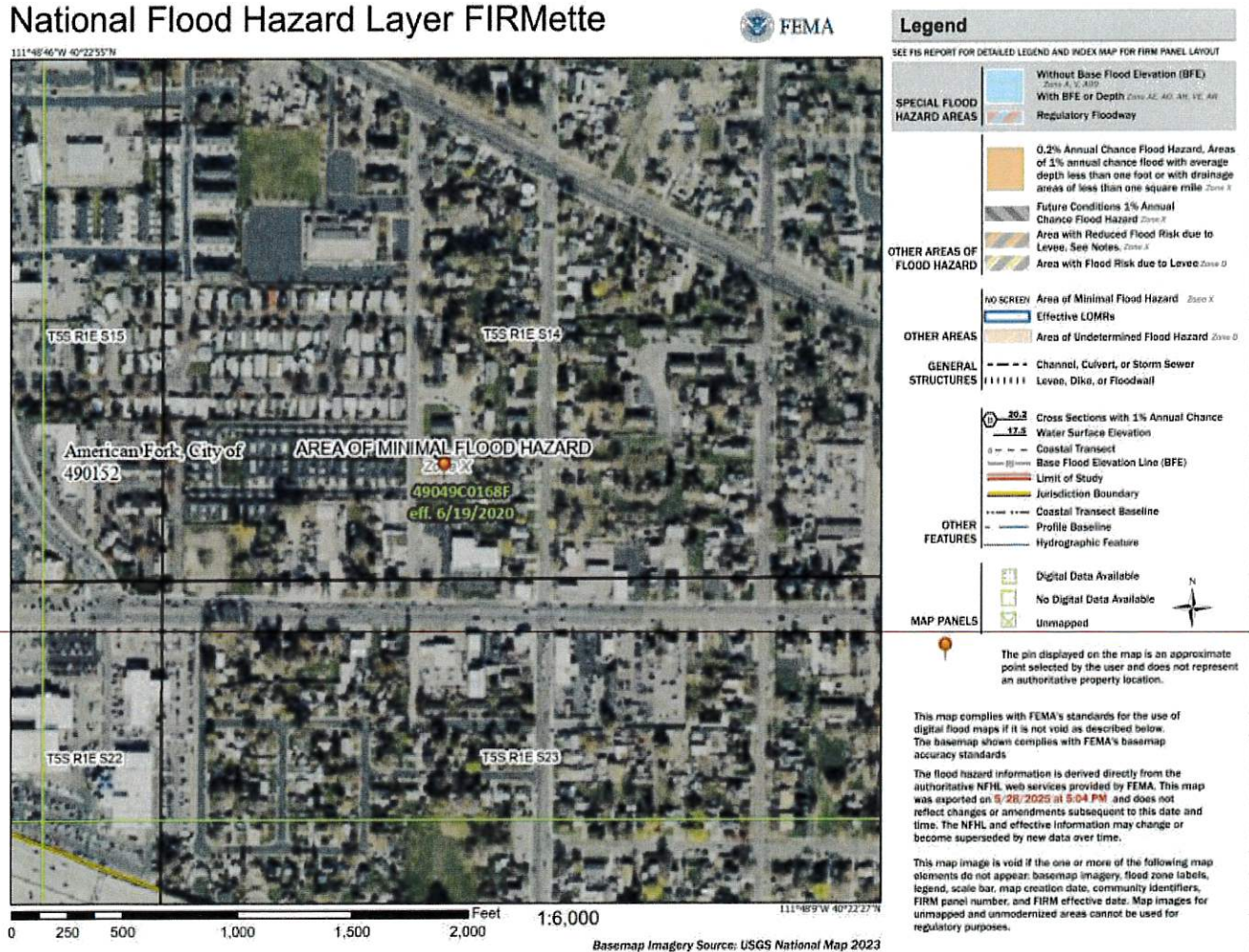
APPENDICES

Appendix A: Location of Geotechnical Study number 3822-007-25

https://www.dropbox.com/scl/fi/jqh5as2jiqywaoc3emp7k/GeotechnicalStudy_SilverFoxOffice_20250728_v1.pdf?rlkey=rd9e7y5kg3tqiu6x5mp0dqhw7&st=upve88i6&dl=0

Appendix B: FEMA National Flood Hazard Layer FIRMette

National Flood Hazard Layer FIRMette



Appendix C: Pond Calculations for Basins 1 and 2

Stormtech Calculations (Basin 1)

Project: 24-0247 Silver Fox Office
 Location: American Fork, Utah
 Date: 9/1/2026
 Designer: Wyatt Smith



100-Year Retention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
 Return Period: 100 year
 Allowable Discharge: 0.00 cfs/acre
 Frequency Factor: 1.25

Storm Duration: 24 hr
 Per American Fork City Standards

Allowable Discharges

Storm Drain Discharge: 0.00 cfs
 Other Discharge: 0.03 cfs
 Total Discharge: 0.030 cfs

Source: American Fork City Standards
 Source: Percolation rate per geotechnical report

Weighted "C" Value

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

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	ccumulate	Allowable	Discharge	Required
min	in/hr		Ac	cfs	Flow	Discharge	cf	Storage
					cf	cfs		cf
5.0	7.24	0.79	0.22	1.59	476	0.03	9	467
10.0	5.60	0.79	0.22	0.98	589	0.03	18	571
15.0	4.61	0.79	0.22	0.81	728	0.03	27	701
30.0	3.04	0.79	0.22	0.53	960	0.03	54	906
60.0	1.83	0.79	0.22	0.32	1,155	0.03	108	1,047
120.0	1.03	0.79	0.22	0.18	1,301	0.03	216	1,085
180.0	0.74	0.79	0.22	0.13	1,402	0.03	324	1,078
360.0	0.42	0.79	0.22	0.07	1,591	0.03	648	943
1440.0	0.15	0.79	0.22	0.03	2,273	0.03	2,592	-319

Maximum Storage Requirement: 1,085
Maximum Storage Requirement (ac-ft): 0.02
Frequency Factor of 1.25 1355.70

Retention Basin Design

Storage Requirement: 1,356 cf
 Stormtech Volume: 1,494 cf

Total Storage 1,494 **RETENTION ADEQUATE**

Retention Pond (Basin 2)

Project: 24-0247 Silver Fox Office
 Location: American Fork, Utah
 Date: 9/4/2026
 Designer: Wyatt Smith

**100-Year Retention Sizing****Design Criteria**

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

Allowable Discharges

Storm Drain Discharge: 0.00 cfs
 Other Discharge: 0.03 cfs
 Total Discharge: 0.030 cfs
 Source: American Fork City Standards
 Source: Percolation rate per geotechnical report

Weighted "C" Value

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

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated	Allowable	Discharge	Required
min	in/hr		Ac	cfs	Flow	Discharge	cf	Storage
					cf	cfs		cf
5.0	7.24	0.79	0.15	1.07	322	0.03	9	313
10.0	5.60	0.79	0.15	0.66	398	0.03	18	380
15.0	4.61	0.79	0.15	0.55	491	0.03	27	464
30.0	3.04	0.79	0.15	0.36	648	0.03	54	594
60.0	1.83	0.79	0.15	0.22	780	0.03	108	672
120.0	1.03	0.79	0.15	0.12	878	0.03	216	662
180.0	0.74	0.79	0.15	0.09	946	0.03	324	622
360.0	0.42	0.79	0.15	0.05	1,074	0.03	648	426
1440.0	0.15	0.79	0.15	0.02	1,535	0.03	2,592	-1,057

Maximum Storage Requirement: 672
Maximum Storage Requirement (ac-ft): 0.02
Frequency Factor of 1.25 840.19

Retention Basin Design

Storage Requirement: 840 cf

Retention Pond Volume: 1,045 cf

Total Storage 1,045 **RETENTION ADEQUATE**