AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE AGENDA

Regular Session
November 2, 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 November 2, 2026, at the American Fork City Public Works building, 275 East 200 North commencing at 9:00 AM. The agenda shall be as follows:

1. **Regular Session**
    a. Roll Call

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

3. **Common Consent Agenda** (Common Consent is that class of DRC action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).
    a. Approval of the October 19, 2026, Development Review Committee minutes.

4. **Action Items** (Action Items is that class of DRC action that requires further discussion on Preliminary Plans, Final Plats, and Amended Commercial Site Plans. The Development Review Committee Board will have authority to approve Preliminary Plans and Final Plats but make a recommending action on Commercial Site Plans.)
    a. Review and action on an application for an Amended Site Plan, known as AF Lifting Club, located at 64 N 900 W, American Fork City. The Amended Site Plan consists of 0.354 acres and is in the GC-2 Zone.
    b. Review and action on an application for an Amended Site Plan, known as AF 3 Church Perimeter Landscape Remodel, located at 165 N 350 W, American Fork City. The Amended Site Plan consists of 5.92 acres and is in the R3-7500 Zone.
    c. Review and recommendation on an application for a Site Plan, known as, Dunbric Development, located at 179 N Center Street, American Fork City. The Site Plan consists of 1.19 acres and is in the R4-7500 Zone.

5. **Adjournment**

Dated this 29th 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*

AMERICAN FORK CITY

DEVELOPMENT REVIEW COMMITEE REGULAR SESSION

October 19th, 2026

The American Fork City Development Review Committee met in a regular session on October 19th, 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

Battalion Chief: Devan Tandy

Staff Present:

Cody Opperman	Senior Planner
Mat Sacco	Fire Marshall
Josh Thayn	Deputy Fire Marshall
Angie McKee	Administrative Assistant
Robert Burkhill	Project Engineer

Others Present: Georgia Bales, JD Heiner

REGULAR SESSION

Roll Call

Public Comment Opened

No Comments

Public Comment Closed

COMMON CONSENT AGENDA

Minutes of the October 5th, 2026, Development Review Committee Regular Session.

Sam Kelly motioned to approve the Common Consent agenda

Patrick O'Brien seconded the motion

Voting was as follows:

Patrick O'Brien	**AYE**
Sam Kelly	**AYE**
Devan Tandy	**AYE**

The motion passed

ACTION ITEMS

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 and is in the CC-2 Zone.**

Cody Opperman reviewed the background information for action item letter a:
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. In September, this item was before the committee and was tabled to request information on dimensions and elevations. Those requests have been met, and the application meets the city requirements.

Patrick O'Brien moved 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.

Sam Kelly seconded the motion

Voting was as follows:

Patrick O'Brien	**AYE**
Sam Kelly	**AYE**
Devan Tandy	**AYE**

The motion passed

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**
Devan Tandy	**AYE**

The motion passed

Meeting adjourned at 9:04 AM

Angie McKee

Administrative Assistant I

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

Development Review Committee Staff Report
Meeting Date: November 2, 2026

Agenda Topic

Review and action on an application for an Amended Site Plan, known as AF Lifting Club, located at 64 N 900 W, American Fork City. The Amended Site Plan consists of 0.354 acres and is in the GC-2 Zone.

BACKGROUND INFORMATION		
Location:		64 N 900 W
Parcel ID:		39:211:0003
Project Type:		Amended Site Plan
Applicants:		Kilgore Keystone \ Titan Kilgore
Existing Land Use:		Commercial
Surrounding Land Use:	North	Attached Residential
	South	Commercial
	East	Civic
	West	Commercial
Existing Zoning:		GC-2
Surrounding Zoning:	North	GC-2
	South	GC-2
	East	PF
	West	GC-2
Square Footage (By Use)		3775 Sq ft
Parking Requirement		14 Stalls

Background

The applicant has applied for an Amended Site Plan to develop a Gym/Fitness Center. The project looks to change the use of the existing commercial building.

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 a 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. N/A

Findings of Fact

1. The Amended Site Plan meets the requirements of Section 17.6.101.
2. The Amended Site Plan meets the requirements of Section 17.7.601.

Development Review Committee Staff Report
Meeting Date: November 2, 2026

Project Map



Engineering Development Checklist Completion

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

Staff Recommendation

The Amended Site Plan meets the requirements of Section 17.6.101 and Section 17.7.601. Staff recommends approving the application.

Potential Motions – Amended Site Plan

Approval

I move to approve the proposed Amended Site Plan, located at 64 N 900 W, American Fork City, in the GC-2 Planned Commercial Zone, as the Amended Site Plan meets the requirements of Section 17.6.101 and Section 17.7.601

Denial

I move to deny the proposed Amended Site Plan, located at 64 N 900 W, American Fork City, in the GC-2 Planned Commercial Zone as the Amended 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 Amended Site Plan, located at 64 N 900 W, American Fork City, in the GC-2 Planned Commercial Zone and instruct staff/developer to……..

American Fork City Development Review

	Planning and Zoning Reviewed copperman 10/28/2026 — No comments
Sewer/Storm Drain Division Reviewed ahardy 10/27/2026	**Public Works Reviewed** ascott 10/28/2026
EC/LID Reviewed tmezenen 10/27/2026	Engineering Division Reviewed rburkhill 10/28/2026 — No comments
Communications Reviewed MHunsaker 10/28/2026	Streets Division Reviewed ehyde 10/28/2026
Public Infrastructure Reviewed cscott 10/27/2026	Water/PI Division Reviewed jbrems 10/28/2026

Next Step

Proceed to the Development Review Committee on 11/2/2026



NORTH

SCALE: 1" = 10'

0 5' 10' 20' 30'

	DESCRIPTION	AREA	%
	EXERCISE	635 SQFT	17
	WALKWAY	940 SQFT	25
	ACCESS / RECOVERY / REST	1,075 SQFT	28
	BATHROOM	85 SQFT	2
	LUNCH AREA	180 SQFT	5
	UTILITY	40 SQFT	1
	RECEPTION	250 SQFT	7
	FUNCTIONAL / STORAGE	500 SQFT	13
	STORAGE	70 SQFT	2
	TOTAL BUILDING	3,775 SQFT	

DESCRIPTION	AREA	%
ASPHALT PAVEMENT	4,786 SQFT	100
OUTSIDE OF BUILDING	4,786 SQFT	

KEYED NOTES:

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

1. 3' x 5' CARDIO EXERCISE AREA FOR A SINGLE UNIT OF EXERCISE EQUIPMENT WITH A 1.5' AREA AROUND FOR ACCESS TO EQUIPMENT UNIT AND REST / RECOVERY DURING USE. 1 SINGLE PERSON CAN USE A SINGLE PIECE OF EXERCISE EQUIPMENT AT A TIME.
2. 3' x 5' STRENGTH TRAINING EXERCISE AREA FOR A SINGLE UNIT OF EXERCISE EQUIPMENT WITH A 1.5' AREA AROUND FOR ACCESS TO EQUIPMENT UNIT AND REST / RECOVERY DURING USE. 1 SINGLE PERSON CAN USE A SINGLE PIECE OF EXERCISE EQUIPMENT AT A TIME.
3. 8' x 5' WEIGHT BENCHES / TRAINING EXERCISE AREA WITH A 1.5' AREA AROUND FOR ACCESS TO EQUIPMENT UNIT AND REST / RECOVERY DURING USE. 2 PEOPLE CAN USE THE WEIGHT BENCHES / TRAINING EXERCISE AREA AT A TIME.

NOTES:

12 CARDIO EQUIPMENT UNITS = 12 PATRONS
8 STRENGTH TRAINING UNITS = 8 PATRONS
8 WEIGHT BENCH / TRAINING EXERCISE AREAS = 16 PATRONS
1 PATRON AT RECEPTION DESK / 1 PATRON IN BATHROOM = 2 PATRONS
4 EMPLOYEES PER SHIFT

12 + 8 + 16 + 2 + 4 = 42 OCCUPANCY

PARKING STALL COUNT CALCULATIONS
REQUIRED FOR HEALTH CLUB = 1 STALL / 3 OCCUPANTS
42 OCCUPANTS MAX PER USAGE CALCULATIONS ABOVE
42 OCCUPANTS / 3 = 14 PARKING STALLS REQUIRED

14 STALLS REQUIRED
14 STALLS PROVIDED

Blue Stakes of UTAH 811 Bluestakes.org

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
10-26-26
No. 11989925-2202
DANIEL J. CANNING
STATE OF UTAH

GYM / FITNESS CENTER

64 N 900 W
AMERICAN FORK, UTAH 84003
SW QUARTER OF SECTION 15

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:
DRAWN BY: DJC
CHECKED BY: DJC
DATE: 08/10/26

AREA USAGE

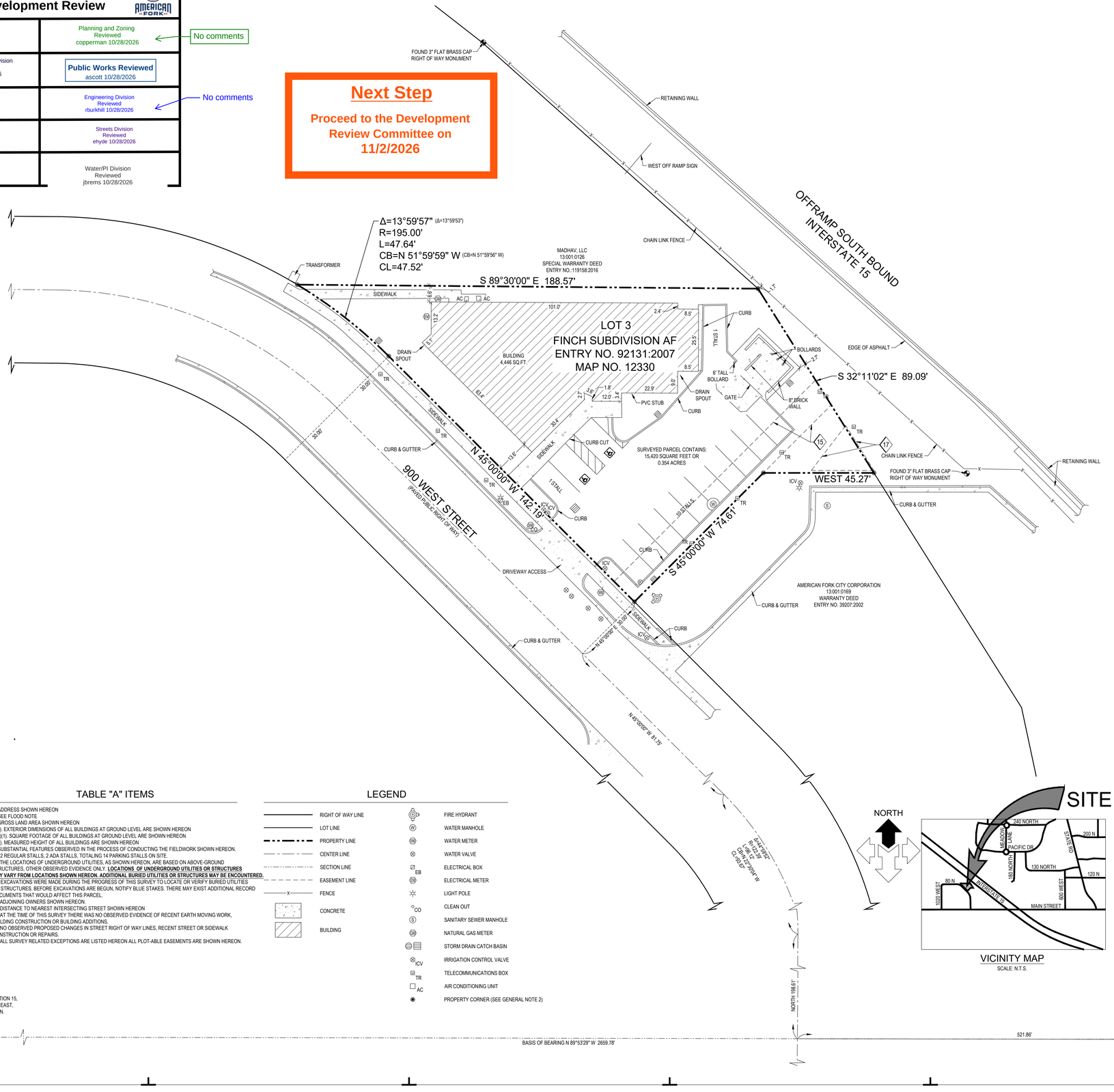
S:\2021Files\21299\Civil\Prod Dwg\21299 Pln – Titan Kilgore.dwg Daniel Oct 26, 2026 – 9:58am

American American Fork City Development Review

	Planning and Zoning Reviewed copperman 10/28/2026 — No comments
Sewer/Storm Drain Division Reviewed ahardy 10/27/2026	**Public Works Reviewed** ascott 10/28/2026
	Engineering Division Reviewed rburkhill 10/28/2026 — No comments
	Streets Division Reviewed ehyde 10/28/2026
Public Infrastructure Reviewed cscott 10/27/2026	Water/PI Division Reviewed jbrems 10/28/2026

Next Step

Proceed to the Development Review Committee on 11/2/2026



NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

TABLE "A" ITEMS

2. ADDRESS SHOWN HEREON
3. SEE FLOOD NOTE
4. GROSS LAND AREA SHOWN HEREON
7(A). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON
7(B)(1). SQUARE FOOTAGE OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON
7(C). MEASURED HEIGHT OF ALL BUILDINGS ARE SHOWN HEREON
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK SHOWN HEREON.
9. 12 REGULAR STALLS, 2 ADA STALLS, TOTALING 14 PARKING STALLS ON SITE.
11. THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES, OTHER OBSERVED EVIDENCE ONLY. **LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED.** NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
13. ADJOINING OWNERS SHOWN HEREON.
14. DISTANCE TO NEAREST INTERSECTING STREET SHOWN HEREON
16. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
17. NO OBSERVED PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
18. ALL SURVEY RELATED EXCEPTIONS ARE LISTED HEREON ALL PLOT-ABLE EASEMENTS ARE SHOWN HEREON.

LEGEND

- RIGHT OF WAY LINE
- LOT LINE
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- EASEMENT LINE
- FENCE
- CONCRETE
- BUILDING
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- ELECTRICAL BOX (EB)
- ELECTRICAL METER
- LIGHT POLE
- CLEAN OUT (CO)
- SANITARY SEWER MANHOLE (S)
- NATURAL GAS METER (GM)
- STORM DRAIN CATCH BASIN
- IRRIGATION CONTROL VALVE (ICV)
- TELECOMMUNICATIONS BOX (TR)
- AIR CONDITIONING UNIT (AC)
- PROPERTY CORNER (SEE GENERAL NOTE 2)

VICINITY MAP

SCALE: N.T.S.

RECORD DESCRIPTION PER TITLE REPORT

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF UTAH, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

LOT 3, FINCH SUBDIVISION AF, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO: 13742-6402326 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY. EFFECTIVE DATE: AUGUST 07, 2026, AT 8:00 AM.

SCHEDULE B-2 EXCEPTIONS

(2) RIGHTS OF ACCESS TO I-15 HAVE BEEN RELINQUISHED TO THE STATE OF UTAH AND EASEMENT FOR WATER WASTE DITCHES AS DISCLOSED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED OCTOBER 21, 1964 AS ENTRY NO. 15755 IN BOOK 988 AT PAGE 549 OF OFFICIAL RECORDS.
SURVEY FINDINGS: NO IRRIGATION FACILITIES OBSERVED ON SITE, THESE EASEMENTS ARE PER THE ORIGINAL ALIGNMENT OF INTERSTATE 15 AND WOULD LIE WITH IN THE CURRENT RIGHT OF WAY TO THE EAST OF THE SURVEYED PARCEL

(3) AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR WATER DISTRIBUTION SYSTEM AND INCIDENTAL PURPOSES, AS GRANTED TO BOARD OF WATER RESOURCES BY INSTRUMENT RECORDED OCTOBER 26, 1970 AS ENTRY NO. 11190 IN BOOK 1197 AT PAGE 328 OF OFFICIAL RECORDS.

NOTE: THE ABOVE EASEMENT PURPORTS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION.
SURVEY FINDINGS: NO IRRIGATION FACILITIES OBSERVED ON SITE, NO SPECIFIC EASEMENT LOCATION IS DESCRIBED

(4) AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR WATER TREATMENT FACILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO TIMPANOGOS SPECIAL SERVICE DISTRICT, A BODY POLITIC AND A QUASI-MUNICIPAL PUBLIC CORPORATION BY INSTRUMENT RECORDED OCTOBER 22, 1997 AS ENTRY NO. 83043 IN BOOK 4412 AT PAGE 221 OF OFFICIAL RECORDS.

TIMPANOGOS SPECIAL SERVICE DISTRICT EASEMENT VACATION RECORDED SEPTEMBER 29, 2010 AS ENTRY NO. 83704:2010 OF OFFICIAL RECORDS.
SURVEY FINDINGS:PORTION OF THE EASEMENT WITHIN LOT 3 HAS BEEN VACATED PER THE SECOND DOCUMENT

(5) AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR A PERPETUAL WATER LINE EASEMENT AND INCIDENTAL PURPOSES, AS GRANTED TO AMERICAN FORK CITY CORPORATION BY INSTRUMENT RECORDED OCTOBER 03, 2003 AS ENTRY NO. 160964:2003 OF OFFICIAL RECORDS.
SURVEY FINDINGS: SHOWN HEREON

(6) EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON FINCH SUBDIVISION AF SUBDIVISION PLAT RECORDED JUNE 25, 2007 AS ENTRY NO. 92131:2007 IN BOOK 39 OF PLATS AT PAGE 211.
SURVEY FINDINGS: NOTHING TO PLOT.

(7) AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR WATER TREATMENT FACILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO TIMPANOGOS SPECIAL SERVICE DISTRICT, A BODY POLITIC AND A QUASI-MUNICIPAL PUBLIC CORPORATION BY INSTRUMENT RECORDED SEPTEMBER 29, 2010 AS ENTRY NO. 82705:2010 OF OFFICIAL RECORDS.
SURVEY FINDINGS: SHOWN HEREON

SURVEYOR'S CERTIFICATE

TO KILGORE KEYSTONE LLC, A UTAH LIMITED LIABILITY COMPANY, CYPRUS CREDIT UNION, AF RAG INVESTMENTS, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11, 13, 14,16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 20, 2026.

DATE OF PLAT OR MAP: AUGUST 26, 2026

DAVID B. DRAPER
LICENSE NO. 6861599



SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/NSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°53'29" WEST ALONG THE SECTION LINE BETWEEN THE SOUTH QUARTER AND THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THIS SURVEY. THE SURVEYED PROPERTY LINES WERE ESTABLISHED ACCORDING TO THE RECORDED SUBDIVISION WITH A SLIGHT ADJUSTMENT TO MATCH THE DEEDS OF THE ADJOINING PARCELS TO THE NORTH AND SOUTH. THIS BROUGHT THE SUBDIVISION IN LINE WITH THE AS CONSTRUCTED ROAD IMPROVEMENTS. THE SUBDIVISION BY RECORD APPEARS TO BE SHIFTED TO THE WEST SLIGHTLY.

GENERAL NOTES

1. McNEIL ENGINEERING OR McNEIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.

2. NO PROPERTY CORNERS WERE SET AS PART OF THIS SURVEY.

3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.

4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESIS. INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.

5. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

6. SURVEYED PARCEL HAS IMPROVED DRIVEWAY ACCESS TO 900 WEST STREET, A PAVED PUBLIC RIGHT OF WAY.

SIGNIFICANT OBSERVATIONS

(1) SIDEWALK IS 0.5 FEET NORTHEAST OF PROPERTY LINE

FLOOD NOTE

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH ZONE "X" PER MAP NO. 49035C0314G, EFFECTIVE ON SEPTEMBER 25, 2009

McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

LOT 3, FINCH SUBDIVISION AF

64 NORTH 900 WEST
AMERICAN FORK, UTAH
LOCATED IN THE SOUTHWEST 1/4 SECTION OF 15, TOWNSHIP 5 SOUTH, RANGE 1 EAST, S.L.B. & M.

REVISIONS		
REV	DATE	DESCRIPTION
1	8-27-26	UPDATE PARKING

PROJECT NO:	26479
CAD FILE:	26479ALT
DRAWN BY:	KSL/KES
CALC BY:	EAM
FIELD CREW:	AH/CB
CHECKED BY:	DBD
DATE:	08/26/26

ALTA/NSPS LAND TITLE SURVEY

1 OF 1

Development Review Committee Staff Report
Meeting Date: November 2, 2026

Agenda Topic

Review and action on an application for an Amended Site Plan, known as AF 3 Church Perimeter Landscape Remodel, located at 165 N 350 W, American Fork City. The Amended Site Plan consists of 5.92 acres and is in the R3-7500 Zone.

BACKGROUND INFORMATION		
Location:		165 N 350 W
Parcel ID:		12:072:0067
Project Type:		Amended Site Plan
Applicants:		In-Site Design Group
Existing Land Use:		Civic
Surrounding Land Use:	North	Attached Residential
	South	Attached Residential
	East	Attached Residential
	West	Attached Residential
Existing Zoning:		R3-7500
Surrounding Zoning:	North	R3-7500
	South	R3-7500
	East	R3-7500
	West	R4-7500

Background

The applicant has applied for an Amended Site Plan to remodel the perimeter landscaping to xeric landscape around the church. The project looks to provide additional trees and shrubs in addition to the xeric landscaping around the perimeter.

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 a 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. N/A

Findings of Fact

1. The Amended Site Plan meets the requirements of Section 17.6.101.
2. The Amended Site Plan meets the requirements of Section 17.5.121.
3. The Amended Site Plan meets the requirements of Section 17.21.

Development Review Committee Staff Report
Meeting Date: November 2, 2026

Project Map



Engineering Development Checklist Completion

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

Staff Recommendation

The Amended Site Plan meets the requirements of Section 17.6.101, Section 17.5.121, and Section 17.21. Staff recommend approving the application.

Potential Motions – Amended Site Plan

Approval

I move to approve the proposed Amended Site Plan, located at 165 N 350 W, American Fork City, in the R3-7500 Residential Zone, as the Amended Site Plan meets the requirements of Section 17.6.101, Section 17.5.121, and Section 17.21.

Denial

I move to deny the proposed Amended Site Plan, located at 165 N 350 W American Fork City, in the R3-7500 Residential Zone as the Amended Site Plan does not meet the requirements of Section 17.6.101, Section 17.5.121, and Section 17.21.

Table

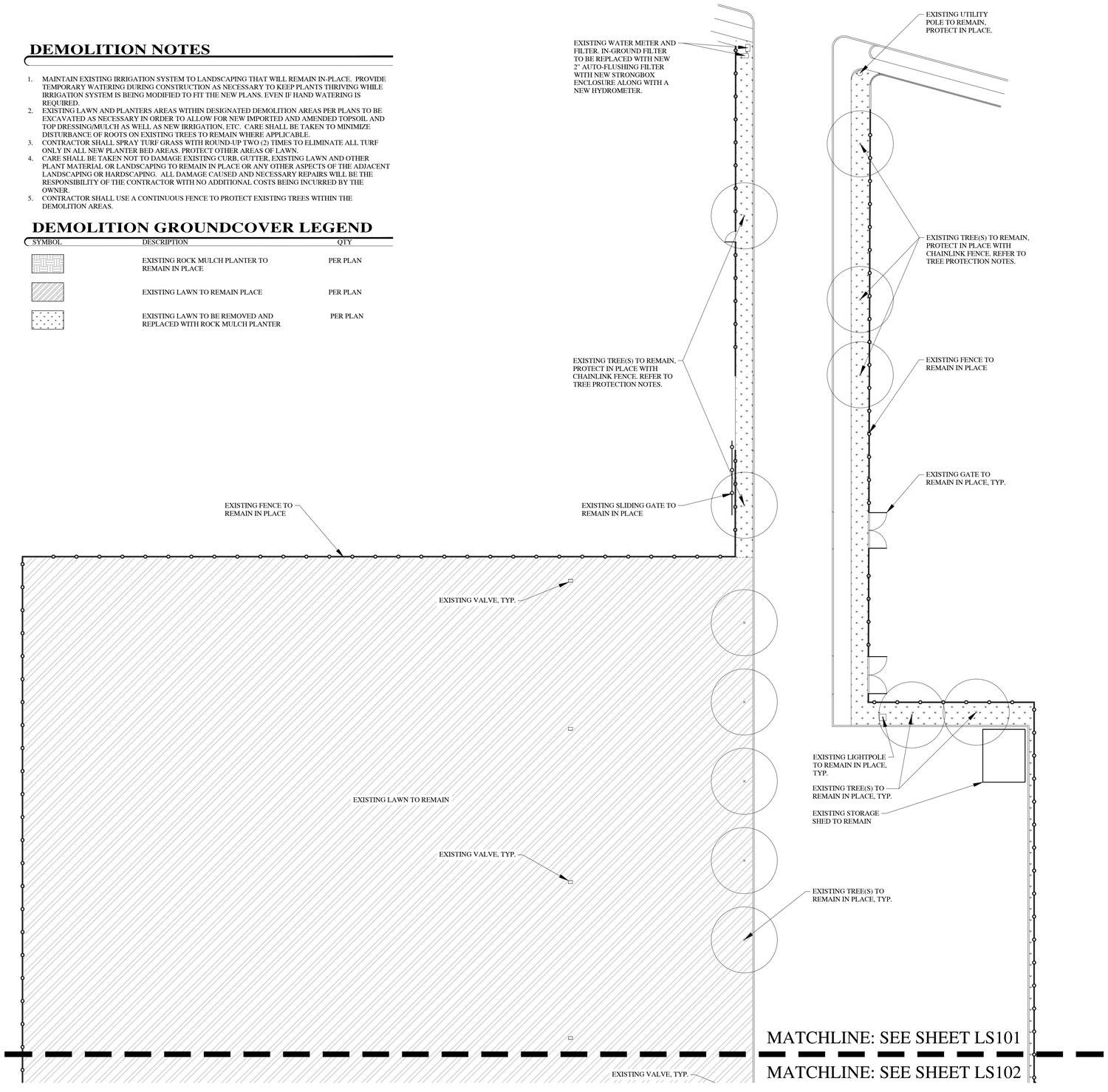
I move to table action for the proposed Amended Site Plan, located at 165 N 350 W, American Fork City, in the R3-7500 Residential Zone and instruct staff/developer to……..

DEMOLITION NOTES

1. MAINTAIN EXISTING IRRIGATION SYSTEM TO LANDSCAPING THAT WILL REMAIN IN-PLACE. PROVIDE TEMPORARY WATERING DURING CONSTRUCTION AS NECESSARY TO KEEP PLANTS THRIVING WHILE IRRIGATION SYSTEM IS BEING MODIFIED TO FIT THE NEW PLANS. EVEN IF HAND WATERING IS REQUIRED.
2. EXISTING LAWN AND PLANTERS AREAS WITHIN DESIGNATED DEMOLITION AREAS PER PLANS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR NEW IMPORTED AND AMENDED TOPSOIL AND TOP DRESSING/MULCH AS WELL AS NEW IRRIGATION, ETC. CARE SHALL BE TAKEN TO MINIMIZE DISTURBANCE OF ROOTS ON EXISTING TREES TO REMAIN WHERE APPLICABLE.
3. CONTRACTOR SHALL SPRAY TURF GRASS WITH ROUND-UP TWO (2) TIMES TO ELIMINATE ALL TURF ONLY IN ALL NEW PLANTER BED AREAS. PROTECT OTHER AREAS OF LAWN.
4. CARE SHALL BE TAKEN NOT TO DAMAGE EXISTING CURB, GUTTER, EXISTING LAWN AND OTHER PLANT MATERIAL OR LANDSCAPING TO REMAIN IN PLACE OR ANY OTHER ASPECTS OF THE ADJACENT LANDSCAPING OR HARDSCAPING. ALL DAMAGE CAUSED AND NECESSARY REPAIRS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COSTS BEING INCURRED BY THE OWNER.
5. CONTRACTOR SHALL USE A CONTINUOUS FENCE TO PROTECT EXISTING TREES WITHIN THE DEMOLITION AREAS.

DEMOLITION GROUNDCOVER LEGEND

SYMBOL	DESCRIPTION	QTY
	EXISTING ROCK MULCH PLANTER TO REMAIN IN PLACE	PER PLAN
	EXISTING LAWN TO REMAIN PLACE	PER PLAN
	EXISTING LAWN TO BE REMOVED AND REPLACED WITH ROCK MULCH PLANTER	PER PLAN



American Fork City Development Review Committee	
Planning and Zoning Reviewed jpeng 10/26/2026	no comments
Engineering Division Reviewed rburkhill 10/28/2026	No comments

Re-Submittal Acknowledgement Statement

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

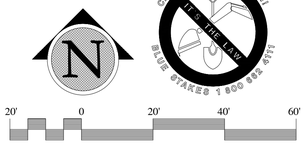
DGW **[Applicant Initial] I understand that a Review Cycle is not complete unless and until the applicant replies to all of the required modifications and requests for additional information noted on the previous submittal.**

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

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

Next Step

Proceed to the Development Review Committee on 11/02/2026



20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 24X36 SHEET

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CONSULTANTS:

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STATE OF UTAH DARREN G. WILSON NO. 356187 10-06-2026 LICENSED LANDSCAPE ARCHITECT

PROJECT:

AMERICAN FORK FM BUILDING 3
CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
165 NORTH 350 WEST AMERICAN FORK, UT 84003

SHEET TITLE:

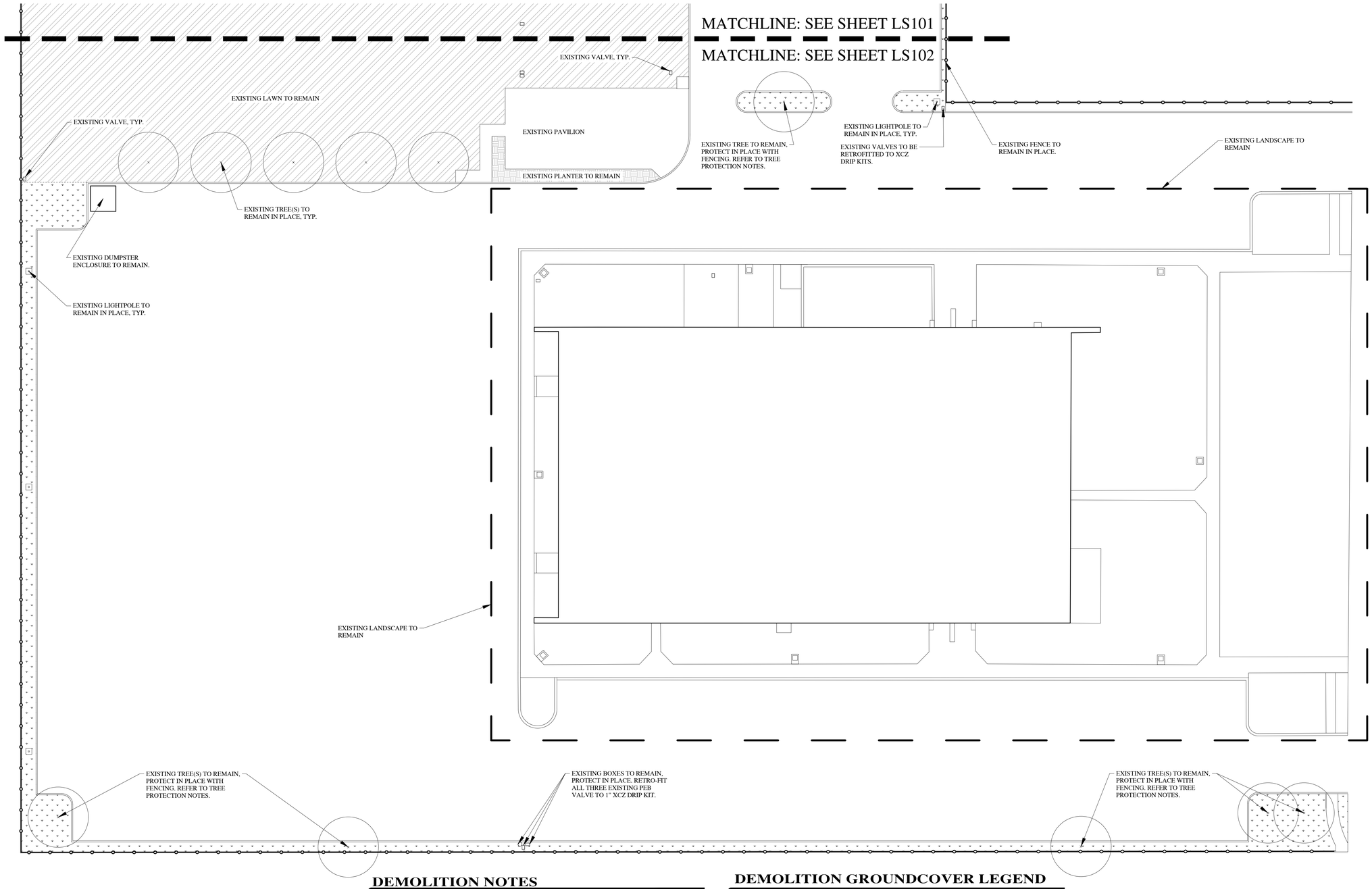
DEMOLITION PLAN

DRAWN BY:	BDJ
CHECKED:	DGW
DATE:	07-27-2026
REVISIONS:	10-06-2026
JOB NO.	26-105

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DEMOLITION NOTES

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DEMOLITION GROUNDCOVER LEGEND

SYMBOL	DESCRIPTION	QTY
	EXISTING ROCK MULCH PLANTER TO REMAIN IN PLACE	PER PLAN
	EXISTING LAWN TO REMAIN PLACE	PER PLAN
	EXISTING LAWN TO BE REMOVED AND REPLACED WITH ROCK MULCH PLANTER	PER PLAN

20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 24X36 SHEET

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CONSULTANTS:

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STATE OF UTAH LICENSED LANDSCAPE ARCHITECT DARREN G. WILSON NO. 356187 10-06-2026

PROJECT:

AMERICAN FORK FM BUILDING 3
CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
165 NORTH 350 WEST AMERICAN FORK, UT 84003

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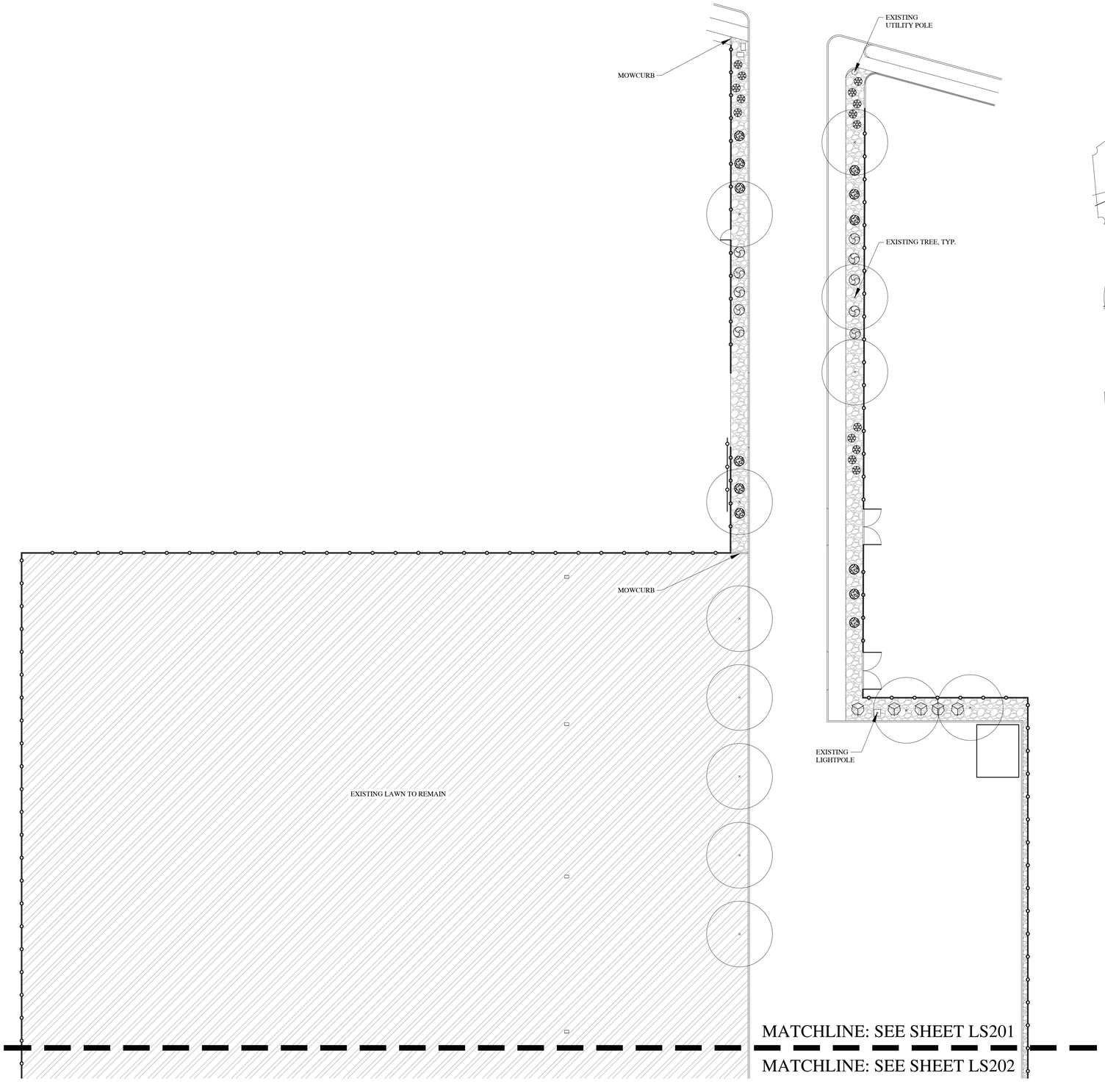
DEMOLITION PLAN

DRAWN BY: BDJ
CHECKED: DGW
DATE: 07-27-2026
REVISIONS: 10-06-2026
JOB NO. 26-105

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DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	EXISTING TREE TO REMAIN PROTECT IN PLACE**	PER PLAN	PER PLAN
	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE	4	2" CAL.
	TILIA CORDATA 'CORZAM' CORINTHIAN LITTLE LEAF LINDEN	4	2" CAL.
	ZELKOVA SERRATA 'MUSASHINO' MUSASHINO ZELKOVA	3	2" CAL.

DECIDUOUS SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	BUDDLEIA 'SMNBDL' PUGSTER AMETHYST BUTTERFLY BUSH	15	5 GAL.
	CARYOPTERIS X CLANDONENSIS 'CT-9-12' BEYOND MIDNIGHT BLUE MIST SPIREA	16	5 GAL.
	CHAENOMELES SPECIOSA 'TEXAS SCARLET' TEXAS SCARLET FLOWERING QUINCE	5	5 GAL.
	DIERVILLA SPLENDENS 'G2X88544' KODIAK ORANGE BUSH HONEYSUCKLE	12	5 GAL.
	FORSYTHIA X 'COURTASOL' GOLD TIDE FORSYTHIA	10	5 GAL.
	PHYSOCARPUS OPULIFOLIUS 'SMNPOTWG' TINY WINE GOLD NINEBARK	10	5 GAL.
	PINUS MUGO 'SLOWMOUND' SLOW MOUND MUGO PINE	12	5 GAL.
	PRUNUS BESSEYI PAWNEE BUTTES' PAWNEE BUTTES SAND CHERRY	15	5 GAL.
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND CURRANT	16	5 GAL.
	SPIRAEA JAPONICA 'NEON FLASH' NEON FLASH SPIREA	10	5 GAL.

GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CALAMAGROSTIS X ACUTIFLORA 'EL DORADO' EL DORADO FEATHER REED GRASS	16	1 GAL.

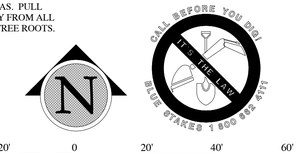
GROUNDCOVERS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY
	ROCK MULCH TO BE $\frac{3}{4}$"-1" SIZE 'SOUTHTOWN' CRUSHED STONE FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH. IMPLEMENT IN AREA SHOWN AT A 3" DEPTH OVER WEED BARRIER FABRIC.	9,209 SQ. FT.

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
3. IRRIGATION SYSTEM TO BE RETRO-FITTED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
4. ONCE LAWN IS REMOVED FROM THE SITE, NEW PLANTS AND TREES SHALL BE PLANTED IN ON-SITE AMENDED TOPSOIL. PLANT PITS SHALL BE A MIN. OF 3X DIAMETER OF PLANT ROOTBALLS.
5. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR AMENDMENTS AND MULCH. THE EXCEPTION TO THIS IS WHERE TREE ROOTS ARE ENCOUNTERED). THE FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
6. DEWITT 4.1 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL ROCK MULCH AREAS.
7. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE TOPSOIL AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING FABRIC AND MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
8. ROCK MULCH TO BE INSTALLED AT A 3" DEPTH IN ALL TREE AND SHRUB PLANTER AREAS. PULL MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES. TAPER ROCK WHERE 3' DEPTH IS NOT POSSIBLE AROUND SHALLOW EXISTING TREE ROOTS.

Re-Submittal 10-06-2026
Resolved: Trees can be no more than 50% of one species



20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 24X36 SHEET

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CONSULTANTS:

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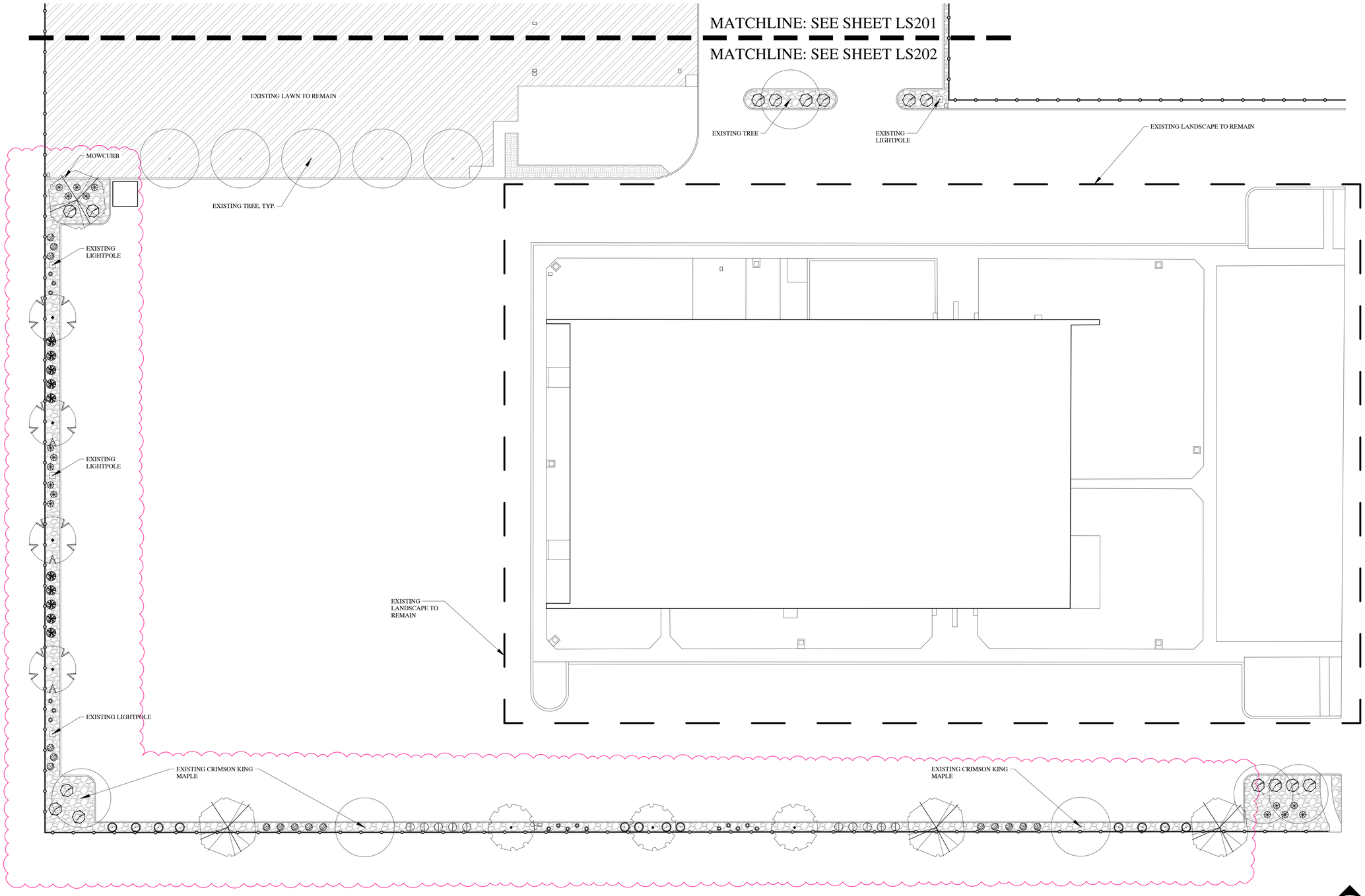
LANDSCAPE PLAN

DRAWN BY: BDJ
CHECKED: DGW
DATE: 07-27-2026
REVISIONS: 10-06-2026
JOB NO. 26-105

SHEET:

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Re-Submittal 10-06-2026

Resolved: Trees can be no more than 50% of one species

20' 0 20' 40' 60'

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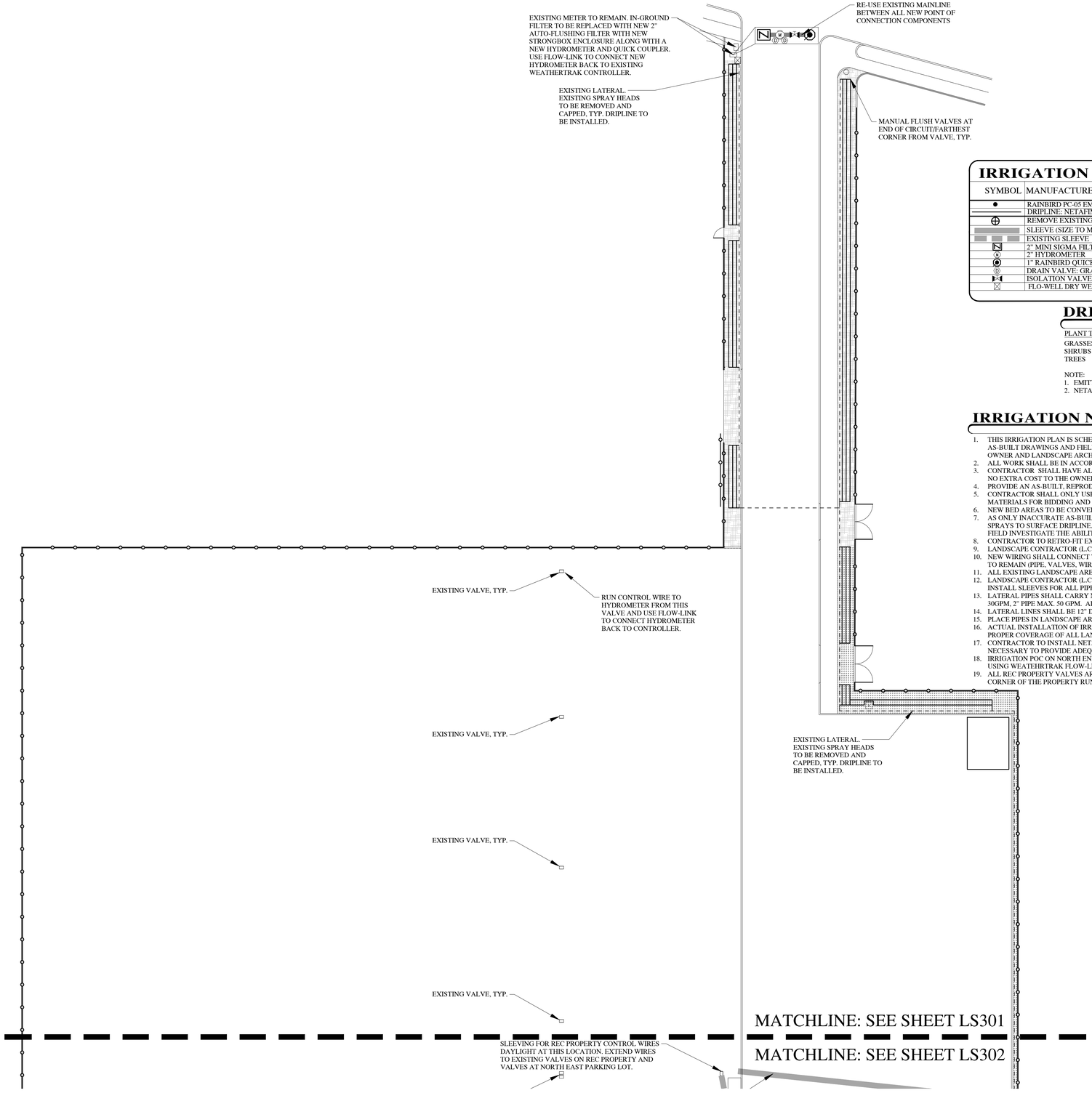
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JOB NO. 26-105

SHEET:

LS202

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IRRIGATION LEGEND

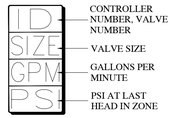
SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM Q	T	H	TT	TQ	F	DRIP GPH	DETAILS	REMARKS
●	RAINBIRD PC-05 EMITTER	FULL	--	40	--	--	--	--	--	--	5.0	3	SEE LEGEND BELOW FOR
	DRIPLINE: NETAFIM TLCV-06-12	FULL	--	40	--	--	--	--	--	--	.6/12"	2,3,5	ADDITIONAL INFORMATION
⊕	REMOVE EXISTING VALVE & INSTALL NEW RAINBIRD XCZ-100B-COM CONTROL ZONE KIT IN ITS PLACE.											3	EXISTING VALVE BOX
	SLEEVE (SIZE TO MIN. 2X DIA. OF PIPE WITHIN THE SLEEVE). ADD ADDITIONAL SLEEVES AS REQ.											4	REFERENCE DETAILS
	EXISTING SLEEVE											4	REFERENCE DETAILS
	2" MINI SIGMA FILTER WITH STRONGBOX ENCLOSURE											8	REFERENCE DETAILS
	2" HYDROMETER											6	REFERENCE DETAILS
	1" RAINBIRD QUICK COUPLER VALVE, MODEL 44-NP											10	REFERENCE DETAILS
	DRAIN VALVE: GRACO WELD TOP											9	REFERENCE DETAILS
	ISOLATION VALVE											7	REFERENCE DETAILS
	FLO-WELL DRY WELL SYSTEM - MODEL NO. FWAS24 - NDSPRO.COM											11	REFERENCE DETAILS

DRIP EMITTER LEGEND

PLANT TYPE	EMITTER QTY	EMITTER TYPE
GRASSES		TECHLINE CV-6-12
SHRUBS		TECHLINE CV-6-12
TREES	2	PC-05 (5 GPH)

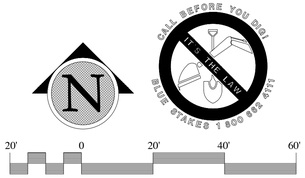
NOTE:
1. EMITTERS LISTED ARE AVAILABLE FROM RAINBIRD.
2. NETAFIM SHALL BE .6GPM AT 12" EMITTER SPACING.

VALVE ID TAG



IRRIGATION NOTES

1. THIS IRRIGATION PLAN IS SCHEMATIC IN NATURE AND PROVIDED FOR DESIGN INTENT ONLY. SOME OF THE INFORMATION IS TAKEN FROM INACCURATE/INCOMPLETE AS-BUILT DRAWINGS AND FIELD OBSERVATIONS. LANDSCAPE CONTRACTOR IS TO DO FIELD INVESTIGATIONS TO VERIFY EXISTING VALVE ZONING AND CONSULT WITH OWNER AND LANDSCAPE ARCHITECT TO CONFIRM BEST WAY TO MODIFY NEW ZONES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
3. CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
4. PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL CHANGES (HEADS, VALVES, PIPES, ETC.) TO IRRIGATION SYSTEM.
5. CONTRACTOR SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
6. NEW BED AREAS TO BE CONVERTED TO ON-SURFACE DRIP PER PLANS AND DETAILS AND SPECIFICATIONS.
7. AS ONLY INACCURATE AS-BUILTS ARE AVAILABLE, CONTRACTOR TO FIELD VERIFY EXISTING VALVES AND LATERAL LINES WATERING BED AREAS, BUT CONVERT FROM SPRAYS TO SURFACE DRIPLINE. EXTEND EXISTING BED LATERAL TO NEW/ADJACENT BEDS WHERE POSSIBLE. COMBINE NEW BEDS AS SHOWN ON PLAN. CONTRACTOR TO FIELD INVESTIGATE THE ABILITY TO DO THIS AND CONSULT WITH LANDSCAPE ARCHITECT AND OWNER PRIOR TO MAKING CHANGES.
8. CONTRACTOR TO RETRO-FIT EXISTING SPRAY VALVES TO DRIP VALVES ON ZONES CHANGING TO DRIP.
9. LANDSCAPE CONTRACTOR (L.C.) TO RE-USE EXISTING MAINLINE AND ALL POINT OF CONNECTION COMPONENTS. PROTECT THIS EQUIPMENT IN PLACE.
10. NEW WIRING SHALL CONNECT TO VALVES NOT CONNECTED TO PREVIOUSLY INSTALLED WEATHERTRAK CONTROLLER. ANY DAMAGE TO EXISTING IRRIGATION SYSTEM TO REMAIN (PIPE, VALVES, WIRE, ETC.) WILL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
11. ALL EXISTING LANDSCAPE AREAS TO REMAIN TO HAVE REGULARLY SCHEDULED IRRIGATION CONTINUE AS REQUIRED, EVEN IF HAND WATERING BECOMES NECESSARY.
12. LANDSCAPE CONTRACTOR (L.C.) TO USE EXISTING SLEEVING AND PIPING UNDER HARDSCAPE AS MUCH AS POSSIBLE. WHERE NECESSARY, L.C. SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS AS REQUIRED.
13. LATERAL PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1/2" MAX. 4 GPM, 3/4" PIPE MAX. 8GPM, 1" PIPE MAX. 13GPM, 1-1/4" PIPE MAX. 23GPM, 1-1/2" PIPE MAX. 30GPM, 2" PIPE MAX. 50 GPM. ADJUST LOCATION OF LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING TREES AND SHRUBS DIRECTLY OVER LATERAL LINES.
14. LATERAL LINES SHALL BE 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
15. PLACE PIPES IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER.
16. ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
17. CONTRACTOR TO INSTALL NETAFIM TLCV-06-12 TECHLINE ON-SURFACE DRIP LINE FOR ALL NEW BED IN THIS PHASE TWO RENOVATION PROJECT. MODIFY DRIP ZONES AS NECESSARY TO PROVIDE ADEQUATE COVERAGE TO ALL LANDSCAPED AREAS. RETRO-FIT NEW DRIP TO EXISTING LATERALS (TO REMAIN IN PLACE).
18. IRRIGATION POC ON NORTH END TO HAVE NEW AUTO-FILTER AND HYDROMETER INSTALLED. CONNECT HYDROMETER BACK TO EXISTING WEATHERTRAK CONTROLLER USING WEATEHRTRAK FLOW-LINK.
19. ALL REC PROPERTY VALVES ARE CURRENTLY RUNNING OFF OF A CONTROLLER ON THE NORTH SIDE OF THE BUILDING. THESE VALVES AND VALVES ON THE NORTHEAST CORNER OF THE PROPERTY RUNNING ON A BATTERY OPERATED TIMER TO BE CONNECTED BACK TO WEATHERTRAK CONTROLLER ON THE SOUTH SIDE OF THE BUILDING.



20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 24X36 SHEET

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CONSULTANTS:

STAMP



PROJECT:

AMERICAN FORK FM BUILDING 3

CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
165 NORTH 350 WEST AMERICAN FORK, UT 84003

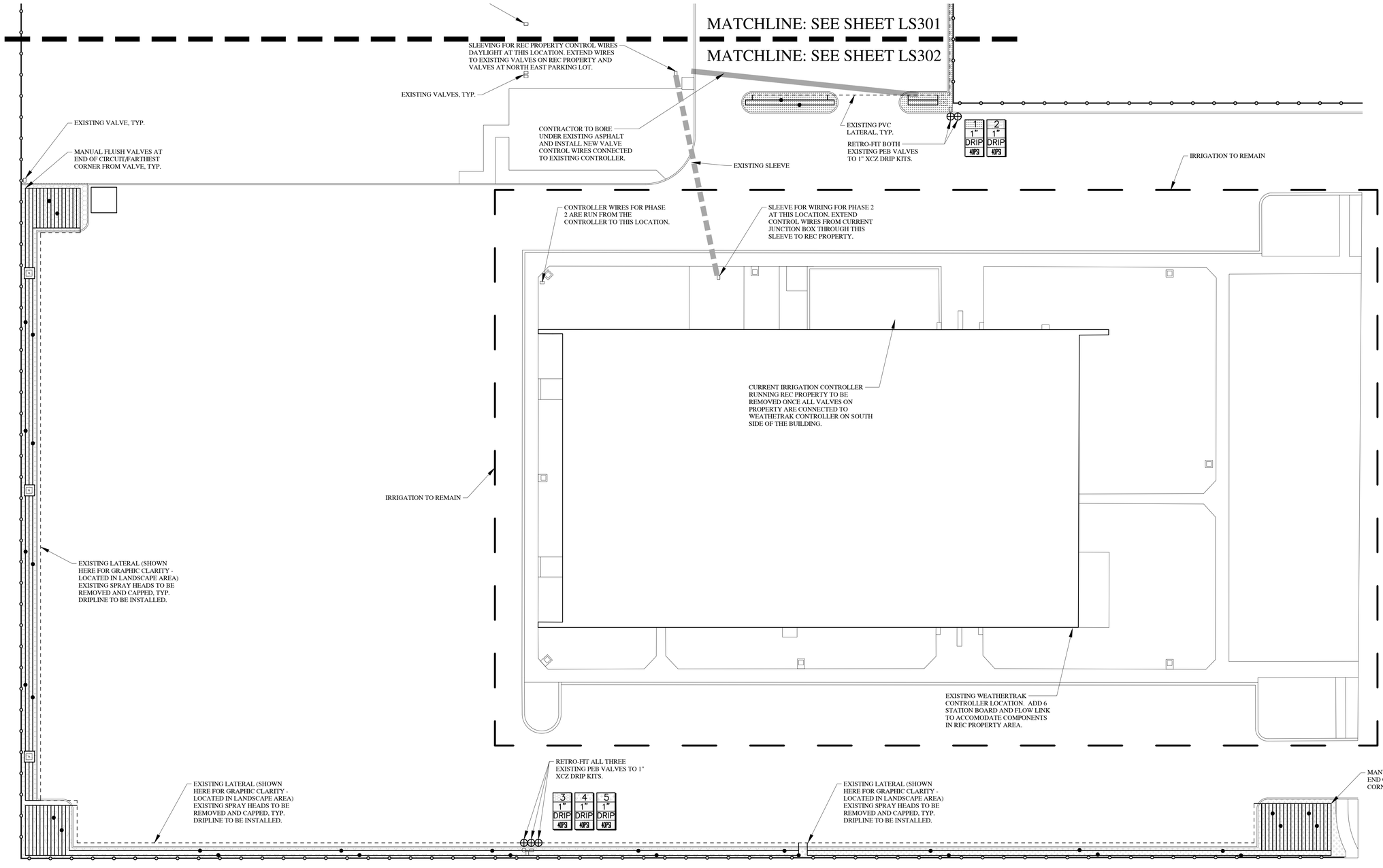
SHEET TITLE:

IRRIGATION PLAN

DRAWN BY: BDJ
CHECKED: DGW
DATE: 07-27-2026
REVISIONS: 10-06-2026
JOB NO. 26-105

SHEET: LS301

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IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM Q	GPM T	GPM H	GPM TT	GPM TQ	GPM F	DRIP GPH	DETAILS	REMARKS
●	RAINBIRD PC-05 EMITTER	FULL	--	40	--	--	--	--	--	--	5.0	3	SEE LEGEND BELOW FOR
	DRIPLINE: NETAFIM TLCV-06-12	FULL	--	40	--	--	--	--	--	--	.6/12"	2,3,5	ADDITIONAL INFORMATION
⊕	REMOVE EXISTING VALVE & INSTALL NEW RAINBIRD XCZ-100B-COM CONTROL ZONE KIT IN ITS PLACE.											3	EXISTING VALVE BOX
	SLEEVE (SIZE TO MIN. 2X DIA. OF PIPE WITHIN THE SLEEVE). ADD ADDITIONAL SLEEVES AS REQ.											4	REFERENCE DETAILS
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M	2" MINI SIGMA FILTER WITH STRONGBOX ENCLOSURE											8	REFERENCE DETAILS
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☒	FLO-WELL DRY WELL SYSTEM - MODEL NO. FWAS24 - NDSPRO.COM											11	REFERENCE DETAILS

DRIP EMITTER LEGEND

PLANT TYPE	EMITTER QTY	EMITTER TYPE
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SHRUBS		TECHLINE CV-6-12
TREES	2	PC-05 (5 GPH)

NOTE:
1. EMITTERS LISTED ARE AVAILABLE FROM RAINBIRD.
2. NETAFIM SHALL BE .6GPM AT 12" EMITTER SPACING.

VALVE ID TAG

ID — CONTROLLER NUMBER, VALVE NUMBER
SIZE — VALVE SIZE
GPM — GALLONS PER MINUTE
PSI — PSI AT LAST HEAD IN ZONE

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20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 24X36 SHEET

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CONSULTANTS:

STAMP: STATE OF UTAH — DARREN G. WILSON — NO. 356187 — 10-06-2026 — LICENSED LANDSCAPE ARCHITECT

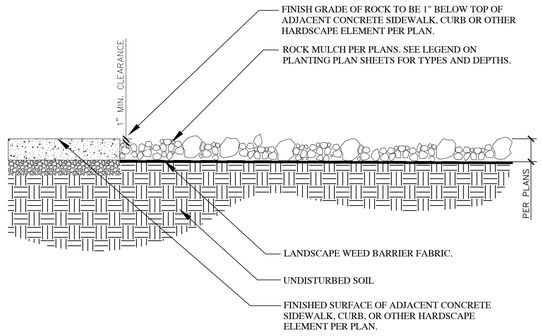
PROJECT:
AMERICAN FORK FM BUILDING 3
CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
165 NORTH 350 WEST AMERICAN FORK, UT 84003

SHEET TITLE:
IRRIGATION PLAN

DRAWN BY: BDJ
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REVISIONS: 10-06-2026
JOB NO. 26-105

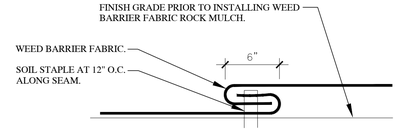
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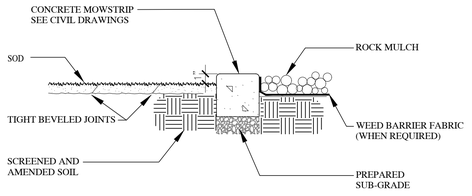
NOTES:
1. ROCK SHALL BE SCREENED & DOUBLE WASHED AND BE FREE OF DEBRIS PRIOR TO INSTALLATION. IF ROCK SUPPLIER DOES NOT HAVE A WASH PLANT, THE LANDSCAPE CONTRACTOR SHALL STILL BE RESPONSIBLE FOR DOUBLE WASHING ALL ROCK MULCH PRIOR TO INSTALLATION.
2. BEFORE PLACING WEED BARRIER FABRIC AND ROCK, APPLY A PRE-EMERGENT HERBICIDE TO TOP OF TOPSOIL. AFTER PLACING WEED BARRIER, PLANTS AND ROCK, RAKE ROCK MULCH SMOOTH, WET MULCH TO ENTIRE DEPTH, ALLOW TO DRY, THEN APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF ROCK. KEEP TOP OF ROCK MULCH 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL ROCK AFTER INSTALLATION OF WEED BARRIER FABRIC AND PLANT MATERIAL.
3. CONTRACTOR TO ENSURE THAT TOP OF WEED BARRIER FABRIC IS FREE OF SOILS AND DEBRIS PRIOR TO PLACING ROCK MULCH.
4. SEE LANDSCAPE PLANS FOR ROCK TYPE AND DEPTH.

WEED FABRIC NOTE:
INSTALL 6" SOIL STAPLE IN WEED BARRIER FABRIC AT 5' O.C. TRIANGULAR SPACING. INSTALL 6" SOIL STAPLE AT 12" O.C. ALONG ALL WEED BARRIER FABRIC SEAMS. OVERLAP FABRIC MIN. OF 6" AT ALL SEAMS AS SHOWN BELOW. INSTALL SOIL STAPLE 6' O.C. ALONG EDGES & 2 AT EACH CORNER.



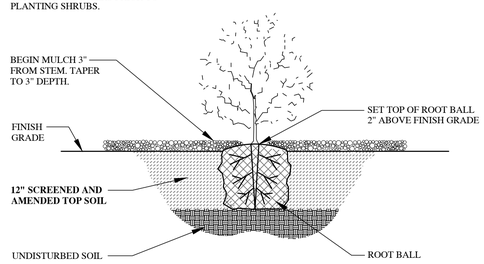
1 ROCK MULCH AND WEED BARRIER FABRIC
SCALE: NTS

NOTES:
1. MOWSTRIP TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOWSTRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOWSTRIP.
3. MAXIMUM 1/2" WIDTH VARIATION.



2 CONCRETE MOWSTRIP
SCALE: NTS

INSTALL 12" SCREENED AND AMENDED TOPSOIL IN PLANTERS PRIOR TO PLANTING SHRUBS.



3 SHRUB PLANTING
SCALE: NTS

TREE PROTECTION ZONE

TREE PRUNING AND REMOVAL

PURPOSE: THESE NOTES ARE INTENDED TO GUIDE GENERAL CONTRACTOR AND SUB-CONTRACTOR CREWS IN THE PRUNING AND REMOVAL OF EXISTING TREES IN DESIGNATED AREAS AND BE IN COMPLIANCE WITH LOCAL STANDARDS.

A. GENERAL STANDARDS FOR TREE PRUNING
1. ALL TREE MAINTENANCE WORK ON PROPERTY GROUNDS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISIONS OF ANSI A300 AND ANSI Z133.1 STANDARDS AND AS FURTHER DETAILED IN THE BEST MANAGEMENT PRACTICES TREE PRUNING BOOKLET.
2. ALL TREE PRUNING TO BE COMPLETED BY A LICENSED ARBORIST IN THE STATE OF UTAH.
3. HANGING LIMBS AND BRANCH GROWTH SHALL BE MAINTAINED 13 FEET ABOVE STREETS AND 8 FEET ABOVE SIDEWALKS PER LOCAL CODE.
4. AUTHORITY TO PRUNE TREES DOES NOT INCLUDE THE CUTTING BACK OF SOUND, HEALTHY TREE BRANCHES IN EXCESS OF 6 INCHES OUTSIDE DIAMETER, UNLESS SPECIFICALLY DIRECTED BY THE OWNER OR CITY FORESTER.
5. TREE BRANCHES SHALL BE REMOVED AND CONTROLLED IN SUCH A MANNER AS NOT TO CAUSE DAMAGE TO OTHER PARTS OF THE TREE, OTHER PLANTS, AND PROPERTY.
6. CLEAN-UP OF BRANCHES, LOGS OR ANY OTHER DEBRIS RESULTING FROM TREE PRUNING OR REMOVAL SHALL BE PROMPTLY AND PROPERLY ACCOMPLISHED. THE WORK AREA SHALL BE KEPT SAFE AT ALL TIMES UNTIL THE CLEAN-UP OPERATION IS COMPLETE. UNDER NO CONDITIONS SHALL THE ACCUMULATION OF BRUSH, BRANCHES, LOGS, OR OTHER DEBRIS BE ALLOWED UPON PROPERTY IN SUCH A MANNER AS TO CAUSE A PUBLIC HAZARD.
7. THE USE OF CLIMBING SPURS OR GAFFS SHALL BE PERMITTED ONLY IN THE CASE OF TREE REMOVAL OR IN AERIAL RESCUE EMERGENCIES.
8. UNDER NO CONDITIONS SHALL IT BE CONSIDERED PROPER TO LEAVE SEVERED OR PARTIALLY CUT LIMBS IN A TREE AFTER THE WORKERS LEAVE THE PROJECT SITE.

B. TREE REMOVAL STANDARDS
1. A TREE MAY BE REMOVED IF IT INTERFERES WITH OR CREATES A PUBLIC NUISANCE OR HAZARD TO PEDESTRIANS,VEHICULAR TRAFFIC OR IS CONSIDERED A PUBLIC NUISANCE BY THE CITY FORESTER, OR IF THE TREE IS SIGNIFICANTLY DAMAGED OR DISEASED.
2. ALL TREES TO BE REMOVED SHALL BE TAGGED FOR OWNERS APPROVAL PRIOR TO REMOVING.

C. STUMP REMOVAL REQUIREMENTS AND STANDARDS
1. PERSONS PERFORMING STUMP REMOVAL DUTIES SHALL HAVE THE IMMEDIATE AREA INVESTIGATED FOR UTILITY LINES AND BLUE-STAKED AS NECESSARY AND WEAR ALL REQUIRED SAFETY EYE AND EAR PROTECTION.
2. ALL REMOVAL OF TAGGED TREES SHALL BE DONE IN A MANNER SO THAT THE REMAINING STUMP WILL BE AT LEAST 8 INCHES BELOW GROUND LEVEL UNLESS OTHERWISE DIRECTED BY OWNER.
3. EXCAVATIONS RESULTING FROM TREE OR SHRUB REMOVAL MUST BE PROMPTLY FILLED TO NORMAL GROUND LEVEL WITH CLEAN SOIL. THE FILL SHALL BE PROPERLY SETTLED AND FREE OF DEBRIS.

TREE PROTECTION AND PRESERVATION

INTRODUCTION: THIS IS INTENDED TO GUIDE THE GENERAL CONTRACTOR AND SUB-CONTRACTORS CREWS AND OWNER IN THE PROTECTION OF TREES LOCATED ON PROJECT SITE, AND SHALL BE IN COMPLIANCE WITH FOLLOWING SPECIFICATIONS, ALL PEOPLE THAT WORK AROUND TREES ARE RESPONSIBLE TO PROTECT THE TREES FROM UNNECESSARY INJURY THAT WOULD DECREASE THEIR VALUE. TREE ROOTS OFTEN SPREAD 2-3 TIMES WIDER THAN THE DRIP-LINE OF THE CANOPY AND 90% OF A TREE'S ROOTS ARE FOUND IN THE TOP 2 FEET OF SOIL. THESE FACTS ILLUSTRATE WHY IT IS SO IMPORTANT TO USE CARE WHEN WORKING NEAR EXISTING TREES.

A. TREE PROTECTION GUIDELINES FOR CONSTRUCTION SITES

PRIOR TO INITIATION OF DEMOLITION AND CONSTRUCTION WORK THAT WILL AFFECT TREES ON PROPERTY, THE FOLLOWING TREE PROTECTION PLAN SHOULD BE IMPLEMENTED, WHICH PROVIDES FOR THE FOLLOWING INFORMATION:

1. TREE PROTECTION PRACTICES MAY INCLUDE, BUT ARE NOT LIMITED TO: PRUNING BRANCHES AND ROOTS, TEMPORARILY FENCING OFF AREA AROUND THE ROOTING ZONE, WRAPPING TRUNKS TO PREVENT WOUNDS, SPREADING WOOD CHIPS OR GRAVEL TO REDUCE SOIL COMPACTION, ENSURING PROPER TREE IRRIGATION IS PROVIDED THROUGHOUT THE TERM OF THE PROJECT, AND ADDING WELL-COMPOSTED ORGANIC MATTER TO THE TREE'S GROWING LOCATION FOLLOWING CONSTRUCTION.
2. TREE PLANTING WORK SHALL BE DONE IN ACCORDANCE WITH LATEST LOCAL CODES, IE: BEST MANAGEMENT PRACTICES (BMP), ANSI Z133.1, AND ANSI A300. DIRECTIONS PROVIDED IN AUTHORIZING PERMITS SHALL BE FOLLOWED.
3. ANY TREE TO REMAIN THAT IS IRREPARABLY DAMAGED DUE TO CONSTRUCTION ACTIVITIES SHALL BE REMUNERATED AT COST TO CONTRACTOR RESPONSIBLE FOR DAMAGES. THE VALUE OF ALL TREES TO REMAIN SHALL BE ESTABLISHED IN WRITING AND AGREED UPON BY ALL PARTIES INVOLVED PRIOR TO CONSTRUCTION ACTIVITIES.
4. ANY TREES TO REMAIN ON-SITE AND ON ADJACENT PROPERTIES THAT ARE DAMAGED DUE TO CONSTRUCTION ACTIVITIES THAT ARE REPLACEABLE SHALL BE REPLACED WITH TREE OF SAME SPECIES, CALIPER SIZE AND SIMILAR SHAPE AT THE EXPENSE OF CONTRACTOR RESPONSIBLE FOR DAMAGE.
5. TREES TO BE PRESERVED DURING ALL CONSTRUCTION ACTIVITIES SHALL HAVE A TREE PROTECTION ZONE (TPZ) WHICH IS NO LESS THAN THE WIDTH OF THE DRIP LINE OF THE TREE'S CANOPY, CLEARLY MARKED WITH A CONTINUOUS CHAINLINK PROTECTIVE FENCE OR OWNER APPROVED EQUAL PRIOR TO ANY DEMOLITION, CLEARING, TRENCHING OR TUNNELING PROJECTS COMMENCE.
6. HEAVY EQUIPMENT SHALL NOT BE ALLOWED INSIDE THE TREE PROTECTION ZONE. ALL HEAVY EXCAVATIONS SHALL BE MADE BY EQUIPMENT FROM OUTSIDE OF THIS ZONE.
7. BUILDING MATERIAL, TOPSOIL, CHEMICALS, OR FILL SHALL NOT BE STOCKPILED IN THE TREE PROTECTION ZONE OR IN THE DRIP-LINE OF ANY TREE THAT IS SCHEDULED FOR PRESERVATION.
8. PRIOR TO CONSTRUCTION, THE TREE PROTECTION ZONE WILL BE DESIGNATED BY PLAN AND IN COORDINATION WITH BLUE STAKES, OWNER, LANDSCAPE ARCHITECT AND/OR CITY URBAN FORESTER. THE SIZE AND SHAPE OF THE ZONE WILL DEPEND ON THE TREE SPECIES SENSITIVITY TO IMPACT, THE HEALTH AND AGE OF THE TREE, AND ROOT AND CROWN CONFORMATION AND DEVELOPMENT CONSTRAINTS.
9. TRENCHING SHOULD BE PERFORMED IN ACCORDANCE WITH THE STANDARDS LISTED ABOVE AND IN A MANNER AND LOCATION LEAST DAMAGING TO TREE ROOTS.
10. TUNNELING OR BORING SHOULD BE DONE WHERE LARGE SCAFFOLD ROOTS ARE ENCOUNTERED. WHEN LARGE SCAFFOLD ROOTS ARE ENCOUNTERED WHILE TRENCHING, HAND DIGGING AND BRIDGING OF THE ROOTS SHALL BE DONE. IN SITUATIONS WHERE A ROOT HAS BEEN DAMAGED, A CLEAN CUT SHALL BE MADE ON THE ROOT AT THE EDGE OF THE TRENCH CLOSEST TO THE TREE TRUNK.
11. TUNNELING OR BORING SHOULD BE DONE WHENEVER WORK MUST BE DONE WITHIN THE TREE PROTECTION ZONE. TUNNELING OR BORING IN THE TREE PROTECTION ZONE MUST BE AT LEAST 2 FEET DEEP.
12. EXCAVATION INVOLVING ROOT CUTS SHOULD BE DONE RAPIDLY. CUTS ON TREE ROOTS SHALL BE SMOOTH AND CLEAN. THE TRENCH SHOULD BE BACKFILLED AS QUICKLY AS POSSIBLE TO PREVENT THE EXPOSED ROOTS FROM DRYING OUT AND THE TREE SHOULD BE WATERED IMMEDIATELY. IF ROOTS ARE TO REMAIN EXPOSED FOR MORE THAN FOUR TO SIX HOURS, THEY MUST BE COVERED WITH BURLAP AND KEPT MOIST AT ALL TIMES.
13. ANY CUTTING OF TREE ROOTS, OTHER THAN WHEN IN THE PROCESS OF TREE REMOVAL, SHALL GIVE DUE CONSIDERATION TO FUTURE WELFARE OF THE TREE. PROPER ACTION SHALL BE TAKEN SO AS TO PROTECT, PRESERVE, OR CORRECT THE ROOT PROBLEM.
14. FOR TREES WITH A TRUNK DIAMETER IN EXCESS OF SIX INCHES, TUNNELING OR BORING SHOULD REPLACE TRENCHING ACCORDING TO THE FOLLOWING MINIMUM DISTANCES FROM THE FACE OF THE TREE TRUNK IN ANY DIRECTION.
15. THE BOOKLET "TRENCHING AND TUNNELING NEAR TREES" THAT IS PRODUCED BY THE NATIONAL ARBOR DAY FOUNDATION SHALL BE USED AS A GUIDE FOR ALL CONSTRUCTION AND EXCAVATION WORK AROUND TREES. THIS BOOKLET MAY BE OBTAINED BY CONTACTING THE LANDSCAPE ARCHITECT.
16. TREE CARE CONTRACTOR PROVIDING SERVICES SHOULD BE CURRENTLY LICENSED TO DO BUSINESS IN UTAH, BE REGISTERED WITH THE UTAH DIVISION OF COMMERCIAL CODE, INSURED AGAINST PERSONAL INJURY AND PROPERTY DAMAGE, AND CERTIFIED AS AN ARBORIST WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE. PRIOR TO BEGINNING WORK ON TREE(S) THE TREE CARE CONTRACTOR SHALL CONTACT THE CITY'S URBAN FORESTRY DIVISION TO RECEIVE AN AUTHORIZING PERMIT IF REQUIRED.
17. TREES SHALL NOT BE USED TO SUPPORT ANY SCAFFOLDING, SIGNS, TEMPORARY UTILITY, OR ANY OTHER DEVICE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED WHENEVER POSSIBLE TO AVOID ROOT CUTTING. IF DAMAGE OCCURS TO A PROTECTED TREE, IMMEDIATE CONTACT SHALL BE MADE WITH THE CITY FORESTER IN ORDER THAT WOUNDS CAN BE TREATED.
18. NO ELEVATION OR GRADE CHANGES CAN BE MADE AROUND THE DRIP ZONE OF THE TREES UNLESS WRITTEN APPROVAL IS GIVEN BY THE OWNER AND/OR LANDSCAPE ARCHITECT, AND UPON RECEPTION OF A ELEVATION/GRADE CHANGE PLAN.
19. EXCEPTIONS TO THE ABOVE GUIDELINES SHALL BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION.
20. TREES SHALL BE WATERED ACCORDING TO THE FOLLOWING GUIDELINES:
    a. ESTABLISHED TREES NEED DEEP WATERING ONCE A WEEK WITH LOW PRESSURE TO ENSURE THAT THE GROUND IS SOAKED TO A DEPTH OF AT LEAST 12 INCHES.
    b. YOUNG OR NEWLY PLANTED TREES NEED TO BE WATERED EVERY 3-4 DAYS.
    c. TO KEEP WATER FROM EVAPORATING FROM THE SOIL AROUND THE TREE, APPLY AT LEAST TWO OR MORE INCHES OF ORGANIC MULCH (WOOD CHIPS OR MULCH) AROUND THE BASE OF THE TREES UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.

4 TREE PROTECTION AND PRESERVATION NOTES
SCALE: NTS

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CONSULTANTS:

STAMP
STATE OF UTAH DARREN G. WILSON NO. 356187 10-06-2026 LICENSED LANDSCAPE ARCHITECT

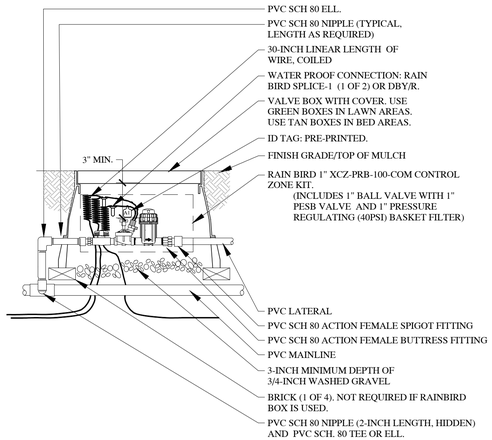
PROJECT:
AMERICAN FORK FM BUILDING 3
CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
165 NORTH 350 WEST AMERICAN FORK, UT 84003

SHEET TITLE:
LANDSCAPE DETAILS

DRAWN BY: BDJ
CHECKED: DGW
DATE: 07-27-2026
REVISIONS: 10-06-2026
JOB NO. 26-105

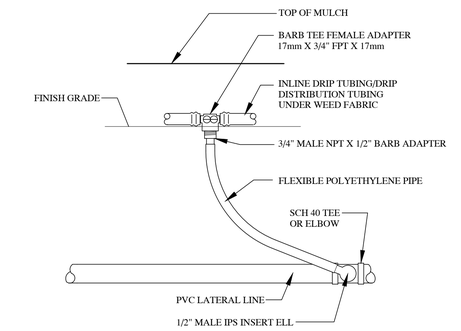
SHEET:
LS401

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1 1" DRIP CONTROL ZONE KIT

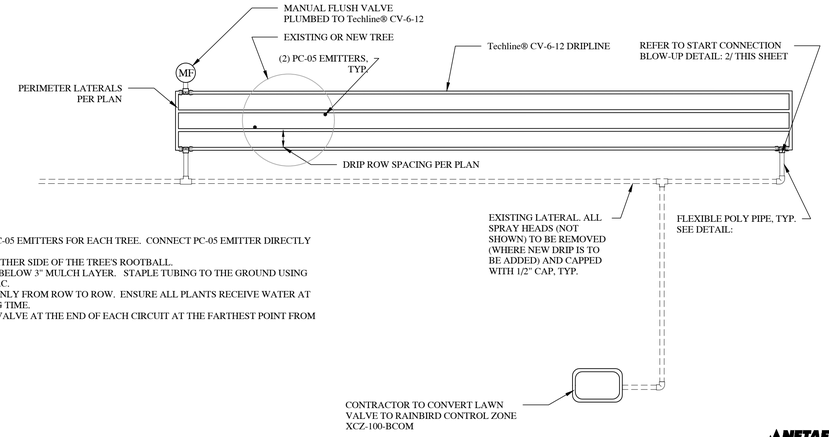
SCALE: NTS



NOTES:
1. USE AT TREE RINGS ONLY.
2. LIMIT 1 VALVE PER BOX.
3. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
4. PROVIDE MIN. 2" CLEARANCE BETWEEN CONDUIT AND CMU BLOCK.

2 PVC TO DRIPLINE CONNECTION

SCALE: NTS

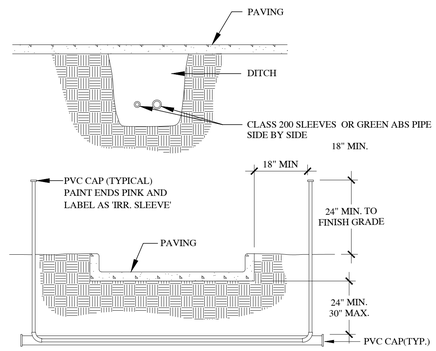


NOTE:
1. INSTALL (2) RAINBIRD PC-05 EMITTERS FOR EACH TREE. CONNECT PC-05 EMITTER DIRECTLY TO NETAFIM.
2. LOCATE EMITTERS ON EITHER SIDE OF THE TREE'S ROOTBALL.
3. BURY NETAFIM TUBING BELOW 3" MULCH LAYER. STAPLE TUBING TO THE GROUND USING GROUND STAKES AT 3' O.C.
4. STAGGER EMITTERS EVENLY FROM ROW TO ROW. ENSURE ALL PLANTS RECEIVE WATER AT ROOTBALL AT PLANTING TIME.
5. PLACE MANUAL FLUSH VALVE AT THE END OF EACH CIRCUIT AT THE FARTHEST POINT FROM THE VALVE.

NETAFIM™

3 SCHEMATIC TECHLINE CV RETROFIT LAYOUT

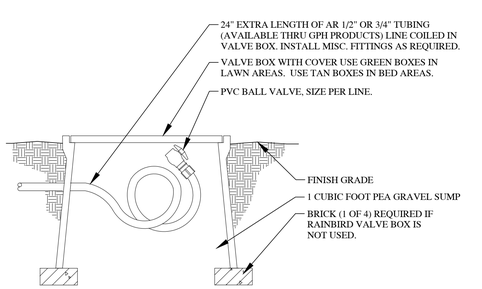
SCALE: NTS



NOTE:
1. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
2. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.

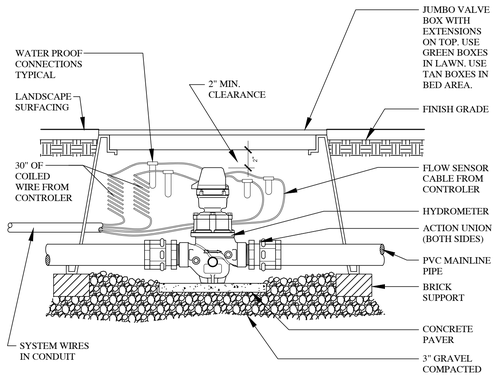
4 SLEEVING

SCALE: NTS



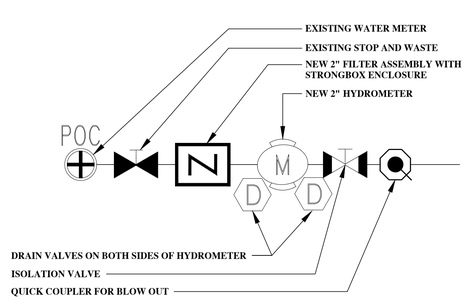
5 DRIP LINE FLUSH CAP

SCALE: NTS



6 HYDROMETER

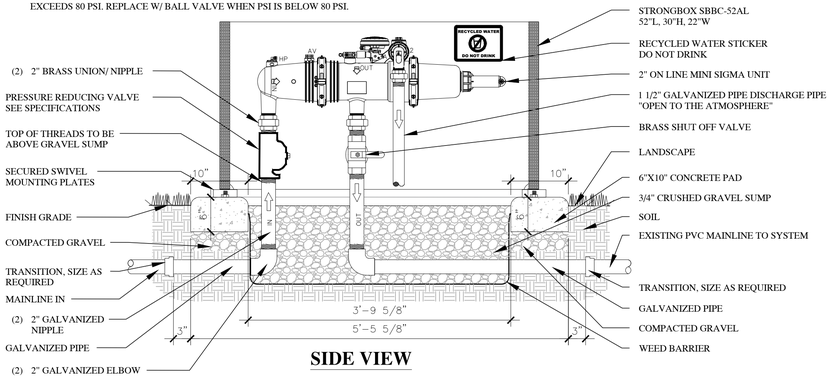
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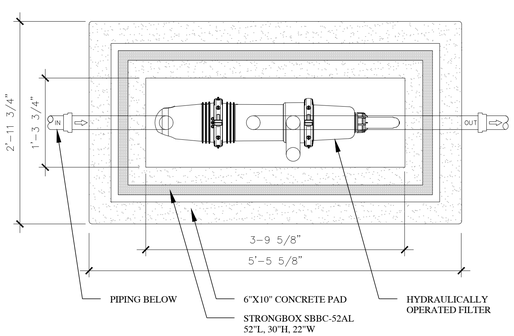
7 EXISTING POC WITH FILTER SCHEMATIC LAYOUT

SCALE: NTS

NOTE:
- INSTALL SO FILTER SITS COMFORTABLY WITHIN ENCLOSURE WITH MINIMUM 2" CLEAR ALL AROUND.
- FOR 3" FILTER, UPSIZE 2" COMPONENTS TO 3" IN SIZE.
- PROVIDE PRESSURE REDUCING VALVE WHEN SUPPLY PRESSURE EXCEEDS 80 PSI. REPLACE W/ BALL VALVE WHEN PSI IS BELOW 80 PSI.



SIDE VIEW



TOP VIEW

8 HYDRAULICALLY OPERATED FILTER ASSEMBLY

SCALE: NTS

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InSite DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com
architects@in-sitedesigngroup.com

CONSULTANTS:

STAMP

STATE OF UTAH LICENSED LANDSCAPE ARCHITECT DARREN G. WILSON NO. 356187 10-06-2026

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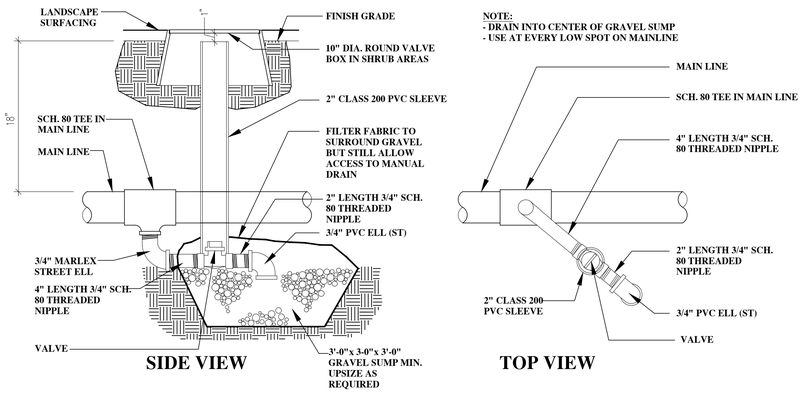
SHEET TITLE:

IRRIGATION DETAILS

DRAWN BY: BDJ
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REVISIONS: 10-06-2026
JOB NO. 26-105

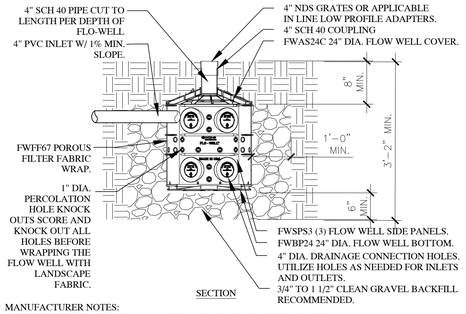
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9 MAINLINE MANUAL DRAIN VALVE

SCALE:NTS

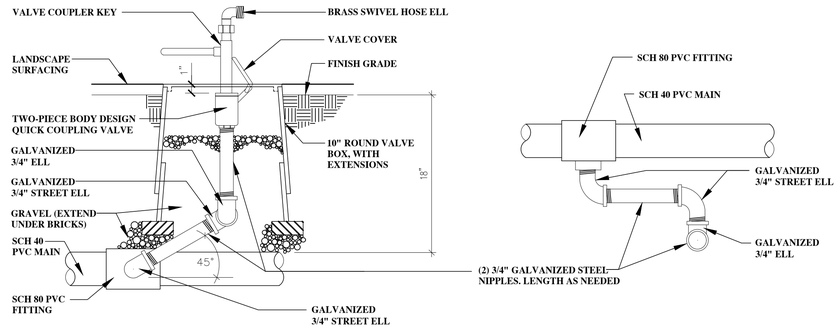


MANUFACTURER NOTES:
1. MUST BE INSTALLED 10' AWAY FROM STRUCTURE OR FOUNDATION.
2. FWAS24 KIT DOES NOT COME WITH FWPB24 BTM.
3. REFERENCE FLO-WELL CALCULATOR ON NDSPRO.COM.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.

11 FLO-WELL DRY WELL SYSTEM

SCALE: NTS



10 QUICK COUPLING VALVE

SCALE:NTS

In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com
architects@in-sitedesigngroup.com

CONSULTANTS:

STAMP

STATE OF UTAH LICENSED LANDSCAPE ARCHITECT DARREN G. WILSON NO. 356187 10-06-2025

PROJECT:

AMERICAN FORK FM BUILDING 3
CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
165 NORTH 350 WEST AMERICAN FORK, UT 84003

SHEET TITLE:

IRRIGATION DETAILS

DRAWN BY: BDJ
CHECKED: DGW
DATE: 09-02-2026
REVISIONS:
JOB NO. 26-105

SHEET:

LS502

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Development Review Committee Staff Report
Meeting Date: November 2, 2026

Agenda Topic

Review and recommendation on an application for a Site Plan, known as, Dunbric Development, located at 179 N Center Street, American Fork City. The Site Plan consists of 1.19 acres and is in the R4-7500 Zone.

BACKGROUND INFORMATION		
Location:		179 N Center Street
Parcel ID:		02:037:0053
Project Type:		Site Plan
Applicants:		Bret Nelson and Gavin Wenzel
Existing Land Use:		Attached Residential
Surrounding Land Use:	North	Attached Residential
	South	Commercial
	East	Attached Residential
	West	Attached Residential
Existing Zoning:		R4-7500
Surrounding Zoning:	North	PO-1
	South	R4-7500
	East	R4-7500
	West	R4-7500
Total Number of Units		14
Parking Requirement		Total Stalls Required: 2.25 stall per DU = 31.5 Total Stalls Provided: 33

Background

The applicant has applied for a Site Plan to develop a multi-family project within the R4-7500 Zone. The project looks to provide a 10 unit building and a 4 unit building on the site for a total

of 14 units on the property. The R4-7500 Residential Zone requirements for a Multiple Family Dwelling Project are as follows:

1. Lot square footage: 20,000 s.f. for the first four units, plus 3,000 s.f. for each unit above four.
2. Lot width: 110 feet for the first units plus 10 feet for each unit above four.
3. Lot Depth: 100 feet.
4. Max Height: 36 feet.

The Dunbric Development Project has the following lot square footage, lot width, lot depth, and maximum height:

1. Lot square footage: 52,099 s.f.
2. Lot width: 241.50 feet (along Center Street).
3. Lot depth: 166 feet (from Center Street).
4. Max Height: 10 unit = 35’ - 1 5/8”
   4 unit = 29’ - 2"

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 a 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. Address remaining DRC comments
    a. Correct spelling, notes, add missing notes and labels
    b. Extend 8" water main in Center Street north out of the 200 North intersection as previously commented and add valve
    c. Update asphalt hatching

Findings of Fact

1. The Site Plan meets the requirements of Section 17.6.101 Administrative Site Plan Review.
2. The Site Plan meets the requirements of Section 17.4.302 R-4-7500 Residential Zone.

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 Site Plan meets the requirements of Section 17.6.101 and Section 17.4.302. Staff recommends approving the application with conditions.

Potential Motions – Site Plan

Approval

I move to recommend approval of the proposed Site Plan, located at 179 N Center Street, American Fork City, in the R4-7500 Zone, as the Site Plan meets the requirements of Section 17.6.101 and Section 17.4.302, subject to any conditions found in the staff report.

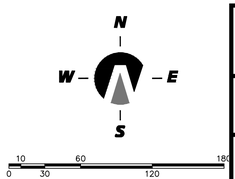
Denial

I move to recommend denial of the proposed Site Plan, located at 179 N Center Street, American Fork City, in the R4-7500 Zone, as the Site Plan does not meet the requirements of Section 17.6.101 and Section 17.4.302.

Table

I move to table action for the proposed Site Plan, located at 179 N Center Street, American Fork City, in the R4-7500 Zone, and instruct staff/developer to……..

— DUNBRIC —
PLAN 25–006
187 N. CENTER STREET



(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

American Fork City Development Review

EC/LID Reviewed tmezenen 10/27/2026	Planning and Zoning Reviewed copperman 10/28/2026
Sewer/Storm Drain Division Reviewed ahardy 10/19/2026	**Public Works Reviewed** ascott 10/22/2026
Water/PI Division Reviewed jbrems 10/28/2026	**Fire Reviewed** M.Sacco 10/26/2026
Communications Reviewed MHunsaker 10/28/2026	Engineering Division Reviewed rburkhill 10/28/2026
Public Infrastructure Reviewed cscott 10/27/2026	Streets Division Reviewed ehyde 10/28/2026

No comments

Address comments

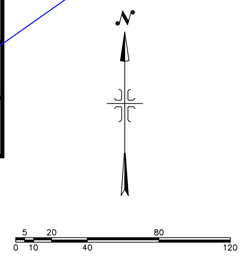
Next Step
Proceed to the Development Review Committee on 11/2/2026

Next Step
Post Entitlement Review Required.
Revise and resubmit following the Planning Commission meeting to address remaining comments

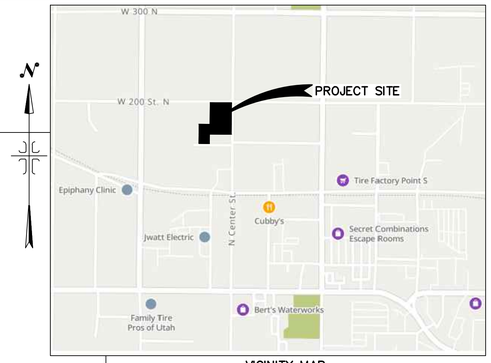
DRC Plan Review Meetings

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

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



(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'



VICINITY MAP
–NTS–

SITE BENCHMARK:
SOUTH QUARTER CORNER SEC. 14 T.5S, R.1E, S.L.B.&M.
ELEV= 4597.66 (NAVD 88)

BASIS OF BEARING:
S.89°58'16"E. 2640.42 FROM THE SOUTH QUATER CORNER TO THE SOUTHEAST CORNER OF SEC 14, T5S, R1E, SLB&M

ZONE X OUTSIDE 0.20% ANNUAL CHANCE FLOOD PLANE
MAP 49049C0168F
PANEL 168F
EFFECTIVE DATE
JUNE 19, 2020

Use latest FEMA mapping

SHEET INDEX

01	COVER SHEET
02	GENERAL CONSTRUCTION NOTES
03	DEMOLITION PLAN
04	SITE PLAN
05	UTILITY PLAN
06	OFFSITE WATER UTILITY PLAN
07	GRADING & DRAINAGE PLAN
08	SITE DIMENSION AND PARKING PLAN
09	DETAILS
10	EROSION CONTROL PLAN & DETAILS

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CONTACT LIST

FIELD	COMPANY	NAME	PHONE NUMBER
DEVELOPER	GAVIN WENZEL		801–333–8686
CIVIL ENGINEER	NORTHERN ENGINEERING	KYLE SPENCER	801–380–2118
GEOTECHNICAL ENGINEER	CMT TECHNICAL SERVICES JOB# 23380	WILLIAM TURNER	801–492–4132
AF–PUBLIC WORKS			
CULINARY WATER/P.I.	AMERICAN FORK CITY	JAY BREMS	801–763–3060
SANITARY SEWER	AMERICAN FORK CITY	ASHTON HARDY	801–763–3060
CITY–INSPECTOR	AMERICAN FORK CITY	CHAD SCOTT	801–763–3060
SWMP MANAGER	AMERICAN FORK CITY	TYLER MEZENEN	801–763–3060
FIRE MARSHALL	AMERICAN FORK CITY	MAT SACCO	801–763–3045
STORM DRAINAGE	AMERICAN FORK CITY	ASHTON HARDY	801–763–3060
PLANNING	AMERICAN FORK CITY	PATRICK O'BRIEN	801–763–3060
	QWEST	DAVID BARLOW	801–756–5231
IRRIGATION	AF IRRIGATION COMPANY	ERNIE JOHN	801–471–6576
IRRIGATION	MITCHELL HOLLOW IRRIGATION CO.	DALE JONES	801–768–8150
POWER	ROCKY MOUNTAIN POWER	TERIA WALKER	801–756–1310
CABLE	COMCAST	ELYSIA VALDEZ	801–401–3017
TELEPHONE	CENTURY LINK	BILL WESTFALL	435–623–4252
AF FIBER	AMERICAN FORK CITY	KYLE PETERSON	801–400–2933
GAS	ENBRIDGE GAS	TRENT JOHNSON	801–853–6548

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 10, BLOCK 24, PLAT "A", AMERICAN FORK CITY SURVEY OF BUILDING LOTS, SAID POINT BEING LOCATED SOUTH 89°58'16" EAST ALONG SECTION LINE 791.29 FEET AND NORTH 1378.82 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN:

THENCE SOUTH 0°43'46" WEST ALONG THE EASTERLY LINE OF LOT 10 A DISTANCE OF 241.50 FEET; THENCE NORTH 89°16'14" WEST TO THE WESTERLY LINE OF LOT 10 A DISTANCE OF 165.00 FEET; THENCE SOUTH 0°43'46" WEST TO THE SOUTHWEST CORNER OF LOT 10 A DISTANCE OF 72.00 FEET; THENCE NORTH 89°16'14" WEST ALONG THE SOUTHERLY LINE OF LOT 9 A DISTANCE OF 82.50 FEET; THENCE NORTH 0°43'46" EAST 148.50 FEET; THENCE SOUTH 89°16'14" EAST TO THE WESTERLY LINE OF LOT 10 A DISTANCE OF 82.50 FEET; THENCE NORTH 0°43'46" EAST TO THE NORTHWEST CORNER OF LOT 10 A DISTANCE OF 165.00 FEET; THENCE SOUTH 89°16'14" EAST 165 FEET TO THE POINT OF BEGINNING.

CONTAINS 52,099 S.F. OR 1.20 AC.

PROJECT DEVELOPER
GAVIN WENZEL
Gaven@Praus.us
PH - 801.333.8686

PROJECT ENGINEER
KYLE SPENCER
NORTHERN ENGINEERING
1040 EAST 800 NORTH
OREM, UTAH 84097
PH - 801.802.8992

PROJECT SURVEYOR
AaRON THOMAS
AZTEC ENGINEERING
732 N. 780 W.
AMERICAN FORK, UTAH 84003
801.224.7308 - OFFICE
801-592-2693 - CELL

SITE DATA TABLE

TOTAL SITE AREA	= 52099 S.F.	100%
BUILDING AREA	= 8505 S.F.	16.32%
HARD SURFACE AREA	= 16447 S.F.	31.57%
LANDSCAPE AREA	= 27147 S.F.	52.11%
PARKING REQUIRED	= 14 UNITS x 2.25 = 32	
PARKING PROVIDED	= 33	
ADA	= 2 SPACES	
PARKING	= 31 SPACES	
TOTAL PARKING	= 33 SPACES	

LAND USE RESIDENTIAL HIGH DENSITY
ZONE= R4–7500

ABBREVIATION KEY

BOW	BACK OF SIDEWALK
CB	CATCH BASIN
EOA	EDGE OF ASPHALT
FL	FLOWLINE
FF	FINISHED FLOOR ELEVATION
FSA	FINISHED SURFACE – ASPHALT
HP	HIGH POINT
LIP	LIP OF CROSS GUTTER
LP	LOW POINT
RIM	MANHOLE RIM OR CATCH BASIN GRATE
TBC	TOP BACK OF CURB
TOW	TOP OF SIDEWALK

LEGEND

⊕	FOUND BRASS CAP
⊙	SET 5/8" IRON PIN
———	PROPERTY BOUNDARY
———	CENTERLINE
———	LOT LINE

PARKING NOTES

PARKING STALLS SHALL BE STRIPED USING 4–INCH SOLID WHITE/YELLOW LINES

MAXIMUM SLOPE OF PARKING LOT IS 5.0% MAX

MINIMUM SLOPE OF PARKING LOT IS 2.0%

ADA STALLS & ACCESS AISLE MAX SLOPE = 2% THOUGHOUT

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
10-12-26
STATE OF UTAH

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

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Northern ENGINEERING INC
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DUNBRIC
PLAN 25–006

COVER SHEET

AMERICAN FORK

JOB NO. 3–25–018

SHEET NO. CS–01

GENERAL

1. City of American Fork, A.P.W.A, Utah Chapter and Utah Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. tem Numbers listed refer to City of American Fork Item Numbers unless otherwise noted.
2. *The City Engineer will not be responsible for means, methods, procedures, techniques, or sequences of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.*
3. *The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Road Cut Permits and Notices of Intent (NOI), Building Permits, etc.*
4. *The Contractor shall notify the City of American Fork, Public Works Department in writing at least 7 working days prior to beginning construction and request a pre-construction meeting. Bond for public improvements and inspection fees must be paid in full prior to requesting a pre-construction meeting.*
5. *The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.*
6. *Following completion of construction of the site improvements and before requesting occupancy, the Contractor shall prepare and furnish the Owner and Engineer a set of record drawings (as – built) at substantial completion of the project. All new Utility work completed during the project shall be Mapped (Surveyed or gps'd) and submitted to the city electronically in both a PDF and GIS Format. GIS DATA shall be in a shape file format compatible with ARCMAP version 10.5 and in State Plane Coordinates UTAH Central Zone–NAD–US Survey feet).*
7. *The Contractor shall restrict construction activity to public right–of–way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.*
8. *The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by a License Utah Professional Surveyor as approved by the City Engineer.*
9. *Non–rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.*
10. *The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross–sections that existed before construction.*
11. *Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.*
12. *Disposal of excess excavation within Special Flood Hazard Areas (100–year floodplain) must be approved by the City Engineer.*
13. *All signs, landscaping, structures or other appurtenances within right–of–way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.*
14. *All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall be the responsibility of the Contractor.*
15. *All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City of American Fork. Precast concrete products without proof of inspection shall not be approved for installation.*
16. *All trenches within public right–of–way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours.*
17. *Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during nonworking hours. Clean up shall follow closely behind the trenching operation.*
18. *All trees within the construction area not specifically designated for removal shall be preserved, whether shown or not shown on the approved construction drawings. Trees to be preserved shall be protected with high visibility fencing placed a minimum 15 feet from the tree trunk. Trees 6 – inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater.*
19. *Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.*
20. *Permits to construct in the right–of–way of existing streets must be obtained from the City of American Fork, Public Works Department before commencing construction.*
21. *The Contractor shall be responsible for the condition of trenches within the right–of–way and public easements for a period of one year from the final acceptance of the work, and shall make any necessary repairs at no cost to the City.*
22. *Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer.*
23. *The replacement of driveways, handicapped ramps, sidewalks, bike paths, parking lot pavement, etc. shall be provided according to the approved construction drawings and the City of American Fork standard construction drawings.*
24. *Any modification to the work shown on drawings must have prior written approval by the City Engineer.*
25. *Traffic control and other regulatory signs shall comply with the Utah Department of Transportation Traffic Control guidelines and MUTCD Manual, current edition*
26. *Public street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a green background.*
27. *Private street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a blue background.*
28. *The contractor shall follow all city standards, details and specifications.*
29. *The geotechnical investigation and all Addendum prepared by CMT (Project No. 23380), and other recommendations are to be considered a part of these plans. The contractor is responsible for including the recommendations in said report into his/her bid and construction practices.*
30. *Contractor is required to repair/replace all sidewalks within this project Boundary or street frontage that are cracked/damaged to meet current minimum City Standards.*
31. *This project is subject to street preservation requirements found in 12.08.040 as required by American Fork City staff. Avoid cuts and–or joint that are parallel and/or at wheel paths.*
32. *This project is subject to requirements found in 15.01.470 that all damaged existing improvements due to project are to be replaced by developer/contractor.*

UTILITIES

1. The following utilities are known to be located within the limits of this project:

FIELD	COMPANY	NAME	PHONE NUMBER
DEVELOPER	GAVIN WINZEL		801–333–8686
CIVIL ENGINEER	NORTHERN ENGINEERING	KYLE SPENCER	801–380–2118
GEOTECHNICAL ENGINEER	CMT TECHNICAL SERVICES JOB# 23380	WILLIAM TURNER	801–492–4132
AF–PUBLIC WORKS			
CULINARY WATER/P.I.	AMERICAN FORK CITY	JAY BREMS	801–763–3060
SANITARY SEWER	AMERICAN FORK CITY	ASHTON HARDY	801–763–3060
CITY–INSPECTOR	AMERICAN FORK CITY	CHAD SCOT	801–763–3060
SWMP MANAGER	AMERICAN FORK CITY	TYLER MEZENEN	801–763–3060
FIRE MARSHALL	AMERICAN FORK CITY	MAT SACCO	801–763–3045
STORM DRAINAGE	AMERICAN FORK CITY	ASHTON HARDY	801–763–3060
PLANNING	AMERICAN FORK CITY	PATRICK O'BRIEN	801–763–3060
SEWER DISTRICT	TIMPANOGOS SPECIAL SERVICE DISTRICT QWEST	DAVID LAND DAVID BARLOW	801–763–5928 801–756–5231
IRRIGATION	AF IRRIGATION COMPANY	ERNIE JOHN	801–471–6576
IRRIGATION	MITCHELL HOLLOW IRRIGATION CO.	DALE JONES	801–768–8150
POWER	ROCKY MOUNTAIN POWER	TERIA WALKER	801–756–1310
CABLE	COMCAST	ELYSIA VALDEZ	801–401–3017
TELEPHONE	CENTURY LINK	BILL WESTFALL	435–623–4252
AF FIBER	AMERICAN FORK CITY	KYLE PETERSON	801–400–2933
GAS	ENBRIDGE GAS	TRENT JOHNSON	801–853–6548

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

TRAFFIC CONTROL

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

EROSION AND SEDIMENT CONTROL

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



WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 50 for mechanical joint piping (Class51 for 8 inch sizer and under) and class 53 for flanged joint pipes unless otherwise approved. all water lines that are constructed using ductile iron id to be in accordance with AWWA c151 and ANSI A–21.51 specifications.
3. Only fire hydrants conforming to City of American Fork standards will be approved for use.
4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by by the Contractor.
5. All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C_651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as–built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.
7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
9. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.
10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
11. All water main stationing shall be based on street centerline stationing.
12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
13. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
14. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.
15. All water lines are to be biowrapped due to high ground water.

SANITARY SEWER

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

STORM SEWER

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

STRIPING AND SIGNING

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

MAIL DELIVERY

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

USE OF FIRE HYDRANTS

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

CULINARY WATER, SEWER, AND STORM WATER FACILITIES WITHIN THIS SITE PLAN ARE CONSIDERED PRIVATE AND THE DEVELOPER IS RESPONSIBLE TO ENSURE PROPER CONSTRUCTION, REPLACEMENT, REPAIR, OPERATION AND MAINTENANCE ACCORDING TO THE CITY AND STATE STANDARDS DURING CONSTRUCTION & UNTIL THE EXPIRATION OF THE DURABILITY PERIOD AND FINAL INSPECTION.

DEVELOPER ACKNOWLEDGES THE RIGHT OF THE CITY TO INSPECT, TESTING OF THESE FACILITIES, MAKING NECESSARY REPAIRS AND OR OTHER ACTIONS WHEN THE DEVELOPMENT FAILS TO DO SO DURING CONSTRUCTION AND UNTIL THE EXPIRATION OF THE DURATION PERIOD AND FINAL INSPECTION. THE DEVELOPER WILL BE CHARGED FOR THESE ACTIONS FROM THE PERFORMANCE GUARANTEE BOND.

CULINARY WATER FACILITIES ARE CONSIDERED PART OF THE CITY'S PUBLIC WATER SYSTEM FOR THE PURPOSES OF TESTING AND REPORTING AS REQUIRED BY THE UTAH STATE DIVISION OF DRINKING WATER AS SET FORTH R309–550–8."

THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE AMERICAN FORK CITY SENSITIVE LAND OVERLAY ZONE ORDINANCE AND ITS LATEST AMENDMENT.

EACH LOT REQUIRES A SITE SPECIFIC SPECIAL INSPECTION BY THE CITY ENGINEER AND THE PROJECT'S GEOTECHNICAL ENGINEER TO EVALUATE ANY POTENTIAL NEGATIVE IMPACTS OF THE GROUNDWATER TABLE AT THE TIME OF ISSUING A BUILDING PERMIT.

EACH LOT TO CONFORM TO THE PRECISE GRADING SHEET AS APPROVED BY THE ENGINEERING DIVISION AND FILED WITH THE BUILDING DIVISION.

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

THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT SUBMITTED FOR REVIEW AND APPROVAL.

THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF COLLAPSIBLE SOILS WITHIN THE BUILDING AREAS, ROAD IMPROVEMENTS AND UNDERGROUND UTILITIES,



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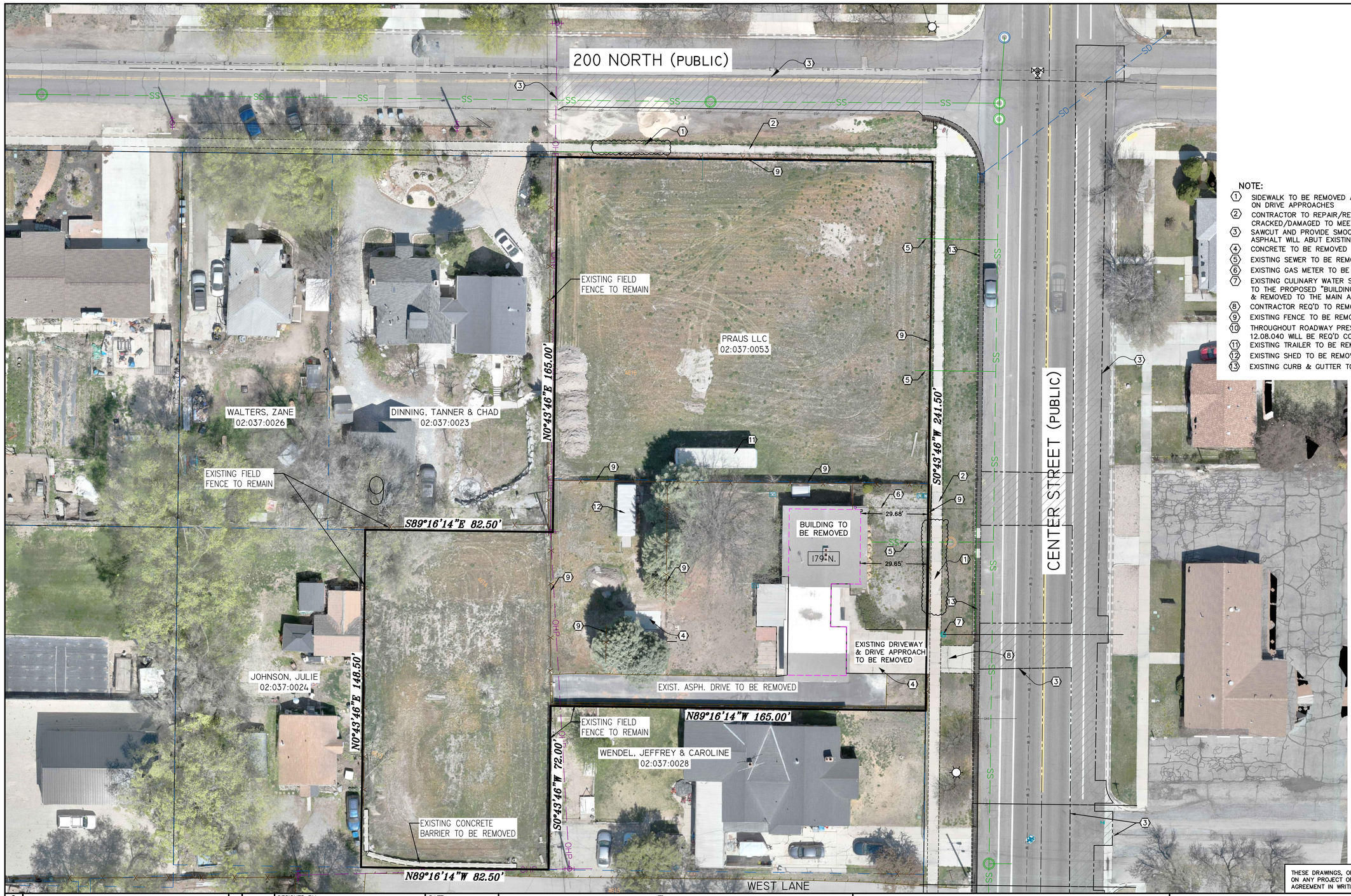
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PLAN 25–006

GENERAL CONSTRUCTION NOTES
AMERICAN FORK, UTAH

JOB NO. 3–25–018
SHEET NO. CS–02



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(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

NOTE:

1. SIDEWALK TO BE REMOVED AND REPLACED W/6 INCHES THICK ON DRIVE APPROACHES
2. CONTRACTOR TO REPAIR/REMOVED ALL SIDEWALKS THAT ARE CRACKED/DAMAGED TO MEET MINIMUM STANDARDS FOR QUALITY
3. SAWCUT AND PROVIDE SMOOTH CLEAN EDGE WHERE NEW ASPHALT WILL ABUT EXISTING ASPHALT
4. CONCRETE TO BE REMOVED
5. EXISTING SEWER TO BE REMOVED PLUGGED AND ABANDONED AT MAIN
6. EXISTING GAS METER TO BE RELOCATED
7. EXISTING CULINARY WATER SERVICE LATERALS & METER CONNECTED TO THE PROPOSED "BUILDING TO BE REMOVED" SHALL BE ABANDONED & REMOVED TO THE MAIN AS PER A.F. CITY STANDARDS
8. CONTRACTOR REQ'D TO REMOVE EXISTING DRIVE APPROACH
9. EXISTING FENCE TO BE REMOVED
10. THROUGHOUT ROADWAY PRESERVATION REQUIRED AS PER CITY CODE 12.08.040 WILL BE REQ'D COORDINATE W/CITY STAFF AS REQ'D
11. EXISTING TRAILER TO BE REMOVED
12. EXISTING SHED TO BE REMOVED
13. EXISTING CURB & GUTTER TO REMAIN

13. CONTRACTOR TO RECONSTRUCT ASPHALT FROM CURB & GUTTER TO CENTERLINE OF ROADWAY AS PER CITY STANDARDS AS SHOWN IN CROSS HATCH AREA.

NOTE:
CONTRACTOR REQ'D TO OBTAIN A DEMOLITION PERMIT WITH BUILDING DIVISION FOR DEMOLITION OF EXISTING STRUCTURES.

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
10-12-26
STATE OF UTAH

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PLAN 25-006

DEMOLITION PLAN

AMERICAN FORK, UTAH

JOB NO. 3-25-018

SHEET NO. 3

Just add note Limits to be identified in the field with AF City Inspectors.

Include this piece in asphalt replacement.

200 NORTH (PUBLIC)

Field limits of sawcut and t-patch to be identified by AF City Inspectors (TYP).

SAWCUT AND REPLACE EXISTING ASPHALT TO THE CENTERLINE OF THE ROADWAY AS PER CITY STANDARDS AS REQUIRED

BP: 10+00.00

CONSTRUCT NEW 2' APWA TYPE A CURB + GUTTER AS PER CITY STANDARDS

S89°16'14"E 165.00'

PROPOSED STREET LIGHT (7)

FIRE TRUCK TURN MOVEMENT

6.00'

EXISTING 4-FT FIELD FENCE TO REMAIN

N0°43'46"E 165.00'

14 - DOUBLE CROSS -HATCH REPRESENTS COVERED PARKING STALLS

S89°16'14"E 82.50'

FIRE TRUCK TURN MOVEMENT(SEE NOTE 9)

EX. COMMUNICATION MANHOLE

CENTER STREET (PUBLIC)

S0°43'46"W 241.50'

EP: 11+74.46

FFE=4618.83

FFE=4617.15

N89°16'14"W 165.00'

N0°43'46"E 148.50'

S0°43'46"W 72.00'

N89°16'14"W 82.50'

DUMPSTER

(WEST LANE)

17+00

16+00

15+00

14+00

N

W – E

S

20.00 ft

0 5 20 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

(*APPLIES TO ALL SHEETS)

NOTE:
NO ADDITIONAL FEES MAY BE PROVIDED FOR THE REQUIRED PARKING OF THE OVERALL DEVELOPMENT.

CONSTRUCTION NOTES

1. EXISTING PUBLIC INFRASTRUCTURE SHALL MEET THE MINIMUM CITY STANDARD FOR QUALITY IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO RECONSTRUCT ASPHALT FROM CURB AND GUTTER TO CENTERLINE OF ROADWAY
3. CONST. HANDICAP VAN ACCESSIBLE SIGN AS PER CITY STANDARDS
3A. CONST. HANDICAP CAR PARKING SIGN AS PER CITY STANDARDS
4. 6" THICK SIDEWALK REQ'D AT DRIVEWAY ENTRANCE
5. ALL OVERHEAD UTILITIES BELOW 12,470 VOLTS SHALL BE LOCATED UNDER GROUND (RMP COORDINATION REQ'D)
6. DRAINAGE BASIN ACCESS (SEE DETAIL ON DT-01)
7. CONST. STREET LIGHT
8. CONTRACTOR TO REPAIR/REMOVED ALL SIDEWALKS THAT ARE CRACKED/DAMAGED TO MEET MINIMUM STANDARDS FOR QUALITY
9. AERIAL FIRE APPARATUS BODY: ARIEL; 100AAT, ALUM BODY WAS USED FOR AUTO TURN ANALYSIS.
10. CONSTRUCT STANDARD 24" FLARED CONCRETE APPROACH AS PER CITY STANDRADS

SITE DATA TABLE

TOTAL SITE AREA	= 52099 S.F.	100%
BUILDING AREA	= 8505 S.F.	16.32%
HARD SURFACE AREA	= 16447 S.F.	31.57%
LANDSCAPE AREA	= 27147 S.F.	52.11%
PARKING REQUIRED	= 14 UNITS x 2.25 = 32	
PARKING PROVIDED	= 33	
ADA	= 2 SPACES	
PARKING	= 31 SPACES	
TOTAL PARKING	= 33 SPACES	

LAND USE RESIDENTIAL HIGH DENSITY
ZONE= R4-7500

	EXISTING MONUMENT
	EXISTING WATER VALVE
W	EXISTING WATER METER
	EXISTING STORM DRAIN MANHOLE
T	EXISTING TELEPHONE PEDESTAL
T	EXISTING TELEPHONE MANHOLE
ICV	EXISTING IRRIGATION CONTROL VALVE
	EXISTING SANITARY SEWER MANHOLE
G	EXISTING GAS METER
	EXISTING ELECTRIC JUNCTION BOX
	EXISTING STREET LIGHT
	EXISTING ELECTRICAL POLE
	EXISTING SIGN – ONE POST
	2'X2' CATCH BASIN
	EXISTING POWER POLE
	EXISTING SEWER LINE
	EXISTING SEWER SERVICE
E W	EXISTING WATER MAIN
W	EXISTING WATER SERVICE
X X X	EXISTING FENCE
PWR	EXISTING UNDERGROUND POWER
PWR	EXISTING OVERHEAD POWER
GAS	EXISTING GAS LINE
	EXISTING UNDERGROUND TELEPHONE
1080	EXISTING CONTOURS
EOP	EDGE OF PAVEMENT
ES	EXISTING SEWER
EW	EXISTING WATER
EX-LIP	EXISTING LIP OF CURB
EX-TBC	EXISTING TOP BACK OF CURB
NTS	NOT TO SCALE
PC	POINT OF CURVATURE
POC	POINT ON CURVE
PRC	POINT OF REVERCE CURVATURE
PT	POINT OF TERMINUS
PWR	POWER
SS-LAT	SANITARY SEWER
TBC	TOP BACK OF CURB
TEL	TELEPHONE
TYP	TYPICAL
W	WATER
	PROPOSED STREET LIGHT
	PROPOSED APWA TYPE A 24" STANDARD
	PROPOSED APWA TYPE A 24" REVERSE PAN

OVERALL BOUNDARY

BEGINNING AT THE NORTHEAST CORNER OF LOT 10, BLOCK 24, PLAT "A", AMERICAN FORK CITY SURVEY OF BUILDING LOTS, SAID POINT BEING LOCATED SOUTH 89°58'16" EAST ALONG SECTION LINE 791.29 FEET AND NORTH 1378.82 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN:

THENCE SOUTH 0°43'46" WEST ALONG THE EASTERLY LINE OF LOT 10 A DISTANCE OF 241.50 FEET; THENCE NORTH 89°16'14" WEST TO THE WESTERLY LINE OF LOT 10 A DISTANCE OF 165.00 FEET; THENCE SOUTH 0°43'46" WEST TO THE SOUTHWEST CORNER OF LOT 10 A DISTANCE OF 72.00 FEET; THENCE NORTH 89°16'14" WEST ALONG THE SOUTHERLY LINE OF LOT 9 A DISTANCE OF 82.50 FEET; THENCE NORTH 0°43'46" EAST 148.50 FEET; THENCE SOUTH 89°16'14" EAST TO THE WESTERLY LINE OF LOT 10 A DISTANCE OF 82.50 FEET; THENCE NORTH 0°43'46" EAST TO THE NORTHWEST CORNER OF LOT 10 A DISTANCE OF 165.00 FEET; THENCE SOUTH 89°16'14" EAST 165 FEET TO THE POINT OF BEGINNING.

CONTAINS 52099 S.F. OR 1.20 AC.

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
10-12-26
STATE OF UTAH

THESE DRAWNGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
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COGO FILE:	DATE:
REV. COGO FILE:	DATE:

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DUNBRIC
PAGE 25-006

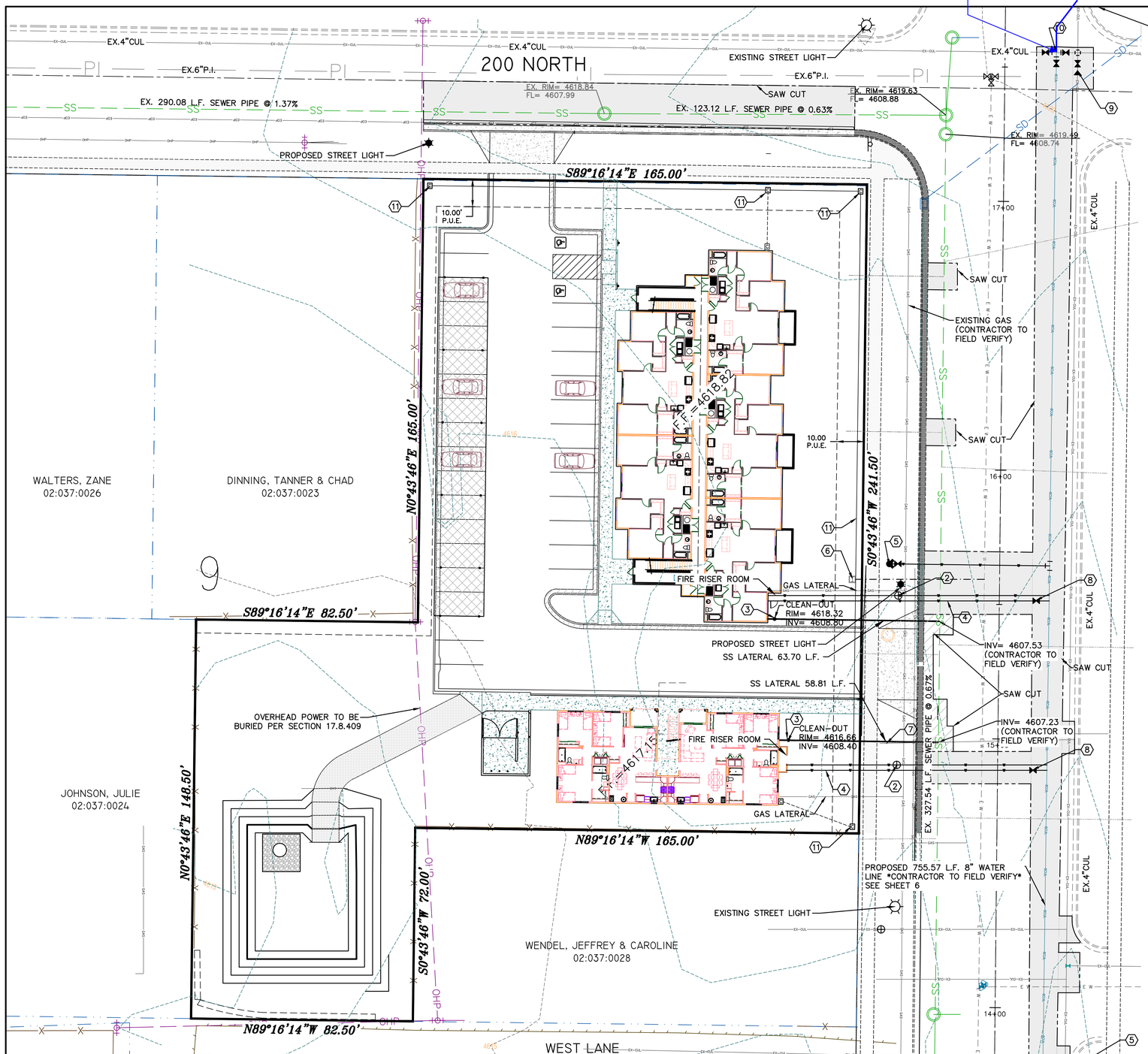
SITE PLAN

AMERICAN FORK CITY, UTAH

JOB NO. 3-25-018

SHEET NO. 4

Install 8" cross. Add valve on the north. Extend beyond the intersection as previously commented.



GENERAL NOTES:

1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILL IS COMPLETED.
2. ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE.
3. IF RUTTING OR PUMPING OCCURS DURING CONSTRUCTION, CONTRACTOR WILL CALL AND NOTIFY CITY ENGINEER.

N
W – E
S

2 10 40
0 5 20 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

(*APPLIES TO ALL SHEETS)

EXISTING MONUMENT		EOP	EDGE OF PAVEMENT
EXISTING WATER VALVE		ES	EXISTING SEWER
EXISTING WATER METER		EW	EXISTING WATER
EXISTING STORM DRAIN MANHOLE		EX-LIP	EXISTING LIP OF CURB
EXISTING TELEPHONE PEDESTAL		EX-TBC	EXISTING TOP BACK OF CURB
EXISTING TELEPHONE MANHOLE		NTS	NOT TO SCALE
EXISTING SANITARY SEWER MANHOLE		PC	POINT OF CURVATURE
EXISTING GAS METER		POC	POINT ON CURVE
EXISTING ELECTRIC JUNCTION BOX		PRC	POINT OF REVERCE CURVATURE
EXISTING STREET LIGHT		PT	POINT OF TERMINUS
EXISTING ELECTRICAL POLE		PWR	POWER
EXISTING POWER POLE		SS-LAT	SANITARY SEWER
EXISTING SIGN – ONE POST		TBC	TOP BACK OF CURB
2'X2' CATCH BASIN		TEL	TELEPHONE
EXISTING SEWER LINE		TYP	TYPICAL
EXISTING SEWER SERVICE		W	WATER
EXISTING WATER MAIN			PROPOSED STREET LIGHT
EXISTING WATER SERVICE			REMOVE & REPLACE EXISTING ASPHALT AS PER CITY STANDARDS (SEE GENERAL NOTE 30 & 31 CS-02)
EXISTING FENCE			
EXISTING UNDERGROUND POWER			SAW CUT AS REQUIRED
EXISTING OVERHEAD POWER			
EXISTING GAS LINE			
EXISTING UNDERGROUND TELEPHONE			
EXISTING CONTOURS			

CONSTRUCTION NOTES

1. CONST. 8" GATE VALVE AS PER CITY STANDARDS (15.01.1400)
2. CONST. WATER METER (1.5" OR APPROVED EQUIVALENT) W/CTS POLYETHYLENE 200 PSI TYP.
3. CONST. 6" SANITARY SEWER LATERAL PVC PIPE @ 2% SLOPE CONFORMING TO ASTM D 3034 SDR35 CLEAN OUT 5' FROM BUILD. FOUNDATION AS REQUIRED TYP. SEE GENERAL NOTES 1 & 2 THIS SHEET.
4. CONST. NEW 6" FIRE LINE TO RISER ROOM. CONST FDC & KNOX BOX AT BUILDING AS REQUIRED.
5. CONST. FIRE HYDRANT AS PER CITY STANDARDS.
6. CONTRACTOR REQ'D TO INSTALL/UPGRADE EXISTING P.I. METER & BOX TO CURRENT A.F. CITY STANDARDS AS REQUIRED.
7. EXISTING CULINARY WATER SERVICE METER AND LATERAL TO BE REPLACED & PLUGGED
8. CONSTRUCT 6" GATE VALVE AS PER CITY STANDARDS
9. CONSTRUCT CAP AND BLOCK BARRY VALVE AS PER CITY STANDARDS
10. CONSTRUCT 8x8x8 TEE W/3 8" VALVES W/2 8x4" REDUCER'S CONNECT TO EXISTING 4" WATER LINE AS PER CITY STANDARDS
11. COMMUNICATION INFRASTRUCTURE (BOX'S AND CONDUITE) 17.5.135

8x8x8x8 cross

REDUCERS

CONDUIT

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
10-12-26
STATE OF UTAH

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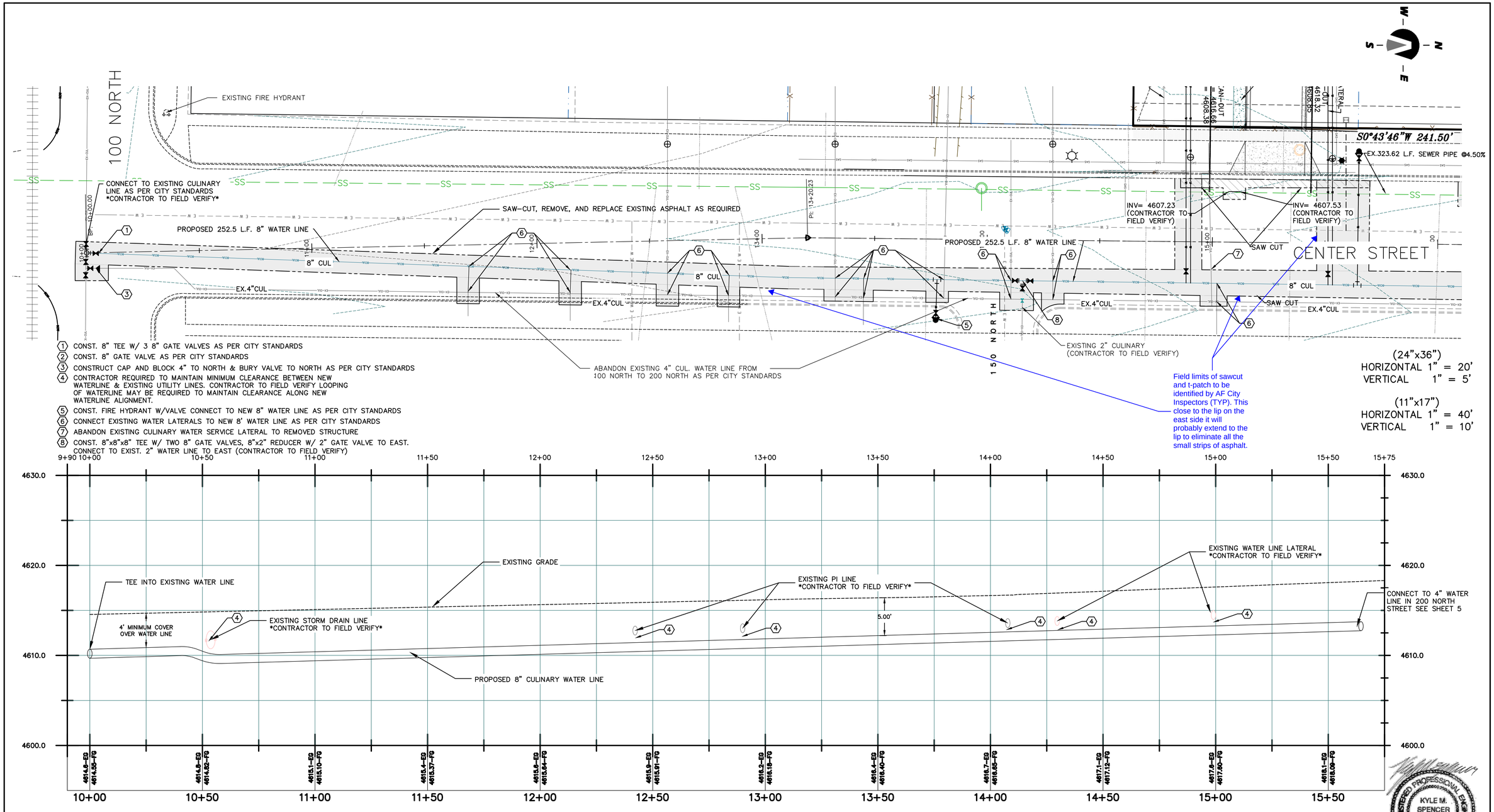
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DUNBRIC
PLAN 25-006

UTILITY PLAN
AMERICAN FORK CITY, UTAH

JOB NO. 3-25-018
SHEET NO. 5



1. CONST. 8" TEE W/ 3 8" GATE VALVES AS PER CITY STANDARDS
2. CONST. 8" GATE VALVE AS PER CITY STANDARDS
3. CONSTRUCT CAP AND BLOCK 4" TO NORTH & BURY VALVE TO NORTH AS PER CITY STANDARDS
4. CONTRACTOR REQUIRED TO MAINTAIN MINIMUM CLEARANCE BETWEEN NEW WATERLINE & EXISTING UTILITY LINES. CONTRACTOR TO FIELD VERIFY LOOPING OF WATERLINE MAY BE REQUIRED TO MAINTAIN CLEARANCE ALONG NEW WATERLINE ALIGNMENT.
5. CONST. FIRE HYDRANT W/VALVE CONNECT TO NEW 8" WATER LINE AS PER CITY STANDARDS
6. CONNECT EXISTING WATER LATERALS TO NEW 8" WATER LINE AS PER CITY STANDARDS
7. ABANDON EXISTING CULINARY WATER SERVICE LATERAL TO REMOVED STRUCTURE
8. CONST. 8"x8"x8" TEE W/ TWO 8" GATE VALVES, 8"x2" REDUCER W/ 2" GATE VALVE TO EAST. CONNECT TO EXIST. 2" WATER LINE TO EAST (CONTRACTOR TO FIELD VERIFY)

(24"x36")
HORIZONTAL 1" = 20'
VERTICAL 1" = 5'

(11"x17")
HORIZONTAL 1" = 40'
VERTICAL 1" = 10'

KYLE M. SPENCER No. 276243 10-12-26 REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH

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DUNBRIC PLAN 25-006

OFFSITE WATER – UTILITY PLAN

AMERICAN FORK CITY, UTAH

JOB NO. 3-25-018

SHEET NO. 6

200 NORTH

S89°16'14"E 165.00'

N0°43'46"E 165.00'

S0°43'46"W 241.50'

S89°16'14"E 82.50'

N0°43'46"E 148.50'

N89°16'14"W 165.00'

S0°43'46"W 72.00'

N89°16'14"W 82.50'

WEST LANE

WALTERS, ZANE
02:037:0026

DINNING, TANNER & CHAD
02:037:0023

JOHNSON, JULIE
02:037:0024

WENDEL, JEFFREY & CAROLINE
02:037:0028

LAUTI CONSTRUCTION
02:037:0043

AMERICAN FORK STORAGE
02:037:0047

AMERICAN FORK STORAGE
02:037:0046

HAWKS, ALEX & RACHEL
02:037:0004

INLET BOX #1
TBC= 4615.00
GRATE= 4614.50
INV= 4611.00

PRE-TREATMENT ONLINE CDS STRUCTURE #1
RIM= 4514.64
INV= 4509.77
(SEE DT-01)

SUMP #1
GRATE= 4609.00
INV= 4605.00
BOTTOM= 4601.00.
(SEE DT-01)

NOTE: BOTTOM OF SUMP ELEVATION MUST BE AT LEAST 2-FT ABOVE GROUND WATER ELEVATION

BOTTOM OF POND= 4609.00
HIGH WATER= 4612.00
FREE BOARD= 4613.00
STORM DRAINAGE STORAGE= 6989 C.F.
(200 YR. STORM EVENT) W/1.5 FACTOR
REQUIRED STORAGE = 6304 C.F.

RETENTION BASIN MAINTENANCE ACCESS

ROOF DRAIN INV=4611.82
ROOF DRAIN INV=4611.63
ROOF DRAIN INV=4611.45
ROOF DRAIN INV=4611.81
ROOF DRAIN INV=4611.24
ROOF DRAIN INV=4611.35
ROOF DRAIN INV=4611.70

F.F.=4618.82
F.F.=4617.15

2'x2' RD BOX #2 GRATE=4613.42 INV=4611.40
2'x2' RD BOX #3 GRATE=4615.98 INV=4611.20
2'x2' RD BOX #5 GRATE=4616.13 INV=4611.33
2'x2' RD BOX #6 GRATE=4616.86 INV=4611.67

CONTRACTOR REQUIRED TO MODIFY EXISTING STORM DRAIN INLET BOX RIM ELEVATION TO MATCH EXISTING CURB & GUTTER. ADD PRE-TREATMENT SNOUT TO THE INLET BOX (AS NEEDED) SEE DETAIL THIS SHEET

EX. COMMUNICATION MANHOLE- ADJUST MANHOLE TO MATCH FINISHED DRIVEWAY GRADE.

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W – E
S

2 10 40
0 5 20 60

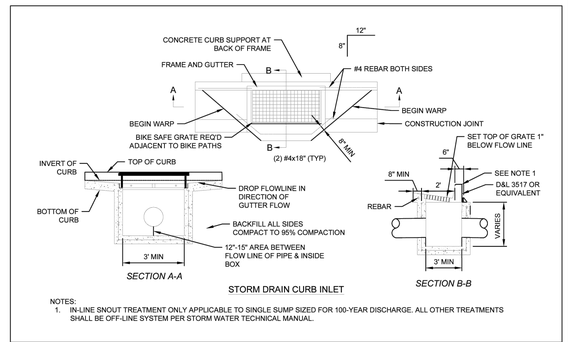
(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

1. CONST. 11.65 L.F. 12" ADS STORM DRAIN PIPE @ 10.56%
2. CONST. 83.44 L.F. 12" ADS STORM DRAIN PIPE @ 5.72%
3. CONTRACTOR REQUIRED TO TRANSITION NEW TYPE A CURB & GUTTER TO EXISTING DEEP CURB & GUTTER AS REQUIRED.
4. CONST. 35.87 L.F. 4" PVC RD PIPE @ 0.40%
5. CONST. 85.03 L.F. 4" PVC RD PIPE @ 0.40%
6. CONST. 33.10 L.F. 4" PVC RD PIPE @ 0.40%
7. CONST. 48.20 L.F. 4" PVC RD PIPE @ 0.40%
8. CONST. 103.63 L.F. 4" PVC RD PIPE @ 0.40%
9. CONST. 48.40 L.F. 4" PVC RD PIPE @ 0.40%

4618.55
FINISH GRADE ELEVATION

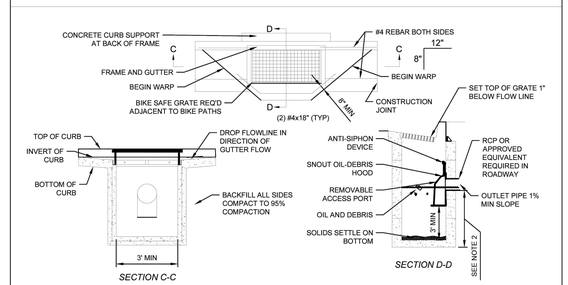
NOTES:
1: THE BOTTOM OF POND TO BE A MINIMUM OF 2' ABOVE GROUND WATER ELEVATION CONTRACTOR TO FIELD VERIFY

2: ALL ADA ACCESS & ROUTES TO MEET CURRENT SLOPE AND GRADE MINIMUM REQUIREMENTS THROUGHOUT



STORM DRAIN CURB INLET

NOTES:
1. IN-LINE SNOUT TREATMENT ONLY APPLICABLE TO SINGLE SUMP SIZED FOR 100-YEAR DISCHARGE. ALL OTHER TREATMENTS SHALL BE OFF-LINE SYSTEM PER STORM WATER TECHNICAL MANUAL.



PRE-TREATMENT CURB INLET WITH SINGLE GRATE

NOTES:
1. A POLLUTION PREVENTION DECAL REQUIRED ON ALL STORM DRAIN CATCH BASINS AND PRE-TREATMENT CURB INLETS.
2. MINIMUM PRETREATMENT SUMP DEPTH IS 2.5 TO 3 TIMES THE DIAMETER OF THE OUTLET PIPE.

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
10-13-26
STATE OF UTAH

DRAWN:	ASG	AMERICAN FORK STANDARD PLANS	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF		275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	STORM DRAIN CURB INLET	SD 1
DATE:	SEP 2025				
SCALE:	NTS				

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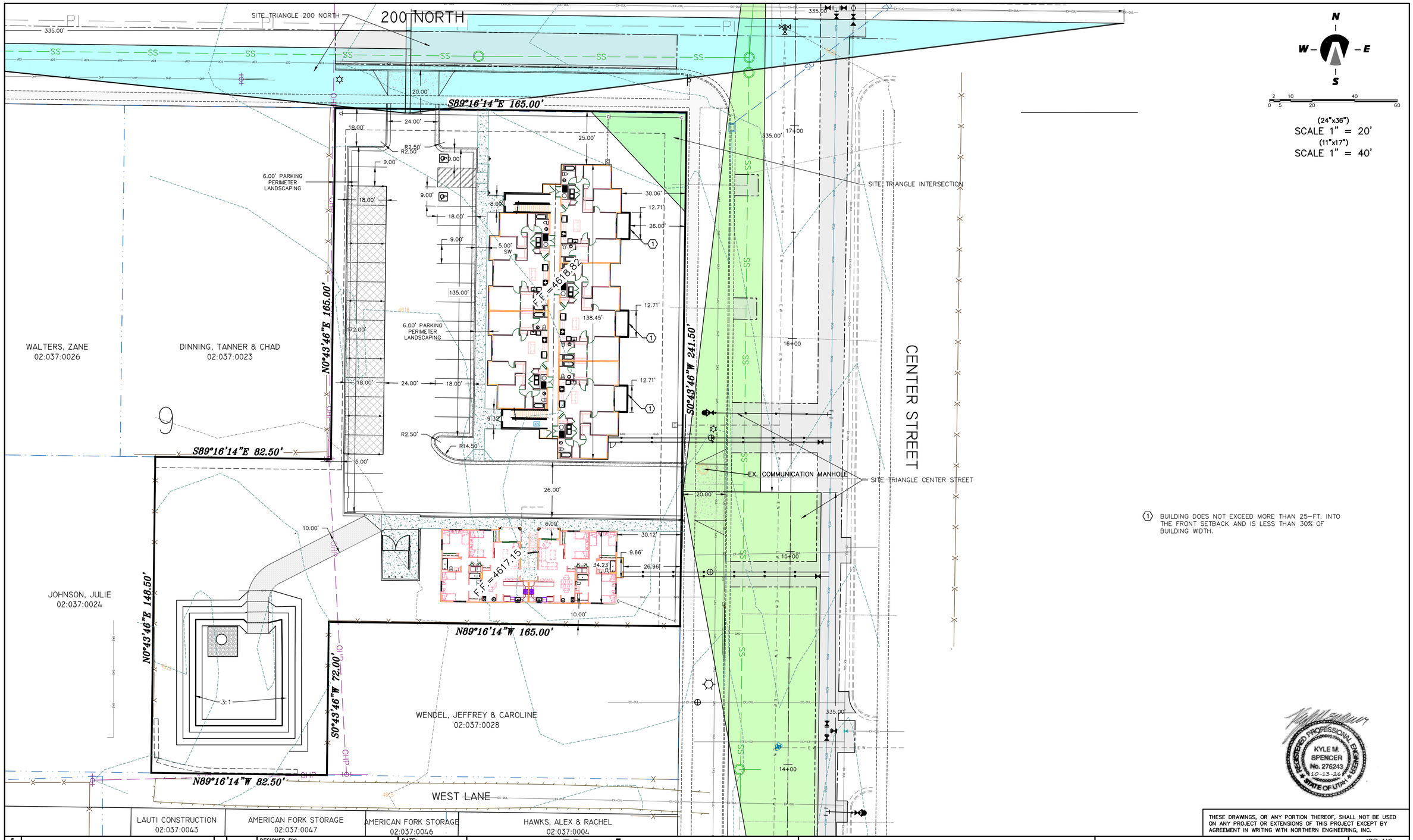
DUNBRIC
PLAN 25-006

GRADING & DRAINAGE PLAN

AMERICAN FORK CITY, UTAH

JOB NO. 3-25-018

SHEET NO. 7



N
W – E
S

2 10 40
0 5 20 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

① BUILDING DOES NOT EXCEED MORE THAN 25–FT. INTO THE FRONT SETBACK AND IS LESS THAN 30% OF BUILDING WIDTH.

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
10-13-26
STATE OF UTAH

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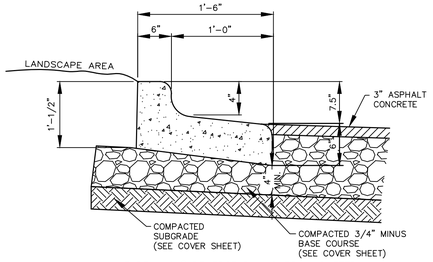
DUNBRIC
PLAN 25–006

SITE DIMENSION PLAN

AMERICAN FORK CITY, UTAH

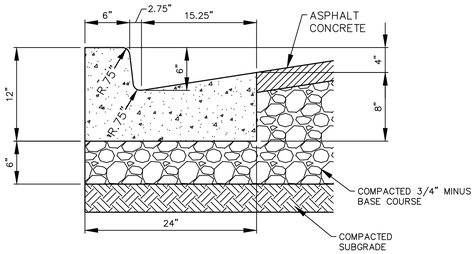
JOB NO. 3–25–018

SHEET NO. 8



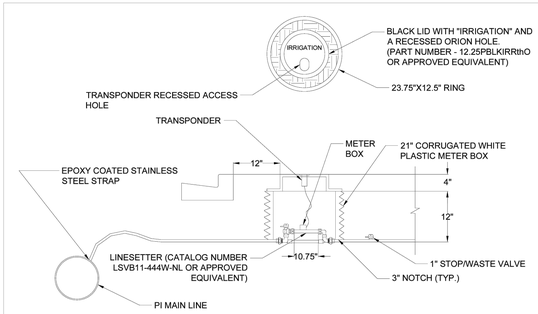
TYPE A 24" REVERSE PAN CURB & GUTTER

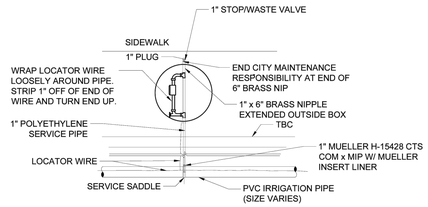
–NTS–



APWA TYPE A 24" STANDARD CURB & GUTTER

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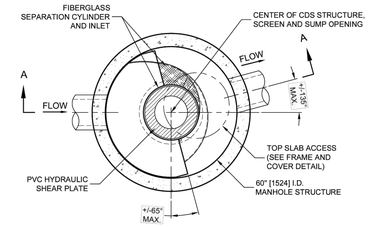


1" PLAN VIEW

NTS

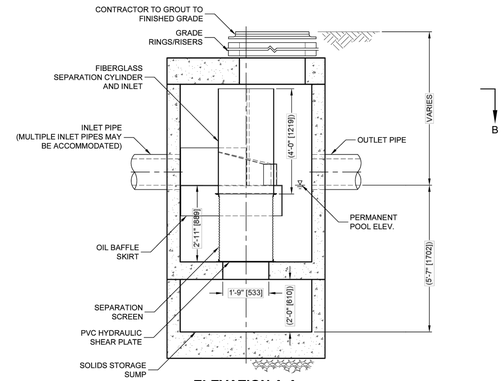
NOTES:
1. CITY MAINTENANCE RESPONSIBILITY ENDS AT THE END OF THE 6" BRASS NIPPLE.
2. STOP/WASTE VALVE IS THE PROPERTY OWNER'S VALVE TO ISOLATE SPRINKLER SYSTEM.
3. REFER TO SECTION 7.6 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

DRAWN: MVU	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	STANDARD DETAIL FOR: 1" PI METER PLACEMENT	DRAWING NO. 15.5D
REVISED:			
DATE: MAY 2019			
SCALE: VARIES			



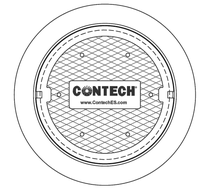
PLAN VIEW B-B

NOT TO SCALE.



ELEVATION A-A

NOT TO SCALE.



FRAME AND COVER

(DIAMETER VARIES)

NOT TO SCALE

CDS2025-5-C DESIGN NOTES

CDS2025-5-C RATED TREATMENT CAPACITY IS 1.6 CFS [45.3 L/s], OR PER LOCAL REGULATIONS. IF THE SITE CONDITIONS EXCEED MAXIMUM HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CDS2025-5-C STANDARD CONFIGURATION IS SHOWN.

FOR NJDEP PROJECTS, PLEASE CONTACT YOUR LOCAL CONTECH REPRESENTATIVE FOR APPROVED CONFIGURATIONS.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	
WATER QUALITY FLOW RATE (CFS OR L/s)	*
PEAK FLOW RATE (CFS OR L/s)	*
RETURN PERIOD OF PEAK FLOW (YRS)	*
SCREEN APERTURE (2400 OR 4700)	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION, ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO..
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

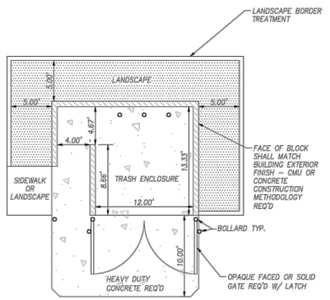
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,788,848; 7,425,262; 7,470,366; 7,704,393; 7,905,367; AND OTHER U.S. AND FOREIGN PATENTS, OR OTHER PATENTS PENDING.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

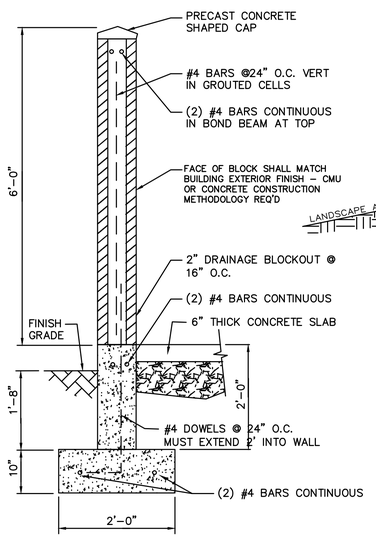
CDS2025-5-C
ONLINE CDS
STANDARD DETAIL

B. 17.5.121.B - DUMPSTER ENCLOSURE STANDARDS

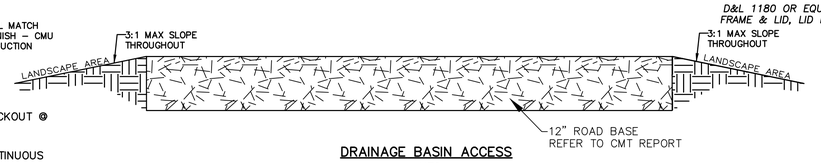


NOTES:

1. Landscaping shall include a combination of trees and shrubbery to create a landscape screen for the enclosure.
2. Enclosure shall be 6-foot-tall minimum.
3. 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.
4. All dimensions shown are minimum.
5. Separate enclosures shall be provided for mixed-use developments to keep residential and commercial waste separate.
6. Alternative design may be approved by the Development Services Director. Screening, materials, landscaping, height etc. will also be considered for approval.

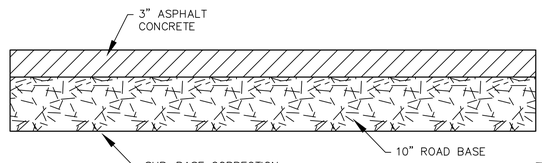


TRASH ENCLOSURE WALL DETAIL



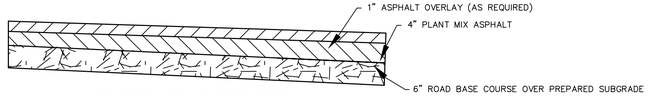
DRAINAGE BASIN ACCESS

–NTS–



PRIVATE PARKING AREA CROSS SECTION

–NTS–

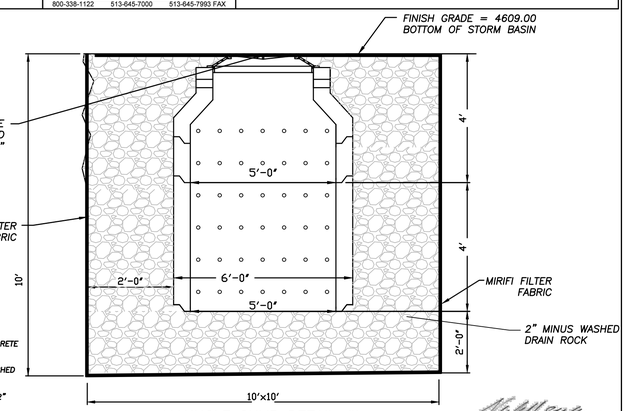


200 NORTH ASPHALT CROSS SECTION

–NTS–

NOTES:

1. *ALL SUMPS ASSEMBLIES SHALL BE PRE–CAST CONCRETE MEETING H20 LOADING REQUIREMENTS.*
2. *THERE SHALL BE A 2' ENVELOPE OF 2" MINUS WASHED GRAVEL AROUND THE BOTTOM 14' OF THE SUMP.*
3. *PERFORATED SECTIONS SHALL HAVE 1" HOLES @ 12" O.C.*



MANHOLE SUMP DETAIL #1

–NTS–



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

K:\3-25-018-00 AF Wenzel\CAD\Preliminary\DETAILS-1.dwg 10/15/2026 11:30 AM

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

Northern ENGINEERING INC
ENGINEERING–LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802–8992

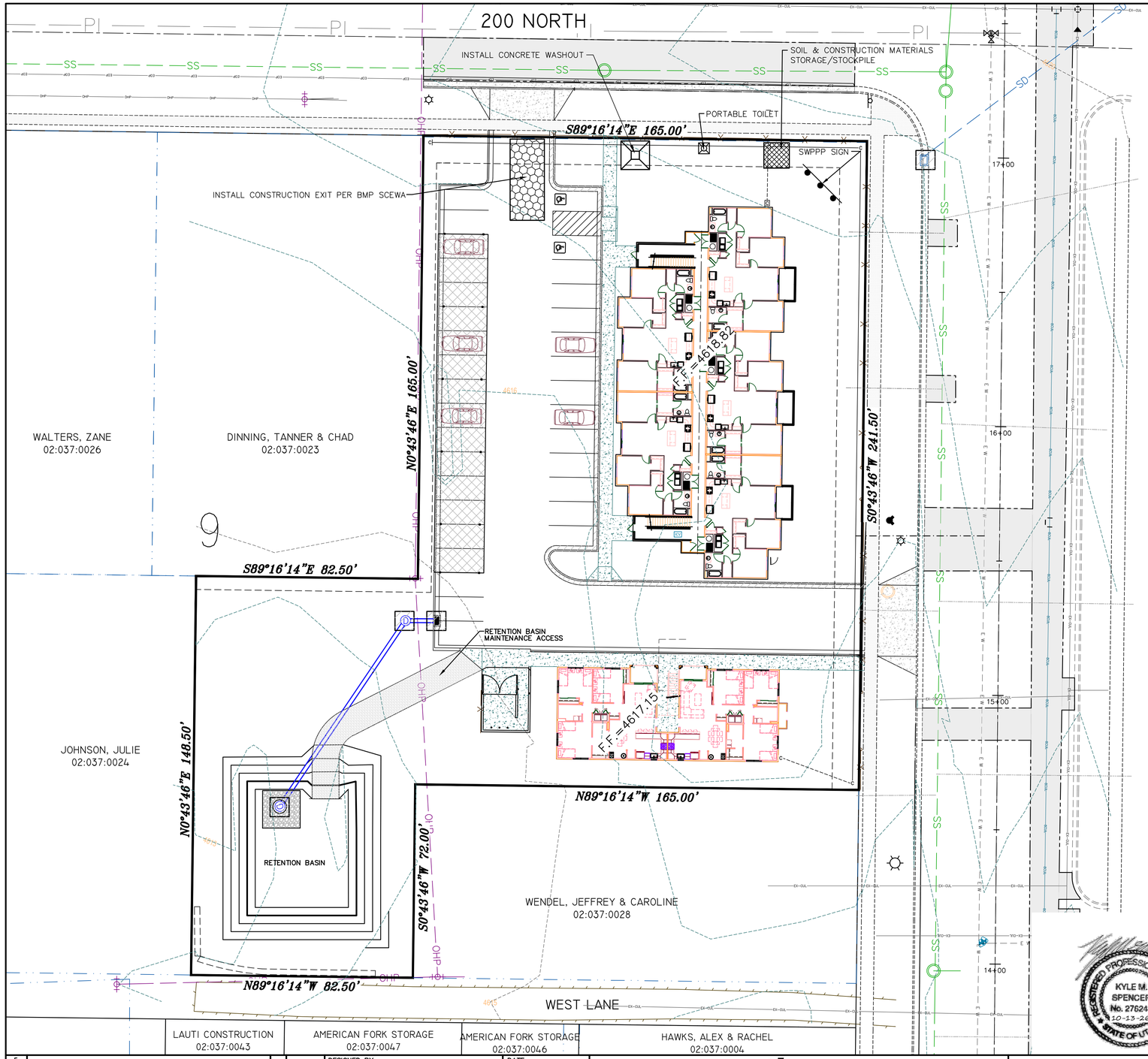
DUNBRIC PLAN 25–006

DETAILS

AMERICAN FORK, UTAH

JOB NO. 3–25–018

SHEET NO. DT–01



LEGEND:

- PROPOSED SILT FENCE THIS SHEET
- PROPOSED VEHICLE TRACKING CONTROL (STABILIZED CONSTRUCTION EXIT) THIS SHEET
- HEAVY EQUIPMENT VEHICLE WASH OFF AREA
- WASTE DISPOSAL
- INLET PROTECTION
- SOIL & CONSTRUCTION MATERIALS STORAGE/STOCKPILE
- PORTABLE TOILET
- CONCRETE WASH OUT AREA – DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAIN, OPEN DITCHES, OR STREET. WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITH IN THE BERM OR LEVEL AREA. DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS OR AS NEEDED.
- SWPPP SIGN

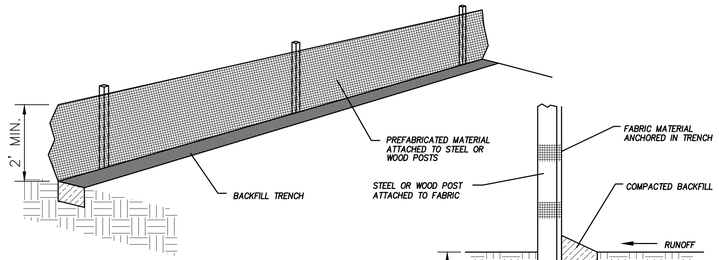
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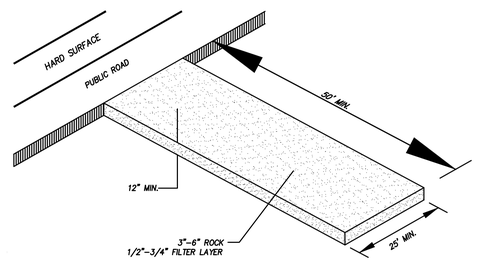
(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

EROSION CONTROL NOTES:

1. CONTRACTOR IS TO READ AND UNDERSTAND ALL BPM PRACTICES PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR IS FOLLOW ALL BMP PRACTICES CONTAINED IN THESE PLANS.
2. THE MAJORITY OF THIS LOT WILL BE DISTURBED, RE–GRADED, AND RECONSTRUCTED AS SHOWN IN THIS PLAN SET. TOTAL AREA DISTURBED IS ~1.15 ACRES.
3. A SILT FENCE IS TO BE CONSTRUCTED AS SHOWN ON PLAN. SEE BPM SF.
4. INSTALL INLET PROTECTION ON PROPOSED INLETS. SEE BPM IPG.
5. INSTALL CONSTRUCTION ENTRANCE AS SHOWN ON PLAN. SEE BPM SCEWA.
6. SITE IS TO BE WATERED AT LEAST ONCE A WEEK OR MORE AS REQUIRED TO PREVENT DUST.
7. ACCESS TO THE PROPERTY DURING CONSTRUCTION IS LIMITED TO THE ONE ACCESS SHOWN ON THE PLAN AS THE CONSTRUCTION ENTRANCE.
8. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE PLAN.
9. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) TEMPLATE MUST BE SUBMITTED TO AMERICAN FORK CITY ON OR BEFORE PRE–CONSTRUCTION. ENSURE THAT ALL CONSTRUCTION GENERAL PERMIT CALL OUTS ARE INCLUDED IN EROSION CONTROL PLAN FOR SWPPP.
10. SPILL KIT REQ'D TO BE ON–SITE THROUGHOUT CONSTRUCTION



SILT FENCE DETAIL
–NTS–



VEHICLE TRACKING DETAIL
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
10-13-26
STATE OF UTAH

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

K:\3-25-018-00 AF Wenzel\CAD\Preliminary\ECP-01.dwg 10/13/2026 9:12 AM

Northern ENGINEERING INC
ENGINEERING–LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802–8992

DUNBRIC
PLAN 2E–006

EROSION CONTROL PLAN & DETAILS

AMERICAN FORK CITY, UTAH

JOB NO. 3-25-018

SHEET NO. ECP–01

August 17, 2026

Mr. Bret Nelson
Praus LLC
10075 North 6300 West
Highland, Utah 84003

Next Step:
Reviewed

No comments

American Fork City
Development Review Committee

Planning and Zoning
Reviewed
copperman 10/28/2026

No comments

Engineering Division
Reviewed
rburkhill 10/27/2026

RE: Pavement Coring Addendum
Francom Property (aka Dunbric Development)
179 North Center Street
American Fork, Utah
CMT Project No. 23380

Mr. Nelson,

As you requested and authorized, CMT personnel visited the referenced site on June 26, 2026, to core the existing asphalt and measure the asphalt and underlying road base thicknesses. CMT previously prepared a revised geotechnical report[1] for the site.

To obtain the existing pavement thicknesses, we cored the existing asphalt at 4 locations, as shown on the attached ***Figure 1, Core Site Map***. The results of the coring and measurements are shown in the table below.

LOCATION	ASPHALT THICKNESS (inches)	ROAD BASE THICKNESS (inches)
C-1	**4**	**>1**
C-2	**3**	**>2**
C-3	**3.5**	**5**
C-4	**3**	**3**

The road base thickness at C-1 and C-2 could not be ascertained as we could not core and/or dig more than an inch or two below the asphalt bottom; it is possible the road base has been treated.

In addition, we understand a pavement section is needed for the storm retention basin maintenance access road at the site for vehicles weighing up to 80,000 pounds. As presented in our referenced report, the subgrade soils primarily consist of sandy soils, and we recommended a pavement section consisting of 12 inches of road base for a weekly maintenance truck and an occasional fire truck (weighing up to 80,000 pounds).

[1] "*Geotechnical Engineering Study (Revised), Francom Property, 179 North Center Street, American Fork, Utah*" CMT Project No. 23380, April 10, 2026.

Closure

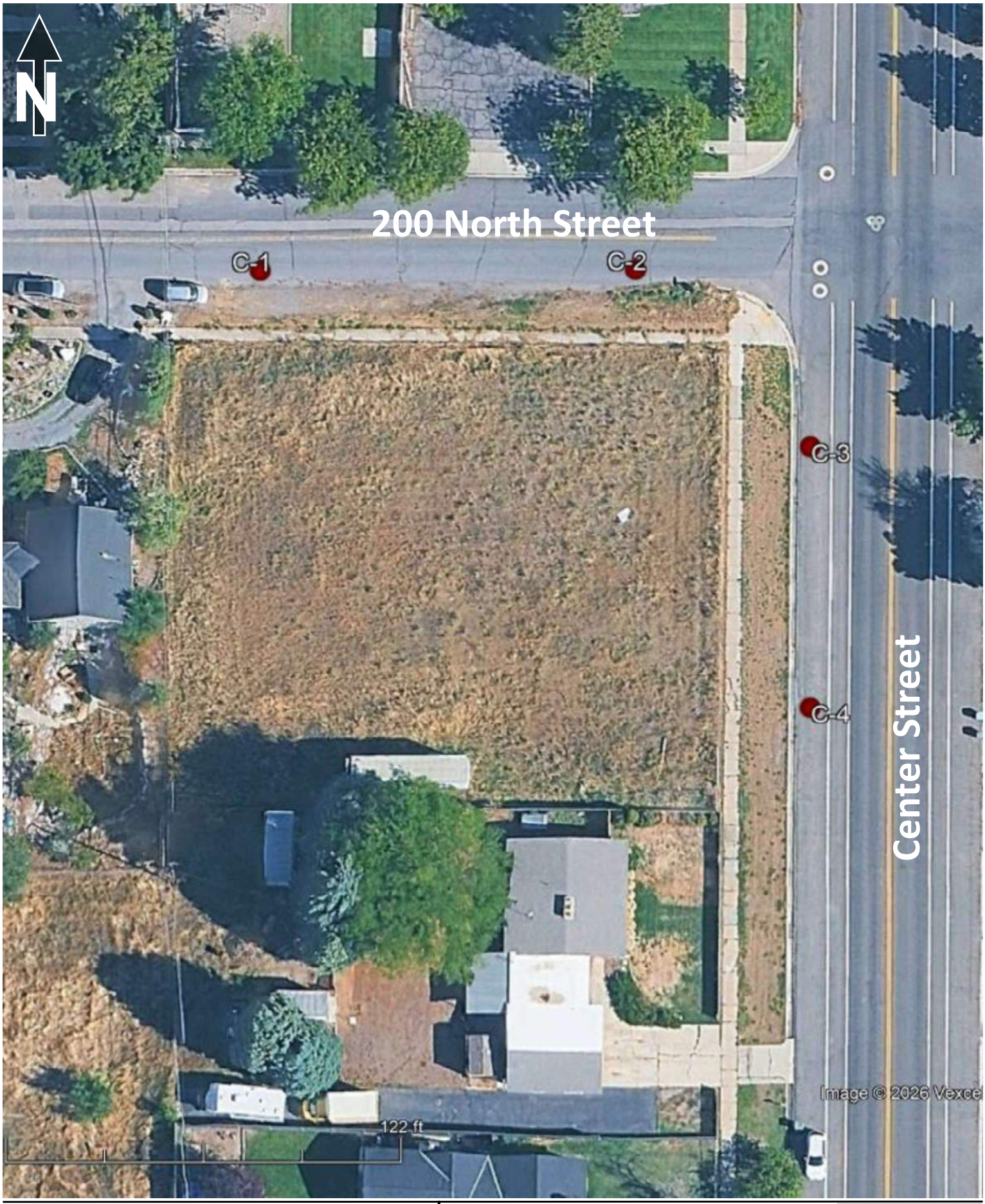
This letter is considered an addendum to our referenced report and is subject to the same conditions and limitations presented therein.

If you have any questions, please call.

Sincerely,
CMT Technical Services



William G. Turner, P.E.
Senior Geotechnical Engineer



Francom Property Cores

179 North Center Street, American Fork, Utah

CMT TECHNICAL SERVICES

Core Site Map

Date:	26-Jun-26
Job #	23380

Figure: 1

PLOT DATE: 8/26/2026 F:\Dropbox\Acadlfile\Anim\DUNBRIC\4-PLEX\4PX-A11-MFP.dwg

Re-Submittal Acknowledgment Statement

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

BRM [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.

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

BRM [Applicant Initial] This is the 3rd [Ex: 1st] complete re-submittal of the subdivision constituting the start of the 3rd [Same Number] Review Cycle.

No comments

American Fork City
Development Review Committee

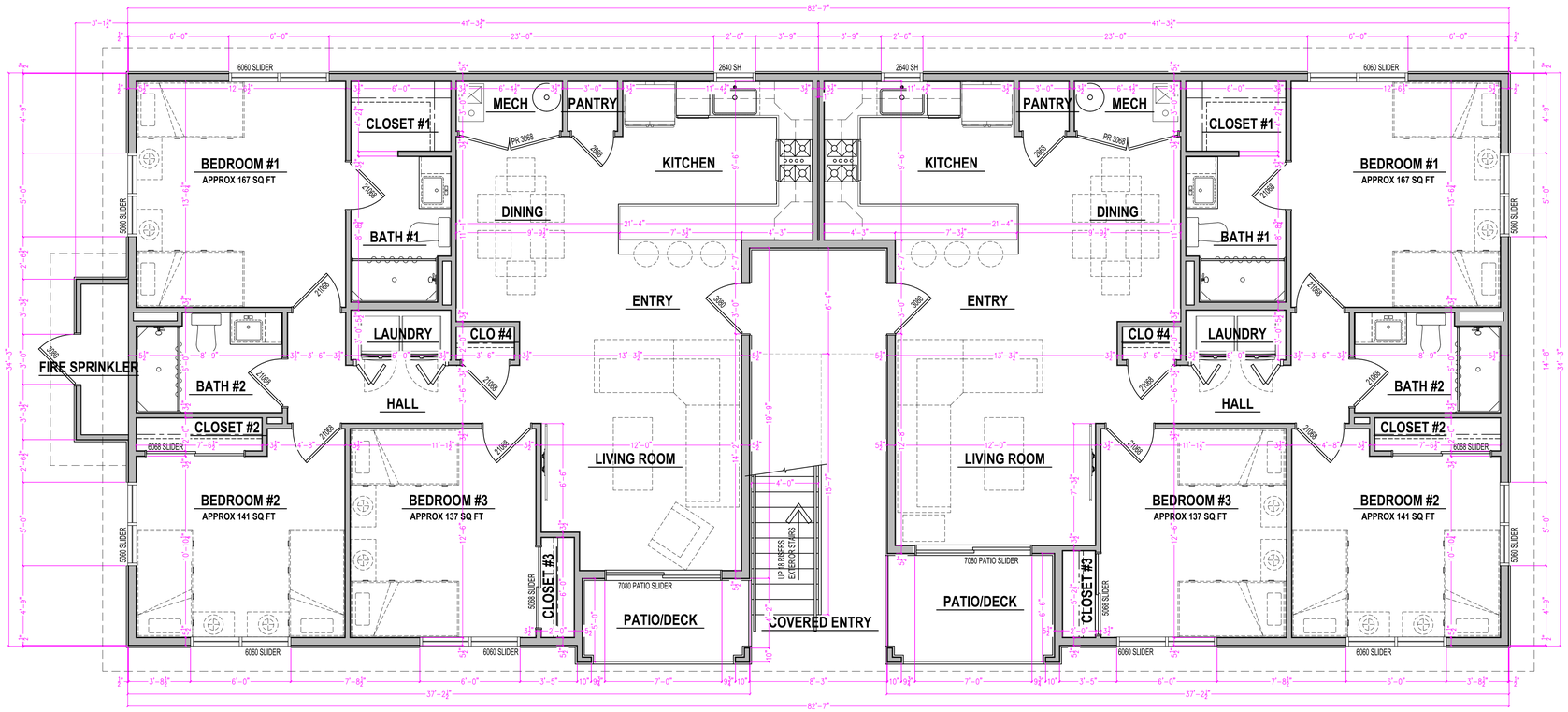
Planning and Zoning
Reviewed
copperman 10/28/2026

No comments

Engineering Division
Reviewed
rburkhill 10/27/2026

Next Step:

Reviewed



A **MAIN LEVEL FLOOR PLAN UNIT #1A**
SCALE: 1/4" = 1'-0" 1,277 SQ FT

B **MAIN LEVEL FLOOR PLAN UNIT # 1B**
SCALE: 1/4" = 1'-0" 1,277 SQ FT

DUNBRIC 4-PLEX

REVISIONS

DRAWN BY
BRM

BRM VENTURES
953 N 830 E, Lehi, UT 84043
(801) 836-4105 | brmackay768@gmail.com

A NEW APARTMENT LOCATED AT 179 N CENTER ST, AMERICAN FORK, UT 84003

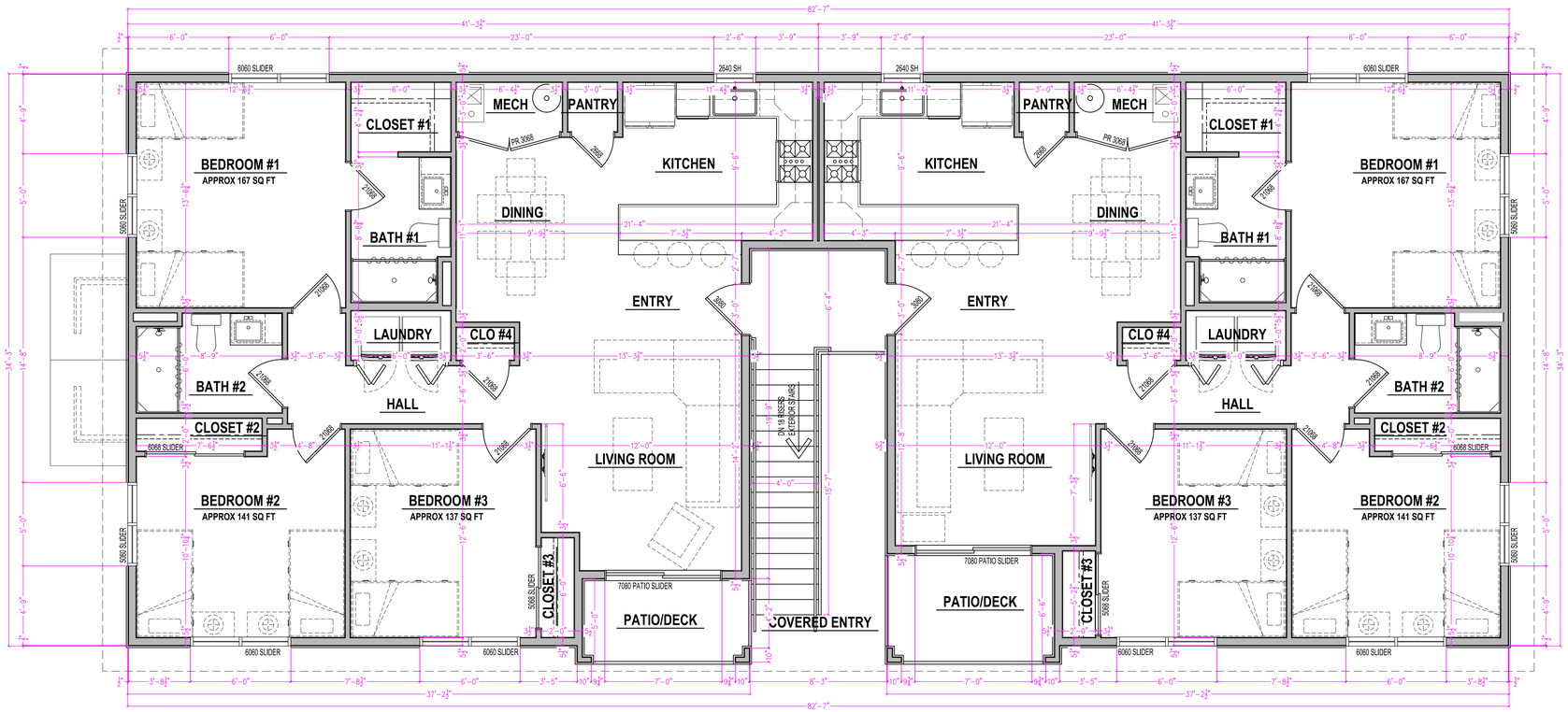
DUNBRIC 4-PLEX

MAIN FLOOR PLAN

8/25/2026

A1.1

PLOT DATE: 8/26/2026 F:\Dropbox\Acadfile\Anim\DUNBRIC\4PLEX\4PX-A12-UPP.dwg



A MAIN LEVEL FLOOR PLAN UNIT #2A
SCALE: 1/4" = 1'-0" 1,277 SQ FT

B MAIN LEVEL FLOOR PLAN UNIT # 2B
SCALE: 1/4" = 1'-0" 1,277 SQ FT

DUNBRIC 4-PLEX

REVISIONS

DRAWN BY
BRM

B R M VENTURES
953 N 830 E, Lehi, UT 84043
(801) 836-4105 | brmackay768@gmail.com

A NEW APARTMENT LOCATED AT 179 N CENTER ST, AMERICAN FORK, UT 84003

DUNBRIC 4-PLEX

UPPER FLOOR PLAN

8/25/2026

A1.2

PLOT DATE: 8/26/2026 F:\Dropbox\Asaflile\Amm\DUNBRIC\4-PLEX\4PPX-A21-ELEV.dwg



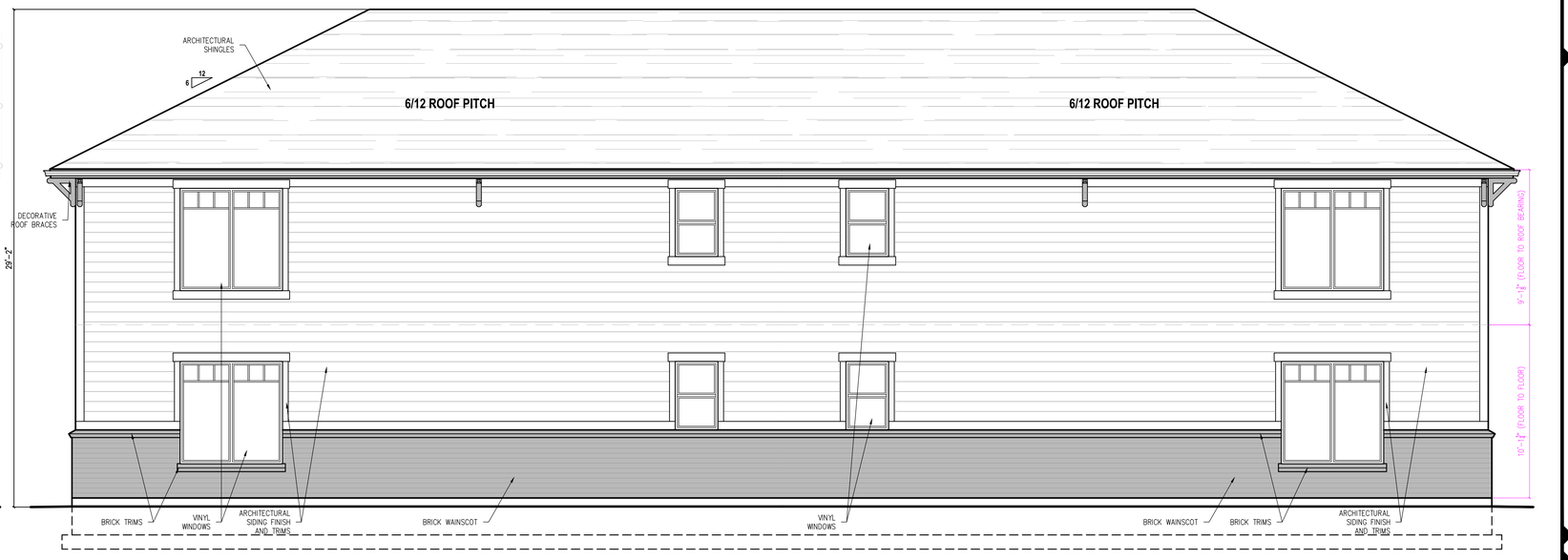
B **SIDE ELEVATION**
SCALE: 1/4" = 1'-0"



A **FRONT ELEVATION**
SCALE: 1/4" = 1'-0"



D **STREET SIDE ELEVATION**
SCALE: 1/4" = 1'-0"



C **REAR ELEVATION**
SCALE: 1/4" = 1'-0"

REVISIONS

DRAWN BY
BRM

B R M VENTURES
953 N 830 E, Lehi, UT 84043
(801) 836-4105 | brmackay768@gmail.com

A NEW APARTMENT LOCATED AT 179 N CENTER ST, AMERICAN FORK, UT 84003

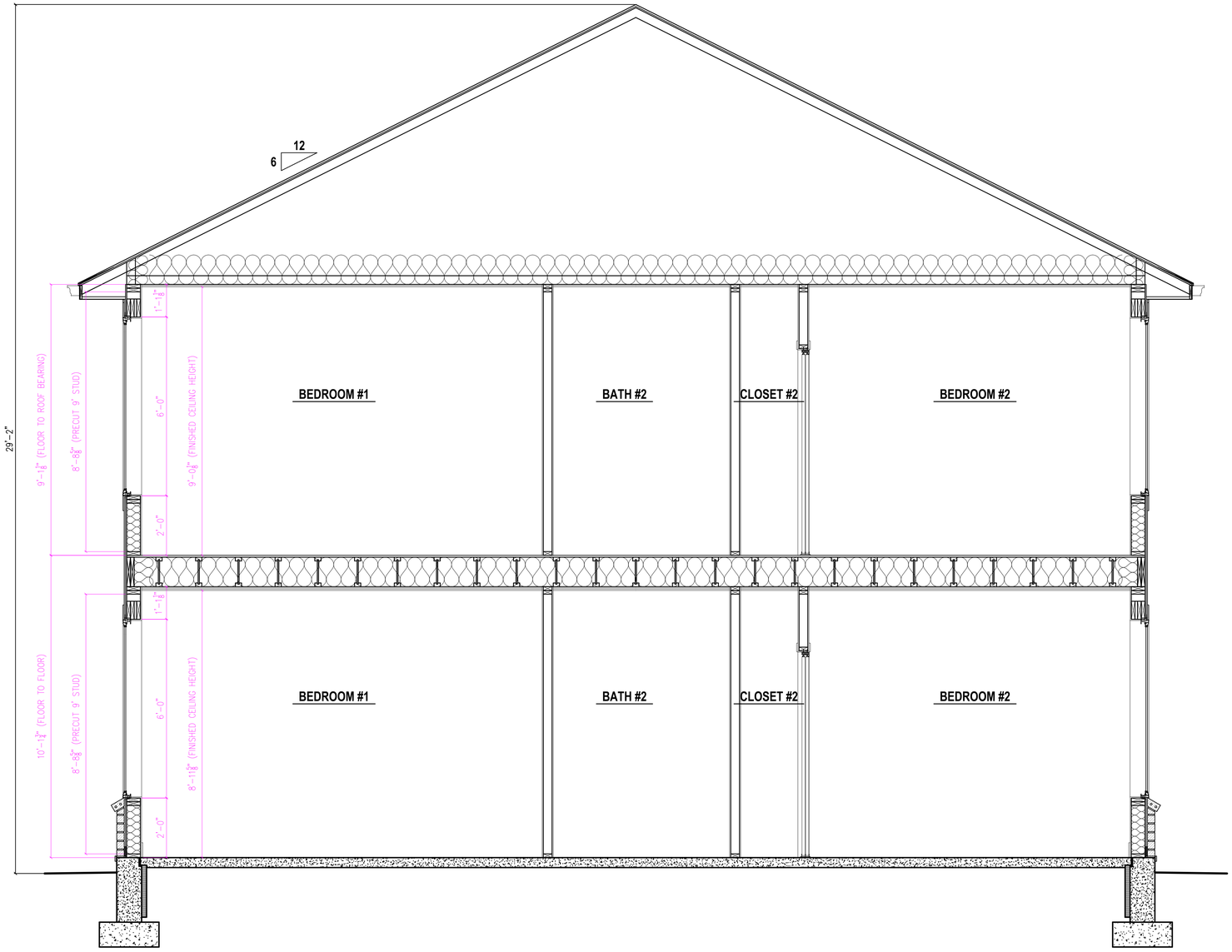
DUNBRIC 4-PLEX

ELEVATIONS

8/25/2026

A2.1

PLOT DATE: 4/6/2026 F:\Dropbox\Acad\file\Amim\DUNBRIC\4-PLEX\4PX-A21-ELEV.dwg



A CROSS SECTION
SCALE: 1/4" = 1'-0"

REVISIONS

DRAWN BY
BRM

B R M VENTURES
953 N 830 E, Lehi, UT 84043
(801) 836-4105 | brmackay768@gmail.com

A NEW APARTMENT LOCATED AT 179 N CENTER ST, AMERICAN FORK, UT 84003

DUNBRIC 4-PLEX

BUILDING CROSS SECTION

5/26/2026

A3.1

PLOT DATE: 8/26/2026 F:\Dropbox\Asadite\Ammi\DUNBRIC\Apartments\DA-A-01-01-1LP.dwg

Re-Submittal Acknowledgment Statement

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Next Step:

Reviewed

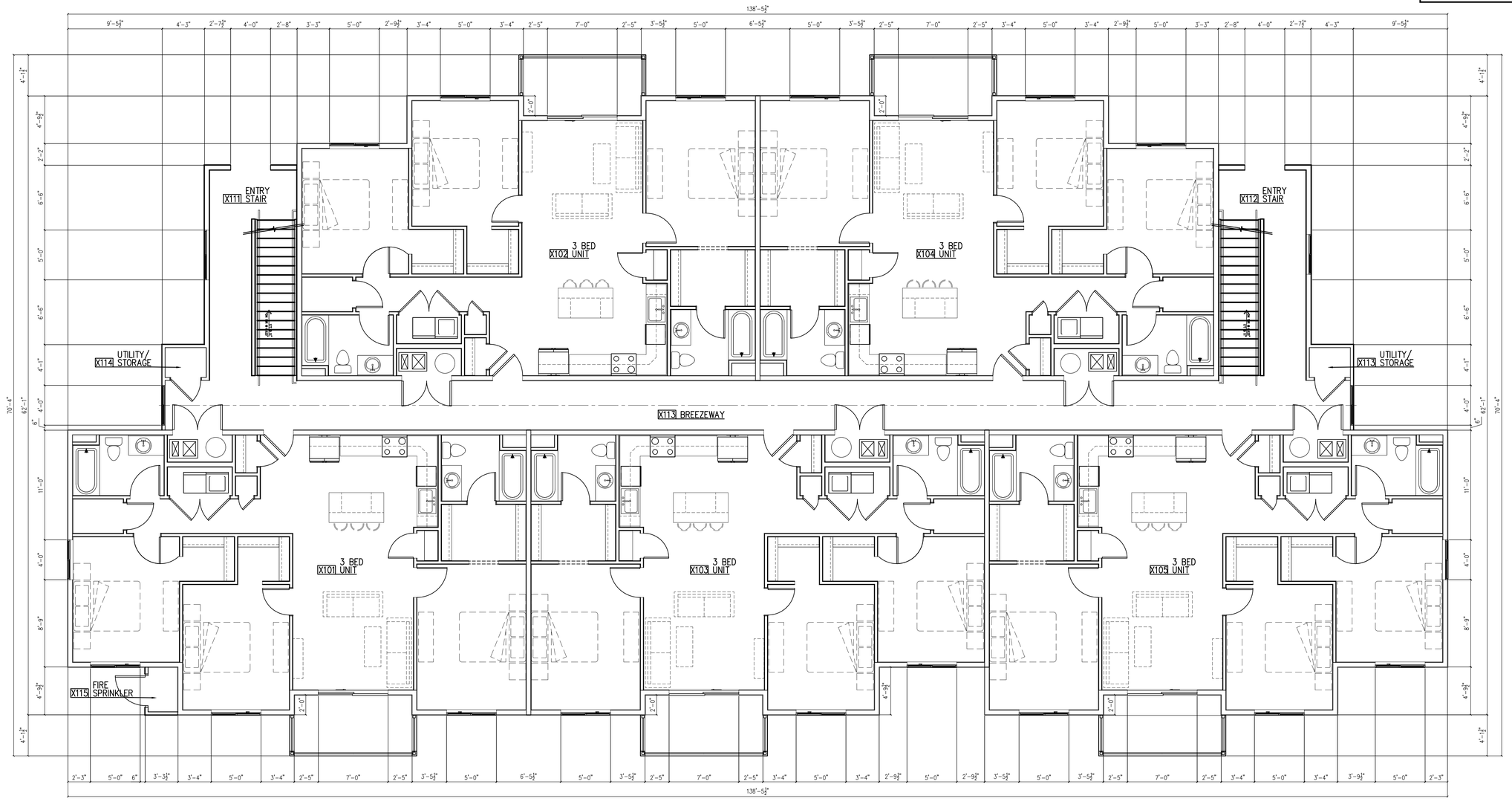
American Fork City
Development Review Committee

No comments

Planning and Zoning
Reviewed
copperman 10/28/2026

No comments

Engineering Division
Reviewed
rburkhill 10/27/2026



A MAIN LEVEL FLOOR PLAN

SCALE: 3/16" = 1'-0"

BUILDING AREA = 7,239 SQ FT
PATIO AREA = 380 SQ FT

(5) 3 BEDROOM UNIT AREA = 1,243 SQ FT
PATIO AREA = 76 SQ FT

COMMON AREA = 1,024 SQ FT

REVISIONS

DRAWN BY
BRM

BRM VENTURES
953 N 830 E, Lehi, UT 84043
(801) 836-4105 | brmackay768@gmail.com

A NEW APARTMENT LOCATED AT 179 N CENTER ST, AMERICAN FORK, UT 84003

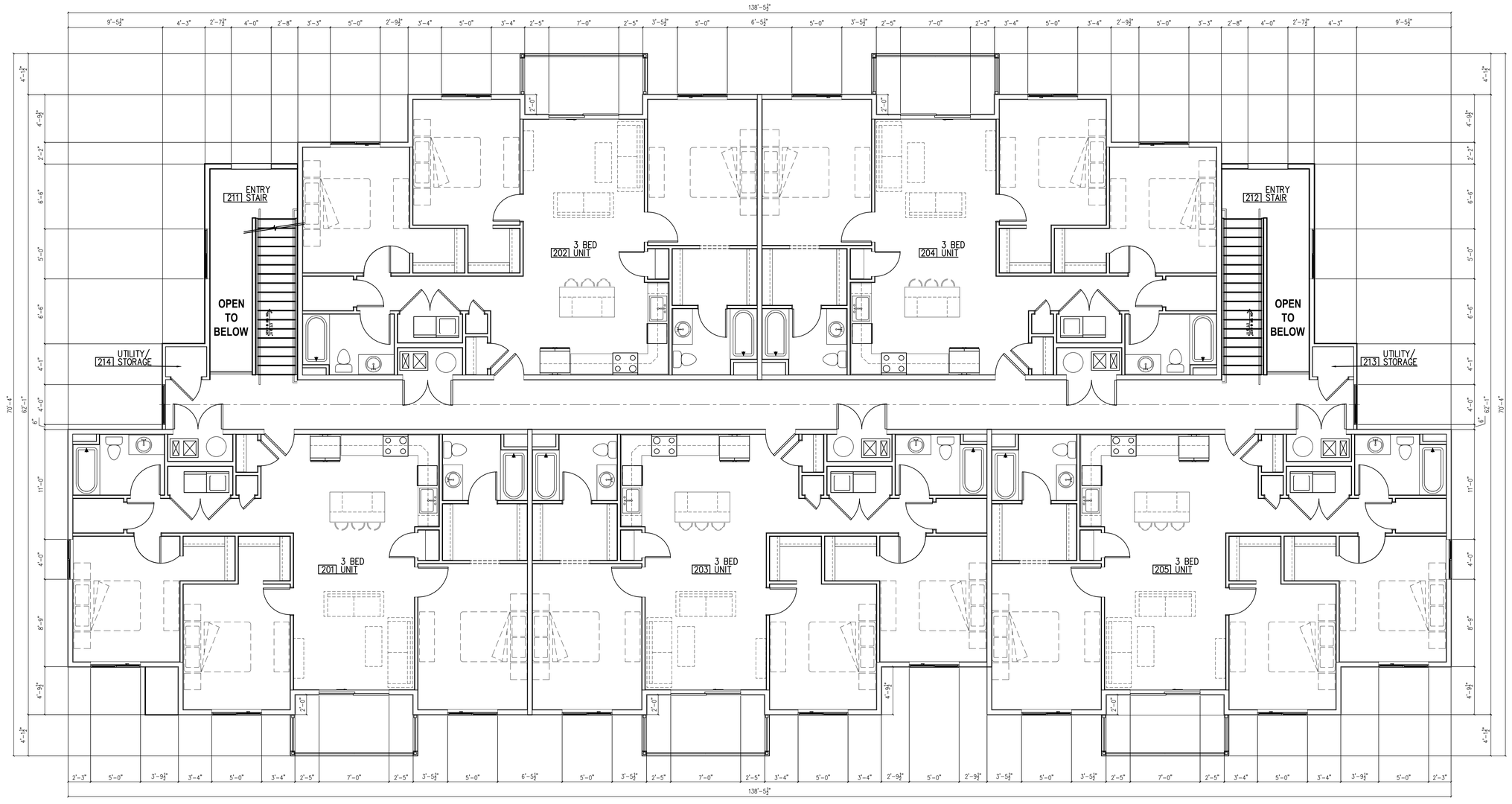
DUNBRIC APARTMENTS

LEVEL 1 FLOOR PLAN

8/25/2026

A1.1a

PLOT DATE: 8/26/2026 F:\Dropbox\Asadtile\Ammi\DUNBRIC\Apartments\DA-A-01-02-2LP.dwg



B LEVEL 2 FLOOR PLAN

SCALE: 3/16" = 1'-0"

BUILDING AREA = 6,856 SQ FT
DECK AREA = 380 SQ FT

(5) 3 BEDROOM UNIT AREA = 1,243 SQ FT
DECK AREA = 76 SQ FT

COMMON AREA = 641 SQ FT

REVISIONS

DRAWN BY
BRM

B R M
VENTURES
953 N 830 E, Lehi, UT 84043
(801) 836-4105 | brmackay768@gmail.com

A NEW APARTMENT LOCATED AT 179 N CENTER ST, AMERICAN FORK, UT 84003

DUNBRIC APARTMENTS

LEVEL 2 FLOOR PLAN

8/25/2026

A1.2a

PLOT DATE: 8/26/2026 F:\Dropbox\Acadfile\Anim\DUNBRIC\Apartments\DA-A-02\20-ELEV.dwg



A WEST ELEVATION (PARKING LOT SIDE)

SCALE: 3/16" = 1'-0"



B SOUTH ELEVATION (4 PLEX SIDE)

SCALE: 3/16" = 1'-0"



C NORTH ELEVATION (200 NORTH SIDE)

SCALE: 3/16" = 1'-0"



D EAST ELEVATION (CENTER STREET SIDE)

SCALE: 3/16" = 1'-0"

REVISIONS

DRAWN BY
BRM

B R M VENTURES
953 N 830 E, Lehi, UT 84043
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A NEW APARTMENT LOCATED AT 179 N CENTER ST, AMERICAN FORK, UT 84003

DUNBRIC APARTMENTS

BUILDING ELEVATIONS

8/25/2026

A2.1



American Fork City
Development Review
Committee

No comments

Planning and Zoning
Reviewed
copperman 10/28/2026

No comments

Engineering Division
Reviewed
rburkhill 10/28/2026

Next Step:

Reviewed

ISSUE DATE	PROJECT NUMBER
10/14/2026	UT26039

NO.	REVISION	DATE
1	CITY COMMENTS	06-09-26
2	CITY COMMENTS	10-13-2026
3		
4		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 10/12/2026

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

NORTH

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

DUNBRIC
187 NORTH AND CENTER ST
AMERICAN FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

BRET NELSON
BRET@PRAUS.US
801-222-0100

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEFFREY ANDREW TIPPETTS
8128121-5301
10/14/2026
ELECTRONIC SEAL
STATE OF UTAH

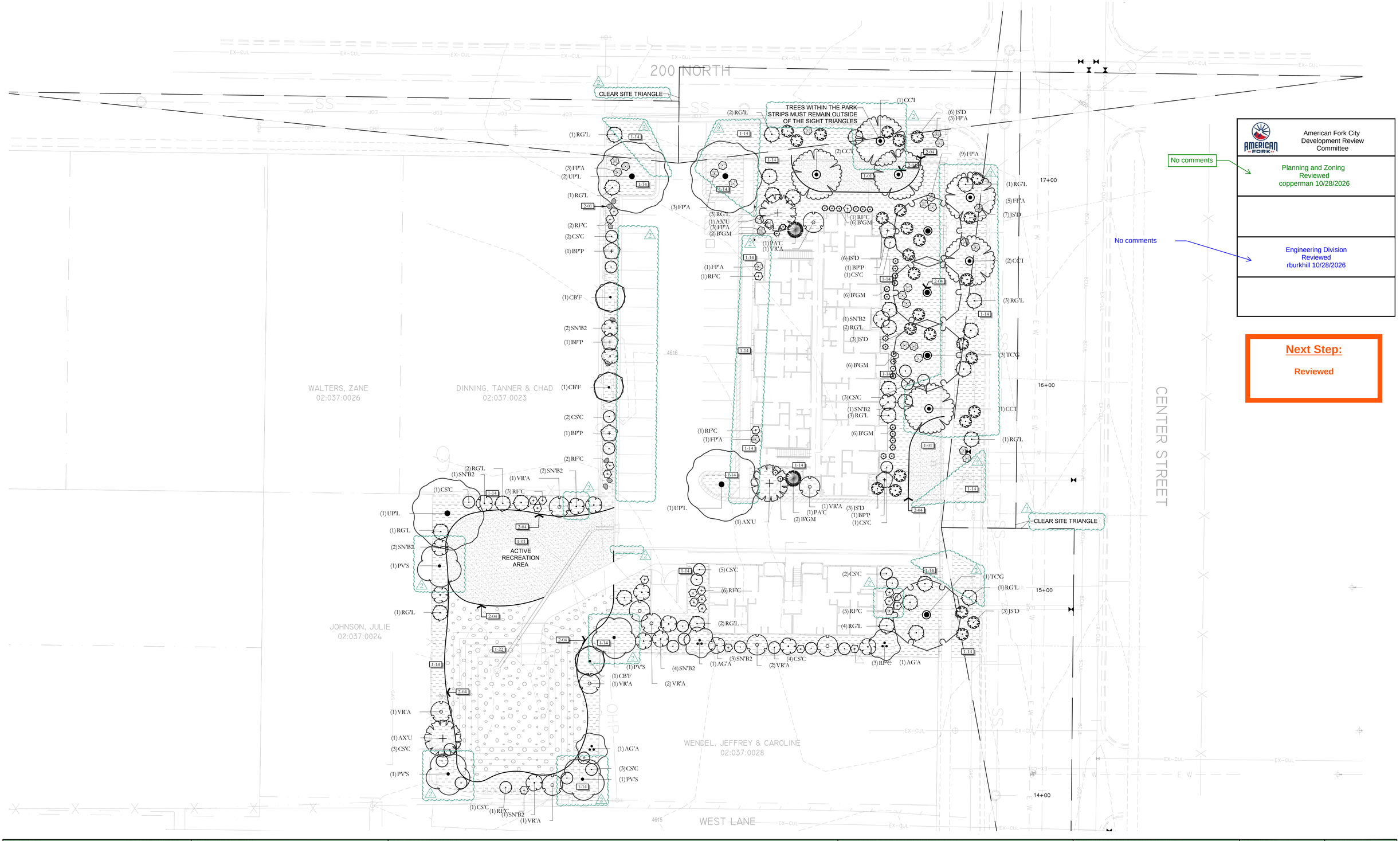
DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	KBA
PLOT DATE:	10/14/2026

COLOR ILLUSTRATION

CITY PERMIT SET

LP-COLOR



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JEREMY ANDREW AINSWORTH
812801-5301
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ELECTRONIC SEAL
STATE OF UTAH

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PLOT DATE:	10/14/2026

LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:

1. SITE CONDITIONS
2. GUARANTEES
3. MAINTENANCE
4. SOIL AMENDMENTS
5. FINE GRADING
6. LANDSCAPE EDGING
7. FURNISH AND INSTALLING PLANT
8. TURF PLANTING
9. WEED BARRIER

1.2 SITE CONDITIONS

A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS; AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.

B. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.

C. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.

1.3 PERMITS

A. BLUE STAKE/ DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.

2

1.5 FINAL INSPECTION

A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY. THE SIGHT TRIANGLES WILL BE CHECKED AFTER ALL PLANT INSTALLATION. ANY PLANTS THAT ARE NOT SUPPOSED TO BE WITHIN THESE AREAS WILL BE RELOCATED.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.

1.7 MAINTENANCE

A. PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 30 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUYING AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.

1.8 GUARANTEE

A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION. ANY PLANT NOT ALIVE, IN POOR HEALTH, OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) BY EIGHT (8) FOOT COMMON PINE STAKES USED AS SHOWN ON THE DETAILS.

B. TREE WRAP: TREE WRAP IS NOT TO BE USED.

C. MULCH/ROCK: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUNDCOVERS.

D. WEED BARRIER: DEWITT 5 OZ. WEED BARRIER FABRIC. MANUFACTURED BY DEWITT COMPANY, DEWITTCOMPANY.COM OR APPROVED EQUAL.

E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE; BACKFILL MIXTURE TO BE 80% NATIVE SOIL AND 20% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.

F. TOPSOIL: REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:

a. PH: 5.5-7.5

b. EC (ELECTRICAL CONDUCTIVITY): < 2.0 MMHOS PER CENTIMETER

c. SAR (SODIUM ABSORPTION RATION): < 3.0

d. % OM (PERCENT ORGANIC MATTER): >1%

e. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND <70%; CLAY < 30%; SILT < 70%, STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.

G. TURF SOD: ALL SOD SHALL BE 18 MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE MORNING OF INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.

H. LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:

a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.

b. PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)

c. REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.

d. ONLY POTABLE WATER FOR MIXING.

I. LANDSCAPE METAL EDGING: 5" ALUMINUM EDGING WITH 15" DOWELS INTO THE GROUND FOR STABILIZATION.

PART III - EXECUTION

3.1 GRADING

A. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.

B. TOPSOIL PLACEMENT: SLOPE SURFACED AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES OF ONE (1) INCHES FOR PLANTERS BELOW GRADE OF ADJACENT PAVED SURFACED. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE SURPLUS SUB-SOIL AND TOPSOIL FROM THE SITE.

C. COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.

3.2 TURF GRADING

A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.

B. THE FINISH GRADE OF THE TOPSOIL ADJACENT TO ALL SIDEWALKS, MOW-STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.

3.3 PLANTING OPERATIONS

A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.

B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.

C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.

D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.

E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.

F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.

G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.

H. SET TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

I. APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.

J. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED, IT SHOULD BE A COURSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.

K. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.

L. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.

4. TURF - SOD LAYING

A. TOP SOIL AMENDMENTS: PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.

B. FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF ½ POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.

C. SOD AVAILABILITY AND CONDITION: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL TO ENSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR BLEMISHES. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

D. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.

E. SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO ENSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND. IF VOIDS OR HOLES ARE DISCOVERED, THE SOD PIECE(S) IS (ARE) TO BE RAISED AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL LEVEL. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.

F. SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 50% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.

G. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.

H. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.

I. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE BARRICADES SET APPROPRIATE DISTANCES WITH STRINGS OR TAPES BETWEEN BARRIERS, AS AN INDICATION OF NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC, UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.

J. ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.

3.5 WEED BARRIER

A. FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IF USE IS REQUIRED OR REQUESTED, DO NOT PLACE IN ANNUAL OR GRASS AREAS.

B. CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.

C. OVERLAP ROWS OF FABRIC MIN. 6"

D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.

END OF SECTION

LANDSCAPE PLAN NOTES

GRADING AND DRAINAGE REQUIREMENTS

- AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
- AS PER CODE., FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
- A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
- LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
- DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHICHEVER DISTANCE IS GREATER

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
- SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
- SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
- EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6" TREE RING OF THE SAME EDGING.

LAWN/GRASS AREA

- SOD
  - O ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
- SEED
  - O **SOIL:** TEST SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR . COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18 INCHES BEFORE ADDING 6" OF WEED FREE TOPSOIL WITH HIGH ORGANIC MATTER. FINE LEVEL ALL AREAS PRIOR TO HYDROSEEDING AND SET THE GRADE FOR POSITIVE DRAINAGE. TOPSOIL SHOULD BE SOFT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.
  - O **SEED**: USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/ ACRE. THE OPTIMUM TIME TO PANT IS IN NOVEMBER BEFORE THE FIRST SNOW. DO NOT SOW OVER HEAVY SNOWPACK. SEED WILL LAY DORMANT AND BE READY TO GERMINATE ONCE THE GROUND THAWS AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL IS NOT POSSIBLE, SEED BEFORE APRIL 1. CONTACT SUMMIT SEED. DARRELL@SUMMITSEEDING.COM 435-709-8003.
  - O **APPLICATION**: HYDROSEEDING SHALL CONSIST OF SEED, TACKIFIER, WOOD FIBER MULCH AND FERTILIZER IN A WATER BASED SLURRY. TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. THE PUMP ON THE TRUCK WILL FORCE THE SLURRY THROUGH A TOP-MOUNTED DISCHARGE NOZZLE (TOWER). USE 2000 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TACKIFIER PER ACRE.
  - O **IRRIGATION**: ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAYTIME WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO ACHIEVE PROPER IRRIGATION.
- IF PERMANENT IRRIGATION IS NOT PLANNED, TEMPORARY IRRIGATION IS REQUIRED AT THE FOLLOWING SCHEDULE: FOR 8 WEEKS SOIL SHALL REMAIN DAMP DURING ESTABLISHMENT PERIOD WITHOUT PUDDLING ON SOIL SURFACE. APPLY WATER APPROXIMATELY THREE TIMES A DAY FOR 5-7 MINUTES FOR EACH IRRIGATION EVENT DEPENDING ON TEMPERATURE AND TIME OF YEAR. A SPARSE DENSITY IS EXPECTED. CONTINUE TEMPORARY IRRIGATION FOR ONE YEAR EVENTUALLY REDUCING WATER APPLICATION TO ONCE A WEEK, THEN ONCE EVERY TWO WEEKS TO FINALLY ONCE A MONTH. MONITOR PROGRESS OF ESTABLISHMENT AND ADJUST SPRINKLERS ACCORDINGLY. THE GOAL IS TO CREATE A HEALTHY STAND OF GRASSES WITH LITTLE TO NO IRRIGATION.
  - O **WEED CONTROL AND MAINTENANCE:** MANDATORY WEED CONTROL IS REQUIRED TO REDUCE COMPETITION AND WEED SEED PRODUCTION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY THE APPLICATOR. APPLY A BROADLEAF HERBICIDE BIANNUALLY AND ESTABLISH A CONSISTENT REGIMEN OF MOWING AND FERTILIZING TO PREVENT WEEDS FROM PRODUCING SEED. MOW ONCE IN THE SPRING AND ONCE IN THE FALL BEFORE FERTILIZATION. FERTILIZER OPTION IS SUSTAIN 4-6-4 DEPENDING ON SOIL FERTILITY. DO NOT MOW SHORTER THAN 4 INCHES. BAG ALL CUTTINGS TO REMOVE WEED SEED FROM PROPERTY. KEEP WEEDS CUT DOWN AND DO NOT LET THEM GO TO SEED. WEED SEED PRODUCTION IS THE GAUGE FOR WHEN TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL DEPENDING ON TEMPERATURE AND MOISTURE. THIS PROCEDURE WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. EXPECT FROM 1 TO 3 YEARS.
  - O **PROGANICS BIOTIC SOIL MEDIA**: WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGANICS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 3500LBS/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH(2000LBS/ACRE) COMBINED WITH TACKIFIER (50-100 LBS/ACRE.)
  - O **ADDING FORBS**: SHRUBS AND PERENNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER CONTROL AND HERBICIDE IS NO LONGER NEEDED. USUALLY 1-2 YEARS AFTER HYDROSEEDING.

MULCH

- ORGANIC
  - O PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.
  - O IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.
  - O ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF TREE TRUNK AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
- INORGANIC
  - O ROCK MULCH PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. WHERE PLANTING IS SPARSE (GREATER THAN 4' DISTANCE BETWEEN PLANTS OR 20' BETWEEN GROUPINGS), ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLE. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 4:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. KEEP ROCK 12" AWAY FROM TRUNK OF TREES AND 6" AWAY FROM BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
  - O IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

GENERAL IRRIGATION NOTES

- A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT CENTER OF ROOT BALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.

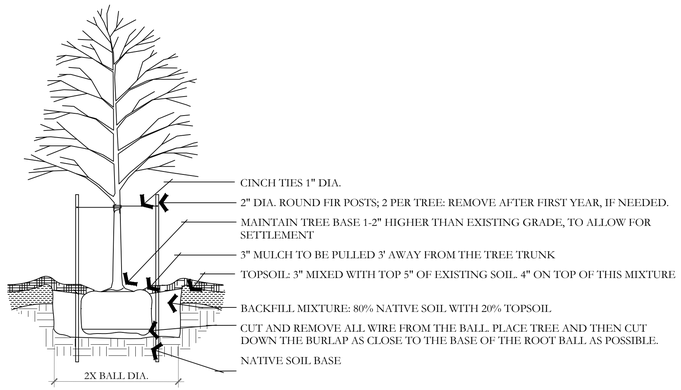
INSTALLER RESPONSIBILITIES AND LIABILITIES

- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

PLANT MATERIALS

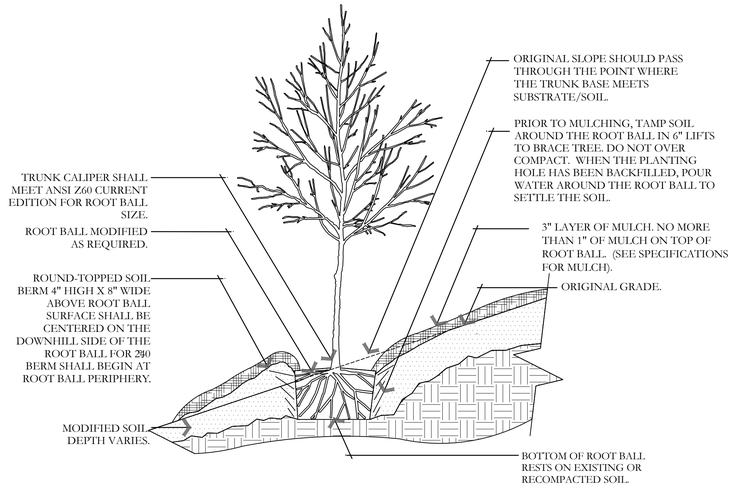
NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	PA'C	2	Picea abies `Cupressina` Columnar Norway Spruce	B & B		7`-9` 5.9% OF TOTAL TREE SPECIES
DECIDUOUS TREES						
	AX'U	3	Acer truncatum x platanoides 'JFS-KW187' Urban Sunset® Maple	B & B	2"Cal	8.8% OF TOTAL TREE SPECIES
	AG'A	3	Amelanchier x grandiflora `Autumn Brilliance` Autumn Brilliance Serviceberry	B & B	Multi-trunked	8.8% OF TOTAL TREE SPECIES
	BP'P	5	Betula platyphylla `Jefpark` Parkland Pillar Birch	B & B	2"Cal	14.7% OF TOTAL TREE SPECIES
	CB'F	3	Carpinus betulus `Franz Fontaine` Franz Font



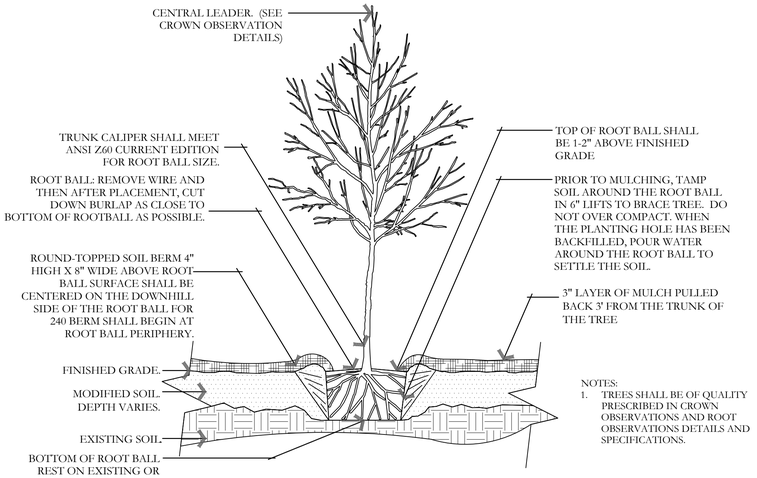
A DECIDUOUS TREE PLANTING

NOT TO SCALE



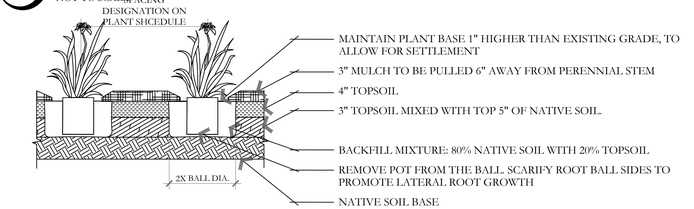
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE



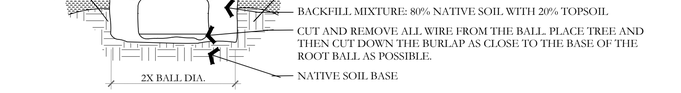
C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE



F PERENNIAL PLANTING

NOT TO SCALE



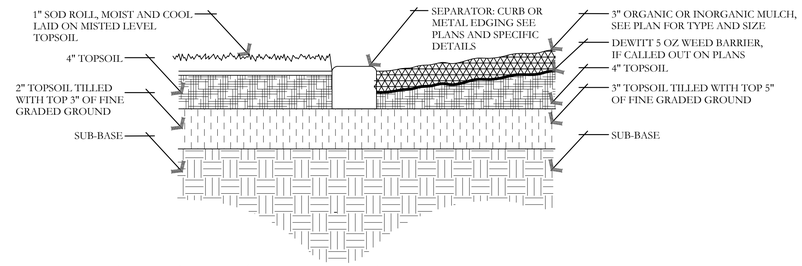
D EVERGREEN TREE PLANTING

NOT TO SCALE



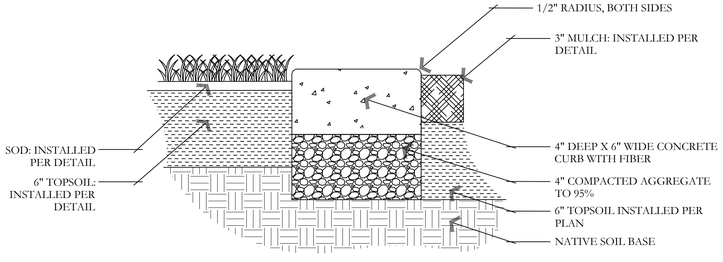
E SHRUB - MODIFIED SOIL

NOT TO SCALE



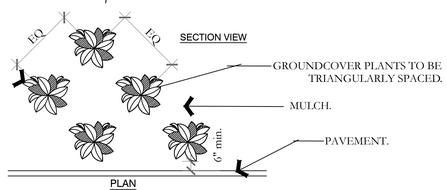
I SOD LAYING/MULCH DETAIL

NOT TO SCALE



G CONCRETE MOWCURB

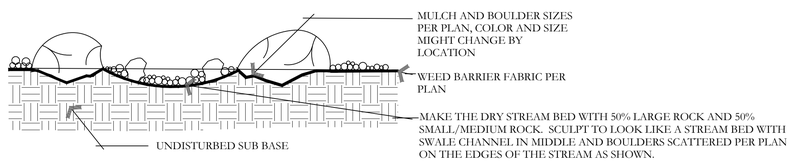
NOT TO SCALE



NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION. THAT GROW
2- SMALL ROOTS AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

H PERENNIAL/GROUNDCOVER PLANTING

NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
10/14/2026	UT26039	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 10/12/2026	DUNBRIC 187 NORTH AND CENTER ST AMERICAN FORK, UTAH	BRET NELSON BRET@PRAUS.US 801-222-0100	PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	JEREMY ANDREW ANDREWSEN 8128121-5301 LICENSED LANDSCAPE ARCHITECT 10/14/2026 ELECTRONIC SEAL STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: KBA PLOT DATE: 10/14/2026

NO.	REVISION	DATE
1	CITY COMMENTS	06-09-26
2	CITY COMMENTS	10-13-2026
3		
4		

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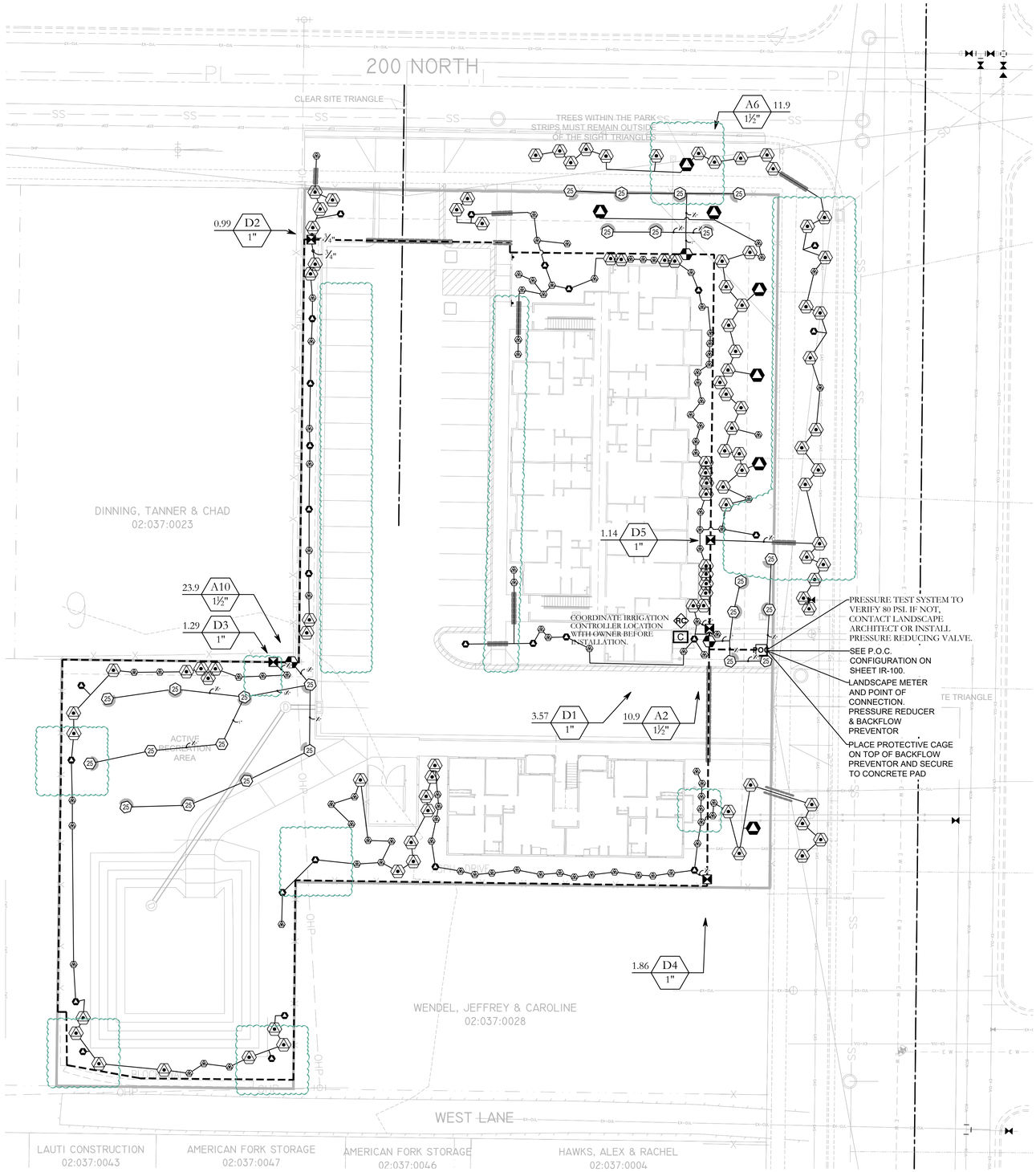
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LANDSCAPE DETAILS

CITY PERMIT SET

LP-501



P.O.C. CONFIGURATION

(NOTE: PRESSURE TEST SYSTEM TO VERIFY 80 PSI. IF NOT, CONTACT LANDSCAPE ARCHITECT OR INSTALL PRESSURE REDUCING VALVE.)

- POC — SOURCE DATA
- BF2 — BACKFLOW PREVENTOR
- SHUTOFF VALVE
- M — MASTER VALVE
- FS — 1" FLOW SENSOR
- QUICK COUPLER

IRRIGATION LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.) IF YOU NEED HELP WITH A WATER AUDIT/CONSULTATION, OR A PLANT MAINTENANCE SCHEDULE, CONTACT PKJ@PKJDESIGNGROUP.COM)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
25	Rain Bird 5006-PL-PC-SAM-R-NP-SS-MPR 25 Turf Rotor, 6in. Pop-Up, Stainless Steel Riser, w/Flow Shut-Off Device. Matched Precipitation Rotor (MPR Nozzle) Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. With Check Valve, In-Stem Pressure Regulator, and Non Potable Purple Cap.	24	45		25'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-IVMQ(2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	5
	Rain Bird XFS-09-18 Drip Ring(SHRUB)	193
	Rain Bird XFS-09-18 Drip Ring(TREE)	34

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rainbird PESB-IVM 1-1/2" 1in., 1-1/2in., 2in. Plastic Industrial Smart Valves w/ Factory Installed IVM-SOL. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	3
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
	Shut Off Valve	1
M	Rain Bird EFB-CP-PRS-D 1" 1in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
BF2	Zurn 975XL 1" Reduced Pressure Backflow device	1
C	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
RC	Rain Bird WRZ-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.	1
FS	Rain Bird FS-100-B 1in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
POC	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 40	41.5 lf
	Irrigation Lateral Line: PVC Schedule 40 3/4"	2,344 lf
	Irrigation Lateral Line: PVC Schedule 40 1"	34.5 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	24.9 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	10.1 lf
	Irrigation Mainline: PVC Schedule 40	1,050 lf
	Pipe Sleeve: PVC Class 200 SDR 21	136.7 lf

Valve Callout
- # — Valve Number
- # — Valve Flow
- #" — Valve Size

ISSUE DATE	PROJECT NUMBER
10/14/2026	UT26039

NO.	REVISION	DATE
1	CITY COMMENTS	06-09-2026
2	CITY COMMENTS	10-14-2026
3		
4		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 10/12/2026

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NORTH
0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

DUNBRIC
187 NORTH AND CENTER
AMERICAN FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

BRET NELSON
BRET@PRAUS.US
801-222-0100

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — JEREMY ANDREATH — 812917-5301 — 10/14/2026 — ELECTRONIC SIG — STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	KBA
PLOT DATE:	10/14/2026

IRRIGATION OVERALL PLAN

CITY PERMIT SET

IR-100

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

WORK TO BE DONE INCLUDES ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE PROJECT IRRIGATION SYSTEM AS INDICATED ON THE CONSTRUCTION DRAWINGS, AND AS SPECIFIED HEREIN. INCLUDES BUT IS NOT LIMITED TO: FURNISHING AND INSTALLING UNDERGROUND AND ABOVE GROUND SPRINKLER SYSTEM COMPLETE WITH ANY ACCESSORIES NECESSARY FOR PROPER FUNCTION AND OPERATION OF THE SYSTEM. ALL PLANT MATERIAL ON THE PROJECT SHALL BE IRRIGATED. REMOVE AND DISPOSE OF ANY EXISTING SPRINKLER SYSTEM COMPONENTS WHICH ARE DISTURBED DURING THE CONSTRUCTION PROCESS AND ARE NOT TO BE SAVED. RESTORATION OF ANY ALTERED OR DAMAGED EXISTING LANDSCAPE TO ORIGINAL STATE AND CONDITION.

1.2 SYSTEM DESCRIPTION

A. DESIGN OF IRRIGATION COMPONENTS: LOCATIONS OF IRRIGATION COMPONENTS ON CONSTRUCTION DRAWINGS MAY BE APPROXIMATE. PIPING, SLEEVING AND/OR OTHER COMPONENTS SHOWN ON CONSTRUCTION DRAWINGS MAY BE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY AND DEMONSTRATION OF COMPONENT GROUPINGS AND SEPARATIONS. ALL IRRIGATION COMPONENTS SHALL BE PLACED IN LANDSCAPED AREAS, WITH THE EXCEPTION OF POPE AND WIRE IN SLEEVING UNDER HARDSCAPES. ACTUAL ROUTING OF PIPE, WIRE OR OTHER COMPONENTS MAY BE ALTERED DUE TO SITE CONDITIONS NOT ACCOUNTED FOR IN THE DESIGN PROCESS.

B. CONSTRUCTION REQUIREMENTS: ACTUAL PLACEMENT MAY VARY AS REQUIRED TO ACHIEVE A MINIMUM OF 100% COVERAGE WITHOUT OVERSPRAY ONTO HARDSCAPE, BUILDINGS OR OTHER FEATURES.

C. LAYOUT OF IRRIGATION COMPONENTS: DURING LAYOUT AND STAKING, CONSULT WITH OWNER APPROVED REPRESENTATIVE (HEREAFTER REFFRRED TO AS OAR) TO VERIFY PROPER PLACEMENT OF IRRIGATION COMPONENTS, AND TO PROVIDE CONTRACTOR RECOMMENDATIONS FOR CHANGES WHERE REVISIONS MAY BE ADVISABLE. SMALL OR MINOR ADJUSTMENTS TO SYSTEM LAYOUT ARE PERMISSIBLE TO AVOID EXISTING FIELD OBSTRUCTIONS SUCH AS UTILITY BOXES OR STREET LIGHT POLES. CONTRACTOR SHALL PLACE REMOTE CONTROL VALVES IN GROUPS AS PRACTICAL TO ECONOMIZE ON QUANTITY OF MANIFOLD ISOLATION VALVES. QUICK COUPLER VALVES SHALL BE PLACED WITH MANIFOLD GROUPS AND PROTECTED BY MANIFOLD ISOLATION VALVES. QUICK COUPLER VALVES ARE SHOWN ON CONSTRUCTION DOCUMENTS IN APPROXIMATE LOCATIONS.

1.3 DEFINITIONS

A. WATER SUPPLY: CULINARY WATER PIPING AND COMPONENTS, FURNISHED AND INSTALLED BY OTHERS TO PROVIDE IRRIGATION WATER TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO BACKFLOW PREVENTOR, SADDLES, NIPPLES, SPOOLS, SHUT OFF VALVES, CORPORATION STOP VALVES, WATER METERS, PRESSURE REGULATION VALVES, AND PIPING UPSTREAM OF (OR PRIOR TO) THE POINT OF CONNECTION.

B. POINT OF CONNECTION: LOCATION WHERE THE CONTRACTOR SHALL TIE INTO THE WATER SUPPLY. MAY REQUIRE BACKFLOW PREVENTOR, SADDLE, NIPPLES, SPOOLS, ISOLATION VALVES OR STOP AND WASTE VALVE FOR LANDSCAPE IRRIGATION NEEDS AND USE.

C. MAIN LINE PIPING: PRESSURIZED PIPING DOWNSTREAM OF THE POINT OF CONNECTION TO PROVIDE WATER TO REMOTE CONTROL VALVES AND QUICK COUPLERS. NORMALLY UNDER CONSTANT PRESSURE.

D. LATERAL LINE PIPING: CIRCUIT PIPING DOWNSTREAM OF REMOTE CONTROL VALVES TO PROVIDE WATER TO SPRINKLER HEADS, DRIP SYSTEMS OR BUBBLERS.

1.4 REFERENCES

A. THE FOLLOWING STANDARDS WILL APPLY TO THE WORK OF THIS SECTION:

a. ASTM-AMERICAN SOCIETY FOR TESTING AND MATERIALS

b. IA - THE IRRIGATION ASSOCIATION: MAIN BMP DOCUMENT, LANDSCAPE IRRIGATION SCHEDULING AND WATER MANAGEMENT DOCUMENT.

1.5 SUBMITTALS

A. AT LEAST THIRTY (30) DAYS PRIOR TO ORDERING OF ANY MATERIALS, THE CONTRACTOR SHALL PROVIDE MANUFACTURER CATALOG CUT SHEET AND CURRENT PRINTED SPECIFICATIONS FOR EACH ELEMENT OR COMPONENT OF THE IRRIGATION SYSTEM. SUBMITTALS SHALL BE IN THREE RING BINDERS OR OTHER SIMILAR BOUND FORM. PROVIDE FIVE COPIES OF SUBMITTALS TO OAR FOR DISTRIBUTION. PLACE COVER OR INDEX SHEET INDICATING ORDER IN SUBMITTAL DOCUMENT. NO MATERIAL SHALL BE ORDERED, DELIVERED OR ANY WORK PRECEDED IN THE FIELD UNTIL THE REQUIRED SUBMITTALS HAVE NEED REVIEWED IN ITS ENTIRETY AND STAMPED APPROVED. DELIVERED MATERIAL SHALL MATCH THE APPROVED SAMPLES.

B. OPERATION AND MAINTENANCE MANUAL:

a. AT LEAST THIRTY (30) DAYS PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL PROVIDE OPERATION AND MAINTENANCE MANUAL TO OAR, CONTAINING:

i. MANUFACTURER CATALOG CUT SHEET AND CURRENT PRINTED SPECIFICATIONS FOR EACH ELEMENT OR COMPONENT OF THE IRRIGATION SYSTEM.

ii. PARTS LIST FOR EACH OPERATING ELEMENT OF THE SYSTEM

iii. MANUFACTURER PRINTED LITERATURE ON OPERATION AND MAINTENANCE OF OPERATING ELEMENTS OF THE SYSTEM.

iv. SECTION LISTING INSTRUCTIONS FOR OVERALL SYSTEM OPERATION AND MAINTENANCE. INCLUDE DIRECTIONS FOR SPRING START-UP AND WINTERIZATION.

b. PROJECT RECORD COPY

i. MAINTAIN AT PROJECT SITE ONE COPY OF ALL PROJECT DOCUMENTS CLEARLY MARKED "PROJECT RECORD COPY". MARK ANY DEVIATION IN MATERIAL INSTALLATION ON CONSTRUCTION DRAWINGS. MAINTAIN AND UPDATE DRAWING AT LEAST WEEKLY. PROJECT RECORD COPY TO BE AVAILABLE TO OAR ON DEMAND.

ii. COMPLETED PROJECT AS-BUILT DRAWINGS

1. PRIOR TO FINAL INSPECTION, PREPARE AND SUBMIT TO OAR ACCURATE AS-BUILT DRAWINGS INCLUDING 2 WIRE PATH AND JUNCTION BOX LOCATIONS.
2. SHOW DETAIL AND DIMENSION CHANGES MADE DURING INSTALLATION. SHOW SIGNIFICANT DETAILS AND DIMENSIONS THAT WERE NOT SHOWN IN ORIGINAL CONTRACT DOCUMENTS.
3. FIELD DIMENSION LOCATIONS OF SLEEVING, POINTS OF CONNECTION, MAIN LINE PIPING, WIRING RUNS NOT CONTAINED IN MAIN LINE PIPE TRENCHES, VALVES AND VALVE BOXES, QUICK COUPLER VALVES.
4. DIMENSIONS ARE TO BE TAKEN FROM PERMANENT CONSTRUCTED SURFACES, FEATURES, OR FINISHED EDGES LOCATED AT OR ABOVE FINISHED GRADE.
5. CONTROLLER MAP: UPON COMPLETION OF SYSTEM, PLACE IN EACH CONTROLLER A COLOR CODED COPY OF THE AREA THAT CONTROLLER SERVICES: INDICATING ZONE NUMBER, TYPE OF PLANT MATERIAL AND LOCATION ON PROJECT THAT ZONE SERVICES. LAMINATE MAP WITH HEAT SHRINK CLEAR PLASTIC.

1.6 QUALITY ASSURANCE

A. ACCEPTANCE: DO NOT INSTALL WORK IN THIS SECTION PRIOR TO ACCEPTANCE BY OAR.

B. REGULATORY REQUIREMENTS: ALL WORK AND MATERIALS SHALL BE ACCORDING TO ANY AND ALL RULES, REGULATIONS OR CODES, WHETHER THEY ARE STATE OR LOCAL LAWS AND ORDINANCES. CONTRACT DOCUMENTS, DRAWINGS OR SPECIFICATIONS MAY NOT BE CONSTRUED OR INTERPRETED TO PERMIT WORK OR MATERIALS NOT CONFORMING TO THE ABOVE CODES.

C. ADEQUATE WATER SUPPLY: WATER SUPPLY TO THIS PROJECT EXISTS, INSTALLED BY OTHERS. CONNECTIONS TO THESE SUPPLY LINES SHALL BE BY THIS CONTRACTOR. VERIFY THAT PROPER CONNECTION IS AVAILABLE TO SUPPLY LINE AND IS OF ADEQUATE SIZE. VERIFY THAT SECONDARY CONNECTION COMPONENTS MAY BE INSTALLED IF NECESSARY. PERFORM STATIC PRESSURE TEST PRIOR TO COMMENCEMENT OF WORK AT SUPPLIED POC. NOTIFY OAR IN WRITING OF PROBLEMS ENCOUNTERED AND PRESSURE READING PRIOR TO PROCEEDING.

D. WORKMANSHIP AND MATERIALS:

a. IT IS THE INTENT OF THIS SPECIFICATION THAT ALL MATERIAL HEREIN SPECIFIED AND SHOWN ON THE CONSTRUCTION DOCUMENTS SHALL BE OF THE HIGHEST QUALITY AVAILABLE AND MEETING THE REQUIREMENTS SPECIFIED.

b. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST STANDARDS OF PRACTICE RELATING TO THE TRADE.

E. CONTRACTOR QUALIFICATIONS:

a. CONTRACTOR SHALL PROVIDE DOCUMENT OR RESUME INCLUDING AT LEAST THE FOLLOWING ITEMS:

i. THAT CONTRACTOR HAS BEEN INSTALLING SPRINKLERS ON COMMERCIAL PROJECTS FOR FIVE PREVIOUS CONSECUTIVE YEARS.

ii. CONTRACTOR IS LICENSED TO PERFORM LANDSCAPE AND IRRIGATION CONSTRUCTION IN THE STATE OF THIS PROJECT.

iii. CONTRACTOR IS BONDABLE FOR THE WORK TO BE PERFORMED.

iv. REFERENCES OF FIVE PROJECTS OF SIMILAR SIZE AND SCOPE COMPLETED WITHIN THE LAST FIVE YEARS. THREE OF THE PROJECTS LISTED SHALL BE LOCAL.

v. LISTING OF SUPPLIERS WHERE MATERIALS WILL BE OBTAINED FOR USE ON THIS PROJECT.

vi. PROJECT SITE FOREMAN OR SUPERVISOR HAS AT LEAST FIVE CONSECUTIVE YEARS OF COMMERCIAL IRRIGATION INSTALLATION EXPERIENCE. THIS PERSON SHALL BE A CURRENT CERTIFIED IRRIGATION CONTRACTOR IN GOOD STANDING AS SET FORTH BY THE IRRIGATION ASSOCIATION. THIS PERSON SHALL BE ON PROJECT SITE AT LEAST 75% OF EACH WORKING DAY.

vii. EVIDENCE THAT CONTRACTOR CURRENTLY EMPLOYS WORKERS IN SUFFICIENT QUANTITIES TO COMPLETE PROJECT WITHIN TIME LIMITS THAT ARE ESTABLISHED BY THE CONTRACT.

viii. ALL GENERAL LABORERS OR WORKERS ON THE PROJECT SHALL BE PREVIOUSLY TRAINED AND FAMILIAR WITH SPRINKLER INSTALLATION AND HAVE A MINIMUM OF ONE-YEAR EXPERIENCE. THOSE WORKERS PERFORMING TASKS RELATED TO PVC PIPE SHALL HAVE CERTIFICATES DESIGNATED BELOW.

1.7 DELIVERY-STORAGE-HANDLING

A. DURING DELIVERY, INSTALLATION AND STORAGE OF MATERIALS FOR PROJECT, ALL MATERIALS SHALL BE PROTECTED FROM CONTAMINATION, DAMAGE, VANDALISM, AND PROLONGED EXPOSURE TO SUNLIGHT. ALL MATERIAL STORED AT THE PROJECT SITE SHALL BE NEATLY ORGANIZED IN A COMPACT ARRANGEMENT AND STORAGE SHALL NOT DISRUPT PROJECT OWNER OR OTHER TRADES ON PROJECT SITE. ALL MATERIAL TO BE INSTALLED SHALL BE HANDLED BY CONTRACTOR WITH CARE TO AVOID BREAKAGE OR DAMAGE. DAMAGED MATERIALS ATTRIBUTED TO CONTRACTOR SHALL BE REPLACED WITH NEW AT CONTRACTORS EXPENSE.

1.8 SEQUENCING

A. PERFORM SITE SURVEY, RESEARCH UTILITY RECORDS, CONTACT UTILITY LOCATION SERVICES. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL HAZARDS AND UTILITIES PRIOR TO WORK COMMENCEMENT. INSTALL SLEEVING PRIOR TO INSTALLATION OF CONCRETE, PAVING OR OTHER PERMANENT SITE ELEMENTS. IRRIGATION SYSTEM POINT OF CONNECTION COMPONENTS, BACKFLOW PREVENTION AND PRESSURE REGULATION DEVICES SHALL BE INSTALLED AND OPERATIONAL PRIOR TO ALL DOWNSTREAM COMPONENTS. ALL MAIN LINES SHALL BE THOROUGHLY FLUSHED OF ALL DEBRIS PRIOR TO INSTALLATION OF ANY SPRINKLER HEADS.

1.9 WARRANTY

A. CONTRACTOR SHALL PROVIDE ONE YEAR WARRANTY. WARRANTY SHALL COVER ALL MATERIALS, WORKMANSHIP AND LABOR. WARRANTY SHALL INCLUDE FILLING AND OR REPAIRING DEPRESSIONS OR REPLACING TURF OR OTHER PLANTINGS DUE TO SETTLEMENT OF IRRIGATION TRENCHES OR IRRIGATION SYSTEM ELEMENTS. VALVE BOXES, SPRINKLERS OR OTHER COMPONENTS SETTLED FROM ORIGINAL FINISH GRADE SHALL BE RESTORED TO PROPER GRADE. IRRIGATION SYSTEM SHALL HAVE BEEN ADJUSTED TO PROVIDE PROPER, ADEQUATE COVERAGE OF IRRIGATED AREAS.

1.10 OWNER'S INSTRUCTION

A. AFTER SYSTEM IS INSTALLED, INSPECTED, AND APPROVED, INSTRUCT OWNER'S REPRESENTATIVES IN COMPLETE OPERATION AND MAINTENANCE PROCEDURES. COORDINATE INSTRUCTION WITH REFERENCES TO PREVIOUSLY SUBMITTED OPERATION AND MAINTENANCE MANUAL.

1.11 MAINTENANCE

A. FURNISH THE FOLLOWING ITEMS TO OWNER'S REPRESENTATIVE:

a. TWO QUICK COUPLER KEYS WITH HOSE SWIVELS.

b. ONE OF EACH TYPE OR SIZE OF QUICK COUPLER VALVE AND REMOTE CONTROL VALVE. FIVE PERCENT OF TOTAL QUANTITIES USED OF EACH SPRINKLER AND SPRINKLER NOZZLE.

B. PROVIDE THE FOLLOWING SERVICES:

a. WINTERIZE ENTIRE IRRIGATION SYSTEM INSTALLED UNDER THIS CONTRACT. WINTERIZE BY 'BLOW-OUT' METHOD USING COMPRESSED AIR. COMPRESSOR SHALL BE CAPABLE OF MINIMUM OF 175 CFM. THIS OPERATION SHALL OCCUR AT THE END OF FIRST GROWING SEASON AFTER NEED FOR PLANT IRRIGATION BUT PRIOR TO FREEZING. COMPRESSOR SHALL BE CAPABLE OF EVACUATING SYSTEM OF ALL WATER PRESSURE REGULATION DEVICES. COMPRESSOR SHALL BE REGULATED TO NOT MORE THAN 60 PSI. START UP SYSTEM THE FOLLOWING SPRING AFTER DANGER OF FREEZING HAS PASSED. CONTRACTOR SHALL TRAIN OWNER'S REPRESENTATIVE IN PROPER START-UP AND WINTERIZATION PROCEDURE.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. CONTRACTOR SHALL PROVIDE MATERIALS TO BE USED ON THIS PROJECT. CONTRACTOR SHALL NOT REMOVE ANY MATERIAL PURCHASED FOR THIS PROJECT FROM THE PROJECT SITE, NOR MIX PROJECT MATERIALS WITH OTHER CONTRACTOR OWNED MATERIALS. OWNER RETAINS RIGHT TO PURCHASE AND PROVIDE PROJECT MATERIAL.

2.2 POINT OF CONNECTION

A. THE CONTRACTOR SHALL CONNECT ONTO EXISTING IRRIGATION OR WATER MAIN LINE AS NEEDED FOR POINT(S) OF CONNECTION. CONTRACTOR SHALL INSTALL NEW MAIN LINE AS INDICATED. CONNECTION MUST MEET STATE GUIDELINES

2.3 CONNECTION ASSEMBLY

A. CULINARY WATER SHALL BE USED ON THIS PROJECT. INSTALL BACKFLOW PREVENTOR AND RPZ AS NEEDED.

2.4 CONTROL SYSTEM

A. POWER SUPPLY TO THE IRRIGATION CONTROLLER SHALL BE PROVIDED FOR BY THIS CONTRACT. TO BE INSTALLED BY OWNER OR ELECTRICAL CONTRACTOR.

B. CONTROLLER SHALL BE AS SPECIFIED IN THE DRAWINGS. CONTROLLER SHALL BE SURGE PROTECTED.

a. INSTALLATION OF WALL-MOUNT CONTROLLERS: IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THIS TASK. POWER CONFIGURATION FOR WALL-MOUNT CONTROLLERS SHALL BE 120 VAC UNLESS OTHERWISE NOTED.

b. LOCATE CONTROLLER(S) IN GENERAL LOCATION SHOWN ON CONSTRUCTION DRAWINGS. COORDINATE POWER SUPPLY AND BREAKER ALLOCATION WITH ELECTRICAL CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POWER CONNECTIONS TO CONTROLLERS, WHETHER THEY ARE WALL MOUNT OR PEDESTAL MOUNT. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL OR OTHER PROJECT TRADES AS NEEDED TO FACILITATE INSTALLATION OF POWER TO CONTROLLERS.

C. WIRES CONNECTING THE REMOTE CONTROL VALVES TO THE IRRIGATION CONTROLLER ARE SINGLE CONDUCTORS, TYPE PE. WIRE CONSTRUCTION SHALL INCORPORATE A SOLID COPPER CONDUCTOR AND POLYETHYLENE (PE) INSULATION WITH A MINIMUM THICKNESS OF 0.045 INCHES. THE WIRES SHALL BE UL LISTED FOR DIRECT BURIAL IN IRRIGATION SYSTEMS AND BE RATED AT A MINIMUM OF 30 VAC. PAIGE ELECTRIC CO., LP SPECIFICATION NUMBER P7079D.

a. A MINIMUM OF 36" OF ADDITIONAL WIRE SHALL BE LEFT AT EACH VALVE, EACH SPLICE BOX AND AT EACH CONTROLLER.

b. COMMON WIRE SHALL BE WHITE IN COLOR, 12 GAUGE. CONTROL WIRE SHALL BE RED IN COLOR, 14 GAUGE. SPARE WIRE SHALL BE LOOPED WITHIN EACH VALVE BOX OF THE GROUPING IT IS TO SERVICE.

D. WIRE SPLICE CONNECTORS SHALL USE 3M BRAND DBY WIRE CONNECTORS. WIRE SPLICING BETWEEN CONTROLLER AND VALVES SHALL BE AVOIDED IF AT ALL POSSIBLE. ANY WIRE SPLICES SHALL BE CONTAINED WITHIN A VALVE BOX. SPLICES WITHIN A VALVE BOX THAT CONTAINS NO CONTROL VALVES SHALL BE STAMPED 'WIRE SPLICE' OR 'WS' ON BOX LID.

2.5 SLEEVING

A. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT EXISTING UNDERGROUND UTILITIES AND COMPONENTS. SLEEVING MINIMUM SIZE SHALL BE 2". SLEEVING 2" THROUGH 4" IN SIZE SHALL BE SCH40 PVC SOLVENT WELD. SLEEVING 6" AND LARGER SHALL BE CL 200 PVC GASKETED. SLEEVE DIAMETER SHALL BE AT LEAST TWO TIMES THE DIAMETER OF THE PIPE WITHIN THE SLEEVE. SLEEVES SHALL BE EXTENDED 6" MINIMUM BEYOND WALK OR EDGE OF PAVEMENT. WIRE OR CABLE SHALL NOT BE INSTALLED IN THE SAME SLEEVE AS PIPING, BUT SHALL BE INSTALLED IN SEPARATE SLEEVES. SLEEVE ENDS ON SLEEVE SIZES 4" AND LARGER SHALL BE CAPPED WITH INTEGRAL CORRESPONDING SIZED PVC SLIP CAP, PRESSURE FIT, UNTIL USED, TO PREVENT CONTAMINATION. SLEEVES SHALL BE INSTALLED AT APPROPRIATE DEPTHS FOR MAIN LINE PIPE OR LATERAL PIPE.

2.6 MAIN LINE PIPE

A. ALL MAIN LINE PIPE 4" AND LARGER SHALL BE CLASS 200 GASKETED BELL END. ALL MAIN LINE PIPE 3" IN SIZE AND SMALLER SHALL BE SCHEDULE 40 PVC SOLVENT WELD BELL END.

a. MAXIMUM FLOWS ALLOWED THROUGH MAIN LINE PIPE SHALL BE:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. MAIN LINE PIPE SHALL BE BURIED WITH 24" COVER

2.7 MAIN LINE FITTINGS

A. ALL MAIN LINE FITTINGS 3" AND LARGER SHALL BE GASKETED DUCTILE IRON MATERIAL. ALL DUCTILE IRON FITTINGS HAVING CHANGE OF DIRECTION SHALL HAVE PROPER CONCRETE THRUST BLOCK INSTALLED. ALL MAIN LINE FITTINGS SMALLER THAN 3" IN SIZE SHALL BE SCHEDULE 80 PVC.

2.8 ISOLATION VALVES

A. ISOLATION VALVES 3" AND LARGER SHALL BE WATEROUS BRAND MODEL 2500 CAST IRON GATE VALVE, RESILIENT WEDGE, PUSH ON TYPE, WITH 2" SQUARE OPERATING NUT. PLACE SLEEVE OF 6" OR LARGER PIPE OVER TOP OF VALVE VERTICALLY AND THEN EXTEND TO GRADE. PLACE 10" ROUND VALVE BOX OVER SLEEVE AT GRADE.

B. ISOLATION VALVES 2-1/2" AND SMALLER SHALL BE APOLLO BRAND 70 SERIES BRASS BALL VALVES, CONTAINED IN A CARSON STANDARD SIZE VALVE BOX. VALVES SHALL BE INSTALLED WITH SCH80 PVC TOE NIPPLES ON BOTH SIDES OF THE VALVE. VALVE SHALL BE PLACED SO THAT THE HANDLE IS VERTICAL TOWARD THE TOP OF THE VALVE BOX IN THE 'OFF' POSITION.

2.9 MANIFOLDS

A. ACTION MANIFOLD FITTINGS SHALL BE USED TO CREATE UNIONS ON BOTH SIDES OF EACH CONTROL VALVE, ALLOWING THE VALVE TO BE REMOVED FROM THE BOX WITHOUT CUTTING PIPING. VALVES SHALL BE LOCATED IN BOXES WITH AMPLE SPACE SURROUNDING THEM TO ALLOW ACCESS FOR MAINTENANCE AND REPAIR. WHERE PRACTICAL, GROUP REMOTE CONTROL VALVES IN CLOSE PROXIMITY, AND PROTECT EACH GROUPING WITH A MANIFOLD ISOLATION VALVE AS SHOWN IN DETAILS. MANIFOLD MAIN LINE (OR SUB-MAIN LINE) AND ALL MANIFOLD COMPONENTS AND ISOLATION VALVES SHALL BE AT LEAST AS LARGE AS THE LARGEST DIAMETER LATERAL SERVED BY THE RESPECTIVE MANIFOLD.

2.10 REMOTE CONTROL VALVES

A. REMOTE CONTROL VALVES SHALL BE AS SPECIFIED ON THE DRAWINGS. REMOTE CONTROL VALVES SHALL BE LOCATED SEPARATELY AND INDIVIDUALLY IN SEPARATE CONTROL BOXES.

2.11 MANUAL CONTROL VALVES

A. QUICK COUPLER VALVE SHALL BE ATTACHED TO THE MANIFOLD SUB-MAIN LINE USING A LASCO G178212 SWING JOINT ASSEMBLY WITH SNAP-LOCK OUTLET AND BRASS STABILIZER ELBOW. QUICK COUPLER VALVE SHALL BE PLACED WITHIN A CARSON 10" ROUND VALVE BOX. TOP OF QUICK COUPLER VALVE COVER SHALL ALLOW FOR COMPLETE INSTALLATION OF VALVE BOX LID, BUT ALSO ALLOW FOR INSERTION AND OPERATION OF KEY. BASE OF QUICK COUPLER VALVE AND TOP OF QUICK COUPLER SWING JOINT SHALL BE ENCASED IN ½" GRAVEL. CONTRACTOR SHALL NOT PLACE QUICK COUPLER VALVES FURTHER THAN 200 FEET APART, TO ALLOW FOR SPOT WATERING OR SUPPLEMENTAL IRRIGATION OF NEW PLANT MATERIAL. QUICK COUPLER VALVE AT POC SHALL NOT BE ELIMINATED OR RELOCATED.

A. SLEEVE ALL PIPING AND WIRING THAT PASS UNDER PAVING OR HARDSCAPE FEATURES. WIRING SHALL BE PLACED IN SEPARATE SLEEVING FROM PIPING. SLEEVES SHALL BE POSITIONED RELATIVE TO STRUCTURES OR OBSTRUCTIONS TO ALLOW FOR PIPE OR WIRE WITHIN TO BE REMOVED IF NECESSARY.

3.4 GRADES AND DRAINAGE

A. PLACE IRRIGATION PIPE AND OTHER ELEMENTS AT UNIFORM GRADES. WINTERIZATION SHALL BE BY EVACUATION WITH COMPRESSED AIR. AUTOMATIC DRAINS SHALL NOT BE INSTALLED ON THIS PROJECT. MANUAL DRAINS SHALL ONLY BE INSTALLED AT POC WHERE DESIGNATED ON CONSTRUCTION DRAWINGS.

3.5 PVC PIPE

A. INSTALL PIPE TO ALLOW FOR EXPANSION AND CONTRACTION AS RECOMMENDED BY PIPE MANUFACTURER.

B. INSTALL MAIN LINE PIPES WITH 18" OF COVER, LATERAL LINE PIPES WITH 12" OF COVER.

C. DRAWINGS SHOW DIAGRAMMATIC OR CONCEPTUAL LOCATION OF PIPING - CONTRACTOR SHALL INSTALL PIPING TO MINIMIZE CHANGE OF DIRECTION, AVOID PLACEMENT UNDER LARGE TREES OR LARGE SHRUBS, AVOID PLACEMENT UNDER HARDSCAPE FEATURES.

D. PLASTIC PIPE SHALL BE CUT SQUARELY. BURRS SHALL BE REMOVED. SPIGOT ENDS OF PIPES 3" AND LARGER SHALL BE BEVELED.

E. PIPE SHALL NOT BE GLUED UNLESS AMBIENT TEMPERATURE IS AT LEAST 50 DEGRESS F. PIPE SHALL NOT BE GLUED IN RAINY CONDITIONS UNLESS PROPERLY TENTED. ALL SOLVENT WELD JOINTS SHALL BE ASSEMBLED USING IPS 711 GLUE AND P70 PRIMER ACCORDING TO MANUFACTURERS SPECIFICATION, NO EXCEPTIONS. ALL WORKERS PERFORMING GLUE OPERATIONS SHALL PROVIDE EVIDENCE OF CERTIFICATION. GLUED MAIN LINE PIPE SHALL CURE A MINIMUM OF 24 HOURS PRIOR TO BEING ENERGIZED. LATERAL LINES SHALL CURE A MINIMUM OF 2 HOURS PRIOR TO BEING ENERGIZED AND SHALL NOT REMAIN UNDER CONSTANT PRESSURE UNLESS CURED FOR 24 HOURS.

F. APPROPRIATE THRUST BLOCKING SHALL BE PERFORMED ON FITTINGS 3" AND LARGER. ALL THREADED JOINTS SHALL BE WRAPPED WITH TEFLON TAPE OR PASTE UNLESS DIRECTED BY PRODUCT MANUFACTURER OR SEALING BY O-RING.

3.6 CONTROLLERS

A. ALL GROUNDING FOR PEDESTAL CONTROLLERS SHALL BE: AS DIRECTED BY CONTROLLER MANUFACTURER AND ASIC GUIDELINES, NOT TO EXCEED A RESISTANCE READING OF 5 OHMS.

B. LOCATE CONTROLLERS IN PROTECTED, INCONSPICUOUS PLACES, WHEN POSSIBLE. COORDINATE LOCATION OF PEDESTAL CONTROLLERS WITH LANDSCAPE ARCHITECT TO MINIMIZE VISIBILITY.

C. COORDINATE LOCATION OF WALL MOUNT CONTROLLERS WITH BUILDING OR ELECTRICAL CONTRACTOR TO FACILITATE ELECTRICAL SERVICE AND FUTURE MAINTENANCE NEEDS. WALL MOUNT SHALL BE SECURELY FASTENED TO SURFACE. IF EXTERIOR MOUNTED, WALL MOUNT CONTROLLERS SHALL HAVE ELECTRICAL SERVICE WIRE AND FIELD CONTROL WIRE IN SEPARATE, APPROPRIATE SIZED WEATHERPROOF ELECTRICAL CONDUIT, PVC PIPE SHALL NOT BE USED.

D. WIRING UNDER HARDSCAPE SURFACES SHALL BE PLACED CONTINUOUSLY IN CONDUIT.

E. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE SLEEVING NEEDS FOR CONDUIT OR SWEEPS ELBOWS FROM EXTERIOR TO INTERIOR OF BUILDING.

F. PEDESTAL CONTROLLERS SHALL BE PLACED UPON VIT-STRONG BOX QUICK PAD AS PER MANUFACTURER'S RECOMMENDATIONS. CONTROLLERS SHALL BE ORIENTED SUCH THAT OWNER'S REPRESENTATIVE MAINTENANCE PERSONNEL MAY ACCESS EASILY AND PERFORM FIELD SYSTEM TESTS EFFICIENTLY.

F. PLACE STANDARD VALVE BOX AT BASE OF CONTROLLER OR NEARBY TO ALLOW FOR THREE TO FIVE FEET OF SLACK FIELD CONTROL WIRE TO BE PLACED AT EACH CONTROLLER. THIS CONTRACTOR SHALL PROVIDE CONDUIT ACCESS IF NEEDED FOR ELECTRICAL CONTRACTOR. ELECTRICAL SUPPLY AND INSTALLATION, AS WELL AS HOOK-UP TO CONTROLLER SHALL BE BY THIS CONTRACTOR.

G. ELECTRICAL CONTRACTOR IS IN CHARGE OF PROVIDING 1.5" CONDUIT FROM CONTROLLER TO OUTSIDE LANDSCAPE AREA. PROVIDE POWER AND ROOM FOR CONTROLLER. PROVIDE ETHERNET TO HARDWIRE POWER INTO THE CONTROLLER.

3.7 VALVES

A. ISOLATION VALVES, REMOTE CONTROL VALVES, AND QUICK COUPLER VALVES SHALL BE INSTALLED ACCORDING TO MANUFACTURER RECOMMENDATION AND CONTRACT SPECIFICATIONS AND DETAILS.

B. VALVE BOXES SHALL BE SET OVER VALVES SO THAT ALL PARTS OF THE VALVE CAN BE REACHED FOR SERVICE.

C. VALVE BOX AND LID SHALL BE SET TO BE FLUSH WITH FINISHED GRADE. ONLY ONE REMOTE CONTROL VALVE MAY BE INSTALLED IN A CARSON 14191324 BOX. PLACE A MINIMUM OF 4" OF ½" WASHED GRAVEL BENEATH VALVE BOX FOR DRAINAGE. BOTTOM OF REMOTE CONTROL VALVE SHALL BE A MINIMUM OF 2" ABOVE GRAVEL.

3.8 SPRINKLER HEADS

A. NO SPRINKLER SHALL BE LOCATED CLOSER THAN 6" TO WALLS, FENCES, OR BUILDINGS.

B. HEADS ADJACENT TO WALKS, CURBS, OR PATHS SHALL BE LOCATED AT GRADE AND 2" AWAY FROM HARDSCAPE.

C. CONTROL VALVES SHALL BE OPENED. THEN FULLY FLUSH LATERAL LINE PIPE AND SWING JOINTS PRIOR TO INSTALLATION OF SPRINKLERS.

D. SPRAY HEADS SHALL BE INSTALLED AND FLUSHED AGAIN PRIOR TO INSTALLATION OF NOZZLES.

E. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT IF NECESSARY DUE TO GRADE CHANGES DURING LANDSCAPE CONSTRUCTION.

3.9 FIELD QUALITY CONTROL

A. MAIN LINE PIPES SHALL NOT BE BACKFILLED OR ACCEPTED UNTIL THE SYSTEM HAS BEEN TESTED FOR 2 HOURS AT 100 PSI.

B. MAIN LINE PRESSURE TEST SHALL INCLUDE ALL PIPE AND COMPONENTS FROM THE POINT OF CONNECTION TO THE UPSTREAM SIDE OF REMOTE CONTROL VALVES. TEST SHALL INCLUDE ALL MANIFOLD COMPONENTS UNDER CONSTANT PRESSURE. PIPING MAY BE TESTED IN SECTIONS THAT CAN BE ISOLATED.

C. CONTRACTOR SHALL PROVIDE PRESSURIZED WATER PUMP TO INCREASE OR BOOST PRESSURE WHERE EXISTING STATIC PRESSURE IS LESS THAN 100 PSI.

D. SCHEDULE TESTING WITH OAR 48 HOURS IN ADVANCE FOR APPROVAL.

E. LEAKS OR DEFECTS SHALL PROMPTLY BE REPAIRED OR RECTIFIED AT THE CONTRACTORS EXPENSE AND RETESTED UNTIL ABLE TO PASS TESTING.

F. GROUNDING RESISTANCE AT PEDESTAL CONTROLLER SHALL ALSO BE TESTED AND SHALL NOT EXCEED 5 OHMS.

3.10 ADJUSTMENT

A. SPRINKLER HEADS SHALL BE ADJUSTED TO PROPER HEIGHT WHEN INSTALLED. CHANGES IN GRADE OR ADJUSTMENT OF HEAD HEIGHT AFTER INSTALLATION SHALL BE CONSIDERED A PART OF THE ORIGINAL CONTRACT AND AT CONTRACTOR'S EXPENSE.

B. ADJUST ALL SPRINKLER HEADS FOR ARC, RADIUS, PROPER TRIM AND DISTRIBUTION TO COVER ALL LANDSCAPED AREAS THAT ARE TO BE IRRIGATED.

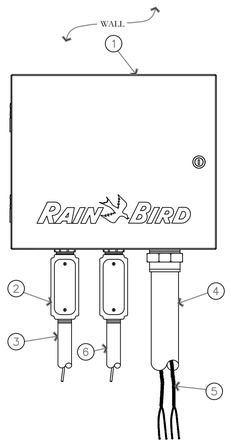
C. ADJUST SPRINKLERS SO THEY DO NOT WATER BUILDINGS, STRUCTURES, OR OTHER HARDSCAPE FEATURES.

D. ADJUST RUN TIMES OF STATION TO MEET NEEDS OF PLANT MATERIAL THE STATION SERVICES.

3.11 CLEANING

A. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANLINESS OF JOBSITE. WORK AREAS SHALL BE SWEPT CLEANLY AND PICKED UP DAILY.

B. OPEN TRENCHES OR HAZARDS SHALL BE PROTECTED WIT



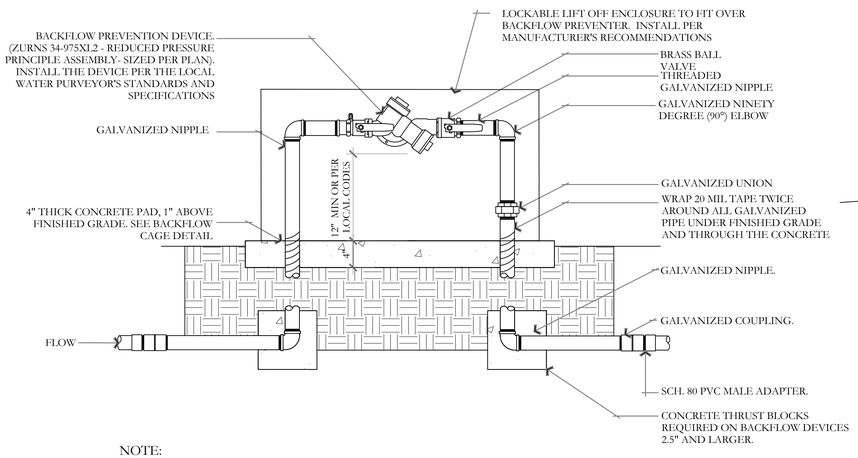
1. TWO-WIRE CONTROLLER. RAIN BIRD ESP-LXIVM/PRO IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
4. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
5. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES, USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
6. 1-INCH CONDUIT AND FITTINGS FOR GROUND WIRE. ONLY FOR OUTDOOR INSTALLATIONS.

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.

KEY SPECIFICATIONS

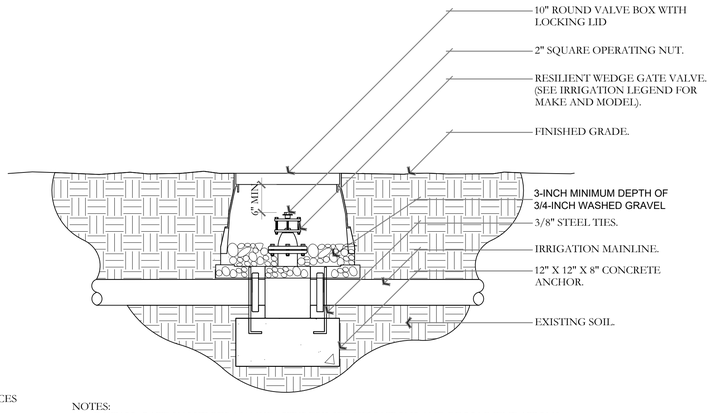
FEATURE ▶ / MODEL ▼	MAX PROGRAMS	STATIONS	MAX SIMULSTATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL CABINET
NOT TO SCALE — PKJ DESIGN GROUP



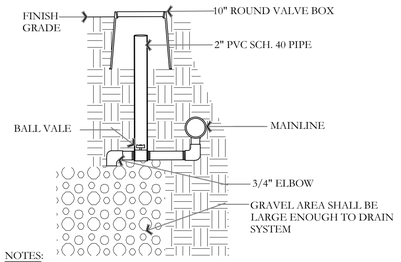
NOTE:
1. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
2. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.
3. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
5. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
6. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
8. ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

B BACKFLOW PREVENTION DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

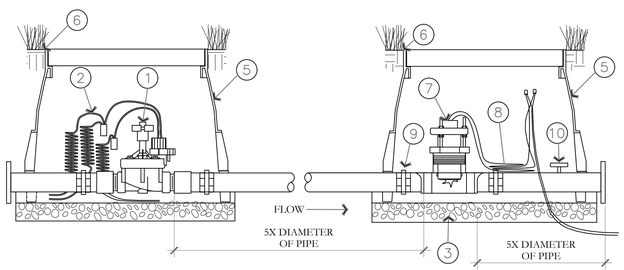
C GATE VALVE AND ANCHOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



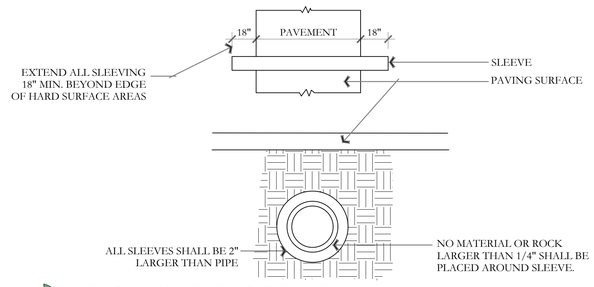
NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

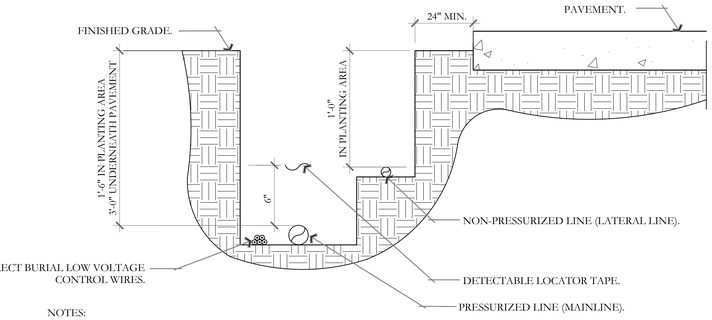
1. NORMALLY CLOSED MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
5. VALVE BOX WITH COVER - RAINBIRD JUMBO BOX
6. FINISH GRADE
7. RAIN BIRD FS SERIES FLOW SENSOR(S). SEE COVER SHEET FOR SIZE
8. 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING
9. PVC PIPE UNION
10. BRASS BALL VALVE



I MASTER VALVE AND FLOW SENSOR DETAIL
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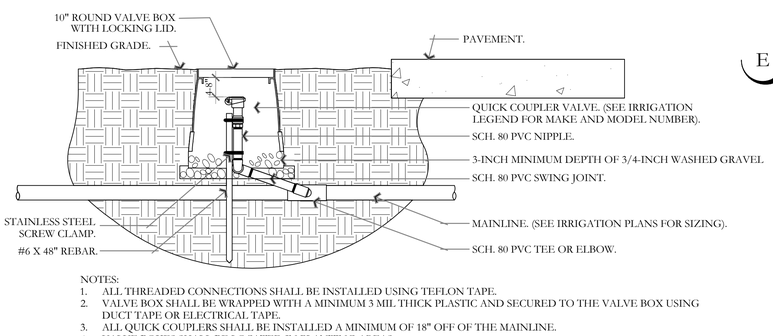


D TYPICAL SLEEVING DETAIL
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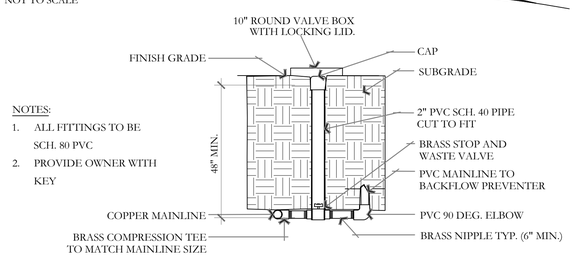
NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL
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NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL
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NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

H STOP AND WASTE VALVE ASSEMBLY DETAIL
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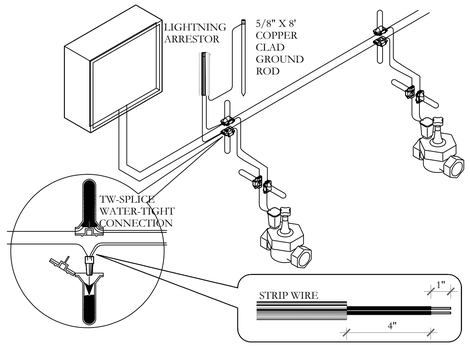
LICENSED LANDSCAPE ARCHITECT — JEREMY AINSWORTH — 8139147-5301 — 10/14/2026 — RENEWAL DATE — STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	KBA
PLOT DATE:	10/14/2026

IRRIGATION DETAILS

CITY PERMIT SET

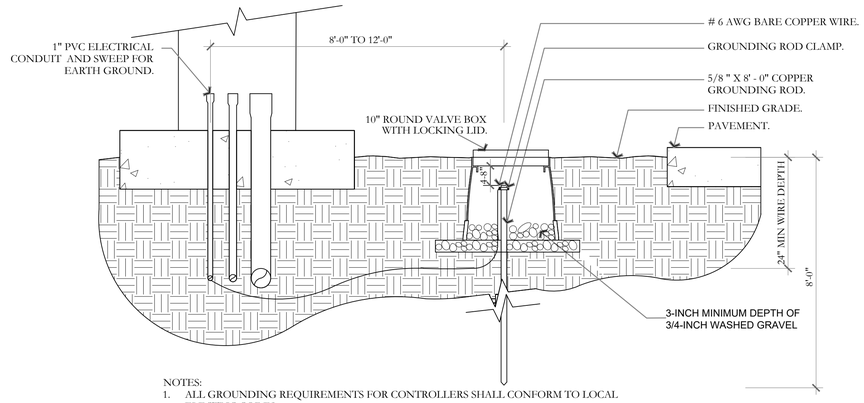
IR-501



J 2-WIRE CONNECTION DETAIL

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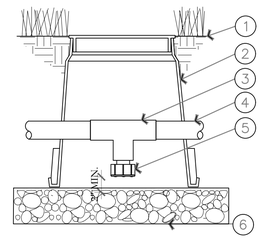
NOTES:

1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

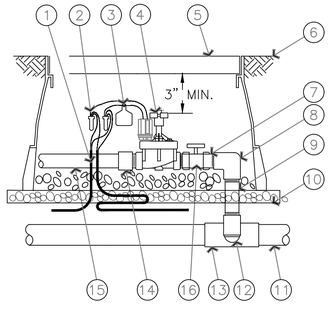


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L MANUAL LINE DRAIN VALVE DETAIL

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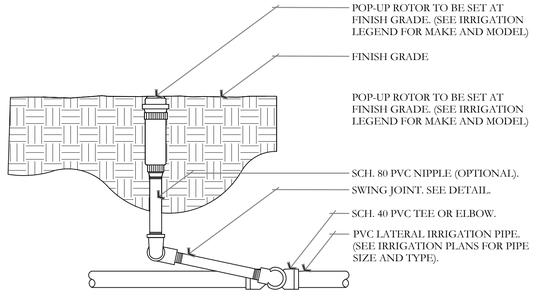


1. 36-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
11. PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC SCH 40 TEE OR ELL
13. PVC SCH 40 MALE ADAPTER
14. PVC LATERAL PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
16. BRASS BALL VALVE

M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM-SOL

PKJ DESIGN GROUP

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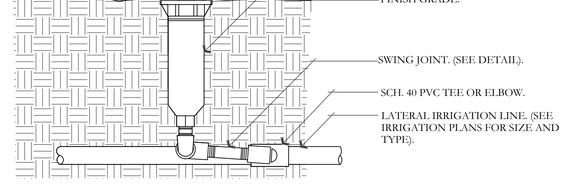
NOTES:

1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR HEAD DETAIL

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NOTE:

1. 4" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

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PROJECT INFORMATION

DUNBRIC
187 NORTH AND CENTER
AMERICAN FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

BRET NELSON
BRET@PRAUS.US
801-222-0100

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LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
813817-5301
10/14/2026
RENEWAL DATE
STATE OF UTAH

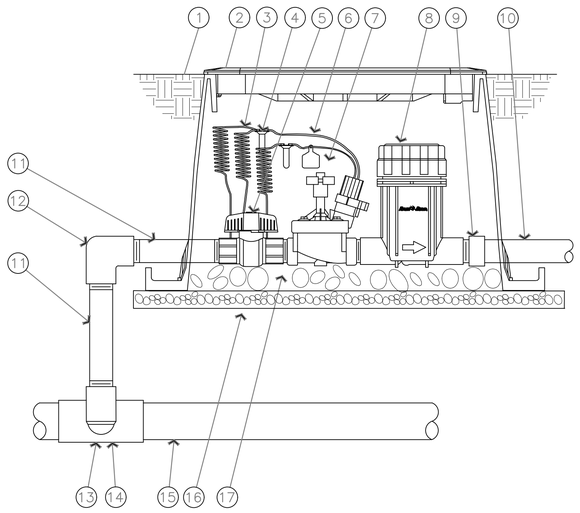
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PLOT DATE:	10/14/2026

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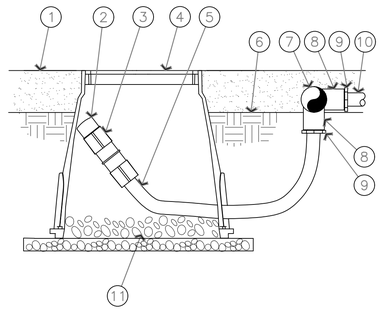
CITY PERMIT SET

IR-502



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

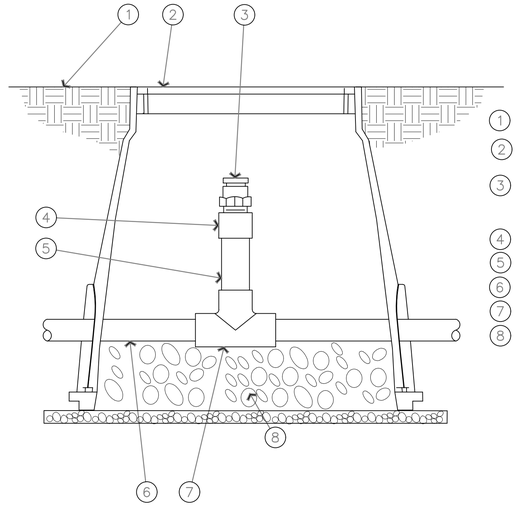
P DRIP CONTROL ZONE KIT DETAIL
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1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL

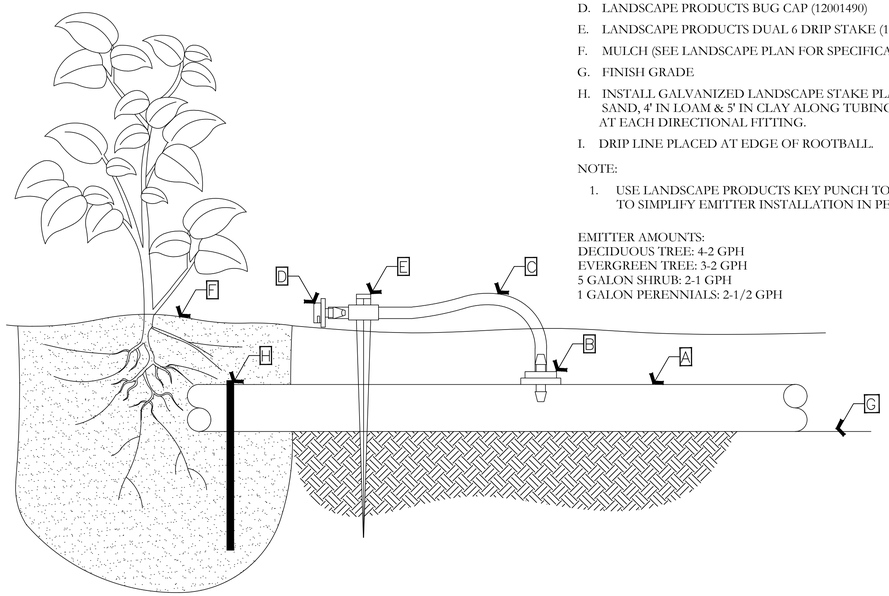
NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE
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1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. PVC HEADER PIPE
7. PVC SCH 40 TEE
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL
NOT TO SCALE
PKJ DESIGN GROUP

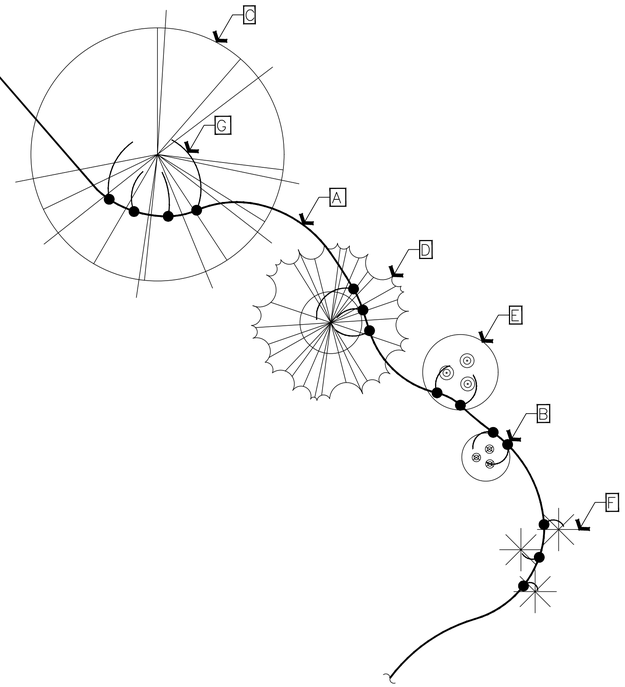


A. LANDSCAPE PRODUCTS LP710 SERIES 1/2" PE TUBING
B. LANDSCAPE PRODUCTS PC EMITTER (SEE CHART BELOW FOR MODELS AVAILABLE & FLOW DATA)
C. LANDSCAPE PRODUCTS LP SERIES 1/4" PE TUBING
D. LANDSCAPE PRODUCTS BUG CAP (12001490)
E. LANDSCAPE PRODUCTS DUAL 6 DRIP STAKE (12001602)
F. MULCH (SEE LANDSCAPE PLAN FOR SPECIFICATIONS)
G. FINISH GRADE
H. INSTALL GALVANIZED LANDSCAPE STAKE PLACED EVERY 3' IN SAND, 4' IN LOAM & 5' IN CLAY ALONG TUBING ROUTE & AT EACH DIRECTIONAL FITTING.
I. DRIP LINE PLACED AT EDGE OF ROOTBALL.

NOTE:
1. USE LANDSCAPE PRODUCTS KEY PUNCH TOOL (12001605) TO SIMPLIFY EMITTER INSTALLATION IN PE TUBING.

EMITTER AMOUNTS:
DECIDUOUS TREE: 4-2 GPH
EVERGREEN TREE: 3-2 GPH
5 GALON SHRUB: 2-1 GPH
1 GALON PERENNIALS: 2-1/2 GPH

S PC EMITTER ON PE TUBING WITH STAKE & BUG CAP
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A. LANDSCAPE PRODUCTS LP710 SERIES 1/2" OR LP940 3/4" PE TUBING
B. LANDSCAPE PRODUCTS PC EMITTER (SEE CHART BELOW FOR MODELS AVAILABLE & FLOW DATA)
C. DECIDUOUS TREE
D. CONIFEROUS TREE
E. SHRUB
F. PERENNIAL
G. LANDSCAPE PRODUCTS LP SERIES 1/4" PE TUBING

NOTE:
1. USE LANDSCAPE PRODUCTS KEY PUNCH TOOL (12001605) TO SIMPLIFY EMITTER INSTALLATION IN PE TUBING.
2. EMITTERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO PERENNIALS AND AT THE OUTSIDE PERIMETER OF THE PLANTING PIT OF ALL SHRUBS & TREES.
3. LOCATE EMITTERS ON UPHILL SIDE OF PLANT.
4. REFER TO LANDSCAPE & IRRIGATION PLANS FOR EMITTER QUANTITY AND DISCHARGE RATE AT EACH PLANT TYPE BASED ON RELATIVE PLANT WATER REQUIREMENTS.

T EMITTER PLACEMENT (TREES AND SHRUBS ON SAME CONTROL ZONE)
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No comments

American Fork City Development Review Committee
Planning and Zoning Reviewed copperman 10/28/2026
Engineering Division Reviewed rburkhill 10/27/2026

No comments

DRAINAGE REPORT

for the

American Fork Dunbric Site Plan

(179 North & Center Street)

Site Plan

Next Step:

Reviewed



July 13, 2026

Prepared by: Colby Larsen, EIT
Reviewed by: Kyle Spencer P.E
Northern Engineering, Inc.
1040 East 800 North
Orem, Utah 84097
(801) 802-8992

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Storm Drain Report 3

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Methodology: 3

Drainage System 3

Collection System: 3

Water Quality: 4

Conclusion: 4

Appendix: 4

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Appendix B – *Rainfall Intensities for a 25-year, 100-year storm and 200-year storm* 6

Appendix C – *Runoff Coefficient Calculations* 8

Appendix D – *100 & 200 Year Storm Retention Calculations* 8

Appendix E – *25-Year Storm Event Pipe Calculations* 10

Appendix F – *2-Year 1-Hour Storm Event Calculations* 10

Storm Drain Report

This document outlines the overall storm water and drainage plan for the AF Dunbric in American Fork, Utah (see Appendix A). The property of AF Dunbric Site will be developed on the Southwest corner of 179 North & Center Street. This storm drain report addresses the on-site storm water drainage area. The on-site storm water drainage area was analyzed as one entire area for the storage volume calculations. This report will discuss the hydrologic storm criteria, the methodology of design, the collection systems and water quality.

Introduction:

The AF Dunbric site is a 1.196-acre commercial store in the development stages located at 179 North & Center Street in American Fork. The site slopes from the Northeast to the Southwest at a gradual slope. Development of the site will yield higher storm water runoff than it does in its existing state. The purpose of this report is to demonstrate that the proposed development's storm drainage system will be capable of capturing, conveying, and retaining the storm water runoff that this development will generate. No upstream or downstream properties will be affected by the implementation of this drainage system. Low Impact Developments were considered in the design of the system.

Hydrologic Criteria:

The climate in American Fork is semi-arid, and characterized by low precipitation, low humidity, and extreme variations in temperature. Spring and summer thunderstorms have the greatest potential for flooding and erosion. Cloudburst type storms that are characterized by short periods of high intensity rainfall cause these extreme runoff events.

The 25-year storm event will be used to model and analyze the storm water pipes. The 100-year storm will be used to find the required volume of the retention pond. From the Hydrometeorological Design Studies Center I used the NOAA 14 Atlas to find storm event data, (duration, intensity, and precipitation depth) to help with the design of the pipe network and retention basin for this site (See Appendix B).

Methodology:

The Modified Rational Method ($Q= C_fCIA$ as stated in the city's manual) was used for the analysis of the storm drain pipes and retention basin for a 100-year storm event. The Modified Rational Method defines storm discharge flows as the product of the frequency factor (C_f = 1.25 for 100 year storm event), runoff coefficient (C), the rainfall intensity (I), and the drainage study area (A), (See Appendix D). Since the 100-year storm needs to be retained on site Northern Engineering has designed the retention basin for a 200-year storm with a frequency factor of C_f = 1.5. The 200-year storm was pulled from NOAA 14 Atlas.

Drainage System

Collection System:

The storm drainage system consists of three combo boxes at low points to capture and convey the storm runoff through 12 inch RCP storm drain pipe into the storage system. Through a pipe network analysis, the storm drain pipes have been proven to handle the flows generated by the 25-year storm event at the

time of duration of 5 minutes (see Appendix E). Analysis of the retention basin also proves capable of retaining the 200-year storm event, the total volume required to retain the 200-year storm event is 6,304 cubic feet (see Appendix D). The location of the retention basin can be found on the south west side of the property (See Appendix A). An infiltration rate of 5 min/in or in other words 12 inches/hour was used in this design (see Appendix D). CMT performed a perc test at the sump design location, a infiltration rate of 2.2 min/in was found on site which is 27 inches/hour. We are anticipating the sump being within the silty gravel soils with good infiltration measures. As another factor of safety we have stayed with using an infiltration rate of 5 min/inch for this design.

Water Quality:

Only one Pretreatment Box is needed for this storm water system; the box will help filter out sediment, debris, and other materials from the storm water before entering the retention basin. The pretreatment box has a snout inside that separates grease, oil, and trash among other things from the storm water before entering the storm drain pipe. Any solids that enter the pretreatment box will collect in the sediment sump below the snout, then the water will travel down the storm drain pipe.

Conclusion:

The pipes in the proposed storm drainage system are capable of handling flows from a 25-year storm event. The 200-year storm event will be captured and retained by the retention system. This design shall prevent the flooding of AF Dunbric and other properties down the gradient of the project.

Appendix:

Appendix A – *AF Dunbric Drainage Plan*

Appendix B – *Rainfall Intensities for a 25-year and 100-year storm*

Appendix C – *Runoff Coefficient Calculations*

Appendix D – *100-Year Storm Retention Calculations*

Appendix E – 25-Year Storm Event Calculations

Appendix F – 2-Year – 1 Hour Storm Event

Appendix A – *AF Dunbric Drainage Plan*

Site Plan / Site Drainage Plan

200 NORTH

S89°16'14"E 165.00'

N0°43'46"E 165.00'

S0°43'46"W 241.50'

N89°16'14"W 165.00'

S89°16'14"E 82.50'

N0°43'46"E 148.50'

S0°43'46"W 72.00'

N89°16'14"W 82.50'

WALTERS, ZANE
02:037:0026

DINNING, TANNER & CHAD
02:037:0023

JOHNSON, JULIE
02:037:0024

WENDEL, JEFFREY & CAROLINE
02:037:0028

LAUTI CONSTRUCTION
02:037:0043

AMERICAN FORK STORAGE
02:037:0047

AMERICAN FORK STORAGE
02:037:0046

HAWKS, ALEX & RACHEL
02:037:0004

WEST LANE

INLET BOX #1
TBC= 4615.00
GRATE= 4614.50
INV= 4611.00

PRE-TREATMENT ONLINE
CDS STRUCTURE #1
RIM= 4514.64
INV= 4509.77
(SEE DT-01)

SUMP #1
GRATE= 4609.00
INV= 4605.00
BOTTOM= 4601.00.
(SEE DT-01)

NOTE: BOTTOM OF SUMP ELEVATION MUST BE AT LEAST 2-FT ABOVE GROUND WATER ELEVATION

BOTTOM OF POND= 4609.00
HIGH WATER= 4612.00
FREE BOARD= 4613.00
STORM DRAINAGE STORAGE= 6989 C.F.
(200 YR. STORM EVENT) W/1.5 FACTOR
REQUIRED STORAGE = 6304 C.F.

RETENTION BASIN MAINTENANCE ACCESS

2'x2' RD BOX #2
GRATE=4618.42
INV=4611.40

2'x2' RD BOX #3
GRATE=4615.98
INV=4611.20

2'x2' RD BOX #5
GRATE=4616.13
INV=4611.33

2'x2' RD BOX #6
GRATE=4616.86
INV=4611.67

ROOM DRAIN INV=4611.63

ROOF DRAIN INV=4611.65

ROOF DRAIN INV=4611.45

ROOF DRAIN INV=4611.24

ROOF DRAIN INV=4611.35

ROOF DRAIN INV=4611.81

ROOF DRAIN INV=4611.70

F.F.=4618.82

F.F.=4617.15

CONTRACTOR REQUIRED TO MODIFY EXISTING STORM DRAIN INLET BOX RIM ELEVATION TO MATCH EXISTING CURB & GUTTER. ADD PRE-TREATMENT SNOUT TO THE INLET BOX (AS NEEDED) SEE DETAIL THIS SHEET

EX. COMMUNICATION MANHOLE- ADJUST MANHOLE TO MATCH FINISHED DRIVEWAY GRADE.

N
W – E
S

2 0 5 10 20 40 60

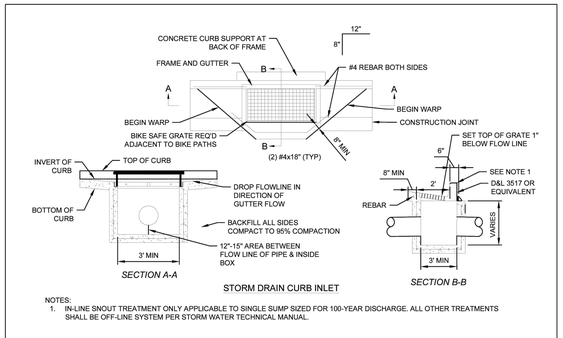
(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

1. CONST. 11.65 L.F. 12" ADS STORM DRAIN PIPE @ 10.56%
2. CONST. 83.44 L.F. 12" ADS STORM DRAIN PIPE @ 5.72%
3. CONTRACTOR REQUIRED TO TRANSITION NEW TYPE A CURB & GUTTER TO EXISTING DEEP CURB & GUTTER AS REQUIRED.
4. CONST. 35.87 L.F. 4" PVC RD PIPE @ 0.40%
5. CONST. 85.03 L.F. 4" PVC RD PIPE @ 0.40%
6. CONST. 33.10 L.F. 4" PVC RD PIPE @ 0.40%
7. CONST. 48.20 L.F. 4" PVC RD PIPE @ 0.40%
8. CONST. 103.63 L.F. 4" PVC RD PIPE @ 0.40%
9. CONST. 48.40 L.F. 4" PVC RD PIPE @ 0.40%

4618.55 FINISH GRADE ELEVATION

NOTES:
1: THE BOTTOM OF POND TO BE A MINIMUM OF 2' ABOVE GROUND WATER ELEVATION CONTRACTOR TO FIELD VERIFY

2: ALL ADA ACCESS & ROUTES TO MEET CURRENT SLOPE AND GRADE MINIMUM REQUIREMENTS THROUGHOUT



DRAWN:	ASG	AMERICAN FORK	PUBLIC WORKS	STANDARD DRAWING TITLE	DRAWING NO.
REVISED:	DNF	STANDARD PLANS	275 EAST 200 NORTH AMERICAN FORK, UT 84003 PHONE: (801) 763-3060 FAX: (801) 763-3005	STORM DRAIN CURB INLET	SD 1
DATE:	SEP 2025				
SCALE:	NTS				

KYLE M. SPENCER No. 276243 10-14-26 REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

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Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

DUNBRIC
PLAN 25-006

GRADING & DRAINAGE PLAN

AMERICAN FORK CITY, UTAH

JOB NO. 3-25-018

SHEET NO. 7

Table 3 – American Fork Stormwater Technical Manual

Table 3 – 25 year Storm Event

Duration	Intensity (in/hr)	Depth (in)
5 min	3.84	0.32
10 min	2.94	0.49
15 min	2.48	0.62
30 min	1.72	0.86
60 min	1.09	1.09
2 hr	0.62	1.24
3 hr	0.45	1.35
6 hr	0.26	1.56
24 hr	0.10	2.40

Table 4 – American Fork Stormwater Technical Manual

Table 4 - 100 year Storm Event

Duration	Intensity (in/hr)	Depth (in)
5 min	7.24	0.60
10 min	5.60	0.93
15 min	4.61	1.15
30 min	3.04	1.52
60 min	1.83	1.83
2 hr	1.03	2.05
3 hr	0.74	2.21
6 hr	0.42	2.53
24 hr	0.15	3.48

NOAA 14 Atlas – Rainfall Intensity for 200-year storm event

PDS-based precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.49 (1.30-1.73)	1.88 (1.66-2.20)	2.60 (2.27-3.04)	3.25 (2.81-3.80)	4.28 (3.60-5.04)	5.24 (4.30-6.20)	6.35 (5.04-7.58)	7.64 (5.86-9.29)	9.72 (7.07-12.1)	11.6 (8.09-14.7)
10-min	1.13 (0.990-1.31)	1.44 (1.26-1.67)	1.99 (1.73-2.31)	2.48 (2.14-2.89)	3.26 (2.74-3.83)	3.99 (3.26-4.72)	4.83 (3.83-5.77)	5.81 (4.45-7.07)	7.39 (5.38-9.18)	8.81 (6.15-11.2)
15-min	0.936 (0.816-1.09)	1.19 (1.04-1.38)	1.64 (1.43-1.91)	2.05 (1.76-2.39)	2.70 (2.26-3.17)	3.30 (2.70-3.90)	3.99 (3.17-4.77)	4.80 (3.68-5.84)	6.11 (4.45-7.59)	7.29 (5.08-9.24)
30-min	0.630 (0.550-0.732)	0.800 (0.700-0.932)	1.10 (0.960-1.28)	1.38 (1.19-1.61)	1.81 (1.52-2.13)	2.22 (1.82-2.63)	2.69 (2.14-3.21)	3.24 (2.48-3.93)	4.11 (2.99-5.11)	4.91 (3.42-6.22)
60-min	0.389 (0.340-0.453)	0.495 (0.434-0.576)	0.683 (0.594-0.795)	0.853 (0.736-0.996)	1.12 (0.943-1.32)	1.37 (1.12-1.62)	1.66 (1.32-1.99)	2.00 (1.53-2.43)	2.55 (1.85-3.16)	3.04 (2.12-3.85)
2-hr	0.242 (0.218-0.276)	0.303 (0.271-0.344)	0.397 (0.353-0.452)	0.485 (0.426-0.553)	0.625 (0.537-0.717)	0.754 (0.632-0.871)	0.904 (0.734-1.06)	1.08 (0.846-1.29)	1.36 (1.01-1.67)	1.62 (1.16-2.02)
3-hr	0.185 (0.168-0.208)	0.229 (0.209-0.257)	0.291 (0.264-0.327)	0.348 (0.312-0.390)	0.437 (0.384-0.493)	0.517 (0.444-0.587)	0.612 (0.512-0.705)	0.724 (0.589-0.866)	0.910 (0.707-1.12)	1.09 (0.805-1.36)
6-hr	0.119 (0.110-0.130)	0.147 (0.135-0.161)	0.180 (0.165-0.197)	0.209 (0.191-0.228)	0.251 (0.226-0.276)	0.287 (0.255-0.318)	0.328 (0.286-0.369)	0.378 (0.322-0.439)	0.468 (0.386-0.567)	0.549 (0.439-0.689)
12-hr	0.074 (0.068-0.081)	0.091 (0.084-0.099)	0.110 (0.101-0.120)	0.126 (0.116-0.138)	0.150 (0.136-0.164)	0.168 (0.151-0.187)	0.188 (0.166-0.211)	0.211 (0.183-0.240)	0.248 (0.208-0.287)	0.278 (0.228-0.346)
24-hr	0.041 (0.038-0.044)	0.050 (0.047-0.054)	0.060 (0.056-0.065)	0.068 (0.064-0.073)	0.079 (0.074-0.085)	0.088 (0.081-0.094)	0.096 (0.089-0.107)	0.107 (0.096-0.121)	0.125 (0.105-0.145)	0.141 (0.116-0.175)
2-day	0.024 (0.022-0.025)	0.029 (0.027-0.031)	0.035 (0.032-0.037)	0.039 (0.037-0.042)	0.045 (0.042-0.048)	0.050 (0.046-0.053)	0.054 (0.050-0.058)	0.059 (0.054-0.063)	0.065 (0.059-0.073)	0.071 (0.063-0.088)
3-day	0.017 (0.016-0.018)	0.021 (0.019-0.022)	0.025 (0.023-0.027)	0.028 (0.026-0.030)	0.032 (0.030-0.035)	0.036 (0.033-0.038)	0.039 (0.036-0.042)	0.043 (0.039-0.046)	0.047 (0.043-0.052)	0.051 (0.046-0.059)
4-day	0.014 (0.012-0.015)	0.017 (0.015-0.018)	0.020 (0.018-0.021)	0.022 (0.021-0.024)	0.026 (0.024-0.028)	0.029 (0.027-0.031)	0.032 (0.029-0.034)	0.035 (0.032-0.037)	0.039 (0.035-0.042)	0.041 (0.037-0.045)
7-day	0.009 (0.008-0.010)	0.011 (0.010-0.012)	0.013 (0.012-0.014)	0.015 (0.013-0.016)	0.017 (0.016-0.018)	0.018 (0.017-0.020)	0.020 (0.019-0.022)	0.022 (0.020-0.023)	0.024 (0.022-0.026)	0.025 (0.023-0.027)
10-day	0.007 (0.006-0.007)	0.008 (0.008-0.009)	0.010 (0.009-0.011)	0.011 (0.010-0.012)	0.013 (0.012-0.014)	0.014 (0.013-0.015)	0.015 (0.014-0.016)	0.016 (0.015-0.017)	0.017 (0.016-0.019)	0.018 (0.017-0.020)
20-day	0.004 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.006-0.007)	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.009 (0.008-0.009)	0.009 (0.009-0.010)	0.010 (0.009-0.011)	0.011 (0.010-0.011)	0.011 (0.010-0.012)
30-day	0.003 (0.003-0.004)	0.004 (0.004-0.004)	0.005 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.006-0.007)	0.007 (0.006-0.007)	0.007 (0.007-0.008)	0.008 (0.007-0.008)	0.008 (0.008-0.009)	0.009 (0.008-0.009)
45-day	0.003 (0.002-0.003)	0.003 (0.003-0.004)	0.004 (0.004-0.004)	0.004 (0.004-0.005)	0.005 (0.005-0.005)	0.005 (0.005-0.006)	0.006 (0.005-0.006)	0.006 (0.006-0.006)	0.006 (0.006-0.007)	0.006 (0.006-0.007)
60-day	0.002 (0.002-0.002)	0.003 (0.003-0.003)	0.003 (0.003-0.004)	0.004 (0.004-0.004)	0.004 (0.004-0.005)	0.005 (0.004-0.005)	0.005 (0.005-0.005)	0.005 (0.005-0.006)	0.006 (0.005-0.006)	0.006 (0.005-0.006)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Appendix C – *Runoff Coefficient Calculations*

Runoff Coefficient Calculations

Subdivision Parameters and Drainage Areas:

Subdivision:	AF Wenzel		
	0 sq. ft.	=	0.00 acre
Roof Area	8382 sq. ft.	=	0.19 acre
Landscape	27386 sq. ft.	=	0.63 acre
Hardsurface/Walkways and Driveways	16331 sq. ft.	=	0.37 acre
Total Subbasin Area	52099 sq. ft.	=	1.20 acre

Weighted Runoff Coefficient "C" Calculation			
Surface Type	**Area**	**"C"**	**C*A**
Roof Areas	8,382	0.95	7,963
Hardsurface/Walkways and Driveways	16,331	0.95	15,514
Landscape	27,386	0.15	4,108
Totals	52,099		27,585

Weighted Runoff Coefficient "C" = (Total C*A)/(Total Area) **0.53**

Appendix D – *100 & 200 Year Storm Retention Calculations*

100-year storm calculations

100-Year Storm

Duration	Storm Intensity	Runoff Coefficient	Development Area	Stormwater Flow	Frequency Factor (Cf = 1.25)	Stormwater Flow w/ Frequency Factor	Accumulated Flow	Release Rate 1	Released Volume 1	Release Rate 2	Released Volume 2	Required Storage
(min)	(in/hr)	"C"	Acres	(cfs)	1.25	(cfs)	(cf)	(cfs)	(cf)	(cfs)	(cf)	(cf)
5	7.24	0.53	1.20	4.63	1.25	5.78	1,735	0.17	61	-	-	1,674
10	5.60	0.53	1.20	3.58	1.25	4.47	2,684	0.17	100	-	-	2,584
15	4.61	0.53	1.20	2.95	1.25	3.68	3,314	0.17	150	-	-	3,165
30	3.04	0.53	1.20	1.94	1.25	2.43	4,371	0.17	299	-	-	4,072
60	1.83	0.53	1.20	1.17	1.25	1.46	5,262	0.17	598	-	-	4,664
120	1.03	0.53	1.20	0.66	1.25	0.82	5,924	0.17	1,196	-	-	**4,728**
180	0.74	0.53	1.20	0.47	1.25	0.59	6,384	0.17	1,794	-	-	4,590
360	0.42	0.53	1.20	0.27	1.25	0.34	7,247	0.17	3,588	-	-	3,659
1440	0.15	0.53	1.20	0.10	1.25	0.12	10,352	0.17	14,352	-	-	-

200-year storm calculations

200 Year Storm

Duration	Storm Intensity	Runoff Coefficient	Development Area	Stormwater Flow	Frequency Factor	Stormwater Flow w/ Frequency Factor	Accumulated Flow	Release Rate 1	Released Volume 1	Release Rate 2	Released Volume 2	Required Storage
(min)	(in/hr)	"C"	Acres	(cfs)	1.50	(cfs)	(cf)	(cfs)	(cf)	(cfs)	(cf)	(cf)
5	7.64	0.53	1.20	4.88	1.50	7.32	2,197	0.17	61	-	-	2,136
10	5.81	0.53	1.20	3.71	1.50	5.57	3,342	0.17	100	-	-	3,242
15	4.80	0.53	1.20	3.07	1.50	4.60	4,141	0.17	150	-	-	3,991
30	3.24	0.53	1.20	2.07	1.50	3.11	5,590	0.17	299	-	-	5,291
60	2.00	0.53	1.20	1.28	1.50	1.92	6,902	0.17	598	-	-	**6,304**
120	1.08	0.53	1.20	0.69	1.50	1.04	7,454	0.17	1,196	-	-	6,258
180	0.72	0.53	1.20	0.46	1.50	0.69	7,495	0.17	1,794	-	-	5,701
360	0.38	0.53	1.20	0.24	1.50	0.36	7,826	0.17	3,588	-	-	4,238
1440	0.11	0.53	1.20	0.07	1.50	0.10	8,862	0.17	14,352	-	-	-

Calculated retention for Sump

Proposed Retention For Area A Sump:

Sump Volume: (Inside Volume)
Volume Inside Perf Pipe:
where,

Inside Diameter (ID) = 5 ft.
Section Height (H) = 8 ft.

$$V = \frac{\pi * ID^2 * H}{4}$$

V= 157.0 cu. ft.

Volume of Voids in Gravel:
Volume Outside of Manhole Section
where,

Gravel Outside Length X Width = 10 ft. 10 ft.
Sump Outside Diameter (MD)= 6 ft.
Gravel Height (GH)= 10 ft.
Sump Height (MH)= 8 ft.
% void space (VR)= 40%

V= 309.5 cu. ft.

Total Sump Water Storage Volume: (per sump) **V= 467 cu. ft.**

Retention Pond Meets Requirements

Hydrologic Analysis & Storage Volume Requirements:

Number of Sumps	1				
Infiltration Rate	5.00	min/inch	=	12.0 inches/hour	
Allowable Discharge Rate	0.00	cfs/acre			
Infiltration per Sump	0.14	cfs/acre			0.06
Total Sump Infiltration (Release Rate 1)	0.14	cfs/acre			
Storage Volume per Sump	467	cu. ft.			
Pond Surface Area	n/a	sq.ft.			
Pond Infiltration (Release Rate 2)	n/a	cfs			
Required Storage					
Total Proposed Sump Storage	467	cu. ft.			
Pond Storage	6,827	cu. ft.			
Pond + Sump Storage	**7,293**	**cu. ft.**			
100-year storm Retention Requirement	**4,728**	**cu. ft.**			
200-year storm Retention Requirement	**6,304**	**cu. ft.**			
Therefore,	**Sump Design is adequate**				

Pond Available Capacity

Storm Pond Sizing:

Retention Pond Volume Calculator

Where Pond Volume is given by the equation: **V=H/3[A1+A2+(A1A2)1/2]**

1 CONTOUR ELEV. (ft.)	2 CONTOUR AREA (A) (ft2)	3 A1+A2 (ft2)	4 (A1*A2)1/2 (ft2)	5 3+4 (ft2)	6 H (ft.)	7 H/3 (ft.)	8 VOLUME 7X5 (ft3)	9 ACCUM. VOLUME S V (ft3)
4609.0	1386							
4610.0	1944	3,330	1,641	4,971	1.00	0.33	1,657	1,657
4611.0	2574	4,518	2,237	6,755	1.00	0.33	2,252	3,909
4612.0	3276	5,850	2,904	8,754	1.00	0.33	2,918	6,827
4613.0	4050	7,326	3,642	10,968	1.00	0.33	3,656	10,483

Appendix E – *25-Year Storm Event Pipe Calculations*

Rational Method Composite C-Value Calculations			
Surface	*Area (A)*	*"C"*	*C*A*
Roof Area	8,505	0.95	8,080
Hardsurface, ect	16,522	0.95	15,696
Landscape	27,072	0.15	4,061
Total	52,099	**NA**	**27,836**
	Composite C-Value		0.53

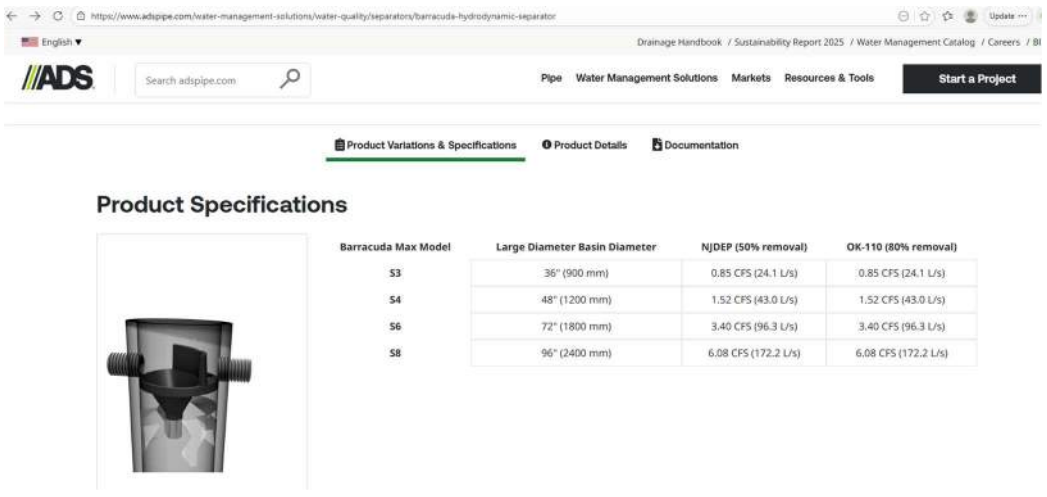
Subbasin	*C-Value*	*Intensity (i) in/hr*	*Area (Acres)*	*Frequency Factor C_f*	*Peak Flow Q (cfs)*
1	0.53	3.25	1.00	1	1.74

	Mannings N	0.015								
Pipe #	From	To	Pipe Dia. Inches	Slope %	Pipe Area ft^2	Capacity cfs	Basin Demand cfs	Total Demand cfs	Net cfs	Comments
1	Inlet Box #1	Pre-Treatment CDS	12	10.56	0.79	10.06	1.74	1.74	8.32	
2	Pre-Treatment CDS	Sump #1	12	5.72	0.79	7.40	0.00	1.74	5.66	

(Note – All the storm water on the site is entering Inlet Box #1, the required demand on pipe #1 is 1.74 cfs. The available capacity for pipe #1 is 10.06 cfs.

Appendix F – *2-Year 1-Hour Storm Event Calculations*

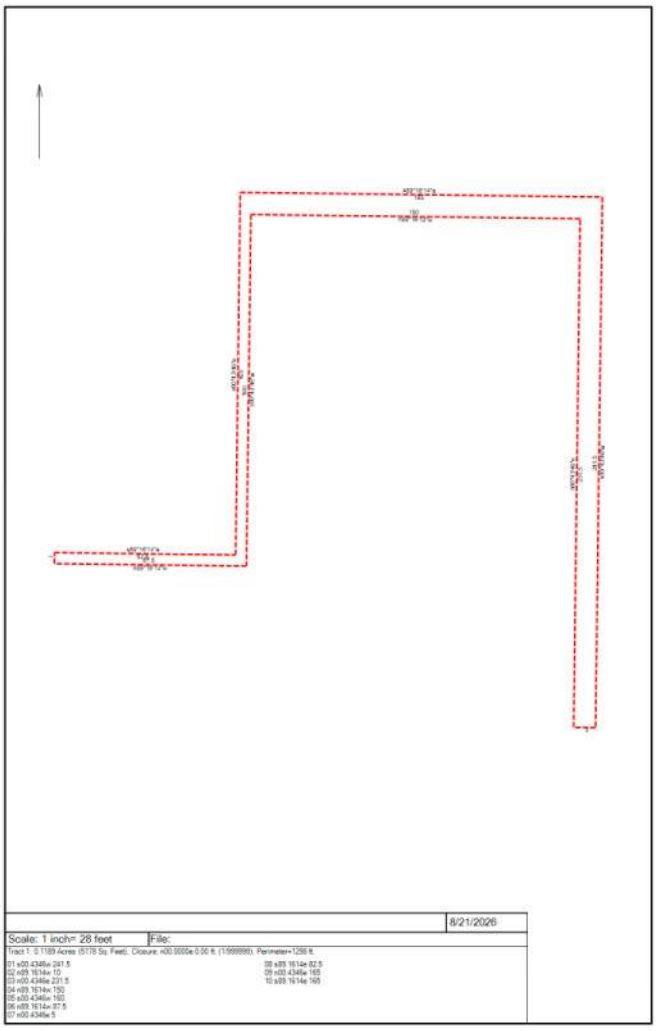
2 Year - 1 hour Storm Event												
Duration	**Storm Intensity**	**Runoff Coefficient**	**Development Area**	**Stormwater Flow**	**Frequency Factor**	**Stormwater Flow w/ Frequency Factor**	**Accumulated Flow**	**Release Rate 1**	**Released Volume 1**	**Release Rate 2**	**Released Volume 2**	**Required Storage**
(min)	(in/hr)	"C"	Acres	(cfs)	1.50	(cfs)	(cf)	(cfs)	(cf)	(cfs)	(cf)	(cf)
60	0.495	0.53	1.20	0.32	1.50	0.47	1,708	0.00	-	-	0	**1,708**
MX S4	.					1.52	<--- The MX S4 can handle up to 1.52 cfs. For a 2 year 1 hour storm we have 0.47 cfs.					



AF Dunbric Utility Easement

Beginning at the Northeast corner of Lot 10, Block 24, Plat “A”, American Fork City Survey of Building Lots, said corner being located South 89°58'16” East along the section line 791.29 feet and North 1378.82 feet from the South Quarter Corner of Section 14, Township 5 South, Range 1 East, Salt Lake Base and Meridian; Thence S 00°43’46” W a distance of 241.50 feet; Thence N 89°16’14” W a distance of 10.00 feet; Thence N 00°43’46” E a distance of 231.50 feet; Thence N 89°16’14” W a distance of 150.00 feet; Thence S 00°43’46” W a distance of 160.00 feet; Thence N 89°16’14” W a distance of 87.50 feet; Thence N 00°43’46” E a distance of 5 feet; Thence S 89°16’14” E a distance of 82.50 feet; Thence N 00°43’46” E a distance of 165.00 feet; Thence S 89°16’14” E a distance of 165.00 feet to the point of beginning.

The above described easement contains 5,178 square feet, or 0.119 acres in area, more or less.



Next Step:

Reviewed

American Fork City
Development Review Committee

No comments

Planning and Zoning
Reviewed
copperman 10/28/2026

No comments

Engineering Division
Reviewed
rburkhill 10/27/2026