Wednesday, April 8, 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.
Virtual meeting available from your computer, tablet or smartphone.
https://global.gotomeeting.com/join/478650413
Meeting ID: 478-650-413

1. Minor Plat Amendment

Subject	**A. Spanish Fork Market Place No. 2. The proposal involves reconfiguring the lot lines within a platted commercial subdivision located on the south west corner of 1000 North Main Street.**
Meeting	Apr 8, 2020 - Development Review Committee
Category	1. Minor Plat Amendment
Access	Public
Type	Action, Discussion

File Attachments
report.drc.spanishforkmarketplace.4-8-2020.pdf (946 KB)

Subject	**B. Vincent Ridge Plat C. The proposal involves merging two single-family lots into one single-family lot located at 1957 East 1885 South.**
Meeting	Apr 8, 2020 - Development Review Committee
Category	1. Minor Plat Amendment
Access	Public
Type	Action, Discussion

File Attachments
report.drc.vincentridgeplatc.4-8-2020.pdf (1,420 KB)

Subject	**C. Vincent Ridge Plat D (Vincent Ridge Plat E). The proposal involves merging two single-family lots into one single-family lot located at 1832 East 1885 South.**
Meeting	Apr 8, 2020 - Development Review Committee
Category	1. Minor Plat Amendment

Access Public

Type Action, Discussion

File Attachments
report.drc.vincentridgeplatd.4-8-2020.pdf (1,404 KB)

2. Final Plat

Subject **A. Anela Townhomes Plat A. The proposal involves creating 44 lots for multi-family homes located at approximately 1100 East 900 North.**

Meeting Apr 8, 2020 - Development Review Committee

Category 2. Final Plat

Access Public

Type Action, Discussion

File Attachments
report.drc.anela.4-8-2020.pdf (14,975 KB)

Subject **B. High Sky Estates Plat A. The proposal involves creating 9 lots for single-family homes located at approximately 2410 East 1850 South.**

Meeting Apr 8, 2020 - Development Review Committee

Category 2. Final Plat

Access Public

Type Action, Discussion

File Attachments
report.drc.highskyestatesa.4-8-2020.pdf (2,942 KB)

Subject **C. Legacy Farms Phase S1. The proposal involves creating 17 lots for single-family homes located at approximately 1900 East 1200 North.**

Meeting Apr 8, 2020 - Development Review Committee

Category 2. Final Plat

Access Public

Type Action, Discussion

File Attachments
report.drc.legacyfarmss1.4-8-2020.pdf (8,000 KB)

3. Site Plan

Subject	**A. 400 North SR-51 Roundabout. The proposal involves constructing a roundabout located at approximately 400 North and SR-51.**
Meeting	Apr 8, 2020 - Development Review Committee
Category	3. Site Plan
Access	Public
Type	Action, Discussion

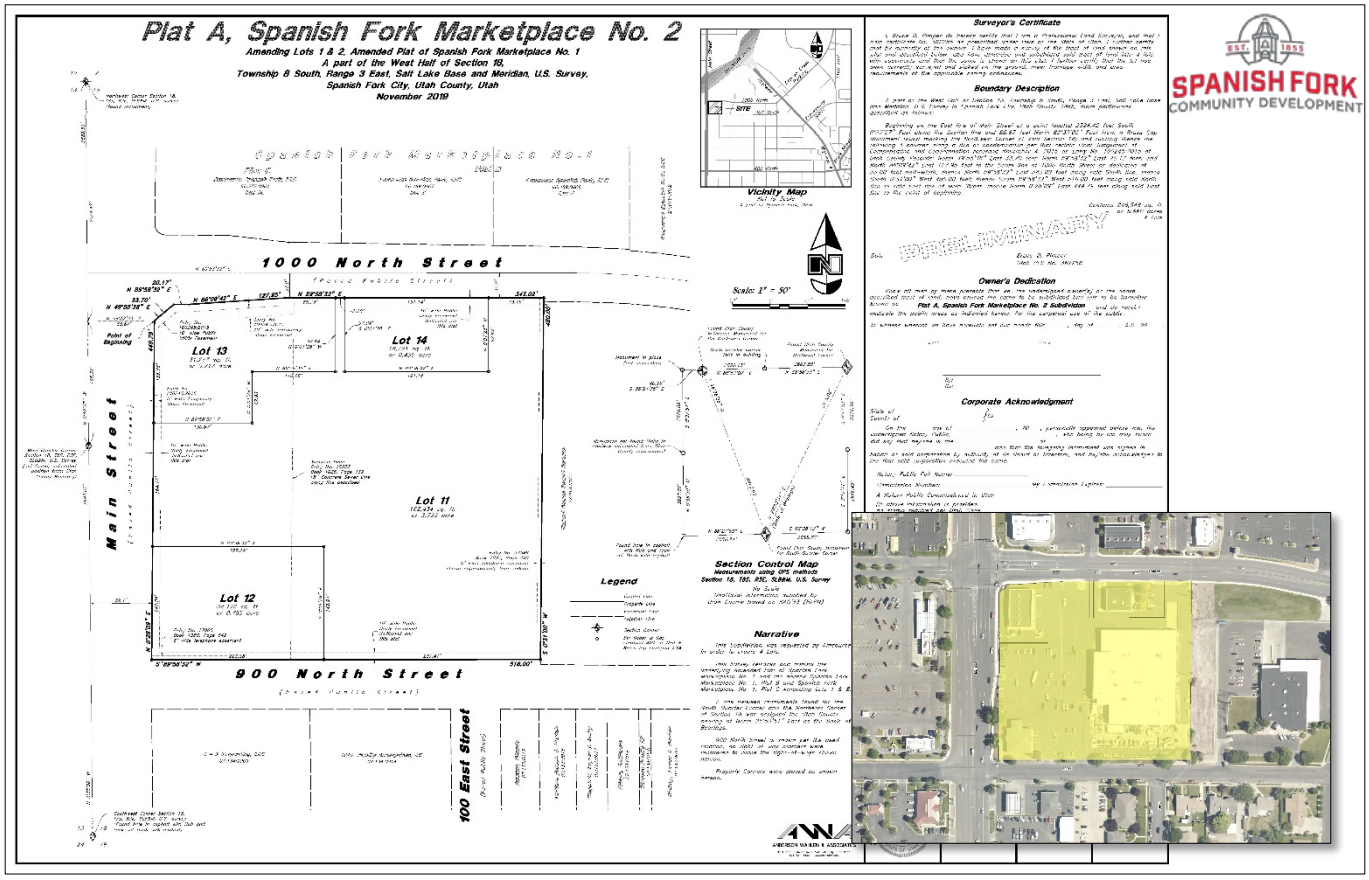
File Attachments
plans.roundabout.400north-sr-51.4-8-2020.pdf (3,090 KB)

4. Other Business

Subject	**A. Sanitary Sewer Master Plan**
Meeting	Apr 8, 2020 - Development Review Committee
Category	4. Other Business
Access	Public
Type	Discussion

File Attachments
Revised Sanitary Sewer Master Plan Figure 15.pdf (3,902 KB)

5. Adjourn



Spanish Fork Marketplace No. 2 Subdivision, Plat A Minor Plat Amendment Approval Request

April 8, 2020, Development Review Committee.

Located at 950 North Main Street, including 5.66 acres.

The subject property is zoned S-C.

The applicant has requested that a Minor Plat Amendment be approved.

Recommendation

That the proposed Minor Plat Amendment be approved based on the following finding and subject to the following conditions:

Finding

1. That the property is consistent with the Zone Map and General Plan.

Conditions

1. That the applicant meets the City's Construction Standards.
2. That the applicant addresses staff review comments.

Key Issues

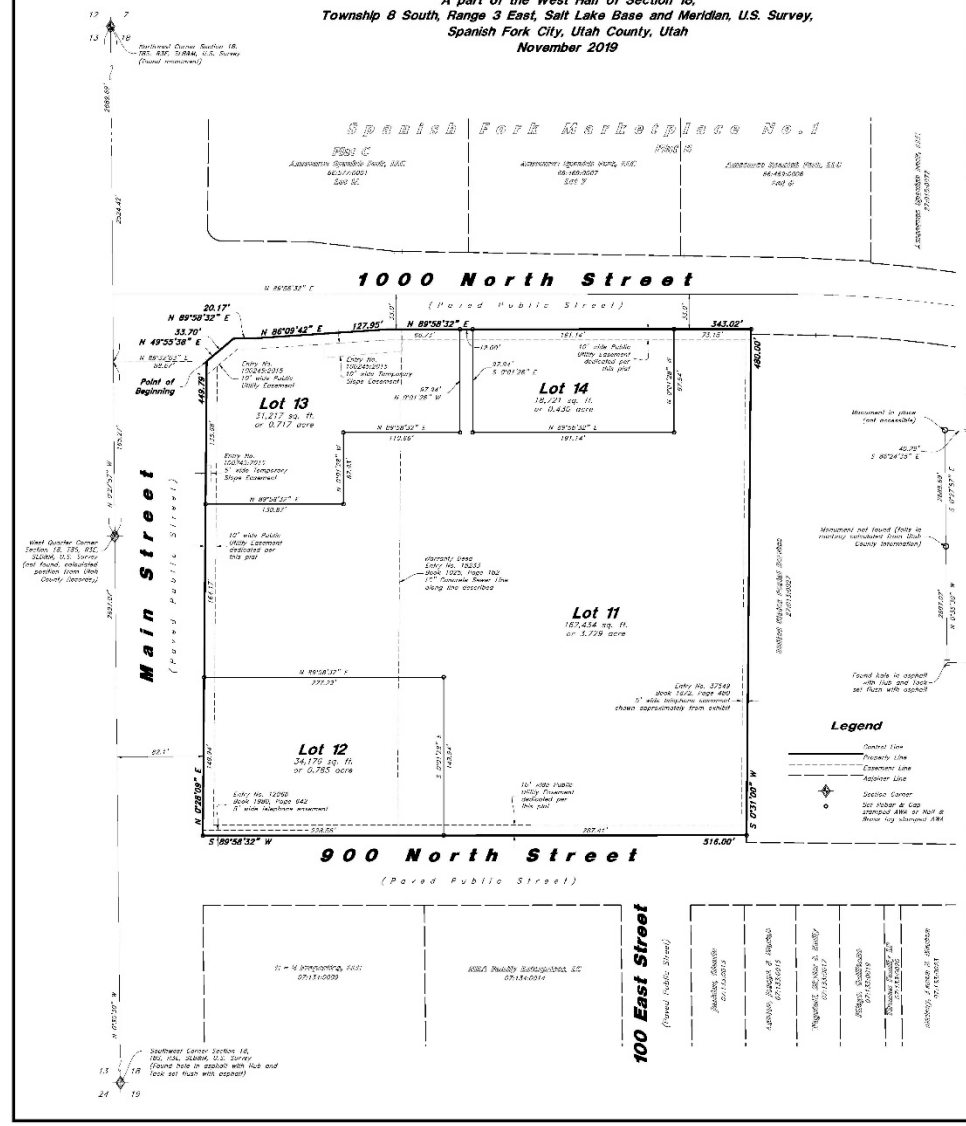
1. Utility easements.
2. Shared parking agreements.
3. Cross-access easements.

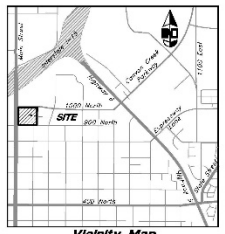
Exhibits

1. Proposed Plat.

Plat A, Spanish Fork Marketplace No. 2

Amending Lots 1 & 2, Amended Plat of Spanish Fork Marketplace No. 1
A part of the West Half of Section 18,
Township 8 South, Range 3 East, Salt Lake Base and Meridian, U.S. Survey,
Spanish Fork City, Utah County, Utah
November 2019





Vicinity Map
Not to Scale
A part of Spanish Fork, Utah

Scale: 1" = 50'

Section Control Map
Measurements using GPS methods
Section 18, T8S, R3E, SLB&M, U.S. Survey
No Scale
Unofficial information supplied by Utah County based on NAD 83 (HARN)

Narrative

This Subdivision was requested by Amsource in order to create 4 Lots.

This Survey retraces and honors the underlying Amended Plat of Spanish Fork Marketplace No. 1 and the nearby Spanish Fork Marketplace No. 1, Plat B and Spanish Fork Marketplace No. 1, Plat C Amending Lots 1 & 8.

A line between monuments found for the South Quarter Corner and the Northeast Corner of Section 18 was assigned the Utah County bearing of North 25°53'51" East as the Basis of Bearings.

800 North Street is shown per the deed location, no right-of-way markers were recovered to place the right-of-ways shown hereon.

Property Corners were placed as shown hereon.

ANDERSON WAHLEN & ASSOCIATES

Surveyor's Certificate

I, Bruce D. Pimper do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 362256 as prescribed under laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have amended and subdivided said tract of land into 4 lots with easements and that the same is shown on this plat. I further certify that the lot has been correctly surveyed and staked on the ground, meet frontage width and area requirements of the applicable zoning ordinances.

Boundary Description

A part of the West Half of Section 18, Township 8 South, Range 3 East, Salt Lake Base and Meridian, U.S. Survey in Spanish Fork City, Utah County, Utah, more particularly described as follows:

Beginning on the East line of Main Street at a point located 2924.42 feet South 0°31'51" East along the Section line and 88.67 feet North 89°12'03" East from a Brass Cap Monument found marking the Northwest Corner of said Section 18; and running thence the following 3 courses along a line of condemnation per that certain Final Judgement of Compensation and Condemnation recorded November 4, 2015 as Entry No. 100245/2015 of Utah County Records: North 49°55'38" East 33.70 feet; North 89°58'32" East 20.17 feet; and North 89°09'42" East 127.95 feet to the South line of 1000 North Street as dedicated at 33.00 feet half-width; thence North 89°58'32" East 343.02 feet along said South line; thence South 0°31'00" West 480.00 feet; thence South 89°58'32" West 516.00 feet along said North line to said East line of Main Street; thence North 0°28'09" East 449.79 feet along said East line to the point of beginning.

Contains 249,548 sq. ft.
or 5.960 acres
4 Lots

Date PRELIMINARY
Bruce D. Pimper
Utah PLS No. 362256

Owner's Dedication

Know all men by these presents that we, the undersigned owner(s) of the above described tract of land, have caused the same to be subdivided into lots to be hereafter known as **Plat A, Spanish Fork Marketplace No. 2 Subdivision** and do hereby dedicate the public areas as indicated hereon for the perpetual use of the public.

In witness whereof we have hereunto set our hands this , day of , A.D. 20 .

By:
Its:

Corporate Acknowledgment

State of
County of ss

On the day of , 20 , personally appeared before me, the undersigned Notary Public, , who being by me duly sworn did say that he/she is the of and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

Notary Public Full Name:
Commission Number: My Commission Expires:
A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)
A Notary Public

Acceptance by Legislative Body

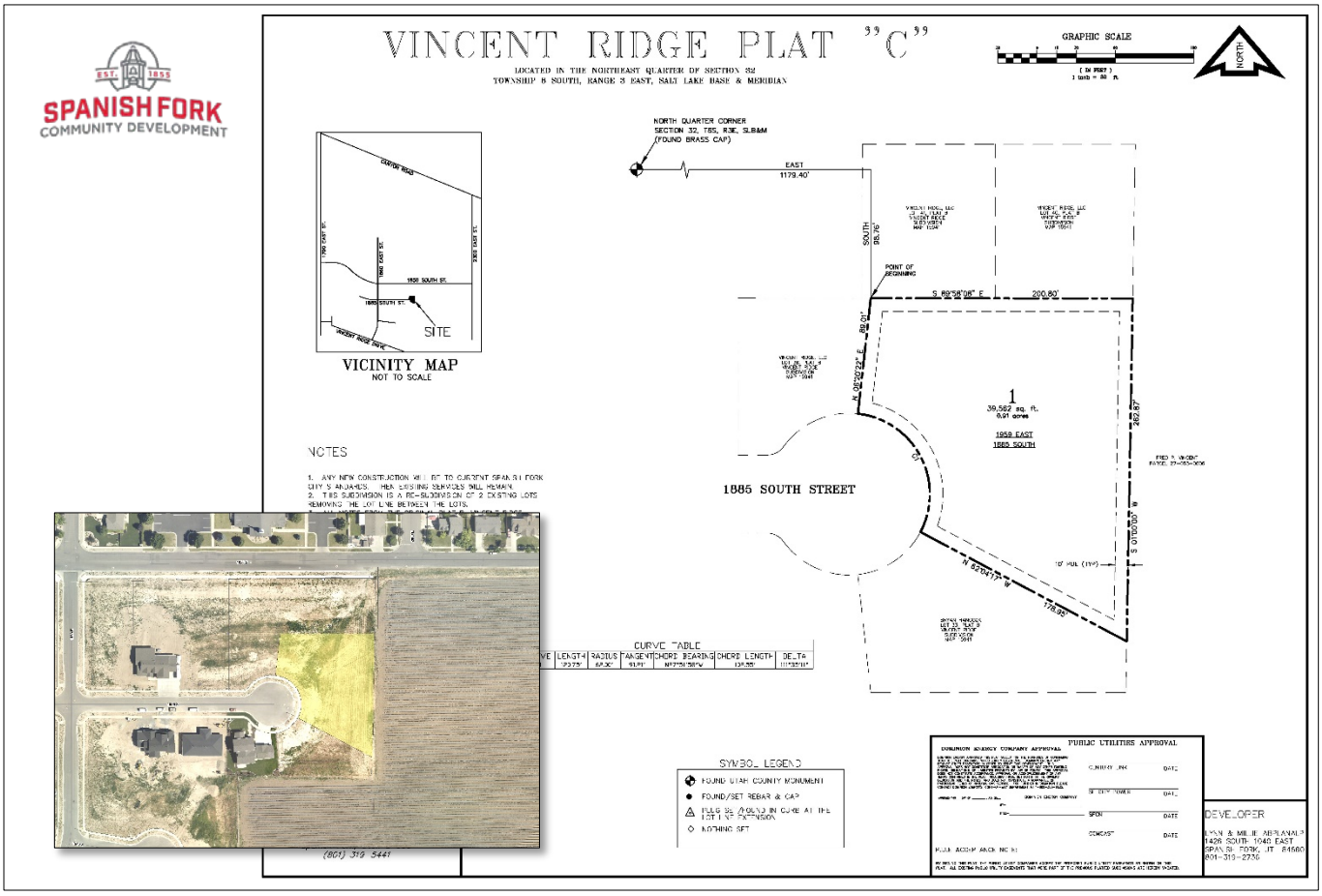
The City Council of Spanish Fork City, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public. This , day of , A.D. 20 .

Community Development Director
City Manager
City Attorney
Attest
City Engineer (See Seal Below)
City Recorder (See Seal Below)

Plat A, Spanish Fork Marketplace No. 2

Amending Lots 1 & 2, Amended Plat of Spanish Fork Marketplace No. 1
A part of the West Half of Section 18,
Township 8 South, Range 3 East, Salt Lake Base and Meridian, U.S. Survey,
Spanish Fork City, Utah County, Utah

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
362256 REGISTERED PROFESSIONAL LAND SURVEYOR BRUCE D. PIMPER STATE OF UTAH		PRELIMINARY	



Vincent Ridge Subdivision, Plat C Minor Plat Amendment Approval Request

April 8, 2020, Development Review Committee.

Located at 1957 East 1885 South, including 0.91acres.

The subject property is zoned R-1-15.

The applicant has requested that a Minor Plat Amendment be approved. The applicant is proposing to combine lots 34 and 35 of the Vincent Ridge Subdivision, Plat B.

Key Issues

1. Utilities.
2. Lateral disconnections.

Recommendation

That the proposed Minor Plat Amendment be approved based on the following findings and subject to the following conditions:

Finding

1. That the property is consistent with the Zone Map and General Plan.
2. That the proposed lot conforms to the City's requirements regarding lot size, width and depth.

Conditions

1. That the applicant meet the City's Construction Standards.
2. That the applicant addresses staff review comments.

Exhibits

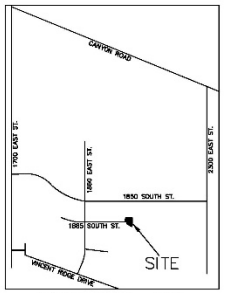
1. Proposed Plat.

VINCENT RIDGE PLAT "C"

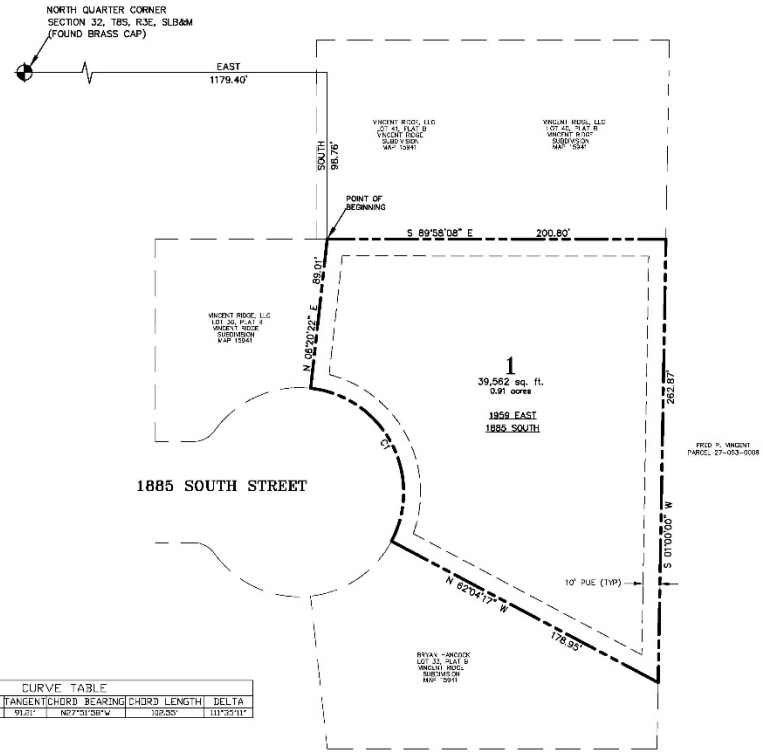
LOCATED IN THE NORTHEAST QUARTER OF SECTION 32
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN

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

NORTH



VICINITY MAP
NOT TO SCALE



NOTES

1. ANY NEW CONSTRUCTION WILL BE TO CURRENT SPANISH FORK CITY STANDARDS. THEN EXISTING SERVICES WILL REMAIN.
2. THIS SUBDIVISION IS A RE-SUBDIVISION OF 2 EXISTING LOTS REMOVING THE LOT LINE BETWEEN THE LOTS.
3. ALL NOTES FROM THE ORIGINAL PLAT B, VINCENT RIDGE SUBDIVISION APPLIES TO THIS PLAT.
4. THE CITY'S HILLSIDE ORDINANCE WILL NEED TO BE FOLLOWED WHEN DEVELOPING NEAR A STEEP SLOPE.
5. TYPICAL BUILDING SETBACK SHALL BE AS FOLLOWS:
   FRONT – 25 FEET
   SIDE – 10 FEET
   SIDE (CORNER LOT ON STREET) – 20 FEET
   REAR – 25 FEET
   (OR AS SHOWN HEREON)

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH	DELTA
C1	120.75'	62.00'	91.21'	N87°51'58"W	105.55'	111°35'11"

SYMBOL LEGEND

- FOUND UTAH COUNTY MONUMENT
- FOUND/SET REBAR & CAP
- PLUG SET/FOUND IN CURB AT THE LOT LINE EXTENSION
- NOTHING SET

PREPARED BY:

LEVEL OF FOCUS, INC
1354 East 1150 South
Spanish Fork, Utah 84660
(801) 319-5441

PUBLIC UTILITIES APPROVAL

DOMINION ENERGY COMPANY APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. 20__ BY DOMINION ENERGY COMPANY.

BY: _____
TITLE: _____

DOMINION ENERGY COMPANY

CENTURY LINK _____ DATE
SPANISH FORK POWER _____ DATE
SFCN _____ DATE
COMCAST _____ DATE

P.U.E ACCEPTANCE NOTE:

BY SIGNING THIS PLAT, THE PUBLIC UTILITY COMPANIES ACCEPT THE PROPOSED PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT. ALL EXISTING PUBLIC UTILITY EASEMENTS THAT WERE PART OF THE PREVIOUS PLATTED SUBDIVISIONS ARE HEREBY VACATED.

DEVELOPER

LYNN & MILLIE ABPLANALP
1426 SOUTH 1040 EAST
SPANISH FORK, UT 84660
801-319-2736

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5242543-2201 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL FORMERLY KNOWN AS LOTS 35 AND 36, PLAT B, VINCENT RIDGE SUBDIVISION ACCORDING THE OFFICIAL PLAT OF RECORD ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 35, PLAT B, VINCENT RIDGE SUBDIVISION, SAID POINT BEING LOCATED EAST 1179.40 FEET AND SOUTH 98.76 FEET FROM THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 89°58'08" EAST 200.80 FEET; THENCE SOUTH 01°00'00" WEST 262.87 FEET; THENCE NORTH 82°04'17" WEST 178.95 FEET; THENCE ALONG THE ARC OF A 62.00-FOOT RADIUS CURVE TO THE LEFT 120.75 FEET (CENTER BEARS N 87°51'58" W 105.55 FEET); THENCE NORTH 08°20'22" EAST 89.61 FEET TO THE POINT OF BEGINNING.

AREA = 39,562 SQ. FT. OR 0.9082 ACRES

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE

12-07-19
DATE

SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 20__.

LYNN ABPLANALP

WILLIE ABPLANALP

ACKNOWLEDGEMENT

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

ON THE ____ DAY OF _____ A.D. 20__ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY'S COMMISSION EXPIRATION DATE

NOTARY PUBLIC PLEASE PUT NAME & COMMISSION NUMBER

A NOTARY PUBLIC COMMISSIONED IN UTAH

PRINT NAME

ACCEPTANCE BY THE CITY OF SPANISH FORK

THE CITY OF SPANISH FORK, 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 _____ ATTEST _____

CITY ENGINEER
(See Seal Below)

CITY RECORDER
(See Seal Below)

COMMUNITY DEVELOPMENT DIRECTOR

CITY MANAGER

CITY ATTORNEY

CONDITIONS OF APPROVAL

PLAT "C"

VINCENT RIDGE

INCLUDES A MINOR PLAT AMENDMENT OF LOTS 34 & 35, PLAT B, VINCENT RIDGE SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 32
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN

RESIDENTIAL SUBDIVISION

SPANISH FORK CITY, _____ UTAH COUNTY, UTAH

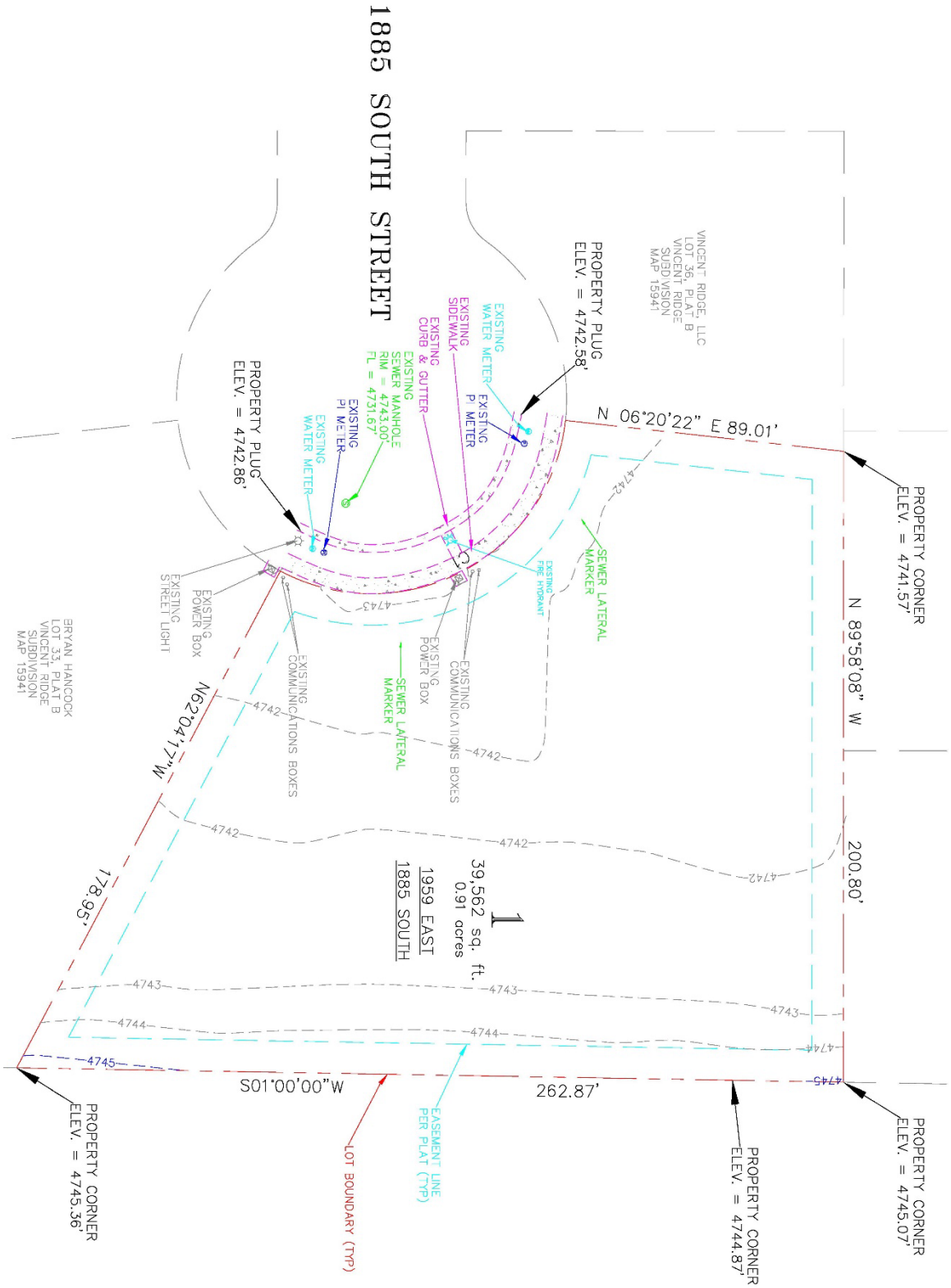
SCALE: 1" = 30 FEET

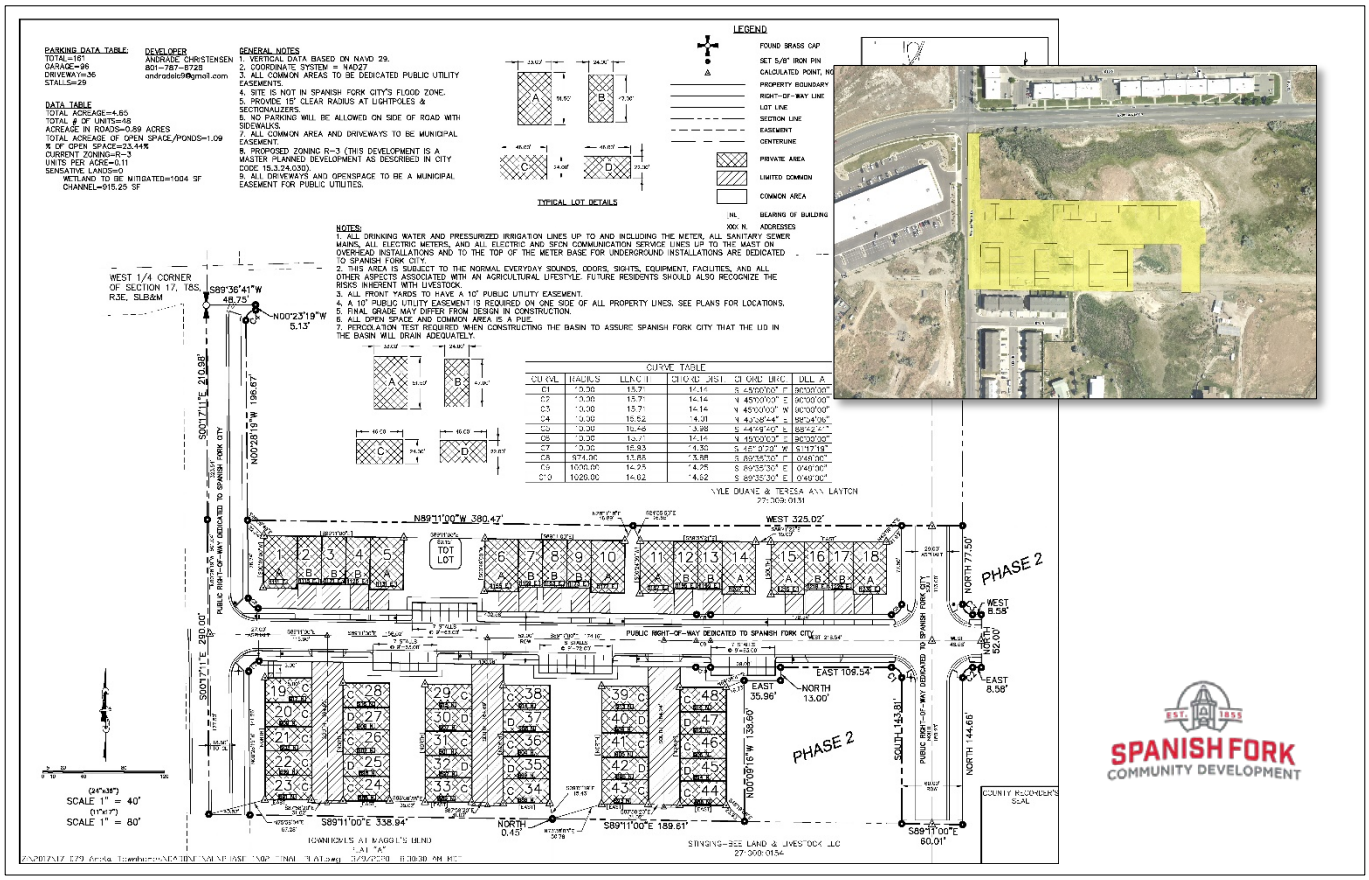
SURVEYOR'S SEAL

DAVID F. HUNT
LICENSE NO. 5242543-2201
STATE OF UTAH

ENGINEER SEAL

COUNTY RECORDER SEAL


1885 SOUTH STREET
PROPERTY PLUG
ELEV. = 4742.58'
PROPERTY PLUG
ELEV. = 4742.86'
N 06°20'22" E 89.01'
PROPERTY CORNER
ELEV. = 4741.57'
N 89°58'08" W
200.80'
PROPERTY CORNER
ELEV. = 4745.07'
PROPERTY CORNER
ELEV. = 4744.87'
PROPERTY CORNER
ELEV. = 4745.36'
S01°00'00"W
262.87'
178.95'
N62°04'17"W
1
39,562 sq. ft.
0.91 acres
1959 EAST
1885 SOUTH
VINCENT RIDGE, LLC
LOT 36, PLAT B
VINCENT RIDGE
SUBDIVISION
MAP 15941
BRYAN HANCOCK
LOT 33, PLAT B
VINCENT RIDGE
SUBDIVISION
MAP 15941
EXISTING WATER METER
EXISTING PI METER
EXISTING SIDEWALK
EXISTING CURB & GUTTER
EXISTING SEWER MANHOLE
RIM = 4743.00'
FL = 4731.67'
EXISTING PI METER
EXISTING WATER METER
EXISTING STREET LIGHT
EXISTING POWER BOX
EXISTING COMMUNICATIONS BOXES
SEWER LATERAL MARKER
EXISTING POWER BOX
EXISTING COMMUNICATIONS BOXES
EXISTING FIRE HYDRANT
SEWER LATERAL MARKER
4742
4743
4744
4745
LOT BOUNDARY (TYP)
EASEMENT LINE PER PLAT (TYP)



Anela Townhomes, Plat A Final Plat Approval Request

April 8, 2020, Development Review Committee.

Located at 1100 East 900 North, including 4.65 acres.

The subject property is zoned R-3.

The applicant has requested that a Final Plat of forty-four (44) units be approved.

Key Issues

1. Is the proposal consistent with the Preliminary Plat?
2. Amended Development Agreement.
3. Building elevations.
4. North wall (or border options).
5. Plat corrections.
6. Storm water basins.
7. Utilities.

Recommendation

That the proposed Final Plat be approved based on the following findings and subject to the following conditions:

Findings

1. That the application conforms to the City's Zoning Map and General Plan.
2. That the application is consistent with the approved Preliminary Plat.

Conditions

1. That the applicant meets the City's Construction Standards.
2. That the applicant addresses staff review comments.

Exhibits

1. Final Plat.
2. Landscaping Plans.
3. Phasing.
4. Proposed Elevations.
5. Previous Elevations.

ANELA TOWNHOMES PLAT "A"

A RESIDENTIAL SUBDIVISION
SPANISH FORK CITY, UTAH
FINAL PLAT
DECEMBER 2019

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY & INDEX
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
6	ELECTRIC PLAN (BY OTHERS)
PP-01	PLAN & PROFILE – 1100 EAST – STA. 11+00.00 TO STA. 16+00.00
PP-02	PLAN & PROFILE – STREET 1 – STA. 10+00.00 TO STA. 13+50.00
PP-03	PLAN & PROFILE – STREET 1 – STA. 13+50.00 TO STA. 18+00.00
PP-04	PLAN & PROFILE – STREET 2 – STA. 10+50.00 TO STA. 14+00.00
PP-05	PLAN & PROFILE – DRIVEWAY 1 – STA. 10+00 TO STA. 11+64.69
PP-06	PLAN & PROFILE – DRIVEWAY 2 – STA. 10+00 TO STA. 11+64.69
PP-07	PLAN & PROFILE – DRIVEWAY 3 – STA. 10+00 TO STA. 11+64.24
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET
DT-03	DETAIL SHEET

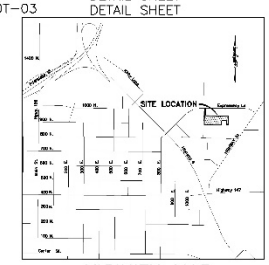
OWNER/DEVELOPER
ANDRADE CHRISTENSEN
801-787-6726
andradelds28@gmail.com

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 GRAVEL ROAD
EXISTING CURB & GUTTER
EXISTING POWER LINE
EXISTING IRRIGATION BOX
EXISTING PRESSURIZED IRRIGATION
PROPOSED PIV, SSP-13 SCREW W/LH
PROPOSED CULINARY WATERLINE
PROPOSED PRESSURIZED IRRIGATION
PROPOSED 4" SEWER LATERAL
PROPOSED 8" SEWER LATERAL
PROPOSED 8" MASONRY WALL

ANELA TOWNHOMES
PLAT "A"

ATLAS ENGINEERING L.L.C.
PHONE:801-855-0568
FAX:801-655-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

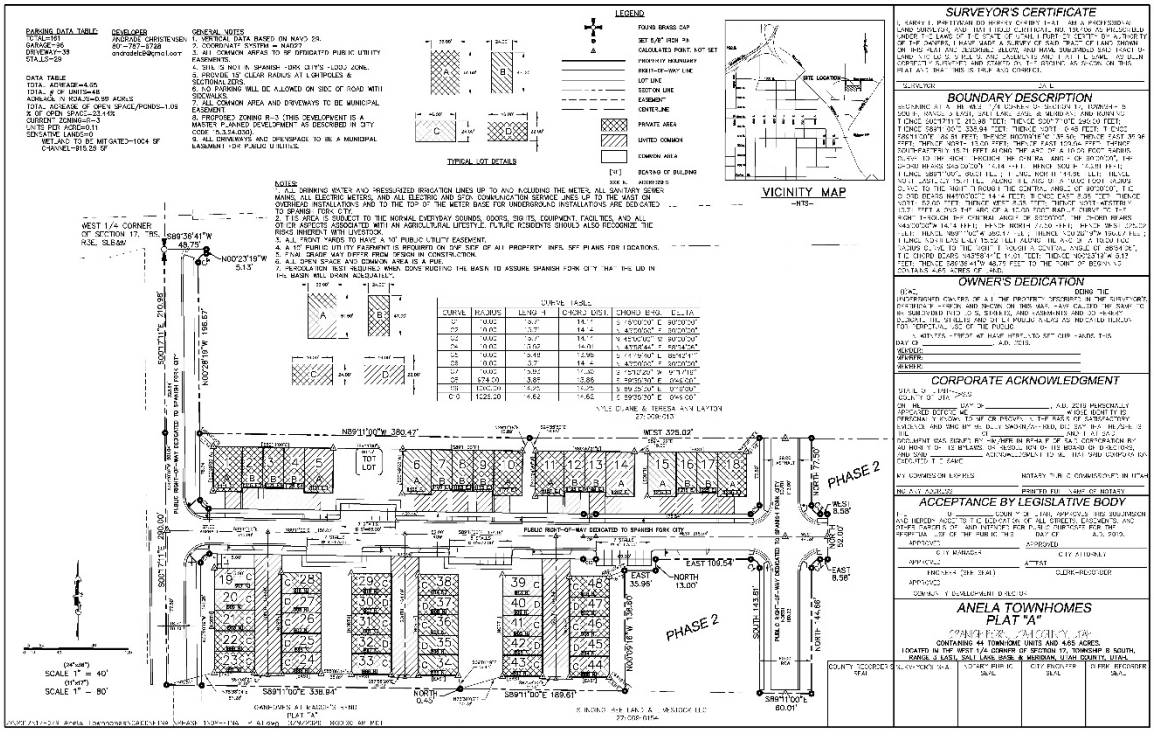


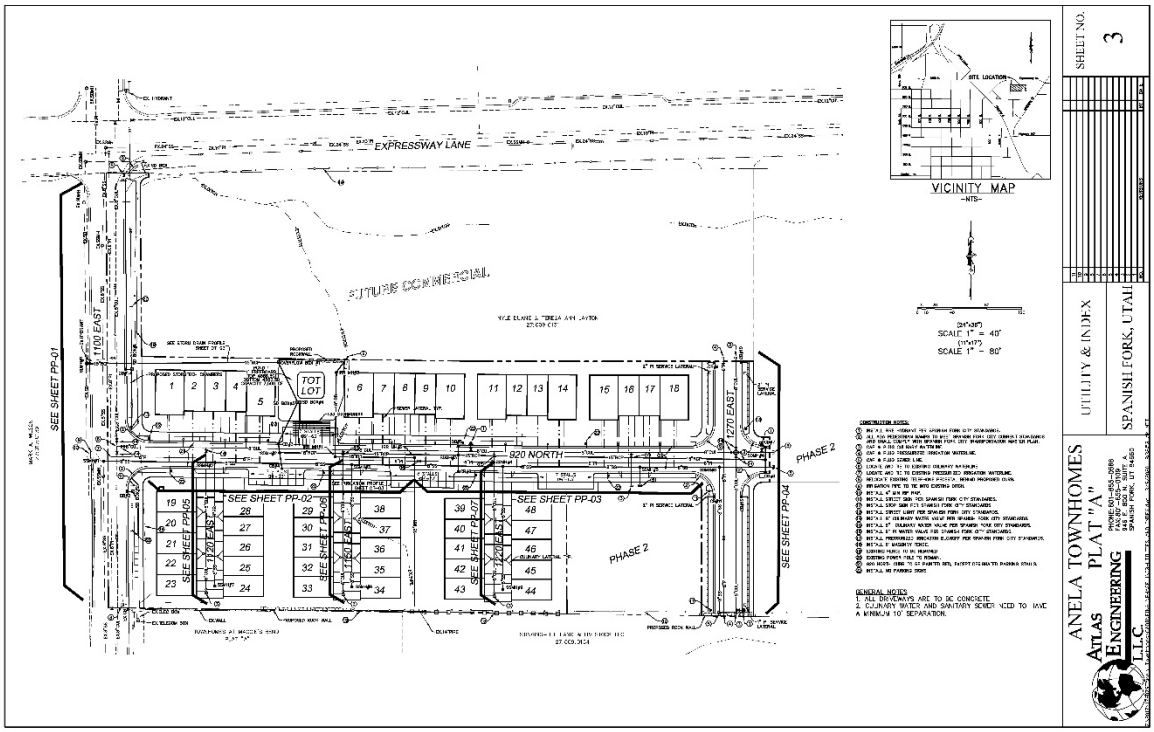
VICINITY MAP
-NTS-

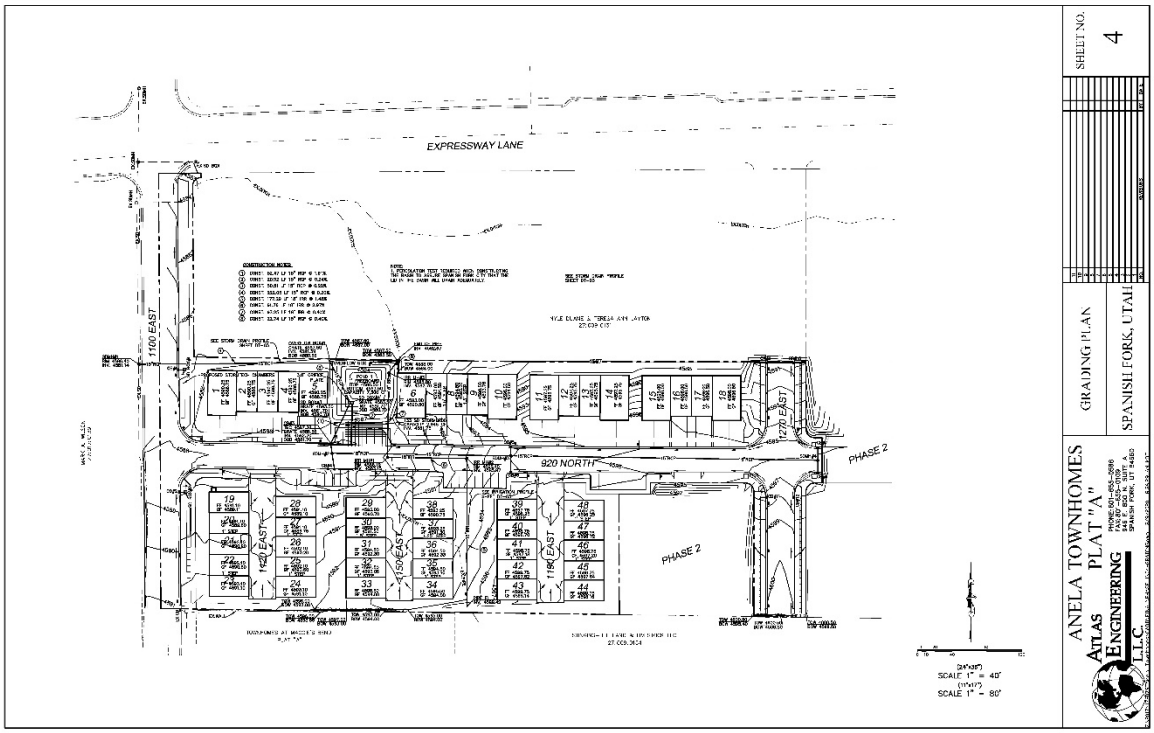
GENERAL NOTES
1. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
2. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
3. ANY EXISTING FACILITIES AFFECTED BY DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT 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 PRE-CONSTRUCTION MEETING.
5. PROJECT TO MEET SPANISH FORK CITY DESIGN AND STANDARDS.
6. PROJECT TO FOLLOW ALL RECOMMENDATIONS OF GEOTECHNICAL STUDY BY OWT ENGINEERING DATED: MARCH 16, 2018, PROJECT NO. 10857.
7. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
8. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

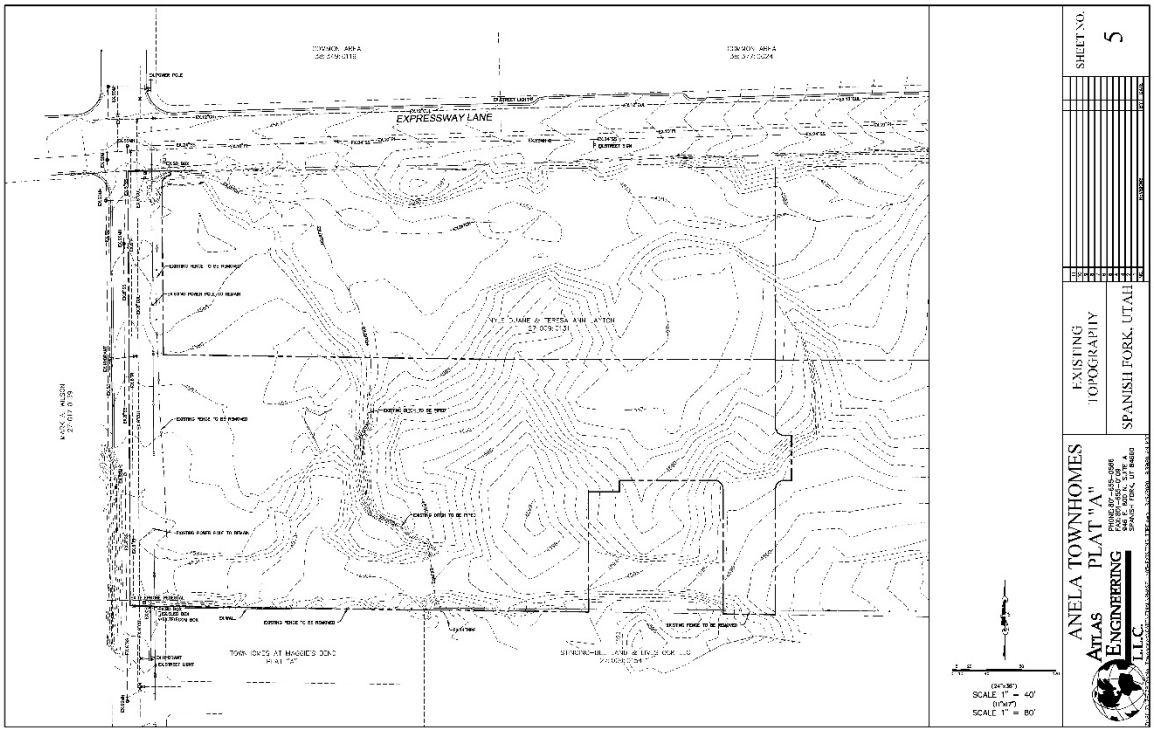
DATA TABLE
TOTAL ACREAGE=4.65
TOTAL # OF LOTS=46
ACREAGE IN ROADS=0.60 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=1.09
% OF OPEN SPACE=23.44%
ZONING=R-3

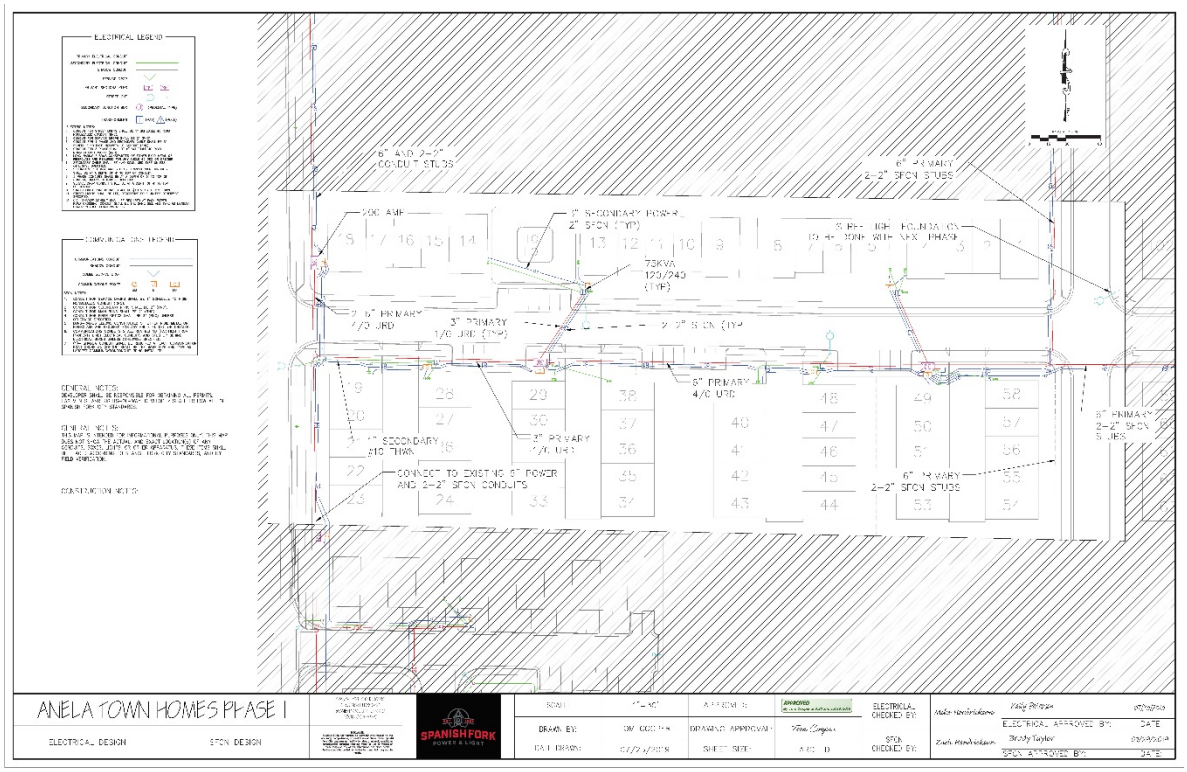
NOTICE
BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, SURVEYING, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

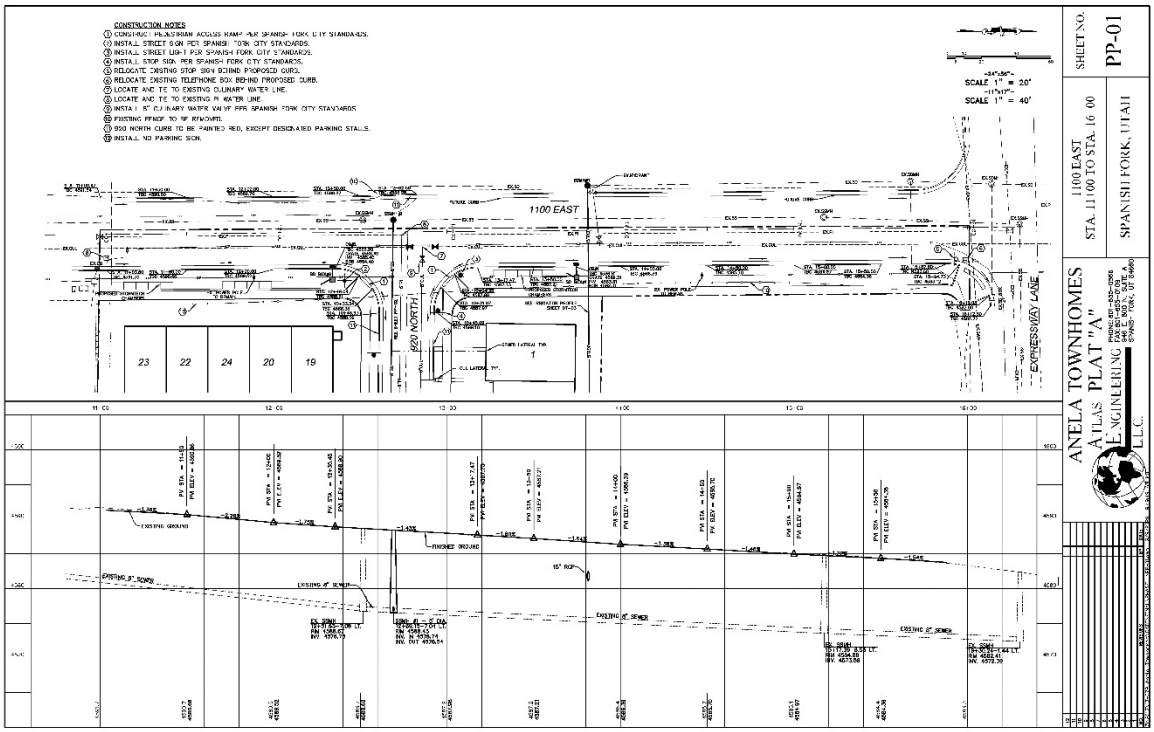


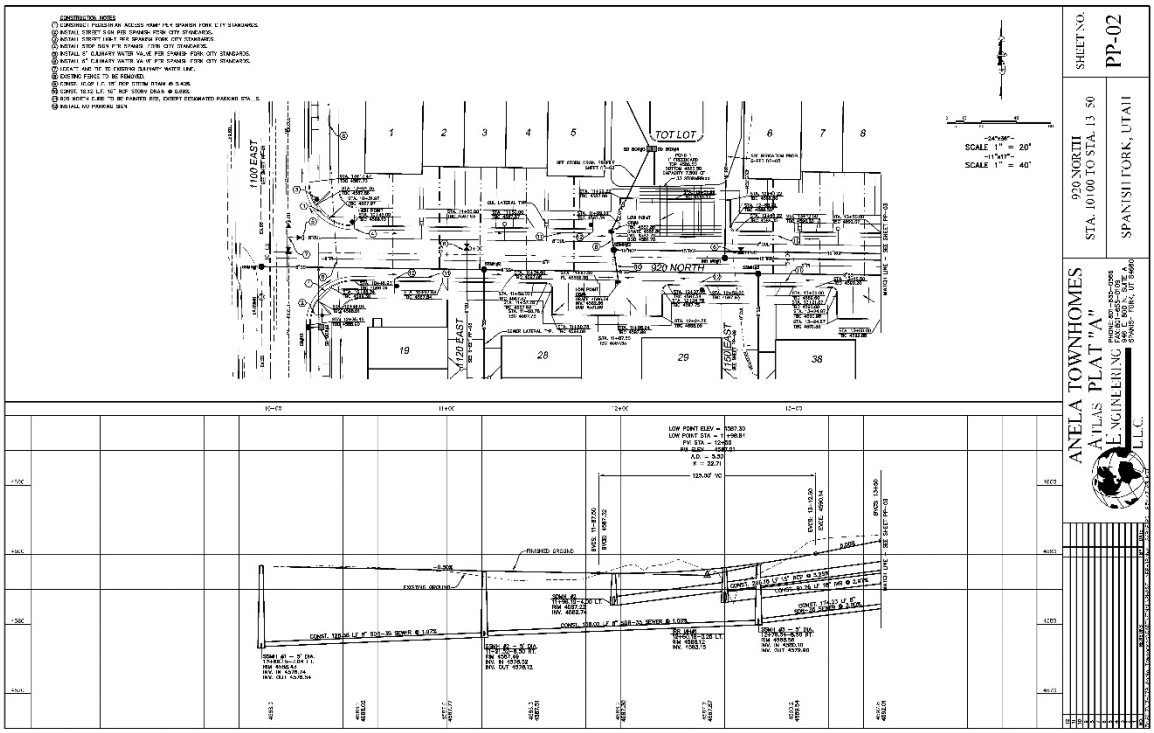

EXPRESSWAY LANE
FUTURE COMMERCIAL
1100 EAST
1270 EAST
920 NORTH
PHASE 2
SEE SHEET PP-01
SEE SHEET PP-02
SEE SHEET PP-03
SEE SHEET PP-04
SEE SHEET PP-05
SEE SHEET PP-06
SEE SHEET PP-07
TOT LOT
VICINITY MAP
SCALE 1" = 40'
SCALE 1" = 80'
SHEET NO. 3
UTILITY & INDEX
SPANISH FORK, UTAH
ANELA TOWNHOMES PLAT "A"
ATLAS ENGINEERING L.L.C.

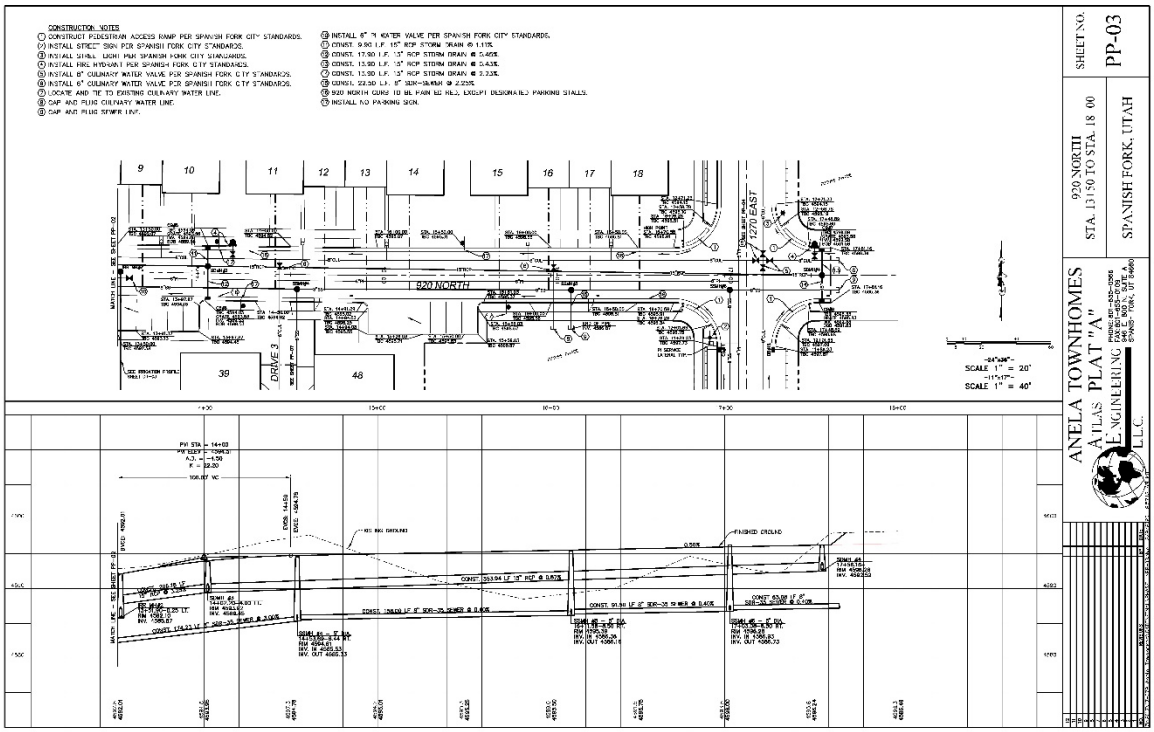

EXPRESSWAY LANE
1100 EAST
1270 EAST
920 NORTH
PHASE 2
SCALE 1" = 40'
SCALE 1" = 80'
SHEET NO. 4
GRADING PLAN
SPANISH FORK, UTAH
ANELA TOWNHOMES PLAT "A"
ATLAS ENGINEERING L.L.C.

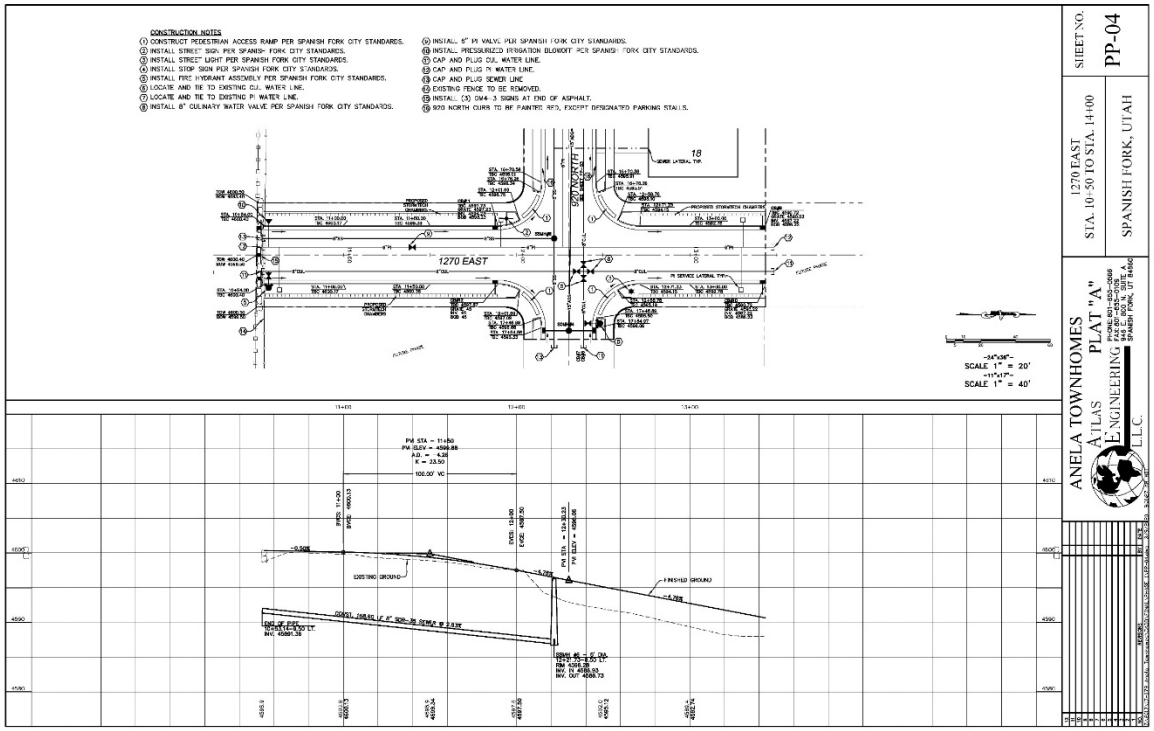

EXPRESSWAY LANE
SHEET NO. 5
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
ANELA TOWNHOMES PLAT "A"
ATLAS ENGINEERING L.L.C.
SCALE 1" = 40'
SCALE 1" = 80'

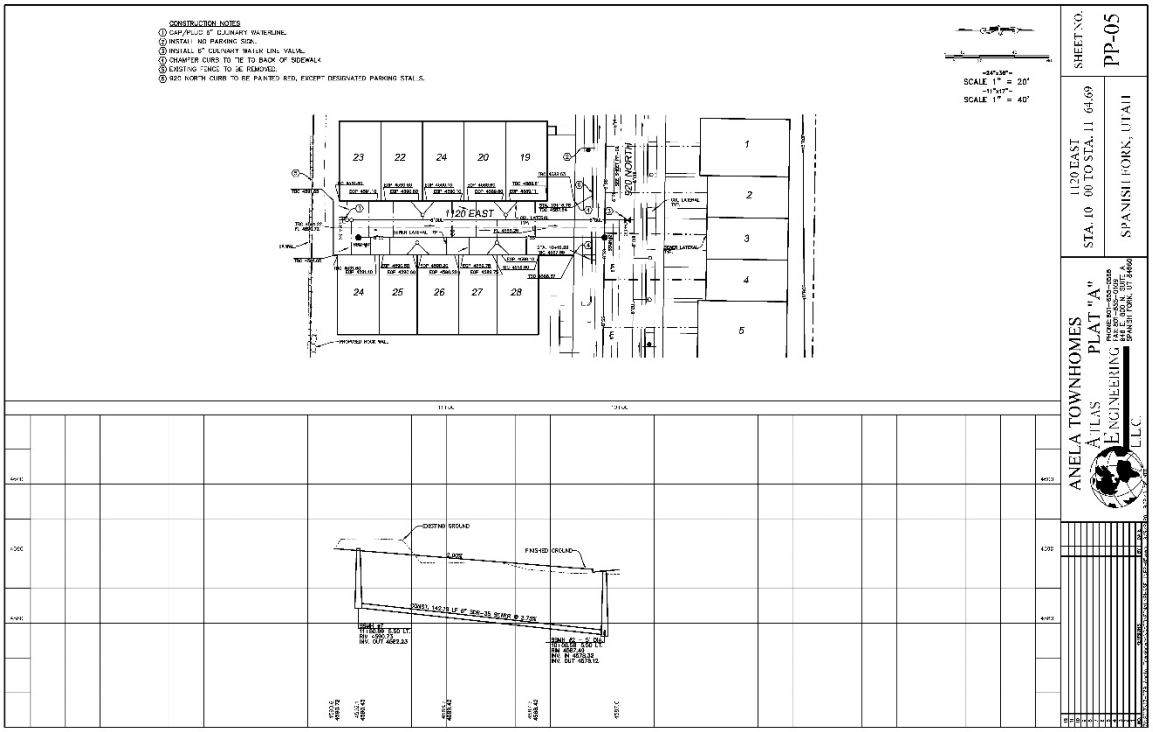

ELECTRICAL LEGEND
8" AND 2-2" CONDUIT STUBS
6" PRIMARY 2-2" SPCN STUBS
200 AMP
2" SECONDARY POWER 2" SPCN (TYP)
75KVA 120/240 (TYP)
3" PRIMARY 1/0 URD (TYP)
6" PRIMARY 4/0 URD
CONNECT TO EXISTING 6" POWER AND 2-2" SPCN CONDUITS
ANELA TOWN HOMES PHASE 1
ELECTRICAL DESIGN
SPCN DESIGN
SPANISH FORK POWER & LIGHT
ELECTRICAL APPROVED BY:
SPCN APPROVED BY:

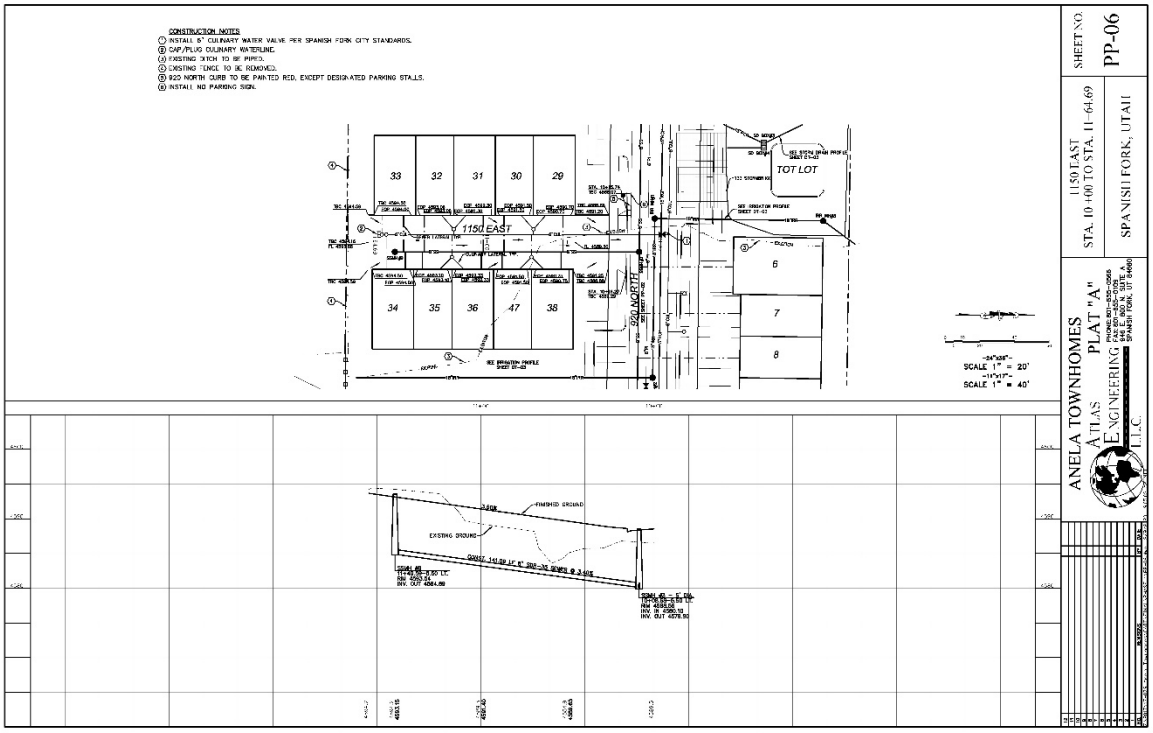

CONSTRUCTION NOTES
1100 EAST
920 NORTH
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-01
1100 EAST
STA. 11+00 TO STA. 16+00
SPANISH FORK, UTAH
ANELA TOWNHOMES
ATLAS PLAT "A"
ENGINEERING L.L.C.

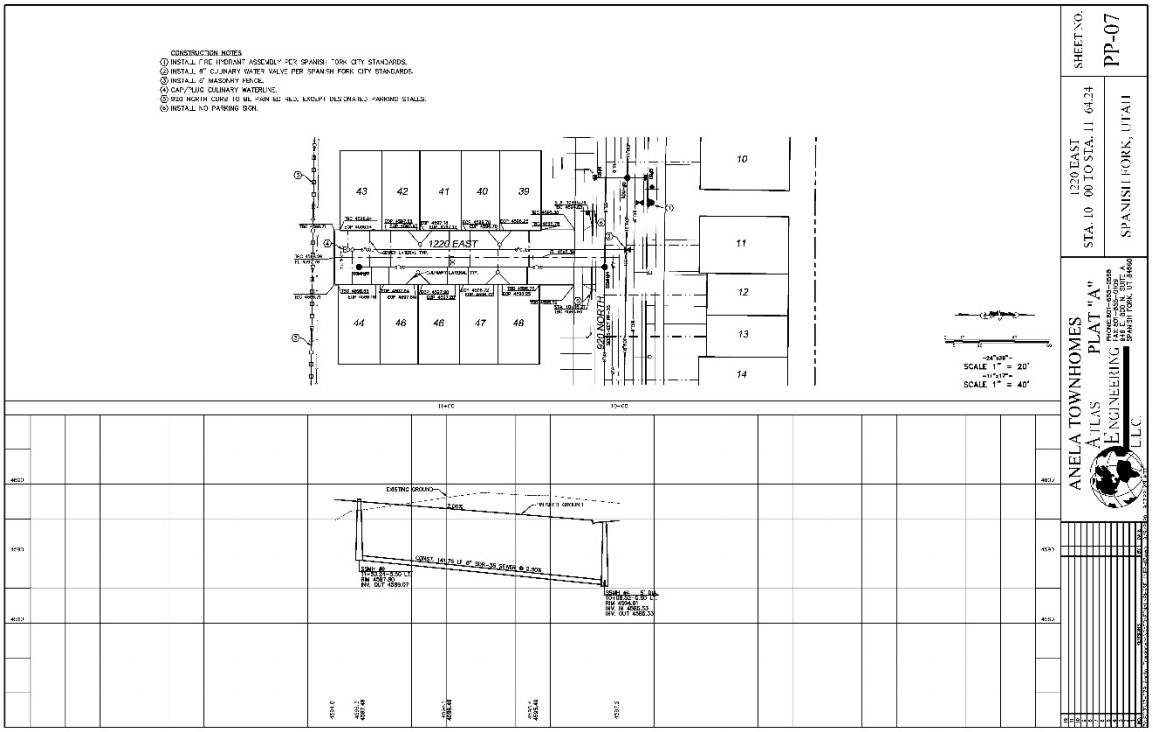

CONSTRUCTION NOTES
1100 EAST
920 NORTH
120 EAST
160 EAST
TOT LOT
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-02
920 NORTH
STA. 10+00 TO STA. 13+50
SPANISH FORK, UTAH
ANELA TOWNHOMES
ATLAS PLAT "A"
ENGINEERING L.L.C.

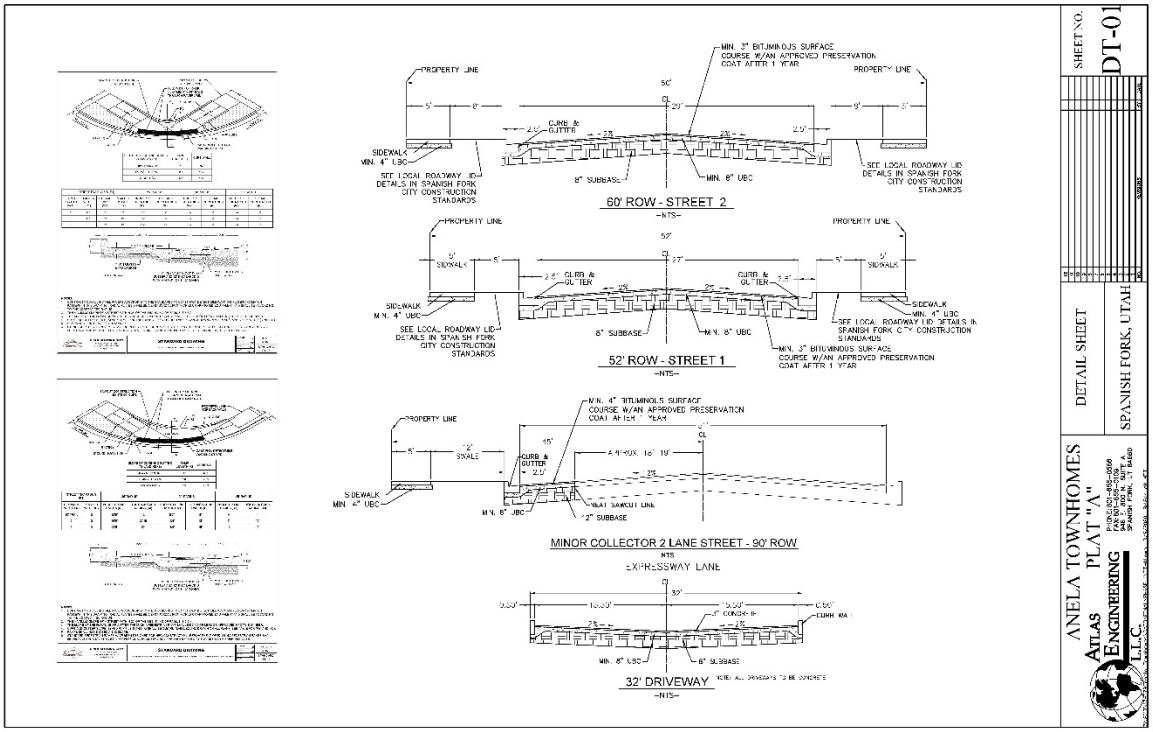

CONSTRUCTION NOTES
920 NORTH
1270 EAST
DRIVE 3
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-03
920 NORTH
STA. 13+50 TO STA. 18+00
SPANISH FORK, UTAH
ANELA TOWNHOMES
PLAT "A"
ATLAS ENGINEERING L.L.C.

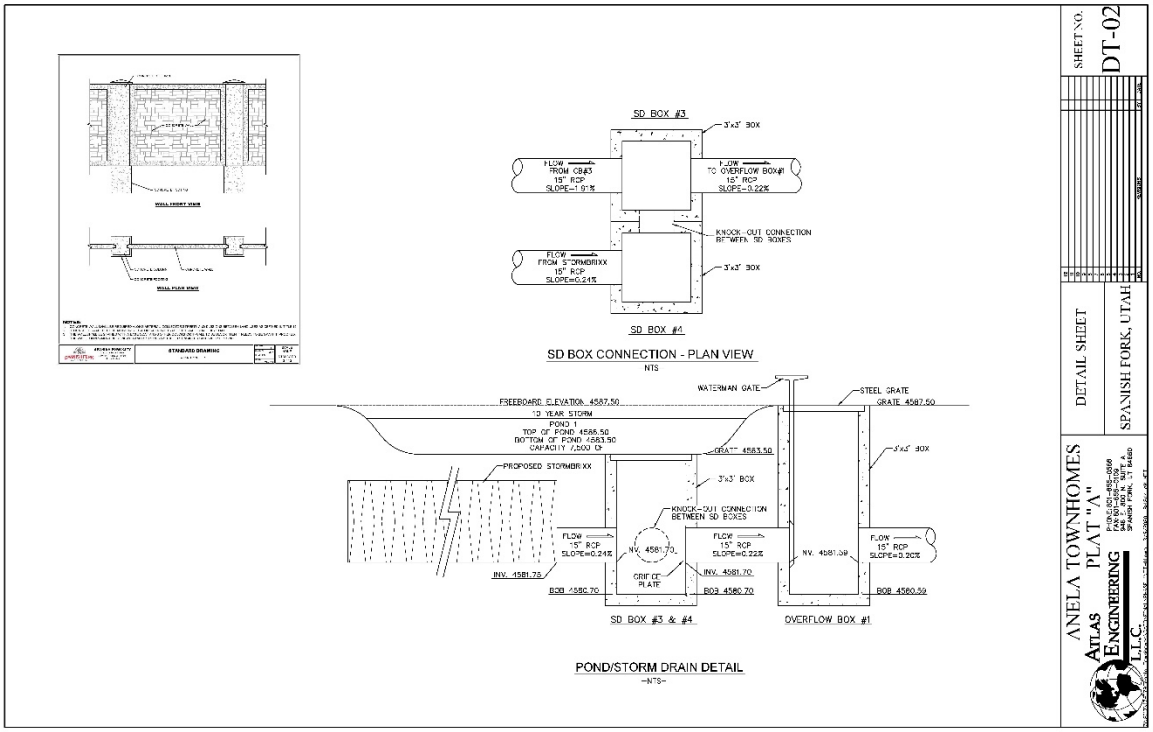

CONSTRUCTION NOTES
1270 EAST
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-04
1270 EAST
STA. 10+50 TO STA. 14+00
SPANISH FORK, UTAH
ANELA TOWNHOMES
PLAT "A"
ATLAS ENGINEERING L.L.C.

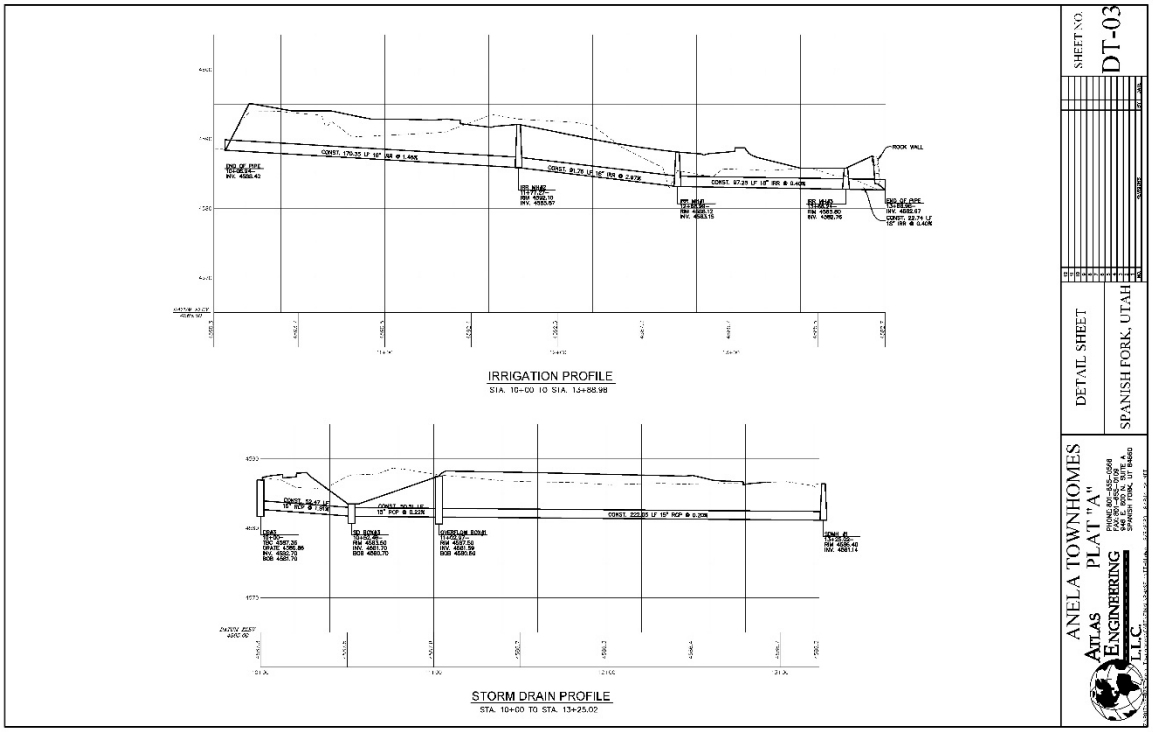

CONSTRUCTION NOTES
1 CAP/PLUG 8" CULINARY WATERLINE.
2 INSTALL NO PARKING SIGN.
3 INSTALL 8" CULINARY WATER LINE VALVE.
4 CHAMFER CURB TO TIE TO BACK OF SIDEWALK
5 EXISTING FENCE TO BE REMOVED.
6 920 NORTH CURB TO BE PAINTED RED, EXCEPT DESIGNATED PARKING STALLS.
1120 EAST
920 NORTH
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISHED GROUND
SHEET NO.
PP-05
1120 EAST
STA. 10+00 TO STA. 11+64.69
SPANISH FORK, UTAH
ANELA TOWNHOMES
PLAT "A"
ATLAS ENGINEERING PLLC

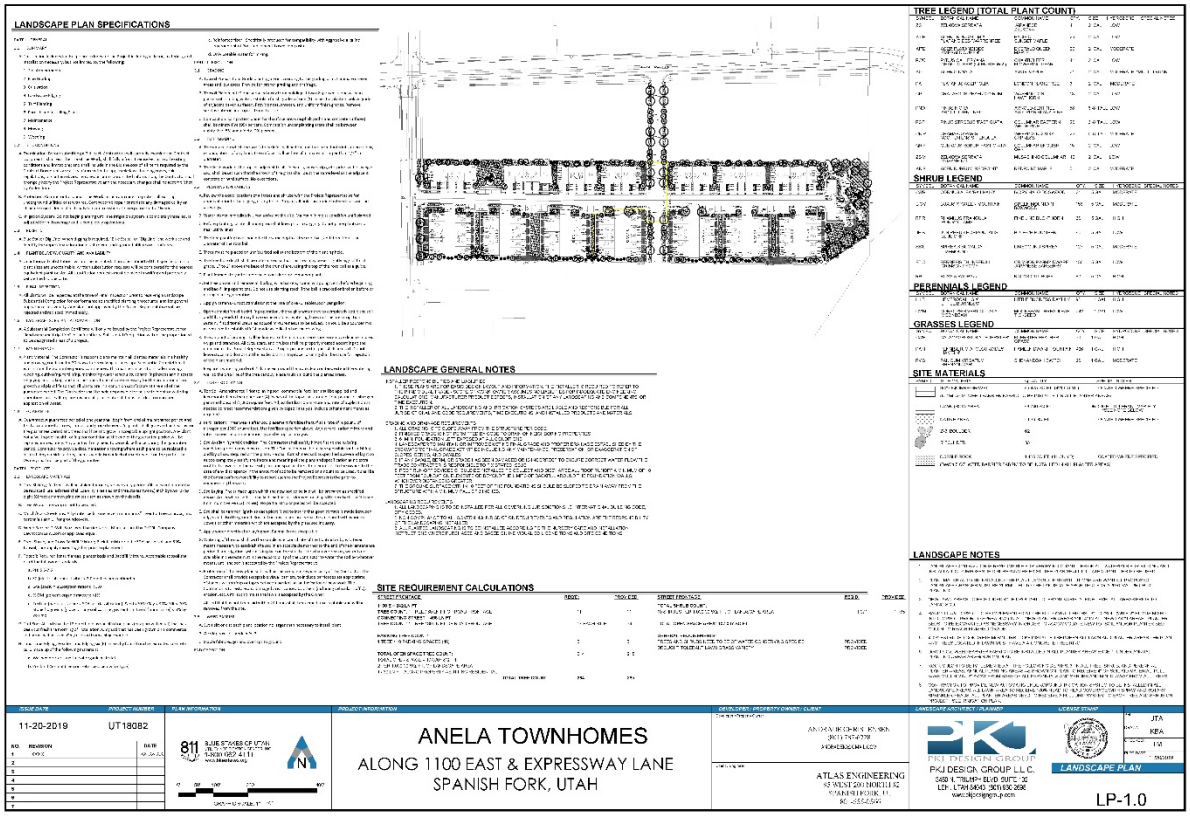

CONSTRUCTION NOTES
1 INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
2 CAP/PLUG CULINARY WATERLINE.
3 EXISTING DITCH TO BE PIPED.
4 EXISTING FENCE TO BE REMOVED.
5 920 NORTH CURB TO BE PAINTED RED, EXCEPT DESIGNATED PARKING STALLS.
6 INSTALL NO PARKING SIGN.
1150 EAST
920 NORTH
TOT LOT
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISHED GROUND
SHEET NO.
PP-06
1150 EAST
STA. 10+00 TO STA. 11+64.69
SPANISH FORK, UTAH
ANELA TOWNHOMES
PLAT "A"
ATLAS ENGINEERING PLLC

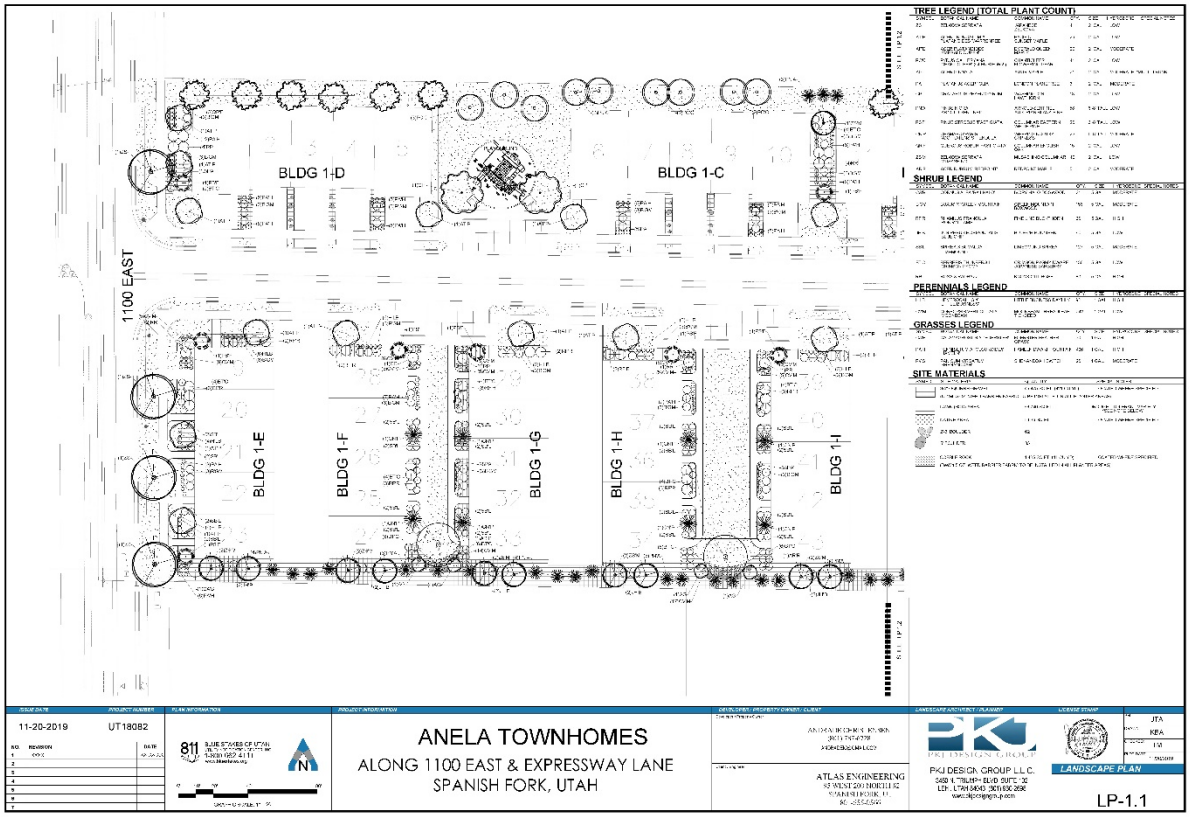

CONSTRUCTION NOTES
1 INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
2 INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
3 INSTALL 6' MASONRY FENCE.
4 CAP/PLUG CULINARY WATERLINE.
5 9120 NORTH CURB TO BE PAINTED RED, EXCEPT DESIGNATED PARKING STALLS.
6 INSTALL NO PARKING SIGN.
1220 EAST
9120 NORTH
43
42
41
40
39
44
46
46
47
48
10
11
12
13
14
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISH GRADE
CONST. 1417 LF 8" SDR-35 STARM @ 2.50%
SHEET NO.
PP-07
1220 EAST
STA. 10+00 TO STA. 11+64.24
SPANISH FORK, UTAH
ANELA TOWNHOMES
PLAT "A"
ATLAS ENGINEERING L.L.C.

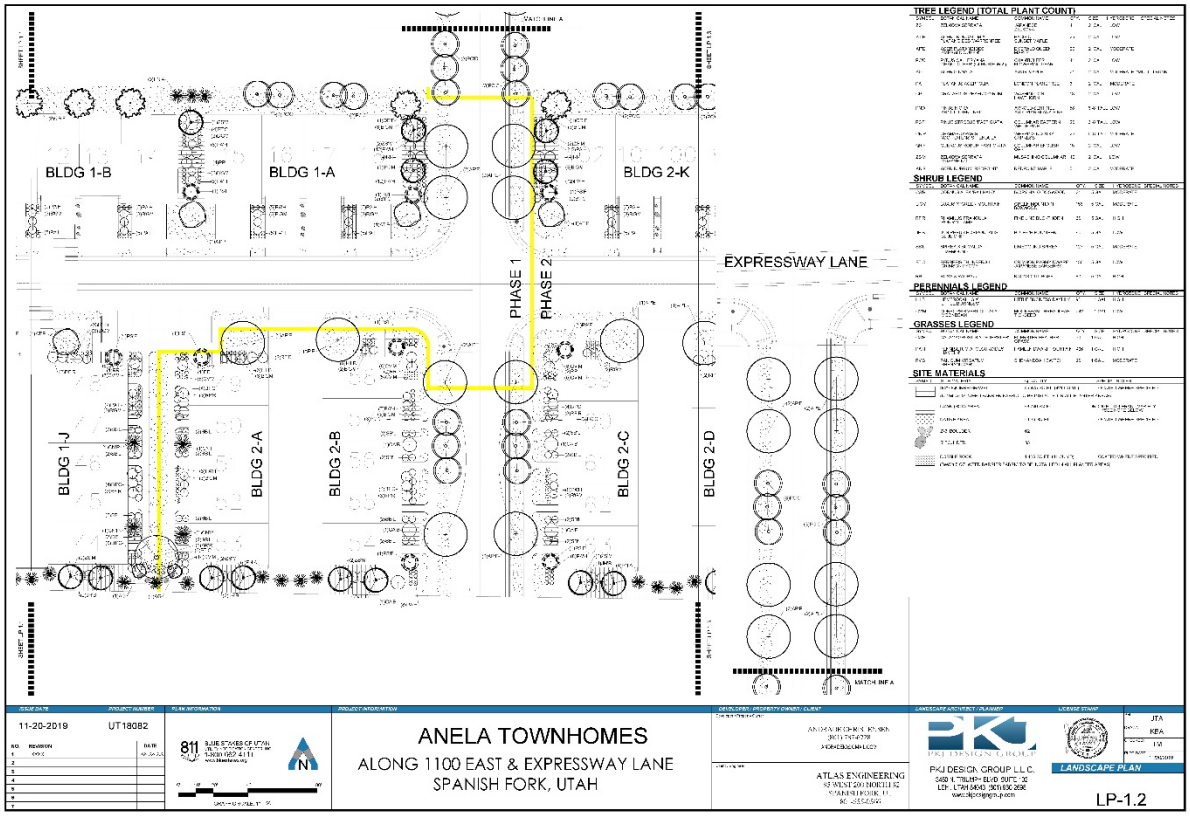

MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
PROPERTY LINE
PROPERTY LINE
5'
8'
50'
CL
29'
9'
5'
CURB & GUTTER
2.5'
27'
2.5'
SIDEWALK MIN. 4" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
8" SUBBASE
MIN. 8" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
60' ROW - STREET 2
-NTS-
PROPERTY LINE
PROPERTY LINE
5'
SIDEWALK
5'
52'
CL
27'
5'
SIDEWALK
2.5'
CURB & GUTTER
2.5'
CURB & GUTTER
SIDEWALK MIN. 4" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
8" SUBBASE
MIN. 8" UBC
SIDEWALK MIN. 4" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
52' ROW - STREET 1
-NTS-
MIN. 4" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
PROPERTY LINE
8'
SWALE
12'
CURB & GUTTER
2.5'
15'
CL
APPROX. 16' - 18'
SIDEWALK MIN. 4" UBC
MIN. 6" UBC
MAT SAWCUT LINE
12" SUBBASE
MINOR COLLECTOR 2 LANE STREET - 90' ROW
NTS
EXPRESSWAY LANE
32'
CL
0.50'
15.50'
0.50'
CURB RA
2%
2%
MIN. 8" UBC
6" SUBBASE
32' DRIVEWAY
-NTS-
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
ANELA TOWNHOMES
PLAT "A"
ATLAS ENGINEERING L.L.C.

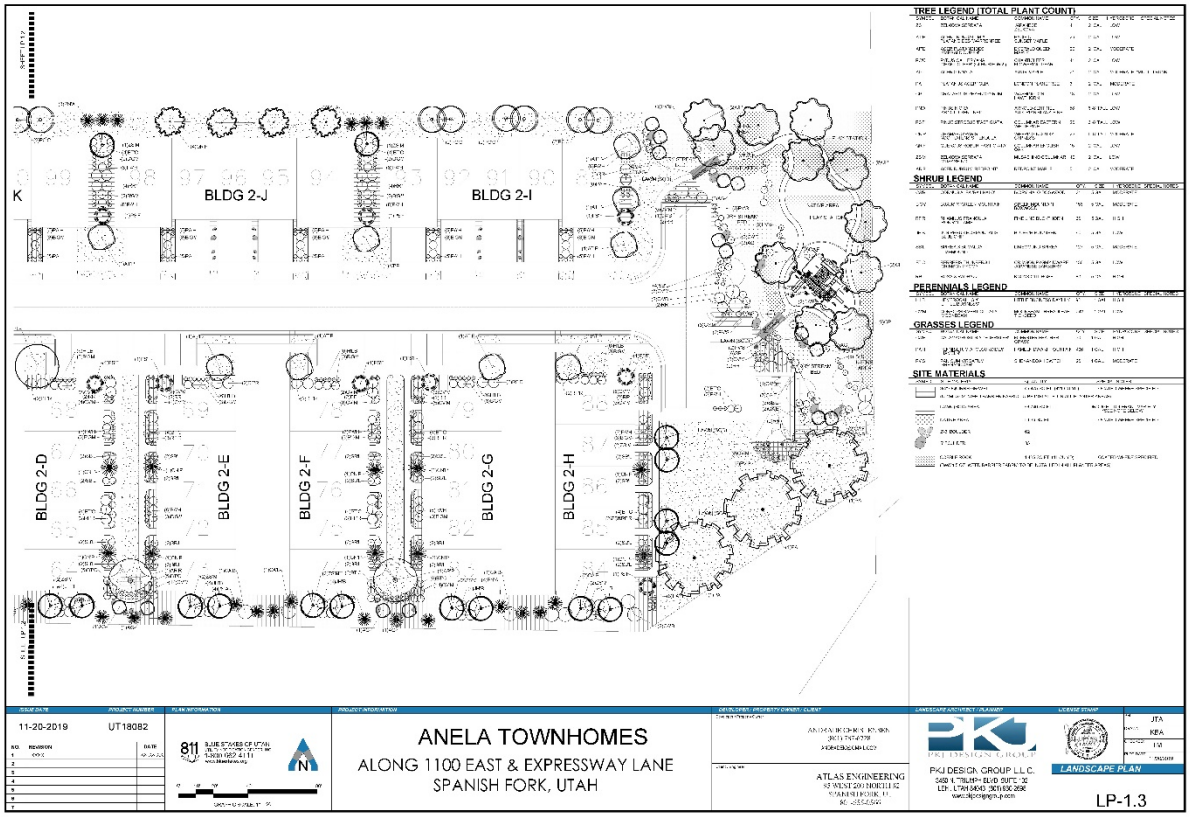

SHEET NO.
DT-02
DETAIL SHEET
SPANISH FORK, UTAH
ANELA TOWNHOMES
PLAT "A"
ATLAS ENGINEERING L.L.C.
SD BOX #3
3'x3' BOX
FLOW FROM CB#3 15" RCP SLOPE=1.91%
FLOW TO OVERFLOW BOX#1 15" RCP SLOPE=0.22%
KNOCK-OUT CONNECTION BETWEEN SD BOXES
FLOW FROM STORMBRXX 15" RCP SLOPE=0.24%
3'x3' BOX
SD BOX #4
SD BOX CONNECTION - PLAN VIEW
NTS
WATERMAN GATE
STEEL GRATE
GRATE 4587.50
FREEBOARD ELEVATION 4587.50
10 YEAR STORM
POND 1
TOP OF POND 4585.50
BOTTOM OF POND 4583.50
CAPACITY 7,500 CF
GRATE 4583.50
PROPOSED STORMBRXX
3'x3' BOX
KNOCK-OUT CONNECTION BETWEEN SD BOXES
FLOW 15" RCP SLOPE=0.24%
INV. 4581.70
FLOW 15" RCP SLOPE=0.22%
INV. 4581.59
FLOW 15" RCP SLOPE=0.20%
INV. 4581.75
INV. 4581.70
ORIFICE PLATE
BOB 4580.70
BOB 4580.70
BOB 4580.59
SD BOX #3 & #4
OVERFLOW BOX #1
POND/STORM DRAIN DETAIL
~NTS~

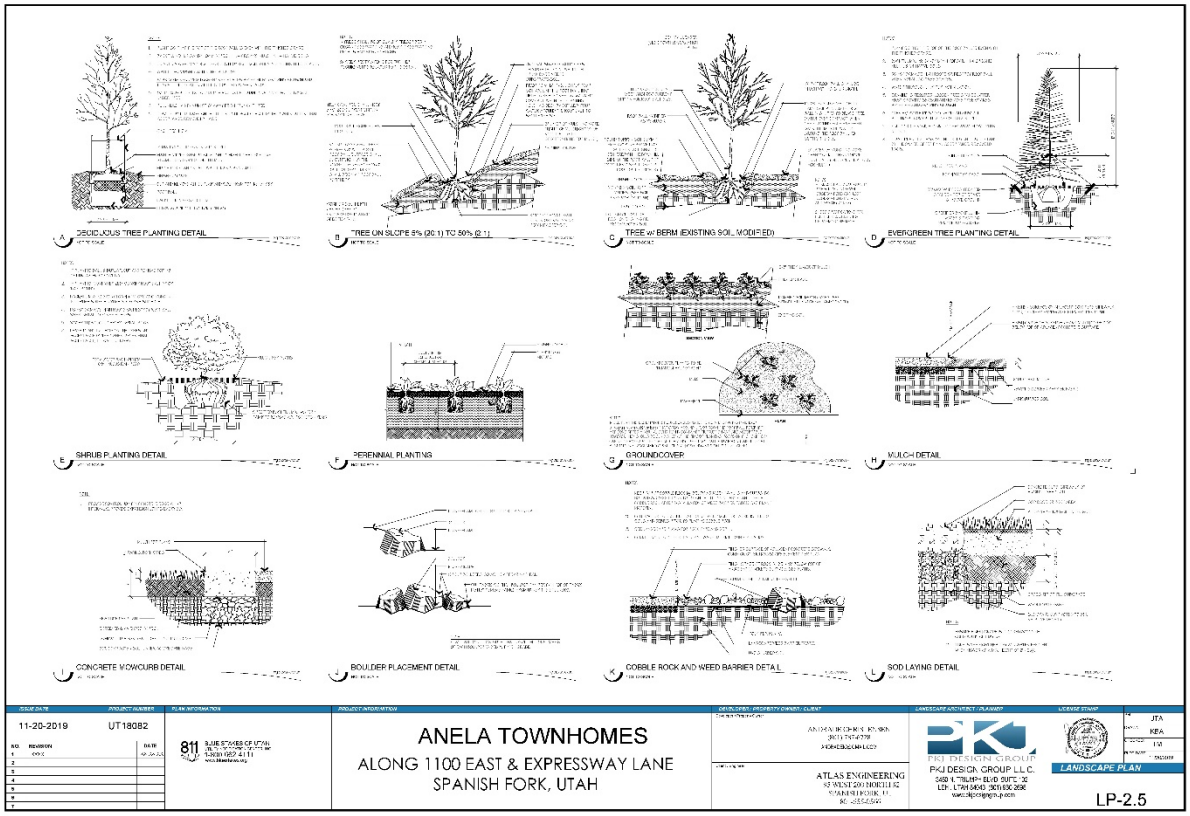

SHEET NO.
DT-03
DETAIL SHEET
SPANISH FORK, UTAH
ANELA TOWNHOMES
PLAT "A"
ATLAS ENGINEERING L.L.C.
ROCK WALL
IRRIGATION PROFILE
STA. 10+00 TO STA. 13+88.98
STORM DRAIN PROFILE
STA. 10+00 TO STA. 13+25.02

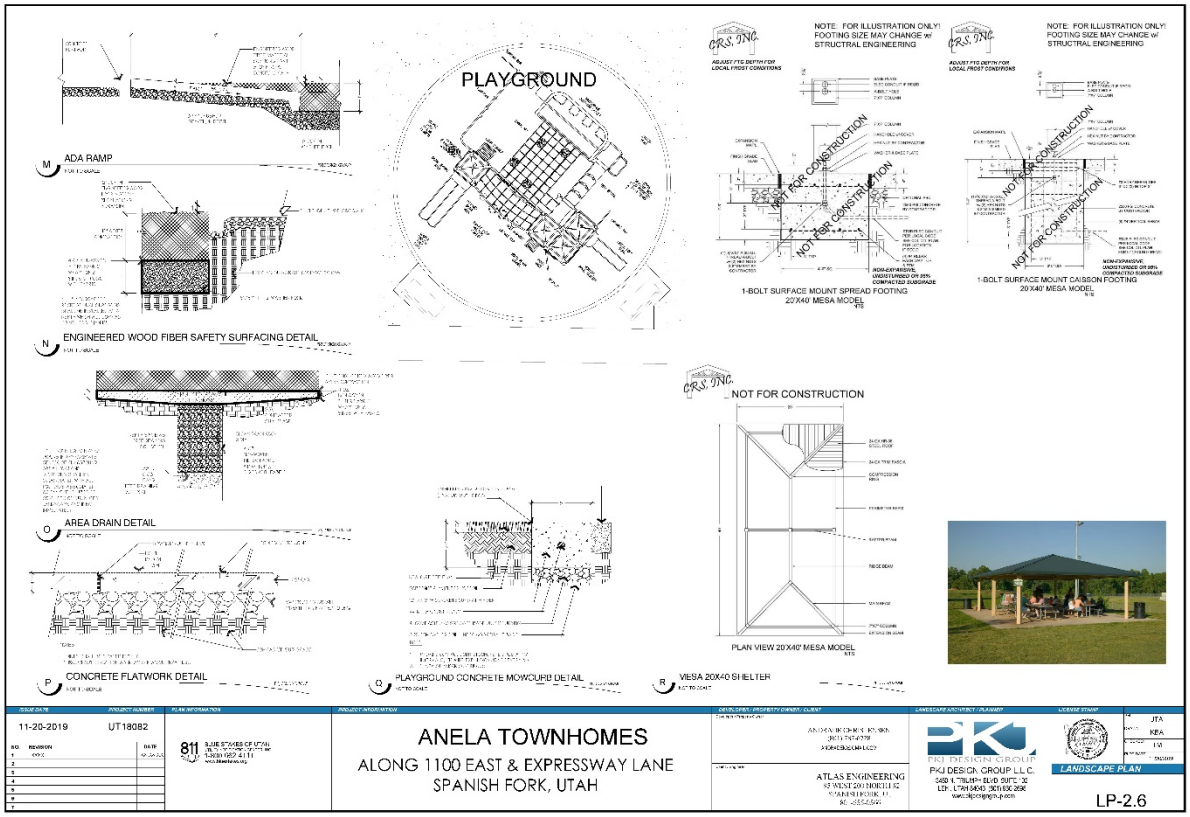

LANDSCAPE PLAN SPECIFICATIONS
LANDSCAPE GENERAL NOTES
SITE REQUIREMENT CALCULATIONS
TREE LEGEND (TOTAL PLANT COUNT)
SHRUB LEGEND
PERENNIALS LEGEND
GRASSES LEGEND
SITE MATERIALS
LANDSCAPE NOTES
11-20-2019
UT18082
ANELA TOWNHOMES
ALONG 1100 EAST & EXPRESSWAY LANE
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP L.L.C.
LANDSCAPE PLAN
LP-1.0

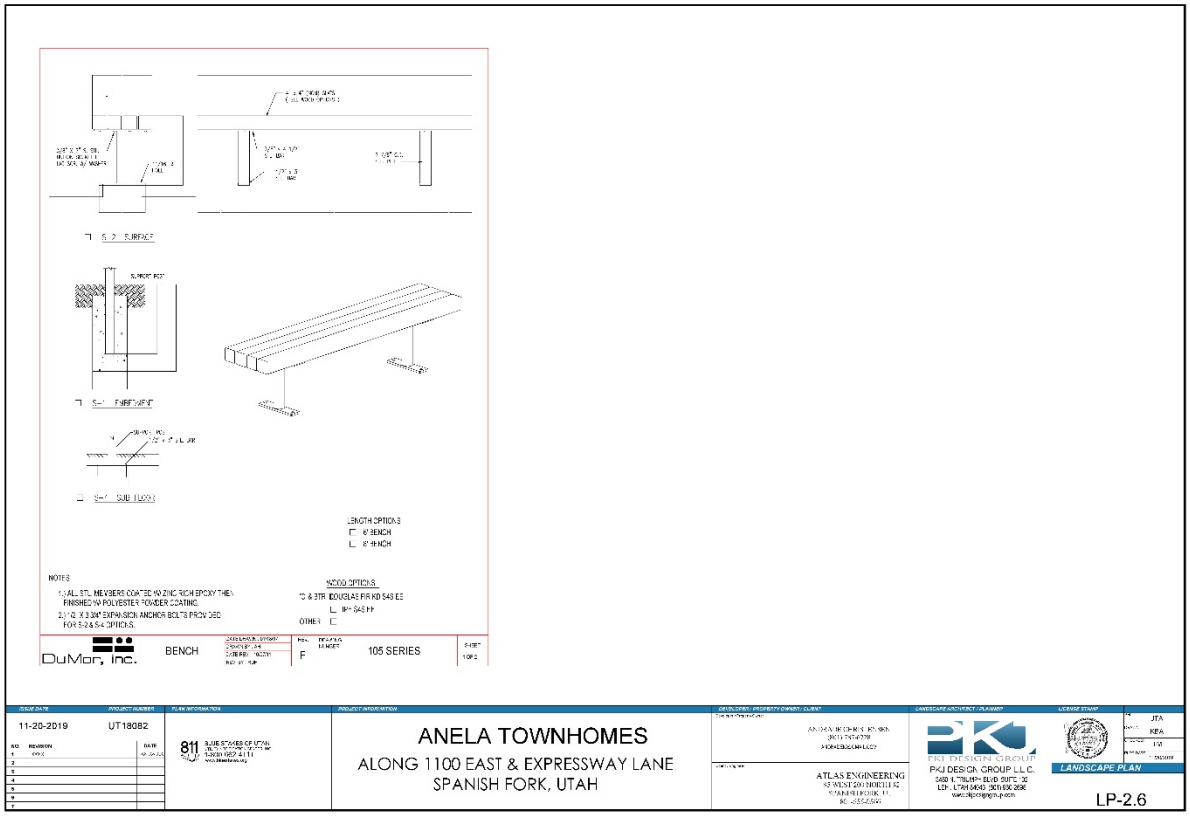

BLDG 1-D
BLDG 1-C
1100 EAST
BLDG 1-E
BLDG 1-F
BLDG 1-G
BLDG 1-H
BLDG 1-I
TREE LEGEND (TOTAL PLANT COUNT)
SHRUB LEGEND
PERENNIALS LEGEND
GRASSES LEGEND
SITE MATERIALS
11-20-2019
UT18082
ANELA TOWNHOMES
ALONG 1100 EAST & EXPRESSWAY LANE
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP L.L.C.
LANDSCAPE PLAN
LP-1.1

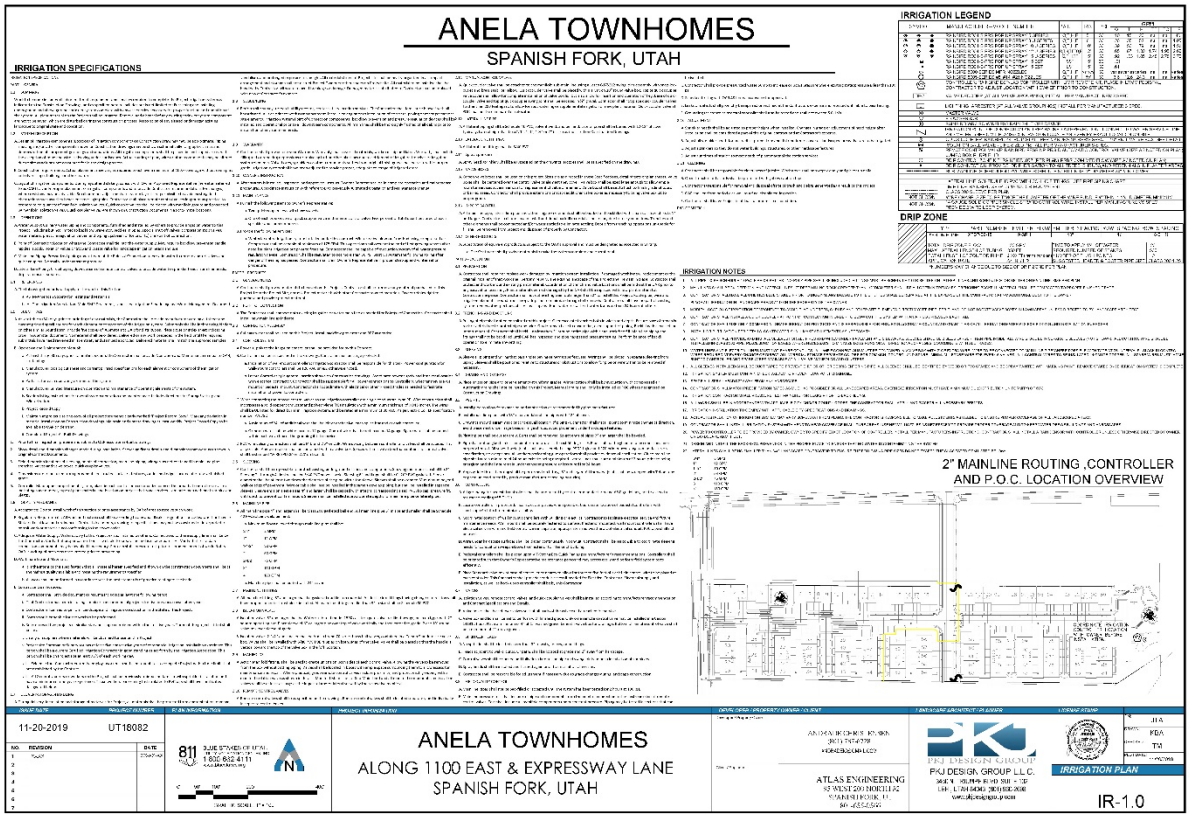

BLDG 1-B
BLDG 1-A
BLDG 2-K
PHASE 1
PHASE 2
EXPRESSWAY LANE
BLDG 1-J
BLDG 2-A
BLDG 2-B
BLDG 2-C
BLDG 2-D
TREE LEGEND (TOTAL PLANT COUNT)
SHRUB LEGEND
PERENNIALS LEGEND
GRASSES LEGEND
SITE MATERIALS
11-20-2019
UT18082
ANELA TOWNHOMES
ALONG 1100 EAST & EXPRESSWAY LANE
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP L.L.C.
LANDSCAPE PLAN
LP-1.2

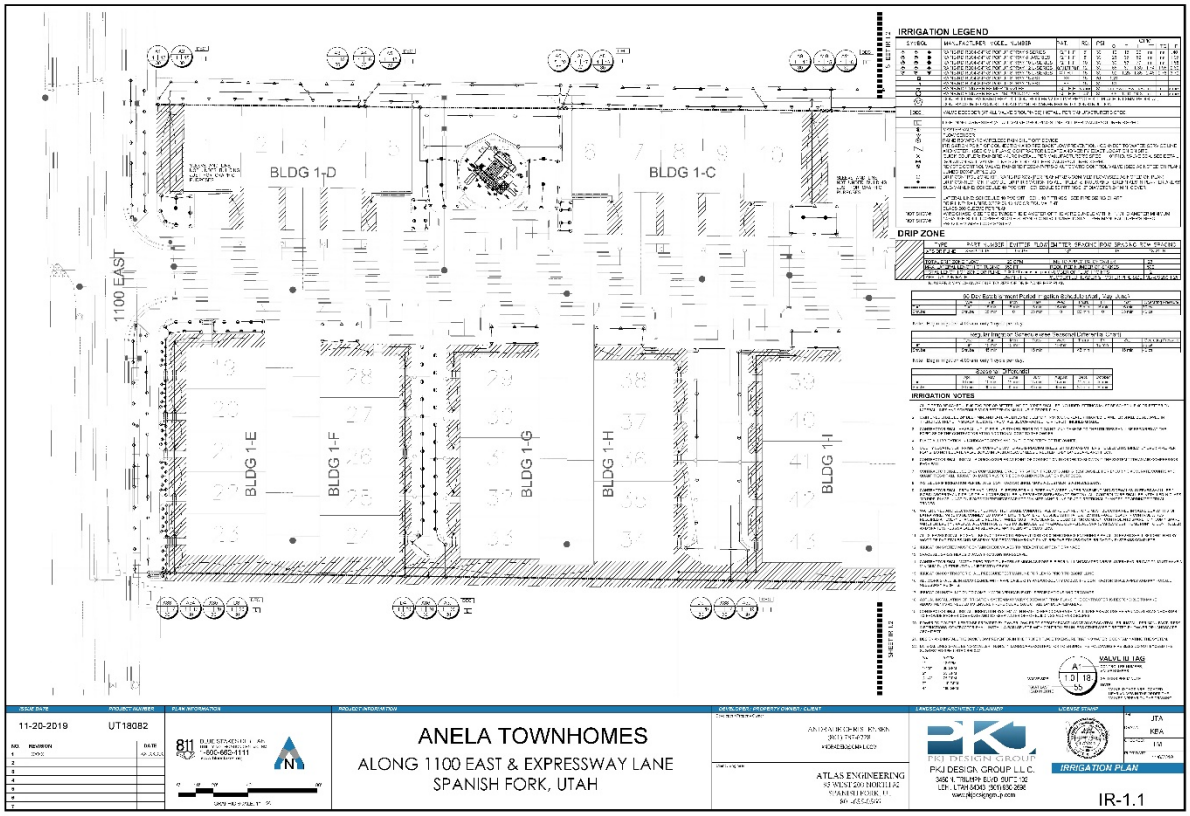

K
BLDG 2-J
BLDG 2-I
BLDG 2-D
BLDG 2-E
BLDG 2-F
BLDG 2-G
BLDG 2-H
TREE LEGEND (TOTAL PLANT COUNT)
SHRUB LEGEND
PERENNIALS LEGEND
GRASSES LEGEND
SITE MATERIALS
11-20-2019
UT18082
ANELA TOWNHOMES
ALONG 1100 EAST & EXPRESSWAY LANE
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP L.L.C.
LANDSCAPE PLAN
LP-1.3

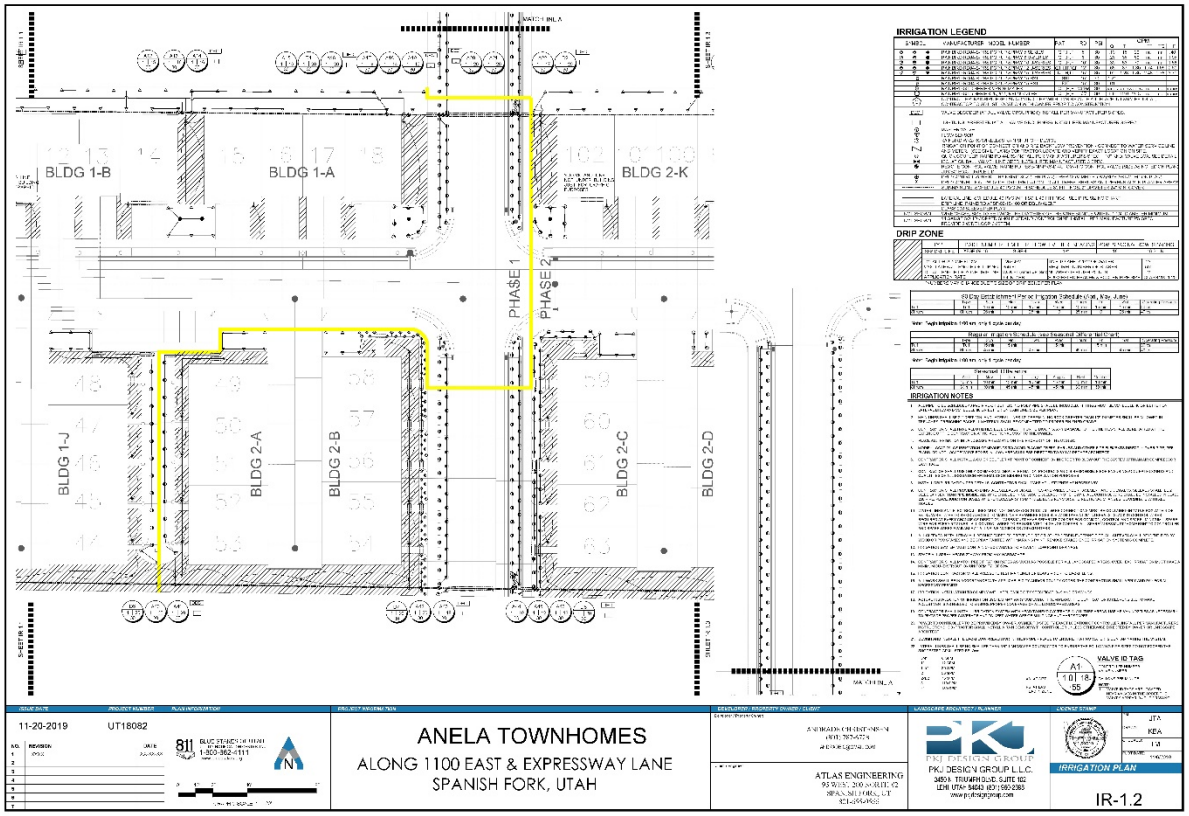

A DECIDUOUS TREE PLANTING DETAIL
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
C TREE W/ BERM (EXISTING SOIL, MODIFIED)
D EVERGREEN TREES PLANTING DETAIL
E SHRUB PLANTING DETAIL
F PERENNIAL PLANTING
G GROUNDCOVER
H MULCH DETAIL
J CONCRETE MOWCURB DETAIL
K BOULDER PLACEMENT DETAIL
L COBBLE ROCK AND WEED BARRIER DETAIL
M SOD LAYING DETAIL
11-20-2019
UT18082
811
ANELA TOWNHOMES
ALONG 1100 EAST & EXPRESSWAY LANE
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP L.L.C.
LANDSCAPE PLAN
LP-2.5

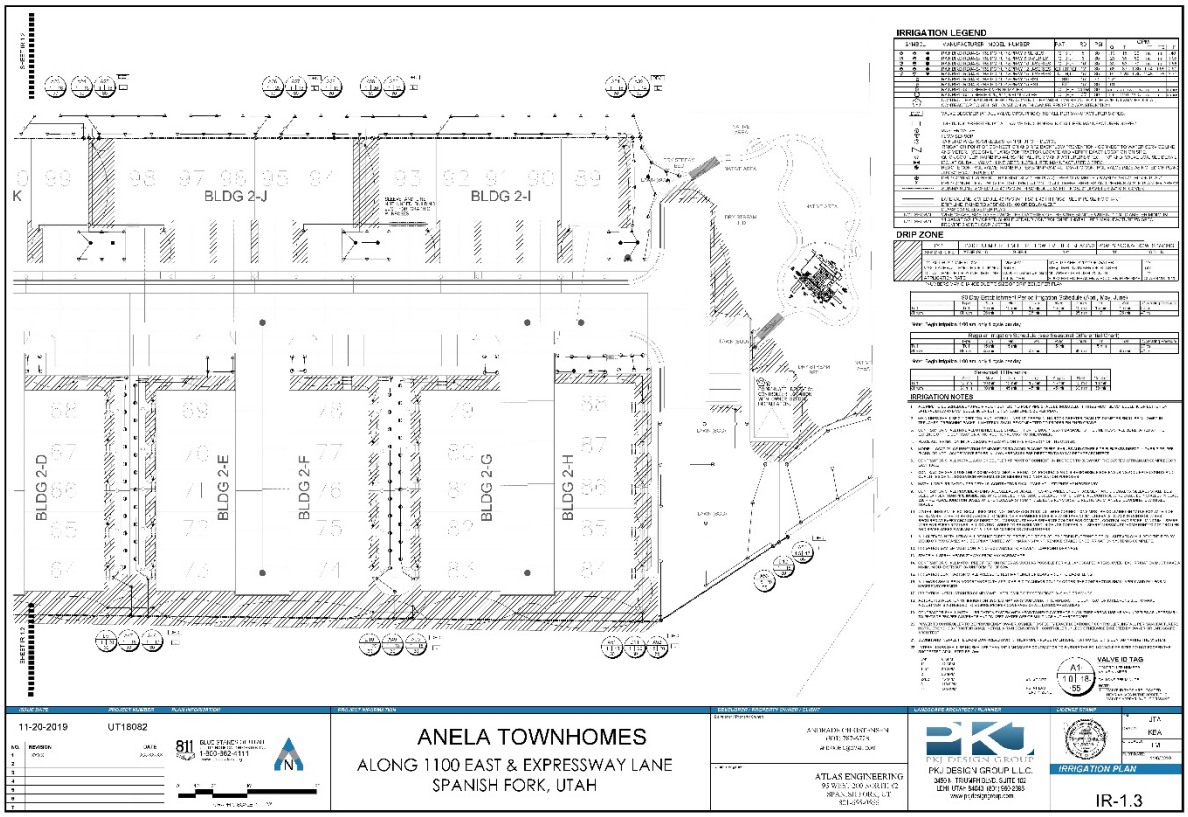

PLAYGROUND
M ADA RAMP
N ENGINEERED WOOD FIBER SAFETY SURFACING DETAIL
O AREA DRAIN DETAIL
P CONCRETE FLATWORK DETAIL
Q PLAYGROUND CONCRETE MOWCURB DETAIL
R MESA 20X40 SHELTER
NOT FOR CONSTRUCTION
1-BOLT SURFACE MOUNT SPREAD FOOTING 20'X40' MESA MODEL
1-BOLT SURFACE MOUNT CAISSON FOOTING 20'X40' MESA MODEL
PLAN VIEW 20'X40' MESA MODEL
11-20-2019
UT18082
811
ANELA TOWNHOMES
ALONG 1100 EAST & EXPRESSWAY LANE
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP L.L.C.
LANDSCAPE PLAN
LP-2.6

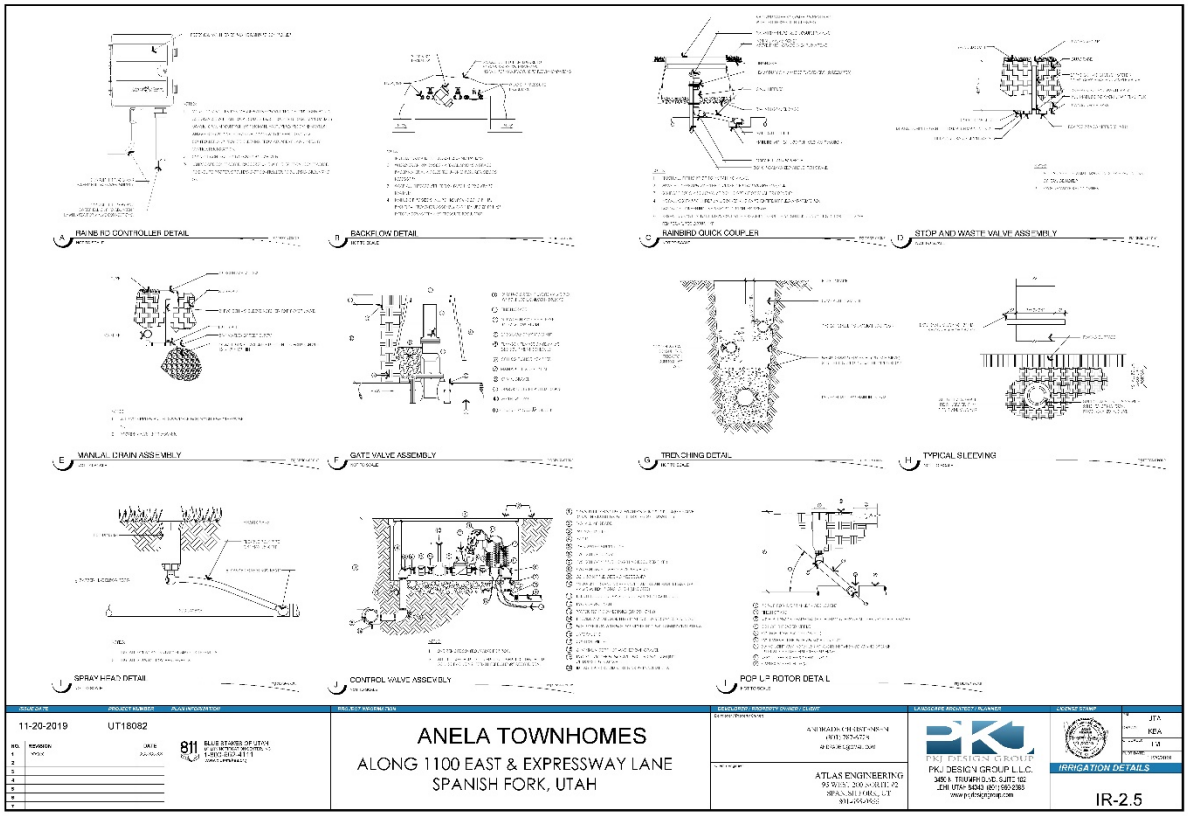

DuMor, Inc.
BENCH
105 SERIES
NOTES
LENGTH OPTIONS
6' BENCH
8' BENCH
WOOD OPTIONS
OTHER
11-20-2019
UT18082
ANELA TOWNHOMES
ALONG 1100 EAST & EXPRESSWAY LANE
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP L.L.C.
LANDSCAPE PLAN
LP-2.6

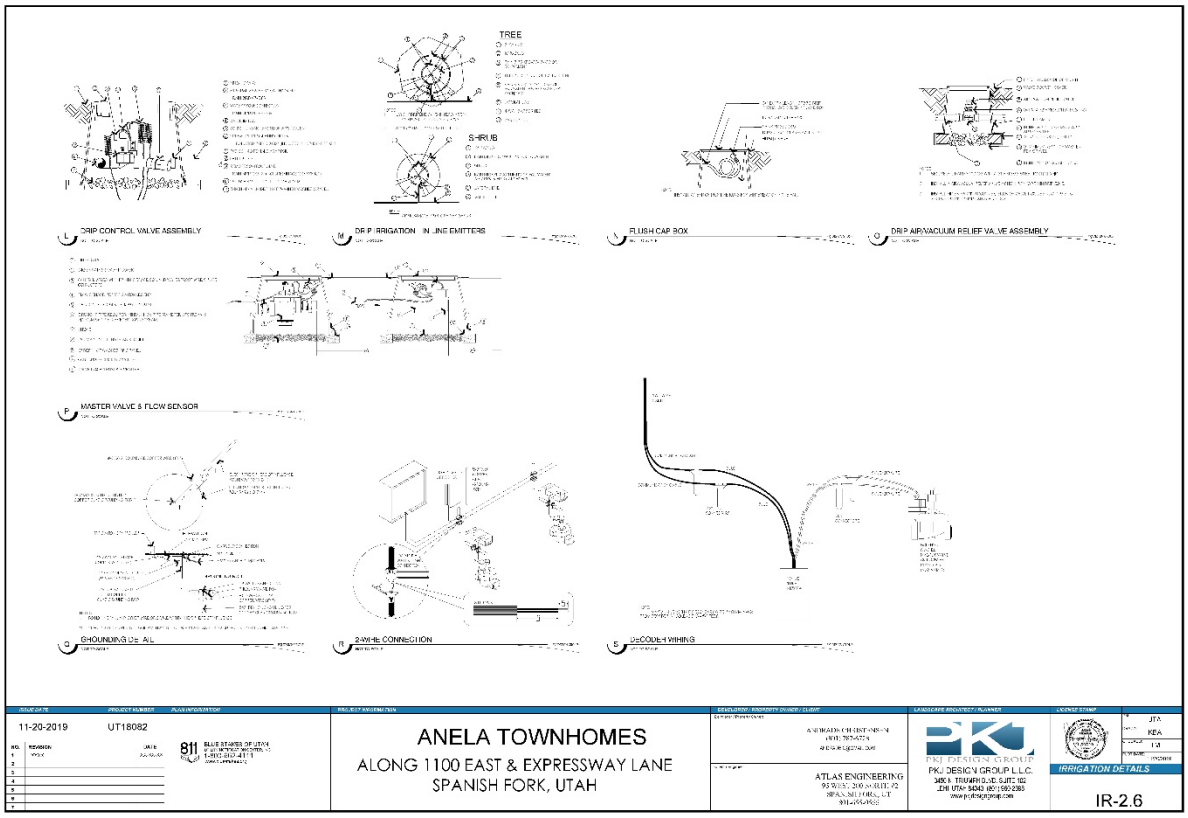

ANELA TOWNHOMES
SPANISH FORK, UTAH
IRRIGATION SPECIFICATIONS
IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW
11-20-2019
UT18082
ANELA TOWNHOMES
ALONG 1100 EAST & EXPRESSWAY LANE
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP L.L.C.
IRRIGATION PLAN
IR-1.0


IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
BLDG 1-D
BLDG 1-C
1100 EAST
BLDG 1-E
BLDG 1-F
BLDG 1-G
BLDG 1-H
BLDG 1-I
11-20-2019
UT18082
ANELA TOWNHOMES
ALONG 1100 EAST & EXPRESSWAY LANE
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP L.L.C.
IRRIGATION PLAN
IR-1.1

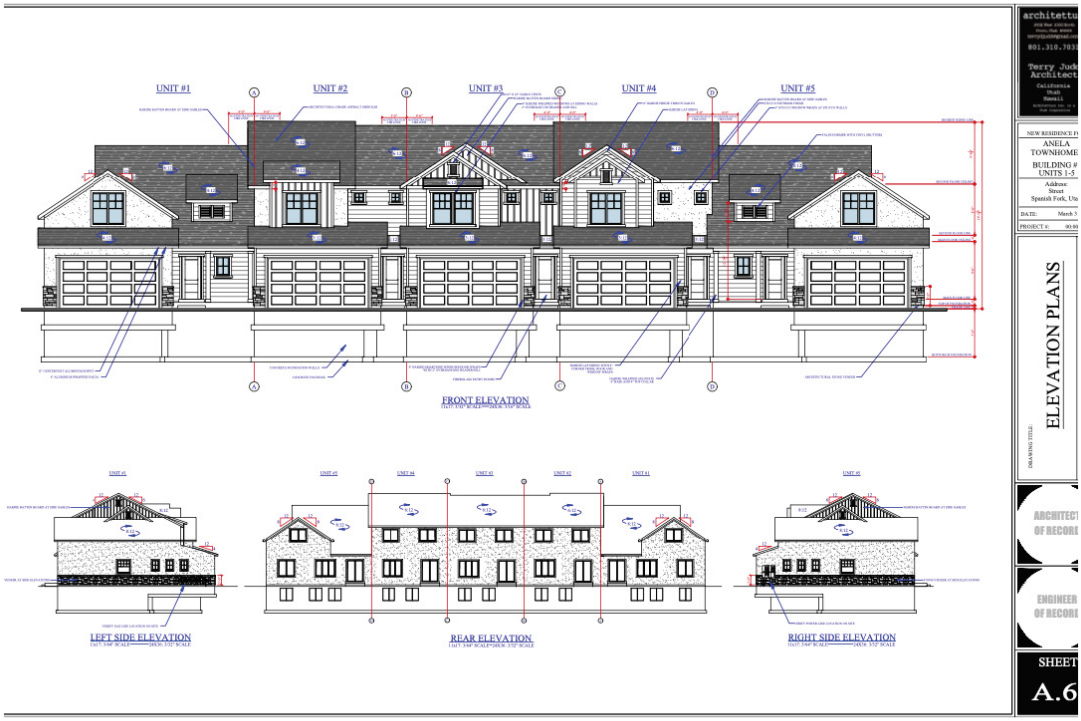

IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
BLDG 1-B
BLDG 1-A
BLDG 2-K
PHASE 1
PHASE 2
BLDG 1-J
BLDG 2-A
BLDG 2-B
BLDG 2-C
BLDG 2-D
11-20-2019
UT18082
ANELA TOWNHOMES
ALONG 1100 EAST & EXPRESSWAY LANE
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP L.L.C.
IRRIGATION PLAN
IR-1.2


IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
BLDG 2-J
BLDG 2-I
BLDG 2-D
BLDG 2-E
BLDG 2-F
BLDG 2-G
BLDG 2-H
VALVE ID TAG
11-20-2019
UT18082
ANELA TOWNHOMES
ALONG 1100 EAST & EXPRESSWAY LANE
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP L.L.C.
IRRIGATION PLAN
IR-1.3


A RAINBIRD CONTROLLER DETAIL
B BACKFLOW DETAIL
C RAINBIRD QUICK COUPLER
D STOP AND WASTE VALVE ASSEMBLY
E MANUAL DRAIN ASSEMBLY
F GATE VALVE ASSEMBLY
G TRENCHING DETAIL
H TYPICAL SLEEVING
I SPRAY HEAD DETAIL
J CONTROL VALVE ASSEMBLY
K POP UP ROTOR DETAIL
11-20-2019
UT18082
ANELA TOWNHOMES
ALONG 1100 EAST & EXPRESSWAY LANE
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP L.L.C.
IRRIGATION DETAILS
IR-2.5


TREE
SHRUB
DRIP CONTROL VALVE ASSEMBLY
DRIP IRRIGATION IN-LINE EMITTERS
FLUSH CAP BOX
DRIP AIR/VACUUM RELIEF VALVE ASSEMBLY
MASTER VALVE & FLOW SENSOR
GROUNDING DETAIL
2-WIRE CONNECTION
DECODER WIRING
11-20-2019
UT18082
811
BLUE STAKES OF UTAH
1-800-662-4111
ANELA TOWNHOMES
ALONG 1100 EAST & EXPRESSWAY LANE
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP L.L.C.
IRRIGATION DETAILS
IR-2.6


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UNIT #1
UNIT #2
UNIT #3
UNIT #4
UNIT #5
FRONT ELEVATION
LEFT SIDE ELEVATION
REAR ELEVATION
RIGHT SIDE ELEVATION
ELEVATION PLANS
SHEET
A.6


UNIT #19
UNIT #20
UNIT #21
UNIT #22
UNIT #23
FRONT ELEVATION
LEFT SIDE ELEVATION
REAR ELEVATION
RIGHT SIDE ELEVATION
ELEVATION PLANS
SHEET
A.6


ANELA TOWNHOMES
SPANISH FORK, UTAH


ANELA TOWNHOMES
SPANISH FORK, UTAH
4-Plex Townhome
FRONT ELEVATION
BACK ELEVATION
SIDE ELEVATIONS
TOWNHOME TYPES
A 4-PLEX TOWNHOME
B 5-PLEX TOWNHOME
C ALLEY-LOADED TOWNHOMES

ANELA TOWNHOMES SPANISH FORK, UTAH

5-Plex Townhome





FRONT ELEVATION



BACK ELEVATION



TOWNHOME TYPES
- A 4-PLEX TOWNHOME
- B 5-PLEX TOWNHOME
- C ALLEY-LOADED TOWNHOMES





SIDE ELEVATIONS

ANELA TOWNHOMES SPANISH FORK, UTAH

Alley Loaded Townhome





FRONT ELEVATION



BACK ELEVATION



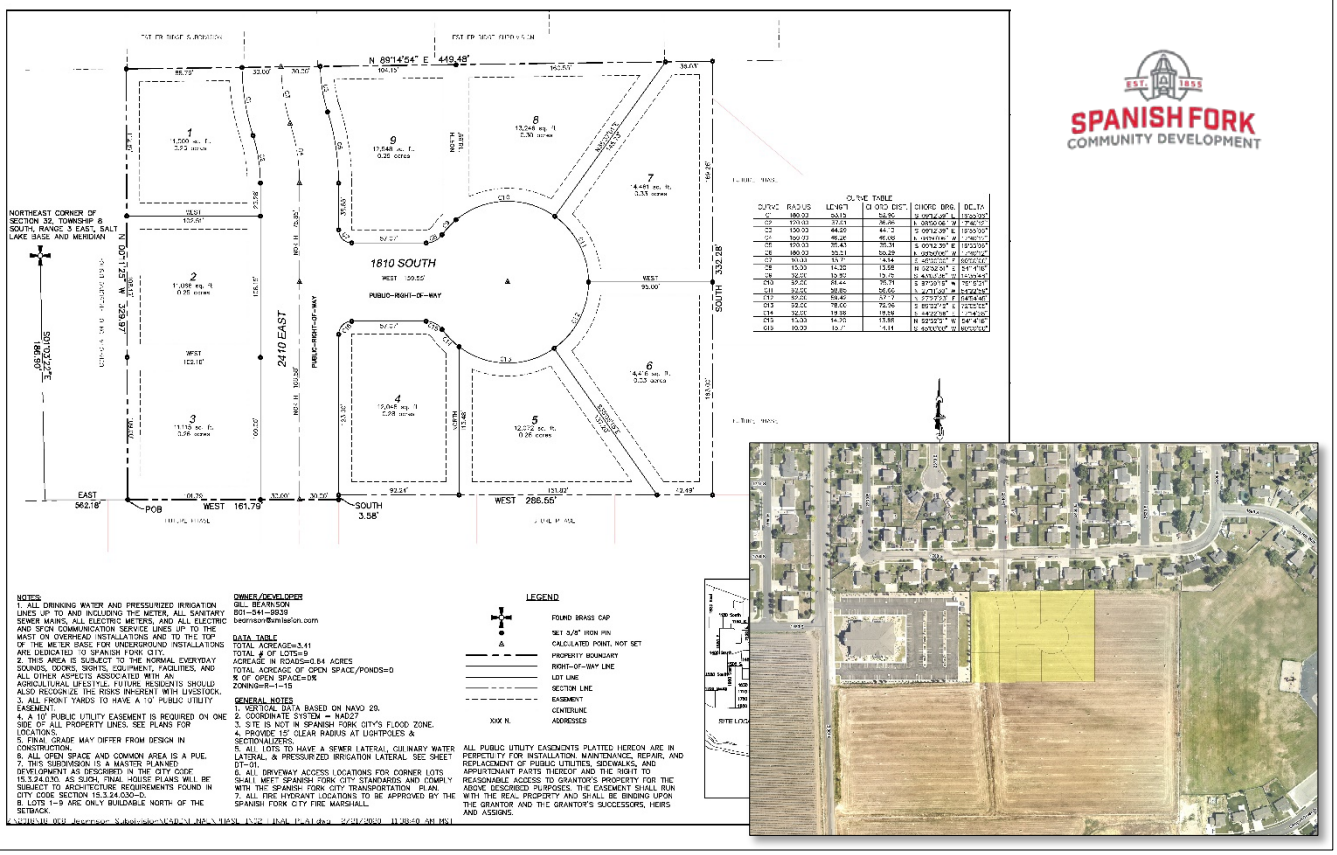
TOWNHOME TYPES
- A 4-PLEX TOWNHOME
- B 5-PLEX TOWNHOME
- C ALLEY-LOADED TOWNHOMES





SIDE ELEVATIONS


ANELA TOWNHOMES
SPANISH FORK, UTAH
Active Open Space
ACTIVITIES:
1 PROJECT TRAIL NETWORK
3 PAVILION/PICNIC SHELTER
4 PLAYGROUND
Natural Open Space
ACTIVITIES:
1 TRAIL SYSTEM THROUGH PRESERVED LANDS



High Sky Estates Subdivision, Plat A Final Plat Approval Request

April 8, 2020, Development Review Committee.

Located at 2410 East 1850 South, including 3.41acres.

The subject property is zoned R-1-15.

The applicant has requested that a Final Plat of nine (9) lots be approved.

Key Issues

1. Is the proposal consistent with the Preliminary Plat?
2. Greenbelt roll-back taxes.
3. Plat corrections.
4. Utilities.
5. Power.

Recommendation

That the proposed Final Plat be approved based on the following findings and subject to the following conditions:

Findings

1. That the application conforms to the City's Zoning Map and General Plan.
2. That the application is consistent with the approved Preliminary Plat.

Conditions

1. That the applicant meets the City's Construction Standards.
2. That the applicant addresses staff review comments.

Exhibits

1. Final Plat.

HIGH SKY ESTATES PLAT "A"

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

-SHEET INDEX-

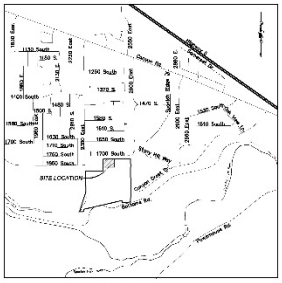
SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY & INDEX
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
6	ELECTRIC PLAN
PP-01	PLAN & PROFILE – 2410 EAST – STA. 16+60.75 TO STA. 20+00.00
PP-02	PLAN & PROFILE – 1810 SOUTH – STA. 10+00.00 TO STA. 12+06.05
DT-01	DETAIL SHEET

OWNER/DEVELOPER
GIL BEARNSON
801 541-9939
bearnson@christopian.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
EXISTING OVER-HEAD POWER
EXISTING FENCE LINE
EXISTING DITCH
EXISTING STRAIGHT SEWER W/MANHOLE
EXISTING CULINARY WATERLINE
EXISTING PRESSURIZED IRRIGATION
PROPOSED PVC SDR-35 SEWER MAIN
PROPOSED CULINARY WATERLINE
PROPOSED PRESSURIZED IRRIGATION
PROPOSED 4" SEWER LATERAL
PROPOSED 8" CULINARY WATER LATERAL
PROPOSED 8" MASONRY WALL

GENERAL NOTES
1. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PLAN ARCHITECT/ENGINEER 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 PRE-CONSTRUCTION MEETING.
5. PROJECT TO MEET SPANISH FORK CITY DESIGN AND STANDARDS.
6. PROJECT TO FOLLOW ALL RECOMMENDATIONS OF GEOTECHNICAL STUDY BY DMT 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 DISCREPANCIES TO THE ENGINEER.
8. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
9. ENGINEERS STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK ELECTRICAL DEPARTMENT.



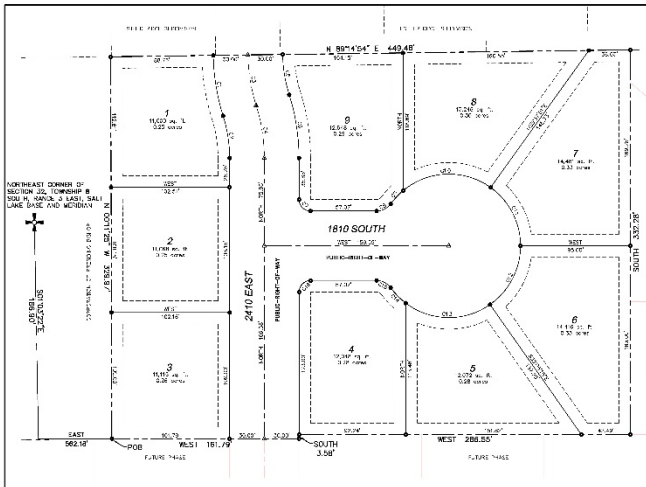
VICINITY MAP
-NTS-

HIGH SKY ESTATES
PLAT "A"

ATLAS ENGINEERING L.L.C.
PHONE:801-855-0568
FAX:801-655-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

DATA TABLE
TOTAL ACREAGE=3.41
TOTAL # OF LOTS=9
ACREAGE IN ROADS=0.63ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=0
% OF OPEN SPACE=0%
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.



SCALE 1" = 30'
(1"=5')
SCALE 1" = 60'

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. _____ AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AS SHOWN ON THE PLAT, AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND IS HELD OR TO BE HELD BY ME. I FURTHER CERTIFY THAT ALL MONUMENTS SHOWN ON THIS PLAT HAVE BEEN OR WILL BE CORRECTLY PLACED AS SHOWN HEREON AND THAT THE INFORMATION SHOWN HEREON IS SUFFICIENT TO ACCURATELY ESTABLISH THE BOUNDARIES OF THE SUBDIVISION AND TO RETRACE OR RESURVEY THE SAME.

_____ DATE
_____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S89°41'54"W ALONG THE SECTION LINE 449.48 FEET FROM THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S89°41'54"W 332.78 FEET; THENCE S00°03'38"E 3.58 FEET; THENCE S89°56'22"W 280.55 FEET; THENCE N00°03'38"W 562.58 FEET; THENCE N89°41'54"E 161.79 FEET; THENCE S00°03'38"E 562.58 FEET; THENCE N89°41'54"E 449.48 FEET TO THE POINT OF BEGINNING. CONTAINS 4.47 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT 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 WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____.

_____
MEMBER:
_____
MEMBER:
_____
MEMBER:

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH }

ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF _____, A CORPORATION AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BY-LAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

_____ NOTARY PUBLIC COMMISSIONED IN UTAH
NOTARY ACTIVITY _____ PRINT FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

I, _____, COUNTY OR CITY APPROVED THE SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PURPOSES THEREIN DEDICATED THIS _____ DAY OF _____, A.D. 20____.

APPROVED _____ ATTESTED _____
CITY MANAGER CITY ATTORNEY

APPROVED _____ ATTEST _____
ENGINEER (SEAL) CLERK-RECORDER

APPROVED _____
COUNTY DEVELOPMENT DIRECTOR

NOTES:
1. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES 3" TO AND INCLUDING 8" MAIN, ALL SANITARY SEWER MAINS, ALL BLOW-OFF VALVES, AND ALL ELECTRIC AND SIGN COMMUNICATION SERVICE LINES 8" TO 14" MAIN SHALL BE INSTALLED AND TO BE TESTED WITH WATER METER BASE PER UNDERGROUND INSTALLATIONS AS INDICATED IN SPANISH FORK NOTES.
2. THIS PROJECT IS SUBJECT TO NORMAL AND USUAL SOUNDS, ODORS, AND EQUIPMENT NOISES, AND ALL OTHER DISCOMFORTS 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 MAJOR PLANNED DEVELOPMENT AS DESCRIBED IN THE CITY CODE 15.3.24.025. AS SUCH, FINAL HOUSE PLANS WILL BE SUBJECT TO ARCHITECTURE REQUIREMENTS FOUND IN CITY CODE SECTION 15.3.24.030-G.
8. LOTS 1-9 ARE ONLY BUILDABLE WITH OF THE SETBACK.

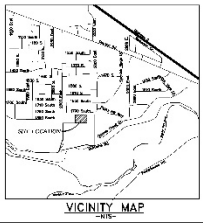
OWNER/DEVELOPER
GIL BEARNSON
801-541-9939
bearnson@christopian.com

DATA TABLE
TOTAL # OF LOTS=9
ACREAGE IN ROADS=0.64 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=0
% OF OPEN SPACE=0%
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 AROUND A LIGHT/POLE & SIGN/HYDRANTS.
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
7. ALL WEST SPANISH FORK CITY STANDARDS AND COMPLY WITH THE SPANISH FORK CITY TRANSPORTATION PLAN.
8. 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
ADDRESSES
XXX N.

ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, DRAINAGE, AND APPURTENANT PARTS TOGETHER WITH 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.

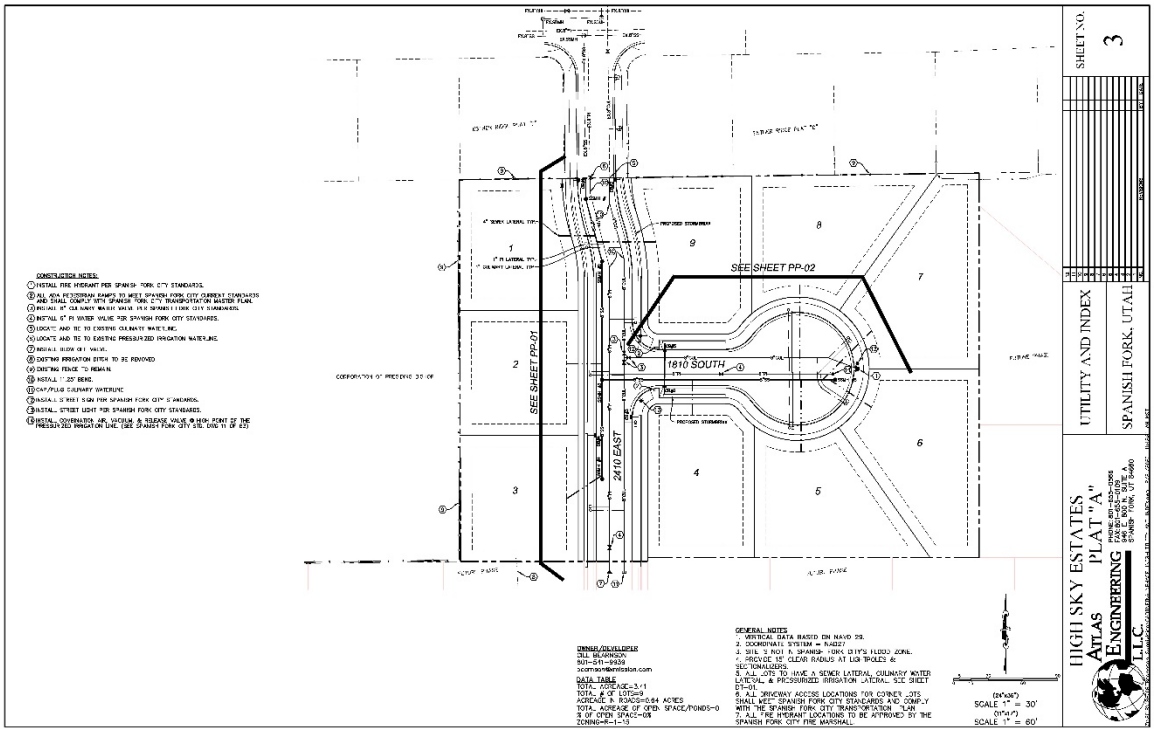


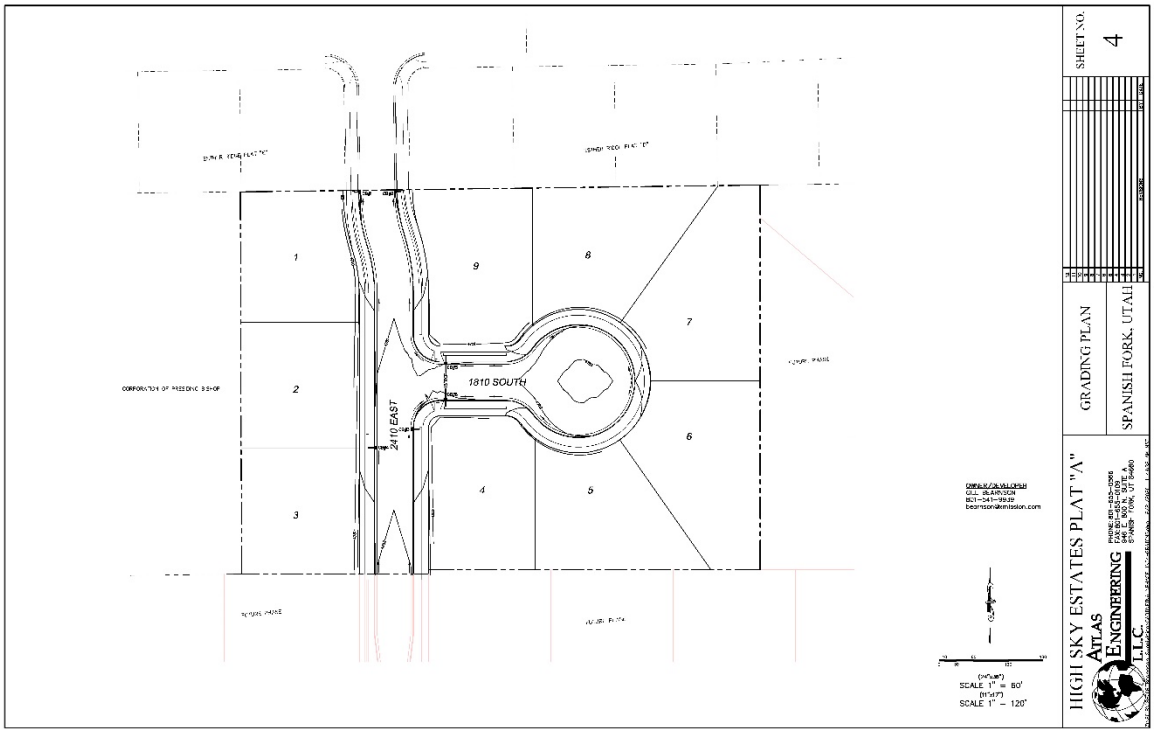
VICINITY MAP
-NTS-

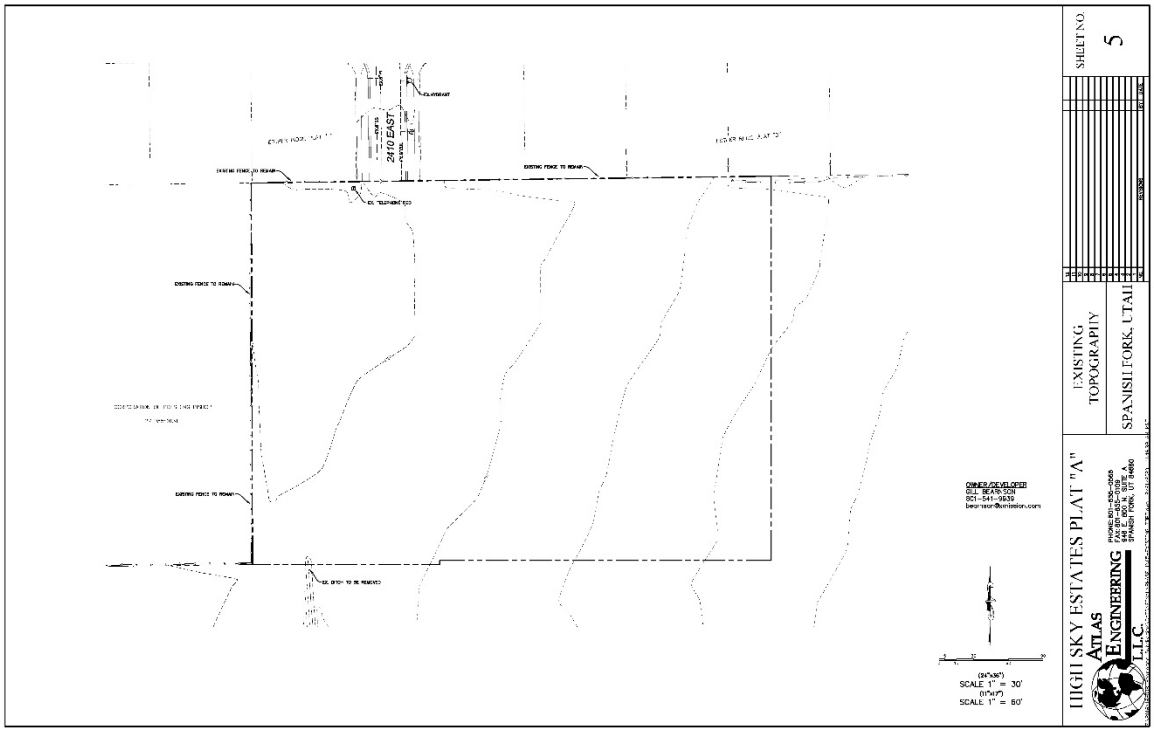
HIGH SKY ESTATES PLAT "A"

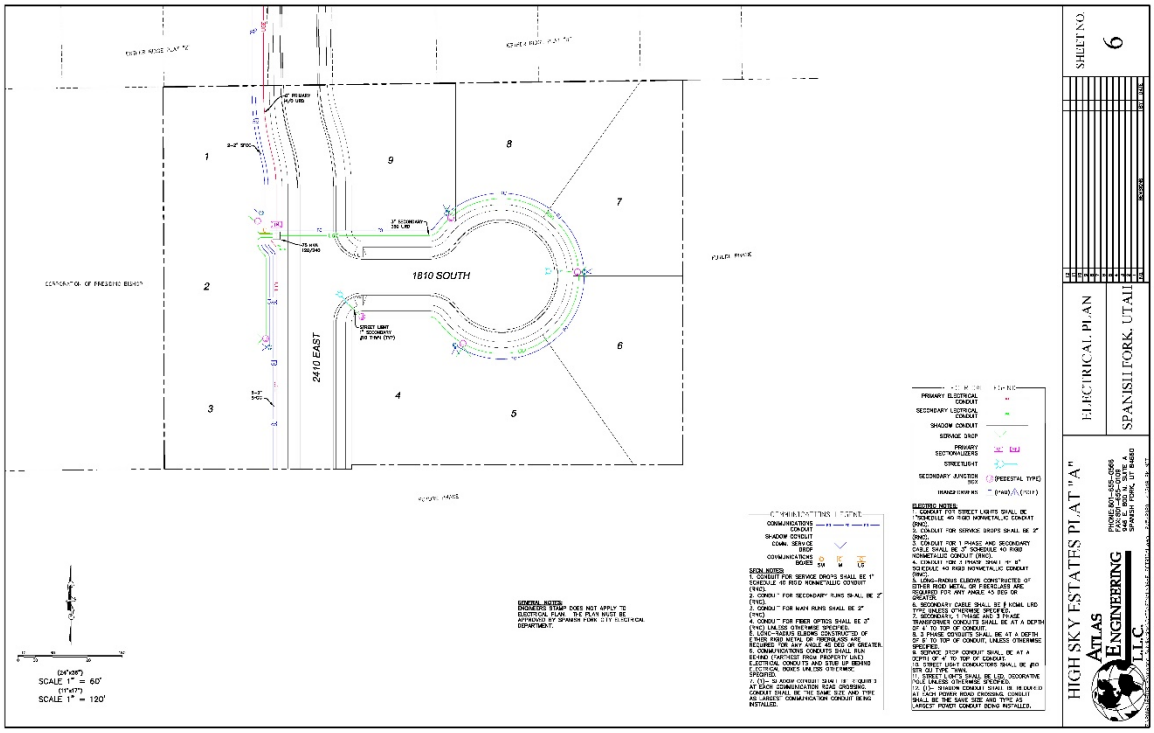
A SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.
CONTAINING 9 LOTS AND 3.41 ACRES.

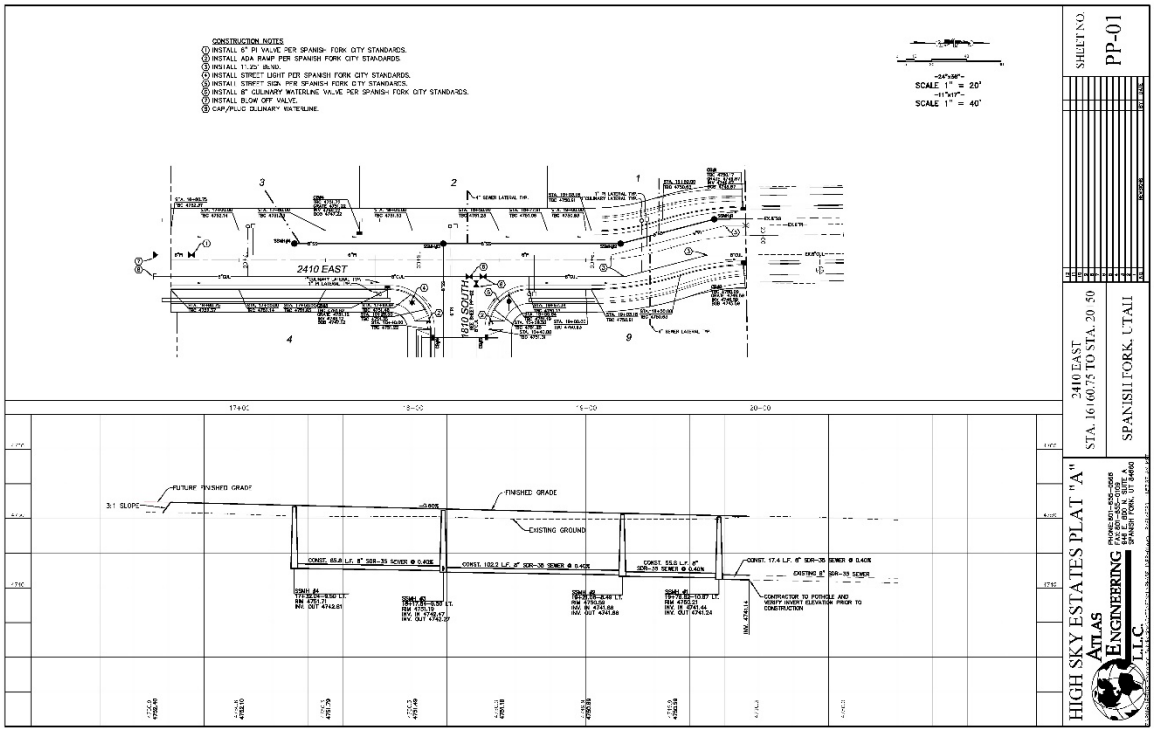
COUNTY SURVEYOR SEAL	SURVEY FILING	COUNTY RECORDER	CITY RECORDER	FIRE RECORDER

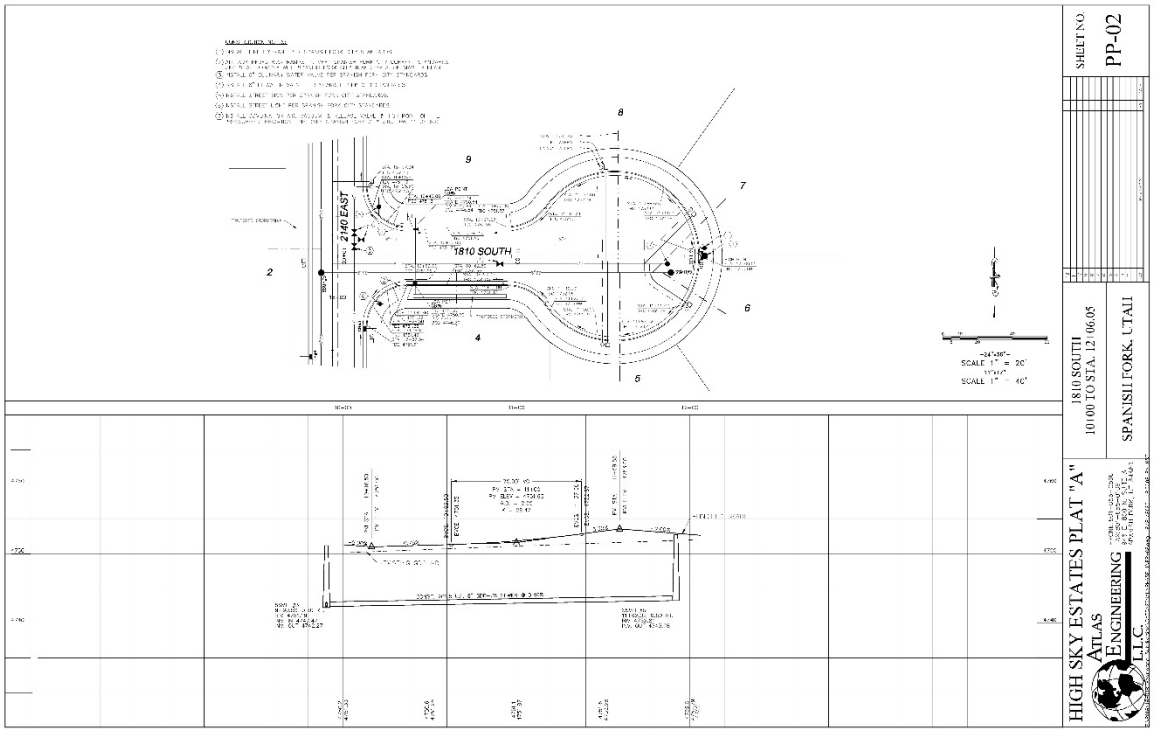

SHEET NO. 3
UTILITY AND INDEX
SPANISH FORK, UTAH
HIGH SKY ESTATES PLAT "A"
ATLAS ENGINEERING L.L.C.
SEE SHEET PP-02
SEE SHEET PP-01
1810 SOUTH
2410 EAST
CONSTRUCTION NOTES:
1 INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2 ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN.
3 INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
4 INSTALL 6" PI WATER VALVE PER SPANISH FORK CITY STANDARDS.
5 LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
6 LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
7 INSTALL HOOK UP VALVE.
8 EXISTING IRRIGATION DITCH TO BE REMOVED
9 EXISTING FENCE TO REMAIN
10 INSTALL 1' 25" BERM.
11 CAP/PLUG CULINARY WATERLINE
12 INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
13 INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
14 INSTALL COMBINATION AIR VACUUM & RELEASE VALVE @ HIGH POINT OF THE PRESSURIZED IRRIGATION LINE (SEE SPANISH FORK CITY STD. DWG 11 OF 23)
OWNER/DEVELOPER
JILL BEARNSON
801-541-9939
jcarnson@mtnsolon.com
DATA TABLE
TOTAL ACREAGE=3.11
TOTAL # OF LOTS=9
ACREAGE IN ROADS=0.64 ACRES
TOTA. ACREAGE OF OPEN SPACE/PONDS=0
% OF OPEN SPACE=0%
ZONING=R-1-13
GENERAL NOTES
1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD27
3. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE.
4. PROVIDE 15' CLEAR RADIUS AT LEA TRACTS &
SECTIONALIZERS.
5. ALL LOTS TO HAVE A SEWER LATERAL, CULINARY WATER LATERAL, & PRESSURIZED IRRIGATION LATERAL. SEE SHEET D1-01.
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
SCALE 1" = 30'
SCALE 1" = 60'

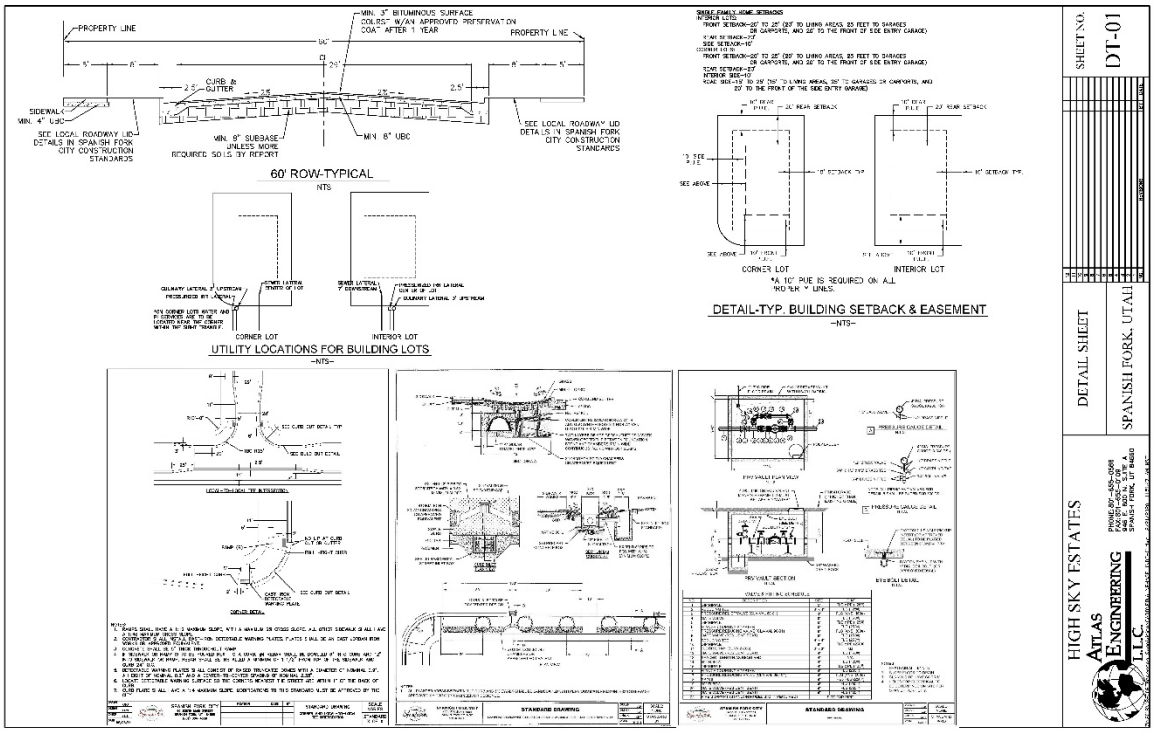

SHEET NO. 4
GRADING PLAN
SPANISH FORK, UTAH
HIGH SKY ESTATES PLAT "A"
ATLAS ENGINEERING L.L.C.
1810 SOUTH
2410 EAST
SCALE 1" = 60'
SCALE 1" = 120'

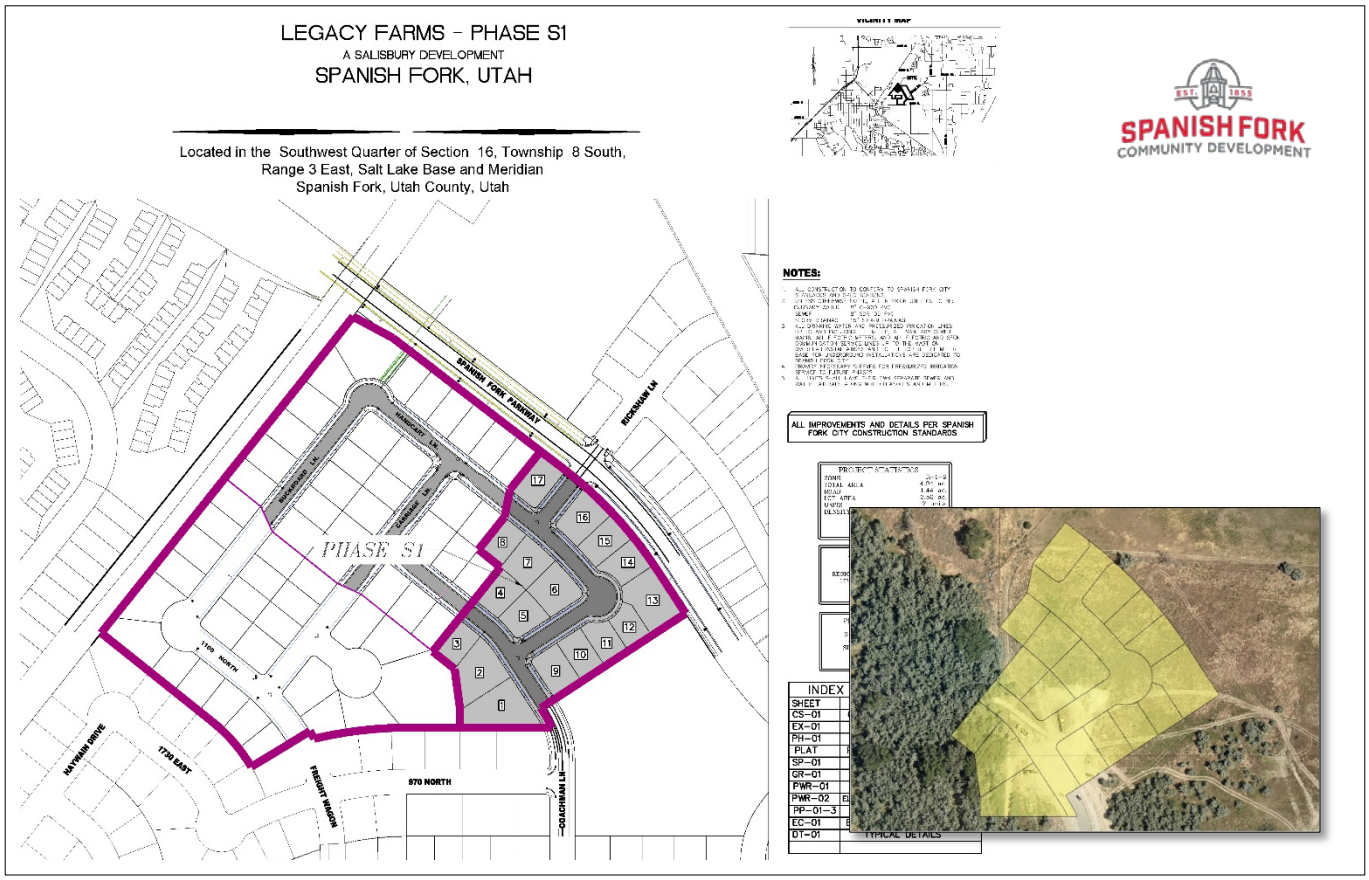

2410 EAST
EXISTING FENCE TO REMAIN
EX. DITCH TO BE REMOVED
OWNER/DEVELOPER
CLL SEATON SON
801-541-9639
bearriver@hotmail.com
(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'
SHEET NO. 5
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
HIGH SKY ESTATES PLAT "A"
ATLAS ENGINEERING L.L.C.


1810 SOUTH
2410 EAST
1
2
3
4
5
6
7
8
9
(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'
SHEET NO. 6
ELECTRICAL PLAN
SPANISH FORK, UTAH
HIGH SKY ESTATES PLAT "A"
ATLAS ENGINEERING L.L.C.


CONSTRUCTION NOTES
SCALE 1" = 20'
SCALE 1" = 40'
2410 EAST
1810 SOUTH
FUTURE FINISHED GRADE
3:1 SLOPE
FINISHED GRADE
EXISTING GROUND
HIGH SKY ESTATES PLAT "A"
ATLAS ENGINEERING L.L.C.
2410 EAST
STA. 16+60.75 TO STA. 20+50
SPANISH FORK, UTAH
SHEET NO.
PP-01


2140 EAST
1810 SOUTH
SCALE 1" = 20'
SCALE 1" = 40'
HIGH SKY ESTATES PLAT "A"
ATLAS ENGINEERING L.L.C.
1810 SOUTH
10+00 TO STA. 12+06.05
SPANISH FORK, UTAH
SHEET NO.
PP-02


PROPERTY LINE
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
PROPERTY LINE
CURB & GUTTER
SIDEWALK MIN. 4" UBC
SEE LOCAL ROADWAY UID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
MIN. 9" SUBBASE UNLESS MORE REQUIRED SOILS RPT
MIN 8" UBC
SEE LOCAL ROADWAY UID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
60' ROW-TYPICAL
NTS
CORNER LOT
INTERIOR LOT
UTILITY LOCATIONS FOR BUILDING LOTS
-NTS-
SINGLE FAMILY HOME SETBACKS
CORNER LOT
INTERIOR LOT
*A 10' PUE IS REQUIRED ON ALL NON-LOT LINES.
DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
HIGH SKY ESTATES
ATLAS ENGINEERING L.L.C.



Legacy Farms Subdivision, Phase S1 Final Plat Approval Request

April 8, 2020, Development Review Committee.

Located at 1900 East 1200 North, including 4.94 acres.

The subject property is zoned R-1-9.

The applicant has requested that a Final Plat of seventeen (17) lots be approved.

Key Issues

1. Is the proposal consistent with the Preliminary Plat?
2. Addresses and street names.
3. Power.

Recommendation

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

Findings

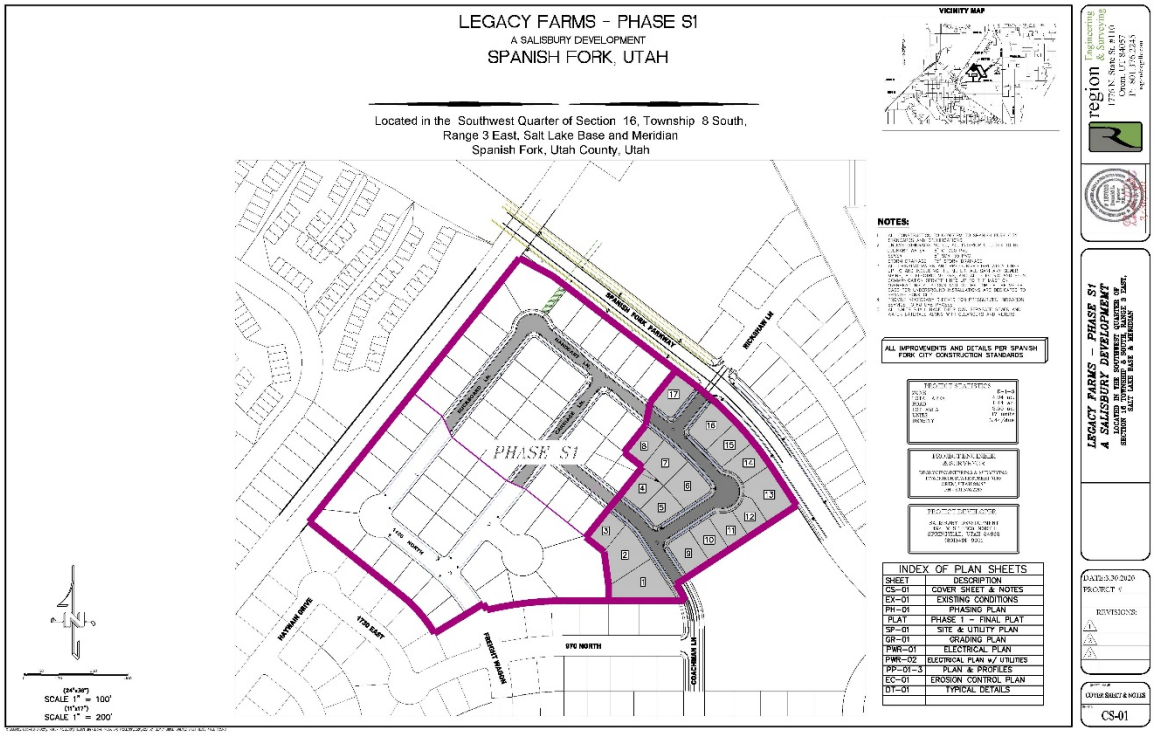
1. That the application conforms to the City's Zoning Map and General Plan.
2. That the application is consistent with the approved Preliminary Plat.

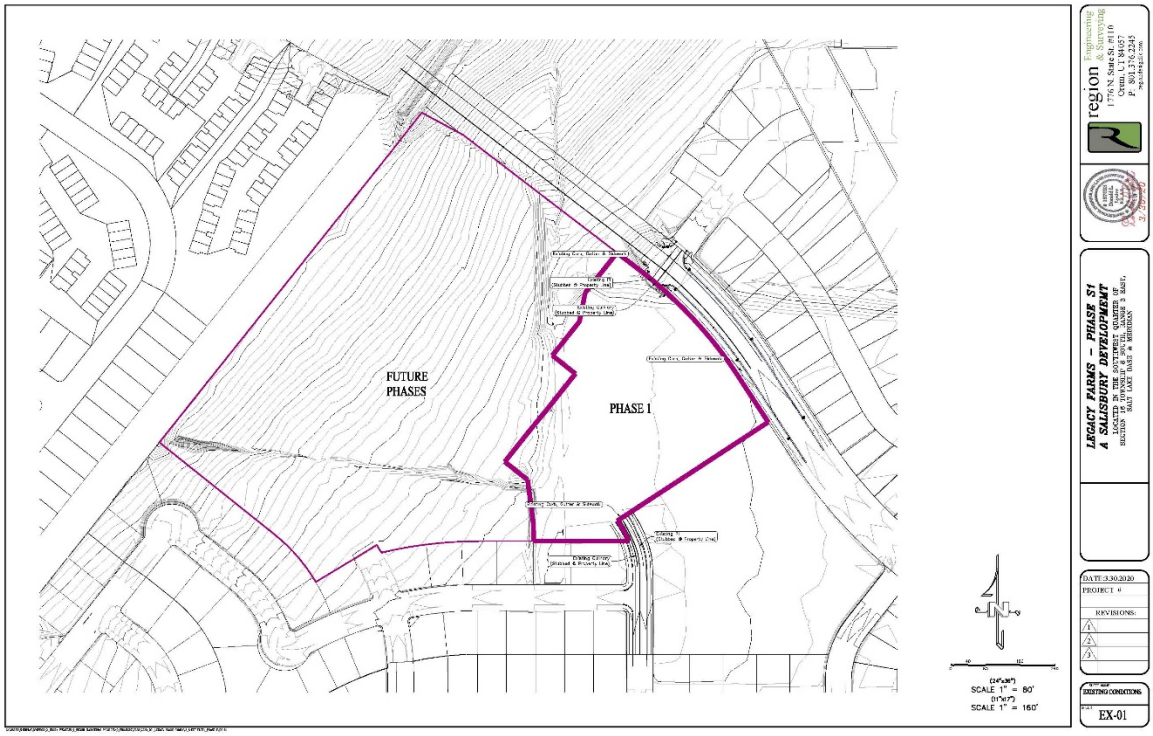
Conditions

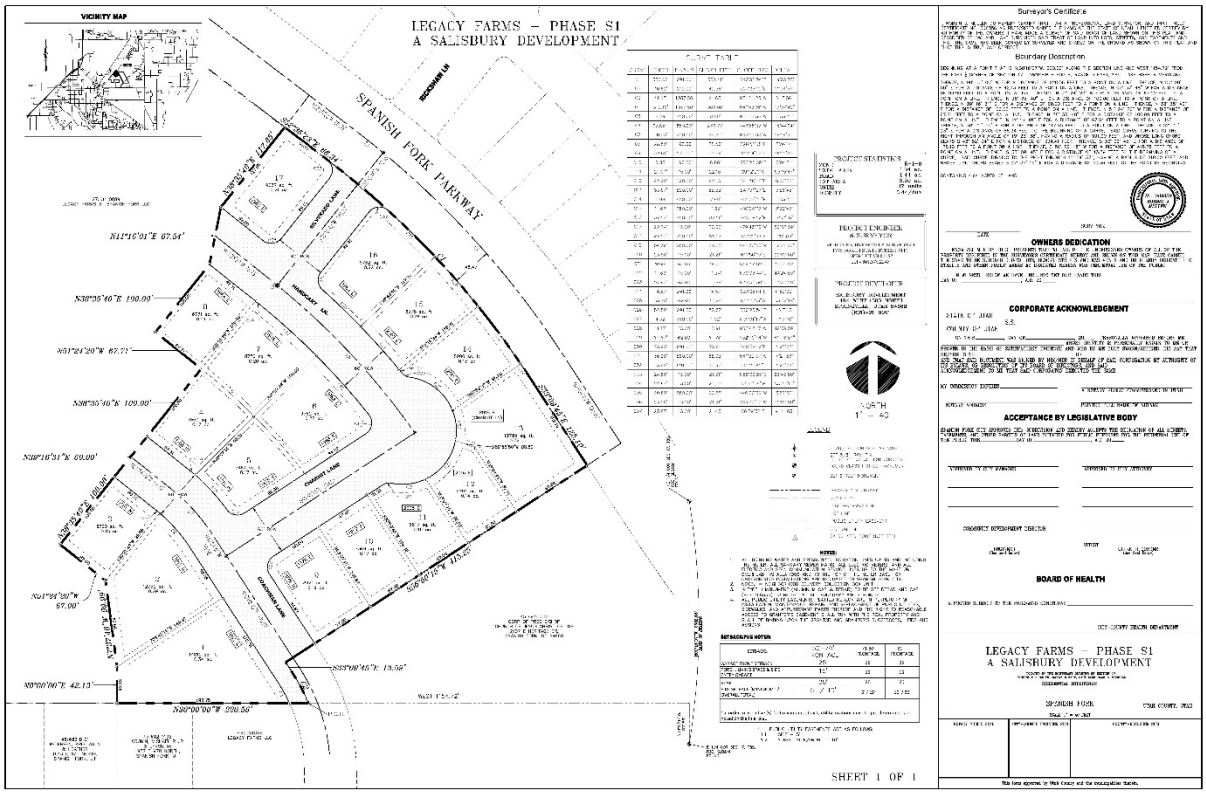
1. That the applicant meets the City's Construction Standards.
2. That the applicant addresses staff review comments.

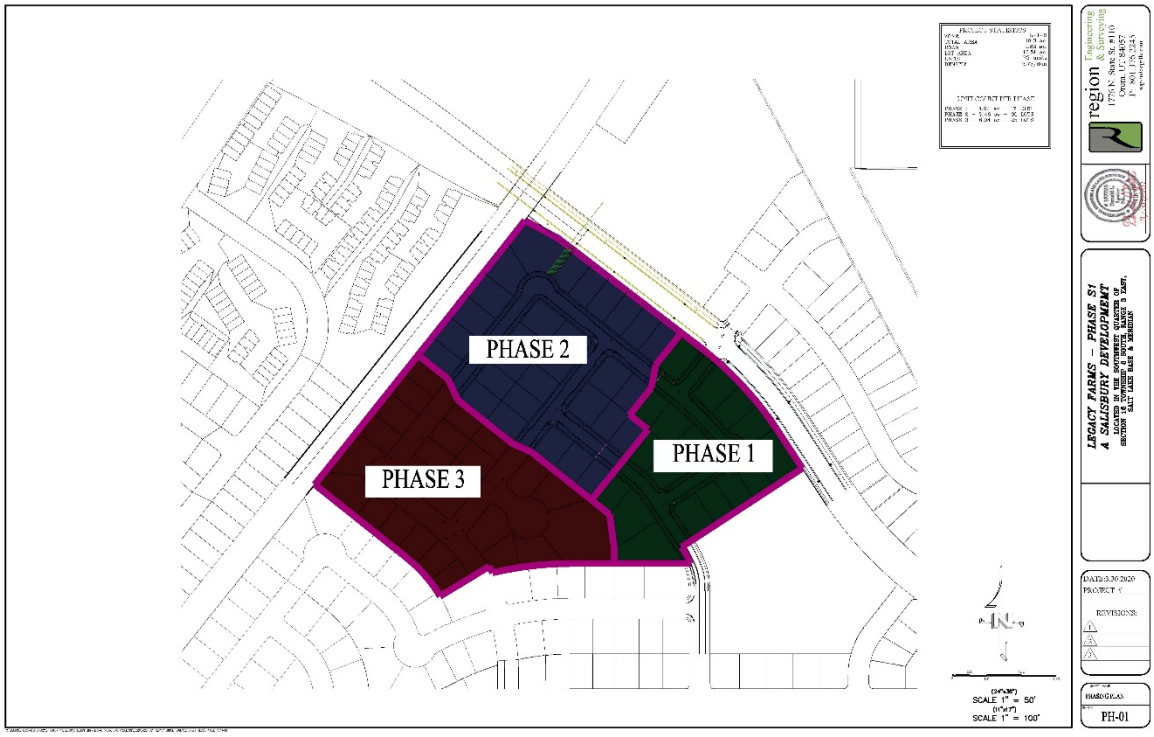
Exhibits

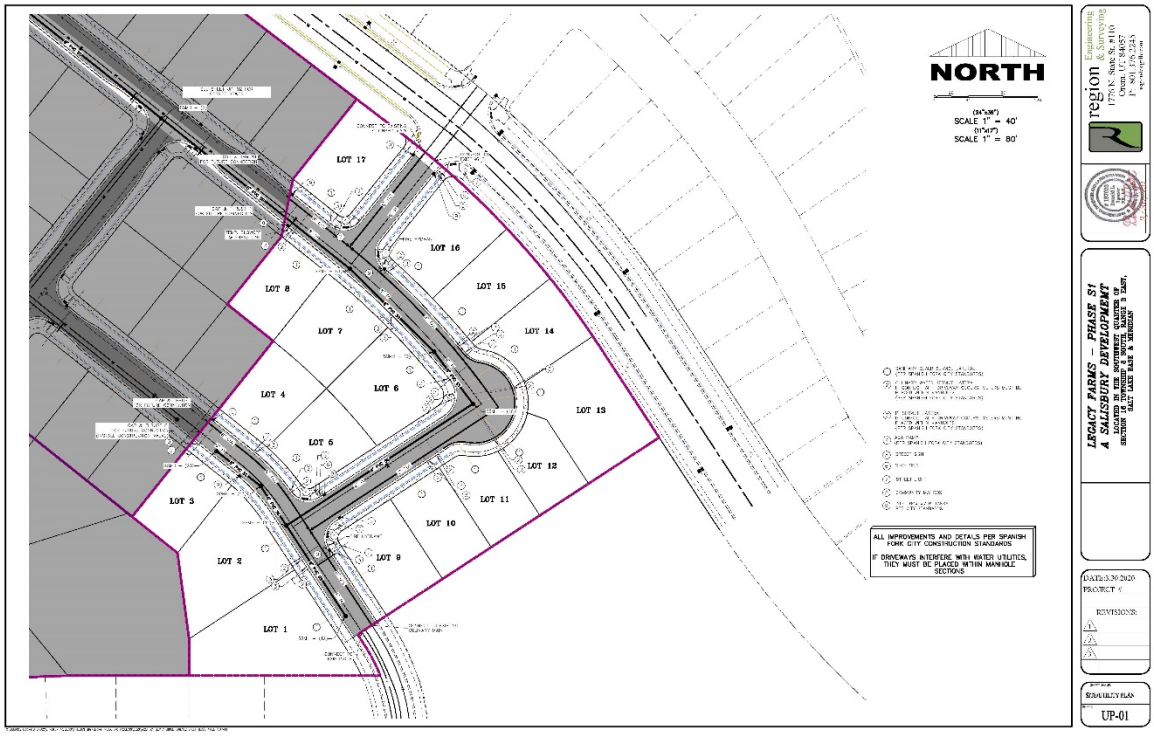
1. Final Plat.
2. Power Plan.

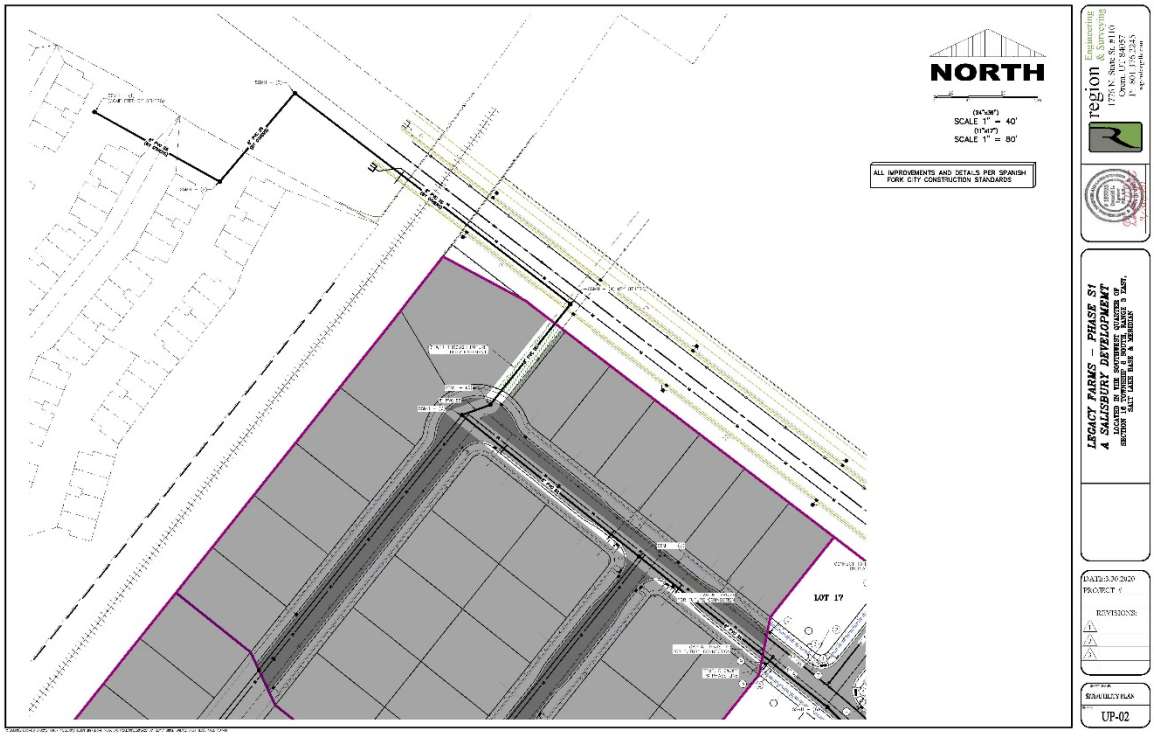

LEGACY FARMS - PHASE S1
A SALISBURY DEVELOPMENT
SPANISH FORK, UTAH
Located in the Southwest Quarter of Section 16, Township 8 South, Range 3 East, Salt Lake Base and Meridian Spanish Fork, Utah County, Utah
VICINITY MAP
NOTES:
ALL IMPROVEMENTS AND DETAILS PER SPANISH FORK CITY CONSTRUCTION STANDARDS
PHASE S1
INDEX OF PLAN SHEETS
SHEET | DESCRIPTION
CS-01 | COVER SHEET & NOTES
EX-01 | EXISTING CONDITIONS
PH-01 | PHASING PLAN
PLAT | PHASE 1 - FINAL PLAT
SP-01 | SITE & UTILITY PLAN
GR-01 | GRADING PLAN
PWR-01 | ELECTRICAL PLAN
PWR-02 | ELECTRICAL PLAN w/ UTILITIES
PP-01-3 | PLAN & PROFILES
EC-01 | EROSION CONTROL PLAN
DT-01 | TYPICAL DETAILS
SCALE 1" = 100'
SCALE 1" = 200'
region Engineering & Surveying
LEGACY FARMS - PHASE S1
A SALISBURY DEVELOPMENT
DATE:3.30.2020
PROJECT #
REVISIONS:
COVER SHEET & NOTES
CS-01

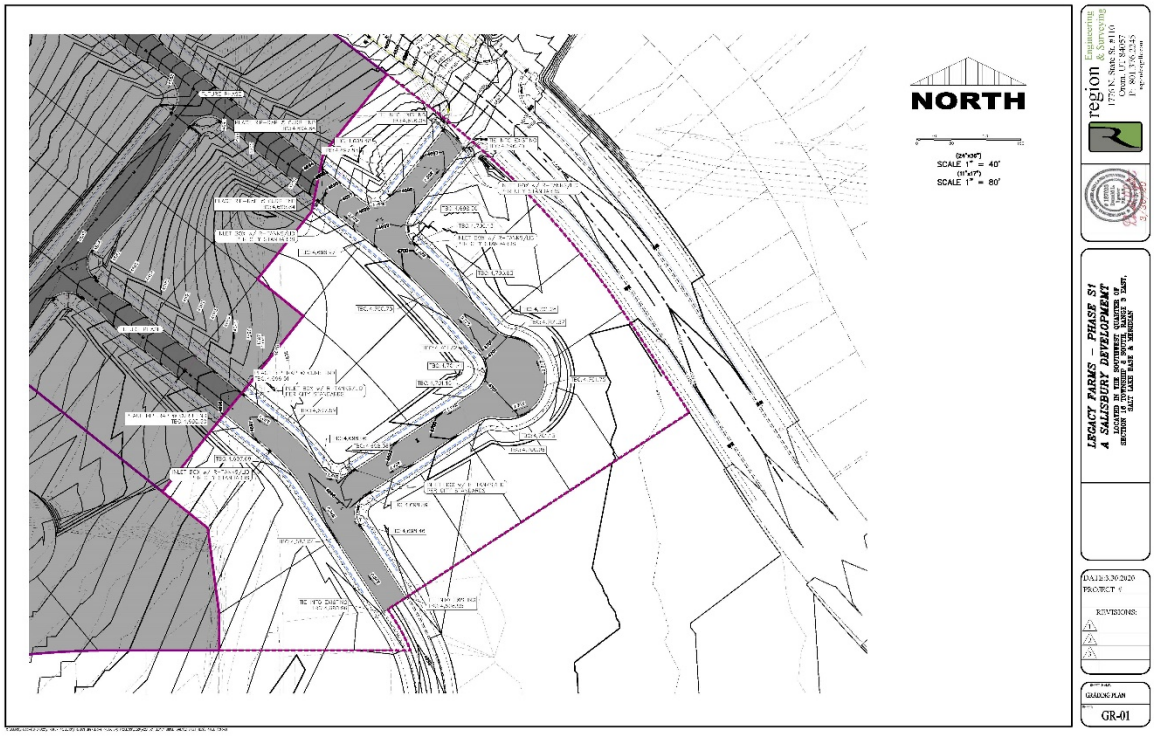

FUTURE PHASES
PHASE 1
SCALE 1" = 80'
SCALE 1" = 160'
region Engineering & Surveying
LEGACY FARMS - PHASE S1
A SALISBURY DEVELOPMENT
DATE:3.30.2020
PROJECT #
REVISIONS:
EXISTING CONDITIONS
EX-01

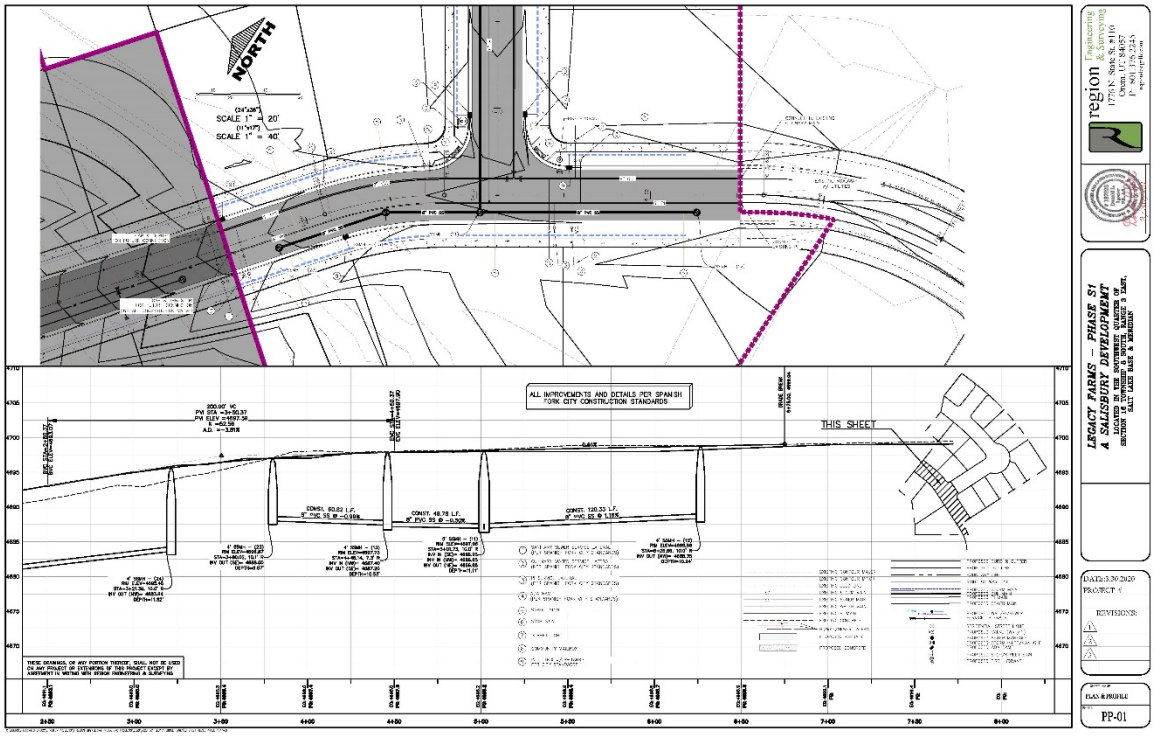

LEGACY FARMS – PHASE S1
A SALISBURY DEVELOPMENT
VICINITY MAP
SPANISH FORK PARKWAY
Surveyor's Certificate
Boundary Description
OWNERS DEDICATION
CORPORATE ACKNOWLEDGEMENT
ACCEPTANCE BY LEGISLATIVE BODY
BOARD OF HEALTH
LEGACY FARMS – PHASE S1
A SALISBURY DEVELOPMENT
SHEET 1 OF 1

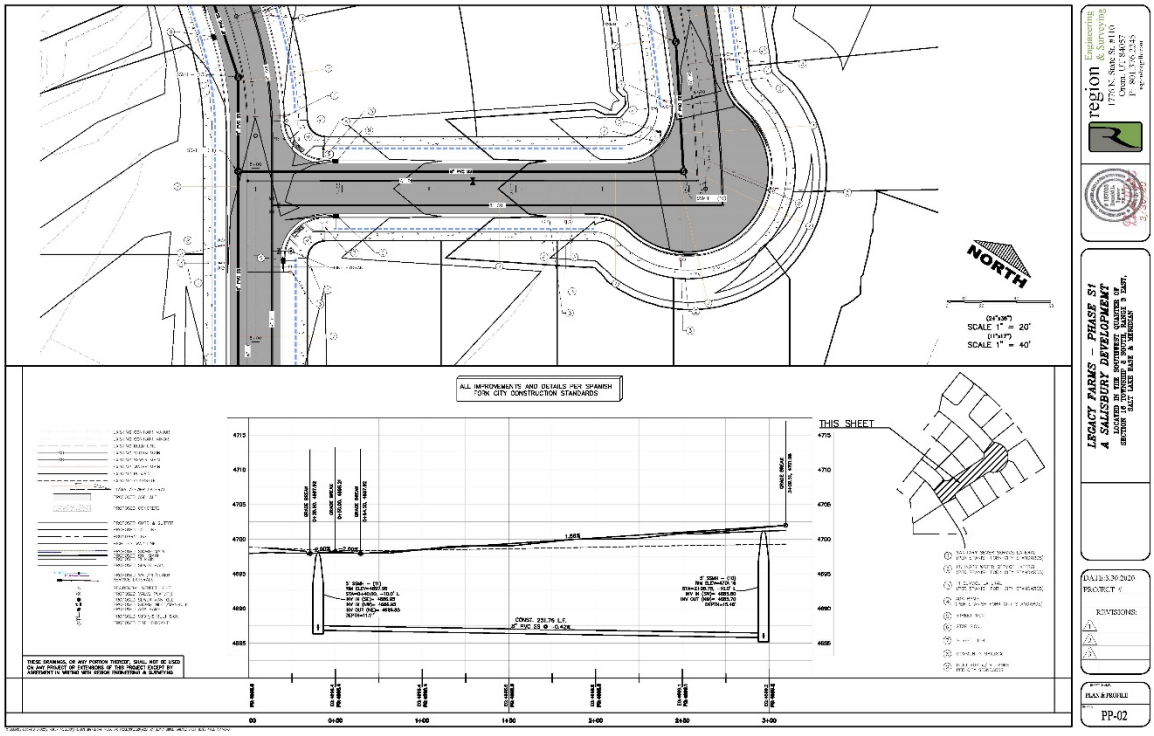

PHASE 2
PHASE 1
PHASE 3
LEGACY FARMS – PHASE S1
A SALISBURY DEVELOPMENT
PH-01

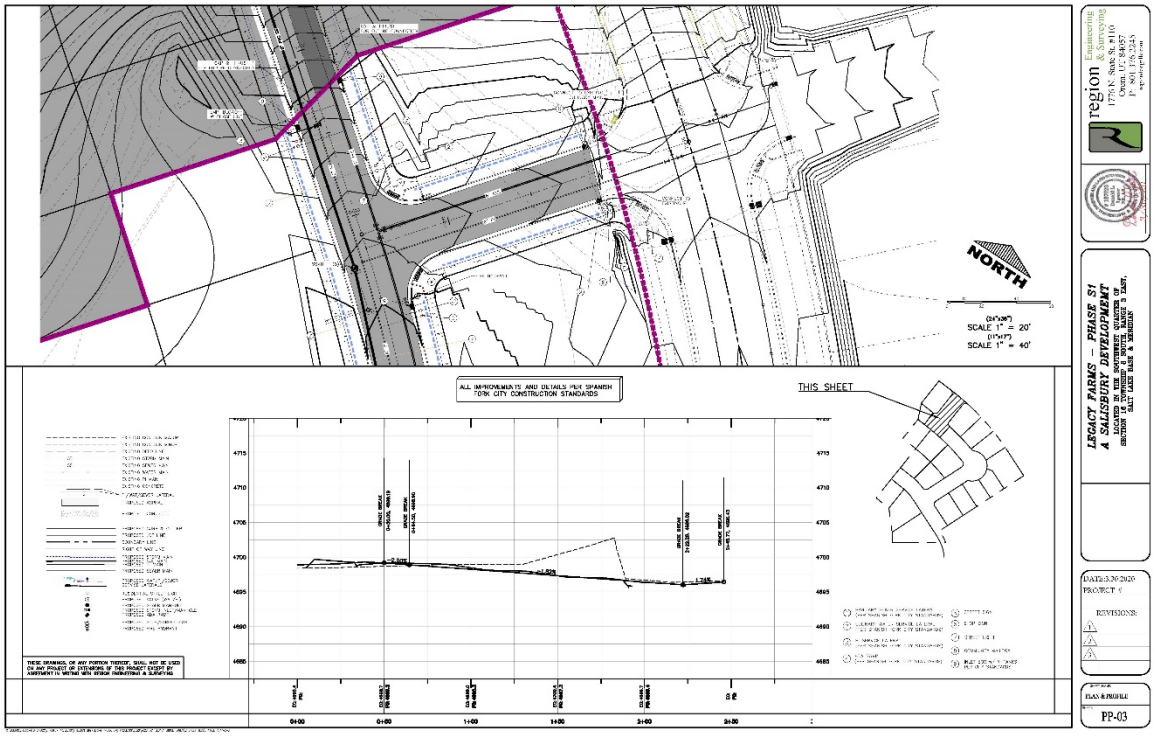

NORTH
(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
ALL IMPROVEMENTS AND DETAILS PER SPANISH FORK CITY CONSTRUCTION STANDARDS
IF DRIVEWAYS INTERFERE WITH WATER UTILITIES, THEY MUST BE PLACED WITHIN MANHOLE SECTIONS
region Engineering & Surveying
LEGACY FARMS – PHASE S1
& SALISBURY DEVELOPMENT
UP-01

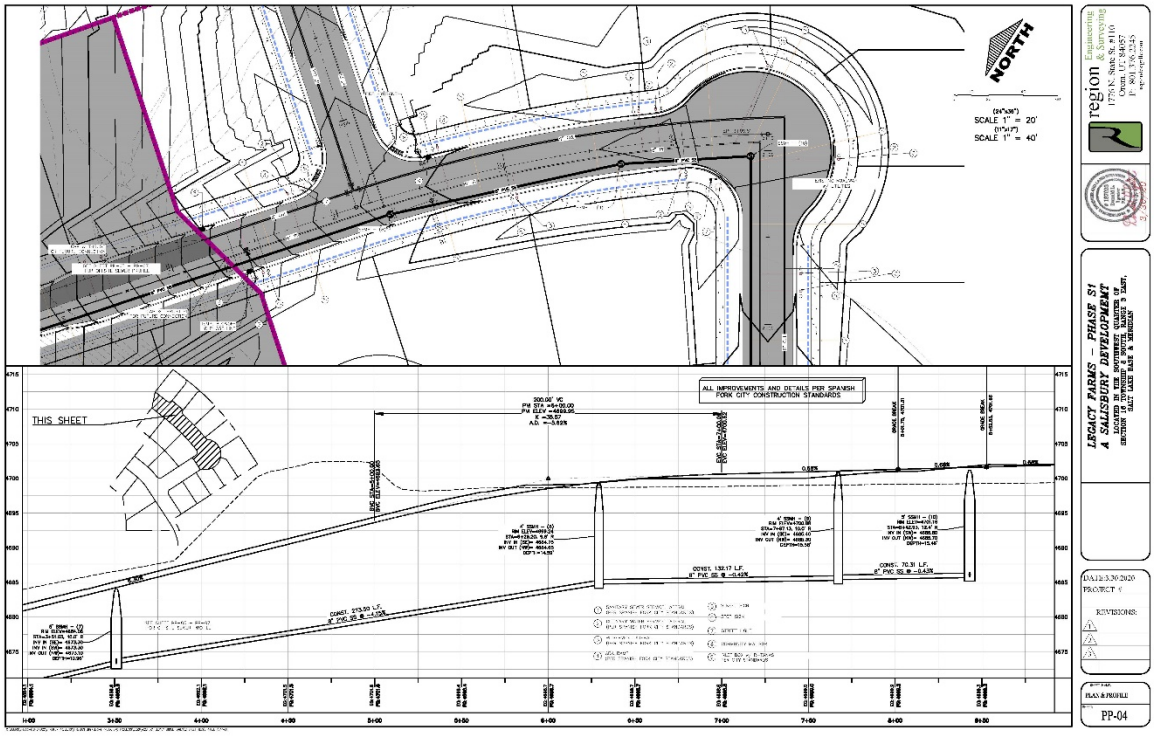

NORTH
(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'
ALL IMPROVEMENTS AND DETAILS PER SPANISH FORK CITY CONSTRUCTION STANDARDS
LOT 17
region Engineering & Surveying
LEGACY FARMS – PHASE S1
& SALISBURY DEVELOPMENT
UP-02

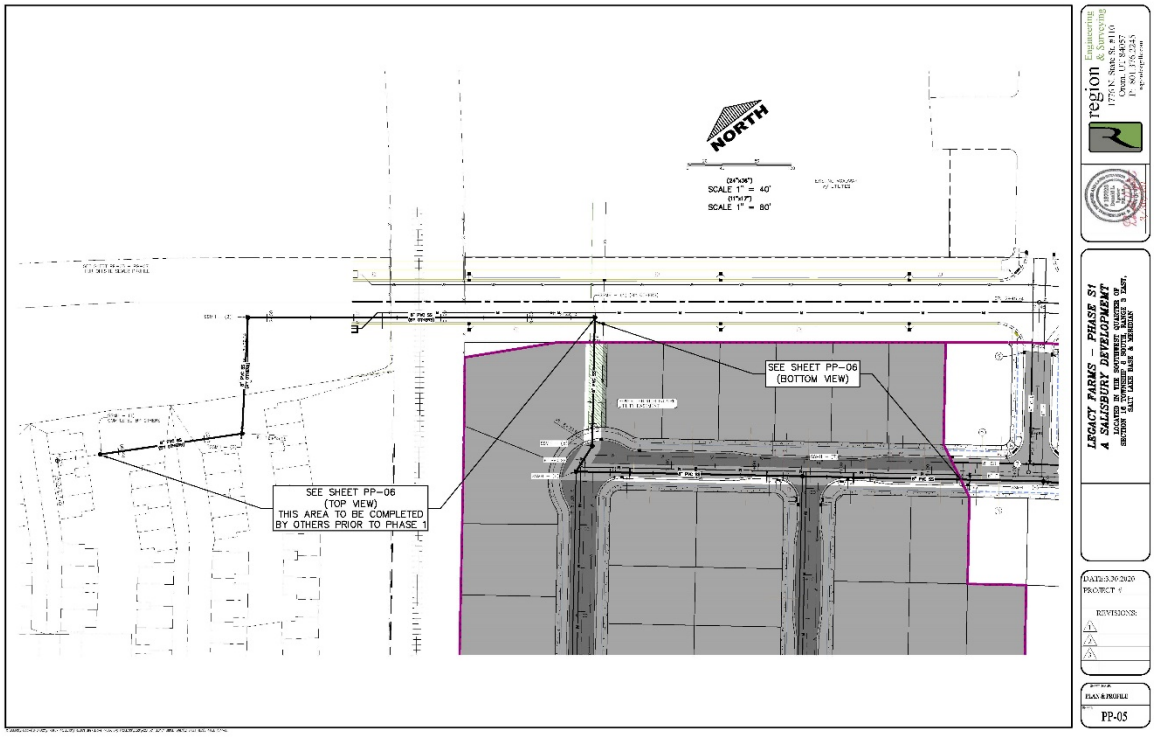

NORTH
SCALE 1" = 40'
SCALE 1" = 80'
region Engineering & Surveying
LEGACY FARMS – PHASE S1
A SALISBURY DEVELOPMENT
GRADING PLAN
GR-01

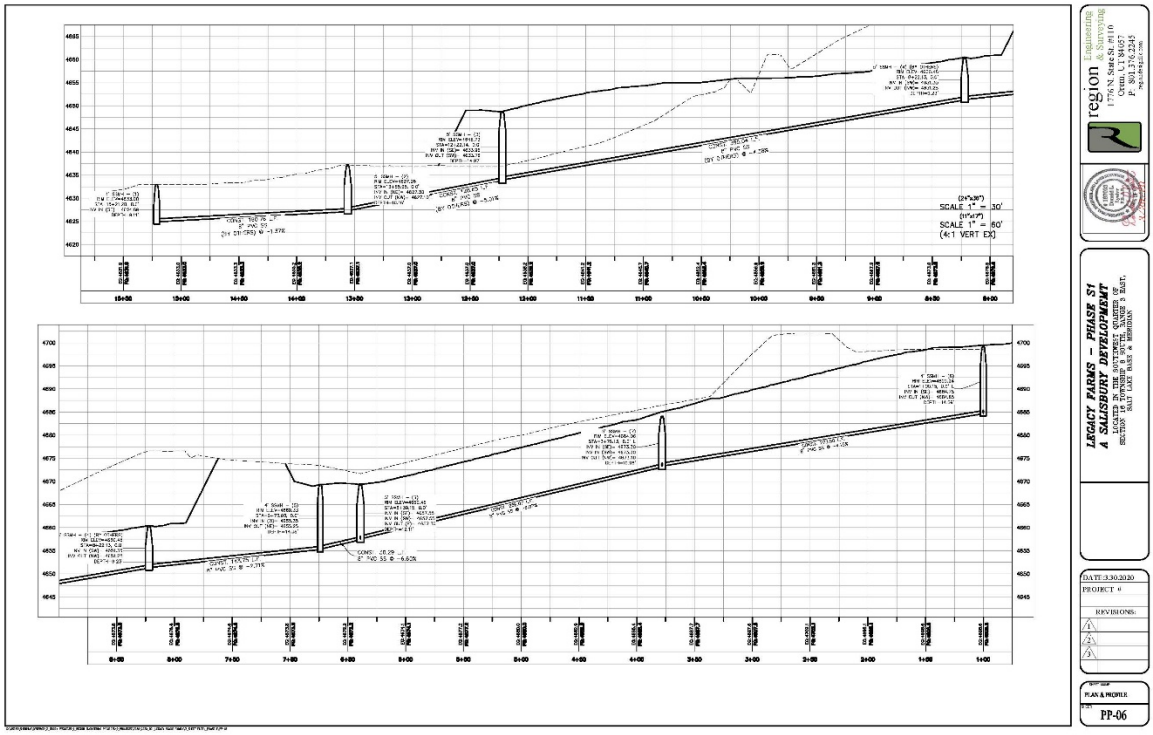

NORTH
SCALE 1" = 20'
SCALE 1" = 40'
ALL IMPROVEMENTS AND DETAILS PER SPANISH FORK CITY CONSTRUCTION STANDARDS
THIS SHEET
region Engineering & Surveying
LEGACY FARMS – PHASE S1
A SALISBURY DEVELOPMENT
PLAN & PROFILE
PP-01

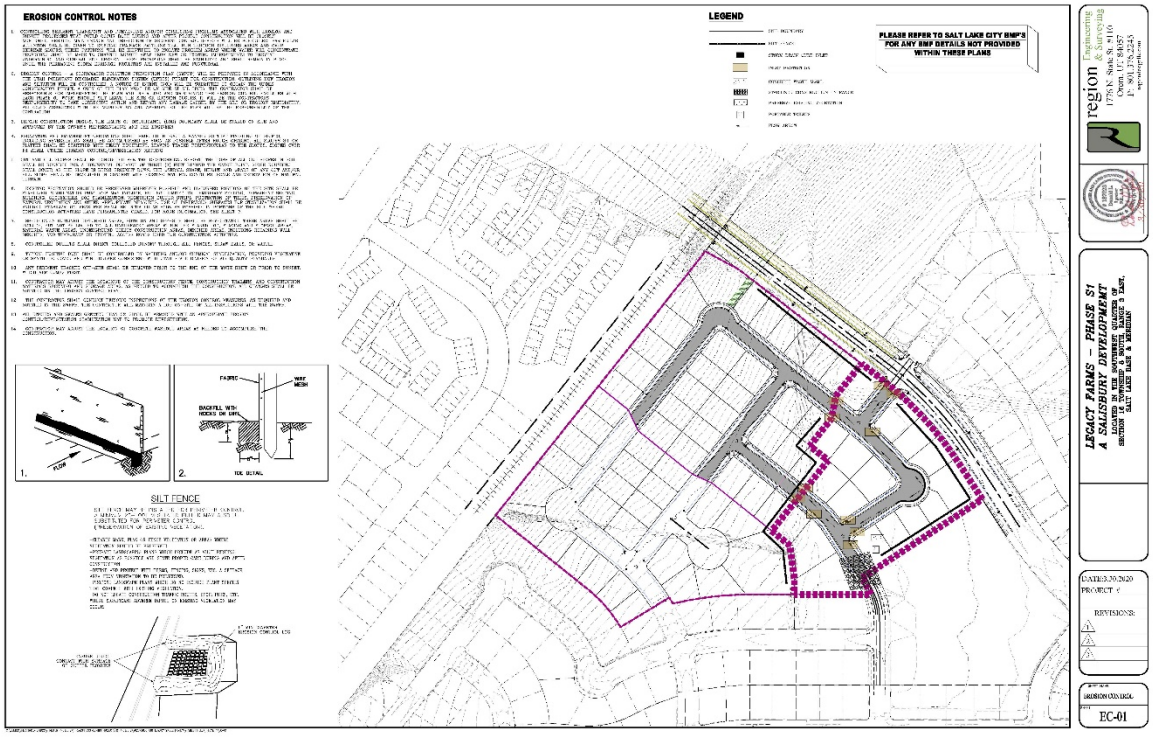

NORTH
SCALE 1" = 20'
SCALE 1" = 40'
ALL IMPROVEMENTS AND DETAILS PER SPANISH FORK CITY CONSTRUCTION STANDARDS
THIS SHEET
region Engineering & Surveying
LEGACY FARMS – PHASE S1
& SALISBURY DEVELOPMENT
PP-02

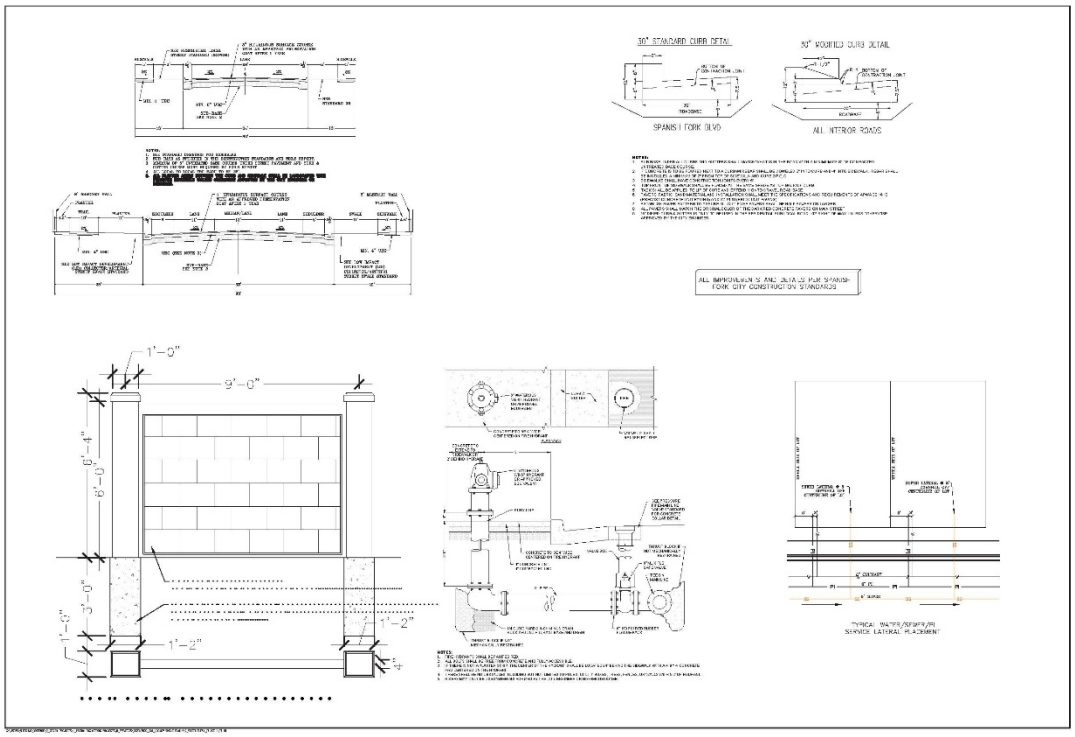

NORTH
SCALE 1" = 20'
SCALE 1" = 40'
ALL IMPROVEMENTS AND DETAILS PER SPANISH FORK CITY CONSTRUCTION STANDARDS
THIS SHEET
region Engineering & Surveying
LEGACY FARMS – PHASE S1
& SALISBURY DEVELOPMENT
PP-03

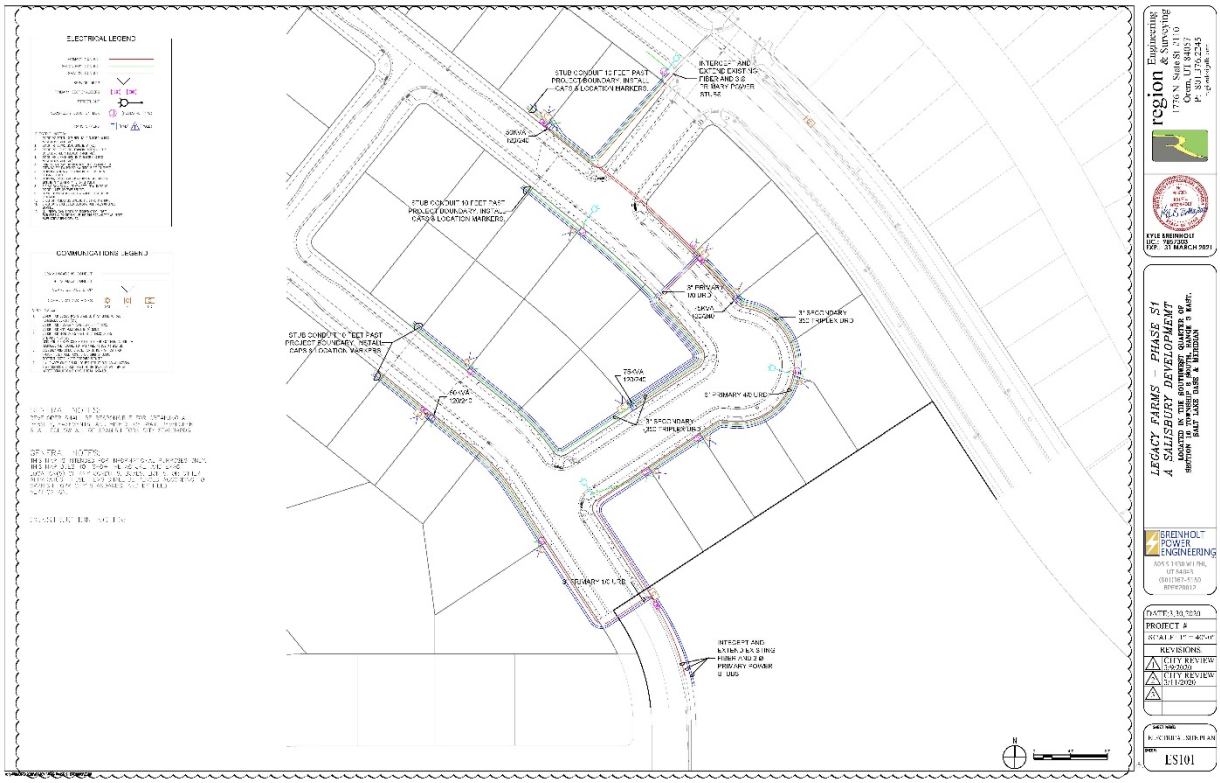

NORTH
SCALE 1" = 20'
SCALE 1" = 40'
THIS SHEET
ALL IMPROVEMENTS AND DETAILS PER SPANISH FORK CITY CONSTRUCTION STANDARDS
region Engineering & Surveying
LEGACY FARMS – PHASE S1
A SALISBURY DEVELOPMENT
PP-04

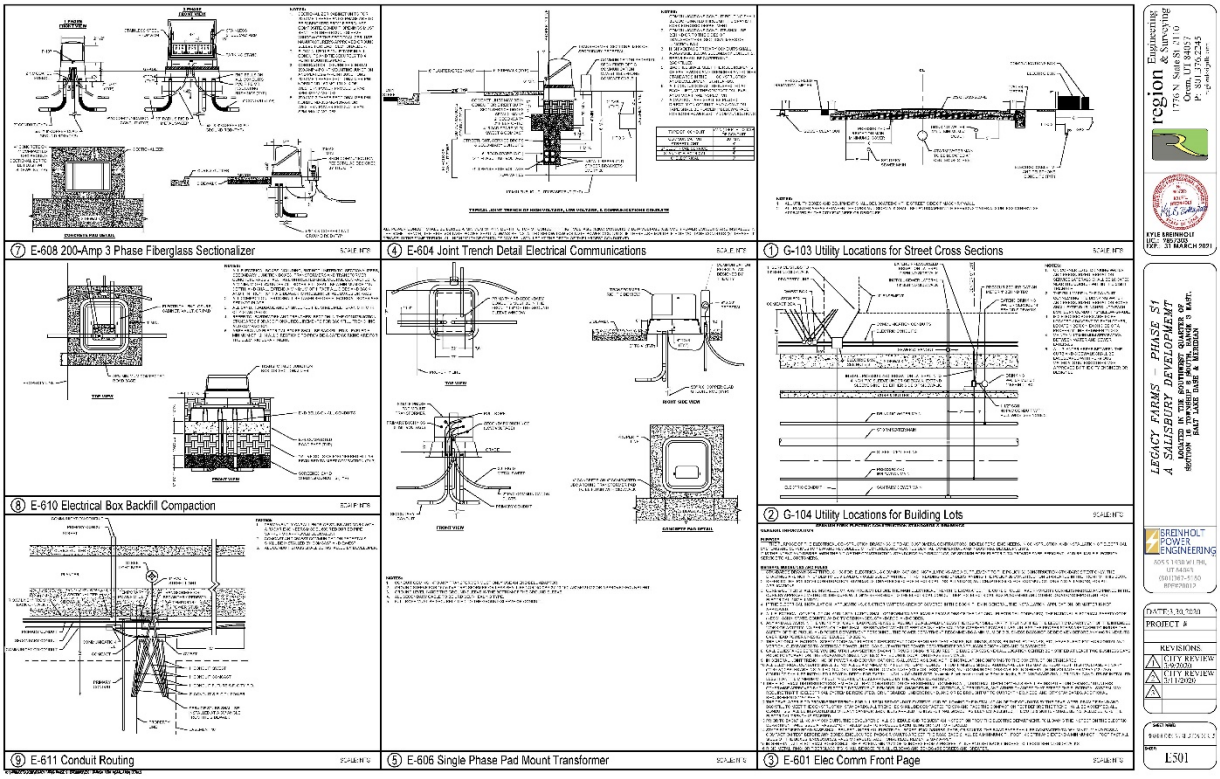

NORTH
SCALE 1" = 40'
SCALE 1" = 80'
SEE SHEET PP-06
(BOTTOM VIEW)
SEE SHEET PP-06
(TOP VIEW)
THIS AREA TO BE COMPLETED
BY OTHERS PRIOR TO PHASE 1
region Engineering & Surveying
LEGACY FARMS – PHASE S1
A SALISBURY DEVELOPMENT
PP-05

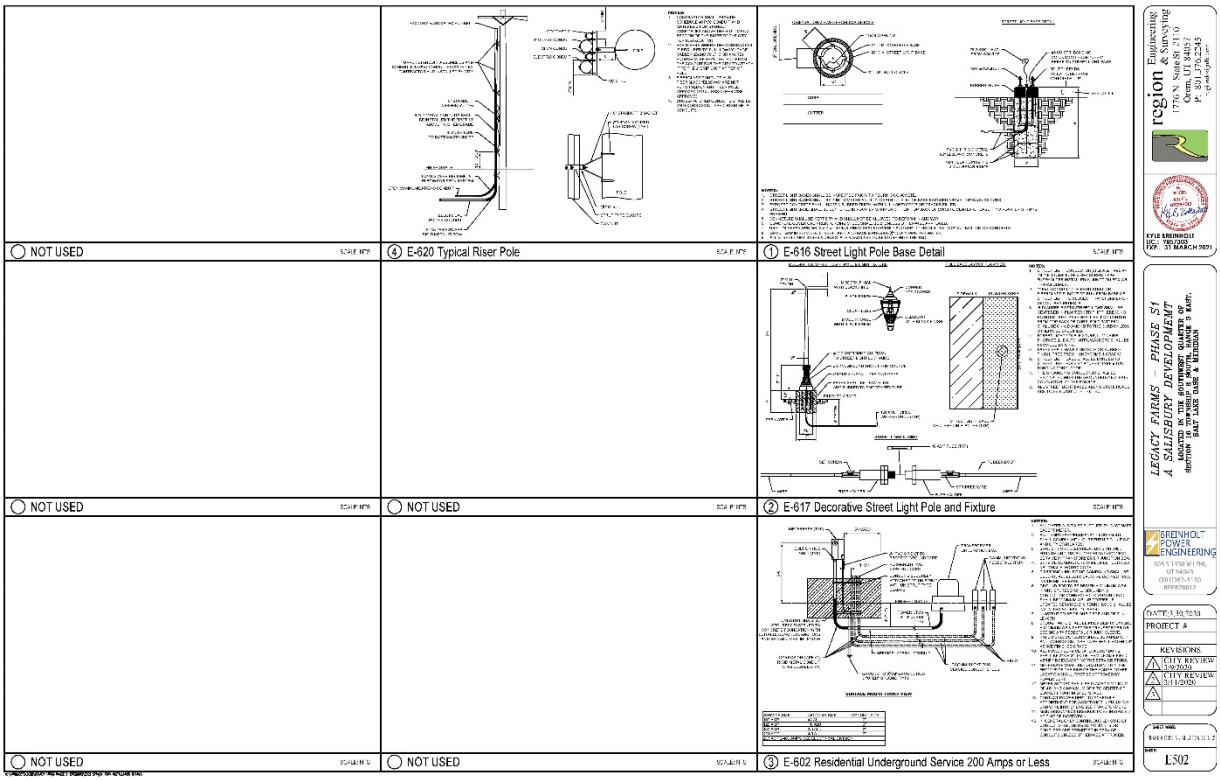

region Engineering & Surveying
1776 N. State St. #116
Orem, UT 84057
LEGACY FARMS – PHASE S1
A SALISBURY DEVELOPMENT
DATE: 3.30.2020
PROJECT #
REVISIONS:
PLAN & PROFILE
PP-06


EROSION CONTROL NOTES
LEGEND
PLEASE REFER TO SALT LAKE CITY BMP'S FOR ANY BMP DETAILS NOT PROVIDED WITHIN THESE PLANS
SILT FENCE
region Engineering & Surveying
1776 N. State St. #116
Orem, UT 84057
LEGACY FARMS – PHASE S1
A SALISBURY DEVELOPMENT
DATE: 3.30.2020
PROJECT #
REVISIONS:
EROSION CONTROL
EC-01


30" STANDARD CURB DETAIL
SPANISH FORK BLVD
30" MODIFIED CURB DETAIL
ALL INTERIOR ROADS
ALL IMPROVEMENTS ARE DETAILED PER SPANISH FORK CITY CONSTRUCTION STANDARDS
1'-0"
9'-0"
6'-0"
3'-0"
1'-6"
1'-2"
1'-2"
region engineering & surveying
1776 N. State St. #110
Orem, UT 84057
(801) 377-7748
LEGACY FARMS – PHASE S1
A SALISBURY DEVELOPMENT
DATE:3.30.2020
PROJECT #
REVISIONS:
COVER SHEET & NOTES
DT-01


ELECTRICAL LEGEND
COMMUNICATIONS LEGEND
STUB CONDUIT 10 FEET PAST PROJECT BOUNDARY, INSTALL CAPS & LOCATION MARKERS
INTERCEPT AND EXTEND EXISTING FIBER AND 3-Ø 12.5kV PRIMARY POWER
STUB CONDUIT 10 FEET PAST PROJECT BOUNDARY, INSTALL CAPS & LOCATION MARKERS
STUB CONDUIT 10 FEET PAST PROJECT BOUNDARY, INSTALL CAPS & LOCATION MARKERS
500kVA PADMNT
75kVA PADMNT
50kVA PADMNT
3Ø PRIMARY 1/0 UNDG
3Ø SECONDARY 350 MCM COMPLEX UNDG
3Ø PRIMARY 4/0 UNDG
3Ø SECONDARY 350 MCM COMPLEX UNDG
3Ø PRIMARY 1/0 UNDG
INTERCEPT AND EXTEND EXISTING FIBER AND 3-Ø PRIMARY POWER 12.5kV BUS
region Engineering & Surveying
1776 N. State St. 210
Orem, UT 84057
P: 801.376.2345
LEGACY FARMS — PHASE 51
A SALISBURY DEVELOPMENT
SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
BREINHOLT POWER ENGINEERING
DATE: 3.30.2020
PROJECT #
SCALE: 1" = 40'-0"
REVISIONS:
1 CITY REVIEW 1/9/2020
2 CITY REVIEW 3/11/2020
SHEET NAME: ELECTRICAL SITE PLAN
SHEET #: LS101


7 E-608 200-Amp 3 Phase Fiberglass Sectionalizer SCALE: NTS
4 E-604 Joint Trench Detail Electrical Communications SCALE: NTS
1 G-103 Utility Locations for Street Cross Sections SCALE: NTS
8 E-610 Electrical Box Backfill Compaction SCALE: NTS
2 G-104 Utility Locations for Building Lots SCALE: NTS
9 E-611 Conduit Routing SCALE: NTS
5 E-606 Single Phase Pad Mount Transformer SCALE: NTS
3 E-601 Elec Comm Front Page SCALE: NTS
region Engineering & Surveying
1776 N. State St. 210
Orem, UT 84057
P: 801.376.2345
LEGACY FARMS — PHASE 51
A SALISBURY DEVELOPMENT
SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
BREINHOLT POWER ENGINEERING
DATE: 3.30.2020
PROJECT #
REVISIONS:
1 CITY REVIEW 1/9/2020
2 CITY REVIEW 3/11/2020
SHEET NAME: ELECTRICAL DETAILS
SHEET #: L501

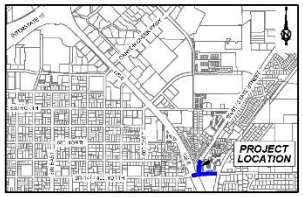

NOT USED
4 E-620 Typical Riser Pole
1 E-616 Street Light Pole Base Detail
NOT USED
NOT USED
2 E-617 Decorative Street Light Pole and Fixture
NOT USED
NOT USED
3 E-602 Residential Underground Service 200 Amps or Less
region Engineering & Surveying
LEGACY FARMS – PHASE 5A
A SALISBURY DEVELOPMENT
BRENHOLT POWER ENGINEERING
DATE: 3.30.2020
PROJECT #
REVISIONS
CITY REVIEW 5/6/2020
CITY REVIEW 7/17/2020
L502

400 NORTH - SR-51 ROUNDABOUT

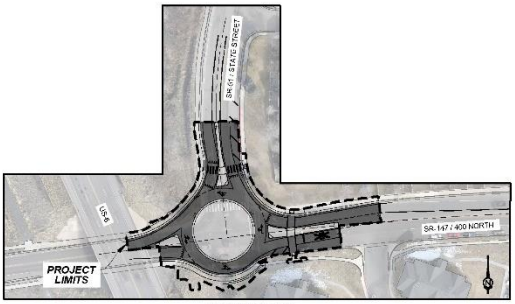
60% PLAN SET

SPANISH FORK, UTAH
MARCH, 2020

SPANISH FORK
PRIDE & PROGRESS



VICINITY MAP



PROJECT MAP

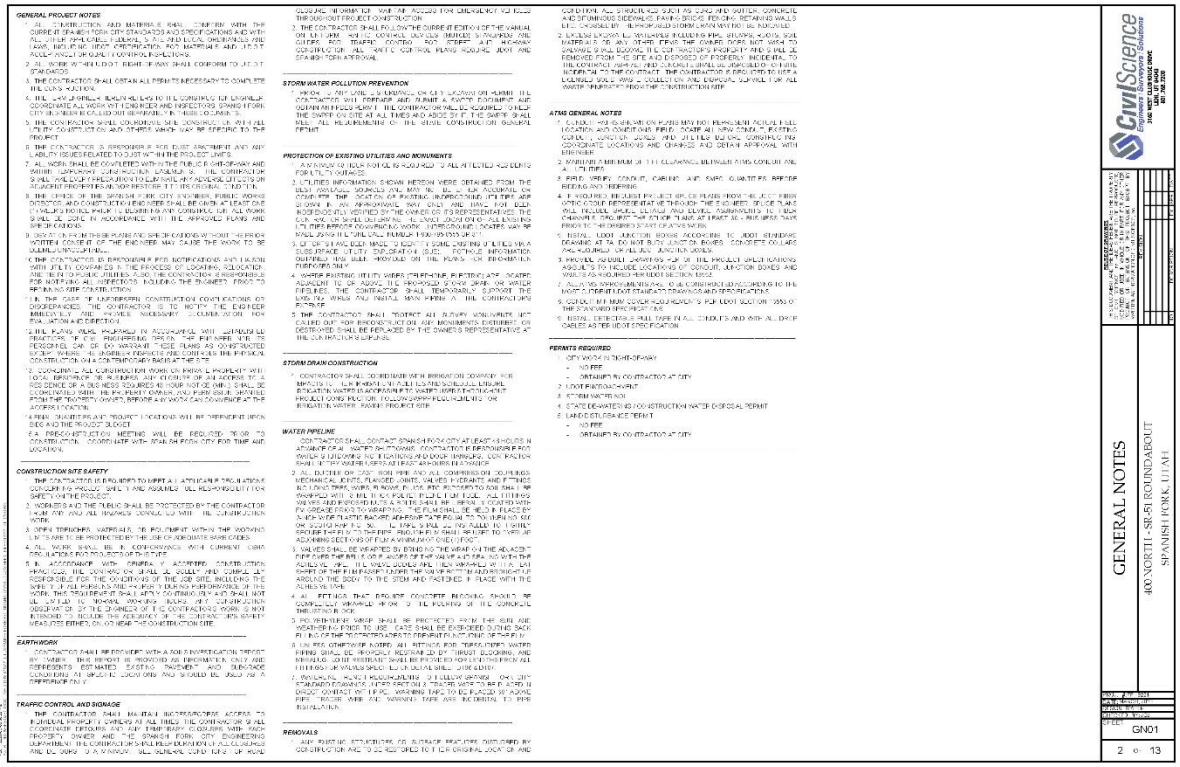
SHEET INDEX		
SHEET NO.	SHEET	SHEET TITLE
1	CV	COVER SHEET
2	GN01	GENERAL NOTES
3	GN02	LEGEND & ABBREVIATIONS
4	TS01	TYPICAL SECTIONS
5	DT01	DETAILS
6	DT02	DETAILS
7	DT03	DETAILS
8	DM01	DEMOLITION PLAN
9	SP01	SITE PLAN
10	GP01	GRADING PLAN
11	UT01	UTILITY PLAN
12	SS01	SIGNAGE AND STRIPING
13	SS02	SIGNAGE AND STRIPING

CivilScience
Engineers | Surveyors | Solutions
3160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200

COVER SHEET
400 NORTH - SR-51 ROUNDABOUT
SPANISH FORK, UTAH

SHEET CV

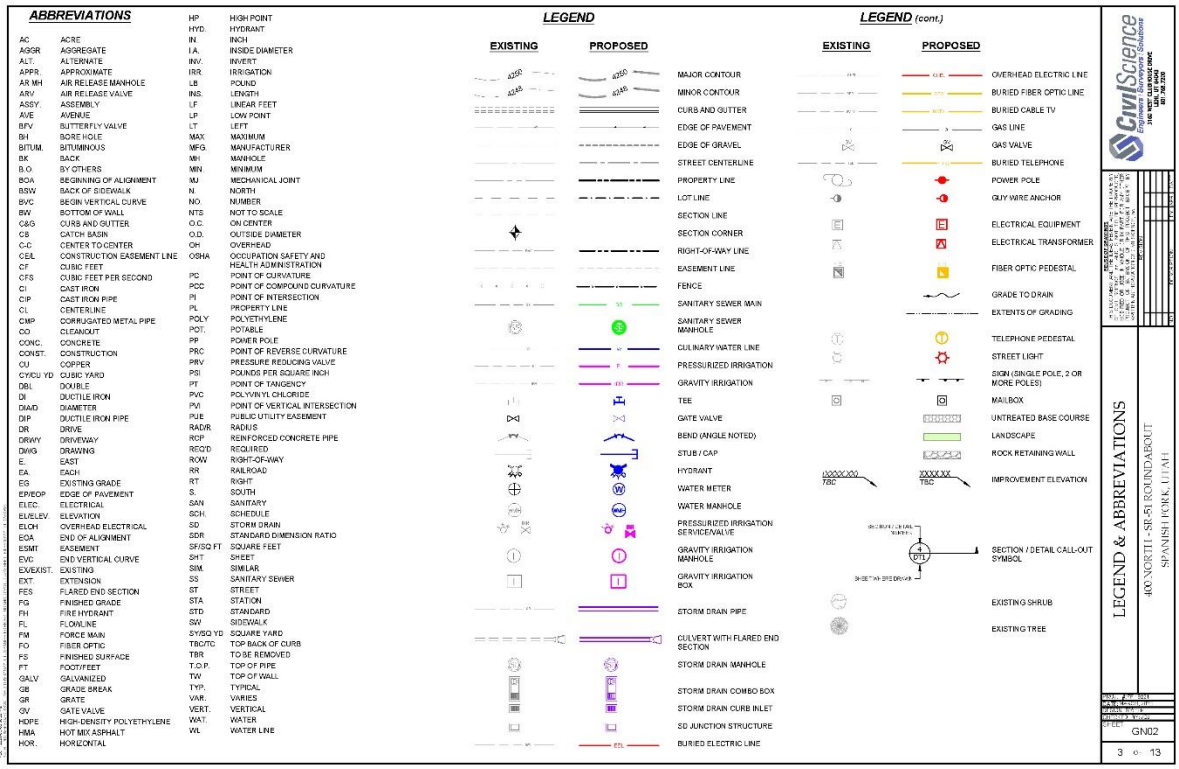
1 of 13

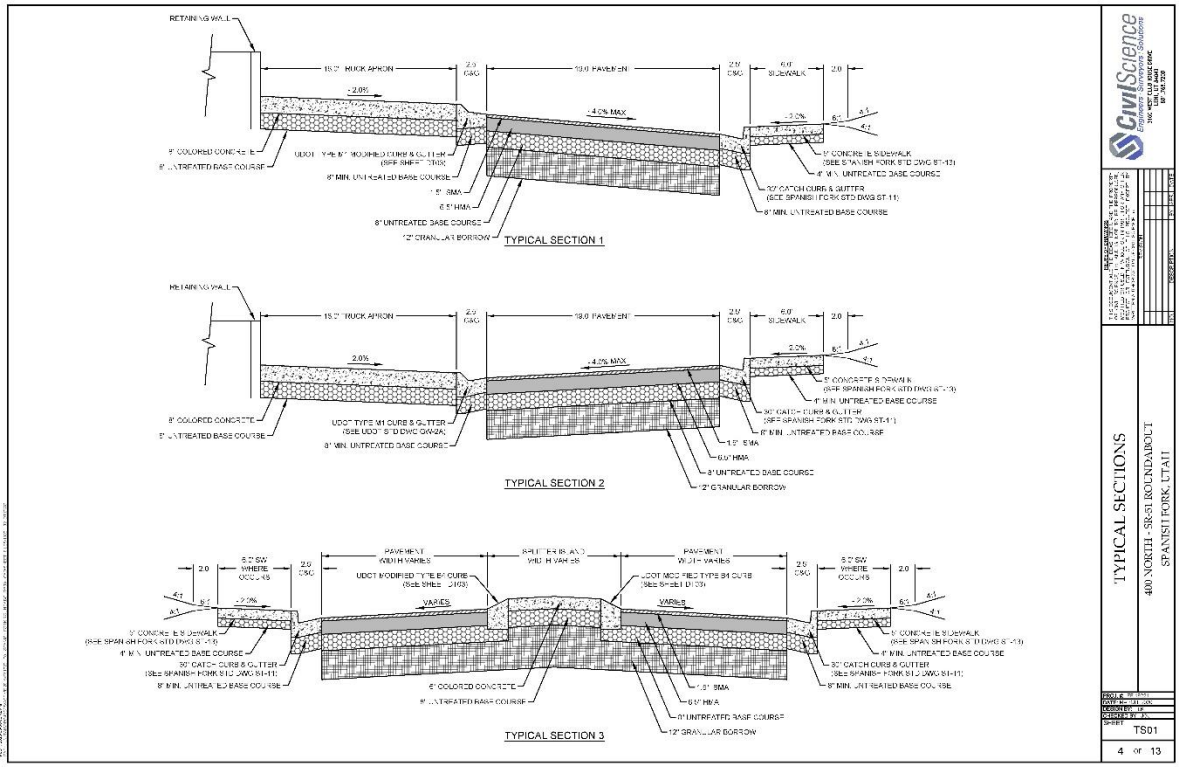


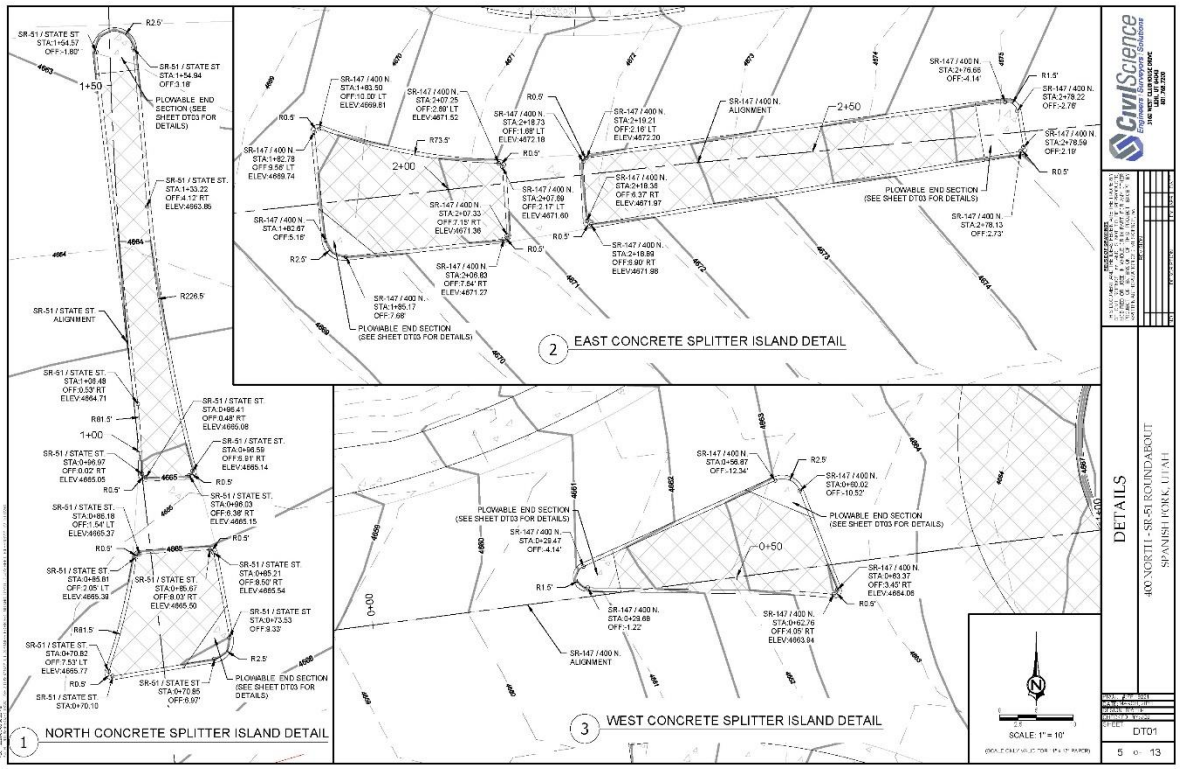
GENERAL NOTES
400 NORTH - SR-51 ROUNDABOUT
SPANISH FORK, UTAH

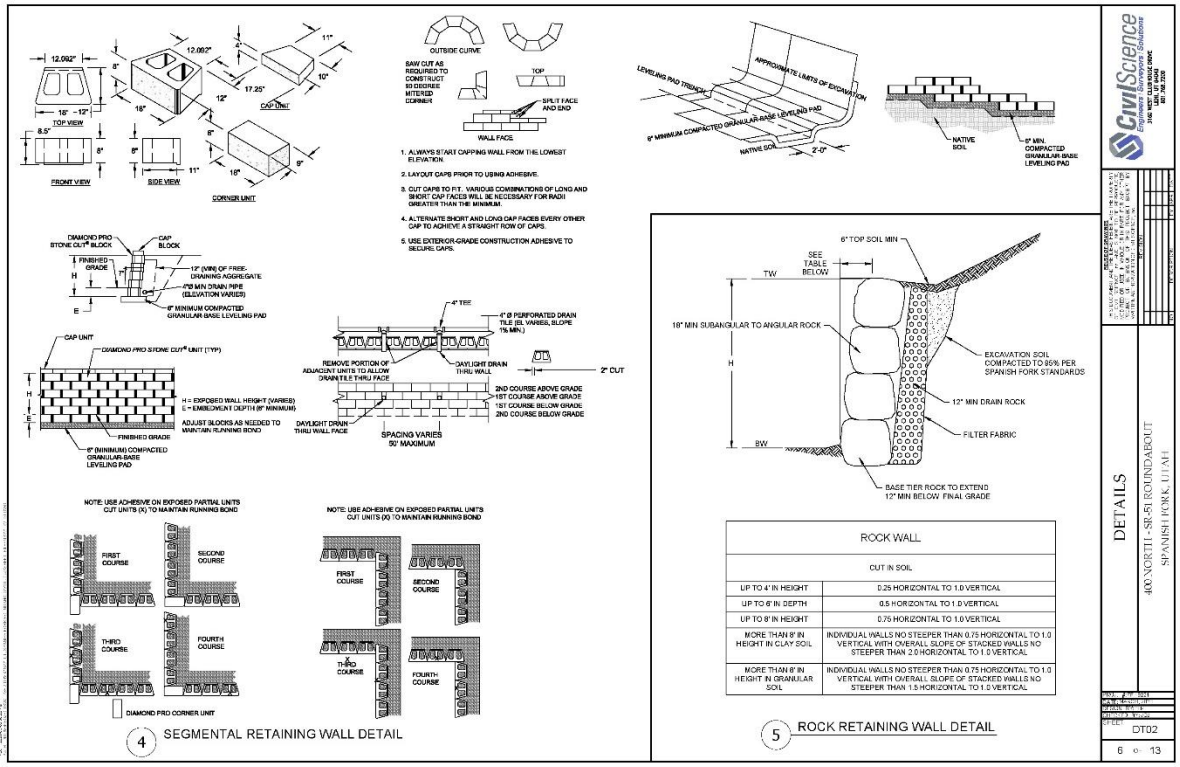
SHEET GN01

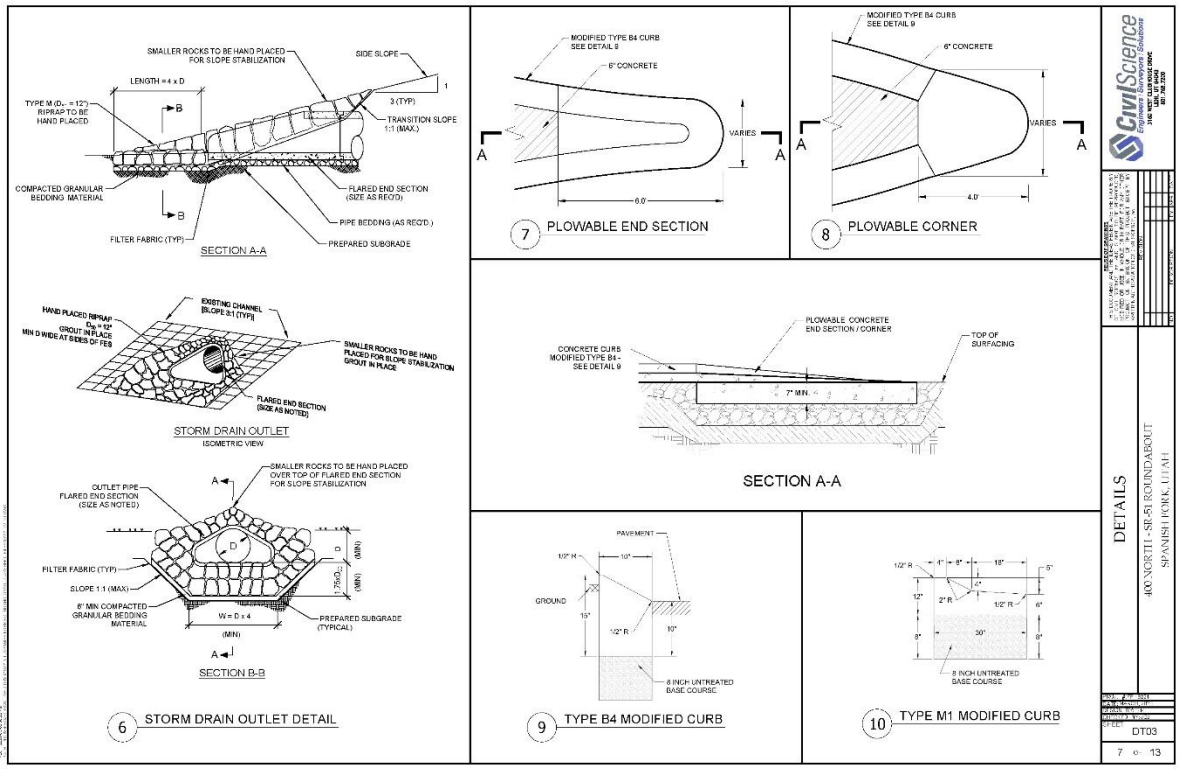
2 of 13

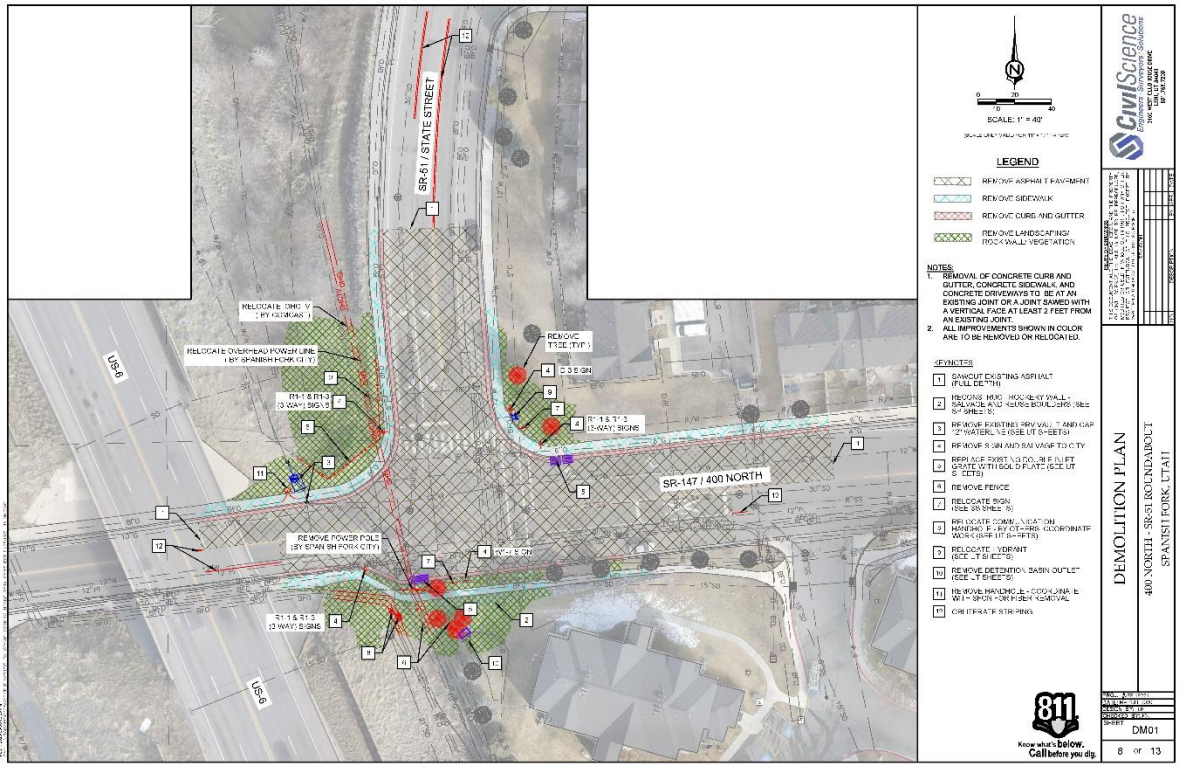

ABBREVIATIONS
AC ACRE
AGGR AGGREGATE
ALT. ALTERNATE
APPR. APPROXIMATE
AR MH AIR RELEASE MANHOLE
ARV AIR RELEASE VALVE
ASSY. ASSEMBLY
AVE AVENUE
BFV BUTTERFLY VALVE
BH BORE HOLE
BITUM. BITUMINOUS
BK BACK
B.O. BY OTHERS
BOA BEGINNING OF ALIGNMENT
BSW BACK OF SIDEWALK
BVC BEGIN VERTICAL CURVE
BW BOTTOM OF WALL
C&G CURB AND GUTTER
CB CATCH BASIN
C-C CENTER TO CENTER
CEL CONSTRUCTION EASEMENT LINE
CF CUBIC FEET
CFS CUBIC FEET PER SECOND
CI CAST IRON
CIP CAST IRON PIPE
CL CENTERLINE
CMP CORRUGATED METAL PIPE
CO CLEANOUT
CONC. CONCRETE
CONST. CONSTRUCTION
CU COPPER
CY/CU YD CUBIC YARD
DBL DOUBLE
DI DUCTILE IRON
DIA/D DIAMETER
DIP DUCTILE IRON PIPE
DR DRIVE
DRWY DRIVEWAY
DWG DRAWING
E. EAST
EA EACH
EG EXISTING GRADE
EP/EOP EDGE OF PAVEMENT
ELEC. ELECTRICAL
EL/ELEV. ELEVATION
ELCH OVERHEAD ELECTRICAL
EOA END OF ALIGNMENT
ESMT EASEMENT
EVC END VERTICAL CURVE
EX/EXIST. EXISTING
EXT. EXTENSION
FES FLARED END SECTION
FG FINISHED GRADE
FH FIRE HYDRANT
FL FLOWLINE
FM FORCE MAIN
FO FIBER OPTIC
FS FINISHED SURFACE
FT FOOT/FEET
GALV GALVANIZED
GB GRADE BREAK
GR GRATE
GV GATE VALVE
HDPE HIGH-DENSITY POLYETHYLENE
HMA HOT MIX ASPHALT
HOR. HORIZONTAL
HP HIGH POINT
HYD. HYDRANT
IN. INCH
I.A. INSIDE DIAMETER
INV. INVERT
IRR. IRRIGATION
LB POUND
LNG. LENGTH
LF LINEAR FEET
LP LOW POINT
LT. LEFT
MAX. MAXIMUM
MFG. MANUFACTURER
MH MANHOLE
MIN MINIMUM
MJ MECHANICAL JOINT
N. NORTH
NO. NUMBER
NTS NOT TO SCALE
O.C. ON CENTER
O.D. OUTSIDE DIAMETER
OH OVERHEAD
OSHA OCCUPATION SAFETY AND HEALTH ADMINISTRATION
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PI POINT OF INTERSECTION
PL PROPERTY LINE
POLY POLYETHYLENE
POT. POTABLE
PP POWER POLE
PRC POINT OF REVERSE CURVATURE
PRV PRESSURE REDUCING VALVE
PSI POUNDS PER SQUARE INCH
PT POINT OF TANGENCY
PVC POLYVINYL CHLORIDE
PVI POINT OF VERTICAL INTERSECTION
PUE PUBLIC UTILITY EASEMENT
RAD/R RADIUS
RCP REINFORCED CONCRETE PIPE
REQ'D REQUIRED
ROW RIGHT-OF-WAY
RR RAILROAD
RT RIGHT
S. SOUTH
SAN SANITARY
SCH. SCHEDULE
SD STORM DRAIN
SDR STANDARD DIMENSION RATIO
SF/SQ FT SQUARE FEET
SHT SHEET
SIM. SIMILAR
SS SANITARY SEWER
ST STREET
STA STATION
STD STANDARD
SW SIDEWALK
SY/SQ YD SQUARE YARD
TBC/TC TOP BACK OF CURB
TBR TO BE REMOVED
T.O.P. TOP OF PIPE
TW TOP OF WALL
TYP. TYPICAL
VAR. VARIES
VERT. VERTICAL
WAT. WATER
WL WATER LINE
LEGEND
EXISTING
PROPOSED
MAJOR CONTOUR
MINOR CONTOUR
CURB AND GUTTER
EDGE OF PAVEMENT
EDGE OF GRAVEL
STREET CENTERLINE
PROPERTY LINE
LOT LINE
SECTION LINE
SECTION CORNER
RIGHT-OF-WAY LINE
EASEMENT LINE
FENCE
SANITARY SEWER MAIN
SANITARY SEWER MANHOLE
CULINARY WATER LINE
PRESSURIZED IRRIGATION
GRAVITY IRRIGATION
TEE
GATE VALVE
BEND (ANGLE NOTED)
STUB / CAP
HYDRANT
WATER METER
WATER MANHOLE
PRESSURIZED IRRIGATION SERVICE/VALVE
GRAVITY IRRIGATION MANHOLE
GRAVITY IRRIGATION BOX
STORM DRAIN PIPE
CULVERT WITH FLARED END SECTION
STORM DRAIN MANHOLE
STORM DRAIN COMBO BOX
STORM DRAIN CURB INLET
SD JUNCTION STRUCTURE
BURIED ELECTRIC LINE
LEGEND (cont.)
EXISTING
PROPOSED
OVERHEAD ELECTRIC LINE
BURIED FIBER OPTIC LINE
BURIED CABLE TV
GAS LINE
GAS VALVE
BURIED TELEPHONE
POWER POLE
GUY WIRE ANCHOR
ELECTRICAL EQUIPMENT
ELECTRICAL TRANSFORMER
FIBER OPTIC PEDESTAL
GRADE TO DRAIN
EXTENTS OF GRADING
TELEPHONE PEDESTAL
STREET LIGHT
SIGN (SINGLE POLE, 2 OR MORE POLES)
MAILBOX
UNTREATED BASE COURSE
LANDSCAPE
ROCK RETAINING WALL
IMPROVEMENT ELEVATION
SECTION / DETAIL CALL-OUT SYMBOL
EXISTING SHRUB
EXISTING TREE
CivilScience
LEGEND & ABBREVIATIONS
400 NORTH - SR-51 ROUNDABOUT
SPANISH FORK, UTAH
SHEET
GN02
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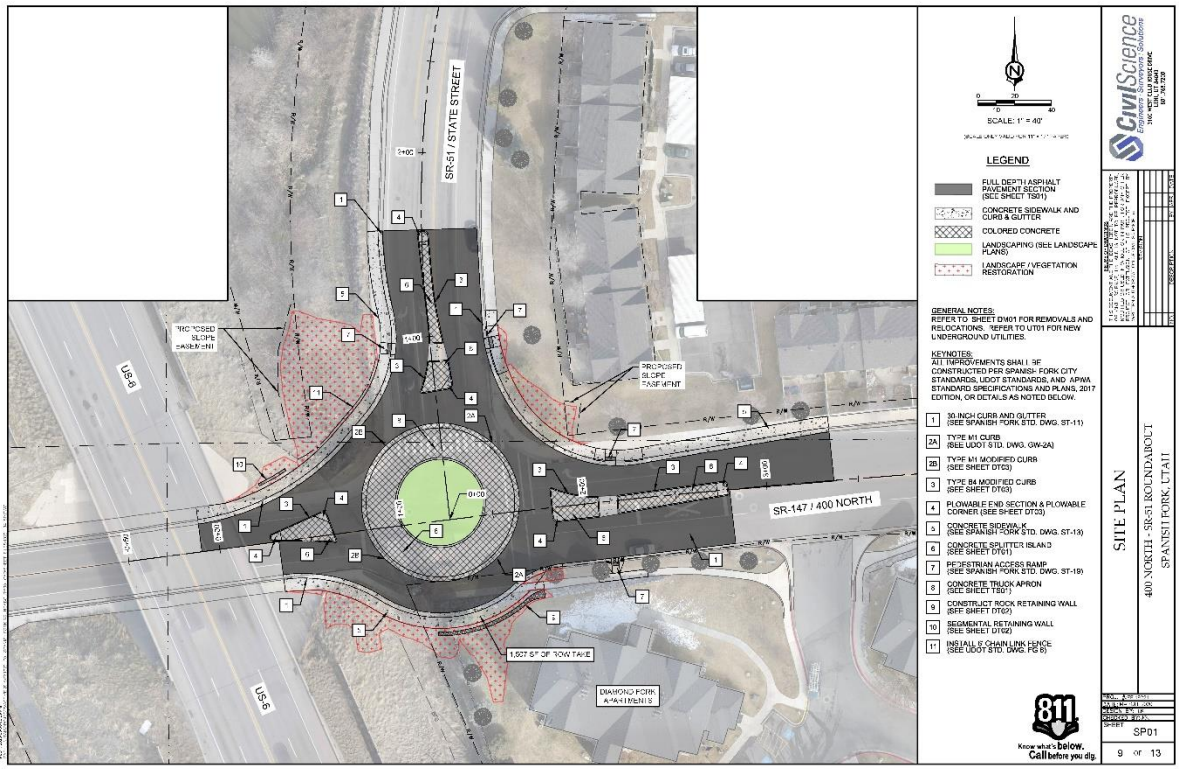

RETAINING WALL
15.0' TRUCK APRON
2.0 C&G
18.0' PAVEMENT
2.0' C&G
6.0' SIDEWALK
2.0
-2.0%
-4.0% MAX
-2.0%
6:1
4:1
8" COLORED CONCRETE
8" UNTREATED BASE COURSE
UDOT TYPE M1 MODIFIED CURB & GUTTER (SEE SHEET TS03)
8" MIN. UNTREATED BASE COURSE
1.5" SMA
6.5" HMA
8" UNTREATED BASE COURSE
12" GRANULAR BORROW
5" CONCRETE SIDEWALK (SEE SPANISH FORK STD DWG ST-12)
4" MIN. UNTREATED BASE COURSE
30" CATCH CURB & GUTTER (SEE SPANISH FORK STD DWG ST-11)
8" MIN. UNTREATED BASE COURSE
TYPICAL SECTION 1
RETAINING WALL
15.0' TRUCK APRON
2.0 C&G
18.0' PAVEMENT
2.0' C&G
6.0' SIDEWALK
2.0
-2.0%
-4.0% MAX
-2.0%
6:1
4:1
8" COLORED CONCRETE
8" UNTREATED BASE COURSE
UDOT TYPE M1 CURB & GUTTER (SEE UDOT STD DWG GW-2A)
8" MIN. UNTREATED BASE COURSE
5" CONCRETE SIDEWALK (SEE SPANISH FORK STD DWG ST-12)
4" MIN. UNTREATED BASE COURSE
30" CATCH CURB & GUTTER (SEE SPANISH FORK STD DWG ST-11)
8" MIN. UNTREATED BASE COURSE
1.5" SMA
6.5" HMA
8" UNTREATED BASE COURSE
12" GRANULAR BORROW
TYPICAL SECTION 2
2.0
5.0' SW WHERE OCCURS
2.0' C&G
PAVEMENT WIDTH VARIES
GUTTER BLADE WIDTH VARIES
PAVEMENT WIDTH VARIES
2.0' C&G
5.0' SW WHERE OCCURS
2.0
-2.0%
6:1
4:1
UDOT MODIFIED TYPE B1 CURB (SEE SHEET TS03)
VARIES
UDOT MODIFIED TYPE B1 CURB (SEE SHEET TS03)
VARIES
5" CONCRETE SIDEWALK (SEE SPANISH FORK STD DWG ST-12)
4" MIN. UNTREATED BASE COURSE
30" CATCH CURB & GUTTER (SEE SPANISH FORK STD DWG ST-11)
8" MIN. UNTREATED BASE COURSE
6" COLORED CONCRETE
8" UNTREATED BASE COURSE
1.5" SMA
6.5" HMA
8" UNTREATED BASE COURSE
12" GRANULAR BORROW
TYPICAL SECTION 3
CivilScience
TYPICAL SECTIONS
400 NORTH - SR-51 ROUNDABOUT
SPANISH FORK, UTAH
SHEET
TS01
4 of 13

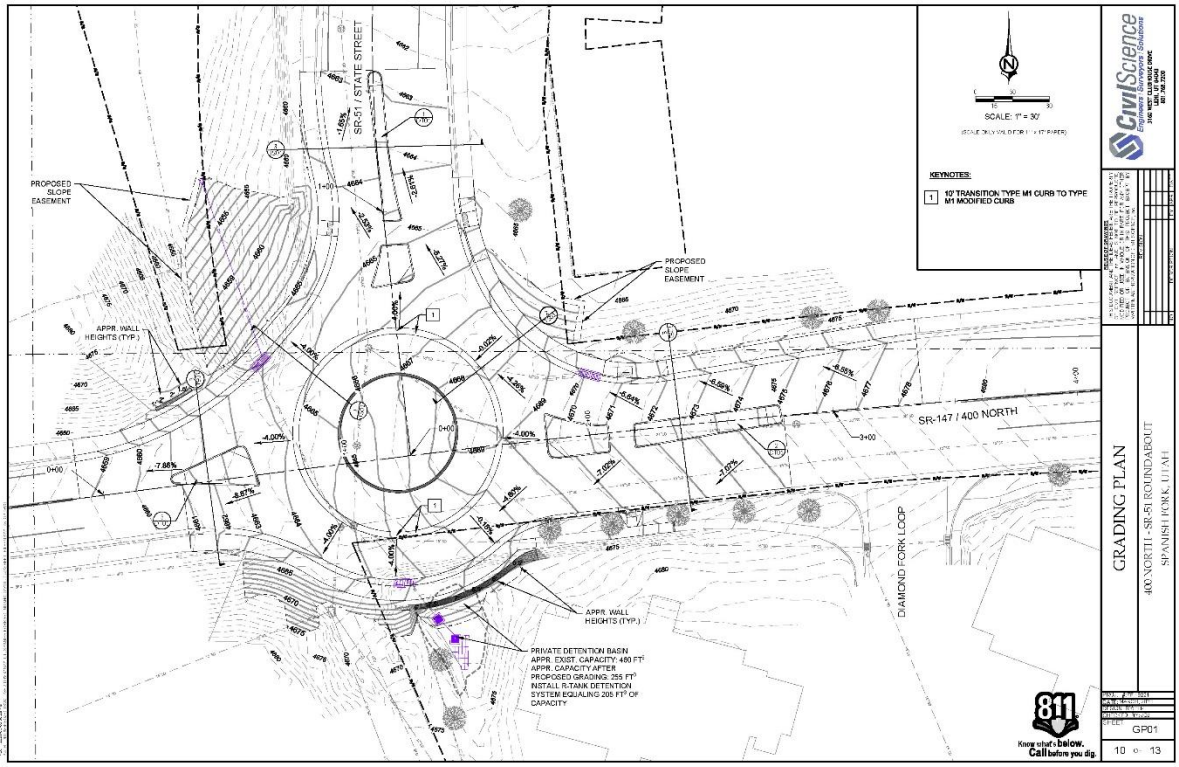

1 NORTH CONCRETE SPLITTER ISLAND DETAIL
2 EAST CONCRETE SPLITTER ISLAND DETAIL
3 WEST CONCRETE SPLITTER ISLAND DETAIL
SCALE: 1" = 10'
DETAILS
400 NORTH - SR-51 ROUNDABOUT
SPANISH FORK, UTAH
DT01
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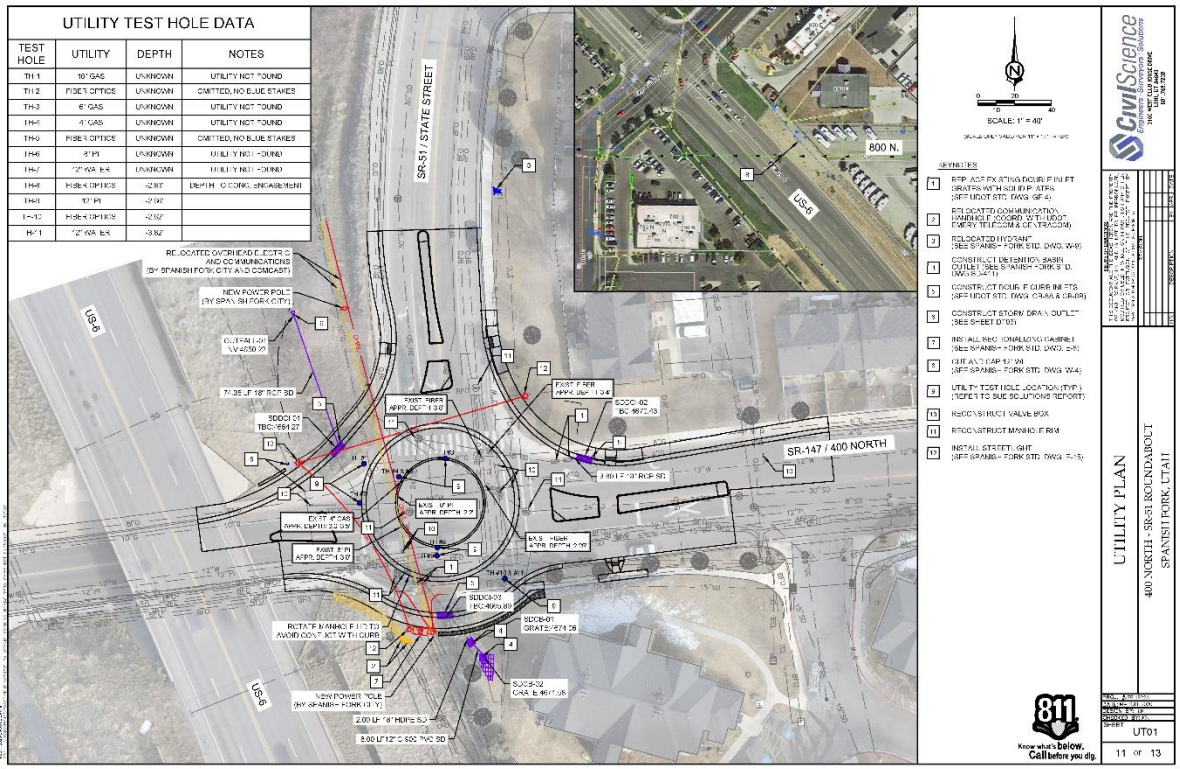

4 SEGMENTAL RETAINING WALL DETAIL
5 ROCK RETAINING WALL DETAIL
ROCK WALL
CUT IN SOIL
UP TO 4' IN HEIGHT 0.25 HORIZONTAL TO 1.0 VERTICAL
UP TO 6' IN DEPTH 0.5 HORIZONTAL TO 1.0 VERTICAL
UP TO 8' IN HEIGHT 0.75 HORIZONTAL TO 1.0 VERTICAL
MORE THAN 8' IN HEIGHT IN CLAY SOIL INDIVIDUAL WALLS NO STEEPER THAN 0.75 HORIZONTAL TO 1.0 VERTICAL WITH OVERALL SLOPE OF STACKED WALLS NO STEEPER THAN 2.0 HORIZONTAL TO 1.0 VERTICAL
MORE THAN 8' IN HEIGHT IN GRANULAR SOIL INDIVIDUAL WALLS NO STEEPER THAN 0.75 HORIZONTAL TO 1.0 VERTICAL WITH OVERALL SLOPE OF STACKED WALLS NO STEEPER THAN 1.5 HORIZONTAL TO 1.0 VERTICAL
DETAILS
400 NORTH - SR-51 ROUNDABOUT
SPANISH FORK, UTAH
DT02
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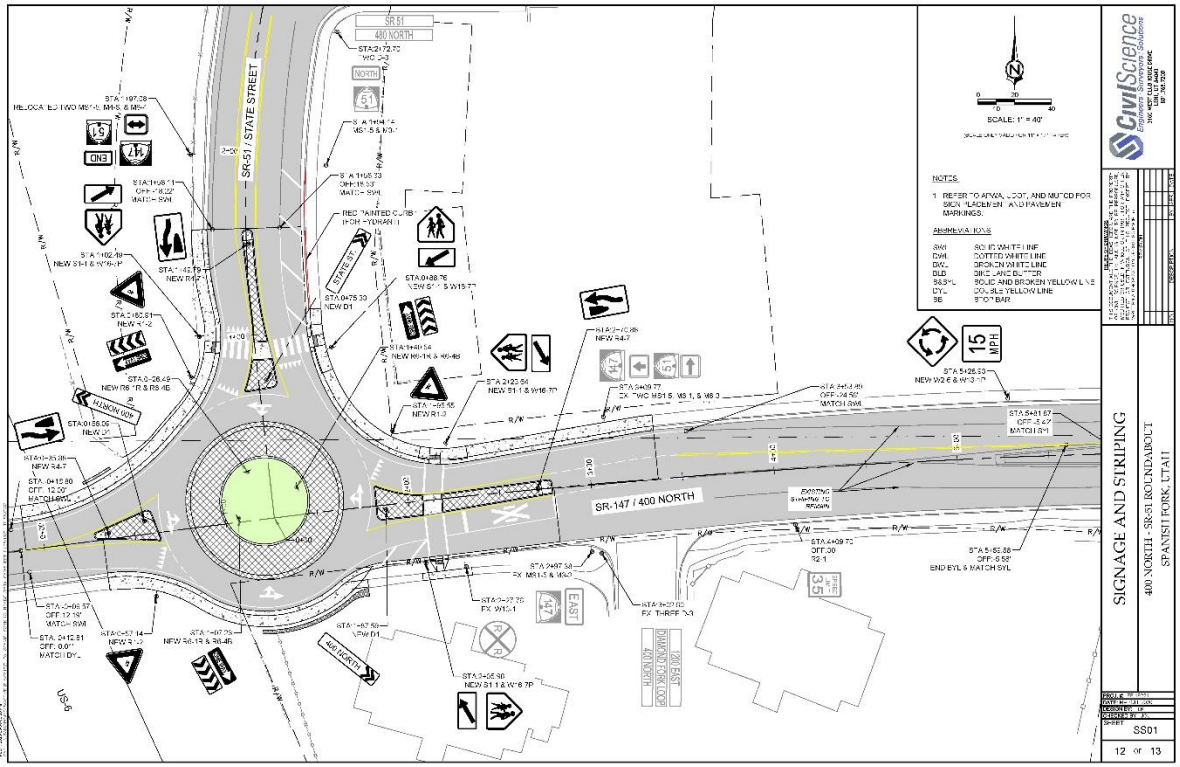

SMALLER ROCKS TO BE HAND PLACED FOR SLOPE STABILIZATION
SIDE SLOPE
LENGTH = 4 x D
TRANSITION SLOPE 1:1 (MAX.)
COMPACTED GRANULAR BEDDING MATERIAL
FLARED END SECTION (SIZE AS REQ'D)
PIPE BEDDING (AS REQ'D.)
FILTER FABRIC (TYP.)
PREPARED SUBGRADE
SECTION A-A
EXISTING CHANNEL (SLOPE 3:1 (TYP.))
SMALLER ROCKS TO BE HAND PLACED FOR SLOPE STABILIZATION GROUT IN PLACE
FLARED END SECTION (SIZE AS NOTED)
STORM DRAIN OUTLET
ISOMETRIC VIEW
OUTLET PIPE FLARED END SECTION (SIZE AS NOTED)
SMALLER ROCKS TO BE HAND PLACED OVER TOP OF FLARED END SECTION FOR SLOPE STABILIZATION
FILTER FABRIC (TYP.)
SLOPE 1:1 (MAX.)
8" MIN COMPACTED GRANULAR BEDDING MATERIAL
W = D x 4 (MIN)
PREPARED SUBGRADE (TYPICAL)
SECTION B-B
6 STORM DRAIN OUTLET DETAIL
MODIFIED TYPE B4 CURB SEE DETAIL 9
6" CONCRETE
VARIES
6.0'
7 PLOWABLE END SECTION
MODIFIED TYPE B4 CURB SEE DETAIL 9
6" CONCRETE
VARIES
4.0'
8 PLOWABLE CORNER
PLOWABLE CONCRETE END SECTION / CORNER
CONCRETE CURB MODIFIED TYPE B4 - SEE DETAIL 9
TOP OF SURFACING
7" MIN.
SECTION A-A
PAVEMENT
GROUND
8 INCH UNTREATED BASE COURSE
9 TYPE B4 MODIFIED CURB
8 INCH UNTREATED BASE COURSE
10 TYPE M1 MODIFIED CURB
CivilScience
DETAILS
400 NORTH - SR-51 ROUNDABOUT
SPANISH FORK, UTAH
DT03
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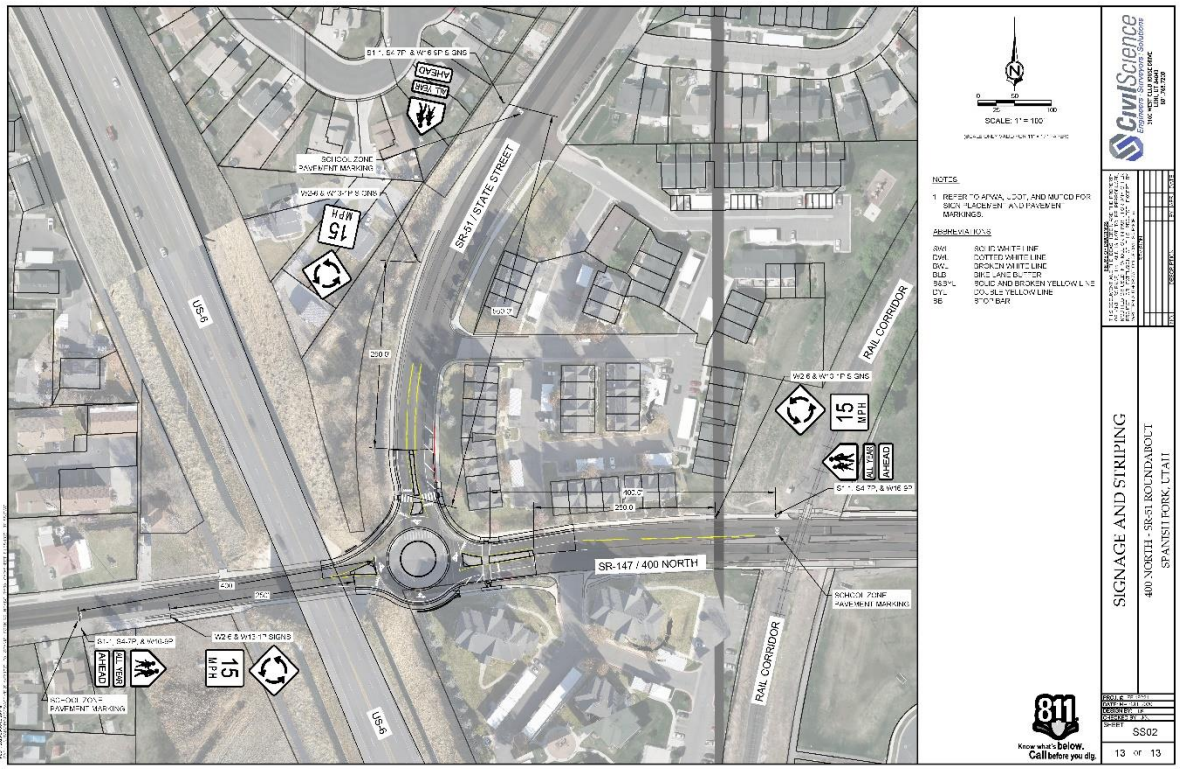

SR-51 / STATE STREET
SR-147 / 400 NORTH
US-6
RELOCATE SIGN (BY CITY)
RELOCATE OVERHEAD POWER LINE (BY SPANISH FORK CITY)
REMOVE POWER POLE (BY SPAN SH FORK CITY)
R1-1 & R1-3 (3-WAY) SIGNS
SCALE: 1" = 40'
LEGEND
REMOVE ASPHALT PAVEMENT
REMOVE SIDEWALK
REMOVE CURB AND GUTTER
REMOVE LANDSCAPING/ ROCK WALL/ VEGETATION
NOTES:
1. REMOVAL OF CONCRETE CURB AND GUTTER, CONCRETE SIDEWALK, AND CONCRETE DRIVEWAYS TO BE AT AN EXISTING JOINT OR A JOINT SAWED WITH A VERTICAL FACE AT LEAST 2 FEET FROM AN EXISTING JOINT.
2. ALL IMPROVEMENTS SHOWN IN COLOR ARE TO BE REMOVED OR RELOCATED.
KEYNOTES
1 SAWCUT EXISTING ASPHALT (FULL DEPTH)
2 REMOVE RETAINING WALL - SALVAGE AND REUSE BOULDERS (SEE SHEET 8)
3 REMOVE EXISTING RIP RAP AND CAP "2" WATERLINE (SEE UTILITY SHEETS)
4 REMOVE SIGN AND SALVAGE TO CITY
5 REPLACE EXISTING DOUBLE INLET GRATE WITH SOLID PLATE (SEE UTILITY SHEETS)
6 REMOVE FENCE
7 RELOCATE SIGN (SEE SIGN SHEET 5)
8 RELOCATE OVERHEAD UTILITY LINE AND/OR SERVICE DROPS (COORDINATE WORK WITH SPANISH FORK CITY)
9 RELOCATE HYDRANT (SEE UTILITY SHEETS)
10 REMOVE DETENTION BASIN OUTLET (SEE UTILITY SHEETS)
11 REMOVE MANHOLE - COORDINATE WITH SPANISH FORK CITY FOR REMOVAL
12 OBLITERATE STRIPING
811 Know what's below. Call before you dig.
CivilScience
DEMOLITION PLAN
400 NORTH - SR-51 ROUNDABOUT
SPANISH FORK, UTAH
DM01
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SR-51 / STATE STREET
SR-147 / 400 NORTH
US-6
PROPOSED SLOPE EASEMENT
1,927 S.F. OF ROW TAKE
DIAMOND FORK APARTMENTS
SCALE: 1" = 40'
LEGEND
FULL DEPTH ASPHALT PAVEMENT SECTION (SEE SHEET TS01)
CONCRETE SIDEWALK AND CURB & GUTTER
COLORED CONCRETE
LANDSCAPING (SEE LANDSCAPE PLANS)
LANDSCAPE / VEGETATION RESTORATION
GENERAL NOTES:
REFER TO SHEET DM01 FOR REMOVALS AND RELOCATIONS. *REFER TO UT01 FOR NEW UNDERGROUND UTILITIES.
KEYNOTES:
ALL IMPROVEMENTS SHALL BE CONSTRUCTED PER SPANISH FORK CITY STANDARDS, UDOT STANDARDS, AND APWA STANDARD SPECIFICATIONS AND PLANS, 2017 EDITION, OR DETAILS AS NOTED BELOW.
1 30-INCH CURB AND GUTTER (SEE SPANISH FORK STD. DWG. ST-11)
2A TYPE M1 CURB (SEE UDOT STD. DWG. GW-2A)
2B TYPE M1 MODIFIED CURB (SEE SHEET DT03)
3 TYPE B4 MODIFIED CURB (SEE SHEET DT03)
4 FLOWLINE END SECTION & FLOWABLE CORNER (SEE SHEET DT03)
5 CONCRETE SIDEWALK (SEE SPANISH FORK STD. DWG. ST-19)
6 CONCRETE SPLITTER ISLAND (SEE SHEET DT01)
7 PEDESTRIAN ACCESS RAMP (SEE SPANISH FORK STD. DWG. ST-19)
8 CONCRETE TRUCK APRON (SEE SHEET TS01)
9 CONSTRUCT ROCK RETAINING WALL (SEE SHEET DT02)
10 SEGMENTAL RETAINING WALL (SEE SHEET DT02)
11 INSTALL 6' CHAIN LINK FENCE (SEE UDOT STD. DWG. FS 6)
Know what's below. Call before you dig.
CivilScience
SITE PLAN
400 NORTH - SR-51 ROUNDABOUT
SPANISH FORK, UTAH
SHEET SP01
9 OF 13


SR-51 / STATE STREET
SR-147 / 400 NORTH
DIAMOND FORK LOOP
PROPOSED SLOPE EASEMENT
APPR. WALL HEIGHTS (TYP.)
PRIVATE DETENTION BASIN
APPR. EXIST. CAPACITY: 480 FT³
APPR. CAPACITY AFTER PROPOSED GRADING: 255 FT³
INSTALL R-TANK DETENTION SYSTEM EQUALING 205 FT³ OF CAPACITY
SCALE: 1" = 30'
KEYNOTES:
1 10' TRANSITION TYPE M1 CURB TO TYPE M1 MODIFIED CURB
Know what's below. Call before you dig.
CivilScience
GRADING PLAN
400 NORTH - SR-51 ROUNDABOUT
SPANISH FORK, UTAH
SHEET GP01
10 OF 13


UTILITY TEST HOLE DATA
TEST HOLE | UTILITY | DEPTH | NOTES
TH 1 | 10" GAS | UNKNOWN | UTILITY NOT FOUND
TH 2 | FIBER OPTICS | UNKNOWN | OMITTED, NO BLUE STAKES
TH-3 | 6" GAS | UNKNOWN | UTILITY NOT FOUND
TH-4 | 4" GAS | UNKNOWN | UTILITY NOT FOUND
TH-5 | FIBER OPTICS | UNKNOWN | OMITTED, NO BLUE STAKES
TH-6 | 8" PI | UNKNOWN | UTILITY NOT FOUND
TH-7 | "2" WATER | UNKNOWN | UTILITY NOT FOUND
TH-8 | FIBER OPTICS | ~2.5FT | DEPTH TO CONDUIT ENCASEMENT
TH-9 | 10" PI | ~2.0FT |
TH-10 | FIBER OPTICS | ~2.5FT |
TH-11 | "2" WATER | ~3.5FT |
SR-51 / STATE STREET
SR-147 / 400 NORTH
US-6
800 N.
SCALE: 1" = 40'
GEYSERS
RELOCATED OVERHEAD ELECTRIC AND COMMUNICATIONS (BY SPANISH FORK CITY AND COMCAST)
NEW POWER POLE (BY SPANISH FORK CITY)
RELOCATED COMMUNICATION HANDHOLE (COORD. WITH UDOT, EMERY TELECOM & CENTRACOM)
RELOCATED HYDRANT (SEE SPANISH FORK STD. DWG. W-9)
CONSTRUCT DETENTION BASIN OUTLET (SEE SPANISH FORK STD. DWGS. D-21)
CONSTRUCT DOUBLE CURB INLETS (SEE UDOT STD. DWGS. CB-8A & CB-8B)
CONSTRUCT STORM DRAIN OUTLET (SEE S-SHEET D'05)
INSTALL RECTANGULAR CASING (SEE SPANISH FORK STD. DWG. S-8)
CUT & CAP 12" DW (SEE SPANISH FORK STD. DWG. W-4)
UTILITY TEST HOLE LOCATION (TYP.) (REFER TO SUE SOLUTIONS REPORT)
RECONSTRUCT VALVE BOX
RECONSTRUCT MANHOLE RIM
INSTALL STREET SIGN (SEE SPANISH FORK STD. DWG. T-15)
UTILITY PLAN
400 NORTH - SR-51 ROUNDABOUT
SPANISH FORK, UTAH
UT01
11 OF 13
Know what's below. Call before you dig.


SR-51 / STATE STREET
SR-147 / 400 NORTH
SCALE: 1" = 40'
NOTES
1. REFER TO APWA, UDOT, AND MUTCD FOR SIGN PLACEMENT AND PAVEMENT MARKINGS.
ABBREVIATIONS
SIGNAGE AND STRIPING
400 NORTH - SR-51 ROUNDABOUT
SPANISH FORK, UTAH
SS01
12 OF 13


SR-31 / STATE STREET
US-6
SR-147 / 400 NORTH
RAIL CORRIDOR
SCHOOL ZONE PAVEMENT MARKING
W2-6 & W13-1P SIGNS
15 MPH
SCALE: 1" = 100
NOTES
1. REFER TO APWA, UDOT, AND MUTCD FOR SIGN PLACEMENT AND PAVEMENT MARKINGS.
ABBREVIATIONS
SWL SOLID WHITE LINE
DWL DOTTED WHITE LINE
BWL BROKEN WHITE LINE
SLD SINGLE LANE DIVIDER
SBDYL SOLID AND BROKEN YELLOW LINE
DYL DOUBLE YELLOW LINE
SB STOP BAR
CivilScience
SIGNAGE AND STRIPING
400 NORTH - SR-31 ROUNDABOUT
SPANISH FORK, UTAH
SS02
13 or 13
Know what's below. Call before you dig.

Capital Improvements

0 0.5 1 Miles

Legend

- New Sewer Lift Station
- Railroads
- Railroads
- WWTP

Force Main

Diameter

- 8"
- 10"

Sewer Pipe Improvements

Diameter

- <=6"
- 8"
- 10"
- 12"
- 15"
- 18"
- 21"
- 24"
- 30"
- 36"
- 100 East
- 1400 East
- 200 West
- 300 West
- 600 East
- 630 West
- North Area
- SR6 East
- Southwest
- Southwest I-15
- Spanish Fields
- Treatment Plant
- West

SPANISH FORK PUBLIC WORKS

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

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15 - Transfer Station Lift Station
9 - Airport Sewer Main and Lift Station
11 - Jail Lift Station
12 - Industrial Lift Station
Spanish Fork Wastewater Treatment Plant
2 - 1850 N Main to WWTP
1 - 200 East 36-inch Trunk
4 - Main St. Industrial
10 - 1450 North Sewer Main
14 - 1600 North
5 - 1550 West Sewer Trunk
13 - West Lift Station
3- Spanish Fork - Mapleton Trunk
6 - Canyon Road Interceptor
7 - Southwest Lift Station and Sewer Mains
8 - 8800 South Trunk
8in Force Main
10in Force Main
36in
30in
24in
21in
18in
15in
12in
10in
8in
LS