Wednesday, March 13, 2024
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 City Council Chambers at Library Hall, 80 South Main Street, Second Floor, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

A. March 6, 2024

2. Site Plan

A. PATEY AVIATION PARK. This proposal involves improvements being made to the Spanish Fork Airport, including additional hangers and public spaces located at 2050 North 300 West.

3. Re-Final Plat

A. GREEN TREE PLAT B. The proposal involves creating an industrial subdivision of two lots located at approximately 1600 North 300 West.

4. General Plan

A. EDGE TOWNHOMES GENERAL PLAN. The proposal requests that the General Plan Land Use Map designation change from Industrial to High Density Residential located at approximately 4000 East Powerhouse Road.

5. Discussion

A. 400 NORTH 300 EAST ROUNDABOUT.

6. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
March 6, 2024

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; **John Little**, Chief Building Official; **Byron Haslam**, Senior Engineer; **Marcie Clark,** Department Development Secretary; **Jake Theurer**, Power and Light Superintendent; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner,** Fire Marshall; **Kasey Woodard**, Community Development Secretary.

Citizens Present: Gavin West, Joseph Earnest, Larvin Pollack, Greg Klekas, Ping Li, Yang Kaleka's, Tyler Horan, Matt Loveland, Brad Morgan

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

MINUTES

February 28, 2024

Dave Anderson **moved** to approve the minutes of February 28, 2024.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT and ZONE CHANGE

RIVER RUN TOWNHOMES EXPANDED

Brandon Snyder stated this item was continued from the previous week's DRC meeting and he gave a brief update on the revisions that have been made to the proposal. He stated the design has reduced the number of units from 201 down to 188 in response to the parking concerns that were voiced by staff. He stated that the applicants wish to address the north triangle piece of land at a later date, but feels that staff would prefer to address it sooner rather than later.

Matt Loveland rose to speak on behalf of the voiced concerns. He spoke briefly about the Volunteer Drive storm drain and stated there is an option to purchase the land for the storm drain to flow through.

Chris Thompson asked the applicant to speak more in depth about including this property in the plan.

Matt Loveland stated this could be additional greenspace, which could be a benefit to the design. He stated they are not at max density; they are below it.

Brandon Snyder stated that this will need to be verified. He feels this area should be included in the gross density. He stated if it will be retained as greenspace then it will need to be improved.

Chris Thompson stated he has spoken with Jered Johnson and it was stated this area should be included in the development to the South.

Matt Loveland stated they are aligned with the City and want to work with what the overall plan should be.

There was a brief discussion about dedicating the area to the City. There was further discussion on the detention pond to the south of the development and it was stated this pond is located on City property.

Matt Loveland stated that if this is approved, they will dedicate this area to the city.

Chris Thompson stated the City is not looking for free land. He stated the City is just actively trying to avoid black mail strips from forming within the city.

Brandon Snyder stated this is being recommended for approval with conditions to the Planning Commission later this evening. He then stated the design is still open to fencing options that will be recommended for privacy screening.

Dave Anderson stated there have been several options discussed but feels that there is not a strong opinion on which option is best. He likes the idea of the Planning Commission making the decision on what would be the best look. He appreciates that the developer has made these revisions but states the remaining concern is parking. He stated it is not uncommon for the Planning Commission to ask for more parking spaces than what is being proposed.

Chris Thompson asked how many parking spaces are included and Dave Anderson stated they meet the minimum parking requirement.

There was additional discussion about parking spaces and the distance between the parking space and the units.

Matt Loveland feels that our eyesight can be deceiving and feels that the distance from the space to the unit is not that great.

Brandon Snyder stated there will be additional concerns but they can be addressed in redlines.

There was a brief discussion regarding the garbage cans and their placement and there will be enough space for the waste management vehicles to drive down the alleyways to gather them.

Matt Loveland gave the distances of the trash can placements and feels that there is plenty of space and stated the cans will be placed in the alleyways for pickup, then once the pickup is finished, the cans will be taken back to the residents' garages.

There was brief discussion on whether our waste management vehicles can even be picked up within an alleyway and it was suggested that the applicants provide a design that illustrates the placement to ensure that they can be picked up in that narrower space. It was suggested to do garbage dumpsters for the development in place of the individual cans.

Seth Perrins stated he had been confused as to how the General Plan applies to this development, but stated he has adjusted his thoughts and now understands the density usage for the area.

There was additional discussion on what will be addressed at final plat, and the north triangle was discussed and it was stated this was addressed in the redlines despite pushback from the applicant and it was stated this will be left in the redlines.

Chris Thompson stated that if the trucks have no issues picking up the garbage cans in the alley, then he would prefer to leave them there as he feels it looks better.

Dave Anderson suggested the applicant coordinate with staff to ensure that the garbage trucks will be able to pick up trash cans with the current alley design. He stated he is happy to include this as a condition of approval if needed.

Matt Loveland asked if the condition could be expanded and it was stated that yes this is possible.

Brandon Snyder stated his preference was to keep the garbage cans as there was not additional space for the suggested dumpsters.

Matt Loveland agreed as he feels residents do not like carrying their trash bags through a development.

Dave Anderson does not wish to lengthen the process, and states that if this can be achieved practically then we should go that route.

Dave Anderson **moved** to recommend the approval of the proposed River Run Townhomes Expanded Preliminary Plat and Zone Change to City Council based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

SITE PLAN

RIVER MEADOWS APARTMENTS (Formerly Skye Meadows)

Brandon Snyder stated this is the apartment phase of the Master Planned Development and stated there are a few remaining redlines. He stated there have been updated plans that have not been routed out for staff review. He stated there needs to be some finalization with the retaining wall details and stated there needs to be another fencing discussion regarding Main Street. He stated there have been some concerns regarding

capacity, and stated some of the amenities have been shifted from what was on the preliminary plat. He stated the recommendation is for approval with the redlines being addressed.

Dave Anderson feels this conforms to the expectations of the development agreement. He feels the construction of this development will be unique. He described the phasing and stated this should take 12-14 months to complete. He stated the Fritzi building will be demolished in about 6 months, which will set the stage for this to move forward and stated that hopefully by spring of 2025 there will be residents moving into the building.

Seth Perrins asked if there had been any changes in the numbers of parking stalls or units and it was stated there had been no changes.

There was discussion on the phasing of the units and the amenities.

Vaughn Pickell expressed concern on phase two as he feels there is not enough included and worries that phase two would never happen.

There was discussion on bonding for private and public improvements and it was stated the City has bonded for private improvements in the past.

There was additional discussion on abandoning Cal Pac Avenue.

There was discussion on the capping of the well.

Seth Perrins asked Joseph Earnest how can the City be sure that the wall will be built and Joseph stated that it is included in phase two in the plans.

The conservation went back to whether phase two will get completed. Discussion ensued on the cost and Joseph Earnest reassured the DRC that phase two is not the last phase, and that the townhomes are the last phase. It was stated the City has been burned in the past by developers not following through with agreements and this hesitation is not a personal reflection on the developer's relationship with the City.

Dave Anderson ponders the cost of the demolition of the Fritzi building.

Joseph Earnest feels they have built some trust with the City on their follow through.

Seth Perrins feels assured by the applicants.

Brandon Snyder asked if the committee would like to discuss the fencing options.

Joseph Earnest favors the wrought iron fencing option.

There was discussion on the fencing options along Del Monte Road and it was stated the wrought iron fencing is favorable.

Chris Thompson is not in favor of the skinnier wrought iron fencing.

Seth Perrins asked why we discuss other options when the City has standards that can be followed. He is unsure if the City has the standard for wrought iron fencing.

Jason Turner is in favor of the 3-foot wrought iron fencing.

Seth Perrins is not pleased that the City is not clear on the fencing standards.

Chris Thompson asked if there is any desire to go to a 3-foot or 6-foot option and stated he is in favor of the fencing option on Volunteer Drive and it was stated this fence is around 4 feet.

There was discussion on the best fencing height. It was stated this is the final approving body for this proposal.

Dave Anderson **moved** to approve the proposed River Meadows Apartments Site Plan based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

Seth Perrins seconded and the motion **passed** all in favor.

TITLE 15 AMENDMENTS

TITLE 15 ENTERTAINMENT USES

Mary Martin stated this was discussed in the DRC previously and stated there have been minor changes to the proposal. She stated the amendment would be adding a definition for the Indoor Commercial Recreational Facilities. She stated this use was added to the C-2 General Commercial and S-C Shopping Center zones as well. She stated the addition to the I-1 Light Industrial zone was added as a Conditional Use to avoid potential conflicts between this use and other uses that may be taking place in the same districts. She stated the City has also given options for parking requirements depending on the type of use that is proposed. She gave the range of parking stalls that depend on the size of the building and the use that is being proposed. She stated that trampoline parks may differ in parking needs from an indoor recreational facility.

Dave Anderson stated if this is approved, then the applicant would apply after the text has been adopted. He then stated the applicant would then apply for a Conditional Use Permit which would be approved by the Planning Commission. He stated that Mary Martin has conducted parking research for similar uses in other municipalities to see what the requirements are and it was stated that the parking requirement ranges from one stall per 200 square feet to one stall per every 300 square feet depending on the building size. He feels this requirement is very reasonable.

Chris Thompson agrees with Dave that this parking requirement is reasonable as the majority of the patrons will be slightly older children where parents drop them off and pick them up later. He feels that the one stall per 200 square feet is overkill but feels the one stall per 250 square feet is reasonable.

Dave Anderson asked the applicant who the typical clientele is for the business and it was stated the majority of the children are between the ages of 3-10 years in age.

Dave Anderson **moved** to recommend the approval of the proposed Title 15 Amendments to City Council as discussed with the following condition:

That the parking requirement for indoor playgrounds be one space for every 250 square feet of building space.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

CONCEPT REVIEW

MORGAN FLEX SPACE CONCEPT

Brandon Snyder stated there are several concerns with this concept. He then discussed the concerns that the staff have and asked the applicant if they can elaborate on their concept.

There was discussion on the street widening and the location of the power that was moved to accommodate the street widening as well as the future curbing.

Chris Thompson feels that it would be beneficial to have better looking structures along Main Street.

Brad Morgan described the use of the spaces as hobby caves and stated that none of the units will include office space. He stated that all units will be a for-rent product. He stated this is for small scale business operations and he does not want large box trucks or semi-trucks going through the area.

There was discussion on the PUE line.

Chris Thompson asked if the power box would need to be relocated and it was stated this was just moved and does not need to be relocated. He suggested the applicant show the future road on their plans.

Brad Morgan stated that the units will be platted as condos and will have separate tax ID numbers so that in the future they can be sold individually.

Dave Anderson stated that parking is always a concern as these designs have different tenants and historically have relied on the property owner to manage it and stated this has not always worked out the best.

Brad Morgan stated this would be managed by an HOA and stated they will be restricting some of the potential uses and tenants they would allow with the design. He stated they do not want to place too many restrictions as that hurts their renting potential. He stated there will be parking restrictions and tenants will be issued parking passes. He stated the use is geared more toward storage and hobby uses.

Dave Anderson stated there are minimum parking requirements as the City does not know who the future tenants can be at any point in time. He stated the City can restrict business licenses if the tenants cannot meet the minimum parking requirements for the businesses.

There was additional discussion on the location of the power box. It was suggested to move the power box to the north to align with the road.

Chris Thompson stated you cannot place the power box next to the access point as it would be a large obstruction.

Brad Morgan acknowledged the main concerns for the design. He asked the committee for their recommendations.

Dave Anderson stated the big concerns are the entrance location changes, and the cross-access easement.

Brad Morgan acknowledged that he may end up losing two units to accommodate the wider right of way in the future.

RIDGELINE TOWNHOME CONCEPT

Dave Anderson stated this is a very easy discussion as this has been reviewed previously.

Brandon Snyder would like engineering to confirm the road alignment and width are shown correctly and he stated there is a concern with the parking calculations. He stated this would need to be a Master Planned Development to have the townhome product as it does not meet the parking requirements for the R-3 zoning which is 2.5 stalls per unit. He stated this design features more units and less parking stalls.

Joseph Earnest asked if this could be a permitted R-3 and it was stated that no it does not meet the minimum parking and the Code would need to be changed to accommodate the request.

There was discussion on the parking calculations and what the permitted parking is within the R-3 and R-4 zones. It was stated that if there is not an existing easement in place there will need to be one.

DISCUSSION

AIRPORT LANDSCAPING

Dave Anderson stated this has been discussed briefly. He stated the main concern is having the landscaping be uniform along Main Street. He stated there was discussion on who would maintain the landscaping.

Chris Thompson stated the City maintains all landscaping at the airport.

Bart Morrill asked if the private businesses that will be operating there, should be maintaining the landscaping or if that responsibility will be put on the City.

Brandon Snyder stated there was a previous discussion regarding the landscaping and it was questioned whether the landscaping should extend up to the building from Main Street. And discussion ensued on what the City would want since they are responsible for maintaining the landscaping.

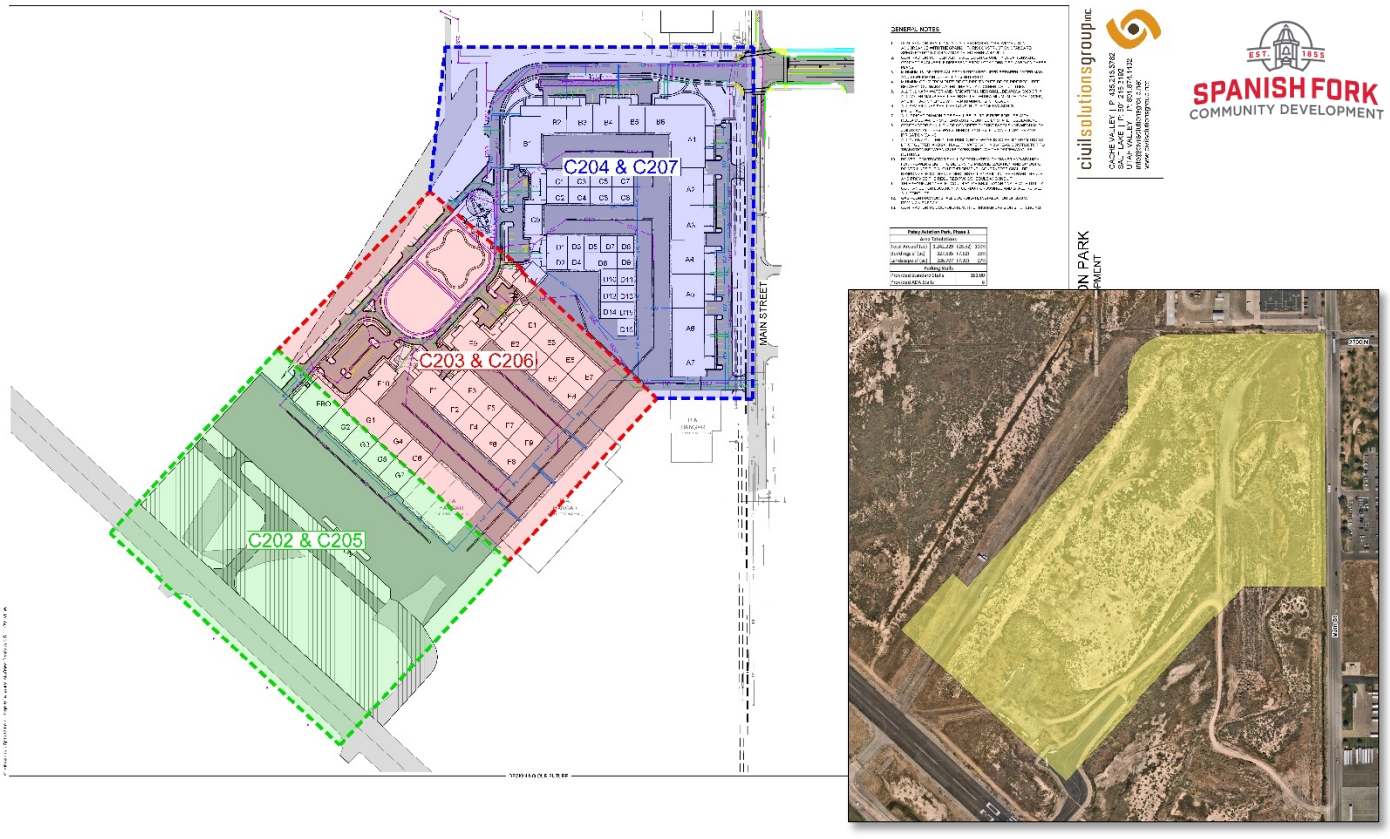
Seth Perrins stated he is in favor of consistency and keeping a uniformed landscaping look across the project and he feels in this case that Xeriscaping is acceptable.

It was discussed on if the Airport Board should be included in the discussion.

Seth Perrins moved to adjourn the meeting at 12:00 p.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary



Patey Aviation Park Site Plan Approval Request

March 13, 2024, Development Review Committee meeting.

Located at approximately 2550 North Main Street, including 28.52 acres.

The subject property is zoned I-1.

The applicant has requested that a Site Plan be approved.

Key Issues

1. Potential Wetlands.
2. National Guard Access.
3. Landscaping.
4. Improvements.
5. Fencing.
6. Addressing.
7. Signage.
8. Museum.
9. Amenities.

Recommendation

That the proposed Site Plan be approved based on the following finding and subject to the following conditions.

Finding

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

Conditions

1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

Exhibits

1. Site Plan.
2. Conceptual Landscaping Plan.
3. Building Elevations.
4. Potential Wetlands.
5. Phasing Plan.

PATEY AVIATION PARK
CONSTRUCTION DRAWINGS

2/22/2024



Sheet List Table	
Sheet Number	Sheet Title
C001	COVER
C002	LEGEND
C101	DEMO PLAN
C201	SITE OVERVIEW
C202	SITE & UTILITY PLAN
C203	SITE & UTILITY PLAN
C204	SITE & UTILITY PLAN
C205	DIMENSION PLAN
C206	DIMENSION PLAN
C207	DIMENSION PLAN
C300	GRADING OVERVIEW
C301	APRON & TAXILANE GRADING PLAN
C302	TAXILANE GRADING PLAN
C303	PARKING LOT GRADING PLAN
C304	PARKING LOT GRADING PLAN
C305	PARKING LOT GRADING PLAN
C400	SHEET OVERVIEW
C401	PLAN AND PROFILE
C402	PLAN AND PROFILE
C403	PLAN AND PROFILE
C404	PLAN AND PROFILE
C405	PLAN AND PROFILE
C406	PLAN AND PROFILE
C407	SSWR PLAN & PROFILE
C408	SSWR PLAN & PROFILE
C500	WATERSHED & EC PLAN
C501	WATERSHED A STORMWATER PLAN
C502	WATERSHED B STORMWATER PLAN
C503	WATERSHED C & D STORMWATER PLAN
C601	SITE DETAILS
C602	STORMTECH DETAILS

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COVER

C001

LEGEND EXISTING

- PROPERTY BOUNDARY
- STORM DRAIN LINE
- WATER LINE
- IRRIGATION LINE
- GAS LINE
- SEWER LINE
- BURIED POWER LINE
- AERIAL POWER LINE
- COMMUNICATION LINE
- CONTOUR MINOR
- CONTOUR MAJOR
- ASPHALT
- OPEN FACE CURB AND GUTTER
- FENCE
- CONCRETE
- EXISTING TO BE REMOVED
- WATER VALVE
- FIRE HYDRANT
- STORMDRAIN BOX
- WATER METER
- SEWER MANHOLE

LEGEND PROPOSED

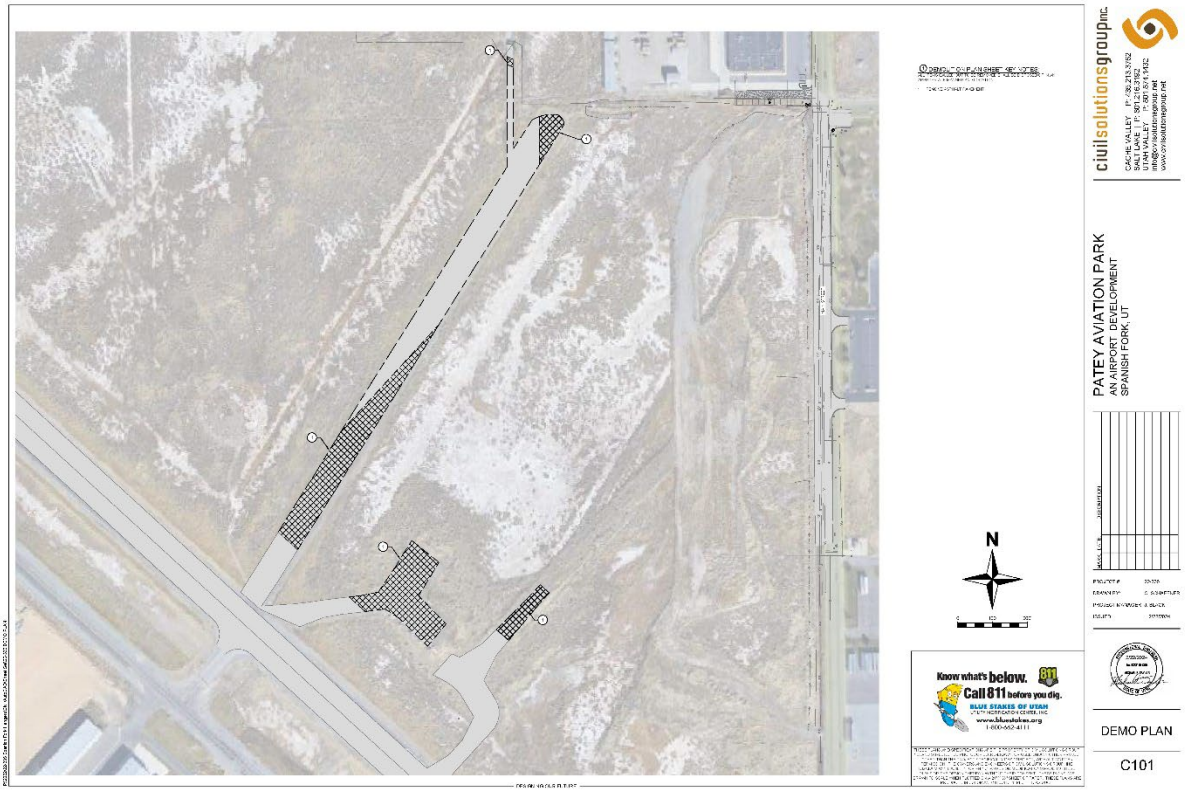
- WATER LINE (SIZE SHOWN ON PLAN)
- STORM DRAIN LINE (SIZE SHOWN ON PLAN)
- IRRIGATION LINE (SIZE SHOWN ON PLAN)
- GAS LINE
- SANITARY SEWER LINE (SIZE SHOWN ON PLAN)
- BURIED POWER LINE
- BURIED COMMUNICATION LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- ASPHALT
- CATCH CURB AND GUTTER
- SPILL CURB AND GUTTER
- CONCRETE SIDEWALK
- BUILDING SETBACK
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- WATER METER
- STORMDRAIN BOX
- STORM WATER CATCH BASIN
- BUILDING FOOTPRINT

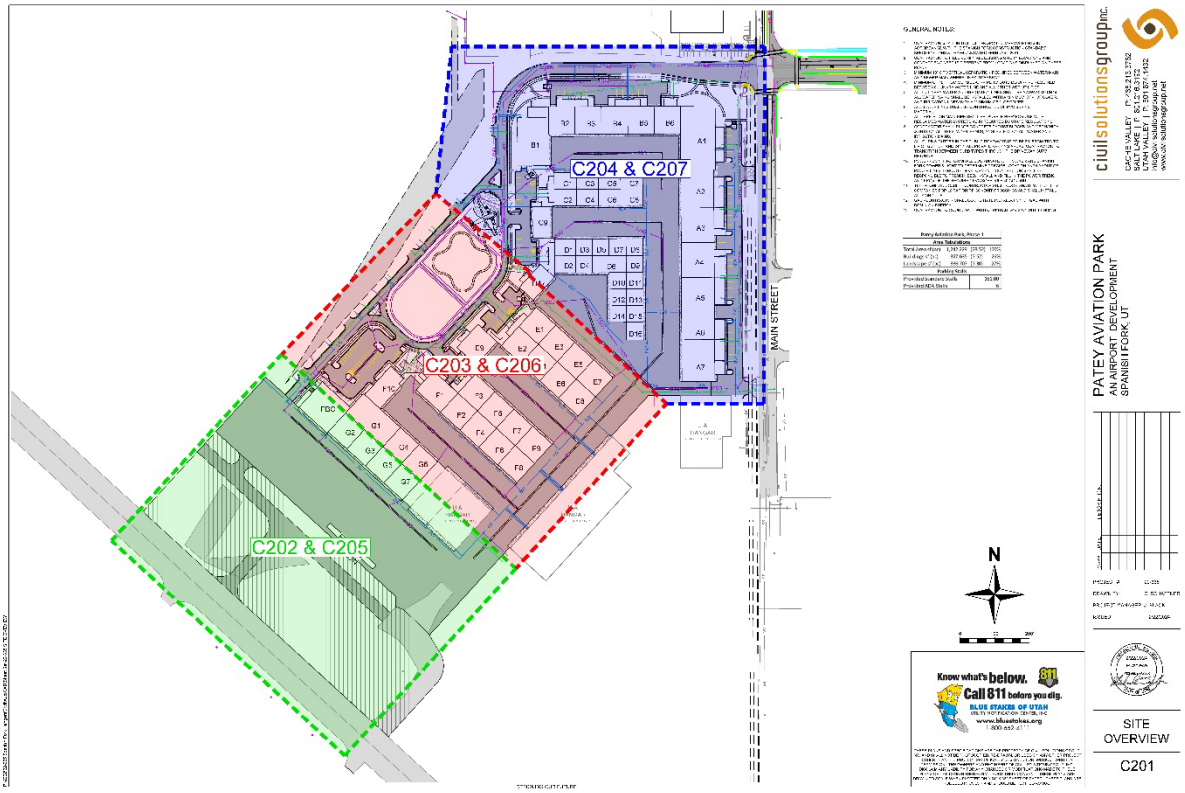
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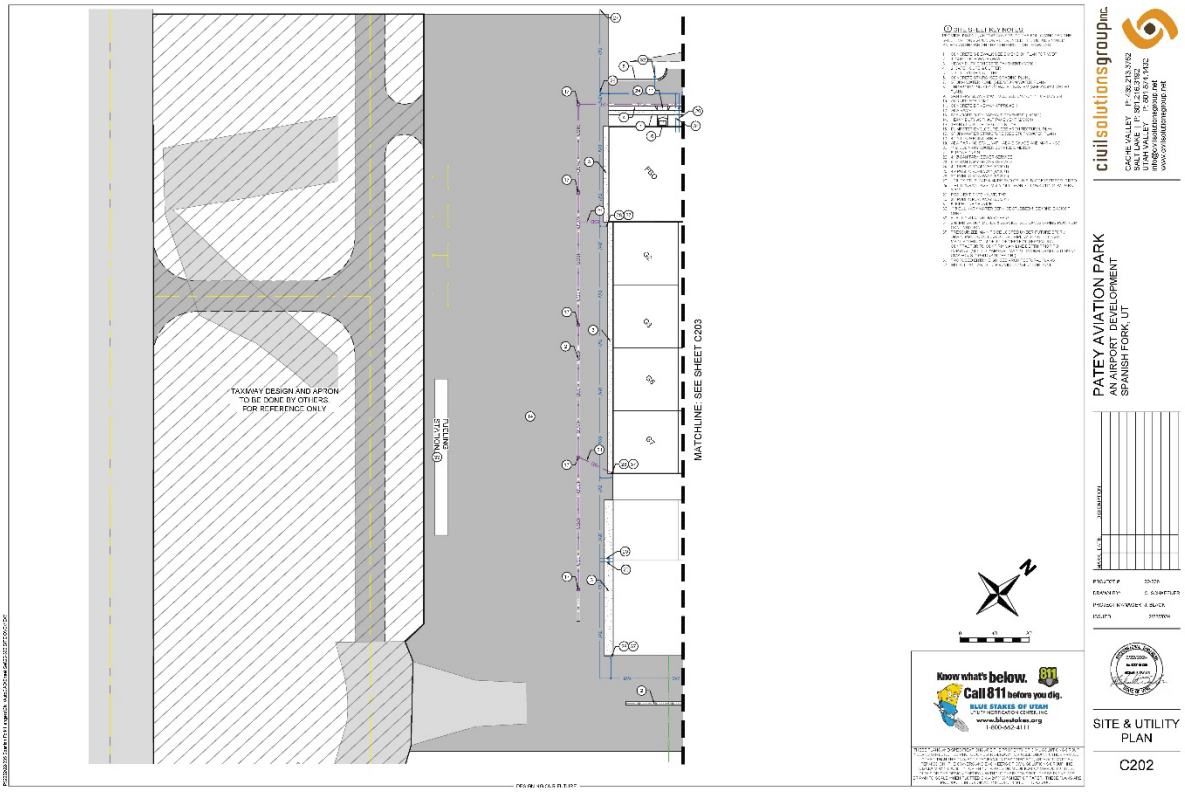
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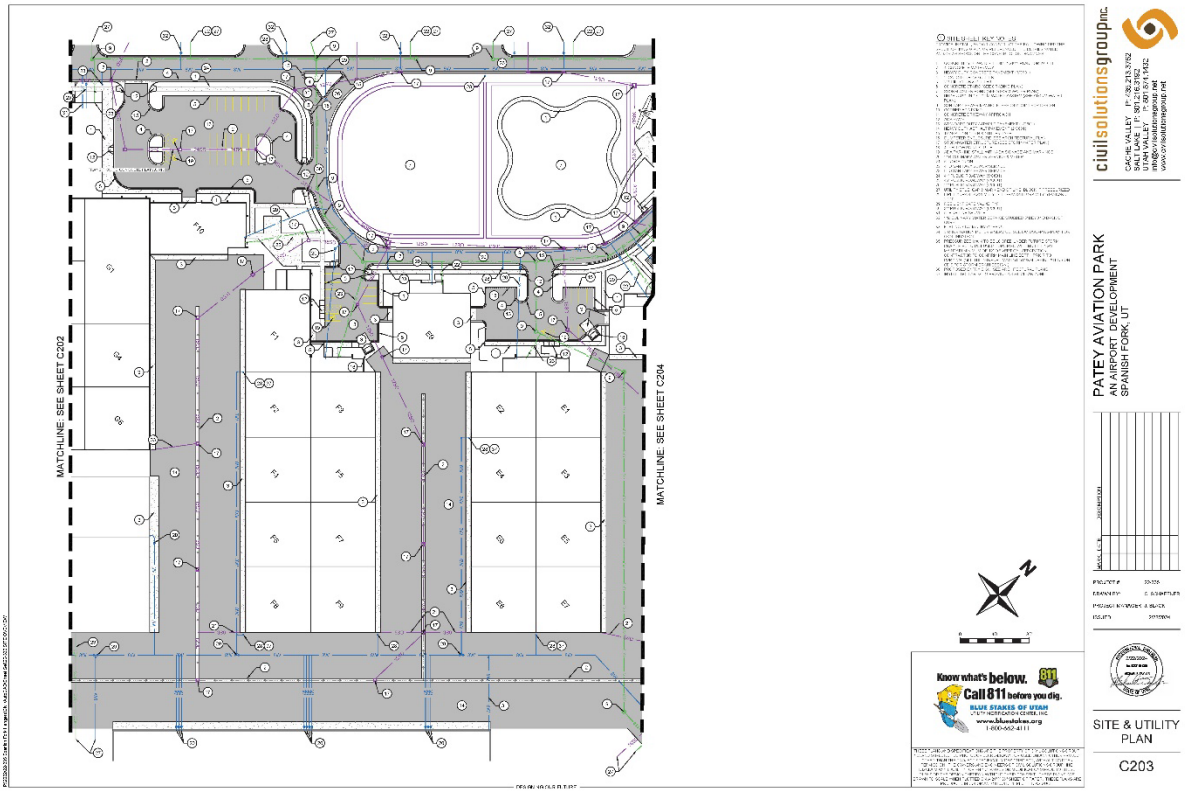
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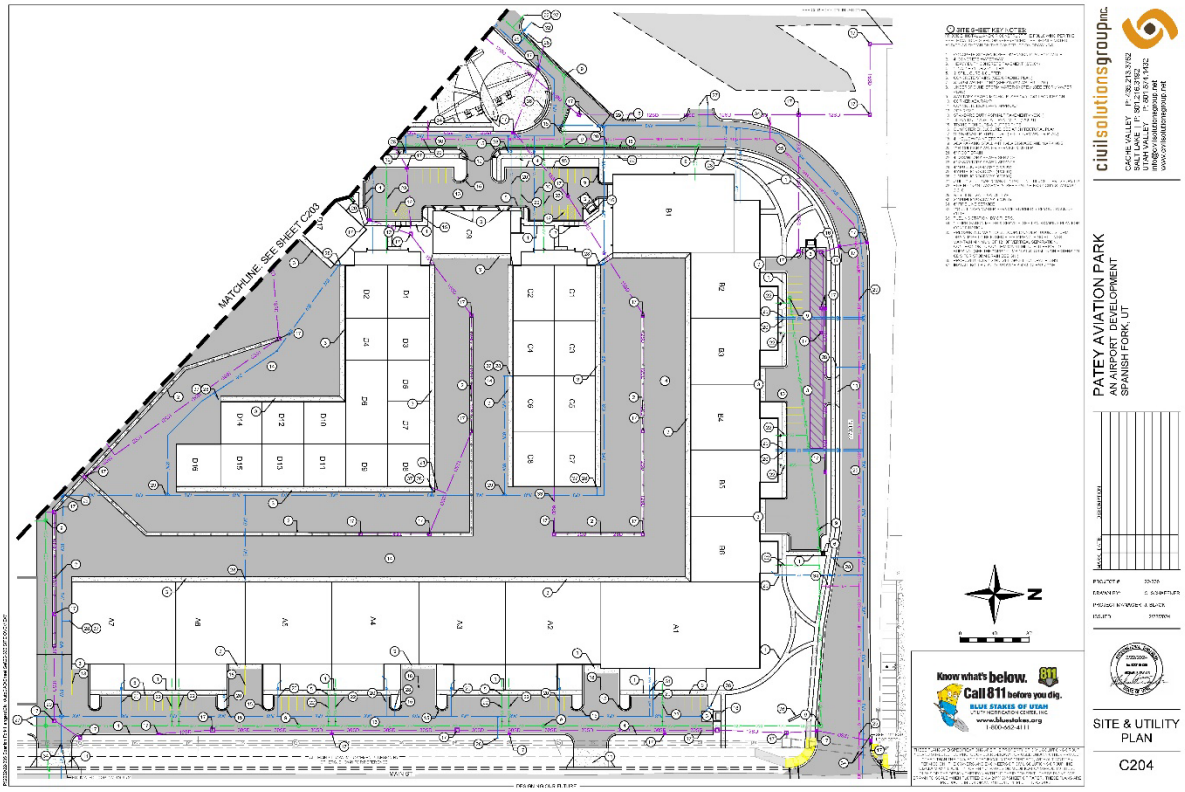
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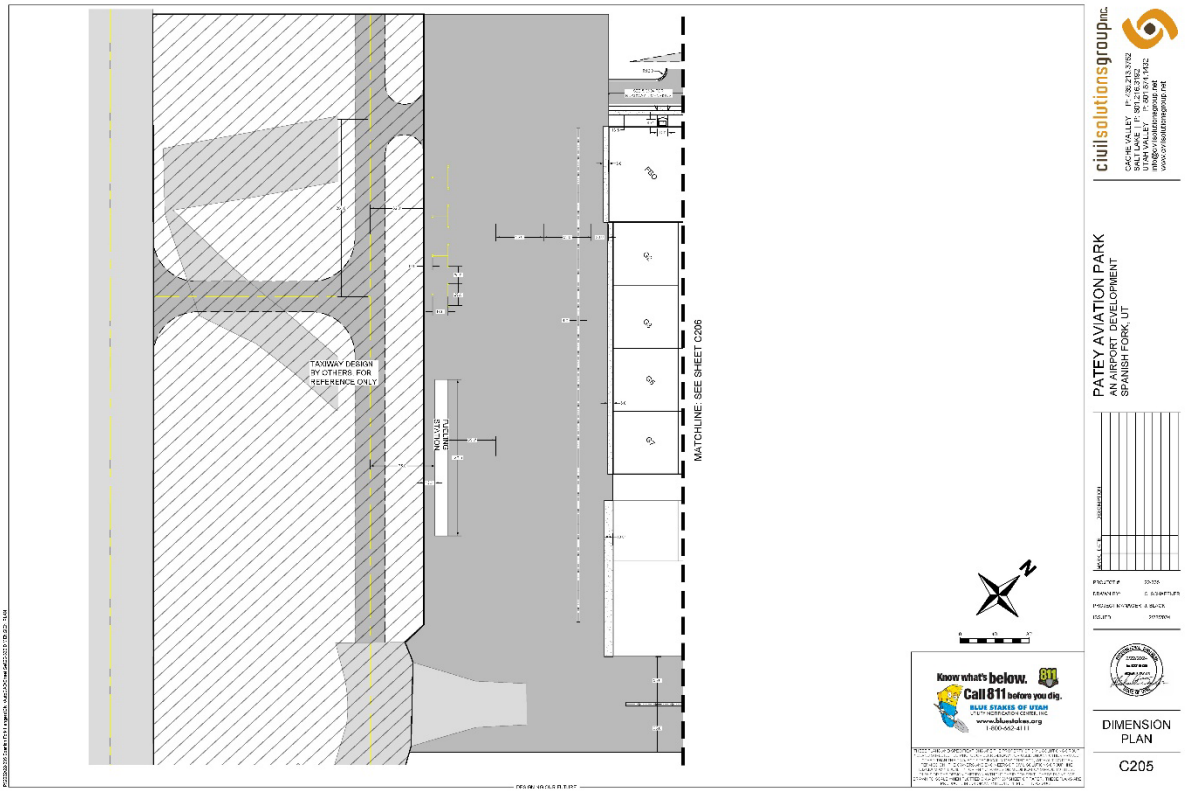

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DEMO PLAN
C101
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BLUE STAKES OF UTAH
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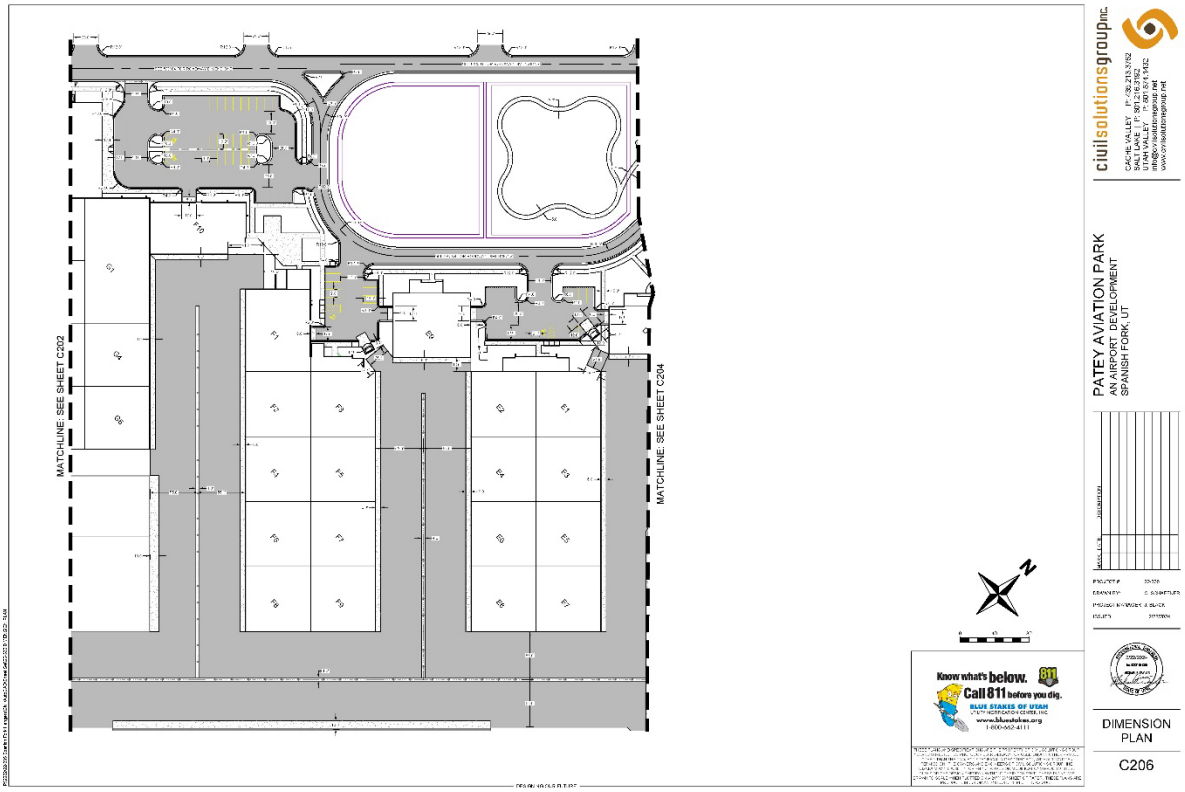

C204 & C207
C203 & C206
C202 & C205
MAIN STREET
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SITE OVERVIEW
C201
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TAXIWAY DESIGN AND APRON
TO BE DONE BY OTHERS.
FOR REFERENCE ONLY
MATCHLINE SEE SHEET C203
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C202


MATCHLINE SEE SHEET C202
MATCHLINE SEE SHEET C204
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MATCHLINE: SEE SHEET C205
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SITE & UTILITY PLAN
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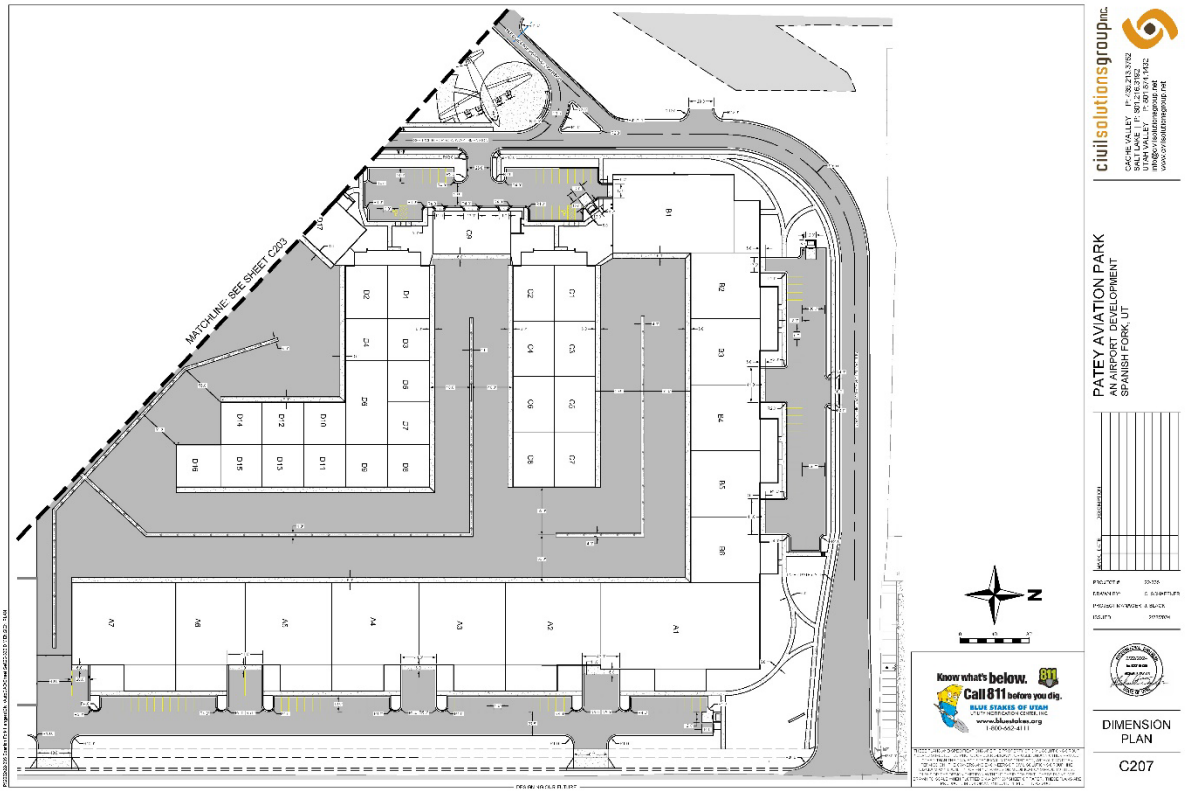

TAXIWAY DESIGN BY OTHERS FOR REFERENCE ONLY
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DIMENSION PLAN
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DIMENSION PLAN
C206



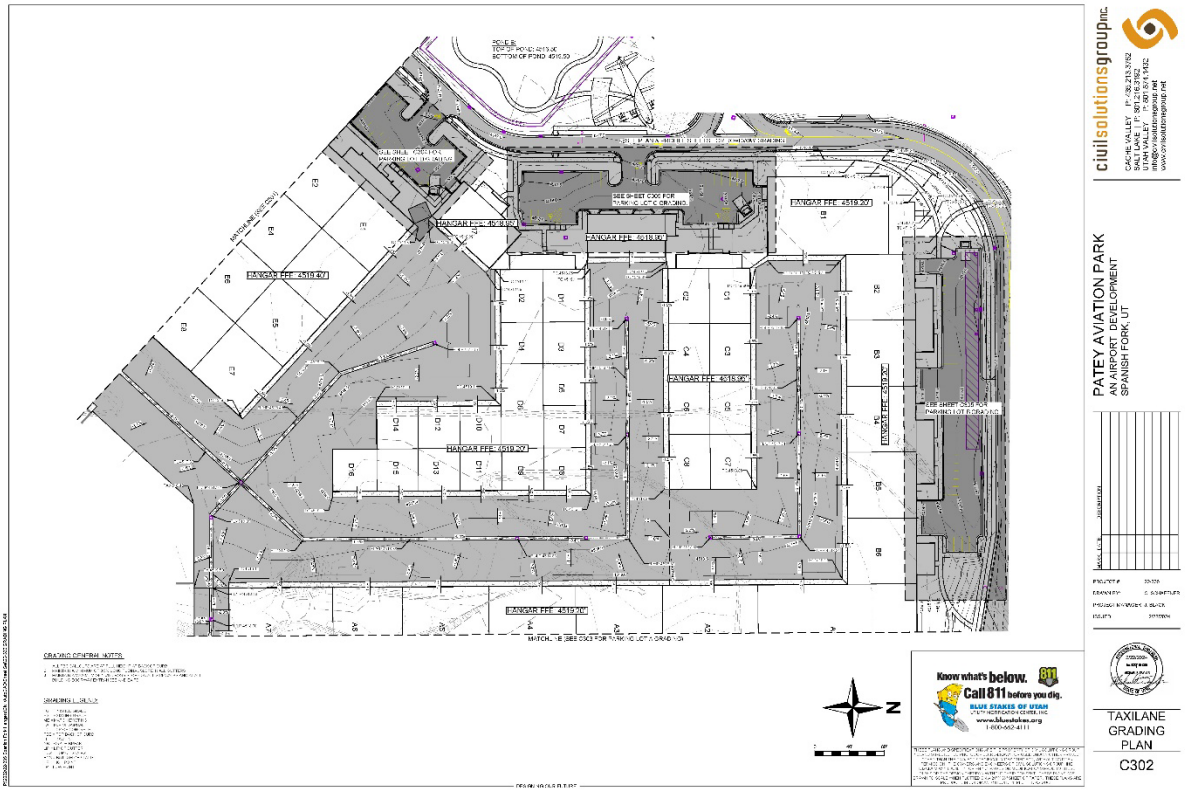
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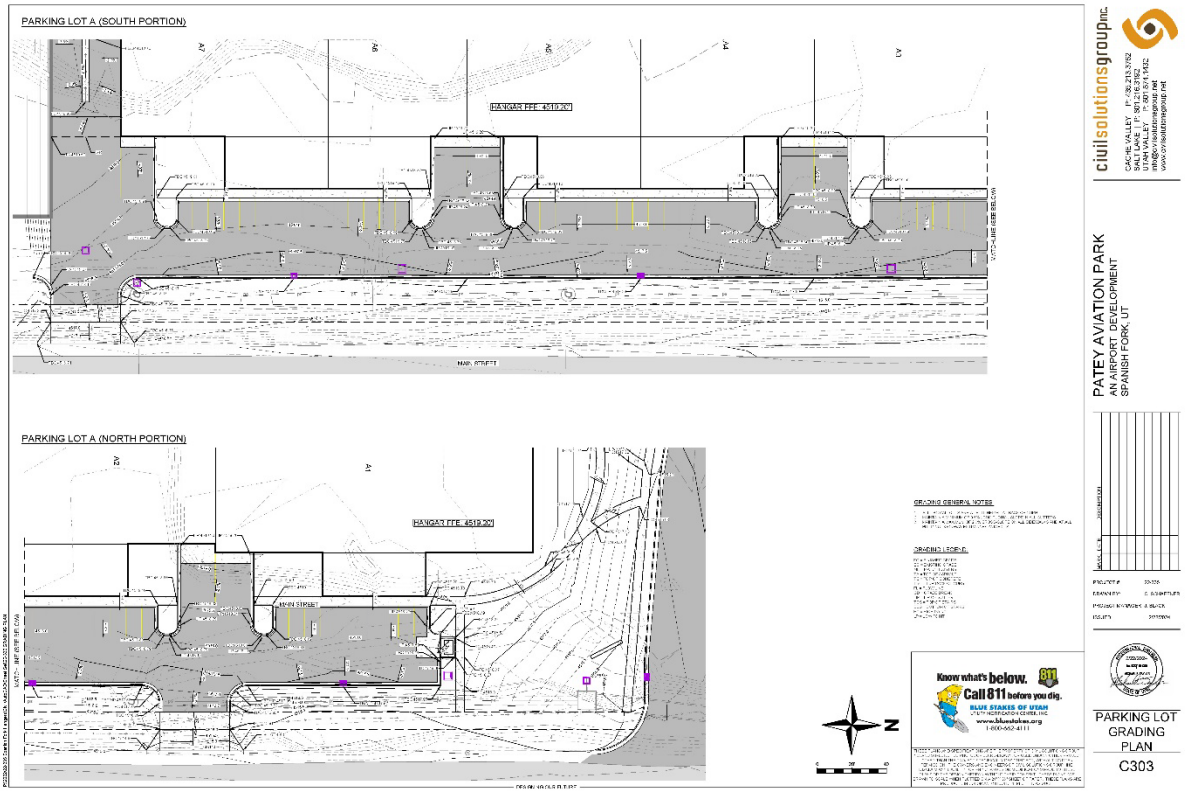
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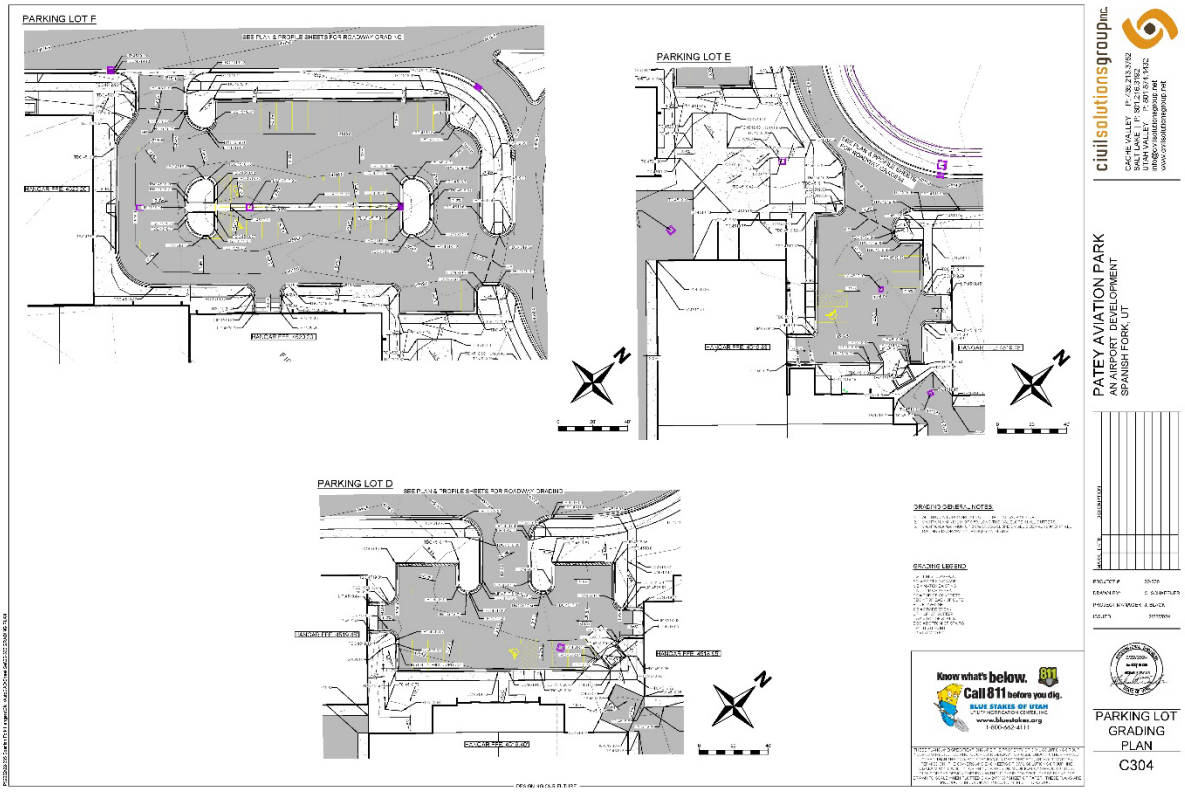
DIMENSION PLAN
C207

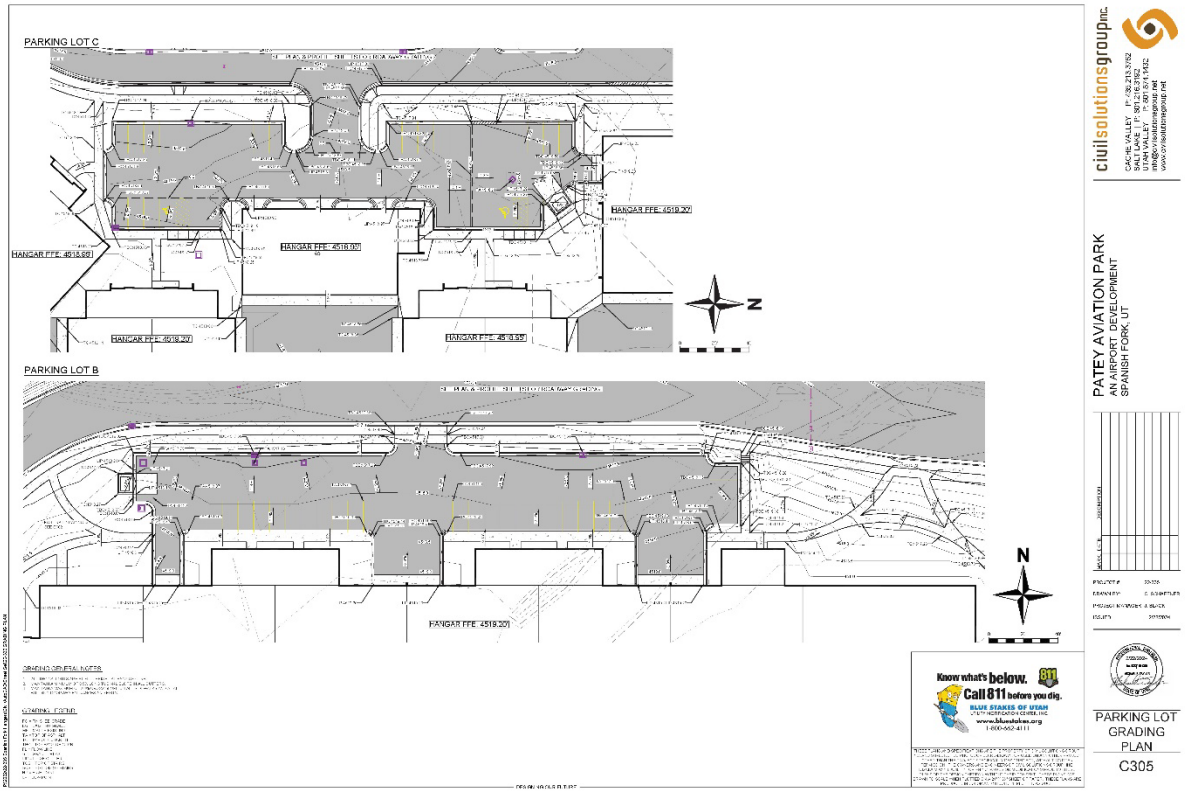

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GRADING OVERVIEW
C300

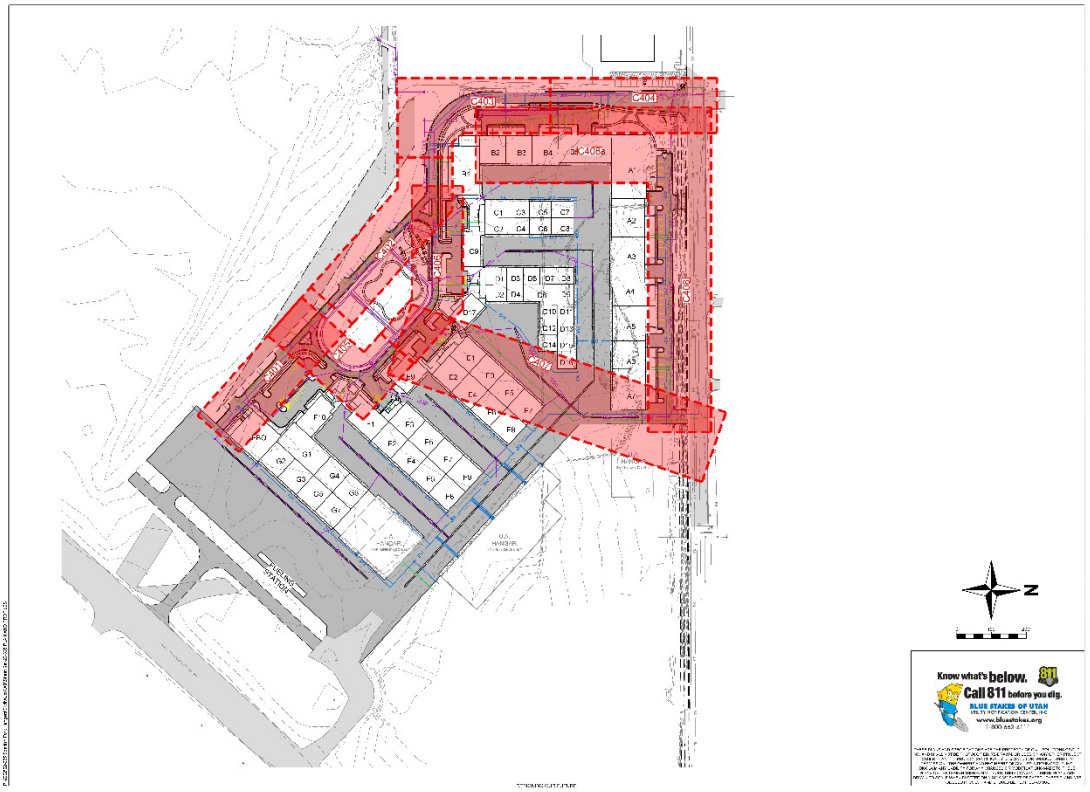

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HANGAR FFE: 4519.45'
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AN AIRPORT DEVELOPMENT
SPANISH FORK, UT
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
APRON & TAXILANE GRADING PLAN
C301

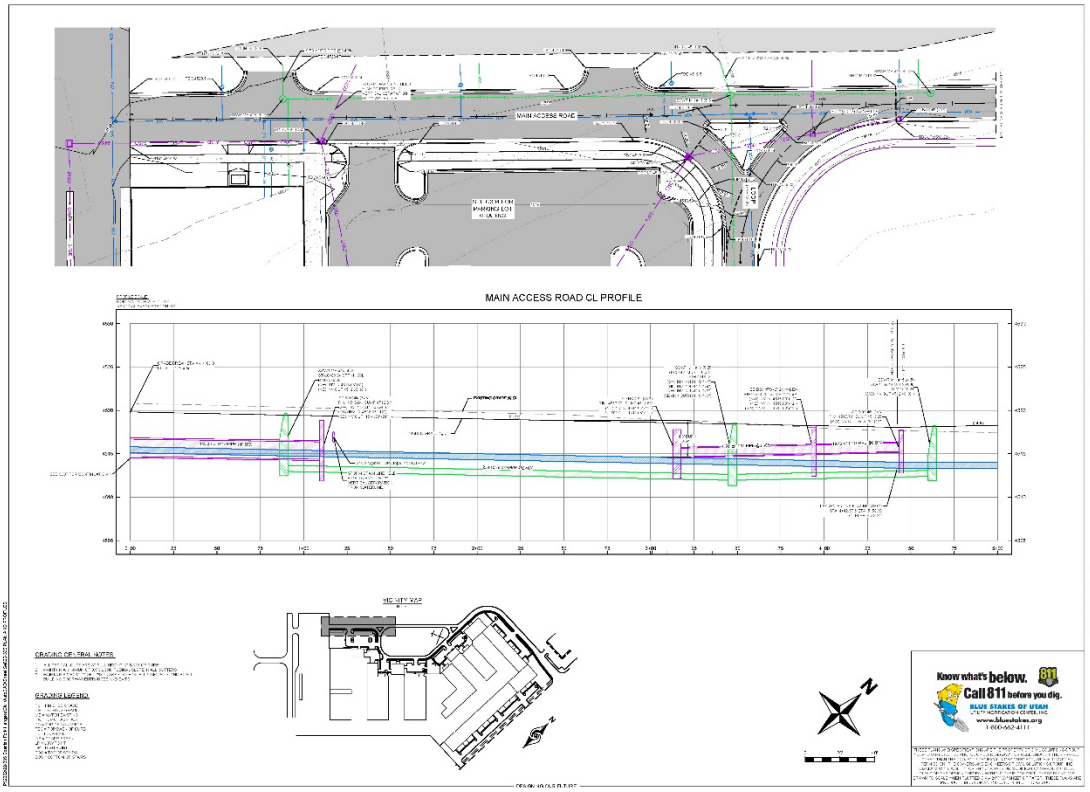

civilsolutionsgroup inc.
PATEY AVIATION PARK
AN AIRPORT DEVELOPMENT
SPANISH FORK, UT
TAXILANE GRADING PLAN
C302
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
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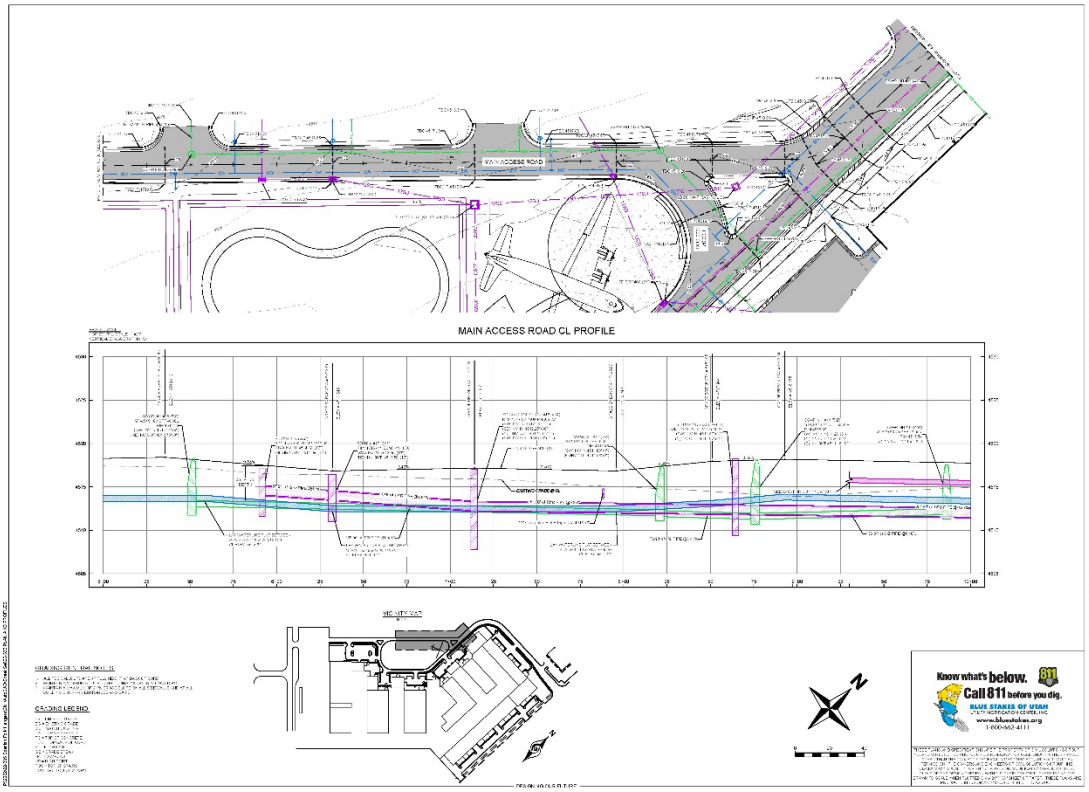

PARKING LOT A (SOUTH PORTION)
PARKING LOT A (NORTH PORTION)
civilsolutionsgroup inc.
PATEY AVIATION PARK
AN AIRPORT DEVELOPMENT
SPANISH FORK, UT
PARKING LOT GRADING PLAN
C303
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PARKING LOT F
PARKING LOT E
PARKING LOT D
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PATEY AVIATION PARK
AN AIRPORT DEVELOPMENT
SPANISH FORK, UT
PARKING LOT GRADING PLAN
C304


PARKING LOT C
PARKING LOT B
civilsolutionsgroup
PATEY AVIATION PARK
AN AIRPORT DEVELOPMENT
SPANISH FORK, UT
PARKING LOT GRADING PLAN
C305


civilsolutionsgroup inc.
PATEY AVIATION PARK
AN AIRPORT DEVELOPMENT
SPANISH FORK, UT
SHEET
OVERVIEW
C400
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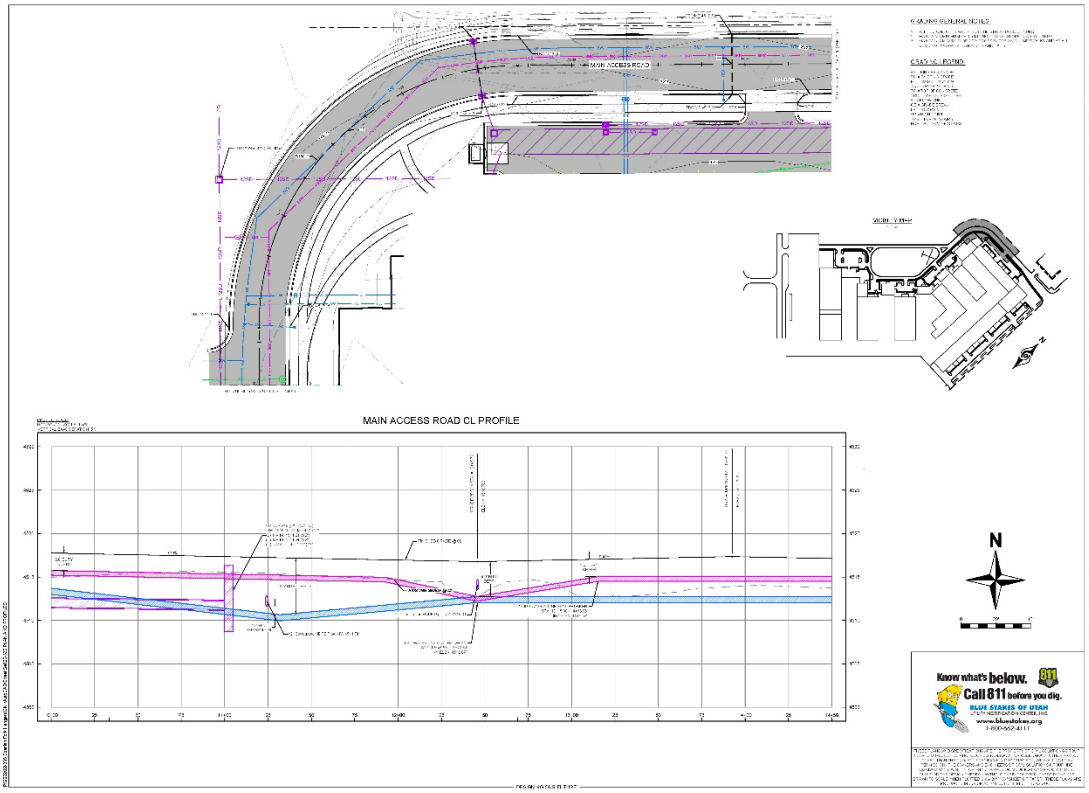

MAIN ACCESS ROAD CL PROFILE
civilsolutionsgroup inc.
PATEY AVIATION PARK
AN AIRPORT DEVELOPMENT
SPANISH FORK, UT
PLAN AND
PROFILE
C401
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info@civilsolutionsgroup.net
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PATEY AVIATION PARK
AN AIRPORT DEVELOPMENT
SPANISH FORK, UT

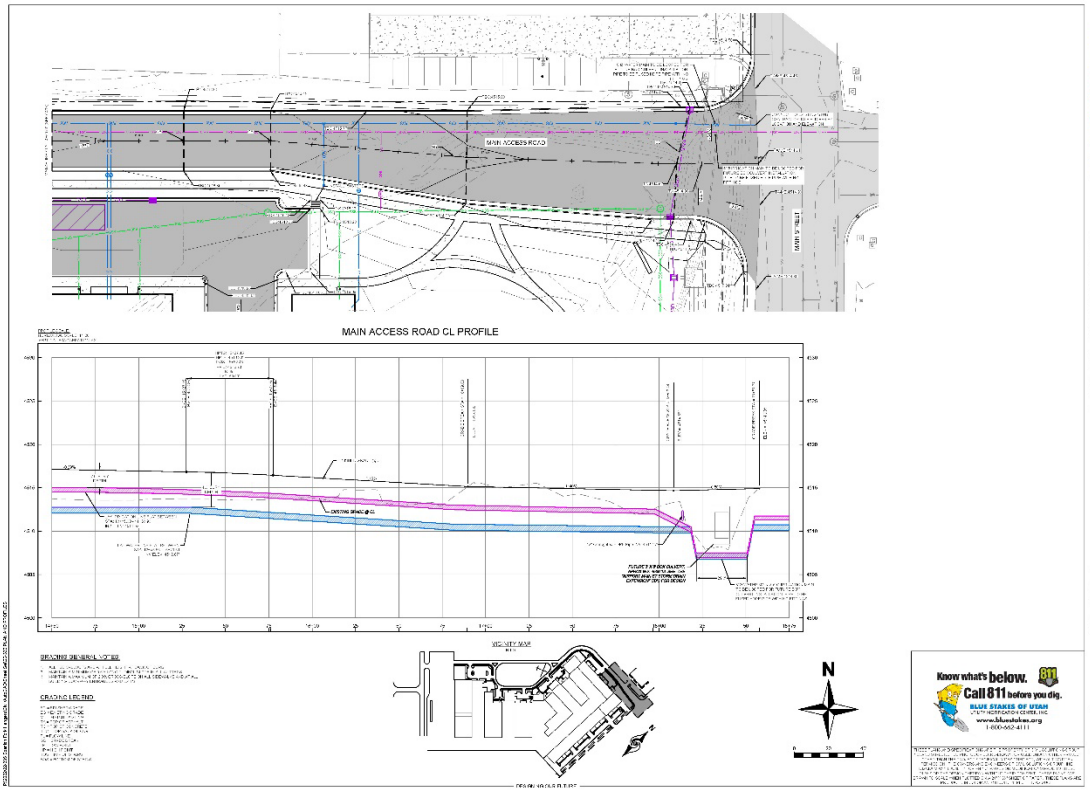
PLAN AND PROFILE
C402

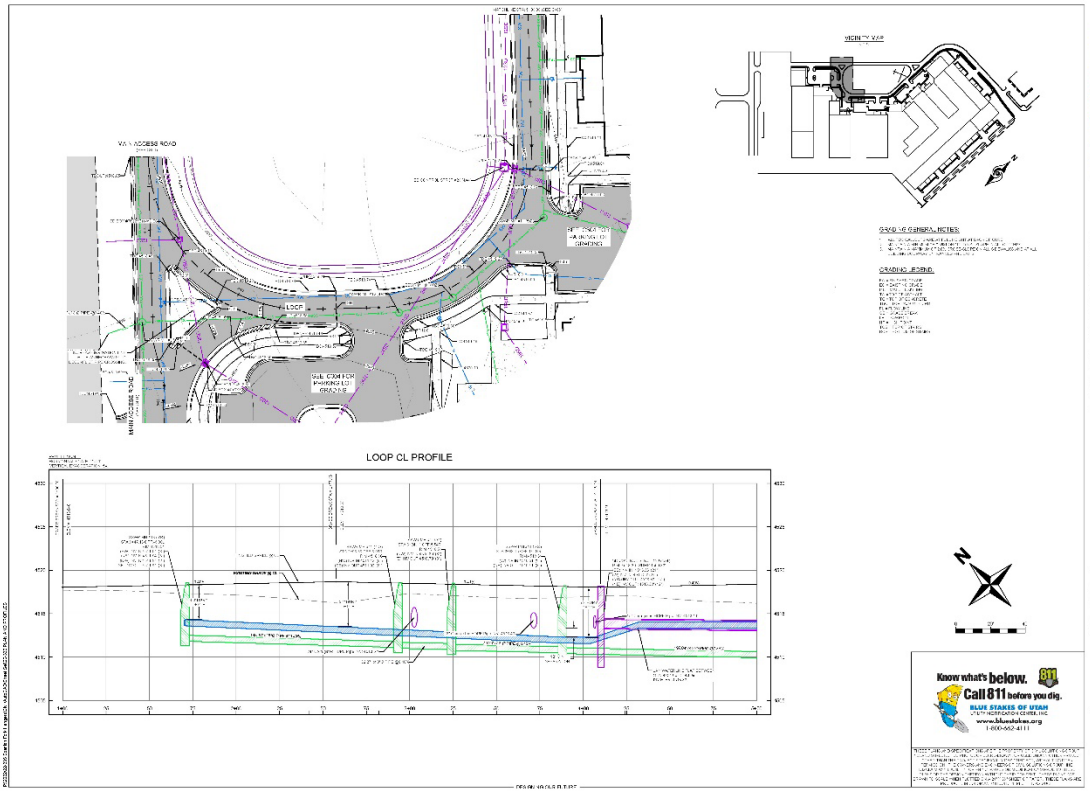


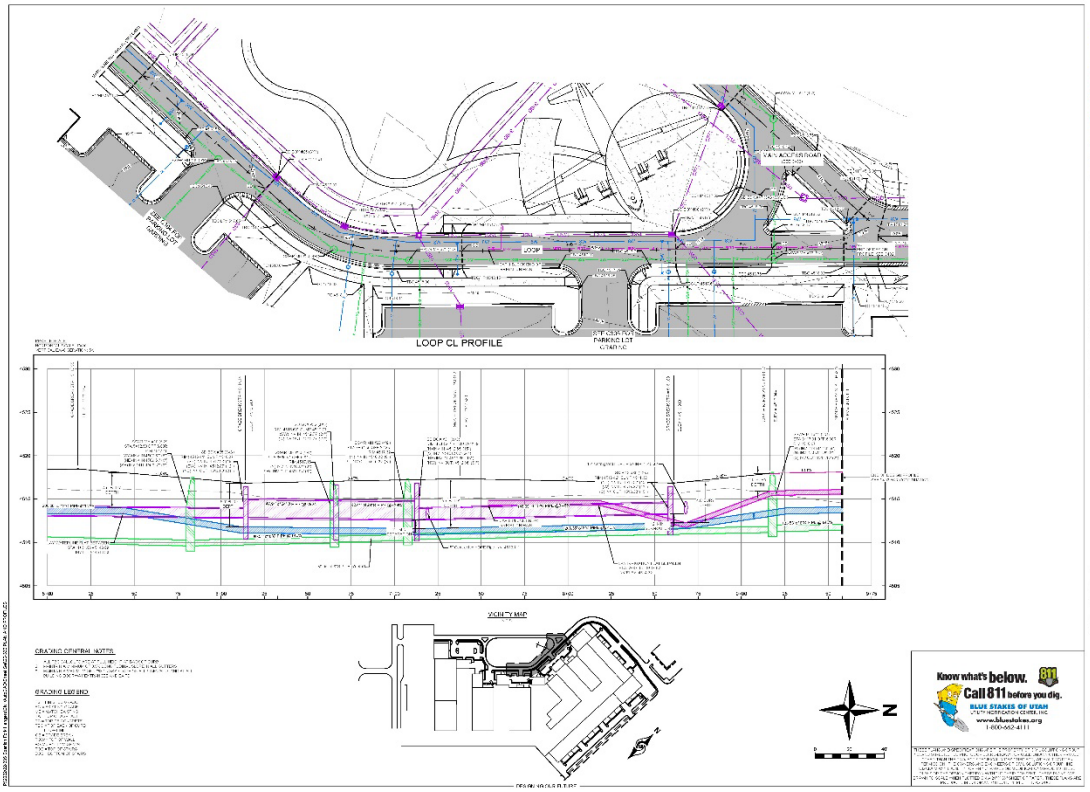
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PATEY AVIATION PARK
AN AIRPORT DEVELOPMENT
SPANISH FORK, UT

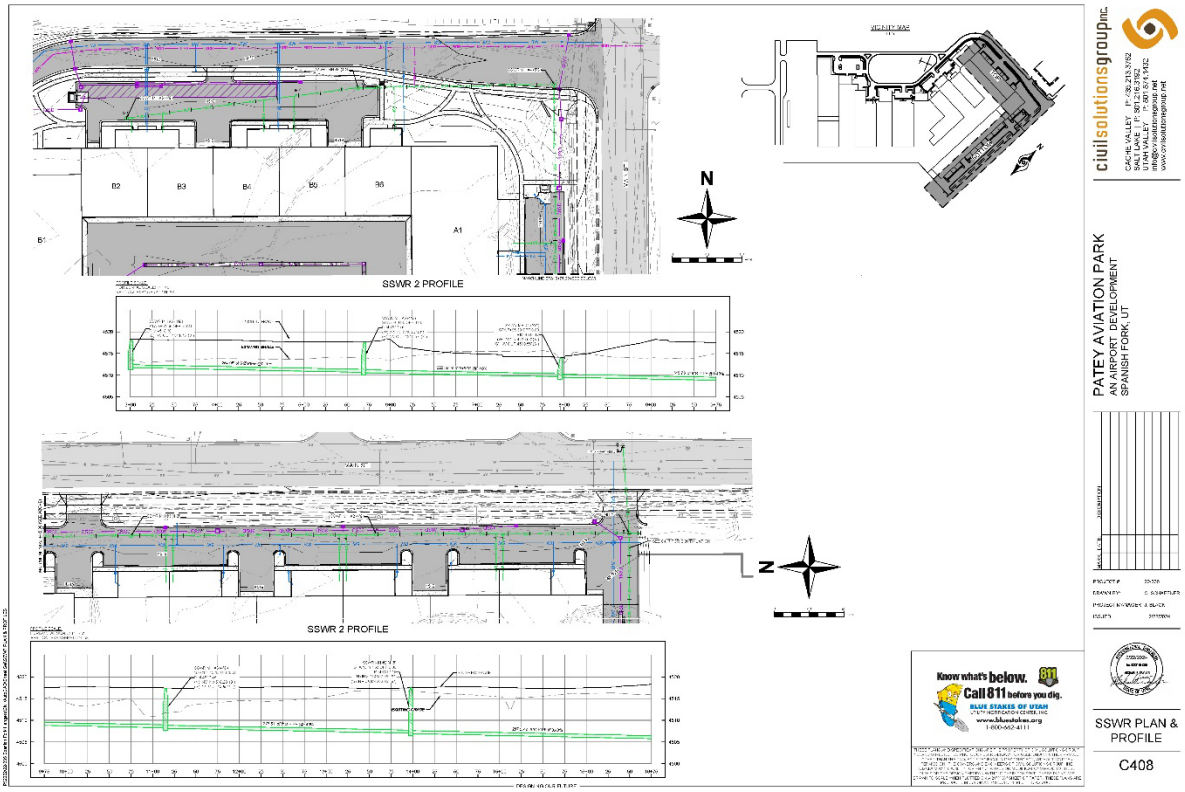
PLAN AND PROFILE
C403

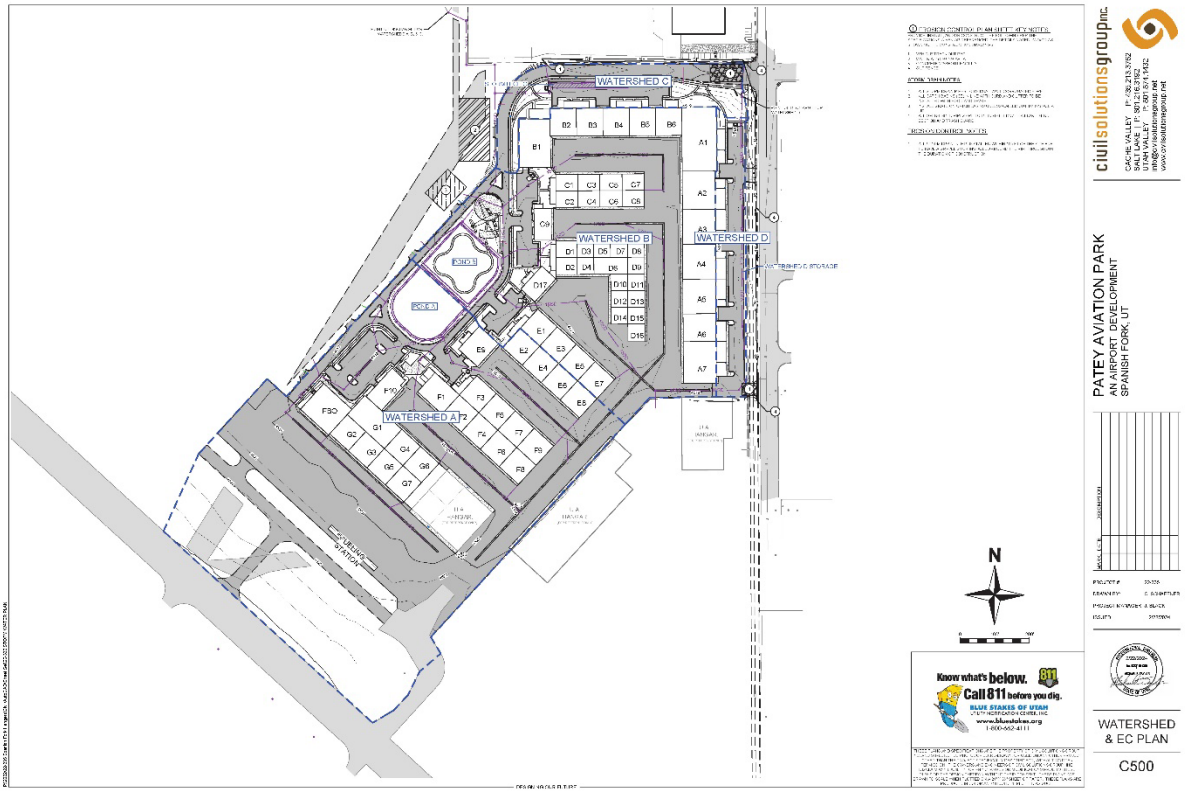

MAIN ACCESS ROAD
MAIN ACCESS ROAD CL PROFILE
VICINITY MAP
N
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BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111
civilsolutionsgroup inc.
PATEY AVIATION PARK
AN AIRPORT DEVELOPMENT
SPANISH FORK, UT
PLAN AND PROFILE
C404

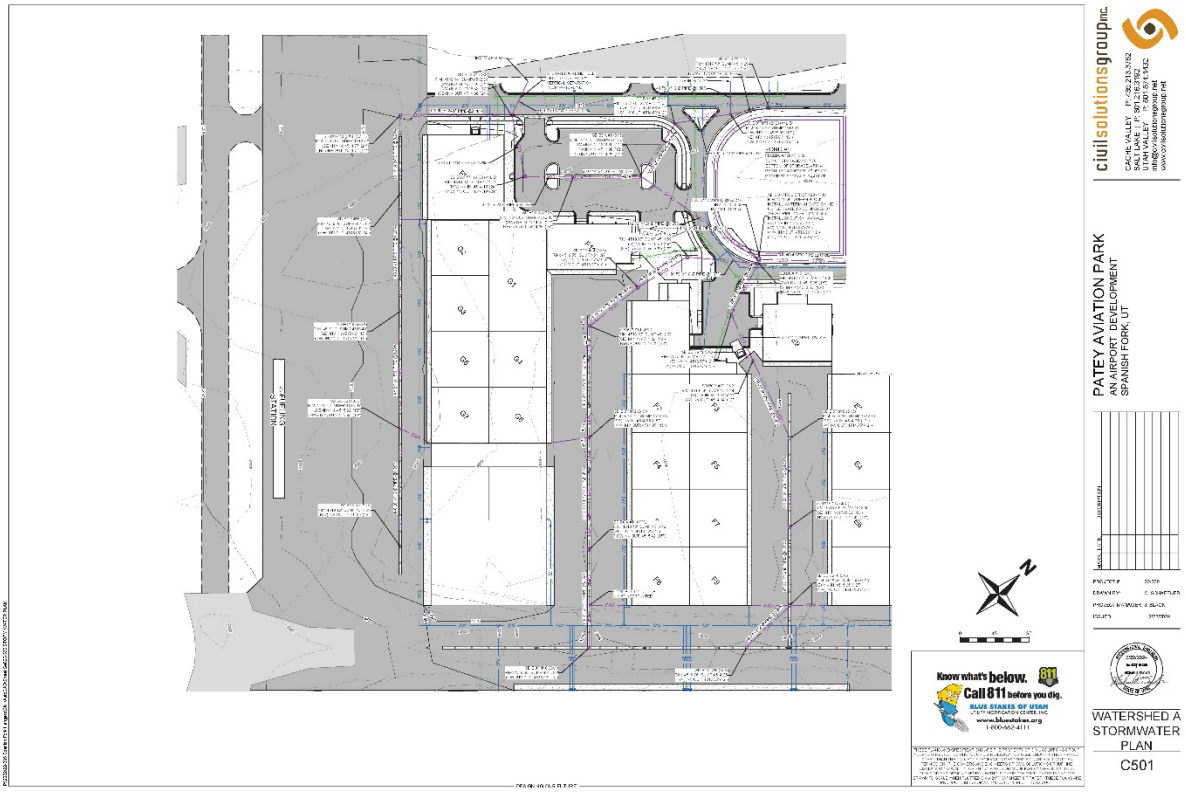

MAIN ACCESS ROAD
LOOP
VICINITY MAP
LOOP CL PROFILE
N
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
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1-800-662-4111
civilsolutionsgroup inc.
PATEY AVIATION PARK
AN AIRPORT DEVELOPMENT
SPANISH FORK, UT
PLAN AND PROFILE
C405

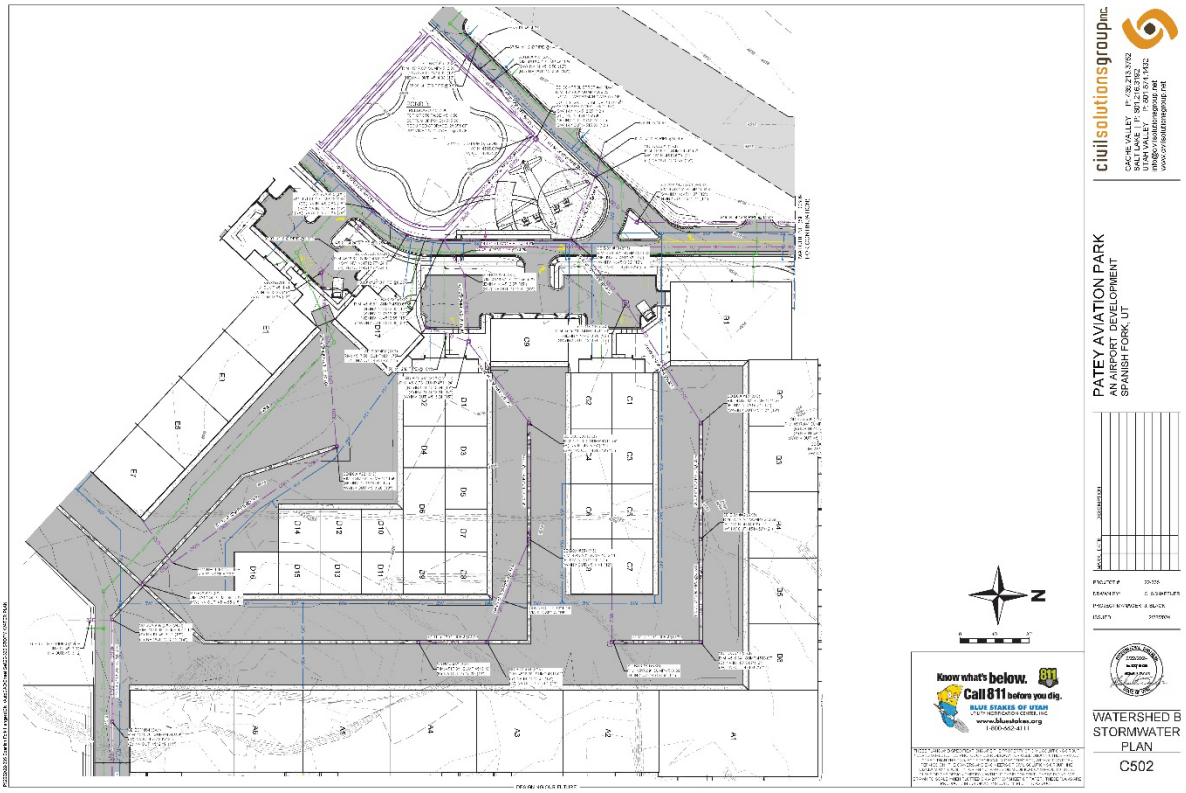

LOOP CL PROFILE
VICINITY MAP
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
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1-800-662-4111
civilsolutionsgroup inc.
PATEY AVIATION PARK
AN AIRPORT DEVELOPMENT
SPANISH FORK, UT
PLAN AND PROFILE
C406

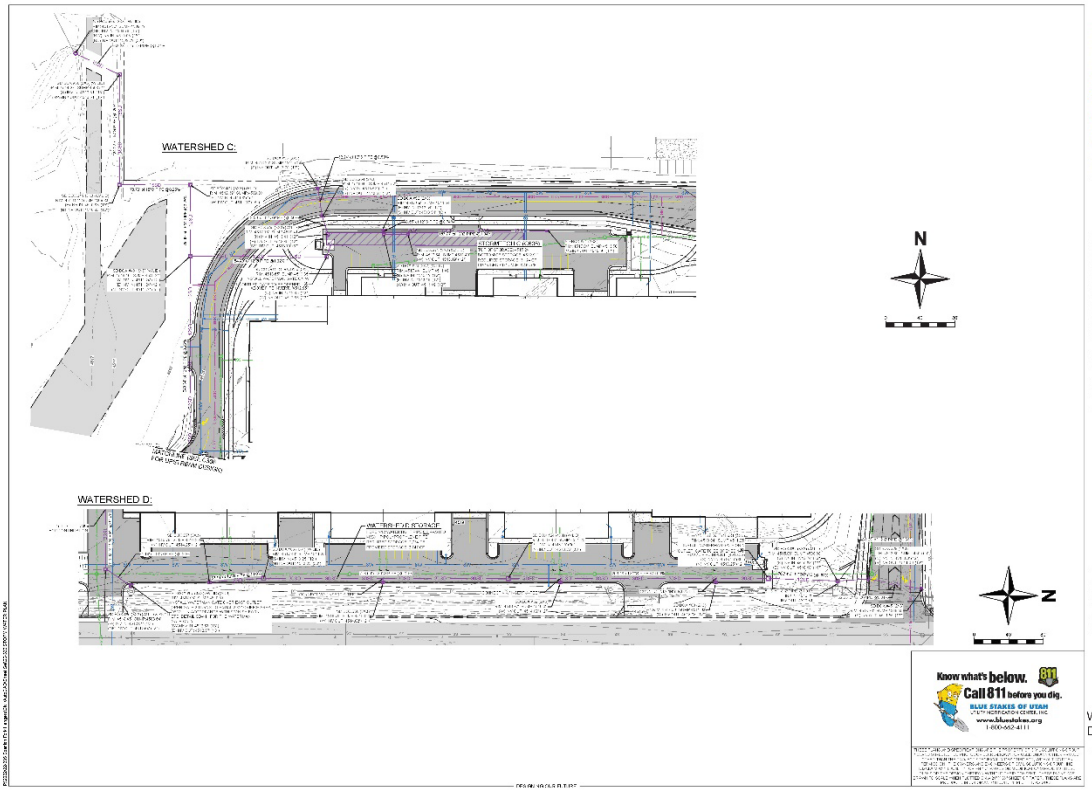

SSWR 1 PROFILE
VICINITY MAP
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
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civilsolutionsgroup inc.
PATEY AVIATION PARK
AN AIRPORT DEVELOPMENT
SPANISH FORK, UT
SSWR PLAN & PROFILE
C407


SSWR 2 PROFILE
SSWR 2 PROFILE
N
civilsolutionsgroup
PATEY AVIATION PARK
AN AIRPORT DEVELOPMENT
SPANISH FORK, UT
SSWR PLAN & PROFILE
C408


WATERSHED A
WATERSHED B
WATERSHED C
WATERSHED D
N
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PATEY AVIATION PARK
AN AIRPORT DEVELOPMENT
SPANISH FORK, UT
WATERSHED & EC PLAN
C500


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PATEY AVIATION PARK
AN AIRPORT DEVELOPMENT
SPANISH FORK, UT
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
WATERSHED A
STORMWATER
PLAN
C501

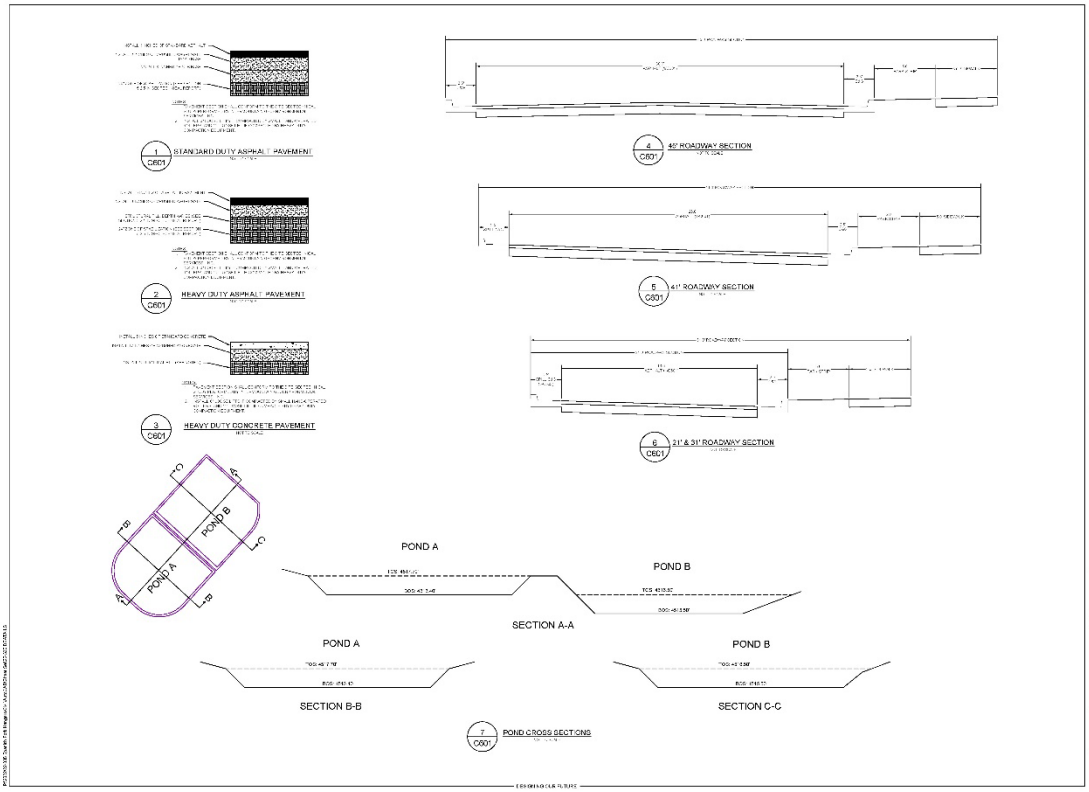

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PATEY AVIATION PARK
AN AIRPORT DEVELOPMENT
SPANISH FORK, UT
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
WATERSHED B
STORMWATER
PLAN
C502



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PATEY AVIATION PARK
AN AIRPORT DEVELOPMENT
SPANISH FORK, UT

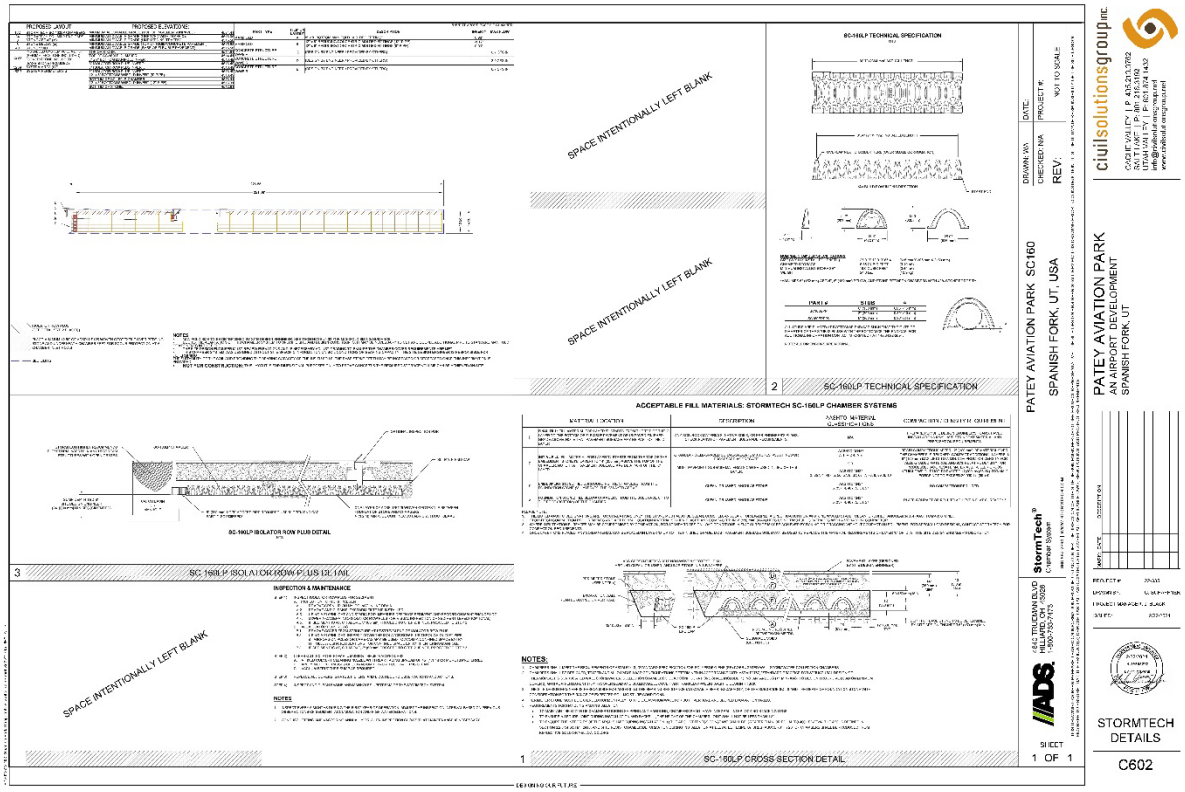
WATERSHED C & D STORMWATER PLAN
C503

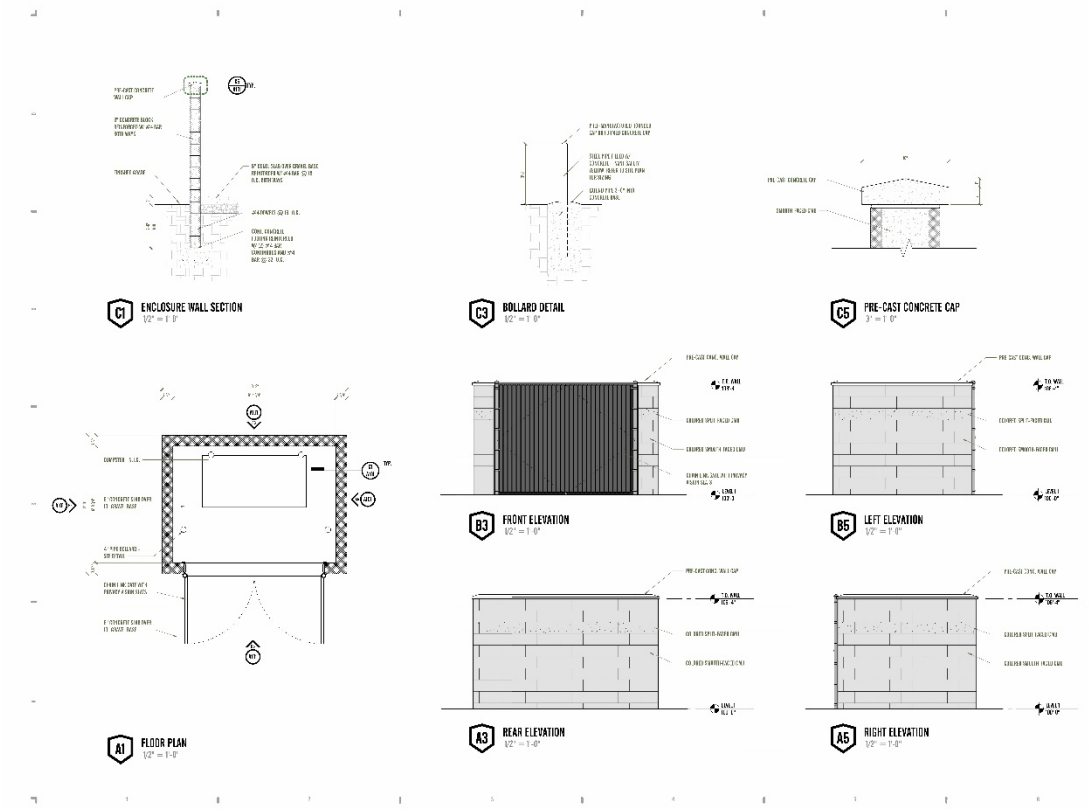


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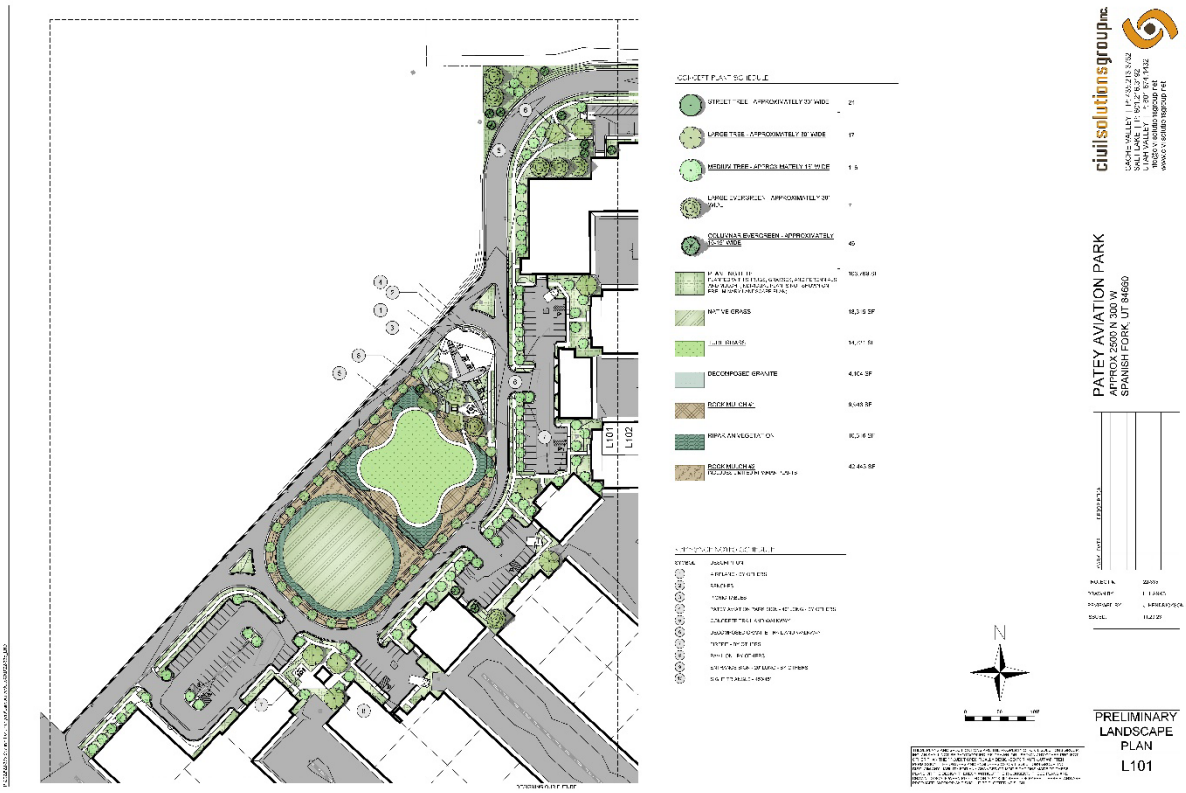
PATEY AVIATION PARK
AN AIRPORT DEVELOPMENT
SPANISH FORK, UT

SITE DETAILS
C601

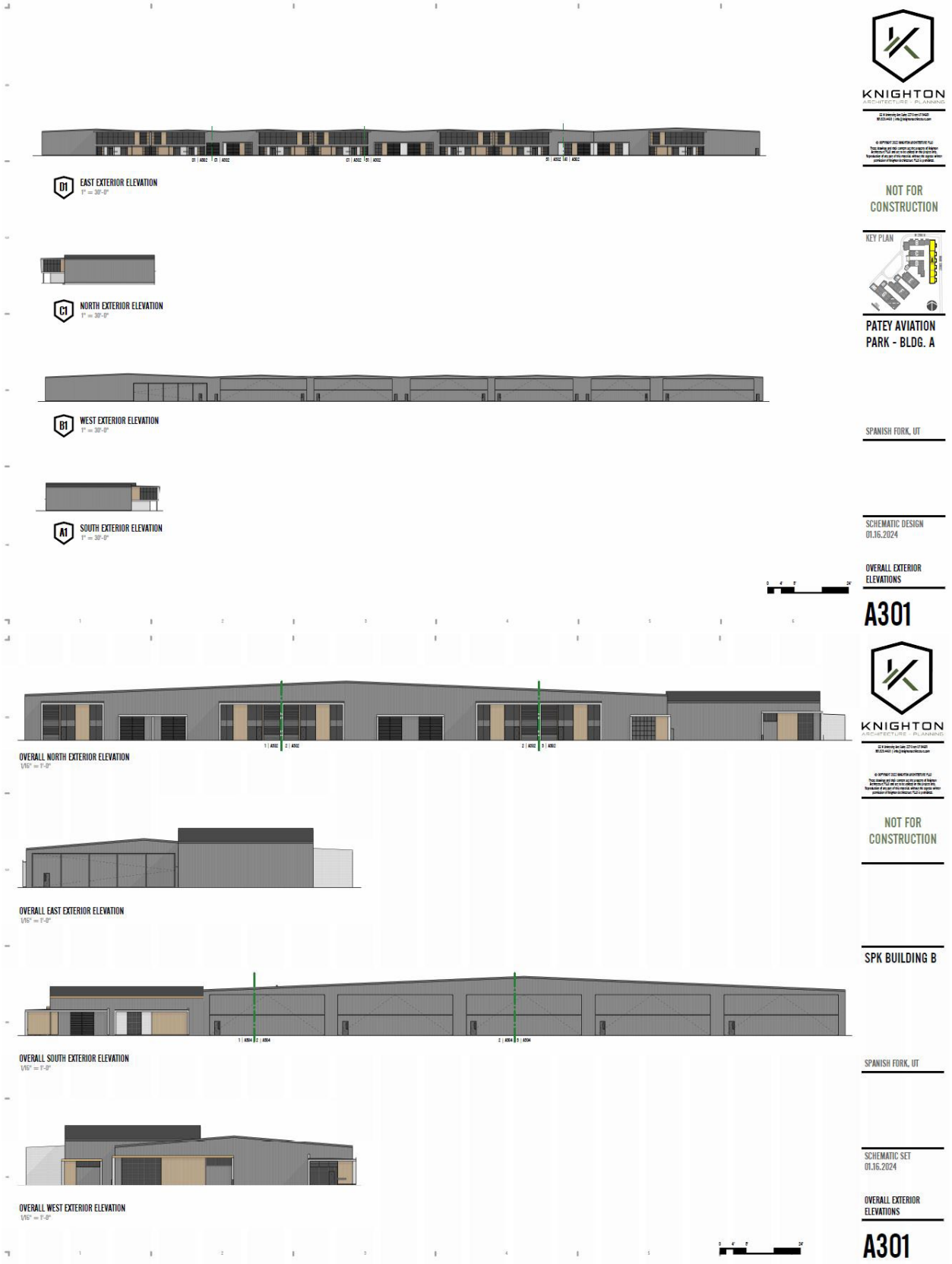

SPACE INTENTIONALLY LEFT BLANK
SPACE INTENTIONALLY LEFT BLANK
SPACE INTENTIONALLY LEFT BLANK
SC-160LP TECHNICAL SPECIFICATION
SC-160LP ISOLATOR ROW PLUS DETAIL
SC-160LP CROSS SECTION DETAIL
ACCEPTABLE FILL MATERIALS: STORMTECH SC-160LP CHAMBER SYSTEMS
INSPECTION & MAINTENANCE
NOTES
PATEY AVIATION PARK SC-160
SPANISH FORK, UT, USA
StormTech
ADS
civilsolutionsgroup inc.
PATEY AVIATION PARK
AN AIRPORT DEVELOPMENT
SPANISH FORK, UT
STORMTECH DETAILS
C602
SHEET 1 OF 1

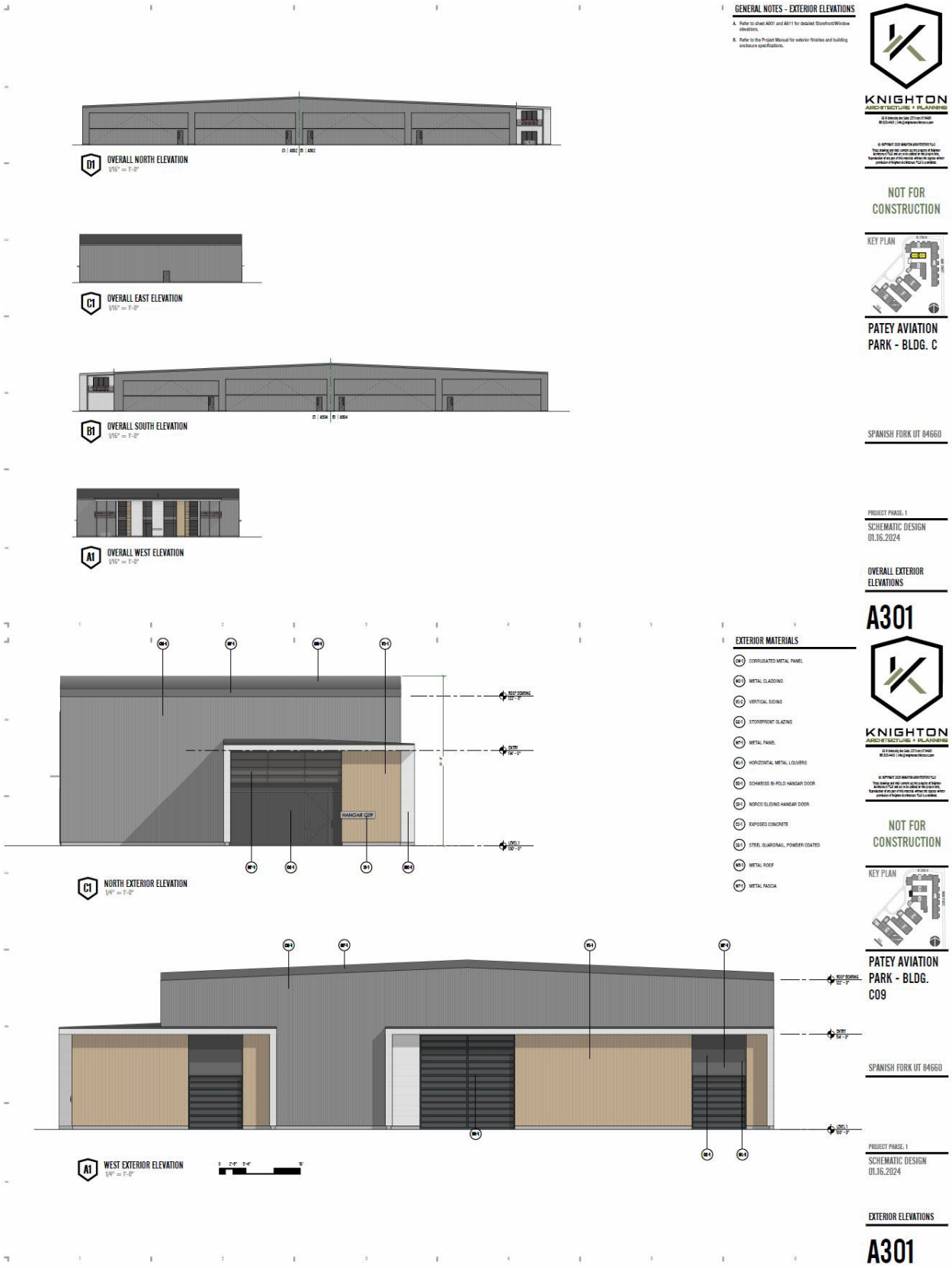

C1 ENCLOSURE WALL SECTION
C3 BOLLARD DETAIL
C5 PRE-CAST CONCRETE CAP
B3 FRONT ELEVATION
B5 LEFT ELEVATION
A1 FLOOR PLAN
A3 REAR ELEVATION
A5 RIGHT ELEVATION
KNIGHTON
ARCHITECTURE | PLANNING
NOT FOR CONSTRUCTION
PATEY AVIATION PARK - TRASH ENCLOSURE
SPANISH FORK UT 84660
CONSTRUCTION DOCUMENTS
02.20.2024
TRASH ENCLOSURE
A101

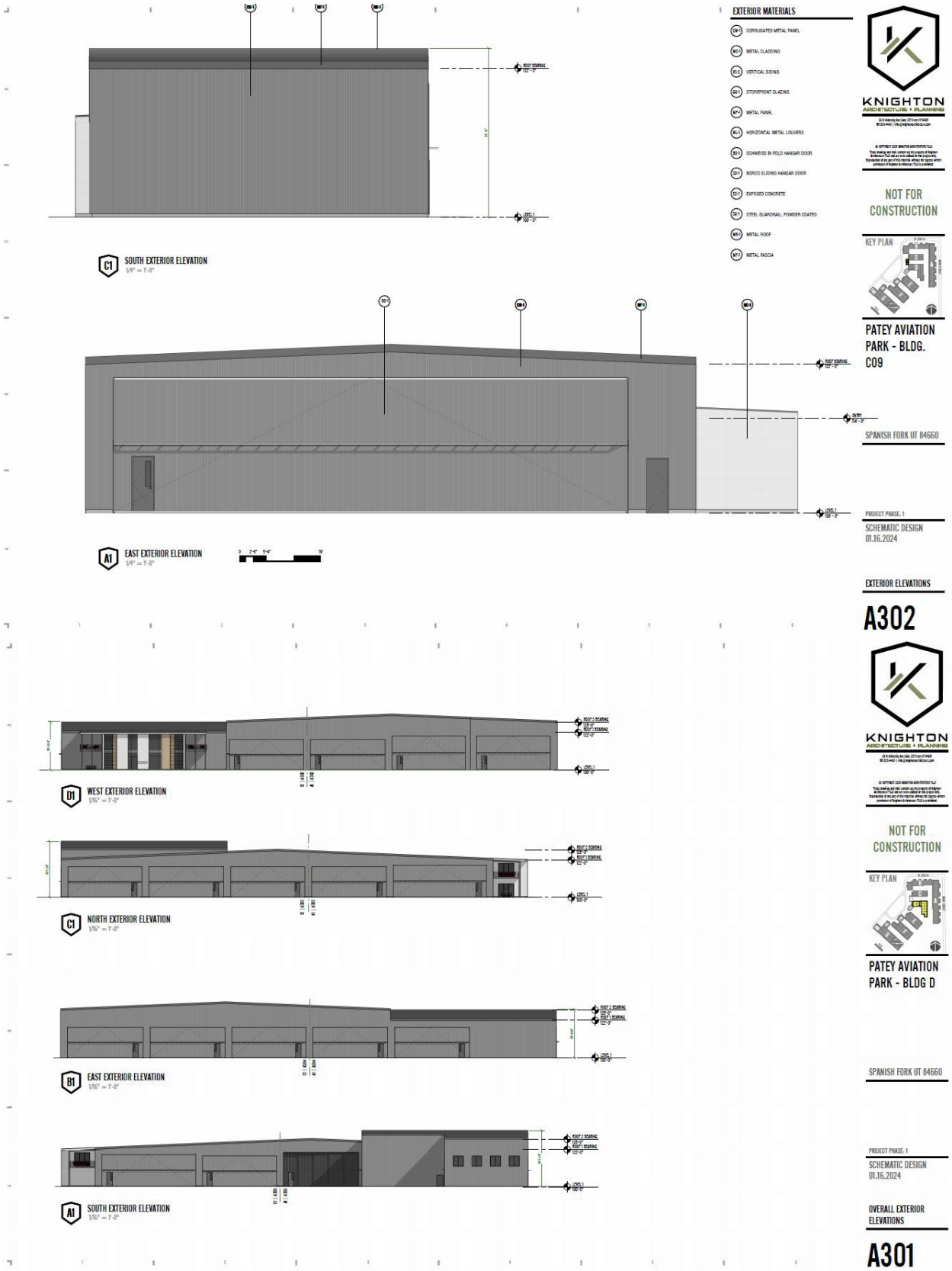

L101
L102
MAIN STREET
civilsolutionsgroup inc.
PATEY AVIATION PARK
APPROX 2500 N 300 W
SPANISH FORK, UT 84660
PRELIMINARY
LANDSCAPE
PLAN
L100

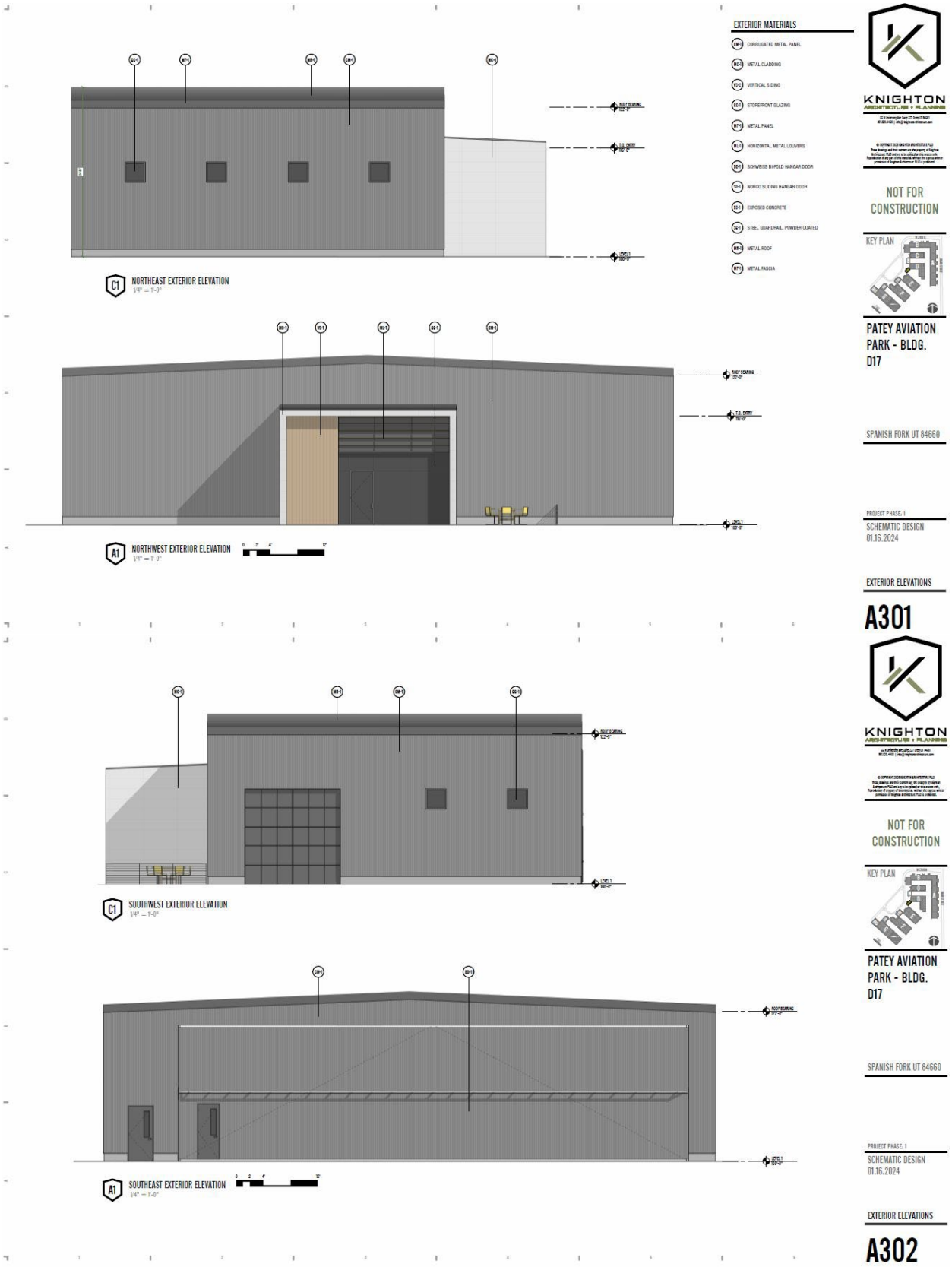

L101
L102
civilsolutionsgroup inc.
PATEY AVIATION PARK
APPROX 2500 N 300 W
SPANISH FORK, UT 84660
PRELIMINARY
LANDSCAPE
PLAN
L101

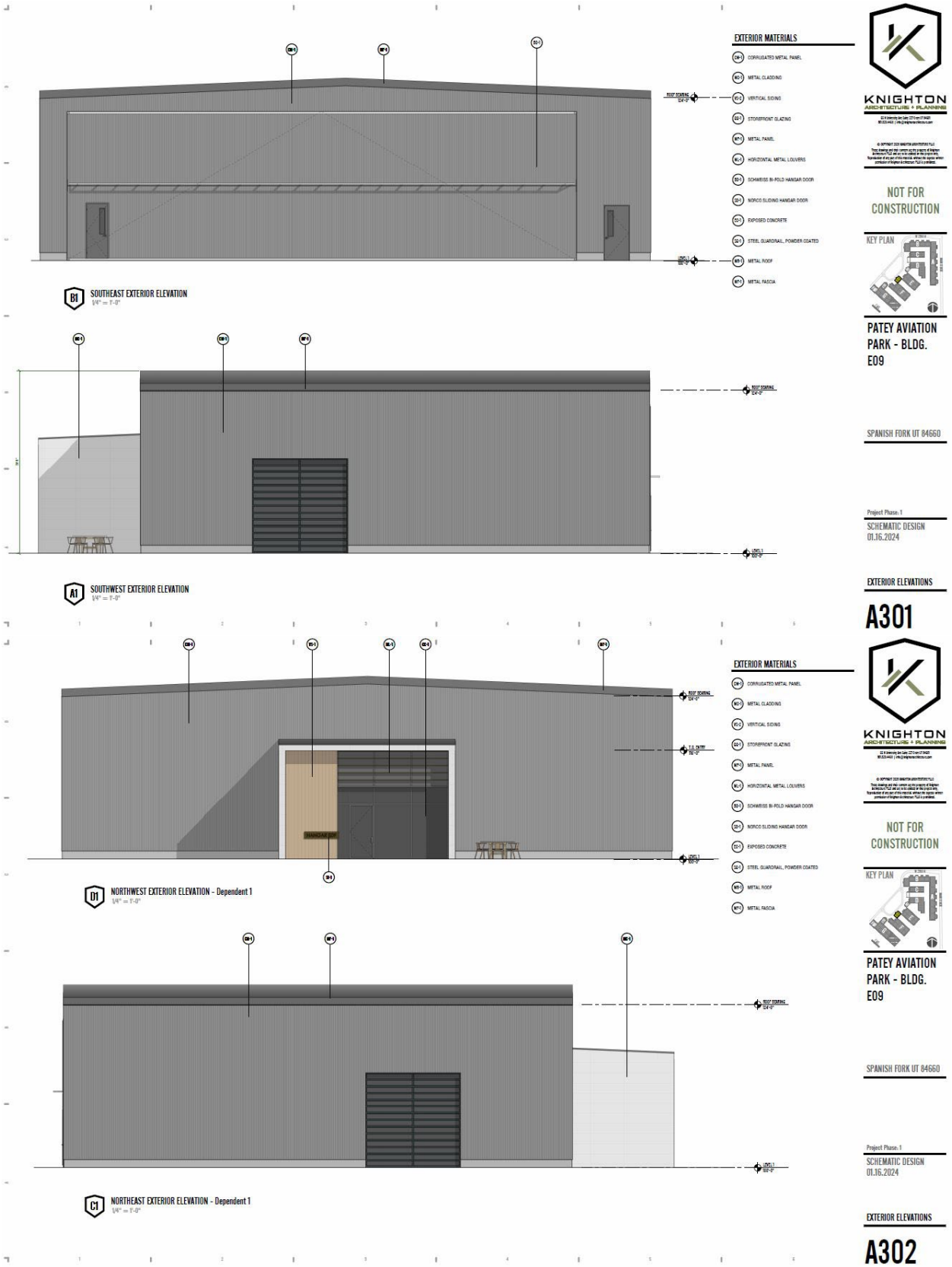

L101
L102
PATEY AVIATION PARK
APPROX 2500 N 300 W
SPANISH FORK, UT 84660
PRELIMINARY
LANDSCAPE
PLAN
L102

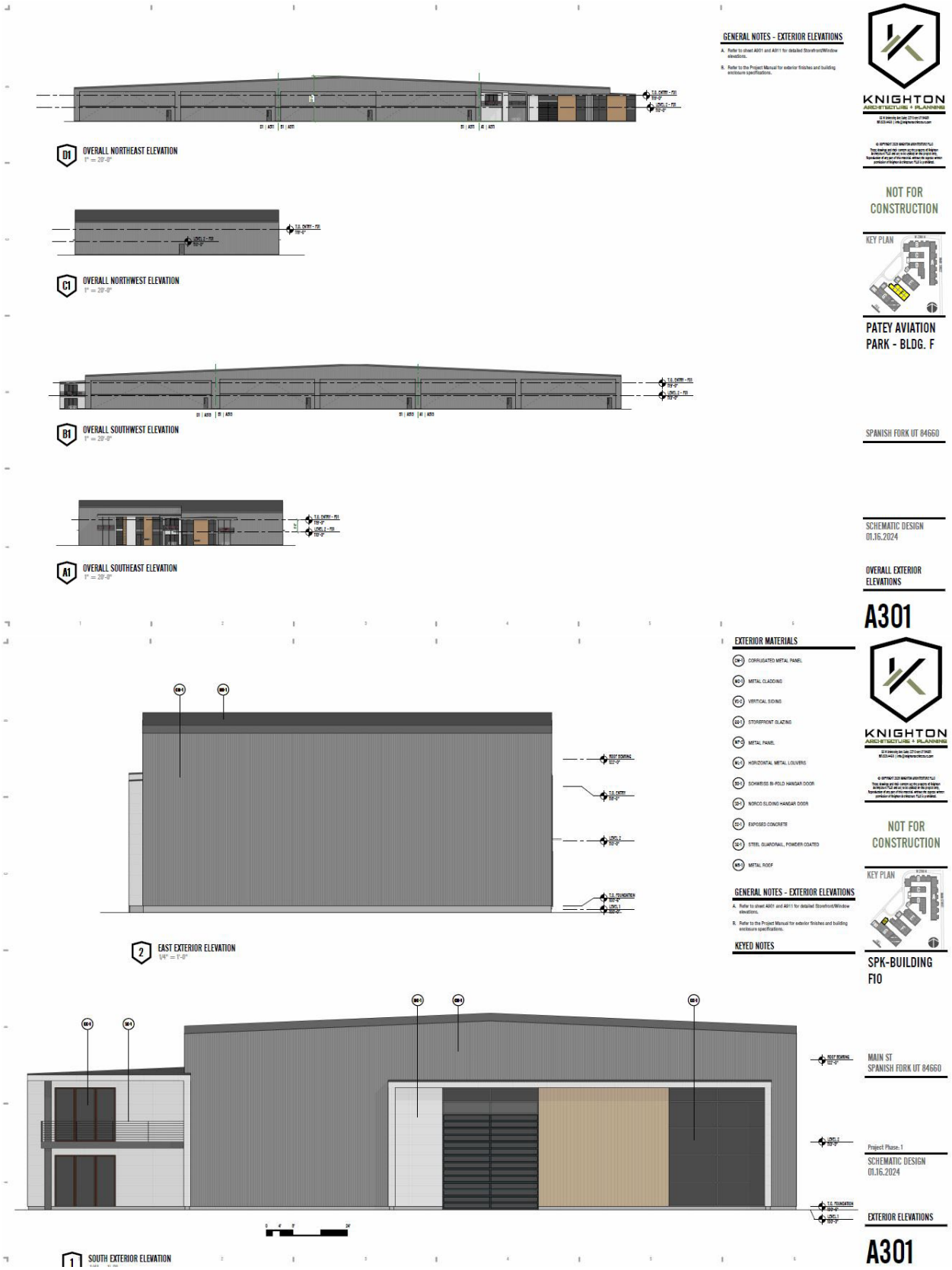

D1 EAST EXTERIOR ELEVATION
1" = 30'-0"
C1 NORTH EXTERIOR ELEVATION
1" = 30'-0"
B1 WEST EXTERIOR ELEVATION
1" = 30'-0"
A1 SOUTH EXTERIOR ELEVATION
1" = 30'-0"
OVERALL NORTH EXTERIOR ELEVATION
1/16" = 1'-0"
OVERALL EAST EXTERIOR ELEVATION
1/16" = 1'-0"
OVERALL SOUTH EXTERIOR ELEVATION
1/16" = 1'-0"
OVERALL WEST EXTERIOR ELEVATION
1/16" = 1'-0"
KNIGHTON
ARCHITECTURE · PLANNING
NOT FOR CONSTRUCTION
KEY PLAN
PATEY AVIATION PARK - BLDG. A
SPANISH FORK, UT
SCHEMATIC DESIGN
01.16.2024
OVERALL EXTERIOR ELEVATIONS
A301
KNIGHTON
ARCHITECTURE · PLANNING
NOT FOR CONSTRUCTION
SPK BUILDING B
SPANISH FORK, UT
SCHEMATIC SET
01.16.2024
OVERALL EXTERIOR ELEVATIONS
A301


GENERAL NOTES - EXTERIOR ELEVATIONS
A. Refer to sheet A901 and A911 for detailed Storefront/Window elevations.
B. Refer to the Project Manual for exterior finishes and building enclosure specifications.
D1 OVERALL NORTH ELEVATION
1/16" = 1'-0"
C1 OVERALL EAST ELEVATION
1/16" = 1'-0"
B1 OVERALL SOUTH ELEVATION
1/16" = 1'-0"
A1 OVERALL WEST ELEVATION
1/16" = 1'-0"
KNIGHTON ARCHITECTURE + PLANNING
NOT FOR CONSTRUCTION
KEY PLAN
PATEY AVIATION PARK - BLDG. C
SPANISH FORK UT 84660
PROJECT PHASE: 1
SCHEMATIC DESIGN
01.16.2024
OVERALL EXTERIOR ELEVATIONS
A301
EXTERIOR MATERIALS
CM-1 CORRUGATED METAL PANEL
MC-1 METAL CLADDING
VS-2 VERTICAL SIDING
GS-1 STOREFRONT GLAZING
MP-1 METAL PANEL
ML-1 HORIZONTAL METAL LOUVERS
SD-1 SCHWEISS BI-FOLD HANGAR DOOR
SD-2 NORCO SLIDING HANGAR DOOR
EC-1 EXPOSED CONCRETE
GR-1 STEEL GUARDRAIL, POWDER COATED
MR-1 METAL ROOF
MF-1 METAL FASCIA
HANGAR DOOR
C1 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"
A1 WEST EXTERIOR ELEVATION
1/4" = 1'-0"
KNIGHTON ARCHITECTURE + PLANNING
NOT FOR CONSTRUCTION
KEY PLAN
PATEY AVIATION PARK - BLDG. C09
SPANISH FORK UT 84660
PROJECT PHASE: 1
SCHEMATIC DESIGN
01.16.2024
EXTERIOR ELEVATIONS
A301

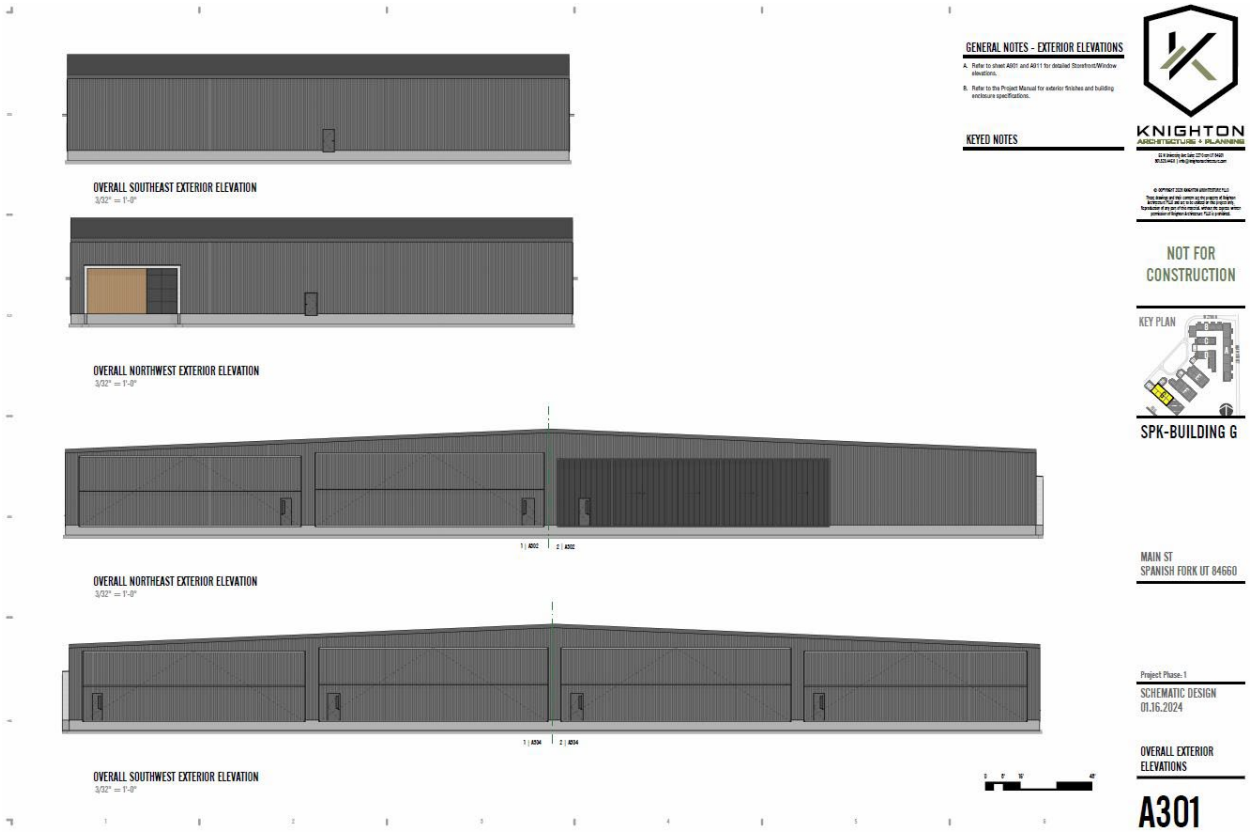

EXTERIOR MATERIALS
CORRUGATED METAL PANEL
METAL CLADDING
VERTICAL SIDING
STOREFRONT GLAZING
METAL PANEL
HORIZONTAL METAL LOUVERS
SOHWEISS BI-FOLD HANGAR DOOR
NORCO SLIDING HANGAR DOOR
EXPOSED CONCRETE
STEEL GUARDRAIL, POWDER COATED
METAL ROOF
METAL FASCIA
C1 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"
A1 EAST EXTERIOR ELEVATION
1/4" = 1'-0"
D1 WEST EXTERIOR ELEVATION
1/16" = 1'-0"
C1 NORTH EXTERIOR ELEVATION
1/16" = 1'-0"
B1 EAST EXTERIOR ELEVATION
1/16" = 1'-0"
A1 SOUTH EXTERIOR ELEVATION
1/16" = 1'-0"
KNIGHTON
ARCHITECTURE + PLANNING
NOT FOR CONSTRUCTION
KEY PLAN
PATEY AVIATION PARK - BLDG. C09
SPANISH FORK UT 84660
PROJECT PHASE: 1
SCHEMATIC DESIGN
01.16.2024
EXTERIOR ELEVATIONS
A302
KNIGHTON
ARCHITECTURE + PLANNING
NOT FOR CONSTRUCTION
KEY PLAN
PATEY AVIATION PARK - BLDG D
SPANISH FORK UT 84660
PROJECT PHASE: 1
SCHEMATIC DESIGN
01.16.2024
OVERALL EXTERIOR ELEVATIONS
A301

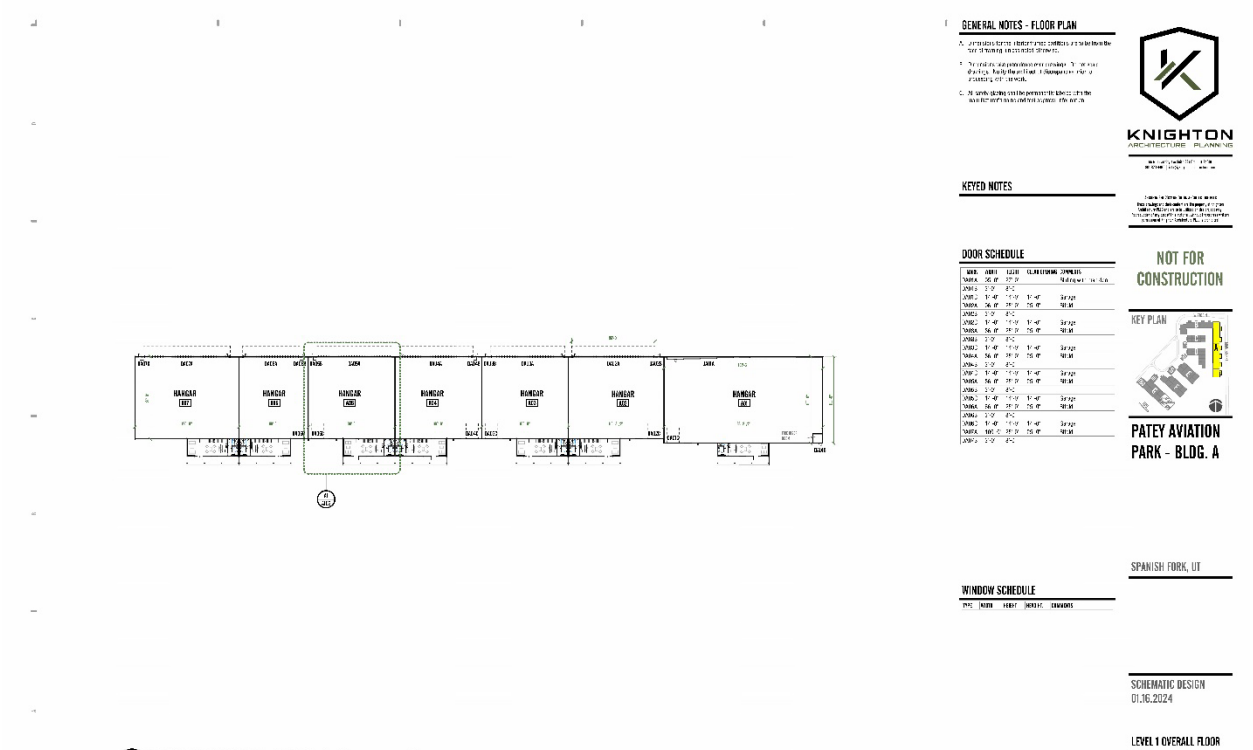

EXTERIOR MATERIALS
CORRUGATED METAL PANEL
METAL CLADDING
VERTICAL SIDING
STOREFRONT GLAZING
METAL PANEL
HORIZONTAL METAL LOUVERS
SCHWEISS BI-FOLD HANGAR DOOR
NORCO SLIDING HANGAR DOOR
EXPOSED CONCRETE
STEEL GUARDRAIL, POWDER COATED
METAL ROOF
METAL FASCIA
C1 NORTHEAST EXTERIOR ELEVATION
1/4" = 1'-0"
A1 NORTHWEST EXTERIOR ELEVATION
1/4" = 1'-0"
C1 SOUTHWEST EXTERIOR ELEVATION
1/4" = 1'-0"
A1 SOUTHEAST EXTERIOR ELEVATION
1/4" = 1'-0"
KNIGHTON
ARCHITECTURE + PLANNING
NOT FOR CONSTRUCTION
KEY PLAN
PATEY AVIATION PARK - BLDG. D17
SPANISH FORK UT 84660
PROJECT PHASE: 1
SCHEMATIC DESIGN
01.16.2024
EXTERIOR ELEVATIONS
A301
KNIGHTON
ARCHITECTURE + PLANNING
NOT FOR CONSTRUCTION
KEY PLAN
PATEY AVIATION PARK - BLDG. D17
SPANISH FORK UT 84660
PROJECT PHASE: 1
SCHEMATIC DESIGN
01.16.2024
EXTERIOR ELEVATIONS
A302

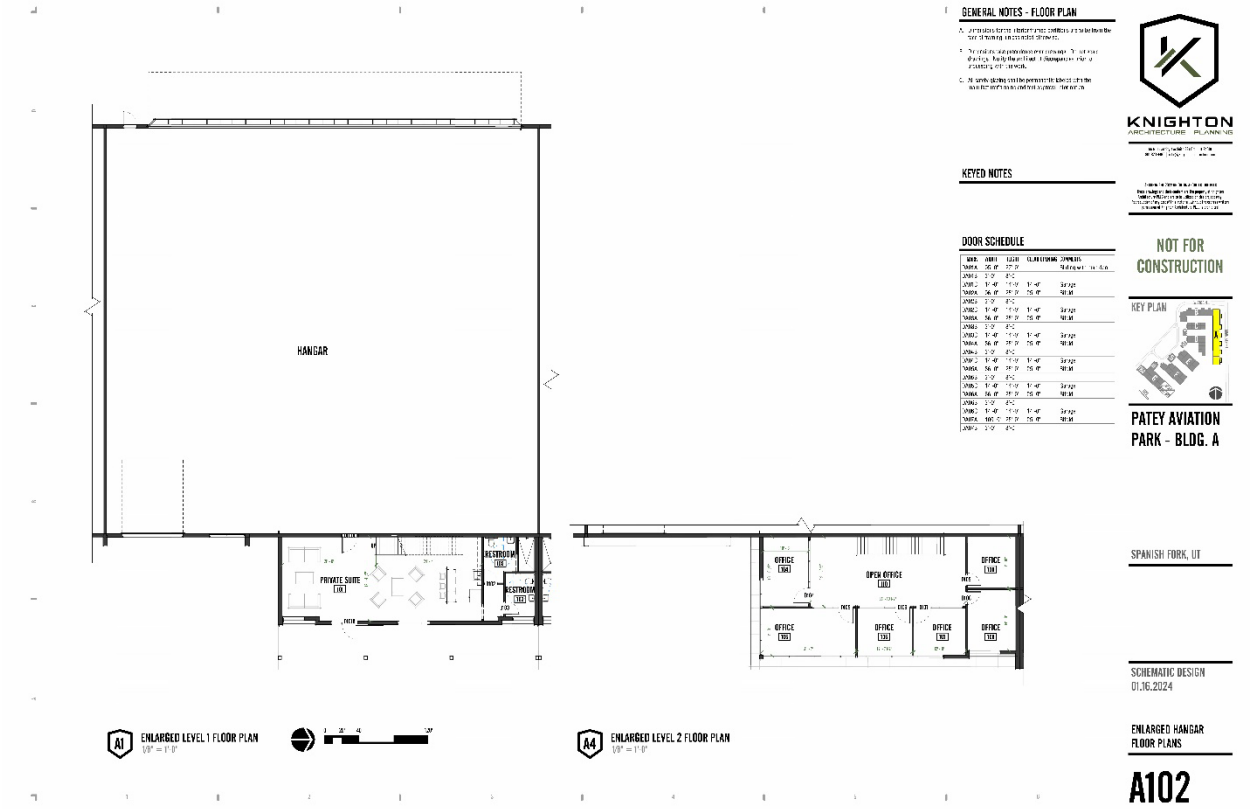

EXTERIOR MATERIALS
CORRUGATED METAL PANEL
METAL CLADDING
VERTICAL SIDING
STOREFRONT GLAZING
METAL PANEL
HORIZONTAL METAL LOUVERS
SCHWEISS BI-FOLD HANGAR DOOR
NORCO SLIDING HANGAR DOOR
EXPOSED CONCRETE
STEEL GUARDRAIL, POWDER COATED
METAL ROOF
METAL FASCIA
B1 SOUTHEAST EXTERIOR ELEVATION
1/4" = 1'-0"
A1 SOUTHWEST EXTERIOR ELEVATION
1/4" = 1'-0"
D1 NORTHWEST EXTERIOR ELEVATION - Dependent 1
1/4" = 1'-0"
C1 NORTHEAST EXTERIOR ELEVATION - Dependent 1
1/4" = 1'-0"
KNIGHTON
ARCHITECTURE + PLANNING
NOT FOR CONSTRUCTION
KEY PLAN
PATEY AVIATION PARK - BLDG. E09
SPANISH FORK UT 84660
Project Phase: 1
SCHEMATIC DESIGN
01.16.2024
EXTERIOR ELEVATIONS
A301
A302

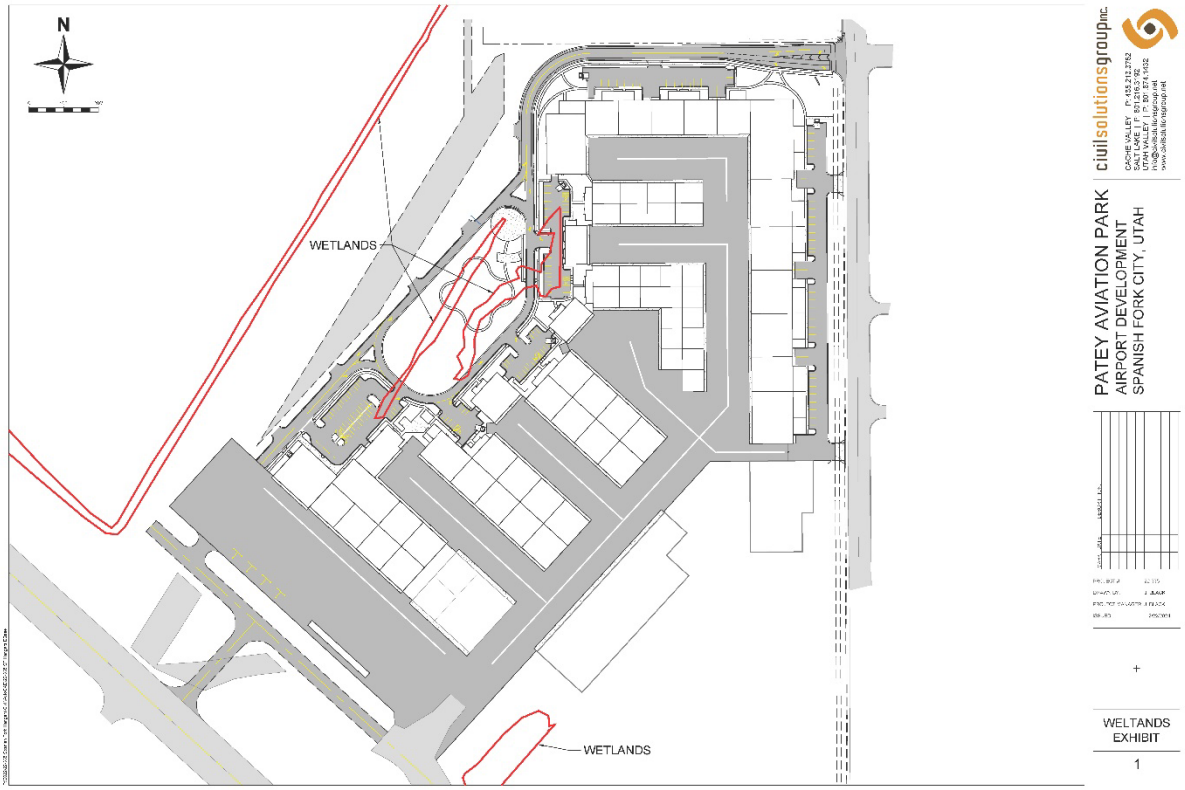

GENERAL NOTES - EXTERIOR ELEVATIONS
A. Refer to sheet A001 and A011 for detailed Storefront/Window elevations.
B. Refer to the Project Manual for exterior finishes and building enclosure specifications.
D1 OVERALL NORTHEAST ELEVATION
1" = 20'-0"
C1 OVERALL NORTHWEST ELEVATION
1" = 20'-0"
B1 OVERALL SOUTHWEST ELEVATION
1" = 20'-0"
A1 OVERALL SOUTHEAST ELEVATION
1" = 20'-0"
KNIGHTON ARCHITECTURE + PLANNING
NOT FOR CONSTRUCTION
KEY PLAN
PATEY AVIATION PARK - BLDG. F
SPANISH FORK UT 84660
SCHEMATIC DESIGN 01.16.2024
OVERALL EXTERIOR ELEVATIONS
A301
EXTERIOR MATERIALS
CORRUGATED METAL PANEL
METAL CLADDING
VERTICAL SIDING
STOREFRONT GLAZING
METAL PANEL
HORIZONTAL METAL LOUVERS
SCHWEISS BI-FOLD HANGAR DOOR
NORCO SLIDING HANGAR DOOR
EXPOSED CONCRETE
STEEL GUARDRAIL, POWDER COATED
METAL ROOF
GENERAL NOTES - EXTERIOR ELEVATIONS
A. Refer to sheet A001 and A011 for detailed Storefront/Window elevations.
B. Refer to the Project Manual for exterior finishes and building enclosure specifications.
KEYED NOTES
2 EAST EXTERIOR ELEVATION
1/4" = 1'-0"
KNIGHTON ARCHITECTURE + PLANNING
NOT FOR CONSTRUCTION
KEY PLAN
SPK-BUILDING F10
MAIN ST SPANISH FORK UT 84660
Project Phase: 1
SCHEMATIC DESIGN 01.16.2024
EXTERIOR ELEVATIONS
A301
1 SOUTH EXTERIOR ELEVATION


EXTERIOR MATERIALS
CM-1 CORRUGATED METAL PANEL
MC-1 METAL CLADDING
VC-1 VERTICAL SIDING
GS-1 STOREFRONT GLAZING
MP-1 METAL PANEL
HL-1 HORIZONTAL METAL LOUVERS
SD-1 SCHWEISS BI-FOLD HANGAR DOOR
SD-2 NORCO SLIDING HANGAR DOOR
CO-1 EXPOSED CONCRETE
GU-1 STEEL GUARDRAIL, POWDER COATED
MR-1 METAL ROOF
2 WEST EXTERIOR ELEVATION
1/4" = 1'-0"
1 NORTH EXTERIOR ELEVATON
1/4" = 1'-0"
KNIGHTON
ARCHITECTURE + PLANNING
NOT FOR CONSTRUCTION
SPK-BUILDING F10
MAIN ST
SPANISH FORK UT 84660
Project Phase: 1
SCHEMATIC DESIGN
01.16.2024
EXTERIOR ELEVATIONS
A302


GENERAL NOTES - EXTERIOR ELEVATIONS
A. Refer to sheet A901 and A911 for detailed Storefront/Window elevations.
B. Refer to the Project Manual for exterior finishes and building enclosure specifications.
KEYED NOTES
OVERALL SOUTHEAST EXTERIOR ELEVATION
3/32" = 1'-0"
OVERALL NORTHWEST EXTERIOR ELEVATION
3/32" = 1'-0"
OVERALL NORTHEAST EXTERIOR ELEVATION
3/32" = 1'-0"
OVERALL SOUTHWEST EXTERIOR ELEVATION
3/32" = 1'-0"
KNIGHTON
ARCHITECTURE + PLANNING
NOT FOR CONSTRUCTION
KEY PLAN
SPK-BUILDING G
MAIN ST
SPANISH FORK UT 84660
Project Phase: 1
SCHEMATIC DESIGN
01.16.2024
OVERALL EXTERIOR ELEVATIONS
A301


GENERAL NOTES - FLOOR PLAN
KEYED NOTES
DOOR SCHEDULE
WINDOW SCHEDULE
KNIGHTON
ARCHITECTURE · PLANNING
NOT FOR CONSTRUCTION
KEY PLAN
PATEY AVIATION PARK - BLDG. A
SPANISH FORK, UT
SCHEMATIC DESIGN
01.16.2024
LEVEL 1 OVERALL FLOOR PLAN
A101
HANGAR
A1 LEVEL 1 OVERALL FLOOR PLAN
1" = 40' 0"

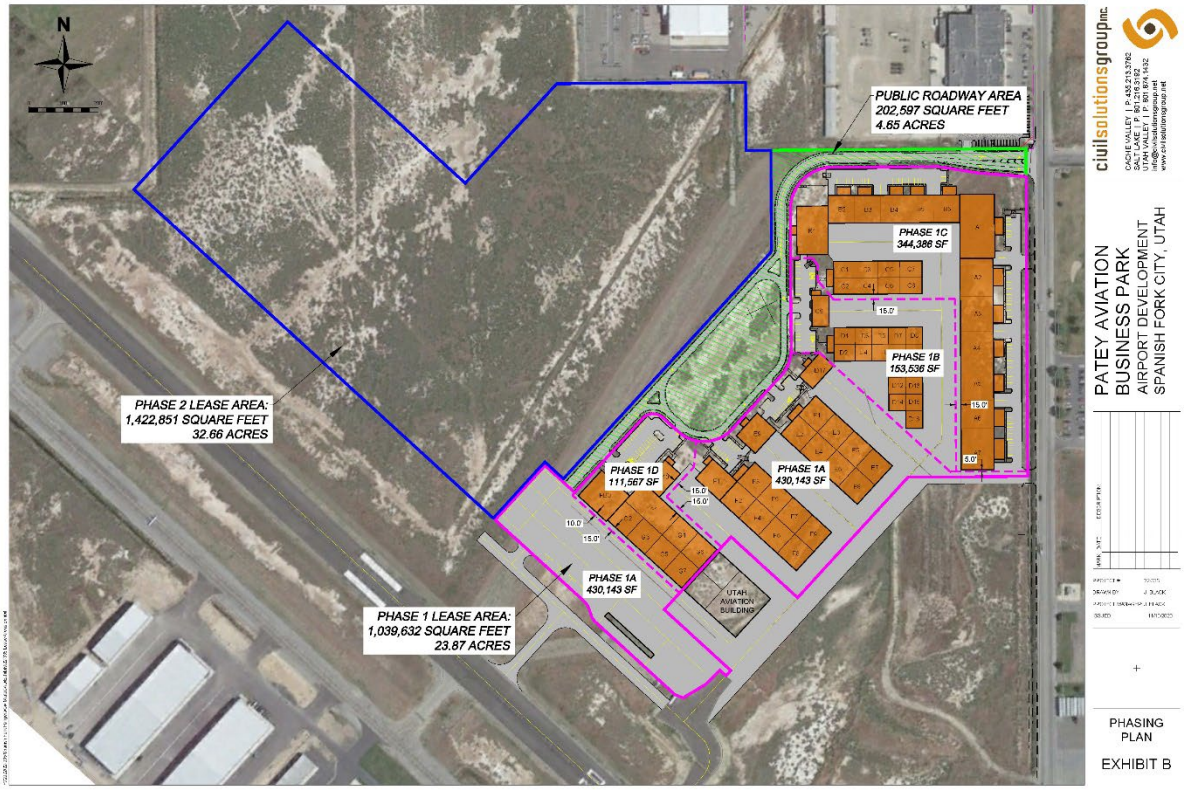

GENERAL NOTES - FLOOR PLAN
KEYED NOTES
DOOR SCHEDULE
KNIGHTON
ARCHITECTURE · PLANNING
NOT FOR CONSTRUCTION
KEY PLAN
PATEY AVIATION PARK - BLDG. A
SPANISH FORK, UT
SCHEMATIC DESIGN
01.16.2024
ENLARGED HANGAR FLOOR PLANS
A102
HANGAR
PRIVATE SUITE
RESTROOM
OFFICE
OPEN OFFICE
A1 ENLARGED LEVEL 1 FLOOR PLAN
1/8" = 1'-0"
A4 ENLARGED LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

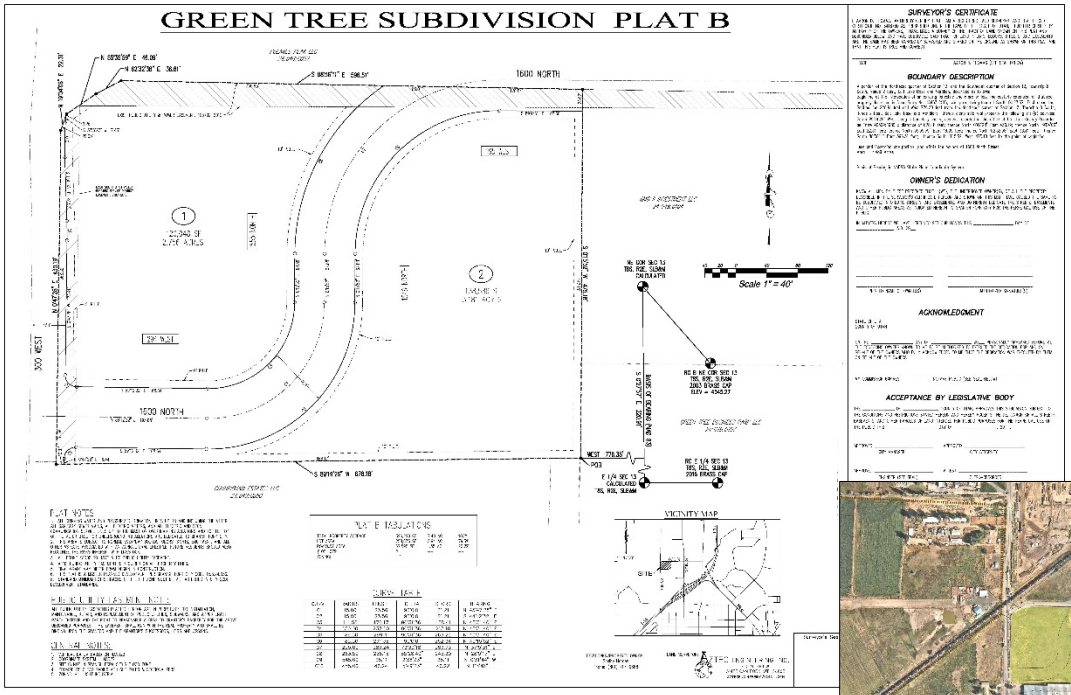


civilsolutionsgroup inc.

PATEY AVIATION PARK
AIRPORT DEVELOPMENT
SPANISH FORK CITY, UTAH

WELTANDS EXHIBIT
1


N
PUBLIC ROADWAY AREA
202,597 SQUARE FEET
4.65 ACRES
PHASE 1C
344,386 SF
PHASE 1B
153,536 SF
PHASE 2 LEASE AREA:
1,422,851 SQUARE FEET
32.66 ACRES
PHASE 1D
111,567 SF
PHASE 1A
430,143 SF
PHASE 1A
430,143 SF
UTAH AVIATION BUILDING
PHASE 1 LEASE AREA:
1,039,632 SQUARE FEET
23.87 ACRES
civilsolutionsgroup inc.
PATEY AVIATION
BUSINESS PARK
AIRPORT DEVELOPMENT
SPANISH FORK CITY, UTAH
PHASING
PLAN
EXHIBIT B





Green Tree Plat B, Re-Final Plat Approval Request

March 13, 2024, Development Review Committee Meeting.

Located at 1600 North 300 West, including 7.48 acres.

The subject property is zoned I-1.

The applicant has requested that a Final Plat of two (2) lots be approved.

Key Issues

1. Reimbursement Agreement.
2. Development Agreement.
3. Road Realignment.
4. Railroad Crossing.
5. Improvements.
6. Utilities.
7. Storm Drainage.
8. Power.

Recommendation

That the proposed Final Plat be approved based on the following findings and subject to the following conditions:

Findings

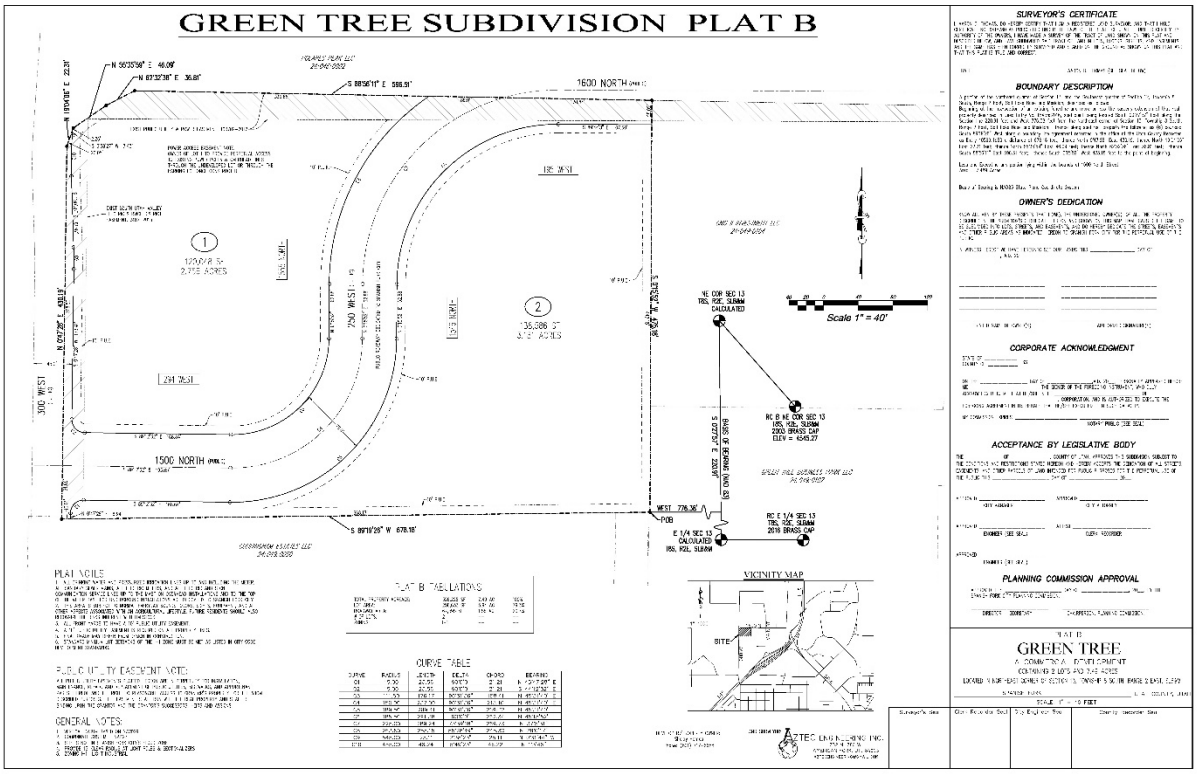
1. That the proposal conforms to the City's Zoning Map.
2. That the proposal is consistent with the approved Preliminary Plat.

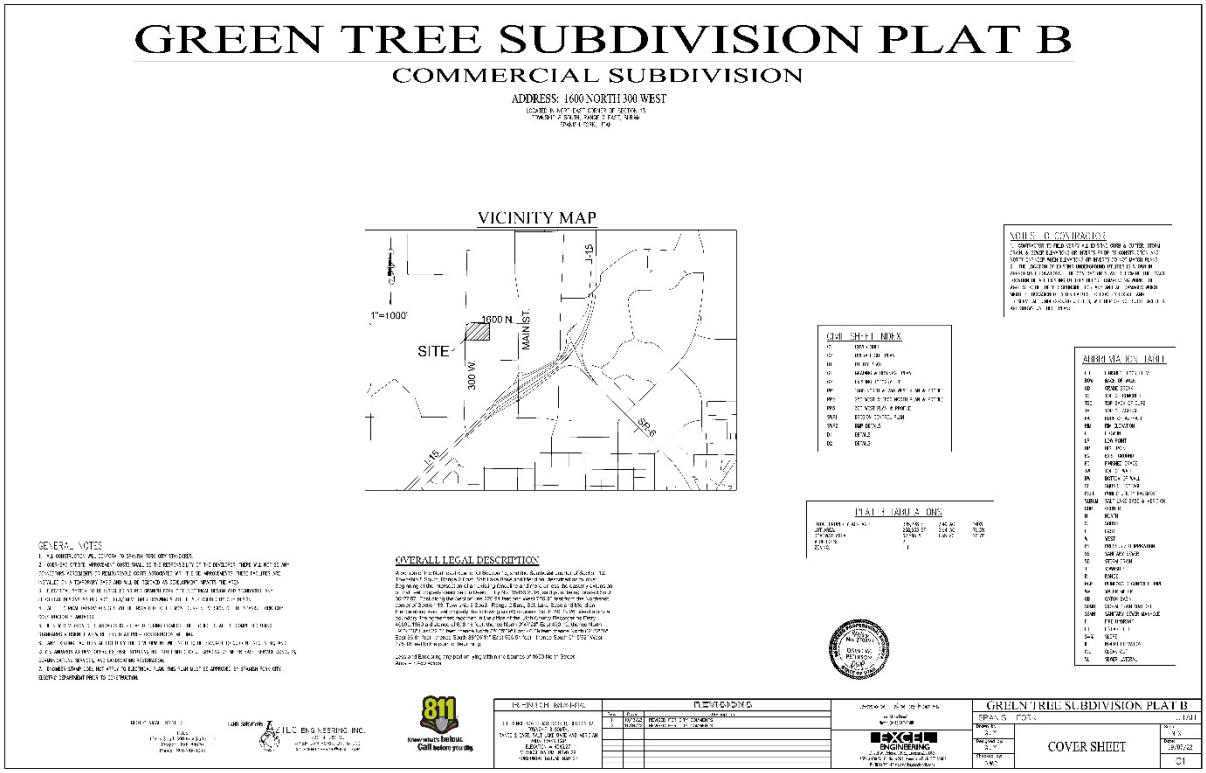
Conditions

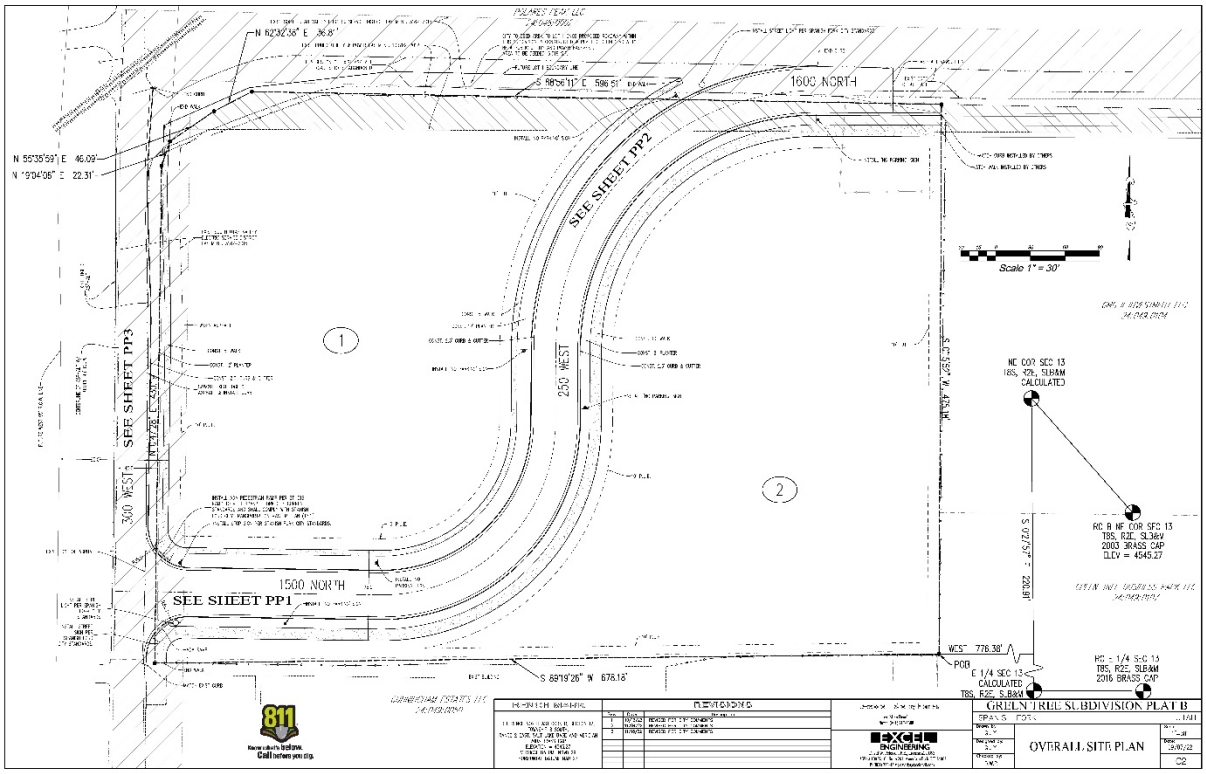
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant executes the reimbursement agreement before recording the final plat.

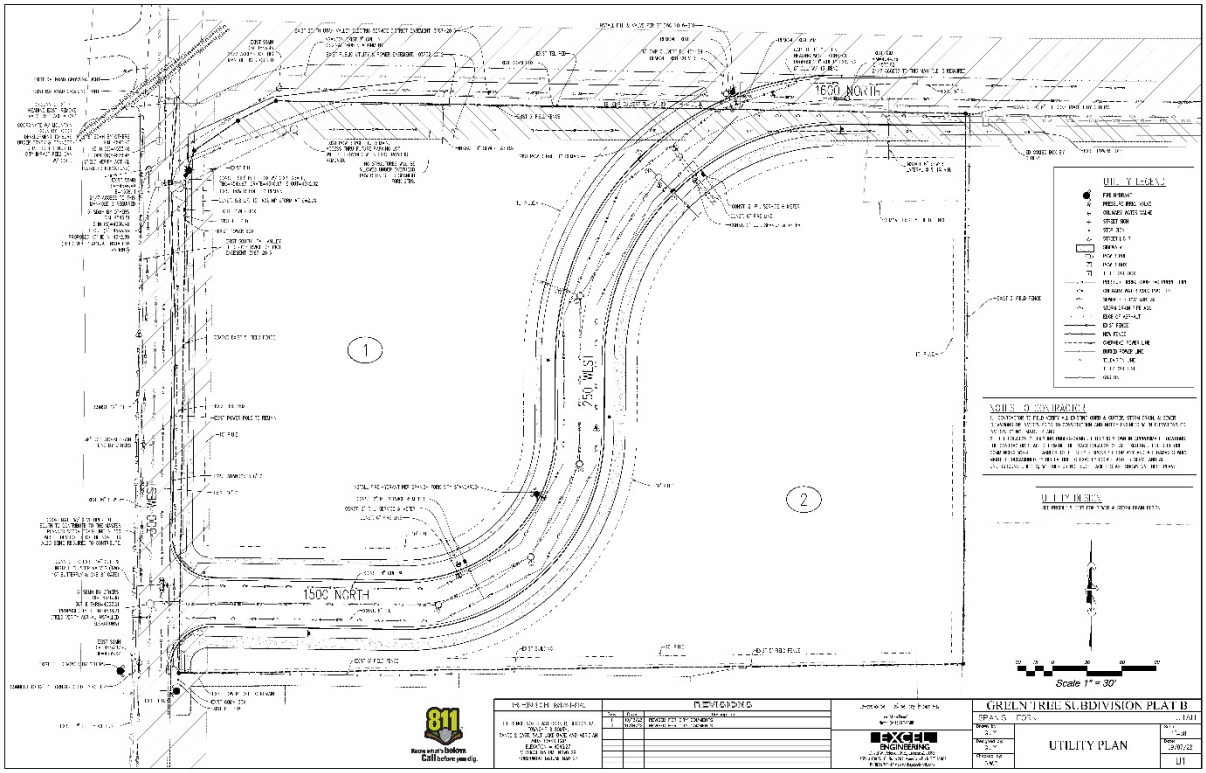
Exhibits

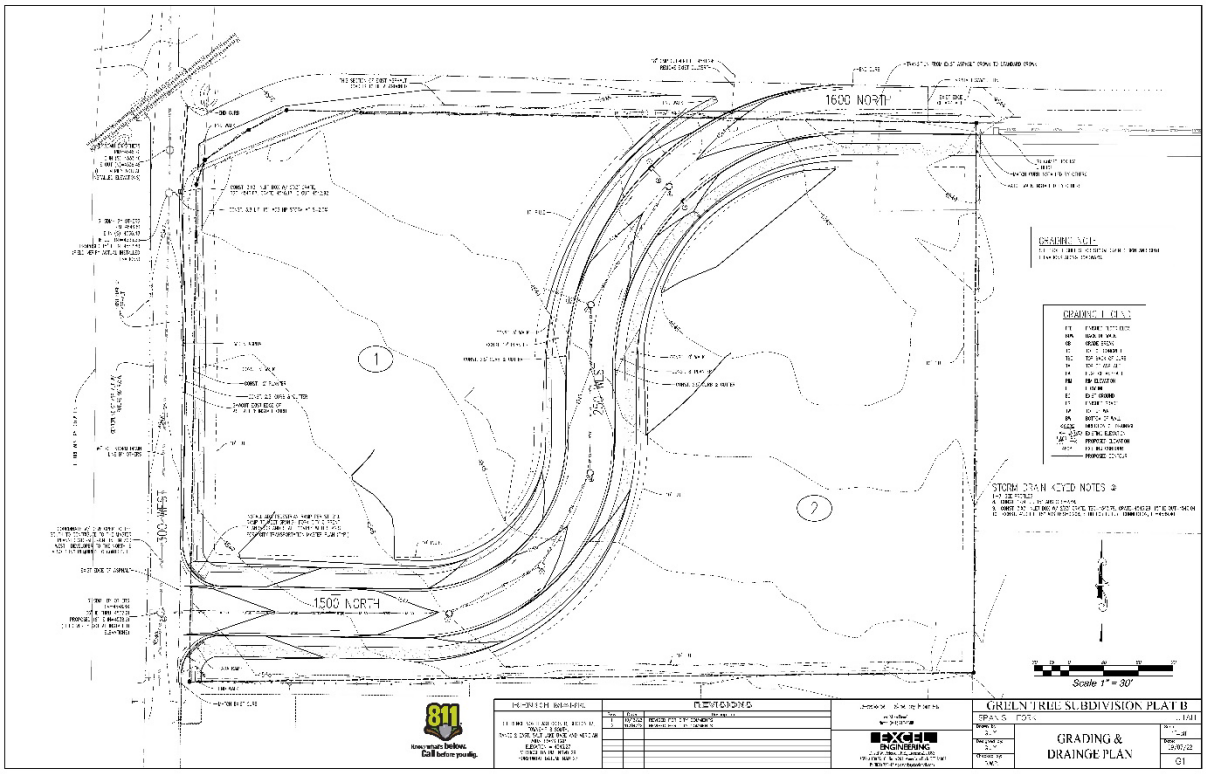
1. Final Plat.
2. Reimbursement Agreement.

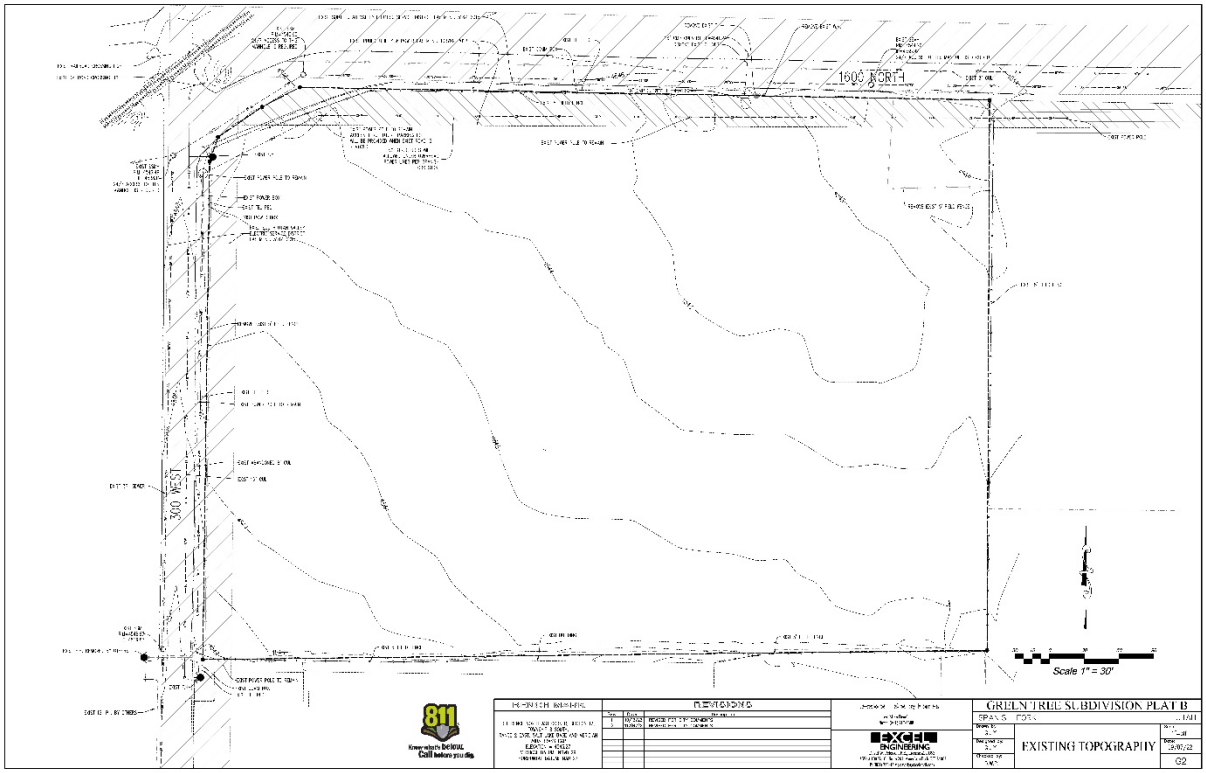

GREEN TREE SUBDIVISION PLAT B
1600 NORTH (PUBLIC)
1500 NORTH (PUBLIC)
300 WEST
290 WEST
LOT 1
2.775 ACRES
LOT 2
35,086 SF
0.81 ACRES
Scale 1" = 40'
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION
CORPORATE ACKNOWLEDGMENT
ACCEPTANCE BY LEGISLATIVE BODY
PLANNING COMMISSION APPROVAL
PLAT B
GREEN TREE
A COMMERCIAL DEVELOPMENT
CONTAINING 2 LOTS AND 3.62 ACRES
SCALE: 1" = 40 FEET
PLAT B TABULATIONS
CURVE TABLE
PLAT NOTES
PUBLIC UTILITY EASEMENT NOTE:
GENERAL NOTES:
VICINITY MAP
SITE
AZTEC ENGINEERING INC.

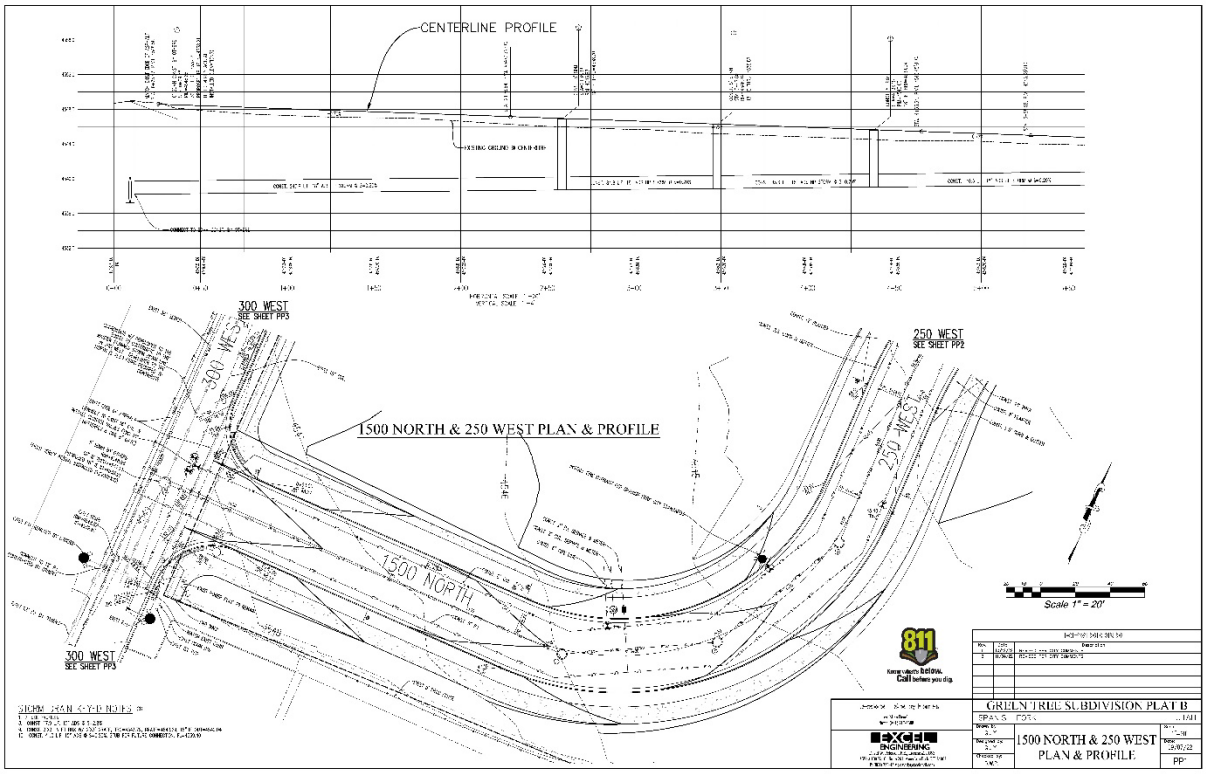

GREEN TREE SUBDIVISION PLAT B
COMMERCIAL SUBDIVISION
ADDRESS: 1600 NORTH 300 WEST
VICINITY MAP
1"=1000'
1600 N.
MAIN ST.
SITE
300 W.
SR-6
GENERAL NOTES
OVERALL LEGAL DESCRIPTION
SURVEYOR'S CERTIFICATE
REVISIONS
GREEN TREE SUBDIVISION PLAT B
COVER SHEET
AZTEC ENGINEERING INC.

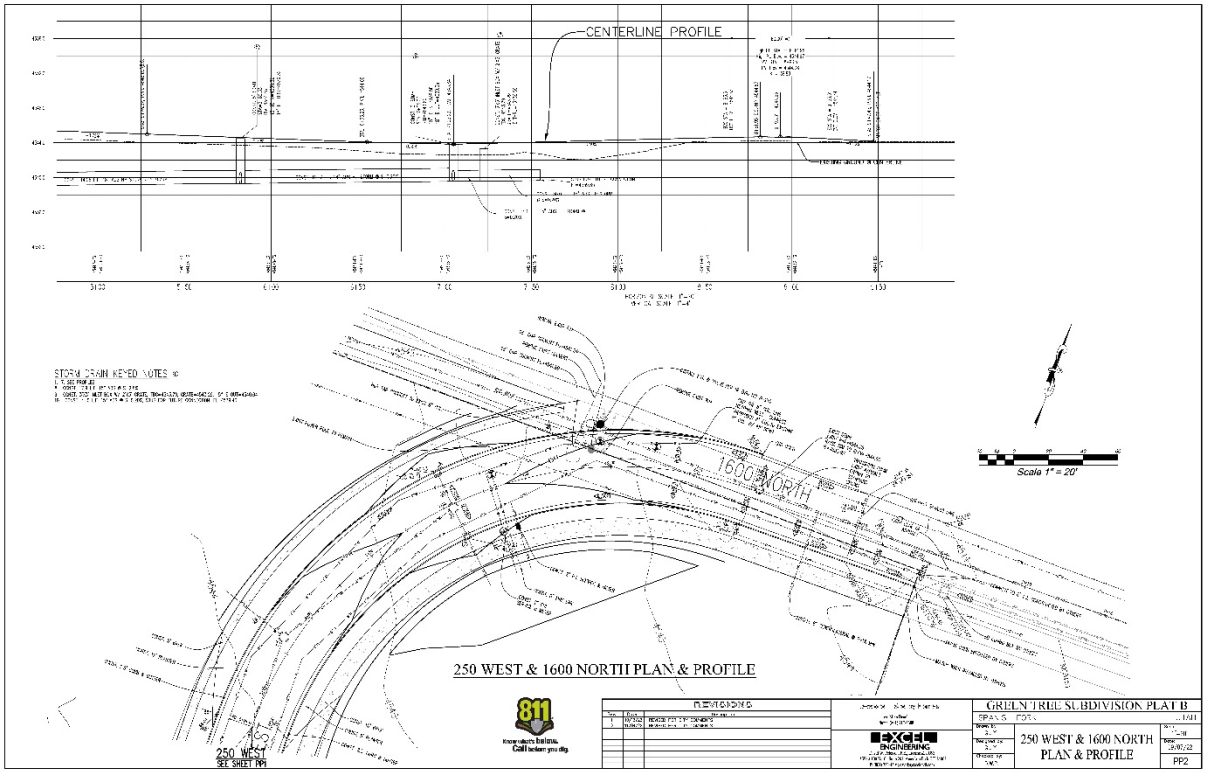

1600 NORTH
SEE SHEET PP2
SEE SHEET PP3
300 WEST
250 WEST
1500 NORTH
SEE SHEET PP1
Scale 1" = 30'
NE COR SEC 13
T8S, R2E, SLB&M
CALCULATED
RE & NE COR SEC 13
T8S, R2E, SLB&M
2003 BRASS CAP
ELEV = 4545.27
POB
E 1/4 SEC 13
CALCULATED
T8S, R2E, SLB&M
RE - 1/4 SEC 13
T8S, R2E, SLB&M
2016 BRASS CAP
GREEN TREE SUBDIVISION PLAT B
OVERALL SITE PLAN
EXCEL ENGINEERING

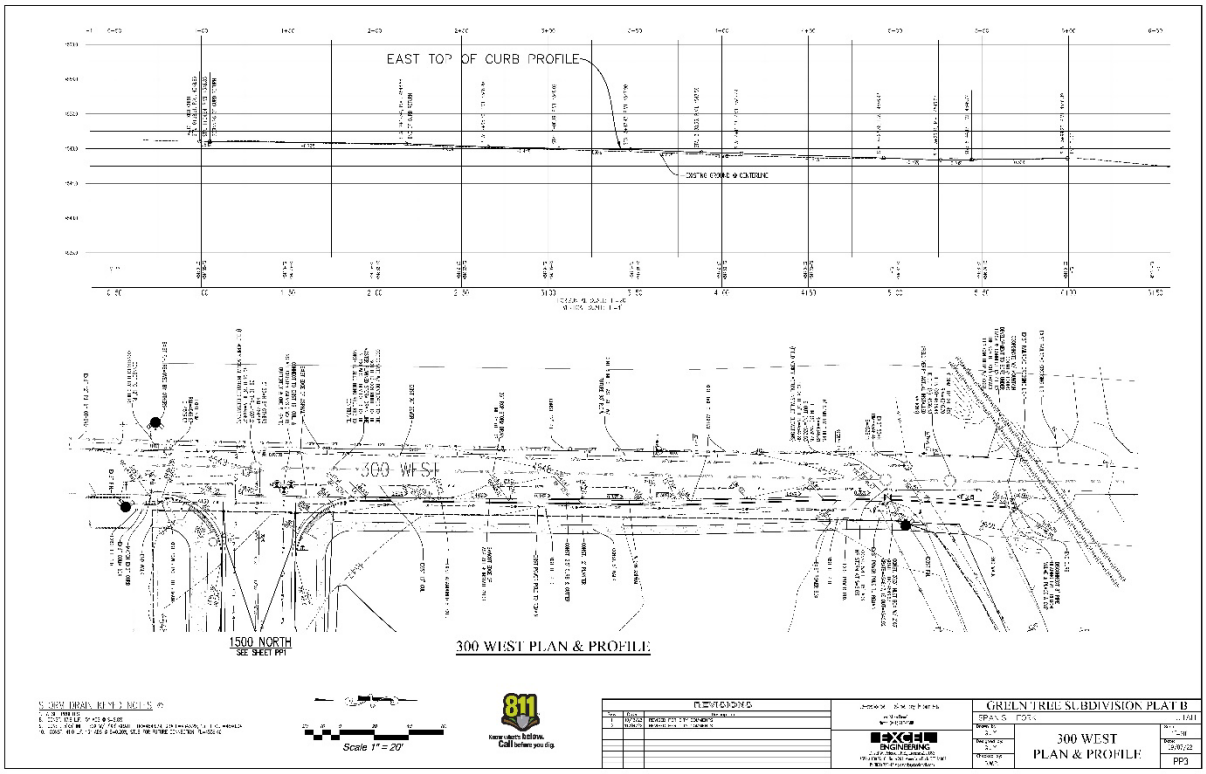

1600 NORTH
250 WEST
300 WEST
1500 NORTH
Scale 1" = 30'
GREEN TREE SUBDIVISION PLAT B
UTILITY PLAN
EXCEL ENGINEERING

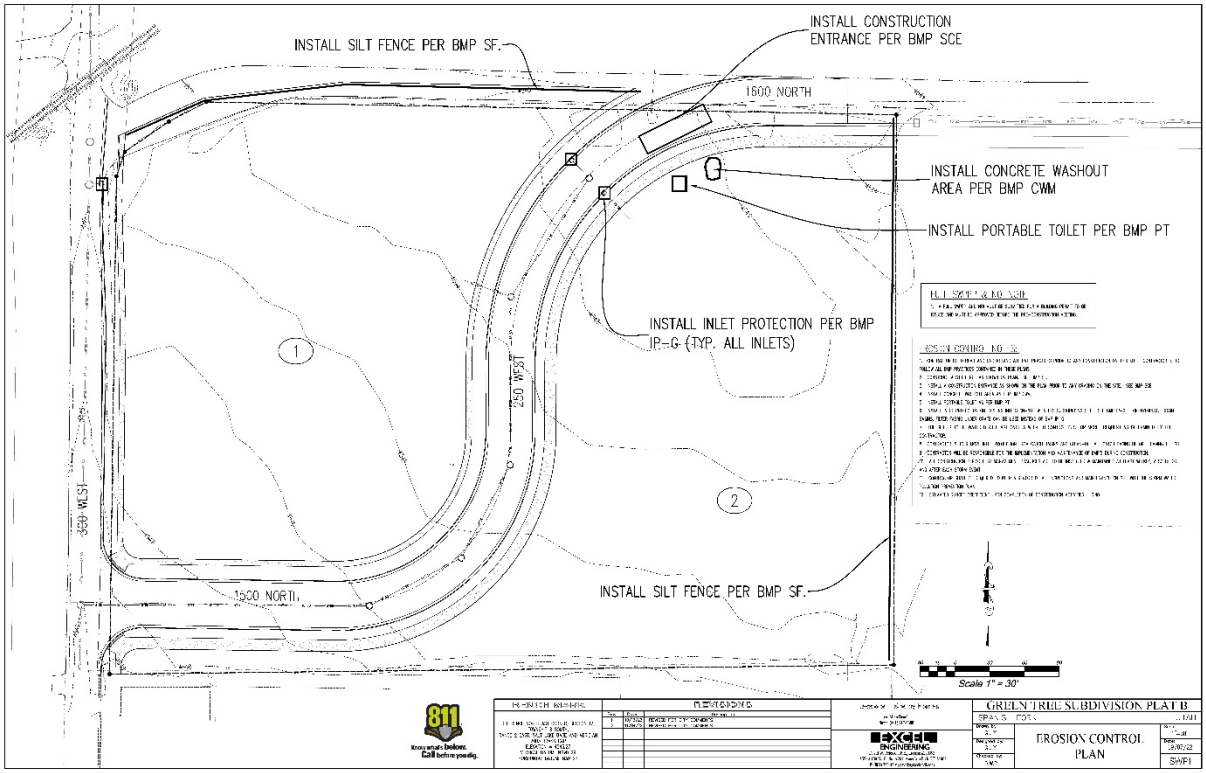

1600 NORTH
1500 NORTH
300 WEST
250 WEST
GRADING KEY
GRADING LEGEND
STORM DRAIN KEYED NOTES
Scale 1" = 30'
811
Know what's Below. Call before you dig.
EXCEL ENGINEERING
REVISIONS
GREENTREE SUBDIVISION PLAT B
GRADING & DRAINGE PLAN
G1

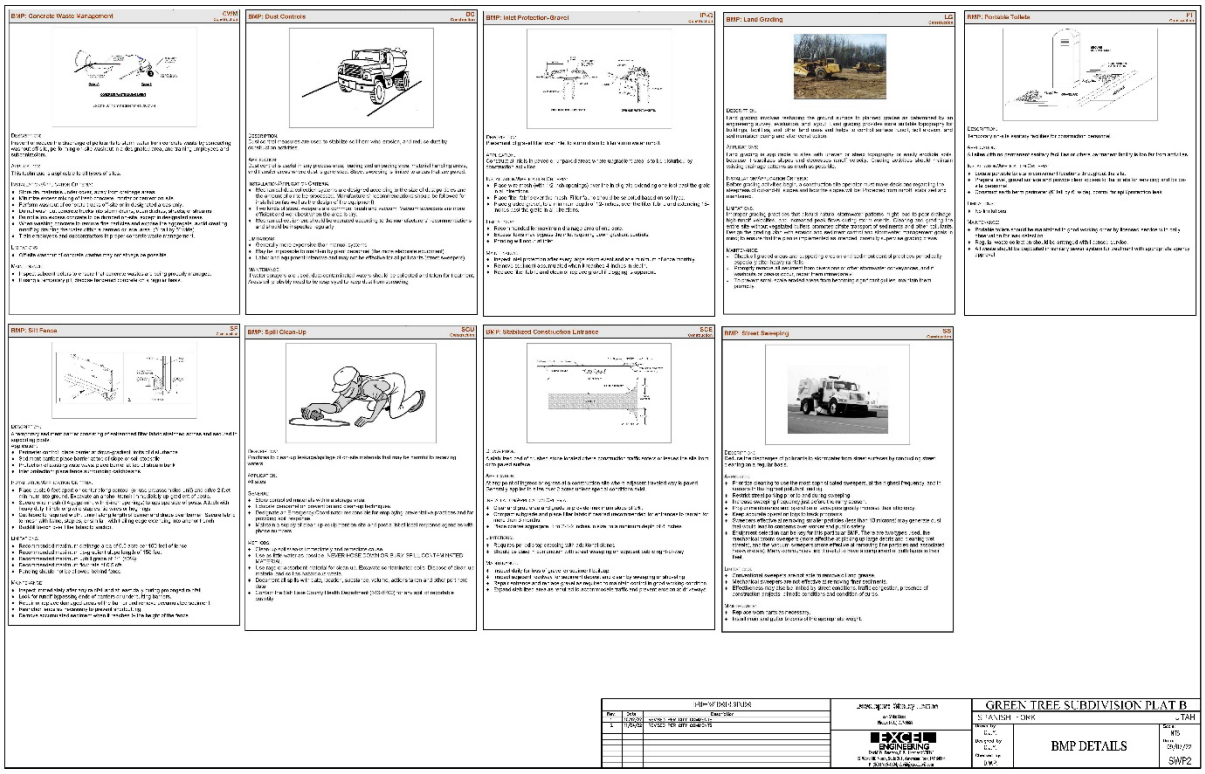

1600 NORTH
300 WEST
Scale 1" = 30'
811
Know what's Below. Call before you dig.
EXCEL ENGINEERING
REVISIONS
GREENTREE SUBDIVISION PLAT B
EXISTING TOPOGRAPHY
G2

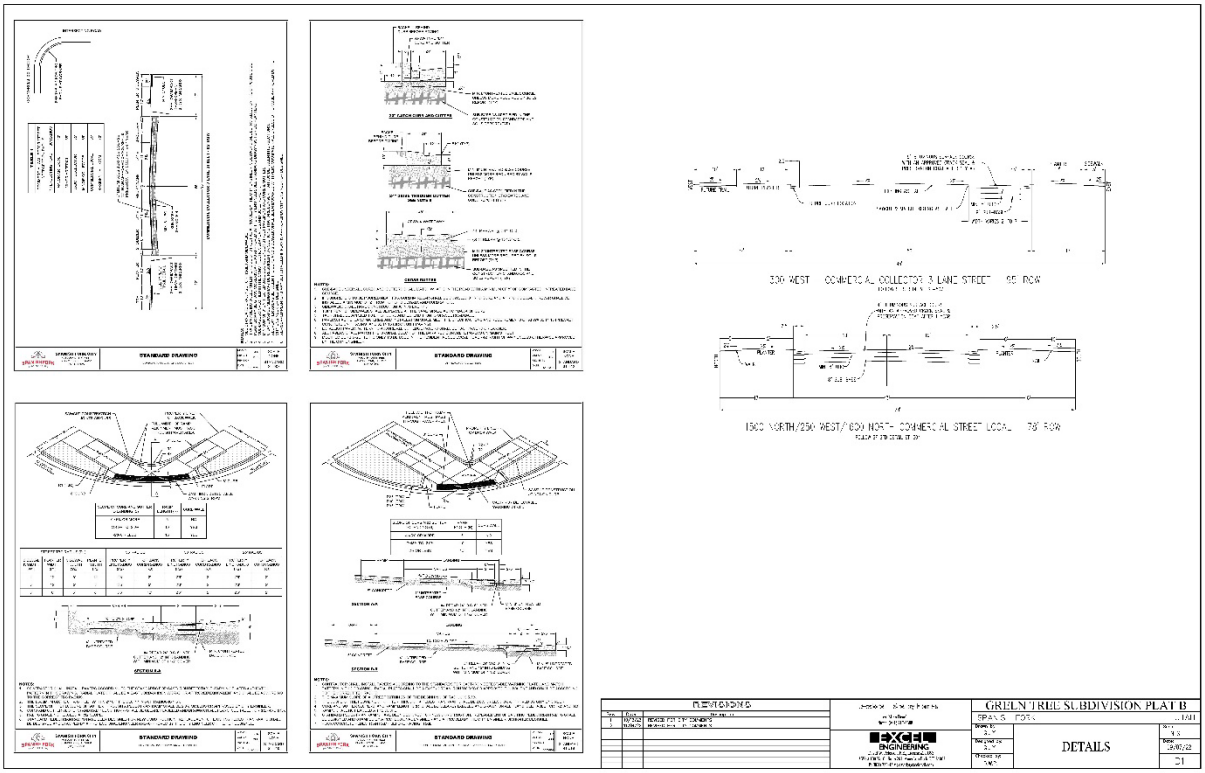

CENTERLINE PROFILE
300 WEST
SEE SHEET PP3
250 WEST
SEE SHEET PP2
1500 NORTH & 250 WEST PLAN & PROFILE
300 WEST
1500 NORTH
250 WEST
Scale 1" = 20'
300 WEST
SEE SHEET PP3
STORM DRAIN KEYED NOTES
GREEN TREE SUBDIVISION PLAT B
EXCEL ENGINEERING
1500 NORTH & 250 WEST PLAN & PROFILE
PP1

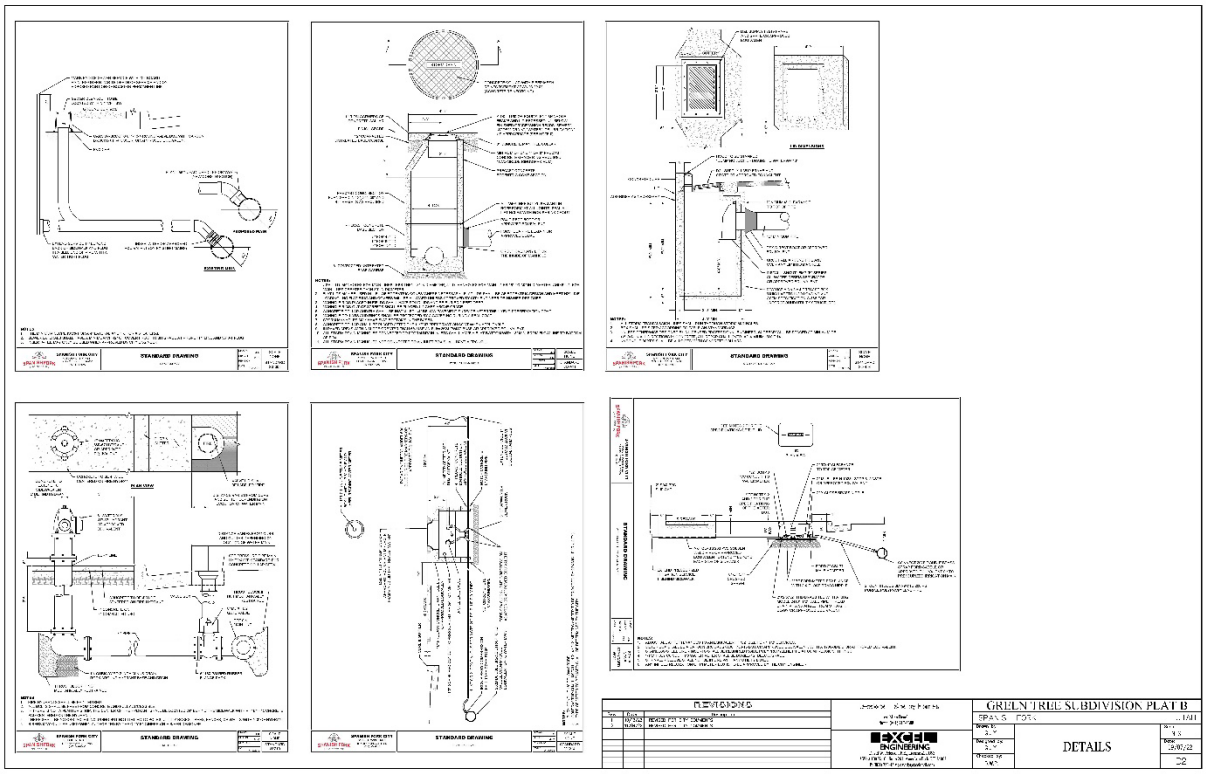

CENTERLINE PROFILE
STORM DRAIN KEYED NOTES
1600 NORTH
Scale 1" = 20'
250 WEST & 1600 NORTH PLAN & PROFILE
250 WEST
SEE SHEET PP1
REVISIONS
GREEN TREE SUBDIVISION PLAT B
EXCEL ENGINEERING
250 WEST & 1600 NORTH PLAN & PROFILE
PP2


EAST TOP OF CURB PROFILE
300 WEST
1500 NORTH
SEE SHEET PP1
300 WEST PLAN & PROFILE
Scale 1" = 20'
GREEN TREE SUBDIVISION PLAT B
300 WEST
PLAN & PROFILE
PP3


INSTALL SILT FENCE PER BMP SF.
INSTALL CONSTRUCTION ENTRANCE PER BMP SCE
1500 NORTH
INSTALL CONCRETE WASHOUT AREA PER BMP CWM
INSTALL PORTABLE TOILET PER BMP PT
INSTALL INLET PROTECTION PER BMP IP-G (TYP. ALL INLETS)
250 WEST
350 WEST
1500 NORTH
INSTALL SILT FENCE PER BMP SF.
Scale 1" = 30'
GREEN TREE SUBDIVISION PLAT B
EROSION CONTROL PLAN
SWP1


BMP: Concrete Waste Management
BMP: Dust Controls
BMP: Inlet Protection-Gravel
BMP: Land Grading
BMP: Portable Toilets
BMP: Silt Fence
BMP: Spill Clean-Up
BMP: Stabilized Construction Entrance
BMP: Street Sweeping
GREEN TREE SUBDIVISION PLAT B
BMP DETAILS
SWP2


STANDARD DRAWING
300 WEST COMMERCIAL COLLECTOR 3 LANE STREET 66' ROW
1500 NORTH/250 WEST/600 NORTH COMMERCIAL STREET LOCAL 78' ROW
GREEN TREE SUBDIVISION PLAT B
DETAILS
D1


STANDARD DRAWING
STANDARD DRAWING
STANDARD DRAWING
STANDARD DRAWING
STANDARD DRAWING
GREEN TREE SUBDIVISION PLAT B
DETAILS
EXCEL ENGINEERING

Reimbursement Agreement

March 13, 2024

Shelby Homes
REIMBURSEMENT AGREEMENT
Green Tree Subdivision Plat B - 1600 North (250 West) Improvements

COME NOW the parties hereto, _____ ("Shelby Homes"), and Spanish Fork City ("City"), and enter into this Reimbursement Agreement to assure the orderly development of real property within City limits, while maintaining and enhancing property values.

Shelby Homes owns real property within Spanish Fork City at approximately 300 West 1600 North. Shelby Homes desired to develop the property into a subdivision of two (2) commercial lots, but to do so was required to participate in the installation of a culinary waterline, storm drain, and a roadway with a 78-foot right-of-way, which serves a regional area and which benefits properties in addition to the property owned by Shelby Homes.

NOW, THEREFORE, the parties hereto contract, covenant, and agree as follows:

1. Shelby Homes shall construct the roadway (250 West), the culinary waterline, and some storm drain features associated with the roadway, as shown on the plans attached hereto as Exhibit A, and incorporated herein by this reference. Shelby Homes' estimated total cost is $1,063,201.29.

2. The roadway 250 West serves a regional area and is part of the City's Transportation master plan.

3. Shelby Homes shall be reimbursed by the City after the City inspects and accepts all public improvements per the plans. Shelby Homes shall be reimbursed by the City for 50% of the actual construction costs, estimated in the sum of [$ TOTAL AMOUNT DEVELOPER WILL BE REIMBURSED]. City's obligation to reimburse Shelby Homes the 50% of the construction costs shall occur upon City's acceptance of the completed work with the final acceptance of the subdivision, but in any case no sooner than July 1, 2024. Reimbursement shall be based upon actual costs and invoices and proof of payment will be needed before reimbursement is made.

Shelby Homes
REIMBURSEMENT AGREEMENT
Green Tree Subdivision Plat B - 1600 North (250 West)
Improvements

It is understood that there may be a dewatering cost that is additional to what is shown on the attached estimate. The City shall reimburse 50% of the cost for any dewatering needed for the construction of the utilities in 250 West.

4. As a prerequisite for reimbursement, Shelby Homes shall provide unconditional lien waivers to the City for all work performed and materials supplied for the infrastructure described herein for which Shelby Homes is being reimbursed.

5. This agreement represents the entire agreement related to this reimbursement between the parties hereto. All prior negotiations, understandings, or representations are merged herein and superseded hereby.

6. Any amendment to this agreement must be in writing and be signed by each of the parties hereto.

7. In the event of breach in any of the obligations of this agreement, the non-breaching party shall be entitled to recover their attorney's fees.

DATED this _____ day of _____, 2024

SPANISH FORK CITY by:

_____
Mike Mendenhall, Mayor

Shelby Homes by:

_____

Shelby Homes
REIMBURSEMENT AGREEMENT
Green Tree Subdivision Plat B - 1600 North (250 West)
Improvements

ESTIMATE

D-Dyer Inc
6383 W 9960 N
Fed, ID 870625547

dyerrocks@msn.com
+1 (801) 836-8082
D DYER INC

Desert Edge Builders Green Tree

Bill to
Desert Edge Builders Green Tree

Ship to
Desert Edge Builders Green Tree

Estimate details
Estimate no.: 2912
Estimate date: 01/30/2024

#	Date	Product or service	SKU	Amount
1.		**EXCAVATING** General Conditions mobilization, sweeping, trackout pads, sweeping		$31,525.29
2.		**EXCAVATING** SWPP silt fence, inlet box protection		$9,923.12
3.		**EXCAVATING** EARTHWORK clear and grub roadway, cut and fill, rough grade, import fill and sub base		$129,239.23
4.		**EXCAVATING** DEMO remove asphalt, fence saw cut, demo site utilities		$14,982.12
5.		**UTILITIES** IRR connect to 12" PI by others, connect to existing 6" PI w/valve, 12"x6" TEE w/6" valve hardware, 6"45 bend/hardware 5-6" 22 bend/hardware, 2-2" PI meter pits, 484.18 FT 12" PI, 1007.05 FT 6" PI		$112,943.12
6.		**UTILITIES** SEWER install 101.85 FT of 6" SS 36"x6" nose on		$24,834.12
7.		**UTILITIES** WATER 16x8 Tie in w/three valves, connect to existing 8"w/valve and 11 bend, 4-8"22 bend/hardware, 2-8" 11 bend hardware, 2-Hydrant TEE/valve, 2 Hydrants, 2-8x6 TEE w/6" valve/hardware, 2-2" cul meter pits, 202.80 FT 2" service line, 832.27 FT 8" Cul, 130.64 FT Hydrant Leg/ Fire Line		$140,478.92
8.		**UTILITIES** STORMDRAIN core existing SDMH, 5 SDMH, 2 CI, 120.94 FT 15" CP SD, Core existing MH, 1 -3x3x3 Curb Inlet, 699.10 FT 18"CP SD		$172,832.12
9.		**ASPHALT** ASPHALT 36843 SF 8 inch of roadbase, 4" asphalt 1500 North, 6" roadbase, 3" asphalt Trail		$184,692.67

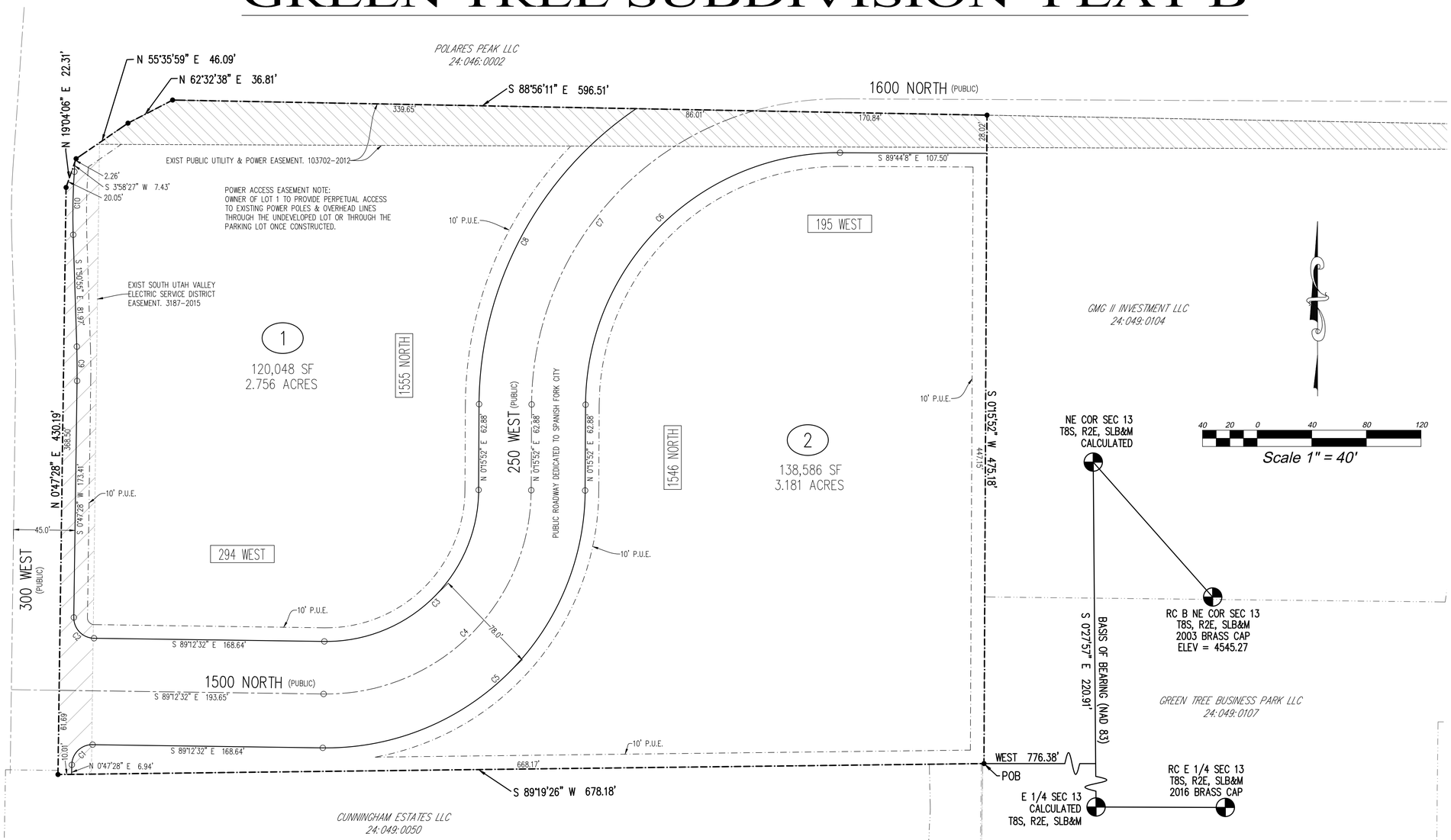
10.	**CONCRETE** CONCRETE 2245 FT 30"Curb/Gutter base and prep, 14705 SF 5" sidewalk, base and prep, 2-ADA Ramps	$236,750.58
11.	**EXCAVATING** SIGNAGE STRIPING	$5,000.00
12.	**EXCAVATING** bid excludes boring for pi, engineering, compaction testing, prime coat, sealcoat for asphalt paving, extra import export for utility trenches due to caving or slufing of trench banks from ground water, extra material will be billed by delivery tickets, dewatering will be billed at $25 per linear of ground encountered in any utility trench, ground water will be removed 24 hours per day to prevent delays while waiting for ground water to be pumped down, Bid excludes extra material needed for roadway due to soil conditions, bid only includes fill called out on plan	$0.00

Total **$1,063,201.29**

Shelby Homes
REIMBURSEMENT AGREEMENT
Green Tree Subdivision Plat B - 1600 North (250 West) Improvements

ADD EXHIBIT IMAGE(S)

GREEN TREE SUBDIVISION PLAT B



PLAT NOTES

1. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC 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. THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
3. ALL FRONT YARDS TO HAVE A 10' PUBLIC UTILITY EASEMENT.
4. A 10' PUBLIC UTILITY EASEMENT IS REQUIRED ON ALL PROPERTY LINES.
5. FINAL GRADE MAY DIFFER FROM DESIGN IN CONSTRUCTION.
6. STANDARD MINIMUM LOT SETBACKS OF THE I-1 ZONE MUST BE MET AS LISTED IN CITY CODE DEVELOPMENT STANDARDS.

PUBLIC UTILITY EASEMENT NOTE:

ALL PUBLIC UTILITY EASEMENTS PLATTIED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.

GENERAL NOTES:

1. VERTICAL DATUM BASED ON NAVD29
2. COORDINATE SYSTEM = NAD27
3. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE
4. PROVIDE 15' CLEAR RADIUS AT LIGHT POLES & SECTIONALIZERS
5. ZONING I-1 LIGHT INDUSTRIAL

PLAT B TABULATIONS

TOTAL PROPERTY ACREAGE:	326,228 SF	7.49 AC	100%
LOT AREA:	258,633 SF	5.94 AC	79.3%
ROADWAY AREA:	67,595 SF	1.55 AC	20.7%
# OF LOTS:	2	--	--
ZONING:	I-1	--	--

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	23.56	90°0'0"	21.21	N 45°47'28" E
C2	15.00	23.56	90°0'0"	21.21	S 44°12'32" E
C3	111.50	176.17	90°31'36"	158.41	N 45°31'40" E
C4	150.00	237.00	90°31'36"	213.10	N 45°31'40" E
C5	189.50	299.41	90°31'36"	269.22	N 45°31'40" E
C6	185.50	291.38	90°0'0"	262.34	N 45°15'52" E
C7	225.00	289.24	73°39'18"	269.73	N 37°5'31" E
C8	263.50	255.15	55°28'49"	245.30	N 28°0'17" E
C9	545.00	25.11	2°38'23"	25.11	N 0°31'44" W
C10	455.00	46.24	5°49'23"	46.22	N 1°3'46" E

VICINITY MAP



DEVELOPER/PROPERTY OWNER:
Shelby Homes
Phone: (801) 717-6688

LAND SURVEYOR:
AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE

AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A portion of the Northeast quarter of Section 13, and the Southeast quarter of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian, described as follows:
Beginning at the intersection of an existing fenceline and more or less the easterly extension of that real property described in Deed Entry No. 18453:2016, said point being located South 00°27'57" East along the Section line 220.91 feet and West 776.38 feet from the Northeast corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence along said real property the following six (6) courses: South 89°19'26" West along a boundary line agreement recorded in the office of the Utah County Recorder as Entry 40599:1980 a distance of 678.18 feet; thence North 0°47'28" East 430.19; thence North 19°04'06" East 22.31 feet; thence North 55°35'59" East 46.09 feet; thence North 62°32'38" East 36.81 feet; thence South 88°56'11" East 596.51 feet; thence South 0°15'52" West 475.18 feet to the point of beginning.

Less and Excepting any portion lying within the bounds of 1600 North Street
Area = 7.489 Acres

Basis of Bearing is NAD83 State Plane Coordinate System

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I (WE), THE UNDERSIGNED OWNER(S), OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO SPANISH FORK CITY FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20__

PRINTED NAME OF OWNER(S)

AUTHORIZED SIGNATURE(S)

CORPORATE ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ SS

ON THE _____ DAY OF _____,A.D. 20__, PERSONALLY APPEARED BEFORE ME _____THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE IS THE_____ OF _____, CORPORATION, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF THAT HE/SHE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC (SEE SEAL)

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20__.

APPROVED _____ CITY MANAGER

APPROVED _____ CITY ATTORNEY

APPROVED _____ ENGINEER (SEE SEAL)

ATTEST _____ CLERK-RECORDER

APPROVED _____ ENGINEER (SEE SEAL)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20__, BY THE SPANISH FORK CITY PLANNING COMMISSION.

DIRECTOR - SECRETARY

CHAIRPERSON, PLANNING COMMISSION.

PLAT B

GREEN TREE

A COMMERCIAL DEVELOPMENT
CONTAINING 2 LOTS AND 7.49 ACRES
LOCATED IN NORTHEAST CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SLB&M

SPANISH FORK UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

Surveyor's Seal	Clerk Recorder Seal	City Engineer Seal	County-Recorder Seal

GREEN TREE SUBDIVISION PLAT B

COMMERCIAL SUBDIVISION

ADDRESS: 1600 NORTH 300 WEST

LOCATED IN NORTHEAST CORNER OF SECTION 13
TOWNSHIP 8 SOUTH, RANGE 2 EAST, SLB&M
SPANISH FORK, UTAH

VICINITY MAP



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 ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

CIVIL SHEET INDEX

C1	COVER SHEET
C2	OVERALL SITE PLAN
U1	UTILITY PLAN
G1	GRADING & DRAINAGE PLAN
G2	EXISTING TOPOGRAPHY
PP1	1500 NORTH & 250 WEST PLAN & PROFILE
PP2	250 WEST & 1600 NORTH PLAN & PROFILE
PP3	300 WEST PLAN & PROFILE
SWP1	EROSION CONTROL PLAN
SWP2	BMP DETAILS
D1	DETAILS
D2	DETAILS

ABBREVIATION TABLE

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
LP	LOW POINT
HP	HIGH POINT
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
SF	SQUARE FOOTAGE
P.U.E.	PUBLIC UTILITY EASEMENT
SLB&M	SALT LAKE BASE & MERIDIAN
COR	CORNER
N	NORTH
S	SOUTH
E	EAST
W	WEST
P.I.	PRESSURIZED IRRIGATION
SS	SANITARY SEWER
SD	STORM DRAIN
T	TOWNSHIP
R	RANGE
RCP	REINFORCED CONCRETE PIPE
WM	WATER METER
CB	CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT
L.F.	LINEAR FEET
S=%	SLOPE
IE	INVERT ELEVATION
C.O.	CLEAN OUT
SL	SEWER LATERAL

PLAT B TABULATIONS

TOTAL PROPERTY ACREAGE:	326,228 SF	7.49 AC	100%
LOT AREA:	258,633 SF	5.94 AC	79.3%
ROADWAY AREA:	67,595 SF	1.55 AC	20.7%
# OF LOTS:	2	--	--
ZONING:	I-1	--	--

GENERAL NOTES

1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. OVERHEAD OFFSITE IMPROVEMENT COSTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THERE WILL NOT BE ANY CONNECTORS AGREEMENTS OR REIMBURSABLE COSTS ASSOCIATED WITH THE SE IMPROVEMENTS. THESE FACILITIES ARE INSTALLED ON A TEMPORARY BASIS AND WILL BE REMOVED AS DEVELOPMENT IMPACTS THE AREA.
3. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/ DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
4. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
5. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT, THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE- CONSTRUCTION MEETING.
6. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UP GRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
7. ENGINEER STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THIS PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRIC DEPARTMENT PRIOR TO CONSTRUCTION.

OVERALL LEGAL DESCRIPTION

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Less and Excepting any portion lying within the bounds of 1600 North Street
Area = 7.489 Acres

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

GEOTECHNICAL ENGINEER:
IGES
12429 South 300 East Suite 100
Draper, Utah 84020
Phone: 801-748-4044

LAND SURVEYOR:
AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

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

BENCH MARK

REFERENCE NORTHEAST CORNER, SECTION 13, TOWNSHIP 8 SOUTH,
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
2003 BRASS CAP
ELEVATION = 4545.27
VERTICAL DATUM: NGVD 29
HORIZONTAL DATUM: NAD 27

REVISIONS

Rev.	Date	Description
1	10/12/22	REVISED PER CITY COMMENTS
2	11/04/22	REVISED PER CITY COMMENTS
4	01/30/23	REVISED TO INCLUDE LOT 2 SITE CHANGES

Developer: Shelby Homes
c/o Mike Deuel
Phone: (801) 717-6688

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

GREEN TREE SUBDIVISION PLAT B
SPANISH FORK UTAH

Drawn by: G.J.Y.	Scale: NTS
Designed by: G.J.Y.	Date: 09/07/22
Checked by: D.W.P.	C1

COVER SHEET

POLARES PEAK LLC
24:046:0002

EXIST SOUTH UTAH VALLEY ELECTRIC SERVICE DISTRICT EASEMENT. 3187-2015

N 62°32'38" E 36.81'

EXIST PUBLIC UTILITY & POWER EASEMENT. 103702-2012

CITY TO DEED AREA TO LOT 1 ONCE PROPOSED ROADWAY WITHIN THIS SUBDIVISION IS CONSTRUCTED & PLATTED. DEEDED AREA TO BE A PUBLIC UTILITY AND POWER EASEMENT. AREA TO BE DEEDED=6,518 S.F.

THIS SECTION OF EXIST ASPHALT ROAD IS TO BE ABANDONED

FUTURE LOT 1 BOUNDARY LINE

INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS

END CURB

ASPHALT SAWCUT LINE

S 88°56'11" E 596.51'

END WALK

1600 NORTH

EXIST EDGE OF ASPHALT

END CURB

END WALK

N 55°35'59" E 46.09'

N 19°04'06" E 22.31'

INSTALL 'NO PARKING' SIGN

INSTALL 'NO PARKING' SIGN

MATCH CURB INSTALLED BY OTHERS

MATCH TRAIL INSTALLED BY OTHERS

10' P.U.E.

SEE SHEET PP2

30 15 0 30 60 90

Scale 1" = 30'

EXIST SOUTH UTAH VALLEY ELECTRIC SERVICE DISTRICT EASEMENT. 3187-2015

EXIST EDGE OF ASPHALT

WIDEN ASPHALT

CONST. 5' WALK

CONST. 12' PLANTER

CONST. 2.5' CURB & GUTTER

SAWCUT EXIST EDGE OF ASPHALT & INSTALL CURB

CONST. 5' WALK

CONST. 12' PLANTER

CONST. 2.5' CURB & GUTTER

INSTALL 'NO PARKING' SIGN

CONST. 10' ASPHALT TRAIL

CONST. 8' PLANTER

CONST. 2.5' CURB & GUTTER

INSTALL 'NO PARKING' SIGN

10' P.U.E.

10' P.U.E.

GMG II INVESTMENT LLC
24:049:0104

NE COR SEC 13
T8S, R2E, SLB&M
CALCULATED

S 01°15'52" W 475.18'

FUTURE WEST 95' R.O.W. LINE

CENTERLINE OF ASPHALT W/ FUTURE 95' R.O.W.

N 04°47'28" E 430.19'

300 WEST

SEE SHEET PP3

95.0'

45.0'

INSTALL ADA PEDESTRIAN RAMP PER ST-519. RAMP TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN (TYP.)

INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.

10' P.U.E.

EXIST EDGE OF ASPHALT

R35.0'

1

2

250 WEST

S 0°27'57" E 220.91'

1500 NORTH

78.0'

INSTALL 'NO PARKING' SIGN

SEE SHEET PP1

INSTALL 'NO PARKING' SIGN

INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS

INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.

R35.0'

ADA RAMP

END WALK

MATCH EXIST CURB

10' P.U.E.

WEST 776.38'

POB

E 1/4 SEC 13
CALCULATED
T8S, R2E, SLB&M

RC B NE COR SEC 13
T8S, R2E, SLB&M
2003 BRASS CAP
ELEV = 4545.27

GREEN TREE BUSINESS PARK LLC
24:049:0107

RC E 1/4 SEC 13
T8S, R2E, SLB&M
2016 BRASS CAP

EXIST BUILDING

S 89°19'26" W 678.18'

CUNNINGHAM ESTATES LLC
24:049:0050

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

BENCH MARK

REFERENCE NORTHEAST CORNER, SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
2003 BRASS CAP
ELEVATION = 4545.27
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Developer: Shelby Homes
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Phone: (801) 717-6688

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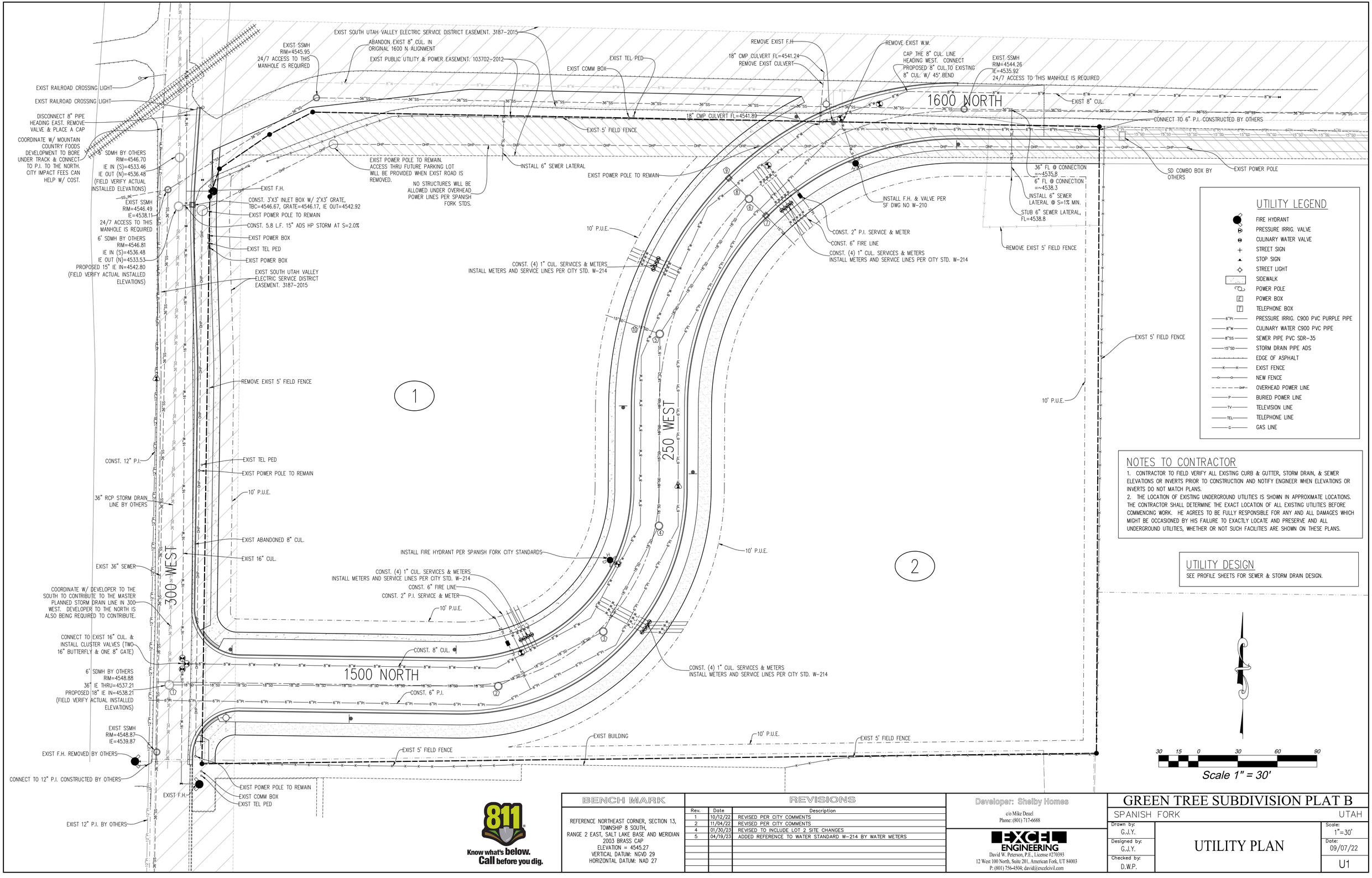
GREEN TREE SUBDIVISION PLAT B

SPANISH FORK UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

OVERALL SITE PLAN

Scale: 1"=30'
Date: 09/07/22
C2



UTILITY LEGEND

- FIRE HYDRANT
- PRESSURE IRRIG. VALVE
- CULINARY WATER VALVE
- STREET SIGN
- STOP SIGN
- STREET LIGHT
- SIDEWALK
- POWER POLE
- POWER BOX
- TELEPHONE BOX
- 6"PI — PRESSURE IRRIG. C900 PVC PURPLE PIPE
- 8"W — CULINARY WATER C900 PVC PIPE
- 8"SS — SEWER PIPE PVC SDR-35
- 15"SD — STORM DRAIN PIPE ADS
- EDGE OF ASPHALT
- X X — EXIST FENCE
- O O — NEW FENCE
- OHP — OVERHEAD POWER LINE
- P — BURIED POWER LINE
- TV — TELEVISION LINE
- TEL — TELEPHONE LINE
- G — GAS LINE

NOTES TO CONTRACTOR

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UTILITY DESIGN

SEE PROFILE SHEETS FOR SEWER & STORM DRAIN DESIGN.

30 15 0 30 60 90

Scale 1" = 30'

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

BENCH MARK

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5	04/19/23	ADDED REFERENCE TO WATER STANDARD W-214 BY WATER METERS

Developer: Shelby Homes
c/o Mike Deuel
Phone: (801) 717-6688

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
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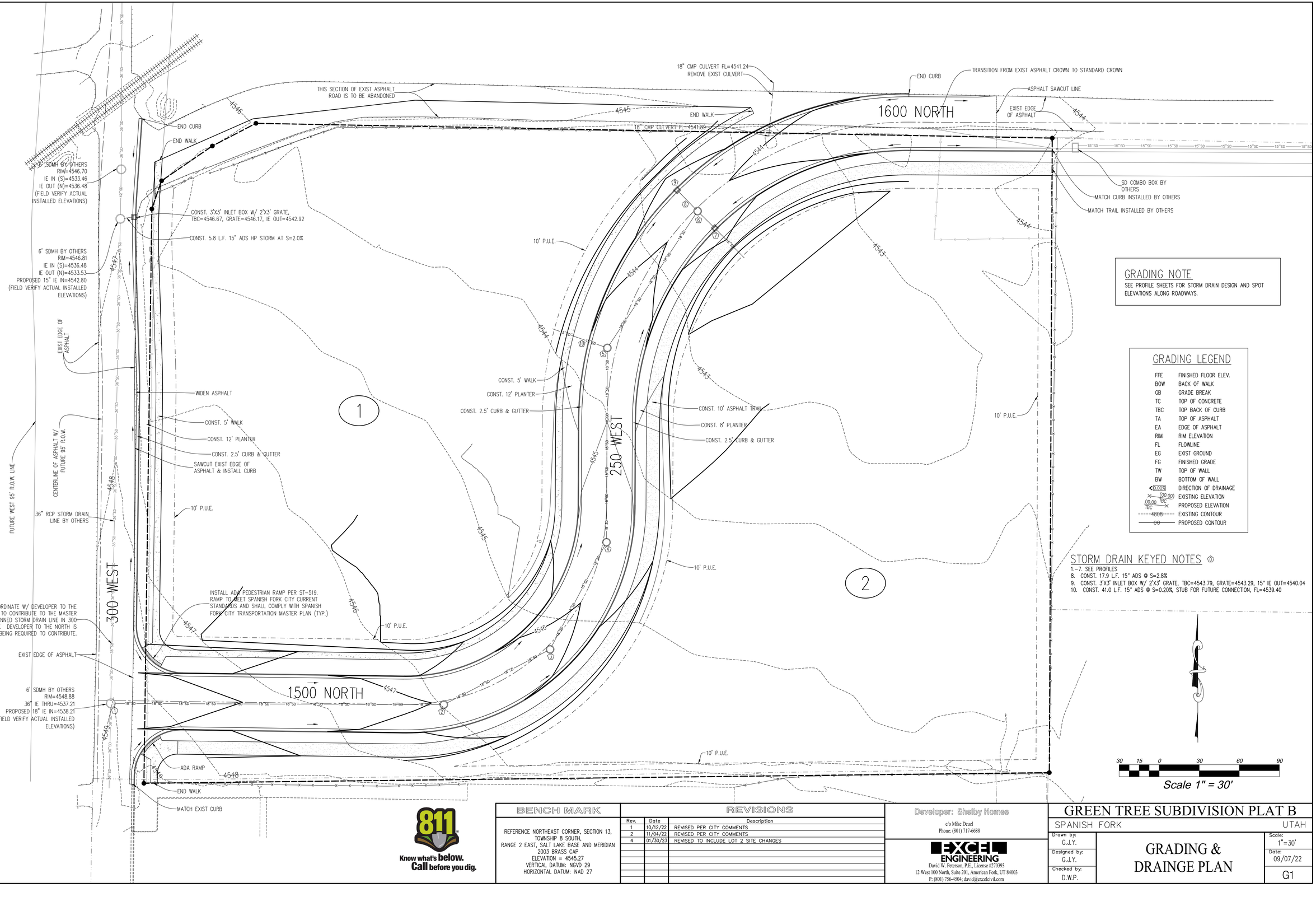
GREEN TREE SUBDIVISION PLAT B

SPANISH FORK UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

UTILITY PLAN

Scale: 1"=30'
Date: 09/07/22
U1



GRADING NOTE

SEE PROFILE SHEETS FOR STORM DRAIN DESIGN AND SPOT ELEVATIONS ALONG ROADWAYS.

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
TW	TOP OF WALL
BW	BOTTOM OF WALL
0.00%	DIRECTION OF DRAINAGE
(00.00)	EXISTING ELEVATION
00.00 TBC	PROPOSED ELEVATION
4808	EXISTING CONTOUR
00	PROPOSED CONTOUR

STORM DRAIN KEYED NOTES

1.-7. SEE PROFILES
8. CONST. 17.9 L.F. 15" ADS @ S=2.8%
9. CONST. 3'X3' INLET BOX W/ 2'X3' GRATE, TBC=4543.79, GRATE=4543.29, 15" IE OUT=4540.04
10. CONST. 41.0 L.F. 15" ADS @ S=0.20%, STUB FOR FUTURE CONNECTION, FL=4539.40

30 15 0 30 60 90

Scale 1" = 30'

Know what's below. Call before you dig.

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GREEN TREE SUBDIVISION PLAT B

SPANISH FORK UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

GRADING & DRAINGE PLAN

Scale: 1"=30'
Date: 09/07/22
G1

EXIST RAILROAD CROSSING LIGHT
EXIST RAILROAD CROSSING LIGHT
EXIST SSMH
RIM=4545.95
24/7 ACCESS TO THIS
MANHOLE IS REQUIRED
EXIST SOUTH UTAH VALLEY ELECTRIC SERVICE DISTRICT EASEMENT. 3187-2015
EXIST PUBLIC UTILITY & POWER EASEMENT. 103702-2012
EXIST COMM BOX
EXIST TEL PED
REMOVE EXIST F.H
18" CMP CULVERT FL=4541.24
REMOVE EXIST CULVERT
REMOVE EXIST W.M.
EXIST SSMH
RIM=4544.26
IE=4535.92
24/7 ACCESS TO THIS MANHOLE IS REQUIRED
1600 NORTH
EXIST 8" CUL.
18" CMP CULVERT FL=4541.89
EXIST 5' FIELD FENCE
EXIST POWER POLE TO REMAIN.
ACCESS THRU FUTURE PARKING LOT
WILL BE PROVIDED WHEN EXIST ROAD IS
REMOVED.
NO STRUCTURES WILL BE
ALLOWED UNDER OVERHEAD
POWER LINES PER SPANISH
FORK STDS.
EXIST POWER POLE TO REMAIN
EXIST POWER POLE
EXIST F.H.
EXIST SSMH
RIM=4546.49
IE=4538.11
24/7 ACCESS TO THIS
MANHOLE IS REQUIRED
EXIST POWER POLE TO REMAIN
EXIST POWER BOX
EXIST TEL PED
EXIST POWER BOX
EXIST SOUTH UTAH VALLEY
ELECTRIC SERVICE DISTRICT
EASEMENT. 3187-2015
REMOVE EXIST 5' FIELD FENCE
EXIST 5' FIELD FENCE
REMOVE EXIST 5' FIELD FENCE
EXIST TEL PED
EXIST POWER POLE TO REMAIN
EXIST ABANDONED 8" CUL.
EXIST 16" CUL.
EXIST 36" SEWER
300 WEST
EXIST SSMH
RIM=4548.87
IE=4539.87
EXIST F.H. REMOVED BY OTHERS
EXIST F.H.
EXIST 12" P.I. BY OTHERS
EXIST POWER POLE TO REMAIN
EXIST COMM BOX
EXIST TEL PED
EXIST 5' FIELD FENCE
EXIST BUILDING
EXIST 5' FIELD FENCE
4543
4544
4545
4546
4547
4548
4549
30 15 0 30 60 90
Scale 1" = 30'

Know what's below. Call before you dig.

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GREEN TREE SUBDIVISION PLAT B

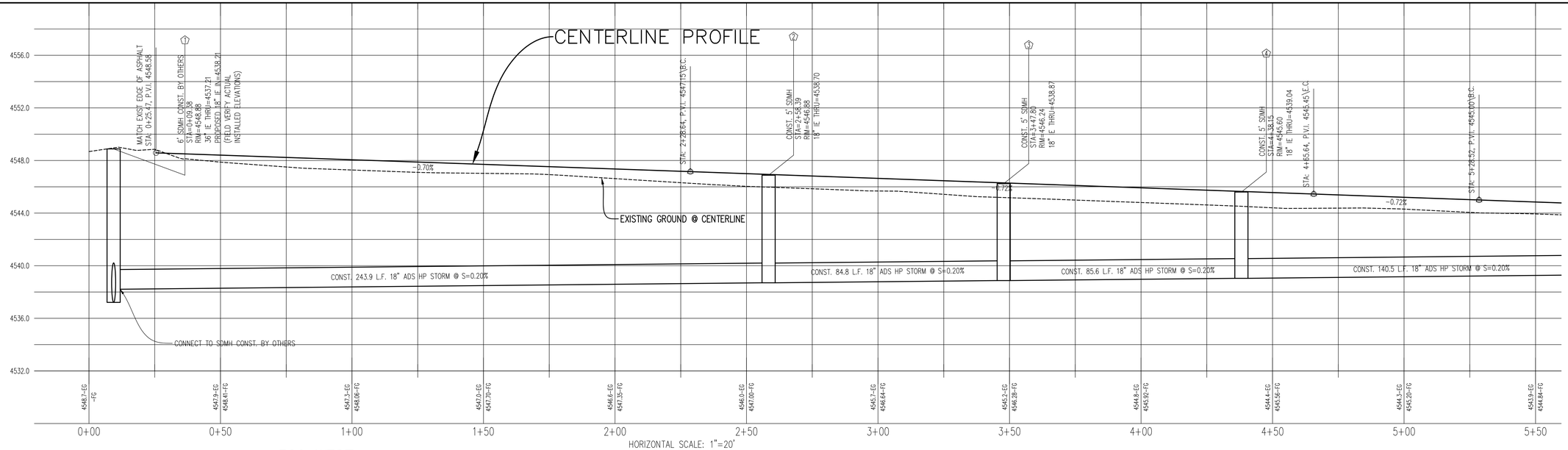
SPANISH FORK UTAH

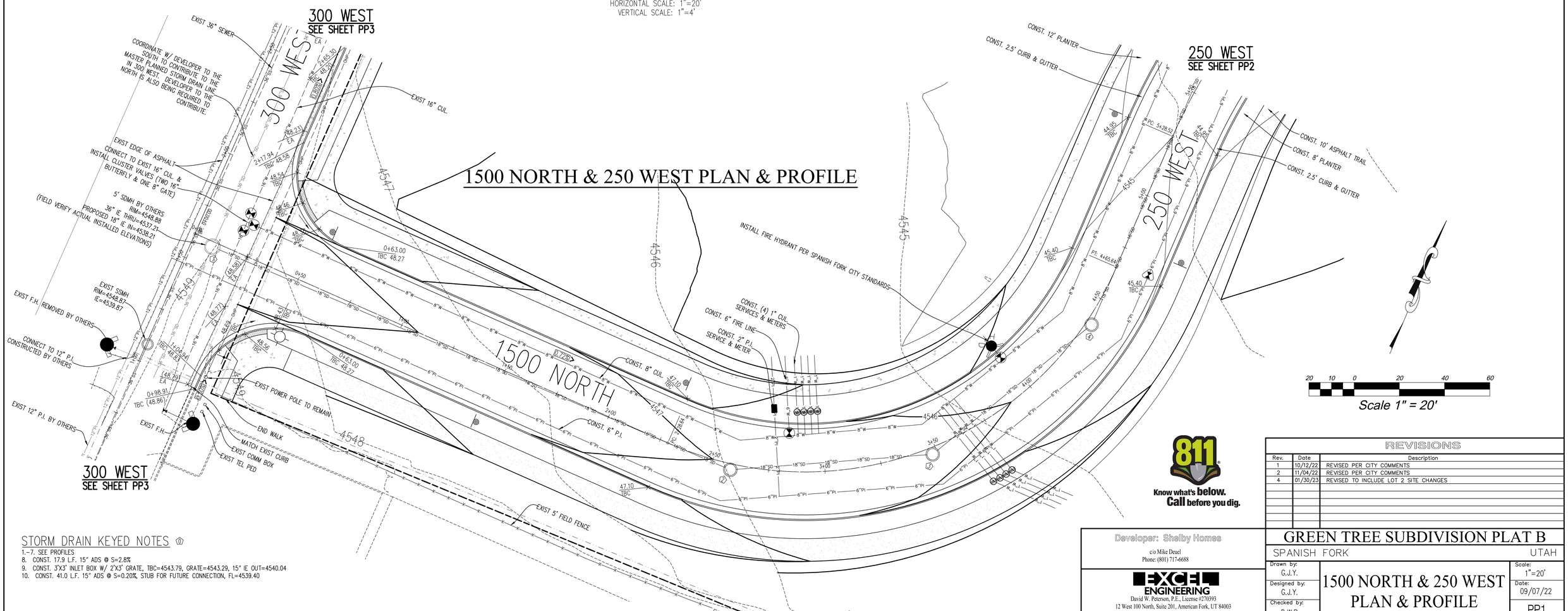
Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

EXISTING TOPOGRAPHY

Scale: 1"=30'
Date: 09/07/22
G2

1500 NORTH & 250 WEST PLAN & PROFILE





STORM DRAIN KEYED NOTES

1.–7. SEE PROFILES
8. CONST. 17.9 L.F. 15" ADS @ S=2.8%
9. CONST. 3'X3' INLET BOX W/ 2'X3' GRATE, TBC=4543.79, GRATE=4543.29, 15" IE OUT=4540.04
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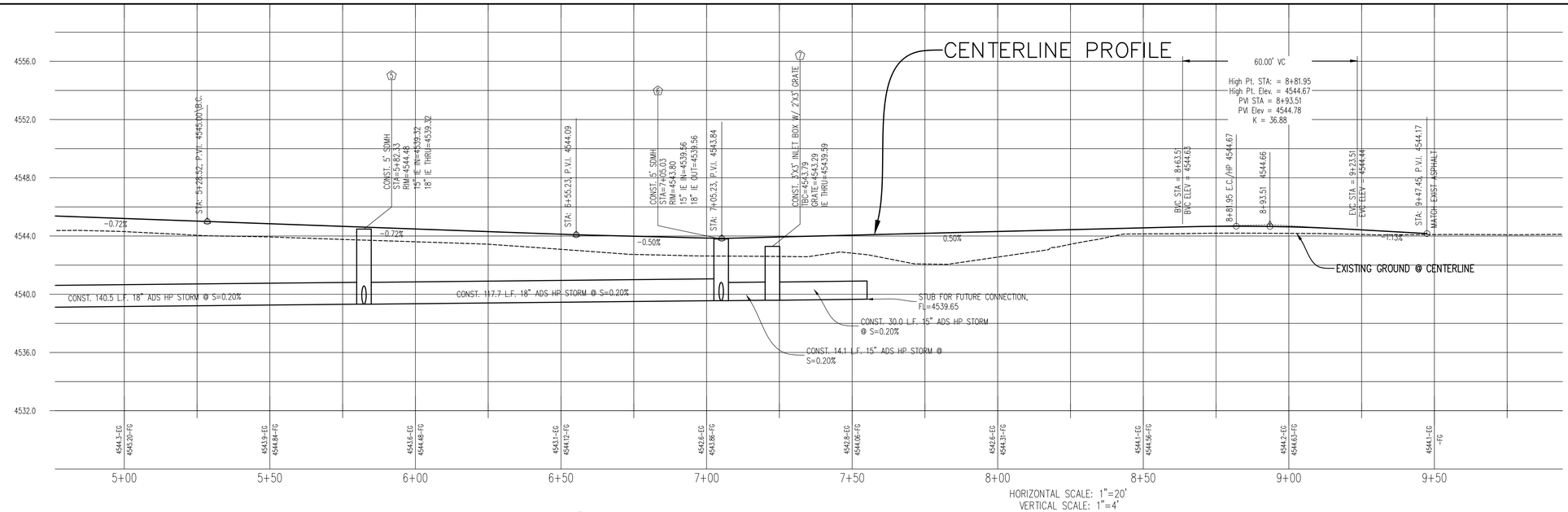
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EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

GREEN TREE SUBDIVISION PLAT B
SPANISH FORK UTAH

Drawn by: G.J.Y.	Scale: 1"=20'
Designed by: G.J.Y.	Date: 09/07/22
Checked by: D.W.P.	PP1

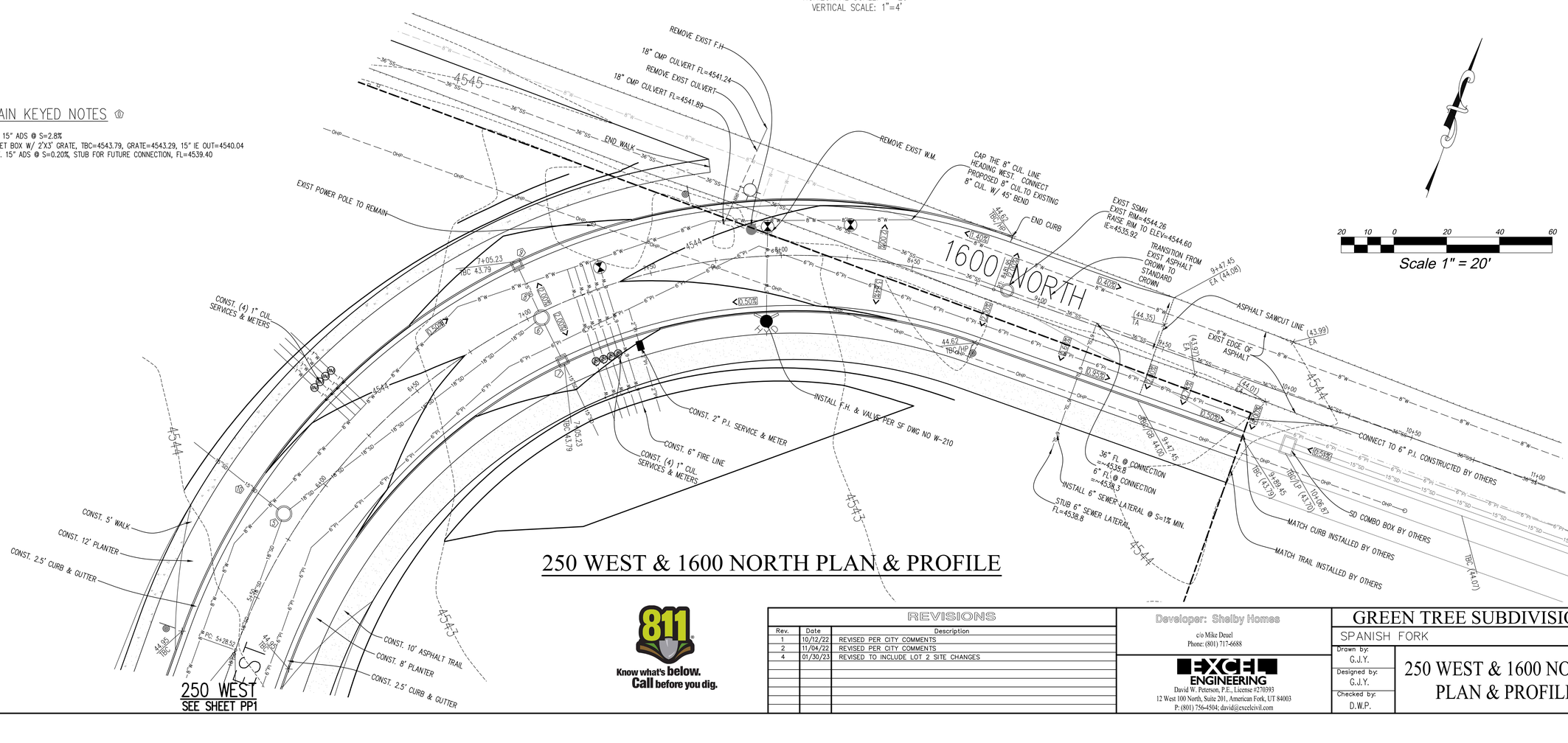
1500 NORTH & 250 WEST PLAN & PROFILE



HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'

STORM DRAIN KEYED NOTES

1.-7. SEE PROFILES
8. CONST. 17.9 L.F. 15" ADS @ S=2.8%
9. CONST. 3'X3' INLET BOX W/ 2'X3' GRATE, TBC=4543.79, GRATE=4543.29, 15" IE OUT=4540.04
10. CONST. 41.0 L.F. 15" ADS @ S=0.20%, STUB FOR FUTURE CONNECTION, FL=4539.40



250 WEST & 1600 NORTH PLAN & PROFILE

Know what's below. Call before you dig.

REVISIONS		
Rev.	Date	Description
1	10/12/22	REVISED PER CITY COMMENTS
2	11/04/22	REVISED PER CITY COMMENTS
4	01/30/23	REVISED TO INCLUDE LOT 2 SITE CHANGES

Developer: Shelby Homes
c/o Mike Deuel
Phone: (801) 717-6688

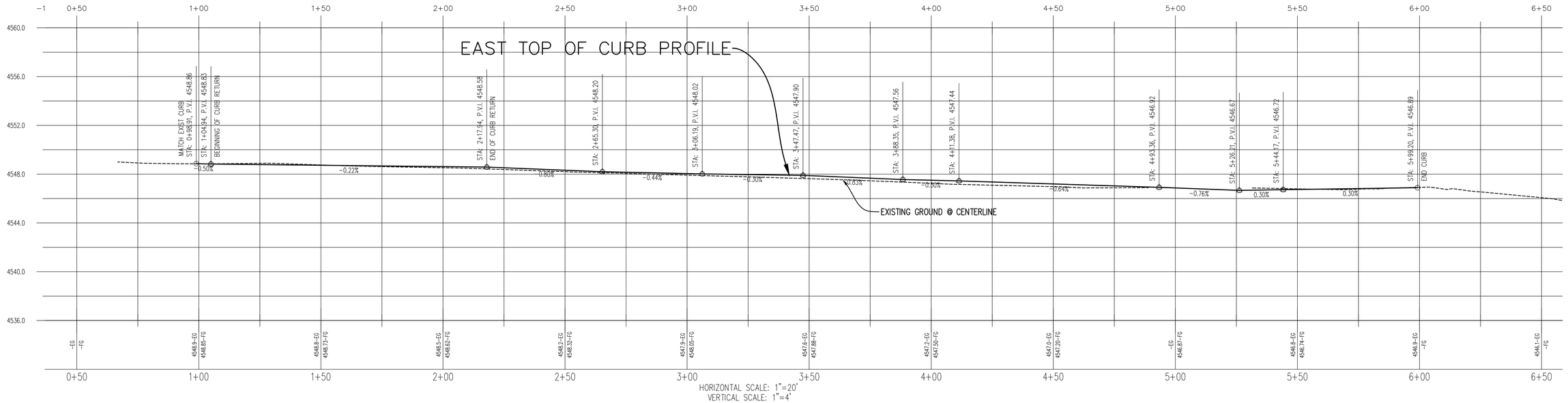
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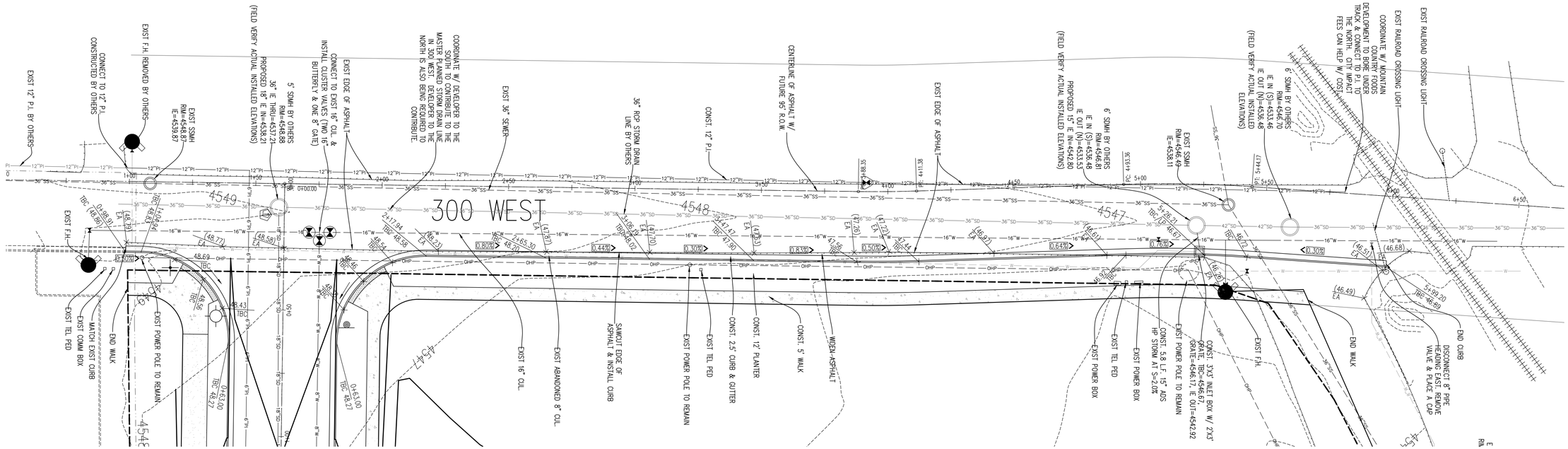
GREEN TREE SUBDIVISION PLAT B
SPANISH FORK UTAH

Drawn by:	G.J.Y.
Designed by:	G.J.Y.
Checked by:	D.W.P.
Scale:	1"=20'
Date:	09/07/22

250 WEST & 1600 NORTH PLAN & PROFILE

PP2





300 WEST PLAN & PROFILE

STORM DRAIN KEYED NOTES

1.–7. SEE PROFILES
8. CONST. 17.9 L.F. 15" ADS @ S=2.8%
9. CONST. 3'X3' INLET BOX W/ 2'X3' GRATE, TBC=4543.79, GRATE=4543.29, 15" IE OUT=4540.04
10. CONST. 41.0 L.F. 15" ADS @ S=0.20%, STUB FOR FUTURE CONNECTION, FL=4539.40

20 10 0 20 40 60
Scale 1" = 20'

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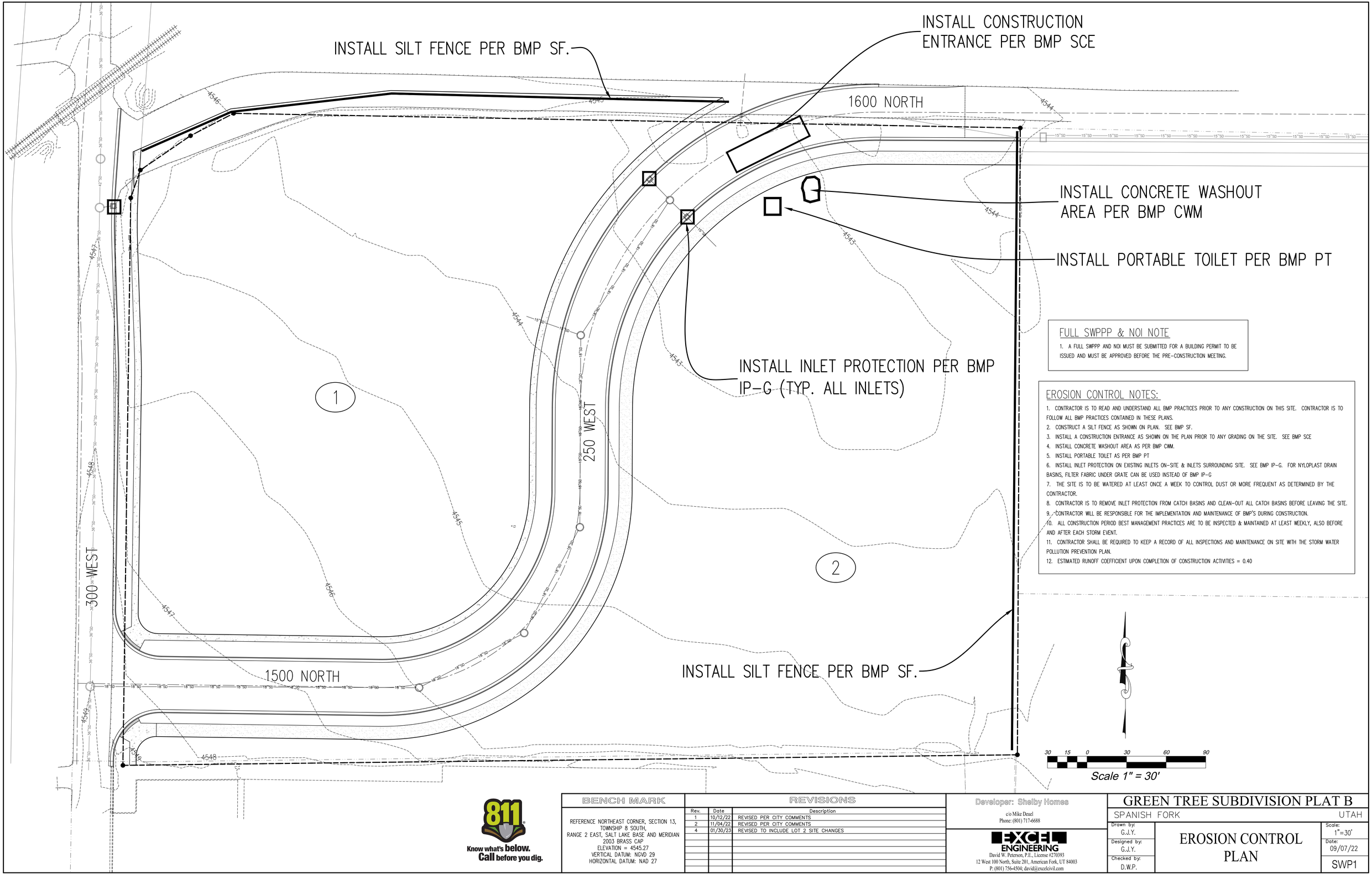
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GREEN TREE SUBDIVISION PLAT B
SPANISH FORK UTAH

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Scale: 1"=20'
Date: 09/07/22

300 WEST PLAN & PROFILE

PP3



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.

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. CONSTRUCT A SILT FENCE AS SHOWN ON PLAN. SEE BMP SF.
3. INSTALL A CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN PRIOR TO ANY GRADING ON THE SITE. SEE BMP SCE
4. INSTALL CONCRETE WASHOUT AREA AS PER BMP CWM.
5. INSTALL PORTABLE TOILET AS PER BMP PT
6. INSTALL INLET PROTECTION ON EXISTING INLETS ON-SITE & INLETS SURROUNDING SITE. SEE BMP IP-G. FOR NYLOPLAST DRAIN BASINS, FILTER FABRIC UNDER GRATE CAN BE USED INSTEAD OF BMP IP-G
7. THE SITE IS TO BE WATERED AT LEAST ONCE A WEEK TO CONTROL DUST OR MORE FREQUENT AS DETERMINED BY THE CONTRACTOR.
8. CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS AND CLEAN-OUT ALL CATCH BASINS BEFORE LEAVING THE SITE.
9. CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
10. ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED & MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
11. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
12. ESTIMATED RUNOFF COEFFICIENT UPON COMPLETION OF CONSTRUCTION ACTIVITIES = 0.40

30 15 0 30 60 90

Scale 1" = 30'

Know what's below. Call before you dig.

BENCH MARK

REFERENCE NORTHEAST CORNER, SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
2003 BRASS CAP
ELEVATION = 4545.27
VERTICAL DATUM: NGVD 29
HORIZONTAL DATUM: NAD 27

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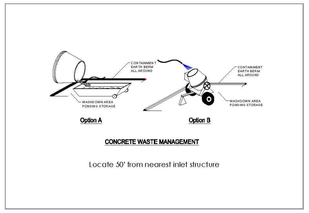
SPANISH FORK UTAH

EROSION CONTROL PLAN

Drawn by:	G.J.Y.
Designed by:	G.J.Y.
Checked by:	D.W.P.
Scale:	1"=30'
Date:	09/07/22
	SWP1

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.

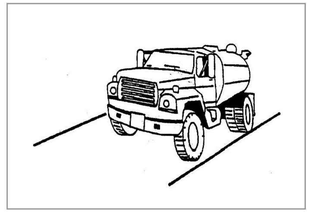
INSTALLATION/APPLICATION CRITERIA:
- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, 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.

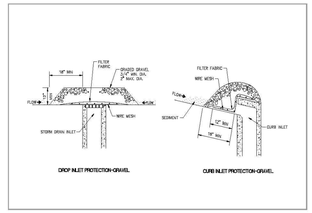
INSTALLATION/APPLICATION CRITERIA:
- Mechanical dust collection systems are designed according to the size of dust particles and the amount of air to be processed. Manufacturers' recommendations should be followed for installation (as well as the design of the equipment).
- Two kinds of street weepers 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.

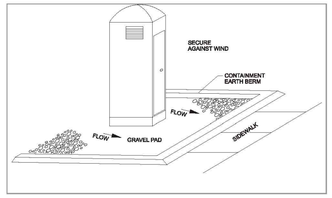
INSTALLATION/APPLICATION CRITERIA:
Before grading activities begin, a construction site operator must make decisions regarding the steepness of cut-and-fill slopes and how the slopes will be: Protected from runoff, stabilized and maintained.

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.

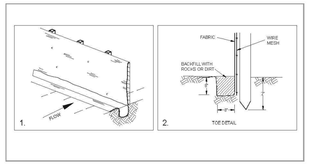
INSTALLATION/APPLICATION CRITERIA:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (6" tall by 6" wide), control for spill/protection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

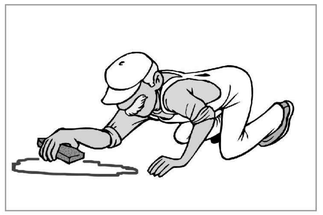
INSTALLATION/APPLICATION CRITERIA:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately up-gradient of posts.
- Secure wire mesh (14 gage min. with 6-inch openings) to upslope side of posts. Attach with 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.

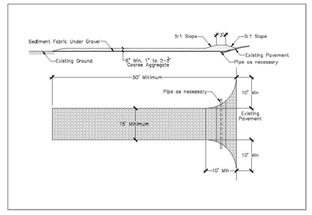
APPLICATION:
All sites

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.

REVISIONS

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2	11/04/22	REVISED PER CITY COMMENTS

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GREEN TREE SUBDIVISION PLAT B

SPANISH FORK UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

BMP DETAILS

Scale: NTS
Date: 09/07/22
SWP2

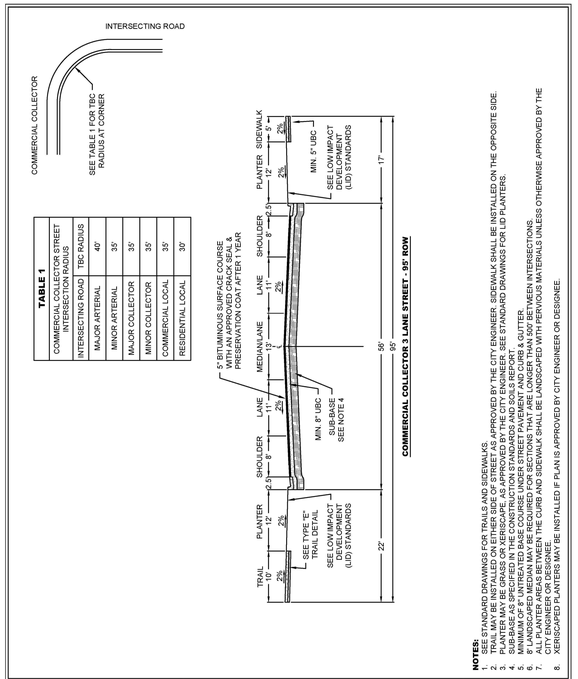
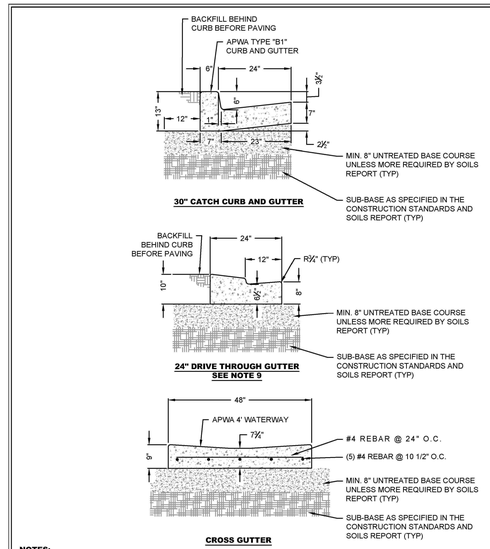


TABLE 1

COMMERCIAL COLLECTOR STREET INTERSECTION RADIUS	
INTERSECTING ROAD	TBC RADIUS
MAJOR ARTERIAL	40'
MINOR ARTERIAL	35'
MAJOR COLLECTOR	35'
MINOR COLLECTOR	35'
COMMERCIAL LOCAL	35'
RESIDENTIAL LOCAL	30'

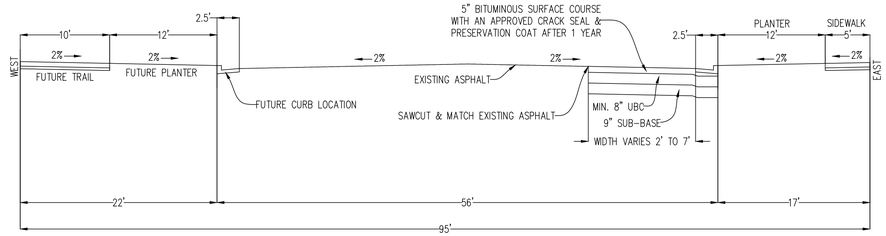
NOTES:
1. SEE STANDARD DRAWINGS FOR TRAILS AND SIDEWALKS.
2. TRAIL MAY BE INSTALLED ON EITHER SIDE OF STREET AS APPROVED BY THE CITY ENGINEER. SIDEWALK SHALL BE INSTALLED ON THE OPPOSITE SIDE.
3. PLANTER STRIPS SHALL BE INSTALLED AS SHOWN ON THE APPROVED DRAWINGS AND AS REQUIRED BY THE CITY ENGINEER.
4. SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT.
5. 8" MINIMUM CURB AND GUTTER REQUIRED FOR STREETS THAT ARE CURVED PER SECTIONS 3.1 AND 3.2 OF SF STD DETAIL ST-507 BETWEEN INTERSECTIONS.
6. LANDSCAPED INTERIM PLANTER STRIPS MAY BE INSTALLED IF APPROVED BY CITY ENGINEER OR DESIGNEE.
7. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.
8. XERISCAPED PLANTERS MAY BE INSTALLED IF PLAN IS APPROVED BY CITY ENGINEER OR DESIGNEE.

SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR	SCALE NONE
40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	COMMERCIAL COLLECTOR 3 LANE STREET	DESIGN: MHC	STANDARD ST-507
		REVISION:	
		DATE: 1/18/2022	



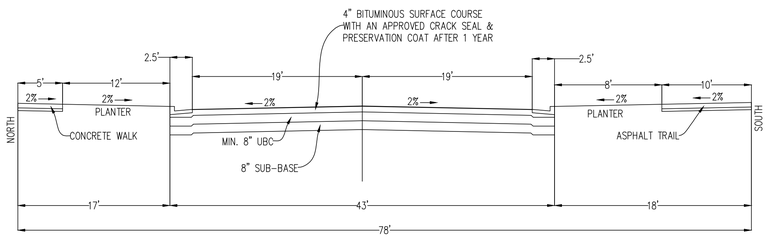
NOTES:
1. SUB-BASE UNDER ALL CURBS AND GUTTERS SHALL MATCH WHAT IS IN THE ROAD WITH A MINIMUM OF 8" OF COMPACTED UNTREATED BASE COURSE.
2. IF CONCRETE IS TO BE POURED NEXT TO A CURB #4 REBAR SHALL BE DOWELED 3" INTO CURB AND 4" INTO SIDEWALK. REBAR SHALL BE INSTALLED A MINIMUM OF 2" FROM TOP OF SIDEWALK 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).
7. ESTABLISH PAVER PATTERN TO ASSURE ALL CUT EDGE PAVERS SHALL BE HALF PAVERS OR LARGER.
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	STANDARD DRAWING	DRAWN: JLR	SCALE NONE
40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	APPROVED CURB & GUTTERS	DESIGN: MHC	STANDARD ST-512
		REVISION:	
		DATE: 1/18/2022	



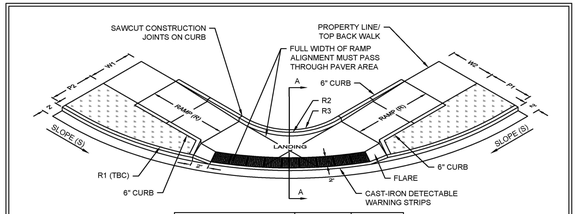
300 WEST – COMMERCIAL COLLECTOR 3 LANE STREET – 95' ROW

FOLLOW SF STD DETAIL ST-507



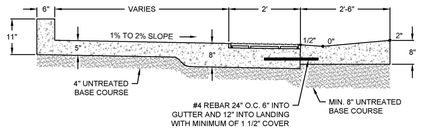
1500 NORTH/250 WEST/1600 NORTH COMMERCIAL STREET LOCAL – 78' ROW

FOLLOW SF STD DETAIL ST-504



SLOPE OF CURB AND GUTTER TO LANDING (S)	RAMP LENGTH (R)	CURB WALL
-0.45% OR MORE	5'	NO
-0.45% TO -2.0%	10'	YES
-2% OR LESS	15'	YES

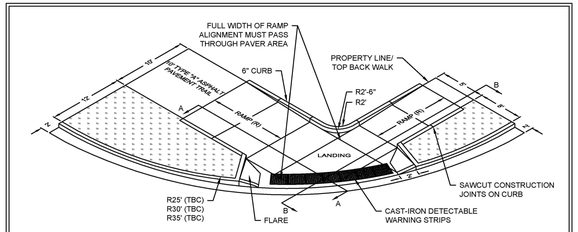
STREET TBC RADIUS (R1)				35' RADIUS		30' RADIUS		25' RADIUS	
SIDEWALK WIDTH (W1)	PLANTER WIDTH (P1)	SIDEWALK WIDTH (W2)	PLANTER WIDTH (P2)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)
5'	12'	5'	12'	2'6"	2'	2'6"	2'	2'6"	2'
5'	12'	5'	8'	2'6"	5'	2'6"	2'	2'6"	2'
5'	8'	5'	8'	5'6"	12'	2'6"	2'	2'6"	2'



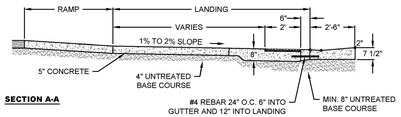
SECTION A-A

NOTES:
1. CONTRACTOR SHALL INSTALL PAVERS ACCORDING TO THE STANDARDS FOR CAST-IRON DETECTABLE WARNING PLATES AND MATCH PATTERN IN THIS DRAWING. RADIAL PLATES SHALL BE A EAST JORDAN IRON WORKS OR APPROVED EQUIVALENT AND SHALL BE ACCORDING TO THE CORRECT TBC RADIUS.
2. THE MAXIMUM SLOPE OF A STREET WITHIN 25' OF THE BEGINNING OF RADIUS IS 5.5%.
3. THE SLOPE OF THE FLOWLINE OF GUTTER THROUGH A PEDESTRIAN RAMP SHALL BE 2.0% OR LESS OR APPROVED BY CITY ENGINEER.
4. CURB AND GUTTER SLOPE (S) AND RAMP LENGTHS (R) SHALL BE CLEARLY LABELED AND DRAWN ON ALL PLANS, SEE TABLE FOR (R2) AND (R3).
5. RAMPS SHALL NOT EXCEED A 1:12 SLOPE.
6. STANDARD PEDESTRIAN RAMPS HAVE BEEN DESIGNED FOR NEW CONSTRUCTION. REPLACEMENT OF EXISTING PEDESTRIAN RAMPS SHALL BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER AND APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.

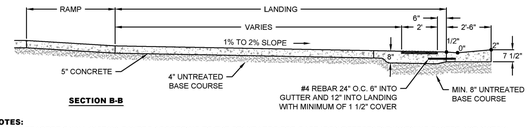
SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR	SCALE NONE
40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	PEDESTRIAN RAMP SIDEWALKS WITH PLANTERS	DESIGN: MHC	STANDARD ST-516
		REVISION:	
		DATE: 6/19/2019	



SLOPE OF CURB AND GUTTER TO LANDING (S)	RAMP LENGTH (R)	CURB WALL
-0.45% OR MORE	5'	NO
-0.45% TO -2.0%	10'	YES
-2% OR LESS	15'	YES



SECTION A-A



SECTION B-B

NOTES:
1. CONTRACTOR SHALL INSTALL PAVERS ACCORDING TO THE STANDARDS FOR CAST-IRON DETECTABLE WARNING PLATES AND MATCH PATTERN IN THIS DRAWING. RADIAL PLATES SHALL BE A EAST JORDAN IRON WORKS OR APPROVED EQUIVALENT AND SHALL BE ACCORDING TO THE CORRECT TBC RADIUS.
2. THE MAXIMUM SLOPE OF A STREET WITHIN 25' OF THE BEGINNING OF RADIUS IS 5.5%.
3. THE SLOPE OF THE FLOWLINE OF GUTTER THROUGH A PEDESTRIAN RAMP SHALL BE 2.0% OR LESS OR APPROVED BY CITY ENGINEER.
4. CURB AND GUTTER SLOPE (S) AND RAMP LENGTHS (R) SHALL BE CLEARLY LABELED AND DRAWN ON ALL PLANS, SEE TABLE FOR (R2) AND (R3).
5. RAMPS SHALL NOT EXCEED A 1:12 SLOPE.
6. STANDARD PEDESTRIAN RAMPS HAVE BEEN DESIGNED FOR NEW CONSTRUCTION. REPLACEMENT OF EXISTING PEDESTRIAN RAMPS SHALL BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER AND APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.
7. POUR CONCRETE PEDESTRIAN RAMP BEFORE PAVING TRAIL.

SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR	SCALE NONE
40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	CORNER PEDESTRIAN RAMP FOR SIDEWALKS CONNECTING TO TRAILS	DESIGN: MHC	STANDARD ST-519
		REVISION:	
		DATE: 6/19/2019	

REVISIONS		
Rev.	Date	Description
1	10/12/22	REVISED PER CITY COMMENTS
2	11/04/22	REVISED PER CITY COMMENTS

Developer: Shelby Homes
c/o Mike Deuel
Phone: (801) 717-6688

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

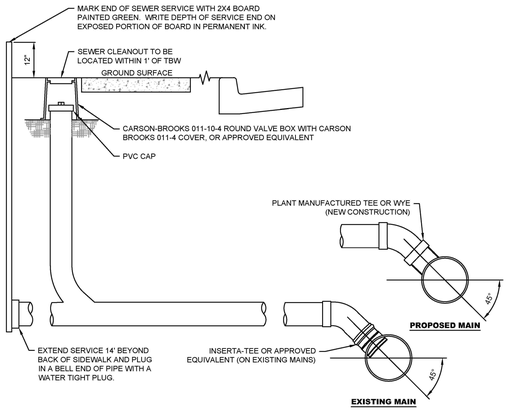
GREEN TREE SUBDIVISION PLAT B

SPANISH FORK UTAH

Drawn by:	Scale:
G.J.Y.	NTS
Designed by:	Date:
G.J.Y.	09/07/22
Checked by:	
D.W.P.	

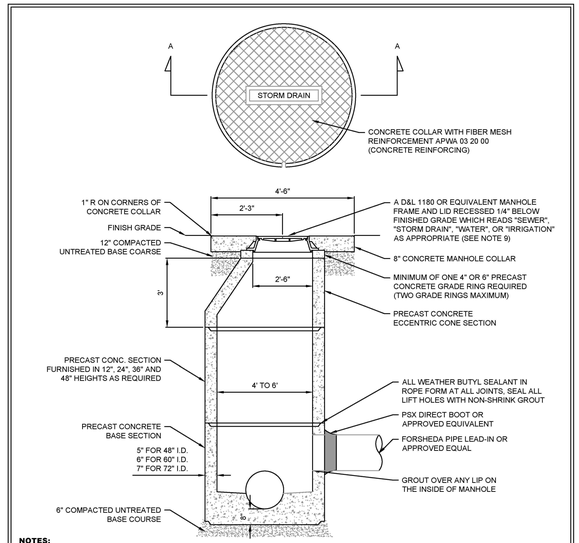
DETAILS

D1



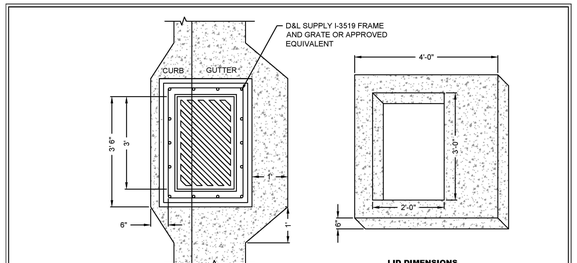
NOTES:
1. THE MINIMUM SLOPE IS 2% FOR A 4" LATERAL AND 1% FOR A 6" LATERAL.
2. SEWER LATERALS SHALL HAVE A MINIMUM OF 42" OF COVER FROM FINISH GRADE AT PROPERTY LINE AND 36" AT PLUG.
3. INSERTA-TEE MAY ONLY BE USED WHEN APPROVED BY CITY ENGINEER.

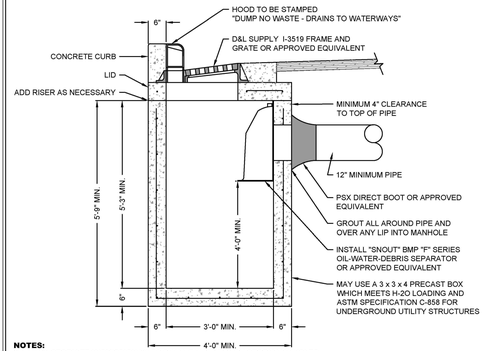
SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	STANDARD DRAWING SEWER SERVICE	DRAWN: JLP · DESIGN: MHC · REVISION: · DATE: 10/6/2020	SCALE NONE · STANDARD SS-305



NOTES:
1. USE 4' I.D. MANHOLES FOR MAIN LINES LESS THEN 18" IN DIAMETER; 5' I.D. MANHOLES FOR MAIN LINES 18" TO 30" IN DIAMETER, AND 6' I.D. FOR MAIN LINES GREATER THAN 30" IN DIAMETER.
2. FLAT LIDS MAY BE USED IN LIEU OF ECCENTRIC CONES WHERE NECESSARY. FLAT LIDS SHALL BE OF ECCENTRIC DESIGN AND MEET H20 LIVE LOADING. NO FLAT RING AND COVERS WILL BE ALLOWED UNLESS APPROVED BY CITY ENGINEER OR HIS/HER DESIGNEE.
3. MANHOLE RIMS PLACED IN FIELDS SHALL HAVE SOLID LIDS AND BE BURIED 2 FEET DEEP.
4. MANHOLE RIMS OUT OF STREETS SHALL BE PLACED 4 INCHES ABOVE GRADE.
5. CONCRETE COLLAR AND RIM SHALL BE INSTALLED 1/4" BELOW PAVEMENT SURFACE AFTER THE 1 YEAR PRESERVATION COAT.
6. MANHOLE COLLARS AND RINGS SHALL BE PROTECTED BY A COVERING DURING A SEAL COAT.
7. STORM MANHOLES MAY HAVE FLAT BOTTOMS IN THE BASES.
8. CONCRETE COLLAR SHALL BE PLACED AFTER THE 1 YEAR PRESERVATION COAT WHEN APPLICABLE.
9. IN PAVED AREAS WITH A SLOPE GREATER THAN 5% USE AN EJIW 3624 TWIST BASE OR APPROVED EQUIVALENT.
10. ALL STORM DRAIN MANHOLES CONNECTED TO STORM DRAIN INLETS SHALL HAVE A FLAT BOTTOM WITH 18" MIN. FROM FLOW LINE TO BOTTOM OF BOX.
11. ALL STORM DRAIN MANHOLES NOT CONNECTED TO AN INLET BOX SHALL HAVE A TROUGH.

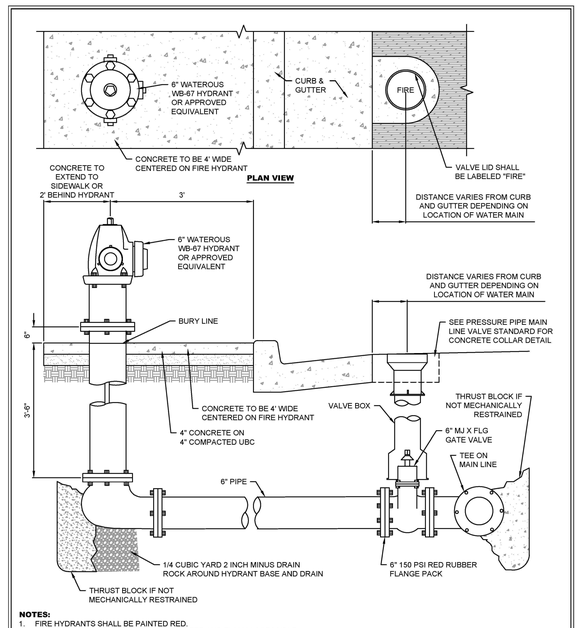
SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	STANDARD DRAWING STORM DRAIN MANHOLE	DRAWN: JLP · DESIGN: MHC · REVISION: · DATE: 6/10/2022	SCALE NONE · STANDARD SD-401





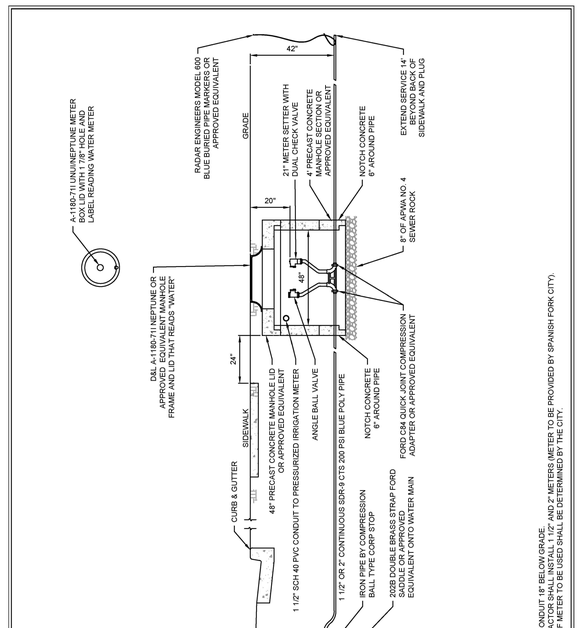
NOTES:
1. ALL STORM TRANSMISSION LINES SHALL RUN THROUGH STORM MANHOLES.
2. BOX SHALL BE SIZED ACCORDING TO TABLE ON STANDARD #32.
3. UNLESS OTHERWISE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER, #4 REBAR WILL BE SPACED AT MINIMUM OF 12" O.C. IN ALL DIRECTIONS IN CONCRETE. ALL REBAR SHALL OVERLAP A MINIMUM OF 14".
4. KNOCKOUT BOXES SHALL BE ALLOWED WITH CONCRETE COLLARS.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	STANDARD DRAWING STORM WATER INLET BOX	DRAWN: JLP · DESIGN: MHC · REVISION: · DATE: 10/6/2020	SCALE NONE · STANDARD SD-404



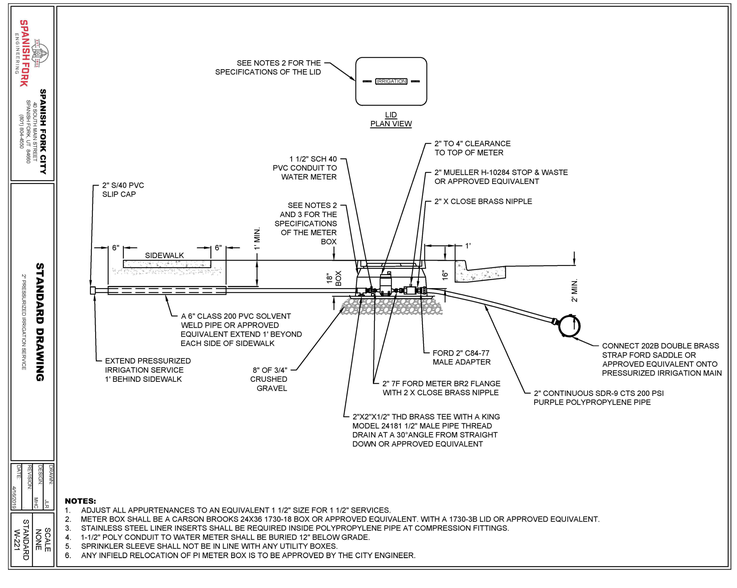
NOTES:
1. FIRE HYDRANTS SHALL BE PAINTED RED.
2. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
3. IF THERE IS NOT A PLANTER STRIP, THE CENTER OF THE HYDRANT SHALL BE LOCATED 24" BEHIND THE SIDEWALK WITH A 4' BY 4' CONCRETE PAD CENTERED ON THE HYDRANT.
4. THERE SHALL BE NO OBSTACLES INCLUDING 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.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	STANDARD DRAWING FIRE HYDRANT	DRAWN: JLP · DESIGN: MHC · REVISION: · DATE: 4/16/2019	SCALE NONE · STANDARD W-210



NOTES:
1. ENTRY CONDUIT 18" BELOW GRADE.
2. CONTRACTOR SHALL INSTALL 1 1/2" AND 2" METERS (METER TO BE PROVIDED BY SPANISH FORK CITY).
3. TYPE OF METER TO BE USED SHALL BE DETERMINED BY THE CITY.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	STANDARD DRAWING 2" WATER SERVICE	DRAWN: JLP · DESIGN: MHC · REVISION: · DATE: 2/15/2022	SCALE NONE · STANDARD W-214



NOTES:
1. ADJUST ALL APPURTENANCES TO AN EQUIVALENT 1 1/2" SIZE FOR 1 1/2" SERVICES.
2. METER BOX SHALL BE A CARSON BROOKS 24X36 1730-18 BOX OR APPROVED EQUIVALENT. WITH A 1730-3B LID OR APPROVED EQUIVALENT.
3. STAINLESS STEEL LINER INSERTS SHALL BE REQUIRED INSIDE POLYPROPYLENE PIPE AT COMPRESSION FITTINGS.
4. 1-1/2" POLY CONDUIT TO WATER METER SHALL BE BURIED 12" BELOW GRADE.
5. SPRINKLER SLEEVE SHALL NOT BE IN LINE WITH ANY UTILITY BOXES.
6. ANY INFIELD RELOCATION OF PI METER BOX IS TO BE APPROVED BY THE CITY ENGINEER.

REVISIONS		
Rev.	Date	Description
1	10/12/22	REVISED PER CITY COMMENTS
2	11/04/22	REVISED PER CITY COMMENTS

Developer: Shelby Homes
c/o Mike Deuel
Phone: (801) 717-6688

EXCEL ENGINEERING
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12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

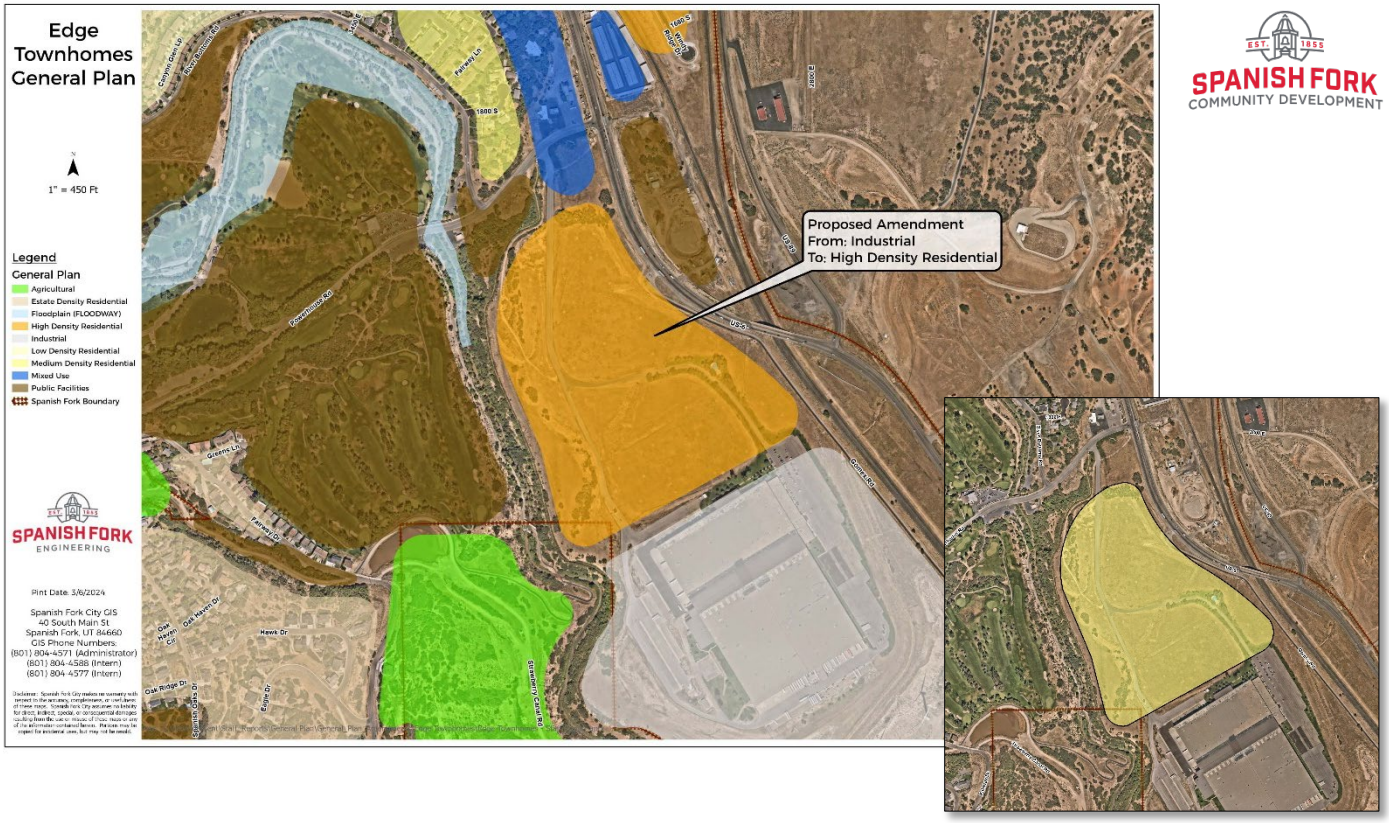
GREEN TREE SUBDIVISION PLAT B

SPANISH FORK UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

DETAILS

Scale: NTS
Date: 09/07/22
D2



Edge Townhomes General Plan Amendment Approval Request

March 13, 2024, Development Review Committee meeting.

Located at approximately 4000 East Powerhouse Road, including 21.23 acres.

The subject property is currently zoned I-1. The General Plan designation is currently Industrial.

The applicant has requested that a General Plan Amendment to change the land use designation of the property from Industrial to High Density Residential be approved for the development of a master planned development including a mix of townhomes, stacked flats, and single-family lots.

Key Issues

1. General Plan.
2. Zoning.
3. Density.
4. Expansion of Industrial Use.
5. Access.
6. Trails.

Recommendation

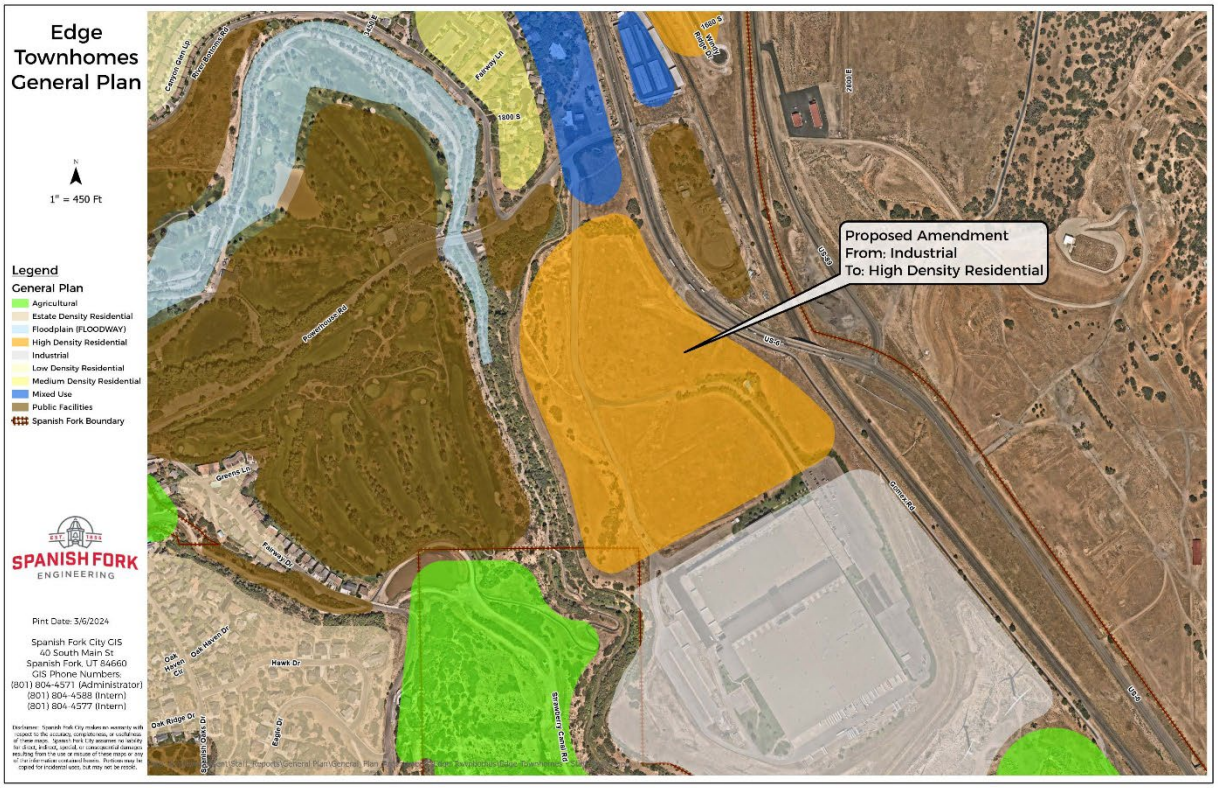
That the proposed General Plan Amendment be recommended for approval based on the following findings.

Finding

1. That the proposal helps to provide a range of housing types within the City.
2. That the proposal provides a transition of density between the Golf Course and US-6.
3. That the proposed designation would be a more compatible use with the Golf Course than industrial uses.
4. That the proposed designation may become a more compatible use with the existing industrial use with appropriate buffering design.
5. That the proposed designation may become more justified with enhanced access to the site.

Exhibits

1. General Plan Amendment.
2. Concept Proposal.


Edge Townhomes General Plan
1" = 450 Ft
Legend
General Plan
Agricultural
Estate Density Residential
Floodplain (FLOODWAY)
High Density Residential
Industrial
Low Density Residential
Medium Density Residential
Mixed Use
Public Facilities
Spanish Fork Boundary
SPANISH FORK ENGINEERING
Print Date: 3/6/2024
Spanish Fork City GIS
40 South Main St
Spanish Fork, UT 84660
GIS Phone Numbers:
(801) 804-4571 (Administrator)
(801) 804-4588 (Intern)
(801) 804-4577 (Intern)
Proposed Amendment
From: Industrial
To: High Density Residential
1800 S
Fairway Ln
Fairway Dr
Greens Ln
Hawk Dr
Oak Haven Cir
Oak Haven Dr
Oak Ridge Dr
Eagle Dr
Spanish Oaks Dr
Spanish Oaks Cir
Spanish Oaks Ln
Canyon Oaks Ln
Rock Canyon Rd
Powerhouse Rd
Canyon Rd
US-6
SR-51
Center St
Main St

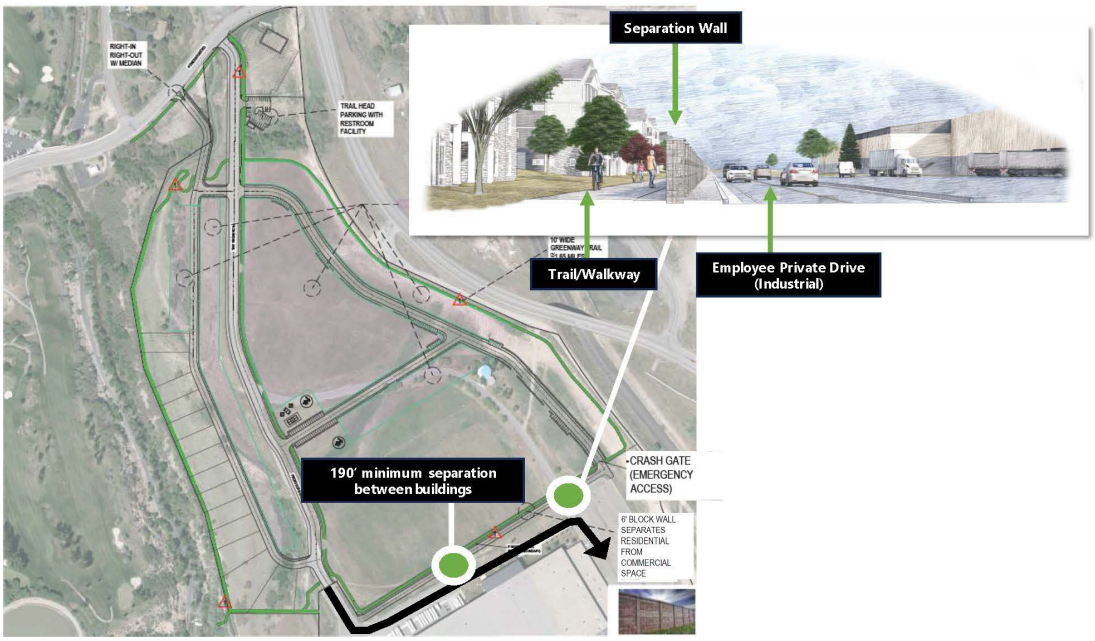

WHISPERING
PINES
MIXED-USE DEVELOPMENT
1027
1029
EDGEhomes
VESTA
REALTY PARTNERS
135 ACRE MIXED-USE DEVELOPMENT
3650 E POWERHOUSE RD | SPANISH FORK, UT

DESIGN STRATEGIES

- **Separation of Uses**
  - Use distance, landscape buffering, and fencing to create a physical and sensory separation between industrial and residential uses.
  - Utilize meaningful trails and parks to enhance the sensory separation between uses and encourage non-vehicular travel to city park infrastructure.
- **Diversity of Housing Options**
  - Create a stable neighborhood with demographic diversification
  - Respond to the needs of an underserved population
    - Retirees, ADA, firefighters, teachers…
- **Amenities**
  - All units have attached garages
  - Clubhouse
    - Pool, fitness center, playground and pickleball courts
  - 1.8 miles of on-site trails, connection to the Dripping Rock trail via the south pedestrian footbridge and new Powerhouse road trail

EDGEhomes | VESTA | WHISPERING PINES | 15

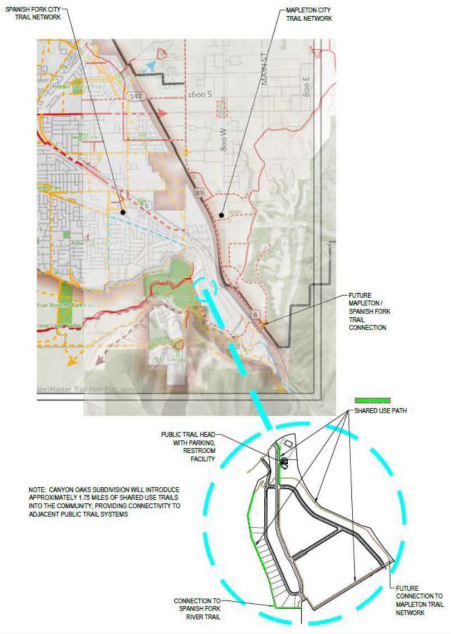
SEPARATION OF USES



EDGEhomes | VESTA | WHISPERING PINES | 16

SEPARATION OF USES

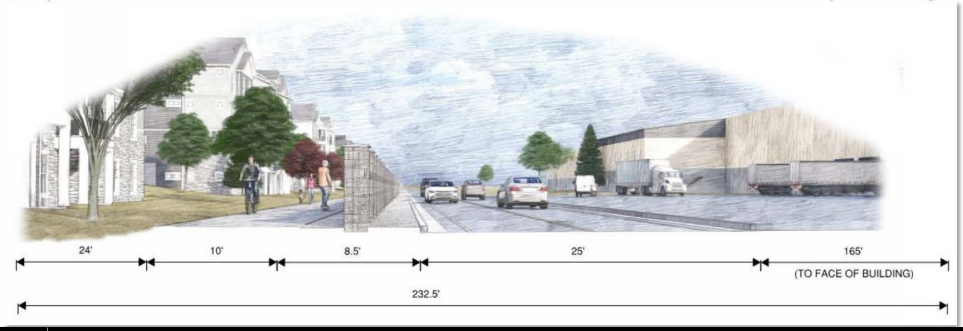




EDGEhomes | VESTA REALTY PARTNERS | WHISPERING PINES | 17

SEPARATION OF USES





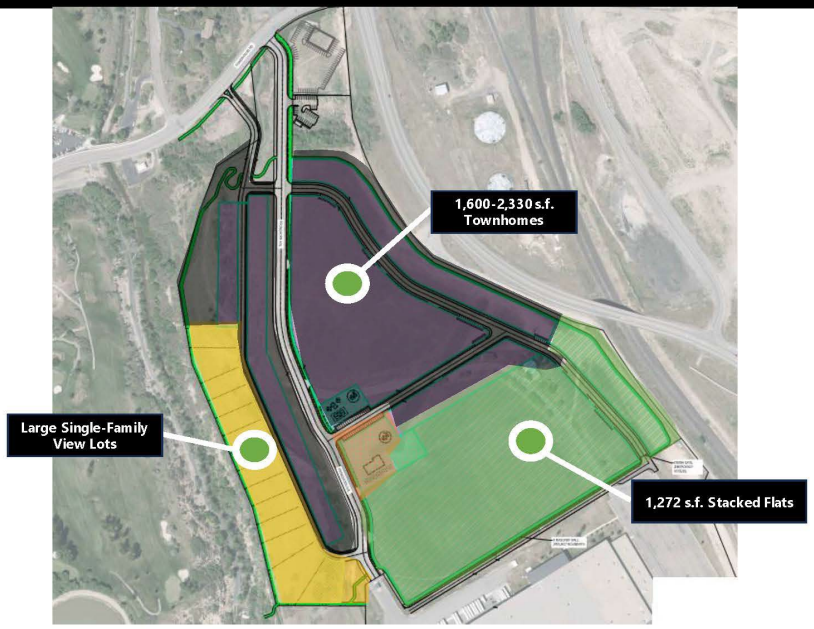
EDGEhomes | VESTA REALTY PARTNERS | WHISPERING PINES | 18

SEPARATION OF USES



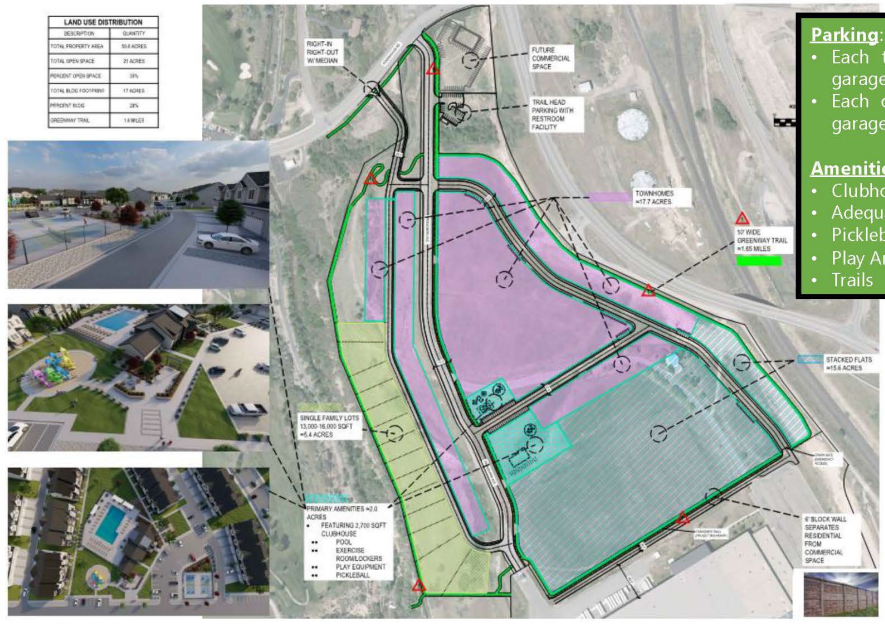
EDGEhomes | VESTA | WHISPERING PINES | 19

MIX OF VARIOUS PRODUCT TYPES



EDGEhomes | VESTA | WHISPERING PINES | 20

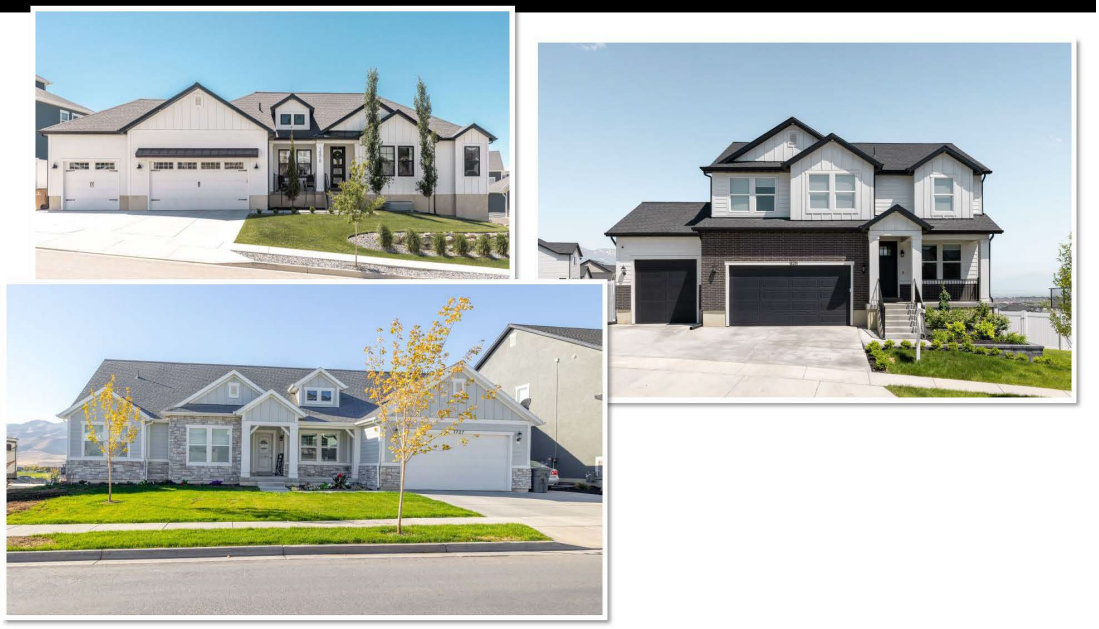
AMENITIES



Parking:
- Each townhome has a 2-car garage
- Each condo has a single-car garage

Amenities:
- Clubhouse w/ Fitness Center
- Adequate parking
- Pickleball
- Play Areas
- Trails

PRODUCT OVERVIEW – SINGLE FAMILY HOMES



PRODUCT OVERVIEW – SINGLE FAMILY HOMES





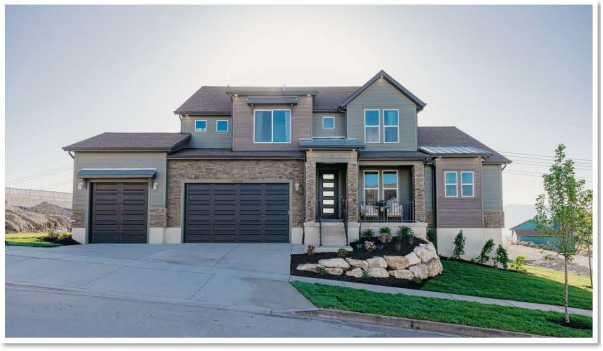


EDGEhomes | VESTA REALTY PARTNERS

WHISPERING PINES | 23

PRODUCT OVERVIEW – SINGLE FAMILY HOMES





EDGEhomes | VESTA REALTY PARTNERS

WHISPERING PINES | 24

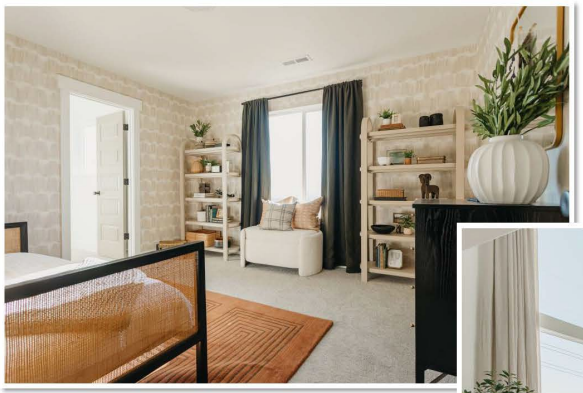
PRODUCT OVERVIEW – SINGLE FAMILY HOMES

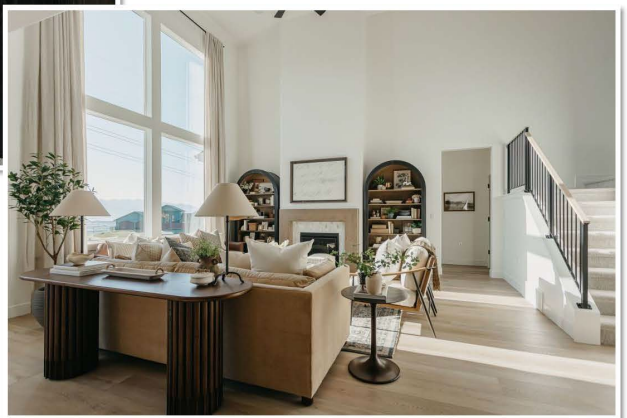




EDGEhomes | VESTA | WHISPERING PINES | 25

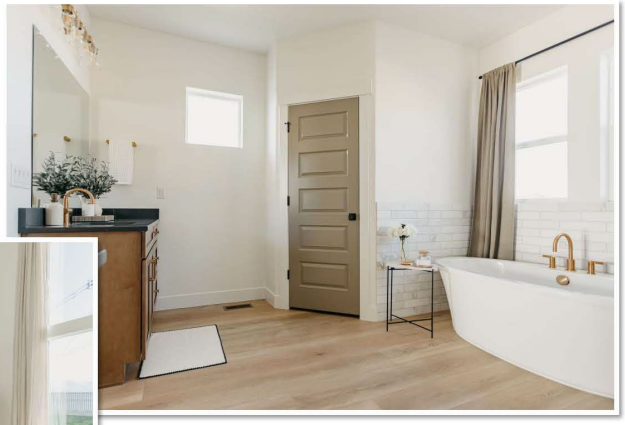
PRODUCT OVERVIEW – SINGLE FAMILY HOMES





EDGEhomes | VESTA | WHISPERING PINES | 26

PRODUCT OVERVIEW – SINGLE FAMILY HOMES





EDGEhomes | VESTA REALTY PARTNERS

WHISPERING PINES | 27

PRODUCT OVERVIEW – TOWNHOMES







EDGEhomes | VESTA REALTY PARTNERS

WHISPERING PINES | 28

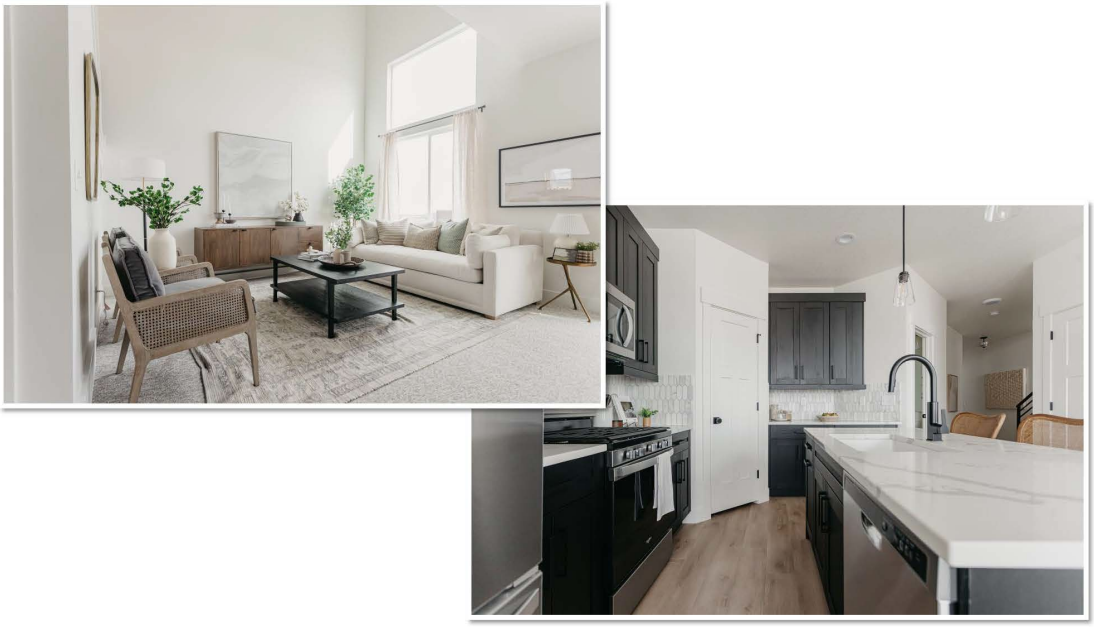
PRODUCT OVERVIEW – TOWNHOMES



EDGEhomes | VESTA REALTY PARTNERS

WHISPERING PINES | 29

PRODUCT OVERVIEW – TOWNHOMES

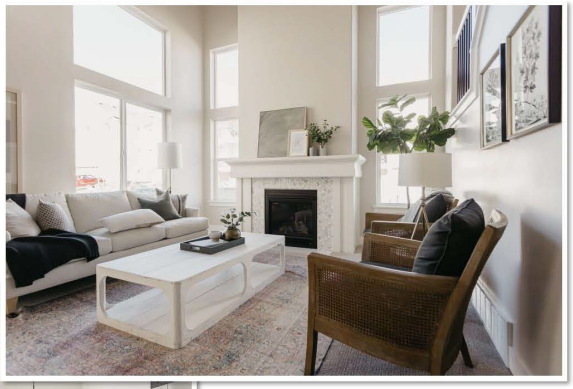


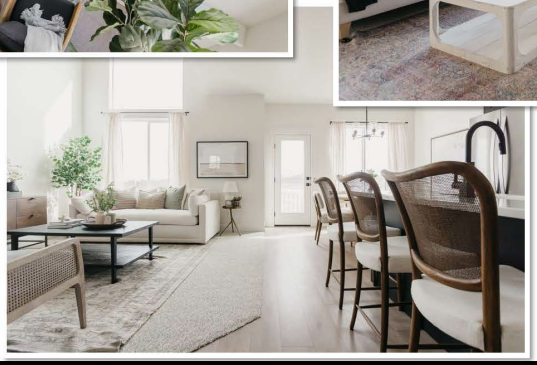
EDGEhomes | VESTA REALTY PARTNERS

WHISPERING PINES | 30

PRODUCT OVERVIEW – TOWNHOMES







EDGEhomes | VESTA REALTY PARTNERS

WHISPERING PINES | 31

PRODUCT OVERVIEW – TOWNHOMES





EDGEhomes | VESTA REALTY PARTNERS

WHISPERING PINES | 32

PRODUCT OVERVIEW – STACKED FLATS



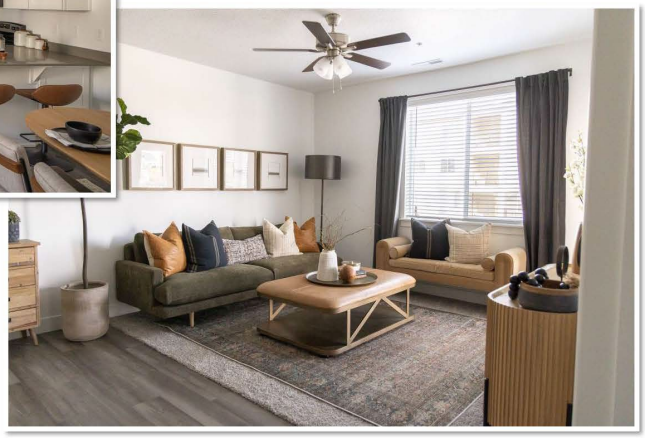


EDGEhomes | VESTA REALTY PARTNERS

WHISPERING PINES | 33

PRODUCT OVERVIEW – STACKED FLATS





EDGEhomes | VESTA REALTY PARTNERS

WHISPERING PINES | 34

PRODUCT OVERVIEW – STACKED FLATS



EDGEhomes | VESTA WHISPERING PINES | 35

HIGHLIGHTS – VIEW FROM GOLF COURSE



EDGEhomes | VESTA WHISPERING PINES | 36

HIGHLIGHTS – VIEW LOOKING WEST



EDGEhomes | VESTA | WHISPERING PINES | 37

HIGHLIGHTS – PEDESTRIAN-SAFE BYWAY



EDGEhomes | VESTA | WHISPERING PINES | 38

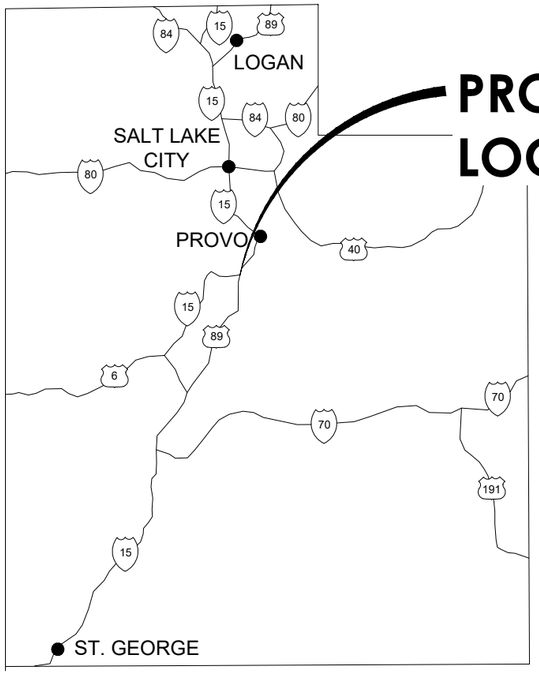


City of

SPANISH FORK, UTAH

400 NORTH 300 EAST

ROUNDABOUT

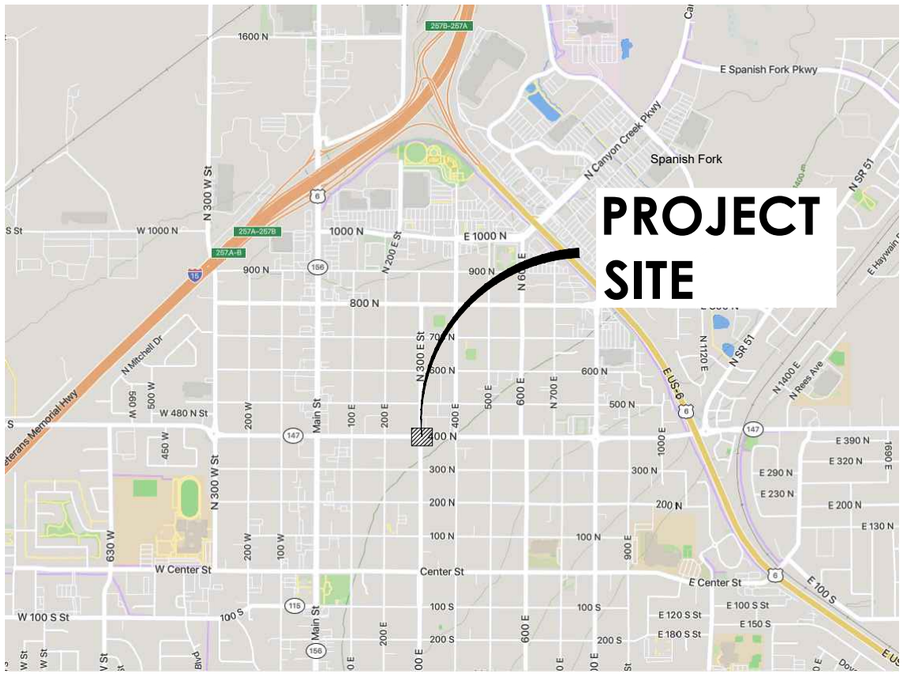


PROJECT LOCATION

SHEET INDEX		
PAGE #	SHEET #	SHEET TITLE
1	G-001	TITLE SHEET
2	C-002	SYMBOLS & LINE LEGEND
3	C-100	PROJECT OVERVIEW & SURVEY CONTROL
4	C-201	E 800 N STREET PLAN
5	C-202	N 200 E STREET PLAN
6	C-300	SIGNING AND PAVEMENT MARKINGS
7	C-500	PROJECT DETAILS

OWNER
CITY OF SPANISH FORK
40 SOUTH MAIN STREET,
SPANISH FORK, UTAH 84660
CONTACT: DILLON MUIRBROOK
PHONE: 801-804-4626

CIVIL ENGINEER
KELLER ASSOCIATES, INC.
1 EAST CENTER STREET, SUITE 200
PROVO, UT 84606
CONTACT: MICHAEL CLARK, PE
PHONE: 801-380-3327



A1 LOCATION MAP
N.T.S.

A3 VICINITY MAP
N.T.S.

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SPANISH FORK
PRIDE & PROGRESS
EST. 1855

400 NORTH 300 EAST ROUNDABOUT

TITLE SHEET

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VERIFY SCALE: Scales based on 22"x34" prints.

1-1/2 Inches

PROJECT NO. 223030-010

PAGE

SHEET NO. G-001

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EXISTING TOPOGRAPHY

- 2460 — TOPOGRAPHIC CONTOUR
- EG — EDGE OF GRAVEL
- EP — EDGE OF PAVEMENT
- CURB & GUTTER, SIDEWALK & DROP INLET
- GENERIC GATE, SWING GATE — FENCE (BARBED WIRE OR OTHER WITH GATES)
- SLIDER GATE — FENCE (CHAINLINK WITH GATE)
- DITCH FLOWLINE
- TP-31 — TEST PIT
- SIGN
- BUILDING OR STRUCTURE

PROPERTY & CONTROL

- CP #203 — SURVEY CONTROL POINT
- BM-#1 — BENCHMARK
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND 5/8" STEEL PIN
- SET 5/8" STEEL PIN W/CAP
- FOUND 1/2" STEEL PIN
- SET 1/2" STEEL PIN W/CAP
- FOUND PK NAIL
- SET PK NAIL
- CALCULATED POINT
- WC — WITNESS CORNER
- EASEMENT - UTILITY
- EASEMENT - TEMPORARY
- EASEMENT - SETBACK
- PROJECT BOUNDARY
- P/L — PROPERTY LINES
- SECTION LINES
- R/W — PRESCRIPTIVE RIGHT OF WAY
- ROW — DEDICATED RIGHT OF WAY
- ( ) DATA OF RECORD
- 6 / 7 — QUARTER SECTION - NOT FOUND
- 5 — CENTER SECTION
- 5 / 6 / 7 / 8 — SECTION CORNER - FOUND

EXISTING UTILITY

- 8"W — WATERLINE & VALVE
- 12"SS> — SANITARY SEWER LINE & MANHOLE
- <4"SS — SANITARY SEWER SERVICE & CLEANOUT
- PS — PRESSURE SEWER LINE & VALVE VAULT
- 10"SD> — STORM DRAIN LINE & MANHOLE
- 8"PI — PRESSURE IRRIGATION & VALVE
- GI — GRAVITY IRRIGATION & MANHOLE
- PP, OHP — OVERHEAD POWER LINE & POWER POLE
- UGP — UNDERGROUND POWER LINE
- SIGNAL POLE
- LIGHT POLE
- NG — NATURAL GAS LINE
- FO — FIBER OPTIC LINE
- TR, T — TELEPHONE LINE & RISER
- CTV, CABLE — CABLE LINE & RISER

PROPOSED GRADING

- 2457 — TOPOGRAPHIC CONTOUR
- RIDGELINE
- 1.50% — DRAINAGE ARROW & SLOPE
- + 57.73 — SPOT ELEVATION
- SWALE FLOWLINE
- DAYLIGHT - CUT LINE
- DAYLIGHT - FILL LINE

PROPOSED DEMOLITION, ABANDONMENT, REMOVAL

- DEMOLITION & REMOVAL
- ABANDON IN PLACE
- REMOVE SURFACE FEATURE
- CLEARING AND GRUBBING

PROPOSED SITE

- NEW ASPHALT
- CONCRETE
- GRAVEL SURFACE
- GRAVEL SECTION
- LANDSCAPE ROCK

PROPOSED SITE (CONT.)

- GENERIC GATE, SWING GATE — FENCE (BARBED WIRE OR OTHER WITH GATES)
- SLIDER GATE — FENCE (CHAINLINK WITH GATE)
- EP — EDGE OF PAVEMENT
- EG — EDGE OF GRAVEL
- SIGN
- 6" VERTICAL CURB, GUTTER, SIDEWALK & INLET
- 6" VERTICAL CUT CURB & GUTTER
- 6" REVERSE CURB & GUTTER
- 6" REVERSE CUT CURB & GUTTER
- IMBEDDED CURB

PROPOSED UTILITY

FLANGED, MECHANICAL JOINT — FITTING TYPES

- 45° — 8"W — BEND
- 8"W — 8"W — REDUCING TEE
- TEE
- REDUCER
- FLANGE TO MECHANICAL JOINT COUPLING
- CROSS
- CAP W/BLIND FLANGE
- CHECK VALVE
- GATE VALVE
- BUTTERFLY VALVE
- BLOW-OFF VALVE
- RESTRAINED FITTING
- WM — WATER SERVICE LINE & METER
- FIRE HYDRANT
- 8" FIRE — 8" FIRE — FIRE LINE
- 8"W — 8"W — WATERLINE
- MW — MONITORING WELL
- 8 — LOCATION WIRE BOX
- NON-FREEZE YARD HYDRANT
- 8"PI — PRESSURE IRRIGATION, TEE & GATE VALVE
- 2"PI — PRESSURE IRRIGATION SERVICE
- 8"GI< — 8"GI< — GRAVITY IRRIGATION & STRUCTURE

PROPOSED UTILITY (CONT.)

- 8"SS< — 8"SS< — SANITARY SEWER & MANHOLE
- 4"SS< — SANITARY SEWER SERVICE & CAP
- 4"SS< — 4"SS< — SANITARY SEWER SERVICE & CLEANOUT
- 8"PS< — 8"PS< — PRESSURE SEWER & VALVE VAULT
- 18"SD< — 15"SD< — STORM DRAIN LINE, INLET & CATCH BASIN
- 12"SD< — 12"SD< — STORM DRAIN LINE & MANHOLE W/ VENTED LID
- JOINT TRENCH IN PROFILE
- CABLE & TELEPHONE RISERS
- JT — JT — JOINT TRENCH & DEVICE
- JUNCTION BOX & DUCT BANK
- NG — GM — NG — NATURAL GAS LINE & METER
- NG — GR — NG — NATURAL GAS LINE & RISER
- NG — NG — NATURAL GAS LINE & VALVE
- UGP — UGP — UNDERGROUND POWER
- OHP — PP — OHP — OVERHEAD POWER & POLE
- LIGHT POLE
- T — T — TR — TELEPHONE LINE & RISER
- T — FO — FO — FIBER OPTIC LINE & VAULT
- T/D — T/D — TELEPHONE DATA LINE
- TV — CABLE — CABLE & TV RISER

DETAIL & SECTION CALLOUT KEY

DISCIPLINE DETAIL DESIGNATORS

C	CIVIL (C-500 SHEETS)	H	HVAC (MH-500 SHEETS)
A	ARCHITECTURAL (A-500 SHEETS)	M	MECHANICAL (M-500 SHEETS)
S	STRUCTURAL (S-500 SHEETS	E	ELECTRICAL (E-500 SHEETS)
U	PLUMBING (MP-500 SHEETS)	EI	INSTRUMENTATION (EI-500 SHEETS)

(REFERENCE)

RE: A1/S-101-A ← (SECTION OR DETAIL NO./SHEET NO.)

RE: C1201 ← (DISCIPLINE DETAIL NO. SEE RESPECTIVE 500 SHEETS)

C2 ← (SECTION OR DETAIL NO.) — A1 / C-204

S-301-B ← (SHEET NO.)

M303 ← (DISCIPLINE DETAIL NO. SEE RESPECTIVE 500 SHEETS)

(SECTION OR DETAIL NO./GRID LOCATION)

A1 TYPICAL SECTION ← (DETAIL TITLE)

SCALE: 1"=1' (0, 1, 2)

(DISCIPLINE DETAIL NO. SEE RESPECTIVE 500 SHEETS)

S2135 PROJECT DETAIL ← (DETAIL TITLE)

N.T.S.

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SPANISH FORK
PRIDE & PROGRESS
Est. 1855

400 NORTH 300 EAST ROUNDABOUT

SYMBOLS & LINE LEGEND

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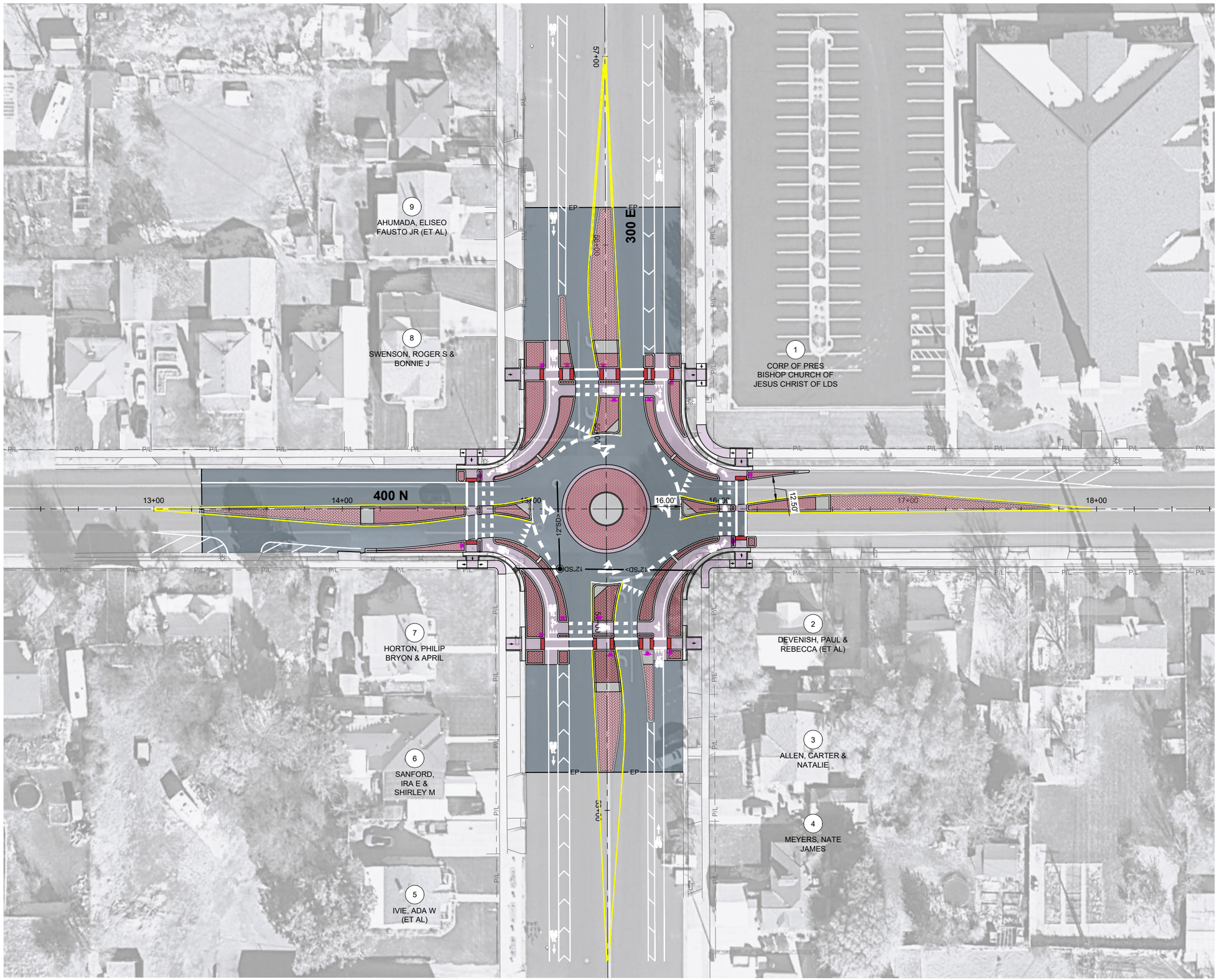
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1-1/2 Inches

PROJECT NO. 223030-010 PAGE

SHEET NO. G-002

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GENERAL SHEET NOTES

1. EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION, CONTRACTOR TO VERIFY EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. SEE UTILITY PLANS FOR MORE INFORMATION.
2. FURNISH MATERIALS WHERE "INSTALL", "PLACE" OR "CONSTRUCT" IS REQUIRED UNLESS NOTED OTHERWISE.
3. AREAS DISTURBED BY CONSTRUCTION WHERE SURFACE REPAIR IS NOT INDICATED SHALL BE RESTORED TO CONDITIONS FOUND PRIOR TO CONSTRUCTION. THIS COST SHALL BE INCIDENTAL TO THE CONTRACT.
4. PROPERTY LINES SHOWN ARE APPROXIMATE. ALL WORK MUST BE PERFORMED WITHIN 5-FT OF LIMITS OF CONSTRUCTION NEAR ADJACENT PROPERTIES.

SHEET KEYNOTES

LEGEND

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SPANISH FORK
PRIDE & PROGRESS
EST 1855

400 NORTH 300 EAST ROUNDABOUT

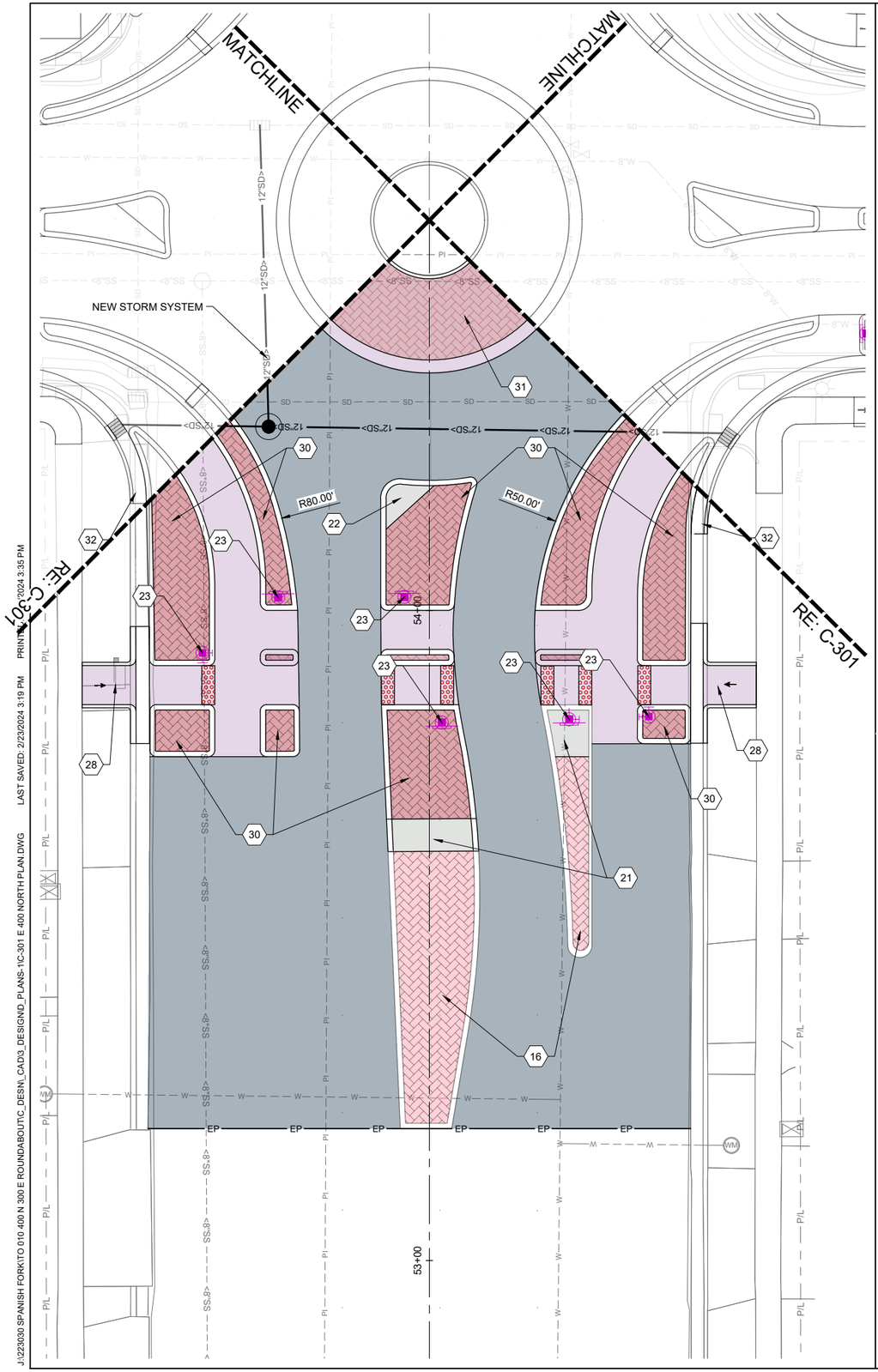
PROJECT OVERVIEW AND SURVEY CONTROL

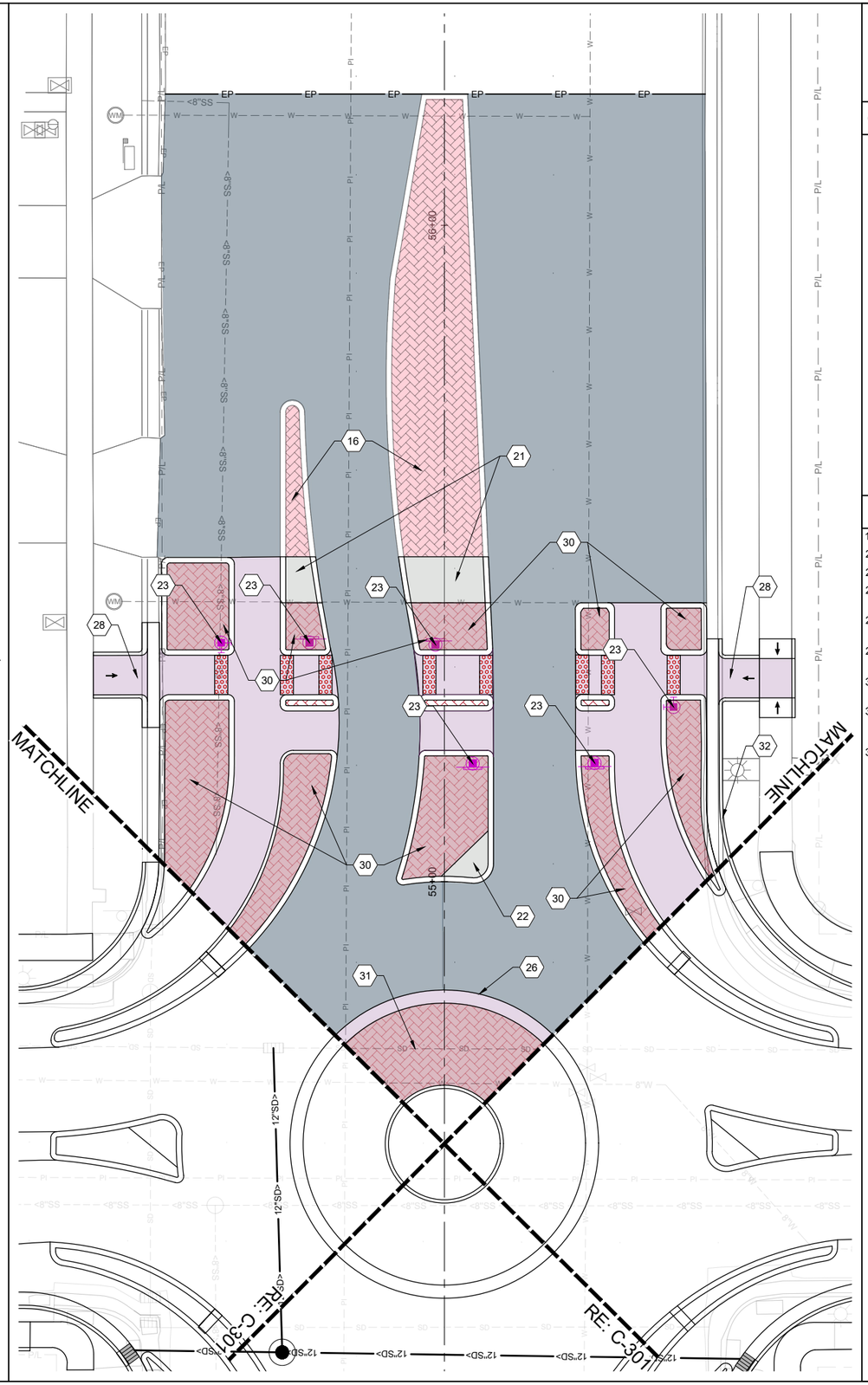
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PAGE
SHEET NO. C-100

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GENERAL SHEET NOTES

1. STATION CALLOUTS ARE TO BOTTOM FACE OF CURB UNLESS NOTED OTHERWISE. SEE STD. DETAILS FOR CONSTRUCTION OF CURBS.
2. CONSTRUCT ALL INFILL PATTERNED CONCRETE TO DRAIN TOWARDS ROADWAY SURFACE AT A SLOP RANGING FROM 1%-3%.
3. DRAW CHALK OUTLINE OF ALL ISLANDS ON EXISTING ASPHALT PRIOR TO DEMOLITION AND CONSTRUCTION OF CURB. NOTIFY ENGINEER WHEN OUTLINED. OBTAIN THE ENGINEERS APPROVAL TO PROCEED WITH CONSTRUCTION.

SHEET KEYNOTES

16	CONSTRUCT 1" RAISED PATTERNED CONCRETE
21	CONSTRUCT PLOWABLE END, RE: XX/C-500.
22	CONSTRUCT PLOWABLE END, RE: XX/C-500.
23	INSTALL PEDESTRIAN AND BICYCLE PUSH BUTTON.
26	CONSTRUCT CENTER ISLAND CURB TYPE M1-2 (MODIFIED); RE: B5/C-500.
28	INSTALL PEDESTRIAN CURB RAMP - LAYOUT(MODIFIED); RE: A1/C-500
30	CONSTRUCT SPLITTER ISLAND STAMPED PATTERNED CONCRETE, 6" THICK; RE: C2/C-500
31	CONSTRUCT CENTER MOUNTABLE ISLAND STAMPED PATTERNED CONCRETE, 8" THICK; RE: C3/C-500
32	STANDARD 24" CATCH CURB AND GUTTER, CITY STD. DET. ST-511; RE: B1/C-500

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SPANISH FORK PRIDE & PROGRESS

400 NORTH 300 EAST ROUNDABOUT

E 400 NORTH PLAN

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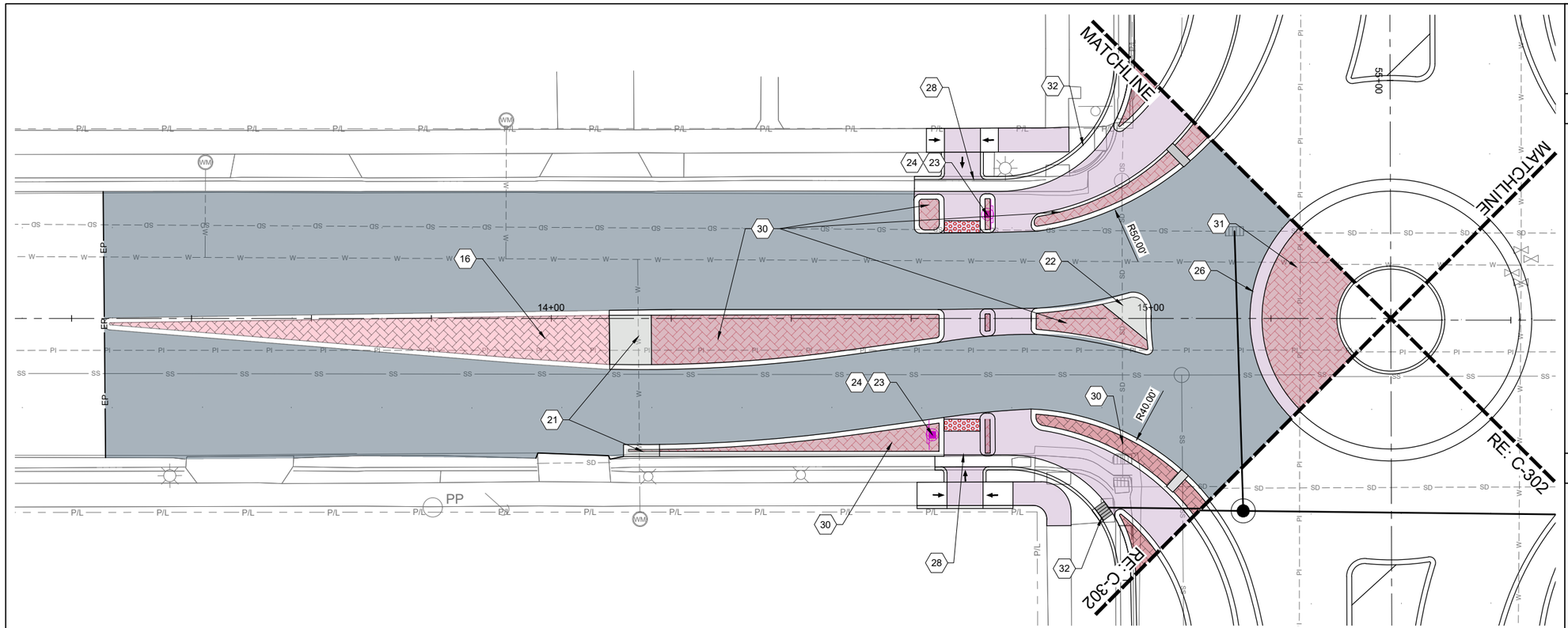
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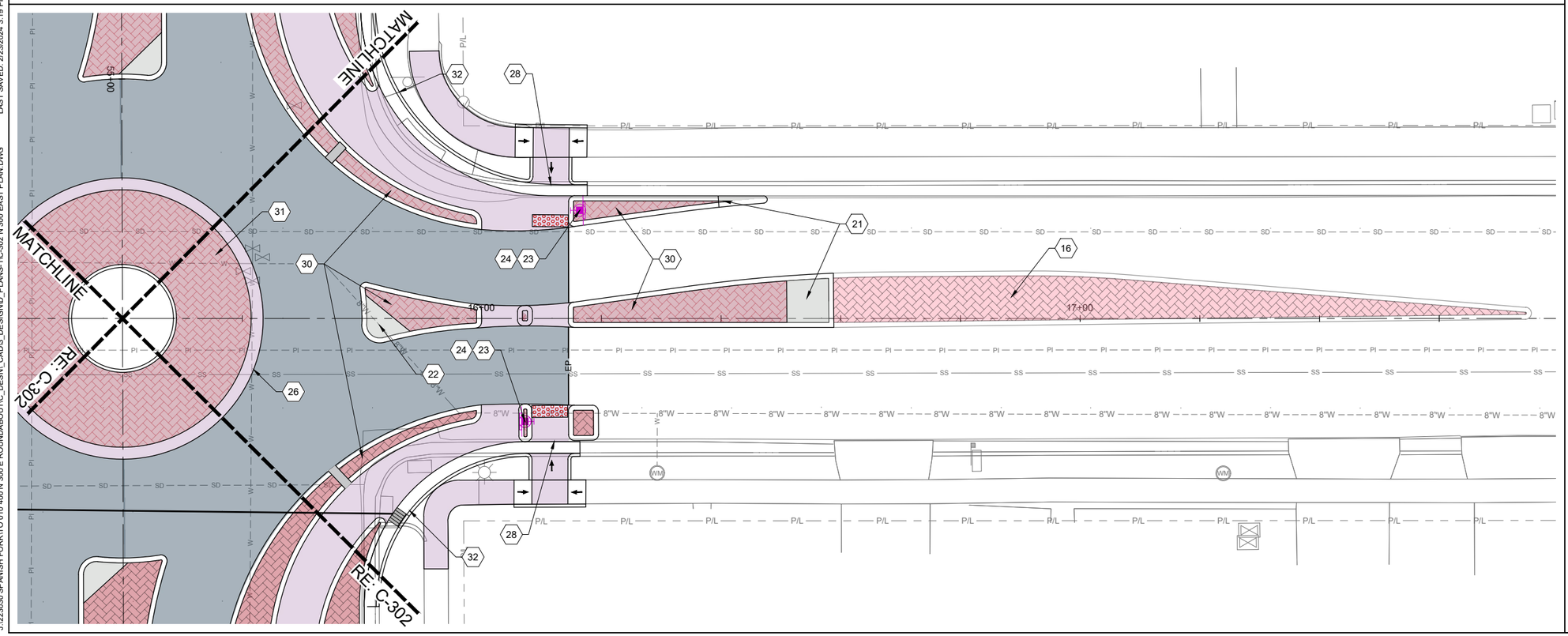
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PROJECT NO. 223030-010 PAGE

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GENERAL SHEET NOTES

1. STATION CALLOUTS ARE TO BOTTOM FACE OF CURB UNLESS NOTED OTHERWISE. SEE STD. DETAILS FOR CONSTRUCTION OF CURBS.
2. CONSTRUCT ALL INFILL PATTERNED CONCRETE TO DRAIN TOWARDS ROADWAY SURFACE AT A SLOP RANGING FROM 1%-3%.
3. DRAW CHALK OUTLINE OF ALL ISLANDS ON EXISTING ASPHALT PRIOR TO DEMOLITION AND CONSTRUCTION OF CURB. NOTIFY ENGINEER WHEN OUTLINED. OBTAIN THE ENGINEERS APPROVAL TO PROCEED WITH CONSTRUCTION.

SHEET KEYNOTES

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21	CONSTRUCT PLOWABLE END, RE: XX/C-500.
22	CONSTRUCT PLOWABLE END, RE: XX/C-500.
23	INSTALL PEDESTRIAN AND BICYCLE PUSH BUTTON.
24	INSTALL RECTANGULAR RAPID FLASHING BEACON.
26	CONSTRUCT CENTER ISLAND CURB TYPE M1-2 (MODIFIED); RE: B5/C-500.
28	INSTALL PEDESTRIAN CURB RAMP - LAYOUT(MODIFIED); RE: A1/C-500
30	CONSTRUCT SPLITTER ISLAND STAMPED PATTERNED CONCRETE, 6" THICK; RE: C2/C-500
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400 NORTH 300 EAST ROUNDABOUT

N 300 EAST PLAN

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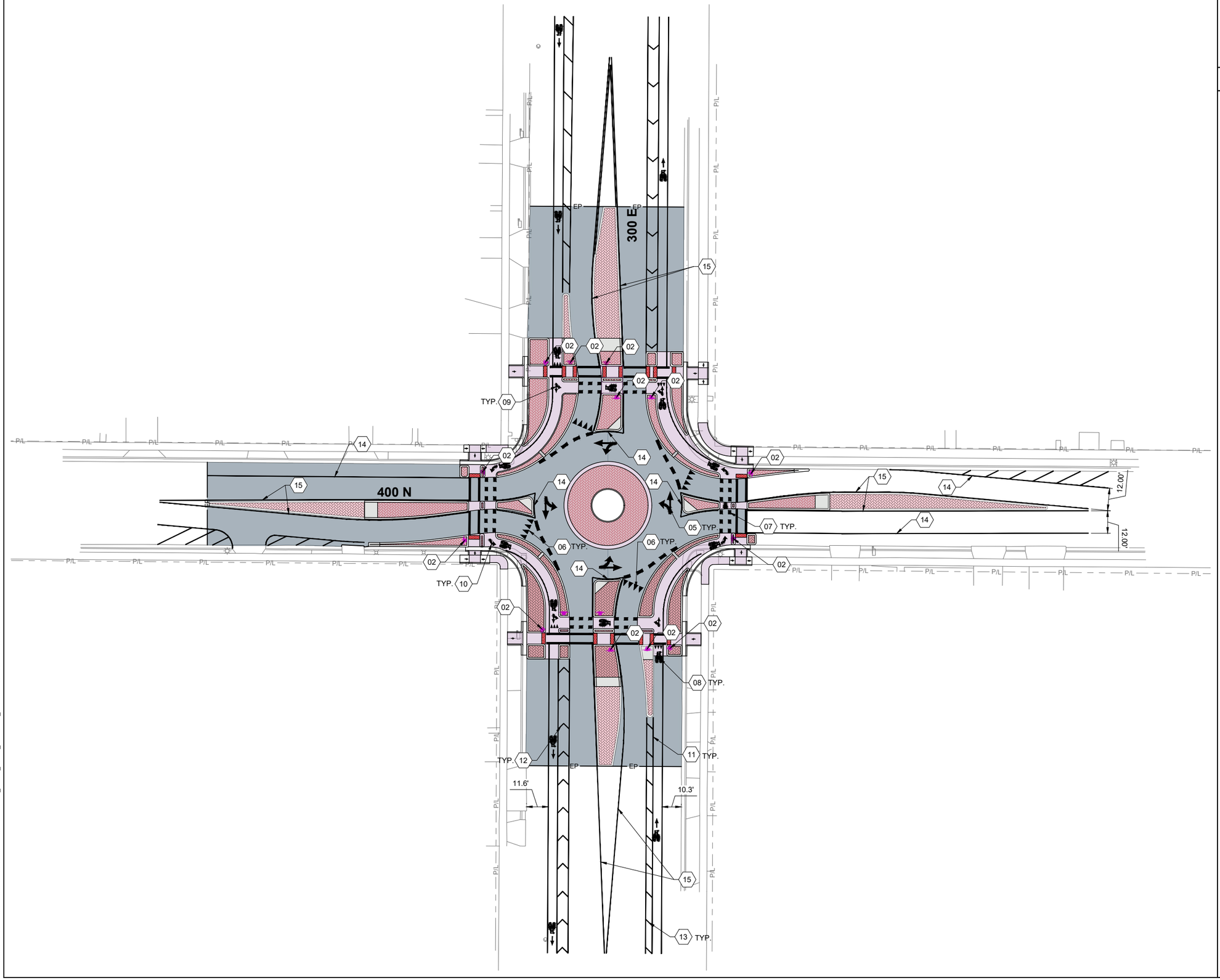
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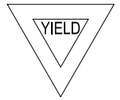
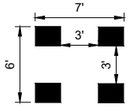
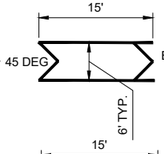
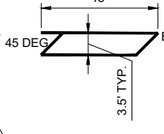
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SHEET NO. C-302

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SHEET KEYNOTES

01		W11-1 36"x36"
02		W11-2 36"x36" W16-7P 24"x12"
03		W11-1 36"x36"
04		W2-6 30"X30" W13-1P 18"X18"
05		29 SF THRU/LEFT ARROW THERMOPLASTIC
06		12" 18" YIELD MARKING THERMOPLASTIC
07		7' 3' 3' 9' BIKE LANE CROSSING THERMOPLASTIC
08		BIKE LANE MARKINGS THERMOPLASTIC
09		15 SF BIKE LANE MARKING THERMOPLASTIC
10		8 SF BIKE LANE MARKING THERMOPLASTIC
11		4 SF BIKE LANE MARKING THERMOPLASTIC
12		15' 45 DEG. 6' TYP. BIKE LANE STRIPING PAINT
13		15' 45 DEG. 3.5' TYP. BIKE LANE STRIPING PAINT
13		12" WIDE WHITE DOTTED PAINT (3' STRIPE, 3' GAP)
14		4" WIDE SOLID WHITE PAINT LINE
15		4" WIDE SOLID YELLOW PAINT LINE

0 25 50

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PRIDE & PROGRESS
EST. 1855

400 NORTH 300 EAST ROUNDABOUT

SIGNING AND PAVEMENT MARKINGS

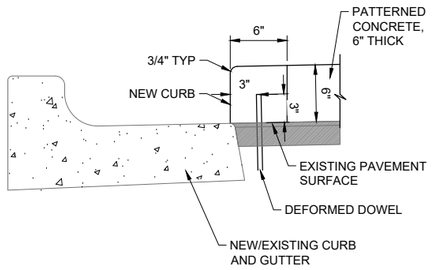
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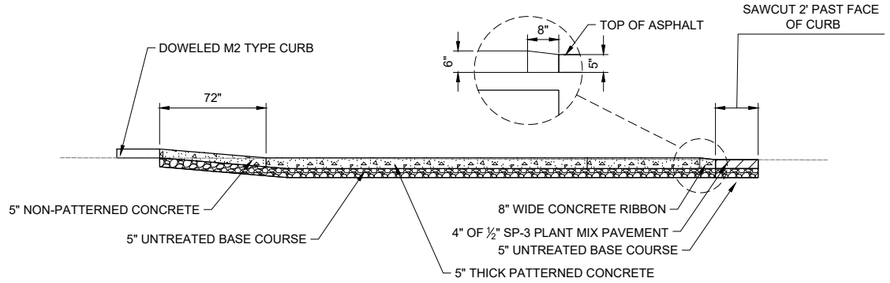
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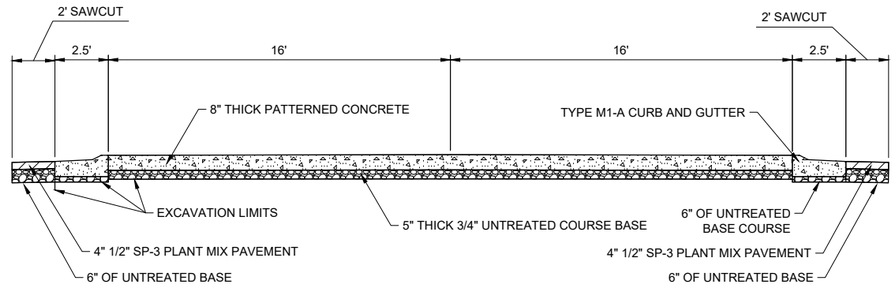
PROJECT NO. 223030-010
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SHEET NO. C-300

J:\223030 SPANISH FORK\TO 010 400 N 300 E ROUNDABOUT\C_DESN_CAD\3_DESIGN\D_PLANS-11\C-303 SIGNING AND PAVEMENT MARKINGS.DWG LAST SAVED: 2/23/2024 9:26 AM PRINTED: 2/23/2024 3:36 PM





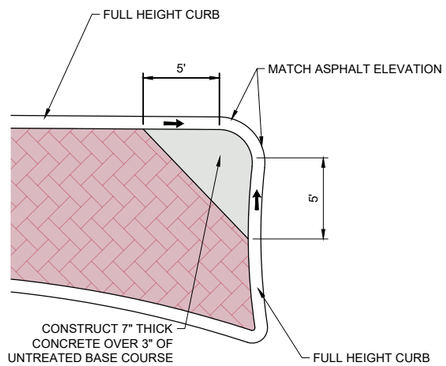


C1 EXISTING CURB & GUTTER W/ NEW SPLITER ISLAND DETAIL

1-1/2" = 1'-0"

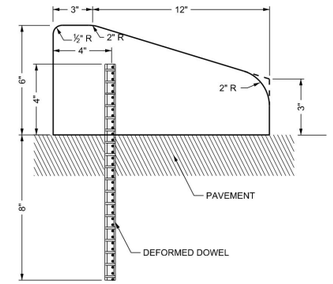
C2 ACCESS APPROACH SPLITTER ISLAND DETAIL

N.T.S.



C3 CENTER ISLAND SECTION

N.T.S.

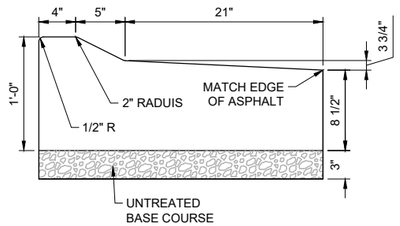


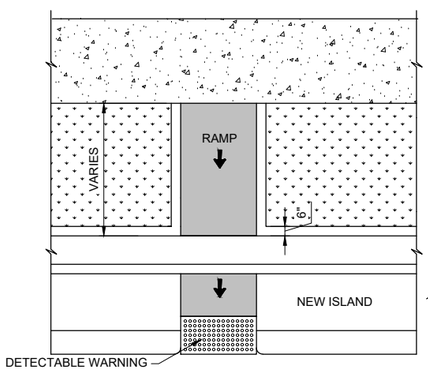
TYPE M2 CURB

AREA = 0.484 SQ FT

NOTES:

1. USE ¾ INCH DEFORMED DOWELS ON 5 FT MAXIMUM CENTERS.
2. PRECAST CURBS:
   A. MINIMUM OF 10 FT IN LENGTH.
   B. DOWELS AT A MINIMUM OF 3 PER 10 FT LENGTH.
   C. INCLUDE ADEQUATE REINFORCING STEEL TO WITHSTAND HANDLING STRESSES.
3. MEASURE CURB HEIGHT VERTICALLY FROM THE FLOW LINE OF THE GUTTER TO TOP BACK OF CURB.
4. REFER TO STD DWG GW 2B FOR CURB AND GUTTER AT ADA ACCESSES



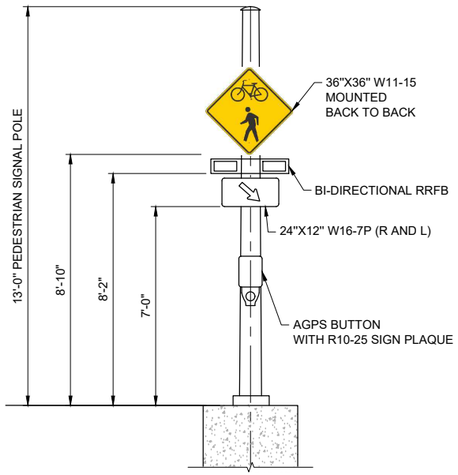


B1 24" CURB AND GUTTER

N.T.S.

B2 LEADING SPLITTER ISLAND PLOWABLE END

N.T.S.



B3 RRFB MOUNTED TO 13' PEDESTRIAN SIGNAL POLE

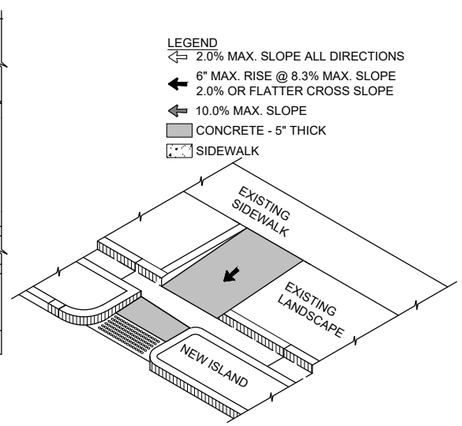
3/8" = 1'-0"

B4 TYPE M2 CURB

N.T.S.

B5 TYPE M1-A CURB & GUTTER (MODIFIED)

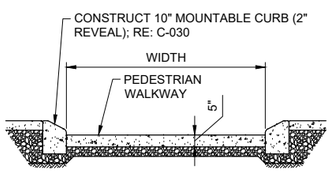
1-1/2" = 1'-0"



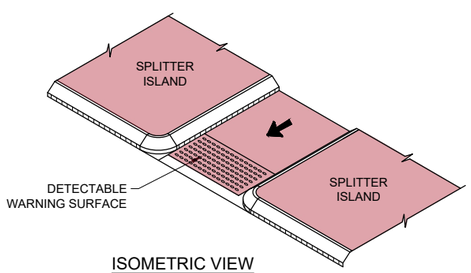
ISOMETRIC VIEW

A1 PEDESTRIAN CURB RAMP - TYPE 'A7' LAYOUT(MODIFIED)

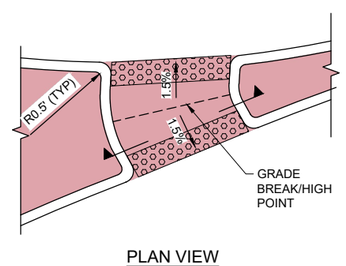
1/4" = 1'-0"



WALKWAY SECTION



ISOMETRIC VIEW



PLAN VIEW

A2 TYP PEDESTRIAN WALKWAY DETAILS

3/8" = 1'-0"

0 2' 4' 6'

KELLER ASSOCIATES
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Provo, UT 84606
(385) 531-8231

60% Design Review
Not For Construction

NO.	REVISIONS	DATE

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SPANISH FORK
PRIDE & PROGRESS
EST. 1855

400 NORTH 300 EAST ROUNDABOUT

PROJECT DETAILS

DRAWN: --- CHECK: ---

VERIFY SCALE: Scales based on 22"x34" prints.

1-1/2 Inches

PROJECT NO. 223030-010

PAGE 8

SHEET NO. C-500

J:\223030 SPANISH FORK\TO 010 400 N 300 E ROUNDABOUT\C_DESN_CAD\3_DESIGN\D_PLANS-1\C-500.DWG
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