# Wednesday, September 13, 2023
# Development Review Committee

**DEVELOPMENT REVIEW COMMITTEE AGENDA**
**PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting at the Spanish Fork City Office Building, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.**

## 1. Approval of Minutes

A. August 23, 2023

## 2. Preliminary Plat and Zone Change

A. LOTZ CONSTRUCTION PRELIMINARY PLAT AND ZONE CHANGE. This proposal involves changing the current zone from R-R to R-1-15 and to approve a Preliminary Plat to subdivide one 6.2 acre property into 12, 15,000 square foot residential lots located at approximately 1082 West 1900 South.

## 3. Site Plan

A. CANYON CREEK SHOPPING CENTER PHASE 4 PLAT C. This proposal involves the commercial development of one lot within the Canyon Creek Commercial Development located at 423 East 1000 North.

## 4. Concept Review

A. GENERAL AVIATION SOUTH PROJECT.

## 5. Discussion

A. AIRPORT FBO BUILDING.

B. CANYON CREEK BUILDING ELEVATIONS.

C. DR HORTON BUILDING ELEVATIONS AND LANDSCAPING.

D. SPANISH SPRINGS SITE IMPROVEMENTS.

E. TITLE 15 AMENDMENT.

## 6. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork City
August 23, 2023

Staff Members Present: **Chris Thompson**, Public Works Director; **Seth Perrins**, City Manager; **Dave Anderson**, Community Development Director; **Brandon Snyder**, Senior Planner; **Mary Martin**, Associate Planner; **Kimberly Brenneman**, Development Coordination Manager; **Vaughn Pickell**, City Attorney; **Ana Burgi**, Assistant City Attorney; **John Little**, Chief Building Official; **Byron Haslam**, Senior Engineer; **Marcie Clark,** Department Development Secretary; **Jake Theurer**, Power and Light Superintendent; **Garrett Elmer,** Power & Light Assistant Superintendent; **Dale Robinson**, Parks and Recreation Director; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner,** Fire Marshall; **Kasey Woodard**, Division Secretary.

Citizens Present: Bo Chung, Steve Carlson, Brent Sadlier, Joseph Earnest.

Chris Thompson called the meeting to order at 10:00 a.m.

## MINUTES

### August 9, 2023

John Little **moved** to approve the minutes of August 9, 2023.

Ana Burgi **seconded** and the motion passed all in favor.

## CONCEPT REVIEW

### RODEN 4-PLEX CONCEPT

Brent Sadleir, who is representing the property owner, stated the applicant is proposing rezoning the property from R-1-6 to R-3 in order to allow for a multi-family structure.

Brandon Snyder asked if the applicant was planning to do any improvements to the existing home and it was stated the applicant was not planning on doing any of those improvements.

Dave Anderson stated typically rezoning a property does involve improvements being made to the existing structures in order to match the surrounding area. He gave additional feedback to the applicant stating they would need to meet landscaping and parking requirements and how many units that would fit within the set back requirements.

Brent Sadleir stated this is their first concept design to get the City's feedback on what can be done with the property.

Brandon Snyder stated he is not in favor of fencing the property off as it creates a separation between the other existing properties around it.

Seth Perrins feels this is more of just a flag lot and does not have a cohesive connection to the homes that surround it.

Brent Sadleir stated they can remove the fencing to hopefully create that cohesive feel to the surrounding properties.

Discussion ensued about why the fencing creates a separation from the other existing homes that surround the property.

Seth Perrins stated that he doesn't see how this would benefit the community as it appears completely out of place.

Brent Sadleir stated he is unsure if the applicant is desiring to potentially sell the individual units, or possibly renting the units.

Dave Anderson stated he definitely sees the potential for the property.

Seth Perrins still is not seeing the benefit that this could bring to the community. He suggested that the applicant comes back to the DRC with a design featuring fewer units and that presents a more cohesive feel. He feels this would be a better fit for the area.

Brent Sadleir asked if the existing home on the property could remain and Dave Anderson stated that decision would be better made by the City Council.

Brent Sadleir asked if they would need to be 20 feet off the black property line to be clear of power lines.

Jake Theurer stated yes this would be correct. He stated there will also need to be additional power upgrades for the property as well. He suggested reaching out to himself or Garrett Elmer with regard to this in the future.

Brent Sadleir asked if he needs to provide a soils report.

Dave Anderson stated he can reach out to the Community Development Department with regard to any additional questions related to what will be needed for the application.

## TITLE 15 AMENDMENTS

## TITLE 15 AMENDMENTS

Dave Anderson stated there was a previous discussion regarding a couple of homes located in Escala and The Old Mill Estates subdivision, where the residents have reached out to the City about the ability to keep existing fencing that was built, and to be able to finish fencing that they would like to build. He stated this fencing they would like to build, which would come right up to the sidewalk. He stated this is something that is not allowed. He stated this was discussed with the DRC recently and they have created an approach to give the

property owners of irregular shaped lots of a certain size and with a certain amount of frontage, the opportunity to have a certain amount of fencing in their front setbacks to allow for fencing that is 6 feet tall.

Vaughn Pickell asked Dave Anderson if he is seeking just an administrative change that if a property can meet the requirements they shall be granted this fencing exception.

Dave Anderson stated yes.

Seth Perrins stated this language does not address the location of the fence. He gave a brief example of an irregular lot and the concerns that arise when location is not addressed.

Dave Anderson stated the language that is proposed in red allows the fence to go to the sidewalk.

There was further discussion regarding other irregular lots within the City and how and why they do not qualify. It was stated the City is not wanting to make this the standard but an exception to certain properties that can meet the size and frontage requirements.

Dave Anderson briefly discussed the other proposed changes to the Overlay District. He stated he is not a fan of development agreements for no reason.

Vaughn Pickell stated in the development agreement it will need to be defined as to what the applicants are required to do. He stated there is no sneaking things into a development agreement and Dave Anderson agreed.

Seth Perrins stated he is not in favor of this proposed change.

Vaughn Pickell provided more information to support this change to avoid the potential breach of a development agreement.

Seth Perrins asked if they are wanting to keep landscaping in, even though it's contrary to what the State Legislator has done?

Dave Anderson stated this is not contrary but it is consistent with what state law has done, which is that cities can require this criteria to be met.

Seth Perrins recommended moving the fencing requirements forward but not the changes to the Development Overlay. He wants to have further conversations regarding this proposal.

Seth Perrins moved to recommend the approval of the proposed Title 15 Amendments for fencing, but not the changes for Master Planned Developments.

Ana Burgi seconded and the motion passed with only Dave Anderson voting nay.

## DISCUSSION

### COBALT. MILL RACE. CANAL

Byron Haslam stated there was a previous discussion with Cobalt to address potential seepage. He stated Cobalt inquired if they would be able to pipe the Mill Race canal.

Chris Thompson stated this has been discussed three times previously and the City has denied each request. He asked the Committee if they still want Mill Race to remain open, not piped. Or if there is a desire to pipe the canal. He asked for the Development Review Committee's thoughts.

There was discussion about if it would be harder to maintain, and it was stated the City maintains this.

Chris Thompson feels that piping the canal today is not the best idea. He has stated that Cobalt has previously requested to have it piped, but that the City has declined each time. He asked if this decision should be changed?

Seth Perrins stated he thought the canal would be piped in order to have River Bottoms Road widened.

Vaughn Pickell stated there is a legal concern of the City being liable for any maintenance concerns for seepage.

Seth Perrins stated this has been a ditch for about 100 years, he stated he would reject any seepage claims for this reason.

Chris Thompson stated this would make Cobalt responsible for any future or potential seepage.

Discussion ensued about seepage and the elevation of the canal.

Seth Perrins stated he is in favor of not piping the canal as he feels its a beautiful amenity that looks more like a river and is considered aesthetically beneficial to the area.

Chris Thomspon asked Byron Haslam if they could verify the seepage Cobalt is referring to.

Byron Haslam stated he thinks this information was provided with the report Cobalt provided in support of piping the canal. He stated he will review this information.

Chris Thompsons stated that if the canal is piped, the area will lose some of the existing trees. He stated that if the Race Canal is not an amenity, then it should be piped. He feels the only reason to leave it open is for its creek-like feel.

It was questioned if this is more of a City Council decision and above the approval of the Development Review Committee.

Chris Thompson stated this is more of a political-type thing.

Seth Perrins feels that this should not be a City liability for maintenance.

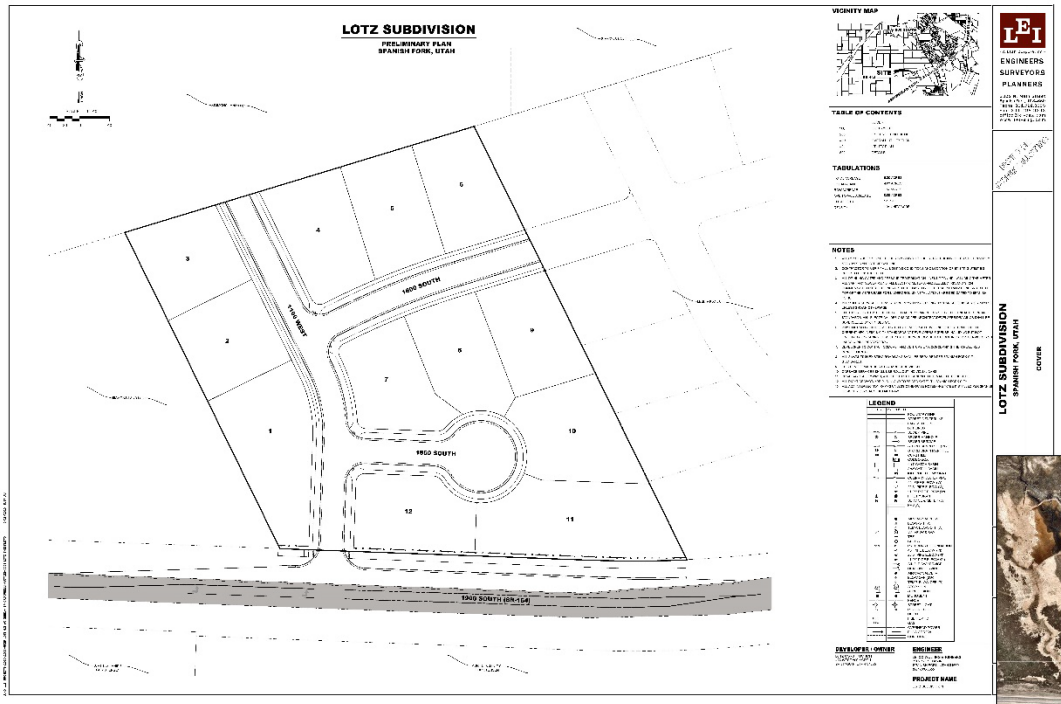
Chris Thomspon stated this should be looked at more as an amenity and Dave Anderson agreed with this notion.

It was decided this discussion should be taken to the Planning Commission and then City Council.

Dave Anderson moved to adjourn the meeting at 10:45 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary






SPANISH FORK COMMUNITY DEVELOPMENT

## Lotz Construction Preliminary Plat and Zone Change Approval Request

September 13, 2023, Development Review Committee meeting.

Located at 1082 West 1900 South, including 6.19 acres.

The subject property is zoned R-R. The General Plan designation is Estate Density Residential.

The applicant has requested that a Preliminary Plat for a standard subdivision and Zone Change to R-1-15 be approved.

## Recommendation

That the proposed Preliminary Plat and Zone Change be recommended for approval based on the following finding and subject to the following conditions.

**Finding**

1. That the applicant conforms to the City's General Plan Designation.

**Conditions**

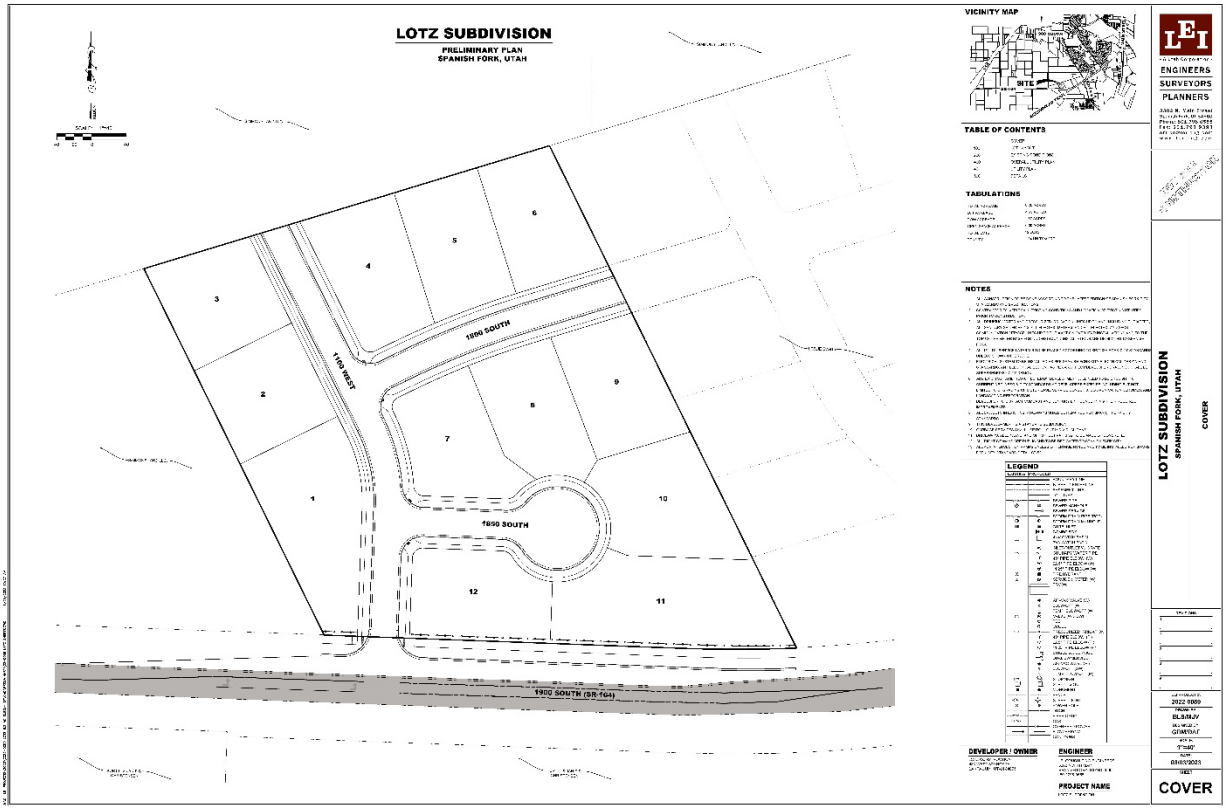
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

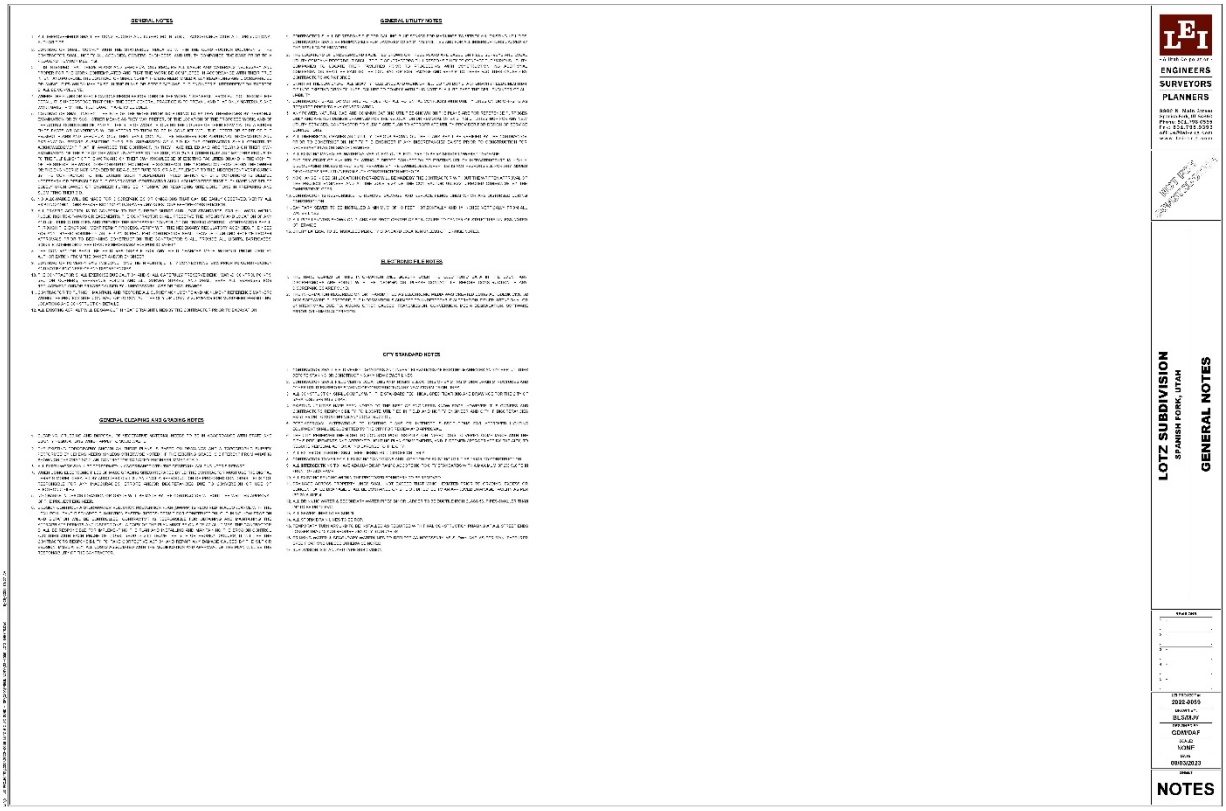
## Key Issues

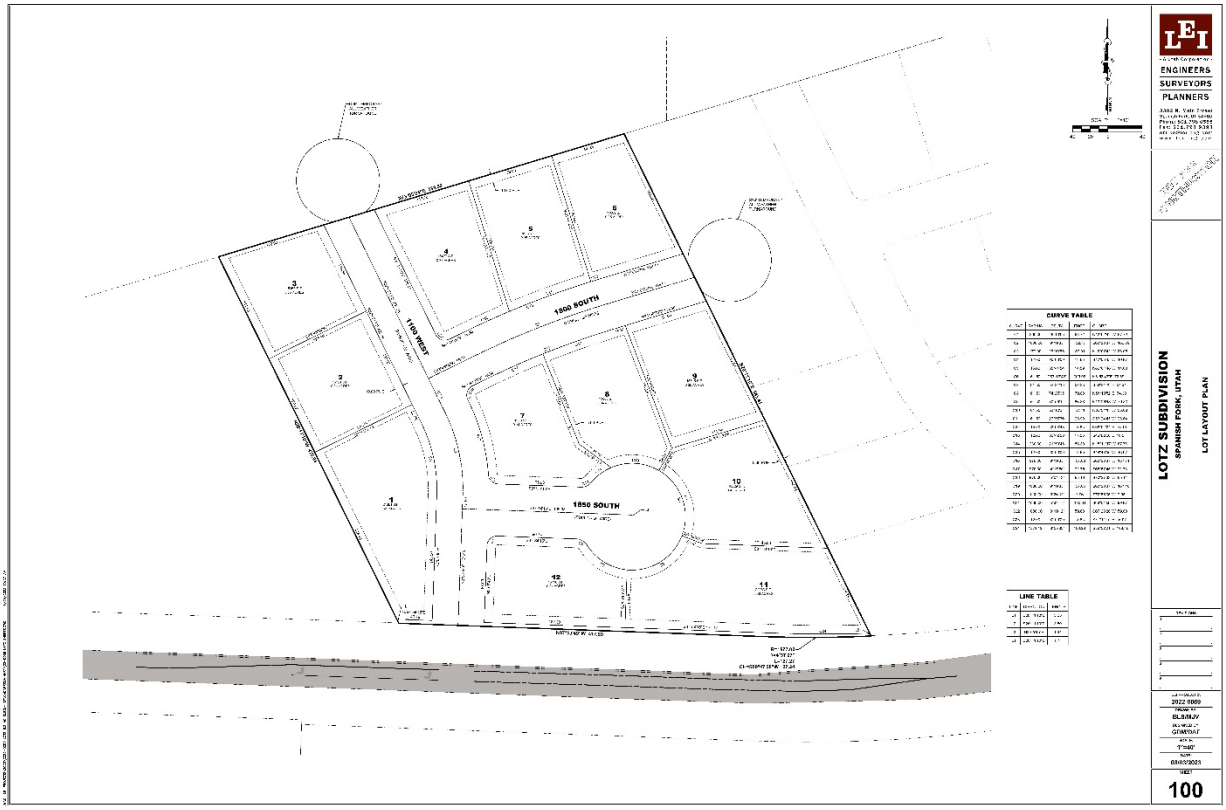
1. Easements.
2. Utilities.
3. Power
4. Improvements.
5. Landscaping.
6. Access.

## Exhibits

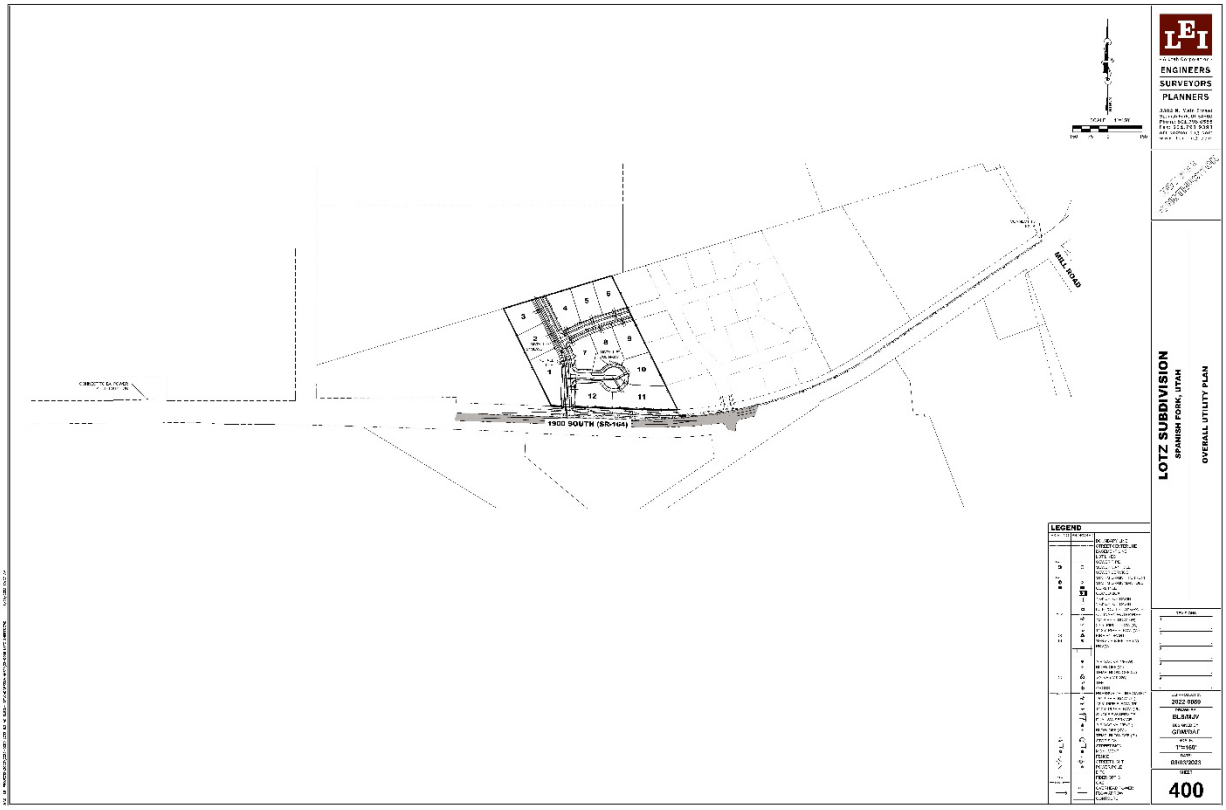
1. Preliminary Plat.

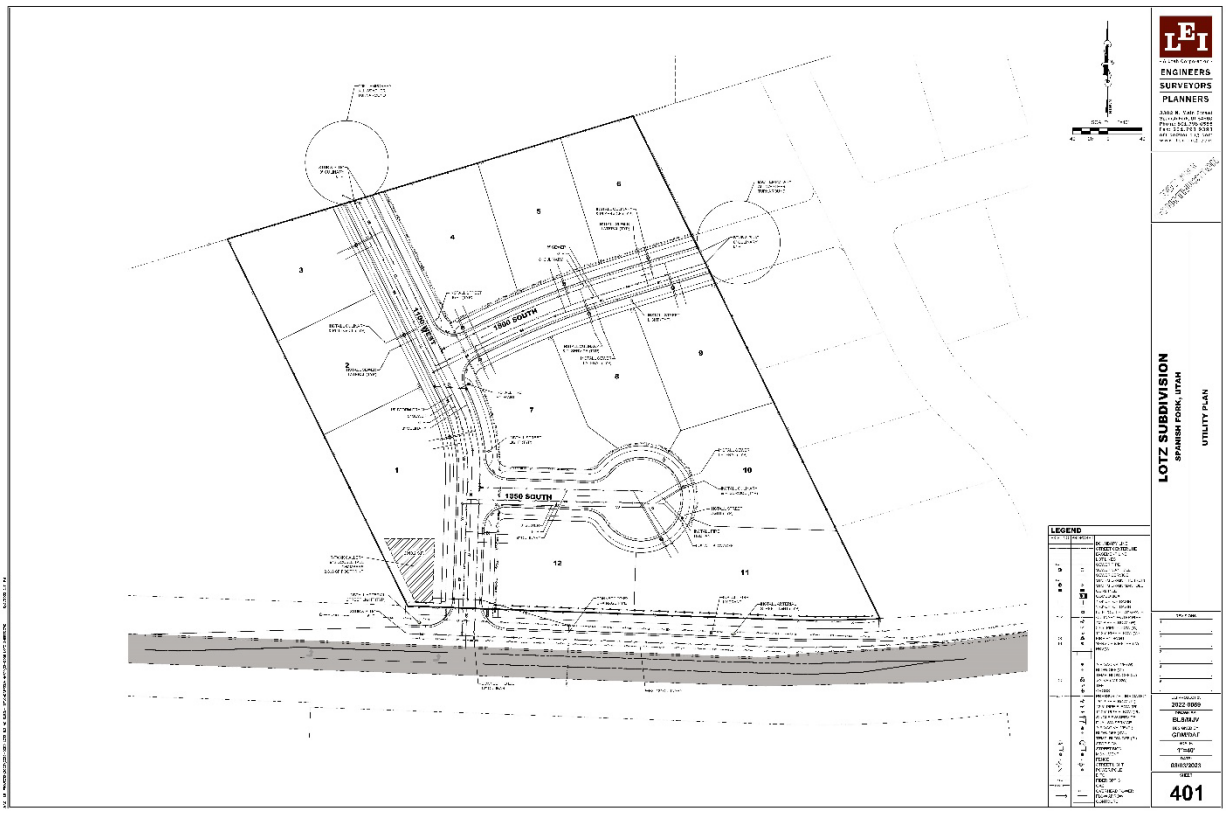

LOTZ SUBDIVISION
PRELIMINARY PLAN
SPANISH FORK, UTAH
1100 WEST
1890 SOUTH
1890 SOUTH
1900 SOUTH (SR-164)
VICINITY MAP
SITE
TABLE OF CONTENTS
TABULATIONS
NOTES
LEGEND
DEVELOPER / OWNER
ENGINEER
PROJECT NAME
ENGINEERS
SURVEYORS
PLANNERS
LOTZ SUBDIVISION
SPANISH FORK, UTAH
COVER
2022-0009
BLS/MJV
GDM/DAF
NONE
09/05/2023
COVER

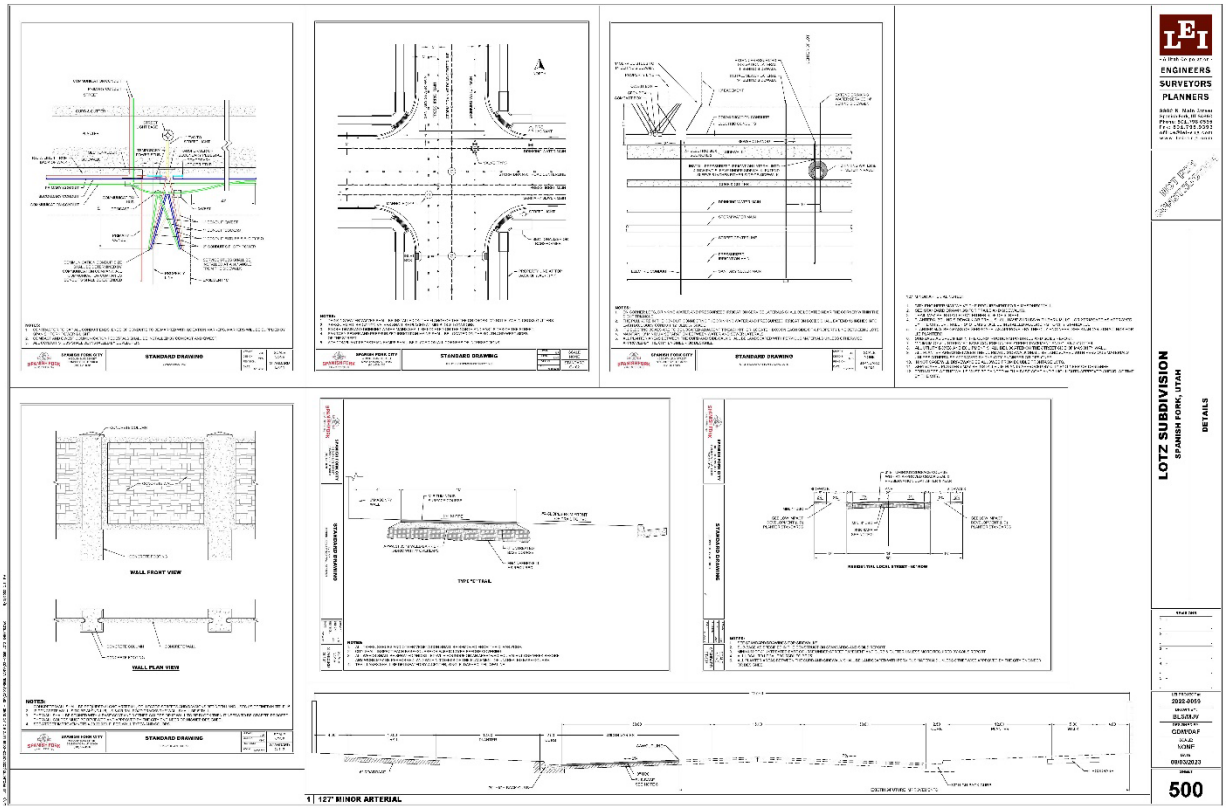

GENERAL NOTES
GENERAL UTILITY NOTES
BLOCK BOUNDARY NOTES
CITY STANDARD NOTES
GENERAL CLEARING AND GRADING NOTES
ENGINEERS
SURVEYORS
PLANNERS
LOTZ SUBDIVISION
SPANISH FORK, UTAH
GENERAL NOTES
2022-0009
BLS/MJV
GDM/DAF
NONE
09/05/2023
NOTES

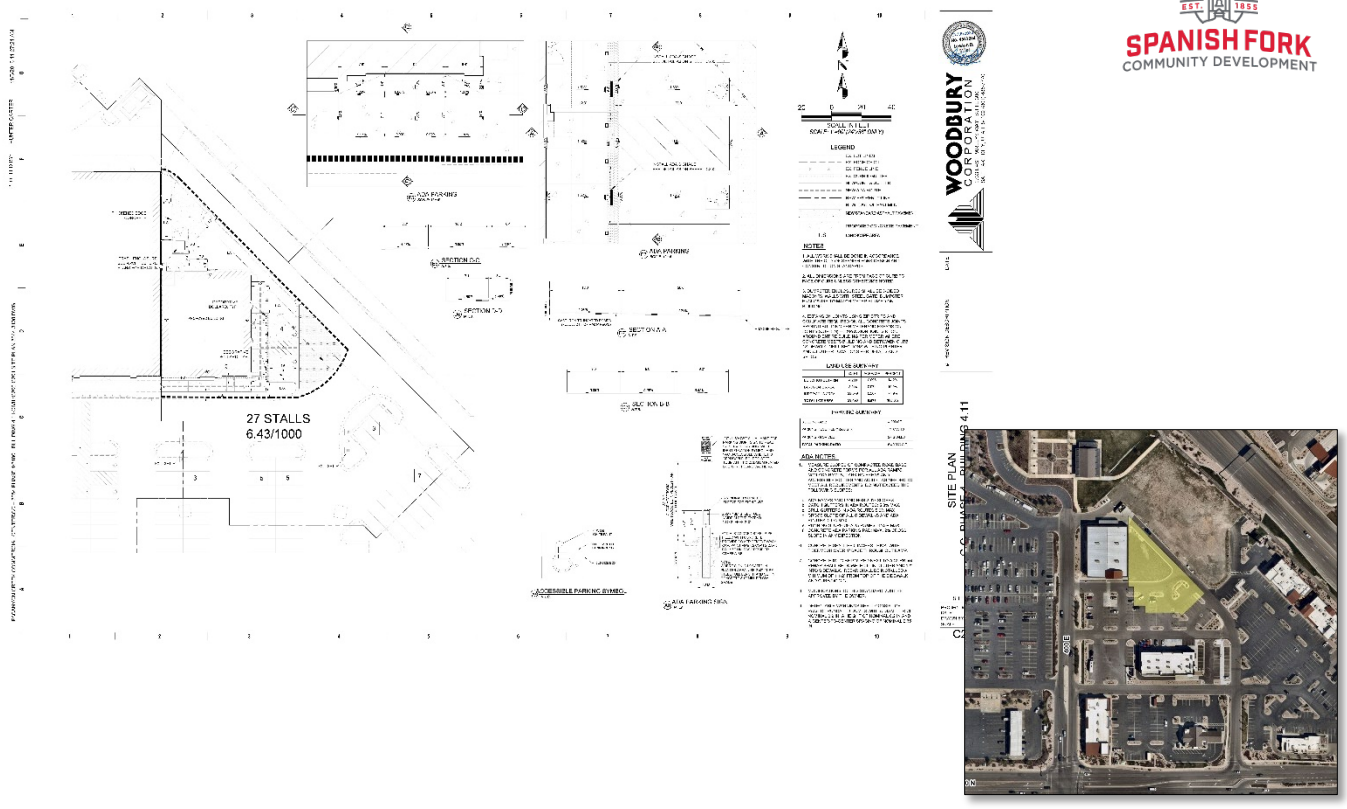

1500 SOUTH
1100 WEST
1850 SOUTH
CURVE TABLE
LINE TABLE
LEI
ENGINEERS
SURVEYORS
PLANNERS
LOTZ SUBDIVISION
SPANISH FORK, UTAH
LOT LAYOUT PLAN
100


1900 SOUTH (SR-164)
LEGEND
LEI
ENGINEERS
SURVEYORS
PLANNERS
LOTZ SUBDIVISION
SPANISH FORK, UTAH
EXISTING CONDITIONS PLAN
200


LEI
ENGINEERS
SURVEYORS
PLANNERS
1900 SOUTH (SR-164)
MILL ROAD
LEGEND
LOTZ SUBDIVISION
SPANISH FORK, UTAH
OVERALL UTILITY PLAN
2022 0009
BLB/MJV
GTM/SAT
1"=100'
08/03/2023
400


LEI
ENGINEERS
SURVEYORS
PLANNERS
1900 WEST
1900 SOUTH
1950 SOUTH
LEGEND
LOTZ SUBDIVISION
SPANISH FORK, UTAH
UTILITY PLAN
2022 0009
BLB/MJV
GTM/SAT
1"=50'
08/03/2023
401


STANDARD DRAWING
WALL FRONT VIEW
WALL PLAN VIEW
TYPE "G" TRAIL
RESIDENTIAL LOCAL STREET - SECTION
1 127' MINOR ARTERIAL
LEI
ENGINEERS
SURVEYORS
PLANNERS
LOTZ SUBDIVISION
SPANISH FORK, UTAH
DETAILS
500




## Canyon Creek Shopping Center Phase 4 Plat C Approval Request

September 13, 2023, Development Review Committee meeting.

Located at 423 East 1000 North, including 0.67 acres.

The subject property is zoned C-2.

The applicant has requested that a Site Plan be approved.

## Key Issues

1. Circulation.
2. Building Elevations.

## Recommendation

That the proposed Site Plan be recommended for approval based on the following finding and subject to the following conditions.

**Finding**

1. That the applicant conforms to the City's General Plan Designation and Zoning Map.

**Conditions**

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

## Exhibits

1. Site Plan.
2. Landscaping Plan.
3. Building Elevations.

# CANYON CREEK COMMERCIAL CENTER
# PHASE 4 - BUILDING 4.11

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN;
CITY OF SPANISH FORK, COUNTY OF UTAH
STATE OF UTAH

PROJECT LOCATION

VICINITY MAP

SITE

| SHEET INDEX | |
|---|---|
| CIVIL ENGINEERING SHEETS | |
| C001 | COVER SHEET |
| C100 | DEMOLITION PLAN |
| C200 | SITE PLAN |
| C300 | UTILITY PLAN |
| C400 | GRADING PLAN |
| C401 | DRAINAGE PLAN |
| C500 | EROSION CONTROL PLAN |
| C501 | EROSION CONTROL DETAILS |
| C800 | DETAILS |
| C801 | DETAILS |
| LANDSCAPE PLANS | |
| L100 | LANDSCAPE NOTES AND SCHEDULES |
| LG101 | GROUNDCOVER PLAN |
| LG102 | GROUNDCOVER PLAN |
| LP101 | PLANTING PLAN |
| LP102 | PLANTING PLAN |
| LP501 | PLANTING DETAILS |
| LP502 | PLANTING DETAILS |
| LI100 | IRRIGATION NOTES AND SCHEDULE |
| LI101 | IRRIGATION PLAN |
| LI102 | IRRIGATION PLAN |
| LI501 | IRRIGATION DETAILS |

DEVELOPER/OWNER

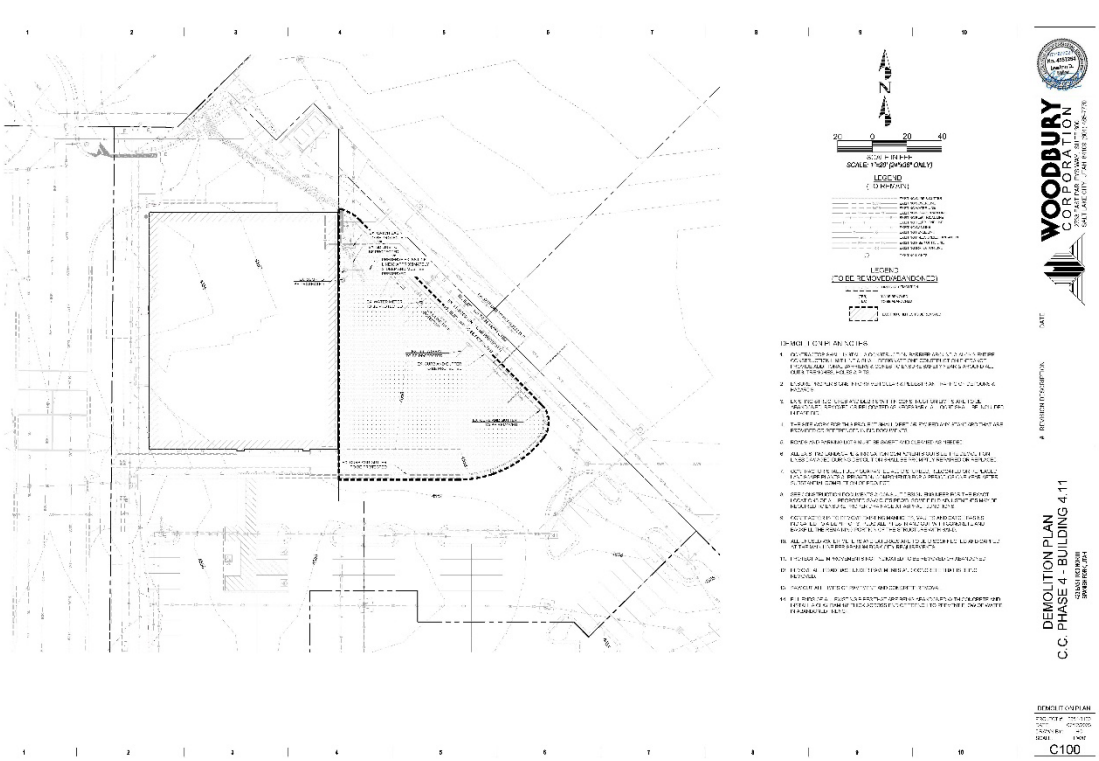
CIVIL ENGINEER

LANDSCAPE ARCHITECT

WOODBURY CORPORATION

COVER SHEET
C.C. - PHASE 4 - BUILDING 4.11

C001



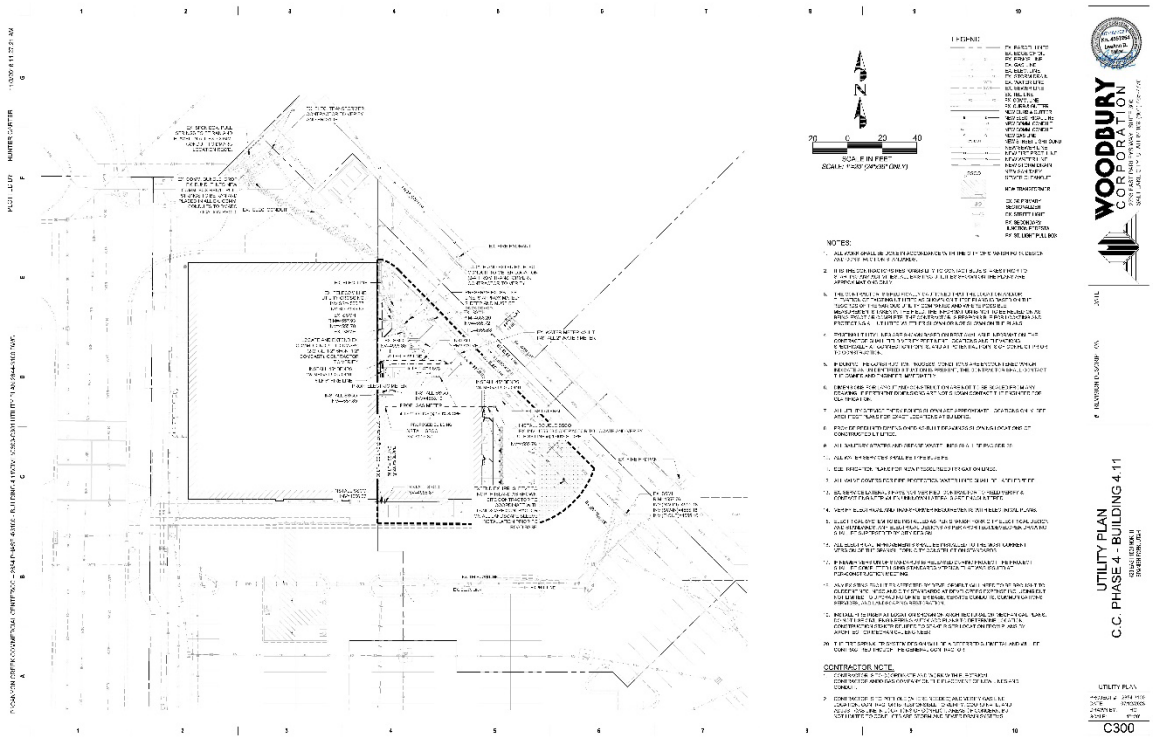


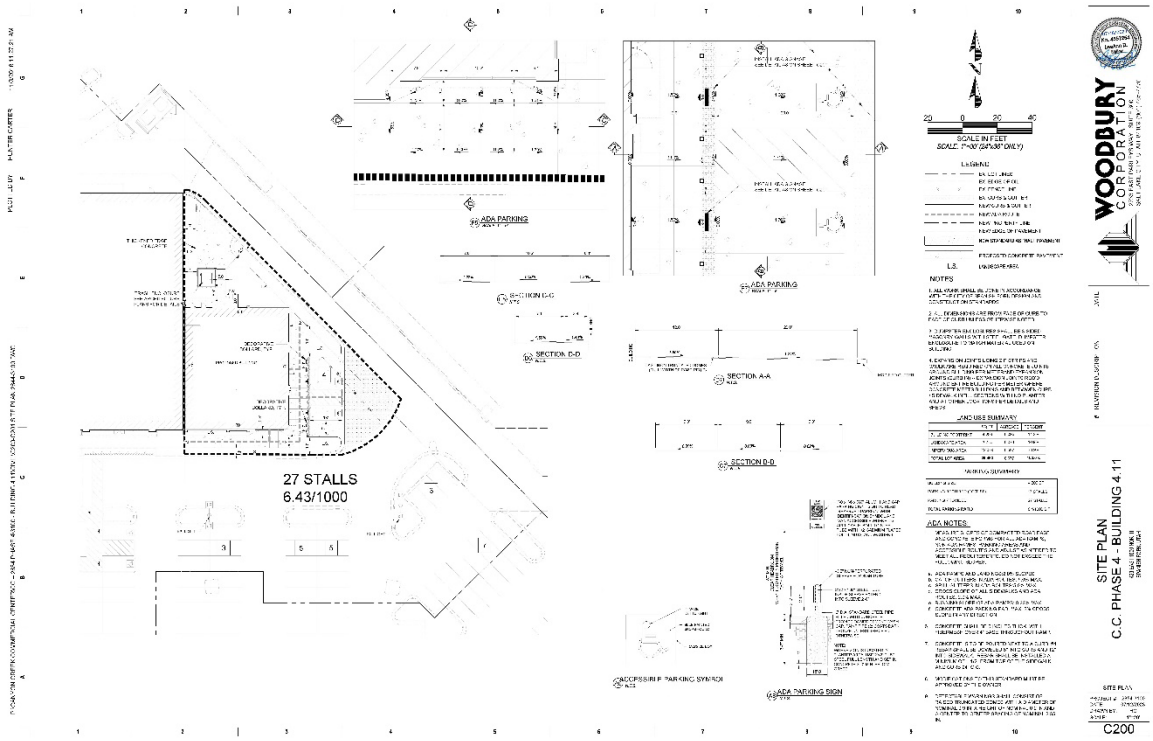

DEMOLITION NOTES

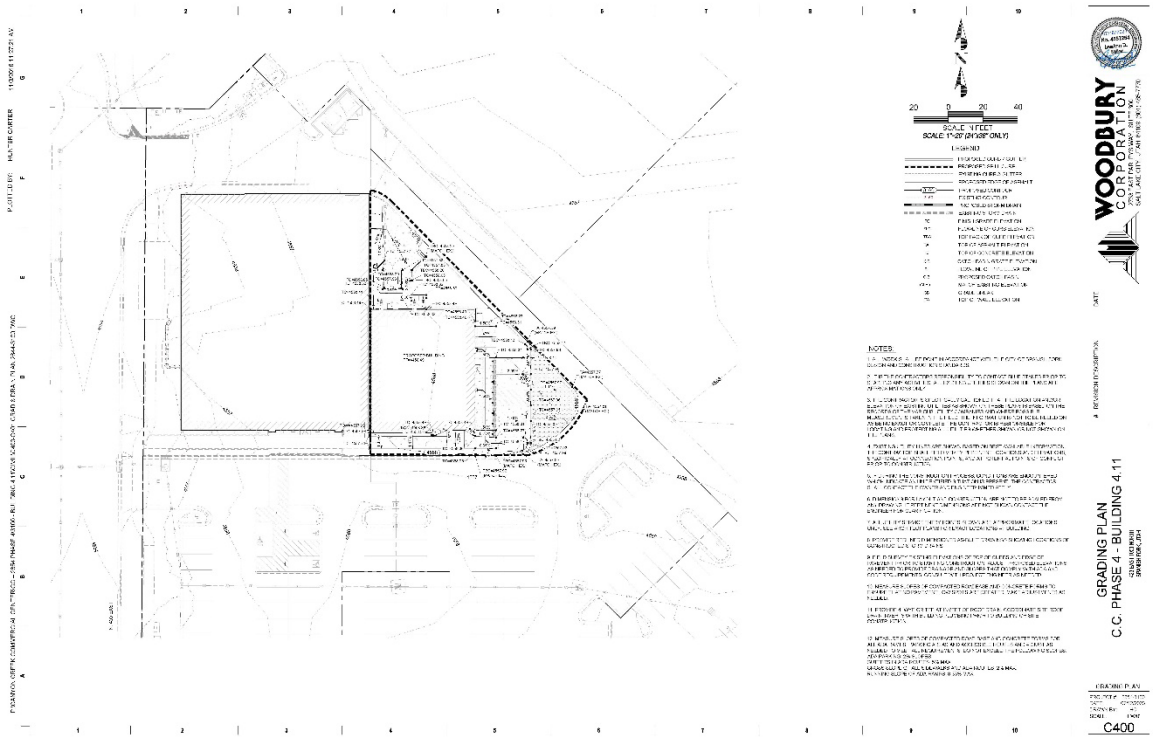
WOODBURY CORPORATION

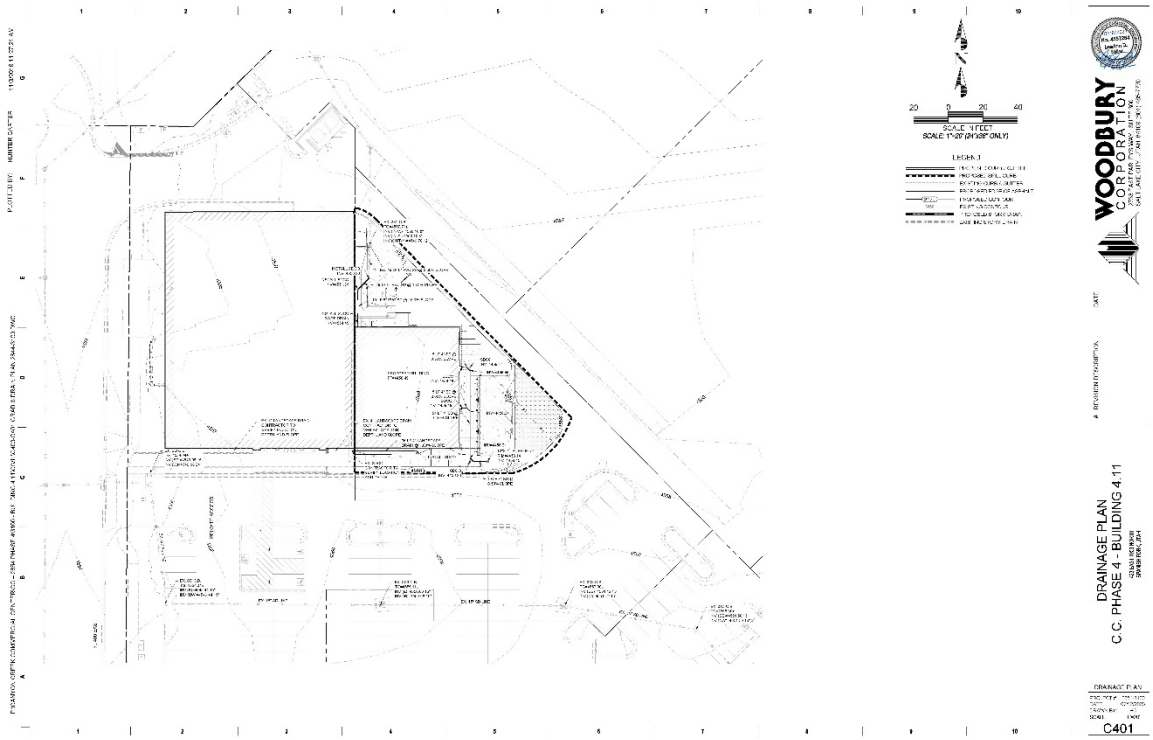
DEMOLITION PLAN
C.C. PHASE 4 - BUILDING 4.11

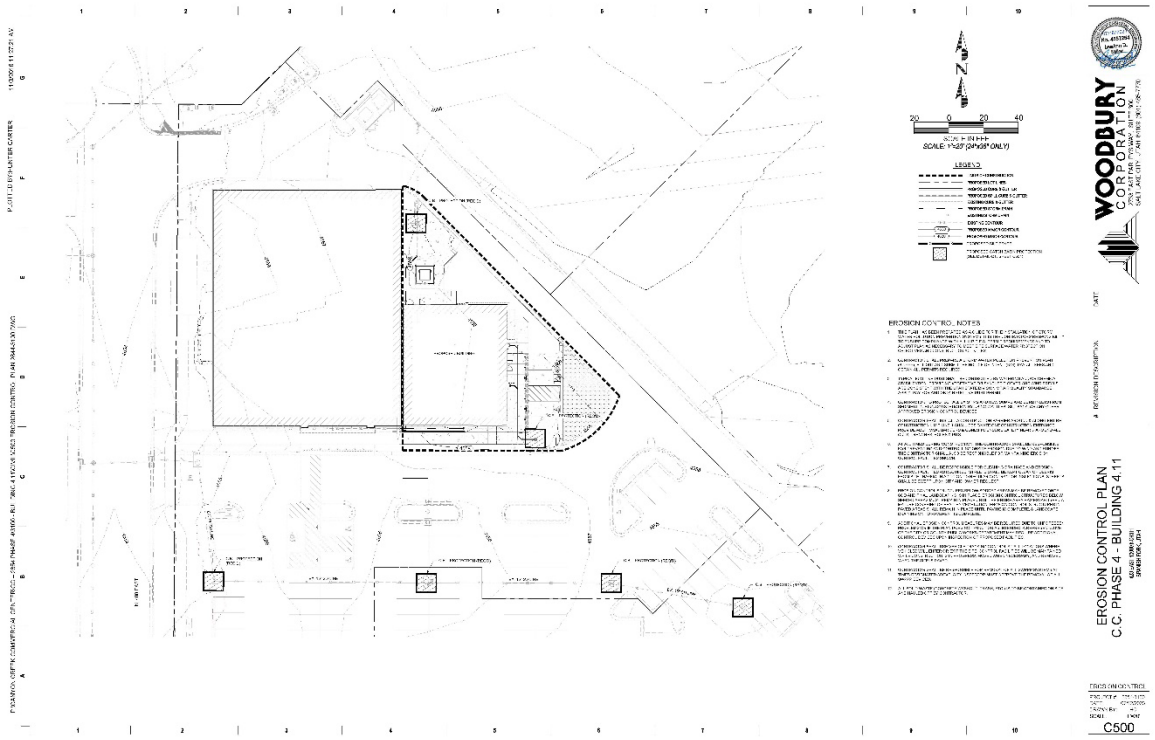
C100

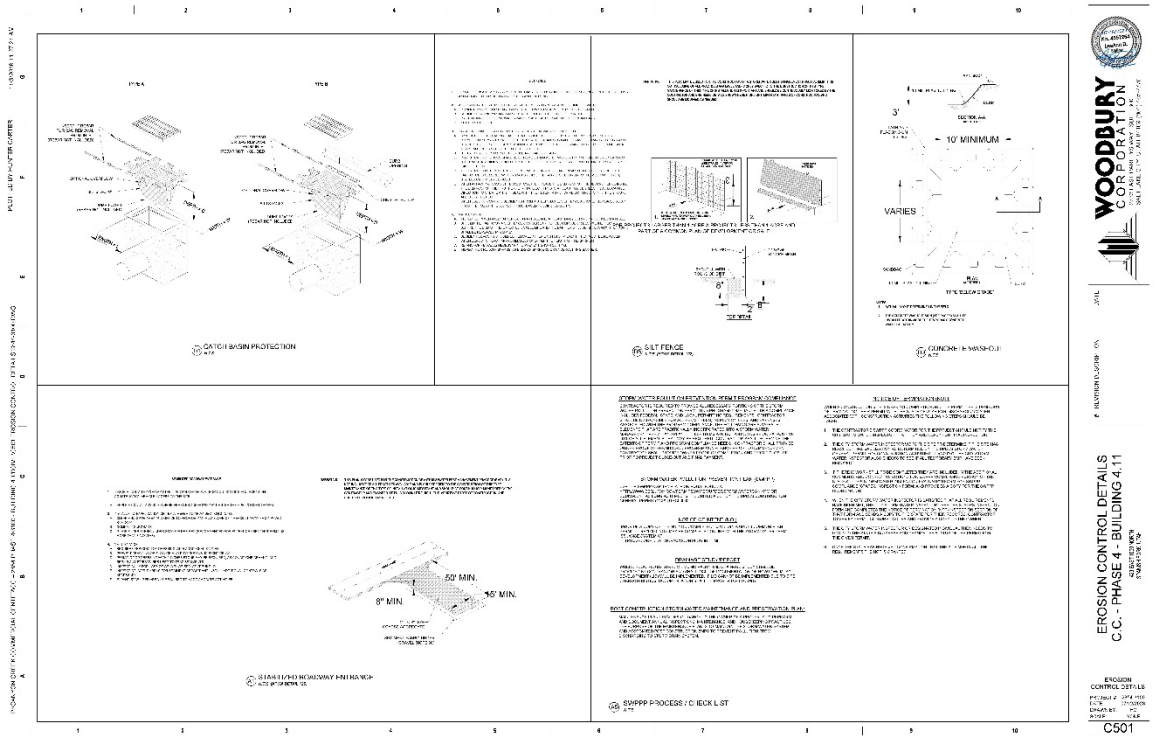

WOODBURY CORPORATION
UTILITY PLAN
C.C. PHASE 4 - BUILDING 4.11
C300

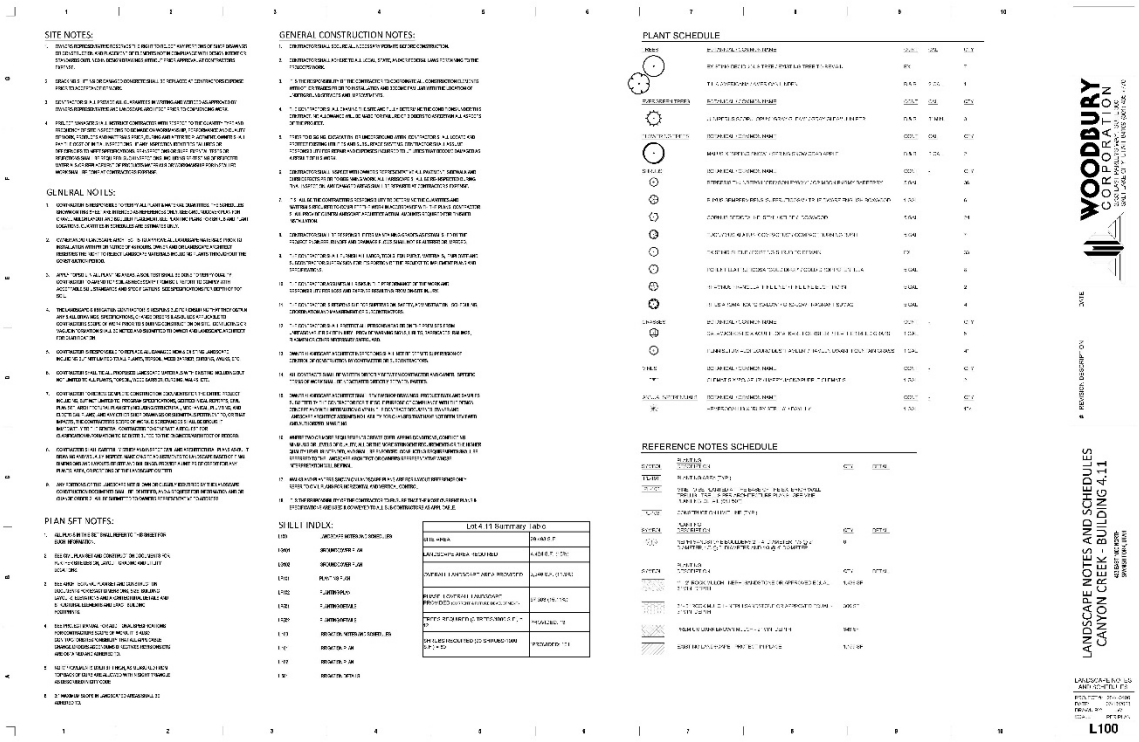

27 STALLS
6.43/1000
ADA PARKING
WOODBURY CORPORATION
SITE PLAN
C.C. PHASE 4 - BUILDING 4.11
C200

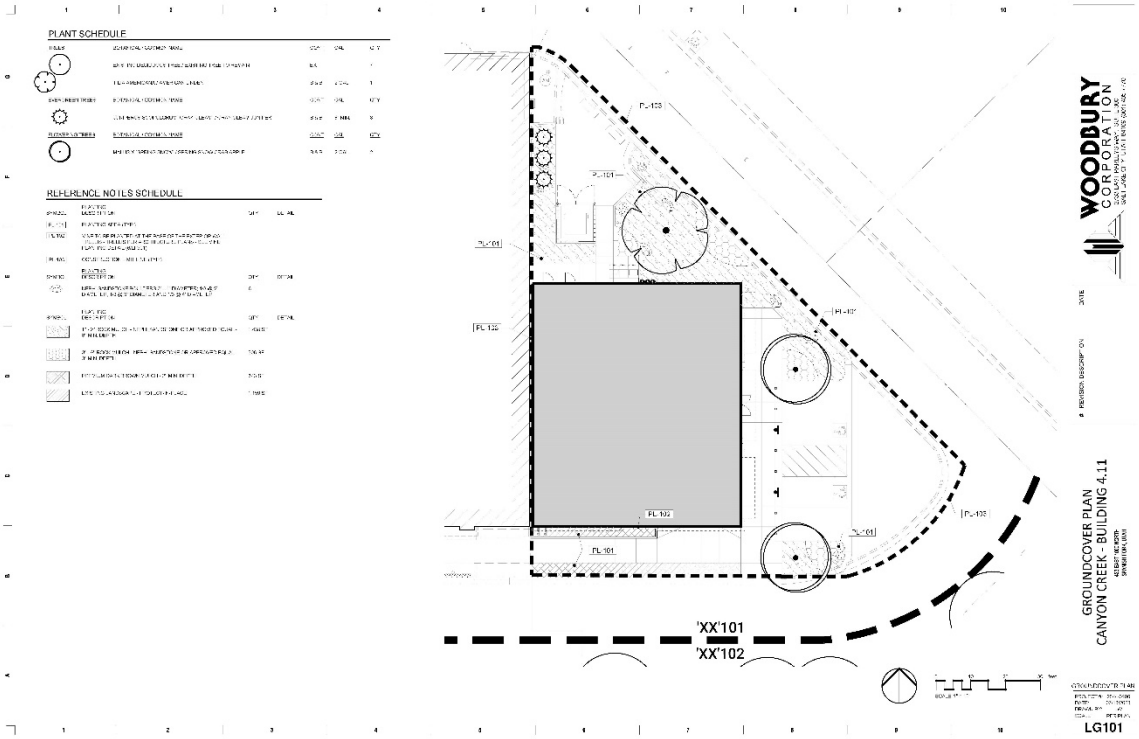

SCALE 1"=20' (24"x36" ONLY)
LEGEND
NOTES
WOODBURY CORPORATION
GRADING PLAN
C.C. PHASE 4 - BUILDING 4.11
C400

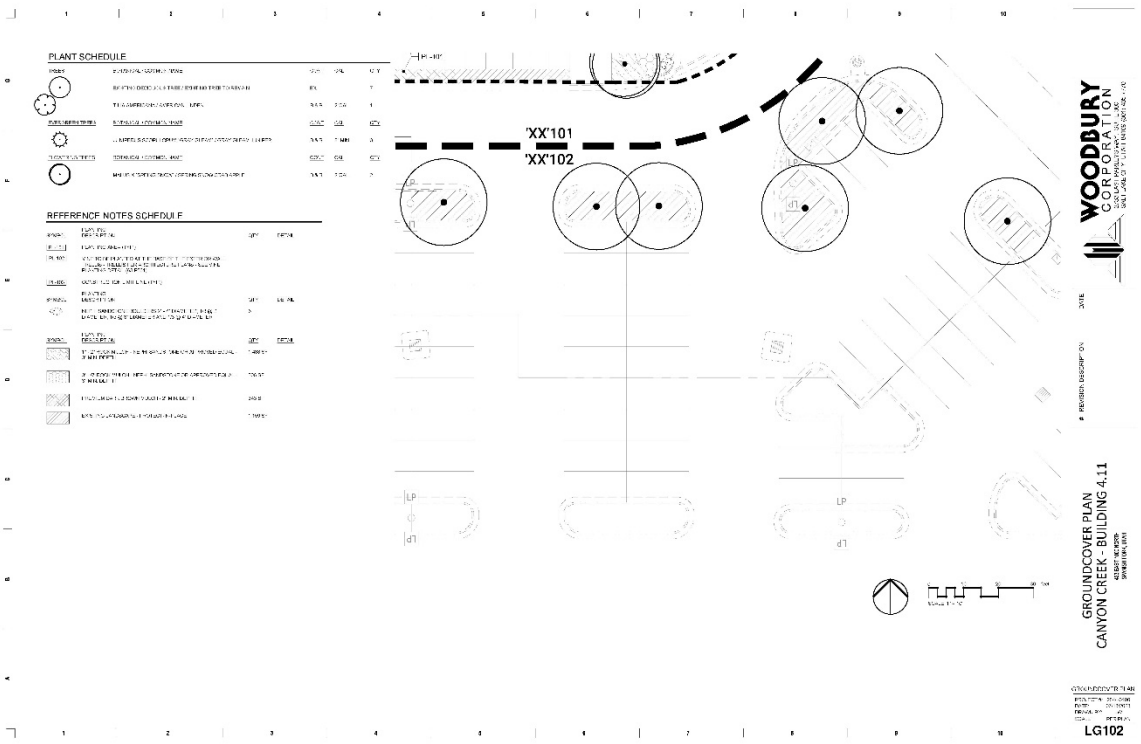

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LEGEND
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DRAINAGE PLAN
C.C. PHASE 4 - BUILDING 4.11
C401

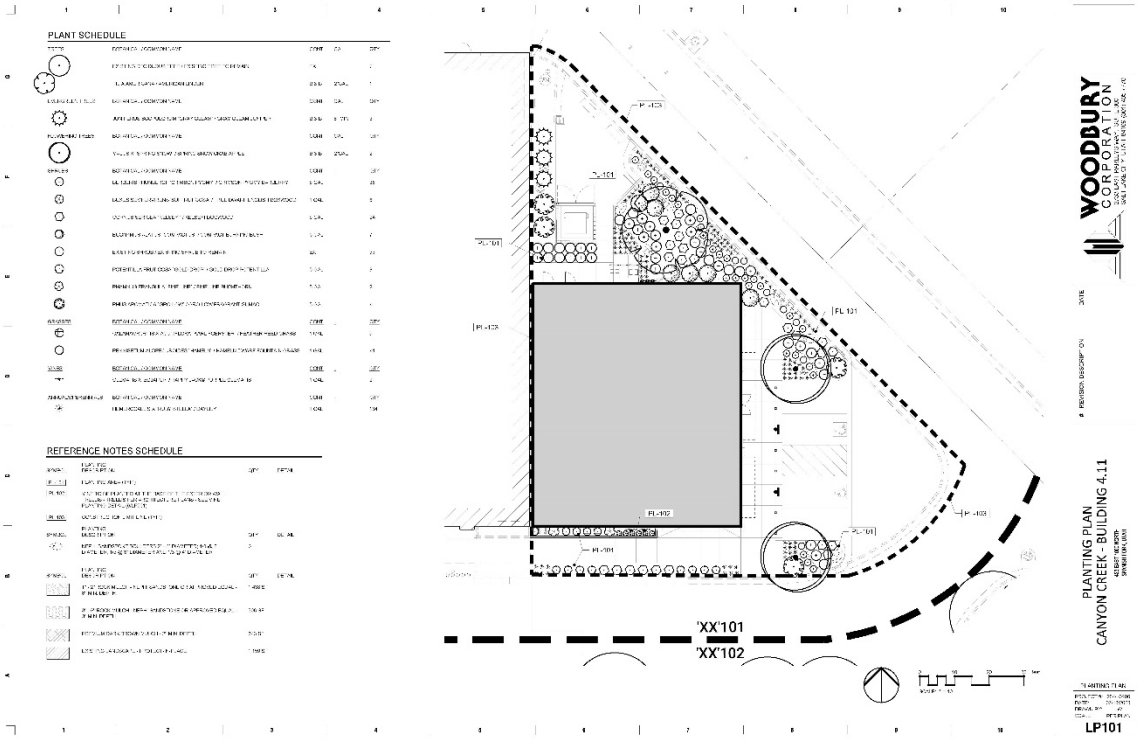

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SCALE: 1"=20' (24"x36" ONLY)
LEGEND
EROSION CONTROL NOTES
WOODBURY CORPORATION
EROSION CONTROL PLAN
C.C. PHASE 4 - BUILDING 4.11
C500

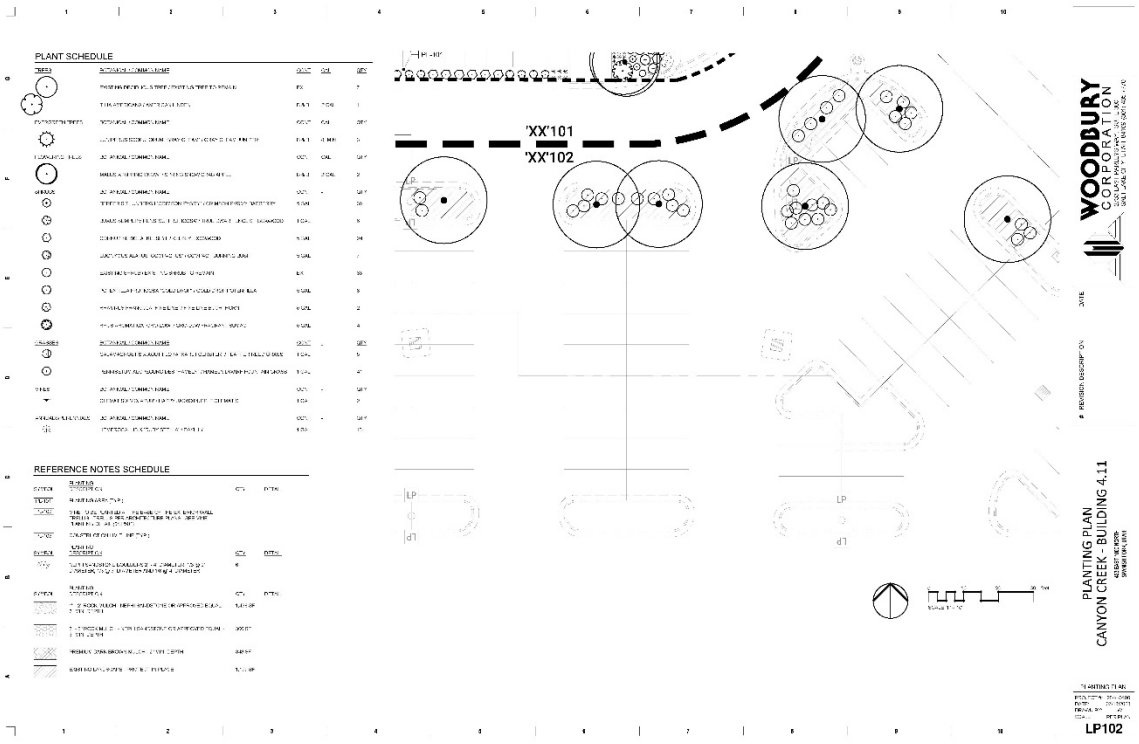

CATCH BASIN PROTECTION
SILT FENCE
CONCRETE WASHOUT
10' MINIMUM
VARIES
3'
50' MIN.
8" MIN.
STABILIZED ROADWAY MINIMUM
SWPPP PROCESS / CHECK LIST
WOODBURY CORPORATION
EROSION CONTROL DETAILS
C.C. - PHASE 4 - BUILDING 4.11
C501

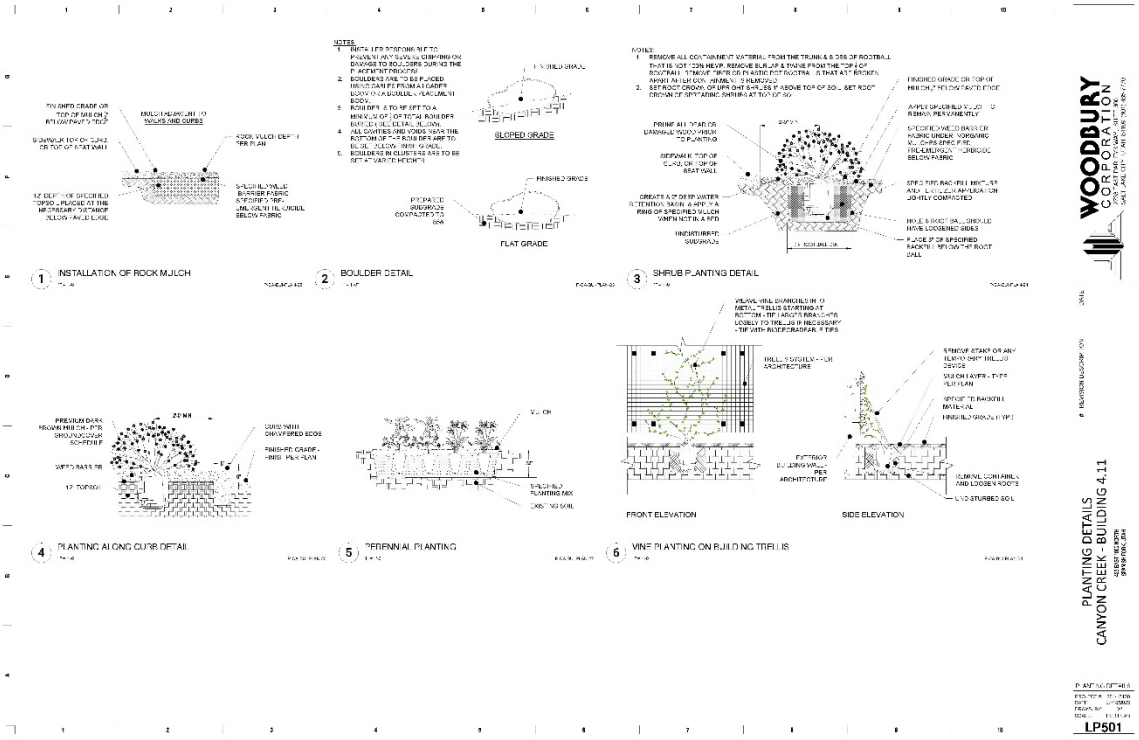

SITE NOTES:
GENERAL CONSTRUCTION NOTES:
PLANT SCHEDULE
GENERAL NOTES:
PLAN SET NOTES:
SHEET INDEX:
Lot 4.11 Summary Table
REFERENCE NOTES SCHEDULE
WOODBURY CORPORATION
LANDSCAPE NOTES AND SCHEDULES
CANYON CREEK - BUILDING 4.11
L100

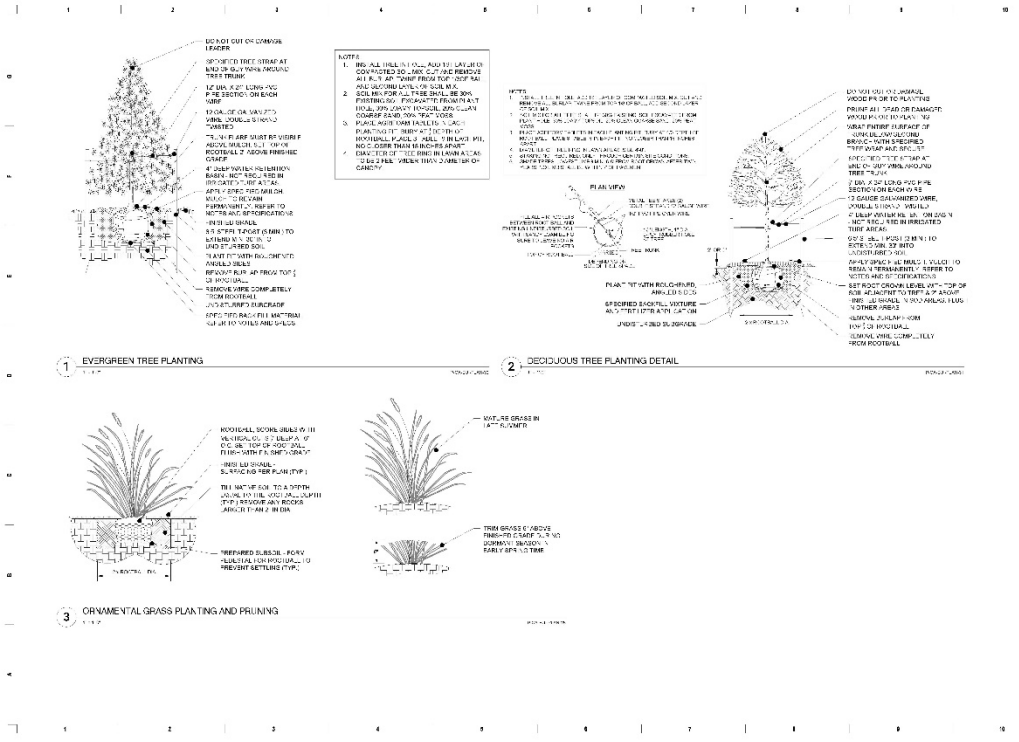

PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
FL 103
FL 101
FL 102
'XX'101
'XX'102
WOODBURY CORPORATION
GROUNDCOVER PLAN
CANYON CREEK - BUILDING 4.11
LG101


PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
'XX'101
'XX'102
WOODBURY CORPORATION
GROUNDCOVER PLAN
CANYON CREEK - BUILDING 4.11
LG102


PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
'XX'101
'XX'102
WOODBURY CORPORATION
PLANTING PLAN
CANYON CREEK - BUILDING 4.11
LP101


PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
'XX'101
'XX'102
WOODBURY CORPORATION
PLANTING PLAN
CANYON CREEK - BUILDING 4.11
LP102

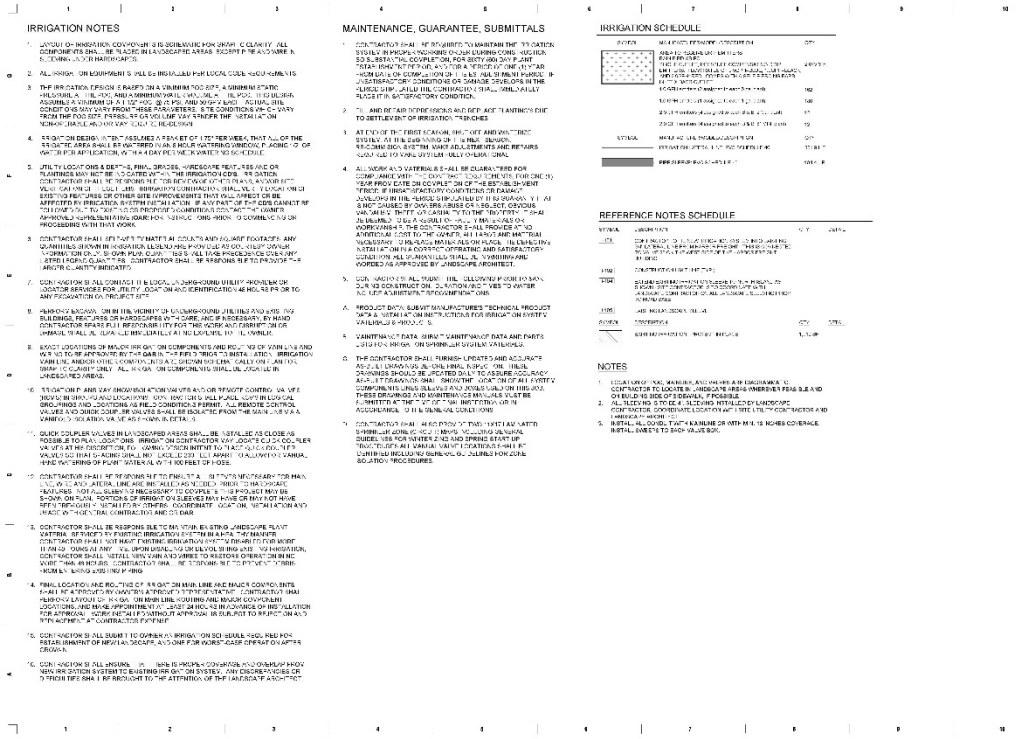

1 INSTALLATION OF ROCK MULCH
2 BOULDER DETAIL
3 SHRUB PLANTING DETAIL
4 PLANTING ALONG CURB DETAIL
5 PERENNIAL PLANTING
6 VINE PLANTING ON BUILDING TRELLIS
FRONT ELEVATION
SIDE ELEVATION
WOODBURY CORPORATION
PLANTING DETAILS
CANYON CREEK - BUILDING 4.11
LP501




WOODBURY CORPORATION

PLANTING DETAILS
CANYON CREEK - BUILDING 4.11

LP502



IRRIGATION NOTES

MAINTENANCE, GUARANTEE, SUBMITTALS

IRRIGATION SCHEDULE

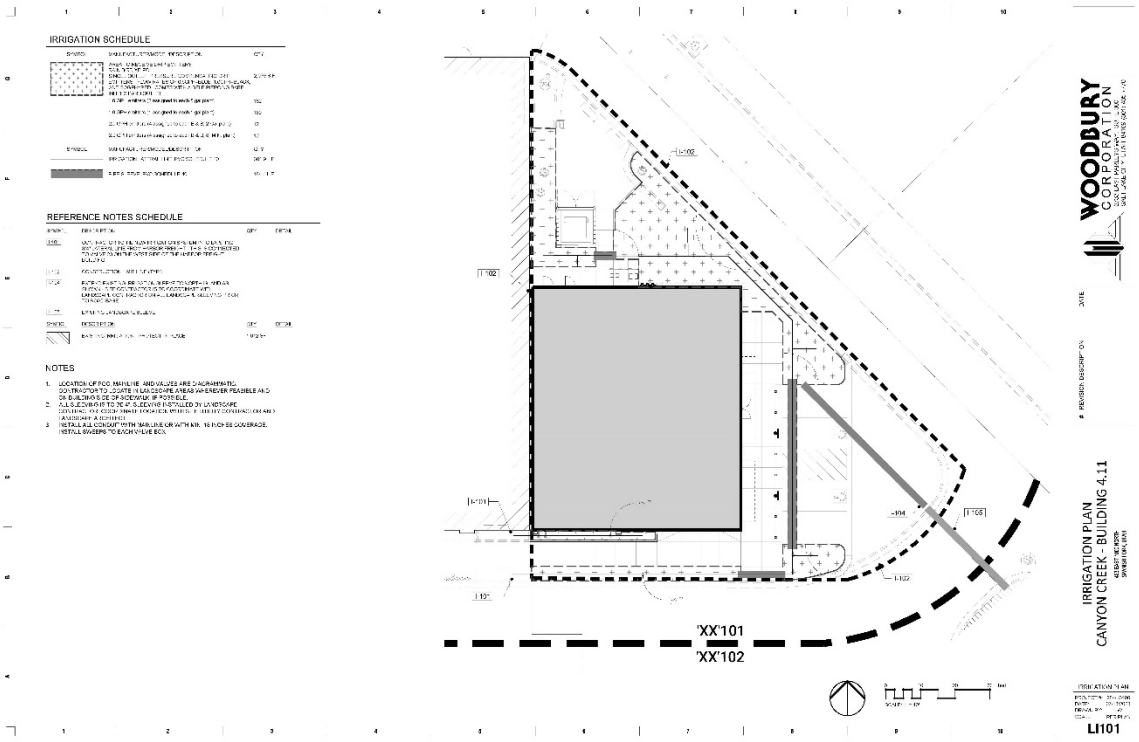
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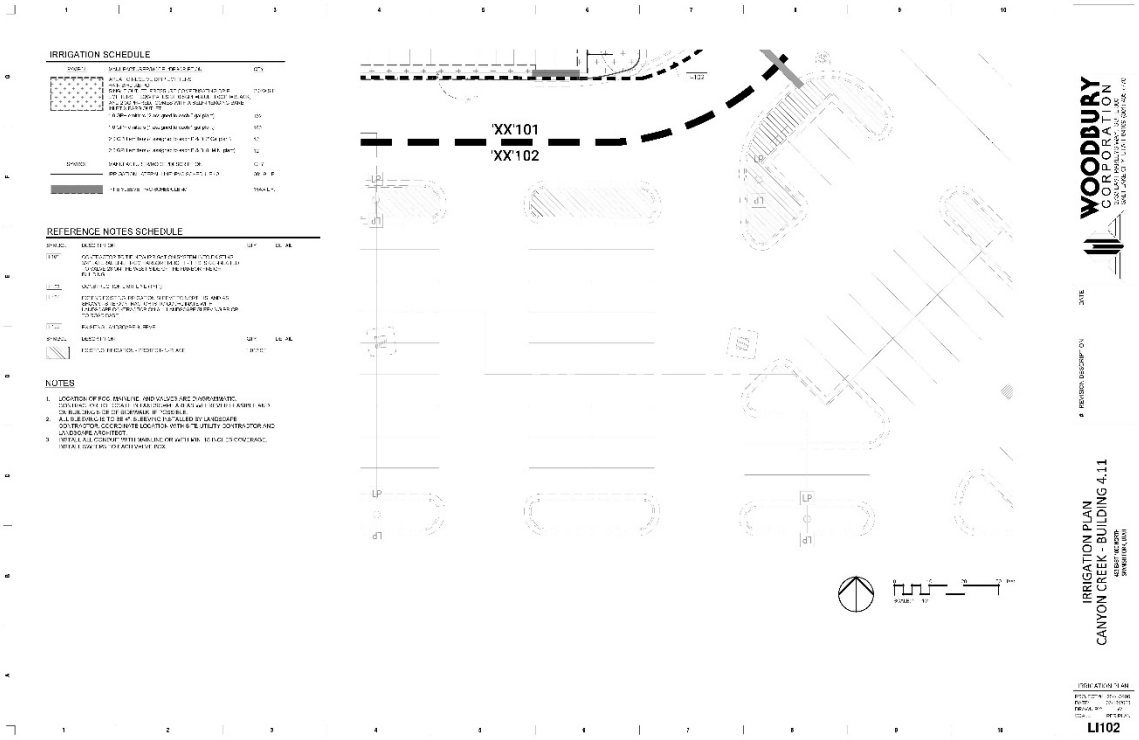
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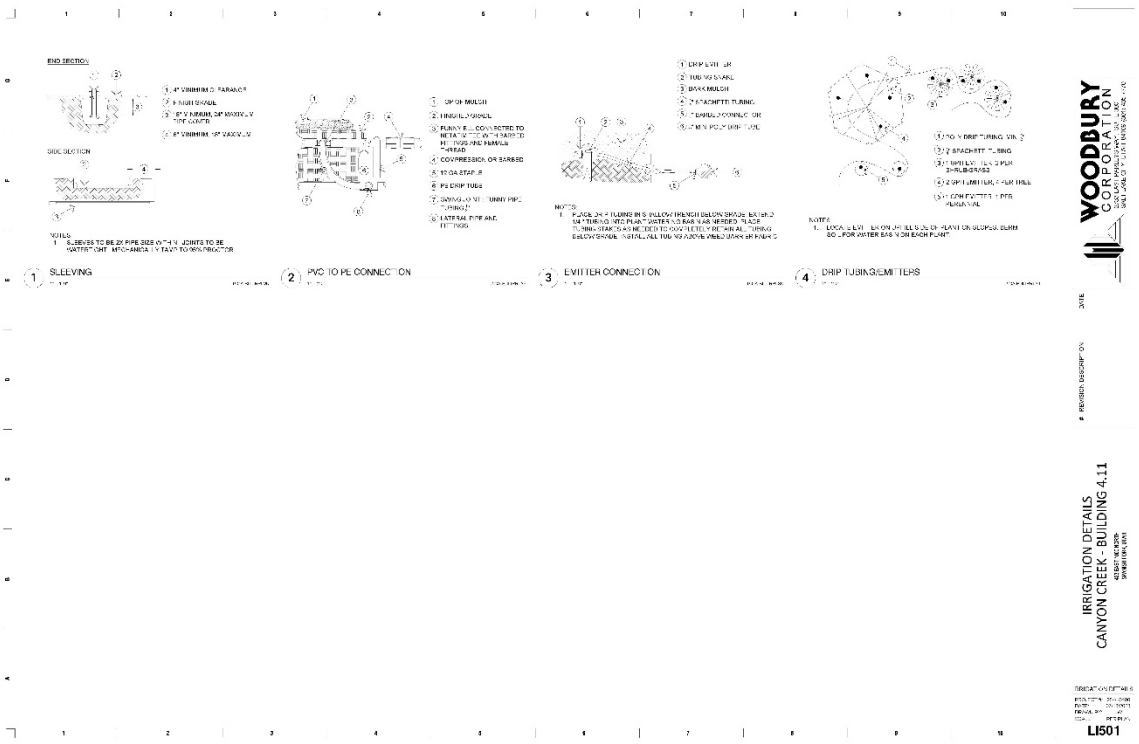
WOODBURY CORPORATION

IRRIGATION NOTES AND SCHEDULES
CANYON CREEK - BUILDING 4.11

LI100


IRRIGATION SCHEDULE
REFERENCE NOTES SCHEDULE
NOTES
'XX'101
'XX'102
WOODBURY CORPORATION
IRRIGATION PLAN
CANYON CREEK - BUILDING 4.11
LI101


IRRIGATION SCHEDULE
REFERENCE NOTES SCHEDULE
NOTES
'XX'101
'XX'102
WOODBURY CORPORATION
IRRIGATION PLAN
CANYON CREEK - BUILDING 4.11
LI102


END SECTION
SIDE SECTION
NOTES
1 SLEEVING
2 PVC TO PE CONNECTION
3 EMITTER CONNECTION
4 DRIP TUBING/EMITTERS
WOODBURY CORPORATION
IRRIGATION DETAILS
CANYON CREEK - BUILDING 4.11
LI501

# BUILDING 4.11

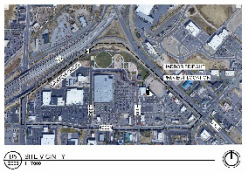
**APPROX. 4,200SF NEW CONSTRUCTION PAD, RETAIL SPACE AND SHELL**



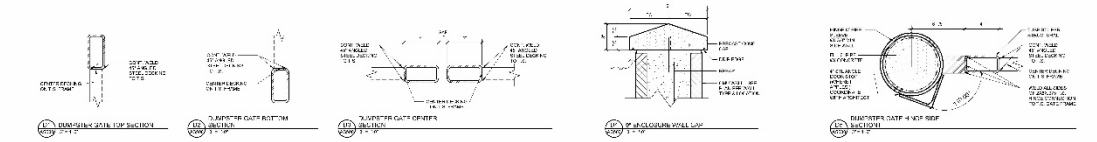
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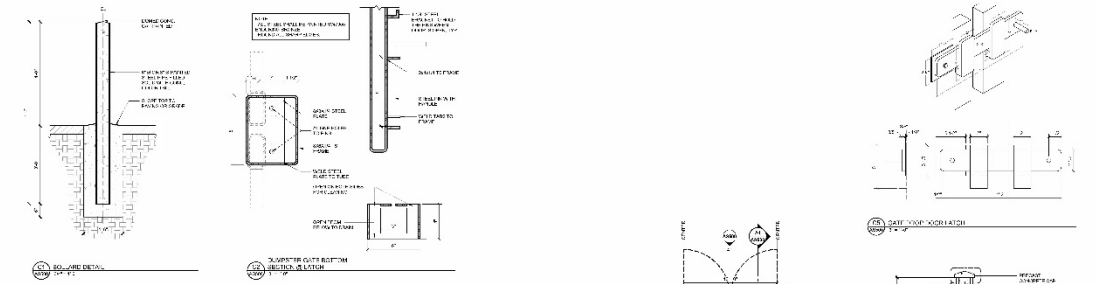
APPLICABLE CODES

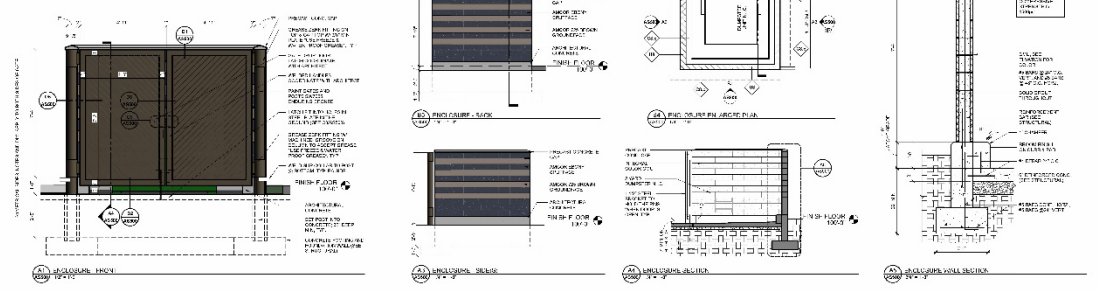
| | YEAR |
|---|---|
| INTERNATIONAL BUILDING CODE | 2021 |
| INTERNATIONAL MECHANICAL CODE | 2021 |
| INTERNATIONAL PLUMBING CODE | 2021 |
| INTERNATIONAL FIRE CODE | 2021 |
| INTERNATIONAL ENERGY CONSERVATION CODE | 2021 |

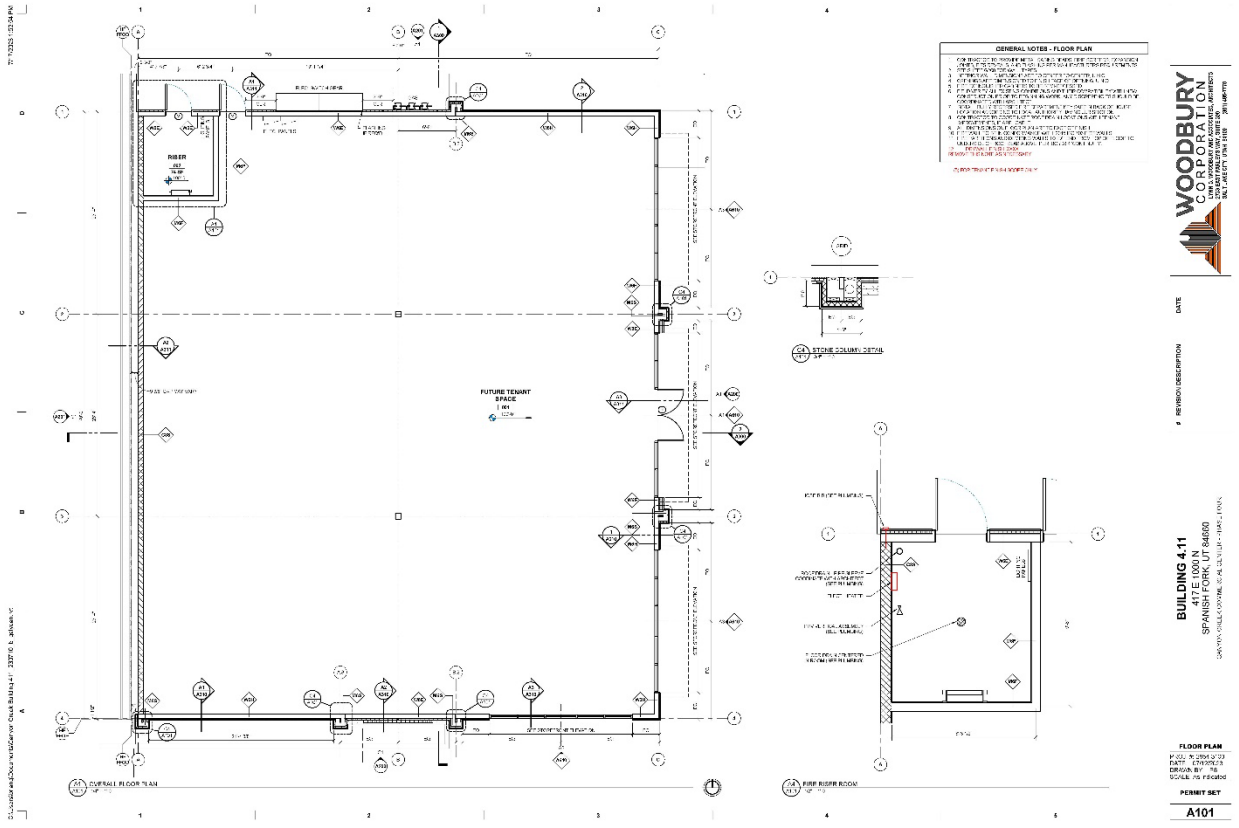


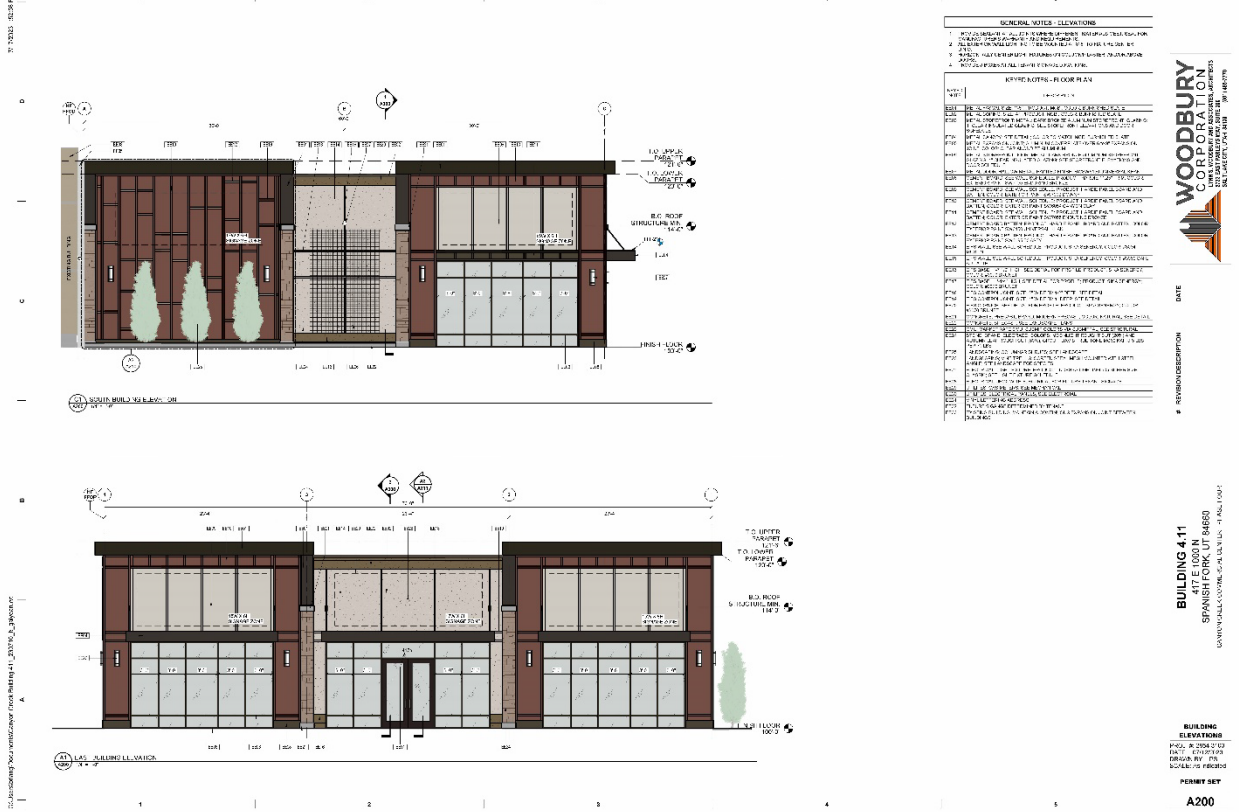


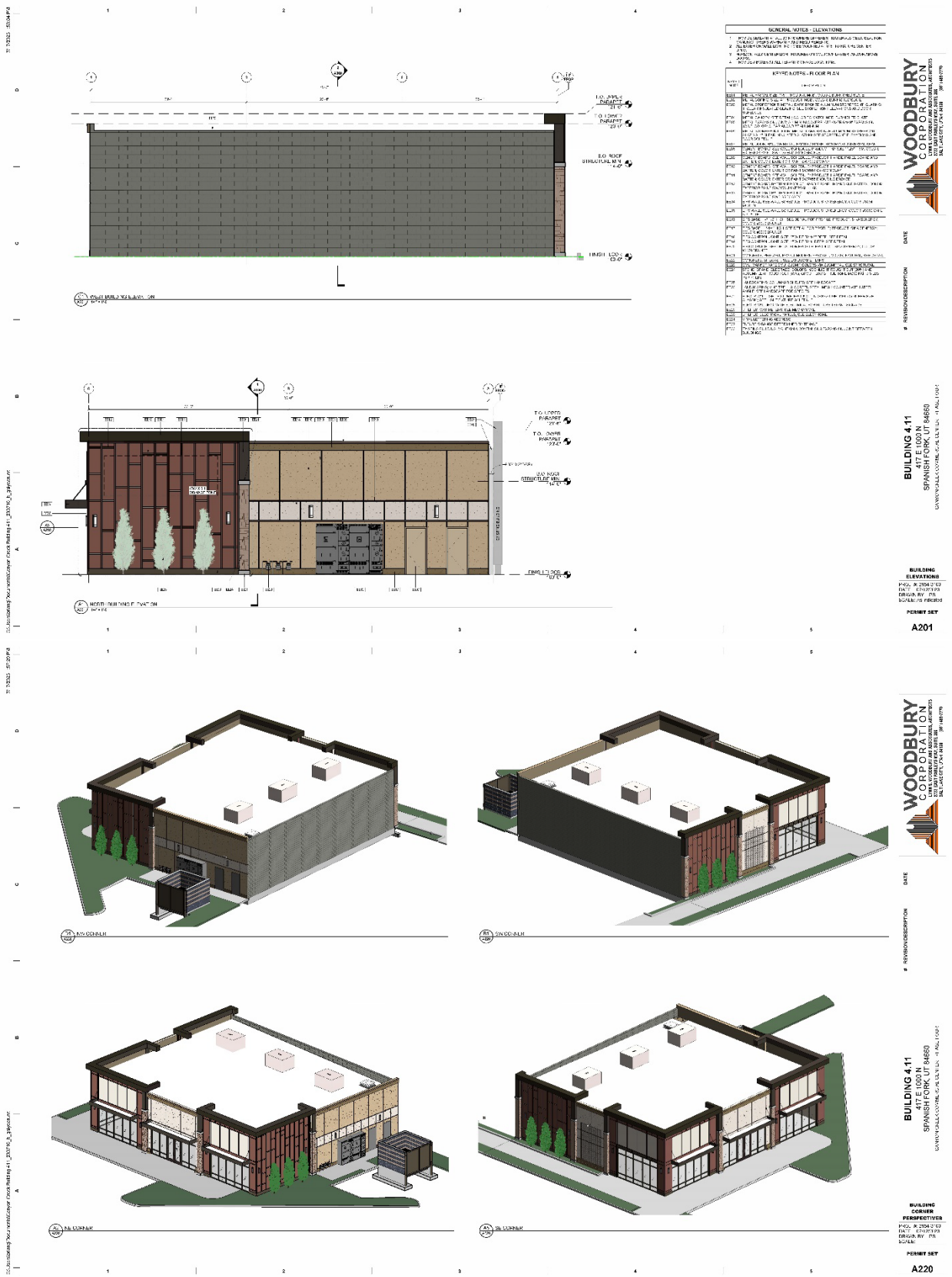







GENERAL NOTES - FLOOR PLAN
RISER
FUTURE TENANT SPACE
1,500 SF
OVERALL FLOOR PLAN
STONE COLUMN DETAIL
FIRE RISER ROOM
WOODBURY CORPORATION
BUILDING 4.11
417 E 1000 N
SPANISH FORK, UT 84660
FLOOR PLAN
PERMIT SET
A101


GENERAL NOTES - ELEVATIONS
KEYING NOTES - FLOOR PLAN
T.O. UPPER PARAPET 19'-0"
T.O. LOWER PARAPET 15'-0"
B.O. ROOF STRUCTURE MIN. 14'-0"
FINISH FLOOR 100'-0"
SOUTH BUILDING ELEVATION
EAST BUILDING ELEVATION
WOODBURY CORPORATION
BUILDING 4.11
417 E 1000 N
SPANISH FORK, UT 84660
BUILDING ELEVATIONS
PERMIT SET
A200


GENERAL NOTES - ELEVATIONS
KEYED NOTES - FLOOR PLAN
WOODBURY CORPORATION
BUILDING 4.11
417 E 1000 N
SPANISH FORK, UT 84660
BUILDING ELEVATIONS
PERMIT SET
A201
BUILDING CORNER PERSPECTIVES
PERMIT SET
A220




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

# GENERAL AVIATION HANGARS
AIRPORT DEVELOPMENT
SPANISH FORK, UTAH

| MARK | DATE: | DESCRIPTION: |
|---|---|---|

PROJECT #: 23-048
DRAWN BY: J. BLACK
PROJECT MANAGER: J. BLACK
ISSUED: 8/25/2023

DRAFT

## CONCEPT SITE PLAN

1

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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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# GENERAL AVIATION HANGARS

AIRPORT DEVELOPMENT
SPANISH FORK, UTAH

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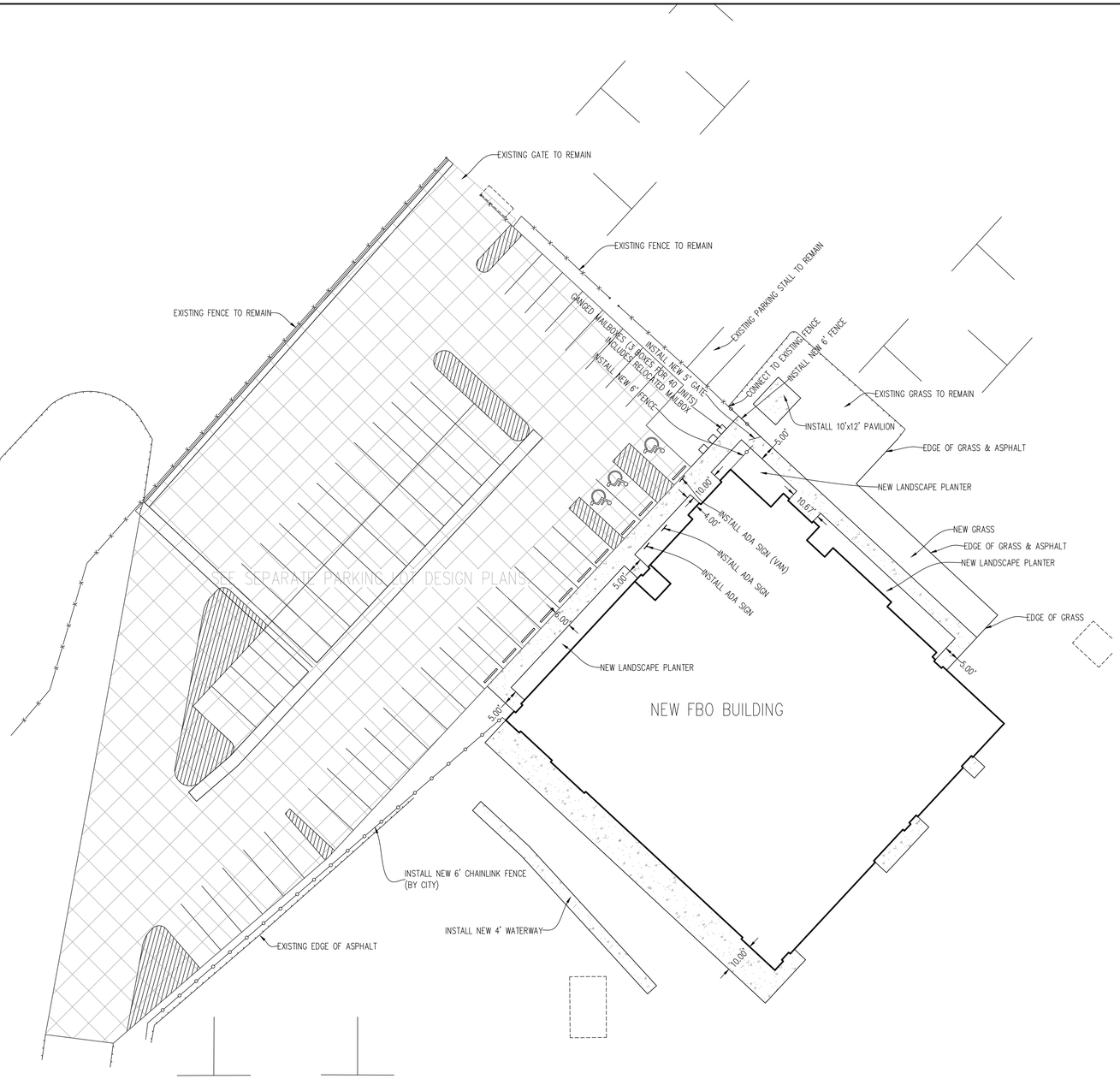
DRAFT

## CONCEPT UTILITY PLAN

2

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## GENERAL NOTES

1. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
2. ALL CONSTRUCTION TO FOLLOW THE LATEST SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.
3. BUILDING WILL BE FIRE SPRINKLED.
4. BUILDING TYPE: V-B
5. BUILDING OCCUPANCY: S1, B
6. PROJECT TO BE CONSTRUCTED AS A SINGLE PHASE.
7. CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL STUDY PREPARED BY GEOSTRATA DATED JULY 10, 2020
8. THE SUBJECT PROPERTY IS IN FEMA FLOODPLAIN ZONE X WHICH IS AN AREA OF MINIMAL FLOODING.
9 ALL LIGHTING WILL BE BUILDING MOUNTED.
10. ROLL UP DOOR FROM HANGAR TO OPEN AREA NEEDS TO BE FIRE RATED PER IBC 716.2.2

## PARKING DATA:

| PARKING REQUIRED | | | SPACES REQ'D |
|---|---|---|---|
| OFFICE SPACE | 5,085 S.F. / 300 | = | 17 SPACES |
| | TOTAL | = | 17 SPACES |
| PARKING SPACES PROVIDED | | = | 58 SPACES |
| TOTAL ACCESSIBLE PARKING REQ'D | | = | 3 SPACES |
| TOTAL ACCESSIBLE PARKING PROVIDED | | = | 3 SPACES |

20 10 0 20 40 60

Scale 1" = 20'

## SHEET INDEX


C1 SITE PLAN
C2 DEMOLITION PLAN
C3 GRADING & DRAINAGE PLAN
C4 UTILITY PLAN
C5 EROSION CONTROL PLAN
C6 BMP DETAILS
C7 CITY DETAILS





VICINITY MAP

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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

| REVISIONS | | |
|---|---|---|
| Rev. | Date | Description |
| 1 | 07/14/23 | REVISED PER CITY REVIEW DATED JULY 13, 2023 |


Utah Aviation
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

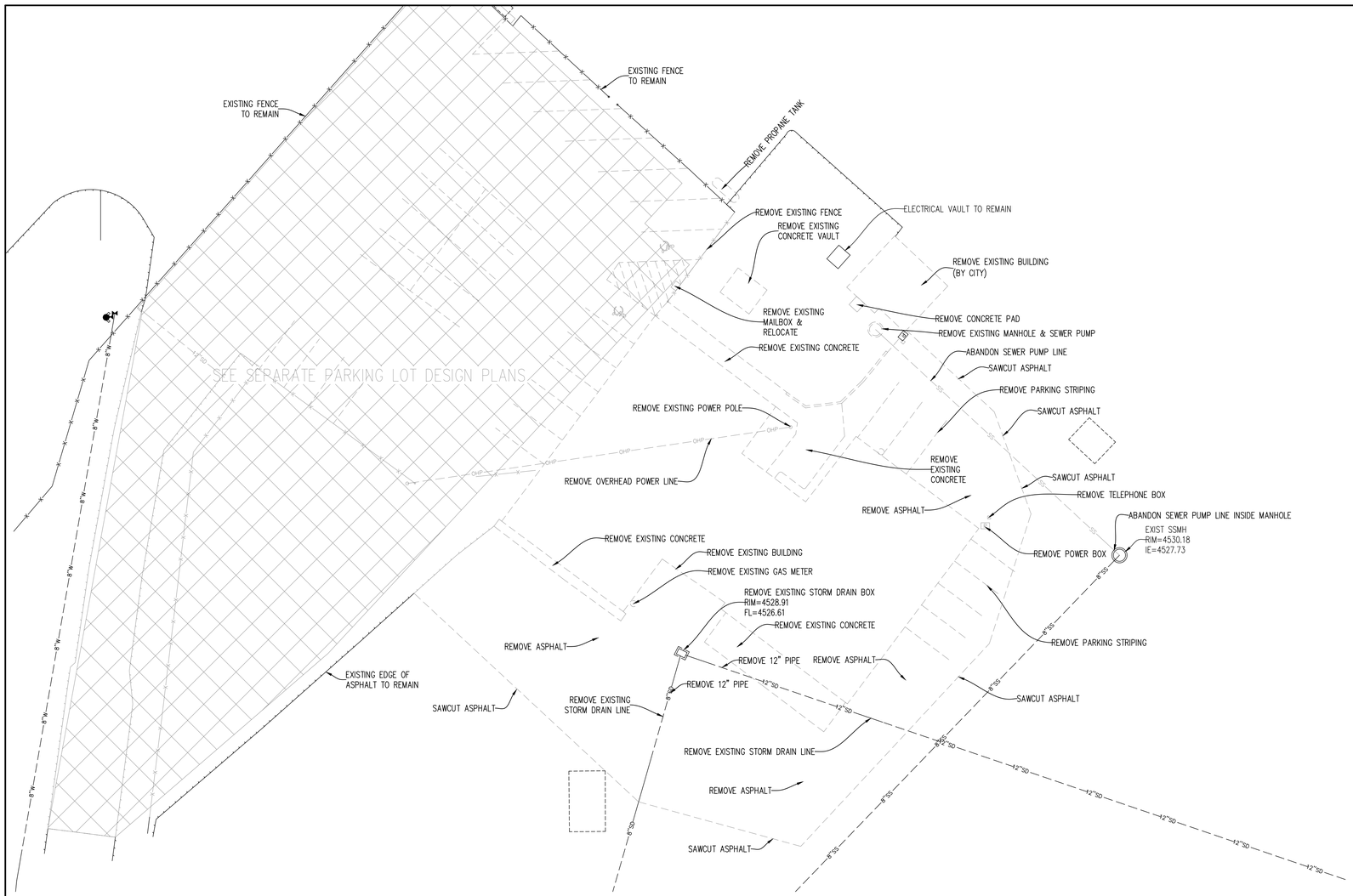

# FBO BUILDING

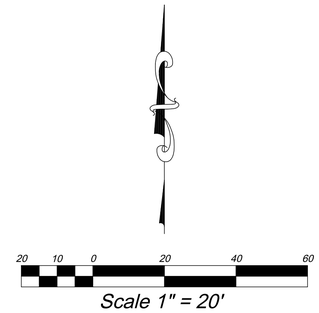
SPANISH FORK 2050 North 300 West UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

## SITE PLAN

Scale: 1"=20'
Date: 06/12/23
C1




REGISTERED PROFESSIONAL ENGINEER
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DAVID W. PETERSON
STATE OF UTAH

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| Rev. | Date | Description |
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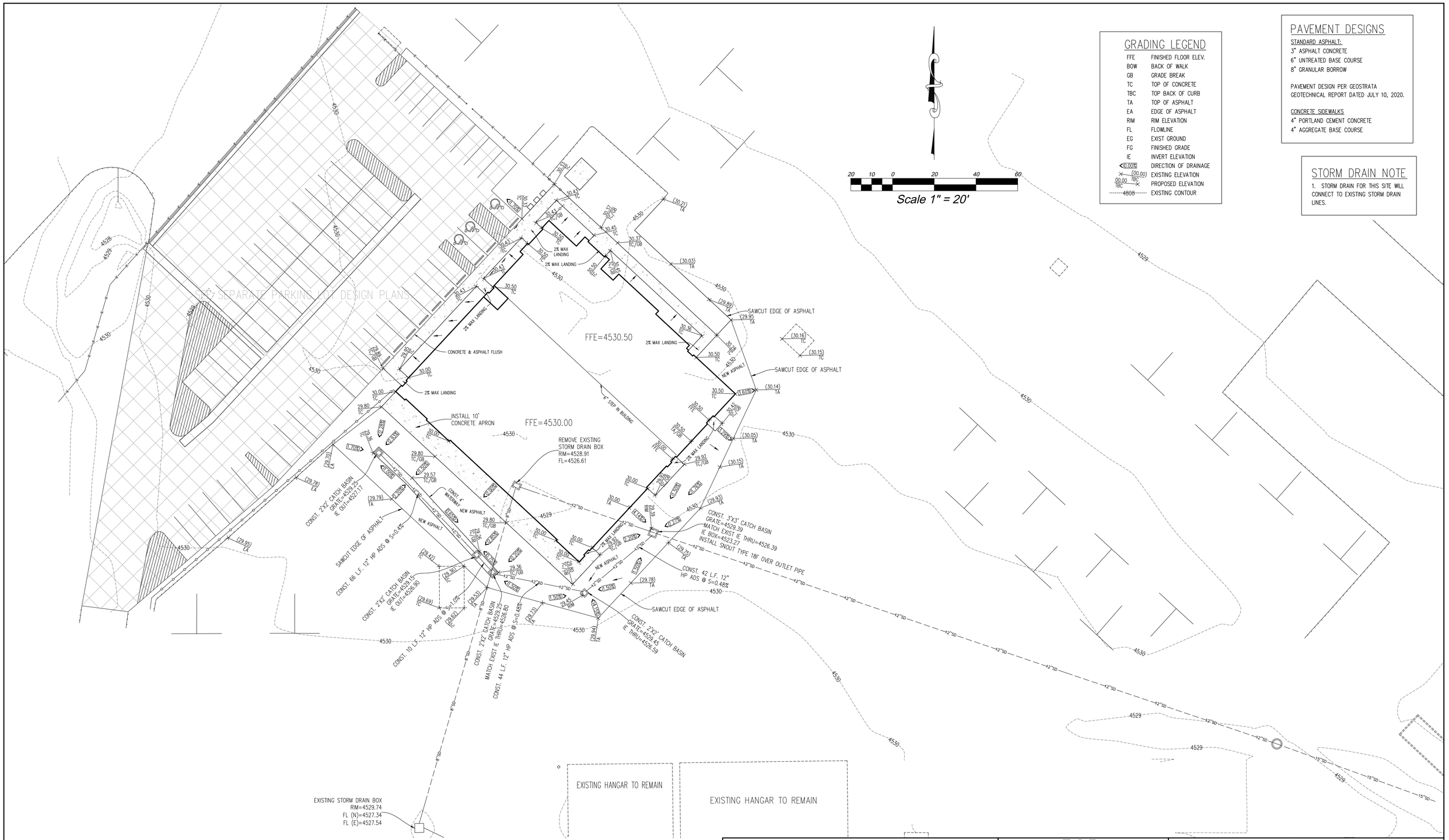
# FBO BUILDING

SPANISH FORK 2050 North 300 West UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

## DEMOLITION PLAN

Scale: 1"=20'
Date: 06/12/23
C2




## GRADING LEGEND

| | |
|---|---|
| FFE | FINISHED FLOOR ELEV. |
| BOW | BACK OF WALK |
| GB | GRADE BREAK |
| TC | TOP OF CONCRETE |
| TBC | TOP BACK OF CURB |
| TA | TOP OF ASPHALT |
| EA | EDGE OF ASPHALT |
| RIM | RIM ELEVATION |
| FL | FLOWLINE |
| EG | EXIST GROUND |
| FG | FINISHED GRADE |
| IE | INVERT ELEVATION |
| 0.00% | DIRECTION OF DRAINAGE |
| (00.00) | EXISTING ELEVATION |
| 00.00 TBC | PROPOSED ELEVATION |
| 4808 | EXISTING CONTOUR |

## PAVEMENT DESIGNS

STANDARD ASPHALT:
3" ASPHALT CONCRETE
6" UNTREATED BASE COURSE
8" GRANULAR BORROW

PAVEMENT DESIGN PER GEOSTRATA GEOTECHNICAL REPORT DATED JULY 10, 2020.

CONCRETE SIDEWALKS
4" PORTLAND CEMENT CONCRETE
4" AGGREGATE BASE COURSE

## STORM DRAIN NOTE

1. STORM DRAIN FOR THIS SITE WILL CONNECT TO EXISTING STORM DRAIN LINES.

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| REVISIONS | | |
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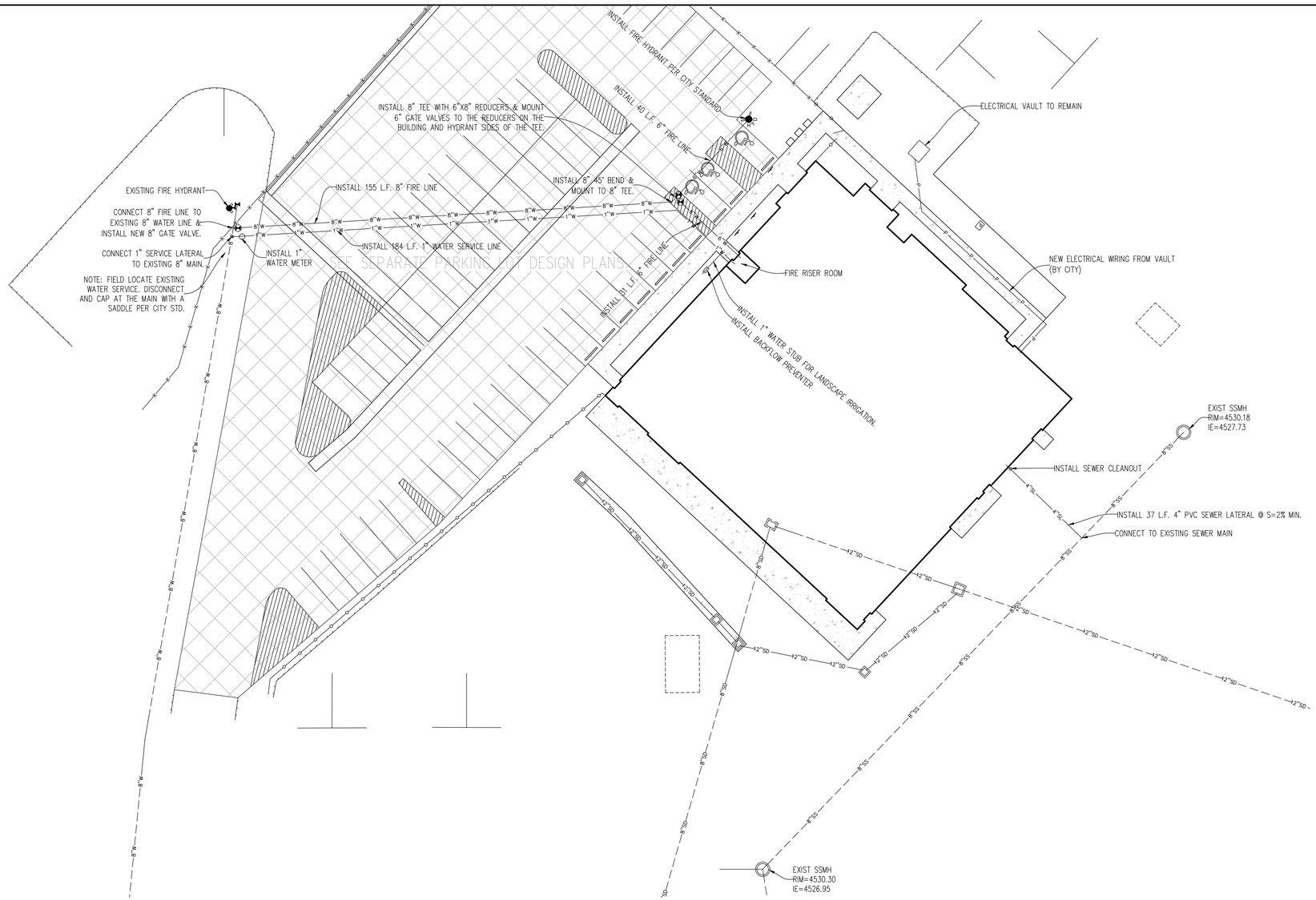

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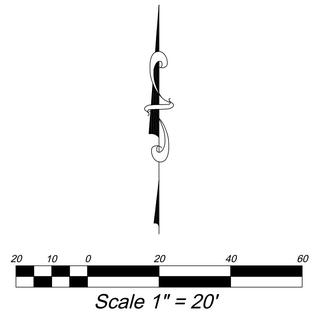

# FBO BUILDING

SPANISH FORK 2050 North 300 West UTAH

## GRADING PLAN

| | |
|---|---|
| Drawn by: | D.W.P. |
| Designed by: | D.W.P. |
| Checked by: | D.W.P. |
| Scale: | 1"=20' |
| Date: | 06/12/23 |
| | C3 |




## ELECTRICAL NOTES

1. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWINGS SHALL BE SUPERSEDED BY CITY DESIGN.
2. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
3. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT, THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WAS ISSUED AT PRE-CONSTRUCTION MEETING.
4. ANY EXISTING FACILITIES AFFECTED BY DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, AND CITY STANDARDS AT DEVELOPER'S EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.

## NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE AND ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

## SITE LIGHTING NOTE

1. SITE LIGHTING WILL BE BUILDING MOUNTED.

## STORM DRAIN NOTE

SEE GRADING PLAN SHEET G1 FOR STORM DRAIN DESIGN.

## EXISTING WATER SERVICE NOTE

1. DUE TO THE AGE OF THE EXISTING WATER SERVICE LINE AND THE UNKNOWN LOCATION OF THE EXISTING WATER METER. THE EXISTING WATER SERVICE LINE TO THE EXISTING BUILDING IS TO BE ABANDONED ON-SITE AND AT THE MAIN.

## PARKING LOT UTILITY NOTE

1. UTILITIES IN PARKING LOT ARE TO BE INSTALLED WITH BUILDING PLANS SINCE THEY ARE REQUIRED FOR THE FUNCTIONING OF THE BUILDING.

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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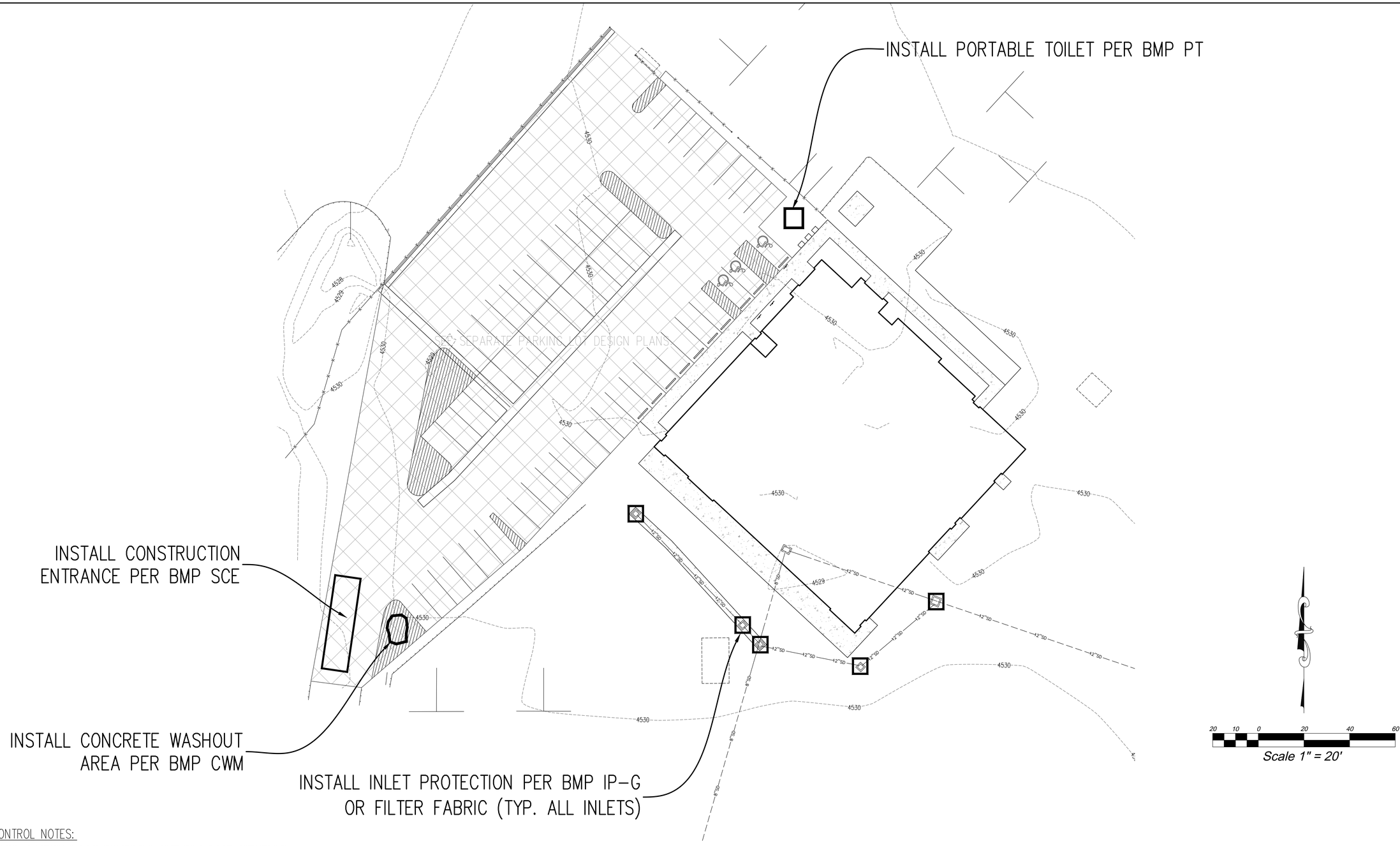

# FBO BUILDING

SPANISH FORK 2050 North 300 West UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

## UTILITY PLAN

Scale: 1"=20'
Date: 06/12/23
C4




## EROSION CONTROL NOTES:

1. CONTRACTOR IS TO READ AND UNDERSTAND ALL BMP PRACTICES PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO FOLLOW ALL BMP PRACTICES CONTAINED IN THESE PLANS.
2. INSTALL A CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN PRIOR TO ANY GRADING ON THE SITE. SEE BMP SCE
3. INSTALL CONCRETE WASHOUT AREA AS PER BMP CWM.
4. INSTALL PORTABLE TOILET AS PER BMP PT
5. INSTALL INLET PROTECTION ON EXISTING INLETS ON-SITE & INLETS SURROUNDING SITE. USE FILTER FABRIC UNDER GRATE OR BMP IP-G.
6. THE SITE IS TO BE WATERED AT LEAST ONCE A WEEK TO CONTROL DUST OR MORE FREQUENT AS DETERMINED BY THE CONTRACTOR DURING THE DRY MONTHS OF SUMMER.
7. CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS AND CLEAN-OUT ALL CATCH BASINS BEFORE LEAVING THE SITE.
8. CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
9. ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED & MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
10. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.

## FULL SWPPP & NOI NOTE

1. A FULL SWPPP AND NOI MUST BE SUBMITTED FOR A BUILDING PERMIT TO BE ISSUED AND MUST BE APPROVED BEFORE THE PRE-CONSTRUCTION MEETING.

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REVISIONS

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|---|---|---|
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P: (801) 756-4504; david@excelcivil.com

REGISTERED PROFESSIONAL ENGINEER No. 270393 DAVID W. PETERSON STATE OF UTAH

# FBO BUILDING

SPANISH FORK 2050 North 300 West UTAH

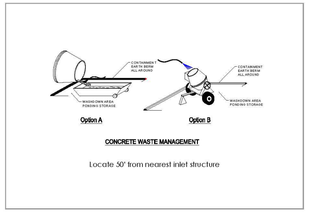
Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

## EROSION CONTROL PLAN

Scale: 1"=20'
Date: 06/12/23
C5

## BMP: Concrete Waste Management

CWM
Construction




DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATION:
This technique is applicable to all types of sites.

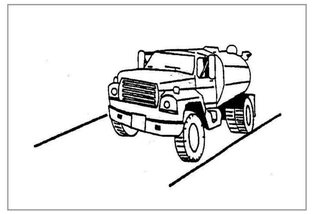
INSTALLATION/APPLICATION CRITERIA:
- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (6" tall by 6" wide).
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:
- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

## BMP: Dust Controls

DC
Construction



DESCRIPTION:
Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.

APPLICATION:
Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.

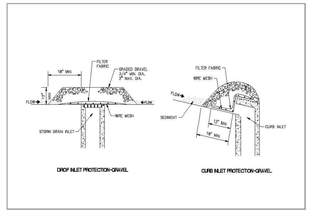
INSTALLATION/APPLICATION CRITERIA:
- Mechanical dust collection systems are designed according to the size of dust particles and the amount of air to be processed. Manufacturers' recommendations should be followed for installation (as well as the design of the equipment).
- Two kinds of street weepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.

LIMITATIONS:
- Generally more expensive than manual systems.
- May be impossible to maintain by plant personnel (the more elaborate equipment).
- Labor and equipment intensive and may not be effective for all pollutants (street sweepers).

MAINTENANCE:
If water sprayers are used, dust-contaminated waters should be collected and taken for treatment. Areas will probably need to be resprayed to keep dust from spreading.

## BMP: Inlet Protection-Gravel

IP-G
Construction




DESCRIPTION:
Placement of gravel filter over inlet to storm drain to filter storm water runoff.

APPLICATION:
Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

INSTALLATION/APPLICATION CRITERIA:
- Place wire mesh (with 1/2 inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions.

LIMITATIONS:
- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

MAINTENANCE:
- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

## BMP: Land Grading

LG
Construction



DESCRIPTION:
Land grading involves reshaping the ground surface to planned grades as determined by an engineering survey, evaluation, and layout. Land grading provides more suitable topography for buildings, facilities, and other land uses and helps to control surface runoff, soil erosion, and sedimentation during and after construction.

APPLICATIONS:
Land grading is applicable to sites with uneven or steep topography or easily erodible soils, because it stabilizes slopes and decreases runoff velocity. Grading activities should maintain existing drainage patterns as much as possible.

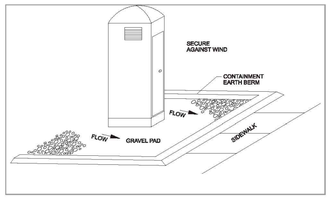
INSTALLATION/APPLICATION CRITERIA:
Before grading activities begin, a construction site operator must make decisions regarding the steepness of cut-and-fill slopes and how the slopes will be: Protected from runoff, stabilized and maintained.

LIMITATIONS:
Improper grading practices that disrupt natural stormwater patterns might lead to poor drainage, high-runoff velocities, and increased peak flows during storm events. Clearing and grading the entire site without vegetated buffers promotes offsite transport of sediments and other pollutants. Design the grading plan with erosion and sediment control and stormwater management goals in mind; to ensure that the plan is implemented as intended, carefully supervise grading crews.

MAINTENANCE:
- Check all graded areas and supporting erosion and sediment control practices periodically, especially after heavy rainfalls.
- Promptly remove all sediment from diversions or other stormwater conveyances, and if washouts or breaks occur, repair them immediately.
- To prevent small-scale eroded areas from becoming significant gullies, maintain them promptly.

## BMP: Portable Toilets

PT
Construction




DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

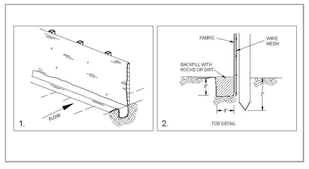
INSTALLATION/APPLICATION CRITERIA:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (6" tall by 6" wide), control for spill/protection leak.

LIMITATIONS:
- No limitations.

MAINTENANCE:
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

## BMP: Silt Fence

SF
Construction




DESCRIPTION:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.
Application:
- Perimeter control: place barrier at down-gradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catchbasins

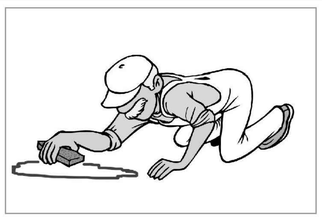
INSTALLATION/APPLICATION CRITERIA:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately up-gradient of posts.
- Secure wire mesh (14 gage min. with 6-inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

LIMITATIONS:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum up-gradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

MAINTENANCE:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

## BMP: Spill Clean-Up

SCU
Construction



DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

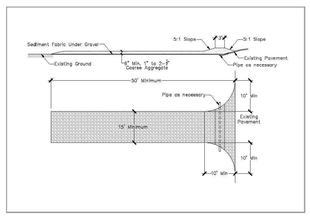
APPLICATION:
All sites

GENERAL:
- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:
- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact the Salt Lake County Health Department (313-6700) for any spill of reportable quantity.

## BMP: Stabilized Construction Entrance

SCE
Construction




DESCRIPTION:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

APPLICATION:
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

LIMITATIONS:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

MAINTENANCE:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

## BMP: Street Sweeping

SS
Construction



DESCRIPTION:
Reduce the discharges of pollutants to stormwater from street surfaces by conducting street cleaning on a regular basis.

APPROACH:
- Prioritize cleaning to use the most sophisticated sweepers, at the highest frequency, and in areas with the highest pollutant loading.
- Restrict street parking prior to and during sweeping.
- Increase sweeping frequency just before the rainy season.
- Proper maintenance and operation of sweepers greatly increase their efficiency.
- Keep accurate operation logs to track programs.
- Sweepers effective at removing smaller particles (less than 10 microns) may generate dust that would lead to concerns over worker and public safety.
- Equipment selection can be key for this particular BMP. There are two types used, the mechanical broom sweepers (more effective at picking up large debris and cleaning wet streets), and the vacuum sweepers (more effective at removing fine particles and associated heavy metals). Many communities find it useful to have a compliment of both types in their fleet.

LIMITATIONS:
- Conventional sweepers are not able to remove oil and grease.
- Mechanical sweepers are not effective at removing finer sediments.
- Effectiveness may also be limited by street conditions, traffic congestion, presence of construction projects, climatic conditions and condition of curbs.

MAINTENANCE:
- Replace worn parts as necessary.
- Install main and gutter brooms of the appropriate weight.

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH

| REVISIONS | | |
|---|---|---|
| Rev. | Date | Description |
| | | |

Utah Aviation

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David W. Peterson, P.E., License #270393
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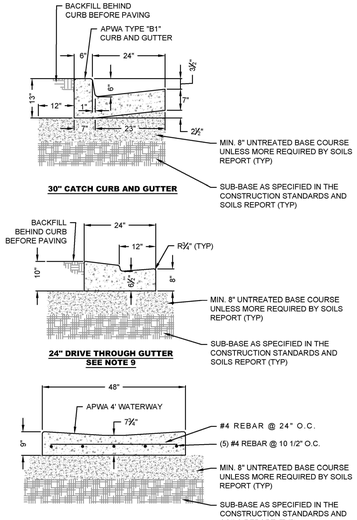
# FBO BUILDING

SPANISH FORK 2050 North 300 West UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

BMP DETAILS

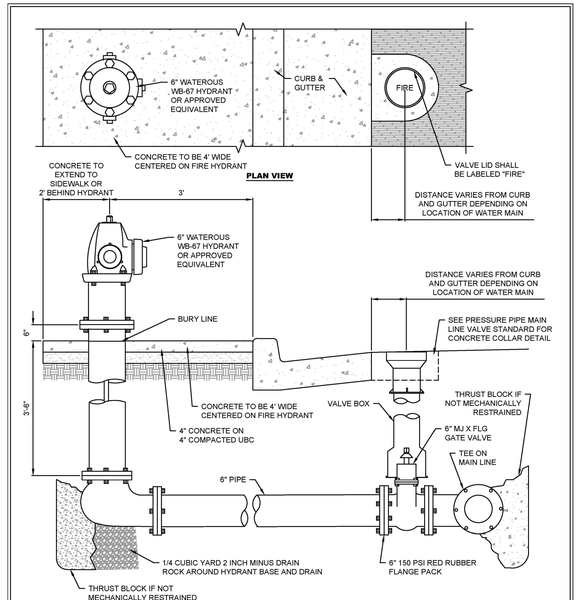
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Date: 06/12/23
C6




**NOTES:**

1. SUB-BASE UNDER ALL CURBS AND GUTTERS SHALL MATCH WHAT IS IN THE ROAD WITH A MINIMUM OF 8" OF COMPACTED UNTREATED BASE COURSE.
2. IF CONCRETE IS TO BE POURED NEXT TO A CURB #4 REBAR SHALL BE DOWELED 3" INTO CURB AND 4" INTO SIDEWALK. REBAR SHALL BE INSTALLED A MINIMUM OF 2" FROM TOP OF SIDEWALK AND CURB 24" O.C.
3. SIDEWALKS SHALL HAVE CONSTRUCTION JOINTS EVERY 5'.
4. TOP FRONT OF SIDEWALK SHALL BE PLACED AT THE SAME GRADE AS TOP BACK OF CURB.
5. TACK SHALL BE APPLIED TO LIP OF CURB AND EXTEND 1' ONTO GRAVEL ROAD BASE.
6. PAVERS, FABRIC, SAND MATERIAL AND INSTALLATION SHALL MEET THE SPECIFICATIONS AND REQUIREMENTS OF APWA 32 14 13 (PRECAST CONCRETE UNIT PAVING) AND 32 14 16 (BRICK UNIT PAVING).
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8. ALL PAVERS SHALL MATCH THE ORGINAL COLOR OF THE DARK RED CONCRETE PAVERS ON MAIN STREET
9. MODIFIED CURB & GUTTER IS ONLY TO BE USED IN THE RESIDENTIAL SUB LOCAL ROAD - 42' RIGHT OF WAY UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

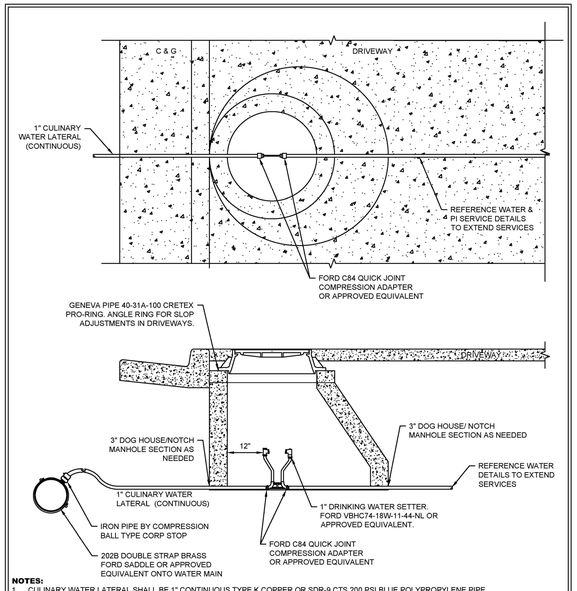
| | | | |
|---|---|---|---|
| SPANISH FORK CITY<br>40 SOUTH MAIN STREET<br>SPANISH FORK, UT 84660<br>(801) 804-4550 | **STANDARD DRAWING**<br>APPROVED CURB & GUTTERS | DRAWN: JLR<br>DESIGN: MHC<br>REVISION:<br>DATE: 1/18/2023 | SCALE<br>NONE<br>STANDARD<br>ST-512 |




**NOTES:**

1. FIRE HYDRANTS SHALL BE PAINTED RED.
2. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
3. IF THERE IS NOT A PLANTER STRIP, THE CENTER OF THE HYDRANT SHALL BE LOCATED 24" BEHIND THE SIDEWALK WITH A 4' BY 4' CONCRETE PAD CENTERED ON THE HYDRANT.
4. THERE SHALL BE NO OBSTACLES INCLUDING BUT NOT LIMITED TO POLES, UTILITY BOXES, TREES, FENCES, OR WALLS WITHIN 3' OF HYDRANT.
5. RISERS MAY ONLY BE USED WHEN AUTHORIZED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.

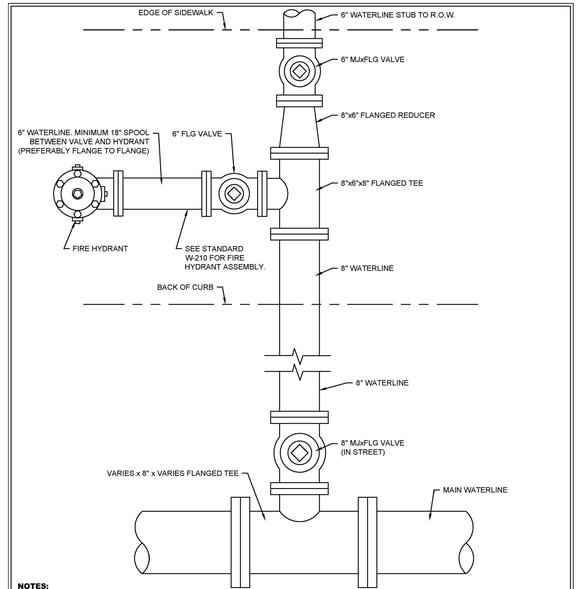
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|---|---|---|---|
| SPANISH FORK CITY<br>40 SOUTH MAIN STREET<br>SPANISH FORK, UT 84660<br>(801) 804-4550 | **STANDARD DRAWING**<br>FIRE HYDRANT | DRAWN: JLR<br>DESIGN: MHC<br>REVISION:<br>DATE: 4/15/2023 | SCALE<br>NONE<br>STANDARD<br>W-210 |




**NOTES:**

1. CULINARY WATER LATERAL SHALL BE 1" CONTINUOUS TYPE K COPPER OR SDR-9 CTS 200 PSI BLUE POLYPROPYLENE PIPE.
2. STAINLESS STEEL LINER INSERTS SHALL BE REQUIRED INSIDE POLYPROPYLENE PIPE AT COMPRESSION FITTINGS.
3. ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.
4. FOR PLANTER STRIPS LESS THAN 6' WIDE PLACE METER BOX IN CENTER OF PLANTER. WHERE THERE IS NO PLANTER, PLACE CENTER OF METER BOX 20" BEHIND SIDEWALK.
5. EXTEND 18 GAUGE WIRE 3' INTO METER BOX AND TAPE ENDS. BURY CONDUIT 12" BELOW GRADE.
6. WATER METERS LOCATED WITHIN THE DRIVEWAY SHALL HAVE A 48" PRECAST MANHOLE SECTION WITH D&L A-1180-71I OR APPROVED EQUIVALENT MANHOLE FRAME AND LID THAT READS "WATER".
7. NON-TRAFFIC RATED METERS SHALL NOT BE LOCATED INLINE WITH DRIVEWAY OR GARAGE WITHOUT BEING APPROVED BY CITY ENGINEER OR HIS/HER DESIGNEE.

| | | | |
|---|---|---|---|
| SPANISH FORK CITY<br>40 SOUTH MAIN STREET<br>SPANISH FORK, UT 84660<br>(801) 804-4550 | **STANDARD DRAWING**<br>SINGLE 1" WATER SERVICE IN VAULT | DRAWN: JLR<br>DESIGN: MHC<br>REVISION:<br>DATE: 2/15/2023 | SCALE<br>NONE<br>STANDARD<br>W-215 |




**NOTES:**

1. DOUBLE CHECK VALVE OR REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY TO BE DETERMINE BY BUILDING AND OR WATER DIVISION BASED ON DEGREE OF HAZARD POSED BY FIRE SPRINKLER PROTECTION SYSTEM USE.
2. MECHANICAL RESTRAINTS SHALL BE USED ON ALL MJ JOINTS.
3. LABEL ON LIDS SHALL READ "FIRE"
4. SEE STANDARD DRAWING W-206 FOR VALVE BOXES
5. FITTINGS SHALL BE ENCASED IN AN 8 MIL VINYL WRAP PLASTIC COVER AND NUTS AND BOLTS SHALL BE COATED WITH A FOOD GRADE GREASE
6. TAPPING SLEEVES- MUST BE ROMAC INDUSTRIES TAPPING SLEEVE STYLE SSTIII OR AN APPROVED EQUIVALENT
7. HOT TAPS ARE ONLY APPROVED BY CITY ENGINEER OR HIS/HER DESIGNEE. AND ONLY ALLOWED TO BE A MAXIMUM OF ONE SIZE LESS THAN THE MAIN LINE PROPOSING TO BE TAPPED.

| | | | |
|---|---|---|---|
| SPANISH FORK CITY<br>40 SOUTH MAIN STREET<br>SPANISH FORK, UT 84660<br>(801) 804-4550 | **STANDARD DRAWING**<br>FIRE HYDRANT / FIRE LINE ASSEMBLY | DRAWN: JLR<br>DESIGN: MHC<br>REVISION:<br>DATE: 1/1/2020 | SCALE<br>NONE<br>STANDARD<br>W-223 |

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH

| REVISIONS | | |
|---|---|---|
| Rev. | Date | Description |
| 1 | 07/14/23 | REVISED PER CITY REVIEW DATED JULY 13, 2023 |

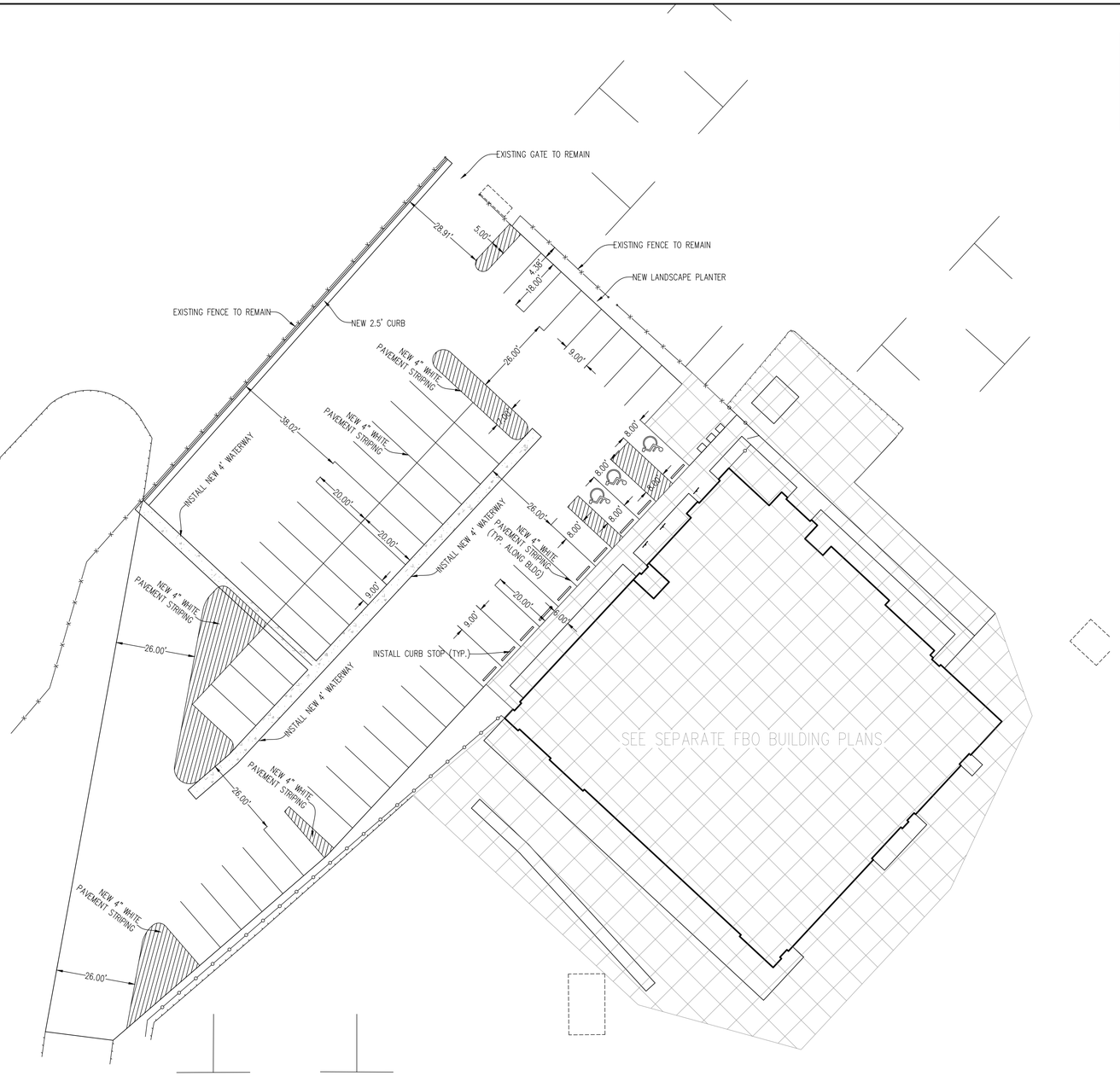
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EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

# FBO BUILDING

SPANISH FORK 2050 North 300 West UTAH

## CITY DETAILS

| | |
|---|---|
| Drawn by: D.W.P. | Scale: NTS |
| Designed by: D.W.P. | Date: 06/12/23 |
| Checked by: D.W.P. | C7 |




## GENERAL NOTES

1. ALL CONSTRUCTION TO FOLLOW THE LATEST SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL STUDY PREPARED BY GEOSTRATA DATED JULY 10, 2020
3. THE SUBJECT PROPERTY IS IN FEMA FLOODPLAIN ZONE X WHICH IS AN AREA OF MINIMAL FLOODING.

## PARKING DATA:

| PARKING REQUIRED | | SPACES REQ'D |
|---|---|---|
| OFFICE SPACE 5,085 S.F. / 300 | = | 17 SPACES |
| TOTAL | = | 17 SPACES |
| PARKING SPACES PROVIDED | = | 58 SPACES |
| TOTAL ACCESSIBLE PARKING REQ'D | = | 3 SPACES |
| TOTAL ACCESSIBLE PARKING PROVIDED | = | 3 SPACES |

20 10 0 20 40 60

Scale 1" = 20'

## SHEET INDEX


C1 SITE PLAN
C2 DEMOLITION PLAN
C3 GRADING & DRAINAGE PLAN
C4 UTILITY PLAN
C5 EROSION CONTROL PLAN
C6 BMP DETAILS





VICINITY MAP

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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| REVISIONS | | |
|---|---|---|
| Rev. | Date | Description |
| | | |


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# FBO PARKING LOT

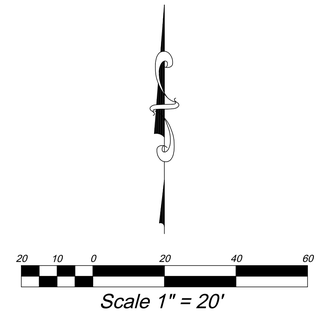
SPANISH FORK 2050 North 300 West UTAH

| | |
|---|---|
| Drawn by: | D.W.P. |
| Designed by: | D.W.P. |
| Checked by: | D.W.P. |

SITE PLAN

| | |
|---|---|
| Scale: | 1"=20' |
| Date: | 06/12/23 |
| | C1 |




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STATE OF UTAH

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| Rev. | Date | Description |
| | | |

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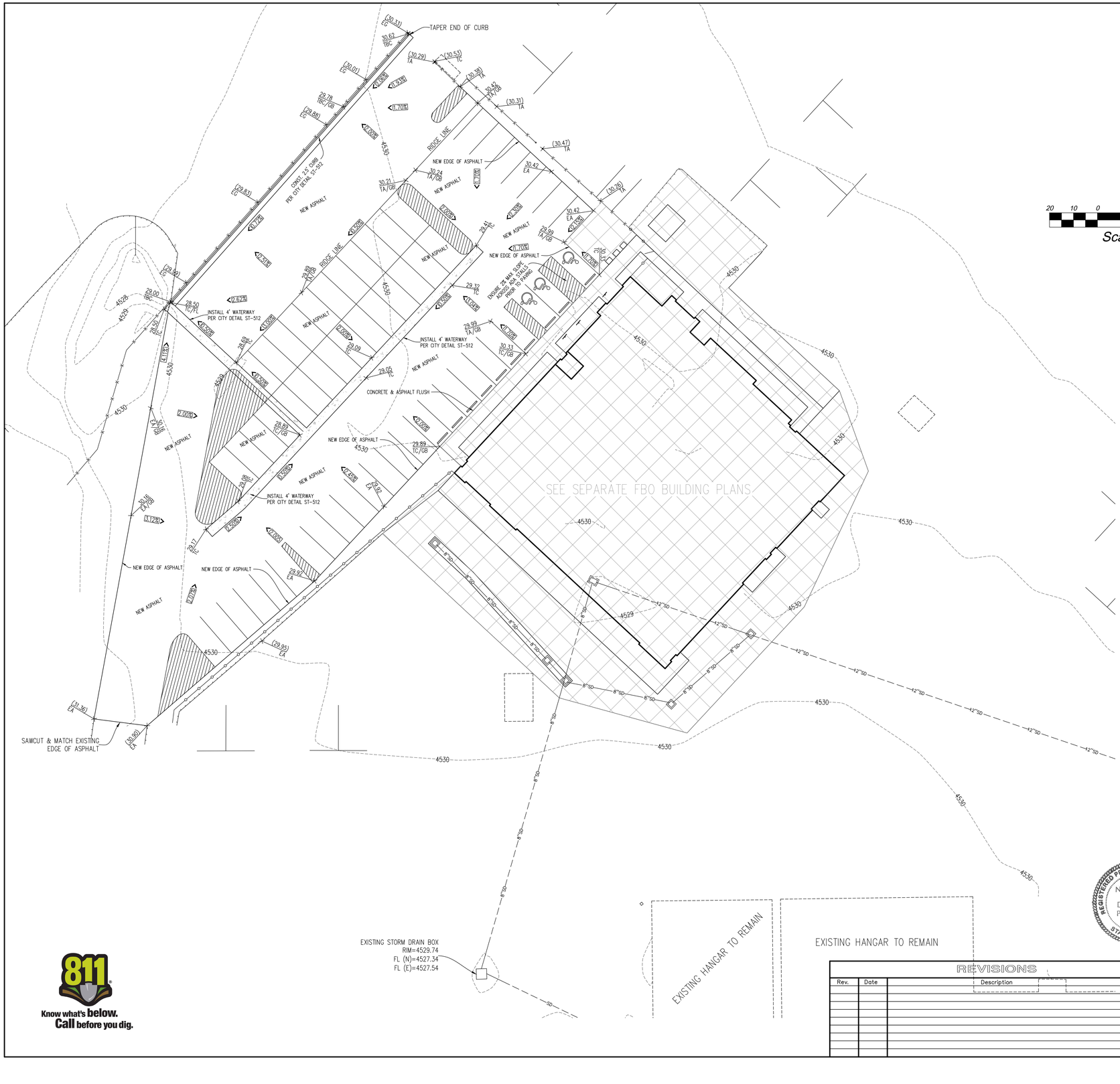
# FBO PARKING LOT

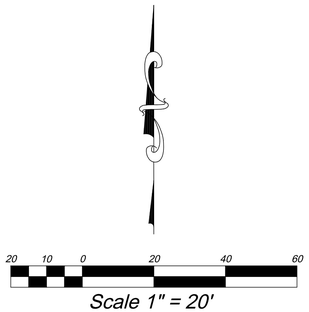
SPANISH FORK 2050 North 300 West UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

## DEMOLITION PLAN

Scale: 1"=20'
Date: 06/12/23
C2



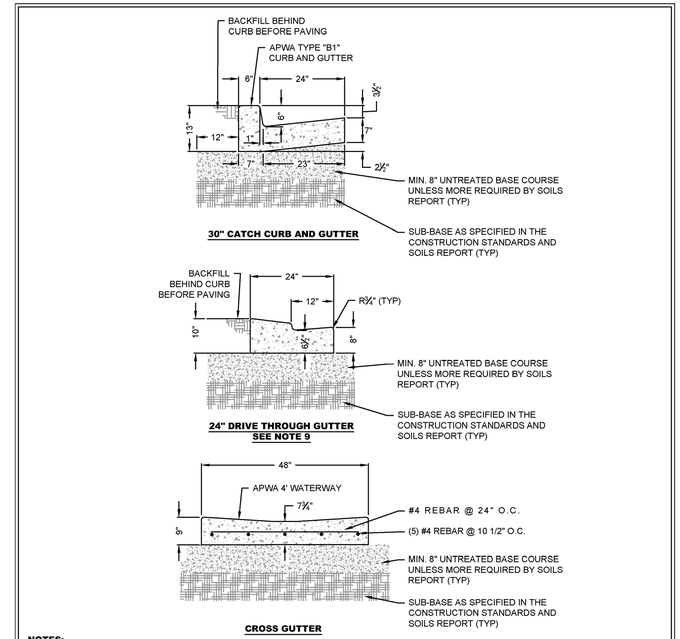

## GRADING LEGEND

| | |
|---|---|
| FFE | FINISHED FLOOR ELEV. |
| BOW | BACK OF WALK |
| GB | GRADE BREAK |
| TC | TOP OF CONCRETE |
| TBC | TOP BACK OF CURB |
| TA | TOP OF ASPHALT |
| EA | EDGE OF ASPHALT |
| RIM | RIM ELEVATION |
| FL | FLOWLINE |
| EG | EXIST GROUND |
| FG | FINISHED GRADE |
| IE | INVERT ELEVATION |
| <0.00% | DIRECTION OF DRAINAGE |
| (00.00) EG | EXISTING ELEVATION |
| 00.00 TBC | PROPOSED ELEVATION |
| 4808 | EXISTING CONTOUR |

## PAVEMENT DESIGNS

STANDARD ASPHALT:
3" ASPHALT CONCRETE
6" UNTREATED BASE COURSE
8" GRANULAR BORROW

CONCRETE SIDEWALKS
4" PORTLAND CEMENT CONCRETE
4" AGGREGATE BASE COURSE




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SPANISH FORK ENGINEERING
**SPANISH FORK CITY**
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

**STANDARD DRAWING**
APPROVED CURB & GUTTERS

DRAWN: JLB
DESIGN: MHC
REVISION:
DATE: 1/18/2022

SCALE NONE
STANDARD ST-512

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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| Rev. | Date | Description |
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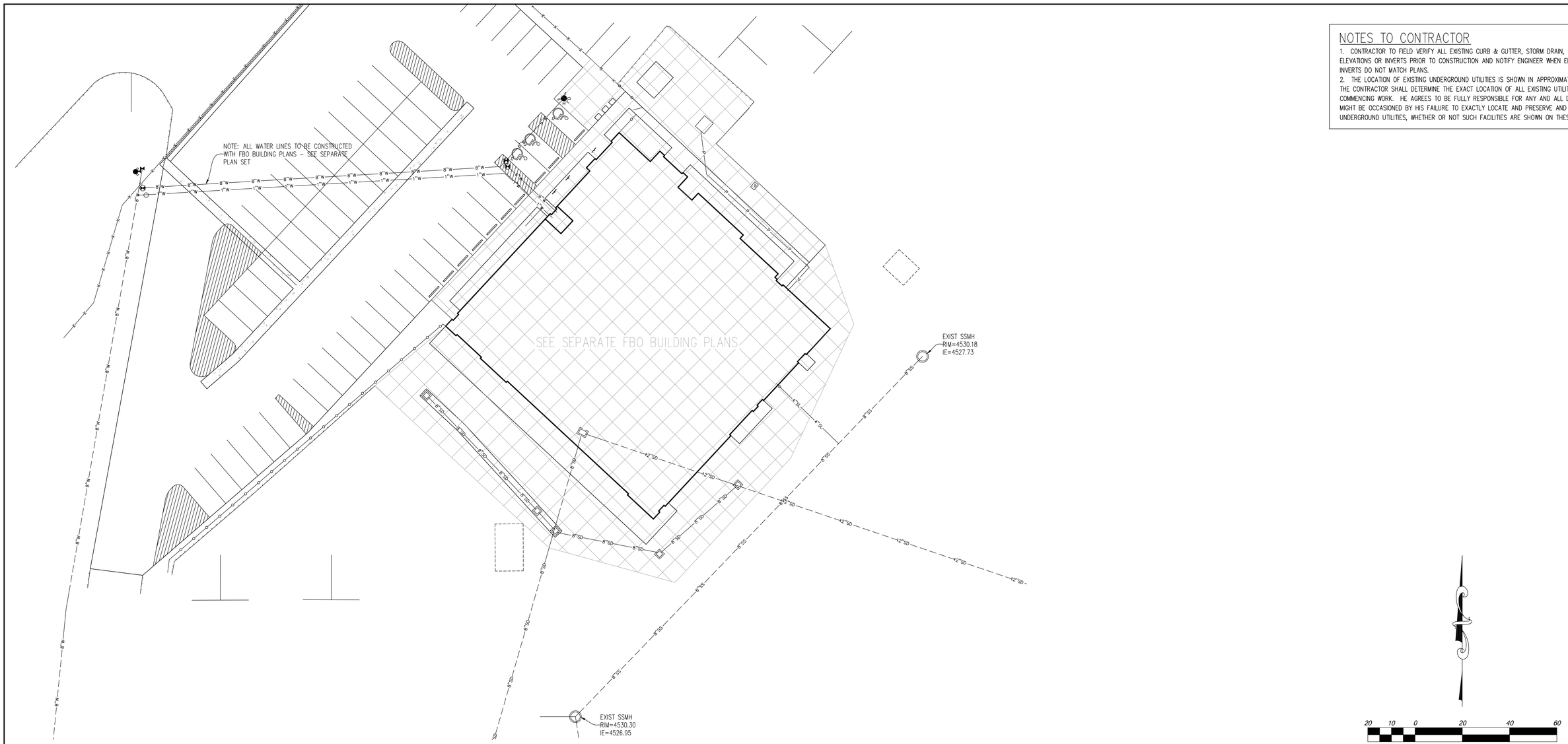
# FBO PARKING LOT

SPANISH FORK 2050 North 300 West UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

## GRADING PLAN

Scale: 1"=20'
Date: 06/12/23
C3




## NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE AND ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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

| REVISIONS | | |
|---|---|---|
| Rev. | Date | Description |
| | | |

Utah Aviation

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

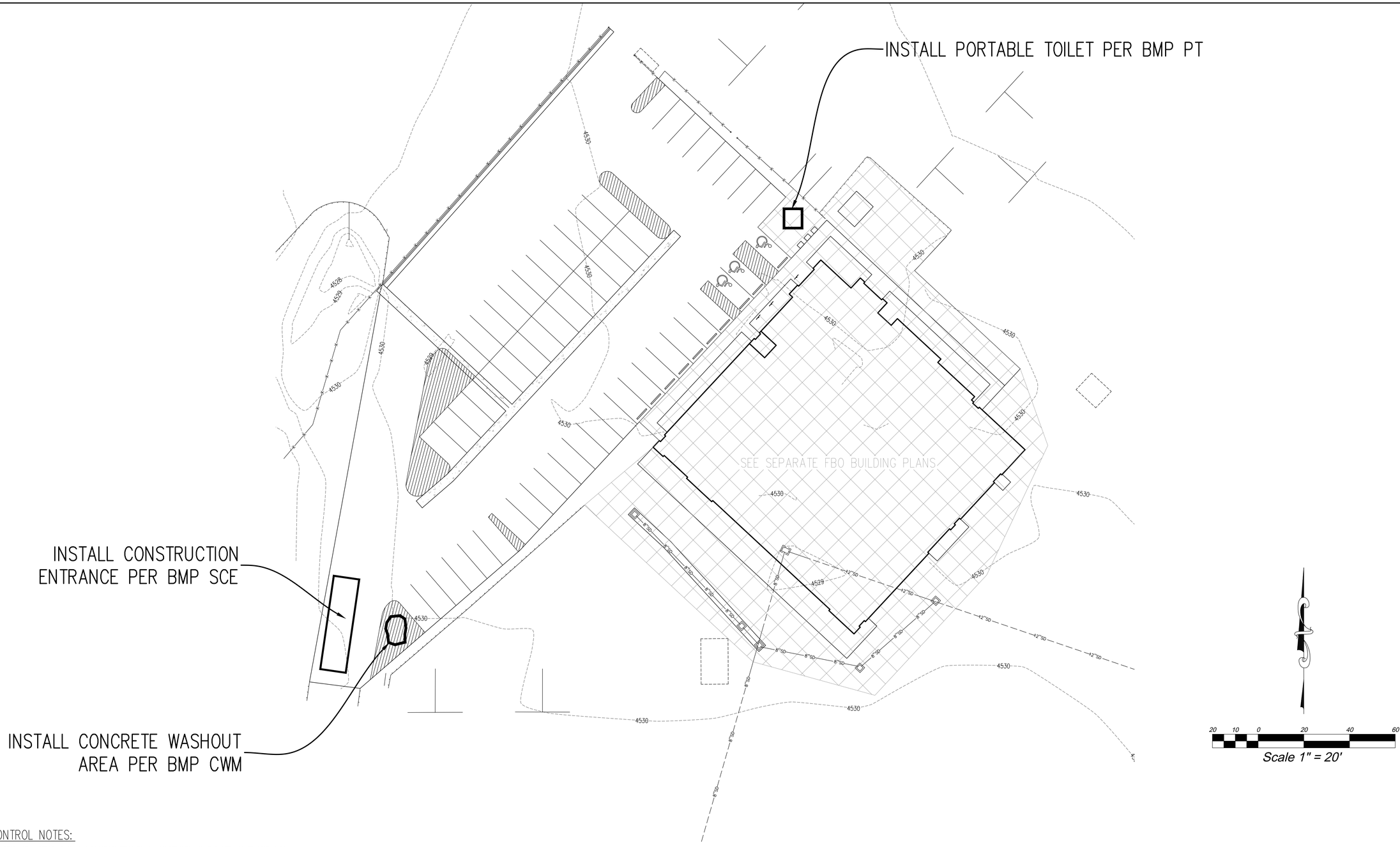
# FBO PARKING LOT

SPANISH FORK 2050 North 300 West UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

## UTILITY PLAN

Scale: 1"=20'
Date: 06/12/23
C4




## EROSION CONTROL NOTES:

1. CONTRACTOR IS TO READ AND UNDERSTAND ALL BMP PRACTICES PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO FOLLOW ALL BMP PRACTICES CONTAINED IN THESE PLANS.
2. INSTALL A CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN PRIOR TO ANY GRADING ON THE SITE. SEE BMP SCE
3. INSTALL CONCRETE WASHOUT AREA AS PER BMP CWM.
4. INSTALL PORTABLE TOILET AS PER BMP PT
5. INSTALL INLET PROTECTION ON EXISTING INLETS ON-SITE & INLETS SURROUNDING SITE. USE FILTER FABRIC UNDER GRATE OR BMP IP-G.
6. THE SITE IS TO BE WATERED AT LEAST ONCE A WEEK TO CONTROL DUST OR MORE FREQUENT AS DETERMINED BY THE CONTRACTOR DURING THE DRY MONTHS OF SUMMER.
7. CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS AND CLEAN-OUT ALL CATCH BASINS BEFORE LEAVING THE SITE.
8. CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
9. ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED & MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
10. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.

## FULL SWPPP & NOI NOTE

1. A FULL SWPPP AND NOI MUST BE SUBMITTED FOR A BUILDING PERMIT TO BE ISSUED AND MUST BE APPROVED BEFORE THE PRE-CONSTRUCTION MEETING.

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

REGISTERED PROFESSIONAL ENGINEER No. 270393 DAVID W. PETERSON STATE OF UTAH

| REVISIONS | | |
|---|---|---|
| Rev. | Date | Description |
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# FBO PARKING LOT

SPANISH FORK 2050 North 300 West UTAH

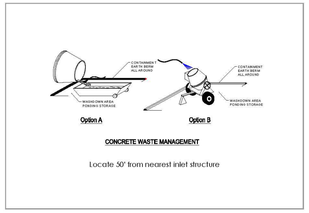
Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

## EROSION CONTROL PLAN

Scale: 1"=20'
Date: 06/12/23
C5

## BMP: Concrete Waste Management

CWM
Construction




DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATION:
This technique is applicable to all types of sites.

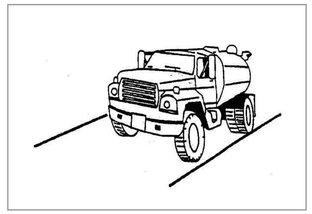
INSTALLATION/APPLICATION CRITERIA:
- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (6" tall by 6" wide).
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:
- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

## BMP: Dust Controls

DC
Construction



DESCRIPTION:
Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.

APPLICATION:
Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.

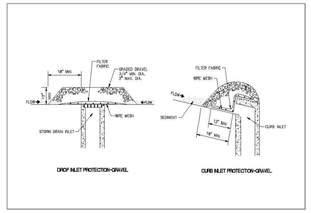
INSTALLATION/APPLICATION CRITERIA:
- Mechanical dust collection systems are designed according to the size of dust particles and the amount of air to be processed. Manufacturers' recommendations should be followed for installation (as well as the design of the equipment).
- Two kinds of street weepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.

LIMITATIONS:
- Generally more expensive than manual systems.
- May be impossible to maintain by plant personnel (the more elaborate equipment).
- Labor and equipment intensive and may not be effective for all pollutants (street sweepers).

MAINTENANCE:
If water sprayers are used, dust-contaminated waters should be collected and taken for treatment. Areas will probably need to be resprayed to keep dust from spreading.

## BMP: Inlet Protection-Gravel

IP-G
Construction




DESCRIPTION:
Placement of gravel filter over inlet to storm drain to filter storm water runoff.

APPLICATION:
Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

INSTALLATION/APPLICATION CRITERIA:
- Place wire mesh (with 1/2 inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions.

LIMITATIONS:
- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

MAINTENANCE:
- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

## BMP: Land Grading

LG
Construction



DESCRIPTION:
Land grading involves reshaping the ground surface to planned grades as determined by an engineering survey, evaluation, and layout. Land grading provides more suitable topography for buildings, facilities, and other land uses and helps to control surface runoff, soil erosion, and sedimentation during and after construction.

APPLICATIONS:
Land grading is applicable to sites with uneven or steep topography or easily erodible soils, because it stabilizes slopes and decreases runoff velocity. Grading activities should maintain existing drainage patterns as much as possible.

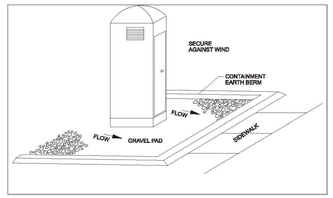
INSTALLATION/APPLICATION CRITERIA:
Before grading activities begin, a construction site operator must make decisions regarding the steepness of cut-and-fill slopes and how the slopes will be: Protected from runoff, stabilized and maintained.

LIMITATIONS:
Improper grading practices that disrupt natural stormwater patterns might lead to poor drainage, high-runoff velocities, and increased peak flows during storm events. Clearing and grading the entire site without vegetated buffers promotes offsite transport of sediments and other pollutants. Design the grading plan with erosion and sediment control and stormwater management goals in mind; to ensure that the plan is implemented as intended, carefully supervise grading crews.

MAINTENANCE:
- Check all graded areas and supporting erosion and sediment control practices periodically, especially after heavy rainfalls.
- Promptly remove all sediment from diversions or other stormwater conveyances, and if washouts or breaks occur, repair them immediately.
- To prevent small-scale eroded areas from becoming significant gullies, maintain them promptly.

## BMP: Portable Toilets

PT
Construction




DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

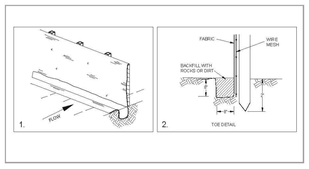
INSTALLATION/APPLICATION CRITERIA:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (6" tall by 6" wide), control for spill/protection leak.

LIMITATIONS:
- No limitations.

MAINTENANCE:
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

## BMP: Silt Fence

SF
Construction




DESCRIPTION:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.
Application:
- Perimeter control: place barrier at down-gradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catchbasins

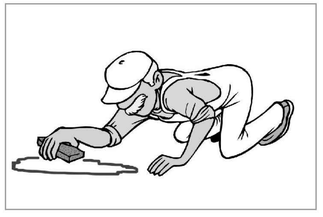
INSTALLATION/APPLICATION CRITERIA:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately up-gradient of posts.
- Secure wire mesh (14 gage min. with 6-inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

LIMITATIONS:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum up-gradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

MAINTENANCE:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

## BMP: Spill Clean-Up

SCU
Construction



DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

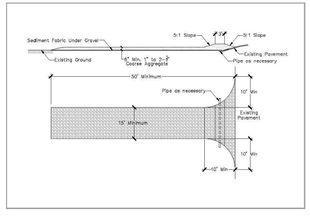
APPLICATION:
All sites

GENERAL:
- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:
- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact the Salt Lake County Health Department (313-6700) for any spill of reportable quantity.

## BMP: Stabilized Construction Entrance

SCE
Construction




DESCRIPTION:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

APPLICATION:
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

LIMITATIONS:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

MAINTENANCE:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

## BMP: Street Sweeping

SS
Construction



DESCRIPTION:
Reduce the discharges of pollutants to stormwater from street surfaces by conducting street cleaning on a regular basis.

APPROACH:
- Prioritize cleaning to use the most sophisticated sweepers, at the highest frequency, and in areas with the highest pollutant loading.
- Restrict street parking prior to and during sweeping.
- Increase sweeping frequency just before the rainy season.
- Proper maintenance and operation of sweepers greatly increase their efficiency.
- Keep accurate operation logs to track programs.
- Sweepers effective at removing smaller particles (less than 10 microns) may generate dust that would lead to concerns over worker and public safety.
- Equipment selection can be key for this particular BMP. There are two types used, the mechanical broom sweepers (more effective at picking up large debris and cleaning wet streets), and the vacuum sweepers (more effective at removing fine particles and associated heavy metals). Many communities find it useful to have a compliment of both types in their fleet.

LIMITATIONS:
- Conventional sweepers are not able to remove oil and grease.
- Mechanical sweepers are not effective at removing finer sediments.
- Effectiveness may also be limited by street conditions, traffic congestion, presence of construction projects, climatic conditions and condition of curbs.

MAINTENANCE:
- Replace worn parts as necessary.
- Install main and gutter brooms of the appropriate weight.

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH

| REVISIONS | | |
|---|---|---|
| Rev. | Date | Description |
| | | |

Utah Aviation

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

# FBO PARKING LOT

SPANISH FORK 2050 North 300 West UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

BMP DETAILS

Scale: NTS
Date: 06/12/23
C6

Spanish Fork Municipal Airport Board Meeting Minutes
Spanish Fork City Council Chambers
July 6th, 2023, 4pm

**Board Members in Attendance:**
Matthew Taylor - Board Chairman
Brian Park - Board Member
Clair Anderson - Board Member - Virtual
Jesse Cardon - City Council
Brad Mellor - Board Member

**Staff in Attendance:**
Christian Davis - Airport Manager
Jordan Hales - Finance Director
Kacy Norman - Airport Operations
Ana Burgi - Assistant City Attorney
Nick Porter - PIO
Seth Perrins - City Manager

**Absent/Excused:**
Chris Thompson - Public Works Director; Mark Patey - Board Member; Duane Barr - Board Member

**Public Attendees:**
Chuck Larson - JUB Engineers; Brock Wilson - Utah Aviation Services; Mark Leck - Hangar 107; Cole Olivares - Hangar 107

**The meeting was called to order by Chairman Taylor at 4:10pm**

**Item 1. Review the Minutes from the June 1st, 2023 meeting:**
- A motion was made by Brad Mellor to accept the minutes. Seconded by Jesse Cardon. Unanimous in favor.

**Item 2. Financial Report: Jordan Hales**
- Jordan was late to the meeting and the item was moved to later in the meeting.
- Brad Mellor had a question about hangar lease revenues being lower this year than budgeted. This is due to miscellaneous revenues being separated from the hangar revenue account and will be reflected moving forward.
- A motion was made by Brad Mellor to accept the financial report. Seconded by Brian Park. Unanimous in favor.

**Item 3. Facilities Report: Christian Davis**
Christian Davis reviews airport facilities:
- See attached Facilities Report Slideshow

**Item 4. Utah Aviation Services FBO Site Plan Approval: Brock Wilson**

- After reviewing the site plan and elevations, the board asked several minor questions.
- It was noted that the gazebo and parking lot showing on the site plan are separate projects.
- A motion was made by Brad Mellor to approve the site plan and elevations. Seconded by Brian Park. Unanimous in favor.

**Item 5. Taxiway Alpha Reconstruction Progress: Chuck Larson - JUB**

- Check gave a progress resporton the taxiway project and ALP submittal. The taxiway is ahead of schedule and the ALP is expected to be reviewed and approved by the FAA soon.

**Item 6. Fuel Storage and Operations Resolution and Non-FBO Fuel Permits: Christian Davis**

- The recommended changes to the Vehicle and Trailer Lease Agreement template were reviewed by the board. No further questions or recommendations were made.

- A motion was made by Brian Park to recommend the Fuel Storage and Operations Resolution for approval. Seconded by Jesse Cardon. Unanimous in favor.

**Item 6. Aircraft Crash Emergency Procedure: Christian Davis**

- Christian reviewed the procedure with the board. Several recommendations were made. As this is a procedure, this was not voted on and the recommended changes will be reviewed with our city Emergency Manager and implemented into the procedure.

**Item 7. Airport Image and Public Relations: Nick Porter**

- Nick gave a presentation on his role with the city and what a PIO does in case of an emergency.
- The board had several questions/recommendations: What are we doing to control the narrative? Provide Board Members and Airport users with information quickly and accurately? Post incident debrief. Crash scene security line. Start working on airport social media.

**Item 8. Other items of concern from the Board, members of the public: Chairman**

- None

**Meeting adjourned by Chairman Taylor at 5:07p**




# MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

5,085 S.F. OFFICE
8,400 S.F. HANGER
13,485 S.F. TOTAL


Diversified
DESIGN SERVICES AND ENGINEERING, L.C.
6236 SOUTH TURPIN ST.
MURRAY, UTAH 84107
TELEPHONE (801) 347-2369
Email: brandon@dds-slc.com


A NEW BUILDING FOR:
Utah Aviation

PROJECT NAME:
Spanish Fork / Springville Airport
2050 North 300 West, Spanish Fork, Utah 84660

## PROJECT INFO.

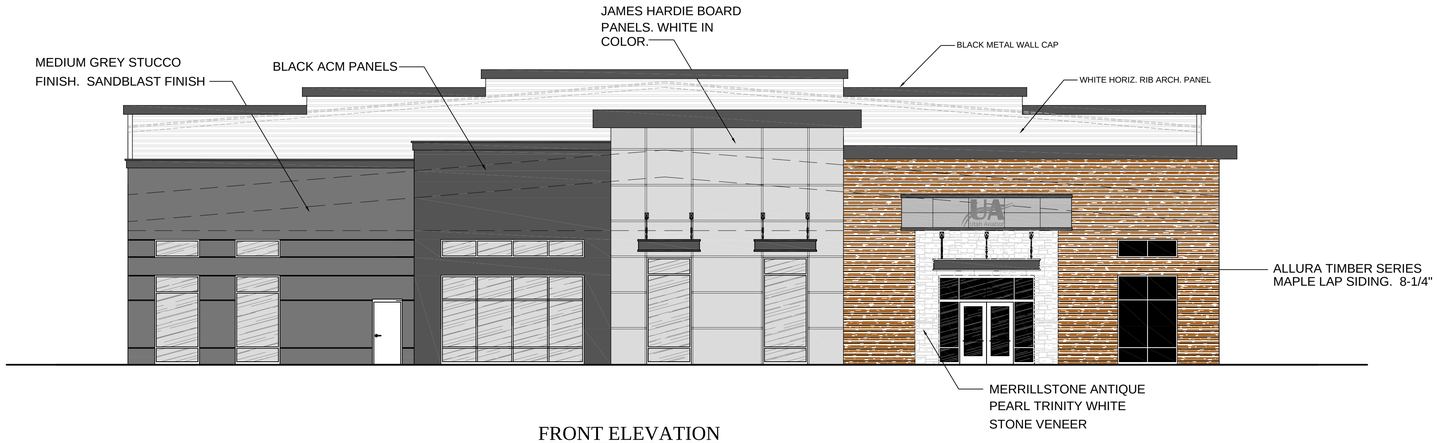
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|---|---|
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| DRAWN BY: | BL |
| CHECKED BY: | |
| SCALE: | 1/8" = 1'-0" |
| DATE: | 01-28-2023 |

## REVISIONS

| REV. | DATE | DESCRIPTION |
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| 1 | DATE | DESCRIPTION |
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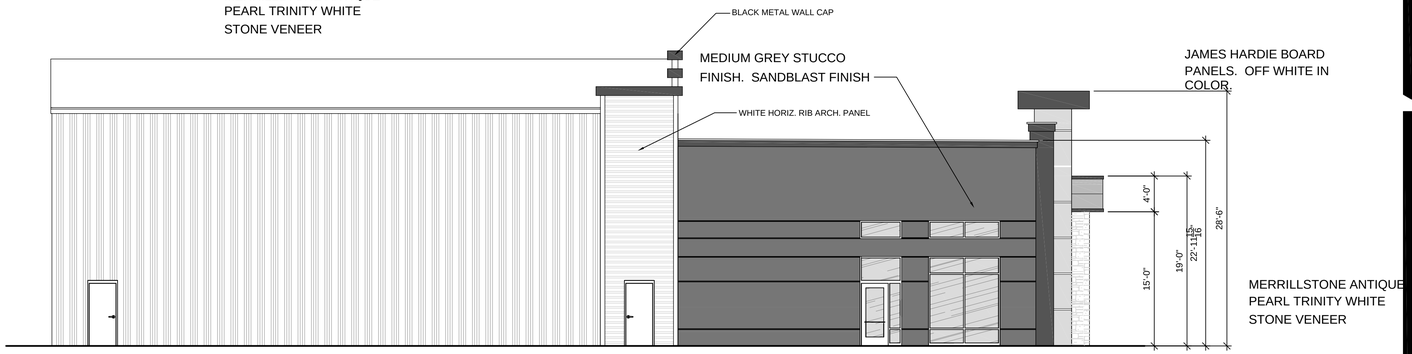
SHEET TITLE:
MAIN FLOOR PLAN

A 101
SHEET 1 OF 2



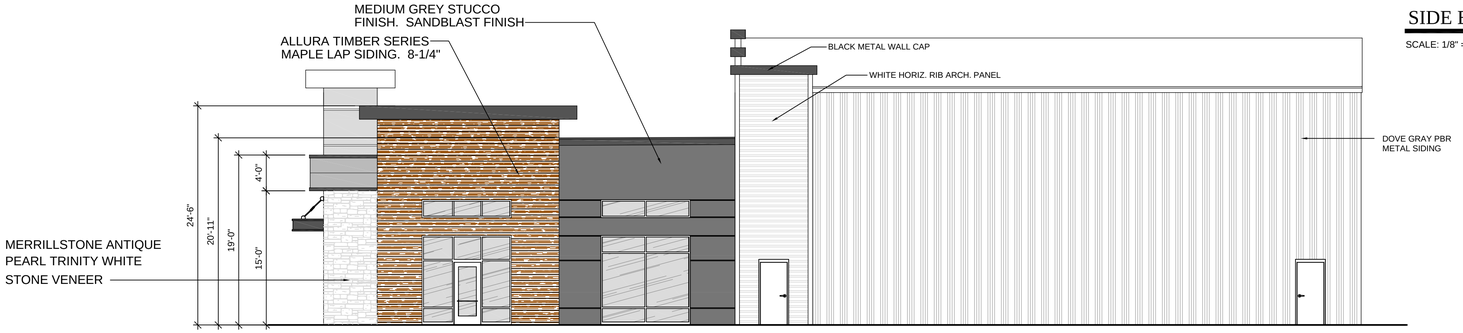

## FRONT ELEVATION

SCALE: 1/8" = 1'-0"



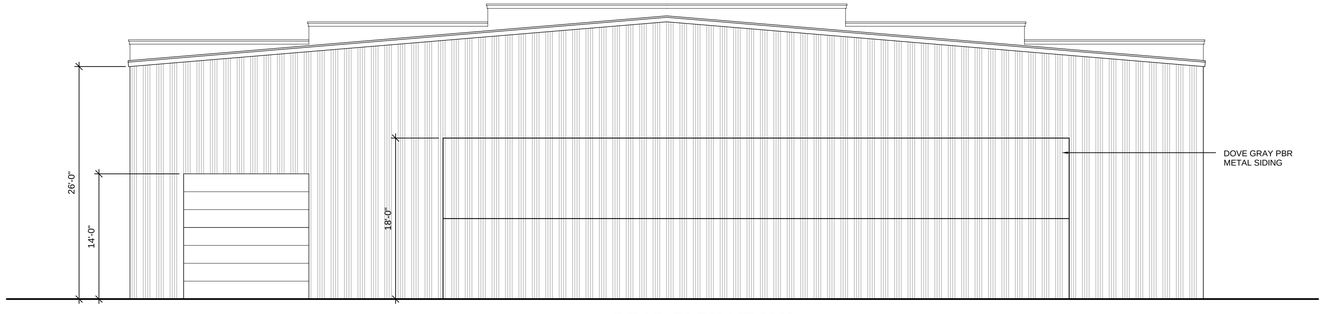

## SIDE ELEVATIONS

SCALE: 1/8" = 1'-0"




## SIDE ELEVATIONS

SCALE: 1/8" = 1'-0"




## REAR ELEVATIONS

SCALE: 1/8" = 1'-0"

Diversified
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6236 SOUTH TURPIN ST.
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A NEW BUILDING FOR:
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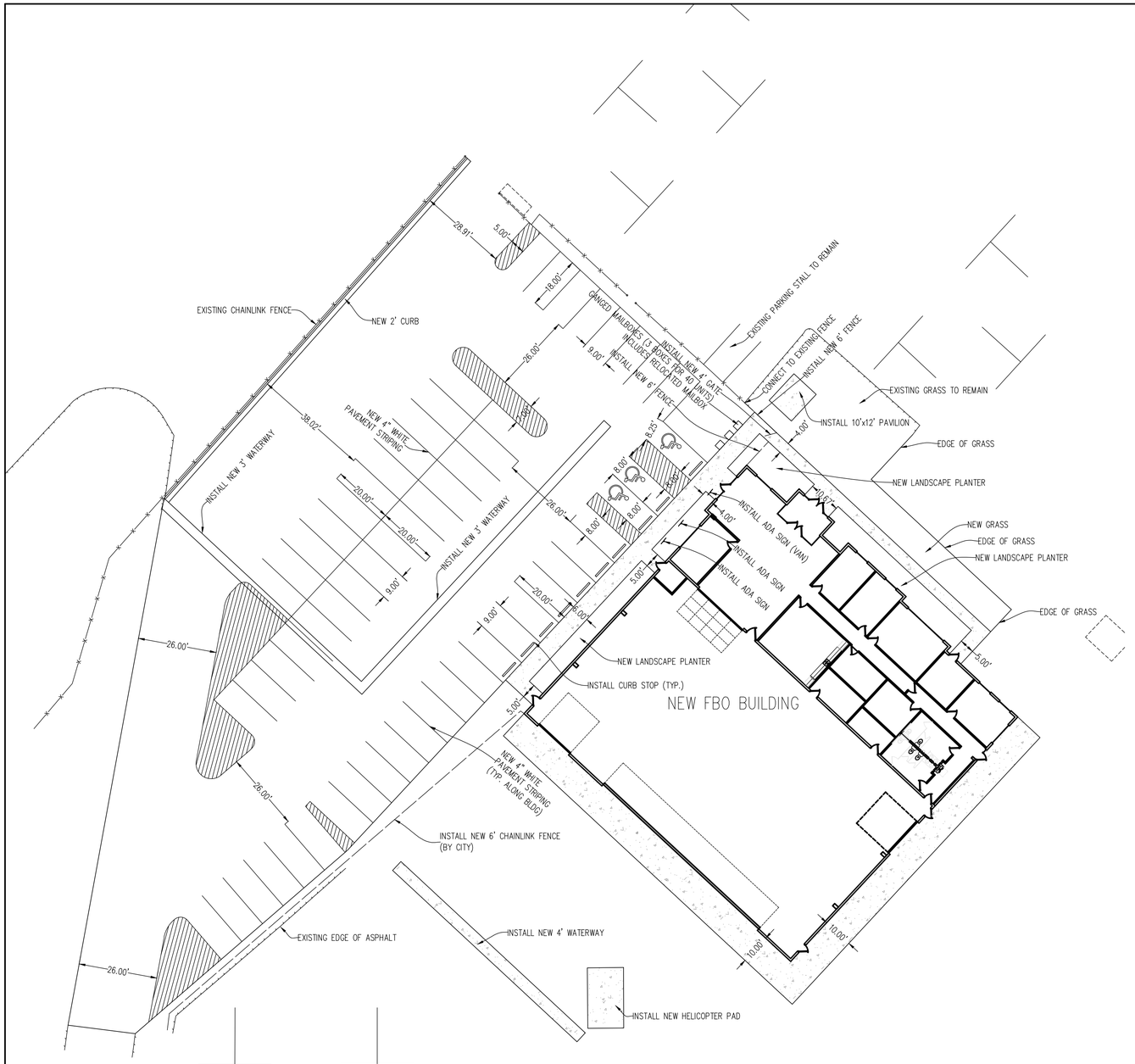
| PROJECT INFO. | |
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| CAD FILE NAME: | A201 Ext Elevations V1 |
| DRAWN BY: | BL |
| CHECKED BY: | |
| SCALE: | 1/8" = 1'-0" |
| DATE: | 01-28-2023 |

REVISIONS

| REV. | DATE | DESCRIPTION |
|---|---|---|
| 1 | DATE | DESCRIPTION |
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SHEET TITLE:
EXTERIOR ELEVATIONS

A 201
SHEET 2 OF 2




## GENERAL NOTES

1. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
2. ALL CONSTRUCTION TO FOLLOW THE LATEST SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.
3. BUILDING WILL BE FIRE SPRINKLED.
4. BUILDING TYPE: V-B
5. BUILDING OCCUPANCY: S1, B
6. PROJECT TO BE CONSTRUCTED AS A SINGLE PHASE.
7. CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL STUDY PREPARED BY GEOSTRATA DATED JULY 10, 2020
8. THE SUBJECT PROPERTY IS IN FEMA FLOODPLAIN ZONE X WHICH IS AN AREA OF MINIMAL FLOODING.
9 ALL LIGHTING WILL BE BUILDING MOUNTED.

## PARKING DATA:

| PARKING REQUIRED | | SPACES REQ'D |
|---|---|---|
| OFFICE SPACE 5,085 S.F. / 300 | = | 17 SPACES |
| TOTAL | = | 17 SPACES |
| PARKING SPACES PROVIDED | = | 58 SPACES |
| TOTAL ACCESSIBLE PARKING REQ'D | = | 2 SPACES |
| TOTAL ACCESSIBLE PARKING PROVIDED | = | 2 SPACES |

20 10 0 20 40 60

Scale 1" = 20'

## SHEET INDEX


C1 SITE PLAN
C2 DEMOLITION PLAN
C3 GRADING & DRAINAGE PLAN
C4 UTILITY PLAN
C5 EROSION CONTROL PLAN
C6 BMP DETAILS





VICINITY MAP

REGISTERED PROFESSIONAL ENGINEER
3/10/23
No. 270393
DAVID W. PETERSON
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# FBO BUILDING

SPANISH FORK 2050 North 300 West UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

## SITE PLAN

Scale: 1"=20'
Date: 05/10/23
C1

1. That the application conforms to the City's General Plan Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses the redline comments.
3. That the area between the western edge of the existing building and Woodbury's building to the west, may be left unfinished with some ground cover treatment to limit weeds and to look more attractive for a period of up to a year, with the idea that the applicant is contemplating constructing a building at the location.

Jake Theurer **seconded** and the motion **passed** all in favor.

AIRPORT FBO BUILDING

Brandon Snyder gave a brief description of the project, and stated this will be a new structure that is replacing the existing FBO building. He stated there are some landscaping questions and he questions how the garbage will be handled for this building.

Brandon Wilson stated the airport has their own garbage dumpster for everyone that is onsite and showed where this is located.

Brandon Snyder asked if a dumpster enclosure would be necessary to be completed with the improvements. He asked if they would want this with the building construction or with parking improvements, and if it is with the parking upgrades then the lot would need to be reconfigured.

It was stated this will need to be added with the motion.

Brandon Wilson stated he is unaware of the parking upgrade configuration.

Chris Thomspon stated they will want to address the dumpster enclosure with the parking configuration.

Brandon Snyder asked if the applicant was proposing to do the landscaping areas that were called out and it was stated that yes, they are planning to complete the landscaping areas and Brandon Snyder stated that landscaping plans will also need to be submitted as none have been provided yet.

Byron Haslam stated engineering is not sure where the existing water service to the building is located and the applicant will need to work with the Water Department to locate this.

Jake Theurer stated there are two existing interfaces that are both 200 AMP and he stated that if the intent is to keep those services, the applicants will want to combine them or they could reduce it to one.

Chris Thompson stated it is his preference that the dumpster enclosure and the parking lot upgrades be done in conjunction with the construction of the building and he would support continuing the approval until this has been provided. He is unsure why this was submitted separately, but he feels it would be best if they were all completed together.

There was further discussion on continuing this Site Plan until the parking lot upgrades and the dumpster enclosure are included with the development.

Chris Thompson **moved** to approve the proposed Airport FBO Building Site Plan based on the following finding and conditions:

Finding:

1. That the application conforms to the City's General Plan Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses the redline comments.
3. That the applicant include a dumpster enclosure and the parking lot upgrades be constructed at the same time as the building and that the parking lot plans be approved by the Development Review Committee.
4. That the applicant submit plans for the dumpster enclosure and the parking lot for approval by the DRC.

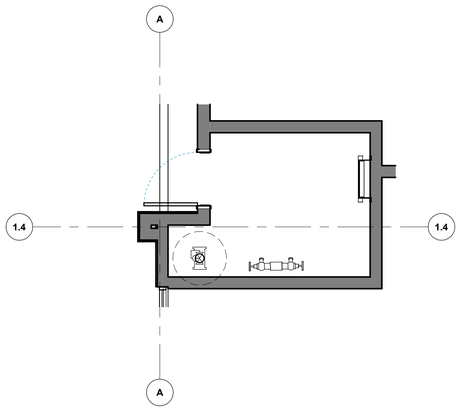
Ana Burgi **seconded** and the motion **passed** all in favor.

CONCEPT REVIEW

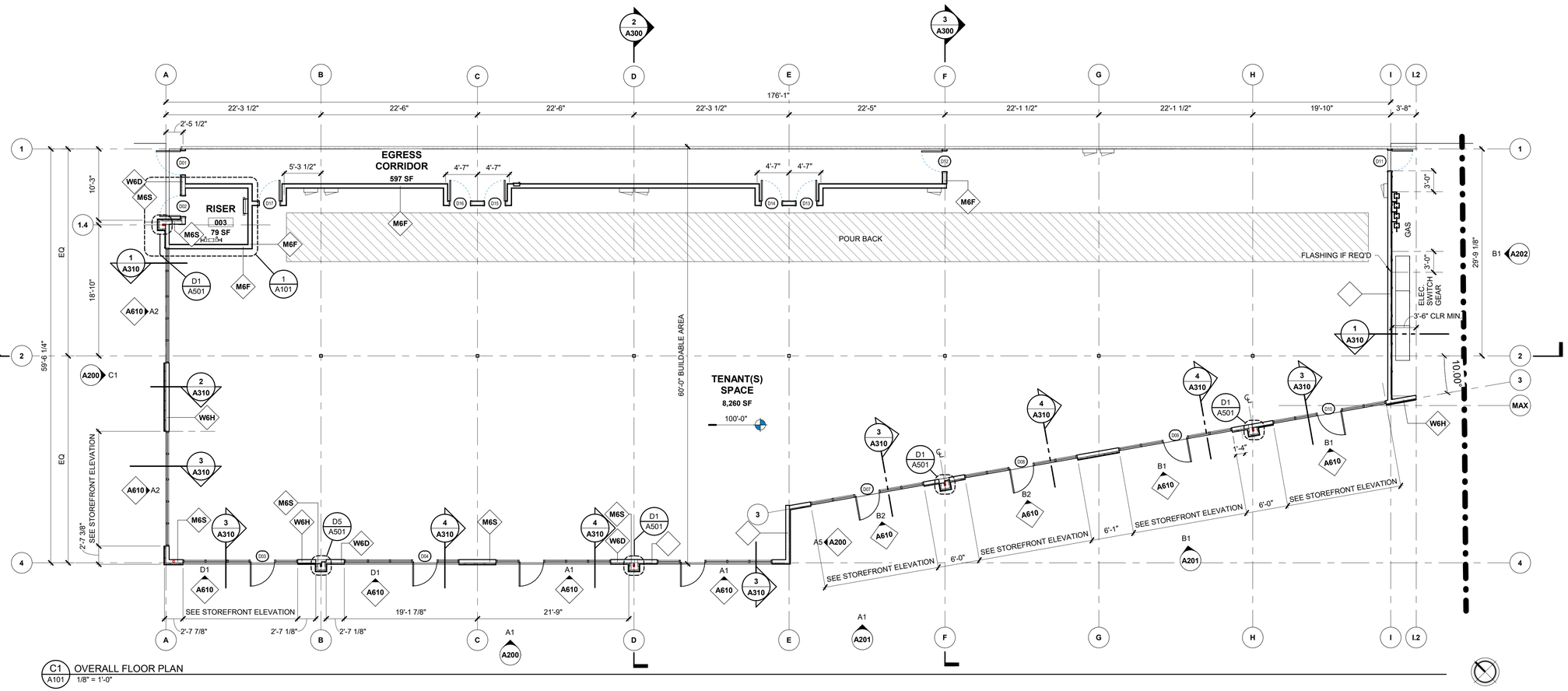
PETERSON PROPERTY CONCEPT

## GENERAL NOTES - FLOOR PLAN

1. CONTRACTOR TO PROVIDE METAL CASING BEADS, DRIP SCREEDS, EXPANSION JOINTS, EIFS REVEALS, AND FLASHING PER MANUFACTURERS REQUIREMENTS.
2. SEE SHEET G200 FOR WALL TYPES.
3. INTERIOR WALL DIMENSIONS ARE TO CENTER TO CENTER, U.N.O.
4. OPENINGS ARE DIMENSIONED TO FINISH FACE OF OPENING, U.N.O.
5. FIRE EXTINGUISHER CABINETS TO BE SEMI-RECESSED.
6. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO BEGINNING WORK. ANY DISCREPENCIES SHOULD BE COORDINATED WITH ARCHITECT.
7. INSTALL FULLY RECESSED FIRE DEPARTMENT KEY SAFE IN BACK OF HOUSE LOCATION ACCORDING TO LOCAL AUTHORITY HAVING JURISDICTION.
8. CONTRACTOR TO COORDINATE ROOF DRAIN LOCATIONS WITH TENANT IMPROVEMENTS, IF APPLICABLE.
9. FIRE WALL TO BE IN CONFORMANCE WITH '2015 IBC 706 FIRE WALLS'
10. FIRE PARTITIONS AND DEMISING WALLS TO EXTEND FROM TOP OF FLOOR TO UNDERSIDE OF ROOF SLAB ABOVE. PER IBC 708.4 'CONTINUITY'.




1 A101 FIRE RISER ROOM
1/4" = 1'-0"




C1 A101 OVERALL FLOOR PLAN
1/8" = 1'-0"

WOODBURY CORPORATION
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2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109
(801) 485-7770

| # | REVISION DESCRIPTION | DATE |
|---|---|---|

**INLINE BUILDING 9.5**
1112 NORTH CANYON CREEK PARKWAY
SPANISH FORK, UT 84660
CANYON CREEK COMMERCIAL CENTER - PHASE NINE

**OVERALL FLOOR PLAN**

PROJ. #: 2849.3000
DATE: 07/31/2023
DRAWN BY: BG
SCALE: As indicated

**CONFORMED SET**

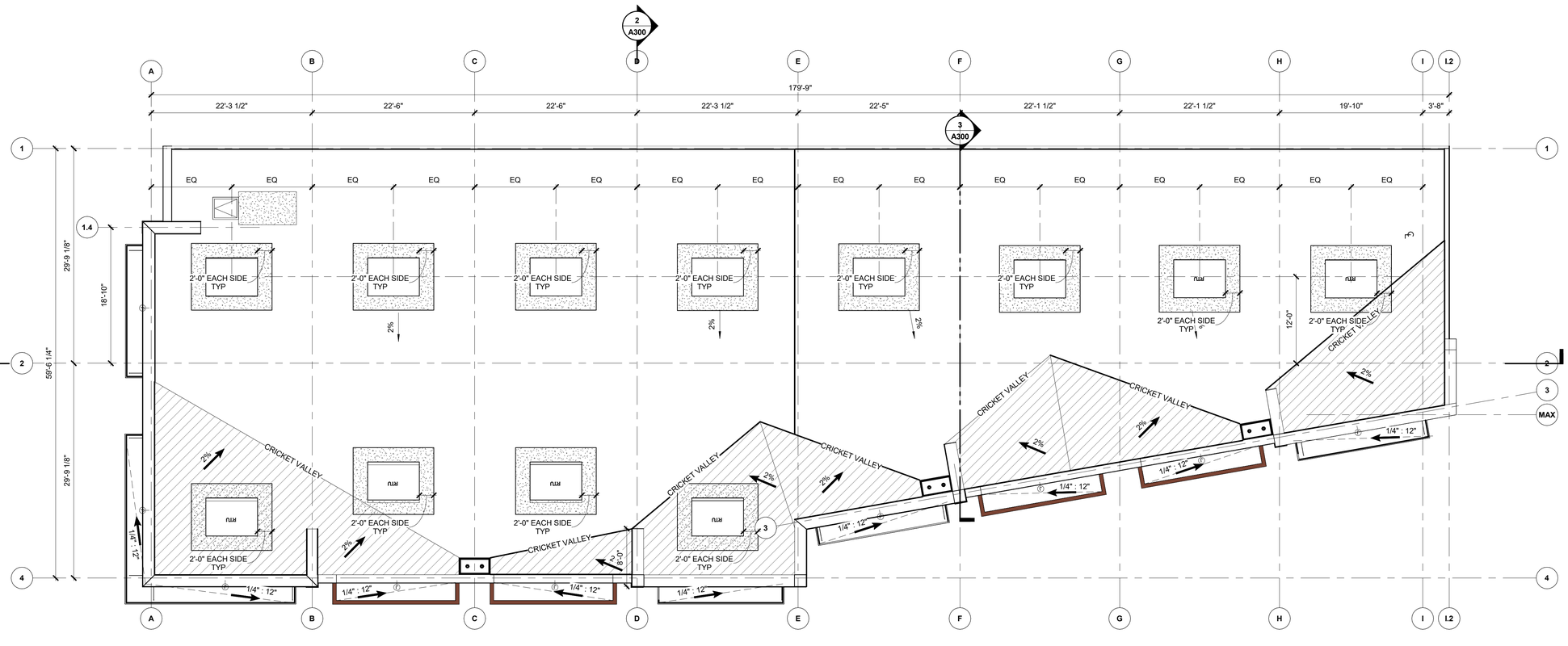
**A101**

8/25/2023 8:59:27 AM

| ROOF LEGEND | |
|---|---|
| | WALKING PAD |
| | TAPERED INSULATION |
| | ROOF MEMBRANE |

## GENERAL NOTES - ROOF PLAN

1. COORDINATE ALL PENETRATIONS OF ROOF SYSTEM WITH MECHANICAL AND ELECTRICAL DRAWINGS.
2. ALL ROOF AREAS TO HAVE MINIMUM SLOPE OF 1/4" PER FOOT. ALL CRICKETS AND OTHER SLOPING TO BE WITH ROOF INSULATION. MINIMUM THICKNESS OVERALL IS TO BE NO LESS THAN 'R-VALUE' SPECIFIED IN ROOF TYPES. SEE G SHEETS.
3. ALL RTU PENETRATIONS SHALL BE BETWEEN JOISTS.
4. PARAPET WALLS TO BE IN CONFORMANCE WITH '2015 IBC 705.11 PARAPETS'
5. DO NOT PLACE ANY ROOFTOP EQUIPMENT WITHIN 10' OF PARAPET.
6. IF ROOF HATCH OR LADDER IS WITHIN 10' OF A PARAPET, WHICH IS UNDER 42" TALL, CONTRACTOR SHALL PROVIDE A 42" RAILING ATTACHED TO THE PARAPET WITHIN 10' OF HATCH.
7. IF ROOF LADDER IS >20' TO STEP-OFF, PROVIDE AN OSHA-APPROVED CAGE.
8. LABEL ALL RTU'S WITH 4" TALL REFLECTIVE LETTERS FACING THE ROOF HATCH OR ROOF ACCESS POINT
9. ROOF ACCESS HATCH TO BE IN CONFORMANCE WITH 2015 IBC SECTION 1009.16.1 'ROOF ACCESS', 1013.6 '(GUARDS) MECHANICAL EQUIPMENT' AND 2015 IMC 306.5 'EQUIPMENT AND APPLIANCES ON ROOFS'.




A1 / A120 ROOF PLAN
1/8" = 1'-0"

| # | REVISION DESCRIPTION | DATE |
|---|---|---|

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**INLINE BUILDING 9.5**
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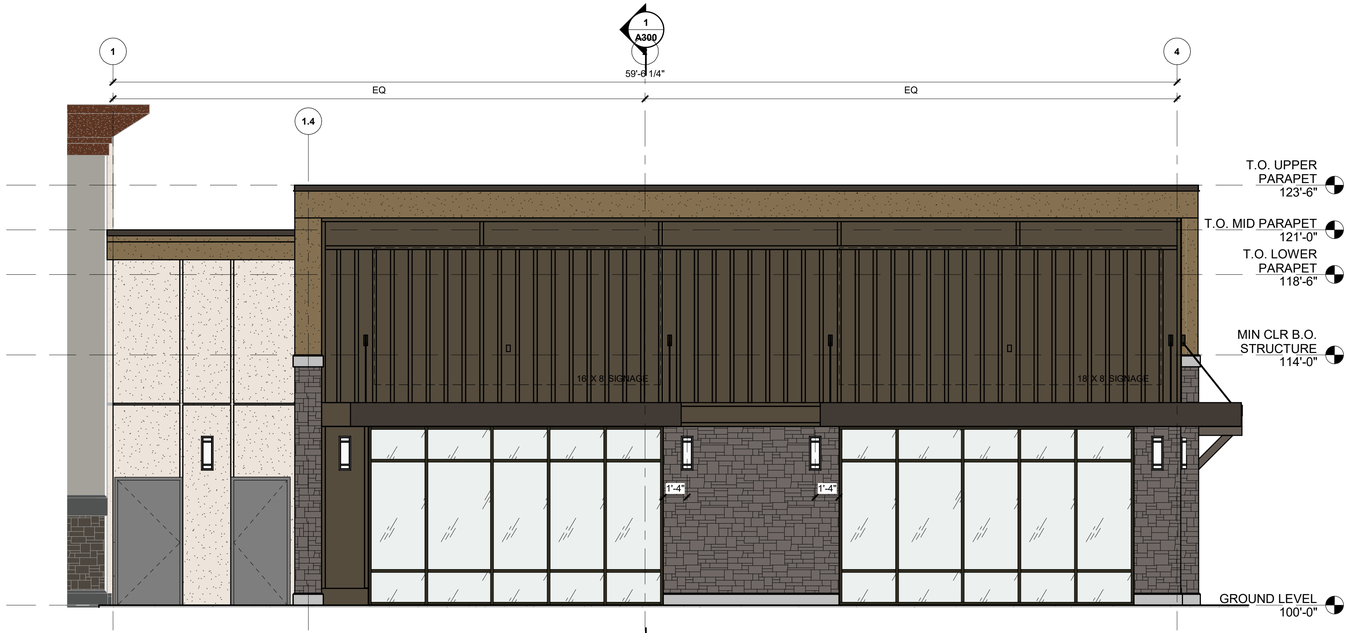
**ROOF PLAN**
PROJ. #: 2849.3000
DATE: 07/31/2023
DRAWN BY: BG
SCALE: As indicated

**CONFORMED SET**

**A120**

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C1 A200 NORTH WEST ELEVATION
1/4" = 1'-0"




A1 A200 SOUTH WEST ELEVATION - WEST
1/4" = 1'-0"




A5 A200 SOUTH EAST ELEVATION - FRONT
1/4" = 1'-0"

## KEYED NOTES - EXTERIOR ELEVATION

| KEYED NOTE | DESCRIPTION |
|---|---|
| EE01 | METAL FASCAI; SIZE: 1'-6"; PRODUCT: MCBI; COLOR: BURNISHED SLATE |
| EE02 | METAL COPING; SIZE: 4"; PRODUCT: MCBI; COLOR: BURNISHED SLATE |
| EE03 | METAL STOREFRONT: METAL: DARK BRONZE ALUMINUM STOREFRONT; GLAZING: 1" CLEAR INSULATED GLAZING; SEE STOREFRONT ELEVATIONS AND DOOR SCHEDULE |
| EE04 | METAL CANOPY; SEE DETAIL; COLOR TO MATCH MCBI BURNISHED SLATE |
| EE05 | METAL STOREFRONT DOOR: METAL: DARK BRONZE ALUMINUM STOREFRONT; GLAZING: 1" CLEAR INSULATED GLAZING; SEE STOREFRONT ELEVATIONS AND DOOR SCHEDULE |
| EE06 | METAL DOOR: HALLOW METAL; PAINTED FINISH: SWSW6150 UNIVERSAL KHAKI |
| EE07 | CEMENT BOARD; SEE WALL SCHEDULE: PRODUCT: HARDIE 11.25" TRIM; COLOR: EXTERIOR PAINT SW7055 ENDURING BRONZE |
| EE08 | CEMENT BOARD; SEE WALL SCHEDULE: PRODUCT: HARDIE PANEL BOARD AND BATTEN; COLOR: EXTERIOR PAINT SW7002 DOWNY |
| EE09 | CEMENT BOARD; SEE WALL SCHEDULE: PRODUCT: HARDIE PANEL BOARD AND BATTEN; COLOR: EXTERIOR PAINT SW7055 ENDURING BRONZE |
| EE10 | CEMENT BOARD; SEE WALL SCHEDULE: PRODUCT: HARDIE PANEL BOARD AND BATTEN; COLOR: EXTERIOR PAINT SW6095 TOASTY |
| EE15 | EIFS WALL; SEE WALL SCHEDULE; PRODUCT: SIKA SENERGY; COLOR: #3034 MUSLIN |
| EE16 | EIFS WALL; SEE WALL SCHEDULE; PRODUCT: SIKA SENERGY; COLOR: #3070 BRUNET |
| EE17 | EIFS WALL; SEE WALL SCHEDULE; PRODUCT: SIKA SENERGY; COLOR: #329 PUTTY GRAY |
| EE18 | EIFS BASE; 1'-7 1/2" HIGH, SEE DETIAL FOR PROFILE; PRODUCT: SIKA SENERGY; COLOR: #342 PARCHMENT |
| EE19 | EIFS CONTROL JOINT; SIZE; 2" WIDE BY 1/2" DEEP; SEE DETAIL |
| EE20 | EIFS CONTROL JOINT; SIZE; 1" WIDE BY 1" DEEP; SEE DETAIL |
| EE22 | EIFS CORNICE; SEE DETIAL FOR PROFILE; PRODUCT: SIKA SENERGY; COLOR: #329 PUTTY GRAY |
| EE23 | EIFS CORNICE; SEE DETIAL FOR PROFILE; PRODUCT: SIKA SENERGY; COLOR: #3070 BRUNET |
| EE24 | CONCRETE, PRECAST; BRAND: MODERN PRECAST; COLOR: NATURAL; SEE DETAIL |
| EE25 | EXISTING CMU WALL TO REMAIN |
| EE26 | STONE; BRAND: ELDORADO; COLORS: MOONLIGHT ROUGHT CUT (20%) AND AUTUMN LEAF ROUGH CUT (80%); GROUT: DAVIS TRUE TONE MC60 KAHKI 6 LBS PER 70 LBS |
| EE27 | ELECTRICAL; LIGHT FIXTURE; PRODUCT: INDESSA LIGHTING 505 SUPER SIZE CLASSIC; SEE LIGHT FIXTURE SCHEDULE |
| EE28 | ELECTRICAL; LIGHT FIXTURE; PRODUCT: GLOBE SHAPE, TBD; SEE LIGHT FIXTURE SCHEDULE |
| EE29 | ELECTRICAL; JBOX WITH ELECTRICAL FOR FUTURE TENANT SIGNAGE |
| EE30 | UTILITES: GAS METERS, SEE MECHANICAL |
| EE31 | UTILITES: ELECTRICAL PANELS; SEE ELECTRCIAL |
| EE32 | VINYL LETTERING ADDRESS |
| EE33 | FUTURE SIGANGE DETERMINED BY TENANT |
| EE34 | EXISTING BUILDING; MAINTAIN A CONTINUOUS EXPANSION JOINT BETWEEN BUILDINGS |
| EE35 | COST EFFECTIVE SCREENING SETBACK 4'-0" FROM MINIMAL PARAPET |

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SALT LAKE CITY, UTAH 84109
(801) 485-7770

| # | REVISION DESCRIPTION | DATE |
|---|---|---|

**INLINE BUILDING 9.5**
1112 NORTH CANYON CREEK PARKWAY
SPANISH FORK, UT 84660
CANYON CREEK COMMERCIAL CENTER - PHASE NINE

**ELEVATIONS**
PROJ. #: 2849.3000
DATE: 07/31/2023
DRAWN BY: BG
SCALE: 1/4" = 1'-0"

**CONFORMED SET**

**A200**

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B1 A201 SOUTH WEST ELEVATION - EAST
1/4" = 1'-0"




A1 A201 SOUTH WEST OVERALL ELEVATION
1/8" = 1'-0"

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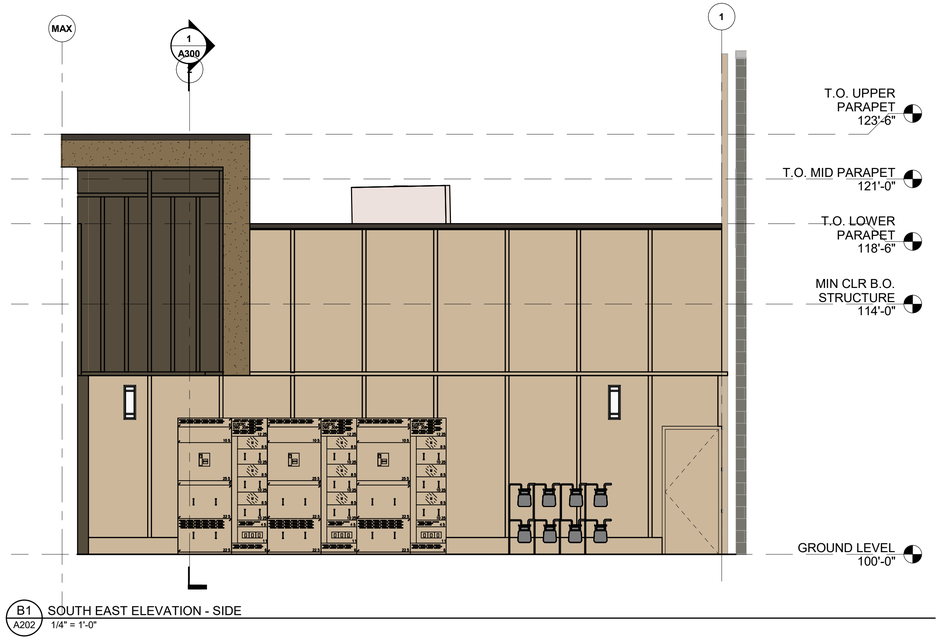
**INLINE BUILDING 9.5**
1112 NORTH CANYON CREEK PARKWAY
SPANISH FORK, UT 84660
CANYON CREEK COMMERCIAL CENTER - PHASE NINE

**ELEVATIONS**
PROJ. #: 2849.3000
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SCALE: As indicated

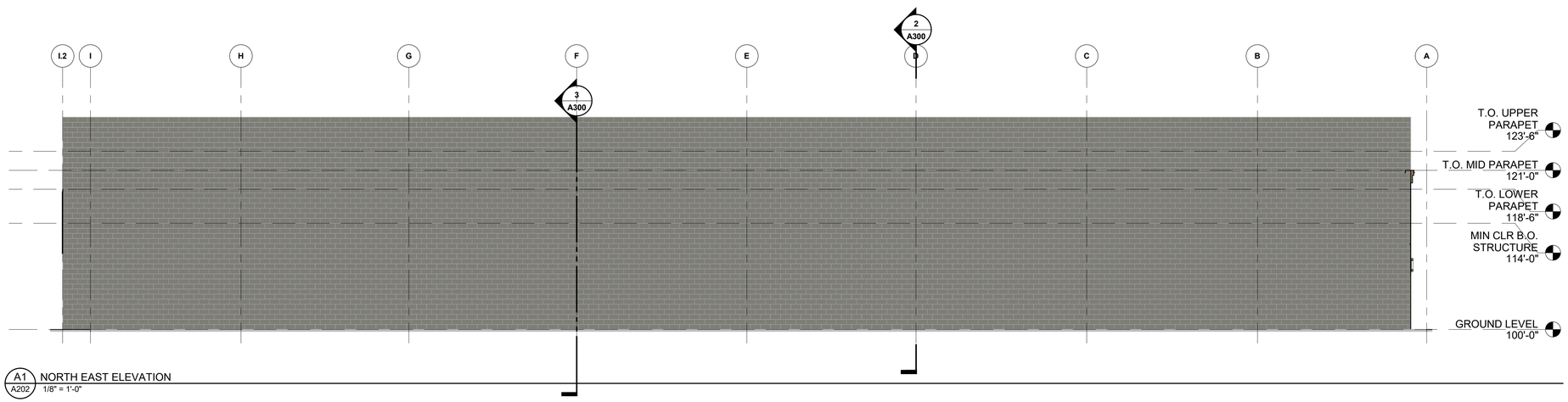
**CONFORMED SET**

**A201**

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B1 A202 SOUTH EAST ELEVATION - SIDE
1/4" = 1'-0"




A1 A202 NORTH EAST ELEVATION
1/8" = 1'-0"

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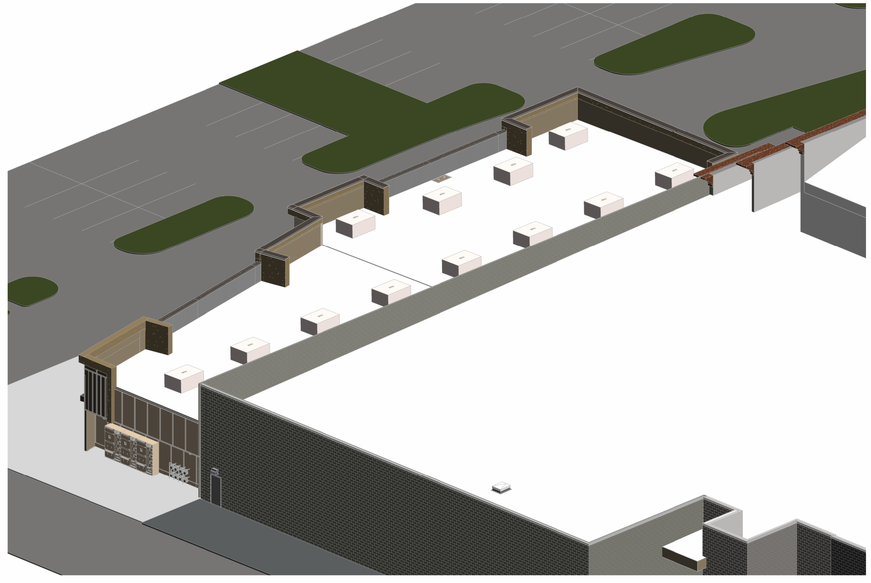
**ELEVATIONS**
PROJ. #: 2849.3000
DATE: 07/31/2023
DRAWN BY: BG
SCALE: As indicated

**CONFORMED SET**

**A202**




C1 A210 NORTHWEST CORNER



C3 A210 NORTHEAST CORNER




A1 A210 SOUTHWEST CORNER



A3 A210 SOUTHEAST CORNER

WOODBURY CORPORATION
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**INLINE BUILDING 9.5**
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CANYON CREEK COMMERCIAL CENTER - PHASE NINE

**PERSPECTIVES**

PROJ. #: 2849.3000
DATE: 07/31/2023
DRAWN BY: BG
SCALE:

**CONFORMED SET**

**A210**

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D1 A211 CORNER PERSPECTIVE



B1 A211 NORTH WEST CORNER FACADE



A1 A211 SOUTH WEST FACADE

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**INLINE BUILDING 9.5**
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CANYON CREEK COMMERCIAL CENTER - PHASE NINE

**PERSPECTIVES**

PROJ. #: 2849.3000
DATE: 07/31/2023
DRAWN BY: BG
SCALE:

**CONFORMED SET**

**A211**

CANYON CREEK
SPANISH FORK, UTAH

# CANYON CREEK 9.5 INLINE BUILDING

CONSTRUCTION DOCUMENTS

**SHEET INDEX:**

LANDSCAPE DRAWINGS

SHEET #: SHEET DESCRIPTION


COVER SHEET:

| | |
|---|---|
| CS100 | COVER SHEET |

SITE LAYOUT PLAN SERIES:

| | |
|---|---|
| LS101 | SITE LAYOUT PLAN |

SITE DIMENSION SERIES:

| | |
|---|---|
| LD100 | DIMENSION PLAN |

SITE LAYOUT DETAIL SERIES:

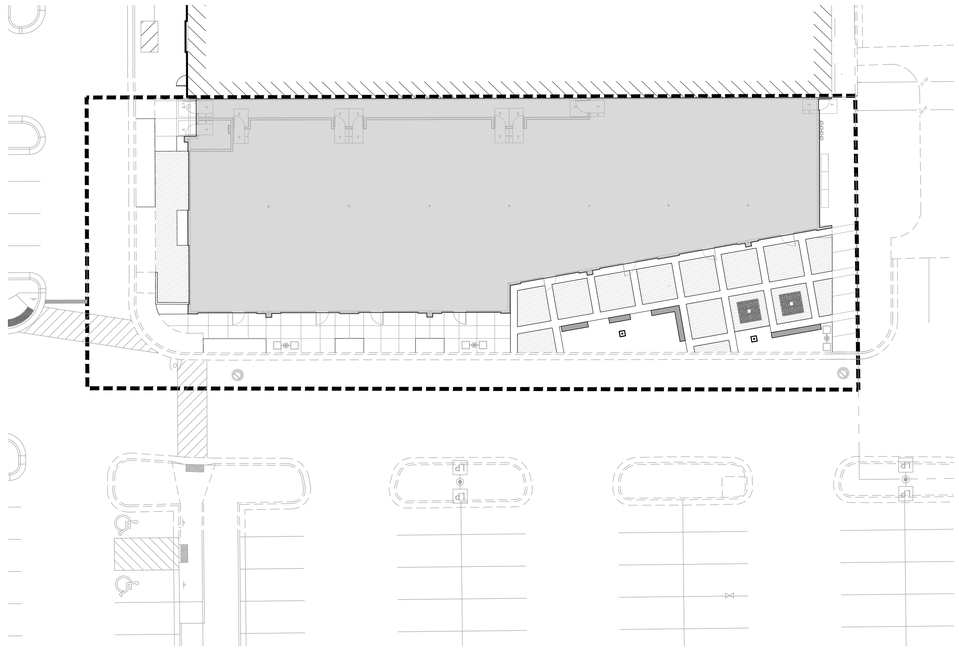
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| LS501 | SITE LAYOUT DETAILS |

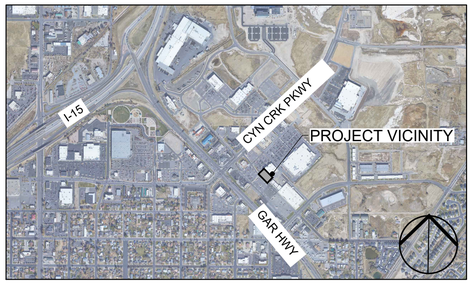
IRRIGATION PLAN SERIES:

| | |
|---|---|
| LI100 | IRRIGATION NOTES & SCHEDULES |
| LI101 | IRRIGATION PLAN |
| LI501 | IRRIGATION DETAILS |

PLANTING PLAN SERIES:

| | |
|---|---|
| LP100 | PLANTING NOTES AND SCHEDULES |
| LP101 | GROUNDCOVER PLAN |
| LP102 | PLANTING PLAN |
| LP501 | PLANTING DETAILS |
| LP502 | PLANTING DETAILS |




0 20 40 60 feet

SCALE: 1" = 20'


WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770


| # | REVISION DESCRIPTION | DATE |
|---|---|---|

COVER SHEET
CANYON CREEK COMERCIAL - PHASE 9.5
1112 N CYN CRK PKWY
SPANISH FORK, UTAH

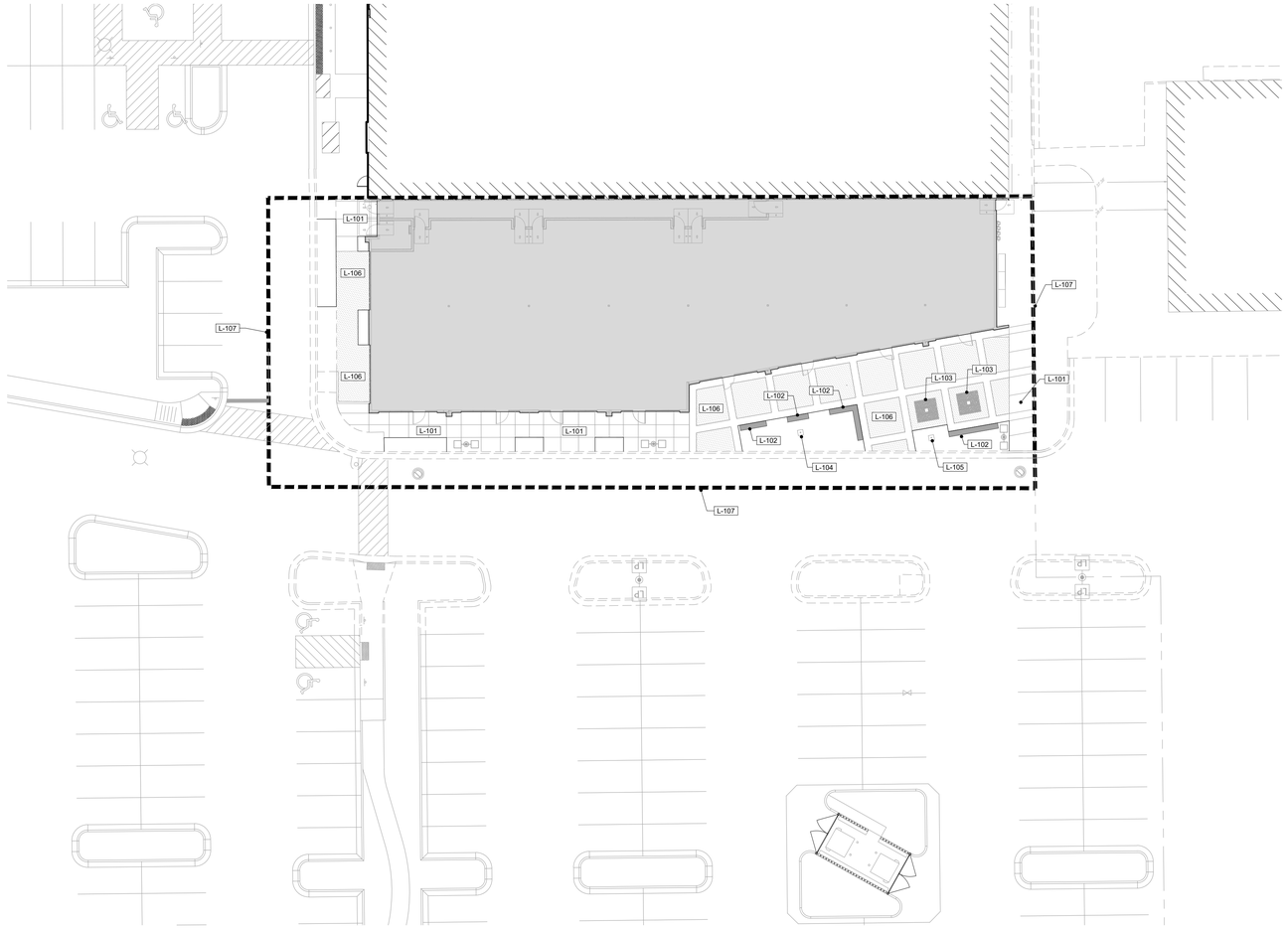
COVER SHEET

PROJECT #: 2849-3000
DATE: 09/08/2023
DRAWN BY: JW
SCALE: PER PLAN

**CS100**

## REFERENCE NOTES SCHEDULE

| SYMBOL | SITE LAYOUT DESCRIPTION | QTY | DETAIL |
|---|---|---|---|
| L-101 | CONCRETE PATIO/WALK - COLOR: STANDARD GREY - FINISH: BROOMED FINISH - SCORING PER PLANS (TYP.) | | 2/LS501 |
| L-102 | 1.5' H X 1.5' W X VARIES L - CONCRETE SEATWALL WITH SKATESTOPS - COLOR: STANDARD GREY CONCRETE - FINISH: BOARDFORM WITH SMOOTH TROWEL FINISHED TOP - SEE BOARDFORM FINISH NOTES (5/LS501) - SKATESTOPS: MODEL: GORILLA 135 - FINISH: 6061-T6 ALUMINUM TYPE II CLEAR ANODIZED - MOUNTING: SURFACE MOUNTED PER MANUFACTURERS SPECIFICATIONS - PER SKATE STOPPERS OR APPROVED EQUAL (WWW.SKATESTOPPERS.COM) - CONTRACTOR TO PROVIDE MOCKUPS FOR LANDSCAPE ARCHITECT AND ARCHITECT REVIEW BEFORE FINAL INSTALLATION | | 3/LS501 |
| L-103 | TREE GRATE - MODEL: CASCADE - SIZE: 6' X 6' CAST IN (4) PIECES WITH 2' TREE OPENING - MATERIAL: IRON RAW FINISH - PER URBAN ACCESSORIES OR APPROVED EUAL - SEE ELECTRICAL PLANS FOR POWER OUTLET LOCATIONS | | 1/LS501 |
| L-104 | LANDSCAPE WIND SCULPTURE - MODEL: DESERT FLAME - FINISH: STAINLESS STEEL - SIZE: LARGE - PER LEOPOLD GALLERY + ART CONSULTING - SCULPTURE TO MOUNT INTO CONCRETE BASE/FOOTING PER MANUFACTURERS SPECIFICATIONS | | |
| L-105 | LANDSCAPE WIND SCULPTURE - MODEL: WAVE - FINISH: STAINLESS STEEL - SIZE: LARGE - PER LEOPOLD GALLERY + ART CONSULTING - SCULPTURE TO MOUNT INTO CONCRETE BASE/FOOTING PER MANUFACTURERS SPECIFICATIONS | | |
| L-106 | ENHANCED CONCRETE PATIO - COLOR AND FINISH PER ARCHITECTURE PLANS | | |
| L-107 | CONSTRUCTION LIMIT LINE (TYP.) | | |




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| # | REVISION DESCRIPTION | DATE |
|---|---|---|

# SITE LAYOUT PLAN
# CANYON CREEK COMERCIAL - PHASE 9.5

1112 N CYN CRK PKWY
SPANISH FORK, UTAH

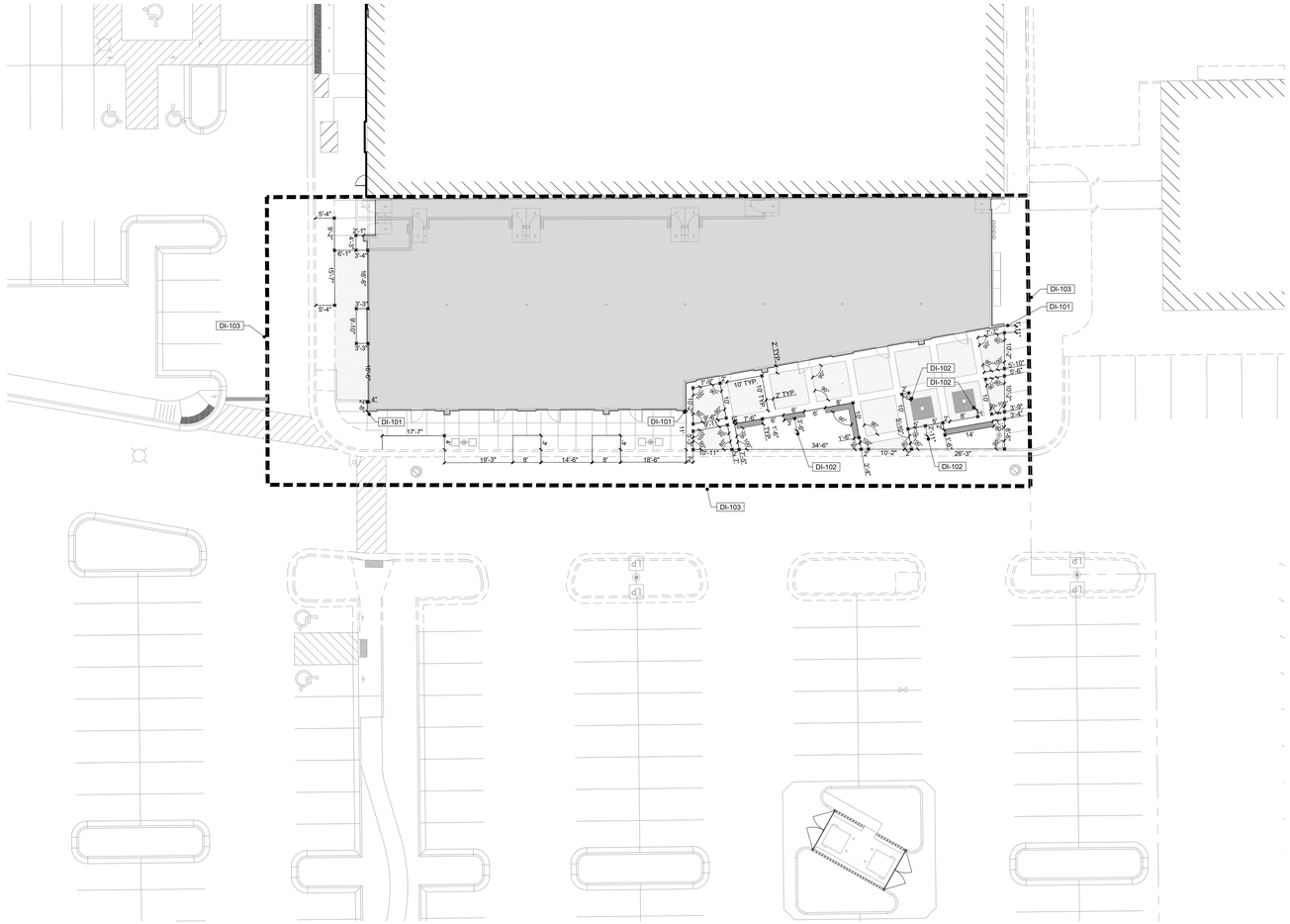
SITE LAYOUT PLAN

| | |
|---|---|
| PROJECT #: | 2849-3000 |
| DATE: | 09/08/2023 |
| DRAWN BY: | JW |
| SCALE: | PER PLAN |

**LS101**

## REFERENCE NOTES SCHEDULE

| SYMBOL | DIMENSION DESCRIPTION | QTY | DETAIL |
|---|---|---|---|
| DI-101 | POINT OF ORIGIN - ALL DIMENSIONS ORIGINATE FROM OUTSIDE CORNER OF BUILDING AS SHOWN (TYP.) | | |
| DI-102 | PRIMARY DIMENSION - OUT OF CORNER OF TREE GRATE OR CENTER POINT OF LANDSCAPE SCULPTURE CONCRETE BASE | | |
| DI-103 | CONSTRUCTION LIMIT LINE (TYP.) | | |





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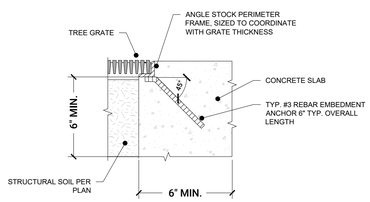
# DIMENSION PLAN
# CANYON CREEK COMERCIAL - PHASE 9.5

1112 N CYN CRK PKWY
SPANISH FORK, UTAH

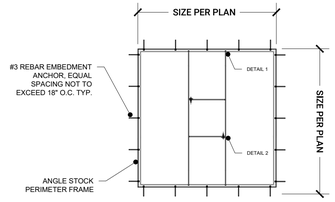
DIMENSION PLAN

| | |
|---|---|
| PROJECT #: | 2849-3000 |
| DATE: | 09/08/2023 |
| DRAWN BY: | JW |
| SCALE: | PER PLAN |

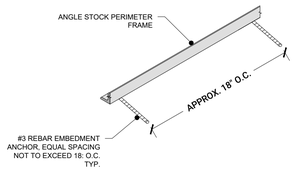
**LD100**



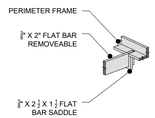

SECTION



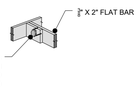

PLAN VIEW




ANGLE STOCK PERIMETER FRAME




DETAIL 1




DETAIL 2

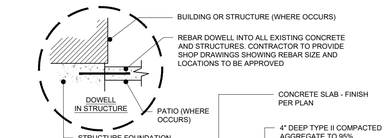


CASCADE TREE GRATE - IRON RAW FINISH

## 1 URBAN ACCESSORIES TREE GRATE

3/4" = 1'-0"

P-CA-BUI1-SITE-37

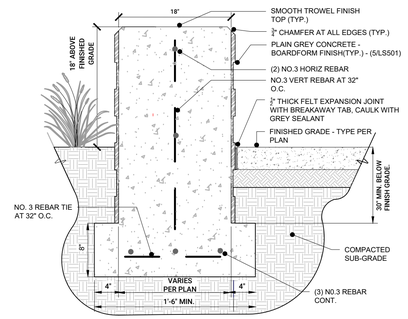



NOTES:
1. PROVIDE 1% MIN. CROSS SLOPE WHERE NECESSARY
2. MAINTAIN POSITIVE DRAINAGE ON ALL PAVED SURFACES

## 2 CONCRETE PATIO/WALK - SAW CUT SCORING

3/4" = 1'-0"

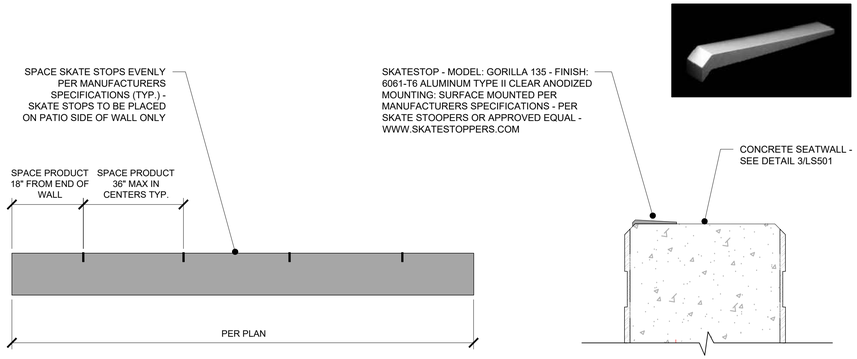
P-CA-BUI1-SITE-16




## 3 CONCRETE SEATWALL

3/4" = 1'-0"

P-CA-BUI1-SITE-15




TOP PERSPECTIVE



SKATESTOP - MODEL: GORILLA 135 - FINISH: 6061-T6 ALUMINUM TYPE II CLEAR ANODIZED MOUNTING: SURFACE MOUNTED PER MANUFACTURERS SPECIFICATIONS - PER SKATE STOOPERS OR APPROVED EQUAL - WWW.SKATESTOPPERS.COM




SECTION ENLARGEMENT

## 4 SKATE STOPS - CONCRETE SEATWALL

1" = 1'-0"

P-CA-BUI1-SITE-35

1. CONCRETE TO BE CLASS A CONCRETE.
2. CONCRETE MIX TO INCLUDE HIGH RANGE WATER REDUCER
3. USE 4" WIDE, 2" THICK DOUGLAS FIR BOARDS.
4. WALLS TO FEATURE ¾" GAP BETWEEN BOARDS FOR SEEPAGE.
5. TOP OF WALLS TO BE HAND TROWELED SMOOTH FINISH.
6. NO EXPOSED WALL TIES WHEN POSSIBLE. EXPOSED WALL TIES TO BE FIBERGLASS. FIBERGLASS WALL TIES TO BE CUT OFF AND GROUND SMOOTH.
7. CONTINUE BOARDS (1) BOARD WIDTH BELOW FINISHED GRADE.
8. CONTRACTOR TO PROVIDE MOCKUPS FOR LANDSCAPE ARCHITECT APPROVAL.

## 5 BOARDFORM FINISH NOTES

3/4" = 1'-0"

P-CA-BUI1-SITE-21

WOODBURY CORPORATION
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SALT LAKE CITY, UTAH 84109 (801) 485-7770

DATE

# REVISION DESCRIPTION

SITE LAYOUT DETAILS
CANYON CREEK COMERCIAL - PHASE 9.5
1112 N CYN CRK PKWY
SPANISH FORK, UTAH

SITE LAYOUT DETAILS

PROJECT #: 2849-3000
DATE: 09/08/2023
DRAWN BY: JW
SCALE: PER PLAN

**LS501**

## IRRIGATION NOTES

1. LAYOUT OF IRRIGATION COMPONENTS IS SCHEMATIC FOR GRAPHIC CLARITY. ALL COMPONENTS SHALL BE PLACED IN LANDSCAPED AREAS, EXCEPT PIPE AND WIRE IN SLEEVING UNDER HARDSCAPES.

2. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED PER LOCAL CODE REQUIREMENTS.

3. THE IRRIGATION DESIGN IS BASED ON A MINIMUM POC SIZE, A MINIMUM STATIC PRESSURE AT THE POC, AND A MINIMUM WATER VOLUME AT THE POC. THIS DESIGN ASSUMES A MINIMUM OF A 1 1/2" POC, @ 75 PSI, AND 50 GPM EACH. ACTUAL SITE CONDITIONS MAY VARY FROM THESE PARAMETERS. SITE CONDITIONS WHICH VARY FROM THE POC SIZE, PRESSURE OR VOLUME MAY RENDER THE INSTALLATION NON-OPERABLE AND OR MAY REQUIRE RE-DESIGN.

4. IRRIGATION DESIGN INTENT ASSUMES A PEAK ET OF 1.75" PER WEEK, THAT ALL OF THE IRRIGATED AREA SHALL BE WATERED IN AN 8 HOUR WATERING WINDOW, PLACING 1/2" OF WATER PER APPLICATION, WITH A 4 DAY PER WEEK WATERING SCHEDULE.

5. UTILITY LOCATIONS & DEPTHS, FINAL GRADES, HARDSCAPE FEATURES AND OR PLANTINGS MAY NOT BE INDICATED WITHIN THE IRRIGATION **CD'S**. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEW OF OTHER PLANS, AND/OR SITE VERIFICATION OF THESE ITEMS. IRRIGATION CONTRACTOR SHALL VERIFY LOCATION OF EXISTING FEATURES OR OTHER SITE IMPROVEMENTS THAT WILL AFFECT OR BE AFFECTED BY IRRIGATION SYSTEM INSTALLATION. IF ANY PART OF THE **CD'S** CANNOT BE FOLLOWED DUE TO EXISTING OR PROPOSED CONDITIONS CONTACT THE OWNER APPROVED REPRESENTATIVE (**OAR**) FOR INSTRUCTIONS PRIOR TO COMMENCING OR PROCEEDING WITH THAT WORK.

6. CONTRACTOR SHALL SELF-VERIFY MATERIAL COUNTS AND SQUARE FOOTAGES. ANY QUANTITIES SHOWN IN IRRIGATION LEGEND ARE PROVIDED AS COURTESY OWNER INFORMATION ONLY. SHOWN PLAN QUANTITIES SHALL TAKE PRECEDENCE OVER ANY LISTED LEGEND QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE LARGER QUANTITY INDICATED.

7. CONTRACTOR SHALL CONTACT THE LOCAL UNDERGROUND UTILITY PROVIDER OR LOCATOR SERVICES FOR UTILITY LOCATION AND IDENTIFICATION 48 HOURS PRIOR TO ANY EXCAVATION ON PROJECT SITE.

8. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES AND EXISTING BUILDINGS, FEATURES OR HARDSCAPES WITH CARE; AND IF NECESSARY, BY HAND. CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.

9. EXACT LOCATIONS OF MAJOR IRRIGATION COMPONENTS AND ROUTING OF MAIN LINE AND WIRING TO BE APPROVED BY THE **OAR** IN THE FIELD PRIOR TO INSTALLATION. IRRIGATION MAIN LINE AND/OR OTHER COMPONENTS ARE SHOWN SCHEMATICALLY ON PLAN FOR GRAPHIC CLARITY ONLY. ALL IRRIGATION COMPONENTS SHALL BE LOCATED IN LANDSCAPED AREAS.

10. IRRIGATION PLANS MAY SHOW ISOLATION VALVES AND OR REMOTE CONTROL VALVES (RCV'S) IN GROUPS AND LOCATIONS. CONTRACTOR SHALL PLACE RCV'S IN LOGICAL GROUPINGS AND LOCATIONS AS FIELD CONDITIONS PERMIT. ALL REMOTE CONTROL VALVES AND QUICK COUPLER VALVES SHALL BE ISOLATED FROM THE MAIN LINE VIA A MANIFOLD ISOLATION VALVE AS SHOWN IN DETAILS.

11. QUICK COUPLER VALVES IN LANDSCAPED AREAS SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO PLAN LOCATIONS. IRRIGATION CONTRACTOR MAY LOCATE QUICK COUPLER VALVES AT HIS DISCRETION, FOLLOWING DESIGN INTENT TO PLACE QUICK COUPLER VALVES SO THAT SPACING SHALL NOT EXCEED 200 FEET APART TO ALLOW FOR MANUAL HAND WATERING OF PLANT MATERIAL WITH 100 FEET OF HOSE.

12. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE ALL SLEEVES NECESSARY FOR MAIN LINE, WIRE AND LATERAL LINE ARE INSTALLED AS NEEDED, PRIOR TO HARDSCAPE FEATURES. NOT ALL SLEEVING NECESSARY TO COMPLETE THIS PROJECT MAY BE SHOWN ON PLAN. PORTIONS OF IRRIGATION SLEEVES MAY HAVE OR MAY NOT HAVE BEEN PREVIOUSLY INSTALLED BY OTHERS. COORDINATE LOCATION, INSTALLATION AND USAGE WITH GENERAL CONTRACTOR AND OR **OAR**.

13. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN EXISTING LANDSCAPE PLANT MATERIAL SERVICED BY EXISTING IRRIGATION SYSTEM IN A HEALTHY MANNER. CONTRACTOR SHALL NOT HAVE EXISTING IRRIGATION SYSTEM DISABLED FOR MORE THAN 48 HOURS AT ANY TIME. UPON DISABLING OR DEMOLISHING EXISTING IRRIGATION, CONTRACTOR SHALL INSTALL NEW MAIN AND WIRES TO RESTORE OPERATION IN NO MORE THAN 48 HOURS. CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT DEBRIS FROM ENTERING EXISTING PIPING.

14. FINAL LOCATION AND ROUTING OF IRRIGATION MAIN LINE AND MAJOR COMPONENTS SHALL BE APPROVED BY OWNER'S APPROVED REPRESENTATIVE. CONTRACTOR SHALL PERFORM LAYOUT OF IRRIGATION MAIN LINE ROUTING AND MAJOR COMPONENT LOCATIONS, AND MAKE APPOINTMENT AT LEAST 24 HOURS IN ADVANCE OF INSTALLATION FOR APPROVAL. WORK INSTALLED WITHOUT APPROVAL IS SUBJECT TO REJECTION AND REPLACEMENT AT CONTRACTOR EXPENSE.

15. CONTRACTOR SHALL SUBMIT TO OWNER AN IRRIGATION SCHEDULE REQUIRED FOR ESTABLISHMENT OF NEW LANDSCAPE, AND ONE FOR WORST-CASE OPERATION AFTER GROW-IN.

16. CONTRACTOR SHALL ENSURE THAT THERE IS PROPER COVERAGE AND OVERLAP FROM NEW IRRIGATION SYSTEM TO EXISTING IRRIGATION SYSTEM. ANY DISCREPANCIES OR DIFFICULTIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

## MAINTENANCE, GUARANTEE, SUBMITTALS

1. CONTRACTOR SHALL BE REQUIRED TO MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER DURING CONSTRUCTION SO SUBSTANTIAL COMPLETION, FOR SIXTY (60) DAY PLANT ESTABLISHMENT PERIOD, AND FOR A PERIOD OF ONE (1) YEAR FROM DATE OF COMPLETION OF THE ESTABLISHMENT PERIOD. IF UNSATISFACTORY CONDITIONS OR DAMAGE DEVELOPS IN THE PERIOD STIPULATED THE CONTRACTOR SHALL IMMEDIATELY PLACE IT IN SATISFACTORY CONDITION.

2. FILL AND REPAIR DEPRESSIONS AND REPLACE PLANTING'S DUE TO SETTLEMENT OF IRRIGATION TRENCHES.

3. AT END OF THE FIRST SEASON, SHUT OFF AND WINTERIZE SYSTEM. AT THE BEGINNING OF THE NEXT SEASON. RE-COMMISION SYSTEM. MAKE ADJUSTMENTS AND REPAIRS REQUIRED TO MAKE SYSTEM FULLY OPERATIONAL.

4. ALL WORK AND MATERIALS SHALL BE GUARANTEED FOR COMPLIANCE WITH THE CONTRACT REQUIREMENTS, FOR ONE (1) YEAR FROM DATE ON COMPLETION OF THE ESTABLISHMENT PERIOD. IF UNSATISFACTORY CONDITIONS OR DAMAGE DEVELOPS IN THE PERIOD STIPULATED BY THIS GUARANTY THAT IS NOT CAUSED BY OWNERS ABUSE OR NEGLECT, OBVIOUS VANDALISM, THEFT, OR CASUALTY TO THE PROPERTY, IT SHALL BE DEEMED TO BE A RESULT OF FAULTY MATERIALS OR WORKMANSHIP. THE CONTRACTOR SHALL PROVIDE AT NO ADDITIONAL COST TO THE OWNER, ALL LABOR AND MATERIAL NECESSARY TO REPLACE MATERIALS OR PLACE THE DEFECTIVE INSTALLATION IN A CORRECT OPERATING AND SATISFACTORY CONDITION. ALL GUARANTEES SHALL BE IN WRITING AND WORDED AS APPROVED BY LANDSCAPE ARCHITECT.

5. CONTRACTOR SHALL SUBMIT THE FOLLOWING PRIOR TO &/OR DURING CONSTRUCTION. DURATION AND TIMES TO WATER INCLUDE ADJUSTMENT RECOMMENDATIONS:

A. PRODUCT DATA: SUBMIT MANUFACTURE'S TECHNICAL PRODUCT DATA & INSTALLATION INSTRUCTIONS FOR IRRIGATION SYSTEM MATERIALS & PRODUCTS.

B. MAINTENANCE DATA: SUBMIT MAINTENANCE DATA AND PARTS LISTS FOR IRRIGATION SPRINKLER SYSTEM MATERIALS.

C. THE CONTRACTOR SHALL FURNISH UPDATED AND ACCURATE AS-BUILT DRAWINGS BEFORE FINAL INSPECTION. THESE DRAWINGS SHOULD BE UPDATED DAILY TO ASSURE ACCURACY. AS-BUILT DRAWINGS SHALL SHOW THE LOCATION OF ALL SYSTEM COMPONENTS LINES SLEEVES AND BOXES USED ON THIS JOB. THESE DRAWINGS AND MAINTENANCE MANUALS MUST BE SUBMITTED AT THE TIME OF FINAL INSPECTION OR IN ACCORDANCE TO THE GENERAL CONDITIONS.

D. CONTRACTOR SHALL ALSO PROVIDE TWO 11X17 LAMINATED SPRINKLER ZONE (CIRCUIT) MAPS INCLUDING GENERAL GUIDELINES FOR WINTERIZING AND SPRING START UP PROCEDURES ALL MANUAL VALVE LOCATIONS SHALL BE IDENTIFIED INCLUDING GENERAL GUIDELINES FOR ZONE ISOLATION PROCEDURES.

## NOTES

1. LOCATION OF POC, MAINLINE, AND VALVES ARE DIAGRAMMATIC. CONTRACTOR TO LOCATE IN LANDSCAPE AREAS WHEREVER FEASIBLE AND ON BUILDING SIDE OF SIDEWALK, IF POSSIBLE.
2. ALL SLEEVING IS TO BE 4". SLEEVING INSTALLED BY LANDSCAPE CONTRACTOR. COORDINATE LOCATION WITH SITE UTILITY CONTRACTOR AND LANDSCAPE ARCHITECT.
3. INSTALL ALL CONDUIT WITH MAINLINE OR WITH MIN. 18 INCHES COVERAGE. INSTALL SWEEPS TO EACH VALVE BOX.

## IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | AREA TO RECEIVE DRIP EMITTERS<br>HUNTER HE-B<br>POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5 GPH, 1.0 GPH, 2.0 GPH, 4.0 GPH, AND 6.0 GPH. CAN BE INSERTED INTO 1/2" AND 3/4" TUBING AND HAVE PRESSURE COMPENSATING FROM 15 PSI-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. | 802.0 S.F. |
| | 10HE-B emitters (2 assigned to each 5 GAL. plant) | 254 |
| | 20HE-B emitters (4 assigned to each B&B, 2" CAL. plant) | 32 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | IRRIGATION LATERAL LINE: PVC SCHEDULE 40 | 324.9 L.F. |
| | PIPE SLEEVE: PVC SCHEDULE 40 | 170.5 L.F. |

## REFERENCE NOTES SCHEDULE

| SYMBOL | IRRIGATION DESCRIPTION | QTY | DETAIL |
|---|---|---|---|
| I-101 | CONTRACTOR TO TIE NEW IRRIGATION SYSTEM INTO EXISTING 3/4" LATERAL LINE STUB IN VALVE BOX - THIS IS CONNECTED TO THE 1" DRIP VALVE ACROSS THE STREET | | |
| I-102 | CONSTRUCTION LIMIT LINE (TYP.) | | |
| I-103 | EXISTING IRRIGATION LATERAL AND SLEEVE | | |
| I-104 | IRRIGATION PIPING AND EQUIPMENT ARE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY ONLY. LOCATE ALL PIPES AND EQUIPMENT IN LANDSCAPE AREAS WHERE POSSIBLE. ALL PIPES UNDER PAVEMENT SHALL BE SLEEVED. ALIGN VALVE BOXES WITHIN SHRUB BED AND ALIGN WITH BUILDING, WALL, OR EGDE OF PAVEMENT | | |

WOODBURY CORPORATION
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| # | REVISION DESCRIPTION | DATE |
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IRRIGATION NOTES AND SCHEDULES
CANYON CREEK COMERCIAL - PHASE 9.5
1112 N CYN CRK PKWY
SPANISH FORK, UTAH

IRRIGATION NOTES AND SCHEDULES

PROJECT #: 2849-3000
DATE: 09/08/2023
DRAWN BY: JW
SCALE: PER PLAN

**LI100**

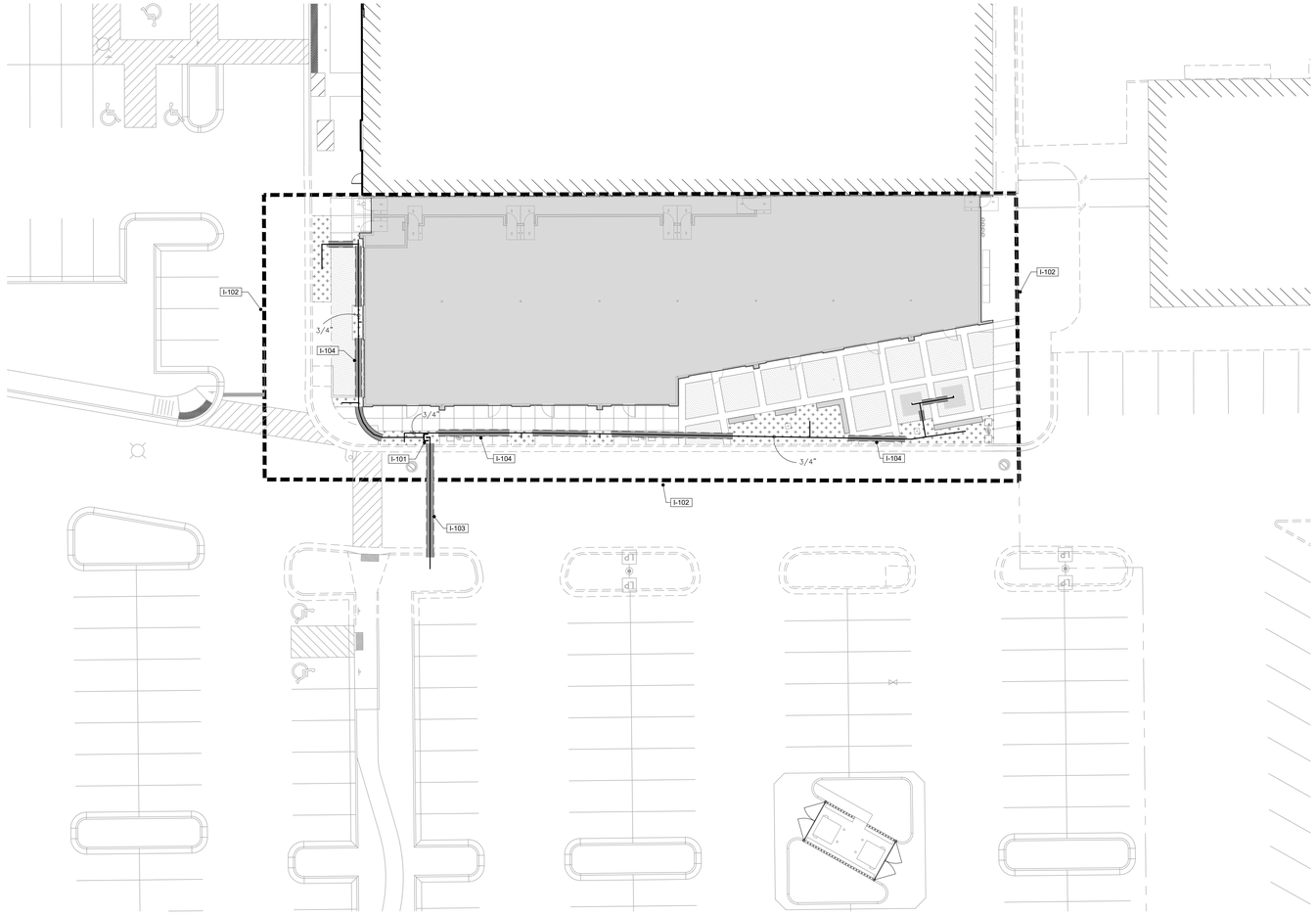
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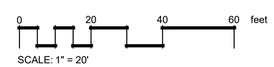
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| | PIPE SLEEVE: PVC SCHEDULE 40 | 170.5 L.F. |

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| I-104 | IRRIGATION PIPING AND EQUIPMENT ARE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY ONLY. LOCATE ALL PIPES AND EQUIPMENT IN LANDSCAPE AREAS WHERE POSSIBLE. ALL PIPES UNDER PAVEMENT SHALL BE SLEEVED. ALIGN VALVE BOXES WITHIN SHRUB BED AND ALIGN WITH BUILDING, WALL, OR EGDE OF PAVEMENT | | |






WOODBURY CORPORATION
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| # | REVISION DESCRIPTION | DATE |
|---|---|---|

# IRRIGATION PLAN
# CANYON CREEK COMERCIAL - PHASE 9.5

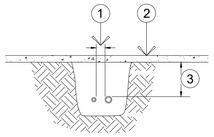
1112 N CYN CRK PKWY
SPANISH FORK, UTAH

IRRIGATION PLAN

| | |
|---|---|
| PROJECT #: | 2849-3000 |
| DATE: | 09/08/2023 |
| DRAWN BY: | JW |
| SCALE: | PER PLAN |

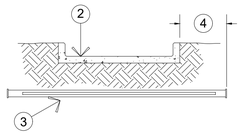
**LI101**

END SECTION



1. 4" MINIMUM CLEARANCE
2. FINISH GRADE
3. 18" MINIMUM, 24" MAXIMUM PIPE COVER
4. 6" MINIMUM, 18" MAXIMUM

SIDE SECTION

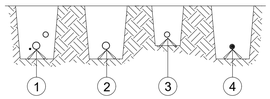


NOTES:
1. SLEEVES TO BE 2X PIPE SIZE WITHIN. JOINTS TO BE WATERTIGHT. MECHANICALLY TAMP TO 95% PROCTOR.

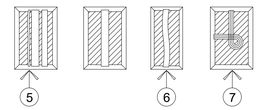
## 1 SLEEVING

1" = 1'-0" P-CA-BUI1-IRRI-25

SECTION VIEW



PLAN VIEW

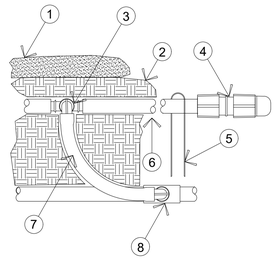


1. MAIN, LATERAL, AND WIRING IN SAME TRENCH
2. MAIN ONLY
3. LATERAL ONLY
4. WIRING ONLY IN CONDUIT
5. RUN WIRING BENEATH AND BESIDE MAINLINE. TAPE AND BUNDLE AT 10' INTERVALS
6. ALL SOLVENT WELD PLASTIC PIPING TO BE SNAKED IN TRENCH AS SHOWN
7. TIE A 24" LOOP IN ALL WIRING AT CHANGES OF DIRECTION, UNTIE AFTER ALL CONNECTIONS ARE MADE

NOTES:
1. SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE WITHIN (TYP.)
2. PIPE AND WIRE SHALL BE PLACED IN SEPARATE SLEEVES
3. MAIN LINE SHALL HAVE 18" COVER. LATERAL LINE SHALL HAVE 12" MIN. COVER

## 2 PIPE/WIRE IN TRENCH

1" = 1'-0" P-CA-BUI1-IRRI-27

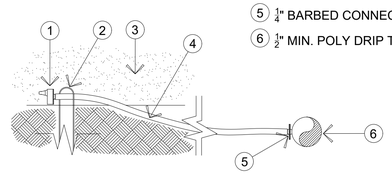


1. TOP OF MULCH
2. FINISHED GRADE
3. FUNNY ELL CONNECTED TO NETAFIM TEE WITH BARBED FITTINGS AND FEMALE THREAD
4. COMPRESSION OR BARBED
5. 12 GA STAPLE
6. PE DRIP TUBE
7. SWING JOINT : FUNNY PIPE TUBING $\frac{1}{2}$"
8. LATERAL PIPE AND FITTINGS

## 3 PVC TO PE CONNECTION

1" = 1'-0" P-CA-BUI1-IRRI-35

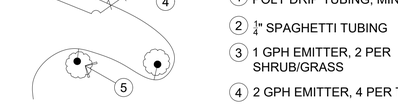
1. DRIP EMITTER
2. TUBING SNAKE
3. BARK MULCH
4. $\frac{1}{4}$" SPAGHETTI TUBING
5. $\frac{1}{2}$" BARBED CONNECTOR
6. $\frac{1}{2}$" MIN. POLY DRIP TUBE



NOTES:
1. PLACE DRIP TUBING IN SHALLOW TRENCH BELOW GRADE. EXTEND 1/4 " TUBING INTO PLANT WATERING BASIN AS NEEDED. PLACE TUBING STAKES AS NEEDED TO COMPLETELY RETAIN ALL TUBING BELOW GRADE. INSTALL ALL TUBING ABOVE WEED BARRIER FABRIC

## 4 EMITTER CONNECTION

1" = 1'-0" P-CA-BUI1-IRRI-36



1. POLY DRIP TUBING, MIN. $\frac{1}{2}$"
2. $\frac{1}{4}$" SPAGHETTI TUBING
3. 1 GPH EMITTER, 2 PER SHRUB/GRASS
4. 2 GPH EMITTER, 4 PER TREE
5. 1 GPH EMITTER, 1 PER PERENNIAL

NOTES:
1. LOCATE EMITTER ON UPHILL SIDE OF PLANT ON SLOPES. BERM SOIL FOR WATER BASIN ON EACH PLANT.

## 5 DRIP TUBING/EMITTERS

1" = 1'-0" P-CA-BUI1-IRRI-39

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

| # | REVISION DESCRIPTION | DATE |
|---|---|---|

IRRIGATION DETAILS
CANYON CREEK COMERCIAL - PHASE 9.5
1112 N CYN CRK PKWY
SPANISH FORK, UTAH

IRRIGATION DETAILS

| | |
|---|---|
| PROJECT #: | 2849-3000 |
| DATE: | 09/08/2023 |
| DRAWN BY: | JW |
| SCALE: | PER PLAN |

**LI501**

## SITE NOTES:

1. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PORTIONS OF SHOP DRAWINGS OR CONSTRUCTION AND PLACEMENT OF ELEMENTS NOT IN COMPLIANCE WITH DESIGN INTENT OR STANDARDS OUTLINED IN DESIGN DRAWINGS WITHOUT PRIOR APPROVAL AT CONTRACTORS EXPENSE.
2. CRACKING SHIFTING OR DAMAGED CONCRETE SHALL BE REPLACED AT CONTRACTORS EXPENSE PRIOR TO ACCEPTANCE OF WORK.
3. CONTRACTOR SHALL PROVIDE ALL GUARANTEES IN WRITING AND WORDED AS APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
4. PROJECT MANAGER SHALL INSTRUCT CONTRACTOR WITH RESPECT TO THE QUANTITY TYPE AND FREQUENCY OF SITE INSPECTIONS TO BE MADE ON WORKMANSHIP, PERFORMANCE AND QUALITY OF WORK, PRODUCTS AND MATERIALS PRIOR, DURING AND AFTER TO PLACEMENT. OWNER SHALL PAY THE COST OF INITIAL INSPECTIONS. IF ANY INSPECTION IDENTIFIES FAILURES OR DEFICIENCIES TO MEET SPECIFICATIONS, RE-INSPECTIONS OR SUPPLEMENTAL TESTS OR REJECTIONS SHALL BE REQUIRED. SUCH INSPECTIONS, INCLUDING RE-TESTING OF REJECTED MATERIALS OR REPLACEMENT OF PRODUCTS MATERIALS OR WORKMANSHIP FOR INSTALLED WORK SHALL BE DONE AT CONTRACTORS EXPENSE.

## GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT & MATERIAL QUANTITIES. THE SCHEDULES SHOWN ON THIS SHEET ARE INTENDED AS REFERENCES ONLY. SEE GROUNDCOVER PLAN FOR GRAVEL MULCH LAYOUT AND BOULDER PLACEMENT. SEE PLANTING PLANS FOR SHRUB AND PLANT LOCATIONS. QUANTITIES IN SCHEDULES ARE ESTIMATES ONLY.
2. OWNER AND/OR LANDSCAPE ARCHITECT IS TO APPROVE ALL LANDSCAPE MATERIALS PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS. OWNER AND OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT LANDSCAPE MATERIALS INCLUDING PLANTS THROUGHOUT THE CONSTRUCTION PERIOD.
3. APPLY TOPSOIL IN ALL PLANTING AREAS. A SOIL TEST SHALL BE DONE TO VERIFY QUALITY. CONTRACTOR TO AMEND TOP SOIL AS NECESSARY FROM SOIL REPORT TO COMPLY WITH ACCEPTABLE SOIL STANDARDS AND SPECIFICATIONS. SEE SPECIFICATIONS FOR DEPTH OF TOP SOIL.
4. THE LANDSCAPE & IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THEY OBTAIN ANY & ALL DRAWINGS, SPECIFICATIONS, CHANGE ORDERS & AS-BUILDS APPLICABLE TO CONTRACTORS SCOPE OF WORK PRIOR TO & DURING CONSTRUCTION ON SITE. CONFLICTING OR VAGUE INFORMATION SHALL BE NOTED AND SUBMITTED TO OWNER AND LANDSCAPE ARCHITECT FOR CLARIFICATION.
5. CONTRACTOR IS RESPONSIBLE TO REPLACE ALL DAMAGED NEW & EXISTING LANDSCAPE, INCLUDING BUT NOT LIMITED TO ALL PLANTS, TOPSOIL, WEED BARRIER, CURBING, WALKS, ETC.
6. CONTRACTOR SHALL TIE ALL PROPOSED LANDSCAPE MATERIALS WITH EXISTING INCLUDING BUT NOT LIMITED TO ALL PLANTS, TOPSOIL, WEED BARRIER, CURBING, WALKS, ETC.
7. CONTRACTOR TO REVIEW COMPLETE CONSTRUCTION DOCUMENTS FOR THE ENTIRE PROJECT INCLUDING, BUT NOT LIMITED TO, PROGRAM SPECIFICATIONS, GEOTECHNICAL REPORTS, CIVIL PLAN SET, ARCHITECTURAL PLAN SET (INCLUDING STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL PLANS), AND ANY OTHER SHOP DRAWINGS OR SUBMITTALS PERTINENT TO, OR THAT IMPACTS, THE CONTRACTORS SCOPE OF WORK. DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE GENERAL CONTRACTOR TO GENERATE A REQUEST FOR CLARIFICATION/INFORMATION TO BE DISTRIBUTED TO THE ENGINEER/ARCHITECT OF RECORD.
8. CONTRACTOR SHALL CAREFULLY STUDY AND INSPECT CIVIL AND ARCHITECTURAL PLANS AS-BUILT DRAWING AND VISUALLY INSPECT. MAKE ON-SITE ADJUSTMENTS TO LANDSCAPE BASED OF FINAL DIMENSIONS AND LAYOUTS OF SITE AND BUILDINGS. PROVIDE A UNIT PRICE CREDIT FOR ANY PLANTS, AREA, OR PORTIONS OF THE LANDSCAPE OMITTED.
9. ANY PORTIONS OF THE LANDSCAPE NOT SHOWN OR CLEARLY IDENTIFIED BY THE LANDSCAPE CONSTRUCTION DOCUMENTS SHALL BE IDENTIFIED, AND A REQUEST FOR INFORMATION AND OR CHANGE ORDER SHALL BE SUBMITTED TO OWNERS REPRESENTATIVE TO ADDRESS.

## PLAN SET NOTES:

1. ALL PLANS IN THIS SET SHALL REFER TO THIS SHEET FOR SUCH INFORMATION.
2. SEE CIVIL PLAN SET AND CONSTRUCTION DOCUMENTS FOR FURTHER SITE DESIGN, LAYOUT, GRADING AND UTILITY LOCATIONS.
3. SEE ARCHITECTURAL PLAN SET AND CONSTRUCTION DOCUMENTS FOR EXACT DIMENSIONS, SIZE, BUILDING LAYOUTS, ELEVATIONS AND ARCHITECTURAL DETAILS AND STRUCTURAL ELEMENTS AND EXACT BUILDING FOOTPRINTS.
4. SEE PROJECT MANUAL FOR ADDITIONAL SPECIFICATIONS FOR CONTRACTORS SCOPE OF WORK. IT IS ALSO CONTRACTORS RESPONSIBILITY THAT ALL APPLICABLE CHANGE ORDERS ADDENDUMS DIRECTIVES REVISIONS ETC ARE OBTAINED AND ADHERED TO.
5. NO IMPROVEMENTS OVER 3 FT HIGH, AS MEASURED FROM TOP BACK OF CURB ARE ALLOWED WITHIN SIGHT TRIANGLE AS DESCRIBED IN CITY CODE
6. 3:1 MAXIMUM SLOPE IN LANDSCAPED AREAS SHALL BE ADHERED TO.

## GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
2. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND/OR FEDERAL LAWS PERTAINING TO THE PROJECT'S WORK.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH THE LOCATION OF UNDERGROUND SERVICES AND IMPROVEMENTS.
4. THE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY DETERMINE THE CONDITIONS UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE FOR FAILURE OF BIDDERS TO ASCERTAIN ALL ASPECTS OF THE PROJECT.
5. PRIOR TO DIGGING, EXCAVATION, OR UNDERGROUND WORK, CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES AND SUBSURFACE SYSTEMS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF HIS WORK.
6. CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL PAVEMENT, SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE SHALL BE RE-INSPECTED DURING FINAL INSPECTION. ANY DAMAGED AREAS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE QUANTITIES AND MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS. CONTRACTOR SHALL PROVIDE OWNER/LANDSCAPE ARCHITECT ACTUAL AMOUNTS REQUIRED FOR FINISHED INSTALLATION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AS ESTABLISHED BY THE PROJECT ENGINEER. RUNOFF AND DRAINAGE FLOWS SHALL NOT BE ALTERED OR IMPEDED.
9. THE CONTRACTOR SHALL FURNISH ALL LABOR, TOOLS, EQUIPMENT, MATERIALS, EMPLOYEE AND SUBCONTRACTOR SUPERVISION FOR IT'S PORTION OF THE PROJECT TO IMPLEMENT PLANS AND SPECIFICATIONS.
10. THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK AND RESPONSIBILITY FOR LOSS AND EXPENSE RESULTING FROM ON-SITE INJURY.
11. THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION, SCHEDULING, COORDINATION AND MANAGEMENT OF SUBCONTRACTORS.
12. THE CONTRACTOR SHALL PROTECT ALL PERSONS NEAR OR ON THE PREMISES FROM UNREASONABLE RISK OF INJURY. PROVIDE WARNING SIGNS, LIGHTS, BARRICADES, RAILINGS, FLAGMEN OR OTHER NECESSARY SAFEGUARD.
13. OWNER / LANDSCAPE ARCHITECT INSPECTIONS SHALL NOT BE DEEMED SUPERVISION OF CONTROL OF CONSTRUCTION BY CONTRACTOR OR SUBCONTRACTORS.
14. ALL CONTRACTS SHALL BE WRITTEN DIRECTLY BETWEEN CONTRACTOR AND OWNER. SPECIFIC TERMS OF WORK SHALL BE NEGOTIATED DIRECTLY BETWEEN PARTIES.
15. OWNER / LANDSCAPE ARCHITECT SHALL REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLES SUBMITTED BY THE CONTRACTOR FOR THE SOLE PURPOSE OF COMPLIANCE WITH THE DESIGN CONCEPT AND WITH INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. OWNER AND LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR CHANGES THAT HAVE NOT BEEN REVIEWED AND AUTHORIZED IN WRITING.
16. WHERE TWO OR MORE REQUIREMENTS CREATE OVERLAPPING CONDITIONS, CONFLICTING MINIMUMS OR LEVELS OF QUALITY, ALL OR THE MORE STRINGENT REQUIREMENTS OR THE HIGHER QUALITY LEVEL IS INTENDED, AND SHALL BE ENFORCED. CONFLICTING REQUIREMENTS SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE WHOSE INTERPRETATION WILL BE FINAL.
17. WALKS AND PLANTERS SHOWN ON LANDSCAPE PLANS ARE FOR LAYOUT REFERENCE ONLY. REFER TO CIVIL PLANS FOR HORIZONTAL AND VERTICAL CONTROL
18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE MOST CURRENT PLANS & SPECIFICATIONS ARE USED & CONVEYED TO ALL SUB-CONTRACTORS AS APPLICABLE.

## PLANT SCHEDULE

| TREES | BOTANICAL / COMMON NAME | CONT | CAL | QTY |
|---|---|---|---|---|
| | ACER PLATANOIDES 'COLUMNARE' / COLUMNAR NORWAY MAPLE | B&B | 2" CAL. | 4 |
| | ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO JAPANESE ZELKOVA | B&B | 2" CAL. | 4 |
| SHRUBS | BOTANICAL / COMMON NAME | CONT | - | QTY |
| | BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' / WINTER GEM JAPANESE BOXWOOD | 5 GAL. | | 12 |
| GRASSES | BOTANICAL / COMMON NAME | CONT | - | QTY |
| | FESTUCA MAIREI / ATLAS FESCUE | 5 GAL. | | 55 |
| PERENNIALS | BOTANICAL / COMMON NAME | CONT | - | QTY |
| | PHLOX PANICULATA 'ULTRAVIOLET' / LUMINARY™ ULTRAVIOLET GARDEN PHLOX | 5 GAL. | | 60 |

## REFERENCE NOTES SCHEDULE

| SYMBOL | PLANTING DESCRIPTION | QTY | DETAIL |
|---|---|---|---|
| PL-101 | PLANTING AREA (TYP.) | | |
| PL-102 | CONSTRUCTION LIMIT LINE (TYP.) | | |
| PL-103 | STRUCTURAL SOIL TREE PLANTER - STRUCTURAL SOIL PER HOLCIM-UTELITE - CONTRACTOR TO INSTALL SOIL PER MANUFACTURERS SPECIFICATIONS | | 2/LP502 |
| PL-104 | STRUCTURAL SOIL TREE GRATE PLANTER - STRUCTURAL SOIL PER HOLCIM-UTELITE - CONTRACTOR TO INSTALL SOIL PER MANUFACTURERS SPECIFICATIONS | | 3/LP502 |

| SYMBOL | PLANTING DESCRIPTION | QTY | DETAIL |
|---|---|---|---|
| | DARK BROWN COLORED MULCH - BARK TO BE PLACED INSIDE TREE GRATE - PER OLD MILL LANDSCAPE SUPPLY OR APPROVED EQUAL | 72 SF | |
| | 1"- 2" NEPHI SANDSTONE LANDSCAPE ROCK - 3" DEPTH MIN. - OR APPROVED EQUAL | 795 SF | |

| Lot 9.5 Summary Table | |
|---|---|
| SITE AREA | 78,987 S.F. |
| LANDSCAPE AREA REQUIRED | 11,848 S.F. (15%) |
| OVERALL LANDSCAPE AREA PROVIDED | 8,590 S.F. (10.8%) |
| PHASE 9 LOTS 9.4 AND 9.5 COMBINED LANDSCAPE PROVIDED (CURRENT & FUTURE DEVELOPMENT) | 26,423 (15.5%) |
| TREES REQUIRED (3 TREES/1000 S.F.) = 12 | PROVIDED: 40 |
| SHRUBS REQUIRED (20 SHRUBS/1000 S.F.) = 237 | *PROVIDED: 291 |

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

| # | REVISION DESCRIPTION | DATE |
|---|---|---|

LANDSCAPE NOTES AND SCHEDULES
CANYON CREEK COMERCIAL - PHASE 9.5
1112 N CYN CRK PKWY
SPANISH FORK, UTAH

LANDSCAPE NOTES AND SCHEDULES

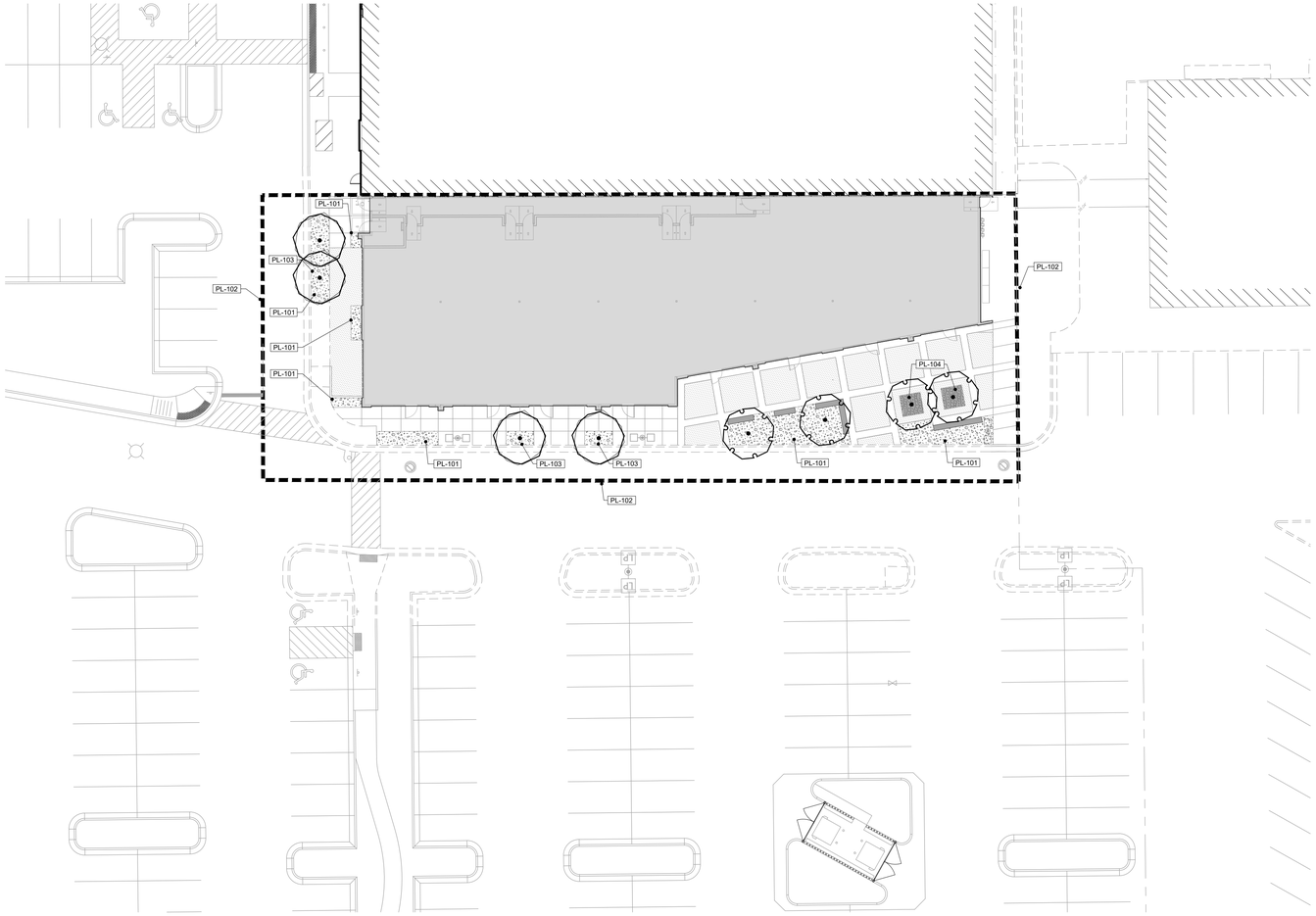
PROJECT #: 2849-3000
DATE: 09/08/2023
DRAWN BY: JW
SCALE: PER PLAN

**LP100**

## REFERENCE NOTES SCHEDULE

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| | 1"- 2" NEPHI SANDSTONE LANDSCAPE ROCK - 3" DEPTH MIN. - OR APPROVED EQUAL | 795 SF | |




0 20 40 60 feet

SCALE: 1" = 20'

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

| # | REVISION DESCRIPTION | DATE |
|---|---|---|

# GROUNDCOVER PLAN
# CANYON CREEK COMERCIAL - PHASE 9.5

1112 N CYN CRK PKWY
SPANISH FORK, UTAH

GROUNDCOVER PLAN

| | |
|---|---|
| PROJECT #: | 2849-3000 |
| DATE: | 09/08/2023 |
| DRAWN BY: | JW |
| SCALE: | PER PLAN |

**LP101**

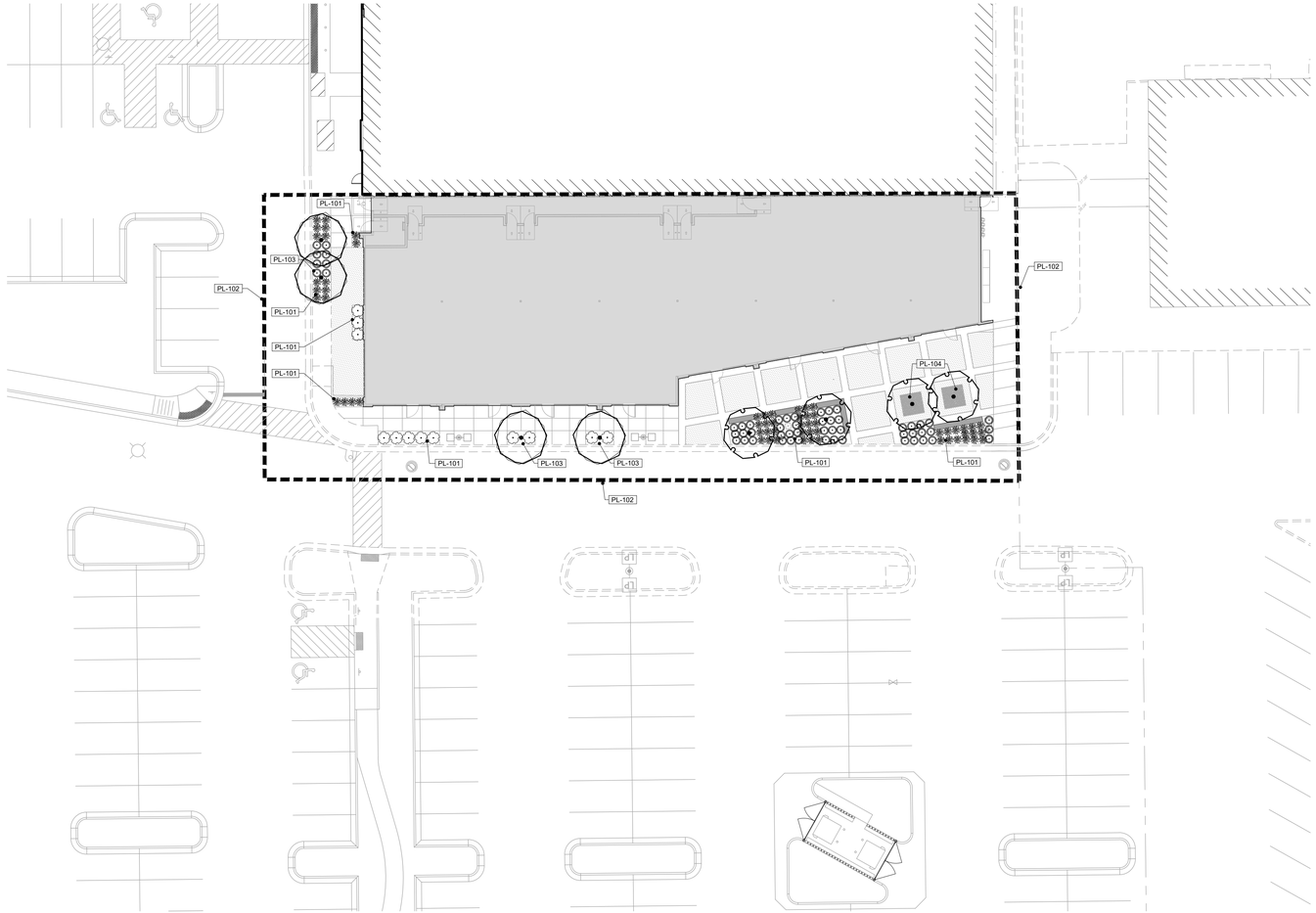
## PLANT SCHEDULE

| TREES | BOTANICAL / COMMON NAME | CONT | CAL | QTY |
|---|---|---|---|---|
| | ACER PLATANOIDES 'COLUMNARE' / COLUMNAR NORWAY MAPLE | B&B | 2" CAL. | 4 |
| | ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO JAPANESE ZELKOVA | B&B | 2" CAL. | 4 |
| **SHRUBS** | **BOTANICAL / COMMON NAME** | **CONT** | **-** | **QTY** |
| | BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' / WINTER GEM JAPANESE BOXWOOD | 5 GAL. | | 12 |
| **GRASSES** | **BOTANICAL / COMMON NAME** | **CONT** | **-** | **QTY** |
| | FESTUCA MAIREI / ATLAS FESCUE | 5 GAL. | | 55 |
| **PERENNIALS** | **BOTANICAL / COMMON NAME** | **CONT** | **-** | **QTY** |
| | PHLOX PANICULATA 'ULTRAVIOLET' / LUMINARY™ ULTRAVIOLET GARDEN PHLOX | 5 GAL. | | 60 |

## REFERENCE NOTES SCHEDULE

| SYMBOL | PLANTING DESCRIPTION | QTY | DETAIL |
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| PL-102 | CONSTRUCTION LIMIT LINE (TYP.) | | |
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| SYMBOL | PLANTING DESCRIPTION | QTY | DETAIL |
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| | 1"- 2" NEPHI SANDSTONE LANDSCAPE ROCK - 3" DEPTH MIN. - OR APPROVED EQUAL | 795 SF | |




0 20 40 60 feet
SCALE: 1" = 20'

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2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

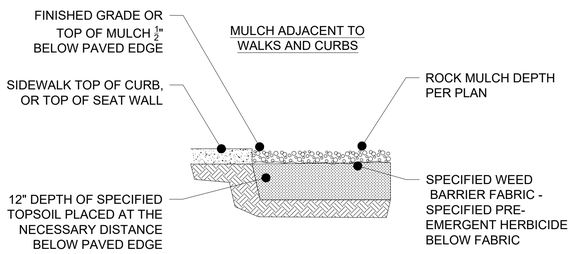
| # | REVISION DESCRIPTION | DATE |
|---|---|---|

# PLANTING PLAN
# CANYON CREEK COMERCIAL - PHASE 9.5
1112 N CYN CRK PKWY
SPANISH FORK, UTAH

PLANTING PLAN

PROJECT #: 2849-3000
DATE: 09/08/2023
DRAWN BY: JW
SCALE: PER PLAN

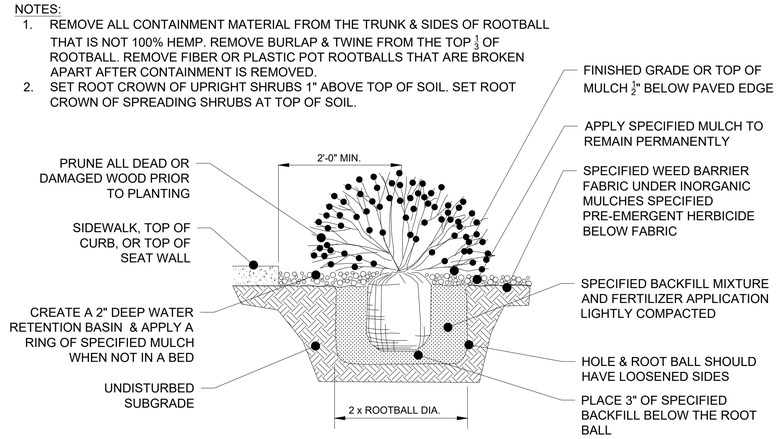
**LP102**




## 1 INSTALLATION OF ROCK MULCH

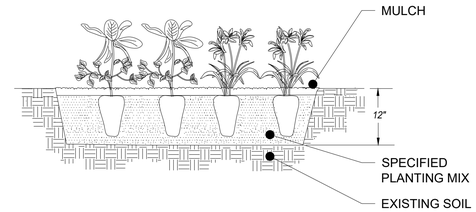
1" = 1'-0" P-CA-BUI1-PLAN-25

NOTES:
1. REMOVE ALL CONTAINMENT MATERIAL FROM THE TRUNK & SIDES OF ROOTBALL THAT IS NOT 100% HEMP. REMOVE BURLAP & TWINE FROM THE TOP ⅓ OF ROOTBALL. REMOVE FIBER OR PLASTIC POT ROOTBALLS THAT ARE BROKEN APART AFTER CONTAINMENT IS REMOVED.
2. SET ROOT CROWN OF UPRIGHT SHRUBS 1" ABOVE TOP OF SOIL. SET ROOT CROWN OF SPREADING SHRUBS AT TOP OF SOIL.




## 2 SHRUB PLANTING DETAIL

1" = 1'-0" P-CA-BUI1-PLAN-24




## 3 PERENNIAL PLANTING

1" = 1'-0" P-CA-BUI1-PLAN-27

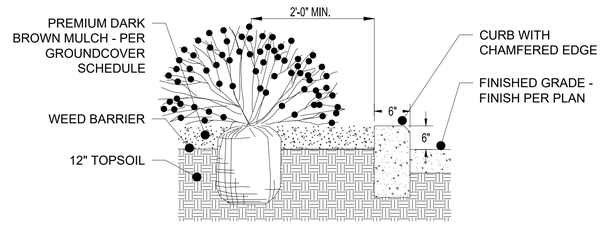






## 4 ORNAMENTAL GRASS PLANTING AND PRUNING

1" = 1'-0" P-CA-BUI1-PLAN-28




## 5 PLANTING ALONG CURB DETAIL

1" = 1'-0" P-CA-BUI1-PLAN-26




## 6 BUILDING FRONT PLANTER

1" = 1'-0" P-CA-BUI1-PLAN-37

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
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| # | REVISION DESCRIPTION | DATE |
|---|---|---|

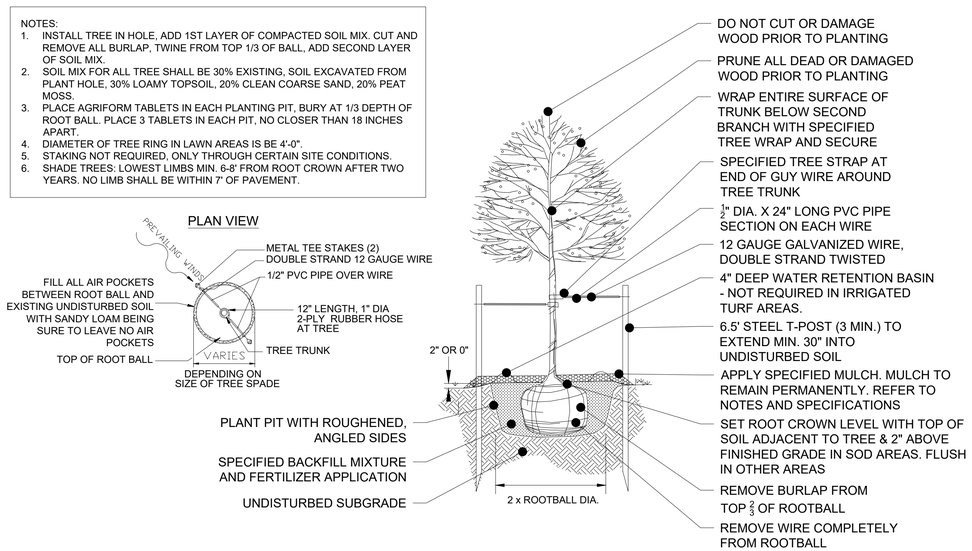
PLANTING DETAILS
CANYON CREEK COMERCIAL - PHASE 9.5
1112 N CYN CRK PKWY
SPANISH FORK, UTAH

PLANTING DETAILS

PROJECT #: 2849-3000
DATE: 09/08/2023
DRAWN BY: JW
SCALE: PER PLAN

**LP501**

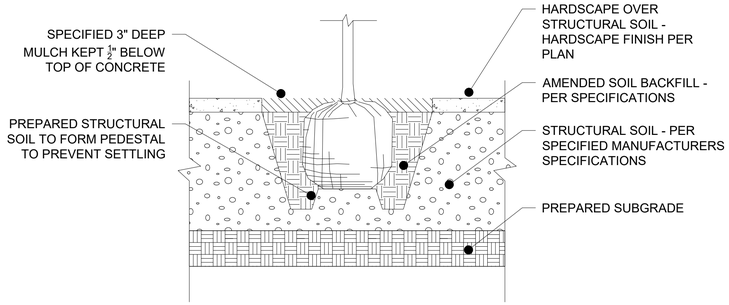
NOTES:
1. INSTALL TREE IN HOLE, ADD 1ST LAYER OF COMPACTED SOIL MIX. CUT AND REMOVE ALL BURLAP, TWINE FROM TOP 1/3 OF BALL, ADD SECOND LAYER OF SOIL MIX.
2. SOIL MIX FOR ALL TREE SHALL BE 30% EXISTING, SOIL EXCAVATED FROM PLANT HOLE, 30% LOAMY TOPSOIL, 20% CLEAN COARSE SAND, 20% PEAT MOSS.
3. PLACE AGRIFORM TABLETS IN EACH PLANTING PIT, BURY AT 1/3 DEPTH OF ROOT BALL. PLACE 3 TABLETS IN EACH PIT, NO CLOSER THAN 18 INCHES APART.
4. DIAMETER OF TREE RING IN LAWN AREAS IS BE 4'-0".
5. STAKING NOT REQUIRED, ONLY THROUGH CERTAIN SITE CONDITIONS.
6. SHADE TREES: LOWEST LIMBS MIN. 6-8' FROM ROOT CROWN AFTER TWO YEARS. NO LIMB SHALL BE WITHIN 7' OF PAVEMENT.




## 1 DECIDUOUS TREE PLANTING DETAIL

1" = 1'-0"

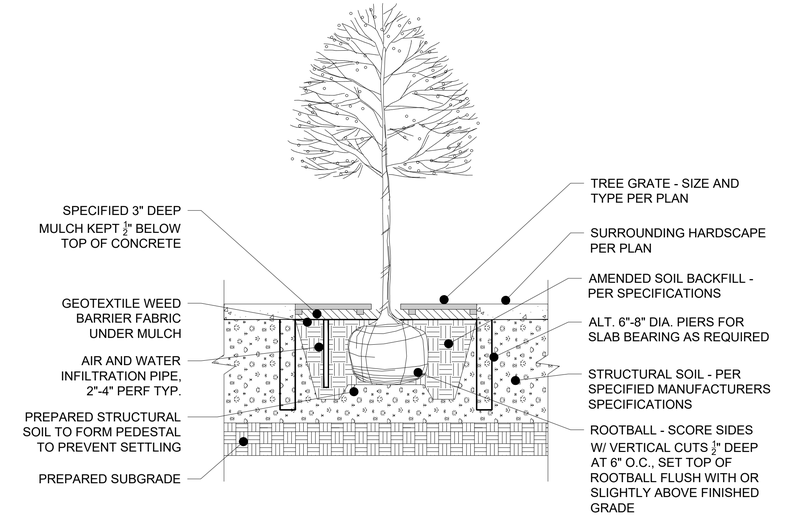
P-CA-BUI1-PLAN-31




## 2 DECIDUOUS TREE PLANTING IN PAVEMENT WITH STRUCTURAL SOIL

1" = 1'-0"

P-CA-BUI1-PLAN-40




## 3 DECIDUOUS TREE IN METAL TREE GRATE

1" = 1'-0"

P-CA-BUI1-PLAN-41

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| # | REVISION DESCRIPTION | DATE |
|---|---|---|

# PLANTING DETAILS
# CANYON CREEK COMERCIAL - PHASE 9.5

1112 N CYN CRK PKWY
SPANISH FORK, UTAH

PLANTING DETAILS

PROJECT #: 2849-3000
DATE: 09/08/2023
DRAWN BY: JW
SCALE: PER PLAN

**LP502**

SCALE: 1"=30'

NORTH PARK
SPANISH FORK CITY

FUTURE SITE

LONGHORN STEAKHOUSE
LH9.3 L 5,780 SF

10.00'
10.60'
27.72'
229.71'
26.00'
29.55'
8.00'
8.00'
8.00'
8.00'
6.50'
26.00'
5.00'
5.50'
8.59'
6.50'
5.50'
9.00'
5
26.00'
18.00'
26.00'
58 STALLS 10.0/1000
LOT 8
44,798 SF (1.03 AC)
26.00'
18.00'
18.00'
26.00'
18.00'
62.00'
18.00'
±26.0'
10.00'
8
8
8
8
8
8
±30.0'
±30.0'

## PLANT SCHEDULE

| TREES | BOTANICAL / COMMON NAME | CONT | CAL | QTY |
|---|---|---|---|---|
| | ACER PLATANOIDES 'COLUMNARE' / COLUMNAR NORWAY MAPLE | B&B | 2" CAL. | 4 |
| | ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO JAPANESE ZELKOVA | B&B | 2" CAL. | 4 |

| SHRUBS | BOTANICAL / COMMON NAME | CONT | - | QTY |
|---|---|---|---|---|
| | BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' / WINTER GEM JAPANESE BOXWOOD | 5 GAL. | | 8 |

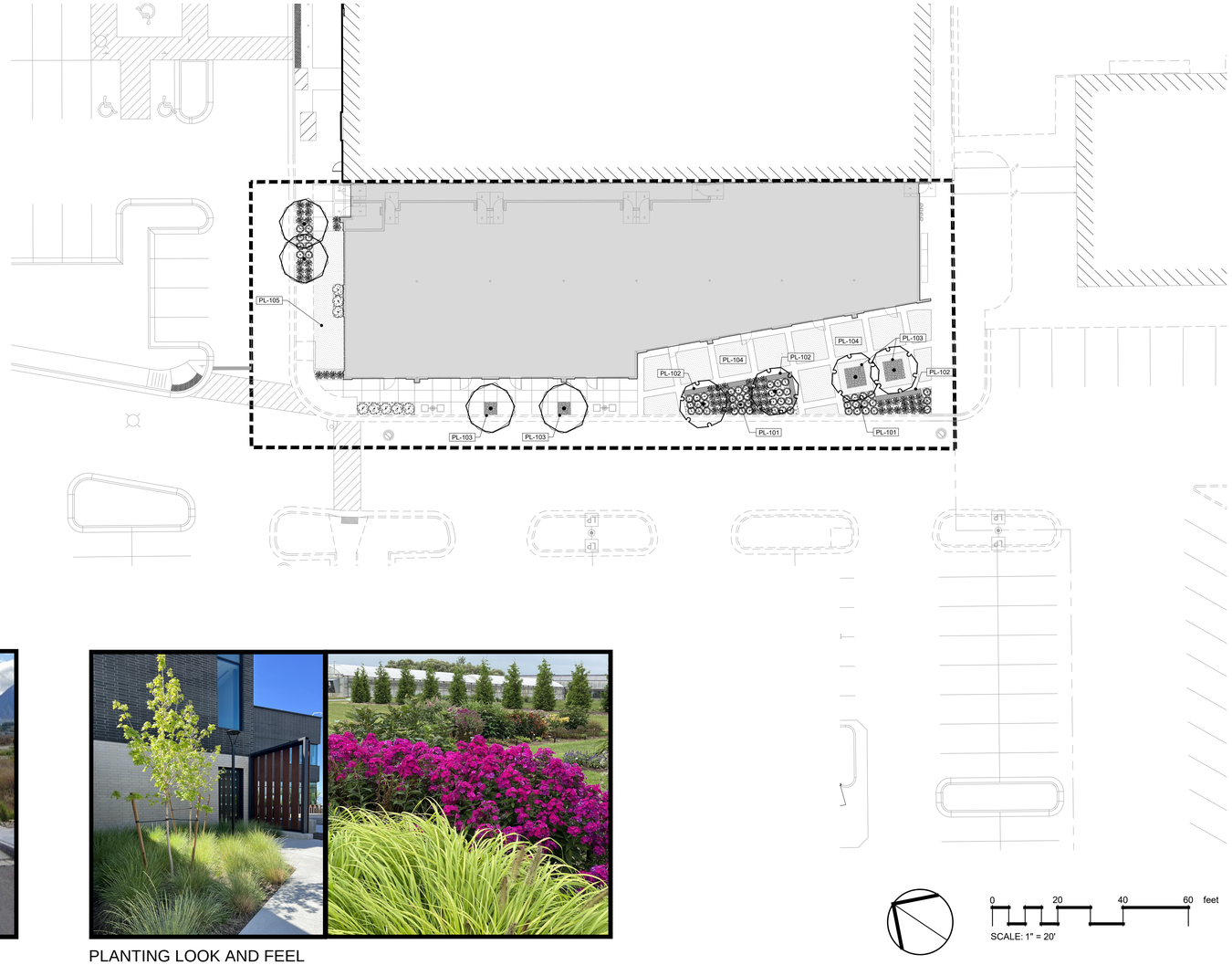
| GRASSES | BOTANICAL / COMMON NAME | CONT | - | QTY |
|---|---|---|---|---|
| | FESTUCA MAIREI / ATLAS FESCUE | 1 GAL. | | 56 |

| PERENNIALS | BOTANICAL / COMMON NAME | CONT | - | QTY |
|---|---|---|---|---|
| | PHLOX PANICULATA 'ULTRAVIOLET' / LUMINARY™ ULTRAVIOLET GARDEN PHLOX | 1 GAL. | | 60 |

## REFERENCE NOTES SCHEDULE

| SYMBOL | PLANTING DESCRIPTION | QTY | DETAIL |
|---|---|---|---|
| PL-101 | LANDSCAPE WIND ORNAMENTS | | |
| PL-102 | 18" HIGH CONCRETE SEAT WALL - FINISH: BOARDFORM | | |
| PL-103 | TREE GRATE | | |
| PL-104 | ENHANCED COLORED CONCRETE PLAZA - TYP. OF CANYON CREEK STANDARD | | |
| PL-105 | ENHANCED COLORED CONCRETE PATIO | | |

| SYMBOL | PLANTING DESCRIPTION | QTY | DETAIL |
|---|---|---|---|
| | DARK BROWN COLORED MULCH - BARK TO BE PLACED INSIDE TREE GRATE - PER OLD MILL LANDSCAPE SUPPLY OR APPROVED EQUAL | 104 SF | |
| | 1"- 2" NEPHI SANDSTONE LANDSCAPE ROCK - 3" DEPTH MIN. - OR APPROVED EQUAL | 735 SF | |






LANDSCAPE WIND ORNAMENTS



COLORED CONCRETE - CANYON CREEK PATTERN



PLANTING LOOK AND FEEL



TREE GRATES



STANDARD GREY CONCRETE SEATWALL - BOARDFORM FINISH








REVIEW COPY ONLY

PREPARED UNDER DIRECTION OF CODY BRAZELL, PLA LIC. # 5689409-5301 FINAL CONSTRUCTION PLAN & CITY CONSTRUCTION COPY TO BE DESIGNATED BY SIGNED SEAL ON EACH PAGE.


WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770


| # | REVISION DESCRIPTION | DATE |
|---|---|---|

PLANTING PLAN
CANYON CREEK COMERCIAL - PHASE 9.5
1112 N CYN CRK PKWY
SPANISH FORK, UTAH

PLANTING PLAN

| | |
|---|---|
| PROJECT #: | 2849-3000 |
| DATE: | 08/21/2022 |
| DRAWN BY: | JW |
| SCALE: | PER PLAN |

**LP101**



**FRONT PERSPECTIVE**



**RIGHT ELEVATION**



**REAR ELEVATION**



**LEFT ELEVATION**

# PLAN JAMESTOWN / JAMESTOWN
# 2-STORY TOWNHOME: CRAFTSMAN

| | | | |
|---|---|---|---|
| | LAP SIDING (CEMENTATIOUS OR EQUIVALENT) | | STUCCO |
| | BOARD & BATTON SIDING (CEMENTATIOUS OR EQUIVALENT) | | MASONRY: STONE (CULTURED OR SIMILAR) OR BRICK |
| | SHINGLE SIDING (CEMENTATIOUS OR EQUIVALENT) | | ASPHALT SHINGLES |

## QUIET VALLEY TOWNHOMES

REAR
LEFT RIGHT
FRONT

REV DATE: 09.07.23

D·R·HORTON
America's Builder





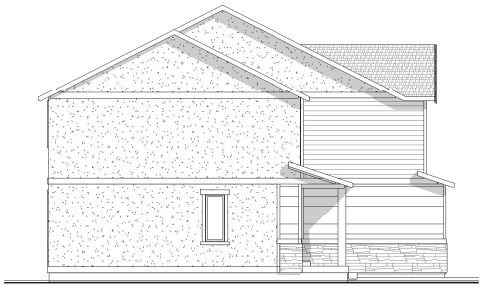
FRONT PERSPECTIVE




RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

# PLAN JAMESTOWN
# 2-STORY TOWNHOME: CRAFTSMAN

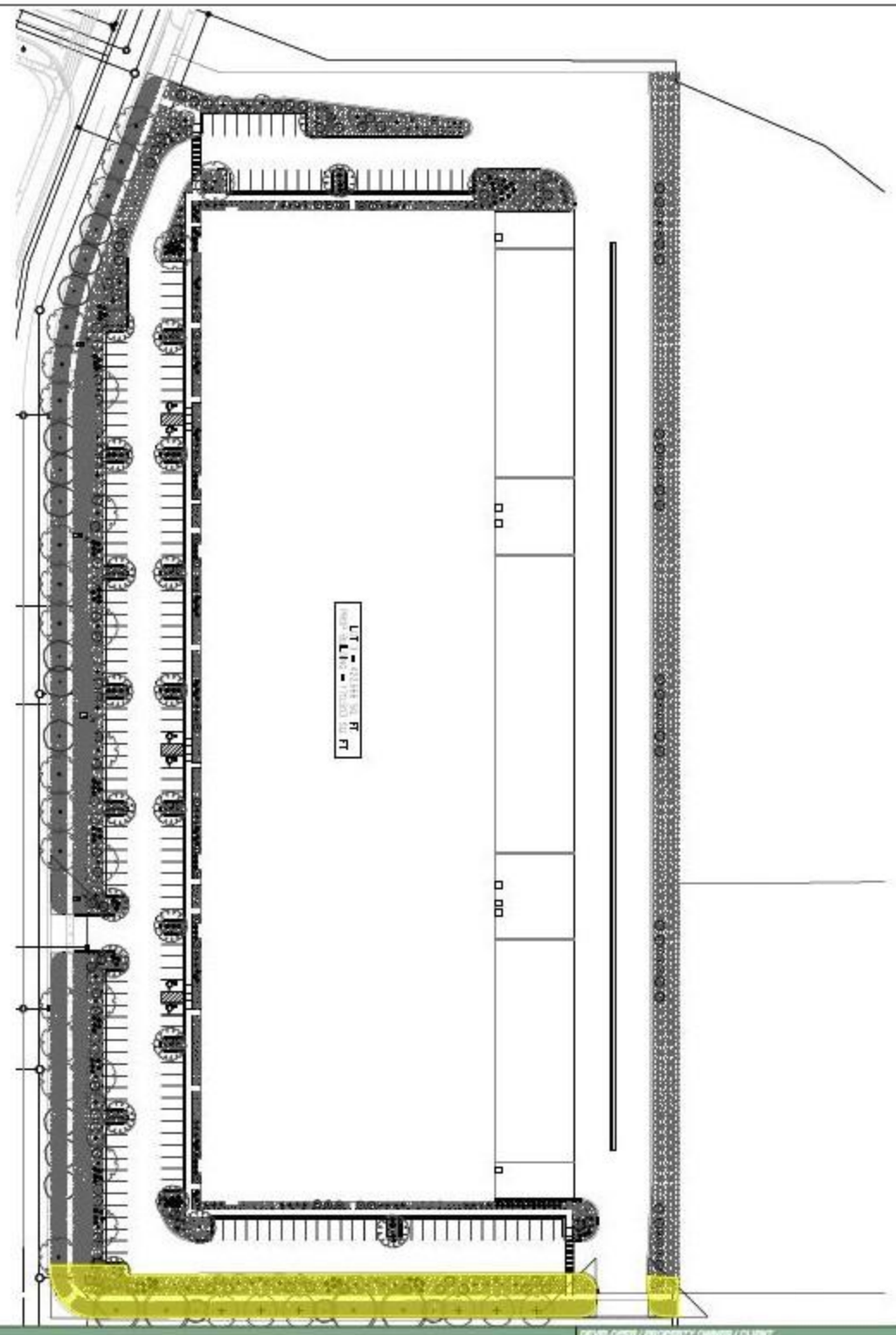
| | |
|---|---|
| LAP SIDING (CEMENTATIOUS OR EQUIVALENT) | STUCCO |
| BOARD & BATTON SIDING (CEMENTATIOUS OR EQUIVALENT) | MASONRY: STONE (CULTURED OR SIMILAR) OR BRICK |
| SHINGLE SIDING (CEMENTATIOUS OR EQUIVALENT) | ASPHALT SHINGLES |

## QUIET VALLEY TOWNHOMES

REAR
LEFT
RIGHT
FRONT

REV DATE: 04/05/2021

D·R·HORTON
America's Builder



| ISSUE DATE | PROJECT NUMBER |
|---|---|
| 8/27/2021 | UT21048 |

| NO. | REVISION | DATE |
|---|---|---|
| 1 | XXXX | XX-XX-XX |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

PLAN INFORMATION

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

0' 25' 50' 100' 200'
GRAPHIC SCALE: 1" = 50'

PROJECT INFORMATION

# SPANISH SPRINGS BLDG. B
64 E. 3200 N.
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Property Owner:
AE URBIA
909 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
801-575-6455

Architect / Engineer:
CIR CIVIL ENGINEERING
3032 SOUTH 1030 WEST, SUITE 202
SALT LAKE CITY, UT 84119
801-949-6296

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture // Planning // Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

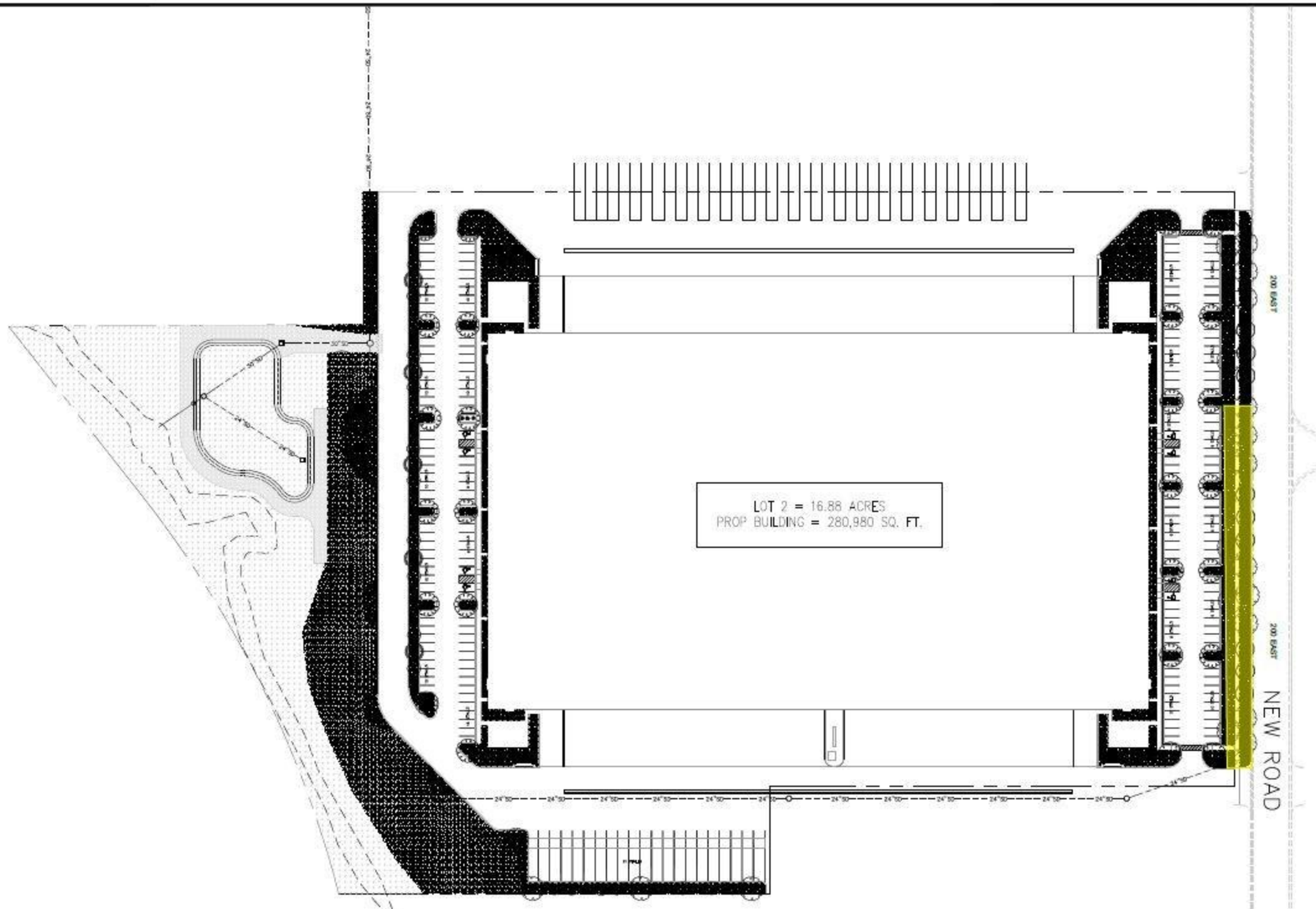
DRAWING INFO

| | |
|---|---|
| DRAWN: | JTA |
| CHECKED: | KBA |
| PLOT DATE: | JMA |
| | 8/27/2021 |

PROJECT OVERVIEW PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

OVERVIEW




| ISSUE DATE | PROJECT NUMBER |
|---|---|
| 4/9/2021 | UT21049 |

| NO. | REVISION | DATE |
|---|---|---|
| 1 | XXXX | XX-XX-XX |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

PLAN INFORMATION

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

0 25' 50' 100' 200'
GRAPHIC SCALE: 1" = 50'

PROJECT INFORMATION

# SPANISH SPRINGS BLDG. E
64 E. 3200 N.
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Property Owner
AE URBIA
909 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
801-575-6455

Architect / Engineer
CIR CIVIL ENGINEERING
3032 SOUTH 1030 WEST, SUITE 202
SALT LAKE CITY, UT 84119
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PKJ DESIGN GROUP
Landscape Architecture & Planning Specialists
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

DRAWING INFO

| | |
|---|---|
| PM | JTA |
| DRAWN | KBA |
| CHECKED | JMA |
| PLOT DATE | 4/9/2021 |

PROJECT OVERVIEW PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
OVERVIEW