

ORDINANCE NO. 2021-04-21

AN ORDINANCE APPROVING THE SITE PLAN FOR KT DENTAL LOCATED AT 332 SOUTH 500 EAST

BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH,

PART I

DEVELOPMENT APPROVED - ZONE MAP AMENDED

- A. The site plan for KT Dental as set forth in the attachment, is hereby approved.
- B. Said Plans are hereby adopted as an amendment to the Official Zone Map and territory included in the Plans is hereby designated as Large-Scale Development Overlay Zone 562.
- C. Said Plans shall hereafter constitute the zone requirements applicable within the property so described.

PART II

ENFORCEMENT, PENALTY, SEVERABILITY, EFFECTIVE DATE

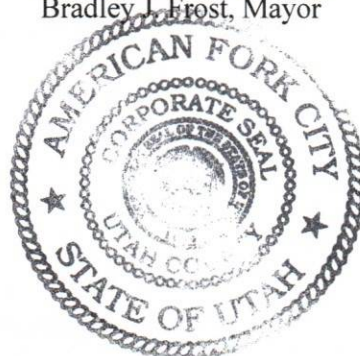
- A. Hereafter, these amendments shall be construed as a part of the Zoning Ordinance of American Fork, Utah, to the same effect as if originally a part thereof, and all provisions of said Ordinance shall be applicable thereto including, but not limited to, the enforcement, violation, and penalty provision thereof.
- B. All ordinances, or resolutions, or parts thereof, in conflict with the provisions of this ordinance, are hereby repealed.
- C. This ordinance shall take effect upon its passage and first publication following completion of all terms and conditions of approval, as set forth under the motion to approve, passed and adopted by the American Fork City Council.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH, THIS 27th DAY OF APRIL, 2021.

ATTEST:


Terilyn Lurker, Recorder


Bradley J. Frost, Mayor



LOT 3 OF THE WYLER SUBDIVISION
CONTAINS 0.229 ACRES / 9,972 SF

LOT 3 OF THE WYLER SUBDIVISION
CONTAINS 0.229 ACRES / 9,972 SF

PROJECT IS REQUESTING PLANNING COMMISSION TO ACCEPT THE OVERSIZED EXISTING PLANTER AREA WITHIN THE 500 EAST RIGHT-OF-WAY IN LIEU OF THE 14 FOOT LANDSCAPE BUFFER.

PROJECT IS REQUESTING PLANNING COMMISSION TO ACCEPT THE OVERSIZED EXISTING PLANTER AREA WITHIN THE 500 EAST RIGHT-OF-WAY IN LIEU OF THE 14 FOOT LANDSCAPE BUFFER.

[illegible]

SCALE 1"=1000'

332 South 500 East
American Fork, UT



RECURRING PARKING SPACES: SMALL, BE STRIPPED USING A RATCH
SCALD WHITE/YELLOW LINE=

CONCERNING THE TO C DRUGS AND P OOR CITY 53 ADG 1115

60-2	NO	PEERS PROVIDED	NON-PEERS PROVIDED
		PLANNING LOT BUFFER (FOOT)	PLANNING LOT BUFFER (FOOT)
		SPRINKLED	SPRINKLED
		E OF CONSTRUCTION	E OF CONSTRUCTION
		DING HEIGHT	DING HEIGHT
		E OF BUILDING	E OF BUILDING
		E OF OCCUPANCY	E OF OCCUPANCY
		NO	NO
		60-2	60-2

SENGCHAPACK
RED ELEVATION OF TOP OF NAT OF EXISTING FIRE HYDRANT
ELEVATION = 92.00 ± 4574.28 BASED UPON FORD
MAP MONUMENT AT 500 SOUTH / 500 EAST = 4568.91

10	BATCH OF SUBGRADE
11	CATCH BASIN
12	EDGE OF ASPHALT
13	FLOWLINE
14	FRESHED FLOOR FLEETING
15	HIGH POINT
16	LOW POINT
17	MANHOLE RIM OR CATCH BASIN GRATE
18	TOP BATCH OF CURB

WORKING

CONTRACT, SITE PLAN & PLANNING TABULATING
PARENT LAYOUT AND SECTIONS
OVERALL UTILITY PLAN
GRADING PLAN
LAYOUT / STAGING AND STORAGE
LANDSCAPE PLAN
STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
GENERAL NOTES
CONSTRUCTION DETAILS
EXPLANATION PLAT

332 E 500 S
AMERICAN FORK, UT 84003



DATE	
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SITE PLAN IMPROVEMENTS

DESIGNATION

**KALEB THOMPSON'S
AMERICAN FORK
DENTAL OFFICE**

SHEET NAME

COVER SHEET CO

PAVEMENT SECTIONS



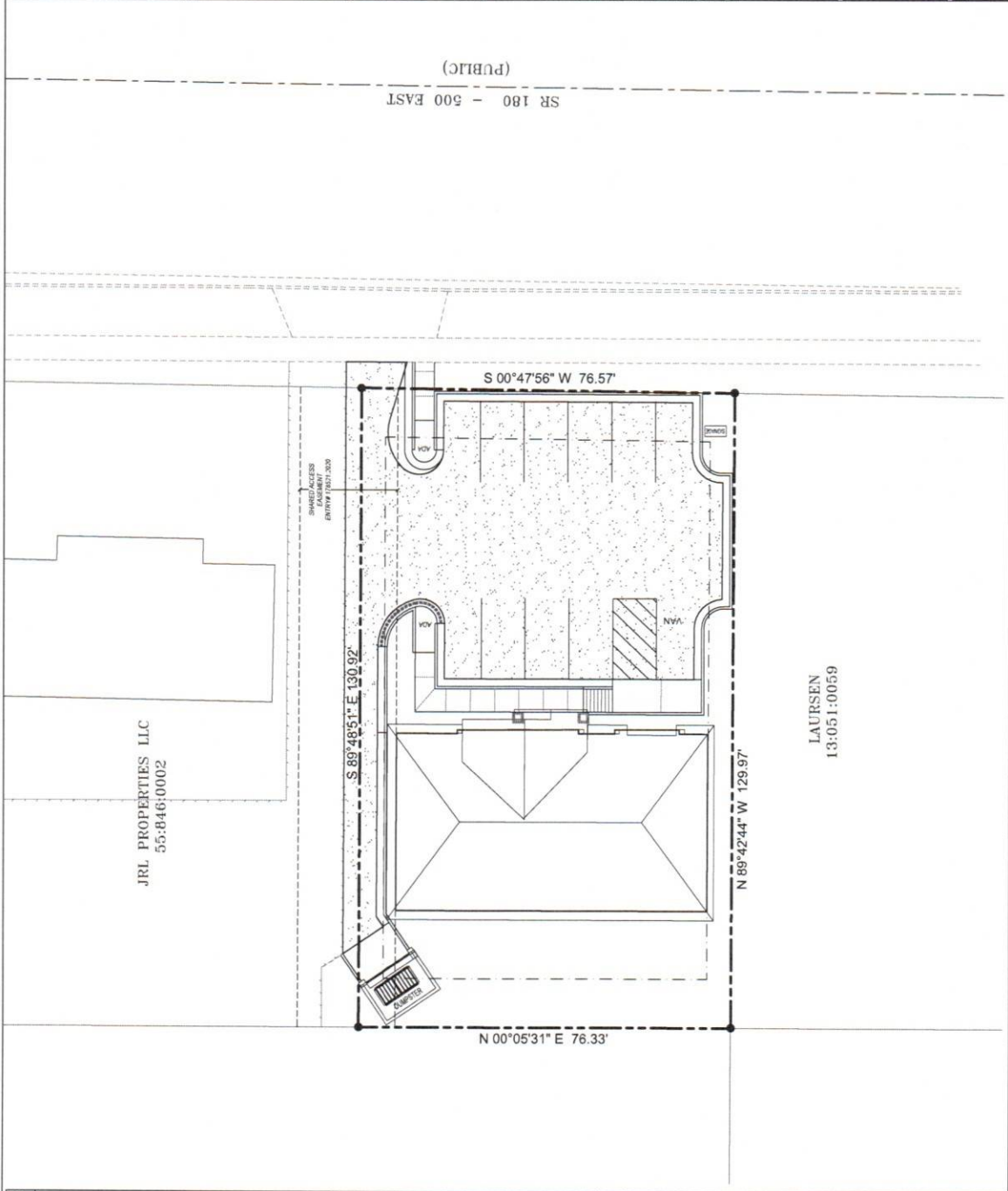
STANDARD DUTY**

1.5\"/>

**BASED UPON THE TEST / DAY

SITE NOTES

SHARED DRIVEWAY IS GOVERNED
BY A RECORDING PLANNED
ACCESS EASEMENT RECORDED
AS ENTRY # 178521.2020



KALEB THOMPSON
332 E 500 S
AMERICAN FORK, UT 84003

DENTIST
OFFICE
SITE
PLAN

0 5 10 20 30
SCALE 1"= 10'

berg
CIVIL ENGINEERING
1030 N. Highway 12, Suite 400
American Fork, UT 84003
PHONE (801) 492-1277
FAX (801) 492-1677

PROJECT
SITE
DATE
DRAWN BY
CHECKED BY
APPROVED BY

**SITE PLAN
IMPROVEMENTS**

KALEB THOMPSON'S
AMERICAN FORK
DENTAL OFFICE

SHEET NAME
PROJECT NUMBER
PAVEMENT LAYOUT
C1

KALEB THOMPSON
337 E 500 S
AMERICAN FORK, UT 84003

13:05:00

DENTIST
OFFICE
SITE
PLAN



SCALE: 1"= 10'

berg
CIVIL ENGINEERING
11008 N. Highland Blvd. Ste. 400
American Fork, UT 84003
OFFICE (801) 492-1277
CELL (801) 516-1577



NO.	DATE	DESCRIPTION
1	11/10/2016	1. PRELIMINARY
2		2. REVISED
3		3. REVISED
4		4. REVISED
5		5. REVISED
6		6. REVISED
7		7. REVISED
8		8. REVISED
9		9. REVISED
10		10. REVISED

DESIGNER	DATE
SITE	11/10/2016
PROJECT	11/10/2016

SITE PLAN
IMPROVEMENTS

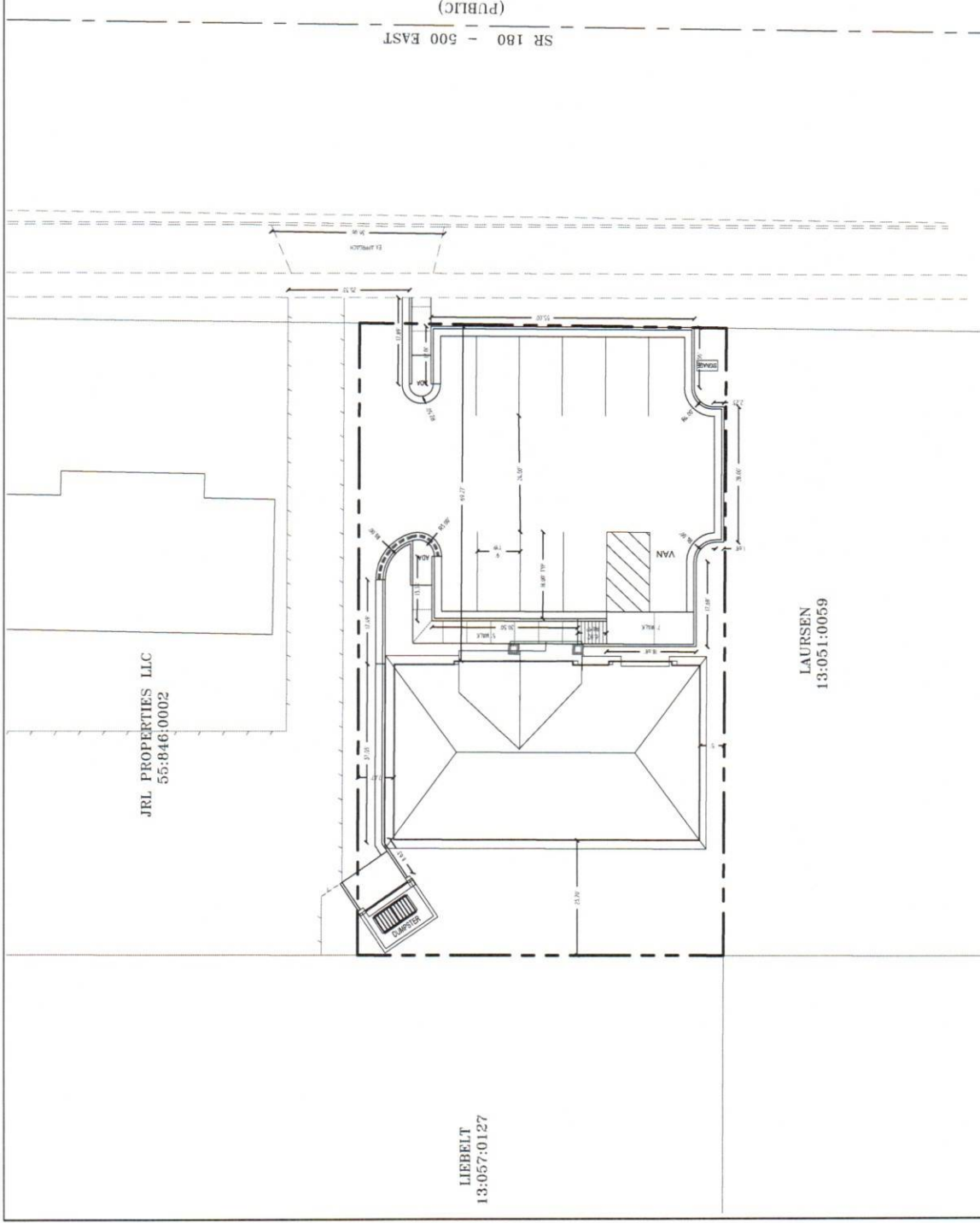
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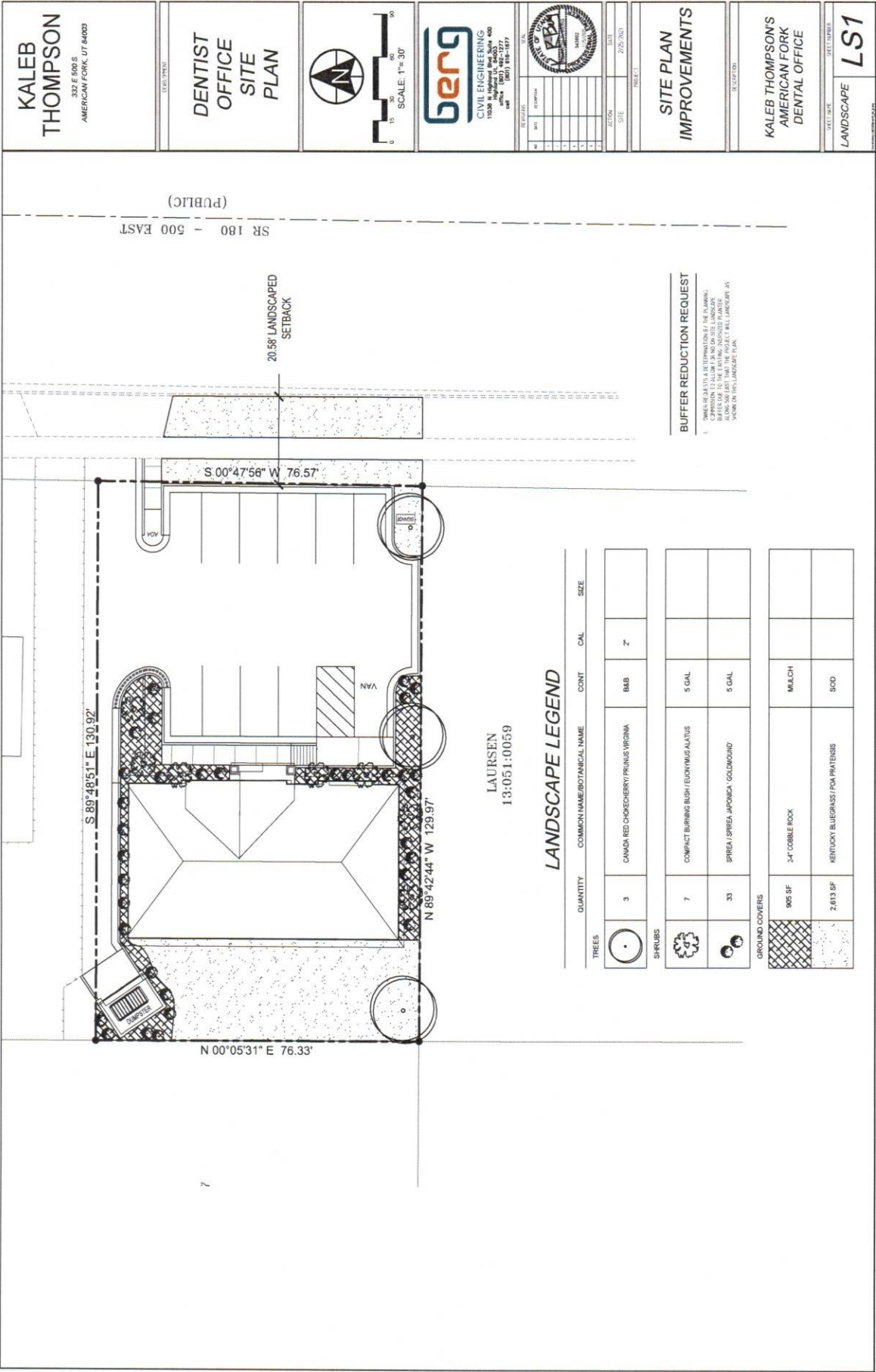
KALEB THOMPSON'S
AMERICAN FORK
DENTAL OFFICE

SHEET NUMBER

LAYOUT

C4





KALEB THOMPSON
333 E 500 S
AMERICAN FORK, UT 84003

DENTIST
OFFICE
SITE
PLAN



berg
CIVIL ENGINEERING
1530 S. Highway 12, Suite 400
American Fork, UT 84003
Office (801) 482-1277
Cell (801) 830-5577

NO.	DATE	REVISION
1	10/1/2023	ISSUED FOR PERMIT
2	10/1/2023	REVISED PER COMMENTS
3	10/1/2023	REVISED PER COMMENTS
4	10/1/2023	REVISED PER COMMENTS
5	10/1/2023	REVISED PER COMMENTS
6	10/1/2023	REVISED PER COMMENTS

ACTION	DATE
SITE	2/25/2023

SITE PLAN
IMPROVEMENTS

KALEB THOMPSON
AMERICAN FORK
DENTAL OFFICE

LANDSCAPE
LS1

BUFFER REDUCTION REQUEST

THE REQUESTOR REQUESTS A REDUCTION OF THE PLANNED BUFFER TO THE EXISTING ZONED PLANTER. THE REQUESTOR REQUESTS THE BUFFER BE REDUCED TO THE EXISTING ZONED PLANTER. THE REQUESTOR REQUESTS THE BUFFER BE REDUCED TO THE EXISTING ZONED PLANTER. THE REQUESTOR REQUESTS THE BUFFER BE REDUCED TO THE EXISTING ZONED PLANTER.

LANDSCAPE LEGEND

QUANTITY	COMMON NAME/BOTANICAL NAME	CONT	CAL	SIZE
3	CANADA RED CHOCERRY (PRUNUS VIRGINICA)	BAB	2'	
7	COMPACT BURNING BUSH (EVONYMUS ALATUS)	5 GAL		
33	SPIREA JAPONICA 'GOLDBOUND'	5 GAL		
905 SF	3/4" COBBLE ROCK	MULCH		
2,813 SF	KENTUCKY BLUEGRASS (POA PRATENSIS)	SOO		

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT CONTAINS NO INFORMATION THAT IS PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO EMPLOY THAT QUALIFIED PERSONNEL, PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED, BASED ON MY KNOWLEDGE OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR OBTAINING THE INFORMATION. I HAVE THE BEST OF MY KNOWLEDGE AND BELIEVE IT IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SOME CAN PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

DATE _____

[illegible]

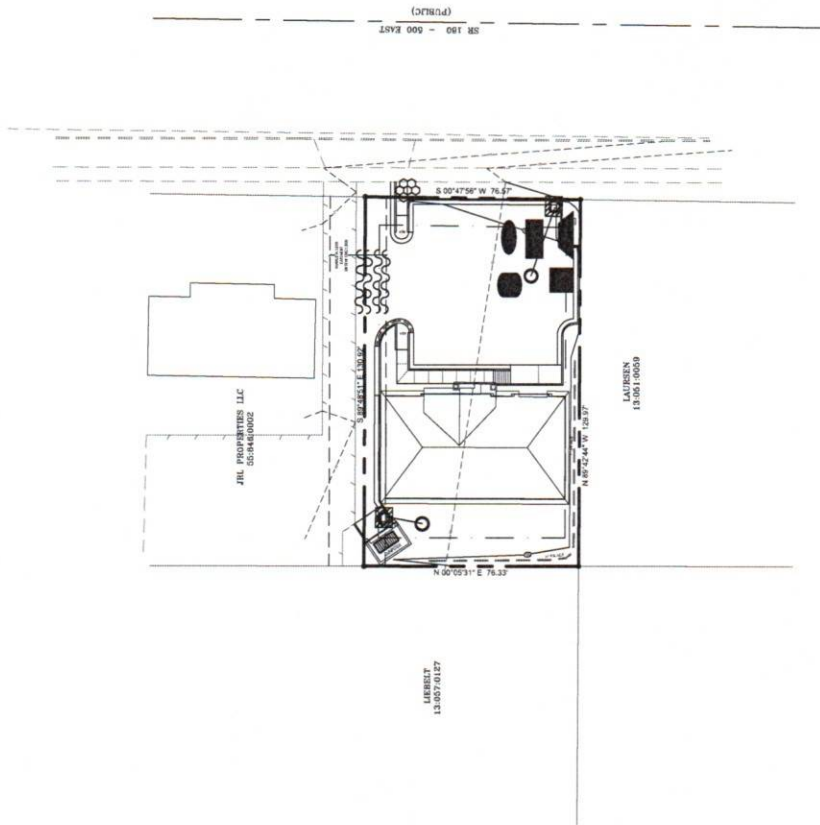
SYMBOL	MAP UPDATING/LABEL	SYMBOL	MAP UPDATING/LABEL
	SOLD LOT STABILIZED LOT OR AREA		PORTABLE TOILET
	INDICATES OWNERSHIP		TRASH BIN
	OUTFALL		DEFINED WASHOUT AREA
	SURFACE MATTERS		FUEL TANKS STORAGE
	INLET PROTECTION		STABILIZED EXTERNAL RIP RAP
	SEWAGE		MATERIALS STORAGE, DEFINED STORAGE
	NEW EXCAVATION AREA/NEW DIG		PROJECT BOUNDARY AREA, ROW/CUTUP
	VEGETATION/SEWING, ETC.		OUTBACK CLEAR/CUT/CA, DAM
	CONSTRUCTION TRAILER/OFFICE		SUB FENCE/LEATH/BERM

[illegible]

	POST-TEST "Z" VALUE	POST-TEST "Z" VALUE
a) POST-TEST "Z" VALUE	-0.67	-0.67
b) POST-TEST "Z" VALUE	-0.67	-0.67
c) ESTIMATED DEPTH TO CONTAMINATION IN A 60 FEET DEEP SURFACE	-0.67	-0.67
d) PROJECT TO BE COMPLETED ON A SINGLE PHASE	-0.67	-0.67
e) PROJECT COSTS ARE LESS THAN \$100,000 FOR A SINGLE PHASE	-0.67	-0.67
f) PROJECT COSTS ARE LESS THAN \$100,000 FOR A SINGLE PHASE	-0.67	-0.67
g) PROJECT COSTS ARE LESS THAN \$100,000 FOR A SINGLE PHASE	-0.67	-0.67
h) PROJECT COSTS ARE LESS THAN \$100,000 FOR A SINGLE PHASE	-0.67	-0.67
i) PROJECT COSTS ARE LESS THAN \$100,000 FOR A SINGLE PHASE	-0.67	-0.67
j) PROJECT COSTS ARE LESS THAN \$100,000 FOR A SINGLE PHASE	-0.67	-0.67
k) PROJECT COSTS ARE LESS THAN \$100,000 FOR A SINGLE PHASE	-0.67	-0.67
l) PROJECT COSTS ARE LESS THAN \$100,000 FOR A SINGLE PHASE	-0.67	-0.67
m) PROJECT COSTS ARE LESS THAN \$100,000 FOR A SINGLE PHASE	-0.67	-0.67
n) PROJECT COSTS ARE LESS THAN \$100,000 FOR A SINGLE PHASE	-0.67	-0.67
o) PROJECT COSTS ARE LESS THAN \$100,000 FOR A SINGLE PHASE	-0.67	-0.67
p) PROJECT COSTS ARE LESS THAN \$100,000 FOR A SINGLE PHASE	-0.67	-0.67
q) PROJECT COSTS ARE LESS THAN \$100,000 FOR A SINGLE PHASE	-0.67	-0.67
r) PROJECT COSTS ARE LESS THAN \$100,000 FOR A SINGLE PHASE	-0.67	-0.67
s) PROJECT COSTS ARE LESS THAN \$100,000 FOR A SINGLE PHASE	-0.67	-0.67
t) PROJECT COSTS ARE LESS THAN \$100,000 FOR A SINGLE PHASE	-0.67	-0.67
u) PROJECT COSTS ARE LESS THAN \$100,000 FOR A SINGLE PHASE	-0.67	-0.67
v) PROJECT COSTS ARE LESS THAN \$100,000 FOR A SINGLE PHASE	-0.67	-0.67
w) PROJECT COSTS ARE LESS THAN \$100,000 FOR A SINGLE PHASE	-0.67	-0.67
x) PROJECT COSTS ARE LESS THAN \$100,000 FOR A SINGLE PHASE	-0.67	-0.67
y) PROJECT COSTS ARE LESS THAN \$100,000 FOR A SINGLE PHASE	-0.67	-0.67
z) PROJECT COSTS ARE LESS THAN \$100,000 FOR A SINGLE PHASE	-0.67	-0.67

[illegible]

7) EROSION CONTROL VALUE	C=0
8) POST DEVELOPMENT C VALUE	C=7
9) ESTIMATED DEPTH TO GROUNDWATER = 0 FEET BELOW ERTS SURFACE	
10) PROJECT TO BE COMPLETED ON A SINGLE PHASE	
11) ANY DISTURBED AREA LEFT IS SUITED FOR A PERIOD GREATER THAN 30 YEARS	
12) EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES TO PREVENT EROSION OF EXPOSED SOILS	
13) MEASURES FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL, OR TREAT THE EXPOSED SOURCE	
14) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY MEASURES THAT ARE SUITABLE TO PREVENT EROSION OF EXPOSED SOILS	
15) CHANGES IN PREVIOUSLY CROWNED AREAS	0.00 AC
16) IMPROVISED AREA BEFORE CONSTRUCTION	0.00 AC
17) IMPROVED AREA AFTER CONSTRUCTION	0.00 AC

DENTIST
OFFICE
SITE
PLAN

berg
CIVIL ENGINEERING
110338 W. Highland Blvd. Suite 400
Highland, UT 84403
office (801) 482-1277
cell (801) 818-1877



SITE PLAN IMPROVEMENTS

KALEB THOMPSON'S
AMERICAN FORK
DENTAL OFFICE

SWPPP

KALEB THOMPSON
332 E 900 S
AMERICAN FORK, UT 84003

DENTIST
OFFICE
SITE
PLAN

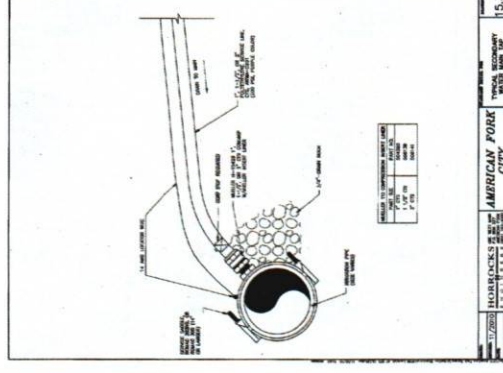
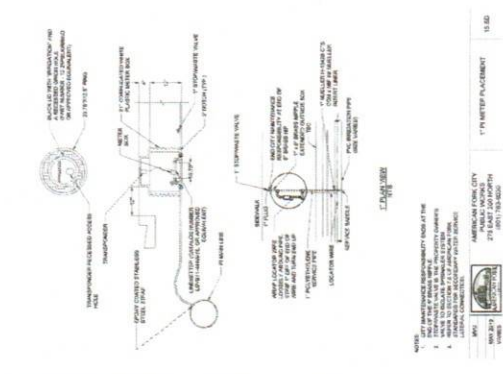
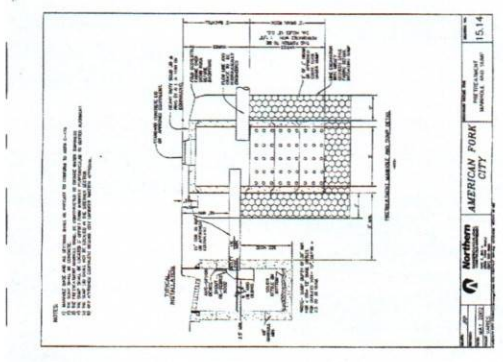
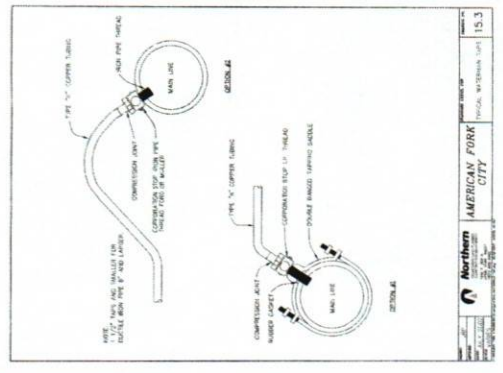
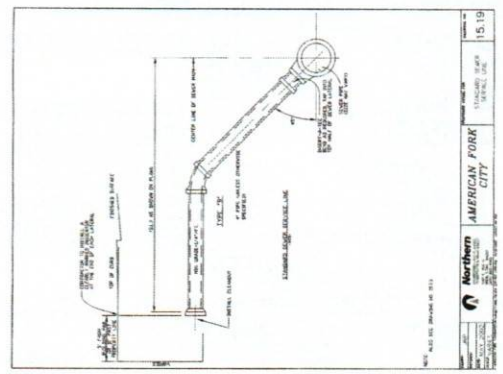
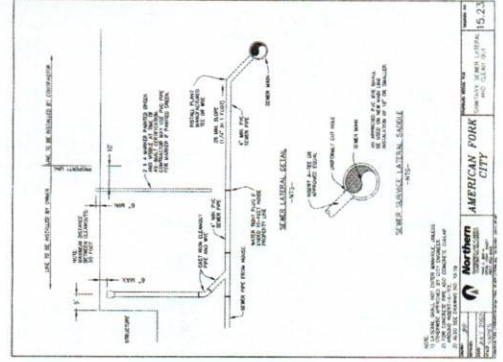
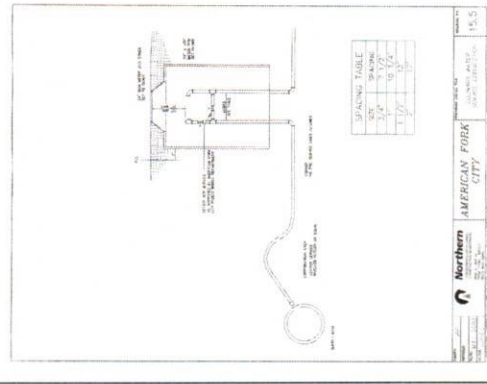
berg
CIVIL ENGINEERING
1103 S. Highway 89, Suite 400
American Fork, UT 84003
Phone: (801) 492-1377
Fax: (801) 492-1377



SITE PLAN
IMPROVEMENTS

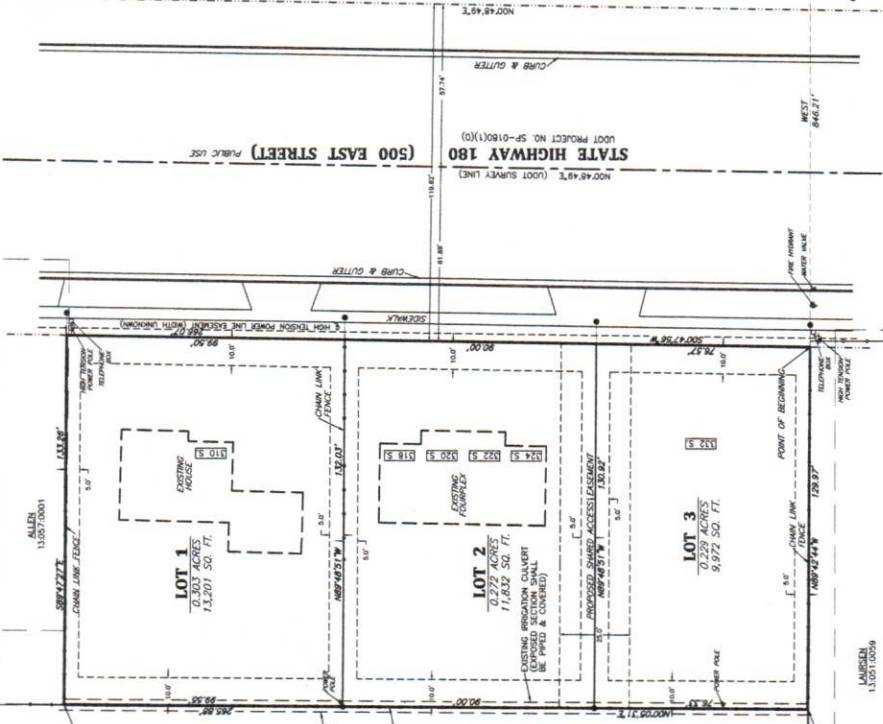
KALEB THOMPSON'S
AMERICAN FORK
DENTAL OFFICE

DETAILS
D1



WYLER SUBDIVISION

SALT LAKE BASE & MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH

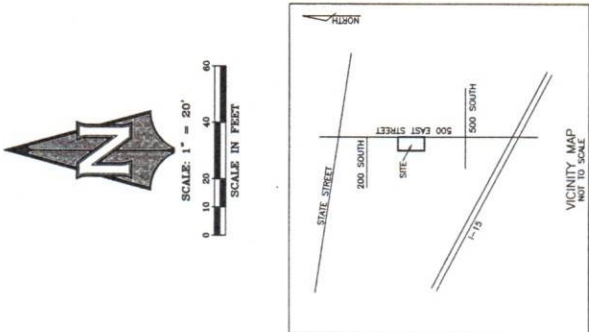


HISTORICAL: NOTED: HISTORICAL DEPTH OF HIGH WATER TABLE AND ELEVATION OF LOWEST FLOOR SLAB (MINIMUM 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON).
PIKETS AT 3 FOOT INTERVALS HAVE BEEN PLACED IN THE SIDEWALK AND 6" BY 1" BEAM WITH NUMBERED SURVEY CAP HAVE BEEN PLACED AT NEAR LOT CORNERS EXCEPT AS NOTED.

CURRENT: AMERICAN FURK CITY ZONING FOR THIS PROPERTY IS CC-2 (R-4-7500) THERE ARE NO SETBACK REQUIREMENTS FOR THIS PROPERTY.

DUED TO VAGUE DESCRIPTIONS AND A LACK OF SURVEY INFORMATION, THE PARCELS ARE BEING RECONSIDERED FOR A RECONSTRUCTION OF WHAT USED TO BE THE PARCELS FENCELINES WHICH DEED WITH ACCURACY.

IF THERE IS A CHANGE IN USE TO LOT 2, OWNER MUST CONTACT AMERICAN FURK PUBLIC WORK DEPARTMENT FOR ADDRESS REASSIGNMENT.



LEGEND

	SECTION CORNER
	STREET MONUMENT
	PROPERTY CORNER
	UTILITY POLE
	FIRE HYDRANT
	SECTION LINE
	PROPERTY LINE
	EASEMENT LINE
	IRRIGATION DITCH/CULVERT
	PUBLIC UTILITY EASEMENT
	ADJOINING DEED LINE
	ADDRESS OF RECORD

JOHN W. FRANCOM & ASSOCIATES, INC.
LAND SURVEYORS
BOUNDARY, TOPOGRAPHIC & CONSTRUCTION SURVEYS
908 SOUTH MAIN STREET, BOUNTIFUL, UTAH 84019

MAILING ADDRESS: 1000 WEST 10TH AVE. SUITE 100
 DENVER, CO 80202-1500
 PHONE: (303) 733-1111
 FAX: (303) 733-1112
 E-MAIL: FRANK@COMPUNET.COM

APPROVED THIS 13 DAY OF June A.D. 20 17
BY THE WATER AND SEWER AUTHORITY.

Don Ho
PUBLIC WORKS DEPARTMENT DIRECTOR

SURVEYOR'S CERTIFICATE

[illegible]

BOUNDARY	DESCRIPTION
1	POINT ON THE WEST LINE OF 500 EAST STREET, SA...

	BOUNDARY DESCRIPTION
BEGINNING AT A POINT ON THE WEST LINE OF 300 EAST STREET, SAID POINT BEING 21 FEET SOUTH OF THE CORNER OF SAID STREET AND 1ST AVENUE;	
EAST FROM THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, S&T LAKE BASE & MERIDIAN AND THENCE NORTH 89°42'44" WEST	
129.97 FEET ALONG A CHAIN LINK FENCE TO A WIRE FENCE, THENCE NORTH 0°00'31" WEST 129.97 FEET ALONG A CHAIN LINK FENCE TO A WIRE FENCE, THENCE NORTH 60°00'31" WEST 133.26 FEET ALONG SAID CHAIN LINK FENCE TO SAID WEST LINE,	
THENCE SOUTH 00°47'36" WEST 268.07 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.	
CONTAINS 0.8024 ACRES (35,006 SQUARE FEET)	
3 LOTS	

DATE MAY 31, 2017

OWNER'S DEDICATION

KNOWING ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURREYTOR'S CERTIFICATE HEREIN AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE USE AND BENEFIT OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 20th DAY OF JULY, A.D. 2011.

John S. Wylar
JOHN WYLAR

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

ON THE 20 DAY OF June A.D. 20 17 PERSONALLY APPEARED
BEFORE ME, THE SIGNERS OF THE FOREGOING DECLARATION WHO DULY ACKNOWLEDGE TO
ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 3/31/2021

 Connie Beley
NOTARY PUBLIC
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE City of Salt Lake OF Utah DOOT
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION
OF ALL THE STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR
PUBLIC PURPOSES, FOR THE PERPETUAL USE OF THE PUBLIC THIS 18
DAY OF June, A.D. 20 17

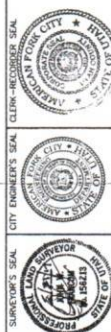
MAYOR: [Signature]
 CITY COUNCIL MEMBER: [Signature]
 CITY COUNCIL MEMBER: [Signature]
 CITY ENGINEER (SEE SEAL BELOW): [Signature]

PLANNING COMMISSION APPROVAL

APPROVED THIS 13 DAY OF March A.D. 20 17
BY THE AMERICAN FOLK CITY PLANNING COMMISSION.

WYLER SUBDIVISION

WILKIN SUBDIVISION
A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH





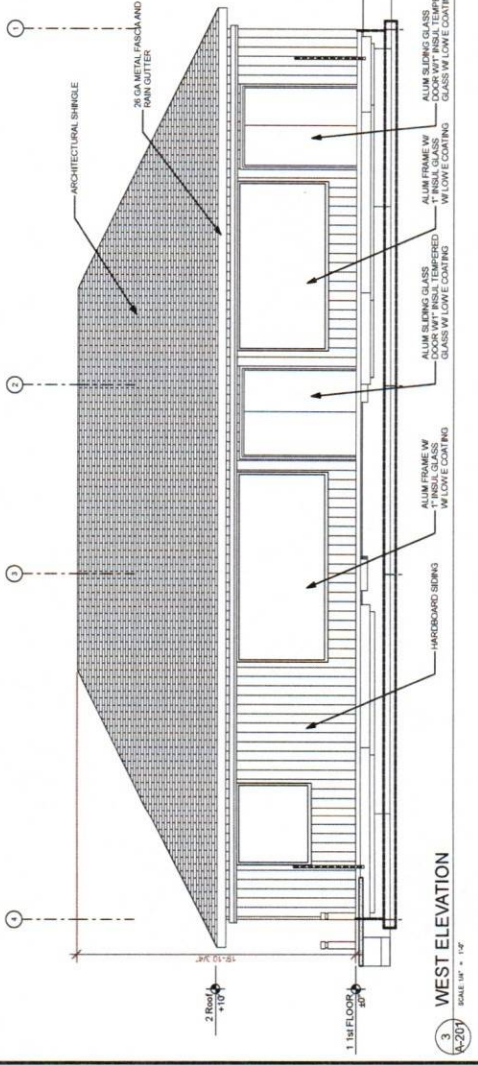
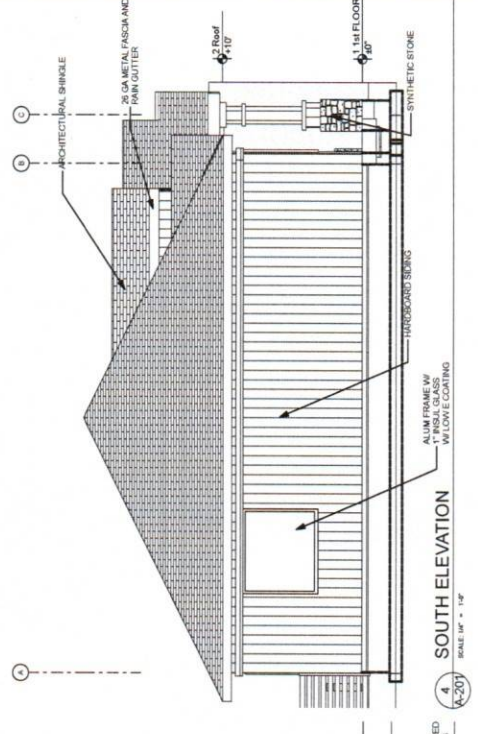
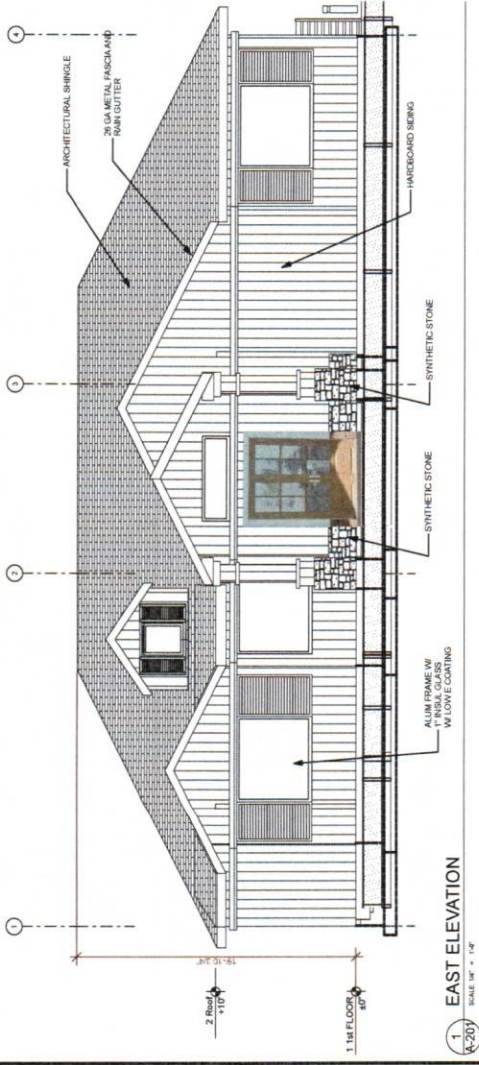
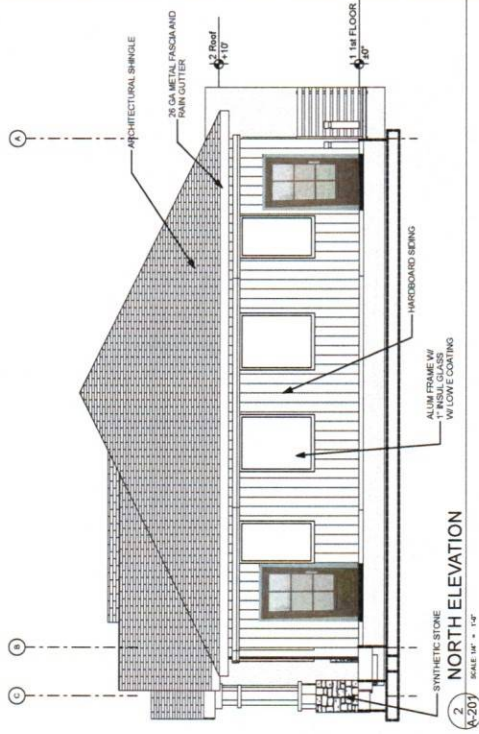
STAMP

DATE: 7-25-2020
 SHEET: 201

KALEB THOMPSON'S
 AMERICAN FORK
 DENTIST OFFICE
 322 E 500 S
 AMERICAN FORK, UTAH

PROJECT NO:
 1025
 SHEET TITLE:
 ELEVATIONS

SHEET NUMBER:
 A-201





STAMP

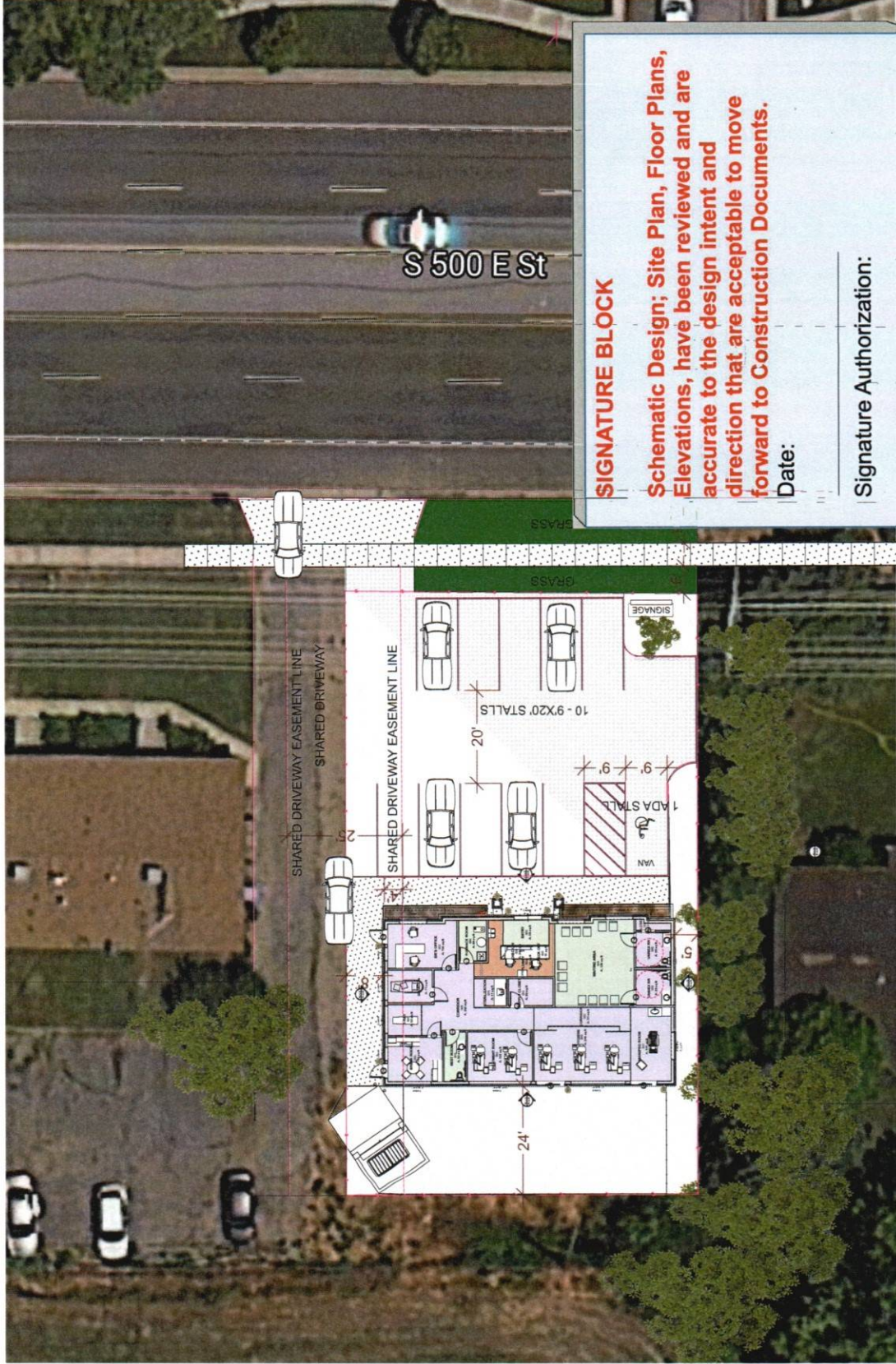
DATE: 7-9-2020
 REVISION:

KALEB THOMPSON'S
 AMERICAN FORK
 DENTIST OFFICE
 322 E 500 S
 AMERICAN FORK, UTAH

PROJECT NO:
 1925

SHEET TITLE:
 ARCHITECTU
 RAL SITE
 PLAN

SHEET NUMBER:
 AS100



SIGNATURE BLOCK
 Schematic Design; Site Plan, Floor Plans,
 Elevations, have been reviewed and are
 accurate to the design intent and
 direction that are acceptable to move
 forward to Construction Documents.

Date:

Signature Authorization:



1
A-101



SIGNATURE BLOCK

Schematic Design; Site Plan, Floor Plans, Elevations, have been reviewed and are accurate to the design intent and direction that are acceptable to move forward to Construction Documents.

Date:

Signature Authorization:

