Wednesday, June 26, 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. June 12, 2024

B. June 19, 2024

2. Preliminary Plat

A. STOCKMAN FLATS. This proposal involves the approval of a preliminary plat for sixteen industrial lots located at 1730 West 3800 North.

3. Utility Improvement Plan

A. GWC SEWER LIFT STATION. This proposal involves various improvements to an industrial property located at 1724 West 4350 North.

4. Annexation

A. WEST MEADOWS ANNEXATION. Acceptance of the proposed West Meadows Annexation for further study. The proposed annexation is 48.8 acres located at approximately 1800 South 2300 West.

5. Concept Review

A. CREEKSIDE TOWNHOMES CONCEPT.

6. Discussion

A. 2000 E US-6 CONNECTION 30% DESIGN.

7. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
June 12, 2024

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Mary Martin, Development Coordination Manager; Ian Bunker, Associate Planner; Joshua Nielsen, Assistant City Attorney; Byron Haslam, Senior Engineer; Marcie Clark, Engineering Department Secretary; Jered Johnson, Engineering Division Manager; Kevin Taylor, Senior Power Utility Planner; Bart Morrill, Parks Maintenance Supervisor; Jason Turner, Fire Marshall; Travis Warren, City Surveyor; Garrett Elmer, P&L Assistant Superintendent; Kasey Woodard, Community Development Secretary.

Citizens Present: Cody Brazell, Trevor Barlow, Bryce Hardy.

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

MINUTES

May 29, 2024

Dave Anderson **moved** to approve the minutes of May 29, 2024.

Jered Johnson **seconded** and the motion **passed** all in favor.

SITE PLAN

CANYON CREEK THEATER EXPANSION

Brandon Snyder gave a brief overview of the proposed expansion to be made to the Cinemark Theater site.

It was asked how many additional theaters will be added and it was stated there will be 3-4 additional theaters added.

Garrett Elmer stated the applicant needs to provide an updated electrical load sheet for the application.

Seth Perrins asked how the additional parking will impact the existing parking.

Cody Brazell stated he is unsure as the floor plan design has not been completed.

It was stated that the parking that is to be built will be more than what is required for the site.

Dave Anderson **moved** to approve the proposed Canyon Creek Theater Expansion Site Plan based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's 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.

Seth Perrins wanted to add a comment to his second on the motion, that if the applicant can ensure that the parking requirement can be sufficient for the needs of the theater as well as for future development. And if not, then the future development would need to provide additional parking. He hopes this is not the case, and states that he hopes this design has provided sufficient parking for the area.

Chris Thompson added to that statement that if there would not be sufficient parking that there may need to be less building expansion and more parking depending on the future development.

RE-FINAL PLAT

PARK ESTATES PHASE 2 (B2)

Brandon Snyder stated that this application goes in tandem with the B1 phase. He stated the preliminary plat will be expiring soon and hopes to have the B1 plat recorded soon. He stated the applicant had questions regarding the east bound trail and wondered if there needs to be temporary fencing or a barrier of some kind. He stated that these are both re-approvals and he requests that two separate motions be made.

There was a brief discussion regarding temporary turnarounds being illustrated on the plat.

It was suggested to make this a condition of approval.

Garrett Elmer stated the applicant needs to coordinate with SUVPS regarding the existing pole location.

There was a brief discussion regarding the location of the pole and the conflict it presents with the current design.

It was suggested to be a condition of approval that the applicant works with SUVPS.

Dave Anderson **moved** to approve the proposed Park Estates Phase 2 (B2) Final Plat based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.
3. That if plats B1 and B2 are not constructed at the same time, that a temporary turn around will be provided on the south end of plat B1 before any building permits are issued to B1.
4. The applicant provides plans to SUVPS to review and approve.

Jered Johnson **seconded** and the motion **passed** all in favor.

PARK ESTATES PHASE 2 (B1)

The previous conversation applies to this phase as both applications run in tandem with B2.

Dave Anderson **moved** to approve the proposed Park Estates Phase 2 (B1)Final Plat based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.
3. The applicant provides plans to SUVPS to review and approve.

Jered Johnson **seconded** and the motion **passed** all in favor.

Brandon Snyder posed a question regarding the trails and stated that if they are to become City property, he assumes the City will take responsibility on whether the City wants to have a temporary barrier or fencing built.

There was concern for children's safety with the ditch, and there would not be any barrier or fencing installed to block access to that ditch. There was further discussion on the sizing of the ditch and if a masonry wall would be the best option.

Dave Anderson stated that he feels this is the City's responsibility to maintain it.

It was stated that this is essentially a trail to nowhere and could present an attractive nuisance for children to explore. It was stated this will be dedicated to the City, and will become the City's responsibility regardless. It was stated that the Parks and Recreation Department will place a gate on that open access point with a sign to keep people out. It was discussed that a chain link fence might be the best option to keep kids from accessing the area.

CONCEPT REVIEW

HARDY 4-PLEX CONCEPT

Trevor Barlow approached the podium to speak on this project. He stated there are currently two homes on the property and wishes to add a 4-plex to the back portion of the

property and reside on the property as well. He stated that the existing home that is being proposed to be demolished to accommodate additional parking. He further explained how the utilities will be laid out.

Brandon Snyder feels this is a great use of the Infill Overlay and goes on to say there are additional items that will need to be provided. He suggested to the applicant to go back to the drawing board regarding the overall design of the 4-plex to make it architecturally compatible with the home that will remain on the property. He provided further material suggestions that would make the design more attractive.

Dave Anderson spoke briefly about the design and presented the current street view of the neighborhood. He gave his opinion and stated that this proposal would need to be approved by the City Council. He feels this neighborhood is a great candidate for the Infill Overlay. He feels that his opinion may not be what the applicant wishes to hear. He speaks historically, going back to 2006 when the first discussions started regarding the Infill Overlay. He stated there was hesitation with adding more for-rent housing product to that area as it was already overfilled with that same type of product. He presented parking concerns with the design. He is unsure if this is the model that the City wants to follow when utilizing the Infill Overlay.

Engineering had no additional comments.

Garrett Elmer spoke briefly about the powerline being run underground. He provided a couple suggestions to the applicant on rerouting the lines.

Trevor Harlow asked Dave Anderson for further clarification on his opinions with the design, as he feels that Dave is not in favor of this design from the street view.

Dave Anderson gave further insight into how he felt about the design. He informed the applicants that the Planning Commission agenda that is scheduled for July 10 is looking light and suggested that the applicant attend to have a discussion with the Planning Commission.

Brandon Snyder suggested to Dave Anderson that if the applicant should attend the Planning Commission that the Community Development Department look at the Infill Overlay portion of the code to make a presentation for the Commissioners.

DISCUSSION

521 SOUTH RIVER BOTTOMS ROAD DISCUSSION

Travis Warren, City Surveyor, attended the meeting to discuss the property located at 521 South River Bottoms Road. He stated the property owner is under the assumption that the City would deed their interest out of the property. He stated that he has spoken with the City Attorney and it was stated that the City does not own the property. He stated there was discussion of a condition of the City deeding the property to the land owner if the City were given an easement for a trail that is located behind the home. He then stated that he has been behind the home and does not feel that there is room for a trail to be built behind the home due to the grading. He stated that the property owner has come to him to push the deed to be signed by the Mayor but he is unsure what was even signed or discussed.

Chris Thompson stated that if the property owner cannot produce an agreement, there likely is not one.

Travis Warren agreed and states that the property owner is pushing to have the deed signed based off conversations that he had in the past, despite there not being any written agreements between the City and the property owner.

Brandon Snyder stated that he was aware of numerous discussions held years ago between the property owner and the Building Inspection Department regarding building permits. He stated that it may have even been discussed by the DRC to bring the trail back behind the home, but that the property owner would be responsible for installing improvements but there was an issue with the utilities crossing the City property.

There was further discussion regarding the property.

Seth Perrins asked Travis Warren what specifically he was asking the Committee members?

Travis Warren stated that since there is no agreement, he wants to have some kind of approval or understanding before he brings the deed to the Mayor for signature on a Quit Claim Deed stating that the City does not have any interest in that portion of the property. He stated that he typically has an agreement to follow, but there is no agreement in this case.

Brandon Snyder suggested waiting to speak with John Little, the Chief Building Official regarding the property to see if there are any notes or any recollection of the discussion with the Building Permit.

Seth Perrins agreed that there needs to be some kind of memorialization of a discussion when something like this occurs.

Jered Johnson feels that this conversation was discussed previously in the DRC as he does not feel like it would have been agreed upon privately as the DRC would require improvements being made as a condition of the agreement.

Seth Perrins approves of the suggestion put forth by Travis Warren and Jered Johnson, that the City remove their interest in the trail at this location.

Jered Johnson wanted to make clear that the sidewalk and the right-of-way still need to be put here and Travis stated that the sidewalk is mostly completed. Jered reiterated that the City will not be requiring the trail from the property owner.

STOCKMAN FLATS TRAIL DISCUSSION

The applicant has requested that this discussion take place later to provide them additional time to resubmit.

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

Adopted:

Kasey Woodard
Community Development Division
Secretary

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
June 19, 2024

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Mary Martin, Development Coordination Manager; Kasey Woodard, Community Development Secretary; Ian Bunker, Associate Planner; Vaughn Pickell, City Attorney; Joshua Nielsen, Assistant City Attorney; John Little, Chief Building Official; Byron Haslam, Senior Engineer; Marcie Clark, Engineering Department Secretary; Jered Johnson, Engineering Division Manager; Kevin Taylor, Senior Power Utility Planner; Jake Theurer, Power and Light Superintendent; Bart Morrill, Parks Maintenance Supervisor.

Citizens Present: Dave Erickson, Brent Lindstrom, Jared Christensen, Mike Ford, Vicki Bradford, Troy Tischner, Bryce Taylor, Jeffrey Potts, Natalie Taylor, Jared Ward.

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

ZONE CHANGE

POTTS REZONE

Dave Anderson provided a brief description of the proposed Zone Change. He stated that since the plat was originally approved for the phase, two lots were combined and he stated the approval was unique. He stated the property owner reached out to the City in the hope of subdividing the property back into two separate residential lots. He suggested a Zone Change to allow for lots of 15,000 square feet and suggested that the property owner apply for a minor subdivision application.

Jefferey Potts spoke briefly about the proposal and stated that even with subdividing the lots to the original plat design, they remain the largest buildable lots in the subdivision.

Vaughn Pickell inquired if the applicant plans to subdivide back to the original lot lines and Jeffery Potts stated that he plans to go back to the exact design layout with the lot lines.

It was discussed why this is being looked at as a Zone Change if the lots, being in the R-1-30 Zone, still meet the lot size requirements, and it was stated that the frontage is just shy of the minimum requirement for the zoning. The subdivision was approved with a Master Planned Development. There was further discussion on what the best course of action would be and it was suggested that there possibly does not need a Zone Change, but just a subdivision. It was asked if the utilities are stubbed to the property and it was stated that they are.

There was further discussion on reverting back to the original approval and vacating the plat.

Jered Johnson **moved** to allow the creation of two lots as proposed by the applicant by either vacating the most recent plat for the property or by filing an application for a Minor Subdivision for the subject property. The applicant was instructed to work with the City Surveyor to identify which option is best.

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

CONCEPT REVIEW

CARR SUBDIVISION CONCEPT

Jared Ward approached the podium and stated this property is currently owned by his family and they are looking to subdivide and sell the property as single-family lots.

Seth Perrins stated that this property is currently zoned R-R and the General Plan is Mixed Use.

Brandon Snyder stated there are sloping concerns and suggested possibly changing the General Plan for this property with the General Plan Amendment.

There was further discussion on the property and the sloping concerns and what grading options are available to the applicant.

Chris Thompson suggested the applicant provide the grading requirements to his engineer and see what is available to the applicant.

Dave Anderson stated with the sloping, he sees that two lots would be possible but does not believe three lots would be buildable.

There was further discussion on the City's Hillside Development requirements.

DISCUSSION

LEISURE VILLAS

Dave Ericson approached the podium to speak briefly about the Annie's Acres/Leisure Villas project. He stated this would be a senior living community and they are working through their engineering issues. He stated they are looking to continue the look and feel of what has already been started. He stated they are wishing to create a community feel with great amenities for seniors.

Chris Thomspon stated the staff members are very familiar with the proposal but stated there are many redlines that have not been addressed as of today and asks that applicant if they have anything ready to resubmit to show the reviewing staff members.

Dave Erickson stated they do not have anything to show the DRC as of today as they typically do not show these plans until they go to the Planning Commission.

Chris Thompson stated the DRC can typically still make a motion to approve projects with conditions, but when there are 30-plus items that have still not been addressed it makes it harder for the DRC to want to give approval. He encouraged the applicant to resubmit plans for the staff to review.

Direction was given to the applicants to resubmit revised plans to the City, and the applicant acknowledged this direction and stated they would be unable to submit plans the following day but would be able to submit them in about a week's time.

DISCUSSION

DENALI CONCRETE DISCUSSION

This item was decided to be discussed outside the DRC in a private meeting.

DISCUSSION

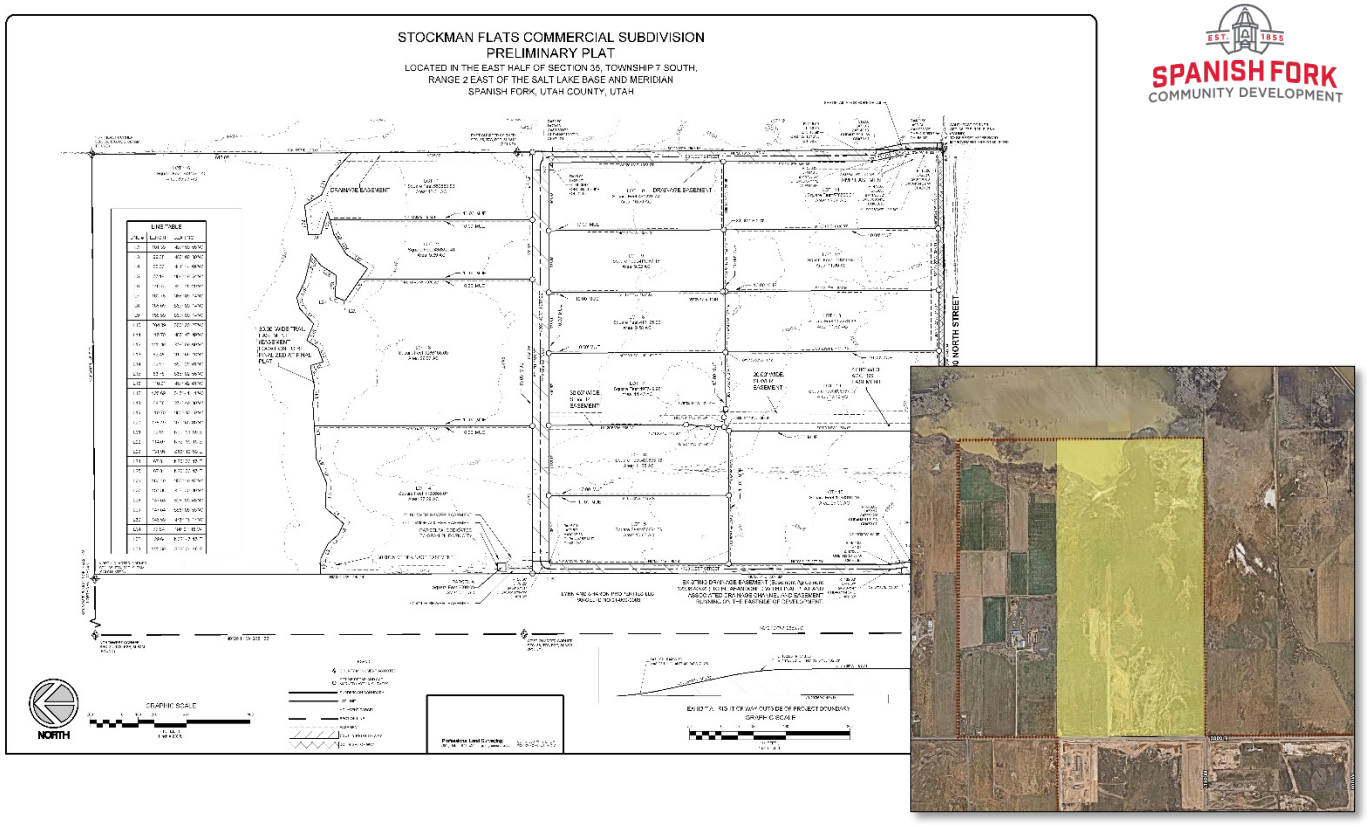
OTHER DEVELOPMENT ISSUES

Dave Anderson stated that he wanted to discuss the Creekside Townhome concept and he stated this was previously Trails on Main and the property owner is now proposing to trade land with the City in exchange for buildable land that is City owned. He stated that he would like the applicant to attend the DRC and wanted to give a heads up to Bart Morrill in Parks and Recreation about the upcoming proposal and conversation.

Seth Perrins moved to adjourn the meeting at 11:20 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary



SPANISH FORK
COMMUNITY DEVELOPMENT

Stockman Flats
Preliminary Plat Approval Request

June 26, 2024, Development Review Committee meeting.

Located at 1730 West 3800 North, including 319.85 acres.

The subject property is zoned I-1.

The applicant has requested that a Preliminary Plat for sixteen lots be approved.

Key Issues

1. Access.
2. Improvements.
3. Storm Drain.
4. Irrigation.
5. Easements.
6. Utilities.
7. Trails.
8. Wetlands.

Recommendation

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

Finding

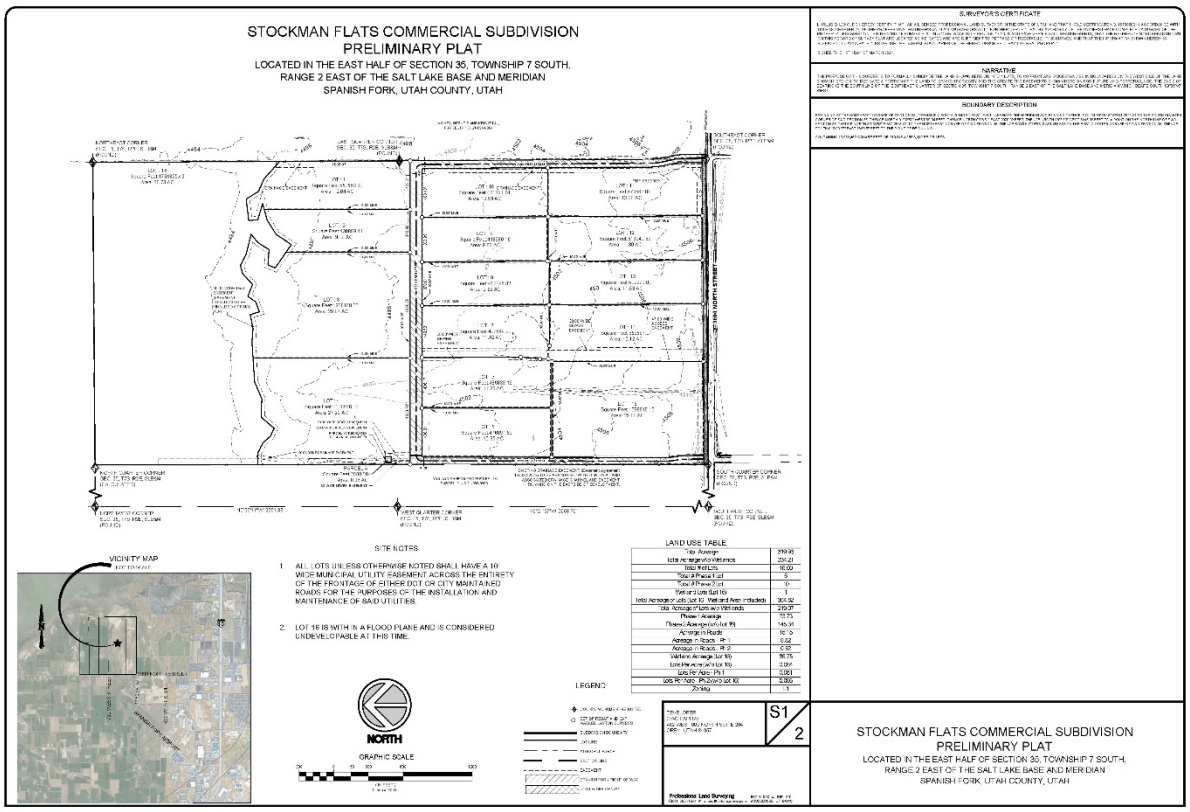
1. That the proposal conforms to the City's Zoning Map.

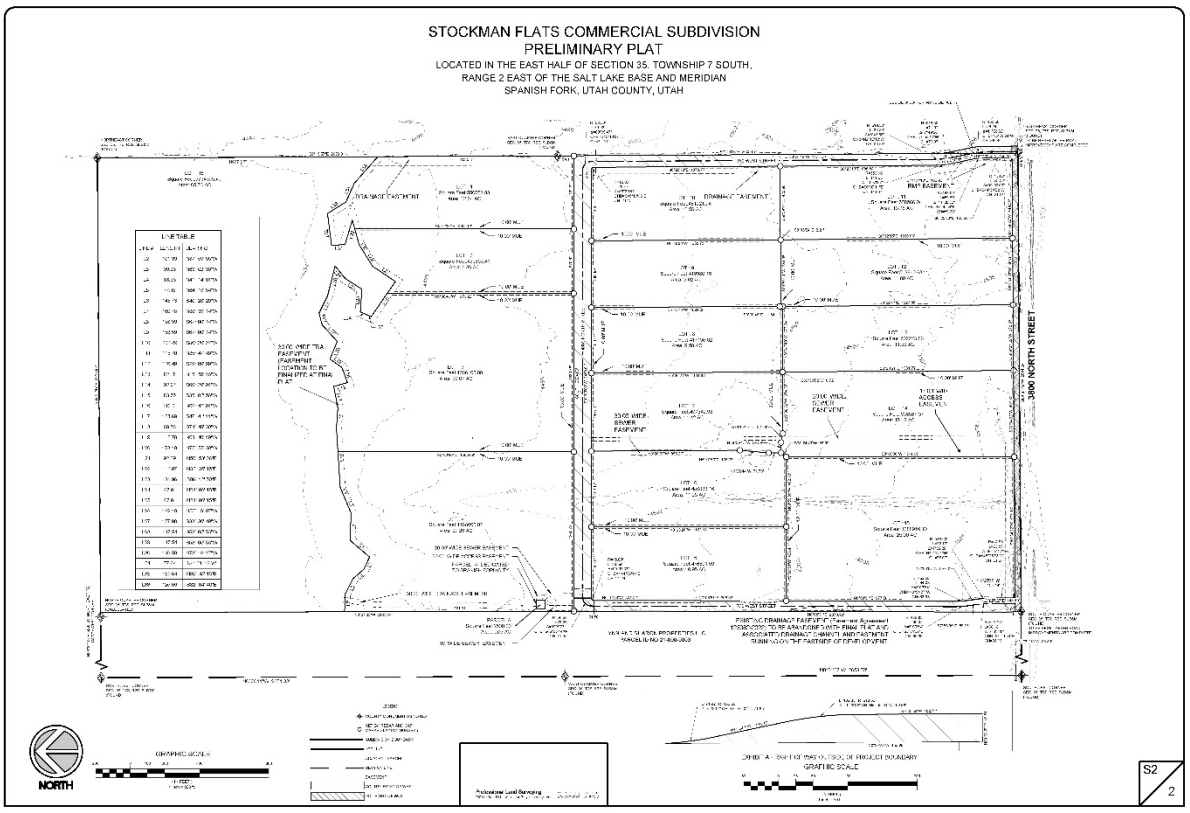
Conditions

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. Preliminary Plat.
2. Infrastructure Plans.
3. Striping Plans.


STOCKMAN FLATS COMMERCIAL SUBDIVISION
PRELIMINARY PLAT
LOCATED IN THE EAST HALF OF SECTION 35, TOWNSHIP 7 SOUTH,
RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH
SURVEYOR'S CERTIFICATE
NARRATIVE
BOUNDARY DESCRIPTION
VICINITY MAP
SITE NOTES
1. ALL LOTS UNLESS OTHERWISE NOTED SHALL HAVE A 10' WIDE MUNICIPAL UTILITY EASEMENT ACROSS THE ENTIRETY OF THE FRONTAGE OF EITHER DOT OR CITY MAINTAINED ROADS FOR THE PURPOSES OF THE INSTALLATION AND MAINTENANCE OF SAID UTILITIES.
2. LOT 16 IS WITH IN A FLOOD PLANE AND IS CONSIDERED UNDEVELOPABLE AT THIS TIME.
LAND USE TABLE
LEGEND
NORTH
GRAPHIC SCALE
S1
2
STOCKMAN FLATS COMMERCIAL SUBDIVISION
PRELIMINARY PLAT
LOCATED IN THE EAST HALF OF SECTION 35, TOWNSHIP 7 SOUTH,
RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH


STOCKMAN FLATS COMMERCIAL SUBDIVISION
PRELIMINARY PLAT
LOCATED IN THE EAST HALF OF SECTION 35, TOWNSHIP 7 SOUTH,
RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH
LINE TABLE
3800 NORTH STREET
NORTH
GRAPHIC SCALE
S2
2

STOCKMAN FLATS SF 320
INFRASTRUCTURE PLAN

1150 WEST, 1730 WEST, 4300 NORTH, AND SR-77
SPANISH FORK, UTAH COUNTY, UT
PRELIMINARY PLAN SET
JUNE, 2024

Sheet Index

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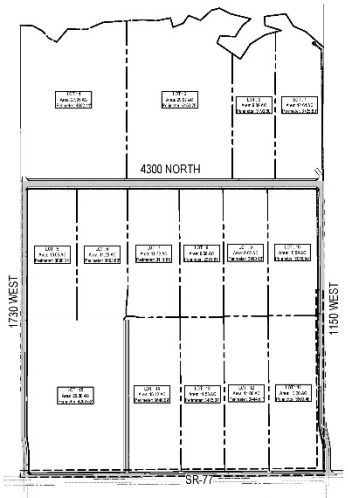
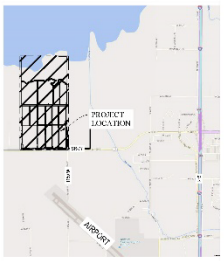


1 SITE AND PROJECT LOCATION
SCALE: 1" = 1'-0"



REDWOOD ENGINEERING

STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
1150 WEST, 1730 WEST, 4300 NORTH, AND SR-77
GWC CAPITAL
800 NORTH 1200 WEST OREM, UT 84057

SITE AND PROJECT LOCATION
C000

SYMBOL LEGEND

DESCRIPTION	EXIST.	PROP.
SANITARY SEWER		
CLEANOUT		
SS MANHOLE		
SS VALVE		
SS METER		
SEWER STUB		
STORM DRAIN		
CATCH BASIN		
STORM DRAIN MANHOLE		
SD CLEAN OUT BOX		
HEADWALL		
COMMUNICATION		
TELE MANHOLE		
TELE PEDESTAL		
TELE POLE		
TV PEDESTAL		
CABLE TV		
DOMESTIC WATER		
FIRE HYDRANT		
SPRINKLER		
WATER VAN HOLE		
WATER METER		
WATER VALVE		
YARD HYDRANT		
ELECTRIC		
ELEC MANHOLE		
ELEC METER		
ELEC BOXES		
JUNCTION BOX		
GUY WIRE		
POWER STUB		
POWER/UTILITY POLE		
STREET LIGHT		
STREET LIGHT WITH ARM		
TRAFFIC SIGNAL POLE		

DESCRIPTION	EXIST	PROP.
IRRIGATION		
SPRINKLER SHUT-OFF VALVE		
SPRINKLER CONTROL VALVE BOX		
SPRINKLER GATE		
NATURAL GAS		
GAS METER		
GAS VALVE		
GAS MANHOLE		
SITE		
BOLLARD		
BOULDER		
DRINKING FOUNTAIN		
FLAGPOLE		
GATE		
MAIL BOX		
PEDESTRIAN SIGNAL		
SCHOOL SIGN		
SIGN		
SPOT ELEVATION		
HILL SHRUBS		
TREE		
TEST HOLE		
WELL		
WELL MONITOR WELL		
CONCRETE PAVEMENT		
ASPHALT OR CONCRETE		
SITE VEGETATION		
BUILDING		
SURVEY		
GPS		
CONTROL		

LINE LEGEND

DESCRIPTION	EXISTING	PROPOSED
STORM DRAIN		
SANITARY SEWER		
WATER		
IRRIGATION		
NATURAL GAS		
OVERHEAD POWER		
UNDERGROUND POWER		
OVERHEAD TELEPHONE		
UNDERGROUND TELEPHONE		
FIBER OPTIC		
CABLE TELEVISION		
FENCE		
MAJOR CONTOUR	4920	4920
MINOR CONTOUR		
TOP OF BANK		
TOE OF SLOPE		
PROPERTY LINE		
MONUMENT LINE (OPTIONAL)		
RIGHT OF WAY		
TEMPORARY EASEMENT		
PUBLIC UTILITY EASEMENT		
ROAD CENTERLINE		
ROAD ASPHALT		
ROAD GRAVEL		
CONCRETE GUTTER		
CURB		
SAWCUT		
GRADING FILL LIMIT		
GRADING CUT LIMIT		
DITCH/SWALE FLOWLINE		
CONCRETE WASH/ENERGY DISSIPATOR		

UDOT GENERAL NOTES

SEWER

WATER

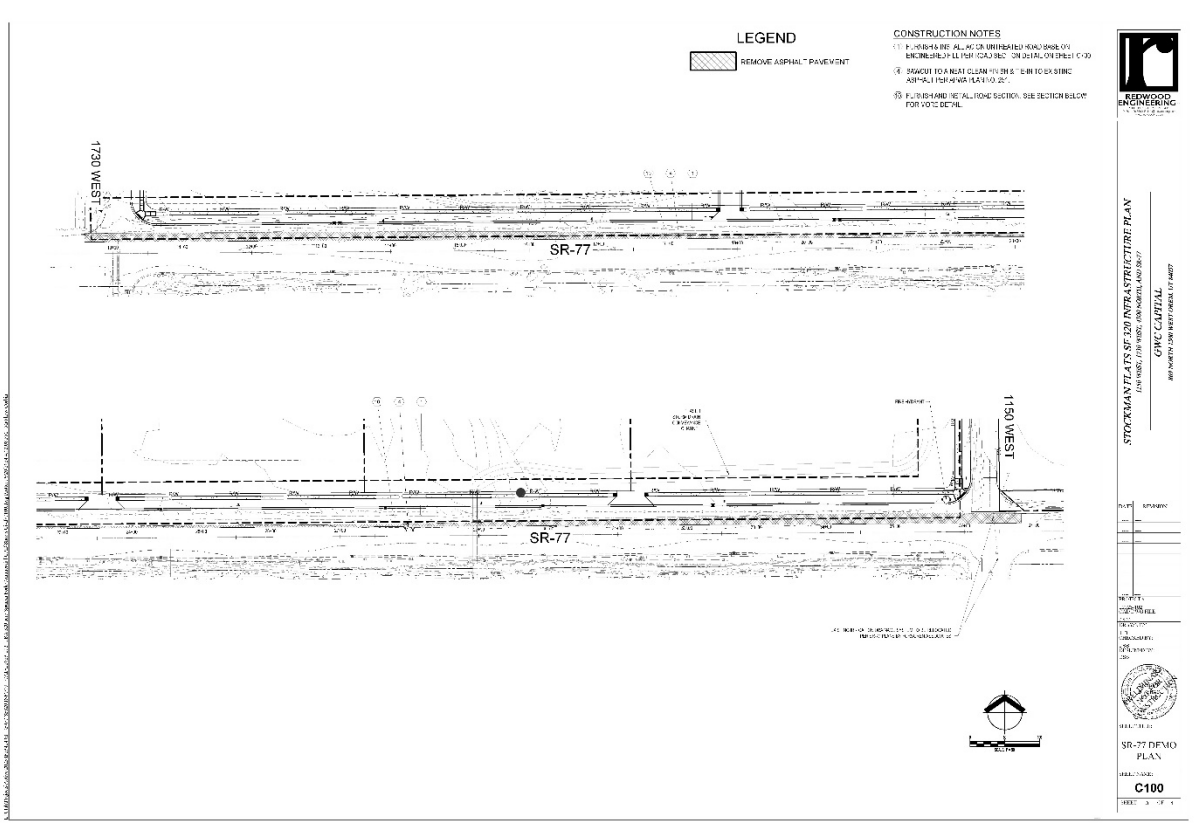
ROADWAY/STORM DRAIN

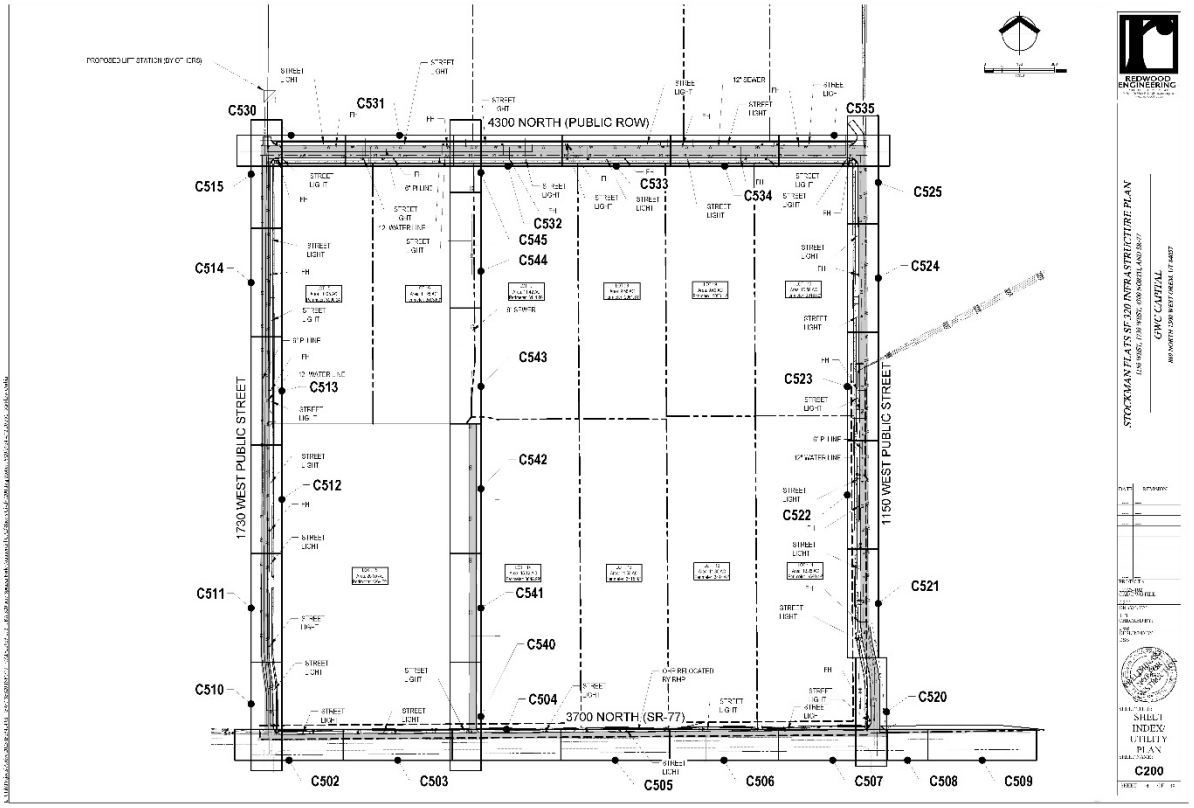
GENERAL NOTES

REDWOOD ENGINEERING

STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
1150 WEST, 1730 WEST, 4300 NORTH, AND SR-77
GWC CAPITAL
800 NORTH 1200 WEST OREM, UT 84057

CIVIL SYMBOL SHEET
C001


LEGEND
REMOVE ASPHALT PAVEMENT
CONSTRUCTION NOTES
1730 WEST
SR-77
1150 WEST
SR-77
REDWOOD ENGINEERING
STOCKMAN FLATS SF-320 INFRASTRUCTURE PLAN
GWC CAPITAL
SR-77 DEMO PLAN
C100


PROPOSED LIFT STATION (SEWER)
C530
C531
4300 NORTH (PUBLIC ROW)
C535
C515
C533
C534
C525
C532
C545
C514
C544
C524
C543
C513
1730 WEST PUBLIC STREET
C523
1150 WEST PUBLIC STREET
C542
C512
C522
C511
C541
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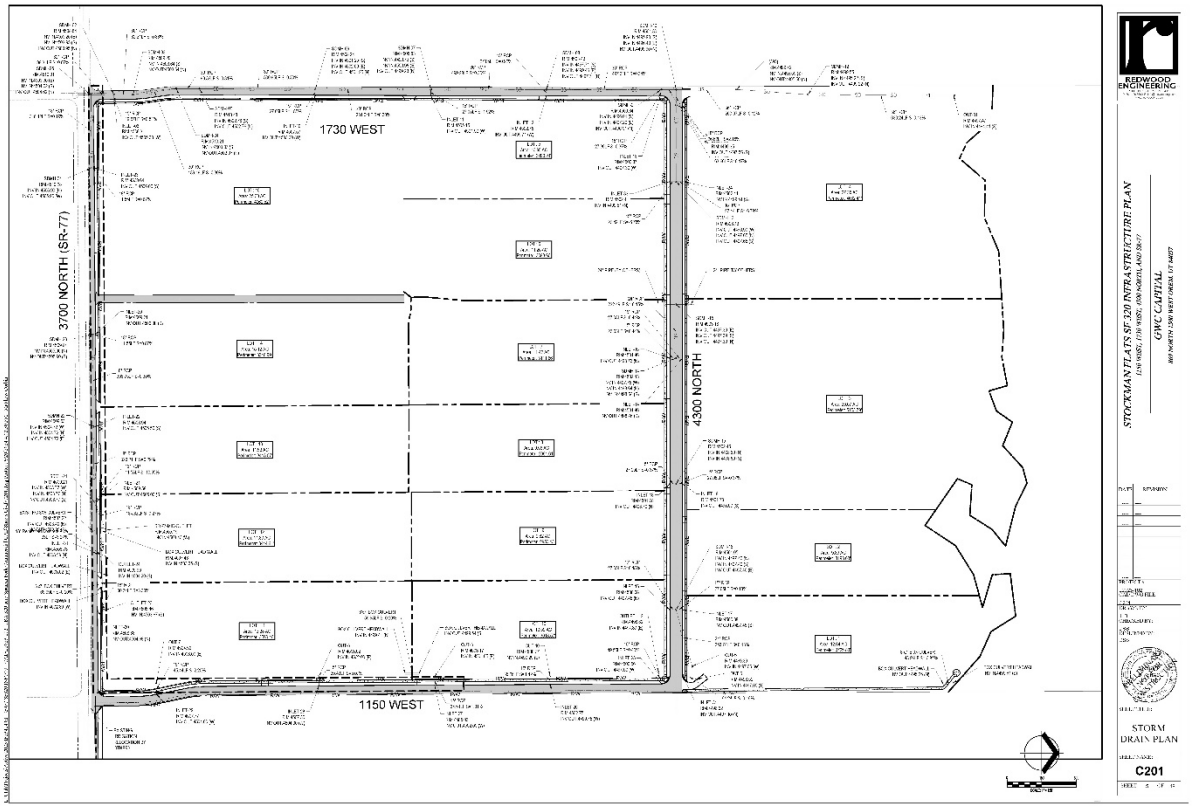
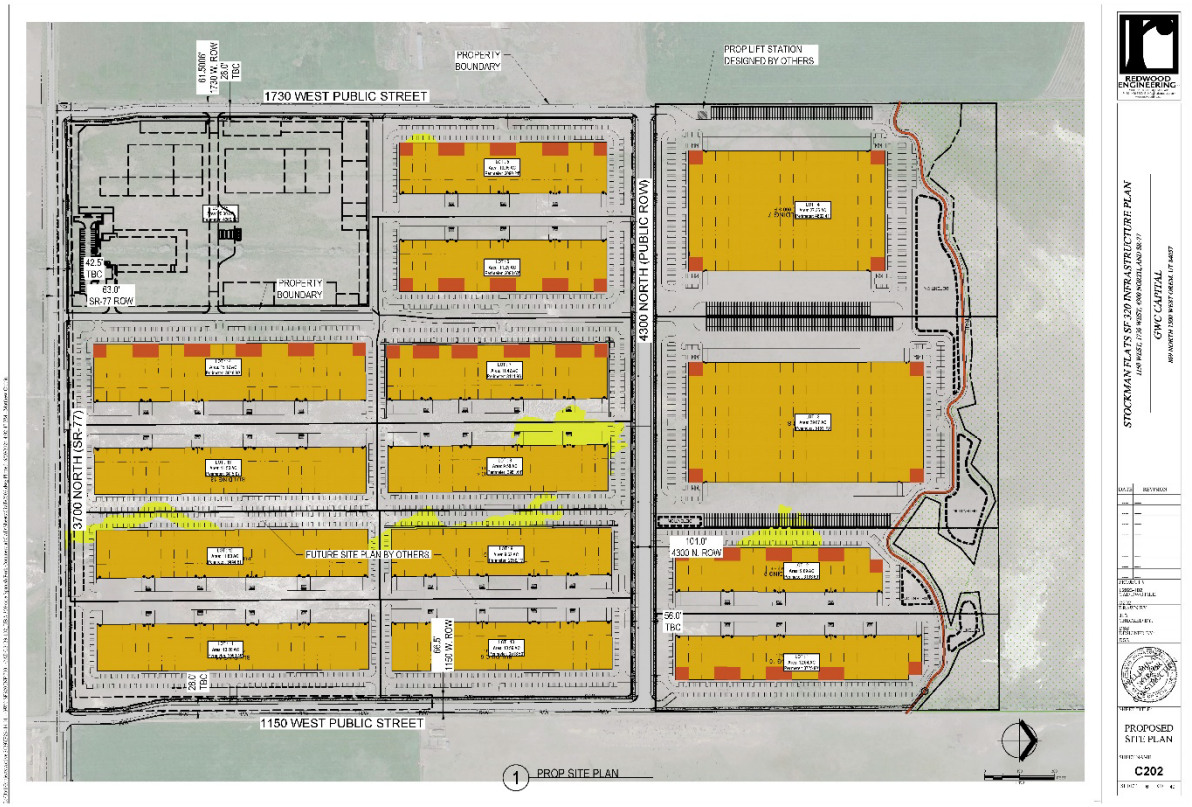
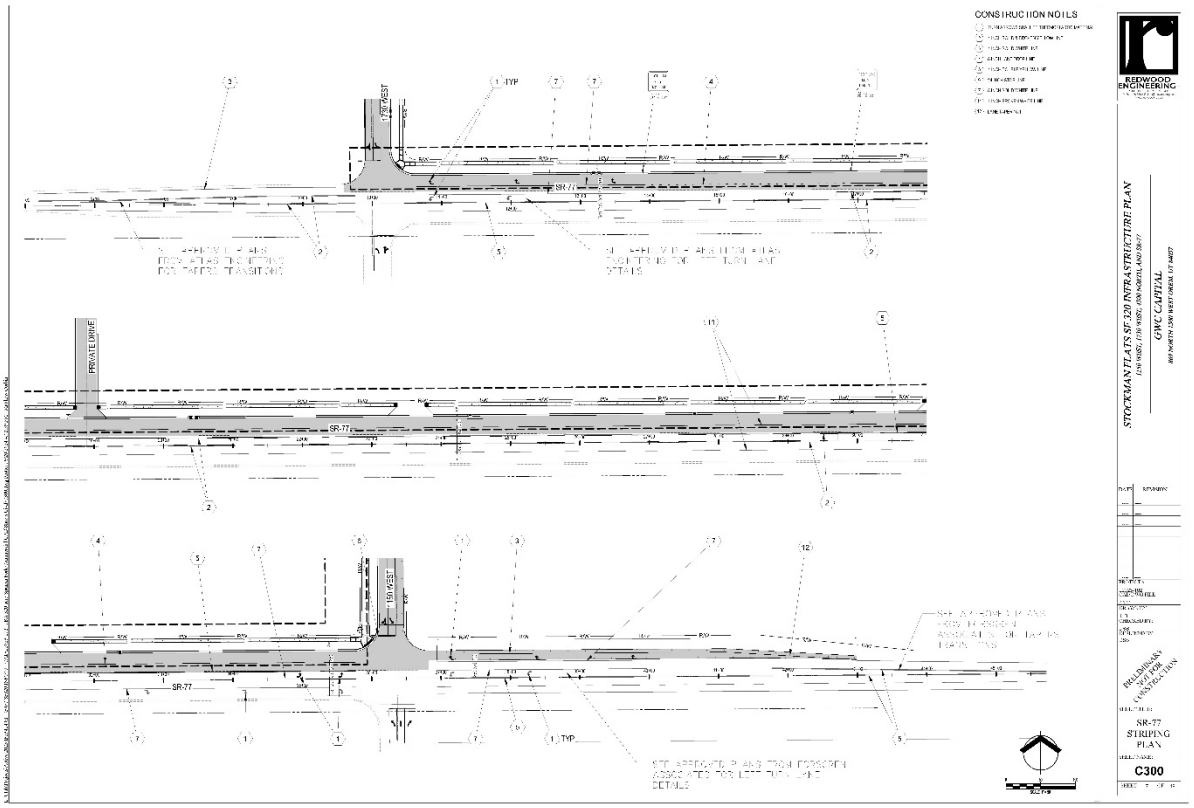
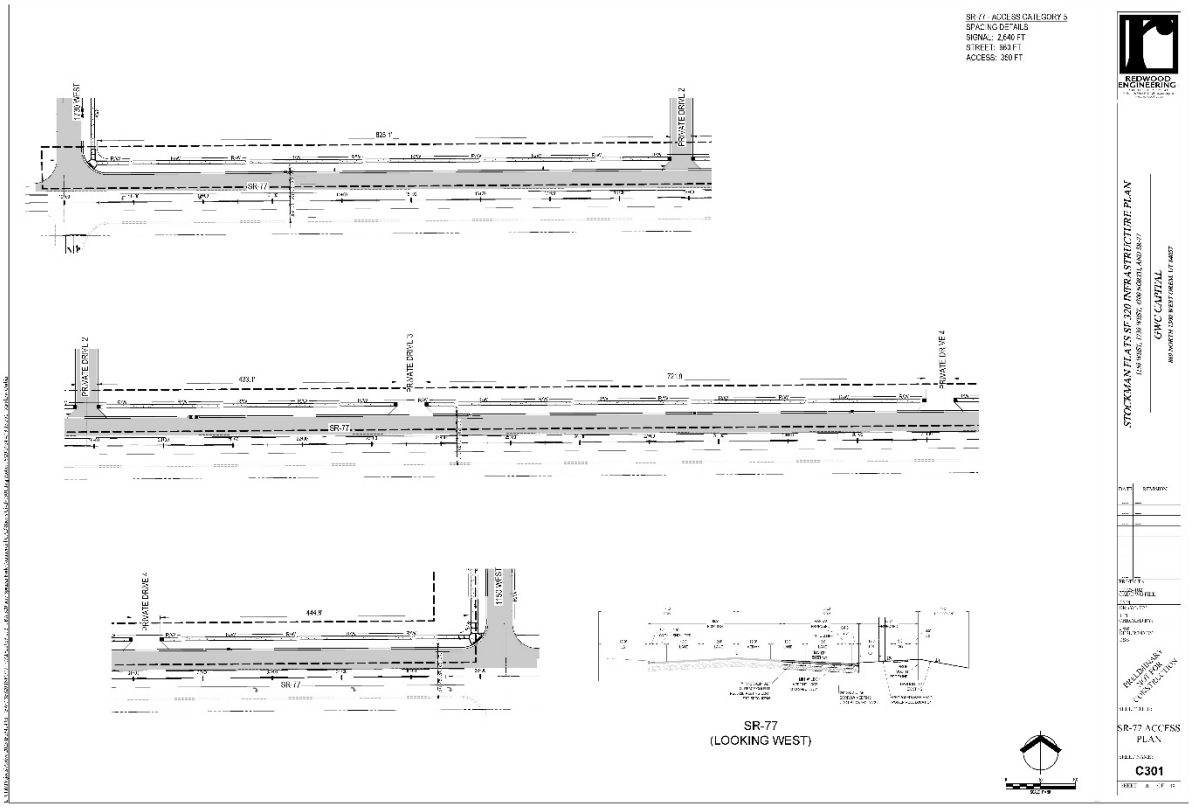
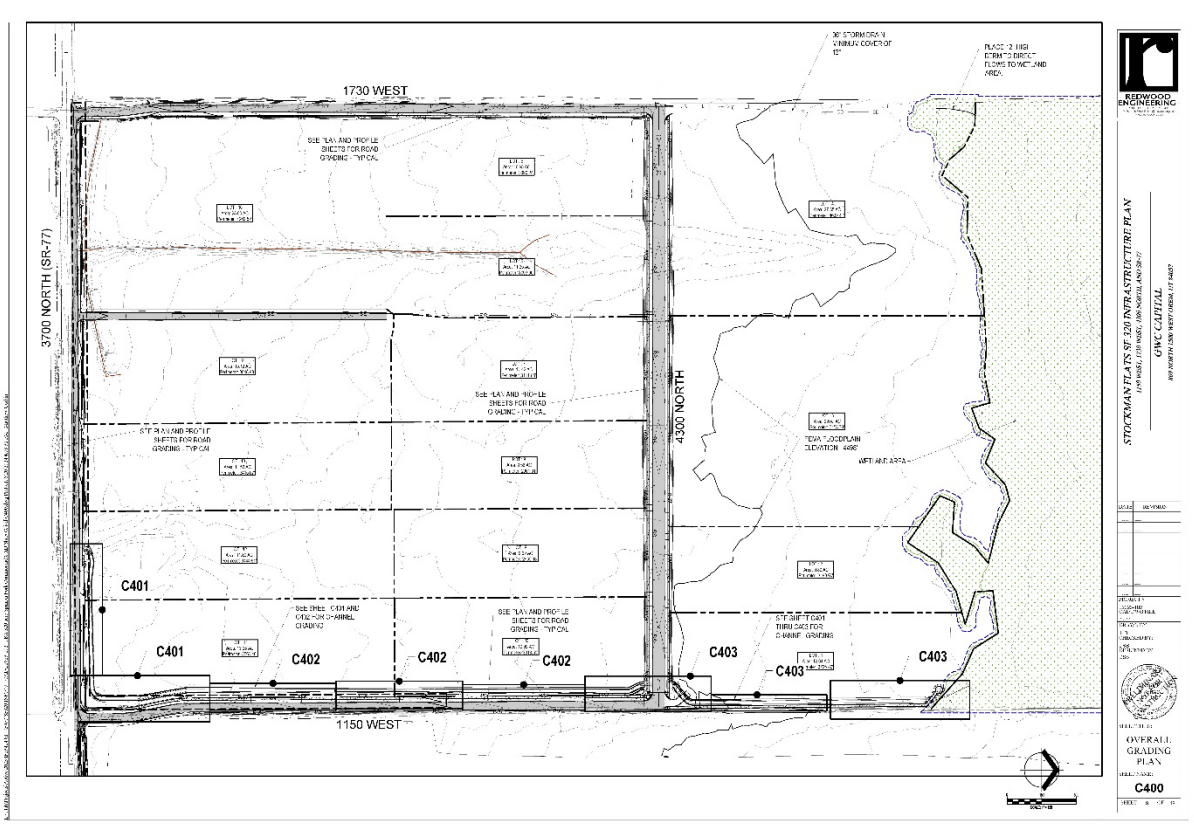
C540
C510
C504
3700 NORTH (SR-77)
C520
C502
C503
C505
C506
C507
C508
C509
REDWOOD ENGINEERING
STOCKMAN FLATS SF-320 INFRASTRUCTURE PLAN
GWC CAPITAL
SHEET INDEX UTILITY PLAN
C200

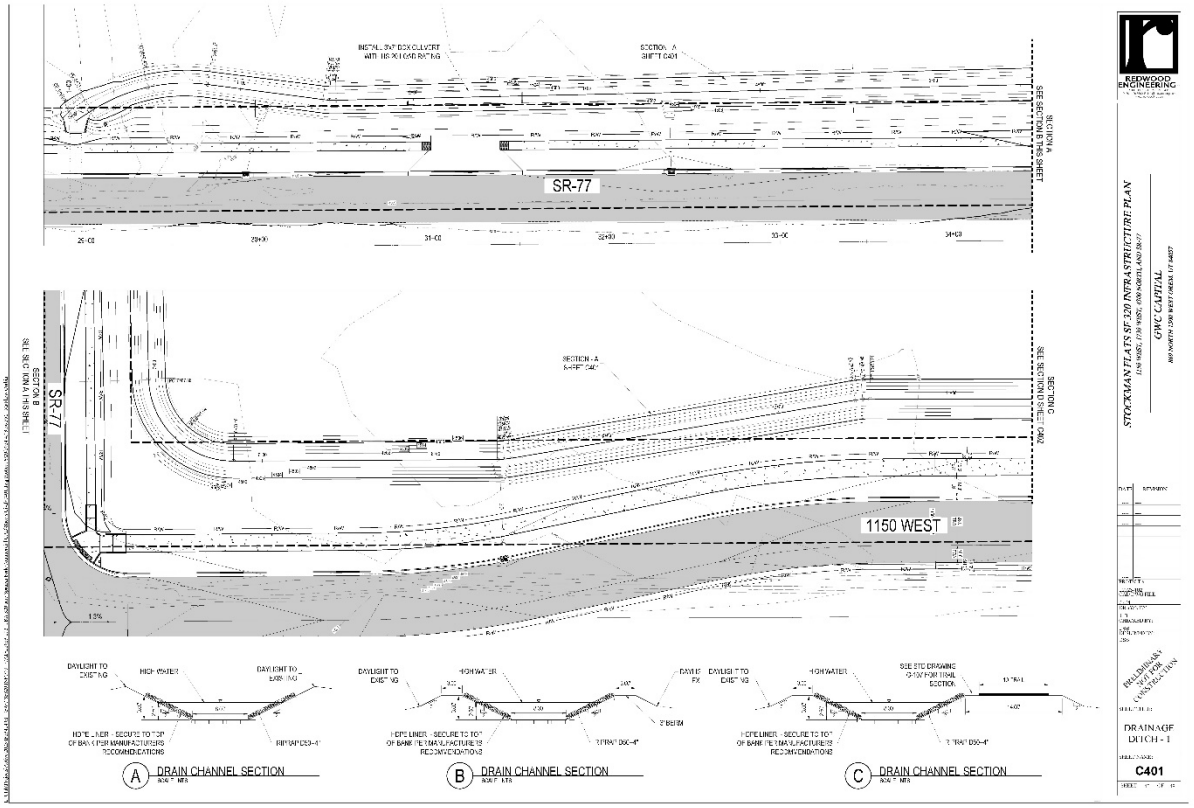

1730 WEST
3700 NORTH (SR-77)
4300 NORTH
1150 WEST
REDWOOD ENGINEERING
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
STORM DRAIN PLAN
C201

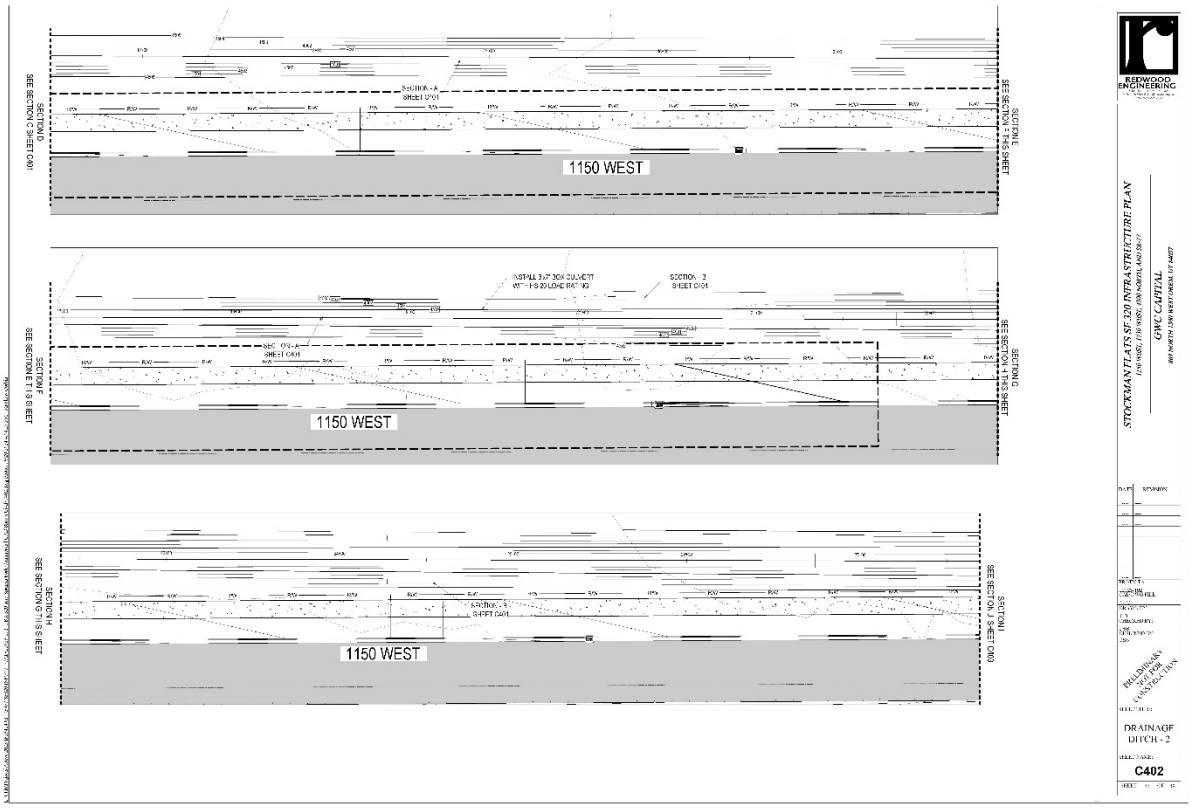

PROPERTY BOUNDARY
PROP LIFT STATION DESIGNED BY OTHERS
1730 WEST PUBLIC STREET
4300 NORTH (PUBLIC ROW)
3700 NORTH (SR-77)
SR-77 ROW
PROPERTY BOUNDARY
FUTURE SITE PLAN BY OTHERS
4320 N. ROW
1150 W. ROW
1150 WEST PUBLIC STREET
1 PROP SITE PLAN
REDWOOD ENGINEERING
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
PROPOSED SITE PLAN
C202

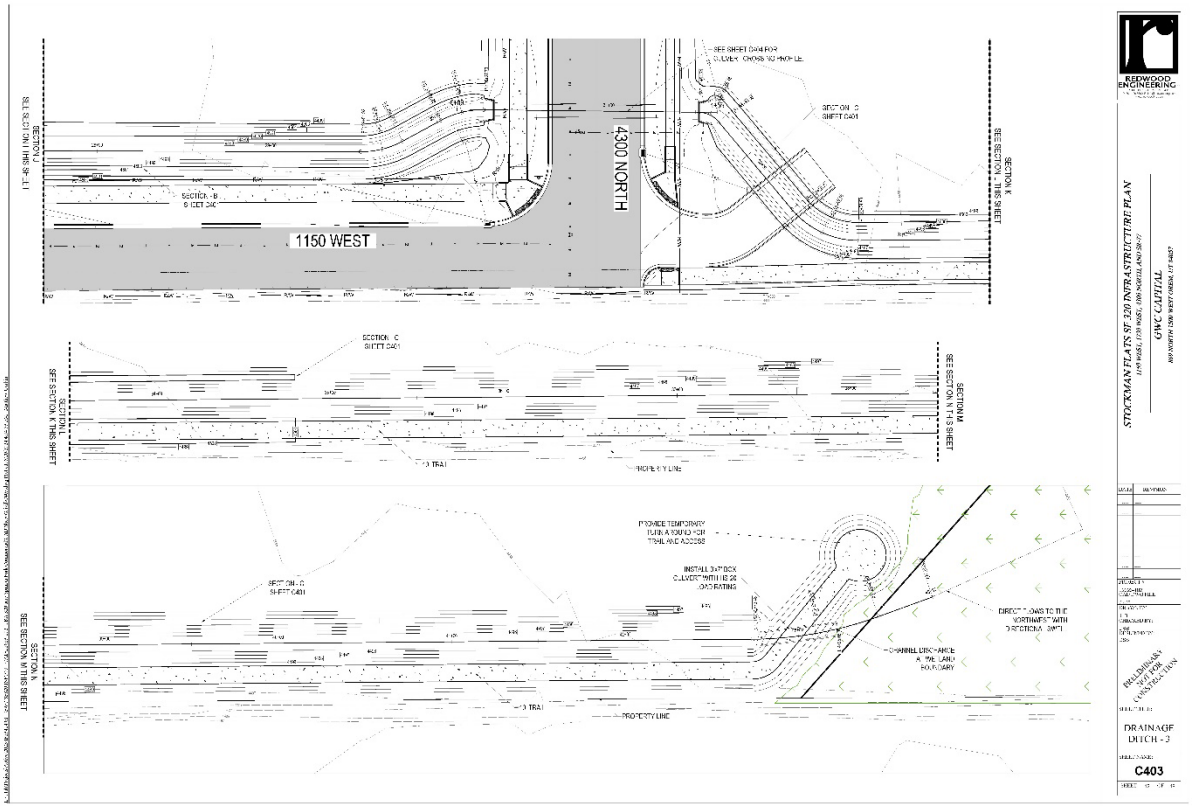

CONSTRUCTION NOTES
REDWOOD ENGINEERING
STOCKMAN FLATS SF-320 INFRASTRUCTURE PLAN
GWC CAPITAL
SR-77 STRIPING PLAN
C300

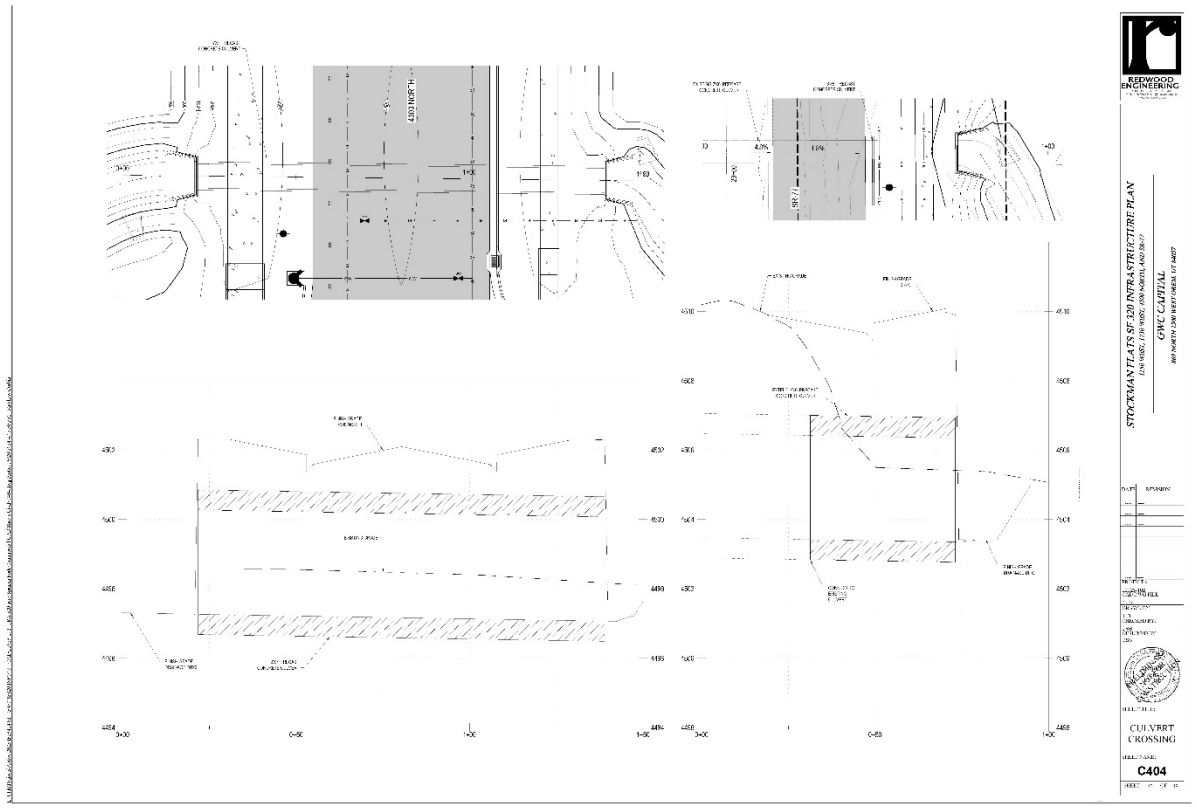

SR-77 ACCESS CATEGORY 5
SPACING DETAILS
SIGNAL: 2,640 FT
STREET: 863 FT
ACCESS: 350 FT
REDWOOD ENGINEERING
STOCKMAN FLATS SF-320 INFRASTRUCTURE PLAN
GWC CAPITAL
SR-77
(LOOKING WEST)
SR-77 ACCESS PLAN
C301

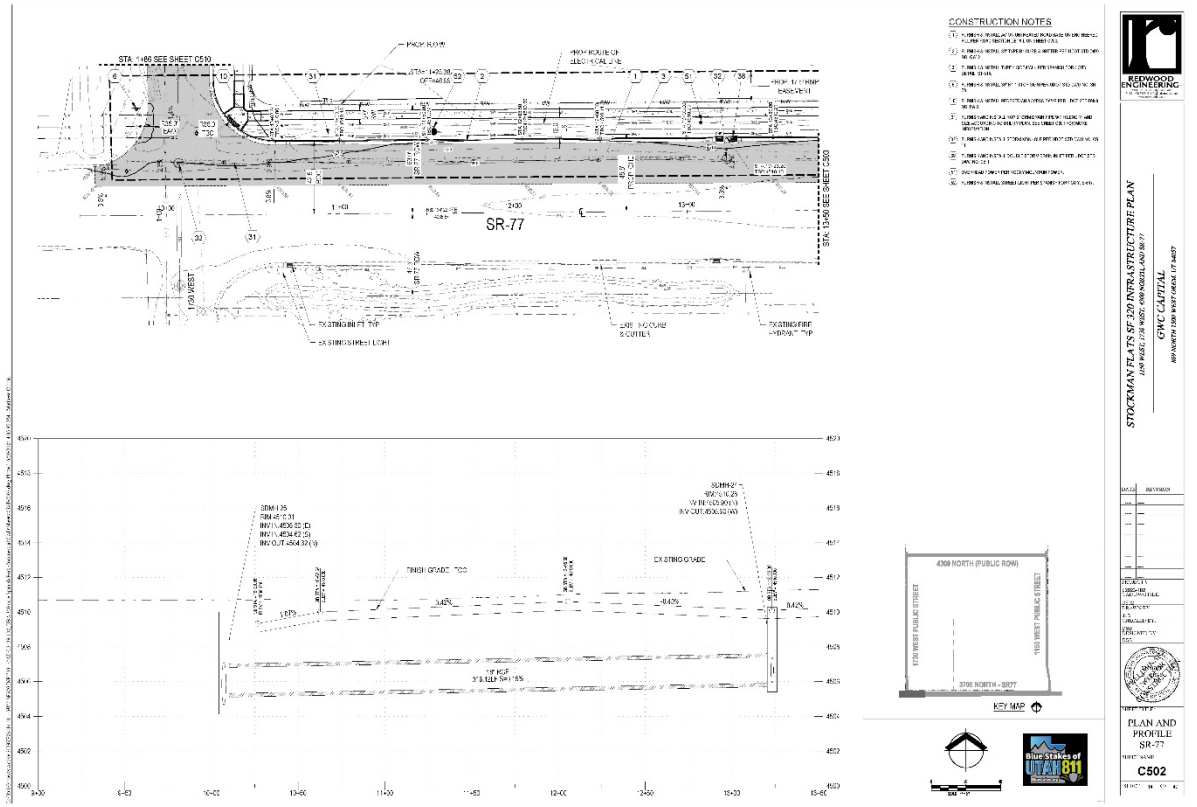

1730 WEST
3700 NORTH (SR-77)
4300 NORTH
1150 WEST
C401
C402
C403
REDWOOD ENGINEERING
STOCKMAN FLATS SF-320 INFRASTRUCTURE PLAN
GWC CAPITAL
OVERALL GRADING PLAN
C400

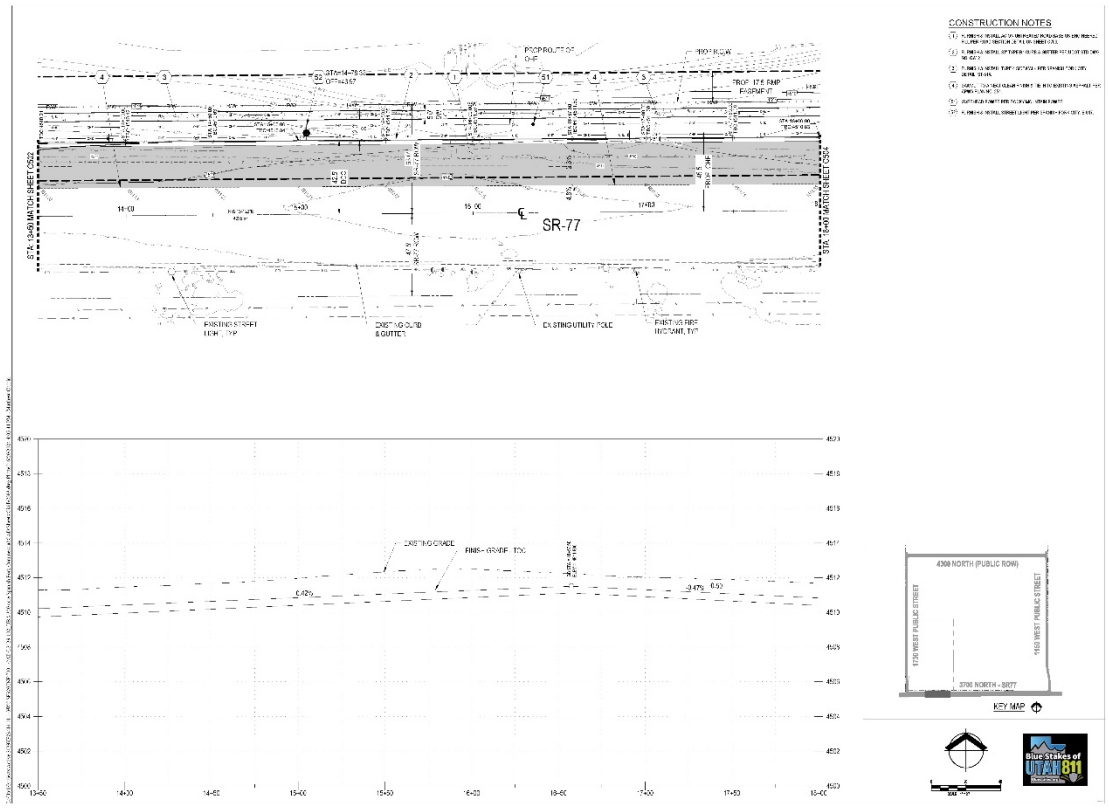

SR-77
1150 WEST
A DRAIN CHANNEL SECTION
B DRAIN CHANNEL SECTION
C DRAIN CHANNEL SECTION
REDWOOD ENGINEERING
STOCKMAN FLATS SF-320 INFRASTRUCTURE PLAN
GWC CAPITAL
DRAINAGE DITCH - 1
C401

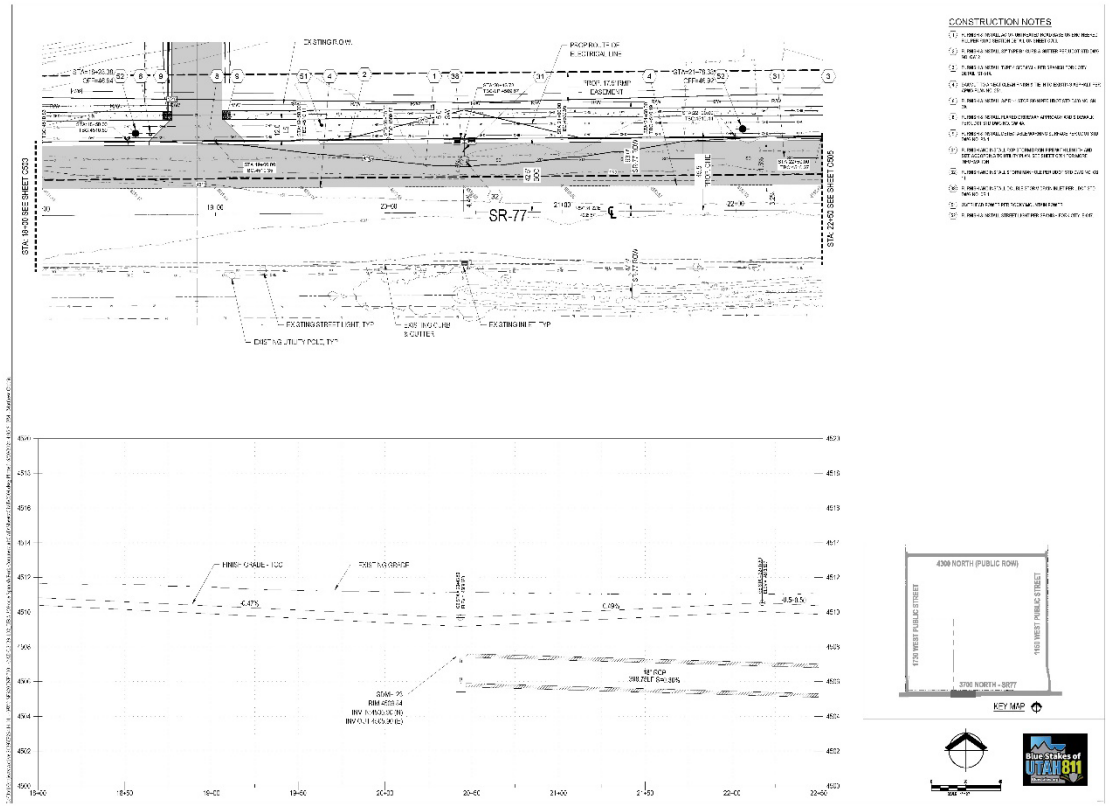

1150 WEST
1150 WEST
1150 WEST
STOCKMAN FLATS SF320 INFRASTRUCTURE PLAN
GWC CAPITAL
PRELIMINARY NOT FOR CONSTRUCTION
DRAINAGE DITCH - 2
C402

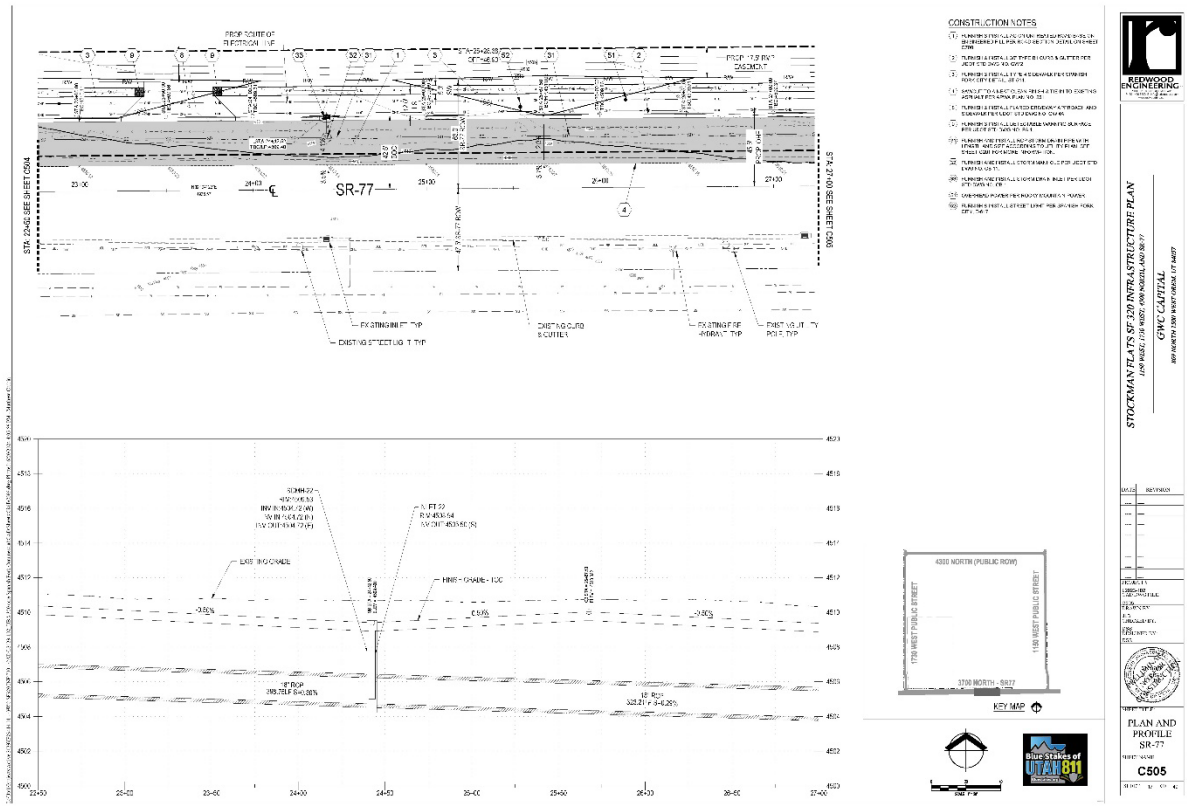

1150 WEST
4300 NORTH
PROPERTY LINE
PROPERTY LINE
STOCKMAN FLATS SF320 INFRASTRUCTURE PLAN
GWC CAPITAL
PRELIMINARY NOT FOR CONSTRUCTION
DRAINAGE DITCH - 3
C403

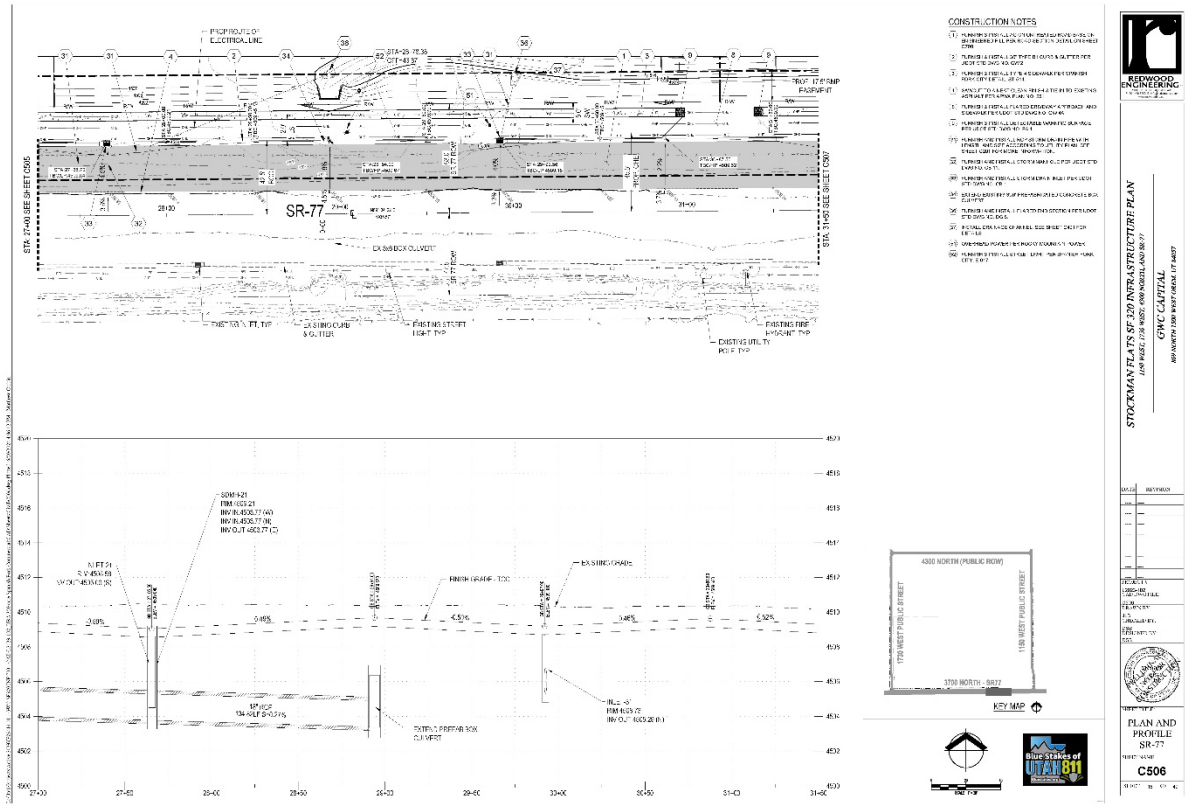

REDWOOD ENGINEERING
STOCKMAN FLATS SF-320 INFRASTRUCTURE PLAN
GWC CAPITAL
CULVERT CROSSING
C404

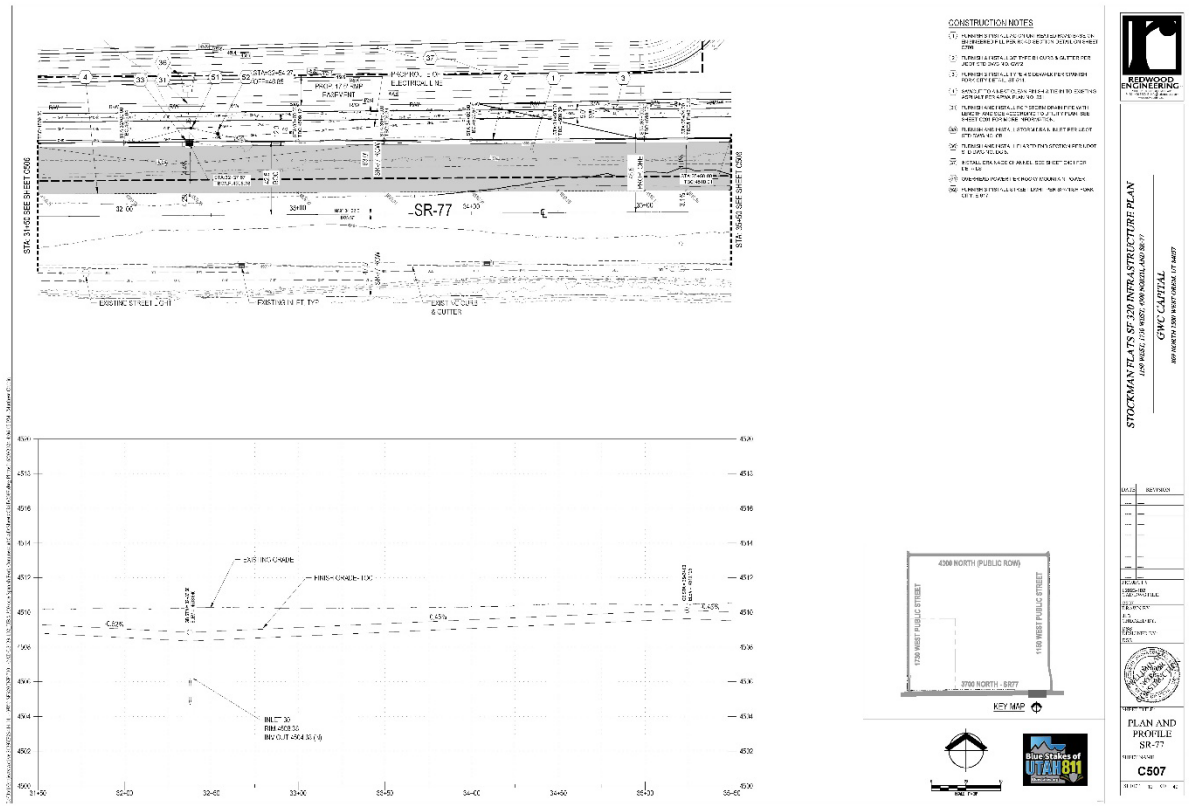

CONSTRUCTION NOTES
REDWOOD ENGINEERING
STOCKMAN FLATS SF-320 INFRASTRUCTURE PLAN
GWC CAPITAL
SR-77
4300 NORTH (PUBLIC ROW)
KEY MAP
PLAN AND PROFILE SR-77
C502

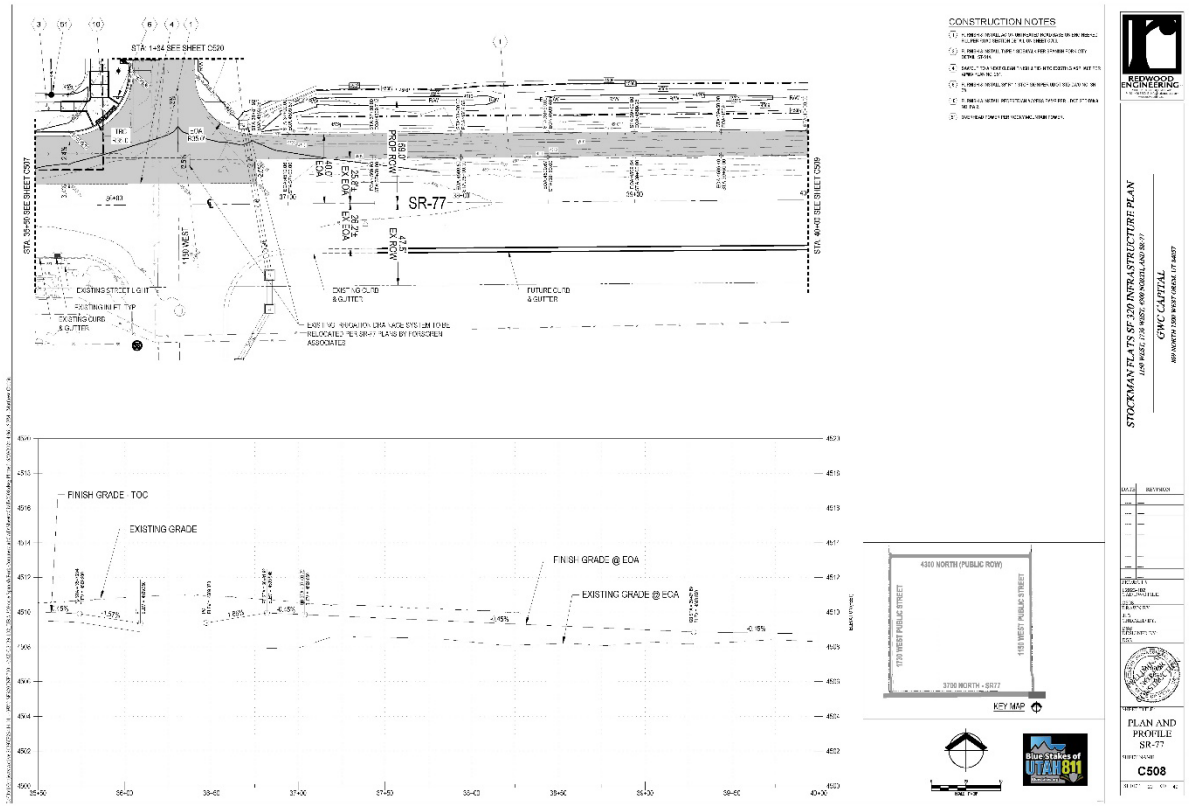

SR-77
EXISTING GRADE
FINISH GRADE - TOC
4300 NORTH (PUBLIC ROW)
KEY MAP
CONSTRUCTION NOTES
REDWOOD ENGINEERING
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
PLAN AND PROFILE SR-77
C503

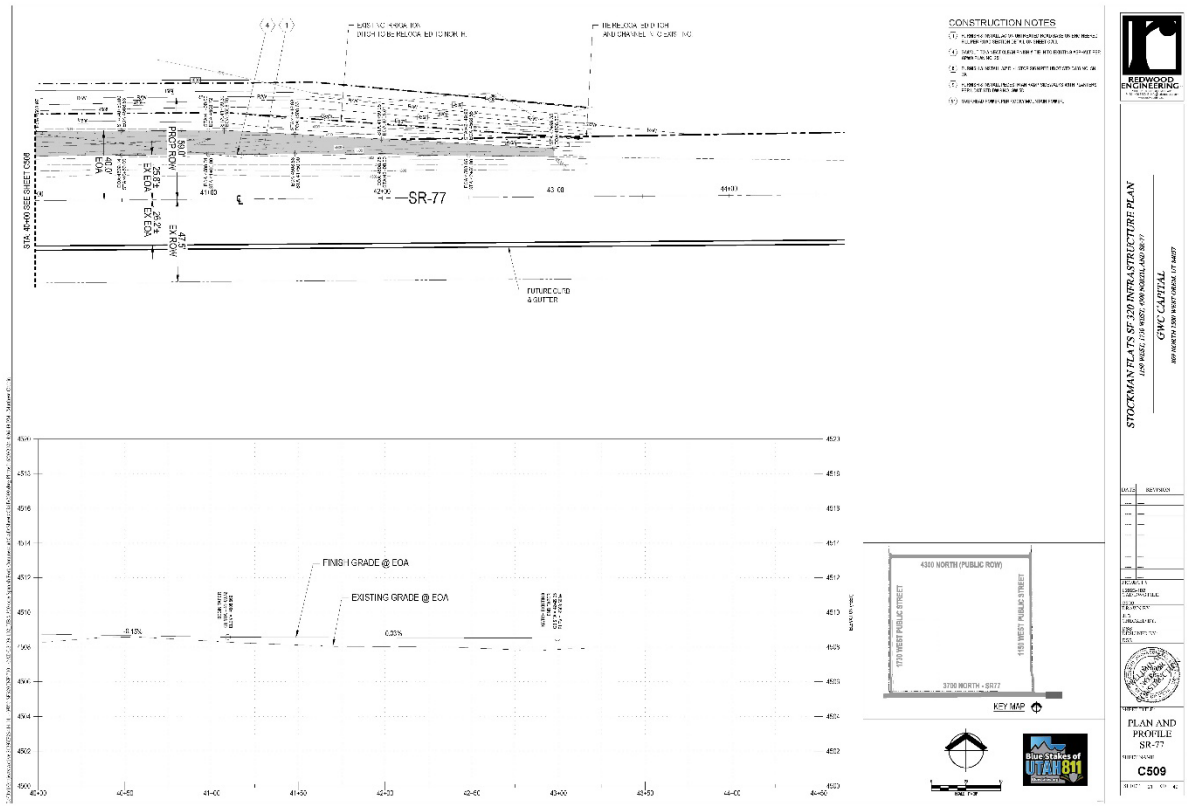

SR-77
EXISTING GRADE
FINISH GRADE - TOC
4300 NORTH (PUBLIC ROW)
KEY MAP
CONSTRUCTION NOTES
REDWOOD ENGINEERING
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
PLAN AND PROFILE SR-77
C504

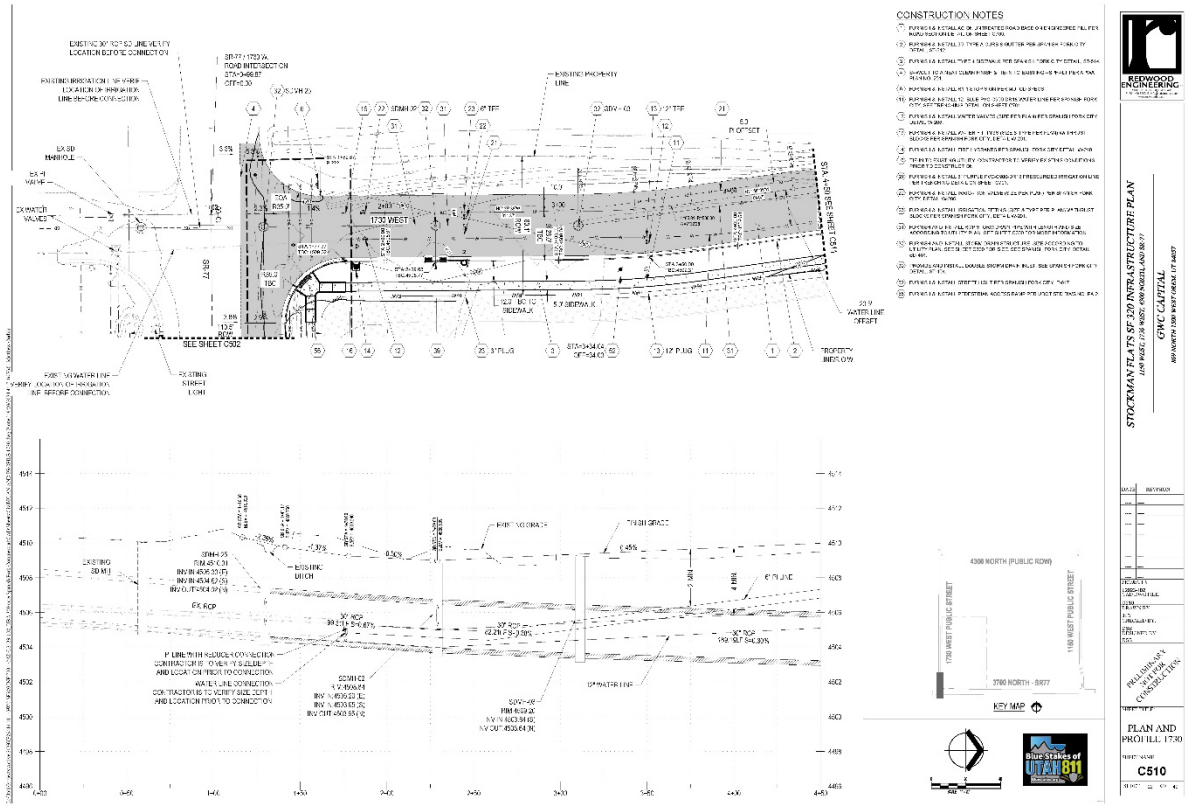

SR-77
CONSTRUCTION NOTES
REDWOOD ENGINEERING
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
PLAN AND PROFILE SR-77
C505
KEY MAP
Blue Stakes of UTAH 811

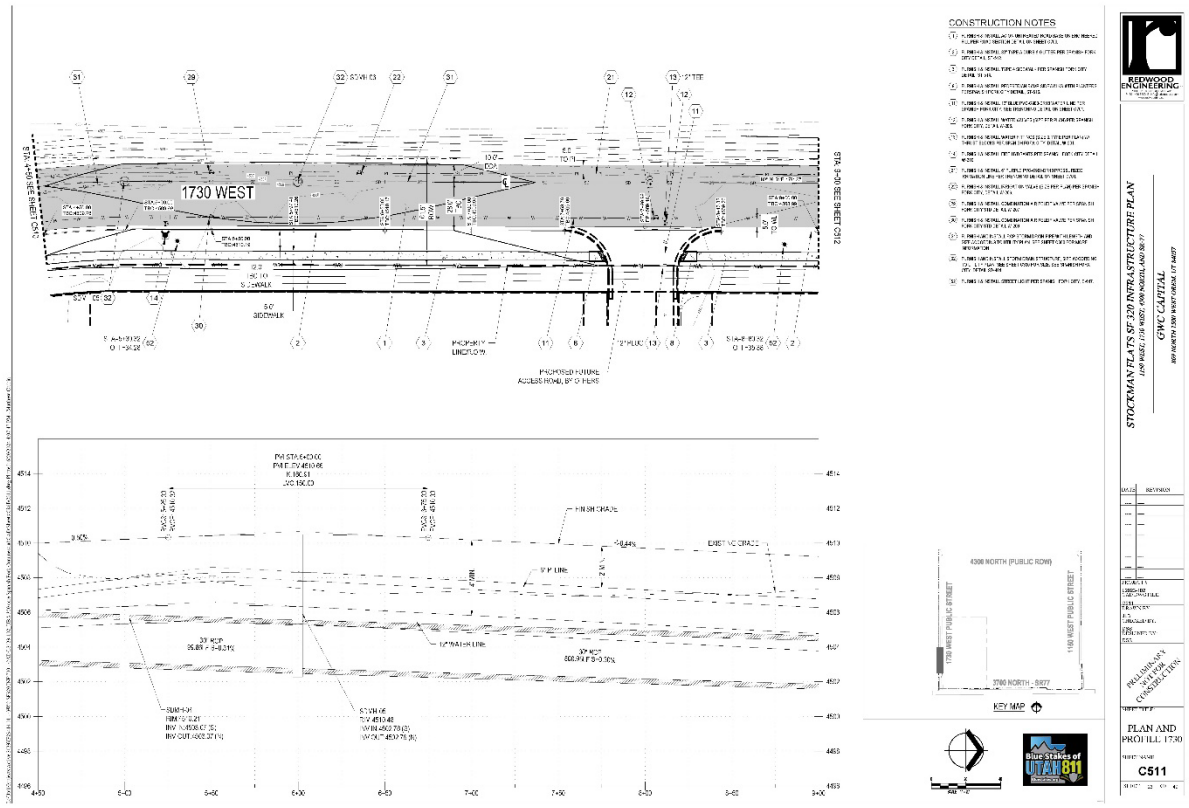

SR-77
CONSTRUCTION NOTES
REDWOOD ENGINEERING
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
PLAN AND PROFILE SR-77
C506
KEY MAP
Blue Stakes of UTAH 811

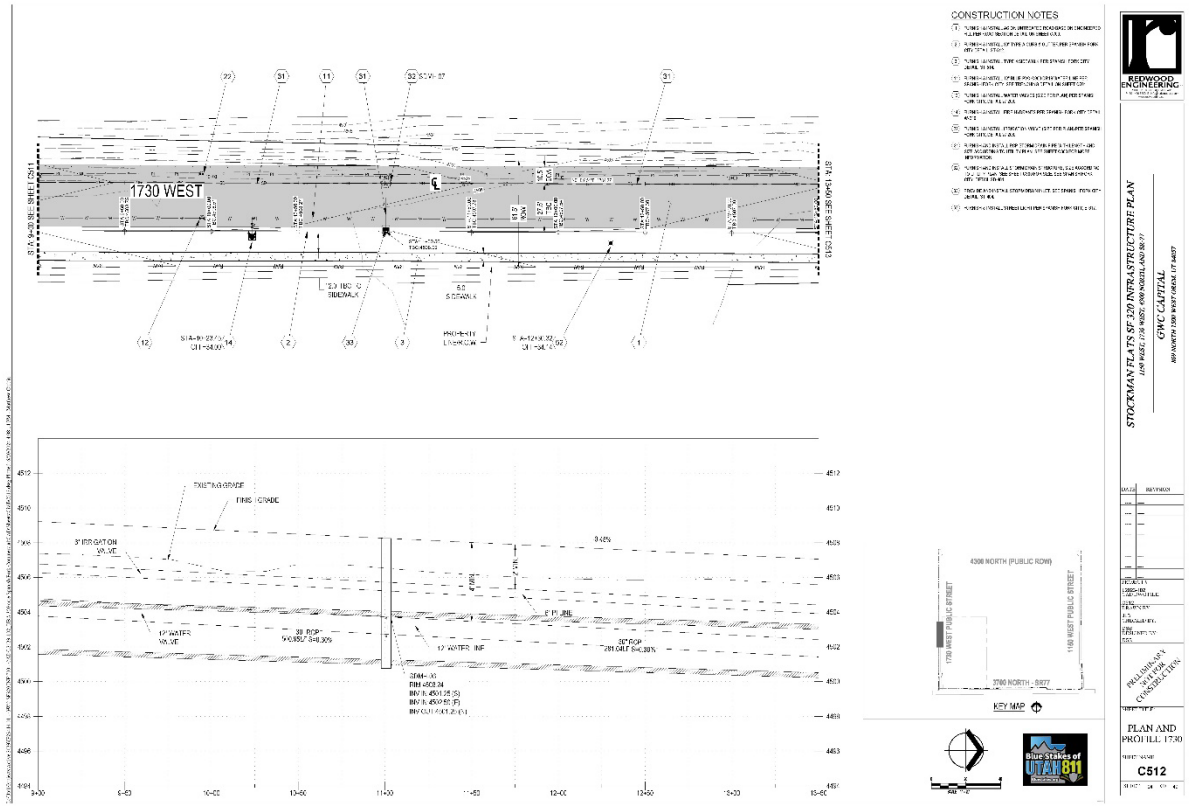

SR-77
EXISTING GRADE
FINISH GRADE - TOC
BILLET 39
RIM=4508.50
INV OUT 4504.35 (-)
CONSTRUCTION NOTES
4300 NORTH (PUBLIC ROW)
3700 NORTH - SR77
KEY MAP
REDWOOD ENGINEERING
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
PLAN AND PROFILE SR-77
C507

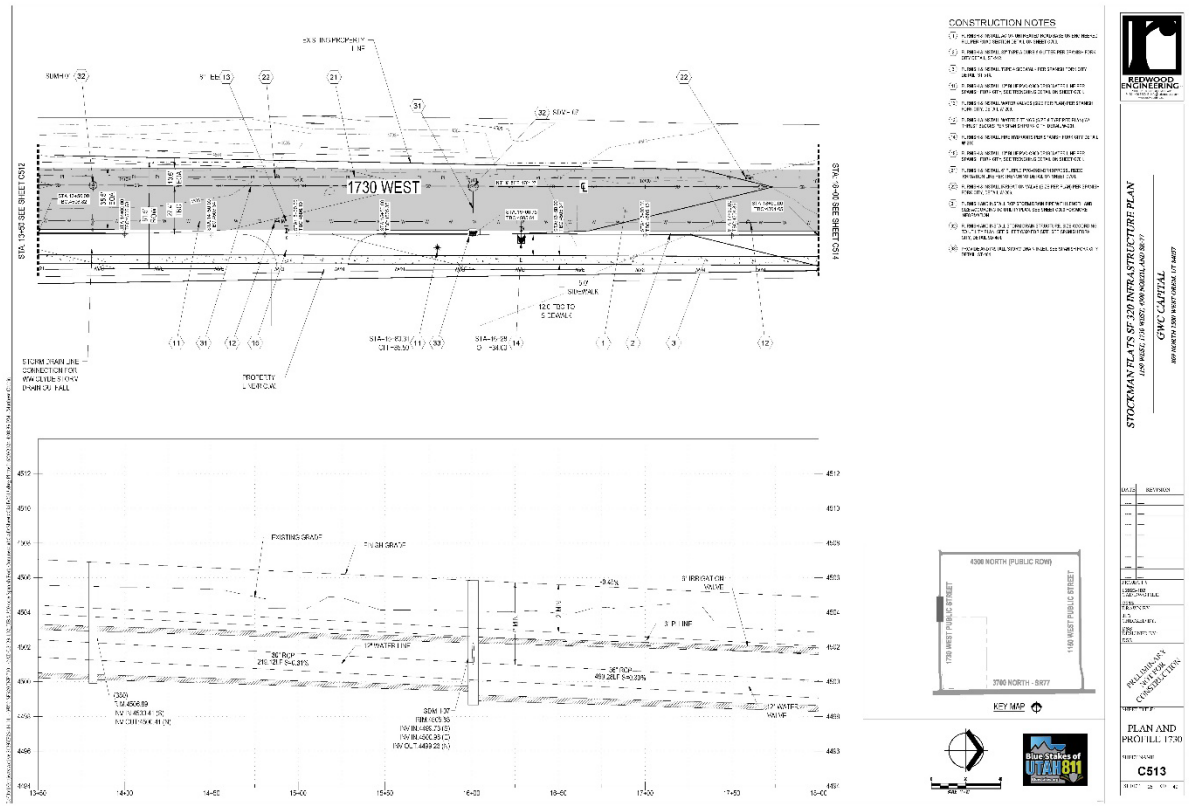

SR-77
FINISH GRADE - TOC
EXISTING GRADE
FINISH GRADE @ EOA
EXISTING GRADE @ EOA
CONSTRUCTION NOTES
4300 NORTH (PUBLIC ROW)
3700 NORTH - SR77
KEY MAP
REDWOOD ENGINEERING
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
PLAN AND PROFILE SR-77
C508

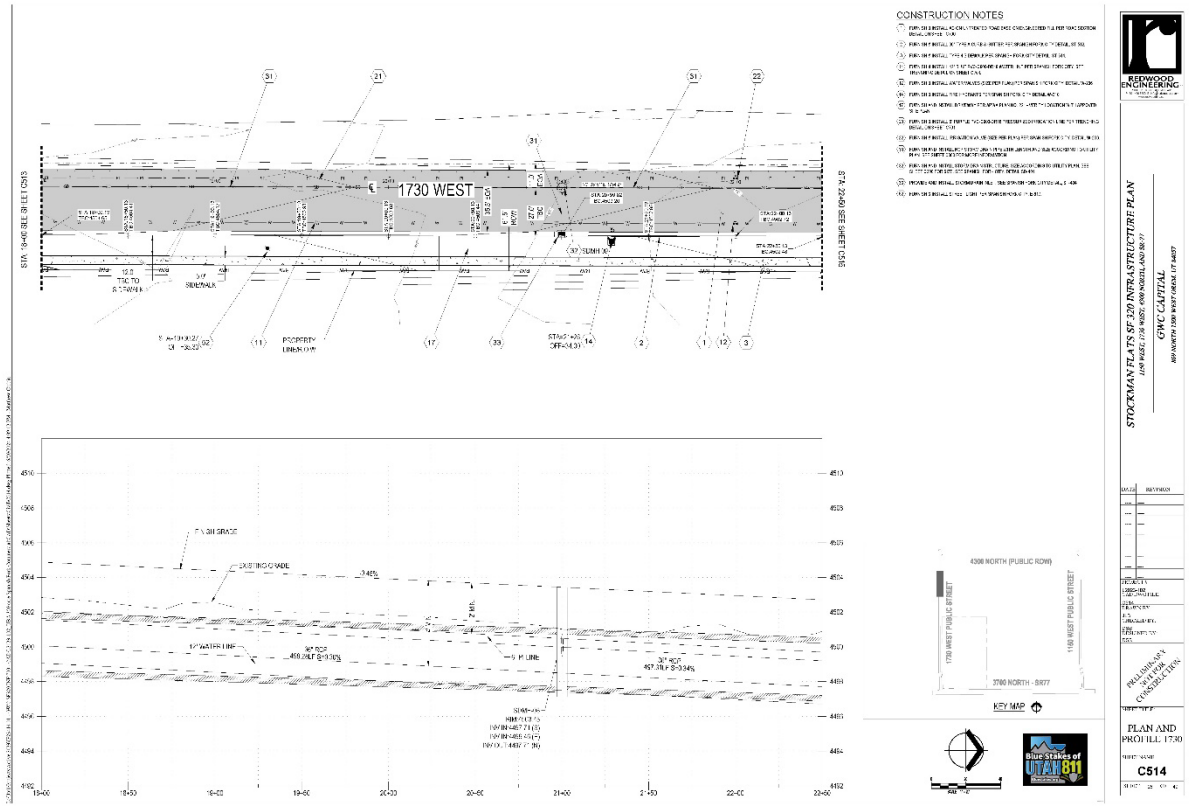

CONSTRUCTION NOTES
SR-77
FUTURE CURB & GUTTER
FINISH GRADE @ EOA
EXISTING GRADE @ EOA
4300 NORTH (PUBLIC ROW)
1730 WEST PUBLIC STREET
1180 WEST PUBLIC STREET
3700 NORTH - SR77
KEY MAP
REDWOOD ENGINEERING
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
PLAN AND PROFILE SR-77
C509

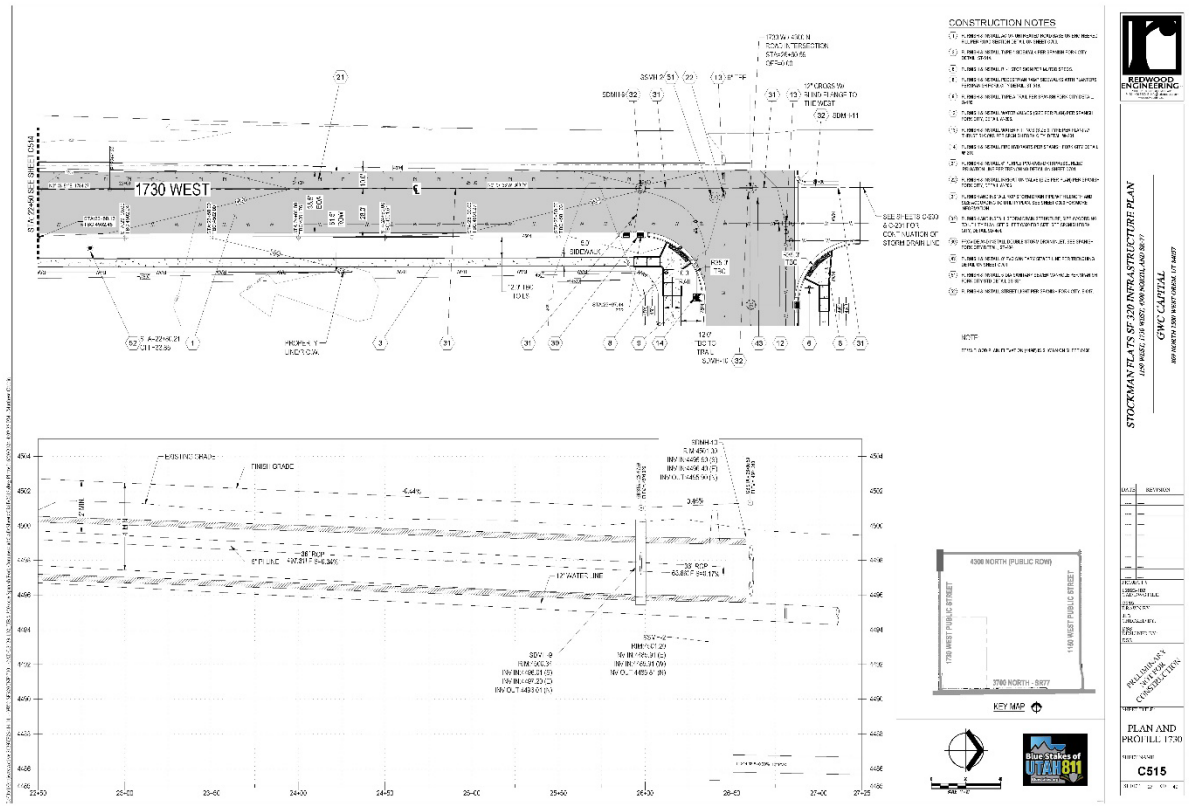

CONSTRUCTION NOTES
EXISTING 30' RCP S.D. LINE VERIFY LOCATION BEFORE CONNECTION
EXISTING IRRIGATION LINE VERIFY LOCATION OF IRRIGATION LINE BEFORE CONNECTION
SR-77 / 1730 W. ROAD INTERSECTION STA=0+66.87 OFF=0.00
EXISTING MACHINERY LINE
1730 WEST
SEE SHEET C502
EXISTING STREET LIGHT
PROPERTY LINE (TYP.)
EXISTING 30 MH
EXISTING DITCH
FINISH GRADE
1" LINE WITH REDUCER CONNECTION CONTRACTOR IS TO VERIFY SIZE, DEPTH AND LOCATION PRIOR TO CONNECTION
WATER LINE CONNECTION CONTRACTOR IS TO VERIFY SIZE, DEPTH AND LOCATION PRIOR TO CONNECTION
12" WATER LINE
4300 NORTH (PUBLIC ROW)
1730 WEST PUBLIC STREET
1180 WEST PUBLIC STREET
3700 NORTH - SR77
KEY MAP
REDWOOD ENGINEERING
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
PLAN AND PROFILE 1730
C510

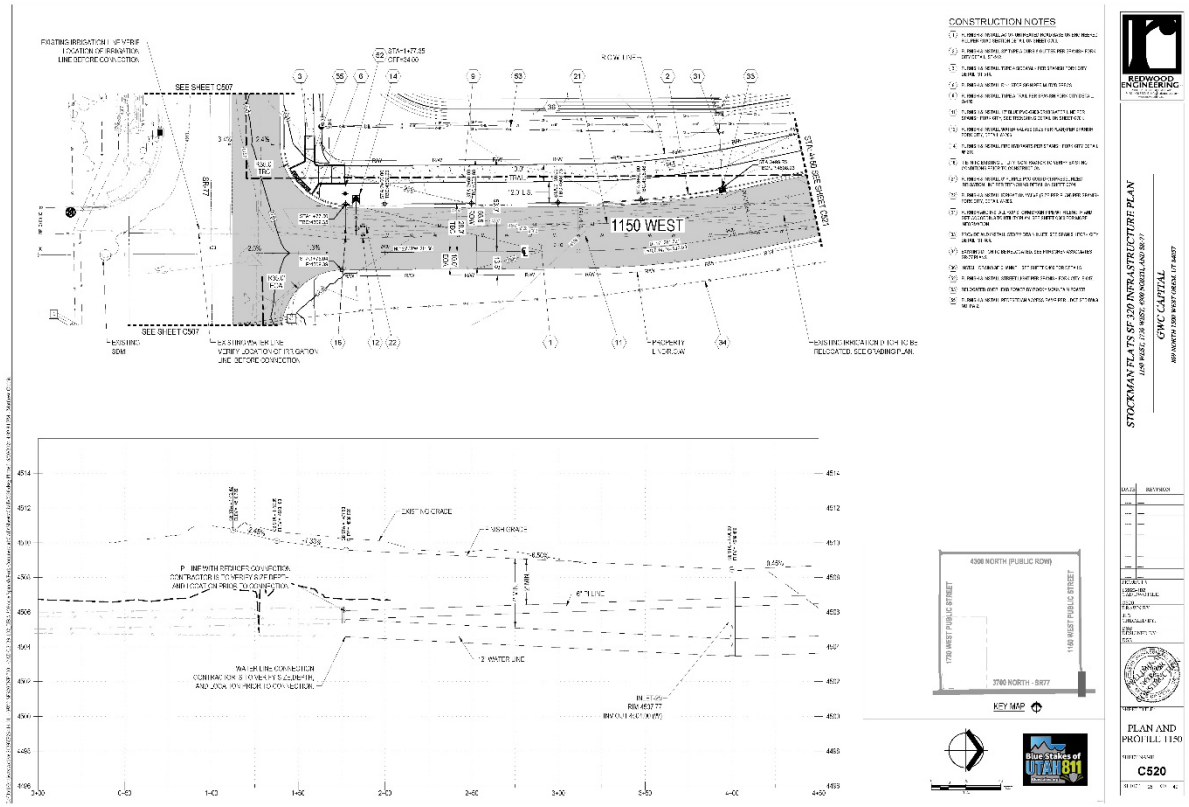

1730 WEST
CONSTRUCTION NOTES
FINISH GRADE
EXIST VC GRADE
4300 NORTH (PUBLIC ROW)
1730 WEST PUBLIC STREET
1160 WEST PUBLIC STREET
3700 NORTH - SR77
KEY MAP
REDWOOD ENGINEERING
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
PRELIMINARY NOT FOR CONSTRUCTION
PLAN AND PROFILE 1730
C511

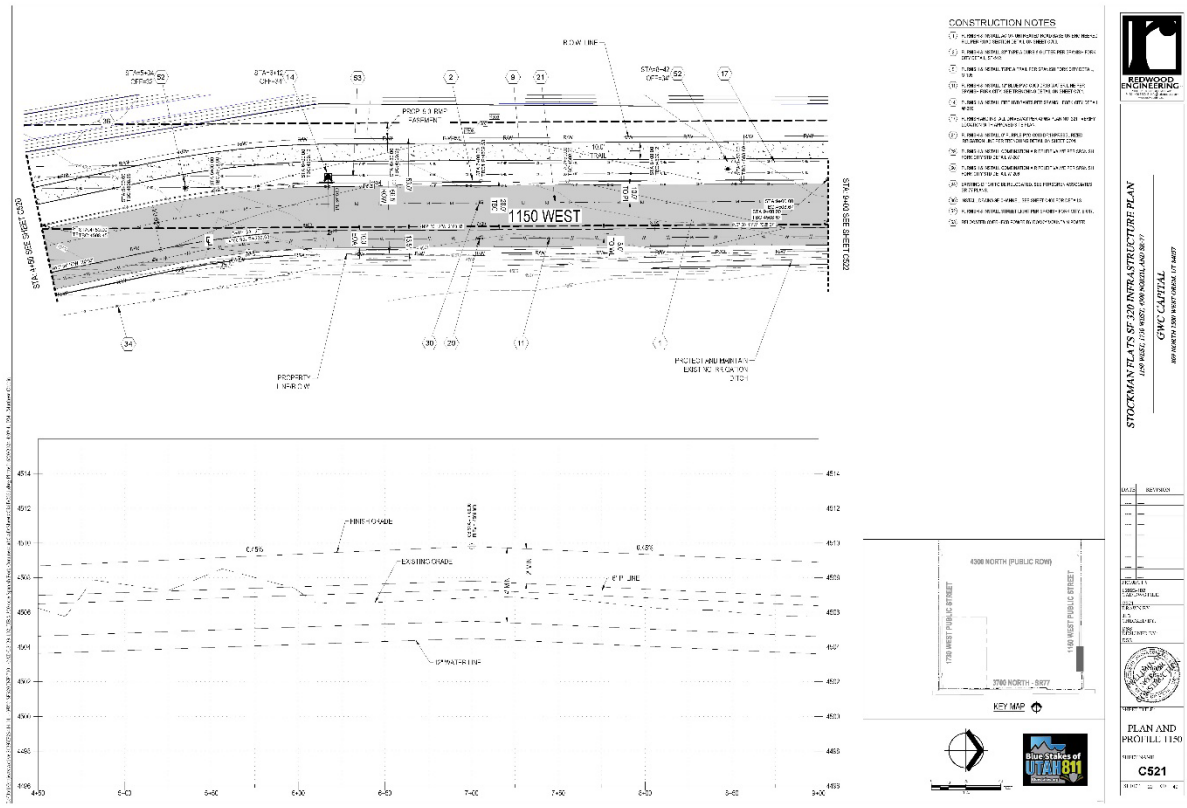

1730 WEST
CONSTRUCTION NOTES
EXISTING GRADE
FINISH GRADE
IRRIGATION VALVE
4300 NORTH (PUBLIC ROW)
1730 WEST PUBLIC STREET
1160 WEST PUBLIC STREET
3700 NORTH - SR77
KEY MAP
REDWOOD ENGINEERING
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
PRELIMINARY NOT FOR CONSTRUCTION
PLAN AND PROFILE 1730
C512

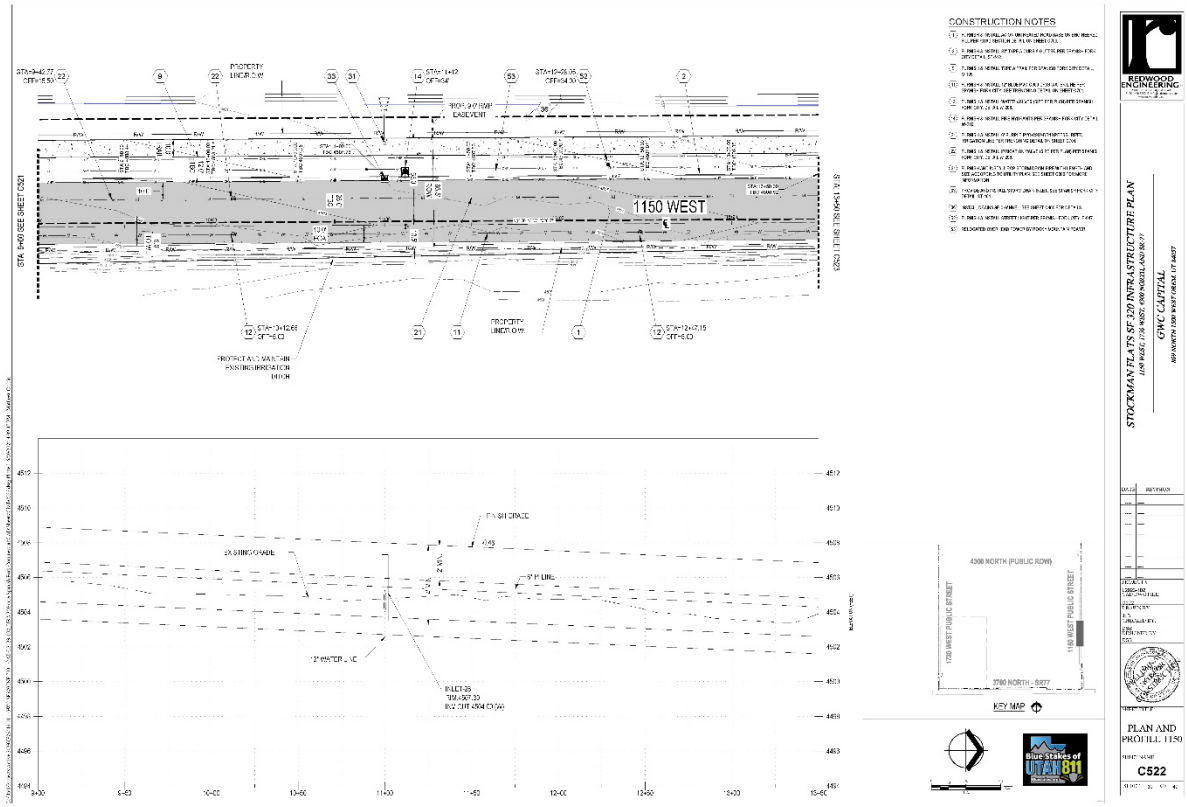

1730 WEST
CONSTRUCTION NOTES
REDWOOD ENGINEERING
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
KEY MAP
PLAN AND PROFILE 1730
C513

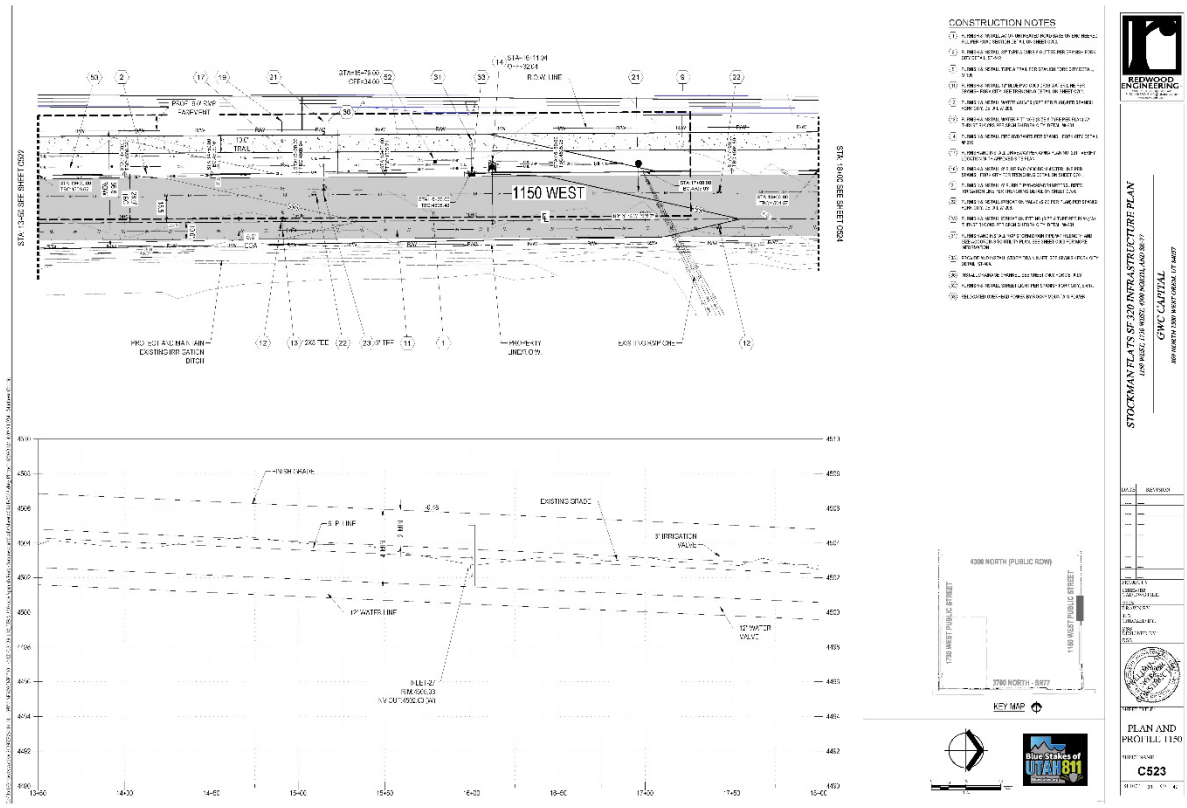

1730 WEST
CONSTRUCTION NOTES
REDWOOD ENGINEERING
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
KEY MAP
PLAN AND PROFILE 1730
C514

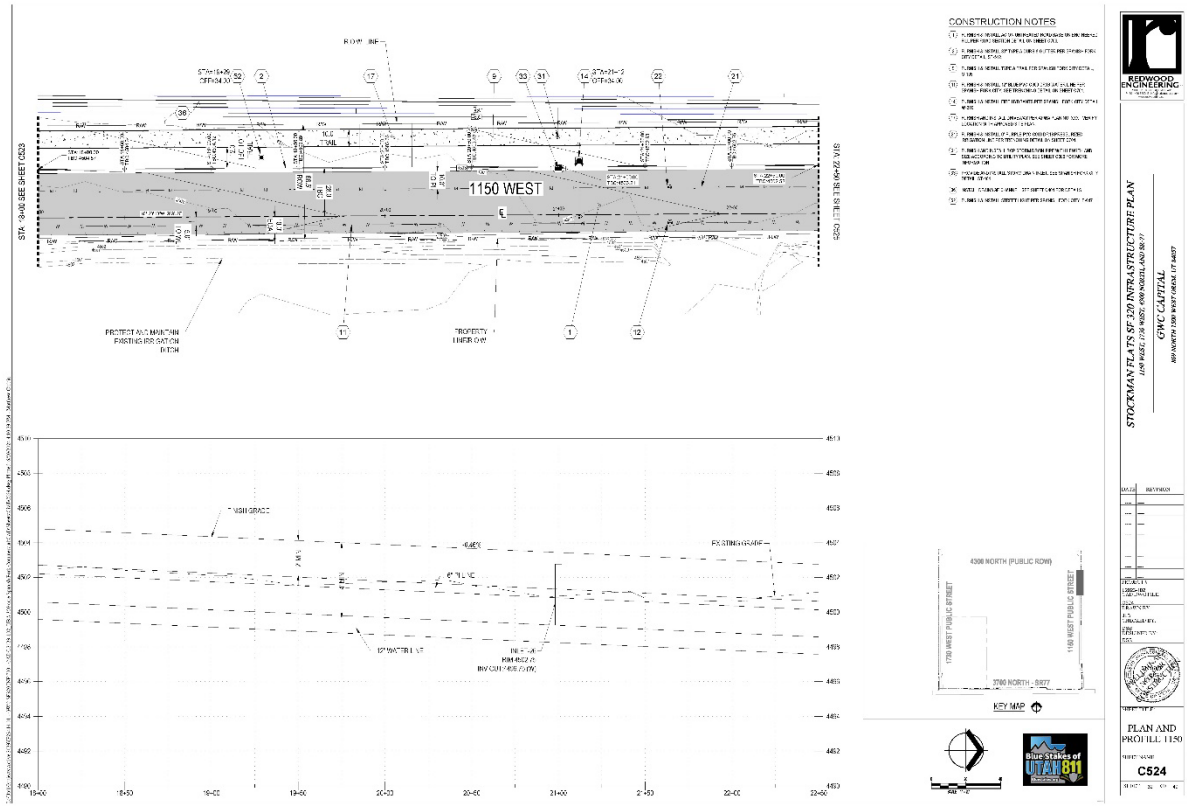

1730 WEST
CONSTRUCTION NOTES
REDWOOD ENGINEERING
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
PRELIMINARY NOT FOR CONSTRUCTION
PLAN AND PROFILE 1730
C515
KEY MAP
Blue Stakes of UTAH 811

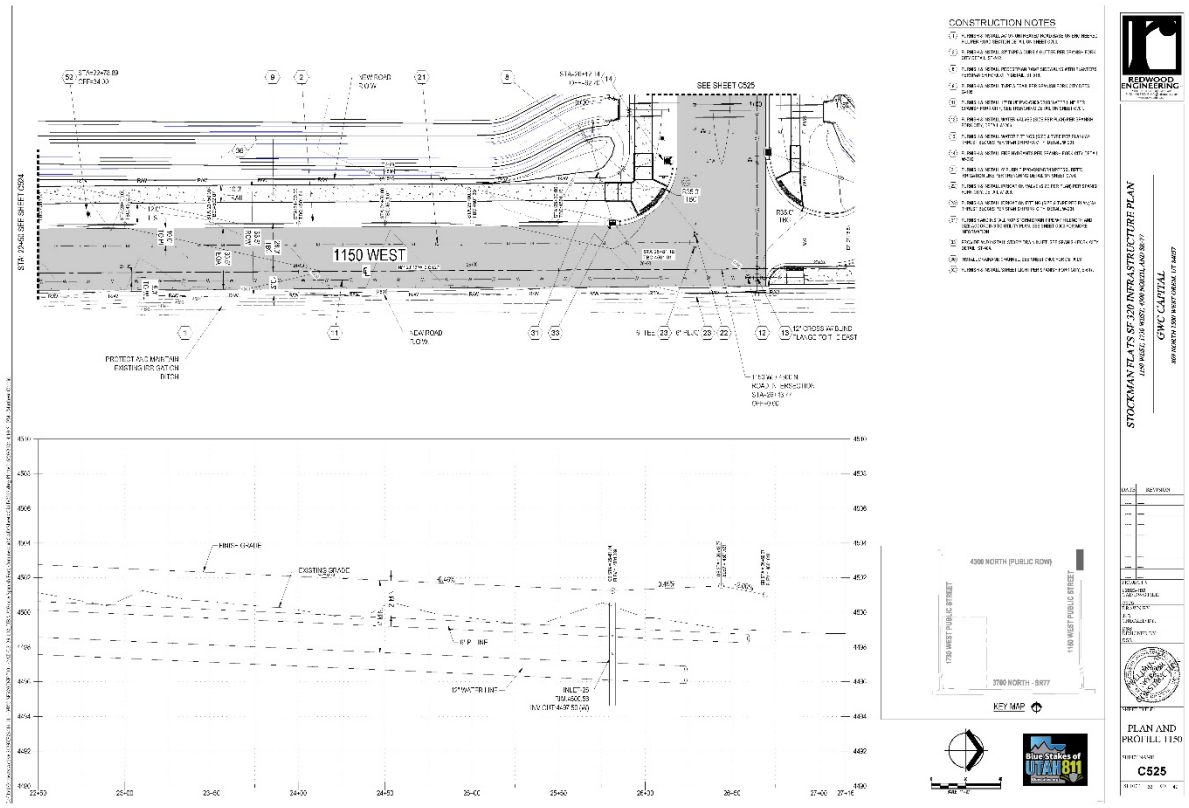

1150 WEST
CONSTRUCTION NOTES
REDWOOD ENGINEERING
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
PLAN AND PROFILE 1150
C520
KEY MAP
Blue Stakes of UTAH 811

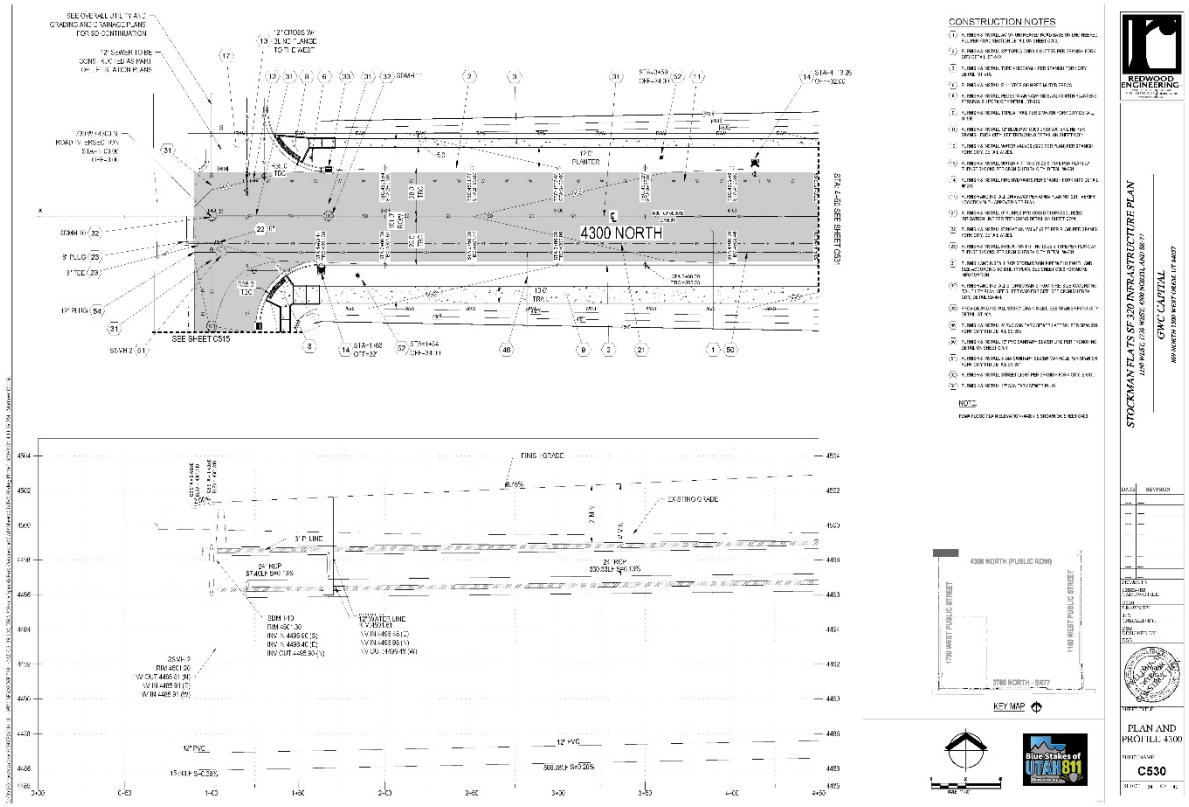

1150 WEST
CONSTRUCTION NOTES
REDWOOD ENGINEERING
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
PLAN AND PROFILE 1150
C521
KEY MAP
Blue Stakes of UTAH 811

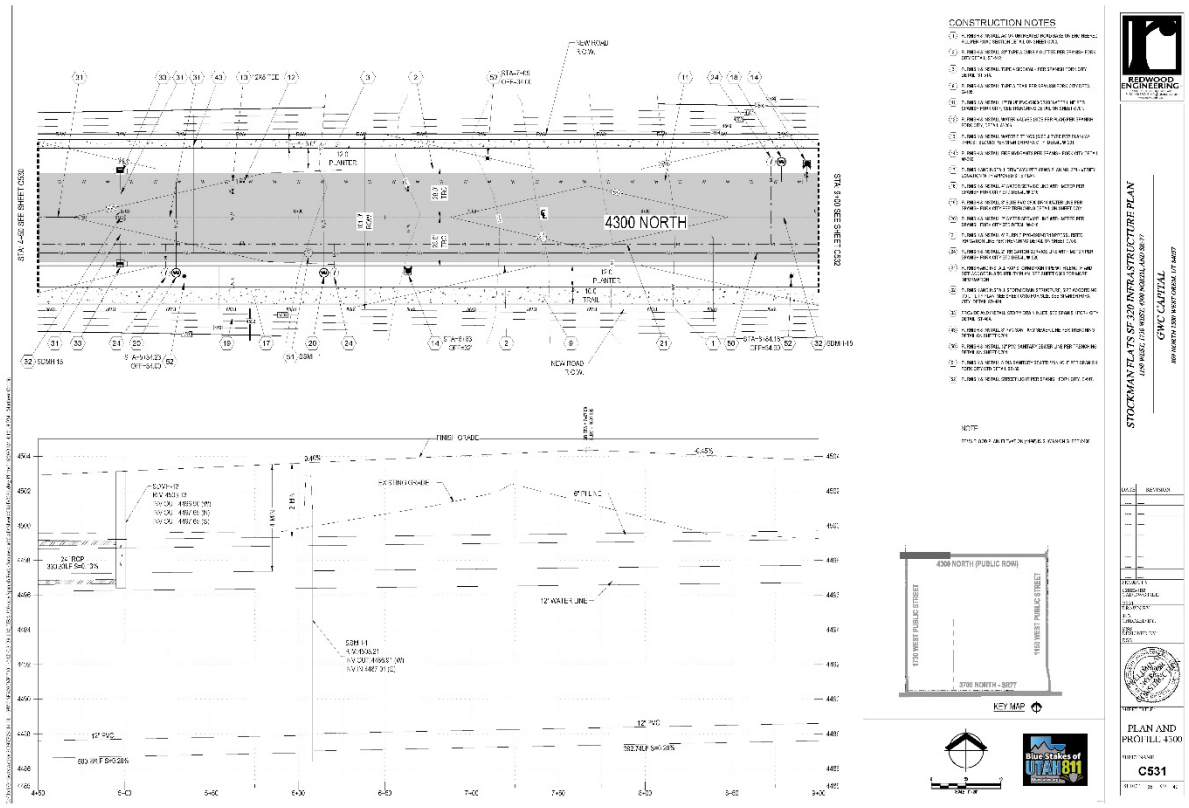

1150 WEST
CONSTRUCTION NOTES
REDWOOD ENGINEERING
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
PLAN AND PROFILE 1150
C522
KEY MAP
Blue Stakes of UTAH 811

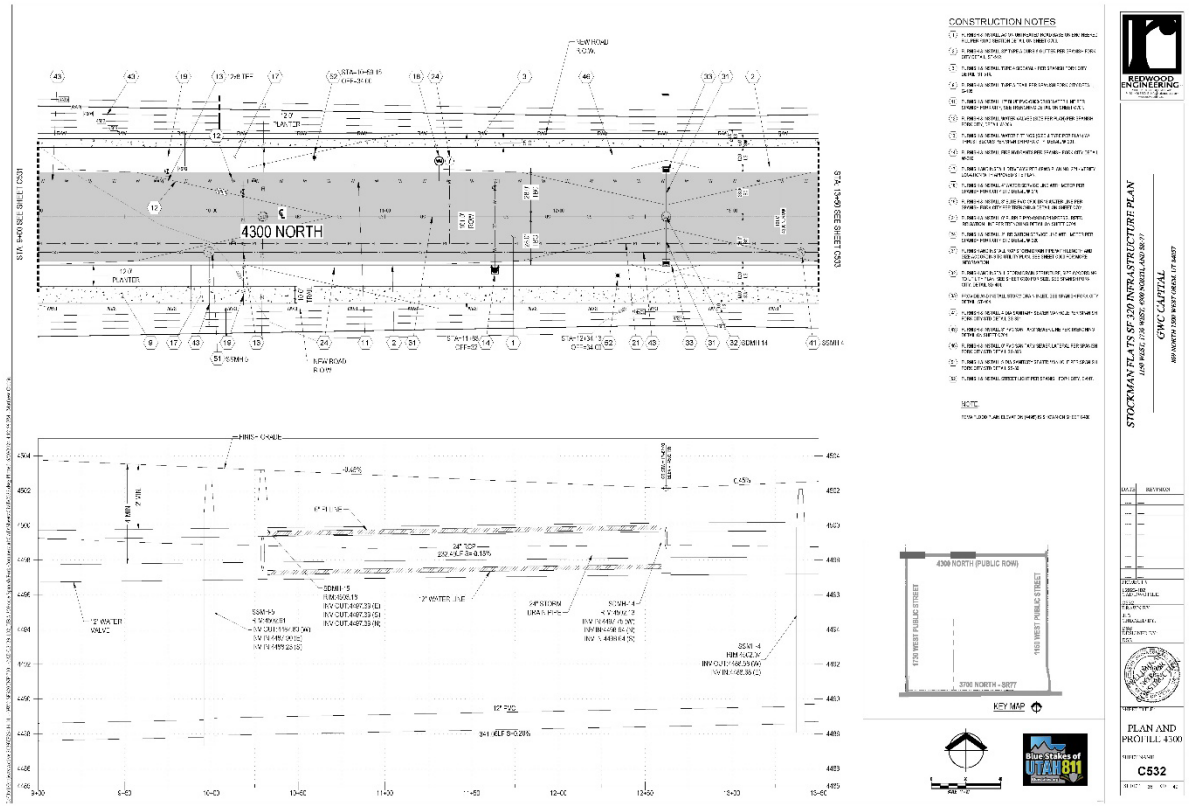

1150 WEST
CONSTRUCTION NOTES
REDWOOD ENGINEERING
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
KEY MAP
Blue Stakes of UTAH 811
PLAN AND PROFILE 1150
C523

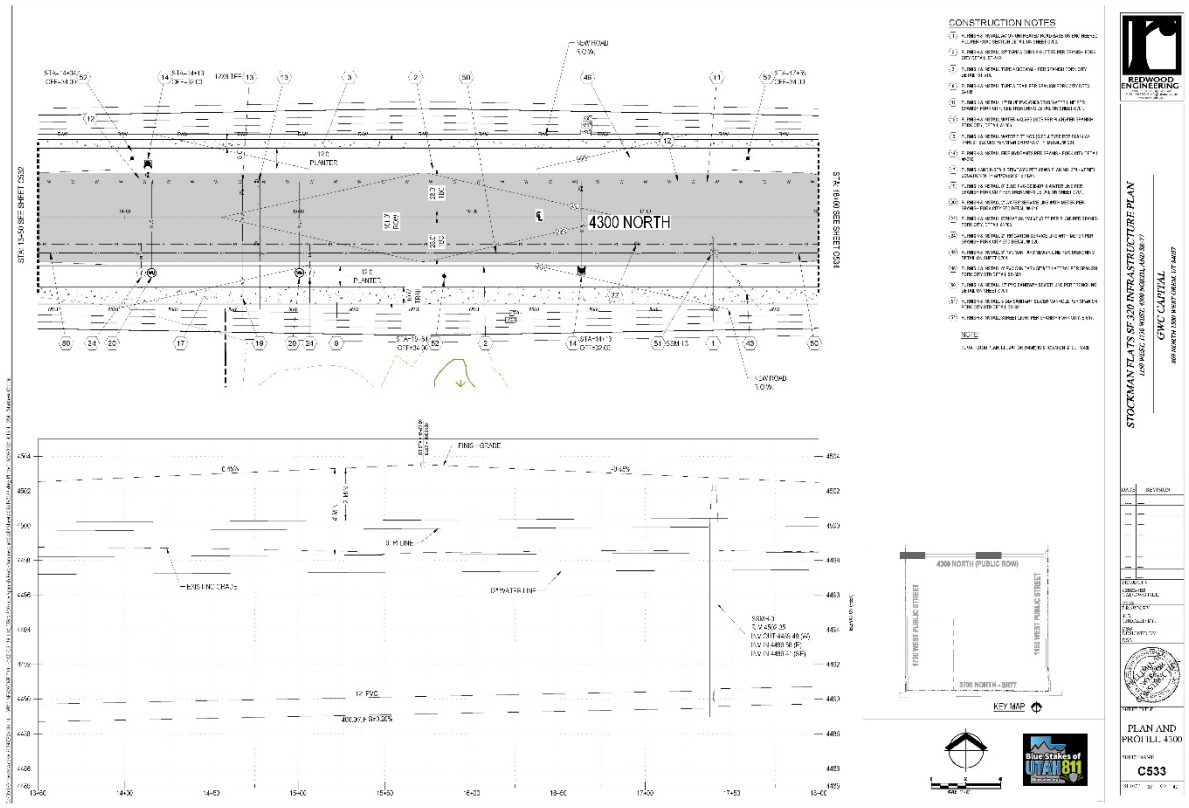

1150 WEST
CONSTRUCTION NOTES
REDWOOD ENGINEERING
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
KEY MAP
Blue Stakes of UTAH 811
PLAN AND PROFILE 1150
C524

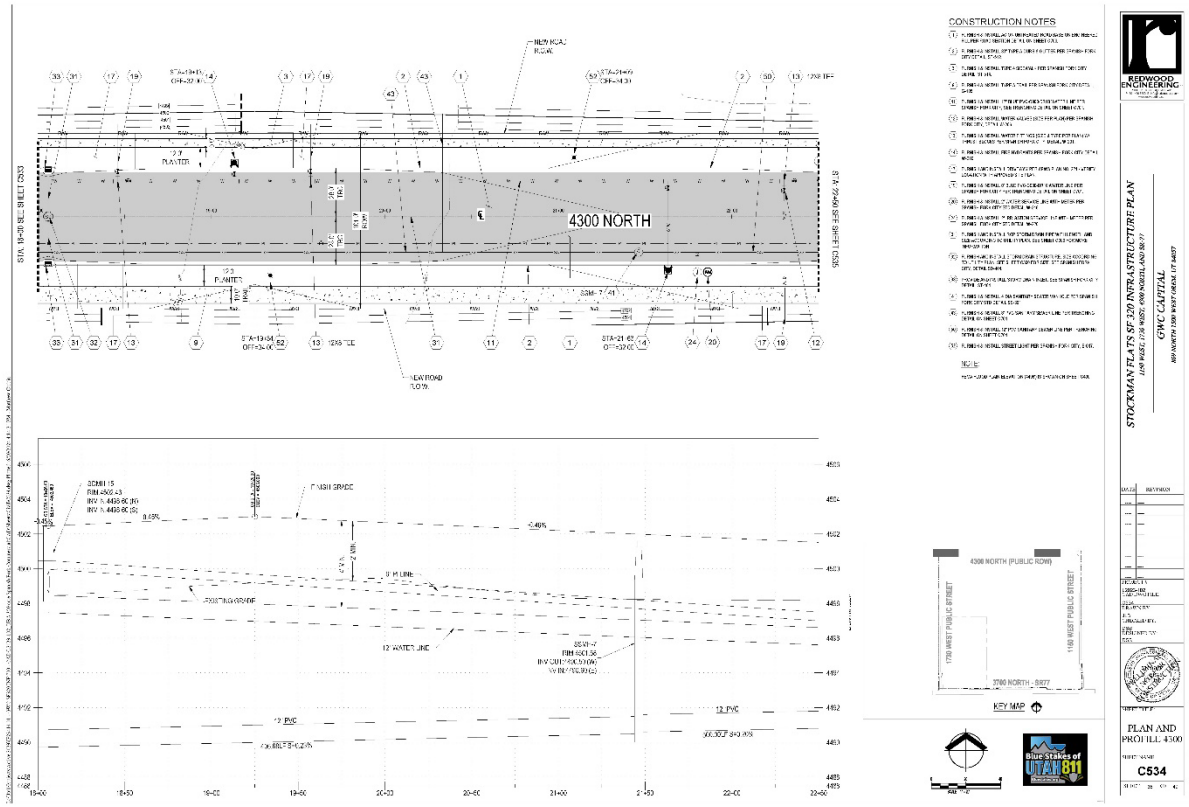

1150 WEST
SEE SHEET C525
CONSTRUCTION NOTES
REDWOOD ENGINEERING
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
PLAN AND PROFILE 1150
C525
KEY MAP
Blue Stakes of UTAH 811

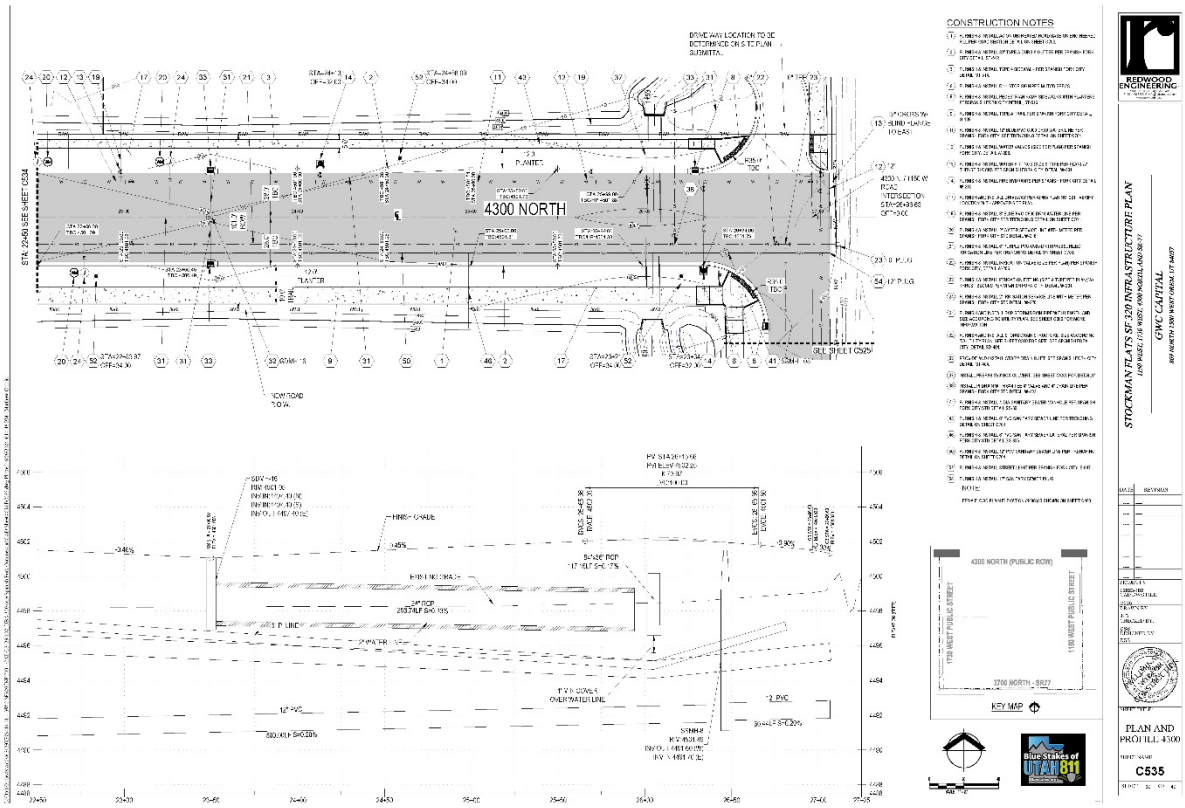

4300 NORTH
SEE SHEET C515
SEE SHEET C525
CONSTRUCTION NOTES
REDWOOD ENGINEERING
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
PLAN AND PROFILE 4300
C530
KEY MAP
Blue Stakes of UTAH 811

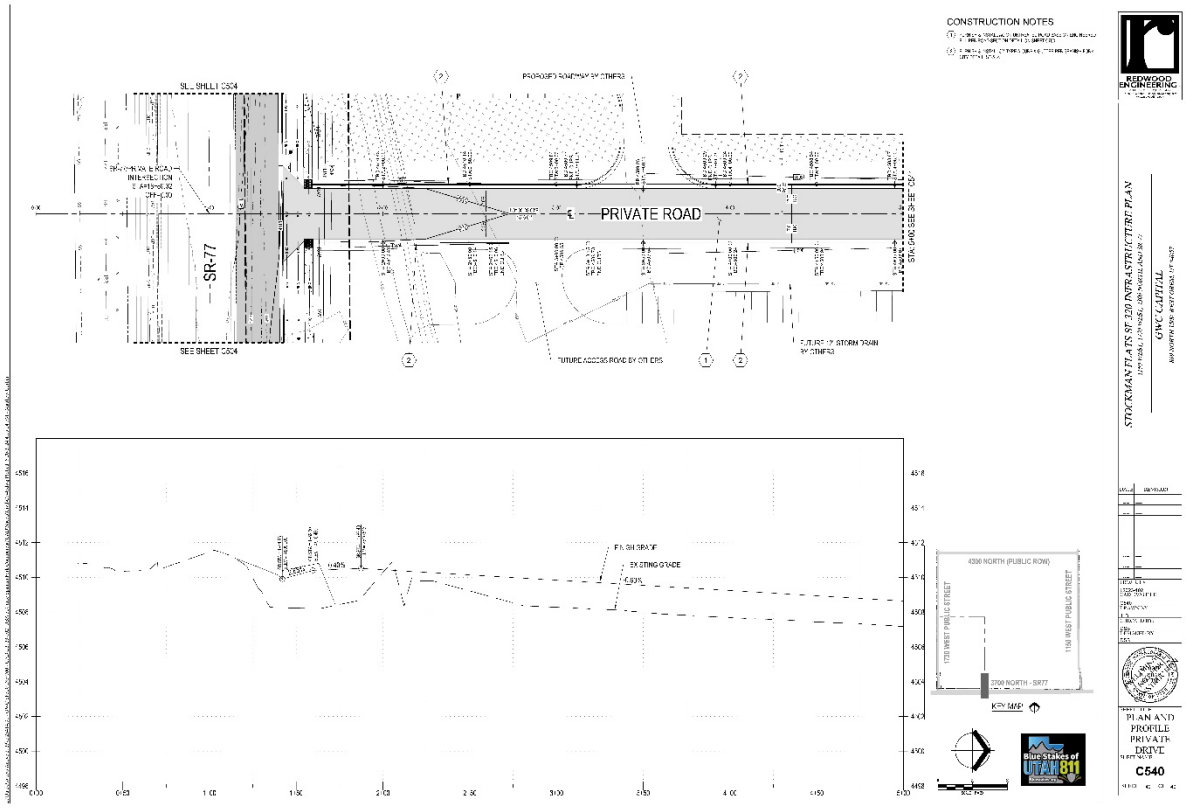

4300 NORTH
NEW ROAD
CONSTRUCTION NOTES
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
PLAN AND PROFILE 4300
C531

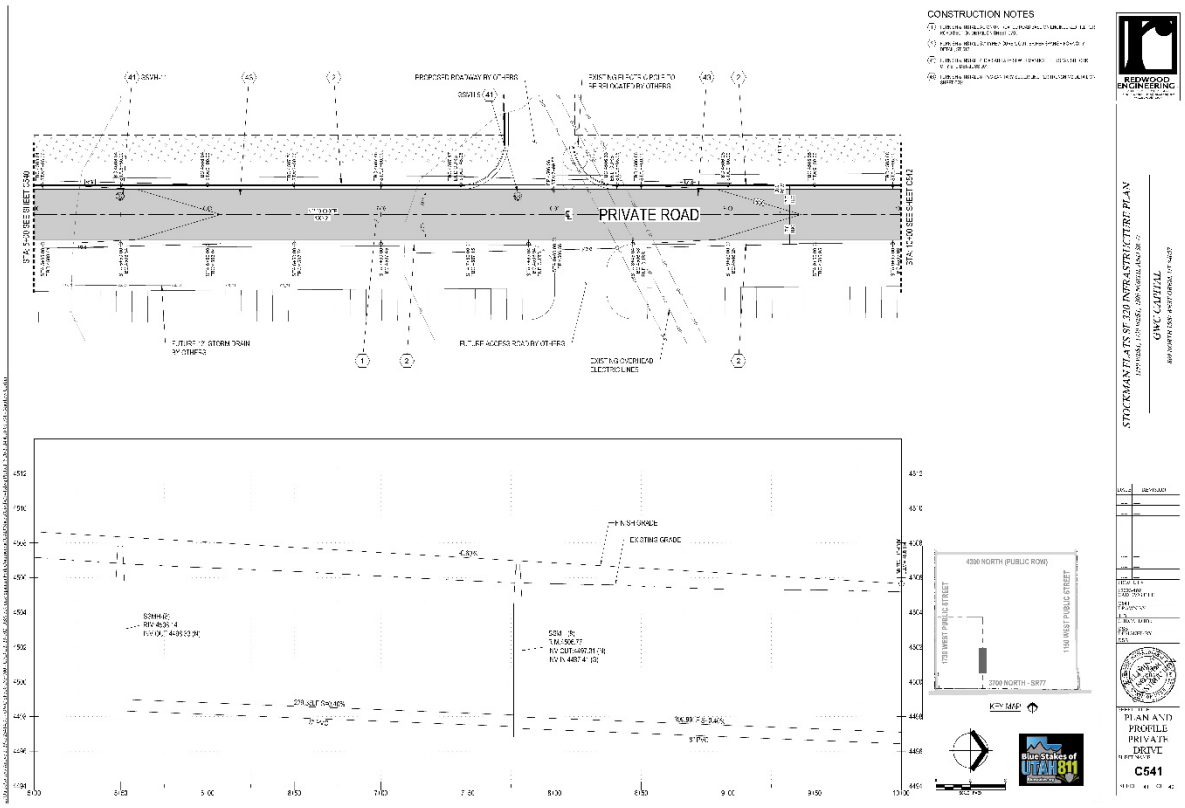

4300 NORTH
NEW ROAD
CONSTRUCTION NOTES
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
PLAN AND PROFILE 4300
C532

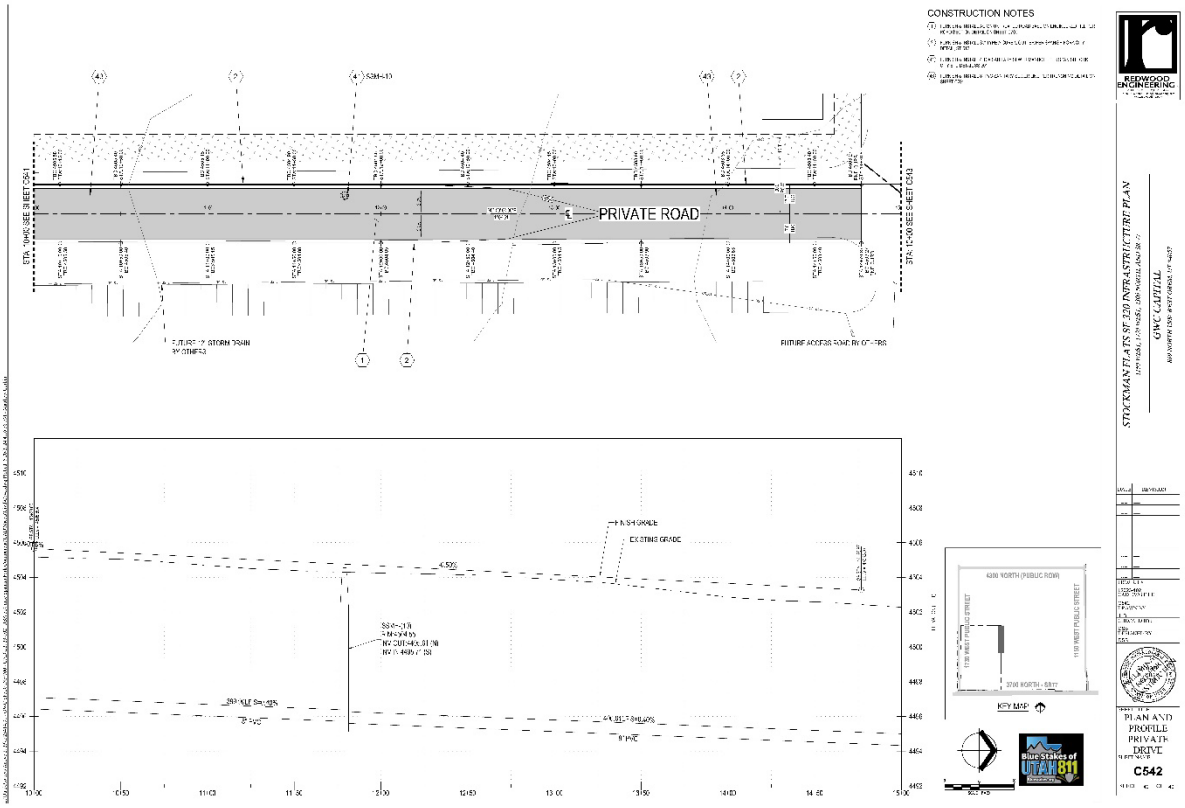

4300 NORTH
CONSTRUCTION NOTES
REDWOOD ENGINEERING
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
PLAN AND PROFILE 4300
C533


4300 NORTH
CONSTRUCTION NOTES
REDWOOD ENGINEERING
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
PLAN AND PROFILE 4300
C534


4300 NORTH
CONSTRUCTION NOTES
REDWOOD ENGINEERING
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
PLAN AND PROFILE 4300
C535
KEY MAP
Blue Stakes of UTAH 811


PRIVATE ROAD
SR-77
CONSTRUCTION NOTES
REDWOOD ENGINEERING
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
GWC CAPITAL
PLAN AND PROFILE PRIVATE DRIVE
C540
KEY MAP
Blue Stakes of UTAH 811


CONSTRUCTION NOTES
PROPOSED ROADWAY BY OTHERS
EXISTING POLE CIRCLED TO BE REMOVED BY OTHERS
PRIVATE ROAD
FUTURE 12" STORM DRAIN BY OTHERS
FUTURE ACCESS ROAD BY OTHERS
EXISTING OVERHEAD ELECTRIC LINES
FINISH GRADE
EXISTING GRADE
4.50%
SSMH 2B
RIM 4496.77
INV OUT 4489.28 (18")
INV IN 4487.41 (8")
278' SLT Sw=4.8%
8" PVC
766.89' @ 2.40%
4390 NORTH (PUBLIC ROW)
1150 WEST PUBLIC STREET
3700 NORTH - SR77
KEY MAP
Blue Stakes of UTAH 811
REDWOOD ENGINEERING
STOCKMAN FLATS SF 220 INFRASTRUCTURE PLAN
GWC CAPITAL
PLAN AND PROFILE PRIVATE DRIVE
C541


CONSTRUCTION NOTES
PRIVATE ROAD
FUTURE 12" STORM DRAIN BY OTHERS
FUTURE ACCESS ROAD BY OTHERS
FINISH GRADE
EXISTING GRADE
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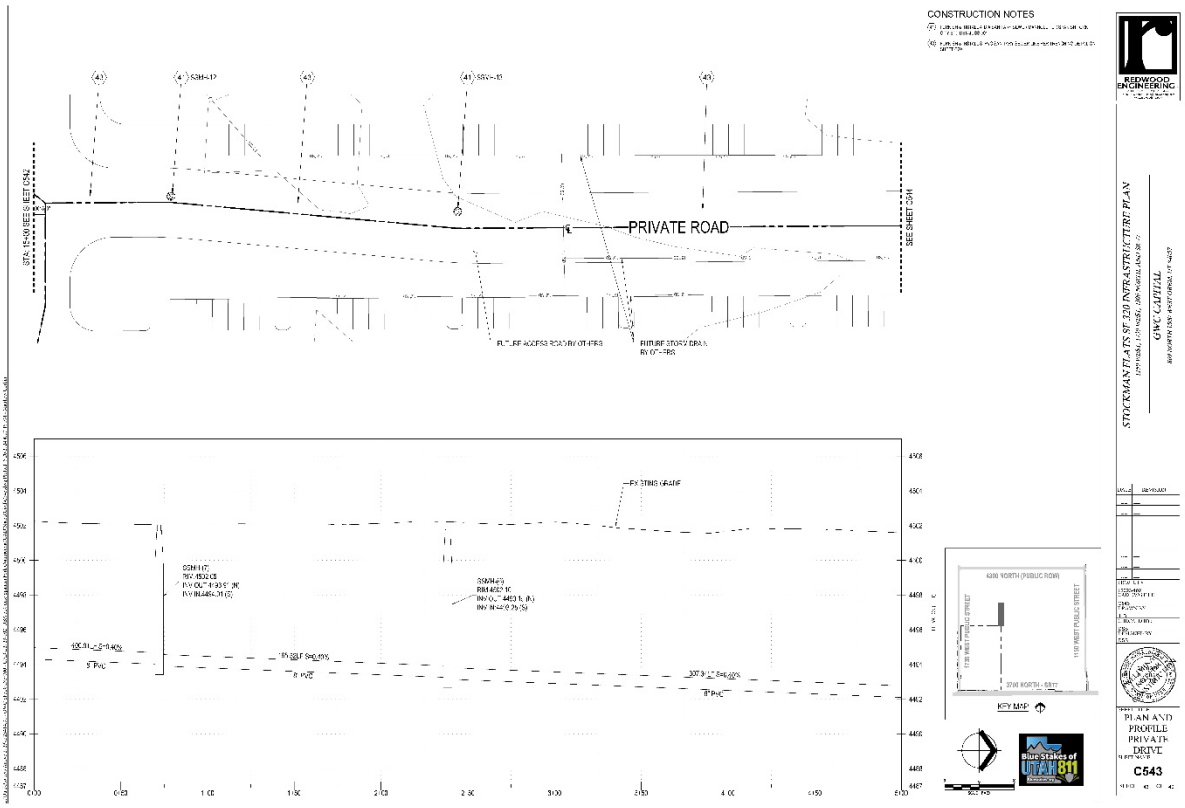
KEY MAP
Blue Stakes of UTAH 811
REDWOOD ENGINEERING
STOCKMAN FLATS SF 220 INFRASTRUCTURE PLAN
GWC CAPITAL
PLAN AND PROFILE PRIVATE DRIVE
C542


CONSTRUCTION NOTES
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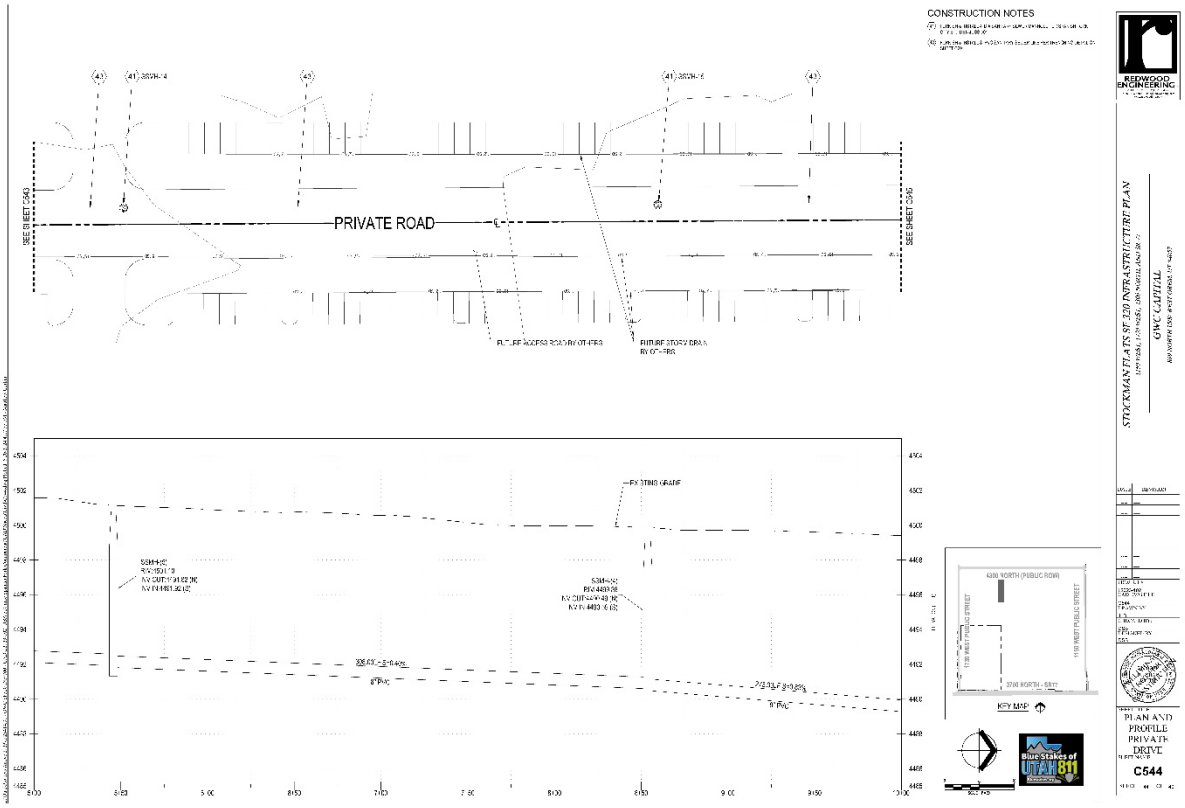
SEE SHEET C543
SEE SHEET C545
FUTURE ACCESS ROAD BY OTHERS
FUTURE STORM DRAIN BY OTHERS
EX STING GRADE
KEY MAP
REDWOOD ENGINEERING
STOCKMAN FLATS SF 220 INFRASTRUCTURE PLAN
GWC CAPITAL
PLAN AND PROFILE PRIVATE DRIVE
C543


CONSTRUCTION NOTES
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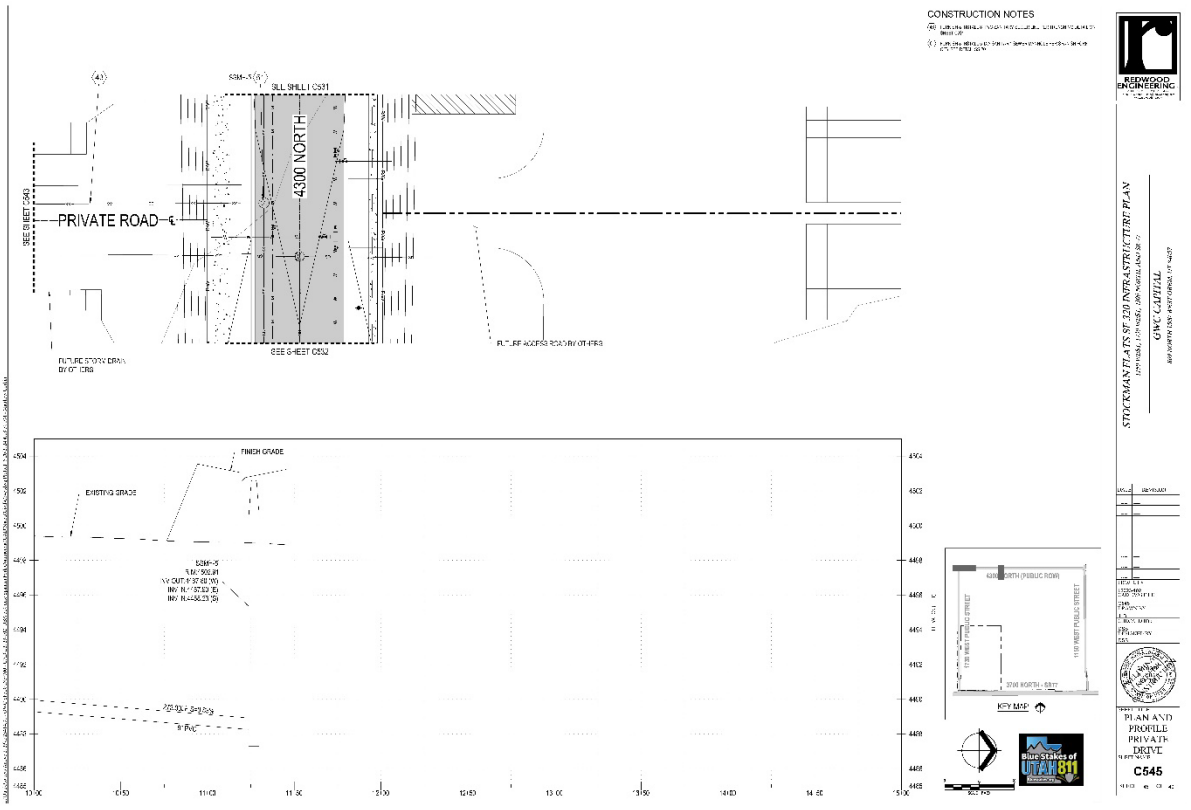
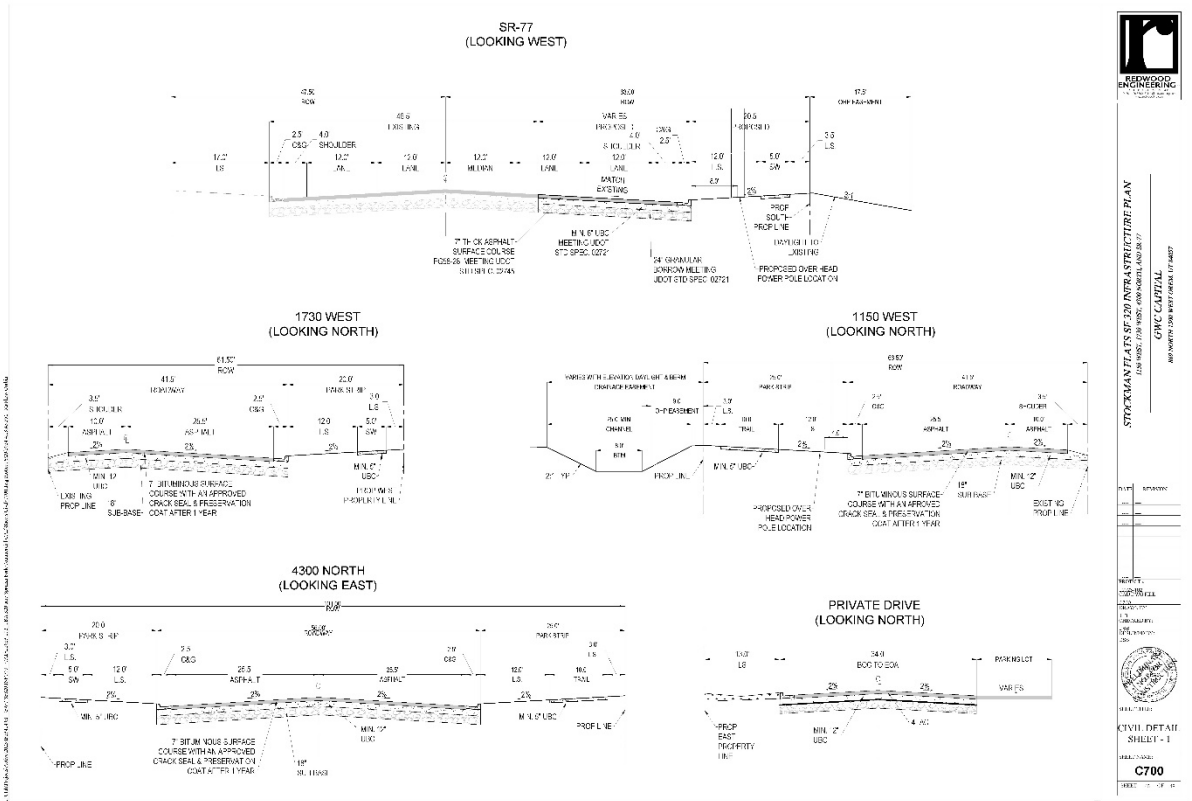
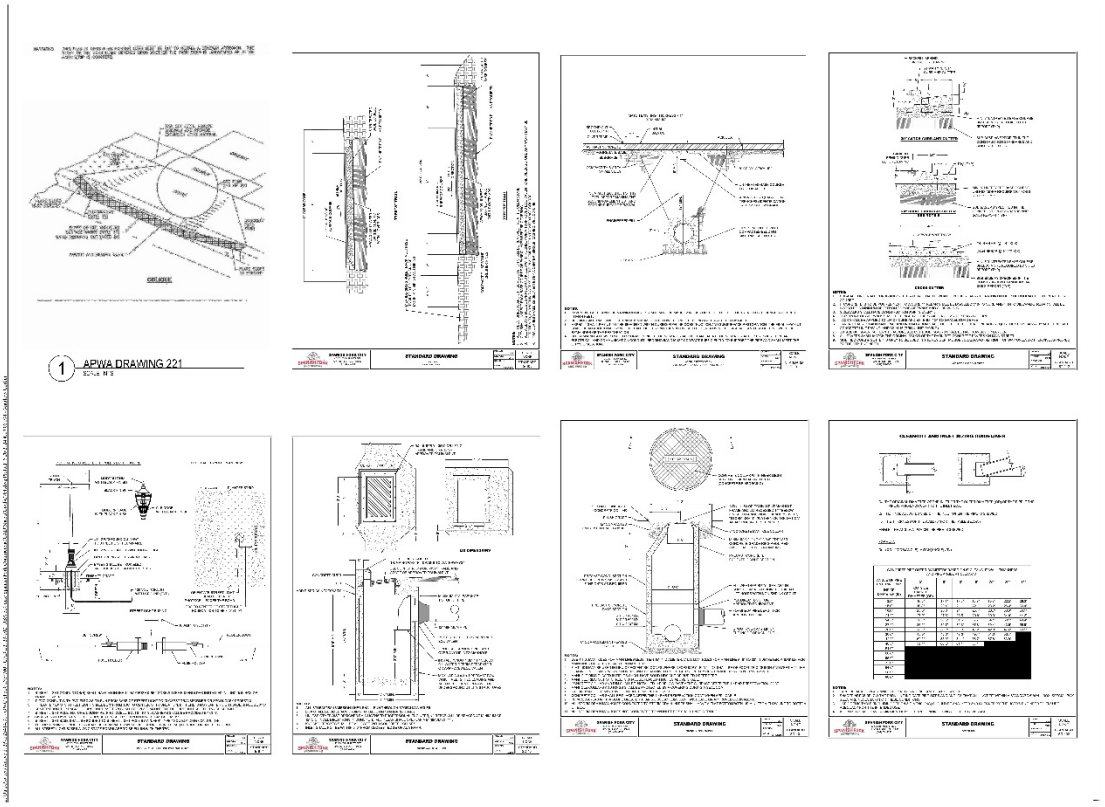
SEE SHEET C544
SEE SHEET C546
FUTURE ACCESS ROAD BY OTHERS
FUTURE STORM DRAIN BY OTHERS
EX STING GRADE
KEY MAP
REDWOOD ENGINEERING
STOCKMAN FLATS SF 220 INFRASTRUCTURE PLAN
GWC CAPITAL
PLAN AND PROFILE PRIVATE DRIVE
C544


CONSTRUCTION NOTES
PRIVATE ROAD
4300 NORTH
SEE SHEET C540
SEE SHEET C552
FUTURE ACCESS ROADWAY OPTIONS
FUTURE STORM DRAIN BY OTHERS
FINISH GRADE
EXISTING GRADE
KEY MAP
REDWOOD ENGINEERING
STOCKMAN FLATS SF-320 INFRASTRUCTURE PLAN
GWC CAPITAL
PLAN AND PROFILE PRIVATE DRIVE
C545


SR-77
(LOOKING WEST)
1730 WEST
(LOOKING NORTH)
1150 WEST
(LOOKING NORTH)
4300 NORTH
(LOOKING EAST)
PRIVATE DRIVE
(LOOKING NORTH)
REDWOOD ENGINEERING
STOCKMAN FLATS SF-320 INFRASTRUCTURE PLAN
GWC CAPITAL
CIVIL DETAIL SHEET - 1
C700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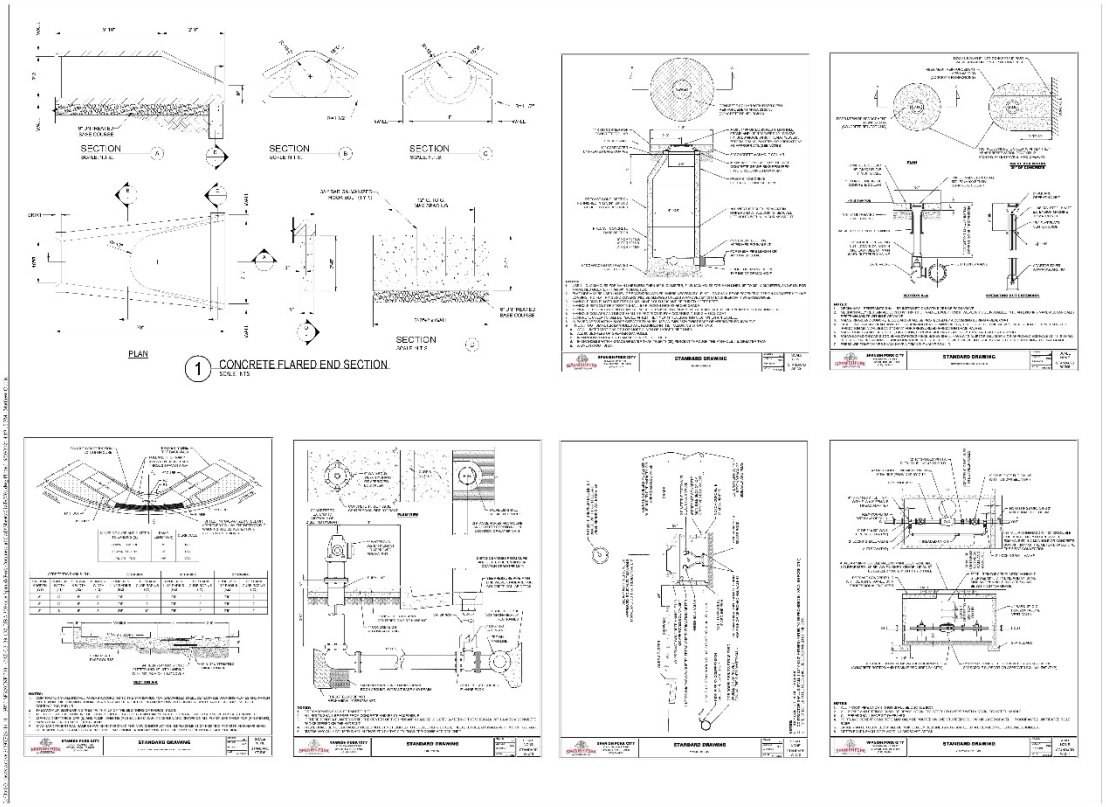
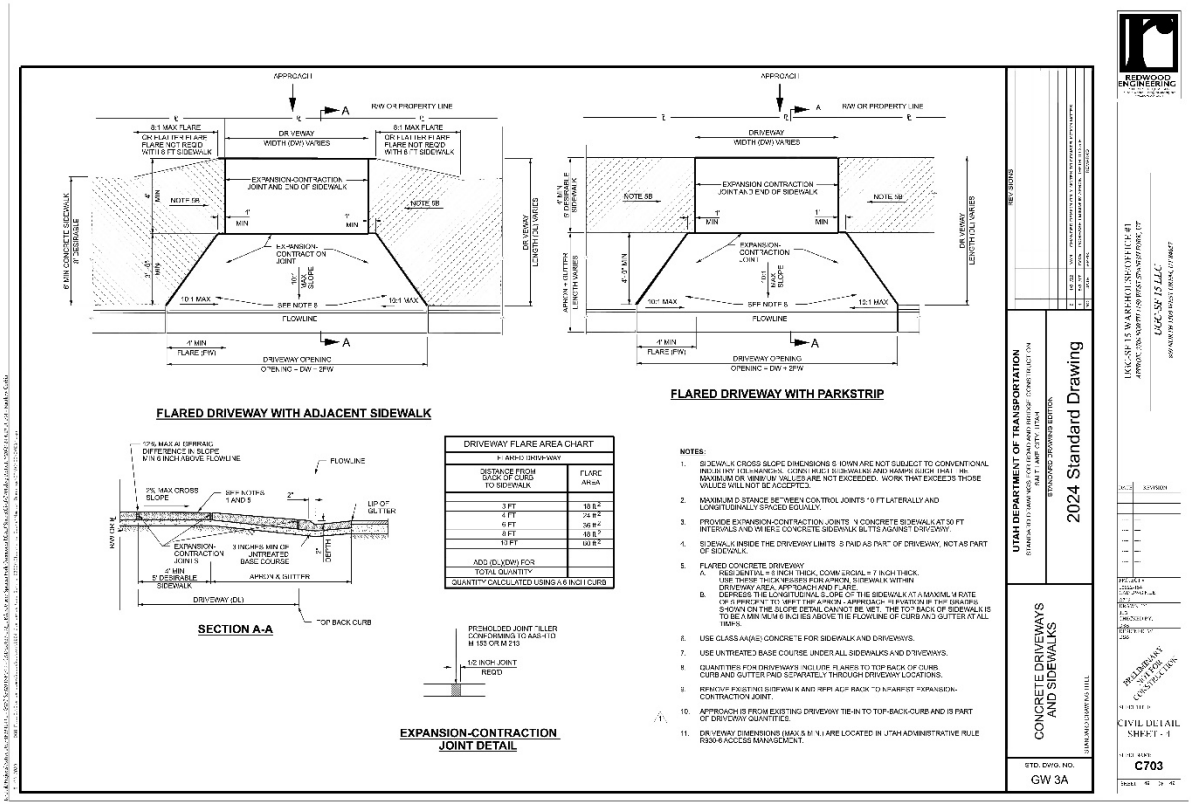
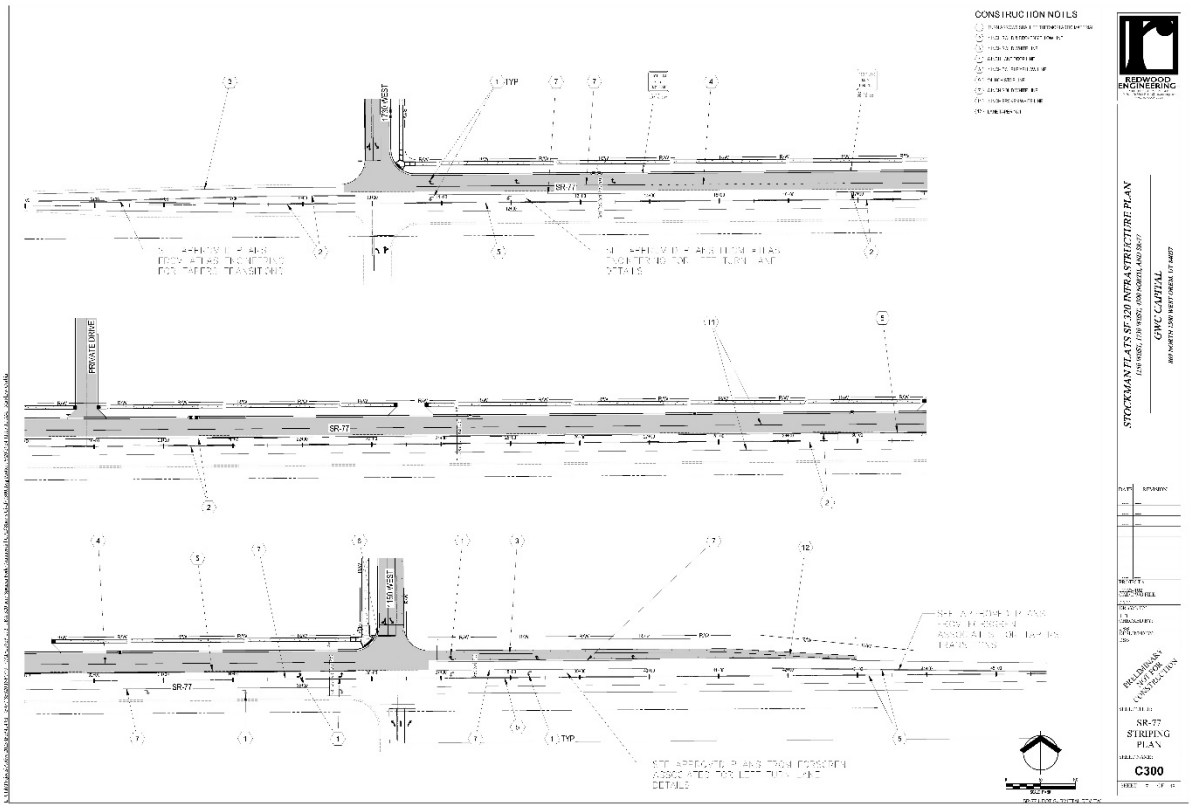
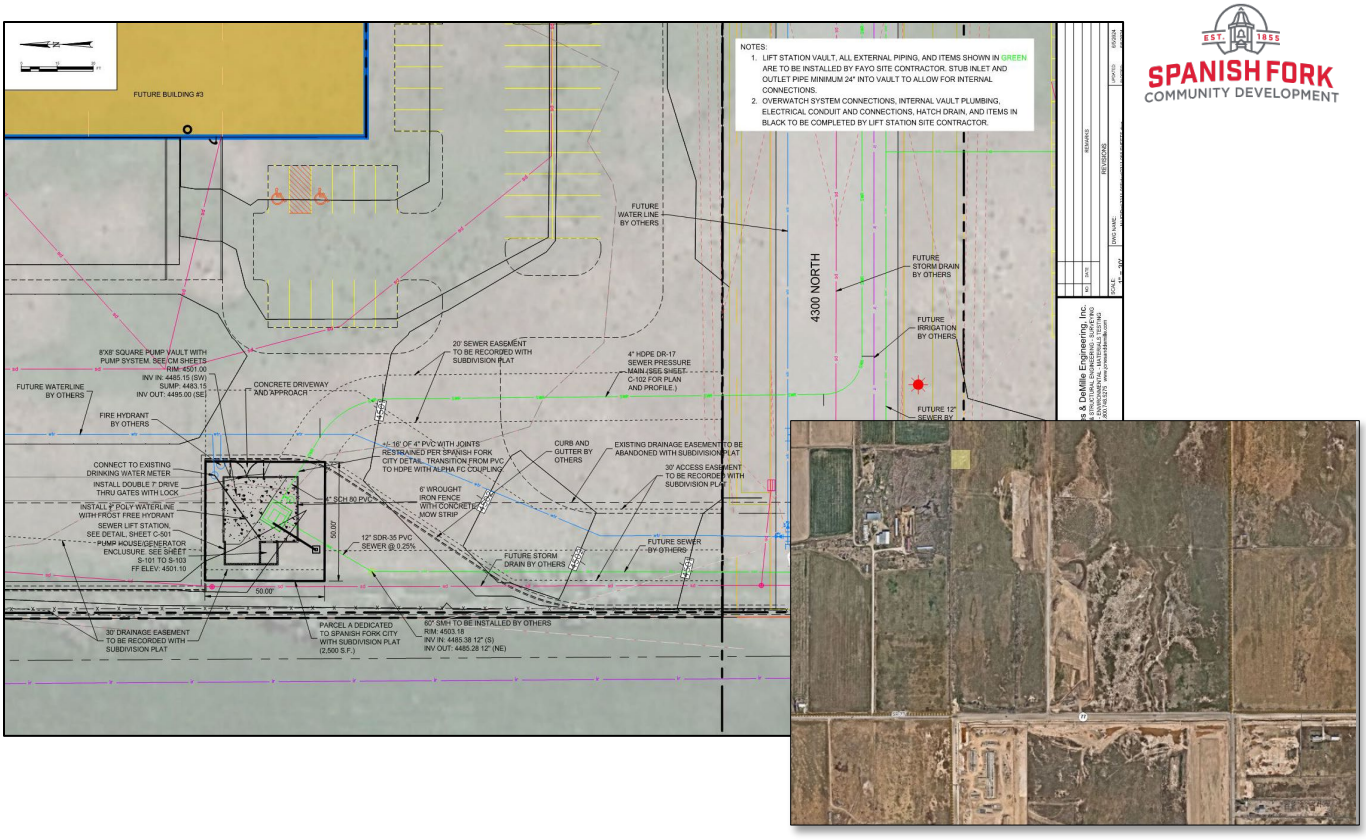
REDWOOD ENGINEERING
UGC-SF 15 WAREHOUSE/OFFICE #1
UGC-SF 15 LLC
CIVIL DETAIL SHEET - 2
C701


SECTION
SECTION
SECTION
PLAN
SECTION
1 CONCRETE FLARED END SECTION.
REDWOOD ENGINEERING
UGC-SF 15 WAREHOUSE/OFFICE #1
UGC-SF 15 LLC
CIVIL DETAIL SHEET - 3
C702


FLARED DRIVEWAY WITH ADJACENT SIDEWALK
FLARED DRIVEWAY WITH PARKSTRIP
SECTION A-A
EXPANSION-CONTRACTION JOINT DETAIL
DRIVEWAY FLARE AREA CHART
NOTES:
UTAH DEPARTMENT OF TRANSPORTATION
2024 Standard Drawing
CONCRETE DRIVEWAYS AND SIDEWALKS
STD. DWG. NO.
GW 3A
REDWOOD ENGINEERING
CIVIL DETAIL SHEET - 1
C703


CONSTRUCTION NOTES
REDWOOD ENGINEERING
STOCKMAN FLATS SP 320 INFRASTRUCTURE PLAN
GWC CAPITAL
PRELIMINARY NOT FOR CONSTRUCTION
SR-77 STRIPING PLAN
C300
PRIVATE DRIVE
SR-77
150 WEST



GWC Sewer Lift Station
Utility Improvement Plan Approval Request

June 26, 2024, Development Review Committee meeting.

Located at 1724 West 4350 North, including 0.06 acres.

The subject property is zoned I-1.

The applicant has requested Utility Improvement Plan approval.

Key Issues

1. Application Fee.
2. Utilities.
3. Improvements.
4. Landscaping.

Recommendation

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

Finding

1. That the proposal conforms to the City's 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.
3. That the applicant coordinates and completes landscaping outside of and around the exterior fence within Parcel A, with the Final Plat and Site Plan of the proposed lot 4.

Exhibits

1. Improvement Plans.

GWC CAPITAL
FAYO SEWER LIFT STATION
1724 WEST 4350 NORTH - SPANISH FORK, UTAH
2024

PROJECT NO.	SHEET NO.
2311-058	C-001
SUBMITTAL:	FOR BIDDING ONLY

VICINITY MAP

APPROVAL

RECOMMENDED FOR APPROVAL:

DATE

APPROVED:

CLIENT DATE

Jones & DeMille Engineering, Inc.
CIVIL & STRUCTURAL ENGINEERING - SURVEYING
GIS - ENVIRONMENTAL - MATERIALS TESTING
- shaping the quality of life -
1.800.748.5275 www.jonesanddemille.com

LEGEND

FUTURE FEATURES INSTALLED BY OTHERS

- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CULINARY WATER LINE
- CULINARY WATER VALVE
- BURIED POWER LINE
- OVERHEAD POWER LINE
- BURIED TELEPHONE LINE
- OVERHEAD TELEPHONE LINE
- BURIED CABLE TV LINE
- OVERHEAD CABLE TV LINE
- FIBER OPTIC LINE
- NATURAL GAS LINE
- IRRIGATION LINE
- STORM DRAIN
- FENCE LINE (BARBED OR STOCKTIGHT)
- FENCE LINE (CHAIN LINK)
- DRAINAGE CULVERT
- CONCRETE SURFACING (SIDEWALK, CURB, GUTTER, ETC.)
- FLOW LINE OF DITCH
- EDGE OF ASPHALT SURFACING
- EDGE OF GRAVEL SURFACING
- EDGE OF DIRT SURFACING
- FIRE HYDRANT
- WATER METER
- GAS METER
- STRUCTURE
- POWER POLE & GUY WIRE
- SANITARY SEWER CLEAN OUT
- TREE
- DELINEATOR POST
- STREET SIGN
- TELEPHONE PEDESTAL
- MAILBOX
- CABLE TV PEDESTAL
- WATER MANHOLE
- LIGHT POLE

MISC. FEATURES

- SUBDIVISION BOUNDARY LINE
- LOT LINES
- EXISTING RIGHT OF WAY LINE
- EXISTING N/A LINE
- EXISTING CITY BLOCK LINES (BLOCK LINE)
- PROPOSED RIGHT-OF-WAY LINE
- SECTION LINE
- QUARTER SECTION LINE
- (P.U.E.) PUBLIC UTILITY EASEMENT
- DEED LINE
- PROPERTY LINE

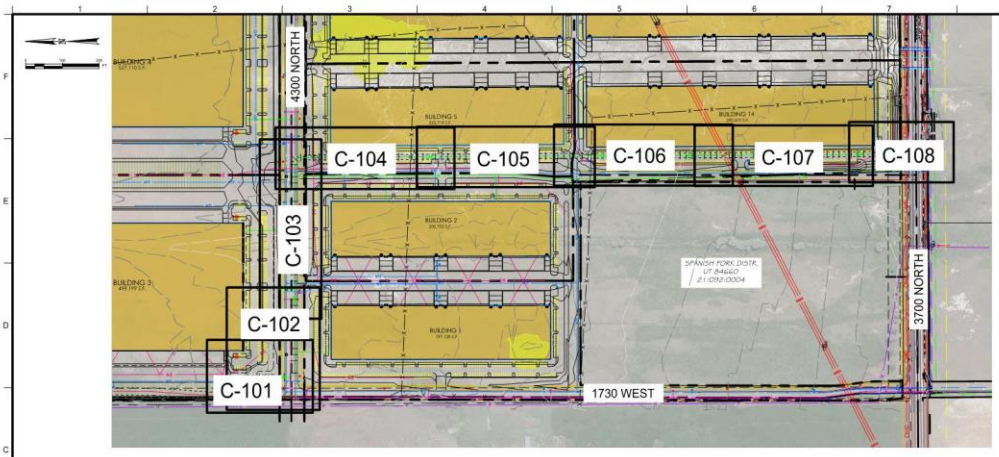
ABBREVIATIONS

TBC	TOP BACK OF CURB	EPP	POWER POLE
FLG	FLOW LINE OF GUTTER	SMH	SEWER MANHOLE
LOC	LIP OF CURB	CMH	COMMUNICATION MANHOLE
TSW	TOP OF SIDEWALK	R/W	RIGHT-OF-WAY
TOC	TOP OF CONCRETE	T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
EOA	EDGE OF ASPHALT		
TOA	TOP OF ASPHALT	P.U.E.	PUBLIC UTILITY EASEMENT
TOG	TOP OF GRATE		
FLC	FLOW LINE OF CULVERT	STA	STATION
SW	SIDEWALK	L / LT	LEFT
FG	FINISHED GROUND	R / RT	RIGHT

PROPOSED FEATURES

- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER SERVICE
- CULINARY WATER LINE
- CULINARY WATER VALVE
- BURIED POWER LINE
- OVERHEAD POWER LINE
- BURIED TELEPHONE LINE
- OVERHEAD TELEPHONE LINE
- BURIED CABLE TV LINE
- OVERHEAD CABLE TV LINE
- FIBER OPTIC LINE
- NATURAL GAS LINE
- IRRIGATION LINE
- STORM DRAIN
- FENCE LINE (BARBED OR STOCKTIGHT)
- FENCE LINE (CHAIN LINK)
- DRAINAGE CULVERT
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FIRE HYDRANT
- CULINARY WATER METER
- GAS METER
- DELINEATOR POST
- STREET SIGN
- POWER POLE
- MAILBOX
- LIGHT POLE
- CONCRETE SURFACING
- ASPHALT SURFACING
- TOP OF CUT LIMITS
- TOE OF FILL LIMITS

GWC CAPITAL
FAYO SEWER LIFT STATION
LEGEND
PROJECT NUMBER 2311-058
SUBMITTAL FOR BIDDING ONLY
UTAH COUNTY
SHEET NO. C-002



INDEX TO SHEETS

SHEET NO.	SHEET TITLE
C-001	TITLE
C-002	LEGEND
C-003	INDEX
C-004	GENERAL NOTES
C-101	SEWER LIFT STATION SITE PLAN
C-102 TO C-108	SEWER PLAN AND PROFILE
C-501 TO C-505	DETAILS
S-101	FOUNDATION PLAN
S-102	ROOF FRAMING PLAN
S-202	ELEVATIONS
CM-101 TO CM-801	VAULT PIPING PLAN AND DETAILS
E001 TO E903	ELECTRICAL DESIGN AND DETAILS

GWC CAPITAL
FAYO SEWER LIFT STATION
INDEX
PROJECT NUMBER: 2311-058
SHEET NO. C-003

GENERAL NOTES

PROJECT NOTES

1. POTHOLE EXISTING CASING FOR FORCE MAIN CROSSING AND NOTIFY ENGINEER OF ANY DISCREPANCIES WITH CONSTRUCTION DRAWINGS.
2. INSTALL FORCE MAIN AT CONSISTENT SLOPE/GRADE TO ELIMINATE HIGH OR LOW POINTS. STAKE FORCE MAIN ELEVATION AT 100' INTERVALS TO VERIFY GRADE.
3. UTILITY CROSSINGS ARE SHOWN AT APPROXIMATE ELEVATIONS. COORDINATE CROSSING ELEVATIONS WITH SITE DESIGN.
4. WHERE 18" SEPARATION BETWEEN UTILITY CROSSING CAN'T BE ACHIEVED, BACKFILL WITH FLOWABLE FILL.

GENERAL NOTES

1. REQUEST ACCEPTANCE FROM ENGINEER PRIOR TO MAKING MODIFICATIONS TO DRAWINGS, SPECIFICATIONS, OR CONSTRUCTION SCHEDULE.
2. PERFORM CONSTRUCTION IN ACCORDANCE WITH LATEST VERSION (2017) OF APWA UTAH CHAPTER MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PLANS, INCLUDING AMENDMENTS, DDW RULES, INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL PLUMBING CODE (IPC), INTERNATIONAL FIRE CODE (IFC), INTERNATIONAL RESIDENTIAL CODE (IRC), AND/OR OWNER STANDARDS AND SPECIFICATIONS.
3. IN CASE OF CONFLICT BETWEEN CODES, REFERENCE STANDARDS, STATE RULES, DRAWINGS AND SPECIFICATIONS, ADHERE TO MOST STRINGENT REQUIREMENTS.
4. EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AND ARE BASED ON UTILITY MAPS AND FIELD SURVEY OF SURFACE EVIDENCE.
5. PROPOSED UTILITIES ARE BASED ON DESIGN PROVIDED BY DEVELOPER AND WAS CURRENT AT TIME OF PLAN PREPERATION. CONTRACTOR TO ENSURE THESE PLANS MEET THE MOST RECENT SITE DESIGN PLANS.
6. LOCATE AND PROTECT EXISTING UTILITIES AND ANY OBSTRUCTIONS DURING COURSE OF CONSTRUCTION. NOTIFY BLUE STAKES (811) AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES ON SITE. RESTORE UTILITIES DAMAGED DURING CONSTRUCTION TO CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION PRIOR TO CONSTRUCTION.
7. NOTIFY ENGINEER OR PROJECT REPRESENTATIVE OF ANY CONFLICTS BETWEEN EXISTING FEATURES AND NEW CONSTRUCTION.
8. UNLESS DETAILED, SPECIFIED OR INDICATED OTHERWISE, CONSTRUCTION SHALL BE AS INDICATED IN APPLICABLE TYPICAL DETAILS AND GENERAL NOTES.
9. CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL AND SECURITY.
10. MEET UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY AND U.S. EPA REQUIREMENTS, RULES, AND REGULATIONS.
11. OBTAIN REQUIRED APPROVALS AND PERMITS AND PAY REQUIRED FEES PRIOR TO BEGINNING CONSTRUCTION.
12. FOR MATERIALS USED AND WORK PERFORMED IN UTAH DEPARTMENT OF TRANSPORTATION (UDOT) RIGHT-OF-WAY, CONFORM TO UDOT STANDARDS AND SPECIFICATIONS.
13. CONDUCT CONSTRUCTION OPERATIONS WITH NECESSARY SIGNS, BARRICADES, AND FLASHERS PLACED TO COMPLY WITH OSHA, UTAH STATE INDUSTRIAL COMMISSION, LOCAL SAFETY STANDARDS, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
14. NO FULL ROAD CLOSURES WILL BE PERMITTED WITHOUT PRIOR APPROVAL OF OWNER. MAINTAIN TRAFFIC IN TWO DIRECTIONS AT ALL TIMES FOR ROADS AND ROAD CROSSINGS, UNLESS EXTENUATING CIRCUMSTANCES PROHIBIT. MAKE ROAD CLOSURE REQUESTS 1 WEEK BEFORE NEEDING TO CLOSE ROAD.
15. OBTAIN RIGHT OF INGRESS AND EGRESS SHOULD WORK OR PERSONNEL VENTURE ONTO PRIVATE PROPERTY WHICH IS NOT INCLUDED IN OWNER ACQUIRED RIGHTS-OF-WAY AND EASEMENTS.
16. OBTAIN COUNTY PERMIT BEFORE BEGINNING CONSTRUCTION FOR WORK LOCATED WITHIN 30 FEET OF GOVERNMENT SURVEY MONUMENT OR PUBLIC LAND SURVEY GOVERNMENT CORNER.

SURVEY NOTES

1. NO SURVEY WAS COMPLETED BY JDE FOR THIS PROJECT. ELEVATIONS ARE BASED ON SURVEY FILES AND INFORMATION PROVIDED BY CLIENT. CONTRACTOR TO FIELD VERIFY CONNECTION AND SITE ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION AND NOTIFY JDE OF ANY DISCREPANCIES.

CONSTRUCTION NOTES

1. NOTIFY OWNER, AT LEAST TWO BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION.
2. SCHEDULE AND ATTEND PRE-CONSTRUCTION MEETING PRIOR TO STARTING CONSTRUCTION ACTIVITIES. SCHEDULE MEETING THROUGH OWNER OR OWNER'S REPRESENTATIVE.
3. PROVIDE CONSTRUCTION SCHEDULE TO ENGINEER AND OWNER.
4. FIELD VERIFY EXISTING CONDITIONS, QUANTITIES, LENGTHS, VOLUMES, AND AREAS INDICATED ARE APPROXIMATE AND ARE PROVIDED TO ASSIST CONTRACTOR. VERIFY QUANTITIES AND DETERMINE MEASUREMENTS, AS NECESSARY.
5. VERIFY DIMENSIONS BEFORE STARTING WORK AND IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES.
6. OBTAIN APPROVAL FROM OWNER PRIOR TO CONSTRUCTION FOR USE OF STAGING AREAS (IF ANY) NOT SHOWN ON DRAWINGS. COORDINATE WITH OWNER TO IDENTIFY POTENTIAL USEABLE STAGING AREAS. RESTORE STAGING AREA TO PRECONSTRUCTION CONDITION.
7. PROTECT EXISTING IMPROVEMENTS DURING CONSTRUCTION AND REPLACE OR RESTORE IMPROVEMENTS DAMAGED AS RESULT OF CONSTRUCTION ACTIVITY. RESTORE IMPROVEMENTS TO AS-GOOD-AS OR BETTER-THAN CONDITION THAT EXISTED PRIOR TO CONSTRUCTION. REPAIR IRRIGATION/SPRINKLERS WITHIN 24 HOURS FOLLOWING PLACEMENT OF IMPROVEMENTS.
8. PROPERLY BACKFILL, COMPACT, AND RESTORE PAVEMENT WITHIN STREET RIGHT-OF-WAY.
9. DISPOSE WASTE OFF SITE AT LANDFILL OR OTHER LEGAL DISPOSAL FACILITY.
10. REMOVE SURPLUS EXCAVATION FROM SITE. USE TOPSOIL OR OTHER NATIVE MATERIAL IN LANDSCAPE OR NATIVE GRADING. STOCKPILE TOPSOIL SEPARATELY FROM OTHER EXCAVATED MATERIALS. PLACE TOPSOIL IN LANDSCAPED AREAS IN 4 INCHES THICK MINIMUM AND GRADE TO DRAIN.
11. PERFORM CONSTRUCTION QUALITY CONTROL TESTING, INCLUDING SOILS, BACKFILL CONCRETE, UTILITIES, ETC.
12. PERFORM MATERIALS TESTING AND SUBMIT COPIES OF TEST RESULTS TO ENGINEER AND/OR OWNER AS REQUIRED PER SPECIFICATIONS. COORDINATE TESTING WITH INSPECTORS AND/OR ENGINEER. PERFORM DENSITY TESTING ON TRENCH BACKFILL, GRANULAR BORROW, AND UNTREATED BASE COURSE PLACEMENT FOR ROADWAY AND PRIOR TO ANY CONCRETE PLACEMENT WHERE NECESSARY. SEE SPECIFICATIONS FOR TESTING FREQUENCY.
13. PROVIDE SITE DUST CONTROL AND SUPPRESSION FOR DURATION OF PROJECT, INCLUDING WEEKENDS.
14. PROVIDE AND MAINTAIN ANY AND ALL TEMPORARY UTILITIES DURING CONSTRUCTION.

EROSION CONTROL NOTES

1. PREPARE AND SUBMIT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO STARTING CONSTRUCTION FILE NOTICE OF INTENT (NOI) AND AT END OF CONSTRUCTION FILE NOTICE OF TERMINATION (NOT).
2. PERFORM CONSTRUCTION WORK IN ACCORDANCE WITH UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
3. DURING CONSTRUCTION, PREVENT AND CONTROL EROSION DUE TO WIND AND WATER. FOLLOW PROCEDURES AND BEST MANAGEMENT PRACTICES INDICATED IN SWPPP AND INSTALL EROSION CONTROL MEASURES INDICATED IN SWPPP. KEEP A COPY OF THE SWPPP ON SITE AT ALL TIMES.
4. PROVIDE ADDITIONAL EROSION CONTROL MEASURES WHEN UNFORESEEN PROBLEMS OCCUR OR IF SWPPP DOES NOT FUNCTION AS INTENDED. ADJUST EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) AS NECESSARY DUE TO GRADE CHANGES DURING CONSTRUCTION. OWNER MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
5. KEEP STREETS CLEAN AND FREE FROM SOIL AND DEBRIS DURING CONSTRUCTION.
6. PROTECT STORM DRAIN FACILITIES ON SITE AND ADJACENT TO SITE FROM SITE RUNOFF. INSTALL INLET PROTECTION DEVICES IMMEDIATELY UPON INSTALLATION. INLETS BECOMING FUNCTIONAL.
7. DISPOSE OF WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) IN MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM SITE.
8. STABILIZE CONSTRUCTION AREAS AT END OF EACH WORKING DAY. INCLUDE BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF PAVING FOR ROAD CONSTRUCTION.
9. MAINTAIN MEASURES CONTAINED IN SWPPP IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF SITE. CHECK EROSION AND SEDIMENTATION CONTROL MEASURES BY QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF END OF RAINFALL EVENT. COMPLETE ANY NEEDED CLEANING AND REPAIRS WITHIN TIME FRAMES SPECIFIED IN SWPPP AND/OR UPDES GENERAL PERMIT.
10. POWER WASH EXCAVATION EQUIPMENT BEFORE ENTERING DIFFERENT VEGETATION MATRIX.
11. REMOVE INLET PROTECTION DEVICES AFTER N.O.T. AND FINAL ACCEPTANCE BY OWNER.
12. APPLY WATER FOR FUGITIVE DUST CONTROL BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY ACCORDINGLY.
    a. PRIOR TO, CONCURRENTLY AND AFTER EARTHMOVING ACTIVITIES
    b. TO DEPTH OF PROPOSED CUTS OR EQUIPMENT PENETRATIONS
    c. PRIOR TO EXPECTED WIND EVENTS
    d. TO DEVELOP A SURFACE CRUST FOR ALL INACTIVE SITES
13. MINIMIZE FUGITIVE DUST WITH APPROPRIATE VEHICLE HANDLING AND LOADING OPERATIONS.
14. INSTALL FENCE BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS AND DISTURBANCE OF INACTIVE AREAS.

UTILITY NOTES

1. COORDINATE UTILITY CONNECTIONS AND SERVICES PRIOR TO COMMENCING CONSTRUCTION. STAGE CONSTRUCTION TO MITIGATE DELAYS OF SERVICES AND PERMITTING.
2. PROVIDE UTILITY PIPING AND APPURTENANCES IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND IN CONFORMANCE WITH APPROPRIATE JURISDICTIONAL SPECIFICATIONS AND DETAILS.
3. PROVIDE SUBMITTALS TO ENGINEER FOR REVIEW AND ACCEPTANCE FOR BEDDING, BACKFILL, PIPE, VAULTS, ETC. PROVIDE SUBMITTALS WITH SUFFICIENT INFORMATION TO SHOW THAT PROPOSED PRODUCTS AND MATERIALS CONFORM TO OWNER'S STANDARDS AND SPECIFICATIONS.
4. VERIFY RIM AND INVERT ELEVATIONS PRIOR TO FABRICATION OF MANHOLES, VAULTS, AND INLET BOXES.
5. WHEN WITHIN PAVED OR OTHER IMPROVED AREAS, ADJUST UTILITY MANHOLES, VALVE BOXES, AND OTHER BOXES AND CONSTRUCT CONCRETE COLLAR PER APWA OR OWNER SPECIFICATIONS.
6. PROVIDE TESTING RESULTS AS REQUIRED PER OWNER SPECIFICATION SUCH AS PRESSURE TESTING, DEFLECTION TESTING, AIR TESTING AND VIDEO INSPECTIONS.
7. CLEAN UTILITY LINES TO REMOVE DIRT AND DEBRIS PRIOR TO BEING PUT INTO SERVICE. PROTECT DOWN-GRADE LINES FROM WASH WATER DURING CLEANING PROCESS TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.
8. ALL UTILITY PIPES, APPURTENANCES, AND STRUCTURES WILL BE OF NEW MATERIAL. REUSED MATERIAL MAY BE PERMITTED AS INDICATED ON PLANS.

CULINARY WATER NOTES

1. MAINTAIN 10 FOOT HORIZONTAL SEPARATION BETWEEN CULINARY WATER LINES AND SANITARY SEWER LINES.
2. WHERE CULINARY WATER LINE CROSSES OVER TOP OF SANITARY SEWER LINE, MAINTAIN VERTICAL SEPARATION OF 18 INCHES BETWEEN WATER LINE AND SEWER LINE. IF 18 INCHES VERTICAL SEPARATION CANNOT BE ACHIEVED OVER SEWER LINE, OBTAIN ACCEPTANCE FROM ENGINEER AND OWNER FOR PROPOSED APPROACH.

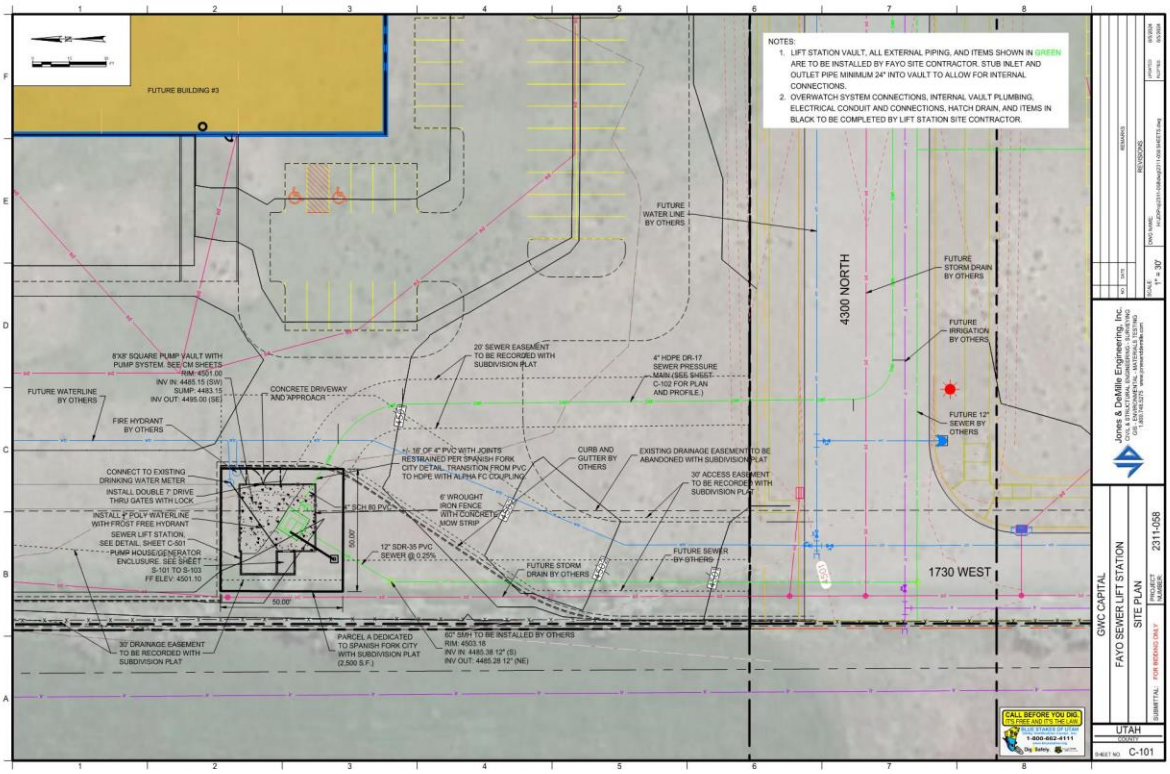
SANITARY SEWER NOTES

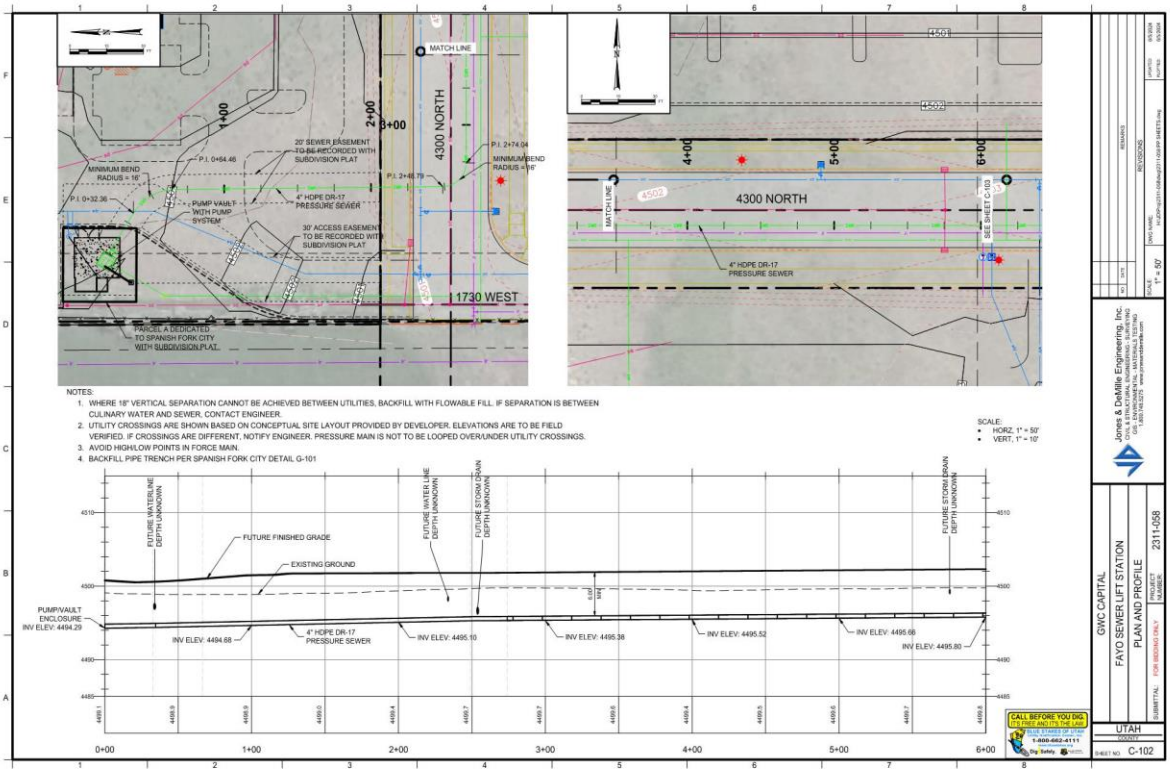
1. MAINTAIN 10 FOOT HORIZONTAL SEPARATION BETWEEN CULINARY WATER LINES AND SANITARY SEWER LINES.
2. WHERE CULINARY WATER LINE CROSSES OVER TOP OF SANITARY SEWER LINE, MAINTAIN VERTICAL SEPARATION OF 18 INCHES BETWEEN WATER LINE AND SEWER LINE. IF 18 INCHES VERTICAL SEPARATION CANNOT BE ACHIEVED OVER SEWER LINE, OBTAIN ACCEPTANCE FROM ENGINEER AND OWNER FOR PROPOSED APPROACH.
3. CUT PIPES OFF FLUSH WITH INSIDE WALL OF BOX OR MANHOLE AND APPLY GROUT AT CONNECTION OF PIPE TO PROVIDE SMOOTH FINISH. REMOVE JAGGED OR SHARP EDGES AT PIPE CONNECTIONS AND APPLY GROUT FOR SMOOTH FINISH.
4. USE NON-SHRINK GROUT WHEREVER GROUT IS REQUIRED FOR SANITARY SEWER FACILITIES.
5. REMOVE SILT AND DEBRIS FROM MANHOLES AND PIPE. MAINTAIN MANHOLES AND PIPES IN CLEAN CONDITION UNTIL FINAL ACCEPTANCE BY OWNER.
6. CLEAN MANHOLE LIDS AND OTHER COVERS TO REMOVE ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.

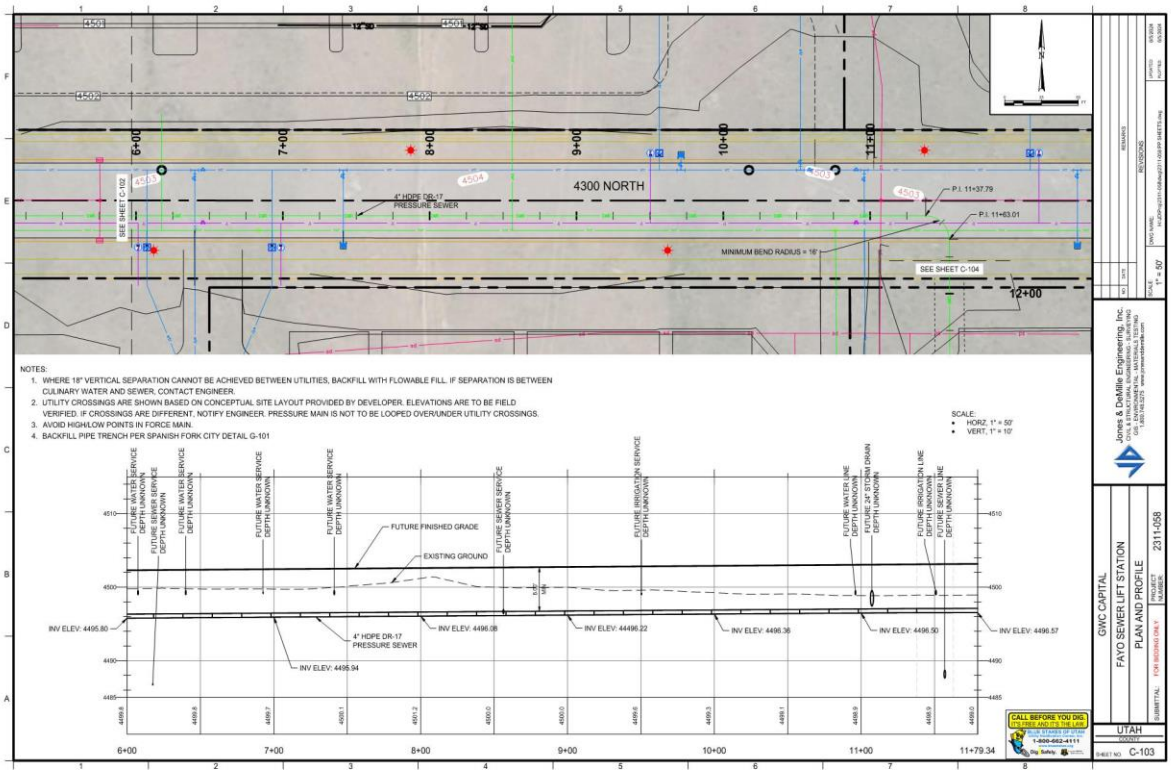
STORM WATER NOTES

1. FOLLOW IRC R401.3 FOR SITE DRAINAGE:
   1.1. DIVERT SURFACE DRAINAGE TO STORM SEWER OR APPROVED POINT OF COLLECTION THAT DOES NOT CREATE HAZARD.
   1.2. GRADE PROPERTY TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS.
   1.3. GRADE 6 INCHES OF FALL WITHIN FIRST 10 FEET OF FOUNDATION PERIMETER.
   1.4. WHERE PROPERTY LINES, SLOPES OR PHYSICAL BARRIERS PREVENT 6 INCHES OF FALL, CONSTRUCT DRAINAGE SWALES TO ENSURE DRAINAGE AWAY FROM STRUCTURE.
   1.5. SLOPE IMPERVIOUS SURFACES WITHIN 10 FEET OF BUILDING FOUNDATION MINIMUM OF 2% AWAY FROM BUILDING.

GWC CAPITAL
FAYO SEWER LIFT STATION
GENERAL NOTES
PROJECT NUMBER: 2311-058
SHEET NO. C-004


NOTES:
1. LIFT STATION VAULT, ALL EXTERNAL PIPING, AND ITEMS SHOWN IN GREEN ARE TO BE INSTALLED BY FAYO SITE CONTRACTOR. STUB INLET AND OUTLET PIPE MINIMUM 24" INTO VAULT TO ALLOW FOR INTERNAL CONNECTIONS.
2. OVERWATCH SYSTEM CONNECTIONS, INTERNAL VAULT PLUMBING, ELECTRICAL CONDUIT AND CONNECTIONS, HATCH DRAIN, AND ITEMS IN BLACK TO BE COMPLETED BY LIFT STATION SITE CONTRACTOR.
FUTURE BUILDING #3
FUTURE WATER LINE BY OTHERS
4300 NORTH
FUTURE STORM DRAIN BY OTHERS
FUTURE IRRIGATION BY OTHERS
FUTURE 12" SEWER BY OTHERS
8'X8' SQUARE PUMP VAULT WITH PUMP SYSTEM. SEE CM SHEETS
RIM: 4501.00
INV IN: 4485.15 (SW)
SUMP: 4483.15
INV OUT: 4485.00 (SE)
FUTURE WATERLINE BY OTHERS
CONCRETE DRIVEWAY AND APPROACH
FIRE HYDRANT BY OTHERS
20' SEWER EASEMENT TO BE RECORDED WITH SUBDIVISION PLAT
4" HDPE DR-17 SEWER PRESSURE MAIN (SEE SHEET C-102 FOR PLAN AND PROFILE.)
+/- 16' OF 4" PVC WITH JOINTS RESTRAINED PER SPANISH FORK CITY DETAIL. TRANSITION FROM PVC TO HDPE WITH ALPHA FC COUPLING
CURB AND GUTTER BY OTHERS
EXISTING DRAINAGE EASEMENT TO BE ABANDONED WITH SUBDIVISION PLAT
30' ACCESS EASEMENT TO BE RECORDED WITH SUBDIVISION PLAT
CONNECT TO EXISTING DRINKING WATER METER
INSTALL DOUBLE 7' DRIVE THRU GATES WITH LOCK
INSTALL 4" POLY WATERLINE WITH FROST FREE HYDRANT
SEWER LIFT STATION, SEE DETAIL SHEET C-501
PUMP HOUSE/GENERATOR ENCLOSURE. SEE SHEET S-101 TO S-103
FF ELEV: 4501.10
6" WROUGHT IRON FENCE WITH CONCRETE MOW STRIP
4" SCH 80 PVC
12" SDR-35 PVC SEWER @ 0.25%
FUTURE SEWER BY OTHERS
FUTURE STORM DRAIN BY OTHERS
1730 WEST
50.00'
30' DRAINAGE EASEMENT TO BE RECORDED WITH SUBDIVISION PLAT
PARCEL A DEDICATED TO SPANISH FORK CITY WITH SUBDIVISION PLAT (2,500 S.F.)
60" SMH TO BE INSTALLED BY OTHERS
RIM: 4503.16
INV IN: 4485.38 12" (S)
INV OUT: 4485.28 12" (NE)
CALL BEFORE YOU DIG
1-800-662-4111
Jones & DeMille Engineering, Inc.
GWC CAPITAL
FAYO SEWER LIFT STATION
SITE PLAN
2311-058
UTAH
C-101


MATCH LINE
4300 NORTH
1+00
2+00
3+00
20' SEWER EASEMENT TO BE RECORDED WITH SUBDIVISION PLAT
P.I. 0+64.46
P.I. 0+32.36
MINIMUM BEND RADIUS = 16'
PUMP VAULT WITH PUMP SYSTEM
4" HDPE DR-17 PRESSURE SEWER
30' ACCESS EASEMENT TO BE RECORDED WITH SUBDIVISION PLAT
P.I. 2+74.04
P.I. 2+46.79
1730 WEST
PARCEL A DEDICATED TO SPANISH FORK CITY WITH SUBDIVISION PLAT
4501
4502
4+00
5+00
6+00
SEE SHEET C-103
4" HDPE DR-17 PRESSURE SEWER
NOTES:
1. WHERE 18" VERTICAL SEPARATION CANNOT BE ACHIEVED BETWEEN UTILITIES, BACKFILL WITH FLOWABLE FILL. IF SEPARATION IS BETWEEN CULINARY WATER AND SEWER, CONTACT ENGINEER.
2. UTILITY CROSSINGS ARE SHOWN BASED ON CONCEPTUAL SITE LAYOUT PROVIDED BY DEVELOPER. ELEVATIONS ARE TO BE FIELD VERIFIED. IF CROSSINGS ARE DIFFERENT, NOTIFY ENGINEER. PRESSURE MAIN IS NOT TO BE LOOPED OVER/UNDER UTILITY CROSSINGS.
3. AVOID HIGH/LOW POINTS IN FORCE MAIN.
4. BACKFILL PIPE TRENCH PER SPANISH FORK CITY DETAIL G-101
SCALE:
HORZ. 1" = 50'
VERT. 1" = 10'
FUTURE WATERLINE DEPTH UNKNOWN
FUTURE FINISHED GRADE
EXISTING GROUND
FUTURE WATER LINE DEPTH UNKNOWN
FUTURE STORM DRAIN DEPTH UNKNOWN
FUTURE STORM DRAIN DEPTH UNKNOWN
PUMP/VAULT ENCLOSURE INV ELEV: 4494.29
INV ELEV: 4494.68
4" HDPE DR-17 PRESSURE SEWER
INV ELEV: 4495.10
INV ELEV: 4495.38
INV ELEV: 4495.52
INV ELEV: 4495.66
INV ELEV: 4495.80
0+00
1+00
2+00
3+00
4+00
5+00
6+00
CALL BEFORE YOU DIG
1-800-662-4111
Jones & DeMille Engineering, Inc.
GWC CAPITAL
FAYO SEWER LIFT STATION
PLAN AND PROFILE
2311-058
UTAH
C-102


4300 NORTH
6+00
7+00
8+00
9+00
10+00
11+00
12+00
4" HDPE DR-17 PRESSURE SEWER
P.I. 11+37.79
P.I. 11+63.01
MINIMUM BEND RADIUS = 18'
SEE SHEET C-102
SEE SHEET C-104
NOTES:
1. WHERE 18" VERTICAL SEPARATION CANNOT BE ACHIEVED BETWEEN UTILITIES, BACKFILL WITH FLOWABLE FILL. IF SEPARATION IS BETWEEN CULINARY WATER AND SEWER, CONTACT ENGINEER.
2. UTILITY CROSSINGS ARE SHOWN BASED ON CONCEPTUAL SITE LAYOUT PROVIDED BY DEVELOPER. ELEVATIONS ARE TO BE FIELD VERIFIED. IF CROSSINGS ARE DIFFERENT, NOTIFY ENGINEER. PRESSURE MAIN IS NOT TO BE LOOPED OVER/UNDER UTILITY CROSSINGS.
3. AVOID HIGH/LOW POINTS IN FORCE MAIN.
4. BACKFILL PIPE TRENCH PER SPANISH FORK CITY DETAIL G-101
SCALE:
HORZ, 1" = 50'
VERT, 1" = 10'
FUTURE FINISHED GRADE
EXISTING GROUND
INV ELEV: 4495.80
INV ELEV: 4495.94
INV ELEV: 4496.08
INV ELEV: 4496.22
INV ELEV: 4496.36
INV ELEV: 4496.50
INV ELEV: 4496.57
GWC CAPITAL
FAYO SEWER LIFT STATION
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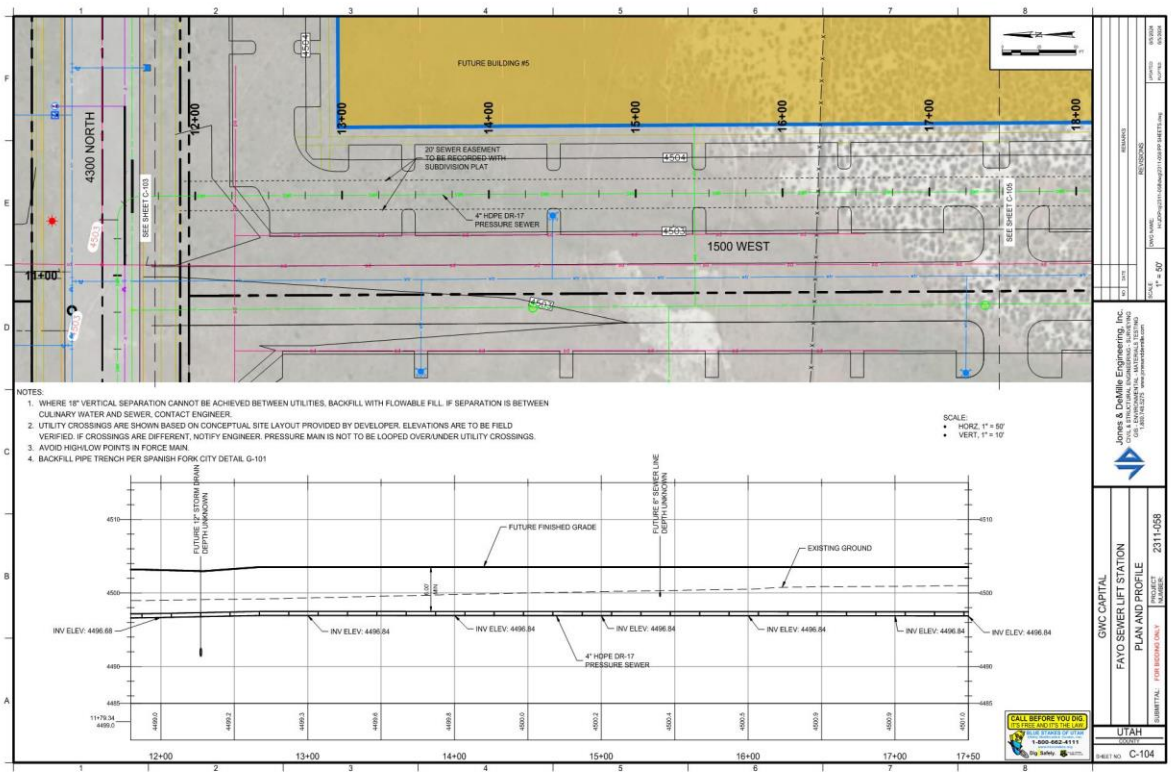
C-103


FUTURE BUILDING #5
4300 NORTH
1500 WEST
12+00
13+00
14+00
15+00
16+00
17+00
18+00
11+00
20' SEWER EASEMENT TO BE RECORDED WITH SUBDIVISION PLAT
4" HDPE DR-17 PRESSURE SEWER
SEE SHEET C-103
SEE SHEET C-105
NOTES:
1. WHERE 18" VERTICAL SEPARATION CANNOT BE ACHIEVED BETWEEN UTILITIES, BACKFILL WITH FLOWABLE FILL. IF SEPARATION IS BETWEEN CULINARY WATER AND SEWER, CONTACT ENGINEER.
2. UTILITY CROSSINGS ARE SHOWN BASED ON CONCEPTUAL SITE LAYOUT PROVIDED BY DEVELOPER. ELEVATIONS ARE TO BE FIELD VERIFIED. IF CROSSINGS ARE DIFFERENT, NOTIFY ENGINEER. PRESSURE MAIN IS NOT TO BE LOOPED OVER/UNDER UTILITY CROSSINGS.
3. AVOID HIGH/LOW POINTS IN FORCE MAIN.
4. BACKFILL PIPE TRENCH PER SPANISH FORK CITY DETAIL G-101
SCALE:
HORZ, 1" = 50'
VERT, 1" = 10'
FUTURE FINISHED GRADE
EXISTING GROUND
INV ELEV: 4496.68
INV ELEV: 4496.84
4" HDPE DR-17 PRESSURE SEWER
GWC CAPITAL
FAYO SEWER LIFT STATION
PLAN AND PROFILE
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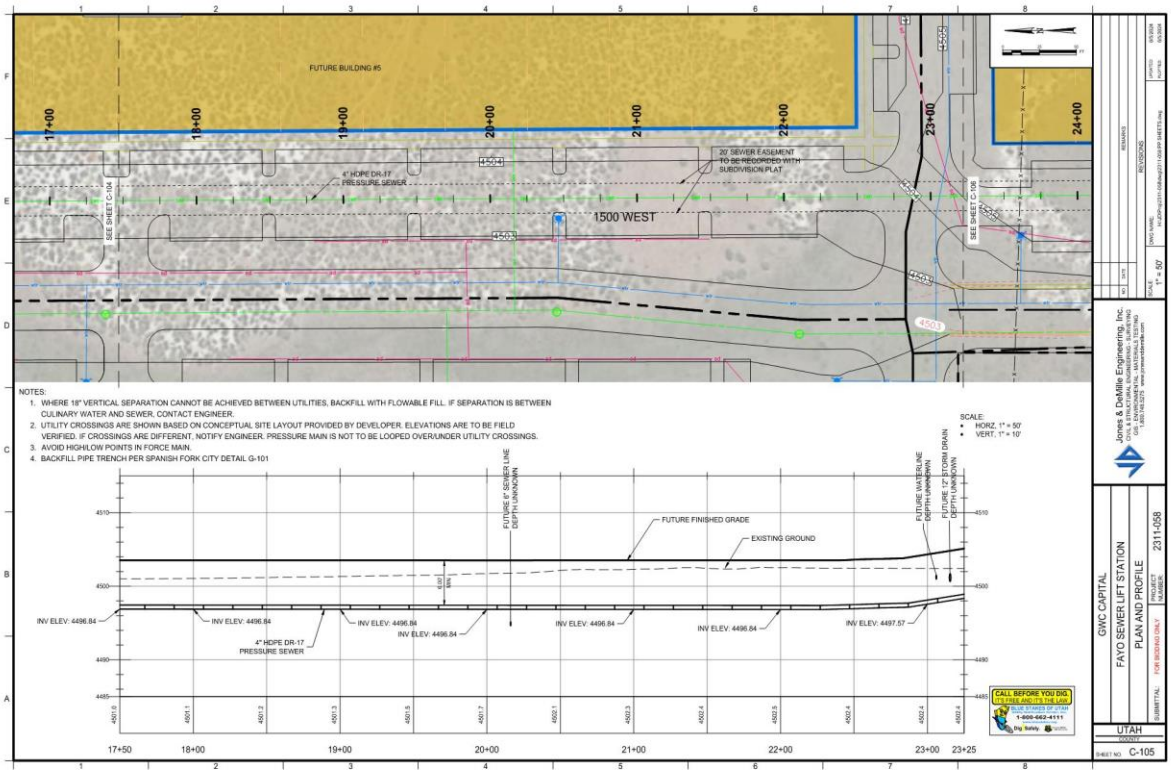
FUTURE BUILDING #5
17+00
18+00
19+00
20+00
21+00
22+00
23+00
24+00
20' SEWER EASEMENT TO BE RECORDED WITH SUBDIVISION PLAT
4" HDPE DR-17 PRESSURE SEWER
1500 WEST
SEE SHEET C-104
SEE SHEET C-106
NOTES:
1. WHERE 18" VERTICAL SEPARATION CANNOT BE ACHIEVED BETWEEN UTILITIES, BACKFILL WITH FLOWABLE FILL. IF SEPARATION IS BETWEEN CULINARY WATER AND SEWER, CONTACT ENGINEER.
2. UTILITY CROSSINGS ARE SHOWN BASED ON CONCEPTUAL SITE LAYOUT PROVIDED BY DEVELOPER. ELEVATIONS ARE TO BE FIELD VERIFIED. IF CROSSINGS ARE DIFFERENT, NOTIFY ENGINEER. PRESSURE MAIN IS NOT TO BE LOOPED OVER/UNDER UTILITY CROSSINGS.
3. AVOID HIGH/LOW POINTS IN FORCE MAIN.
4. BACKFILL PIPE TRENCH PER SPANISH FORK CITY DETAIL G-101
SCALE:
HORZ. 1" = 50'
VERT. 1" = 10'
FUTURE 8" SEWER LINE DEPTH UNKNOWN
FUTURE WATERLINE DEPTH UNKNOWN
FUTURE 12" STORM DRAIN DEPTH UNKNOWN
FUTURE FINISHED GRADE
EXISTING GROUND
INV ELEV: 4496.84
INV ELEV: 4496.84
INV ELEV: 4496.84
INV ELEV: 4496.84
INV ELEV: 4496.84
INV ELEV: 4496.84
INV ELEV: 4497.57
4" HDPE DR-17 PRESSURE SEWER
17+50
18+00
19+00
20+00
21+00
22+00
23+00
23+25
CALL BEFORE YOU DIG
IT'S FREE AND IT'S THE LAW
BLUE STAKES OF UTAH
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GWC CAPITAL
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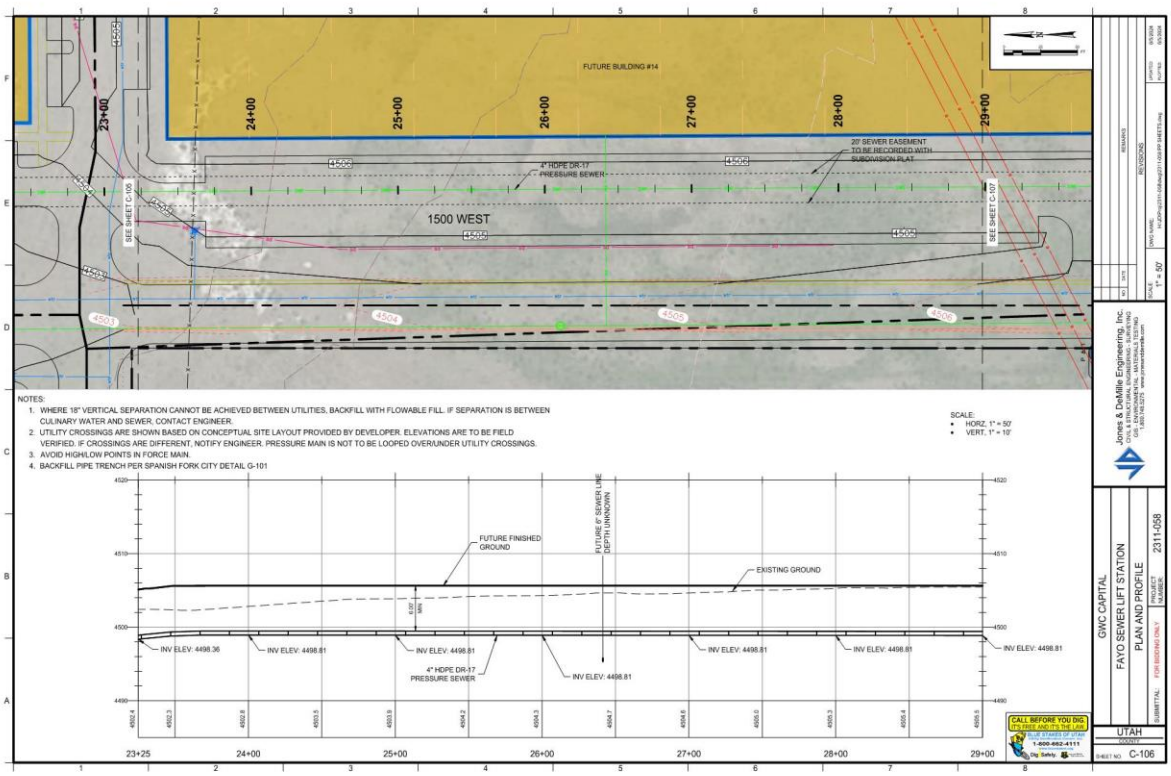
UTAH
C-105


FUTURE BUILDING #14
23+00
24+00
25+00
26+00
27+00
28+00
29+00
20' SEWER EASEMENT TO BE RECORDED WITH SUBDIVISION PLAT
4" HDPE DR-17 PRESSURE SEWER
1500 WEST
SEE SHEET C-105
SEE SHEET C-107
NOTES:
1. WHERE 18" VERTICAL SEPARATION CANNOT BE ACHIEVED BETWEEN UTILITIES, BACKFILL WITH FLOWABLE FILL. IF SEPARATION IS BETWEEN CULINARY WATER AND SEWER, CONTACT ENGINEER.
2. UTILITY CROSSINGS ARE SHOWN BASED ON CONCEPTUAL SITE LAYOUT PROVIDED BY DEVELOPER. ELEVATIONS ARE TO BE FIELD VERIFIED. IF CROSSINGS ARE DIFFERENT, NOTIFY ENGINEER. PRESSURE MAIN IS NOT TO BE LOOPED OVER/UNDER UTILITY CROSSINGS.
3. AVOID HIGH/LOW POINTS IN FORCE MAIN.
4. BACKFILL PIPE TRENCH PER SPANISH FORK CITY DETAIL G-101
SCALE:
HORZ. 1" = 50'
VERT. 1" = 10'
FUTURE FINISHED GROUND
FUTURE 8" SEWER LINE DEPTH UNKNOWN
EXISTING GROUND
INV ELEV: 4498.36
INV ELEV: 4498.81
INV ELEV: 4498.81
INV ELEV: 4498.81
INV ELEV: 4498.81
INV ELEV: 4498.81
INV ELEV: 4498.81
4" HDPE DR-17 PRESSURE SEWER
23+25
24+00
25+00
26+00
27+00
28+00
29+00
CALL BEFORE YOU DIG
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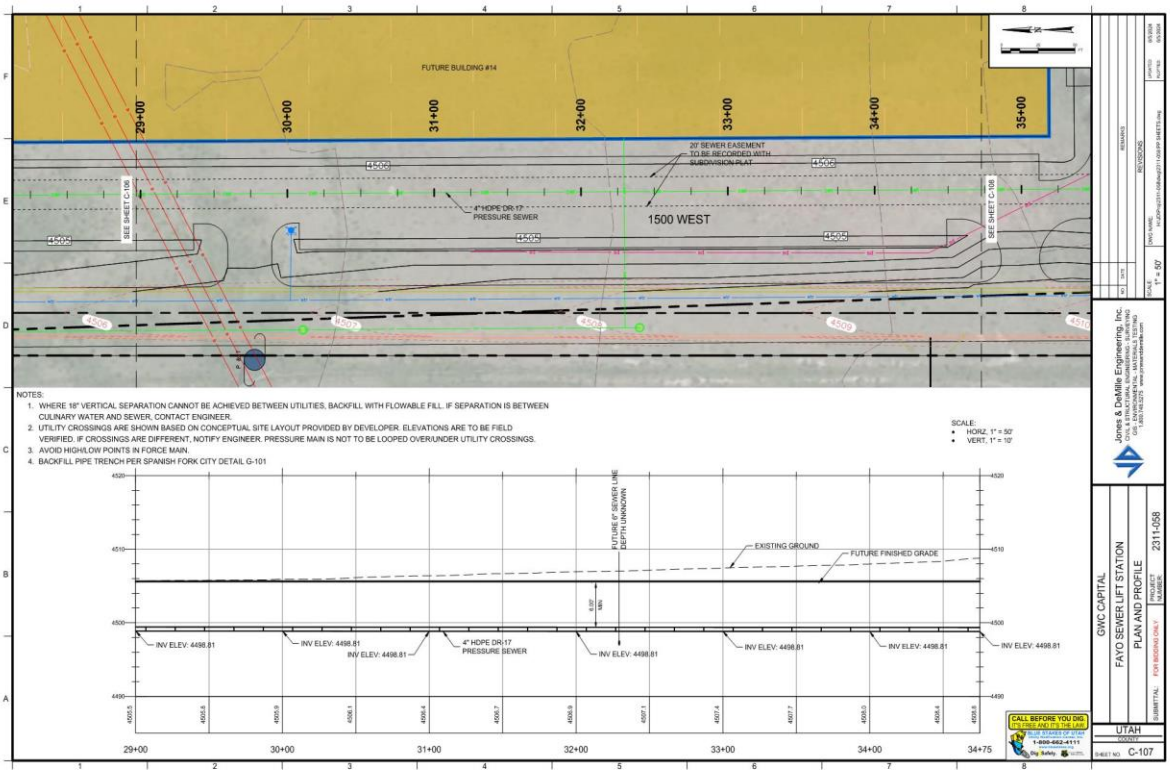
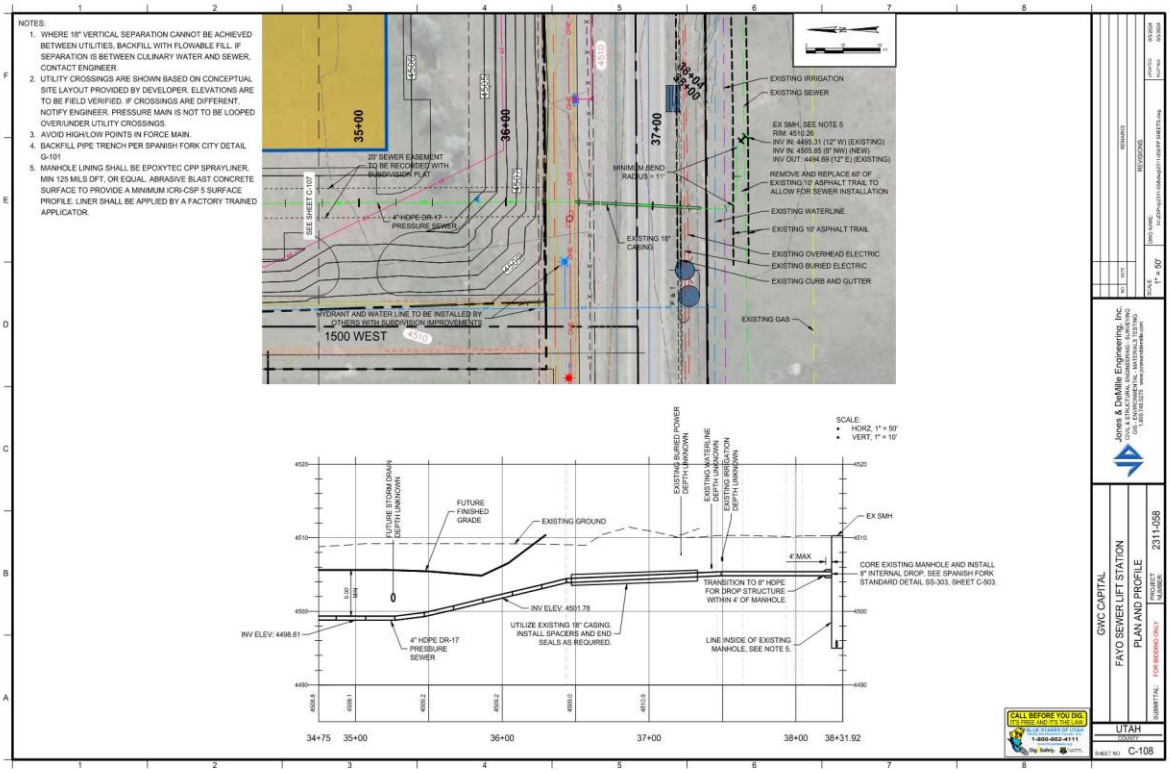
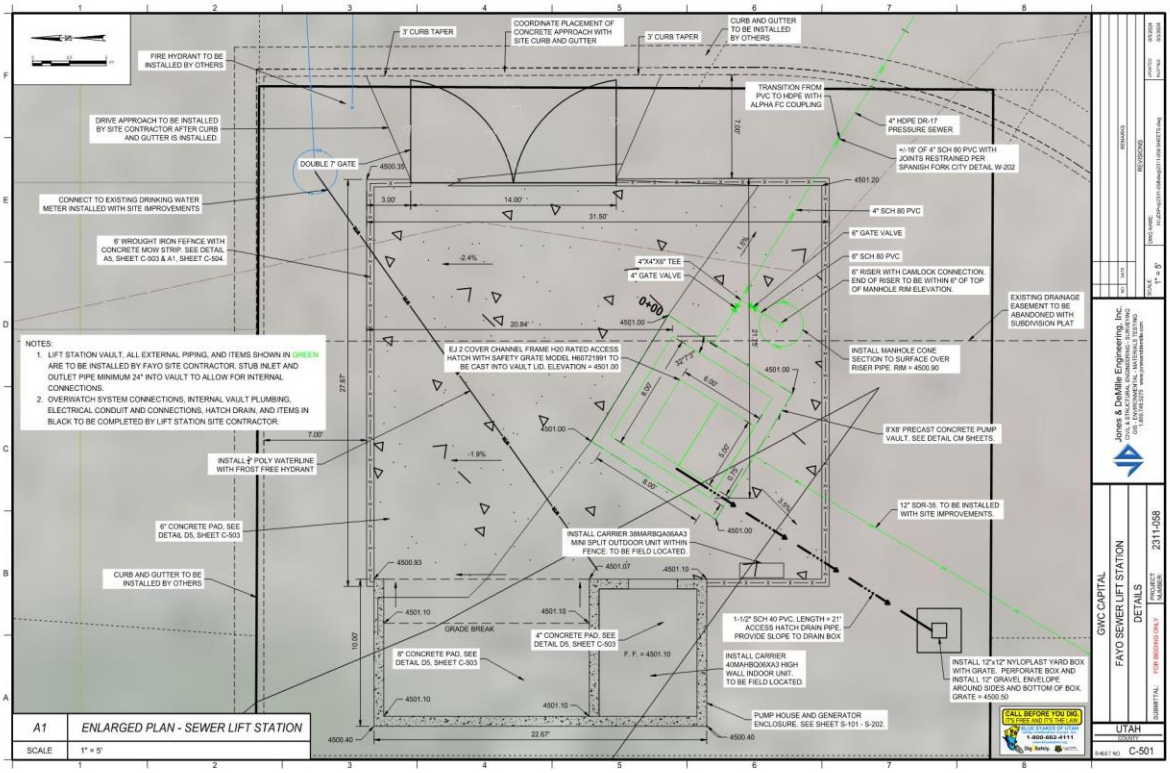
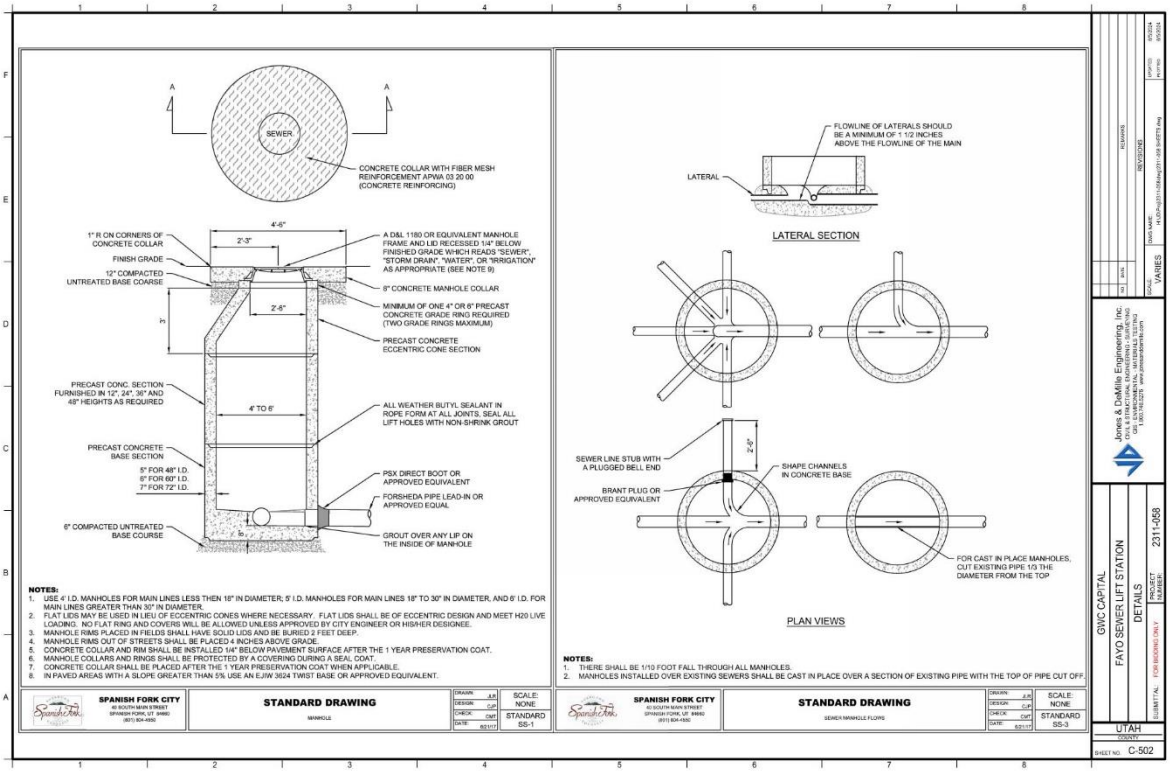
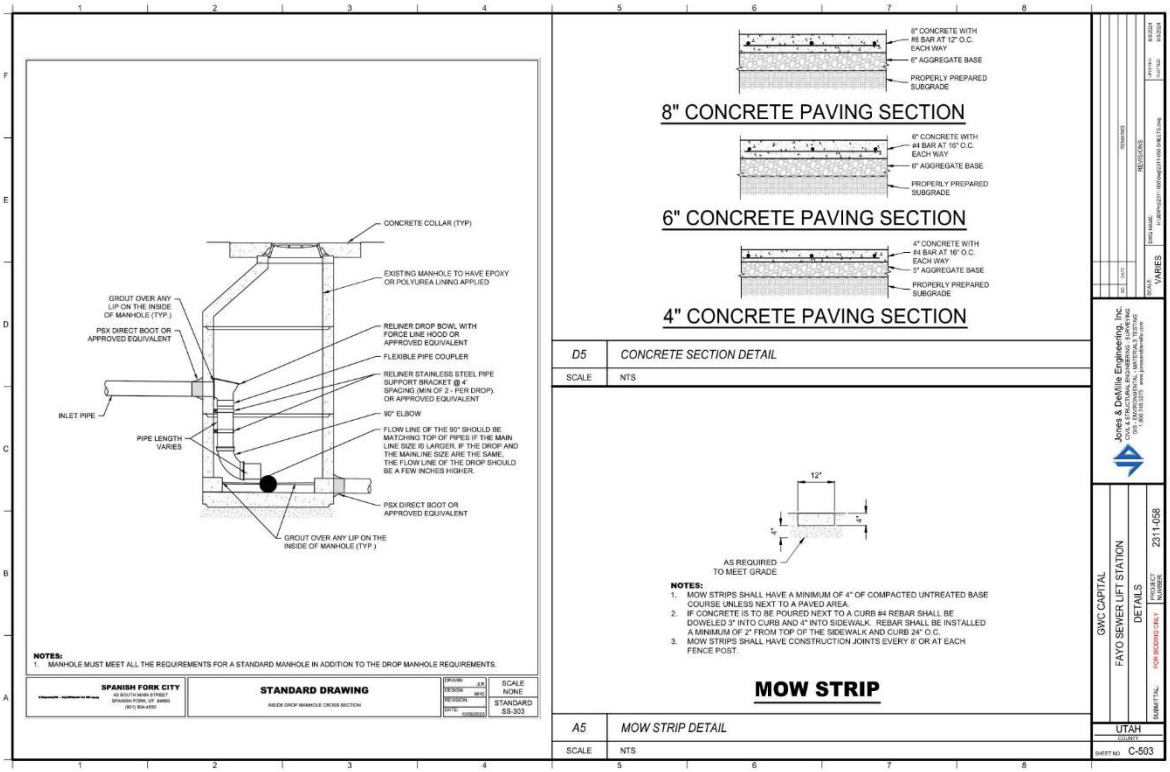
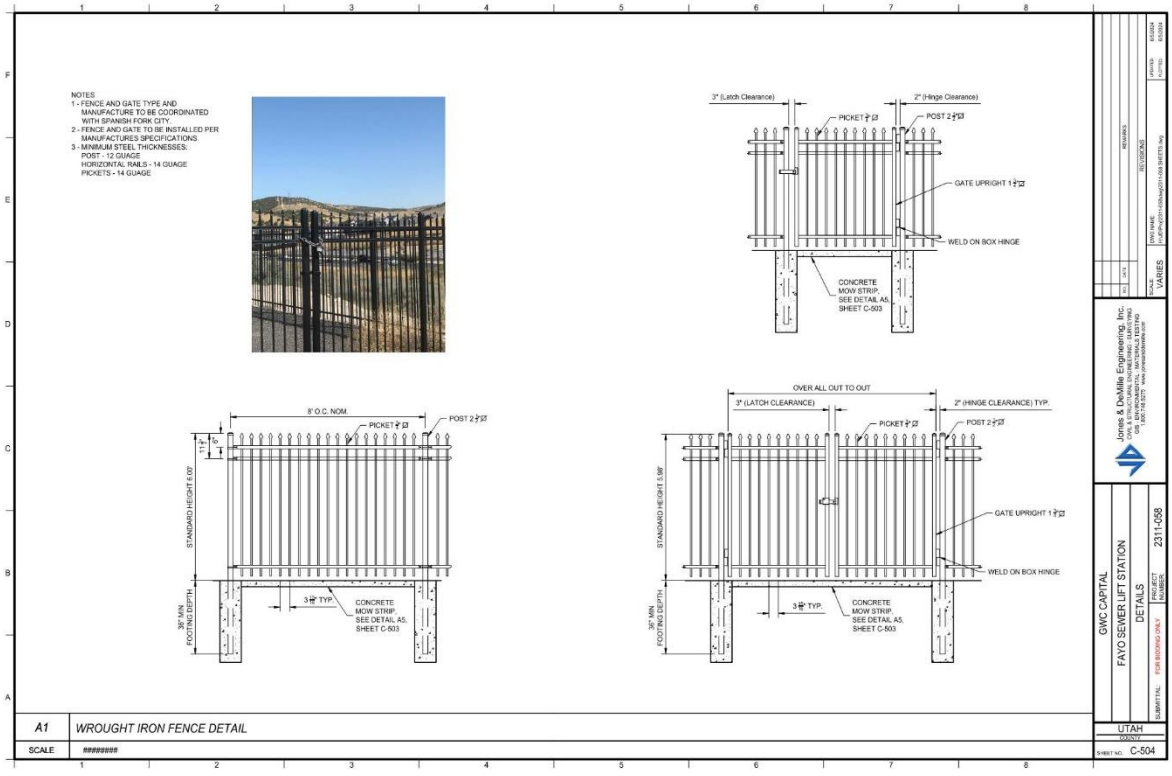

FUTURE BUILDING #14
29+00
30+00
31+00
32+00
33+00
34+00
35+00
20' SEWER EASEMENT TO BE RECORDED WITH SUBDIVISION PLAT
4" HDPE DR-17 PRESSURE SEWER
1500 WEST
SEE SHEET C-106
SEE SHEET C-108
NOTES:
1. WHERE 18" VERTICAL SEPARATION CANNOT BE ACHIEVED BETWEEN UTILITIES, BACKFILL WITH FLOWABLE FILL. IF SEPARATION IS BETWEEN CULINARY WATER AND SEWER, CONTACT ENGINEER.
2. UTILITY CROSSINGS ARE SHOWN BASED ON CONCEPTUAL SITE LAYOUT PROVIDED BY DEVELOPER. ELEVATIONS ARE TO BE FIELD VERIFIED. IF CROSSINGS ARE DIFFERENT, NOTIFY ENGINEER. PRESSURE MAIN IS NOT TO BE LOOPED OVER/UNDER UTILITY CROSSINGS.
3. AVOID HIGH/LOW POINTS IN FORCE MAIN.
4. BACKFILL PIPE TRENCH PER SPANISH FORK CITY DETAIL G-101
SCALE:
HORZ, 1" = 50'
VERT, 1" = 10'
FUTURE 8" SEWER LINE DEPTH UNKNOWN
EXISTING GROUND
FUTURE FINISHED GRADE
INV ELEV: 4498.81
4" HDPE DR-17 PRESSURE SEWER
GWC CAPITAL
FAYO SEWER LIFT STATION
PLAN AND PROFILE
2311-058
UTAH
C-107

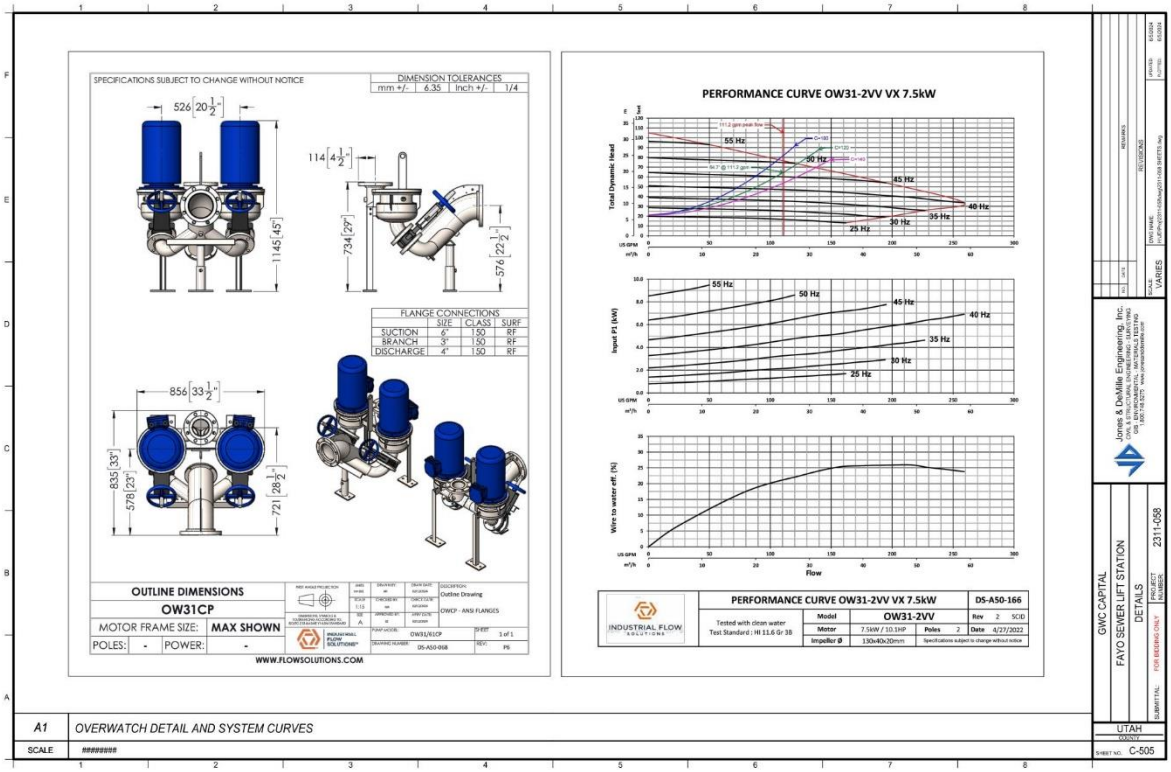

NOTES:
1. WHERE 18" VERTICAL SEPARATION CANNOT BE ACHIEVED BETWEEN UTILITIES, BACKFILL WITH FLOWABLE FILL. IF SEPARATION IS BETWEEN CULINARY WATER AND SEWER, CONTACT ENGINEER.
2. UTILITY CROSSINGS ARE SHOWN BASED ON CONCEPTUAL SITE LAYOUT PROVIDED BY DEVELOPER. ELEVATIONS ARE TO BE FIELD VERIFIED. IF CROSSINGS ARE DIFFERENT, NOTIFY ENGINEER. PRESSURE MAIN IS NOT TO BE LOOPED OVER/UNDER UTILITY CROSSINGS.
3. AVOID HIGH/LOW POINTS IN FORCE MAIN.
4. BACKFILL PIPE TRENCH PER SPANISH FORK CITY DETAIL G-101
5. MANHOLE LINING SHALL BE EPOXYTEC CPP SPRAYLINER, MIN 125 MILS DFT, OR EQUAL. ABRASIVE BLAST CONCRETE SURFACE TO PROVIDE A MINIMUM ICRI-CSP 5 SURFACE PROFILE. LINER SHALL BE APPLIED BY A FACTORY TRAINED APPLICATOR.
35+00
36+00
37+00
38+00
38+31.92
20' SEWER EASEMENT TO BE RECORDED WITH SUBDIVISION PLAT
4" HDPE DR-17 PRESSURE SEWER
SEE SHEET C-107
MINIMUM BEND RADIUS = 11'
EXISTING 18" CASING
HYDRANT AND WATER LINE TO BE INSTALLED BY OTHERS WITH SUBDIVISION IMPROVEMENTS
1500 WEST
EXISTING IRRIGATION
EXISTING SEWER
EX SMH, SEE NOTE 5
RIM: 4510.26
INV IN: 4489.31 (12" W) (EXISTING)
INV IN: 4505.85 (8" NW) (NEW)
INV OUT: 4494.69 (12" E) (EXISTING)
REMOVE AND REPLACE 60' OF EXISTING 10' ASPHALT TRAIL TO ALLOW FOR SEWER INSTALLATION
EXISTING WATERLINE
EXISTING 10' ASPHALT TRAIL
EXISTING OVERHEAD ELECTRIC
EXISTING BURIED ELECTRIC
EXISTING CURB AND GUTTER
EXISTING GAS
SCALE:
HORZ, 1" = 50'
VERT, 1" = 10'
FUTURE STORM DRAIN DEPTH UNKNOWN
FUTURE FINISHED GRADE
EXISTING GROUND
EXISTING BURIED POWER DEPTH UNKNOWN
EXISTING WATERLINE DEPTH UNKNOWN
EXISTING SEWER CONNECTION DEPTH UNKNOWN
EX SMH
4' MAX.
CORE EXISTING MANHOLE AND INSTALL 8" INTERNAL DROP. SEE SPANISH FORK STANDARD DETAIL SS-303, SHEET C-503.
TRANSITION TO 8" HDPE FOR DROP STRUCTURE WITHIN 4' OF MANHOLE
INV ELEV: 4501.78
UTILIZE EXISTING 18" CASING. INSTALL SPACERS AND END SEALS AS REQUIRED.
INV ELEV: 4498.81
4" HDPE DR-17 PRESSURE SEWER
LINE INSIDE OF EXISTING MANHOLE, SEE NOTE 5.
GWC CAPITAL
FAYO SEWER LIFT STATION
PLAN AND PROFILE
2311-058
UTAH
C-108

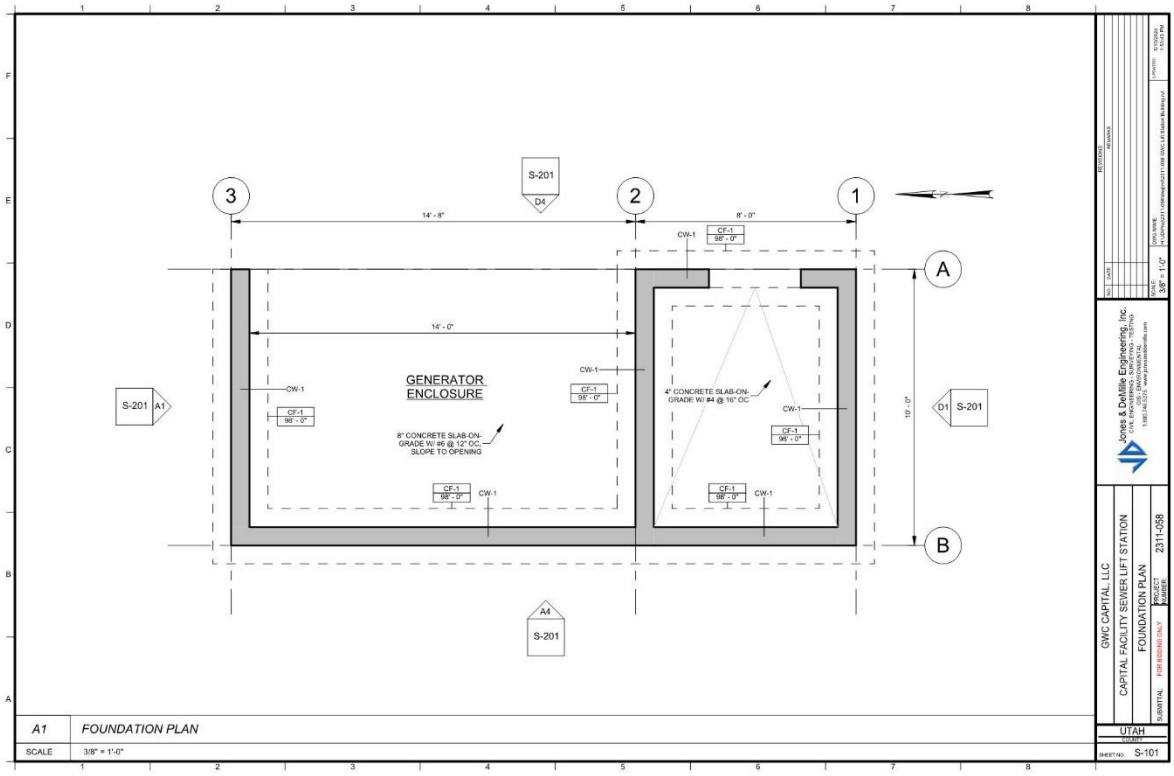

A1
ENLARGED PLAN - SEWER LIFT STATION
SCALE: 1" = 5'
NOTES:
1. LIFT STATION VAULT, ALL EXTERNAL PIPING, AND ITEMS SHOWN IN GREEN ARE TO BE INSTALLED BY FAYO SITE CONTRACTOR. STUB INLET AND OUTLET PIPE MINIMUM 24" INTO VAULT TO ALLOW FOR INTERNAL CONNECTIONS.
2. OVERWATCH SYSTEM CONNECTIONS, INTERNAL VAULT PLUMBING, ELECTRICAL CONDUIT AND CONNECTIONS, HATCH DRAIN, AND ITEMS IN BLACK TO BE COMPLETED BY LIFT STATION SITE CONTRACTOR.
FIRE HYDRANT TO BE INSTALLED BY OTHERS
3' CURB TAPER
COORDINATE PLACEMENT OF CONCRETE APPROACH WITH SITE CURB AND GUTTER
CURB AND GUTTER TO BE INSTALLED BY OTHERS
TRANSITION FROM PVC TO HDPE WITH ALPHA FC COUPLING
4" HDPE DR-17 PRESSURE SEWER
+/- 16' OF 4" SCH 80 PVC WITH JOINTS RESTRAINED PER SPANISH FORK CITY DETAIL W-202
DRIVE APPROACH TO BE INSTALLED BY SITE CONTRACTOR AFTER CURB AND GUTTER IS INSTALLED.
DOUBLE 7' GATE
CONNECT TO EXISTING DRINKING WATER METER INSTALLED WITH SITE IMPROVEMENTS
6' WROUGHT IRON FENCE WITH CONCRETE MOW STRIP. SEE DETAIL A5, SHEET C-503 & A1, SHEET C-504.
4" SCH 80 PVC
6" GATE VALVE
6" SCH 80 PVC
4"X4"X6" TEE
4" GATE VALVE
6" RISER WITH CAMLOCK CONNECTION. END OF RISER TO BE WITHIN 6" OF TOP OF MANHOLE RIM ELEVATION.
EXISTING DRAINAGE EASEMENT TO BE ABANDONED WITH SUBDIVISION PLAT
EJ 2 COVER CHANNEL FRAME H20 RATED ACCESS HATCH WITH SAFETY GRATE MODEL H60721991 TO BE CAST INTO VAULT LID. ELEVATION = 4501.00
INSTALL MANHOLE CONE SECTION TO SURFACE OVER RISER PIPE. RIM = 4500.90
8'X8' PRECAST CONCRETE PUMP VAULT. SEE DETAIL CM SHEETS.
INSTALL 3" POLY WATERLINE WITH FROST FREE HYDRANT
6" CONCRETE PAD, SEE DETAIL D5, SHEET C-503
12" SDR-35 TO BE INSTALLED WITH SITE IMPROVEMENTS.
INSTALL CARRIER 38MARBQA09AA3 MINI SPLIT OUTDOOR UNIT WITHIN FENCE. TO BE FIELD LOCATED.
CURB AND GUTTER TO BE INSTALLED BY OTHERS
GRADE BREAK
4" CONCRETE PAD, SEE DETAIL D5, SHEET C-503
8" CONCRETE PAD, SEE DETAIL D5, SHEET C-503
F. F. = 4501.10
1-1/2" SCH 40 PVC, LENGTH = 21' ACCESS HATCH DRAIN PIPE. PROVIDE SLOPE TO DRAIN BOX
INSTALL CARRIER 40MAHBO06XA3 HIGH WALL INDOOR UNIT. TO BE FIELD LOCATED.
INSTALL 12'x12' NYLOPLAST YARD BOX WITH GRATE. PERFORATE BOX AND INSTALL 12" GRAVEL ENVELOPE AROUND SIDES AND BOTTOM OF BOX. GRATE = 4500.50
PUMP HOUSE AND GENERATOR ENCLOSURE, SEE SHEET S-101 - S-202.
CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW
Blue Stakes of Utah 1-800-662-4111
Dig Safely
Jones & DeMille Engineering, Inc.
GWC CAPITAL
FAYO SEWER LIFT STATION
DETAILS
2311-058
UTAH
C-501

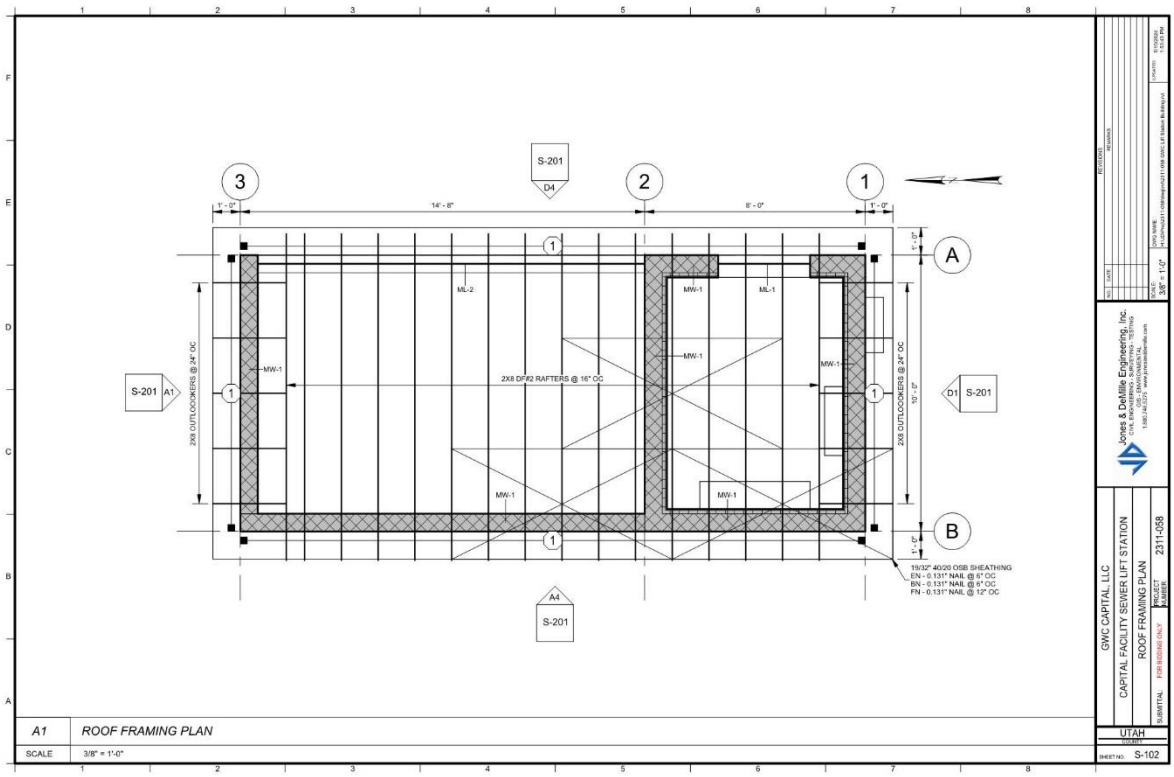

SEWER
CONCRETE COLLAR WITH FIBER MESH REINFORCEMENT APWA 03 20 00 (CONCRETE REINFORCING)
1" R ON CORNERS OF CONCRETE COLLAR
FINISH GRADE
12" COMPACTED UNTREATED BASE COARSE
A D&L 1180 OR EQUIVALENT MANHOLE FRAME AND LID RECESSED 1/4" BELOW FINISHED GRADE WHICH READS "SEWER", "STORM DRAIN", "WATER", OR "IRRIGATION" AS APPROPRIATE (SEE NOTE 9)
8" CONCRETE MANHOLE COLLAR
MINIMUM OF ONE 4" OR 6" PRECAST CONCRETE GRADE RING REQUIRED (TWO GRADE RINGS MAXIMUM)
PRECAST CONCRETE ECCENTRIC CONE SECTION
PRECAST CONC. SECTION FURNISHED IN 12", 24", 36" AND 48" HEIGHTS AS REQUIRED
ALL WEATHER BUTYL SEALANT IN ROPE FORM AT ALL JOINTS. SEAL ALL LIFT HOLES WITH NON-SHRINK GROUT
PRECAST CONCRETE BASE SECTION
5' FOR 48" I.D.
6' FOR 60" I.D.
7' FOR 72" I.D.
PSX DIRECT BOOT OR APPROVED EQUIVALENT
FORSHEDA PIPE LEAD-IN OR APPROVED EQUAL
6" COMPACTED UNTREATED BASE COURSE
GROUT OVER ANY LIP ON THE INSIDE OF MANHOLE
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. CONCRETE COLLAR SHALL BE PLACED AFTER THE 1 YEAR PRESERVATION COAT WHEN APPLICABLE.
8. IN PAVED AREAS WITH A SLOPE GREATER THAN 5% USE AN EJIW 3624 TWIST BASE OR APPROVED EQUIVALENT.
SPANISH FORK CITY
STANDARD DRAWING
MANHOLE
SCALE: NONE
STANDARD SS-1
FLOWLINE OF LATERALS SHOULD BE A MINIMUM OF 1 1/2 INCHES ABOVE THE FLOWLINE OF THE MAIN
LATERAL
LATERAL SECTION
SEWER LINE STUB WITH A PLUGGED BELL END
BRANT PLUG OR APPROVED EQUIVALENT
SHAPE CHANNELS IN CONCRETE BASE
FOR CAST IN PLACE MANHOLES, CUT EXISTING PIPE 1/3 THE DIAMETER FROM THE TOP
PLAN VIEWS
NOTES:
1. THERE SHALL BE 1/10 FOOT FALL THROUGH ALL MANHOLES.
2. MANHOLES INSTALLED OVER EXISTING SEWERS SHALL BE CAST IN PLACE OVER A SECTION OF EXISTING PIPE WITH THE TOP OF PIPE CUT OFF.
SPANISH FORK CITY
STANDARD DRAWING
SEWER MANHOLE FLOWS
SCALE: NONE
STANDARD SS-3
Jones & DeMille Engineering, Inc.
GWC CAPITAL
FAYO SEWER LIFT STATION
DETAILS
2311-058
UTAH
C-502

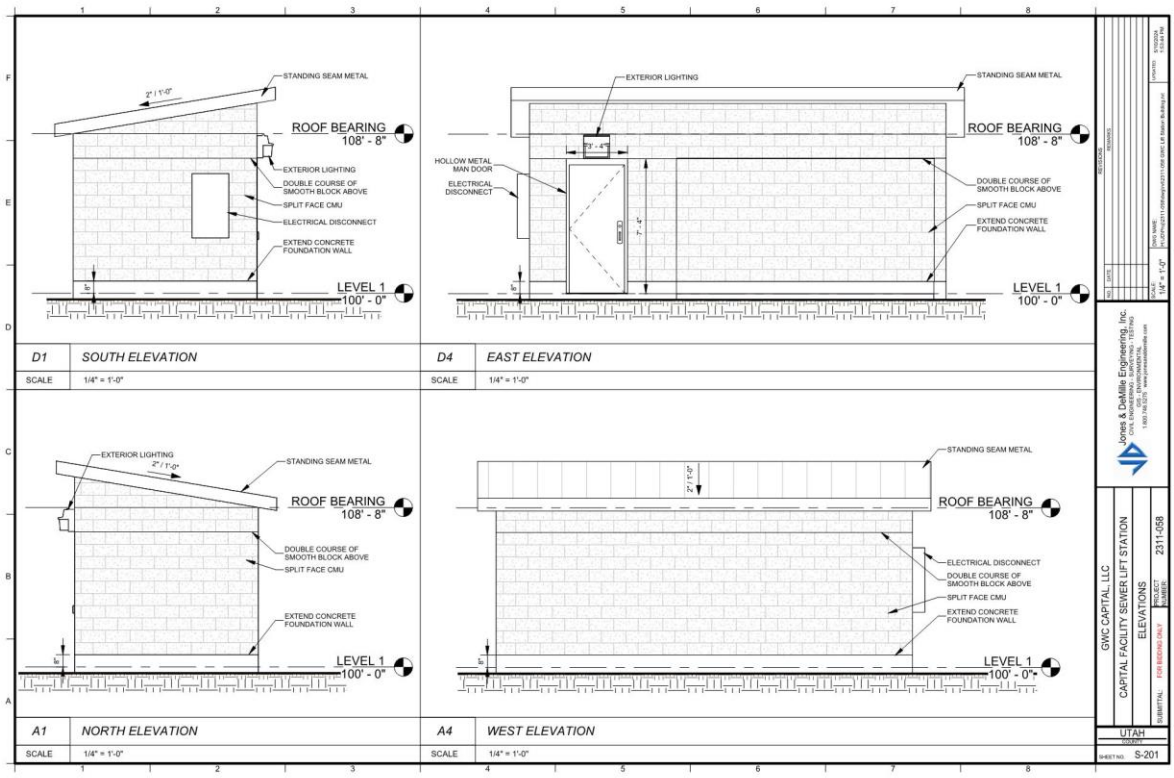

CONCRETE COLLAR (TYP)
EXISTING MANHOLE TO HAVE EPOXY OR POLYUREA LINING APPLIED
GROUT OVER ANY LIP ON THE INSIDE OF MANHOLE (TYP.)
PSX DIRECT BOOT OR APPROVED EQUIVALENT
RELINER DROP BOWL WITH FORCE LINE HOOD OR APPROVED EQUIVALENT
FLEXIBLE PIPE COUPLER
RELINER STAINLESS STEEL PIPE SUPPORT BRACKET @ 4' SPACING (MIN OF 2 - PER DROP). OR APPROVED EQUIVALENT
INLET PIPE
90° ELBOW
PIPE LENGTH VARIES
FLOW LINE OF THE 90° SHOULD BE MATCHING TOP OF PIPES IF THE MAIN LINE SIZE IS LARGER. IF THE DROP AND THE MAIN LINE SIZE ARE THE SAME, THE FLOW LINE OF THE DROP SHOULD BE A FEW INCHES HIGHER.
PSX DIRECT BOOT OR APPROVED EQUIVALENT
GROUT OVER ANY LIP ON THE INSIDE OF MANHOLE (TYP.)
NOTES:
1. MANHOLE MUST MEET ALL THE REQUIREMENTS FOR A STANDARD MANHOLE IN ADDITION TO THE DROP MANHOLE REQUIREMENTS.
SPANISH FORK CITY
STANDARD DRAWING
INSIDE DROP MANHOLE CROSS SECTION
SCALE NONE
STANDARD SS-303
8" CONCRETE WITH #6 BAR AT 12" O.C. EACH WAY
6" AGGREGATE BASE
PROPERLY PREPARED SUBGRADE
8" CONCRETE PAVING SECTION
6" CONCRETE WITH #4 BAR AT 16" O.C. EACH WAY
6" AGGREGATE BASE
PROPERLY PREPARED SUBGRADE
6" CONCRETE PAVING SECTION
4" CONCRETE WITH #4 BAR AT 16" O.C. EACH WAY
5" AGGREGATE BASE
PROPERLY PREPARED SUBGRADE
4" CONCRETE PAVING SECTION
D5 CONCRETE SECTION DETAIL
SCALE NTS
12"
4"
4"
AS REQUIRED TO MEET GRADE
NOTES:
1. MOW STRIPS SHALL HAVE A MINIMUM OF 4" OF COMPACTED UNTREATED BASE COURSE UNLESS NEXT TO A PAVED AREA.
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 THE SIDEWALK AND CURB 24" O.C.
3. MOW STRIPS SHALL HAVE CONSTRUCTION JOINTS EVERY 8' OR AT EACH FENCE POST.
MOW STRIP
A5 MOW STRIP DETAIL
SCALE NTS
Jones & DeMille Engineering, Inc.
GWC CAPITAL
FAYO SEWER LIFT STATION
DETAILS
PROJECT NUMBER 2311-058
SCALE VARIES
UTAH COUNTY
SHEET NO. C-503


NOTES
1 - FENCE AND GATE TYPE AND MANUFACTURE TO BE COORDINATED WITH SPANISH FORK CITY.
2 - FENCE AND GATE TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS.
3 - MINIMUM STEEL THICKNESSES:
POST - 12 GUAGE
HORIZONTAL RAILS - 14 GUAGE
PICKETS - 14 GUAGE
3" (Latch Clearance)
2" (Hinge Clearance)
PICKET
POST
GATE UPRIGHT
WELD ON BOX HINGE
CONCRETE MOW STRIP, SEE DETAIL A5, SHEET C-503
8' O.C. NOM.
STANDARD HEIGHT 6.00'
36" MIN FOOTING DEPTH
3" TYP.
OVER ALL OUT TO OUT
3" (LATCH CLEARANCE)
2" (HINGE CLEARANCE) TYP.
STANDARD HEIGHT 5.66'
A1 WROUGHT IRON FENCE DETAIL
SCALE ########
Jones & DeMille Engineering, Inc.
GWC CAPITAL
FAYO SEWER LIFT STATION
DETAILS
PROJECT NUMBER 2311-058
SCALE VARIES
UTAH COUNTY
SHEET NO. C-504


SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE
DIMENSION TOLERANCES
mm +/- 6.35 Inch +/- 1/4
526 [20 1/2"]
1145 [45"]
114 [4 1/2"]
734 [29"]
574 [22 1/2"]
FLANGE CONNECTIONS
SIZE CLASS SURF
SUCTION 6" 150 RF
BRANCH 3" 150 RF
DISCHARGE 4" 150 RF
856 [33 1/2"]
835 [33"]
578 [23"]
721 [28 1/2"]
OUTLINE DIMENSIONS
OW31CP
MOTOR FRAME SIZE: MAX SHOWN
POLES: - POWER: -
WWW.FLOWSOLUTIONS.COM
PERFORMANCE CURVE OW31-2VV VX 7.5kW
Total Dynamic Head
55 Hz
50 Hz
45 Hz
40 Hz
35 Hz
30 Hz
25 Hz
Input P1 (kW)
Wire to water eff. (%)
US GPM
m³/h
Flow
PERFORMANCE CURVE OW31-2VV VX 7.5kW
DS-A50-166
Tested with clean water
Test Standard : HI 11.6 Gr 3B
Model OW31-2VV
Motor 7.5kW / 10.1HP
Poles 2
Impeller Ø 130x40x20mm
Rev 2
Date 4/27/2022
Specifications subject to change without notice
Jones & DeMille Engineering, Inc.
GWC CAPITAL
FAYO SEWER LIFT STATION
DETAILS
2311-058
UTAH
A1 OVERWATCH DETAIL AND SYSTEM CURVES
SCALE ########
SHEET NO. C-505


S-201
D4
3
2
1
14' - 8"
8' - 0"
CW-1
CF-1
98' - 0"
A
B
14' - 0"
GENERATOR
ENCLOSURE
8" CONCRETE SLAB-ON-GRADE W/ #6 @ 12" OC. SLOPE TO OPENING
4" CONCRETE SLAB-ON-GRADE W/ #4 @ 16" OC
16' - 0"
S-201 A1
D1 S-201
A4
S-201
Jones & DeMille Engineering, Inc.
GWC CAPITAL, LLC
CAPITAL FACILITY SEWER LIFT STATION
FOUNDATION PLAN
2311-058
UTAH
A1 FOUNDATION PLAN
SCALE 3/8" = 1'-0"
SHEET NO. S-101


S-201
D4
3
2
1
1' - 0"
14' - 8"
8' - 0"
1' - 0"
A
B
5' - 0"
1' - 0"
ML-2
MW-1
ML-1
2X8 DF#2 RAFTERS @ 16" OC
2X8 OUTLOOKERS @ 24" OC
10' - 0"
S-201 A1
D1 S-201
A4
S-201
19/32" 40/20 OSB SHEATHING
EN - 0.131" NAIL @ 6" OC
BN - 0.131" NAIL @ 6" OC
FN - 0.131" NAIL @ 12" OC
A1 ROOF FRAMING PLAN
SCALE 3/8" = 1'-0"
GWC CAPITAL, LLC
CAPITAL FACILITY SEWER LIFT STATION
ROOF FRAMING PLAN
2311-058
UTAH
S-102


STANDING SEAM METAL
2" / 1'-0"
ROOF BEARING
108' - 8"
EXTERIOR LIGHTING
DOUBLE COURSE OF SMOOTH BLOCK ABOVE
SPLIT FACE CMU
ELECTRICAL DISCONNECT
EXTEND CONCRETE FOUNDATION WALL
8"
LEVEL 1
100' - 0"
D1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"
EXTERIOR LIGHTING
STANDING SEAM METAL
ROOF BEARING
108' - 8"
HOLLOW METAL MAN DOOR
ELECTRICAL DISCONNECT
DOUBLE COURSE OF SMOOTH BLOCK ABOVE
SPLIT FACE CMU
EXTEND CONCRETE FOUNDATION WALL
7' - 4"
8"
LEVEL 1
100' - 0"
D4 EAST ELEVATION
SCALE 1/4" = 1'-0"
EXTERIOR LIGHTING
STANDING SEAM METAL
2" / 1'-0"
ROOF BEARING
108' - 8"
DOUBLE COURSE OF SMOOTH BLOCK ABOVE
SPLIT FACE CMU
EXTEND CONCRETE FOUNDATION WALL
8"
LEVEL 1
100' - 0"
A1 NORTH ELEVATION
SCALE 1/4" = 1'-0"
STANDING SEAM METAL
2" / 1'-0"
ROOF BEARING
108' - 8"
ELECTRICAL DISCONNECT
DOUBLE COURSE OF SMOOTH BLOCK ABOVE
SPLIT FACE CMU
EXTEND CONCRETE FOUNDATION WALL
8"
LEVEL 1
100' - 0"
A4 WEST ELEVATION
SCALE 1/4" = 1'-0"
GWC CAPITAL, LLC
CAPITAL FACILITY SEWER LIFT STATION
ELEVATIONS
2311-058
UTAH
S-201

PIPE AND FITTING SCHEDULE

MARK	SIZE	FIT	QTY	DESCRIPTION
3PVC90	3"ø-3"ø	WELD	2	PVC 90 DEGREE ELBOW
3SS90E	3"ø-3"ø	FLXFL	2	FABRICATED STAINLESS STEEL 90 DEGREE ELBOW, ELONGATED
4PVC90	4"ø-4"ø	PE	1	SCH 80 PVC 90 DEGREE ELBOW
4PVC80W	4"ø-4"ø	PE	2	SCH 80 PVC 90 DEGREE ELBOW, SOLVENT WELD BELOW
4X3PVCT	4"ø-3"ø-3"ø	WELD	1	PVC REDUCING TEE
6CL	6"ø-6"ø	THD	1	STAINLESS STEEL CAM/LOCK (FEMALE)
12VC	12"ø-12"ø		1	VICTAULIC FLANGE COUPLING ADAPTER
1.5PVCP	1 1/2"	PE	2	SCH 80 PVC PIPE
3PVCP	3"	PE	4	SCH 80 PVC PIPE
4PVCP	4"	PE	4	PVC PIPE
6SSP	6"	FLWELD	2	FABRICATED STAINLESS STEEL PIPE

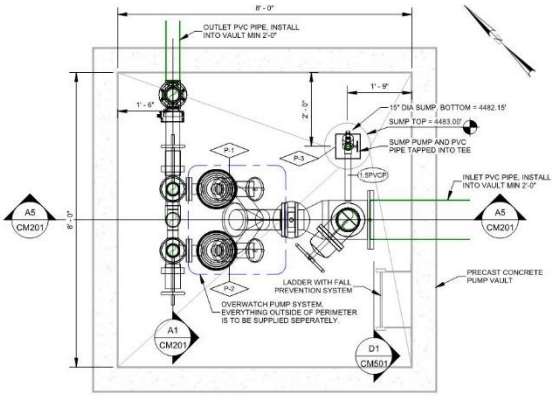
NOTES:
1. RESTRAIN ALL JOINTS.
2. SLOPE FLOOR TO SUMP OPENING.
3. HOLES FOR ELECTRICAL TO BE DETERMINED ON SITE PER SPANISH FORK CITY.
4. LINK-SEAL MODULAR SEALS (STAINLESS STEEL NUTS AND BOLTS) ARE TO BE INSTALLED ON BOTH ENDS OF PIPE GOING THROUGH WALLS ON PRECAST VAULTS WHERE HOLES ARE CORED.
5. WATER PROOFING IS REQUIRED ON OUTSIDE OF VAULT.

VALVE AND EQUIPMENT SCHEDULE

MARK	SIZE	FIT	QTY	DESCRIPTION
1.5BV	1 1/2"ø-1 1/2"ø		1	BRASS BALL VALVE WITH UNION CONNECTION
1.5DCV	1 1/2"ø-1 1/2"ø		1	DOUBLE CHECK VALVE
3CV	3"ø-3"ø	FLXFL	2	CHECK VALVE
3KV	3"ø-3"ø	FLXFL	4	GATE VALVE
4FM	4"ø-4"ø	FLXFL	1	ENDRESS+HAUSER PROMAG METER
6GV	6"ø-6"ø	FLXFL	1	GATE VALVE
6KV	6"ø-6"ø	FLXFL	1	KNIFE VALVE

PUMP SCHEDULE

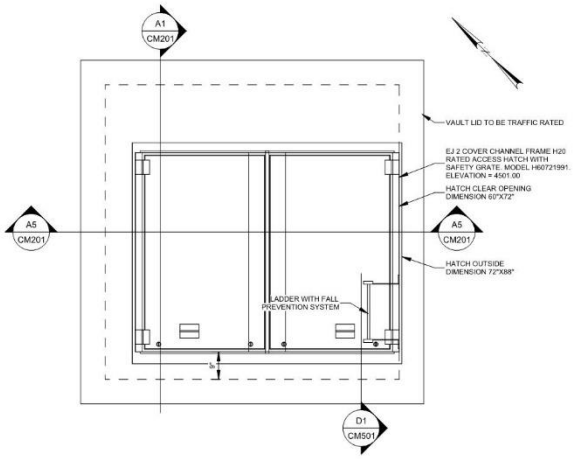
MARK	SUCTION SIZE	DISCHARGE SIZE	HP	GPM	TDH	COMMENTS
P-1	3"	3"	10.1	111.2	65 ft	OVERWATCH MODEL OW31-2VV VX 7.5kW
P-2	3"	3"	10.1	111.2	65 ft	OVERWATCH MODEL OW31-2VV VX 7.5kW
P-3						SUMP PUMP



PIPING IN GREEN TO BE INSTALLED BY FAYO SITE IMPROVEMENT CONTRACTOR. ALL OTHER INTERNAL PIPING, FITTINGS, AND SYSTEMS TO BE SUPPLIED AND INSTALLED BY LIFT STATION SITE IMPROVEMENT CONTRACTOR.

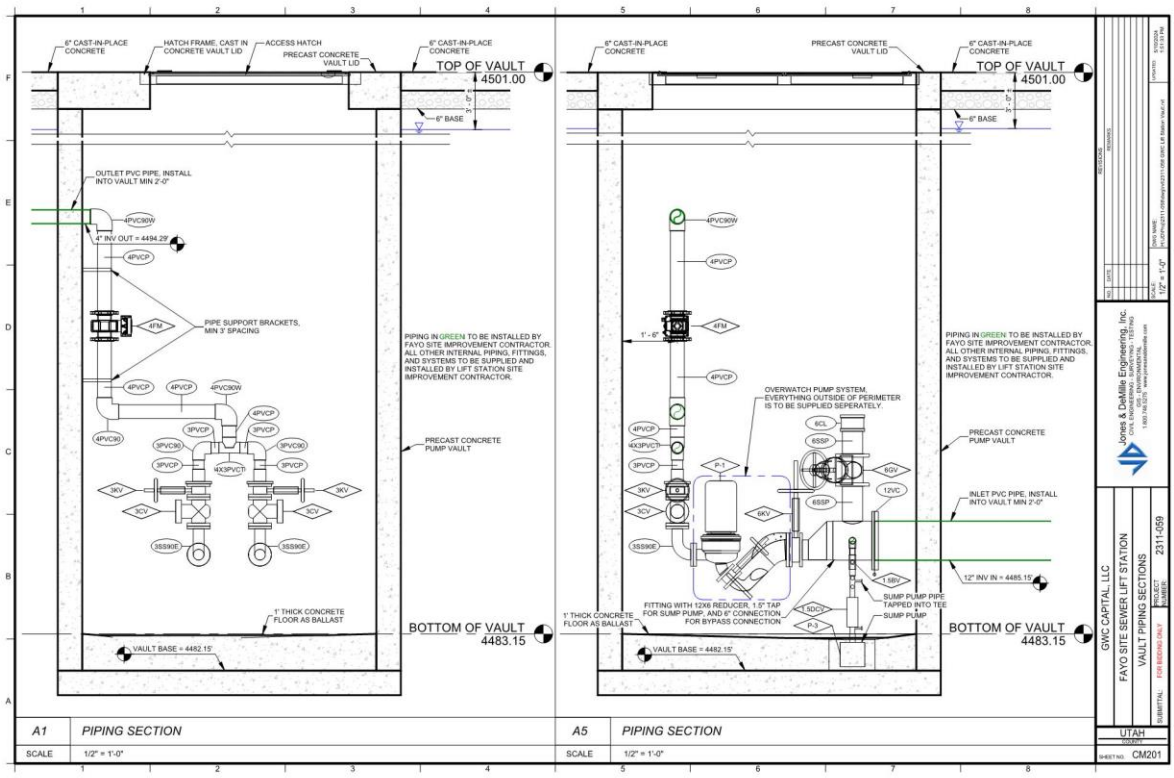
A1 PIPING PLAN
SCALE 1/2" = 1'-0"

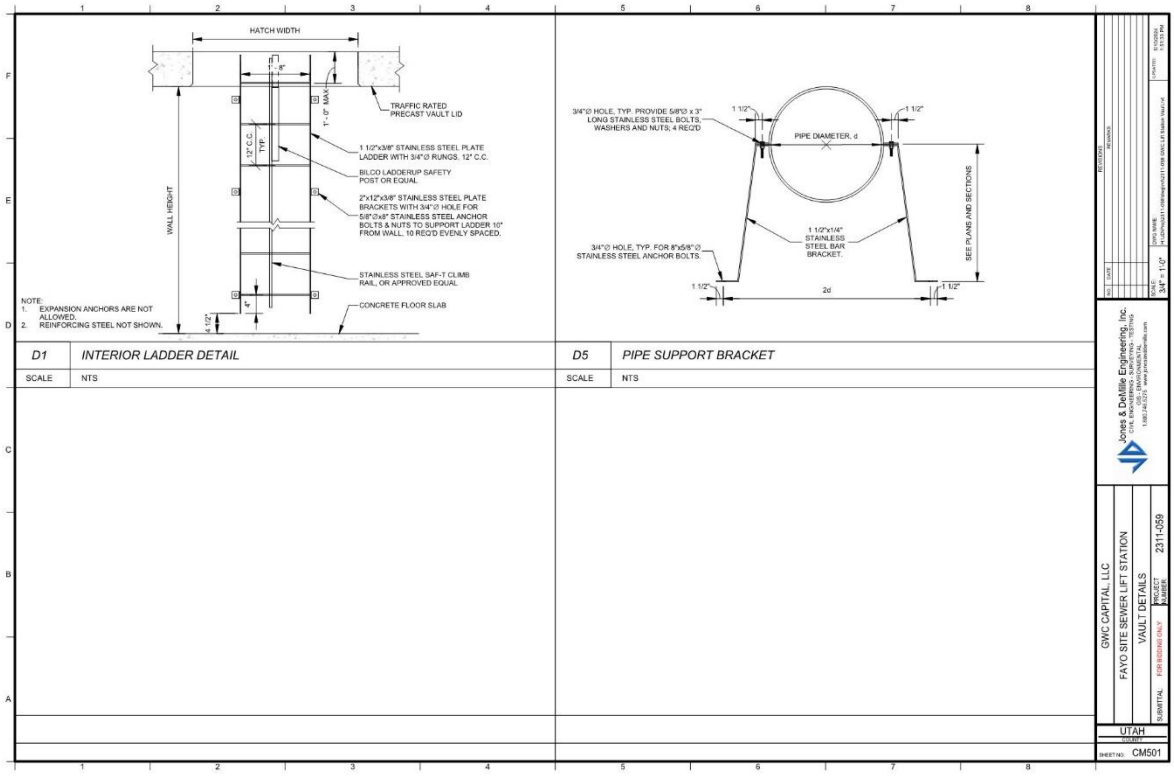
GWC CAPITAL, LLC
FAYO SITE SEWER LIFT STATION
VAULT PIPING PLAN
UTAH
SHEET NO: CM101

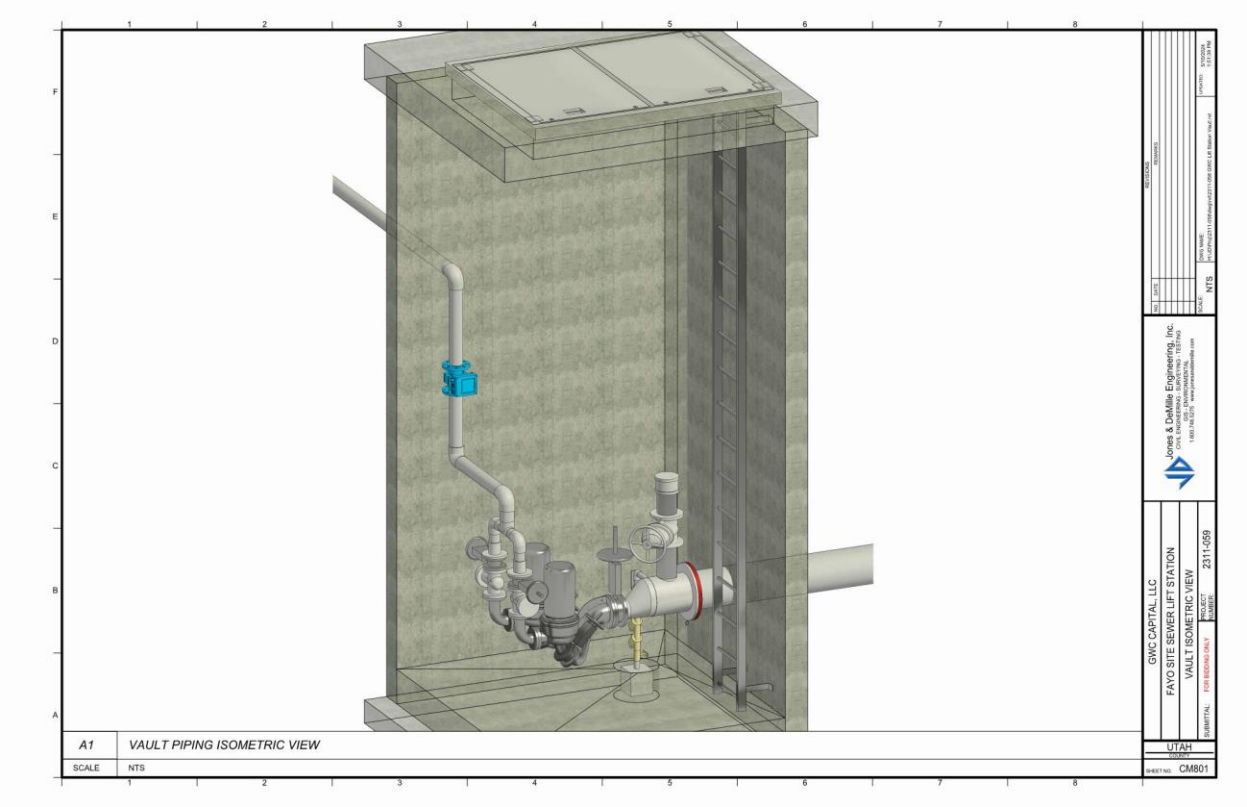


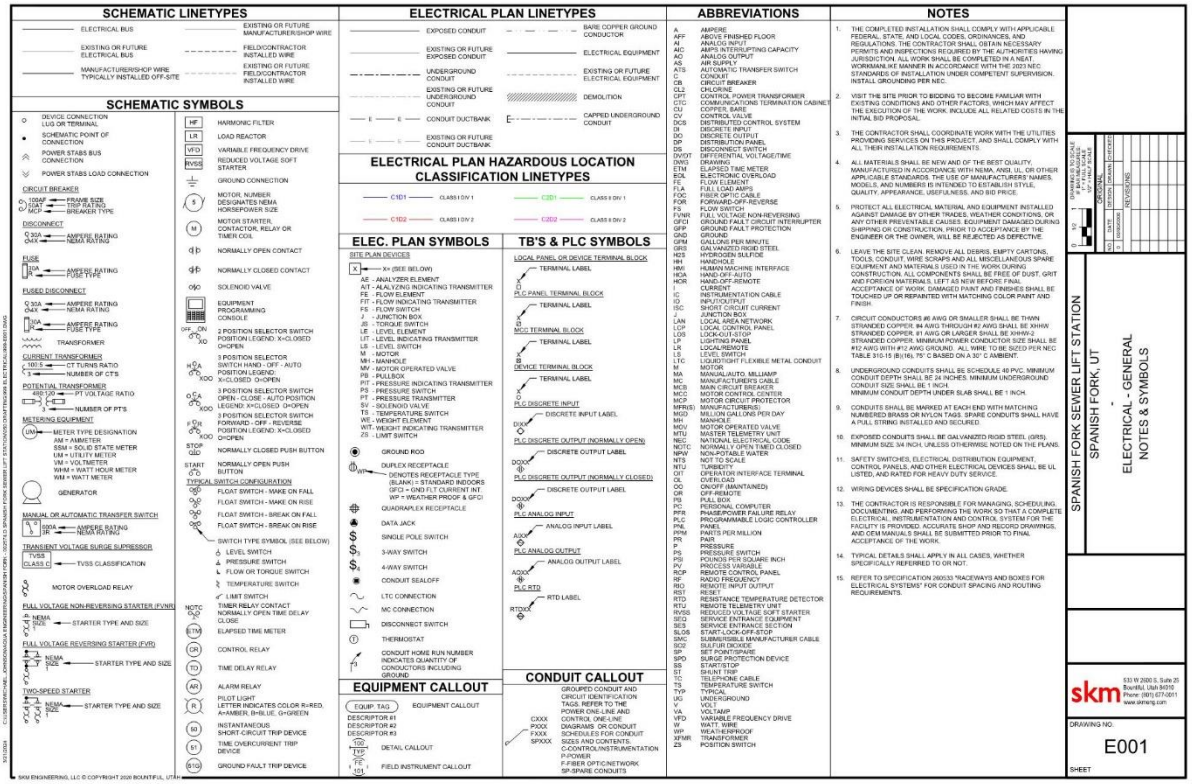
A1 VAULT LID PLAN
SCALE 1/2" = 1'-0"

GWC CAPITAL, LLC
FAYO SITE SEWER LIFT STATION
VAULT LID PLAN
UTAH
SHEET NO: CM102

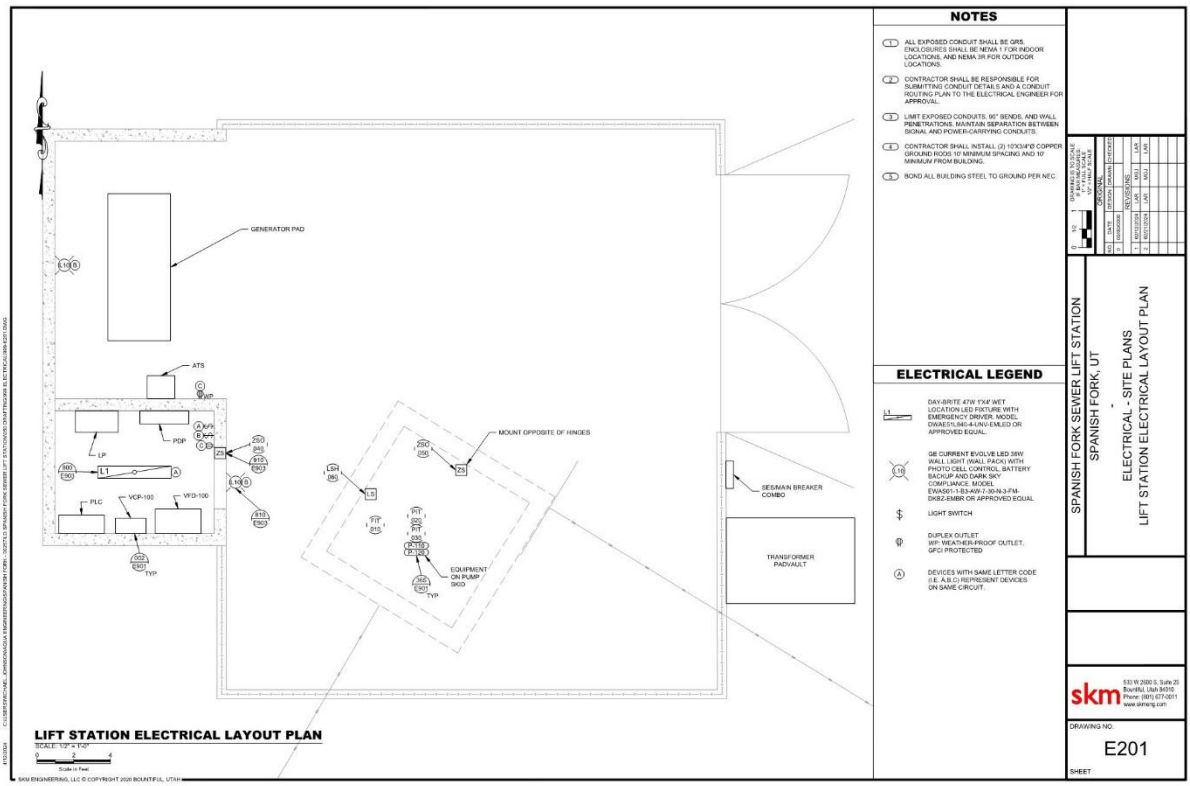

6" CAST-IN-PLACE CONCRETE
HATCH FRAME, CAST IN CONCRETE VAULT LID
ACCESS HATCH
PRECAST CONCRETE VAULT LID
TOP OF VAULT 4501.00
6" BASE
OUTLET PVC PIPE, INSTALL INTO VAULT MIN 2'-0"
4" INV OUT = 4494.29'
PIPE SUPPORT BRACKETS, MIN 3' SPACING
PIPING IN GREEN TO BE INSTALLED BY FAYO SITE IMPROVEMENT CONTRACTOR. ALL OTHER INTERNAL PIPING, FITTINGS, AND SYSTEMS TO BE SUPPLIED AND INSTALLED BY LIFT STATION SITE IMPROVEMENT CONTRACTOR.
PRECAST CONCRETE PUMP VAULT
1' THICK CONCRETE FLOOR AS BALLAST
BOTTOM OF VAULT 4483.15
VAULT BASE = 4482.15'
A1 PIPING SECTION
SCALE 1/2" = 1'-0"
OVERWATCH PUMP SYSTEM. EVERYTHING OUTSIDE OF PERIMETER IS TO BE SUPPLIED SEPERATELY.
INLET PVC PIPE, INSTALL INTO VAULT MIN 2'-0"
12" INV IN = 4485.15'
SUMP PUMP PIPE TAPPED INTO TEE
SUMP PUMP
FITTING WITH 12X6 REDUCER, 1.5" TAP FOR SUMP PUMP, AND 6" CONNECTION FOR BYPASS CONNECTION
A5 PIPING SECTION
SCALE 1/2" = 1'-0"
GWC CAPITAL, LLC
FAYO SITE SEWER LIFT STATION
VAULT PIPING SECTIONS
2311-059
UTAH
CM201

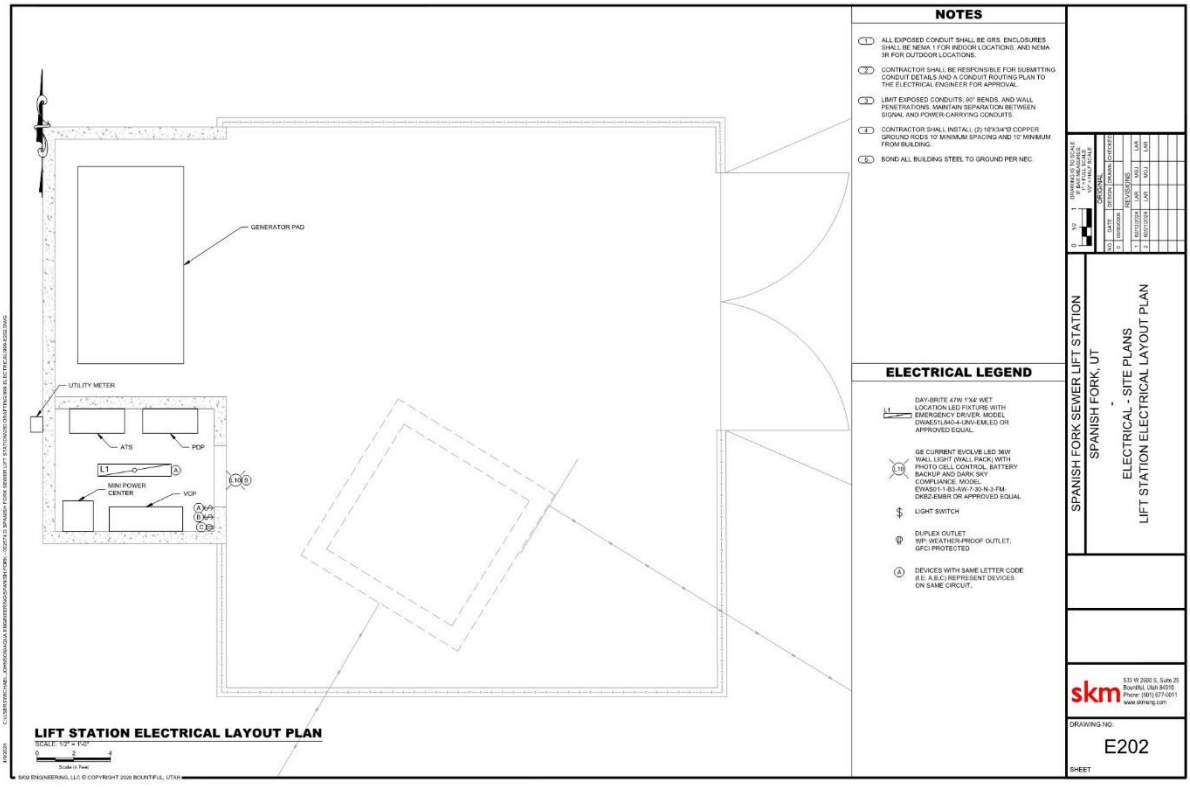

HATCH WIDTH
TRAFFIC RATED PRECAST VAULT LID
1 1/2"x3/8" STAINLESS STEEL PLATE LADDER WITH 3/4"Ø RUNGS, 12" C.C.
BILCO LADDERUP SAFETY POST OR EQUAL
2"x12"x3/8" STAINLESS STEEL PLATE BRACKETS WITH 3/4"Ø HOLE FOR 5/8"Ø x8" STAINLESS STEEL ANCHOR BOLTS & NUTS TO SUPPORT LADDER 10" FROM WALL, 10 REQ'D EVENLY SPACED.
STAINLESS STEEL SAF-T CLIMB RAIL, OR APPROVED EQUAL
CONCRETE FLOOR SLAB
WALL HEIGHT
NOTE:
1. EXPANSION ANCHORS ARE NOT ALLOWED.
2. REINFORCING STEEL NOT SHOWN.
D1 INTERIOR LADDER DETAIL
SCALE NTS
3/4"Ø HOLE, TYP. PROVIDE 5/8"Ø x 3" LONG STAINLESS STEEL BOLTS, WASHERS AND NUTS, 4 REQ'D
PIPE DIAMETER, d
1 1/2"x1/4" STAINLESS STEEL BAR BRACKET.
3/4"Ø HOLE, TYP. FOR 8"x5/8"Ø STAINLESS STEEL ANCHOR BOLTS.
SEE PLANS AND SECTIONS
2d
D5 PIPE SUPPORT BRACKET
SCALE NTS
GWC CAPITAL, LLC
FAYO SITE SEWER LIFT STATION
VAULT DETAILS
2311-059
UTAH
CM501


A1
VAULT PIPING ISOMETRIC VIEW
SCALE
NTS
GWC CAPITAL, LLC
FAYO SITE SEWER LIFT STATION
VAULT ISOMETRIC VIEW
2311-059
UTAH
CM801


SCHEMATIC LINETYPES
SCHEMATIC SYMBOLS
ELECTRICAL PLAN LINETYPES
ELECTRICAL PLAN HAZARDOUS LOCATION CLASSIFICATION LINETYPES
ELEC. PLAN SYMBOLS
TB'S & PLC SYMBOLS
EQUIPMENT CALLOUT
CONDUIT CALLOUT
ABBREVIATIONS
NOTES
SPANISH FORK SEWER LIFT STATION
SPANISH FORK, UT
ELECTRICAL - GENERAL
NOTES & SYMBOLS
skm
E001

June 26, 2024


NOTES
1 ALL EXPOSED CONDUIT SHALL BE GRS. ENCLOSURES SHALL BE NEMA 1 FOR INDOOR LOCATIONS, AND NEMA 3R FOR OUTDOOR LOCATIONS.
2 CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING CONDUIT DETAILS AND A CONDUIT ROUTING PLAN TO THE ELECTRICAL ENGINEER FOR APPROVAL.
3 LIMIT EXPOSED CONDUITS, 90° BENDS, AND WALL PENETRATIONS. MAINTAIN SEPARATION BETWEEN SIGNAL AND POWER-CARRYING CONDUITS.
4 CONTRACTOR SHALL INSTALL (2) 10'X3/4"Ø COPPER GROUND RODS 10' MINIMUM SPACING AND 10' MINIMUM FROM BUILDING.
5 BOND ALL BUILDING STEEL TO GROUND PER NEC.
ELECTRICAL LEGEND
L1 DAY-BRITE 47W 1'X4' WET LOCATION LED FIXTURE WITH EMERGENCY DRIVER. MODEL DWAES1L940-4-UNV-EMLED OR APPROVED EQUAL.
L10 GE CURRENT EVOLVE LED 36W WALL LIGHT (WALL PACK) WITH PHOTO CELL CONTROL, BATTERY BACKUP AND DARK SKY COMPLIANCE. MODEL EWAS01-1-B3-AW-7-30-N-3-FM-DKBZ-EMBR OR APPROVED EQUAL
LIGHT SWITCH
DUPLEX OUTLET WP: WEATHER-PROOF OUTLET, GFCI PROTECTED
DEVICES WITH SAME LETTER CODE (I.E. A,B,C) REPRESENT DEVICES ON SAME CIRCUIT.
GENERATOR PAD
ATS
PDP
LP
PLC
VCP-100
VFD-100
MOUNT OPPOSITE OF HINGES
EQUIPMENT ON PUMP / SKID
SES/MAIN BREAKER COMBO
TRANSFORMER PAD/VAULT
TYP
LIFT STATION ELECTRICAL LAYOUT PLAN
SCALE: 1/2" = 1'-0"
SPANISH FORK SEWER LIFT STATION
SPANISH FORK, UT
-
ELECTRICAL - SITE PLANS
LIFT STATION ELECTRICAL LAYOUT PLAN
ORIGINAL
REVISIONS
skm
533 W 2600 S, Suite 25
Bountiful, Utah 84010
Phone: (801) 677-0011
www.skmeng.com
DRAWING NO.
E201
SHEET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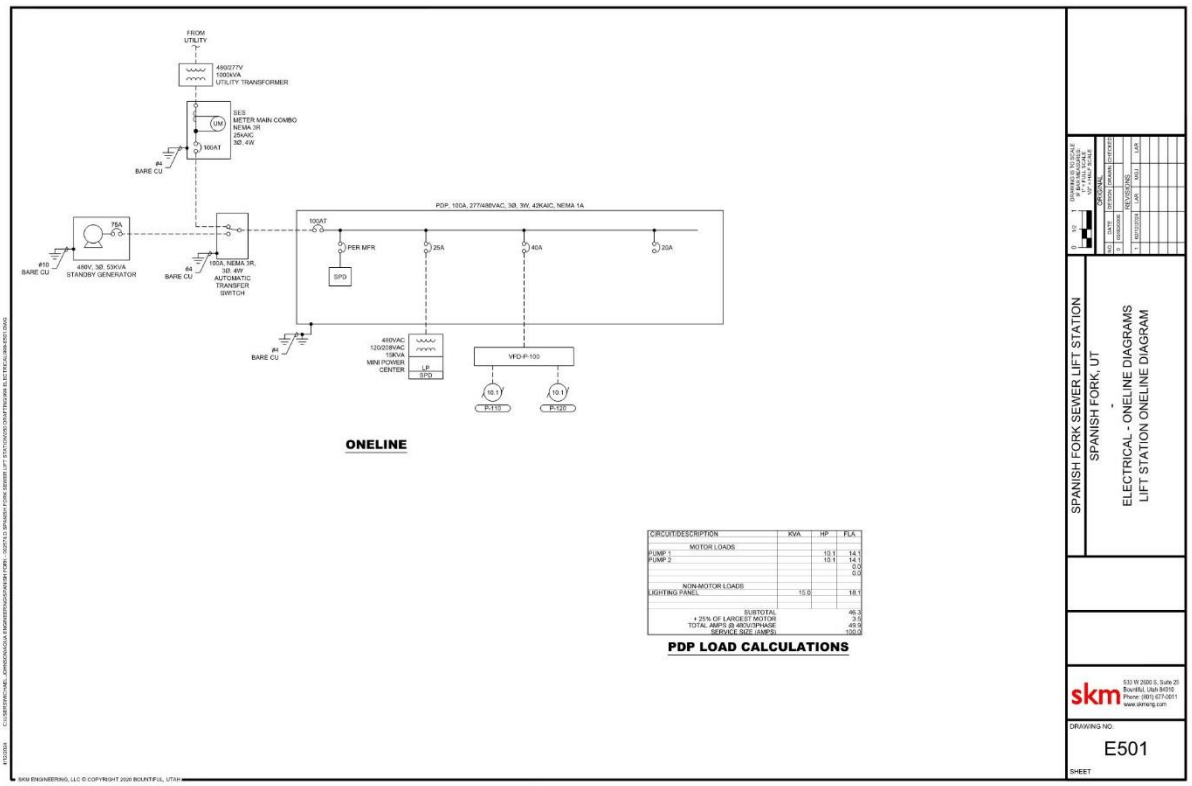
3 LIMIT EXPOSED CONDUITS, 90° BENDS, AND WALL PENETRATIONS. MAINTAIN SEPARATION BETWEEN SIGNAL AND POWER-CARRYING CONDUITS.
4 CONTRACTOR SHALL INSTALL (2) 10'X3/4"Ø COPPER GROUND RODS 10' MINIMUM SPACING AND 10' MINIMUM FROM BUILDING.
5 BOND ALL BUILDING STEEL TO GROUND PER NEC.
ELECTRICAL LEGEND
L1 DAY-BRITE 47W 1'X4' WET LOCATION LED FIXTURE WITH EMERGENCY DRIVER. MODEL DWAES1L940-4-UNV-EMLED OR APPROVED EQUAL.
L10 GE CURRENT EVOLVE LED 36W WALL LIGHT (WALL PACK) WITH PHOTO CELL CONTROL, BATTERY BACKUP AND DARK SKY COMPLIANCE. MODEL EWAS01-1-B3-AW-7-30-N-3-FM-DKBZ-EMBR OR APPROVED EQUAL
LIGHT SWITCH
DUPLEX OUTLET WP: WEATHER-PROOF OUTLET, GFCI PROTECTED
DEVICES WITH SAME LETTER CODE (I.E. A,B,C) REPRESENT DEVICES ON SAME CIRCUIT.
GENERATOR PAD
UTILITY METER
ATS
PDP
MINI POWER CENTER
VCP
LIFT STATION ELECTRICAL LAYOUT PLAN
SCALE: 1/2" = 1'-0"
SPANISH FORK SEWER LIFT STATION
SPANISH FORK, UT
-
ELECTRICAL - SITE PLANS
LIFT STATION ELECTRICAL LAYOUT PLAN
ORIGINAL
REVISIONS
skm
533 W 2600 S, Suite 25
Bountiful, Utah 84010
Phone: (801) 677-0011
www.skmeng.com
DRAWING NO.
E202
SHEET



ONELINE

CIRCUIT/DESCRIPTION	KVA	HP	FLA
MOTOR LOADS			
PUMP 1		10.1	14.1
PUMP 2		10.1	14.1
			0.0
			0.0
NON-MOTOR LOADS			
LIGHTING PANEL	15.0		18.1
SUBTOTAL			46.2
+ 25% OF LARGEST MOTOR			3.5
TOTAL AMPS @ 480/3PHASE			49.8
SERVICE SIZE (AMPS)			100.0

PDP LOAD CALCULATIONS

SPANISH FORK SEWER LIFT STATION
SPANISH FORK, UT
-
ELECTRICAL - ONELINE DIAGRAMS
LIFT STATION ONELINE DIAGRAM

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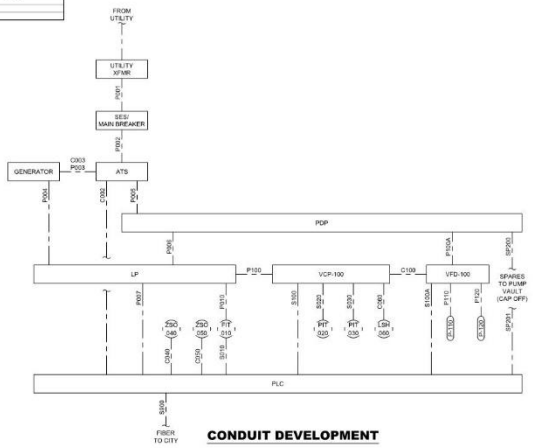
POWER CONDUITS							
CONDUIT	SIZE	CONDUCTORS	SERVICE	FROM	TO	DUCTBANKS	NOTES
P001	4"	PER UTILITY	480VAC	UTIL XFMR	SES		COORDINATE WITH UTILITY
P002	2"	4 #1 AWG W/ #6 GND	480VAC	SES	ATS		
P003	2"	4 #1 AWG W/ #6 GND	480VAC	GEN	ATS		
P004	1"	4 #12 W/ #12 GND	120VAC	LP	GEN CHARGE/HEATER		
P005	2"	4 #1 AWG W/ #6 GND	480VAC	ATS	PDP		
P006	1"	3 #10 W/ #10 GND	480VAC	PDP	LP		
P007	1"	2 #12 W/ #12 GND	120VAC	LP	PLC		
P010	1"	2 #12 W/ #12 GND	120VAC	LP	FIT-010		
P100	1"	2 #12 W/ #12 GND	120VAC	LP	VCP-100		
P100A	1"	3 #8 W/ #10 GND	480VAC	PDP	VFD-100		
P110	1"	3C #12 W/ GND VFD CABLE	480VAC	VFD-100	P-110		
P120	1"	3C #12 W/ GND VFD CABLE	480VAC	VFD-100	P-120		

CONTROL CONDUITS							
CONDUIT	SIZE	CONDUCTORS	SERVICE	FROM	TO	DUCTBANKS	NOTES
C002	1"	4 #14	CONTROL	PLC	ATS		
C003	1"	4 #14	CONTROL	ATS	GEN		
C040	1"	2 #14	CONTROL	PLC	ZSO-040		
C050	1"	2 #14	CONTROL	PLC	ZSO-050		
C060	1"	2 #14	CONTROL	VCP-100	LS-060		

SIGNAL CONDUITS							
CONDUIT	SIZE	CONDUCTORS	SERVICE	FROM	TO	DUCTBANKS	NOTES
SD10	1"	TSP, 2 #14	SIGNAL	PLC	FIT-010		
SD20	1"	TSP	SIGNAL	VCP	FIT-020		
SD30	1"	TSP	SIGNAL	VCP	FIT-030		
S100	1"	CAT 6	SIGNAL	PLC	VCP-100		
S100A	1"	2X CAT 6	SIGNAL	PLC	VFD-100		
S900	2"	FIBER	SIGNAL	UTILITY	PLC		COORDINATE WITH CITY

SIGNAL CONDUITS							
CONDUIT	SIZE	CONDUCTORS	SERVICE	FROM	TO	DUCTBANKS	NOTES
SP	1"	PULL STRING		PDP	PUMP VAULT		
SP	1"	PULL STRING		PLC	PUMP VAULT		

CONDUIT SCHEDULE



CONDUIT DEVELOPMENT

SPANISH FORK SEWER LIFT STATION
SPANISH FORK, UT
-
ELECTRICAL - ONELINE DIAGRAMS
CONDUIT DEVELOPMENT AND SCHEDULES

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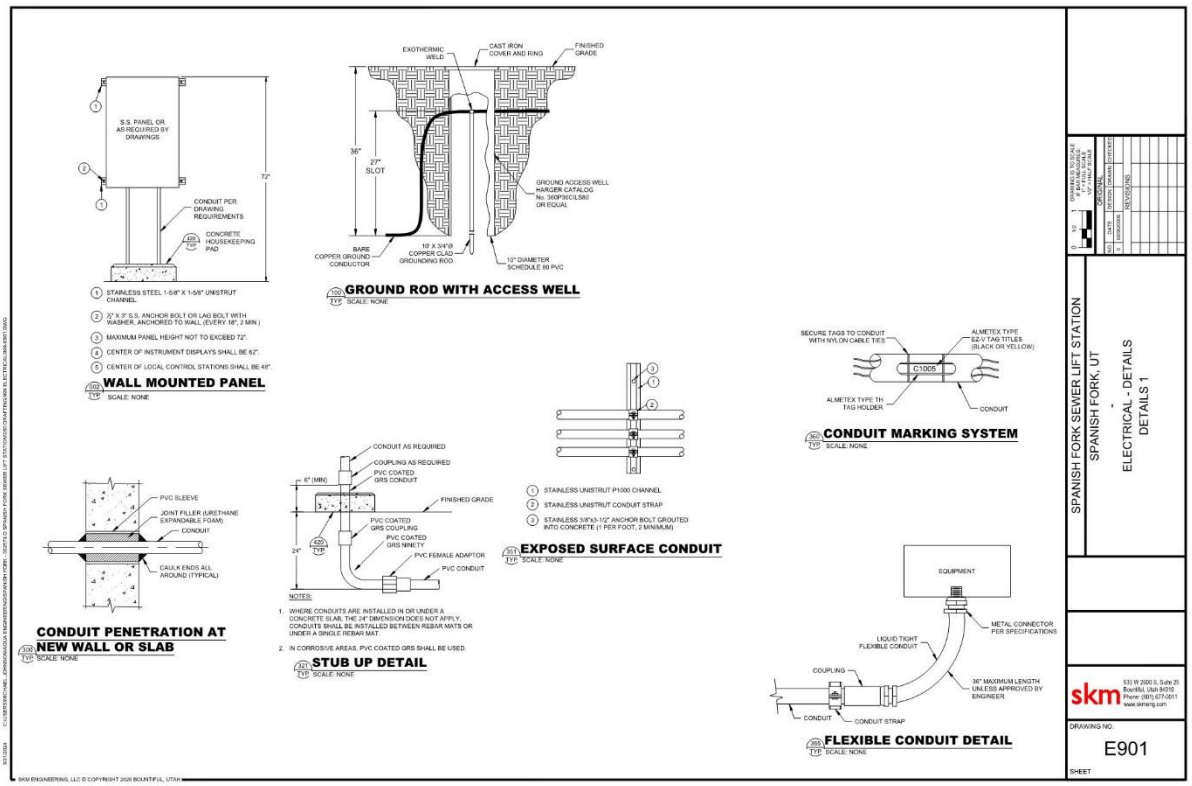
S.S. PANEL OR AS REQUIRED BY DRAWINGS
72"
CONDUIT PER DRAWING REQUIREMENTS
CONCRETE HOUSEKEEPING PAD
1 STAINLESS STEEL 1-5/8" X 1-5/8" UNISTRUT CHANNEL.
2 ⅜" X 3" S.S. ANCHOR BOLT OR LAG BOLT WITH WASHER, ANCHORED TO WALL (EVERY 18", 2 MIN.)
3 MAXIMUM PANEL HEIGHT NOT TO EXCEED 72".
4 CENTER OF INSTRUMENT DISPLAYS SHALL BE 62".
5 CENTER OF LOCAL CONTROL STATIONS SHALL BE 48".
102 TYP WALL MOUNTED PANEL
SCALE: NONE
EXOTHERMIC WELD
CAST IRON COVER AND RING
FINISHED GRADE
36"
27" SLOT
GROUND ACCESS WELL HARGER CATALOG No. 300PSCLS60 OR EQUAL
BARE COPPER GROUND CONDUCTOR
10' X 3/4"Ø COPPER CLAD GROUNDING ROD
10" DIAMETER SCHEDULE 80 PVC
100 TYP GROUND ROD WITH ACCESS WELL
SCALE: NONE
SECURE TAGS TO CONDUIT WITH NYLON CABLE TIES
ALMETEX TYPE "EZ-V TAG TITLES (BLACK OR YELLOW)
C1005
ALMETEX TYPE TH TAG HOLDER
CONDUIT
360 TYP CONDUIT MARKING SYSTEM
SCALE: NONE
PVC SLEEVE
JOINT FILLER (URETHANE EXPANDABLE FOAM)
CONDUIT
CAULK ENDS ALL AROUND (TYPICAL)
100 TYP CONDUIT PENETRATION AT NEW WALL OR SLAB
SCALE: NONE
CONDUIT AS REQUIRED
COUPLING AS REQUIRED
PVC COATED GRS CONDUIT
6" (MIN)
FINISHED GRADE
PVC COATED GRS COUPLING
PVC COATED GRS NINETY
24"
420 TYP
PVC FEMALE ADAPTOR
PVC CONDUIT
NOTES:
1. WHERE CONDUITS ARE INSTALLED IN OR UNDER A CONCRETE SLAB, THE 24" DIMENSION DOES NOT APPLY. CONDUITS SHALL BE INSTALLED BETWEEN REBAR MATS OR UNDER A SINGLE REBAR MAT.
2. IN CORROSIVE AREAS, PVC COATED GRS SHALL BE USED.
321 TYP STUB UP DETAIL
SCALE: NONE
1 STAINLESS UNISTRUT P1000 CHANNEL
2 STAINLESS UNISTRUT CONDUIT STRAP
3 STAINLESS 3/8"x3-1/2" ANCHOR BOLT GROUTED INTO CONCRETE (1 PER FOOT, 2 MINIMUM)
321 TYP EXPOSED SURFACE CONDUIT
SCALE: NONE
EQUIPMENT
METAL CONNECTOR PER SPECIFICATIONS
LIQUID TIGHT FLEXIBLE CONDUIT
COUPLING
36" MAXIMUM LENGTH UNLESS APPROVED BY ENGINEER
CONDUIT
CONDUIT STRAP
360 TYP FLEXIBLE CONDUIT DETAIL
SCALE: NONE
SPANISH FORK SEWER LIFT STATION
SPANISH FORK, UT
-
ELECTRICAL - DETAILS
DETAILS 1
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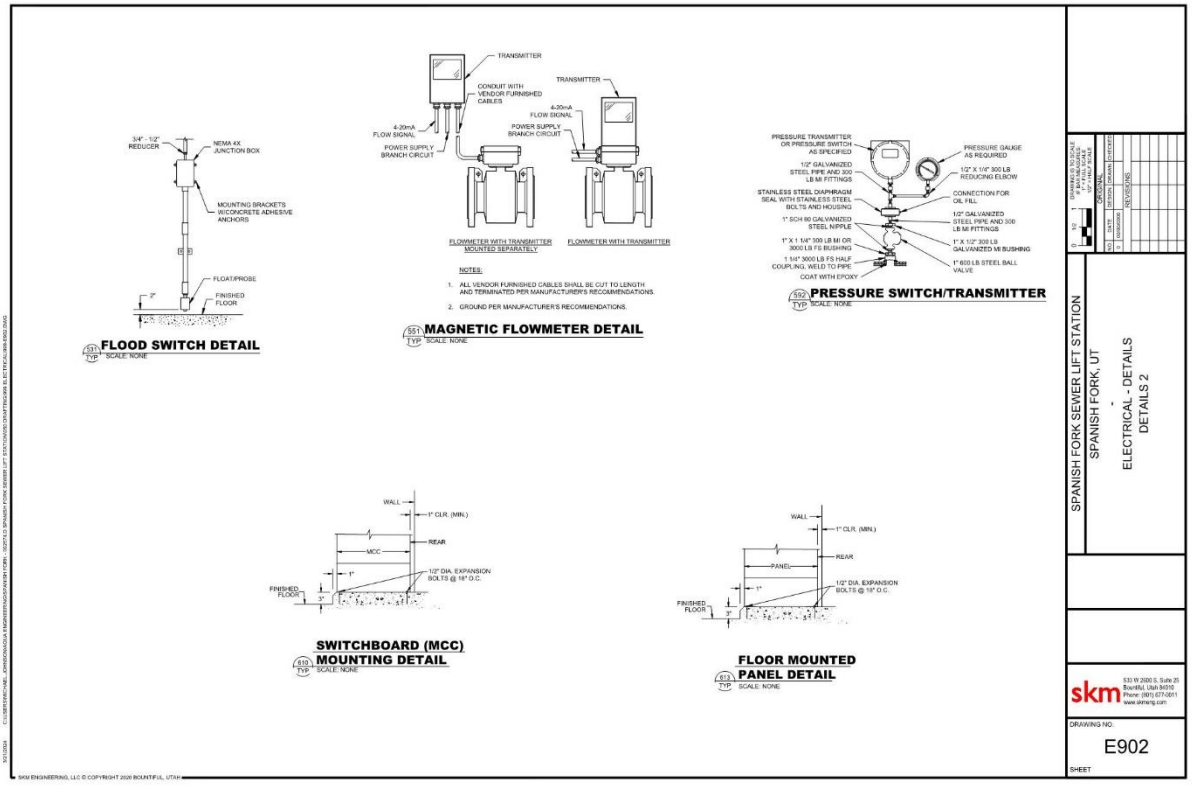
3/4" - 1/2" REDUCER
NEMA 4X JUNCTION BOX
MOUNTING BRACKETS W/CONCRETE ADHESIVE ANCHORS
FLOAT/PROBE
7"
FINISHED FLOOR
531 TYP FLOOD SWITCH DETAIL
SCALE: NONE
TRANSMITTER
CONDUIT WITH VENDOR FURNISHED CABLES
4-20mA FLOW SIGNAL
POWER SUPPLY BRANCH CIRCUIT
FLOWMETER WITH TRANSMITTER MOUNTED SEPARATELY
FLOWMETER WITH TRANSMITTER
NOTES:
1. ALL VENDOR FURNISHED CABLES SHALL BE CUT TO LENGTH AND TERMINATED PER MANUFACTURER'S RECOMMENDATIONS.
2. GROUND PER MANUFACTURER'S RECOMMENDATIONS.
551 TYP MAGNETIC FLOWMETER DETAIL
SCALE: NONE
PRESSURE TRANSMITTER OR PRESSURE SWITCH AS SPECIFIED
PRESSURE GAUGE AS REQUIRED
1/2" GALVANIZED STEEL PIPE AND 300 LB MI FITTINGS
1/2" X 1/4" 300 LB REDUCING ELBOW
STAINLESS STEEL DIAPHRAGM SEAL WITH STAINLESS STEEL BOLTS AND HOUSING
CONNECTION FOR OIL FILL
1" SCH 80 GALVANIZED STEEL NIPPLE
1/2" GALVANIZED STEEL PIPE AND 300 LB MI FITTINGS
1" X 1 1/4" 300 LB MI OR 3000 LB FS BUSHING
1" X 1/2" 300 LB GALVANIZED MI BUSHING
1 1/4" 3000 LB FS HALF COUPLING, WELD TO PIPE
1" 600 LB STEEL BALL VALVE
COAT WITH EPOXY
552 TYP PRESSURE SWITCH/TRANSMITTER
SCALE: NONE
WALL
1" CLR. (MIN.)
REAR
MCC
1"
1/2" DIA. EXPANSION BOLTS @ 18" O.C.
FINISHED FLOOR
3"
610 TYP SWITCHBOARD (MCC) MOUNTING DETAIL
SCALE: NONE
WALL
1" CLR. (MIN.)
REAR
PANEL
1"
1/2" DIA. EXPANSION BOLTS @ 18" O.C.
FINISHED FLOOR
3"
613 TYP FLOOR MOUNTED PANEL DETAIL
SCALE: NONE
SPANISH FORK SEWER LIFT STATION
SPANISH FORK, UT
-
ELECTRICAL - DETAILS
DETAILS 2
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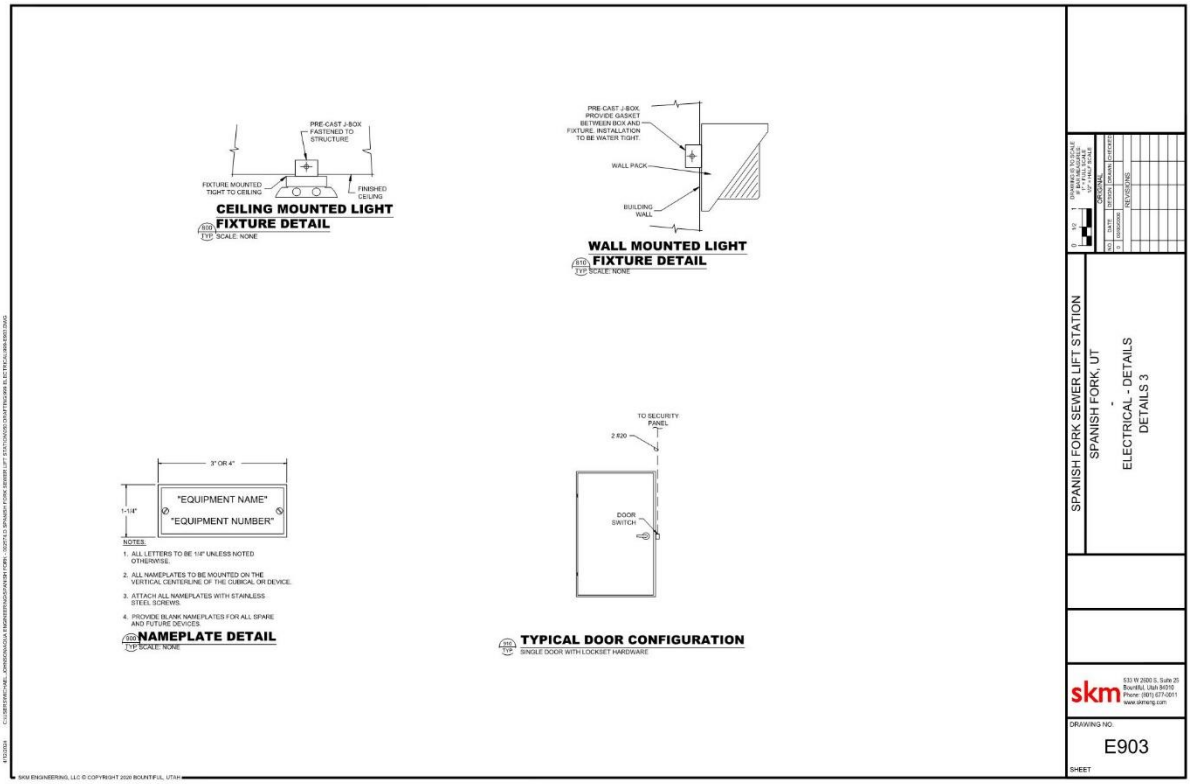
PRE-CAST J-BOX FASTENED TO STRUCTURE
FIXTURE MOUNTED TIGHT TO CEILING
FINISHED CEILING
CEILING MOUNTED LIGHT FIXTURE DETAIL
SCALE: NONE
PRE-CAST J-BOX. PROVIDE GASKET BETWEEN BOX AND FIXTURE. INSTALLATION TO BE WATER TIGHT.
WALL PACK
BUILDING WALL
WALL MOUNTED LIGHT FIXTURE DETAIL
SCALE: NONE
3" OR 4"
1-1/4"
"EQUIPMENT NAME"
"EQUIPMENT NUMBER"
NOTES:
1. ALL LETTERS TO BE 1/4" UNLESS NOTED OTHERWISE.
2. ALL NAMEPLATES TO BE MOUNTED ON THE VERTICAL CENTERLINE OF THE CUBICAL OR DEVICE.
3. ATTACH ALL NAMEPLATES WITH STAINLESS STEEL SCREWS.
4. PROVIDE BLANK NAMEPLATES FOR ALL SPARE AND FUTURE DEVICES.
NAMEPLATE DETAIL
SCALE: NONE
TO SECURITY PANEL
2.820
DOOR SWITCH
TYPICAL DOOR CONFIGURATION
SINGLE DOOR WITH LOCKSET HARDWARE
SPANISH FORK SEWER LIFT STATION
SPANISH FORK, UT
-
ELECTRICAL - DETAILS
DETAILS 3
ORIGINAL
NO. DATE DESCRIPTION DRAWN CHECKED
NO. DATE REVISIONS
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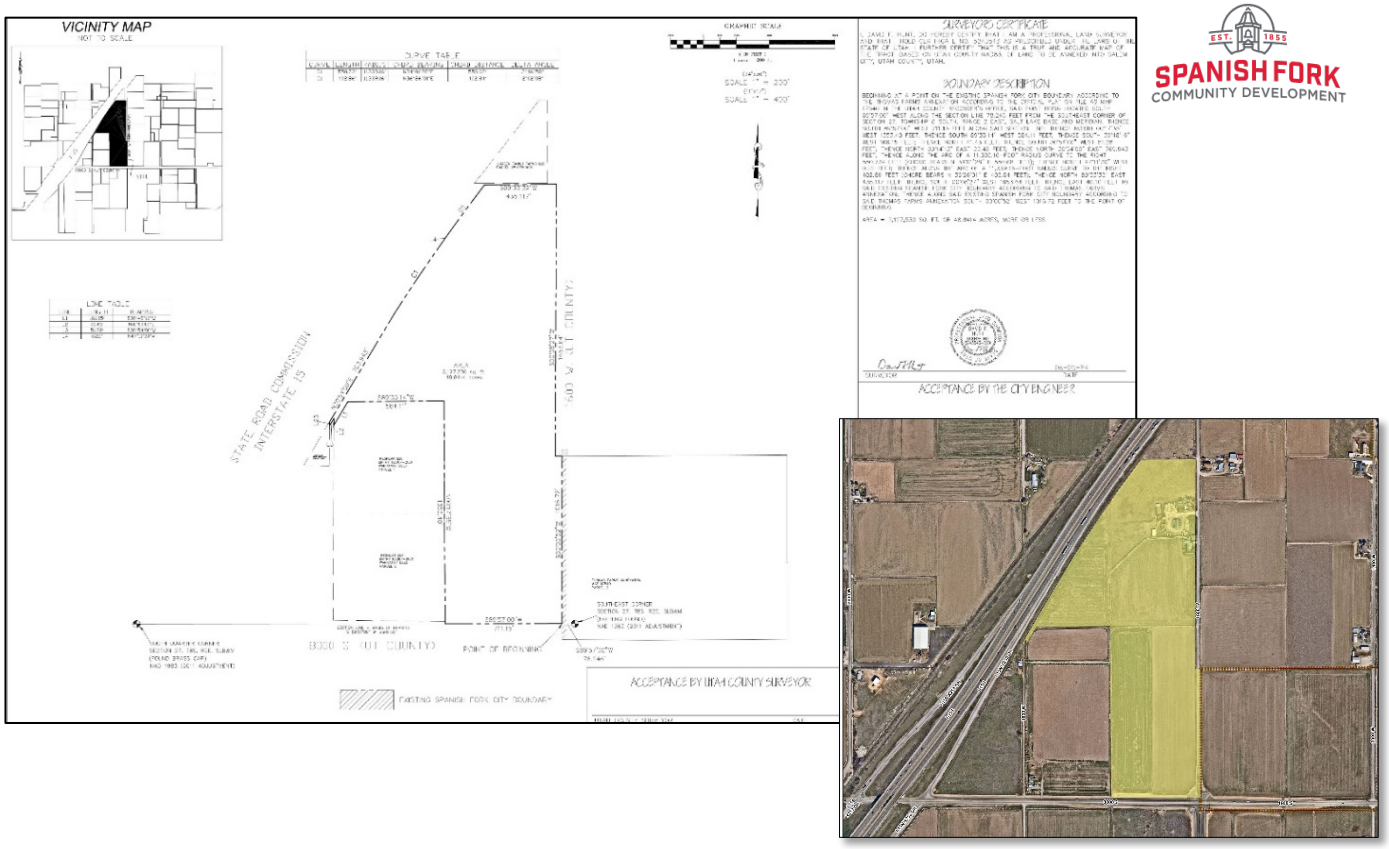


SPANISH FORK
COMMUNITY DEVELOPMENT

West Meadows Annexation Acceptance Request

June 26, 2024, Development Review Committee meeting.

Located at approximately 1800 South 2300 West (7800 S. 1600 W. Utah County), including 48.84 acres.

The subject property is currently outside City boundaries but is located within the City's Annexation Policy Boundary and Growth Management Boundary.

Accepting this proposal for further study initiates the formal annexation review process without obligating the City Council to ultimately approve the proposed annexation.

Key Issues

1. Annexation Configuration.
2. General Plan.
3. Land Uses.
4. Zoning.
5. Utilities.
6. Power.
7. Access.
8. Roads.

Recommendation

That the proposed Annexation be accepted for further study based on the following findings.

Findings

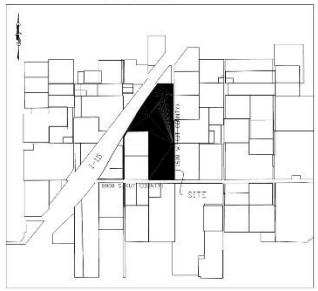
1. That the subject property is located within the City's Annexation Policy Boundary and Growth Management Boundary.
2. That the City's General Plan Land Use Designations currently for the annexation area are Commercial, Mixed Use and Urban Density Residential.
3. That the C-2 and R-R zones should be utilized at the time of annexation.
4. That utility and street dedications should be further discussed and addressed with the annexation.
5. That the name will need to be changed.

Exhibits

1. Annexation Plat.

VICINITY MAP

NOT TO SCALE



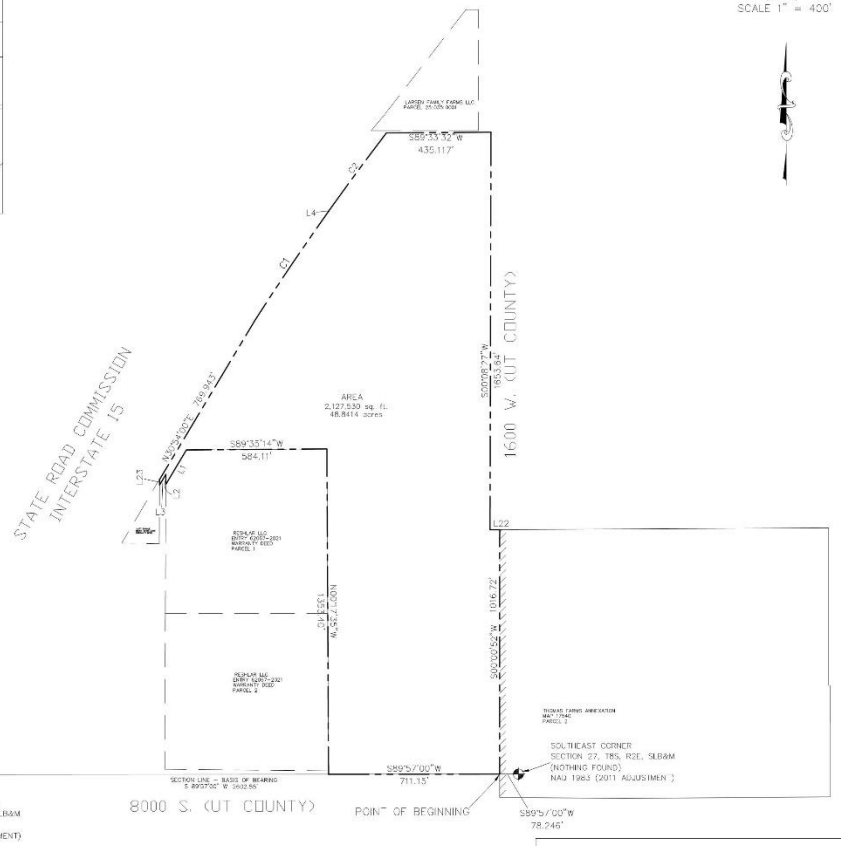
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	DELTA ANGLE
C1	550.73'	11339.16'	N34°16'29"E	550.68'	2°46'58"
C1	402.86'	11339.16'	N36°29'01"E	402.84'	2°02'08"

LINE TABLE		
LINE	LENGTH	BEARING
L1	166.19'	S38°04'16"W
L2	41.43'	N87°00'00"E
L3	51.28'	S38°53'39"W
L4	9.22'	N47°11'39"W

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

(24"x36")
SCALE 1" = 200'
(11"x17")
SCALE 1" = 400'



EXISTING SPANISH FORK CITY BOUNDARY

SURVEYORS CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT, BASED ON UTAH COUNTY NAD83, OF LAND TO BE ANNEXED INTO SALEM CITY, UTAH COUNTY, UTAH.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO THE THOMAS FARMS ANNEXATION ACCORDING TO THE OFFICIAL PLAT ON FILE AS MAP 17540 IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING LOCATED SOUTH 89°57'00" WEST ALONG THE SECTION LINE 78.246 FEET FROM THE SOUTH-EAST CORNER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°57'00" WEST 711.15 FEET ALONG SAID SECTION LINE; THENCE NORTH 00°17'55" WEST 1353.40 FEET; THENCE SOUTH 89°35'14" WEST 584.11 FEET; THENCE SOUTH 30°48'16" WEST 166.15 FEET; THENCE NORTH 41.43 FEET; THENCE SOUTH 30°54'00" WEST 51.28 FEET; THENCE NORTH 00°14'13" EAST 22.42 FEET; THENCE NORTH 30°54'00" EAST 769.943 FEET; THENCE ALONG THE ARC OF A 11,339.16-FOOT RADIUS CURVE TO THE RIGHT 550.734 FEET (CHORD BEARS N 34°01'26" E 550.68 FEET); THENCE NORTH 47°11'30" WEST 0.22 FEET; THENCE ALONG THE ARC OF A 11,339.16-FOOT RADIUS CURVE TO THE RIGHT 402.86 FEET (CHORD BEARS N 36°26'01" E 402.84 FEET); THENCE NORTH 89°53'32" EAST 435.117 FEET; THENCE SOUTH 00°08'27" WEST 1653.64 FEET; THENCE EAST 40.10 FEET TO SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO SAID THOMAS FARMS ANNEXATION; THENCE ALONG SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO SAID THOMAS FARMS ANNEXATION SOUTH 00°00'52" WEST 1016.72 FEET TO THE POINT OF BEGINNING.

AREA = 2,127,530 SQ. FT. OR 48.8414 ACRES, MORE OR LESS

SURVEYOR — DATE 06-05-24

ACCEPTANCE BY THE CITY ENGINEER

CITY ENGINEER — DATE

ACCEPTANCE BY THE LEGISLATIVE BODY

This is to certify that we, the Spanish Fork City Council have received a petition signed by a majority of the owners of the tract shown hereon requesting that said tract be annexed to Spanish Fork City and that a copy of the ordinance has been prepared for filing herewith all in accordance with the Utah County Annotated (1953) 10-2-401 to 10-2-424 as revised and that we have examined and do hereby approve and accept the annexation of the tract as shown as a part of said city and that said tract of land is to be known as the West Meadows Annexation.

DATED THIS_____ DAY OF_____,20__

CLERK RECORDER — DATE

ACCEPTANCE BY UTAH COUNTY SURVEYOR

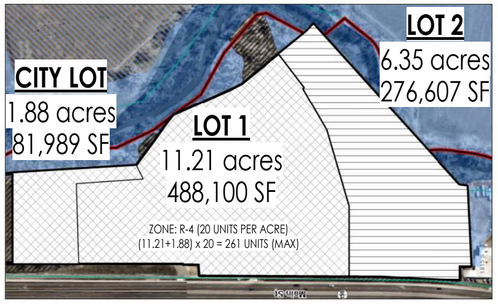
UTAH COUNTY SURVEYOR — DATE

ANNEXATION PLAT

WEST MEADOWS ANNEXATION

SPANISH FORK CITY, UTAH
COUNTY, UTAH

5/29/2024 4:08:56 PM



2 | SITE BUILDABLE AREA
A200 | 1 : 4500

PROJECT SUMMARY

TOTAL LOT AREA (CITY+LOT 1)	13.09 AC.	
TOTAL UNITS	150 UNITS	(11.5 / AC.)
150 x 2.5 STALLS/UNIT	375 REQ'D	623 PROV'D
150 x .5 VISITOR STALLS	75 REQ'D	323 PROV'D

PARKING SCHEDULE

Comments	QTY
DRIVEWAY / VISITOR	300
GARAGE	300
VISITOR STALLS	23
	623

1 | SITE CONCEPT
A200 | 1" = 100'-0"

*THIS PLAN IS A CONCEPT AND IS SUBJECT TO CHANGE

JARRETT ARCHITECTURE
801.901.0506 | JARRETTARCHITECTURE.COM
140 S MAIN ST UNIT B3
LINDON, UT 84042

#	REVISION DESCRIPTION	DATE

CREEKSIDE VILLAGE
CONCEPT PLAN
ADDRESS
SPANISH FORK, UT

PROJECT #: 2404.01
SCALE: As indicated
DATE: 5/29/2024 4:08:56 PM

A0

Autodesk Docs://SF Creekside Village 2025/SF Creekside Village_2025.rvt

6/4/2024 10:32:55 PM

CREEKSIDE VILLAGE IS A CHARMING NEW TOWNHOME NEIGHBORHOOD NESTLED NEXT TO A SERENE PARK AND A PICTURESQUE CREEK. THIS IDYLLIC COMMUNITY OFFERS RESIDENTS A PERFECT BLEND OF MODERN LIVING AND NATURAL BEAUTY. THE TOWNHOMES FEATURE CONTEMPORARY DESIGNS, SPACIOUS LAYOUTS, AND HIGH-QUALITY FINISHES, PROVIDING COMFORT AND STYLE. THE ADJACENT PARK OFFERS LUSH GREEN SPACES, WALKING TRAILS, AND RECREATIONAL AREAS, WHILE THE GENTLY FLOWING CREEK ADDS A SOOTHING, TRANQUIL AMBIANCE. IDEAL FOR FAMILIES AND INDIVIDUALS ALIKE, CREEKSIDE VILLAGE IS A SANCTUARY WHERE YOU CAN ENJOY THE BEST OF BOTH URBAN CONVENIENCE AND PEACEFUL NATURE.

*IMAGES DEPICTED ARE FOR GENERAL CONCEPT ONLY AND FINAL DESIGNS WILL DIFFER.

JARRETT ARCHITECTURE
140 S MAIN ST UNIT B3
LINDON, UT 84042
801.901.0506
RILEY@JARRETTARCHITECTURE.COM

CREEKSIDE VILLAGE | SITE AND BRANDING

PROJECT ADDRESS: ADDRESS
SPANISH FORK, UT

PROJECT #: 2404.01

A1

Autodesk Docs://SF Creekside Village 2025/SF Creekside Village_2025.rvt

6/4/2024 10:32:56 PM

THE **CREEKSIDE TOWNHOMES** ARE AN EXQUISITE COLLECTION OF 3-STORY, FRONT-LOADED RESIDENCES, DESIGNED WITH MODERN AESTHETICS AND THOUGHTFUL DETAILS. EACH HOME BOASTS SPACIOUS INTERIORS, SLEEK FINISHES, AND AN OPEN-CONCEPT LAYOUT THAT MAXIMIZES NATURAL LIGHT AND FUNCTIONALITY. THE INNOVATIVE DESIGN ENSURES A SEAMLESS BLEND OF STYLE AND COMFORT, MAKING THESE TOWNHOMES PERFECT FOR CONTEMPORARY LIVING. WITH ATTENTION TO EVERY DETAIL, THE CREEKSIDE TOWNHOMES OFFER A SOPHISTICATED LIVING EXPERIENCE IN THE HEART OF THE SERENE CREEKSIDE VILLAGE.

*IMAGES DEPICTED ARE FOR GENERAL CONCEPT ONLY AND FINAL DESIGNS WILL DIFFER.

JARRETT ARCHITECTURE
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LINDON, UT 84042
801.901.0506
RILEY@JARRETTARCHITECTURE.COM

CREEKSIDE VILLAGE | TOWNHOME ARCHITECTURE

PROJECT ADDRESS: ADDRESS
SPANISH FORK, UT

PROJECT #: 2404.01

A2

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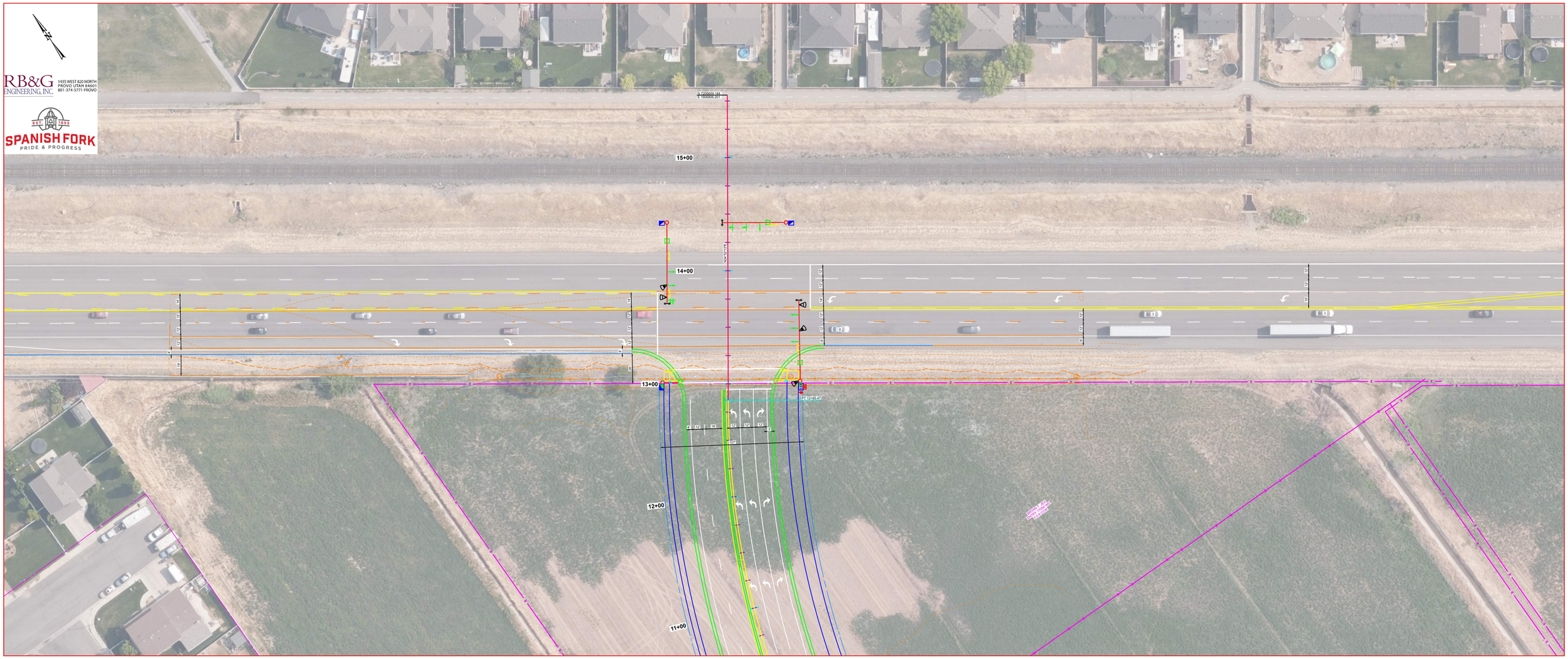
RB&G ENGINEERING, INC.
1435 WEST 820 NORTH
PROVO UTAH 84601
801-374-5771 PROVO

SPANISH FORK
PRIDE & PROGRESS



R B&G ENGINEERING, INC.
1435 WEST 820 NORTH
PROVO UTAH 84601
801-374-5771 PROVO

SPANISH FORK
PRIDE & PROGRESS

N

15+00
14+00
13+00
12+00
11+00
10+00
9+00
8+00
7+00
6+00
5+00
4+00
3+00
2+00
1+00
104+00
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200+00
201+00
202+00
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204+00
205+00

INDUSTRIAL

Δ 42°39'38.6" RT
R 762.00
T 297.56
L 567.36
PI 10+15.67
N 7206193.710
E 1606481.868

Δ 09°01'29.5" RT
R 600.00
T 47.35
L 94.51
PI 5+01.10
N 7205683.788
E 1606551.631

Δ 07°30'35.4" LT
R 117.50
T 7.71
L 15.40
PI 4+45.47
N 7205630.426
E 1606567.758

Δ 10°22'19.8" RT
R 125.00
T 11.35
L 22.63
PI 107+16.54
N 7205482.643
E 1606480.727

Δ 18°07'21.5" LT
R 600.00
T 95.69
L 189.78
PI 105+05.81
N 7205413.049
E 1606280.129

Δ 20°22'17.4" LT
R 125.00
T 22.46
L 44.44
PI 200+98.24
N 7205463.736
E 1606670.094

Δ 03°19'28.6" RT
R 1370.00
T 39.76
L 79.49
PI 202+02.81
N 7205464.102
E 1606775.137

Δ 12°59'11.5" LT
R 250.00
T 28.45
L 56.66
PI 1+47.61
N 7205335.249
E 1606597.292

Δ 04°08'40.7" LT
R 1005.00
T 36.37
L 72.70
PI 203+76.72
N 7205454.616
E 1606948.860

BRYAN T. JEX
ENTRY 17050 WD
0 0 8 CCW

JEX RENTALS, LLC
ENTRY 71248 SWD
0 0 8 CCW

STANLEY P. MAY JR AND CASANDRA M. MAY
ENTRY 161881 2005 WD
LOT 101

JACOB K. HALL AND LINDSEY S. HALL
ENTRY 36632 2014 WD
LOT 127

CHRIS M FUHRIMAN AND KRISTA FUHRIMAN
ENTRY 140883 2020 WD
LOT 122

DOUGLAS JAMES THOMPSON AND CAROLYN STEWART THOMPSON
ENTRY 126463 2020 WD
LOT 123

WILLIAM M. FAIRBANKS
ENTRY 28694 2004
0 0 38 CCW

ISRAEL RAEHL AND JESSIANE RAEHL
ENTRY 85859 2013 WD
0 0 22 CW

DARWIN L AND BEVERLY M. THOMAS 2009 LIVING TRUST
ENTRY 65572 2009 SWD
0 0 22 CW

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