



**Wednesday, July 2, 2025**  
**Amended 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. Site Plan**

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A. SPANISH SPRINGS LOTS 5 & 6. This proposal involves the development of two industrial lots located at 170 East 2700 North.

B. WALMART ONLINE PICKUP EXPANSION. This proposal involves the expansion of an online pickup area in the Walmart parking lot located at 1206 North Canyon Creek Parkway.

**2. Zone Change**

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A. WALMART DEVELOPMENT ENHANCEMENT OVERLAY. This proposal involves changing the zoning from C-2 to C-2 with the Development Enhancement Overlay to expand the Walmart online pickup area located at 1206 North Canyon Creek Parkway.

**3. Annexation Acceptance**

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A. BRENT MONEY ANNEXATION. This request is for acceptance of the Brent Money Annexation for further study. The proposed annexation is 211.88 acres located at approximately 1000 West 3800 North.

**4. Title 15 Amendment**

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A. AMENDMENTS TO MODIFY LAND USE REGULATIONS. This proposal involves changes being made to the City's Title 15 Municipal Code.

**5. Discussion**

---

A. 30% Plans - 2040 E 400 N Roundabout

**6. Adjourn**

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Spanish Springs Lots 5 and 6  
Site Plan  
170 East 2700 North  
9.95 acres  
I-1 Light Industrial  
Business Park  
General Plan Designation



## PROPOSAL

This proposal involves the development of two industrial lots located at 170 East 2700 North. The Applicant has applied for Site Plan approval to construct two office warehouse buildings. The buildings will share an access and connect to the existing access of the previous phase. The site abuts Dry Creek and is subject to an access and maintenance easement in favor of the Springville Drainage District. Additional sidewalk and landscaping improvements will be completed for the earlier phases on 170 East and 2940 North with this phase. The proposed site also abuts improvement work being done with the UDOT 2700 North Interchange project.

The remainder parcel "Parcel A", on the corner of Main Street and 2700 North is subject to further approvals. A separate subdivision plat and site plan application would be needed prior to permit approval/construction. Parcel A is reserved for future commercial development.

Some of the key issues to consider are: Dry Creek, storm drainage and improvements.

## STAFF RECOMMENDATION

That the proposed Spanish Springs Lots 5 and 6 Site Plan be approved based on the following finding and subject to the following conditions:

### Finding

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

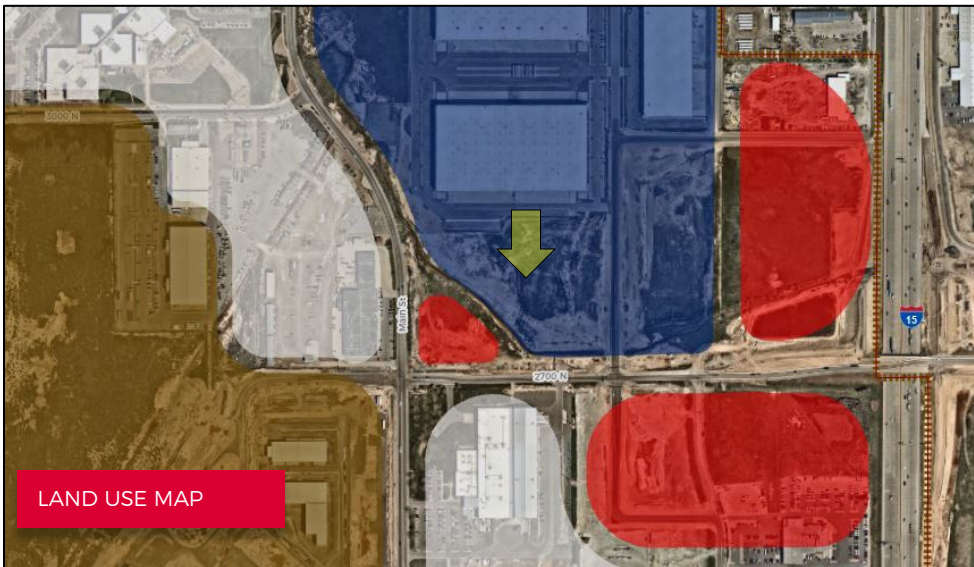
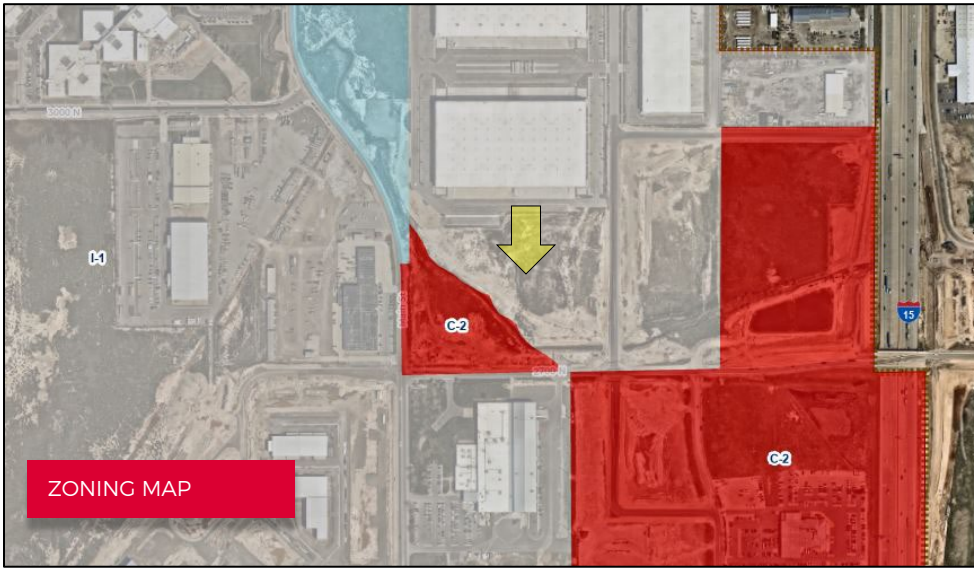
### Conditions

1. That the Applicant meets the City's Development and Construction standards, Zoning requirements and other applicable City Ordinances.
2. That all remaining red-lines are addressed by the Applicant prior to a building permit being issued.
3. That the subdivision plat be recorded prior to the issuance of a building permit.

## EXHIBITS

1. Area Maps
2. Site Plan
3. Landscaping
4. Building Elevations

## EXHIBIT 1





MARCH 17, 2025  
REVISED: APRIL 3, 2025  
REVISED: MAY 8, 2025  
REVISED: JUNE 11, 2025



C.V	COVER SHEET
C1.0	OVERALL SITE PLAN
C1.1	SITE PLAN
C1.2	STREET & SIDEWALK IMPROVEMENTS
C2.0	OVERALL GRADING & DRAINAGE PLAN
C2.1	GRADING PLAN
C2.2	GRADING PLAN
C2.3	DRAINAGE PLAN
C2.4	DRAINAGE PLAN
C3.0	OVERALL UTILITY PLAN
C3.1	UTILITY PLAN
C3.2	UTILITY PLAN
C3.3	SEWER PLAN & PROFILE - LOT 5
C3.4	SEWER PLAN & PROFILE - LOT 6
C4.0	DETAIL SHEET
C4.1	DETAIL SHEET
C4.2	DETAIL SHEET
C4.3	DETAIL SHEET
C5.0	EROSION CONTROL PLAN (SWPPP)
C5.1	EROSION CONTROL DETAIL SHEET

SPANISH FORK CITY NOTE:

ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND SFCM COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.

- [illegible]

OWNER:  
MENA GROUP  
WASHINGTON AVE., STE. 115  
SALT LAKE CITY, UTAH 84106  
PERSON: NATE BULLEN  
(801) 910-7571

**ARCHITECT:**  
**AE URBIA**  
909 W SOUTH JORDAN PARKWAY  
SOUTH JORDAN, UTAH 84095  
CONTACT PERSON: JONATHAN FLORES  
PH: (801) 746-0455

A circular "No Smoking" sign with a diagonal slash over a cigarette and the text "NO SMOKING" and "SIGNAL STATION".

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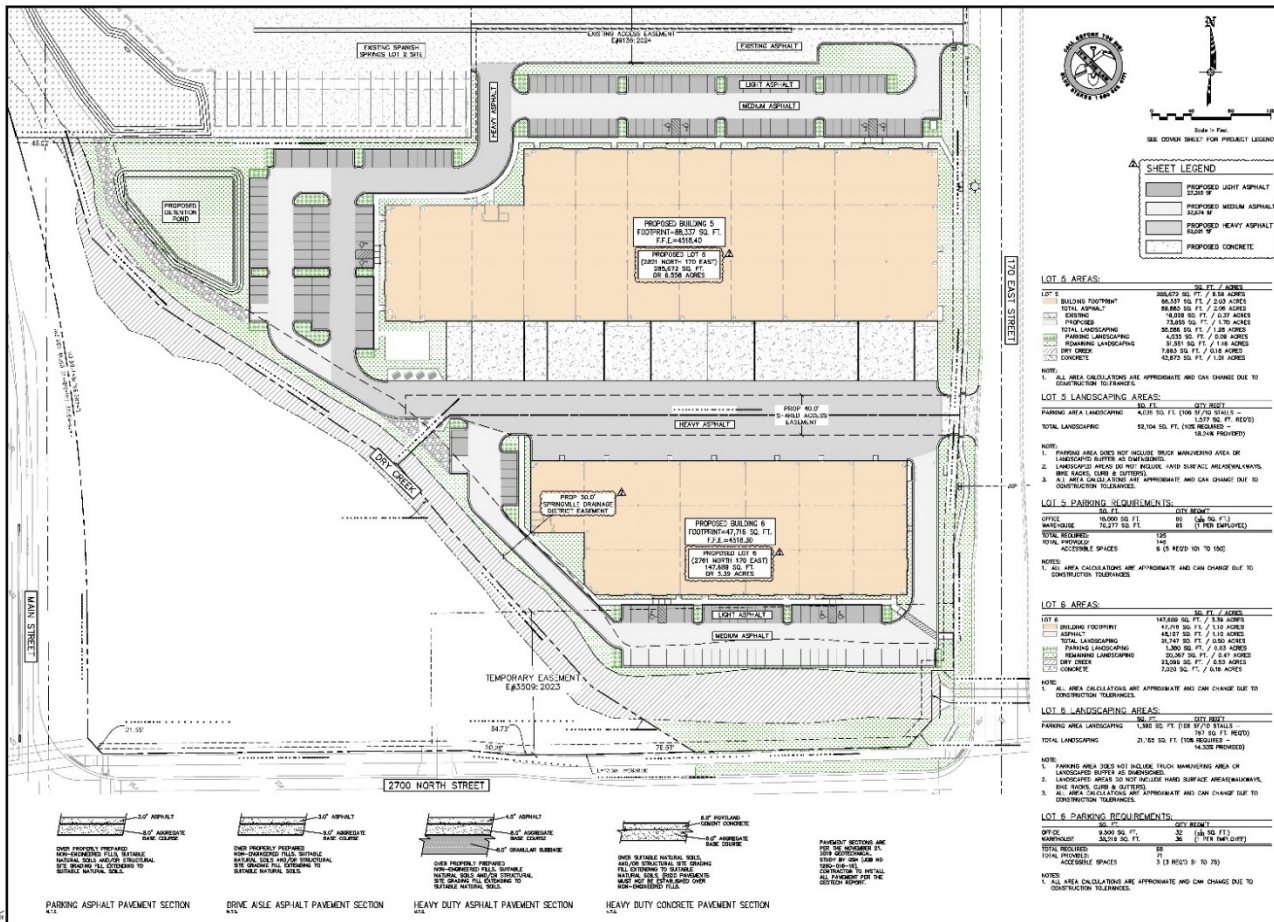
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CIVIL ENGINEERING  
+ SURVEYING

SPANISH SPRINGS LOTS 5 & 6



3-REL NO  
C  
PROJECT ID  
E25-001  
FILE NAME:

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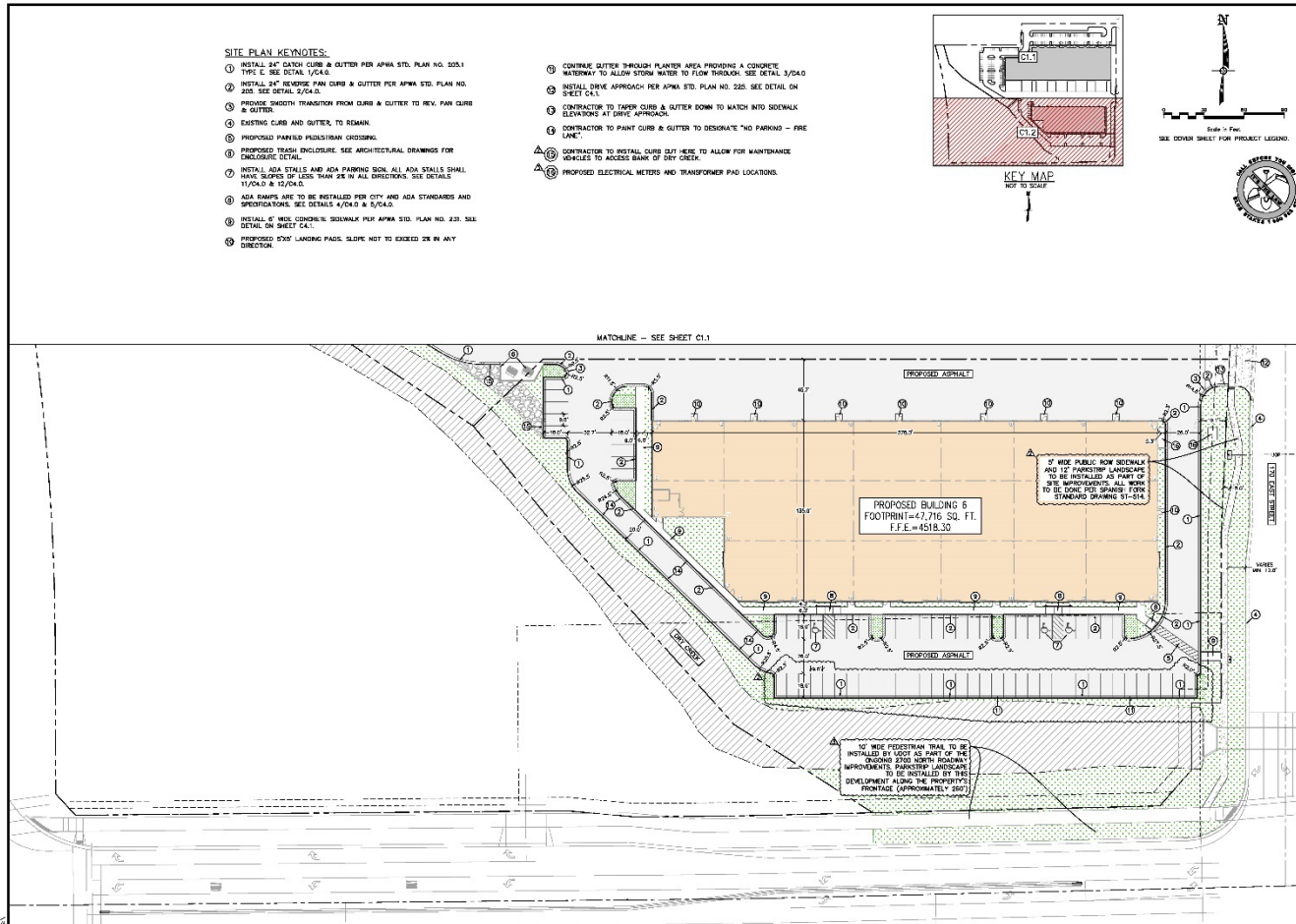
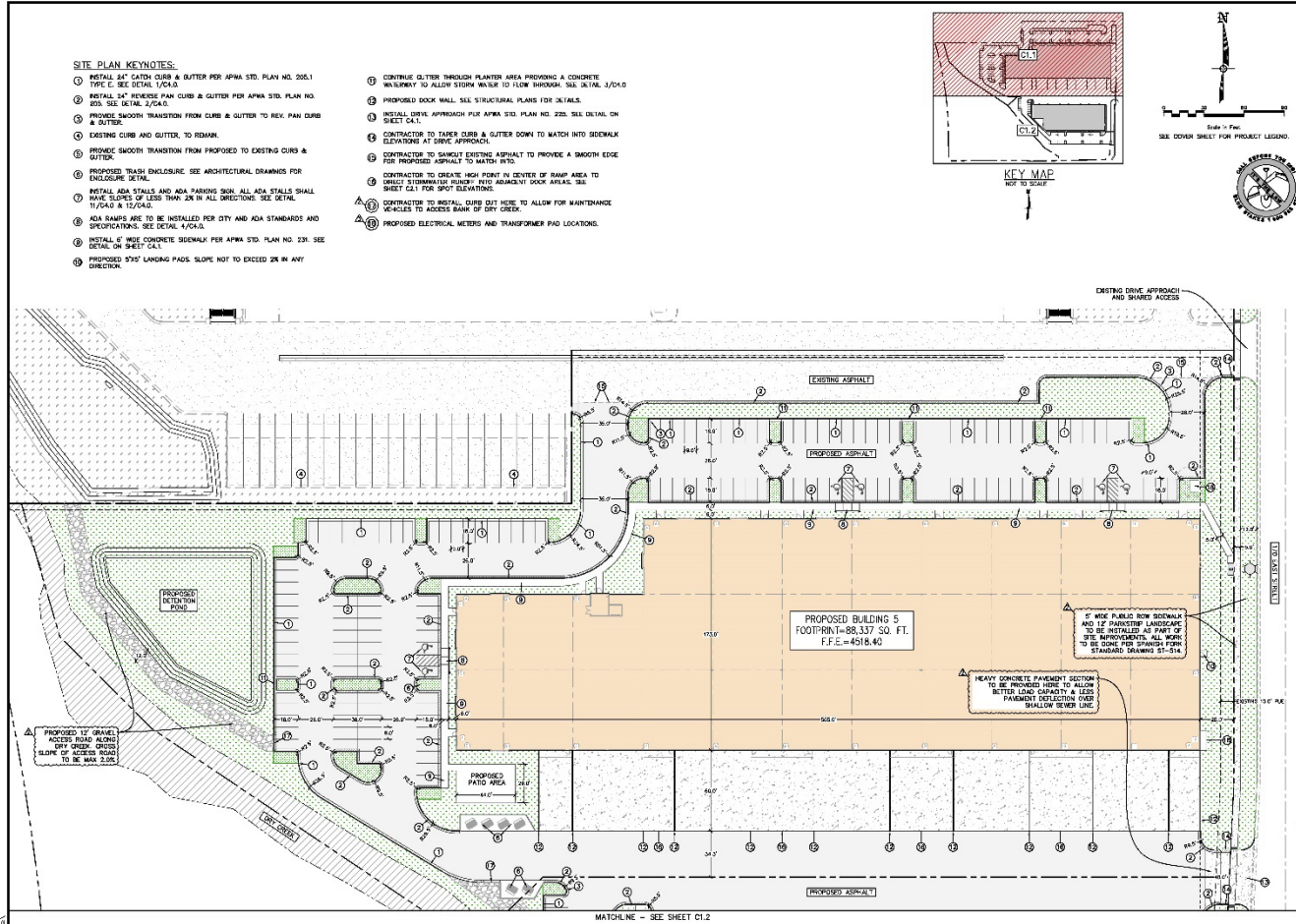
H 84860

SPANISH SPRINGS LOTS 5 & 6  
2821 NORTH 170 EAST // 2761 NORTH 170 EAST, SPANISH FORK,



Sheet No. C1  
Project E25-001  
File Name: PHJ-5258













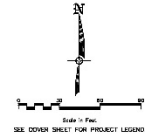
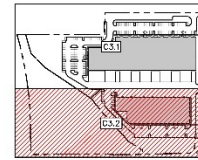








- UTILITY PLAN NOTES:
- CONNECT PROPOSED 8" PVC C-900 WATER LINE TO EXISTING 8" WATER LINE.
  - INSTALL 8" PVC C-900 FIRE LINE.
  - INSTALL 8" TEE & 8" GATE VALVE W/THRUST BLOCKS PER NFPA 24 STANDARDS.
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  - INSTALL FIRE HYDRANT W/GATE VALVE PER SPANISH FORK DETAIL W-210.
  - INSTALL 4" 45° BEND W/THRUST BLOCK.
  - INSTALL WALL MOUNTED FDC.
  - INSTALL 1600 OR 3200 SERIES KNOX BOX FOR FIRE DEPARTMENT ACCESS.
  - CONNECT TO EXISTING 12" WATER MAIN AND INSTALL 12" CULINARY WATER LATERAL AND 2" CULINARY WATER METER PER SPANISH FORK STANDARD DRAWING W-216.
  - INSTALL 2" POLY FIRE W/THRUST END FIRE 5' FROM BUILDING AND SET PLUMBING PLANS FOR CONTINUATION INTO BUILDING.
  - CONNECT TO EXISTING 6" IN MAIN AND INSTALL 2" BRIDGEMAN LATERAL AND 2" BRIDGEMAN METER PER SPANISH FORK STANDARD DRAWING W-222.
  - SHOW EXISTING SIGNAL TO INSTALL UTILITY LATERALS PER SPANISH FORK STANDARDS.
  - 8" PVC C-900 FIRE LINE 5' FROM BUILDING AND SEE FIRE SPRINKLER PLANS FOR CONTINUATION INTO FIRE RISER ROOM.
  - INSTALL 4" MDE DUPONT 40 PSI HIGHLOAD XPS FOAM INSULATION BOARD BOARD TO BE CENTERED OVER SOWER LINE. SEE DETAIL 14/C4.0.
  - INSTALL 8" TEE & 8" GATE VALVE AND 8" GATE VALVE W/THRUST BLOCKS PER NFPA 24 STANDARDS.
  - PROPOSED ELECTRICAL METERS AND TRANSFORMER PAD LOCATIONS.



DATE	BY	CHKD	DATE
10/17/18	J. B. JONES		
10/17/18	J. B. JONES		
10/17/18	J. B. JONES		
10/17/18	J. B. JONES		
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CIVIL ENGINEERING  
SURVEYING  
C3.2  
10/17/18 SOUTH BECKSTEAD LANE, STE. 102  
SALT LAKE CITY, UT 84119  
PHONE: 313 844-4444  
FAX: 313 844-4444

SPANISH SPRINGS LOTS 5 & 6  
2826 NORTH 170 EAST // 2786 NORTH 170 EAST, SPANISH FORK, UTAH 84660  
UTILITY PLAN

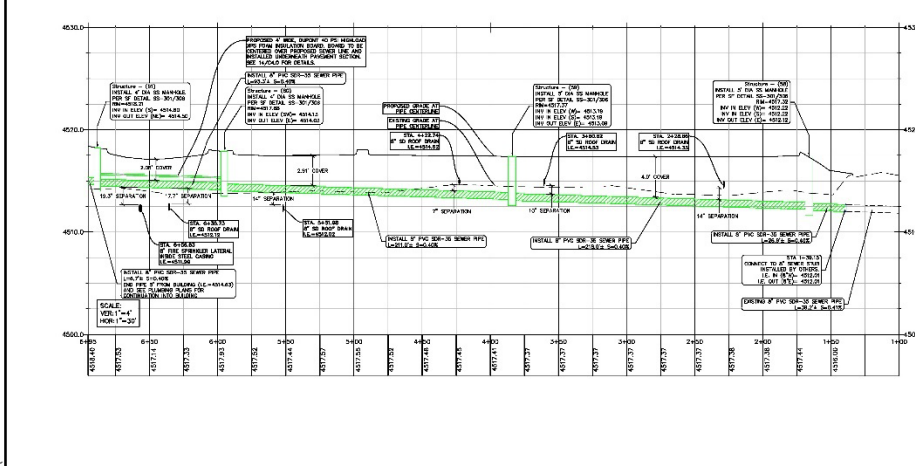
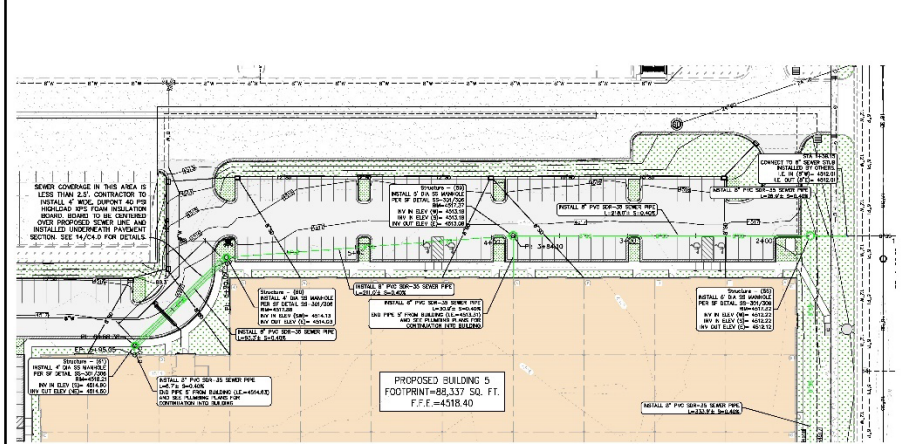
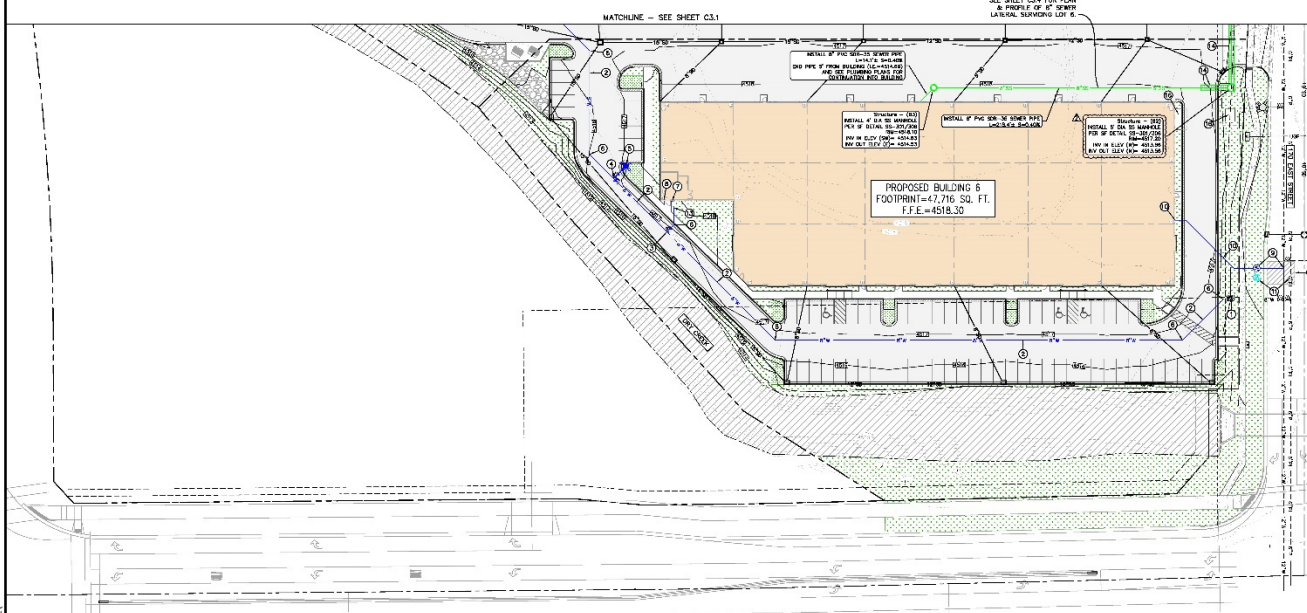
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EXP-001	10/17/18
REV-001	10/17/18

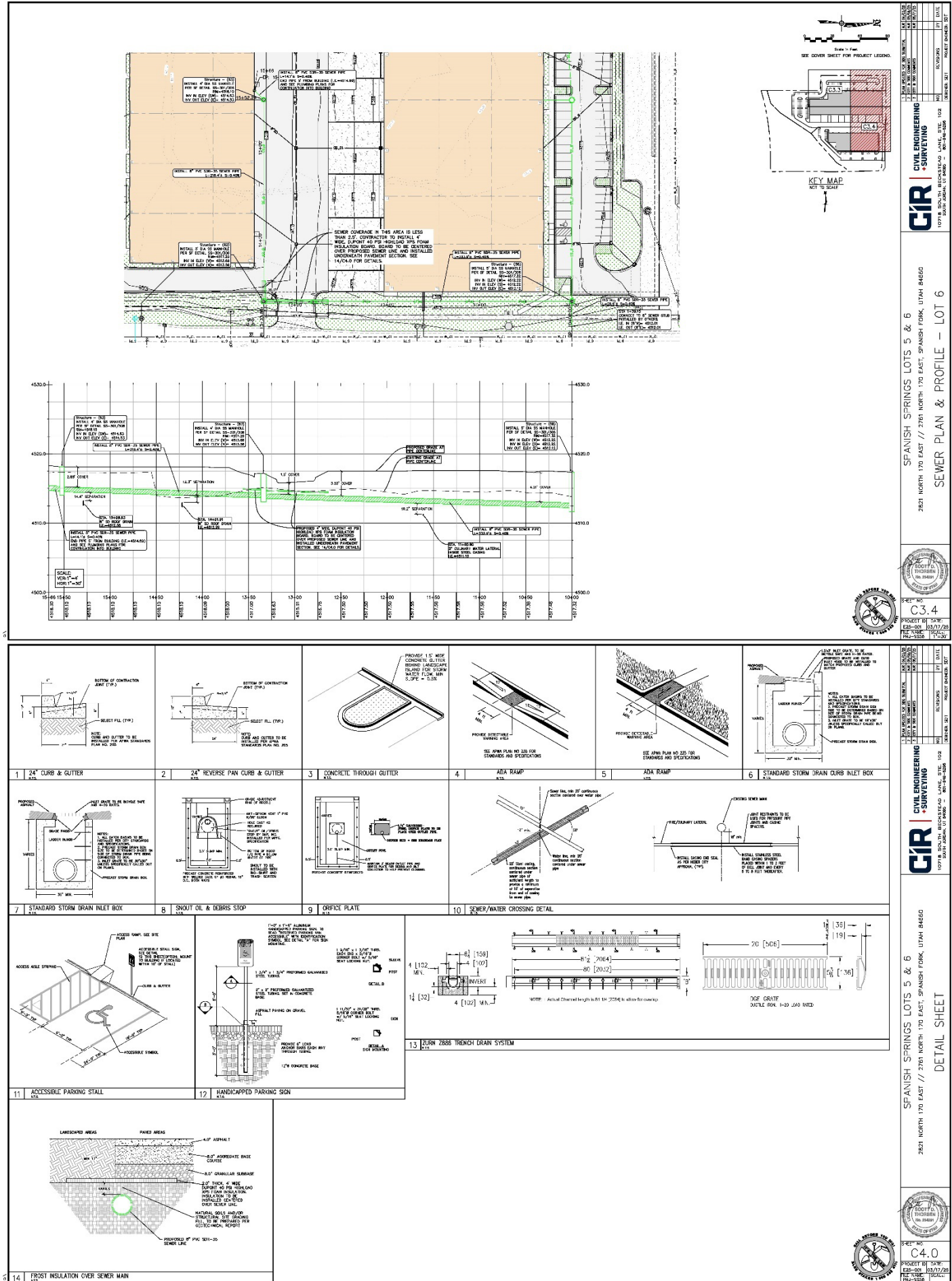
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PROJECT NO.	DATE
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EXP-001	10/17/18
REV-001	10/17/18

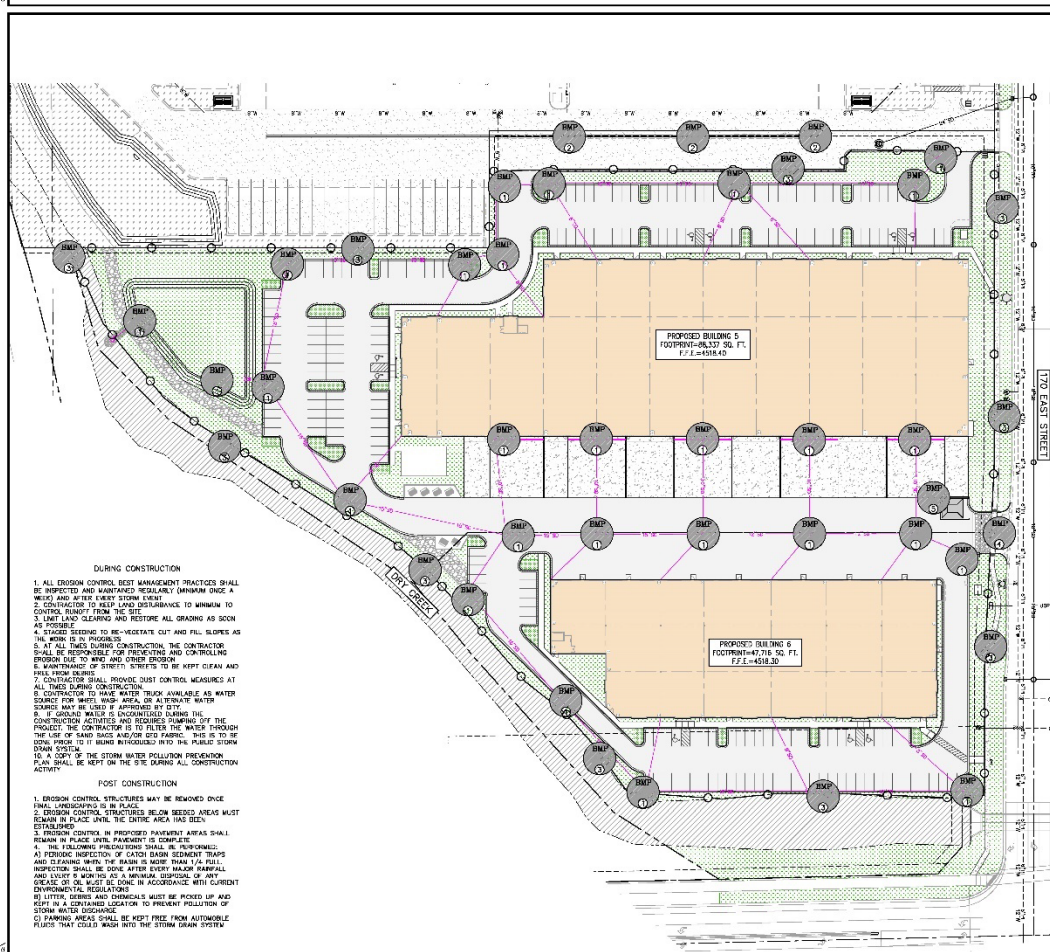
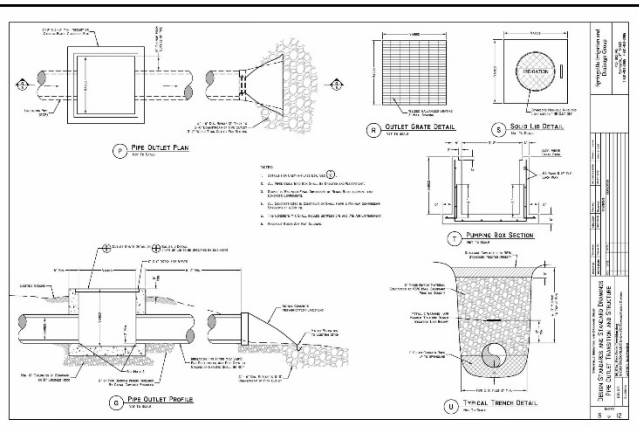
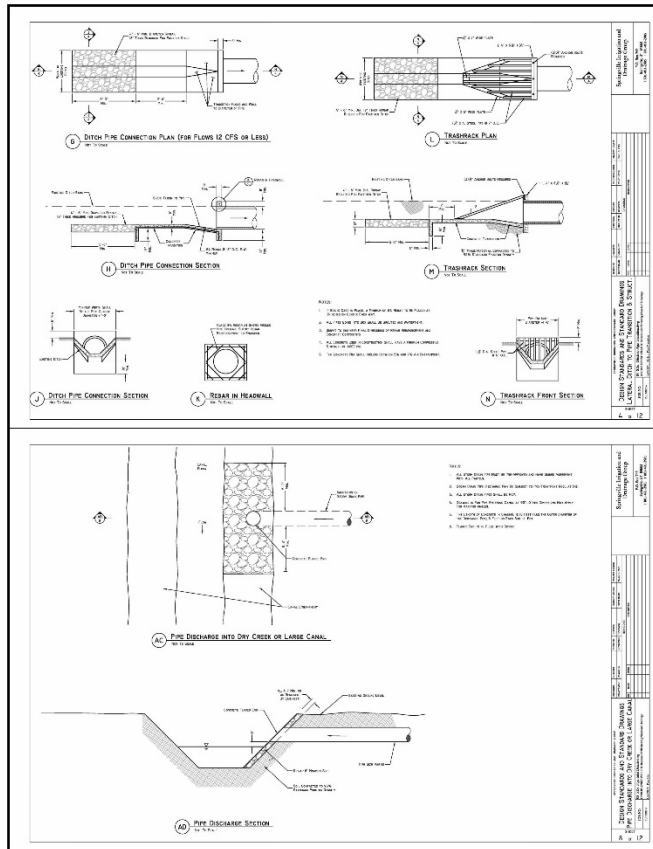
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**SPANISH SPRINGS LOTS 5 & 6**  
2821 NORTH 170 EAST // 2761 NORTH 170 EAST, SPANISH FORK, UTAH 84600

**EROSION CONTROL PLAN (SWPPP)**

**PROJECT INFORMATION:**

PROJECT NO.	10718 SOUTH BECKSTEAD LANE, STE. 102
DATE	05/17/20
SCALE	AS SHOWN
DESIGNED BY	SPANISH FORK, UT 84600
CHECKED BY	SPANISH FORK, UT 84600
APPROVED BY	SPANISH FORK, UT 84600

**NOTES:**

1. BMP CALLOUTS
2. PLACE A SW FENCE AROUND THE PERIMETER OF THE PROJECT. ONCE PAVEMENT AND/OR CURBS HAVE BEEN INSTALLED, PLACE GRASS, BARS, OR OTHER EROSION CONTROL MEASURES TO BE USED ON PAVED OR CONCRETE SURFACES AND SOIL TYPES TO BE USED ON UNPAVED SURFACES.
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2821 NORTH 170 EAST // 2761 NORTH 170 EAST, SPANISH FORK, UTAH 84600

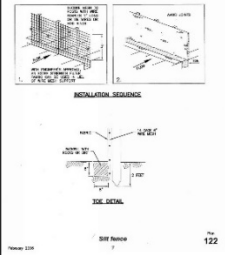
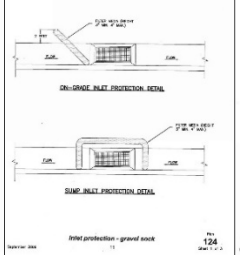
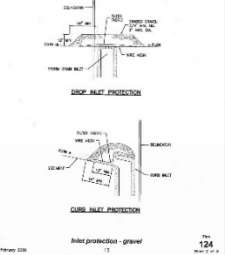
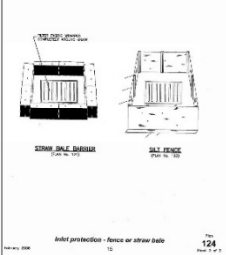
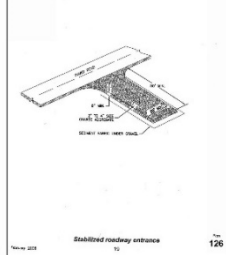
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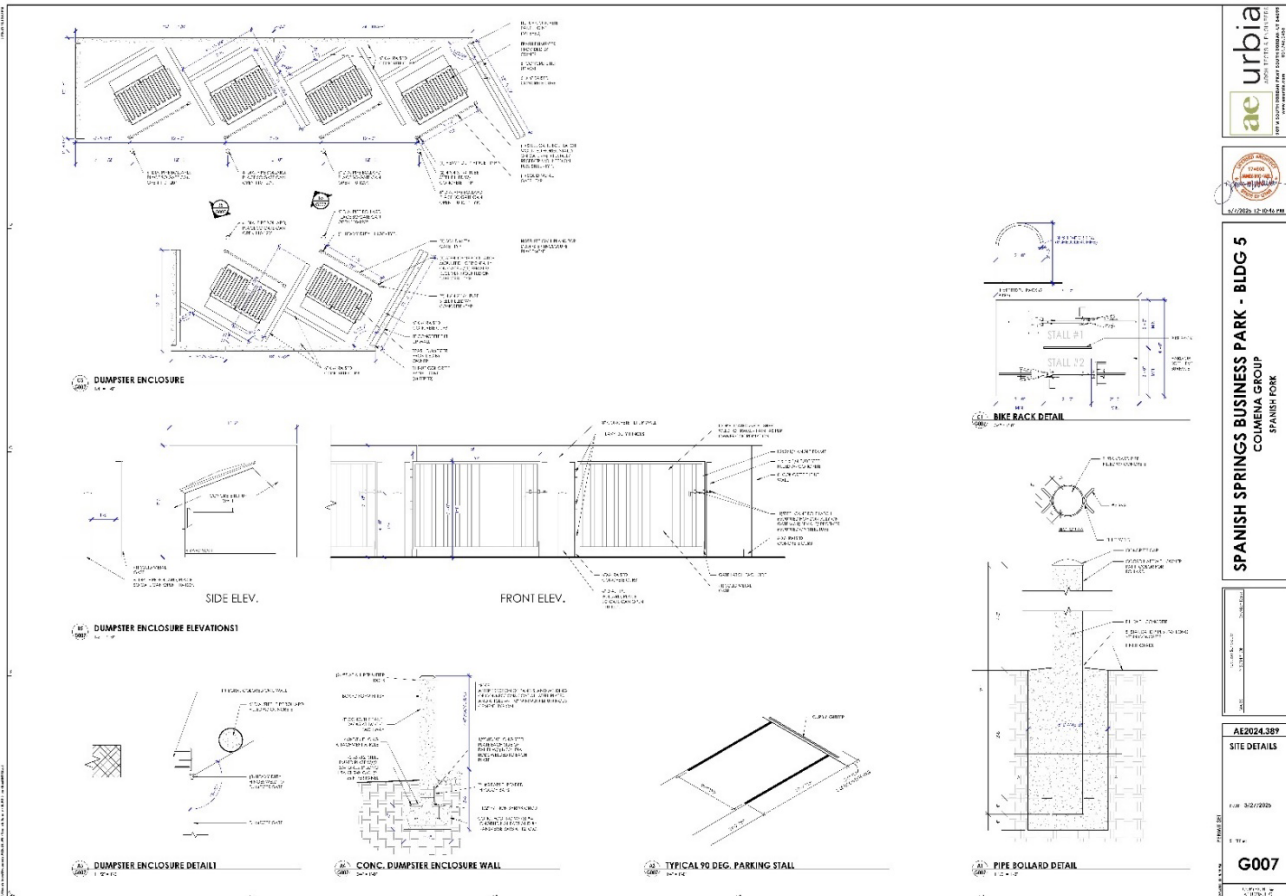
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DATE	05/17/20
SCALE	AS SHOWN
DESIGNED BY	SPANISH FORK, UT 84600
CHECKED BY	SPANISH FORK, UT 84600
APPROVED BY	SPANISH FORK, UT 84600

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<p><b>Info protection - gravel bank</b></p> <p><b>1. GENERAL</b> A. Section: Info protection - gravel bank B. Materials: 1. Gravel: 1/2" to 3/4" size, clean, free of organic matter, and free of debris. C. Installation: 1. Gravel should be placed in a layer 12" to 18" deep. D. Maintenance: 1. Gravel should be maintained at all times. E. Notes: 1. Gravel should be placed in a layer 12" to 18" deep. 2. Gravel should be maintained at all times.</p>	<p><b>Info protection - gravel bank</b></p> <p><b>1. GENERAL</b> A. Section: Info protection - gravel bank B. Materials: 1. Gravel: 1/2" to 3/4" size, clean, free of organic matter, and free of debris. C. Installation: 1. Gravel should be placed in a layer 12" to 18" deep. D. Maintenance: 1. Gravel should be maintained at all times. E. Notes: 1. Gravel should be placed in a layer 12" to 18" deep. 2. Gravel should be maintained at all times.</p>	<p><b>Info protection - gravel</b></p> <p><b>1. GENERAL</b> A. Section: Info protection - gravel B. Materials: 1. Gravel: 1/2" to 3/4" size, clean, free of organic matter, and free of debris. C. Installation: 1. Gravel should be placed in a layer 12" to 18" deep. D. Maintenance: 1. Gravel should be maintained at all times. E. Notes: 1. Gravel should be placed in a layer 12" to 18" deep. 2. Gravel should be maintained at all times.</p>	<p><b>Info protection - fence or straw bale</b></p> <p><b>1. GENERAL</b> A. Section: Info protection - fence or straw bale B. Materials: 1. Fence: 1. Gravel: 1/2" to 3/4" size, clean, free of organic matter, and free of debris. C. Installation: 1. Gravel should be placed in a layer 12" to 18" deep. D. Maintenance: 1. Gravel should be maintained at all times. E. Notes: 1. Gravel should be placed in a layer 12" to 18" deep. 2. Gravel should be maintained at all times.</p>	<p><b>Stabilized roadway entrance</b></p> <p><b>1. GENERAL</b> A. Section: Stabilized roadway entrance B. Materials: 1. Gravel: 1/2" to 3/4" size, clean, free of organic matter, and free of debris. C. Installation: 1. Gravel should be placed in a layer 12" to 18" deep. D. Maintenance: 1. Gravel should be maintained at all times. E. Notes: 1. Gravel should be placed in a layer 12" to 18" deep. 2. Gravel should be maintained at all times.</p>
 <p><b>Info protection - gravel bank</b></p>	 <p><b>Info protection - gravel bank</b></p>	 <p><b>Info protection - gravel</b></p>	 <p><b>Info protection - fence or straw bale</b></p>	 <p><b>Stabilized roadway entrance</b></p>

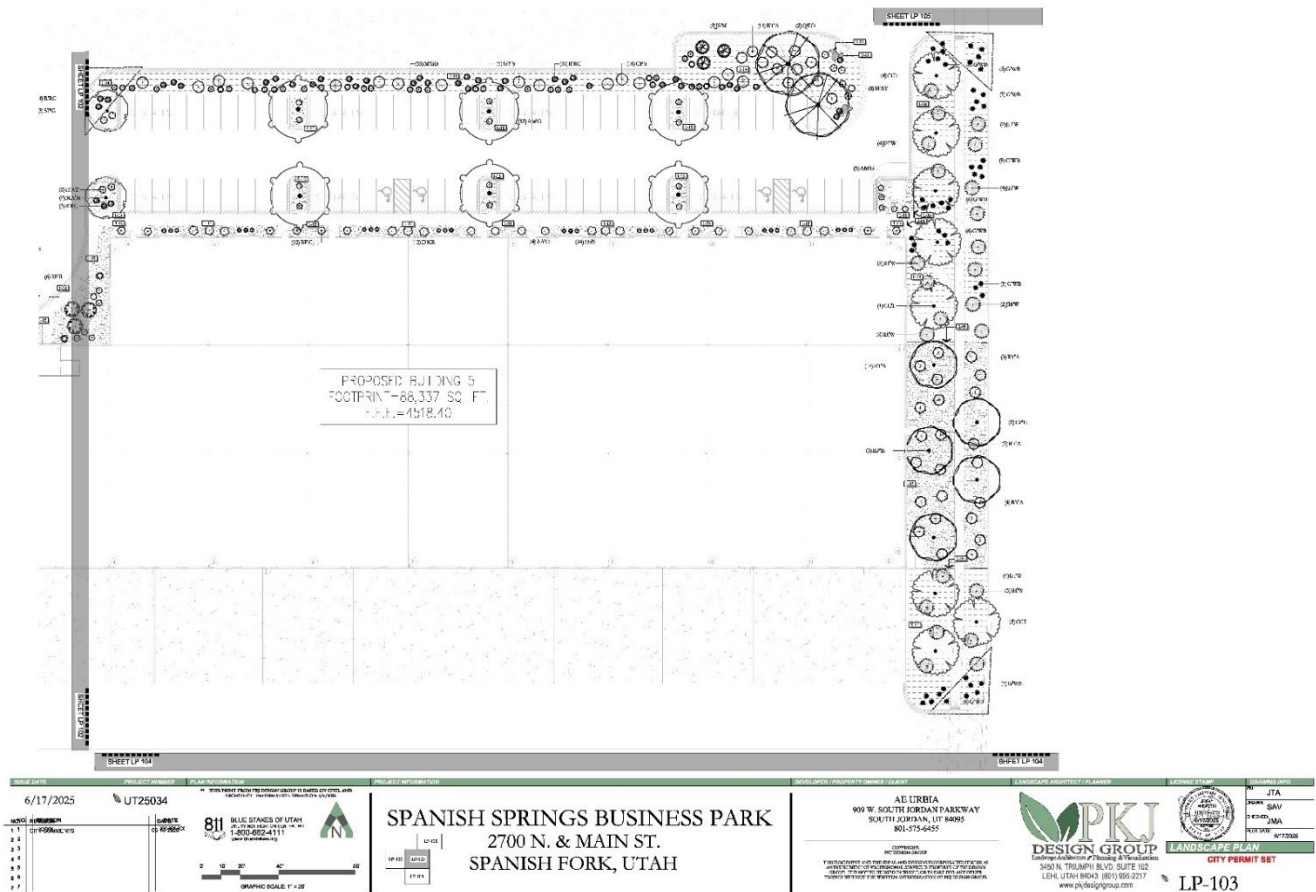


# EXHIBIT 3

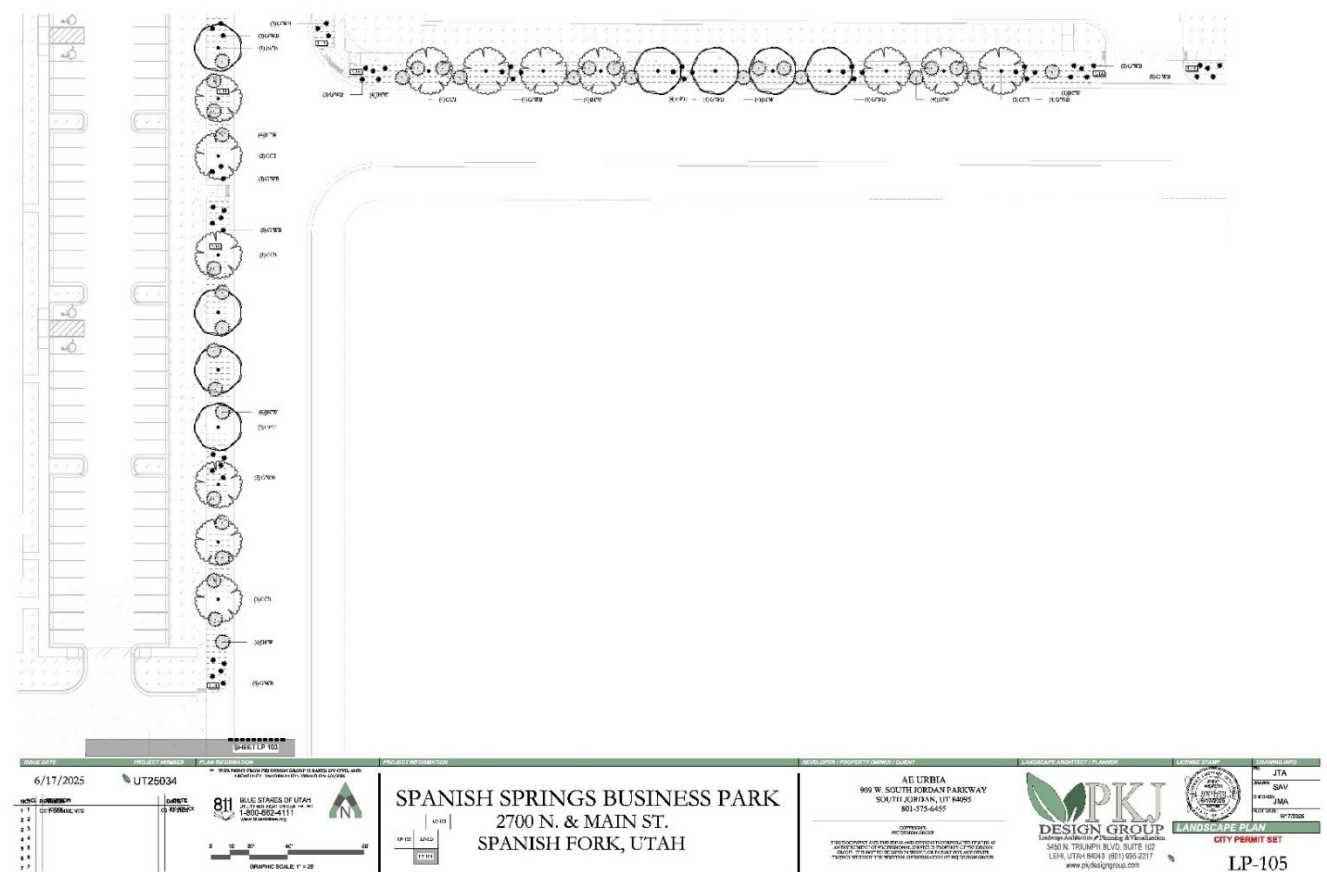








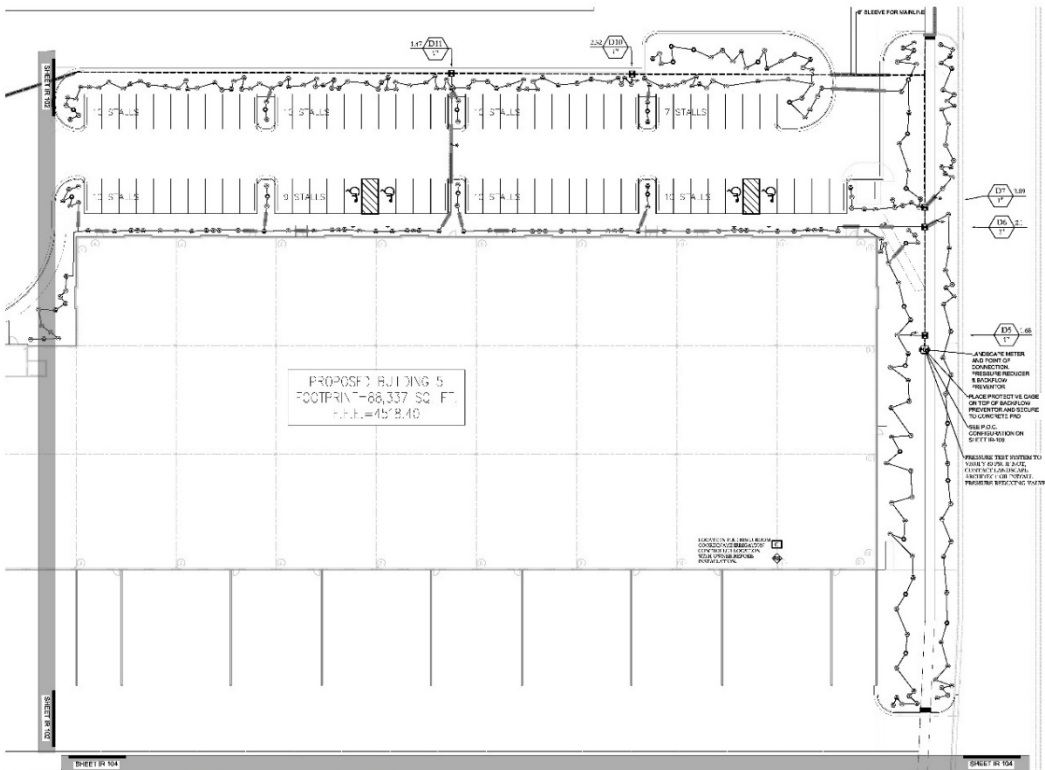




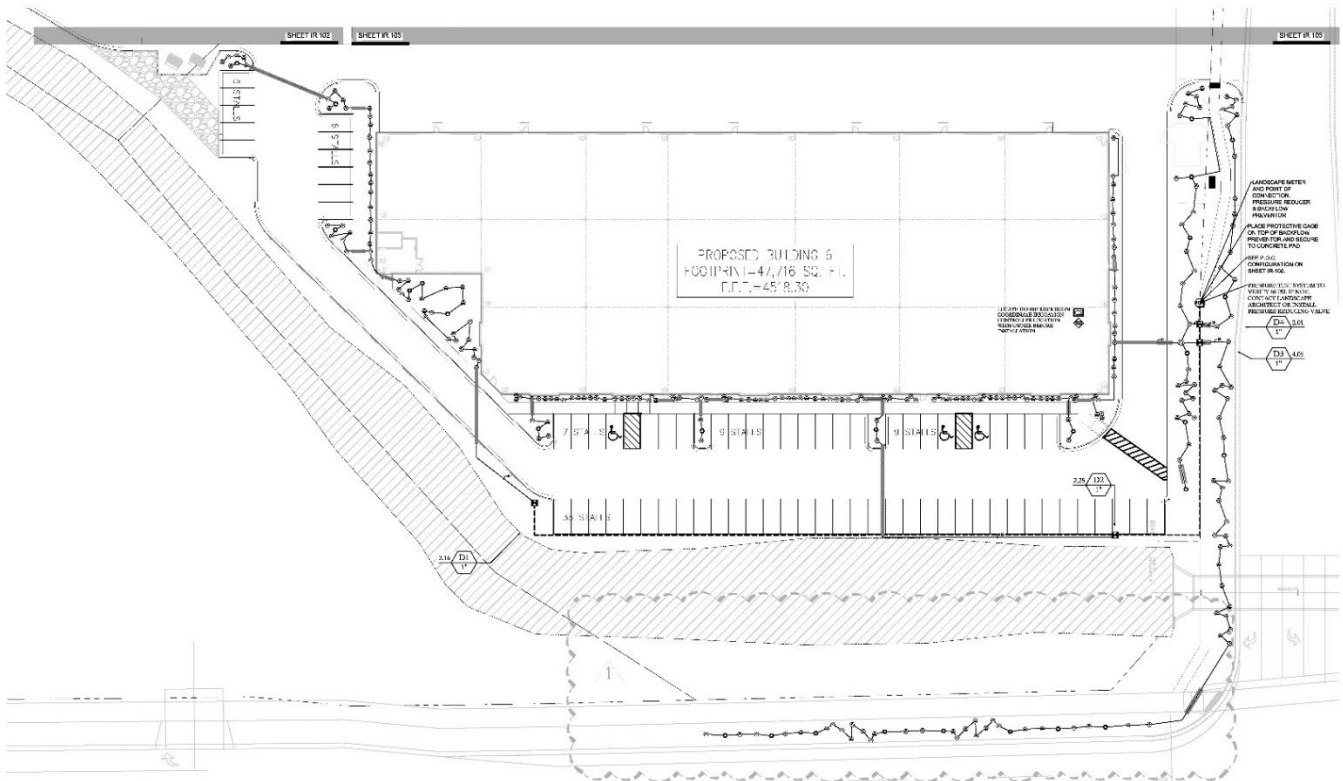








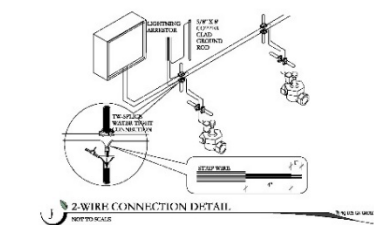
DATE	PROJECT NUMBER	PROJECT LOCATION	PROJECT DESCRIPTION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LOCATION	PROJECT NAME
6/13/2025	UT25034	SPANISH SPRINGS BUSINESS PARK 2700 N. & MAIN ST. SPANISH FORK, UTAH	SPANISH SPRINGS BUSINESS PARK 2700 N. & MAIN ST. SPANISH FORK, UTAH	AE URBIA 909 W. SOUTH JORDAN PARKWAY SOUTH JORDAN, UT 84095 801-575-6455	PKJ DESIGN GROUP 5400 N. TRIUMPH BLVD. SUITE 102 LEHI, UT 84043 (801) 955-2217 www.pkjdesigngroup.com	IR-103	CITY PERMIT SET



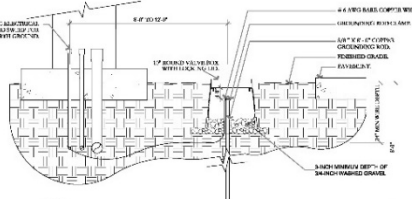
DATE	PROJECT NUMBER	PROJECT LOCATION	PROJECT DESCRIPTION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LOCATION	PROJECT NAME
6/13/2025	UT25034	SPANISH SPRINGS BUSINESS PARK 2700 N. & MAIN ST. SPANISH FORK, UTAH	SPANISH SPRINGS BUSINESS PARK 2700 N. & MAIN ST. SPANISH FORK, UTAH	AE URBIA 909 W. SOUTH JORDAN PARKWAY SOUTH JORDAN, UT 84095 801-575-6455	PKJ DESIGN GROUP 5400 N. TRIUMPH BLVD. SUITE 102 LEHI, UT 84043 (801) 955-2217 www.pkjdesigngroup.com	IR-104	CITY PERMIT SET



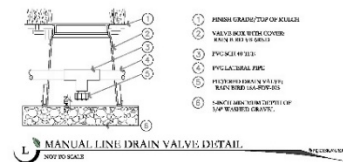




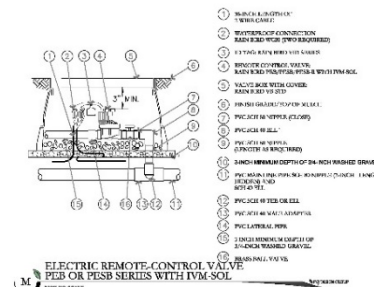
2-WIRE CONNECTION DETAIL



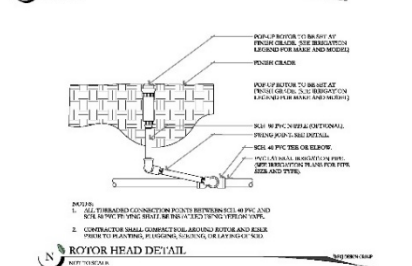
GROUNDING ROD DETAIL



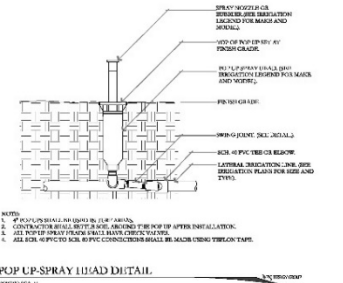
MANUAL LINE DRAIN VALVE DETAIL



ELECTRIC REMOTE-CONTROL VALVE DETAIL

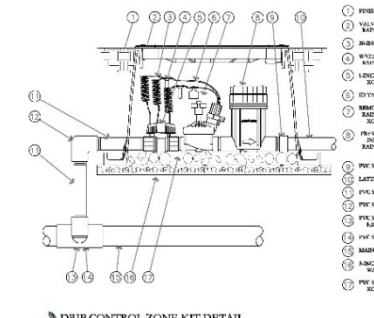


ROTOR HEAD DETAIL

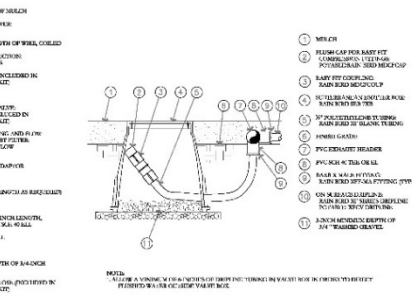


POP-UP SPRAY LOG DETAIL

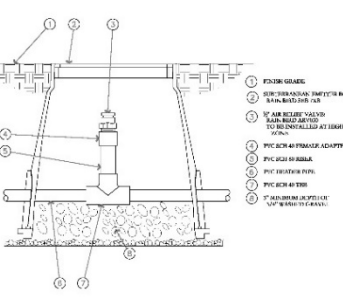
6/13/2025 UT25034 811 BLDG. BASIS OF UTAH 1-800-462-4111 www.811.utah.gov	<b>SPANISH SPRINGS BUSINESS PARK</b> 2700 N. & MAIN ST. SPANISH FORK, UTAH	AE CRBIA 900 W. SCOTT BLVD. PARKWAY SOUTH JORDAN, UT 84095 801-575-6655	<b>PKJ DESIGN GROUP</b> 3400 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 966-2217 www.pkjdesigngroup.com	CITY PERMIT SET IR-502
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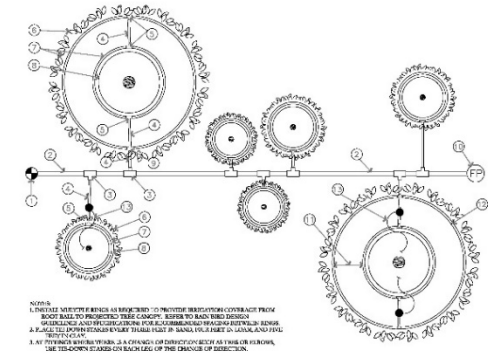
DRIP CONTROL ZONE KIT DETAIL



ON-SURFACE DRIPLINE FLUSH POINT DETAIL



AIR RELIEF VALVE DETAIL



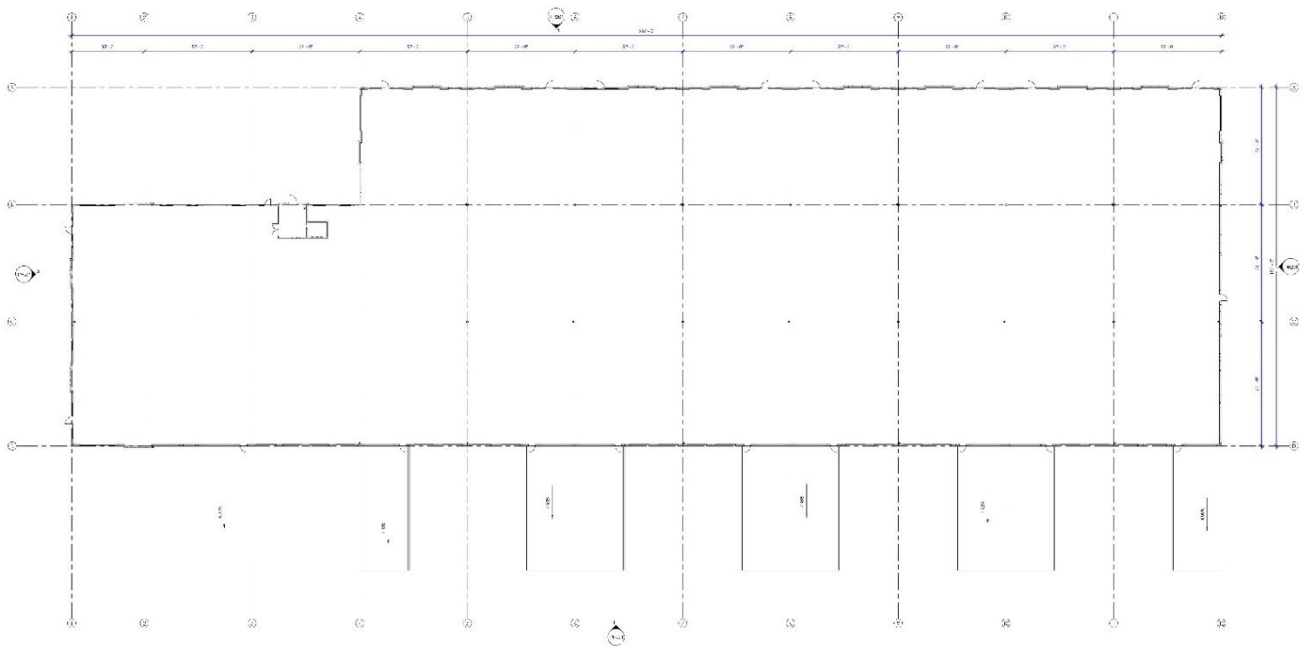
ON-SURFACE DRIPLINE TREE/SHRUB DETAIL



ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

6/13/2025 UT25034 811 BLDG. BASIS OF UTAH 1-800-462-4111 www.811.utah.gov	<b>SPANISH SPRINGS BUSINESS PARK</b> 2700 N. & MAIN ST. SPANISH FORK, UTAH	AE CRBIA 900 W. SCOTT BLVD. PARKWAY SOUTH JORDAN, UT 84095 801-575-6655	<b>PKJ DESIGN GROUP</b> 3400 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 966-2217 www.pkjdesigngroup.com	CITY PERMIT SET IR-503
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## EXHIBIT 4



PR - MAIN FLOOR PLAN

## SPANISH SPRINGS BUSINESS PARK - BLDG 5

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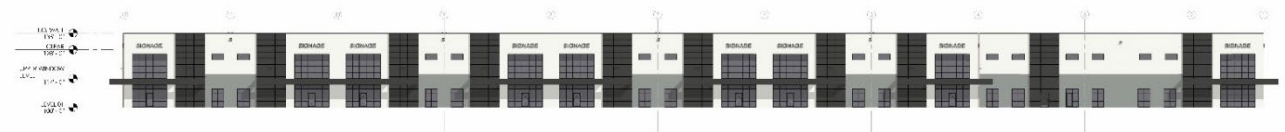
### Presentation Floor Plan

PR101



### ENTER OR ELEVATIONS LEGEND

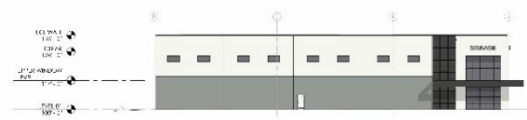
- |   |   |
|---|---|
| <p>1. 下列选项中,属于《中华人民共和国招标投标法》规定的招标方式的有( )。</p> <p>A. 公开招标 B. 邀请招标 C. 竞争性谈判 D. 询价 E. 直接发包</p> | <p>【答案】AB</p> <p>【解析】《中华人民共和国招标投标法》第十条规定,招标分为公开招标和邀请招标。公开招标是指招标人通过国家指定的报刊、信息网络或者其他媒介发布招标公告,邀请所有或者部分潜在投标人参加投标,并从中选择中标人的采购方式。邀请招标是指招标人以投标邀请书的方式邀请特定的法人或者其他组织投标。</p> |
| <p>2. 下列选项中,属于《中华人民共和国招标投标法》规定的招标方式的有( )。</p> <p>A. 公开招标 B. 邀请招标 C. 竞争性谈判 D. 询价 E. 直接发包</p> | <p>【答案】AB</p> <p>【解析】《中华人民共和国招标投标法》第十条规定,招标分为公开招标和邀请招标。公开招标是指招标人通过国家指定的报刊、信息网络或者其他媒介发布招标公告,邀请所有或者部分潜在投标人参加投标,并从中选择中标人的采购方式。邀请招标是指招标人以投标邀请书的方式邀请特定的法人或者其他组织投标。</p> |
| <p>3. 下列选项中,属于《中华人民共和国招标投标法》规定的招标方式的有( )。</p> <p>A. 公开招标 B. 邀请招标 C. 竞争性谈判 D. 询价 E. 直接发包</p> | <p>【答案】AB</p> <p>【解析】《中华人民共和国招标投标法》第十条规定,招标分为公开招标和邀请招标。公开招标是指招标人通过国家指定的报刊、信息网络或者其他媒介发布招标公告,邀请所有或者部分潜在投标人参加投标,并从中选择中标人的采购方式。邀请招标是指招标人以投标邀请书的方式邀请特定的法人或者其他组织投标。</p> |



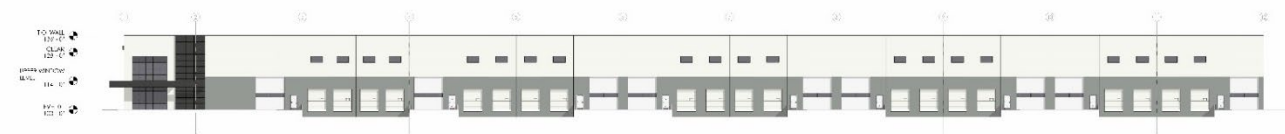
PR - NORTH ELEVATION



PR - WEST ELEVATION



PR - EAST ELEVATION



4 PR - SOUTH ELEVATION  
(1931)

## SPANISH SPRINGS BUSINESS PARK - BLDG 5

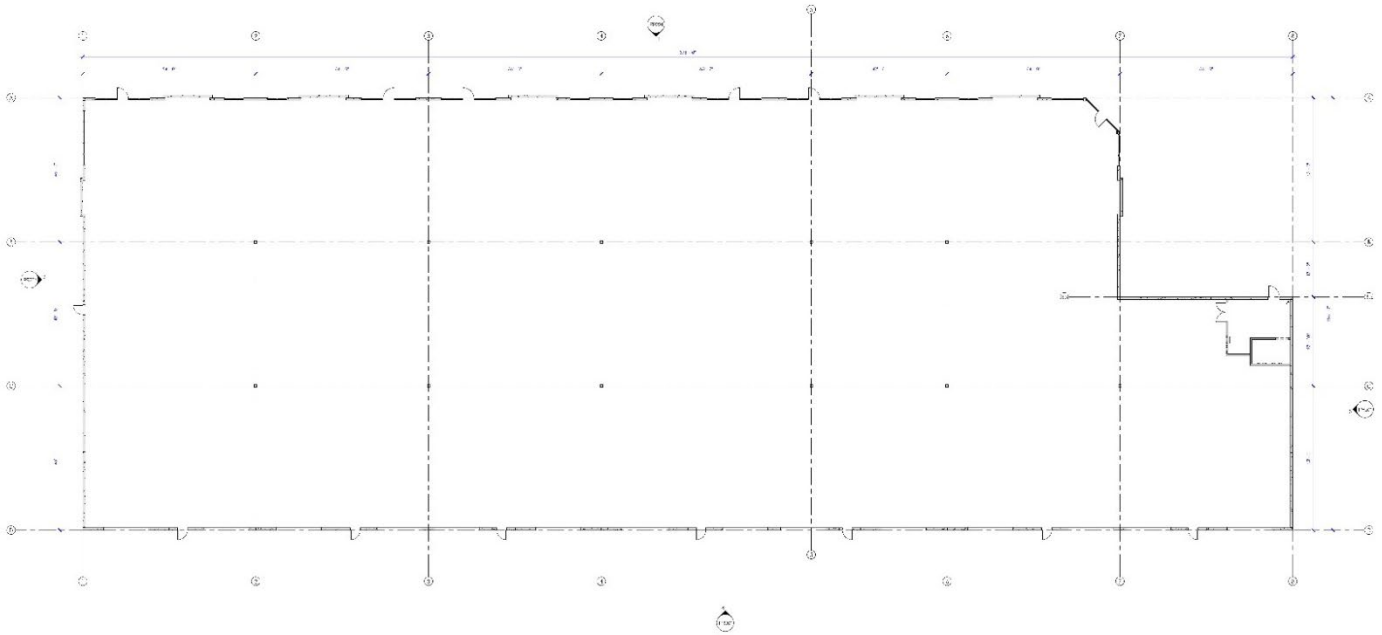
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Presentation Elevation

PR201





PR - MAIN FLOOR PLAN

## SPANISH SPRINGS BUSINESS PARK - BLDG 6

Presentation Floor Plan



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PR101

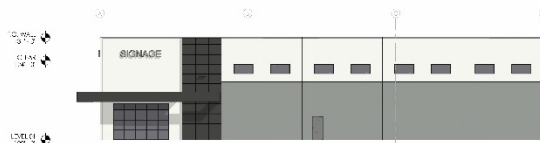
### EXTERIOR ELEVATIONS LEGEND

- EXTERIOR - LIGHT GRAY CONCRETE
- EXTERIOR - DARK GRAY CONCRETE
- EXTERIOR - MEDIUM GRAY CONCRETE
- EXTERIOR - BLACK METAL ROOFING

**NOTES:**  
 1. ALL EXTERIOR WALLS AND ROOFS SHALL BE FINISHED WITH A 1/2" THICK LAYER OF POLYURETHANE INSULATION.  
 2. ALL EXTERIOR WALLS AND ROOFS SHALL BE FINISHED WITH A 1/2" THICK LAYER OF POLYURETHANE INSULATION.  
 3. ALL EXTERIOR WALLS AND ROOFS SHALL BE FINISHED WITH A 1/2" THICK LAYER OF POLYURETHANE INSULATION.  
 4. ALL EXTERIOR WALLS AND ROOFS SHALL BE FINISHED WITH A 1/2" THICK LAYER OF POLYURETHANE INSULATION.



PR - SOUTH ELEVATION



PR - EAST ELEVATION



PR - WEST ELEVATION



PR - NORTH ELEVATION

## SPANISH SPRINGS BUSINESS PARK - BLDG 6

Presentation Elevation



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PR201





Walmart Online Pickup Expansion  
Site Plan  
1206 North Canyon Creek Parkway  
13.54 acres  
C-2 Zone  
Commercial General Plan  
Designation



## PROPOSAL

The Applicant has requested Site Plan approval to allow for the expansion of the online pickup on the southwest side of the building.

This expansion involves the development of a 3,520 square foot addition. The addition will bolster the store's online pickup capacity. It will be constructed of the same material and a similar color as the rest of the store in order to blend in.

To accommodate this change, 27 standard parking stalls on the west side of the site will be converted into pickup stalls. This number comprises of the existing 9 standard stalls on the southwest side of the building, near the proposed expansion, along with 18 stalls just to the northwest of the building. When adding this to the already existing number of pickup stalls on the site, the proposed total of pickup stalls is 39, a 26 stall increase from today's 13. As an important note, the conversion of standard stalls to pick up stalls is not 1:1 as the pickup stalls are slightly wider than the normal stalls, at 9'6" in width rather than the standard 9'.

Some of the key issues to consider are: landscaping, parking, future improvements, traffic flow and the Development Enhancement Overlay.

## STAFF RECOMMENDATION

That the proposed Walmart Online Pickup Expansion Site Plan be approved based on the following finding and subject to the following conditions:

### Finding

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

### Conditions

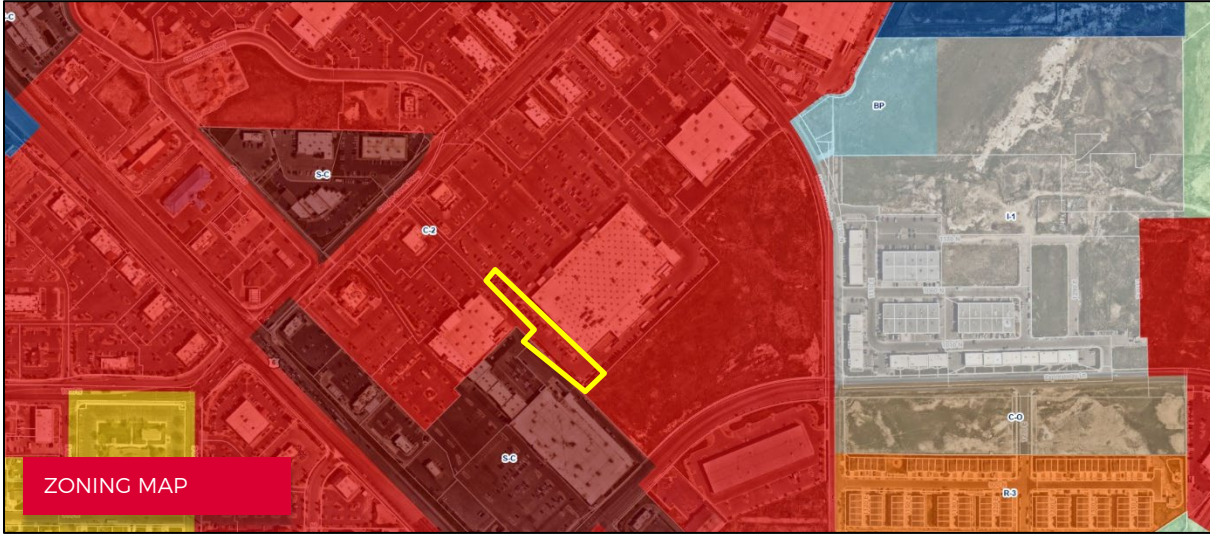
1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That any remaining redlines are addressed prior to a building permit being issued.
3. That the City Council approve the Development Enhancement Overlay Zone Change.

## EXHIBITS

1. Area Maps
2. Civil Plans
3. Landscaping Plans
4. Parking Plan
5. Elevations

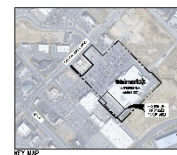


## EXHIBIT 1





WALMART SUPERCENTER  
MANUAL ONLINE PICKUP DELIVERY EXPANSION  
04088-227, 1208 CANYON CREEK PKWY  
CITY OF SPANISH FORK, COUNTY OF UTAH, STATE OF UTAH  
CONSTRUCTION DOCUMENTS



**PROPERTY OWNER**  
 740 6TH STREET, W  
 3RD FL - 3RD FL  
 BURNING, MO 22801  
 PHONE: 1-800-325-3252

**ENGINEER**  
COLUMBIA & COMFORT, INC.  
2500 EASTMAN, 7th Fl., S.W. 336  
SUNSHINE BLVD. 33007  
TEL: (305) 335-3333  
FAX: (305) 335-3333  
E-MAIL: C&C@COLUMBIA.COM  
URL: [www.columbiainc.com](http://www.columbiainc.com)

90A 222 OH QRC.P  
1437 C 803, 808 84E, 8, 808 222  
18 04, 04 1437 808P  
17) 1437 84E-808P  
2 08 1437 808P 84E, 808P, 808P  
1437

TABLE 1. *Continued*

## PLANNING AND ZONING DEPARTMENT

01-07 SPACESH PAPER  
 40 S. 40th STREET  
 SPACESH PAPER, INC. SALES  
 TEL: (714) 994-4240  
 FAX: (714) 994-4240

PUBLIC WORKS DEPARTMENT

SPARKS FOR SALE, 2000 KODAK  
40 S. 4th ST., ST. LOUIS, MO 63101  
SPARKS FOR SALE, 2000 KODAK  
TEL: (314) 241-4444  
KODAK (2000) SPARKS

FILE: D:\54811\54811

SPANISH TOWN, UT, 84601  
270 MAIN STREET  
SPANISH FORK, UT 84601  
TEL. (801) 708-4540  
\*TOL 708-2222

90 20 MAIN STREET  
CHICAGO, ILL. 60601

TEL. (01) 896-4000

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10.1177/0898010100022004

TEL. (81) 066-6433  
FAX. 066-6433

Q: 如何设置默认语言？  
A: 在“系统”菜单下，选择“语言”，  
即可设置默认语言。

FORM 1041, USE CAREFULLY  
TEL. (202) 506-6624  
U.S. GOVERNMENT PRINTING OFFICE

**SERGEANT**  
CITY OF SPANISH FORK  
\$14,445.00

U.S. MAIL PERMIT NO. 6002  
CHICAGO, ILL. 60646  
ISSN 0013-7901

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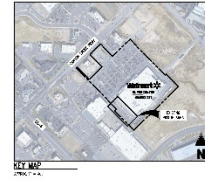
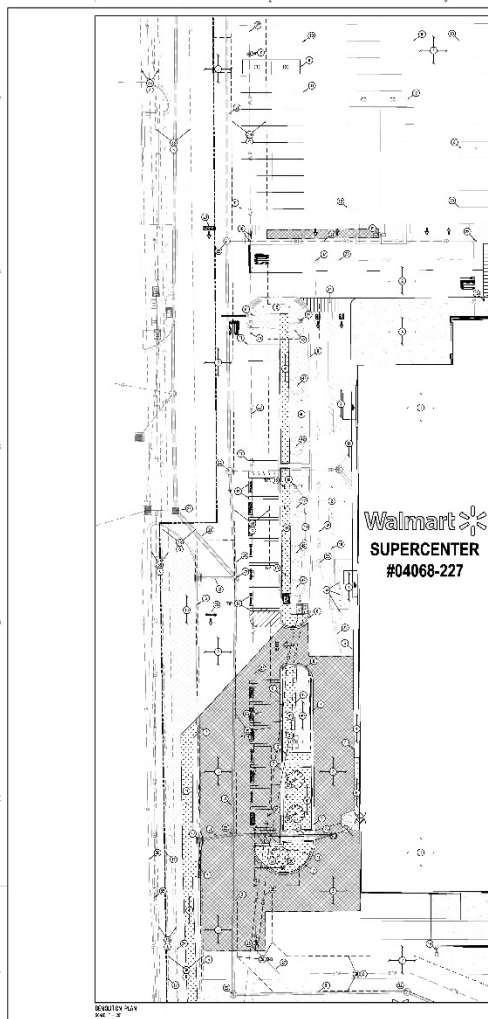
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Journal compilation © 2006 Blackwell Publishing Ltd

800.335.2263 FAX 335.2263  
 1000 E. 20th St. #1000  
 2400 E. 11th St. #1000

2. 2019年12月31日，甲公司“应付账款”科目贷方余额为100万元，其中明细科目贷方余额有80万元，借方余额有20万元；“预付账款”科目借方余额为20万元，其中明细科目借方余额有10万元，贷方余额有10万元；“应收账款”科目借方余额为10万元，其中明细科目借方余额有5万元，贷方余额有5万元。不考虑其他因素，甲公司2019年12月31日资产负债表中“应付账款”项目的金额为（ ）万元。



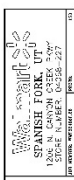
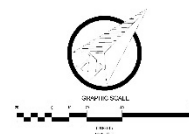
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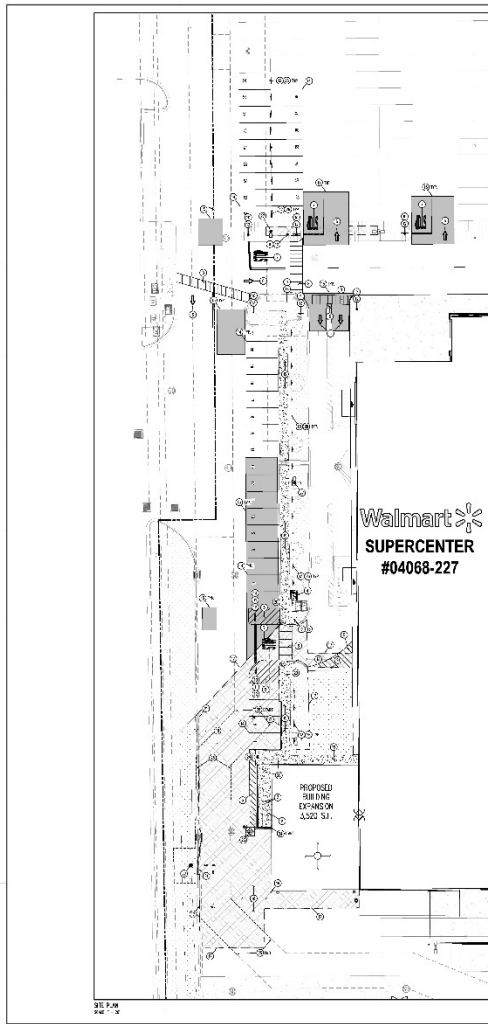
SITE ANALYSIS TABLE (EXISTING STORE)		EXISTING
TOTAL BUILDING AREA		135,937
REQUIRED PARKING (PER CITY OF SPANISH FORK)	626 SPAC	
PROPOSED PARKING (KALING KALING CITY OF SPANISH FORK)	4 SPAC1, 1,000	
CUSTOMER AND ASSOCIATE PARKING	100 SPAC	
ACCESSIBLE PARKING	10 SPAC	
NO PARKING	7 SPAC	
PICKUP PARKING	13 SPAC	
CART CORRALES NOT INCLUDED IN PARKING COL. 4'S ROWS	14 CORRAIS, 128 SPAC	
TOTAL PARKING EXCLUDING PICKUP STALLS PICKUP STALLS TO CIRCULATING PICKUP STALLS		618 SPAC
	3.91 / 1,000	
101.64 PARKING, INCLUDING PICKUP STALLS	621 SPAC	
PARKING RATIO TO INCLUDING PICKUP STALLS	4.05 / 1,000	

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2017-11-02	12
2017-11-03	13
2017-11-04	14
2017-11-05	15
2017-11-06	16
2017-11-07	17
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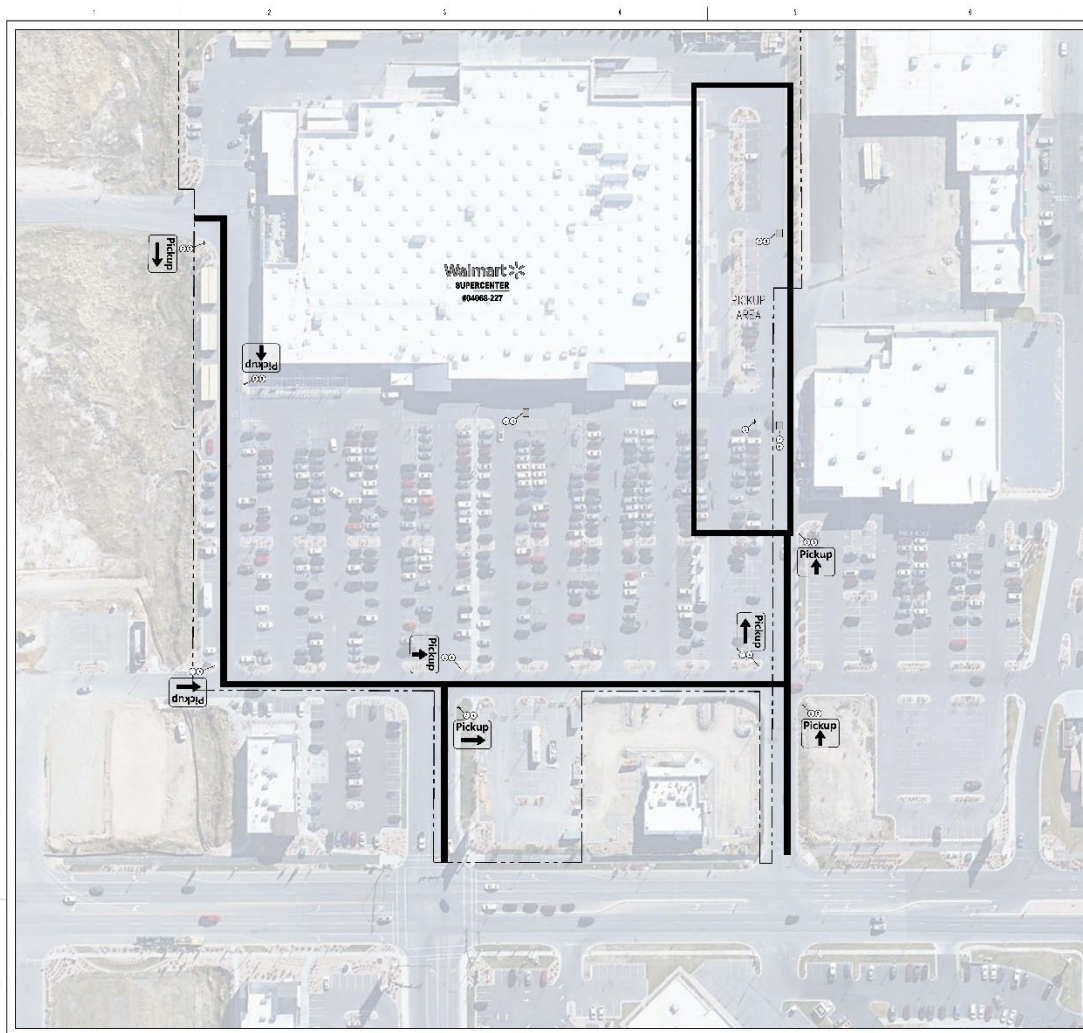
**Walmart**  
**SUPERCENTER**  
**#04068-227**

**LEGEND**

- 1. EXISTING BUILDING
- 2. PROPOSED BUILDING
- 3. EXISTING PARKING
- 4. PROPOSED PARKING
- 5. EXISTING DRIVEWAY
- 6. PROPOSED DRIVEWAY
- 7. EXISTING SIDEWALK
- 8. PROPOSED SIDEWALK
- 9. EXISTING LANDSCAPE
- 10. PROPOSED LANDSCAPE
- 11. EXISTING UTILITY
- 12. PROPOSED UTILITY
- 13. EXISTING FENCE
- 14. PROPOSED FENCE
- 15. EXISTING SIGN
- 16. PROPOSED SIGN
- 17. EXISTING LIGHT
- 18. PROPOSED LIGHT
- 19. EXISTING TREE
- 20. PROPOSED TREE
- 21. EXISTING BUSH
- 22. PROPOSED BUSH
- 23. EXISTING GRASS
- 24. PROPOSED GRASS
- 25. EXISTING PAVEMENT
- 26. PROPOSED PAVEMENT
- 27. EXISTING CURB
- 28. PROPOSED CURB
- 29. EXISTING GROUND
- 30. PROPOSED GROUND
- 31. EXISTING WATER
- 32. PROPOSED WATER
- 33. EXISTING ELEC
- 34. PROPOSED ELEC
- 35. EXISTING GAS
- 36. PROPOSED GAS
- 37. EXISTING TEL
- 38. PROPOSED TEL
- 39. EXISTING CABLE
- 40. PROPOSED CABLE
- 41. EXISTING SLOPE
- 42. PROPOSED SLOPE
- 43. EXISTING ELEVATION
- 44. PROPOSED ELEVATION
- 45. EXISTING DRAINAGE
- 46. PROPOSED DRAINAGE
- 47. EXISTING FLOOD
- 48. PROPOSED FLOOD
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- 50. PROPOSED WIND
- 51. EXISTING SOIL
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- 55. EXISTING CLIMATE
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- 94. PROPOSED TEL
- 95. EXISTING CABLE
- 96. PROPOSED CABLE
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- 98. PROPOSED SLOPE
- 99. EXISTING ELEVATION
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- 104. PROPOSED FLOOD
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- 164. PROPOSED SOIL
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- SIGNAGE & TRAFFIC CONTROL NOTES**
- 1. ALL SIGNAGE SHALL BE PLACED IN ACCORDANCE WITH THE UTAH TRAFFIC CONTROL ACT.
  - 2. ALL SIGNAGE SHALL BE PLACED IN ACCORDANCE WITH THE UTAH TRAFFIC CONTROL ACT.
  - 3. ALL SIGNAGE SHALL BE PLACED IN ACCORDANCE WITH THE UTAH TRAFFIC CONTROL ACT.
  - 4. ALL SIGNAGE SHALL BE PLACED IN ACCORDANCE WITH THE UTAH TRAFFIC CONTROL ACT.
  - 5. ALL SIGNAGE SHALL BE PLACED IN ACCORDANCE WITH THE UTAH TRAFFIC CONTROL ACT.
  - 6. ALL SIGNAGE SHALL BE PLACED IN ACCORDANCE WITH THE UTAH TRAFFIC CONTROL ACT.
  - 7. ALL SIGNAGE SHALL BE PLACED IN ACCORDANCE WITH THE UTAH TRAFFIC CONTROL ACT.

**SITE SIGNAL LEGEND**

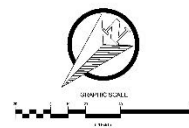


**SITE SIGNALS**

- 1. ALL SIGNAGE SHALL BE PLACED IN ACCORDANCE WITH THE UTAH TRAFFIC CONTROL ACT.
- 2. ALL SIGNAGE SHALL BE PLACED IN ACCORDANCE WITH THE UTAH TRAFFIC CONTROL ACT.

ITEM	QUANTITY	REMARKS
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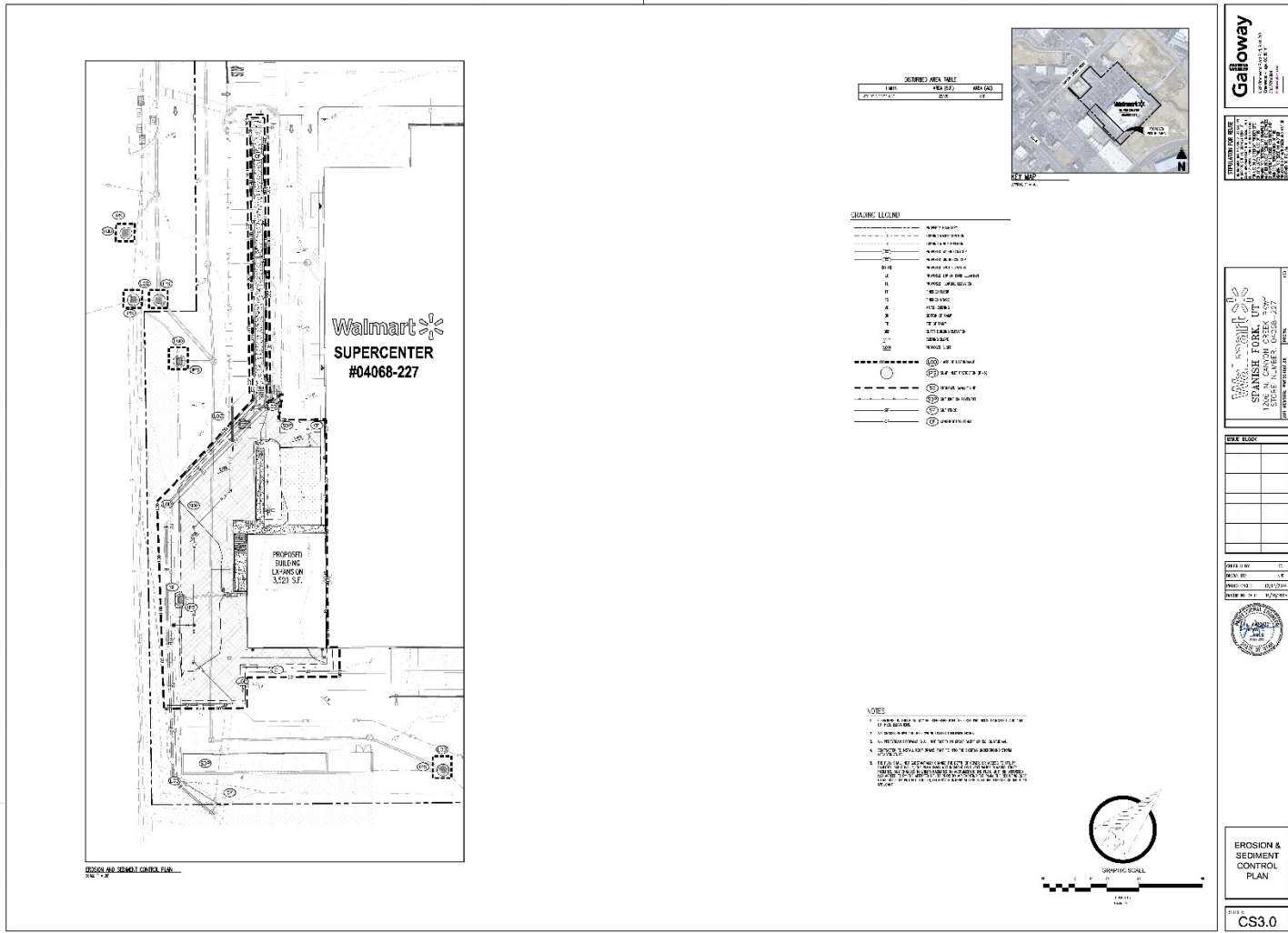


SITE SIGNAGE PLAN

CS2.2









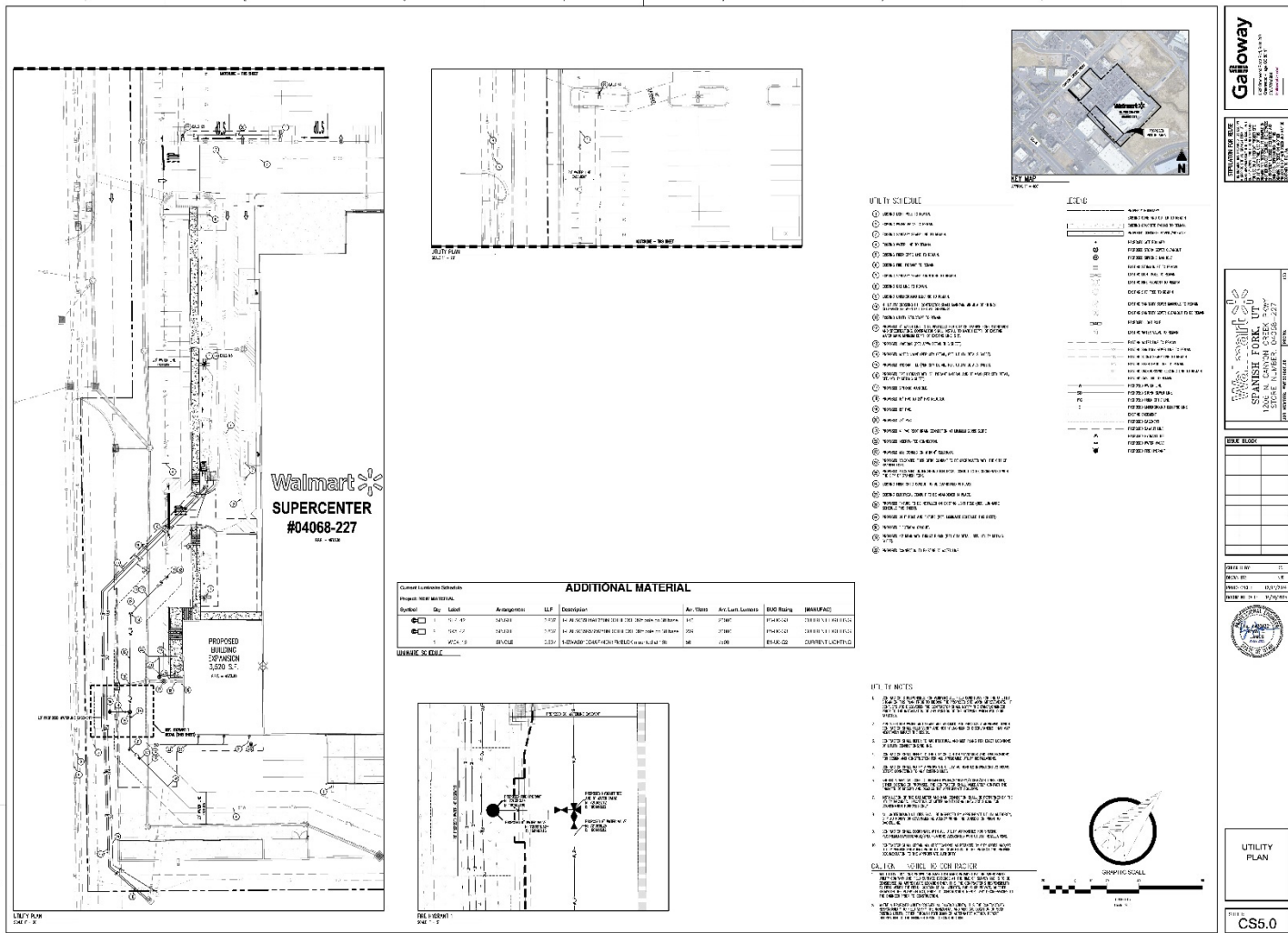
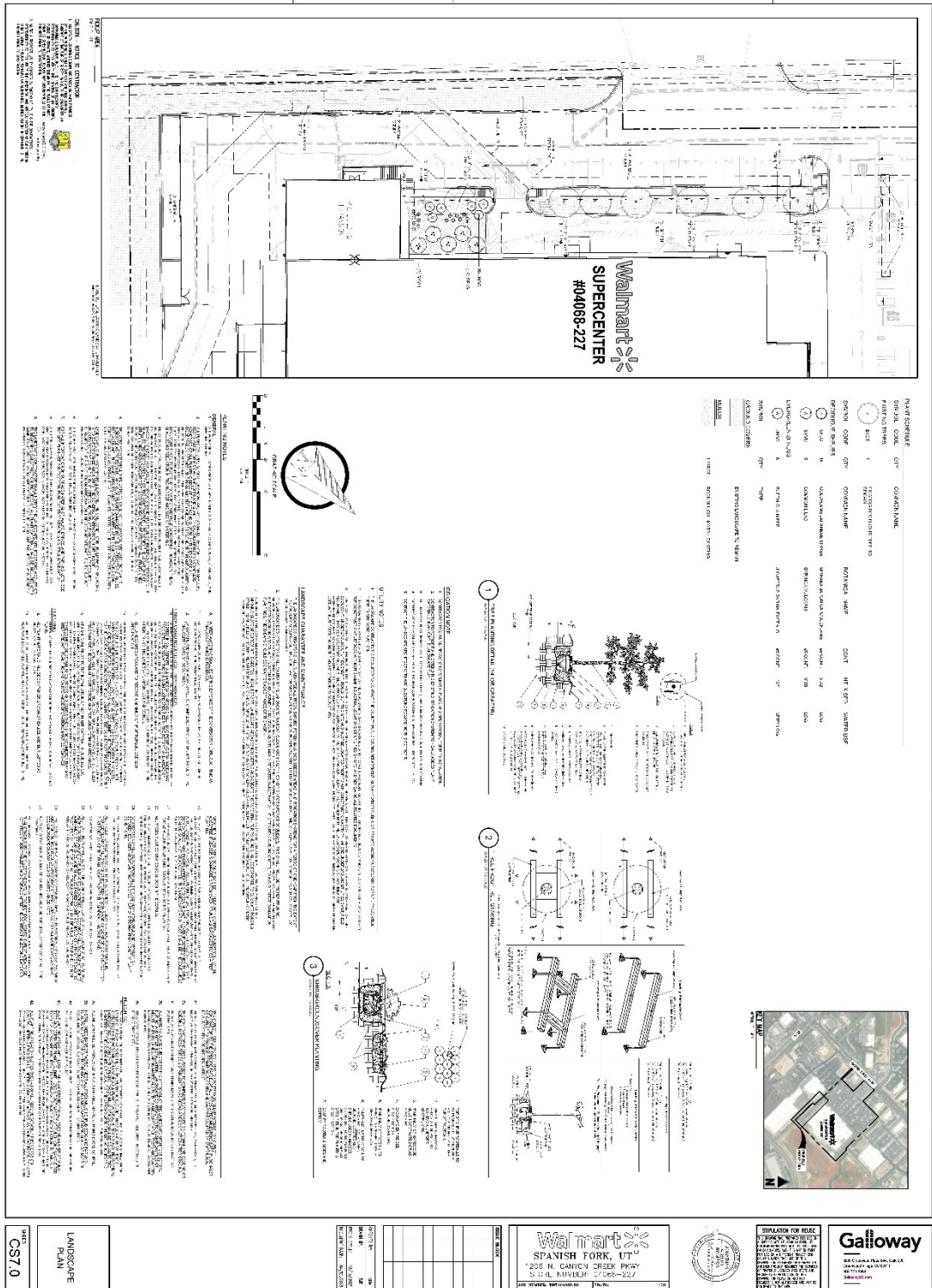


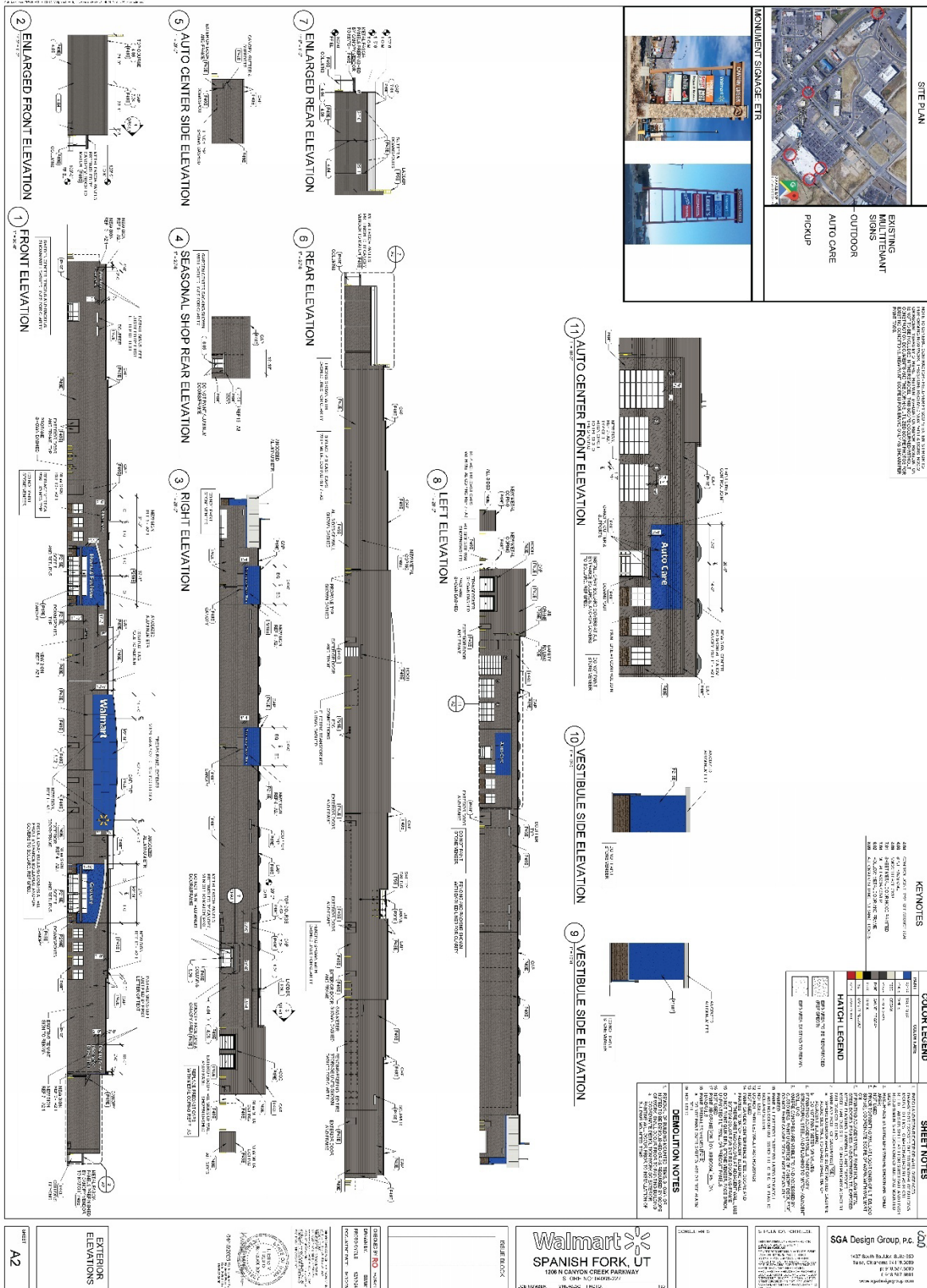




EXHIBIT 3

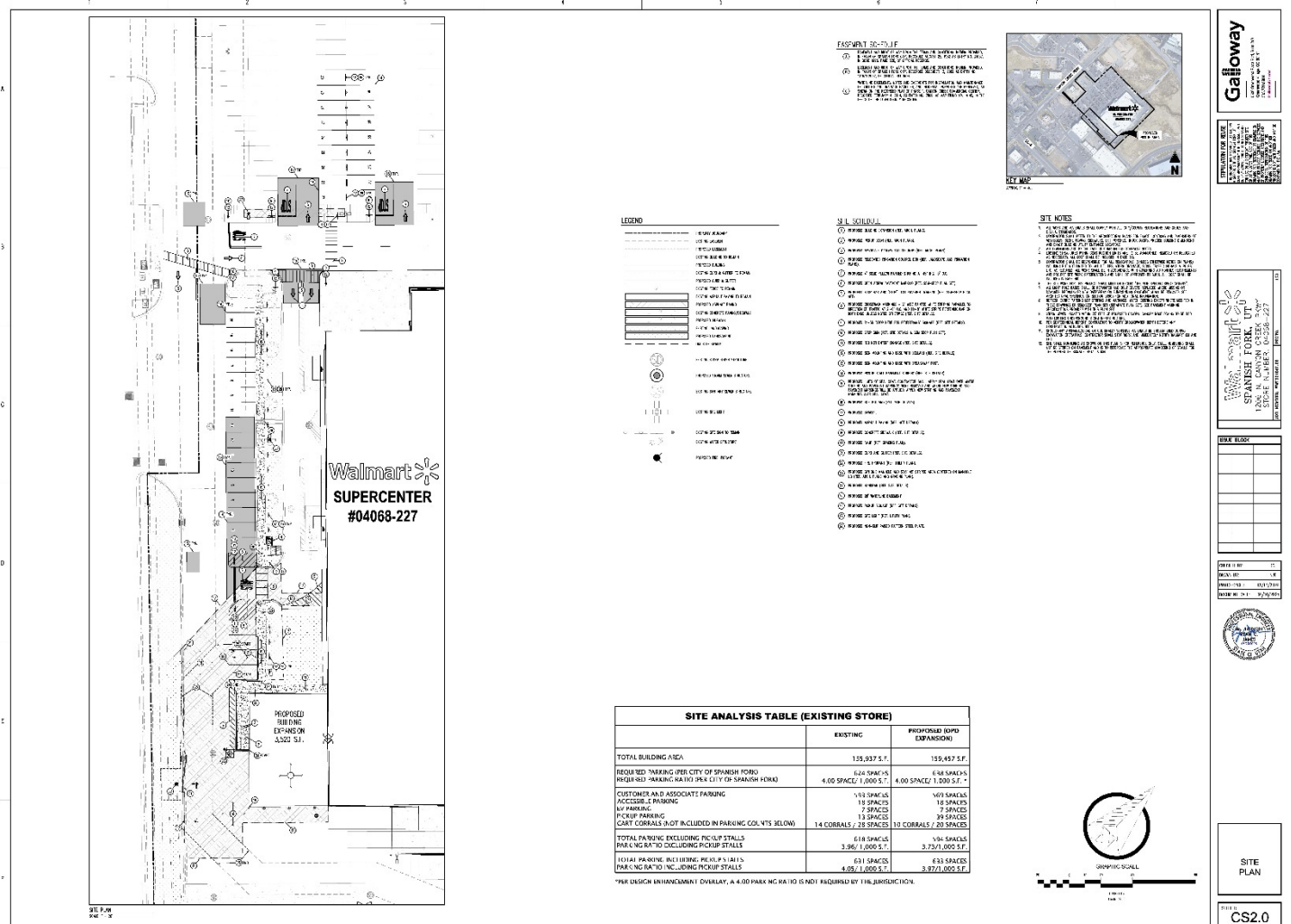


# EXHIBIT 4





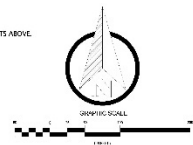
## EXHIBIT 5





SITE ANALYSIS TABLE (EXISTING STORE)			
	EXISTING	PROPOSED (KPD EXPANSION)	
TOTAL BUILDING AREA	159,837 S.F.	151,497 S.F.	
EXISTING AREA	12.9 ACRES (601,624 S.F.)	12.9 ACRES (601,624 S.F.)	
REQUIRED PARKING PER CITY SPANISH FORUM		634 SPACES	
REQUIRED PARKING PER CITY OF SPANISH FORUM	4.00 SPACE / 1,000 S.F.	4.00 SPACE / 1,000 S.F.	
STANDARD PARKING SPACES	539 SPACES	569 SPACES	
ACCESSIBLE PARKING	18 SPACES	18 SPACES	
VEHICLE RAMPING	7 SPACES	9 SPACES	
VEHICLE RAMPING	9 SPACES	9 SPACES	
CAR CORRALES (NOT INCLUDED IN CREDIT'S BUILDING)	14 CORRALES / 20 SPACES	10 CORRALES / 20 SPACES	
TOTAL PARKING EXCLUDING POOL'S STALLS	610 SPACES	594 SPACES	
PARKING EXCLUDING POOL'S STALLS	3,960 / 1,000 S.F.	3,757 / 1,000 S.F.	
TOTAL PARKING INCLUDING POOL'S STALLS	631 SPACES	634 SPACES	
PARKING INCLUDING POOL'S STALLS	4,071 / 1,000 S.F.	3,970 / 1,000 S.F.	
101A LANDSCAPE AREA WITH PARKING	38,842 S.F. (8.65%)	43,824 S.F. (16.56%)	

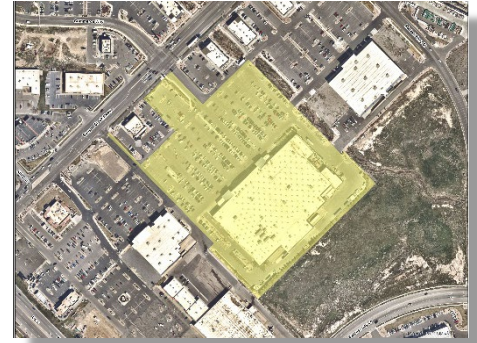
NOTES:  
1. CART CORREALS ARE NOT INCLUDED IN PARKING COUNTS ABOVE.







Walmart Online Pickup Expansion  
Zone Change  
1206 North Canyon Creek Parkway  
13.54 acres  
C-2 Zone  
Commercial General Plan  
Designation



## PROPOSAL

The Applicant has requested that a Zone Change to apply the Development Enhancement Overlay be approved to allow for the expansion of the online pickup area on the southwest side of the building.

This expansion involves the development of a 3,520 square foot addition. The construction of the proposed addition would result in a loss of parking. The loss of parking would be partially mitigated as the applicant has proposed to replace 4 cart corrals with 8 parking spaces.

Speaking generally, the Walmart site does not have enough landscape area to meet the City's requirements and, with the addition, would not meet the City's parking requirements. For those reasons, the approval of the Development Enhancement Overlay is a necessary step in accomplishing Walmart's objective.

In a few respects, Walmart's proposal is similar to what was approved to allow Target to occupy the building that had previously housed K-mart. There are some distinctions between the two sites but staff is supportive of Walmart's proposal. Simply put, staff does not believe the additional building space dedicated to online pickup will create any additional parking or traffic concerns. Also, the site's landscape deficiencies would not be exacerbated with the addition but would rather stay status quo.

Some of the key issues to consider are: landscaping, parking, future improvements and customer amenities.

## STAFF RECOMMENDATION

That the proposed Walmart Development Enhancement Overlay Zone Change be approved based on the following findings:

### Findings

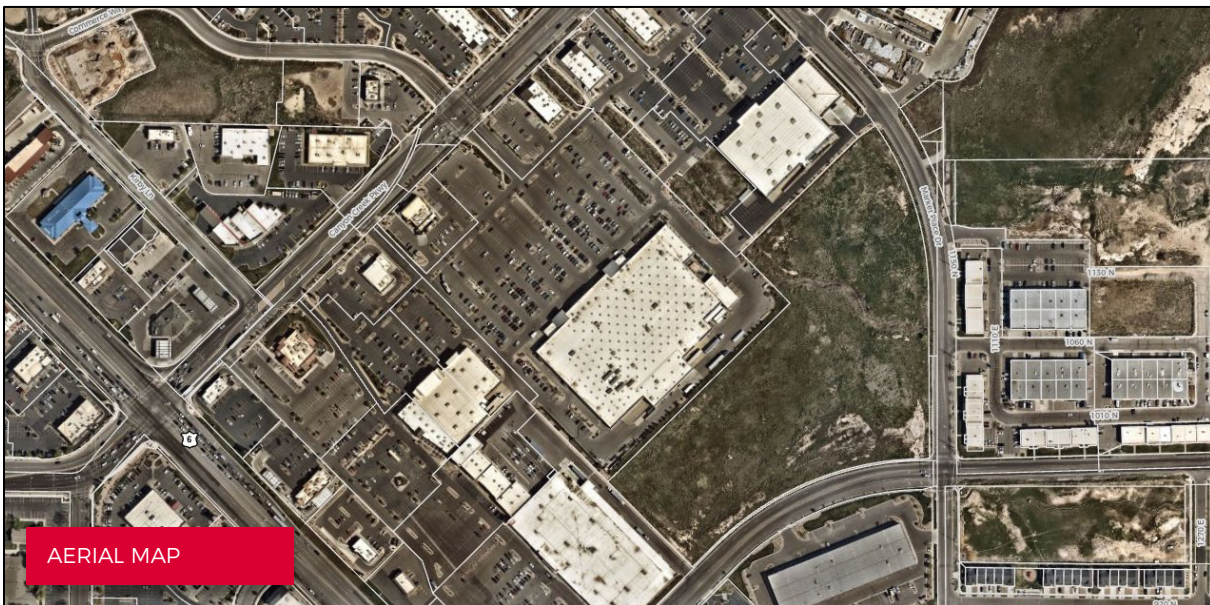
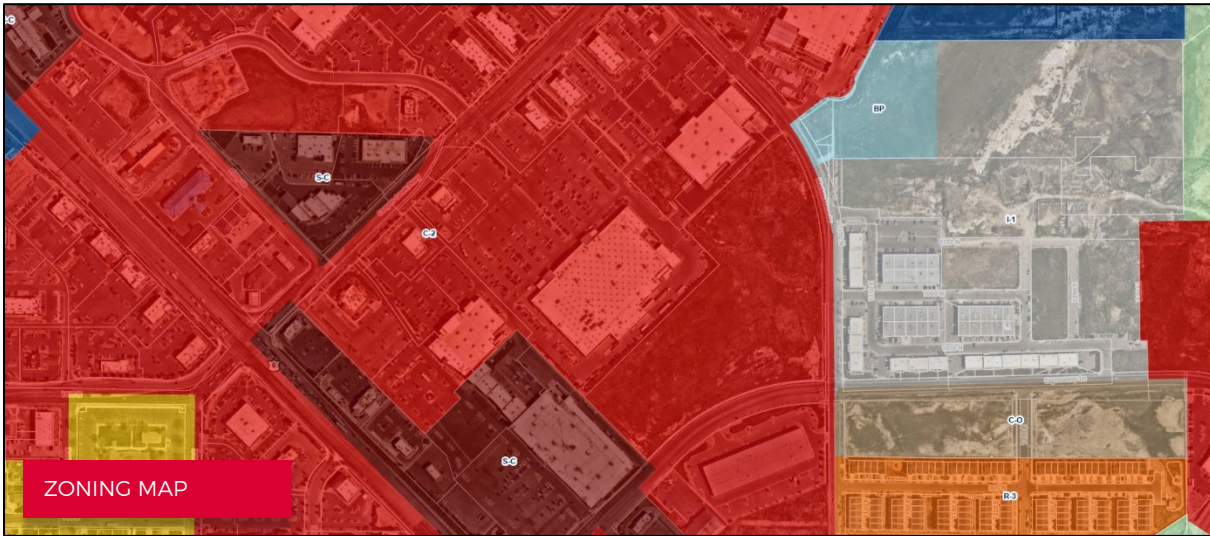
1. That the proposal conforms to the City's General Plan Designation of Commercial.
2. That the proposal provides a service that is being utilized by residents and there is need to expand said service.
3. That the necessary findings have been met for the Development Enhancement Overlay to be approved.

## EXHIBITS

1. Area Maps
2. Applicant's Request



## EXHIBIT 1







5500 Greenwood Plaza Blvd., Suite 200  
Greenwood Village, CO 80111  
303.770.8884 • [GallowayUS.com](http://GallowayUS.com)

Galloway & Company, LLC  
5500 Greenwood Village Suite 200  
Greenwood Village, CO 80111

**Date:** 5/01/2025

**Community Development Department**

Spanish Fork City  
40 South Main Street  
Spanish Fork, UT 84660

**Re: Request for approval of Design Enhancement Overlay Zone**

Dear Planning Staff and City Council Members,

We are formally requesting for the designation of a Design Enhancement Overlay Zone for the property located at 1206 N Canyon Creek Parkway, Spanish Fork, Utah (Parcel ID 65:400:0001), which is currently zoned (C-2) General Commercial.

This request is being made in relation to a proposed expansion of the existing Walmart at this site. The expansion, as currently planned, does not meet certain minimum landscaping development criteria required within the C-2 zone. To address this, we seek the flexibility afforded by the Design Enhancement Overlay Zone as outlined in Section 15.3.20.060 of the Spanish Fork Municipal Code. This section allows properties with development challenges in zones including R-O, C-O, C-2, S-C, C-UV, I-1, and B-P to pursue enhanced design solutions that may otherwise not meet conventional standards.

**Use and Eligibility:**

Parcel 65:400:0001 is designated as (C-2) General Commercial and qualifies for inclusion in the Design Enhancement Overlay Zone under the current code.

**Limitation:**

We acknowledge that if the approved commercial use ceases to operate, the site will revert to its underlying C-2 zoning and its associated requirements.

**Request for Performance Standard Modification:**

The current code (Section 15.4.16.130.D) mandates a minimum of 15% landscaped area. Due to the site's physical constraints and the goals of the proposed development, we request a reduction of this requirement to 6.5%.

#### **Justification for Modification:**

- **Why the Standard Cannot Be Met:**  
The existing site has limited available surface area due to site layout constraints. Meeting the full 15% landscape requirement while complying with other code requirements is not feasible at this time.
- **Why the Standard May Be Modified:**  
We believe the proposed reduction will not compromise the intent of the code. The design will continue to reflect the community's aesthetic values while promoting commercial growth and maintaining functionality.
- **Impact on Adjacent Properties:**  
The site is surrounded by other commercial properties. The proposed landscape reduction will not negatively impact neighboring developments or diminish the area's visual appeal.

#### **Acknowledgement of City Discretion:**

We recognize that the City Council has full discretion to impose conditions with the approval of a Design Enhancement Overlay Zone to mitigate any impacts. These conditions may include enhanced architectural standards, intensified landscaping, lighting design, signage controls, or other site-specific mitigations as deemed necessary. Should the Community Development Director require a supporting study, we are fully prepared to provide documentation addressing why the reduced standards are appropriate and how potential deficiencies will be offset.

#### **Findings:**

We believe that the proposed use and design meet the required findings for approval, including:

1. The proposed use is appropriate for this parcel when compared with other possible uses.
2. The modification will not cause detriment to the public, adjacent property owners, or traffic flows.
3. Adequate conditions can and will be incorporated to offset any reduced development standards.
4. Any required supporting studies will be prepared to the City's satisfaction.

We appreciate your consideration of this application and are confident that the proposed Design Enhancement Overlay Zone will enable a practical and high-quality development that aligns with the City's economic and planning objectives. We remain committed to working with City staff to ensure the project meets all necessary standards





5500 Greenwood Plaza Blvd., Suite 200  
Greenwood Village, CO 80111  
303.770.8884 • [GallowayUS.com](http://GallowayUS.com)

and expectations. Thank you for your time and please don't hesitate to reach out with any questions.

Sincerely,

**Anna Betkowski**

Senior Due Diligence Coordinator

Galloway & Company, LLC

[annabetkowski@gallowayus.com](mailto:annabetkowski@gallowayus.com)

(704) 351-9952



Brent Money Annexation  
Petition  
**1000 West 3800 North**  
221.91 acres  
R-R Residential  
Proposed Zone



## PROPOSAL

The Applicant has proposed that two parcels totaling 221.91 acres, located at approximately 1000 West 3800 North, be annexed.

The subject property is currently outside the City's Annexation Policy and Growth Management Boundaries. In order to annex the subject property, Spanish Fork City would need to amend its Annexation Policy Plan. This process could mimic what happened with Stockman Flats. In order to approve that annexation, the City Council updated the Policy on April 18, 2023.

Annexing this property would solve a peninsula of unincorporated Utah County that currently exists between Spanish Fork City and Springville City.

A portion of the northern end of this annexation sits within Utah Lake and potential wetlands exist throughout the property.

Key issues: Annexation Policy Plan, Springville City's Annexation Policy Plan, utilities, agriculture protection, general plan designation, zoning.

## STAFF RECOMMENDATION

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

### Findings

1. That annexing this property would eliminate a peninsula of unincorporated Utah County.
2. That staff believes that this area can be serviced by Spanish Fork City utilities.
3. That the subject property appears to be in the path of development.

## EXHIBITS

1. Area Maps
2. Annexation Plat

## EXHIBIT 1





## EXHIBIT 2

**TO:** Spanish Fork City Planning Commission  
**FROM:** Dave Anderson, AICP  
**DATE:** July 2, 2025  
**RE:** Large Utility Facility Overlay Zone

This proposal would remove the Large Utility Facility Overlay District from Title 15.

~~**15.3.20.110 Large Utility Facility Overlay District**~~

~~This district provides an opportunity for Spanish Fork City to approve large scale utility facility projects that would not primarily provide local service. This Overlay may be approved in any Zoning District.~~

~~**A. Application**~~

- ~~1. Applications to establish a Large Utility Facility Overlay District shall be processed in the same manner as that for other zoning map amendments. The application shall be accompanied by a complete application which includes the following information:
  - ~~a. a complete description of the intended nature and character of the project;~~
  - ~~b. a description of the project's necessity and the importance of it's proposed location;~~
  - ~~c. a map of the location of the proposed project including parcel numbers of all impacted properties;~~
  - ~~d. a proposed project phasing plan;~~
  - ~~e. plans representing proposed changes to any existing improvements;~~
  - ~~f. plans that identify the nature of any improvements that would be constructed with the project;~~
  - ~~g. plans that identify disturbed areas and the proposed means to restore those areas.~~~~

~~**B. Performance Standards**~~

~~1. Permitted Use~~

- ~~a. Large Utility Facilities.~~

~~2. Project Impact~~

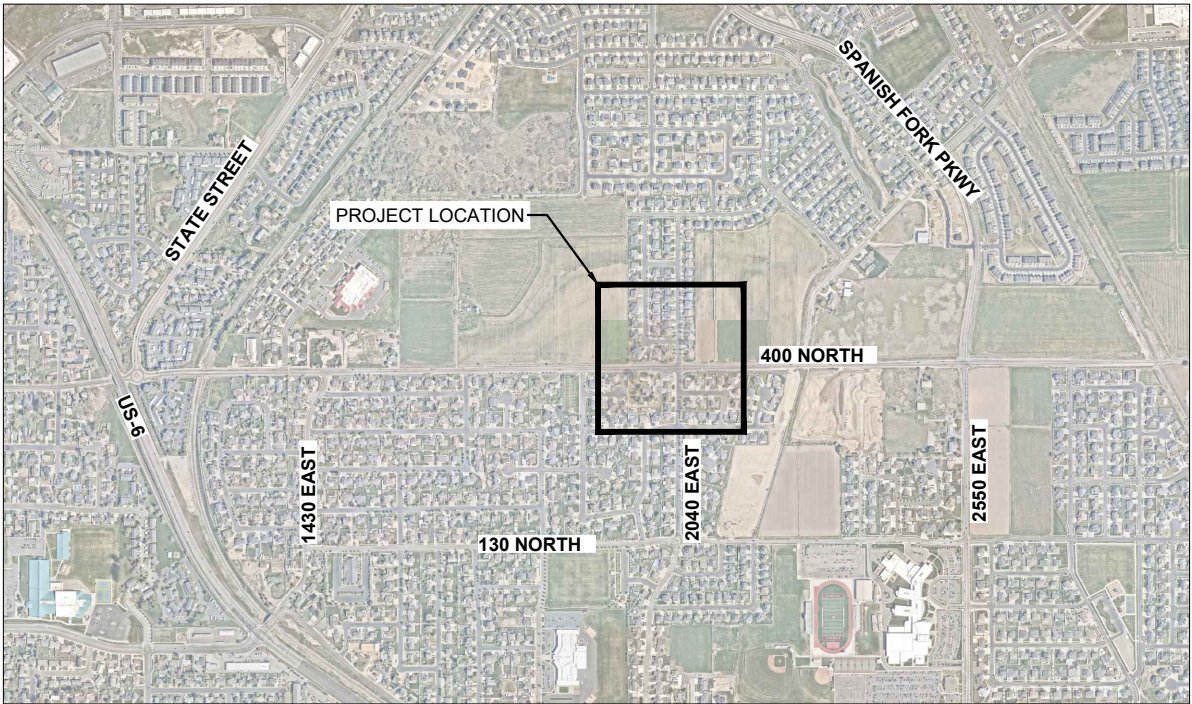
- ~~a. A review will be performed to ensure that appropriate measures are taken to mitigate impacts on surrounding properties and the community as a whole when Large Utility Facilities are constructed. Mitigation measures may include but are not limited to:
  - ~~i. providing easements and right of way for roads, trails and other utilities;~~
  - ~~ii. revegetating disturbed areas;~~
  - ~~iii. using materials that limit the visual impact of the utility.~~~~

~~**C. Findings: the following findings must be made by the Council before approving any Large Utility Facility Overlay District:**~~

- ~~1. That the proposed project is needed to provide utility service to areas that are not located or are planned to be located within Spanish Fork City;~~
- ~~2. That the proposed development will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the area or community as a whole;~~

~~3.—That sufficient assurance has been provided that any impacts generated by the project and its construction will be remediated.~~





VICINITY MAP

INDEX OF SHEETS

SHEET NUMBER	NUMBER OF SHEETS	DESCRIPTION
01	1	TITLE/INDEX OF SHEETS
GN-01 TO GN-04	4	GENERAL NOTES
SC-01	1	SURVEY CONTROL
HC-01 TO HC-03	3	HORIZONTAL CONTROL
TS-01 TO TS-03	3	TYPICAL SECTION
RMV-01 TO RMV-02	2	REMOVAL
RD-01 TO RD-02	2	ROADWAY
RP-01 TO RP-05	5	ROADWAY PROFILE
DR-01	1	UTILITIES AND DRAINAGE
SS-01 TO SS-07	7	SIGNING AND STRIPING



SPANISH FORK CITY  
2040 EAST 400 NORTH ROUNDABOUT

**MAYOR**  
MIKE MENDENHALL

**CITY COUNCIL**  
LANDON TOOKE  
STACY BECK  
JESSE CARDON  
SHANE MARSHALL  
KEVIN OYLER

**APPROVALS**

ENGINEERING MANAGER \_\_\_\_\_ JERED JOHNSON

STREETS DIVISON MANAGER \_\_\_\_\_ JAMIE CHAPPEL

PROJECT MANAGER \_\_\_\_\_ DILLON MUIRBROOK

PUBLIC WORKS DIRECTOR \_\_\_\_\_ COREY PIERCE



THIS SEAL APPLIES TO ALL SHEETS  
CONTAINING THIS SIGNATURE

DESIGN ENGINEER \_\_\_\_\_  
VERIFIED FOR SUBMISSION FOR ADVERTISEMENT

THIS SEAL APPLIES TO ALL SHEETS  
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DESIGN ENGINEER \_\_\_\_\_  
VERIFIED FOR SUBMISSION FOR ADVERTISEMENT

REVISIONS

CONSOR ENGINEERS  
38 E SCENIC POINTE, #300  
DRAPER, UT 84020



SPANISH FORK CITY  
2040 EAST 400 NORTH ROUNDABOUT  
TITLE/INDEX OF SHEETS

SHEET NO. 01

G:\5\2025\12-56-24 PM AL\...-IPD\Projects\UT\Spanish Fork City\2023\0230844\UT-47\Drawing File\0230844\UT - Title.dwg

THE CONTRACTOR SHALL CAREFULLY READ ALL THE NOTES AND SPECIFICATIONS. THE CONTRACTOR SHALL BE SATISFIED AS TO THE TRUE MEANING AND INTENTION AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.

1. PRECONSTRUCTION

- 1.1. THE CONTRACTOR SHALL NOTIFY THE SPANISH FORK CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF THREE (3) WEEKS BEFORE BEGINNING WORK.
- 1.2. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL APPROPRIATE GOVERNMENT AND PRIVATE ENTITIES ASSOCIATED WITH THE PROJECT.
- 1.3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH SPANISH FORK CITY, REPRESENTATIVES OF THE CONSULTANT CONSTRUCTION MANAGEMENT TEAM, REPRESENTATIVES OF THE CONTRACTORS AND OTHER AFFECTED AGENCIES.

2. SCHEDULE

- 2.1. PRIOR TO CONSTRUCTION THE CONTRACTOR WILL UPDATE SPANISH FORK CITY PUBLIC WORKS AS CHANGES OCCUR IN ACCORDANCE WITH THE SPECIFICATIONS.
- 2.2. REGULAR WORK HOURS ARE SEVEN (7) A.M. UNTIL SEVEN (7) P.M. OR DUSK (WHICHEVER OCCURS FIRST) OF THE SAME DAY, MONDAY THROUGH FRIDAY. THE CONTRACTOR WILL NOT PERMIT OVERTIME WORK OUTSIDE OF REGULAR WORKING HOURS OR THE PERFORMANCE OF WORK ON SATURDAY, SUNDAY OR ANY LEGAL HOLIDAY WITHOUT RECEIVING WRITTEN CONSENT FROM THE PUBLIC WORKS DIRECTOR. REQUESTS FOR WEEKEND WORK APPROVAL MUST BE SUBMITTED, IN WRITING TO SPANISH FORK CITY NO LATER THAN WEDNESDAY AT 3:30 P.M. FOR SUBSEQUENT WEEKEND. REQUESTS FOR HOLIDAY WORK APPROVAL MUST BE SUBMITTED, IN WRITING TO SPANISH FORK CITY NO LATER THAN 7:00 A.M. - 2 BUSINESS DAYS PRIOR TO THE HOLIDAY.
- 2.3. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.

LIST OF ABBREVIATIONS

AP	ANGLE POINT
BW	BOTTOM OF WALL
B.O.	BY OTHERS
C	CONCRETE
CB	CATCH BASIN
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EOG	EDGE OF GRAVEL
EX	EXISTING
FS	FINISHED SURFACE
G	GUTTER
GB	GRADE BREAK
HP	HIGH POINT
IR	IRRIGATION
LOD	LIMITS OF DISTURBANCE
LP	LOW POINT
P	PAVEMENT
PC	POINT OF CURVATURE
PP	POLYPROPYLENE PIPE
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
RCP	REINFORCED CONCRETE PIPE
SFCPW	SPANISH FORK CITY PUBLIC WORKS
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
TC	TOP OF CONCRETE
TW	TOP OF WALL
U.N.O	UNLESS NOTED OTHERWISE
W	WATER
WW FL	WATERWAY FLOWLINE

3. GENERAL NOTES

- 3.1. ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING BLUE STAKES FOR LOCATION OF ALL UTILITIES. 1-800-662-4111.
- 3.2. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION AND ENSURE THEY REMAIN IN PLACE AND OPERATIONAL.
- 3.3. RESTORE OR PRESERVE ALL EXISTING FENCES, ROADS, AND DITCHES UNLESS OTHERWISE SPECIFIED.
- 3.4. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS, ONE HARD COPY AND ONE CD WITH CAD FILES, PRIOR TO FINAL PAYMENT.
- 3.5. SAFE CONSTRUCTION PROCEDURES AND WORKING CLEARANCES ARE TO BE MAINTAINED AT ALL TIMES.
- 3.6. IF THERE IS A CONFLICT BETWEEN THE PLANS AND SPECIFICATIONS, THE SPECIFICATIONS SHALL PREVAIL.
- 3.7. UNLESS OTHERWISE NOTED, ALL WORK IS TO BE PERFORMED PER SPANISH FORK CITY SPECIFICATIONS AND STANDARDS. IN THE EVENT THAT THE MUNICIPALITIES DO NOT OFFER SPECIFICATIONS FOR THE WORK, THE LATEST APWA STANDARDS SHALL APPLY.
- 3.8. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE BEST QUALITY ARE TO BE USED.
- 3.9. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
- 3.10. THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- 3.11. THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND, THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS.
- 3.12. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID. AWARDED THE CONTRACT TO THE CONTRACTOR AND THE CONTRACTOR SIGNING SAID CONTRACT SHALL CONSTITUTE ACKNOWLEDGEMENT THAT THE CONTRACTOR RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. THE CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

- 3.13. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- 3.14. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR ANY REGULATORY AGENCY.
- 3.15. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL ROADWAYS, PIPING AND CONDUITS, STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS ARE TO BE SUBMITTED BY THE CONTRACTOR PRIOR TO SUBSTANTIAL COMPLETION AND SPANISH FORK CITY ACCEPTANCE OF THE CONSTRUCTION.
- 3.16. WORK IN EASEMENT AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENT AND/OR RIGHTS-OF-WAY.
- 3.17. ALL CONSTRUCTION WILL CONFORM TO THE MOST CURRENT APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS AND AASHTO, ASTM, AWWA, AND MUTCD STANDARDS, SPANISH FORK CITY STANDARDS AND SPECIFICATIONS. WHERE CONFLICTS ARISE, THE MOST STRINGENT CODE WILL APPLY.
- 3.18. CONTRACTOR SHALL ATTEND ALL PRECONSTRUCTION, CONSTRUCTION CONFERENCES AND WEEKLY MEETINGS.

REVISIONS				REMARKS	
	</				



4. PUBLIC INVOLVEMENT		B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.		CONSTRUCTION INSPECTOR.	
4.1. SPANISH FORK CITY WILL PROVIDE THE CONTRACTOR ANY PERMITS TO ENTER AND CONSTRUCT NECESSARY TO PERFORM THE WORK AS DOCUMENTED IN THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ACQUIRING ANY ADDITIONAL PERMITS MADE NECESSARY BY ANY CHANGES TO THE PLANS AFTER CONSTRUCTION BEGINS.		C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.		10.4. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.SPANISH FORK CITY MUST APPROVE ALL PROJECT HAUL ROUTES.	
4.2. PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL OBTAIN ANY/ALL WRITTEN AGREEMENTS FOR INGRESS AND EGRESS TO THE WORK SITE FROM ADJACENT PRIVATE PROPERTY OWNERS. A COPY OF ALL AGREEMENTS SHALL BE PROVIDED TO SPANISH FORK CITY. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.		D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.		11. MATERIAL	
4.3. PUBLIC NOTICE TO PROJECTS IN THE PUBLIC WAY- FOR APPROVED PROJECTS THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND DISTRIBUTE WRITTEN NOTICE TO ALL RESIDENTS LOCATED WITHIN THE PROJECT AREA AT LEAST 72-HOURS PRIOR TO CONSTRUCTION. WORK TO BE CONDUCTED WITHIN COMMERCIAL OR INDUSTRIAL AREAS MAY REQUIRE A LONGER NOTIFICATION PERIOD AND ADDITIONAL CONTRACTOR COORDINATION WITH PROPERTY OWNERS. THE WRITTEN NOTICE IS TO BE APPROVED BY SPANISH FORK CITY PRIOR TO DISTRIBUTION.		E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.		11.1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING:	
		F. UNLESS OTHERWISE NOTED, ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE. OWNER MAY DESIGNATE A LOCATION ADJACENT TO WORK FOR STOCKPILING OF EXCESS SOILS.		A. SPANISH FORK CITY STANDARD SPECIFICATION AND DRAWINGS	
		G. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY CONSTRUCTION DEBRIS OR MUD TRACKED ONTO EXISTING ROADWAYS.		B. APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS	
		H. THE CONTRACTOR SHALL REPAIR ANY EXCAVATION OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION.		C. UDOT STANDARD PLANS AND SPECIFICATIONS	
5. PLANS				D. AASHTO A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREET	
5.1. IN CASE OF DISCREPANCY BETWEEN SCALED AND FIGURED DIMENSIONS, FIGURED DIMENSIONS SHALL GOVERN.				11.2 THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED IN WRITING BY THE SPANISH FORK CITY DIRECTOR OF PUBLIC WORKS.	
5.2. IF FOR ANY REASON PROPOSED FACILITIES CANNOT BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS, CONTRACTOR MUST IMMEDIATELY INFORM CONSTRUCTION INSPECTOR AND SHALL NOT BEGIN OR CONTINUE WORK ON THOSE ITEMS. IF THE CONSTRUCTION MANAGEMENT TEAM DETERMINES PLAN REVISIONS ARE NECESSARY, NO WORK SHALL BE PERFORMED ON THE ITEM(S) IN QUESTION UNTIL REVISED PLANS ISSUED BY THE DESIGN ENGINEER ARE APPROVED AND ISSUED FOR CONSTRUCTION BY SPANISH FORK CITY PUBLIC WORKS.		8. CONSTRUCTION STAKING		11.3 ASPHALT GUARANTEE - THE CONTRACTOR SHALL REMOVE, DISPOSE OF, FURNISH AND PLACE PERMANENT ASPHALT PER UDOT AND CITY STANDARDS AS APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY.	
5.3. FAILURE OF PLANS OR SPECIFICATIONS TO MENTION SPECIFICALLY THE PROVISION OF ANY ITEM(S), OR PERFORMANCE OF ANY WORK OR PROCEDURE WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT, SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PROVIDE SUCH ITEM(S) OR TO PERFORM SUCH WORK OR PROCEDURE.		8.1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING. CENTERLINE OF ROAD TO BE APPROVED BY COUNTY AND ENGINEER.		11.4 TEMPORARY ASPHALT - IF THE CONTRACTOR CHOOSES TO WORK WITHIN THE PUBLIC WAY WHEN HOT MIX ASPHALT IS NOT AVAILABLE, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE APPROPRIATE GOVERNING ENTITY PRIOR TO INSTALLING TEMPORARY ASPHALT SURFACING MATERIAL. WITHIN SPANISH FORK CITY, WHEN PERMANENT ASPHALT BECOMES AVAILABLE, THE CONTRACTOR SHALL REMOVE THE TEMPORARY ASPHALT, FURNISH AND INSTALL THE PERMANENT ASPHALT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY FROM THE DATE OF COMPLETION.	
6. CONSTRUCTION LIMITS		8.2. SURVEY CONTROL - CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS APPROVED. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE).		11.5 CONSTRUCT EARTH FILLS FOR ROADS, EMBANKMENTS, AND STRUCTURES IN ACCORDANCE WITH APWA STANDARD SPECIFICATIONS.	
6.1. PROJECT LIMITS - THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.		8.3. THE CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE. DEPENDING ON THE LOCATION OF THE PROJECT; CONTACT THE COUNTY SURVEYOR FOR SECTION CORNER MONUMENTS AND SPANISH FORK CITY FOR CITY MONUMENTS AND CONSTRUCTION REQUIREMENTS.		11.6 CONTRACTOR IS RESPONSIBLE FOR PROVIDING SOIL, BASE AGGREGATE AND HOT MIX ASPHALT COMPACTION TESTING. A CERTIFIED TECHNICIAN MUST BE ONSITE AT ALL TIMES DURING FILL OPERATIONS. COPIES OF SOIL COMPACTION TEST RESULTS MUST BE PROVIDED TO, AND APPROVED BY, THE CONSTRUCTION INSPECTOR PRIOR TO PLACEMENT OF CURBS AND/OR BASE AGGREGATE. COPIES OF BASE AGGREGATE COMPACTION TEST RESULTS MUST BE PROVIDED TO, AND APPROVED BY, THE CONSTRUCTION INSPECTOR PRIOR TO PLACEMENT OF BASE HOT MIX ASPHALT.	
7. CONSTRUCTION SITE		8.4. IF THE DESIGN ENGINEER PROVIDES MATERIALS INCLUDING CADD BASE FILES OR SURFACE MODELS, THE CONTRACTOR UNDERSTANDS THESE MATERIALS ARE FOR INFORMATION ONLY. THE APPROVED SIGNED, SEALED PLANS ARE THE OFFICIAL FINAL PLANS AND ARE WHAT IS APPROVED TO BE BUILT.		11.7 WHERE DITCH OR WATERWAY STABILIZATION MATTING OF ANY TYPE IS SPECIFIED, INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. MATTING SHALL BE PLACED ON BOTTOM AND SIDE SLOPES TO PROVIDE EITHER 1.0' STABILIZED DEPTH, UNLESS OTHERWISE INDICATED ON PLANS.	
7.1. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.		9. CONSTRUCTION STAGING		11.8 ONCE BEGUN, ROAD CONSTRUCTION SHALL BE CONTINUED UNTIL FULL DEPTH OF AGGREGATE BASE AND PAVING AS SHOWN ON THE TYPICAL SECTION ARE PLACED, INCLUDING THE FINISHED SURFACE COURSE. AGGREGATE BASE COURSE AND HOT MIX ASPHALT BASE COURSE SHALL NOT REMAIN UNCOVERED FOR MORE THAN (5) FIVE WORKING DAYS.	
		9.1. CONTACT SPANISH FORK CITY PROJECT MANAGER FOR CITY APPROVED CONSTRUCTION STAGING AREAS.		11.9 OFF-SITE BORROW MATERIAL TO BE IMPORTED FOR EMBANKMENT CONSTRUCTION AND SUPPORT OF PAVEMENT IS TO MEET THE MINIMUM SUBGRADE SOIL SPECIFICATIONS IN THE SPANISH FORK CITY PUBLIC WORKS STANDARD SPECIFICATIONS AND DRAWINGS. CBR TESTING OF OFF-SITE BORROW MATERIAL SHALL BE COMPLETED AND THE TEST RESULTS SUBMITTED TO AND APPROVED BY SPANISH FORK CITY PRIOR TO DELIVERY OF THE MATERIAL. THE PAVING DESIGN SECTIONS SHOWN ON THE APPROVED PLANS SHALL BE REVIEWED AND EVALUATED USING THE CBR TESTING RESULTS OF THE BORROW MATERIAL. ANY CHANGES TO THE PAVEMENT DESIGN SECTIONS BASED ON THE CBR TEST RESULTS SHALL BE INCORPORATED THROUGH THE RED-LINE REVISION PROCESS.	
7.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY OF THE PROJECT AND SHALL COMPLY WITH ALL PUBLIC SAFETY, STATE, COUNTY, CITY AND OSHA STANDARDS.		9.2. CONSTRUCTION VEHICLES SHALL USE TRUCK ROUTES DESIGNATED BY SPANISH FORK CITY.		11.10 ALL BACKFILL SHALL CONFORM TO APWA, SPANISH FORK CITY STANDARD PLANS AND SPECIFICATIONS.	
7.3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS.		9.3. CONSTRUCTION VEHICLES, CONTRACTOR OR PRIVATE, OR CONSTRUCTION MATERIALS OR EQUIPMENT SHALL NOT BE PARKED, PLACED, OR STORED WITHIN ANY PUBLIC RIGHT-OF-WAY THAT DOES NOT HAVE THE APPROPRIATE TRAFFIC CONTROL PER THE MUTCD.		11.11 ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPANISH FORK CITY AND APWA STANDARDS AND SPECIFICATIONS. IN INSTANCES OF A CONFLICT IN STANDARDS, THE CORRESPONDING MUNICIPALITY STANDARDS GOVERN.	
7.4. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTORS EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH APWA SPECIFICATION 01 57 00. WATER FOR DUST CONTROL SHALL BE DRAWN FROM AN APPROVED SPANISH FORK CITY METERED FIRE HYDRANT.		10. MAINTENANCE OF TRAFFIC			
7.5. THE CONTRACTOR AGREES THAT		10.1. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.			
A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.		10.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION. ALL TRAFFIC CONTROLS SHALL CONFORM TO SPANISH FORK CITY'S STANDARDS AND SPECIFICATIONS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) LATEST EDITION. A PLAN SHALL BE SUBMITTED TO SPANISH FORK CITY FOR REVIEW AND ACCEPTANCE TWO WEEKS PRIOR TO CONSTRUCTION.			
		10.3. CONTRACTOR SHALL IMMEDIATELY REMOVE AND REPLACE DEVICES WHICH ARE DAMAGED, DO NOT FUNCTION PROPERLY, OR ARE DETERMINED BY CONSTRUCTION INSPECTOR TO BE UNSUITABLE FOR THEIR PURPOSE.			



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12. ROADWAY CONSTRUCTION

- 12.1.

ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- 12.2.

THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FROM ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. THE CONTRACTOR SHALL COMPLY WITH ALL OCCUPATIONAL SAFETY AND HEALTH ASSOCIATION STANDARDS.
- 12.3.

ALL MANHOLE RIMS, LAMPHOLES, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.
- 12.4.

PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.
- 12.5.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY MEASURE NECESSARY TO COMPLY WITH ANY STATE, COUNTY OR CITY DUST CONTROL ORDINANCE.

13. REMOVALS

- 13.12.

IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- 13.13.

WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

14. EROSION CONTROL / GRADING NOTES

- 14.1.

PLACE STRAW BALES AND/OR SEDIMENT FENCES ALONG GRADING LIMITS OF THE SITE IN AREAS AS INDICATED BY THE PLANS. THE CONTRACTOR SHALL PROVIDE THE SEDIMENTATION AND EROSION CONTROL SYSTEMS AS INDICATED HEREON IN ADDITION TO WHATEVER MEASURES MAY BE NECESSARY TO PREVENT SEDIMENTATION FROM BEING TRANSPORTED TO DOWNSTREAM PIPES AND CHANNELS.
- 14.2.

GRADE SITE AS FOLLOWS

A.

STRIP AND STOCKPILE TOPSOIL WITHIN LIMITS OF DISTURBANCE.

B.

CONSTRUCT TEMPORARY DIVERSION SWALES WHERE NECESSARY.

15. CONSTRUCTION INSPECTIONS

- 15.1.

ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY SPANISH FORK CITY. SPANISH FORK CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO STANDARDS AND SPECIFICATIONS.
- 15.2.

INSPECTIONS AND ONSITE VISITS ARE NOT TO BE CONSTRUED AS A GUARANTEE BY SPANISH FORK CITY OF THE CONTRACTOR'S CONTRACTUAL COMMITMENT. REQUESTS FOR INSPECTION BY SPANISH FORK CITY SHALL BE MADE BY THE CONTRACTOR A MINIMUM OF TWENTY-FOUR (24) HOURS IN ADVANCE.
- 15.3.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR; ALL RE-TESTING AND/OR RE- INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

16. CLEARING AND GRUBBING

- 16.1.

CLEAR AND GRUB SITE AS NECESSARY. CONTRACTOR SHALL RETAIN

VEGETATION IN AREAS WHERE NO GRADING IS PROPOSED.

- 16.2.

EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT ARE NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED.

17. UTILITIES

- 17.1.

CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT IN PLACE ALL UTILITIES SHOWN OR NOT SHOWN ON THIS PLAN.
- 17.2.

PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, NATURAL GAS, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.
- 17.3.

CONTRACTOR SHALL POTHOLE UTILITIES AS NEEDED TO VERIFY THAT PIPE INVERTS WILL WORK AS DESIGNED PRIOR TO ORDERING PRE-CAST MANHOLES, CLEANOUT BOXES OR CATCH BASINS.

18. WATER LINE

- 18.1.

ALL MANHOLES, HYDRANTS, VALVES, CLEAN-OUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER PUBLIC UTILITIES STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS AND VALVES PER SPANISH FORK CITY STANDARDS.
- 18.2.

ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED AS REQUIRED BY SPANISH FORK CITY INSPECTORS.
- 18.3.

CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- 18.4.

WATER SYSTEM CONSTRUCTION TO BE INSTALLED PER THE REQUIREMENTS OF SPANISH FORK CITY.
- 18.5.

ALL WATERLINES SHALL BE MINIMUM 48" AND MAXIMUM 78" BELOW FINISHED ASPHALT TO TOP OF PIPE. ALL VALVES AND MANHOLE LIDS SHALL BE ADJUSTED TO FINISH GRADE, AND INSPECTED BY SPANISH FORK CITY BEFORE POURING CONCRETE COLLARS. NO HAND MIXED CONCRETE.
- 18.6.

CONTRACTOR SHALL PERFORM WATER LINE TESTING AS REQUIRED BY SPANISH FORK CITY.
- 18.7.

CONTRACTOR TO INSTALL TRACER WIRE ON ALL "NON-METALLIC" WATER LINE INSTALLATIONS INCLUDING LATERALS.
- 18.8.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF SPANISH FORK CITY, AS WELL AS THE NEEDS/LOADS OF ANY CONSTRUCTION ACTIVITIES PRIOR TO FULL COVERAGE/FULL BUILD OUT CONDITIONS.
- 18.9.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE RUBBER GASKET JOINTS ON ALL PRECAST PIPES. THE COST FOR RUBBER GASKET JOINTS SHALL BE INCLUDED IN THE UNIT PRICES OF PIPE.

- 18.10.

THE CONTRACTOR SHALL NOTIFY SPANISH FORK CITY ENGINEERING STAFF OF ANY PROBLEM IMPACTING WATER AND WASTE WATER FACILITIES THAT WOULD POTENTIALLY REQUIRE A VARIANCE FROM THE APPROVED PLANS AND SPECIFICATIONS. ANY VARIANCE FROM THE APPROVED DOCUMENTS SHALL BE AT THE SOLE DISCRETION OF SPANISH FORK CITY ENGINEERING STAFF.

- 18.11.

INSPECTIONS - IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE ANY WATER, SEWER, BACKFLOW AND DRAINAGE INSPECTION 48-HOURS IN ADVANCE TO WHEN NEEDED.

- 18.12.

DAMAGE TO EXISTING UTILITIES - THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR, MUST BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE, TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.

- 18.13.

UTILITY LOCATIONS - CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND AVOIDING ALL UTILITIES AND SERVICE LATERALS, AND FOR REPAIRING ALL DAMAGE THAT OCCURS TO THE UTILITIES DUE TO THE CONTRACTOR'S ACTIVITIES. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, MATERIAL AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING AHEAD OF SCHEDULED CONSTRUCTION IN ORDER TO IDENTIFY POTENTIAL CONFLICTS AND PROBLEMS WITH FUTURE CONSTRUCTION ACTIVITIES. EXISTING UTILITY INFORMATION OBTAINED FROM PLANS MUST BE ASSUMED AS APPROXIMATE AND REQUIRING FIELD VERIFICATION. CONTACT BLUE STAKES OR APPROPRIATE OWNER FOR COMMUNICATION LINE LOCATIONS.

- 18.14.

UTILITY RELOCATIONS - FOR UTILITY CONFLICTS REQUIRING MAINLINE RELOCATIONS, THE CONTRACTOR MUST NOTIFY THE APPLICABLE UTILITY COMPANY OR USER A MINIMUM OF 2-WEEKS IN ADVANCE. A ONE-WEEK MINIMUM NOTIFICATION IS REQUIRED FOR CONFLICTS REQUIRING THE RELOCATION OF SERVICE LATERALS. ALL RELOCATIONS ARE SUBJECT TO APPROVAL FROM THE APPLICABLE UTILITY COMPANY AND/OR USER.

- 18.15.

FIELD CHANGES - NO ROADWAY, UTILITY ALIGNMENT OR GRADE CHANGES ARE ALLOWED FROM THE APPROVED CONSTRUCTION PLANS/DOCUMENTS WITHOUT WRITTEN APPROVAL FROM SPANISH FORK CITY. CHANGES TO HYDRANT LOCATIONS AND/OR FIRE LINES MUST BE REVIEWED AND APPROVED BY SPANISH FORK CITY ENGINEERING STAFF.

- 18.16.

PUBLIC NOTICE FOR WATER MAIN SHUT DOWNS - SPANISH FORK CITY MUST BE CONTACTED AND APPROVE ALL WATER MAIN SHUTDOWNS. ONCE APPROVED THE CONTRACTOR MUST NOTIFY ALL EFFECTED USERS BY WRITTEN NOTICE A MINIMUM OF 48-HOURS (RESIDENTIAL) AND 72-HOURS (COMMERCIAL/INDUSTRIAL) PRIOR TO THE WATER MAIN SHUT DOWN. PUBLIC UTILITIES MAY REQUIRE LONGER NOTICE PERIODS.

- 18.17.

WATER AND SEWER SEPARATION - IN ACCORDANCE WITH UTAH'S DEPARTMENT OF HEALTH REGULATIONS, A MINIMUM TEN-FOOT HORIZONTAL AND 1.5-FOOT VERTICAL (WITH WATER ON TOP) SEPARATION IS REQUIRED. IF THESE CONDITIONS CANNOT BE MET, STATE AND UTAH COUNTY PUBLIC UTILITIES APPROVAL IS REQUIRED. ADDITIONAL CONSTRUCTION MEASURES WILL BE REQUIRED FOR THESE CONDITIONS.

- 18.18.

SPANISH FORK CITY PUBLIC UTILITIES MUST APPROVE ALL FIRE AND WATER SERVICE CONNECTIONS. A MINIMUM 3-FOOT SEPARATION IS REQUIRED BETWEEN ALL WATER AND FIRE SERVICE TAPS INTO THE MAIN. ALL CONNECTIONS MUST BE MADE MEETING SPANISH FORK CITY PUBLIC UTILITIES REQUIREMENTS. A 5-FOOT MINIMUM BURY DEPTH (FINAL GRADE TO TOP OF PIPE) IS REQUIRED ON ALL WATER/FIRE LINES UNLESS OTHERWISE APPROVED BY PUBLIC UTILITIES. WATER LINE THRUST BLOCK AND RESTRAINTS ARE AS PER SPANISH FORK CITY APPROVED DETAIL DRAWINGS AND SPECIFICATIONS. ALL EXPOSED NUTS AND BOLTS WILL BE COATED WITH CHEVRON FM1 GREASE PLUS MINIMUM 8 MIL THICKNESS PLASTIC. PROVIDE STAINLESS STEEL NUTS, BOLTS AND WASHERS FOR HIGH GROUNDWATER/ SATURATED CONDITIONS AT FLANGE FITTINGS, ETC.

- 18.19.

ALL WATERLINES INSTALLATIONS AND TESTING TO BE PER SPANISH FORK CITY'S STANDARDS AND SPECIFICATIONS AND IN ACCORDANCE WITH AWWA SECTIONS C600, C601, C651, C206, C200, C900, C303 AWWA MANUAL M11 AND ALL OTHER APPLICABLE AWWA, ASTM AND ANSI SPECIFICATIONS RELEVANT TO THE INSTALLATION AND COMPLETION OF THE PROJECT. AMENDMENT TO SECTION C600 SECTION 4.1.1; DOCUMENT TO READ MINIMUM TEST PRESSURE SHALL NOT BE LESS THAN 200 P.S.I. GAUGED TO A HIGH POINT OF THE PIPELINE BEING TESTED. ALL MATERIALS USED FOR WATERWORKS PROJECTS TO BE RATED FOR 150 P.S.I. MINIMUM OPERATING PRESSURE. IN AN INSTANCE OF A CONFLICT IN STANDARDS AND SPECIFICATIONS, THE APPLICABLE CITY'S STANDARDS GOVERN.

REVISIONS				CONSOR ENGINEERS 38 E SCENIC POINTE, #300 DRAPER, UT 84020		6/5/25 DATE		TRP		REMARKS	
				CONSOL		PROFESSIONAL ENGINEER		CHECKED BY			
				DRAWN BY		KB					
				SPANISH FORK PRIDE & PROGRESS		SPANISH FORK - PUBLIC WORKS 40 S. MAIN STREET, OFFICE 210 SPANISH FORK UTAH 84660					
				SPANISH FORK CITY		2040 EAST 400 NORTH ROUNDAABOUT					
								GENERAL NOTES			
SHEET NO.				GN-03							

18.20. CONTRACTOR IS TO INSTALL WATER SERVICE LINES, METER YOKES AND/OR ASSEMBLIES AND METER BOXES WITH LIDS LOCATED AS APPROVED ON THE PLANS PER APPLICABLE PUBLIC UTILITIES DETAIL DRAWINGS. METER BOXES ARE TO BE PLACED IN THE PARK STRIPS OR BEHIND ADJACENT SIDEWALK PERPENDICULAR TO THE WATER MAIN SERVICE TAP CONNECTION. ALL WATER METERS, CATCH BASINS, CLEANOUT BOXES, MANHOLES, DOUBLE CHECK VALVE DETECTOR ASSEMBLIES, REDUCED PRESSURE DETECTOR ASSEMBLIES AND BACKFLOW PREVENTION DEVICES MUST BE LOCATED OUTSIDE OF ALL APPROACHES, DRIVEWAYS, PEDESTRIAN WALKWAYS AND OTHER TRAVELED WAYS UNLESS OTHERWISE APPROVED ON PLANS.

18.21. THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. UTILITIES IN THE AREA OF CONSTRUCTION ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT.

## 19. SIGNING AND STRIPING NOTES

19.1. STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH APWA STANDARD SPECIFICATIONS AND MUTCD.

19.2. THE CONTRACTOR SHALL RENEW OR REPLACE ANY EXISTING TRAFFIC STRIPING AND/OR PAVEMENT MARKINGS, WHICH HAVE BEEN EITHER REMOVED OR THE EFFECTIVENESS OF WHICH HAS BEEN REDUCED DURING HIS OPERATION. RENEWAL OF PAVEMENT STRIPING AND MARKING SHALL BE DONE IN CONFORMANCE WITH APWA STANDARD SPECIFICATIONS.

19.3. RECTANGULAR RAPID FLASHING BEACONS SHALL MEET THE REQUIREMENTS ESTABLISHED IN THE MUTCD "CHAPTER 4L. RECTANGULAR RAPID FLASHING BEACONS."

19.4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO PROPOSED STRIPING. METHOD OF REMOVAL SHALL BE BY WATERBLASTING, UNLESS OTHERWISE APPROVED BY ENGINEER.

19.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ANY EXISTING SIGNS, STRUCTURES, FENCES, ETC., ENCOUNTERED ON THE JOB AND RESTORING THEM TO THEIR ORIGINAL CONDITION IF NECESSARY TO PERFORM ROAD WORK AND IMPROVEMENTS IDENTIFIED IN THE PLANS.

## 20. RIGHT OF WAY NOTES

20.1. THE CONTRACTOR SHALL PROVIDE INGRESS AND EGRESS TO PRIVATE PROPERTY ADJACENT TO THE PROJECT THROUGHOUT THE PERIOD OF CONSTRUCTION. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL OBTAIN A WRITTEN AGREEMENT FROM THE PROPERTY OWNERS IMPACTED BY THIS ACCESS. UPON REQUEST, THE CONTRACTOR SHALL PROVIDE A COPY OF THESE WRITTEN AGREEMENTS TO SPANISH FORK CITY.

20.2. CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHTS-OF-WAY OR EASEMENTS FROM SPANISH FORK CITY 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.

20.3. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

## 21. PERMITS FEES AND AGREEMENTS

21.1. CONTRACTOR MUST OBTAIN ALL THE NECESSARY PERMITS AND AGREEMENTS AND PAY ALL APPLICABLE FEES PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT SPANISH FORK CITY PUBLIC WORKS FOR PERMITS AND INSPECTIONS REQUIRED FOR ANY WORK CONDUCTED WITHIN SPANISH FORK CITY'S PUBLIC RIGHT-OF-WAY. APPLICABLE UTILITY PERMITS MAY INCLUDE MAINLINE EXTENSION AGREEMENTS AND SERVICE CONNECTION PERMITS. ALL UTILITY WORK MUST BE BONDED. ALL CONTRACTORS MUST BE LICENSED TO WORK ON CITY UTILITY MAINS.

21.2. CONSTRUCTION SITES MUST BE IN COMPLIANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) STORM WATER PERMIT FOR CONSTRUCTION ACTIVITIES (801-538-6923). A COPY OF THE PERMIT'S STORM WATER POLLUTION PREVENTION PLAN MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADDITIONAL WATER QUALITY AND EROSION CONTROL MEASURES MAY BE REQUIRED.

## 22. LANDSCAPING

22.1. VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK. NOTIFY OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.

22.2. REFER TO ENGINEERING PLANS FOR CONSTRUCTION AND GRADING CONSIDERATIONS OF THE SITE. CROSS REFERENCE WORK THAT MAY IMPACT IMPROVEMENTS SHOWN ON THESE DOCUMENTS.

22.3. LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE AND ALL GRADING AT +/- 3".

22.4. 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.

22.5. 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.

22.6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE QUANTITIES AND MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS.

22.7. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AS ESTABLISHED BY THE PROJECT ENGINEER. RUNOFF AND DRAINAGE FLOWS SHALL NOT BE ALTERED OR IMPEDED.

22.8. THE CONTRACTOR SHALL FURNISH ALL LABOR, TOOLS, EQUIPMENT, MATERIALS, EMPLOYEE, AND SUBCONTRACTOR SUPERVISION FOR ITS PORTION OF THE PROJECT TO IMPLEMENT PLANS AND SPECIFICATIONS.



22.9. THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK AND RE-RESPONSIBILITY FOR LOSS AND EXPENSE RESULTING FROM ON-SITE INJURY.

22.10. THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION SCHEDULING, COORDINATION AND MANAGEMENT OF SUBCONTRACTORS.

22.11. 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.

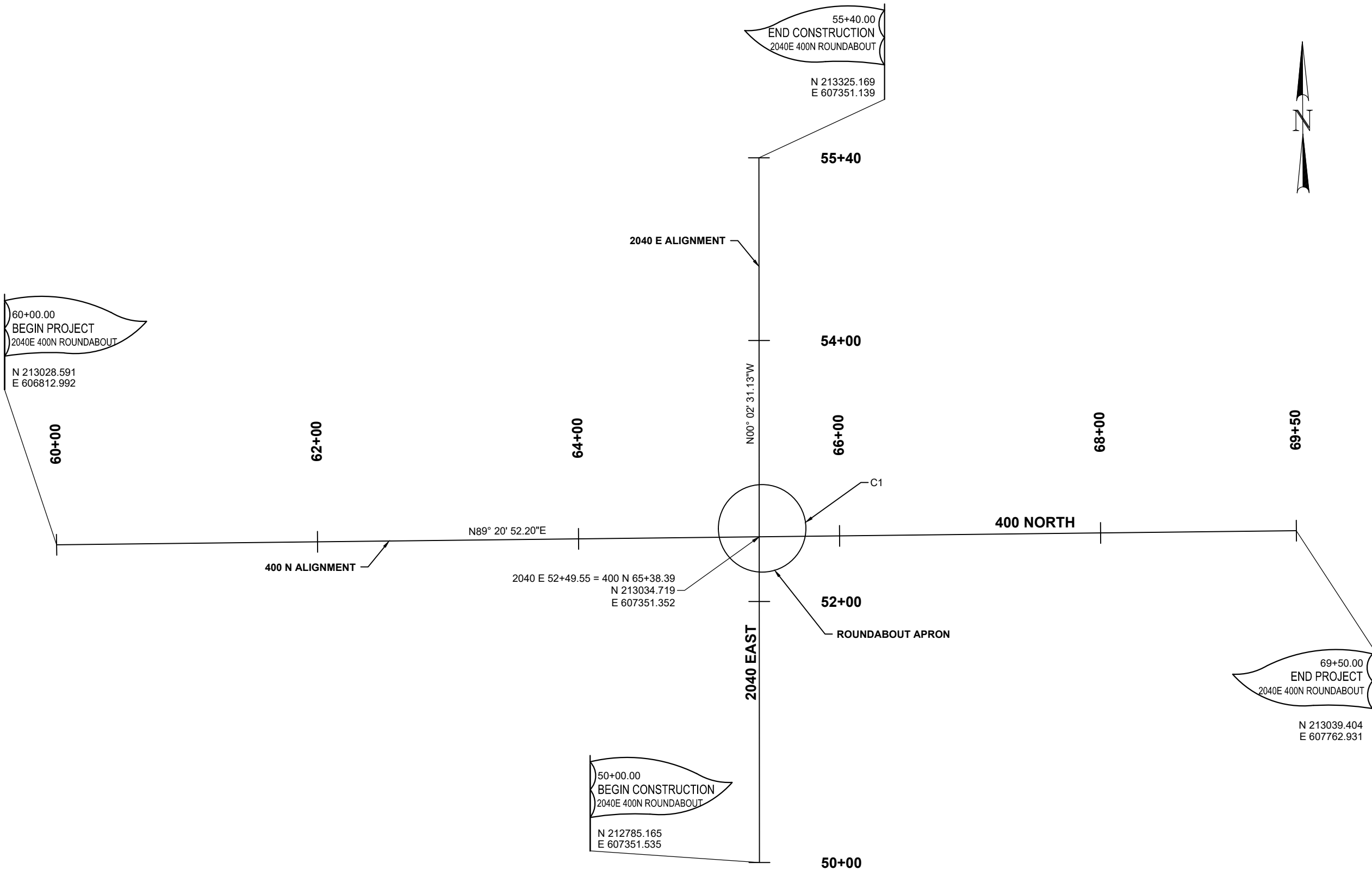
22.12. THE CONSULTANTS INSPECTIONS SHALL NOT BE DEEMED SUPERVISION OR CONTROL OF CONSTRUCTION BY CONTRACTOR OR SUBCONTRACTORS.

22.13. 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.

<div>SPANISH FORK CITY</div> <div>2040 EAST 400 NORTH ROUNABOUT</div> <div>GENERAL NOTES</div>	<div><div><div>SPANISH FORK</div><div>PRIDE &amp; PROGRESS</div></div><div>SPANISH FORK - PUBLIC WORKS 40 S. MAIN STREET, OFFICE 210 SPANISH FORK UTAH 84660</div></div>	<div><div>consor</div><div>CONSOR ENGINEERS 38 E SCENIC POINTE, #300 DRAPER, UT 84020</div></div>					REVISIONS
PROFESSIONAL ENGINEER _____			6/5/25 DATE				
DRAWN BY	KB	CHECKED BY	TRP	NO.	DATE	BY	REMARKS
GN-04							
SHEET NO.							

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CURVE DATA											
CURVE ID	ALIGNMENT	Δ	DIRECTION	RADIUS	LENGTH	TAN	PI STATION	PI NORTHING	PI EASTING	CENTER NORTHING	CENTER EASTING
C1	APRON CIRCLE	359°59'54"	N/A	33.50'	210.49'	0.00'	100+00.00	213040.746	607320.189	213041.128	607353.687




- NOTES:**
- SEE SHEET HC-02 FOR CURB ALIGNMENTS.

SPANISH FORK CITY

2040 EAST 400 NORTH ROUNDABOUT


HORIZONTAL CONTROL

SHEET NO. **HC-01**



SPANISH FORK  
PRIDE & PROGRESS

SPANISH FORK - PUBLIC WORKS  
40 S. MAIN STREET, OFFICE 210  
SPANISH FORK UTAH 84660



CONSOR ENGINEERS  
38 E SCENIC POINTE, #300  
DRAPER, UT 84020

REVISIONS

NO.	DATE	BY	REMARKS

DRAWN BY

PROFESSIONAL ENGINEER

CHECKED BY

TRP

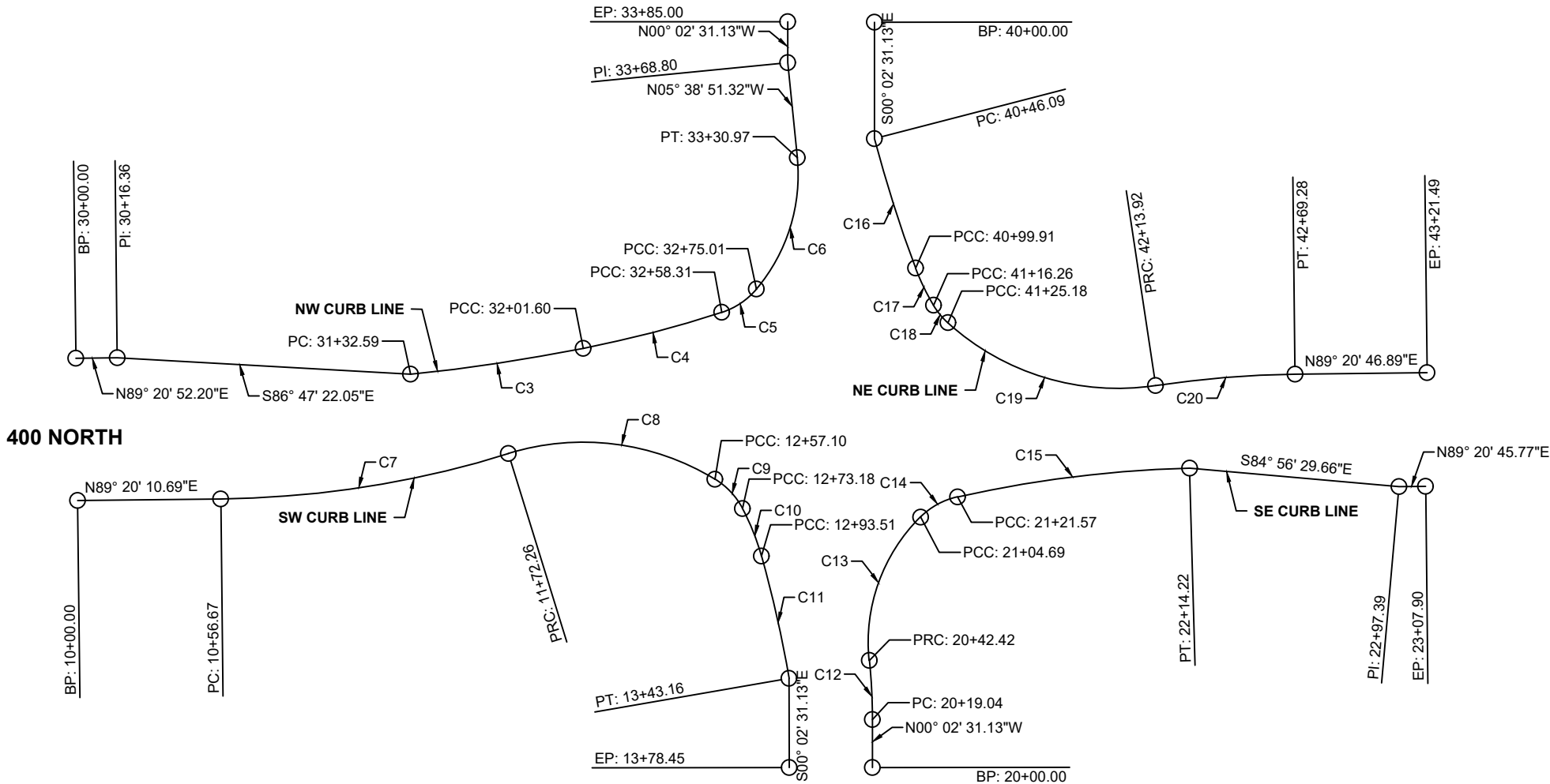
DATE

6/5/25



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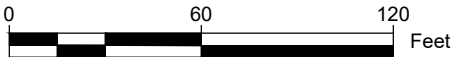
CURVE DATA											
CURVE ID	ALIGNMENT	Δ	DIRECTION	RADIUS	LENGTH	TAN	PI STATION	PI NORTHING	PI EASTING	CENTER NORTHING	CENTER EASTING
C3	NW CURB LINE	005°16'18"	LT	750.00'	69.01'	34.53'	31+67.12	213056.387	607219.415	213798.867	607107.992
C4	NW CURB LINE	006°46'08"	LT	480.00'	56.71'	28.39'	32+29.99	213068.575	607281.137	213533.982	607160.298
C5	NW CURB LINE	031°54'32"	LT	30.00'	16.71'	8.58'	32+66.88	213079.960	607316.303	213105.860	607298.903
C6	NW CURB LINE	045°47'57"	LT	70.00'	55.95'	29.57'	33+04.58	213109.116	607340.900	213131.652	607268.330
C7	SW CURB LINE	016°33'29"	LT	400.00'	115.60'	58.20'	11+14.87	213004.183	607168.164	213403.482	607105.330
C8	SW CURB LINE	048°36'30"	RT	100.00'	84.84'	45.16'	12+17.42	213034.787	607266.895	212925.899	607253.366
C9	SW CURB LINE	030°42'38"	RT	30.00'	16.08'	8.24'	12+65.34	213006.976	607312.480	212985.657	607289.823
C10	SW CURB LINE	012°15'43"	RT	95.00'	20.33'	10.20'	12+83.39	212990.678	607321.111	212955.238	607232.380
C11	SW CURB LINE	005°51'54"	RT	485.00'	49.65'	24.85'	13+18.36	212956.926	607330.560	212850.090	606856.822



CURVE DATA											
CURVE ID	ALIGNMENT	Δ	DIRECTION	RADIUS	LENGTH	TAN	PI STATION	PI NORTHING	PI EASTING	CENTER NORTHING	CENTER EASTING
C12	SE CURB LINE	005°46'27"	LT	232.00'	23.38'	11.70'	20+30.74	212927.919	607367.709	212916.049	607135.717
C13	SE CURB LINE	050°57'48"	RT	70.00'	62.26'	33.36'	20+75.78	212972.748	607363.142	212946.652	607436.163
C14	SE CURB LINE	032°14'41"	RT	30.00'	16.88'	8.67'	21+13.36	213002.393	607392.940	212975.009	607407.951
C15	SE CURB LINE	011°03'32"	RT	480.00'	92.65'	46.47'	21+68.04	213014.429	607446.751	212535.860	607506.175
C16	NE CURB LINE	006°21'28"	LT	485.00'	53.82'	26.94'	40+73.02	213120.007	607375.289	213267.465	607838.114
C17	NE CURB LINE	009°51'55"	LT	95.00'	16.36'	8.20'	41+08.11	213087.172	607387.795	213128.649	607473.655
C18	NE CURB LINE	017°01'33"	LT	30.00'	8.91'	4.49'	41+20.75	213076.263	607394.277	213095.447	607417.774
C19	NE CURB LINE	050°50'28"	LT	100.00'	88.73'	47.53'	41+72.71	213041.283	607432.776	213147.256	607464.847
C20	NE CURB LINE	007°55'46"	RT	400.00'	55.36'	27.72'	42+41.64	213052.514	607507.189	212652.857	607539.474

NOTES:

- SEE SHEET HC-03 FOR SPLITTER ISLAND ALIGNMENT.



REVISIONS


CONSOR ENGINEERS  
38 E SCENIC POINTE, #300  
DRAPER, UT 84020

PROFESSIONAL ENGINEER  
DATE 6/5/25  
DRAWN BY  
CHECKED BY  
TRP

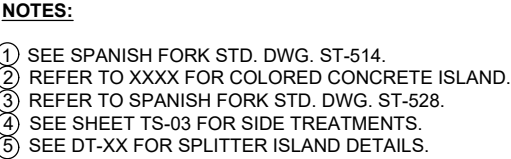
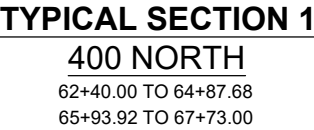
REMARKS



SPANISH FORK - PUBLIC WORKS  
40 S. MAIN STREET, OFFICE 210  
SPANISH FORK, UTAH 84660

SPANISH FORK CITY  
2040 EAST 400 NORTH ROUNDABOUT  
HORIZONTAL CONTROL

SHEET NO. HC-02





SHEET NO.	SPANISH FORK CITY	 <b>SPANISH FORK</b> PRIDE & PROGRESS SPANISH FORK - PUBLIC WORKS 40 S. MAIN STREET, OFFICE 210 SPANISH FORK UTAH 84660	 CONSOR ENGINEERS 38 E SCENIC POINTE, #300 DRAPER, UT 84020	REVISIONS					
	2040 EAST 400 NORTH ROUNDABOUT								
TS-01	TYPICAL SECTION	PROFESSIONAL ENGINEER _____ 6/5/25 DATE	DRAWN BY _____ KB	CHECKED BY _____	TRP _____	NO.	DATE	BY	REMARKS





<p><b>SPANISH FORK CITY</b></p> <p>2040 EAST 400 NORTH ROUNDAABOUT</p>	<p><b>TYPICAL SECTION</b></p>
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 **SPANISH FORK**  
PRIDE & PROGRESS

SPANISH FORK - PUBLIC WORKS  
40 S. MAIN STREET, OFFICE 210  
SPANISH FORK UTAH 84660

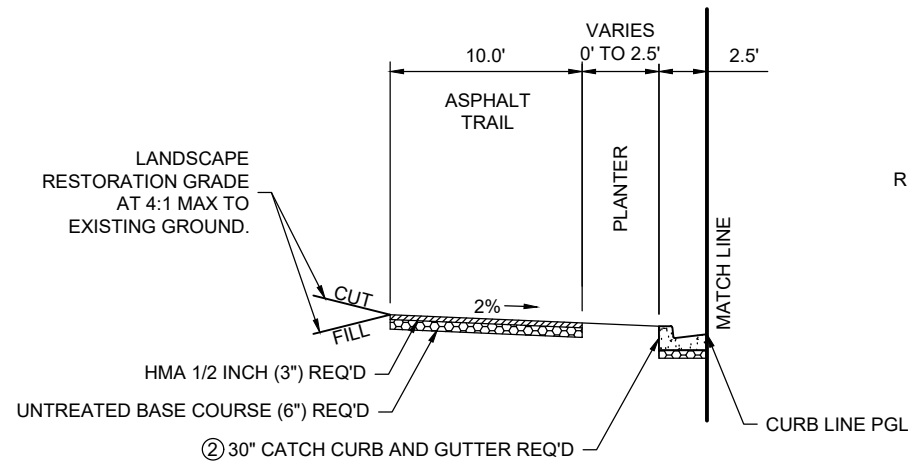


CONSOR ENGINEERS  
38 E SCENIC POINTE, #300  
DRAPER, UT 84020

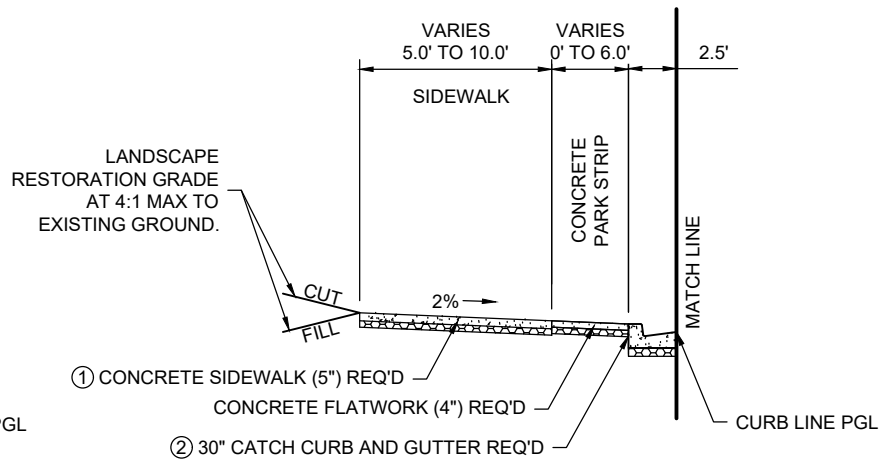
PROFESSIONAL ENGINEER		6/5/25
		DATE
DRAWN BY	KB	CHECKED BY
		TRP

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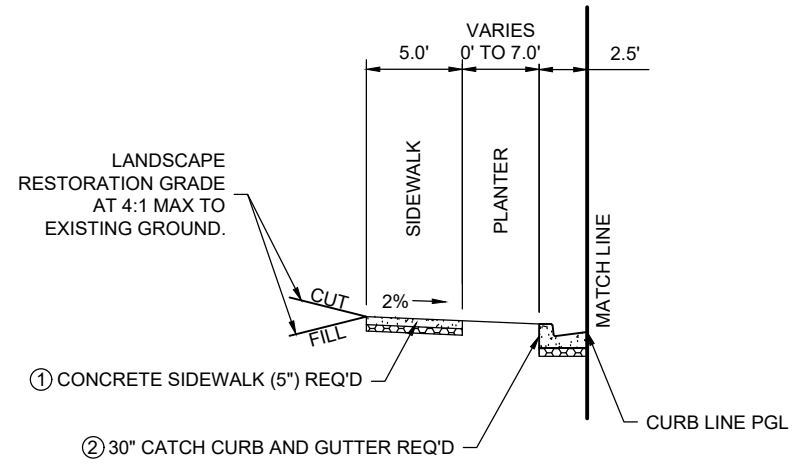
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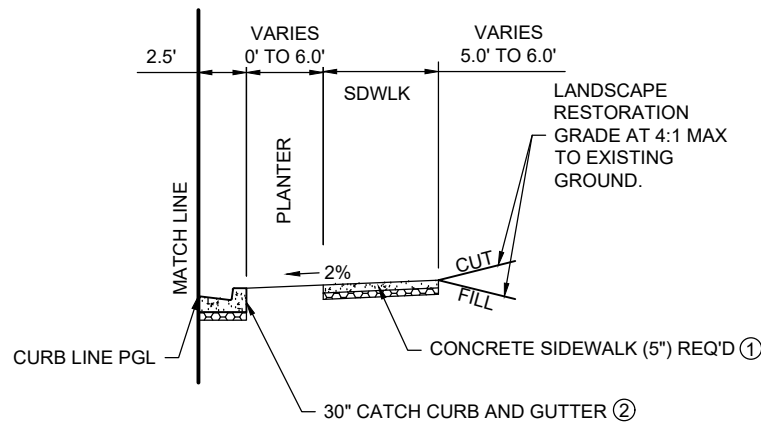
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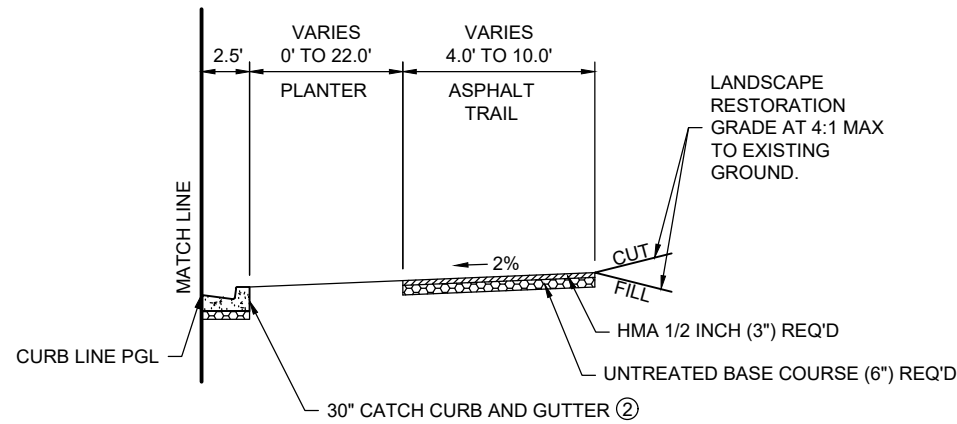
SIDE TREATMENT "B"



SIDE TREATMENT "C"



SIDE TREATMENT "D"



SIDE TREATMENT "E"

400 NORTH LT SIDE TREATMENT TABLE

BEGIN STA	BEGIN STA	SIDE TREATMENT
64+21.78	64+87.68	C
65+93.92	66+31.99	C

400 NORTH RT SIDE TREATMENT TABLE

BEGIN STA	BEGIN STA	SIDE TREATMENT
63+97.83	64+87.68	E
65+93.92	66+82.95	E

2040 EAST LT SIDE TREATMENT TABLE

BEGIN STA	BEGIN STA	SIDE TREATMENT
51+42.99	51+76.13	B
51+76.13	52+02.51	A
53+09.41	53+50.23	C

2040 EAST RT SIDE TREATMENT TABLE

BEGIN STA	BEGIN STA	SIDE TREATMENT
51+62.59	51+76.98	D
51+76.98	52+02.51	E
53+09.41	53+59.12	D

NOTES:

- 1 SEE SPANISH FORK STD. DWG. ST-514.  
2 REFER TO SPANISH FORK STD. DWG. ST-512.

REVISIONS

CONSOR ENGINEERS  
38 E SCENIC POINT, #300  
DRAPER, UT 84020

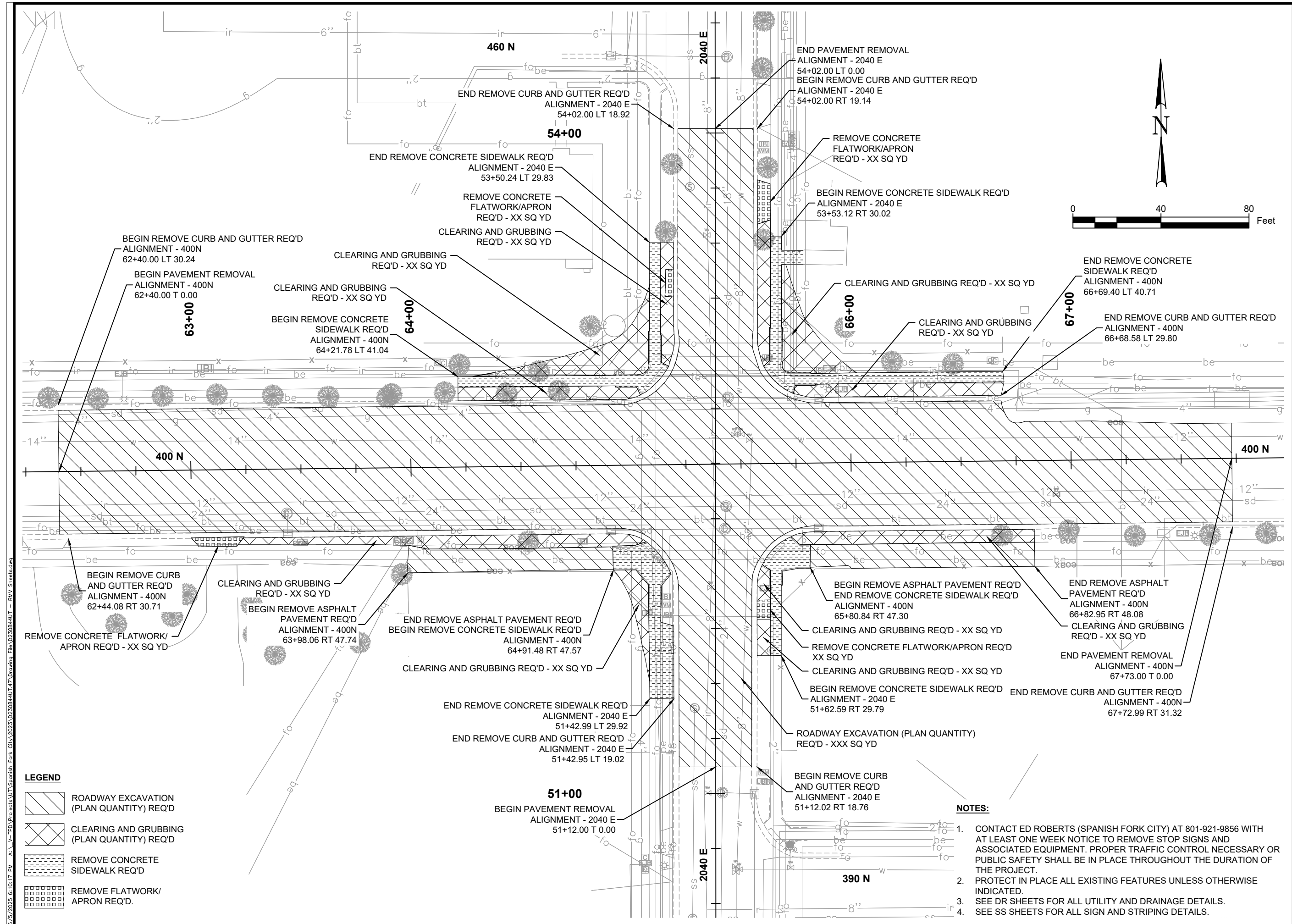
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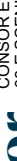
SPANISH FORK  
PRIDE & PROGRESS  
SPANISH FORK - PUBLIC WORKS  
40 S. MAIN STREET, OFFICE 210  
SPANISH FORK UTAH 84660

SPANISH FORK CITY  
2040 EAST 400 NORTH ROUNDBOUT

TYPICAL SECTION

SHEET NO. TS-03



SHEET NO.	SPANISH FORK CITY	 <b>SPANISH FORK</b> <small>PRIDE &amp; PROGRESS</small> SPANISH FORK - PUBLIC WORKS 40 S. MAIN STREET, OFFICE 210 SPANISH FORK UTAH 84660	 consor CONSOR ENGINEERS 38 E. CENIC MONTE, #300 DRAPER, UT 84020	REVISIONS				
	2040 EAST 400 NORTH ROUNABOUT			DRAWN BY _____ CHECKED BY _____ DATE _____	NO.	DATE	BY	REMARKS
RMV-01	REMOVAL							



TO XX+XX.XX RT XX.XX

**RELOCATE WATER METER REQ'D**  
**ALIGNMENT 2040 E**  
XXX FROM XX+XX.XX LT XX.XX  
TO XX+XX.XX RT XX.XX

FROM XX+XX.XX RT X.XX  
TO XX+XX.XX RT X.XX

GRADE REQ'D  
RELOCATE ELECT

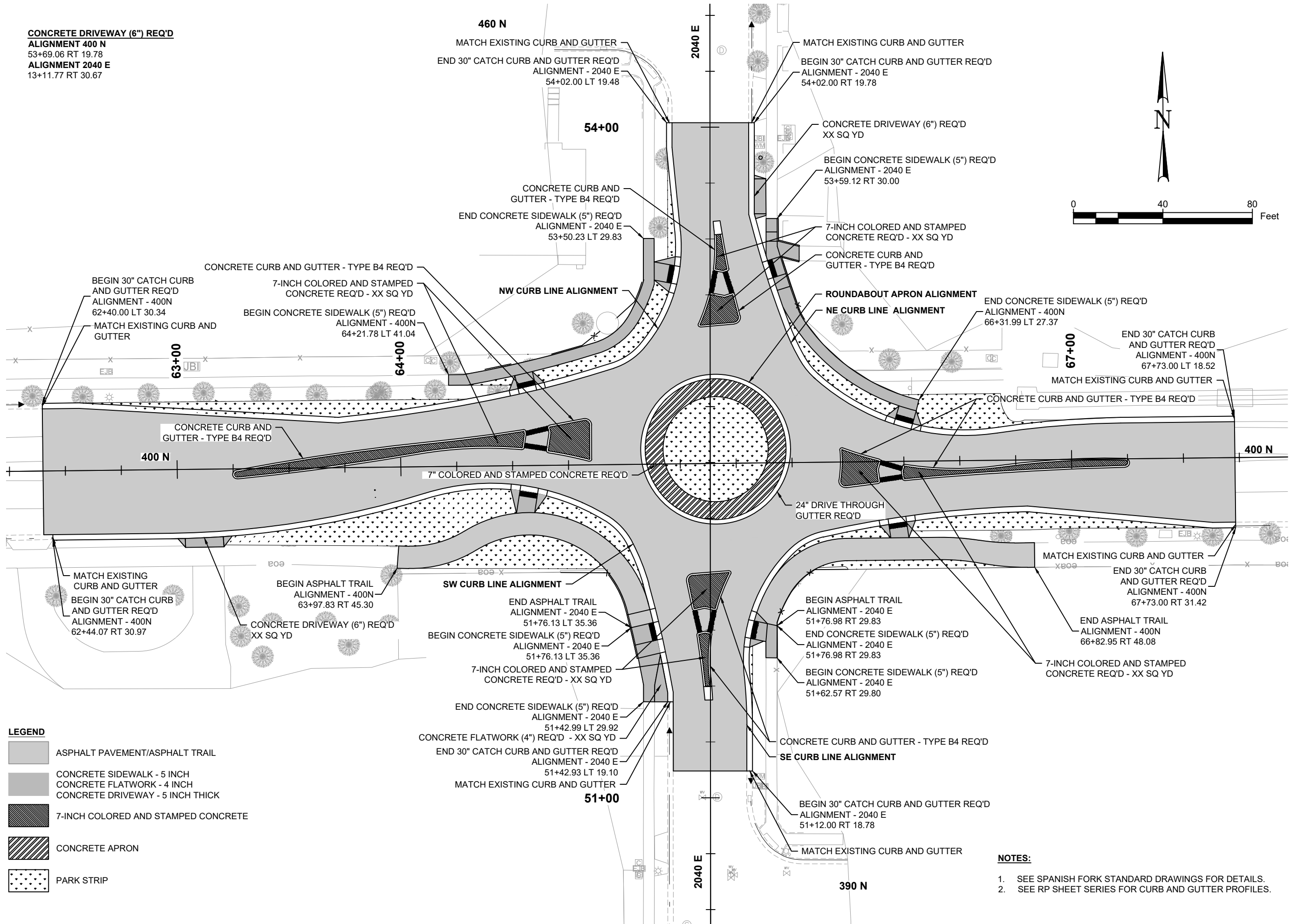
— REMOVE RETAINING WALL REQ'D - 71.3 FT  
FROM XX+XX.XX RT X.XX  
TO YY+YY.YY RT Y.YY

Existing Water Meter (PROTECT IN PLACE)

1. PROTECT IN PLACE ALL EXISTING FEATURES UNLESS OTHERWISE INDICATED.
2. SEE DR SHEETS FOR ALL UTILITY AND DRAINAGE DETAILS.
3. SEE SS SHEETS FOR ALL SIGN AND STRIPING DETAILS.

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CONCRETE DRIVEWAY (6") REQ'D  
ALIGNMENT 400 N  
53+69.06 RT 19.78  
ALIGNMENT 2040 E  
13+11.77 RT 30.67



LEGEND

- ASPHALT PAVEMENT/ASPHALT TRAIL
- CONCRETE SIDEWALK - 5 INCH  
CONCRETE FLATWORK - 4 INCH  
CONCRETE DRIVEWAY - 5 INCH THICK
- 7-INCH COLORED AND STAMPED CONCRETE
- CONCRETE APRON
- PARK STRIP

NOTES:

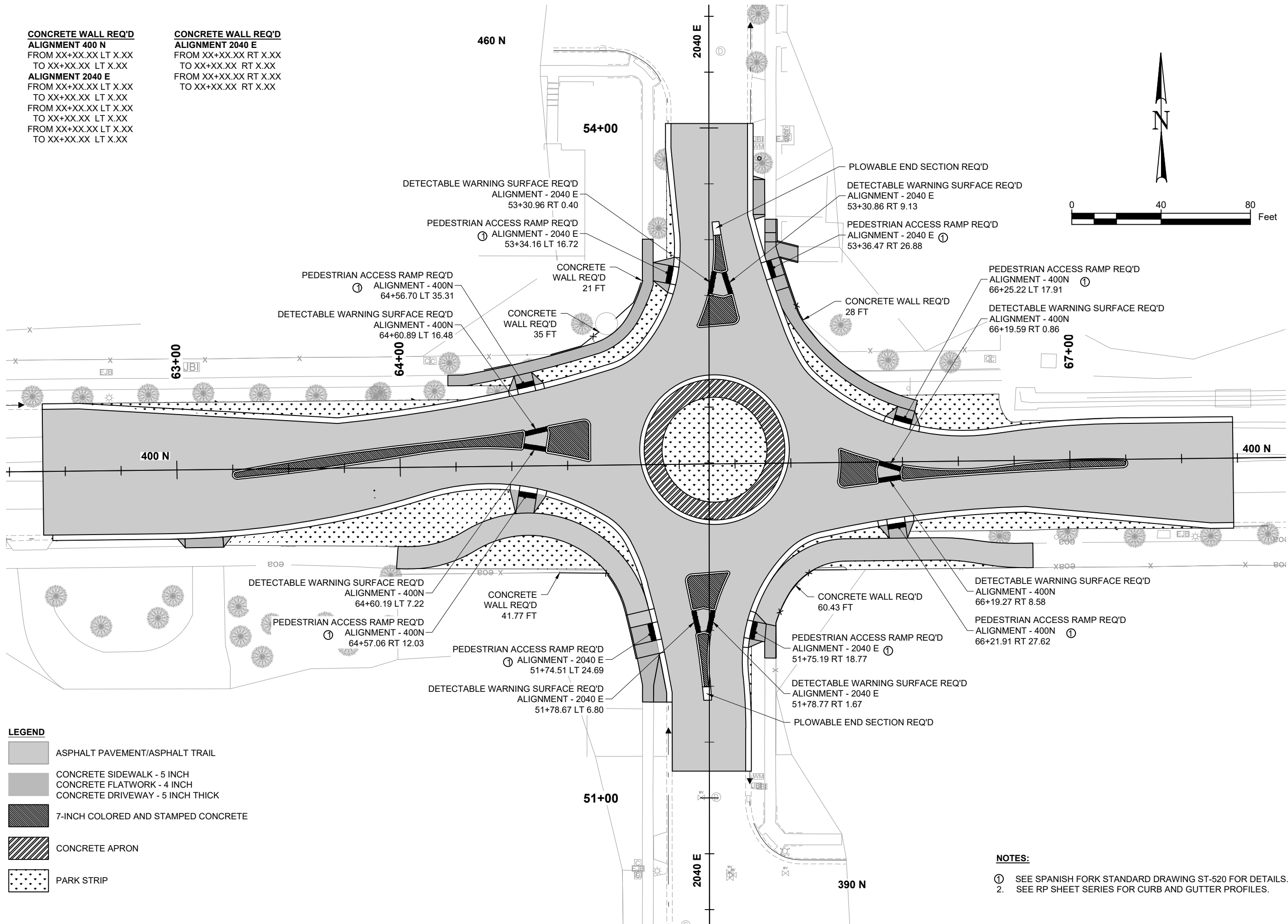
- SEE SPANISH FORK STANDARD DRAWINGS FOR DETAILS.
- SEE RP SHEET SERIES FOR CURB AND GUTTER PROFILES.

REVISIONS		CONSOR ENGINEERS 38 E SCENIC POINT, #300 DRAPER, UT 84020		6/5/25 DATE		XXX CHECKED BY		XXX DATE		BY		REMARKS	
		consor		PROFESSIONAL ENGINEER		DRAWN BY		SB					
SPANISH FORK CITY		SPANISH FORK CITY		SPANISH FORK - PUBLIC WORKS 40 S. MAIN STREET, OFFICE 210 SPANISH FORK, UT 84660		ROADWAY							
2040 EAST 400 NORTH ROUNDABOUT													
SHEET NO.		RD-01											

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**CONCRETE WALL REQ'D**  
**ALIGNMENT 400 N**  
FROM XX+XX.XX LT X.XX  
TO XX+XX.XX LT X.XX  
**ALIGNMENT 2040 E**  
FROM XX+XX.XX LT X.XX  
TO XX+XX.XX LT X.XX  
FROM XX+XX.XX LT X.XX  
TO XX+XX.XX LT X.XX  
FROM XX+XX.XX LT X.XX  
TO XX+XX.XX LT X.XX

**CONCRETE WALL REQ'D**  
**ALIGNMENT 2040 E**  
FROM XX+XX.XX RT X.XX  
TO XX+XX.XX RT X.XX  
FROM XX+XX.XX RT X.XX  
TO XX+XX.XX RT X.XX



**LEGEND**

- ASPHALT PAVEMENT/ASPHALT TRAIL
- CONCRETE SIDEWALK - 5 INCH  
CONCRETE FLATWORK - 4 INCH  
CONCRETE DRIVEWAY - 5 INCH THICK
- 7-INCH COLORED AND STAMPED CONCRETE
- CONCRETE APRON
- PARK STRIP

**NOTES:**

- SEE SPANISH FORK STANDARD DRAWING ST-520 FOR DETAILS.
- SEE RP SHEET SERIES FOR CURB AND GUTTER PROFILES.

REVISIONS

NO.	DATE	BY	REMARKS

CONSOR ENGINEERS  
38 E SCENIC POINT, #300  
DRAPER, UT 84020

**consor**

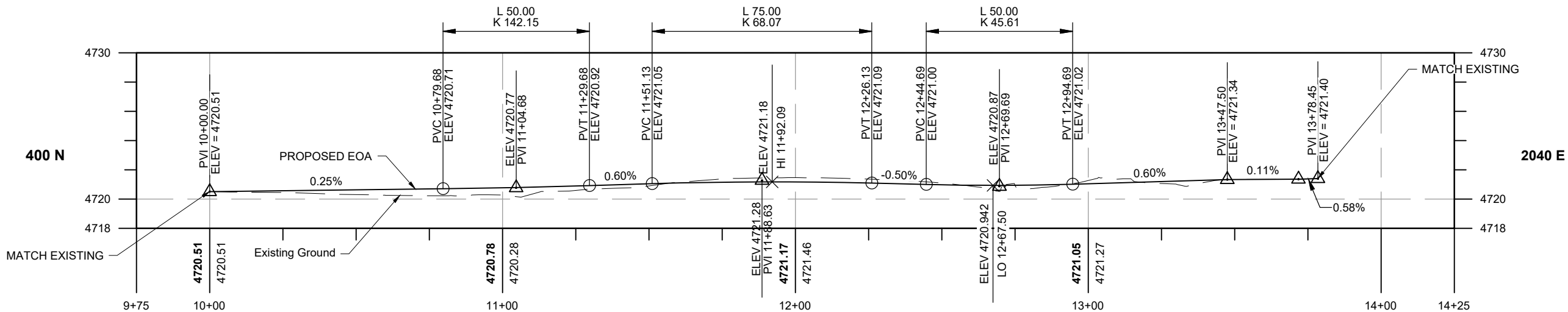
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PRIDE & PROGRESS  
SPANISH FORK - PUBLIC WORKS  
40 S. MAIN STREET, OFFICE 210  
SPANISH FORK, UT 84660

**SPANISH FORK CITY**  
2040 EAST 400 NORTH ROUNDABOUT  
ROADWAY

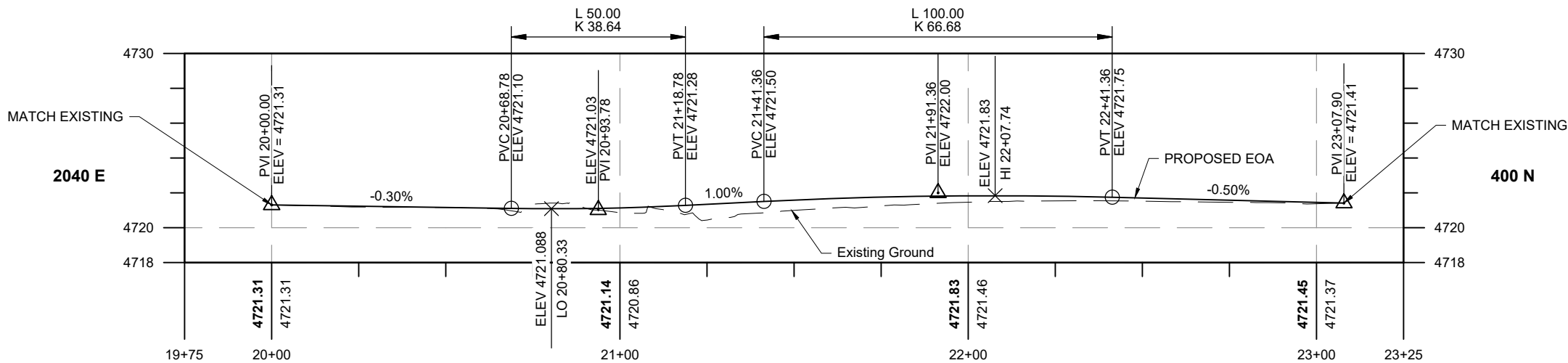
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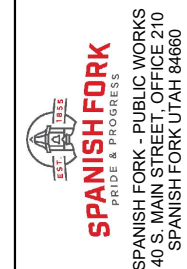
SW CURB LINE  
SEE HC-02  
VERTICAL EXAGGERATION RATE 1:5



SE CURB LINE  
SEE HC-02  
VERTICAL EXAGGERATION RATE 1:5

REVISIONS

CONSOR ENGINEERS  
38 E SCENIC POINTE, #300  
DRAPER, UT 84020



SPANISH FORK CITY  
2040 EAST 400 NORTH ROUNDBABOUT

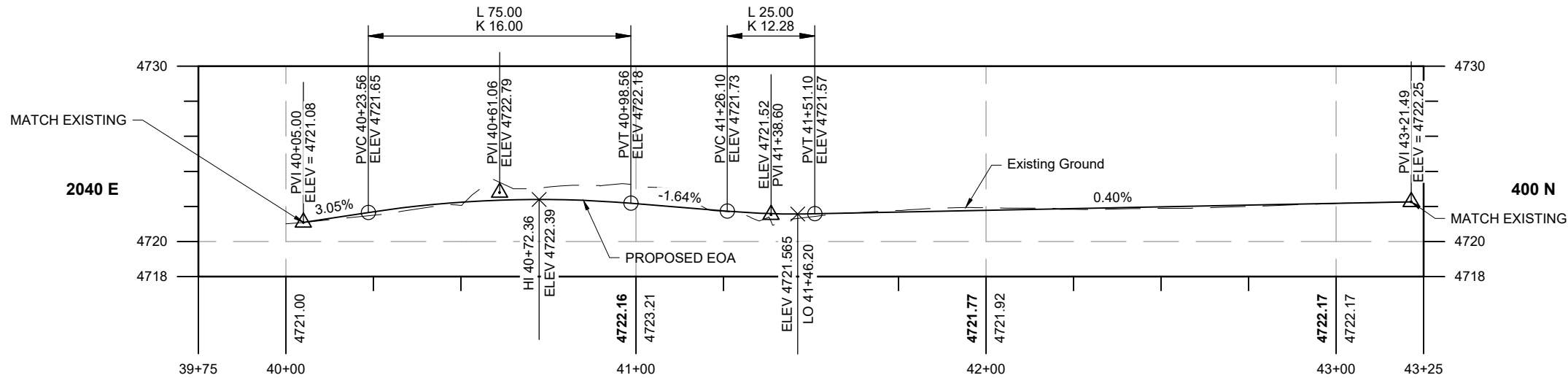
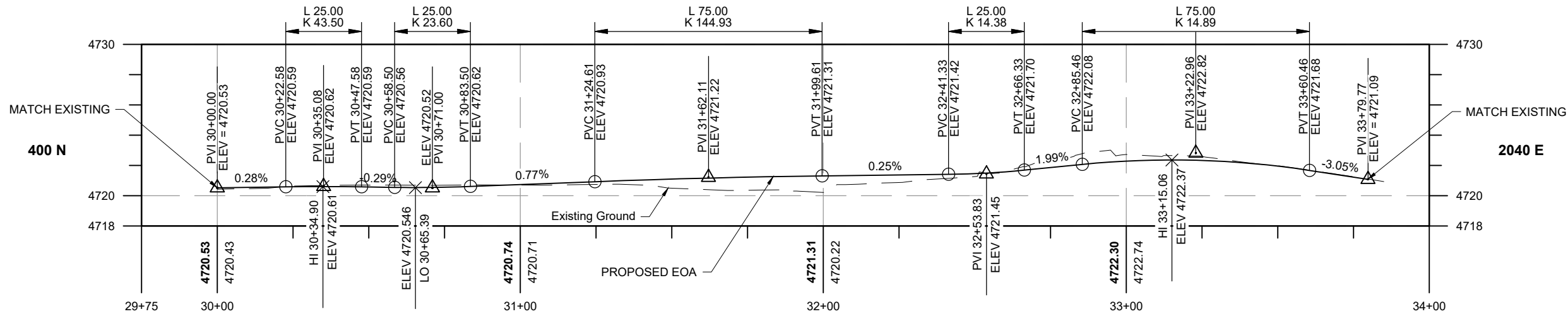
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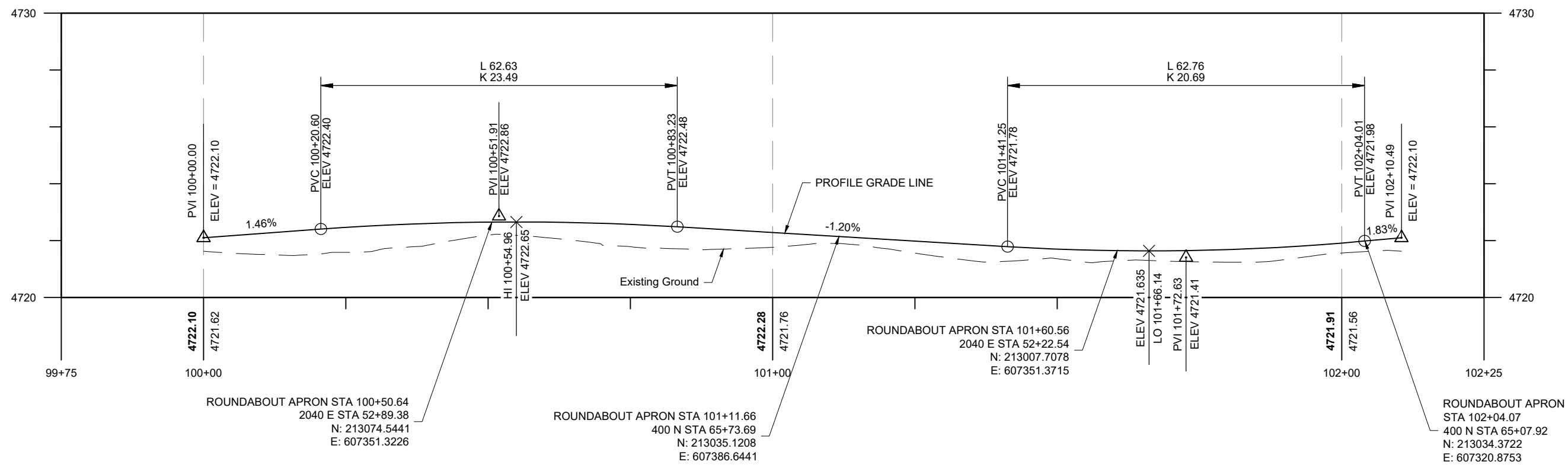
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PROFESSIONAL ENGINEER  
DRAWN BY DEC CHECKED BY SB

DATE BY NO. REMARKS

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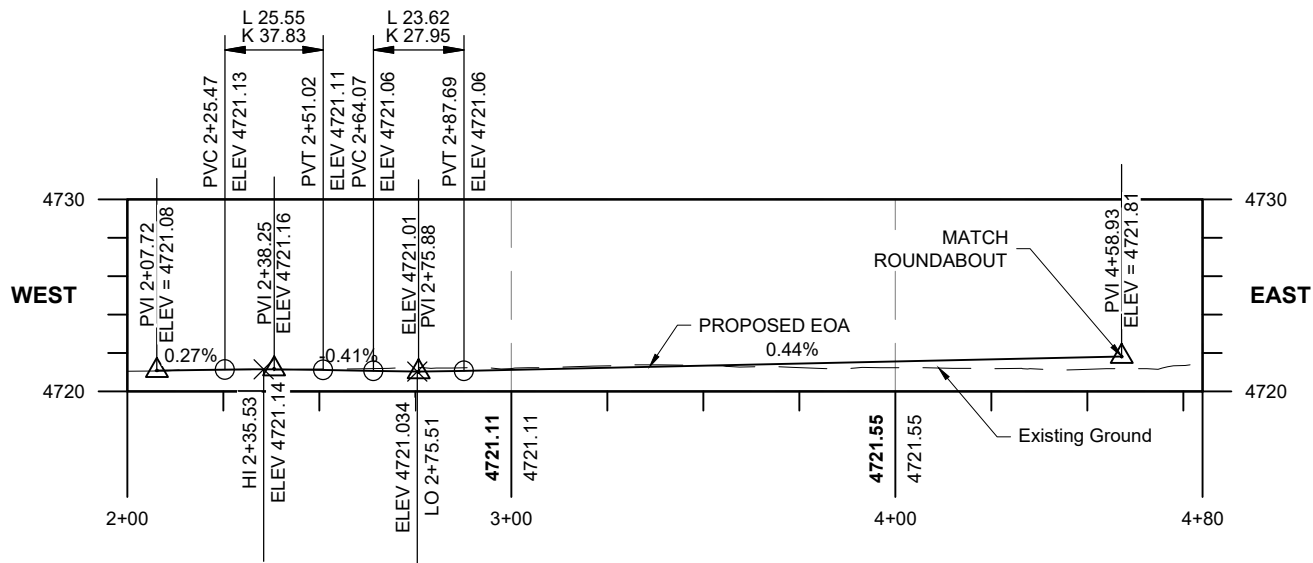
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SEE HC-01  
VERTICAL EXAGGERATION RATE 1:5

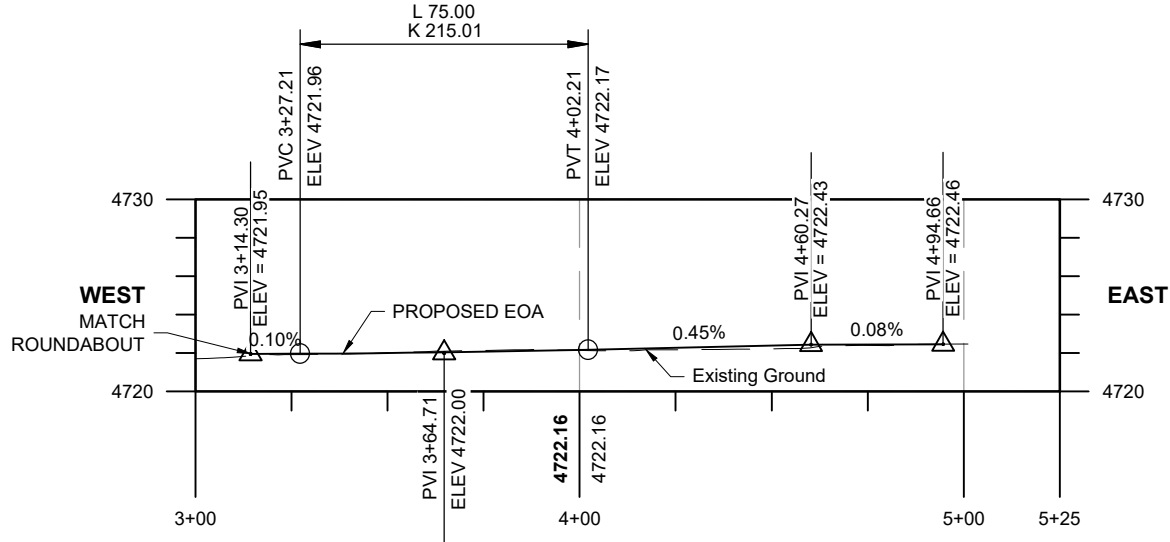
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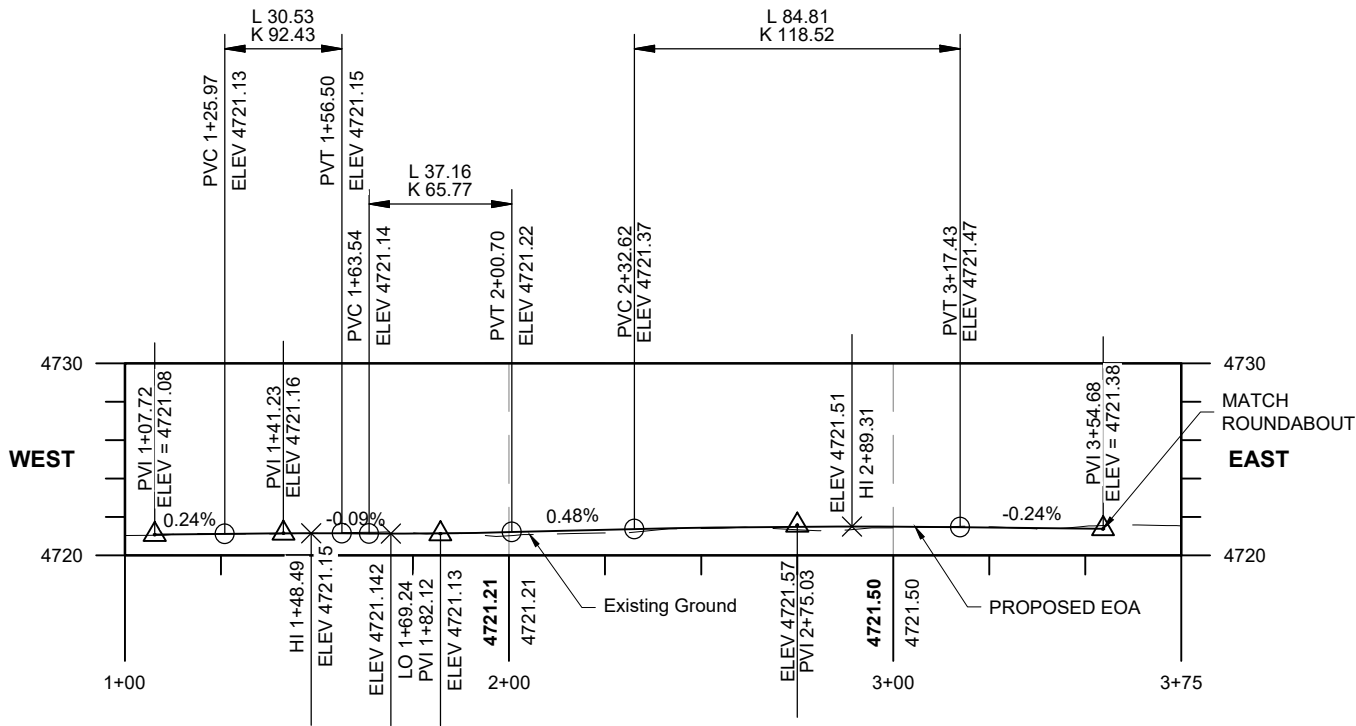
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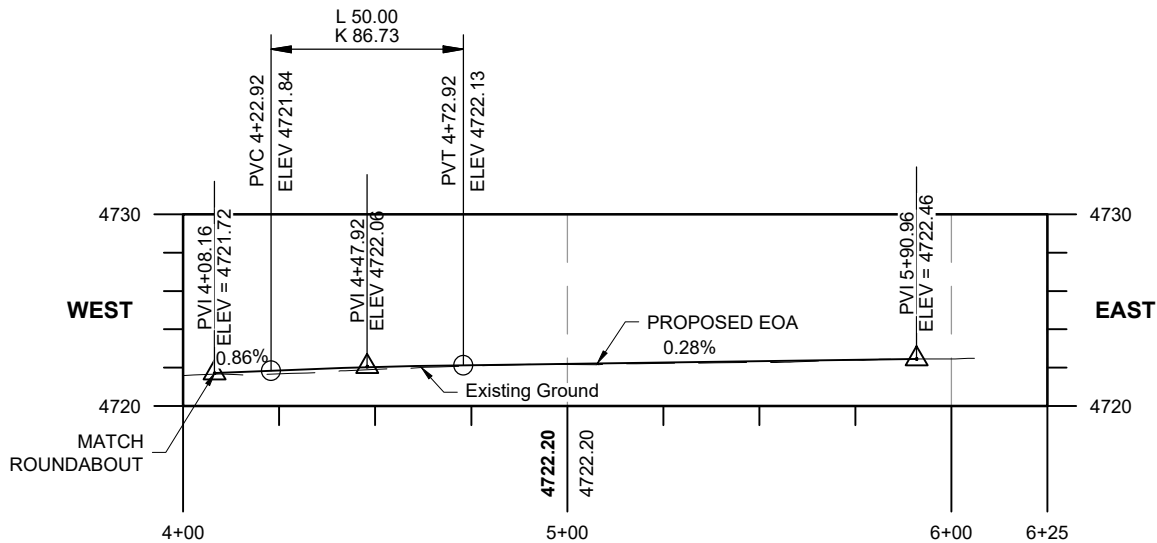
WEST ISLAND - NORTH EDGE  
SEE HC-03  
VERTICAL EXAGGERATION RATE 1:5



EAST ISLAND - NORTH EDGE  
SEE HC-03  
VERTICAL EXAGGERATION RATE 1:5



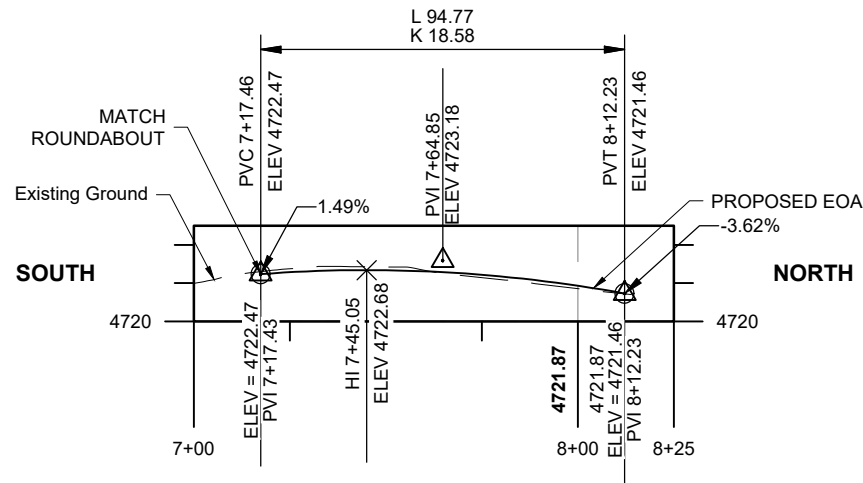
WEST ISLAND - SOUTH EDGE  
SEE HC-03  
VERTICAL EXAGGERATION RATE 1:5



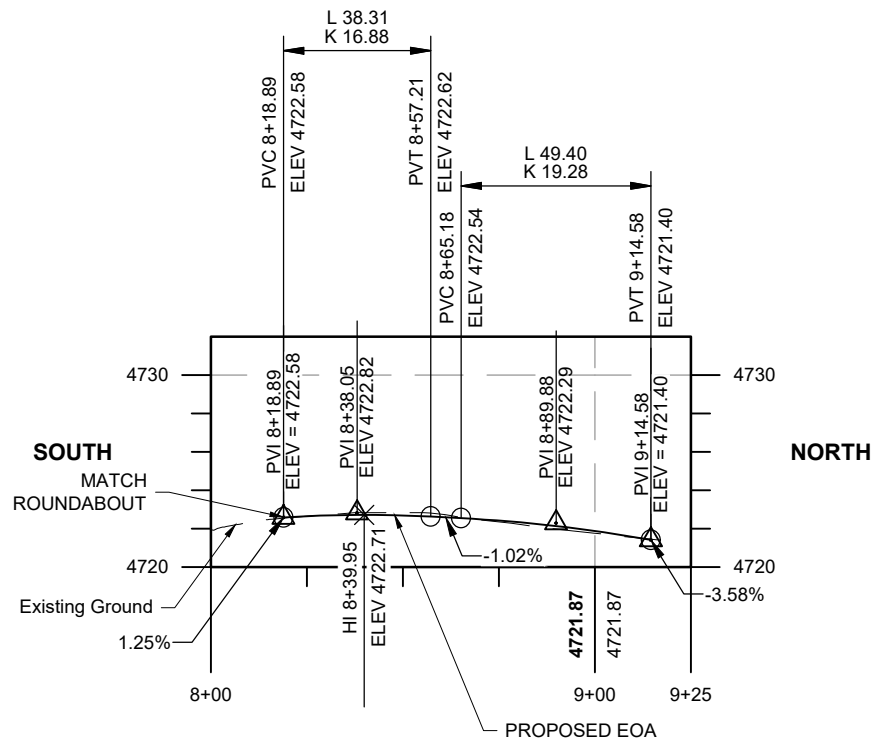
EAST ISLAND - SOUTH EDGE  
SEE HC-03  
VERTICAL EXAGGERATION RATE 1:5

SPANISH FORK CITY		ROADWAY PROFILE		SHEET NO. RP-04	
2040 EAST 400 NORTH ROUNDABOUT		SPANISH FORK - PUBLIC WORKS 40 S. MAIN STREET, OFFICE 210 SPANISH FORK UTAH 84660		CONSOR ENGINEERS 38 E SCENIC POINT, #300 DRAPER, UT 84020	
DRAWN BY		PROFESSIONAL ENGINEER		DATE	
TRP		CHECKED BY		NO.	
REVISIONS		BY		DATE	
REMARKS		BY		DATE	

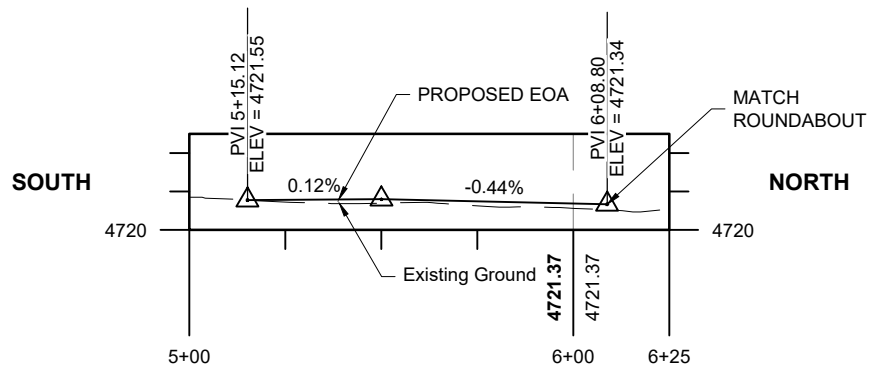
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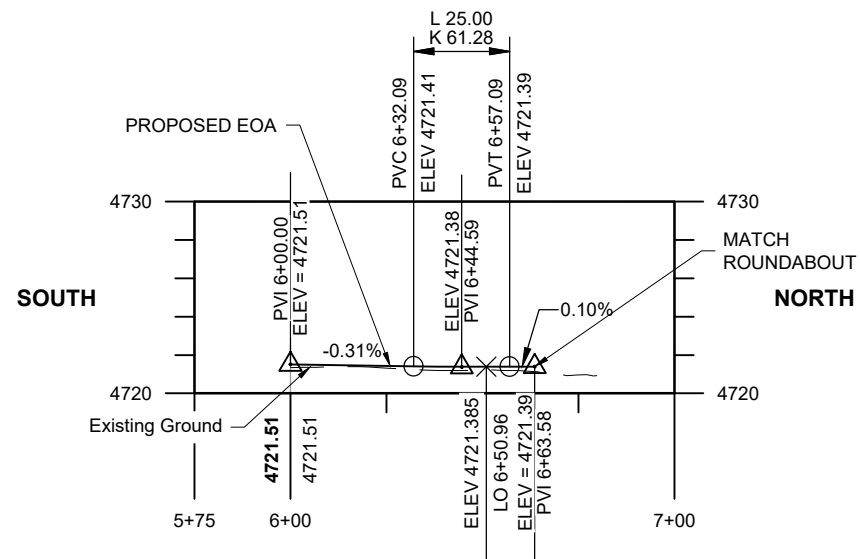
**NORTH ISLAND - WEST EDGE**  
SEE HC-03  
VERTICAL EXAGGERATION RATE 1:5



**NORTH ISLAND - EAST EDGE**  
SEE HC-03  
VERTICAL EXAGGERATION RATE 1:5



**SOUTH ISLAND - WEST EDGE**  
SEE HC-03  
VERTICAL EXAGGERATION RATE 1:5



**SOUTH ISLAND - EAST EDGE**  
SEE HC-03  
VERTICAL EXAGGERATION RATE 1:5

SHEET NO. **RP-05**

**SPANISH FORK CITY**

2040 EAST 400 NORTH ROUNDABOUT

ROADWAY PROFILE

**SPANISH FORK**  
PRIDE & PROGRESS  
SPANISH FORK - PUBLIC WORKS  
40 S. MAIN STREET, OFFICE 210  
SPANISH FORK UTAH 84660



CONSOR ENGINEERS  
38 E SCENIC POINTE, #300  
DRAPER, UT 84020

DRAWN BY \_\_\_\_\_  
PROFESSIONAL ENGINEER \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
DATE \_\_\_\_\_

REVISIONS

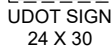
REMARKS





1.2-X	R9-3bP	XX+XX.XX LT X.XX
1.3-X	R9-3	XX+XX.XX LT X.XX
1.4-X	R1-5	XX+XX.XX LT X.XX
1.6-X	R9-3bP	XX+XX.XX LT X.XX
1.7-X	R9-3	XX+XX.XX LT X.XX
1.8-X	R1-1	XX+XX.XX LT X.XX
1.9-X	D3-1	XX+XX.XX LT X.XX
1.10-X	D3-1	XX+XX.XX LT X.XX
1.15-X	R7-1	XX+XX.XX LT X.XX
1.16-X	R7-1	XX+XX.XX LT X.XX
1.19-X	R1-5	XX+XX.XX LT X.XX
1.20-X	R7-1	XX+XX.XX LT X.XX
1.21-X	R7-1	XX+XX.XX LT X.XX
1.24-X	R7-1	XX+XX.XX LT X.XX
1.25-X	R7-1	XX+XX.XX LT X.XX
1.26-X	R1-1	XX+XX.XX LT X.XX

1.1-P	R14-1	XX+XX.XX LT X.XX
1.22-P	UDOT SIGN	XX+XX.XX LT X.XX



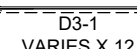
63+00

**64+00**

1.5-R	R7-1	FROM XX+XX.XX LT X.XX TO XX+XX.XX LT X.XX
1.11-R	R10-3	FROM XX+XX.XX LT X.XX TO XX+XX.XX LT X.XX
1.12-R	R10-3	FROM XX+XX.XX LT X.XX TO XX+XX.XX LT X.XX
1.13-R	S1-1	FROM XX+XX.XX LT X.XX TO XX+XX.XX LT X.XX
1.14-R	W16-7P	FROM XX+XX.XX LT X.XX TO XX+XX.XX LT X.XX
1.17-R	S1-1	FROM XX+XX.XX LT X.XX TO XX+XX.XX LT X.XX
1.18-R	W16-7P	FROM XX+XX.XX LT X.XX TO XX+XX.XX LT X.XX
1.23-R	D10-2	FROM XX+XX.XX LT X.XX TO XX+XX.XX LT X.XX



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**460 N**

2040 E

**54+00**

1.77-N  
1.78-N

1.9-X  
1.10-X

67+00

~~52+00~~

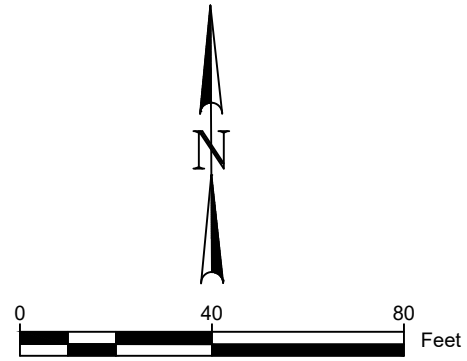
1.2-X  
1.3-X  
1.4-X

**51+00**

2040 E

360 N

1. SEE SS-03 TO SS-07 FOR STRIPING DETAILS.
2. ALL WORK AND MATERIALS TO BE PROVIDED AND COMPLETED IN ACCORDANCE WITH CURRENT UDOT STANDARD SPECIFICATIONS AND DRAWINGS UNLESS NOTED OTHERWISE.
3. REFER TO UTAH MUTCD AND UDOT SN SERIES FOR SIGN PANELS AND PLACEMENT.

REVISIONS

CONSOR ENGINEERS  
38 E SCENIC POINTE, #300  
DRAPER, UT 84020



SPANISH FORK - PUBLIC WORKS  
40 S. MAIN STREET, OFFICE 210  
SPANISH FORK UTAH 84660

SPANISH FORK CITY  
2040 EAST 400 NORTH ROUNDBOUT

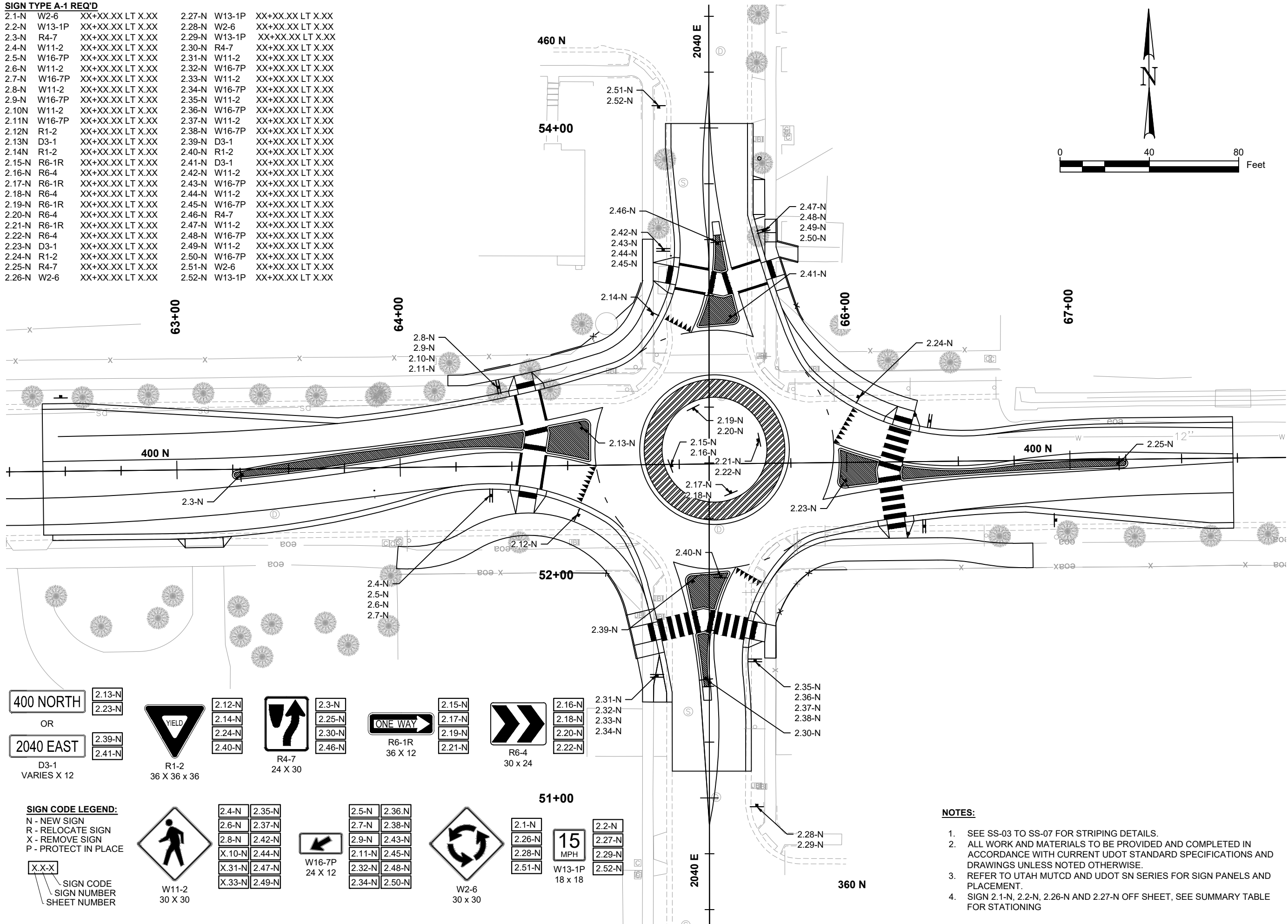
## SIGNING AND STRIPING

SHEET NO. SS-01

6/5/2025 12:57:10 PM AL V:\TPO\Projects\UT\Spanish Fork City\2023\023084\UT SS.dwg Drawing File\023084\UT SS.dwg

SIGN TYPE A-1 REQ'D

2.1-N	W2-6	XX+XX.XX LT X.XX	2.27-N	W13-1P	XX+XX.XX LT X.XX
2.2-N	W13-1P	XX+XX.XX LT X.XX	2.28-N	W2-6	XX+XX.XX LT X.XX
2.3-N	R4-7	XX+XX.XX LT X.XX	2.29-N	W13-1P	XX+XX.XX LT X.XX
2.4-N	W11-2	XX+XX.XX LT X.XX	2.30-N	R4-7	XX+XX.XX LT X.XX
2.5-N	W16-7P	XX+XX.XX LT X.XX	2.31-N	W11-2	XX+XX.XX LT X.XX
2.6-N	W11-2	XX+XX.XX LT X.XX	2.32-N	W16-7P	XX+XX.XX LT X.XX
2.7-N	W16-7P	XX+XX.XX LT X.XX	2.33-N	W11-2	XX+XX.XX LT X.XX
2.8-N	W11-2	XX+XX.XX LT X.XX	2.34-N	W16-7P	XX+XX.XX LT X.XX
2.9-N	W16-7P	XX+XX.XX LT X.XX	2.35-N	W11-2	XX+XX.XX LT X.XX
2.10N	W11-2	XX+XX.XX LT X.XX	2.36-N	W16-7P	XX+XX.XX LT X.XX
2.11N	W16-7P	XX+XX.XX LT X.XX	2.37-N	W11-2	XX+XX.XX LT X.XX
2.12N	R1-2	XX+XX.XX LT X.XX	2.38-N	W16-7P	XX+XX.XX LT X.XX
2.13N	D3-1	XX+XX.XX LT X.XX	2.39-N	D3-1	XX+XX.XX LT X.XX
2.14N	R1-2	XX+XX.XX LT X.XX	2.40-N	R1-2	XX+XX.XX LT X.XX
2.15-N	R6-1R	XX+XX.XX LT X.XX	2.41-N	D3-1	XX+XX.XX LT X.XX
2.16-N	R6-4	XX+XX.XX LT X.XX	2.42-N	W11-2	XX+XX.XX LT X.XX
2.17-N	R6-1R	XX+XX.XX LT X.XX	2.43-N	W16-7P	XX+XX.XX LT X.XX
2.18-N	R6-4	XX+XX.XX LT X.XX	2.44-N	W11-2	XX+XX.XX LT X.XX
2.19-N	R6-1R	XX+XX.XX LT X.XX	2.45-N	W16-7P	XX+XX.XX LT X.XX
2.20-N	R6-4	XX+XX.XX LT X.XX	2.46-N	R4-7	XX+XX.XX LT X.XX
2.21-N	R6-1R	XX+XX.XX LT X.XX	2.47-N	W11-2	XX+XX.XX LT X.XX
2.22-N	R6-4	XX+XX.XX LT X.XX	2.48-N	W16-7P	XX+XX.XX LT X.XX
2.23-N	D3-1	XX+XX.XX LT X.XX	2.49-N	W11-2	XX+XX.XX LT X.XX
2.24-N	R1-2	XX+XX.XX LT X.XX	2.50-N	W16-7P	XX+XX.XX LT X.XX
2.25-N	R4-7	XX+XX.XX LT X.XX	2.51-N	W2-6	XX+XX.XX LT X.XX
2.26-N	W2-6	XX+XX.XX LT X.XX	2.52-N	W13-1P	XX+XX.XX LT X.XX



400 NORTH

OR

2040 EAST

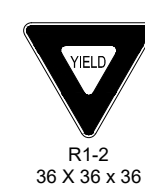
D3-1  
VARIES X 12

R1-2  
36 X 36 x 36

R4-7  
24 X 30

**SIGN CODE LEGEND:**  
N - NEW SIGN  
R - RELOCATE SIGN  
X - REMOVE SIGN  
P - PROTECT IN PLACE

X.X-X  
SIGN CODE  
SIGN NUMBER  
SHEET NUMBER



2.12-N  
2.14-N  
2.24-N  
2.40-N

2.4-N 2.35-N  
2.6-N 2.37-N  
2.8-N 2.42-N  
X.10-N 2.44-N  
X.31-N 2.47-N  
X.33-N 2.49-N



2.3-N  
2.25-N  
2.30-N  
2.46-N

R6-1R  
36 X 12

2.15-N  
2.17-N  
2.19-N  
2.21-N



2.16-N  
2.18-N  
2.20-N  
2.22-N

2.1-N  
2.26-N  
2.28-N  
2.51-N

15  
MPH  
W13-1P  
18 x 18

2.31-N  
2.32-N  
2.33-N  
2.34-N

2.2-N  
2.27-N  
2.29-N  
2.52-N

2.35-N  
2.36-N  
2.37-N  
2.38-N  
2.30-N

NOTES:

- SEE SS-03 TO SS-07 FOR STRIPING DETAILS.
- ALL WORK AND MATERIALS TO BE PROVIDED AND COMPLETED IN ACCORDANCE WITH CURRENT UDOT STANDARD SPECIFICATIONS AND DRAWINGS UNLESS NOTED OTHERWISE.
- REFER TO UTAH MUTCD AND UDOT SN SERIES FOR SIGN PANELS AND PLACEMENT.
- SIGN 2.1-N, 2.2-N, 2.26-N AND 2.27-N OFF SHEET, SEE SUMMARY TABLE FOR STATIONING

REVISIONS

NO.	DATE	BY	REMARKS

CONSOR ENGINEERS  
38 E SCENIC POINT, #300  
DRAPER, UT 84020

6/5/25  
DATE

CHECKED BY

XXX

PROFESSIONAL ENGINEER

SB

DRAWN BY

DATE

NO.

BY

REMARKS

SPANISH FORK - PUBLIC WORKS  
40 S. MAIN STREET, OFFICE 210  
SPANISH FORK UTAH 84660

SPANISH FORK CITY  
2040 EAST 400 NORTH ROUNDABOUT

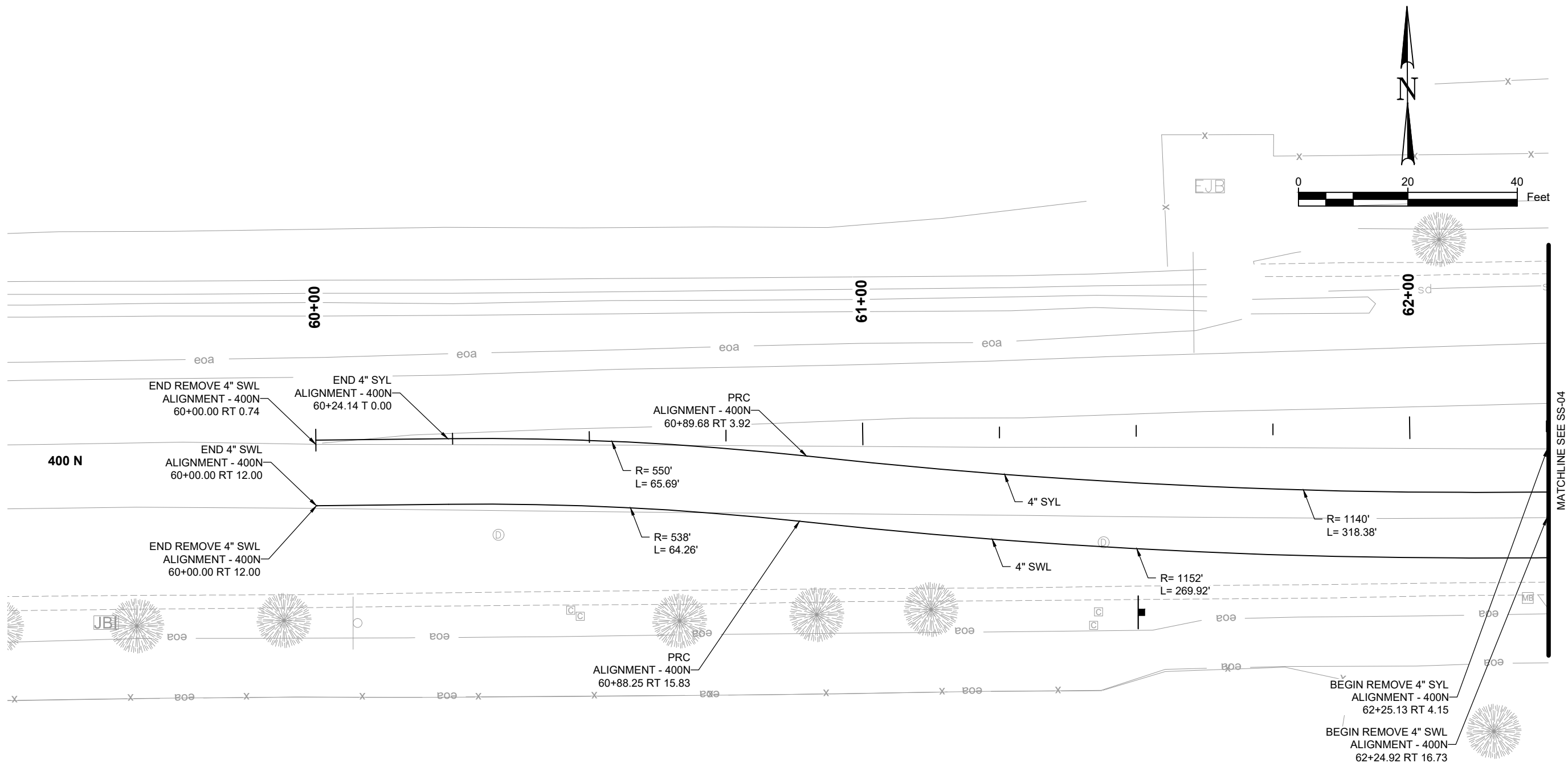
SIGNING AND STRIPING

SHEET NO. SS-02

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STRIPING KEY

SYL: SOLID YELLOW LINE  
SWL: SOLID WHITE LINE  
DWL: DOTTED WHITE LINE



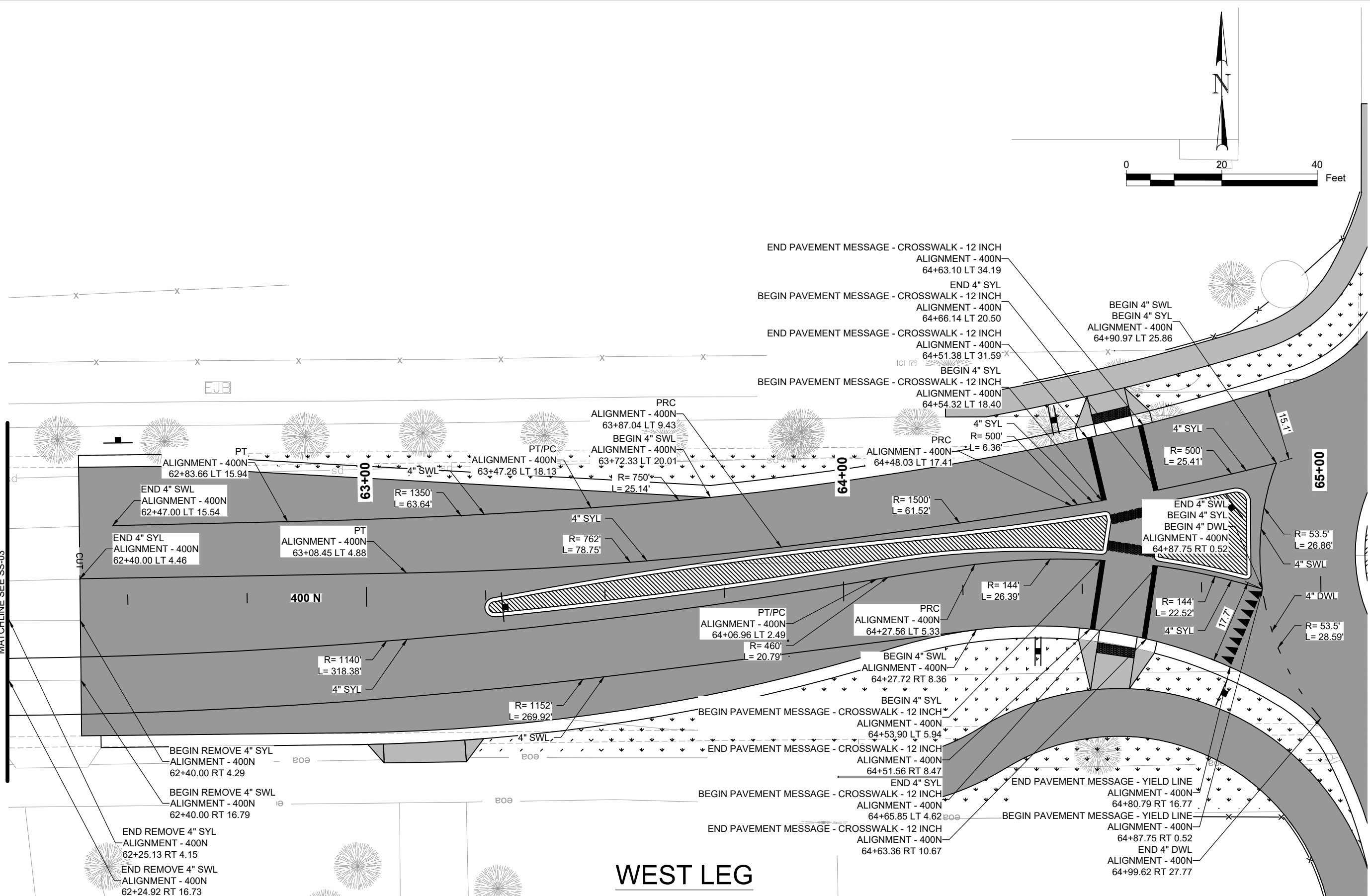
WEST LEG STRIPING

NOTES:

- SEE SS-01 AND SS-02 FOR SIGNING DETAILS.
- ALL WORK AND MATERIALS TO BE PROVIDED AND COMPLETED IN ACCORDANCE WITH CURRENT UDOT STANDARD SPECIFICATIONS AND DRAWINGS UNLESS NOTED OTHERWISE.

SPANISH FORK CITY		SHEET NO. SS-03	
2040 EAST 400 NORTH ROUNDABOUT		SIGNING AND STRIPING	
SPANISH FORK - PUBLIC WORKS 40 S. MAIN STREET, OFFICE 210 SPANISH FORK UTAH 84660		SPANISH FORK PRIDE & PROGRESS	
CONSOR ENGINEERS 38 E SCENIC POINTE, #300 DRAPER, UT 84020		consor	
PROFESSIONAL ENGINEER		DRAWN BY SB	
CHECKED BY		DATE	
NO.		BY	
REVISIONS		REMARKS	





## WEST LEG

### STRIPING KEY

SYL: SOLID YELLOW LINE  
SWL: SOLID WHITE LINE  
DWL: DOTTED WHITE LINE

NOTES:

1. SEE SS-01 AND SS-02 FOR SIGNING DETAILS.
2. ALL WORK AND MATERIALS TO BE PROVIDED AND COMPLETED IN ACCORDANCE WITH CURRENT UDOT STANDARD SPECIFICATIONS AND DRAWINGS UNLESS NOTED OTHERWISE.

[illegible]

CONSOR ENGINEERS  
38 E SCENIC POINTE, #300  
DRAPER, UT 84020



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**CHECKED BY**

BY	SB
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DRAWN BY

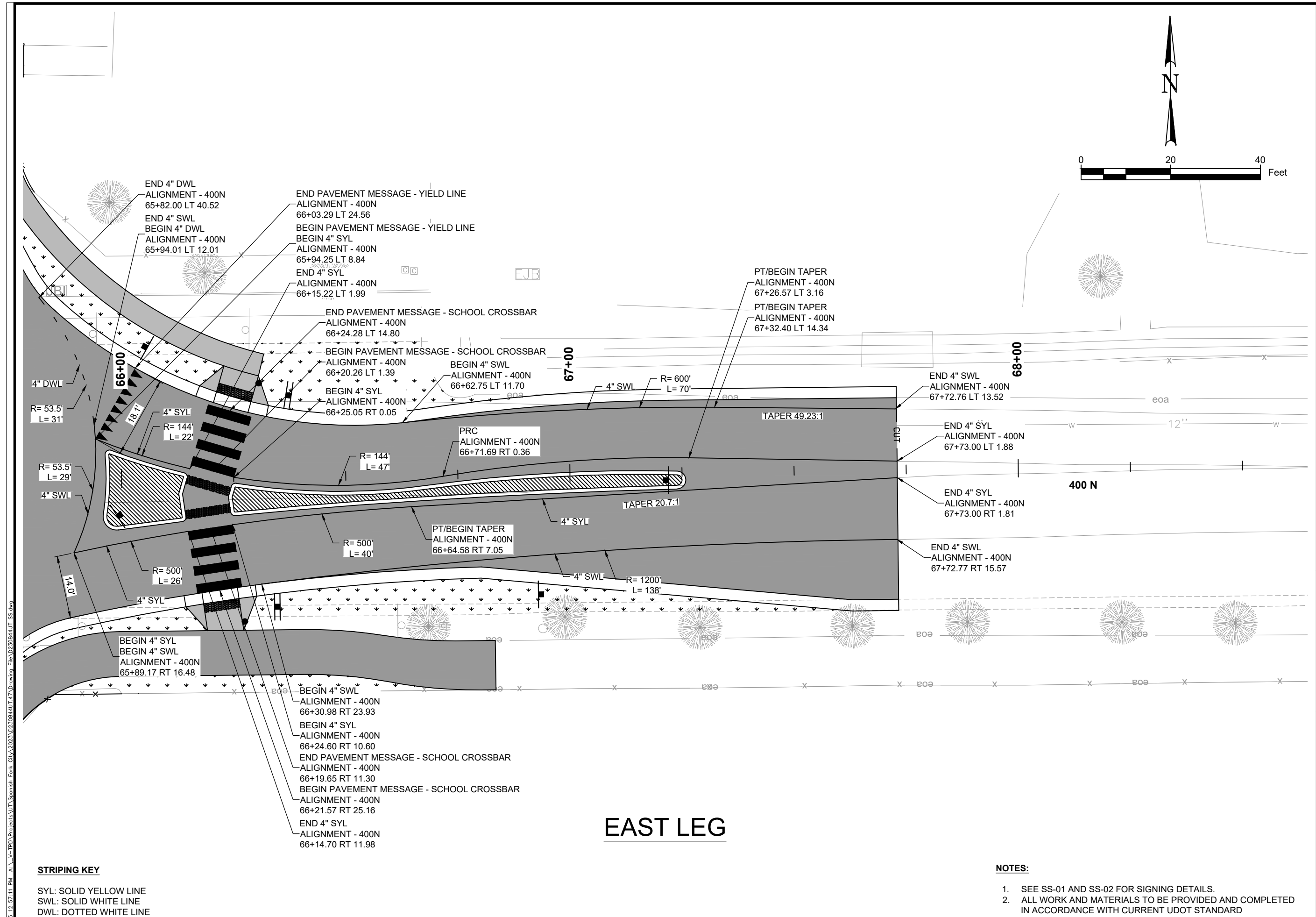




40 S. MAIN STREET, SUITE 210  
SPANISH FORK UTAH 84660

SPANISH FORK CITY  
2040 EAST 400 NORTH ROUNDABOUT

SIGNING AND STAFFING

HEET NO. SS-04



SHEET NO.	SPANISH FORK CITY	<div> <b>SPANISH FORK</b> PRIDE &amp; PROGRESS SPANISH FORK - PUBLIC WORKS 40 S. MAIN STREET, OFFICE 210 SPANISH FORK UTAH 84660</div>	<div> CONSOR ENGINEERS 38 E. CENIC MOUNT., #300 DRAPER, UT 84020</div>	REVISIONS				
	2040 EAST 400 NORTH ROUNDBOUT							
SS-05	SIGNING AND STRIPING	<div><div><div>DRAWN BY</div><div>SB</div></div><div><div>CHECKED BY</div><div>XXX</div></div><div><div>DATE</div><div>6/5/25</div></div></div>						

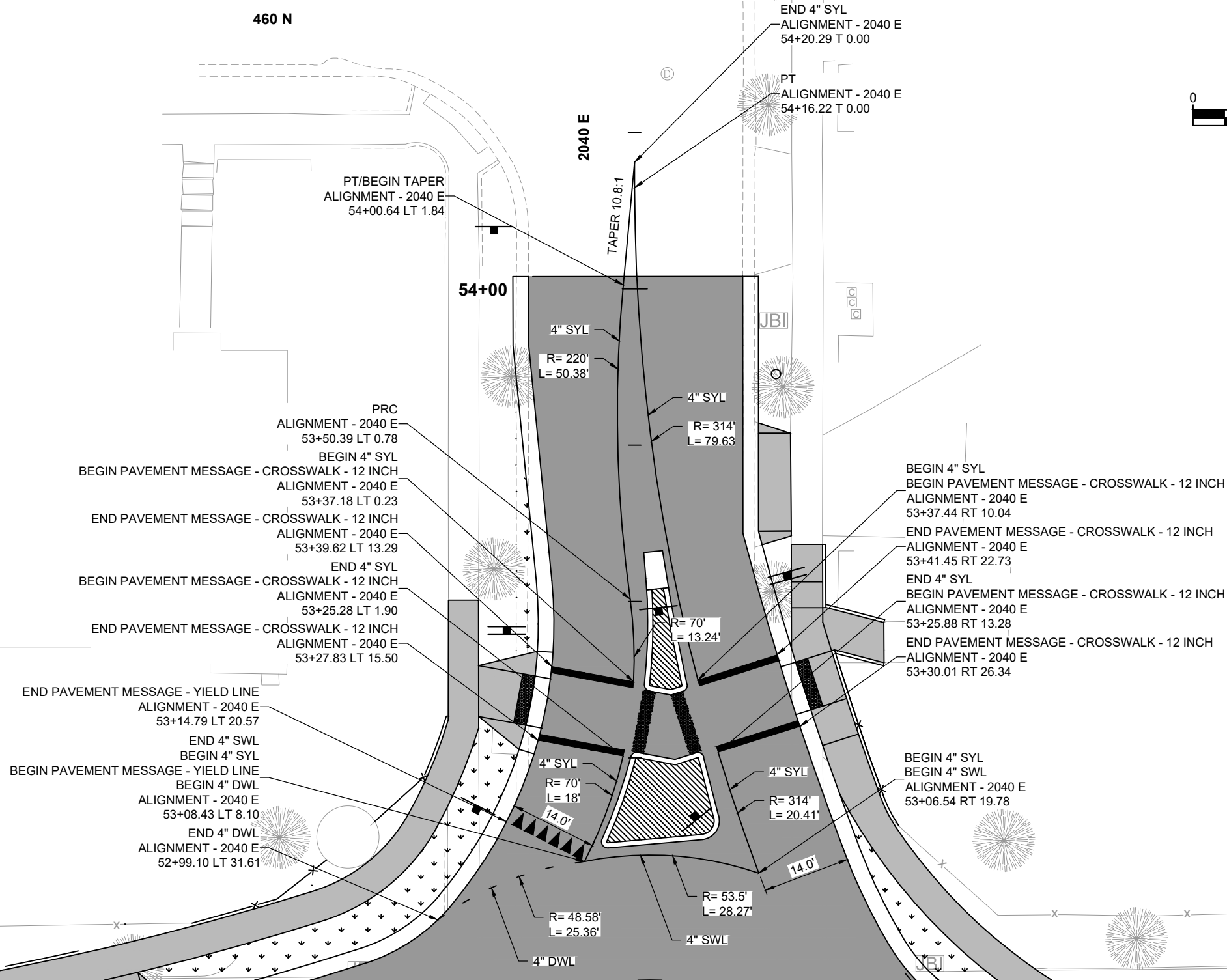




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**STRIPING KEY**


SYL: SOLID YELLOW LINE  
SWL: SOLID WHITE LINE  
DWL: DOTTED WHITE LINE



**NORTH LEG**

**NOTES:**

1. SEE SS-01 AND SS-02 FOR SIGNING DETAILS.
2. ALL WORK AND MATERIALS TO BE PROVIDED AND COMPLETED IN ACCORDANCE WITH CURRENT UDOT STANDARD SPECIFICATIONS AND DRAWINGS UNLESS NOTED OTHERWISE.

SPANISH FORK CITY 2040 EAST 400 NORTH ROUNDABOUT		SIGNING AND STRIPING		SHEET NO. <b>SS-07</b>	
		CONSOR ENGINEERS 38 E SCENIC POINTE, #300 DRAPER, UT 84020		6/5/25 DATE	
		SPANISH FORK - PUBLIC WORKS 40 S. MAIN STREET, OFFICE 210 SPANISH FORK, UTAH 84660		PROFESSIONAL ENGINEER	
REVISIONS		DRAWN BY		CHECKED BY	
		NO.		DATE	
		BY		REMARKS	