Wednesday, October 2, 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. New Development Applications

Subject	**A. New Development Applications**
Meeting	Oct 2, 2019 - Development Review Committee
Category	1. New Development Applications
Access	Public
Type	Discussion

Okelberry Trucking Phase 3

2. Final Plat

Subject	**A. Legacy Townhomes Phase 1**
Meeting	Oct 2, 2019 - Development Review Committee
Category	2. Final Plat
Access	Public
Type	Action, Discussion

File Attachments
report.drc.legacytownhomesphase1.10-2-2019.pdf (5,620 KB)

Subject	**B. Maple Park Estates Plat D**
Meeting	Oct 2, 2019 - Development Review Committee
Category	2. Final Plat
Access	Public
Type	Action, Discussion

File Attachments
report.drc.mapleparkestatesplatd.10-2-2019.pdf (8,912 KB)

3. Title 15 Amendments

Subject	**A. Title 15.4.12.070**
Meeting	Oct 2, 2019 - Development Review Committee
Category	3. Title 15 Amendments
Access	Public
Type	Action, Discussion

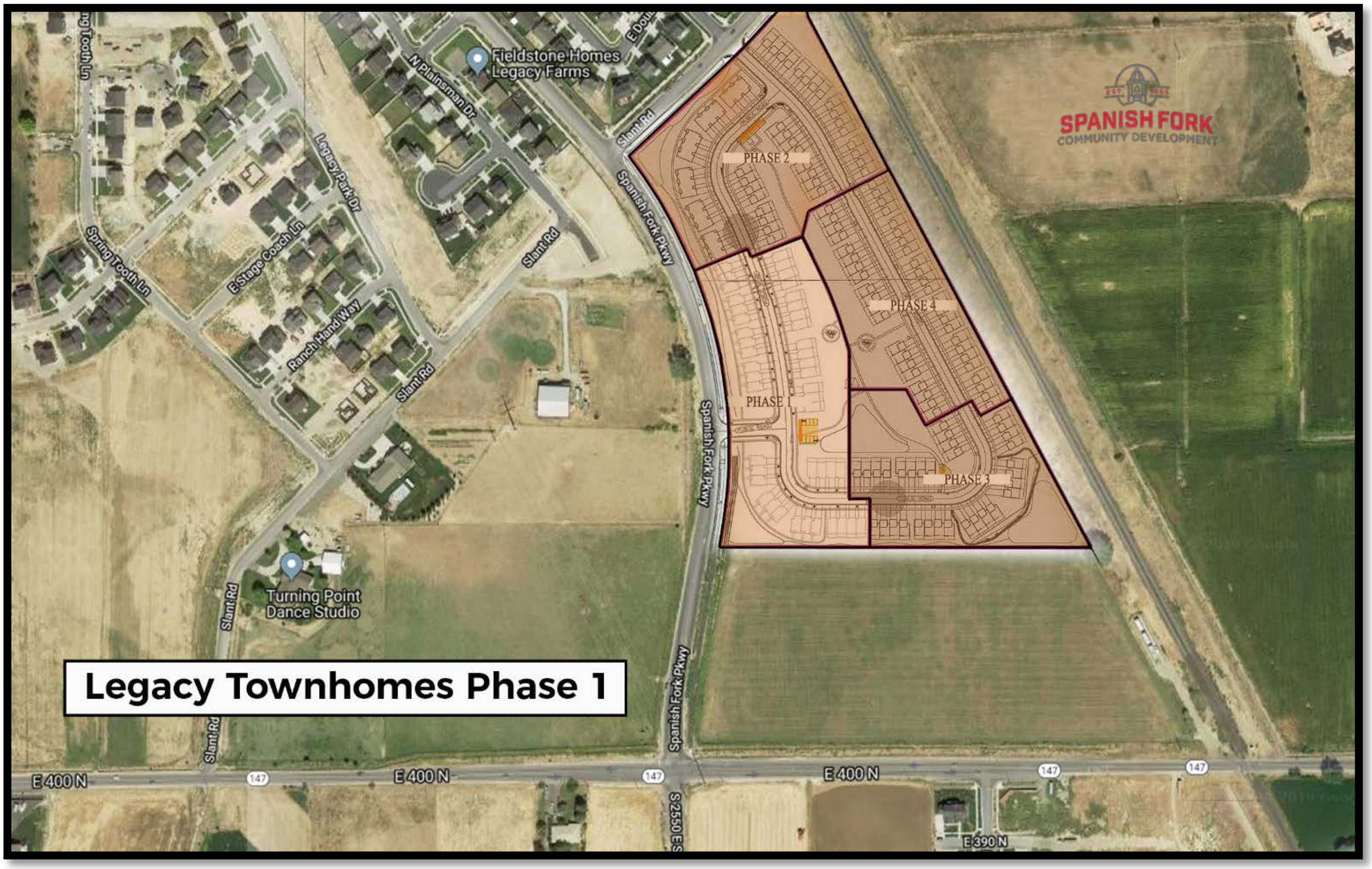
File Attachments
Title 15 Change - 15.4.12.070 - Reimbursable Projects.pdf (144 KB)

4. Discussion Item

Subject	**A. Trail Discussion in the River Run Townhomes**
Meeting	Oct 2, 2019 - Development Review Committee
Category	4. Discussion Item
Access	Public
Type	

Subject	**B. Parking Lot Fence**
Meeting	Oct 2, 2019 - Development Review Committee
Category	4. Discussion Item
Access	Public
Type	

5. Adjourn



Legacy Townhomes Phase 1 Final Plat Approval Request

October 2, 2019, Development Review Committee.

Located at 400 North, Spanish Fork Parkway, including 7.06 acres.

The subject property is zoned R-3.

The applicant has requested that a Final Plat be approved.

Key Issues

1. Preconstruction Meeting.
2. Preliminary Plat
3. Exterior Wall.

Recommendation

That the proposed Final Plat be approved based on the following finding and subject to the following condition:

Finding

1. That the application conforms to the City's General Plan Designation and Zoning Map.

Condition

1. That the applicant meet the City's Zoning requirements and Construction Standards.

Exhibits

1. Final Plat.
2. Vicinity Maps.

Exhibit 1

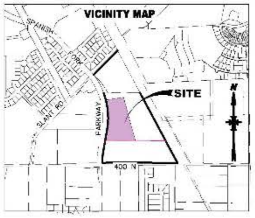
INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
EX-01	EXISTING CONDITIONS
PH-01	PHASING PLAN
PLAT	PHASE 1 – FINAL PLAT
SP-01	SITE & UTILITY PLAN
GR-01	GRADING PLAN
PP-01-3	PLAN & PROFILES
EC-01	EROSION CONTROL PLAN
DT-01	TYPICAL DETAILS

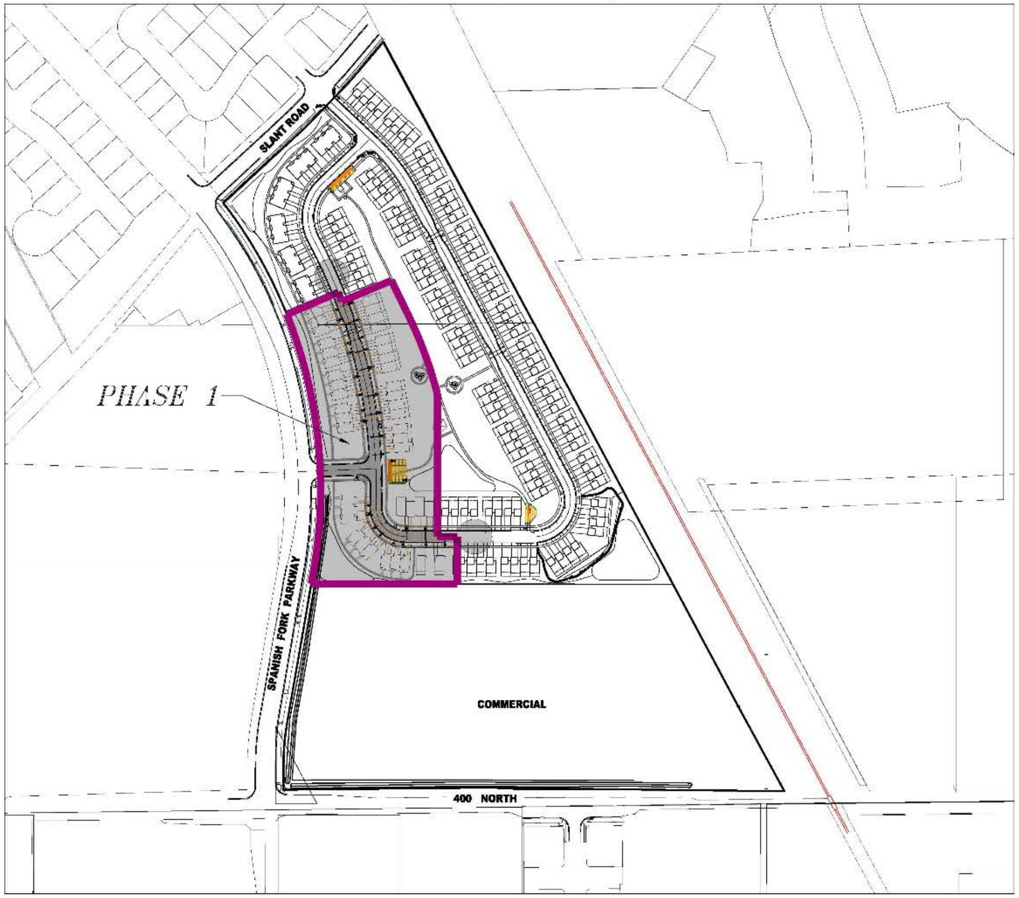
LEGACY TOWNHOMES - PHASE 1

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	15" 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 SFCN 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.
4. PROVIDE NECESSARY SLEEVES FOR PRESSURIZED IRRIGATION SERVICE TO FUTURE PHASES.
5. ALL UNITS SHALL HAVE THEIR OWN SEPARATE SEWER AND WATER LATERALS ALONG WITH CLEANOUTS AND METERS.

ALL IMPROVEMENTS AND DETAILS PER SPANISH FORK CITY CONSTRUCTION STANDARDS

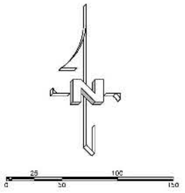
PROJECT STATISTICS	
ZONE	R-3
TOTAL AREA	5.95 ac.
ROAD	1.29 ac.
OPEN/LANDSCAPE	3.66 ac.
LOT AREA	1.00 ac.
UNITS	42 units
DENSITY	7.06/dua

PROJECT ENGINEER
& SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH: 801.376.2245

PROJECT DEVELOPER

SALISBURY DEVELOPMENT
494 WEST 1300 NORTH
SPRINGVILLE, UTAH 84663
(801)491-9091



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

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

NOT FOR
CONSTRUCTION
8/7/19

LEGACY TOWNHOMES – PHASE 1
A SALISBURY DEVELOPMEMT
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 16 TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN

DATE: 8.7.2019
PROJECT: 8

REVISIONS:
1
2
3

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

Exhibit 1

region
Engineering
& Surveying
1776 N. State St. #110
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SALT LAKE BASE & MERIDIAN

DATE: 8.7.2019
PROJECT #
REVISIONS:
1
2
3

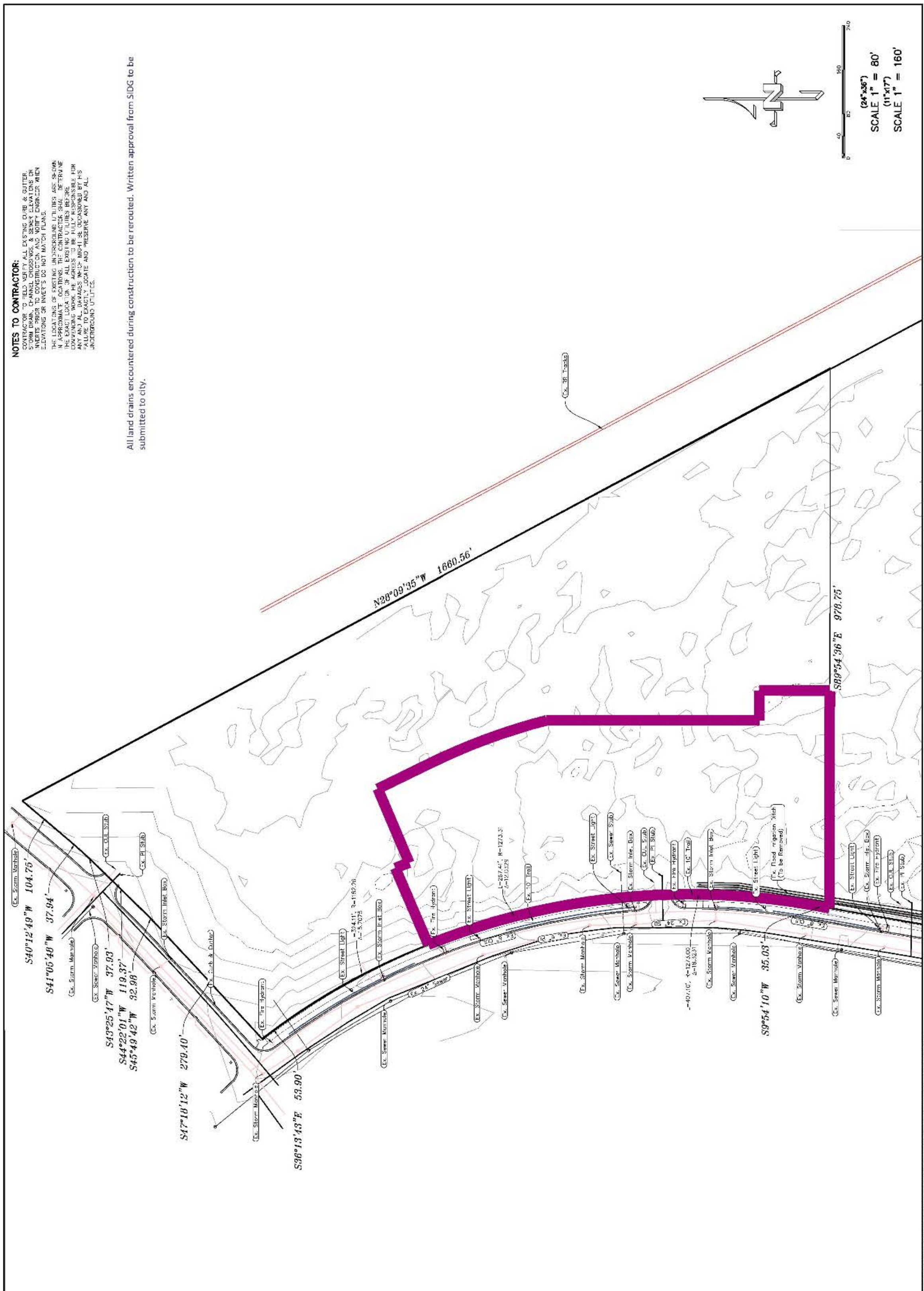
SHEET NAME: EXISTING CONDITIONS
SHEET: EX-01

NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

All land drains encountered during construction to be rerouted. Written approval from SIDG to be submitted to city.



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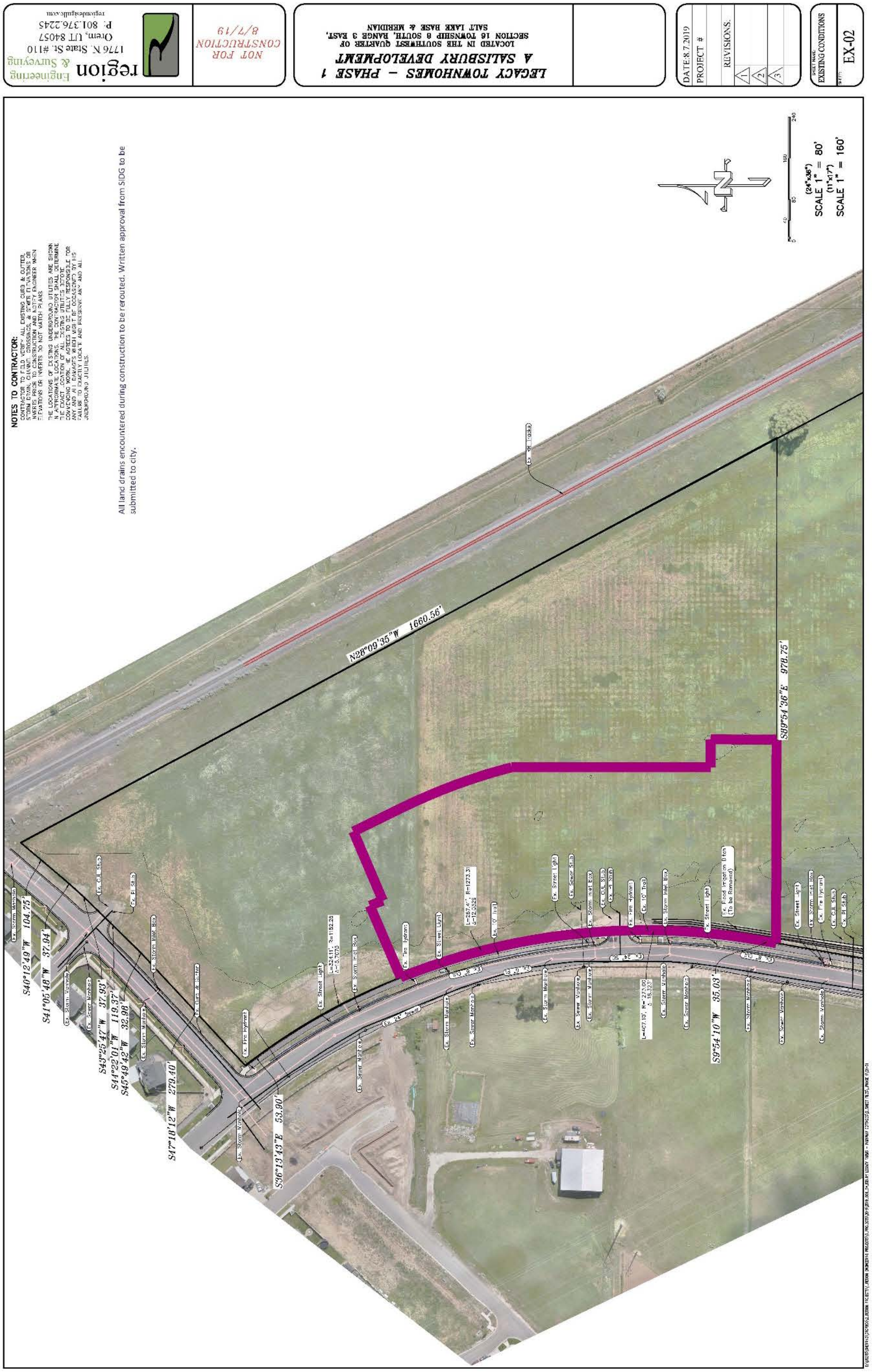

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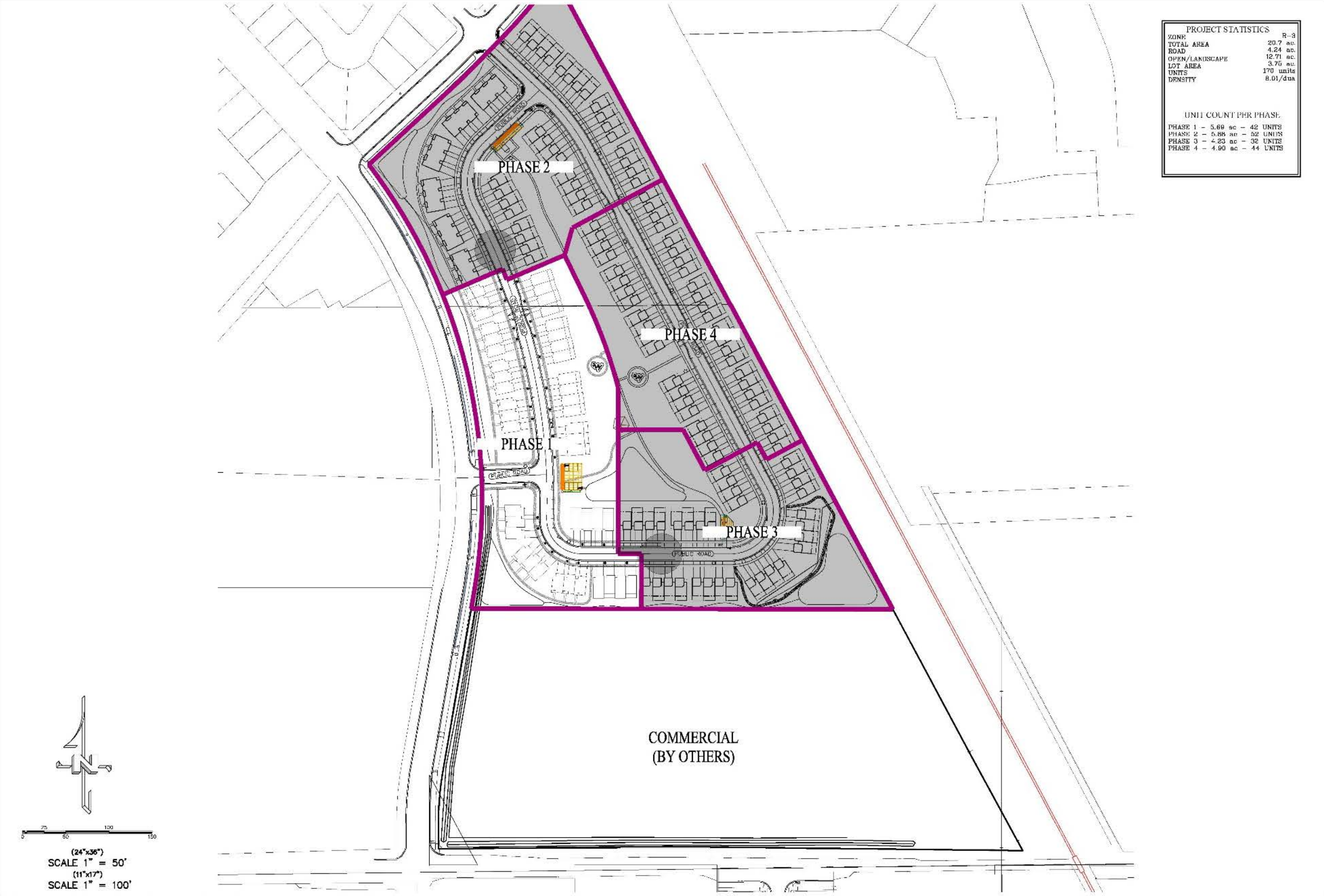

PROJECT STATISTICS

ZONE	R-3
TOTAL AREA	20.7 ac.
ROAD	4.24 ac.
OPEN/LANDSCAPE	12.71 ac.
LOT AREA	3.75 ac.
UNITS	170 units
DENSITY	8.01/dua

UNIT COUNT PER PHASE

PHASE 1 – 5.69 ac – 42 UNITS
PHASE 2 – 5.88 ac – 52 UNITS
PHASE 3 – 4.23 ac – 32 UNITS
PHASE 4 – 4.90 ac – 44 UNITS

region Engineering & Surveying
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Orem, UT 84057
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regiondesignllc.com

NOT FOR CONSTRUCTION 8/7/19

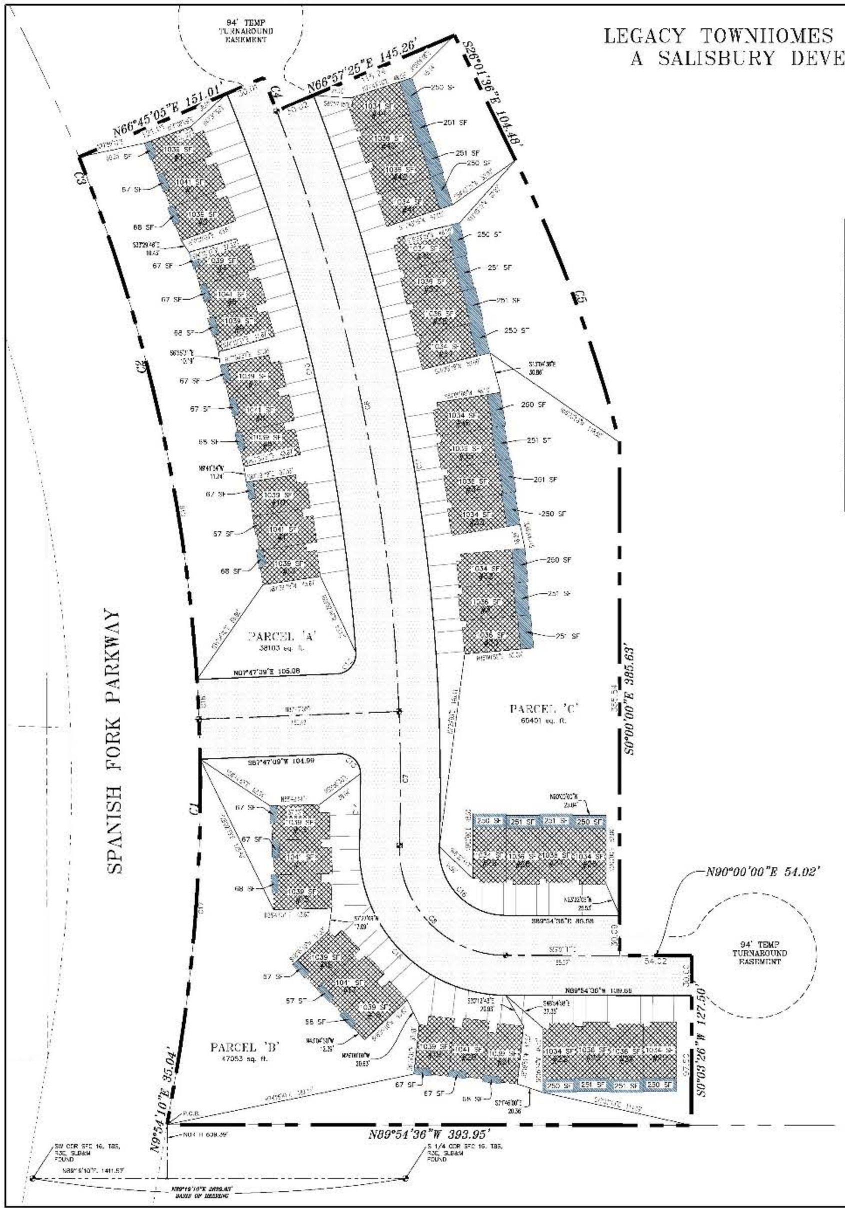
LEGACY TOWNHOMES – PHASE 1
A SALISBURY DEVELOPMEMT
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 16 TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN

DATE:8.7.2019
PROJECT #
REVISIONS:
1
2
3

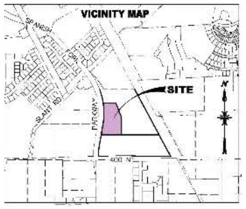
SHEET NAME
PHASING PLAN
SHEET #
PH-01

Exhibit 1

LEGACY TOWNHOMES – PHASE 1
A SALISBURY DEVELOPMENT



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	407.10'	1273.00'	405.37'	N0°14'29"E	18°19'25"
C2	267.46'	1273.31'	266.96'	N14°25'27"W	12°02'05"
C3	30.50'	1273.00'	30.50'	N01°04'56"W	1°22'22"
C4	26.83'	1423.00'	26.83'	S2°22'23"E	1°04'49"
C5	225.29'	1124.70'	225.91'	S32°15'46"E	11°31'11"
C6	462.42'	1423.00'	460.38'	S11°31'25"E	18°37'07"
C7	100.72'	1423.00'	100.69'	S0°11'12"E	4°03'18"
C8	128.11'	80.00'	114.86'	S44°02'04"E	91°45'03"
C10	432.74'	1033.00'	431.00'	S12°53'57"W	17°47'06"
C11	576.16'	1453.00'	572.39'	S9°31'06"E	22°43'[illegible]
C12	24.05'	15.00'	21.56'	N11°51'00"E	91°52'17"
C13	24.05'	15.00'	21.56'	S48°10'43"W	91°52'17"
C14	53.09'	1384.00'	53.09'	N0°44'06"E	2°11'09"
C15	179.15'	110.00'	157.32'	N44°02'04"W	91°45'03"
C16	80.07'	50.00'	71.78'	S44°02'04"E	91°45'03"
C17	241.14'	1273.00'	240.78'	S4°08'34"W	10°51'13"
C18	60.01'	1274.00'	60.00'	N21°16'04"W	2°42'03"
C19	267.46'	1273.31'	266.96'	S14°25'27"E	12°02'05"



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SPRINGVILLE, UTAH 84663
(801)491 9091

NORTH
1" – 80

LEGEND

✦	FOUND SECTION COR. AS NOTED
✱	SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
◕	FOUND BRASS STREET MONUMENT
◕	SET STREET MONUMENT
—— - - ——	PROPERTY BOUNDARY
—— — ——	CENTERLINE
———	RIGHT-OF-WAY LINE
	LOT LINE
– – – – –	PUBLIC UTILITY EASEMENT
—— ——	SECTION LINE
△	CALCULATED POINT (NOT SET)

NOTES:

1. ALL OPEN SPACE AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
2. ALL BUILDING WALLS ARE PARALLEL WITH, OR PERPENDICULAR TO REFERENCE BEARING SHOWN ON BUILDING.
3. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
4. ALL BUILDING DIMENSIONS ARE TYPICAL.
5. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
6. NDCBU = NEIGHBORHOOD DELIVERY COLLECTION BOX UNIT
7. ALL INTERIOR SANITARY SEWER LINES, DETENTION BASINS AND OPEN SPACE, ARE OWNED AND MAINTAINED BY THE HOA.
8. ✱ TYPE I MONUMENT (ALUMINUM CAP & REBAR) TO BE SET REBAR AND CAP (PLS 368356) TO BE SET AT ALL BOUNDARY ANGLE POINTS.
9. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY OF INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.

QUESTAR APPROVAL

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF ____________, 20____

QUESTAR GAS COMPANY

BY ______________________

TITLE ______________________

SHEET 1 OF 2

Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 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.

Boundary Description

SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN;

for a distance of 151.01 feet to the beginning of a non-tangential curve, Said curve turning to the right through an angle

CONTAINING 5.95 ACRES OF LAND.

DATE

SURVEYOR
(See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, 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 HEREUNTO SET OUR HANDS THIS ____________ DAY OF ____________, A.D. 20____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THIS ________, DAY OF ____________, 20___, 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 ____________ ACKNOWLEDGEMENT TO ME THAT SAID CORPORATON EXECUTED THE SAME.

MY COMMISSION EXPIRES ____________

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

SPANISH FORK CITY APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ______ DAY OF ____________, A.D. 20____

APPROVED BY CITY MANAGER

APPROVED BY CITY ATTORNEY

COMMUNITY DEVELOPMENT DIRECTOR

ENGINEER
(See Seal Below)

ATTEST ____________
CLERK-RECORDER
(See Seal Below)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

CITY-COUNTY HEALTH DEPARTMENT

LEGACY TOWNHOMES – PHASE 1
A SALISBURY DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
RESIDENTIAL SUBDIVISION

SPANISH FORK
UTAH COUNTY, UTAH

SCALE: 1" – 60 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
No. 368356 ROBBIN J. MULLEN			

This form approved by Utah County and the municipalities therein.

Exhibit 1

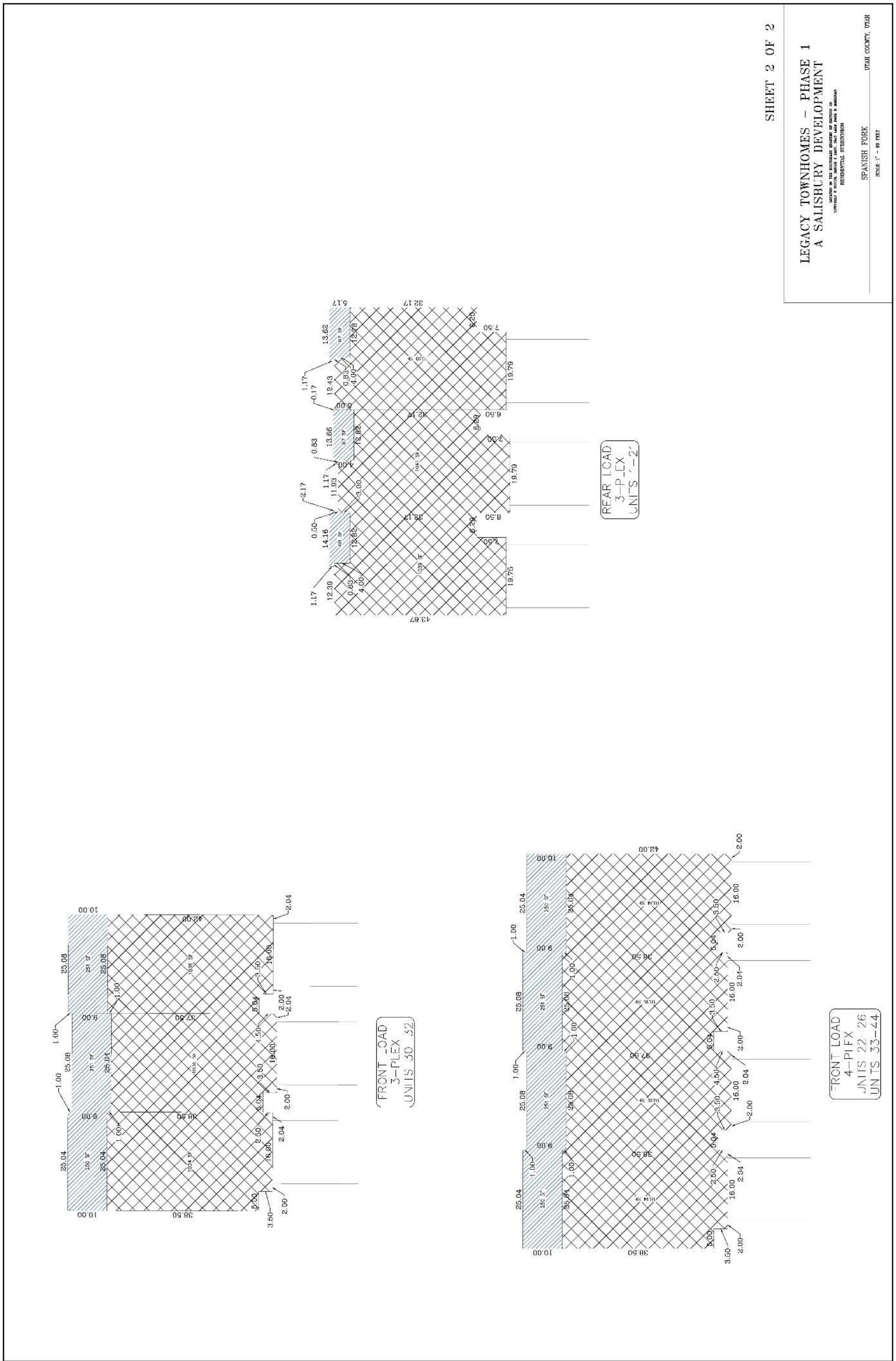
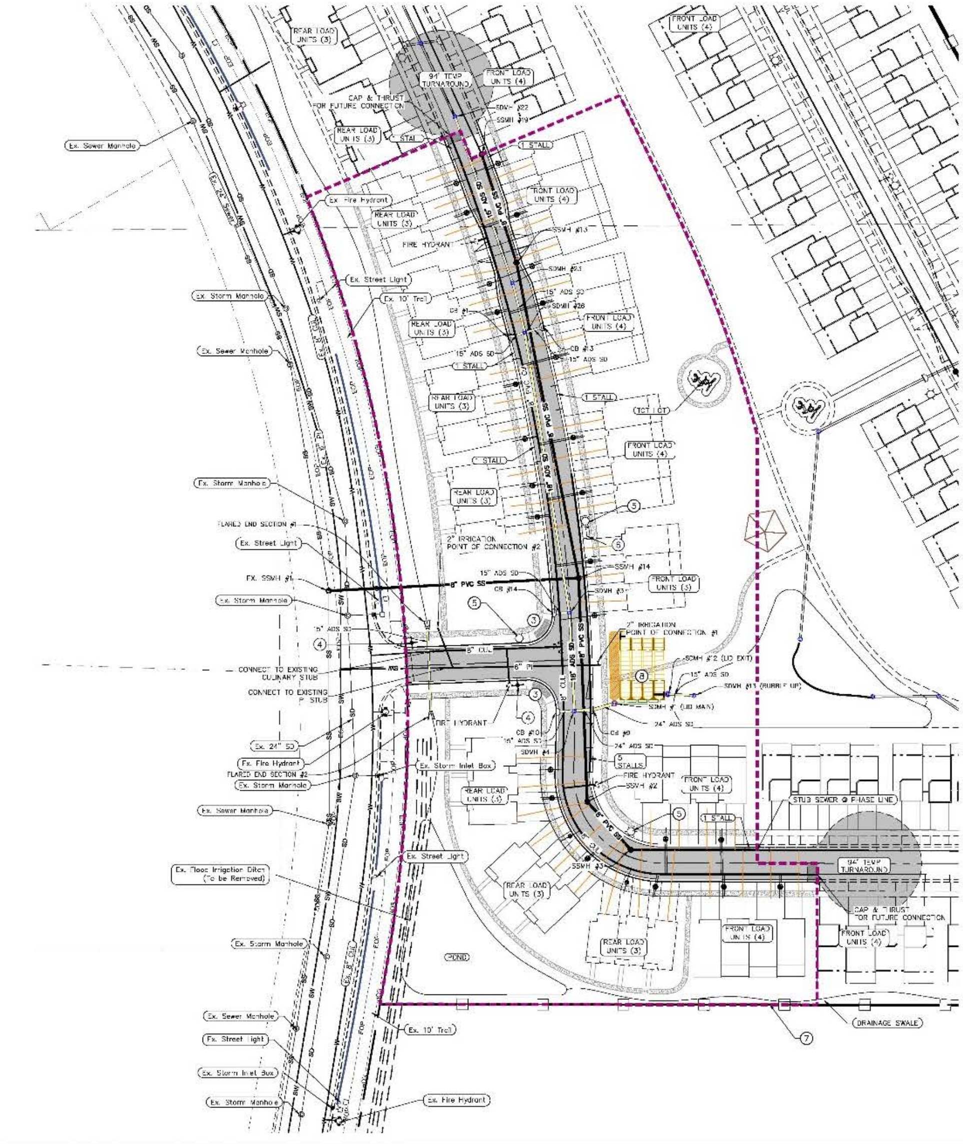
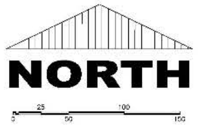

SHEET 2 OF 2
LEGACY TOWNHOMES – PHASE 1
A SALISBURY DEVELOPMENT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
RESIDENTIAL SUBDIVISION
SPANISH FORK
UTAH COUNTY, UTAH
SCALE: 1" = 80 FEET
REAR LOAD
3-PLEX
UNITS 1-21
FRONT LOAD
3-PLEX
UNITS 30-32
FRONT LOAD
4-PLEX
UNITS 22-26
UNITS 33-44

Exhibit 1



① SANITARY SEWER SERVICE LATERAL (PER SPANISH FORK CITY STANDARDS)
② CULINARY WATER SERVICE LATERAL (PER SPANISH FORK CITY STANDARDS)
③ ADA RAMP (PER SPANISH FORK CITY STANDARDS)
④ COMBO STOP/STREET SIGN
⑤ STREET LIGHT
⑥ COMMUNITY MAILBOX
⑦ 6' MASONRY FENCE (TAN IN COLOR) EAST & SOUTH SIDES ONLY (Provide City w/ Sample Prior to Approval – PRIOR TO FINAL)
⑧ STORM TECH LID SYSTEM (Final Design TBD by Others)
⑨ ALL PARKING STALLS TO BE CONCRETE

ALL IMPROVEMENTS AND DETAILS PER SPANISH FORK CITY CONSTRUCTION STANDARDS



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

NOTES

1. ANY CONSTRUCTION WILL BE TO CURRENT SPANISH FORK CITY STANDARDS.
2. ALL COMMON AREA IS TO BE A PUBLIC UTILITY EASEMENT.
3. THE LIMITED COMMON AREA SHOWN IS FOR REFERENCE ONLY. IT WILL BE DEFINED AS THE INDIVIDUAL DRIVEWAY FOR EACH UNIT RESPECTIVELY, REGARDLESS IF IT IS CONSTRUCTED EXACTLY AS SHOWN HEREON.
4. ALL BUILDING LINES SHOWN ARE PARALLEL OR PERPENDICULAR TO THE BUILDING BEARING SHOWN HEREON.
5. ALL CULINARY WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, AND ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVER HEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
6. IF SEWER CLEANOUT IS LOCATED WITHIN DRIVEWAY, A TRAFFIC RATED LID MUST BE USED.
7. IF CULINARY METER IS LOCATED IN DRIVEWAY, A 4 FOOT MANHOLE SECTION AND LID MUST BE USED.

region Engineering & Surveying
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Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

NOT FOR CONSTRUCTION
8/7/19

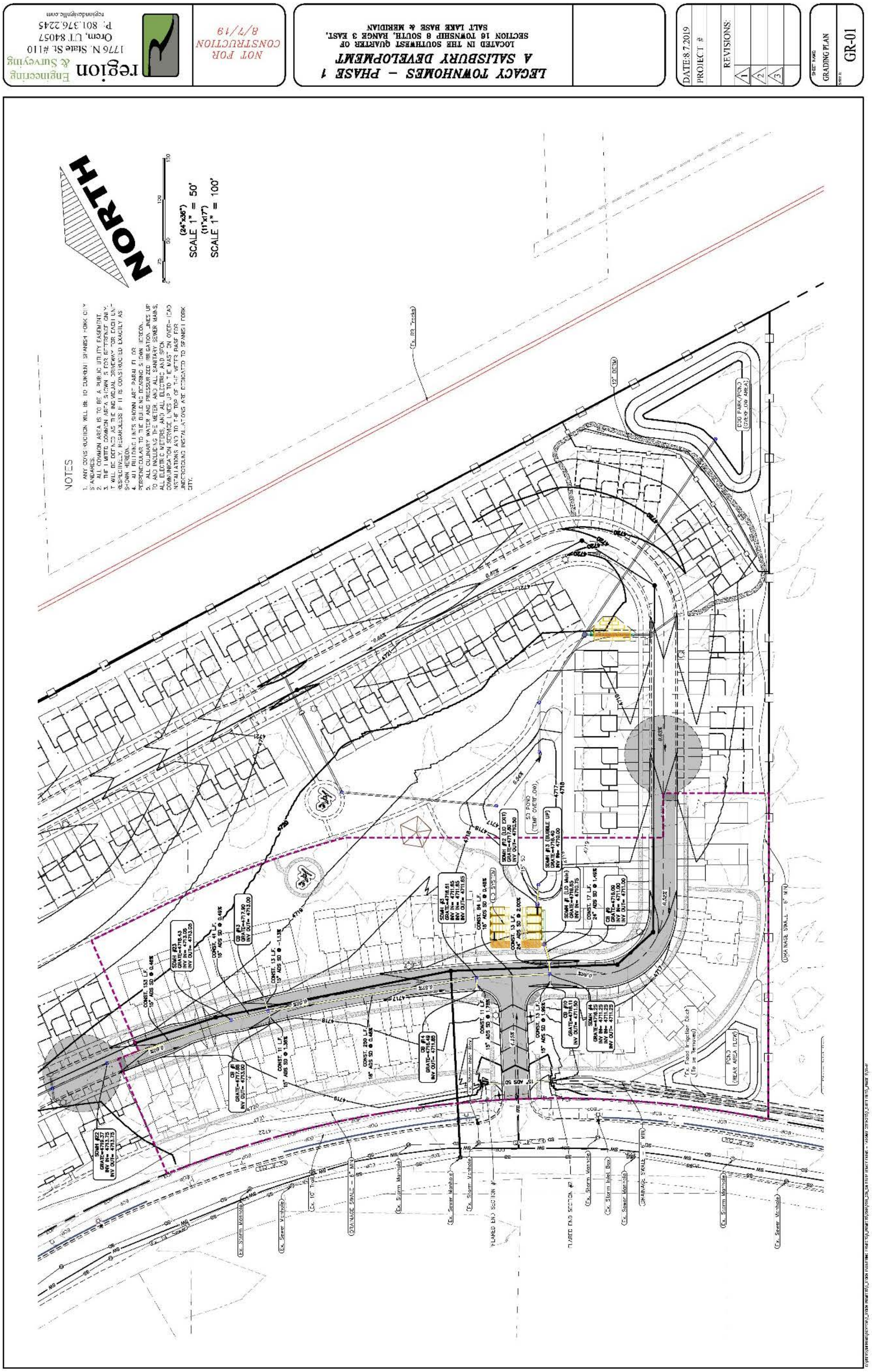
LEGACY TOWNHOMES – PHASE 1
A SALISBURY DEVELOPMEMT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN

DATE:8.7.2019
PROJECT #

REVISIONS:	
1	
2	
3	

SHEET NAME:
SITE/UTILITY PLAN
SHEET:
UP-01

Exhibit 1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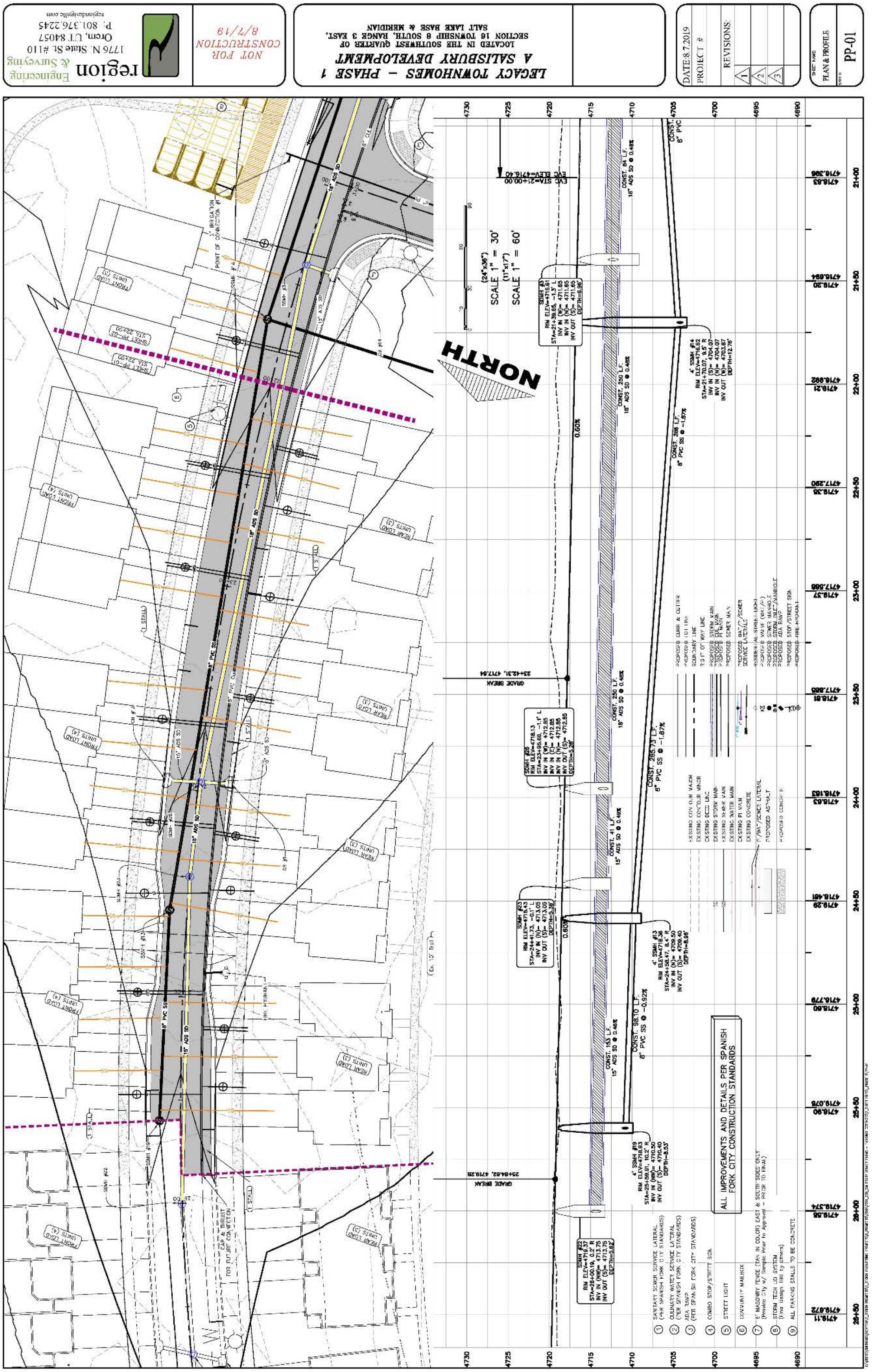
SALT LAKE BASE & MERIDIAN
DATE: 8.7.2019
PROJECT #
REVISIONS:
1
2
3
SHEET NAME
GRADING PLAN
GR-01
NORTH
SCALE 1" = 50'
(24"x36")
SCALE 1" = 100'
(11"x17")
NOTES
DOG PARK/POND
SD POND
POND

Exhibit 1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P: 801.376.2245
regionlandsurvey.com
DATE: 8.7.2019
PROJECT #
REVISIONS:
PLAN & PROFILE
PP-01
NORTH
SCALE 1" = 30' (24"x36")
SCALE 1" = 60' (11"x17")
ALL IMPROVEMENTS AND DETAILS PER SPANISH FORK CITY CONSTRUCTION STANDARDS
CONST. 84 L.F. 18" ADS SD @ 0.48%
CONST. 250 L.F. 18" ADS SD @ 0.48%
CONST. 266 L.F. 8" PVC SS @ -1.87%
CONST. 285.73 L.F. 8" PVC SS @ -1.87%
CONST. 41 L.F. 15" ADS SD @ 0.46%
CONST. 153 L.F. 15" ADS SD @ 0.46%
CONST. 98.10 L.F. 8" PVC SS @ -0.92%
0.60%
GRADE BREAK
21+00
21+50
22+00
22+50
23+00
23+50
24+00
24+50
25+00
25+50
26+00
26+50
4730
4725
4720
4715
4710
4705
4700
4695
4690

October 2, 2019

Exhibit 1

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P. 801.376.2245
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LEGACY TOWNHOMES – PHASE 1
A SALISBURY DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 16 TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN

DATE:8.7.2019
PROJECT #
REVISIONS.
1
2
3

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-02

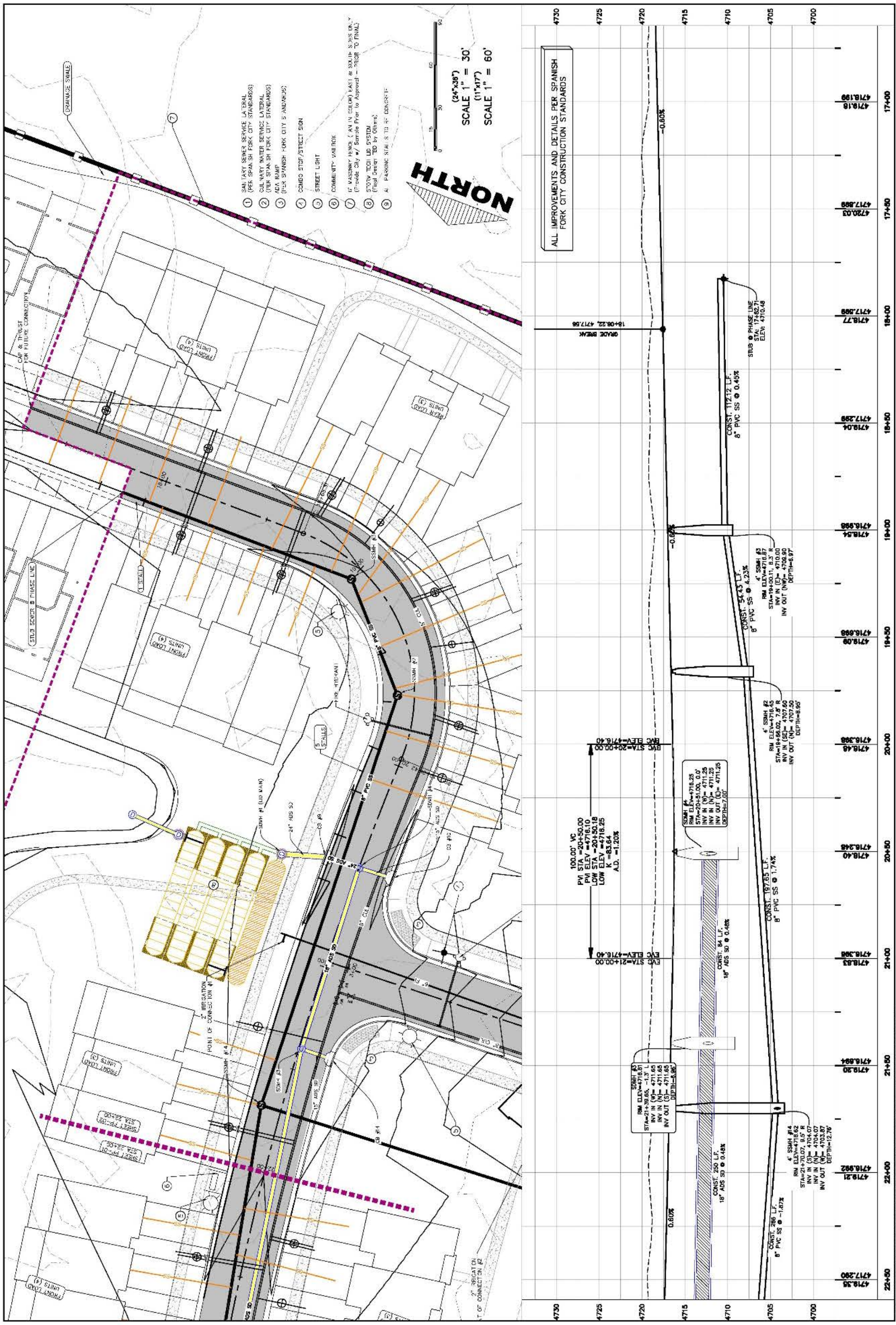
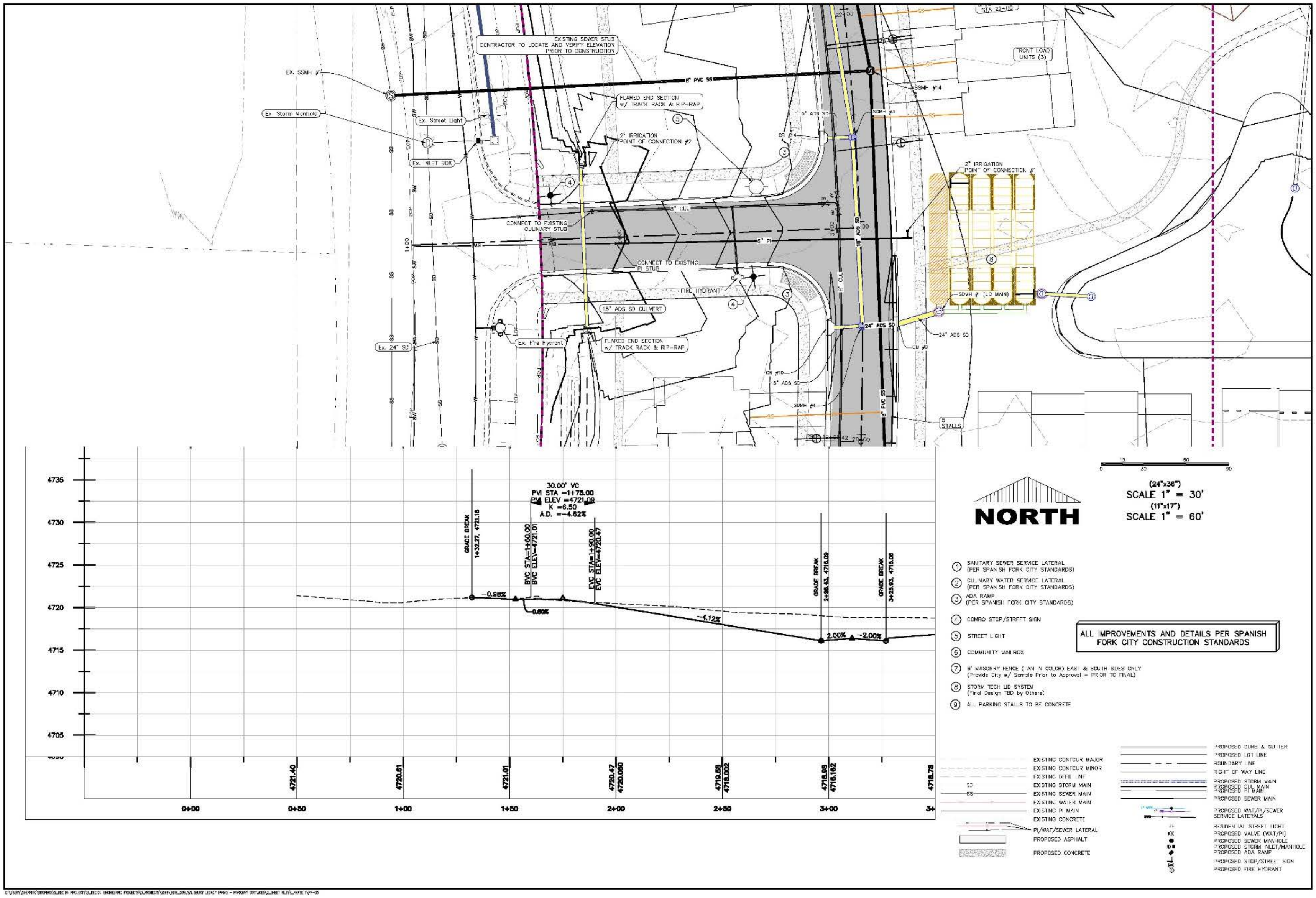

① SANITARY SEWER SERVICE LATERAL (PER SPANISH FORK CITY STANDARDS)
② CULINARY WATER SERVICE LATERAL (PER SPANISH FORK CITY STANDARDS)
③ ADA RAMP (PER SPANISH FORK CITY STANDARDS)
④ COMBO STOP/STREET SIGN
⑤ STREET LIGHT
⑥ COMMUNITY MAILBOX
⑦ 6' MASONRY FENCE (TAN IN COLOR) EAST & SOUTH SIDES ONLY (Provide City w/ Sample Prior to Approval – PRIOR TO FINAL)
⑧ STORM TECH UG SYSTEM (Final Design TBD by Others)
⑨ ALL PARKING STALLS TO BE CONCRETE
0
15
30
60
90
(24"x36") SCALE 1" = 30'
(11"x17") SCALE 1" = 60'
NORTH
DRAINAGE SWALE
CAP & TRUST FOR FUTURE CONNECTIVITY
FRONT LOAD UNITS (4)
REAR LOAD UNITS (5)
FRONT LOAD UNITS (4)
STUB SEWER @ PHASE LINE
5 STALLS
5 STALLS
FIRE HYDRANT
SSMH #1 (LID KAN)
24" ADS SD
8" PVC SS
8" CUL
SSMH #2
SSMH #3
SSMH #4
2" IRRIGATION POINT OF CONNECTION #1
2" IRRIGATION POINT OF CONNECTION #2
FRONT LOAD UNITS (3)
FRONT LOAD UNITS (4)
ALL IMPROVEMENTS AND DETAILS PER SPANISH FORK CITY CONSTRUCTION STANDARDS
4730
4725
4720
4715
4710
4705
4700
-0.60%
GRADE BREAK 18+08.22, 4717.56
STUB @ PHASE LINE STA: 17+82.71 ELEV: 4710.48
CONST. 112.12 L.F. 8" PVC SS @ 0.45%
-0.60%
4' SSMH #3 RIM ELEV=4718.87 STA=19+00.11, 8.3' R INV IN (E)= 4710.00 INV OUT (NW)= 4709.90 DEPTH=8.97'
CONST. 54.43 L.F. 8" PVC SS @ 4.23%
4' SSMH #2 RIM ELEV=4716.45 STA=19+66.02, 7.8' R INV IN (SE)= 4707.60 INV IN (N)= 4707.60 INV OUT (N)= 4707.50 DEPTH=8.95'
BVC STA=20+00.00 BVC ELEV=4716.40
100.00' VC PVI STA =20+50.00 PVI ELEV =4716.10 LOW STA =20+50.18 LOW ELEV =4716.25 K =83.64 A.D. =1.20%
SDMH #4 RIM ELEV=4718.25 STA=20+51.00, 0.0' INV IN (W)= 4711.25 INV IN (N)= 4711.25 INV OUT (E)= 4711.25 DEPTH=7.00'
CONST. 197.85 L.F. 8" PVC SS @ 1.74%
EVC STA=21+00.00 EVC ELEV=4716.40
CONST. 84 L.F. 18" ADS SD @ 0.48%
SDMH #3 RIM ELEV=4716.51 STA=21+39.65, -1.3' INV IN (W)= 4711.65 INV IN (N)= 4711.65 INV OUT (S)= 4711.65 DEPTH=5.86'
4' SSMH #4 RIM ELEV=4716.62 STA=21+70.07, 9.5' R INV IN (S)= 4704.07 INV IN (N)= 4704.07 INV OUT (W)= 4703.87 DEPTH=12.76'
CONST. 250 L.F. 18" ADS SD @ 0.48%
0.60%
CONST. 286 L.F. 8" PVC SS @ 1.67%
4718.199 4718.16
4717.899 4720.03
4717.599 4717.77
4717.299 4718.04
4716.999 4716.54
4716.699 4716.09
4716.398 4716.48
4716.248 4716.40
4716.398 4716.83
4716.694 4716.50
4716.992 4716.21
4717.290 4716.35
17+00
17+50
18+00
18+50
19+00
19+50
20+00
20+50
21+00
21+50
22+00
22+50

Exhibit 1



① SANITARY SEWER SERVICE LATERAL
(PER SPANISH FORK CITY STANDARDS)

② CULINARY WATER SERVICE LATERAL
(PER SPANISH FORK CITY STANDARDS)

③ ADA RAMP
(PER SPANISH FORK CITY STANDARDS)

④ COMBO STOP/STREET SIGN

⑤ STREET LIGHT

⑥ COMMUNITY MAILBOX

⑦ 6' MASONRY FENCE (TAN IN COLOR) EAST & SOUTH SIDES ONLY
(Provide City w/ Sample Prior to Approval – PRIOR TO FINAL)

⑧ STORM TECH LID SYSTEM
(Final Design TBD by Others)

⑨ ALL PARKING STALLS TO BE CONCRETE

ALL IMPROVEMENTS AND DETAILS PER SPANISH FORK CITY CONSTRUCTION STANDARDS

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LEGACY TOWNHOMES – PHASE 1
A SALISBURY DEVELOPMEMT
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 16 TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN

DATE: 8.7.2019
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE

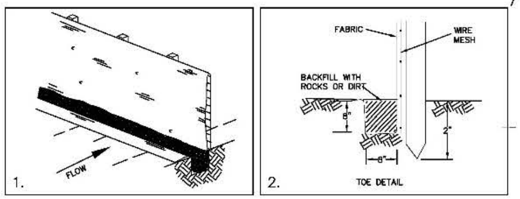
SHEET:
PP-03

October 2, 2019

Exhibit 1

EROSION CONTROL NOTES

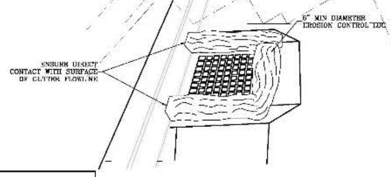
1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.
2. EROSION CONTROL – A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) WILL BE SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.
4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPES. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.
5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.
6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATION BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED. FOR MORE INFORMATION, SEE SHEET 7.
7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL BE INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.
8. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES, STRAW BALES, OR WATTLE.
9. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.
10. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.
11. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.
12. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.
13. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.
14. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

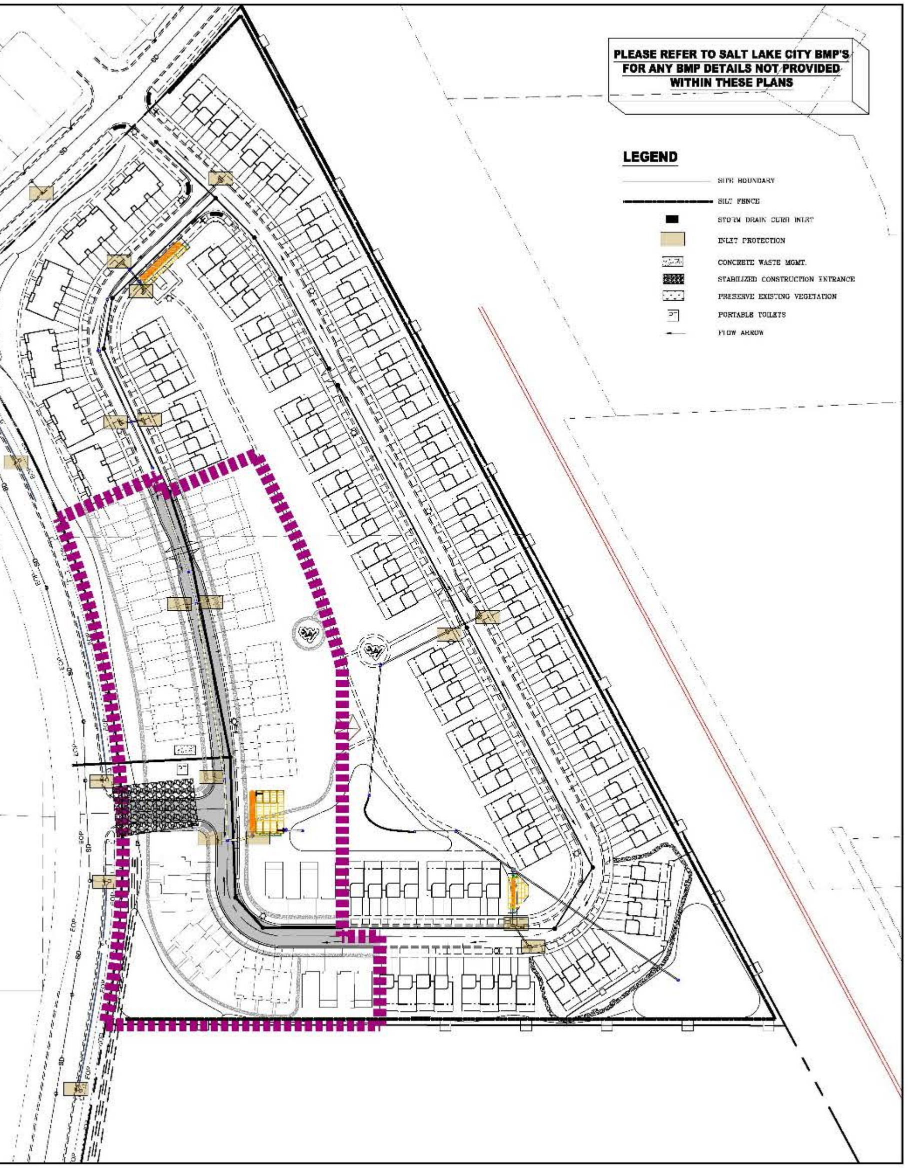


SILT FENCE

SILT FENCE MAY BE INSTALLED FOR PERIMETER CONTROL. A MINIMUM 20' FOOT VEGETATED BUFFER MAY ALSO BE SUBSTITUTED FOR PERIMETER CONTROL (PRESERVATION OF EXISTING VEGETATION).

-CLEARLY MARK, FLAG OR FENCE VEGETATION OR AREAS WHERE VEGETATION SHOULD BE PRESERVED.
-PREPARE LANDSCAPING PLANS WHICH INCLUDE AS MUCH EXISTING VEGETATION AS POSSIBLE AND STATE PROPER CARE DURING AND AFTER CONSTRUCTION.
DEFINE AND PROTECT WITH BERMS, FENCING, SIGNS, ETC. A SETBACK AREA FROM VEGETATION TO BE PRESERVED.
_PROPOSE LANDSCAPE PLANS WHICH DO NO INCLUDE PLANT SPECIES THAT COMPETE WITH EXISTING VEGETATION.
-DO NOT LOCATE CONSTRUCTION TRAFFIC ROUTES, SPOIL PILES, ETC. WHERE SIGNIFICANT ADVERSE IMPACT ON EXISTING VEGETATION MAY OCCUR


6" MIN DIAMETER EROSION CONTROL TUBE
ENSURE DIRECT CONTACT WITH SURFACE OF GUTTER FLOWLINE



PLEASE REFER TO SALT LAKE CITY BMP'S FOR ANY BMP DETAILS NOT PROVIDED WITHIN THESE PLANS

LEGEND

───	SITE BOUNDARY
━━━	SILT FENCE
■	STORM DRAIN CURB INLET
▨	INLET PROTECTION
▨	CONCRETE WASTE MGMT.
▦	STABILIZED CONSTRUCTION ENTRANCE
▨	PRESERVE EXISTING VEGETATION
PT	PORTABLE TOILETS
←	FLOW ARROW

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1776 N. State St. #110
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LEGACY TOWNHOMES – PHASE 1
A SALISBURY DEVELOPMEMT
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 16 TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN

DATE:8.7.2019
PROJECT #

REVISIONS:	
1	
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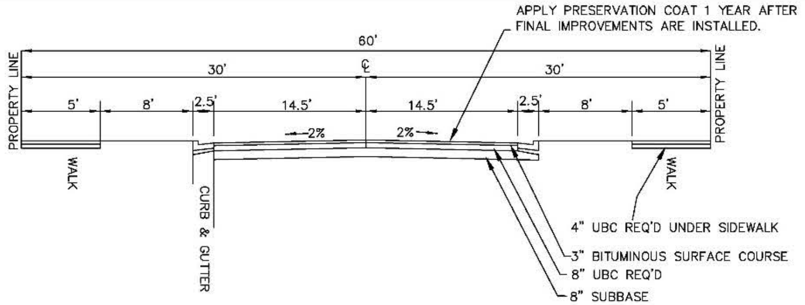
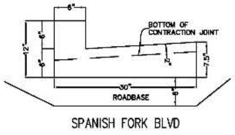
SHEET NAME:
EROSION CONTROL
SHEET:
EC-01

Exhibit 1


APPLY PRESERVATION COAT 1 YEAR AFTER FINAL IMPROVEMENTS ARE INSTALLED.
60'
30'
℄
30'
PROPERTY LINE
5'
8'
2.5'
14.5'
14.5'
2.5'
8'
5'
PROPERTY LINE
—2%
2%—
WALK
CURB & GUTTER
WALK
4" UBC REQ'D UNDER SIDEWALK
3" BITUMINOUS SURFACE COURSE
8" UBC REQ'D
8" SUBBASE

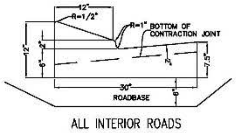
60' STREET CROSS SECTION
WITH PLANTER STRIP
FACING NORTH OR WEST
NOT TO SCALE

30" STANDARD CURB DETAIL



SPANISH FORK BLVD

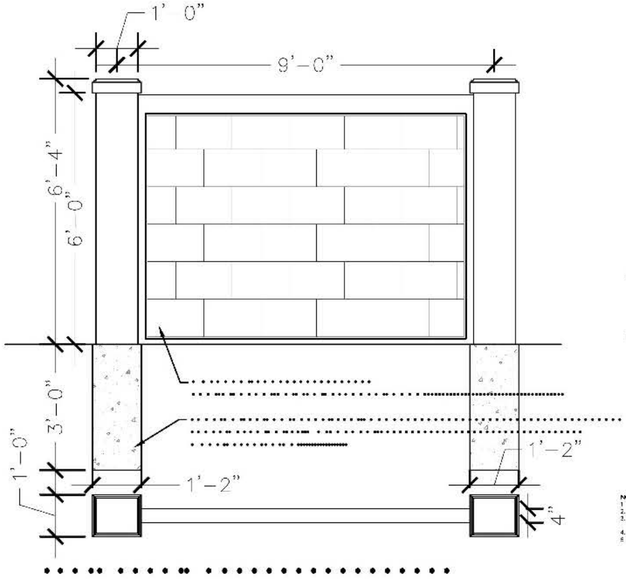
30" MODIFIED CURB DETAIL

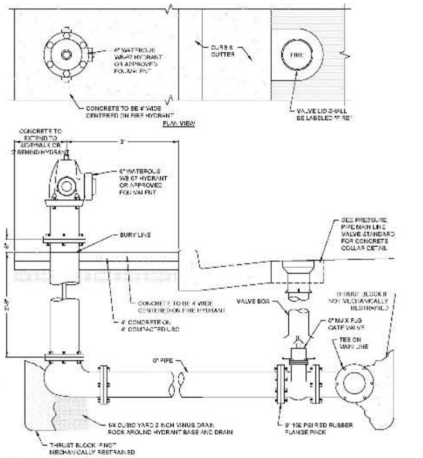


ALL INTERIOR ROADS

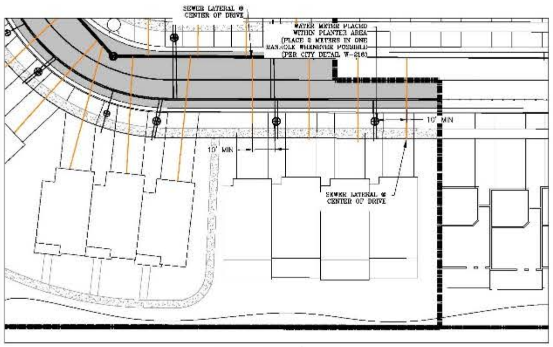
NOTES:
1. SUB-BASE UNDER ALL CURBS AND GUTTERS SHALL MATCH WHAT IS IN THE ROAD WITH A MINIMUM OF 8" OF COMPACTED UNTREATED BASE COURSE.
2. IF CONCRETE IS TO BE POURED NEXT TO A CURB #4 REBAR SHALL BE DOWELED 3" INTO CURB AND 4" INTO SIDEWALK. REBAR SHALL BE INSTALLED A MINIMUM OF 2" FROM TOP OF SIDEWALK AND CURB 24" O.C.
3. SIDEWALKS SHALL HAVE CONSTRUCTION JOINTS EVERY 5'.
4. TOP FRONT OF SIDEWALK SHALL BE PLACED AT THE SAME GRADE AS TOP BACK OF CURB.
5. TACK SHALL BE APPLIED TO LIP OF CURB AND EXTEND 1' ONTO GRAVEL ROAD BASE.
6. PAVERS, FABRIC, SAND MATERIAL AND INSTALLATION SHALL MEET THE SPECIFICATIONS AND REQUIREMENTS OF APWA 32 14 13 (PRECAST CONCRETE UNIT PAVING) AND 32 14 16 (BRICK UNIT PAVING).
7. ESTABLISH PAVER PATTERN TO ASSURE ALL CUT EDGE PAVERS SHALL BE HALF PAVERS OR LARGER.
8. ALL PAVERS SHALL MATCH THE ORGINAL COLOR OF THE DARK RED CONCRETE PAVERS ON MAIN STREET.
9. MODIFIED CURB & GUTTER IS ONLY TO BE USED IN THE RESIDENTIAL SUB LOCAL ROAD - 42' RIGHT OF WAY UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

ALL IMPROVEMENTS AND DETAILS PER SPANISH FORK CITY CONSTRUCTION STANDARDS




6" WATEROUS WB-67 HYDRANT OR APPROVED EQUIVALENT
CURB & GUTTER
FIRE
CONCRETE TO BE 4' WIDE CENTERED ON FIRE HYDRANT
VALVE LID SHALL BE LABELED "FIRE"
PLAN VIEW
CONCRETE TO EXTEND TO SIDEWALK OR 2' BEHIND HYDRANT
3'
6" WATEROUS WB 67 HYDRANT OR APPROVED EQUIVALENT
BURY LINE
SEE PRESSURE PIPE MAIN LINE VALVE STANDARD FOR CONCRETE COLLAR DETAIL
CONCRETE TO BE 4' WIDE CENTERED ON FIRE HYDRANT
4" CONCRETE ON 4" COMPACTED UBC
VALVE BOX
THRUST BLOCK IF NOT MECHANICALLY RESTRAINED
6" MJ X FLG GATE VALVE
TEE ON MAIN LINE
6" PIPE
1/4 CUBIC YARD 2 INCH MINUS DRAIN ROCK AROUND HYDRANT BASE AND DRAIN
6" 150 PSI RED RUBBER FLANGE PACK
THRUST BLOCK IF NOT MECHANICALLY RESTRAINED

NOTES:
1. FIRE HYDRANTS SHALL BE PAINTED RED.
2. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
3. IF THERE IS NOT A PLANTER STRIP, THE CENTER OF THE HYDRANT SHALL BE LOCATED 24" BEHIND THE SIDEWALK WITH A 4' BY 4' CONCRETE PAD CENTERED ON THE HYDRANT.
4. THERE SHALL BE NO OBSTACLES INCLUDING BUT NOT LIMITED TO POLES, UTILITY BOXES, TREES, FENCES, OR WALLS WITHIN 3' OF HYDRANT.
5. RISERS MAY ONLY BE USED WHEN AUTHORIZED BY THE CITY ENGINEER OR HIGHER DESIGNEE.


SEWER LATERAL @ CENTER OF DRIVE
WATER METER PLACED WITHIN PLANTER AREA (PLACE 2 METERS IN ONE MANHOLE WHENEVER POSSIBLE (PER CITY DETAIL W-216)
10' MIN
10' MIN
SEWER LATERAL @ CENTER OF DRIVE

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

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DATE:8.7.2019
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REVISIONS:
1
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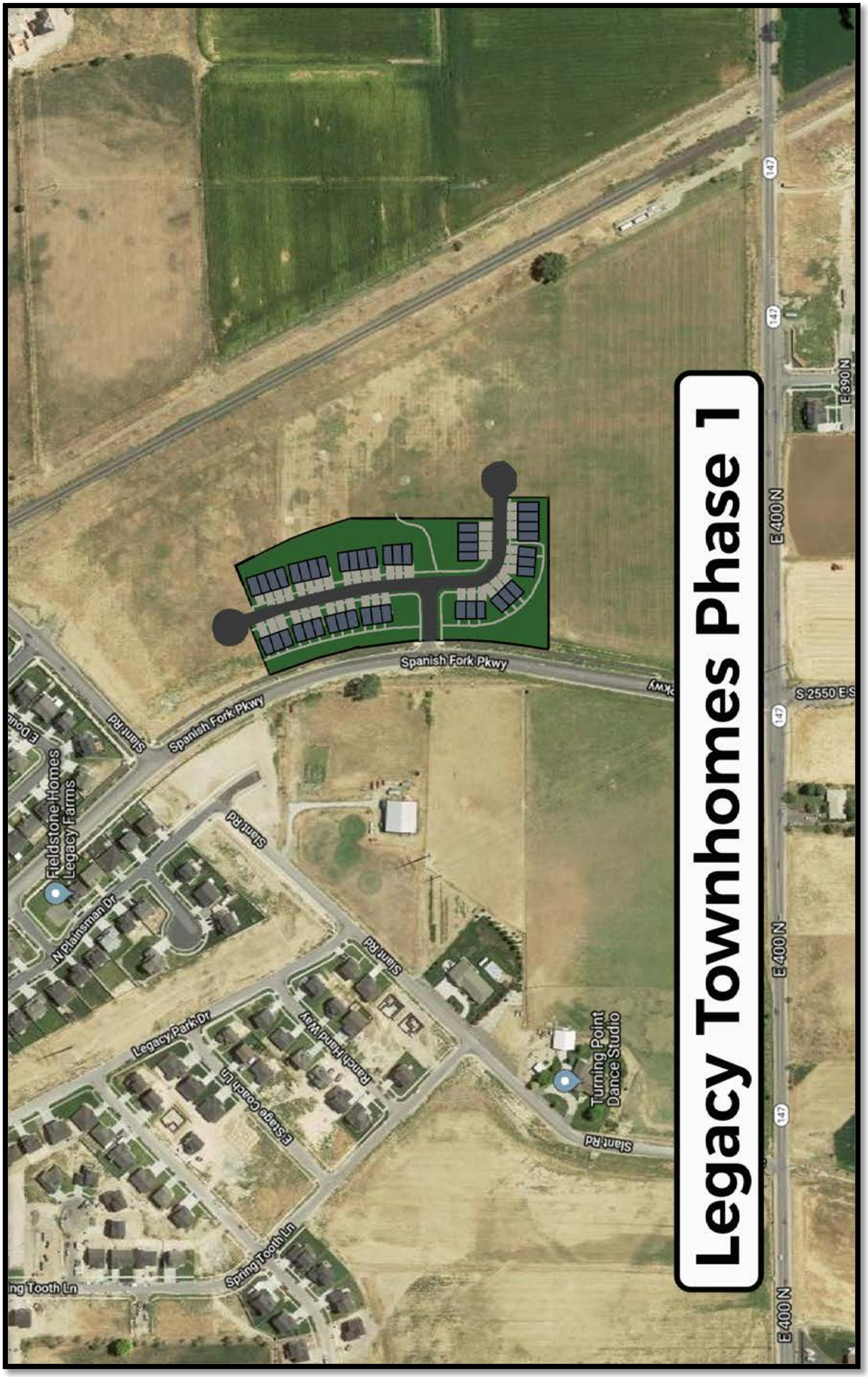
3

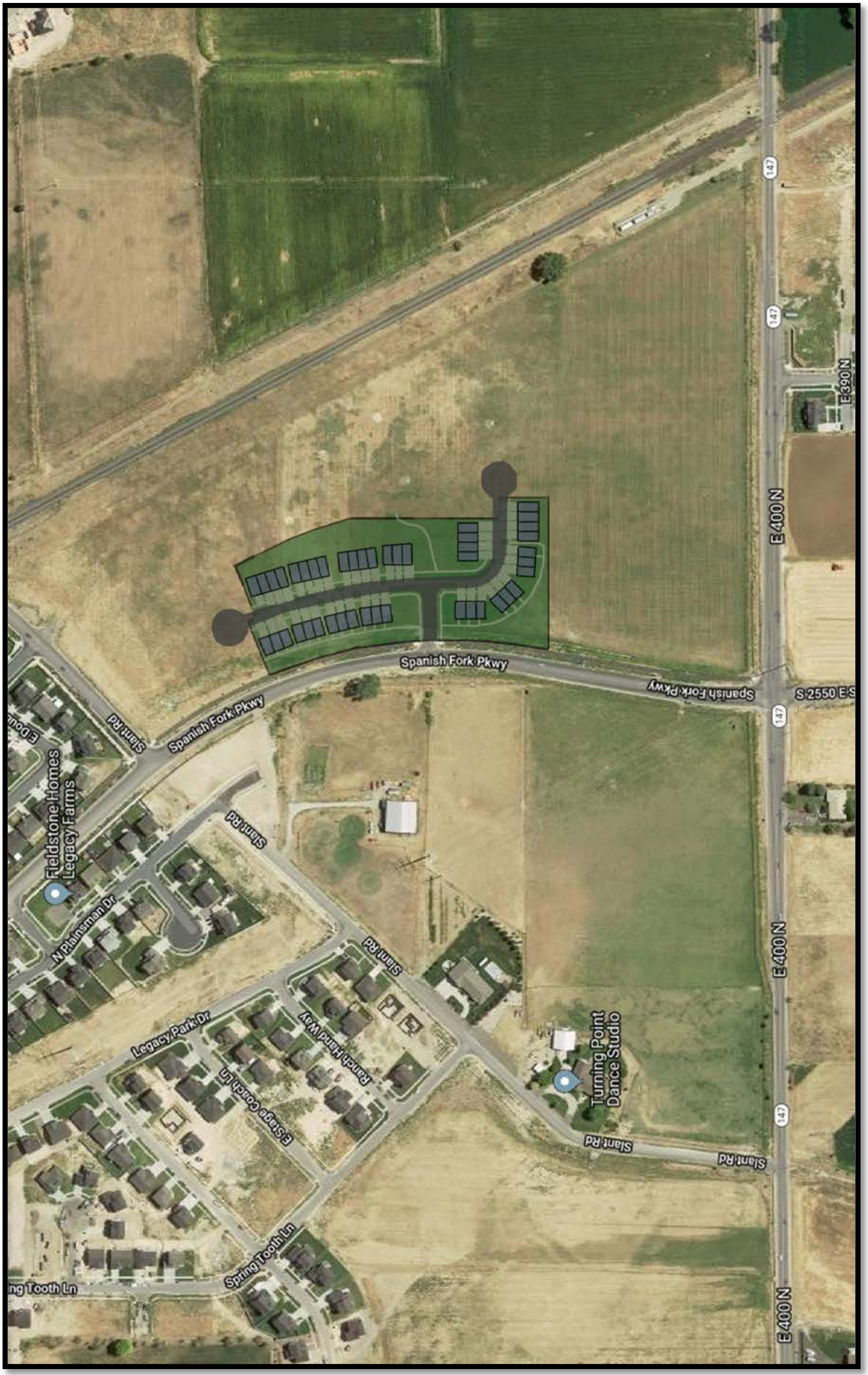
SHEET NAME:
COVER SHEET & NOTES
SHEET:
DT-01

Exhibit 2



October 2, 2019

Exhibit 2



October 2, 2019

Exhibit 2

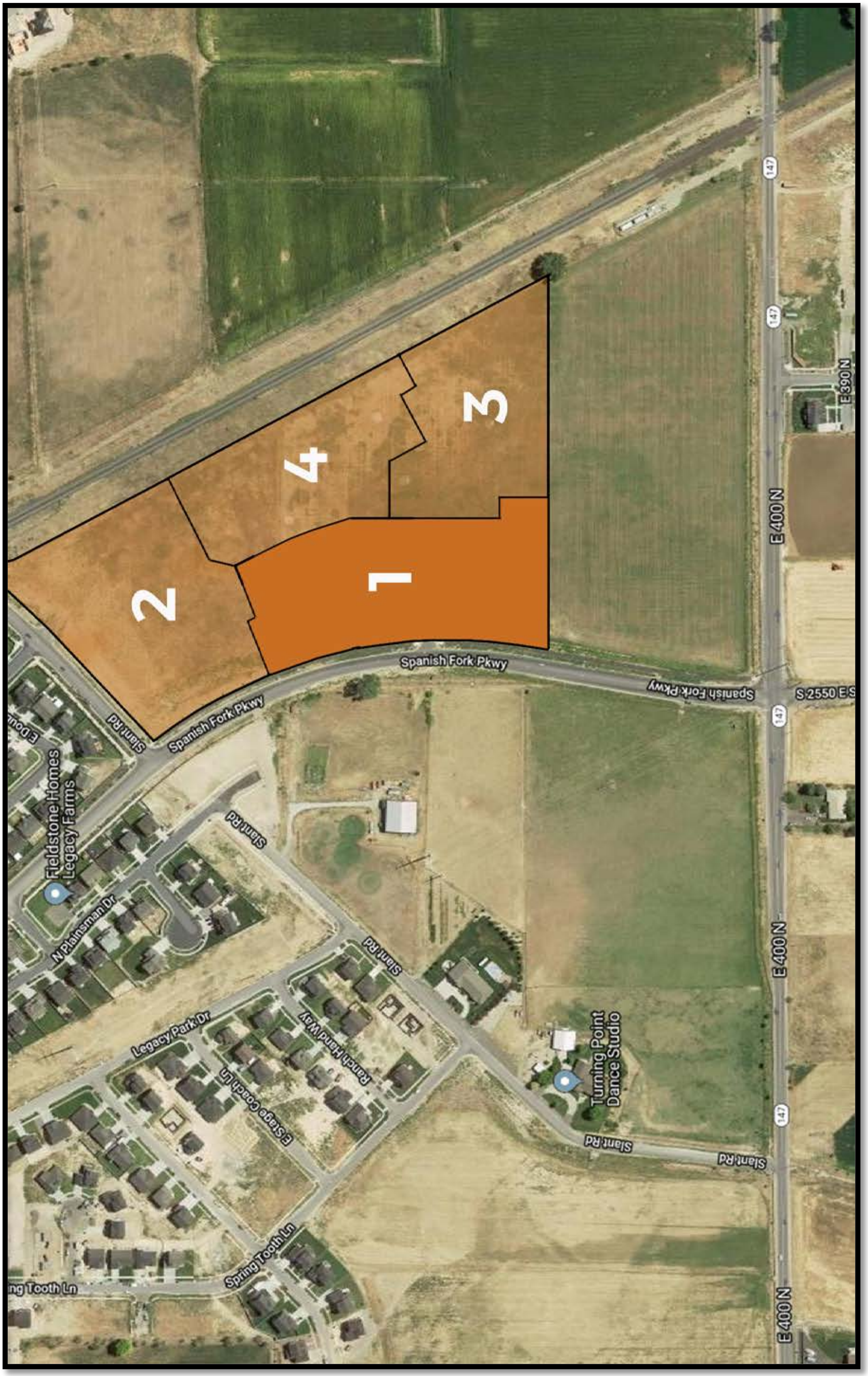

1
2
3
4
Spanish Fork Pkwy
Spanish Fork Pkwy
Spanish Fork Pkwy
Slant Rd
Slant Rd
Slant Rd
Slant Rd
Slant Rd
E 400 N
E 400 N
E 400 N
147
E 390 N
S 2550 E S
Fieldstone Homes Legacy Farms
N Plainsman Dr
Legacy Park Dr
Ranch Hand Way
E Stage Coach Ln
Spring Tooth Ln
Turning Point Dance Studio

Exhibit 2

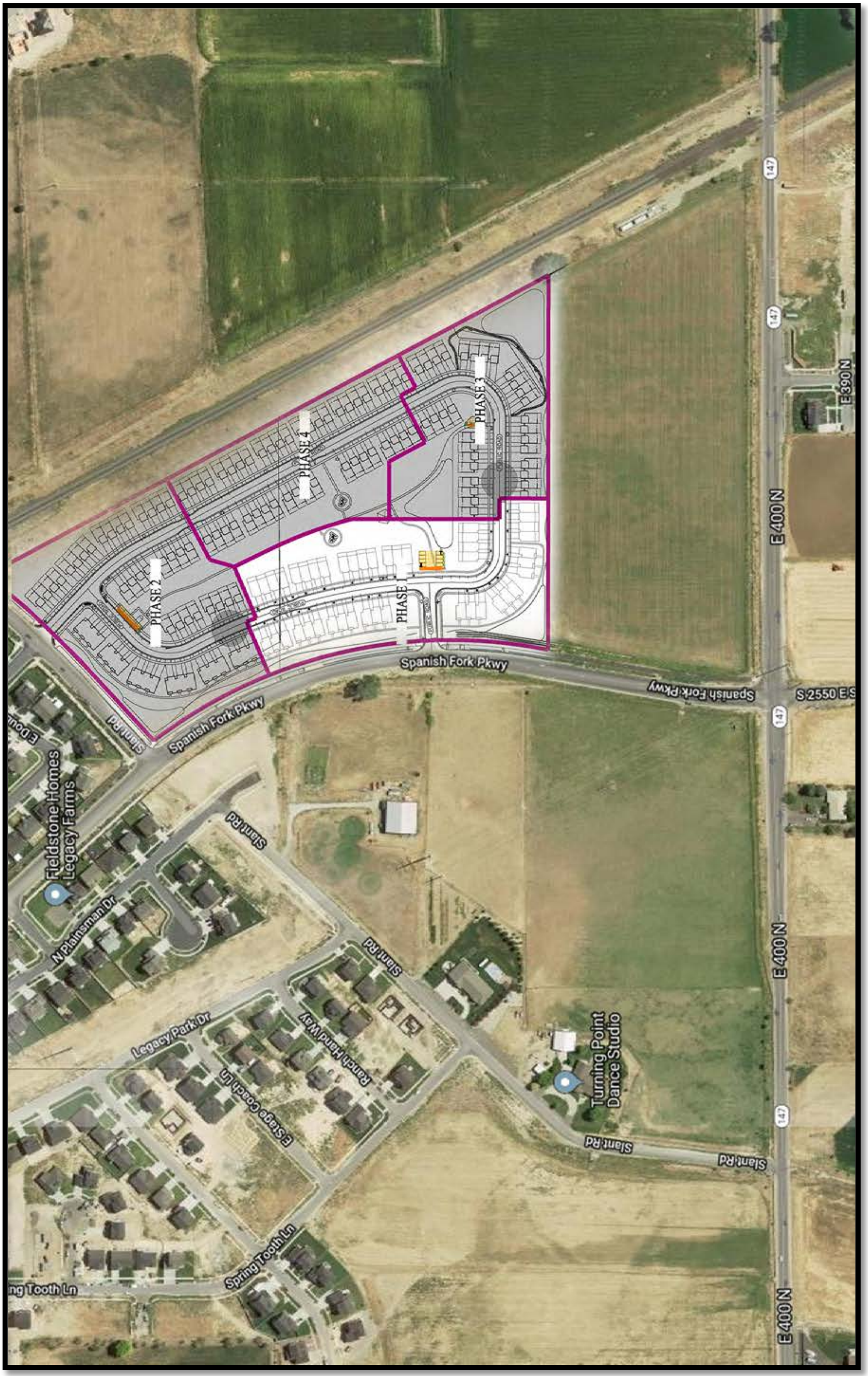

PHASE 1
PHASE 2
PHASE 3
PHASE 4
Spanish Fork Pkwy
Spanish Fork Pkwy
Spanish Fork Pkwy
S 2550 E S
Slant Rd
Slant Rd
Slant Rd
Slant Rd
Slant Rd
E Dou
Fieldstone Homes Legacy Farms
N Plainsman Dr
Legacy Park Dr
Ranch Hand Way
E Stage Coach Ln
Spring Tooth Ln
ing Tooth Ln
Turning Point Dance Studio
E 400 N
E 400 N
E 400 N
E 390 N
147
147
147
147

Exhibit 2

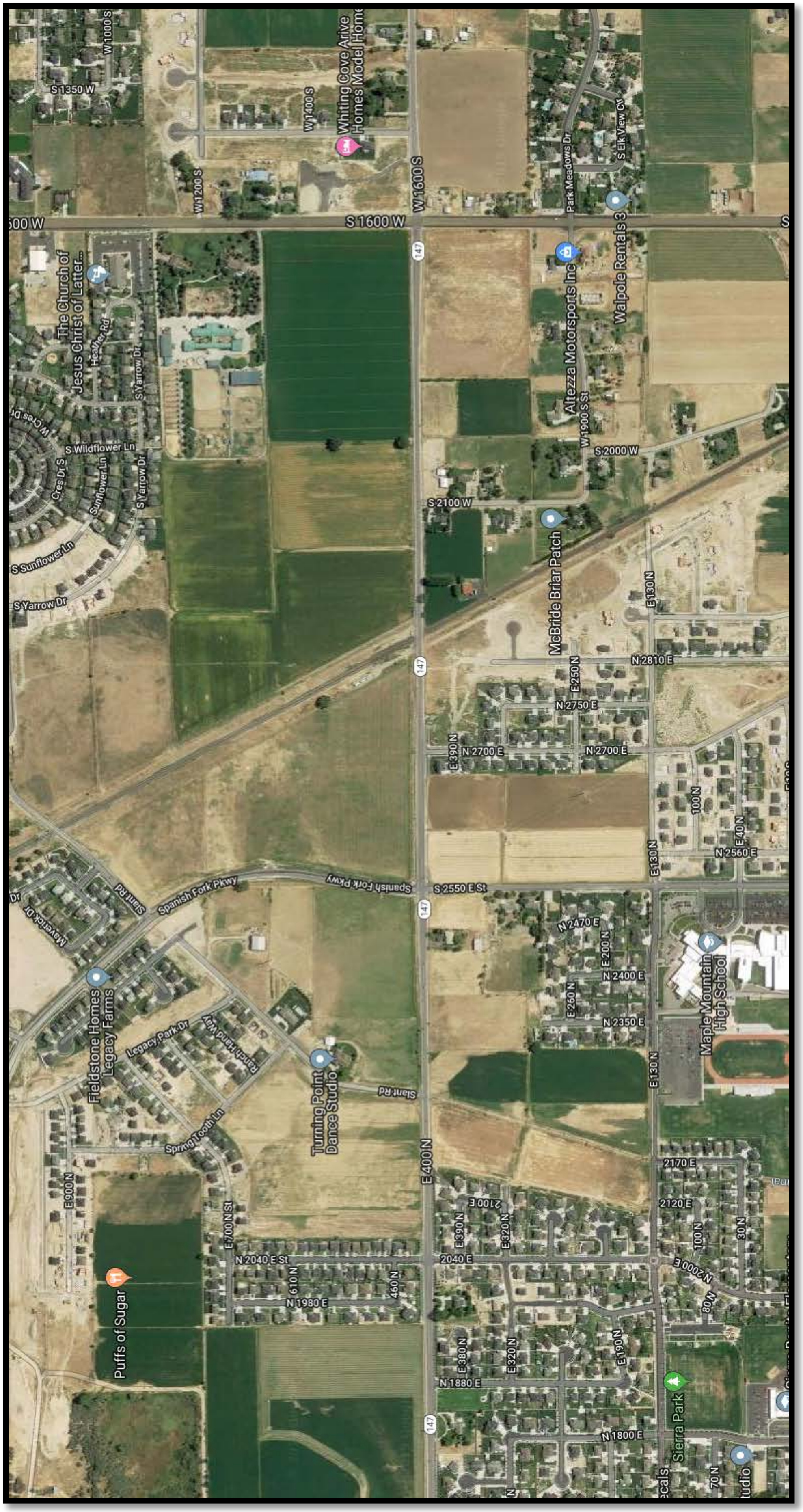
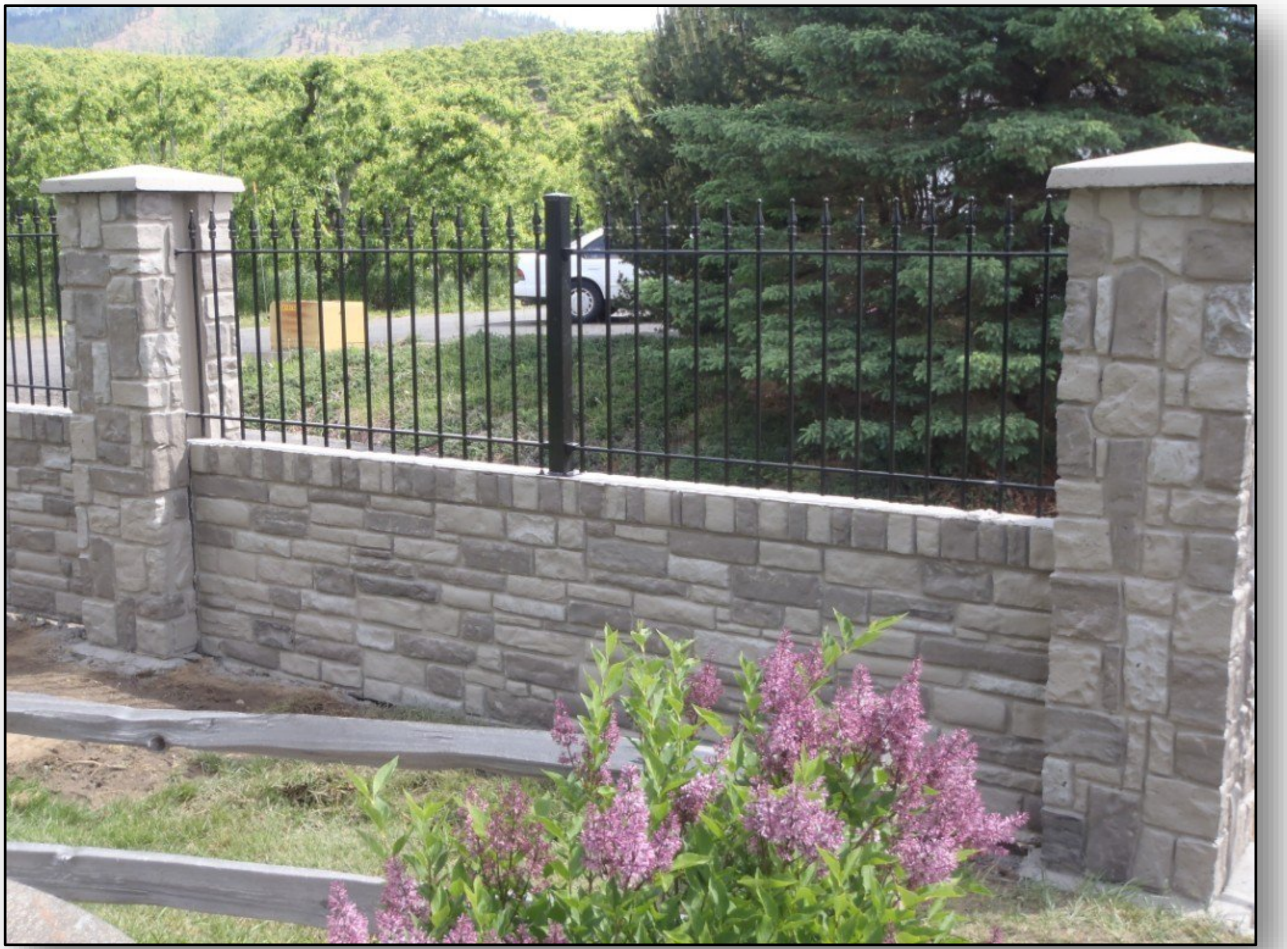
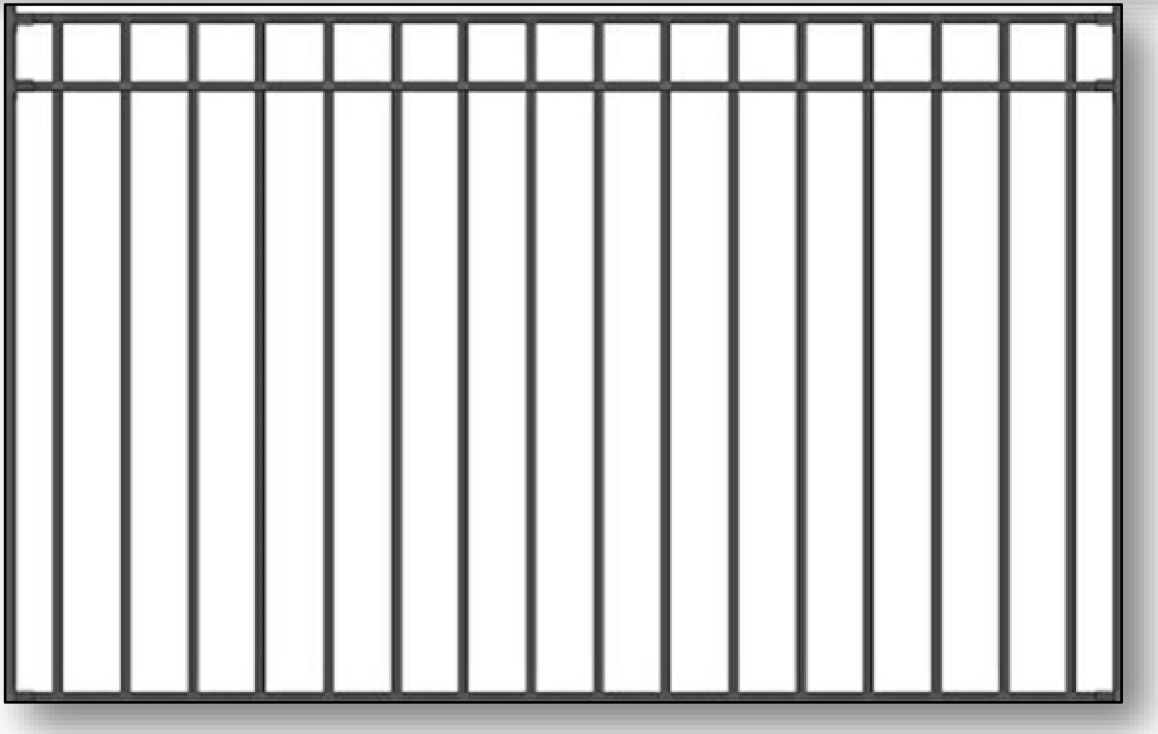
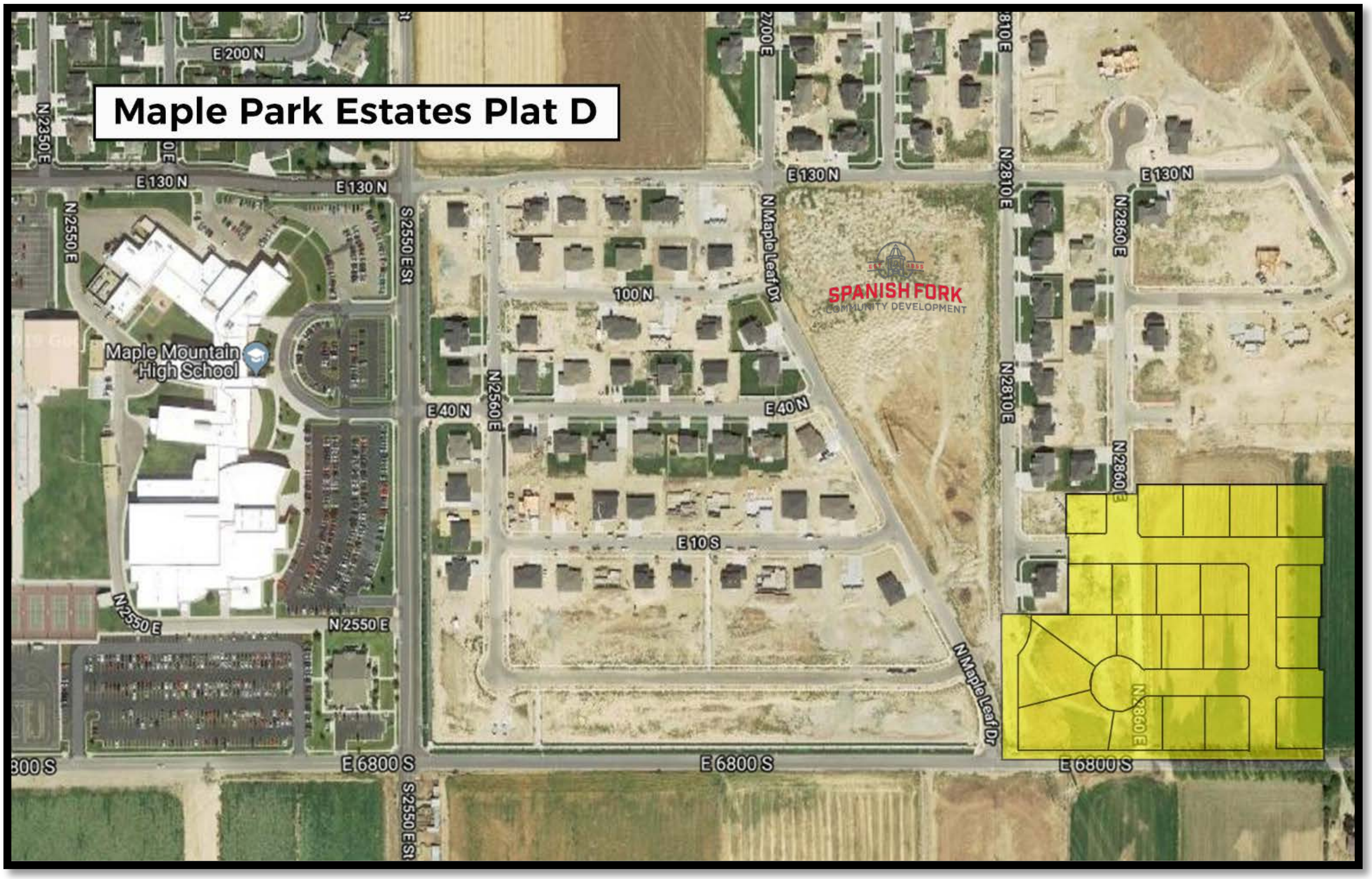

W 1000 S
S 1350 W
W 1400 S
Whiting Cove Arive Homes Model Home
W 1200 S
W 1600 S
Park Meadows Dr
S Elk View Ct
S 1600 W
147
The Church of Jesus Christ of Latter...
Heather Rd
S Yarrow Dr
Altezza Motorsports Inc
Walpole Rentals 3
W 1900 S St
S 2000 W
S Wildflower Ln
Cres Dr S
Sunflower Ln
S Sunflower Ln
S Yarrow Dr
S 2100 W
McBride Briar Patch
E 130 N
N 2810 E
E 250 N
N 2750 E
E 390 N
N 2700 E
N 2700 E
100 N
E 40 N
N 2560 E
E 130 N
Slant Rd
Spanish Fork Pkwy
Spanish Fork Pkwy
S 2550 E St
Maverick Dr
N 2470 E
E 200 N
N 2400 E
Maple Mountain High School
E 260 N
N 2350 E
Fieldstone Homes Legacy Farms
Legacy Park Dr
Ranch Hand Way
Turning Point Dance Studio
Slant Rd
E 130 N
Spring Tooth Ln
E 400 N
2170 E
2120 E
E 900 N
E 700 N St
2100 E
E 390 N
E 320 N
N 2040 E St
2040 E
N 2000 E
100 N
30 N
610 N
460 N
N 1980 E
80 N
Puffs of Sugar
E 380 N
E 320 N
E 190 N
N 1880 E
N 1800 E
Sierra Park
70 N

Exhibit 3





October 2, 2019



Maple Park Estates Plat D Final Plat Approval Request

October 2, 2019, Development Review Committee.

Located at 3000 East 100 South, including 9.06 acres.

The subject property is zoned R-1-12.

The applicant has requested that a Final Plat be approved.

Key Issues

1. Preliminary Plat approval.
2. Utility construction.

Recommendation

That the proposed Final Plat be approved based on the following finding and subject to the following condition:

Finding

1. That the application conforms to the City's General Plan Designation and Zoning Map.

Condition

1. That the applicant meet the City's Zoning requirements and Construction Standards.

Exhibits

1. Final Plat.
2. Vicinity Maps.

Exhibit 1

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.

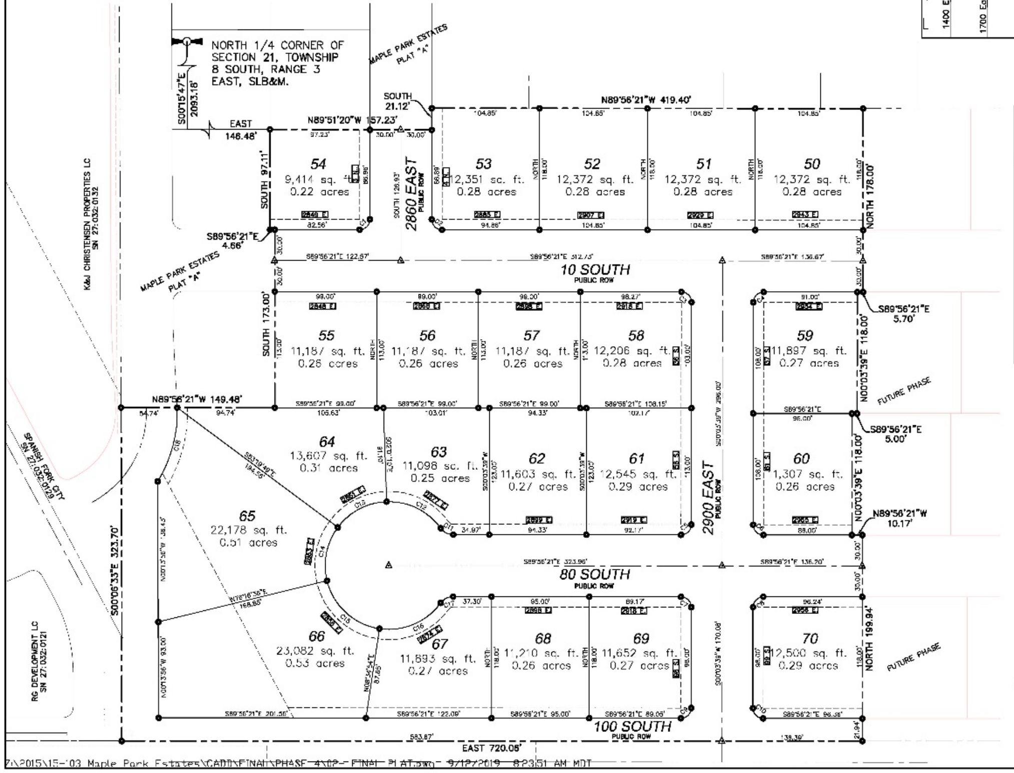
NOTES:

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 SFCN 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.

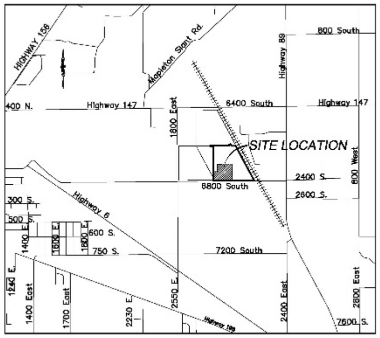
ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84606

SURVEYOR CONTACT INFO:
BARRY PRETTYMAN
PHONE: 801-423-1040
946 E 800 N SUITE B
SPANISH FORK, UT 84660

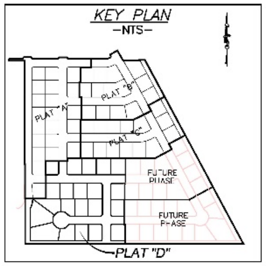
OWNER/DEVELOPER
ARIVE HOMES
733 NORTH MAIN
SPANISH FORK, UT 84660


NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&M.
S00°15'47"E 2093.18'
EAST 146.48'
N89°51'20"W 157.23'
SOUTH 21.12'
N89°56'21"W 419.40'
NORTH 178.00'
SOUTH 97.11'
S89°56'21"E 4.66'
SOUTH 173.00'
N89°56'21"W 149.48'
S00°06'33"E 323.70'
EAST 720.06'
NORTH 199.94'
N89°56'21"W 10.17'
N00°03'39"E 118.00'
S89°56'21"E 5.00'
S89°56'21"E 5.70'
MAPLE PARK ESTATES PLAT "A"
K&J CHRISTENSEN PROPERTIES LC SN 27:032:0132
SPANISH FORK CITY SN 27:032:0129
RG DEVELOPMENT LC SN 27:032:0121
2860 EAST PUBLIC ROW
2900 EAST PUBLIC ROW
10 SOUTH PUBLIC ROW
80 SOUTH PUBLIC ROW
100 SOUTH PUBLIC ROW
FUTURE PHASE
54 9,414 sq. ft. 0.22 acres
53 12,351 sq. ft. 0.28 acres
52 12,372 sq. ft. 0.28 acres
51 12,372 sq. ft. 0.28 acres
50 12,372 sq. ft. 0.28 acres
55 11,187 sq. ft. 0.26 acres
56 11,187 sq. ft. 0.26 acres
57 11,187 sq. ft. 0.26 acres
58 12,206 sq. ft. 0.28 acres
59 11,897 sq. ft. 0.27 acres
60 11,307 sq. ft. 0.26 acres
61 12,545 sq. ft. 0.29 acres
62 11,603 sq. ft. 0.27 acres
63 11,098 sq. ft. 0.25 acres
64 13,607 sq. ft. 0.31 acres
65 22,178 sq. ft. 0.51 acres
66 23,082 sq. ft. 0.53 acres
67 11,893 sq. ft. 0.27 acres
68 11,210 sq. ft. 0.26 acres
69 11,652 sq. ft. 0.27 acres
70 12,500 sq. ft. 0.29 acres

Z:\2015\15-03 Maple Park Estates\CADD\FINAL\PHASE 4\02- FINAL PLAT.dwg 9/12/2019 8:23:51 AM MDT

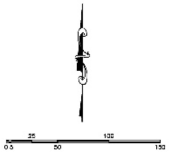


VICINITY MAP
-NTS-



LEGEND

- ✥ FOUND BRASS CAP
- ● SET 5/8" IRON PIN
- △ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT



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

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 S00°15'47"E 2093.18 FEET ALONG THE QUARTER SECTION LINE AND EAST 146.48 FEET FROM THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN ; AND RUNNING THENCE SOUTH 97.11 FEET; THENCE S89°56'21"E 4.66 FEET; THENCE SOUTH 173.00 FEET; THENCE N89°56'21"W 149.48 FEET; THENCE S00°06'33"E 323.70 FEET; THENCE EAST 720.06 FEET; THENCE NORTH 199.94 FEET; THENCE N89°56'21"W 10.17 FEET; THENCE N00°03'39"E 118.00 FEET; THENCE S89°56'21"E 5.00 FEET; THENCE N00°03'39"E 118.00 FEET; THENCE S89°56'21"E 5.70 FEET; THENCE NORTH 178.00 FEET; THENCE N89°56'21"W 419.40 FEET; THENCE SOUTH 21.12 FEET; THENCE N89°51'20"W 157.23 FEET TO THE POINT OF BEGINNING.
CONTAINING 9.06 ACRES.

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 HEREUNTO SET OUR HANDS THIS ______ DAY OF ____________, A.D. 2018.

MEMBER: ____________

MEMBER: ____________

MEMBER: ____________

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE ______ DAY OF ____________, A.D. 2018 PERSONALLY APPEARED BEFORE ME ____________ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, 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 INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ______ DAY OF ________ A.D. 2018.

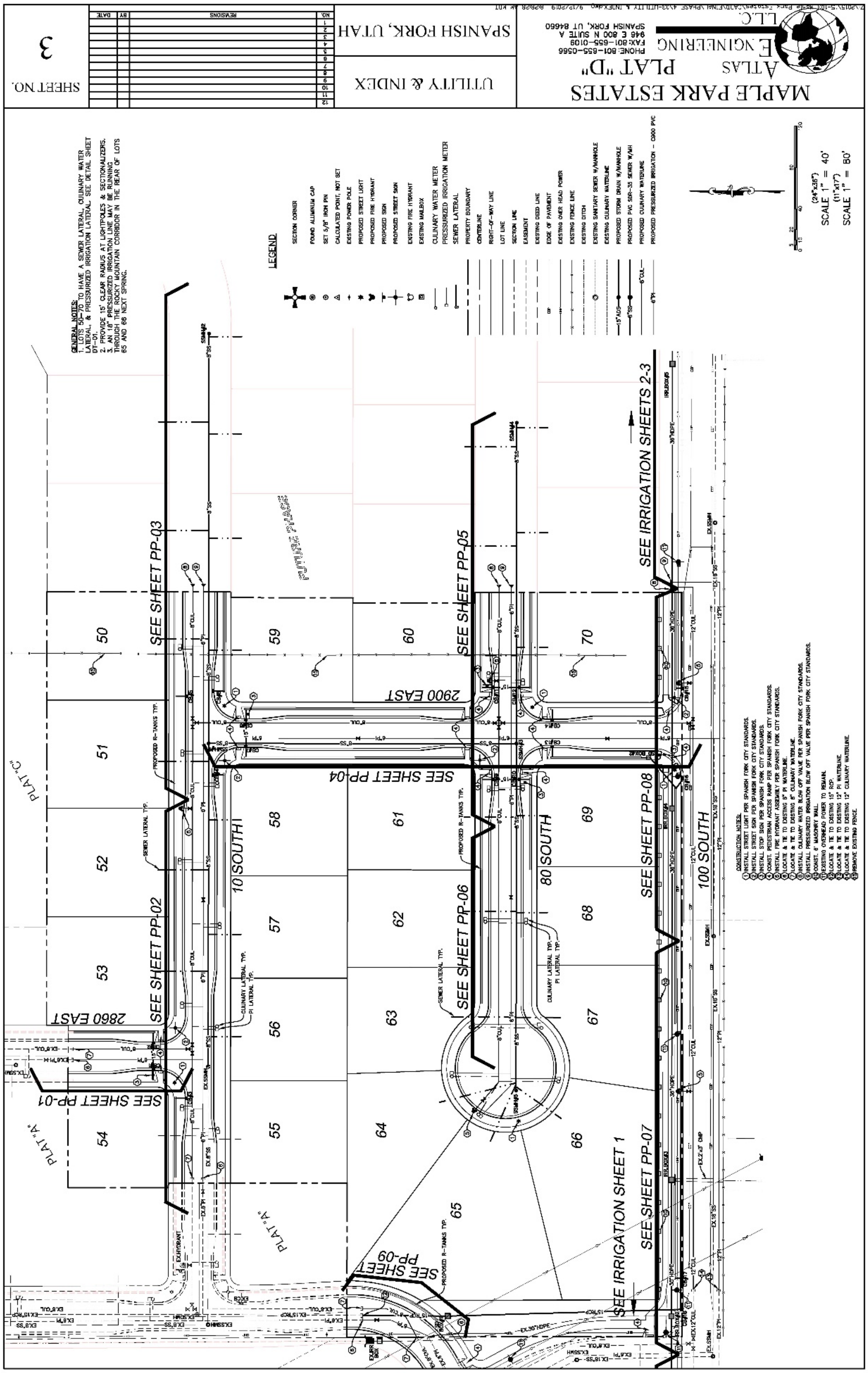
APPROVED ____________ CITY MANAGER
APPROVED ____________ CITY ATTORNEY
APPROVED ____________ ENGINEER (SEE SEAL)
ATTEST ____________ CLERK-RECORDER
APPROVED ____________ COMMUNITY DEVELOPMENT DIRECTOR

MAPLE PARK ESTATES
PLAT "D"

SPANISH FORK CITY, UTAH COUNTY, UTAH
CONTAINING 21 LOTS AND 9.06 ACRES
LOCATED IN SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.
SHEET 1 OF 2

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

Exhibit 1



October 2, 2019

Exhibit 1

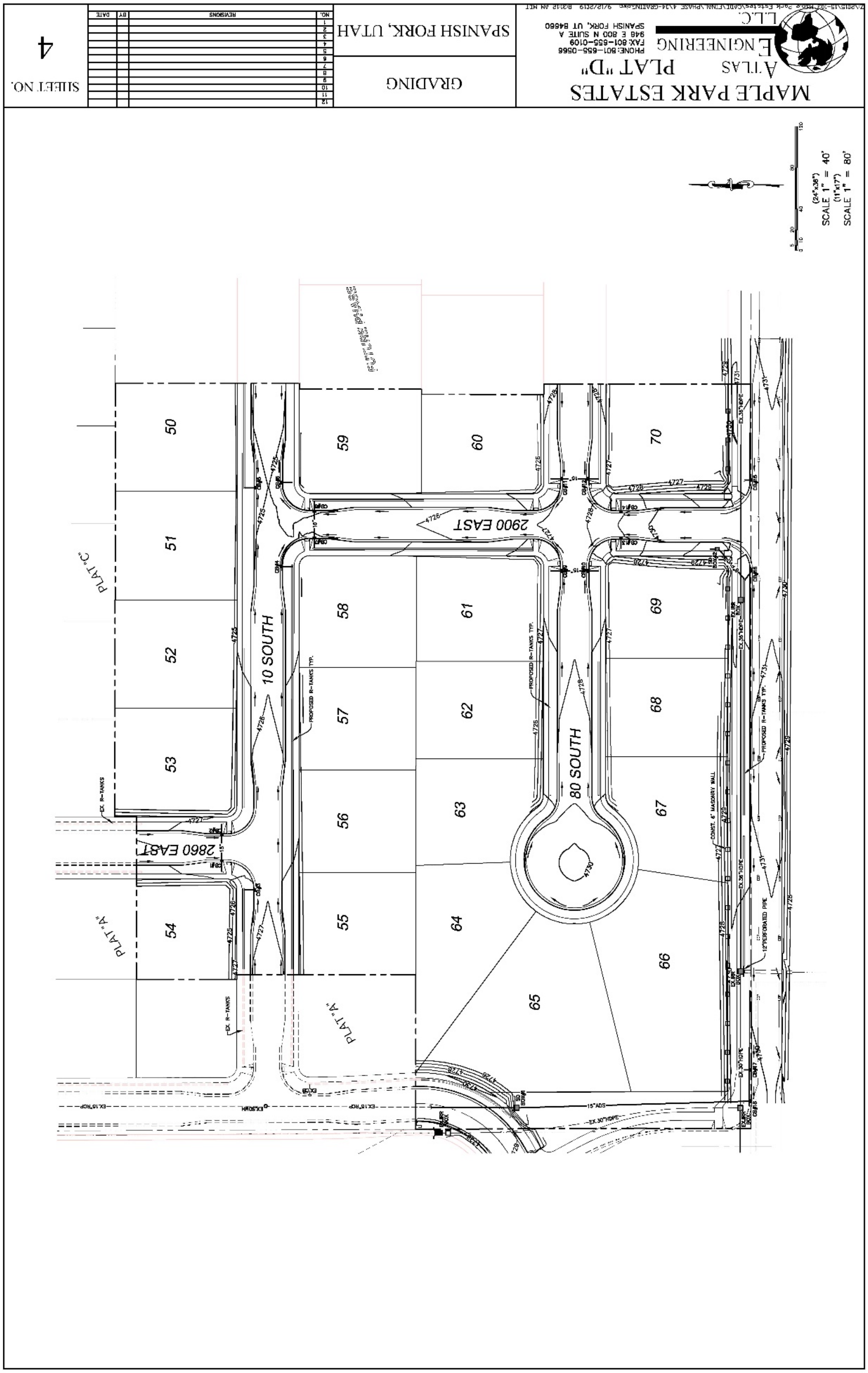
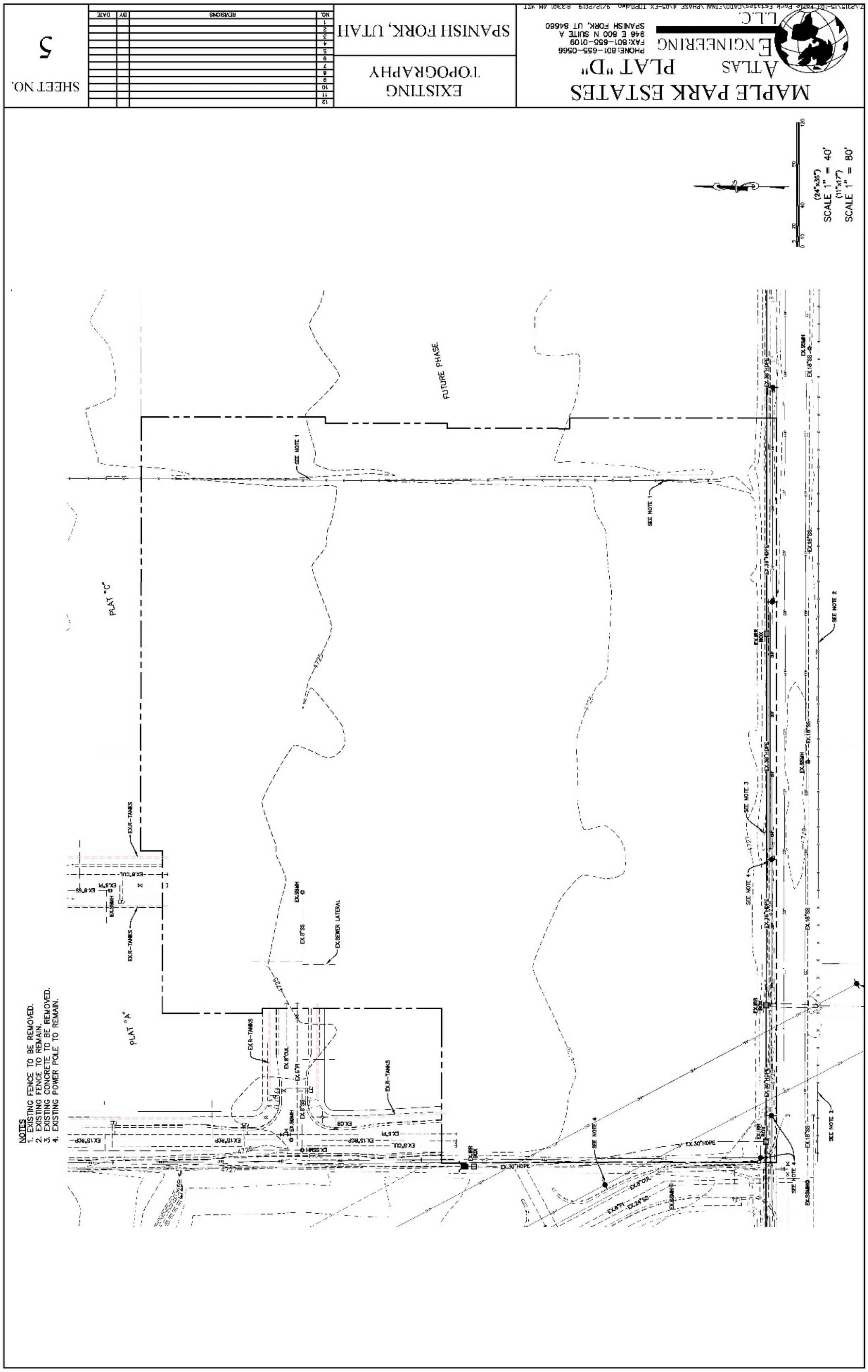
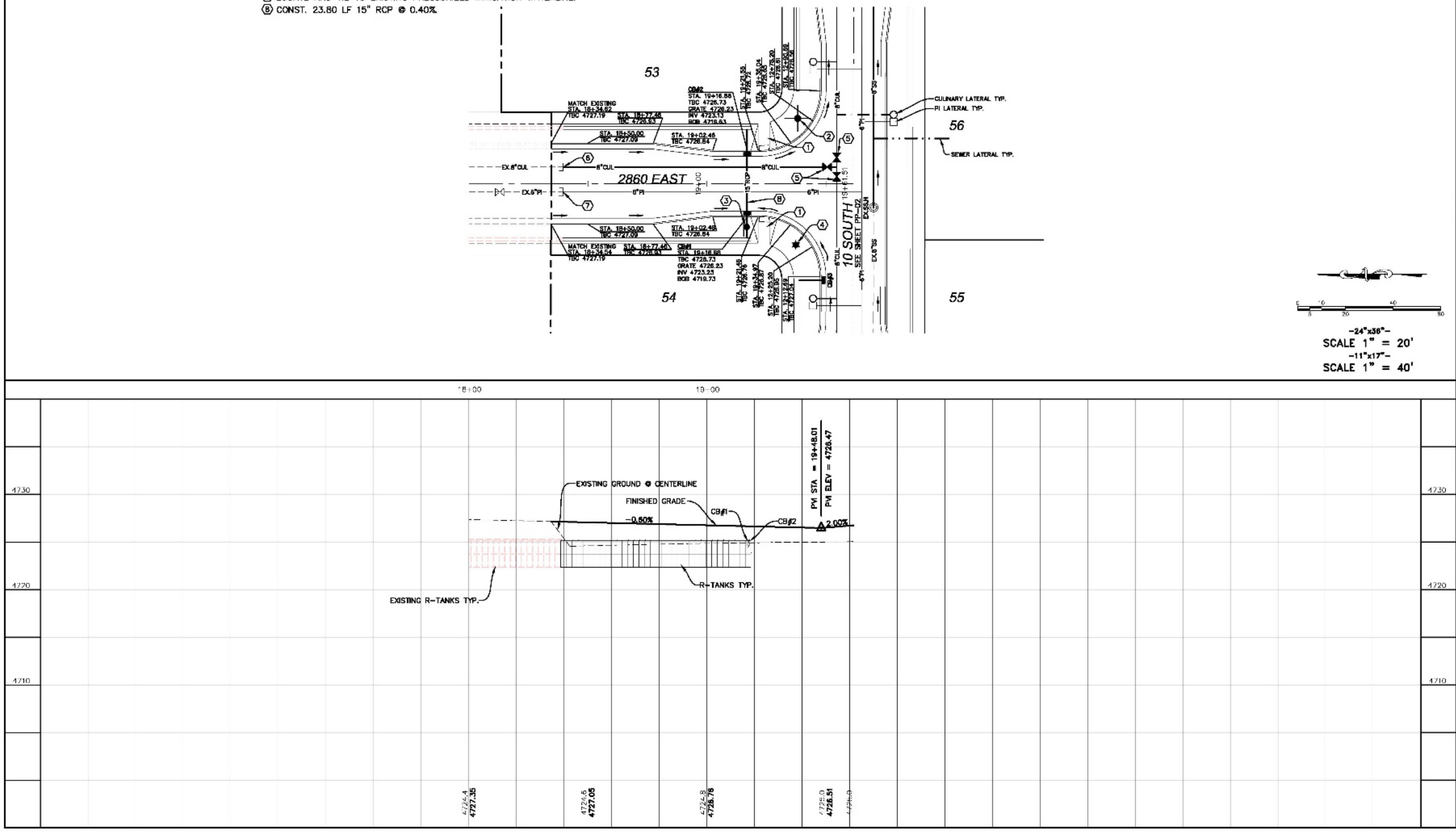

MAPLE PARK ESTATES
PLAT "D"
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660
SPANISH FORK, UTAH
GRADING
SHEET NO.
4
REVISIONS
SCALE 1" = 40' (24"x36")
SCALE 1" = 80' (11"x17")
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
PLAT "C"
PLAT "A"
PLAT "A"
10 SOUTH
80 SOUTH
2900 EAST
2860 EAST
PROPOSED R-TANKS TYP.
EX. R-TANKS
CONST. 6' MASONRY WALL
12"PERFORATED PIPE
EX.30"HDPE
15" ADS
EX.15"RCP

Exhibit 1


MAPLE PARK ESTATES
PLAT "D"
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660
SPANISH FORK, UTAH
EXISTING TOPOGRAPHY
SHEET NO.
5
NO.
REVISIONS
BY
DATE
SCALE 1" = 40' (24"x36")
SCALE 1" = 80' (11"x17")
FUTURE PHASE
PLAT "C"
PLAT "A"
SEE NOTE 1
SEE NOTE 2
SEE NOTE 3
SEE NOTE 4
EX.30"HDPE
EX.18"SS
EX.SSMH
EX.R-TANKS
EX.SEWER LATERAL
4725
NOTES
1. EXISTING FENCE TO BE REMOVED.
2. EXISTING FENCE TO REMAIN.
3. EXISTING CONCRETE TO BE REMOVED.
4. EXISTING POWER POLE TO REMAIN.

CONSTRUCTION NOTES

① CONST. PEDESTRIAN ACCESS RAMP PER SPANISH FORK CITY STANDARDS.
② INSTALL STREET SIGN PER SPANISH FOR CITY STANDARDS.
③ INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
④ INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
⑤ INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
⑥ LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
⑦ LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
⑧ CONST. 23.80 LF 15" RCP @ 0.40%.


53
54
55
56
2860 EAST
10 SOUTH
SEE SHEET PP-02
MATCH EXISTING STA. 18+34.62 TBC 4727.19
STA. 18+77.46 TBC 4726.93
STA. 18+50.00 TBC 4727.09
STA. 19+02.46 TBC 4726.84
CB#2 STA. 19+16.88 TBC 4726.73 GRATE 4726.23 INV 4723.13 BOB 4719.63
STA. 19+21.55 TBC 4726.72
STA. 19+36.04 TBC 4726.63
STA. 12+78.20 TBC 4726.61
STA. 12+80.69 TBC 4726.56
MATCH EXISTING STA. 18+34.54 TBC 4727.19
STA. 18+77.46 TBC 4726.93
STA. 18+50.00 TBC 4727.09
STA. 19+02.46 TBC 4726.84
CB#1 STA. 19+16.88 TBC 4726.73 GRATE 4726.23 INV 4723.23 BOB 4719.73
STA. 19+21.45 TBC 4726.76
STA. 19+34.97 TBC 4726.87
STA. 12+25.20 TBC 4726.95
STA. 12+12.69 TBC 4727.04
CB#3
EX.8"CUL
8"CUL
EX.6"PI
6"PI
15"RCP
EX.SSMH
EX.8"SS
8"SS
19+00
19+61.51
CULINARY LATERAL TYP.
PI LATERAL TYP.
SEWER LATERAL TYP.
-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'
18+00
19+00
4730
4720
4710
EXISTING GROUND @ CENTERLINE
FINISHED GRADE
-0.60%
CB#1
CB#2
2.00%
PVI STA = 19+48.01
PVI ELEV = 4728.47
EXISTING R-TANKS TYP.
R-TANKS TYP.
4724.4
4727.35
4724.6
4727.05
4724.8
4726.76
4725.0
4726.51

MAPLE PARK ESTATES
PLAT "D"

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

2860 EAST
STA. 18+50 TO STA. 19+61.51

SPANISH FORK, UTAH

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

SHEET NO.
PP-01

Exhibit 1

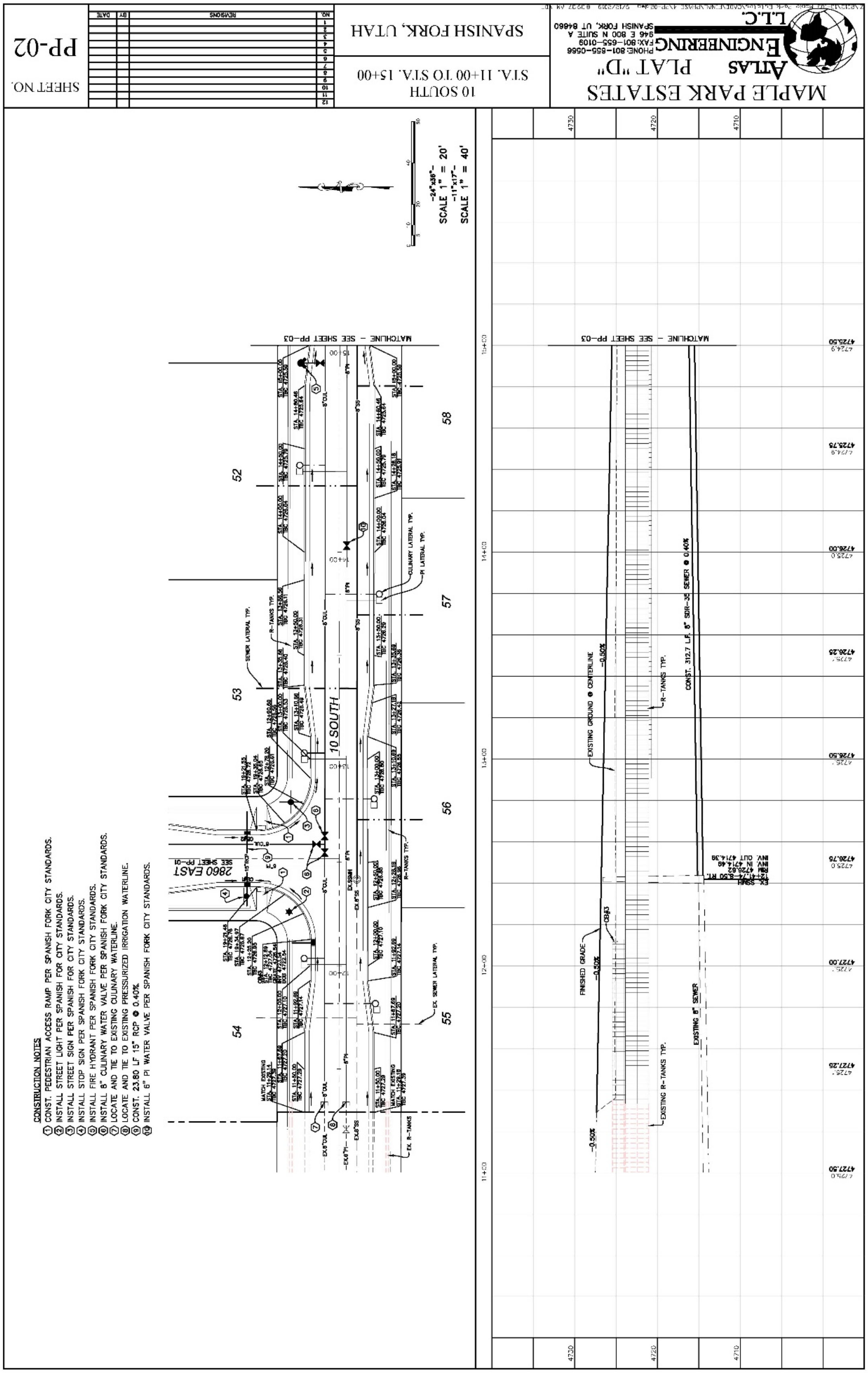
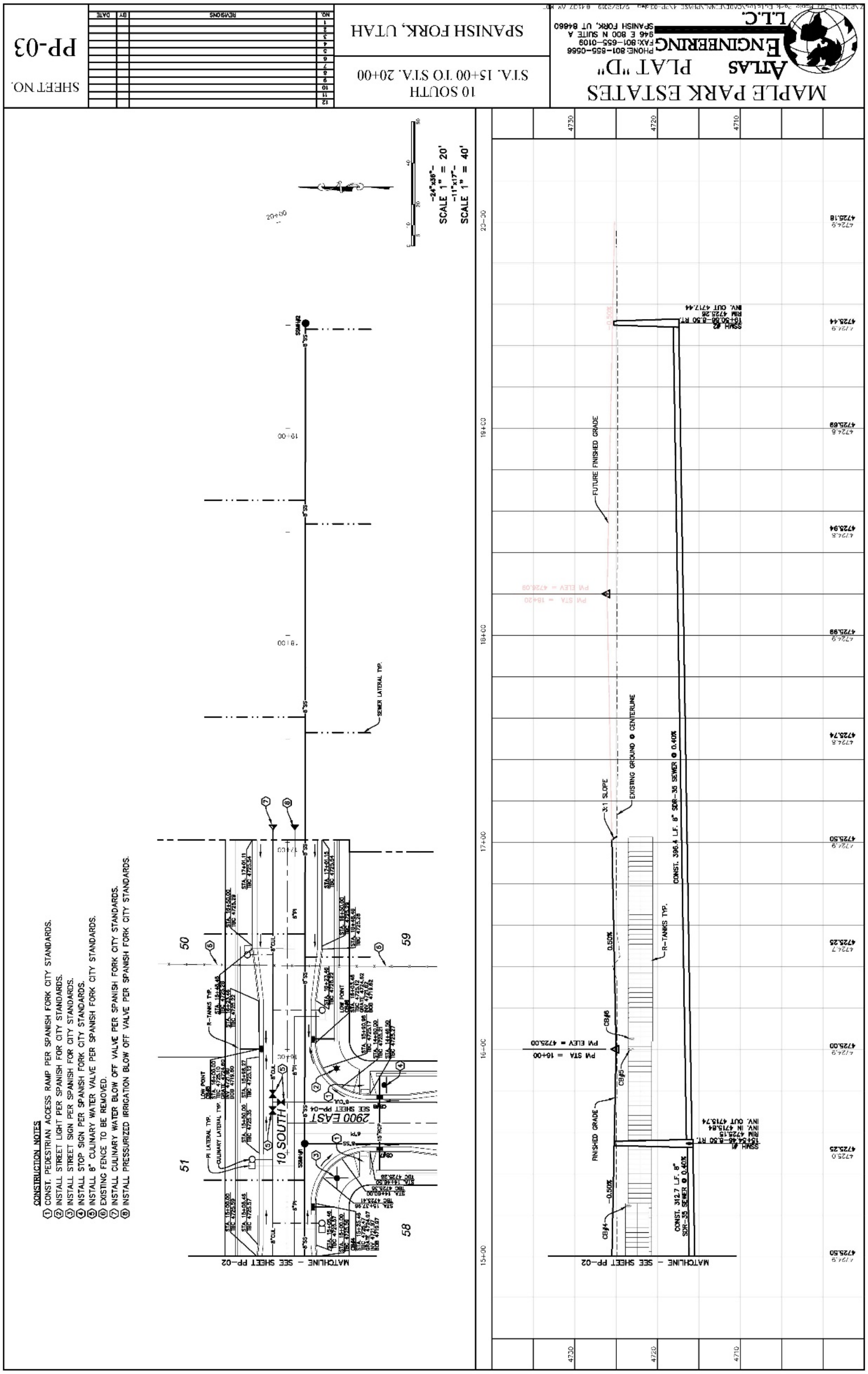
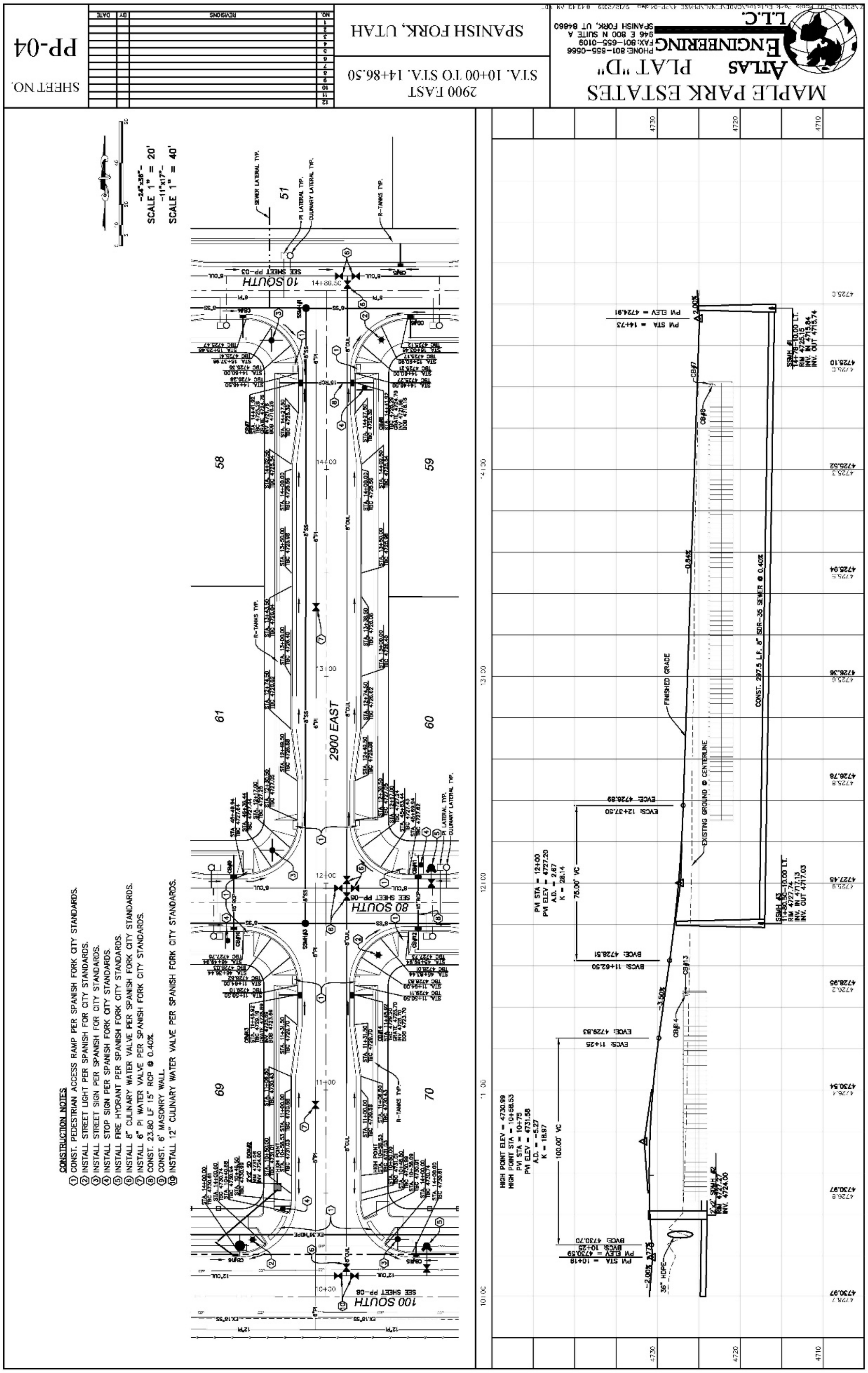

MAPLE PARK ESTATES
PLAT "D"
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660
SPANISH FORK, UTAH
10 SOUTH
STA. 11+00 TO STA. 15+00
SHEET NO.
PP-02
REVISIONS
BY
DATE
NO.
SCALE 1" = 20'
SCALE 1" = 40'
MATCHLINE – SEE SHEET PP-03
SEE SHEET PP-01
2860 EAST
10 SOUTH
52
53
54
55
56
57
58
CONSTRUCTION NOTES
① CONST. PEDESTRIAN ACCESS RAMP PER SPANISH FORK CITY STANDARDS.
② INSTALL STREET LIGHT PER SPANISH FOR CITY STANDARDS.
③ INSTALL STREET SIGN PER SPANISH FOR CITY STANDARDS.
④ INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
⑤ INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
⑥ INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
⑦ LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
⑧ LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
⑨ CONST. 23.80 LF 15" RCP @ 0.40%
⑩ INSTALL 6" PI WATER VALVE PER SPANISH FORK CITY STANDARDS.
SEWER LATERAL TYP.
R-TANKS TYP.
CULINARY LATERAL TYP.
PI LATERAL TYP.
EX. SEWER LATERAL TYP.
EX. R-TANKS
EXISTING GROUND @ CENTERLINE
FINISHED GRADE
R-TANKS TYP.
EXISTING R-TANKS TYP.
CONST. 312.7 L.F. 8" SDR-35 SEWER @ 0.40%
EXISTING 8" SEWER
EX. SSMH
-0.50%
4730
4720
4710
11+00
12+00
13+00
14+00
15+00
4725.50
4725.75
4726.00
4726.25
4726.50
4726.75
4727.00
4727.25
4727.50

Exhibit 1



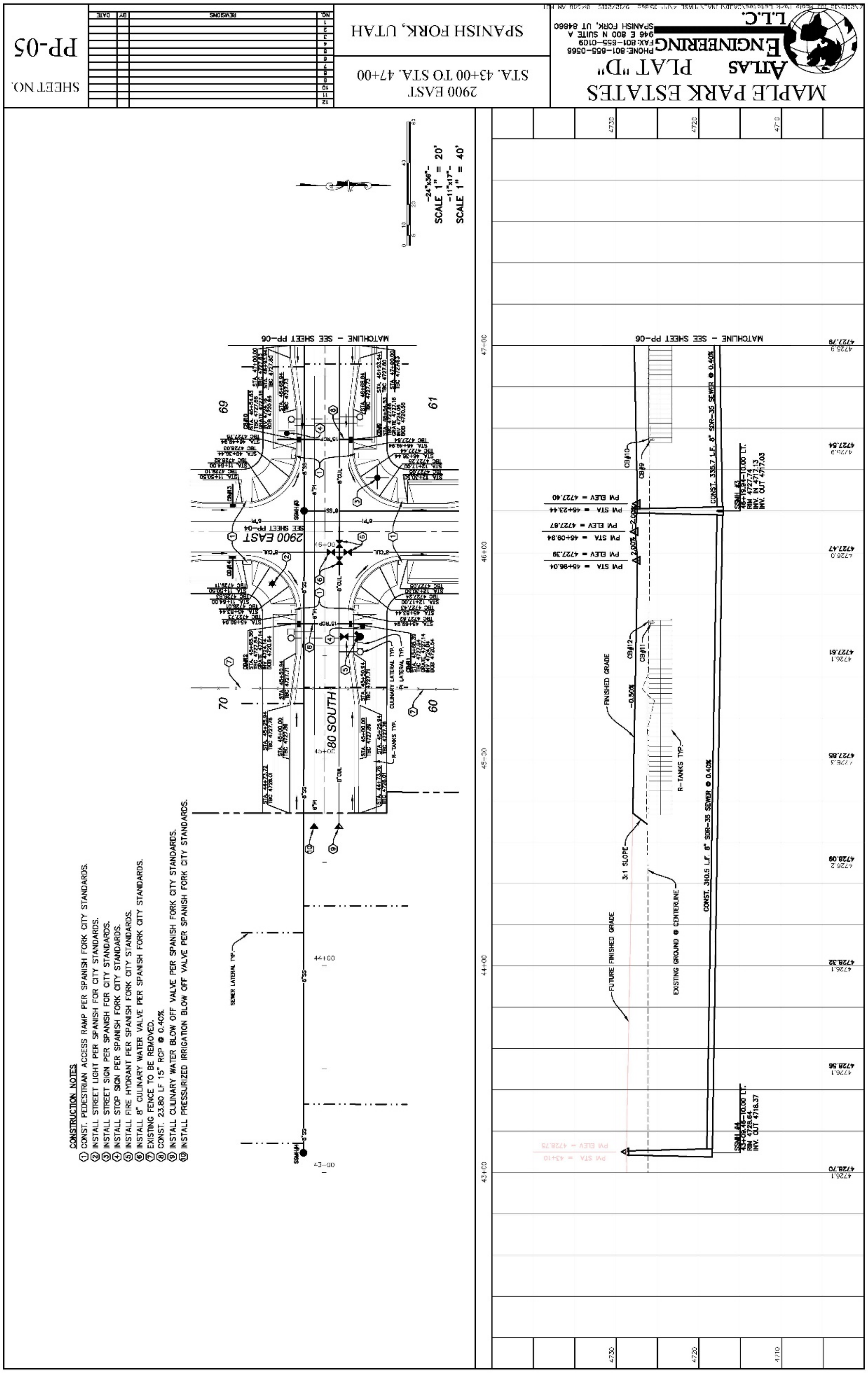
October 2, 2019



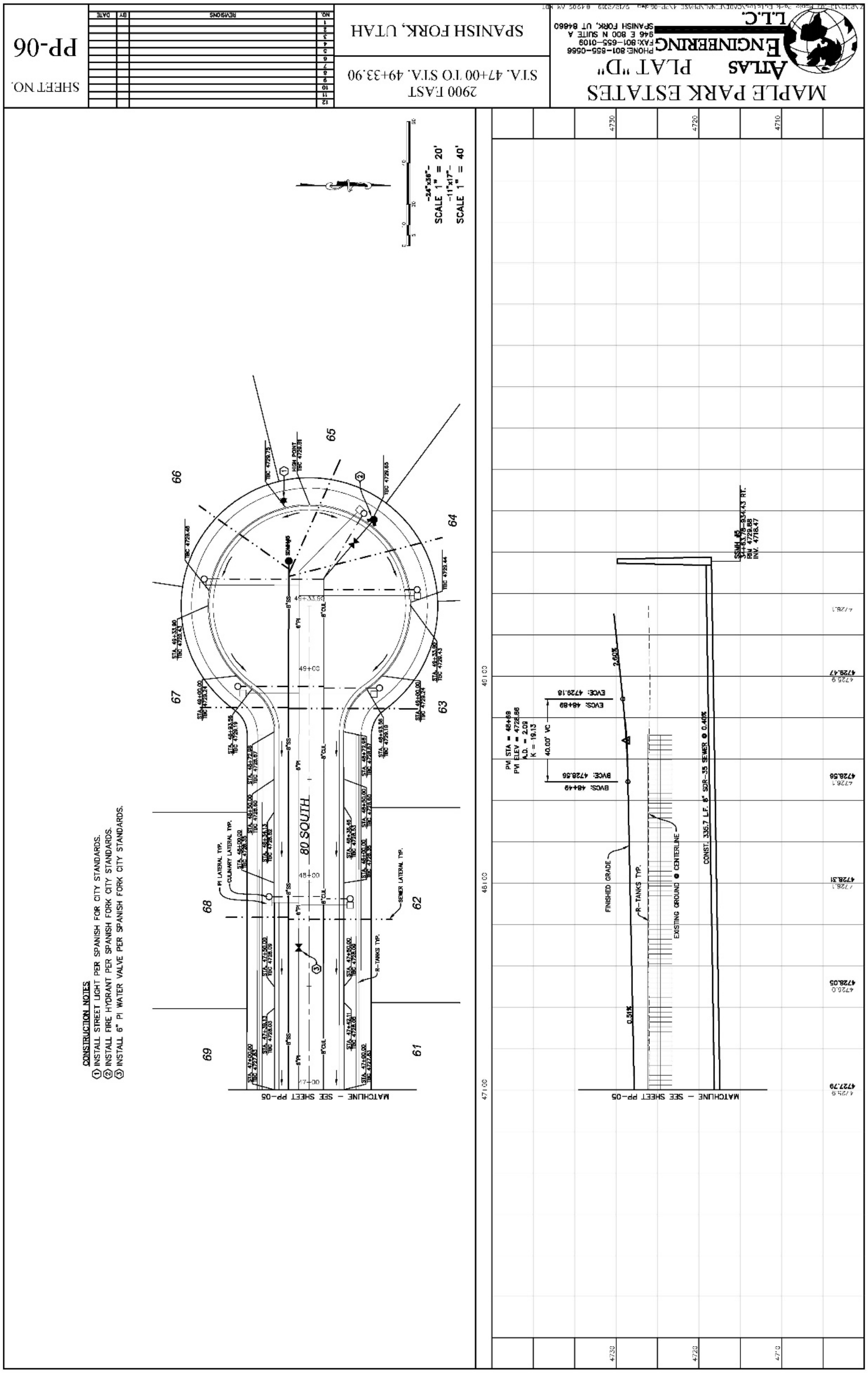
CONSTRUCTION NOTES

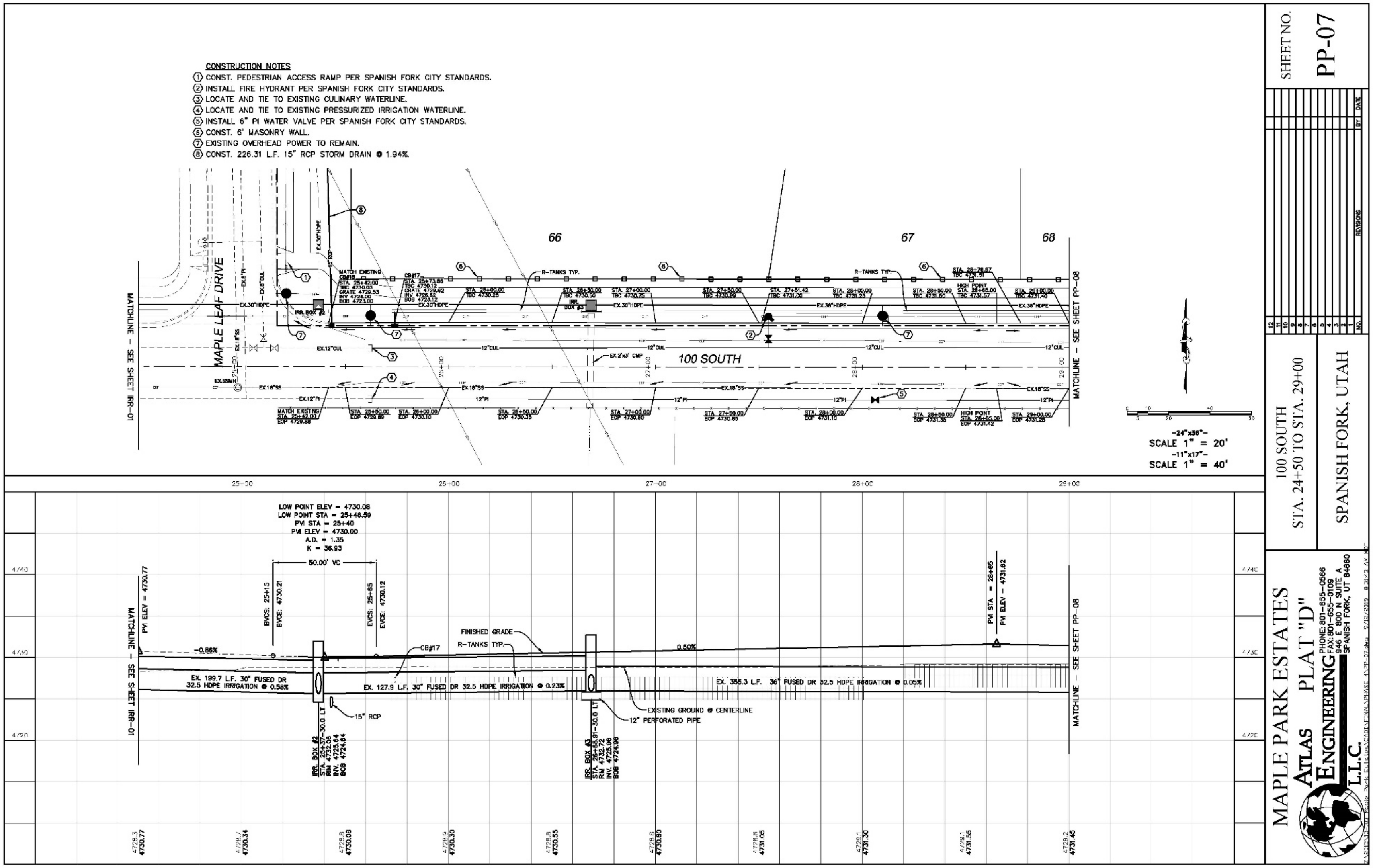
1. CONST. PEDESTRIAN ACCESS RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL STREET LIGHT PER SPANISH FOR CITY STANDARDS.
3. INSTALL STREET SIGN PER SPANISH FOR CITY STANDARDS.
4. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
5. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
6. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
7. INSTALL 6" PI WATER VALVE PER SPANISH FORK CITY STANDARDS.
8. CONST. 23.80 LF 15" RCP @ 0.40%.
9. CONST. 6' MASONRY WALL.
10. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.

Exhibit 1



October 2, 2019


MAPLE PARK ESTATES
PLAT "D"
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660
2900 EAST
STA. 47+00 TO STA. 49+33.90
SPANISH FORK, UTAH
SHEET NO.
PP-06
REVISIONS
SCALE 1" = 20'
SCALE 1" = 40'
80 SOUTH
CONSTRUCTION NOTES
① INSTALL STREET LIGHT PER SPANISH FOR CITY STANDARDS.
② INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
③ INSTALL 6" PI WATER VALVE PER SPANISH FORK CITY STANDARDS.
HIGH POINT
PI LATERAL TYP.
CULINARY LATERAL TYP.
SEWER LATERAL TYP.
R-TANKS TYP.
MATCHLINE – SEE SHEET PP-05
PVI STA = 48+89
PVI ELEV = 4728.86
A.D. = 2.09
K = 19.13
40.00' VC
EVCE: 4729.18
EVCS: 48+89
BVCE: 4728.56
BVCS: 48+49
2.60%
0.51%
FINISHED GRADE
R-TANKS TYP.
EXISTING GROUND @ CENTERLINE
CONST. 335.7 L.F. 6" SDR-35 SEWER @ 0.40%
4730
4720
4710
47+00
48+00
49+00
4727.79
4728.05
4728.31
4728.56
4729.47



CONSTRUCTION NOTES

① CONST. PEDESTRIAN ACCESS RAMP PER SPANISH FORK CITY STANDARDS.
② INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
③ LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
④ LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
⑤ INSTALL 6" PI WATER VALVE PER SPANISH FORK CITY STANDARDS.
⑥ CONST. 6' MASONRY WALL.
⑦ EXISTING OVERHEAD POWER TO REMAIN.
⑧ CONST. 226.31 L.F. 15" RCP STORM DRAIN @ 1.94%.

MAPLE PARK ESTATES
PLAT "D"

ATLAS ENGINEERING L.L.C.

100 SOUTH
STA. 24+50 TO STA. 29+00

SPANISH FORK, UTAH

SHEET NO.
PP-07

Exhibit 1

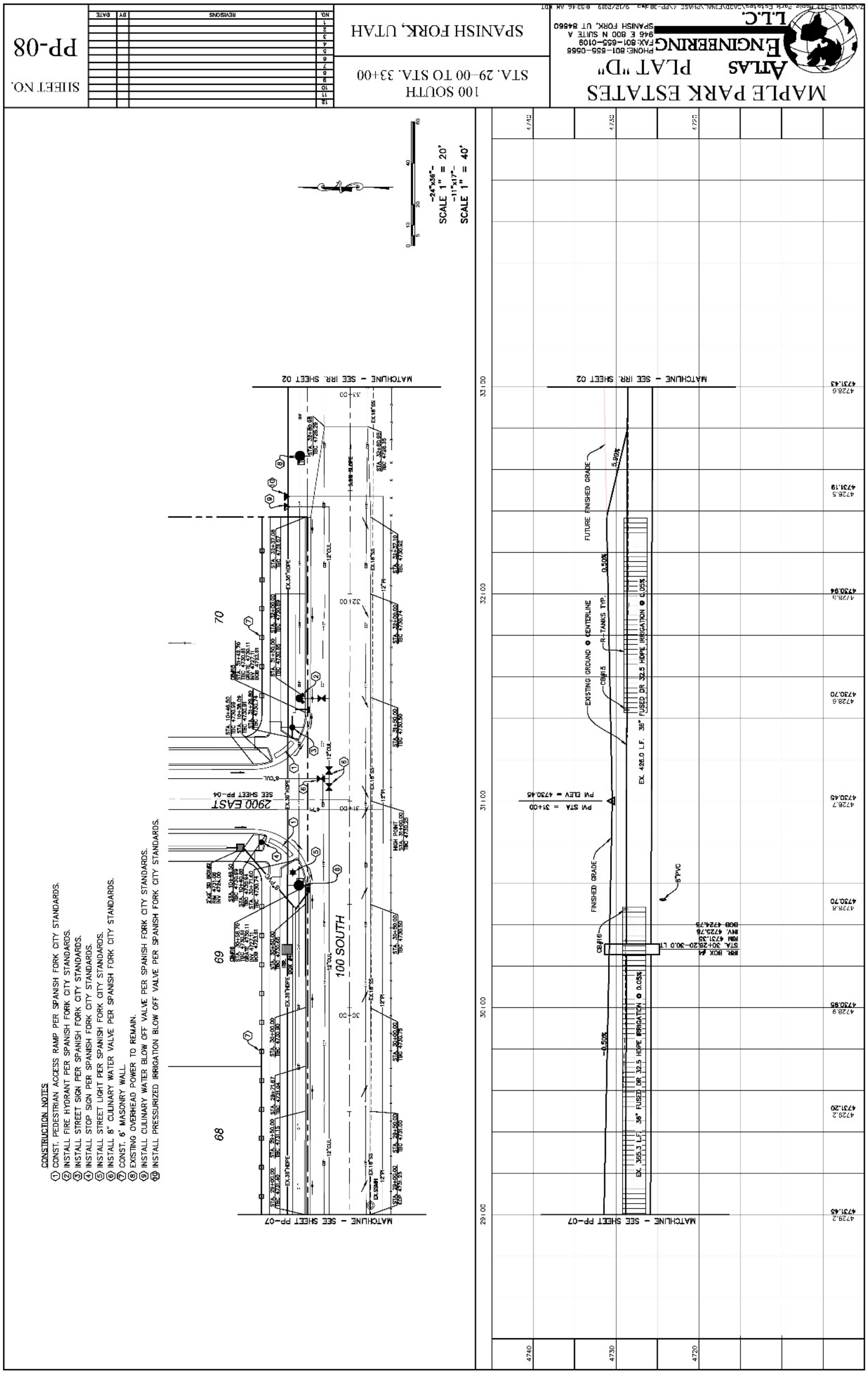
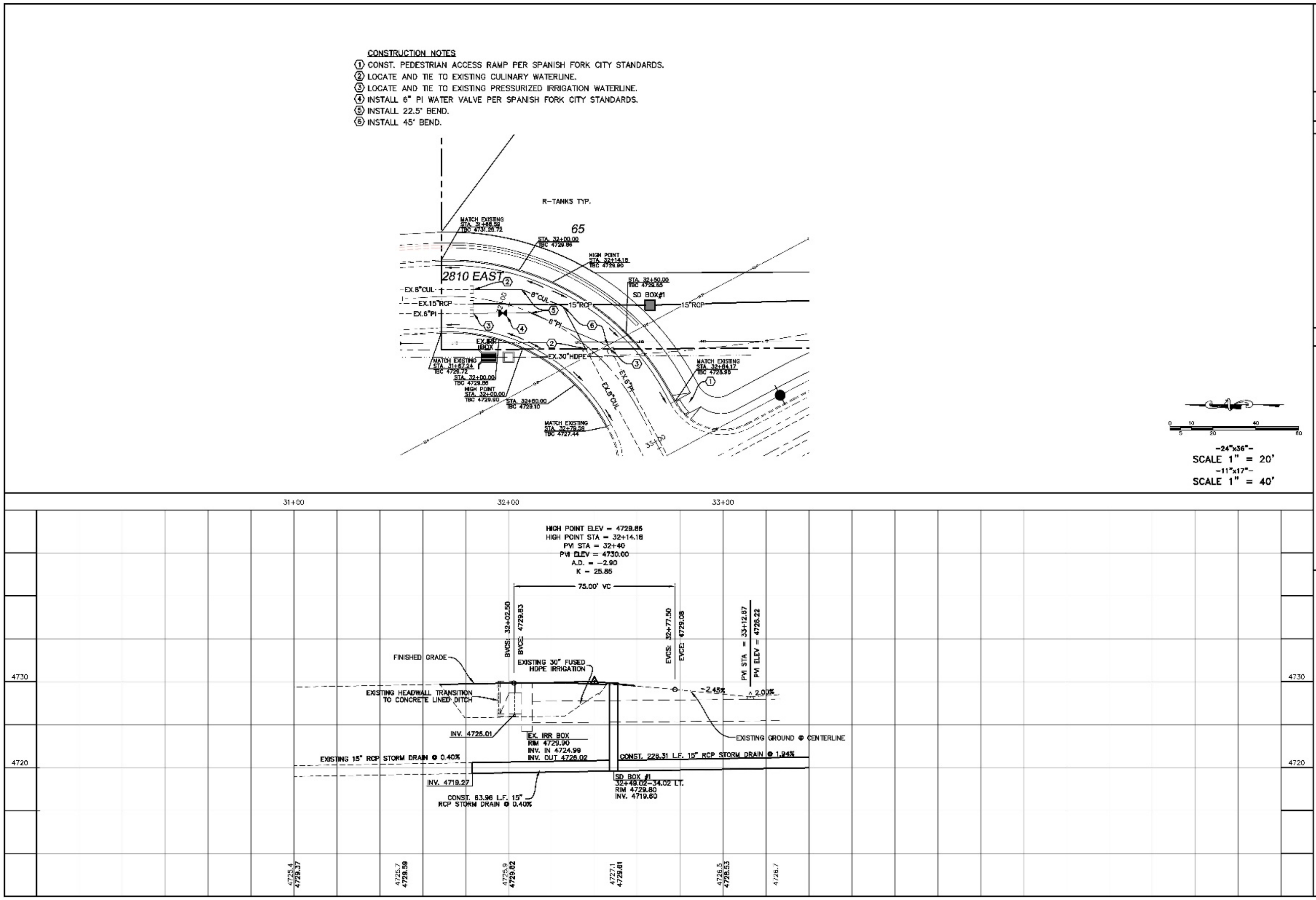

MAPLE PARK ESTATES
PLAT "D"
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660
100 SOUTH
STA. 29+00 TO STA. 33+00
SPANISH FORK, UTAH
SHEET NO.
PP-08
REVISIONS
NO.
BY
DATE
SCALE 1" = 20' -24"x36"-
SCALE 1" = 40' -11"x17"-
MATCHLINE – SEE IRR. SHEET 02
MATCHLINE – SEE SHEET PP-07
SEE SHEET PP-04
2900 EAST
100 SOUTH
68
69
70
PVI STA = 31+00
PVI ELEV = 4730.45
FUTURE FINISHED GRADE
EXISTING GROUND @ CENTERLINE
FINISHED GRADE
R-TANKS TYP.
EX. 426.0 L.F. 38" FUSED DR 32.5 HDPE IRRIGATION @ 0.05%
EX. 395.3 L.F. 38" FUSED DR 32.5 HDPE IRRIGATION @ 0.05%
IRR. BOX #4
8"PVC
HIGH POINT
4740
4730
4720
CONSTRUCTION NOTES
① CONST. PEDESTRIAN ACCESS RAMP PER SPANISH FORK CITY STANDARDS.
② INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
③ INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
④ INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
⑤ INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
⑥ INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
⑦ CONST. 6' MASONRY WALL.
⑧ EXISTING OVERHEAD POWER TO REMAIN.
⑨ INSTALL CULINARY WATER BLOW OFF VALVE PER SPANISH FORK CITY STANDARDS.
⑩ INSTALL PRESSURIZED IRRIGATION BLOW OFF VALVE PER SPANISH FORK CITY STANDARDS.

Exhibit 1


R-TANKS TYP.
65
MATCH EXISTING STA. 31+68.59 TBC 4731.29.72
STA. 32+00.00 TBC 4729.86
HIGH POINT STA. 32+14.18 TBC 4729.90
STA. 32+50.00 TBC 4729.65
SD BOX#1
2810 EAST
EX.8"CUL
EX.15"RCP
EX.6"PI
8"CUL
15"RCP
6"PI
EX.IRR. BOX
EX.30"HDPE
EX.6"PI
EX.8"CUL
MATCH EXISTING STA. 31+67.24 TBC 4729.72
STA. 32+00.00 TBC 4729.86
HIGH POINT STA. 32+00.00 TBC 4729.90
STA. 32+60.00 TBC 4729.10
MATCH EXISTING STA. 32+79.59 TBC 4727.44
MATCH EXISTING STA. 32+84.17 TBC 4728.96
33+00
-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'
31+00
32+00
33+00
HIGH POINT ELEV = 4729.86
HIGH POINT STA = 32+14.18
PVI STA = 32+40
PVI ELEV = 4730.00
A.D. = -2.90
K = 25.85
75.00' VC
BVCS: 32+02.50
BVCE: 4729.83
EVCS: 32+77.50
EVCE: 4729.08
PVI STA = 33+12.87
PVI ELEV = 4728.22
FINISHED GRADE
EXISTING 30" FUSED HDPE IRRIGATION
EXISTING HEADWALL TRANSITION TO CONCRETE LINED DITCH
-2.45%
2.00%
INV. 4726.01
EX. IRR BOX RIM 4729.90 INV. IN 4724.99 INV. OUT 4726.02
EXISTING GROUND @ CENTERLINE
EXISTING 15" RCP STORM DRAIN @ 0.40%
CONST. 228.31 L.F. 15" RCP STORM DRAIN @ 1.94%
INV. 4719.27
SD BOX #1 32+49.02-34.02 LT. RIM 4729.80 INV. 4719.60
CONST. 83.96 L.F. 15" RCP STORM DRAIN @ 0.40%
4730
4720
4725.4
4729.37
4725.7
4729.59
4725.9
4729.82
4727.1
4729.61
4726.5
4728.53
4726.7

CONSTRUCTION NOTES

① CONST. PEDESTRIAN ACCESS RAMP PER SPANISH FORK CITY STANDARDS.
② LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
③ LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
④ INSTALL 6" PI WATER VALVE PER SPANISH FORK CITY STANDARDS.
⑤ INSTALL 22.5° BEND.
⑥ INSTALL 45° BEND.

MAPLE PARK ESTATES
PLAT "D"

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

2810 EAST
STA. 31-00 TO STA. 33+00

SPANISH FORK, UTAH

NO.	REVISIONS	BY	DATE
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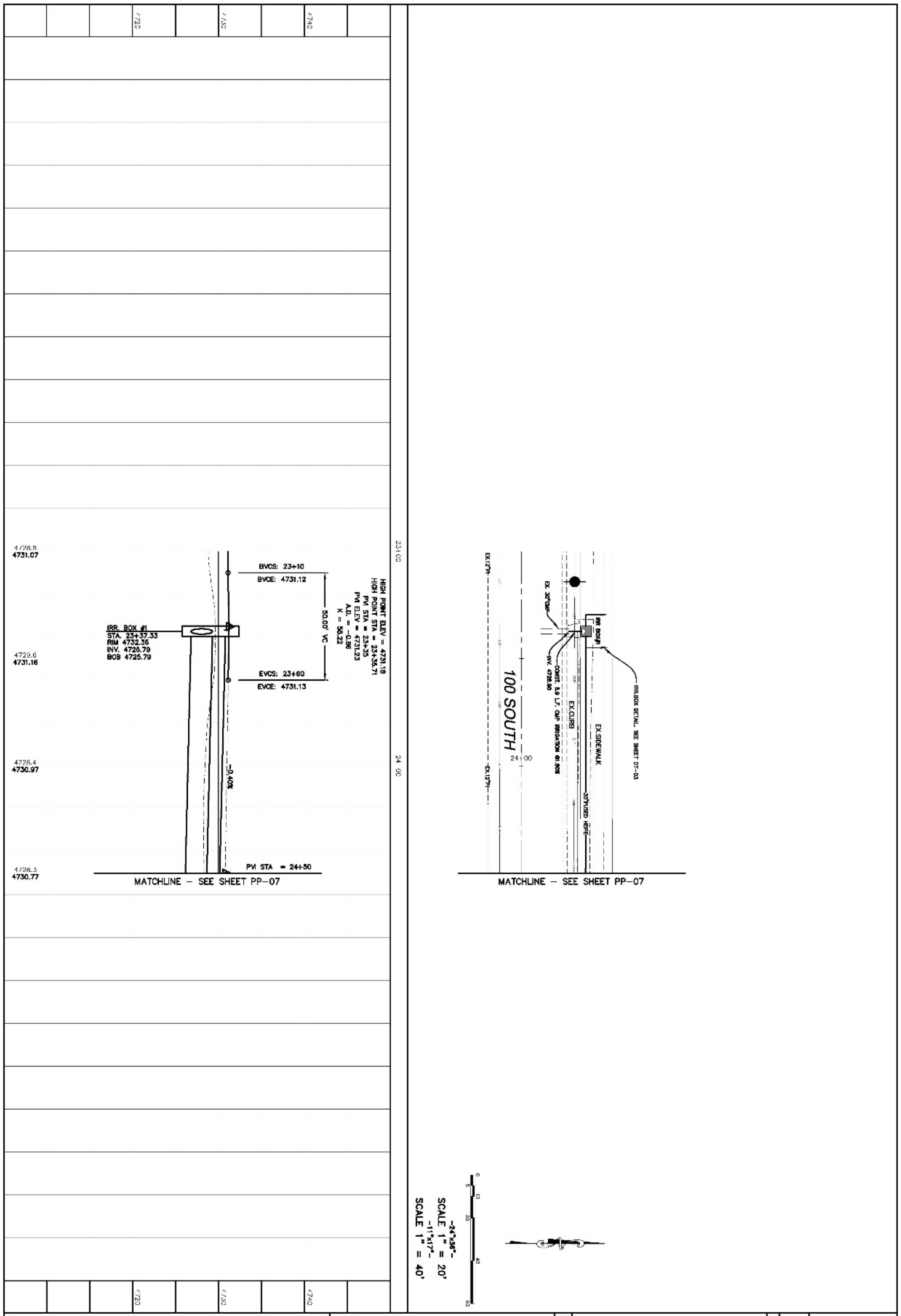
SHEET NO.
PP-09

Z:\2015\15-123 Maple Park Estates\CADD\FINAL\PHASE 4\PP-09.dwg 9/12/2019 8:55:46 AM MDT

Exhibit 1



MAPLE PARK ESTATES
PLAT "D"

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

100 SOUTH IRRIGATION
STA. 23+00 TO STA. 24+50

SPANISH FORK, UTAH

NO.		BY	DATE
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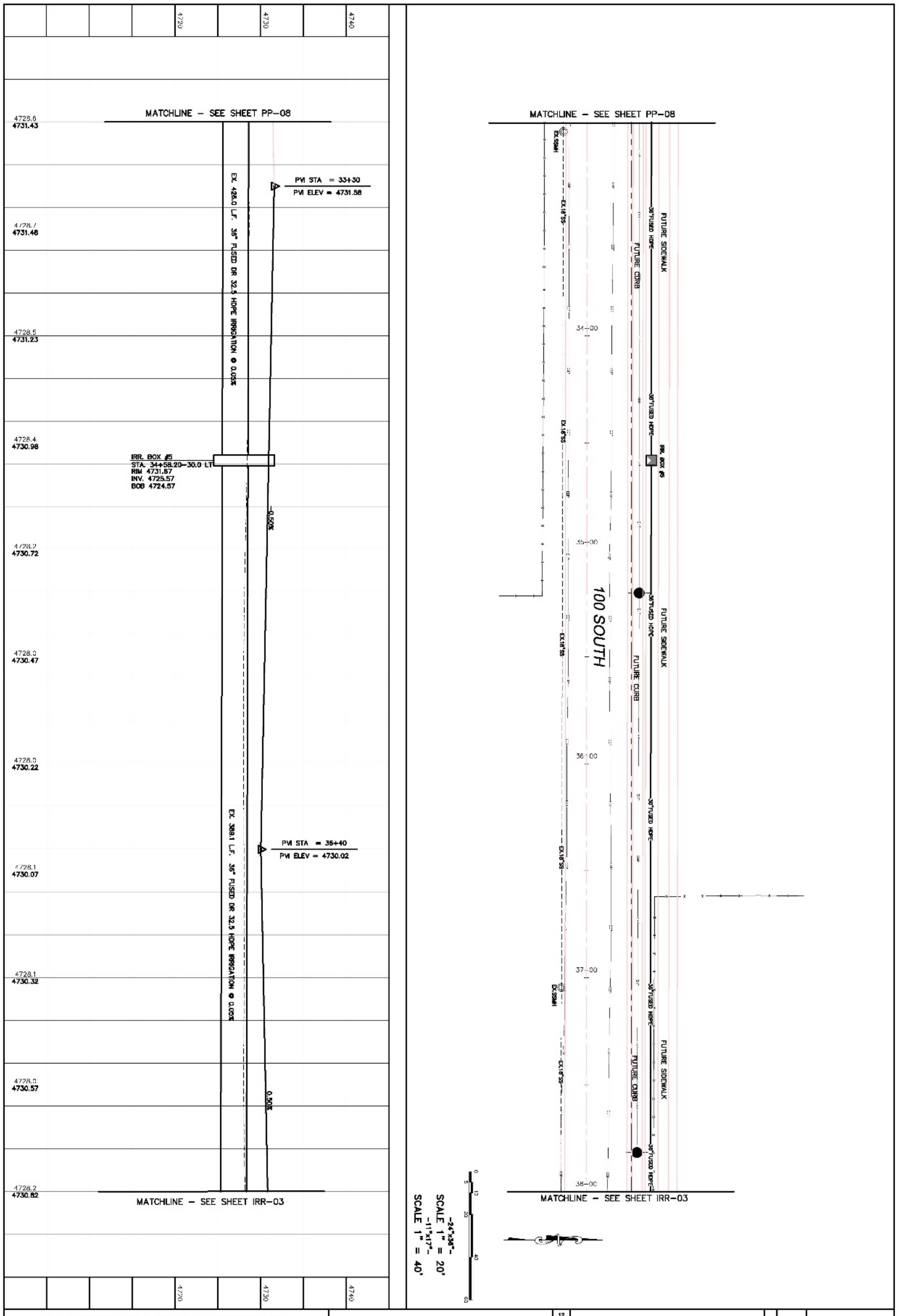
SHEET NO.
IRR-01



MAPLE PARK ESTATES
PLAT "D"

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

100 SOUTH IRRIGATION
STA. 33+00 TO STA. 38+00

SPANISH FORK, UTAH

NO.	REVISIONS	BY	DATE
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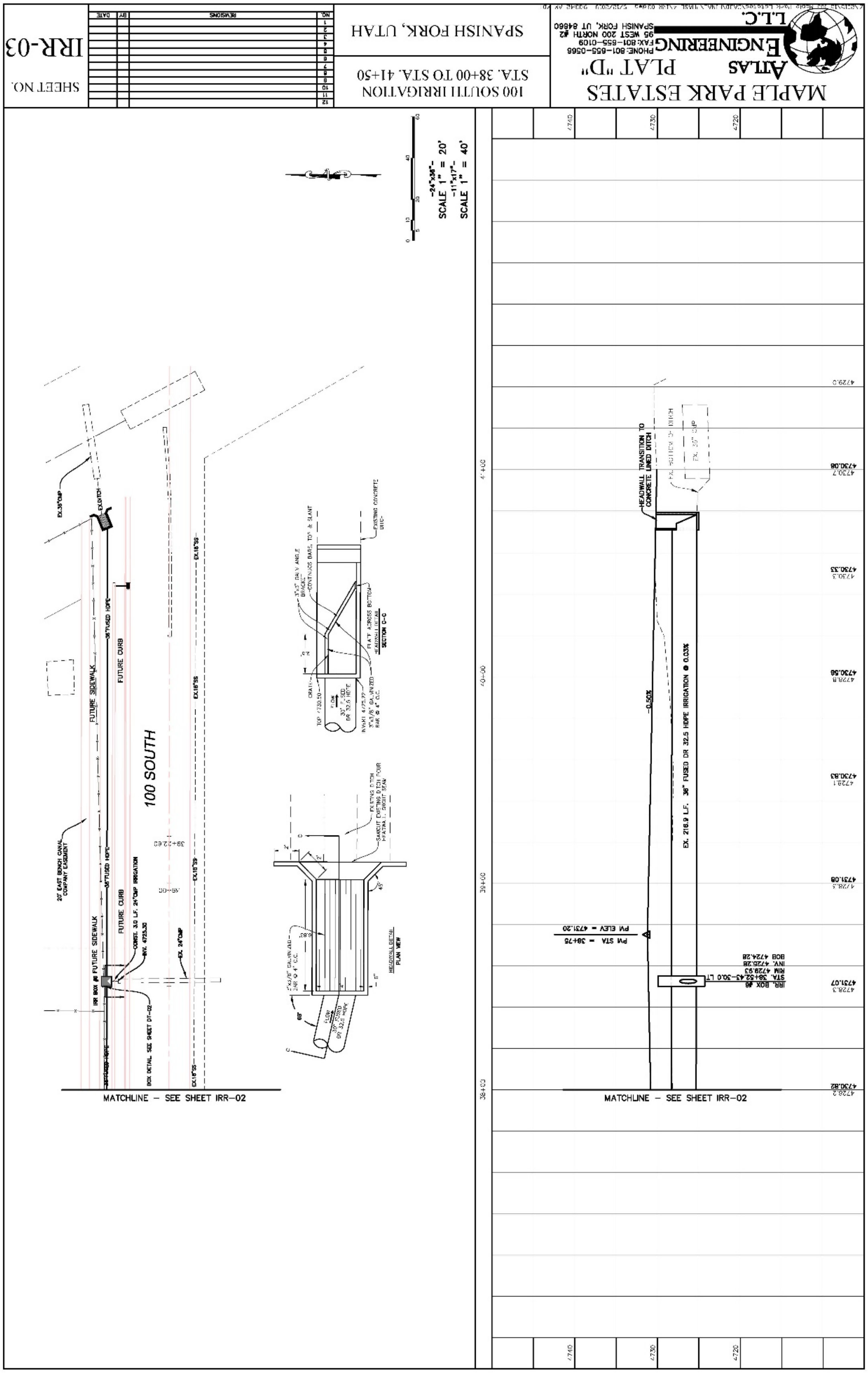
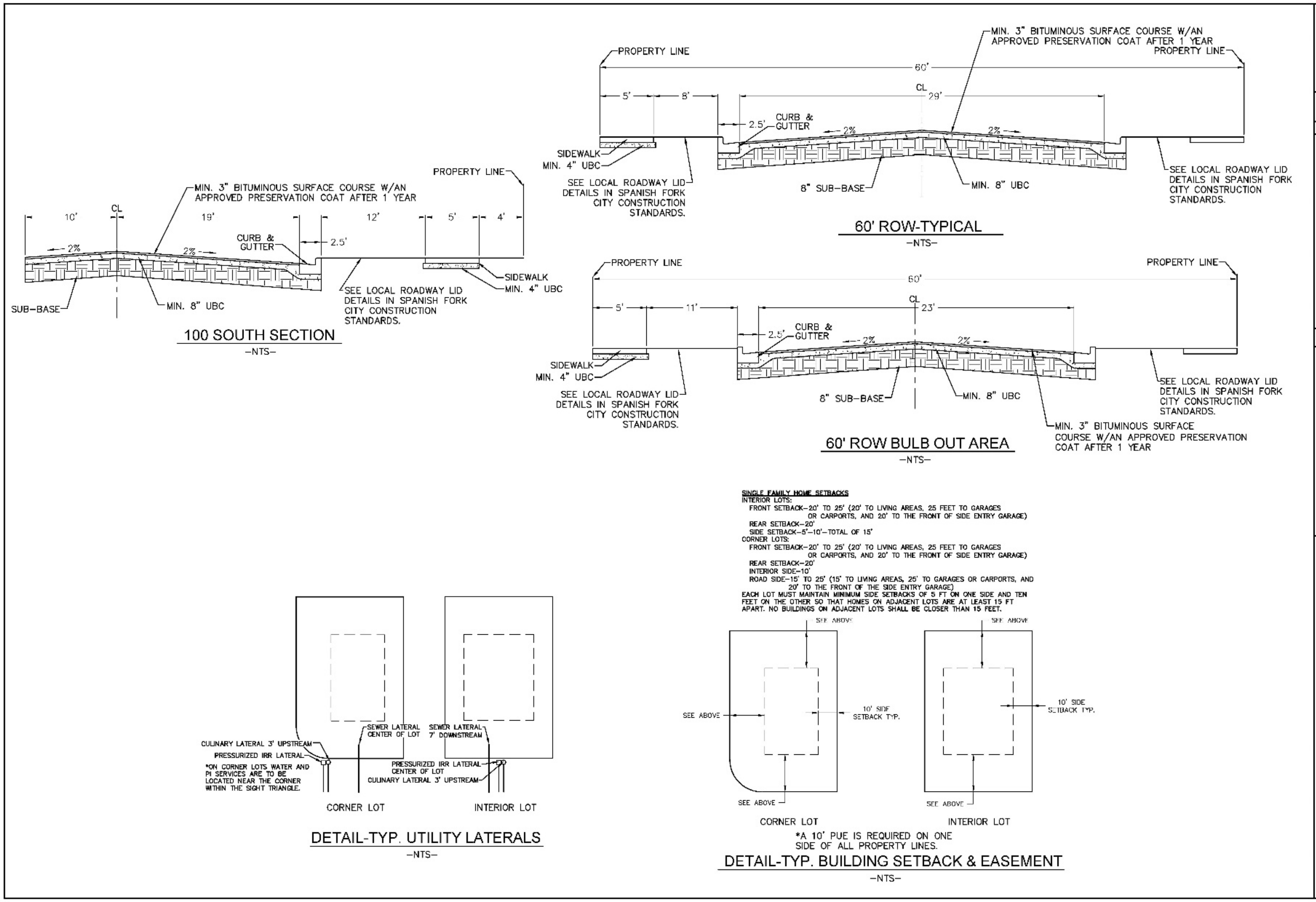
SHEET NO.
IRR-02

Exhibit 1



October 2, 2019

Exhibit 1


PROPERTY LINE
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
PROPERTY LINE
60'
5'
8'
CL
29'
2.5'
CURB & GUTTER
2%
2%
SIDEWALK
MIN. 4" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS.
8" SUB-BASE
MIN. 8" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS.
60' ROW-TYPICAL
-NTS-
PROPERTY LINE
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
CL
10'
19'
12'
5'
4'
2%
2%
CURB & GUTTER
2.5'
SIDEWALK
MIN. 4" UBC
SUB-BASE
MIN. 8" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS.
100 SOUTH SECTION
-NTS-
PROPERTY LINE
PROPERTY LINE
60'
5'
11'
CL
23'
2.5'
CURB & GUTTER
2%
2%
SIDEWALK
MIN. 4" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS.
8" SUB-BASE
MIN. 8" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS.
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
60' ROW BULB OUT AREA
-NTS-
CULINARY LATERAL 3' UPSTREAM
PRESSURIZED IRR LATERAL
*ON CORNER LOTS WATER AND PI SERVICES ARE TO BE LOCATED NEAR THE CORNER WITHIN THE SIGHT TRIANGLE.
SEWER LATERAL CENTER OF LOT
SEWER LATERAL 7' DOWNSTREAM
PRESSURIZED IRR LATERAL CENTER OF LOT
CULINARY LATERAL 3' UPSTREAM
CORNER LOT
INTERIOR LOT
DETAIL-TYP. UTILITY LATERALS
-NTS-
SEE ABOVE
SEE ABOVE
SEE ABOVE
10' SIDE SETBACK TYP.
10' SIDE SETBACK TYP.
SEE ABOVE
SEE ABOVE
CORNER LOT
INTERIOR LOT
*A 10' PUE IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES.
DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-

SINGLE FAMILY HOME SETBACKS

INTERIOR LOTS:
- FRONT SETBACK–20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
- REAR SETBACK–20'
- SIDE SETBACK–5'–10'–TOTAL OF 15'

CORNER LOTS:
- FRONT SETBACK–20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
- REAR SETBACK–20'
- INTERIOR SIDE–10'
- ROAD SIDE–15' TO 25' (15' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF THE SIDE ENTRY GARAGE)

EACH LOT MUST MAINTAIN MINIMUM SIDE SETBACKS OF 5 FT ON ONE SIDE AND TEN FEET ON THE OTHER SO THAT HOMES ON ADJACENT LOTS ARE AT LEAST 15 FT APART. NO BUILDINGS ON ADJACENT LOTS SHALL BE CLOSER THAN 15 FEET.

MAPLE PARK ESTATES
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FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

DETAIL SHEET

SPANISH FORK, UTAH

NO.	REVISIONS	BY	DATE
1			
2			
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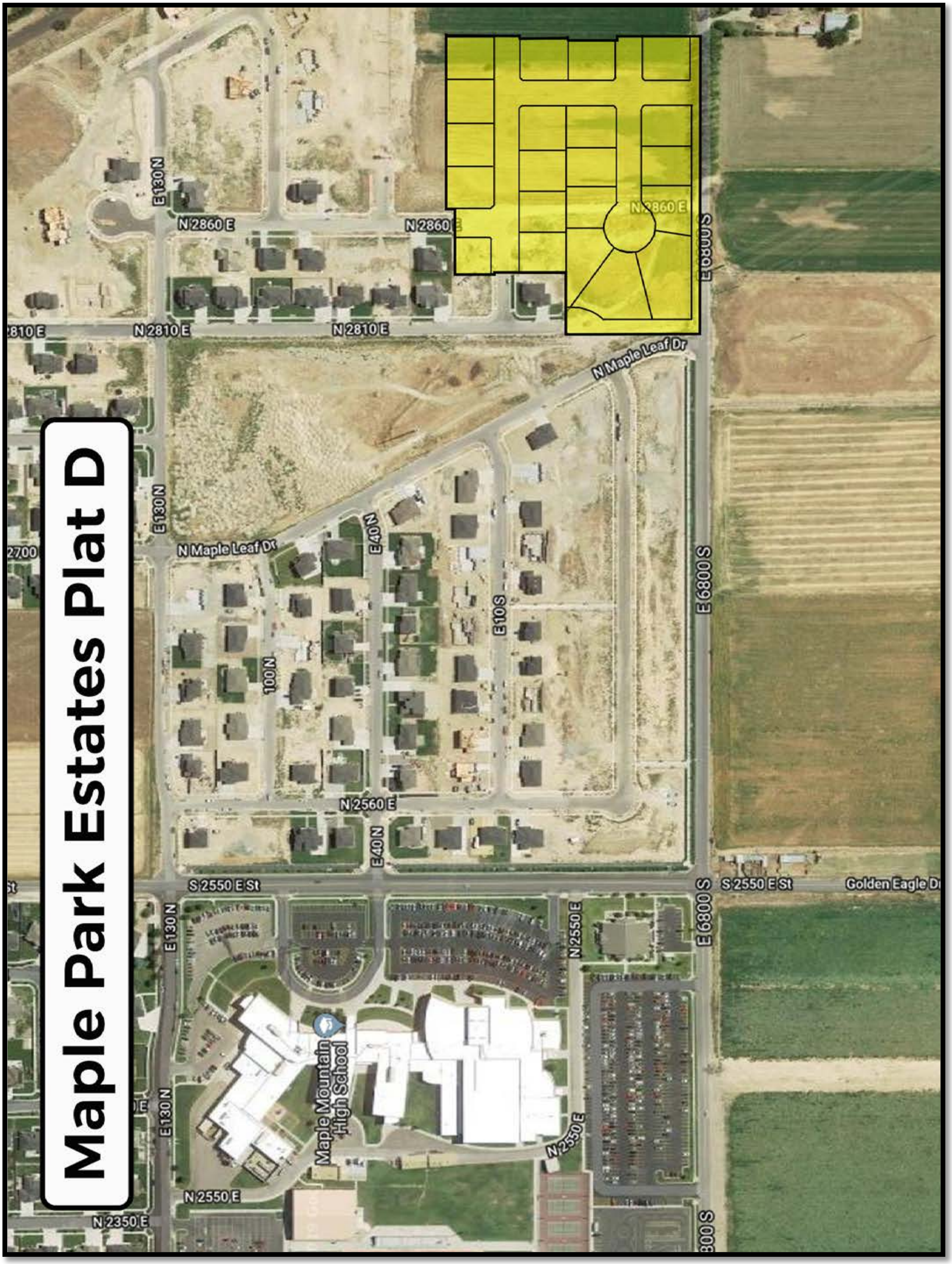
SHEET NO.
DT-01

Exhibit 2



October 2, 2019

SPANISH FORK
PRIDE & PROGRESS
EST. 1855

Memo

To: Mayor and City Council
From: Chris Thompson, P.E., Public Works Director/City Engineer
Date: 09/27/2019
Re: Title 15.4.12.070 Change

Staff Report

RECOMMENDED ACTION

Approve change to Title 15.4.12.070.

BACKGROUND

This change clarifies the reimbursement of 600 AMP power line installations.

Attached:

15.4.12.070 Reimbursable Projects

Growth related infrastructure that does not have local connections shall be eligible for 100% reimbursement through impact fees. If there are local connections, the difference between the regional and local infrastructure cost shall be eligible for reimbursement from impact fees.

~~600 amp and larger electric lines are fully reimbursable from impact fees.~~ Installing new underground 600 AMP lines or burying temporary 600 AMP lines are 80.88% reimbursable through impact fees and 19.12% reimbursable by the City. Installing temporary overhead 600 AMP lines is not reimbursable. A connector's agreement may only be requested for lines that run along the front of off-site property. Offsite power and irrigation may only be reimbursed by connector's agreement for the side of the street that the line is located on. Street lights are included in the cost of the street cross-section.

Eligible projects become reimbursable once they are added to the Impact Fee Facilities Plan (IFFP). The City Public Works Director will determine when projects will be added to the IFFP.

(Ord. No. 14-16, Enacted 09/20/2016)
(Ord. No. 22-17, Enacted 09/19/2017)
(Ord. No. XX-19, Enacted XX/XX/2019)