Wednesday, June 5, 2019
Planning Commission

Planning Commission Agenda
PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting in the City Office Building, 40 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:00 p.m. and Planning Commission Meeting commencing at 6:00 p.m. on June 5, 2019.

Planning Commissioners

Brad Tanner
Richard Davis
Kevin Oyler
John Mendenhall
Clint Argyle

SPANISH FORK CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Planning Commission Meetings located at 40 South Main St. If you need special accommodation to participate in the meeting, please contact the Community Development Office at 801-804-4580.

1. 5:00pm WORK SESSION -No formal actions are taken in a work session.

2. Minutes

Subject	**A. May 1, 2019**
Meeting	Jun 5, 2019 - Planning Commission
Category	2. Minutes
Access	Public
Type	

3. Conditional Use Permit

Subject	**A. 300 East 2019 Cell Tower Modification**
Meeting	Jun 5, 2019 - Planning Commission
Category	3. Conditional Use Permit
Access	Public
Type	Action, Discussion

File Attachments
report.300eastcelltower.6-5-2019.pdf (2,161 KB)

Subject	**B. 500 South 2019 Cell Tower Modification**
Meeting	Jun 5, 2019 - Planning Commission
Category	3. Conditional Use Permit
Access	Public
Type	Action, Discussion

File Attachments
report.500southcelltower.6-5-2019.pdf (2,068 KB)

Subject	**C. 1150 East 2019 Cell Tower Modification**
Meeting	Jun 5, 2019 - Planning Commission
Category	3. Conditional Use Permit
Access	Public
Type	Action, Discussion

File Attachments
report.1150eastcelltower.6-5-2019.pdf (1,354 KB)

4. Title 15 Amendments

Subject	**A. ADU**
Meeting	Jun 5, 2019 - Planning Commission
Category	4. Title 15 Amendments
Access	Public
Type	

5. Preliminary Plat

Subject	**A. Legacy Townhomes**
Meeting	Jun 5, 2019 - Planning Commission
Category	5. Preliminary Plat
Access	Public
Type	Action, Discussion

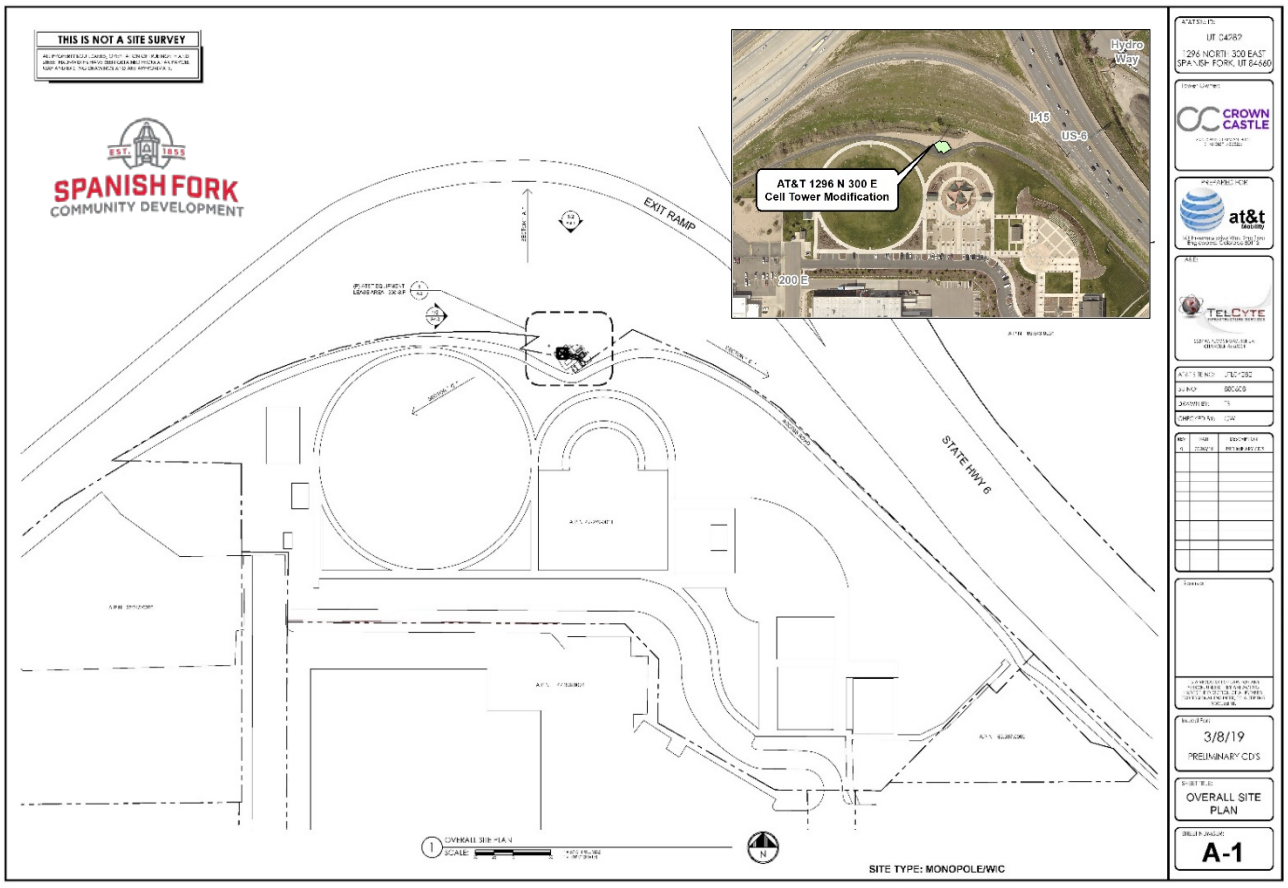
File Attachments
report.legacytownhomes.6-5-2019.pdf (27,721 KB)

6. Zone Change

Subject	**A. Miner Zone Change**
Meeting	Jun 5, 2019 - Planning Commission
Category	6. Zone Change
Access	Public
Type	

7. Other Business

8. Adjourn



300 East Cell Tower Modification Conditional Use Approval Request

June 5, 2019, Planning Commission Meeting.

Located at 1296 North 300 East.

The subject property is zoned P-F.

The applicant has requested that a Conditional Use Permit for the removal and addition of equipment be approved.

Key Issues

1. The proposal's conformity with the City's Zoning Code.
2. Access and utility issues.
3. Has the site been sufficiently screened?
4. Boundary issues with UDOT property?
5. What is the long-term plan for this facility?

Recommendation

The Development Review Committee, that met on May 15, 2019, recommends that the proposed Conditional Use be approved based on the following finding and subject to the following condition:

Finding

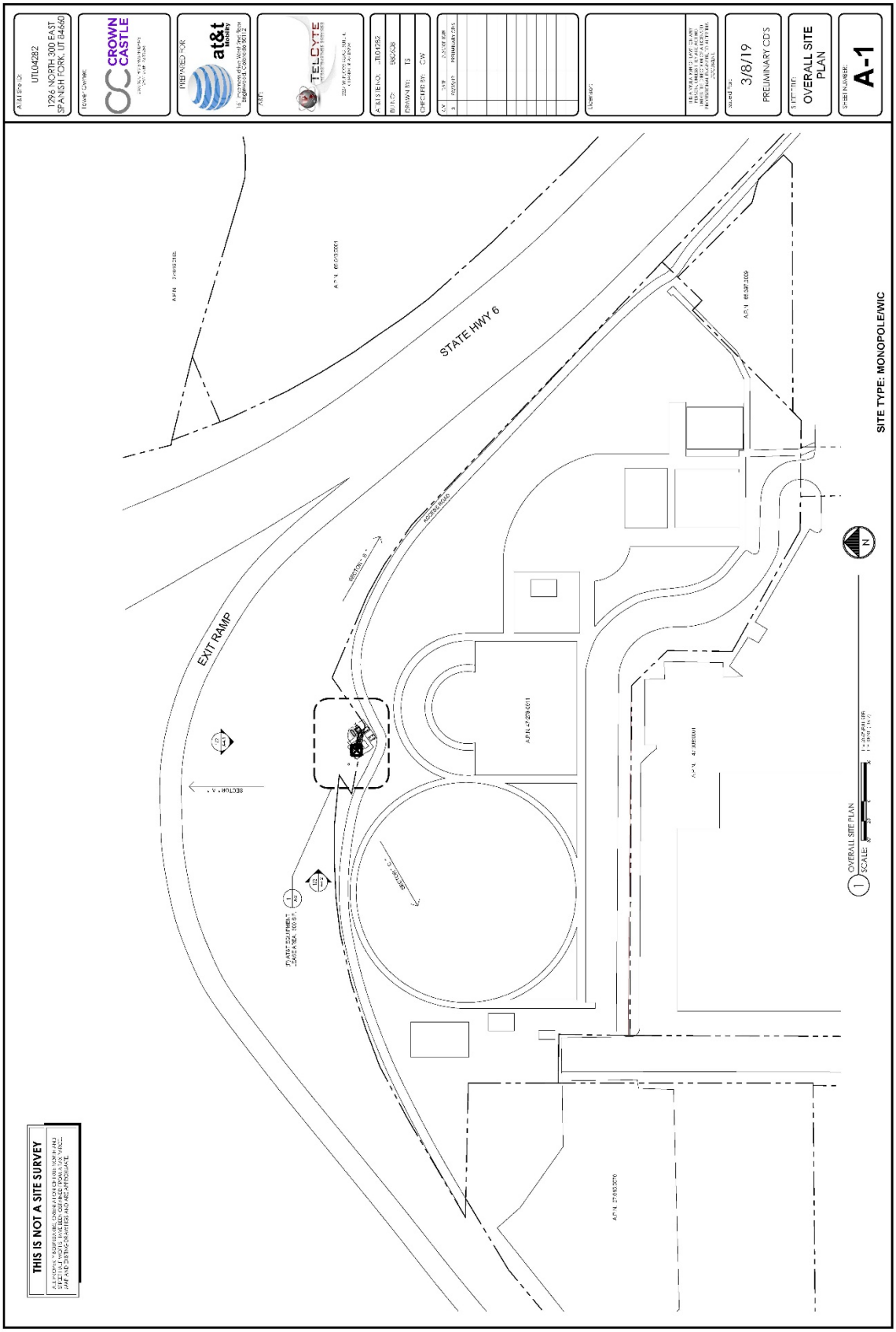
1. That the project conforms to the City's General Plan, Zoning Code, and Construction Standards.

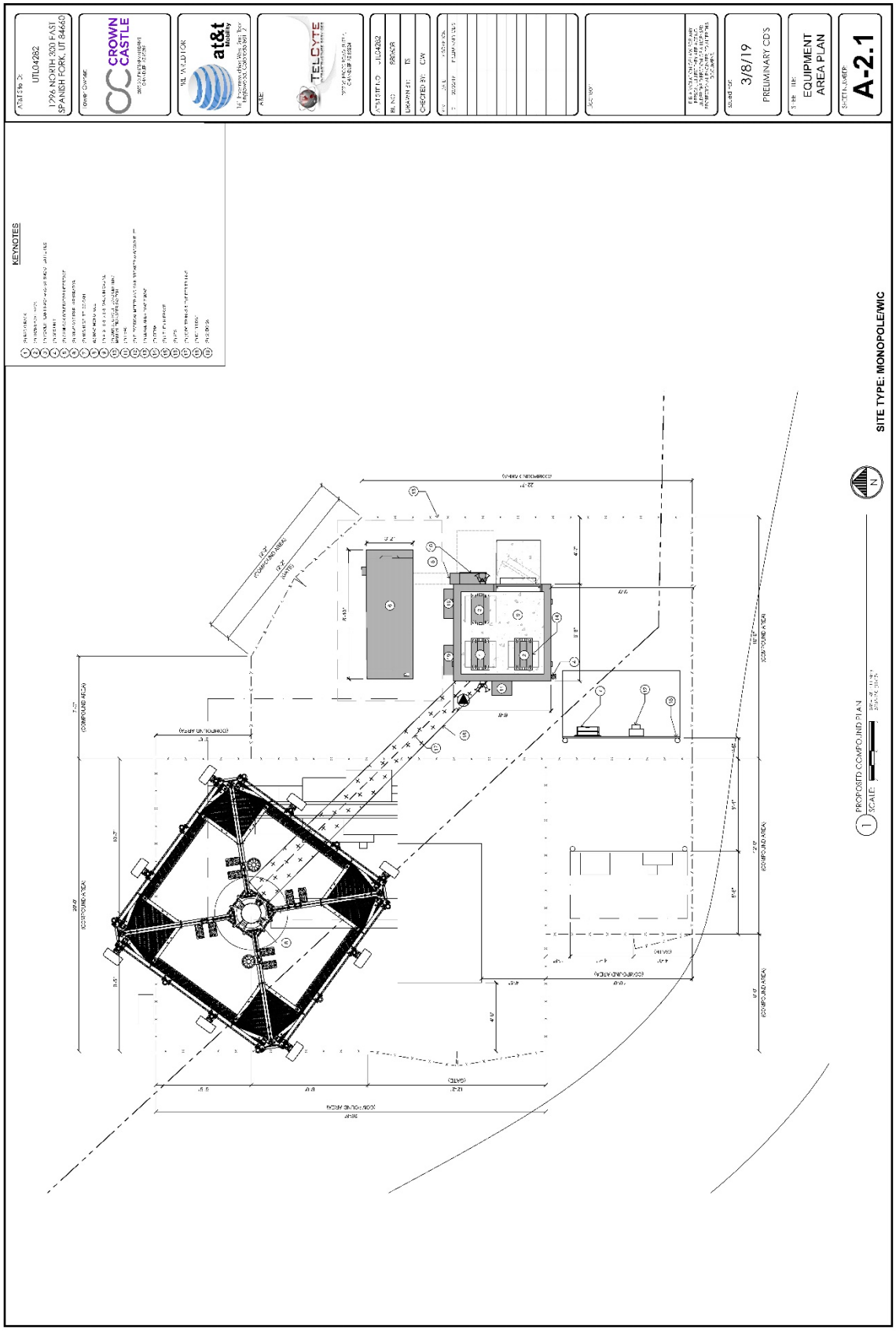
Condition

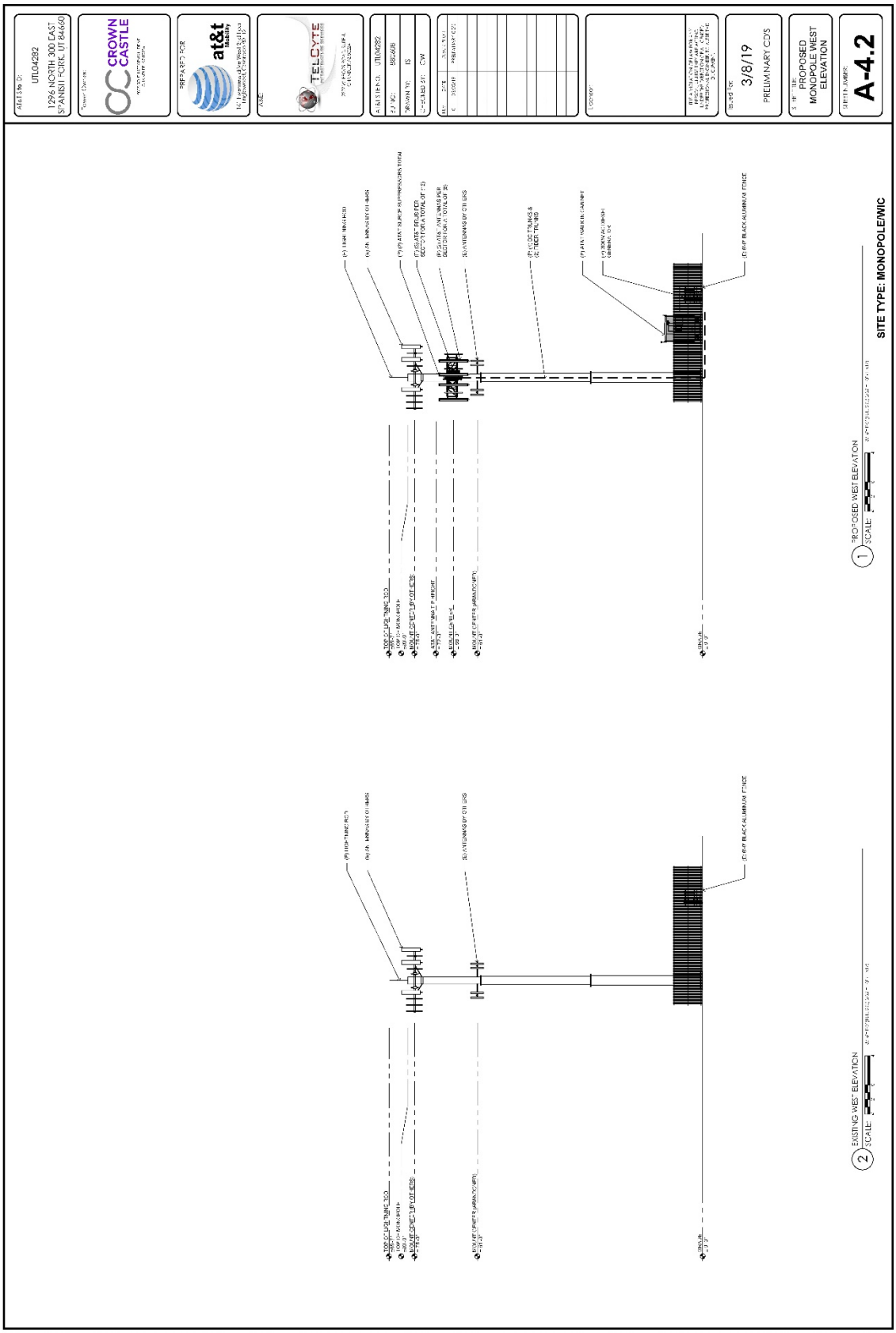
1. That the project complies with existing conditions.

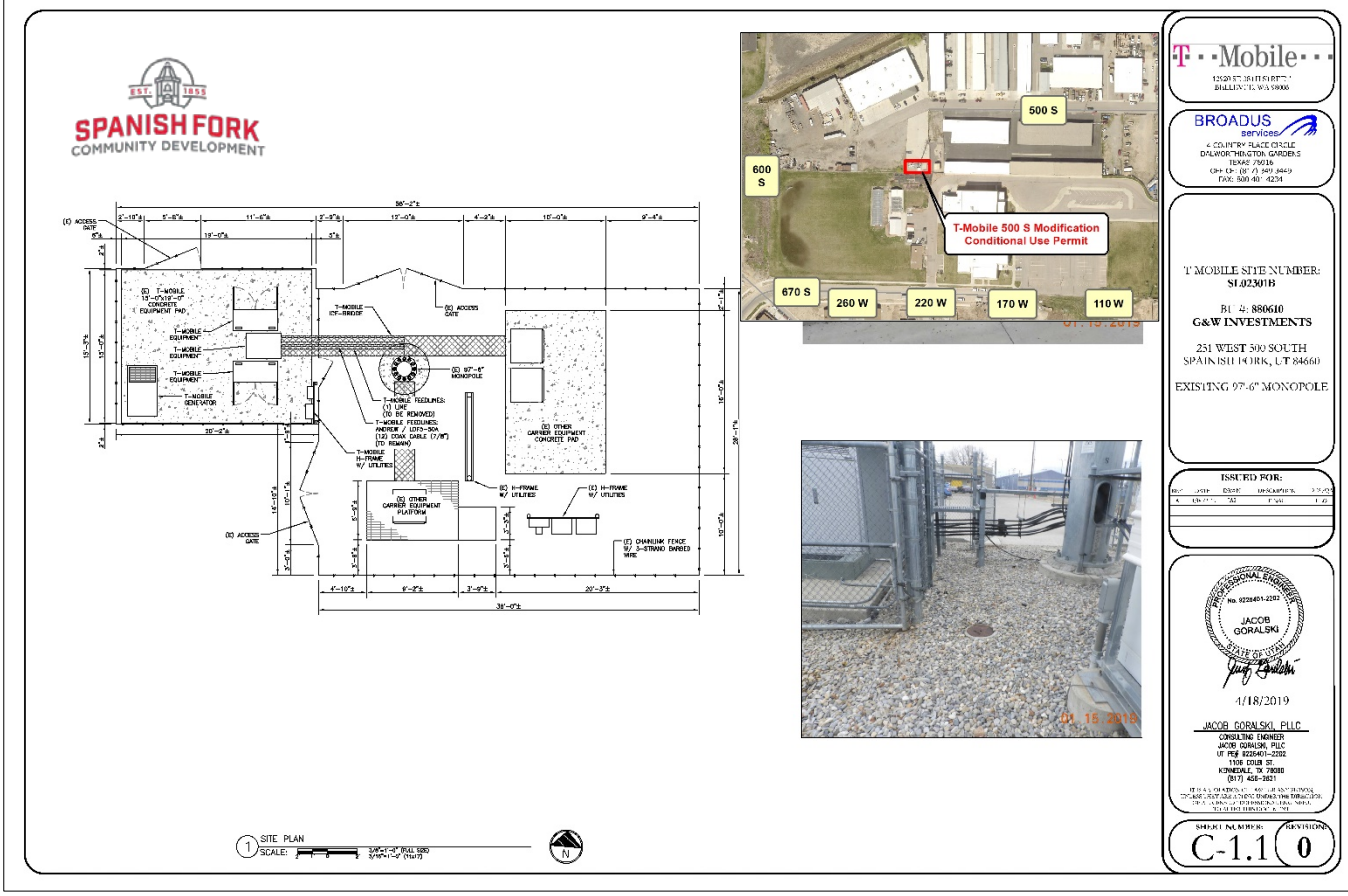
Exhibits

1. Proposed Site Plan.
2. Site Photos.


A&I Site ID:
UT04282
1296 NORTH 300 EAST
SPANISH FORK, UT 84660
Tower Owner:
CROWN CASTLE
PREPARED FOR:
at&t Mobility
A&I #:
DRAWN BY:
CHECKED BY:
DESCRIPTION
PRELIMINARY CDS
Issued for:
3/8/19
PRELIMINARY CDS
SHEET TITLE:
OVERALL SITE PLAN
SHEET NUMBER:
A-1
STATE HWY 6
EXIT RAMP
ACCESS ROAD
SECTION "A"
SECTION "B"
SECTION "C"
OVERALL SITE PLAN
SCALE:
SITE TYPE: MONOPOLE/WIC
THIS IS NOT A SITE SURVEY


SITE NUMBER:
UT04282
SITE NAME:
1796 NORTH 300 EAST
SPANISH FORK, UT 84660
TOWER OWNER:
CROWN CASTLE
SITE ACQUISITION:
at&t Mobility
APPLICANT:
TELCYTE
DRAWN BY: TS
CHECKED BY: CW
ISSUED FOR:
3/8/19
PRELIMINARY CD'S
TITLE:
EQUIPMENT AREA PLAN
SHEET NUMBER:
A-2.1
KEYNOTES
SITE TYPE: MONOPOLE/WIC
1 PROPOSED COMPOUND PLAN
SCALE:


UTL04282
1296 NORTH 300 EAST
SPANISH FORK, UT 84660
CROWN CASTLE
at&t Mobility
TELCYTE
3/8/19
PRELIMINARY CDS
PROPOSED MONOPOLE WEST ELEVATION
A-4.2
1 PROPOSED WEST ELEVATION
SCALE:
2 EXISTING WEST ELEVATION
SCALE:
SITE TYPE: MONOPOLE/WIC



500 South Cell Tower Modification Conditional Use Approval Request

June 5, 2019, Planning Commission Meeting.

Located at 251 West 500 South.

The subject property is zoned I-1.

The applicant has requested that a Conditional Use Permit for the removal and addition of equipment be approved.

Key Issues

1. The proposal's conformity with the City's Zoning Code.
2. Access and utility issues.

Recommendation

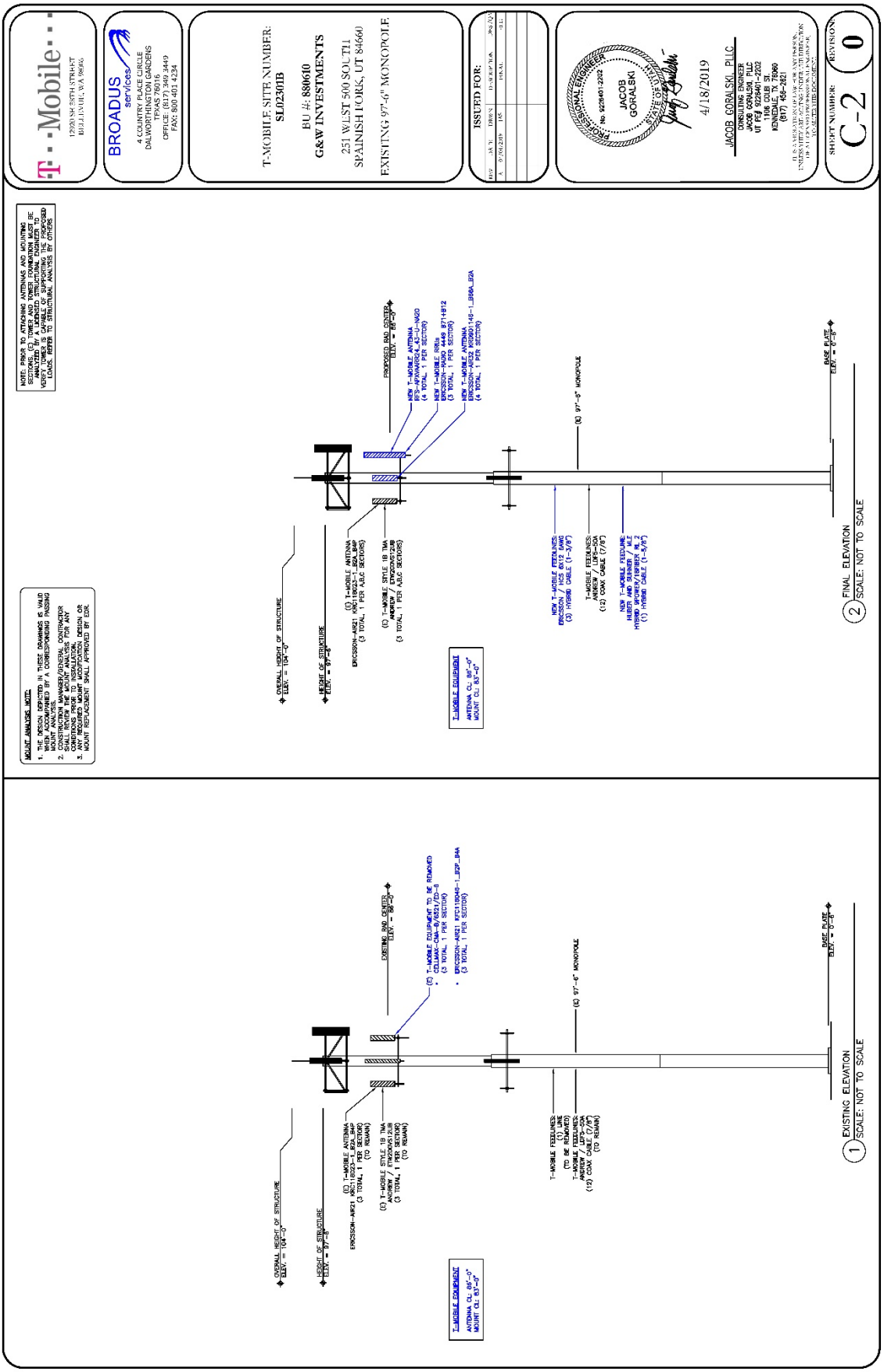
The Development Review Committee, that met on May 15, 2019, recommends that the proposed Conditional Use be approved based on the following finding:

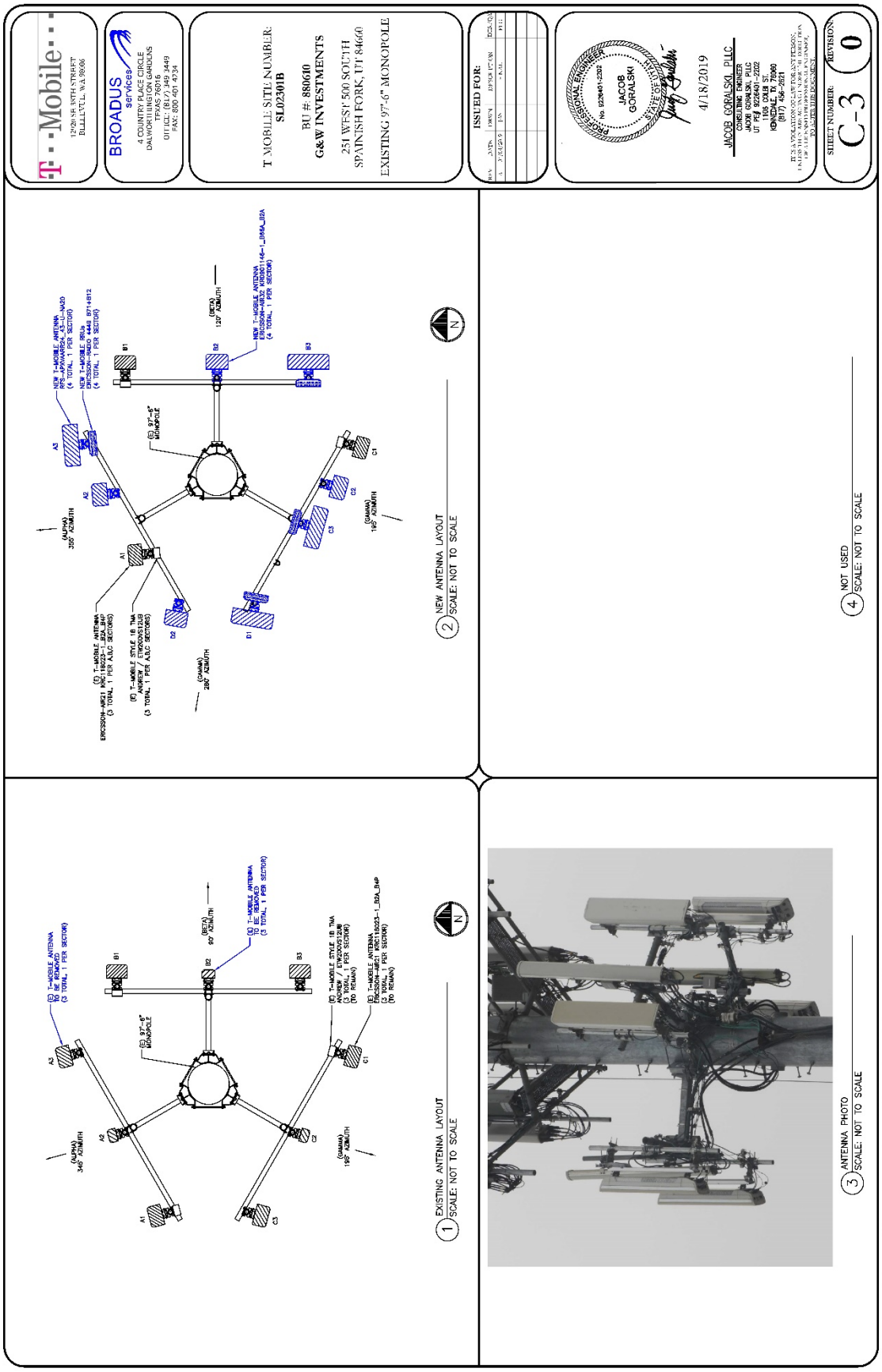
Finding

1. That the project conforms to the City's General Plan, Zoning Code, and Construction Standards.

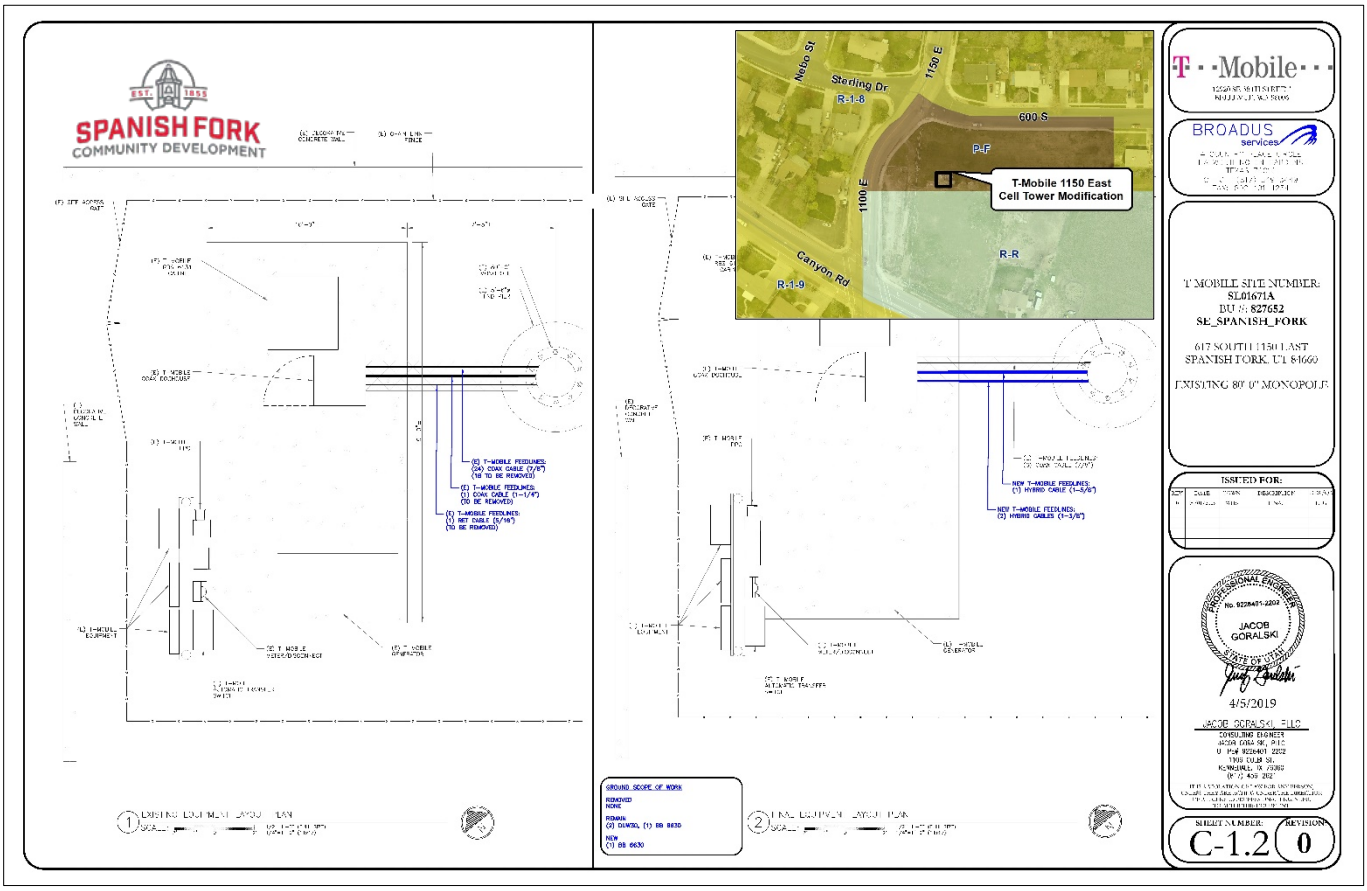
Exhibits

1. Proposed Site Plan.
2. Site Photo.


T-Mobile
12920 SE 38TH STREET
BELLEVUE, WA 98006
BROADUS services
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76092
OFFICE 817 719 3449
FAX: 800 401 4234
T-MOBILE SITE NUMBER:
SL02301B
BU #: 880610
G&W INVESTMENTS
251 WEST 500 SOUTH
SPANISH FORK, UT 84660
EXISTING 97'-6" MONOPOLE
ISSUED FOR:
REV DATE DRWN DESCRIPTION
A 07/02/2019 DRAWING
4/18/2019
JACOB GORALSKI, PLLC
CONSULTING ENGINEER
JACOB GORALSKI PLLC
UTAH LICENSE #9401-2202
11116 COLBI ST.
KENNEDALE, TX 76060
(817) 466-2821
SHEET NUMBER:
C-2
REVISION
0
PROFESSIONAL ENGINEER
No. 9229401-2202
JACOB GORALSKI
STATE OF UTAH
NOTE: PRIOR TO ATTACHING ANTENNAS AND MOUNTING SECTIONS, (E) TOWER AND TOWER FOUNDATION MUST BE ANALYZED BY A QUALIFIED ENGINEER TO DETERMINE WHETHER IT IS CAPABLE OF SUPPORTING THE PROPOSED LOADS. REFER TO STRUCTURAL ANALYSIS BY OTHERS
MOUNT ANALYSIS NOTE:
1. THE DESIGN INDICATED IN THESE DRAWINGS IS VALID ONLY WHEN ACCOMPANIED BY A CORRESPONDING PASSING MOUNT ANALYSIS.
2. CONSTRUCTION MANAGER/GENERAL CONTRACTOR SHALL NOTIFY THE MOUNT ANALYSIS ENGINEER OF ANY CONDITIONS PRIOR TO INSTALLATION.
3. ANY MODIFICATIONS WITHOUT WRITTEN DESIGN OR MOUNT REPLACEMENT SHALL APPROVED BY EOR.
OVERALL HEIGHT OF STRUCTURE ELEV. = 104'-0"
HEIGHT OF STRUCTURE ELEV. = 97'-6"
(3) T-MOBILE ANTENNA ERICSSON-AIR21 KRY112144/1 (TO REMAIN)
(3 TOTAL, 1 PER SECTOR)
(3) T-MOBILE STYLE 1B TMA ANDREW / EWDQDVS12UB (TO REMAIN)
(3 TOTAL, 1 PER SECTOR)
EXISTING RAD CENTER ELEV. = 86'-0"
(3) T-MOBILE EQUIPMENT TO BE REMOVED
• CELLMAX-CAA-V65211/ETI-B
(3 TOTAL, 1 PER SECTOR)
• ERICSSON-AIR21 KRC118048-1_B2P_B4A
(3 TOTAL, 1 PER SECTOR)
T-MOBILE EQUIPMENT
ANTENNA CL: 86'-0"
MOUNT CL: 83'-0"
T-MOBILE FEEDLINES
ANDREW / LDF7-50A
(12) COAX CABLE (7/8")
(TO BE REMOVED)
T-MOBILE FEEDLINES
ANDREW / LDF7-50A
(12) COAX CABLE (7/8")
(TO REMAIN)
(E) 97'-6" MONOPOLE
BASE PLATE ELEV. = 0'-0"
1 EXISTING ELEVATION
SCALE: NOT TO SCALE
PROPOSED RAD CENTER ELEV. = 86'-0"
(3) T-MOBILE ANTENNA ERICSSON-AIR21 KRY112144/1 (TO REMAIN)
(3 TOTAL, 1 PER A,B,C SECTORS)
(3) T-MOBILE STYLE 1B TMA ANDREW / EWDQDVS12UB (TO REMAIN)
(3 TOTAL, 1 PER A,B,C SECTORS)
NEW T-MOBILE ANTENNA ERICSSON-AIR32 KRD901146-1 (4 TOTAL, 1 PER SECTOR)
NEW T-MOBILE RRUs ERICSSON-4449 B71+B12 (3 TOTAL, 1 PER SECTOR)
NEW T-MOBILE RRUs ERICSSON-AIR32 KRD901145-1_B66A_B2A (4 TOTAL, 1 PER SECTOR)
T-MOBILE EQUIPMENT
ANTENNA CL: 86'-0"
MOUNT CL: 83'-0"
NEW T-MOBILE FEEDLINES ERICSSON / LDF7-50A (3) HYBRID CABLE (1-3/8")
T-MOBILE FEEDLINES ANDREW / LDF7-50A (12) COAX CABLE (7/8")
(E) 97'-6" MONOPOLE
NEW T-MOBILE FEEDLINE RADIO AND DIPLEXER / ALU HYBRID MODULE (1-5/8") (1) HYBRID CABLE (1-5/8")
BASE PLATE ELEV. = 0'-0"
2 FINAL ELEVATION
SCALE: NOT TO SCALE


T-Mobile
12920 SE 38TH STREET
BELLEVUE, WA 98006
BROADUS services
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016
OFFICE: (817) 349-3449
FAX: 800 401 4734
T-MOBILE SITE NUMBER:
SL02301B
BU #: 880610
G&W INVESTMENTS
251 WEST 500 SOUTH
SPANISH FORK, UT 84660
EXISTING 97'-6" MONOPOLE
ISSUED FOR:
PROFESSIONAL ENGINEER
No. 9229401-2202
JACOB GORALSKI
STATE OF UTAH
4/18/2019
JACOB GORALSKI, PLLC
CONSULTING ENGINEER
1168 COLE ST.
KONDAL, TN 78000
(817) 456-2021
SHEET NUMBER:
C-3
REVISION
0
EXISTING ANTENNA LAYOUT
SCALE: NOT TO SCALE
NEW ANTENNA LAYOUT
SCALE: NOT TO SCALE
ANTENNA PHOTO
SCALE: NOT TO SCALE
NOT USED
SCALE: NOT TO SCALE

May 14, 2019



1150 East 2019 Cell Tower Modification Conditional Use Approval Request

June 5, 2019, Planning Commission Meeting.

Located at 617 South 1150 East.

The subject property is zoned P-F.

The applicant has requested that a Conditional Use Permit for the removal and addition of equipment be approved.

Key Issues

1. The proposal's conformity with the City's Zoning Code.
2. Access and utility issues.

Recommendation

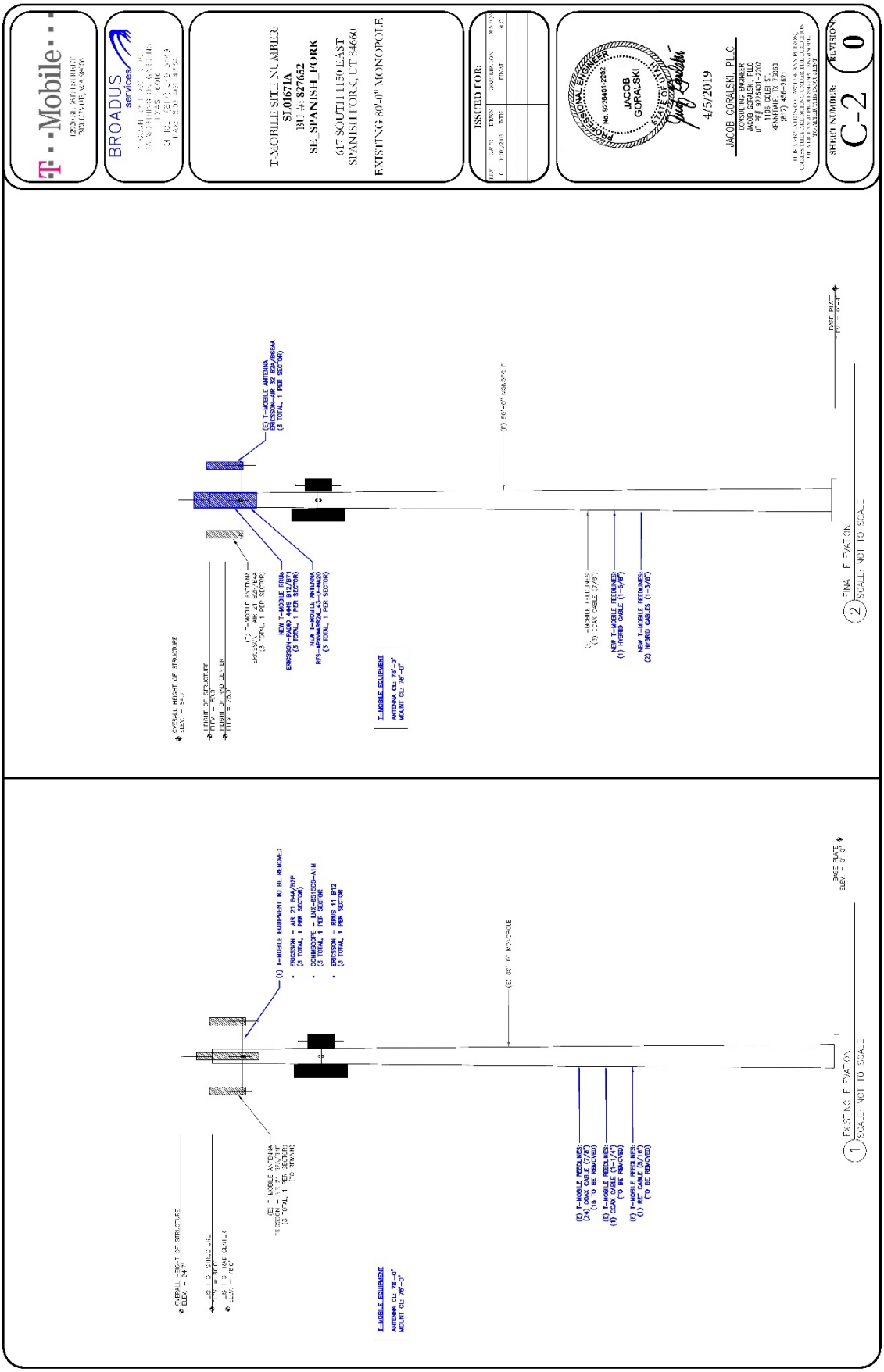
The Development Review Committee, that met on May 15, 2019, recommends that the proposed Conditional Use be approved based on the following finding:

Finding

1. That the project conforms to the City's General Plan, Zoning Code, Construction Standards.

Exhibits

1. Proposed Site Plan.
2. Site Photo


T-Mobile
12920 SE 38TH STREET
BELLEVUE, WA 98006
BROADUS services
T-MOBILE SITE NUMBER:
SLC1671A
BU #: 827652
SE_SPANISH_FORK
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
EXISTING 80'-0" MONOPOLE
ISSUED FOR:
JACOB GORALSKI
4/5/2019
JACOB GORALSKI, PLLC
CONSULTING ENGINEER
SHEET NUMBER:
C-2
REVISION
0
(E) 80'-0" MONOPOLE
(E) T-MOBILE EQUIPMENT TO BE REMOVED
(E) T-MOBILE ANTENNA
(3 TOTAL, 1 PER SECTOR)
T-MOBILE EQUIPMENT
ANTENNA CL: 78'-0"
MOUNT CL: 76'-0"
(E) T-MOBILE REDLINES:
(24) COAX CABLE (7/8")
(TO BE REMOVED)
(1) HYBRID CABLE (1-1/4")
(TO BE REMOVED)
(2) T-MOBILE REDLINES:
(1) RET CABLE (5/16")
(TO BE REMOVED)
BASE PLATE
ELEV. = 0'-0"
1 EXISTING ELEVATION
SCALE: NOT TO SCALE
(E) 80'-0" MONOPOLE
NEW T-MOBILE ANTENNA
ERICSSON—AIR 32 B2A/B66AA
(3 TOTAL, 1 PER SECTOR)
NEW T-MOBILE RRUs
ERICSSON—4460 B25/B66A
(3 TOTAL, 1 PER SECTOR)
NEW T-MOBILE ANTENNA
RFS—APXVAALL-43-U-NA20
(3 TOTAL, 1 PER SECTOR)
T-MOBILE EQUIPMENT
ANTENNA CL: 78'-0"
MOUNT CL: 76'-0"
NEW T-MOBILE REDLINES:
(1) HYBRID CABLE (1-5/8")
NEW T-MOBILE REDLINES:
(2) WORK CABLES (1-5/8")
BASE PLATE
ELEV. = 0'-0"
2 FINAL ELEVATION
SCALE: NOT TO SCALE

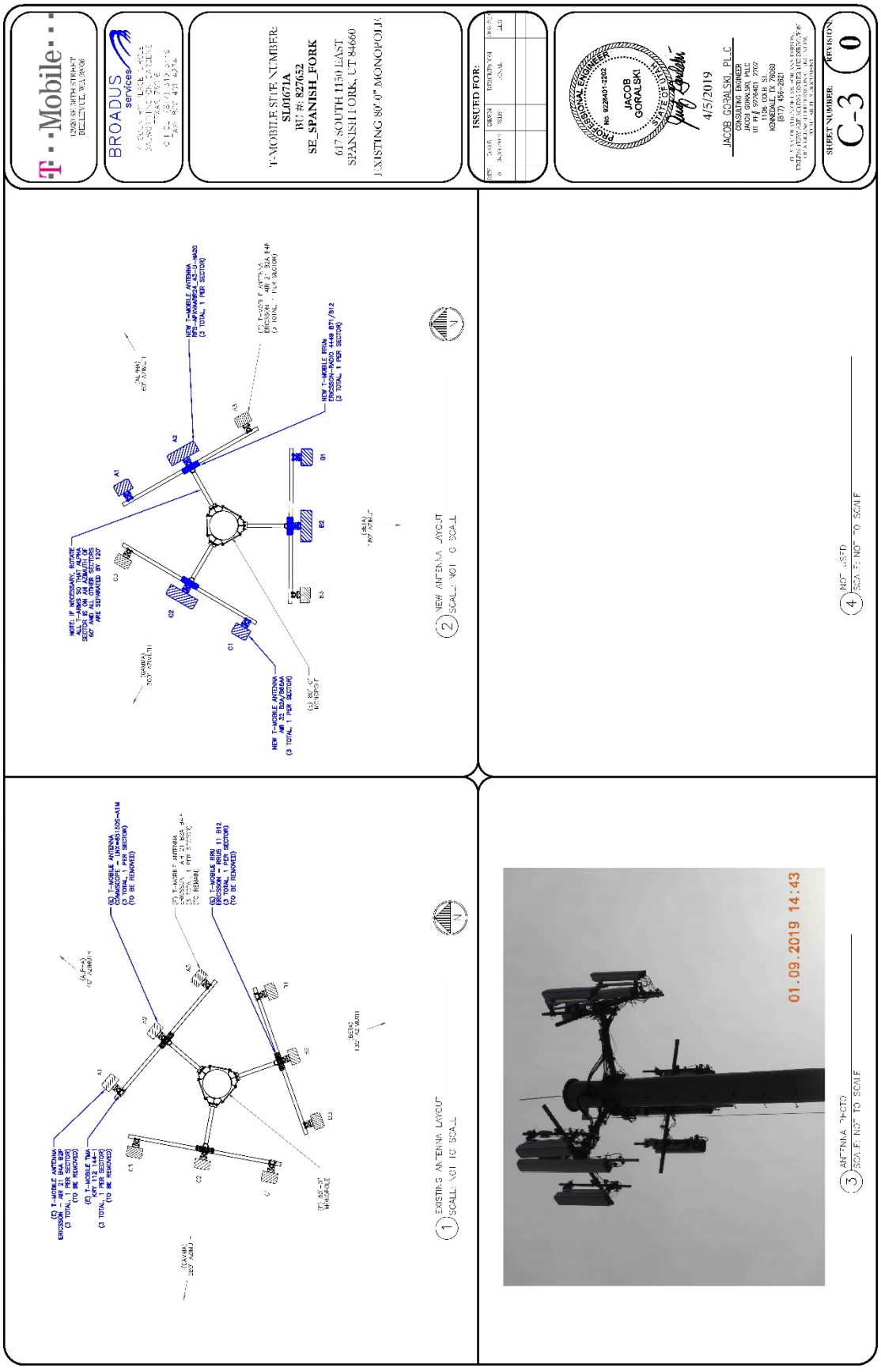
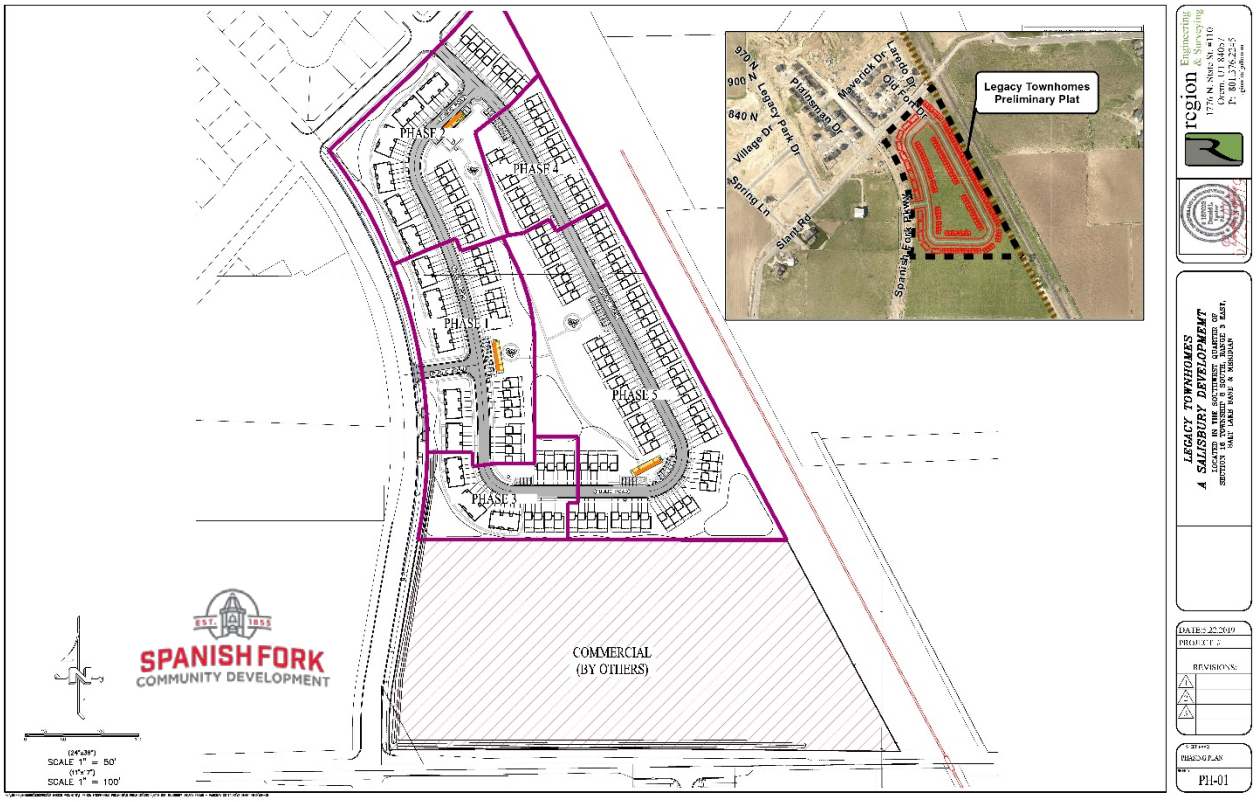

T-Mobile
BROADUS services
T-MOBILE SITE NUMBER:
SL01671A
BIT #: 827652
SE_SPANISH_FORK
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
EXISTING 80'-0" MONOPOLE
ISSUED FOR:
JACOB GORALSKI
4/5/2019
JACOB GORALSKI, PLLC
SHEET NUMBER:
C-3
REVISION
0
(1) EXISTING ANTENNA LAYOUT
SCALE: NOT TO SCALE
(2) NEW ANTENNA LAYOUT
SCALE: NOT TO SCALE
(3) ANTENNA PHOTO
SCALE: NOT TO SCALE
(4) NOT USED
SCALE: NOT TO SCALE
01.09.2019 14:43

Exhibit 2

May 14, 2019



Legacy Farms Townhomes Preliminary Plat Approval Request

June 5, 2019, Planning Commission Meeting.

Located at Spanish Fork Parkway and Slant Road, including 166 units on 20.71 acres.

The subject property is zoned R-3.

The applicant has requested that a Preliminary Plat be approved.

Key Issues

1. Legacy Farms Development Agreement and project density.
2. Building design.
3. Utilities.
4. Access onto Spanish Fork Parkway.
5. Fencing.

Recommendation

The Development Review Committee, that met on May 29, 2019, recommends that the proposed Preliminary Plat be approved based on the following findings and subject to the following condition:

Finding

1. That the subject property is in the Legacy Farms development.
2. That a Development Agreement exists for Legacy Farms.

Condition

1. That the applicant make any necessary modifications to meet the City's Zoning requirements, Construction Standards and provisions of the Legacy Farms Development Agreement.

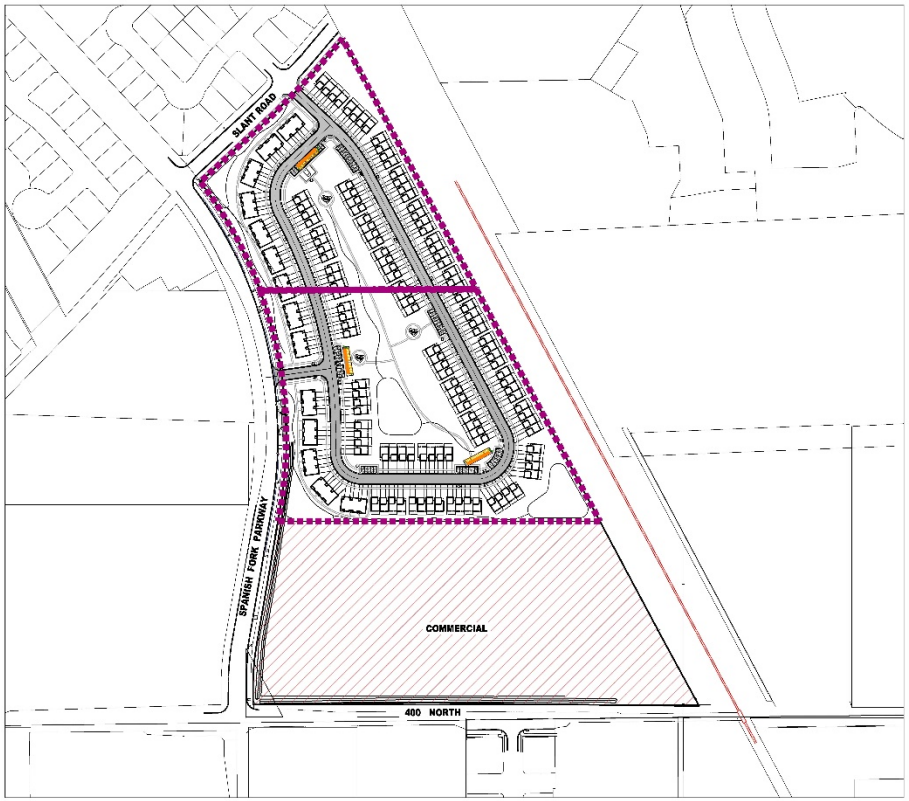
Exhibits

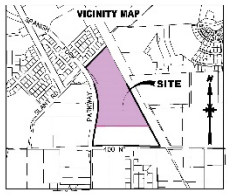
1. Proposed Plat.
2. Proposed Elevations.
3. Proposed Landscape Plan.
4. Site Photos.

INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
EX-01	EXISTING CONDITIONS
PH-01	PHASING PLAN
SP-01	SITE & UTILITY PLAN
GR-01	GRADING PLAN
EC-01	EROSION CONTROL PLAN
DT-01	TYPICAL DETAILS

Preliminary Plat + Construction Drawings
LEGACY TOWNHOMES
A SALISBURY DEVELOPMENT
SPANISH FORK, UTAH

Located in the Southwest Quarter of Section 16, Township 8 South,
Range 3 East, Salt Lake Base and Meridian
Spanish Fork, Utah County, Utah





NOTES:

1. ALL CONSTRUCTION TO CONFORM TO SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.
2. UNLESS OTHERWISE NOTED, ALL INTERIOR UTILITIES TO BE:
   CULINARY WATER 8" C-900 PVC
   SEWER 8" SDR-35 PVC
   STORM DRAINAGE 18" STORM DRAINAGE
3. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND STREET LIGHTING ON SERVICE LINES UP TO THE MAST ON SPANROAD INSTALLATIONS AND TO THE TOP OF THE MAST ON LANE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
4. PROVIDE NECESSARY SLEEVES FOR PRESSURIZED IRRIGATION SERVICE TO FUTURE PHASES.
5. ALL UNITS S-ALL HAVE THEIR OWN SEPARATE SEWER AND WATER LATERALS ALONG WITH CLEANOUTS AND METERS.

ALL IMPROVEMENTS AND DETAILS PER SPANISH FORK CITY CONSTRUCTION STANDARDS

PROJECT STATISTICS	
ZONE	R-3
TOTAL AREA	29.7 ac.
ROAD	4.24 ac.
OPEN/LANDSCAPE	15.71 ac.
LOT AREA	9.75 ac.
UNITS	168 units
DENSITY	5.01/dua

UNIT COUNT PER PHASE:

PHASE 1 – 3.92 ac – 31 UNITS
PHASE 2 – 4.63 ac – 34 UNITS
PHASE 3 – 2.00 ac – 17 UNITS
PHASE 4 – 1.92 ac – 30 UNITS
PHASE 5 – 8.18 ac – 84 UNITS

PROJECT ENGINEER & SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UT 84057
PH 801.376.2245

PROJECT DEVELOPER
SALISBURY DEVELOPMENT
454 WEST 1900 NORTH
SPRINGVILLE, UTAH 84663
(801)491-9081

(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regionutah.com

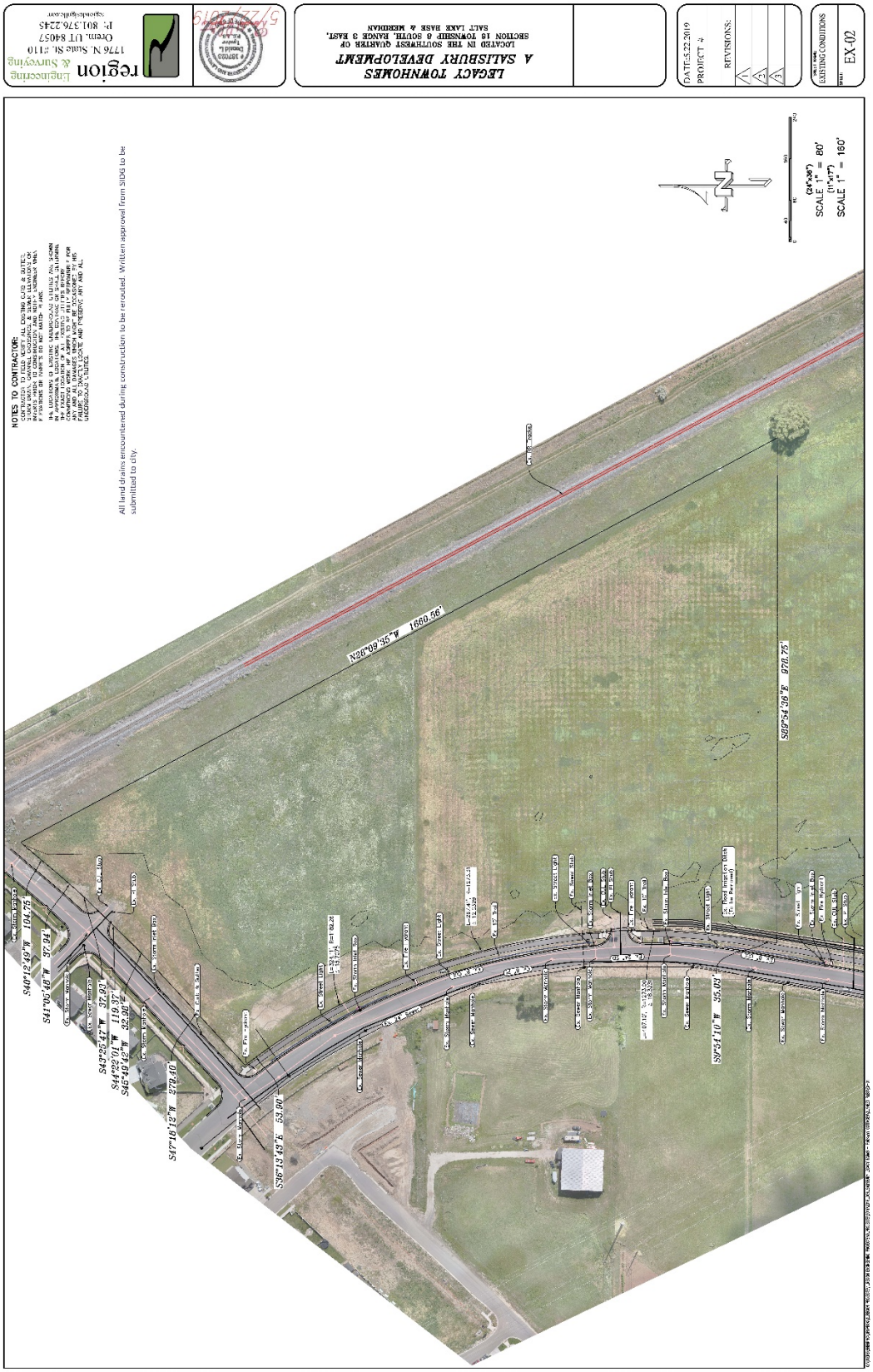
5.22.2019

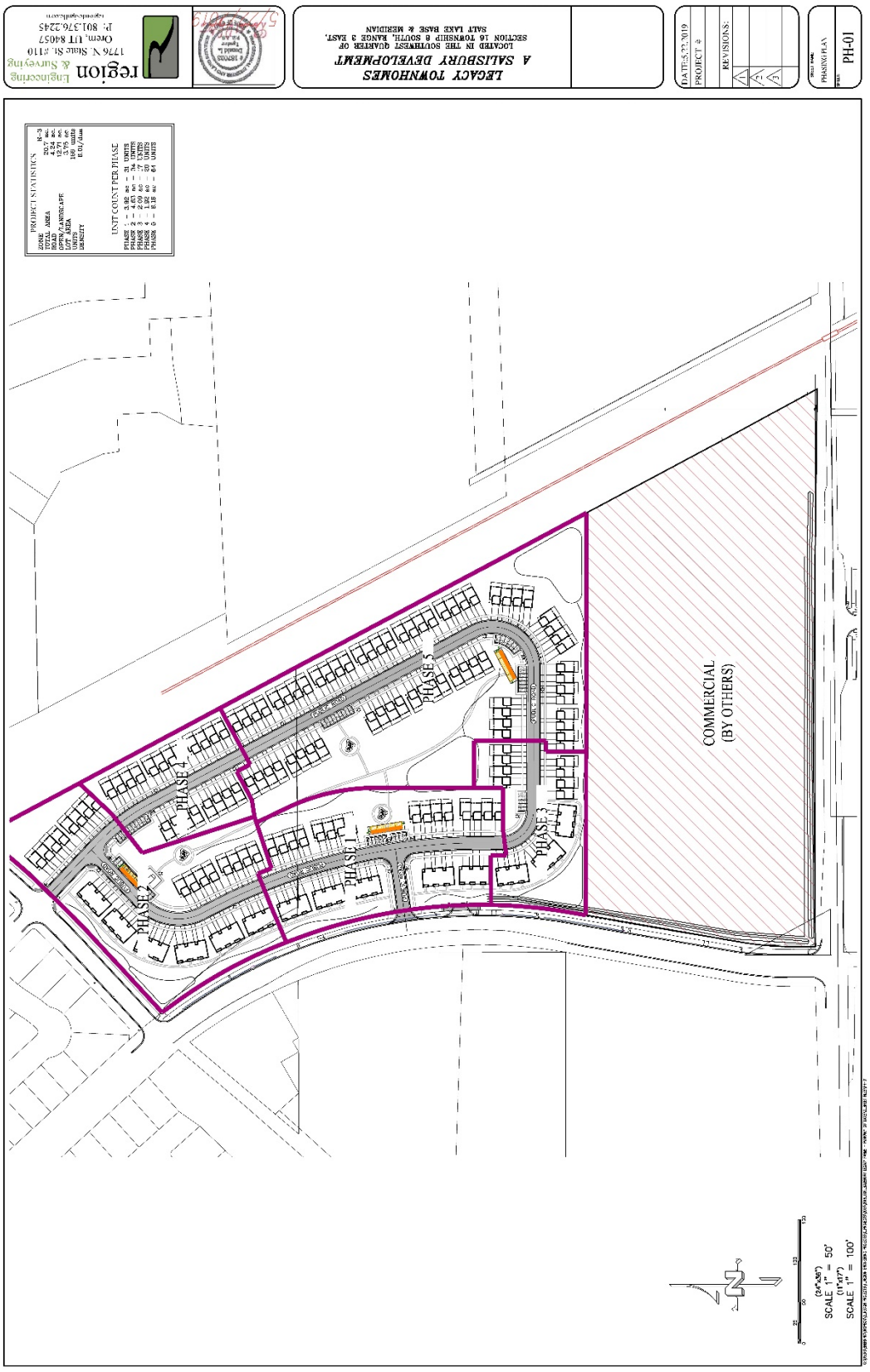
LEGACY TOWNHOMES
A SALISBURY DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN

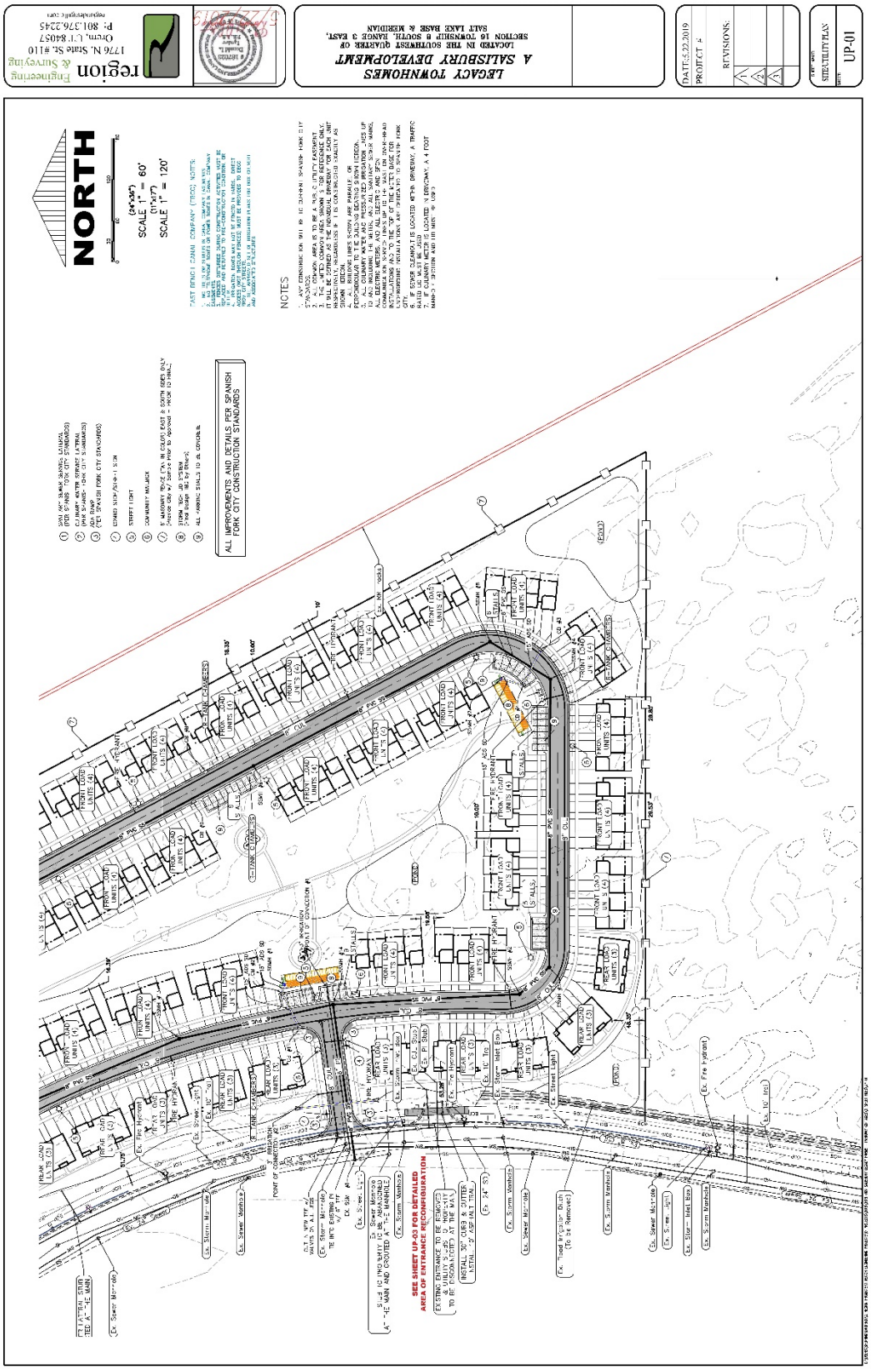
DATE: 5.22.2019
PROJECT #
REVISIONS:
1
2
3

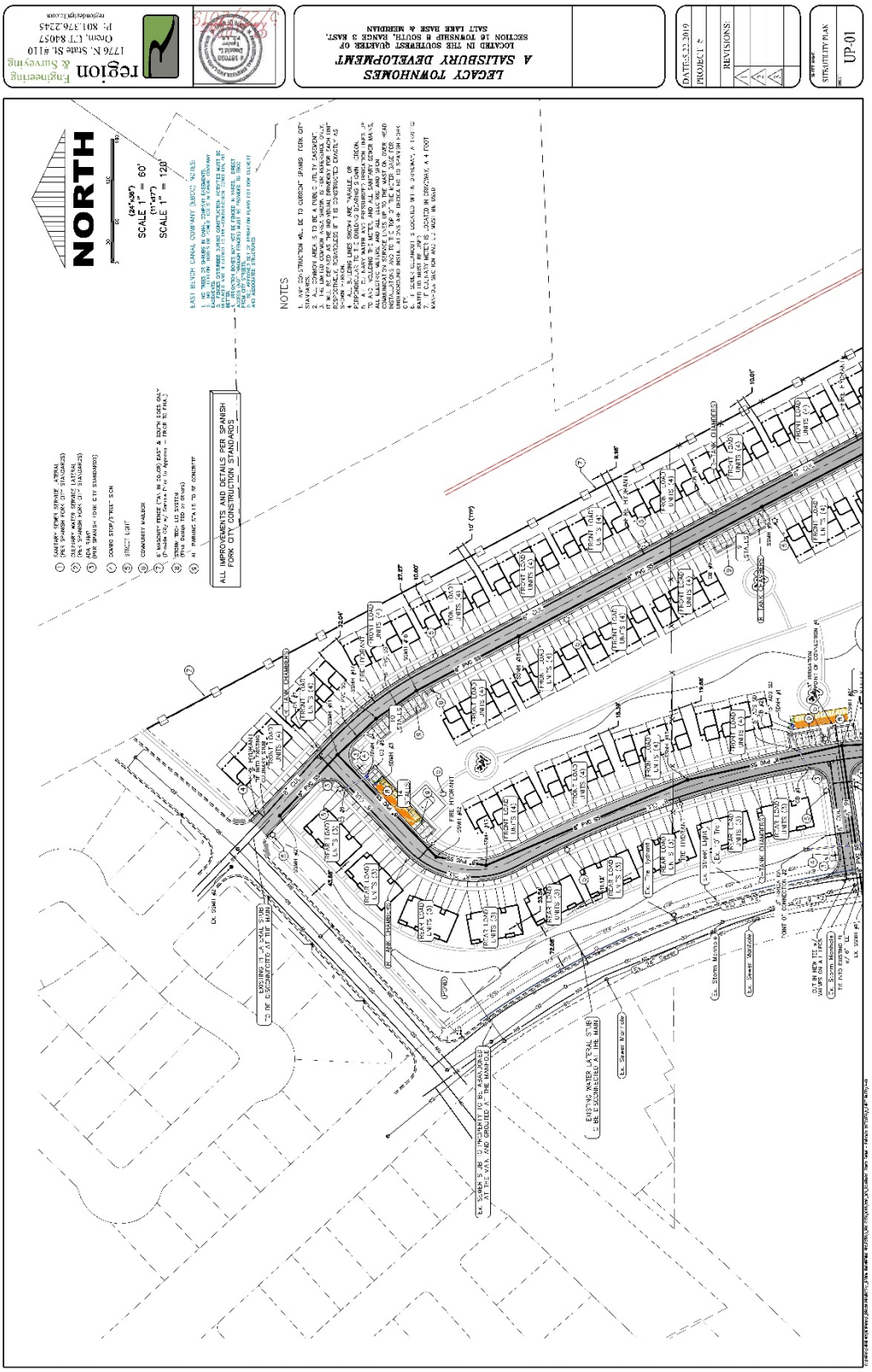
COVER SHEET & NOTES
SHEET #
CS-01

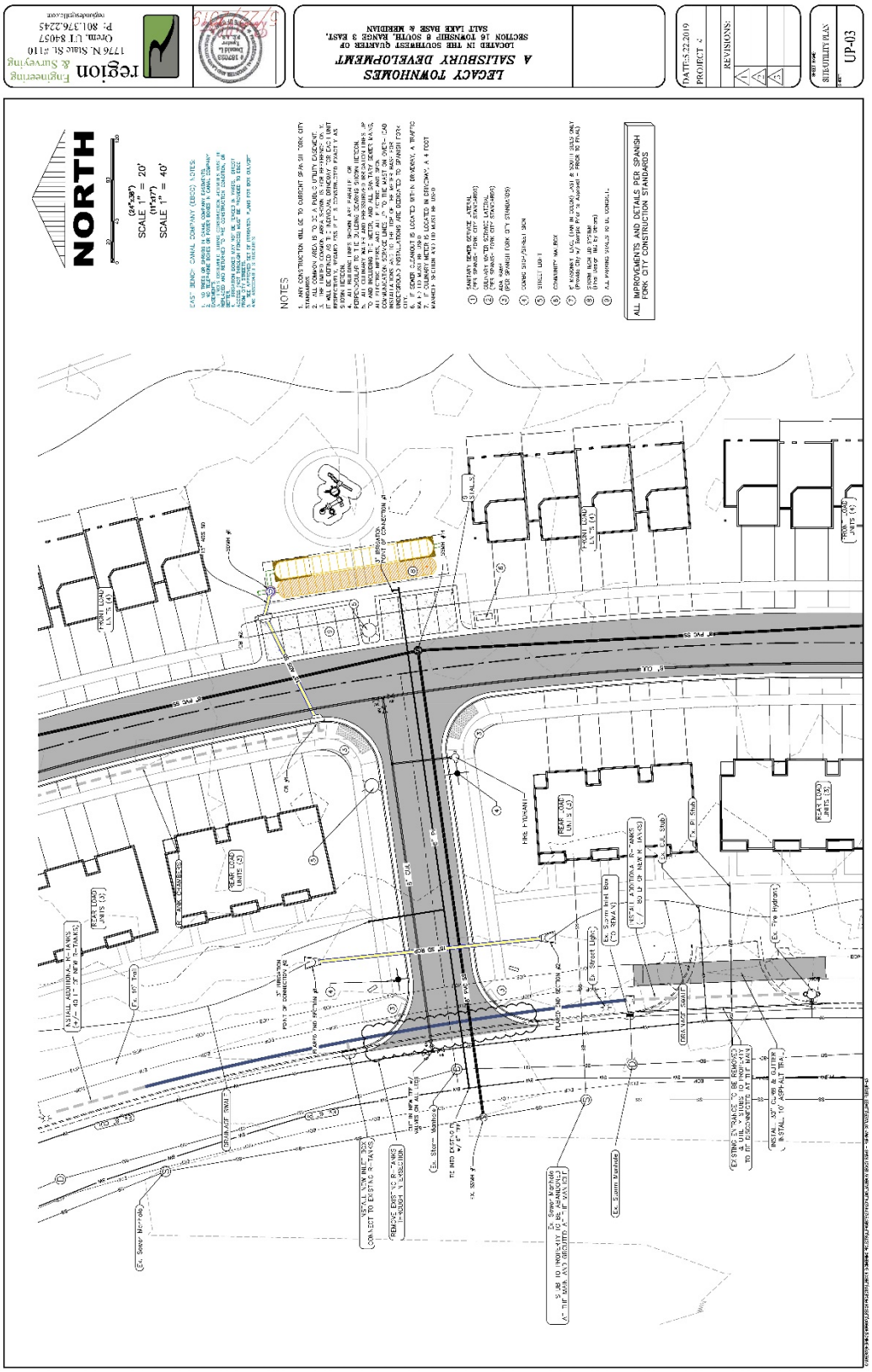
region
Engineering & Surveying
1776 N. Main St. #110
Orem, UT 84057
P. 801.376.2345
LEGACY TOWNHOMES
A SALISBURY DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 16 TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN
DATE: 5.22.2019
PROJECT #
REVISIONS:
EXISTING CONDITIONS
EX-01
NOTES TO CONTRACTOR:
All land drains encountered during construction to be rerouted. Written approval from SIDG to be submitted to city.
SCALE 1" = 80'
SCALE 1" = 160'
S10°12'19"W 104.75'
S41°05'48"W 37.94'
S43°25'47"W 37.91'
S44°22'10"W 111.37'
S45°47'42"W 32.00'
S47°18'12"W 202.40'
S28°49'47"E 50.90'
S89°54'36"E 978.75'
S89°54'10"W 35.03'
N 55.60.92W 1660.56'

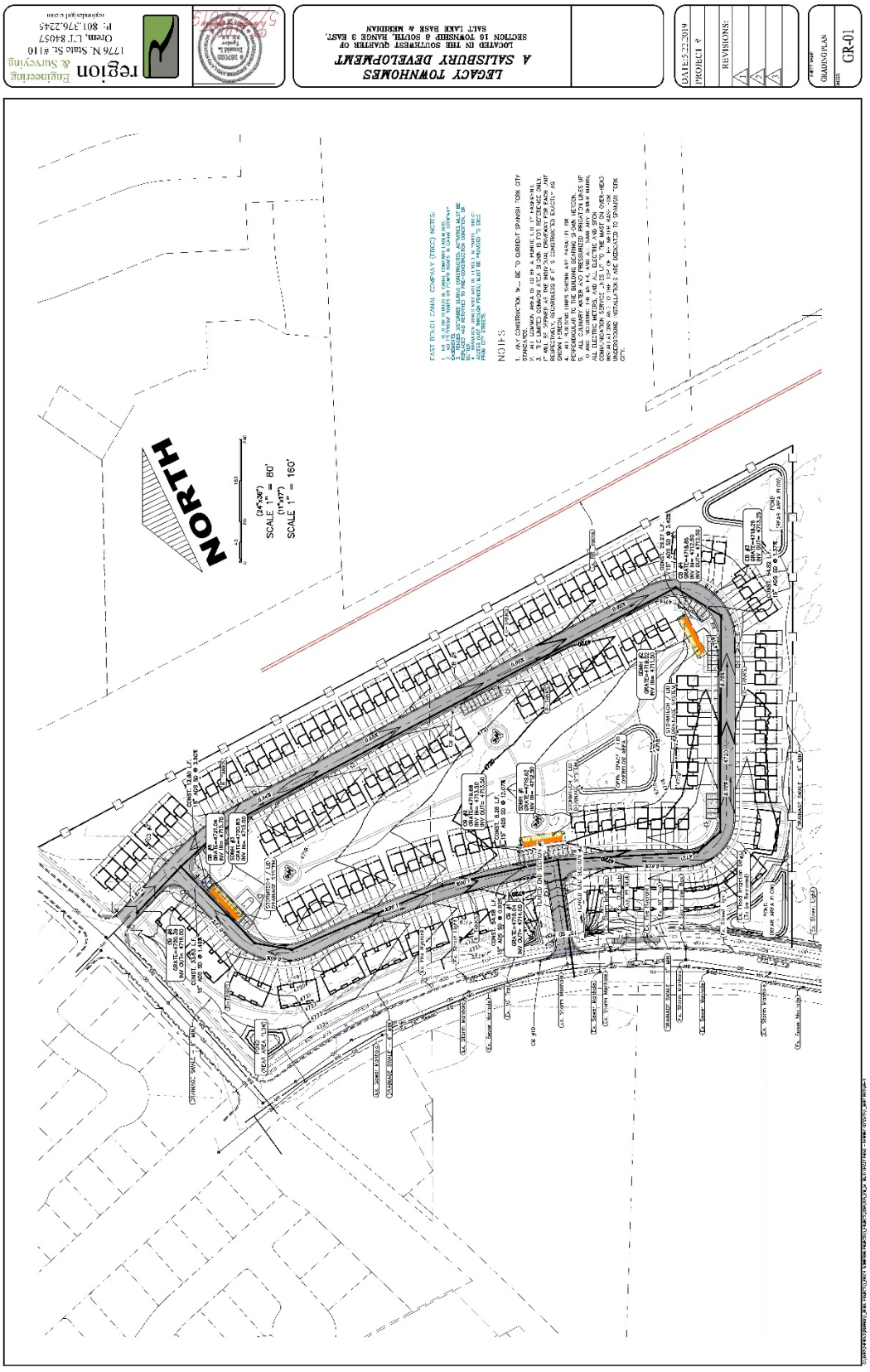

LEGACY TOWNHOMES
A SALISBURY DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 16 TOWNSHIP 5 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN
region Engineering & Surveying
1776 N. Main St. #110
Orem, UT 84057
P: 801.376.2345
DATE: 5.22.2019
PROJECT #
REVISIONS:
1
2
3
EXISTING CONDITIONS
EX-02
NOTES TO CONTRACTOR:
All land drains encountered during construction to be rerouted. Written approval from SLDG to be submitted to city.
SCALE 1" = 80'
SCALE 1" = 160'
N28°09'35"E 1660.56'
S89°54'36"E 878.75'
S89°54'36"E 956.07'
S49°54'01"E 95.00'
S49°54'01"E 95.00'
S49°54'01"E 95.00

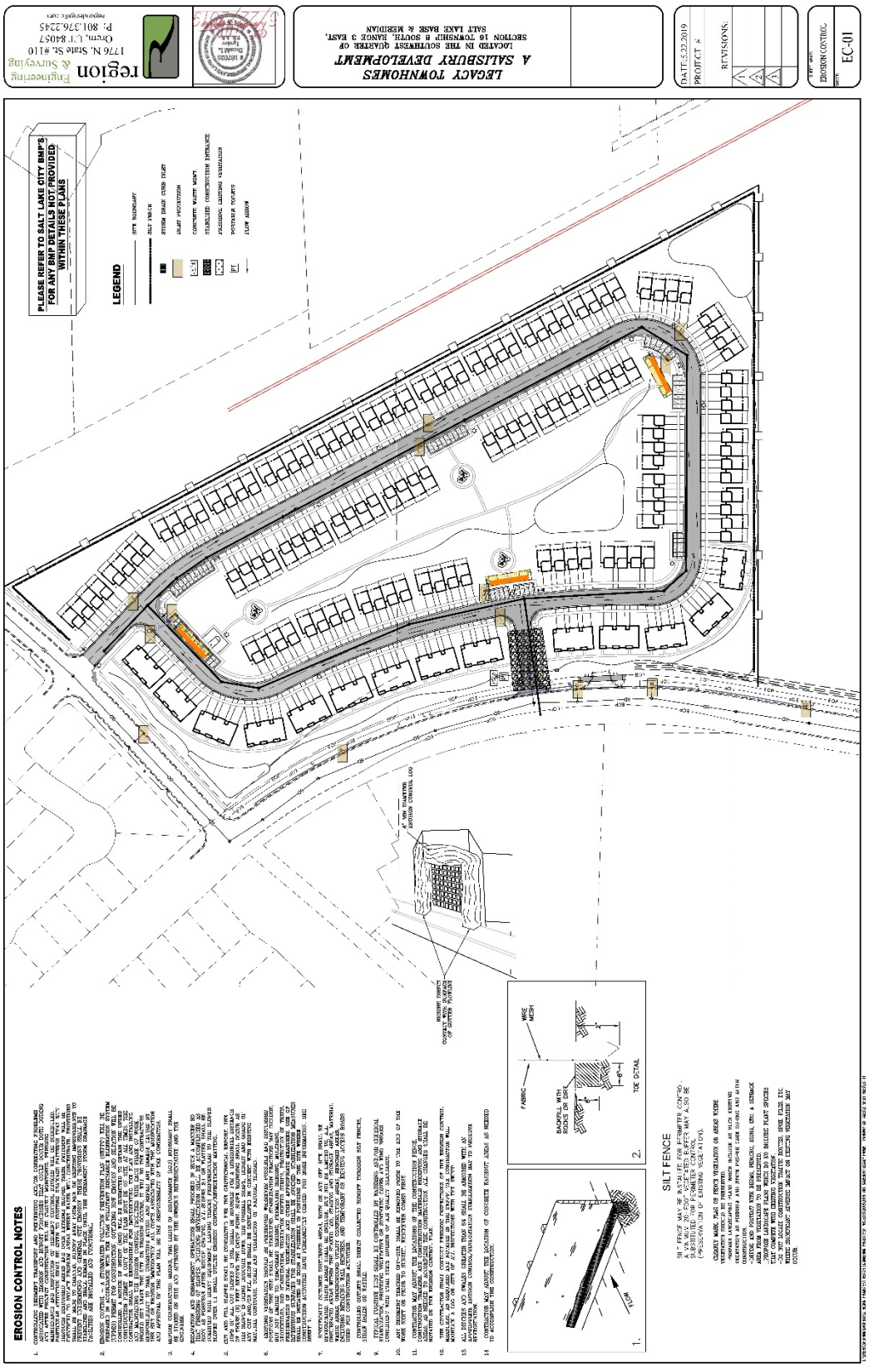

LEGACY TOWNHOMES
A SALISBURY DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 16 TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN
region
Engineering & Surveying
1776 N. Main St. #110
Orem, UT 84057
P: 801.376.2345
DATE: 5.22.2019
PROJECT #:
REVISIONS:
PH-01
PROJECT STATISTICS
UNIT COUNT PER PHASE
PHASE 1 – 3.92 ac. – 31 UNITS
PHASE 2 – 4.47 ac. – 34 UNITS
PHASE 3 – 2.69 ac. – 17 UNITS
PHASE 4 – 3.32 ac. – 20 UNITS
PHASE 5 – 4.03 ac. – 20 UNITS
PHASE 6 – 8.16 ac. – 45 UNITS
PHASE 5
PHASE 4
PHASE 2
PHASE 1
PHASE 3
COMMERCIAL
(BY OTHERS)
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

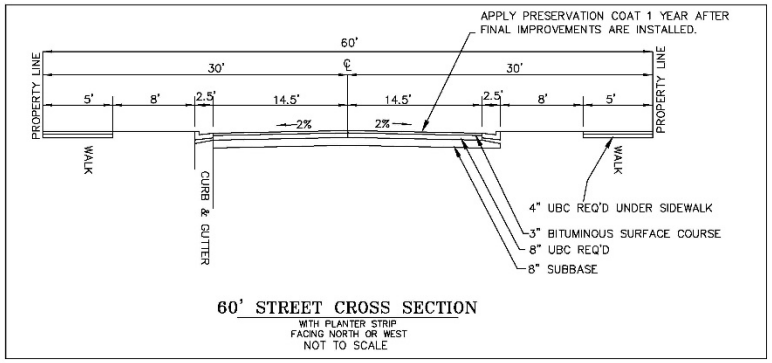

LEGACY TOWNHOMES
A SALISBURY DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 16 TOWNSHIP 2 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN
DATE: 5.22.2019
PROJECT #:
REVISIONS:
SHEET NAME:
SHEET(S) PLAN
UP-01
region
Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2345
NORTH
SCALE 1" = 60'
SCALE 1" = 120'
NOTES
ALL IMPROVEMENTS AND DETAILS PER SPANISH FORK CITY CONSTRUCTION STANDARDS
SEE SHEET UP-02 FOR DETAILED AREA OF ENTRANCE RECONFIGURATION


LEGACY TOWNHOMES
A SALISBURY DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
DATE: 5.22.2019
PROJECT #:
REVISIONS:
SITE UTILITY PLAN
UP-01
region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
NORTH
SCALE 1" = 60'
SCALE 1" = 120'
NOTES
EAST BENCH CANAL COMPANY (EBCC) NOTES:
ALL IMPROVEMENTS AND DETAILS PER SPANISH FORK CITY CONSTRUCTION STANDARDS
EXISTING WATER LATERAL STUB TO BE RELOCATED AT THE MAIN
EXISTING SEWER LATERAL STUB TO BE RELOCATED AT THE MAIN
Ex. Storm Manhole
Ex. Street Light
Ex. Fire Hydrant
Ex. Sewer Manhole
Ex. Water Line
Ex. Sewer Line
Ex. Storm Line
Ex. Power Line
Ex. Gas Line
Ex. Telephone Line
Ex. Fiber Optic Line
Ex. Irrigation Line
Ex. Culinary Water Line
Ex. Secondary Water Line
Ex. Pressurized Irrigation Line
Ex. Culvert
Ex. Ditch
Ex. Fence
Ex. Overhead Power Line
Ex. Underground Power Line
Ex. Underground Telephone Line
Ex. Underground Fiber Optic Line
Ex. Underground Gas Line
Ex. Underground Irrigation Line
Ex. Underground Culinary Water Line
Ex. Underground Secondary Water Line
Ex. Underground Pressurized Irrigation Line
Ex. Underground Culvert
Ex. Underground Ditch
Ex. Underground Fence
Ex. Overhead Power Line
Ex. Underground Power Line
Ex. Underground Telephone Line
Ex. Underground Fiber Optic Line
Ex. Underground Gas Line
Ex. Underground Irrigation Line
Ex. Underground Culinary Water Line
Ex. Underground Secondary Water Line
Ex. Underground Pressurized Irrigation Line
Ex. Underground Culvert
Ex. Underground Ditch
Ex. Underground Fence

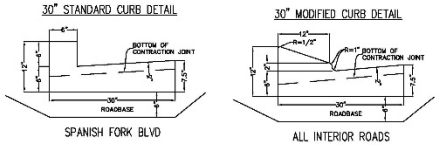

LEGACY TOWNHOMES
A SALISBURY DEVELOPMENT
LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 16 TOWNSHIP 2 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN
region
Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
DATE: 5.22.2019
PROJECT: -
REVISIONS:
SHEET NAME
SITE UTILITY PLAN
SHEET #
UP-03
NORTH
SCALE 1" = 20'
SCALE 1" = 40'
NOTES
ALL IMPROVEMENTS AND DETAILS PER SPANISH FORK CITY CONSTRUCTION STANDARDS
EAST BENCH CANAL COMPANY (EBCCC) NOTES
Ex. Sewer Manhole
Ex. Storm Manhole
Ex. Street Light
Ex. Fire Hydrant
Ex. P. Stub
FRONT LOAD UNITS (4)
REAR LOAD UNITS (5)
REAR LOAD UNITS (13)
DRIVEWAY SWALE
INSTALL CURB & GUTTER & 10' ASPH. TRAIL
EXISTING TRAILS TO BE REMOVED TO BE RECONNECTED AT BUFFALO


LEGACY TOWNHOMES
A SALISBURY DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 18 TOWNSHIP 6 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN
DATE: 5-22-2019
PROJECT #
REVISIONS:
GRADING PLAN
GR-01
region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
Ph: 801.376.2245
NORTH
SCALE 1" = 80'
(11"x17") SCALE 1" = 160'
NOTES:
1. ALL CONSTRUCTION TO BE TO CURRENT SPANISH FORK CITY STANDARDS.
2. ALL CURBING AREAS TO BE A MINIMUM OF 6" DEEP.
3. ALL LANDSCAPING AREAS TO BE SEPARATED FROM ROADWAY BY A CURB.
4. ALL SLOPES TO BE NO STEEPER THAN 3:1.
5. ALL CULINARY WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METERS SHALL BE BLUE STAKED AND MARKED.
6. ALL ELECTRIC METERS, AND ALL ELECTRIC AND STREET LIGHT CONDUCTORS SERVICE LESS THAN 750 V TO THE MAST OR OVERHEAD WIRES ARE TO BE INSULATED AND ALL ELECTRIC LINES ARE TO BE UNDERGROUND INSTALLATIONS AND DEDICATED TO SPANISH FORK CITY.
EAST BENCH CANAL COMPANY (EBCC) NOTES:
1. NO ALTERATIONS, FILLING, DUMPING, LANDSCAPING, OR CONSTRUCTION OF ANY KIND SHALL BE PERMITTED ON EBCC EASEMENTS.
2. ALL FENCES, BERMS, OR OBSTRUCTIONS CANNOT BE REMOVED OR REPLACED AND RETURNED TO PRE-CONSTRUCTED CONDITION, OR BETTER.
3. ALL ACCESS ROADS ON EBCC EASEMENTS SHALL BE 16' WIDE AND ADEQUATELY SURFACED TO SUPPORT EBCC EQUIPMENT.
4. ALL STRUCTURES SHALL BE A MINIMUM OF 10' FROM TOP OF BANKS.


LEGACY TOWNHOMES
A SALISBURY DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 16 TOWNSHIP 2 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN
DATE: 5.22.2019
PROJECT #
REVISIONS:
EC-01
EROSION CONTROL
region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
PLEASE REFER TO SALT LAKE CITY BMP'S FOR ANY BMP DETAILS NOT PROVIDED WITHIN THESE PLANS
LEGEND
SITE PERIMETER
SILT FENCE
STORM DRAIN CURB INLET
SAINT AUGUSTINE
CONCRETE WASH POINT
STABILIZED CONSTRUCTION ENTRANCE
EXISTING DECIDUOUS VEGETATION
PORTABLE TOILETS
FLOW ARROW
EROSION CONTROL NOTES
SILT FENCE
FABRIC
BACKFILL WITH ROCKS OR DIRT
WIRE MESH
TOE DETAIL
FLOW

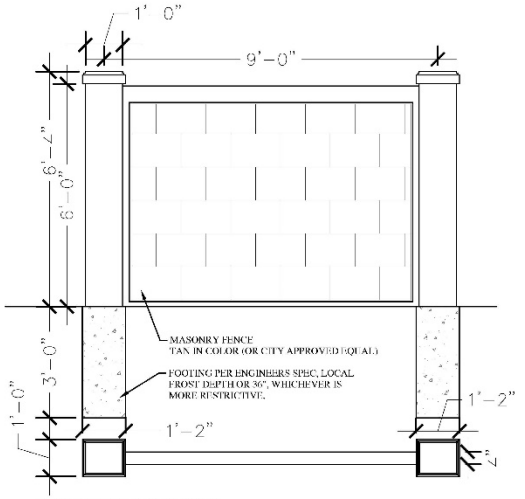


60' STREET CROSS SECTION
WITH PLANTER STRIP
FACING NORTH OR WEST
NOT TO SCALE

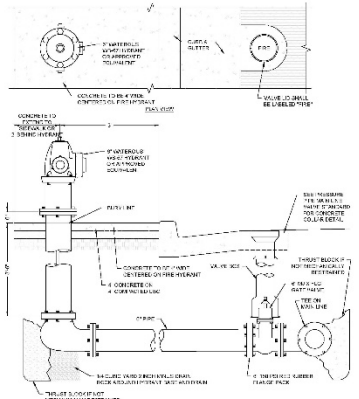


NOTES:
1. [illegible]
2. IF CONCRETE IS TO BE POURED NEXT TO A CURB IN RESERVE SHALL BE DOWELED INTO CURB AND POINTED SIDEWALK. RESERVE SHALL [illegible]
3. SIDEWALKS SHALL HAVE EXPANSION JOINTS EVERY 5'.
4. TOP FRONT OF SIDEWALK SHALL BE PLACED AT THE SAME GRADE AS TOP BACK OF CURB.
5. [illegible]
6. PAVERS, FABRIC, AND MATERIAL AND INSTALLATION SHALL MEET THE SPECIFICATIONS AND REQUIREMENTS OF APWA 32 14 13
7. ESTABLISH PAVER PATTERN TO ASSURE ALL CUT EDGE PAVERS SHALL BE HALF PAVERS OR LARGER.
8. ALL PAVERS SHALL MATCH THE ORIGINAL COLOR OF THE DARK BOTTOM CONCRETE PAVERS ON MAIN STREET.
9. [illegible]

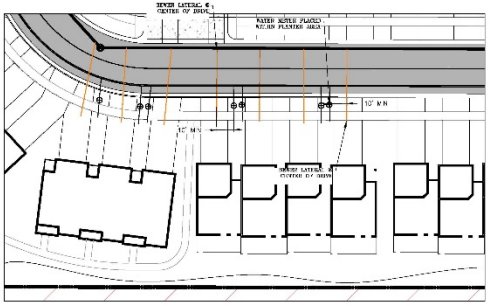
ALL IMPROVEMENTS AND DETAILS PER SPANISH FORK CITY CONSTRUCTION STANDARDS



PERIMETER WALL



NOTES:
1. FIRE HYDRANTS SHALL BE PAINTED RED.
2. ALL BOLTS SHALL BE PRESERVATIVE-COATED AND FULLY ACCESSIBLE.
3. [illegible]
4. [illegible]
5. [illegible]
6. SLEEVES MAY ONLY BE USED WHEN AUTHORIZED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.



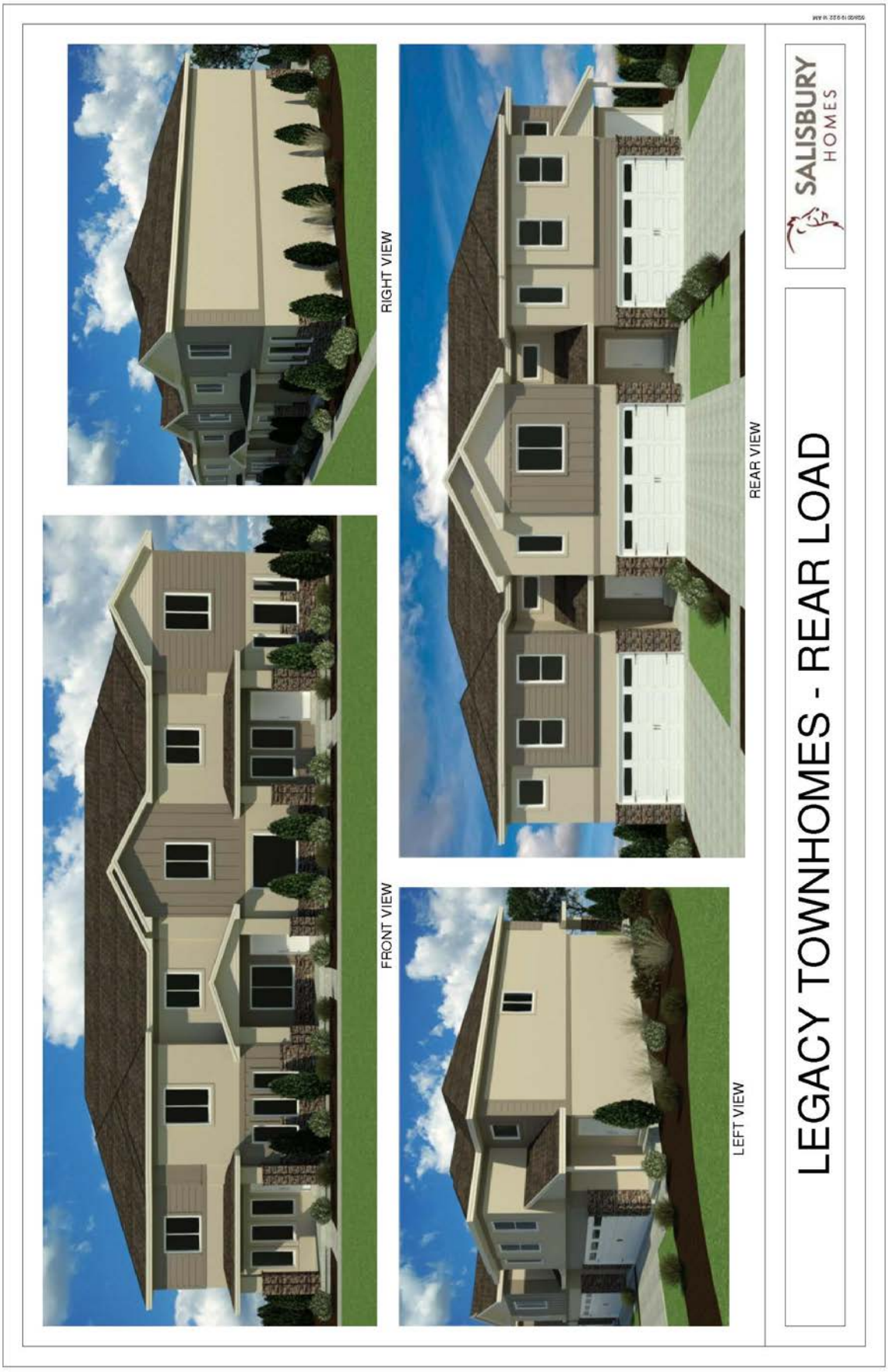
TYPICAL WATER/SEWER
SERVICE LATERAL PLACEMENT
(NO INDIVIDUAL PI SERVICE)

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2295
regionutah.com

LEGACY TOWNHOMES
A SALISBURY DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15 TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN

DATE: 5.22.2019
PROJECT #
REVISIONS:
1
2
3

SHEET NAME: COVER SHEET & NOTES
SHEET: DT-01


RIGHT VIEW
FRONT VIEW
REAR VIEW
LEFT VIEW
LEGACY TOWNHOMES - REAR LOAD
SALISBURY HOMES

RIGHT SIDE VIEW (10' BETWEEN BUILDINGS)
FRONT VIEW
REAR VIEW
LEFT SIDE VIEW (EXPOSED TO PUBLIC STREET)
LEGACY TOWNHOMES - FRONT LOAD
SALISBURY HOMES

LEGACY TOWNHOMES
REAR LOAD
BASEMENT

v1 PLAN

FOUNDATION

COMMUNITY: LT

LOT NUMBER: ----

SHEET NUMBER	SHEET TITLE
0	COVER / INDEX SHEET
1	ROOFING & FOUNDATION PLANS
2	MAIN FLOOR PLAN
3	UPPER FLOOR PLAN
4	ELEVATIONS
5	ELEVATIONS 2
6	MAIN FLOOR FRAMING PLAN
7	UPPER FLOOR FRAMING PLAN
8	ROOF FRAMING PLAN
9	BUILDING SECTIONS & GENERAL NOTES
10	ELECTRICAL PLANS

CODE ANALYSIS 2015 IRC & 2015 IBC (STRUCT)

BUILDING AREA	FINISHED SQ. FT.	1657 SQ.FT.
	UNFINISHED SQ. FT.	0 SQ.FT.
	GARAGE SQ. FT.	360 SQ.FT.
	PATIO/PORCH SQ. FT.	10 SQ.FT.
	TOTAL SQ. FT.	2000 SQ.FT. UNDER ROOF
	OPTIONAL SQ. FT.	
	HEIGHT	17'-4"
	NUMBER OF STORIES	2 STORY

ABBREVIATIONS

ANCHOR BOLT	AB.	GAUGE	GA.		
ALUMINUM	ALUM.	GALLONS PER MINUTE	GPM		
ANGLE	L	HORIZONTAL	HORIZ.		
APPROXIMATELY	APPROX.	HOSE BIB	HB		
ASPHALT	ASPH.	INCH	IN. OR "		
ATTENUATOR/PUR-FILTR	AT	INSIDE DIAMETER	ID		
BENCH MARK	BM.	INSULATION	INSUL.		
BITUMINOUS SURFACE COURSE	BSC	INVERT	INV.		
BLIND FLANGE	BF	LENGTH	LN.		
BOX VALVE	BV.	MANUFACTURER	MFR.		
BUILDING	BLDG.	MAXIMUM	MAX.		
CAST IRON	CI	MECHANICAL	MECH.		
CENTER LINE	CL	MINIMUM	MIN.		
CHANNEL STRUCTURAL	C	NUMBER	NO. OR #		
CLEANOUT	CO	ON CENTER	O.C.		
CONCRETE	CONC.	OUTSIDE DIAMETER	OD		
CONTINUOUS	CONT.	PLATE	PL		
CORRUGATED METAL PIPE	CMP	POLYETHYLENE	PE		
COUPLING	CPLG.	POLYVINYL PIPE	PVC		
CUBIC FEET per MINUTE	CFM	PIPE POLYVINYL CHLORIDE	PIPE PVC		
CUBIC FEET per SECOND	CFS	POUND	LB. OR #		
CUBIC YARD	CU. YD.	POUNDS PER SQUARE INCH	PSI		
DEGREE	DEG. OR °	PROPERTY LINE	PL		
DETAIL	DET.	RADIUS	R		
DIAGONAL	DIAG.	REMOVE	REM.		
DIAMETER	DIA. OR Ø	REQUIRED	REQ.		
DIMENSION	DIM.	REVISION	REV.		
DISTRIBUTION	DIST.	RIGHT-OF-WAY	R/W		
DRAWING	DWG.	SLOPE	S		
DUCTILE IRON PIPE	DIP	SPLIT CATCH	SPEC.		
EACH	EA.	SQUARE	SQ.		
FACE PLATE	FP.	STAINLESS	SS		
FAIRWAY	FWY.	SQUARE INCHES	SQ.IN.		
FALLOW	FAL	STAINLESS STEEL	S.S.T.		
ELEVATION	ELEV.	STANDARD	STD.		
EXISTING	(E)	STATION	STA.		
FLAT	FLT. OR	STEEL	STL.		
FROST DEPTH	F.D.	TYPICAL	TYP.		
FLANGE	FLG.	WATER METER	W/METER		
FURNACE	FURN.	WATER	W		
GALVANIZED	GALV.	WITHOUT	W/O		
GALVANIZED STEEL PIPE	GSP	WELDED WIRE FABRIC	WWF		

STANDARD SYMBOLS LEGEND

DETAIL — (A2 / 7) — DETAIL LETTER / SHEET NUMBER

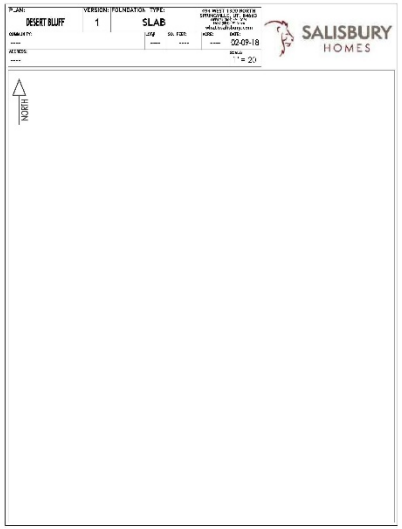
SECTION — (A / 5) — SECTION LETTER / SHEET NUMBER

SHEET REFERENCE — SHEET TITLE

ELEVATION (VTYP.) — (C / 5) — ELEVATION LETTER / SHEET NUMBER

DOOR SYMBOL (SEE A10 & DOOR SCHEDULE) — (11) — DOOR NUMBER

WINDOW SYMBOL (SEE A10 & WINDOW SCHEDULE) — (F) — WINDOW LETTER



SALISBURY HOMES
494 WEST 1300 NORTH
SPRINGVILLE, UT. 84663
OFFICE (801) 491-9291
FAX (801) 491-9292
alwaysaffordablehomes.com

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VERSION INFORMATION:

PLAN:
LEGACY TOWNHOMES
REAR LOAD

TOTAL SQUARE FEET:	1657
FINISHED:	1657
UNFINISHED:	0
STAMP:	
VERSION:	1
DATE:	1/30/19
COMMUNITY:	LT
LOT#	----

PAGE#
0 OF 10
COVER SHEET

W:\Current Golf Base Road\Legacy Townhomes\Legacy Townhomes - RL 3 Plex.dwg, 5/29/2019 10:51:20 AM

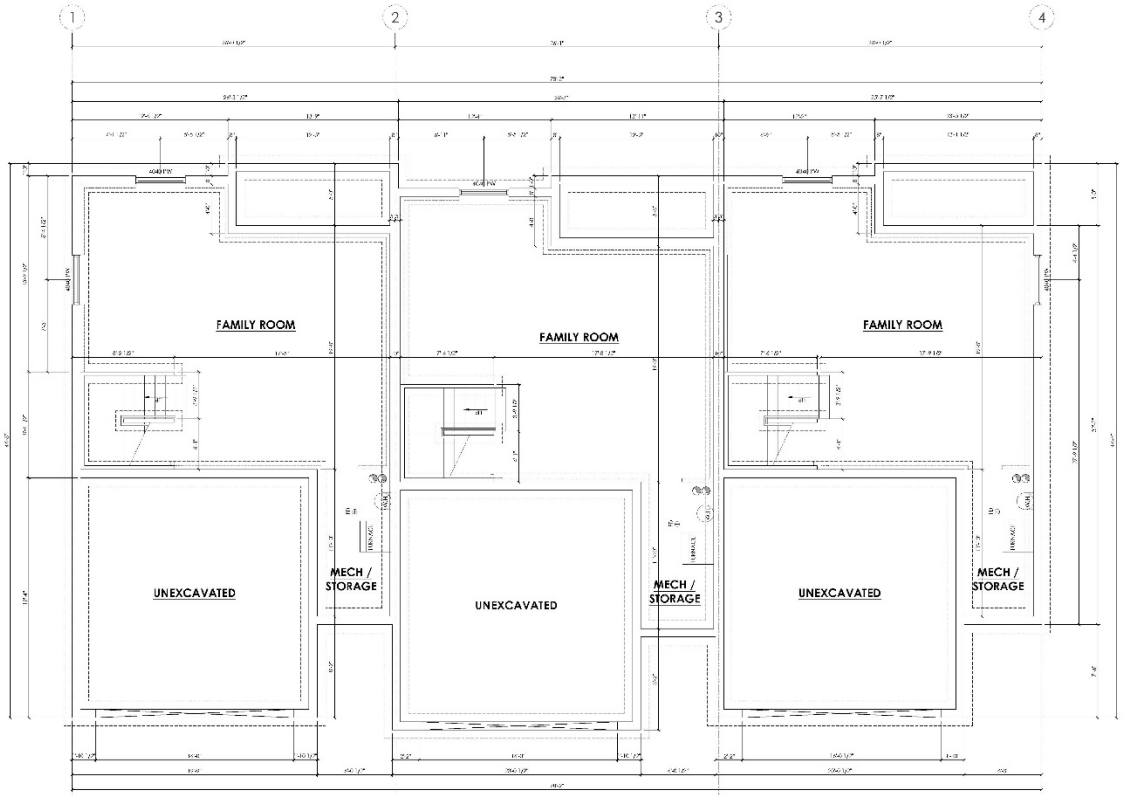
May 29, 2019

SLAB PLAN NOTES

1. SEE SHEETS PROVIDED BY STRUCTURAL ENGINEER FOR ALL SHEAR WALL CALLOUTS, NOTES AND DETAILS.

2. PROVIDE CONTROL JOINTS IN ALL WALK-WAYS AT 4'-0" O.C. OR ...U.N.O. BY CONTRACTOR.

3. PROVIDE CONTROL JOINTS IN DRIVEWAYS A 12'-0" O.C. OR U.N.O. BY CONTRACTOR.



FOUNDATION PLAN

SCALE 1/4" = 1'-0"

SALISBURY HOMES

494 WEST 1300 NORTH
SPRINGVILLE, UT. 84663
OFFICE# (801) 491-9281
FAX# (801) 491-9282
alwaysaffordablehomes.com

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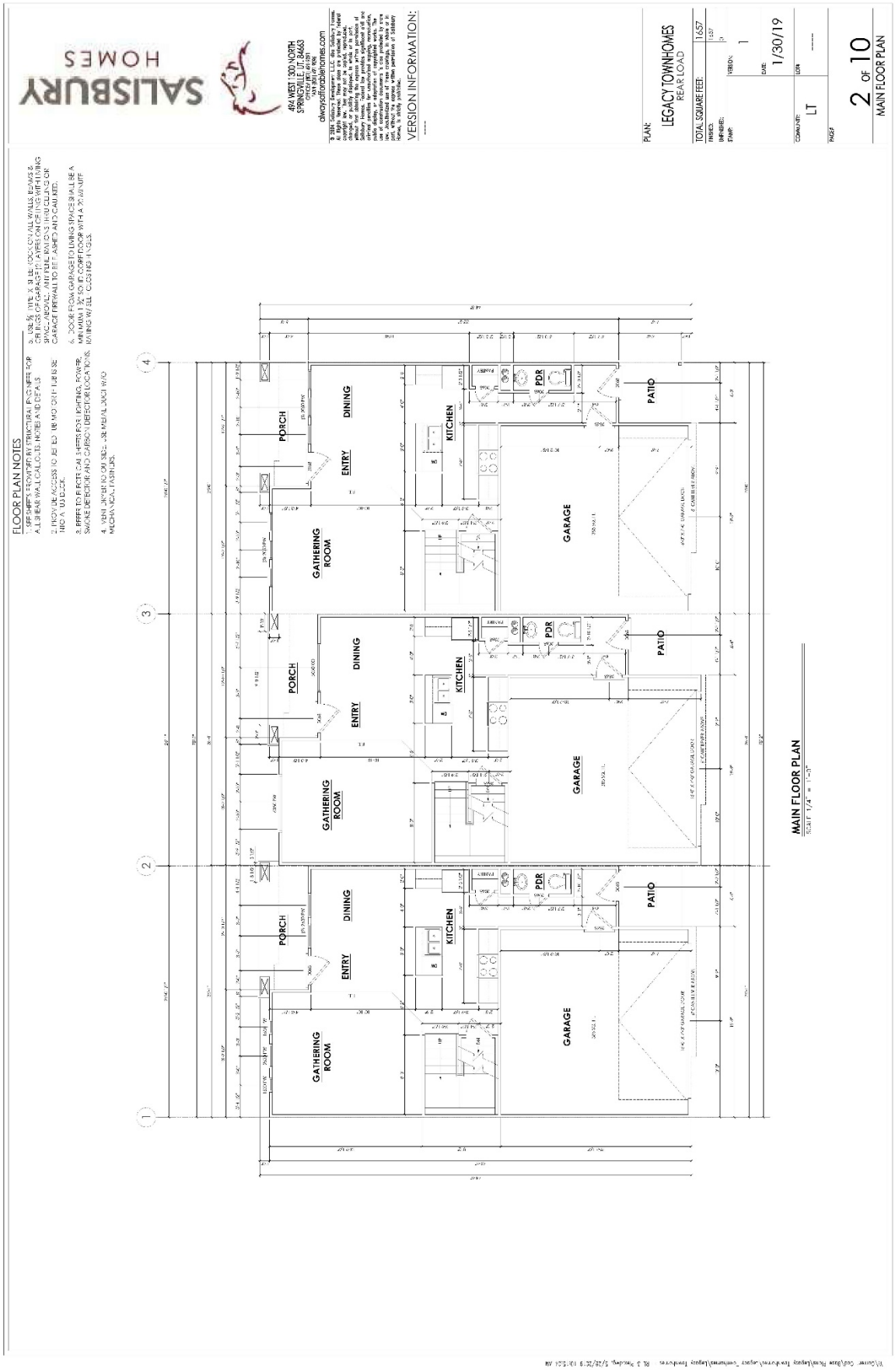
VERSION INFORMATION:

PLAN:

LEGACY TOWNHOMES
REAR LOAD

TOTAL SQUARE FEET:	1657
FINISHED:	1657
UNFINISHED:	0
STAMP:	VERSION: 1
	DATE: 1/30/19
COMMUNITY: LT	LOT: ----
PAGE#	1 OF 10

FOUNDATION PLAN


SALISBURY HOMES
484 WEST 1300 NORTH
SPRINGVILLE, UT. 84663
OFFICE: (801) 491-1391
FAX: (801) 491-1392
alwayscomfortable@homes.com
VERSION INFORMATION:
PLAN:
LEGACY TOWNHOMES
REAR LOAD
TOTAL SQUARE FEET: 1657
FINISHED: 1657
GARAGE: 0
VERSION: 1
DATE: 1/30/19
COMMUNITY: LT
LOT#: ----
PAGE#
2 OF 10
MAIN FLOOR PLAN
FLOOR PLAN NOTES
1. OFF-SHEET REFERENCE ARCHITECTURAL ELEVATIONS FOR ALL REAR-WALL LOCATIONS NOTED AND DETAILS.
2. TYPICAL DOOR ACCESS TO JOISTED CRAWL SPACE SHALL BE MIN. 18" DIA.
3. REFER TO ELECTRICAL SHEETS FOR LIGHTING, POWER, SMOKE DETECTOR AND CARBON MONOXIDE LOCATIONS.
4. VENT JACKET TO BE SIZED BY MECHANICAL CONTRACTOR.
5. USE 5/8" TYPE X GYPSUM WALLBOARD ON CEILINGS OF GARAGE AND ALL WALLS AND CEILINGS WITHIN LIVING SPACE. APPLY TAPE AND TEXTURE OR SIMILAR FINISH TO BE APPROVED BY BUILDER.
6. DOOR FROM GARAGE TO LIVING SPACE SHALL BE A MINIMUM 1 3/8" SOLID CORE DOOR WITH A 20 MIN RATING W/ SELF CLOSING HINGES.
PORCH
ENTRY
DINING
KITCHEN
PDR
GATHERING ROOM
GARAGE
PATIO
MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

1. SEE SHEETS PROVIDED BY STRUCTURAL ENGINEER FOR A.L.S.HEAR WALL CALLOUTS, NOTES AND DETAILS.

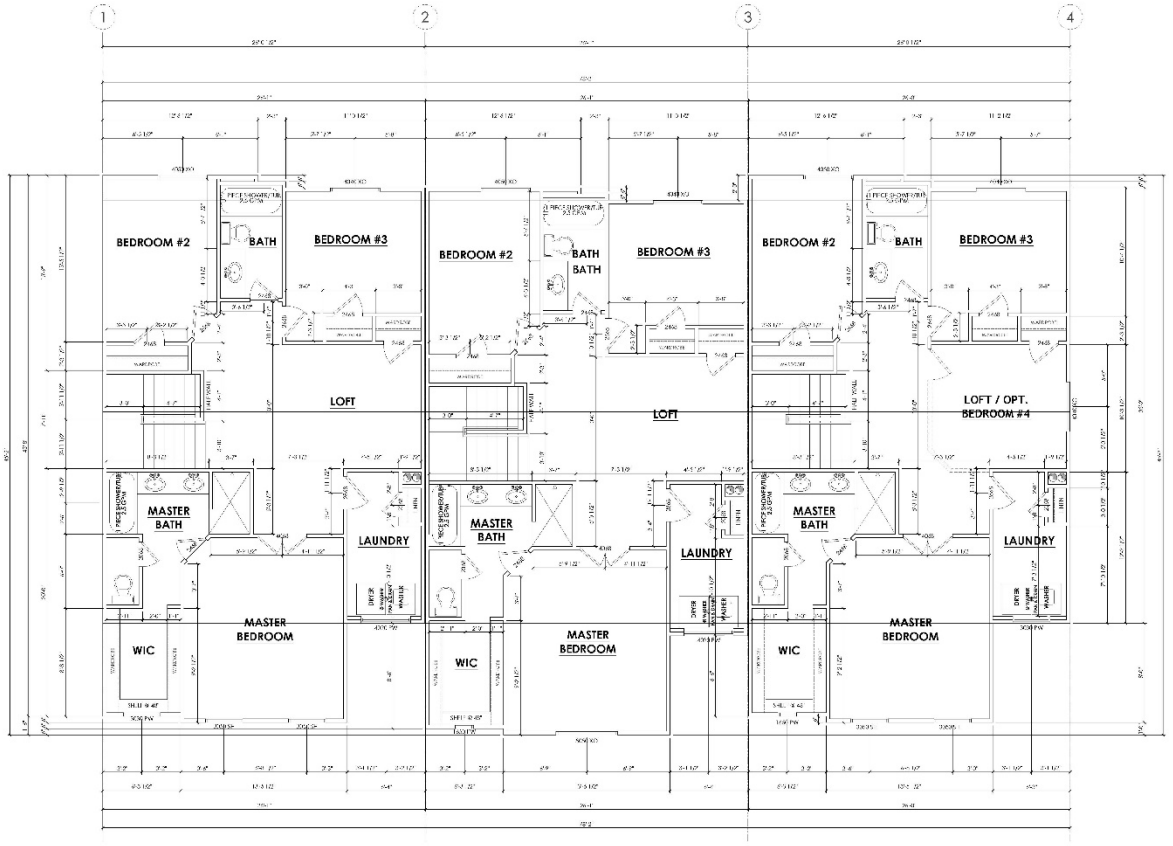
2. PROVIDE ACCESS TO JETTED TUB MOTOR IF TUB IS SET INTO A TUB DECK.

3. REFER TO ELECTRICAL SHEETS FOR LIGHTING, POWER, SMOKE DETECTOR AND CARBON DETECTOR LOCATIONS.

4. VENT DRYER TO OUTSIDE. USE METAL DUCT W/O MECHANICAL FASTNERS.

5. USE 5/8" TYPE 'X' SHEETROCK ON ALL WALLS, BEAMS & CEILINGS OF GARAGE (2 LAYERS ON CEILING WITH LIVING SPACE ABOVE). ANY PENETRATIONS THRU CEILING OR GARAGE FIREWALL TO BE FLASHED AND CAULKED.

6. DOOR FROM GARAGE TO LIVING SPACE SHALL BE A MINIMUM 1 3/8 SOLID CORE DOOR WITH A 20 MINUTE RATING W/ SELF CLOSING HINGES.



UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

SALISBURY HOMES

494 WEST 1300 NORTH
SPRINGVILLE, UT. 84663
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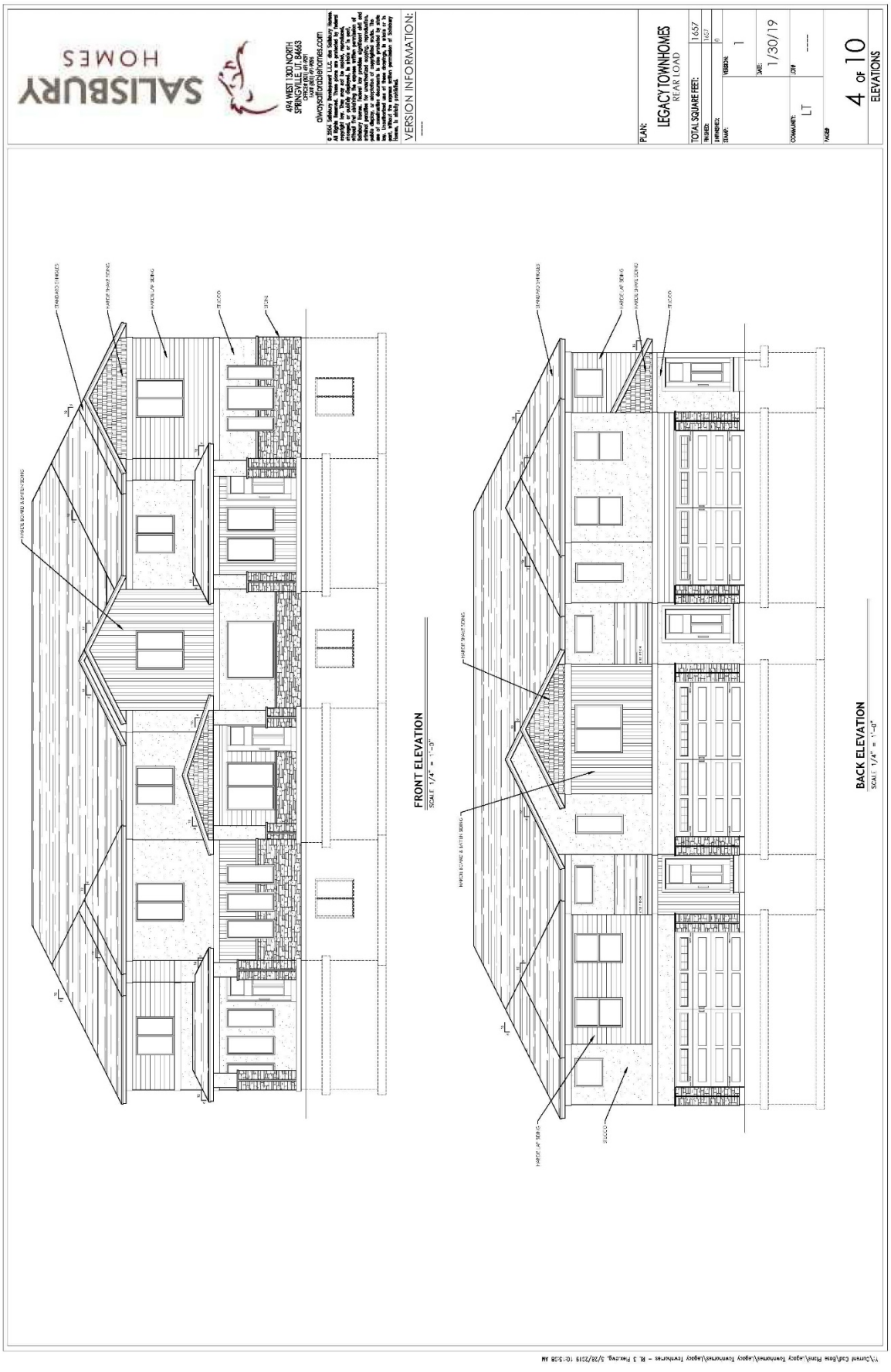
VERSION INFORMATION:

PLAN:

LEGACY TOWNHOMES
REAR LOAD

TOTAL SQUARE FEET:	1657
FINISHED:	657
UNFINISHED:	0
STAMP:	VERSION: 1
	DATE: 1/30/19
COMMENTS: LT	LOT#: ----
PAGE#	3 OF 10

UPPER FLOOR PLAN


SALISBURY HOMES
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(801) 491-1111
(801) 491-1112 FAX
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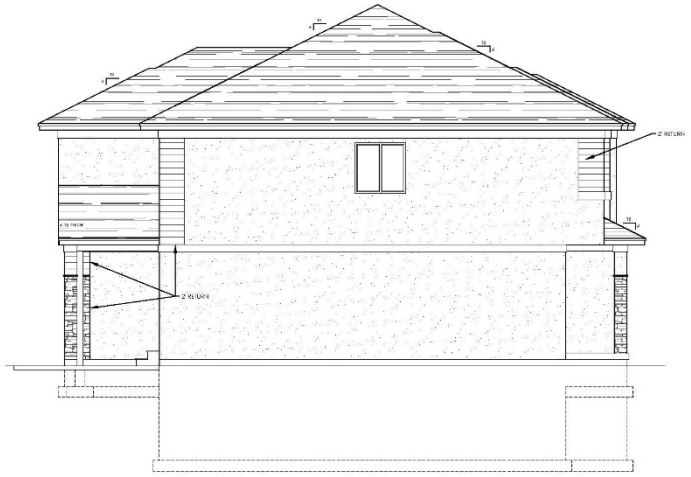
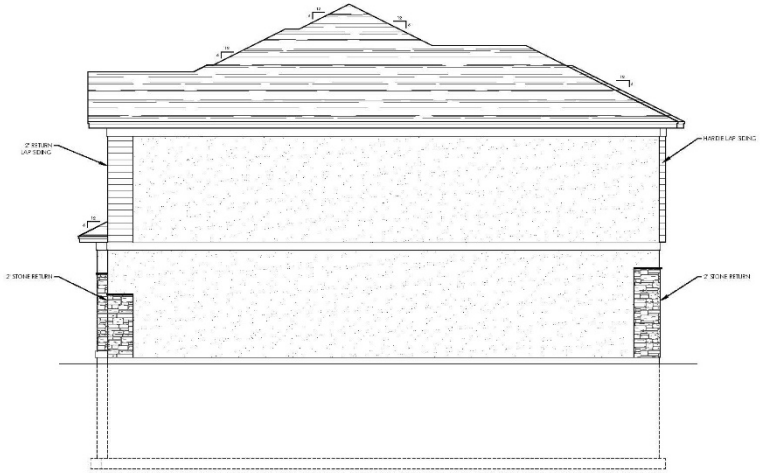
VERSION INFORMATION:
PLAN:
LEGACY TOWNHOMES
REAR LOAD
TOTAL SQUARE FEET: 1657
FINISHED: 1657
UNFINISHED: 0
STAIR:
VERSION: 1
DATE: 1/30/19
COMMUNITY: LEGACY
LOT: LT
PAGE#
4 OF 10
ELEVATIONS
FRONT ELEVATION
SCALE: 1/4" = 1'-0"
BACK ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

ATTIC VENTING
1106/150= 7.37 SQ FT
SOFFIT VENTING
1106/300= 3.69 SQ FT

GENERAL NOTE: ALL FRAMING IS TO BE AT 16" O.C. VERTICLE AT GABLE ENDS, POPOUTS AND DOGHOUSES FOR HARDIE BOARD. PROVIDE OSB BACKER FOR SHAKES

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PAGE#	5 OF 10
ELEVATIONS	

\\Current Cad\Sales Plans\Legacy Townhomes\Legacy Townhomes - RL 3 Pan.dwg, 5/28/2019 10:15:08 AM

May 29, 2019

ROOF PLAN NOTES

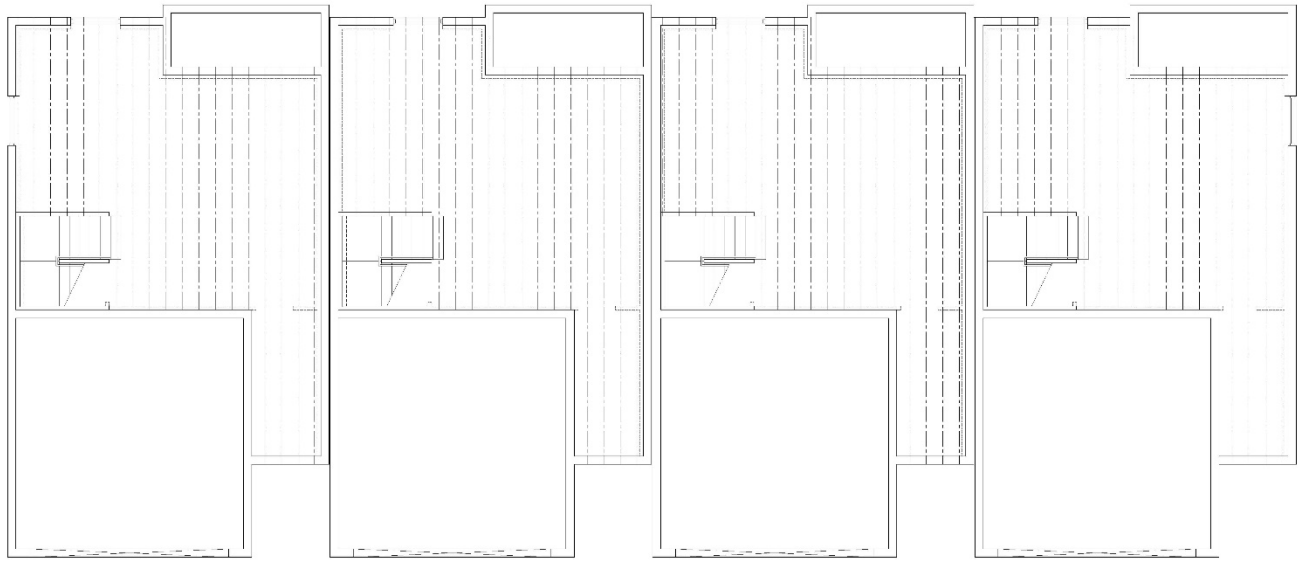
1. ENGINEERED TRUSSES @ 24" O.C.

2. TRUSS MANUFACTURER TO VERIFY ROOF PITCH PRIOR TO PRODUCTION OF TRUSSES.

3. TYPICAL ROOF OVERHANG TO BE 16" U.N.O.

4. ALL BEARING WALL DOOR AND WINDOW HEADERS SHALL BE DOUBLE 2X10 WITH ONE TRIMMER & ONE KING STUD ON EACH SIDE, U.N.O.

5. ROOF SHALL BE VENTED WITH THE USE OF RIDGE VENTS, TURTLE VENTS, OR O-HAGEN VENTS IN CONJUNCTION WITH UNDER SOFFIT TO MEET OR EXCEED MINIMUM VENTABLE AREA



MAIN FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

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PAGE#:	6 OF 10

MAIN FLOOR FRAMING PLAN

ROOF PLAN NOTES

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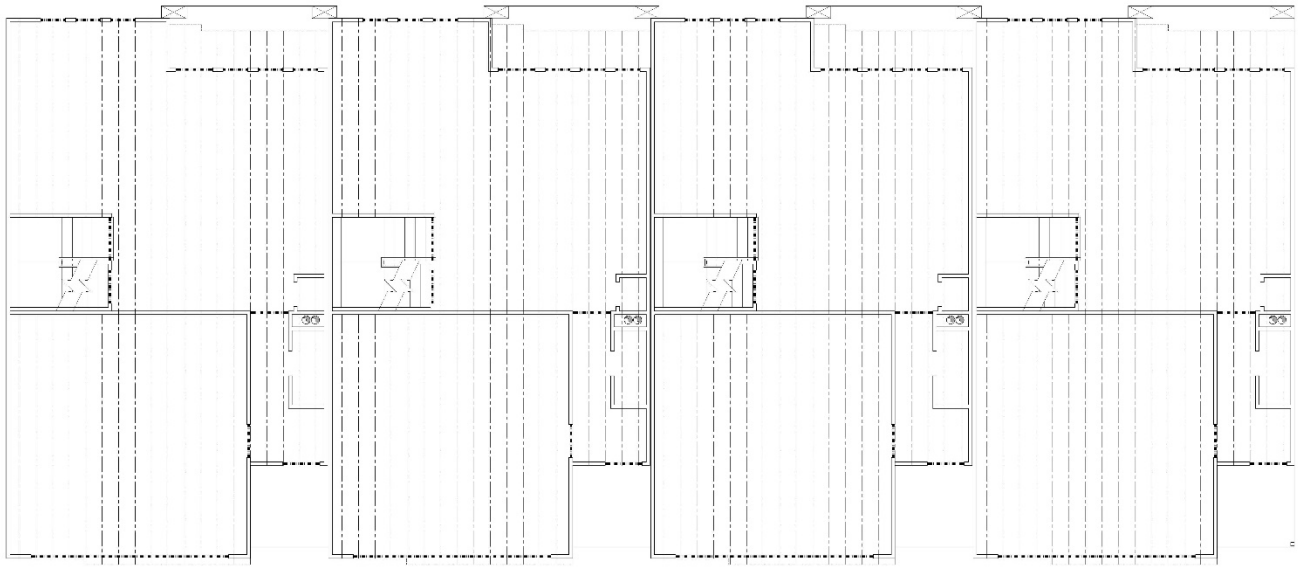

UPPER FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

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PAGE#	7 OF 10

UPPER FLOOR FRAMING PLAN

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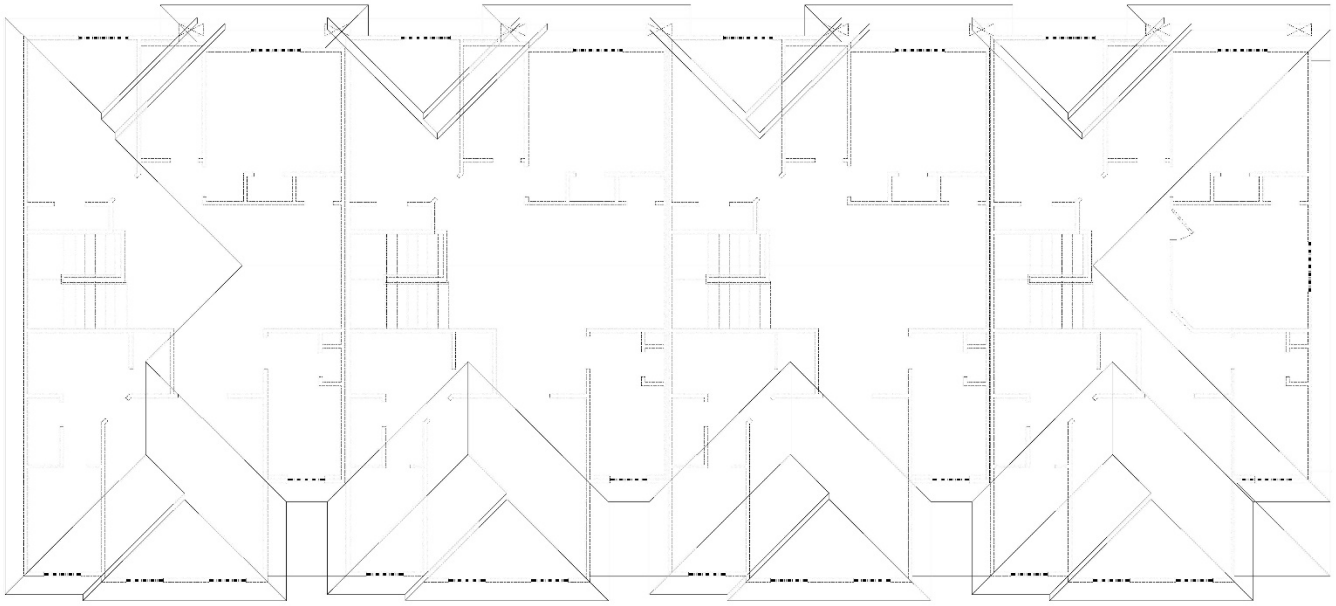

ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

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COMMUNITY: LT	LOT #: ----
PAGE#:	8 OF 10

ROOF FRAMING

GENERAL NOTES

1. ALL CONSTRUCTION DEEMED S. AL... SE EDMCO EXPECTED FINAL. INSPECTION. 2015 TH NTION DEEMS SHALL... BE OCCUPIED AT ALL STAGES OF
2. ALL CONSTRUCTION SHALL COMPLY WITH ALL ADOPTED CODES AND OTHER CODES AND ORDINANCES THAT MAY APPLY TO THIS PROJECT.
3. ANY DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE ARCHITECT AND THE OWNER PRIOR TO CONSTRUCTION.
4. ALL TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY AND A REPORT OF EACH TEST SHALL BE SUBMITTED TO THE ARCHITECT AND THE OWNER.
5. ALL CONSTRUCTION SHALL BE PERFORMED IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
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FRAMING NOTES

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WINDOW NOTES

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PLUMBING NOTES

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AIR BARRIER AND INSULATION INSTALLATION

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MECHANICAL NOTES

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ELECTRICAL NOTES

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DRYER NOTES

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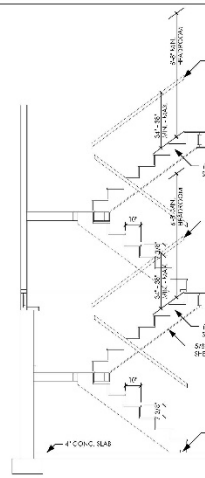
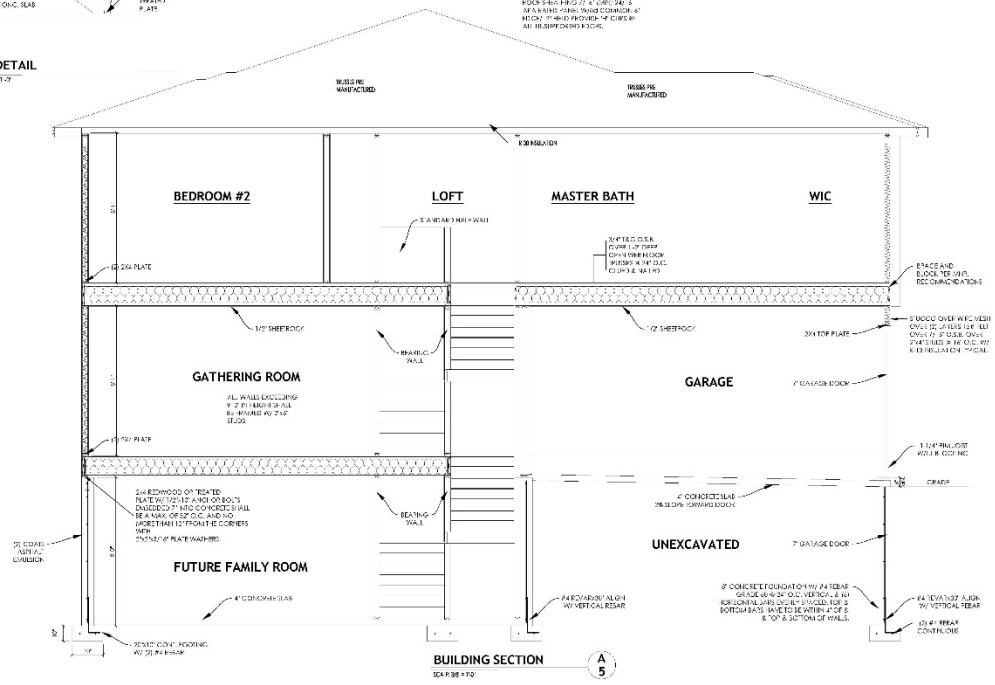


C STAIR DETAIL
SCALE: 3/8" = 1'-0"



BUILDING SECTION
SCALE: 3/8" = 1'-0"
A 5

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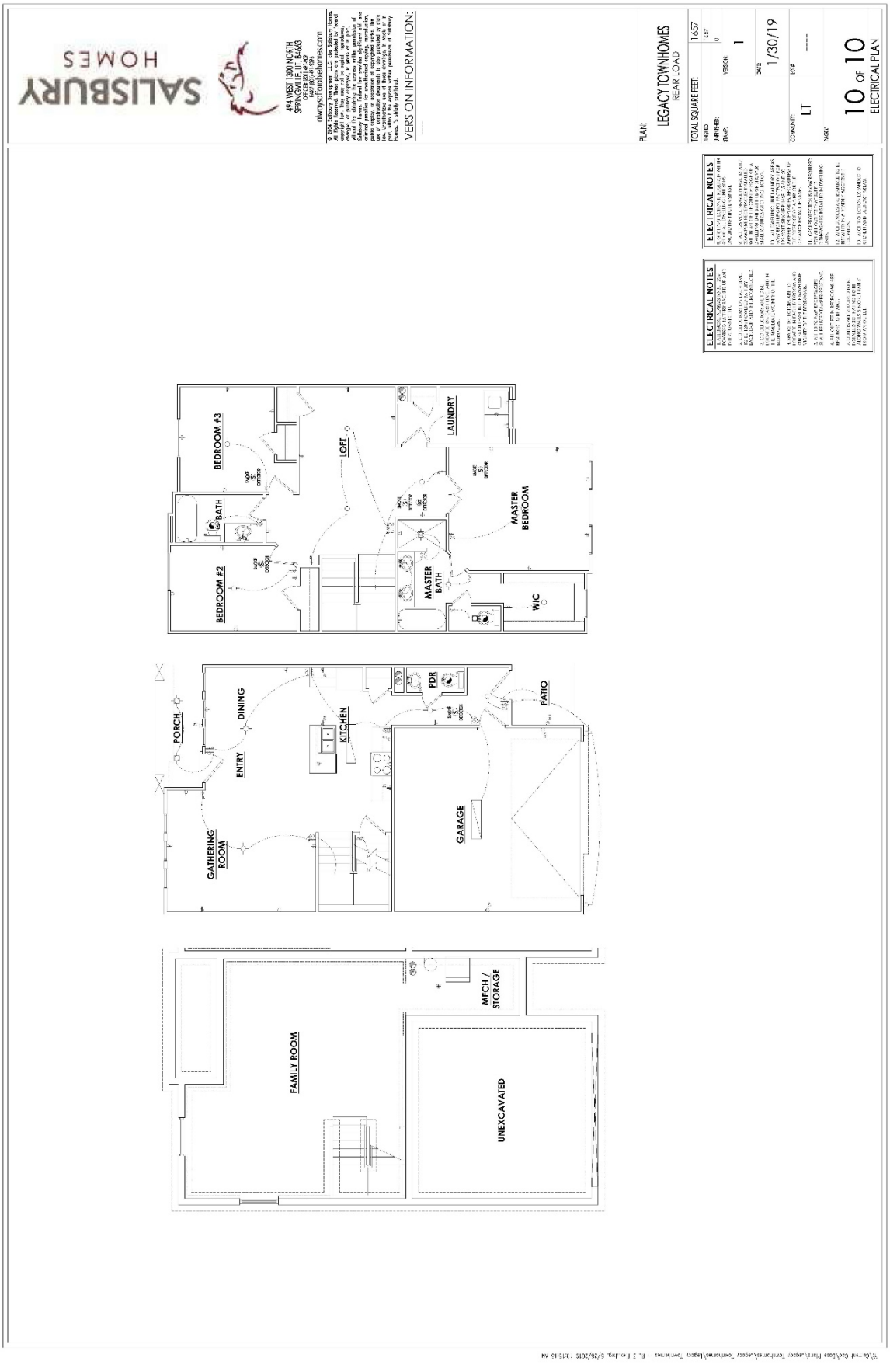
VERSION INFORMATION:

PLAN:
LEGACY TOWNHOMES
REAR LOAD

TOTAL SQUARE FEET:	1657
FINISHED:	1657
UNFINISHED:	0
STAMP:	
VERSION:	1
DATE:	1/30/19
COMMUNITY:	LT
LOT #	----
PAGE#	9 OF 10

WALL SECTIONS / DETAILS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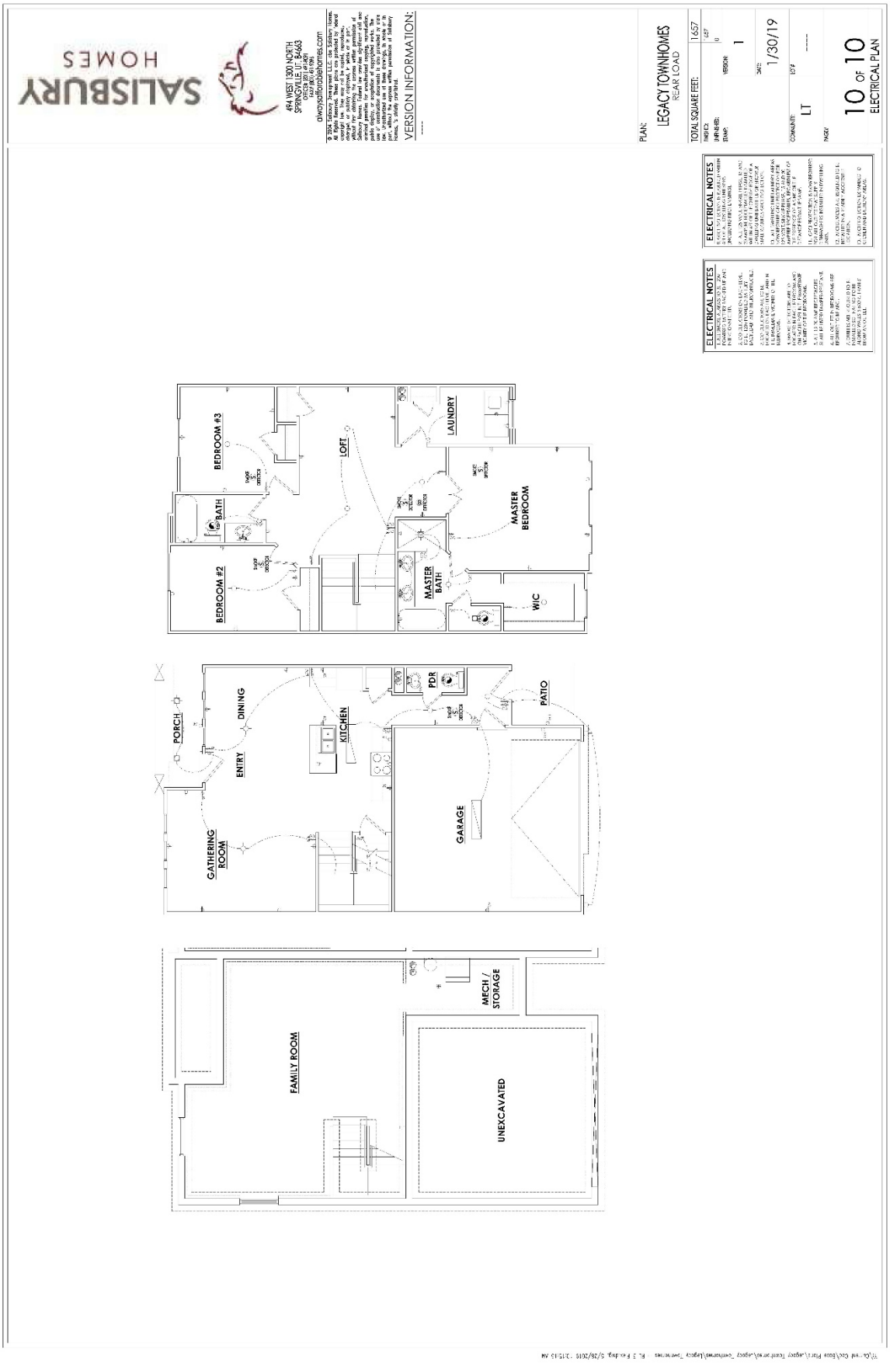
PLAN:
LEGACY TOWNHOMES
REAR LOAD
TOTAL SQUARE FEET: 1657
INDEX: 1657
UNFINISHED: 0
STAMP: VERSION: 1
DATE: 1/30/19
COMMUNITY: LT
SHT# -----
PAGE#
10 OF 10
ELECTRICAL PLAN
ELECTRICAL NOTES
ELECTRICAL NOTES
BEDROOM #3
BEDROOM #2
BATH
LOFT
LAUNDRY
MASTER BEDROOM
MASTER BATH
WIC
PORCH
ENTRY
DINING
KITCHEN
PDR
PATIO
GATHERING ROOM
GARAGE
FAMILY ROOM
MECH / STORAGE
UNEXCAVATED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VERSION INFORMATION:
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REAR LOAD
TOTAL SQUARE FEET: 1657
FIRST FL: 1657
UNFINISHED: 0
STAMP: VERSION: 1
DATE: 1/30/19
COMMUNITY: LT
SHEET: 10 OF 10
ELECTRICAL PLAN
ELECTRICAL NOTES
ELECTRICAL NOTES
BEDROOM #3
BEDROOM #2
BATH
LOFT
LAUNDRY
MASTER BEDROOM
MASTER BATH
WIC
PORCH
ENTRY
DINING
KITCHEN
PDR
PATIO
GATHERING ROOM
GARAGE
FAMILY ROOM
MECH / STORAGE
UNEXCAVATED

LEGACY TOWNHOMES
FRONT LOAD
BASEMENT

v1 PLAN **COMMUNITY: LT**

FOUNDATION **LOT NUMBER: ----**

SHEET NUMBER	SHEET TITLE
0	COVER / INDEX SHEET
1	FOUNDATION PLAN
2	MAIN FLOOR PLAN
3	UPPER FLOOR PLAN
4	ELEVATIONS
5	ELEVATIONS
6	FLOOR FRAMING PLAN
7	ROOF FRAMING PLAN
8	CRAWLSPACE / FOUNDATION SECTION / DETAILS
9	MAIN FLOOR ELECTRICAL PLAN
10	UPPER FLOOR ELECTRICAL PLAN
11	STRUCTURAL DETAILS

CODE ANALYSIS 2015 IRC & 2015 IBC (STRUCT)

BUILDING AREA	FINISHED SQ. FT.	1807 SQ.FT.
	UNFINISHED SQ. FT.	502 SQ.FT.
	GARAGE SQ. FT.	363 SQ.FT.
	PATIO/PORCH SQ. FT.	90 SQ.FT.
	TOTAL SQ. FT.	2472 SQ.FT. UNDER ROOF
	OPTIONAL SQ. FT.	
	HEIGHT	17'-4"
	NUMBER OF STORIES	2 STORY

ABBREVIATIONS

ANCHOR BOLT	AB.	GAUGE	GA.
ALUMINUM	ALUM.	GALLONS PER MINUTE	GPM
ANGLE	L	HORIZONTAL	HORIZ.
APPROXIMATELY	APPROX.	HOSE VALVE	HV
ASPHALT	ASPH.	IRON	IR., CIRT
AT (MEASUREMENT)	@	INSIDE DIAMETER	ID
BATT - WALL	BTN.	INSULATION	INSUL.
BITUMINOUS SURFACE COURSE	BSC	INVERT	INV.
BOND BEAM	B.B.	JOINT	JT.
BOTH WAYS	B.W.	MANUFACTURER	MFR.
BUILDING	BLDG.	MAXIMUM	MAX.
CAST IRON	CI	MECHANICAL	MECH.
CENTER LINE	C	MINIMUM	MIN.
CHANNEL (STRUCTURAL)	C	NUMBER	NO., OR #
CLEAN-OUT	CO.	ON CENTER	O.C.
CONCRETE	CONC.	OUTSIDE DIAMETER	OD.
CONTINUOUS	CONT.	PLATE	PL.
CORRUGATED METAL PIPE	CMP	POUR / FILL	PL.
COUPLING	CPLG.	POLYPROPYLENE PIPE	PP
CUBIC FEET per MINUTE	CFM	PRE-FABRICATED CHLORIDE	PREFAB
CUBIC FEET per SECOND	CFS	POUND	LB., LBS. #
CURB RAMP	CURB RP.	POUNDS PER SQUARE INCH	PSI
DEGREE	DEG. OR °	PROPERTY LINE	PL
DIAMETER	DIA. OR Ø	RADIUS	R
DIAGONAL	DIAG.	REMOVE	REM.
DIAMETER	DIA. OR Ø	REQUIRED	REQ.
DRAIN SLOT	DRN.	REVISION	REV.
DISTRIBUTION	DIST.	RIGHT-OF-WAY	R/W
DRAWING	DWG.	SLOPE	S
DUCTILE IRON PIPE	DIP	SPECIFICATION	SPEC.
EACH	EA.	SQUARE	SQ.
EACH SIDE	E.S.	SQUARE FEET	SQ.FT.
EACH WAY	E.W.	SQUARE INCHES	SQ.IN.
ELBOW	ELL.	STAINLESS STEEL	STEEL
ELEVATION	ELEV.	STANDARD	STD.
EXISTING	EXIST.	STRUCT.	STR.
FIRE	FIRE	TERM	TE
FINISH GRADE	FG	TYPICAL	TYP.
FLANGE	FLG.	WATER REQUIRED	WATER REQ.
FLEXIBLE	FLEX.	WITH	W/
GALVANIZED	GALV.	WITHOUT	W/O
GALVANIZED STEEL PIPE	GSP	WELDED WIRE FABRIC	WWF

STANDARD SYMBOLS LEGEND

DETAIL — A12 / 7 — DETAIL LETTER / SHEET NUMBER

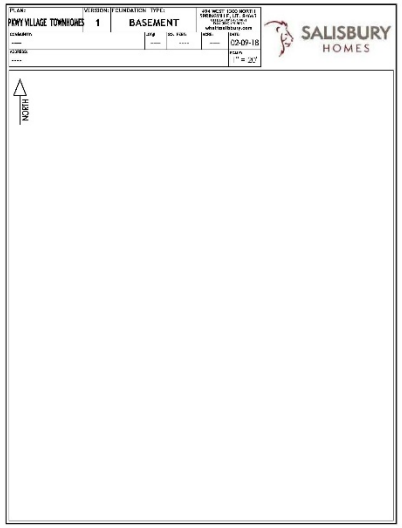
SECTION — A / 5 — SECTION LETTER / SHEET NUMBER

SHEET REFERENCE — SHEET TITLE (Scale 1/8" = 1'-0")

ELEVATION (Typ) — C / 5 — ELEVATION LETTER / SHEET NUMBER

DOOR SYMBOL (SEE ALL A DOOR SCHEDULES) — 11 — DOOR NUMBER

WINDOW SYMBOL (SEE ALL A WINDOW SCHEDULE) — F — WINDOW LETTER



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VERSION INFORMATION:

PLAN:
LEGACY TOWNHOMES
FRONT LOAD

TOTAL SQUARE FEET:	2109
FINISHED:	1807
UNFINISHED:	302

STAMP: VERSION: 1

DATE: 4/24/19

COMMUNITY: LT LOT# ----

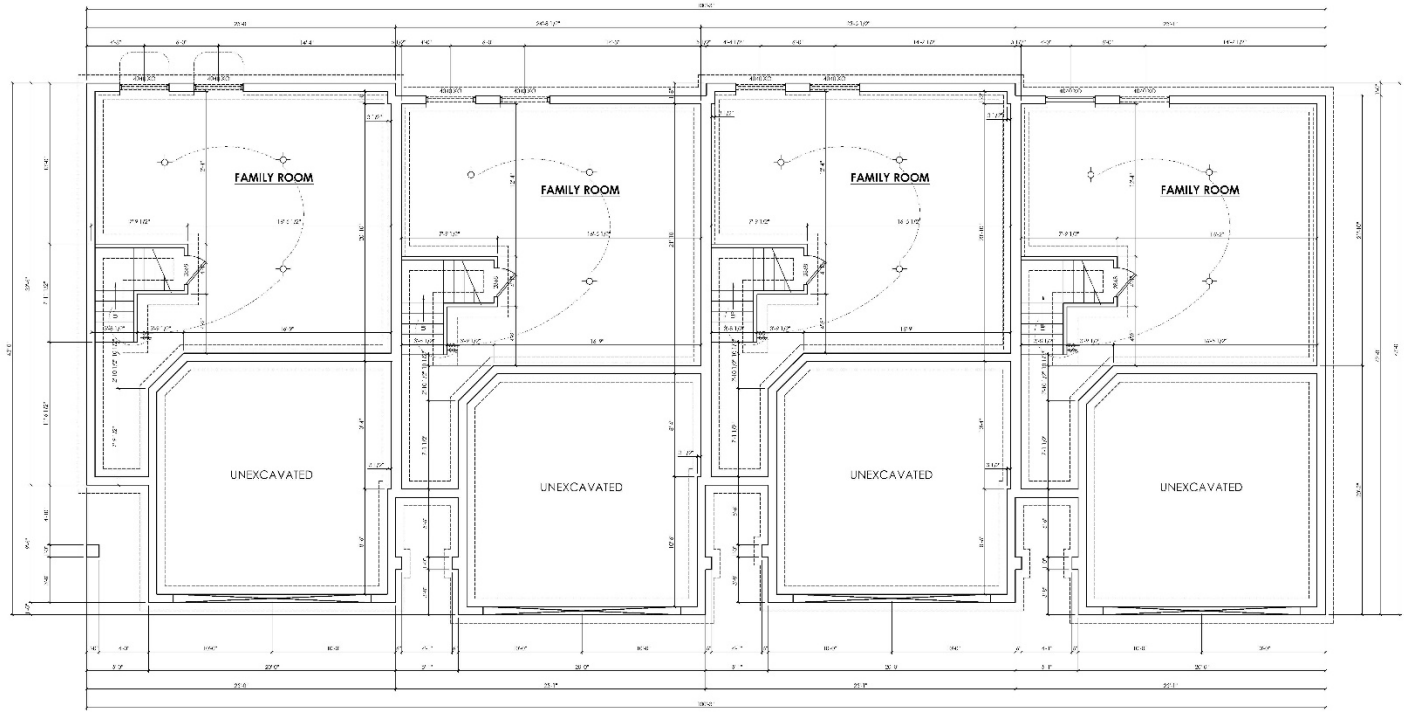
PAGE# 0 OF 11
COVER SHEET

FOUNDATION PLAN NOTES

1. SEE SHEETS PROVIDED BY STRUCTURAL ENGINEER FOR ALL SHEAR WALL CALLOUTS, NOTES AND DETAILS.

2. PROVIDE CONTROL JOINTS IN ALL WALKWAYS AT 7'-0" O.C. OR U.N.O. BY CONTRACTOR.

3. PROVIDE CONTROL JOINTS IN DRIVEWAY AT 12'-0" O.C. OR U.N.O. BY CONTRACTOR.



FOUNDATION FLOOR PLAN
SCALE 1/4" = 1'-0"

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VERSION INFORMATION:

PLAN:
LEGACY TOWNHOMES
FRONT LOAD

TOTAL SQUARE FEET:	2109
FINISHED:	907
UNFINISHED:	302
STAMP:	VERSION: 1
	DATE: 4/24/19
COMMUNITY: LT	LOT#: ----
PAGE#:	1 OF 11

FOUNDATION PLAN

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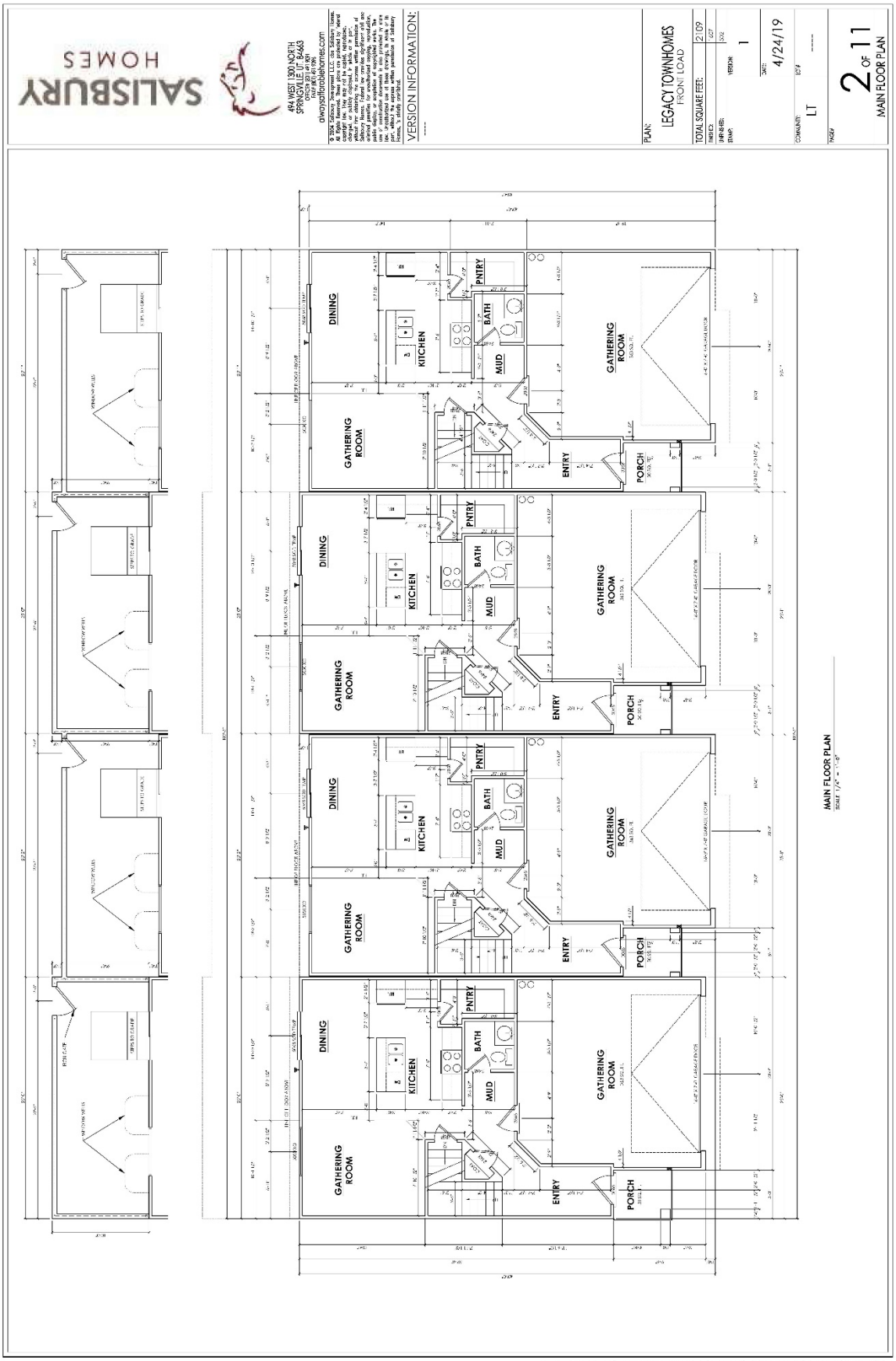
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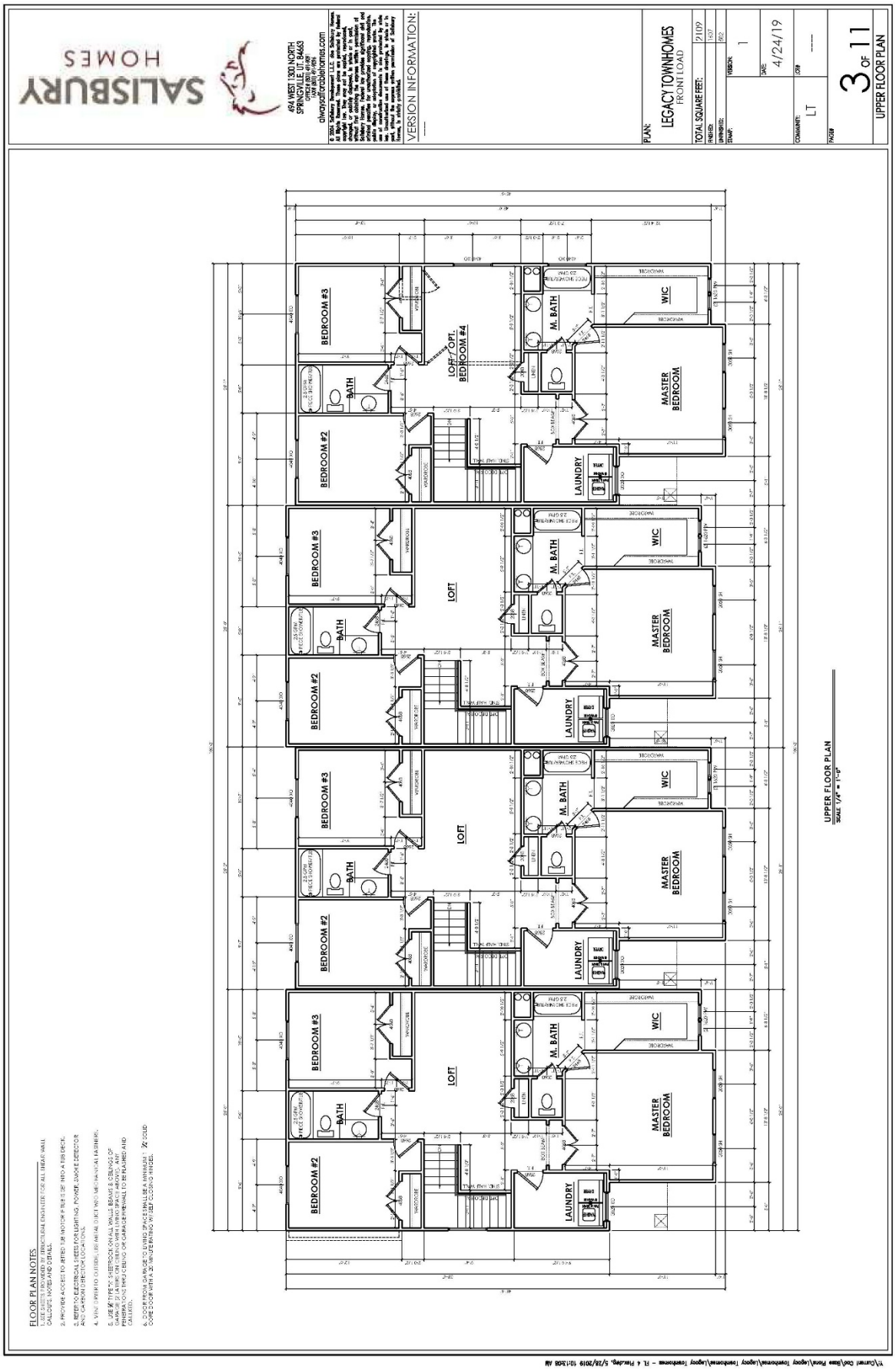
FRONT LOAD
TOTAL SQUARE FEET: 2109
4/24/19
COMMUNITY: LT
PAGE
2 OF 11
MAIN FLOOR PLAN
DINING
KITCHEN
PNTRY
BATH
MUD
GATHERING ROOM
ENTRY
PORCH
MAIN FLOOR PLAN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olivia@salisburyhomes.com
VERSION INFORMATION:
PLAN:
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FRONT LOAD
TOTAL SQUARE FEET: 2109
FINISHED: 1107
UNFINISHED: 992
STAIR: 1
VERSION:
DATE: 4/24/19
COMMUNITY: LT
CITY: ----
PAGE# 3 OF 11
UPPER FLOOR PLAN
FLOOR PLAN NOTES
1. SEE SHEET 1 PROVIDED BY STRUCTURAL ENGINEER FOR ALL BREAK WALL CALLOUTS, NOTES AND DETAILS.
2. PROVIDE ACCESS TO JETTED TUB MOTOR FROM TUB DECK.
3. REFER TO ELECTRICAL SHEETS FOR LIGHTING, POWER, SMOKE DETECTOR AND CARBON DIRECTOR LOCATIONS.
4. VENT DRYER TO OUTSIDE, USE METAL DUCT WORK MECHANICAL FASTENERS.
5. USE 3/4" TYPE 'X' SHEETROCK ON ALL WALLS, BEAMS & CEILINGS OF GARAGE (2 LAYERS ON CEILING WHEN LIVING SPACE ABOVE), AND PENETRATIONS THRU CEILING OR GARAGE FIREWALL TO BE FILLERED AND FIRE TAPED.
6. DOOR FROM GARAGE TO LIVING SPACE SHALL BE MINIMUM 1 3/8" SOLID CORE DOOR WITH A 20 MINUTE RATING OR BETTER ACCORDING TO IRC R302.
UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
BEDROOM #2
BEDROOM #3
BATH
LOFT
LOFT / OPT. BEDROOM #4
M. BATH
WIC
MASTER BEDROOM
LAUNDRY
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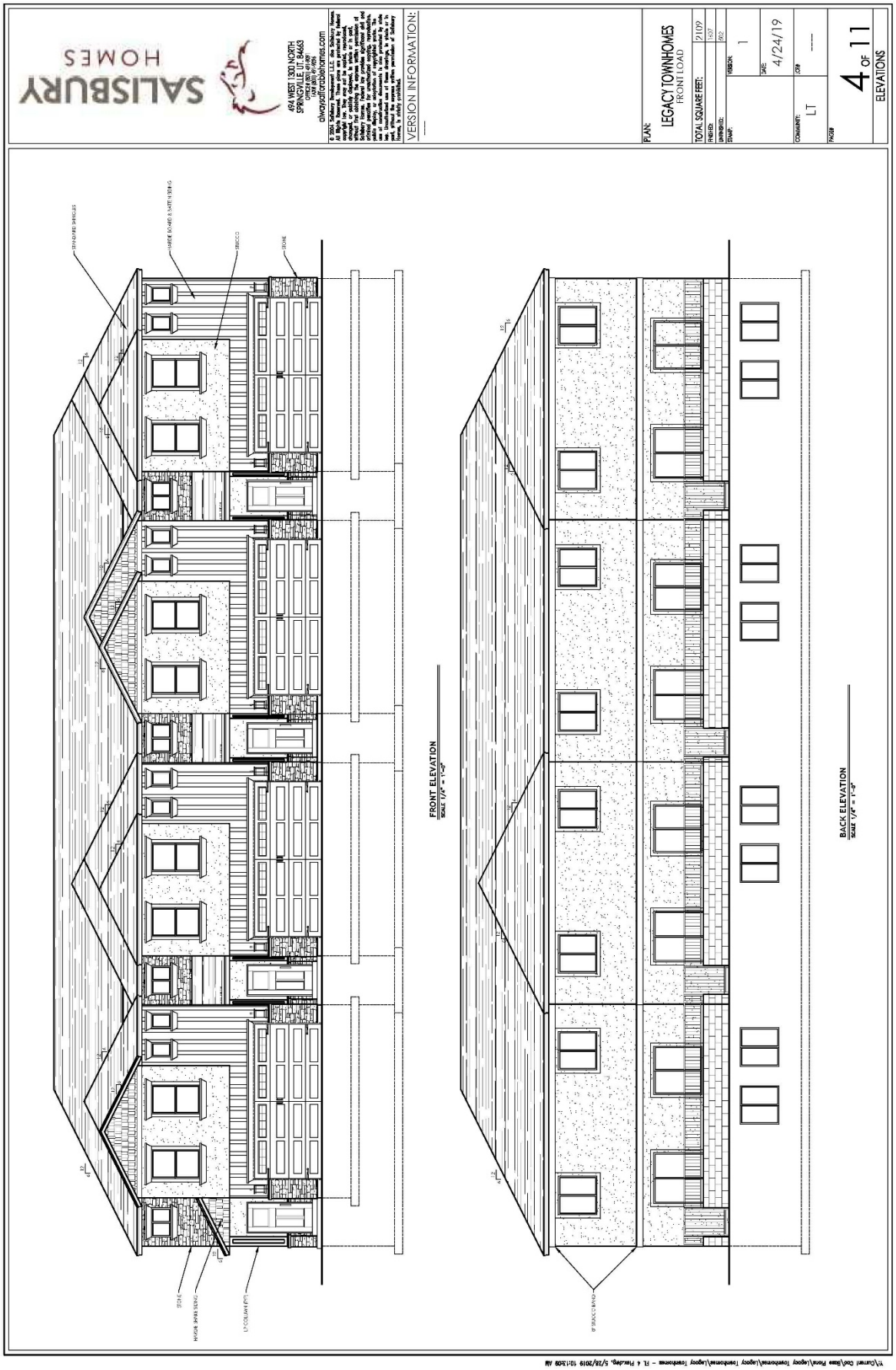
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PLAN:
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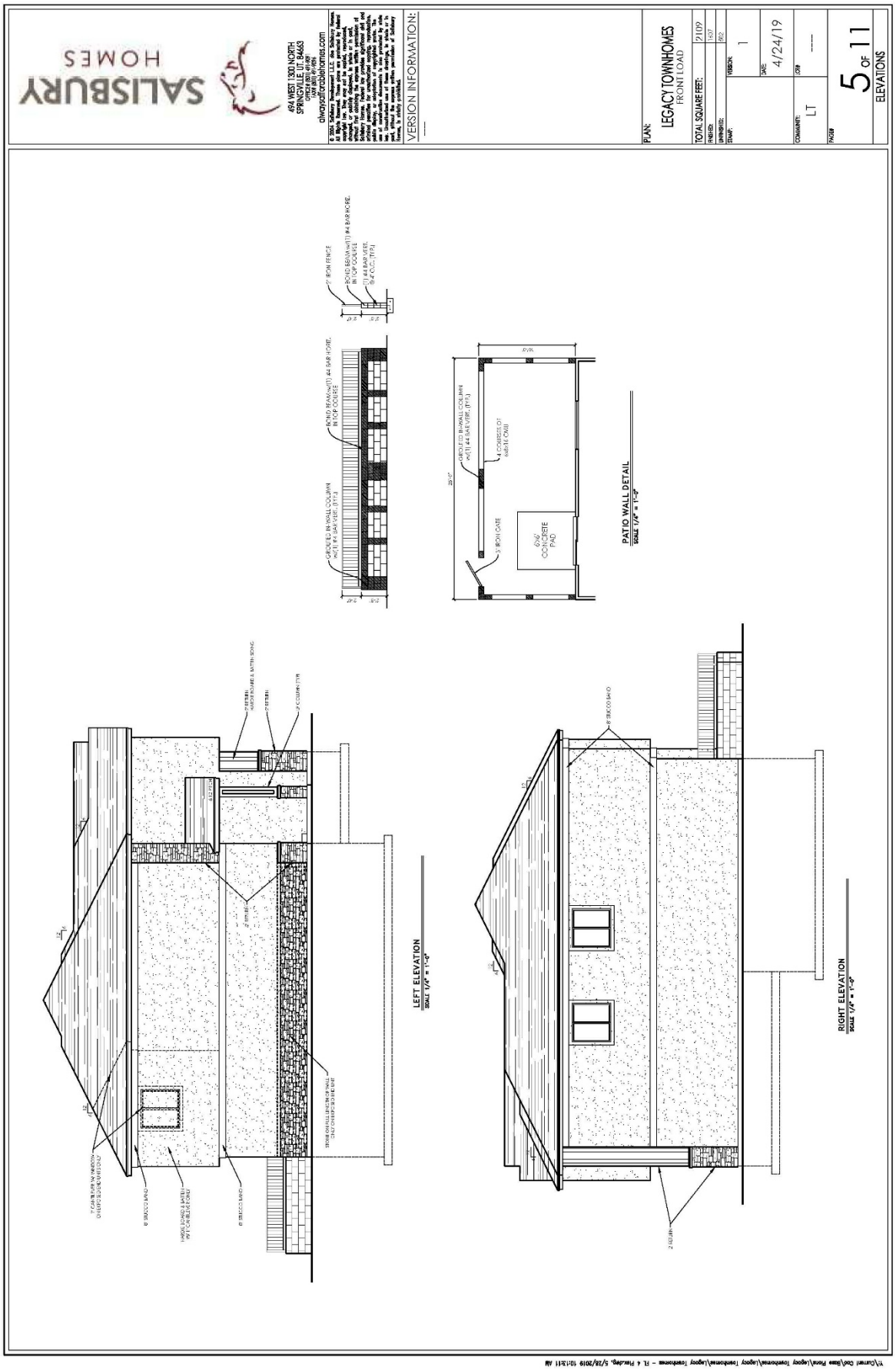
FRONT LOAD
TOTAL SQUARE FEET: 2109
FINISHED: 1507
UNFINISHED: 602
STAMP:
REVISION: 1
DATE: 4/24/19
COMMUNITY: LT
CRW: ----
PAGE# 4 OF 11
ELEVATIONS
STANDARD SHINGLES
HARDIE BOARD & BATTEN SIDING
STUCCO
STONE
STONE
HOUSE WRAP SIDING
LT COLUMN WRAP
FRONT ELEVATION
SCALE 1/4" = 1'-0"
STUCCO WRAP
BACK ELEVATION
SCALE 1/4" = 1'-0"
Y:\Current Cad\Base Plans\Legacy Townhomes\Legacy Townhomes - FL 4 Plan.dwg, 5/28/2019 10:13:09 AM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LEGACY TOWNHOMES
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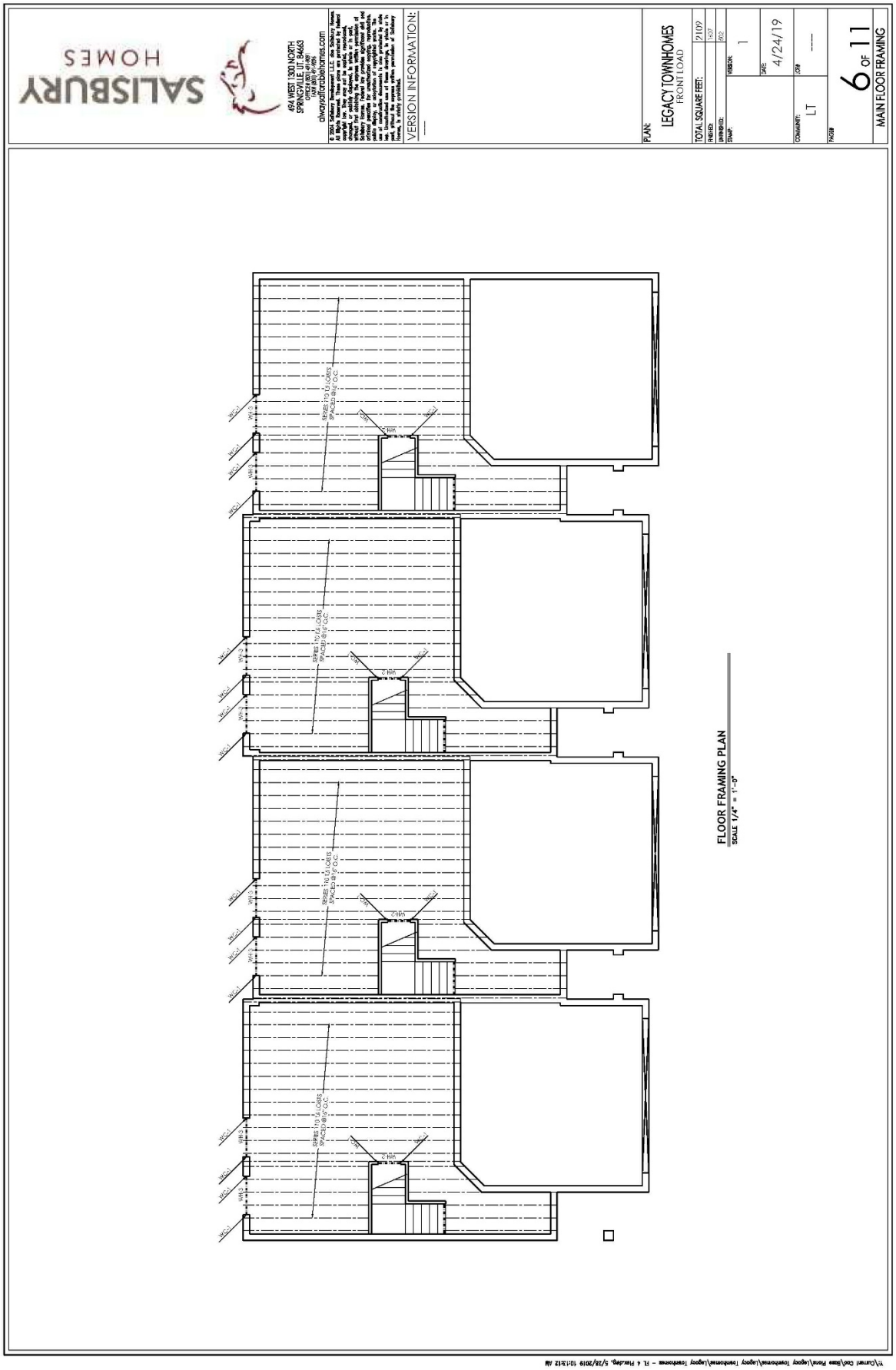
TOTAL SQUARE FEET: 2109
FINISHED: 1107
UNFINISHED: 992
STAMP:
VERSION: 1
DATE: 4/24/19
COMMUNITY: LT
CITY: ----
PAGE#
5 OF 11
ELEVATIONS
PATIO WALL DETAIL
SCALE 1/4" = 1'-0"
LEFT ELEVATION
SCALE 1/4" = 1'-0"
RIGHT ELEVATION
SCALE 1/4" = 1'-0"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FINISHED: 1637
UNFINISHED: 492
STAIR: 1
VERSION:
DATE: 4/24/19
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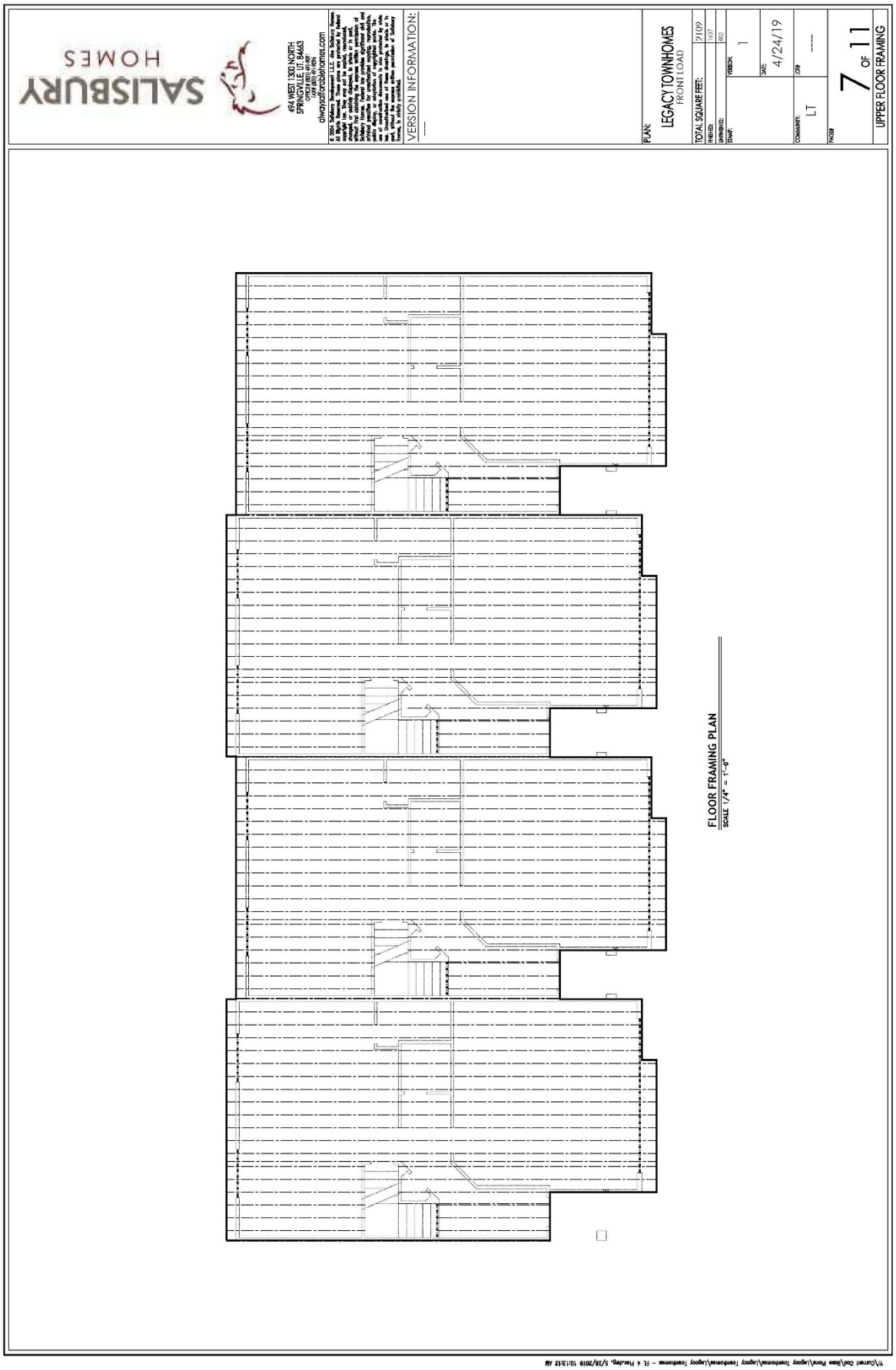
CITY: ---
PAGE# 6 OF 11
MAIN FLOOR FRAMING
FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"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FINISHED: 1207
UNFINISHED: 902
STAMP:
VERSION: 1
DATE: 4/24/19
COMMUNITY: LT
CITY: ----
PAGE# 7 OF 11
UPPER FLOOR FRAMING
FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"
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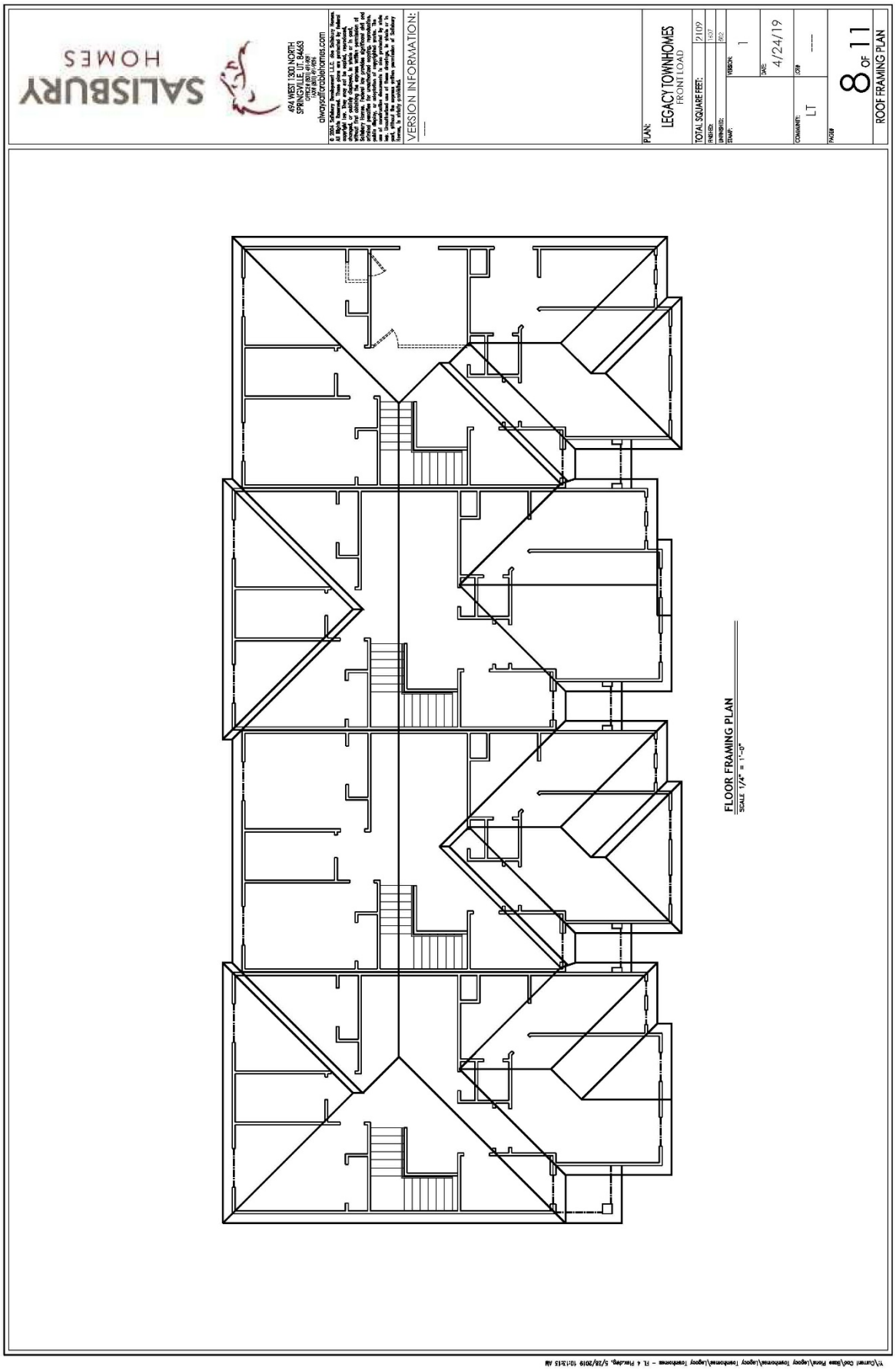
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FINISHED:
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UNFINISHED:
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STAMP:
VERSION:
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DATE:
4/24/19
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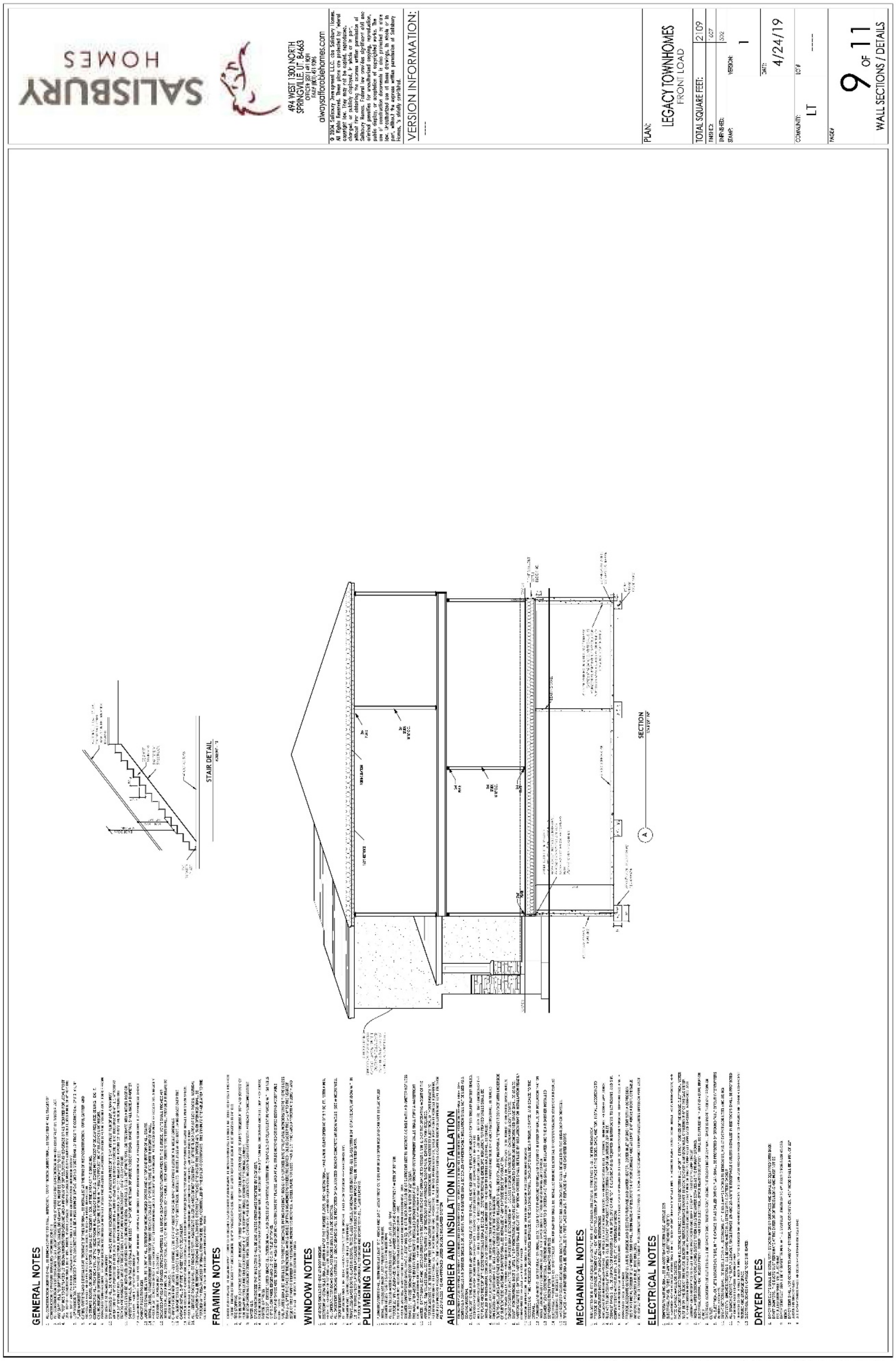
LT
CITY

PAGE#
8 OF 11
ROOF FRAMING PLAN
FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"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PLAN:
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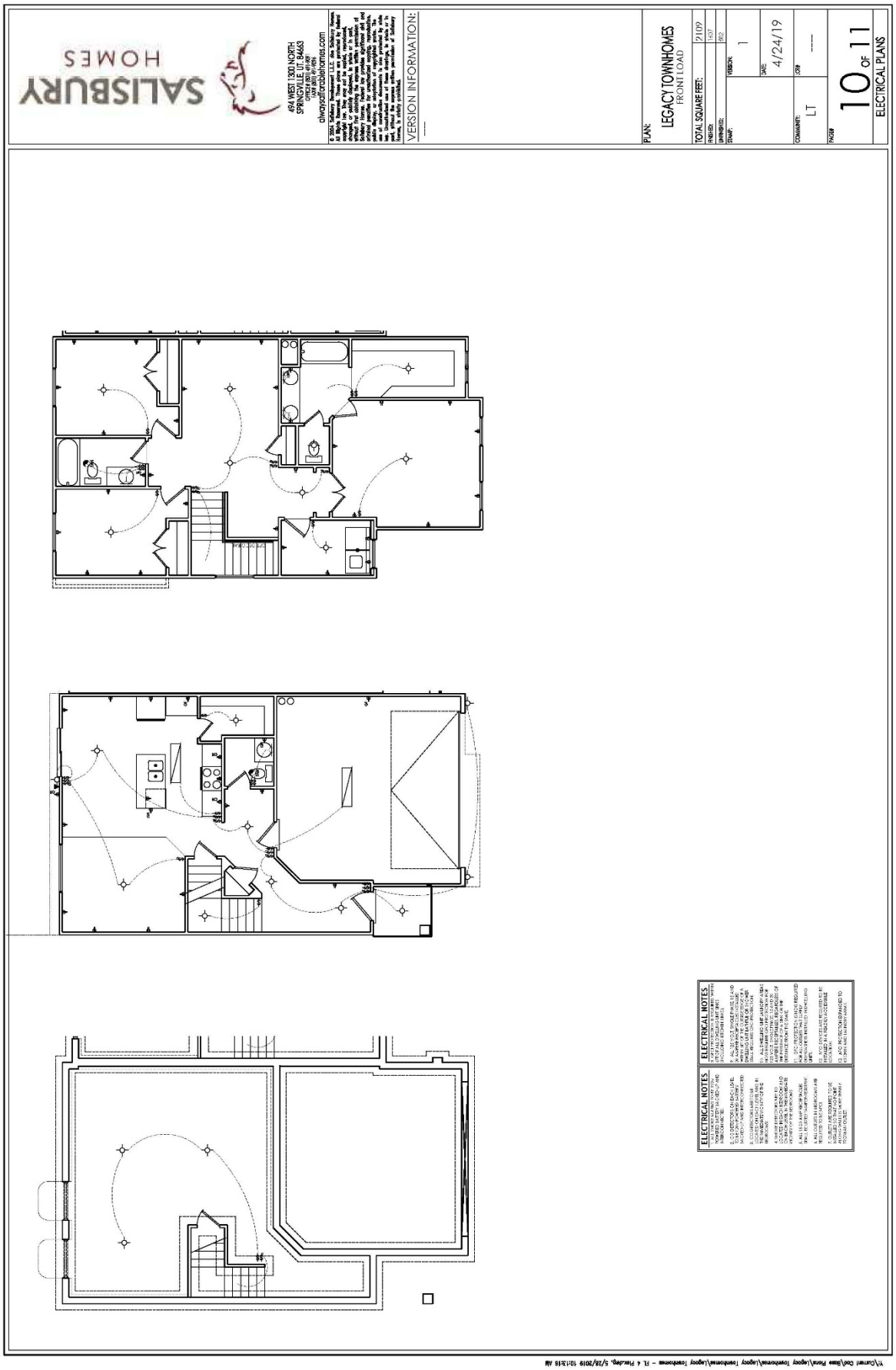
FRONT LOAD
TOTAL SQUARE FEET: 2109
VERSION: 1
DATE: 4/24/19
COMMUNITY: LT
9 OF 11
WALL SECTIONS / DETAILS
STAIR DETAIL
SECTION
A
GENERAL NOTES
FRAMING NOTES
WINDOW NOTES
PLUMBING NOTES
AIR BARRIER AND INSULATION INSTALLATION
MECHANICAL NOTES
ELECTRICAL NOTES
DRYER NOTES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PLAN:
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FRONT LOAD
TOTAL SQUARE FEET: 2109
FINISHED: 1207
UNFINISHED: 902
BEDROOMS:
STAIRS:
VERSION: 1
DATE: 4/24/19
COMMUNITY: LT
CITY: ----
PAGE# 10 OF 11
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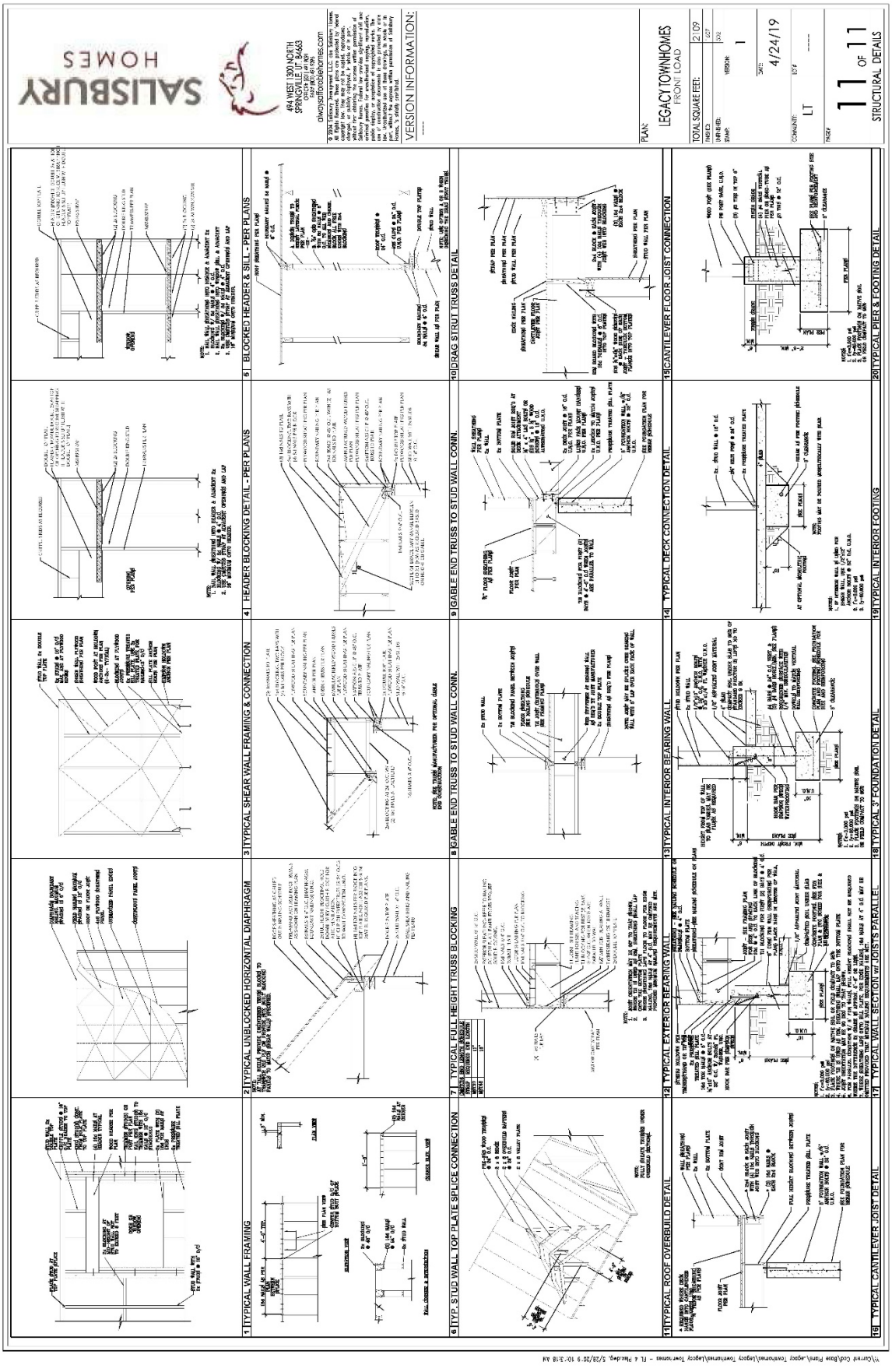
ELECTRICAL NOTES
ELECTRICAL NOTES
ELECTRICAL NOTES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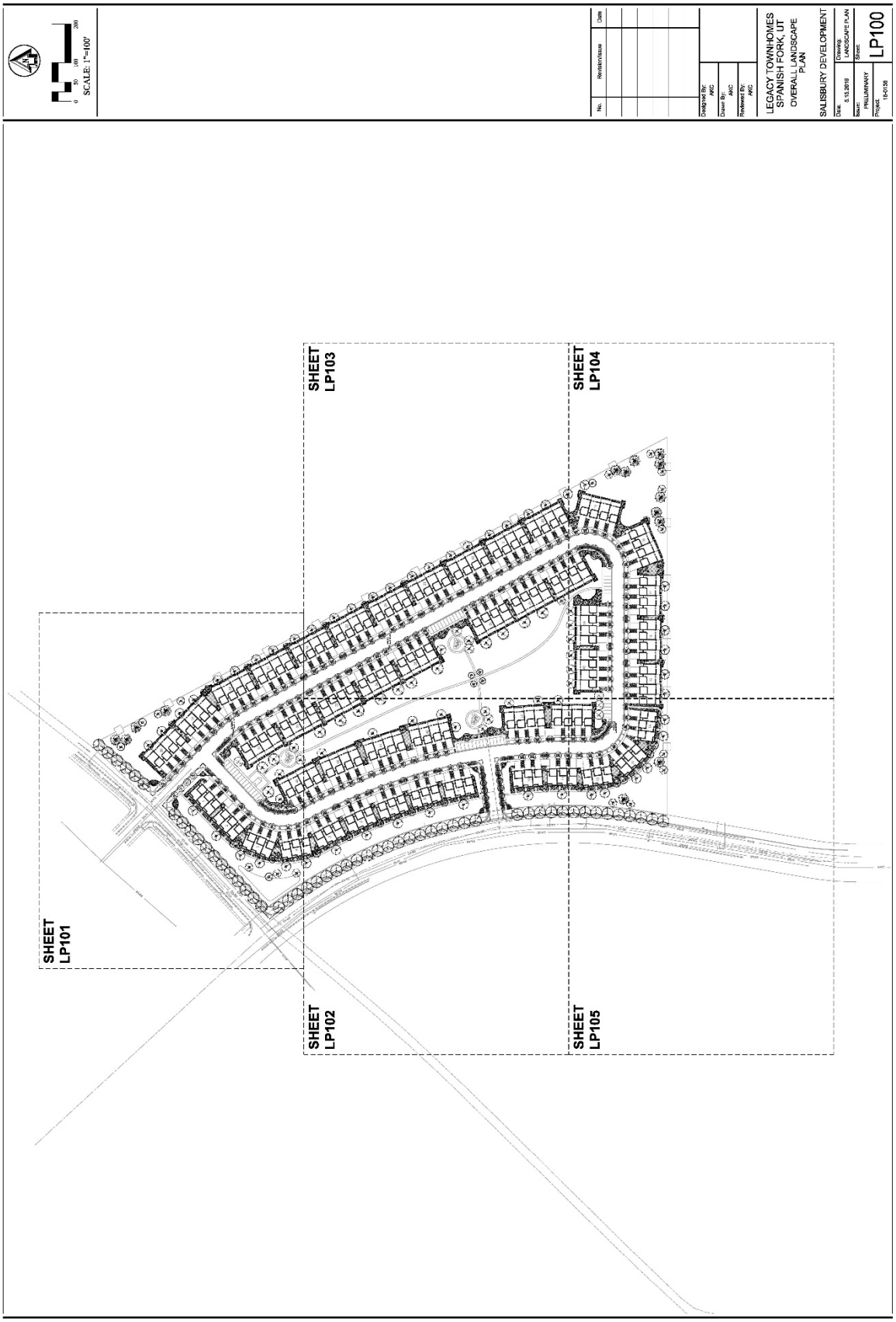
VERSION INFORMATION:
PLAN:
LEGACY TOWNHOMES
FRONT LOAD
TOTAL SQUARE FEET: 2109
INDEX: 627
UNIT NUMBER: 302
STAMP: VERSION: 1
DATE: 4/24/19
COMMUNITY: LT
PAGE# 11 OF 11
STRUCTURAL DETAILS
1 TYPICAL WALL FRAMING
2 TYPICAL UNBLOCKED HORIZONTAL DIAPHRAGM
3 TYPICAL SHEAR WALL FRAMING & CONNECTION
4 HEADER BLOCKING DETAIL - PER PLANS
5 BLOCKED HEADER & SILL - PER PLANS
6 TYP. STUD WALL TOP PLATE SPLICE CONNECTION
7 TYPICAL FULL HEIGHT TRUSS BLOCKING
8 GABLE END TRUSS TO STUD WALL CONN.
9 GABLE END TRUSS TO STUD WALL CONN.
10 DRAG STRUT TRUSS DETAIL
11 TYPICAL ROOF OVERBUILD DETAIL
12 TYPICAL EXTERIOR BEARING WALL
13 TYPICAL INTERIOR BEARING WALL
14 TYPICAL DECK CONNECTION DETAIL
15 CANTILEVER FLOOR JOIST CONNECTION
16 TYPICAL CANTILEVER JOIST DETAIL
17 TYPICAL WALL SECTION w/ JOISTS PARALLEL
18 TYPICAL 3' FOUNDATION DETAIL
19 TYPICAL INTERIOR FOOTING
20 TYPICAL PIER & FOOTING DETAIL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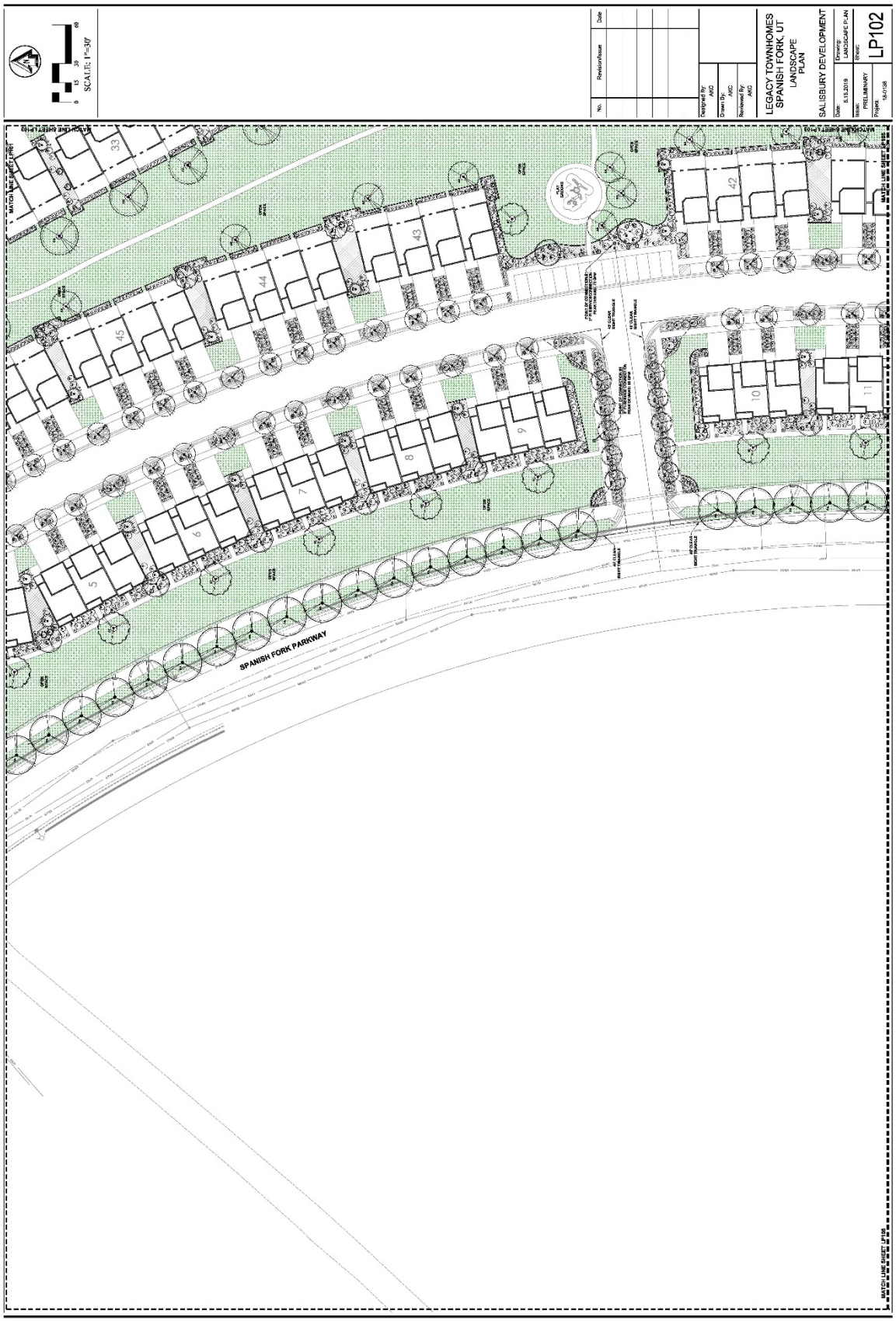
No. Revision/Issue Date
Designed By: AKC
Drawn By: AKC
Reviewed By: AKC
LEGACY TOWNHOMES
SPANISH FORK, UT
OVERALL LANDSCAPE PLAN
SALISBURY DEVELOPMENT
Date: 5.13.2019
Issue: PRELIMINARY
Project: 18-01138
Drawing: LANDSCAPE PLAN
Sheet: LP100
SHEET LP101
SHEET LP102
SHEET LP103
SHEET LP104
SHEET LP105

SCALE: 1"=30'
LEGACY TOWNHOMES
SPANISH FORK, UT
LANDSCAPE PLAN
SALISBURY DEVELOPMENT
LP101
SLANT ROAD
SLANT ROAD
MAJOR CLUSTER #1
MATCHLINE SHEET LP102
MATCHLINE SHEET LP102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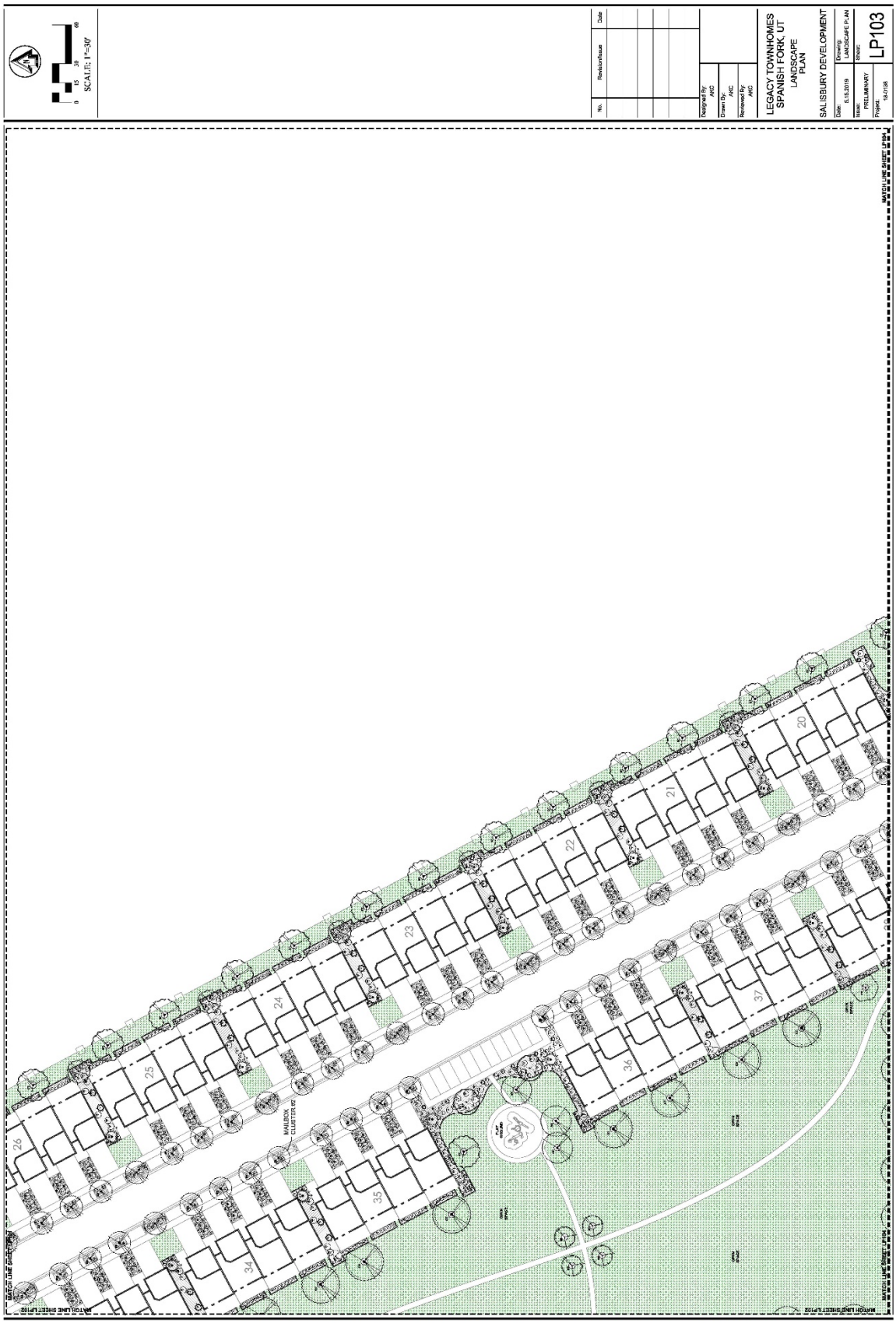
LEGACY TOWNHOMES
SPANISH FORK, UT
LANDSCAPE PLAN
SALISBURY DEVELOPMENT
LP102
SPANISH FORK PARKWAY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No. Revision/Issue Date
Designed By: AKC
Drawn By: AKC
Reviewed By: AKC
LEGACY TOWNHOMES
SPANISH FORK, UT
LANDSCAPE PLAN
SALISBURY DEVELOPMENT
Date: 5.15.2019
Issue: PRELIMINARY
Project: 18-01158
Drawing: LANDSCAPE PLAN
Sheet: LP103
MATCH LINE SHEET LP104
MATCH LINE SHEET LP102
MAILBOX CLUSTER #2
20
21
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SCALE: 1"=30'
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No. Revision/Issue Date
Designed By: AKC
Drawn By: AKC
Reviewed By: AKC
LEGACY TOWNHOMES
SPANISH FORK, UT
LANDSCAPE
PLAN
SALISBURY DEVELOPMENT
Date: 5.15.2019
Issue: PRELIMINARY
Project: 18-0139
Drawing: LANDSCAPE PLAN
Sheet: LP104
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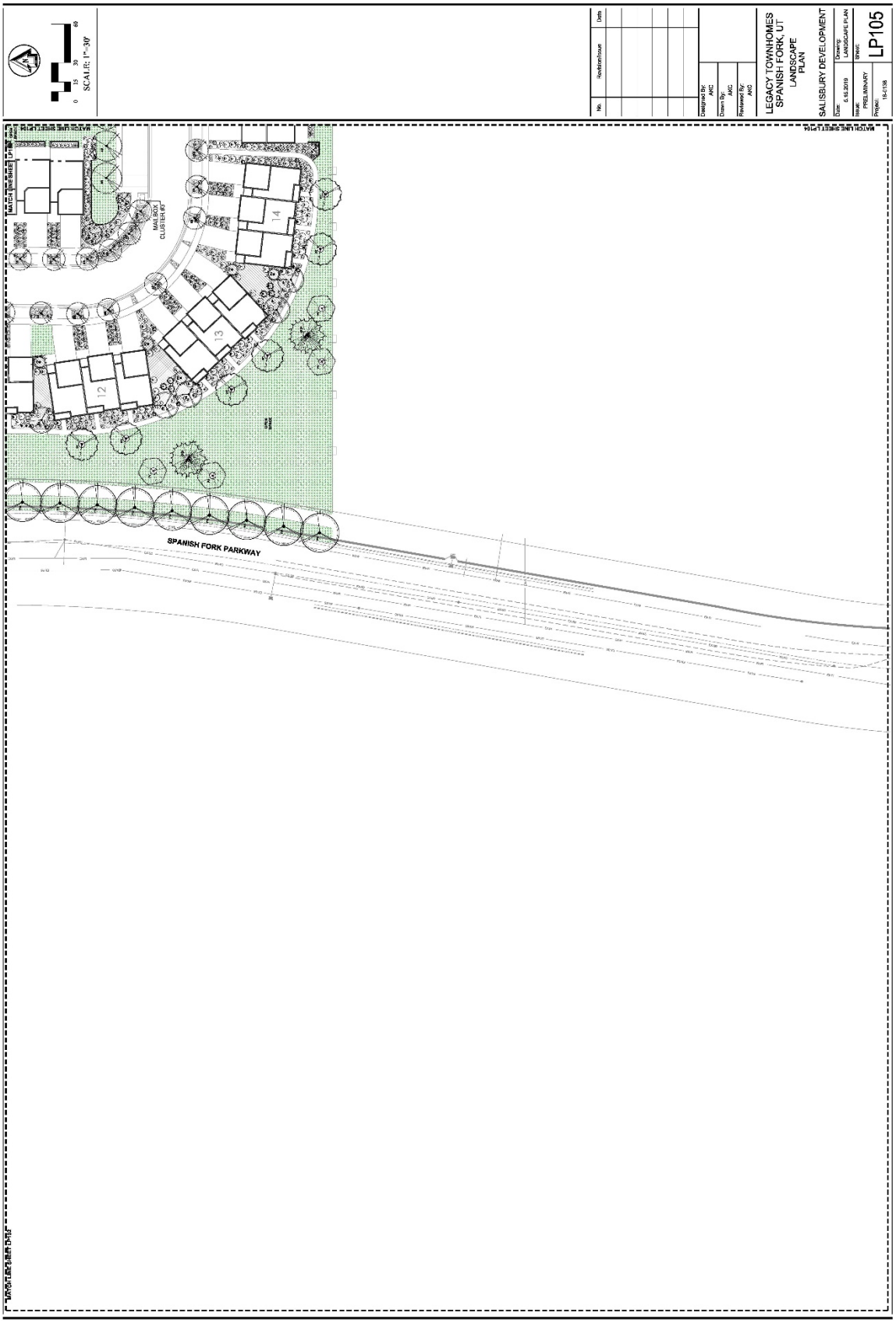
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Revision/Issue
Date
Designed By:
AKC
Drawn By:
AKC
Reviewed By:
AKC
LEGACY TOWNHOMES
SPANISH FORK, UT
LANDSCAPE PLAN
SALISBURY DEVELOPMENT
Date:
6.10.2019
Issue:
PRELIMINARY
Project:
18-1158
Drawing:
LANDSCAPE PLAN
Sheet:
LP105
MATCH LINE SHEET LP104
MATCH LINE SHEET LP106
MAILBOX CLUSTER
SPANISH FORK PARKWAY
12
13
14

PLANT MATERIALS SCHEDULE

SCIENTIFIC NAME		COMMON NAME	SIZE	QTY.
TREES				
AP	*Acer platanoides 'Columnare'*	Columnar Norway Maple	2.0" cal.	23
AR	*Acer rubrum 'October Glory'*	Red Maple	2.0" cal.	27
CO	*Celtis occidentalis*	Common Hackberry	2.0" cal.	14
CC	*Cercis canadensis 'Forest Pansy'*	Eastern Redbud	2.0" cal.	22
GT	*Gleditsia triacanthos 'Skyline'*	Honeylocust	2.0" cal.	51
MP	*Malus 'Prairie Fire'*	Flowering Crabapple	2.0" cal.	12
MS	*Malus 'Spring Snow'*	Flowering Crabapple	2.0" cal.	21
PP	*Picea pungens*	Colorado Spruce	6' height	14
PO	*Picea omorika 'Wells Riverside'*	Serbian Spruce	6' height	58
PA	*Platanus x acerifolia 'Bloodgood'*	London Plane Tree	2.0" cal.	52
PV	*Prunus virginiana 'Canada Red Select'*	Chokecherry (Multi-stem)	2.0" cal.	13
TA	*Tilia americana 'Redmond'*	Linden	2.0" cal.	13
ZS	*Zelkova serrata 'Musashino'*	Zelkova	2.0"cal.	152
			Total:	**502**
SHRUBS				
BT	*Berberis thunbergii atropurpurea nana*	Crimson Pygmy Barberry	#2 gal.	161
CC	*Caryopteris x clandonensis*	Blue Mist Spirea	#2 gal.	212
CA	*Cornus alba 'Ivory Halo'*	Variegated Dogwood	#2 gal.	140
CS	*Cornus sericea 'Allemans Compact'*	Redtwig Dogwood	#2 gal.	286
PA	*Perovskia atriplicifolia 'Little Spire'*	Russian Sage	#2 gal.	253
PO	*Physocarpus opulifolius 'Summer Wine'*	Black Ninebark	#2 gal.	60
PM	*Pinus mugo 'Slowmound'*	Mugo Pine	#2 gal.	190
PF	*Potentilla fruticosa 'Jackman'*	Shrubby Cinquefoil	#2 gal.	713
PL	*Prunus laurocerasus 'Otto Luykens'*	English Laurel	#2 gal.	38
RA	*Rhus aromatica 'Grow Low'*	Fragrant Sumac	#2 gal.	48
RF	*Rhamnus frangula 'Fine Line'*	Fernleaf Buckthorn	#2 gal.	40
SB	*Spirea bumalda 'Anthony Waterer'*	Spirea	#2 gal.	107
SA	*Symphoricarpos albus*	Common Snowberry	#2 gal.	49
TC	*Taxus cuspidata densiformis*	Dense Japanese Yew	#2 gal.	55
VT	*Viburnum trilobum 'Bailey Compact'*	Cranberry	#2 gal.	292
			Total:	**2,385**
GRASSES				
KF	*Calamagrostis acutiflora 'Karl Foerster'*	Feather Reed Grass	#1 gal.	438
FO	*Festuca ovina glauca 'Boulder Blue'*	Fescue Grass	#1 gal.	767
PV	*Panicum virgatum 'Shenandoah'*	Switch Grass	#1 gal.	367
SS	*Schizachyrium scoparium 'Prairie Blues'*	Little Bluestem Grass	#1 gal.	219
			Total:	**1,791**
PERENNIALS				
H	*Hemerocallis 'Stella D'Oro'*	Day Lily	#1	843
			Total:	**843**

LANDSCAPE MATERIALS LEGEND

Turfgrass Areas - 305,363 sq.ft.
Turfgrass areas shall be a water-wise 50/50 blend of Kentucky Bluegrass and perennial Rye Grass cut sod, installed over a prepared subgrade of four inches (4") of screened and compacted top soil, once irrigation and finish grading has been completed. Install sod within twenty four (24) hours of delivery and do not allow sod to dry out. Lightly wet top soil prior to installation of sod, but avoid creating muddy conditions. All trees within turfgrass areas shall be planted within a five foot (5') diameter tree ring and covered with shredded bark mulch (see Tree Planting note #14).

Shredded Bark Mulch Planter Bed Areas - 76,574 sq.ft.
Planter bed areas shall be constructed with twelve inches (12") of screened, sandy loam top soil installed on top of sub-grade material. Planter bed areas shall be finished with chocolate brown shredded hardwood bark mulch, or as approved by Owner. Shredded bark mulch shall be installed to an average depth of four inches (4") and shall completely cover all planter bed areas. Prior to installation of bark mulch, it is recommended that DeWitt Pro5 weed barrier be applied to the planter bed areas. All trees and shrubs within bark mulch planter bed areas shall be watered with point-source drip irrigation.

Decorative Rock Mulch Planter Bed Areas - 44,728 sq.ft.
Planter bed areas shall be constructed with twelve inches (12") of screened, sandy loam top soil installed on top of sub-grade material. Planter bed areas shall be finished with two to four inch (2"-4") decorative cobble rock in natural tan, brown, cream and maroon colors, or as approved by Owner. Cobble rock mulch shall be installed to an average depth of four inches (4") and shall completely cover all planter bed areas. Prior to installation of cobble rock mulch, it is recommended that DeWitt Pro5 weed barrier be applied to the planter beds. All trees and shrubs within decorative rock areas shall be watered with point-source drip irrigation.

Concrete Mow Curb
Concrete mow curbing shall be cast-in-place, slip formed gray concrete, or as approved by Owner. Install concrete mow curbing once rough and finish grading has been completed, but prior to installation of irrigation, plant materials, and sod. Saw cut control joints shall be evenly spaced, at approximately ten feet on center (10' O.C.).

LANDSCAPE REQUIREMENTS

Landscape Areas	Area Sq.Ft.	Formula	Minimum Required	Provided
On-site square footage of landscaped areas (25% min.)	902,417	25% of site area	226,604 sq.ft.	426,965 sq.ft. (47.3%)
Tree requirement	225,604	2 trees / 1,000 sq.ft.	451	502*
Shrub requirement	225,604	10 shrubs / 1,000 sq.ft.	2,256	2,568

* Includes parkstrip trees along Spanish Fork Blvd. and Slant Road

0 15 30 60
SCALE: 1"=30'

No.	Revision/Issue	Date

Designed By: AKC
Drawn By: AKC
Reviewed By: AKC

LEGACY TOWNHOMES
SPANISH FORK, UT
LANDSCAPE PLAN

SALISBURY DEVELOPMENT

Date: 5.15.2018
Drawing: PLANTING LEGEND
Issue: PRELIMINARY
Sheet: LP106
Project: 18-0138