Wednesday, January 22, 2020
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. Legacy Farms Plat E2. The proposal is a Final Plat application consisting of 30 units on 7.66 acres and is located within the Legacy Farms Development at approximately 1200 North 200 East.**
Meeting	Jan 22, 2020 - Development Review Committee
Category	1. Final Plat
Access	Public
Type	Action, Discussion

File Attachments
plans.legacyfarmsplate2.1-13-2020.pdf (6,233 KB)

Subject	**B. Legacy Farms Plat E3. The proposal is a Final Plat application consisting of 17 units on 6.05 acres and is located with in the Legacy Farms Development at approximately 1200 North 200 East.**
Meeting	Jan 22, 2020 - Development Review Committee
Category	1. Final Plat
Access	Public
Type	Action, Discussion

File Attachments
plans.legacyfarmsplate3.1-13-2020.pdf (5,627 KB)

Subject	**C. Legacy Farms C9b. The proposal is a Final Plat application consisting of 15 units on 4.08 acres and is located within the Legacy Farms Development at approximately 575 East 1000 North.**
Meeting	Jan 22, 2020 - Development Review Committee
Category	1. Final Plat

Access	Public
Type	Action, Discussion

File Attachments
plans.legacyfarmsc9b.1-8-2020.pdf (3,661 KB)

Subject	**D. High Sky Estates Plat A. The proposal is a Final Plat application consisting of 18 units on 14.30 acres and is located within the High Sky Estates Development at approximately 2300 East Canyon Crest Drive.**
Meeting	Jan 22, 2020 - Development Review Committee
Category	1. Final Plat
Access	Public
Type	Action, Discussion

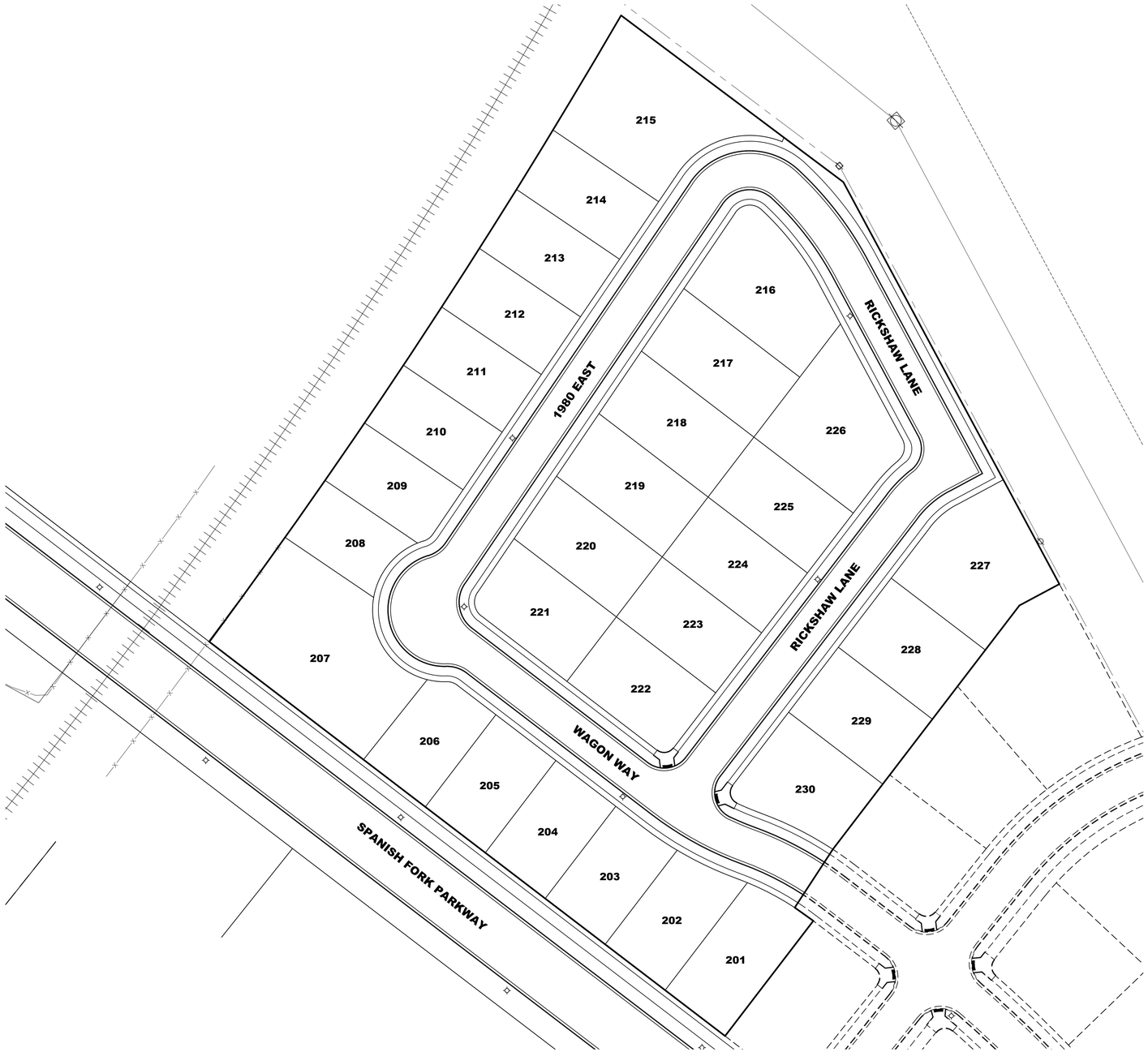
File Attachments
plans.highskyestatesplata.1-9-2020.pdf (5,604 KB)

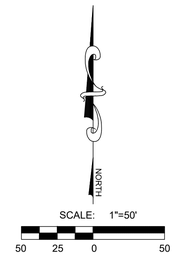
2. Other Business

3. Adjourn

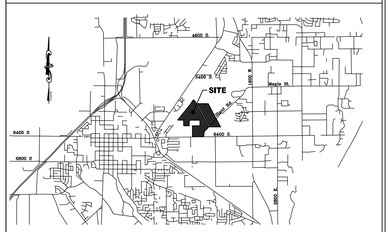
LEGACY FARMS @ SPANISH FORK

PLAT E-2





VICINITY MAP



PROJECT LOCATION MAP



TABULATIONS

PLAT E-2

TOTAL AREA:	7.66 ACRES
LOT ACREAGE:	5.46 ACRES
LOTS:	30
DENSITY:	3.92 UNITS/ACRE
ROADWAY:	2.20 ACRES

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SHEET 8	POWER PLAN
SHEET 9	POWER & UTILITY PLAN
SHEET 10	EROSION CONTROL
SHEET 11	EROSION CONTROL DETAILS

NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL SEWER LINES TO BE 8" UNLESS OTHERWISE NOTED.
4. ALL DRINKING WATER LINES TO BE 8" UNLESS OTHERWISE NOTED.
5. ALL PRESSURIZED IRRIGATION LINES TO BE 6" UNLESS OTHERWISE NOTED.
6. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
7. ALL STREETS TO BE 60' RIGHT-OF-WAY UNLESS NOTED OTHERWISE.
8. ALL FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
9. ALL OPEN SPACE, TRAILS, AND PARK AREAS TO BE DEDICATED TO SPANISH FORK CITY.
10. ALL CONTOURS SHOWN HEREON ARE BASED ON AERIAL MAPPING PROVIDED BY THE CITY THAT HAS BEEN ADJUSTED TO NGVD29 VERTICAL DATUM.
11. CONNECT TO EXISTING ELECTRICAL AND COMMUNICATION IMPROVEMENTS WHEN INSTALLING NEW FACILITIES AS PER CITY DESIGN.
12. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
13. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
14. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT, THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WAS ISSUED AT THE PRE-CONSTRUCTION MEETING.
15. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC AND CITY STANDARDS AT THE DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO THE UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATION SERVICES AND LANDSCAPING RESTORATION.

LegacyFarms AT SPANISH FORK

DEVELOPER / OWNER

AMERICAN HOMES DEVELOPMENT
308 E 45 S
MURRAY, UTAH 84107
(801) 205-9143

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
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PROJECT NAME

LEGACY FARMS AT SPANISH FORK
SPANISH FORK, UTAH

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NOT FOR CONSTRUCTION

AMERICAN HOMES DEVELOPMENT
SPANISH FORK, UTAH

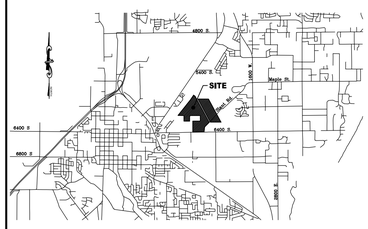
PLAT E-2 COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0016
DRAWN BY: BAP
DESIGNED BY: BTG
SCALE: 1"=50'
DATE: 01/06/2020

SHEET
COVER

VICINITY MAP



PROJECT LOCATION MAP



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	5850.00	1°05'18"	111.13	N35°55'19"E 111.13
C2	5850.00	0°35'16"	60.01	N35°05'02"E 60.01
C3	5850.00	0°35'16"	60.00	N34°29'46"E 60.00
C4	5850.00	0°35'16"	60.00	N33°54'31"E 60.00
C5	5850.00	0°35'16"	60.01	N33°19'15"E 60.01
C6	5850.00	0°35'16"	60.02	N32°43'59"E 60.02
C7	5850.00	0°35'17"	60.04	N32°08'43"E 60.04
C8	5850.00	0°35'18"	60.06	N31°33'25"E 60.06
C9	5850.00	1°07'28"	114.81	N30°42'03"E 114.81
C10	75.00	77°44'09"	101.76	S73°01'32"W 94.13
C11	45.00	98°47'26"	77.59	S83°33'11"W 68.33
C12	15.00	98°47'26"	25.86	S83°33'11"W 22.78
C13	250.00	18°49'06"	82.11	N37°38'33"W 81.74
C14	15.00	78°25'29"	20.53	N10°58'45"E 18.97
C15	70.00	24°21'23"	29.76	S49°35'18"W 29.53
C16	130.00	12°46'53"	29.00	S43°48'03"W 28.94
C17	10.00	90°00'00"	15.71	N82°24'37"E 14.14
C18	10.00	102°08'41"	17.83	S13°39'44"E 15.56
C19	305.00	13°06'44"	69.80	N63°22'31"W 69.65
C20	245.00	15°00'41"	64.19	N60°05'44"W 64.01
C21	305.00	10°39'40"	56.75	S64°36'05"E 56.67
C22	305.00	6°40'52"	35.57	S55°55'50"E 35.55
C23	245.00	2°19'51"	9.97	N68°46'00"W 9.97
C24	305.00	17°20'32"	92.32	S61°15'39"E 91.96
C25	15.00	86°44'51"	22.71	S9°12'58"E 20.60
C26	15.00	38°48'39"	10.16	N71°59'43"W 9.97
C27	62.00	15°23'03"	16.65	S83°42'30"E 16.60
C28	62.00	85°52'57"	92.93	S33°04'30"E 84.47
C29	62.00	58°05'46"	62.87	S38°54'51"W 60.21
C30	62.00	164°22'08"	177.86	S9°12'58"E 122.85
C31	15.00	38°48'39"	10.16	N53°33'47"E 9.97
C32	245.00	13°06'47"	56.07	N63°22'32"W 55.95
C33	275.00	13°06'46"	62.94	N63°22'32"W 62.80
C34	275.00	17°20'33"	83.24	S61°15'40"E 82.92
C35	62.00	5°00'22"	5.42	N70°27'55"E 5.42
C36	280.00	18°49'06"	91.96	N37°38'33"W 91.55
C37	100.00	24°21'23"	42.51	S49°35'18"W 42.19
C38	275.00	1°58'07"	9.45	S53°34'27"E 9.45
C39	275.00	15°22'26"	73.79	S62°14'44"E 73.57

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N21°53'36"E	4.00
L2	N61°46'00"E	15.91

NOTES:

1. SEE SETBACK TABLE FOR BUILDING SETBACKS
2. 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.
3. #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS.
4. NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
5. ◉ TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET
6. ALL CORNER LOT DRIVEWAYS TO BE LOCATED A MINIMUM OF 34' FROM STREET RIGHT-OF-WAY UNLESS NOTED OTHERWISE.
7. FARM STATEMENT (FOR AREAS NEAR FARMLAND): "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".
8. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, PUBLIC WALLS, FENCES, SIDEWALKS, TRAILS 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 THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.





TABULATIONS

TOTAL AREA:	7.66 ACRES
LOT ACREAGE:	5.46 ACRES
LOTS:	30
DENSITY:	3.92 UNITS/ACRE
ROADWAY:	2.20 ACRES

PUBLIC UTILITY & DRAINAGE EASEMENT TABLE

FRONT P.U.E.	10'
REAR P.U.E. & DRAINAGE EASEMENT	10'
SIDE P.U.E. & DRAINAGE EASEMENT	5'

LOT SETBACK TABLE

	50'-70' FRONTAGE	71'-80' FRONTAGE	81' + FRONTAGE
GARAGE FRONT SETBACK	25'	25'	25'
PORCH, LIVING SPACE & SIDE ENTRY GARAGE SETBACK	15'	15'	15'
REAR SETBACK	20'	20'	20'
SIDE SETBACK (MINIMUM*, OVERALL TOTAL)	5'/10'	5'/15'	10'/20'

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SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN SPANISH FORK, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT LOCATED N0°16'11"W ALONG THE SECTION LINE 1330.02 FEET AND WEST 826.13 FEET FROM THE EAST QUARTER CORNER OF SECTION 17, T8S, R3E, S.L.B.&M. (BASIS OF BEARING: S89°19'06"W FROM THE SOUTH QUARTER CORNER TO THE SOUTHWEST CORNER OF SECTION 16); THENCE S61°46'00"W 39.00 FEET; THENCE S37°24'37"W 264.50 FEET; THENCE S33°10'51"W 60.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 245.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S33°10'51"W) 18.08 FEET THROUGH A CENTRAL ANGLE OF 4°13'45" (CHORD: S54°42'16"E 18.08 FEET); THENCE S52°35'23"E 1.54 FEET; THENCE S37°24'37"W 125.00 FEET TO THE NORTHEASTERLY LINE OF SPANISH FORK PARKWAY; THENCE N52°35'23"W ALONG SAID LINE 559.13 FEET TO THE SOUTHEASTERLY LINE OF THE RAILROAD; THENCE NORTHEASTERLY ALONG SAID LINE AND THE ARC OF A 5850.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N53°32'02"W) 646.07 FEET THROUGH A CENTRAL ANGLE OF 6°19'40" (CHORD: N33°18'08"E 645.75 FEET) TO THE WESTERLY LINE OF UP&L; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES: S53°08'00"E 239.25 FEET; THENCE S28°14'00"E 393.20 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±7.66 ACRES

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, EASEMENTS 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____

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THIS_____ DAY OF_____, A.D. 20___. PERSONALLY APPEARED BEFORE ME_____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF _____, LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC FULL NAME:_____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

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. 20___

APPROVED BY MAYOR

APPROVED _____ ENGINEER (See Seal Below)

ATTEST _____ CLERK-RECORDER (See Seal Below)

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOS NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS_____ DAY OF _____, 20____

BY- _____

TITLE- _____

PLAT "E-2"

LegacyFarms
AT SPANISH FORK

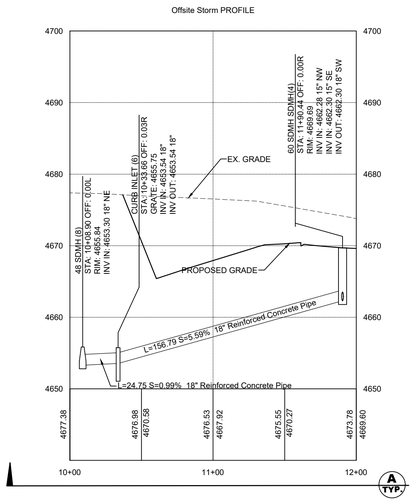
A PORTION OF THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

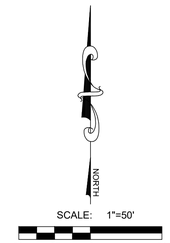
SPANISH FORK _____ UTAH COUNTY, UTAH

SCALE: 1" = 60'

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

This form approved by Utah County and the municipalities therein.





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NOT FOR CONSTRUCTION

AMERICAN HOMES DEVELOPMENT

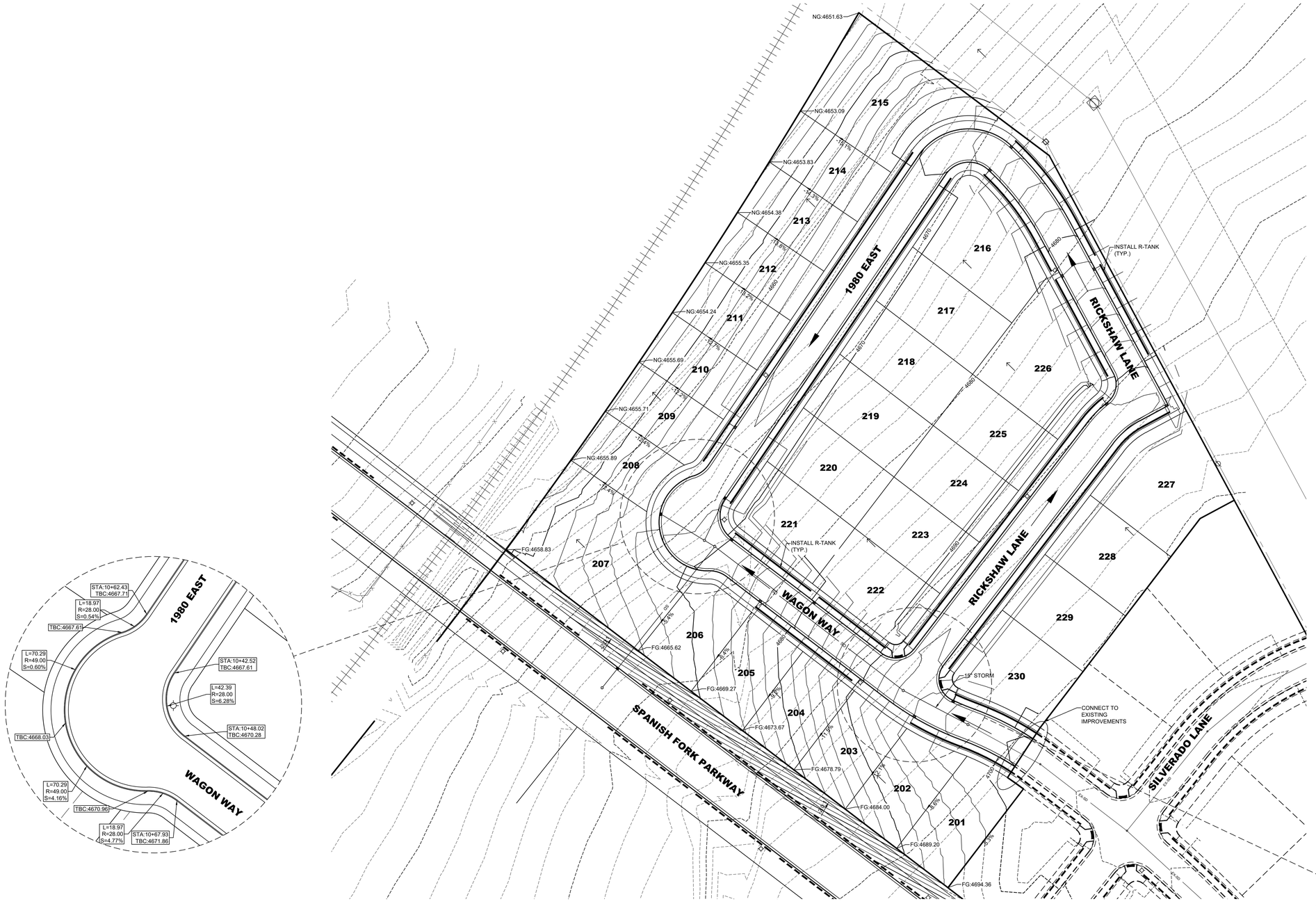
SPANISH FORK, UTAH

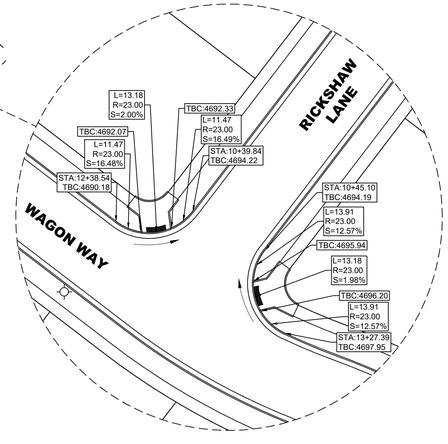
UTILITY PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0016
DRAWN BY: BAP
DESIGNED BY: BTG
SCALE: 1"=50'
DATE: 01/06/2020

SHEET 1





LEGEND

EXISTING		PROPOSED	
WATER METER	WM	WATER	W
WATER	EX-W	WATER VALVE	
WATER VALVE		WATER METER	
FIRE HYDRANT		FIRE HYDRANT	
SEWER	EX-SS	SEWER	SS
SEWER MANHOLE		SEWER MANHOLE	
STORM DRAIN	EX-SD	STORM DRAIN	SD
STORM DRAIN MANHOLE		STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET		STORM DRAIN CURB INLET	
PI	EX-PI	PI	PI
PI VALVE		PI VALVE	
FENCE	X	FENCE	

NORTH

SCALE: 1"=50'

50 25 0 50

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SPANISH FORK, UTAH

GRADING PLAN

REVISIONS
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DRAWN BY: BAP

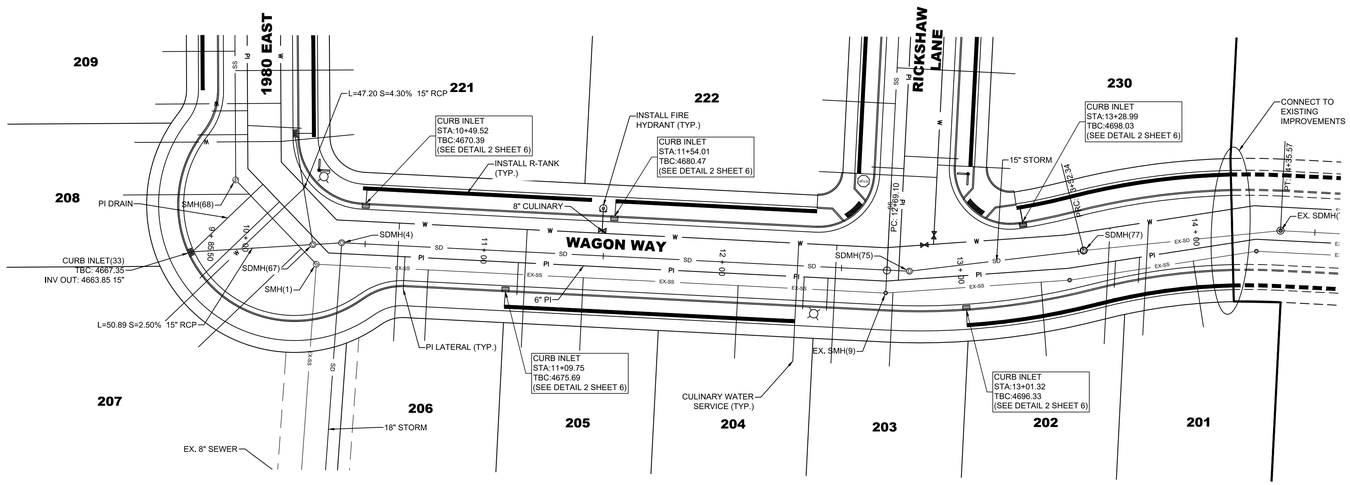
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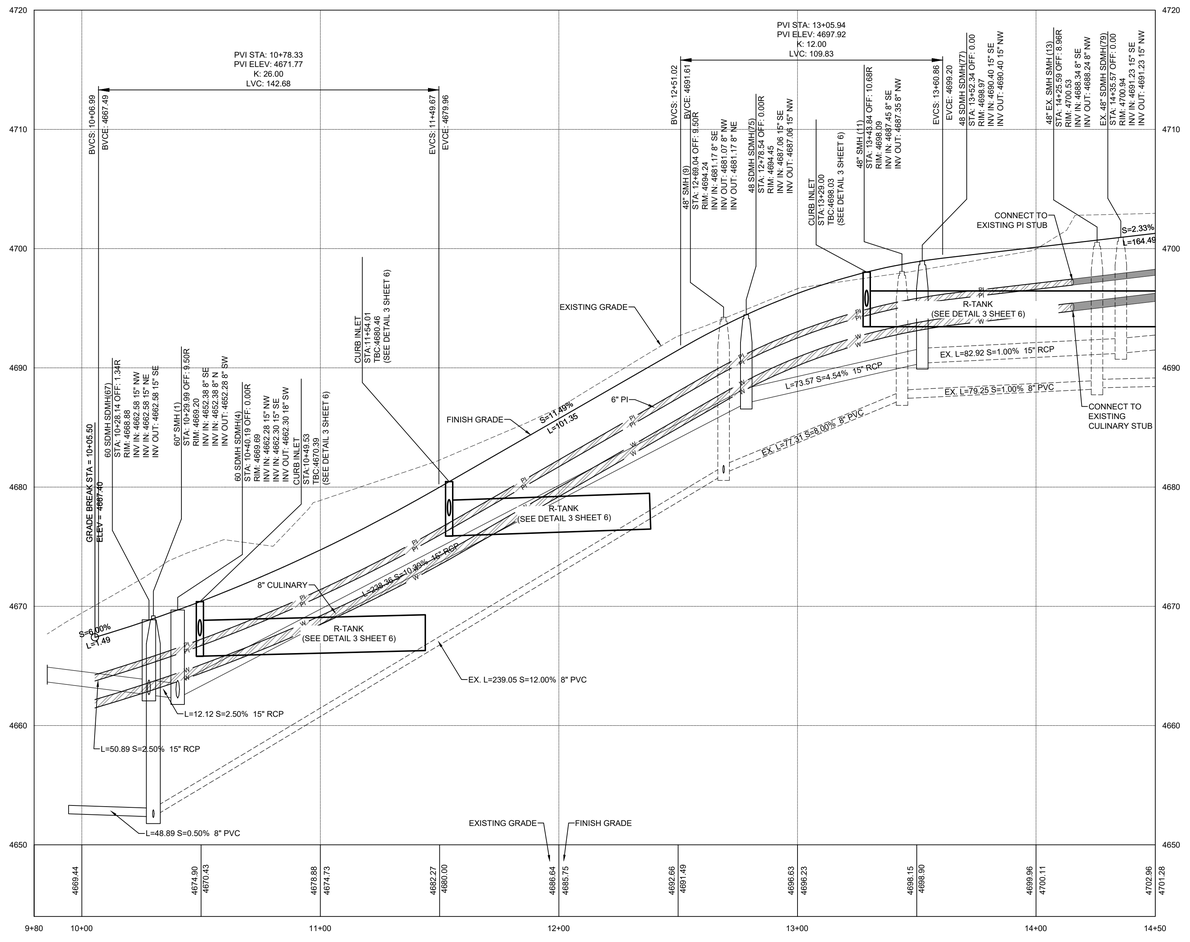
SHEET 2

THIS PLAN IS THE PROPERTY OF LEI ENGINEERING & SURVEYING, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF LEI ENGINEERING & SURVEYING, INC.



WAGON WAY PLAN VIEW

CENTER LINE OMITTED FOR CLARITY



WAGON WAY PROFILE VIEW

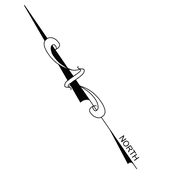
LEGEND

EXISTING

- WATER METER
- WATER — EX–W —
- WATER VALVE
- FIRE HYDRANT
- SEWER — EX–SS —
- SEWER MANHOLE
- STORM DRAIN — EX–SD —
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- PI — EX–PI —
- PI VALVE
- FENCE — X —

PROPOSED

- WATER — W —
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SEWER — SS —
- SEWER MANHOLE
- STORM DRAIN — SD —
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- PI — PI —
- PI VALVE
- FENCE



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AMERICAN HOMES DEVELOPMENT

SPANISH FORK, UTAH

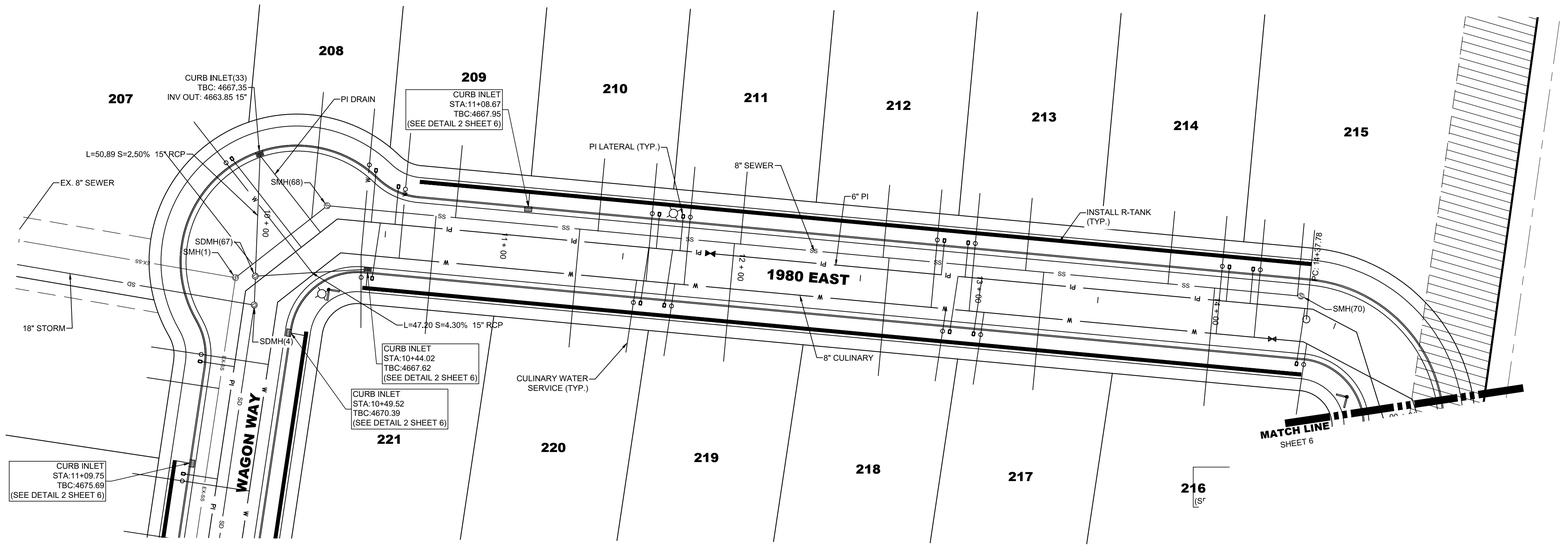
WAGON WAY PLAN & PROFILE

REVISIONS
1 -
2 -
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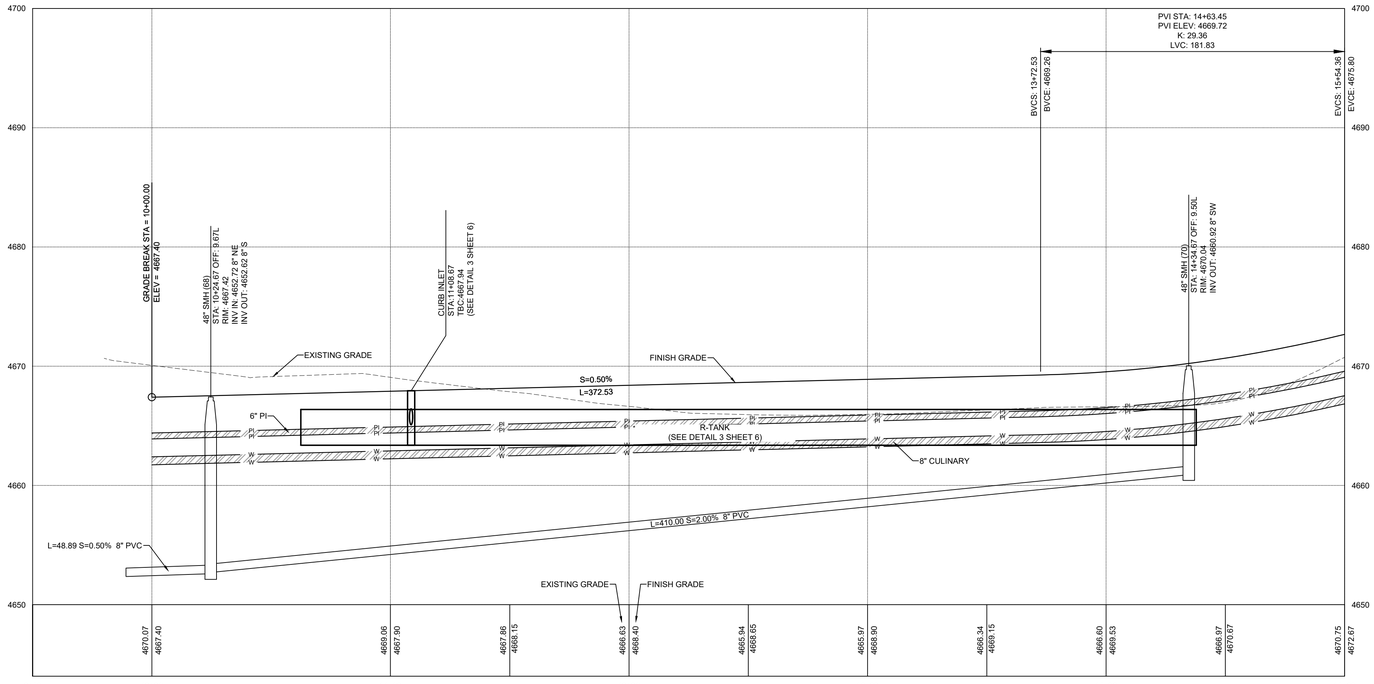
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DESIGNED BY: BTG
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SHEET 3

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1980 EAST PLAN VIEW
CENTER LINE OMITTED FOR CLARITY



1980 EAST PROFILE VIEW

LEGEND

EXISTING

- WATER METER
- WATER — EX–W —
- WATER VALVE
- FIRE HYDRANT
- SEWER — EX–SS —
- SEWER MANHOLE
- STORM DRAIN — EX–SD —
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- PI — EX–PI —
- PI VALVE
- FENCE — X —

PROPOSED

- WATER — W —
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SEWER — SS —
- SEWER MANHOLE
- STORM DRAIN — SD —
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- PI — PI —
- PI VALVE
- FENCE

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HUMON

SCALE: 1"=30'
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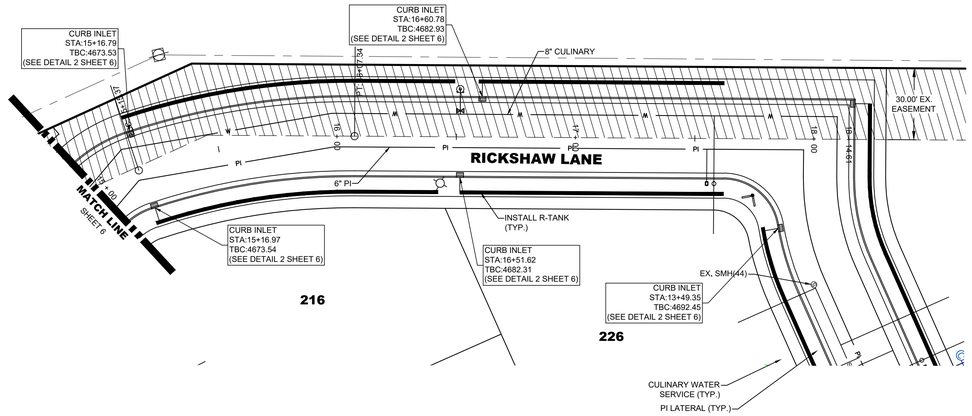
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AMERICAN HOMES DEVELOPMENT
SPANISH FORK, UTAH
1980 EAST PLAN & PROFILE

REVISIONS
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4 -
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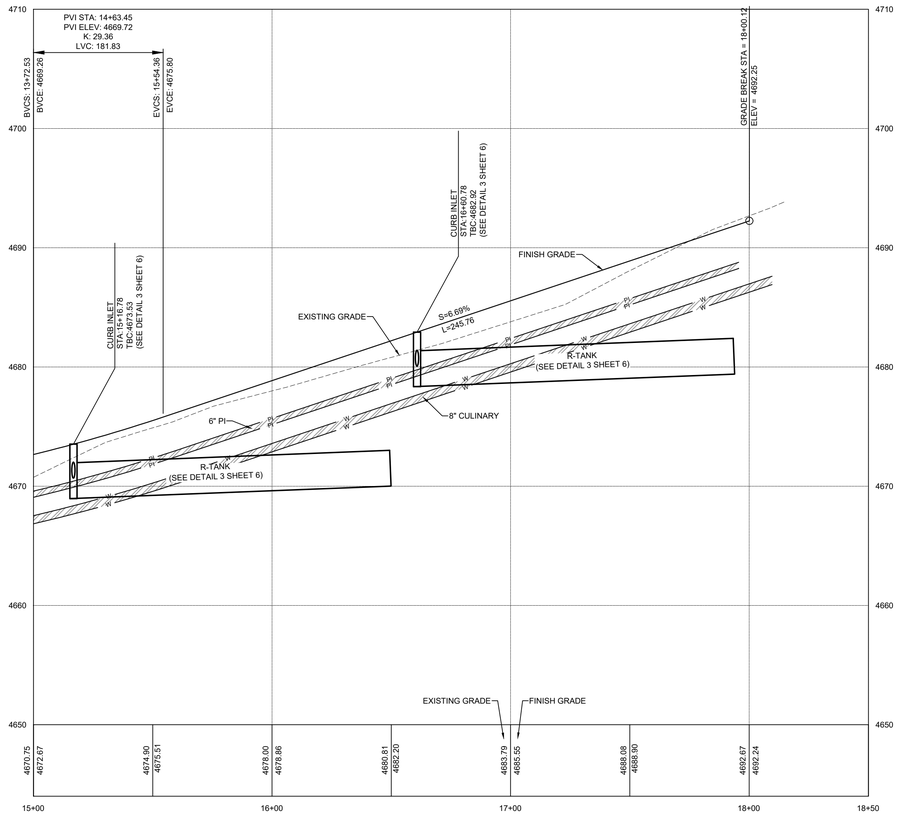
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SHEET 4



RICKSHAW LANE PLAN VIEW

CENTER LINE OMITTED FOR CLARITY



RICKSHAW LANE PROFILE VIEW

LEGEND

EXISTING	
WATER METER	
WATER	EX–W
WATER VALVE	
FIRE HYDRANT	
SEWER	EX–SS
SEWER MANHOLE	
STORM DRAIN	EX–SD
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI	EX–PI
PI VALVE	
FENCE	X
PROPOSED	
WATER	W
WATER VALVE	
WATER METER	
FIRE HYDRANT	
SEWER	SS
SEWER MANHOLE	
STORM DRAIN	SD
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI	PI
PI VALVE	
FENCE	

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NORTH

SCALE: 1"=30'

30 15 0 30

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AMERICAN HOMES DEVELOPMENT

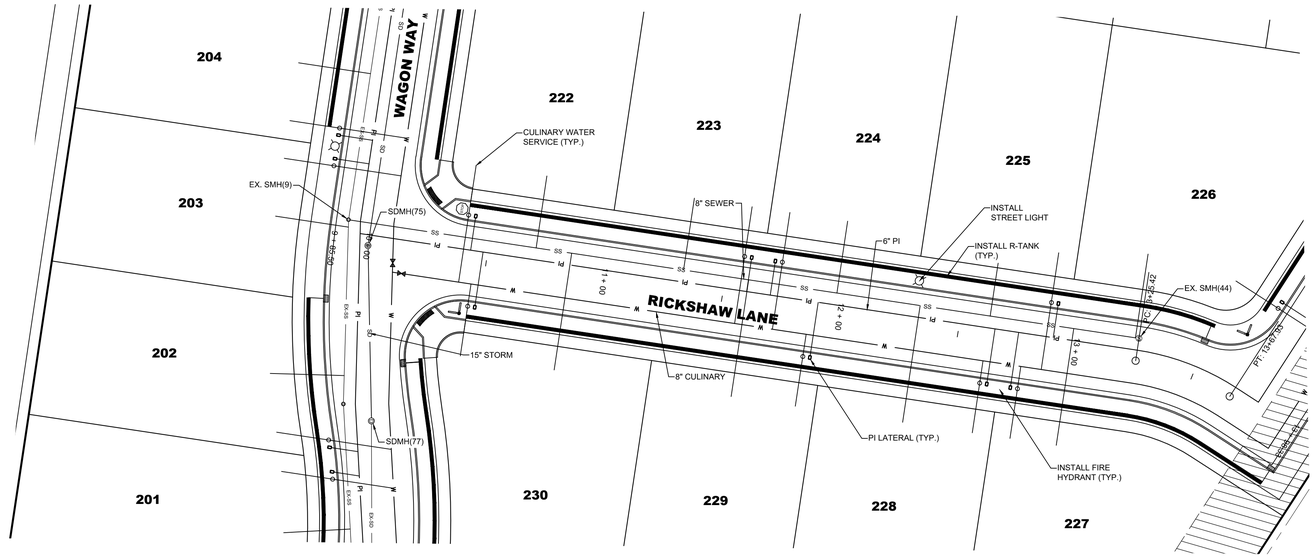
SPANISH FORK, UTAH

RICKSHAW LANE PLAN & PROFILE

REVISIONS
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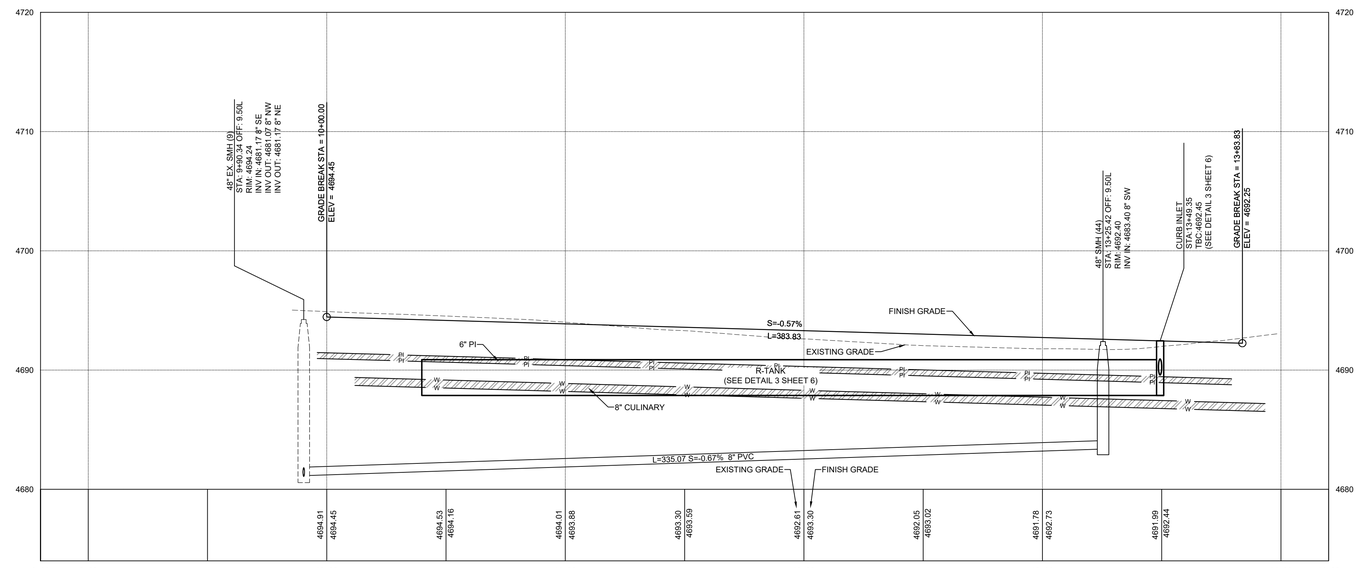
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SHEET 5



RICKSHAW LANE PLAN VIEW

CENTER LINE OMITTED FOR CLARITY



RICKSHAW LANE PROFILE VIEW

LEGEND

EXISTING	
WATER METER	
WATER	EX–W
WATER VALVE	
FIRE HYDRANT	
SEWER	EX–SS
SEWER MANHOLE	
STORM DRAIN	EX–SD
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI	EX–PI
PI VALVE	
FENCE	X
PROPOSED	
WATER	W
WATER VALVE	
WATER METER	
FIRE HYDRANT	
SEWER	SS
SEWER MANHOLE	
STORM DRAIN	SD
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI	PI
PI VALVE	
FENCE	

SCALE: 1"=30'

30 15 0 30

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1980 EAST PLAN & PROFILE

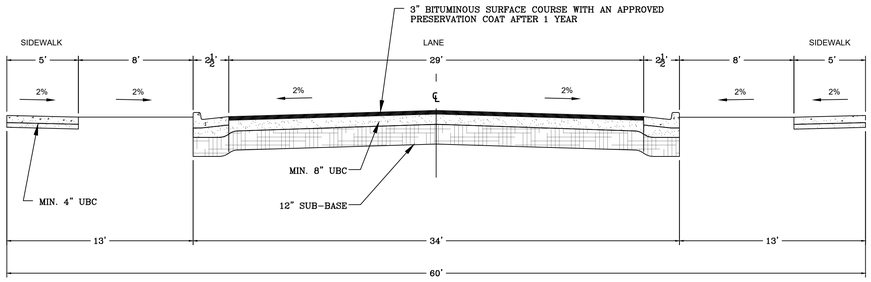
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SHEET 6

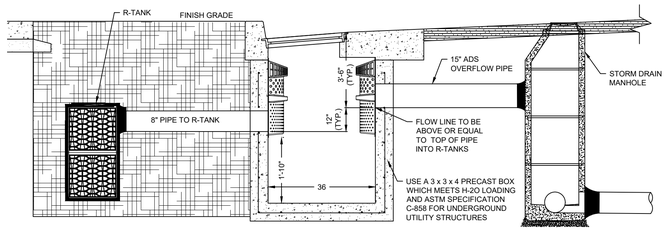
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SEE SPANISH FORK CONSTRUCTION SPECIFICATION AND STANDARDS FOR FURTHER UTILITY DETAILS

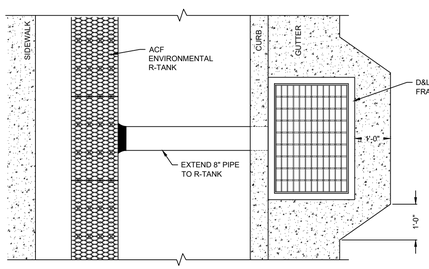


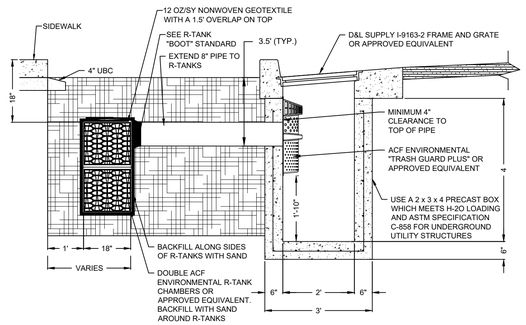
B **60' CROSS SECTION (LOCAL ROADWAY)**

1 ROADWAY CROSS SECTIONS



2 STORM DRAIN OVERFLOW DETAIL

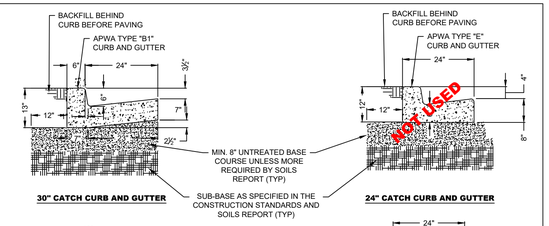




NOTES:
1. DETAILED ENGINEERING SHALL BE SUBMITTED TO THE CITY FOR APPROVAL ON ALL CAST IN PLACE BOXES.
2. "SNOUT" OIL-WATER-DEBRIS SEPARATOR SHALL BE INSTALLED TO MANUFACTURERS SPECIFICATIONS.
3. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.

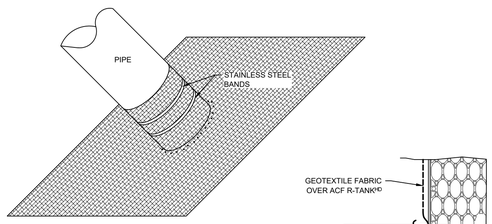
3 LID INLET BOX DETAIL

4 NOT USED



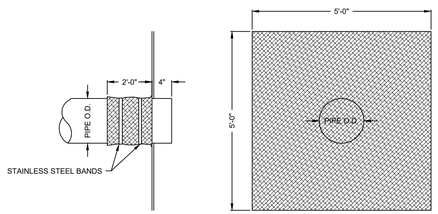
NOTES:
1. SUB-BASE UNDER ALL CURBS AND GUTTERS SHALL MATCH WHAT IS IN THE ROAD WITH A MINIMUM OF 8" OF COMPACTED UNTREATED BASE COURSE.
2. IF CONCRETE IS TO BE POURED NEXT TO A CURB #4 REBAR SHALL BE DOWELED 3" INTO CURB AND 4" INTO SIDEWALK. REBAR SHALL BE INSTALLED A MINIMUM OF 2" FROM TOP OF SIDEWALK 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 ORIGINAL 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.

1A CURB DETAIL



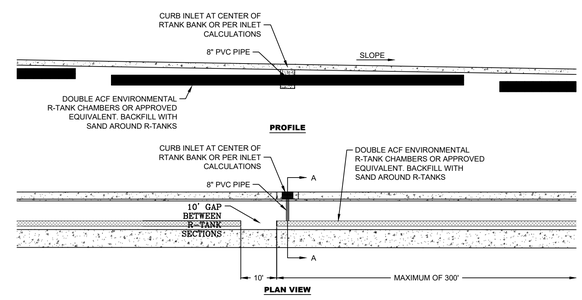
- 12 OZ/SY NONWOVEN GEOTEXTILE WITH A 1.5' OVERLAP
- FABRIC COLLAR TO FIT OUTSIDE DIAMETER OF INLET/OUTLET PIPE

SECTION



SIDE VIEW **FRONT VIEW**

5 R-TANK PIPE BOOT DETAIL



NOTES:
1. THE TOP OF ALL R-TANK CHAMBERS ALONG A CONTINUOUS SECTION OF CHAMBERS SHALL BE DESIGNED TO BE A MINIMUM OF 3" BELOW THE GUTTER FLOWLINE AT THE INLET.
2. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.

6 LOCAL ROADWAY LID DETAILS

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AMERICAN HOMES DEVELOPMENT
SPANISH FORK, UTAH
ROAD M2 PLAN & PROFILE

REVISIONS
1 -
2 -
3 -
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LEI PROJECT #: 2019-0016
DRAWN BY: BAP
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SHEET 7

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ELECTRICAL LEGEND

PRIMARY ELECTRICAL CONDUIT
SECONDARY ELECTRICAL CONDUIT
SHADOW CONDUIT
SERVICE DROP
PRIMARY SECTIONALIZERS 1P 3P
STREETLIGHT
SECONDARY JUNCTION BOX (PEDESTAL TYPE)
TRANSFORMERS T (PAD) (POLE)

ELECTRIC NOTES:
1. CONDUIT FOR STREET LIGHTS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SERVICE DROPS SHALL BE 2" (RNC).
3. CONDUIT FOR 1 PHASE AND SECONDARY CABLE SHALL BE 3" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
4. CONDUIT FOR 3 PHASE SHALL BE 6" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. SECONDARY CABLE SHALL BE 4/0 KCMIL URD TYPE UNLESS OTHERWISE SPECIFIED.
7. SECONDARY, 1 PHASE AND 3 PHASE TRANSFORMER CONDUITS SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
8. 3 PHASE CONDUITS SHALL BE AT A DEPTH OF 6' TO TOP OF CONDUIT, UNLESS OTHERWISE SPECIFIED.
9. SERVICE DROP CONDUIT SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
10. STREET LIGHT CONDUCTORS SHALL BE #10 STR.CU TYPE THWN.
11. STREET LIGHTS SHALL BE LED, DECORATIVE POLE UNLESS OTHERWISE SPECIFIED.
12. (1)- SHADOW CONDUIT SHALL BE REQUIRED AT EACH POWER ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST POWER CONDUIT BEING INSTALLED

COMMUNICATIONS LEGEND

COMMUNICATIONS CONDUIT
SHADOW CONDUIT
COMM. SERVICE DROP
COMMUNICATIONS BOXES SM M LG

SFCN NOTES:
1. CONDUIT FOR SERVICE DROPS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SECONDARY RUNS SHALL BE 2" (RNC).
3. CONDUIT FOR MAIN RUNS SHALL BE 2" (RNC).
4. CONDUIT FOR FIBER OPTICS SHALL BE 3" (RNC) UNLESS OTHERWISE SPECIFIED.
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. COMMUNICATIONS CONDUITS SHALL RUN BEHIND (FARTHEST FROM PROPERTY LINE) ELECTRICAL CONDUITS AND STUB UP BEHIND ELECTRICAL BOXES UNLESS OTHERWISE SPECIFIED.
7. (1)- SHADOW CONDUIT SHALL BE REQUIRED AT EACH COMMUNICATION ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST COMMUNICATIONCONDUIT BEING INSTALLED

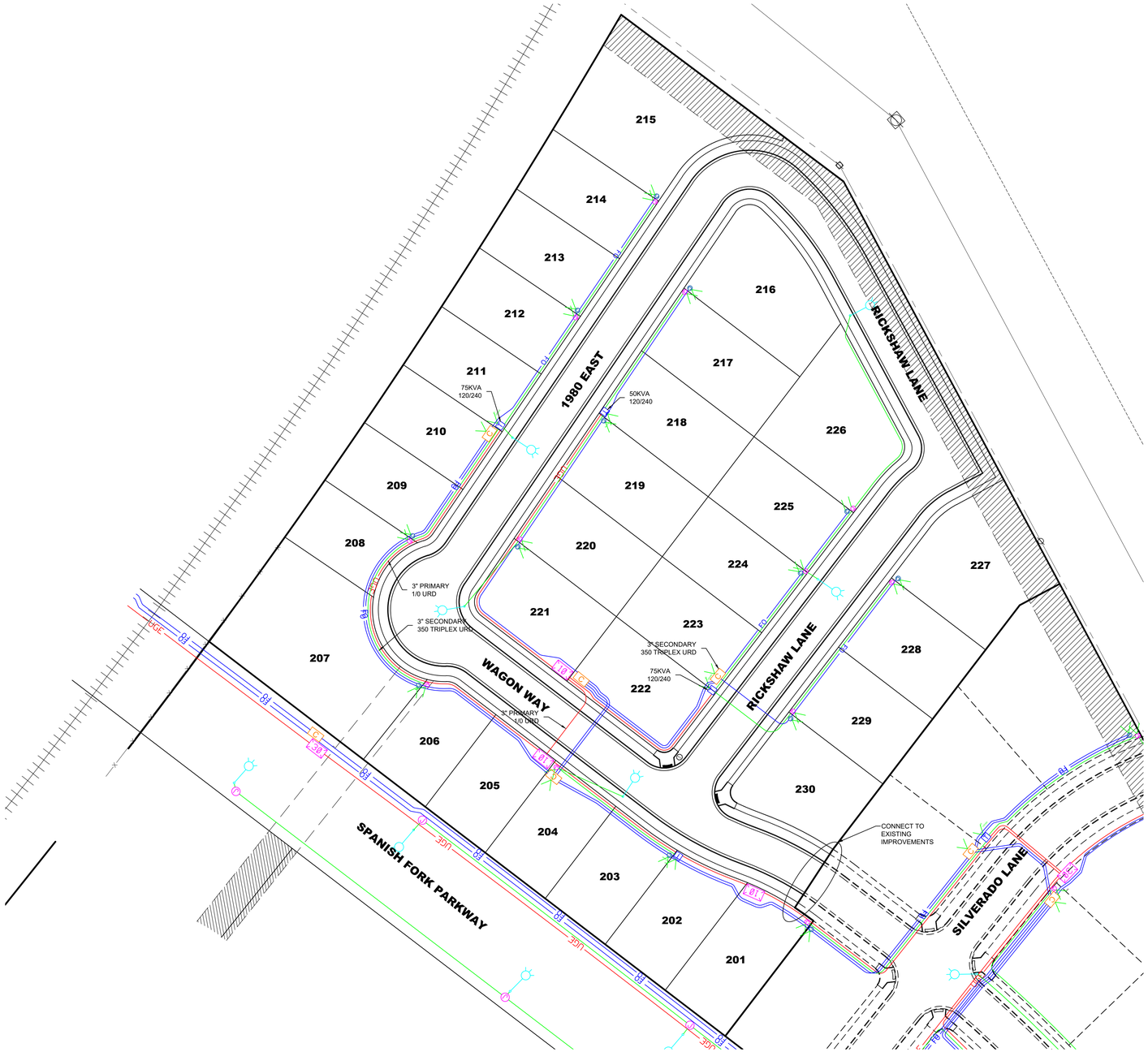
GENERAL NOTES:

DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, EASEMENTS, AND RIGHTS-OF-WAY. DEVELOPER SHALL FOLLOW ALL OF SPANISH FORK CITY STANDARDS.

GENERAL NOTES:

THIS MAP IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT SHOW THE ACTUAL, AND EXACT LOCATION(S) OF ANY CONDUITS, BOXES, LIGHTS, OR OTHER APPARATUS. THESE ITEMS SHALL BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS, AND BY FIELD VERIFICATION.

CONSTRUCTION NOTES:



NORTH

SCALE: 1"=50'

50 25 0 50

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AMERICAN HOMES DEVELOPMENT

SPANISH FORK, UTAH

POWER PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0016
DRAWN BY: BAP
DESIGNED BY: BTG
SCALE: 1"=50'
DATE: 01/06/2020

SHEET 8

ELECTRICAL LEGEND

PRIMARY ELECTRICAL CONDUIT
SECONDARY ELECTRICAL CONDUIT
SHADOW CONDUIT
SERVICE DROP
PRIMARY SECTIONALIZERS (1P) (3P)
STREETLIGHT
SECONDARY JUNCTION BOX (J) (PEDESTAL TYPE)
TRANSFORMERS (T) (PAD) (A) (POLE)

ELECTRIC NOTES:
1. CONDUIT FOR STREET LIGHTS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SERVICE DROPS SHALL BE 2" (RNC).
3. CONDUIT FOR 1 PHASE AND SECONDARY CABLE SHALL BE 3" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
4. CONDUIT FOR 3 PHASE SHALL BE 6" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. SECONDARY CABLE SHALL BE 4/0 KCMIL URD TYPE UNLESS OTHERWISE SPECIFIED.
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9. SERVICE DROP CONDUIT SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
10. STREET LIGHT CONDUCTORS SHALL BE #10 STR.CU TYPE THWN.
11. STREET LIGHTS SHALL BE LED, DECORATIVE POLE UNLESS OTHERWISE SPECIFIED.
12. (1)- SHADOW CONDUIT SHALL BE REQUIRED AT EACH POWER ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST POWER CONDUIT BEING INSTALLED

COMMUNICATIONS LEGEND

COMMUNICATIONS CONDUIT
SHADOW CONDUIT
COMM. SERVICE DROP
COMMUNICATIONS BOXES (C) SM (C) M (C) LG

SFCN NOTES:
1. CONDUIT FOR SERVICE DROPS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SECONDARY RUNS SHALL BE 2" (RNC).
3. CONDUIT FOR MAIN RUNS SHALL BE 2" (RNC).
4. CONDUIT FOR FIBER OPTICS SHALL BE 3" (RNC) UNLESS OTHERWISE SPECIFIED.
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GENERAL NOTES:

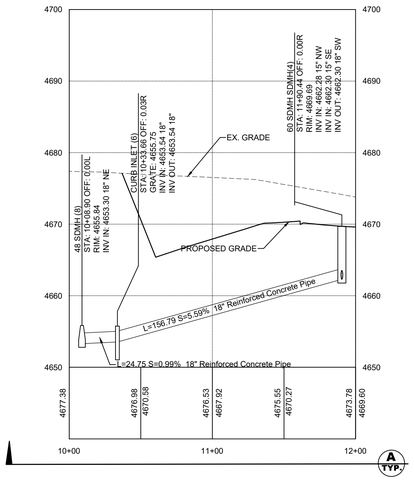
DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, EASEMENTS, AND RIGHTS-OF-WAY. DEVELOPER SHALL FOLLOW ALL OF SPANISH FORK CITY STANDARDS.

GENERAL NOTES:

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CONSTRUCTION NOTES:

Offsite Storm PROFILE



LEGEND

EXISTING		PROPOSED	
WATER METER	(M)	WATER	W
WATER	EX-W	WATER VALVE	
WATER VALVE		WATER METER	
FIRE HYDRANT		FIRE HYDRANT	
SEWER	EX-SS	SEWER	SS
SEWER MANHOLE		SEWER MANHOLE	
STORM DRAIN	EX-SD	STORM DRAIN	SD
STORM DRAIN MANHOLE		STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET		STORM DRAIN CURB INLET	
PI	EX-PI	PI	PI
PI VALVE		PI VALVE	
FENCE	X	FENCE	

NORTH

SCALE: 1"=50'

50 25 0 50

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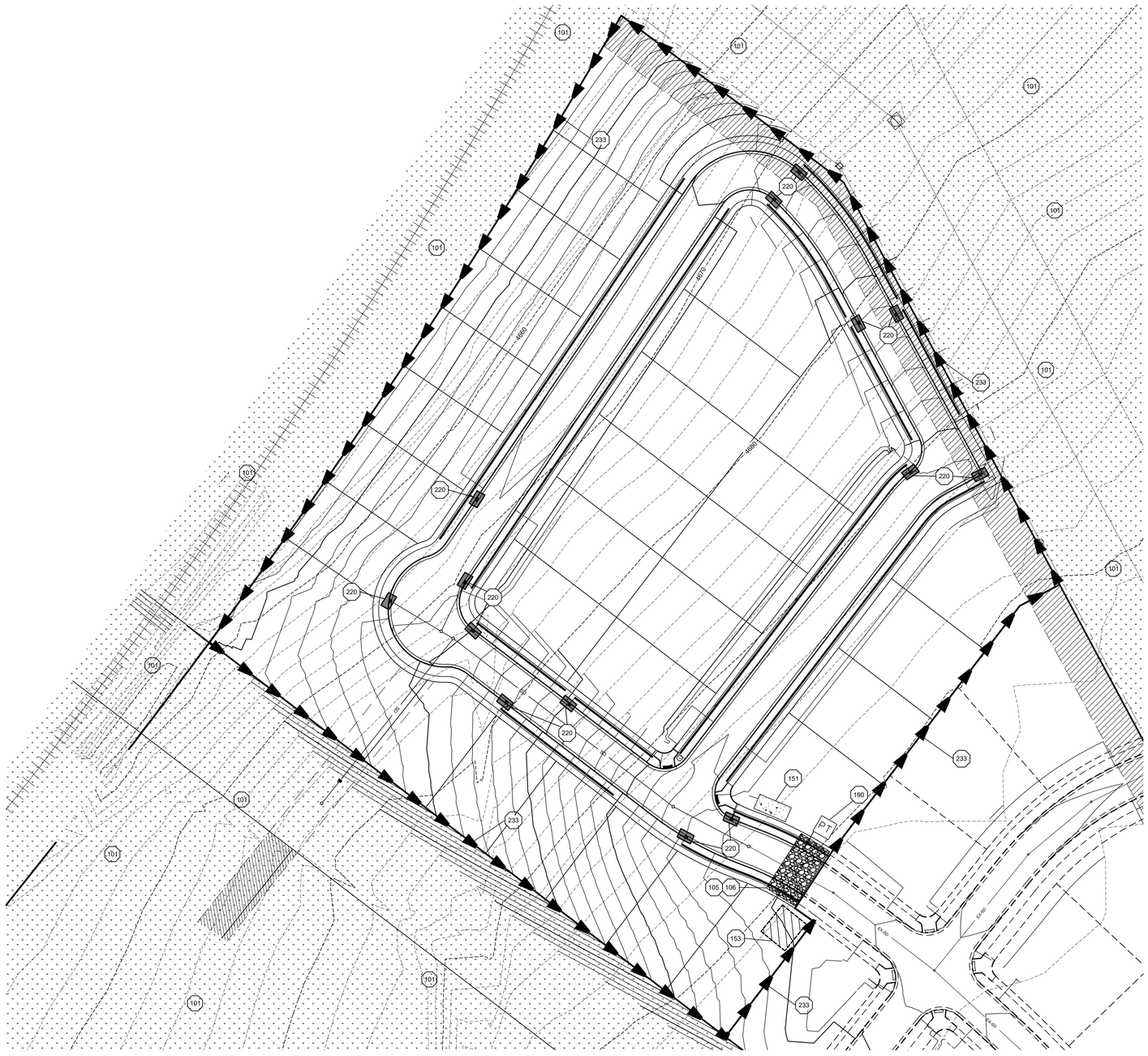
SPANISH FORK, UTAH

POWER & UTILITY PLAN

REVISIONS
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4 -
5 -

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SCALE: 1"=50'
DATE: 01/06/2020

SHEET 9



NORTH

SCALE: 1"=50'

50 25 0 50

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AMERICAN HOMES DEVELOPMENT

SPANISH FORK, UTAH

EROSION CONTROL

NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE LATEST EDITION OF SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.

2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

LEGEND

- SILT FENCE
- STORMDRAIN CURB INLET
- STORMDRAIN MANHOLE
- STORMDRAIN COMBO BOX
- STORMDRAIN CATCH BASIN
- SD STORMDRAIN LINE
- PT PORTABLE TOILETS–SEE DETAIL SHEET 9
- INLET PROTECTION
- CONCRETE WASTE MGMT. AREA–SEE DETAIL SHEET 9
- MATERIAL STORAGE AREA
- STABILIZED CONSTRUCTION ENTRANCE–SEE DETAIL SHEET 9
- PRESERVE EXISTING VEGETATION

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 NOT 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.

CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION
C101	101	PRESERVING NATURAL VEGETATION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF ASPHALT IMPROVEMENTS
C106	106	WHEEL WASH	AS SHOWN	AS NECESSARY
C151	151	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C153	153	MATERIAL DELIVERY, STORAGE, & CONTAINMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C190	190	PORTABLE TOILETS	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C220	220	STORM DRAIN INLET PROTECTION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	233	SILT FENCE	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS

REVISIONS
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LEI PROJECT #: 2019-0016
DRAWN BY: BAP
DESIGNED BY: BTG
SCALE: 1"=50'
DATE: 01/06/2020

SHEET 10

THESE PLANS ARE THE PROPERTY OF LEI AND ARE NOT TO BE USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF LEI

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) HAS BEEN 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) HAS BEEN 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.

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. A SWALE SEDIMENT TRAP FOR ALL DRAINAGE WAYS INTERCEPTED BY PROPOSED ROAD CONSTRUCTION WILL BE FORMED, TRAPS WILL BE PLACED IN SURFACE DRAIN DITCHES JUST BEFORE THE RUNOFF LEAVES THE PROPERTY, ENTERS A WATERCOURSE OR IMMEDIATELY PROCEEDING DITCHES INLETS OR STABILIZED OUTLETS. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND OR LEFT TO PERCOLATE INTO THE GROUND.

9. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES.

10. 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.

11. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.

12. 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.

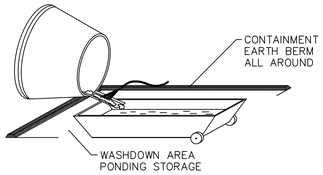
13. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.

14. ANY TREE 12" IN DIAMETER OR LARGER WILL NOT BE REMOVED UNTIL LOCATED BY SURVEY AND THE REMOVAL APPROVED BY THE OWNER OR EQUAL.

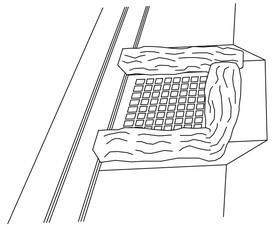
15. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.

16. PORTABLE TOILETS MAY BE LOCATED UPON ANY INDIVIDUAL HOME LOT.

17. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

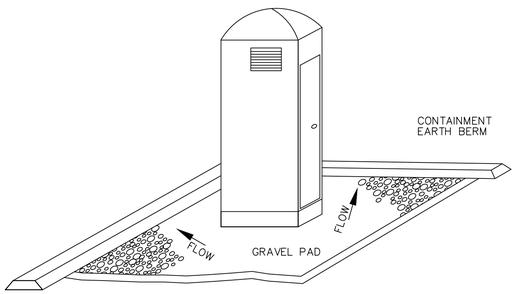


CONCRETE WASTE MANAGEMENT



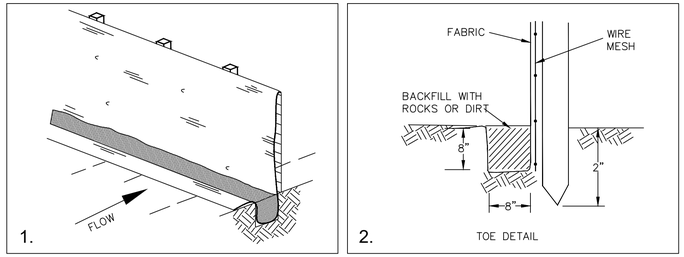
INLET PROTECTION - WATTLE

WATTLE MAY BE GRAVEL FILLED OR STRAW FILLED. INSTALL WHEN CONSTRUCTION OF CURB AND GUTTER AND ROADWAYS IS COMPLETE.



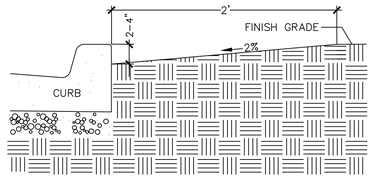
PORTABLE TOILET

PORTABLE TOILETS TO BE INSTALLED DURING HOMEBUILDING PHASE.

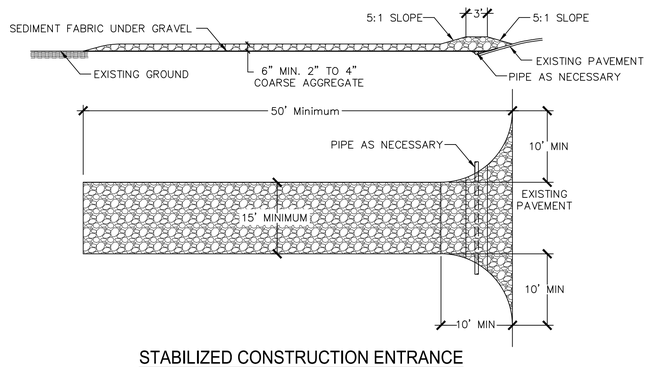


SILT FENCE

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).



CURB SEDIMENTATION TRAP



STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL SUCH TIME AS ROADS ARE ASPHALTED AND INDIVIDUAL HOME LOTS ARE BEING DEVELOPED. SEE APWA – 2012

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NOT FOR CONSTRUCTION

AMERICAN HOMES DEVELOPMENT
SPANISH FORK, UTAH
EROSION CONTROL DETAILS

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LEI PROJECT #: 2019-0016
DRAWN BY: BAP
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SCALE: N.T.S.
DATE: 01/06/2020

SHEET 11

THIS LAST EDITED BY: BAP ON 2020-01-06 AT 10:46:47 AM
THIS PLOTTED BY: BAP ON 2020-01-06 AT 10:47:03 AM

LEGACY FARMS @ SPANISH FORK
PLAT E-3

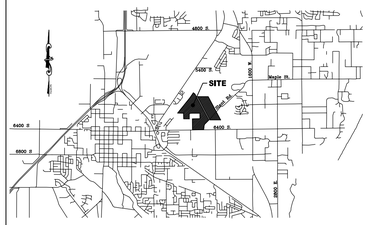




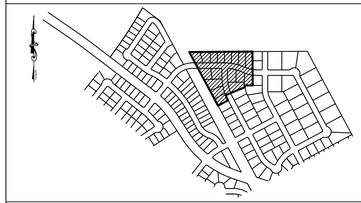
SCALE: 1"=40'

40 20 0 40

VICINITY MAP



PROJECT LOCATION MAP



TABULATIONS

PLAT E-2

TOTAL AREA:	6.05 ACRES
LOT ACREAGE:	4.79 ACRES
LOTS:	17
DENSITY:	2.81 UNITS/ACRE
ROADWAY:	1.26 ACRES

TABLE OF CONTENTS

SHEET 1	COVER PLAT E3
SHEET 2	UTILITY PLAN
SHEET 3	GRADING PLAN
SHEET 4	SILVERADO LANE PLAN & PROFILE
SHEET 5	GOLDEN SPIKE DRIVE PLAN & PROFILE
SHEET 6	DETAILS
SHEET 7	POWER PLAN
SHEET 8	POWER & UTILITY PLAN
SHEET 9	EROSION CONTROL
SHEET 10	EROSION CONTROL DETAILS

NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL SEWER LINES TO BE 8" UNLESS OTHERWISE NOTED.
4. ALL DRINKING WATER LINES TO BE 8" UNLESS OTHERWISE NOTED.
5. ALL PRESSURIZED IRRIGATION LINES TO BE 6" UNLESS OTHERWISE NOTED.
6. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
7. ALL STREETS TO BE 60' RIGHT-OF-WAY UNLESS NOTED OTHERWISE.
8. ALL FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
9. ALL OPEN SPACE, TRAILS, AND PARK AREAS TO BE DEDICATED TO SPANISH FORK CITY.
10. ALL CONTOURS SHOWN HEREON ARE BASED ON AERIAL MAPPING PROVIDED BY THE CITY THAT HAS BEEN ADJUSTED TO NGVD29 VERTICAL DATUM.
11. CONNECT TO EXISTING ELECTRICAL AND COMMUNICATION IMPROVEMENTS WHEN INSTALLING NEW FACILITIES AS PER CITY DESIGN.
12. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
13. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
14. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT, THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WAS ISSUED AT THE PRE-CONSTRUCTION MEETING.
15. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC AND CITY STANDARDS AT THE DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO THE UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATION SERVICES AND LANDSCAPING RESTORATION.

LegacyFarms
AT SPANISH FORK

DEVELOPER / OWNER

AMERICAN HOMES DEVELOPMENT
308 E 45 S
MURRAY, UTAH 84107
(801) 205-9143

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

LEGACY FARMS AT SPANISH FORK
SPANISH FORK, UTAH

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NOT FOR CONSTRUCTION

AMERICAN HOMES DEVELOPMENT
SPANISH FORK, UTAH

PLAT E-3 COVER

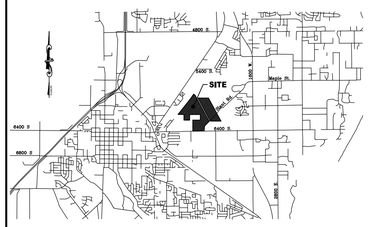
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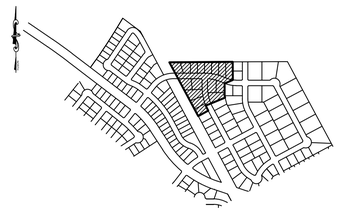
SHEET 1

ATTACHMENT 1 (VERSION)

VICINITY MAP



PROJECT LOCATION MAP







SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN SPANISH FORK, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT LOCATED N0°16'11"W ALONG THE SECTION LINE 970.41 FEET FROM THE EAST QUARTER CORNER OF SECTION 17, T8S, R3E, S.L.B.&M. (BASIS OF BEARING: S89°19'06"W FROM THE SOUTH QUARTER CORNER TO THE SOUTHWEST CORNER OF SECTION 16); THENCE WEST 90.56 FEET; THENCE S14°52'20"E 20.39 FEET; THENCE S67°29'19"W 228.82 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 530.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N67°29'19"E) 52.27 FEET THROUGH A CENTRAL ANGLE OF 5°39'02" (CHORD: S25°20'13"E 52.25 FEET); THENCE S28°09'43"E 9.91 FEET; THENCE S61°46'00"W 124.35 FEET; THENCE N28°14'00"W 667.14 FEET; THENCE N89°34'15"E 693.10 FEET) TO THE SECTION LINE; THENCE ALONG SAID LINE S0°16'11"E 370.87 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±6.05 ACRES

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, EASEMENTS 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____

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

ON THIS_____ DAY OF_____, A.D. 20___. PERSONALLY APPEARED BEFORE ME_____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF _____, LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC FULL NAME:_____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

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. 20___

APPROVED BY MAYOR

APPROVED _____
ENGINEER
(See Seal Below)

ATTEST_____
CLERK-RECORDER
(See Seal Below)

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	530.00	8°08'44"	75.35	N24°05'21"W 75.28
C2	530.00	9°26'20"	87.31	N15°17'49"W 87.21
C3	530.00	7°57'19"	73.59	N6°36'00"W 73.53
C4	530.00	2°37'20"	24.26	N1°18'40"W 24.25
C5	530.00	8°40'37"	80.26	N68°59'29"W 80.19
C6	530.00	8°32'23"	78.99	N77°35'59"W 78.92
C7	530.00	8°07'50"	75.21	N85°56'05"W 75.15
C8	330.00	2°54'39"	16.76	S66°06'30"E 16.76
C9	330.00	16°11'20"	93.24	S75°39'29"E 92.93
C10	270.00	0°32'07"	2.52	S64°55'14"E 2.52
C11	270.00	17°06'27"	80.62	S73°44'31"E 80.32
C12	470.00	10°02'43"	82.40	N69°40'32"W 82.30
C13	470.00	10°18'48"	84.60	N79°51'17"W 84.49
C14	470.00	7°24'43"	60.80	S3°42'21"E 60.76
C15	470.00	15°05'59"	123.86	S14°57'42"E 123.50
C16	10.00	94°59'19"	16.58	S47°29'39"W 14.74
C17	10.00	90°00'00"	15.71	N45°00'00"W 14.14
C18	530.00	28°09'43"	260.50	N14°04'51"W 257.89
C19	470.00	22°30'41"	184.66	S11°15'21"E 183.48
C20	330.00	19°05'59"	110.01	S74°12'10"E 109.50
C21	270.00	17°38'34"	83.14	S73°28'27"E 82.81
C22	530.00	25°20'50"	234.47	N77°19'35"W 232.56
C23	470.00	20°21'31"	167.00	N74°49'56"W 166.13
C24	500.00	25°20'50"	221.20	N77°19'35"W 219.40
C25	300.00	18°26'45"	96.58	S73°52'32"E 96.17
C26	500.00	22°30'41"	196.45	S11°15'21"E 195.19

TABULATIONS

TOTAL AREA:	6.05 ACRES
LOT ACREAGE:	4.79 ACRES
LOTS:	17
DENSITY:	2.81 UNITS/ACRE
ROADWAY:	1.26 ACRES

PUBLIC UTILITY & DRAINAGE EASEMENT TABLE

FRONT P.U.E.	10'
REAR P.U.E. & DRAINAGE EASEMENT	10'
SIDE P.U.E. & DRAINAGE EASEMENT	5'

LOT SETBACK TABLE

	50'-70' FRONTAGE	71'-80' FRONTAGE	81' + FRONTAGE
GARAGE FRONT SETBACK	25'	25'	25'
PORCH, LIVING SPACE & SIDE ENTRY GARAGE SETBACK	15'	15'	15'
REAR SETBACK	20'	20'	20'
SIDE SETBACK (MINIMUM*, OVERALL TOTAL)	5'/10'	5'/15'	10'/20'

NOTES:

1. SEE SETBACK TABLE FOR BUILDING SETBACKS
2. 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.
3. #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS.
4. NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
5. TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET
6. ALL CORNER LOT DRIVEWAYS TO BE LOCATED A MINIMUM OF 34' FROM STREET RIGHT-OF-WAY UNLESS NOTED OTHERWISE.
7. FARM STATEMENT (FOR AREAS NEAR FARMLAND): "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".
8. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, PUBLIC WALLS, FENCES, SIDEWALKS, TRAILS 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 THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.

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DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOS NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS_____DAY OF_____, 20____

BY- _____

TITLE- _____

PLAT "E-3"

LegacyFarms
AT SPANISH FORK

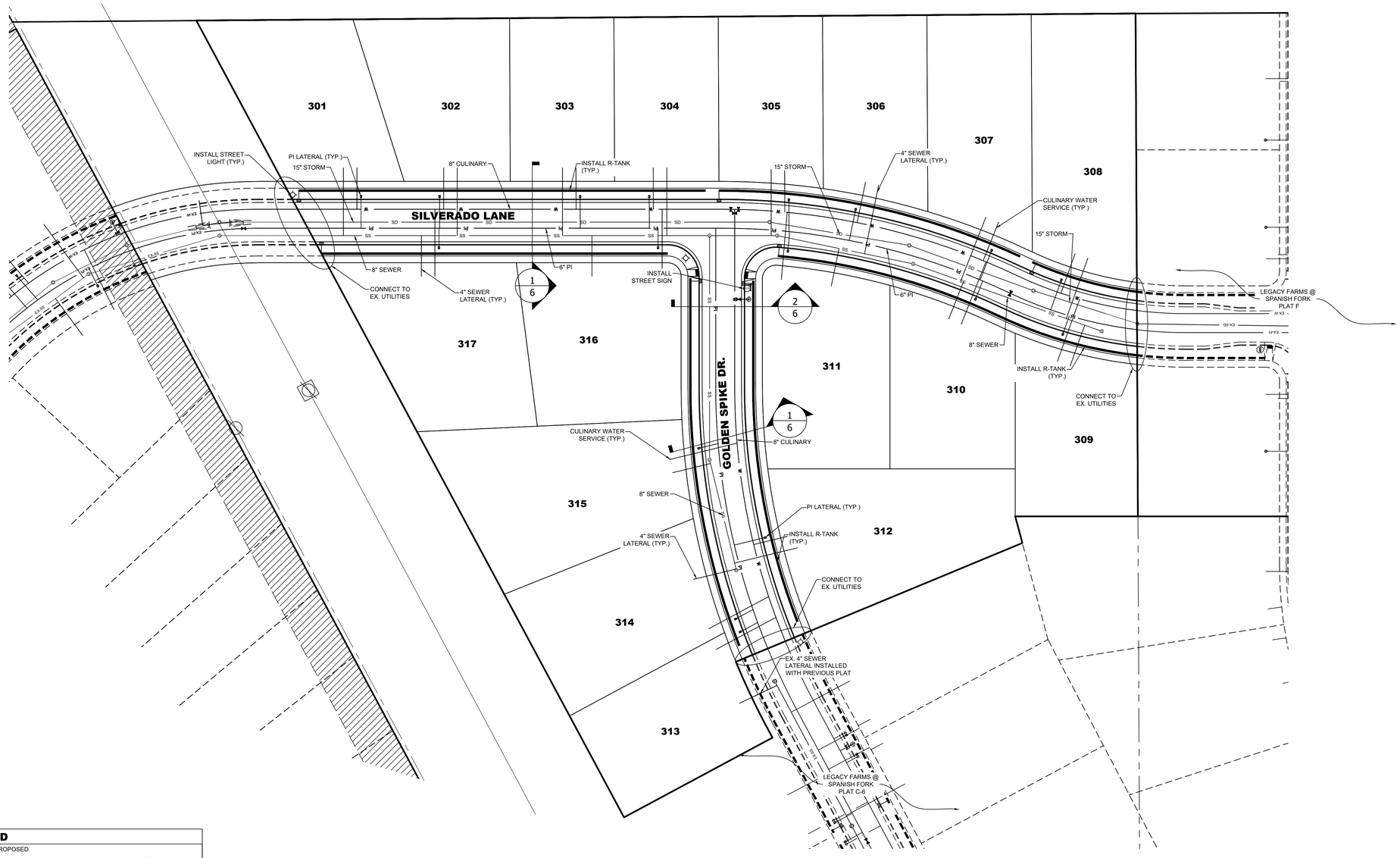
A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

SPANISH FORK UTAH COUNTY, UTAH

SCALE: 1" = 40'

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

This form approved by Utah County and the municipalities therein.



NORTH

SCALE: 1"=40'

40 20 0 40

LEGEND

EXISTING		PROPOSED	
WATER METER	PM	WATER	W
WATER	EX-W	WATER VALVE	
WATER VALVE		WATER METER	
FIRE HYDRANT		FIRE HYDRANT	
SEWER	EX-SS	SEWER	SS
SEWER MANHOLE		SEWER MANHOLE	
STORM DRAIN	EX-SD	STORM DRAIN	SD
STORM DRAIN MANHOLE		STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET		STORM DRAIN CURB INLET	
PI	EX-PI	PI	PI
PI VALVE		PI VALVE	
FENCE	X	FENCE	

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NOT FOR CONSTRUCTION

AMERICAN HOMES DEVELOPMENT

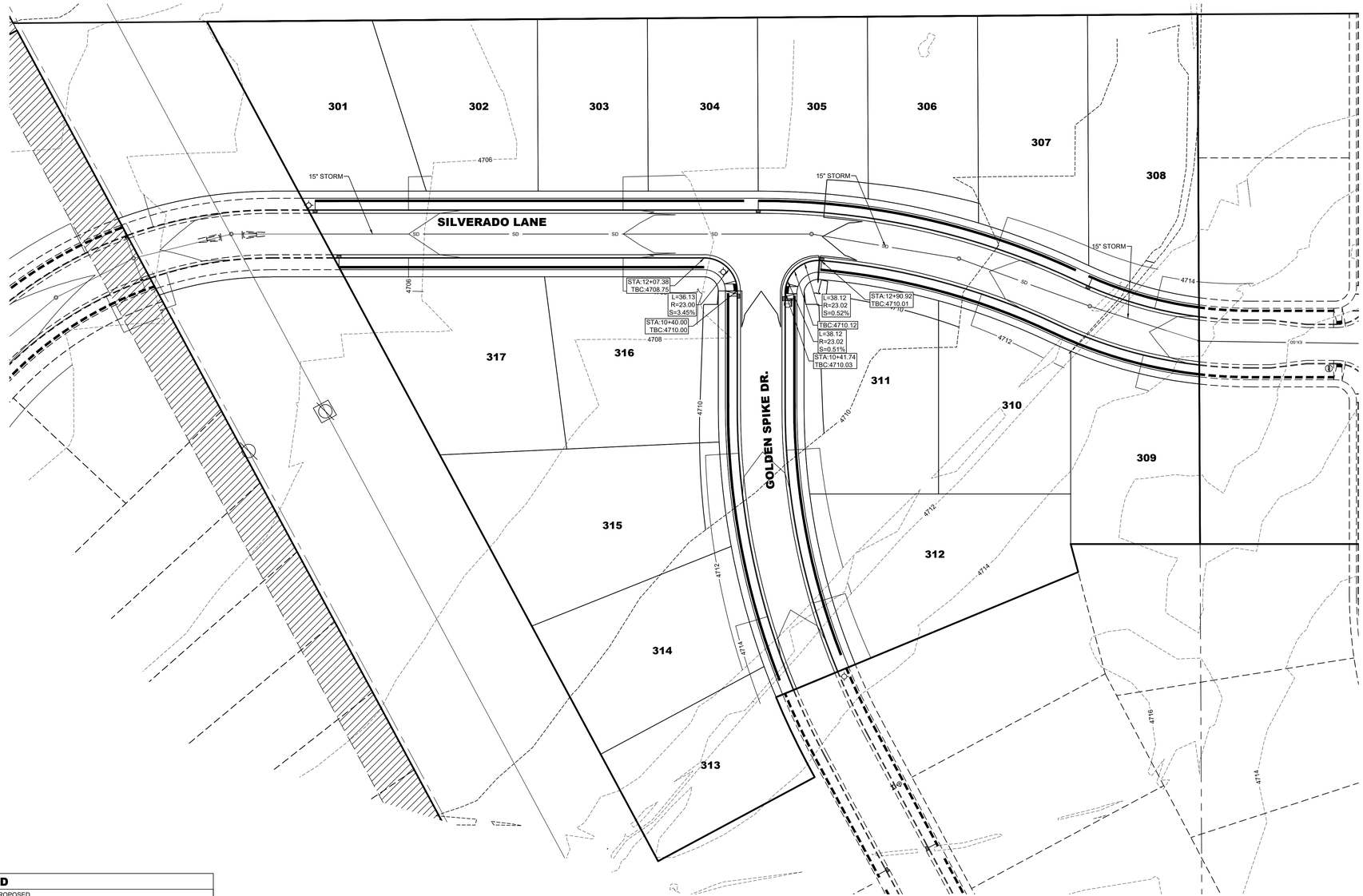
SPANISH FORK, UTAH

UTILITY PLAN

REVISIONS
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5 -

LEI PROJECT #: 2019-0016
DRAWN BY: BAP
DESIGNED BY: BTG
SCALE: 1"=40'
DATE: 01/06/2020

SHEET 2



NORTH

SCALE: 1"=40'

40 20 0 40

LEGEND

EXISTING		PROPOSED	
WATER METER	WM	WATER	W
WATER	EX-W	WATER VALVE	
WATER VALVE		WATER METER	
FIRE HYDRANT		FIRE HYDRANT	
SEWER	EX-SS	SEWER	SS
SEWER MANHOLE		SEWER MANHOLE	
STORM DRAIN	EX-SD	STORM DRAIN	SD
STORM DRAIN MANHOLE		STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET		STORM DRAIN CURB INLET	
PI	EX-PI	PI	PI
PI VALVE		PI VALVE	
FENCE	X	FENCE	

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SPANISH FORK, UTAH

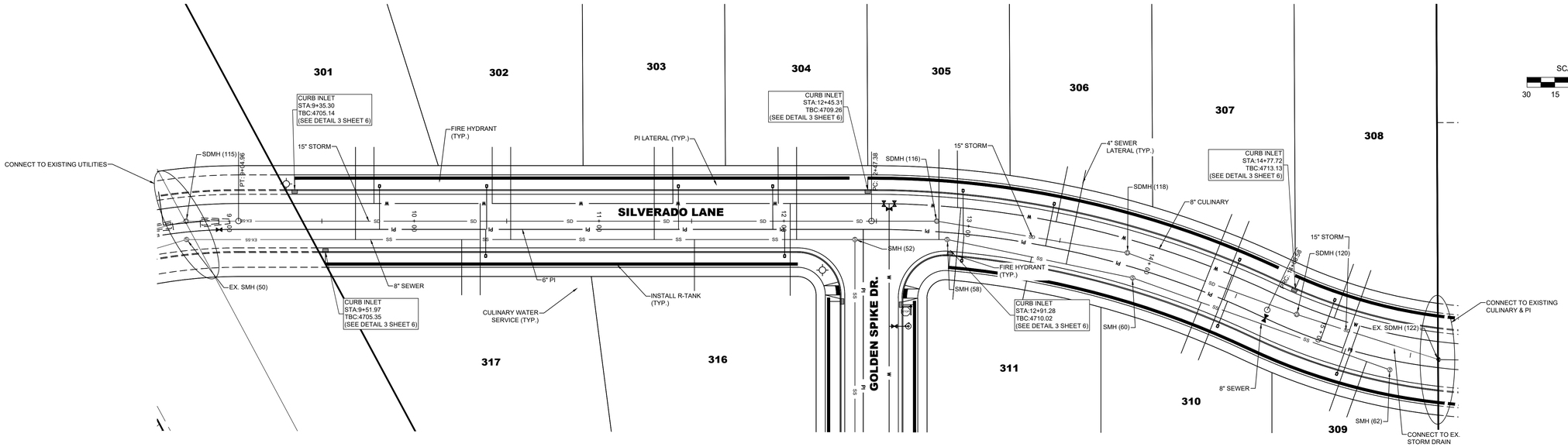
GRADING PLAN

REVISIONS
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5 -

LEI PROJECT #: 2019-0016
DRAWN BY: BAP
DESIGNED BY: BTG
SCALE: 1"=40'
DATE: 01/06/2020

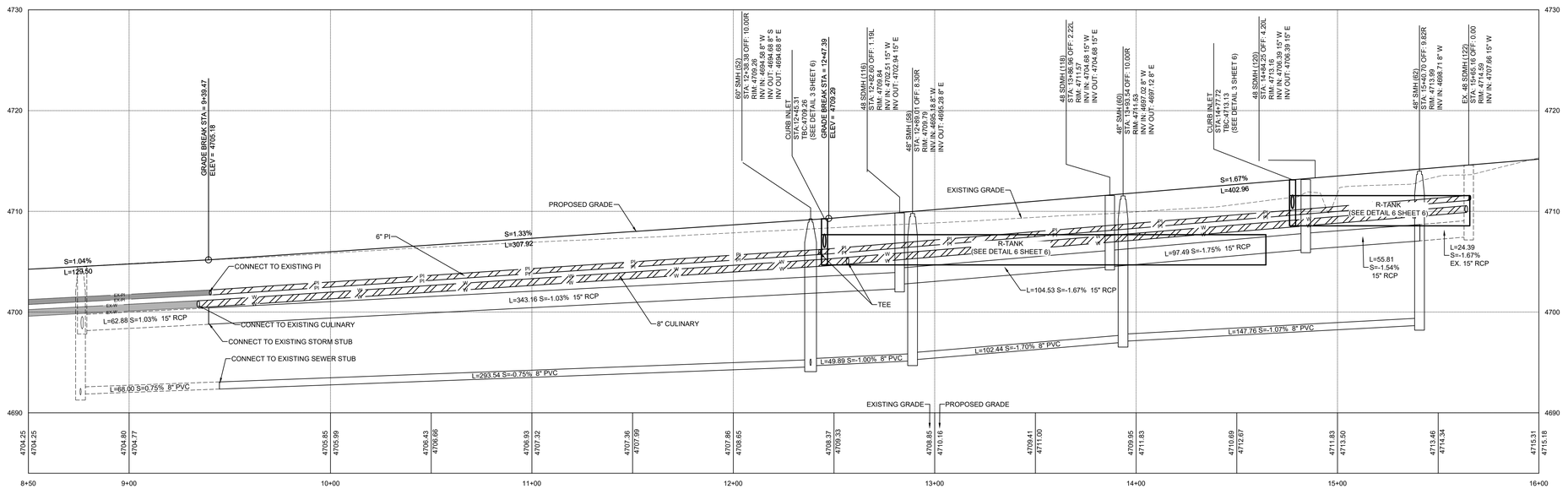
SHEET 3

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SILVERADO LANE PLAN VIEW

CENTER LINE OMITTED FOR CLARITY



SILVERADO LANE PROFILE VIEW

LEGEND

EXISTING

- WATER METER
- WATER — EX–W
- WATER VALVE
- FIRE HYDRANT
- SEWER — EX–SS
- SEWER MANHOLE
- STORM DRAIN — EX–SD
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- PI — EX–PI
- PI VALVE
- FENCE — X

PROPOSED

- WATER — W
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SEWER — SS
- SEWER MANHOLE
- STORM DRAIN — SD
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- PI — PI
- PI VALVE
- FENCE

NORTH

SCALE: 1"=30'

30 15 0 30

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SPANISH FORK, UTAH

SILVERADO LANE PLAN & PROFILE

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LEI PROJECT #: 2019-0016

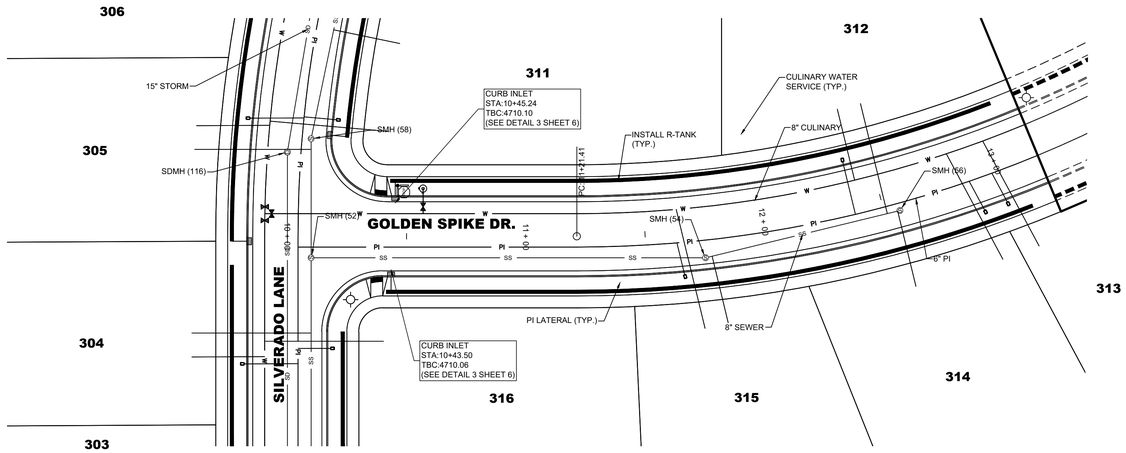
DRAWN BY: BAP

DESIGNED BY: BTG

SCALE: 1"=30'

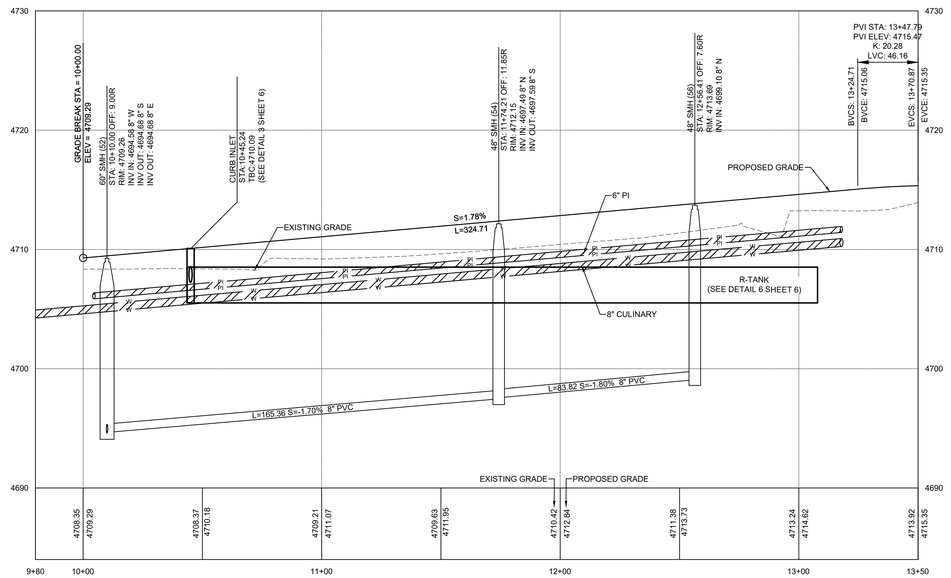
DATE: 01/06/2020

SHEET 4



GOLDEN SPIKE DRIVE PLAN VIEW

CENTER LINE OMITTED FOR CLARITY



GOLDEN SPIKE DRIVE PROFILE VIEW

LEGEND

EXISTING

- WATER METER
- WATER — EX–W
- WATER VALVE
- FIRE HYDRANT
- SEWER — EX–SS
- SEWER MANHOLE
- STORM DRAIN — EX–SD
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- PI — EX–PI
- PI VALVE
- FENCE — EX–X

PROPOSED

- WATER — W
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SEWER — SS
- SEWER MANHOLE
- STORM DRAIN — SD
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- PI — PI
- PI VALVE
- FENCE

NORTH

SCALE: 1"=30'

30 15 0 30

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SPANISH FORK, UTAH

GOLDEN SPIKE DRIVE PLAN & PROFILE

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LEI PROJECT #: 2019-0016

DRAWN BY: BAP

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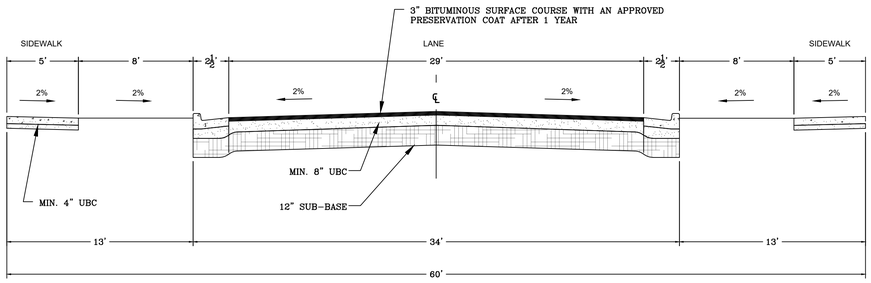
SCALE: 1"=30'

DATE: 01/06/2020

SHEET 5

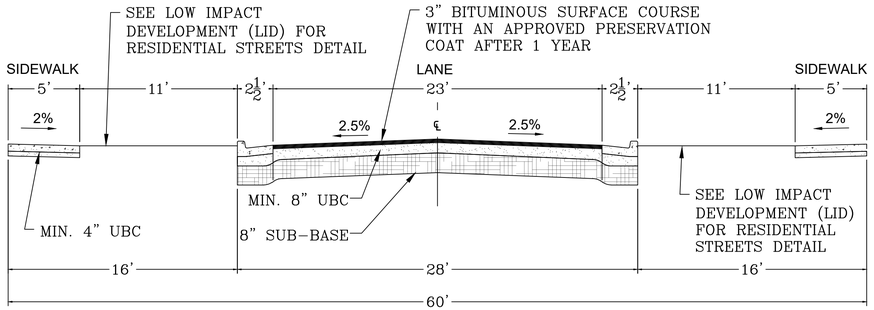
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SEE SPANISH FORK CONSTRUCTION SPECIFICATION AND STANDARDS FOR FURTHER UTILITY DETAILS



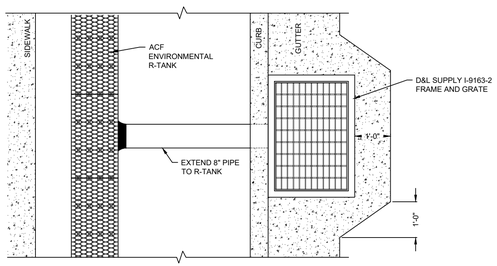
B **60' CROSS SECTION (LOCAL ROADWAY)**

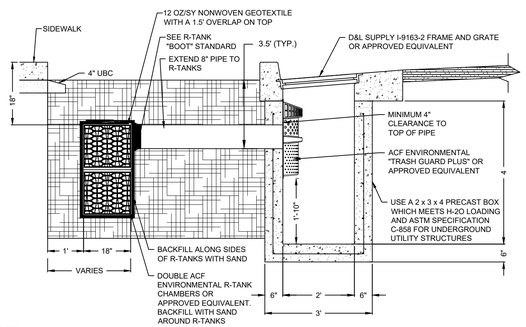
1 ROADWAY CROSS SECTIONS



C STANDARD INTERSECTION CROSS SECTION

2 INTERSECTION CROSS SECTION

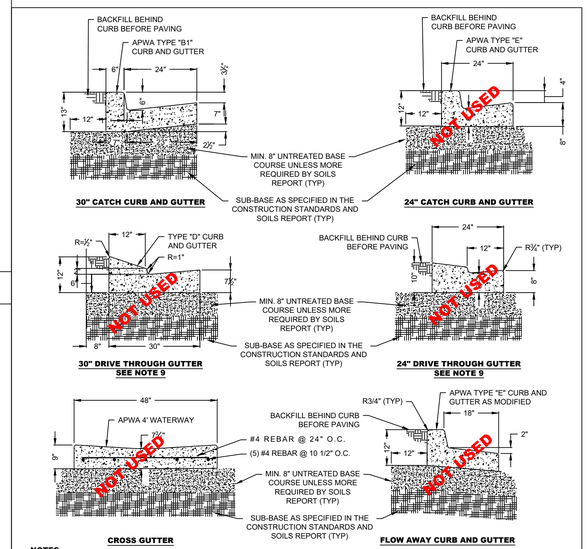




NOTES:
1. DETAILED ENGINEERING SHALL BE SUBMITTED TO THE CITY FOR APPROVAL ON ALL CAST IN PLACE BOXES.
2. "SNOUT" OIL-WATER-DEBRIS SEPARATOR SHALL BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
3. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.

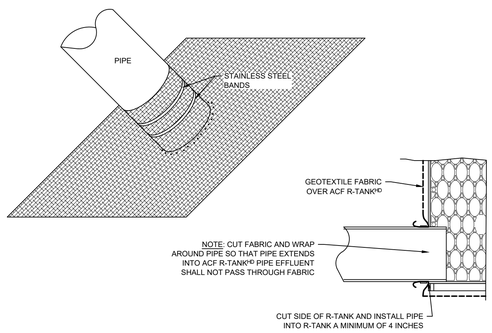
3 LID INLET BOX DETAIL

4 NOT USED



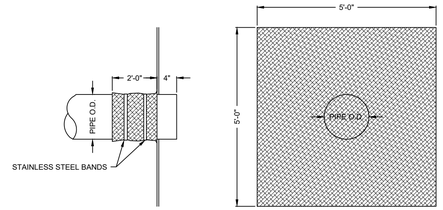
NOTES:
1. SUB-BASE UNDER ALL CURBS AND GUTTERS SHALL MATCH WHAT IS IN THE ROAD WITH A MINIMUM OF 8" OF COMPACTED UNTREATED BASE COURSE.
2. IF CONCRETE IS TO BE POURED NEXT TO A CURB #4 REBAR SHALL BE DOWELED 3" INTO CURB AND 4" INTO SIDEWALK. REBAR SHALL BE INSTALLED A MINIMUM OF 2" FROM TOP OF SIDEWALK 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.

1A CURB DETAIL



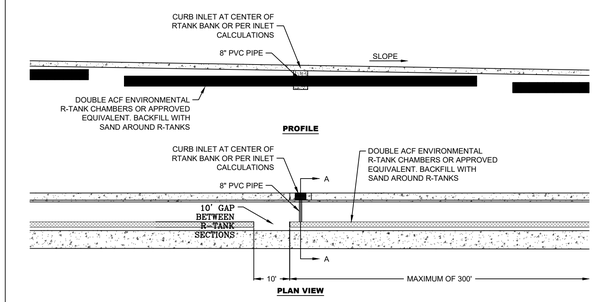
- 12 OZ/SY NONWOVEN GEOTEXTILE WITH A 1.5' OVERLAP
- FABRIC COLLAR TO FIT OUTSIDE DIAMETER OF INLET/OUTLET PIPE

SECTION



SIDE VIEW FRONT VIEW

5 R-TANK PIPE BOOT DETAIL



NOTES:
1. THE TOP OF ALL R-TANK CHAMBERS ALONG A CONTINUOUS SECTION OF CHAMBERS SHALL BE DESIGNED TO BE A MINIMUM OF 3" BELOW THE GUTTER FLOWLINE AT THE INLET.
2. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.

6 LOCAL ROADWAY LID DETAILS

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AMERICAN HOMES DEVELOPMENT
SPANISH FORK, UTAH
DETAILS

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LEI PROJECT #: 2019-0016
DRAWN BY: BAP
DESIGNED BY: BTG
SCALE: N.T.S.
DATE: 01/06/2020
SHEET: 6

G:\AUTOCAD\AMERICAN HOMES DEVELOPMENT\CONSTRUCTION DRAWINGS\DETAILS.DWG, 1/6/2020 11:37:27 AM, BRAD PITCHER, LEI UTAH COUNTY, 1:1, LEGEND

ELECTRICAL LEGEND

PRIMARY ELECTRICAL CONDUIT

SECONDARY ELECTRICAL CONDUIT

SHADOW CONDUIT

SERVICE DROP

PRIMARY SECTIONALIZERS

STREETLIGHT

SECONDARY JUNCTION BOX (J) (PEDESTAL TYPE)

TRANSFORMERS (T) (PAD) (T) (POLE)

ELECTRIC NOTES:

1. CONDUIT FOR STREET LIGHTS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SERVICE DROPS SHALL BE 2" (RNC).
3. CONDUIT FOR 1 PHASE AND SECONDARY CABLE SHALL BE 3" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
4. CONDUIT FOR 3 PHASE SHALL BE 6" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. SECONDARY CABLE SHALL BE 4/0 KCMIL URD TYPE UNLESS OTHERWISE SPECIFIED.
7. SECONDARY, 1 PHASE AND 3 PHASE TRANSFORMER CONDUITS SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
8. 3 PHASE CONDUITS SHALL BE AT A DEPTH OF 6' TO TOP OF CONDUIT, UNLESS OTHERWISE SPECIFIED.
9. SERVICE DROP CONDUIT SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
10. STREET LIGHT CONDUCTORS SHALL BE #10 STR CU TYPE THWN.
11. STREET LIGHTS SHALL BE LED, DECORATIVE POLE UNLESS OTHERWISE SPECIFIED.
12. (1)– SHADOW CONDUIT SHALL BE REQUIRED AT EACH POWER ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST POWER CONDUIT BEING INSTALLED

COMMUNICATIONS LEGEND

COMMUNICATIONS CONDUIT

SHADOW CONDUIT

COMM. SERVICE DROP

COMMUNICATIONS BOXES (C) SM (C) M (C) LG

SFCN NOTES:

1. CONDUIT FOR SERVICE DROPS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SECONDARY RUNS SHALL BE 2" (RNC).
3. CONDUIT FOR MAIN RUNS SHALL BE 2" (RNC).
4. CONDUIT FOR FIBER OPTICS SHALL BE 3" (RNC) UNLESS OTHERWISE SPECIFIED.
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. COMMUNICATIONS CONDUITS SHALL RUN BEHIND (FARTHEST FROM PROPERTY LINE) ELECTRICAL CONDUITS AND STUB UP BEHIND ELECTRICAL BOXES UNLESS OTHERWISE SPECIFIED.
7. (1)– SHADOW CONDUIT SHALL BE REQUIRED AT EACH COMMUNICATION ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST COMMUNICATIONCONDUIT BEING INSTALLED

GENERAL NOTES:

DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, EASEMENTS, AND RIGHTS-OF-WAY. DEVELOPER SHALL FOLLOW ALL OF SPANISH FORK CITY STANDARDS.

GENERAL NOTES:

THIS MAP IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT SHOW THE ACTUAL, AND EXACT LOCATION(S) OF ANY CONDUITS, BOXES, LIGHTS, OR OTHER APPARATUS. THESE ITEMS SHALL BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS, AND BY FIELD VERIFICATION.

CONSTRUCTION NOTES:





SCALE: 1"=40'

40 20 0 40

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AMERICAN HOMES DEVELOPMENT

SPANISH FORK, UTAH

POWER PLAN

REVISIONS

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5 -

LEI PROJECT #: 2019-0016

DRAWN BY: BAP

DESIGNED BY: BTG

SCALE: 1"=40'

DATE: 01/06/2020

SHEET 7

ELECTRICAL LEGEND

PRIMARY ELECTRICAL CONDUIT

SECONDARY ELECTRICAL CONDUIT

SHADOW CONDUIT

SERVICE DROP

PRIMARY SECTIONALIZERS 18 30

STREETLIGHT

SECONDARY JUNCTION BOX (PEDESTAL TYPE)

TRANSFORMERS (PAD) (POLE)

ELECTRIC NOTES:

1. CONDUIT FOR STREET LIGHTS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
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3. CONDUIT FOR 1 PHASE AND SECONDARY CABLE SHALL BE 3" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
4. CONDUIT FOR 3 PHASE SHALL BE 6" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
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6. SECONDARY CABLE SHALL BE 4/0 KCMIL URD TYPE UNLESS OTHERWISE SPECIFIED.
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10. STREET LIGHT CONDUCTORS SHALL BE #10 STR CU TYPE THWN.
11. STREET LIGHTS SHALL BE LED, DECORATIVE POLE UNLESS OTHERWISE SPECIFIED.
12. (1)- SHADOW CONDUIT SHALL BE REQUIRED AT EACH POWER ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST POWER CONDUIT BEING INSTALLED

COMMUNICATIONS LEGEND

COMMUNICATIONS CONDUIT

SHADOW CONDUIT

COMM. SERVICE DROP

COMMUNICATIONS BOXES SM M LG

SFCN NOTES:

1. CONDUIT FOR SERVICE DROPS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
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5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
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7. (1)- SHADOW CONDUIT SHALL BE REQUIRED AT EACH COMMUNICATION ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST COMMUNICATIONCONDUIT BEING INSTALLED

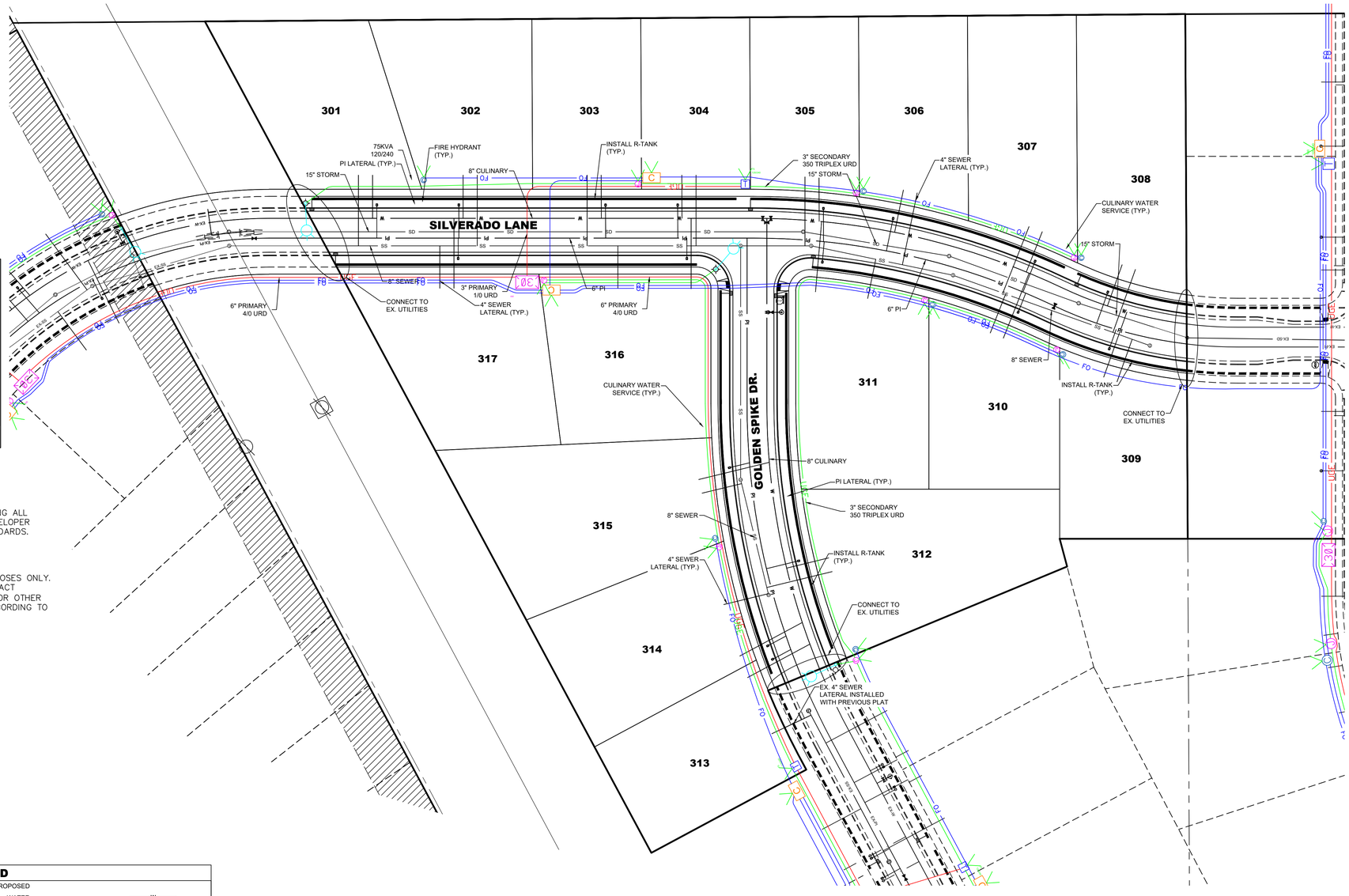
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DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, EASEMENTS, AND RIGHTS-OF-WAY. DEVELOPER SHALL FOLLOW ALL OF SPANISH FORK CITY STANDARDS.

GENERAL NOTES:

THIS MAP IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT SHOW THE ACTUAL, AND EXACT LOCATION(S) OF ANY CONDUITS, BOXES, LIGHTS, OR OTHER APPARATUS. THESE ITEMS SHALL BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS, AND BY FIELD VERIFICATION.

CONSTRUCTION NOTES:



LEGEND

EXISTING		PROPOSED	
WATER METER	WM	WATER	W
WATER	EX-W	WATER VALVE	
WATER VALVE		WATER METER	
FIRE HYDRANT		FIRE HYDRANT	
SEWER	EX-SS	SEWER	SS
SEWER MANHOLE		SEWER MANHOLE	
STORM DRAIN	EX-SD	STORM DRAIN	SD
STORM DRAIN MANHOLE		STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET		STORM DRAIN CURB INLET	
PI	EX-PI	PI	PI
PI VALVE		PI VALVE	
FENCE	X	FENCE	

SCALE: 1"=40'

40 20 0 40

NORTH

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NOT FOR CONSTRUCTION

AMERICAN HOMES DEVELOPMENT

SPANISH FORK, UTAH

POWER & UTILITY PLAN

REVISIONS
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LEI PROJECT #: 2019-0016

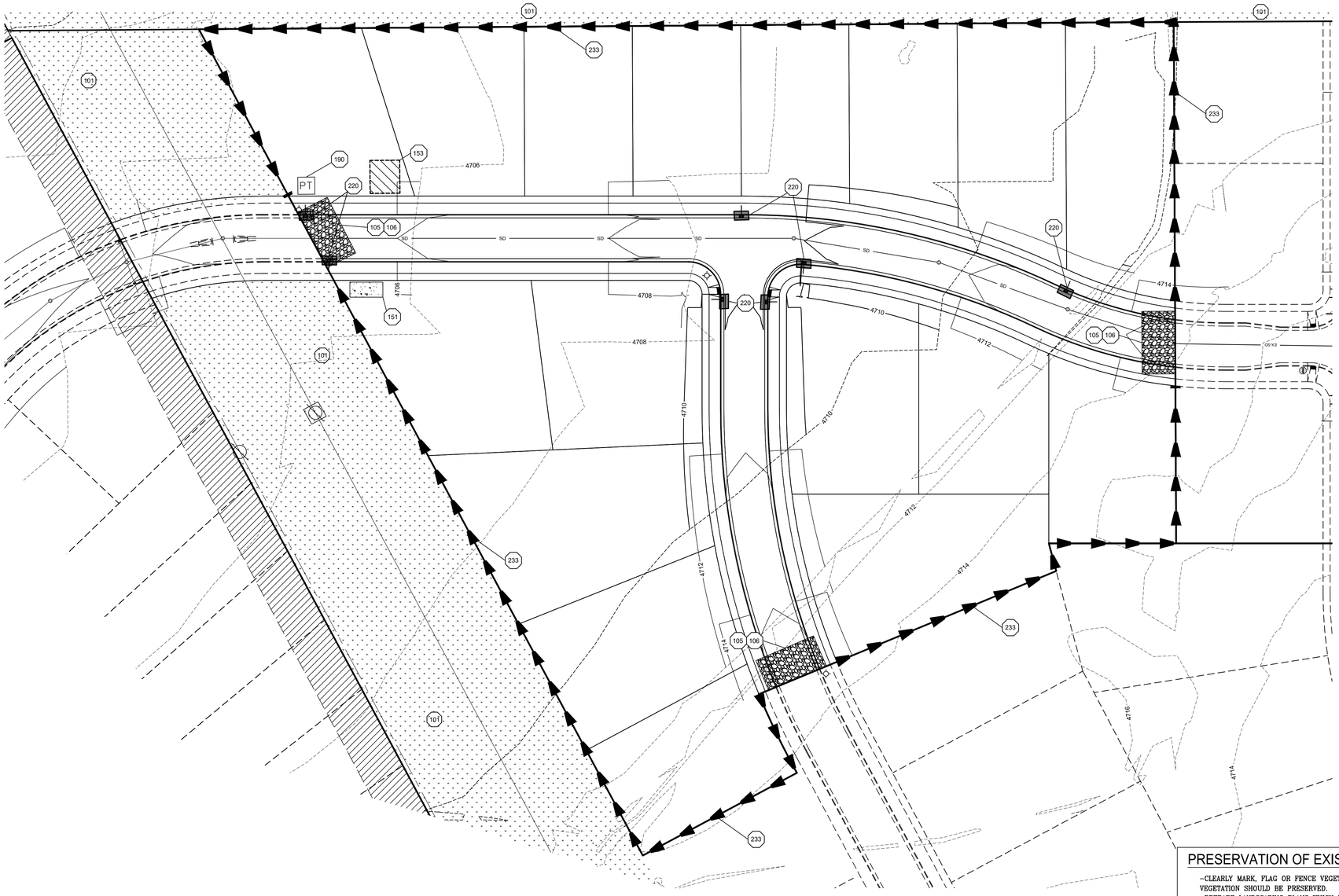
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DESIGNED BY: BTG

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DATE: 01/06/2020

SHEET 8



NORTH

SCALE: 1"=40'

40 20 0 40

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AMERICAN HOMES DEVELOPMENT

SPANISH FORK, UTAH

EROSION CONTROL

NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE LATEST EDITION OF SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.

2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

LEGEND

- SILT FENCE
- STORMDRAIN CURB INLET
- STORMDRAIN MANHOLE
- STORMDRAIN COMBO BOX
- STORMDRAIN CATCH BASIN
- SD — STORMDRAIN LINE
- PT — PORTABLE TOILETS–SEE DETAIL SHEET 9
- INLET PROTECTION
- CONCRETE WASTE MGMT. AREA–SEE DETAIL SHEET 9
- MATERIAL STORAGE AREA
- STABILIZED CONSTRUCTION ENTRANCE–SEE DETAIL SHEET 9
- PRESERVE EXISTING VEGETATION

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 NOT 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.

CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION
C101	101	PRESERVING NATURAL VEGETATION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF ASPHALT IMPROVEMENTS
C106	106	WHEEL WASH	AS SHOWN	AS NECESSARY
C151	151	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C153	153	MATERIAL DELIVERY, STORAGE, & CONTAINMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C190	190	PORTABLE TOILETS	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C220	220	STORM DRAIN INLET PROTECTION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	233	SILT FENCE	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS

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SHEET 9

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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) HAS BEEN 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) HAS BEEN 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.

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. A SWALE SEDIMENT TRAP FOR ALL DRAINAGE WAYS INTERCEPTED BY PROPOSED ROAD CONSTRUCTION WILL BE FORMED, TRAPS WILL BE PLACED IN SURFACE DRAIN DITCHES JUST BEFORE THE RUNOFF LEAVES THE PROPERTY, ENTERS A WATERCOURSE OR IMMEDIATELY PROCEEDING DITCHES INLETS OR STABILIZED OUTLETS. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND OR LEFT TO PERCOLATE INTO THE GROUND.

9. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES.

10. 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.

11. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.

12. 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.

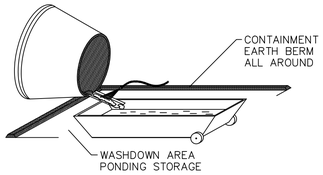
13. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.

14. ANY TREE 12" IN DIAMETER OR LARGER WILL NOT BE REMOVED UNTIL LOCATED BY SURVEY AND THE REMOVAL APPROVED BY THE OWNER OR EQUAL.

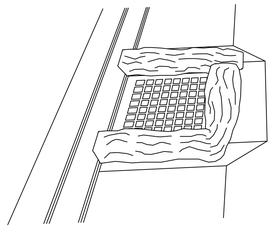
15. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.

16. PORTABLE TOILETS MAY BE LOCATED UPON ANY INDIVIDUAL HOME LOT.

17. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

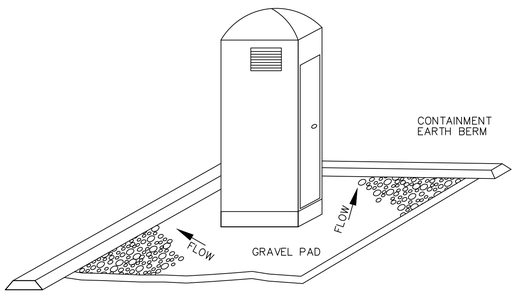


CONCRETE WASTE MANAGEMENT



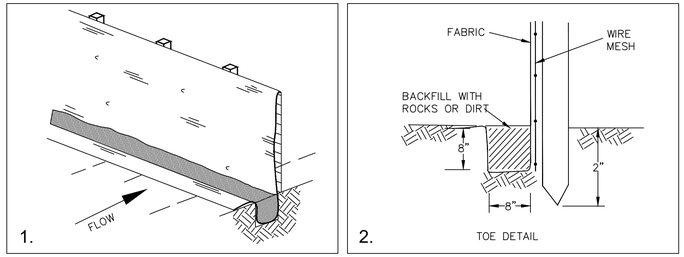
INLET PROTECTION - WATTLE

WATTLE MAY BE GRAVEL FILLED OR STRAW FILLED. INSTALL WHEN CONSTRUCTION OF CURB AND GUTTER AND ROADWAYS IS COMPLETE.



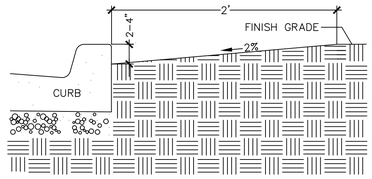
PORTABLE TOILET

PORTABLE TOILETS TO BE INSTALLED DURING HOMEBUILDING PHASE.

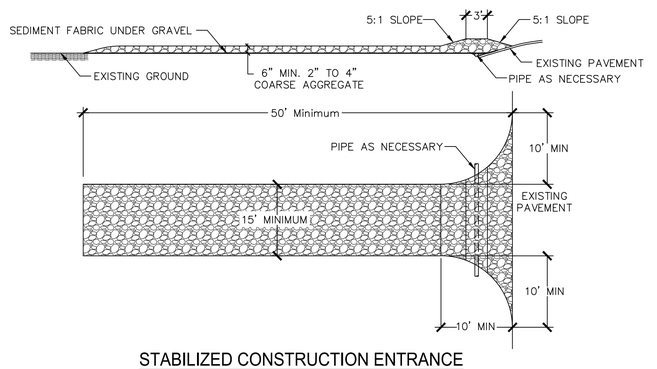


SILT FENCE

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).



CURB SEDIMENTATION TRAP



STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL SUCH TIME AS ROADS ARE ASPHALTED AND INDIVIDUAL HOME LOTS ARE BEING DEVELOPED. SEE APWA – 2012

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NOT FOR CONSTRUCTION

AMERICAN HOMES DEVELOPMENT
SPANISH FORK, UTAH

EROSION CONTROL DETAILS

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LEI PROJECT #: 2019-0016
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DESIGNED BY: BTG
SCALE: N.T.S.
DATE: 01/06/2020

SHEET
10

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LEGACY FARMS @ SPANISH FORK
PLAT C-9B

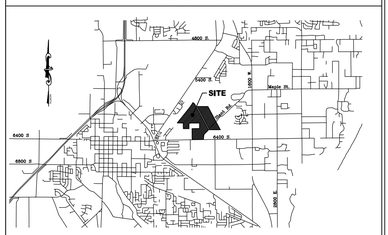


NORTH

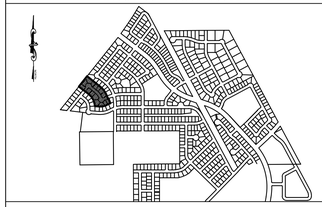
SCALE: 1" = 50'

50 25 0 50

VICINITY MAP



PROJECT LOCATION MAP



TABULATIONS

PLAT C-9B

TOTAL AREA:	4.08 ACRES
LOT ACREAGE:	3.04 ACRES
LOTS:	15
DENSITY:	3.68 UNITS/ACRE
OPEN SPACE:	N/A
ROADWAY:	1.04 ACRES

TABLE OF CONTENTS

	COVER
	PLAT C9B
SHEET 1	UTILITY PLAN
SHEET 2	GRADING PLAN
SHEET 3	1020 NORTH PLAN & PROFILE
SHEET 4	WAGON WHEEL DR. & HAYWAIN DR. PLAN & PROFILE
SHEET 5	DETAILS
SHEET 6	POWER PLAN
SHEET 7	UTILITIES & POWER PLAN

NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL SEWER LINES TO BE 8" UNLESS OTHERWISE NOTED.
4. ALL DRINKING WATER LINES TO BE 8" UNLESS OTHERWISE NOTED.
5. ALL PRESSURIZED IRRIGATION LINES TO BE 6" UNLESS OTHERWISE NOTED.
6. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
7. ALL STREETS TO BE 60' RIGHT-OF-WAY UNLESS NOTED OTHERWISE.
8. ALL FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
9. ALL OPEN SPACE, TRAILS, AND PARK AREAS TO BE DEDICATED TO SPANISH FORK CITY.
10. ALL CONTOURS SHOWN HEREON ARE BASED ON AERIAL MAPPING PROVIDED BY THE CITY THAT HAS BEEN ADJUSTED TO NGVD29 VERTICAL DATUM.
11. CONNECT TO EXISTING ELECTRICAL AND COMMUNICATION IMPROVEMENTS WHEN INSTALLING NEW FACILITIES AS PER CITY DESIGN.
12. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
13. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
14. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT, THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WAS ISSUED AT THE PRE-CONSTRUCTION MEETING.
15. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC AND CITY STANDARDS AT THE DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO THE UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATION SERVICES AND LANDSCAPING RESTORATION.

LegacyFarms
AT SPANISH FORK

DEVELOPER / OWNER

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ENGINEER

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PROJECT NAME

LEGACY FARMS AT SPANISH FORK
SPANISH FORK, UTAH

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REGISTERED PROFESSIONAL ENGINEER
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11/21/19
STATE OF UTAH

LEGACY FARMS
SPANISH FORK, UTAH

PLAT C-9 COVER

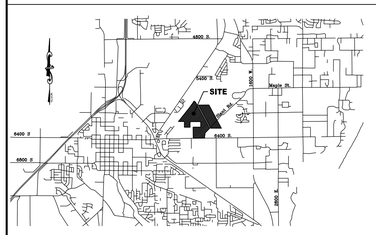
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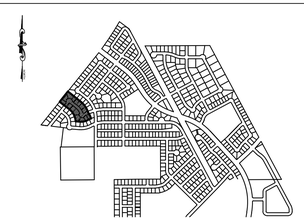
SHEET
COVER

\\V3_LEI PROJECTS\2015\2015-0049 FIELDSTONE\LEGACY FARMS SF\ACAD\WG\FINAL PLATS\C9-B\15-0049 PLAT C-9B FINAL.DWG 10/30/20 11:56 AM

VICINITY MAP



PROJECT LOCATION MAP



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N19°47'47"W	2.24

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	860.00	5°24'30"	81.18	S64°34'34"W 81.15
C2	140.00	21°32'47"	52.65	N72°38'43"E 52.34
C3	15.00	32°25'08"	8.49	N22°23'06"E 8.37
C4	62.00	67°30'06"	73.04	S39°55'35"W 68.89
C5	62.00	45°38'09"	49.38	N83°30'18"W 48.09
C6	62.00	41°42'00"	45.12	N39°50'14"W 44.13
C7	62.00	154°50'14"	167.55	S83°35'39"W 121.02
C8	15.00	32°25'06"	8.49	S35°11'47"E 8.37
C9	305.00	4°31'13"	24.06	N49°08'44"W 24.06
C10	305.00	14°30'13"	77.21	N39°38'00"W 77.00
C11	305.00	12°35'07"	67.00	N26°05'20"W 66.86
C12	305.00	31°36'34"	168.26	N35°36'03"W 166.14
C13	12.00	95°51'19"	20.08	S67°43'26"E 17.82
C14	890.00	5°24'30"	84.01	S64°34'34"W 83.98
C15	830.00	4°37'41"	67.04	S65°32'41"W 67.02
C16	830.00	0°57'16"	13.83	S62°45'12"W 13.83
C17	830.00	5°00'15"	72.49	S64°46'42"W 72.47
C18	15.00	27°22'44"	7.17	S48°35'12"W 7.10
C19	62.00	41°20'36"	44.74	N55°34'09"E 43.77
C20	62.00	44°53'57"	48.59	S81°18'35"E 47.35

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C21	62.00	70°40'45"	76.48	S23°31'14"E 71.72
C22	110.00	2°28'36"	4.75	N63°06'37"E 4.75
C23	62.00	156°55'18"	169.81	S66°38'30"E 121.49
C24	15.00	35°39'28"	9.34	N6°00'35"W 9.19
C25	245.00	27°34'00"	117.88	N37°37'20"W 116.74
C26	406.50	4°25'57"	31.45	N49°11'30"W 31.44
C27	406.50	14°35'38"	103.54	N39°40'42"W 103.26
C28	406.50	13°20'32"	94.66	N25°42'37"W 94.45
C29	730.00	4°37'41"	58.96	S65°32'41"W 58.95
C30	730.00	1°21'31"	17.31	S62°33'05"W 17.31
C31	270.00	10°21'46"	48.83	N67°03'12"E 48.77
C32	270.00	22°19'24"	105.20	N83°23'47"E 104.53
C33	330.00	22°25'06"	129.12	N14°48'40"W 128.30
C34	330.00	11°26'29"	65.90	N31°44'27"W 65.79
C35	330.00	13°37'02"	78.43	N44°16'13"W 78.25
C36	330.00	0°19'37"	1.88	N51°14'32"W 1.88
C37	12.00	90°00'00"	18.85	S83°35'40"W 16.97
C38	275.00	31°36'34"	151.71	N35°36'03"W 149.80





PUBLIC UTILITY & DRAINAGE EASEMENT TABLE

FRONT P.U.E.	10'
REAR P.U.E.	10'
SIDE P.U.E.	5'

LOT SETBACK TABLE

	50'-70' FRONTAGE	70'-80' FRONTAGE	80' + FRONTAGE
GARAGE FRONT SETBACK	25'	25'	25'
PORCH, LIVING SPACE & SIDE ENTRY GARAGE SETBACK	15'	15'	15'
REAR SETBACK	20'	20'	20'
SIDE SETBACK (MINIMUM*, OVERALL TOTAL)	5'/10'	5'/15'	10'/20'

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOS NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS_____DAY OF_____, 20____

BY- _____

TITLE- _____

LEI
A Utah Corporation
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

TABULATIONS

AREA:	4.08 ACRES
LOTS:	15
DENSITY:	3.68 UNITS/ACRE
OPEN SPACE:	N/A
ROADWAY:	1.04 ACRES

DEVELOPER / OWNER

FIELDSTONE LEGACY FARMS, LLC
12896 S PONY EXPRESS RD. SUITE 400
DRAPER, UTAH 84020
(801)619-7822

SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN SPANISH FORK, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°16'09"E ALONG THE SECTION LINE 113.18 FEET AND WEST 1,775.33 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, T8S, R3E, S.L.B.&M. (BASIS OF BEARING: S89°19'06"W FROM THE SOUTH 1/4 CORNER TO THE SOUTHWEST CORNER OF SECTION 16); THENCE ALONG THE ARC OF A 730.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S22°08'29"E) TO THE LEFT 76.28 FEET THROUGH A CENTRAL ANGLE OF 5°59'12" (CHORD: S64°51'55"W 76.24 FEET); THENCE ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE TO THE RIGHT 154.03 FEET THROUGH A CENTRAL ANGLE OF 32°41'10" (CHORD: S78°12'54"W 151.95 FEET); THENCE N85°26'31"W 91.09 FEET; THENCE ALONG THE ARC OF A 330.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S86°23'53"W) TO THE LEFT 275.33 FEET THROUGH A CENTRAL ANGLE OF 47°48'13" (CHORD: N27°30'14"W 267.41 FEET); THENCE N51°24'20"W 80.12 FEET; THENCE N55°23'02"W 60.14 FEET; THENCE N51°24'20"W 109.99 FEET TO THE EASTERLY LINE OF THE EXISTING RAILROAD RIGHT-OF-WAY; THENCE N38°35'40"E ALONG SAID LINE 265.73 FEET; THENCE S51°24'20"E 339.15 FEET; THENCE ALONG THE ARC OF A 406.50 FOOT RADIUS CURVE TO THE RIGHT 229.65 FEET THROUGH A CENTRAL ANGLE OF 32°22'07" (CHORD: S35°13'25"E 226.61 FEET); THENCE S22°43'11"E 60.00 FEET; THENCE N67°34'10"E 8.38 FEET; THENCE S22°08'29"E 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±4.08 ACRES

_____ 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, EASEMENTS 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____

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THIS_____ DAY OF_____, A.D. 20___, PERSONALLY APPEARED BEFORE ME _____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF _____, LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

_____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

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. 20___

APPROVED BY MAYOR

APPROVED _____ ENGINEER (See Seal Below)

ATTEST _____ CLERK-RECORDER (See Seal Below)

PLAT "C-9B"

LegacyFarms
AT SPANISH FORK

A PORTION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

SPANISH FORK _____ UTAH COUNTY, UTAH

SCALE: 1" = 40'

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

This form approved by Utah County and the municipalities therein.



LEGEND

EXISTING		PROPOSED	
WATER METER		WATER	W
WATER	EX-W	WATER VALVE	
WATER VALVE		WATER METER	
FIRE HYDRANT		FIRE HYDRANT	
SEWER	EX-SS	SEWER	SS
SEWER MANHOLE		SEWER MANHOLE	
STORM DRAIN	EX-SD	STORM DRAIN	SD
STORM DRAIN MANHOLE		STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET		STORM DRAIN CURB INLET	
PI	EX-PI	PI	PI
PI VALVE		PI VALVE	
FENCE	X	FENCE	

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www.lei-eng.com

REGISTERED PROFESSIONAL ENGINEER
NO. 393808
BRIAN T. GABLER
11/21/19
STATE OF UTAH

LEGACY FARMS
SPANISH FORK, UTAH

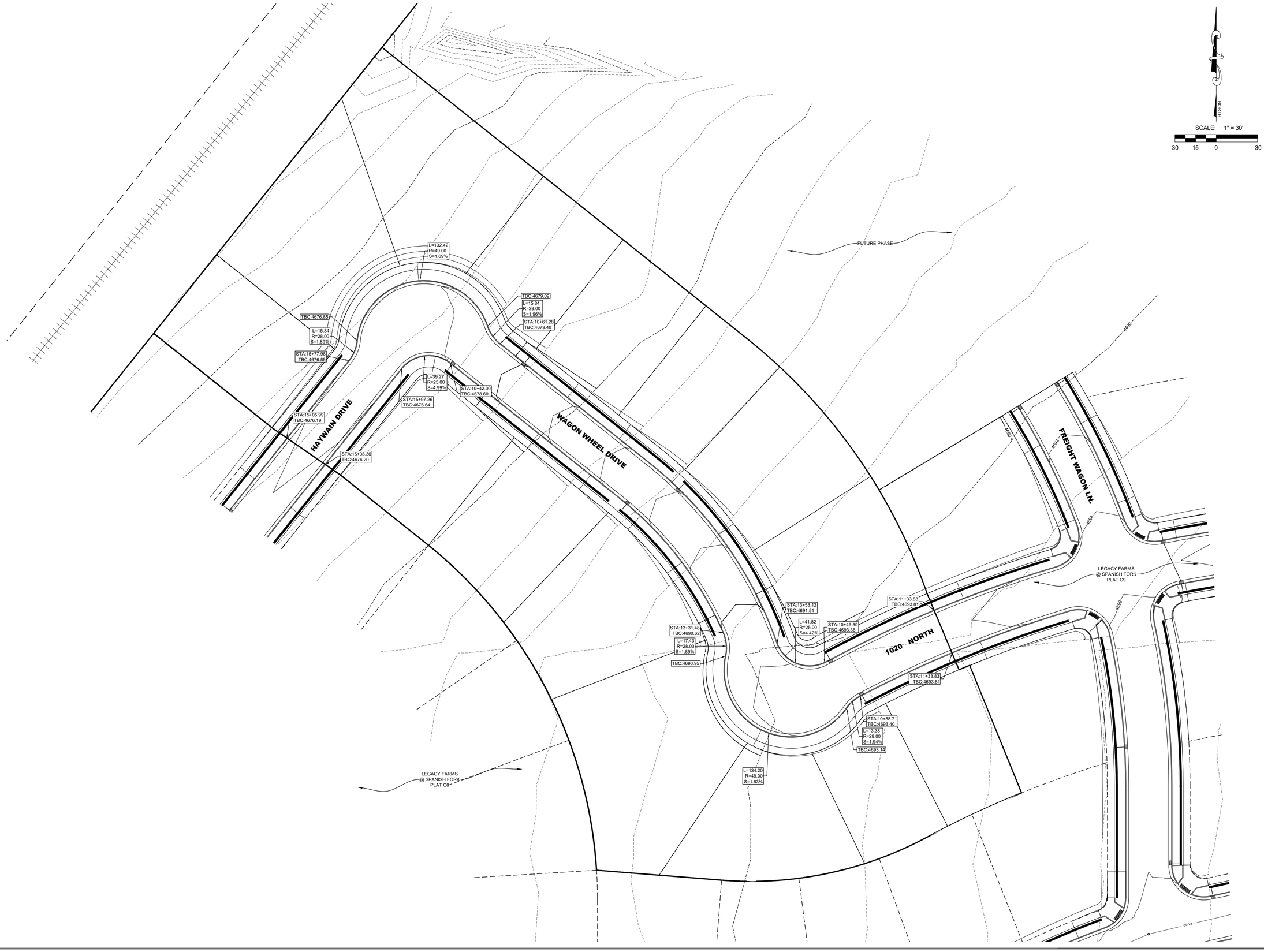
UTILITY PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2015-0049
DRAWN BY: BAP
DESIGNED BY: BTG
SCALE: 1" = 30'
DATE: 11/21/2019

SHEET 1

U:\S...\LEI PROJECTS\2015\2015-0049 FIELDSTONE LEGACY FARMS\SP\CAD\WD\FINAL PLAT\ECIVIL\15-0049 PLAT C-08 (FINAL).DWG 12/2020 11:34 AM



SCALE: 1" = 30'

30 15 0 30

NADSON

LEI

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ENGINEERS

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BRIAN T. GABLER
11/21/19
STATE OF UTAH

LEGACY FARMS

SPANISH FORK, UTAH

GRADING PLAN

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #: 2015-0049

DRAWN BY: BAP

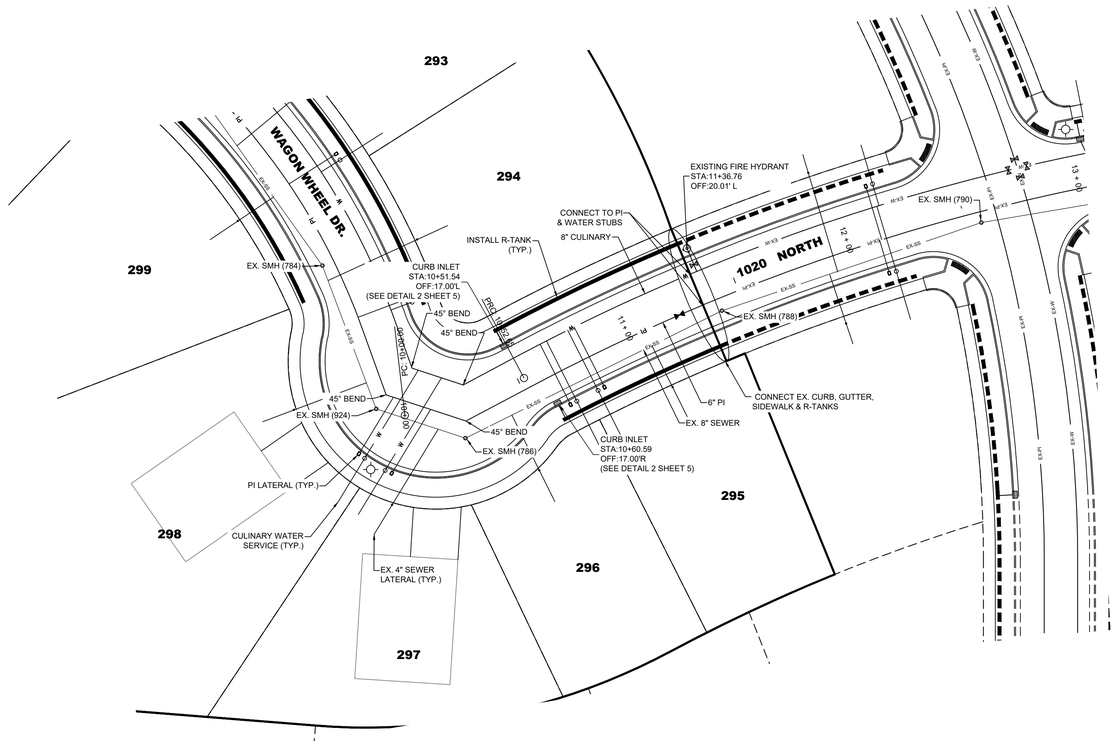
DESIGNED BY: BTG

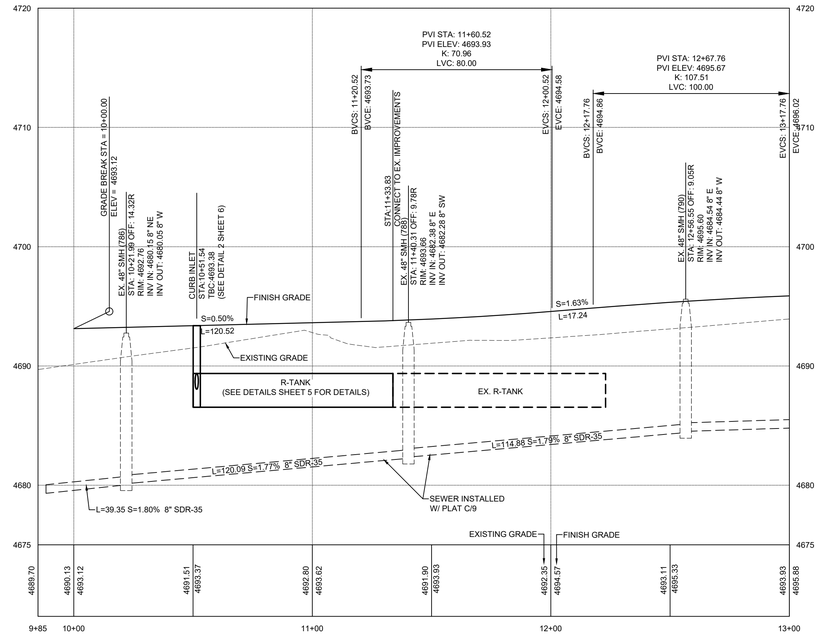
SCALE: 1" = 30'

DATE: 11/21/2019

SHEET 2

U:\O...LEI PROJECTS\2015\2015-0049 FIELDSTONE LEGACY FARMS SF\CAD\WIP\FINAL PLATS\C8-9\2015-0049 PLAT C-8R FINAL.DWG 12/2020 11:34 AM





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11/21/19
STATE OF UTAH

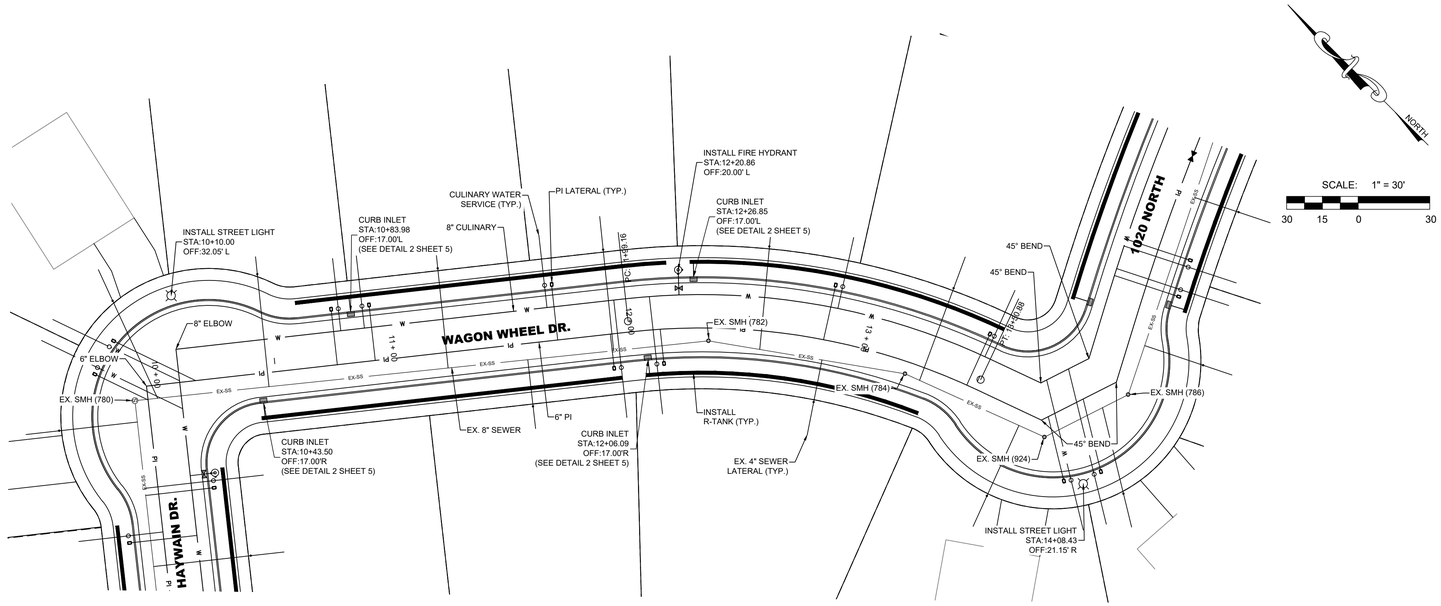
LEGACY FARMS
SPANISH FORK, UTAH
1020 NORTH PLAN & PROFILE

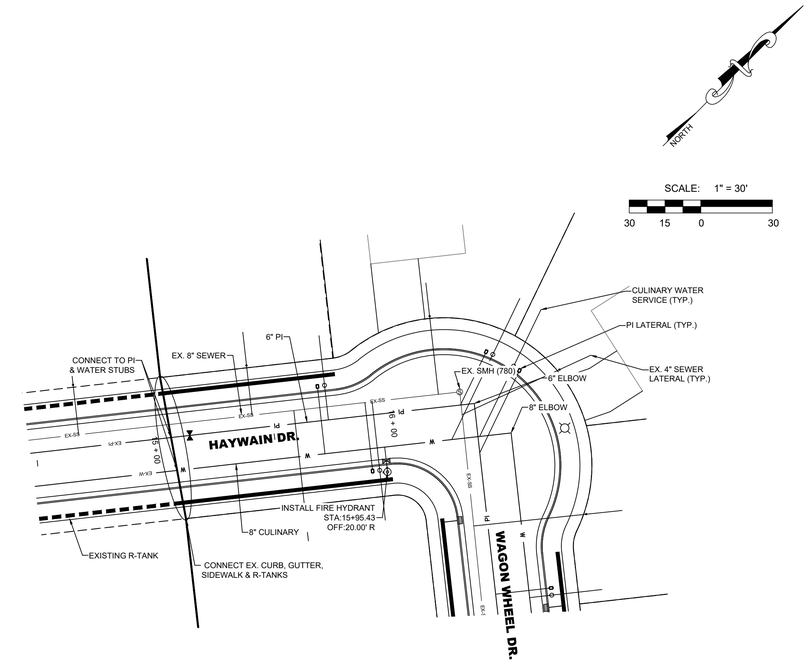
REVISIONS
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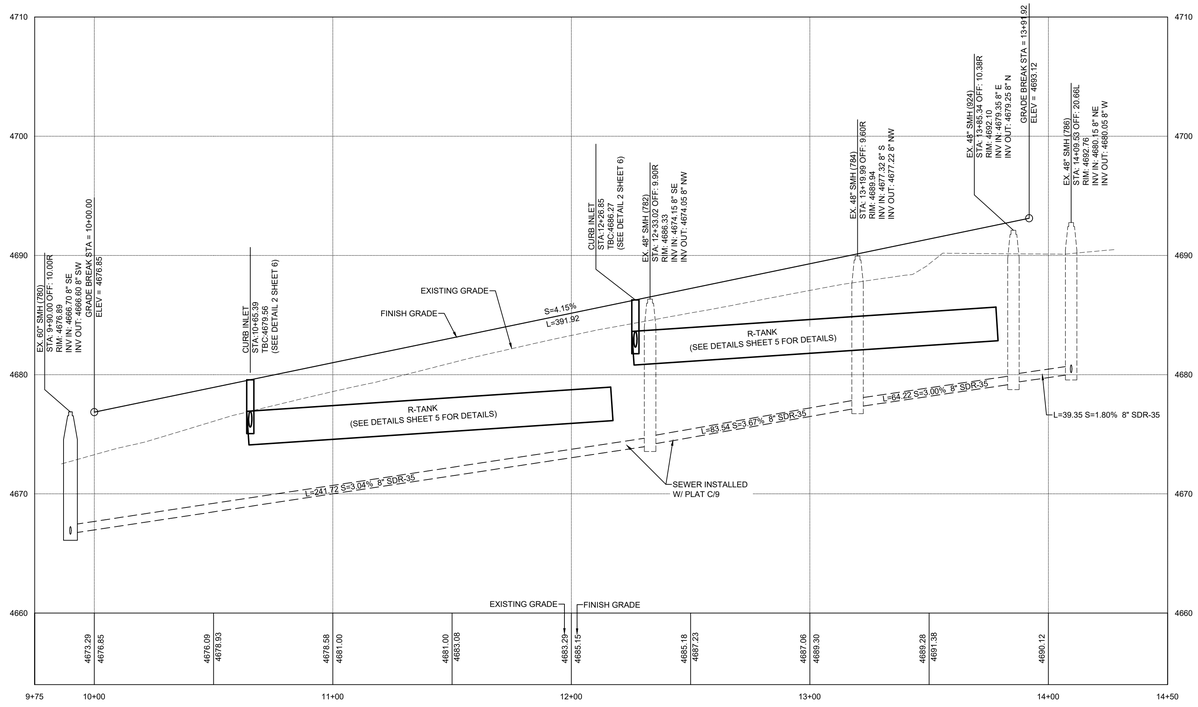
LEI PROJECT #: 2015-0049
DRAWN BY: BAP
DESIGNED BY: BTG
SCALE: 1" = 30'
DATE: 11/21/2019

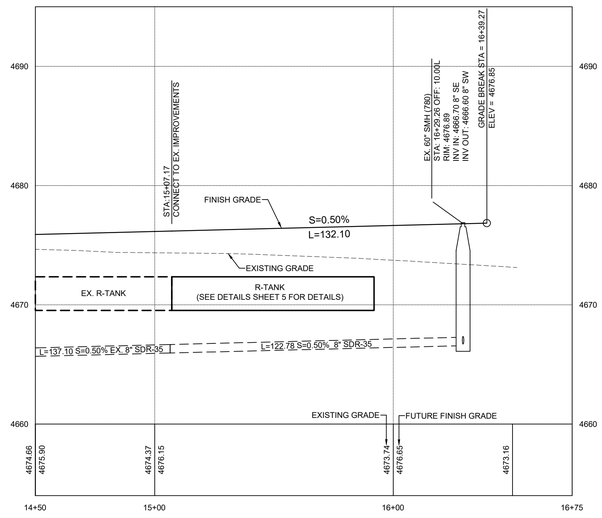
SHEET 3

U:\0_LEI PROJECTS\2015\2015-0049 FELDSTONE LEGACY FARMS SP\CAD\WD\FINAL PLATS\C3d-15-0049 PLAT C-9B (FINAL).DWG 12/2/2020 11:34 AM









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11/21/19
STATE OF UTAH

LEGACY FARMS
SPANISH FORK, UTAH

WAGON WHEEL DR. & HAYWAIN DR. PLAN & PROFILE

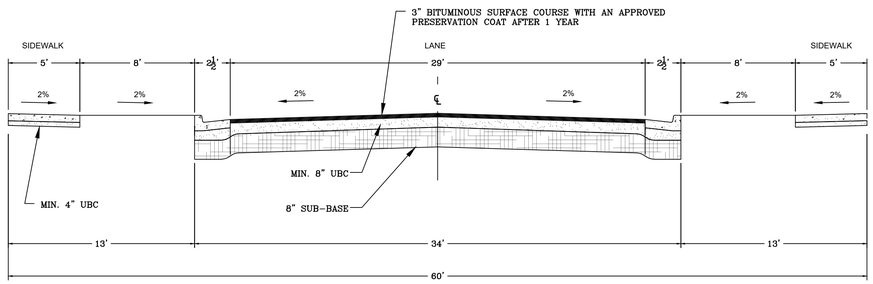
REVISIONS
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LEI PROJECT #: 2015-0049
DRAWN BY: BAP
DESIGNED BY: BTG
SCALE: 1" = 30'
DATE: 11/21/2019

SHEET 4

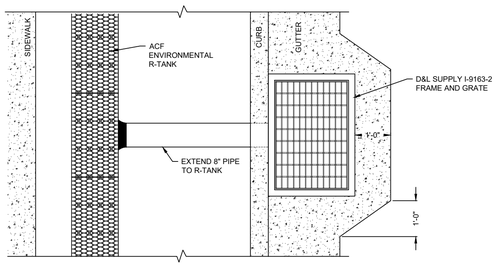
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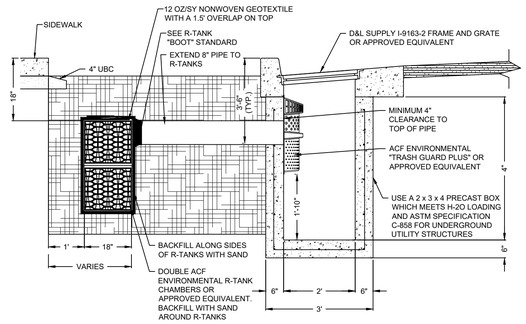
SEE SPANISH FORK CONSTRUCTION SPECIFICATION AND STANDARDS FOR FURTHER UTILITY DETAILS



B **60' CROSS SECTION (LOCAL ROADWAY)**

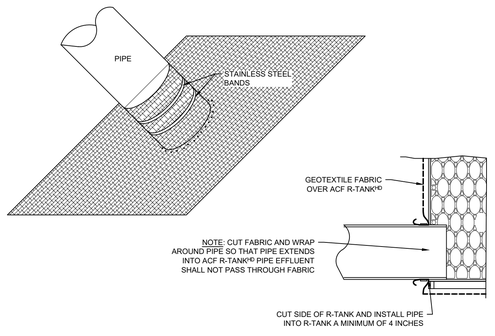
1 ROADWAY CROSS SECTIONS





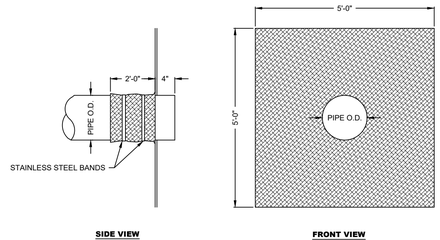
NOTES:
1. DETAILED ENGINEERING SHALL BE SUBMITTED TO THE CITY FOR APPROVAL ON ALL CAST IN PLACE BOXES.
2. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.

2 LID INLET BOX DETAIL



- 12 OZ/SY NONWOVEN GEOTEXTILE WITH A 1.5' OVERLAP
- FABRIC COLLAR TO FIT OUTSIDE DIAMETER OF INLET/OUTLET PIPE

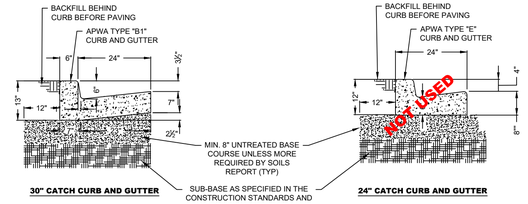
SECTION



SIDE VIEW

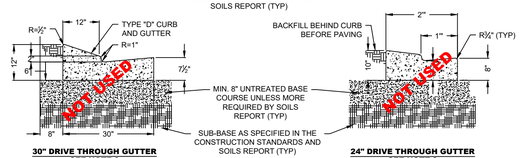
FRONT VIEW

3 R-TANK PIPE BOOT DETAIL



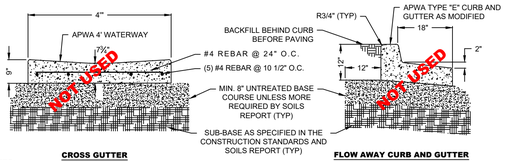
30" CATCH CURB AND GUTTER

24" CATCH CURB AND GUTTER



30" DRIVE THROUGH GUTTER
SEE NOTE 9

24" DRIVE THROUGH GUTTER
SEE NOTE 9



CROSS GUTTER

FLOW AWAY CURB AND GUTTER

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.

4 CURB DETAIL

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REGISTERED PROFESSIONAL ENGINEER
NO. 393808
BRIAN T. GABLER
11/21/19
STATE OF UTAH

LEGACY FARMS
SPANISH FORK, UTAH

DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2015-0049
DRAWN BY: BAP
DESIGNED BY: BTG
SCALE: N.T.S.
DATE: 11/21/2019

SHEET 5

U:\0_LEI PROJECTS\2015\2015-0049 FELDSTONE LEGACY FARMS.SP\CAD\DWG\FINAL PLATS\DWG\B15-0049P-PLAT C-08 FINAL.DWG 10/2/2020 11:34 AM

ELECTRICAL LEGEND

PRIMARY ELECTRICAL CONDUIT
SECONDARY ELECTRICAL CONDUIT
SHADOW CONDUIT
SERVICE DROP
PRIMARY SECTIONALIZERS (1P) (3P)
STREETLIGHT
SECONDARY JUNCTION BOX (J) (PEDESTAL TYPE)
TRANSFORMERS (T) (PAD) (P) (POLE)

ELECTRIC NOTES:
1. CONDUIT FOR STREET LIGHTS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SERVICE DROPS SHALL BE 2" (RNC).
3. CONDUIT FOR 1 PHASE AND SECONDARY CABLE SHALL BE 3" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
4. CONDUIT FOR 3 PHASE SHALL BE 6" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. SECONDARY CABLE SHALL BE 4/0 KCMIL URD TYPE UNLESS OTHERWISE SPECIFIED.
7. SECONDARY, 1 PHASE AND 3 PHASE TRANSFORMER CONDUITS SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
8. 3 PHASE CONDUITS SHALL BE AT A DEPTH OF 6' TO TOP OF CONDUIT, UNLESS OTHERWISE SPECIFIED.
9. SERVICE DROP CONDUIT SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
10. STREET LIGHT CONDUCTORS SHALL BE #10 STR.CU TYPE THWN.
11. STREET LIGHTS SHALL BE LED, DECORATIVE POLE UNLESS OTHERWISE SPECIFIED.
12. (1)- SHADOW CONDUIT SHALL BE REQUIRED AT EACH POWER ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST POWER CONDUIT BEING INSTALLED

COMMUNICATIONS LEGEND

COMMUNICATIONS CONDUIT
SHADOW CONDUIT
COMM. SERVICE DROP
COMMUNICATIONS BOXES (C) SM (C) M (C) LG

SFCN NOTES:
1. CONDUIT FOR SERVICE DROPS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SECONDARY RUNS SHALL BE 2" (RNC).
3. CONDUIT FOR MAIN RUNS SHALL BE 2" (RNC).
4. CONDUIT FOR FIBER OPTICS SHALL BE 3" (RNC) UNLESS OTHERWISE SPECIFIED.
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. COMMUNICATIONS CONDUITS SHALL RUN BEHIND (FARTHEST FROM PROPERTY LINE) ELECTRICAL CONDUITS AND STUB UP BEHIND ELECTRICAL BOXES UNLESS OTHERWISE SPECIFIED.
7. (1)- SHADOW CONDUIT SHALL BE REQUIRED AT EACH COMMUNICATION ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST COMMUNICATIONCONDUIT BEING INSTALLED

GENERAL NOTES:

DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, EASEMENTS, AND RIGHTS-OF-WAY. DEVELOPER SHALL FOLLOW ALL OF SPANISH FORK CITY STANDARDS.

GENERAL NOTES:

THIS MAP IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT SHOW THE ACTUAL, AND EXACT LOCATION(S) OF ANY CONDUITS, BOXES, LIGHTS, OR OTHER APPARATUS. THESE ITEMS SHALL BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS, AND BY FIELD VERIFICATION.

CONSTRUCTION NOTES:



NORTH
SCALE: 1" = 30'
30 15 0 30

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REGISTERED PROFESSIONAL ENGINEER
NO. 353805
BRIAN T. GABLER
11/22/19
STATE OF UTAH

LEGACY FARMS - C-9B
SPANISH FORK, UTAH
POWER PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2015-0049
DRAWN BY: BAP
DESIGNED BY: BTG
SCALE: 1" = 30'
DATE: 11/22/2019
SHEET 6

I:\LEI PROJECTS\2015\2015-0049 FIELDSTONE LEGACY FARMS SF\ADDING\FINAL PLATS\C9B\15-0049 PLAT C-9B POWER PLAN.DWG 12/2020 11:33 AM

ELECTRICAL LEGEND

PRIMARY ELECTRICAL CONDUIT
SECONDARY ELECTRICAL CONDUIT
SHADOW CONDUIT
SERVICE DROP
PRIMARY SECTIONALIZERS
STREETLIGHT
SECONDARY JUNCTION BOX (PEDESTAL TYPE)
TRANSFORMERS (PAD) (POLE)

ELECTRIC NOTES:
1. CONDUIT FOR STREET LIGHTS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SERVICE DROPS SHALL BE 2" (RNC).
3. CONDUIT FOR 1 PHASE AND SECONDARY CABLE SHALL BE 3" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
4. CONDUIT FOR 3 PHASE SHALL BE 6" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. SECONDARY CABLE SHALL BE 4/0 KCMIL URD TYPE UNLESS OTHERWISE SPECIFIED.
7. SECONDARY, 1 PHASE AND 3 PHASE TRANSFORMER CONDUITS SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
8. 3 PHASE CONDUITS SHALL BE AT A DEPTH OF 6' TO TOP OF CONDUIT, UNLESS OTHERWISE SPECIFIED.
9. SERVICE DROP CONDUIT SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
10. STREET LIGHT CONDUCTORS SHALL BE #10 STR.CU TYPE THWN.
11. STREET LIGHTS SHALL BE LED, DECORATIVE POLE UNLESS OTHERWISE SPECIFIED.
12. (T)= SHADOW CONDUIT SHALL BE REQUIRED AT EACH POWER ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST POWER CONDUIT BEING INSTALLED

COMMUNICATIONS LEGEND

COMMUNICATIONS CONDUIT
SHADOW CONDUIT
COMM. SERVICE DROP
COMMUNICATIONS BOXES SM M LG

SFCN NOTES:
1. CONDUIT FOR SERVICE DROPS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SECONDARY RUNS SHALL BE 2" (RNC).
3. CONDUIT FOR MAIN RUNS SHALL BE 2" (RNC).
4. CONDUIT FOR FIBER OPTICS SHALL BE 3" (RNC) UNLESS OTHERWISE SPECIFIED.
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. COMMUNICATIONS CONDUITS SHALL RUN BEHIND (FARTHEST FROM PROPERTY LINE) ELECTRICAL CONDUITS AND STUB UP BEHIND ELECTRICAL BOXES UNLESS OTHERWISE SPECIFIED.
7. (T)= SHADOW CONDUIT SHALL BE REQUIRED AT EACH COMMUNICATION ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST COMMUNICATIONCONDUIT BEING INSTALLED

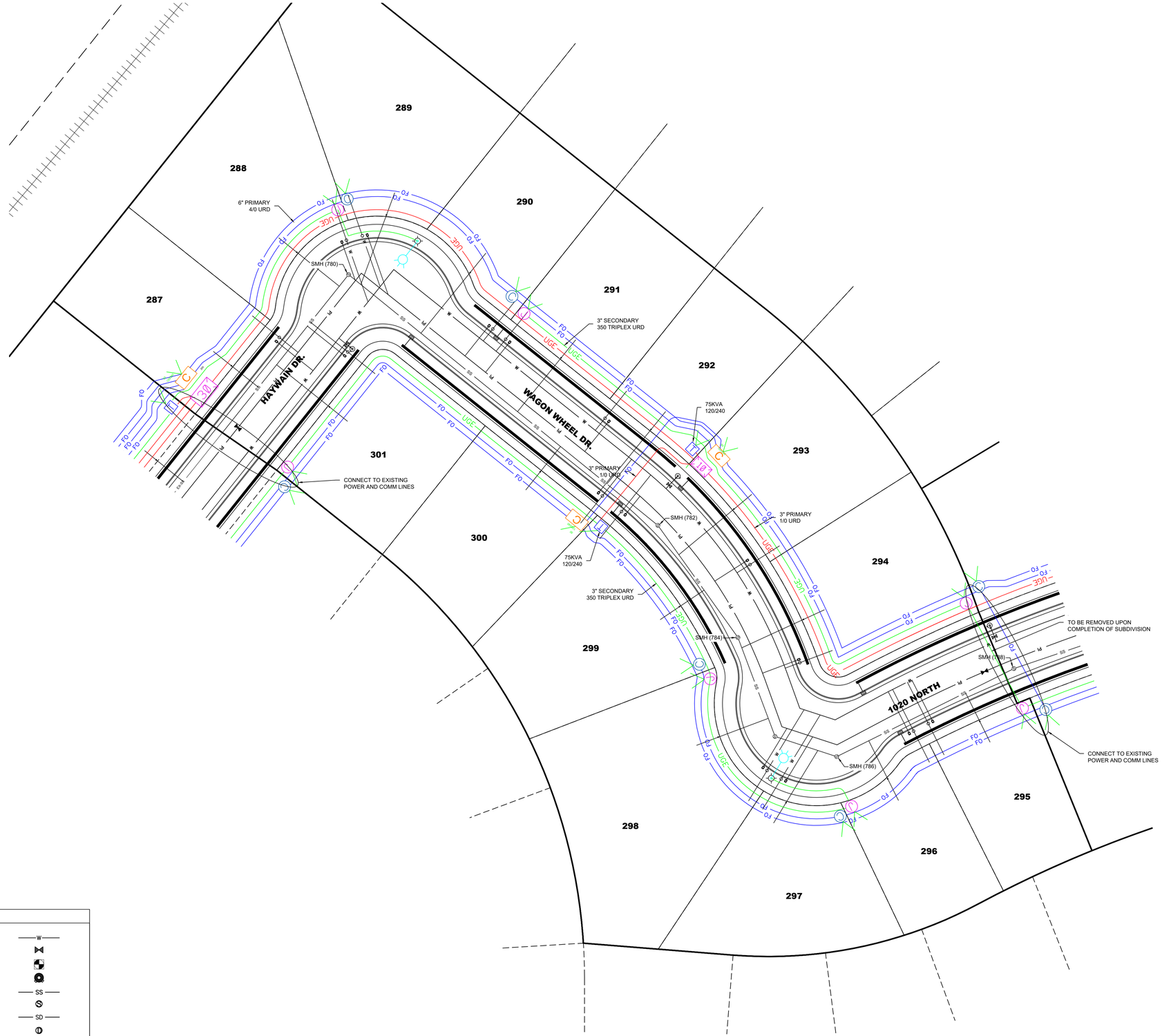
GENERAL NOTES:

DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, EASEMENTS, AND RIGHTS-OF-WAY. DEVELOPER SHALL FOLLOW ALL OF SPANISH FORK CITY STANDARDS.

GENERAL NOTES:

THIS MAP IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT SHOW THE ACTUAL, AND EXACT LOCATION(S) OF ANY CONDUITS, BOXES, LIGHTS, OR OTHER APPARATUS. THESE ITEMS SHALL BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS, AND BY FIELD VERIFICATION.

CONSTRUCTION NOTES:



NORTH
SCALE: 1" = 30'
30 15 0 30

LEGEND

EXISTING		PROPOSED	
WATER METER		WATER	W
WATER	EX-W	WATER VALVE	
WATER VALVE		WATER METER	
FIRE HYDRANT		FIRE HYDRANT	
SEWER	EX-SS	SEWER	SS
SEWER MANHOLE		SEWER MANHOLE	
STORM DRAIN	EX-SD	STORM DRAIN	SD
STORM DRAIN MANHOLE		STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET		STORM DRAIN CURB INLET	
PI	EX-PI	PI	PI
PI VALVE		PI VALVE	
FENCE	X	FENCE	

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

REGISTERED PROFESSIONAL ENGINEER
NO. 353805
BRIAN T. GABLER
11/22/19
STATE OF UTAH

LEGACY FARMS - C-9B
SPANISH FORK, UTAH
UTILITY & POWER PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2015-0049
DRAWN BY: BAP
DESIGNED BY: BTG
SCALE: 1" = 30'
DATE: 11/22/2019

SHEET 7

I:\LEI PROJECTS\2015\2015-0049 FIELDSTONE LEGACY FARMS (BP,DO,ND)\DGN\FINAL PLATS\C9B PLAT C-9B POWER PLAN.DWG 12/2020 11:33 AM

HIGH SKY ESTATES PLAT "A"

A RESIDENTIAL SUBDIVISION
SPANISH FORK CITY, UTAH
FINAL PLAN SET
JANUARY 2020

REGISTERED PROFESSIONAL ENGINEER
SCOTT B. PETERSON
No. 362274
1/3/20
STATE OF UTAH

-SHEET INDEX-

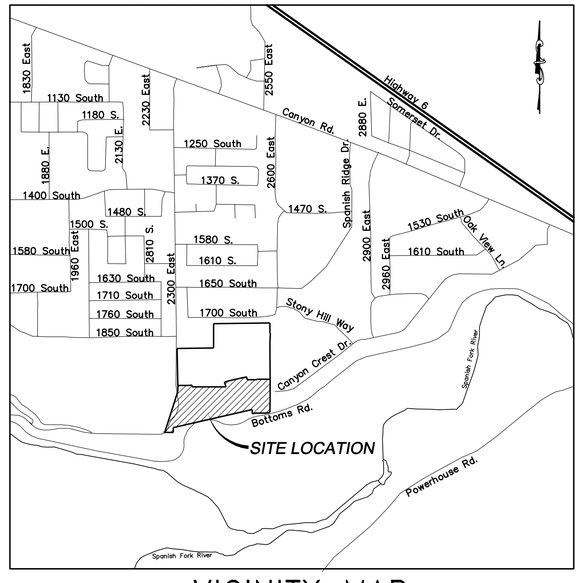
SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY & INDEX
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
6	ELECTRIC PLAN
PP-01	PLAN & PROFILE - 2300 EAST - STA. 16+00.00 TO STA. 20+00.00
PP-02	PLAN & PROFILE - 2300 EAST - STA. 20+00.00 TO STA. 23+00.00
PP-03	PLAN & PROFILE - CANYON CREST DRIVE - STA. 10+00.00 TO STA. 15+00.00
PP-04	PLAN & PROFILE - CANYON CREST DRIVE - STA. 15+00.00 TO STA. 20+00.00
PP-05	PLAN & PROFILE - CANYON CREST DRIVE - STA. 20+00.00 TO STA. 24+41.15
PP-06	PLAN & PROFILE - 2340 EAST - STA. 10+00.00 TO STA. 13+00.00
PP-07	PLAN & PROFILE - 2410 EAST - STA. 09+91.92 TO STA. 12+50.00
PP-08	PLAN & PROFILE - 2515 EAST - STA. 10+00.00 TO STA. 12+00.00
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET
DT-03	DETAIL SHEET

OWNER/DEVELOPER
GILL BEARNSON
801-541-9939
bearnson@xmission.com

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 (EOP)
- EXISTING OVER HEAD POWER (OHP)
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- EX.CUL — EXISTING CULINARY WATERLINE
- EX.PI — 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

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. PROJECT TO MEET SPANISH FORK CITY DESIGN AND STANDARDS.
6. PROJECT TO FOLLOW ALL RECOMMENDATIONS OF GEOTECHNICAL STUDY BY CMT ENGINEERING DATED: MARCH 19, 2018, PROJECT NO. 10987.
7. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DESCREPANCIES TO THE ENGINEER.
8. ANY AND ALL DESCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.



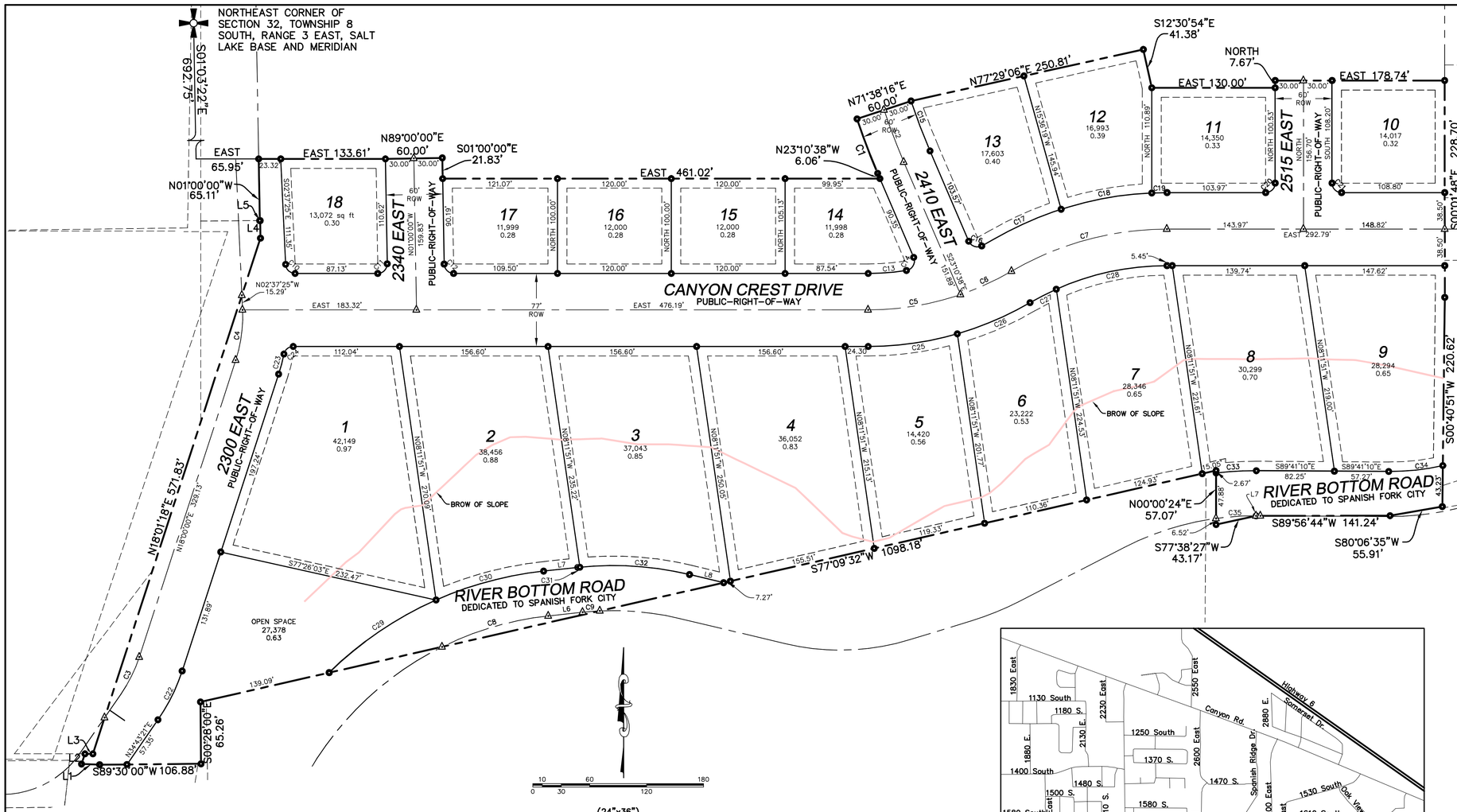
VICINITY MAP
-NTS-

HIGH SKY ESTATES
PLAT "A"

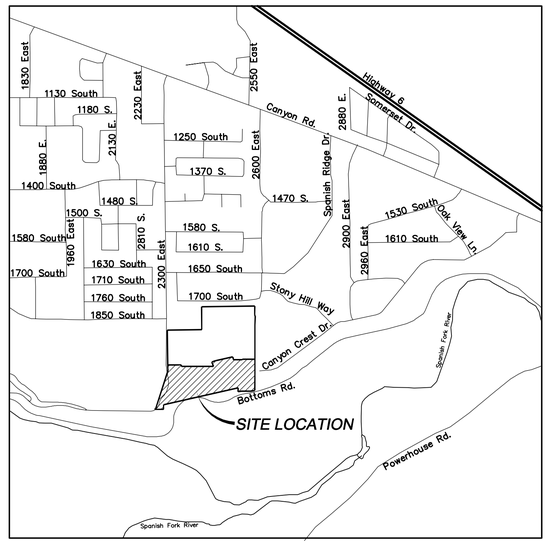
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

DATA TABLE
TOTAL ACREAGE=14.30
TOTAL # OF LOTS=18
ACREAGE IN ROADS=4.21 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=0.63
% OF OPEN SPACE=4.41%
ZONING=R-1-15

NOTICE
BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.



(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'



VICINITY MAP
-NTS-

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°03'22"E 692.75 FEET AND EAST 65.95 FEET FROM THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 133.61 FEET; THENCE N89°00'00"E 60.00 FEET; THENCE S01°00'00"E 21.83 FEET; THENCE EAST 461.02 FEET; THENCE N23°10'38"W 6.06 FEET; THENCE ALONG THE ARC OF A 730.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 61.35 FEET, (THE CHORD BEARS N20°46'11"W 61.33 FEET); THENCE N71°38'16" 60.00 FEET; N77°29'06"E 250.81 FEET; THENCE S12°30'54"E 41.38 FEET; THENCE EAST 130.00 FEET; THENCE NORTH 7.67 FEET; THENCE EAST 178.74 FEET; THENCE S00°01'48"E 228.70 FEET; THENCE S00°40'51"W 220.62 FEET; THENCE S80° 06'35" 55.91 FEET; THENCE S89°56'44"W 141.24 FEET; S77°38'27"W 43.17 FEET; THENCE N00°00'24"E 57.07 FEET; THENCE S77°09'32"W 1098.18 FEET; THENCE S00°28'00"E 65.26 FEET; THENCE S89°30'00"W 106.88 FEET; THENCE N87°44'38"W 19.11 FEET; THENCE N18°40'00"E 11.31 FEET; THENCE EAST 8.14 FEET; THENCE N18°01'18"E 571.83'; THENCE N01°00'00"W 18.48 FEET; THENCE S89°30'00"W 0.46 FEET; THENCE N01°00'00"W 65.11 FEET TO THE POINT OF BEGINNING. CONTAINING 14.30 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. 2020.

MEMBER: _____

MEMBER: _____

MEMBER: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE _____ DAY OF _____, A.D. 2020 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 INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 2020.

APPROVED _____ CITY MANAGER

APPROVED _____ CITY ATTORNEY

APPROVED _____ ENGINEER (SEE SEAL)

ATTEST _____ CLERK-RECORDER

APPROVED _____ COMMUNITY DEVELOPMENT DIRECTOR

HIGH SKY ESTATES PLAT "A"

A RESIDENTIAL SUBDIVISION IN
SPANISH FORK, UTAH COUNTY, UTAH
CONTAINING 18 LOTS AND 14.30 ACRES.
LOCATED IN THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

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.
6. ALL OPEN SPACE AND COMMON AREA IS A PUE.
7. THIS SUBDIVISION IS A MASTER PLANNED DEVELOPMENT AS DESCRIBED IN THE CITY CODE 15.3.24.030. AS SUCH, FINAL HOUSE PLANS WILL BE SUBJECT TO ARCHITECTURE REQUIREMENTS FOUND IN CITY CODE SECTION 15.3.24.030-D.
8. LOTS 1-9 ARE ONLY BUILDABLE NORTH OF THE SETBACK.

OWNER/DEVELOPER
GILL BEARNSON
801-541-9939
bearnson@xmission.com

DATA TABLE
TOTAL ACREAGE=14.30
TOTAL # OF LOTS=18
ACREAGE IN ROADS=4.21 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=0.63
% OF OPEN SPACE=4.41%
ZONING=R-1-15

GENERAL NOTES

1. VERTICAL DATA BASED ON NAVD 29.
2. COORDINATE SYSTEM = NAD27
3. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE.
4. PROVIDE 15' CLEAR RADIUS AT LIGHTPOLES & SECTIONALIZERS.
5. ALL LOTS TO HAVE A SEWER LATERAL, CULINARY WATER LATERAL, & PRESSURIZED IRRIGATION LATERAL. SEE SHEET DT-01.
6. ALL DRIVEWAY ACCESS LOCATIONS FOR CORNER LOTS SHALL MEET SPANISH FORK CITY STANDARDS AND COMPLY WITH THE SPANISH FORK CITY TRANSPORTATION PLAN.
7. ALL FIRE HYDRANT LOCATIONS TO BE APPROVED BY THE SPANISH FORK CITY FIRE MARSHALL.

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE
- XXX N. ADDRESSES

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.

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

Z:\2018\18-008 Bearnson Subdivision\CADD\FINAL\02-FINAL PLAT.dwg 1/3/2020 8:25:33 AM MST

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	730.00	61.35	61.33	S 20°46'11" E	4°48'54"
C2	700.00	58.83	58.81	S 20°46'11" E	4°48'54"
C3	150.00	43.78	43.62	N 26°21'40" E	16°43'21"
C4	150.00	53.76	53.48	N 07°43'55" E	20°32'10"
C5	300.00	99.18	98.73	N 80°31'44" E	18°56'31"
C6	300.00	59.33	59.23	N 65°23'32" E	11°19'53"
C7	325.00	171.72	169.73	S 74°51'48" W	30°16'24"
C8	332.99	117.37	116.76	S 73°45'54" W	20°11'42"
C9	300.00	18.22	18.22	S 85°36'08" W	3°28'47"
C10	10.00	15.25	13.81	S 46°18'42" E	87°22'35"
C11	10.00	15.88	14.27	N 44°30'00" E	91°00'00"
C12	10.00	15.53	14.02	S 45°30'00" E	89°00'00"
C13	261.50	40.48	40.44	N 85°33'56" E	8°52'08"
C14	10.00	18.21	15.79	N 28°58'37" E	104°18'30"
C15	670.00	56.31	56.29	S 20°46'11" E	4°48'54"
C16	10.00	16.42	14.64	S 70°12'42" E	94°04'07"
C17	406.78	92.40	92.20	S 65°13'08" W	13°00'51"
C18	363.50	97.45	97.16	S 79°47'30" W	15°21'36"
C19	363.50	16.04	16.04	S 88°44'09" W	2°31'42"
C20	10.00	15.71	14.14	N 45°00'00" E	90°00'00"
C21	10.00	15.71	14.14	S 45°00'00" E	90°00'00"
C22	197.50	57.64	57.44	N 26°21'40" E	16°43'21"
C23	197.50	21.93	21.91	N 14°49'11" E	6°21'39"
C24	10.00	13.68	12.64	S 50°49'11" W	78°21'39"
C25	338.50	95.20	94.89	N 81°56'35" E	16°06'50"
C26	338.50	83.65	83.44	N 66°48'23" E	14°09'35"
C27	286.50	31.10	31.09	S 62°50'12" W	6°13'13"
C28	286.50	120.27	119.39	S 77°58'24" W	24°03'11"
C29	380.49	137.01	136.27	S 55°47'46" W	20°37'53"
C30	380.49	117.88	117.41	S 74°59'14" W	17°45'02"
C31	347.50	2.16	2.16	S 84°02'26" W	0°21'23"
C32	347.50	116.41	115.87	N 86°11'04" W	19°11'37"
C33	347.50	42.54	42.51	S 86°48'26" W	7°00'49"
C34	252.50	57.49	57.37	N 83°47'29" E	13°02'42"
C35	300.00	42.31	42.27	S 86°16'25" W	8°04'49"

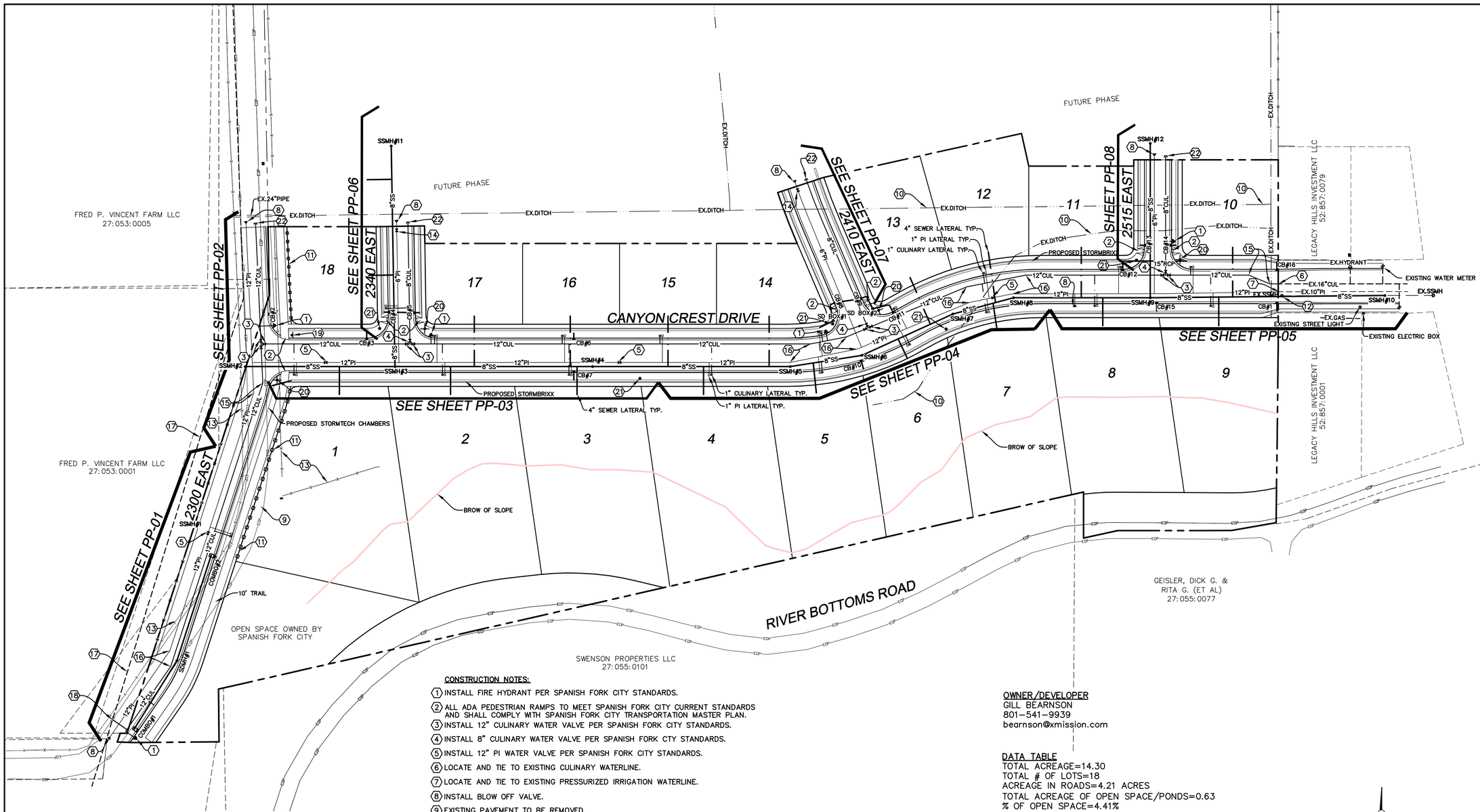
LINE TABLE		
LINE	LENGTH	BEARING
L1	19.11	N 87°44'38" W
L2	11.31	N 18°40'00" E
L3	8.14	N 90°00'00" E
L4	18.48	N 01°00'00" W
L5	0.46	S 89°30'00" W
L6	36.29	N 83°51'45" E
L7	4.55	S 89°41'10" E

HIGH SKY ESTATES PLAT "A"

A RESIDENTIAL SUBDIVISION IN
SPANISH FORK, UTAH COUNTY, UTAH

CONTAINING 18 LOTS AND 14.30 ACRES.
LOCATED IN THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 8 SOUTH,
RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

Z:\2018\18-008 Pearsons Subdivision\CADD\FINAL\02-FINAL PLAT.dwg 1/3/2020 8:25:33 AM MST



CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN.
3. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
4. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CTY STANDARDS.
5. INSTALL 12" PI 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. INSTALL BLOW OFF VALVE.
9. EXISTING PAVEMENT TO BE REMOVED.
10. EXISTING IRRIGATION DITCH TO BE REMOVED.
11. CONSTRUCT 6' MASONRY WALL.
12. EXISTING SEWER MANHOLE TO BE REMOVED.
13. EXISTING FENCE TO BE REMOVED.
14. INSTALL 6" PI WATER VALVE PER SPANISH FORK CITY STANDARDS.
15. INSTALL 22.5° BEND.
16. INSTALL 11.25° BEND.
17. EXISTING 2" CULINARY LATERAL TO BE REMOVED.
18. TIE TO EXISTING 2" CULINARY LATERAL.
19. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
20. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
21. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
22. CAP/PLUG CULINARY WATERLINE.

OWNER/DEVELOPER
GILL BEARNSON
801-541-9939
bearnson@xmission.com

DATA TABLE
TOTAL ACREAGE=14.30
TOTAL # OF LOTS=18
ACREAGE IN ROADS=4.21 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=0.63
% OF OPEN SPACE=4.41%
ZONING=R-R

GENERAL NOTES
1. VERTICAL DATA BASED ON NAVD 29.
2. COORDINATE SYSTEM = NAD27
3. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE.
4. PROVIDE 15' CLEAR RADIUS AT LIGHTPOLES & SECTIONALIZERS.
5. ALL LOTS TO HAVE A SEWER LATERAL, CULINARY WATER LATERAL, & PRESSURIZED IRRIGATION LATERAL. SEE SHEET DT-01.
6. ALL DRIVEWAY ACCESS LOCATIONS FOR CORNER LOTS SHALL MEET SPANISH FORK CITY STANDARDS AND COMPLY WITH THE SPANISH FORK CITY TRANSPORTATION PLAN.
7. ALL FIRE HYDRANT LOCATIONS TO BE APPROVED BY THE SPANISH FORK CITY FIRE MARSHALL.

10 60 180
0 30 120

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

SHEET NO. 3

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UTILITY AND INDEX

SPANISH FORK, UTAH

HIGH SKY ESTATES

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

Z:\2018\18-008 Bearnson Subdivision\CAD\FINAL\03-UTILITY AND INDEX.dwg 1/3/2020 8:31:56 AM MST

FRED P. VINCENT FARM LLC
27:053:0005

FRED P. VINCENT FARM LLC
27:053:0001

FUTURE PHASE

FUTURE PHASE

EX.24" PIPE

EX.DITCH

2300 EAST

2340 EAST

2410 EAST

2515 EAST

CANYON CREST DRIVE

EX. DITCH TO BE REMOVED

PROPOSED STORMBRIXX

PROPOSED STORMTECH CHAMBERS

BROW OF SLOPE

10' TRAIL

OPEN SPACE OWNED BY
SPANISH FORK CITY

RIVER BOTTOMS ROAD

SWENSON PROPERTIES LLC
27:055:0101

GEISLER, DICK G. &
RITA G. (ET AL)
27:055:0077

LEGACY HILLS INVESTMENT LLC
52:857:0079

LEGACY HILLS INVESTMENT LLC
52:857:0001

OWNER/DEVELOPER
GILL BEARNSON
801-541-9939
bearnson@xmission.com

10 0 60 30 180 120

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

SHEET NO. 4

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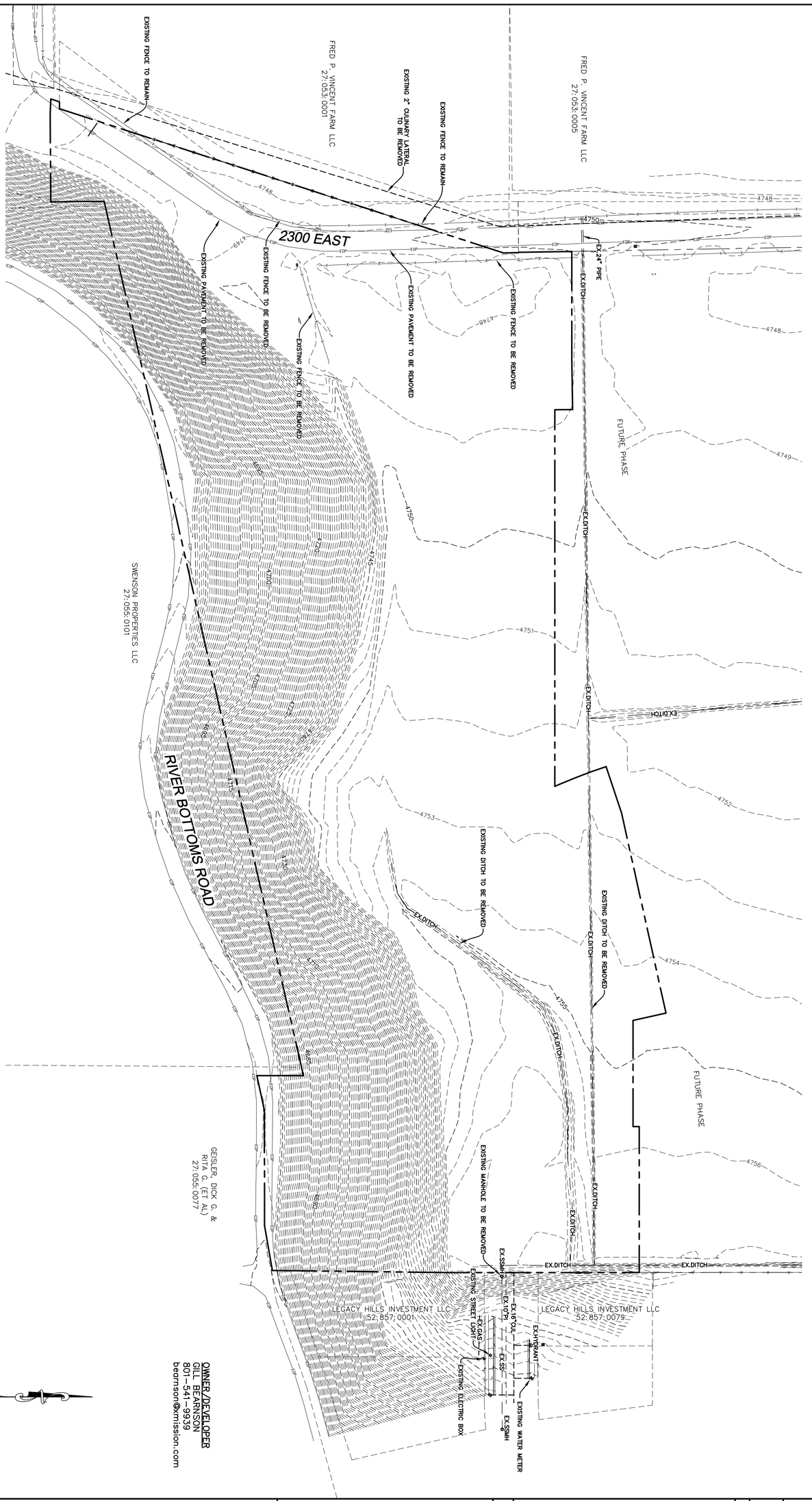
GRADING PLAN

SPANISH FORK, UTAH

HIGH SKY ESTATES

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

Z:\2018\18-008 Bearnson Subdivision\CAD\FINAL\04-GRADING.dwg 1/2/2020 8:34:53 AM MST



SCALE 1" = 60'
(24"x36")
SCALE 1" = 120'
(11"x17")

0 10 30 60 120 180

OWNER/DEVELOPER
GILL BEARNSON
801-541-9939
bearnson@xmission.com

HIGH SKY ESTATES

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

EXISTING TOPOGRAPHY

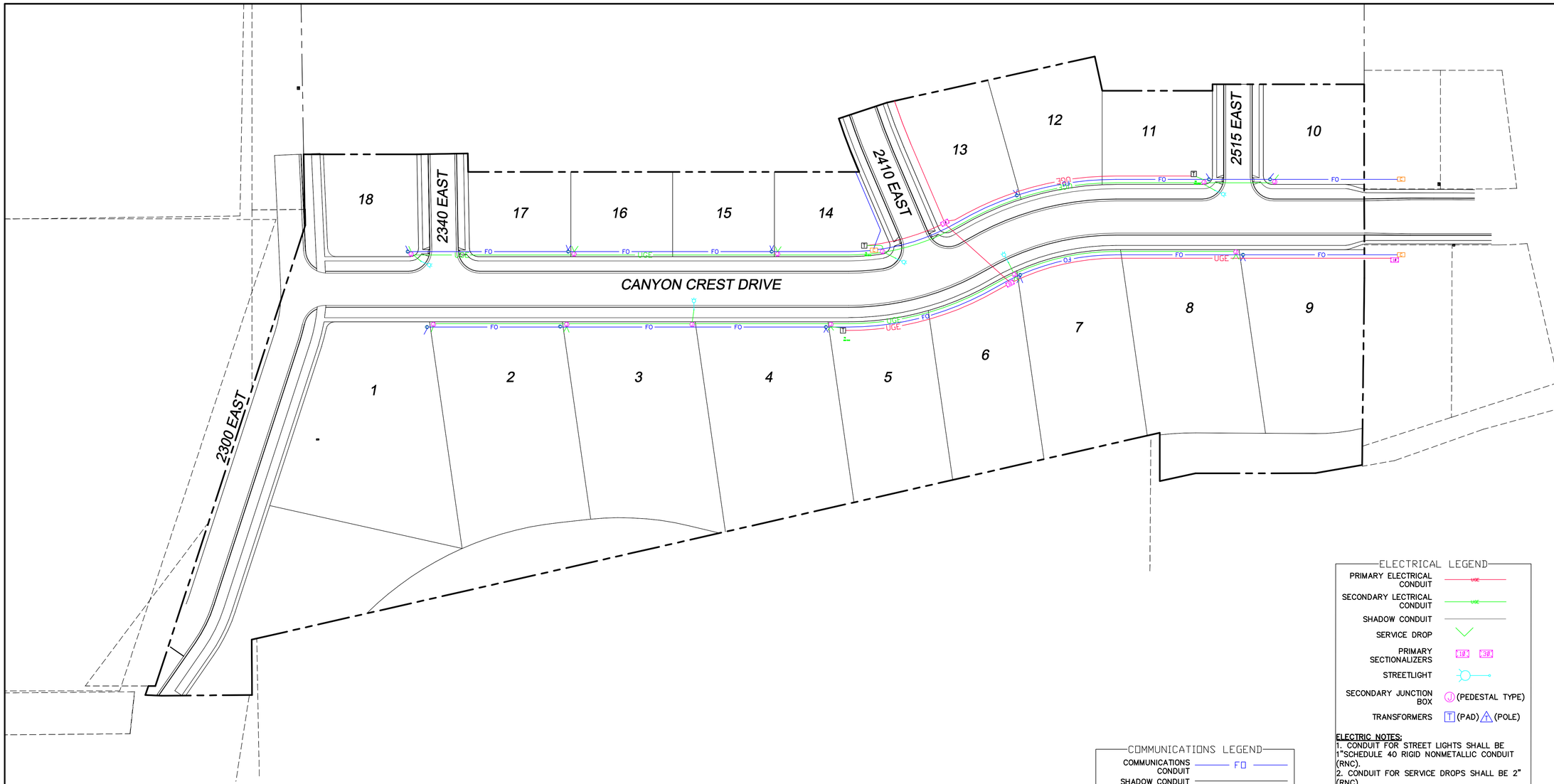
SPANISH FORK, UTAH

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SHEET NO.

5

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10 60 180
0 30 120

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

COMMUNICATIONS LEGEND

COMMUNICATIONS CONDUIT — FO —
SHADOW CONDUIT
COMM. SERVICE DROP
COMMUNICATIONS BOXES SM M LG

SFCN NOTES:
1. CONDUIT FOR SERVICE DROPS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SECONDARY RUNS SHALL BE 2" (RNC).
3. CONDUIT FOR MAIN RUNS SHALL BE 2" (RNC).
4. CONDUIT FOR FIBER OPTICS SHALL BE 3" (RNC) UNLESS OTHERWISE SPECIFIED.
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. COMMUNICATIONS CONDUITS SHALL RUN BEHIND (FARTHEST FROM PROPERTY LINE) ELECTRICAL CONDUITS AND STUB UP BEHIND ELECTRICAL BOXES UNLESS OTHERWISE SPECIFIED.
7. (1)- SHADOW CONDUIT SHALL BE REQUIRED AT EACH COMMUNICATION ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST COMMUNICATION CONDUIT BEING INSTALLED.

ELECTRICAL LEGEND

PRIMARY ELECTRICAL CONDUIT — UGE —
SECONDARY LECTRICAL CONDUIT — UGE —
SHADOW CONDUIT
SERVICE DROP
PRIMARY SECTIONALIZERS
STREETLIGHT
SECONDARY JUNCTION BOX (PEDESTAL TYPE)
TRANSFORMERS (PAD) (POLE)

ELECTRIC NOTES:
1. CONDUIT FOR STREET LIGHTS SHALL BE 1"SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SERVICE DROPS SHALL BE 2" (RNC).
3. CONDUIT FOR 1 PHASE AND SECONDARY CABLE SHALL BE 3" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
4. CONDUIT FOR 3 PHASE SHALL BE 6" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. SECONDARY CABLE SHALL BE 4/0 KCMIL URD TYPE UNLESS OTHERWISE SPECIFIED.
7. SECONDARY, 1 PHASE AND 3 PHASE TRANSFORMER CONDUITS SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
8. 3 PHASE CONDUITS SHALL BE AT A DEPTH OF 6' TO TOP OF CONDUIT, UNLESS OTHERWISE SPECIFIED.
9. SERVICE DROP CONDUIT SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
10. STREET LIGHT CONDUCTORS SHALL BE #10 STR CU TYPE THWN.
11. STREET LIGHTS SHALL BE LED, DECORATIVE POLE UNLESS OTHERWISE SPECIFIED.
12. (1)- SHADOW CONDUIT SHALL BE REQUIRED AT EACH POWER ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST POWER CONDUIT BEING INSTALLED.

SHEET NO. 6

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ELECTRICAL PLAN

SPANISH FORK, UTAH

HIGH SKY ESTATES

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

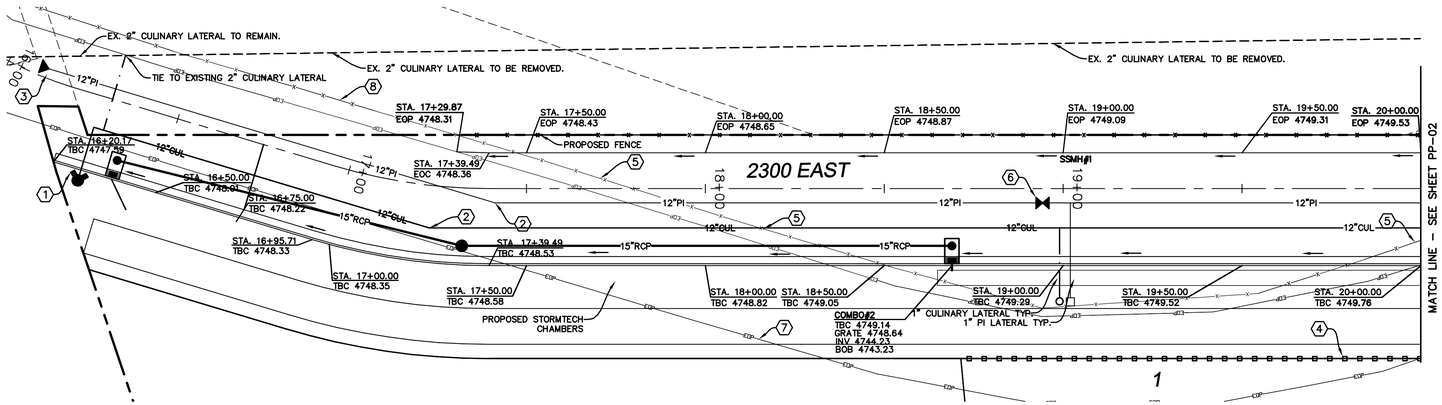
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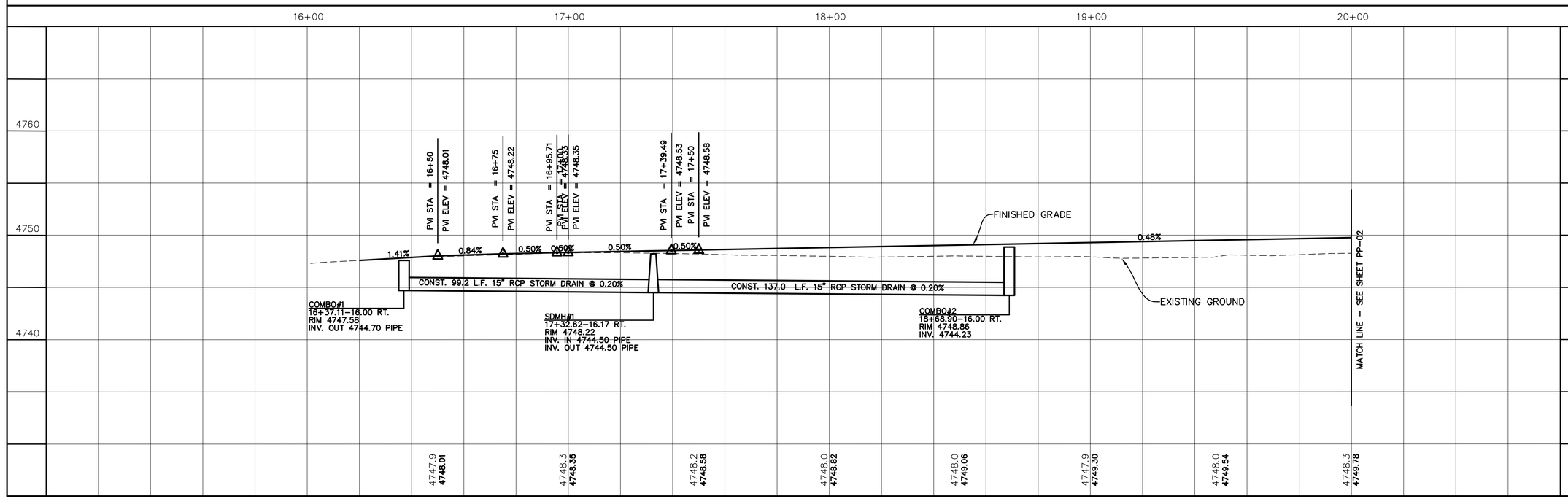
CONSTRUCTION NOTES

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. INSTALL 22.5° BEND.
3. CAP/PLUG AND MARK TO SURFACE.
4. INSTALL 6' MASONRY WALL.
5. EXISTING FENCE TO BE REMOVED.
6. INSTALL 12" PI WATER VALVE PER SPANISH FORK CITY STANDARDS.
7. EXISTING PAVEMENT TO BE REMOVED.
8. EXISTING FENCE TO REMAIN.

0 10 40
5 20 60

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'





SHEET NO. PP-01

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2300 EAST
STA. 16+00 TO STA. 20+00

SPANISH FORK, UTAH

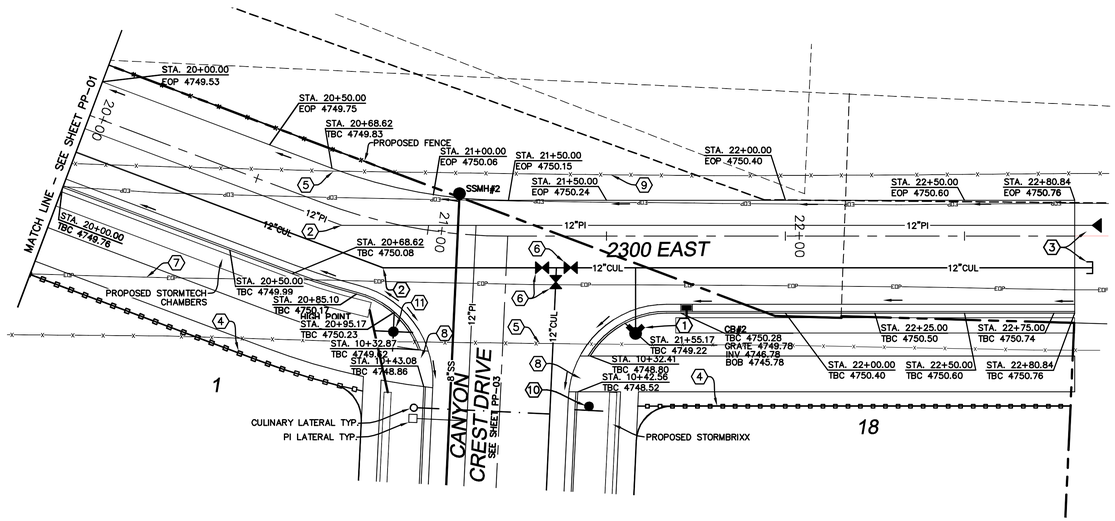
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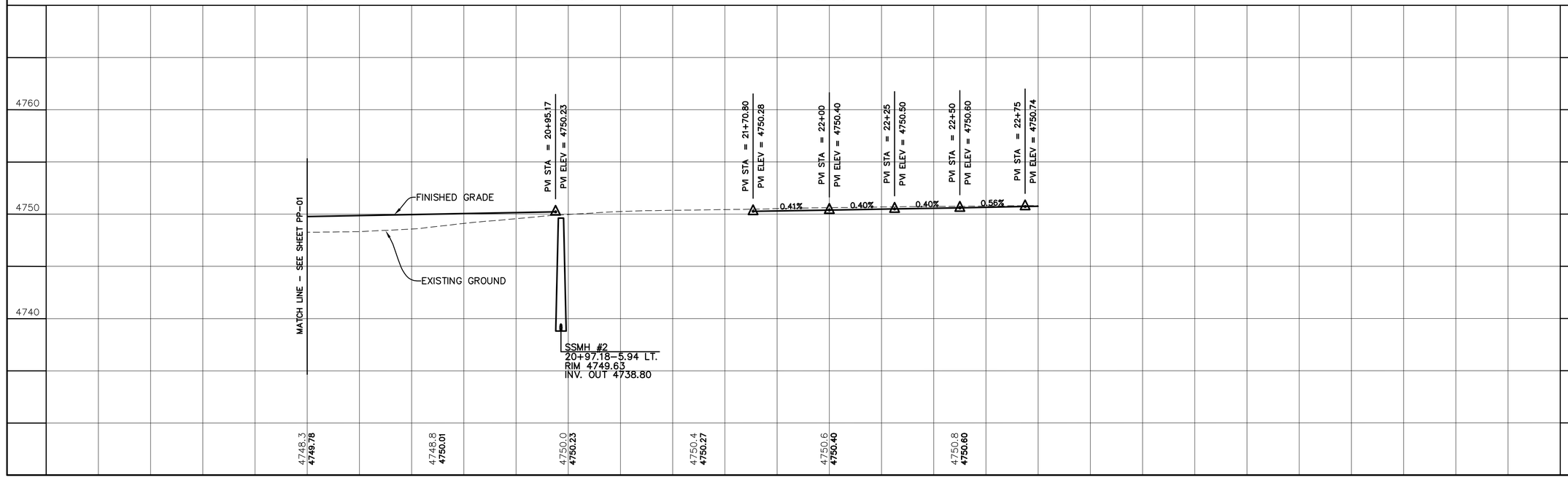
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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CONSTRUCTION NOTES

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. INSTALL 22.5° BEND.
3. CAP/PLUG AND MARK TO SURFACE.
4. INSTALL 6' MASONRY WALL.
5. EXISTING FENCE TO BE REMOVED.
6. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS
7. EXISTING PAVEMENT TO BE REMOVED.
8. INSTALL ADA PEDESTRIAN RAMPS PER SPANISH FORK CITY STANDARDS.
9. EXISTING FENCE TO REMAIN.
10. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
11. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.





0 10 40
5 20 60

–24"x36"–
SCALE 1" = 20'
–11"x17"–
SCALE 1" = 40'

SHEET NO. PP-02

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2300 EAST
STA. 20+00 TO STA. 23+00

SPANISH FORK, UTAH

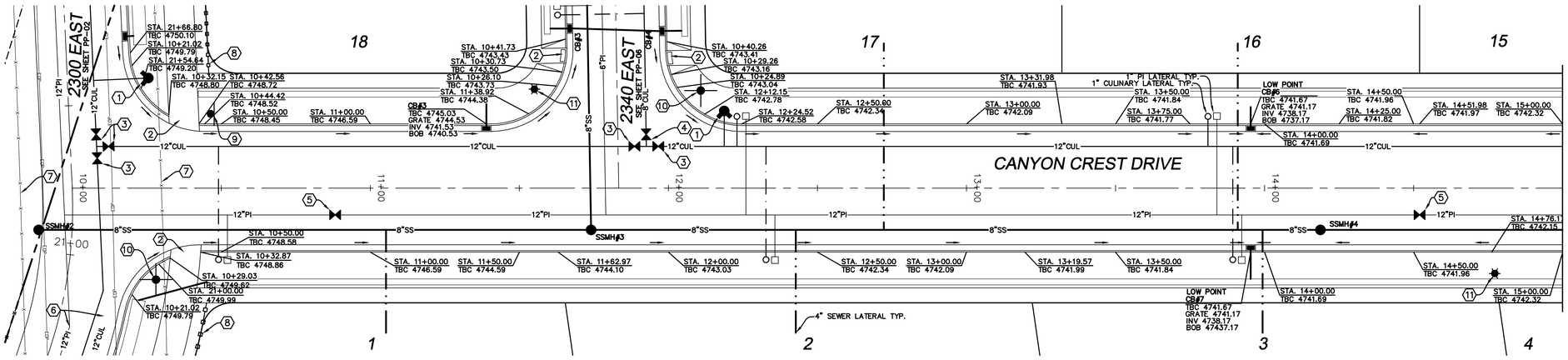
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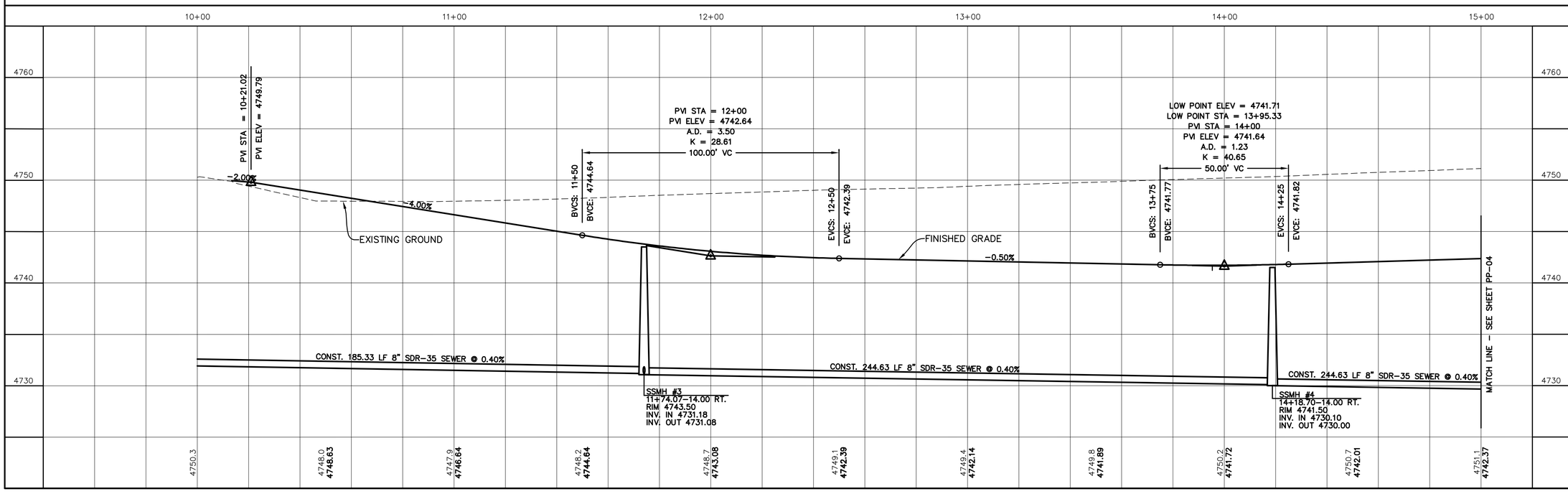
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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CONSTRUCTION NOTES

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. INSTALL ADA PEDESTRIAN RAMPS PER SPANISH FORK CITY STANDARDS.
3. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
4. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
5. INSTALL 12" PI WATER VAVLE PER SPANISH FORK CITY STANDARDS.
6. INSTALL 22.5° BEND.
7. EXISTING FENCE TO BE REMOVED.
8. CONSTRUCT 6' MASONRY WALL.
9. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
10. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
11. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.





0 5 10 20 40 60

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

SHEET NO. PP-03

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CANYON CREST DRIVE
STA. 10+00 TO STA. 15+00

SPANISH FORK, UTAH

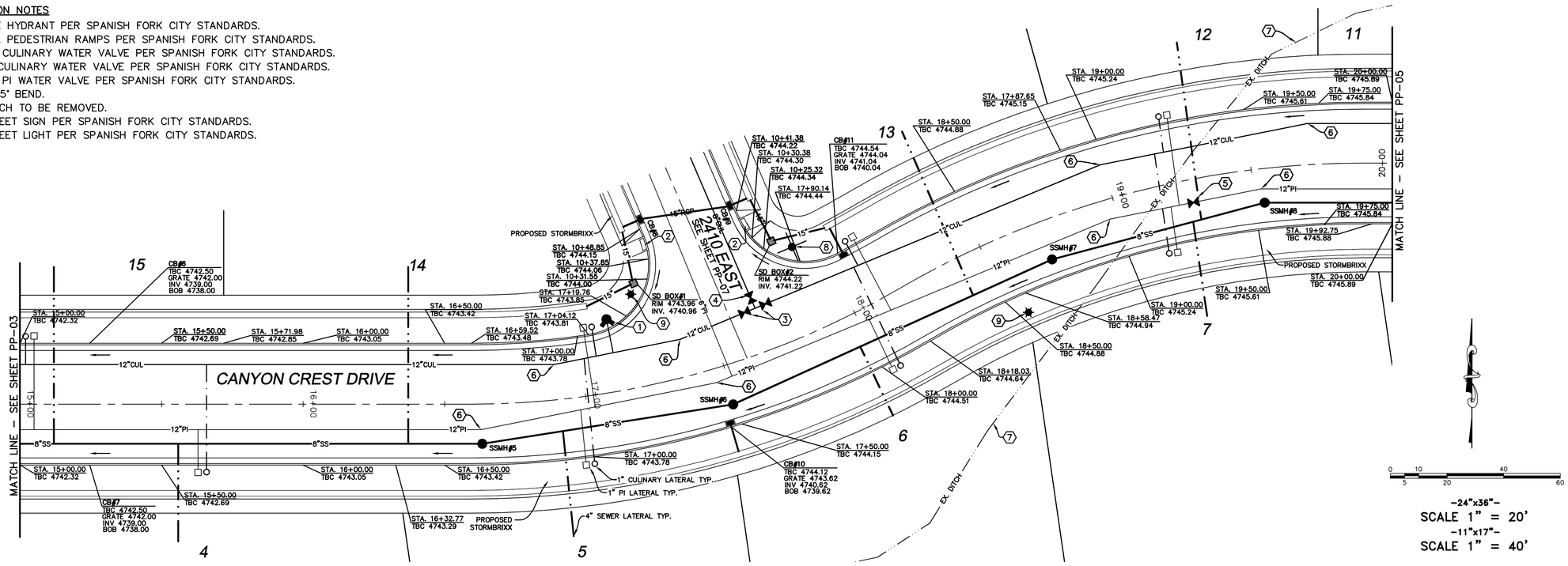
HIGH SKY ESTATES

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

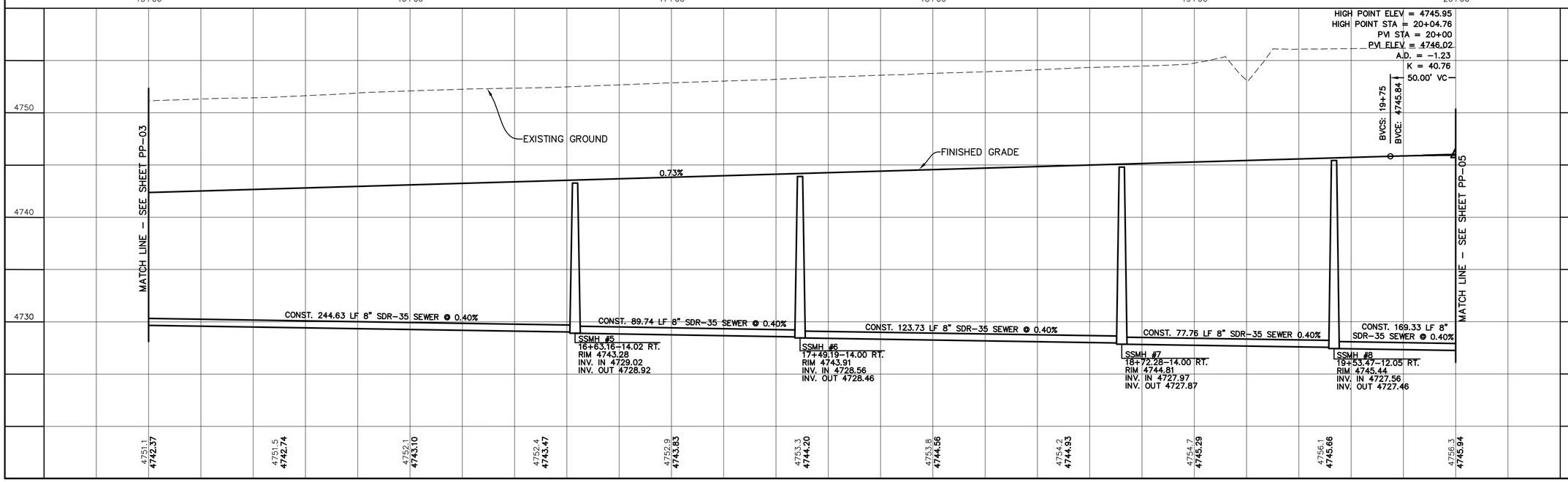
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CONSTRUCTION NOTES

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. INSTALL ADA PEDESTRIAN RAMPS PER SPANISH FORK CITY STANDARDS.
3. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
4. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
5. INSTALL 12" PI WATER VALVE PER SPANISH FORK CITY STANDARDS.
6. INSTALL 11.25° BEND.
7. EXISTING DITCH TO BE REMOVED.
8. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
9. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.



-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



SHEET NO. PP-04

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CANYON CREST DRIVE
STA. 15+00 TO STA. 20+00

SPANISH FORK, UTAH

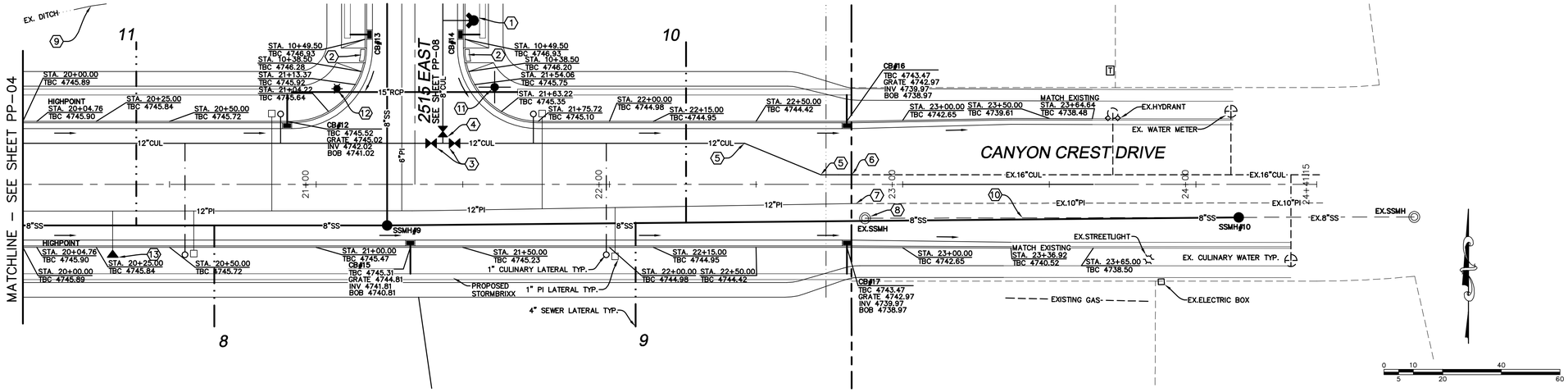
HIGH SKY ESTATES

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

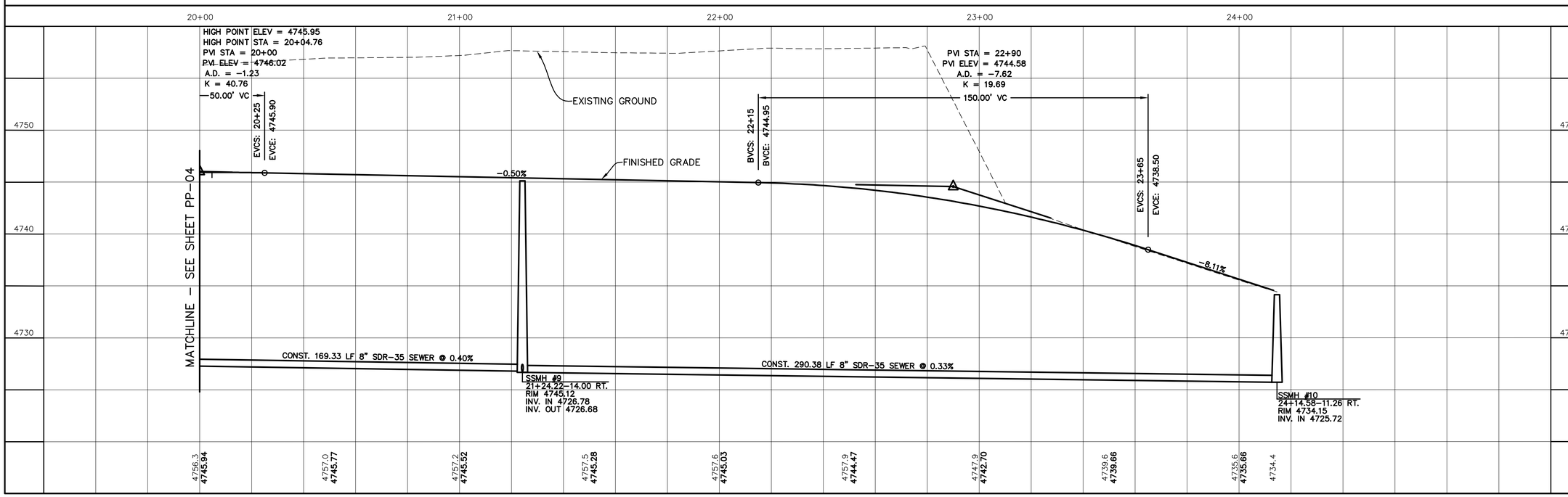
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CONSTRUCTION NOTES

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. INSTALL ADA PEDESTRIAN RAMPS PER SPANISH FORK CITY STANDARDS.
3. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
4. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
5. INSTALL 22.5° BEND.
6. LOCATE AND TIE TO EXISTING CULINARY WATER LINE.
7. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATER LINE.
8. EXISTING SEWER MANHOLE TO BE REMOVED.
9. EXISTING DITCH TO BE REMOVED.
10. EXISTING 8"SS TO BE REMOVED.
11. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
12. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
13. INSTALL PI BLOW OFF.



-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



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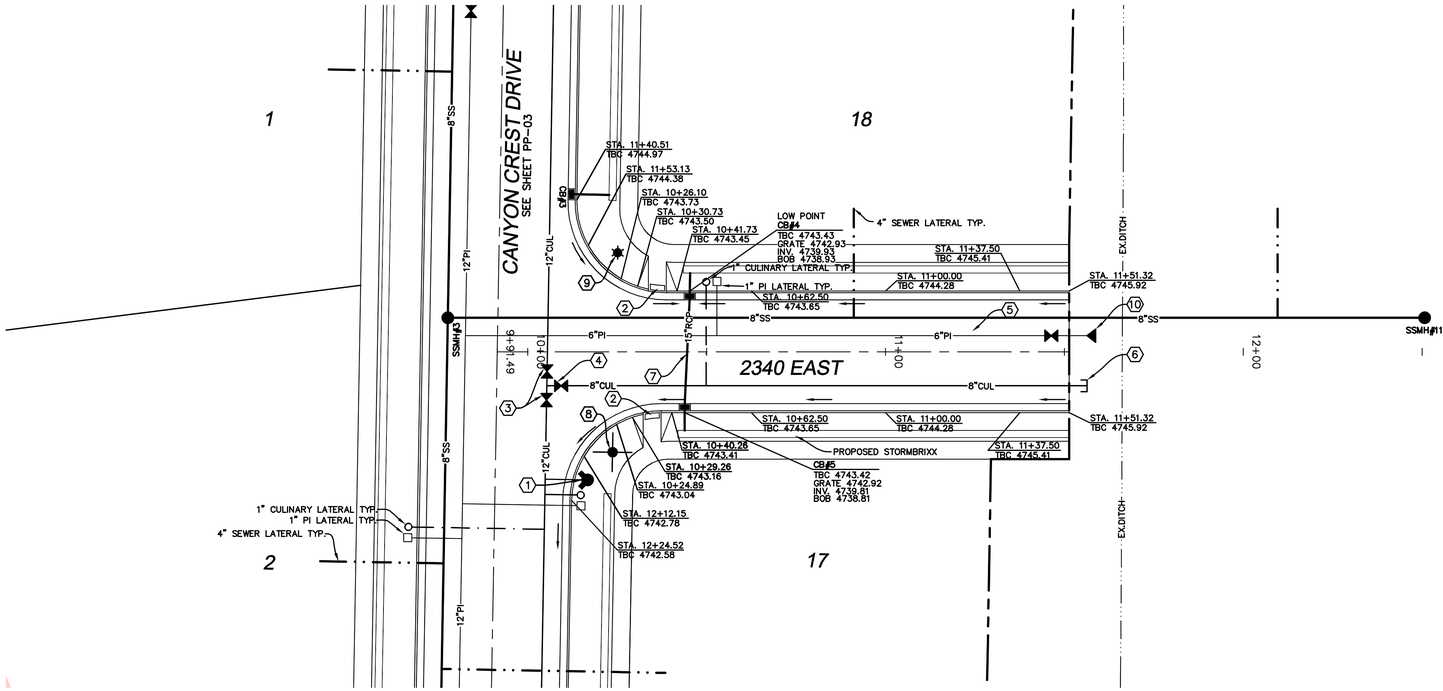
CANYON CREST DRIVE
STA. 20+00 TO STA. 24+41.15

SPANISH FORK, UTAH

HIGH SKY ESTATES

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

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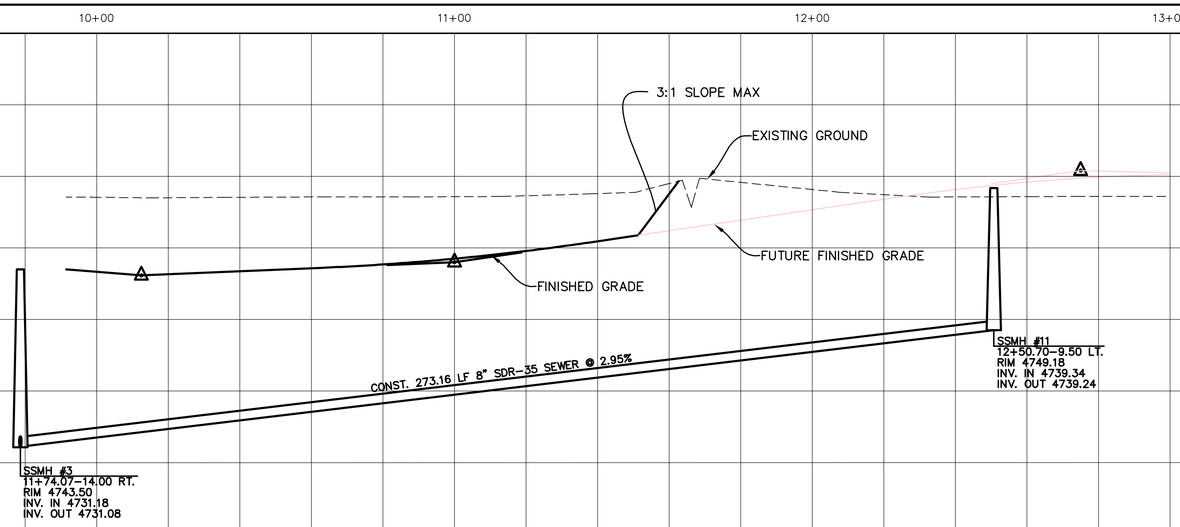


CONSTRUCTION NOTES

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. INSTALL ADA PEDESTRIAN RAMPS PER SPANISH FORK CITY STANDARDS.
3. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
4. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
5. INSTALL 6" PI WATER VALVE PER SPANISH FORK CITY STANDARDS.
6. CAP/PLUG AND MARK TO SURFACE.
7. CONST. 29.83 LF 15"RCP @ 0.40%.
8. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
9. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
10. INSTALL TEMPORARY BLOW OFF VALVE.

0 10 40
5 20 60

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



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PP-06

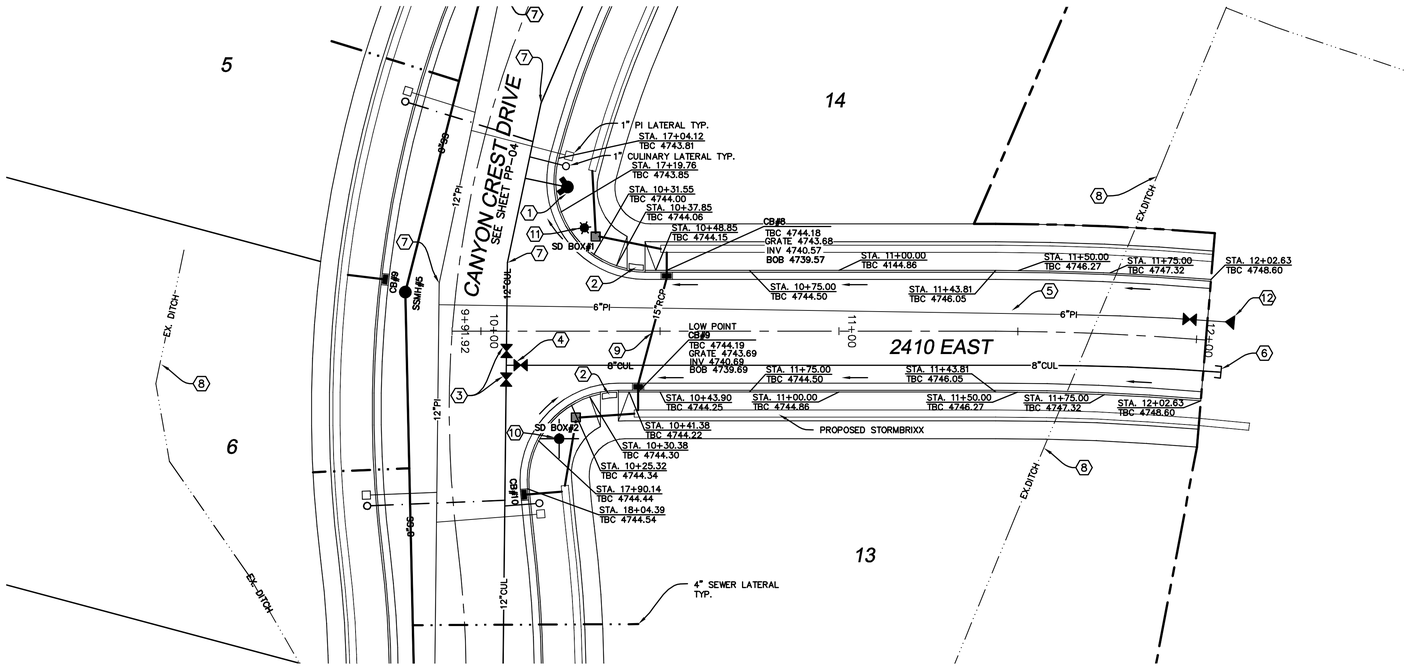
2340 EAST
STA. 10+00 TO STA. 13+00

SPANISH FORK, UTAH

HIGH SKY ESTATES

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

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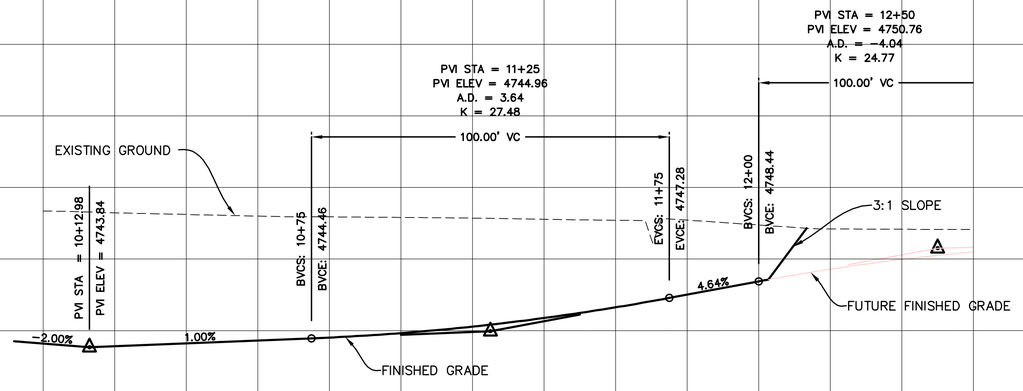


CONSTRUCTION NOTES

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. INSTALL ADA PEDESTRIAN RAMPS PER SPANISH FORK CITY STANDARDS.
3. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
4. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
5. INSTALL 6" PI WATER VAVLE PER SPANISH FORK CITY STANDARDS.
6. CAP/PLUG AND MARK TO SURFACE.
7. INSTALL 11.25 DEGREE BEND.
8. EXISTING DITCH TO BE REMOVED.
9. INSTALL 30.85 LF 15" RCP @ 0.40%
10. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
11. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
12. INSTALL TEMPORARY BLOW OFF.

0 10 40
5 20 60

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



SHEET NO. PP-07

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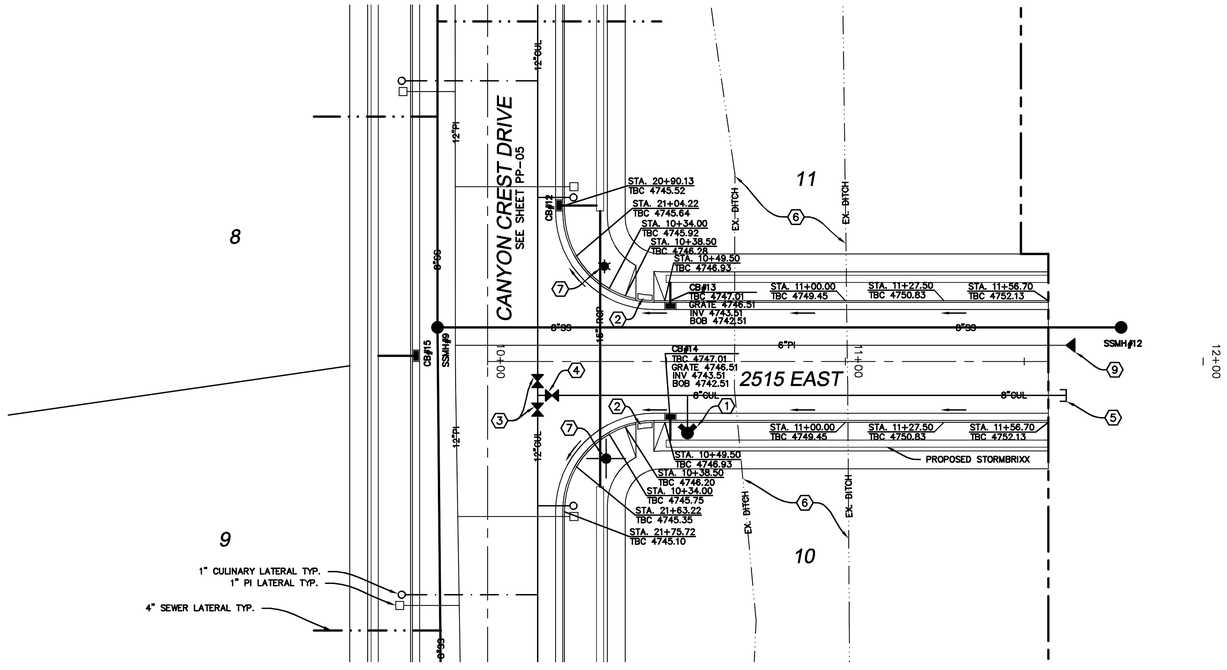
2410 EAST
STA. 9+91.92 TO STA. 12+50

SPANISH FORK, UTAH

HIGH SKY ESTATES

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

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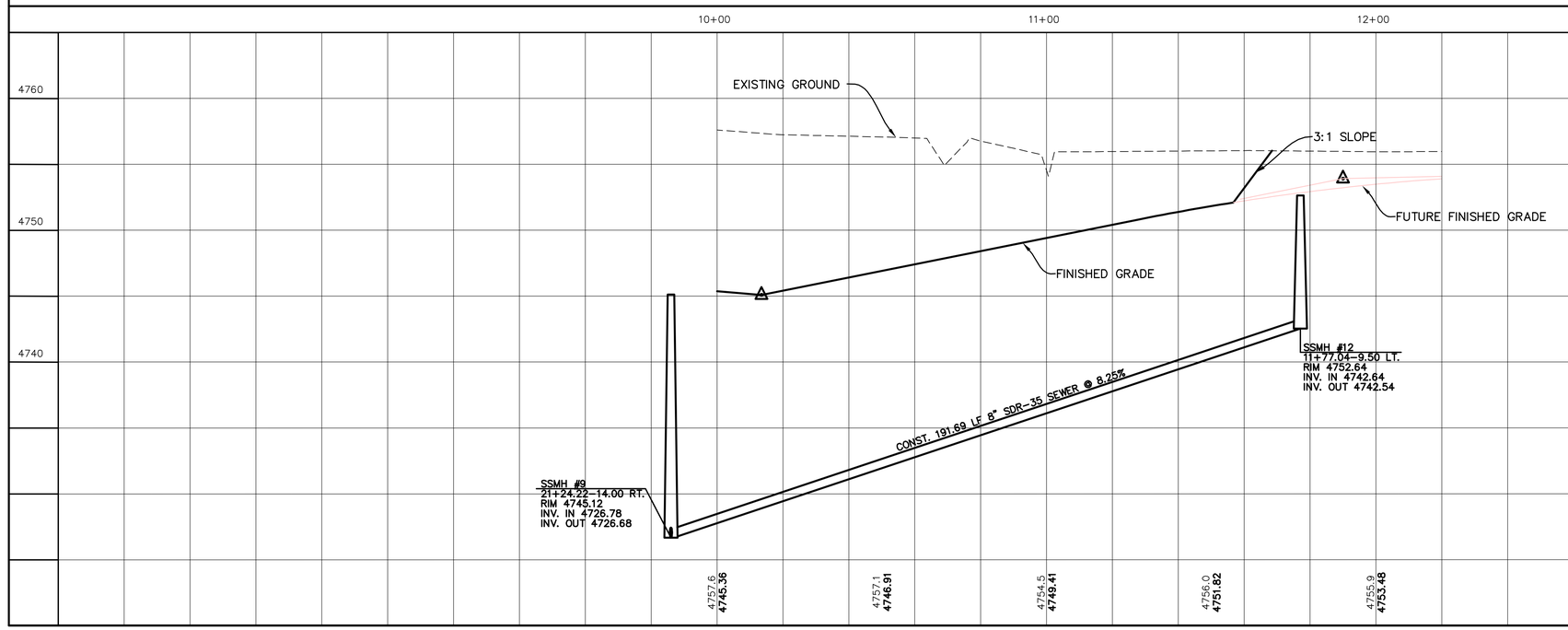


CONSTRUCTION NOTES

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. INSTALL ADA PEDESTRIAN RAMPS PER SPANISH FORK CITY STANDARDS.
3. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
4. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
5. CAP/PLUG AND MARK TO SURFACE.
6. EXISTING DITCH TO BE REMOVED.
7. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
8. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
9. INSTALL TEMPROARY BLOW OFF VALVE

0 10 40
5 20 60

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



SHEET NO. PP-08

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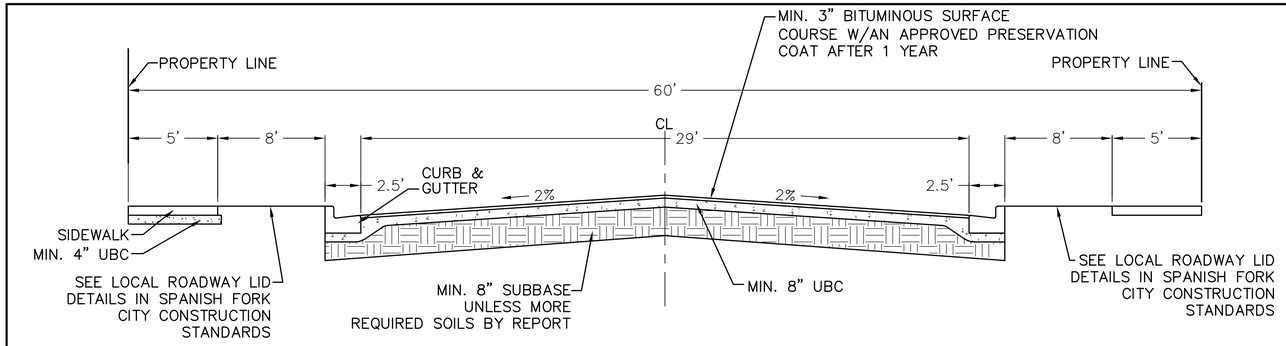
2515 EAST
STA. 10+00 TO STA. 12+00

SPANISH FORK, UTAH

HIGH SKY ESTATES

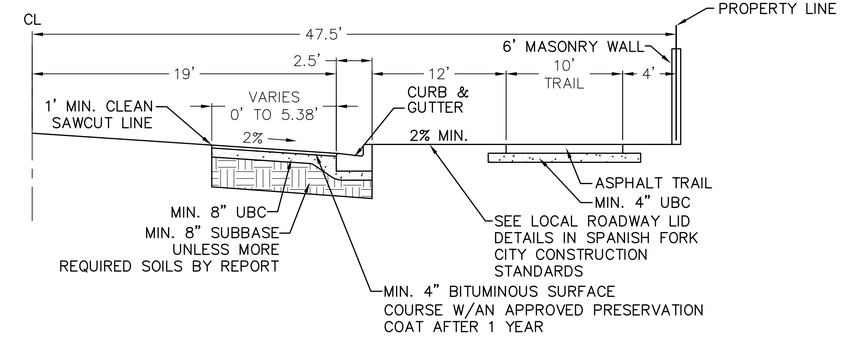
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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60' ROW-TYPICAL

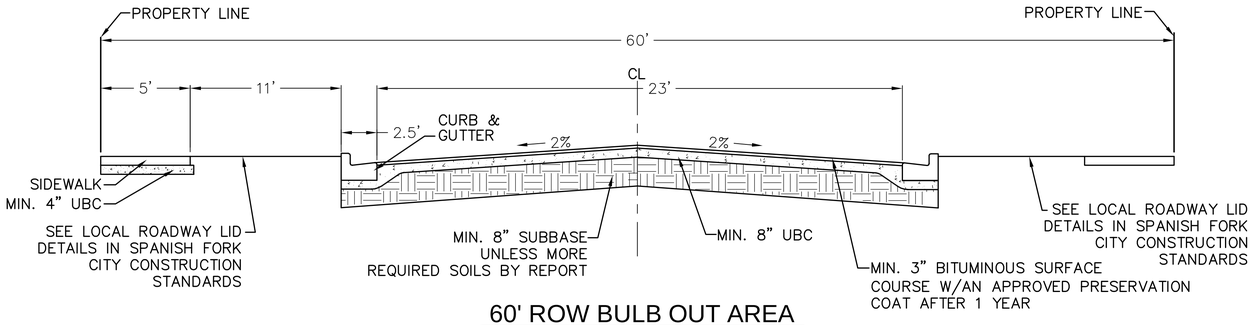
–NTS–



2300 EAST - NORTH PROPERTY LINE TO CANYON CREST DRIVE

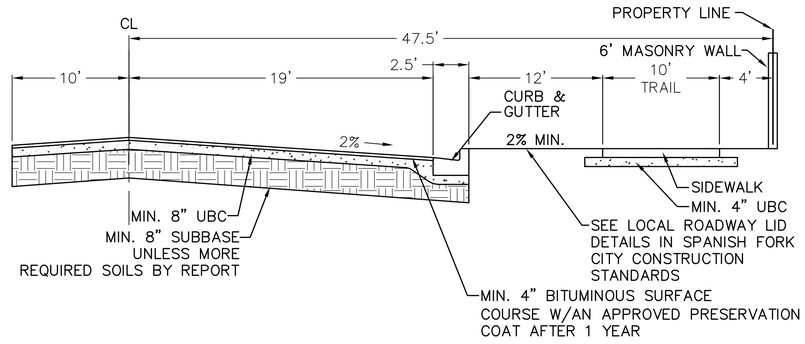
90' ROW

–NTS–



60' ROW BULB OUT AREA

–NTS–



2300 EAST - CANYON CREST DRIVE TO SOUTH PROPERTY LINE

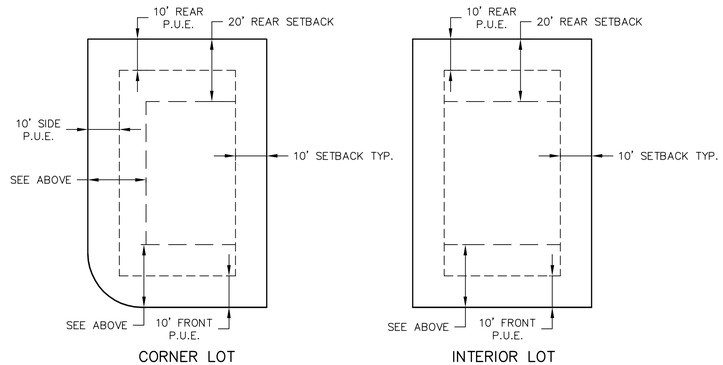
90' ROW

–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–10'

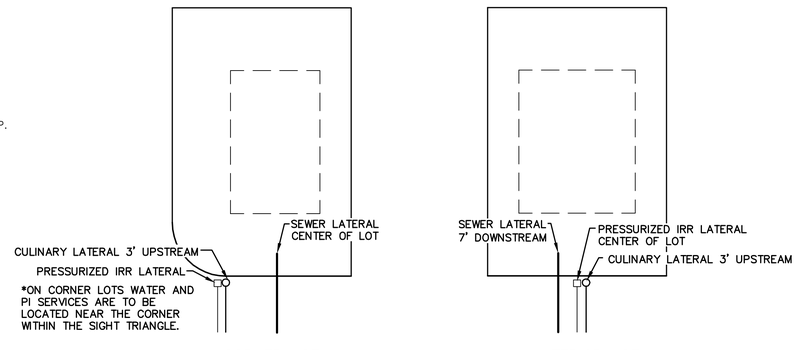
CORNER LOTS:
- FRONT SETBACK–20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
- REAR SETBACK–20'
- INTERIOR SIDE–10'
- ROAD SIDE–15' TO 25' (15' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF THE SIDE ENTRY GARAGE)



*A 10' PUE IS REQUIRED ON ALL PROPERTY LINES.

DETAIL-TYP. BUILDING SETBACK & EASEMENT

–NTS–



UTILITY LOCATIONS FOR BUILDING LOTS

–NTS–

SHEET NO. DT-01

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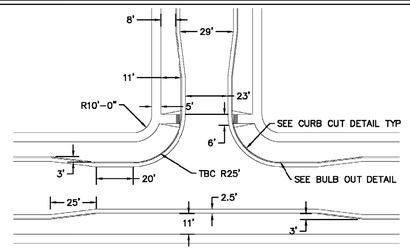
DETAIL SHEET

SPANISH FORK, UTAH

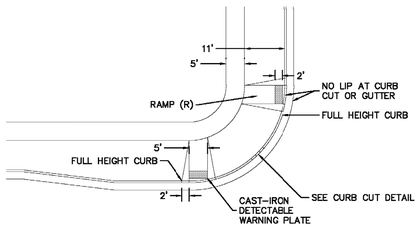
HIGH SKY ESTATES

ATLAS ENGINEERING L.L.C.
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946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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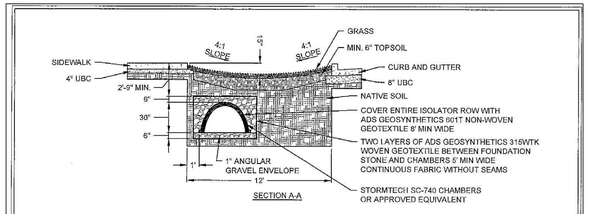
LOCAL-TO-LOCAL TEE INTERSECTION



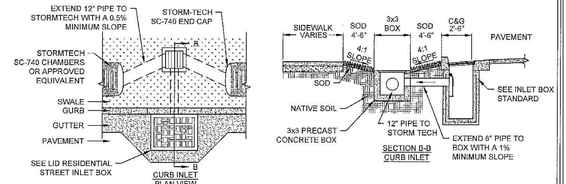
CORNER DETAIL

NOTES:
1. RAMPS SHALL HAVE A 1:12 MAXIMUM SLOPE, WITH A MAXIMUM 2% CROSS SLOPE. ALL OTHER SIDEWALK SHALL HAVE A 1:48 MAXIMUM CROSS SLOPE.
2. CONTRACTOR SHALL INSTALL CAST-IRON DETECTABLE WARNING PLATES. PLATES SHALL BE AN EAST JORDAN IRON WORKS OR APPROVED EQUIVALENT.
3. CONCRETE SHALL BE 5" THICK THROUGHOUT RAMP.
4. IF SIDEWALK OR RAMP IS TO BE POURED NEXT TO A CURB, #4 REBAR SHALL BE DOWELED 6" INTO CURB AND 12" INTO SIDEWALK OR RAMP. REBAR SHALL BE INSTALLED A MINIMUM OF 1 1/2" FROM TOP OF THE SIDEWALK AND CURB 24" O.C.
5. DETECTABLE WARNING PLATES SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9", A HEIGHT OF NOMINAL 0.2" AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35".
6. LOCATE DETECTABLE WARNING SURFACE SO THE CORNERS NEAREST THE STREET ARE WITHIN 1" OF THE BACK OF CURB.
7. CURB FLARE SHALL HAVE A 1:4 MAXIMUM SLOPE. MODIFICATIONS TO THIS STANDARD MUST BE APPROVED BY THE CITY.

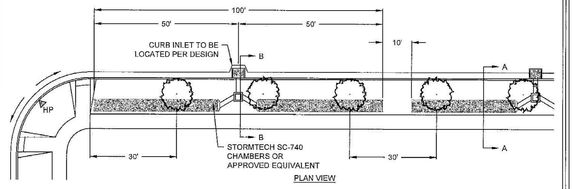
DRAWN	CTD	SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT. 84660 (801) 804-4550	REVISION	DATE	BY	STANDARD DRAWING CORNER AND LOCAL-TO-LOCAL TEE INTERSECTION	SCALE VARIES
DESIGN	CRN						
CHECK	LDA						STANDARD X OF X
DATE	02/28/14						



SECTION A-A



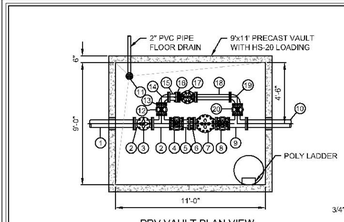
SECTION B-B
CURB INLET



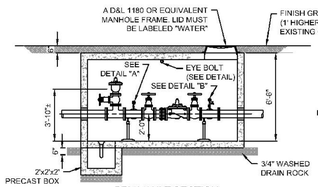
PLAN VIEW

NOTES:
1. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.

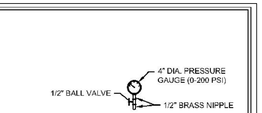
SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	STANDARD DRAWING LOW IMPACT DEVELOPMENT (LID) COLLECTOR / ARTERIAL / COMMERCIAL STREET GRASS SWALE INLET	DRAWN: JLR DESIGN: CJP CHECK: CMT DATE: 3/10/15	SCALE: NONE	STANDARD 31



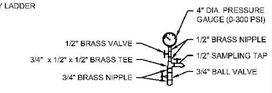
PRV VAULT PLAN VIEW
N.T.S.



PRV VAULT SECTION
N.T.S.

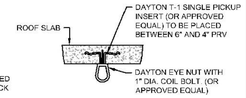


A PRESSURE GAUGE DETAIL
N.T.S.



NOTE: ALL PIPING AND VALVES FOR DETAIL B SHALL BE RATED FOR 300 PSI.

B PRESSURE GAUGE DETAIL
N.T.S.



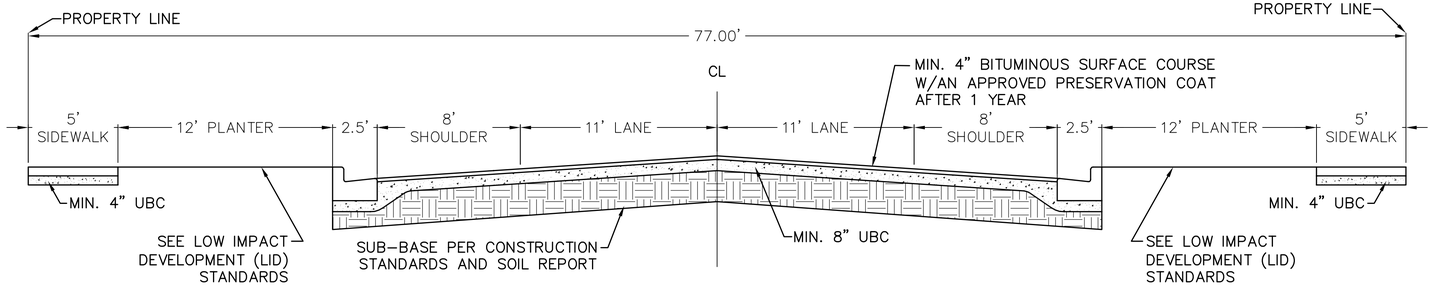
EYE BOLT DETAIL
N.T.S.

VALVE & FITTING SCHEDULE

NO.	DESCRIPTION	SIZE	JOINT
1	DIP NIPPLE	6"	FLG x PE (125#)
2	REDUCING TEE	6" x 4"	FLG (125#)
3	PRESSURE RELIEF VALVE (CLA-VAL 50-01)	4"	FLG (ANSI 150#)
4	GATE VALVE	6"	FLG (150#)
5	DIP NIPPLE	6"	FLG x PE (125#)
6	FLANGE COUPLING ADAPTER	6"	FLG (250#)
7	PRESSURE REDUCING VALVE (CLA-VAL 90-01)	6"	FLG (ANSI 300#)
8	GATE VALVE (RESILIENT SEAT)	6"	FLG (250#)
9	REDUCING TEE	6" x 4"	FLG (250#)
10	DIP NIPPLE	6"	FLG x PE (250#)
11	FLOOR DRAIN (ZURN Z-992)	6" x 2"	MJ
12	GATE VALVE (RESILIENT SEAT)	4"	FLG (150#)
13	SPACER - LENGTH AS REQUIRED	4"	N/A
14	90° ELBOW	4"	FLG (125#)
15	DIP NIPPLE	4"	FLG x PE (125#)
16	FLANGE COUPLING ADAPTER	4"	FLG (250#)
17	PRESSURE REDUCING VALVE (CLA-VAL 890-01)	4"	FLG (ANSI 300#)
18	SPOOL	4"	PE x FLG (250#)
19	90° ELBOW	4"	FLG (250#)
20	GATE VALVE (RESILIENT SEAT)	4"	FLG (250#)
21	GATE VALVE (RESILIENT SEAT)	4"	FLG (150#)
22	PIPE SUPPORT (STANDON MODEL S92 - 4 REQUIRED)	SIZE FOR PIPE	

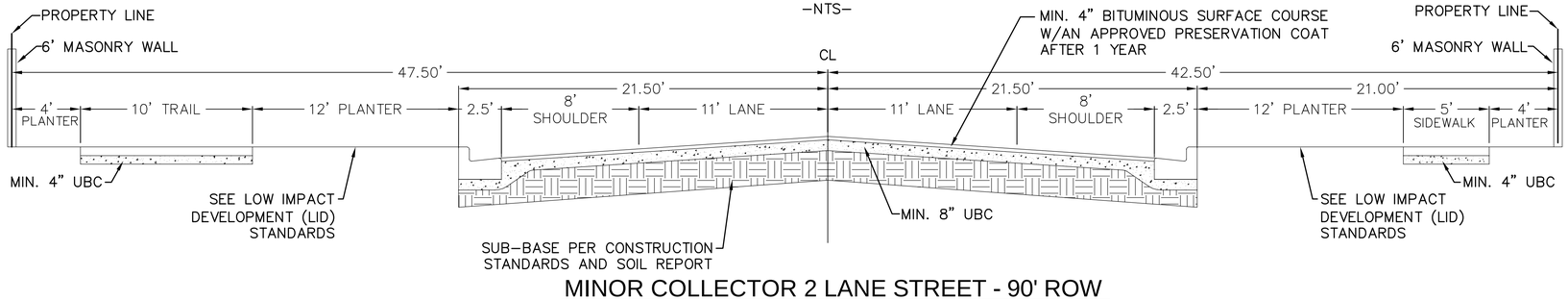
NOTES:
1. RESTRAIN ALL JOINTS.
2. SLOPE FLOOR TO DRAIN
3. CLA-VALS TO HAVE SS TRIM
4. HOLES FOR ELECTRICAL TO BE DETERMINED ON SITE PER SPANISH FORK CITY.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	STANDARD DRAWING PRV DETAIL	DRAWN: JLR DESIGN: CJP CHECK: CMT DATE: 6/21/17	SCALE: NONE	STANDARD W-10



RESIDENTIAL LOCAL/COLLECTOR 2 LANE STREET - 77' ROW

CANYON CREST DRIVE
-NTS-



MINOR COLLECTOR 2 LANE STREET - 90' ROW

RIVER BOTTOM ROAD
WILL NOT BE BUILT WITH SUBDIVISON
-NTS-

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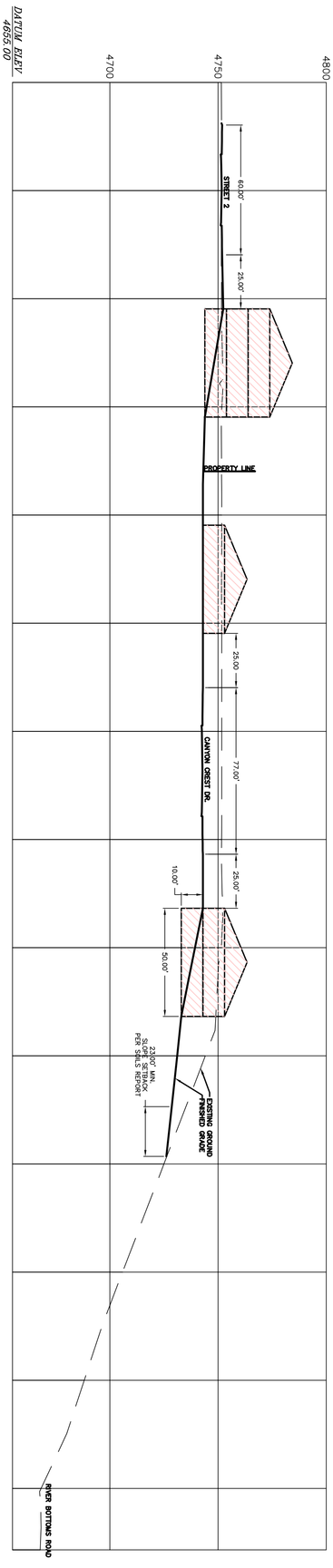
DETAIL SHEET

SPANISH FORK, UTAH

HIGH SKY ESTATES

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

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SCALE 1" = 30' (24"x36")
SCALE 1" = 60' (11"x17")

0 15 30 60 120

HIGH SKY ESTATES

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946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

DETAIL SHEET

SPANISH FORK, UTAH

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SHEET NO.

DT-03

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