Wednesday, January 15, 2025
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. December 18, 2024.

2. Conditional Use Permit

A. I-1 INDOOR BATTING CAGE FACILITY. This proposal involves Conditional Use approval for an indoor batting cage facility to be located at 1432 West 3470 North.

3. Annexation

A. 920 WEST ANNEXATION. The proposal involves a request for annexation into the city of approximately 6.57 acres located at approximately 920 West 200 North.

4. Site Plan

A. SPANISH FORK PARKWAY PHASE 2. This proposal involves landscaping improvements being made to City property located at 1350 North Spanish Fork Parkway.

5. Concept Review

A. CAMPOS FLEX SPACE CONCEPT.

B. MILLHEIM EASEMENT CONCEPT.

C. SOUTH MAIN COMMERCIAL CONCEPT.

6. Discussion

A. SPANISH FORK PARKWAY TRAFFIC SIGNAL 90%.

7. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
December 18, 2024

Staff Members Present: Cory Pierce, Public Works Director; **Seth Perrins**, City Manager; **Dave Anderson**, Community Development Director; **Brandon Snyder,** Senior Planner; **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; **Jason Turner,** Fire Marshall.

Citizens Present: Dan Birchett, Richard Mendenhall, Michael Hatch, Daniel Schmidt

Cory Pierce called the meeting to order at 10:00 a.m.

MINUTES

December 11, 2024

Jake Theurer **moved** to approve the minutes of December 11, 2024.

Dave Anderson **seconded** and the motion **passed** all in favor.

CONCEPT REVIEW

BIRCHETT PROPERTY CONCEPT

Dan Birchett approached the podium to speak briefly about the concept proposal. He stated they intend to develop the property themselves and would like to change the property from Rural Residential to what would be in line with the City's General Plan. He provided the DRC with a handout to illustrate their concept. He stated the property is one acre that currently they care for farm animals on. He stated they would like to develop a 19,000 square foot flex space warehousing facility. He stated his business intends to

purchase it from himself for the development. He stated they would like to construct eight flex space units that would be small office and storage spaces. He stated that he would like to support small businesses, but stated that they would not allow automotive repair businesses in the space as they cannot provide the parking space for that business use.

There was a brief discussion regarding road connections and tie-ins. It was stated that the DRC would like to see this concept in connection with the neighboring Sky Park development. There was brief discussion regarding setback requirements and the setbacks that were illustrated in the provided concept plan. It was suggested that the applicant work with the neighboring property owner regarding these setbacks and shared access. It was mentioned that the applicant may also need a pioneering agreement and it was suggested that applicant work with Byron Haslam in the City's Engineering Department on that.

Seth Perrins reminded the applicant that this is a very high-level review of the concept plan and that this is not a full review, and that when the applicant submits a formal application that other concerns may arise through the development review process.

Dan Birchett acknowledges this information and understands that unforeseen concerns may always arise out of fully reviewed plans.

Staff feels positively about this concept and feel this is a good use of the area and that it is in line with the General Plan.

Discussion was held regarding the pond and Dan Birchett stated that there are no native species found in this pond as the previous droughts have killed all the fish. He stated they would have liked to keep it but that it is not in their design. Discussion ensued regarding the livestock during the Zone Change process.

Dave Anderson informed the applicant that there will be a lot of infrastructure that will need to be developed in the area since the Oberg Annexation was completed.

Dan Birchett stated they are ready and willing to move forward and understand that this will be developed over the next few years.

Seth Perrins spoke briefly about non-conforming uses and stated that the applicant would be allowed to change the zone and continue what he is doing residentially in the area today but stated that once the current use ceases, it will no longer be allowed as the zoning will no longer be consistent with the use. He encouraged the property owner to take his time and to not feel rushed.

Dan Birchett thanked the Committee for their time and feedback.

HOLLOW ACRES CONCEPT

Daniel Schmidt approached the podium to speak about the proposal. He stated they have previously submitted concepts but that they did not meet the current plan for the zoning. He provided a short video for the presentation.

Michael Hatch approached the podium and stated that he has received feedback to provide more detail about the development. He narrated the presentation and stated this development was located near Lone Peak high school. It was stated these units are HOA managed, with a mix of housing products. He stated that their units are reasonably priced starting around $400,000 for multifamily units and single-family units starting around $575,000. He stated that on their cottage home design, they will have basements to expand the square footage of overall living space.

Daniel Schmidt spoke about the cost of development for the ROW and trail systems.

Seth Perrins spoke about the overall proposal, and stated that he likes the design with the varying housing products, but stated that there has been the consensus from the Council on this area and what they want to see for this area, which would be an R-1-12 single-family zoning designation.

Daniel Schmidt spoke briefly about the neighboring density and stated this would provide more diversity by allowing a mix of multi-family housing units.

Seth Perrins asked if the developers would be willing to deed restrict for homeownership and Daniel Schmidt stated this is hard but ultimately this would be a for sale product and Seth stated he does not want any corporations or investors buying these properties to rent. It was stated the City does not want these properties to be purchased and rented for short- or long-term rent either but it was stated that Utah does not currently have any good mechanisms in place to protect against this practice at this time. The idea of this area being developed is to promote home ownership to younger generations.

Cory Pierce stated that it is very premature to discuss, but stated that they will need to be aware of access restrictions and obstacles they will need to overcome for the design to work.

Seth Perrins feels that their biggest hurdle will be how the Council feels about this area being developed in this way.

Dave Anderson suggested a neighborhood meeting may be needed as he feels that neighboring residents may feel similarly as they did with the last concept that was proposed for the area. He feels strongly that there needs to be a dialogue with the neighborhood.

Daniel Schmidt requests taking this concept to the Planning Commission as they do not want to invest more money into this concept if it does not have any chance of moving forward.

The applicants thanked the City staff for their time and feedback and stated they will be in touch with staff on next steps.

Dave Anderson moved to adjourn the meeting at 10:46 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary

Indoor Batting Cages
Conditional Use Permit
1432 West 3470 North
0.14 acres
I-1 Zone
Industrial General Plan Designation



PROPOSAL

The Applicant submitted a Conditional Use Permit application for a proposed indoor batting cage facility. The property, Knoxx Plaza, is multi-tenant warehouse in the I-1 Industrial Zone.

The use would occupy 4,000 square feet of the 6,000 square foot space with artificial turf, dividers, and up to four batting cages. The proposed hours of operation would be between the hours of 4:00 pm and 10:00 pm, with 1–2-hour time blocks available for scheduling by individuals or teams. The Applicant anticipates no more than 15 participants, including coaches, to be present during each time block. The facility has more than three off street parking stalls available per cage, which exceeds the minimum requirement of one stall per cage.

Some of the key issues to consider are: potential detrimental impacts and parking availability/accessibility.

RECOMMENDATION

That the proposed Conditional Use be recommended for approval based on the following findings and subject to the following conditions:

Findings

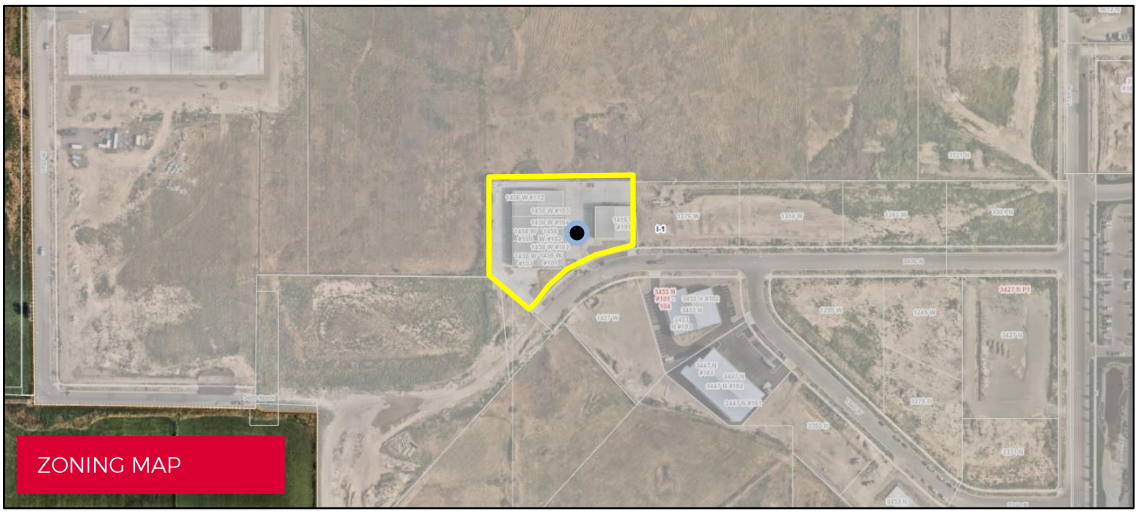
1. That the proposal conforms to the City's General Plan Designation and Zoning Map.
2. That adequate parking exists in the development to accommodate the proposed use.

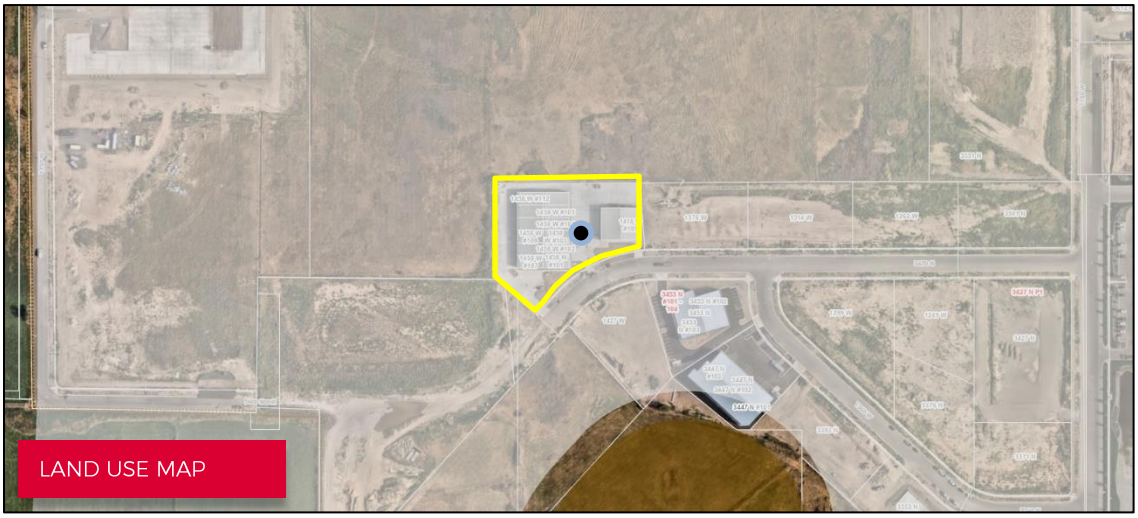
Conditions

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That the Applicant adheres to the conditions provided in the memorandum.

EXHIBITS

1. Request.


ZONING MAP


LAND USE MAP


PROPOSAL
3800 N
2700 N
3000 N
3200 N
900 E
1600 W
2000 W

Proposed Use for 1432 W 3470 N Spanish Fork UT 84664

The proposed use of 1432 W 3470 N is an indoor baseball/training facility. The facility, which is 6000 square feet in total, consists of roughly 4,000 square feet of artificial turf enclosed by netting. The enclosed netting also contains retractable dividers to hold anywhere from 1-4 batting cages. The remaining square footage includes a front lobby/waiting area, restroom, and storage for equipment.

Activities in the facility will consist of hitting, pitching and defensive baseball instruction either on a individual or team basis. During our facility hours, which will range from 4pm-10pm, individuals and teams consisting of 9 to 11 players will have the ability to schedule 1-2 hour time blocks for instruction. These time blocks will be limited to a single team only to minimize total occupancy. By doing so, we anticipate no more than 15 participants during any given time block including both players and coaches.

In anticipation of parent pick up and drop off times, we have included more than 3 parking stalls per cage.

SPANISH FORK COMMUNITY DEVELOPMENT

920 West Annexation
920 West 200 North
6.57 acres
R-R Rural Residential
Proposed Zone
Medium Density General Plan
Designation



PROPOSAL

The Applicant has requested that two parcels, totaling 6.57 acres, be annexed into Spanish Fork. The subject property is currently outside City boundaries but is located within the City's Annexation Policy Boundary and Growth Management Boundary. Upon annexation, is recommended that these parcels be assigned the zoning designation of R-R Rural Residential. The City has not received any development plans for the property.

On November 5, 2024, the City Council accepted this annexation proposal for further study. The protest period for the annexation ended on January 4, 2025 and no protests were received.

A feasibility study for the proposed annexation has been completed by Spanish Fork City staff that reviewed such topics as land use, utilities, transportation, public safety, parks and recreation and financial impacts.

Some of the key issues to consider are: annexation configuration, general plan, land uses, zoning, utilities, power, access for future development and roads.

RECOMMENDATION

That the proposed Annexation be for approved based on the following findings and subject to the following conditions:

Finding

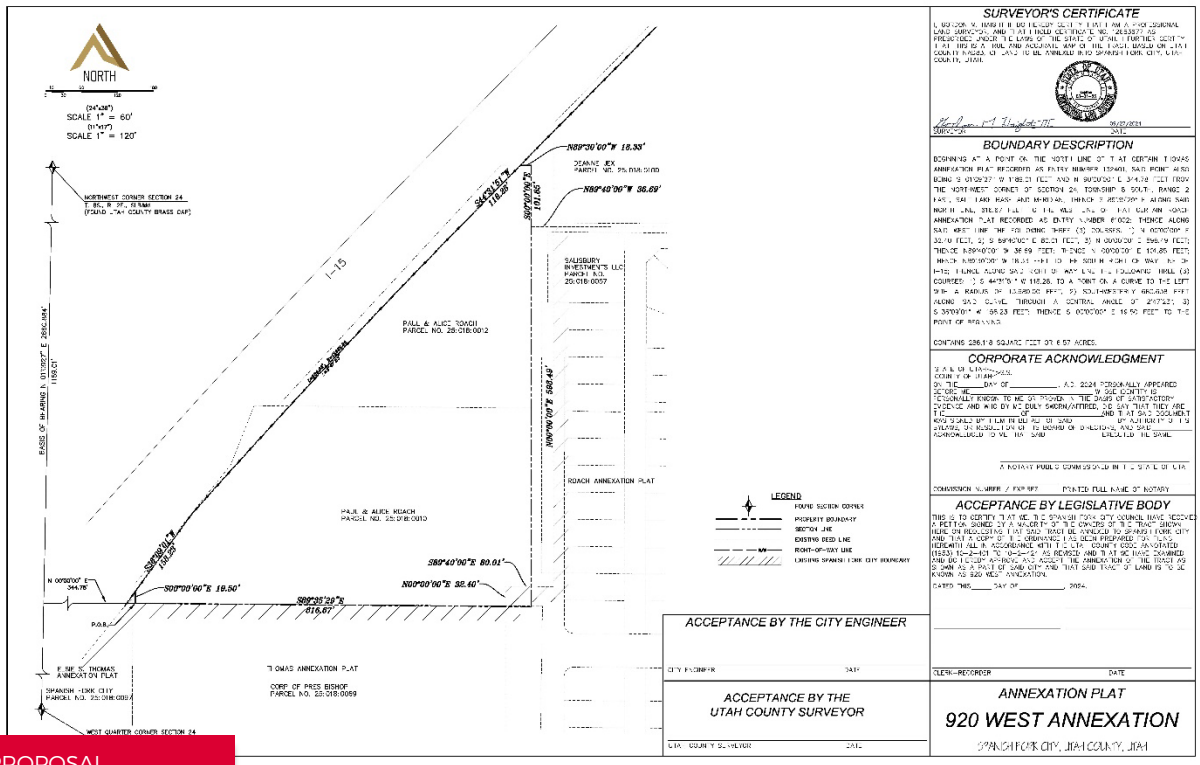
1. That the subject property is located within the City's Annexation Policy Boundary and Growth Management Boundary.
2. That the City's General Plan Land Use Designation for the annexation area is predominantly Medium Density Residential.

Conditions

1. That the R-R Rural Residential zone be assigned at the time of annexation.

EXHIBITS

1. Annexation Plat.
2. Feasibility Study.



PROPOSAL



SUBJECT PROPERTY

SPANISH FORK
PRIDE & PROGRESS

TO: City Council

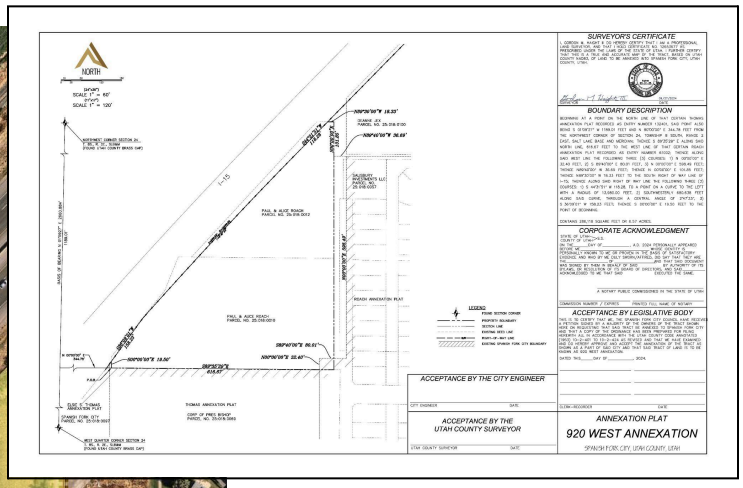
FROM: Ian Bunker, Community Development Department

DATE: January 15, 2025

RE: Tate Murphy, 920 West Annexation Feasibility Study

The area being considered for annexation encompasses 6.57 acres, comprising two parcels and owned by two people. At present, these properties are vacant.





Section 1 - Land Use

1.1 Does the proposal fall within the Annexation Policy Boundary?

Yes, the proposed annexation lies within the boundaries of the City's Annexation Policy.

1.2 Does the proposal fall within the Growth Boundary?

Yes, the proposed annexation is located within the Growth Boundary.

1.3 Does the proposed annexation result in the creation, elimination, or presence of an unincorporated land peninsula or island?

No, the proposed annexation does not result in the creation of a peninsula or island. The parcels in question are currently unincorporated islands in Utah County, bordered by Spanish Fork on three sides and I-15 on the fourth. This annexation would enhance the contiguity of Spanish Fork's boundaries.

1.4 Should we consider a more geographically, topographically, or naturally logical boundary?

The proposed boundary is reasonable and aligns with geographic and topographic considerations.

1.5 Does the applicant request zoning other than Rural Residential or Exclusive Agricultural upon annexation?

No, the applicant is requesting Rural Residential zoning.

1.6 What justifies the requested zoning?

The property is adjacent to several parcels zoned R-3, R-1-6, and R-R. Additionally, the General Plan designates this area for medium-density residential and mixed-use development. While the current request is for Rural Residential zoning, future development proposals in the annexation area would necessitate zoning amendments.

1.7 Is there a current or five-year projection of economic base in the area, considering household size, income, or commercial and industrial development?

No, no projections for economic development or fiscal impact have been conducted in association with this annexation proposal. Given the size, configuration and anticipated land use in the annexation area, staff does not believe this proposal would have a notable impact on the City's finances.

1.8 Has the annexation application included a concept plan?

No, there have been no discussions or submissions of concept plans for the properties in the proposal.

1.9 Would an Annexation Agreement be appropriate for this annexation?

Given the proposed Rural Residential zoning, staff does not believe there is value in having an annexation agreement.

Section 2 - Utilities

2.1 What utility services are currently available in the annexation area?

The annexation area is currently farmland with no existing utility services. However, sewer, culinary water, and pressurized irrigation are available along 920 West, and storm drain infrastructure exists near I-15.

2.2 Who currently provides utility services in the annexation area?

The annexation area, being farmland, is not currently serviced by utility providers.

2.3 What off-site infrastructure needs to be installed in the area before development occurs?

No off-site infrastructure needs have been identified by staff at this time.

2.4 Power

2.4.1 Are there any existing SESD meters or other power providers in the vicinity?

No, there are not any existing SESD meters in the vicinity.

2.4.2 Does the City currently possess an adequate inventory of the necessary equipment to supply power to the area?

Yes, Spanish Fork possesses an adequate inventory of equipment to supply power as there is existing single-phase power in the area.

2.4.3 What is the lead time, if any, required to provide power to the annexation area presently?

There is no lead time to provide power as single-phase power is available to be distributed to the annexed area.

2.4.4 What is the lead time, if any, required to provide power to the annexation area for further development purposes?

There is no lead time to provide power as single-phase power is available to be distributed to the new area.

2.4.5 What is the estimated cost for establishing the power infrastructure required to support additional development in the annexation area?

There is no estimated cost for establishing power as no development currently exists in the annexation area that requires power.

2.4.6 Are there any existing agreements in place for previously installed power infrastructure within the annexation area?

There are no known agreements to provide power to the area.

2.4.7 What is the anticipated distance of the offsite improvements required to bring services to the site?

Single-phase power is available for distribution located directly in the southeast corner of the proposed annexation.

2.5 Water

2.5.1 Have any groundbreaking agreements been established for existing water infrastructure within the annexation area?

No, there are no known agreements regarding water infrastructure within the annexation area.

2.5.2 What water infrastructure is presently necessary to cater to the needs of the annexation area?

Water requirements are not applicable to the annexation until it undergoes development.

2.5.3 How much lead time is necessary to provide the required water infrastructure to the annexation area at present?

Water requirements are not applicable to the annexation until it undergoes development

2.5.4 What is the estimated cost to provide the necessary water infrastructure for the present needs of the annexation area?

Water requirements are not applicable to the annexation until it undergoes development.

2.5.5 What water infrastructure is currently needed to accommodate additional development in the annexation area?

An 8-inch culinary waterline on 920 West can service the annexation area. Future development will require the installation of an 8-inch waterline within the annexation area.

2.5.6 How much lead time is necessary to provide the required water infrastructure for further development in the annexation area?

The water system is ready for expansion. The timeline depends on the developer's efforts to design, approve, and construct the necessary infrastructure.

2.5.7 What is the estimated cost to provide the water infrastructure needed for additional development in the annexation area?

The estimated cost will depend on the development's specific needs.

2.5.8 What is the expected distance of offsite improvements required to extend services to the site?

The existing 8-inch culinary waterline on 920 West is in proximity to the annexation area.

2.6 Sewer

2.6.1 Are there any existing agreements for sewer infrastructure in the annexation area?

No, there are no known agreements regarding sewer infrastructure.

2.6.2 What sewer infrastructure is necessary to serve the annexation area at present?

Sewer infrastructure will not be required until development occurs.

2.6.3 How much time is needed to provide the necessary sewer infrastructure for the annexation area?

Sewer infrastructure will not be required until development occurs.

2.6.4 What is the estimated cost of providing the necessary sewer infrastructure for the annexation area at present?

Sewer infrastructure costs are not applicable until development occurs.

2.6.5 What sewer infrastructure is necessary to accommodate additional development in the annexation area?

An 8-inch sewer line along 920 West can service the annexation area. However, the site will likely require filling to achieve the necessary sewer depths.

2.6.6 How much lead time is required to provide sewer infrastructure for additional development in the annexation area?

The timeline for sewer infrastructure will depend on the developer's efforts to design, approve, and construct the necessary improvements.

2.6.7 What is the estimated cost of providing the necessary sewer infrastructure for additional development in the annexation area?

Costs will vary based on the development's needs, with the majority likely stemming from site preparation and grading.

2.6.8 Are there any concerns regarding the depth and grading for adequate flow?

Yes, the site will likely need to be filled to achieve the required sewer depths. The existing sewer line on 920 West is only three feet deep.

2.6.9 What is the estimated distance of required offsite improvements to provide services to the site?

The existing 8-inch sewer line on 920 West is adjacent to the annexation area.

2.7 Storm Drain

2.7.1 Are there any irrigation channels in the vicinity that require modifications or enhancements to accommodate additional development?

The annexation area includes irrigation channels, and modifications such as piping or rerouting may be required depending on the nature of the development.

2.7.2 Does the area currently have a mainline infrastructure, either through property easements or along the streets? If yes, are there any existing agreements in place?

The annexation area contains a mainline storm drain located on the west and south edges of the area.

2.7.3 What storm drain infrastructure is presently necessary to serve the annexation area?

No additional storm drain infrastructure is currently required to serve the annexation area until development occurs.

2.7.4 How much time is needed to provide the required storm drain infrastructure for the annexation area?

No additional storm drain infrastructure is currently required to serve the annexation area until development occurs.

2.7.5 What is the estimated cost of providing the necessary storm drain infrastructure to serve the annexation area at present?

No additional storm drain infrastructure is currently required to serve the annexation area until development occurs.

2.7.6 What storm drain infrastructure is presently necessary to serve future development in the annexation area?

Future development will require on-site detention and an outlet connection to the existing nearby storm drain.

2.7.7 How much time is needed to provide the required storm drain infrastructure for future development in the annexation area?

The timing, design, approval process, and construction for providing the drainages, ditches, and pipes will be the responsibility of the developer.

2.7.8 What is the estimated cost of providing the necessary storm drain infrastructure to serve future development in the annexation area?

The estimated cost for the infrastructure is approximately $40,000

2.7.9 Where would any discharged water flow to?

The discharged water will flow into the existing storm drain system along I-15, located just west of the annexation area.

2.7.10 What is the expected distance of offsite improvements needed to connect services to the site?

The distance required to connect services to the annexation site is approximately 100 feet.

2.8 Natural Gas

2.8.1 What natural gas infrastructure is needed today to serve additional development in the annexation area?

Spanish Fork City understands that properties surrounding the annexation area are currently being served by Dominion Energy and that Dominion Energy has adequate facilities in place to serve development in the annexation area.

2.8.2 What lead time is required to be able to provide the natural gas infrastructure that is needed for additional development in the annexation area?

Not applicable.

2.8.3 What is the estimated cost to provide the natural gas infrastructure that is needed to serve additional development in the annexation area?

Not applicable.

2.8.4 What is the anticipated distance of required offsite improvements to bring services to the site?

Not applicable.

Section 3 - Transportation

3.1 What transportation infrastructure is required to serve the annexation area at present?

At present, there is no additional transportation infrastructure required to serve the annexation area until development occurs. However, in order for the property to develop, depending on the proposed use, additional access to the property may be required. The additional access may be required to satisfy the City's requirement that developments with a certain number of homes have more than one access.

3.2 What is the lead time necessary to provide the required transportation infrastructure for future development in the annexation area?

The responsibility for designing, approving, and constructing transportation infrastructure will lie with the developer, who will determine the timeline for these activities.

3.3 What is the estimated cost of providing the necessary transportation infrastructure to serve the area presently?

No additional transportation infrastructure is required at this time, and therefore, there are no associated costs until development occurs.

3.4 What transportation infrastructure is necessary to serve future development in the annexation area?

The west side of 920 West will need to be widened and improved to accommodate future development. Internal transportation infrastructure will also need to be constructed as part of the development process to adequately serve the area.

3.5 What lead time is required to provide the necessary transportation infrastructure for future development in the annexation area?

The developer assumes the responsibility for designing, approving, and constructing the transportation infrastructure within the annexation area, and the timeline for these activities would be determined by the developer themselves.

3.6 What is the estimated cost of providing the necessary transportation infrastructure to serve future development in the annexation area?

Costs are projected to range from $50,000 to $200,000.

Section 4 - Ensuring Public Safety

4.1 Fire

4.1.1 Are there any fire services or facilities that require immediate attention to adequately serve the area?

Already covered by Station 61.

4.1.2 What enhancements will be necessary to cater to the additional development in the annexation area?

Already covered by Station 61.

4.1.3 How much time will be required to provide the required fire service in the annexation area presently?

Already covered by Station 61.

4.1.4 How much time will be required to serve the additional development in the annexation area?

Already covered by Station 61.

4.2 Police

4.2.1 Are there any police services or facilities that should be added to adequately serve the area today?

There is not a need for additional police services or facilities for this annexation area.

4.2.2 What improvements will be necessary to accommodate additional development in the annexation area?

This annexation area will not require additional improvements for law enforcement services.

4.2.3 How much lead time, if any, is necessary to provide the required police service in the annexation area today?

Lead time is not required to provide law enforcement services to the annexation area.

4.2.4 How much lead time, if any, is necessary to accommodate additional development in the annexation area?

Lead time is not required to provide additional law enforcement development in the annexation area.

Section 5 - Parks and Recreation

5.1 Parks

5.1.1 Are there designated areas within the proposed annexation area for parks or other recreational facilities?

There are no designated parks within the annexation area.

Section 6 - Development Challenges

6.1 Sensitive Areas

6.1.1 Are there any designated wetlands in the vicinity?

There are no designated wetlands within the proposed annexation.

6.1.2 Does any part of the annexation area fall within a recognized floodplain?

The proposed annexation does not fall within the area of a recognized floodplain.

6.1.3 Are there any known hazards in the annexation area?

There are no known hazards within the proposed annexation area.

6.1.4 Do any properties in the annexation area fall within an agricultural protection zone?

There are no properties within the proposed annexation that fall within an agricultural protection zone.

6.1.5 Have there been any previous land uses in the annexation area that could have raised environmental concerns?

To the City's knowledge, there have been no known land uses within the proposed annexation area that have raised environmental concerns.

Section 7 - Financial Impacts

7.1 What is the expected fiscal impact of the proposed annexation on the City?

Given the annexation size, anticipated land use in the annexation area and the fact that the City is already providing municipal services in the immediate vicinity, no measurable fiscal impact is anticipated with the proposed annexation.

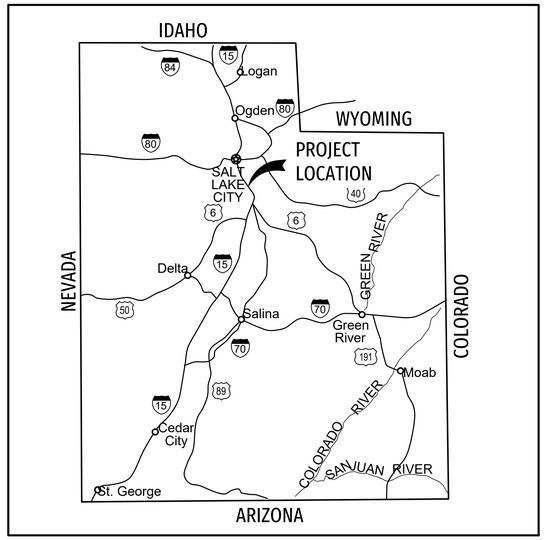
7.2 Is there a five-year forecast of the cost of governmental services in the area?

No, no financial forecasts have been conducted in association with this annexation proposal. Given the size, configuration and anticipated land use in the annexation area, staff does not believe this proposal would have a notable impact on the City's finances.

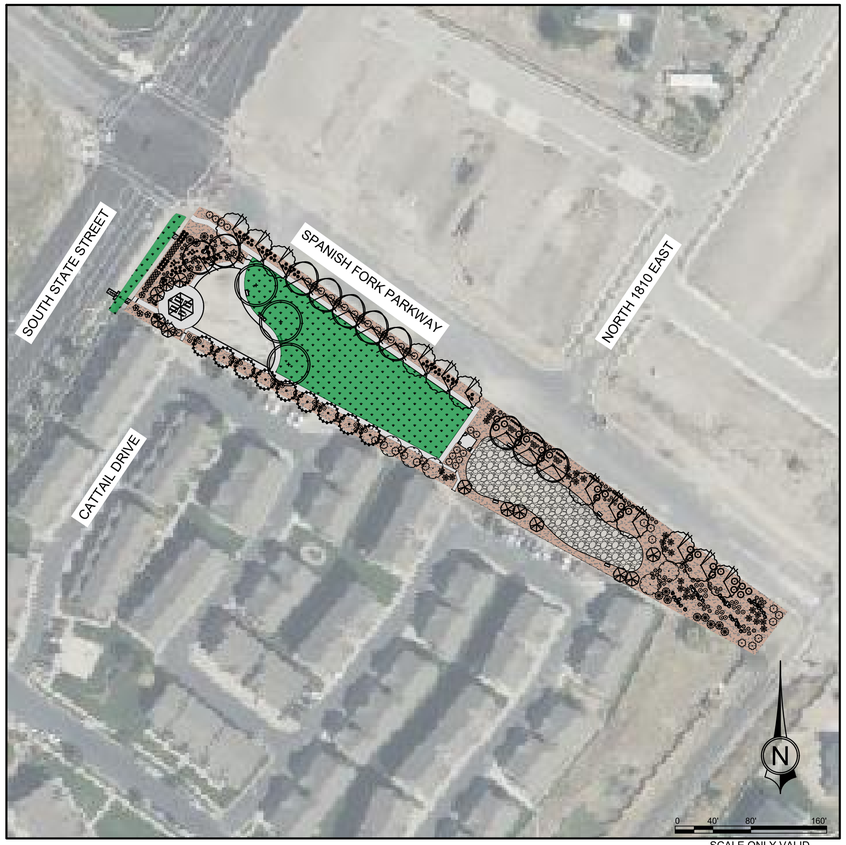
7.3 What is the projected revenue of the proposed area if it undergoes residential, industrial, or commercial development?

According to the Land Use Element of the General Plan, the subject annexation area should eventually develop residentially. As such, it is likely that revenue generated via property tax and utility fees will not equal the City's cost to serve homes in the annexation area.

SPANISH FORK PARKWAY
LANDSCAPE DESIGN
SPANISH FORK
DECEMBER, 2024



VICINITY MAP
(N.T.S.)



PROJECT MAP
(N.T.S.)

SCALE ONLY VALID
FOR 22" x 34"

SHEET INDEX		
SHEET NO	SHEET ID	SHEET TITLE
1	COVER SHEET	G1
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5	SITE & UTILITY PLAN	SP1
6	GRADING PLAN	GP1
7	DETAILS	DT1
8	DETAILS	DT2
9	DETAILS	DT3
10	LANDSCAPE PLAN	LS1
11	LANDSCAPE PLAN	LS2
12	LANDSCAPE DETAILS	LS3
13	LANDSCAPE DETAILS	LS4
14	IRRIGATION PLAN	IR1
15	IRRIGATION PLAN	IR2
16	IRRIGATION DETAILS	IR3
17	IRRIGATION DETAILS	IR4

811
Know what's **below.**
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SPANISH FORK, UT 84660
801.804.4500

PREPARED BY

CivilScience

1453 S DIXIE DRIVE, STE 150
ST. GEORGE, UT 84770
(435) 986-0100

RYAN DEVITT, P.E.
PROJECT ENGINEER — DATE

JEFF PEAY, P.L.A.
PROJECT LANDSCAPE ARCHITECT — DATE

CivilScience
1453 S. Dixie Drive, Ste. 150
St. George, UT 84770
435.986.0100

PRELIMINARY
NOT FOR CONSTRUCTION

SPANISH FORK PARKWAY
SPANISH FORK

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REVISIONS			
MARK	DATE	DESCRIPTION	

PROJECT NO:	24352
DATE:	DECEMBER, 2024
DESIGN BY:	STW
CHECKED BY:	JG
SHEET TITLE	

COVER SHEET

G1

1 OF 17

CONSTRUCTION DOCUMENTS

FILENAME: L:\Utah\Projects\Active 2024\24352.00 - Spanish Fork Parkway - Landscape Design\700 - CAD\Sheet_Files\24352_G.dwg - PLOTTED BY/LSON - DATE: 12/20/2024 12:06 PM

ABBREVIATIONS

AC	ACRE	FG	FINISHED GRADE	RT	RIGHT
ACE	ARMY CORPS OF ENGINEERS	FH	FIRE HYDRANT	S.	SOUTH
AGGR	AGGREGATE	FIRM	FLOOD INSURANCE RATE MAP	SAN	SANITARY
ALT.	ALTERNATE	FL	FLOWLINE	SCH.	SCHEDULE
APPR.	APPROXIMATE	FM	FORCE MAIN	SD	STORM DRAIN
AR MH	AIR RELEASE MANHOLE	FO	FIBER OPTIC	SDR	STANDARD DIMENSION RATIO
ARV	AIR RELEASE VALVE	FS	FINISHED SURFACE	SF/SQ FT	SQUARE FEET
ASSY.	ASSEMBLY	FT	FOOT/FEET	SHT	SHEET
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	GALV.	GALVANIZED	SIM.	SIMILAR
AVE	AVENUE	GB	GRADE BREAK	SS	SANITARY SEWER
BFV	BUTTERFLY VALVE	GR	GRATE	ST	STREET
BH	BORE HOLE	GV	GATE VALVE	STA	STATION
BITUM.	BITUMINOUS	HDPE	HIGH-DENSITY POLYETHYLENE	STD	STANDARD
BK	BACK	HMA	HOT MIX ASPHALT	SW	SIDEWALK
B.O.	BY OTHERS	HOR.	HORIZONTAL	SY/SQ YD	SQUARE YARD
BOA	BEGINNING OF ALIGNMENT	HP	HIGH POINT	TA	TOP OF ASPHALT
BOP	BEGINNING OF PROJECT	HYD.	HYDRANT	TBC	TOP BACK OF CURB
BSW	BACK OF SIDEWALK	IN.	INCH	TBR	TO BE REMOVED
BVC	BEGIN VERTICAL CURVE	I.D.	INSIDE DIAMETER	TC	TOP OF CONCRETE
BW	BOTTOM OF WALL	INV.	INVERT	TOP	TOP OF PIPE
C&G	CURB AND GUTTER	IRR.	IRRIGATION	TW	TOP OF WALL
CB	CATCH BASIN	INS.	INSERT	TYP.	TYPICAL
C-C	CENTER TO CENTER	LEN.	LENGTH	VAR.	VARIES
CE/L	CONSTRUCTION EASEMENT LINE	LF	LINEAR FEET	VERT.	VERTICAL
CF	CUBIC FEET	LP	LOW POINT	WAT.	WATER
CFS	CUBIC FEET PER SECOND	LT	LEFT	WL	WATER LINE
CI	CAST IRON	MAX	MAXIMUM		
CIP	CAST IRON PIPE	MFG.	MANUFACTURER		
CL	CENTERLINE	MH	MANHOLE		
CMP	CORRUGATED METAL PIPE	MIN.	MINIMUM		
CO	CLEANOUT	MJ	MECHANICAL JOINT		
COMM.	COMMUNICATION	N.	NORTH		
CONC.	CONCRETE	NO.	NUMBER		
CONST.	CONSTRUCTION	NTS	NOT TO SCALE		
CU	COPPER	O.C.	ON CENTER		
CY/CU YD	CUBIC YARD	O.D.	OUTSIDE DIAMETER		
DBL	DOUBLE	OH	OVERHEAD		
DI	DUCTILE IRON	OSHA	OCCUPATION SAFETY & HEALTH ADMIN.		
DIA/D	DIAMETER	PC	POINT OF CURVATURE		
DIP	DUCTILE IRON PIPE	PCC	POINT OF COMPOUND CURVATURE		
DR	DRIVE	PI	POINT OF INTERSECTION		
DRWY	DRIVEWAY	PL	PROPERTY LINE		
DWG	DRAWING	POLY	POLYETHYLENE		
E.	EAST	POT.	POTABLE		
EA.	EACH	PP	POWER POLE		
EG	EXISTING GRADE	PRC	POINT OF REVERSE CURVATURE		
EP/EOP	EDGE OF PAVEMENT	PRV	PRESSURE REDUCING VALVE		
ELEC.	ELECTRICAL	PSI	POUNDS PER SQUARE INCH		
EL/ELEV.	ELEVATION	PT	POINT OF TANGENCY		
ELOH	OVERHEAD ELECTRICAL	PVC	POLYVINYL CHLORIDE		
EOA	END OF ALIGNMENT	PVI	POINT OF VERTICAL INTERSECTION		
ESMT	EASEMENT	PUE	PUBLIC UTILITY EASEMENT		
EVC	END VERTICAL CURVE	RAD/R	RADIUS		
EX/EXIST.	EXISTING	RCP	REINFORCED CONCRETE PIPE		
EXT.	EXTENSION	REQ'D	REQUIRED		
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	ROW	RIGHT-OF-WAY		
FES	FLARED END SECTION	RR	RAILROAD		

LEGEND

EXISTING	PROPOSED	DESCRIPTION
9999	9999	MAJOR CONTOUR
9999	9999	MINOR CONTOUR
		CURB AND GUTTER
		EDGE OF PAVEMENT
		EDGE OF GRAVEL
		STREET CENTERLINE
		PROPERTY LINE
		LOT LINE
		SECTION LINE
		SECTION CORNER
R/W	R/W	RIGHT-OF-WAY LINE
		EASEMENT LINE
		FENCE
SAN	SAN	SANITARY SEWER LINE
SS SS	SS SS	SANITARY SEWER - FORCE
S	S	SANITARY SEWER MANHOLE
CO	CO	SANITARY SEWER CLEAN OUT
W W	W W	WATER LINE
		WATER TEE
		WATER VALVE
		WATER BEND (ANGLE NOTED)
		WATER STUB / CAP
		FIRE HYDRANT
W	W	WATER METER
W	W	WATER MANHOLE
PI	PI	PRESSURIZED IRRIGATION LINE
IRR	IRR	IRRIGATION LINE
		IRRIGATION TEE
IRR	IRR	IRRIGATION VALVE
		IRRIGATION BEND (ANGLE NOTED)
		IRRIGATION STUB / CAP
IRR	IRR	IRRIGATION METER
IRR	IRR	IRRIGATION MANHOLE
IRR	IRR	IRRIGATION BOX
SD	SD	STORM DRAIN PIPE
CP CP	CP CP	CULVERT WITH FLARED END SECTION
D	D	STORM DRAIN MANHOLE
		STORM DRAIN COMBO BOX

LEGEND

EXISTING	PROPOSED	DESCRIPTION
CI	CI	STORM DRAIN CURB INLET
D	D	JUNCTION STRUCTURE
UGE	UGE	BURIED ELECTRIC LINE
UGE	OHE	OVERHEAD ELECTRIC LINE
		POWER POLE
		GUY WIRE ANCHOR
E	E	ELECTRICAL EQUIPMENT
		ELECTRICAL TRANSFORMER
G	G	GAS LINE
G	G	GAS VALVE
G		GAS METER
T T T	T T T	BURIED TELEPHONE
COMM	COMM	OVERHEAD COMMUNICATIONS LINE
COMM	COMM	BURIED COMMUNICATIONS LINE
CATV	CATV	OVERHEAD CABLE TV
CATV	CATV	BURIED CABLE TV
FO	FO	BURIED FIBER OPTIC LINE
CP	CP	COMMUNICATIONS PEDESTAL
H	H	COMMUNICATIONS HANDHOLE
		GRADE TO DRAIN
		EXTENTS OF GRADING
FD	FD	FIRE DEPARTMENT CONNECTION
		FIRE SPRINKLER RISER
		STREET LIGHT
		SIGN (SINGLE POLE, 2 OR MORE POLES)
		MAILBOX
		CONCRETE PAVEMENT
		LANDSCAPE AREA W/ BARK MULCH
		PLAYGROUND BASE COURSE
		TURF GRASS SOD
		CHAT DOG PARK SURFACE
× 9990.35	+ 9990.35	SPOT ELEVATION
	A1 / A-101	SECTION / DETAIL CALL-OUT SYMBOL
		DECIDUOUS SHRUB/TREE
		CONIFEROUS SHRUB/TREE

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SPANISH FORK PARKWAY

SPANISH FORK, UTAH

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CONSTRUCTION DOCUMENTS

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GENERAL:

1. PERMITS: CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS (INCLUDING PERMIT FEES) AND COMPLY WITH THE REGULATIONS AND REQUIREMENTS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION.
2. TRAFFIC CONTROL PLAN: REFERENCE PROJECT SPECIFICATIONS AND PLANS FOR TRAFFIC CONTROL PLAN REQUIREMENTS.
3. CONSTRUCTION LIMITS, EASEMENTS, AND RIGHT-OF-WAY: CONTRACTOR SHALL KEEP ALL CONSTRUCTION WORK WITHIN THE PROPERTY BOUNDARIES, RIGHT-OF-WAY, OR EASEMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLES AND EQUIPMENT, MATERIALS, TRENCH EXCAVATION AND BACKFILL MATERIAL.
4. EXISTING IMPROVEMENTS: CONTRACTOR SHALL TAKE NECESSARY MEASURES TO PRESERVE AND PROTECT EXISTING STRUCTURES, WALLS, DRIVEWAYS, TRAFFIC SIGNS, WATERWAYS, FENCES, LANDSCAPING, TREES, RIPRAP, DITCHES, ASPHALT AND CONCRETE TRAILS, CURB AND GUTTER, MAILBOXES, SIDEWALK, AND OTHER IMPROVEMENTS UNLESS OTHERWISE NOTED. ANY SUCH IMPROVEMENTS REMOVED OR DAMAGED BY CONTRACTOR'S ACTIVITY SHALL BE REPLACED OR REPAIRED TO ORIGINAL OR BETTER CONDITION ACCORDING TO THE SPECIFICATIONS OF THE GOVERNMENTAL ENTITY HAVING JURISDICTION, AT THE SOLE EXPENSE OF THE CONTRACTOR.
5. UTILITY FIELD VERIFICATION: CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES, PIPE SIZES AND OTHER UTILITIES BEFORE CONSTRUCTING ANY NEW SEWER, WATER & STORM DRAIN LINES.
6. EXISTING UTILITIES: UTILITIES SHOWN ON THE DRAWINGS ARE BASED ON THE BEST AVAILABLE INFORMATION PROVIDED BY OTHERS, AND SHOULD BE CONSIDERED APPROXIMATE AND FOR GENERAL INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL UTILITIES IN THE PROJECT AREA, INCLUDING THOSE THAT MAY NOT BE SHOWN OR THAT MAY BE SHOWN INCORRECTLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE REPAIR OF ANY UTILITY DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS. RELOCATIONS AND/OR REPLACEMENTS OF EXISTING UTILITIES SHALL BE COORDINATED BY THE CONTRACTOR WITH THE UTILITY OWNER. CONTRACTOR SHALL CONTACT, SCHEDULE, AND ESTABLISH UTILITY SHUT DOWN TIMES AND DETERMINE THE RELOCATION AND/OR REPLACEMENT REQUIREMENTS OF EXISTING UTILITIES PRIOR TO THE START OF ANY WORK.
7. STANDARDS: ALL CONSTRUCTION SHALL CONFORM TO APWA MANUAL OF STANDARD PLANS AND APWA MANUAL OF STANDARD SPECIFICATIONS, LATEST EDITION UNLESS SPECIFIED OTHERWISE.
8. TESTING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTION AND TESTING. WORK CONCEALED WITHOUT THE REQUIRED INSPECTION OR TESTING SHALL BE SUBJECT TO EXPOSURE AT THE CONTRACTOR'S SOLE EXPENSE.
9. NON-CONFORMING WORK: WORK PERFORMED WHICH IS NOT IN CONFORMANCE WITH THE DRAWINGS AND/OR SPECIFICATIONS OR WITHOUT OWNER OR ENGINEER REPRESENTATIVE'S APPROVAL SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S SOLE EXPENSE.
10. APPROVAL: THE FINAL GRADING AND CLEANUP OF DISTURBED AREAS IS SUBJECT TO THE ENGINEER'S APPROVAL PRIOR TO THE GRANTING OF FINAL ACCEPTANCE.
11. OSHA COMPLIANCE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL OSHA REGULATIONS AND STANDARDS ARE COMPLIED WITH ON THE PROJECT SITE DURING THE CONSTRUCTION PERIOD.
12. EPA COMPLIANCE: THE CONTRACTOR SHALL MEET ALL UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY AND U.S. EPA REQUIREMENTS.
13. PRIVATE PROPERTY: THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN RIGHT OF INGRESS AND EGRESS SHOULD HE VENTURE ONTO PRIVATE PROPERTY WHICH IS NOT INCLUDED IN CITY ACQUIRED RIGHTS-OF-WAY AND EASEMENTS.
14. TYPICAL DETAILS: UNLESS DETAILED, SPECIFIED OR INDICATED OTHERWISE, CONSTRUCTION SHALL BE AS INDICATED IN THE APPLICABLE TYPICAL DETAILS AND GENERAL NOTES. TYPICAL DETAILS ARE MEANT TO APPLY EVEN THOUGH NOT REFERENCED AT SPECIFIC LOCATIONS OR IN SPECIFIC DRAWINGS.
15. CODE COMPLIANCE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL CODES (IBC) AS ADOPTED AND AMENDED BY THE STATE OF UTAH.
16. KANAB CITY STANDARDS: CONTRACTOR SHALL NOTE THAT ALL REFERENCED STANDARD DRAWINGS AND SPECIFICATIONS UNLESS OTHERWISE NOTED SHALL BE PER UTAH APWA STANDARDS AND SPECIFICATIONS (LATEST EDITION).
17. CONSTRUCTION ACTIVITIES: IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PERFORM CONSTRUCTION ACTIVITIES PER THE CONTRACT DOCUMENTS. ANY ADDITIONS, DELETIONS, OR MODIFICATIONS SHALL FIRST MEET WITH THE WRITTEN APPROVAL OF THE ENGINEER AND THE OWNER. LAY PIPE TO DEPTH AND ALONG HORIZONTAL ALIGNMENT AS DEFINED IN THESE DRAWINGS. CONTRACTOR SHALL NOT DEVIATE FROM PROPOSED ALIGNMENT OR GRADE WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. AVOID HIGH AND LOW POINTS EXCEPT WHERE DESIGNED.
18. SETTLEMENT: CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF EXCAVATIONS, AND ANY DAMAGE OF UTILITIES RESULTING FROM SETTLEMENT.
19. OVERHEAD POWER LINES: CONTRACTOR SHALL COMPLY WITH SAFETY REQUIREMENTS FOR OPERATING CONSTRUCTION EQUIPMENT AND CONSTRUCTION ACTIVITIES BENEATH HIGH VOLTAGE POWER LINES.
20. SURVEY MONUMENTS: CONTRACTOR SHALL NOT DESTROY, REMOVE, OR DISTURB ANY EXISTING SURVEY MONUMENTS WITHOUT AUTHORIZATION OF CONTROLLING AGENCY. NO PAVEMENT CUTTING OR REMOVAL SHALL BEGIN UNTIL ALL SURVEY MARKERS OR MONUMENT POINTS THAT HAVE THE POTENTIAL OF BEING DISTURBED BY THE CONSTRUCTION OPERATIONS HAVE BEEN PROPERLY REFERENCED BY A REGISTERED LAND SURVEYOR. ALL SURVEY MONUMENTS OR POINTS DISTURBED BY THE CONTRACTOR SHALL BE ACCURATELY RESET BY A REGISTERED LAND SURVEYOR AFTER ALL RESTORATION AND RESURFACING HAS BEEN COMPLETED. SEE GENERAL NOTE 1.
21. LANDSCAPE RESTORATION: CONTRACTOR SHALL STRIP, STOCKPILE, AND REPLACE EXISTING TOP SOIL (MINIMUM TOP 12 INCHES OF MATERIAL) WITHIN THE TRENCH CUT. CONTRACTOR SHALL GRADE AND RESTORE GROUND MATCHING OR EXCEEDING ORIGINAL LANDSCAPING CONDITIONS. THIS INCLUDES, BUT NOT LIMITED TO: TOPSOIL, GRASS, TREES, CONCRETE TRAIL, BOLLARDS, SPRINKLERS AND LANDSCAPE ROCKS, BARK AND VEGETATION. COORDINATE WITH OWNER ON LANDSCAPING PRIOR TO RESTORATION. SEE APWA PLAN 381 FOR LANDSCAPE TRENCH RESTORATION.
22. CONSTRUCTION NOISE: CONSTRUCTION NOISE WILL NOT BE ALLOWED BETWEEN THE HOURS OF 7PM AND 7AM WITHOUT PRIOR WRITTEN CONSENT OF SPANISH FORK CITY OR APPOINTED REPRESENTATIVE.
23. DISCREPANCIES, OMISSIONS AND CONFLICTS: THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE DRAWINGS AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH RELATED WORK.
24. CONSTRUCTION TIMELINE: THE CONTRACTOR RECOGNIZES THAT TIME IS OF THE ESSENCE WITH THIS PROJECT AND SHALL SELECT AND UTILIZE LABOR, EQUIPMENT, AND MATERIALS THAT MINIMIZE THE CONSTRUCTION TIMELINE. THE CONTRACTOR SHALL ALSO REGULARLY APPRISE THE OWNER OF THE ELEMENTS REQUIRING LONG LEAD, INSTALLATION OR CURE TIMES.
25. ALL CONSTRUCTION WITHIN PROJECT LIMITS IS TO CONFORM TO SPANISH FORK CITY CONSTRUCTION STANDARDS UNLESS OTHERWISE SPECIFIED.
26. APWA STANDARD DRAWINGS AND SPECIFICATIONS SHALL GOVERN THE WORK.
27. THE CONTRACTOR WILL BE REQUIRED TO OBTAIN, GENERATE, AND UTILIZED A STORM WATER POLLUTION PREVENTION PLAN AS PART OF THE TEMPORARY CONTROLS BID ITEM.
28. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. ALL SHOWN EXISTING UTILITIES ARE SHOWN TO BEST OF ENGINEER'S KNOWLEDGE FROM GATHERED DATA. THE CONTRACTOR IS REQUIRED TO VERIFY THE EXACT LOCATION OF EXISTING UTILITIES WHERE CONFLICTS EXIST BEFORE COMMENCING WORK. CONTACT UNDERGROUND LOCATES BY USING RESOURCES PROVIDED BY UTAH BLUE STAKES NUMBER 1-800-662-8111 OR 811.
29. AVOID IMPACTS TO EXISTING UTILITIES WHERE POSSIBLE. WHERE IMPACTS TO UTILITIES ARE EXPECTED OR ENCOUNTERED, COORDINATE RELATED CONSTRUCTION ACTIVES AND REQUIRED UTILITY MODIFICATION WITH UTILITY OWNERS AND SPANISH FORK CITY OR CONSTRUCTION REPRESENTATIVE. THE CONTRACTOR SHALL INFORM AND COORDINATED PLANNED PROJECT CONSTRUCTION WITH ALL UTILITY OWNERS WITHIN PROJECT AREA PRIOR TO CONSTRUCTION.
30. ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION. ANY UTILITIES DISTURBED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE.
31. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO DOCUMENT WITH DIGITAL PHOTOGRAPH THE EXISTING DRIVEWAYS, WALL, FENCES, SIDEWALKS, LANDSCAPING AND ALL OTHER ELEMENTS THAT WILL BE DISTURBED BY CONSTRUCTION. THE DOCUMENTATION MUST BE PROVIDED UPON THE REQUEST OF THE CITY ENGINEER REPRESENTATIVE OR CONSTRUCTION REPRESENTATIVE.
32. ALL EXISTING PUBLIC VALVES ARE TO BE OPERATED BY AUTHORIZED CITY EMPLOYEES. GIVE PRIOR NOTICE TO CITY CONSTRUCTION REPRESENTATIVE BEFORE WATER LOOPS ARE CONSTRUCTED TO AVOID ANY AMBIGUITIES.
33. CONTRACTOR SHALL POTHOLE AND SURVEY EXISTING CONNECTIONS IN ADVANCE AND ADVISE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS, PRIOR TO BEGINNING INSTALLATION OF THE LINES TO WHICH THEY CONNECT.
34. FIELD VERIFY TIE-IN LOCATION FOR WATER LINE PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCIES BETWEEN EXPECTED LOCATION AND ACTUAL LOCATION TO THE CITY ENGINEER REPRESENTATIVE OR CONSTRUCTION REPRESENTATIVE IMMEDIATELY.
35. THE CONTRACTOR IS TO MAINTAIN ACCESS TO EXISTING PROPERTY OWNERS UNLESS AGREED UPON BY THE PROPERTY OWNER AND CITY ENGINEER REPRESENTATIVE. COORDINATE WITH PROPERTY OWNERS PRIOR TO ANY CLOSED ACCESS POINTS.
36. WORK PERFORMED WHICH IS NOT IN CONFORMANCE WITH THE DRAWINGS AND/OR SPECIFICATIONS OR WITHOUT THE CITY REPRESENTATIVE'S APPROVAL SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S SOLE EXPENSE.
37. THE FINAL GRADING AND CLEANUP OF DISTURBED AREAS IS SUBJECT TO THE ENGINEER'S APPROVAL PRIOR TO THE GRANTING OF FINAL ACCEPTANCE.
38. NO CONSTRUCTION WORK WILL BE ALLOWED ON SATURDAYS, SUNDAYS, OR HOLIDAYS OBSERVED BY THE OWNER UNLESS OTHERWISE PERMITTED IN WRITING BY CITY'S REPRESENTATIVE.
39. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO DAYLIGHT HOURS ONLY.
40. WORK INTENDED BY THE DRAWINGS AND SPECIFICATIONS, BUT NOT SPECIFICALLY IDENTIFIED IN A PARTICULAR BID ITEM SHALL BE CONSIDERED INCIDENTAL TO THE OTHER BID ITEMS.
41. ANY DEBRIS RESULTING FROM THE PROJECT IS TO BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR DISPOSAL SITES AT WHICH DEBRIS MAY BE LAWFULLY WASTED.
42. THE CONTRACTOR IS TO RESTORE ALL EXISTING SURFACE IMPROVEMENTS WHICH ARE DAMAGED OR DISPLACED DURING CONSTRUCTION TO AN EQUAL OR BETTER CONDITION.
43. SURVEY STAKING AND LINE WORK WILL BE PROVIDED TO CONTRACTOR. NO MODEL, OR 3D DESIGN WILL BE PROVIDED UNDER ANY CIRCUMSTANCE.

CONCRETE REINFORCEMENT:

1. REFERENCE PROJECT SPECIFICATIONS AND PLANS FOR CONCRETE REINFORCEMENT PLAN REQUIREMENTS.

STORM DRAIN:

1. ALL STORM DRAIN INSTALLATION WILL BE REQUIRED THAT A LASER GRADE LINE BE USED AND WILL BE CHECKED PRIOR OF ANY PIPE ACCEPTANCE.
2. CONTRACTOR WILL BE REQUIRED TO DIVERT WATER OF EXISTING STORM DRAIN FLOWS FOR FULL DURATION OF PROJECT.
3. ALL DRAINAGE STRUCTURES ARE REQUIRED TO HAVE SIX (6) INCH SUMP. SIX INCH SUMP WILL BE MEASURED FROM LOWEST INVERT SHOWN ON STRUCTURES LOCATED ON PP SHEETS.
4. ASPHALT AND UNTREATED BASE COURSE AND/OR OTHER SURFACE MATERIALS FOR RESTORATION IS LIMITED TO NEAT LINE (INCLUDES T-PATCH FOR ASPHALT) AS SHOWN ON PLANS AND SPECIFIED BELOW:
5. SWPPP: CONTRACTOR SHALL PREPARE AND SUBMIT STORM WATER POLLUTION PREVENTION PLAN TO THE GOVERNING ENTITY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL REQUIREMENTS OF THE APPROVED PLAN.
6. CONTRACTOR MUST VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING WATERLINES AND EXISTING SEWER THAT WILL BE AFFECTED BY STORM DRAIN INSTALLATION. REPORT ANY DISCREPANCIES BETWEEN EXPECTED LOCATION AND ACTUAL LOCATION TO THE ENGINEER REPRESENTATIVE OR CITY CONSTRUCTION REPRESENTATIVE IMMEDIATELY. EXISTING WATERLINES ARE ASSUMED TO BE LOCATED FOUR FEET BELOW PAVEMENT. EXISTING WATERLINES SHOWN THROUGHOUT PLAN SET SHOWN ARE TO THE BEST OF THE ENGINEERS' KNOWLEDGE.

TRAFFIC CONTROL:

1. CONTRACTOR IS TO GENERATE AND IMPLEMENT TRAFFIC CONTROL PLANS. ALL TRAFFIC CONTROL PLANS ARE TO BE SUBMITTED AND APPROVED BY THE CITY ENGINEER REPRESENTATIVE OR CITY CONSTRUCTION REPRESENTATIVE PRIOR TO TRAFFIC CONTROL IMPLEMENTATION. PROVIDE A MINIMUM OF ONE WEEK FOR TRAFFIC CONTROL REVIEW AND APPROVAL.
2. IN ACCORDANCE WITH TRAFFIC CONTROL PLAN, PROVIDE, INSTALL, AND MAINTAIN TWO (2) VARIABLE MESSAGE BOARDS (VMS) AS REQUIRED PRIOR TO BEGINNING CONSTRUCTION TO NOTIFY PUBLIC OF BEGIN CONSTRUCTION DATE AND LANE RESTRAINTS. PRIOR TO PLACING VMS BOARDS, COORDINATE WITH CITY REPRESENTATIVE FOR LOCATION.
3. MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES WHILE CONSTRUCTION OCCURS ON (STREET).
4. ACCOMMODATE LOCAL AND THROUGH TRAFFIC ALONG ROUTE OF (STREET).
5. ROAD CLOSURES: ALL LOCAL CITIES, COUNTIES, EMERGENCY SERVICES (IE HOSPITALS), SCHOOL DISTRICTS, AND PROPERTY OWNERS SHALL BE NOTIFIED OF LANE LIMITATIONS AND/OR ROAD CLOSURES 14 DAYS PRIOR TO COMMENCEMENT OF LIMITATION OR CLOSURE. CENTRAL DISPATCH OF EACH AFFECTED AGENCY AND ADJOINING ENTITIES SHALL RECEIVE NOTIFICATION.
6. MAIL SERVICE: CONTRACTOR MAY NOT DISRUPT MAIL SERVICE TO RESIDENTS.

WATER:

1. CONTRACTOR MUST VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING WATERLINES WITHIN PROJECT LIMITS PRIOR TO INSTALLATION OF NEW WATERLINE. REPORT ANY DISCREPANCIES BETWEEN EXPECTED LOCATION AND ACTUAL LOCATION TO THE CITY ENGINEER OR THEIR REPRESENTATIVE.
2. ALL WATER INSTALLATION SHALL CONFORM TO APWA CONSTRUCTION STANDARDS, LATEST EDITION. FOR BID ITEM DETAILS, REFER TO APWA MANUAL OF STANDARD PLANS AND PROJECT DETAILS FOUND IN CONSTRUCTION DRAWINGS.
3. ALL EXISTING PUBLIC VALVES ARE TO BE OPERATED BY OWNER REPRESENTATIVES. GIVE PRIOR NOTICE TO THE OWNER CONSTRUCTION REPRESENTATIVE BEFORE WATER LOOPS ARE CONSTRUCTED TO AVOID ANY AMBIGUITIES.
4. CONTACT CITY AT LEAST 72 HOURS IN ADVANCE OF ALL WATER SHUTDOWNS.
5. MINIMUM COVER OVER TOP OF PIPE SHALL BE 4-FEET, UNLESS A DEPTH INDICATED WITH A SPECIFIC SLOPE IS SHOWN IN THE CONSTRUCTION DRAWINGS.
6. THE CONTRACTOR SHALL PROVIDE ADDITIONAL TEMPORARY BLOW OFF VALVES & FITTINGS AS NEEDED TO FLUSH & DISINFECT NEW WATERLINES. THE CONTRACTOR SHALL PROVIDE DISINFECTION PLAN TO THE OWNER FOR APPROVAL BEFORE BEGINNING CONSTRUCTION. TEMPORARY BLOWOFF & FITTINGS SHALL BE REMOVED PRIOR TO PUTTING NEW LINE INTO SERVICE.
7. THE MINIMUM SLOPE OF THE WATER LINE SHALL BE 0.3%, UNLESS INDICATED OTHERWISE, WITH NO LOCAL HIGH POINTS EXCEPT AS INDICATED ON THE DRAWINGS.
8. DEFLECTIONS IN PIPE JOINTS SHALL NOT EXCEED 5 DEGREES FOR DIP PIPE, OR MANUFACTURER'S PUBLISHED DEFLECTIONS, WHICHEVER IS SMALLER.
9. USE JOINT RESTRAINT AT ALL BENDS, FITTINGS, VALVES, ETC. THRUST RESTRAINTS ARE REQUIRED FOR ALL BURIED FITTINGS.
10. ALL DUCTILE RON PIPE AND ALL COMPRESSION COUPLINGS, MECHANICAL JOINTS, FLANGED JOINTS, VALVES, HYDRANTS AND FITTINGS INCLUDING TEES, WYES, ELBOWS, PLUGS, ETC. EXPOSED TO SOIL SHALL BE WRAPPED WITH 8 MIL THICK POLYETHYLENE FILM TUBE. ALL FITTINGS, VALVES AND EXPOSED NUTS & BOLTS SHALL BE LIBERALLY COATED WITH FM GREASE PRIOR TO WRAPPING. THE FILM SHALL BE HELD IN PLACE BY 2-INCH WIDE PLASTIC BACKED ADHESIVE TAPE EQUAL TO POLYKEN NO. 900 OR SCOTCHRAP NO. 50. THE TAPE SHALL BE INSTALLED TO TIGHTLY SECURE THE FILM TO THE PIPE. ENOUGH FILM SHALL BE USED TO OVERLAP ADJOINING SECTIONS OF FILM A MINIMUM OF ONE (1) FOOT.
11. VALVES SHALL BE WRAPPED BY BRINGING THE WRAP ON THE ADJACENT PIPE OVER THE BELLS OR FLANGES OF THE VALVE AND SEALING WITH THE ADHESIVE TAPE. THE VALVE BODIES ARE THEN WRAPPED WITH A FLAT SHEET OF THE FILM PASSED UNDER THE VALVE BOTTOM AND BROUGHT UP AROUND THE BODY TO THE STEM AND FASTENED IN PLACE WITH THE ADHESIVE TAPE.
12. ALL FITTINGS THAT REQUIRE CONCRETE BLOCKING SHOULD BE COMPLETELY WRAPPED PRIOR TO THE POURING OF THE CONCRETE THRUST BLOCK.
13. POLYETHYLENE WRAP SHALL BE PROTECTED FROM THE SUN AND WEATHERING PRIOR TO USE. CARE SHALL BE EXERCISED DURING BACK FILLING OF THE PROTECTED AREAS TO PREVENT PUNCTURING OF THE FILM.
14. ALL PVC WATER PIPE SHALL BE AWWA C-900 SDR-18 PC 235. ALL DUCTILE IRON PIPE SHALL BE CL350 MIN. ALL OTHER PIPE AND FITTINGS SHALL BE RATED TO 200 PSI MIN.
15. WATER VALVE OPERATION: ALL EXISTING PUBLIC WATER VALVES ARE TO BE OPERATED ONLY BY AUTHORIZED CITY EMPLOYEES.
16. PIPE ZONE AND TRENCH BACKFILL: FOR PIPE ZONE AND TRENCH BACKFILL MATERIAL AND COMPACTION REQUIREMENTS SEE APWA PLAN 381 & 382.
17. STAKING, TESTING & AS-BUILTS: CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND CONSTRUCTION REDLINED DRAWINGS DOCUMENTING ANY MINOR CHANGES TO THE PROJECT. CONTRACTOR WILL ALSO PROVIDE SOIL AND ASPHALT CONCRETE PAVEMENT COMPACTION TESTING. CONTRACTOR IS RESPONSIBLE FOR ALL OTHER TESTING OF THE WATER PIPE. CONTRACTOR SHALL PROVIDE CITY WITH A QA/QC PLAN FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
18. TRENCH SHORING: CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMANCE WITH LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PUBLIC AND PROTECTION OF PERSONNEL AND WORKERS. TRENCH SUPPORTS AND DEWATERING SHALL BE RESPONSIBILITY OF THE CONTRACTOR.
19. MINIMUM PIPE SEPARATION: MAINTAIN A MINIMUM 18" VERTICAL SEPARATION BETWEEN WATER LINES AND SEWER OR STORM DRAIN LINES. WHERE CITY INSPECTOR DETERMINES MECHANICAL COMPACTION CANNOT BE ADEQUATELY PERFORMED, CONTRACTOR SHALL BACKFILL TRENCH AREAS WHERE NEW WATER LINES CROSS OVER EXISTING BURIED UTILITIES WITH CEMENT TREATED FLOWABLE FILL. FOR EXISTING SEWER LINE CROSSINGS, CONTRACTOR SHALL COORDINATE WITH CITY INSPECTOR TO EITHER BACKFILL WITH CEMENT TREATED FLOWABLE FILL OR LOOP WATERLINE PER APWA PLAN 543.1.
20. POT HOLING: CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION BY POT HOLING A MINIMUM OF 400 FEET IN ADVANCE OF TRENCHING OPERATIONS TO CONFIRM CLEARANCE FROM THE PROPOSED PIPELINES.
21. NEW PIPE PROTECTION: CONTRACTOR SHALL IMPLEMENT MEASURES DURING CONSTRUCTION THAT WILL PREVENT RUNOFF, DEBRIS AND SEDIMENT FROM ENTERING UNFINISHED PORTIONS OF THE NEW PIPE DURING CONSTRUCTION.
22. ABANDONED PIPE: WATER PIPES TO BE ABANDONED SHALL HAVE INLETS AND OUTLETS SEALED WITH PIPE PLUGS AND GROUT.
23. DEWATERING: GROUND WATER AND SURFACE WATER CONTROL SHALL BE PERFORMED AND RESPONSIBLY HANDLED BY THE CONTRACTOR ACCORDING TO, AND IN COMPLIANCE WITH, ALL LOCAL GOVERNING AUTHORITIES. HEAVY GROUND WATER AND/OR SURFACE WATER PUMPING MAY BE REQUIRED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE POTENTIAL PUMPING NEEDS. THE CONTRACTOR SHALL NOT RELY ON OWNER SUPPLIED PROCTOR, GROUND WATER AND/OR SURFACE WATER DATA. CONTRACTOR SHALL OBTAIN DEWATERING PERMIT AS NECESSARY.
24. PRESSURE PIPE PROTECTION: CONTRACTOR SHALL PROTECT ADJACENT PRESSURE PIPELINES AND PROVIDE TEMPORARY THRUST RESTRAINT AS NECESSARY DURING CONSTRUCTION INCLUDING EXISTING VALVES, TEES, BENDS, ETC.
25. MATERIAL CONDITION: INSTALL ALL MATERIALS ACCORDING TO MANUFACTURER RECOMMENDATIONS AND STATE AND LOCAL REQUIREMENTS. USE ONLY NEW AND UNUSED MATERIALS. ALL MATERIALS SHALL BE PROVIDED BY MANUFACTURERS REGULARLY ENGAGED IN PRODUCING SAID ITEMS, AND WHICH SHALL BE FIRST QUALITY, HEAVY DUTY, COMMERCIAL/INDUSTRIAL GRADE, SUITABLE FOR THE INTENDED USE.
26. TRENCHING OPERATIONS: TRENCHING OPERATIONS SHALL BE PERFORMED SO AS TO PROTECT THE EXISTING CURB AND GUTTER. DAMAGED CURB AND GUTTER SHALL BE REPLACED TO MATCH EXISTING AT THE CONTRACTOR'S EXPENSE PER APWA STANDARDS OR CITY STANDARDS. TRENCH SUPPORTS AND DEWATERING SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR. MAXIMUM OPEN TRENCH DURING WORKING HOURS SHALL BE 200 FEET. ALL TRENCHES SHALL BE BACKFILLED AND/OR PLATED DURING NON-WORKING HOURS, PER EXCAVATION PERMIT REQUIREMENTS.
27. FIELD VERIFY LOCATION OF WATER LINES PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCIES BETWEEN EXPECTED LOCATION AND ACTUAL LOCATION TO THE CITY PROJECT MANAGER OR ENGINEER IMMEDIATELY.
28. ALL EXISTING PUBLIC VALVES ARE TO BE OPERATED ONLY BY AUTHORIZED CITY EMPLOYEES.

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3160 W. Clubhouse Drive, Ste. A
Lehi, UT 84043
801.768.7200

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SPANISH FORK PARKWAY

SPANISH FORK

REVISIONS

MARK	DATE	DESCRIPTION

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SHEET TITLE	

GENERAL NOTES

G3

CONSTRUCTION DOCUMENTS

FILENAME: I:\Civil Projects\Active 2024\F24352.00 - Spanish Fork Parkway - Landscape Design\700 - CAD\Sheet_Files\24352_G.dwg - PLOTTED BY/LOGIN: , DATE: 12/20/2024 12:06 PM

SURVEY CONTROL POINTS				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
10	7215046.99	1605397.06	4621.4610	CP-10 R\C
11	7214935.39	1605910.54	4644.0860	CP-11 R\C
12	7215284.80	1605403.23	4617.2690	CP-12 R\C



COORDINATE SYSTEM AND PROJECT INFORMATION

HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)
COORDINATE SYSTEM: US STATE PLANE 1983, (2011) UTAH CENTRAL ZONE 4302
PROJECT UNITS: US SURVEY FOOT
PROJECT HEIGHT: 4600.00
GEOID MODEL: GEOID18

NOTE:
THE CONTROL SURVEY WAS PERFORMED IN DECEMBER 2024. ALL SURVEY CONTROL COORDINATES AND ELEVATIONS WERE ESTABLISHED USING THE UTAH REFERENCE NETWORK GLOBAL POSITIONING SYSTEM (TURN GPS).

LEGEND

◉ SURVEY CONTROL MONUMENT

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St. George, UT 84770
435.986.0100

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REVISIONS		
MARK	DATE	DESCRIPTION

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DATE:	DECEMBER, 2024
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CHECKED BY:	JG

SHEET TITLE

SURVEY CONTROL

SC1

CONSTRUCTION DOCUMENTS

FILENAME: I:\Jobs\Projects\Active 2024\P24352.00 - Spanish Fork Parkway - Landscape Design\700 - CAD\Sheet_Files\24352_SC.dwg - PLOTTED BY/MILSON - DATE: 12/20/2024 12:05 PM



DEMOLITION NOTES:

KEY	DET	DESCRIPTION
1	CITY STD	CONCRETE/ASPHALT PAVEMENT REMOVAL
2	CITY STD	BARBED WIRE FENCE REMOVAL

SITE PLAN NOTES:

KEY	DET	DESCRIPTION
		LANDSCAPE PLANTINGS (SEE LS & IR SHEETS)
		TURF GRASS AREA (SEE LS & IR SHEETS)
		4" THICK CHAT DOG PARK SURFACE (SEE LS SHEETS)
1	G-109 SF	6"X24" PLAYGROUND CURB W/ BASE
2	ST-514 SF	4" CONCRETE FLATWORK W/ BASE
3	2 DT2	5" REINFORCED CONCRETE W/ BASE
4	1 DT2	4' MAX. ROCKERY WALL
5	831 APWA	4' CHAIN LINK FENCE
6	831 APWA	3' WIDE CHAIN LINK GATE
7	6 DT2	6' PARK BENCH
8	4 DT2	TRASH RECEPTACLE
9	5 DT2	PICNIC TABLE
10	7 DT2	ADA PICNIC TABLE
11	~ DT3	30' HEXAGON PAVILION
12	2 DT1	PARK SIGN W/ POST & BASE
13	3 DT2	6" CONCRETE LANDSCAPE CURB
14	831 APWA	10' WIDE CHAIN LINK DOUBLE LEAF GATE
15	TBD TBD	DOG WASTE STATION
16	CITY STD	4" BASE COURSE FOR PLAYGROUND
17	CITY STD	3" HOT MIX ASPHALT PATCH W/BASE
18	CITY STD	30" CATCH CURB & GUTTER W/BASE

UTILITY NOTES:

KEY	DET	DESCRIPTION
1	W-216 SF	3/4" WATER SERVICE LINE
2	CITY STD	1" WATER SERVICE CONNECTION & METER
3	17 DT1	DRINKING FOUNTAIN W/ GRAVEL SUMP
4	170 DT1	DRINKING FOUNTAIN W/ DOG BOWL & GRAVEL SUMP

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SITE & UTILITY PLAN

SP1

5 OF 17

CONSTRUCTION DOCUMENTS

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GRADING NOTES:

1 C-105 DT2 8" CORRUGATED HDPE DRAIN PIPE

NOTES:

1. SLOPE LABELS ARE FOR INFORMATION ONLY.

ESTIMATED EXCAVATION QUANTITIES

CUT	FILL	NET (CUT)
3300 CY	70 CY	3230 CY

NOTE: THE EXCAVATION QUANTITITES SHOW ARE CALCULATED FROM EXISTING GROUND TO PROPOSED SUBGRADE. SUBGRADE THICKNESSES WERE ASSUMED AS FOLLOWS:
4" - PLAYGROUND AREA AND CURB
11" - PAVILION PAD
8" - CONCRETE FLATWORK
6" - TURF GRASS AREA
4" - CHAT DOG PARK AREA
0" - LANDSCAPE AREAS & OTHER



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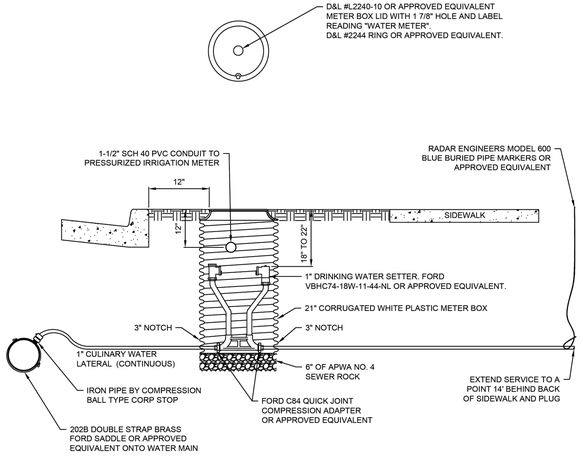
GRADING PLAN

GP1

6 OF 17

CONSTRUCTION DOCUMENTS

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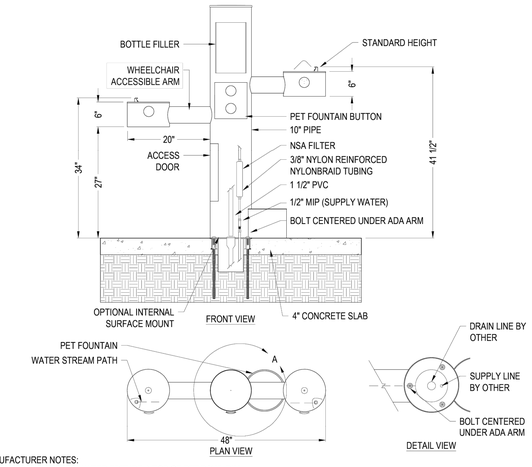


NOTES:

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

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** ALTERNATE 1" WATER SERVICE	DRAWN: JLR DESIGN: MHC REVISION: DATE: 10/6/2020	SCALE NONE STANDARD W-218

MOST DEPENDABLE FOUNTAINS, INC.
5705 COMMANDER DR. P.O. BOX 587
ARLINGTON, TN 38002-0587
PHONE: (901) 867-0039
www.mostdependable.com



MANUFACTURER NOTES:
1. 3" AIR GAP BETWEEN WATER FIXTURE & TOP OF PET BOWL RIM

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3354-167.

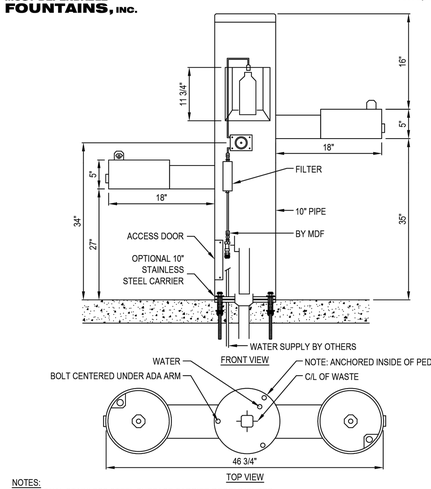
MODEL 10145 SM&SMSSFA

FOUNTAIN AND BOTTLE FILLER W/ PET FOUNTAIN (SIDE)

3354-170 REVISION DATE 09/03/2024

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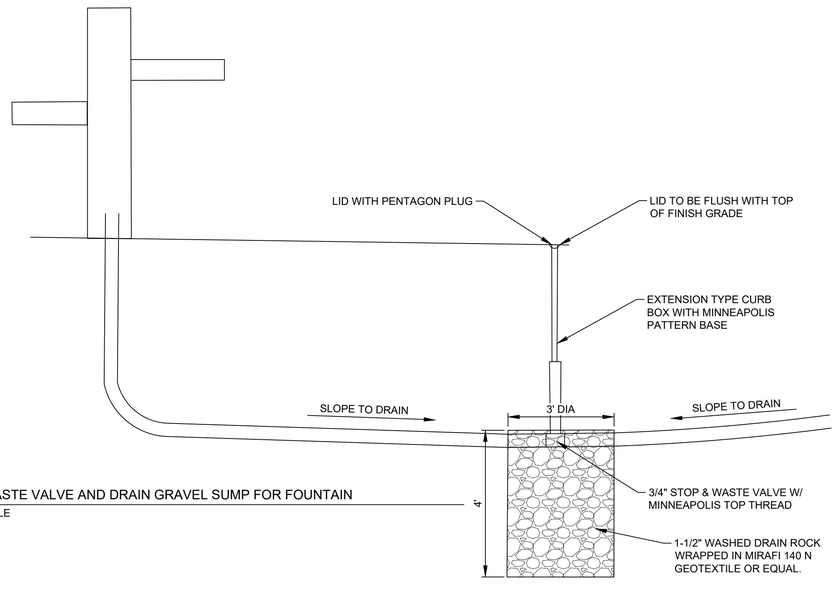
NOTES:
1. OPTIONAL STAINLESS STEEL SURFACE CARRIER RECOMMENDED.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3354-17.8.

MODEL 10145SM

10145SM SHOWN WITH OPTIONAL 10" SS SURFACE CARRIER

3354-17. REVISION DATE 09/30/2022

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1 STOP & WASTE VALVE AND DRAIN GRAVEL SUMP FOR FOUNTAIN
NOT TO SCALE



NOTE:
CONTRACTOR TO SUPPLY AND INSTALL THE SIGN (ATTACH TO FENCE). CITY TO PROVIDE SIGN DESIGN TO CONTRACTOR PRIOR TO MANUFACTURE.

2 DOG PARK SIGN
NOT TO SCALE

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SPANISH FORK PARKWAY

SPANISH FORK, UTAH

STEVE F. MORRIS
PROFESSIONAL ENGINEER
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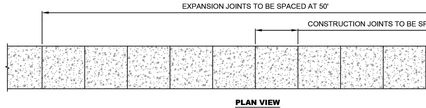
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DT1

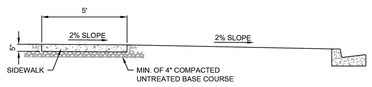
7 OF 17

CONSTRUCTION DOCUMENTS

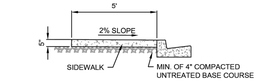
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PLAN VIEW



SIDEWALK CROSS-SECTION WITH PLANTER
SEE APWA PLAN NUMBER 231 CONCRETE SIDEWALK



SIDEWALK CROSS-SECTION WITHOUT PLANTER
SEE APWA PLAN NUMBER 231 CONCRETE SIDEWALK

NOTES:
1. 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 DOWELED A MINIMUM OF 2" FROM TOP OF SIDEWALK AND CURB 24" O.C.
2. SIDEWALKS SHALL HAVE CONSTRUCTION JOINTS EVERY 5'.
3. SIDEWALK SHALL HAVE EXPANSION JOINTS EVERY 50'
4. TOP FRONT OF SIDEWALK SHALL BE PLACED AT 2% GRADE ABOVE TOP BACK OF CURB.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT. 84660 (801) 804-4500	STANDARD DRAWING SIDEWALK	DRAWN: JLR; DESIGN: MHC; REVISION:; DATE: 6/18/2019	SCALE NONE; STANDARD ST-514

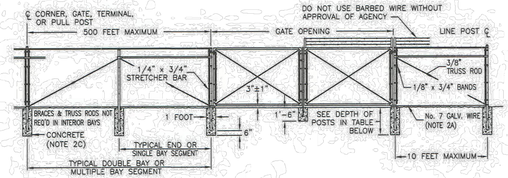
831

Chain link fence

1. **GENERAL**
   A. Additional chain link fence requirements are specified in APWA Section 32 31 13.

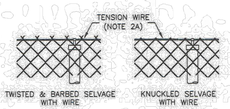
2. **PRODUCTS**
   A. Tension Wire: Zinc coated, galvanized, No. 7 gage spring coil steel.
   B. Posts: Schedule 40 hot dipped zinc coated steel pipe, ASTM A120.
   C. Concrete: Class 4000, APWA Section 03 30 04.

3. **EXECUTION**
   A. Fence Fabric 5 Feet High or Higher: Use twisted and barbed selvage, top and bottom.
   B. Fences Fabric Lower than 5 Feet: Use knuckled selvage on top, and twisted and barbed selvage on bottom.
   C. Truss rods and Braces: Not required for fabric heights less than 5 feet high.
   D. Tension Wire: Set wire at 1-inch over natural ground or 6-inches over concrete structures.
   E. Post Spacing: Locate posts at equal spacing for each segment with maximum spacing specified in standard specifications.
   F. Barb Wire Arm: Face arm towards exterior of fenced area.
   G. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.

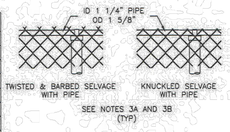


FENCE

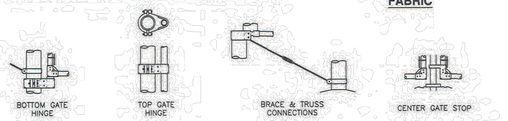
FENCE POSTS					
HEIGHT OF FABRIC	DEPTH OF POSTS	LENGTH OF END CORNER, OR PULL POST	LENGTH OF LINE POST	MINIMUM DIAMETER END, CORNER PULL POST	MINIMUM DIAMETER LINE POST
7'	3'	10'	9'-8"	2 1/2"	2"
6'	3'	9'	8'-8"	2 1/2"	2"
5'	3'	8'	7'-8"	2"	1 1/2"
4'	2'	6'	5'-8"	2"	1 1/2"



GATE POTS AND GATE FRAMES			
HEIGHT	FRAME	GATE OPENING	POST
UNDER 6 FEET	1 1/2"	SINGLE TO 6' OR DOUBLE TO 12'	2"
	1 1/2"	SINGLE OVER 6' TO 8' OR DOUBLE OVER 12' TO 16'	2 1/2"
	1 1/2"	SINGLE OVER 8' TO 12' OR DOUBLE OVER 16' TO 24'	3 1/2"
6 FEET AND OVER	1 1/2"	SINGLE TO 6' OR DOUBLE TO 12'	2 1/2"
	1 1/2"	SINGLE OVER 6' TO 13' OR DOUBLE OVER 12' TO 26'	3 1/2"
	1 1/2"	SINGLE OVER 13' TO 18' OR DOUBLE OVER 26' TO 36'	6"
	1 1/2"	SINGLE OVER 18' OR DOUBLE OVER 36'	8"



FABRIC



DETAILS

APWA Utah Chapter

Chain link fence

Plan **831** April 1997



PRODUCT IMAGE

TRASH RECEPTACLE NOTES:

CLASSIC FLARE TRASH RECEPTACLE BY SMITH STEEL WORKS OR APPROVED EQUAL

SIZE: 32 GAL

COLOR: STATUARY BRONZE

SPANISH FORK LOGO TO BE CAST INTO RECEPTACLE AS PER CITY STANDARD, WITH LETTERING "PARKS & RECREATION" UNDER THE LOGO.

4 TRASH RECEPTACLE
NOT TO SCALE



PRODUCT IMAGE

PICNIC TABLE NOTES:

ALUMINUM PICNIC TABLE BY SMITH STEEL WORKS OR APPROVED EQUAL

SIZE: SIZE 8'

5 PICNIC TABLE
NOT TO SCALE



PRODUCT IMAGE

PARK BENCH NOTES:

CLASSIC ARCH BENCH BY SMITH STEEL WORKS OR APPROVED EQUAL

SIZE: 6'

COLOR: STATUARY BRONZE

SPANISH FORK LOGO TO BE CAST INTO BENCH AS PER CITY STANDARD, WITH LETTERING "PARKS & RECREATION" UNDER THE LOGO.

6 PARK BENCH
NOT TO SCALE



PRODUCT IMAGE
(NON-ADA OPTION SHOWN)

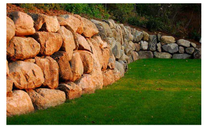
ADA PICNIC TABLE NOTES:

PICNIC TABLE NOTES:

ALUMINUM PICNIC TABLE BY SMITH STEEL WORKS OR APPROVED EQUAL

SIZE: SIZE 8' ADA 2

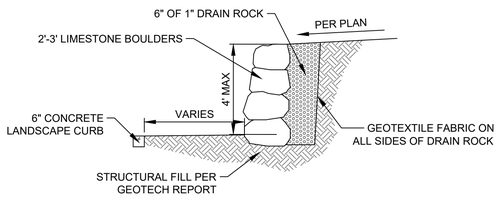
7 ADA PICNIC TABLE
NOT TO SCALE



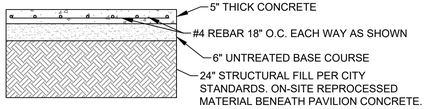
REFERENCE IMAGE

4' MAX. ROCKERY WALL NOTES:

1. ALL FILL TO BE COMPACTED TO 95% MAX DRY DENSITY PLACED IN 8" LIFTS.
2. DO NOT CONSTRUCT ROCK WALL OR SLOPES EXCEEDING THE HEIGHTS SHOWN HERE WITHOUT CONSULTING WITH ENGINEER.
3. INDIVIDUAL ROCK FRAGMENTS SHALL BE ANGULAR TO SUBROUNDED, DENSE, SOUND, AND FREE FROM CRACKS, SEAMS, AND OTHER DEFECTS CONDUCIVE TO ACCELERATED WEATHERING.
4. ROCKS TO BE PLACED AS TIGHTLY AS POSSIBLE (SEE REFERENCE IMAGE).



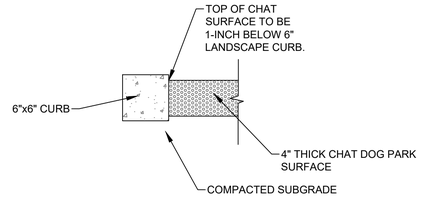
1 4' MAX. ROCKERY WALL
NOT TO SCALE



CONCRETE FLATWORK NOTES:

1. UTBC SHALL BE PLACED AND COMPACTED TO 95% OF MAX. DENSITY.
2. CONCRETE SHALL BE CLASS 4000 PER PROJECT SPECIFICATIONS.
3. CONCRETE SURFACES SHALL HAVE 1/2" RADIUS ON ALL EXPOSED EDGES UNLESS OTHERWISE NOTED.

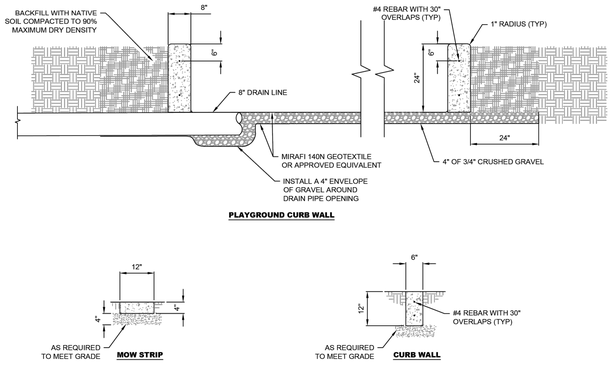
2 5" REINFORCED CONCRETE W/BASE (UNDER PAVILION)
NOT TO SCALE



CONCRETE CURB NOTES:

1. SUBGRADE SHALL BE PLACED AND COMPACTED TO 90% OF MAX. DENSITY.
2. CONCRETE SHALL BE CLASS 4000 PER PROJECT SPECIFICATIONS.
3. CONCRETE SURFACES SHALL HAVE 1/2" RADIUS ON ALL EXPOSED EDGES UNLESS OTHERWISE NOTED.
4. EXPANSION JOINTS SPACED AT 5' MAX, CONTRACTION JOINTS SPACED AT 20' MAX

3 6" CONCRETE LANDSCAPE CURB
NOT TO SCALE



PLAYGROUND CURB WALL

NOTES:
1. ENGINEERED BASE UNDER ALL CURBS AND GUTTERS SHALL MATCH WHAT IS IN THE ROAD WITH A MINIMUM OF 8" OF COMPACTED UNTREATED BASE COURSE. MOW STRIPS, SIDEWALKS, AND CURB WALLS 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. SIDEWALKS, MOW STRIPS, AND CURB WALLS SHALL HAVE CONSTRUCTION JOINTS EVERY 8' OR AT EACH FENCE POST.
4. THERE SHALL BE A 2% GRADE FROM THE CURB TO SIDEWALK ACROSS PLANTERS.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT. 84660 (801) 804-4500

STANDARD DRAWING
MOW STRIP AND CURB DETAILS

DRAWN: JLR; DESIGN: JAT; CHECKED: MHC; DATE: 6/18/2019

SCALE NONE; STANDARD ST-516

CivilScience
1453 S. Dixie Drive, Ste. 150
St. George, UT 84770
435.986.0100

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SPANISH FORK PARKWAY

SPANISH FORK, UTAH

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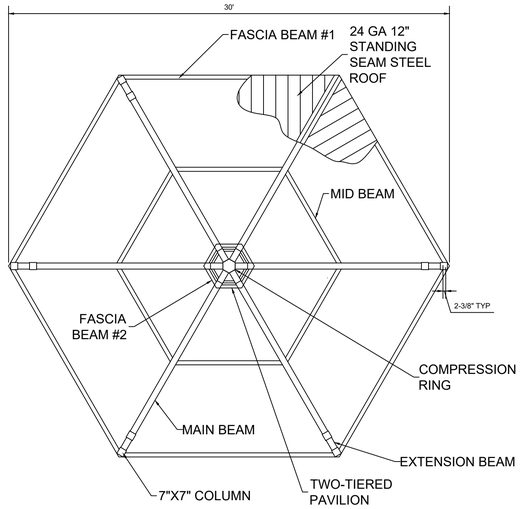
PROJECT NO: 24352
DATE: DECEMBER, 2024
DESIGN BY: STW
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SHEET TITLE

DETAILS

DT2
8 OF 17

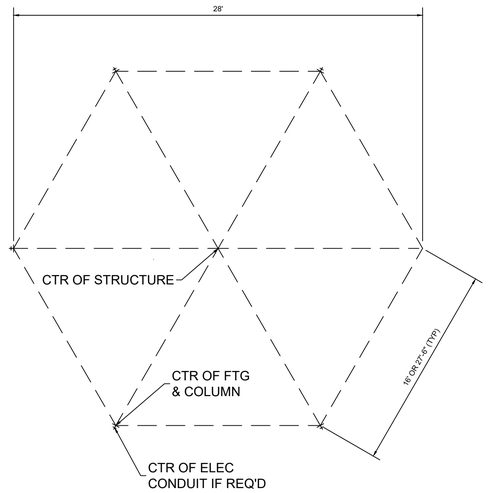
CONSTRUCTION DOCUMENTS

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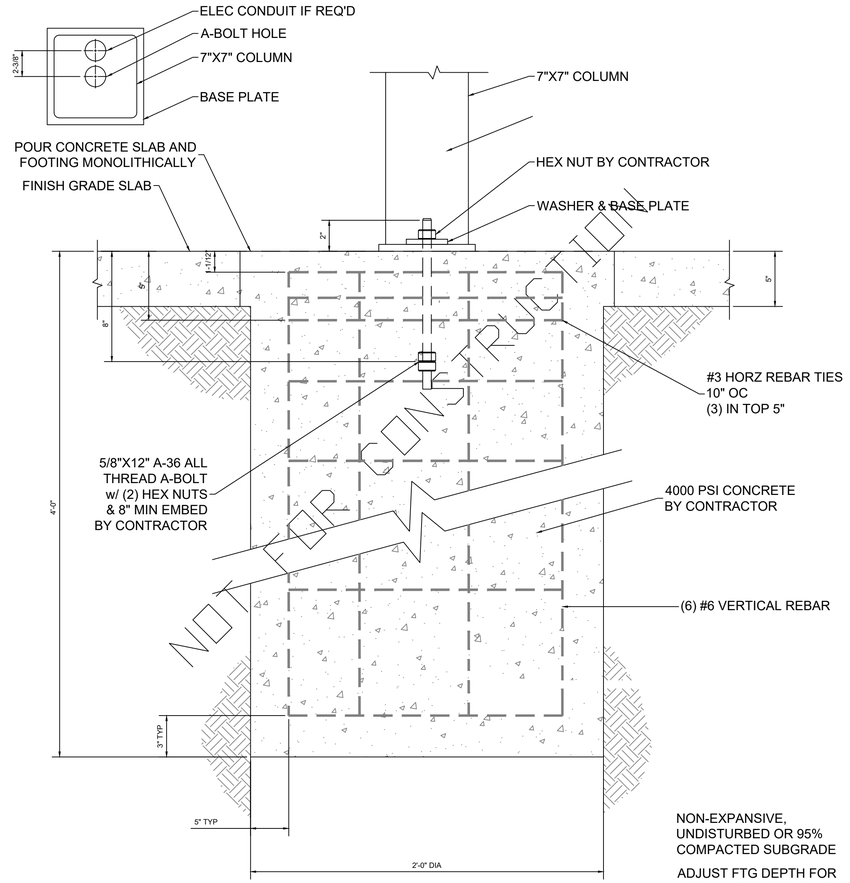
1 PAVILION PLAN VIEW

NOT TO SCALE



2 PAVILION LAYOUT VIEW

NOT TO SCALE



3 PAVILION FOOTING DETAIL (FOR REFERENCE ONLY)

NOT TO SCALE

FOOTING NOTES:

1. THE FOOTING DETAILS FOR THE PAVILION CONTAINED HEREIN ARE FOR ILLUSTRATION PURPOSES AND TO CONVEY THE INTENT OF THE OWNER.
2. THE CONTRACTOR SHALL PROVIDE FULL FABRICATION DRAWINGS FROM THE MANUFACTURER. THE MANUFACTURER SHALL COMPLETE AND SEAL ALL STRUCTURAL AND FOOTING ENGINEERING CALCULATIONS, DRAWINGS AND DETAILS. SEALED DRAWINGS AND DETAILS PROVIDED BY THE MANUFACTURER SHALL GOVERN INSTALLATION.
3. GEOTECHNICAL INVESTIGATION FOR THIS PROJECT WAS NOT PERFORMED, HOWEVER, THE CITY MAY PROVIDE SOME RELEVANT GEOTECHNICAL INFORMATION FROM NEARBY SITE INVESTIGATIONS FOR REFERENCE IF NECESSARY.

PAVILION NOTES:

1. PAVILION SHALL BE 30' TWO-TIER CHARLESTON MODEL BY CLASSIC RECREATION OR APPROVED EQUAL.
2. THE PAVILION DRAWINGS AND DETAILS CONTAINED IN THIS PLAN SET ARE FOR ILLUSTRATION PURPOSES AND TO CONVEY THE INTENT OF THE OWNER.
3. THE CONTRACTOR SHALL PROVIDE FULL FABRICATION DRAWINGS FROM THE MANUFACTURER. THE MANUFACTURER SHALL COMPLETE AND SEAL ALL STRUCTURAL AND FOOTING ENGINEERING CALCULATIONS, DRAWINGS AND DETAILS. SEALED DRAWINGS AND DETAILS PROVIDED BY THE MANUFACTURER SHALL GOVERN INSTALLATION.
4. CONTRACTOR SHALL PROVIDE OPPORTUNITY FOR CITY TO SELECT FINAL COLORS AND FINISHES FOR PAVILION.

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DETAILS

DT3

CONSTRUCTION DOCUMENTS

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PLANT SCHEDULE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QTY.	SIZE	REMARKS
TREES					
	Green Vase Zelkova	Zelkova serrata 'Green Vase'	3	2" Cal	Staked
	Silver Linden	Tilia tomentosa	10	2" Cal	Staked
	Thornless Honeylocust	Gleditsia triacanthos var. inermis	12	2" Cal	Staked
	Spring Snow Crabapple	Malus 'Spring Snow'	12	2" Cal	Staked
	Thornless Cockspur Hawthorne	Crataegus crus-galli var. inermis	5	2" Cal	Staked
	Eastern Redbud	Cercis canadensis	9	15 Gal	Staked
SHRUBS					
	Crimson Pygmy Japanese Barberry	Berberis thunbergii 'Crimson Pygmy'	46	5 Gal	None
	Arctic Fire Dogwood	Cornus sericia 'Farrow'	48	5 Gal	None
	Dwarf Red Twig Dogwood	Cornus sericia 'Kelseyi'	33	5 Gal	None
	Cranberry Cottoneaster	Cotoneaster apiculatus	26	5 Gal	None
	Dwarf Burning Bush	Euonymus alatus 'Compactus'	18	5 Gal	None
	Forsythia	Forsythia x intermedia	11	5 Gal	None
	Rose of Sharon	Hibiscus syriacus	12	5 Gal	None
	Diablo Ninebark	Physocarpus opulifolius 'Diablo'	27	5 Gal	None
	Bird's Nest Spruce	Picea abies 'Nidiformis'	11	5 Gal	None
	Globe Blue Spruce	Picea pungens 'Glauca Globosa'	60	5 Gal	None
	Potentilla	Potentilla fruiticosa	30	5 Gal	None
	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	27	5 Gal	None
ORNAMENTAL GRASSES					
	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	59	1 Gal	None
	Shenandoah Switchgrass	Panicum virgatum 'Shenandoah'	48	1 Gal	None
SURFACE TREATMENTS					
	Lawn - Sod	90% Dwarf Tall Fescue, 10% Bluegrass	19,765 SF		None
	Shredded Wood Mulch, 3" Thick	Natural Color	33,040 SF		None
	Chat, 4" Thick	Color: Glacier Mist (Light Tan)	9,585 SF	3/8" Minus	None
	Boulder - Limestone	Color: Glacier Mist (Light Tan)	38	3'-5' Dia.	Partial Bury



0 10' 20' 40'

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SPANISH FORK

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PROJECT NO: 24352
DATE: DECEMBER, 2024
DESIGN BY: STW
CHECKED BY: JG
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LANDSCAPE PLAN

LS1

10 OF 17

CONSTRUCTION DOCUMENTS

FILENAME: L:\Utah\Projects\Active 2024\#24352.00 - Spanish Fork Parkway - Landscape Design\700 - CAD\Sheet_Files\24352_LS.dwg - PLOTTED BY/LSON - DATE: 12/20/2024 12:06 PM



PLANT SCHEDULE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QTY.	SIZE	REMARKS
TREES					
	Green Vase Zelkova	Zelkova serrata 'Green Vase'	3	2" Cal	Staked
	Silver Linden	Tilia tomentosa	10	2" Cal	Staked
	Thornless Honeylocust	Gleditsia triacanthos var. inermis	12	2" Cal	Staked
	Spring Snow Crabapple	Malus 'Spring Snow'	12	2" Cal	Staked
	Thornless Cockspur Hawthorne	Crataegus crus-galli var. inermis	5	2" Cal	Staked
	Eastern Redbud	Cercis canadensis	9	15 Gal	Staked
SHRUBS					
	Crimson Pygmy Japanese Barberry	Berberis thunbergii 'Crimson Pygmy'	46	5 Gal	None
	Arctic Fire Dogwood	Cornus sericia 'Farrow'	48	5 Gal	None
	Dwarf Red Twig Dogwood	Cornus sericia 'Kelseyi'	33	5 Gal	None
	Cranberry Cottoneaster	Cotoneaster apiculatus	26	5 Gal	None
	Dwarf Burning Bush	Euonymus alatus 'Compactus'	18	5 Gal	None
	Forsythia	Forsythia x intermedia	11	5 Gal	None
	Rose of Sharon	Hibiscus syriacus	12	5 Gal	None
	Diablo Ninebark	Physocarpus opulifolius 'Diablo'	27	5 Gal	None
	Bird's Nest Spruce	Picea abies 'Nidiformis'	11	5 Gal	None
	Globe Blue Spruce	Picea pungens 'Glauca Globosa'	60	5 Gal	None
	Potentilla	Potentilla fruiticosa	30	5 Gal	None
	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	27	5 Gal	None
ORNAMENTAL GRASSES					
	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	59	1 Gal	None
	Shenandoah Switchgrass	Panicum virgatum 'Shenandoah'	48	1 Gal	None
SURFACE TREATMENTS					
	Lawn - Sod	90% Dwarf Tall Fescue, 10% Bluegrass	19,765 SF		None
	Shredded Wood Mulch, 3" Thick	Natural Color	33,040 SF		None
	Chat, 4" Thick	Color: Glacier Mist (Light Tan)	9,585 SF	3/8" Minus	None
	Boulder - Limestone	Color: Glacier Mist (Light Tan)	38	3'-5' Dia.	Partial Bury

N

0 10' 20' 40'

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SPANISH FORK PARKWAY

SPANISH FORK

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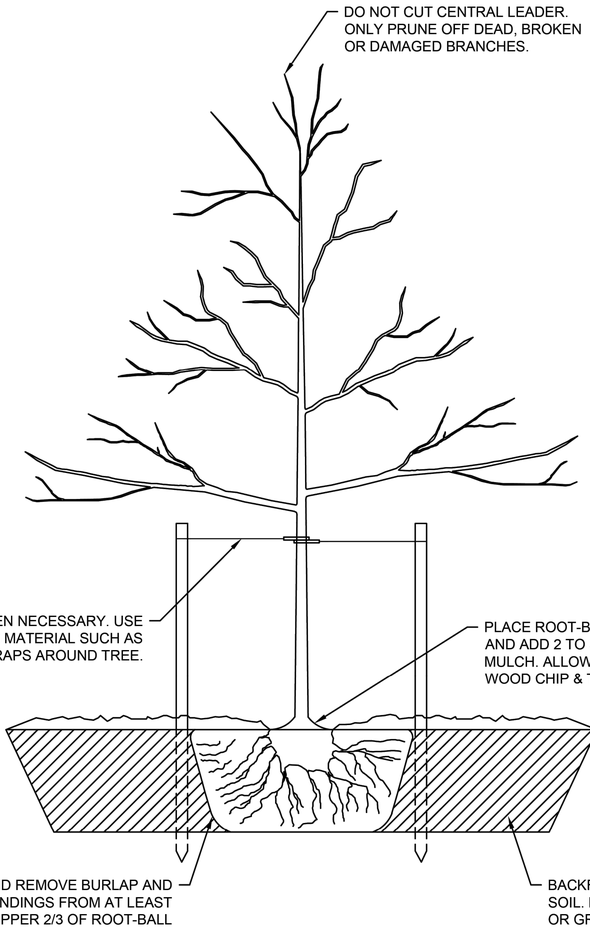
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LANDSCAPE PLAN

LS2

CONSTRUCTION DOCUMENTS

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NOTES:
1. WOOD CHIPS SHALL BE REMOVED FROM DIRECTLY TOUCHING TRUNK.
2. DEPTH OF HOLE SHOULD BE NO DEEPER THAN THE ROOT-BALL.
3. DIAMETER OF HOLE SHOULD BE THREE TIMES THAT OF THE ROOT-BALL.

SPANISH FORK ENGINEERING

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

STANDARD DRAWING

TREE PLANTING

DRAWN:	JLR
DESIGN:	MHC
REVISION:	
DATE:	6/19/2018

SCALE NONE

STANDARD G-112

LANDSCAPE NOTES:

1. LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
2. THE LANDSCAPE ARCHITECT/ OWNER'S REPRESENTATIVE SHALL APPROVE ANY AND ALL SUBSTITUTIONS.
3. LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
4. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE LANDSCAPE ARCHITECT/ OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
5. ALL STAKING OF TREES SHALL BE AS APPROVED BY LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE. ALL TREES TO BE STAKED SHALL BE STAKED OUTSIDE ROOTBALL, SEE TREE PLANTING DETAIL FOR MORE INFORMATION. TREES SHALL BE A MINIMUM OF 3' FROM CURB OR SIDEWALK, SHRUBS SHALL BE 2' OR MORE AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSING AS SHOWN AWAY FROM HARDSCAPE.
6. TREE LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR TO STARTING IRRIGATION OR PLANTING EXCAVATION. MINOR RELOCATION'S SHALL BE MADE AT THIS TIME TO AVOID UNSUITABLE CONDITIONS, AT NO ADDITIONAL COST.
7. INSTALL WEED BARRIER FABRIC BELOW ALL MULCHED LANDSCAPE AREAS. INSTALL FABRIC AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
8. SOIL MIX FOR ALL TREES, SHRUBS, & GROUND COVER SHALL BE : 3 PARTS TOPSOIL, 1 PART NUTRIFIED GROUND BARK MULCH OR APPROVED EQUAL.
9. GRANULAR TOPDRESSING / ROCK MULCH SHALL EXTEND UNDER SHRUBS AND RAKED UNIFORMLY ALONG CURBS, SIDEWALKS AND WALLS.
10. ALL TURF GRADES SHALL BE APPROVED PRIOR TO INSTALLING SOD OR SEED.
11. ALL GRASS SEED AND OR SOD SHALL BE IMPROVED HYBRID VARIETIES OF 90% DWARF TALL FESCUE BLEND AND 10% BLUE GRASS BLEND WITH NO WEED SEEDS. ALL SODDED AREAS SHALL BE TOP DRESSED WITH A MIN. OF 2" OF SOIL MIX PRIOR TO INSTALLATION.
12. LANDSCAPE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION.
13. GRADE NOTED ON LANDSCAPE PLAN SHALL BE FIELD VERIFIED/APPROVED BY LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE AND MODIFIED AS NECESSARY PRIOR TO CONCRETE HEADER/ MOW CURB INSTALLATION.
14. REFER TO GENERAL CONSTRUCTION NOTES FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

GENERAL CONSTRUCTION NOTES:

1. NOTES SHALL BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH ALL WORK ELEMENTS SHOWN ON THE ENCLOSED PLANS.
2. VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK. NOTIFY OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
3. REFER TO ENGINEERING PLANS FOR CONSTRUCTION AND GRADING CONSIDERATIONS OF THE SITE. CROSS REFERENCE WORK THAT MAY IMPACT IMPROVEMENTS SHOWN ON THESE DOCUMENTS.
4. LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE AND ALL GRADING AT +/- 3"
5. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
6. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND/OR FEDERAL LAWS PERTAINING TO THE PROJECT'S WORK.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH THE LOCATIONS OF UNDERGROUND SERVICES AND IMPROVEMENTS.
8. THE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY DETERMINE THE CONDITIONS UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE FOR FAILURE OF BIDDERS TO ASCERTAIN ALL ASPECTS OF THE PROJECT.
9. PRIOR TO DIGGING, EXCAVATION, OR UNDERGROUND WORK, CONTRACTOR SHALL CONTACT BLUESTAKES TO LOCATE AND PROTECT EXISTING UTILITIES AND SUBSURFACE SYSTEMS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF HIS WORK.
10. CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL PAVEMENT, SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE SHALL BE RE-INSPECTED DURING FINAL INSPECTION. ANY DAMAGED AREAS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE QUANTITIES AND MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AS ESTABLISHED BY THE PROJECT ENGINEER. RUNOFF AND DRAINAGE FLOWS SHALL NOT BE ALTERED OR IMPEDED.
13. THE CONTRACTOR SHALL FURNISH ALL LABOR, TOOLS, EQUIPMENT, MATERIALS, EMPLOYEE, AND SUBCONTRACTOR SUPERVISION FOR IT'S PORTION OF THE PROJECT TO IMPLEMENT PLANS AND SPECIFICATIONS.
14. THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK AND RE-RESPONSIBILITY FOR LOSS AND EXPENSE RESULTING FROM ON-SITE INJURY.
15. THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION SCHEDULING, COORDINATION AND MANAGEMENT OF SUBCONTRACTORS.
16. THE CONTRACTOR SHALL PROTECT ALL PERSONS NEAR OR ON THE PREMISES FROM UNREASONABLE RISK OF INJURY. PROVIDE WARNING SIGNS, LIGHTS, BARRICADES, RAILINGS, FLAGMEN OR OTHER NECESSARY SAFEGUARD.
17. THE CONSULTANTS INSPECTIONS SHALL NOT BE DEEMED SUPERVISION OR CONTROL OF CONSTRUCTION BY CONTRACTOR OR SUBCONTRACTORS.
18. ALL CONTRACTS SHALL BE WRITTEN DIRECTLY BETWEEN CONTRACTOR AND THE OWNER. SPECIFIC TERMS OF WORK SHALL BE NEGOTIATED DIRECTLY BETWEEN PARTIES. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES IN CONTRACT, PAYMENT AMOUNTS, SCHEDULE OR QUALITY OF WORKMANSHIP.
19. IF REQUIRED AS PART OF THE AGREED SCOPE OF WORKS, THE CONSULTANT AGREES TO REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLE SUBMITTED BY THE CONTRACTOR AS PART OF A CONSTRUCTION ADMINISTRATION CONTRACT FOR THE SOLE PURPOSE OF COMPLIANCE WITH THE DESIGN CONCEPT AND WITH INFORMATION GIVEN NOT BEEN REVIEWED AND AUTHORIZED IN WRITING.
20. WHERE TWO OR MORE REQUIREMENTS CREATE OVERLAPPING CONDITIONS, CONFLICTING, MINIMUMS OR LEVELS OF QUALITY, THE MORE STRINGENT REQUIREMENTS OR THE HIGHER QUALITY LEVEL IS INTENDED, AND SHALL BE ENFORCED. CONFLICTING REQUIREMENTS SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE WHOSE INTERPRETATION SHALL BE FINAL.

CIVILSCIENCE
3160 W. Clubhouse Drive, Ste. A
Lehi, UT 84043
801.768.7200

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CHECKED BY:	JG

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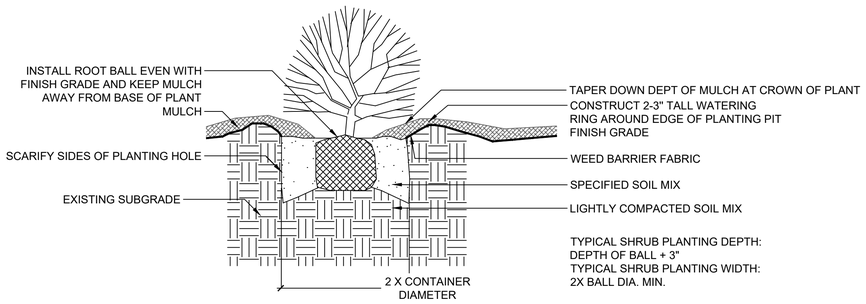
LANDSCAPE DETAILS

LS3

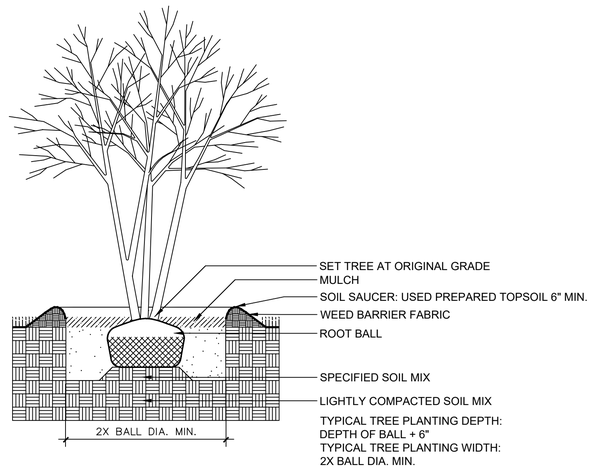
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NOTES:
1. SOIL MIX FOR ALL TREES, SHRUBS & GROUND COVER SHALL BE: 3 PARTS TOPSOIL, 1 PART NITRIFIED GROUND BARK MULCH OR APPROVED EQUAL.
2. INSTALL LANDSCAPE WEED BARRIER FABRIC BETWEEN SOIL AND ALL BARK MULCH AREAS.
3. EXCAVATE PLANTING PITS AS ROUND PLANTING HOLES

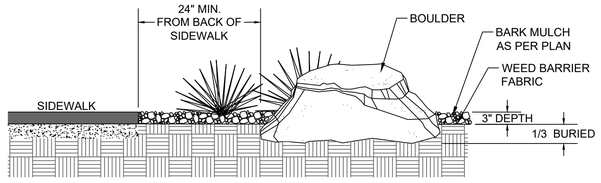


1 SHRUB PLANTING DETAIL
Not to Scale

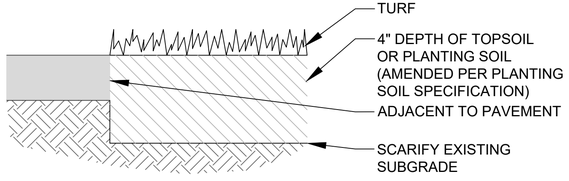


2 MULTI-STEM TREE PLANTING
Not to Scale

NOTES:
1. SOIL MIX FOR ALL TREES, SHRUBS & GROUND COVER SHALL BE: 3 PARTS TOPSOIL, 1 PART NITRIFIED GROUND BARK MULCH OR APPROVED EQUAL.
2. INSTALL LANDSCAPE WEED BARRIER FABRIC BETWEEN SOIL AND ALL BARK MULCH AREAS.



3 DETAIL - DECORATIVE BOULDER LOCATION AND PLACEMENT
Not to Scale



4 2" TURF OVER 4" TOPSOIL
Not to Scale

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3160 W. Clubhouse Drive, Ste. A
Lehi, UT 84043
801.768.7200

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SPANISH FORK PARKWAY

SPANISH FORK, UTAH

REVISIONS

MARK	DATE	DESCRIPTION

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PROJECT NO:	24352
DATE:	DECEMBER, 2024
DESIGN BY:	STW
CHECKED BY:	JG

SHEET TITLE

LANDSCAPE DETAILS

LS4

13 OF 17

CONSTRUCTION DOCUMENTS

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IRRIGATION LEGEND

SYMBOL	MANUF.	DESCRIPTION
M	TBD	1 1/2" METER AS PER CITY STANDARDS.
C	RAIN BIRD	ESP-LXME: 8 STATION IRRIGATION CONTROLLER IN OUTDOOR CABINET, AS LABELED (OR APPROVED EQUAL).
	MUELLER	1 1/2" STOP & WASTE VALVE. INSTALL AS PER LOCAL CODE.
	AMIAD	AMIAD T FILTER WITH BRUSHAWAY ASSEMBLY, ENCLOSED IN LOCKABLE PROTECTION CAGE MOUNTED ON A CONCRETE SLAB
	RAIN BIRD	CONTROL ZONE KIT, MODEL NO. 150-PGA-PRS (OR APPROVED EQUAL).
	RAIN BIRD	CONTROL ZONE KIT, MODEL # XCZ-150-PEB (OR APPROVED EQUAL).
	APPROVED	BALL VALVE, LINE SIZE
	SIGNATURE	1" QUICK COUPLER
	APPROVED	MANUAL DRAIN VALVE. INSTALLED AT LOW POINT OF MAIN & DRIP LINES.
	APPROVED	2" SCH 40 PVC MAINLINE
	APPROVED	4" SCH 40 PVC SLEEVE (1 PER IRRIGATION PIPE)
	APPROVED	SCH 40 PVC LATERAL LINE (AS LABELED)
	TORO	1" BLUE STRIPE HOSE (OR APPROVED EQUAL).
	TORO	5/8" BROWN DRIP IN® PC, MODEL NO. PCB1810-12 W/ 1.0 GPH, 12" EMITTER SPACING (OR APPROVED EQUAL).
	RAIN BIRD	RAIN BIRD 1804-PRS-12Q Spray Head
	RAIN BIRD	RAIN BIRD 1804-PRS-12H Spray Head
4	RAIN BIRD	RAIN BIRD 6504 - #4 NOZZLE - 90° SPRAY HEAD
4	RAIN BIRD	RAIN BIRD 6504 - #4 NOZZLE - 180° SPRAY HEAD
8	RAIN BIRD	RAIN BIRD 6504 - #8 NOZZLE - 360° SPRAY HEAD

ZONE & FLOW CHART

ZONE I.D.	GPM	VALVE SIZE
T 1	32.0	2"
T 2	37.2	2"
T 3	32.0	2"
T 4	28.6	1.5"
X 1	29.1	1.5"
X 2	15.6	1.5"
X 3	28.3	1.5"

ZONE I.D.
VALVE SIZE
G.P.M.

NOTES:

1. SYSTEM DESIGN IS BASED ON MAX. FLOW OF 50 G.P.M. WITH 60 P.S.I. AT CONTROL VALVES CONTRACTOR SHALL VERIFY FLOW RATES AND PRESSURE AND IRRIGATION REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE.
2. 1/4" VINYL DISTRIBUTION TUBING: RAIN BIRD DT - 025 (OR APPROVED EQUAL) NOT SHOWN (SEE DETAILS)

N

0 10' 20' 40'

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1453 S. Dixie Drive, Ste. 150
St. George, UT 84770
435.986.0100

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SPANISH FORK

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IRRIGATION PLAN

IR1

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CONSTRUCTION DOCUMENTS

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IRRIGATION LEGEND

SYMBOL	MANUF.	DESCRIPTION
M	TBD	1 1/2" METER AS PER CITY STANDARDS.
C	RAIN BIRD	ESP-LXME: 8 STATION IRRIGATION CONTROLLER IN OUTDOOR CABINET, AS LABELED (OR APPROVED EQUAL).
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	APPROVED	BALL VALVE, LINE SIZE
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	APPROVED	SCH 40 PVC LATERAL LINE (AS LABELED)
	TORO	1" BLUE STRIPE HOSE (OR APPROVED EQUAL).
	TORO	5/8" BROWN DRIP IN® PC, MODEL NO. PCB1810-12 W/ 1.0 GPH, 12" EMITTER SPACING (OR APPROVED EQUAL).
	RAIN BIRD	RAIN BIRD 1804-PRS-12Q Spray Head
	RAIN BIRD	RAIN BIRD 1804-PRS-12H Spray Head
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ZONE & FLOW CHART

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VALVE SIZE
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NOTES:

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2. 1/4" VINYL DISTRIBUTION TUBING: RAIN BIRD DT - 025 (OR APPROVED EQUAL) NOT SHOWN (SEE DETAILS)

N

0 10' 20' 40'

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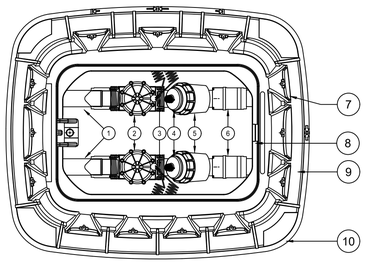
IRRIGATION PLAN

IR2

15 OF 17

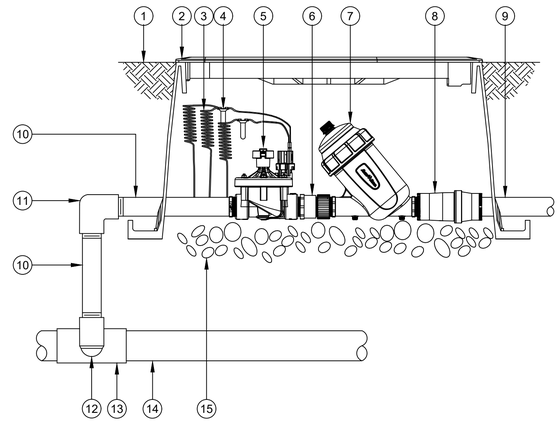
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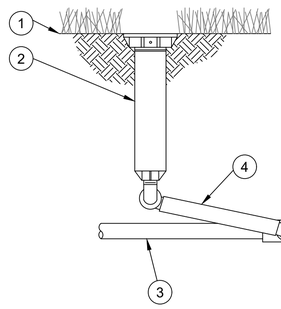
TOP VIEW

1. CONNECTION TO MAINLINE
2. 1 1/2" PESB-R VALVE (INCLUDED IN XCZ-150-LCDR KIT)
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. 1 1/2" SCH 40 ADAPTER (INCLUDED IN XCZ-150-LCDR KIT)
5. 1 1/2" FILTER - RAIN BIRD LARGE CAPACITY DISC FILTER (INCLUDED IN XCZ-150-LCDR KIT)
6. 1 1/2" HIGH FLOW PRESSURE REGULATOR (INCLUDED IN XCZ-150-LCDR KIT)
7. USE TWO(2) OF THREE(3) OPENINGS ON SHORT SIDE OF VALVE BOX FOR THE LATERAL LINES OUT OF THE BOX
8. TOP OF RAIN BIRD VALVE BOX
9. JUMBO VALVE BOX WITH COVER
10. BASE OF RAIN BIRD VALVE BOX



1. FINISH GRADE/TOP OF MULCH
2. JUMBO VALVE BOX WITH TAN COVER
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1 1/2" PESB-R VALVE (INCLUDED IN XCZ-150-LCDR KIT)
6. 1 1/2" SCH 40 ADAPTER (MALE X FEMALE) INCLUDED IN XCZ-150-LCDR KIT
7. 1 1/2" FILTER - RAIN BIRD LARGE CAPACITY DISC FILTER (INCLUDED IN XCZ-150-LCDR KIT)
8. 1 1/2" HIGH FLOW PRESSURE REGULATOR (INCLUDED IN XCZ-150-LCDR KIT)
9. LATERAL PIPE
10. PVC SCH 80 NIPPLE 1 1/2"
11. PVC SCH 40 ELBOW
12. PVC SCH 80 NIPPLE (2" LENGTH, HIDDEN) AND PVC 40 ELBOW
13. PVC SCH 40 TEE OR ELBOW
14. MAINLINE PIPE
15. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

1 DETAIL - 1.5" COMMERCIAL DRIP CONTROL ZONE KITS IN JUMBO VALVE BOX

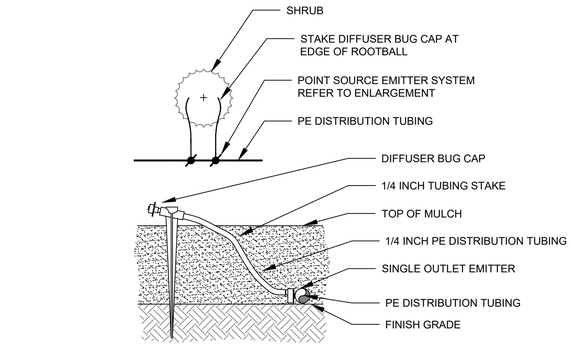


1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: **RAIN BIRD 1804 WITH 1800 VPC WITH RAIN BIRD ROTARY NOZZLE**
3. PVC LATERAL PIPE
4. SWING ASSEMBLY: RAIN BIRD MODEL SA 6050
5. PVC SCH 40 TEE OR ELL

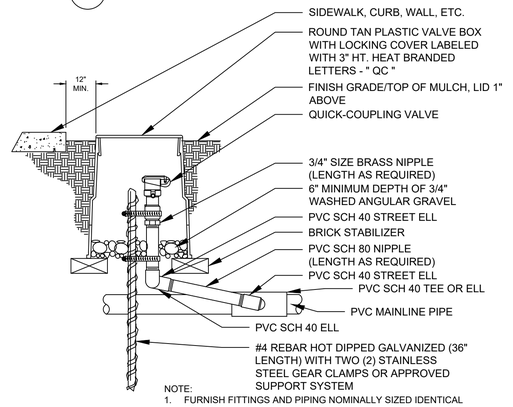
3 DETAIL - SPRAY POP UP SPRINKLER

NOTES:
LAYOUT DRIPLINE SO EMITTERS ARE IN A TRIANGULAR PATTERN AS SHOWN.

4 DETAIL - TREE EMITTER LAYOUT

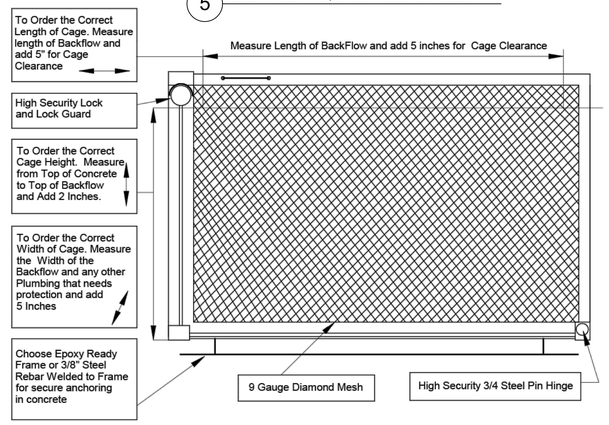


2 DETAIL - SHRUB EMITTER LAYOUT



NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

5 DETAIL - QUICK COUPLER

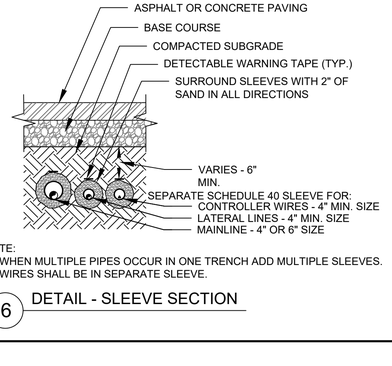


Product Features [SMSC]
- 3/16 Welded Angle Iron Frame
- High Security Pin Hinges
- 9 Gauge Diamond Mesh
- Zinc Primed
- Powder Coated
- Security Closure Blocks
- Lock Guard

Cages For:
- Backflow Preventers
- Air Conditioning Units
- Pressure Regulators
- Control Cabinets

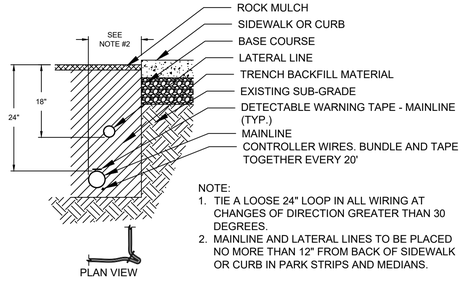
D&M Manufacturing, Inc.
Phone: 951-674-1908 Toll Free: 866-308-9911 www.backflowtheft.com

8 DETAIL - FILTER ENCLOSURE BY SENTRY OR APPROVED EQUAL



NOTE:
1. WHEN MULTIPLE PIPES OCCUR IN ONE TRENCH ADD MULTIPLE SLEEVES.
2. WIRES SHALL BE IN SEPARATE SLEEVE.

6 DETAIL - SLEEVE SECTION



NOTE:
1. TIE A LOOSE 24" LOOP IN ALL WIRING AT CHANGES OF DIRECTION GREATER THAN 30 DEGREES.
2. MAINLINE AND LATERAL LINES TO BE PLACED NO MORE THAN 12" FROM BACK OF SIDEWALK OR CURB IN PARK STRIPS AND MEDIANS.

7 DETAIL - IRRIGATION TRENCH SECTION

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Lehi, UT 84043
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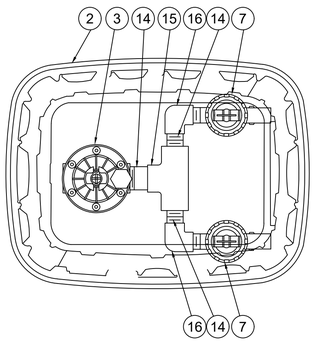
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DESIGN BY:	STW
CHECKED BY:	JG
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IRRIGATION DETAILS

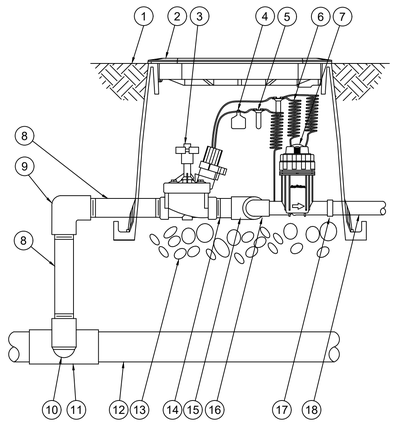
IR3

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TOP VIEW



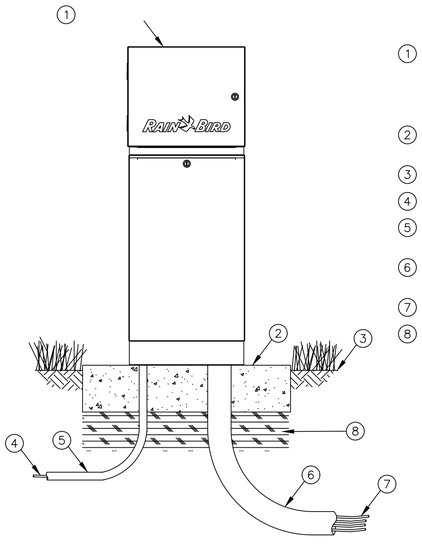
SIDE VIEW

1 DETAIL - 1" COMMERCIAL DRIP CONTROL ZONE KITS IN STRAIGHT CONFIGURATION

1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER:
   RAIN BIRD VB-STD
3. REMOTE CONTROL VALVE:
   RAIN BIRD 150-PEBIVM (INCLUDED IN XCZ--100-LCS KIT)
4. ID TAG
5. WATERPROOF CONNECTION:
   RAIN BIRD DB SERIES
6. 30-INCH LINEAR LENGTH OF WIRE, COILED
7. PRESSURE REGULATING QUICK CHECK BASKET FILTER:
   RAIN BIRD PRB-QKCHK-100
   (INCLUDED IN XCZ-PRB-100-COM KIT)
8. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
9. PVC SCH 40 ELL
10. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
11. PVC SCH 40 TEE OR ELL
12. MAINLINE PIPE
13. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
14. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)
15. PVC SCH 40 TEE (INCLUDED IN XCZ-PRB-100-COM KIT)
16. PVC SCH 40 ELL (INCLUDED IN XCZ-PRB-100-COM KIT)
17. PVC SCH 40 FEMALE ADAPTOR
18. LATERAL PIPE

IRRIGATION NOTES:

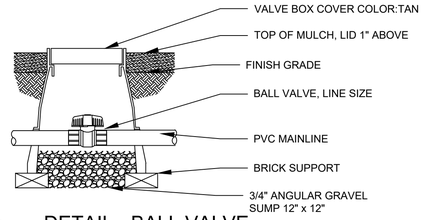
1. THESE DRAWINGS ARE DIAGRAMMATIC ONLY. CONTRACTOR TO FIELD VERIFY DRAWINGS PRIOR TO ANY INSTALLATION OR ORDERING OF MATERIALS. NOTIFY LANDSCAPE ARCHITECTURE OF ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE, HE ASSUMES FULL RESPONSIBILITY FOR ANY NECESSARY ALTERATIONS TO THE SYSTEM.
2. ALL MATERIALS USED SHALL BE INSTALLED PER PLAN AND MANUFACTURER'S SPECIFICATIONS. DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
3. IRRIGATION SYSTEM DESIGN IS BASED ON MAX FLOW OF 50 G.P.M. WITH AL LEAST 60 P.S.I. AT VALVES. CONTRACTOR TO FIELD VERIFY PRESSURE PRIOR TO STARTING IRRIGATION INSTALLATION. NOTIFY CONSULTANT OF ANY DIFFERENCE FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS.
4. CONTRACTORS SHALL CONNECT AT IRRIGATION P.O.C. AFTER AMIAD FILTER AND WATER METER BEGIN A 2" SCHEDULE 40 PVC IRRIGATION MAIN LINE FOR THE SPRINKLER SYSTEM.
5. USE #14 GAUGE UNDERGROUND DIRECT BURIAL WIRE WITH SPEARS' DRI-SPLICE WIRE CONNECTORS OR SIMILAR, FOR ALL VALVE CONNECTIONS. ALL SPLICES MUST BE PLACED IN VALVE BOXES.
6. IRRIGATION CONTRACTOR RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. CONTRACTOR TO COORDINATE SLEEVING INSTALLATION WITH CONCRETE FLATWORK AND PAVING. ALL SLEEVES TO BE EXTENDED AT LEAST 3" BEYOND CONCRETE STRUCTURES. ALL HARDSCAPE 4'-0" OR WIDER TO BE SLEEVED.
7. CONTRACTOR SHALL INSTALL ALL PIPING AND WIRING UNDER PAVED AREAS IN SLEEVES AS SHOWN ON PLANS. WIRE SHALL BE SLEEVED SEPARATELY FROM PIPING.
8. LOCATE ALL IRRIGATION EQUIPMENT AND VALVE BOXES LANDSCAPE PLANTER AREAS (SOME LINES AND EQUIPMENT ARE SCHEMATIC). DO NOT LOCATE THESE ITEMS IN TURF AREAS.
9. LOCATE VALVE BOXES IN GRANULAR LANDSCAPE AREAS (NOT IN TURF) ADJACENT TO WALKWAYS AND CURBS WHENEVER POSSIBLE.
10. 'DURA' MANIFOLD SYSTEM COMPONENTS SHALL BE USED WITH ALL VALVE ASSEMBLIES FOR EASE OF VALVE REPLACEMENT AND MAINTENANCE.
11. TWO 2.0 GPH EMITTERS SHALL BE INSTALLED PER PLANT AND INDIVIDUAL TREE RINGS FOR EACH TREE AS PER DETAIL. PERENNIAL FLOWERS AND OTHER HERBACEOUS PLANTS SHALL RECEIVE ONE 2.0 GPH EMITTER PER PLANT. SEE DETAILS FOR ADDITIONAL INFORMATION.
12. ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND EDGE OF ROOTBALL, WITHIN PLANT BASIN. ON SLOPED AREAS, EMITTERS SHALL BE PLACED ON UPHILL SIDE OF PLANTS.
13. ALL MAIN LINE AND LATERAL LINE PIPE SHALL BE PVC SCHEDULE 40. ALL PIPE FITTINGS SHALL BE SHEDULE 40, EXCEPT WHERE SPECIFIED AS SCHEDULE 80 IN DETAILS. INSTALL ALL PRESSURE LINES AT A MINIMUM DEPTH OF 24". INSTALL LATERAL LINES AT A MINIMUM DEPTH OF 18". INSTALL TORO 1" BLUE STRIPE XERIGATION HOSE (OR APPROVED EQUAL) AND RAINBIRD DT-025 (OR APPROVED EQUAL) ABOVE TOPSOIL AND WEED BARRIER FABRIC. STAKE TUBING AT A MAX OF 8' INTERVALS AND COVER WITH ROCK MULCH.
14. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS AND EXISTING IRRIGATION SYSTEM (IF ANY). CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO EXCAVATION. SHOULD DAMAGE BE INCURRED, THE CONTRACTOR SHALL REPAIR THE DAMAGE TO ITS ORIGINAL CONDITION AT HIS OWN EXPENSE.
15. THE OWNER RESERVES THE RIGHT TO REFUSE MATERIAL OR WORK WHICH DOES NOT CONFORM TO THESE DRAWINGS AND SPECIFICATIONS. REJECTED WORK SHALL BE REMOVED AND CORRECTED AS SOON AS POSSIBLE AT CONTRACTOR'S EXPENSE.
16. CONTRACTOR TO PROVIDE, INSTALL, AND SET UP ONE 8 STATION RAINBIRD CONTROLLER MODEL #ESP-LXME-8-120V WITH WR2RFC-48 - WR2 WIRELESS RAIN/FREEZE SENSOR COMBO WITH 48 HOUR RAIN DELAY. CONTROLLER SHALL BE INSTALLED NEAR A 110 POWER OUTLET, ACTUAL LOCATION TO BE DETERMINED BY OWNER PRIOR TO INSTALLATION.
17. PRIOR TO OWNER APPROVAL, CONTRACTOR SHALL COMPLETE THE FOLLOWING:
    - 17.a. ALL IRRIGATION EQUIPMENT (INCLUDING PIPE LINES AND SLEEVES) TO BE DOCUMENTED FROM 2 STATIONARY POINTS.
    - 17.b. LABEL AND LAMINATE VALVE SCHEDULE, ATTACH TO INSIDE OF CONTROLLER.
    - 17.c. ALL IRRIGATION HEADS TO BE ADJUSTED TO THE PROPER HEIGHT.
18. CONTRACTOR SHALL ADJUST THE PERFORMANCE OF THE IRRIGATION SYSTEM FOR OPTIMUM PLANT GROWTH BASED ON ACTUAL SITE CONDITIONS, INCLUDING SOIL TYPES, SLOPE OR OTHER VARIABLES THAT MAY DEVIATE FROM PROJECT PLANS. NOTIFY LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN PROJECT PLANS AND ACTUAL SITE CONDITION PRIOR TO INSTALLATION.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING THE INSTALLATION OF A FULLY AUTOMATED IRRIGATION SYSTEM PRIOR TO STARTING PLANTING. IF THE IRRIGATION SYSTEM IS INTERRUPTED FOR ANY REASON THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTINUE MANUAL WATERING OF ALL PLANT MATERIAL UNTIL THE IRRIGATION SYSTEM IS FULLY OPERATIVE.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER SERVICE CONNECTIONS FROM THE WATER METER DOWNSTREAM.
21. REFER TO IRRIGATION SPECIFICATIONS AND DETAILS FOR INSTALLATION PROCEDURES.
22. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL PIPING NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL IRRIGATION SYSTEM INCLUDING ALL SUB-LATERAL PIPING TO EACH PLANT EMITTER AS SPECIFIED AND DETAILED WHETHER OR NOT PIPING IS SHOWN ON PLANS.
23. REFER TO GENERAL CONSTRUCTION NOTES FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.
24. IRRIGATION CONTRACTOR SHALL PROVIDE 100% HEAD TO HEAD COVERAGE IN ALL TURF AREAS. FIELD ADJUST HEAD LOCATIONS AS REQUIRED. ACTUAL SITE CONDITIONS MAY VARY FROM DRAWINGS AND NECESSITATE ADJUSTMENT OF HEAD LAYOUT, NOZZLES OR QUANTITIES OF HEADS AT NO ADDITIONAL COST TO THE OWNER.
25. POP UP HEADS SHALL BE LOCATED 1" WAY FROM AND 1/4" BELOW EXISTING ADJACENT CURBS, WALLS, WALKS AND MOWSTRIPS.



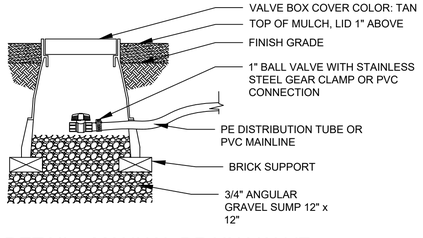
IRRIGATION CONTROLLER:
1. RAIN BIRD ESP-LXME CONTROLLER WITH LXMMSS STAINLESS STEEL CABINET WR2RFC -48- WR2 RAIN SENSOR ON LXMMSSPED STAINLESS STEEL PEDESTAL. INSTALL CONTROLLER, SENSOR, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.
2. CONCRETE PAD: 6-INCH MINIMUM THICKNESS
3. FINISH GRADE
4. POWER SUPPLY WIRE
5. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
6. 3-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR STATION WIRES
7. WIRES TO REMOTE CONTROL VALVES
8. COMPACTED SUBGRADE

NOTES:
1. ESP-LXME CONTROLLER TO INCLUDE 8-STATION BASE MODEL. ADDITIONAL MODULES IN 4 -, 8 - AND 12 - STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM AS EXPANSION IS NEEDED.
2. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

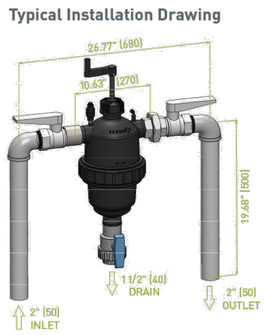
2 DETAIL - ESP-LXME CONTROLLER IN LXMMSS CABINET ON LXMMSSPED STAINLESS STEEL METAL PEDESTAL



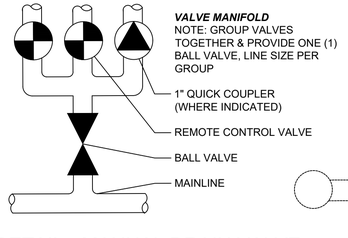
4 DETAIL - BALL VALVE



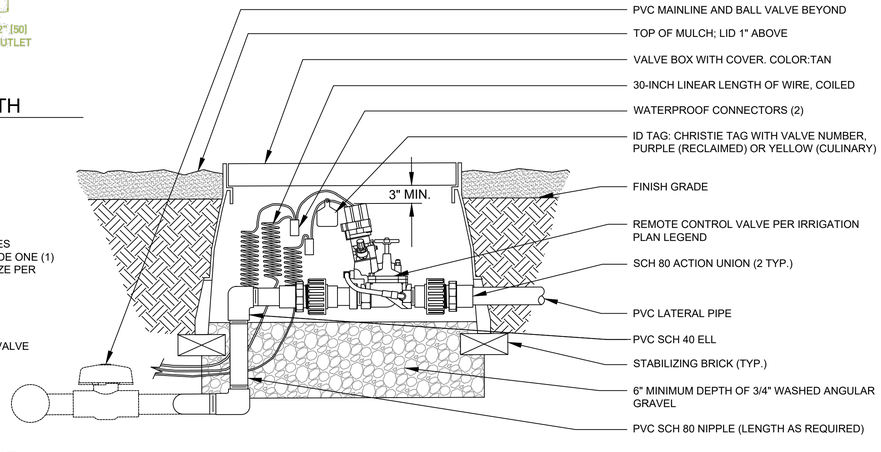
5 DETAIL - MANUAL DRAIN VALVE



3 DETAIL - 2" AMIAD FILTER WITH BRUSHAWAY ASSEMBLY



6 DETAIL - MANUAL DRAIN VALVE



7 DETAIL - TURF REMOTE CONTROL IRRIGATION VALVE

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3160 W. Clubhouse Drive, Ste. A
Lehi, UT 84043
801.768.7200

PRELIMINARY NOT FOR CONSTRUCTION

SPANISH FORK PARKWAY

SPANISH FORK, UTAH

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MARK	DATE	DESCRIPTION
REVISIONS		

PROJECT NO:	24352
DATE:	DECEMBER, 2024
DESIGN BY:	STW
CHECKED BY:	JG
SHEET TITLE	

IRRIGATION DETAILS

IR4

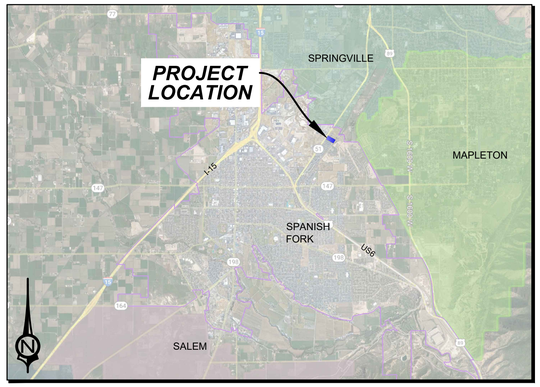
17 OF 17

CONSTRUCTION DOCUMENTS

FILENAME: L:\Utah\Projects\Active 2024\SF.24352.00 - Spanish Fork Parkway - Landscape Design\700 - CAD\Sheet_Files\24352_IR.dwg - PLOTTED:JOSHP - DATE:12/20/2024 12:07 PM

SPANISH FORK PARKWAY PHASE II

LANDSCAPE & IRRIGATION PLANS
SPANISH FORK, UTAH
JUNE, 2022



VICINITY MAP (N.T.S.)



PROJECT MAP (N.T.S.)

SHEET INDEX

SHEET INDEX		
SHEET NUMBER	SHEET	SHEET TITLE
1	CV	COVER SHEET
2-5	LP1-LP4	LANDSCAPE PLANS
6	LD1	LANDSCAPE DETAILS
7-10	IP1-IP5	IRRIGATION PLANS
11-12	ID1-ID2	IRRIGATION DETAILS

OWNER

SPANISH FORK
PRIDE & PROGRESS

CIVIL ENGINEER

CivilScience
3160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200

APPROVAL BY SPANISH FORK CITY

BYRON HASLAM — DATE
SENIOR PROJECT ENGINEER

BART MORRILL — DATE
PARKS DIVISION MANAGER

6/29/2022
LANDSCAPE ARCHITECT — DATE
MIKE MCCLELLAN

6/29/2022
PROJECT MANAGER — DATE
JEFF PEAY

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Lehi, UT 84043
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LICENSED LANDSCAPE ARCHITECT
MICHAEL JOHN MCCLELLAN
No. 11469437-5301
6-29-22
STATE OF UTAH

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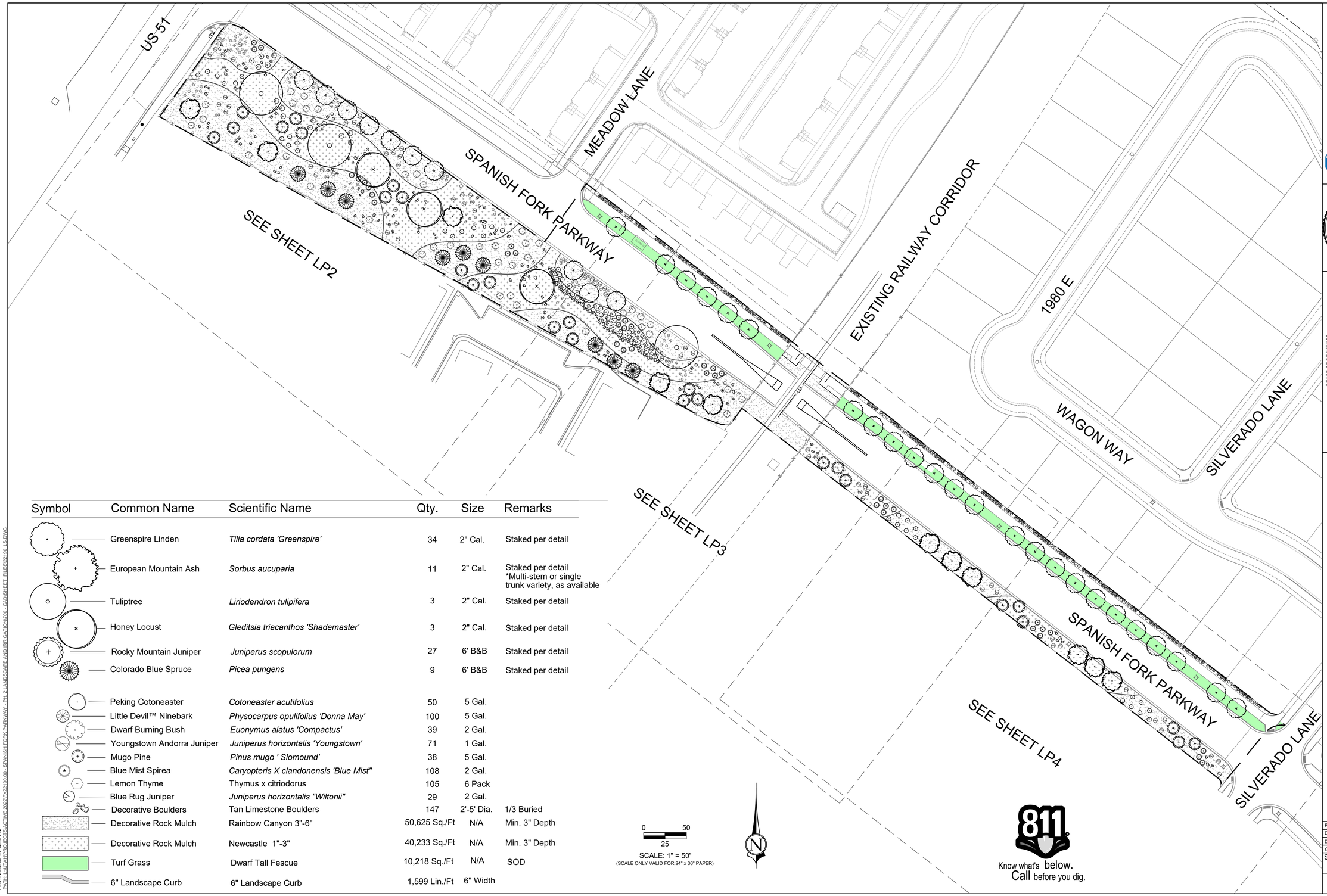
NO	REVISION	BY	APP'D	DATE
1	FILTER-CAGE SS PEDESTAL RAIN SNSR	MJM	JP	6/30/2022

SPANISH FORK PARKWAY PHASE II

COVER SHEET
SPANISH FORK, UTAH

PROJ. #: FF 22190
DATE: 6/13/2022
DESIGN BY: MJM
CHECKED BY: JP
SHEET CV

PLOT: 2022-07-01 12:50 PM
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Symbol	Common Name	Scientific Name	Qty.	Size	Remarks
	Greenspire Linden	*Tilia cordata 'Greenspire'*	34	2" Cal.	Staked per detail
	European Mountain Ash	*Sorbus aucuparia*	11	2" Cal.	Staked per detail *Multi-stem or single trunk variety, as available
	Tuliptree	*Liriodendron tulipifera*	3	2" Cal.	Staked per detail
	Honey Locust	*Gleditsia triacanthos 'Shademaster'*	3	2" Cal.	Staked per detail
	Rocky Mountain Juniper	*Juniperus scopulorum*	27	6' B&B	Staked per detail
	Colorado Blue Spruce	*Picea pungens*	9	6' B&B	Staked per detail
	Peking Cotoneaster	*Cotoneaster acutifolius*	50	5 Gal.	
	Little Devil™ Ninebark	*Physocarpus opulifolius 'Donna May'*	100	5 Gal.	
	Dwarf Burning Bush	*Euonymus alatus 'Compactus'*	39	2 Gal.	
	Youngstown Andorra Juniper	*Juniperus horizontalis 'Youngstown'*	71	1 Gal.	
	Mugo Pine	*Pinus mugo ' Slomound'*	38	5 Gal.	
	Blue Mist Spirea	*Caryopteris X clandonensis 'Blue Mist"*	108	2 Gal.	
	Lemon Thyme	Thymus x citriodorus	105	6 Pack	
	Blue Rug Juniper	*Juniperus horizontalis "Wiltonii"*	29	2 Gal.	
	Decorative Boulders	Tan Limestone Boulders	147	2'-5' Dia.	1/3 Buried
	Decorative Rock Mulch	Rainbow Canyon 3"-6"	50,625 Sq./Ft	N/A	Min. 3" Depth
	Decorative Rock Mulch	Newcastle 1"-3"	40,233 Sq./Ft	N/A	Min. 3" Depth
	Turf Grass	Dwarf Tall Fescue	10,218 Sq./Ft	N/A	SOD
	6" Landscape Curb	6" Landscape Curb	1,599 Lin./Ft	6" Width	

0 50
25
SCALE: 1" = 50'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

N

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MICHAEL JOHN McCLELLAN
No. 11469437-5301
06-29-22
STATE OF UTAH

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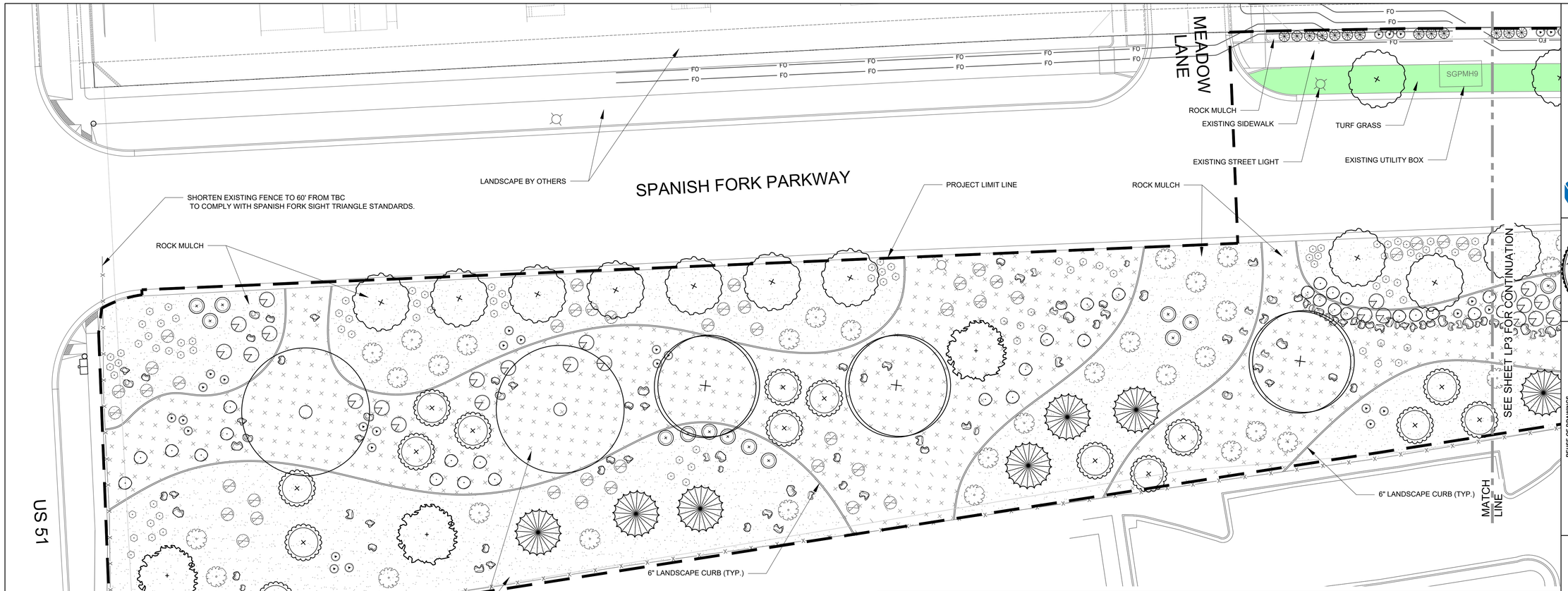
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	REVISION			
1	FILTER-CAGE SS PED/ESTAL RAIN SNSR	MJM	JP	6/30/2022

SPANISH FORK PARKWAY PHASE II

LANDSCAPE PLANS
SPANISH FORK, UTAH

PROJ. #: FF 22190
DATE: 6/13/2022
DESIGN BY: MJM
CHECKED BY: JP
SHEET LP1

PLOT: 2022-07-01 12:50 PM
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0 20
10
SCALE: 1" = 20'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

Symbol	Common Name	Scientific Name	Qty.	Size	Remarks
	Greenspire Linden	*Tilia cordata 'Greenspire'*	34	2" Cal.	Staked per detail
	European Mountain Ash	*Sorbus aucuparia*	11	2" Cal.	Staked per detail *Multi-stem or single trunk variety, as available
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	6" Landscape Curb	6" Landscape Curb	1,599 Lin./Ft	6" Width	

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STATE OF UTAH

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NO.	DESCRIPTION	BY	DATE
1	FILTER-CAGE SS PEDESTAL RAIN SNSR	MJM	6/30/2022
	REVISION	JP	APR

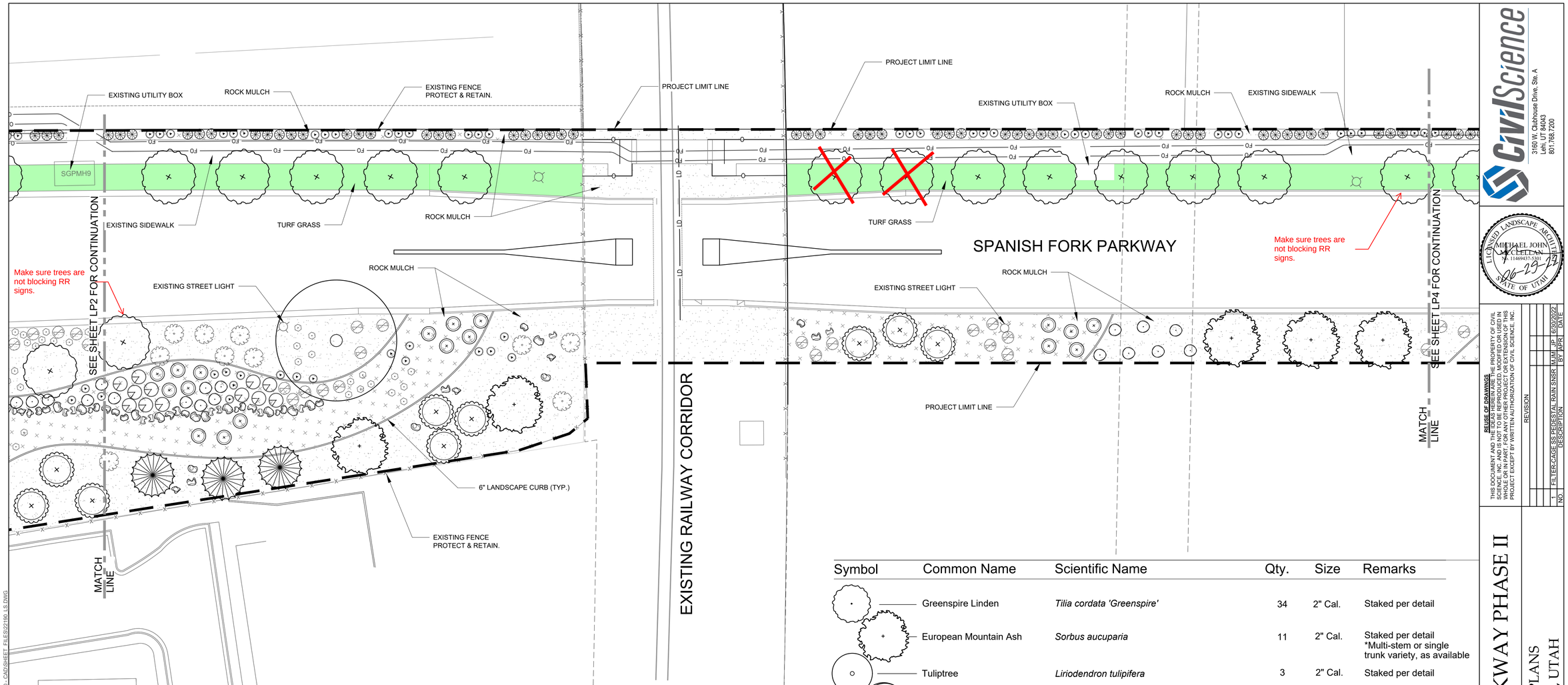
SPANISH FORK PARKWAY PHASE II

LANDSCAPE PLANS
SPANISH FORK, UTAH

PROJ. #: FF 22190
DATE: 6/13/2022
DESIGN BY: MJM
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SHEET LP2

3 OF 12

PLOT: 2022-07-01 12:51 PM
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Symbol	Common Name	Scientific Name	Qty.	Size	Remarks
	Greenspire Linden	*Tilia cordata 'Greenspire'*	34	2" Cal.	Staked per detail
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	Colorado Blue Spruce	*Picea pungens*	9	6' B&B	Staked per detail
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	Little Devil™ Ninebark	*Physocarpus opulifolius 'Donna May'*	100	5 Gal.	
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	Mugo Pine	*Pinus mugo ' Slomound'*	38	5 Gal.	
	Blue Mist Spirea	*Caryopteris X clandonensis 'Blue Mist"*	108	2 Gal.	
	Lemon Thyme	Thymus x citriodorus	105	6 Pack	
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	Turf Grass	Dwarf Tall Fescue	10,218 Sq./Ft	N/A	SOD
	6" Landscape Curb	6" Landscape Curb	1,599 Lin./Ft	6" Width	

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06-23-22
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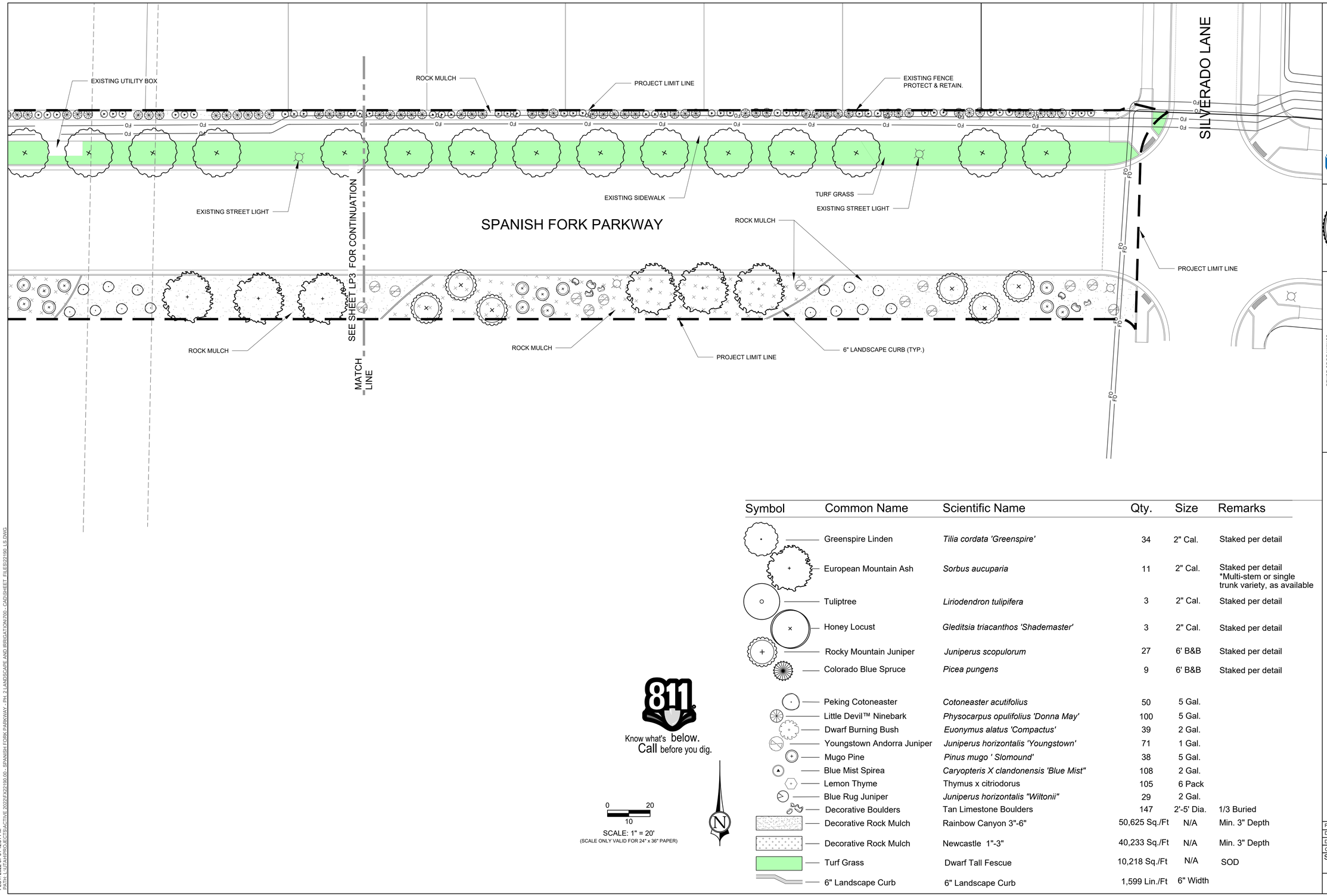
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1	FILTER-CAGE SS PEDESTAL RAIN SNSR	MJM	JP	6/30/2022

SPANISH FORK PARKWAY PHASE II

LANDSCAPE PLANS
SPANISH FORK, UTAH

PROJ. #: FF 22190
DATE: 6/13/2022
DESIGN BY: MJM
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Symbol	Common Name	Scientific Name	Qty.	Size	Remarks
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Lehi, UT 84043
801.768.7200

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MICHAEL JOHN MCCLELLAN
No. 11469437-5301
06-29-22
STATE OF UTAH

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NO.	REVISION DESCRIPTION	BY	APP.	DATE
1	FILTER-CAGE SS PEDESTAL RAIN SNSR	MJM	JP	6/30/2022

SPANISH FORK PARKWAY PHASE II

LANDSCAPE PLANS
SPANISH FORK, UTAH

PROJ. #: FF 22190
DATE: 6/13/2022
DESIGN BY: MJM
CHECKED BY: JP
SHEET LP4

5 OF 12

PLOT: 2022-07-01 12:51 PM
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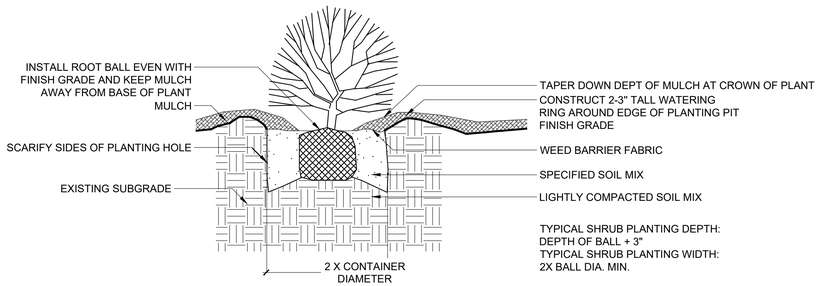
LANDSCAPE NOTES:

1. LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
2. THE LANDSCAPE ARCHITECT/ OWNER'S REPRESENTATIVE SHALL APPROVE ANY AND ALL SUBSTITUTIONS.
3. LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
4. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
5. ALL STAKING OF TREES SHALL BE AS APPROVED BY LANDSCAPE ARCHITECT. ALL TREES TO BE STAKED SHALL BE STAKED OUTSIDE ROOTBALL, SEE TREE STAKING DETAIL FOR MORE INFORMATION. TREES SHALL BE A MINIMUM OF 3' FROM CURB OR SIDEWALK, SHRUBS SHALL BE 2' OR MORE AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSING AS SHOWN AWAY FROM HARDSCAPE.
6. TREE LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR TO STARTING IRRIGATION OR PLANTING EXCAVATION. MINOR RELOCATION'S SHALL BE MADE AT THIS TIME TO AVOID UNSUITABLE CONDITIONS, AT NO ADDITIONAL COST.
7. INSTALL WEED BARRIER FABRIC BELOW ALL ROCK MULCHED LANDSCAPE AREAS. INSTALL FABRIC AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
8. SOIL MIX FOR ALL TREES, SHRUBS, & GROUND COVER SHALL BE : 3 PARTS TOPSOIL, 1 PART NUTRIFIED GROUND BARK MULCH OR APPROVED EQUAL.
9. ROCK MULCH PRODUCTS SHOULD BE SOURCED LOCALLY. IF UNAVAILABLE LOCALLY, THEY CAN BE OBTAINED FROM SUPPLIER OLD MILL LANDSCAPE SUPPLY 905 S. MILL ROAD, SPANISH FORK, UTAH 84660 PHONE: (385) 999-6657. CONTACT SUPPLIER FOR PRICES AND AVAILABILITY. ALL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
10. GRANULAR TOPDRESSING / ROCK MULCH SHALL EXTEND UNDER SHRUBS AND RAKED UNIFORMLY ALONG CURBS, SIDEWALKS AND WALLS.
11. ALL TURF GRADES SHALL BE APPROVED PRIOR TO INSTALLING SOD OR SEED.
12. ALL GRASS SEED AND OR SOD SHALL BE IMPROVED HYBRID VARIETIES OF 90% DWARF TALL FESCUE BLEND AND 10% BLUE GRASS BLEND WITH NO WEED SEEDS. ALL SODDED AREAS SHALL BE TOP DRESSED WITH A MIN. OF 2" OF SOIL MIX PRIOR TO INSTALLATION.
13. LANDSCAPE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION.
14. GRADE NOTED ON LANDSCAPE PLAN SHALL BE FIELD VERIFIED/APPROVED BY LANDSCAPE ARCHITECT AND MODIFIED AS NECESSARY PRIOR TO CONCRETE HEADER/ MOW CURB INSTALLATION.
15. REFER TO GENERAL CONSTRUCTION NOTES FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

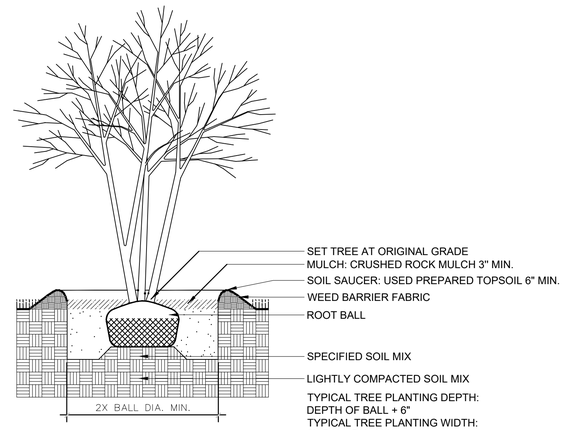
GENERAL CONSTRUCTION NOTES:

1. NOTES SHALL BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH ALL WORK ELEMENTS SHOWN ON THE ENCLOSED PLANS.
2. VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK. NOTIFY OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
3. REFER TO ENGINEERING PLANS FOR CONSTRUCTION AND GRADING CONSIDERATIONS OF THE SITE. CROSS REFERENCE WORK THAT MAY IMPACT IMPROVEMENTS SHOWN ON THESE DOCUMENTS.
4. LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE AND ALL GRADING AT +/- 3"
5. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
6. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND/OR FEDERAL LAWS PERTAINING TO THE PROJECT'S WORK.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH THE LOCATIONS OF UNDERGROUND SERVICES AND IMPROVEMENTS.
8. THE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY DETERMINE THE CONDITIONS UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE FOR FAILURE OF BIDDERS TO ASCERTAIN ALL ASPECTS OF THE PROJECT.
9. PRIOR TO DIGGING, EXCAVATION, OR UNDERGROUND WORK, CONTRACTOR SHALL CONTACT BLUESTAKES TO LOCATE AND PROTECT EXISTING UTILITIES AND SUBSURFACE SYSTEMS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF HIS WORK.
10. CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL PAVEMENT, SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE SHALL BE RE-INSPECTED DURING FINAL INSPECTION. ANY DAMAGED AREAS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE QUANTITIES AND MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AS ESTABLISHED BY THE PROJECT ENGINEER. RUNOFF AND DRAINAGE FLOWS SHALL NOT BE ALTERED OR IMPEDED.
13. THE CONTRACTOR SHALL FURNISH ALL LABOR, TOOLS, EQUIPMENT, MATERIALS, EMPLOYEE, AND SUBCONTRACTOR SUPERVISION FOR IT'S PORTION OF THE PROJECT TO IMPLEMENT PLANS AND SPECIFICATIONS.
14. THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK AND RE-RESPONSIBILITY FOR LOSS AND EXPENSE RESULTING FROM ON-SITE INJURY.
15. THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION SCHEDULING, COORDINATION AND MANAGEMENT OF SUBCONTRACTORS.
16. THE CONTRACTOR SHALL PROTECT ALL PERSONS NEAR OR ON THE PREMISES FROM UNREASONABLE RISK OF INJURY. PROVIDE WARNING SIGNS, LIGHTS, BARRICADES, RAILINGS, FLAGMEN OR OTHER NECESSARY SAFEGUARD.
17. THE CONSULTANTS INSPECTIONS SHALL NOT BE DEEMED SUPERVISION OR CONTROL OF CONSTRUCTION BY CONTRACTOR OR SUBCONTRACTORS.
18. ALL CONTRACTS SHALL BE WRITTEN DIRECTLY BETWEEN CONTRACTOR AND THE OWNER. SPECIFIC TERMS OF WORK SHALL BE NEGOTIATED DIRECTLY BETWEEN PARTIES. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES IN CONTRACT, PAYMENT AMOUNTS, SCHEDULE OR QUALITY OF WORKMANSHIP.
19. IF REQUIRED AS PART OF THE AGREED SCOPE OF WORKS, THE CONSULTANT AGREES TO REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLE SUBMITTED BY THE CONTRACTOR AS PART OF A CONSTRUCTION ADMINISTRATION CONTRACT FOR THE SOLE PURPOSE OF COMPLIANCE WITH THE DESIGN CONCEPT AND WITH INFORMATION GIVEN NOT BEEN REVIEWED AND AUTHORIZED IN WRITING.
20. WHERE TWO OR MORE REQUIREMENTS CREATE OVERLAPPING CONDITIONS, CONFLICTING, MINIMUMS OR LEVELS OF QUALITY, THE MORE STRINGENT REQUIREMENTS OR THE HIGHER QUALITY LEVEL IS INTENDED, AND SHALL BE ENFORCED. CONFLICTING REQUIREMENTS SHALL B REFERRED TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE WHOSE INTERPRETATION SHALL BE FINAL.

NOTES:
1. SOIL MIX FOR ALL TREES, SHRUBS & GROUND COVER SHALL BE: 3 PARTS TOPSOIL, 1 PART NITRIFIED GROUND BARK MULCH OR APPROVED EQUAL.
2. INSTALL LANDSCAPE WEED BARRIER FABRIC BETWEEN SOIL AND ALL BARK MULCH AREAS.
3. EXCAVATE PLANTING PITS AS ROUND PLANTING HOLES

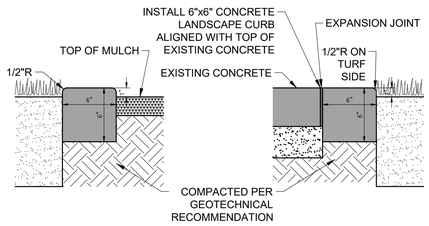


1 SHRUB PLANTING DETAIL
Not to Scale

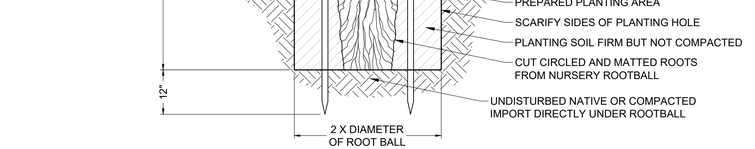


2 MULTI-STEM TREE PLANTING
Not to Scale

EXPANSION JOINTS SHALL HAVE 20' MAXIMUM SPACING.

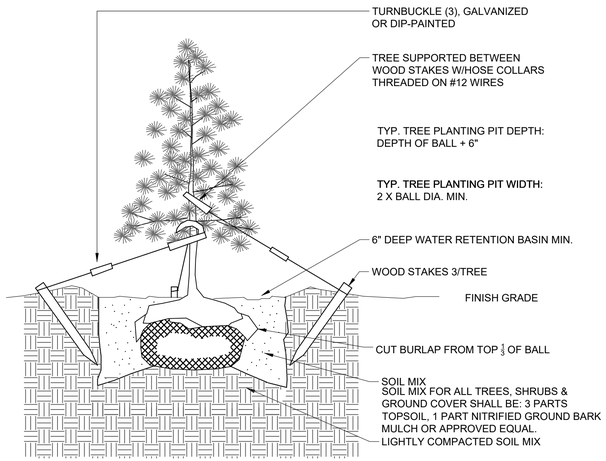


3 DETAIL - 6" LANDSCAPE CURB
NOT TO SCALE



NOTE:
PLANT PIT DEPTH TO BE 1" LESS THAN ROOTBALL DEPTH. CROWN BOTTOM OF PIT SO THAT TREE WILL SIT AT 3" ABOVE GRADE.

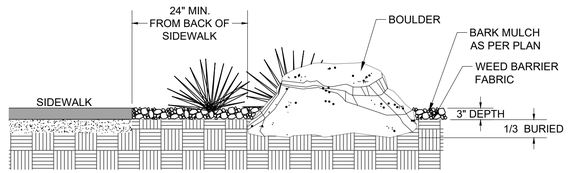
4 DECIDUOUS TREE PLANTING & STAKING
Not to Scale



NOTE: TREES SHALL ONLY BE STAKED AS APPROVED BY LANDSCAPE ARCHITECT

5 DETAIL - CONIFER TREE PLANTING & STAKING
NOT TO SCALE

NOTES:
1. SOIL MIX FOR ALL TREES, SHRUBS & GROUND COVER SHALL BE: 3 PARTS TOPSOIL, 1 PART NITRIFIED GROUND BARK MULCH OR APPROVED EQUAL.
2. INSTALL LANDSCAPE WEED BARRIER FABRIC BETWEEN SOIL AND ALL BARK MULCH AREAS.



6 DETAIL - DECORATIVE BOULDER LOCATION AND PLACEMENT
Not to Scale

CivilScience
3160 W. Clubhouse Drive, Ste. A
Lehi, UT 84043
801.768.7200

LICENSED LANDSCAPE ARCHITECT
MICHAEL JOHN MCCLELLAN
No. 11469437-5301
06-29-22
STATE OF UTAH

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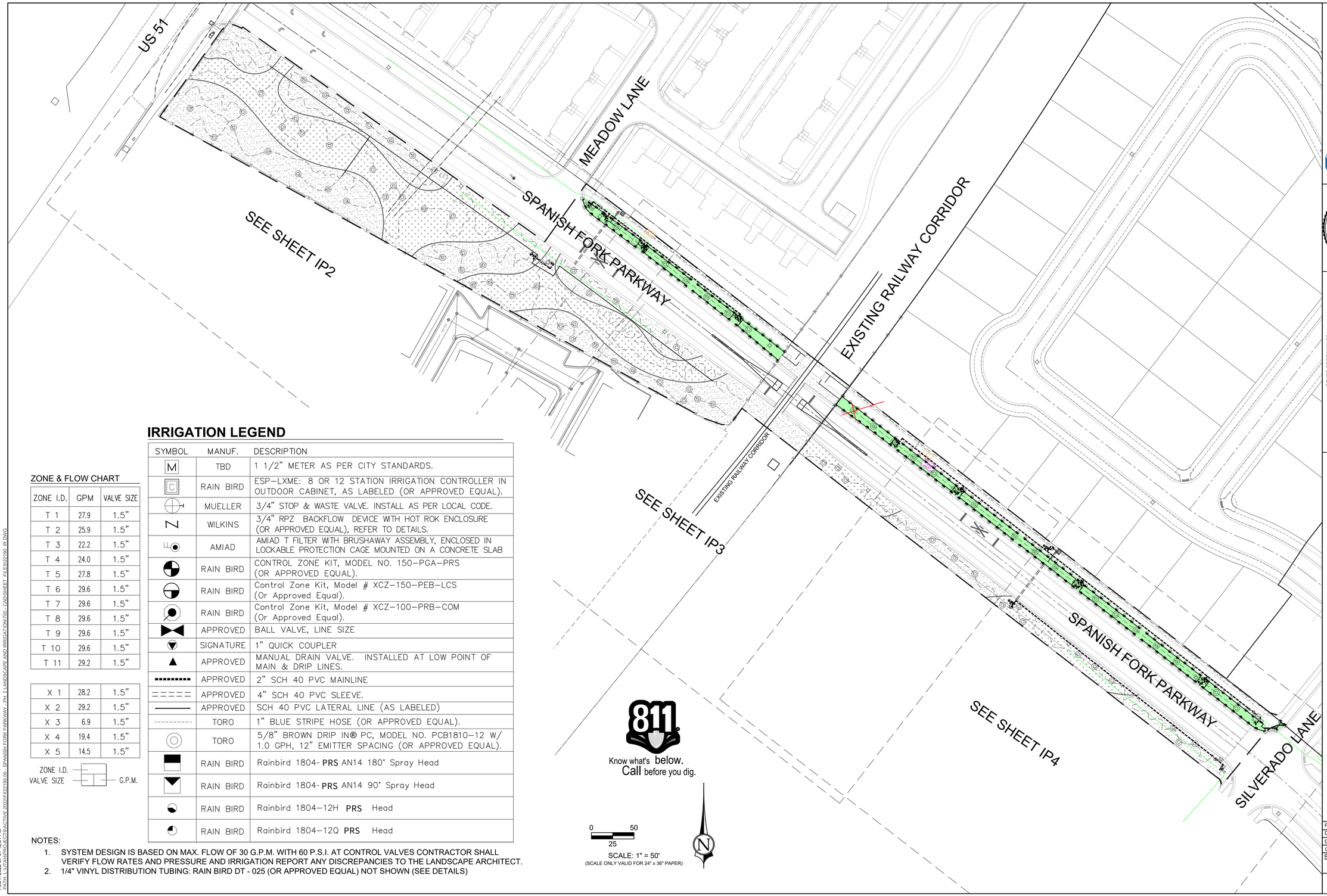
NO.	REVISION	DESCRIPTION	BY	APP.	DATE
1	FILTER-CAGE SS PED&STAL RAIN SNSR		MJM	JP	6/30/2022

SPANISH FORK PARKWAY PHASE II

LANDSCAPE DETAILS
SPANISH FORK, UTAH

PROJ. #: FF 22190
DATE: 6/13/2022
DESIGN BY: MJM
CHECKED BY: JP
SHEET LD1
6 OF 12

PLOT: 2022-07-01 12:51 PM
E:\SITE ALL\PROJECTS\ACTIVE 2022\EX22190.00 - SPANISH FORK PARKWAY - PH. 2 LANDSCAPE AND IRRIGATION\700 - CAD\SHEET FILES\22190_LS.DWG



IRRIGATION LEGEND

SYMBOL	MANUF.	DESCRIPTION
M	TBD	1 1/2" METER AS PER CITY STANDARDS.
C	RAIN BIRD	ESP-LXME: 8 OR 12 STATION IRRIGATION CONTROLLER IN OUTDOOR CABINET, AS LABELED (OR APPROVED EQUAL).
	MUELLER	3/4" STOP & WASTE VALVE. INSTALL AS PER LOCAL CODE.
	WILKINS	3/4" RPZ BACKFLOW DEVICE WITH HOT ROK ENCLOSURE (OR APPROVED EQUAL), REFER TO DETAILS.
	AMIAD	AMIAD T FILTER WITH BRUSHAWAY ASSEMBLY, ENCLOSED IN LOCKABLE PROTECTION CAGE MOUNTED ON A CONCRETE SLAB
	RAIN BIRD	CONTROL ZONE KIT, MODEL NO. 150-PGA-PRS (OR APPROVED EQUAL).
	RAIN BIRD	Control Zone Kit, Model # XCZ-150-PEB-LCS (Or Approved Equal).
	RAIN BIRD	Control Zone Kit, Model # XCZ-100-PRB-COM (Or Approved Equal).
	APPROVED	BALL VALVE, LINE SIZE
	SIGNATURE	1" QUICK COUPLER
	APPROVED	MANUAL DRAIN VALVE. INSTALLED AT LOW POINT OF MAIN & DRIP LINES.
	APPROVED	2" SCH 40 PVC MAINLINE
	APPROVED	4" SCH 40 PVC SLEEVE.
	APPROVED	SCH 40 PVC LATERAL LINE (AS LABELED)
	TORO	1" BLUE STRIPE HOSE (OR APPROVED EQUAL).
	TORO	5/8" BROWN DRIP IN® PC, MODEL NO. PCB1810-12 W/ 1.0 GPH, 12" EMITTER SPACING (OR APPROVED EQUAL).
	RAIN BIRD	Rainbird 1804- PRS AN14 180° Spray Head
	RAIN BIRD	Rainbird 1804- PRS AN14 90° Spray Head
	RAIN BIRD	Rainbird 1804-12H PRS Head
	RAIN BIRD	Rainbird 1804-12Q PRS Head

ZONE & FLOW CHART

ZONE I.D.	GPM	VALVE SIZE
T 1	27.9	1.5"
T 2	25.9	1.5"
T 3	22.2	1.5"
T 4	24.0	1.5"
T 5	27.8	1.5"
T 6	29.6	1.5"
T 7	29.6	1.5"
T 8	29.6	1.5"
T 9	29.6	1.5"
T 10	29.6	1.5"
T 11	29.2	1.5"

X 1	28.2	1.5"
X 2	29.2	1.5"
X 3	6.9	1.5"
X 4	19.4	1.5"
X 5	14.5	1.5"

ZONE I.D. / VALVE SIZE — G.P.M.

NOTES:

1. SYSTEM DESIGN IS BASED ON MAX. FLOW OF 30 G.P.M. WITH 60 P.S.I. AT CONTROL VALVES CONTRACTOR SHALL VERIFY FLOW RATES AND PRESSURE AND IRRIGATION REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
2. 1/4" VINYL DISTRIBUTION TUBING: RAIN BIRD DT - 025 (OR APPROVED EQUAL) NOT SHOWN (SEE DETAILS)

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

0 25 50

SCALE: 1" = 50'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

CivilScience
3160 W. Clubhouse Drive, Ste. A
Lehi, UT 84043
801.768.7200

LICENSED LANDSCAPE ARCHITECT
MICHAEL JOHN McCLELLAN
No. 11469437-5301
06-29-22
STATE OF UTAH

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NO.	DESCRIPTION	BY	APR.	DATE
1	FILTER-CAGE SS PEDESTAL, RAIN SNSR	MJM	JP	6/30/2022

REVISION

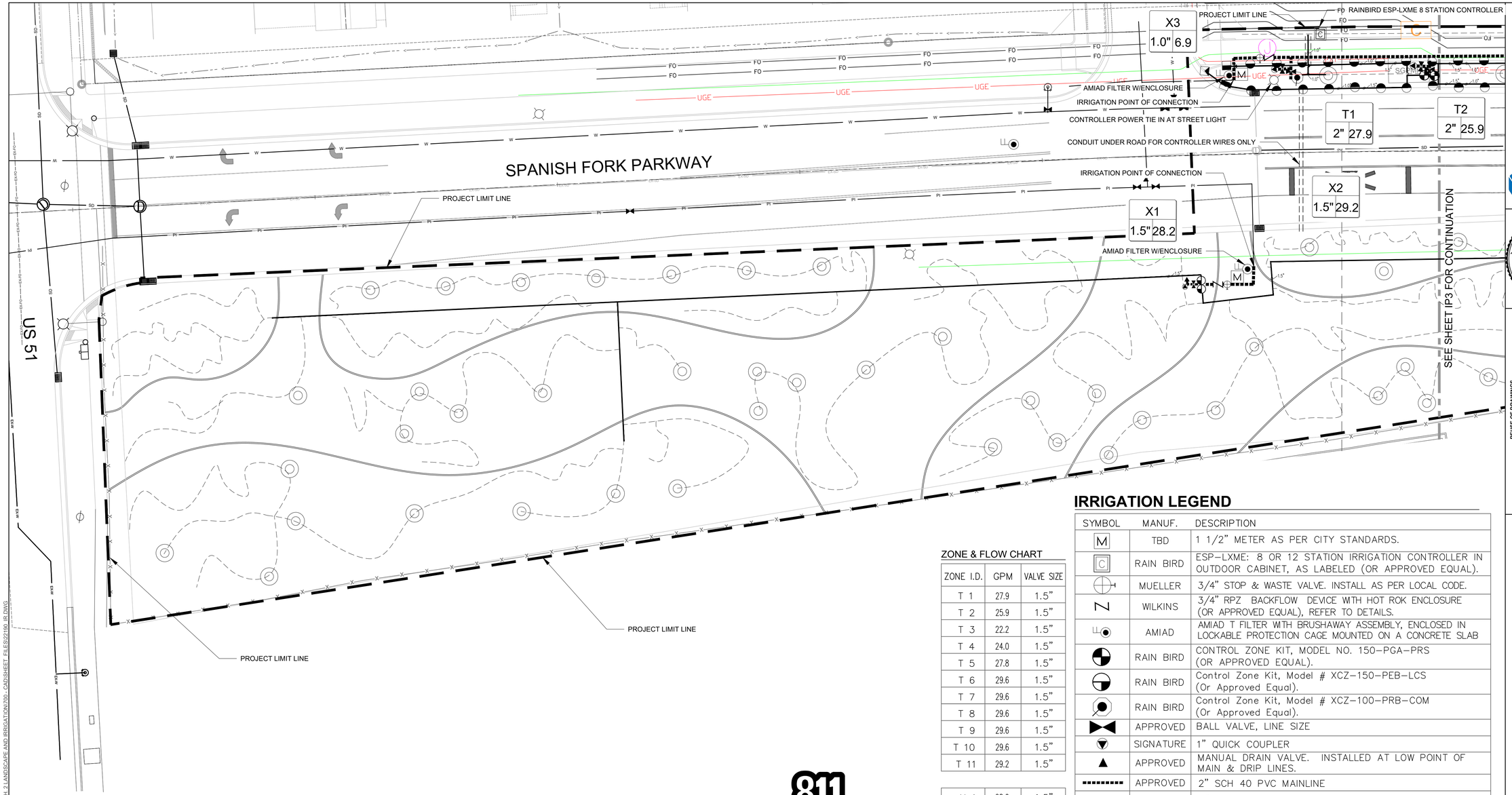
SPANISH FORK PARKWAY PHASE II

IRRIGATION PLANS
SPANISH FORK, UTAH

PROJ. #: FF 22190
DATE: 6/13/2022
DESIGN BY: MJM
CHECKED BY: JP
SHEET IP1

7 OF 12

PLOT: 2022-07-01 12:51 PM
P:\01 LEHI\PROJECTS\ACTIVE 2022\FF22190.00 - SPANISH FORK PARKWAY - PH. 2 LANDSCAPE AND IRRIGATION\700 - CAD\SHEET FILES\22190_IR.DWG



IRRIGATION LEGEND

SYMBOL	MANUF.	DESCRIPTION
M	TBD	1 1/2" METER AS PER CITY STANDARDS.
C	RAIN BIRD	ESP–LXME: 8 OR 12 STATION IRRIGATION CONTROLLER IN OUTDOOR CABINET, AS LABELED (OR APPROVED EQUAL).
	MUELLER	3/4" STOP & WASTE VALVE. INSTALL AS PER LOCAL CODE.
	WILKINS	3/4" RPZ BACKFLOW DEVICE WITH HOT ROK ENCLOSURE (OR APPROVED EQUAL), REFER TO DETAILS.
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	RAIN BIRD	CONTROL ZONE KIT, MODEL NO. 150–PGA–PRS (OR APPROVED EQUAL).
	RAIN BIRD	Control Zone Kit, Model # XCZ–150–PEB–LCS (Or Approved Equal).
	RAIN BIRD	Control Zone Kit, Model # XCZ–100–PRB–COM (Or Approved Equal).
	APPROVED	BALL VALVE, LINE SIZE
	SIGNATURE	1" QUICK COUPLER
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	APPROVED	2" SCH 40 PVC MAINLINE
	APPROVED	4" SCH 40 PVC SLEEVE.
	APPROVED	SCH 40 PVC LATERAL LINE (AS LABELED)
	TORO	1" BLUE STRIPE HOSE (OR APPROVED EQUAL).
	TORO	5/8" BROWN DRIP IN® PC, MODEL NO. PCB1810–12 W/ 1.0 GPH, 12" EMITTER SPACING (OR APPROVED EQUAL).
	RAIN BIRD	Rainbird 1804 PRS VAN14 180° Spray Head
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ZONE I.D. / VALVE SIZE — G.P.M.

Know what's below. Call before you dig.

0 20
10
SCALE: 1" = 20'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

NOTES:
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CivilScience
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801.768.7200

LICENSED LANDSCAPE ARCHITECT
MICHAEL JOHN MCCLELLAN
No. 11469437-5301
06-29-22
STATE OF UTAH

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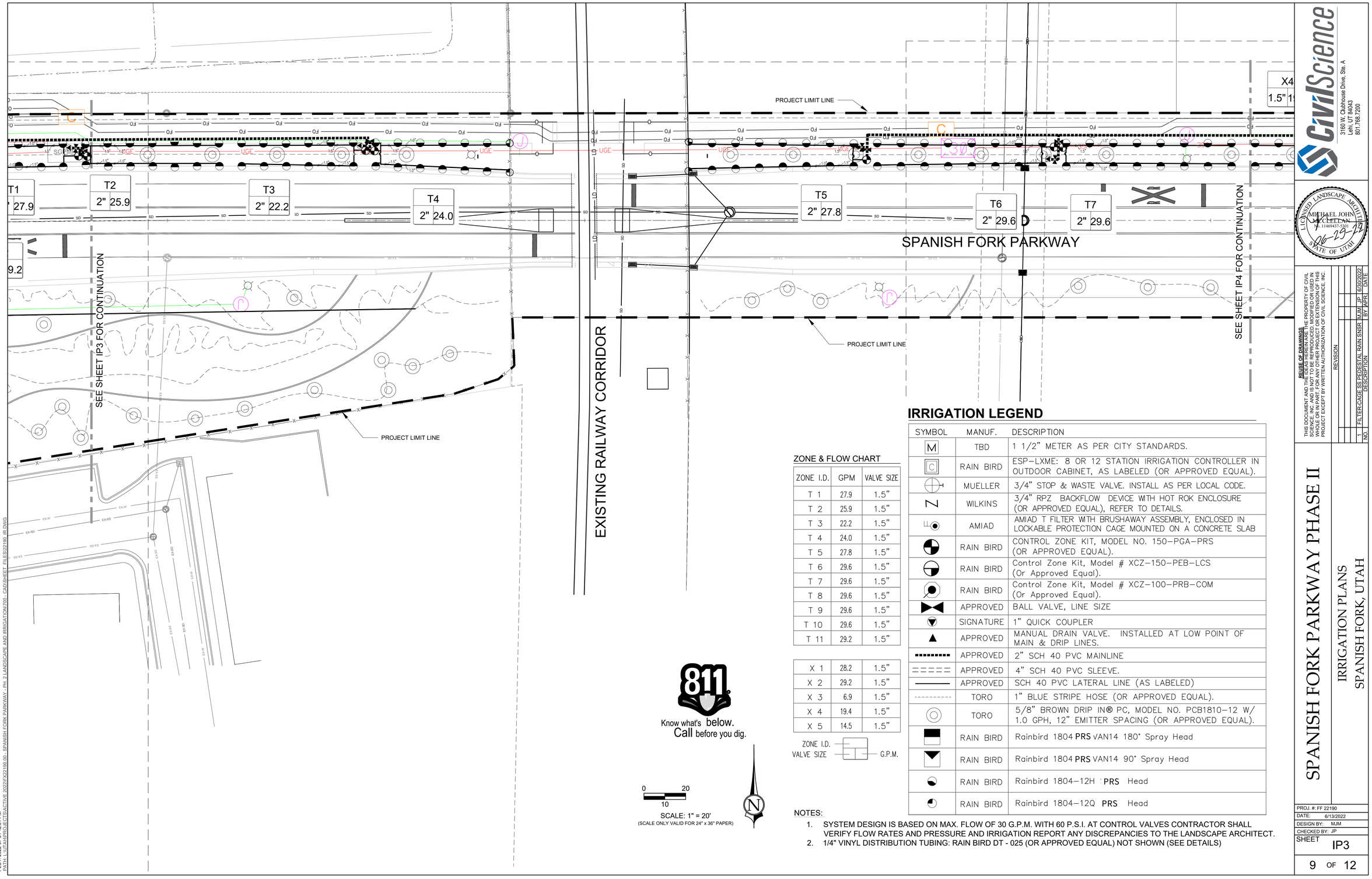
NO.	DESCRIPTION	REVISION	BY	APR.	DATE
1	FILTER-CAGE SS PED.&STAL. RAIN SNSR.		MJM	JP	6/30/2022

SPANISH FORK PARKWAY PHASE II

IRRIGATION PLANS
SPANISH FORK, UTAH

PROJ. #: FF 22190
DATE: 6/13/2022
DESIGN BY: MJM
CHECKED BY: JP
SHEET IP2

PLOT: 2022-07-01 12:51 PM
PATH: J:\FOR PROJECTS\ACTIVE 2022\FX22190.00 - SPANISH FORK PARKWAY - PH. 2 LANDSCAPE AND IRRIGATION\700 - CAD\SHEET FILES\22190_IR.DWG



IRRIGATION LEGEND

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M	TBD	1 1/2" METER AS PER CITY STANDARDS.
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ZONE I.D. / VALVE SIZE — G.P.M.

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SCALE: 1" = 20'
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STATE OF UTAH

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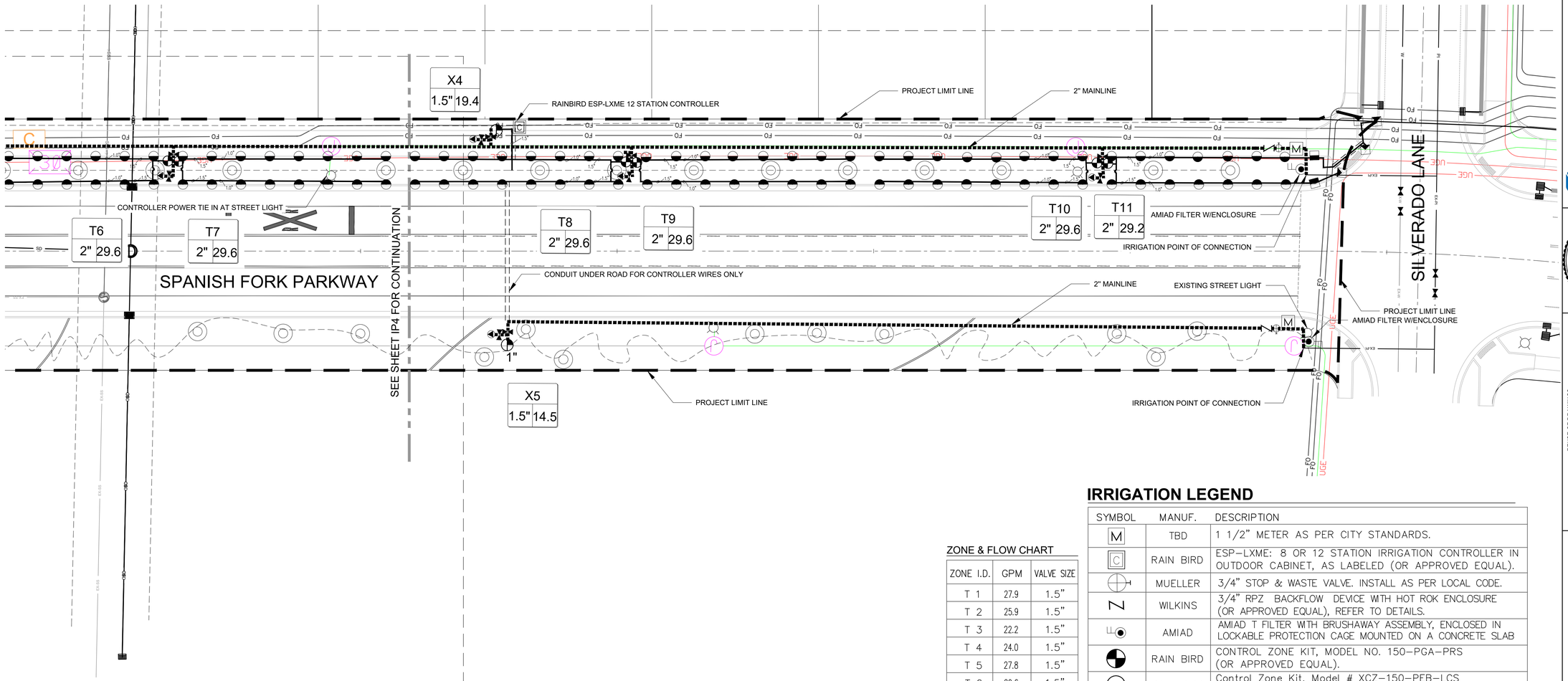
NO.	DESCRIPTION	REVISION	BY	APP'R	DATE
1	FILTER-CAGE SS PED.&STAL. RAIN SNSR.	MJM	JP	6/30/2022	

SPANISH FORK PARKWAY PHASE II

IRRIGATION PLANS
SPANISH FORK, UTAH

PROJ. #: FF 22190
DATE: 6/13/2022
DESIGN BY: MJM
CHECKED BY: JP
SHEET IP3

PLOT: 2022-07-01 12:51 PM
PATH: J:\JOBS\FF\ACTIVE 2022\FF22190.00 - SPANISH FORK PARKWAY - PH. 2 LANDSCAPE AND IRRIGATION\700 - CAD\SHEET FILES\22190_IR.DWG



IRRIGATION LEGEND

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	RAIN BIRD	CONTROL ZONE KIT, MODEL NO. 150-PGA-PRS (OR APPROVED EQUAL).
	RAIN BIRD	Control Zone Kit, Model # XCZ-150-PEB-LCS (Or Approved Equal).
	RAIN BIRD	Control Zone Kit, Model # XCZ-100-PRB-COM (Or Approved Equal).
	APPROVED	BALL VALVE, LINE SIZE
	SIGNATURE	1" QUICK COUPLER
	APPROVED	MANUAL DRAIN VALVE. INSTALLED AT LOW POINT OF MAIN & DRIP LINES.
	APPROVED	2" SCH 40 PVC MAINLINE
	APPROVED	4" SCH 40 PVC SLEEVE.
	APPROVED	SCH 40 PVC LATERAL LINE (AS LABELED)
	TORO	1" BLUE STRIPE HOSE (OR APPROVED EQUAL).
	TORO	5/8" BROWN DRIP IN® PC, MODEL NO. PCB1810-12 W/ 1.0 GPH, 12" EMITTER SPACING (OR APPROVED EQUAL).
	RAIN BIRD	Rainbird 1804 PRS VAN14 180° Spray Head
	RAIN BIRD	Rainbird 1804 PRS VAN14 90° Spray Head
	RAIN BIRD	Rainbird 1804-12H PRS Head
	RAIN BIRD	Rainbird 1804-12Q PRS Head

ZONE & FLOW CHART

ZONE I.D.	GPM	VALVE SIZE
T 1	27.9	1.5"
T 2	25.9	1.5"
T 3	22.2	1.5"
T 4	24.0	1.5"
T 5	27.8	1.5"
T 6	29.6	1.5"
T 7	29.6	1.5"
T 8	29.6	1.5"
T 9	29.6	1.5"
T 10	29.6	1.5"
T 11	29.2	1.5"

X 1	28.2	1.5"
X 2	29.2	1.5"
X 3	6.9	1.5"
X 4	19.4	1.5"
X 5	14.5	1.5"

ZONE I.D. / VALVE SIZE — G.P.M.

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

0 20 10

SCALE: 1" = 20'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

NOTES:

1. SYSTEM DESIGN IS BASED ON MAX. FLOW OF 30 G.P.M. WITH 60 P.S.I. AT CONTROL VALVES CONTRACTOR SHALL VERIFY FLOW RATES AND PRESSURE AND IRRIGATION REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
2. 1/4" VINYL DISTRIBUTION TUBING: RAIN BIRD DT - 025 (OR APPROVED EQUAL) NOT SHOWN (SEE DETAILS)

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LICENSED LANDSCAPE ARCHITECT
MICHAEL JOHN MCCLELLAN
No. 11469437-5301
06-29-22
STATE OF UTAH

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NO.	DESCRIPTION	BY	APP.	DATE
1	FILTER-CAGE SS PEDESTAL RAIN SNSR	MJM	JP	6/30/2022

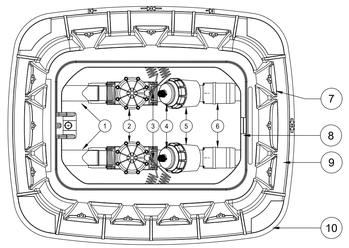
SPANISH FORK PARKWAY PHASE II

IRRIGATION PLANS
SPANISH FORK, UTAH

PROJ. #: FF 22190
DATE: 6/13/2022
DESIGN BY: MJM
CHECKED BY: JP
SHEET IP4

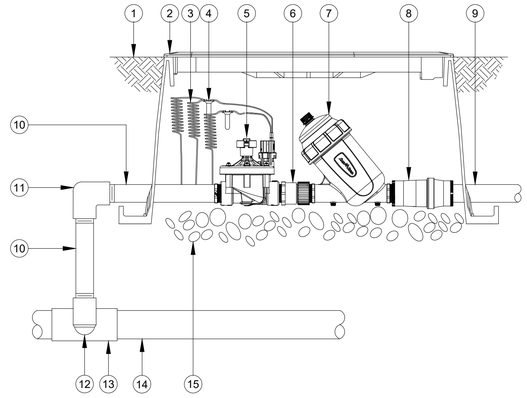
10 OF 12

PLOT: 2022-07-01 12:52 PM
PATH: L:\JOBS\PROJECTS\ACTIVE 2022\FF22190.00 - SPANISH FORK PARKWAY - PH. 2 LANDSCAPE AND IRRIGATION\700 - CAD\SHEET FILES\22190_IR.DWG



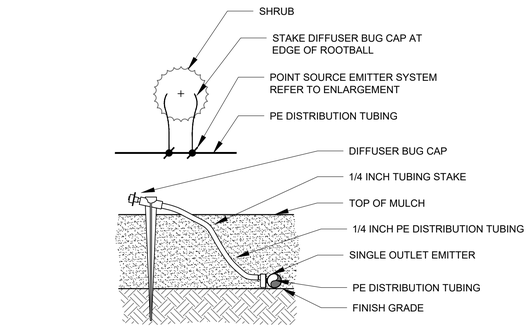
TOP VIEW

1. CONNECTION TO MAINLINE
2. 1 1/2" PESB-R VALVE (INCLUDED IN XCZ-150-LCDR KIT)
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. 1 1/2" SCH 40 ADAPTER (INCLUDED IN XCZ-150-LCDR KIT)
5. 1 1/2" FILTER - RAIN BIRD LARGE CAPACITY DISC FILTER (INCLUDED IN XCZ-150-LCDR KIT)
6. 1 1/2" HIGH FLOW PRESSURE REGULATOR (INCLUDED IN XCZ-150-LCDR KIT)
7. USE TWO(2) OF THREE(3) OPENINGS ON SHORT SIDE OF VALVE BOX FOR THE LATERAL LINES OUT OF THE BOX
8. TOP OF RAIN BIRD VALVE BOX
9. JUMBO VALVE BOX WITH COVER
10. BASE OF RAIN BIRD VALVE BOX

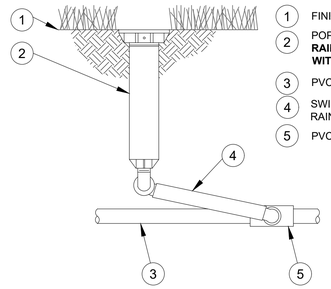


1. FINISH GRADE/TOP OF MULCH
2. JUMBO VALVE BOX WITH TAN COVER
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1 1/2" PESB-R VALVE (INCLUDED IN XCZ-150-LCDR KIT)
6. 1 1/2" SCH 40 ADAPTER (MALE X FEMALE) INCLUDED IN XCZ-150-LCDR KIT
7. 1 1/2" FILTER - RAIN BIRD LARGE CAPACITY DISC FILTER (INCLUDED IN XCZ-150-LCDR KIT)
8. 1 1/2" HIGH FLOW PRESSURE REGULATOR (INCLUDED IN XCZ-150-LCDR KIT)
9. LATERAL PIPE
10. PVC SCH 80 NIPPLE 1 1/2"
11. PVC SCH 40 ELBOW
12. PVC SCH 80 NIPPLE (2" LENGTH, HIDDEN) AND PVC 40 ELBOW
13. PVC SCH 40 TEE OR ELBOW
14. MAINLINE PIPE
15. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

1 DETAIL - 1.5" COMMERCIAL DRIP CONTROL ZONE KITS IN JUMBO VALVE BOX

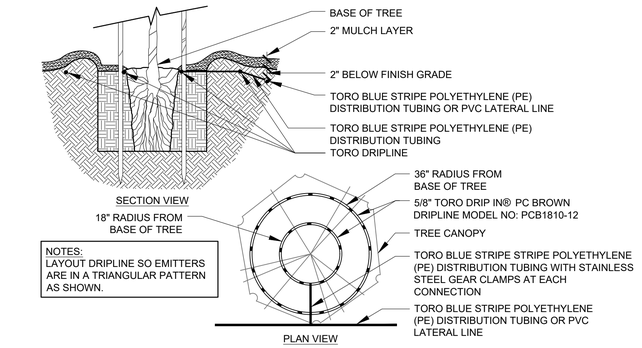


2 DETAIL - SHRUB EMITTER LAYOUT



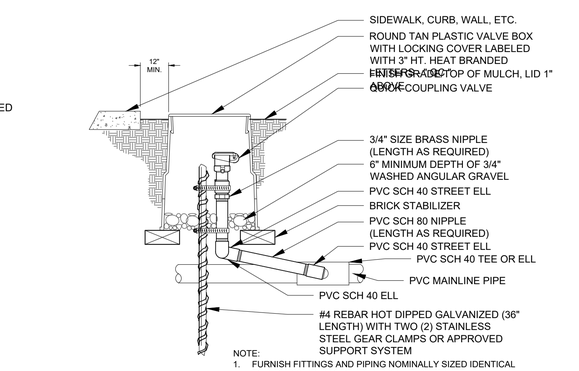
1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: **RAIN BIRD 1804 PRS 1800 VPC WITH RAIN BIRD ROTARY NOZZLE**
3. PVC LATERAL PIPE
4. SWING ASSEMBLY: RAIN BIRD MODEL SA 6050
5. PVC SCH 40 TEE OR ELL

3 DETAIL - SPRAY POP UP SPRINKLER



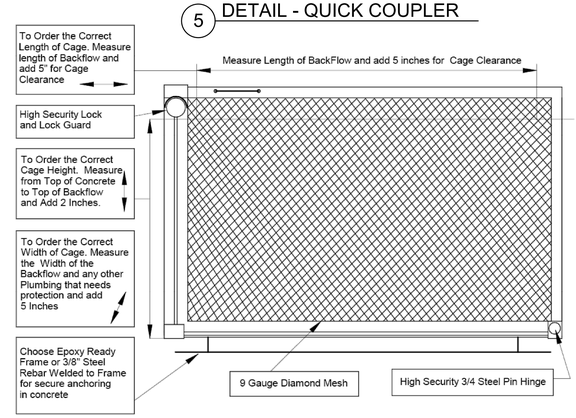
NOTES:
LAYOUT DRIPLINE SO EMITTERS ARE IN A TRIANGULAR PATTERN AS SHOWN.

4 DETAIL - TREE EMITTER LAYOUT



NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

5 DETAIL - QUICK COUPLER

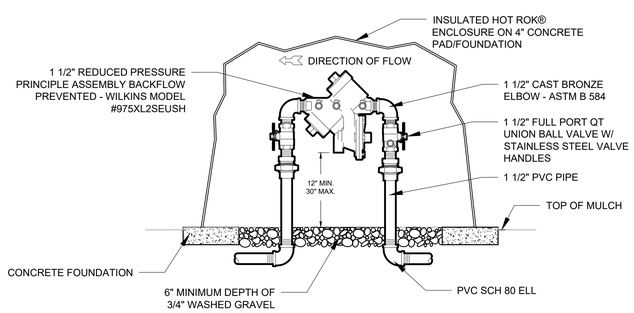


Product Features [SMSC]
- 3/16 Welded Angle Iron Frame
- High Security Pin Hinges
- 9 Gauge Diamond Mesh
- Zinc Primed
- Powder Coated
- Security Closure Blocks
- Lock Guard

Cages For:
- Backflow Preventers
- Air Conditioning Units
- Pressure Regulators
- Control Cabinets

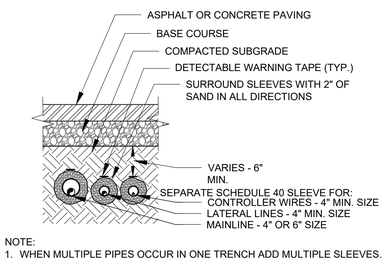
D&M Manufacturing, Inc.
Phone: 951-674-1908 Toll Free: 866-308-9911 www.backflowtheft.com

8 DETAIL - FILTER ENCLOSURE BY SENTRY OR APPROVED EQUAL



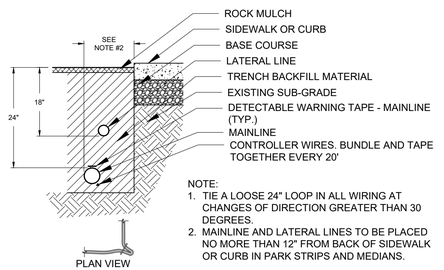
NOTE:
1. ENCLOSURE TO BE HOT BOX INSULATED FIBERGLASS ROK MODEL #HR015040030S. ENCLOSURE TO BE LIFT OFF TYPE IN TAN COLOR. REFERS TO MANUFACTURERES SPECIFICATIONS FOR INSTALLATION DETAILS.
2. INSTALL BACKFLOW PREVENTER AS PER APWA SPECIFICATIONS AND MANUFACTURERS SPECIFICATIONS.

6 DETAIL - BACKFLOW PREVENTER & ENCLOSURE



NOTE:
1. WHEN MULTIPLE PIPES OCCUR IN ONE TRENCH ADD MULTIPLE SLEEVES.
2. WIRES SHALL BE IN SEPARATE SLEEVE.

7 DETAIL - SLEEVE SECTION



NOTE:
1. TIE A LOOSE 24" LOOP IN ALL WIRING AT CHANGES OF DIRECTION GREATER THAN 30 DEGREES.
2. MAINLINE AND LATERAL LINES TO BE PLACED NO MORE THAN 12" FROM BACK OF SIDEWALK OR CURB IN PARK STRIPS AND MEDIANS.

8 DETAIL - IRRIGATION TRENCH SECTION

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MICHAEL JOHN MCCLELLAN
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STATE OF UTAH

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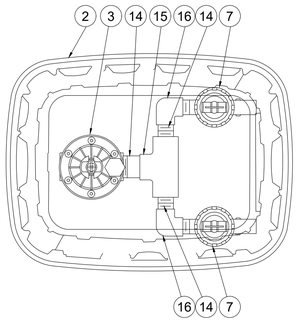
NO.	REVISION	BY	DATE
1	FILTER-CAGE SS PED.ESTAL RAIN SNSR	MJM	6/30/2022
	DESCRIPTION	APR	

SPANISH FORK PARKWAY PHASE II

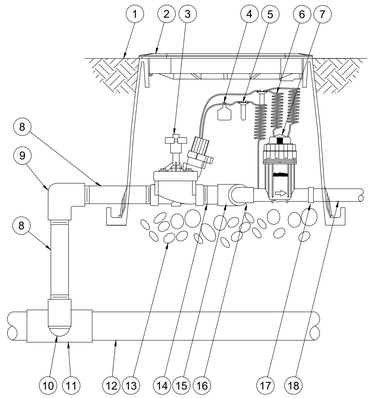
IRRIGATION DETAILS
SPANISH FORK, UTAH

PROJ. #: FF 22190
DATE: 6/13/2022
DESIGN BY: MJM
CHECKED BY: JP
SHEET ID1

PLOT: 2022-07-01 12:52 PM
XREF: L:\AUTHORSET\ACTIVE 2022\FX22190.00 - SPANISH FORK PARKWAY - PH 2 LANDSCAPE AND IRRIGATION\700 - CAD\SHEET FILES\22190_IR.DWG



TOP VIEW



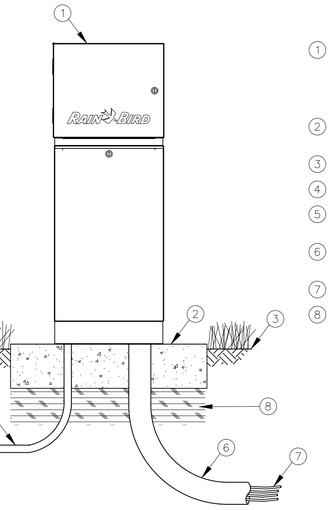
SIDE VIEW

1 DETAIL - 1" COMMERCIAL DRIP CONTROL ZONE KITS IN STRAIGHT CONFIGURATION

1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. REMOTE CONTROL VALVE: RAIN BIRD 150-PEBIVM (INCLUDED IN XCZ--100-LCS KIT)
4. ID TAG
5. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
6. 30-INCH LINEAR LENGTH OF WIRE, COILED
7. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
8. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
9. PVC SCH 40 ELL
10. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
11. PVC SCH 40 TEE OR ELL
12. MAINLINE PIPE
13. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
14. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)
15. PVC SCH 40 TEE (INCLUDED IN XCZ-PRB-100-COM KIT)
16. PVC SCH 40 ELL (INCLUDED IN XCZ-PRB-100-COM KIT)
17. PVC SCH 40 FEMALE ADAPTOR
18. LATERAL PIPE

IRRIGATION NOTES:

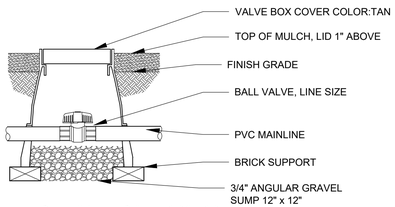
1. THESE DRAWINGS ARE DIAGRAMMATIC ONLY. CONTRACTOR TO FIELD VERIFY DRAWINGS PRIOR TO ANY INSTALLATION OR ORDERING OF MATERIALS. NOTIFY LANDSCAPE ARCHITECTURE OF ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE ASSUMES FULL RESPONSIBILITY FOR ANY NECESSARY ALTERATIONS TO THE SYSTEM.
2. ALL MATERIALS USED SHALL BE INSTALLED PER PLAN AND MANUFACTURER'S SPECIFICATIONS. DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
3. IRRIGATION SYSTEM DESIGN IS BASED ON MAX FLOW OF 30 G.P.M. WITH AL LEAST 60 P.S.I. AT VALVES. CONTRACTOR TO FIELD VERIFY PRESSURE PRIOR TO STARTING IRRIGATION INSTALLATION. NOTIFY CONSULTANT OF ANY DIFFERENCE FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS.
4. CONTRACTORS SHALL CONNECT AT IRRIGATION P.O.C. AFTER AMIAD FILTER AND WATER METER BEGIN A 2" SCHEDULE 40 PVC IRRIGATION MAIN LINE FOR THE SPRINKLER SYSTEM.
5. USE #14 GAUGE UNDERGROUND DIRECT BURIAL WIRE WITH SPEARS' DRI-SPLICE WIRE CONNECTORS OR SIMILAR, FOR ALL VALVE CONNECTIONS. ALL SPLICES MUST BE PLACED IN VALVE BOXES.
6. IRRIGATION CONTRACTOR RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. CONTRACTOR TO COORDINATE SLEEVING INSTALLATION WITH CONCRETE FLATWORK AND PAVING. ALL SLEEVES TO BE EXTENDED AT LEAST 3" BEYOND CONCRETE STRUCTURES. ALL HARDSCAPE 4'-0" OR WIDER TO BE SLEEVED.
7. CONTRACTOR SHALL INSTALL ALL PIPING AND WIRING UNDER PAVED AREAS IN SLEEVES AS SHOWN ON PLANS. WIRE SHALL BE SLEEVED SEPARATELY FROM PIPING.
8. LOCATE ALL IRRIGATION EQUIPMENT AND VALVE BOXES LANDSCAPE PLANTER AREAS (SOME LINES AND EQUIPMENT ARE SCHEMATIC). DO NOT LOCATE THESE ITEMS IN TURF AREAS.
9. LOCATE VALVE BOXES IN GRANULAR LANDSCAPE AREAS (NOT IN TURF) ADJACENT TO WALKWAYS AND CURBS WHENEVER POSSIBLE.
10. 'DURA' MANIFOLD SYSTEM COMPONENTS SHALL BE USED WITH ALL VALVE ASSEMBLIES FOR EASE OF VALVE REPLACEMENT AND MAINTENANCE.
11. TWO 2.0 GPH EMITTERS SHALL BE INSTALLED PER PLANT AND INDIVIDUAL TREE RINGS FOR EACH TREE AS PER DETAIL. PERENNIAL FLOWERS AND OTHER HERBACEOUS PLANTS SHALL RECEIVE ONE 2.0 GPH EMITTER PER PLANT. SEE DETAILS FOR ADDITIONAL INFORMATION.
12. ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND EDGE OF ROOTBALL, WITHIN PLANT BASIN. ON SLOPED AREAS, EMITTERS SHALL BE PLACED ON UPHILL SIDE OF PLANTS.
13. ALL MAIN LINE AND LATERAL LINE PIPE SHALL BE PVC SCHEDULE 40. ALL PIPE FITTINGS SHALL BE SHEDULE 40, EXCEPT WHERE SPECIFIED AS SCHEDULE 80 IN DETAILS. INSTALL ALL PRESSURE LINES AT A MINIMUM DEPTH OF 24". INSTALL LATERAL LINES AT A MINIMUM DEPTH OF 18". INSTALL TORO 1" BLUE STRIPE XERIGATION HOSE (OR APPROVED EQUAL) AND RAINBIRD DT-025 (OR APPROVED EQUAL) ABOVE TOPSOIL AND WEED BARRIER FABRIC. STAKE TUBING AT A MAX OF 8' INTERVALS AND COVER WITH ROCK MULCH.
14. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS AND EXISTING IRRIGATION SYSTEM (IF ANY). CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO EXCAVATION. SHOULD DAMAGE BE INCURRED, THE CONTRACTOR SHALL REPAIR THE DAMAGE TO ITS ORIGINAL CONDITION AT HIS OWN EXPENSE.
15. THE OWNER RESERVES THE RIGHT TO REFUSE MATERIAL OR WORK WHICH DOES NOT CONFORM TO THESE DRAWINGS AND SPECIFICATIONS. REJECTED WORK SHALL BE REMOVED AND CORRECTED AS SOON AS POSSIBLE AT CONTRACTOR'S EXPENSE.
16. CONTRACTOR TO PROVIDE, INSTALL, AND SET UP TWO RAINBIRD CONTROLLERS. ONE 8 STATION RAINBIRD CONTROLLER MODEL #ESP-LXME-8-120V WITH WR2RFC-48 - WR2 WIRELESS RAIN/FREEZE SENSOR COMBO WITH 48 HOUR RAIN DELAY, AND ONE 12 STATION RAINBIRD CONTROLLER MODEL #ESP-LXME-12-120V WR2RFC-48 - WR2 WIRELESS RAIN/FREEZE SENSOR COMBO WITH 48 HOUR RAIN DELAY. CONTROLLERS SHALL BE INSTALLED NEAR A 110 POWER OUTLET, ACTUAL LOCATION TO BE DETERMINED BY OWNER PRIOR TO INSTALLATION.
17. PRIOR TO OWNER APPROVAL, CONTRACTOR SHALL COMPLETE THE FOLLOWING:
    - 17.a. ALL IRRIGATION EQUIPMENT (INCLUDING PIPE LINES AND SLEEVES) TO BE DOCUMENTED FROM 2 STATIONARY POINTS.
    - 17.b. LABEL AND LAMINATE VALVE SCHEDULE, ATTACH TO INSIDE OF CONTROLLER.
    - 17.c. ALL IRRIGATION HEADS TO BE ADJUSTED TO THE PROPER HEIGHT.
18. CONTRACTOR SHALL ADJUST THE PERFORMANCE OF THE IRRIGATION SYSTEM FOR OPTIMUM PLANT GROWTH BASED ON ACTUAL SITE CONDITIONS, INCLUDING SOIL TYPES, SLOPE OR OTHER VARIABLES THAT MAY DEVIATE FROM PROJECT PLANS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PROJECT PLANS AND ACTUAL SITE CONDITION PRIOR TO INSTALLATION.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING THE INSTALLATION OF A FULLY AUTOMATED IRRIGATION SYSTEM PRIOR TO STARTING PLANTING. IF THE IRRIGATION SYSTEM IS INTERRUPTED FOR ANY REASON THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTINUE MANUAL WATERING OF ALL PLANT MATERIAL UNTIL THE IRRIGATION SYSTEM IS FULLY OPERATIVE.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER SERVICE CONNECTIONS FROM THE WATER METER DOWNSTREAM.
21. REFER TO IRRIGATION SPECIFICATIONS AND DETAILS FOR INSTALLATION PROCEDURES.
22. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL PIPING NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL IRRIGATION SYSTEM INCLUDING ALL SUB-LATERAL PIPING TO EACH PLANT EMITTER AS SPECIFIED AND DETAILED WHETHER OR NOT PIPING IS SHOWN ON PLANS.
23. REFER TO GENERAL CONSTRUCTION NOTES FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.
24. IRRIGATION CONTRACTOR SHALL PROVIDE 100% HEAD TO HEAD COVERAGE IN ALL TURF AREAS. FIELD ADJUST HEAD LOCATIONS AS REQUIRED. ACTUAL SITE CONDITIONS MAY VARY FROM DRAWINGS AND NECESSITATE ADJUSTMENT OF HEAD LAYOUT, NOZZLES OR QUANTITIES OF HEADS AT NO ADDITIONAL COST TO THE OWNER.
25. POP UP HEADS SHALL BE LOCATED 1" WAY FROM AND 1/4" BELOW EXISTING ADJACENT CURBS, WALLS, WALKS AND MOWSTRIPS.



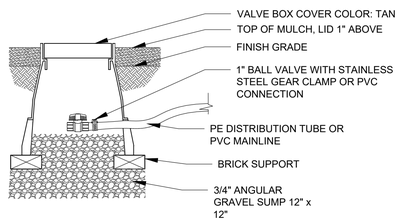
IRRIGATION CONTROLLER:
1. RAIN BIRD ESP-LXME CONTROLLER WITH LXMMSS STAINLESS STEEL CABINET WR2RFC -48- WR2 RAIN SENSOR ON LXMMSSPED STAINLESS STEEL PEDESTAL. INSTALL CONTROLLER, SENSOR, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.
2. CONCRETE PAD: 6-INCH MINIMUM THICKNESS
3. FINISH GRADE
4. POWER SUPPLY WIRE
5. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
6. 3-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR STATION WIRES
7. WIRES TO REMOTE CONTROL VALVES
8. COMPACTED SUBGRADE

NOTES:
1. ESP-LXME CONTROLLER TO INCLUDE 8-STATION BASE MODEL. ADDITIONAL MODULES IN 4 -, 8 - AND 12 - STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM AS EXPANSION IS NEEDED.
2. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

2 DETAIL - ESP-LXME CONTROLLER IN LXMMSS CABINET ON LXMMSSPED STAINLESS STEEL METAL PEDESTAL

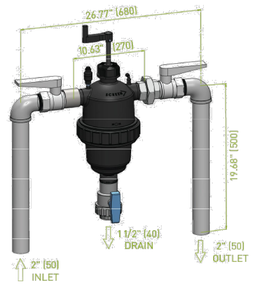


3 DETAIL - BALL VALVE

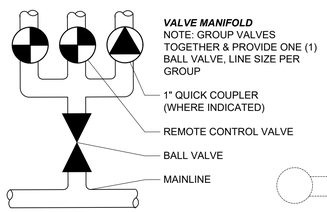


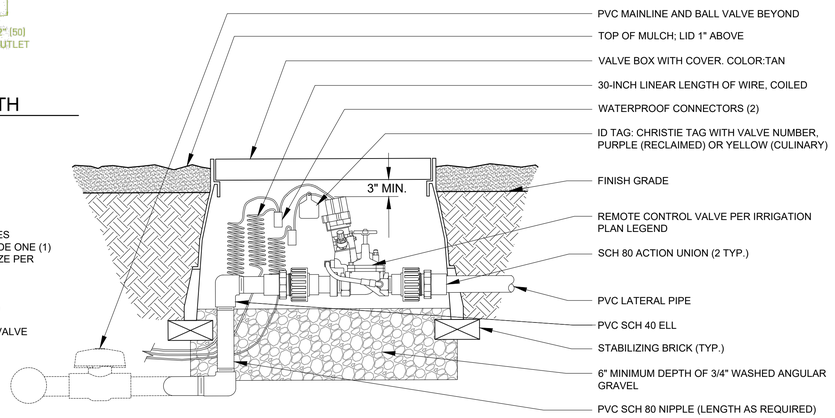
4 DETAIL - MANUAL DRAIN VALVE

Typical Installation Drawing



6 DETAIL - 2" AMIAD FILTER WITH BRUSHAWAY ASSEMBLY





5 DETAIL - TURF REMOTE CONTROL IRRIGATION VALVE

CivilScience
3160 W. Clubhouse Drive, Ste. A
Lehi, UT 84043
801.768.7200

LICENSED LANDSCAPE ARCHITECT
MICHAEL JOHN MCCLELLAN
No. 11469437-5301
6-29-22
STATE OF UTAH

REUSE OF DRAWINGS
THIS DOCUMENT AND THE IDEAS HEREIN ARE THE PROPERTY OF CIVIL SCIENCE, INC. AND SHALL NOT BE REPRODUCED OR USED ON ANY PROJECT IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF CIVIL SCIENCE, INC.

NO.	DESCRIPTION	BY	APP.	DATE
1	FILTER-CAGE SS PEDESTAL RAIN SNSR	MJM	JP	6/30/2022

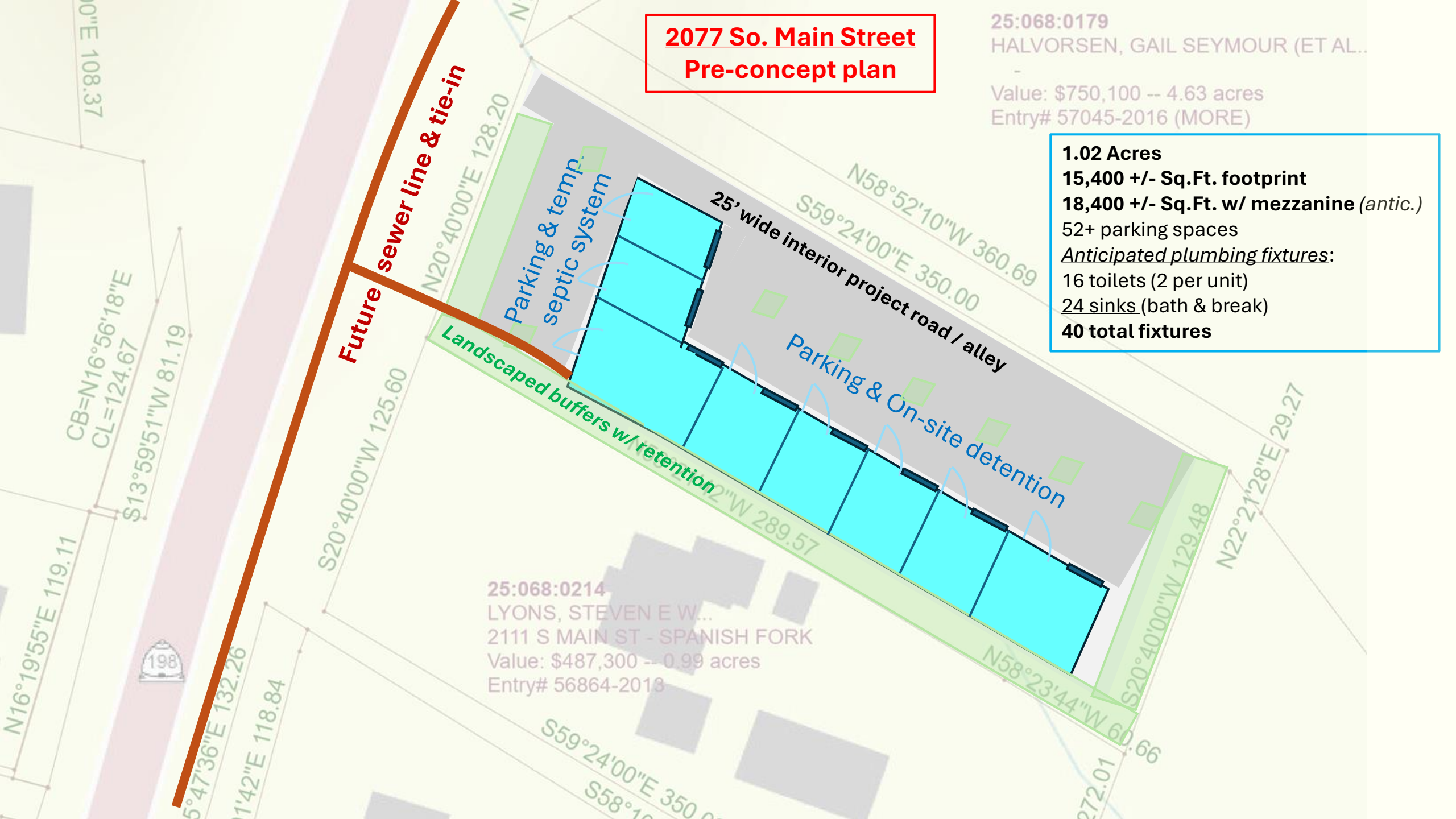
SPANISH FORK PARKWAY PHASE II

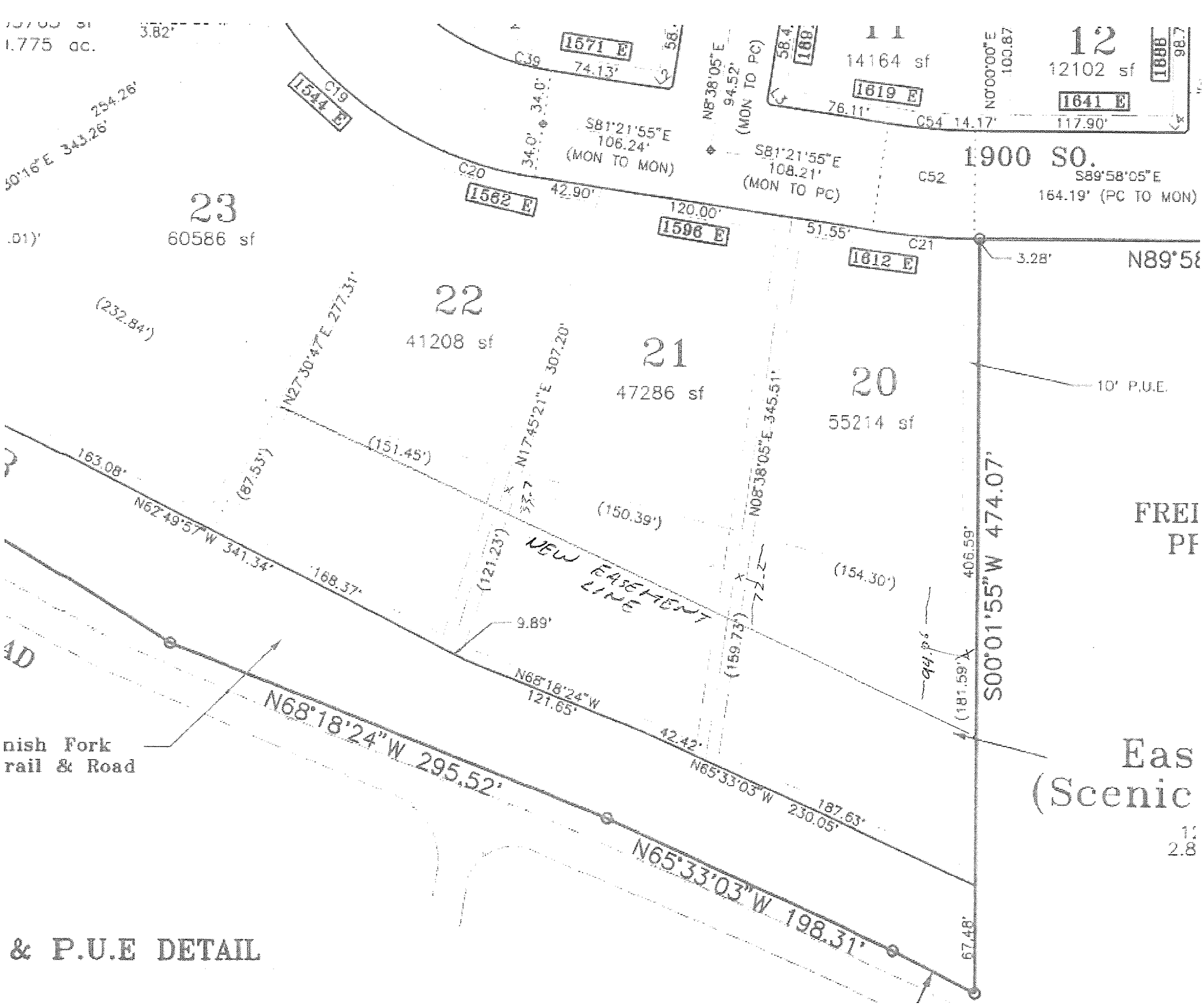
IRRIGATION DETAILS

SPANISH FORK, UTAH

PROJ. #: FF 22190
DATE: 6/13/2022
DESIGN BY: MJM
CHECKED BY: JP
SHEET ID2
12 OF 12

PLOT: 2022-07-01 12:52 PM
ESTH: J:\JOB FOLDERS\ACTIVE 2022\FX22190.00 - SPANISH FORK PARKWAY - PH. 2 LANDSCAPE AND IRRIGATION\700 - CAD\SHEET FILES\22190_IR.DWG


2077 So. Main Street
Pre-concept plan
1.02 Acres
15,400 +/- Sq.Ft. footprint
18,400 +/- Sq.Ft. w/ mezzanine (antic.)
52+ parking spaces
Anticipated plumbing fixtures:
16 toilets (2 per unit)
24 sinks (bath & break)
40 total fixtures
Future sewer line & tie-in
Parking & temp. septic system
25' wide interior project road / alley
Parking & On-site detention
Landscaped buffers w/ retention
25:068:0179
HALVORSEN, GAIL SEYMOUR (ET AL..
Value: $750,100 -- 4.63 acres
Entry# 57045-2016 (MORE)
25:068:0214
LYONS, STEVEN E W...
2111 S MAIN ST - SPANISH FORK
Value: $487,300 -- 0.99 acres
Entry# 56864-2018
N20°40'00"E 128.20
N58°52'10"W 360.69
S59°24'00"E 350.00
S20°40'00"W 125.60
N58°23'44"W 289.57
S20°40'00"W 129.48
N22°21'28"E 29.27
CB=N16°56'18"E
CL=124.67
S13°59'51"W 81.19
N16°19'55"E 119.11
198


1.775 ac.
3.82'
C39
74.13'
1571 E
C19
1544 E
254.26'
50'16"E 343.26'
S81°21'55"E
106.24'
(MON TO MON)
34.0'
N8°38'05"E
94.52'
(MON TO PC)
S81°21'55"E
108.21'
(MON TO PC)
11
14164 sf
1619 E
76.11'
C54 14.17'
N0°00'00"E
100.87
12
12102 sf
1641 E
117.90'
1900 SO.
S89°58'05"E
164.19' (PC TO MON)
C20
1582 E
42.90'
120.00'
1596 E
C52
51.55'
C21
1612 E
3.28'
N89°58
23
60586 sf
22
41208 sf
21
47286 sf
20
55214 sf
(232.84')
N27°30'47"E 277.31'
N17°45'21"E 307.20'
N08°38'05"E 345.51'
10' P.U.E.
163.08'
N62°49'57"W 341.34'
(87.53')
(151.45')
(150.39')
(121.23')
NEW EASEMENT LINE
(154.30')
406.59'
S00°01'55"W 474.07'
9.89'
N68°18'24"W
121.65'
42.42'
N65°33'03"W
230.05'
187.63'
(159.73')
(181.59')
N68°18'24"W 295.52'
N65°33'03"W 198.31'
67.48'
FREI
PF
Eas
(Scenic
nish Fork
rail & Road
& P.U.E DETAIL

Concept Review Application Description

Joint Applicants:
Dave Millheim, 1596 E. 1900 S. Spanish Fork davemillheim13@gmail.com 801-735-9022
Ammon McBride, 1612 E. 1900 S. Spanish Fork

Description:

On the southern side of both of our lots there is a Scenic Easement within our lots and others abutting River Bottoms Road. Abutting this easement to the south is ground owned by Spanish Fork City for the eventual extension of a public trail and road right of way (See Pioneer Ridge Estates Plat map enclosed with application). Note the City owned trail and road right of way is virtually parallel to the alignment of River Bottoms Road as shown on the plat and is 67.48 feet wide at its narrowest point. The Scenic Easement width is currently 87.53 feet at its narrowest point and 181.59 feet at the widest point. For the most part the easement runs roughly parallel to River Bottoms Road and the previously described Lot B held for the expansion of the trail and road right of way.

We request approval to move the existing scenic easement line to the south consistent with the width of the scenic easement at the southeast corner of Lot 22 which is 87.53 feet. This would affect only lots 20, 21 and 22 of the plat.

After approval and recording of the new boundary line for the Scenic Easement, we will build a retaining wall on lots 20 and 21. Lot 22 already has an existing retaining wall very close to the where the new scenic easement line would be placed. The approximate location of the new scenic easement line is shown on the attached diagram included with this application. We used the existing plat and scaled it as close as possible to identify the new easement line placement. Obviously, upon approval, a boundary survey would need to be done to make sure our respective parcels are properly staked before construction of the new retaining wall. The new wall would be placed north of the scenic easement line for the purposes of better retention of the hillside in relationship to our backyards. We have an engineer on hold ready to design for the new wall for our two lots for permit submittal to the City. We also have a GeoTech report which has been given to the Engineer. We do not want him to start on the wall design until after the adjustment to the easement line is approved since that design would change the location of the retaining wall to better retain the existing hillside. We also have met with several contractors who are on hold for the construction of the new retaining wall and want to give them a green light once the wall design is completed and approved by the City.

We have verified with the City Engineering department the requirements for any retaining wall placed on our respective properties and our Engineer understands those requirements. The new wall would serve two purposes. The first is better retention of the hillside on the south side of our respective properties. The second is we both wish to

beautify and landscape our rear yards better than the current weeds and sagebrush growing within the easement which we believe poses a significant fire hazard.

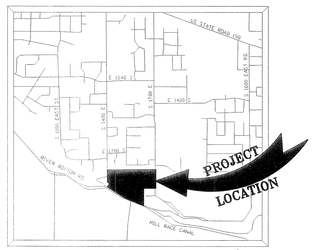
Reasons for the request:

1. More utility and better use for the lot area we already own.
2. Better and safer retention of the hillside behind our homes once our new retaining wall is built.
3. Improved landscaping of our lots thereby lowering the associated fire risk from the River Bottoms Road area.
4. Consistent widths of the Scenic Easement parallel to River Bottoms Road.
5. The City would still own and/or control a combined 155 feet of width at the shortest point of River Bottoms Road to the new easement line. This is more than enough for trail expansion, placement of future utility lines (if needed) and still have open space within the easement area.

Please let us know if you need any additional information. We have had the existing scenic easement line surveyed with pink ribboned construction stakes and placed T-Posts at the approximate location of the proposed new scenic easement line if that helps for your review.

Respectfully submitted:

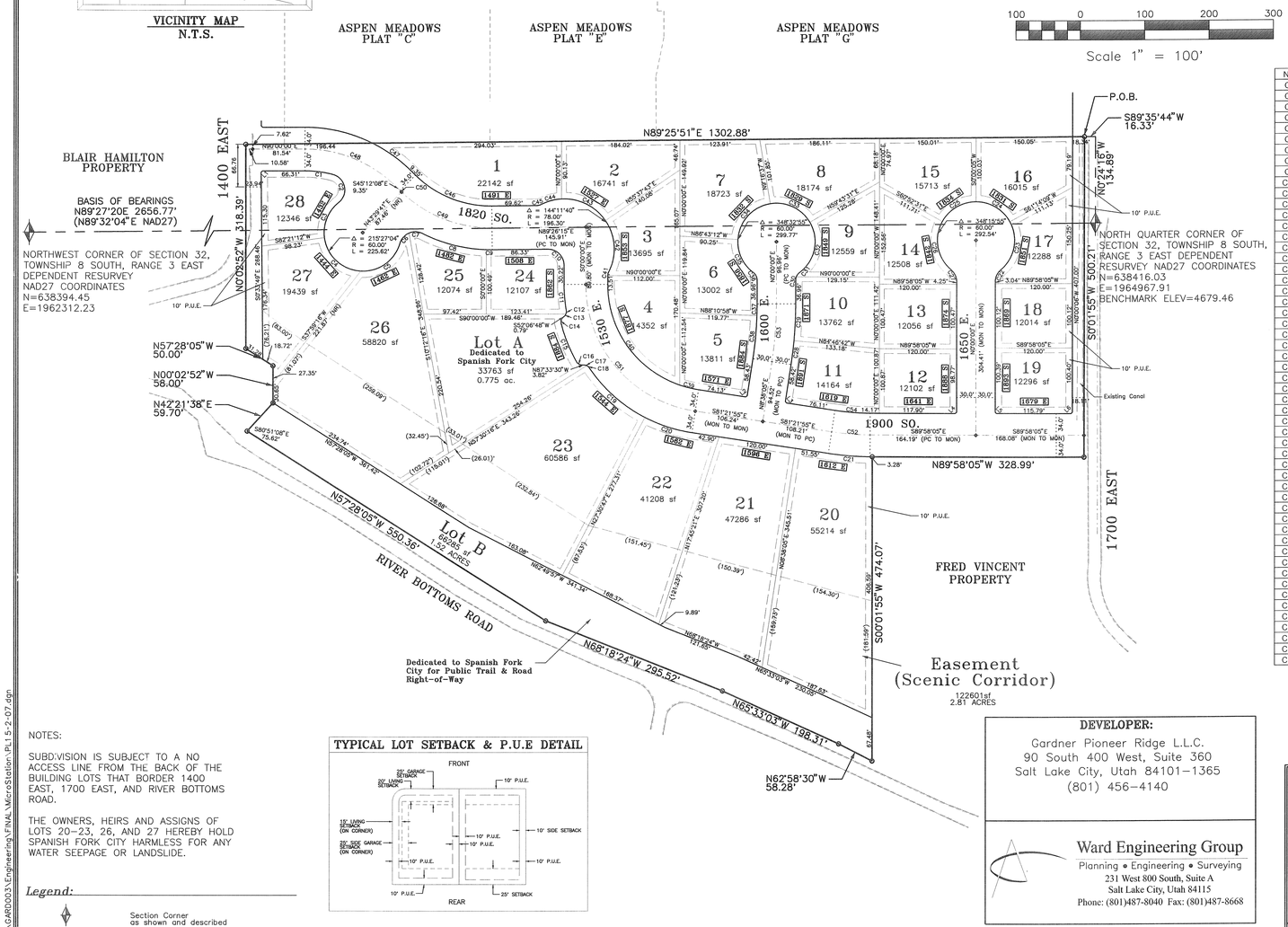
Dave Millheim Ammon McBride

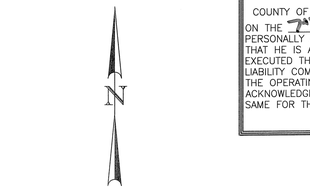


VICINITY MAP
N.T.S.

NOTE:

THE FOLLOWING EASEMENT WILL BE ABANDONED WITH THE RECORDING OF THIS PLAT: A TEN FOOT EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS SAID PROPERTY TO BE DESIGNATED FROM TIME TO TIME BY THE GRANTORS, AS SHOWN IN THAT CERTAIN WARRANTY DEED RECORDED APRIL 14, 1994, AS ENTRY NO. 31029, IN BOOK 3418, AT PAGE 482 IN UTAH COUNTY OFFICIAL RECORDS.





CORPORATE ACKNOWLEDGMENT:

STATE OF UTAH }
COUNTY OF UTAH }

ON THE 7th DAY OF May, 2007, Kent C. Gardner PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN BY ME, DID SAY THAT HE IS A MEMBER OF K. C. GARDNER COMPANY L.C. AND THAT HE EXECUTED THE FOREGOING OWNERS DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING DULY AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF K.C. GARDNER COMPANY L.C. AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

Line Table

No.	Direction	Distance
L1	N 44°43'06" E	2.91
L2	N 53°56'03" E	2.97
L3	N 36°21'55" W	2.98
L4	N 45°00'57" E	2.97
L5	S 44°59'03" E	2.98
L6	N 45°00'57" E	2.97

Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord	Tangent
C1	15°03'19"	166.00	43.62	N 82°28'20" W	43.49	21.94
C2	126°23'23"	25.00	55.15	N 11°44'59" W	44.63	49.48
C3	59°05'30"	60.00	61.88	S 21°53'57" W	59.17	34.01
C4	79°44'58"	60.00	83.51	S 47°31'17" E	76.93	50.12
C5	76°36'37"	60.00	80.23	N 54°17'56" E	74.38	47.39
C6	50°51'53"	25.00	22.19	S 41°25'34" W	21.47	11.89
C7	50°02'13"	25.00	21.83	N 88°07'23" W	21.15	11.67
C8	25°13'31"	234.00	103.02	S 75°43'02" E	102.19	52.36
C9	2°13'57"	234.00	9.12	S 89°26'46" E	9.12	4.56
C10	90°33'45"	25.00	39.52	N 45°16'52" W	35.53	25.25
C11	9°53'02"	234.00	40.37	S 4°56'31" E	40.32	20.23
C12	34°24'03"	10.00	6.00	N 7°19'00" E	5.91	3.10
C13	27°35'47"	10.00	4.82	N 38°18'55" E	4.77	2.46
C14	66°22'45"	10.00	11.59	S 18°55'26" W	10.95	6.54
C15	14°59'29"	246.00	64.37	S 21°45'41" E	64.18	32.37
C16	58°18'04"	10.00	10.18	S 58°24'28" E	9.74	5.58
C17	23°22'49"	10.00	4.08	N 75°52'06" W	4.05	2.07
C18	30°26'57"	10.00	5.31	N 48°57'13" W	5.25	2.72
C19	28°45'29"	234.00	117.45	S 48°06'29" E	116.22	59.99
C20	18°52'43"	234.00	77.10	S 71°55'35" E	76.75	38.90
C21	8°36'11"	434.00	65.16	N 85°40'00" W	65.10	32.64
C22	49°40'47"	25.00	21.68	S 24°50'24" W	21.00	11.57
C23	78°27'18"	60.00	82.16	N 10°27'08" E	75.89	48.98
C24	61°13'24"	60.00	64.11	N 59°23'13" W	61.11	35.50
C25	60°52'36"	60.00	63.75	S 59°33'47" W	60.79	35.26
C26	78°48'16"	60.00	82.52	S 10°16'39" E	76.17	49.29
C27	49°40'47"	25.00	21.68	N 24°50'24" W	21.00	11.57
C28	5°15'18"	630.00	57.53	S 4°55'34" W	57.53	28.79
C29	5°15'18"	630.00	57.41	S 3°39'39" W	57.39	28.73
C30	19°28'16"	15.00	5.10	S 9°44'08" W	5.07	2.57
C31	33°39'32"	15.00	8.81	S 36°18'02" W	8.69	4.54
C32	83°24'17"	60.00	87.34	N 11°25'40" E	79.83	53.46
C33	69°00'08"	60.00	72.26	N 64°46'33" W	67.97	41.24
C34	77°26'35"	60.00	81.10	S 42°00'05" W	75.06	48.11
C35	56°24'36"	60.00	59.07	S 24°55'30" E	56.72	32.18
C36	53°07'48"	15.00	13.91	N 26°33'54" W	13.42	7.50
C37	1°49'02"	570.00	18.08	S 0°54'31" W	18.08	9.04
C38	6°49'03"	570.00	67.82	S 5°13'34" W	67.78	33.95
C39	10°20'58"	166.00	29.98	S 76°11'26" E	29.94	15.03
C40	71°00'57"	166.00	205.75	S 35°30'28" E	192.83	118.44
C41	26°48'52"	15.00	7.02	S 13°24'26" W	6.96	3.58
C42	61°11'08"	78.00	83.30	N 3°46'43" W	79.39	46.12
C43	58°34'49"	78.00	79.75	N 63°39'41" W	76.32	43.75
C44	24°25'31"	78.00	33.25	S 74°50'09" W	33.00	16.88
C45	26°48'52"	15.00	7.02	N 76°01'49" E	6.96	3.58
C46	45°21'37"	166.00	131.42	S 67°52'56" E	128.01	69.37
C47	18°19'34"	234.00	74.85	N 54°21'55" W	74.53	37.75
C48	44°47'52"	200.00	156.37	S 67°36'04" E	152.42	82.43
C49	45°21'37"	200.00	158.34	S 67°52'56" E	154.23	83.58
C50	0°54'02"	200.00	3.14	S 45°39'09" E	3.14	1.57
C51	81°21'55"	200.00	284.02	S 40°40'57" E	260.75	171.92
C52	8°36'11"	400.00	60.06	S 85°40'00" E	60.00	30.09
C53	8°38'05"	600.00	90.42	N 4°19'03" E	90.34	45.30
C54	8°36'11"	366.00	54.95	S 85°40'00" E	54.90	27.53

Pioneer Ridge Estates DESCRIPTION (AS-SURVEYED):

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 0°24'16" WEST A DISTANCE OF 134.89 FEET, THENCE SOUTH 89°35'44" WEST A DISTANCE OF 16.33 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 0°01'55" WEST 500.21 FEET; THENCE NORTH 89°58'05" WEST 328.99 FEET; THENCE SOUTH 0°01'55" WEST 474.07 FEET; THENCE NORTH 62°58'30" WEST 58.28 FEET; THENCE NORTH 65°33'03" WEST 198.31 FEET; THENCE NORTH 68°18'24" WEST 295.52 FEET; THENCE NORTH 57°28'05" WEST 550.36 FEET; THENCE NORTH 42°21'38" EAST 59.70 FEET; THENCE NORTH 0°02'52" WEST 58.00 FEET; THENCE NORTH 57°28'05" WEST 50.00 FEET; THENCE NORTH 0°02'52" WEST 318.39 FEET; THENCE NORTH 89°25'51" EAST 1302.88 FEET TO THE POINT OF BEGINNING

CONTAINING 20.014 ACRES, MORE OR LESS 28 RESIDENTIAL LOTS.

SURVEYOR'S CERTIFICATE:

I, RANDY N. MILLER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS OF SAID PARCEL, I HAVE DIVIDED THE PROPERTY INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

PLAT "A"

PIONEER RIDGE ESTATES

I ALSO CERTIFY TO THE SURVEY'S COMPLIANCE WITH SECTION 57-8-13 OF THE UTAH CONDOMINIUM OWNERSHIP ACT. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEYING PRACTICES, AND DOES NOT SURPORT TO SHOW ALL EASEMENTS OF RECORD, NOR IS IT PROOF OF OWNERSHIP.

DATE: _____

RANDY N. MILLER (SEE SEAL BELOW)
LICENSE NO. 501187
UTAH REGISTERED LAND SURVEYOR

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS PLAT, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SET FORTH ON THIS PLAT, AND DO HEREBY DEDICATE TO THE CITY OF SPANISH FORK, A NON-EXCLUSIVE EASEMENT OVER THE UTILITY EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT FOR THE PURPOSE OF PROVIDING ACCESS FOR THE INSTALLATION, MAINTENANCE, REPAIR AND EVENTUAL REPLACEMENT OF UTILITY LINES.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUT HANDS THIS DAY OF 7th MAY, A.D. 2007

Kent C. Gardner

ACKNOWLEDGMENT:

STATE OF UTAH }
COUNTY OF Salt Lake }

ON THE 7th DAY OF May, 2007, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTED THE SAME.

MY COMMISSION EXPIRES: 01-11-2011

A NOTARY PUBLIC COMMISSIONED IN UTAH

905 400 W. #360 Salt Lake City UT 84116

NOTARY ADDRESS

PAMELA WILCKEN

PRINTED FULL NAME OF NOTARY

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS PLAT, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SET FORTH ON THIS PLAT, AND DO HEREBY DEDICATE TO THE CITY OF SPANISH FORK, A NON-EXCLUSIVE EASEMENT OVER THE UTILITY EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT FOR THE PURPOSE OF PROVIDING ACCESS FOR THE INSTALLATION, MAINTENANCE, REPAIR AND EVENTUAL REPLACEMENT OF UTILITY LINES.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUT HANDS THIS DAY OF MAY 14, A.D. 2007

Mayor Pro Tem

Attest: City Recorder

ACKNOWLEDGMENT:

STATE OF UTAH }
COUNTY OF UTAH }

ON THE 14 DAY OF May, 2007, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTED THE SAME.

MY COMMISSION EXPIRES: 9-30-07

A NOTARY PUBLIC COMMISSIONED IN UTAH

40 S. Main Spanish Fork, Ut. 84660

NOTARY ADDRESS

Pat Nelson

PRINTED FULL NAME OF NOTARY

NOTES:

SUBDIVISION IS SUBJECT TO A NO ACCESS LINE FROM THE BACK OF THE BUILDING LOTS THAT BORDER 1400 EAST, 1700 EAST, AND RIVER BOTTOMS ROAD.

THE OWNERS, HEIRS AND ASSIGNS OF LOTS 20-23, 26, AND 27 HEREBY HOLD SPANISH FORK CITY HARMLESS FOR ANY WATER SEEPAGE OR LANDSLIDE.

TYPICAL LOT SETBACK & P.U.E DETAIL

Legend:

- Section Corner as shown and described
- Property Corner to be set with ⅝" Rebar & Cap Marked WARD ENG
- Street Monument
- Section Line
- Boundary Line
- Right-of-Way Line
- Lot Line
- Roadway Centerline
- Easement
- Building Setback Line

Note:
All Culinary Water and Pressurized Irrigation Lines up to and Including the Meter, All Sanitary Sewer Mains, All Electric Meters, and All Electric and SFCN Communication Service Lines up to the Mast on Overhead Installations and to the top of the Meter Base for Underground Installation are Dedicated to Spanish Fork City.

"This Area is Subject to the Normal Everyday Sounds, Odors, Sights, Equipment, Facilities and All Other Aspects Associated With an Agricultural Lifestyle. Future Residents Should Also Recognize the Risks Inherent With Livestock."

In order to preserve the Scenic Corridor's natural beauty and to maintain it as open space: (i) future development is hereby prohibited in the Scenic Corridor; (ii) no outside structures shall be constructed or placed in the Scenic Corridor; (iii) no excavation or digging of any kind shall occur in the Scenic Corridor; (iv) there shall be no dumping or storage of landscaping or any other materials in the Scenic Corridor; (v) fencing within the Scenic Corridor is prohibited; (vi) there shall be no access into or through the Scenic Corridor from River Bottoms Road; (vii) the planting of natural grasses, flowers and trees indigenous to the Scenic Corridor shall be permitted so long as they blend in to the surrounding area; and (viii) other restrictions and requirements pertaining to the maintenance and upkeep of the Scenic Corridor are set forth in the Covenants Conditions and Restrictions for Pioneer Ridge Estates.

DEVELOPER:
Gardner Pioneer Ridge L.L.C.
90 South 400 West, Suite 360
Salt Lake City, Utah 84101-1365
(801) 456-4140

Ward Engineering Group
Planning • Engineering • Surveying
231 West 800 South, Suite A
Salt Lake City, Utah 84115
Phone: (801)487-8040 Fax: (801)487-8668

12406

ACCEPTANCE BY LEGISLATIVE BODY:

THE _____ OF SPANISH FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 7 DAY OF Feb., A.D. 20 07

CITY MANAGER — CITY ATTORNEY

APPROVED ENGINEER (SEE SEAL BELOW) — ATTEST CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISION APPROVAL

APPROVED THIS 4th DAY OF October, 2006 A.D.

DIRECTOR-SECRETARY — CHAIRMAN, PLANNING COMMISSION

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS _____

DIRECTOR-SECRETARY

PLAT "A"

Pioneer Ridge Estates

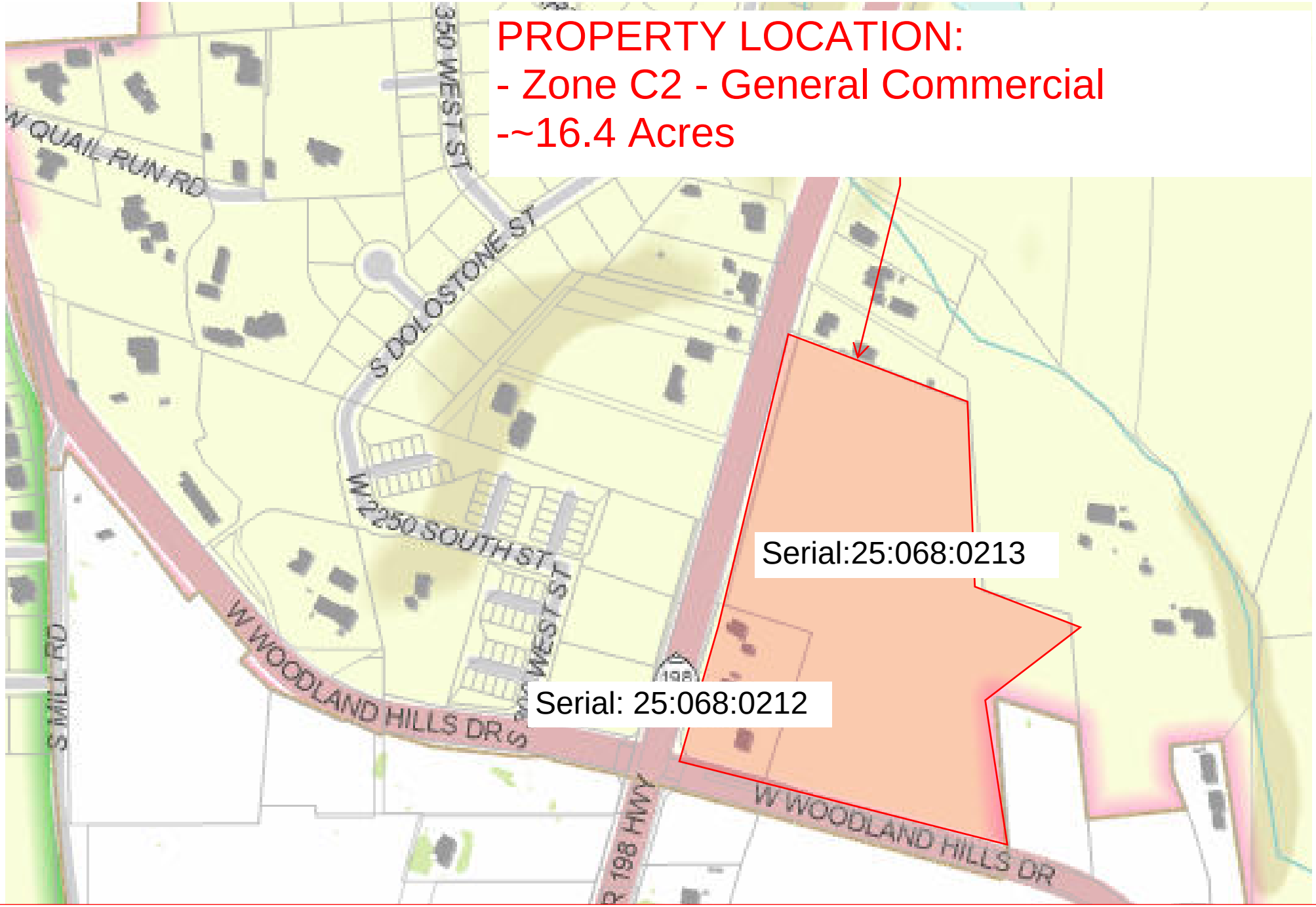
A Residential Subdivision
Located in the N 1/4 of Section 32,
T8S, R3E, Salt Lake B&M
Spanish Fork, Utah County, Utah

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
		CITY ENGINEER Seal SPANISH FORK CITY UTAH	

ENT 136787:2007 PG 16 OF 16
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2007 Aug 10 3:38 pm FEE 53.00 BY BS
RECORDED FOR SPANISH FORK CITY CORPORATE

SEC 32, T8S, R3E TU1150

5/4/2007 4:07:14 PM L:\Gardner Company\GAR0003\Engineering\FINAL\MicroStation\PL1 5-2-07.dgn

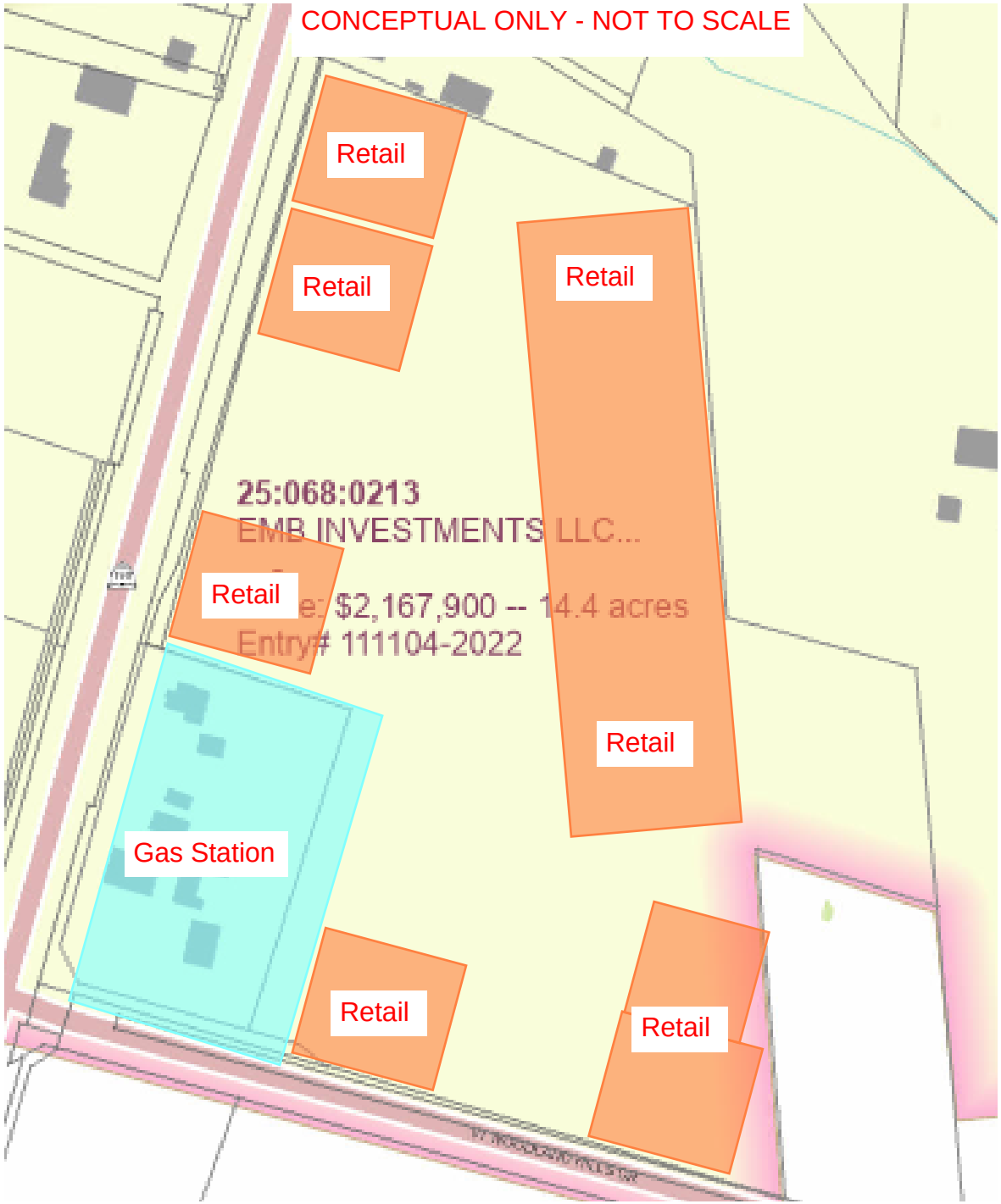


OVERVIEW:
There are two (2) conceptual ideas included herein. The first is for general commercial use and the second shows a possible mixed-use concept. Property Owners would also like to confirm nearby utilities (sewer specifically) have capacity at this location.

POTENTIAL COMMERCIAL USE

NOT TO SCALE

Uses could include:
- Retail
- Fast Food
- Restaurant
- Grocery Store
- Commercial Uses

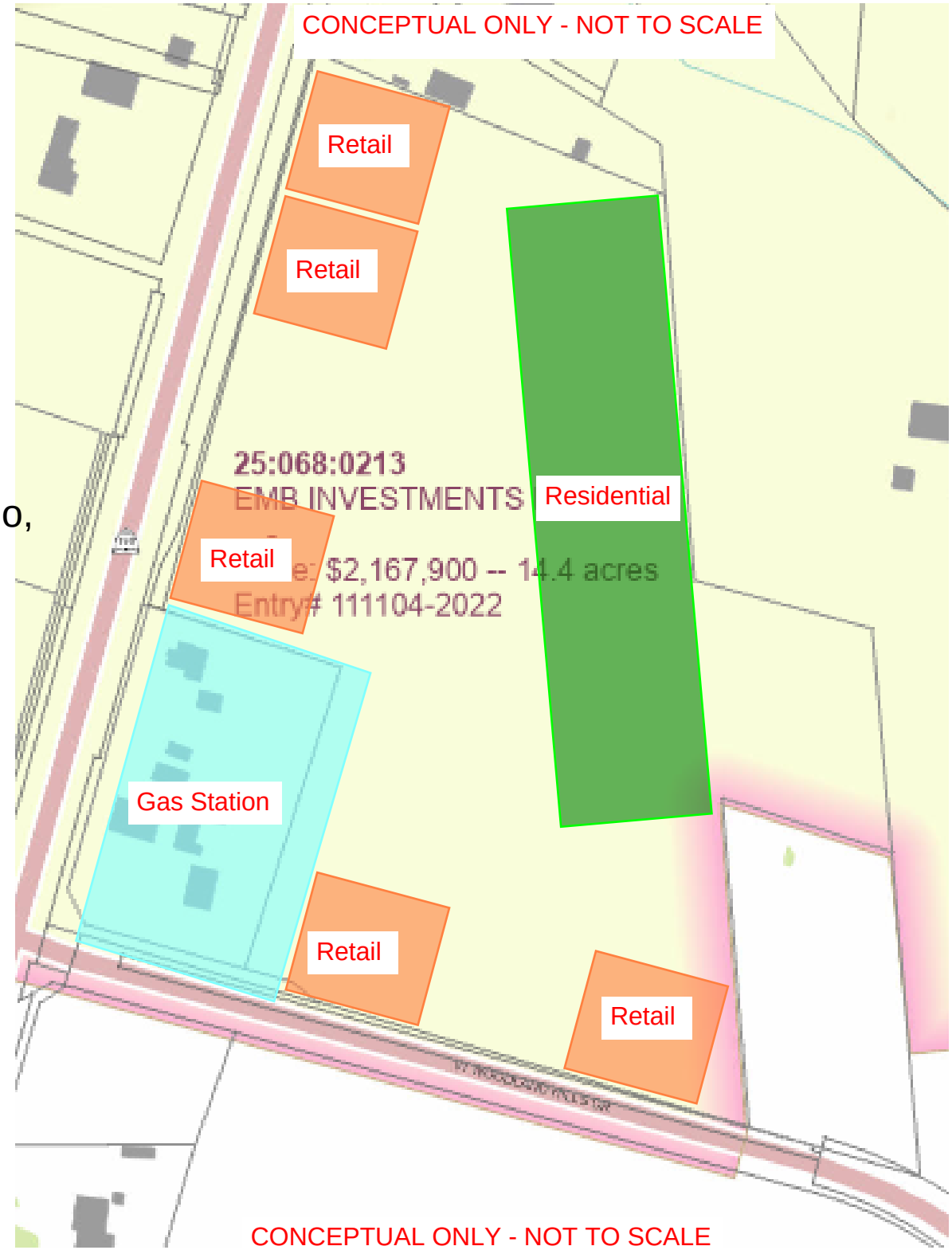


Property Owners are interested in the option of stubbing utilities to these parcels per approval of City Engineer as indicated in section 13.04.040.B prior to final plat recording. Or an option to confirm sewer availability/capacity at this location from sewer line to West at top of hill.

POTENTIAL MIXED-USE CONCEPT

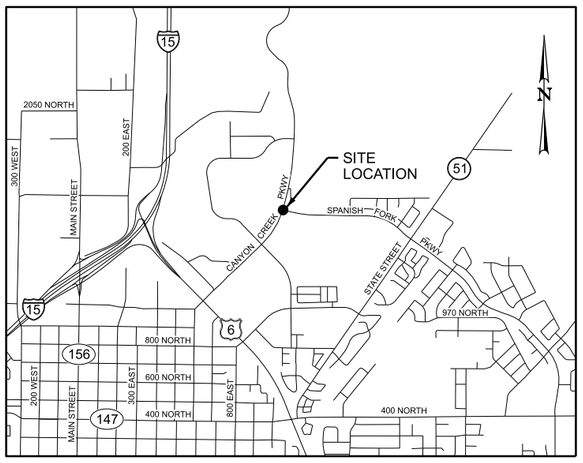
NOT TO SCALE

Uses could include:
- Retail Uses
- Fast Food
- restaurant
- Grocery Store
- Housing: TH, Condo, Apartment?

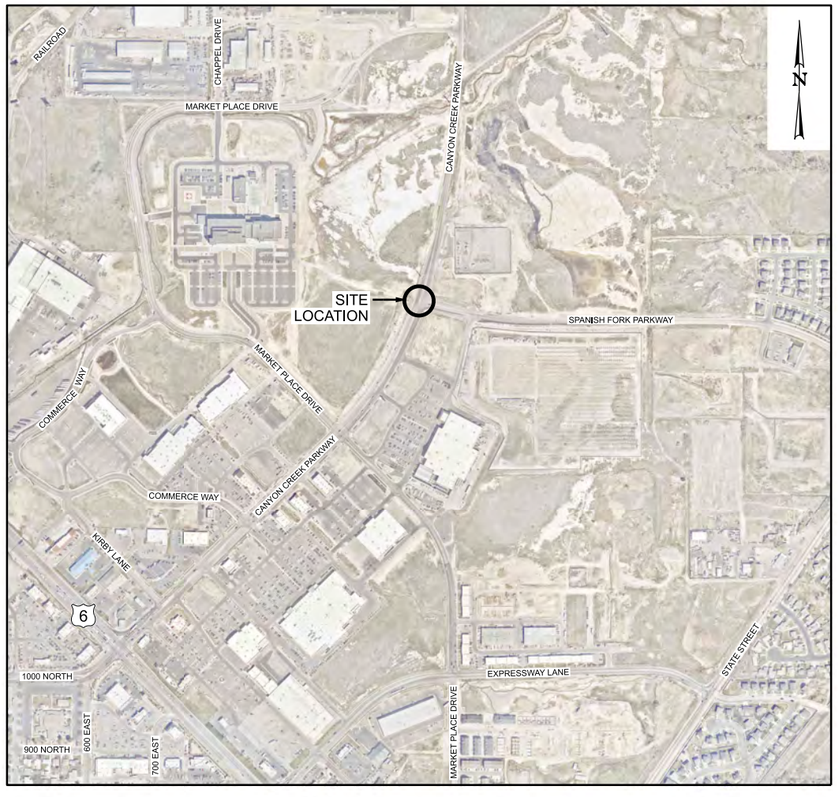


SPANISH FORK CITY
CANYON CREEK PARKWAY &
SPANISH FORK PARKWAY SIGNAL

SPANISH FORK, UTAH



SPANISH FORK CITY VICINITY MAP



INDEX OF SHEETS

SHEET NO.	DESCRIPTION
GENERAL SHEETS	
G100	TITLE AND INDEX OF SHEETS
G101	SURVEY CONTROL SHEET
SIGNAL SHEETS	
SG101	SIGNAL PLAN
SG102	SIGNAL CIRCUIT SCHEDULE
SGS101 to SGS104	SIGNAL SCHEDULES
SIGNING AND STRIPING PLANS	
SS101	SIGNING AND STRIPING PLAN (FOR INFORMATION ONLY)

EST. 1855
SPANISH FORK
PRIDE & PROGRESS

SPANISH FORK CITY COUNCIL

MIKE MENDENHALL	MAYOR
STACY BECK	COUNCIL MEMBER
JESSE CARDON	COUNCIL MEMBER
SHANE MARSHALL	COUNCIL MEMBER
KEVIN OYLER	COUNCIL MEMBER
LANDON TOOKE	COUNCIL MEMBER

PRELIMINARY
NOT FOR CONSTRUCTION

DESIGNED BY M. E. SMITH
DRAWN BY B. EDLUND
CHECKED BY B.A. HENDRICKS
PROJECT NO. 2024045.004
DATE 7-JAN-2025

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

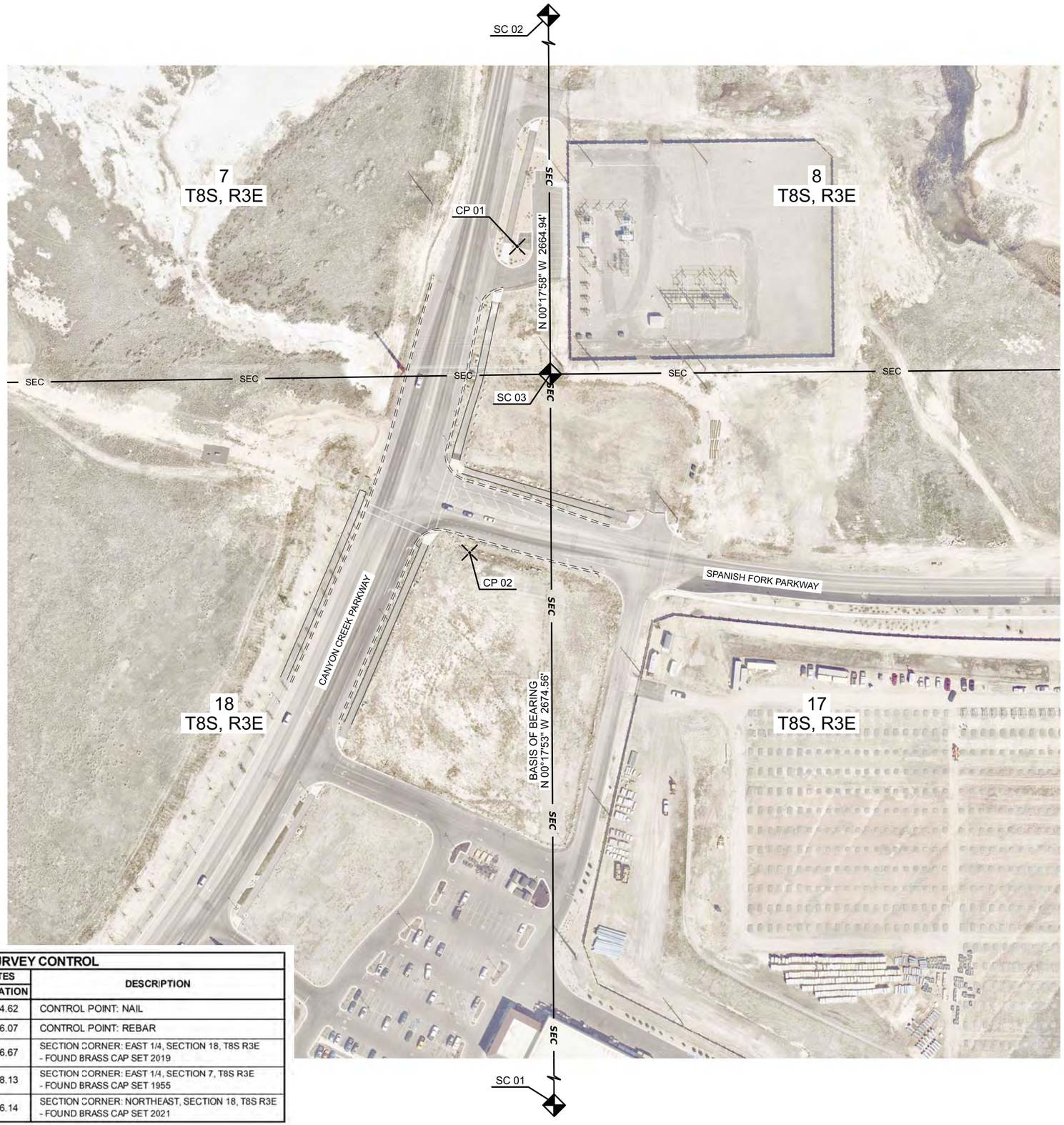
SPANISH FORK CITY: CANYON CREEK PARKWAY & SPANISH FORK PARKWAY SIGNAL

TITLE AND INDEX OF SHEETS

SEAL

DRAWING NO.
G100

7-JAN-2025
DGN File:I:\2024\004_SF Canyon Creek Pkwy & SF Pkwy Signal\Cad\Sheet_Files\2024045-004_G100_TITle.dgn



HORIZONTAL AND VERTICAL CONTROL SUMMARY

SURVEY COORDINATES ARE BASED ON NAD 83
UTAH COUNTY STATE PLANE COORDINATES
TAKEN FROM THE TOWNSHIP RESURVEY PLAT
FOUND AT THE UTAH COUNTY SURVEYORS OFFICE.

HORIZONTAL CONTROL WAS ESTABLISHED USING THE COORDINATES FROM SAID PLAT FOR THE MONUMENT MARKING THE EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

BASIS OF BEARING BETWEEN EAST QUARTER CORNER AND NORTHEAST CORNER OF SECTION 18 WHICH BEARS NORTH 00°17'53" WEST.

VERTICAL CONTROL IS NAVD88.

SURVEY CONTROL

POINT	PROJECT GROUND COORDINATES			DESCRIPTION
	NORTHING	EASTING	ELEVATION	
CP 01	7216263.01	1602406.10	4554.62	CONTROL POINT: NAIL
CP 02	7215839.15	1602340.06	4556.07	CONTROL POINT: REBAR
SC 01	7213411.83	1602465.78	4586.67	SECTION CORNER: EAST 1/4, SECTION 18, T8S R3E - FOUND BRASS CAP SET 2019
SC 02	7218751.26	1602437.94	4538.13	SECTION CORNER: EAST 1/4, SECTION 7, T8S R3E - FOUND BRASS CAP SET 1955
SC 03	7216086.35	1602451.87	4556.14	SECTION CORNER: NORTHEAST, SECTION 18, T8S R3E - FOUND BRASS CAP SET 2021

LEGEND

FOUND SECTION CORNER MONUMENT

CONTROL POINT

0 75 150 225 300

SCALE IN FEET

PRELIMINARY
NOT FOR CONSTRUCTION

DESIGNED BY B. GOLDING
DRAWN BY B. GOLDING
CHECKED BY T. TNAME
PROJECT NO. 2024052404
DATE 7-JAN-2025

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

SPANISH FORK CITY: CANYON CREEK PARKWAY & SPANISH FORK PARKWAY SIGNAL

SURVEY CONTROL SHEET

SEAL

DRAWING NO.
G101

7-JAN-2025
DGN File:I:\2024\004_SF Canyon Creek Pkwy & SF Pkwy Signal\Cad\Sheet_Files\2024052404_G101_SurveyControl.dgn

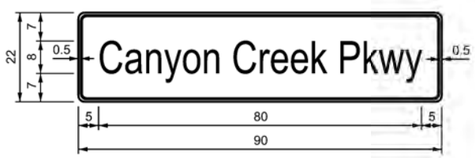
POLE SCHEDULE								
POLE ID.	INFORMATION ONLY		LUMINAIRE ARM LENGTH	LUMINAIRE HEIGHT	MAST ARM LENGTH	FOUNDATION BASE SIZE	TOP OF FOUNDATION ELEVATION	REMARKS
	NORTHING	EASTING						
P1	7215992.384	1602203.479	15	40	55	3 x 12	4556.66	SIGNAL POLE
P2	7215976.828	1602314.808	15	40	50	3 x 12	4556.79	SIGNAL POLE
P3	7215962.428	1602322.765					PED	PEDESTRIAN POLE (11')
P4	7215856.532	1602290.308	15	40	50	3 x 12	4556.34	SIGNAL POLE FUTURE MAST ARM
P5	7215899.273	1602189.322					PED	PEDESTRIAN POLE (11')
P6	7215886.434	1602166.469	15	40	60	3 x 12	4556.77	SIGNAL POLE

NOTES:
1. ALL POLES, MAST ARMS AND LUMINAIRE EXTENSIONS SHALL BE POWDER COATED BLACK. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS, COORDINATION, AND WORK ASSOCIATED WITH POWDER COATING.
2. TRAFFIC SIGNAL SYSTEM AT CANYON CREEK PARKWAY AND SPANISH FORK PARKWAY REQ'D. SEE SHEETS SG102, SG103, SGS101, SGS102, AND SGS103 FOR ADDITIONAL INFORMATION.
3. INSTALL CITY FURNISHED SIGNAL HEADS, BACKPLATES, AND BRACKETS. REFER TO SHEET SGS103.
4. PROVIDE A 18.5' MINIMUM AND 19.5' MAXIMUM CLEARANCE FROM BOTTOM OF SIGNAL HEADS TO TOP OF PAVEMENT.
5. COORDINATE FINAL LOCATION OF ALL SIGNAL ELEMENTS WITH CITY REPRESENTATIVE OR ENGINEER.
6. PROTECT ALL EXISTING UTILITIES IN PLACE UNLESS MARKED FOR RECONSTRUCTION, RELOCATION OR ABANDONMENT.
7. INSTALLATION OF MAST ARM SIGNS WITH MOUNTING BRACKETS IS REQUIRED. SEE SCHEDULE, THIS SHEET.
8. INSTALL GRIDSMART CAMERA DETECTION SYSTEM PER MANUFACTURER'S STANDARD, COORDINATE WITH MIKE WRIGHT AT PINETOP ENGINEERING (801-556-5018) FOR PROPER DETECTION PLACEMENT.
9. ALL WORK AND MATERIAL TO CONFORM WITH CURRENT UDOT STANDARD DRAWINGS AND SPECIFICATIONS.
10. COORDINATE ATMS INTEGRATION WITH MIKE WRIGHT AT PINETOP ENGINEERING (801-556-5018) AND ZACK HENDRICKSEN AT SPANISH FORK COMMUNITY NETWORK, (801-864-3233)
11. INSTALL MAST ARMS PERPENDICULAR TO ROADWAY. CENTER SIGNAL HEADS ABOVE LANES, AND ROTATE SIGNAL HEAD ARROWS TO POINT IN THE DIRECTION OF TRAVEL.
12. SEE LEGEND, SHEET SGS101.
13. PEDESTRIAN POLE P6 IS FOR INTERIM ADA COMPLIANCE ONLY AND WILL BE REMOVED WHEN FUTURE INTERSECTION IMPROVEMENTS ARE CONSTRUCTED.

SIGNAL HEAD AND RADAR SENSOR MOUNTING LOCATION SCHEDULE						
	END OF MAST ARM TO:					
POLE ID.	VIBRATION MITIGATOR	PREEMPTION DETECTOR	FIRST SIGNAL HEAD	SECOND SIGNAL HEAD	THIRD SIGNAL HEAD	FIRST RADAR SENSOR
P1	1		5.4	35.4		
P3	1	44	14.7	26.6		
P5	1		TBD	TBD	TBD	
P7	1		0	11.4	23.4	

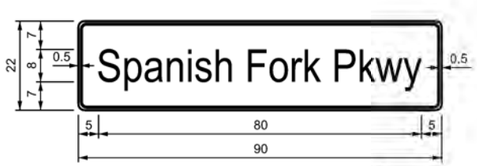
NOTES:
1. SIGNAL HEAD AND RADAR SENSOR ORDER IS FROM END OF MAST ARM TOWARD SIGNAL POLE.

MAST ARM MOUNTED SIGN SCHEDULE		
POLE ID.	MESSAGE	END OF MAST ARM TO CENTER OF SIGN
P1	Canyon Creek Pkwy	34.7
P3	Spanish Fork Pkwy	42.0
P5	Canyon Creek Pkwy	TBD
P7	LEFT TURN YIELD	5.7
P7	Spanish Fork Pkwy	47



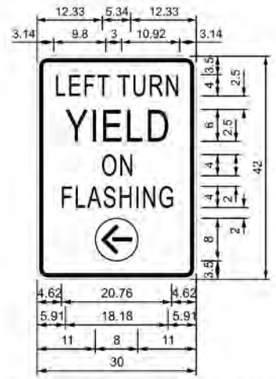
1.50" RADIUS, 0.50" BORDER, 0.50" INDENT, WHITE ON GREEN: "Canyon Creek Pkwy" C; ROUNDED RECTANGLE 4.00" RADIUS;

STREET SIGN (A)



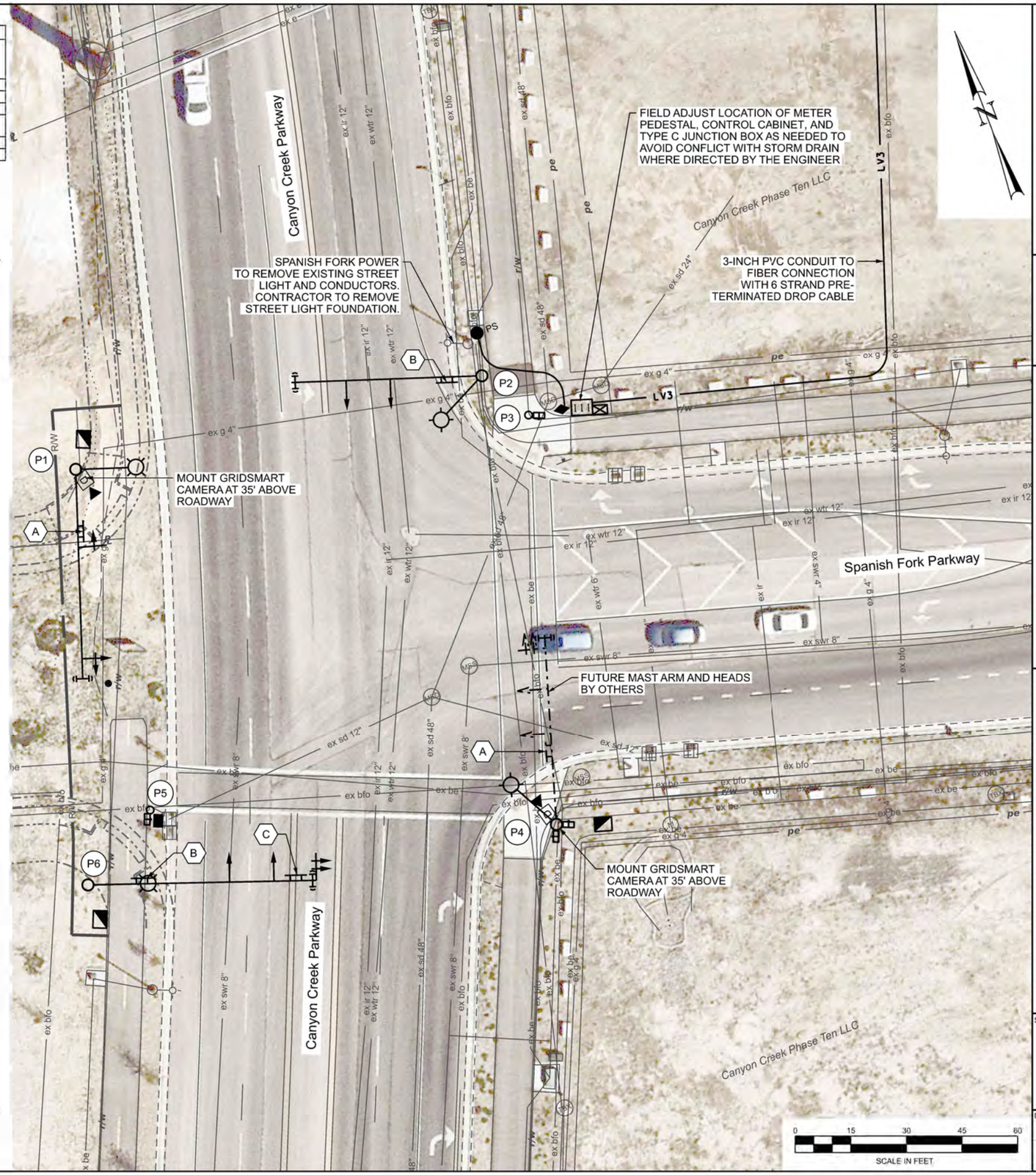
1.50" RADIUS, 0.50" BORDER, 0.50" INDENT, WHITE ON GREEN: "Spanish Fork Pkwy" C; ROUNDED RECTANGLE 4.00" RADIUS;

STREET SIGN (B)



1.88" RADIUS, 0.75" BORDER, 0.50" INDENT, BLACK ON WHITE: "LEFT TURN" C; "YIELD" C; "ON" C; "FLASHING" C; ROUNDED RECTANGLE 4.00" RADIUS;

STREET SIGN (C)



PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY	M. E. SMITH
DRAWN BY	B. GOLDING
CHECKED BY	S.A. HENDRICKS
PROJECT NO.	2504905.004
DATE	7-JAN-2025

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

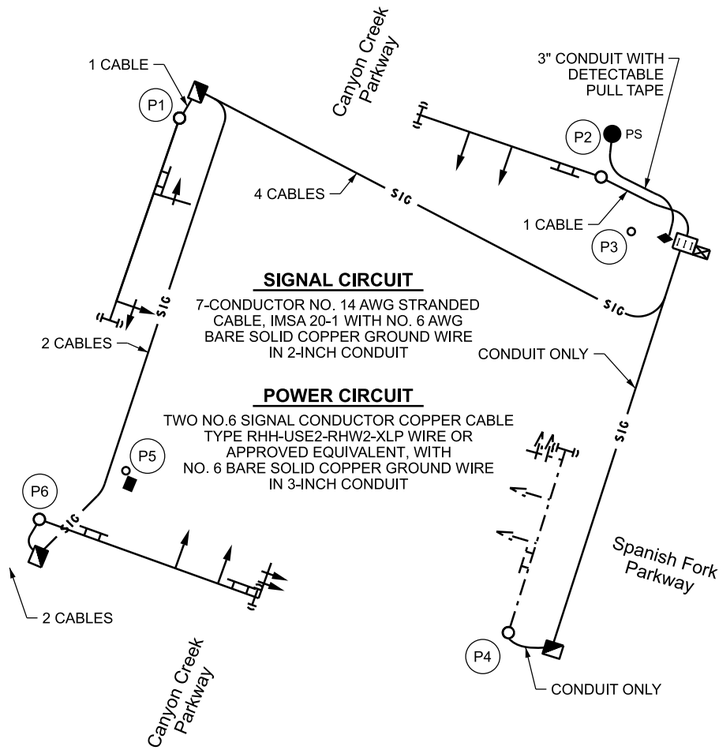
SPANISH FORK CITY: CANYON CREEK PARKWAY & SPANISH FORK PARKWAY SIGNAL

SIGNAL PLAN

SEAL

DRAWING NO. **SG101**

7-JAN-2025
DGN File: L:\2024\004_SF Canyon Creek Pkwy & SF Pkwy Signal\Cad\Sheet_Files\2024005-004_SG101.dgn

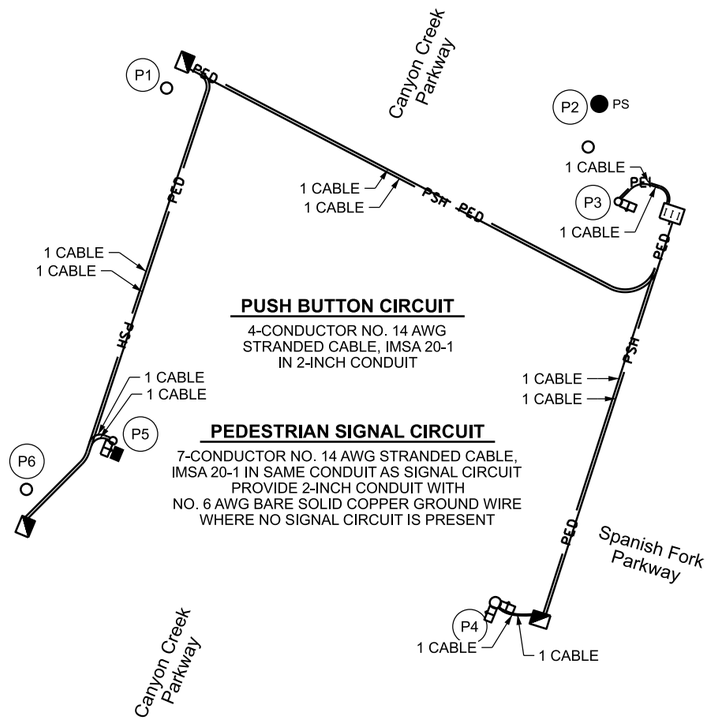


SIGNAL CIRCUIT

7-CONDUCTOR NO. 14 AWG STRANDED CABLE, IMSA 20-1 WITH NO. 6 AWG BARE SOLID COPPER GROUND WIRE IN 2-INCH CONDUIT

POWER CIRCUIT

TWO NO.6 SIGNAL CONDUCTOR COPPER CABLE TYPE RHH-USE2-RHW2-XLP WIRE OR APPROVED EQUIVALENT, WITH NO. 6 BARE SOLID COPPER GROUND WIRE IN 3-INCH CONDUIT

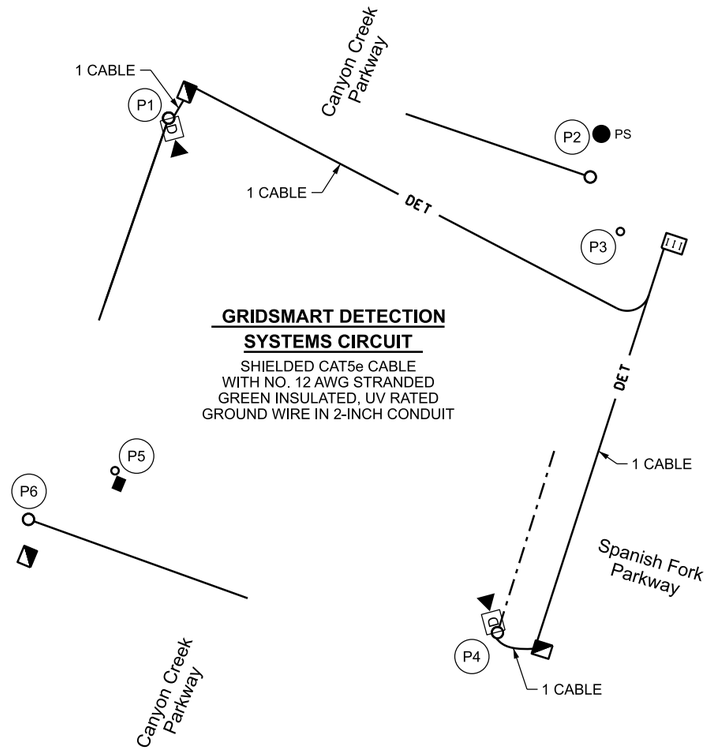


PUSH BUTTON CIRCUIT

4-CONDUCTOR NO. 14 AWG STRANDED CABLE, IMSA 20-1 IN 2-INCH CONDUIT

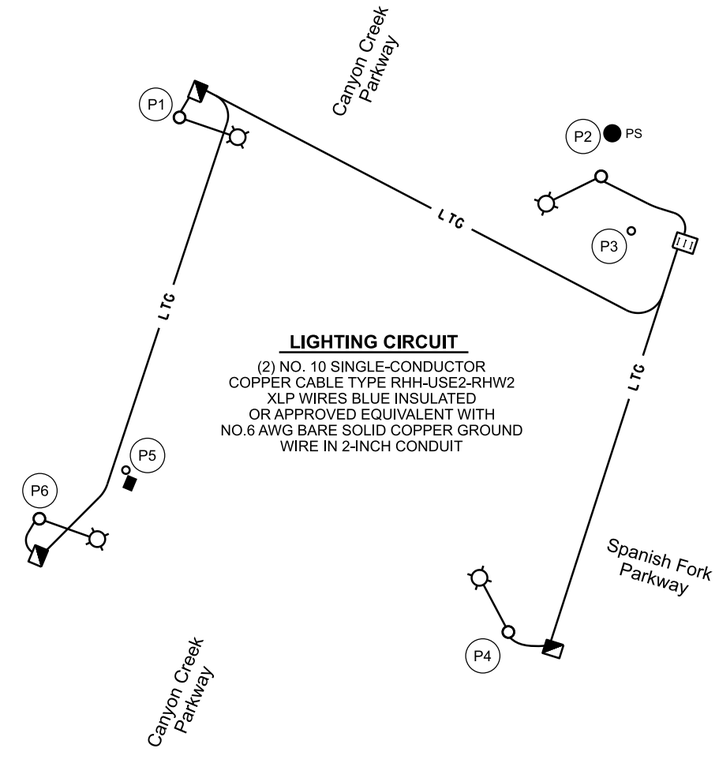
PEDESTRIAN SIGNAL CIRCUIT

7-CONDUCTOR NO. 14 AWG STRANDED CABLE, IMSA 20-1 IN SAME CONDUIT AS SIGNAL CIRCUIT PROVIDE 2-INCH CONDUIT WITH NO. 6 AWG BARE SOLID COPPER GROUND WIRE WHERE NO SIGNAL CIRCUIT IS PRESENT



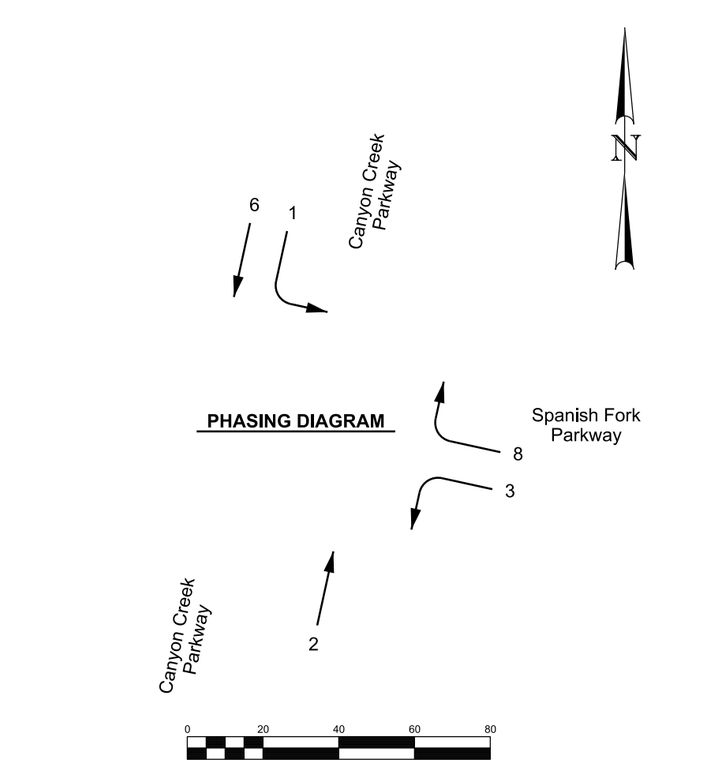
GRIDSMART DETECTION SYSTEMS CIRCUIT

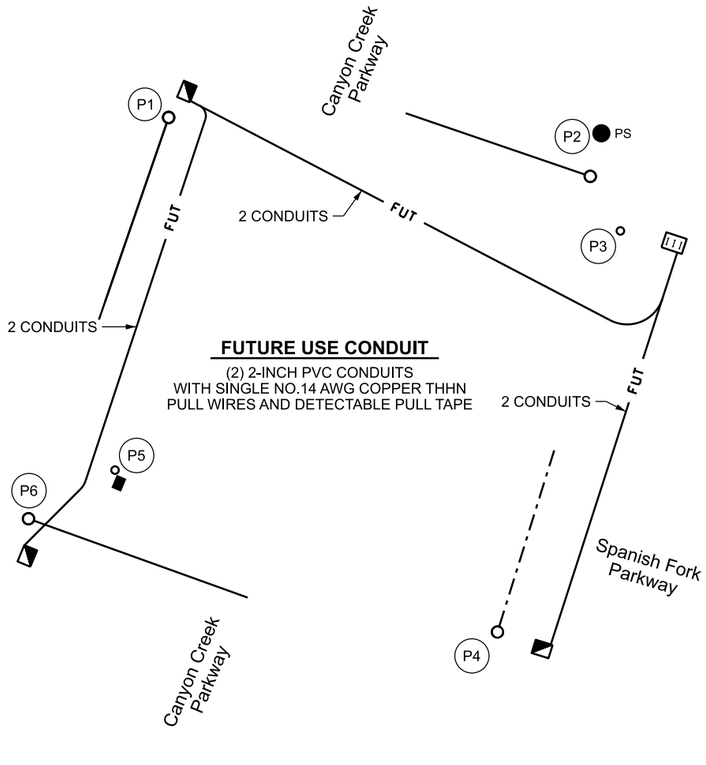
SHIELDED CAT5e CABLE WITH NO. 12 AWG STRANDED GREEN INSULATED, UV RATED GROUND WIRE IN 2-INCH CONDUIT



LIGHTING CIRCUIT

(2) NO. 10 SINGLE-CONDUCTOR COPPER CABLE TYPE RHH-USE2-RHW2 XLP WIRES BLUE INSULATED OR APPROVED EQUIVALENT WITH NO.6 AWG BARE SOLID COPPER GROUND WIRE IN 2-INCH CONDUIT





FUTURE USE CONDUIT

(2) 2-INCH PVC CONDUITS WITH SINGLE NO.14 AWG COPPER THHN PULL WIRES AND DETECTABLE PULL TAPE

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY M. K. SMITH
DRAWN BY B. ECLEVINE
CHECKED BY B.A. HENDRICKS
PROJECT NO. 2024405.004
DATE 7-JAN-2025

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

SPANISH FORK CITY: CANYON CREEK PARKWAY & SPANISH FORK PARKWAY SIGNAL

SIGNAL CIRCUIT SCHEDULE 900 NORTH

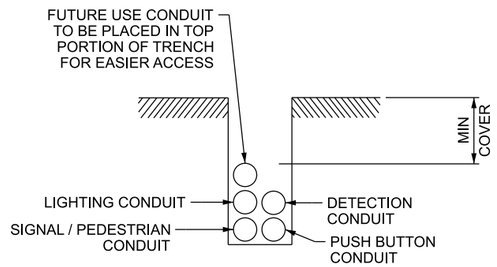
SEAL

DRAWING NO. **SG102**

7-JAN-2025
DGN File:I:\2024\405\04_SF Canyon Creek Pkwy & SF Pkwy Signal\Cad\Sheet_Files\2024405-004_SG102.dgn

LEGEND

Existing	PROPOSED	
pwr	PWR	POWER SOURCE CIRCUIT CONDUIT
sig	SIG	SIGNAL CIRCUIT CONDUIT
ped	PED	PEDESTRIAN SIGNAL CIRCUIT CONDUIT
psh	PSH	PEDESTRIAN PUSH BUTTON CIRCUIT CONDUIT
rad	RAD	RADAR DETECTION CIRCUIT CONDUIT
ltg	LTG	LIGHTING CIRCUIT CONDUIT
fut	FUT	FUTURE USE CONDUIT
P1	P1	SIGNAL POLE IDENTIFICATION
		DUAL MAST ARM SIGNAL POLE
		MAST ARM SIGNAL POLE
		SIGNAL POLE LUMINAIRE EXTENSION WITH ARM
		SIGNAL POLE LUMINAIRE EXTENSION WITH VERTICAL ATTACHMENT
		MAST ARM MOUNTED SIGN
ps	PS	POWER SOURCE
		TRAFFIC SIGNAL POLE
		TYPE 0, 12"-1 SECTION SIGNAL HEAD ASSEMBLY
		TYPE I, 12"-3 SECTION SIGNAL HEAD ASSEMBLY
		TYPE II, 12"-3 SECTION SIGNAL HEAD ASSEMBLY
		TYPE III, 12"-3 SECTION WITH ALL ARROWS
		TYPE IV, 12"-4 SECTION SIGNAL HEAD ASSEMBLY
		TYPE V, 12"-5 SECTION SIGNAL HEAD ASSEMBLY
		TYPE VI, 12"-4 SECTION WITH ALL ARROWS
		TYPE VII, 12"-4 SECTION SIGNAL HEAD ASSEMBLY
		PEDESTRIAN HYBRID BEACON, 12"-3 SECTION SIGNAL HEAD ASSEMBLY
		VIBRATION MITIGATOR
		TRAFFIC SIGNAL CONTROLLER CABINET
		TYPE A-PC JUNCTION BOX
		TYPE B-PC JUNCTION BOX
		TYPE B DIVIDED JUNCTION BOX (FOR SIGNAL & LIGHTING)
		TYPE C-PC JUNCTION BOX
	III-PC	TYPE III-PC JUNCTION BOX (ATMS)
		SAME JUNCTION BOX USED FOR SIGNAL CIRCUIT
		PEDESTRIAN SIGNAL HEAD WITH PUSH BUTTON
		AUDIBLE PEDESTRIAN SIGNAL HEAD
		UNDERGROUND SERVICE PEDESTAL (USP)
		PREEMPTION CONTROL SYSTEM DETECTOR
		DIRECTIONAL ANTENNA
		VIDEO DETECTION CAMERA
		CCTV CAMERA
		RADAR DETECTION, DILEMMA ZONE
		RADAR DETECTION, STOP BAR
		WIRELESS DETECTION PUCK
		WIRELESS DETECTION, ACCESS POINT
		WIRELESS DETECTION, REPEATER
		SENSOR LOOP



1. PROVIDE MINIMUM COVER FOR ALL ROADWAY CROSSINGS: 24" FOR CONDUIT PLACED IN TRENCH; 36" FOR DIRECTIONAL BORE CONDUIT.
2. PROVIDE 18" MINIMUM COVER FOR CONDUIT PLACED OFF ROADWAY WITHOUT CONCRETE ENCASEMENT OR CAPPING.
3. PROVIDE 12" MINIMUM COVER FOR CONDUIT PLACED OFF ROADWAY WITH CONCRETE ENCASEMENT OR MINIMUM 2" THICK CONCRETE CAPPING.
4. MINIMUM OF 6 CONDUITS ARE REQUIRED FOR EACH ROAD CROSSING LOCATION.
4. BORE ALL CONDUITS UNDER EXISTING ROADWAY PAVEMENT.

TRENCHING AND BORING DETAIL

NOTES:

1. CONTACT SIGNAL CREW TO SCHEDULE / COORDINATE ON THE FOLLOWING ITEMS.
2. SALVAGED ITEMS: PROVIDE 2 DAYS NOTICE. ENSURE ALL SALVAGED ITEMS HAVE ALL PARTS AND ASSOCIATED HARDWARE.
3. SIGNAL INSPECTION: 8 DAYS PRIOR TO TURN-ON CONTACT SIGNAL CREW TO REQUEST AN IN-PROGRESS SIGNAL INSPECTION.
4. SIGNAL TURN-ON: PROVIDE 5 DAYS NOTICE. COMPLETE TRAFFIC SIGNAL TURN-ON CHECKLIST PRIOR TO CALLING SIGNAL CREW.
5. CONTRACTOR IS RESPONSIBLE TO DISPOSE OF REMOVE ITEMS AND ASSUME RESPONSIBILITY THEREAFTER. REUSE MATERIALS ONLY AS SPECIFIED OR AS APPROVED BY THE ENGINEER.
6. REFER TO UDOT STD. DWG. SL SERIES FOR DETAILS.

SIGNAL CREW CONTACTS:

DILLON MUIRBROOK	801-804-4626	SPANISH FORK CITY
MIKE WRIGHT	801-556-5018	PINETOP ENGINEERING

PRELIMINARY
NOT FOR CONSTRUCTION

DESIGNED BY M. E. SMITH
DRAWN BY S. EDLUND
CHECKED BY S.A. HENDRICKS
PROJECT NO. 202405404
DATE 7-JAN-2025

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

SPANISH FORK CITY: CANYON CREEK PARKWAY & SPANISH FORK PARKWAY SIGNAL

SIGNAL SCHEDULE

SEAL

DRAWING NO.
SGS101

7-JAN-2025
DGN File:L:\2024\904_SF Canyon Creek Pkwy & SF Pkwy Signal\Cad\Sheet_Files\202405-004_SGS101.dgn

CONTRACTOR FURNISHED MATERIALS

	STRUCTURAL SUPPORT								POWER			CONDUIT							JUNCTION BOX			SIGN	
	MAST ARM SIGNAL POLE FOUNDATION - 3' X 12' (30' TO 65')	MAST ARM SIGNAL POLE FOUNDATION - 3' X 14' (70' TO 75')	MAST ARM SIGNAL POLE FOUNDATION - 4' X 14' (80' TO 85')	TRAFFIC SIGNAL/PED POLE FOUNDATION - 2' X 3'	HIGHWAY LUMINAIRE POLE FOUNDATION - 2.5' x 8'	POWDER COATING (CONTRACTOR FURNISHED)	CABINET FOUNDATION	ELECTRICAL SERVICE PEDESTAL FOUNDATION	ELECTRICAL SERVICE PEDESTAL	DUAL METER UNDERGROUND SERVICE PEDESTAL	POWER SOURCE (120 VOLT)	2" CONDUIT	2 1/2" CONDUIT	3" CONDUIT	2" CONDUIT WITH DETECTABLE PULL TAPE (FUTURE USE)	TRENCHING PAVED SURFACE	ADDITIONAL COST FOR ROCKY SOIL	DIRECTIONAL BORING	TYPE A	TYPE B	TYPE C	MAST ARM MOUNTED SIGN WITH MOUNTING BRACKETS	BLANK OUT SIGN WITH MOUNTING BRACKETS
LOCATION	EA	EA	EA	EA	EA	LUMP	EA	EA	EA	EA	EA	LIN FT	LIN FT	LIN FT	LIN FT	LIN FT	LIN FT	LIN FT	EA	EA	EA	EA/ SQ FT	EA
CANYON CREEK PARKWAY @ SPANISH FORK PARKWAY	4			1		1	1	1	1		1	1760		325	810			300	1	3	1	4	
TOTALS	$			$		$	$	$	$		$	$		$	$			$	$	$	$	$	

$ THESE ITEMS ARE CALCULATED BY THE CONTRACTOR

CONTRACTOR FURNISHED MATERIALS

	SIGNAL AND PEDESTRIAN							LIGHTING			GROUNDING			DETECTION		
	4 CONDUCTOR NO. 14 CABLE (SIGNAL CIRCUIT)	7 CONDUCTOR NO. 14 CABLE (SIGNAL CIRCUIT)	7 CONDUCTOR NO. 14 CABLE (PED CIRCUIT)	4 CONDUCTOR NO. 14 CABLE (PUSH BUTTON CIR)	COUNTDOWN PEDESTRIAN SIGNAL HEAD	PUSH BUTTON AND SIGN ASSEMBLY	PUSH BUTTON FRAME STAND-OFF BRACKET	NO. 4 SINGLE CONDUCTOR CABLE	NO. 6 BARE COPPER GROUND WIRE	NO. 10 SINGLE CONDUCTOR CABLE	GROUND ROD	NO. 6 BARE COPPER GROUND WIRE	NO. 12 STRANDED GROUND WIRE (STOP BAR DETECTION)	GRIDSMART SHIELDED CAT5E CABLE		
LOCATION	LIN FT	LIN FT	LIN FT	LIN FT	EA	EA	PAIR	LIN FT	LIN FT	LIN FT	EA	LIN FT	LIN FT	LIN FT		
CANYON CREEK PARKWAY @ SPANISH FORK PARKWAY		1520	820	820	4	4			940	1880	9	960	0	450		
TOTALS		$	$	$	$	$			$	$	$	$	$	$		

$ THESE ITEMS ARE CALCULATED BY THE CONTRACTOR

NOTES:

1. SEE UDOT STD. DWG. SL SERIES AND SECTIONS 02892 AND 16530.

2. USE CONTROLLER CABINET FOUNDATION CONDUITS AS FOLLOWS:

   A. SIGNAL CIRCUIT CABLES.
   B. PEDESTRIAN CIRCUIT CABLES.
   C. VIDEO POWER AND DETECTION CIRCUIT CABLES.
   D. PEDESTRIAN PUSH BUTTON CIRCUIT CABLES.
   E. FUTURE USE (2 CONDUITS.)
   F. 120 VOLT POWER CIRCUIT TO THE CONTROLLER CIRCUIT BREAKER OR UNDERGROUND SERVICE PEDESTAL.

3. CONTACT SPANISH FORK CITY POWER (TOM COOPER, 801-804-4430) A MINIMUM OF THIRTY (30) DAYS BEFORE POWER SERVICE IS REQUIRED. SEE UDOT STD. DWG. SL 4C FOR UNDERGROUND SERVICE PEDESTAL DETAILS. CONTACT SIGNAL LAB (SEE SGS101 FOR CONTACT INFORMATION) THREE (3) DAYS IN ADVANCE OF UNDERGROUND SERVICE PEDESTAL INSPECTION. MAKE ALL ARRANGEMENTS WITH LOCAL POWER FOR POWER SERVICE INSPECTION AND INSTALLATION.

4. PLACE ALL CONDUIT IN SAME TRENCH OR BORE SHOT WHERE POSSIBLE.

5. CONSTRUCT SIGNAL IN MANNER TO AVOID DAMAGE TO EXISTING UTILITIES. ASSUME RESPONSIBILITY FOR ANY UTILITY DAMAGED BY CONSTRUCTION OPERATIONS. THE PLANS SHOW BURIED UTILITY LOCATIONS IN THEIR APPROXIMATE LOCATION ONLY.

PRELIMINARY
NOT FOR CONSTRUCTION

DESIGNED BY M. E. SMITH
DRAWN BY B. GOLDING
CHECKED BY S.A. HENDRICKS
PROJECT NO. 202405-004
DATE 7-JAN-2025

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

SPANISH FORK CITY: CANYON CREEK PARKWAY & SPANISH FORK PARKWAY SIGNAL

SIGNAL SCHEDULE

SEAL

DRAWING NO.
SGS102

7-JAN-2025
DGN File:L:\2024\004_SF Canyon Creek Pkwy & SF Pkwy Signal\Cad\Sheet_Files\202405-004_SGS102.dgn

OWNER FURNISHED MATERIALS

SIGNAL SCHEDULE

TRAFFIC SIGNAL

LOCATION	CONTROLLER	M.M.U.	SIGNAL CABINET ECONOLITE TS-2 SIZE 6 STRETCH P	BATTERY BACKUP (In Cabinet)	POWDER COATING
	EA	EA	EA	EA	LUMP
CANYON CREEK PARKWAY @ SPANISH FORK PARKWAY	1	1	1		
TOTALS	**1**	**1**	**1**		

POLES

LOCATION	BASE PLATE ADAPTER	5'6" TRAFFIC / PED SIGNAL POLE (Slip Base)	11' TRAFFIC / PED SIGNAL POLE (Slip Base)	15' TRAFFIC / PED SIGNAL POLE (Slip Base)	TYPE A MAST ARM SIGNAL POLE (30' to 55')	TYPE B MAST ARM SIGNAL POLE (60' to 75')	TYPE C MAST ARM SIGNAL POLE (80' to 85')	TYPE DC 90 DEG DUAL MAST ARM POLE (30' to 45') (NON-STOCK)	TYPE DC 180 DEG DUAL MAST ARM POLE (30' to 45') (NON-STOCK)	TYPE DS 90 DEG DUAL MAST ARM POLE (40' to 50') (NON-STOCK)	TYPE DS 180 DEG DUAL MAST ARM POLE (40' to 50') (NON-STOCK)	TYPE A / DC / DS POLE CAP	TYPE B POLE CAP	TYPE C POLE CAP
	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA
CANYON CREEK PARKWAY @ SPANISH FORK PARKWAY			1		3	1								
TOTALS			**1**		**3**	**1**								

MAST ARMS

LOCATION	30 CURVED MAST ARM	40 CURVED MAST ARM	40' STRAIGHT MAST ARM (NON-STOCK)	45 CURVED MAST ARM	45' STRAIGHT MAST ARM (NON-STOCK)	50 CURVED MAST ARM	50' STRAIGHT MAST ARM (NON-STOCK)	55 CURVED MAST ARM	60 STRAIGHT MAST ARM	70' STRAIGHT MAST ARM	80 STRAIGHT MAST ARM	85 STRAIGHT MAST ARM	VIBRATION MITIGATOR
	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA
CANYON CREEK PARKWAY @ SPANISH FORK PARKWAY						2		1	1				4
TOTALS						**2**		**1**	**1**				**4**

SIGNS

LOCATION	GALAXY ASTRO-BRAC, ARM CLAMP ONLY (96" CABLE)	ASTRO-BRAC GUSSETED TUBE ONLY (96" LENGTH)	SIGN CLAMP
	EA	EA	EA
CANYON CREEK PARKWAY @ SPANISH FORK PARKWAY	4	4	4
TOTALS	**4**	**4**	**4**

ANCHOR BOLTS

LOCATION	2" x 66" ANCHOR BOLT (Mast Poles)	1" x 36" ANCHOR BOLT (Traffic Poles)
	EA	EA
CANYON CREEK PARKWAY @ SPANISH FORK PARKWAY	16	4
TOTALS	**16**	**4**

HIGHWAY LIGHTING SCHEDULE

POLE / EXTENSIONS

LOCATION	40 HIGHWAY LUMINAIRE POLE (Slip Base)	30 HIGHWAY LUMINAIRE POLE (Slip Base)	LUMINAIRE POLE CAP	25 LUMINAIRE EXTENSION (2' 6") (For Type A Mast Pole)	30 LUMINAIRE EXTENSION (7' 6") (For Type A Mast Pole)	40' LUMINAIRE EXTENSION (17' 6") (For Type A Mast Pole)	40 LUMINAIRE EXTENSION (12' 6") (For Type B Mast Pole)	VERTICAL LUMINAIRE EXTENSION
	EA	EA	EA	EA	EA	EA	EA	EA
CANYON CREEK PARKWAY @ SPANISH FORK PARKWAY						3	1	
TOTALS						**3**	**1**	

ARMS

LOCATION	10' LUMINAIRE ARM	15' LUMINAIRE ARM	10' DUAL LUMINAIRE ARM (NON-STOCK)	15' DUAL LUMINAIRE ARM
	EA	EA	EA	EA
CANYON CREEK PARKWAY @ SPANISH FORK PARKWAY		4		
TOTALS		**4**		

LED's

LOCATION	MULTI-VOLT / TYPE-A (250w)	MULTI-VOLT / TYPE-B (400w)	UNDER MAST ARM LIGHTING LED LUMINAIRE
	EA	EA	EA
CANYON CREEK PARKWAY @ SPANISH FORK PARKWAY		4	
TOTALS		**4**	

OWNER FURNISHED MATERIALS

DETECTION SCHEDULE

RADAR & SMART DETECTION

LOCATION	ADVANCE RADAR SENSOR (Dilemma Zone)	STOPBAR RADAR SENSOR (Matrix)	SENSOR MOUNT	100' CABLE w-CONNECTOR	120' CABLE w-CONNECTOR	EPOXY SPLICE KIT	ARC6 (4-SENSORS)	ARC6 (6-SENSORS)	GRIDSMART FULL VIDEO DETECTION SYSTEM
	EA	EA	EA	EA	EA	EA	EA	EA	EA
CANYON CREEK PARKWAY @ SPANISH FORK PARKWAY									1
TOTALS									**1**

AUDIBLE PED BUTTONS

LOCATION	2-WIRE AUDIBLE PED BUTTON (For Full Intersection)	2-WIRE CENTRAL CONTROL UNIT	4-WIRE AUDIBLE PED BUTTON (For 1 or 2 Crossings)
	EA	EA	EA
CANYON CREEK PARKWAY @ SPANISH FORK PARKWAY			
TOTALS			

SIGNAL HEAD SCHEDULE

LED MODULES

LOCATION	RED BALL	YELLOW BALL	GREEN BALL	RED ARROW	YELLOW ARROW	GREEN ARROW
	EA	EA	EA	EA	EA	EA
CANYON CREEK PARKWAY @ SPANISH FORK PARKWAY	5	5	5	2	3	3
TOTALS	**5**	**5**	**5**	**2**	**3**	**3**

POLYMER SIGNAL HEADS

LOCATION	1-SECTION SIGNAL HEAD	3-SECTION SIGNAL HEAD	4-SECTION SIGNAL HEAD	5-SECTION SIGNAL HEAD	PEDESTRIAN HYBRID BEACON SIGNAL HEAD (PHB/HAWK)	TYPE-7 SIGNAL HEAD (Dual-Red)	3 SECTION ASTRO-BRAC ASSEMBLY	4/5 SECTION ASTRO BRAC ASSEMBLY	MAST ARM EXTENSION KIT
	EA	EA	EA	EA	EA	EA	EA	EA	EA
CANYON CREEK PARKWAY @ SPANISH FORK PARKWAY		5	2				5	2	
TOTALS		**5**	**2**				**5**	**2**	

RRFB SCHEDULE

RECTANGULAR RAPID FLASHING BEACON

LOCATION	LED BEACON	AC CONTROLLER	SOLAR CONTROLLER	SOLAR PANEL ASSEMBLY	MOUNTING KIT FOR SIDE-OF-POLE SOLAR PANEL ASSEMBLY	MOUNTING KIT FOR TOP-OF-POLE SOLAR PANEL ASSEMBLY	OVERHEAD LIGHTING AC RELAY KIT	OVERHEAD LIGHTING AC LED LIGHT FIXTURE	OVERHEAD LIGHTING 9" TENON SIDE-OF-POLE-MOUNT
	EA	EA	EA	EA	EA	EA	EA	EA	EA
CANYON CREEK PARKWAY @ SPANISH FORK PARKWAY									
TOTALS									

NOTES:

1. PICK UP OWNER FURNISHED ANCHOR BOLTS, SIGNAL POLE STEEL, AND OTHER ELECTRONICS HARDWARE AT STATE WAREHOUSE. FURNISH LOADING EQUIPMENT AND PERSONNEL TO LOAD STATE FURNISHED MATERIALS. CONTACT THE STATE WAREHOUSE 801-965-4060, TO SCHEDULE PICK UP. MINIMUM 48 HOURS ADVANCE NOTICE REQUIRED.

PRELIMINARY
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DESIGNED BY M.K. SMITH
DRAWN BY B.K.ELDRIDGE
CHECKED BY S.A.HENDRICKS
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SPANISH FORK CITY: CANYON CREEK PARKWAY & SPANISH FORK PARKWAY SIGNAL

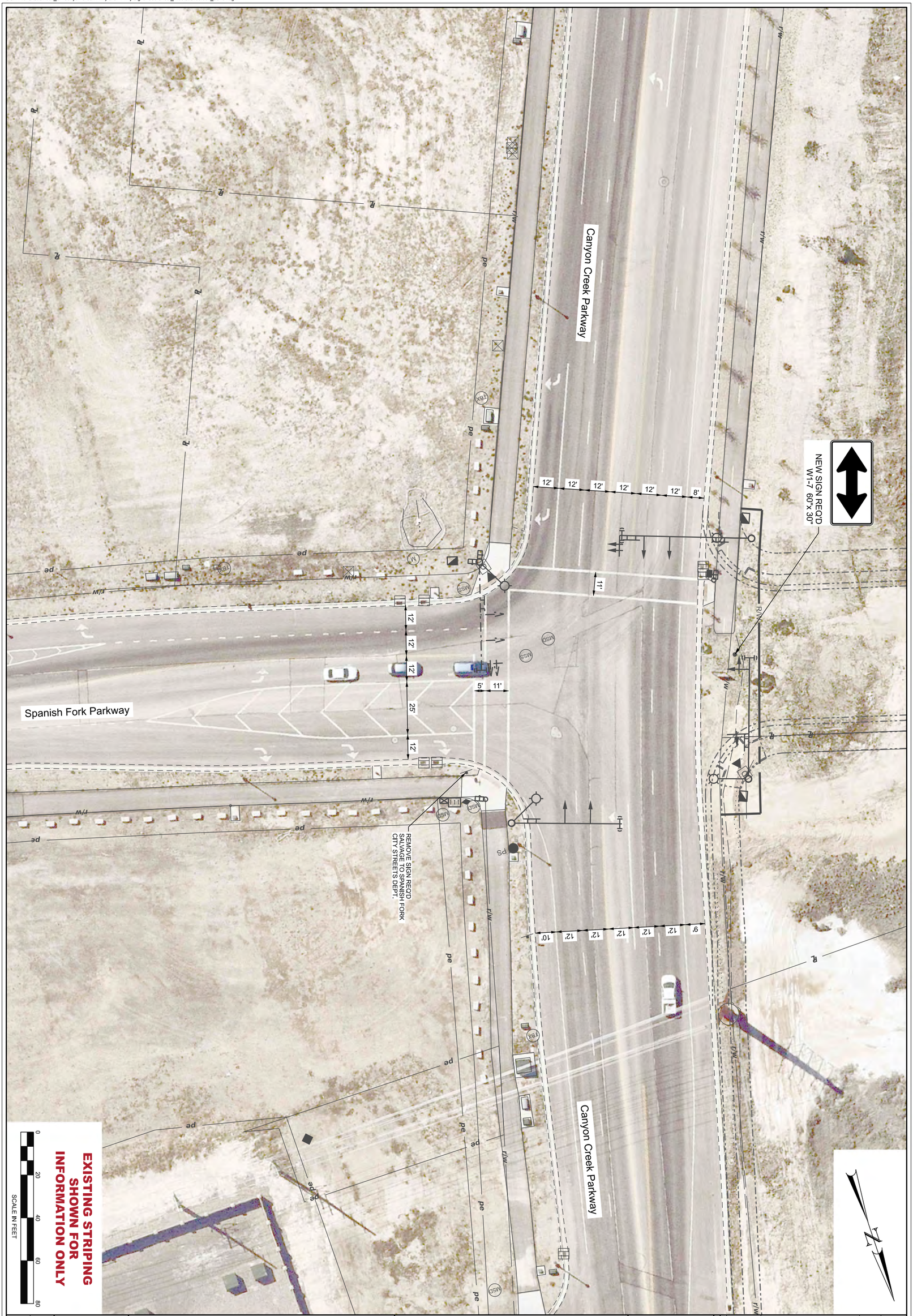
SIGNAL SCHEDULE

SEAL

DRAWING NO.
SGS103

7-JAN-2025
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7-JAN-2025
DGN File: L:\2024\004_SF Canyon Creek Pkwy & SF Pkwy Signal\Cad\Sheet_Files\202405-004_SS101.dgn



SEAL

DRAWING NO. **SS101**

SPANISH FORK CITY: CANYON CREEK PARKWAY
& SPANISH FORK PARKWAY SIGNAL

EXISTING
SIGNING AND STRIPING

RB&G ENGINEERING, INC.
1435 WEST 820 NORTH
PROVO, UTAH 84601
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DESIGNED BY	M. K. SMITH
DRAWN BY	B. GOLDING
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PROJECT NO.	202405-004
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NO.	AUTHORIZED BY	REVISION	MADE BY	DATE