Wednesday, June 12, 2019
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA
PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting in the Council Chambers in the City Office Building, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m.

1. Final Plat

Subject	**A. Renaissance Place Amended Plat**
Meeting	Jun 12, 2019 - Development Review Committee
Category	1. Final Plat
Access	Public
Type	Action, Discussion

File Attachments
report.renaissanceplace.6-12-2019.pdf (12,691 KB)

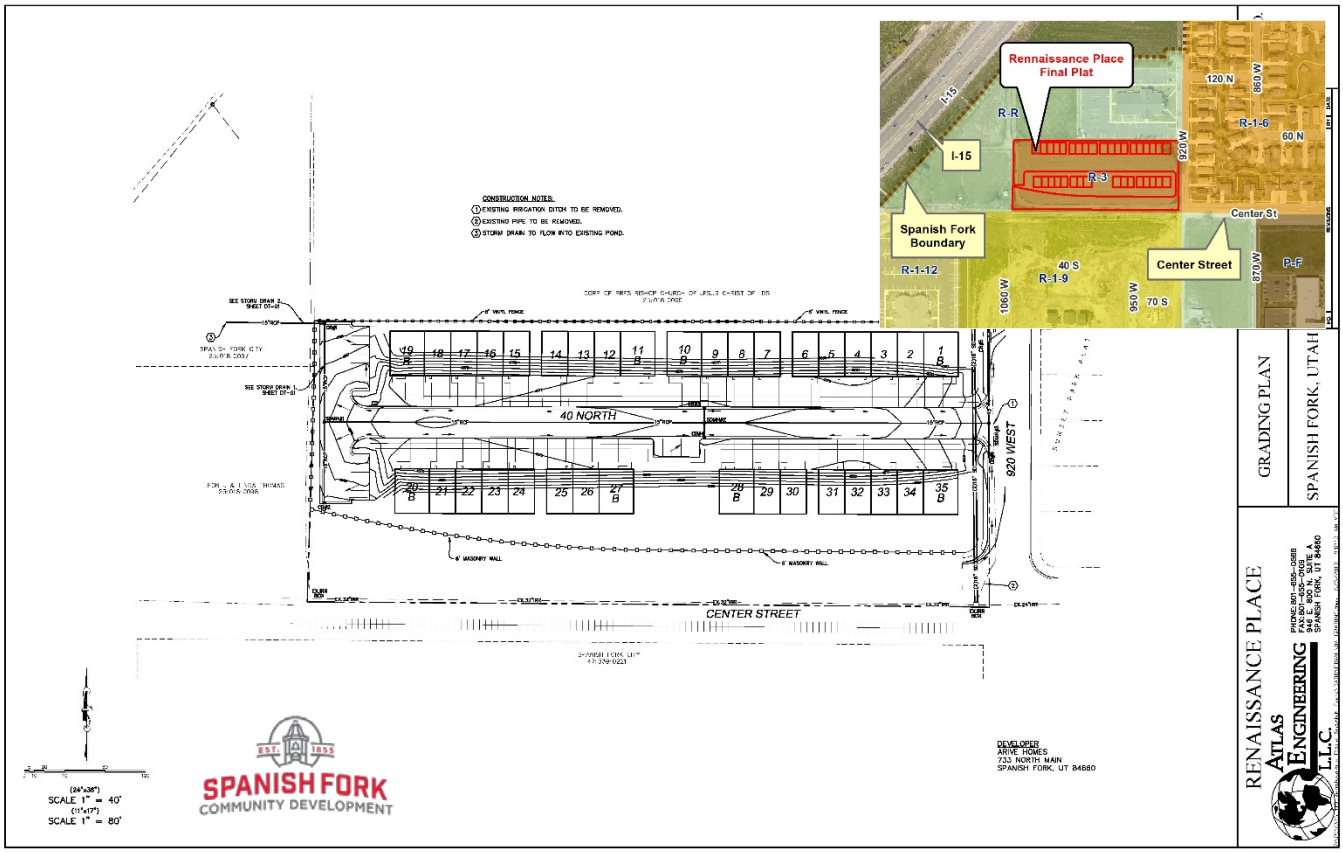
2. Zone Change

Subject	**A. Del Monte Area Zone Changes**
Meeting	Jun 12, 2019 - Development Review Committee
Category	2. Zone Change
Access	Public
Type	Action, Discussion

File Attachments
ALA ZC.pdf (2,638 KB)
Arive ZC.pdf (2,139 KB)
ArrowheadTrail.pdf (2,159 KB)
Mill Road.pdf (2,252 KB)

3. Other Business

4. Adjourn



Renaissance Place Final Plat Approval Request

June 12, 2019, Development Review Committee.

Located at 40 North 920 West, including 4.30 acres.

The subject property is zoned R-3.

The applicant has requested a Final Plat approval for a 35-home Master Planned Development.

Key Issues

1. Is the proposed plat consistent with the Preliminary Plat?
2. Phasing plan for the project and landscaping.
3. Sanitary sewer service.
4. Grading plans.

Recommendation

Staff recommends that the proposed Final Plat 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 applicant meet any conditions imposed by the DRC or Planning Commission for Preliminary Plat approval or prior to the plat being recorded.
2. That the applicant provide a landscaping phasing plan.

Exhibits

1. Proposed Final Plat.
2. Site Photos

RENAISSANCE PLACE

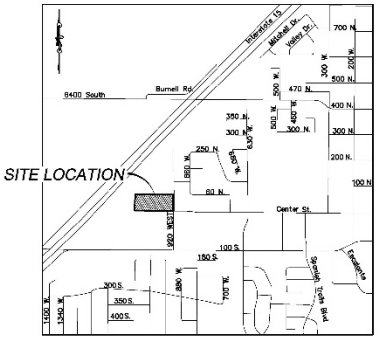
A RESIDENTIAL SUBDIVISION
SPANISH FORK CITY, UTAH
FINAL PLAN SET
JUNE 2019

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY & INDEX
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
6	CLEAR SIGHT TRIANGLE DETAIL
PP-01	PLAN & PROFILE - 920 WEST - STA. 10+00 TO STA. 13+50
PP-02	PLAN & PROFILE - STREET 1 - STA. 16+67.59 TO STA. 14+00
PP-03	PLAN & PROFILE - STREET 1 - STA. 14+00 TO STA. 10+00
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET

LEGEND
(APPLIES TO ALL SHEETS)

- SECTION CORNER
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPOSED CLUSTER MAILBOX
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING CULINARY WATERLINE
- EXISTING PRESSURIZED IRRIGATION
- 8"SS PROPOSED PVC SDR-35 SEWER W/MH
- 8"CUL PROPOSED CULINARY WATERLINE
- 6"PI PROPOSED PRESSURIZED IRRIGATION
- PROPOSED 4" SEWER LATERAL
- PROPOSED 1" CULINARY WATER LATERAL
- PROPOSED 6' MASONRY WALL



VICINITY MAP
-NTS-

SCOTT D. PETERSON
No. 382274
6/6/19

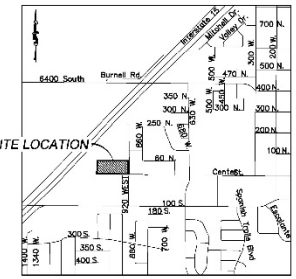
DEVELOPER
ARIVE HOMES
733 NORTH MAIN
SPANISH FORK, UT 84660

GENERAL NOTES
1. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
2. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
3. ANY EXISTING FACILITIES AFFECTED BY DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WAS ISSUED AT PER-CONSTRUCTION MEETING.
5. HOA TO MAINTAIN ALL COMMON AREAS, DETENTION BASINS, AND PARK STRIPS.
6. PROJECT TO MEET SPANISH FORK CITY DESIGN AND STANDARDS.
7. PROJECT TO FOLLOW ALL RECOMMENDATIONS OF GEOTECHNICAL STUDY BY EARTEC ENGINEERING DATED: AUGUST 28, 2018, PROJECT NO. 188807.

DATA TABLE:
TOTAL ACREAGE=4.30 ACRES
TOTAL # OF LOTS=35
DENSITY (UNITS/ACRE)=8.14
TOTAL ACREAGE OF OPEN SPACE=0.97 ACRES
% OF OPEN SPACE=22.56%
TOTAL REQ'D OPEN SPACE: 46,826 SQ. FT.
OPEN SPACE PROVIDED: 54,053 SQ. FT.
ACREAGE IN ROADS=1.90
REQ'D PARKING= 82 STALLS
PARKING=87 STALLS
GARAGE=35
DRIVEWAY=35
STALLS=17

RENAISSANCE PLACE

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660



VICINITY MAP
-NTS-

LEGEND

FOUND BRASS CAP

SET 5/8"x24" REBAR W/ CAP

PROPERTY BOUNDARY

RIGHT-OF-WAY LINE

LOT LINE

SECTION LINE

EASEMENT

CENTERLINE

PRIVATE AREA

COMMON AREA

[N±] BEARING OF BUILDING

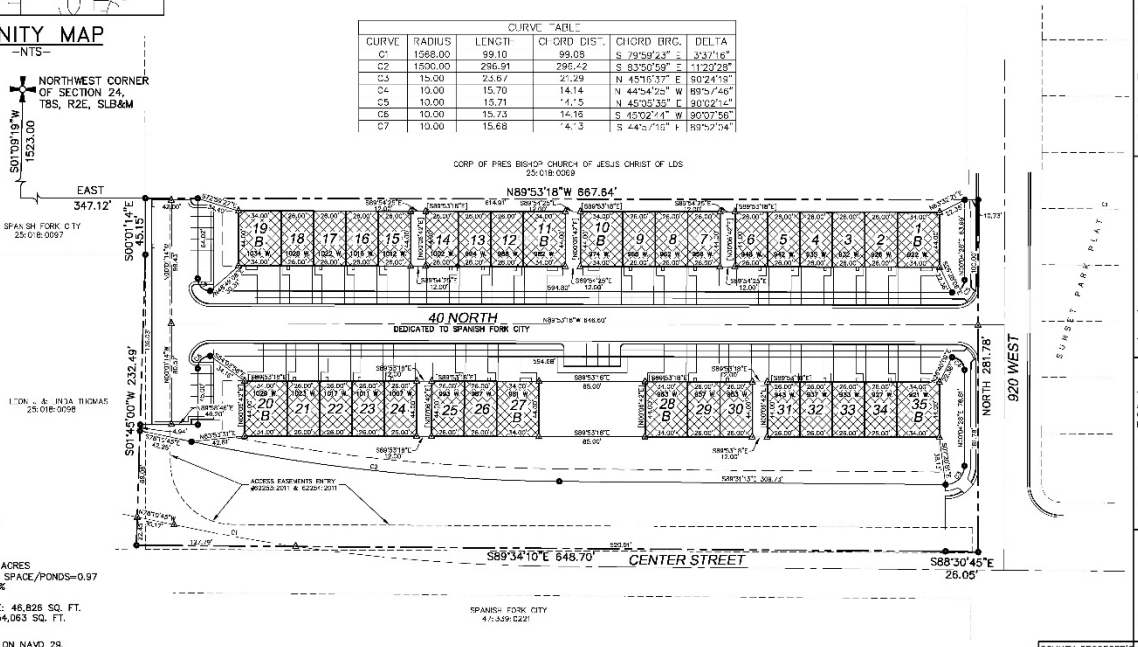
XXX N. ADDRESSES

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.

NOTES:
1. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SPCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
2. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
3. ALL FRONT YARDS TO HAVE A 10' PUBLIC UTILITY EASEMENT.
4. A 10' PUBLIC UTILITY EASEMENT IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES. SEE PLANS FOR LOCATIONS.
5. FINAL GRADE MAY DIFFER FROM DESIGN IN CONSTRUCTION.
6. ALL OPEN SPACE AND COMMON AREA IS A PUE.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	1568.00	99.10	99.08	S 79°58'23" E	3°37'16"
C2	1500.00	296.91	296.42	S 83°50'59" E	11°20'26"
C3	15.00	23.67	21.29	N 45°16'37" E	90°24'19"
C4	10.00	15.70	14.14	N 44°54'25" W	89°57'46"
C5	10.00	15.71	14.15	N 45°05'35" E	90°02'14"
C6	10.00	15.73	14.16	S 45°02'47" W	90°07'56"
C7	10.00	15.68	14.13	S 44°53'16" E	89°52'04"



PARKING DATA TABLE:
REQ'D=82
TOTAL=87
GARAGE=35
DRIVEWAY=35
STALLS=17

DEVELOPER
ARIVE HOMES
733 NORTH MAIN
SPANISH FORK, UT 84660

DATA TABLE
TOTAL ACREAGE=4.30
TOTAL # OF UNITS=35
ACREAGE IN ROADS=1.90 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=0.97
% OF OPEN SPACE=22.56%
ZONING=R-R
TOTAL REQ'D OPEN SPACE: 46,826 SQ. FT.
OPEN SPACE PROVIDED: 54,063 SQ. FT.

GENERAL NOTES
1. VERTICAL DATA BASED ON NAVD 29.
2. COORDINATE SYSTEM = NAD27
3. ALL COMMON AREAS TO BE DEDICATED PUBLIC UTILITY EASEMENTS.
4. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE.
5. PROVIDE 15' CLEAR RADIUS AT LIGHTPOLES & SECTIONALIZERS.
6. NO PARKING WILL BE ALLOWED ON SIDE OF ROAD WITH SIDEWALKS.
7. ALL COMMON AREAS TO BE PUE'S.
8. PROPOSED ZONING R-3.

Z:\2016\16-19 Renaissance Place Sparks Fork\CADD\FINAL\02-FINAL PLAT.dwg 6/5/2019 8:29:25 AM MDT

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

SURVEYOR DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S01°09'19"W 1523.00 FEET AND EAST 347.12 FEET FROM THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S00°01'14"E 45.15 FEET; THENCE S01°45'00"W 232.49 FEET; THENCE S89°34'10"E 648.70 FEET; THENCE S88°30'45"E 26.05 FEET; THENCE NORTH 281.78 FEET; THENCE N89°53'18"W 867.64 FEET TO THE POINT OF BEGINNING. CONTAINS 4.30 ACRES OF LAND.

OWNER'S DEDICATION

(I)WE, _____ BEING THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HERUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 2019.

MEMBER: _____

MEMBER: _____

MEMBER: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
S.S.
COUNTY OF UTAH)

ON THE _____ DAY OF _____, A.D. 2019 PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND IN INCLUDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 2019.

APPROVED _____ CITY MANAGER

APPROVED _____ CITY ATTORNEY

APPROVED _____ ENGINEER (SEE SEAL)

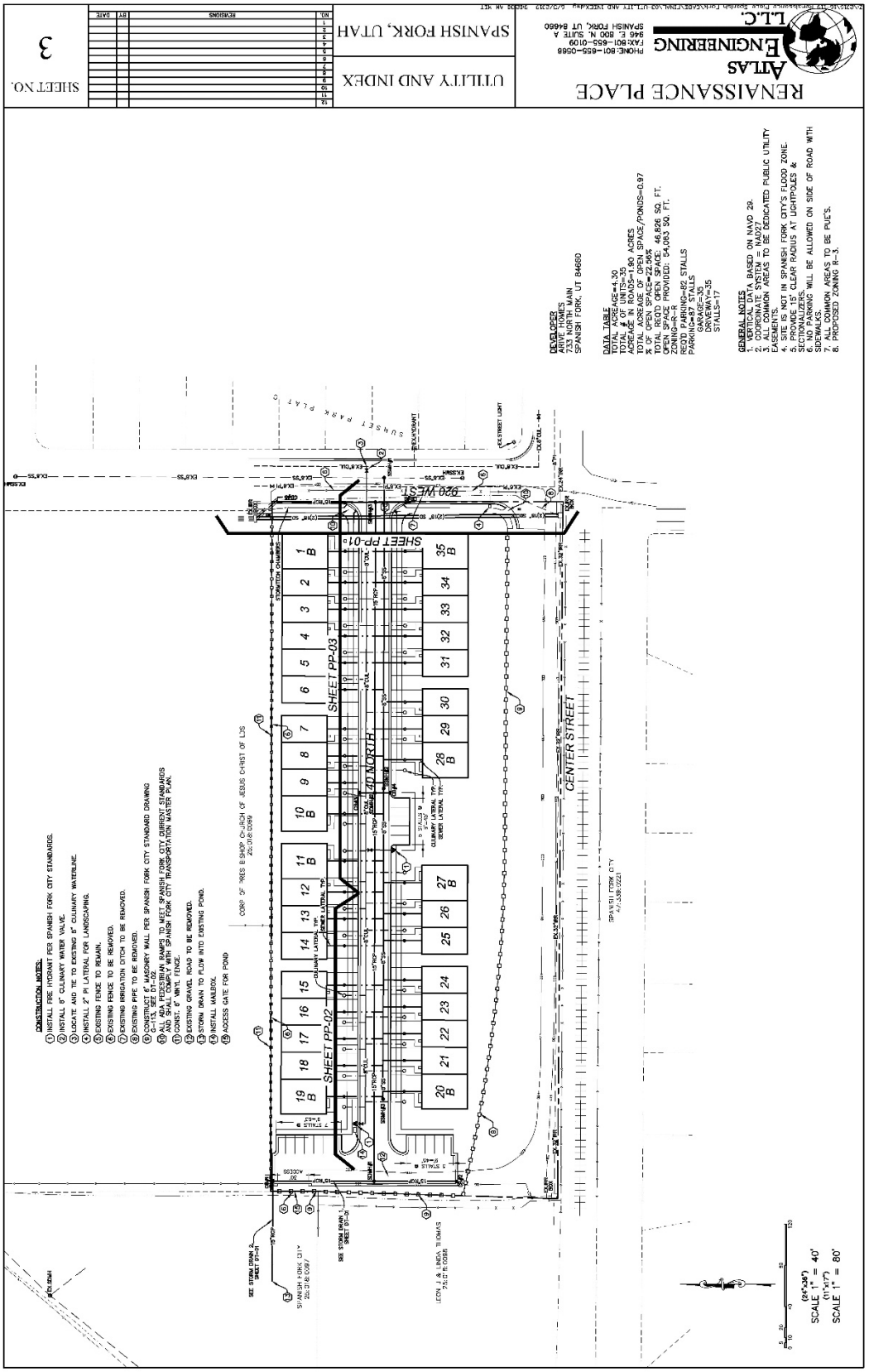
ATTEST _____ CLERK-RECORDER

APPROVED _____ COMMUNITY DEVELOPMENT DIRECTOR

RENAISSANCE PLACE
FINAL PLAT

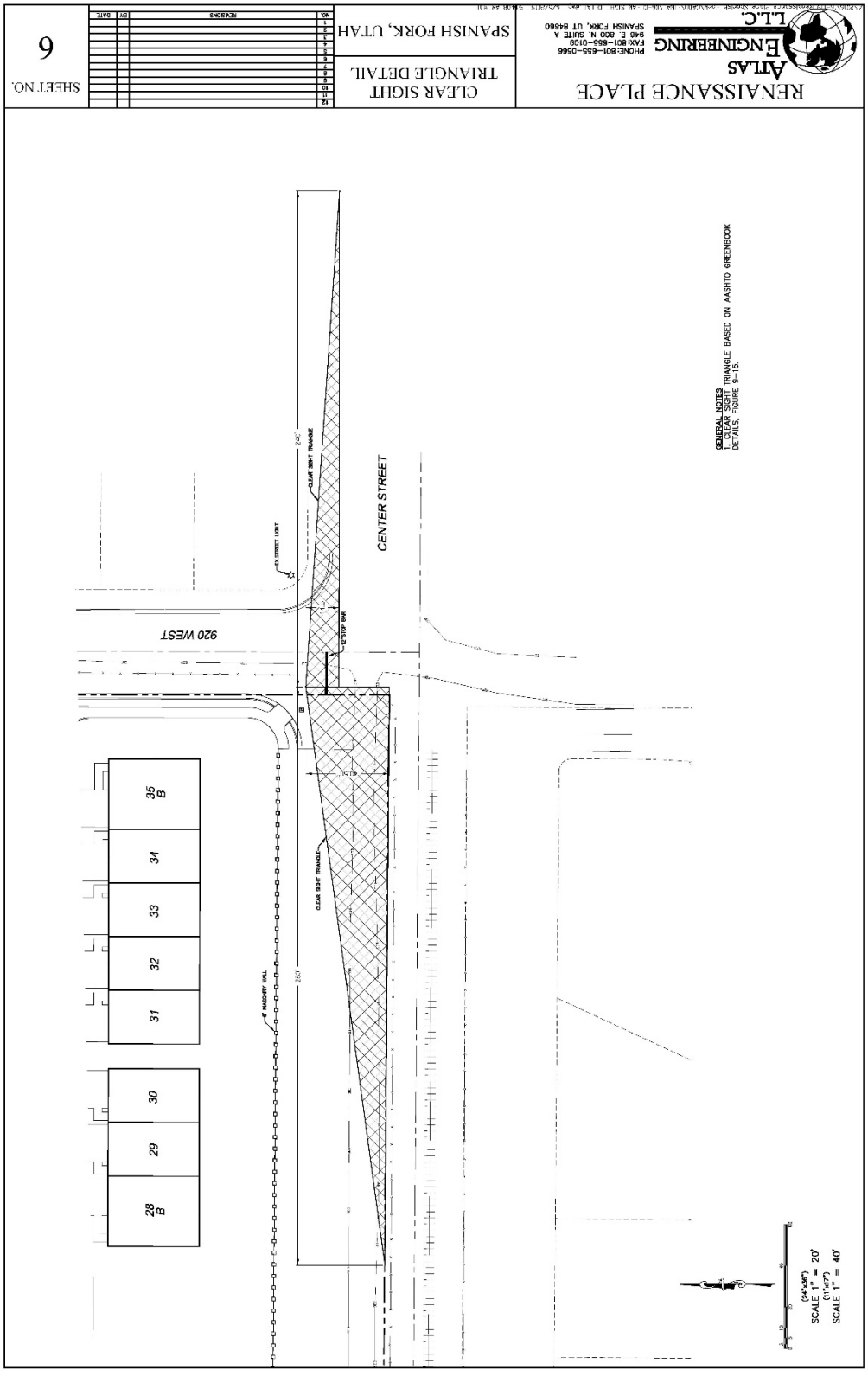
AN EXPANDABLE PLANNED UNIT DEVELOPMENT
SPANISH FORK, UTAH COUNTY, UTAH
CONTAINING 35 TOWNHOME UNITS AND 4.30 ACRES.
LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

COUNTY RECORDER'S SEAL	SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

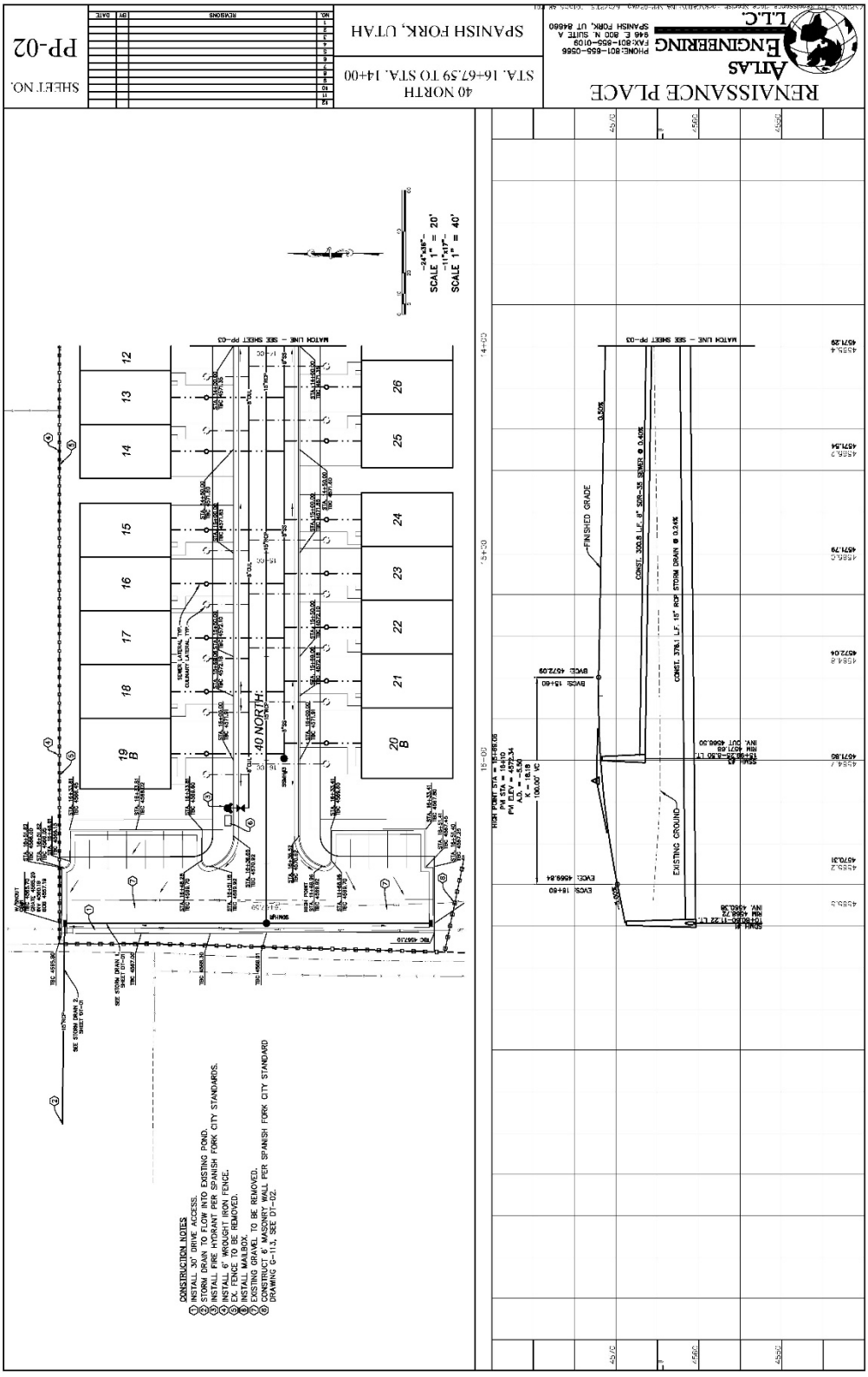

RENAISSANCE PLACE
UTILITY AND INDEX
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.
PHONE: 801-855-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
SHEET NO. 3
DEVELOPER
ARIVE HOMES
731 SOUTH MAIN
SPANISH FORK, UT 84660
DATA TABLE
TOTAL ACREAGE=44.30
TOTAL # OF UNITS=35
ACREAGE IN ROADS=1.90 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=0.97
% OF TOTAL SITE AREA=2.2%
TOTAL REQD OPEN SPACE: 46,826 SQ. FT.
OPEN SPACE PROVIDED: 54,083 SQ. FT.
ZONING=R-8
REQ'D PARKING=82 STALLS
PARKING=87 STALLS
GARAGE=35
DRIVEWAY=35
STALLS=17
GENERAL NOTES
1. VERTICAL DATA BASED ON NAVD 29.
2. COORDINATE SYSTEM = NAD27
3. ALL COMMON AREAS TO BE DEDICATED PUBLIC UTILITY EASEMENTS.
4. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE.
5. PROVIDE 15' CLEAR RADIUS AT LIGHTPOLES &
6. NO PARKING WILL BE ALLOWED ON SIDE OF ROAD WITH SIDEWALKS.
7. ALL COMMON AREAS TO BE PUE'S.
8. PROPOSED ZONING R-3.
CONSTRUCTION NOTES:
1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. INSTALL 8" CULINARY WATER VALVE.
3. LOCATE AND TIE TO EXISTING 8" CULINARY WATERLINE.
4. INSTALL 2" PI LATERAL FOR LANDSCAPING.
5. EXISTING FENCE TO REMAIN.
6. EXISTING FENCE TO BE REMOVED.
7. EXISTING IRRIGATION DITCH TO BE REMOVED.
8. EXISTING PIPE TO BE REMOVED.
9. CONSTRUCT 6' MASONRY WALL PER SPANISH FORK CITY STANDARD DRAWING #11.10.
10. ALL PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN.
11. CONST. 6' VINYL FENCE.
12. EXISTING GRAVEL ROAD TO BE REMOVED.
13. STORM DRAIN TO FLOW INTO EXISTING POND.
14. INSTALL MAILBOX.
15. ACCESS GATE FOR POND
920 WEST
CENTER STREET
SHEET PP-01
SHEET PP-02
SHEET PP-03
40 NORTH
SCALE 1" = 40'
SCALE 1" = 80'

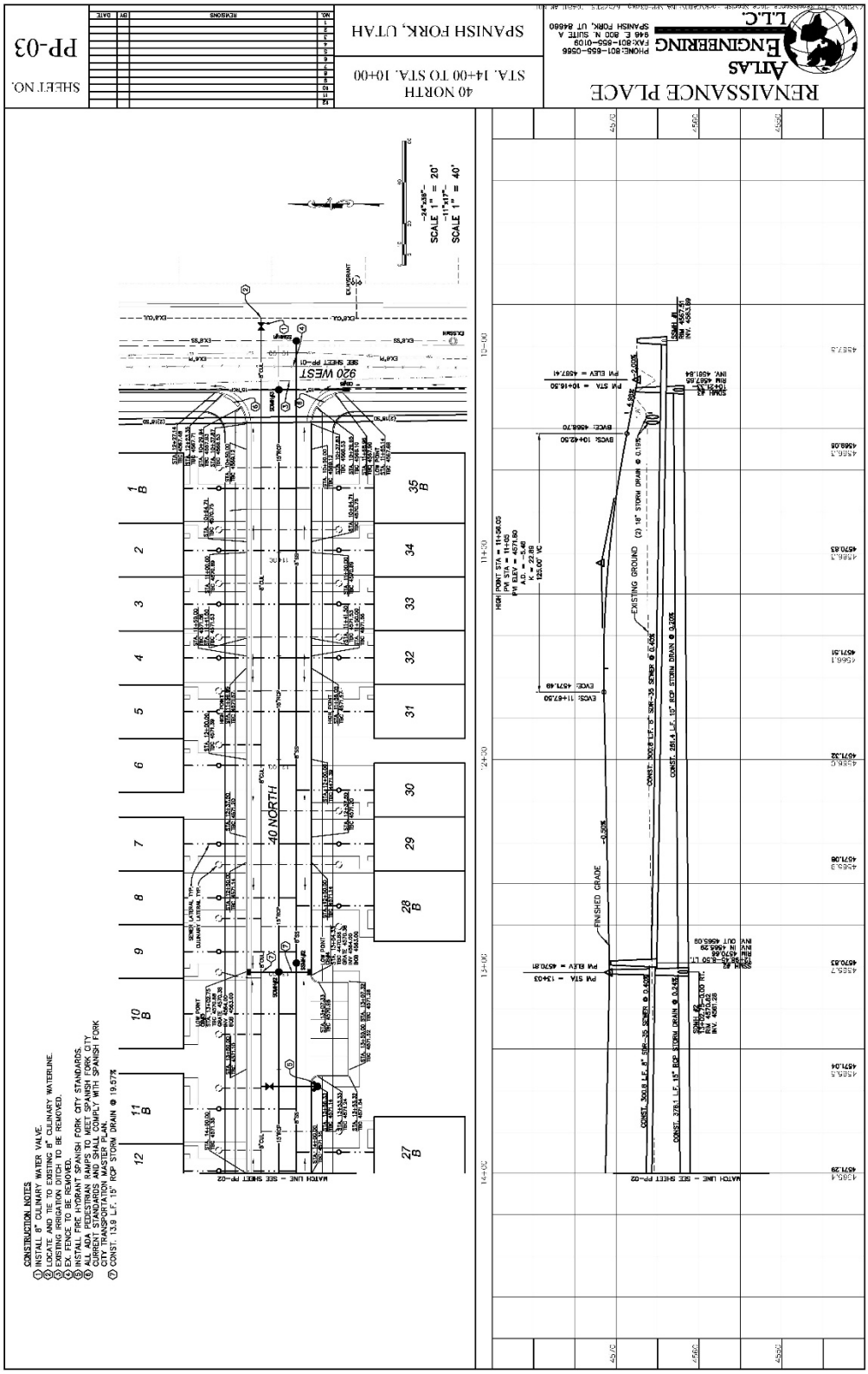
RENAISSANCE PLACE
ATLAS ENGINEERING LLC.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
GRADING PLAN
SPANISH FORK, UTAH
SHEET NO.
4
DEVELOPER
ARIVE HOMES
733 NORTH MAIN
SPANISH FORK, UT 84660
920 WEST
CENTER STREET
40 NORTH
CONSTRUCTION NOTES:
1. EXISTING IRRIGATION DITCH TO BE REMOVED.
2. EXISTING PIPE TO BE REMOVED.
3. STORM DRAIN TO FLOW INTO EXISTING POND.
SCALE 1" = 40'
(24"x36")
SCALE 1" = 80'
(11"x17")

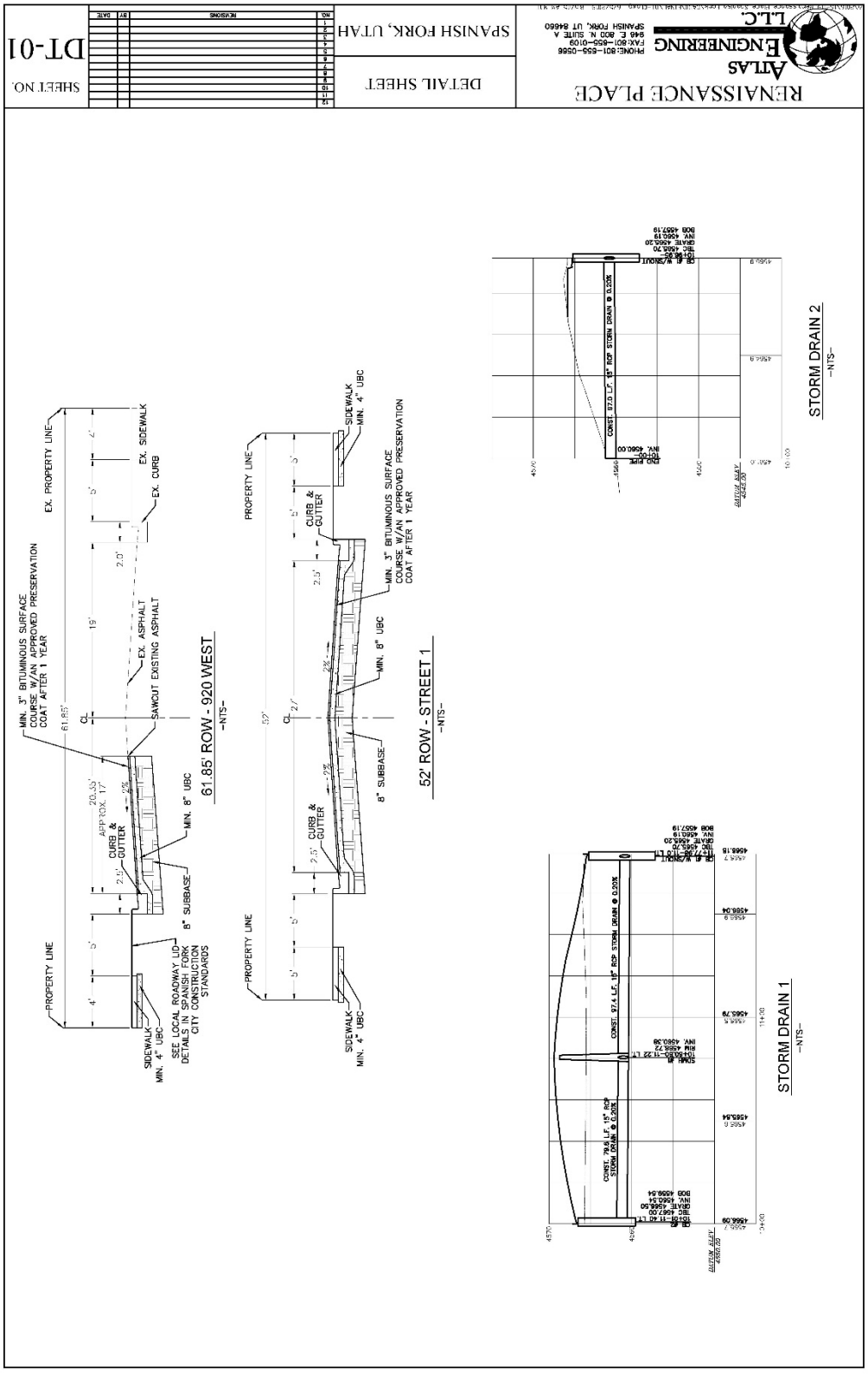
RENAISSANCE PLACE
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N, SUITE A
SPANISH FORK, UT 84660
SHEET NO. 5
NO. REVISIONS BY DATE
DEVELOPER
ARIVE HOMES
733 NORTH MAIN
SPANISH FORK, UT 84660
920 WEST
SUNSET PARK PLAT C
CENTER STREET
EXISTING FENCE TO BE REMOVED
EXISTING DITCH TO BE REMOVED
EXISTING PIPE TO BE REMOVED
EXISTING GRAVEL ROAD TO BE REMOVED
CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS
25:018:0069
SPANISH FORK CITY
25:018:0031
SCALE 1" = 40'
SCALE 1" = 80'


RENAISSANCE PLACE
CLEAR SIGHT TRIANGLE DETAIL
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E 800 N SUITE A
SPANISH FORK, UT 84660
SHEET NO. 9
NO. REMARKS BY DATE
GENERAL NOTES
1. CLEAR SIGHT TRIANGLE BASED ON AASHTO GREENBOOK DETAILS, FIGURE 9-15.
CENTER STREET
920 WEST
CLEAR SIGHT TRIANGLE
35 B
34
33
32
31
30
29
28 B
SCALE 1" = 20'
SCALE 1" = 40'

RENAISSANCE PLACE
ATLAS ENGINEERING LLC
920 WEST
STA. 10+00 TO STA. 13+50
SPANISH FORK, UTAH
PP-01
CONSTRUCTION NOTES
CENTER STREET
920 WEST
40 NORTH
FINISHED GRADE
EXISTING GROUND


RENAISSANCE PLACE
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
646 E. 800 N. SUITE A
SPANISH FORK, UT 84660
40 NORTH
STA. 16+67.59 TO STA. 14+00
SPANISH FORK, UTAH
SHEET NO.
PP-02
NO. REMARKS BY DATE
MATCH LINE – SEE SHEET PP-03
SCALE 1" = 20'
SCALE 1" = 40'
40 NORTH
FINISHED GRADE
EXISTING GROUND
CONSTRUCTION NOTES
1 INSTALL 30' DRIVE ACCESS.
2 STORM DRAIN TO FLOW INTO EXISTING POND.
3 INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
4 INSTALL 6' HEIGHT VINYL FENCE.
5 EX. FENCE TO BE REMOVED.
6 INSTALL MAILBOX.
7 EXISTING GRAVEL TO BE REMOVED.
8 CONSTRUCT 6' MASONRY WALL PER SPANISH FORK CITY STANDARD DRAWING 6-11.0, SEE D1-02.


RENAISSANCE PLACE
40 NORTH
STA. 14+00 TO STA. 10+00
SPANISH FORK, UTAH
SHEET NO.
PP-03
ATLAS ENGINEERING L.L.C.
PHONE: 801-855-0586
FAX: 801-855-0109
946 E 800 N, SUITE A
SPANISH FORK, UT 84660
CONSTRUCTION NOTES
1. INSTALL 8" CULINARY WATER VALVE.
2. LOCATE AND TIE TO EXISTING 8" CULINARY WATERLINE.
3. EXISTING IRRIGATION DITCH TO BE REMOVED.
4. EX. FENCE TO BE REMOVED.
5. INSTALL PRE-HYDRANT PER SPANISH FORK CITY STANDARDS.
6. ALIGN PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN.
7. CONST. 153 L.F. 15" RCP STORM DRAIN @ 19.57%
SCALE 1" = 20'
SCALE 1" = 40'
40 NORTH
920 WEST
FINISHED GRADE
EXISTING GROUND
MATCH LINE - SEE SHEET PP-02


RENAISSANCE PLACE
DETAIL SHEET
SPANISH FORK, UTAH
SHEET NO.
DT-01
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
61.85' ROW - 920 WEST
52' ROW - STREET 1
STORM DRAIN 2
STORM DRAIN 1
EX. PROPERTY LINE
EX. SIDEWALK
EX. CURB
EX. ASPHALT
SAWCUT EXISTING ASPHALT
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
MIN. 8" UBC
8" SUBBASE
CURB & GUTTER
SIDEWALK MIN. 4" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
PROPERTY LINE
CL
APP TOP. 17'
20.33'
61.85'
2%
2.5%
-NTS-

RENAISSANCE PLACE
DETAIL SHEET
SPANISH FORK, UTAH
SHEET NO.
DT-02
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0104
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
NO.
REMARKS
BY
DATE
STANDARD DRAWING
WALL FRONT VIEW
WALL PLAN VIEW
NOTES:















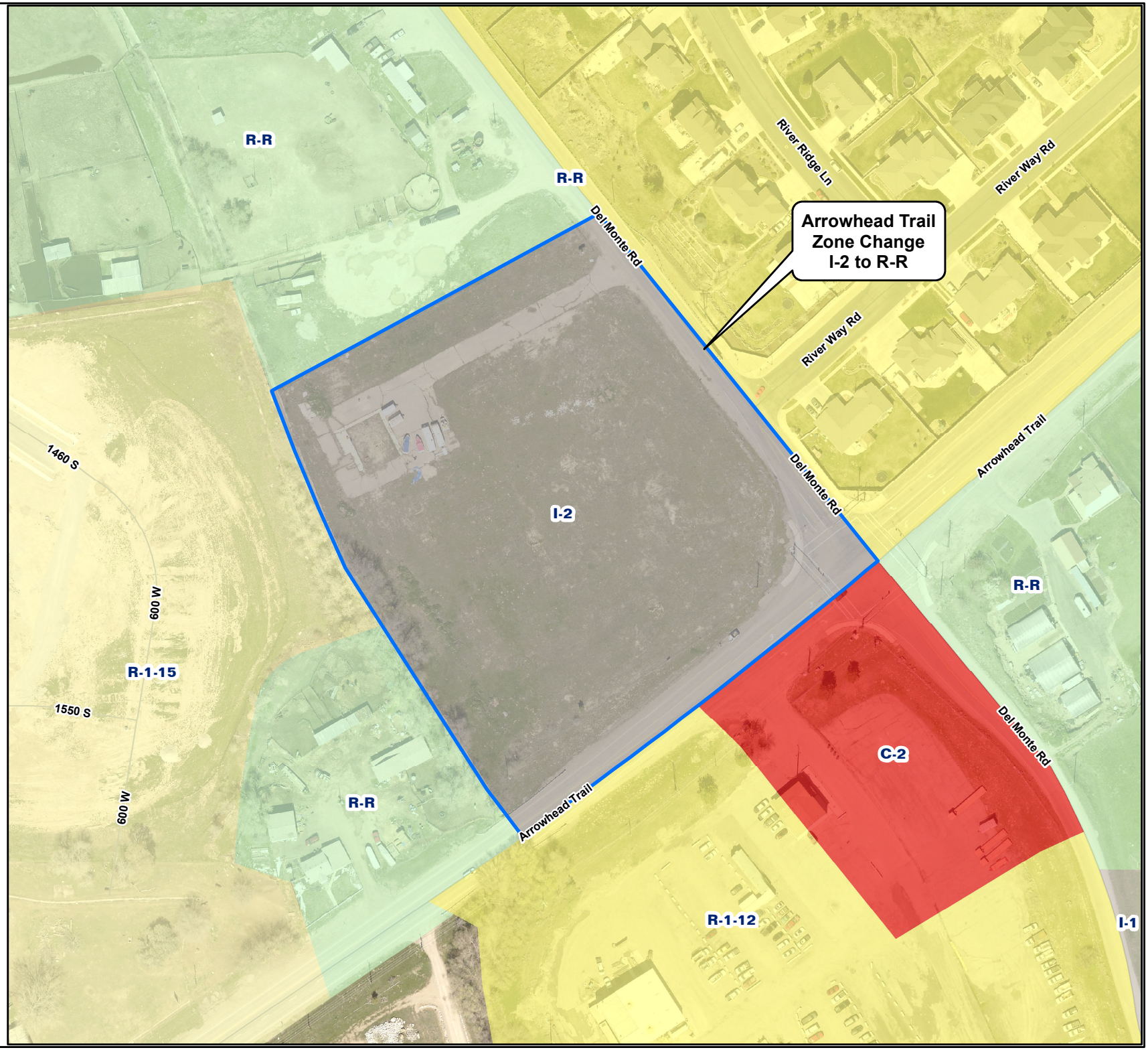






Spanish Fork Map Zone Change

1 " = 150 Ft



Legend

- Zone Change Boundary
- R-R
- R-1-15
- R-1-12
- C-2
- I-1
- I-2
- Road Names
- Yes

Print Date: 6/4/2019

SPANISH FORK PUBLIC WORKS

Spanish Fork City GIS
40 South Main St
Spanish Fork, UT 84660
GIS Phone Numbers;
(801) 804-4571 (Administrator)
(801) 804-4570 (Intern)
(801) 804-4572 (Intern)

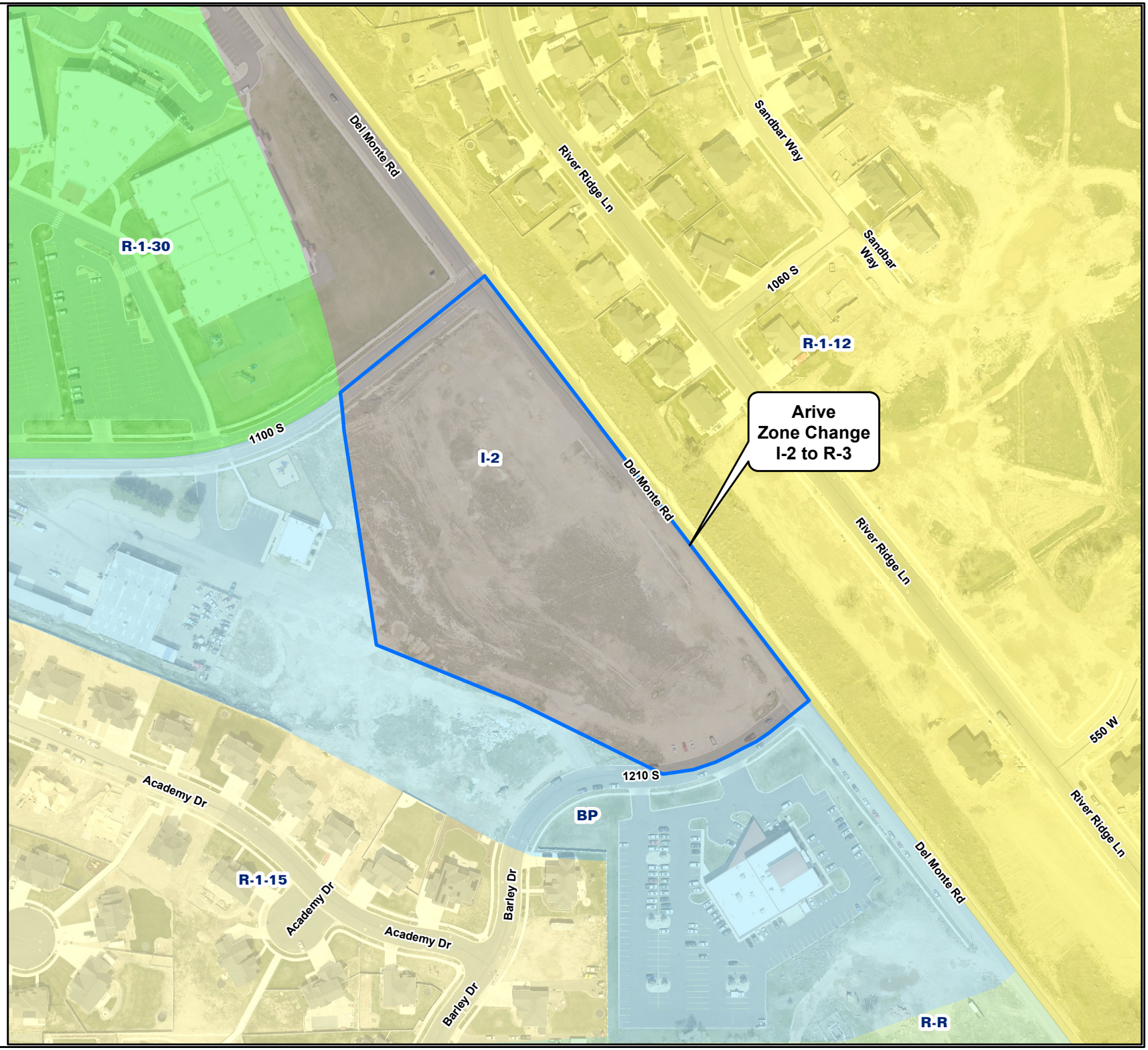
Disclaimer: Spanish Fork City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Spanish Fork City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps or any of the information contained herein. Portions may be copied for incidental uses, but may not be resold.

Spanish Fork Map Zone Change

1 " = 200 Ft

Legend

- Zone Change Boundary
- R-R
- R-1-30
- R-1-15
- R-1-12
- BP
- I-2
- Road Names
- Yes



Print Date: 6/4/2019

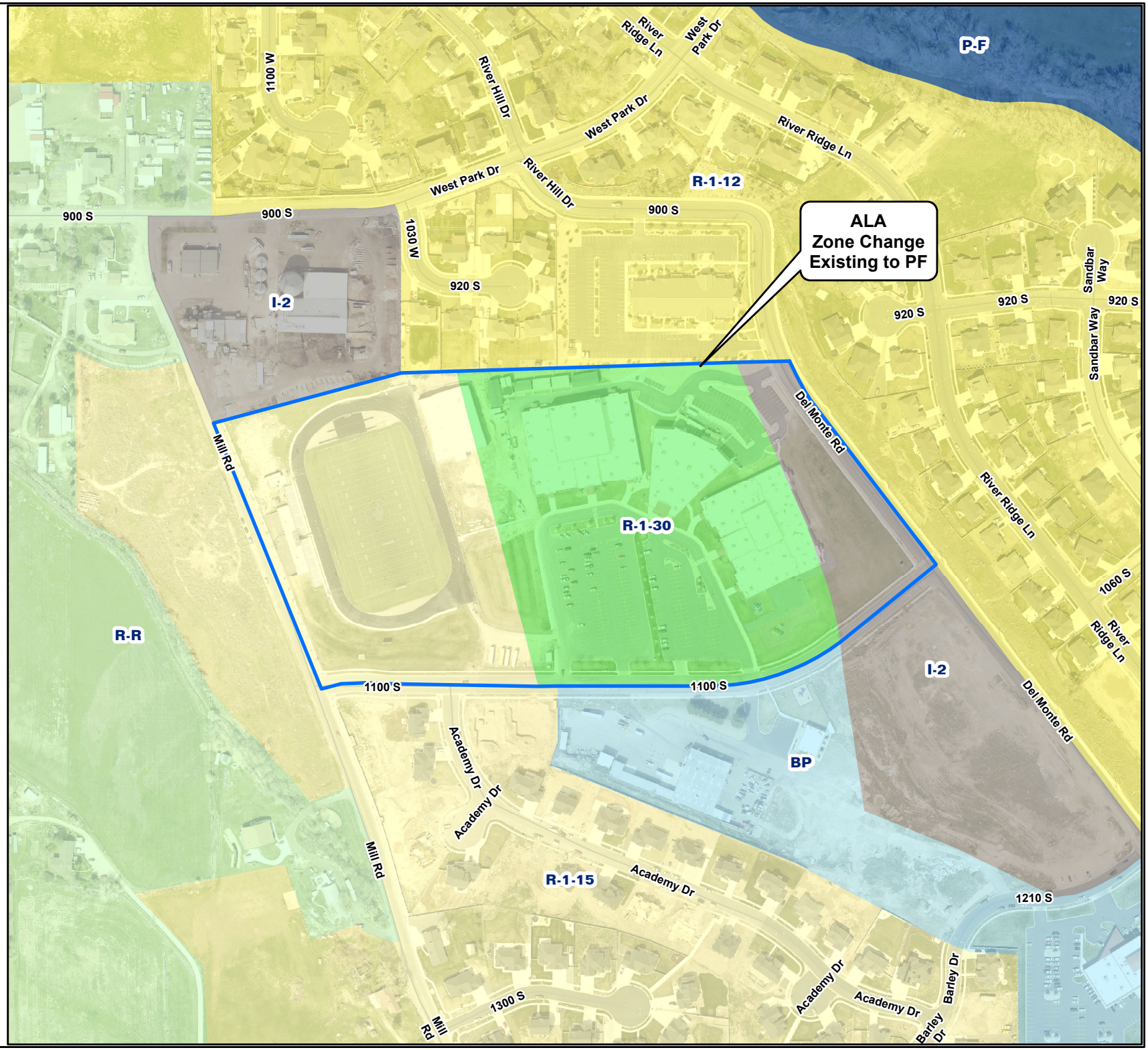
SPANISH FORK PUBLIC WORKS

Spanish Fork City GIS
40 South Main St
Spanish Fork, UT 84660
GIS Phone Numbers;
(801) 804-4571 (Administrator)
(801) 804-4570 (Intern)
(801) 804-4572 (Intern)

Disclaimer: Spanish Fork City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Spanish Fork City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps or any of the information contained herein. Portions may be copied for incidental uses, but may not be resold.

Spanish Fork Map Zone Change

1 " = 300 Ft



Legend

- Zone Change Boundary
- R-R
- R-1-30
- R-1-15
- R-1-12
- P-F
- BP
- I-2
- Road Names
- Yes

Print Date: 6/4/2019

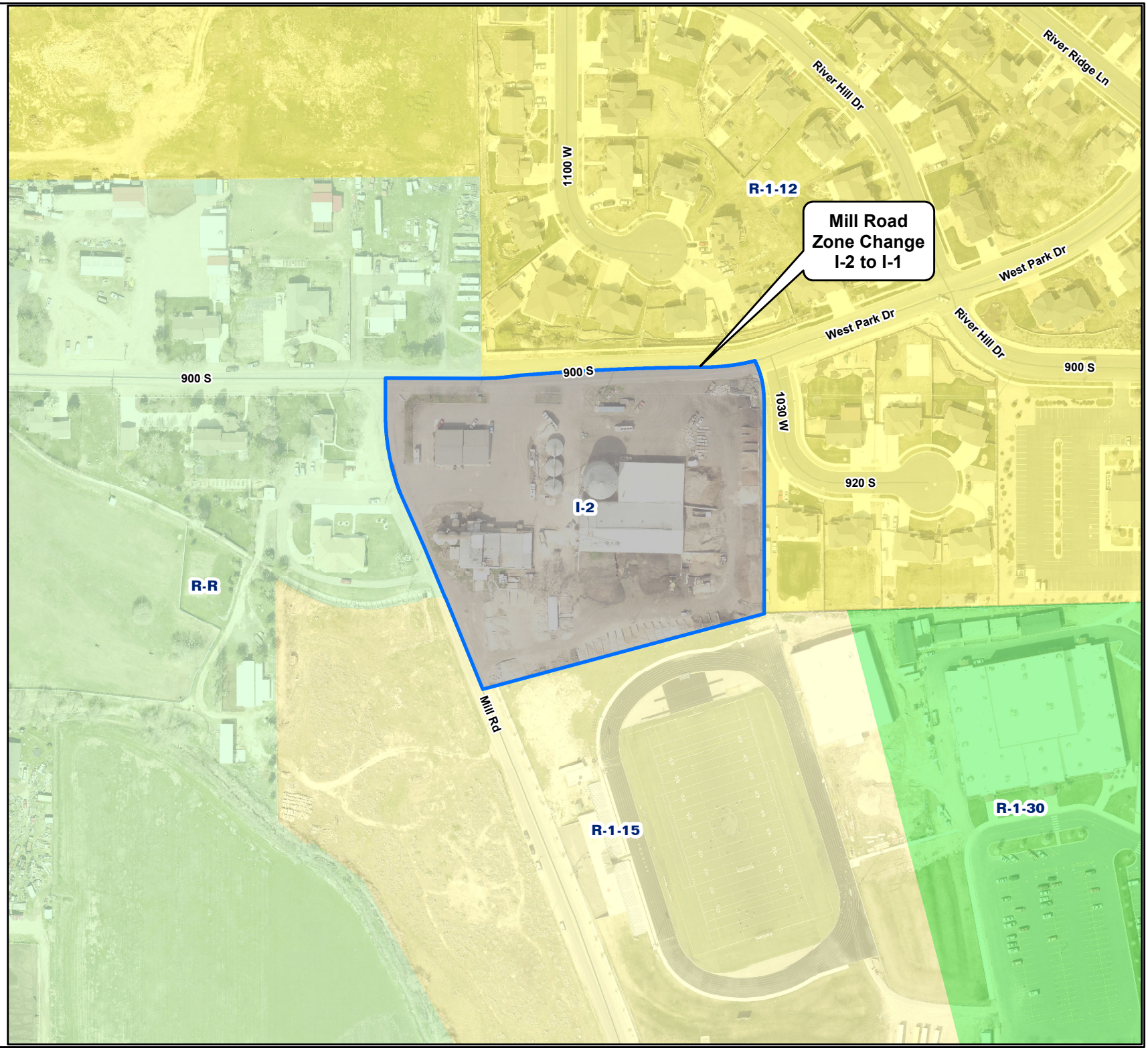
SPANISH FORK PUBLIC WORKS

Spanish Fork City GIS
40 South Main St
Spanish Fork, UT 84660
GIS Phone Numbers;
(801) 804-4571 (Administrator)
(801) 804-4570 (Intern)
(801) 804-4572 (Intern)

Disclaimer: Spanish Fork City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Spanish Fork City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps or any of the information contained herein. Portions may be copied for incidental uses, but may not be resold.

Spanish Fork Map Zone Change

1 " = 200 Ft



Legend

- Zone Change Boundary
- R-R
- R-1-30
- R-1-15
- R-1-12
- I-2
- Road Names
- Yes

Print Date: 6/4/2019

SPANISH FORK PUBLIC WORKS

Spanish Fork City GIS
40 South Main St
Spanish Fork, UT 84660
GIS Phone Numbers;
(801) 804-4571 (Administrator)
(801) 804-4570 (Intern)
(801) 804-4572 (Intern)

Disclaimer: Spanish Fork City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Spanish Fork City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps or any of the information contained herein. Portions may be copied for incidental uses, but may not be resold.