CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
October 21, 2026

This meeting may be held electronically
to allow a Commission member to participate.

4:30 PM WORK SESSION – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56 NORTH STATE STREET, OREM, UT

1 Agenda Preparation

2 Training and Discussion - General plan and land use map

5:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. CONSENT AGENDA ITEMS

3.1 Approval of Planning Commission Meeting Minutes for October 7th, 2026

4. ACTION ITEMS

4.1 Preliminary Plat - Funez Plat A - Located generally at 115 N 800 West in the R8 zone

4.2 Site Plan - Smarty Site Improvements - Located generally at 1475 S Sandhill Road in the HS zone

5. PUBLIC HEARING ITEMS

5.1 PUBLIC HEARING - TEXT AMENDMENT - Amending section 17-3-2 of the Orem City Code relating to Unlawful Subdivisions, prohibiting the creation of a lot that is located in more than one zone.

6. ADJOURN

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.
If you need a special accommodation to participate in the Planning Commission Meetings and Study Sessions, please call the Development Services Office at least 3 working days prior to the meeting.

(Voice 801-229-7183)

This agenda is also available on the City's webpage at orem.org

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
October 7, 2026

The following items are discussed in these minutes:

CONSENT AGENDA ITEMS:

- **3.1** - Approval of the September 16th, 2026 Minutes

ACTION ITEMS:

- **4.1 Vice Chair Election**
- **4.2 Site Plan - Center for Women and Children in Crisis -** Located generally at 866 North 400 West in the C3 zone

PUBLIC HEARINGS:

- **None**

A recording of the meeting can be viewed online at https://www.youtube.com/live/Ns9sGwPKlJM?si=qzp3yc-f--ka1WJp.

PLANNING COMMISSION WORK SESSION

Place: Orem City Council Conference Room, 56 North State Street

Chair Komen called the Planning Commission Work Session to order at 4:35 PM.

Those present: Darren Hawkins, Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves, Planning Commissioners; Quinn Mecham, City Council Liaison; Jared Hall, Matt Taylor, Emma Tenney, Grace Bjarnson, Planning and Zoning Staff; Aaron McKnight, City Attorney.

Those excused: None

1. Discussion of Agenda Items

   Staff provided a brief overview of each item on the agenda and Commissioners had the opportunity to ask questions about each item.

2. Vice Chair Election Preparation

Chair Komen detailed the responsibilities of the Vice Chair, primarily consisting of filling in for the Chair when they are unavailable. Commissioner Madsen nominated Commissioner Radmall, and support was voiced by the other Commission members.

3. Commissioner Training

Jared Hall provided updates on items that had recently come before the Planning Commission, including the City Council's adoption of the Detached Accessory Dwelling Unit ordinance, and timeline estimates for when other items would go before Council.

Mr. Hall then conducted a short commissioner training session on "Missing Middle Housing" using materials provided by the Utah Land Use Authority.

The meeting was adjourned at 5:20 PM.

PLANNING COMMISSION MEETING

Place: Orem City Council Chambers, 56 North State Street

At **5:31 PM**, Chair Komen called the Planning Commission meeting to order.
An invocation was offered by Commissioner Karl Radmall.

Those present: Darren Hawkins, Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves, Planning Commissioners; Quinn Mecham, City Council Liaison; Jared Hall, Matt Taylor, Emma Tenney, Grace Bjarnson, Planning and Zoning Staff; Aaron McKnight, City Attorney; Gary McGinn, Director of Community Development.

Those excused: None

Agenda Item 3, Consent Agenda Items

- **3.1** - Approval of the September 16th, 2026 Minutes

Planning Commission Action: Commissioner Karl Radmall moved that the Planning Commission approve the Consent Agenda items. Commissioner Jeff Reeves seconded the motion.

YES: Darren Hawkins, Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves

NO: None

ABSTAIN: None

Agenda Item 4, Action Items

4.1 Vice Chair Election

Planning Commission Action: Chair Komen motioned to elect Karl Radmall as Vice Chair of the Planning Commission. Commissioner Ladle seconded the motion.

YES: Darren Hawkins, Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves

NO: None

ABSTAIN: None

4.2 Site Plan - Center for Women and Children in Crisis - Located generally at 866 North 400 West in the C3 zone

Emma Tenney presented this item, a request for site plan approval for a multi-building campus on a 4.03-acre existing parcel in the C3 zone, to be operated by The Refuge Utah as a Center for Women and Children in Crisis. The proposed development consists of an emergency shelter building, a transitional housing building, and a victim services building. Staff pointed out the zone development standards for parking, setbacks, building height, and landscaping, and noted that the proposed development meets all requirements for the zone.

Chair Komen invited the applicant, Chad Jones, forward. Mr. Jones explained that this project will be completed in three phases, starting first with the shelter building, then the victim services building, and finishing up construction with the transitional housing building.

Commissioners discussed the proposal. Vice Chair Radmall inquired as to need for the site, and the applicant answered that in the last year, over 700 people seeking emergency shelter were turned away due to lack of space. He anticipates this will make a real difference to help curb that issue.

Planning Commission Action: Commissioner Hawkins motioned to approve the site plan for the Center for Women and Children in Crisis. Commissioner Madsen seconded the motion.

YES: Darren Hawkins, Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves

NO: None

ABSTAIN: None

Agenda Item 5, Public Hearings

None

Final Meeting Comments:
None

Adjournment:
Chair Komen asked for a motion to adjourn. Commissioner Reeves motioned to adjourn, Commissioner Ladle seconded. All present Commissioners voted yes.

The Planning Commission Meeting adjourned at **5:40 PM.**

A recording of the meeting can be viewed online at https://www.youtube.com/live/Ns9sGwPKlJM?si=qzp3yc-f--ka1WJp.

Reviewed and Approved: DRAFT

Administrative	PLANNING COMMISSION October 7, 2026 **Funez Subdivision** 115 N 800 West Preliminary Approval, 2 lot single-family residential subdivision in the R8 Zone.	**Item 4.1** **Prepared By:** Grace Bjarnson **Applicant:** Wendy Funez

Notices:

Posted in 2 public places.

Posted on City Webpage and City hotline.

Posted at Utah.gov/pmn.

Site Information:

General Plan Designation: **Low Density Residential**

Neighborhood: **Suncrest**

Zoning: **R8**

Total Acreage: **.39 acres**

Action:

The Planning Commission is the Land Use Authority for this item.

REQUEST: The applicant requests preliminary subdivision approval for a 2-lot residential subdivision.

BACKGROUND: The original Preliminary Subdivision for Funez Plat A was presented to the Planning Commission on September 2nd, 2026. The Preliminary Subdivision proposed to subdivide the existing lot at 115 N 800 West into two lots; however, during the meeting the Planning Commission found that a power line easement on the property was not represented in the preliminary subdivision. The Planning Commission motioned to continue the item until this issue was addressed.

The applicant resubmitted a new version of the plat to the City Surveyor on October 14th, 2026 for corrections. The City Surveyor determined the easement was represented correctly and approved the item to return to Planning Commission. No other changes have been made to the plat.

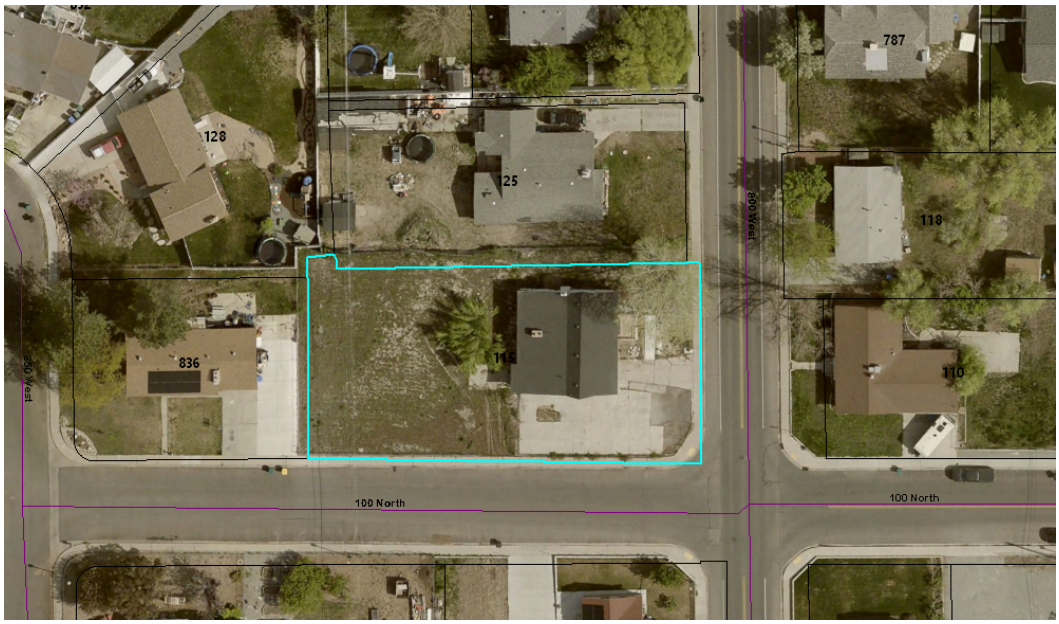


Figure 1:Subject Property, 115 North 800 West, aerial

REVIEW & ANALYSIS:

Zoning – The subject property is zoned R8, Single Family Residential. With .39 acres the property can accommodate one new building lot accessing 100 North with appropriate setbacks and building space. The proposed subdivision is for single-family residential dwellings and meets the requirements of the R8 Zone.

Public Improvements – The proposed subdivision previously installed curb + gutter, and sidewalks. Required right-of-way dedication was previously conveyed.

Lots – The preliminary subdivision has been reviewed for compliance with the R8 Zone development standards in Article 22-6-1. Minimum required setbacks are shown on the preliminary plat illustrating that they can be met.

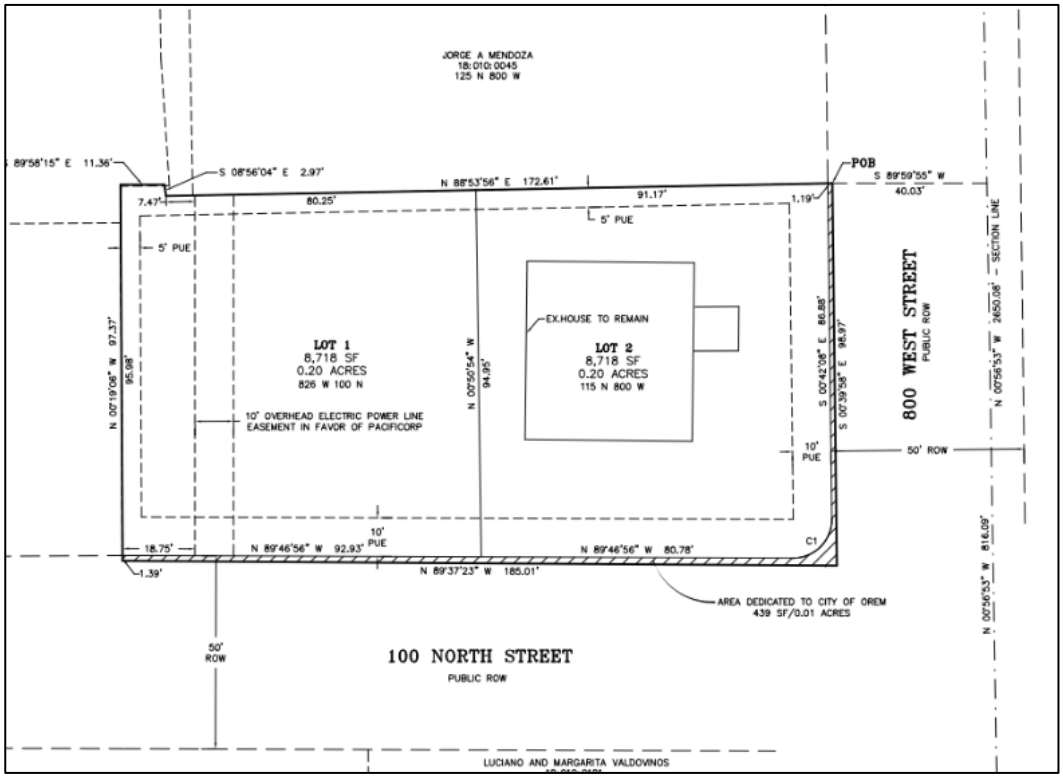


Figure 2: from the Preliminary Plat, Funez

An R8 lot must be a minimum of 8,000 ft^2 with a minimum lot width of 80 ft. Lot 1 (8,718 ft^2, width 80.25 ft) and Lot 2 (8,718 ft^2, width 80.75 ft) both meet these requirements.

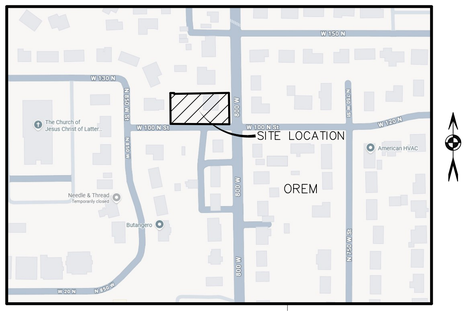
DEVELOPMENT REVIEW COMMITTEE: The Preliminary Subdivision has passed the technical reviewing body, and on Monday, August 17th the Development Review Committee (DRC) reviewed and recommended moving this forward for review by the Planning Commission.

ACTIONS: The Planning Commission is the designated Land Use Authority for preliminary subdivisions. The Commission may approve or deny the request for preliminary subdivision or may choose to continue their consideration of the request and ask for additional information or analysis. If the preliminary subdivision is approved, a final subdivision application will be reviewed for compliance by city staff and then prepared for recording. Staff have noted if any conditions should be included if the Planning Commission chooses to approve the preliminary subdivision.

Alternative Motions –

"I move that the Planning Commission [choose: **APPROVE** or **DENY**] the Preliminary Approval for the Funez Subdivision.

"I move that the Planning Commission continue this request to [choose appropriate date or condition]."



VICINITY MAP
-NTS-

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	10.00'	15.87'	14.26'	S 44°45'29" W	90°55'13"

LEGEND

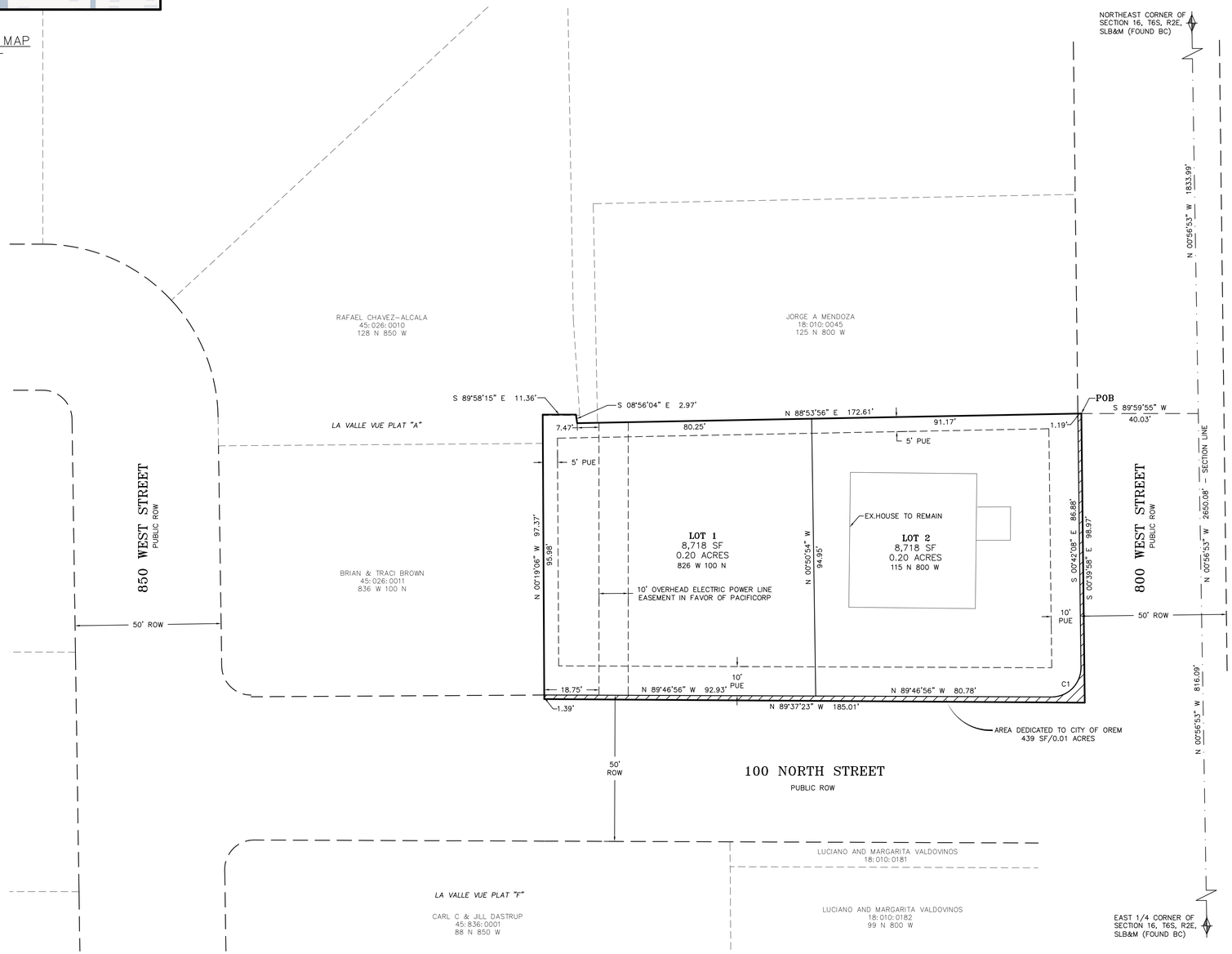
- = SET 5/8" REBAR WITH CAP
- = SECTION CORNER
- = LAND OWNER DEED DESCRIPTION LINE
- = SECTION LINE
- = EXISTING RIGHT-OF-WAY
- = EASEMENT LINE
- = SUBDIVISION BOUNDARY
- = AREA TO BE DEDICATED TO OREM CITY

N

0' 20' 40' 60'

SCALE
1"=20'

NOTE: NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE FEET (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT. IF TO DO SO, IT WOULD RESULT IN THE FENCE BEING WITHIN THE CLEAR VISION AREA ASSOCIATED WITHIN THE DRIVEWAY OR DRIVE ACCESS AS DESCRIBED IN SECTION 22-14-19.



CERTIFICATION

I Daryl N. Penrod, do hereby certify that I am a professional land surveyor, and that I hold a license in accordance with Title 58, chapter 22, professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated, 1953 as amended, certificate no. 5331527. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, and easements, have completed a survey of the property described on this plat in accordance with Section 17-73-504, Utah code Annotated, 1953 as amended, have verified all measurements, and have placed monuments as represented on the plat.

DARYL N PENROD (SEE SEAL BELOW) — DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES N00°56'53"W 816.09 FEET ALONG THE SECTION LINE AND S89°59'55"W 40.03 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S00°39'58"E 98.97 FEET; THENCE N89°37'23"W 185.01 FEET TO THE EXTENSION OF THE EAST LINE OF LA VALLE VUE SUBDIVISION PLAT "A"; THENCE ALONG SAID EXTENSION AND EAST LINE N00°19'06"W 97.37 FEET; THENCE S89°58'15"E 11.36 FEET; THENCE S08°56'04"E 2.97 FEET; THENCE N88°53'56"E 172.61 FEET TO THE POINT OF BEGINNING. CONTAINING 17,875 SF/0.41 ACRES OF LAND. CONTAINING 2 LOTS.

BASIS OF BEARING = THE CURRENT UTAH COUNTY BEARING SYSTEM AS SHOWN ON THE UTAH COUNTY RE-SURVEY PLAT.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENT AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS____DAY OF_____,

A.D. 20____

WENDY FUNEZ

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20___ BY WENDY FUNEZ, WHO REPRESENTED THAT THEY ARE THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND HAVE AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION NUMBER _____ — NOTARY PUBLIC
A NOTARY PUBLIC COMMISIONED IN UTAH.

MY COMMISSION EXPIRES _____ — PRINT NOTARY PUBLIC NAME

ACCEPTANCE BY THE CITY OF OREM

THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS, STREETS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____, A.D. 20___

APPROVED: CITY ENGINEER — ATTEST: CITY RECORDER

APPROVED: COMMUNITY DEVELOPMENT DIRECTOR

CONDITIONS OF APPROVAL

PLAT A

FUNEZ

SUBDIVISION

NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 EAST, S.L.B. & M.
OREM CITY, UTAH COUNTY, STATE OF UTAH
SCALE 1"= 20 FEET

LUDLOW ENGINEERS & ASSOCIATES
1451 SOUTH MAIN NEPHI, UTAH 84648
VOICE (435) 623-0897 FAX: (435) 623-2381 LE 4732

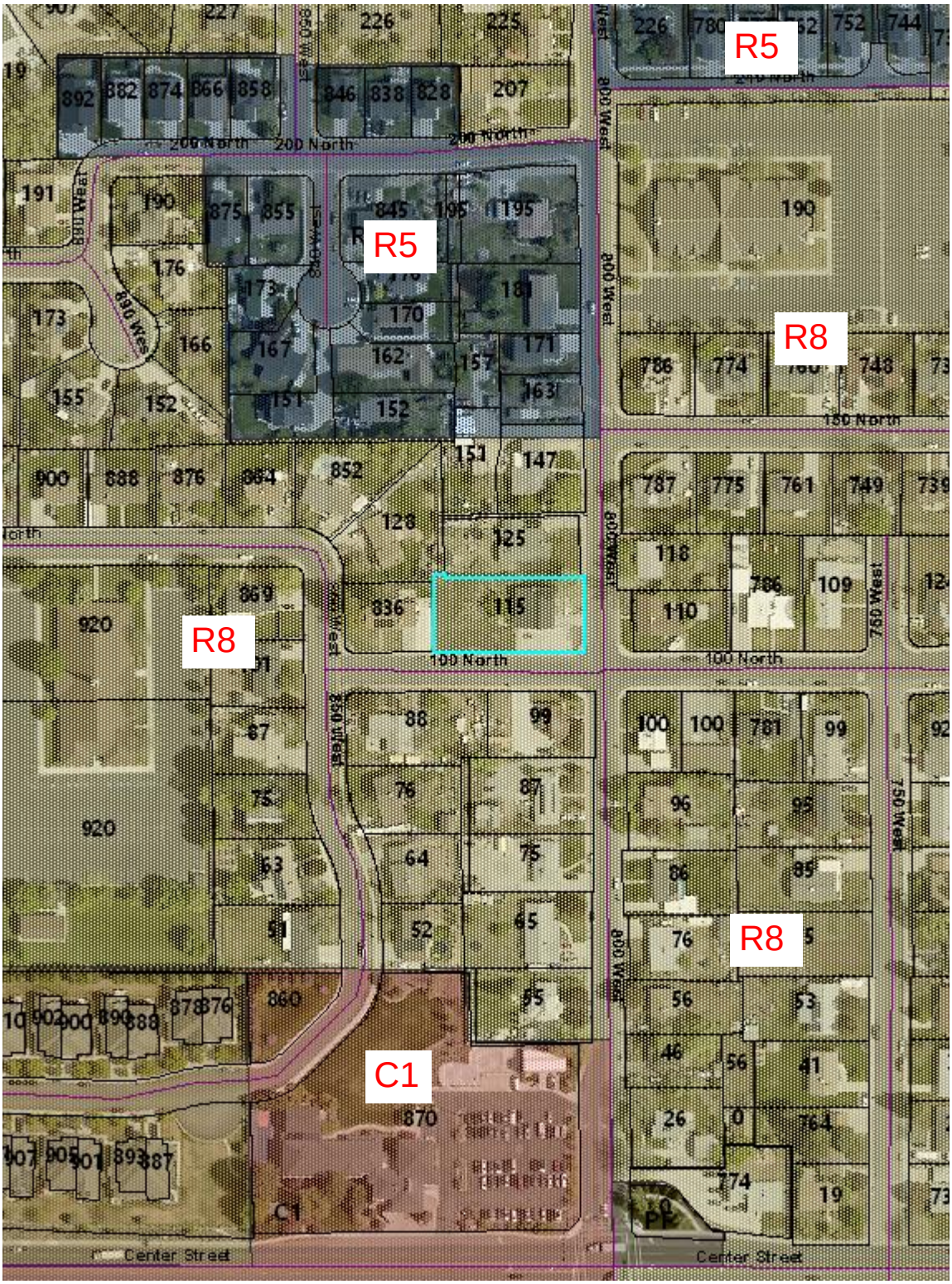
OWNER/DEVELOPER:
WENDY CHAVEZ
FUNEZ RENOVATIONS
385-349-7250
funez.renovations@gmail.com

APPROVED AS TO FORM

CITY ATTORNEY — DATE

SURVEYOR	NOTARY PUBLIC	CITY ENGINEER	CLERK-RECORDER	COUNTY RECORDER
PROFESSIONAL LAND SURVEYOR — DARYL N. PENROD NO. 5331527 — STATE OF UTAH				

Funez Plat A – 115 N 800 West



Vicinity & Zoning Map
Zone: R8
Acres: .39

Funez Street View – 115 N 800 West



Administrative	PLANNING COMMISSION October 7th,2026	Item 4.2
	Smarty Parking Lot 1476 South Sandhill Road Site Plan	**Prepared By:** Rebecca Gourley **Applicant:** Bobby Pankow, Benchmark Engineering

Notices:

Posted in 2 public places.

Posted on City Webpage and City hotline.

Posted at Utah.gov/pmn.

Site Information:

General Plan Designation: **Regional Commercial**

Zoning: **HS**

Total Acreage: **4.26**

Action:

The Planning Commission is the Land Use Authority and the approving body for this item.

REQUEST: The applicant requests site plan approval for parking lot and landscaping improvements.

BACKGROUND: On April 13th, 2026, Bobby Pankow and Benchmark Engineering applied for site plan approval for the Smarty Parking Lot project. The subject property is located at approximately 1476 South Sandhill Road. The project proposes changes to parking islands, the amount of parking, curb + gutter, landscaping, and a new retention basin.

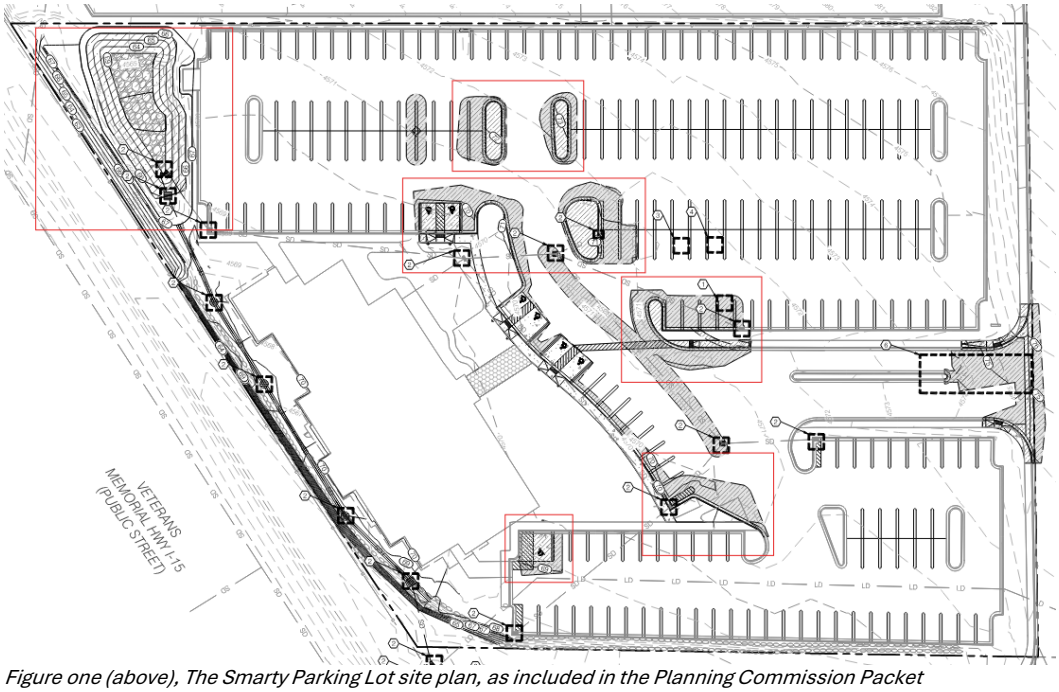


Figure one (above), The Smarty Parking Lot site plan, as included in the Planning Commission Packet

REVIEW:

Zoning: The subject property is zoned HS. There are no associated Developer Agreements with this property or project, and no overlays or additional restrictions.

Curb, Gutter + Asphalt: Six parking islands will be reduced in size. One island and one median will be removed.

The impacted islands and the access to Smarty will undergo curb + gutter improvements. Additionally, the parking lot will be re-asphalted and regraded to improve drainage and direct flow to a new water retention basin.



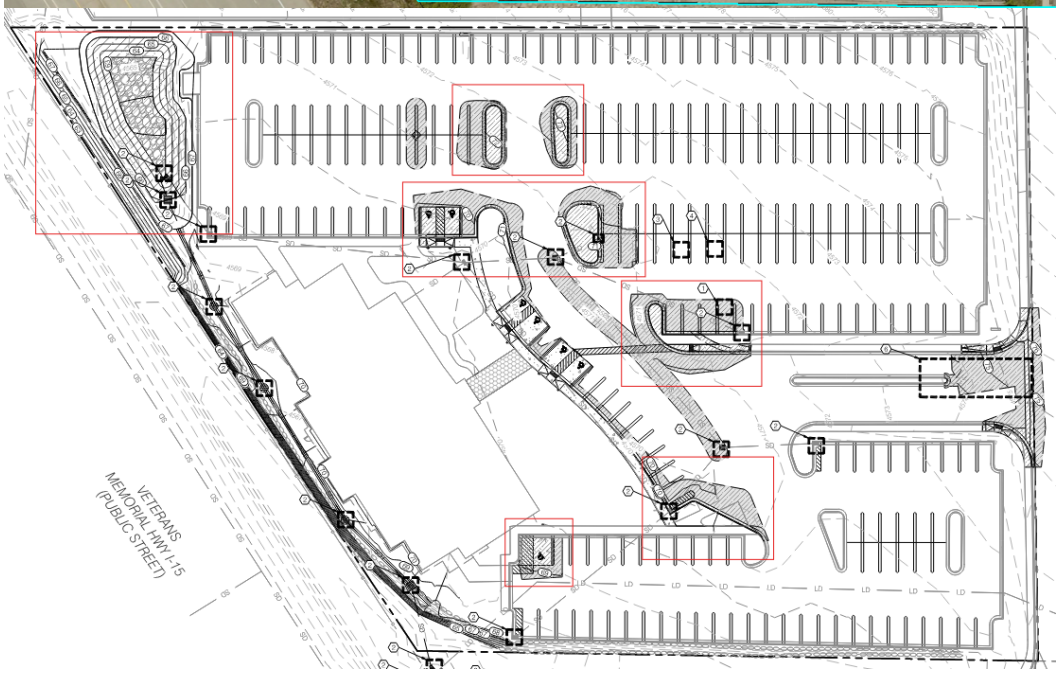


Figure two (above), The existing Smarty parking lot; Figure three (below), the proposed site plan. Changes to the property are shaded in grey.

Landscaping:

This project includes approximately 15,802.72 ft^2 of landscaping. All existing landscaping on the west an north of the Smarty building will be removed and replaced with rock mulch and a mixture of bushes and trees. A total of 42 trees will be included in the landscaping.

The existing landscaping in the park strip along Sandhill Road was installed in 2025 as a part of a previous administrative site plan and is not within the scope of this project. Parks strip landscaping will remain as-is.

The combined total landscaping on the site meets the 50% living vegetation coverage requirement.

Parking: The original site has 240 parking stalls, 7 of which are ADA accessible. The new site will have 256 parking stalls, 7 of which are ADA accessible.

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) reviewed the site plan application on September 21st, 2026. The DRC recommended approval and did not forward any specific conditions to the Planning Commission.

ACTIONS: The Planning Commission is the designated Land Use Authority for the site plan. The Commission may approve or deny the request for site plan approval or may choose to continue their consideration of the request and ask for additional information or analysis.

ALTERNATIVE MOTIONS:

Motion to Approve or Deny -

> "I move that the Planning Commission **[**choose **APPROVE** or **DENY]** the Site Plan for the Smarty Parking Lot project."

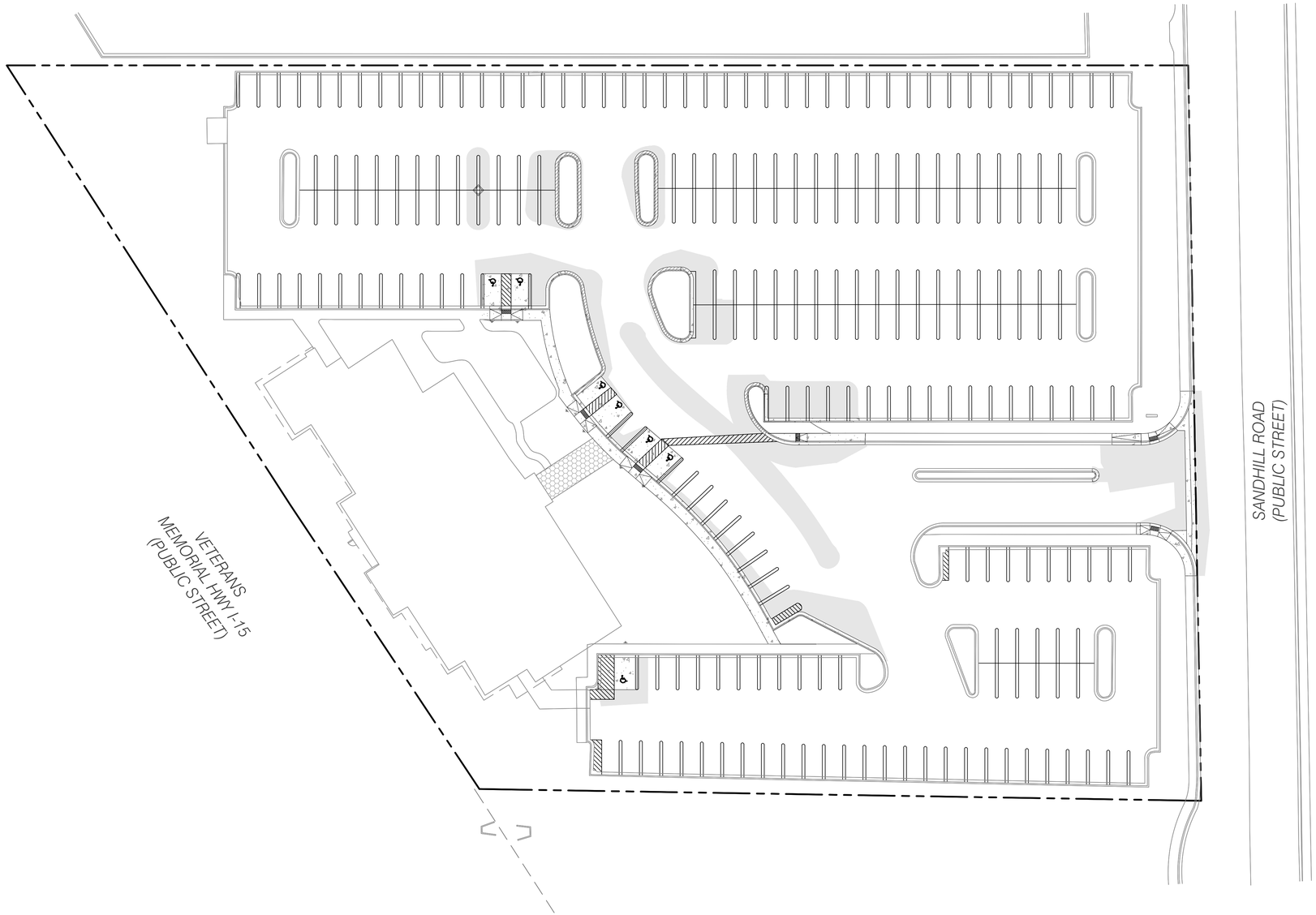
Motion to Continue the Request –

> "I move that the Planning Commission continue this request to [choose appropriate date or condition]."

SMARTY PARKING LOT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN

1476 SANDHILL ROAD
OREM CITY, UTAH COUNTY, UTAH

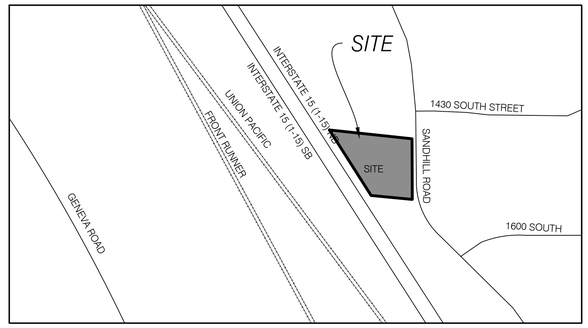


NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.



VICINITY MAP
N.T.S

OWNER/DEVELOPER:
BIG N CONSTRUCTION
BOBBY PANKOW
801-440-2656
bobby@gobign.com

DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CSP.01	SITE PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES
CDT.02	DETAILS & NOTES
CDT.03	DETAILS & NOTES
CDT.04	DETAILS & NOTES

BENCHMARK CIVIL

PROFESSIONAL ENGINEER No. 11386633 ALLISON G. ROBINSON STATE OF UTAH 9/14/26

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

SMARTY PARKING LOT
1476 SANDHILL ROAD
OREM, UTAH

DRAFT: FAC	DESIGN: FAC	CHECK: AGR
DATE: 03/20/2026	DATE: 04/02/2026	DATE: 04/10/2026

PROJECT NO. 2602019

No.	DATE	DESCRIPTION
1	06/08/26	REVISED PER CITY COMMENTS
2	08/03/26	REVISED PER CITY COMMENTS
3	08/28/26	REVISED PER CITY COMMENTS
4	09/10/26	REVISED PER CITY COMMENTS
5	09/14/26	REVISED PER CITY COMMENTS

COVER

1 OF 12

BENCHMARK ENGINEERING CONTACT: ALLISON G. ROBINSON, PE

LINETYPES:

NEW	EXISTING	
		SECTION LINE
		PROPERTY LINE
		ADJACENT PL or LOT LINES
		RIGHT-OF-WAY LINE
		CENTERLINE of ROAD
		EASEMENT LINE
		CURB & GUTTER
		EDGE OF ASPHALT
		FENCE / WALL, STONE
		FENCE, BLOCK
		FENCE, BRICK
		FENCE, CHAIN
		FENCE, IRON
		FENCE, VINYL
		FENCE, WIRE
		FENCE, WOOD
4475	4475	INDEX CONTOUR LINE
		INTERMEDIATE CONTOUR LINE
XX.XX TOC		SPOT ELEVATION
SS	SS	SANITARY SEWER LINE
SD	SD	STORM DRAIN LINE
W	W	WATER LINE
IRR	IRR	IRRIGATION LINE
OHP	OHP	OVERHEAD POWER LINE
UG	UG	UNDERGROUND POWER LINE
GAS	GAS	GAS LINE
T	T	TELEPHONE LINE
CATV	CATV	CABLE TELEVISION LINE
		DRAINAGE / DITCH CENTERLINE
		TREE LINE EDGE
FO	FO	FIBER OPTIC LINE
		PROPOSED ASPHALT
		PROPOSED CONCRETE

SYMBOLS:

NEW	EXISTING	
		SECTION CORNER (FOUND)
		SECTION CORNER (NOT FOUND)
		STREET MONUMENT (FOUND)
		STREET MONUMENT (NOT FOUND)
		BRASS CAP MONUMENT
		POWER POLE & OVERHEAD POWER
		LIGHT POLE
		GUY WIRE
T	T	TELEPHONE MANHOLE
S	S	SANITARY SEWER MANHOLE
D	D	STORM DRAIN MANHOLE
		CATCH BASIN
		DIRECTION OF DRAINAGE
W	W	WATER MANHOLE
		WATER VALVE
W	W	WATER METER
		FIRE HYDRANT
		IRRIGATION VALVE
G	G	GAS MANHOLE
		TREE

ABBREVIATIONS

BC	BAR & CAP
BOWW	BOTTOM OF VISIBLE WALL
COR.	SECTION CORNER
CB	CATCH BASIN
CF	CUBIC FEET
D	DELTA ANGLE
EG	EXISTING GROUND
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EX/ EG	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GW	GUY WIRE
HP	HIGH POINT
HW	HEAD WALL
I.E.	INVERT ELEVATION
LIP	LIP OF CURB AND GUTTER
L	LENGTH OF CURVE
LF	LINEAR FEET
LP	LOW POINT
M-M	MONUMENT TO MONUMENT
MH	MANHOLE
MON.	SURVEY MONUMENT
OHP	OVERHEAD POWER
PVC	POINT OF CURVATURE
PVI	POINT OF INTERSECTION
PP	POWER POLE
PVT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS OF CURVE
RIM	TOP ELEVATION OF A STRUCTURE
RR	RAILROAD
ROW	RIGHT-OF-WAY
R/W	RIGHT-OF-WAY
SCO	SEWER CLEANOUT
SSMH	SEWER MANHOLE
SD	STORM DRAIN
SF	SQUARE FEET
TBC	TOP BACK OF CURB
TMH	TELEPHONE MANHOLE
TOA	TOP OF ASPHALT PAVEMENT
TOCP	TOP OF CONCRETE PAVEMENT
TOF	TOP OF FOOTING
TOE	TOE OF SLOPE
TOG/ TG	TOP OF GRATE
TOP	TOP OF SLOPE
TOW	TOP OF WALL
TR	TELEPHONE RISER
UGP	UNDERGROUND POWER
VPC	VERTICAL POINT OF CURVATURE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
WM	WATER METER
WV	WATER VALVE

CONSTRUCTION NOTES

RESPONSIBLE DISTRICTS OR AGENCIES AND APPLICABLE STANDARDS
CITY OR COUNTY- OREM CITY
WATER UTILITY COMPANY- OREM CITY PUBLIC WORKS
SEWER- OREM CITY PUBLIC WORKS
STORM DRAIN/GROUNDWATER- OREM CITY PUBLIC WORKS
ELECTRICAL- ROCKY MOUNTAIN POWER
TELEPHONE- CENTURY LINK
NATURAL GAS- ENBRIDGE GAS

APPLICABLE STANDARDS: APWA 2025 STANDARDS

Blue Stakes of UTAH811 Bluestakes.org

NOTE:

IN THE EVENT THAT THE CONSTRUCTION NOTES CONFLICT WITH RESPONSIBLE DISTRICT OR AGENCY STANDARDS NOTES AND SPECIFICATIONS, THE DISTRICT OR AGENCY STANDARD NOTES AND SPECIFICATIONS GOVERN.

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE 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 THE NORMAL WORKING HOURS; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AN HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

GENERAL

1. ALL MATERIALS AND CONSTRUCTION IN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.

2. CONTRACTOR AND APPLICABLE SUBCONTRACTORS SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND PERIODIC PROGRESS MEETINGS. PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT RESPONSIBLE DISTRICT OR AGENCY FOR A PRE-CONSTRUCTION CONFERENCE. CONTRACTOR SHALL ALSO NOTIFY THE APPROPRIATE PROJECT CONTACTS (48) HOURS IN ADVANCE OF SAID MEETING.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.

4. THE CONTRACTOR SHALL FAMILIARIZE HIM/HER SELF WITH THE PLANS, THE GEOLOGY REPORTS AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL INSPECT THE SITE OF 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.

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.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE 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. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

5. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2017 EDITION AND THE MANUAL OF STANDARD PLANS 2017 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.

6. 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 THE PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE 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 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 REGULAR 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.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN APPROPRIATE PERMITS AND WORK IN ACCORDANCE WITH RIGHT-OF-WAY OR EASEMENTS FROM THE CITY AND/OR UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMUNICATING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8. CONCRETE PLACEMENTS SHALL BE CONTINUOUS BETWEEN CONSTRUCTION JOINTS. CONTRACTION JOINTS SHALL BE PLACED FOR SLAB-ON-GRADE SUCH THAT THE MAXIMUM DISTANCE BETWEEN JOINTS IS 20 FEET IN EITHER DIRECTION FOR LIGHT DUTY TRAFFIC AND 12 FEET IN EITHER DIRECTION FOR HEAVY DUTY TRAFFIC.

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 ENGINEERS INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.

10. ALL WORK OUTSIDE THE SCOPE OF THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RESPONSIBLE DESIGN. THESE PLANS DO NOT REPLACE ANY STRUCTURAL, ARCHITECTURAL, OR MECHANICAL PLANS. SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ANOTHER PLAN SET, THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT BOTH PARTIES TO DETERMINE WHAT SHOULD BE CONSTRUCTED.

11. ALL STAIRS AND RAILINGS ARE DESIGNED BY OTHERS AND MUST COMPLY WITH THE ADA STANDARDS FOR ACCESSIBLE DESIGN. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.

12. 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 OWNER. ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

13. 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 AND ANYTHING THAT HAS ALREADY BEEN CONSTRUCTED. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTORS 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. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL, ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

15. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATION REDLINES AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

UTILITIES

16. CONTRACTOR TO SPACE UTILITIES TO PROVIDE MINIMUM DISTANCES AS REQUIRED BY LOCAL, COUNTY, STATE, AND INDIVIDUAL UTILITY CODES.

17. ALL UTILITES INSTALLED IN ACCORDANCE WITH THE RESPONSIBLE DISTRICTS OR AGENCIES STANDARDS AND SPECIFICATIONS.

18. COORDINATE ALL SERVICE LATERAL AND BUILDING CONNECTIONS WITH CORRESPONDING ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWING FOR LOCATION AND ELEVATION. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED.

19. ALL STORM DRAIN MANHOLES AND CATCH BASINS ARE TO BE PRECAST CONCRETE FROM APPROVED LOCAL MANUFACTURER UNLESS OTHERWISE NOTED. AND COMPLY WITH CITY/COUNTY STANDARD

20. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR ADS HDPE PIPE OR EQUAL UNLESS OTHERWISE NOTED.

21. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.

22. ALL GAS LINES TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.

23. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO - FUSION TECHNOLOGY.

24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.

25. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.

26. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE AND SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES. ALONG WITH ANY LOCAL CODES OR ORDINANCES.

27. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, 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.

28. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.

29. ACTUAL CONNECTIONS TO EXISTING WATER LINES WILL NOT BE PERMITTED PRIOR TO THE COMPLETION OF STERILIZATION AND TESTING OF NEW WATER MAINS. ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF THE CITY/COUNTY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.

30. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE, INSPECTED, TESTED, AND APPROVED BY AUTHORITIES HAVING JURISDICTION PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK, AND STREET PAVING.

31. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES FOR THE INSTALLATION OF ALL NEW AND THE REMOVAL, RELOCATION, AND/OR BURIAL OF ALL EXISTING DRY UTILITIES INCLUDING BUT NOT LIMITED TO POWER, GAS, AND COMMUNICATION LINES. IF THERE IS A CONFLICT WITH AN EXISTING DRY UTILITY THE CONTRACTOR SHALL COORDINATE THE REMOVAL OR RELOCATION OF THE EXISTING UTILITY WITH THE RESPONSIBLE DISTRICT OR AGENCY. ALL WORK FOR DRY UTILITIES SHALL BE COORDINATED WITH AND COMPLETED TO THE STANDARDS AND REQUIREMENTS OF THE RESPONSIBLE DISTRICT OR AGENCY.

SEWER

32. ALL SEWER LINE TO BE FLUSHED, PRESSURE TESTED TO 5 PSI VIDEO INSPECTED AND OTHERWISE TESTED IN ACCORDANCE WITH DISTRICT STANDARDS PRIOR TO PLACING IN SERVICE.

33. ALL SEWER PIPES ARE TO BE SDR-35 PVC PIPE.

34. SEWER MANHOLES, LATERALS AND CLEANOUTS TO BE INSTALLED PER RESPONSIBLE DISTRICT OR AGENCY STANDARDS. THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN. THE CLEANOUT RISER FOR EACH SERVICE SHALL BE INSTALLED BY THE CONTRACTOR.

35. SEWER CLEANOUTS MUST BE INSTALLED AT A MINIMUM OF EVERY 93 L.F. FOR 4 INCH Ø LATERALS AND EVERY 100 L.F. FOR 6 INCH Ø LATERALS, OR PER THE RESPONSIBLE DISTRICT OR AGENCY STANDARDS, WHICHEVER IS MORE FREQUENT.

36. A SEWER CLEANOUT MUST BE INSTALLED 5 L.F. TO 10 L.F. FROM ANY PROPOSED STRUCTURE, OR PER THE RESPONSIBLE DISTRICT OR AGENCY STANDARDS.

37. ALL SEWER LATERAL BENDS AND ANGLES TO BE INSTALLED AS SWEEPING BENDS WITH SEWER CLEANOUTS.

38. DURING CONSTRUCTION OF THE SEWERLINE, WYES NEED TO BE INSTALLED FOR THE LATERALS. LATERALS ARE 4" AND NEED TO COME IN AT THE TOP OF THE PIPE WITH A WYE. (SEE RESPONSIBLE DISTRICT OR AGENCY STANDARDS)

39. IT IS THE INTENT ON THESE PLANS THAT ALL SEWER PIPES SHALL SLOPE TO AN EXISTING SEWER CONNECTION VIA GRAVITY FLOW. CONTRACTOR TO START AT THE LOW END OF GRAVITY UTILITY LINES AND VERIFY THAT ALL INVERT ELEVATIONS PROVE SLOPE TO EXISTING CONNECTION VIA GRAVITY. SLOPES MUST MEET OR EXCEED THE SEWER DISTRICTS MINIMUM STANDARDS. NOTIFY ENGINEER IF THERE ARE DISCREPANCIES THAT WOULD CAUSE THE SEWER UTILITY NOT TO DRAIN VIA GRAVITY ON THE SITE.

WATER

40. WATERLINES TO BE PVC C-900, WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18' VERTICAL OR TEN FEET HORIZONTAL SEPARATION FROM SEWERLINE

41. ALL WATERLINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.

42. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE: CORP, STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.

43. ALL WATERLINES SHALL BE 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS. ALL WATER LINES SHALL BE LOOPED AROUND GRAVITY LINES OR ROPED PER RESPONSIBLE DISTRICT OR AGENCY INSPECTOR.

44. CONTRACTOR TO NOTIFY RESPONSIBLE DISTRICT OR AGENCY FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HRS. MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH RESPONSIBLE DISTRICT OR AGENCY. ALL TESTS TO BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.

45. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4 INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET RESPONSIBLE DISTRICT OR AGENCY STANDARDS, UNLESS OTHERWISE NOTED ON PLANS.

EXISTING UTILITIES

46. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES SHOWN OR NOT SHOWN. THE INFORMATION SHOWN ON THE PLANS WITH REGARDS TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATION AND/OR RECORD INFORMATION. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE FACILITIES SHOWN AND ANY OTHER FACILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. PRIOR TO CONSTRUCTION OR FABRICATION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENT AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES SO, THAT THE EXACT LOCATION, ELEVATION, MATERIAL, ETC. CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUMP CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION BE MADE PRIOR TO CONSTRUCTION.

47. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

48. ALL MANHOLE RIMS, LAMPHOLES, VALVE BOX COVERS, MONUMENT BOXES AND CATCH BASIN GRATES ARE TO BE ADJUSTED TO FIT THE FINISHED GRADE AFTER PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

49. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL PIPES, WALLS, ETC. ARE ADEQUATELY BRACED DURING CONSTRUCTION.

CLEARING AND GRADING

50. CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH APWA 2017 STANDARD DRAWINGS AND STANDARD SPECIFICATIONS AND THE RECOMMENDED EARTHWORK SPECIFICATION FOUND IN THE PROFESSIONALLY PREPARED REPORT OF GEOTECHNICAL INVESTIGATION.

51. THE CONTRACTOR SHALL REMOVE ALL VEGETATION AND DELETERIOUS MATERIALS FROM THE SITE UNLESS NOTED OTHERWISE: ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE REMOVED AND/OR ABANDONED PER THE REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL REGULATIONS. THE COST TO PERFORM THIS WORK SHALL BE INCLUDED IN THE LUMP SUM CLEARING COST.

52. SUBSOIL INVESTIGATIONS MUST BE CONDUCTED AT THE SITE OF THE WORK. ALL FOOTING, FOUNDATION OR STRUCTURAL WALL CONSTRUCTION MUST ADHERE TO THE RECOMMENDATIONS DETAILED BY THE PROFESSIONAL REPORT OF THESE INVESTIGATIONS, CREATED BY A LICENSED GEOTECHNICAL ENGINEER.

53. SOIL INVESTIGATIONS MUST BE CONDUCTED BY A LICENSED GEOTECHNICAL ENGINEER FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH PROJECTION OR EXTRAPOLATION, FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK, SOIL BEARING VALUES AND PROFILES, SOIL STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION OPERATIONS.

54. ALL PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO FINISHED SURFACE, THE CONTRACTOR IS RESPONSIBLE TO DEDUCT THE THICKNESS OF THE PAVEMENT STRUCTURAL SECTION FOR TOP OF SUB GRADE ELEVATIONS.

55. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.

56. UNSUITABLE MATERIAL, SUCH AS TOP SOIL, WEATHERED BED ROCK, ETC., SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER (AND/OR ENGINEERING GEOLOGIST, WHERE EMPLOYED) FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.

57. NO TREES SHALL BE REMOVED OR DAMAGED WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM PROPERTY OWNER.

58. THE EXISTING TOPOGRAPHY ON THESE PLANS IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVEYING ON 03/09/2026 AND MAY HAVE BEEN MODIFIED SINCE THIS SURVEY WAS PERFORMED.

59. FILLS IN EXCESS OF 4 FEET IN THICKNESS AND BENEATH ALL FOUNDATIONS OR PAVEMENT SECTIONS SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENS

NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.

No.	DATE	DESCRIPTION
1	06/08/26	REVISED PER CITY COMMENTS
2	08/01/26	REVISED PER CITY COMMENTS
3	08/25/26	REVISED PER CITY COMMENTS
4	09/10/26	REVISED PER CITY COMMENTS
5	09/14/26	REVISED PER CITY COMMENTS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

1" 0.5 0

DRAWN BY: FAC
CHECKED BY: AGR
FIELD CREW: SURVEY
DATE: 04/10/2026
DWG. FILE: 2602019_SITE

PROFESSIONAL ENGINEER
9/14/26
No. 11366633
ALLISON C. ROBINSON
STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

SMARTY PARKING LOT

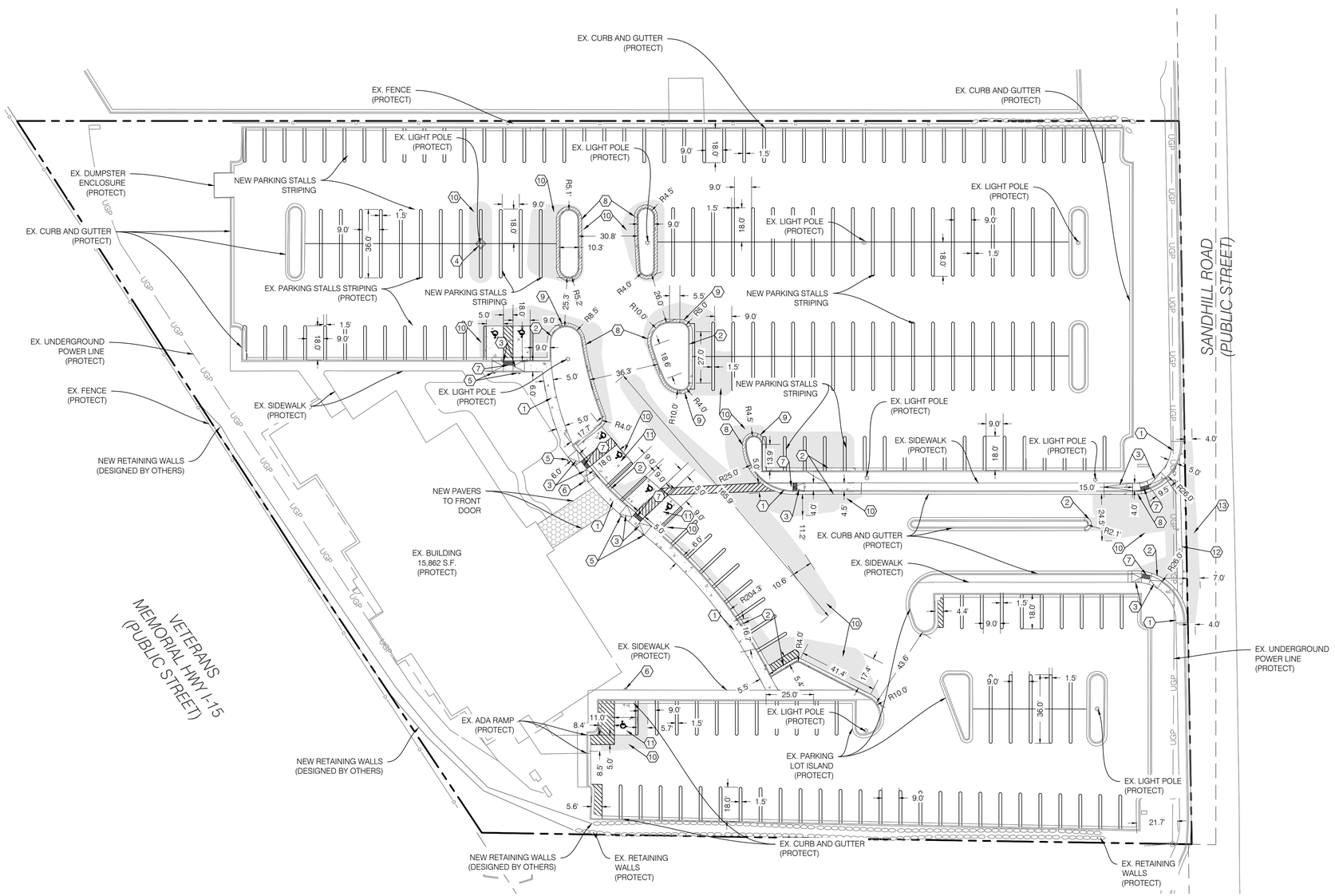
1476 SANDHILL ROAD
OREM, UTAH

PROJECT NO. 2602019

DEMO PLAN

CDP.01
3 OF 12

Blue Stakes of UTAH 811
Bluestakes.org



NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.

CONSTRUCTION KEY NOTE REFERENCE

NO.	DESCRIPITON	DETAIL
1	SIDEWALK PER OREM CITY STDS #RW-4	2/CDT.02
2	CONCRETE CURB AND GUTTER PER OREM STDS #RW-1	1/CDT.01
3	ADA RAMP PER OREM CITY STDS #RW-11	3/CDT.01
4	NEW 4'X4' DIAMOND ISLAND WITH 6" CURB WALL PER APWA STDS #209 TYPE "P"	
5	ADA SIGN	1/CDT.02
6	ADA VAN ACCESSIBLE	1/CDT.02
7	ADA DETECTABLE WARNINGS PER OREM CITY STDS #RW-11	3/CDT.01
8	RELEASE CURB AND GUTTER	2/CDT.01
9	TRANSITION CURB AND GUTTER	
10	ASPHALT PAVEMENT WITH GRANULAR BASE	4/CDT.01
11	CONCRETE PAVEMENT WITH GRANULAR BASE	4/CDT.01
12	CONCRETE CROSS GUTTER PER OREM CITY STDS #RW-2	3/CDT.02
13	ASPHALT PAVEMENT WITH GRANULAR BASE PER OREM CITY STDS #M-3 AND M-10	5/CDT.01

AREA TABLE

PARTICULARS	S.F.	%
BUILDING	15,862	8.6
HARDSCAPE	125,911	67.9
LANDSCAPE	43,629	23.5
TOTAL	185,402	100

NOTE:
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:48 (2.00%) SLOPE, THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE

PARKING COUNT

PARTICULARS	PROVIDED		
	STANDARD	ADA	VAN ACCESSIBLE
PARKING STALLS	251	5	2
TOTAL	258		

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 70. SEE NOTES 66, 70, 82, & 83 ON CGN.01 FOR FURTHER DETAIL.

NOTE:
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH OREM CITY STANDARDS AND SPECIFICATIONS

No.	DATE	DESCRIPTION
1	06/08/26	REVISED PER CITY COMMENTS
2	08/01/26	REVISED PER CITY COMMENTS
3	08/26/26	REVISED PER CITY COMMENTS
4	09/10/26	REVISED PER CITY COMMENTS
5	09/14/26	REVISED PER CITY COMMENTS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: FAC
CHECKED BY: AGR
FIELD CREW: SURVEY
DATE: 04/10/2026
DWG. FILE: 2602019_SITE

0 0.5 1"

PROFESSIONAL ENGINEER
No. 13366633
ALLISON C. ROBINSON
STATE OF UTAH
9/14/26

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

SMARTY PARKING LOT

1476 SANDHILL ROAD
OREM, UTAH

Blue Stakes of UTAH 811
Bluestakes.org

PROJECT NO. 2602019

SITE PLAN

CSP.01
4 OF 12

NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.

CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPITON	DETAIL
1	GATE VALVE PER OREM CITY STDS. #W-7	1/CDT.03
2	6" PVC C-900 FIRELINE	
3	FIRE HYDRANT PER OREM CITY STDS #W-7	1/CDT.03
4	THRUST BLOCK PER OREM CITY STDS #W-8	2/CDT.03

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

EXISTING UTILITIES NOTE:
EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS THE OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD. POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. NOTIFY ENGINEER IF DISCREPANCIES OR CONFLICTS EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.

No.	DATE	DESCRIPTION
1	06/08/26	REVISED PER CITY COMMENTS
2	08/03/26	REVISED PER CITY COMMENTS
3	08/26/26	REVISED PER CITY COMMENTS
4	09/10/26	REVISED PER CITY COMMENTS
5	09/14/26	REVISED PER CITY COMMENTS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: FAC
CHECKED BY: AGR
FIELD CREW: SURVEY
DATE: 04/10/2026
DWG FILE: 2602019_SITE

PROFESSIONAL ENGINEER
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9/14/26

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SMARTY PARKING LOT
1476 SANDHILL ROAD
OREM, UTAH

PROJECT NO. 2602019

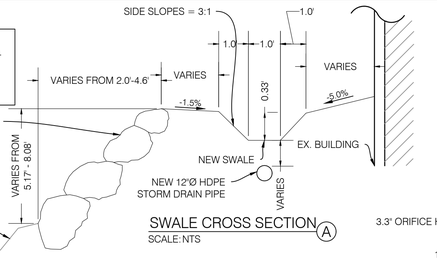
UTILITY PLAN

CUP.01
5 OF 12

Blue Stakes of UTAH811
Bluestakes.org

NOTE PER CITY REQUIREMENTS:
1. CLEAR ALL VEGETATION FROM THE EXISTING BASIN (POND).
2. EXISTING BOX IN THE BASIN NEEDS TO BE EXPOSED SO OREM CITY PUBLIC WORKS CAN VERIFY THAT AN ORIFICE PLATE HAS BEEN INSTALLED AND INSPECT THE BOX.

RETAINING WALL NOTE:
COORDINATE CONSTRUCTION OF RETAINING WALL WITH STORM DRAIN MAIN LINE, SEE GEOTECHNICAL DETAILS OR COORDINATE WITH ERIK FJELDSTED, P.E. IGES, INC. MOBILE: (801) 867-6851.



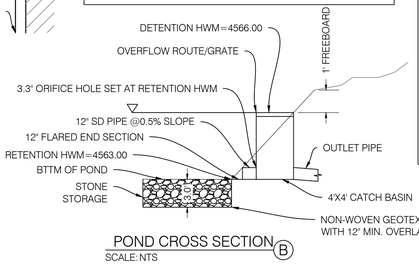
SWALE CROSS SECTION (A)
SCALE:NTS

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 70. SEE NOTES 66, 70, 82, & 83 ON CGN.01 FOR FURTHER DETAIL.

SURVEY CONTROL NOTE:
THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

EXISTING UTILITIES NOTE:
EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS THE OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD. POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. NOTIFY ENGINEER IF DISCREPANCIES OR CONFLICTS EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.



POND CROSS SECTION (B)
SCALE:NTS

NORTH

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30ft.

GRADING AND DRAINAGE KEY NOTE REFERENCE

NO.	DESCRIPITON	DETAIL
1	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
2	12" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
3	12" DIAMETER CLEANOUT MANHOLE WITH GRATE	
4	4'X4' CATCH BASIN	3/CDT.03
5	18F SNOUT	4/CDT.03
6	3.3" DIAMETER ORIFICE RESTRICTOR (AT 4563.00 ELEVATION, ON NORTH PIPE)	5/CDT.03
7	FLARED END SECTION PER APWA STDS #323.1	
8	4" DIAMETER HDPE ADS N-12 STORM DRAIN LINE ROOF DRAIN	
9	INSERTA-TEE (OR ENGINEER APPROVED EQUAL)	
10	PRE-TREATMENT CATCH BASIN PER OREM CITY STDS #SD-2	3/CDT.04

ALL HDPE/RCP CLASS III PIPE TO HAVE SOIL TIGHT JOINTS

STORM DRAINAGE CALCULATIONS
Rational Method (Q=CIA)

Area Identification (A) (C)		Rational Coefficient (C)	C*A
Ex. Roof=	9,614	0.9	8652.6 S.F.
Ex. Pavement =	110,023	0.9	99021 S.F.
New Pavement =	15,576	0.9	14018 S.F.
Ex. Landscaping =	33,033	0.2	6606.6 S.F.
New Landscaping =	2,782	0.2	556.4 S.F.
Sum:	171028 S.F.	Sum:	128298 S.F.

NOAA ATLAS 14 (25 YEAR STORM) — **Allowable Discharge =** .13cfs/acre

Time (min)	Intensity (in/hr)	Rainfall (inches)	Rainfall Excess (cu.ft.)	Allowed Discharge (cu.ft)	Volume to Detain (cu.ft)
15	2.61	0.653	6976	459	6517
30	1.76	0.880	9409	919	8490
60	1.09	1.090	11654	1837	**9816**
120	0.60	1.200	12830	3675	9155
180	0.42	1.272	13600	5512	8087
360	0.24	1.440	15396	11025	4371
720	0.14	1.692	18090	22050	0
1440	0.08	1.992	21298	44100	0

Detention Pond Volume
Civil 3D = **7,873 cf**

Ex. Pipe Volume
12 in. Pipe Length = 609 lf
Volume = **478 cf**

Retention Volume Stone Storage
Bottom of Pond= 1339 S.F.
Depth of Voids= 3.00 lf
Void space (40%)= 0.40
Retention Void Volume= **1,607 cf**

80th Percentile Retention Volume
Tributary Area, A: 18,358 sf
Impervious Area: 18,358 sf
Imperviousness: 1.00 sf
80th Percentile Storm Depth, d: 0.50 in
Volumetric Runoff Coefficient, Rv: 0.89
Required Water Quality Volume, WQV: **680 cf**
Provided Water Quality Volume, WQV: **1,607 cf** **YES**

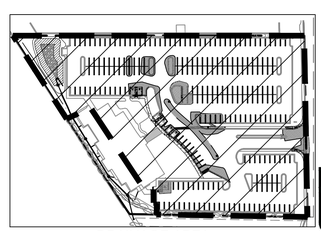
Reese Method
$R_V = 0.91 * imp - 0.0204$

Is there adequate storage? Storage Provided = **9,958 cf**
Req. Storage = **9,816 cf** **YES**

Orifice Design:
The storm runoff will be detained at 0.2 cfs/acre

$$Q = C_d A_0 \sqrt{2gh}$$

Total acreage of development: 3.93 acres
Allowable discharge: 0.13 cfs/acre
Max head: 3.00 ft
Design diameter for new orifice: 3.3 inch


DRAINAGE AREA (C)
SCALE:1"=150'

BENCHMARK:
PROJECT BENCHMARK
BRASS CAP FOUND AS THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.
ELEVATION = 4553.66'

SITE BENCHMARK
REBAR AND CAP IN THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 4559.88'

No.	DATE	DESCRIPTION
1	06/06/25	REVISED PER CITY COMMENTS
2	08/01/25	REVISED PER CITY COMMENTS
3	09/26/25	REVISED PER CITY COMMENTS
4	09/10/25	REVISED PER CITY COMMENTS
5	09/14/26	REVISED PER CITY COMMENTS

SCALE MEASURES 1"INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: FAC
CHECKED BY: AGR
FIELD CREW: SURVEY
DATE: 04/10/2026
WORK FILE: 2602019.SITE

PROFESSIONAL ENGINEER
No. 11386633
ALLISON G. ROBINSON
STATE OF UTAH
9/14/26

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BENCHMARK CIVIL

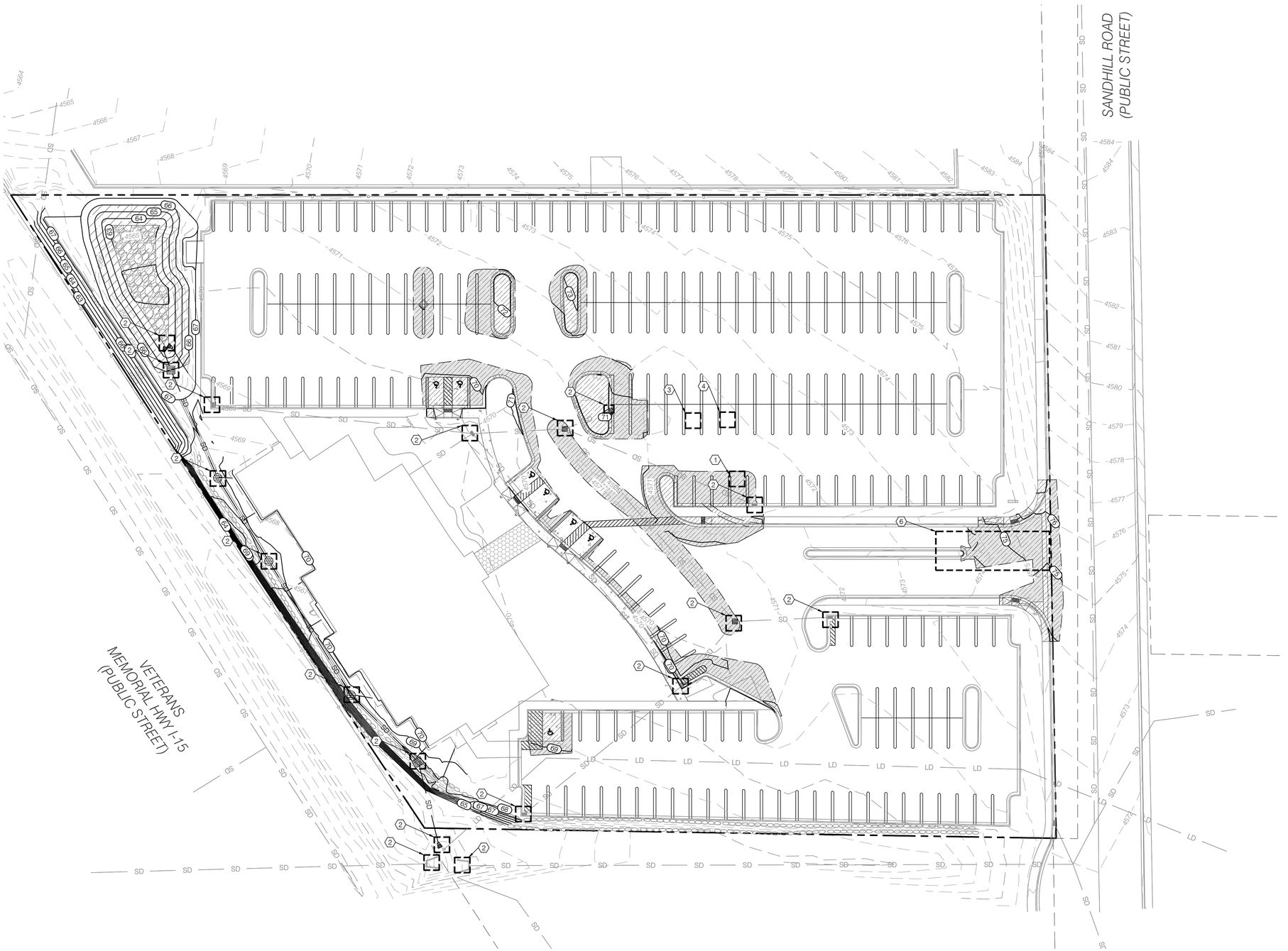
SMARTY PARKING LOT
1476 SANDHILL ROAD
OREM, UTAH

PROJECT NO. 2602019

GRADING & DRAINAGE PLAN

CGD.01
6 OF 12

Blue Stakes of UTAH 811 Bluestakes.org



NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.

SWPPP KEY NOTES REFERENCE

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.

NO.	DESCRIPTION	DETAIL
1	CONCRETE WASTE MANAGEMENT	1/CEP.02
2	INLET PROTECTION WATTLE	2/CEP.02
3	MATERIALS STORAGE	3/CEP.02
4	PORTABLE TOILETS	4/CEP.02
5	SILT FENCE	6/CEP.02
6	TEMPORARY CONSTRUCTION ENTRANCE	7/CEP.02

NOTE:
CONTRACTOR SHALL INSTALL EROSION CONTROLS (SILT FENCES, STRAW BALES, ETC) AS REQUIRED BY REGULATORY AGENCIES. SAID CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOWING BEST MANAGEMENT PRACTICES FOR ACTUAL PLACEMENT ON SITE. STRAW BALES SHOWN ON THESE DRAWINGS ARE INTENDED AS A MINIMUM REQUIREMENT. ADDITIONAL CONTROLS REQUESTED BY AGENCY INSPECTORS SHALL BE REQUIRED. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTORS EXPENSE. TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.

No.	DATE	DESCRIPTION
1	09/09/26	REVISED PER CITY COMMENTS
2	09/07/26	REVISED PER CITY COMMENTS
3	08/26/26	REVISED PER CITY COMMENTS
4	08/10/26	REVISED PER CITY COMMENTS
5	09/14/26	REVISED PER CITY COMMENTS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: FAC
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DATE: 04/10/2026
DWG FILE: 2602019_SITE

0 0.5 1

PROFESSIONAL ENGINEER
9/14/26
No. 11366633
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SMARTY PARKING LOT
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OREM, UTAH

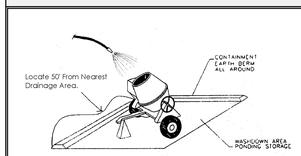
PROJECT NO. 2602019

EROSION CONTROL PLAN

CEP.01
7 OF 12

Blue Stakes of UTAH 811
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BMP: Concrete Waste Management



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

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

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

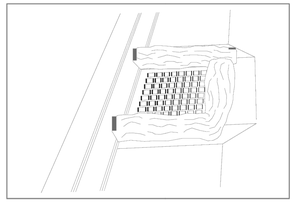
LIMITATIONS:
- Off-site washout of concrete wastes may not always be possible.

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

CONCRETE WASTE MANAGEMENT 1
SCALE: NTS

BMP: Inlet Protection – Wattle

IP-W
CONSTRUCTION



DESCRIPTION:
Sediment barrier erected around storm drain inlet.

APPLICATION:
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

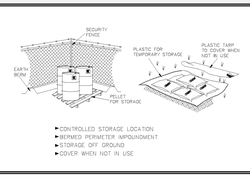
INSTALLATION/APPLICATION CRITERIA:
- Provide up-gradient sediment controls, such as silt fence during construction of inlet
- When construction of curb and gutter and roadways is complete, install gravel filled wattles around perimeter of inlet

LIMITATIONS:
- Recommended maximum contributing drainage area of one acre
- Requires shallow slopes adjacent to inlet

MAINTENANCE:
- Inspect inlet protection following storm event and at a minimum of once every 14 days.
- Remove accumulated sediment when it reaches 4 inches in depth.
- Look for bypassing or undercutting and repair or realign as needed.

INLET PROTECTION WATTLE 2
SCALE: NTS

BMP: Materials Storage



DESCRIPTION:
Controlled storage of on-site materials.

APPLICATION:
- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

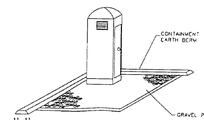
INSTALLATION/APPLICATION CRITERIA:
- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

LIMITATIONS:
- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

MAINTENANCE:
- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

MATERIALS STORAGE 3
SCALE: NTS

BMP: Portable Toilets



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

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

INSTALLATION/APPLICATION CRITERIA:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.

LIMITATIONS:
No limitations.

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

PORTABLE TOILETS 4
SCALE: NTS

BMP: Spill Clean-Up



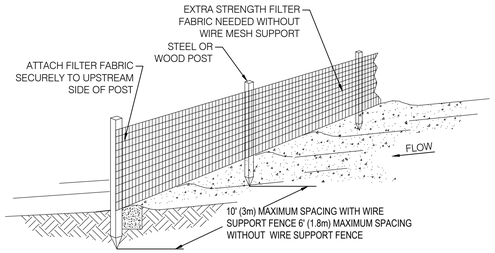
DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

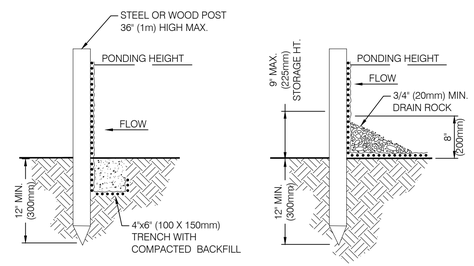
APPLICATION:
All sites

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

METHODS:
- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #536-4100) for any spill of reportable quantity.

SPILL CLEAN UP 5
SCALE: NTS





TRENCH DETAIL

INSTALLATION WITHOUT TRENCHING

NOT TO SCALE

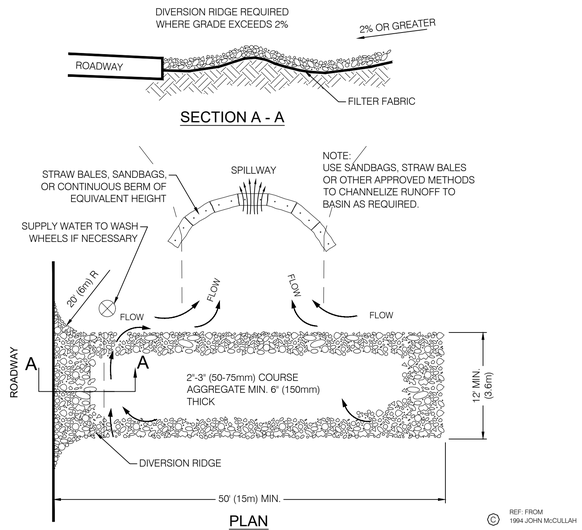
NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.

3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

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SILT FENCE 6
SCALE: NTS



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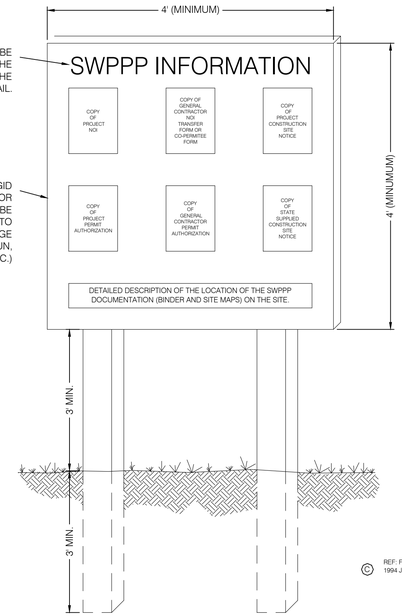
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT 7
SCALE: NTS

Blue Stakes of UTAH811 Bluestakes.org



NOTES:
1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.

2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-TO TERMINATION (NOT) IS FILED FOR THE PERMIT.

3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.

4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.

5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY IF THE SWPPP INFORMATION SIGN.

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SWPPP INFORMATION SIGN 8
SCALE: NTS

No.	DATE	DESCRIPTION
1	08/08/26	REVISED PER CITY COMMENTS
2	08/03/26	REVISED PER CITY COMMENTS
3	08/28/26	REVISED PER CITY COMMENTS
4	09/10/26	REVISED PER CITY COMMENTS
5	09/14/26	REVISED PER CITY COMMENTS

SCALE MEASURES 1INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
1" 0.5 0

DRAWN BY: FAC
CHECKED BY: AGR
FIELD CREW: SURVEY
DATE: 04/10/2026
WORK FILE: 2602019_SITE

PROFESSIONAL ENGINEER
9/14/26
No. 11366633
ALLISON G. ROBINSON
STATE OF UTAH

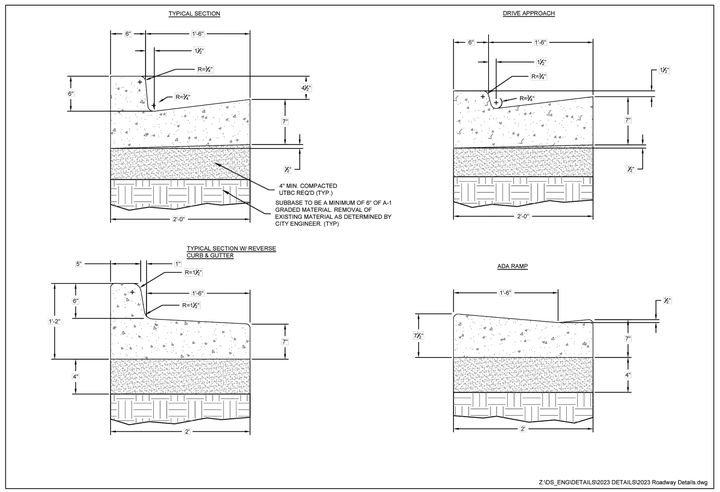
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SMARTY PARKING LOT
1476 SANDHILL ROAD
OREM, UTAH

PROJECT NO. 2602019

EROSION CONTROL DETAILS

CEP.02
8 OF 12

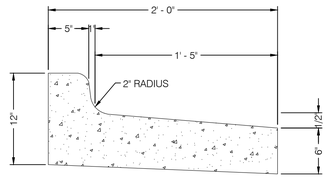


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OREM	CONSTRUCTION STANDARD DRAWINGS	CITY OF OREM	2' CURB & GUTTER	REV. 4/2024 RW-1

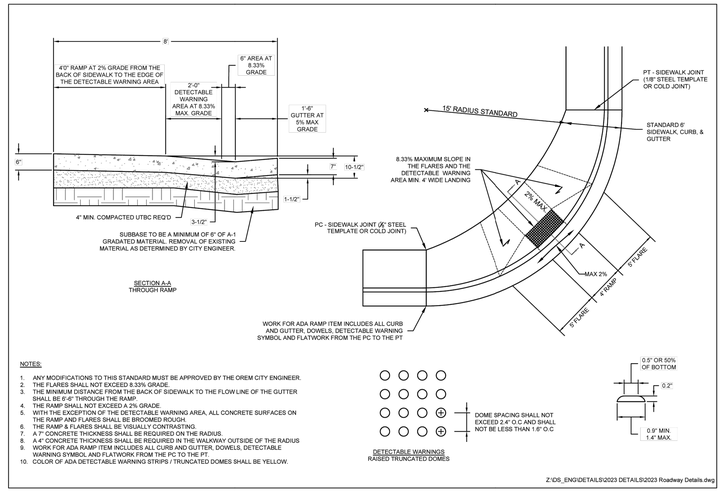
2' CURB & GUTTER ①
SCALE: NTS

NOTE: 6" MIN. OF UNTREATED BASE COURSE REQ'D UNDER CURB AND GUTTER. COMPACT TO 95% ASSHTO T-180 - METHOD D.



NOTE:
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TYPICAL RELEASE CURB & GUTTER ②
SCALE: NTS



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OREM	CONSTRUCTION STANDARD DRAWINGS	CITY OF OREM	ADA RAMP	REV. 4/2024 RW-11

ADA RAMP ③
SCALE: NTS

No.	DATE	DESCRIPTION
1	06/06/25	REVISED PER CITY COMMENTS
2	08/05/25	REVISED PER CITY COMMENTS
3	08/26/25	REVISED PER CITY COMMENTS
4	09/10/25	REVISED PER CITY COMMENTS
5	09/14/26	REVISED PER CITY COMMENTS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY	FAC
CHECKED BY	AGR
FIELD CREW	SURVEY
DATE	04/10/2026
DWG FILE	2602019_SITE

PROFESSIONAL ENGINEER
9/14/26
No. 11366633
ALLISON G. ROBINSON
STATE OF UTAH

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9138 SOUTH STATE STREET SUITE #100
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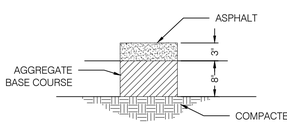
SMARTY PARKING LOT
1476 SANDHILL ROAD
OREM, UTAH

PROJECT NO.: 2602019

DETAIL SHEET

CDT.01
9 OF 12

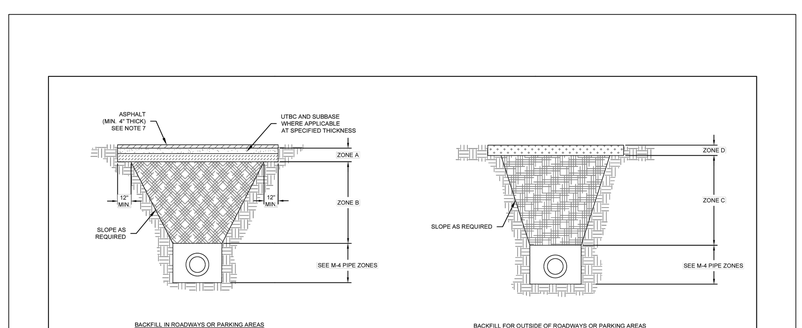
ALTERNATE: STANDARD
CONCRETE 5"
GRAVEL BASE 4"



STANDARD DUTY PAVEMENT

NOTE:
1. FOR REINFORCEMENT DESIGN OF PCC PAVEMENT SECTIONS SEE STRUCTURAL ENGINEER
2. FOR DOWEL DESIGN OF PCC PAVEMENT SECTIONS SEE GEOTECHNICAL ENGINEER.

PAVEMENT SECTIONS ④
SCALE: 4



ZONE		BACK FILL MATERIAL				
		TYPE	GRADATION	COMPACTION	LIFT THICKNESS	TEST
A	ROADWAY	UTBC/ SUBBASE	-3/4"(UTBC) -3" (SUBBASE)	95%	MAX 12"	AASHTO T-180
B	LOAD	BACKFILL	-6"	95%	MAX 12"	AASHTO T-180
C	NON-LOAD	REUSE SPOILS	-6"	90%	NOT SPECIFIED	
D	NON-LOAD	TOP SOIL	-6"	90%	NOT SPECIFIED	

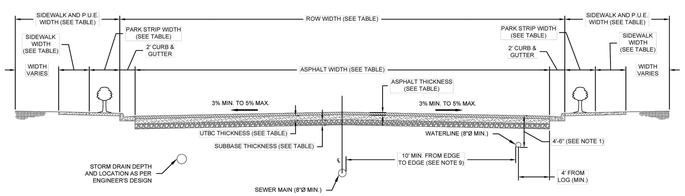
NOTES:
1. CUT ASPHALT T-PATCH TO WIDTH OF TRENCH. CONSTRUCT PIPELINE & RESTORE SUB-SURFACE. THEN CUT ASPHALT 12" WIDER THAN THE TRENCH ON EACH SIDE. REMOVE ASPHALT & FINISH RESTORATION. IF TRENCH WALLS COLLAPSE OR WIDEN CUT 12" FROM THAT NEW FINAL WIDTH.
2. LONGITUDINAL EDGE OF A ROADWAY PATCH SHALL BE CUT TO THE NEAREST SEAM OR ROAD STRIPING (AND/OR OUT OF THE WHEEL-PATH OF VEHICLES.
3. NEW TRENCHES WITHIN 10 FT OF ONE ANOTHER SHALL BE COMBINED INTO A SINGLE PATCH.
4. PATCHES EXTENDING MORE THAN ¼ OF A ROADWAYS WIDTH SHALL BE EXTENDED TO THE FULL WIDTH OF THE ROAD (GUTTER TO GUTTER). WHEN TRENCHING IS WITHIN 24" OF A CURB AND GUTTER THE REMOVAL OF THE SURFACE LAYERS MUST BE EXTENDED ALL THE WAY TO THE LIP OF GUTTER.
5. PLACE ASPHALT CONCRETE IN LIFTS NO GREATER THAN 3", OR LESS THAN 2".
6. T-PATCH REQUIRED FOR ALL FINAL ASPHALT PAVEMENT RESTORATION.
7. ASPHALT THICKNESS WILL MATCH THE EXISTING ASPHALT THICKNESS PLUS 1", WITH A MINIMUM OF 4". IF EXISTING ASPHALT THICKNESS IS 6" OR GREATER, THEN THE ASPHALT PATCH WILL MATCH THE EXISTING THICKNESS.
8. LIMIT LENGTH OF OPEN TRENCHES TO 200 LINEAL FEET DAY OR NIGHT.

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OREM	CONSTRUCTION STANDARD DRAWINGS	CITY OF OREM	TRENCH DETAILS	REV. 4/2024 M-3

TRENCH AND CROSS SECTION ⑤
SCALE: NTS

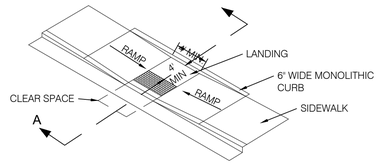
STREET TYPE	ASPHALT WIDTH MIN. (FT)	PAVEMENT MIX DESIGN (SEE NOTE 12)	ASPHALT DEPTH MIN. (IN)	UTBC DEPTH MIN. (IN)	SUBBASE DEPTH MIN. (IN)	NO. OF LANES	BIKE LANE/ SHLDR (FT)	ROW WIDTH (FT)	SIDEWALK WIDTH (FT)	PARK STRIP WIDTH (FT)	SW & P.U.E. WIDTH (FT)
SUB LOCAL	28	½" PG 58-28	4	8	N/A	2	N/A	32	5	8	20
LOCAL	34	½" PG 58-28	4	8	N/A	2	6	38	5	8	20
COLLECTOR (2) LANES	50	½" PG 58-28 OR ½" PG 64-34	5	8	6	2	6/7	54	5	8	20
COLLECTOR (3) LANES	50	½" PG 58-28 OR ½" PG 64-34	5	8	6	3	7	54	5	8	20
MINOR ARTERIAL	50	½" PG 64-34	6	6	9	3	7	74	10	10	30
MAJOR ARTERIAL	64	½" PG 64-34	DETERMINED BY CITY ENGINEER	DETERMINED BY CITY ENGINEER	DETERMINED BY CITY ENGINEER	5	4	68	6	10	25
PRINCIPAL ARTERIAL	102+	½" PG 64-34	DETERMINED BY CITY ENGINEER	DETERMINED BY CITY ENGINEER	DETERMINED BY CITY ENGINEER	7	8	107+	5/10	10	25/30



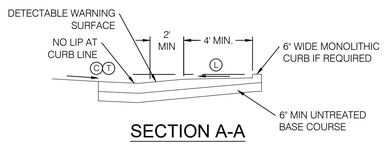
NOTES:
1. STANDARD TRENCH DEPTH FOR CULINARY WATER LINES IS 4'-6". MIN 3'-0" OF COVER FOR ALL CULINARY PIPING OR SERVICE LINES. NO PIPING SHALL HAVE MORE THAN 5'-6" OF COVER UNLESS APPROVED BY THE CITY ENGINEER.
2. INSTALL 12" DOWELS AT 24" O.C. TO TIE CURB AND GUTTER TO SIDEWALK.
3. POWER, GAS, CABLE, AND PHONE MUST BE LOCATED IN THE 10' P.U.E.
4. MIN. ASPHALT AND UTBC THICKNESS MAY BE INCREASED DUE TO SOIL CONDITIONS AND TRAFFIC IMPACT LOADINGS (BASED ON GEO-TECHNICAL REPORTS).
5. PRINCIPAL ARTERIAL CROSS-SECTION INCLUDES A 14' WIDE MEDIAN CENTERED IN ROADWAY.
6. PARK STRIP REQUIREMENTS ON EACH SIDE OF ROADWAY ARE REQUIRED. THIS REQUIREMENT MAY BE WAIVED ONLY BY APPROVAL FROM THE PLANNING COMMISSION.
7. AT THE TIME OF CONSTRUCTION, THE CITY MAY DETERMINE BASED ON PROFESSIONAL EXPERIENCE AND JUDGEMENT AND AT ITS SOLE DISCRETION, THE NEED FOR THE OWNER/DEVELOPER TO PAY FOR, REMOVE, AND REPLACE ANY EXISTING SUBSTANDARD IMPROVEMENTS SUCH AS CURBS, GUTTERS, SIDEWALKS, DRIVE APPROACHES, DRIVEWAYS, DECORATIVE CONCRETE, ADA WHEELCHAIR RAMPS, ETC., OR ANY UNUSED DRIVE APPROACHES.
8. SIDEWALK WIDTHS MAY BE INCREASED ON COLLECTOR AND ARTERIAL STREETS AS DIRECTED BY THE CITY ENGINEER.
9. FOR SUB LOCAL STREETS ADJUST SEPARATION DISTANCE BETWEEN SEWER AND WATERLINE AS NEEDED AND WITH APPROVAL OF THE CITY ENGINEER.
10. PRINCIPAL ARTERIALS IN UDOT ROW REQUIRE 2.5' CURB AND GUTTER.
11. SIDEWALK THICKNESS IS 4" WITH MIN 4" UTBC.
12. PAVEMENT MIX DESIGN REQUIREMENTS MAY BE CHANGED FOR SPECIFIC STREETS AS DIRECTED BY CITY ENGINEER.

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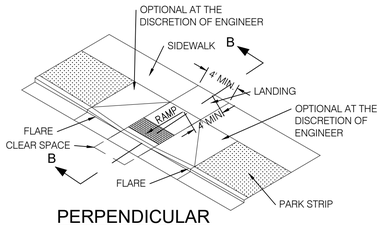
OREM	CONSTRUCTION STANDARD DRAWINGS	CITY OF OREM	TYPICAL STREET CROSS-SECTION W/ PARK STRIPS	REV. 4/2024 M-10



PARALLEL PEDESTRIAN RAMP

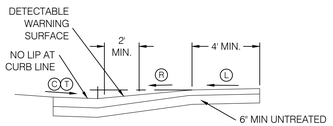


SECTION A-A

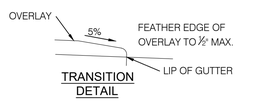


PERPENDICULAR PEDESTRIAN RAMP

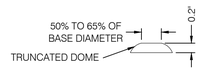
FLARE IS ACCEPTABLE IN LIEU OF FULL HEIGHT CURB SEE LOCAL AGENCY REQUIREMENTS

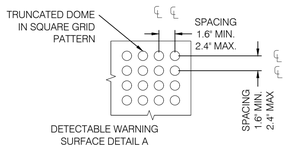


SECTION B-B

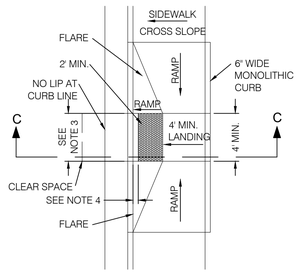


TRANSITION DETAIL

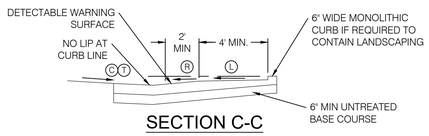




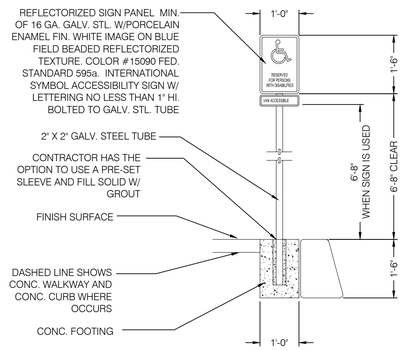
THIS DRAWING PRODUCED BY THE U.S. ACCESS BOARD



PEDESTRIAN ACCESS RAMP DETAIL



SECTION C-C



ADA SIGN POST DETAIL

TABLE OF DIMENSIONS	
ELEMENT	DIMENSION
T R	4 FEET WIDE MINIMUM
L C	4 FEET SQUARE MINIMUM*

* WHERE LANDING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

DIRECTION OF TRAVEL OR APPROACH

THIS DRAWING PRODUCED BY THE U.S. ACCESS BOARD

INTERNATIONAL SYMBOL OF ACCESSIBILITY

4'-0" SQUARE

THIS DRAWING PRODUCED BY THE U.S. ACCESS BOARD

NOTES:

1. CONFIGURATION OF RAMPS AND LANDINGS MAY BE CHANGED BUT MUST MEET PEDESTRIAN RAMP DIMENSIONS AND SLOPE REQUIREMENTS. SPECIFIC SITE CONDITIONS WILL VARY. THE USE OF FLARES, CURBWALLS, ETC. ARE AT THE DISCRETION OF THE ENGINEER.
2. PERPENDICULAR AND PARALLEL PEDESTRIAN RAMPS SHOWN ON THIS DRAWING ARE ACCEPTABLE FOR USE AT MID BLOCK OR CORNER INSTALLATIONS.
3. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING OR CURB CUT. SEE DETAIL A FOR DETECTABLE WARNING SURFACE DIMENSIONS.
4. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 4 TO 6 INCHES FROM THE TOP BACK OF CURB.
5. PROVIDE DETECTABLE WARNING SURFACE. COLOR SHALL BE YELLOW.
6. USE CLASS AA (AE) CONCRETE.
7. USE 6" MIN. DEPTH OR UNTREATED BASE COURSE UNDER ALL CONCRETE FLATWORK COMPACTED TO 96% MAXIMUM DRY DENSITY.

SLOPE TABLE			
	ITEM	RUNNING SLOPE*	CROSS SLOPE
L	LANDING	1.5-2% (1V:48H) (b)	1.5-2% (1V:48H) (b)
R	RAMP	8.33% (1V:12H) (c)	1.5-2% (1V:48H) (d)
T	TRANSITION	5% (1V:20H) (a)	1.5-2% (1V:48H) (d)
C	CLEAR SPACE	5% (1V:20H) (a)	1.5-2% (1V:48H) (d)
	SIDEWALK	--	1.5-2% (1V:48H)
	FLARE	10% (1V:10H)	--

* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL, WHILE CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL.

(a) TRANSITION RUNNING SLOPE NEEDS TO BE CONSTANT ACROSS ENTIRE CURB CUT. WARP GUTTER PAN TO MEET REQUIRED TRANSITION SLOPE AT CURB CUT (0.10' MAX. ABOVE FLOWLINE.)

EXCEPTION:

(b) IF SLOPE REQUIREMENTS CAN'T BE ACHIEVED ON MID-BLOCK RAMPS CONTACT THE ENGINEER.

(c) PARALLEL RAMPS ARE NOT REQUIRED TO EXCEED 15-FEET IN LENGTH.

(d) CROSS SLOPE REQUIREMENT DOES NOT APPLY AT PERPENDICULAR RAMP MID-BLOCK CROSSING.

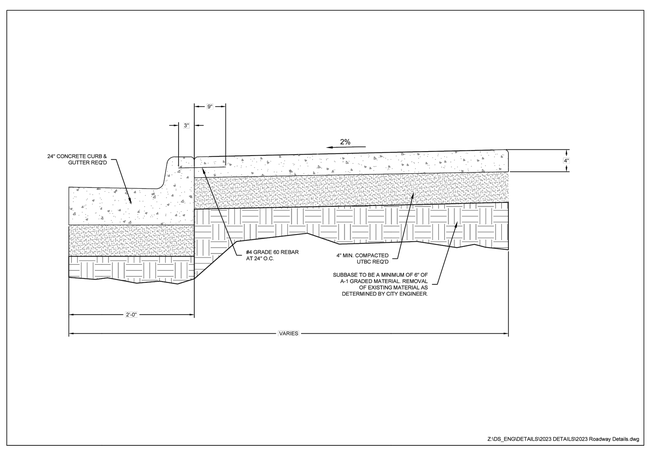
STRIPING SYMBOLS

SCALE: N.T.S.

STANDARD ACCESS RAMP (1)

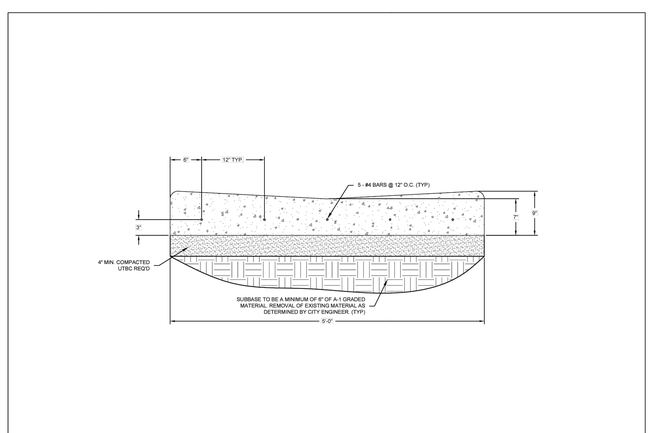
SCALE: NTS

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SIDEWALK (2)

SCALE: NTS



CONCRETE CROSS GUTTER (3)

SCALE: NTS

No.	DATE	DESCRIPTION
1	06/06/25	REVISED PER CITY COMMENTS
2	08/05/25	REVISED PER CITY COMMENTS
3	09/26/25	REVISED PER CITY COMMENTS
4	09/10/25	REVISED PER CITY COMMENTS
5	09/14/26	REVISED PER CITY COMMENTS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

0 0.5 1

DRAWN BY: FAC
CHECKED BY: AGR
FIELD CREW: SURVEY
DATE: 04/10/2026
SURV. FILE: 2602019 SITE

PROFESSIONAL ENGINEER
No. 1336633
ALLISON G. ROBINSON
STATE OF UTAH
9/14/26

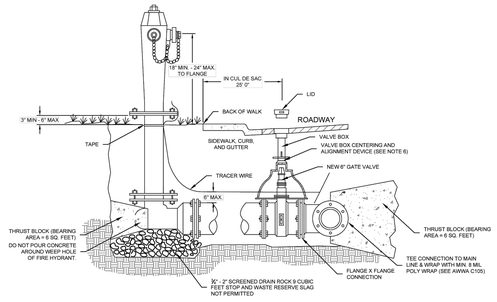
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OREM, UTAH

PROJECT NO.: 2602019

DETAIL SHEET

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10 OF 12



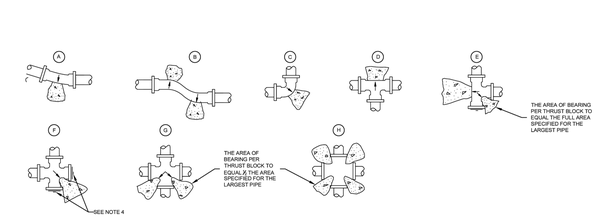
NOTES:

1. TRACER WIRE SHALL BE 14 GAUGE SOLID INSULATED COPPER WIRE TAPED ON TOP OF PIPE.
2. WIRE IS TO BE LOCATED AT ALL SERVICE CONNECTIONS TO THE MAIN AND COVERED OR COATED WITH CORROSION PROTECTION USING EITHER DEL-CAPS OR MASTIC PAINT.
3. IN LIMITED SITUATIONS, HYDRANT TIE RODS MAY BE REQUIRED IN COMBINATION WITH A THRUST BLOCK-ONE ON EACH SIDE.
4. END OF LINE INSTALLATION REQUIRES A MJ CONNECTION.
5. ALL TREES, SHRUBS, AND DEEP ROOTED VEGETATION MUST BE A MINIMUM OF 36" HORIZONTAL AND 10' VERTICAL FROM FIRE HYDRANTS
6. IF WATER VALVE IS INSTALLED AS PART OF NEW CONSTRUCTION INSTALL VALVE BOX ALIGNMENT RING, IF EXCAVATION ON EXISTING VALVE EXTENDS DOWN TO TOP OF BOX IT IS ALSO REQUIRED.

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OREM	CONSTRUCTION STANDARD DRAWINGS	CITY OF OREM	FIRE HYDRANT ASSEMBLY	REV. 4/2024 W-7

FIRE HYDRANT (1)
SCALE: NTS



DIRECT BEARING THRUST BLOCKS

PIPE SIZE (INCHES)	WATERLINE THRUST BLOCK BEARING AREA (SQ. FEET) IN LINE VAVLE, TEE OR END PLUG	90° ELBOW & CROSSES	45° ELBOW BENDS	30° ELBOW BENDS	22.5° & 11.25° ELBOW BEND	REDUCER ONE SIZE REDUCTION	WATER DESIGN PSI
-	D, E, F	C, G, H	B	A	A	-	-
4"	2.4	3.4	2.0	2.0	2.0	2.0	150
6"	5.3	7.5	4.0	2.75	2.0	2.9	150
8"	9.4	13.2	7.1	4.9	3.7	5.3	150
10"	12.3	17.3	9.3	6.4	4.8	5.3	125
12"	14.2	20.0	11.8	7.4	5.5	5.4	100
14"	19.3	27.0	14.6	10.0	7.5	5.4	100
16"	24.0	33.0	18.0	14.0	9.0	10.0	100

NOTES:

1. MINIMUM BACKFILL COVER OVER TOP OF THRUST BLOCK = 3.0 FT.
2. FOR PIPES SIZES & CONDITIONS DIFFERENT FROM SHOWN REQUIRES PROFESSIONAL ENGINEER'S DESIGN.
3. LOCKING FOLLOWER RESTRAINTS REQ'D ON ALL BENDS (11.25°, 22.5°, 45° & 90°).
4. PRECAST BLOCKS MAY BE USED FOR THRUST BLOCKS ON BLIND FLANGE ENDS.

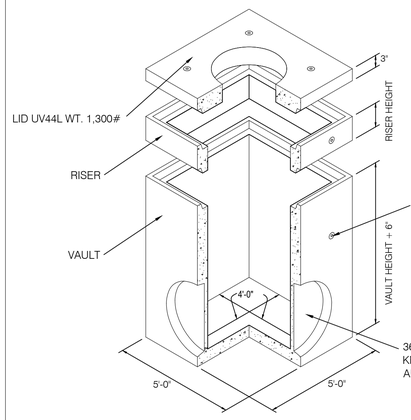
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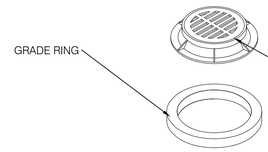
OREM	CONSTRUCTION STANDARD DRAWINGS	CITY OF OREM	THRUST BLOCK SIZES	REV. 4/2024 W-8

THRUST BLOCK (2)
SCALE: NTS

NOTE:
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HEIGHT	CODE	WEIGHT
4"	GR304	180#
6"	GR306	270#





VAULT

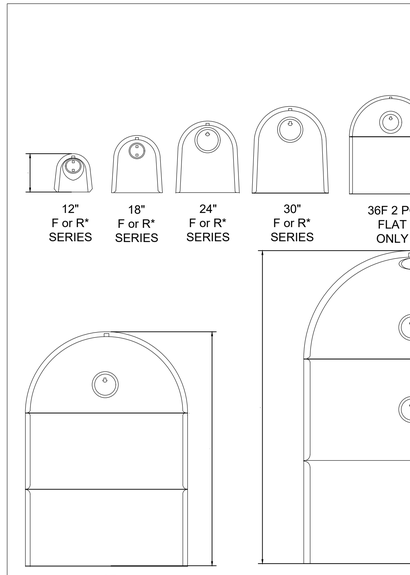
HEIGHT	CODE	WEIGHT
3'	CB443	3,225#
4'	CB444	4,575#
5'	CB445	5,925#
6'	CB446	7,275#

RISER

HEIGHT	CODE	WEIGHT
1'	UV441R	1,350#
2'	UV442R	2,700#
3'	UV443R	4,050#
4'	UV444R	5,400#
5'	UV445R	6,750#
6'	UV446R	8,100#

NOTES:
1. CATCH BASINS ARE DESIGNED TO MEET ASTM C858 WITH AASHTO HS-20 LOADING.
2. OPENINGS MAY BE SIZED AND LOCATED AS REQUIRED.
3. OPTIONAL GRATING OR COVER MATERIAL MAY BE CAST IN AS REQUIRED.
4. CHECK HARDWARE SECTION FOR OPTIONAL ACCESSORIES.

4'X4' CATCH BASIN (3)
SCALE: NTS



*** R SERIES INSTALLATION NOTE:**
12R- FITS 36-48" DIAM. STRUCTURE
18R- FITS 48-60" DIAM. STRUCTURE
24R- FITS 48-60" DIAM. STRUCTURE
30R- FITS 60-72" DIAM. STRUCTURE
54R- FITS 72" DIAM. STRUCTURE
RECOMMENDED SUMP DEPTH
2.5 TO 3X OUTLET PIPE I.D.

U.S. PATENT # 6126817 INT'L PATENTS PENDING

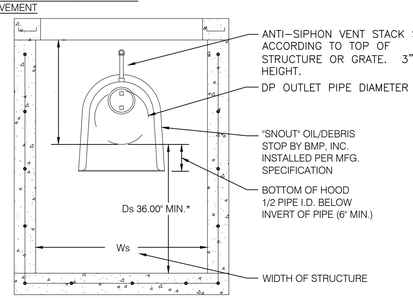
BMP, INC
53 MT.ARCHER RD., LYME CT 06371
(800) 504-8008 FAX: (860) 434-3195

DESCRIPTION	DATE	SCALE
SNOUT SIZE COMPARISON	09/09/05	NONE
	DRAWING NUMBER	SN-SIZES

NOTE:
THIS DETAIL IS A GENERIC DETAIL AND NOT SPECIFIC TO THE PROJECT SPECIFICATIONS. FOLLOW ALL PROJECT SPECIFIC INFORMATION SHOWN ON THE SITE, UTILITY, GRADING AND DRAINAGE PLANS THAT INCORPORATE AND REFERENCE THIS DETAIL. CONTACT ENGINEER FOR FURTHER DIRECTION IF NEEDED.

18F SNOUT DETAILS (4)
SCALE: NTS

DESIGN PARAMETER GUIDELINES FOR WATER QUALITY IMPROVEMENT



RULE # 1- AT AN ABSOLUTE MINIMUM, STRUCTURE INTERNAL DIMENSIONS MUST BE AT LEAST LARGE ENOUGH TO ACCOMODATE EXTERNAL DIMENSIONS OF THE SNOUT, AND ALLOW FOR A PERSON TO INSTALL IT. REFER TO BMP, INC. CAD DETAILS FOR PART DIMENSIONS.

RULE #2- USE ONLY "F" SERIES SNOUTS FOR RECTANGULAR OR SQUARE STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 48", 72" AND 96" SIZES. USE ONLY "R" SERIES SNOUTS FOR ROUND STRUCTURES, AVAILABLE IN 12", 18", 24", 30", AND 54" SIZES.

*SUMP DEPTH (Ds)- SUMP DEPTH SHOULD BE A MINIMUM OF 36" FOR ANY NEW CONSTRUCTION FOR PIPES 12" AND LESS. FOR 15"-18" PIPE. MIN. DEPTH SHOULD BE 48". OPTIMAL SIZING IS AT LEAST 2.5X TO 3X OUTLET PIPE DIAMETER (Dp) FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY.

STRUCTURE DIMENSIONS- PLAN DIMENSIONS FOR A STRUCTURE SHOULD BE UP TO 7X AREA OF OUTLET PIPE FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY.
(SEE "MAINTENANCE CONSIDERATIONS" DOCUMENT FOR MORE INFORMATION)

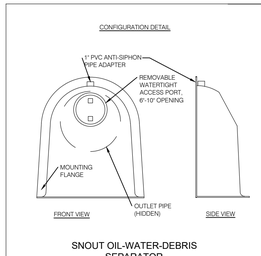
IMPORTANT NOTICE: DO NOT CONFUSE PIPE O.D WITH PIPE I.D. A SNOUT FITS OVER A PIPE, NOT IN IT. THUS, SNOUT MUST BE SIZED TO FIT OVER PIPE OPENING IN STRUCTURE. SNOUTS ARE AVAILABLE FOR ROUND STRUCTURES TO ACCOMODATE PIPES OF 54" O.D. MAX. FOR PIPES 54" O.D. AND ABOVE, USE SQUARE OR RECTANGULAR STRUCTURES.

SIZING EXAMPLES:

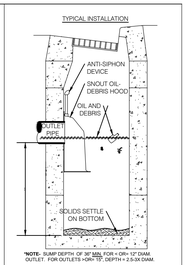
OUTLET HOLE SIZE	SNOUT SIZE
11.9" O.D. OR LESS	12 F or R (R FITS 36"-48" DIAM STRUCTURE)
12.0"-17.9" O.D.	18 F or R (R FITS 48"-60" DIAM STRUCTURE)
18.0"-23.9" O.D.	24 F or R (R FITS 48"-60" DIAM STRUCTURE)
24.0"-29.9" O.D.	30 F or R (R FITS 60"-72" DIAM STRUCTURE)
30.0"-35.9" O.D.	36F
30.0"-47.9" O.D.	48 F
30.0"-53.9" O.D.	54R/72 (FITS 72" DIAM STRUCTURE ONLY)
48.0"-71.9" O.D.	72F
72"-95.9" O.D.	96 F

BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860)434-3195

DESCRIPTION	DATE	SCALE
SNOUT SIZING CHART	09/09/05	NONE
	DRAWING NUMBER	SP-SI



SNOUT OIL-WATER-DEBRIS SEPARATOR

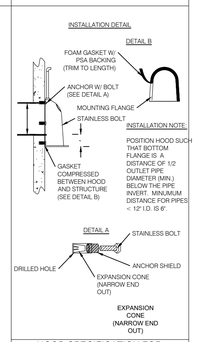


*NOTE- SUMP DEPTH OF 36" MIN. FOR < OR= 12" DIAM. OUTLET. FOR OUTLETS >DIA."TE" DEPTH = 2.5x DIAM.

NOTES:

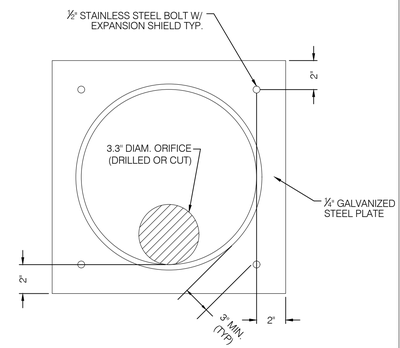
1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY: BEST MANAGEMENT PRODUCTS, INC. 53 MT. ARCHER RD. LYME, CT 06371 (860) 434-0277, (860) 434-3195 FAX TOLL FREE: (800) 504-8008 OR (888) 354-7585 WEB SITE: www.bestmp.com OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS

US Patent # 6126817



HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

DESCRIPTION	DATE	SCALE
OIL-DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/00	NONE
	DRAWING NUMBER	SP-SN



FLOW RESTRICTOR PLATE

1. STEEL: ASTM A 36 STEEL

2. BOLTS: USE ¼" STAINLESS STEEL BOLTS AND ⅛" STAINLESS WASHERS.

3. COATING: COAT ALL METAL PARTS WITH ASPHALTUM PAINT.

3.3" ORIFICE RESTRICTOR (5)
SCALE: NTS

No.	DATE	DESCRIPTION
1	06/06/25	REVISED PER CITY COMMENTS
2	08/01/25	REVISED PER CITY COMMENTS
3	08/26/25	REVISED PER CITY COMMENTS
4	09/10/25	REVISED PER CITY COMMENTS
5	09/14/25	REVISED PER CITY COMMENTS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: FAC
CHECKED BY: AGR
FIELD CREW: SURVEY
DATE: 04/10/2026
DWG FILE: 2602019 SITE

PROFESSIONAL ENGINEER
No. 11366633
ALLISON G. ROBINSON
STATE OF UTAH
9/14/26

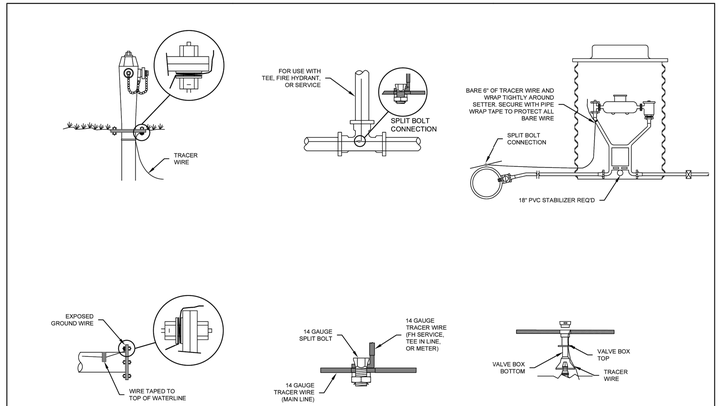
BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com
BENCHMARK CIVIL

SMARTY PARKING LOT
1476 SANDHILL ROAD
OREM, UTAH

PROJECT NO: 2602019

DETAIL SHEET

CDT.03
11 OF 12



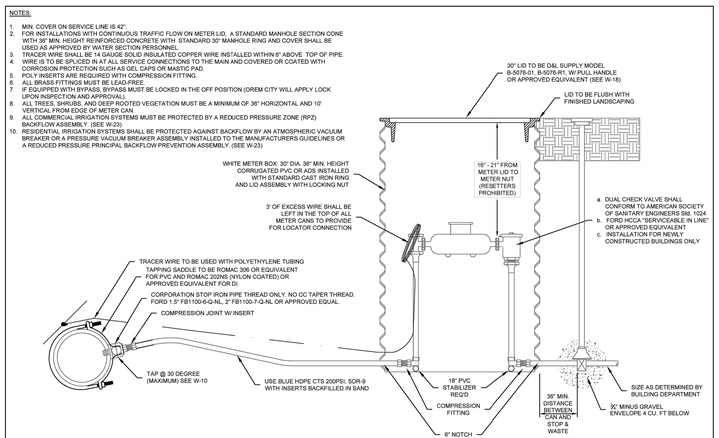
NOTES:

1. WIRE IS TO BE SPLICED IN AT ALL CONNECTIONS AND COVERED OR COATED WITH CORROSION PROTECTION USING EITHER GEL CAPS OR MASTIC PAD. INSTALLER TO WRAP W/ PIPE WRAP TAPE UPON COMPLETION OF WIRE CONNECTION.

Z:\DS_ENG\DETAILS\2023 DETAILS\2023 Water Details.dwg

OREM	CONSTRUCTION STANDARD DRAWINGS	CITY OF OREM	TRACER WIRE DETAILS	REV. 4/2024 W-11

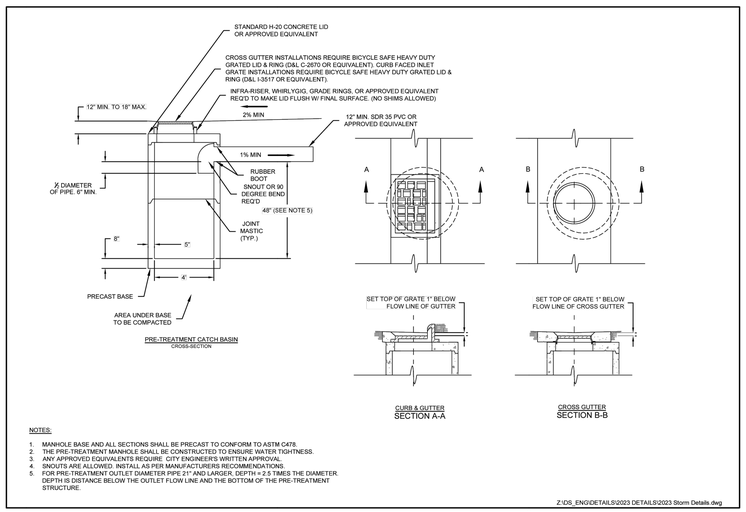
TRACER WIRE DETAILS (1)
SCALE: NTS



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OREM	CONSTRUCTION STANDARD DRAWINGS	CITY OF OREM	1.5" & 2" SERVICE LINE INSTALLATION	REV. 4/2024 W-21

WATER SERVICE LINE (2)
SCALE: NTS



NOTES:

1. MANHOLE BASE AND ALL SECTIONS SHALL BE PRECAST TO CONFORM TO ASTM C478.
2. THE PRE-TREATMENT MANHOLE SHALL BE CONSTRUCTED TO ENSURE WATER TIGHTNESS.
3. ANY APPROVED EQUIVALENTS REQUIRE CITY ENGINEER'S WRITTEN APPROVAL.
4. SNOUTS ARE ALLOWED. INSTALL AS PER MANUFACTURERS RECOMMENDATIONS.
5. FOR PRE-TREATMENT OUTLET DIAMETER PIPE 21" AND LARGER, DEPTH = 2.5 TIMES THE DIAMETER. DEPTH IS DISTANCE BELOW THE OUTLET FLOW LINE AND THE BOTTOM OF THE PRE-TREATMENT STRUCTURE.

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OREM	CONSTRUCTION STANDARD DRAWINGS	CITY OF OREM	PRE-TREATMENT CATCH BASIN	REV. 4/2024 SD-2

PRE-TREATMENT CATCH BASIN (3)
SCALE: NTS

No.	DATE	DESCRIPTION
1	06/06/26	REVISED PER CITY COMMENTS
2	08/01/25	REVISED PER CITY COMMENTS
3	09/26/25	REVISED PER CITY COMMENTS
4	09/10/25	REVISED PER CITY COMMENTS
5	09/14/26	REVISED PER CITY COMMENTS

DRAWN BY: FAC
CHECKED BY: AGR
FIELD OBS'#: SURVEY
DATE: 04/10/2026
DWG. FILE: 2602019 SITE

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
1" 0 0.5 1

PROFESSIONAL ENGINEER
No. 11396633
ALLISON G. ROBINSON
STATE OF UTAH
9/14/26

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com
BENCHMARK CIVIL

SMARTY PARKING LOT
1476 SANDHILL ROAD
OREM, UTAH

PROJECT NO. 2602019

DETAIL SHEET

CDT.04
12 OF 12

GENERAL NOTES

1. LANDSCAPE CONTRACTOR TO EXAMINE SITE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. IF CONDITIONS ARE UNSATISFACTORY CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE IN WRITING. DO NOT PROCEED UNTIL CONDITIONS ARE SATISFACTORY.
2. BEFORE EXCAVATING, DIGGING, OR DISTURBING SITE FOR ANY REASON, LANDSCAPE CONTRACTOR TO HAVE AREA "BLUE STAKED" IN ORDER TO LOCATE UNDERGROUND UTILITIES. LANDSCAPE CONTRACTOR TO ALSO NOTE LOCATION OF NEW AND PROPOSED UTILITIES AND WORK IN SUCH A MANNER TO PROTECT EXISTING AND PROPOSED UTILITIES FROM DAMAGE.
3. THE LANDSCAPE CONTRACTOR TO COORDINATE THE WORK WITH OTHER CONTRACTORS. LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH ALL ASPECTS OF THE SITE AND WORK IN SUCH A MANNER AS TO AVOID DAMAGING ANY PORTION OF THE SITE OR STRUCTURE. LANDSCAPE CONTRACTOR TO REPAIR ANY DAMAGE, AT NO EXPENSE TO THE OWNER, THAT IS INCURRED BY THE LANDSCAPE CONTRACTOR.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS IN ALL LANDSCAPED AREAS. ALLOW FOR 3" OF ROCK MULCH IN ALL PLANTING BEDS.
5. LANDSCAPE CONTRACTOR TO LAYOUT PLANTS PRIOR TO PLANTING. ADJUSTMENT MAY BE REQUIRED. NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE TO RECEIVE APPROVAL OF PLANT LAYOUT BEFORE PROCEEDING WITH PLANTING.
6. ALL PLANT MATERIALS MUST MEET SIZES INDICATED IN SCHEDULES, SHALL MEET ANSI STANDARDS, AND SHALL MEET MINIMUM REQUIREMENTS OF LOCAL CODES. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET SPECIFICATIONS OR DO NOT MEET THE QUALITY STANDARDS OF THE OWNER. ALL PLANT MATERIAL SHALL HAVE WELL DEVELOPED FIBROUS ROOT SYSTEM THAT ARE FREE OF PHYSICAL DAMAGE, DISEASE, AND INSECT INFESTATION.
7. CONTRACTOR TO PROVIDE 4" OF ROCK MULCH IN ALL PLANTER AREAS, ON TOP OF COMMERCIAL GRADE WEED BARRIER.
8. ANY PLANT DAMAGED DURING ANY STAGE OF THE INSTALLATION PROCESS SHALL BE REPLACED AT NO EXPENSE TO THE OWNER.
9. ANY PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR SHALL VERIFY ALL QUANTITIES REQUIRED AND PROVIDE THE PLANTS NECESSARY TO COMPLETE THE PLANTINGS. PLANT MATERIAL QUANTITIES INDICATED FOR BEDS/PLANTERS ARE ESTIMATES. VERIFY QUANTITY TO MATCH DETAILED DESIGN INTENT. PLANT QUANTITIES ARE FOR INDIVIDUAL PLANTS ONLY.
10. LANDSCAPE CONTRACTOR TO PROVIDE A ONE YEAR WARRANTY (MINIMUM) ON ALL PLANTING INSTALLATION. CONTRACTOR SHALL REPLACE, AT NO EXPENSE TO OWNER, ANY PLANT MATERIAL THAT DOES NOT SURVIVE.
11. SEE SPECIFICATIONS FOR PLANTING PROCEDURES, SOIL COMPOSITION, AND INFORMATION PERTINENT TO LANDSCAPE INSTALLATION.

PLANTING NOTES

1. THE INTENTION OF THE OWNER AND DESIGNER IS TO HAVE CONSTRUCTED UNDER THE CONSTRUCTION CONTRACT, A COMPLETE PROJECT READY FOR USE. THE GENERAL LANDSCAPE CONTRACTOR AND HIS SUB-CONTRACTORS SHOULD VIEW THESE DOCUMENTS ACCORDINGLY. ANY APPARENT QUESTION, INCOMPLETE AREA, AREAS OF DISCREPANCY OR CONTRADICTION IN THESE DOCUMENT IS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO BIDDING. BY SUBMITTING A BID ON THIS PROJECT THE BIDDER CERTIFIES THAT HE HAS FULLY INFORMED HIMSELF OF THE REQUIREMENTS OF THE CONSTRUCTION DRAWINGS AS THEY RELATE TO HIS WORK AND HAS READ AND UNDERSTANDS THE NOTES AND SPECIFICATIONS. ALSO, THAT ANY QUESTIONS, INCOMPLETE AREAS, DISCREPANCIES OR CONTRADICTIONS HAVE BEEN BROUGHT TO THE ATTENTION OF THE LANDSCAPE DESIGNER AND THE OWNER AND THAT THEY ARE ALL RESOLVED.
2. WILLFUL INSTALLATION OF THIS WORK WHEN IT IS OBVIOUS THERE EXISTS JOB/SITE CONDITIONS OR DISCREPANCIES ON PLANS THAT ARE DETRIMENTAL TO THE PROJECT AND THAT SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER OR THE LANDSCAPE DESIGNER WILL BE BACK CHARGED TO THE INSTALLER. THE INSTALLER ASSUMES FULL RESPONSIBILITY TO CORRECT THE WORK AT HIS OWN EXPENSE IF HE FAILS TO GIVE THE REQUIRED NOTIFICATION FOR RESOLUTION.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO COMPLETE ROUGH GRADING, FINE GRADING AND PLACING AND GRADING OF TOPSOIL.
4. SEE PLANS, DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. EXISTING LANDSCAPE TO REMAIN SHALL BE PROTECTED AND MAINTAINED BY CONTRACTOR.
6. COMPACTED LANDSCAPE AREAS SHALL BE REPAIRED BEFORE PLANTING OCCURS.
7. PRE-EMERGENT HERBICIDE APPLICATIONS ARE REQUIRED DURING LANDSCAPE INSTALLATION. THE APPLICATION IS TO OCCUR AFTER THE LANDSCAPE AREA IS WEED FREE AND BEFORE THE WEED BARRIER OR WOOD MULCH IS INSTALLED.
8. QUANTITIES ARE TO BE VERIFIED BY THE CONTRACTOR. IF DISCREPANCIES EXIST THE PLAN QUANTITIES SHALL DICTATE.
9. DECORATIVE ROCK PLACED AROUND PAVERS AND IN GRAVEL AREAS IS TO BE PLACED AT 3" DEPTH OVER DEWITT PRO 5 WEED BARRIER OR APPROVED EQUAL. SPRAY PRE-EMERGENT HERBICIDE PRIOR TO PLACEMENT OF WEED BARRIER AND AFTER PLACEMENT OF ROCK.
10. BETWEEN ALL PLANTING, LAWN, AND GRAVEL AREAS, INSTALL METAL EDGING. USE COL-MET 1/8" X 5" BLACK EDGING OR APPROVED EQUAL.
11. ROCK MULCH SHALL BE PLACED AT 3" DEPTH ON SOIL IN MULCHED AREAS. SPRAY PRE-EMERGENT HERBICIDE PRIOR TO AND AFTER PLACEMENT.
12. SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY OWNER.

SITE PLAN



GRAPHIC SCALE

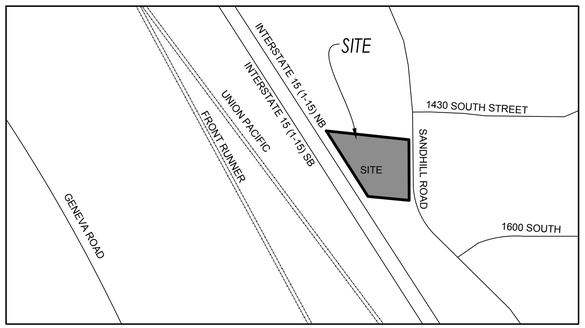
40 0 20 40 80

(IN FEET)

1 inch = 40ft.

VICINITY MAP

N.T.S



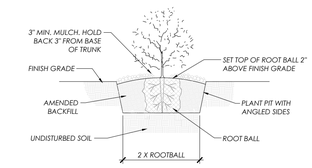
SMARTY PARKING LOT

LANDSCAPE SET

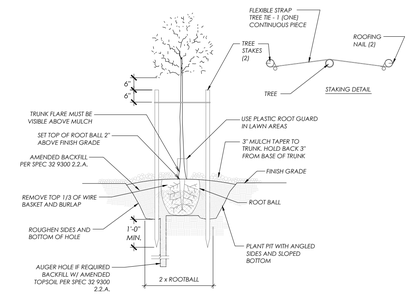
DRAWING LIST

L0.0	COVER PAGE
L1.0	PLANTING PLAN
L4.0	IRRIGATION PLAN
L4.1	IRRIGATION DETAILS

PLANTING DETAILS



A SHRUB PLANTING DETAIL
NOT TO SCALE



B TREE PLANTING AND STAKING
NOT TO SCALE

Smarty Parking Lot
1476 Sandhill Road
Orem, UT

No.	Revision/Issue	Date

VODA landscape + planning
159 West Broadway #300
Salt Lake City, Utah 84101
801-520-5382 www.vodaplan.com

Sheet Title: Cover

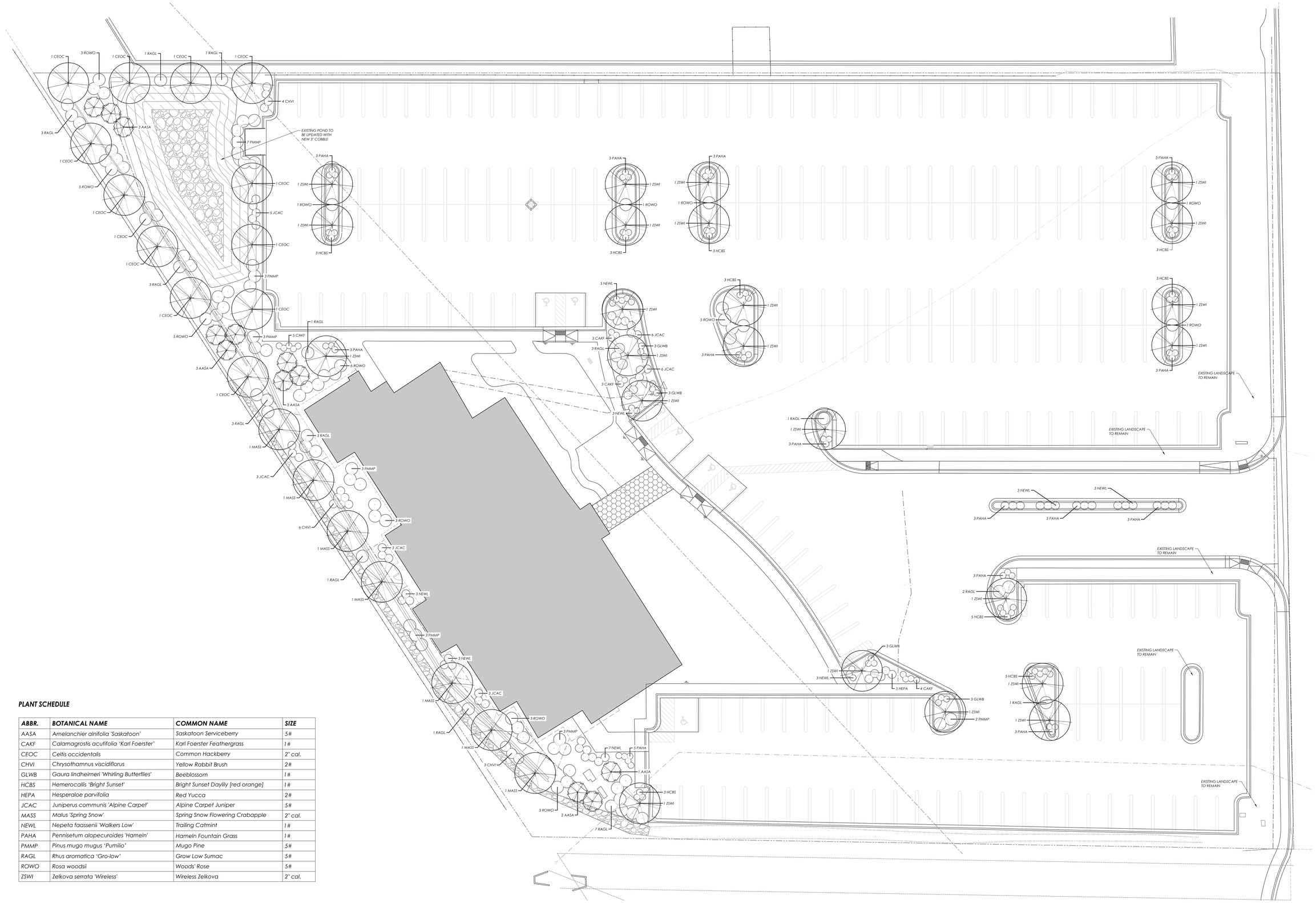
Sheet: 0.0

Project: P26-50

Date: 2026-10-05

Scale:

North



PLANT SCHEDULE

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE
AASA	*Amelanchier alnifolia 'Saskatoon'*	*Saskatoon Serviceberry*	*5#*
CAKF	*Calamagrostis acutifolia 'Karl Foerster'*	*Karl Foerster Feathergrass*	*1#*
CEOC	*Celtis occidentalis*	*Common Hackberry*	*2" cal.*
CHVI	*Chrysothamnus viscidiflorus*	*Yellow Rabbit Brush*	*2#*
GLWB	*Gaura lindheimeri 'Whirling Butterflies'*	*Beeblossom*	*1#*
HCBS	*Hemerocallis 'Bright Sunset'*	*Bright Sunset Daylily [red orange]*	*1#*
HEPA	*Hesperaloe parviflolia*	*Red Yucca*	*2#*
JCAC	*Juniperus communis 'Alpine Carpet'*	*Alpine Carpet Juniper*	*5#*
MASS	*Malus 'Spring Snow'*	*Spring Snow Flowering Crabapple*	*2" cal.*
NEWL	*Nepeta faassenii 'Walkers Low'*	*Trailing Catmint*	*1#*
PAHA	*Pennisetum alopecuroides 'Hameln'*	*Hameln Fountain Grass*	*1#*
PMMP	*Pinus mugo mugus 'Pumilio'*	*Mugo Pine*	*5#*
RAGL	*Rhus aromatica 'Gro-low'*	*Grow Low Sumac*	*5#*
ROWO	*Rosa woodsii*	*Woods' Rose*	*5#*
ZSWI	*Zelkova serrata 'Wireless'*	*Wireless Zelkova*	*2" cal.*

Smarty Parking Lot

1476 Sandhill Road
Orem, UT

No.	Revision/Issue	Date

VODA landscape + planning
VODA Landscape + Planning
159 West Broadway #200
Salt Lake City, Utah 84101
801-520-5382 www.vodaplan.com

Sheet Title
Planting Plan

Sheet
L1.0

Project
P26-50

Date
2026-10-05

Scale
1" = 20'

North

EXISTING POND TO BE UPDATED WITH NEW 3" COBBLE

3 HCBS

EXISTING LANDSCAPE TO REMAIN

EXISTING LANDSCAPE TO REMAIN

EXISTING LANDSCAPE TO REMAIN

EXISTING LANDSCAPE TO REMAIN

EXISTING LANDSCAPE TO REMAIN

POC BFP

IRRIGATION ZONES - SOUTH

- Zone 1 (or connect to existing adjacent zone): ~700 s.f. drip irrigation
- Zone 2: ~2115 s.f. drip irrigation
- Zone 3 (or connect to existing adjacent zone): ~1110 s.f. drip irrigation
- Zone 4: ~3000 s.f. drip irrigation
- Zone 5: ~3195 s.f. drip irrigation
- Zone 6: ~3200 s.f. drip irrigation
- Zone 7: ~3200 s.f. drip irrigation

IRRIGATION LEGEND

- POC — Point of connection (compression T, adjust location base on new water main)
- Stop and waste valve (3-5' below grade, with access via vertical sleeve and cap)
- BFP — Reduced Pressure Back Flow Preventer
- Master control valve in valve box
- Isolation valve in valve box
- Quick coupler valve (provide key with hose bib attachment)
- Drip control valve
- Head control valve
- C — Controller (in case or pedestal)
- Deep root watering system
- Main lines (in PCV sleeving when under paving)
- Lateral lines (in PCV sleeving when under paving)
- PCV sleeving under paving

IRRIGATION KEYED NOTES:

A. New point of connection
B. New stop and waste, BFP and master control valve
C. Contoller in pedestal
D. Automatic control valves for zones 2, 3 and quick coupler in valve box
E. Automatic control valves for zone 3 and quick coupler in valve box
F. Automatic control valves for zones 4, 5 and quick coupler in valve box
G. Automatic control valves for zones 6, 7 and quick coupler in valve box
H. Main or lateral in PVC sleeving under pavement

IRRIGATION GENERAL NOTES:

1. Areas to Receive Dripline: Netafim TLCV4-18 Techline HCVXR Pressure Compensating Landscape Dripline with Check Valve and Anti-Siphon feature. 0.4 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern.

Smarty Parking Lot
1476 Sandhill Road
Orem, UT

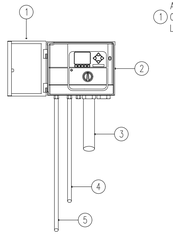
No.	Revision/Issue	Date

VODA Landscape + Planning
139 West Broadway #500
Salt Lake City, Utah 84101
801-530-5382 www.vodaplan.com

Sheet Title: Irrigation Plan

Sheet: L4.0

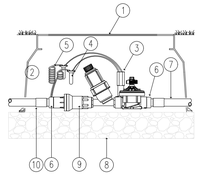
Project: P26-50
Date: 2026-10-05
Scale: 1" = 20'
North



1. ALLOW FOR MINIMUM DOOR OPENING CLEARANCE ON LEFT SIDE OF CONTROLLER
2. CONTROLLER
3. CONTROL WIRE CONDUIT, UP TO 2" SIZE.
4. SUPPLEMENTAL GROUND WIRE CONDUIT
5. POWER SUPPLY CONDUIT J-BOX AT CONTROLLER CONNECT PER LOCAL CODE

A CONTROLLER

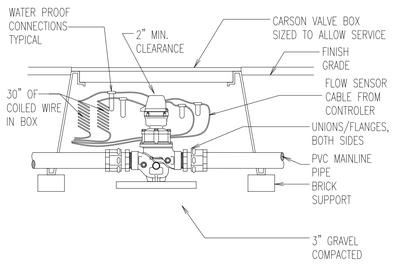
SCALE: NTS — SECTION DETAIL



1. JUMBO VALVE BOX
2. WRAP BOX IN DEWITT PRO 5, 4 BRICKS UNDERNEATH
3. DRIP ZONE KIT MODEL PER PLAN TIP FILTER 45 DEGREES
4. PAIGE DBR/Y-6 WIRE CONNECTORS
5. 12/14 AWG PE WIRE
6. ACTION MANIFOLD FITTINGS
7. MAIN LINE PIPE, SCH 80 FITTINGS
8. 3/4" MINUS WASHED GRAVEL
9. REGULATOR: 40 PSI
10. LATERAL LINE PIPE, SCH 40 FITTINGS

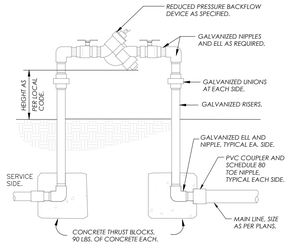
B DRIP CONTROL ZONE

SCALE: NTS — SECTION DETAIL



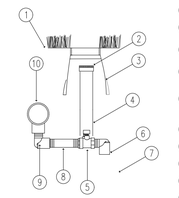
C HYDROMETER

SCALE: NTS — SECTION DETAIL



D BACKFLOW PREVENTER

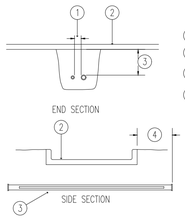
SCALE: NTS — SECTION DETAIL



1. FINISH GRADE
2. IRRICAP
3. CARSON BROOKS 10" ROUND BOX
4. 2" SCH 40 PIPE
5. 3/4" CURB STOP VALVE FORD B11-333M
6. MARLEX STREET ELL
7. 1 CU/FT 3/4" GRAVEL
8. 3/4" X 6" S/80 NIPPLE
9. 3/4" SCH 40 STREET ELL
10. MAIN LINE PIPE

E MANUAL DRAIN VALVE-SMALL

SCALE: NTS — SECTION DETAIL

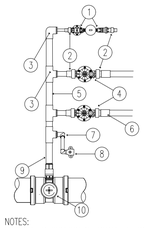


1. 4" MINIMUM CLEARANCE
2. FINISH GRADE
3. 18" MINIMUM, 24" MAXIMUM PIPE COVER
4. 6" MINIMUM, 18" MAXIMUM

SLEEVES TO BE 2X PIPE SIZE WITHIN. JOINTS TO BE WATERTIGHT. MECHANICALLY TAMP TO 95% PROCTOR.
ALL WIRE SLEEVING SHALL BE GRAY S/40 ELECTRICAL CONDUIT. NO EXCEPTIONS.

F SLEEVING

SCALE: NTS — LANDSCAPE & IRRIGATION DETAIL

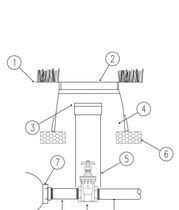


1. DRIP ZONE, JUMBO VALVE BOX
2. ACTION MANIFOLD FITTINGS
3. **S/80 FITTINGS
4. RCV IN CARSON STANDARD 1419 VALVE BOX
5. **S/40 MANIFOLD MAIN LINE
6. S/40 COUPLER OR BELL END
7. UNITIZED SWING JOINT (LASCO)
8. QUICK COUPLER IN 10" BOX
9. **S/80 TOE NIPPLE
10. ISOLATION VALVE

NOTES:
**INDICATES COMPONENT SHALL BE SAME SIZE AS LARGEST LATERAL ON THIS MANIFOLD. DOWNSTREAM OF BALL VALVE: MANIFOLD FITTINGS SHALL BE S/80, PVC PIPE SHALL BE S/40.
QUICK COUPLERS ARE NOT REQUIRED AT EVERY MANIFOLD. SEE PLAN FOR LOCATIONS.

G VALVE MANIFOLD

SCALE: NTS — PLAN VIEW DETAIL

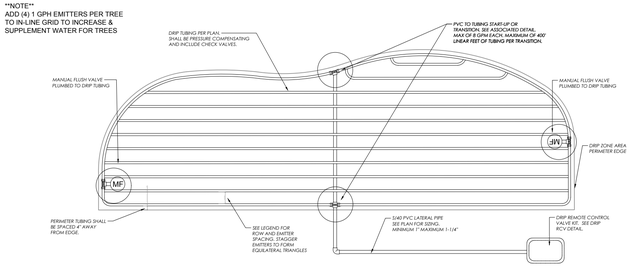


1. FINISH GRADE
2. 10" ROUND BOX
3. PLASTIC CAP
4. 3/4" WASHED GRAVEL MIN. 8" DEEP
5. 4" S/40 PVC PIPE
6. BRICK PAVERS (4)
7. LEEMCO SADDLE
8. 6" BRASS NIPPLE
9. STAINLESS STEEEL GATE VALVE
10. S/80 TOE NIPPLE

H GATE VALVE

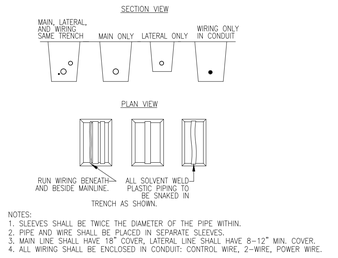
SCALE: NTS — SECTION DETAIL

NOTE
ADD (4) 1 GPH EMITTERS PER TREE TO IN-LINE GRID TO INCREASE & SUPPLEMENT WATER FOR TREES



I IN-LINE TUBING LAYOUT

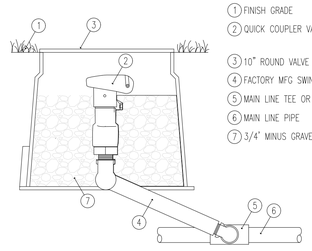
SCALE: NTS — SECTION DETAIL



NOTES:
1. SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE WITHIN.
2. PIPE AND WIRE SHALL BE PLACED IN SEPARATE SLEEVES.
3. MAIN LINE SHALL HAVE 18" COVER, LATERAL LINE SHALL HAVE 8-12" MIN. COVER.
4. ALL WIRING SHALL BE ENCLOSED IN CONDUIT: CONTROL WIRE, 2-WIRE, POWER WIRE.

J PIPE/WIRE IN TRENCH

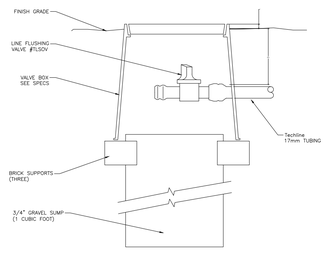
SCALE: NTS — LANDSCAPE & IRRIGATION DETAIL



1. FINISH GRADE
2. QUICK COUPLER VALVE
3. 10" ROUND VALVE BOX
4. FACTORY MFG SWING JOINT
5. MAIN LINE TEE OR ELL
6. MAIN LINE PIPE
7. 3/4" MINUS GRAVEL

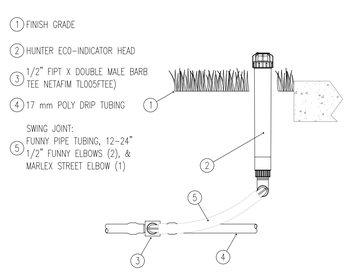
K QUICK COUPLER VALVE

SCALE: NTS — SECTION DETAIL



L MANUAL FLUSH/DRAIN VALVE

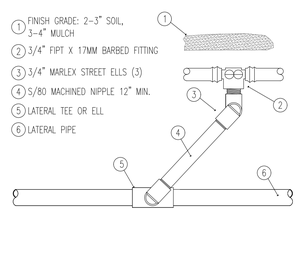
SCALE: NTS — SECTION DETAIL



1. FINISH GRADE
2. HUNTER ECO-INDICATOR HEAD
3. 1/2" FIPT X DOUBLE MALE BARB TEE NETAFIM TL005FITEE)
4. 17 mm POLY DRIP TUBING
5. SWING JOINT: FUNNY PIPE TUBING, 12-24" 1/2" FUNNY ELBOWS (2), & MARLEX STREET ELBOW (1)

M DRIP OPERATING INDICATOR

SCALE: NTS — SECTION DETAIL



1. FINISH GRADE: 2-3" SOIL, 3-4" MULCH
2. 3/4" FIPT X 17MM BARBED FITTING
3. 3/4" MARLEX STREET ELLS (3)
4. S/80 MACHINED NIPPLE 12" MIN.
5. LATERAL TEE OR ELL
6. LATERAL PIPE

N PVC / DRIP TRANSITION POINT

SCALE: NTS — SECTION DETAIL

Smarty Parking Lot
1476 Sandhill Road
Orem, UT

No.	Revision/Issue	Date

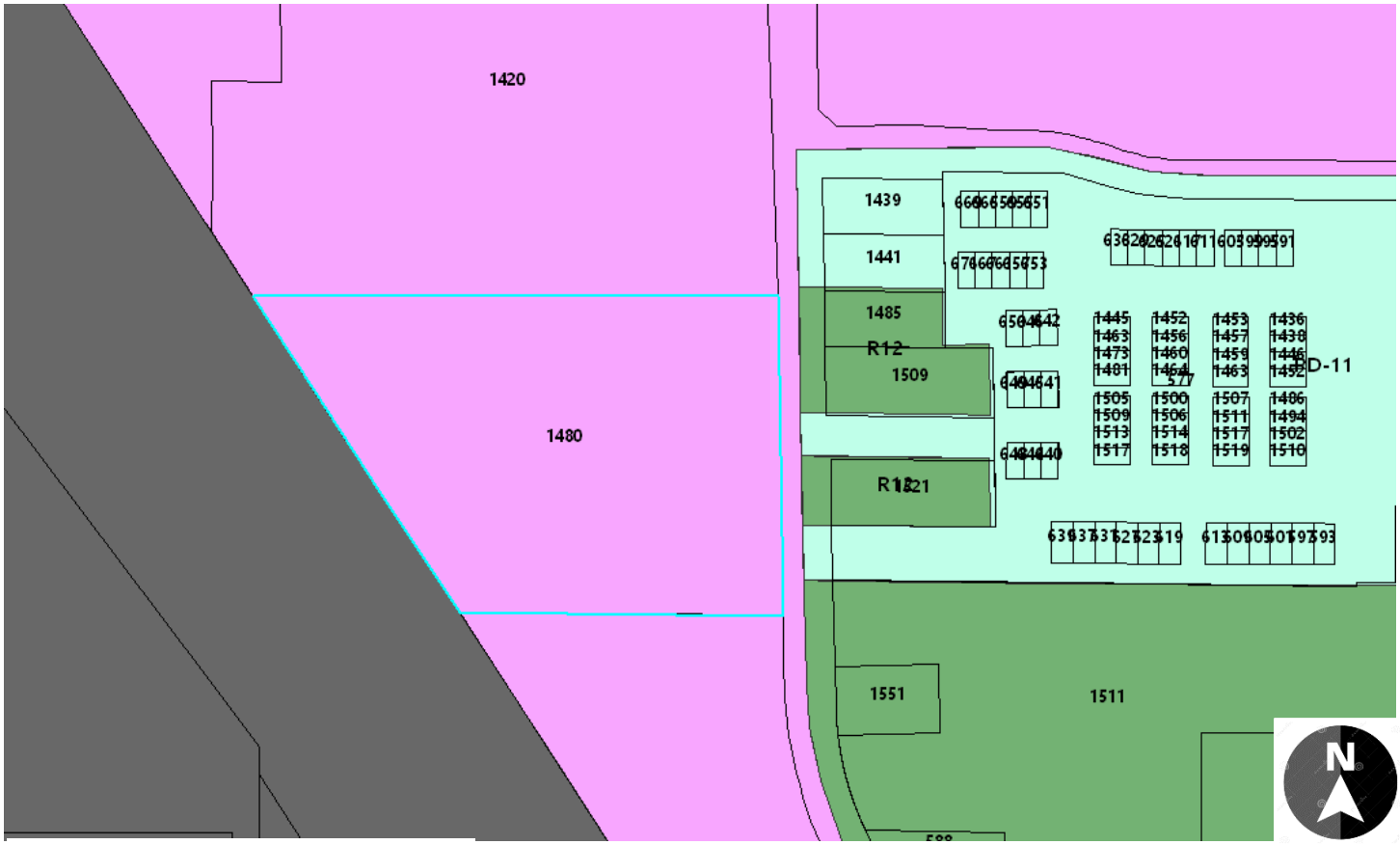
VODA landscape + planning
VODA Landscape + Planning
159 West Broadway #200
Salt Lake City, Utah 84101
801-520-5382 www.vodaplan.com

Sheet Title: *Irrigation Details*
Sheet: *L4.1*
Project: P26-50
Date: 2026-10-05
Scale: *not to scale*
North



Street view of 1476 S Sandhill Rd

Smarty Site Improvements – 1476 S Sandhill



Legend

- R12
- M2
- HS
- PD-11

Rezone Area

Current Zone: HS

Acres: 4.26

Neighborhood

Lakeview

Legislative

Planning Commission

October 21, 2026

PUBLIC HEARING – TEXT AMENDMENT

Request to amend Section 17-3-2 of the Orem City Code relating to the creation of a lot that is located in more than one zone.

Item 5.1:
Text Amendment, Lots in more than one zone.

Prepared By:
Jared Hall
Applicant:
Orem City

Notices

Posted in 2 public places

Posted on City Webpage and City hotline

Posted at Utah.gov/pmn

Action

The Commission may:

Recommend APPROVAL of the proposed text amendment to the City Council.

Recommend DENIAL of the proposed text amendment to the City Council.

Continue the hearing to a future date to allow for further review, additional information, or public comment as may be needed.

REQUEST: The applicant requests an amendment to the text of Section 17-3-2 of the Orem City Code (Unlawful Subdivision) prohibiting the creation of a lot that is located in more than one zone.

BACKGROUND: The proposed text amendment is to language contained in the City's Subdivision Ordinance, Chapter 17. Section 17-3-2 , Unlawful Subdivision, is currently organized into six parts or requirements:

A) Prohibits the sale or transfer of subdivided property before a final subdivision plat is recorded;

B) Any subdivision of lots that do not comply with city standards for size, lot width, buildable area, or location abutting a dedicated street;

C) Requires that development of a property that has been illegally subdivided must comply with the requirements of the City Code before any permits are issued;

D) Prohibits amendments to subdivision plats with receiving City approval;

E) Prohibits subdivision that would leave a parcel of property that cannot be developed to meet the requirements of the chapter; and

F) Requires that property be developed in compliance with the approved plats and construction drawings as well as with the City's construction specifications.

REVIEW & ANALYSIS:

Applicability – Subdivisions occur on both residentially and non-residentially zoned properties. Section 17-3 is not specific to any type of subdivision or class of subdivision, so the proposed amendment would apply to any subdivision of land in the city

Purpose – When lots are designated with more than one zone, it can create confusion regarding which development standards apply and which land uses are permitted for that property as well. The intent of this added regulation is to bring properties into one zoning designation as subdivisions become necessary, such as

when site plan approval is sought or when applications for further subdivisions of lots or parcels are made.

Impact – If the amendment is approved, parcels and lots seeking site plan or subdivision approval may be required to to apply for zoning map amendment for a portion or portions of the subject property before the site plan or subdivision can be approved. A copy of the proposed text is attached for your review.

ALTERNATIVE ACTIONS:
After review and consideration of the application the Planning Commission may:

Recommend Approval or Denial for the requested amendment to the City Council; or

Continue the Request to a future date for further review, additional information, or public comment.

ALTERNATIVE MOTIONS:

Motion to Approve or Deny
"I move that the Planning Commission forward a recommendation of **[choose APPROVAL** or **DENIAL]** to the Orem City Council to amend Section 17-3-2 of the Orem City Code relating to the creation of a lot or lots located in more than one zone.

Motion to Continue the Request
"I move that the Planning Commission continue this request for further consideration to (choose another date as appropriate)."

17-3-2. Unlawful subdivision.

A. It is unlawful to transfer, sell, convey, gift or assign any subdivided property before a final subdivision plat for the property to be transferred, sold, conveyed, gifted or assigned is approved and recorded pursuant to the requirements of this Chapter and applicable State law.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-98-0043, Amended, 09/22/1998; ; Ord. No. O-99-0040, Amended, 08/24/1999; Ord. No. O-02-0001, Rep&ReEn, 01/08/2002)

B. Except as otherwise provided, all lots/parcels created by the subdivision of real property shall comply with the City's lot size, lot width, and buildable area requirements, and shall abut on a dedicated street.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-02-0001, Rep&ReEn, 01/08/2002)

C. Any developer desiring to develop property that has been subdivided illegally must comply with the requirements of this Chapter before developing the property, regardless of whether or not the developer was the one who illegally subdivided the property. No building permit may be issued for a lot that has been illegally subdivided.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-02-0001, Rep&ReEn, 01/08/2002)

D. It is unlawful to amend, vacate, alter or modify any plat which has already been approved and/or recorded, without first receiving City approval of the amended, vacated, altered or modified plat.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-02-0001, Rep&ReEn, 01/08/2002)

E. It is unlawful to divide real property in such a way that a parcel of property is created or left behind that cannot be developed according to the requirements of this Chapter, the City Zoning Ordinance or other applicable laws, regardless of whether or not a subdivision plat is required for the division. Examples of this type of violation include, but are not limited to, nuisance or protection strips, parcels created or left for the sole purpose of denying another property owner access to his or her property, parcels with insufficient square footage, parcels with insufficient buildable area, parcels that do not meet the sensitive area requirements of this Chapter, and parcels that do not abut on a dedicated street.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-02-0001, Rep&ReEn, 01/08/2002)

F. All property shall be developed in strict compliance with the approved preliminary plat, the approved final plat, the approved construction drawings, the City's

Construction Standards and Specifications and all notes, restrictions, covenants, dedications, boundaries, and other commitments shown on the approved preliminary and/or final plat. Failure to note any improvement required by this Chapter on the preliminary plat, final plat or the construction drawings shall not eliminate the developer's responsibility to complete that improvement in the subdivision.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-02-0001, Rep&ReEn, 01/08/2002)

G. No lot or parcel shall be created, amended, altered, or approved and no property shall be subdivided such that any resulting lot is located within more than one zone except for an overlay zone. This prohibition includes lots altered by lot line adjustments described in Section 17-5-10(B). It shall be unlawful to maintain a lot or parcel created after October 21, 2026 in violation of this section. No subdivision application will be approved which will result in a violation of this section.