Wednesday, April 14, 2021
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 Spanish Fork City Council Chambers, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Minutes

Subject	**A. February 3, 2021**
Meeting	Apr 14, 2021 - Development Review Committee
Category	1. Minutes
Access	Public
Type	Action, Minutes

File Attachments
minutes.drc.2-3-2021.pdf (1,310 KB)

Subject	**B. February 17, 2021**
Meeting	Apr 14, 2021 - Development Review Committee
Category	1. Minutes
Access	Public
Type	Action, Minutes

File Attachments
minutes.drc.2-17-2021.pdf (1,620 KB)

2. Final Plat

Subject	**A. VISTA VIEW PLAT A (PHASE 1). The proposal involves creating 22 multi-family units located at approximately 2350 East 800 South.**
Meeting	Apr 14, 2021 - Development Review Committee
Category	2. Final Plat
Access	Public
Type	Action, Discussion

File Attachments

report.drc.vistaviewplataphase1.4-14-2021.pdf (14,961 KB)
plans.vistaview.4-12-2021.pdf (6,667 KB)
plan.landscape.vistaviewplata.4-9-2021.pdf (6,698 KB)

Subject	**B. SUNROC INDUSTRIAL. The proposal involves the platting of a subdivision with two industrial lots located at 3300 North 600 West.**
Meeting	Apr 14, 2021 - Development Review Committee
Category	2. Final Plat
Access	Public
Type	Action, Discussion

File Attachments
report.drc.sunrocindustrialsubdivision.4-14-2021.pdf (6,120 KB)
plans.sunrocindustrialplata.4-9-2021.pdf (4,115 KB)

3. Site Plan

Subject	**A. SUNROC INDUSTRIAL OFF-SITE IMPROVEMENTS. The proposal involves public improvements located near 3300 North 600 West.**
Meeting	Apr 14, 2021 - Development Review Committee
Category	3. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
report.drc.sunrocindustrialoffsiteimprovements.4-14-2021.pdf (6,051 KB)
plans.sunrocindustrialplata.4-9-2021.pdf (4,115 KB)

4. Concept Review

Subject	**A. WPI SUBDIVISION. The concept involves a proposed residential subdivision located near 130 North Spanish Fork Parkway.**
Meeting	Apr 14, 2021 - Development Review Committee
Category	4. Concept Review
Access	Public
Type	Discussion

File Attachments
plan.concept.wpisubdivision.4-1-2021.pdf (1,393 KB)

5. Transportation Master Plan

Subject	**A. TRANSPORTATION MASTER PLAN. The proposal involves various revisions to the Transportation Master Plan.**
Meeting	Apr 14, 2021 - Development Review Committee
Category	5. Transportation Master Plan
Access	Public
Type	Action, Discussion

File Attachments
TMP CC Memo - April 20, 2021.pdf (2,380 KB)

6. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
February 3, 2021

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Jake Theurer, Electric Superintendent; Tom Cooper, Electric Utility Planner; Vaughn Pickell, City Attorney; Michael Clark, Staff Engineering; Bart Morrill, Parks Maintenance Supervisor; Shelley Hendrickson, Engineering Division Secretary; Kimberly Brenneman, Community Development Secretary; Jessica Burdick, Building Inspection Division Secretary.

Citizens Present: Jared and Angie Warner, Scott Peterson,

Chris Thompson called the meeting to order at 10:00 a.m.

FINAL PLAT

River Point Plat E and D

Chris Thompson discussed the issue of 9th South and the illegal subdivision that previously occurred there, including Lot 41 of Plat E. Chris stated the City could tell the developer that he has to put in utilities for lot 41, but the owner of that lot could tell them no. Or, the City could tell the developer that he has to improve the frontage of Lot 41, and the lot owner can then decide to hook into City services, or not. Chris suggests the developer pay a cash in lieu to extend the PI and sewer to the property line of Lot 41.

There was discussion.

Dave Anderson feels we could treat Lot 41 as any other property being developed, where utilities get improved. But he likes the idea of the cash in lieu. There was discussion as to whether the City ordinance would need to be changed in order to do so, and Chris Thompson noted he'd look into it.

There was discussion regarding sewer and whether Lot 41, which is currently on a septic system, should have to hook into City sewer. Chris Thompson explained that it can be quite expensive to hook into the City sewer, which is why most residents on septic systems don't want to.

Dave Anderson stated that he can look at this as if it's a vacant lot. With every lot, there is an improvement cost and the cost for sewer here is the same as any other lot's improvement. Dave feels it is difficult to distinguish this from a vacant lot.

There was discussion regarding forcing the issue. Vaughn Pickell stated that the owner of Lot 41 would have to consent, as an owner, and sign the plat, so they could hold up this project.

Chris Thompson clarified that the developer can't proceed if the two parties don't come to an agreement.

Dave Anderson hopes this can be resolved without causing any other issues, but this would have been contemplated if someone did their homework. It's not the City's issue to try to resolve, in terms of the two relationships, than what it typically would be. Even though we're sensitive to it.

Brandon Snyder agrees that we look at the code and make any necessary changes, or we do the cash in lieu, but this situation is common and typically the fix is coordinating with the other owner.

Seth Perrins stated if the cash in lieu works, and we have the rights-of-way and easements, that could work. The two options are treating Lot 41 as a vacant property and the sewer and water laterals get installed, and it's an improved lot. Or, we do the cash in lieu, but Seth stated he'd defer to Chris Thompson regarding the need of Lot 41 having to connect.

Mike Clark from Engineering had no issues to discuss today.

Brandon Snyder noted that Plat E depends on Plat D recording first. He also mentioned there are redlines on Plat D and informed of the issue with the access road off of 9th South, which will require us running power and sidewalk over someone else's property.

Scott Peterson said the deed is signed for that right of way. The plat can record now because the ground was deeded over. However, they don't have a PUE outside of it. Scott stated that he has gone back and forth with the owner, who says he'll do it, but Scott just doesn't have the signature yet.

Jake Theuer noted that Plat D does need to be completed before Plat E can be completed, as far as electrical goes. They'll also have to utilize a shared pole with SUVPS, so the

developer will need to get a permit from the bureau in order to use that pole. The work does need to be completed before E can be completed electrically.

Jared Warner, owner of Lot 41, asked, how his lot is part of a classified illegal subdivision, can that be rectified and be removed from the subdivision?

Seth Perrins said it could not. Seth understands Mr. Warner had nothing to do with the illegal subdivision, it was done long ago, but we're going to make it legal now.

Jared Warner asked about utility connections. He feels that the PI connection will put an adverse financial responsibility on them, if they are required to connect. It would be financially infeasible to water his large property with City PI water. Mr. Warner noted they already have enough water to irrigate now.

Chris Thompson said that the Warner's can irrigate whether or not they are connected to City PI. The debate would be whether or not they're charged the base PI rate if they don't use it. Maybe they shouldn't be charged the base rate if they don't use the PI.

Dave Anderson feels we should approve the River Point Plat D Final Plat, and the River Point Plat E Final Plat with the conditions discussed today and subject to the developer figuring out the water rights and utility connections. Dave added that the City is being asked to be a referee between the two property owners. He added that Plat E could be approved in two ways: that the improvements get installed in accordance with the City's requirements, or that the City will explore the process in accepting a payment in lieu. Then it's in the lap of whomever records the plat to address before they're recordable.

Seth Perrins feels we should table this item to address the two issues and get further understanding. He feels this project should not move forward today.

Scott Peterson stated that David Adams wants to follow the standard as we always have, to do what we have in the past. Also, David Adams is okay with the cash in lieu, but if he is against this being tabled again. He wants to get moving on this.

Dave Anderson stated that we require developers to make the connections available. So, they install the infrastructure and the laterals. But, it's the builders, with a Building Permit, who make the connection to the house. Those are two distinct actions that we can separate. It's not a grey area.

Mike Clark noted this is an existing house, there will be no Building Permit.

Vaughn Pickell asked, if we table this, for what reason would we be continuing it?

There was further discussion.

The applicant said this isn't a dispute between them and the Warners. The issue here is whether the Warners will have to connect or not. The City has said that the developer has to stub the laterals, or pay cash in lieu for the improvements on 9th South. He stated that he's not asking the City to be a referee. They just want to record the plat. And their responsibility is to stub the utilities and laterals to the lot.

Chris Thompson explained that they'd have to hook up the laterals to the house.

Seth Perrins noted this subdivision has been in the works for years and this issue still isn't figured out. And again, he feels we should table the issue, to meet internally, to solve the problems.

Jared Warner stated that he just wants to know so he can make a plan and prepare for what they'll be required to do. His main concern is the financial cost to him to hook into PI.

There was further discussion.

Dave Anderson **moved** to continue River Point Plat D Final Plat, and the River Point Plat E Final Plat, with the comment that the ideal situation, for the City, would be that improvements are in, and the existing home connects; or that there is some type of deferral arrangement that allows for the connections to be delayed. But that all the costs for those connections are accounted for.

Chris Thompson agrees those are the two options, and it would be unwise for the two parties to not have the connection take place.

Dave Anderson added that we need the debris removed from the site within a month. Including the crusher and other equipment. We will not issue a Building Permit in plat D or E until that debris is removed.

Vaughn Pickell **seconded** the motion.

Scott Peterson asked that Plat D be approved, and that we table only Plat E.

Dave Anderson withdrew his motion.

Dave Anderson **moved** to approve the River Point Plat D, Final Plat, subject to the following conditions:

Conditions

1. Subject to the applicant addressing all the redlines and otherwise meeting the City's construction standards.
2. Subject to the removal of all debris within the entire development prior to any Building Permits being issued for Plat D. With the understanding that the reclamation must be approved by the City.
3. Subject to the findings and conditions in the Staff Report.
4. Subject to the applicant getting the necessary permits from the bureau with regards to power.

Vaughn Pickell **seconded**. The motion **passed** all in favor.

Seth Perrins **moved** to continue the River Point Plat E, Final Plat

Vaughn Pickell **seconded**.

There was discussion regarding the cost to connect for the homeowner and developer.

The motion **passed** all in favor.

Hurst Subdivision

There was discussion regarding the detention basin. The Preliminary Plat shows that it would be landscaped and improved. It will become park space that City will maintain.

There were no further issues discussed.

Vaughn Pickell **moved** to approve the Hurst Subdivision Final Plat based on the findings in the Staff Report and subject to the conditions in the Staff Report.

Dave Anderson **seconded** and the motion **passed** all in favor.

Canyon Creek Phase 8C

The building elevations were brought up on screen and there was discussion.

Brandon Snyder had no concerns to discuss, but he noted that the site plan shows a new dumpster that will replace some existing dead trees.

Mike Clark asked about the creek and how it will look.

Andy Spencer explained they'll landscape to the mitigation line, but down in the ditch has to be kept natural. There was further discussion regarding weeds, landscaping and trash care of the Canyon Creek Development. The corridor of the creek has to meet wetlands criteria and have no trash.

Chris Thompson noted that trash and tumbleweeds are big problems in this area. Also, Woodbury needs to replace the willow trees that have died. He feels that if the plants that were initially planted had taken and done well, we'd have less problems. He asked Andy to have the plants replanted and get rid of the weeds and garbage. There was further discussion.

Jake Theurer stated they need shop drawings and the switchgear specs, as well as a load sheet.

Dave Anderson **moved** to approve The Canyon Creek, Phase 8C, Lot 3 Final Plat based on the Findings and subject to the Conditions in the Staff Report. And subject to the applicant improving the space in the creek to the South of the site, which may include replanting any plants that didn't survive, and includes the removal of garbage, debris and refuse. Subject to any work that occurs within the creek being consistent with the permit from the US Army Corp of Engineers.

Seth Perrins **seconded** and the motion **passed** all in favor.

Cannon Creek project signage Plan

Dave Anderson went over the signage on screen. He discussed issues with the plan, including the location of two IHC signs, as well as electronic signs and not using them as

billboards. He also discussed the large 27' pylon sign for Home Goods. He's not sure that's necessary. There was discussion.

Andy Spencer said the IHC signs aren't built yet and were planned to be just wayfinding signs for the hospital. He's not even sure if they need these signs.

Seth Perrins feels that they have a lot of signs approved, but they ask for more, like the Home Goods sign today.

Andy Spencer said all the pylons signs planned will be built. But all the pre-approved monument signs might not be. Home Goods really wants this sign because they feel they won't be seen.

Seth Perrins said that the City Council will ask why add this sign if not all the signs in the approved signage plan won't be built. He suggested Andy find out which preapproved signs can go away.

There was further discussion regarding the IHC monument signs. Dave Anderson explained that IHC has asked about signage and what they can build on site. Any signs they build have to be a part of this Canyon Creek Signage Plan, and Woodbury are the keepers of the plan. Therefore, IHC should speak with Andy.

Dave Anderson moved to recommend the City Council approve the proposed Project Signage Plan with the stipulation that Woodbury enter into an agreement with the City that all signs display only on-site advertising.

Seth Perrins seconded and the motion passed all in favor.

Suited Homes

Dave Anderson explained this proposed project is located at 1100 East 1000 North, east of the Wendy's, behind Coin Crazy. The property is currently zoned C2. In the past we have told people we wouldn't support a zone change to Residential, and the proposal here is 15K square feet commercial space with 75 dwellings attached. But the question is, does mixed used work here and if so, at what density? Dave added that he feels the proposal falls short on parking.

There was discussion using the site on screen.

Seth Perrins feels the concept looks pretty but he's not sure about the mixed use. The City has very limited commercial space in the area, and really limited commercial space in general.

Dave Anderson said there are things that would have to be dealt with going forward but he doesn't feel the community is ready to embrace this yet. He doesn't feel there is a high likelihood that this would get approved.

The applicant stated that the current owner of the property has said that if he doesn't sell the property, he will just build another warehouse, multi-use building.

Dave Anderson **moved** to adjourn the meeting at 12:06 pm. The motion **passed** all in favor

Adopted: _____

Jessica Burdick
Building Inspection Division Secretary

Draft Minutes
Spanish Fork City Development Review Committee
February 17, 2021

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Jake Thierer, Electric Superintendent; Vaughn Pickell, City Attorney; Michael Clark, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; John Little, Chief Building Official; Shelley Hendrickson, Engineering Division Secretary; Kimberly Brenneman, Community Development Secretary; Jessica Burdick, Building Inspection Division Secretary.

Citizens Present:

Chris Thompson called the meeting to order at 10:00 a.m.

FINAL PLAT

High Sky Estates, Plat B

Mike Clark discussed the traffic circle landscaping and noted he hasn't seen the plans for that.

Brandon Snyder discussed his redline comments regarding the hillside vegetation and fencing and the need to see those plans.

Jake Theurer said they need a resubmittal on the electrical drawings.

Jered Johnson **moved** to approve the High Sky Estates, Plat B Final Plat, with the findings, conditions and recommendations in the Staff Report. And subject to the applicant submitting the electrical plan update, and the landscaping plan for the roundabout. And subject to the two lots along the hill be approved by Planning and Engineering.

Seth Perrins **seconded** and the motion **passed** all in favor.

High Sky Estates, Plat C

Brandon Snyder stated he has some redlines, the main issue being making sure they identify on the plat where the buildable areas are on the lots facing River Bottoms Road. They also need to make sure the walls along 2300 East are correct when built.

There was discussion regarding the hillsides and landscaping. Chris Thompson said we need to make sure there is some sort of hillside matting to protect from erosion. That should be in their geotech study.

Mike Clark agrees that should be a condition of approval.

Jake Theurer noted they need resubmittal of the power plan.

Jered Johnson **moved** to approve the High Sky Estates, Plat C Final Plat with the findings and conditions in the Staff Report, and subject to the applicant re-submitting their electrical drawings and subject to the applicant adding a note on the plat that they will meet the geotech requirements and City's hillside ordinance.

Seth Perrins **seconded**, and the motion **passed** all in favor.

River Point, Plat E

Brandon had nothing to discuss but he reminded the DRC that Plat D must record and provide access for this plat before this plat can record.

Mike Clark had nothing to discuss.

Chris Thompson explained that we have to look at this plat, and Lot 41, as part of the Preliminary Plat, it is included in the Preliminary Plat. So, the City has to look at it as if the developer owned this lot, it has to be fully improved. The connections to sewer, and PI laterals must be done. The laterals must be stubbed. With that, the homeowner will be charged the base rate for the PI, but they don't have to use it if they have other water. There's a lot of cost in this, but that's how we treat subdivisions, you can't split off a lot and not improve it. Chris is aware the developer didn't do the unapproved subdivision, but that's how we have to look at it.

The developer asked if the City is forcing them to develop lot 41, and forcing the homeowner to hook up to utilities? Are they being forced to stub all utilities to the Warners property, and to the home, even if the homeowner won't allow it?

Chris Thompson said if the homeowner at lot 41 won't allow it, the developer can pay a cash in lieu.

There was discussion regarding an agreement between the developer. and homeowner. Chris Thompson said we have to look at this blindly, and require what we normally require anywhere else.

There was discussion.

Seth Perrins said the issue isn't the City's. It's the landowners and it's between them. We have a subdivision and we need to review and approve if it meets our standards.

The applicant feels there should be a distinction between them and the Warners. It was asked of the applicant to come up with an agreement, which they have done. There is an agreement in place and they want to work with the Warners. They don't want to make this financially injurious to them.

Chris Thompson noted that we have allowed, in the past, a lien in lieu if all easements are dedicated. Maybe there is a way. It's difficult to get curb, gutter and sidewalk in without a lien in lieu. It's kicking the can down the road.

Dave Anderson feels necessity sometimes warrants solutions that aren't ideal. He suggested today we do what Chris has suggested, but if a lien in lieu option becomes available, through some tweaking of our codes, that would be available for this development to utilize. It could be an option forthcoming. Currently the situation doesn't meet our lien in lieu rules.

Seth Perrins agreed.

Chris Thompson also agrees and likes Dave's suggestion if we can work it out. It would be a relief valve, a secondary option.

Seth Perrins feels the dedication for the easement is important so we can get that when we need to, it's an important part of that subdivision.

There was further discussion.

Chris Thompson summarized that we have to look at this as it's been subdivided in the past, it's one big property and treat it as such. That's how the motion will read. We'll rely

on the developer to follow the motion, and we'll see what happens and see if we can make a change to the ordinance at a later time.

Jared Warner said they haven't agreed to anything with the developer.

Chris Thompson said the City doesn't care who posts the bond, but it does have to be paid.

Seth Perrins agreed.

Dave Anderson **moved** to approve the River Point Plat E Final Plat subject to the applicant meeting the same conditions imposed with Plat D relative to garbage and debris removal before any Building Permits are issued, and with the understanding that if the City changes the ordinance relative to the lien in lieu policy, that will be an available option for any improvements to the property lines along 9th South. Otherwise, required road easements and dedications will be enforced with the recording of the plat, as is customary, with the lot on 9th South. And based on the findings in the staff report.

John Little **seconded.**

There was discussion regarding impact fees and development fees. It was decided the impact fees will be paid when the homeowners connect. Seth Perrins said we could put a note on the plat regarding that, in case the house ever sells and the new homeowner doesn't want to pay the sewer impact fee if they decide to hook up.

Dave Anderson made an amended **motion** to approve the River Point Plat E Final Plat subject to the applicant meeting the same conditions imposed with Plat D relative to garbage and debris removal before any Building Permits are issued, and with the understanding that if the City changes the ordinance relative to the lien in lieu policy, that will be an available option for any improvements to the property lines along 9th South. Otherwise, required road easements and dedications will be enforced with the recording of the plat, as is customary, with the lot on 9th South. And based on the findings in the staff report. Subject that all impact fees typically charged with Building Permits would be required to be paid when anyone connects to those services. And subject to any conditions in the staff report not already discussed.

Vaughn Pickell **seconded** the amended motion. There was discussion. The motion **passed** all in favor.

ZONE CHANGE

Quiet Valley and Fieldstone

Dave Anderson explained this discussion is regarding the property between Fieldstone's property and Quiet Valley. The proposal is changing the Rural Residential zoning that is north of the City owned property to R-1-15. This is consistent with the General Plan and the property on the other side of 3400 East just annexed and is zoned R-1-15.
So, the Zone Changes are for both Fieldstone's project and Quiet Valley.

Seth Perrins **moved** to recommend the Quiet Valley Zone Change be approved based on the findings and conditions stated in the Staff Report.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

Seth Perrins **moved** to recommend the Fieldstone Zone Change be approved subject to the findings and conditions in the Staff Report.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

Schriever Law Office

Dave Anderson went over the proposal, which is to use this property as a law office. The issues with parking, access and landscaping. They don't meet the full 10-foot landscaping requirement but because of how the property is configured, we need to give a little. As to access, Dave likes the idea of the applicant dealing with one way traffic to and from the parking lot. With a condition that would require the applicant to provide an easement to turn it into a shared drive with the property to the North if it redeveloped. A cross-access easement that would come into play.

There was discussion using the site shown on screen.

Dave Anderson suggested the DRC recommend approval of the Development Enhancement Overlay Zone. The City Council could impose other conditions, i.e., the easement and the use. This is a type of business that doesn't generate a lot of traffic and Dave suggested the Council impose a condition that says, if the use changes, the new development must be reapproved with any new use.

There was further discussion regarding masonry walls and fencing.

Brandon Snyder noted we'll need a landscaping plan and there was discussion regarding that.

Dave Anderson stated that, given the small area they have to work with, the type of landscaping becomes really important. And that would require a lot of expertise. So, a licensed landscaping architect will be needed to complete the landscaping plan.

Dave Anderson **moved** to recommend approval of the proposed Development Enhancement Overlay for the Schriever Law Office project, at 174 South Main Street, based on the finding that the application conforms to the findings defined in the Development Enhancement Overlay and subject to the following conditions:
Conditions:

1. Subject to the applicant providing a landscaping plan.
2. Subject to the applicant providing a cross-access easement with the neighboring properties.
3. Subject to the applicant getting Site Plan approval.
4. Subject to any future uses of the property go back through the Development Enhancement Overlay if the language changes.
5. Subject to the language that if the land use changes, they'd be subject to going back through for the Development Enhancement Overlay.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

Sunroc Industrial

Mike Clark had no issues to discuss. But he noted there are a lot of parties involved in development in this area. Sunroc wants to get going first, but they're the furthest from the existing utilities. So, there are other things that need to happen before this project can actually begin. There was discussion.

Chris Thompson feels the motion should say the Final Plat can record once all the applicant's share of needed improvements are bonded for. He's not concerned about the district or the City paying their share, so once the applicant pays their share, we'll be fine.

Brandon Snyder stated the applicant needs to note the trails and cross sections on the Preliminary Plat and Site Plan.

Dave Anderson stated he's comfortable taking this step on the Preliminary Plat now, with the understanding that everything is getting there soon enough. This will allow another use to go along Arrowhead Trail, which is good. And with that perspective Dave appreciates Sunroc.

Dave Anderson **moved** to recommend the Sunroc Preliminary Plat be approved based on the Finding that the subdivision conforms with the City's requirements for a subdivision in the I1 Zone, and based on the conditions that the applicant meet all the City's construction and development standards, and address any redlines.

Seth Perrins **seconded** and the motion **passed** all in favor.

SITE PLAN

Sunroc Industrial Site Plan

Dave Anderson asked how far they can develop on the site before all utilities are in place? What is the back stop, occupancy of the building? How far can they go?

Chris Thompson said as soon as they bond for their share of all the offsites, we will let them go. They can do all their on-site stuff then.

Dave Anderson asked if we shouldn't issue permits for any buildings until, they've bonded for their part of the offsite.

Vaughn Pickell feels that's appropriate.

Seth Perrins expressed his concern that no utilities will be in place. He asked if the City has an obligation in case the dominoes don't fall into place. There was discussion.

Chris Thompson said Sunroc (and DWC) pay 45%, GWC pays 45% and the City will pay 10% of all offsites. As soon as Sunroc and GWC pay their bond, we'll let them go with on-site work. So, permits can be approved if the offsite bonding is paid.

Dave Anderson **moved** to approve the proposed Sunroc Industries Site Plan, based on the finding in the approval of the Aggregate Transportation, Storage and Reclamation Overlay and the finding that the proposed Site Plan and uses are consistent with the Industrial 1 Zoning Designation, and subject to the following conditions:

Conditions

1. Subject to the Aggregate Transportation, Storage and Reclamation Overlay being approved.
2. Subject to the subdivision plat being approved and recorded.
3. Subject to the applicant addressing any redlines.
4. Subject to no Building Permits being issued for structures in the project until the applicant bonds for their share of the improvements.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

Schriever Law Office Site Plan

Dave Anderson **moved** to approve the proposed Schriever Law Office Site Plan based on the findings that the project is an ideal fit for the Development Enhancement Overlay and will be a great use for this part of the community; and subject to the following conditions:
Conditions:

1. Subject to the applicant modifying the parking lot design as discussed.
2. Subject to the applicant addressing any redlines provided.
3. Subject to the applicant meeting conditions proposed with the Development Enhancement Overlay.

Seth Perrins **seconded** and the motion **passed** all in favor.

Seth Perrins stated he's excited for this project, but warned the applicant to be sure to get the correct wall product installed.

PRV Vaults and 400 North Pipelines

Keith Broadhead explained the City is installing 4 PRV vaults for the secondary water system. This is preemptive for the new East side developments.

Mike Clark said this should raise the water pressure, so that's a benefit.

Seth Perrins **moved** to go forward with this project.

Jered Johnson **seconded** and the motion passed all in favor.

West Interchange Sewer Trunkline

Jered Johnson explained this project will take the trunk line to the lift station. This project will cause Main Street to close, and there will be a detour. It has to be done.

Seth Perrins noted there will be no business closure, but it is a road closure and we just need to ask for patience.

There was further discussion using the site on screen.

Seth Perrins discussed the residents who live in the county to the west and feels we need to be aware of those residents and the impact to them.

Seth Perrins **moved** to go forward with this project.

Jered Johnson **seconded** and the motion **passed** all in favor.

Canyon Creek Phase 6 Building 6.3 Amended

Dave Anderson discussed the project site on screen. The developer is an ice cream business and they would like to remove some landscaping and put in outdoor seating in its place. He's not concerned about the concept, but they want to put this next to a drive through and along a busy street. It's disappointing to Dave because this is the type of seating the City wanted along the creek and we're not seeing that. In any case, the applicant asked this be continued today, but it relates to the improvements we are asking Woodbury to try to include, features in the outdoor seating that were represented in the overall plan. rep. in the overall plan. For example, have flagstone paving or stamped and colored paving rather than just concrete. And landscaping between outdoor seating and where cars will be to give a little bit of a screening.

Jered Johnson **moved** to continue the Canyon Creek Phase 6 Building 6.3 Amended Site Plan.

John Little **seconded** and the motion **passed** all in favor.

OTHER BUSINESS

John Little discussed detached Accessory Dwelling Units and whether we should charge impact fees for water, sewer and power.

Jered Johnson feels if the ADU's have laterals to the street, then yes, we should charge impact fees.

Dave Anderson said we shouldn't charge impact fees if the ADU is just hooked up to the existing services on the principal structure.

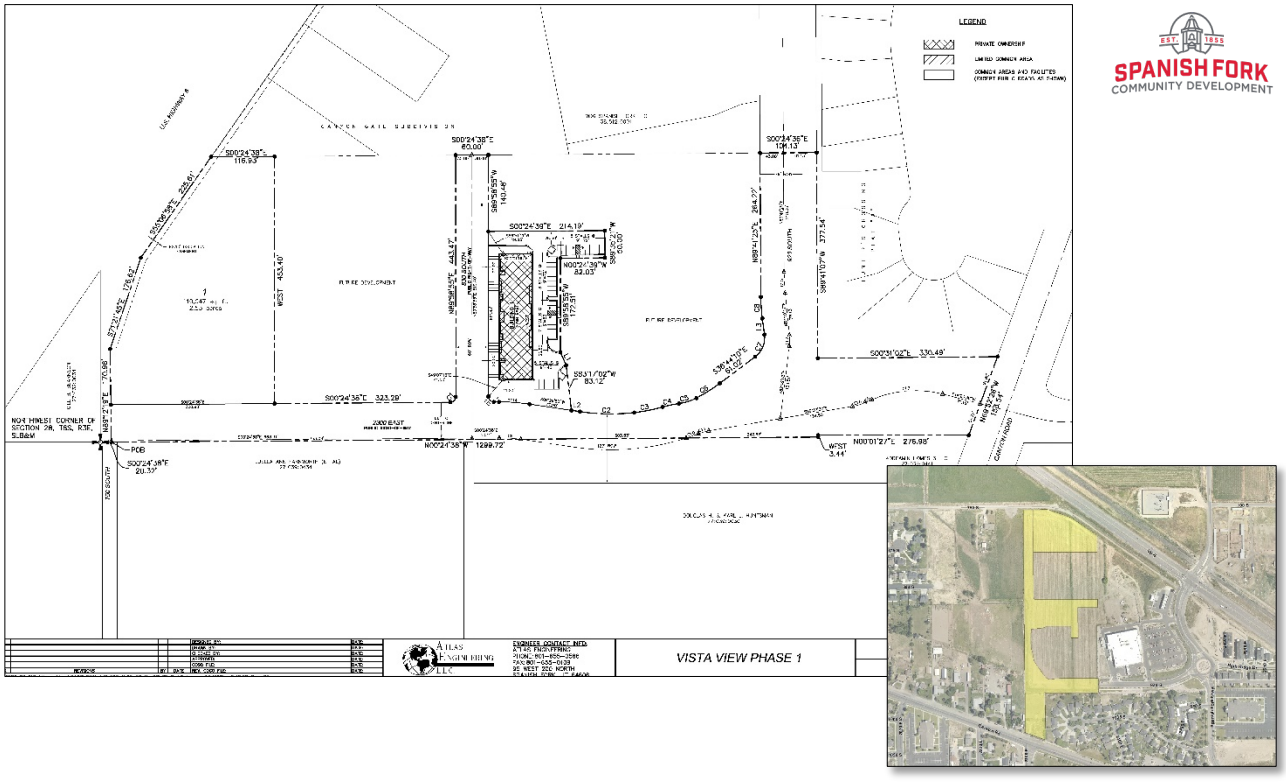
Dave Anderson feels impact fees for ADUs should be looked at per property, not per structure.

Seth Perrins **moved** to adjourn the meeting at 12:12 pm. All in favor.

Adopted:

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Jessica Burdick
Building Inspection Division Secretary



Vista View Plat A (Phase 1) Final Plat Approval Request

April 14, 2021, Development Review Committee.

Located at 2350 East 800 South, including 8.38 acres.

The subject property is zoned R-4 and C-2.

The applicant has requested Final Plat approval for twenty-two multi-family units.

Key Issues

1. Consistency with the approved Preliminary Plat.
2. Commercial Lot.
3. Parking availability.
4. Utilities.

Recommendation

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

Findings

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

Conditions

1. That the applicant addresses red-lines.

Exhibits

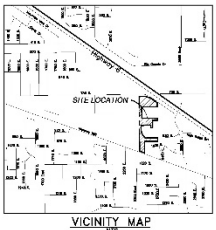
1. Final Plat.
2. Landscaping Plans.

VISTA VIEW PHASE 1

A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
FINAL PLAN SET

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2A	FINAL PLAT
2B	FINAL PLAT
2C	FINAL PLAT
2D	FINAL PLAT
3	UTILITY & INDEX
4	EXISTING TOPOGRAPHY
5	GRADING PLAN
6	ELECTRICAL PLAN
7	TBC PLAN
8	WET/DRY UTILITY OVERLAY
9	ACCESSIBLE ROUTE PLAN
HC-01	HORIZONTAL CONTROL PLAN (BY OTHERS)
RD-01	ROADWAY (BY OTHERS)
RD-02	ROADWAY (BY OTHERS)
RD-03	ROADWAY (BY OTHERS)
RP-01	ROADWAY PROFILES (BY OTHERS)
SS-01	SIGNING AND STRIPING (BY OTHERS)
SS-02	SIGNING AND STRIPING (BY OTHERS)
SS-03	SIGNING AND STRIPING (BY OTHERS)
SS-04	SIGNING AND STRIPING (BY OTHERS)
SS-05	SIGNING AND STRIPING (BY OTHERS)
SS-06	SIGNING AND STRIPING (BY OTHERS)
PP-01	PLAN & PROFILE -2300 EAST- STA. 22+50 TO 27+45.62
PP-02	PLAN & PROFILE -2300 EAST- STA. 17+44.39 TO 22+50
PP-03	PLAN & PROFILE -2300 EAST- STA. 13+00 TO 17+44.39
PP-04	PLAN & PROFILE -2300 EAST- STA. 10+00 TO 13+00
PP-05	PLAN & PROFILE -920 SOUTH- STA. 10+00 TO 15+80.45
PP-06	PLAN & PROFILE -830 SOUTH- STA. 10+00 TO 15+19.40
DI-01	DETAILS
DT-02	DETAILS

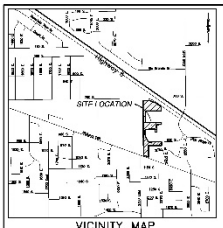


VICINITY MAP
-NTS-

GENERAL NOTES:
1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. 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.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE-CONSTRUCTION MEETING.
5. ANY EXISTING FACILITIES AFFECTED BY THE 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.
6. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
7. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. 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.
9. ENGINEER STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRIC DEPARTMENT.

VISTA VIEW PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE:801-636-0268
FAX:801-855-0159
848 E. 800 N. SUITE A
SPANISH FORK, UT 84660



VICINITY MAP
-NTS-

LEGEND
FOUND BRASS CAP
5/8" REBAT MARKED RLS 186408 ON CURVED POINT, NOT SET
PROPERTY BOUNDARY
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
PRIVATE OWNERSHIP
LIMITED COMMON AREA
COMMON AREAS AND FACILITIES (NOT PUBLIC ROADS AS SHOWN)
REFERENCE BEARING

OWNER/DEVELOPER CONTACT INFO
ATLAS ENGINEERING
848 E 800 N SUITE A
PHONE:(801)636-0268
SPANISH FORK, UT 84660

SURVEYOR/ENGINEER INFO
BRAD WHEDON
801-636-0268
brad@atlasengineering.com

SUMMARY TABLES
1. COMMON AREAS TO BE MAINTAINED BY OWNERS ASSOCIATION.

DATA TABLE
TOTAL AREA: 8.33 ACRES
NUMBER OF LOTS:22
OPEN SPACE:
COMMON AREA:0.46 ACRES
OPEN SPACE:2.09 ACRES

RESERVATION OF COMMON AREA
THE OWNERS IN RECORDING THIS PLAT OF VISTA VIEW CONDOS, AN EXPANDABLE CONDOMINIUM PROJECT, HAS DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREAS, INTENDED FOR THE USE, IN THE COMMERCIAL OWNERS IN VISTA VIEW CONDOS FOR PURPOSES OF ACCESS, PARKING, AND OTHER USES AS SET FORTH IN THE DECLARATION OF CONDOMINIUM OF VISTA VIEW CONDOS. THE USE OF THESE AREAS IS NOT GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE COMMERCIAL OWNERS IN VISTA VIEW CONDOS, AS MORE FULLY PROVIDED IN THE DECLARATION OF THE COMMERCIAL DEVELOPMENT OF VISTA VIEW CONDOS, A COMMERCIAL DEVELOPMENT PROJECT WHICH SHALL BE RECORDED CONCURRENTLY WITH THIS RECORD OF SURVEY MAP AND WHICH SHALL BE EFFECTIVE UPON SUCH RECORDATION WITH THE UTAH COUNTY RECORDER.

UTILITY DEDICATION
THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF VISTA VIEW CONDOS, AN CONTAINMENT PROJECT, HEREBY DEDICATE AND GRANT TO THE PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE USE OF THE PUBLIC UTILITY AGENCIES. THE U.S. POSTAL SERVICE IS HEREBY GRANTED AND GIVEN A PERMANENT EASEMENT AND RIGHT OF WAY AS SHOWN BY THE AREAS MARKED "COMMON AREAS" ON AND WITHIN THE PLAT, AS WELL AS PRIVATE STREETS, FOR CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, STORM DRAINAGE, AND WATER LINE, ALONG DRIVEWAYS, SIDEWALKS AND THE RIGHT OF WAY ACCESS THEREIN.

LINE TABLE

LINE	LENGTH	BEARING
L1	25.24	S 45°W 'RECT'
L2	5.84	S 0°26'53" W
L3	30.21	S 89°33'04" E
L4	9.26	S 24°26'08" E
L5	3.81	S 89°33'11" E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	19.00	15.64	14.65	S 47°07'57" E	90°16'23"
C2	585.00	180.11	179.39	S 31°13'29" W	17°38'28"
C3	3,365	97.36	97.36	S 1°14'38" E	1°39'26"
C4	262.00	40.85	40.81	S 2°13'04" E	8°56'00"
C5	64.00	37.36	36.82	S 15°32'37" E	33°27'37"
C6	59.00	50.94	49.39	S 33°11'48" E	49°28'42"
C7	42.00	49.24	46.38	S 67°07'52" E	67°09'41"
C8	33.00	49.13	44.90	N 69°00'11" E	170°51'"
C9	267.50	32.21	32.19	N 69°52'2" E	7°59'26"
C10	432.50	91.78	91.58	S 76°16'47" E	12°09'41"
C11	100.50	9.82	9.82	N 15°17'18" W	11°12'19"
C12	83.00	29.18	29.03	S 8°07'39" E	20°08'47"
C13	19.00	19.48	18.79	S 27°27'28" W	80°23'23"
C14	160.00	58.20	56.85	N 68°10'07" E	20°50'31"
C15	615.00	39.05	39.04	S 89°35'26" W	3°38'08"
C16	70.00	54.32	52.94	S 16°10'33" E	111°47'45"
C17	262.00	123.39	122.27	S 12°30'46" W	27°19'52"

BOUNDARY DESCRIPTION
BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTH 830 SOUTH STREET, SAID POINT BEING LOCATED SOUTH 89°33'04" EAST 33.00 FEET ALONG THE SECTION LINE AND SOUTH 00°26'56" WEST 33.00 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°33'04" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 1,127.00 FEET; THENCE SOUTH 00°26'56" WEST 33.00 FEET; THENCE SOUTH 89°33'04" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTH 830 SOUTH STREET 1,127.00 FEET TO THE WEST LINE OF LOT 1 OF EAST BENCH COMMERCIAL SUBDIVISION; THENCE SOUTH 00°26'56" WEST ALONG SAID WEST LINE 1,317.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°33'04" EAST ALONG THE SOUTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF LOT 2 OF SAID EAST BENCH COMMERCIAL SUBDIVISION, 330.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 00°26'56" EAST ALONG THE EAST LINE OF SAID LOT 2, 330.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89°33'04" EAST 330.00 FEET ALONG THE SOUTH LINE OF LOT 3 OF SAID EAST BENCH COMMERCIAL SUBDIVISION; THENCE NORTH 00°26'56" EAST ALONG SAID EAST LINE, 330.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89°33'04" WEST ALONG THE NORTH LINE OF SAID LOT 3, 330.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 00°26'56" EAST 330.00 FEET TO THE POINT OF BEGINNING. CONTAINING 363,000 SQUARE FEET OR 8.33 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE
I, GARRY L. PORTEOUS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 186408 AS PRESCRIBED BY 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO THE PLAT TO BE KNOWN HEREAFTER AS VISTA VIEW CONDOMINIUMS, A CONDOMINIUM PROJECT, THAT SAME ARE WITH THE PROVISIONS OF SECTION 57-8 1-8 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

SURVEYOR DATE

BOUNDARY DESCRIPTION
SEE DESCRIPTION TO THE LEFT.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF A PART OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO BUILDING UNITS, COMMON AREAS, PRIVATE LANES, 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. 2021

MEMBER: _____
MEMBER: _____
MEMBER: _____

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH)
:SS
COUNTY OF UTAH)
ON THE _____ DAY OF _____, A.D. 202_ PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY EXAMINED, DID SAY THAT THEY ARE THE PRESIDENT OF _____ AND THAT SAID INSTRUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED 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 _____ COUNTY 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 PURPOSES SHOWN HEREON AND HEREBY APPROVES THE PLAT OF SAID SUBDIVISION FOR RECORDING IN THE OFFICE OF THE COUNTY RECORDER.

APPROVED: _____ ATTEST: _____
CITY MANAGER CITY RECORDER

APPROVED: _____ A. ATTORNEY

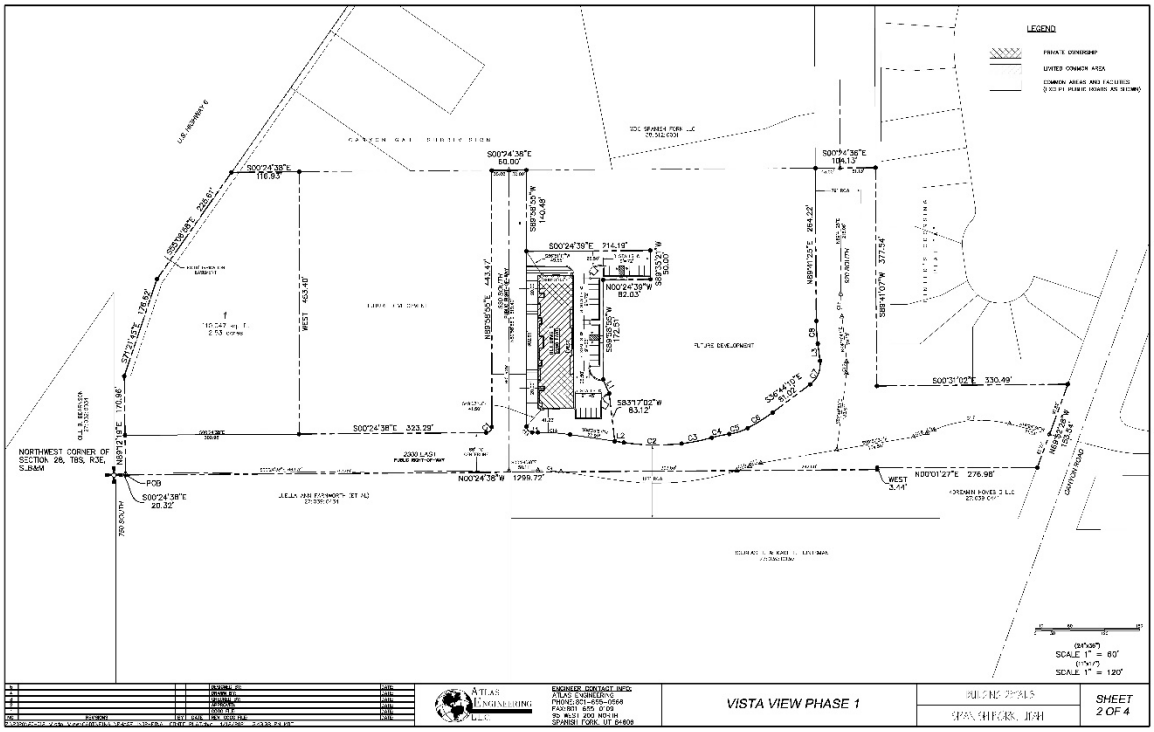
APPROVED: _____ CITY ENGINEER

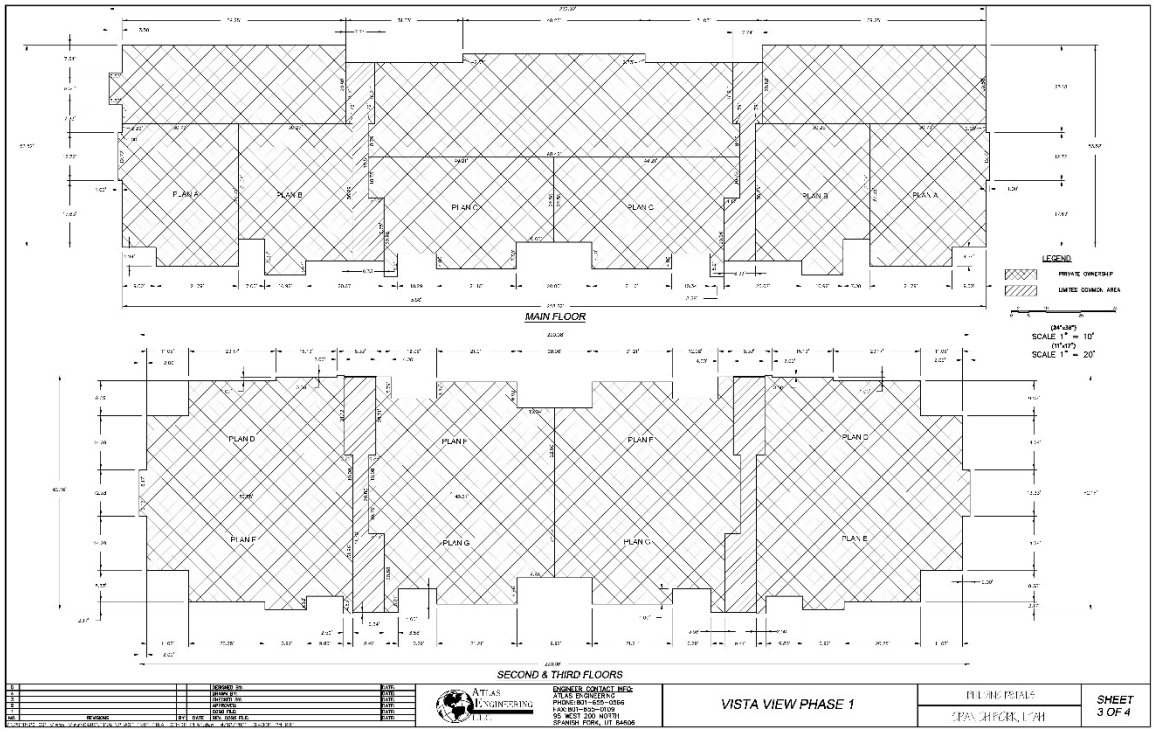
APPROVED: _____
COMMUNITY DEVELOPMENT DIRECTOR

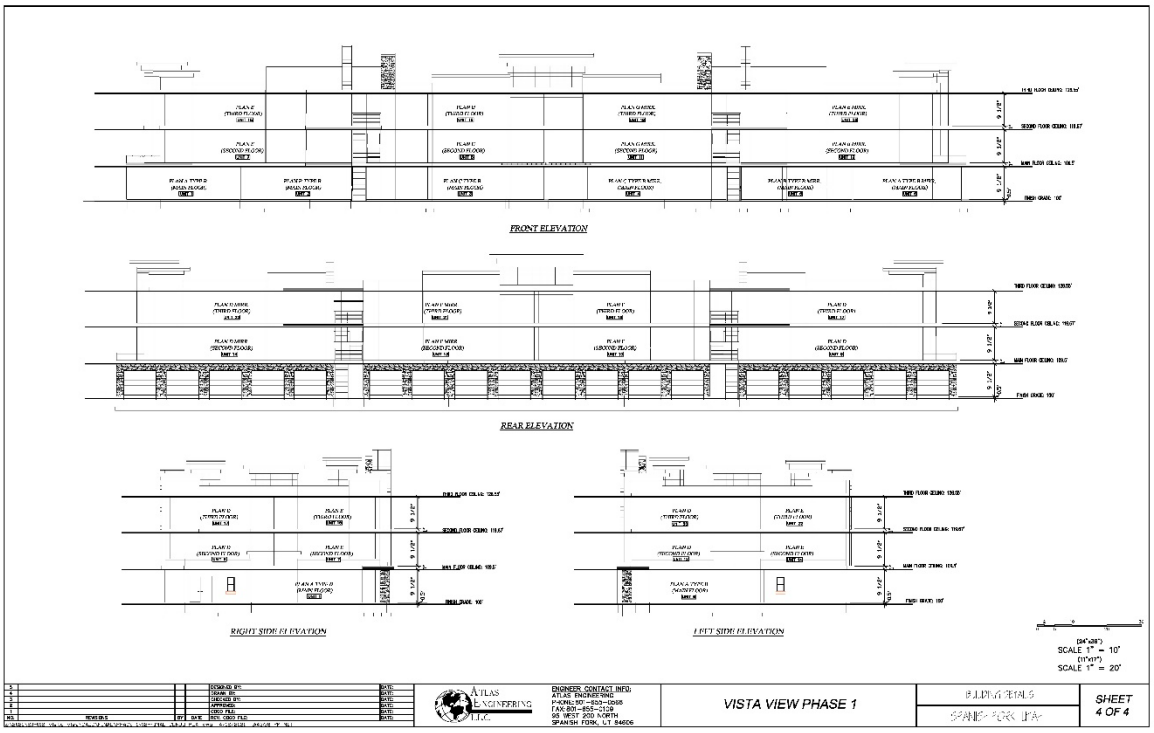
VISTA VIEW PHASE 1
SPANISH FORK, UTAH
CONTAINING 8.38 ACRES
LOCATED IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

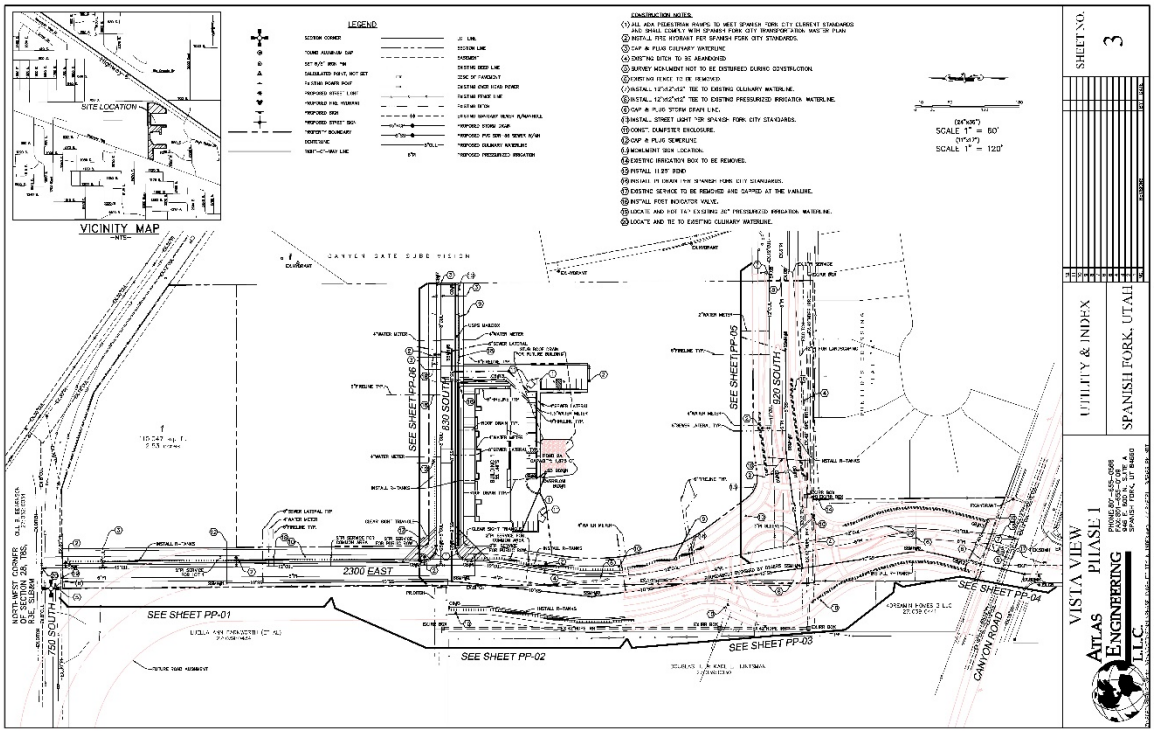
SHEET 1 OF 4

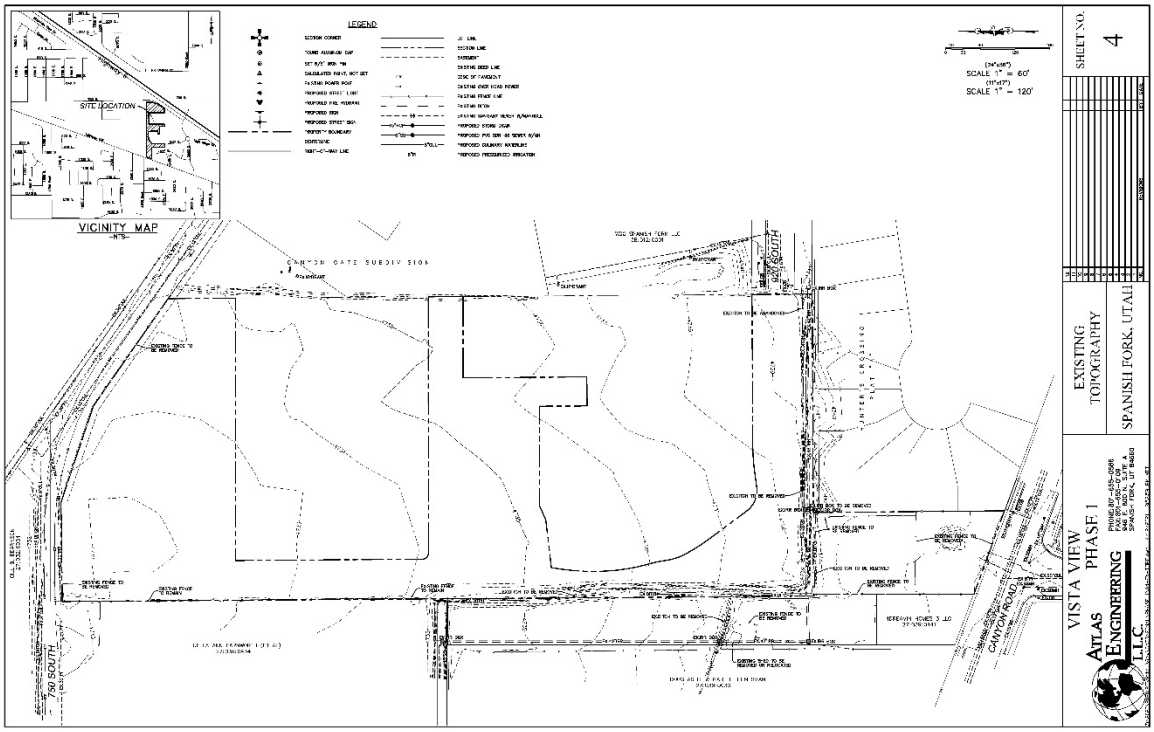
ALTA/NSPS SEAL	NO ARC PERMIT SEAL	CITY ENGINEER SEAL	WATER/IRRIGATION SEAL

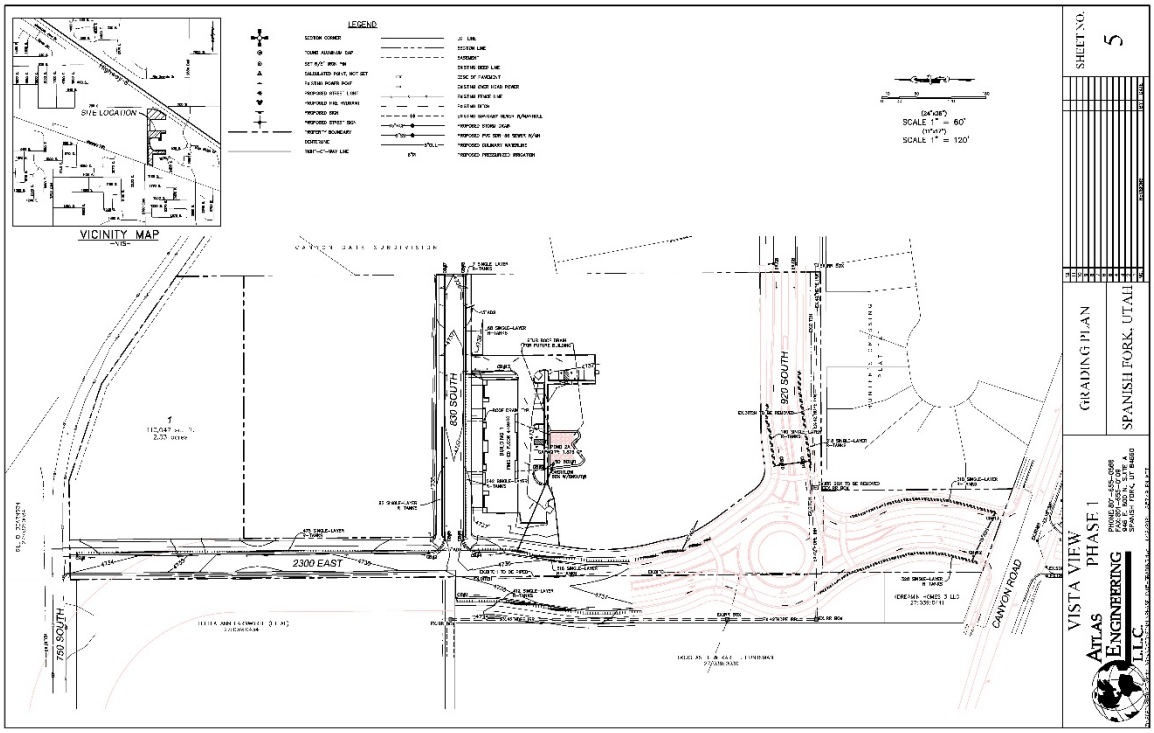

LEGEND
PRIVATE OWNERSHIP
LIMITED COMMON AREA
COMMON AREAS AND FACILITIES
FUTURE DEVELOPMENT
NORTHWEST CORNER OF SECTION 28, T8S, R3E, S.L.B&M
POB
S00°24'38"E 20.32'
N00°24'38"W 1799.72'
S00°24'38"E 323.29'
WEST 455.40'
S00°24'38"E 116.93'
S00°24'38"E 60.00'
S00°24'39"E 214.19'
N00°24'39"W 82.03'
S83°17'02"W 63.12'
S00°31'02"E 330.49'
WEST 3.44'
N00°01'27"E 276.98'
N89°34'09"E 155.54'
S88°41'07"W 377.54'
SCALE 1" = 60'
SCALE 1" = 120'
ATLAS ENGINEERING PLLC
ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE:801-655-0566
FAX:801 655 0109
95 WEST 200 NORTH
SPANISH FORK, UT 84606
VISTA VIEW PHASE 1
PLOTTING DETAILS
SPANISH FORK, UTAH
SHEET 2 OF 4

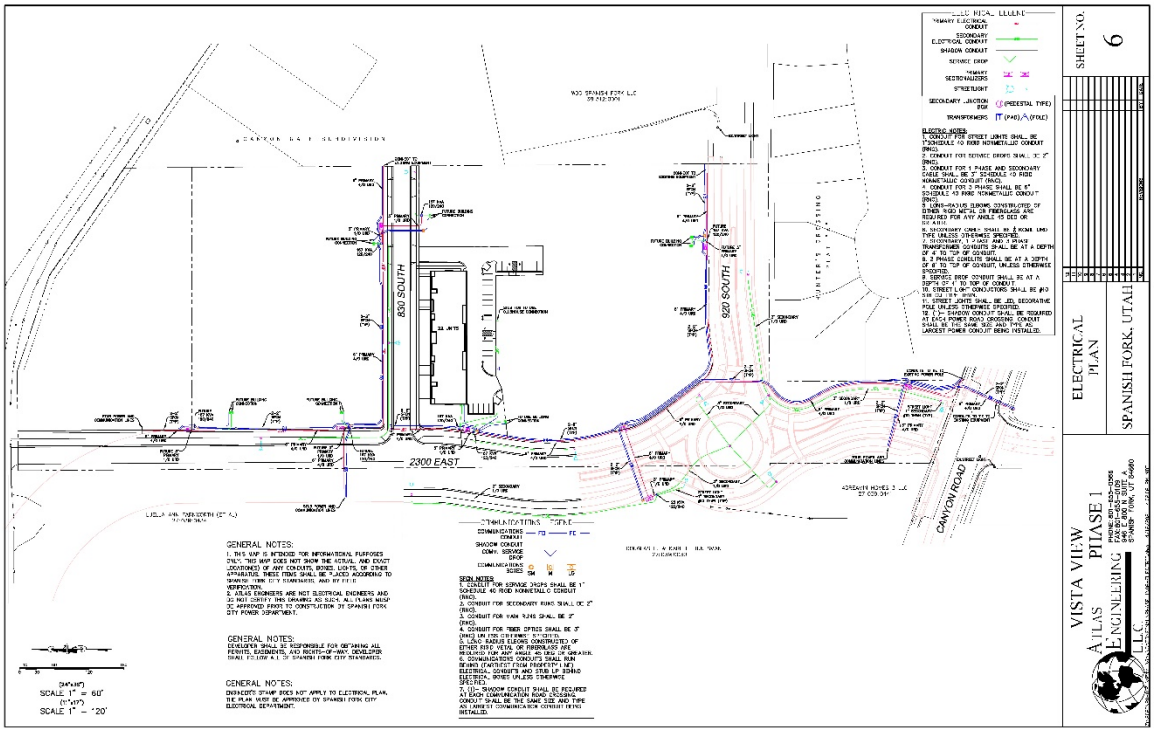

PLAN A
PLAN B
PLAN C
PLAN C
PLAN B
PLAN A
MAIN FLOOR
PLAN D
PLAN F
PLAN F
PLAN D
PLAN F
PLAN G
PLAN G
PLAN E
SECOND & THIRD FLOORS
LEGEND
PRIVATE OWNERSHIP
LIMITED COMMON AREA
SCALE 1" = 10'
SCALE 1" = 20'
ATLAS ENGINEERING PLLC
ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE:801-655-0566
FAX:801-655-0109
95 WEST 200 NORTH
SPANISH FORK, UT 84606
VISTA VIEW PHASE 1
PLOTTING DETAILS
SPANISH FORK, UTAH
SHEET 3 OF 4

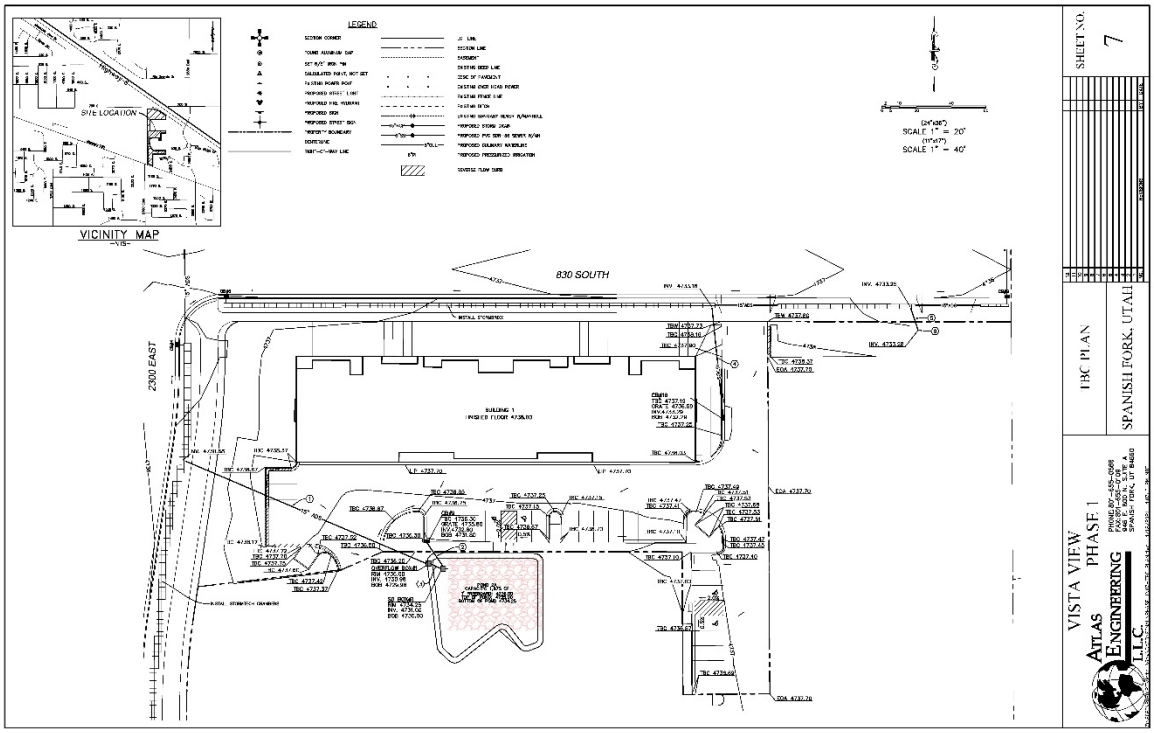

FRONT ELEVATION
REAR ELEVATION
RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION
SCALE 1" = 10'
SCALE 1" = 20'
ATLAS ENGINEERING P.L.L.C.
ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE:801-623-1068
FAX:801-855-2128
95 WEST 200 NORTH
SPANISH FORK, UT 84606
VISTA VIEW PHASE 1
BUILDING DETAILS
SPANISH FORK, UTAH
SHEET 4 OF 4

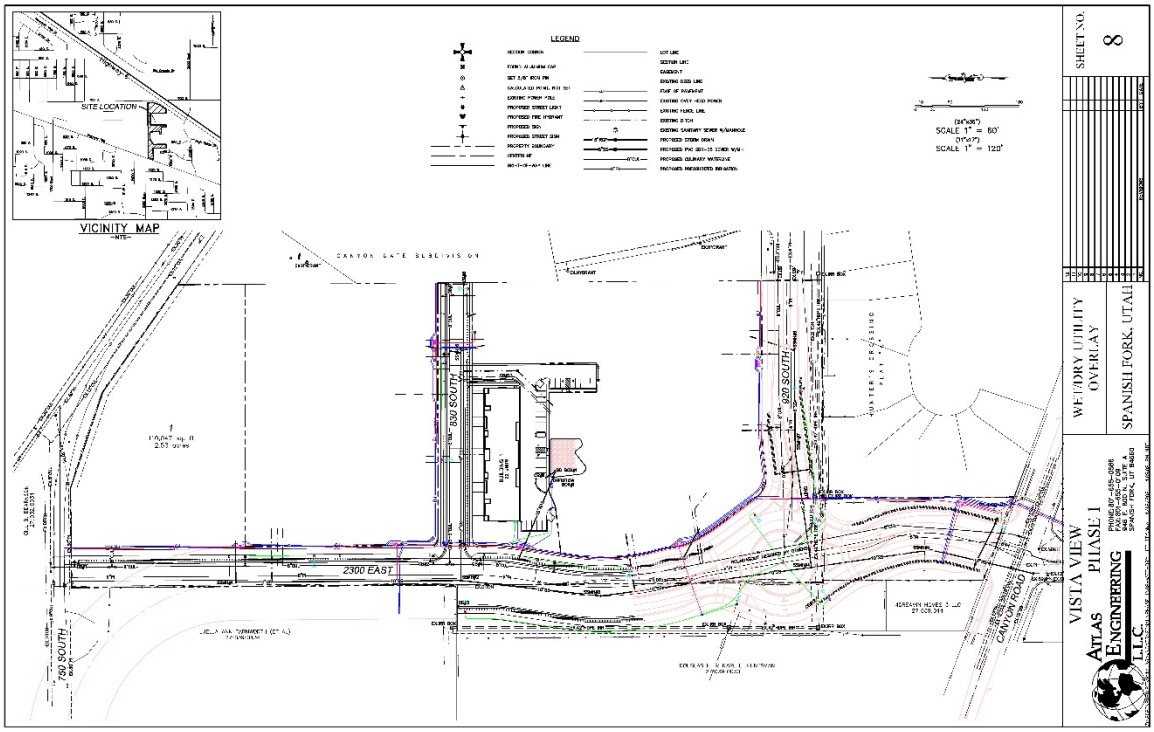

VICINITY MAP
SITE LOCATION
LEGEND
CONSTRUCTION NOTES:
SCALE 1" = 60'
SCALE 1" = 120'
SEE SHEET PP-01
SEE SHEET PP-02
SEE SHEET PP-03
SEE SHEET PP-04
SEE SHEET PP-05
SEE SHEET PP-06
820 SOUTH
750 SOUTH
2300 EAST
CANYON ROAD
SHEET NO. 3
UTILITY & INDEX
SPANISH FORK, UTAH
VISTA VIEW PHASE 1
ATLAS ENGINEERING P.L.L.C.

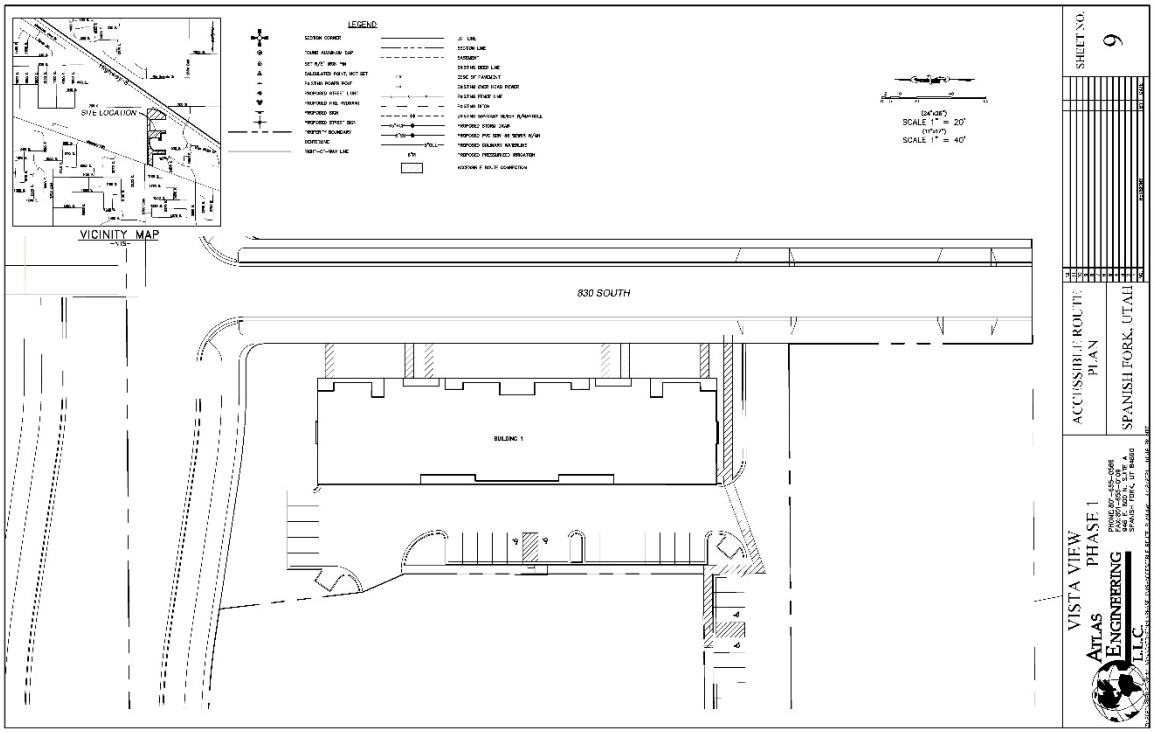

LEGEND
VICINITY MAP
SITE LOCATION
SCALE 1" = 60'
SCALE 1" = 120'
CANYON GATE SUBDIVISION
750 SOUTH
CANYON ROAD
SHEET NO. 4
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
VISTA VIEW PHASE 1
ATLAS ENGINEERING L.L.C.

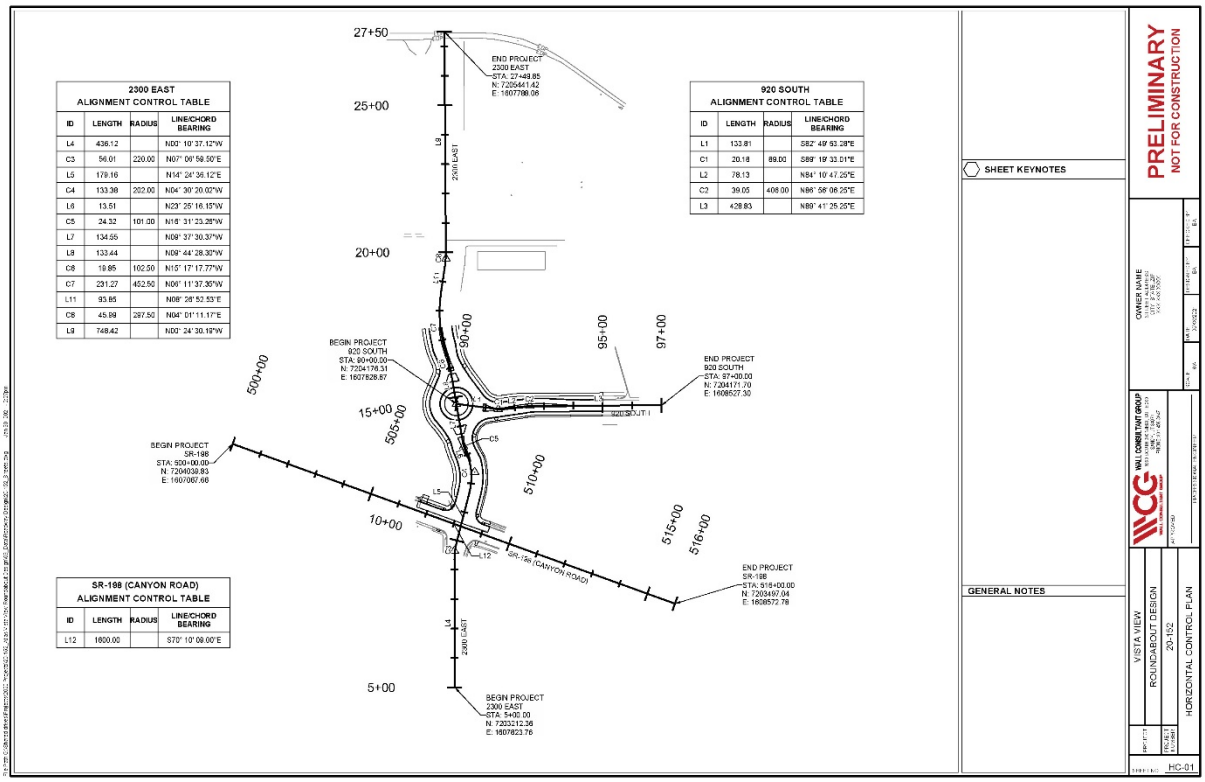

LEGEND
VICINITY MAP
SITE LOCATION
SCALE 1" = 60'
SCALE 1" = 120'
CANYON GATE SUBDIVISION
830 SOUTH
820 SOUTH
2300 EAST
750 SOUTH
CANYON ROAD
SHEET NO. 5
GRADING PLAN
SPANISH FORK, UTAH
VISTA VIEW PHASE 1
ATLAS ENGINEERING L.L.C.

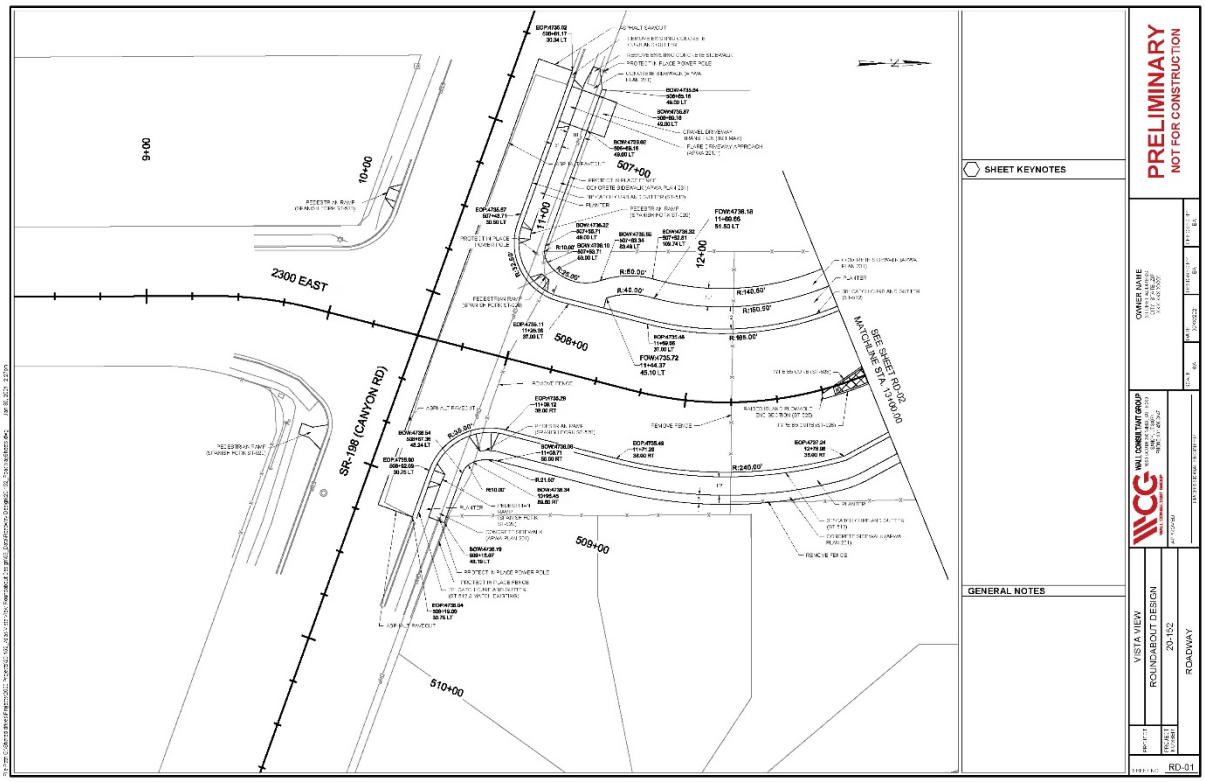

SHEET NO. 6
ELECTRICAL PLAN
SPANISH FORK, UTAH
VISTA VIEW PHASE 1
ATLAS ENGINEERING L.L.C.
830 SOUTH
920 SOUTH
2300 EAST
CANYON ROAD
GENERAL NOTES:
GENERAL NOTES:
GENERAL NOTES:
SCALE 1" = 60'
SCALE 1" = 20'

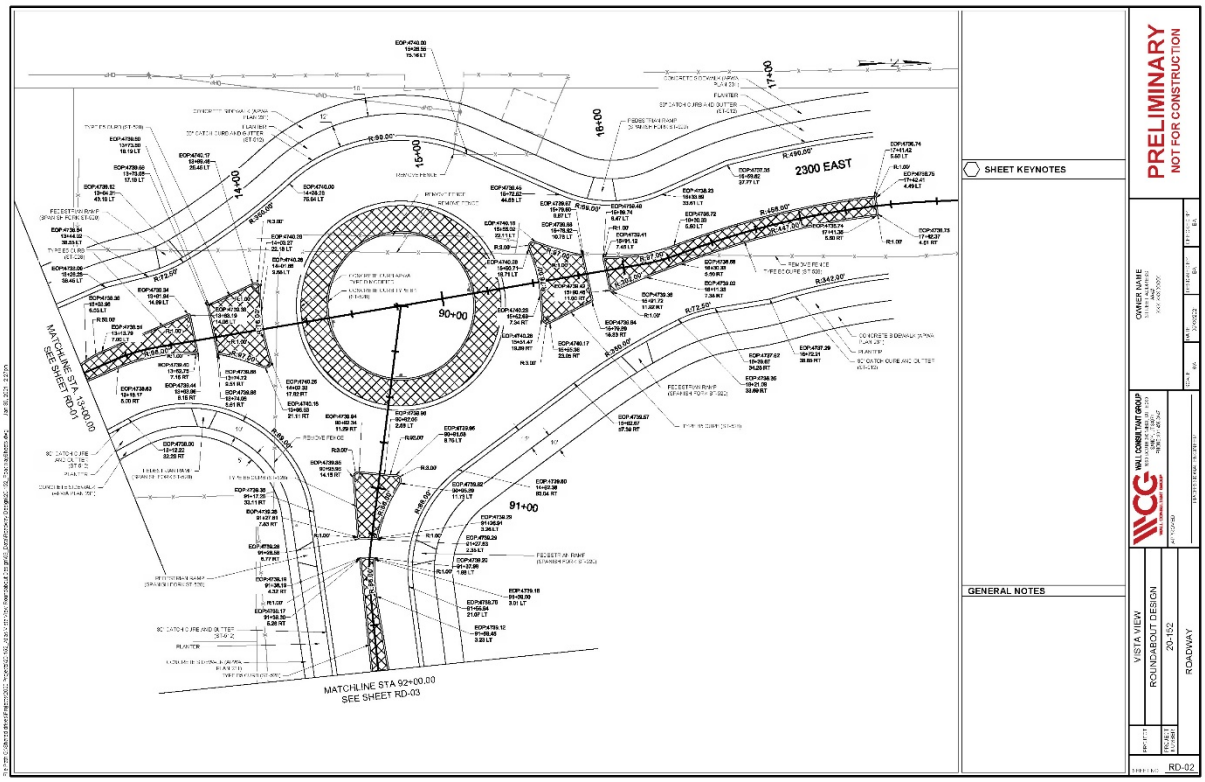

SHEET NO. 7
UBC PLAN
SPANISH FORK, UTAH
VISTA VIEW PHASE 1
ATLAS ENGINEERING L.L.C.
LEGEND
SITE LOCATION
VICINITY MAP
830 SOUTH
2300 EAST
SCALE 1" = 20'
SCALE 1" = 40'

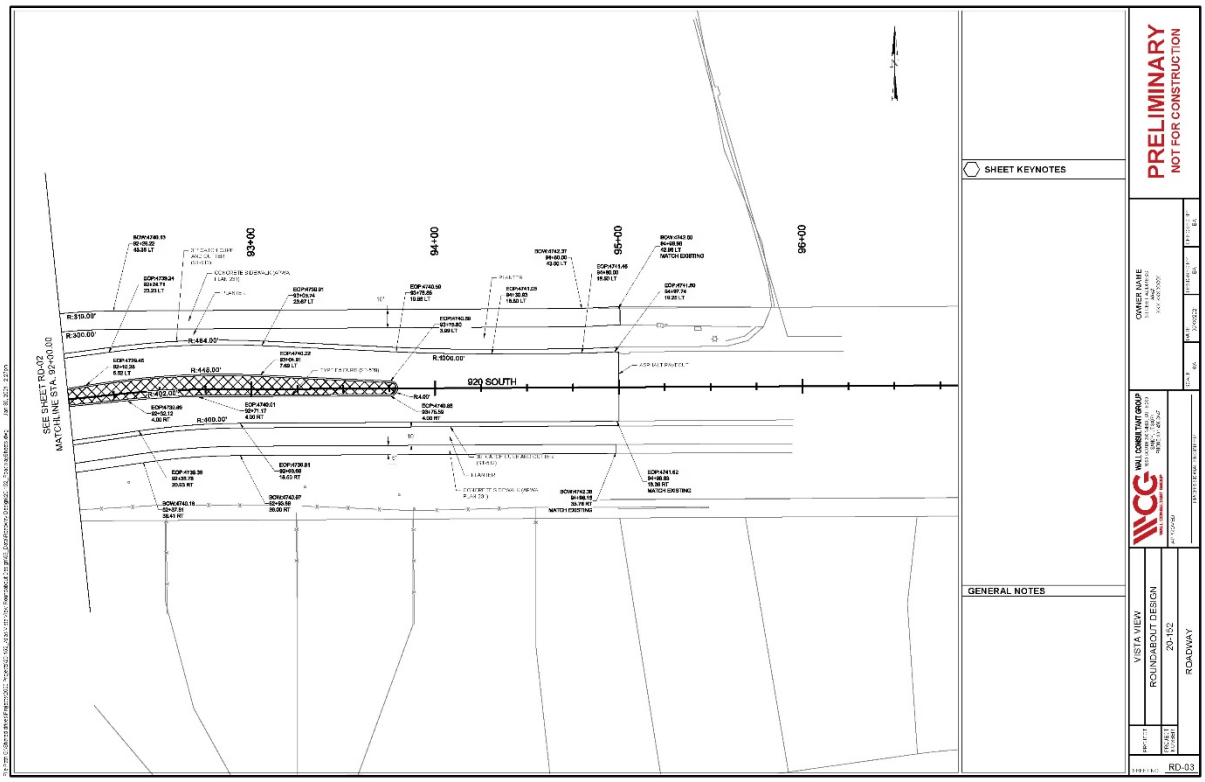

LEGEND
SITE LOCATION
VICINITY MAP
2300 EAST
730 SOUTH
830 SOUTH
920 SOUTH
CANYON ROAD
SCALE 1" = 80'
SCALE 1" = 120'
SHEET NO. 8
WET/DRY UTILITY OVERLAY
SPANISH FORK, UTAH
VISTA VIEW PHASE 1
ATLAS ENGINEERING L.L.C.

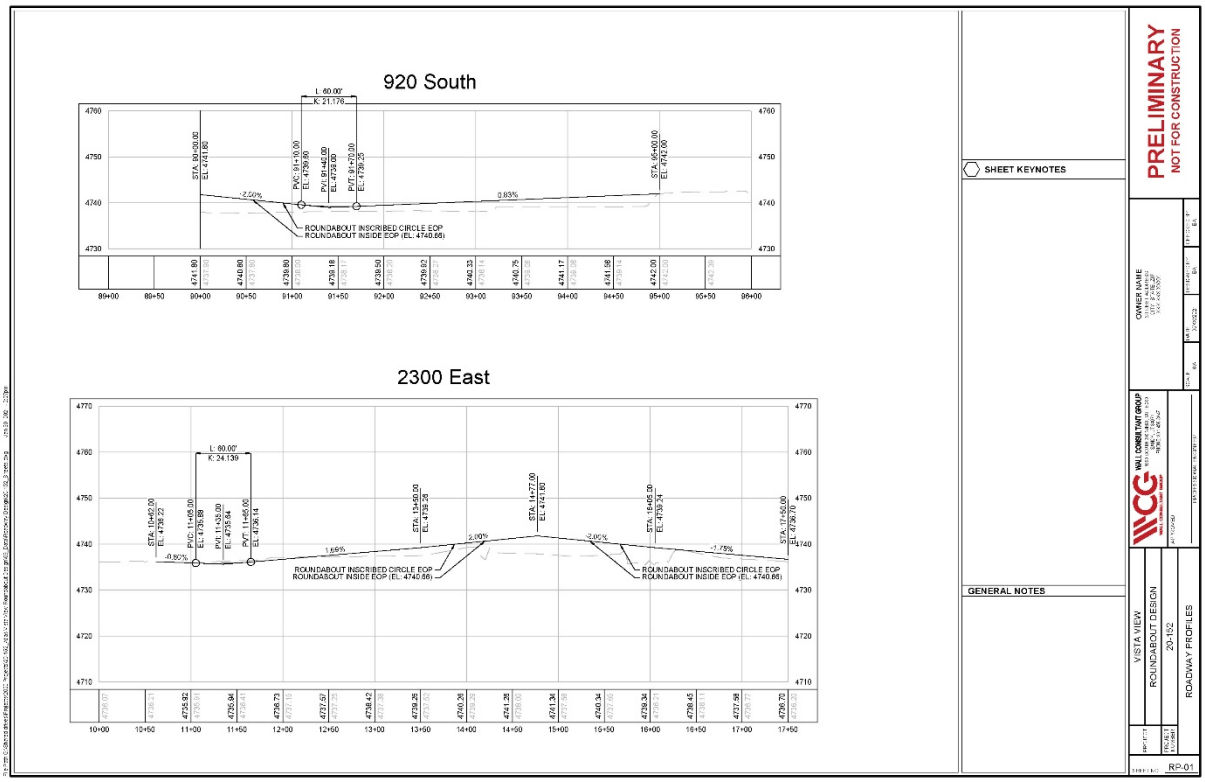

LEGEND
SITE LOCATION
VICINITY MAP
830 SOUTH
BUILDING 1
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO. 9
ACCESSIBLE ROUTE PLAN
SPANISH FORK, UTAH
VISTA VIEW PHASE 1
ATLAS ENGINEERING L.L.C.

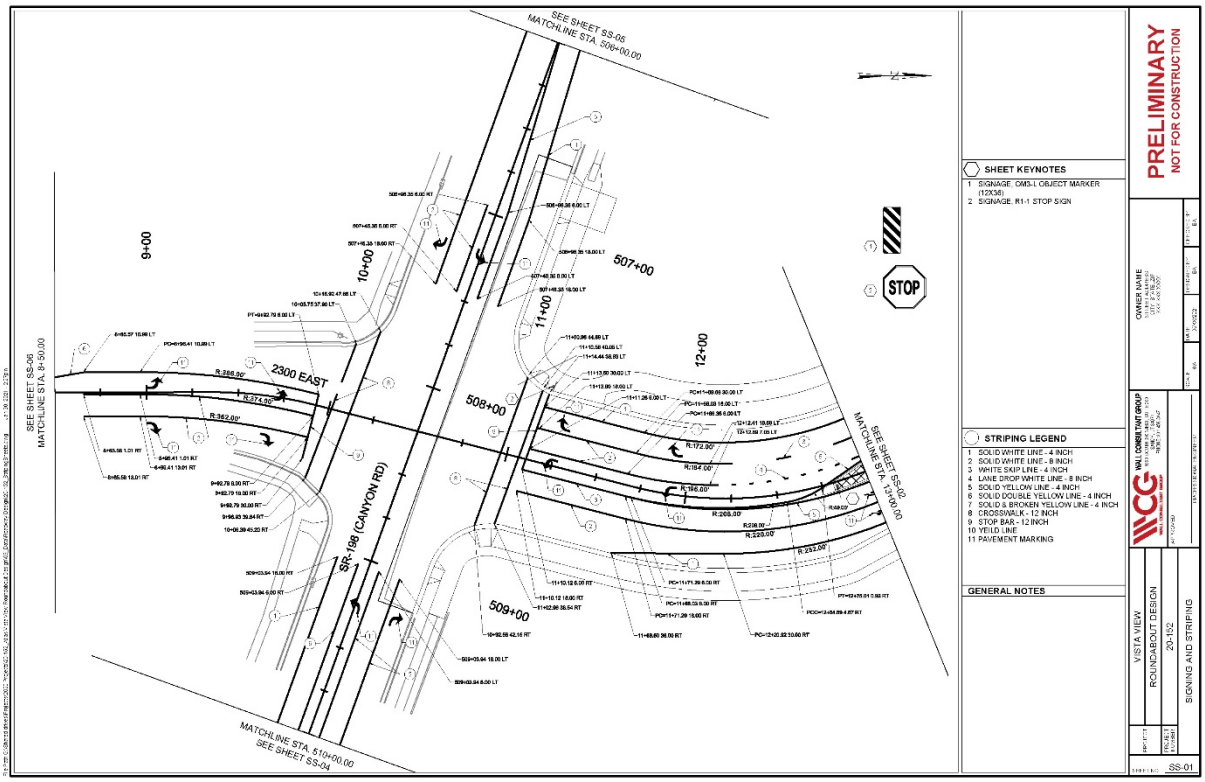

2300 EAST
ALIGNMENT CONTROL TABLE
ID | LENGTH | RADIUS | LINE/CHORD BEARING
L4 | 436.12 | | N00° 10' 37.12"W
C3 | 56.01 | 220.00 | N07° 06' 58.50"E
L5 | 179.16 | | N14° 24' 36.12"E
C4 | 133.38 | 202.00 | N04° 30' 20.02"W
L6 | 13.51 | | N23° 25' 16.15"W
C5 | 24.32 | 101.00 | N16° 31' 23.25"W
L7 | 134.55 | | N09° 37' 30.37"W
L8 | 133.44 | | N09° 44' 28.30"W
C6 | 19.85 | 102.50 | N15° 17' 17.77"W
C7 | 231.27 | 452.50 | N06° 11' 37.35"W
L11 | 93.85 | | N08° 28' 52.53"E
C8 | 45.89 | 287.50 | N04° 01' 11.17"E
L9 | 748.42 | | N00° 24' 30.19"W
920 SOUTH
ALIGNMENT CONTROL TABLE
ID | LENGTH | RADIUS | LINE/CHORD BEARING
L1 | 133.81 | | S82° 49' 53.28"E
C1 | 20.18 | 89.00 | S89° 19' 33.01"E
L2 | 78.13 | | N84° 10' 47.25"E
C2 | 39.05 | 408.00 | N86° 58' 06.25"E
L3 | 428.83 | | N89° 41' 25.25"E
SR-198 (CANYON ROAD)
ALIGNMENT CONTROL TABLE
ID | LENGTH | RADIUS | LINE/CHORD BEARING
L12 | 1600.00 | | S70° 10' 09.00"E
27+50
25+00
20+00
15+00
10+00
5+00
500+00
505+00
510+00
515+00
516+00
90+00
95+00
97+00
END PROJECT 2300 EAST
STA: 27+49.85
N: 7205441.42
E: 1607788.08
BEGIN PROJECT 920 SOUTH
STA: 90+00.00
N: 7204176.31
E: 1607828.87
END PROJECT 920 SOUTH
STA: 97+00.00
N: 7204171.70
E: 1608527.30
BEGIN PROJECT SR-198
STA: 500+00.00
N: 7204039.83
E: 1607067.66
END PROJECT SR-198
STA: 516+00.00
N: 7203497.04
E: 1608572.78
BEGIN PROJECT 2300 EAST
STA: 5+00.00
N: 7203212.36
E: 1607823.76
SR-198 (CANYON ROAD)
2300 EAST
920 SOUT T
SHEET KEYNOTES
GENERAL NOTES
PRELIMINARY
NOT FOR CONSTRUCTION
OWNER NAME
INLAND EMPIRE GROUP
VISTA VIEW
ROUNDABOUT DESIGN
20-152
HORIZONTAL CONTROL PLAN
HC-01

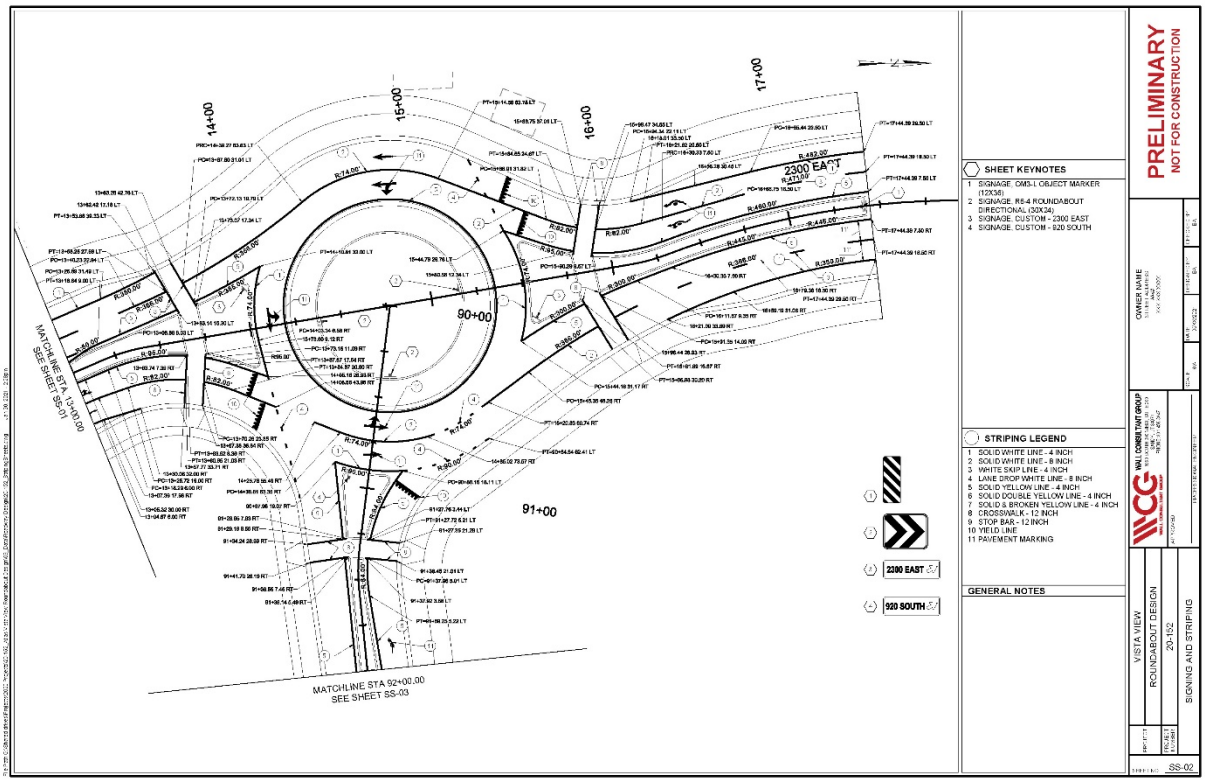

9+00
10+00
11+00
12+00
507+00
508+00
509+00
510+00
2300 EAST
SR-198 (CANYON RD)
SEE SHEET RD-02 MATCHLINE STA 12+00.00
SHEET KEYNOTES
GENERAL NOTES
PRELIMINARY
NOT FOR CONSTRUCTION
OWNER NAME
INLAND EMPIRE GROUP
VISTA VIEW
ROUNDABOUT DESIGN
20-152
ROADWAY
RD-01

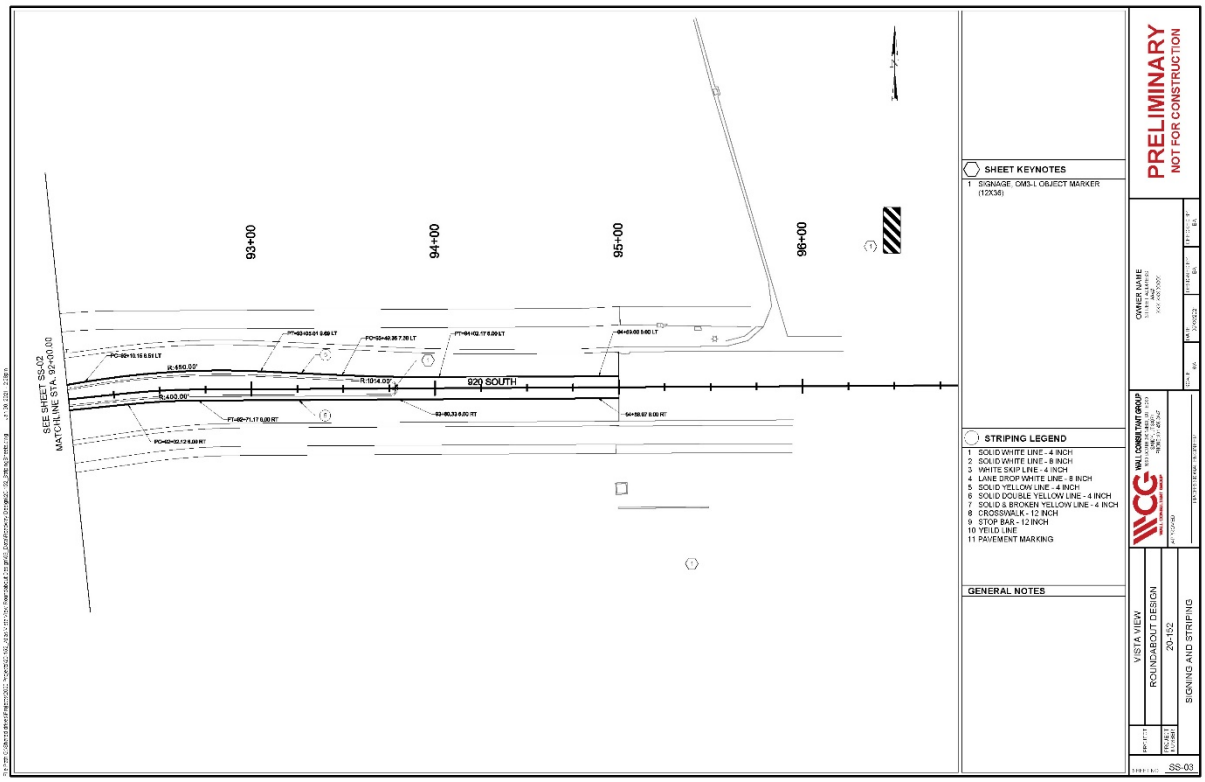

2300 EAST
90+00
91+00
MATCHLINE STA 92+00.00
SEE SHEET RD-03
SHEET KEYNOTES
GENERAL NOTES
PRELIMINARY
NOT FOR CONSTRUCTION
VISTA VIEW
ROUNDABOUT DESIGN
20-152
ROADWAY
RD-02

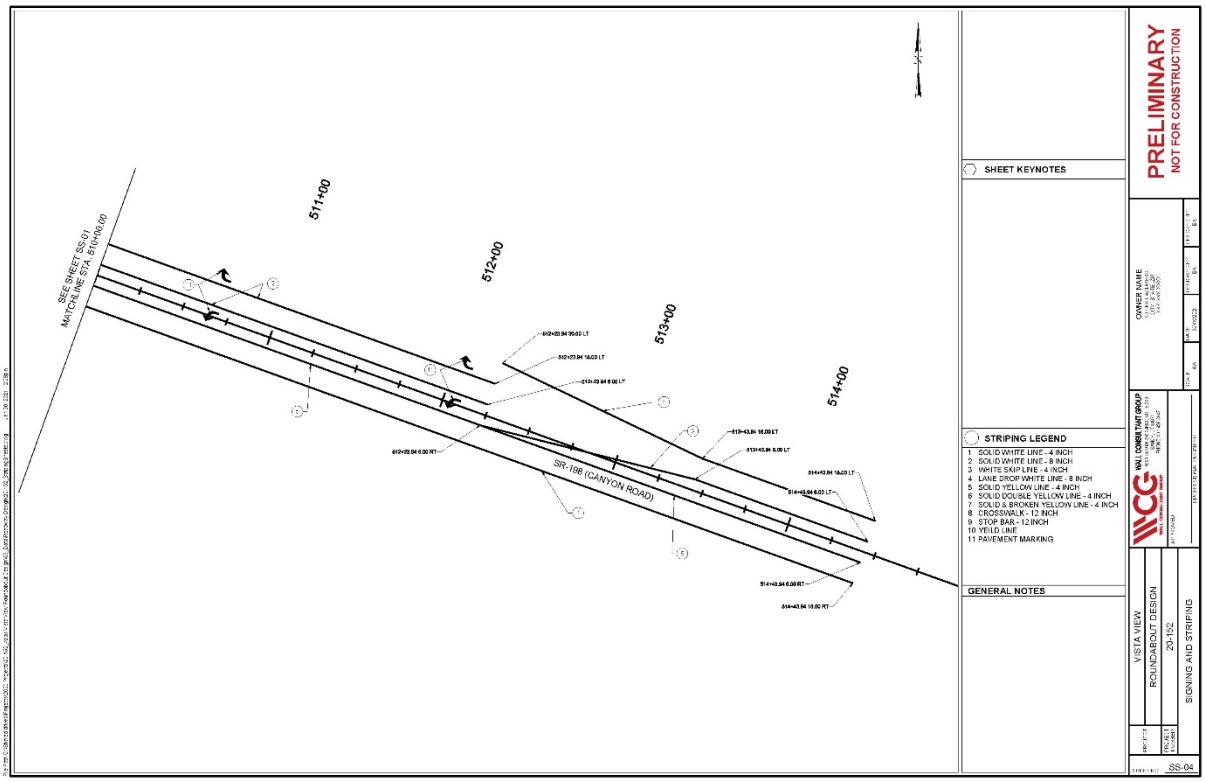

920 SOUTH
93+00
94+00
95+00
96+00
SEE SHEET RD-02
MATCHLINE STA. 92+00.00
SHEET KEYNOTES
GENERAL NOTES
PRELIMINARY
NOT FOR CONSTRUCTION
VISTA VIEW
ROUNDABOUT DESIGN
20-152
ROADWAY
RD-03

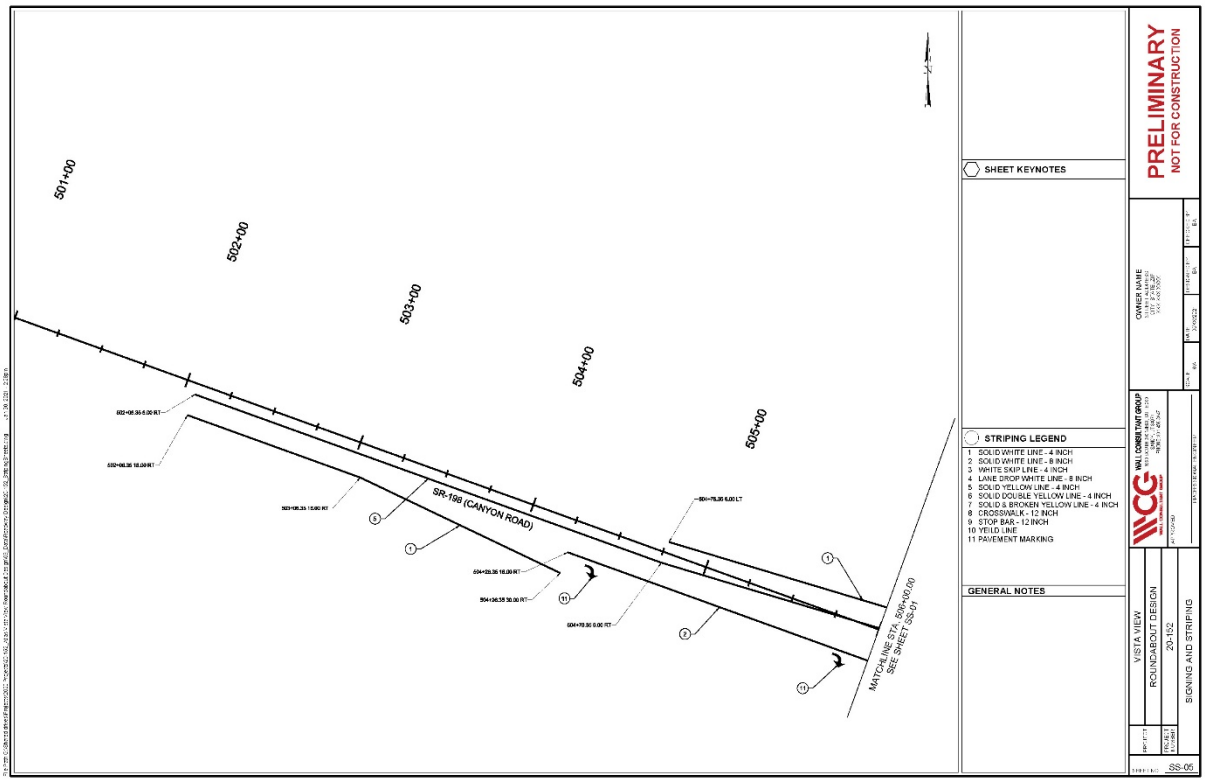

920 South
2300 East
SHEET KEYNOTES
GENERAL NOTES
PRELIMINARY
NOT FOR CONSTRUCTION
ROUNDABOUT DESIGN
20-162
ROADWAY PROFILES
RP-01

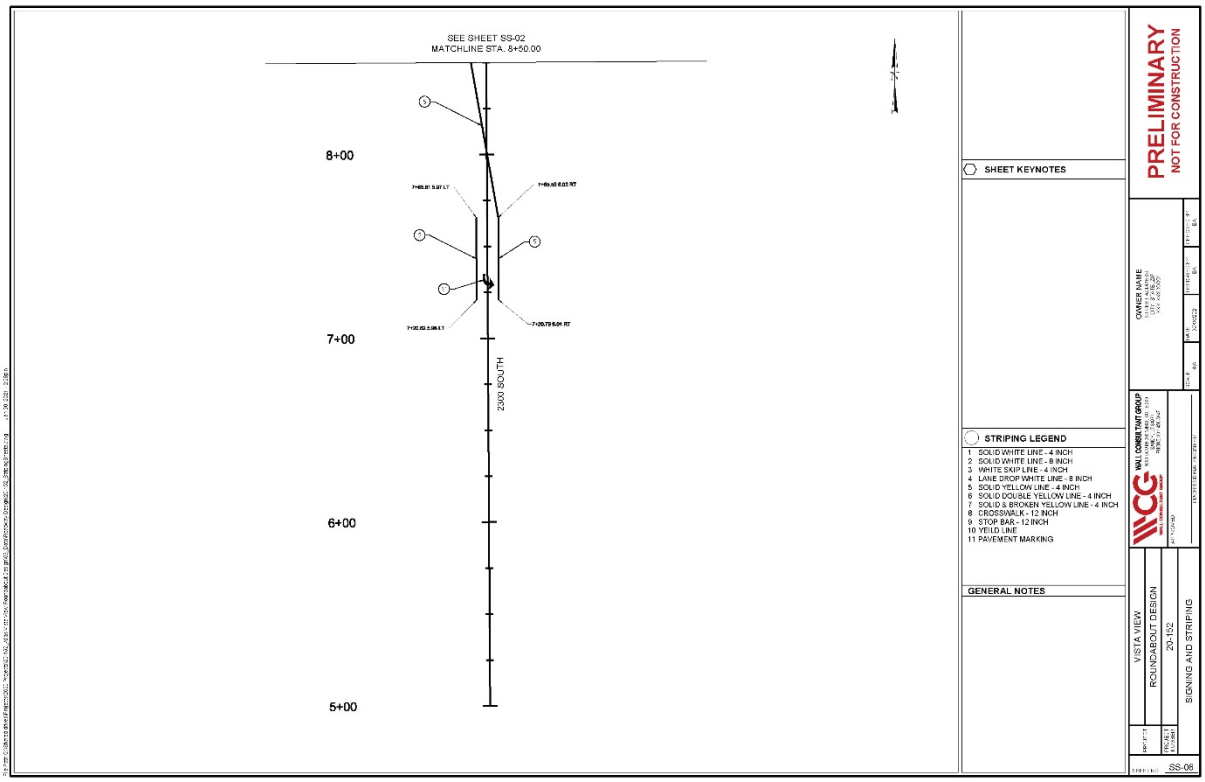

SEE SHEET SS-05
MATCHLINE STA. 508+00.00
SEE SHEET SS-06
MATCHLINE STA. 8+50.00
MATCHLINE STA. 510+00.00
SEE SHEET SS-04
SEE SHEET SS-02
MATCHLINE STA. 514+00.00
2300 EAST
SR-198 (CANYON RD)
STOP
SHEET KEYNOTES
1 SIGNAGE, OM3-L OBJECT MARKER (12X36)
2 SIGNAGE, R1-1 STOP SIGN
STRIPING LEGEND
1 SOLID WHITE LINE - 4 INCH
2 SOLID WHITE LINE - 8 INCH
3 WHITE SKIP LINE - 4 INCH
4 LANE DROP WHITE LINE - 8 INCH
5 SOLID YELLOW LINE - 4 INCH
6 SOLID DOUBLE YELLOW LINE - 4 INCH
7 SOLID & BROKEN YELLOW LINE - 4 INCH
8 CROSSWALK - 12 INCH
9 STOP BAR - 12 INCH
10 YEILD LINE
11 PAVEMENT MARKING
GENERAL NOTES
PRELIMINARY
NOT FOR CONSTRUCTION
ROUNDABOUT DESIGN
20-162
SIGNING AND STRIPING
SS-01

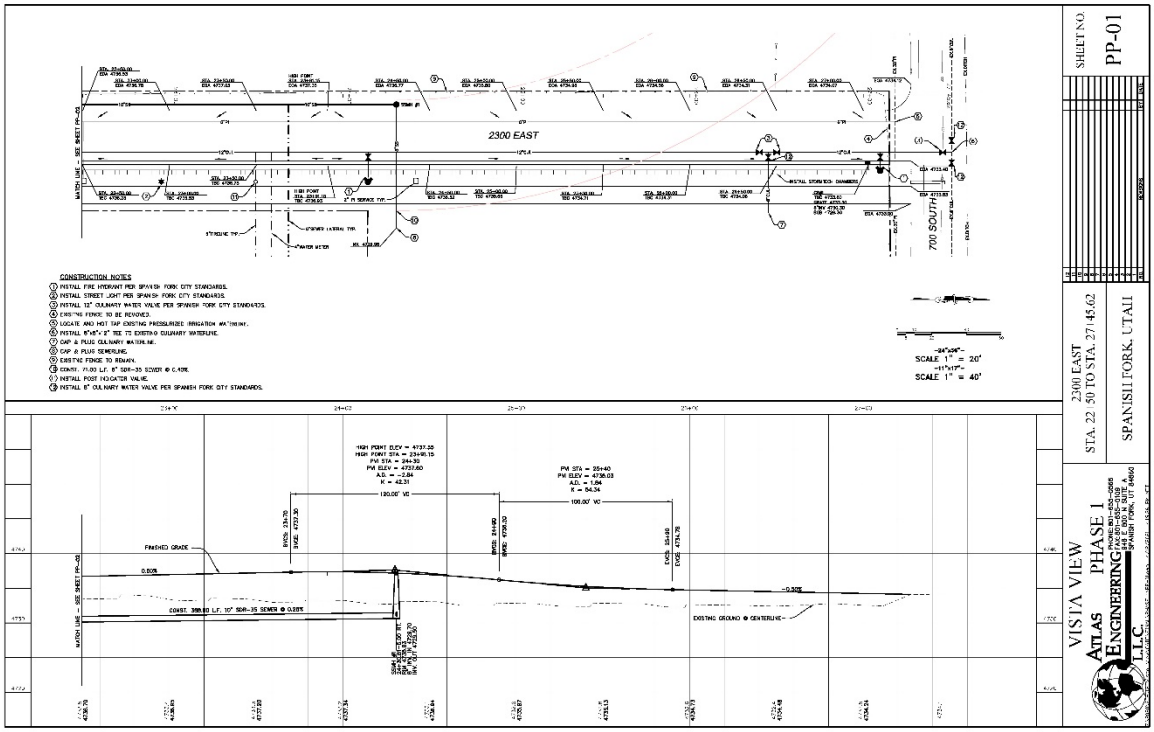

14+00
15+00
16+00
17+00
90+00
91+00
2300 EAST
MATCHLINE STA 13+00.00
SEE SHEET SS-01
MATCHLINE STA 92+00.00
SEE SHEET SS-03
2300 EAST
920 SOUTH
SHEET KEYNOTES
1 SIGNAGE, OM3-L OBJECT MARKER (12X36)
2 SIGNAGE, R6-4 ROUNDABOUT DIRECTIONAL (30X24)
3 SIGNAGE, CUSTOM - 2300 EAST
4 SIGNAGE, CUSTOM - 920 SOUTH
STRIPING LEGEND
1 SOLID WHITE LINE - 4 INCH
2 SOLID WHITE LINE - 8 INCH
3 WHITE SKIP LINE - 4 INCH
4 LANE DROP WHITE LINE - 8 INCH
5 SOLID YELLOW LINE - 4 INCH
6 SOLID DOUBLE YELLOW LINE - 4 INCH
7 SOLID & BROKEN YELLOW LINE - 4 INCH
8 CROSSWALK - 12 INCH
9 STOP BAR - 12 INCH
10 YIELD LINE
11 PAVEMENT MARKING
GENERAL NOTES
PRELIMINARY
NOT FOR CONSTRUCTION
OWNER NAME
INLAND CONSTRUCTION GROUP
VISTA VIEW
ROUNDABOUT DESIGN
20-152
SIGNING AND STRIPING
SS-02

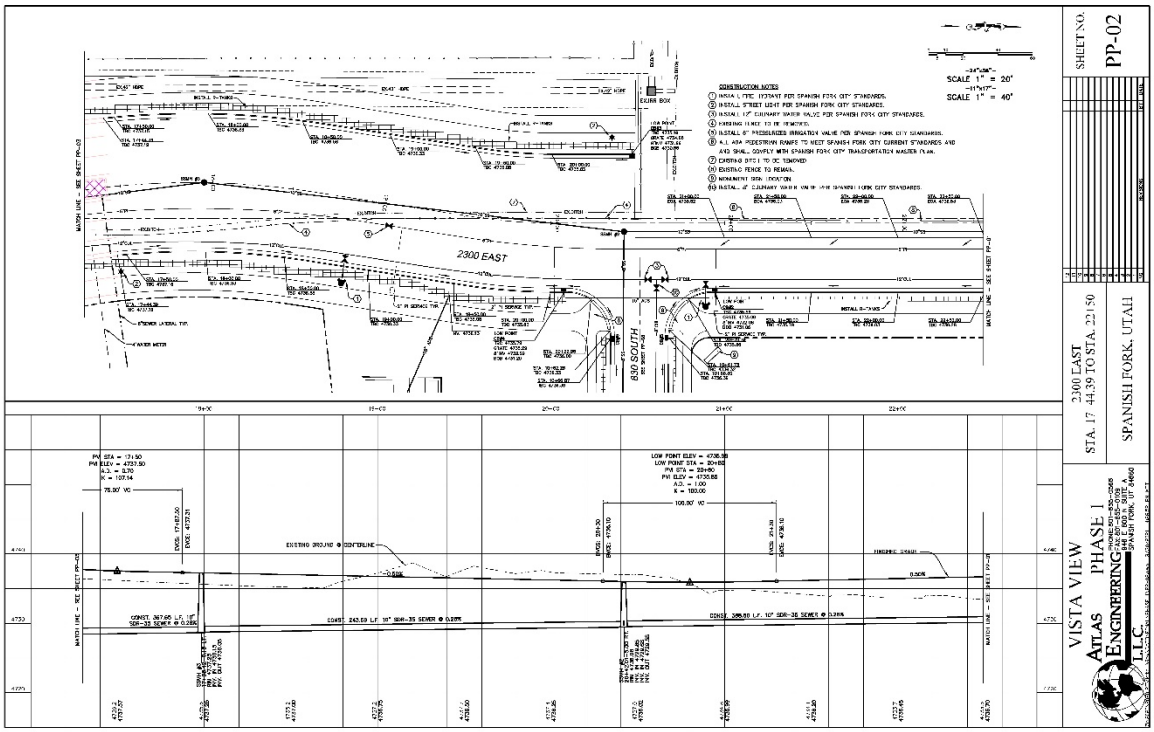

93+00
94+00
95+00
96+00
SEE SHEET SS-02
MATCHLINE STA. 92+00.00
920 SOUTH
SHEET KEYNOTES
1 SIGNAGE, OM3-L OBJECT MARKER (12X36)
STRIPING LEGEND
1 SOLID WHITE LINE - 4 INCH
2 SOLID WHITE LINE - 8 INCH
3 WHITE SKIP LINE - 4 INCH
4 LANE DROP WHITE LINE - 8 INCH
5 SOLID YELLOW LINE - 4 INCH
6 SOLID DOUBLE YELLOW LINE - 4 INCH
7 SOLID & BROKEN YELLOW LINE - 4 INCH
8 CROSSWALK - 12 INCH
9 STOP BAR - 12 INCH
10 YIELD LINE
11 PAVEMENT MARKING
GENERAL NOTES
PRELIMINARY
NOT FOR CONSTRUCTION
OWNER NAME
INLAND CONSTRUCTION GROUP
VISTA VIEW
ROUNDABOUT DESIGN
20-152
SIGNING AND STRIPING
SS-03

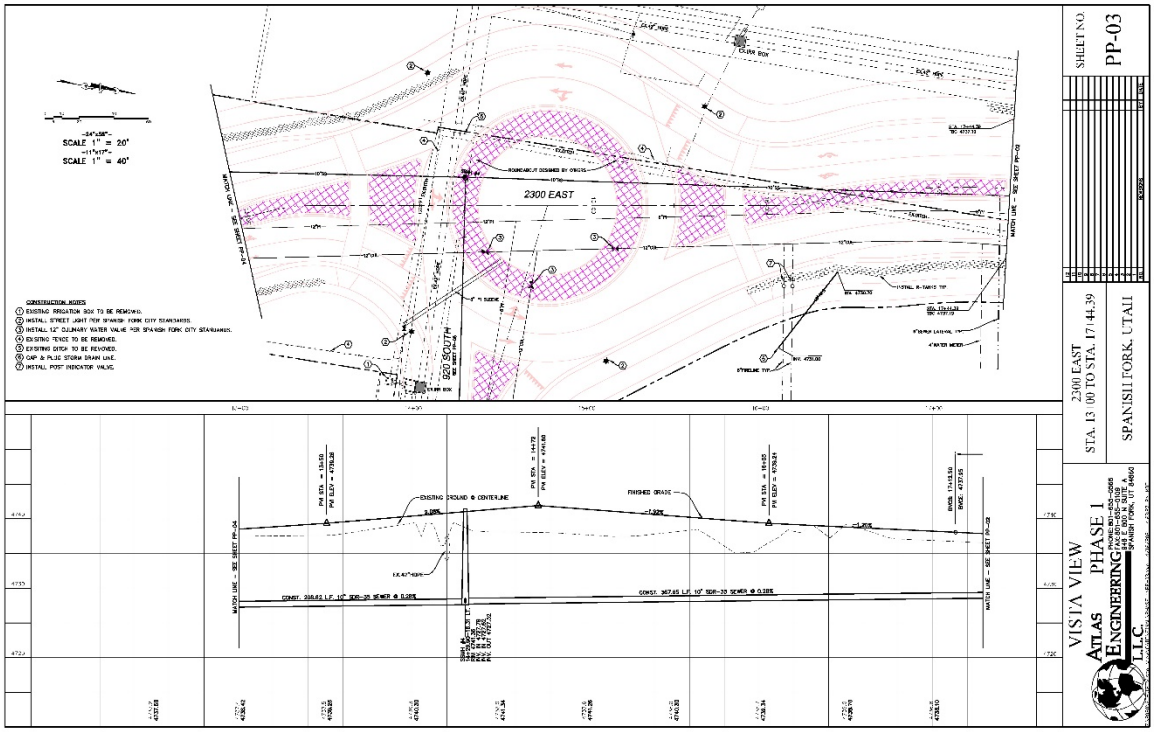

SEE SHEET SS-01
MATCHLINE STA. 510+00.00
511+00
512+00
513+00
514+00
SR-198 (CANYON ROAD)
SHEET KEYNOTES
STRIPING LEGEND
1 SOLID WHITE LINE - 4 INCH
2 SOLID WHITE LINE - 8 INCH
3 WHITE SKIP LINE - 4 INCH
4 LANE DROP WHITE LINE - 8 INCH
5 SOLID YELLOW LINE - 4 INCH
6 SOLID DOUBLE YELLOW LINE - 4 INCH
7 SOLID & BROKEN YELLOW LINE - 4 INCH
8 CROSSWALK - 12 INCH
9 STOP BAR - 12 INCH
10 YEILD LINE
11 PAVEMENT MARKING
GENERAL NOTES
PRELIMINARY
NOT FOR CONSTRUCTION
OWNER NAME
VISTA VIEW
ROUNDABOUT DESIGN
20-152
SIGNING AND STRIPING
SS-04

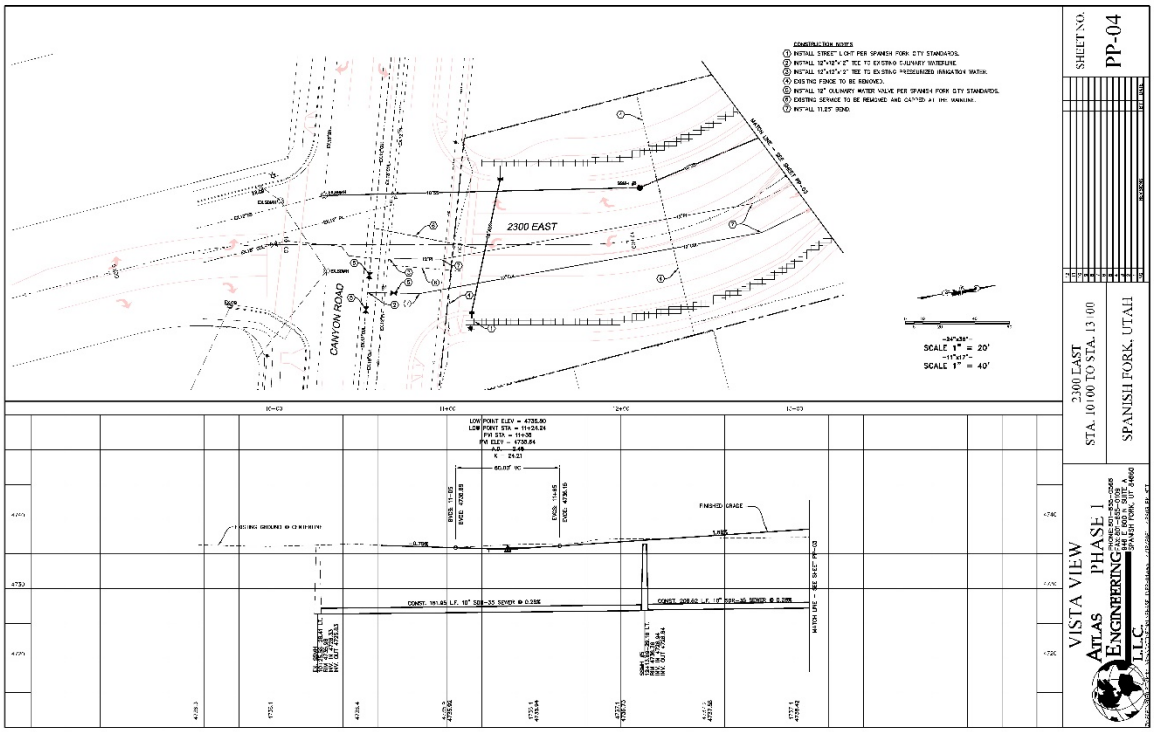

501+00
502+00
503+00
504+00
505+00
SR-198 (CANYON ROAD)
MATCHLINE STA. 505+00.00
SEE SHEET SS-01
SHEET KEYNOTES
STRIPING LEGEND
1 SOLID WHITE LINE - 4 INCH
2 SOLID WHITE LINE - 8 INCH
3 WHITE SKIP LINE - 4 INCH
4 LANE DROP WHITE LINE - 8 INCH
5 SOLID YELLOW LINE - 4 INCH
6 SOLID DOUBLE YELLOW LINE - 4 INCH
7 SOLID & BROKEN YELLOW LINE - 4 INCH
8 CROSSWALK - 12 INCH
9 STOP BAR - 12 INCH
10 YEILD LINE
11 PAVEMENT MARKING
GENERAL NOTES
PRELIMINARY
NOT FOR CONSTRUCTION
OWNER NAME
VISTA VIEW
ROUNDABOUT DESIGN
20-152
SIGNING AND STRIPING
SS-05

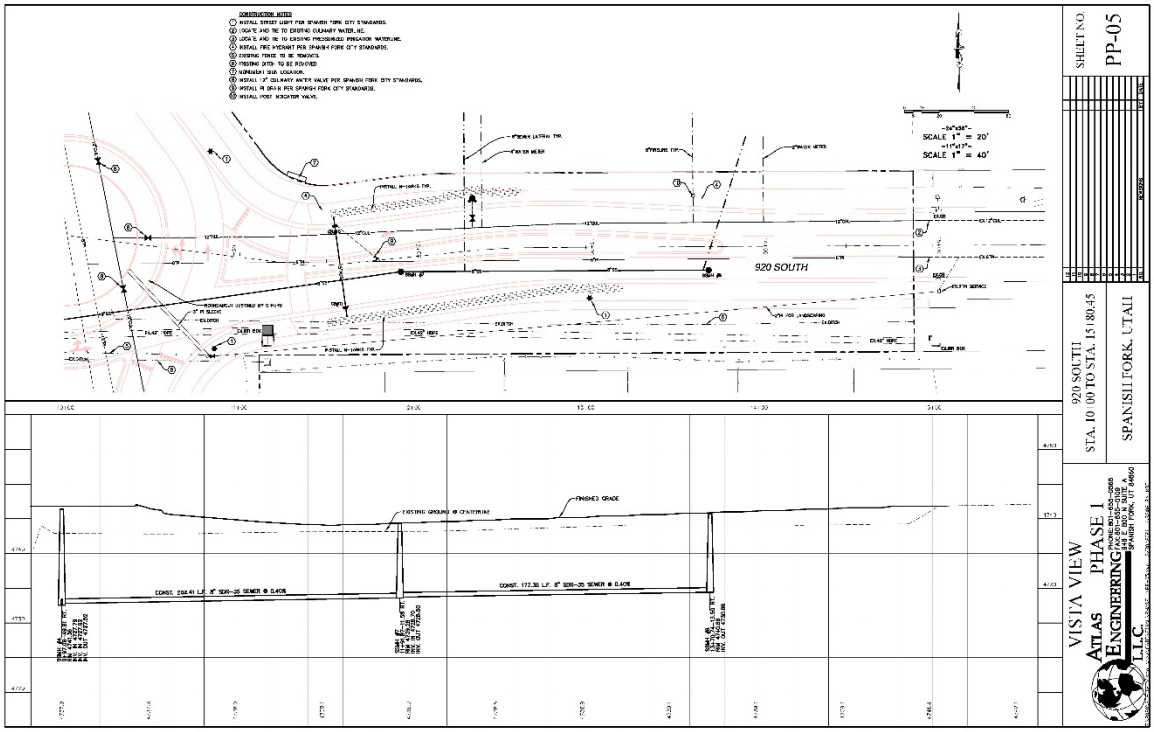

SEE SHEET SS-02
MATCHLINE STA. 8+50.00
8+00
7+00
6+00
5+00
2300 SOUTH
SHEET KEYNOTES
STRIPING LEGEND
1 SOLID WHITE LINE - 4 INCH
2 SOLID WHITE LINE - 8 INCH
3 WHITE SKIP LINE - 4 INCH
4 LANE DROP WHITE LINE - 8 INCH
5 SOLID YELLOW LINE - 4 INCH
6 SOLID DOUBLE YELLOW LINE - 4 INCH
7 SOLID & BROKEN YELLOW LINE - 4 INCH
8 CROSSWALK - 12 INCH
9 STOP BAR - 12 INCH
10 YEILD LINE
11 PAVEMENT MARKING
GENERAL NOTES
PRELIMINARY
NOT FOR CONSTRUCTION
VISTA VIEW
ROUNDABOUT DESIGN
20-152
SIGNING AND STRIPING
SS-06

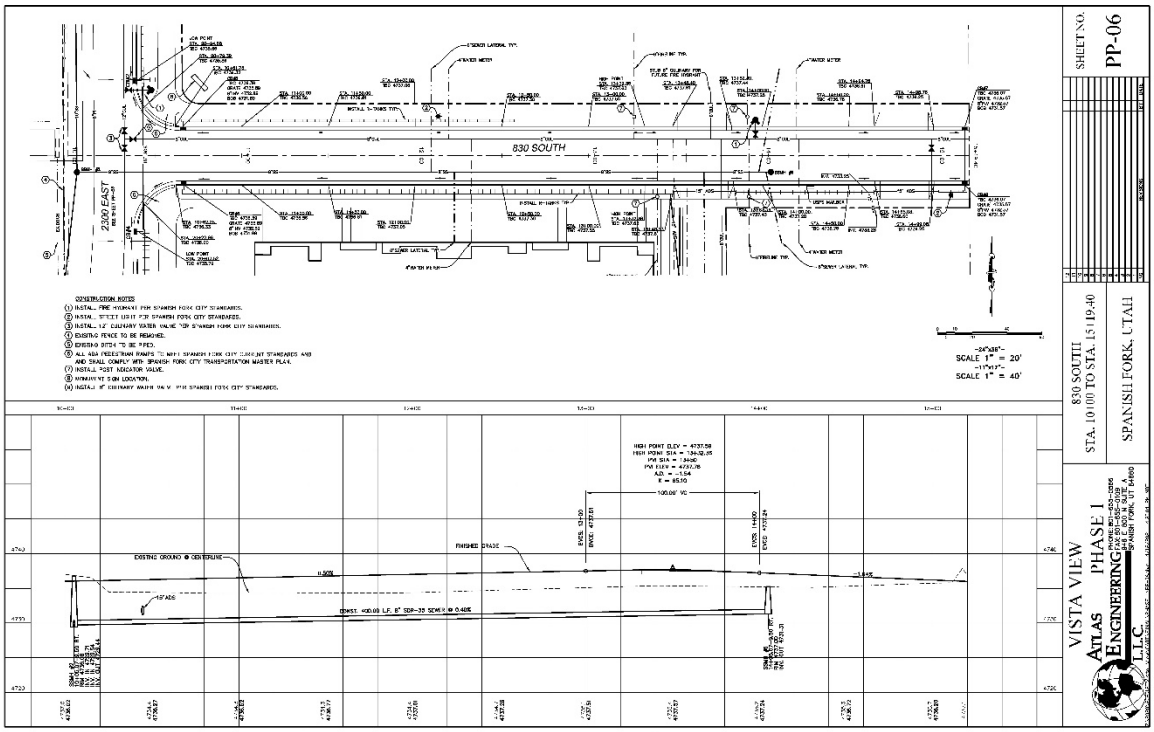

2300 EAST
700 SOUTH
CONSTRUCTION NOTES
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-01
2300 EAST
STA. 22+50 TO STA. 27+45.62
SPANISH FORK, UTAH
VISTA VIEW
PHASE 1
ATLAS ENGINEERING L.L.C.

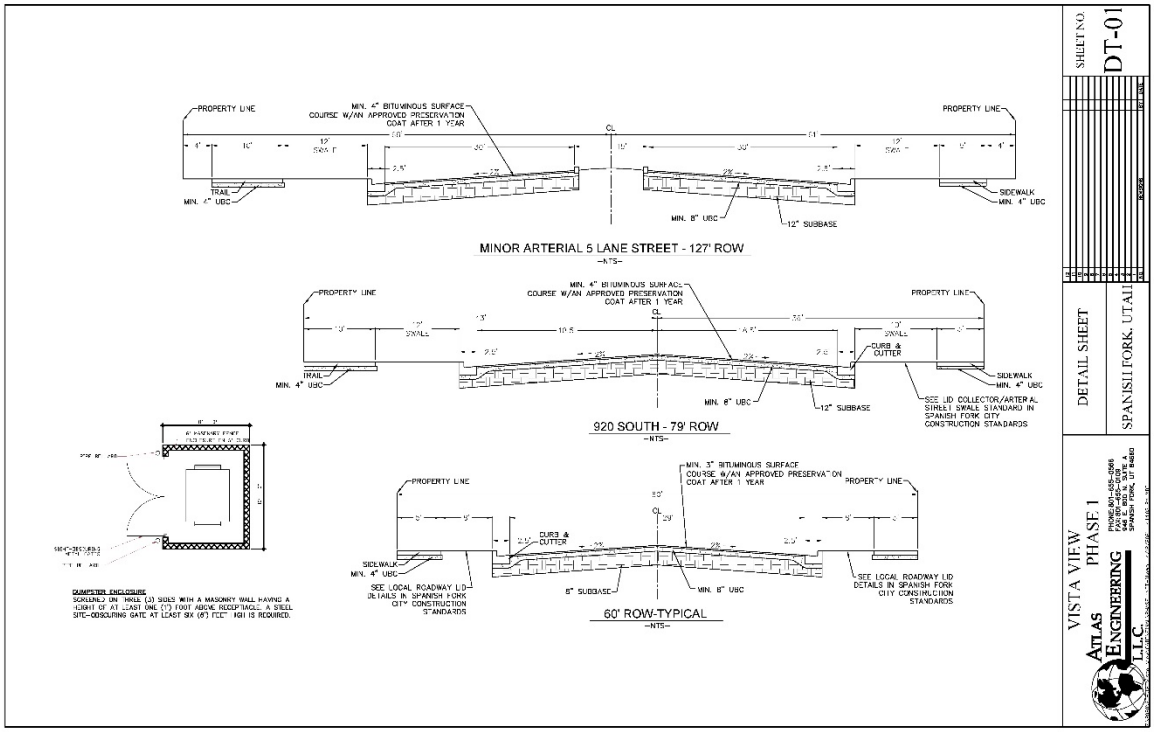

SHEET NO.
PP-02
2300 EAST
830 SOUTH
SCALE 1" = 20'
SCALE 1" = 40'
2300 EAST
STA. 17+44.39 TO STA. 22+50
SPANISH FORK, UTAH
VISTA VIEW PHASE 1
ATLAS ENGINEERING L.L.C.

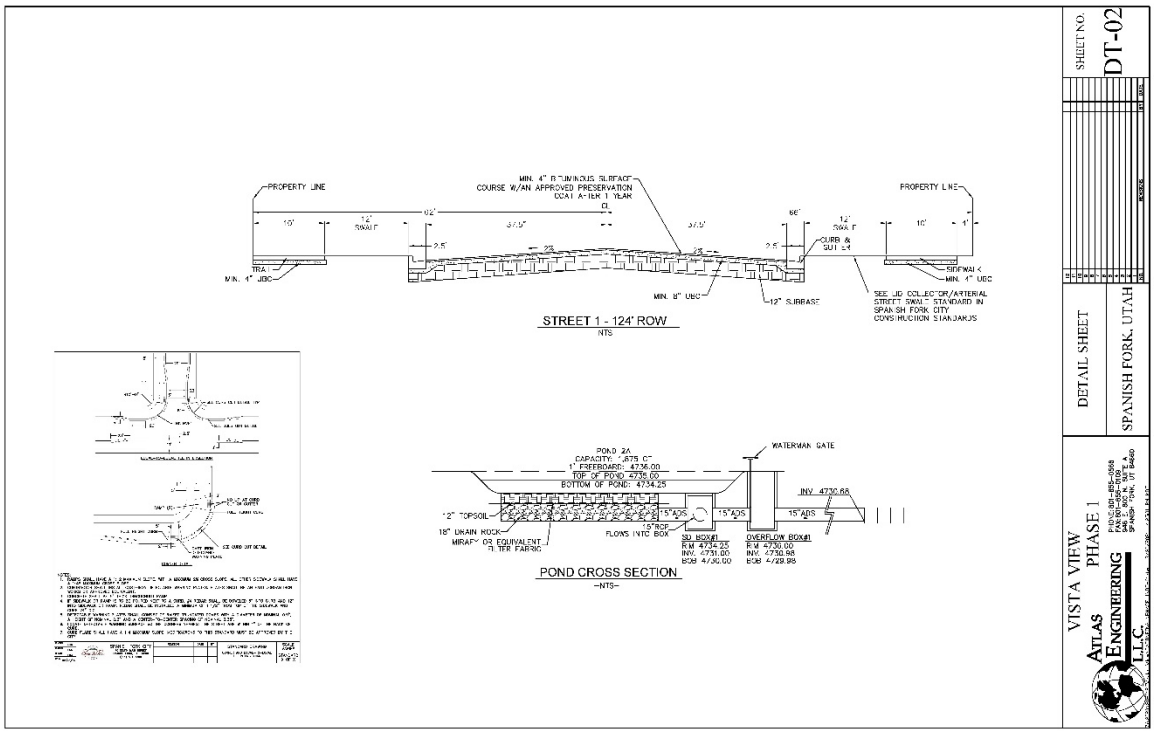

SHEET NO.
PP-03
2300 EAST
830 SOUTH
SCALE 1" = 20'
SCALE 1" = 40'
2300 EAST
STA. 13+00 TO STA. 17+44.39
SPANISH FORK, UTAH
VISTA VIEW PHASE 1
ATLAS ENGINEERING L.L.C.

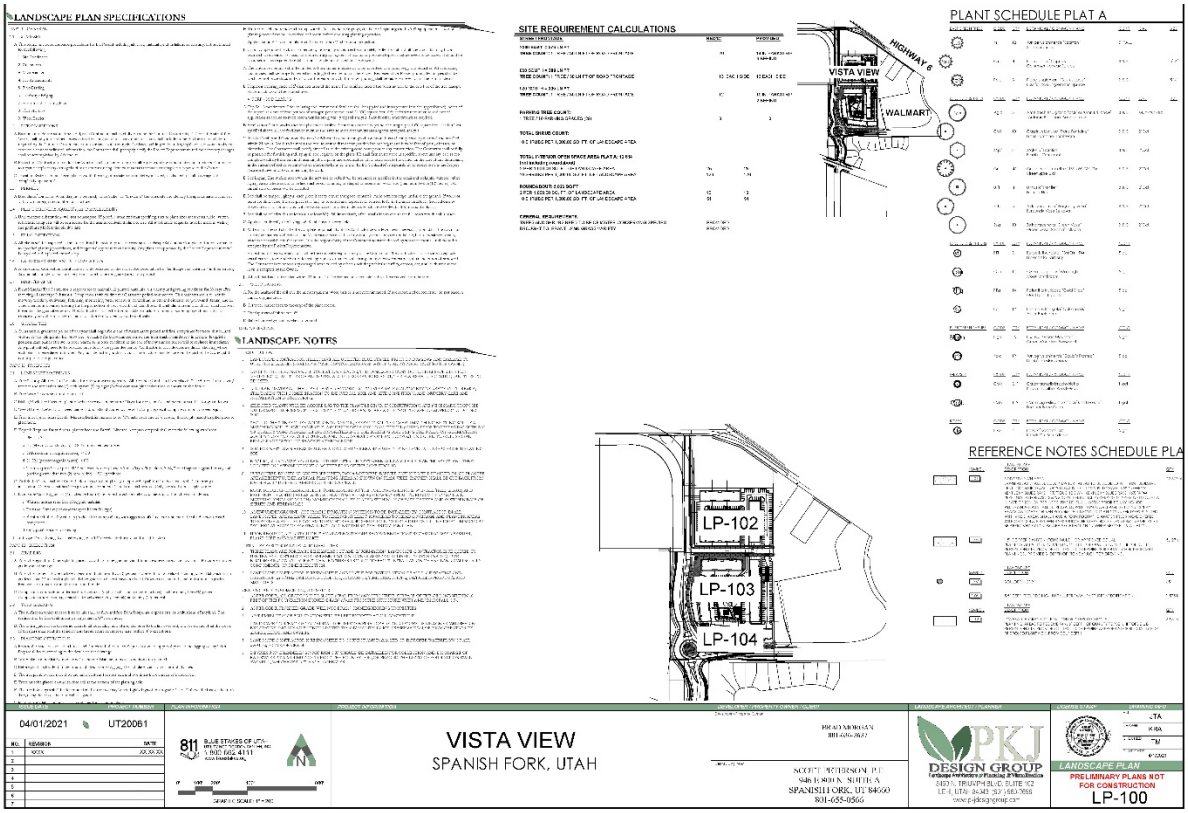

2300 EAST
CANYON ROAD
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-04
2300 EAST
STA. 10+00 TO STA. 13+00
SPANISH FORK, UTAH
VISTA VIEW PHASE 1
ATLAS ENGINEERING L.L.C.

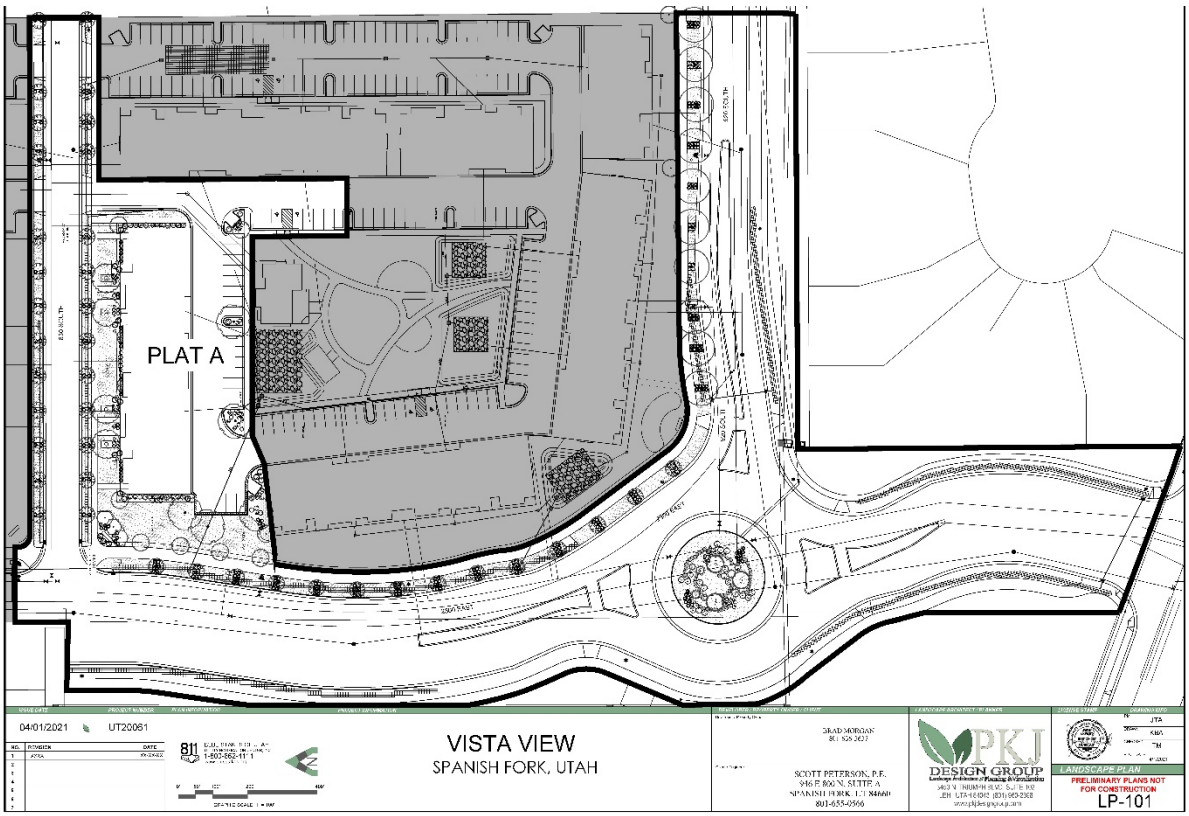

920 SOUTH
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-05
920 SOUTH
STA. 10+00 TO STA. 15+80.45
SPANISH FORK, UTAH
VISTA VIEW PHASE 1
ATLAS ENGINEERING L.L.C.

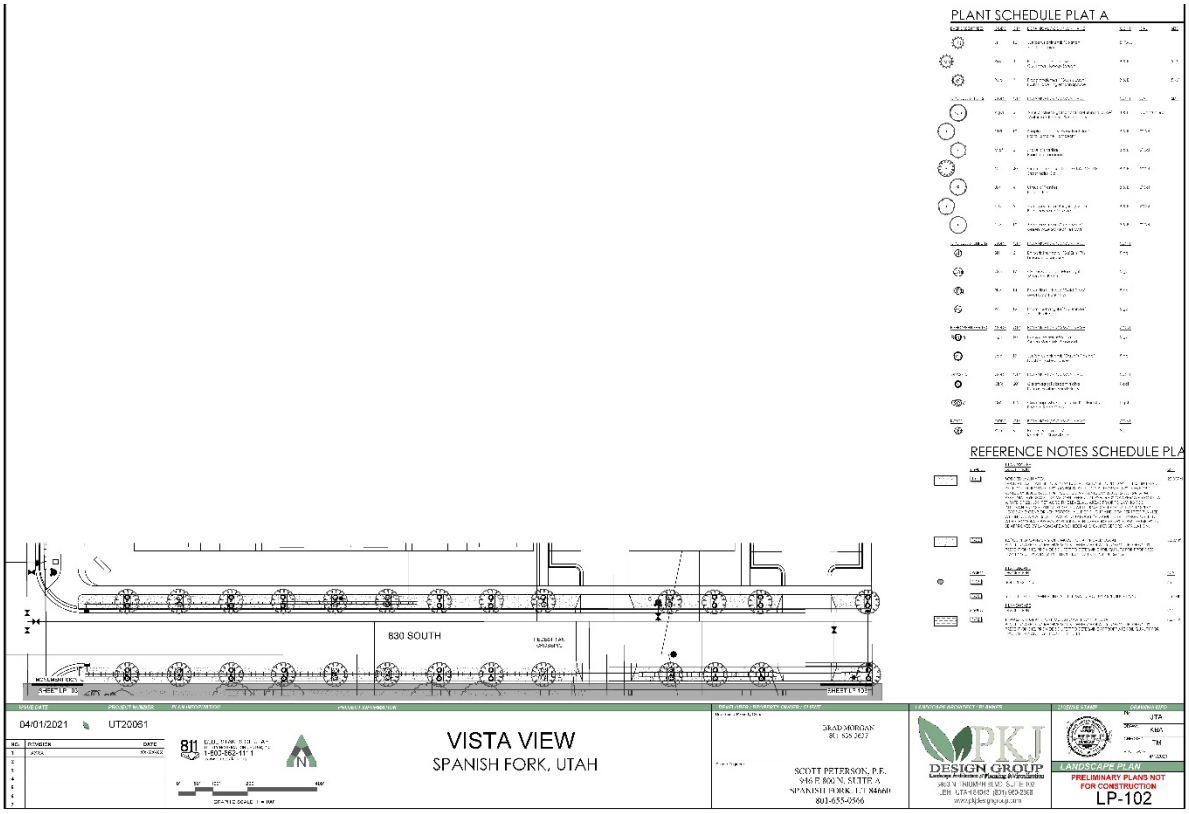

830 SOUTH
2300 EAST
CONSTRUCTION NOTES
SCALE 1" = 20'
SCALE 1" = 40'
VISTA VIEW PHASE 1
ATLAS ENGINEERING L.L.C.
830 SOUTH STA. 10+00 TO STA. 15+19.40
SPANISH FORK, UTAH
SHEET NO. PP-06

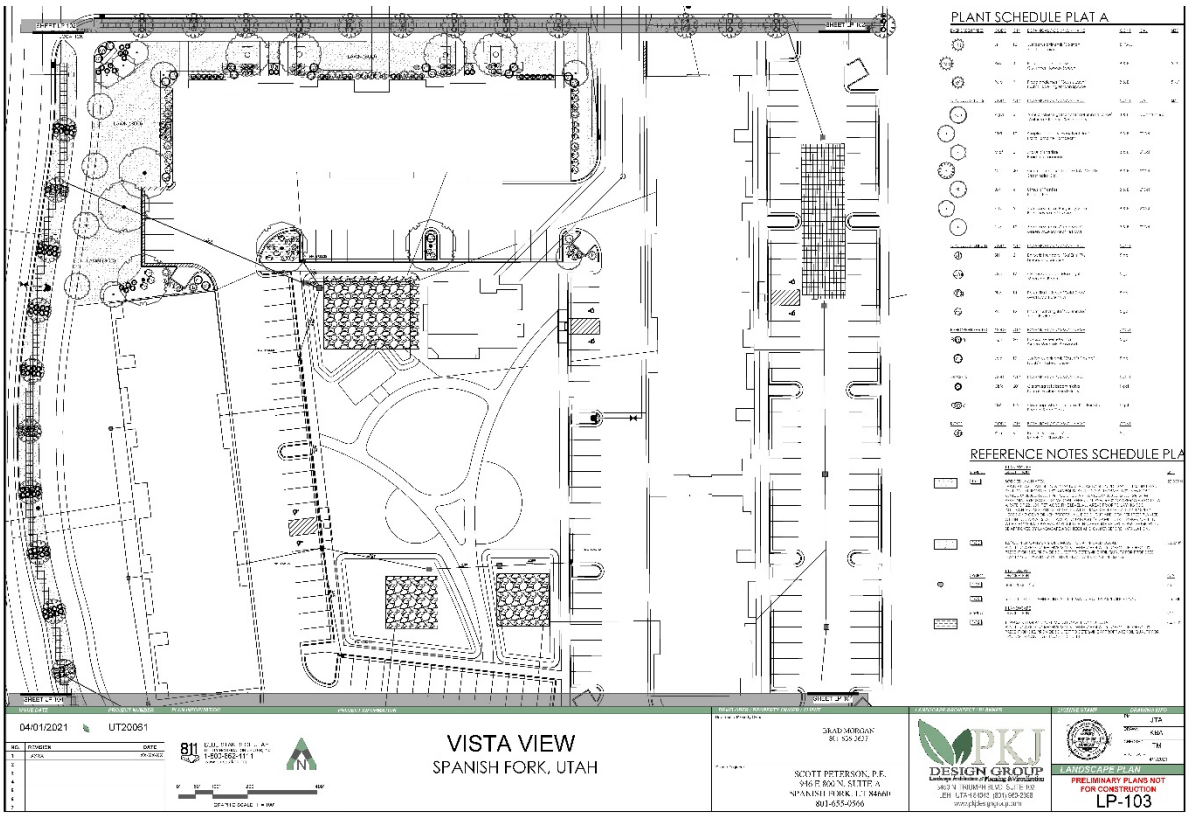

PROPERTY LINE
MIN. 4" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
TRAIL MIN. 4" UBC
SIDEWALK MIN. 4" UBC
MIN. 8" UBC
12" SUBBASE
MINOR ARTERIAL 5 LANE STREET - 127' ROW
-NTS-
CURB & GUTTER
SEE LID COLLECTOR/ARTERIAL STREET SWALE STANDARD IN SPANISH FORK CITY CONSTRUCTION STANDARDS
920 SOUTH - 79' ROW
-NTS-
DUMPSTER ENCLOSURE
SCHEDULE 40 PIPE (3) SIDES WITH A MASONRY WALL HAVING A HEIGHT OF AT LEAST ONE (1) FOOT ABOVE RECEPTACLE. A STEEL SITE-OBSCURING GATE AT LEAST SIX (6) FEET HIGH IS REQUIRED.
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
8" SUBBASE
60' ROW-TYPICAL
-NTS-
DETAIL SHEET
VISTA VIEW PHASE 1
ATLAS ENGINEERING L.L.C.
SPANISH FORK, UTAH
SHEET NO. DT-01

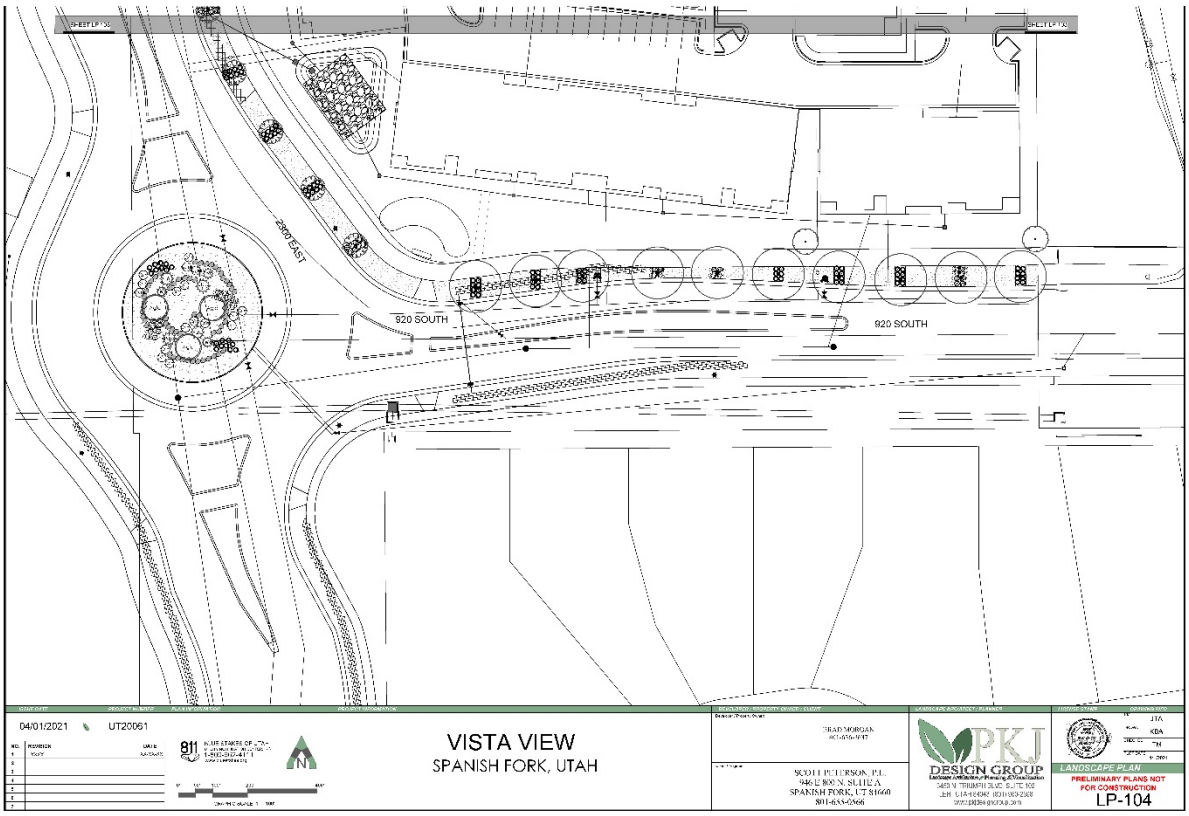

PROPERTY LINE
MIN. 4" IMPERVIOUS SURFACE COURSE W/AN APPROVED PRESERVATION SEAL A-TER 1 YEAR
PROPERTY LINE
CURB & GUTTER
SIDEWALK
MIN. 4" UBC
MIN. 8" UBC
12" SUBBASE
SEE UD COLLECTOR/ARTERIAL STREET SMALL STANDARD IN SPANISH FORK CITY CONSTRUCTION STANDARDS
STREET 1 - 124' ROW
NTS
POND 2A
CAPACITY: 1.875 AC
1' FREEBOARD: 4736.00
TOP OF POND: 4735.00
BOTTOM OF POND: 4734.25
WATERMAN GATE
INV. 4730.68
12" TOPSOIL
18" DRAIN ROCK
MIRAFY OR EQUIVALENT FILTER FABRIC
15" ADS
15" RCP
FLOWS INTO BOX
SD BOX#1
RIM 4734.25
INV. 4731.00
BOB 4730.00
OVERFLOW BOX#1
RIM 4730.00
INV. 4730.68
BOB 4729.98
POND CROSS SECTION
-NTS-
SHEET NO.
DT-02
DETAIL SHEET
SPANISH FORK, UTAH
VISTA VIEW PHASE 1
ATLAS ENGINEERING L.L.C.

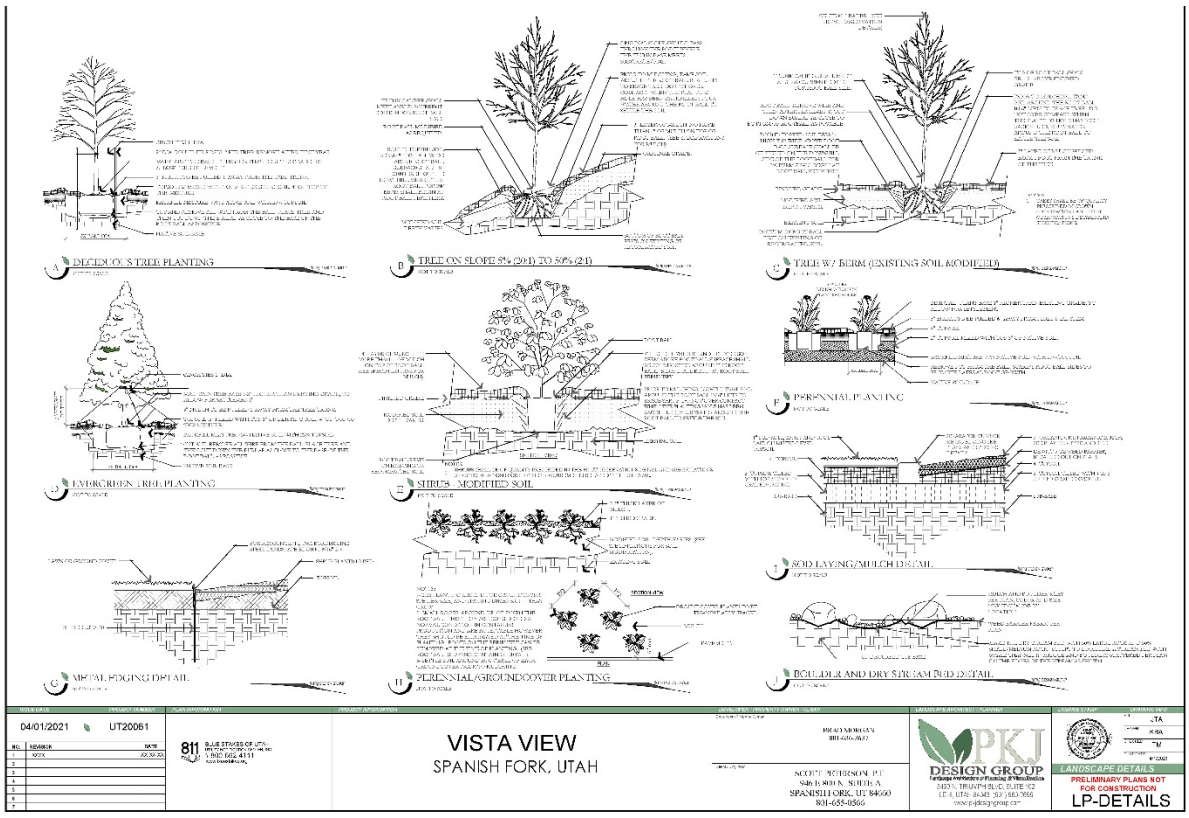

LANDSCAPE PLAN SPECIFICATIONS
SITE REQUIREMENT CALCULATIONS
HIGHWAY 6
VISTA VIEW
WALMART
PLANT SCHEDULE PLAT A
LANDSCAPE NOTES
LP-102
LP-103
LP-104
REFERENCE NOTES SCHEDULE PLA
04/01/2021
UT20061
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
801-655-0566
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-100

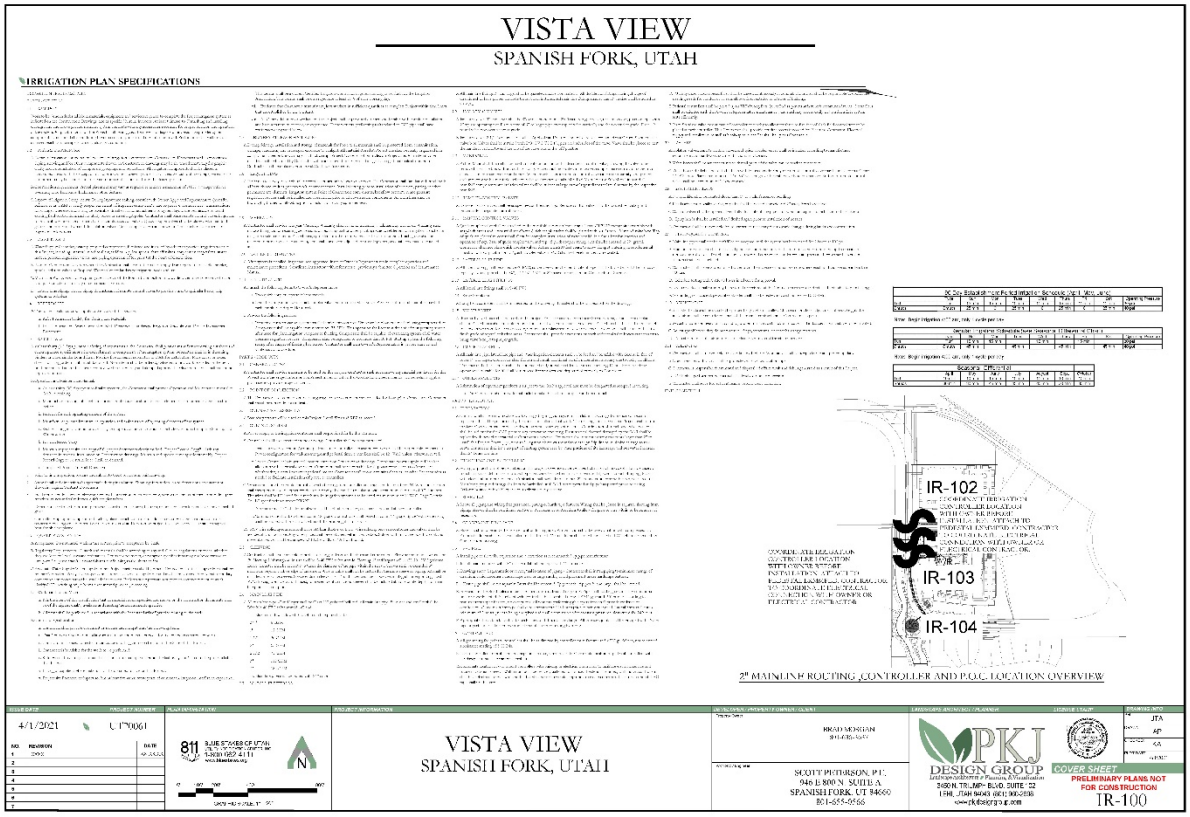

PLAT A
04/01/2021
UT20061
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
801-655-0566
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-101

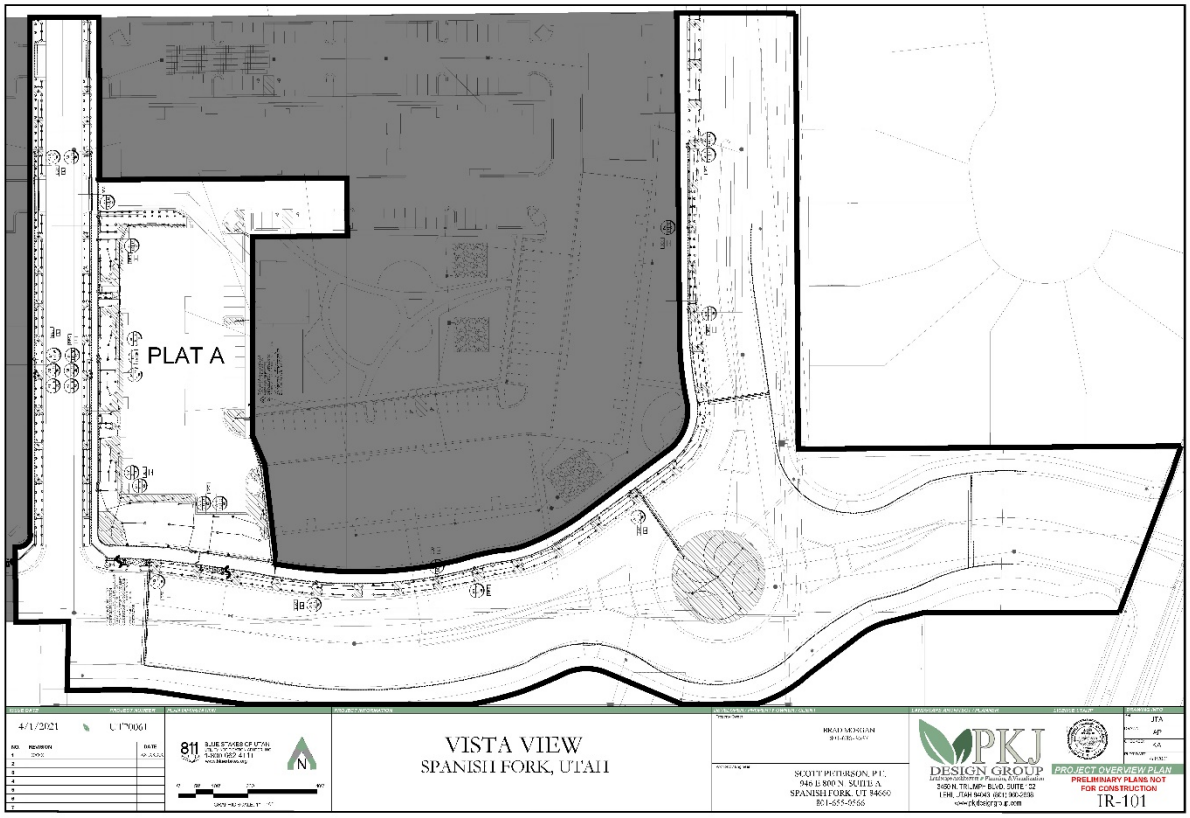

PLANT SCHEDULE PLAT A
REFERENCE NOTES SCHEDULE PLA
830 SOUTH
04/01/2021
UT20081
VISTA VIEW
SPANISH FORK, UTAH
BRAD MORGAN
SCOTT PETERSON, P.E.
946 E 800 N, SUITE A
SPANISH FORK, UT 84660
801-655-0566
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-102

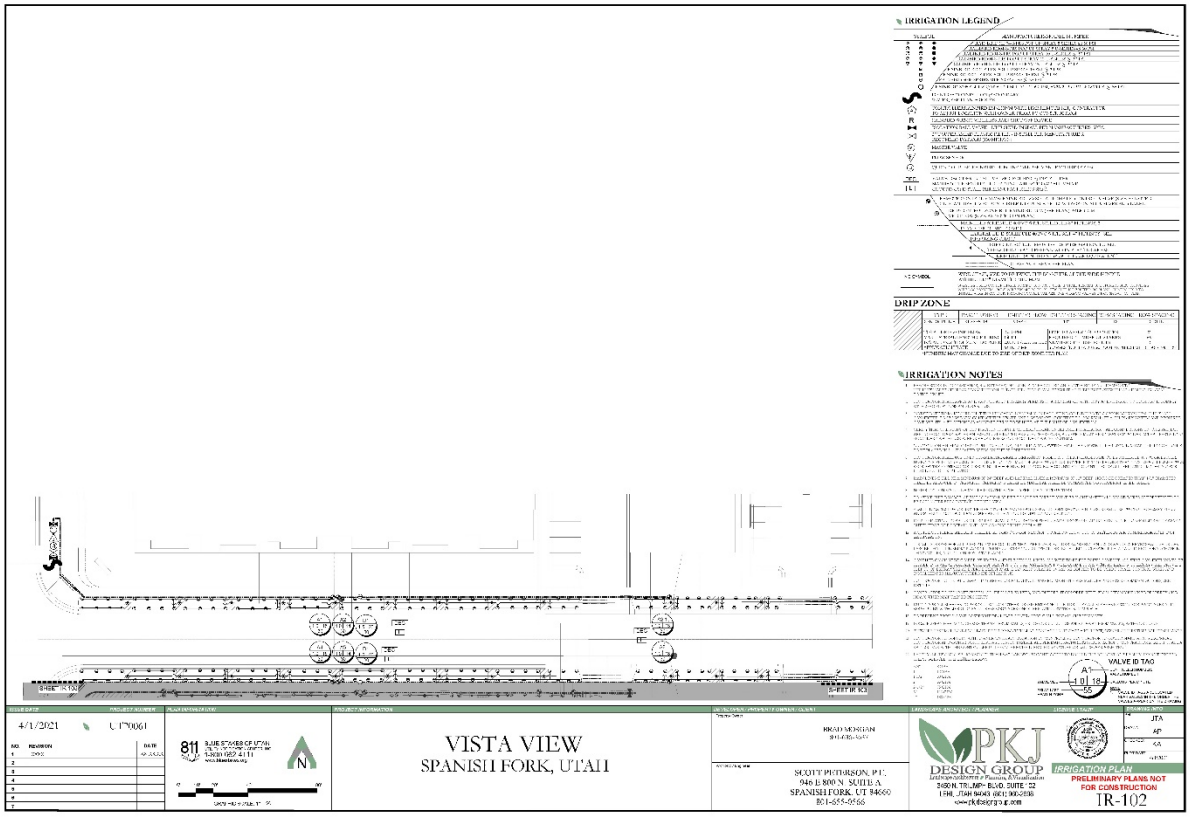

PLANT SCHEDULE PLAT A
REFERENCE NOTES SCHEDULE PLA
04/01/2021
UT20081
VISTA VIEW
SPANISH FORK, UTAH
BRAD MORGAN
SCOTT PETERSON, P.E.
946 E 800 N, SUITE A
SPANISH FORK, UT 84660
801-655-0566
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-103

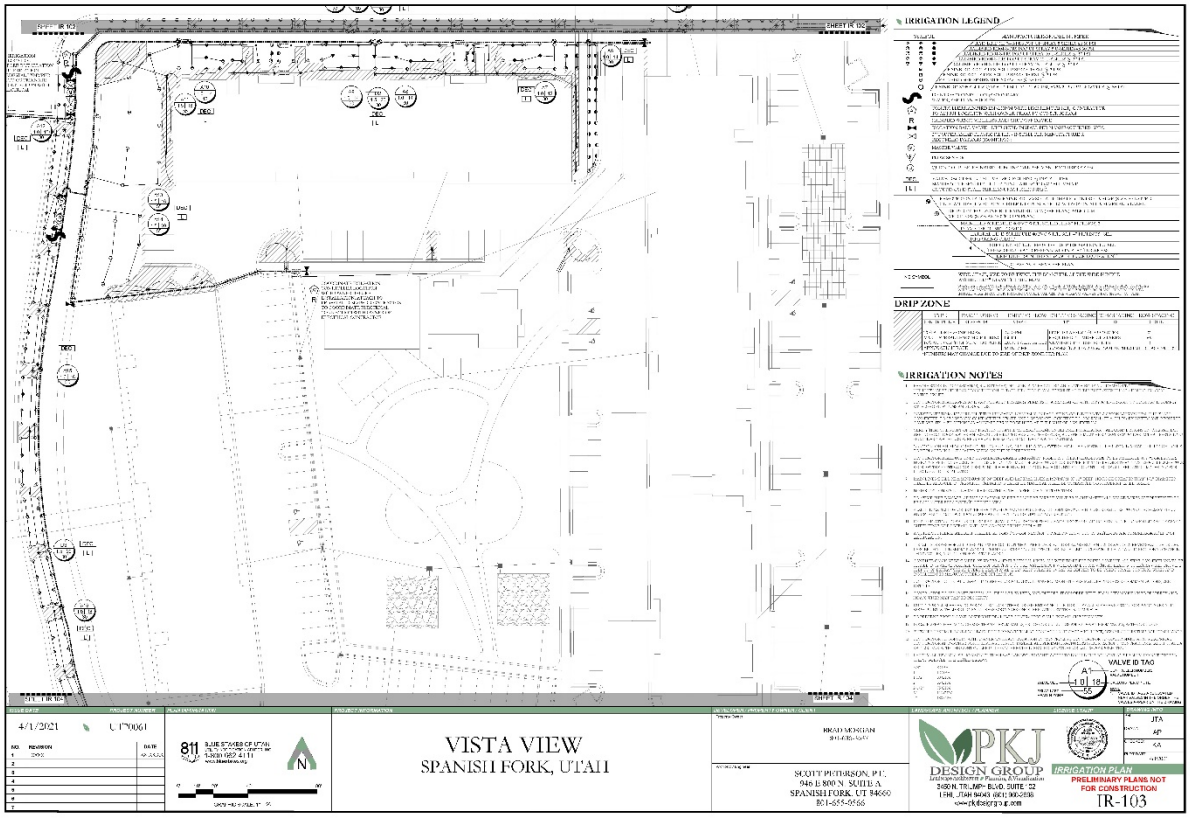

2800 EAST
920 SOUTH
920 SOUTH
04/01/2021
UT20061
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N, SUITE A
SPANISH FORK, UT 84660
801-655-0566
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-104

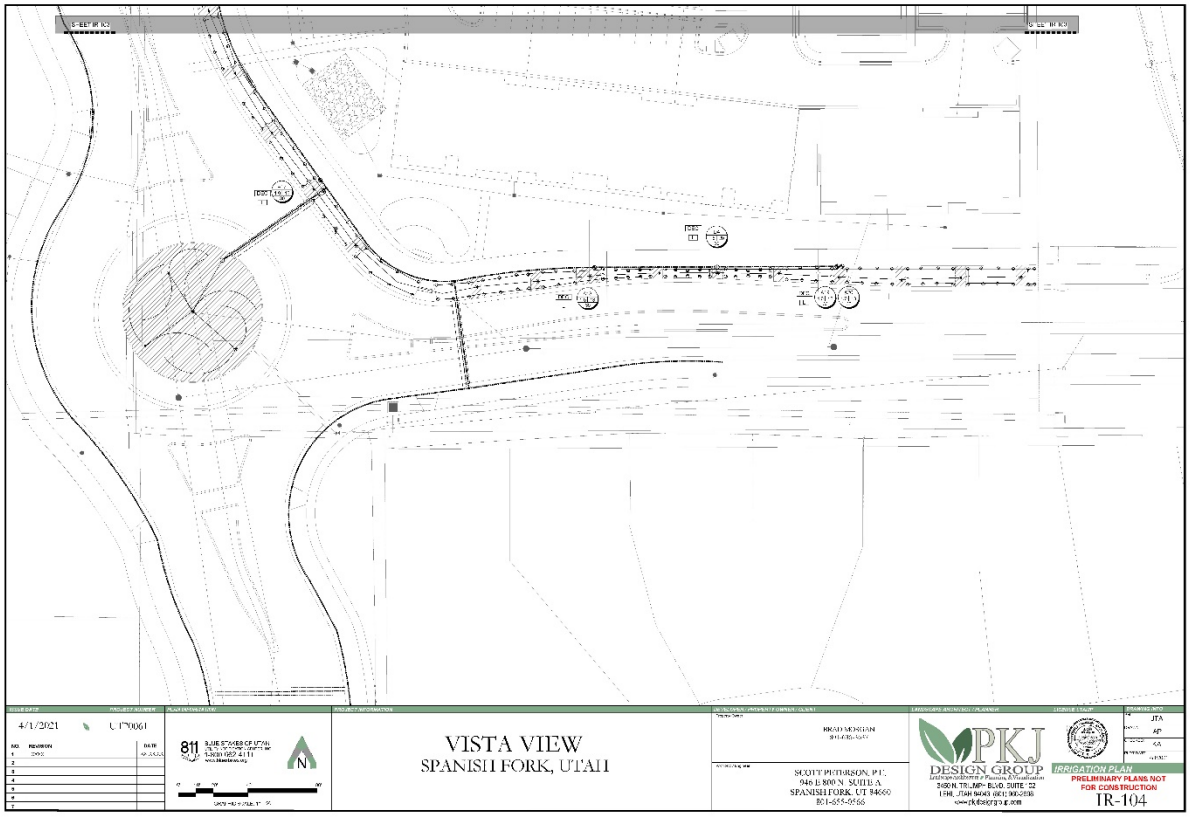

A DECIDUOUS TREE PLANTING
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
C TREE W/ BERM (EXISTING SOIL MODIFIED)
D EVERGREEN TREE PLANTING
E SHRUB - MODIFIED SOIL
F PERENNIAL PLANTING
G METAL EDGING DETAIL
H PERENNIAL/GROUNDCOVER PLANTING
I SOD LAYING/MULCH DETAIL
J BOULDER AND DRY STREAM BED DETAIL
04/01/2021
UT20061
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N, SUITE A
SPANISH FORK, UT 84660
801-655-0566
PKJ DESIGN GROUP
LANDSCAPE DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-DETAILS

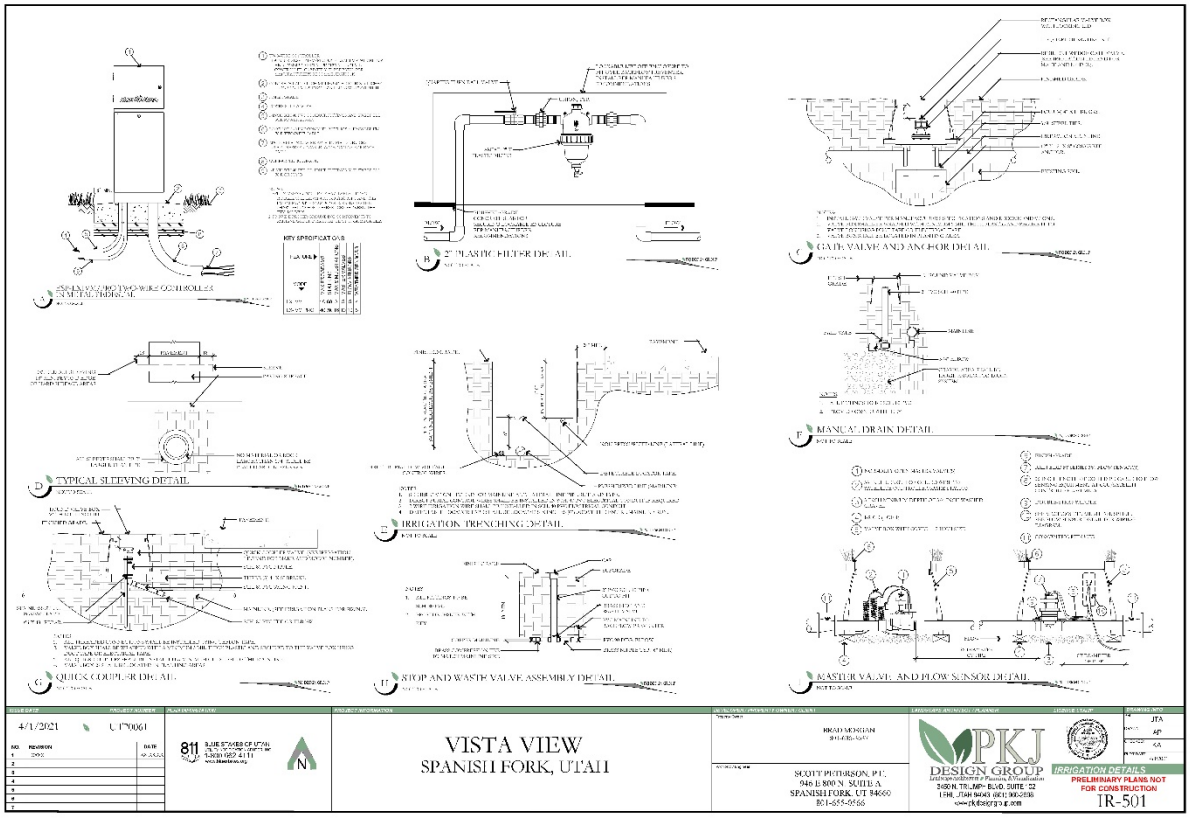

VISTA VIEW
SPANISH FORK, UTAH
IRRIGATION PLAN SPECIFICATIONS
IR-102
IR-103
IR-104
2" MAINLINE ROUTING, CONTROLLER AND P.O.C. LOCATION OVERVIEW
4/1/2021
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-9566
PKJ DESIGN GROUP
COVER SHEET
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-100

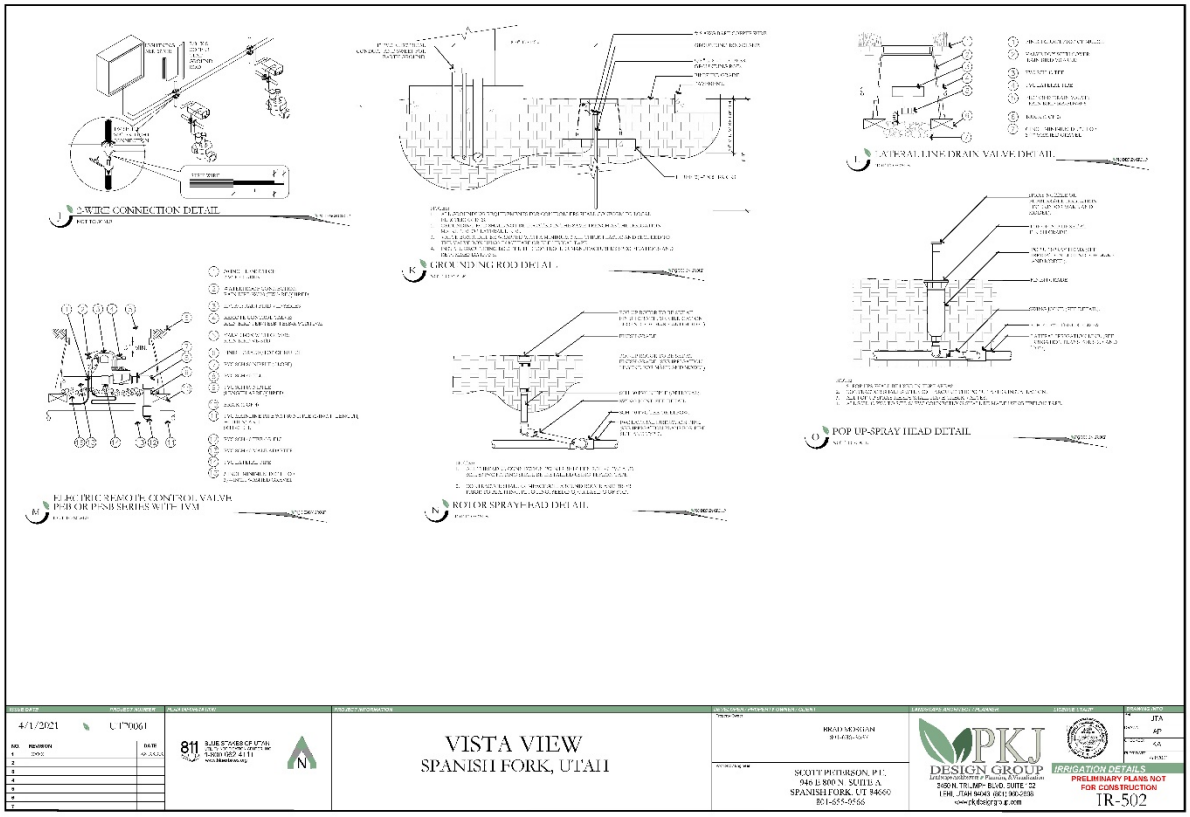

PLAT A
4/1/2021
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-9566
PKJ DESIGN GROUP
PROJECT OVERVIEW PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-101

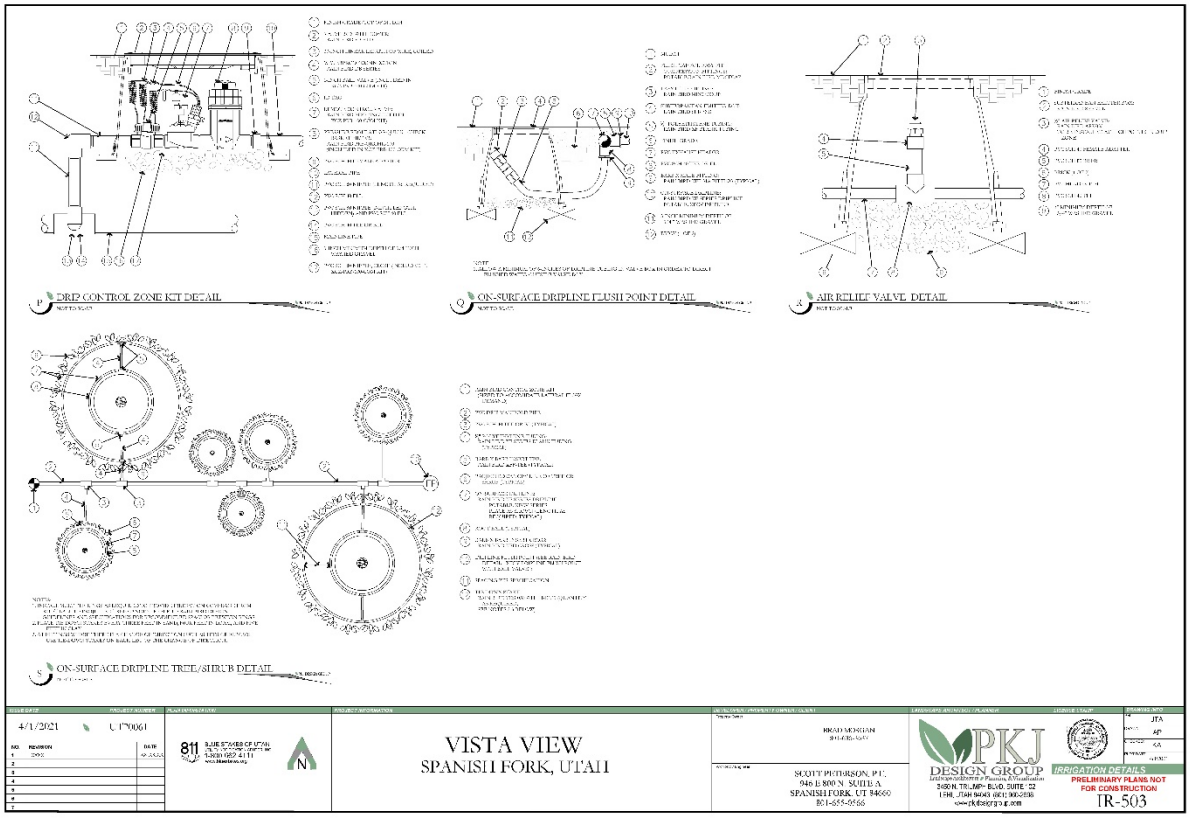

IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
4/1/2021
811
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-0566
PKJ
DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-102


IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
4/1/2021
811
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-0566
PKJ
DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-103


4/1/2021
U T 0 0 6 1
811 BLUE STAKES OF UTAH
1-800-662-4111
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-5566
PKJ DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-104

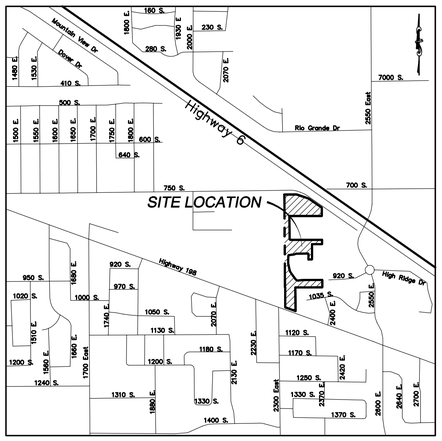

TYPICAL SLEEVING DETAIL
IRRIGATION TRENCHING DETAIL
QUICK COUPLER DETAIL
STOP AND WASTE VALVE ASSEMBLY DETAIL
MASTER VALVE AND FLOW SENSOR DETAIL
4/1/2021
U T 0 0 6 1
811 BLUE STAKES OF UTAH
1-800-662-4111
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-5566
PKJ DESIGN GROUP
IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-501


J 2-WIRE CONNECTION DETAIL
K GROUNDING ROD DETAIL
L LATERAL LINE DRAIN VALVE DETAIL
M ELECTRIC REACTOR CONTROL VALVE PRESSURE SERIES WITH IVM
N ROTOR SPRAY HEAD DETAIL
O POP UP SPRAY HEAD DETAIL
4/1/2021
U 170061
811 BLUE STAKES OF UTAH
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-9566
PKJ DESIGN GROUP
IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-502


P DRIP CONTROL ZONE KIT DETAIL
Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL
R AIR RELIEF VALVE DETAIL
S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
4/1/2021
U 170061
811 BLUE STAKES OF UTAH
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-9566
PKJ DESIGN GROUP
IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-503

VISTA VIEW PHASE 1

A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
FINAL PLAN SET



VICINITY MAP
-NTS-

GENERAL NOTES:
1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. 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.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE-CONSTRUCTION MEETING.
5. ANY EXISTING FACILITIES AFFECTED BY THE 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.
6: CONTACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCMENT OF CONSRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
7. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPACIES TO THE ENGINEER.
9. ENGINEER STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRIC DEPARTMENT.

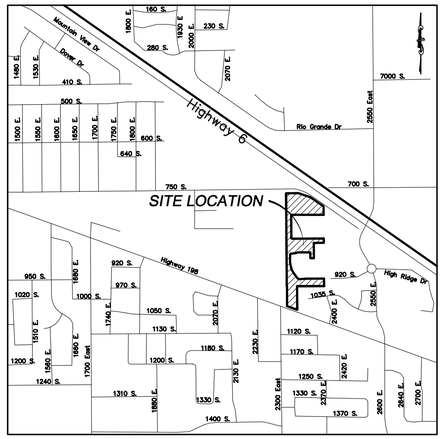
-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2A	FINAL PLAT
2B	FINAL PLAT
2C	FINAL PLAT
2D	FINAL PLAT
3	UTILITY & INDEX
4	EXISTING TOPOGRAPHY
5	GRADING PLAN
6	ELECTRICAL PLAN
7	TBC PLAN
8	WET/DRY UTILITY OVERLAY
9	ACCESSIBLE ROUTE PLAN
HC-01	HORIZONTAL CONTROL PLAN (BY OTHERS)
RD-01	ROADWAY (BY OTHERS)
RD-02	ROADWAY (BY OTHERS)
RD-03	ROADWAY (BY OTHERS)
RP-01	ROADWAY PROFILES (BY OTHERS)
SS-01	SIGNING AND STRIPING (BY OTHERS)
SS-02	SIGNING AND STRIPING (BY OTHERS)
SS-03	SIGNING AND STRIPING (BY OTHERS)
SS-04	SIGNING AND STRIPING (BY OTHERS)
SS-05	SIGNING AND STRIPING (BY OTHERS)
SS-06	SIGNING AND STRIPING (BY OTHERS)
PP-01	PLAN & PROFILE -2300 EAST- STA. 22+50 TO 27+45.62
PP-02	PLAN & PROFILE -2300 EAST- STA. 17+44.39 TO 22+50
PP-03	PLAN & PROFILE -2300 EAST- STA. 13+00 TO 17+44.39
PP-04	PLAN & PROFILE -2300 EAST- STA. 10+00 TO 13+00
PP-05	PLAN & PROFILE -920 SOUTH- STA. 10+00 TO 15+80.45
PP-06	PLAN & PROFILE -830 SOUTH- STA. 10+00 TO 15+19.40
DT-01	DETAILS
DT-02	DETAILS

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
4/12/21
STATE OF UTAH

VISTA VIEW
PHASE 1

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



VICINITY MAP
-NTS-

LEGEND

- FOUND BRASS CAP
- 5/8" REBAT MARKED RLS 166406
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREAS AND FACILITIES (EXCEPT PUBLIC ROADS AS SHOWN)
- REFERENCE BEARING

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH
SPANISH FORK, UT 84660

OWNER/DEVELOPER
BRAD MORGAN
801-636-3637
brad@jbradmorganteam.com

GENERAL NOTES:
1. COMMON AREAS TO BE MAINTAINED BY OWNERS ASSOCIATION.

DATA TABLE:
TOTAL AREA: 8.38 ACRES
NUMBER OF UNITS: 22
ZONING: C-2
COMMON AREA: 0.48 ACRES
OPEN SPACE: 0.29 ACRES

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.24	S 66°21'09" W
L2	15.94	S 08°26'53" W
L3	30.01	N 82°23'06" E
L4	9.58	S 00°24'38" E
L5	13.51	S 23°25'16" E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	10.00	15.64	14.09	S 45°12'52" E	89°36'27"
C2	386.50	100.11	99.83	S 01°01'39" W	14°50'26"
C3	313.50	53.09	53.02	S 11°14'38" E	9°42'09"
C4	203.99	30.85	30.82	S 11°45'46" E	8°39'55"
C5	96.00	33.89	33.72	S 17°32'37" E	20°13'38"
C6	321.51	50.94	50.89	S 32°11'48" E	9°04'43"
C7	43.50	46.22	44.08	S 67°10'32" E	60°52'44"
C8	310.00	39.53	39.50	N 86°02'16" E	7°18'19"
C9	297.50	39.81	39.78	N 03°25'21" E	7°39'58"
C10	452.50	23.78	23.78	S 19°19'47" E	3°00'41"
C11	102.50	19.85	19.82	N 15°17'18" W	11°05'39"
C12	89.00	20.18	20.13	S 89°19'33" E	12°59'19"
C13	10.00	15.78	14.19	S 44°47'08" W	90°23'33"
C14	363.50	56.20	56.15	N 04°01'07" E	8°51'31"
C15	406.00	39.05	39.03	S 86°56'06" W	5°30'38"
C16	101.00	24.32	24.26	S 16°31'23" E	13°47'46"
C17	202.00	133.38	130.97	N 04°30'20" W	37°49'52"

RESERVATION OF COMMON AREA

THE OWNERS IN RECORDING THIS PLAT OF VISTA VIEW CONDOS, AN EXPANDABLE CONDOMINIUM PROJECT, HAS DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREAS, INTENDED FOR THE USE BY THE COMMERCIAL OWNERS IN VISTA VIEW CONDOS FOR INGRESS, EGRESS, RECREATION, AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR THE USE OF THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE COMMERCIAL OWNERS IN VISTA VIEW CONDOS, AS MORE FULLY PROVIDED IN THE DECLARATION OF THE COMMERCIAL DEVELOPMENT OF VISTA VIEW CONDOS, A COMMERCIAL DEVELOPMENT PROJECT WHICH SHALL BE RECORDED CONCURRENTLY WITH THIS RECORD OF SURVEY MAP AND WHICH SHALL BE EFFECTIVE UPON SUCH RECORDATION WITH THE UTAH COUNTY RECORDER.

UTILITY DEDICATION

THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF VISTA VIEW CONDOS, AN CONDOMINIUM PROJECT, DOES CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES , THE U.S. POSTAL SERVICE AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT OF WAY AS SHOWN BY THE AREAS MARKED "COMMON AREAS" ON AND WITHIN THE PLAT, AS WELL AS PRIVATE STREETS, FOR CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, STORM DRAINAGE, AND WATER LINE APPURTENANCES, TOGETHER WITH THE RIGHT OF WAY ACCESS THERETO.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT IN AN EXISTING FENCE ON THE SOUTH SIDE OF 750 SOUTH STREET, WHICH POINT LIES SOUTH 00°24'38" EAST 20.32 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID FENCE THE FOLLOWING (3) COURSES TO WIT: (1) NORTH 89°12'19" EAST 170.96 FEET, (2) SOUTH 71°21'45" EAST 176.62 FEET, (3) SOUTH 55°07'00" EAST 225.61 FEET ALONG THE SOUTHERLY LINE OF U.S. HIGHWAY 6; THENCE SOUTH 00°24'38" EAST 116.93 FEET ALONG THE WEST LINE OF EAST BENCH COMMERCIAL SUBDIVISION; THENCE WEST 453.40 FEET; THENCE SOUTH 00°24'38" EAST 323.29 FEET; THENCE SOUTHEASTERLY 15.64 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 89°36'27" THE CHORD BEARS S45°12'52"E 14.09 FEET; THENCE NORTH 89°58'55" EAST 443.47 FEET; THENCE SOUTH 00°24'38" EAST 60.00 FEET ALONG THE WEST LINE OF EAST BENCH COMMERCIAL SUBDIVISION; THENCE SOUTH 89°58'55" WEST 140.48 FEET; THENCE SOUTH 00°24'39" EAST 214.19 FEET; THENCE SOUTH 89°35'21" WEST 50.00 FEET; THENCE NORTH 00°24'39" WEST 82.03 FEET; THENCE SOUTH 89°58'55" WEST 172.51 FEET; THENCE SOUTH 66°21'09" WEST 26.24 FEET; THENCE SOUTH 83°17'02" WEST 83.12 FEET; THENCE SOUTH 08°26'53" WEST 15.94 FEET; THENCE SOUTHWESTERLY 100.11 FEET ALONG THE ARC OF A 386.50 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 14°50'26" THE CHORD BEARS S01°01'39"W 99.83 FEET; THENCE SOUTHEASTERLY 53.09 FEET ALONG THE ARC OF A 313.50 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 9°42'09" THE CHORDS BEARS S11°14'38"E 53.02 FEET; THENCE SOUTHEASTERLY 30.85 FEET ALONG THE ARC OF A 203.99 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 8°39'55" THE CHORD BEARS S11°45'46"E 30.82 FEET; THENCE SOUTHEASTERLY 33.89 FEET ALONG THE ARC OF A 96.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 20°13'38" THE CHORD BEARS S17°32'37"E 33.72 FEET; THENCE SOUTHEASTERLY 46.22 FEET ALONG THE ARC OF A 321.51 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 9°04'43" THE CHORD BEARS S32°11'48"E 50.89 FEET; THENCE SOUTH 36°44'10" EAST 81.02 FEET; THENCE SOUTHEASTERLY 46.22 FEET ALONG THE ARC OF A 43.50 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 60°52'44" THE CHORD BEARS S67°10'32"E 44.08 FEET; THENCE NORTH 82°23'06" EAST 30.01 FEET; THENCE NORTHEASTERLY 39.53 FEET ALONG THE ARC OF A 310.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 7°18'19" THE CHORD BEARS N86°02'16"E 39.50 FEET; THENCE NORTH 89°41'25" EAST 264. 22 FEET; THENCE SOUTH 00°24'36" EAST 104.13 FEET ALONG THE WEST LINE OF EAST BENCH COMMERCIAL SUBDIVISION TO THE NORTH LINE OF HUNTER'S CROSSING PLAT "A"; THENCE ALONG SAID SUBDIVISION THE FOLLOWING (2) COURSES TO WIT: (1) SOUTH 89°41'07" WEST 377.54 FEET, (2) SOUTH 00°31'02" EAST 330.49 FEET TO THE NORTH LINE OF STATE ROAD 198; THENCE NORTH 69°52'28" WEST 153.54 FEET ALONG SAID STREET; THENCE NORTH 00°01'27" EAST 276.98 FEET ALONG AN EXISTING FENCE; THENCE WEST 3.44 FEET TO THE SECTION LINE; THENCE NORTH 00°24'38" WEST 1299.72 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.
CONTAINING 8.38 ACRES.

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 PLAT "B", VISTA VIEW CONDOMINIUMS, A CONDOMINIUM PROJECT, THAT COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

SURVEYOR _____ DATE _____

BOUNDARY DESCRIPTION

SEE DESCRIPTION TO THE LEFT.

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 BUILDING UNITS, COMMON AREAS, PRIVATE AREAS, 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. 2021.

MEMBER: _____

MEMBER: _____

MEMBER: _____

CORPORATE ACKNOWLEDGMENT

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

ON THE _____ DAY OF _____, A.D. 2021 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. 2021.

APPROVED _____ CITY MANAGER

APPROVED _____ CITY ATTORNEY

APPROVED _____ ENGINEER (SEE SEAL)

ATTEST _____ CLERK-RECORDER

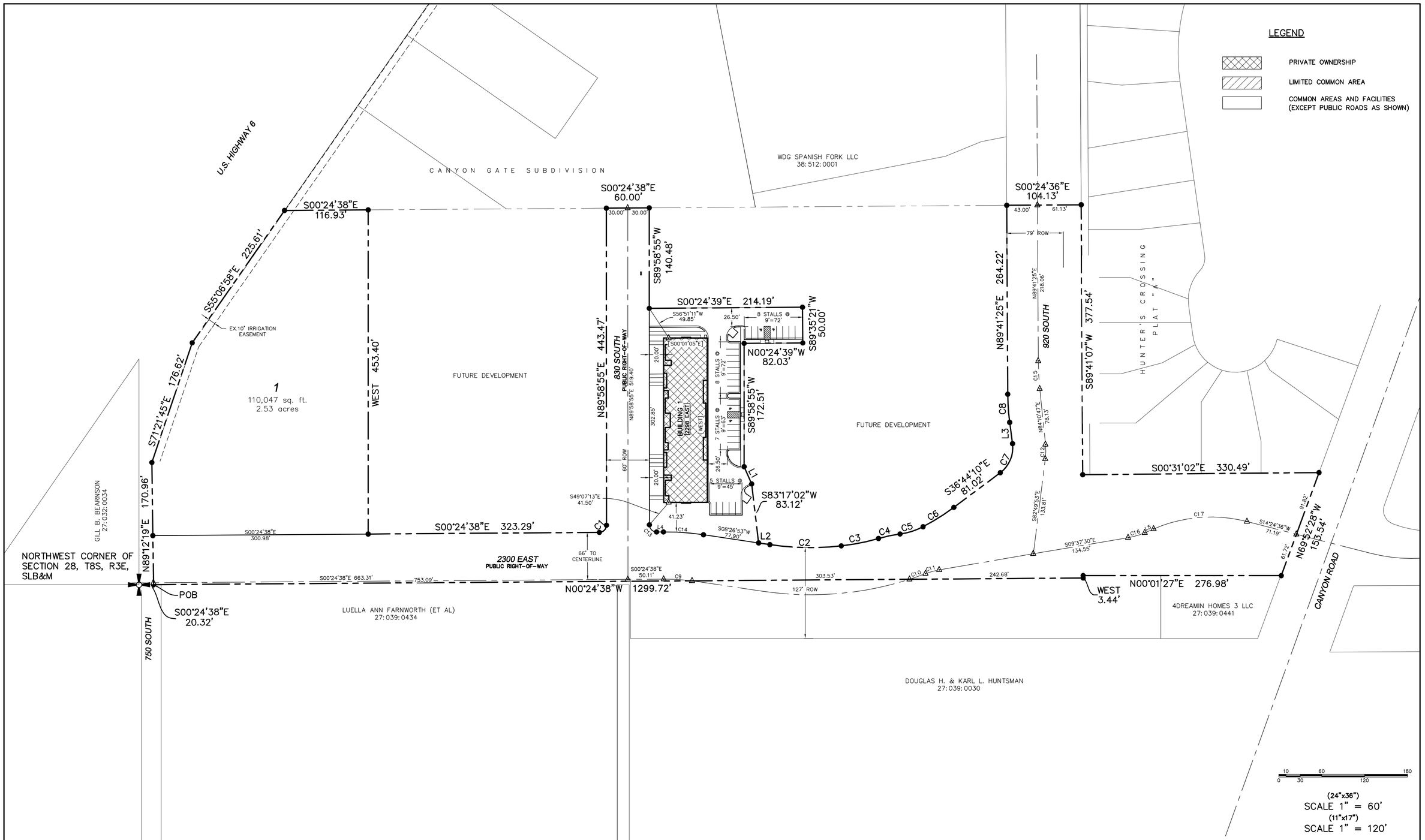
APPROVED _____ COMMUNITY DEVELOPMENT DIRECTOR

VISTA VIEW PHASE 1

SPANISH FORK, UTAH COUNTY, UTAH
CONTAINING 8.38 ACRES
LOCATED IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SHEET 1 OF 4

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



NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

Z:\2020\20-012 Vista View\CADD\FINAL\PHASE 1\02-FINAL CONDO PLAT.dwg 4/12/2021 3:43:38 PM MDT

ATLAS ENGINEERING L.L.C.

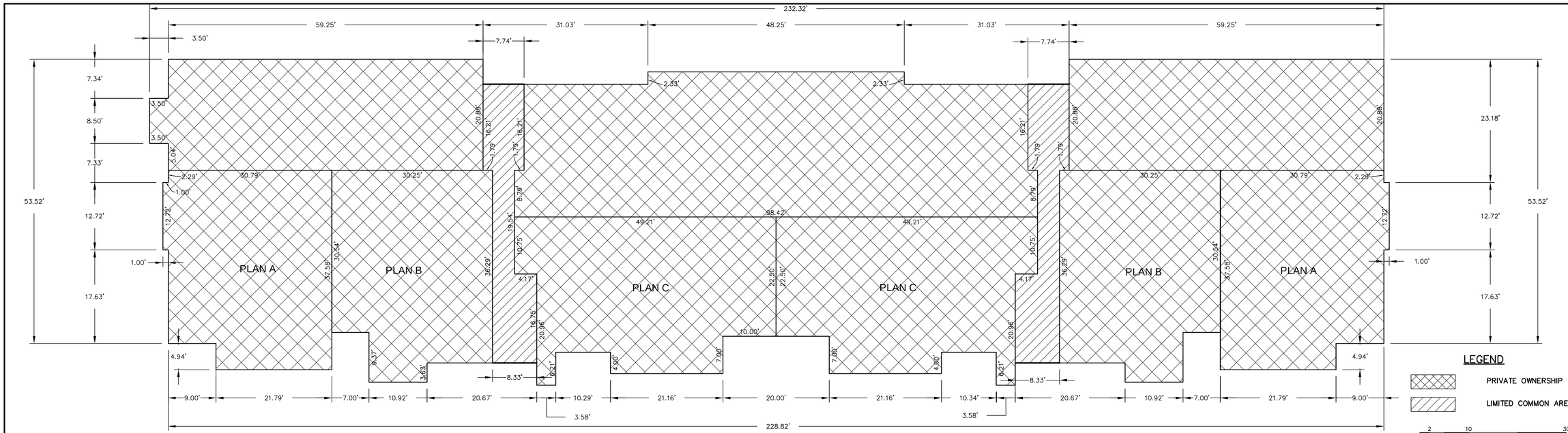
ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH
SPANISH FORK, UT 84606

VISTA VIEW PHASE 1

BUILDING DETAILS

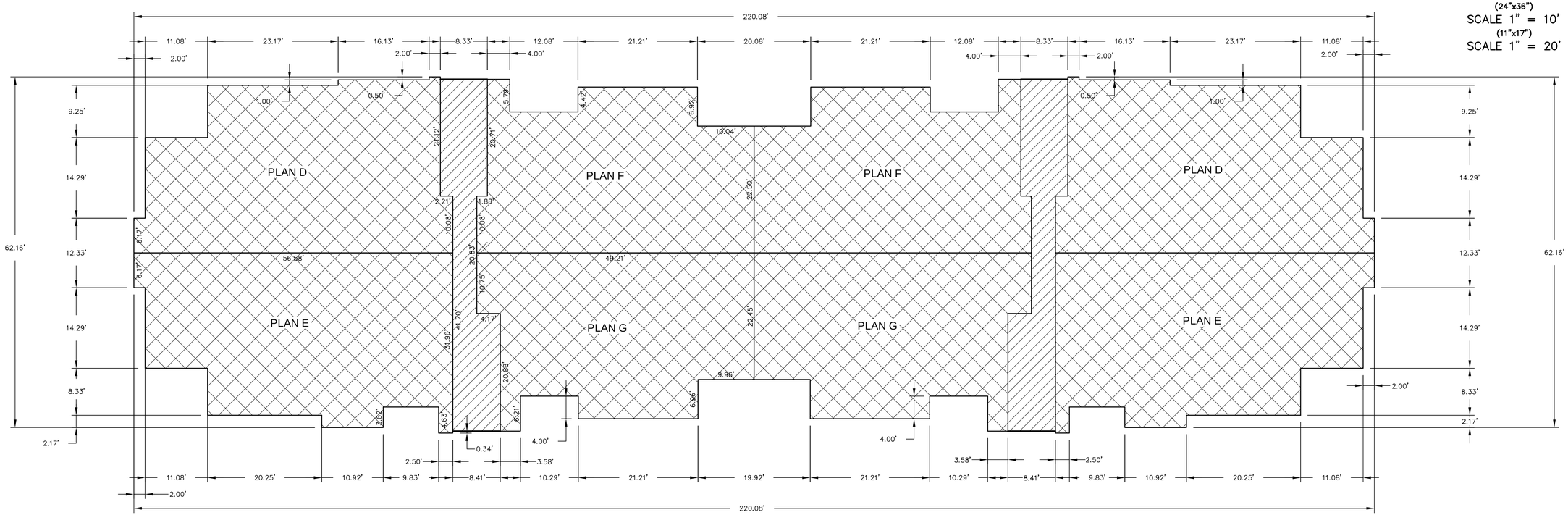
SPANISH FORK, UTAH

SHEET 2 OF 4



MAIN FLOOR

(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'



SECOND & THIRD FLOORS

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DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

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ATLAS ENGINEERING L.L.C.

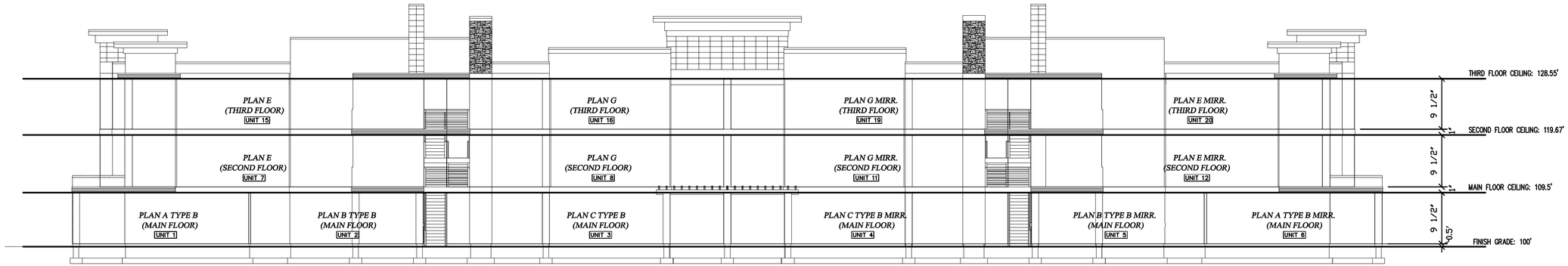
ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH
SPANISH FORK, UT 84606

VISTA VIEW PHASE 1

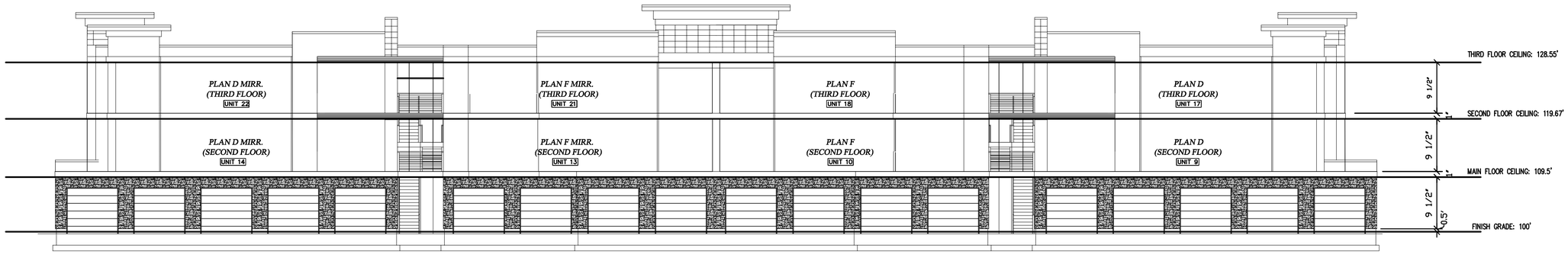
BUILDING DETAILS

SPANISH FORK, UTAH

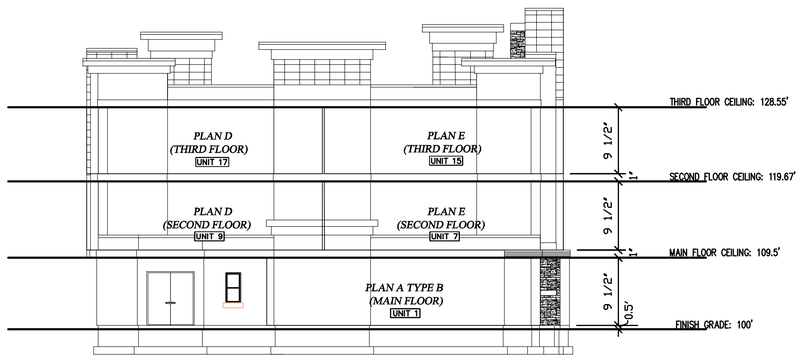
SHEET 3 OF 4



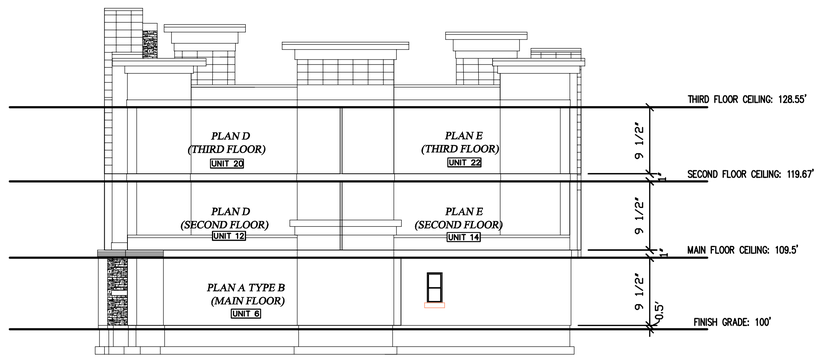
FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'

NO.	REVISIONS	BY	DATE
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DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

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ATLAS ENGINEERING L.L.C.

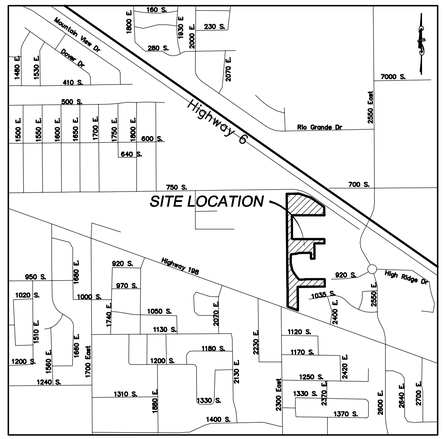
ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH
SPANISH FORK, UT 84606

VISTA VIEW PHASE 1

BUILDING DETAILS

SPANISH FORK, UTAH

SHEET 4 OF 4



VICINITY MAP
-NTS-

LEGEND

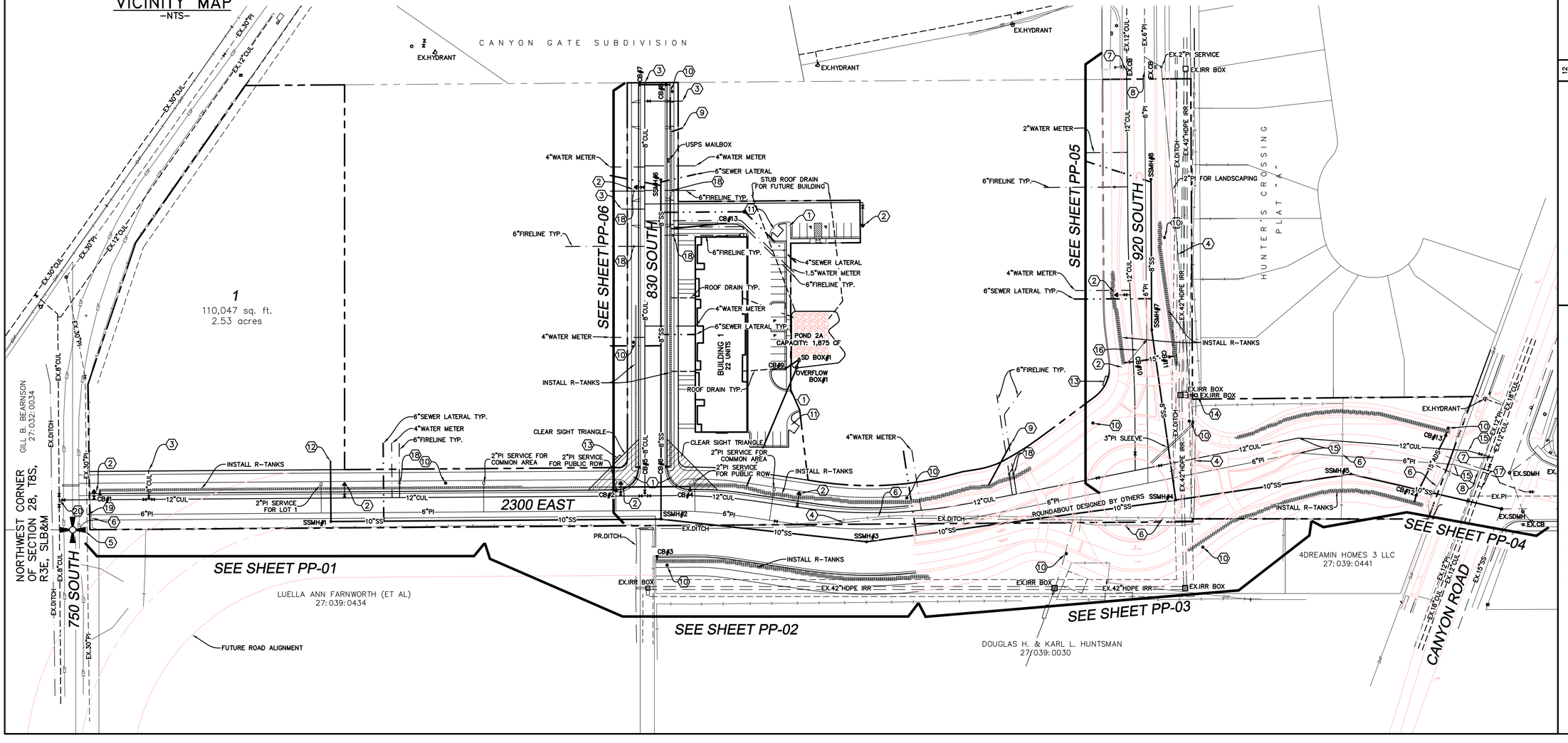
- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- 15"RCP — PROPOSED STORM DRAIN
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- 8"CUL — PROPOSED CULINARY WATERLINE
- 6"PI — PROPOSED PRESSURIZED IRRIGATION

CONSTRUCTION NOTES:

1. ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN
2. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
3. CAP & PLUG CULINARY WATERLINE.
4. EXISTING DITCH TO BE ABANDONED
5. SURVEY MONUMENT NOT TO BE DISTURBED DURING CONSTRUCTION.
6. EXISTING FENCE TO BE REMOVED.
7. INSTALL 12"x12"x12" TEE TO EXISTING CULINARY WATERLINE.
8. INSTALL 12"x12"x12" TEE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
9. CAP & PLUG STORM DRAIN LINE.
10. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
11. CONST. DUMPSTER ENCLOSURE.
12. CAP & PLUG SEWERLINE.
13. MONUMENT SIGN LOCATION.
14. EXISTING IRRIGATION BOX TO BE REMOVED.
15. INSTALL 11.25° BEND.
16. INSTALL PI DRAIN PER SPANISH FORK CITY STANDARDS.
17. EXISTING SERVICE TO BE REMOVED AND CAPPED AT THE MAINLINE.
18. INSTALL POST INDICATOR VALVE.
19. LOCATE AND HOT TAP EXISITING 30" PRESSURIZED IRRIGATION WATERLINE.
20. LOCATE AND TIE TO EXISITING CULINARY WATERLINE.

0 10 30 60 120 180

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



SHEET NO. 3

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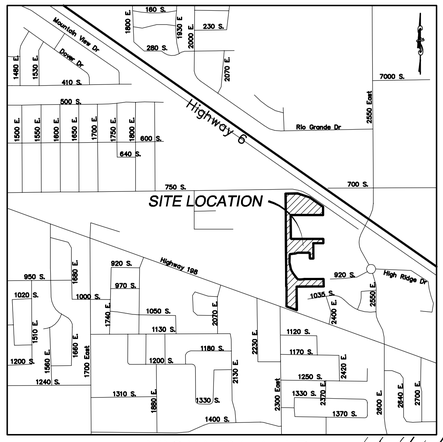
UTILITY & INDEX

SPANISH FORK, UTAH

VISTA VIEW PHASE 1

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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VICINITY MAP
-NTS-

LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- X — X — X — EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- 15"RCP — PROPOSED STORM DRAIN
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- 8"CUL — PROPOSED CULINARY WATERLINE
- 6"PI — PROPOSED PRESSURIZED IRRIGATION

0 10 30 60 120 180

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

NO.	REVISIONS	BY	DATE
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SHEET NO. 4

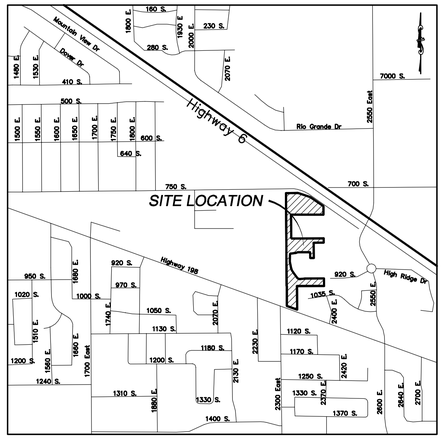
EXISTING TOPOGRAPHY

SPANISH FORK, UTAH

VISTA VIEW PHASE 1

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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VICINITY MAP
-NTS-

LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
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- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDP — EDGE OF PAVEMENT
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- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- 15"RCP — PROPOSED STORM DRAIN
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- 8"CUL — PROPOSED CULINARY WATERLINE
- 6"PI — PROPOSED PRESSURIZED IRRIGATION

0 10 30 60 120 180

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

CANYON GATE SUBDIVISION

1
110,047 sq. ft.
2.53 acres

GILL B. BEARNSON
27:032:0034

LUELLA ANN FARNWORTH (ET AL)
27:039:0434

DOUGLAS H. & KARL L. HUNTSMAN
27:039:0030

4DREAMIN HOMES 3 LLC
27:039:0441

HUNTER'S CROSSING
PLAT "A"

2300 EAST
830 SOUTH
750 SOUTH
920 SOUTH
CANYON ROAD

7 SINGLE-LAYER R-TANKS
15"ADS
68 SINGLE-LAYER R-TANKS
STUB ROOF DRAIN FOR FUTURE BUILDING
ROOF DRAIN TYP.
BUILDING 1
FINISHED FLOOR 4738.00
POND 2A
CAPACITY: 1,875 CF
SD BOX#1
OVERFLOW BOX W/SNOUT#1
242 SINGLE-LAYER R-TANKS
82 SINGLE-LAYER R-TANKS
475 SINGLE-LAYER R-TANKS
516 SINGLE-LAYER R-TANKS
412 SINGLE-LAYER R-TANKS
140 SINGLE-LAYER R-TANKS
218 SINGLE-LAYER R-TANKS
310 SINGLE-LAYER R-TANKS
328 SINGLE-LAYER R-TANKS
EX.DITCH TO BE PIPED
EX.DITCH TO BE REMOVED
EX.DITCH
EX.42"HDPE IRR
EX.IRR BOX
EX.IRR BOX TO BE REMOVED
EX.CB
EX.SDMH
EX.18"CMP
CB#1
CB#2
CB#3
CB#4
CB#5
CB#6
CB#7
CB#8
CB#9
CB#10
CB#11
CB#12
CB#13
4734
4735
4736
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4738

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SHEET NO. 5

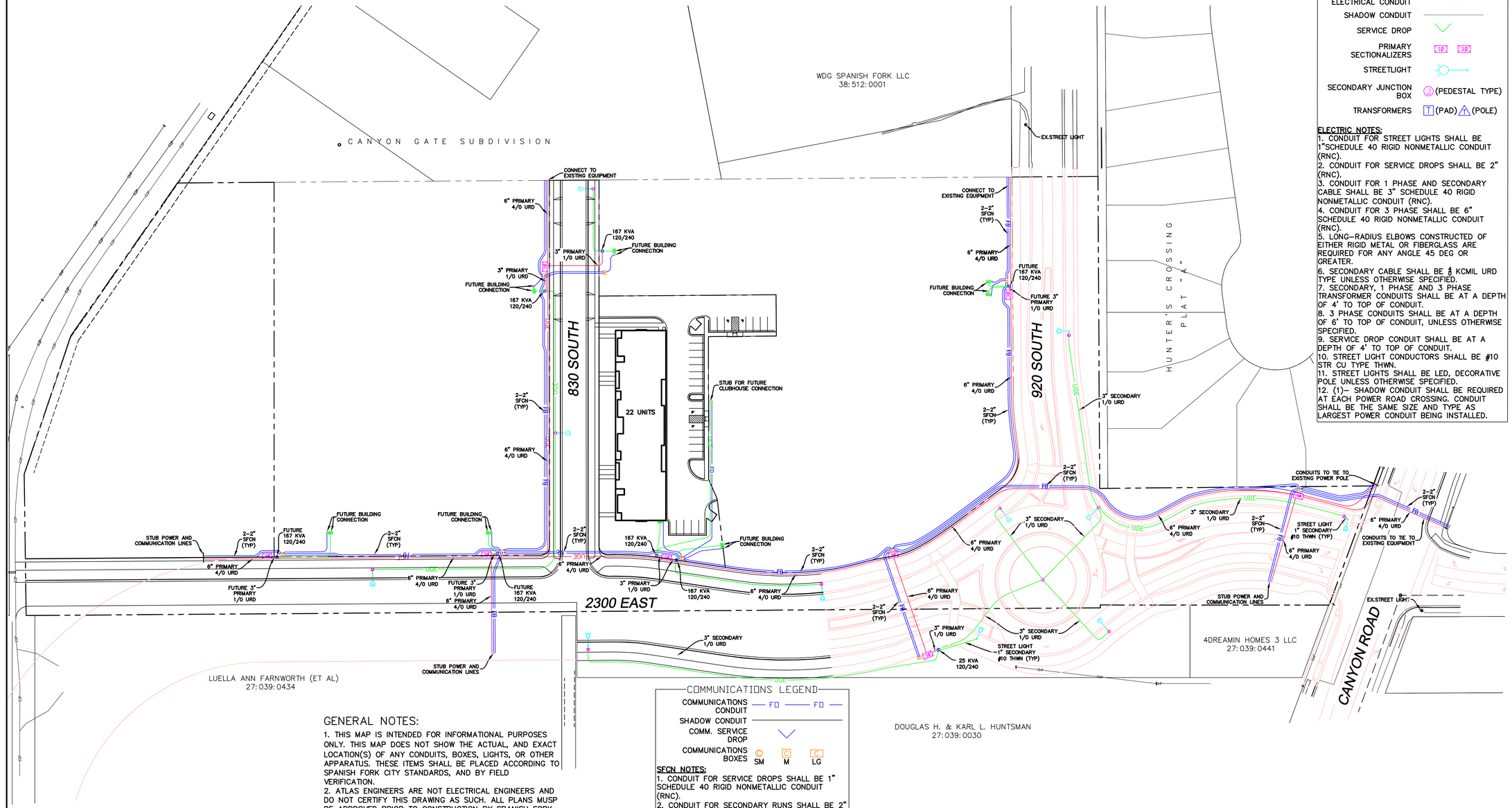
GRADING PLAN

SPANISH FORK, UTAH

VISTA VIEW PHASE 1

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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ELECTRICAL LEGEND

- PRIMARY ELECTRICAL CONDUIT — UGE
- SECONDARY ELECTRICAL CONDUIT — UGE
- SHADOW CONDUIT
- SERVICE DROP
- PRIMARY SECTIONALIZERS — 18 — 38
- STREETLIGHT
- SECONDARY JUNCTION BOX — J (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 — FO — 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.

GENERAL NOTES:

1. 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.
2. ATLAS ENGINEERS ARE NOT ELECTRICAL ENGINEERS AND DO NOT CERTIFY THIS DRAWING AS SUCH. ALL PLANS MUSP BE APPROVED PRIOR TO CONSTRUCTION BY SPANISH FORK CITY POWER DEPARTMENT.

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:

ENGINEER'S STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRICAL DEPARTMENT.

0 30 60 120 180

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

SHEET NO. 6

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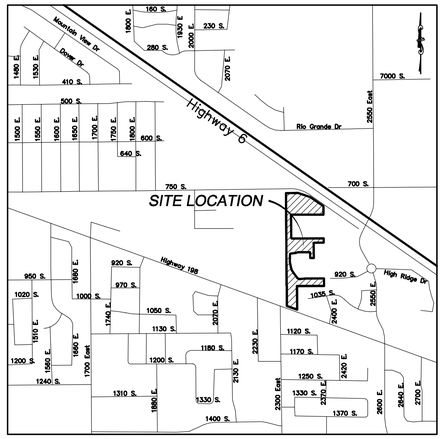
ELECTRICAL PLAN

SPANISH FORK, UTAH

VISTA VIEW PHASE 1

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

Z:\2020\20-107 VISTA View\CAD\LINAL\PHASE 1\06-ELECTRIC.dwg 4/12/2021 4:02:06 PM MDT



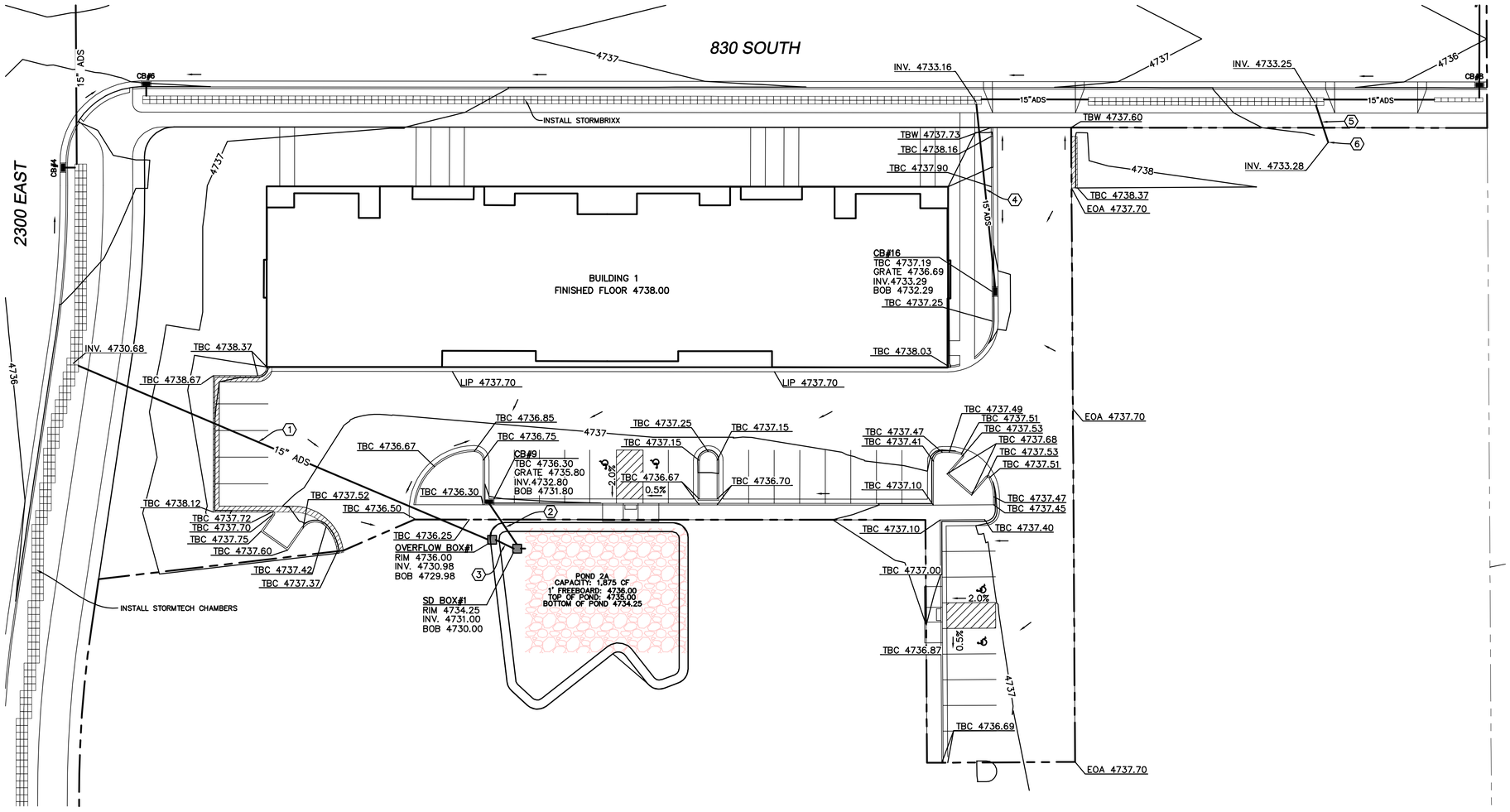
VICINITY MAP
-NTS-

LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- 15"RCP — PROPOSED STORM DRAIN
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- 8"CUL — PROPOSED CULINARY WATERLINE
- 6"PI — PROPOSED PRESSURIZED IRRIGATION
- REVERSE FLOW CURB

2 10 40
0 5 20 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO. 7

NO.	REVISIONS	BY	DATE
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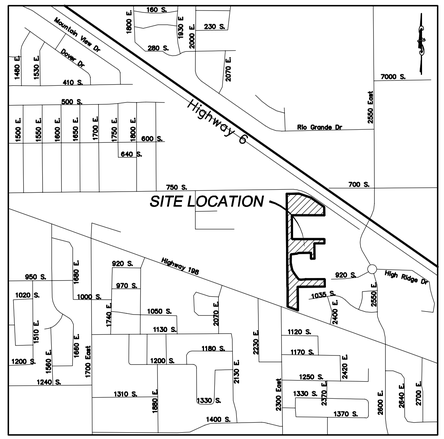
TBC PLAN

SPANISH FORK, UTAH

VISTA VIEW PHASE 1

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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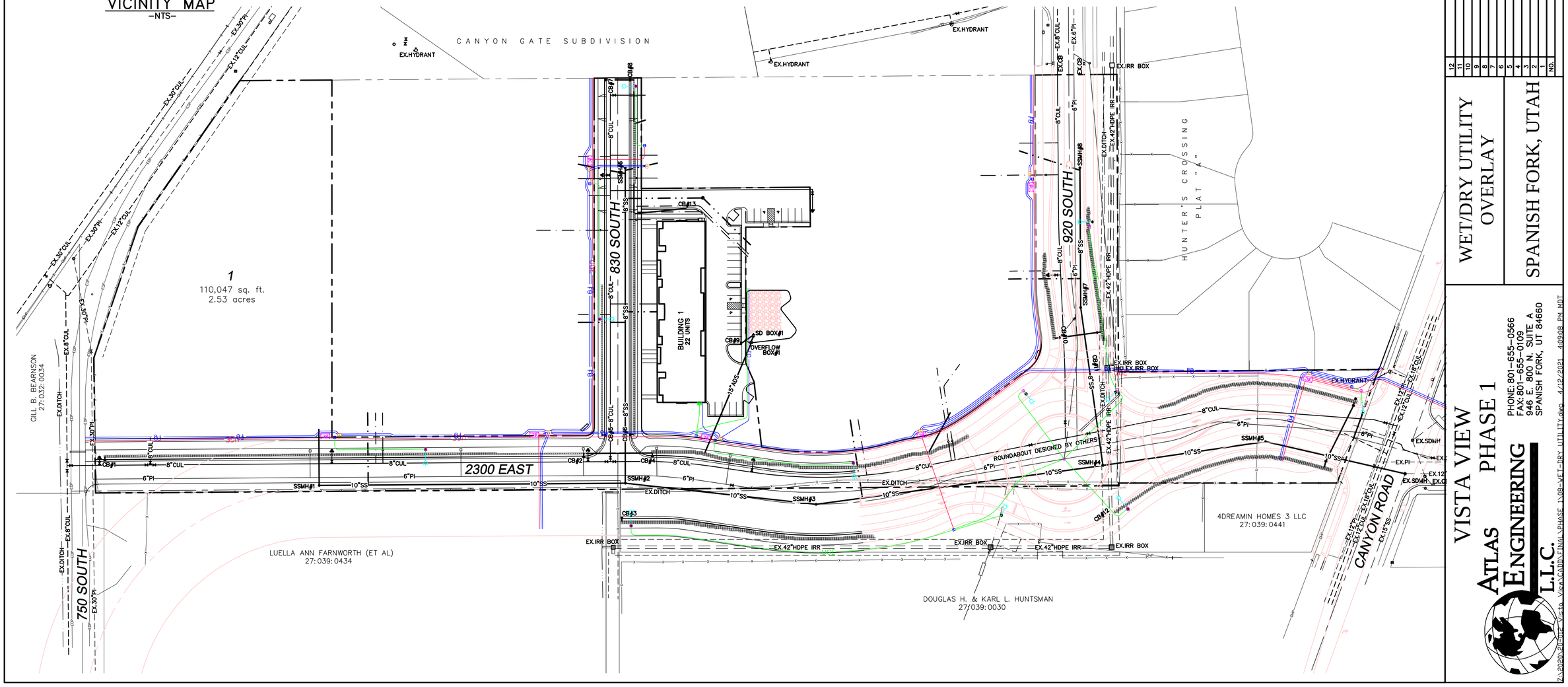
VICINITY MAP
-NTS-

LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDP — EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- 15"RCP — PROPOSED STORM DRAIN
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- 8"CUL — PROPOSED CULINARY WATERLINE
- 6"PI — PROPOSED PRESSURIZED IRRIGATION

0 10 30 60 120 180

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



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SHEET NO. 8

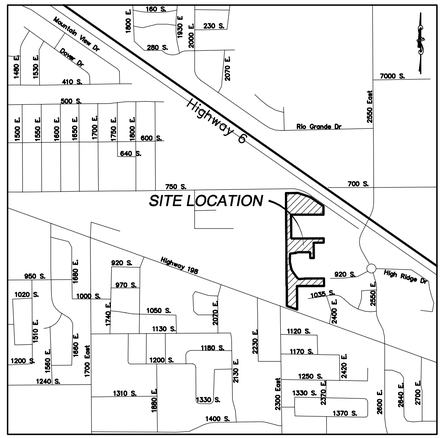
WET/DRY UTILITY
OVERLAY

SPANISH FORK, UTAH

VISTA VIEW
PHASE 1

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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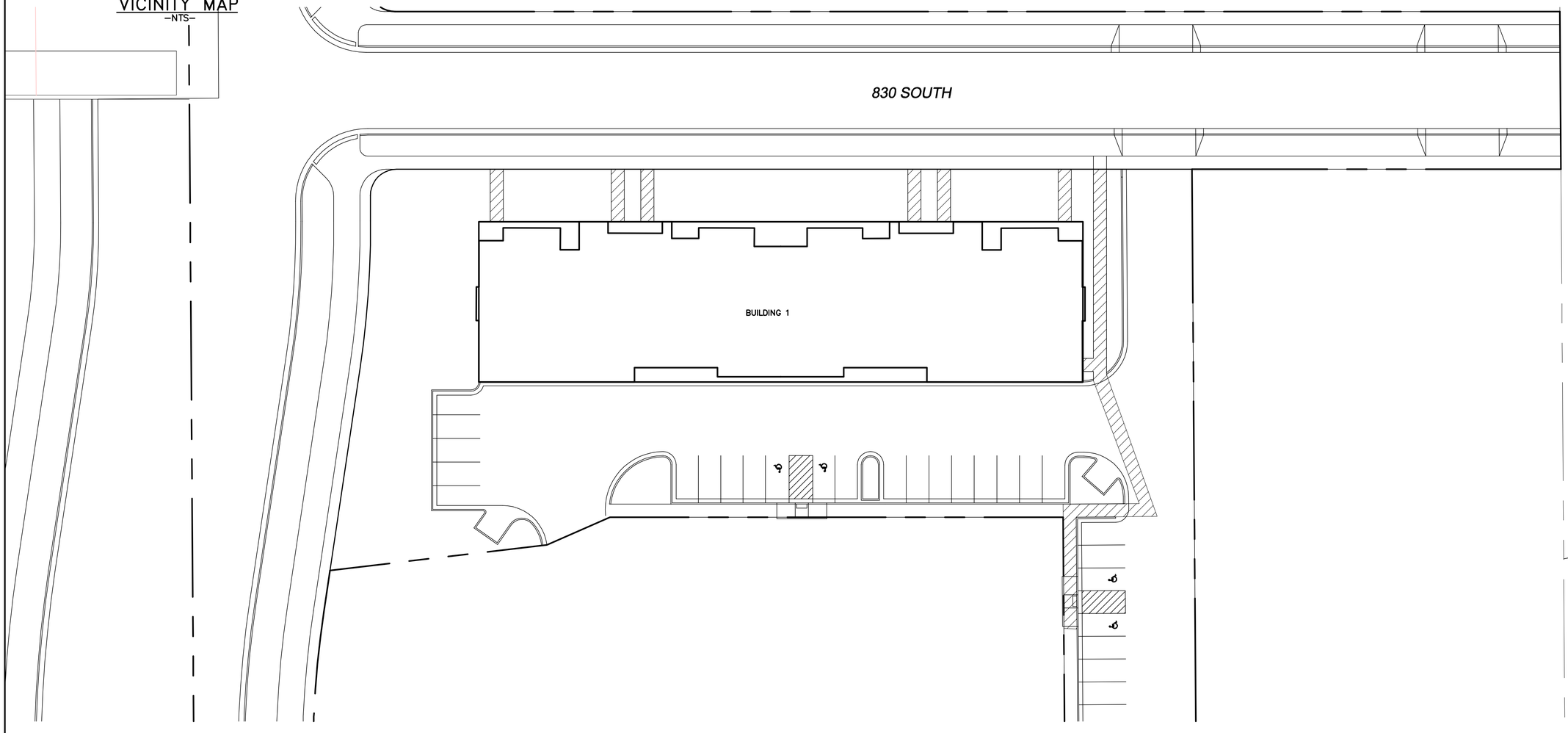
VICINITY MAP
-NTS-

LEGEND

SECTION CORNER	LOT LINE
FOUND ALUMINUM CAP	SECTION LINE
SET 5/8" IRON PIN	EASEMENT
CALCULATED POINT, NOT SET	EXISTING DEED LINE
EXISTING POWER POLE	EDGE OF PAVEMENT
PROPOSED STREET LIGHT	EXISTING OVER HEAD POWER
PROPOSED FIRE HYDRANT	EXISTING FENCE LINE
PROPOSED SIGN	EXISTING DITCH
PROPOSED STREET SIGN	EXISTING SANITARY SEWER W/MANHOLE
PROPERTY BOUNDARY	PROPOSED STORM DRAIN
CENTERLINE	PROPOSED PVC SDR-35 SEWER W/MH
RIGHT-OF-WAY LINE	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION
	ACCESSIBLE ROUTE CONNECTION

2 10 40
0 5 20 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO. 9

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ACCESSIBLE ROUTE PLAN

VISTA VIEW PHASE 1

SPANISH FORK, UTAH

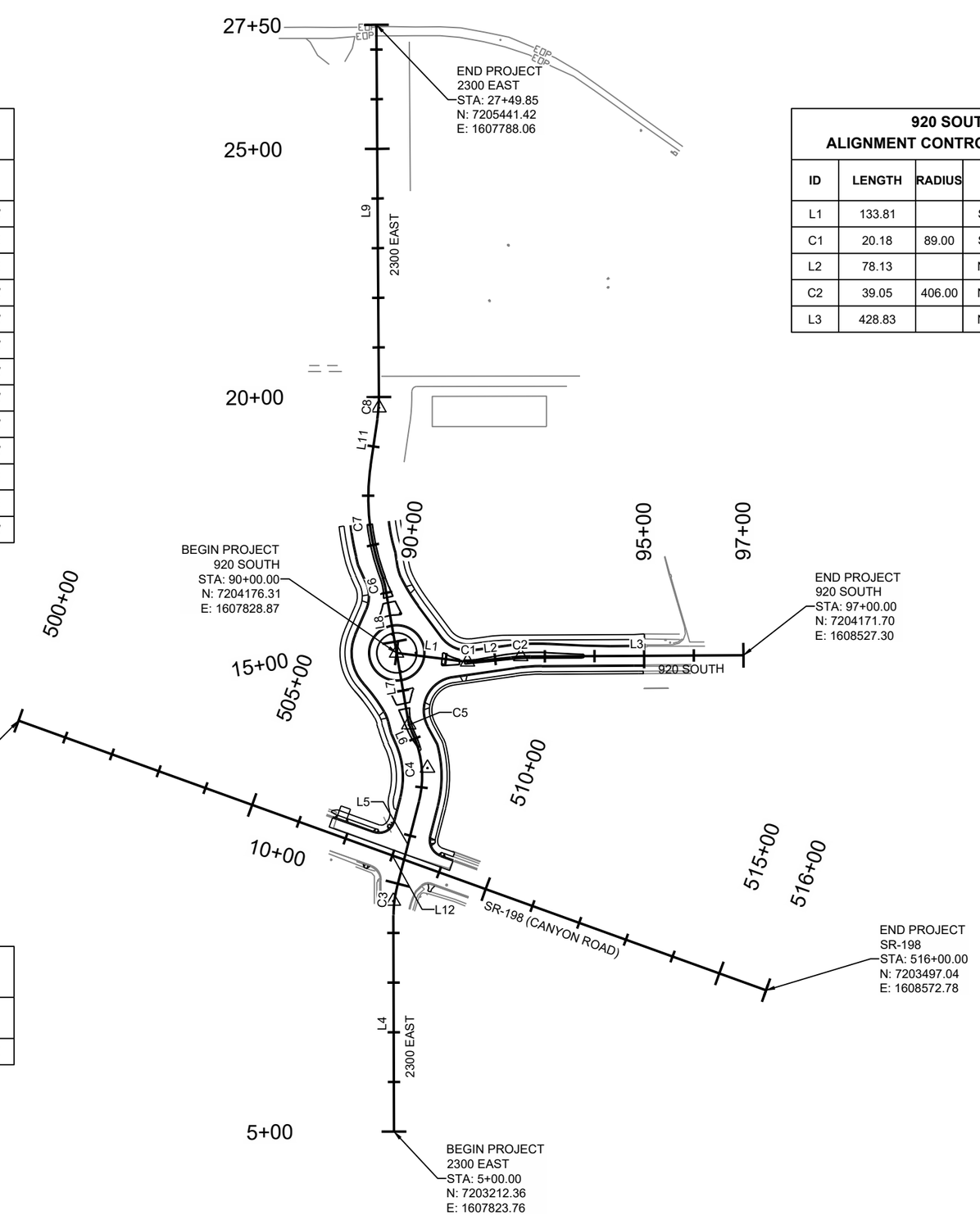
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2020\20-012 Vista View\CAD\FINAL\PHASE 1\09-ACCESSIBLE ROUTE PLAN.dwg 4/12/2021 11:16 PM MDT

2300 EAST ALIGNMENT CONTROL TABLE			
ID	LENGTH	RADIUS	LINE/CHORD BEARING
L4	436.12		N00° 10' 37.12"W
C3	56.01	220.00	N07° 06' 59.50"E
L5	179.16		N14° 24' 36.12"E
C4	133.38	202.00	N04° 30' 20.02"W
L6	13.51		N23° 25' 16.15"W
C5	24.32	101.00	N16° 31' 23.26"W
L7	134.55		N09° 37' 30.37"W
L8	133.44		N09° 44' 28.30"W
C6	19.85	102.50	N15° 17' 17.77"W
C7	231.27	452.50	N06° 11' 37.35"W
L11	93.85		N08° 26' 52.53"E
C8	45.99	297.50	N04° 01' 11.17"E
L9	748.42		N00° 24' 30.19"W

920 SOUTH ALIGNMENT CONTROL TABLE			
ID	LENGTH	RADIUS	LINE/CHORD BEARING
L1	133.81		S82° 49' 53.28"E
C1	20.18	89.00	S89° 19' 33.01"E
L2	78.13		N84° 10' 47.25"E
C2	39.05	406.00	N86° 56' 06.25"E
L3	428.83		N89° 41' 25.25"E

SR-198 (CANYON ROAD) ALIGNMENT CONTROL TABLE			
ID	LENGTH	RADIUS	LINE/CHORD BEARING
L12	1600.00		S70° 10' 09.00"E



SHEET KEYNOTES

GENERAL NOTES

PRELIMINARY
NOT FOR CONSTRUCTION

OWNER NAME
STREET ADDRESS
CITY, STATE, ZIP
XXX-XXX-XXXX

CHECKED BY: BA
DESIGNED BY: BA
DATE: XXX/2021
SCALE: N/A

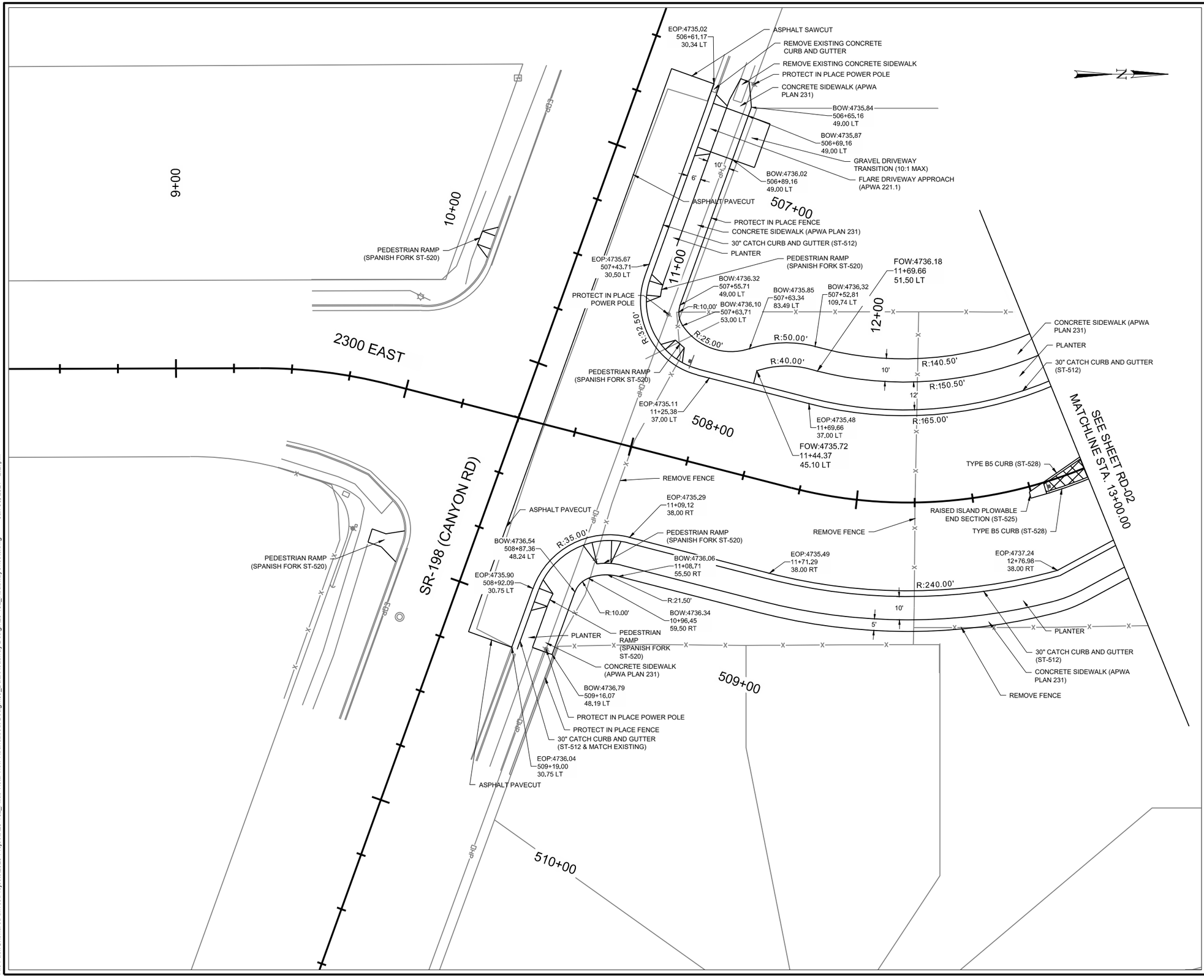
WALL CONSULTANT GROUP
9980 SOUTH 300 WEST, SUITE 200
SANDY, UT 84070
PHONE: 801-486-3847

APPROVED
PROFESSIONAL ENGINEER

PROJECT: VISTA VIEW ROUNDABOUT DESIGN
PROJECT NUMBER: 20-152
HORIZONTAL CONTROL PLAN

SHEET NO. HC-01

File Path:G:\Shared drives\Projects\2020 Projects\20-152_Atlas Vista View Roundabout Design\09_Data\Roadway Design\20-152_Sheets.dwg Jan 30, 2021 - 2:27pm



SHEET KEYNOTES

GENERAL NOTES

PRELIMINARY
NOT FOR CONSTRUCTION

OWNER NAME
STREET ADDRESS
CITY, STATE, ZIP
XXX-XXX-XXXX

CHECKED BY: BA
DESIGNED BY: BA
DATE: X/XX/2021
SCALE: N/A

WALL CONSULTANT GROUP
9980 SOUTH 300 WEST, SUITE 200
SANDY, UT 84070
PHONE: 801-486-3847

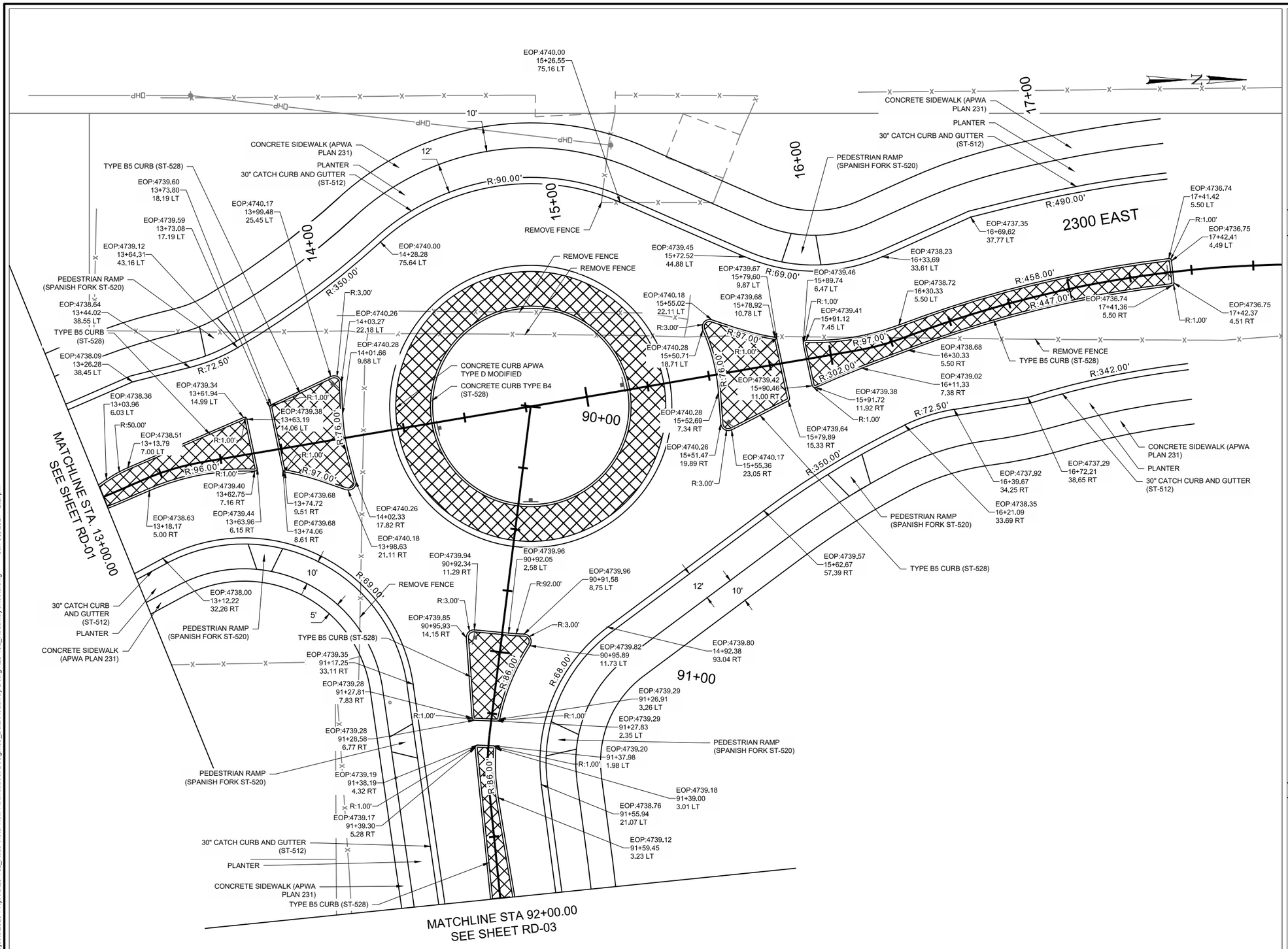
APPROVED

PROFESSIONAL ENGINEER

PROJECT: VISTA VIEW ROUNDABOUT DESIGN
PROJECT NUMBER: 20-152
ROADWAY

SHEET NO. RD-01

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SHEET KEYNOTES

GENERAL NOTES

PRELIMINARY
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OWNER NAME
STREET ADDRESS
###
XXX-XXX-XXXX

CHECKED BY: BA
DESIGNED BY: BA
DATE: X/XX/2021
SCALE: N/A

WALL CONSULTANT GROUP
9980 SOUTH 300 WEST, SUITE 200
SAND, UT 84070
PHONE: 801-486-3847

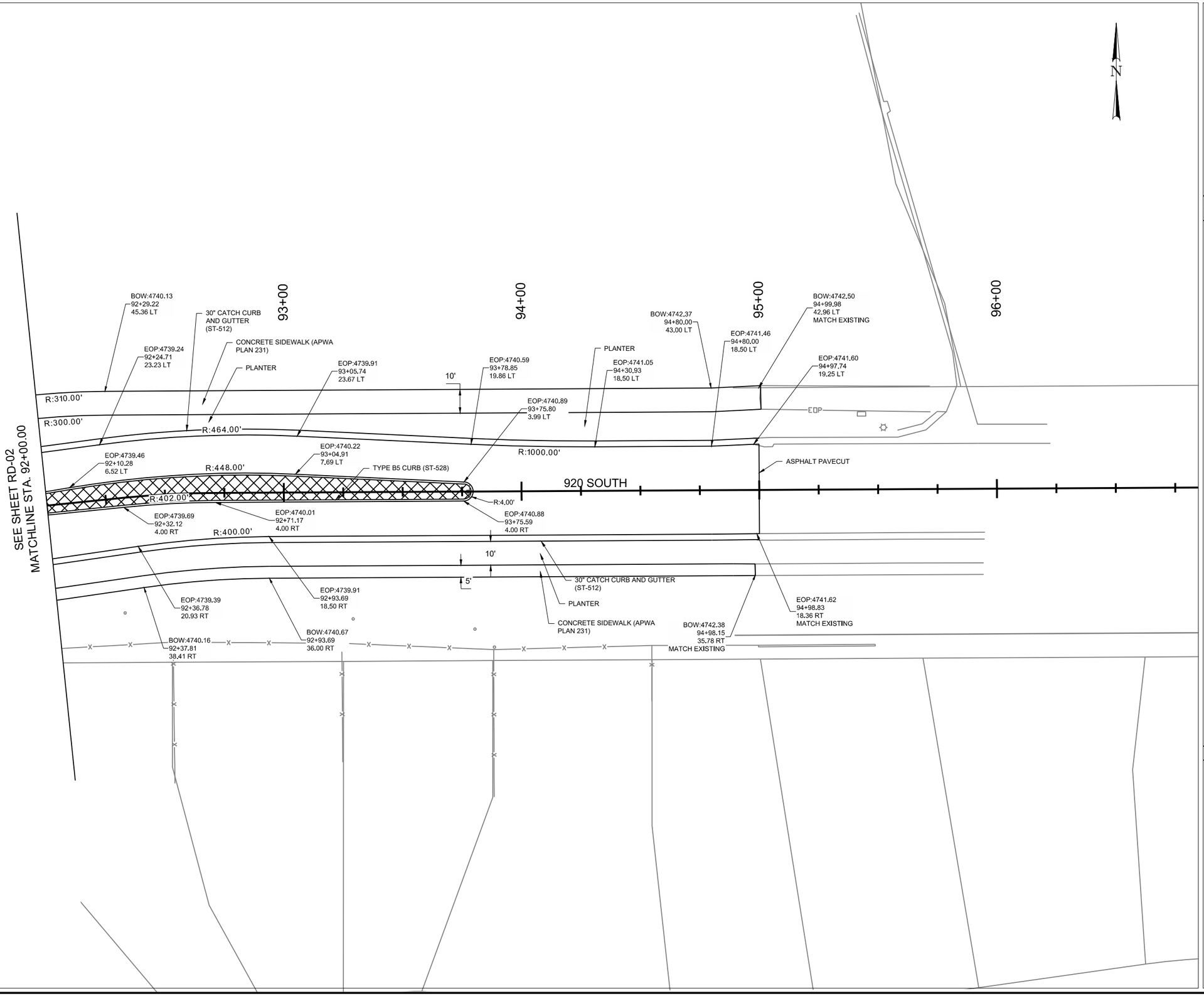
APPROVED

PROFESSIONAL ENGINEER

PROJECT: VISTA VIEW ROUNDABOUT DESIGN
PROJECT NUMBER: 20-152
ROADWAY

SHEET NO. RD-02

File Path:G:\Shared drives\Projects\2020 Projects\20-152_Atlas Vista View Roundabout Design\09_Data\Roadway Design\20-152_RoadwaySheets.dwg Jan 30, 2021 - 2:27pm



SHEET KEYNOTES

GENERAL NOTES

PRELIMINARY
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OWNER NAME
STREET ADDRESS
###
XXX-XXX-XXXX

CHECKED BY: BA
DESIGNED BY: BA
DATE: X/XX/2021
SCALE: N/A

WALL CONSULTANT GROUP
9980 SOUTH 300 WEST, SUITE 200
SANDY, UT 84070
PHONE: 801-486-3847

APPROVED

PROFESSIONAL ENGINEER

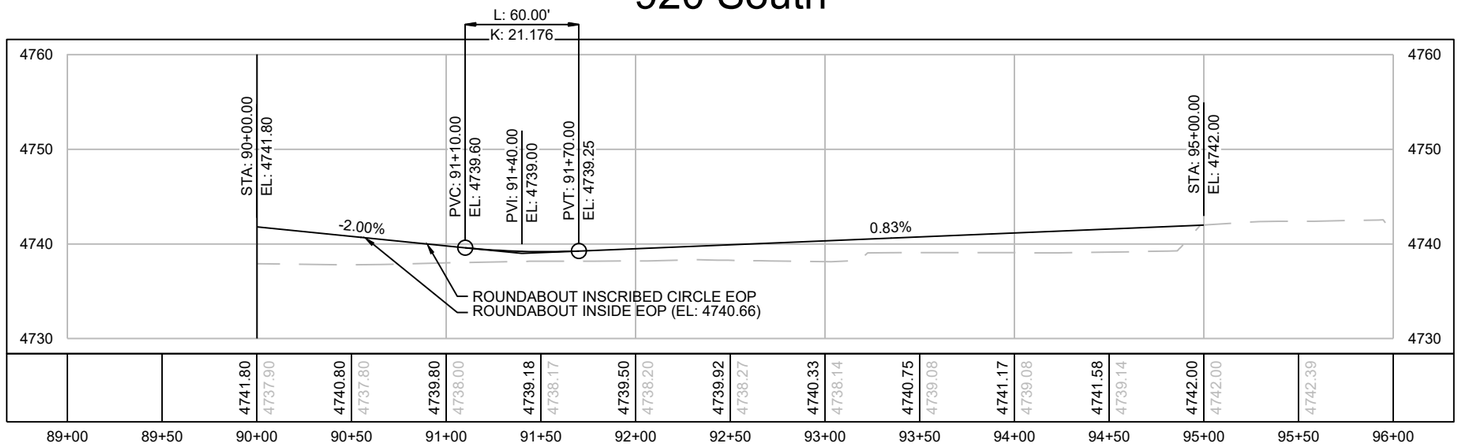
VISTA VIEW
ROUNDABOUT DESIGN
20-152
ROADWAY

PROJECT
PROJECT NUMBER

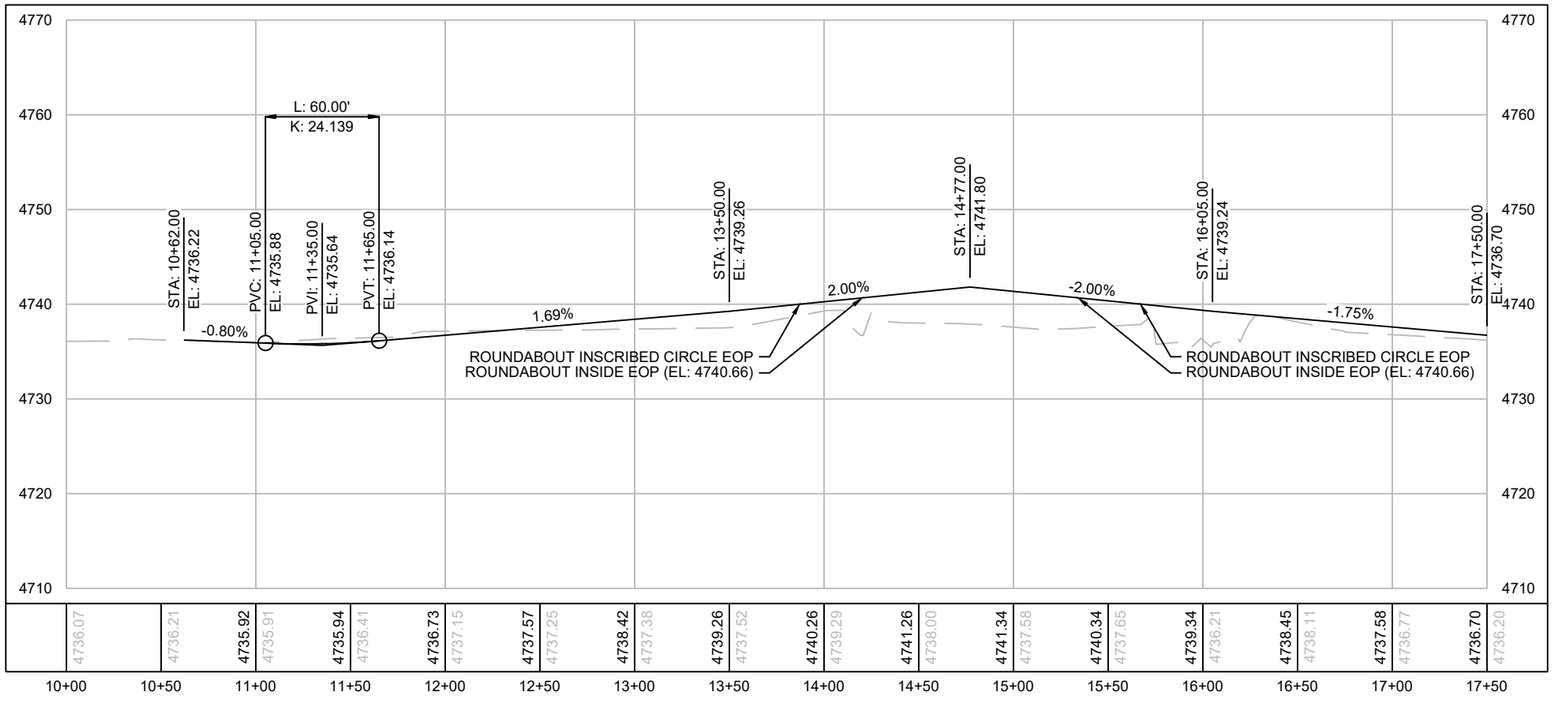
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920 South



2300 East



SHEET KEYNOTES

GENERAL NOTES

PRELIMINARY
NOT FOR CONSTRUCTION

OWNER NAME
STREET ADDRESS
CITY, STATE, ZIP
XXX-XXX-XXXX

DESIGNED BY: BA
CHECKED BY: BA
DATE: XXX/2021
SCALE: N/A

WALL CONSULTANT GROUP
9980 SOUTH 300 WEST, SUITE 200
SANDY, UT 84070
PHONE: 801-486-3847

APPROVED

PROFESSIONAL ENGINEER

PROJECT: VISTA VIEW
ROUNDABOUT DESIGN

PROJECT NUMBER: 20-152

SHEET NO. RP-01

ROADWAY PROFILES

File Path:G:\Shared drives\Projects\2020 Projects\20-152_Atlas Vista View Roundabout Design\09_Data\Roadway Design\20-152_Sheets.dwg Jan 30, 2021 - 2:27pm

SEE SHEET SS-05
MATCHLINE STA. 506+00.00

SEE SHEET SS-06
MATCHLINE STA. 8+50.00

MATCHLINE STA. 510+00.00
SEE SHEET SS-04

SEE SHEET SS-02
MATCHLINE STA. 13+00.00

2300 EAST

SR-198 (CANYON RD)

9+00 | 10+00 | 507+00 | 11+00 | 12+00 | 508+00 | 509+00

R:386.00'
R:374.00'
R:362.00'
R:172.00'
R:184.00'
R:196.00'
R:208.00'
R:208.00'
R:220.00'
R:232.00'
R:49.00'

8+65.57 10.99 LT
PC=8+96.41 10.99 LT
8+65.58 1.01 RT
8+96.41 1.01 RT
8+96.41 13.01 RT
8+65.58 13.01 RT
9+92.79 6.00 RT
9+92.79 18.00 RT
9+92.79 30.00 RT
9+96.93 39.84 RT
10+06.39 45.20 RT
509+03.94 18.00 RT
509+03.94 6.00 RT
509+03.94 18.00 LT
509+03.94 6.00 LT
10+92.56 42.15 RT
11+68.60 38.00 RT
PC=12+20.92 30.00 RT
PCC=12+54.69 4.67 RT
PT=12+75.01 0.93 RT
PC=11+71.29 18.00 RT
PC=11+68.03 6.00 RT
PC=11+71.29 6.00 RT
11+10.12 18.00 RT
11+10.12 6.00 RT
11+02.96 38.54 RT
PT=9+92.79 6.00 LT
10+16.92 47.66 LT
10+05.75 37.90 LT
506+96.35 6.00 RT
507+46.35 6.00 RT
507+46.35 18.00 RT
506+96.35 6.00 LT
506+96.35 18.00 LT
507+46.35 6.00 LT
507+46.35 18.00 LT
11+00.98 44.89 LT
11+10.56 40.05 LT
11+14.44 38.63 LT
11+13.60 30.00 LT
11+13.60 18.00 LT
11+11.28 6.00 LT
PC=11+69.66 30.00 LT
PC=11+68.03 18.00 LT
PC=11+66.36 6.00 LT
12+12.41 18.69 LT
12+12.89 7.05 LT

N

STOP

SHEET KEYNOTES

1 SIGNAGE, OM3-L OBJECT MARKER (12X36)
2 SIGNAGE, R1-1 STOP SIGN

STRIPING LEGEND

1 SOLID WHITE LINE - 4 INCH
2 SOLID WHITE LINE - 8 INCH
3 WHITE SKIP LINE - 4 INCH
4 LANE DROP WHITE LINE - 8 INCH
5 SOLID YELLOW LINE - 4 INCH
6 SOLID DOUBLE YELLOW LINE - 4 INCH
7 SOLID & BROKEN YELLOW LINE - 4 INCH
8 CROSSWALK - 12 INCH
9 STOP BAR - 12 INCH
10 YEILD LINE
11 PAVEMENT MARKING

GENERAL NOTES

PRELIMINARY
NOT FOR CONSTRUCTION

OWNER NAME
STREET ADDRESS
CITY, STATE, ZIP
XXX-XXX-XXXX

CHECKED BY: BA
DESIGNED BY: BA
DATE: X/XX/2021
SCALE: N/A

WALL CONSULTANT GROUP
9980 SOUTH 300 WEST, SUITE 200
SANDY, UTAH 84070
PHONE: 801-486-3847

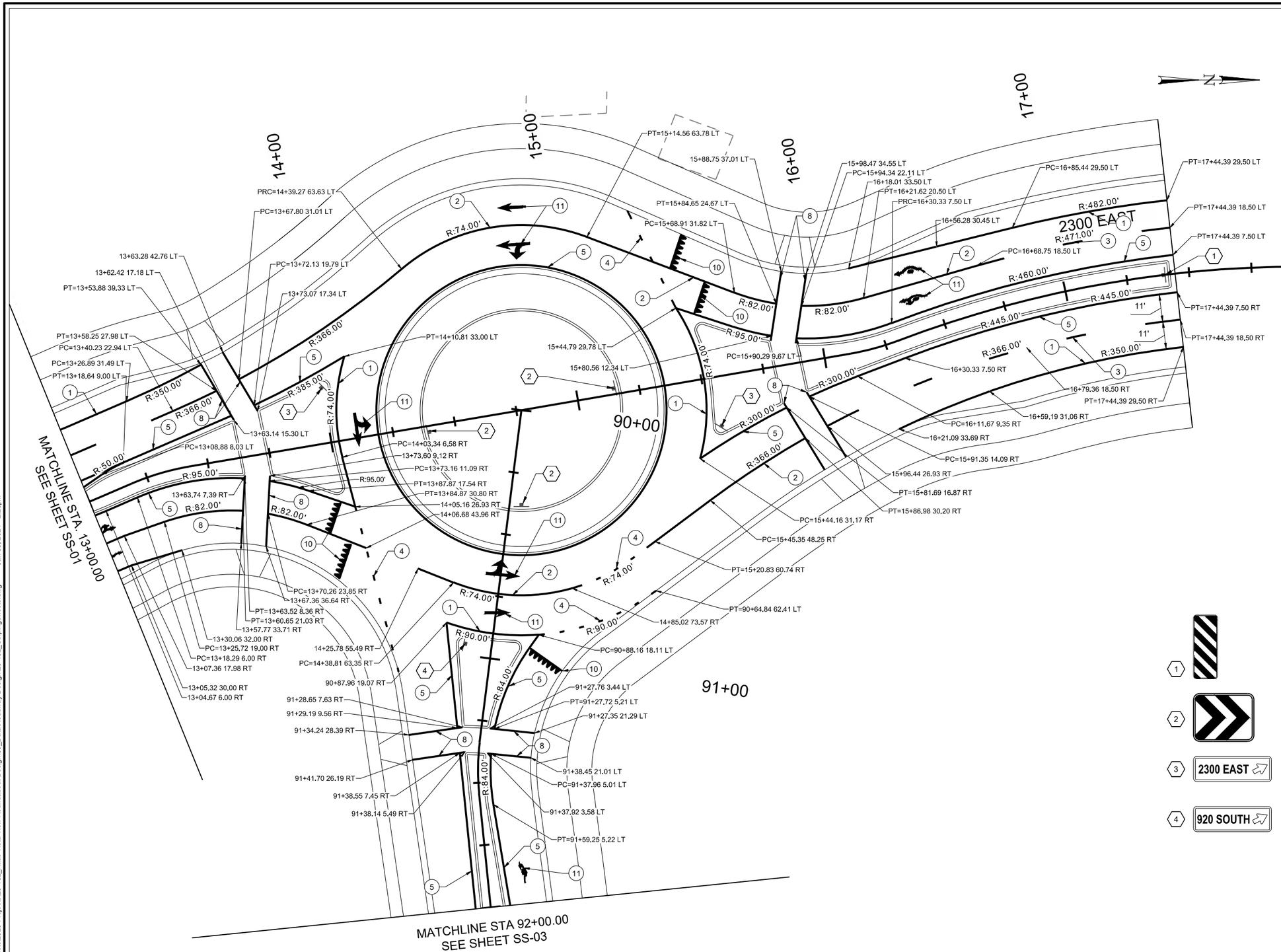
APPROVED

PROFESSIONAL ENGINEER

PROJECT: VISTA VIEW
ROUNDABOUT DESIGN
PROJECT NUMBER: 20-152
SIGNING AND STRIPING

SHEET NO. SS-01

File Path: G:\Shared drives\Projects\2020 Projects\20-152_Atlas Vista View Roundabout Design\09_Data\Roadway Design\20-152_StripingSheets.dwg Jan 30, 2021 - 2:27pm



SHEET KEYNOTES

1 SIGNAGE, OM3-L OBJECT MARKER (12X36)
2 SIGNAGE, R6-4 ROUNDABOUT DIRECTIONAL (30X24)
3 SIGNAGE, CUSTOM - 2300 EAST
4 SIGNAGE, CUSTOM - 920 SOUTH

STRIPING LEGEND

1 SOLID WHITE LINE - 4 INCH
2 SOLID WHITE LINE - 8 INCH
3 WHITE SKIP LINE - 4 INCH
4 LANE DROP WHITE LINE - 8 INCH
5 SOLID YELLOW LINE - 4 INCH
6 SOLID DOUBLE YELLOW LINE - 4 INCH
7 SOLID & BROKEN YELLOW LINE - 4 INCH
8 CROSSWALK - 12 INCH
9 STOP BAR - 12 INCH
10 YIELD LINE
11 PAVEMENT MARKING

GENERAL NOTES

PRELIMINARY
NOT FOR CONSTRUCTION

OWNER NAME
STREET ADDRESS
####
XXX-XXX-XXXX

CHECKED BY: BA
DESIGNED BY: BA
DATE: X/XX/2021
SCALE: N/A

WALL CONSULTANT GROUP
9980 SOUTH 300 WEST, SUITE 200
SANDY, UT 84070
PHONE: 801-495-3847

APPROVED

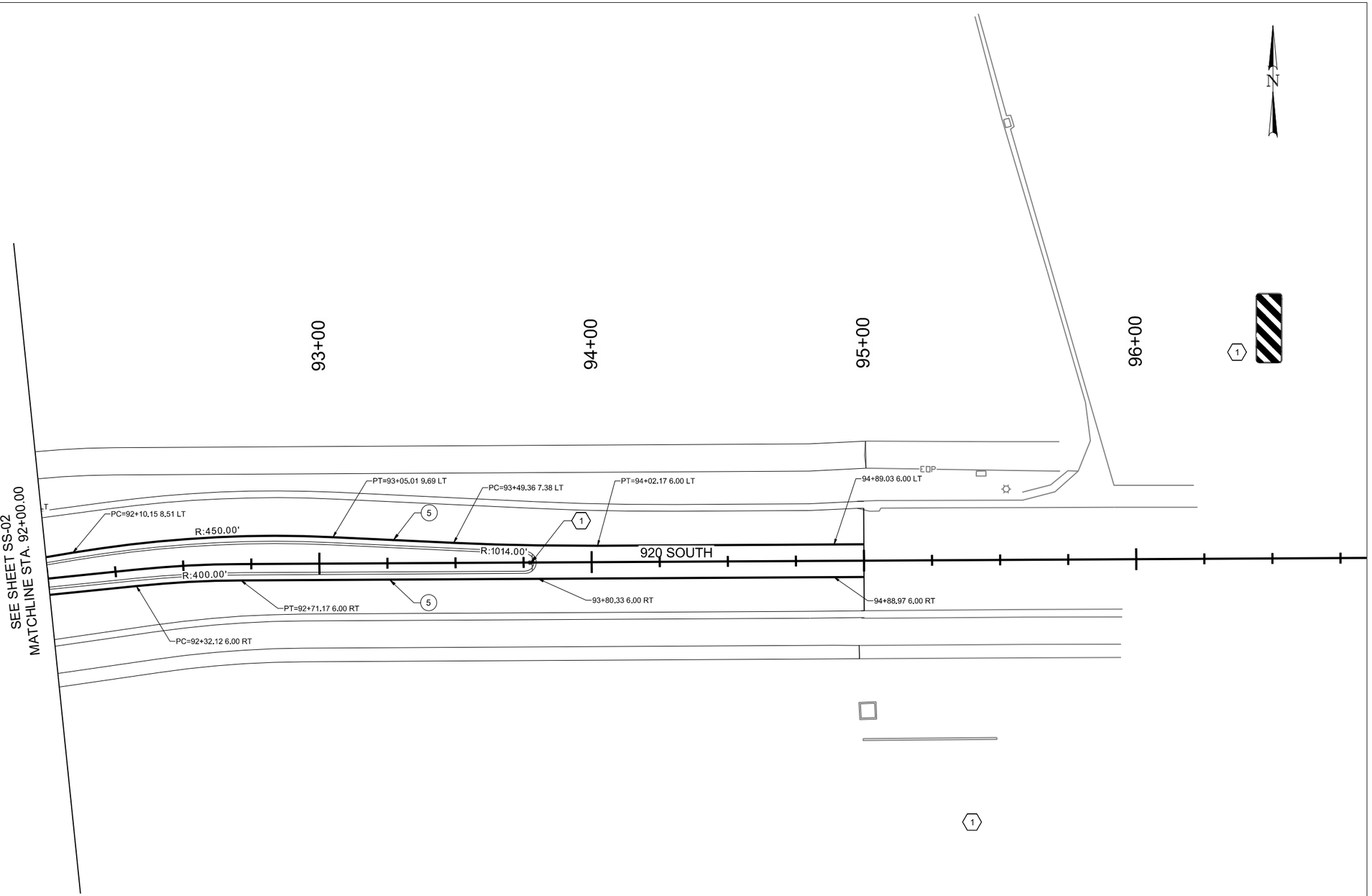
PROFESSIONAL ENGINEER

VISTA VIEW
ROUNDABOUT DESIGN
20-152
SIGNING AND STRIPING

PROJECT
PROJECT NUMBER

SHEET NO. SS-02

File Path:G:\Shared drives\Projects\2020 Projects\20-152_Atlas Vista View Roundabout Design\09_Data\Roadway Design\20-152_StripingSheets.dwg Jan 30, 2021 - 2:28pm



SHEET KEYNOTES

1 SIGNAGE, OM3-L OBJECT MARKER (12X36)

STRIPING LEGEND

1 SOLID WHITE LINE - 4 INCH
2 SOLID WHITE LINE - 8 INCH
3 WHITE SKIP LINE - 4 INCH
4 LANE DROP WHITE LINE - 8 INCH
5 SOLID YELLOW LINE - 4 INCH
6 SOLID DOUBLE YELLOW LINE - 4 INCH
7 SOLID & BROKEN YELLOW LINE - 4 INCH
8 CROSSWALK - 12 INCH
9 STOP BAR - 12 INCH
10 YEILD LINE
11 PAVEMENT MARKING

GENERAL NOTES

PRELIMINARY
NOT FOR CONSTRUCTION

OWNER NAME
STREET ADDRESS
###
XXX-XXX-XXXX

DESIGNED BY: BA
CHECKED BY: BA
DATE: X/XX/2021
SCALE: N/A

WALL CONSULTANT GROUP
9980 SOUTH 300 WEST - SUITE 200
SANDY, UT 84070
PHONE: 801-455-3847

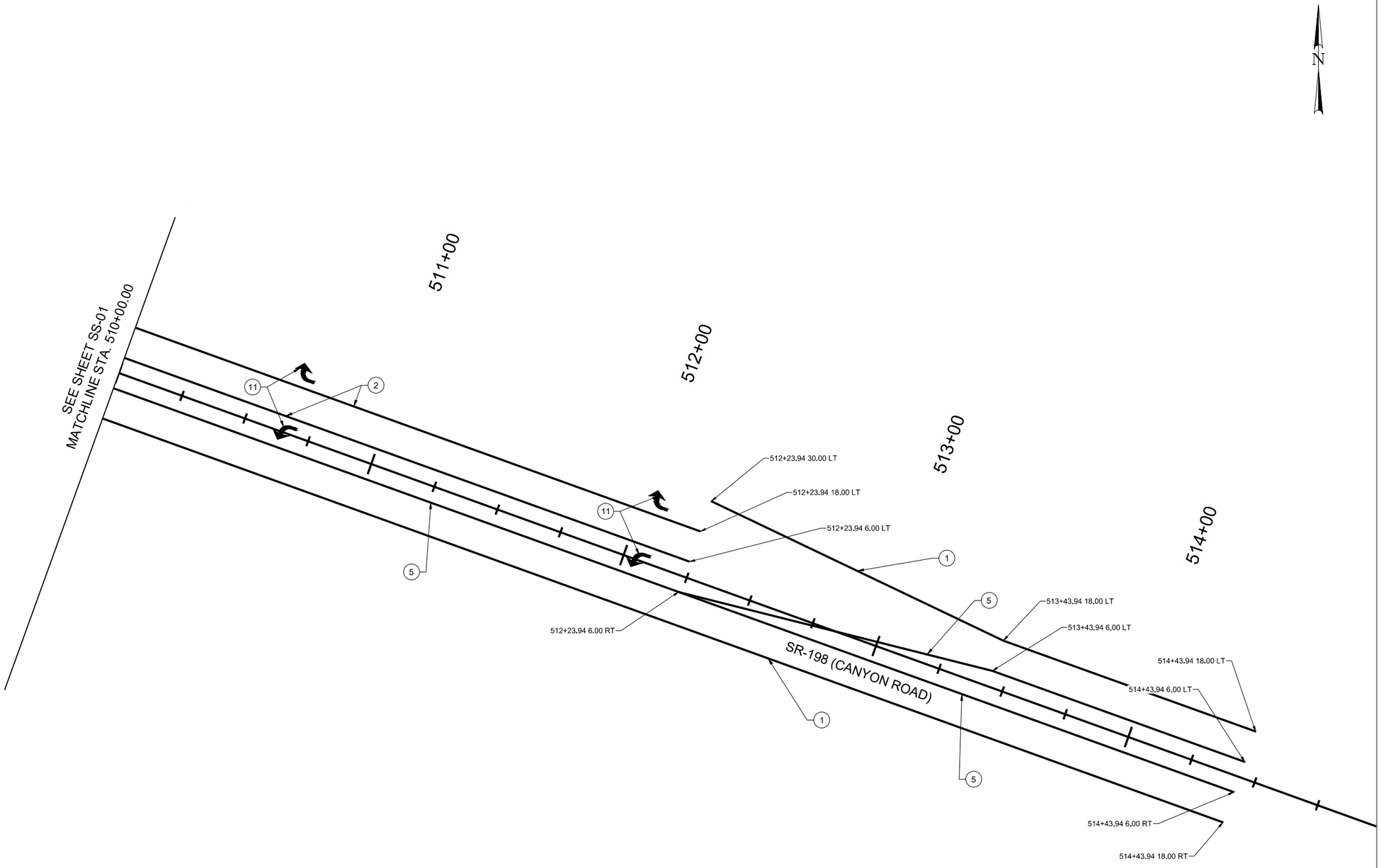
APPROVED

PROFESSIONAL ENGINEER

PROJECT: VISTA VIEW ROUNDABOUT DESIGN
PROJECT NUMBER: 20-152
SIGNING AND STRIPING

SHEET NO. SS-03

File Path: G:\Shared drives\Projects\2020 Projects\20-152_Atlas Vista View Roundabout Design\09_Data\Roadway Design\20-152_StripingSheets.dwg Jan 30, 2021 - 2:28pm



SHEET KEYNOTES

STRIPING LEGEND

1 SOLID WHITE LINE - 4 INCH
2 SOLID WHITE LINE - 8 INCH
3 WHITE SKIP LINE - 4 INCH
4 LANE DROP WHITE LINE - 8 INCH
5 SOLID YELLOW LINE - 4 INCH
6 SOLID DOUBLE YELLOW LINE - 4 INCH
7 SOLID & BROKEN YELLOW LINE - 4 INCH
8 CROSSWALK - 12 INCH
9 STOP BAR - 12 INCH
10 YEILD LINE
11 PAVEMENT MARKING

GENERAL NOTES

PRELIMINARY
NOT FOR CONSTRUCTION

OWNER NAME
STREET ADDRESS
CITY, STATE, ZIP
XXX-XXX-XXXX

SCALE: N/A | DATE: X/XX/2021 | DESIGNED BY: BA | CHECKED BY: BA

WALL CONSULTANT GROUP
9980 SOUTH 300 WEST, SUITE 200
SANDY, UT 84070
PHONE: 801-495-3847

APPROVED

PROFESSIONAL ENGINEER

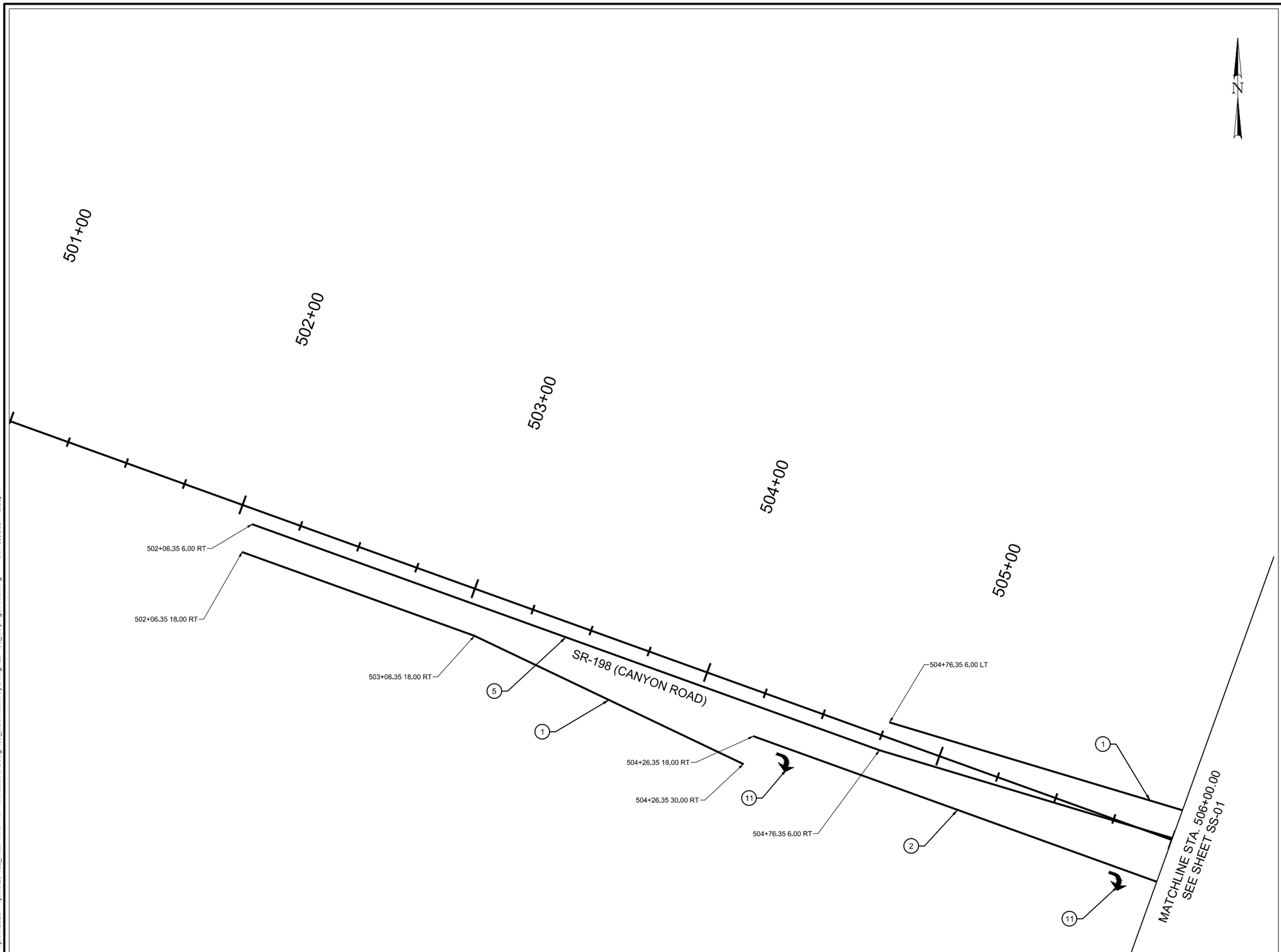
PROJECT: VISTA VIEW
ROUNDABOUT DESIGN

PROJECT NUMBER: 20-152

SIGNING AND STRIPING

SHEET NO. SS-04

File Path:G:\Shared drives\Projects\2020 Projects\20-152_Atlas Vista View Roundabout Design\09_Data\Roadway Design\20-152_StripingSheets.dwg Jan 30, 2021 - 2:28pm



SHEET KEYNOTES

STRIPING LEGEND

1 SOLID WHITE LINE - 4 INCH
2 SOLID WHITE LINE - 8 INCH
3 WHITE SKIP LINE - 4 INCH
4 LANE DROP WHITE LINE - 8 INCH
5 SOLID YELLOW LINE - 4 INCH
6 SOLID DOUBLE YELLOW LINE - 4 INCH
7 SOLID & BROKEN YELLOW LINE - 4 INCH
8 CROSSWALK - 12 INCH
9 STOP BAR - 12 INCH
10 YEILD LINE
11 PAVEMENT MARKING

GENERAL NOTES

PRELIMINARY
NOT FOR CONSTRUCTION

OWNER NAME
STREET ADDRESS
CITY, STATE, ZIP
XXX-XXX-XXXX

SCALE: N/A | DATE: XXX/2021 | DESIGNED BY: BA | CHECKED BY: BA

WALL CONSULTANT GROUP
9980 SOUTH 300 WEST, SUITE 200
SANDY, UT 84070
PHONE: 801-486-3847

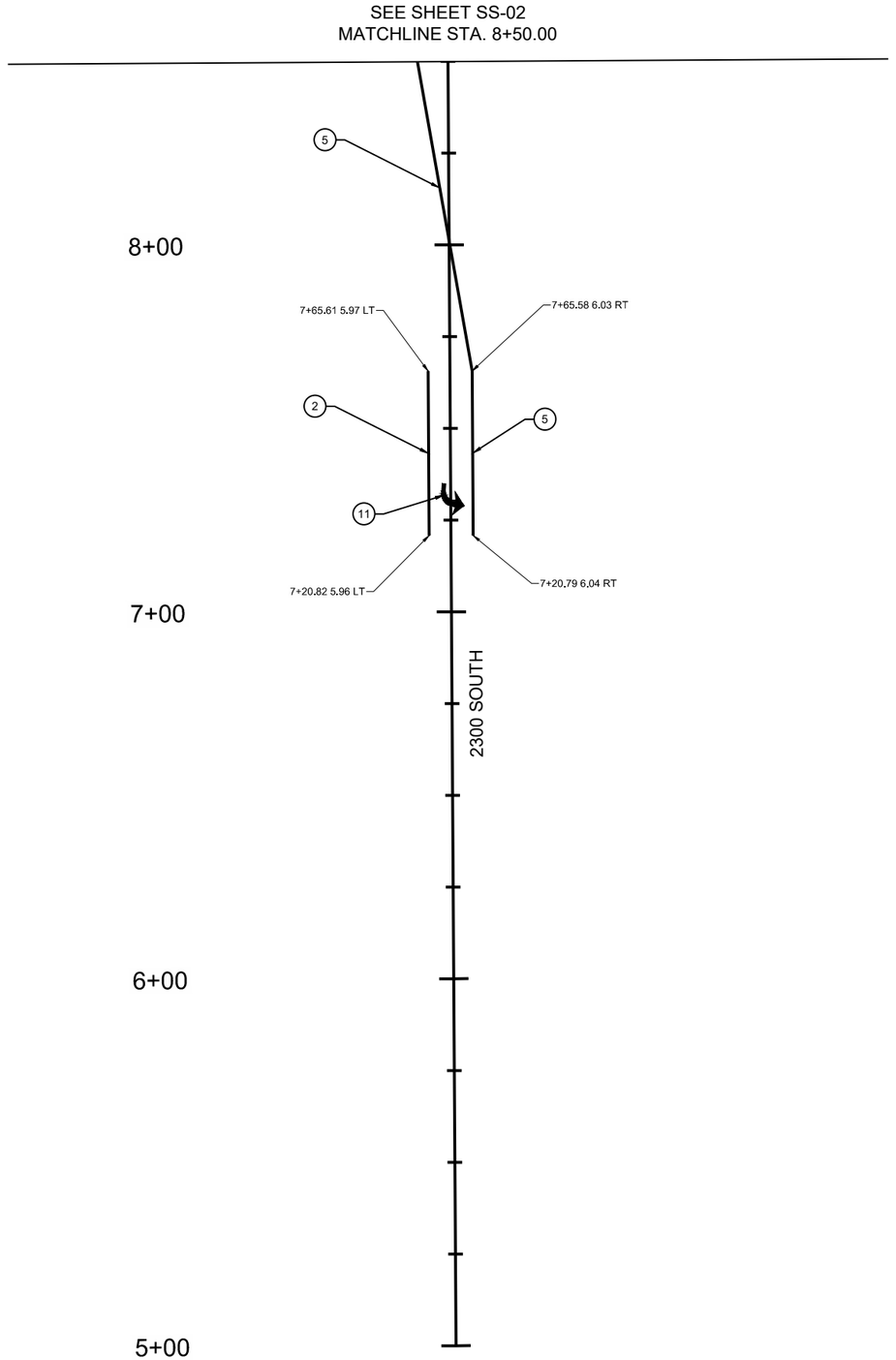
APPROVED

PROFESSIONAL ENGINEER

PROJECT: VISTA VIEW ROUNDABOUT DESIGN
PROJECT NUMBER: 20-152
SIGNING AND STRIPING

SHEET NO. SS-05

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N

SHEET KEYNOTES

STRIPING LEGEND

1 SOLID WHITE LINE - 4 INCH
2 SOLID WHITE LINE - 8 INCH
3 WHITE SKIP LINE - 4 INCH
4 LANE DROP WHITE LINE - 8 INCH
5 SOLID YELLOW LINE - 4 INCH
6 SOLID DOUBLE YELLOW LINE - 4 INCH
7 SOLID & BROKEN YELLOW LINE - 4 INCH
8 CROSSWALK - 12 INCH
9 STOP BAR - 12 INCH
10 YEILD LINE
11 PAVEMENT MARKING

GENERAL NOTES

PRELIMINARY
NOT FOR CONSTRUCTION

OWNER NAME
STREET ADDRESS
CITY, STATE, ZIP
XXX-XXX-XXXX

SCALE: N/A
DATE: X/XX/2021
DESIGNED BY: BA
CHECKED BY: BA

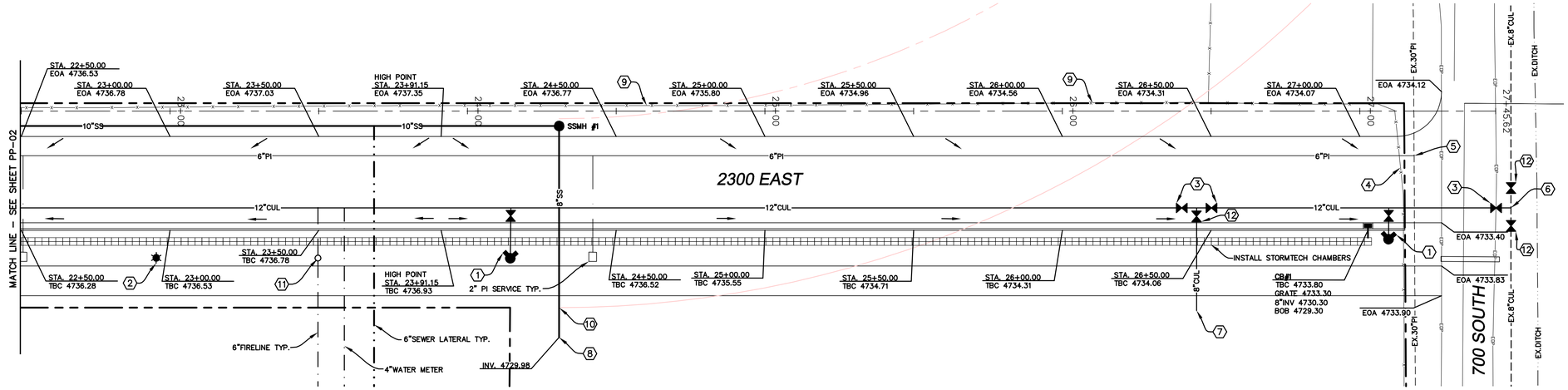
WALL CONSULTANT GROUP
9980 SOUTH 300 WEST, SUITE 200
SANDY, UT 84070
PHONE: 801-486-3847

APPROVED

PROFESSIONAL ENGINEER

PROJECT: VISTA VIEW ROUNDABOUT DESIGN
PROJECT NUMBER: 20-152
SHEET NO. SS-06
SIGNING AND STRIPING

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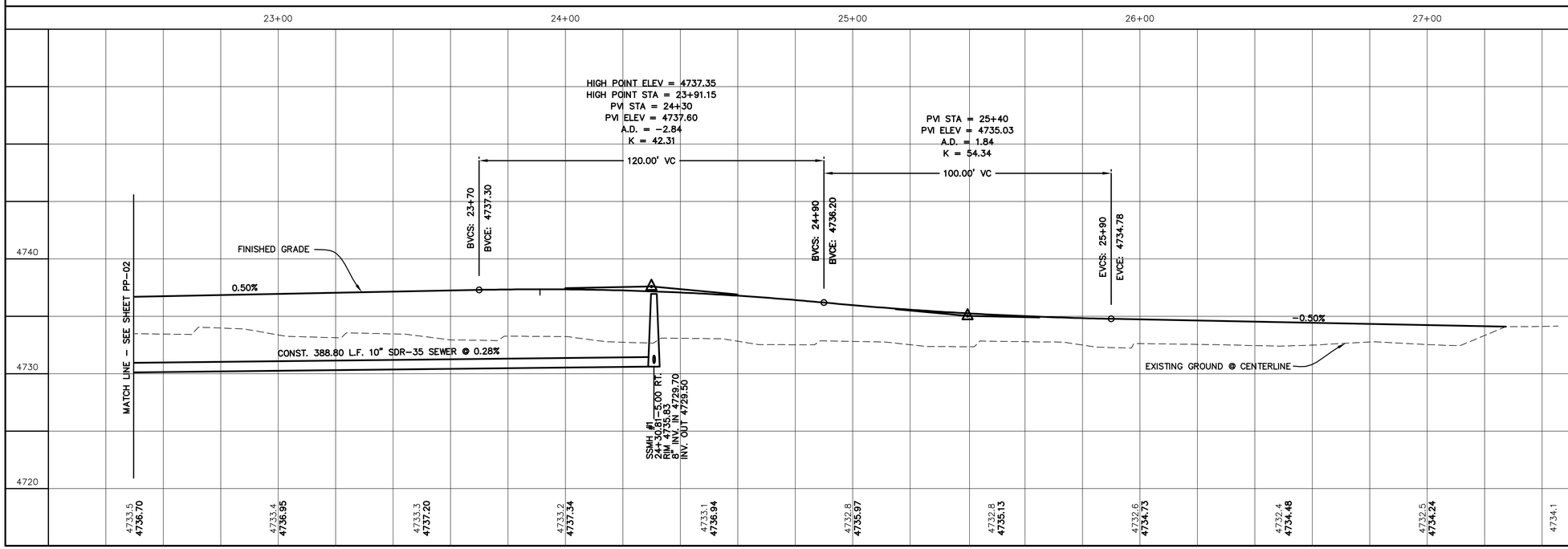


CONSTRUCTION NOTES

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
3. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
4. EXISITNG FENCE TO BE REMOVED.
5. LOCATE AND HOT TAP EXISTING PRESSURIZED IRRIGATION WATERLINE.
6. INSTALL 8"x8"x12" TEE TO EXISTING CULINARY WATERLINE.
7. CAP & PLUG CULINARY WATERLINE.
8. CAP & PLUG SEWERLINE.
9. EXISITNG FENCE TO REMAIN.
10. CONST. 71.00 L.F. 8" SDR-35 SEWER @ 0.40%.
11. INSTALL POST INDICATOR VALVE.
12. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.

0 10 40
5 20 60

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



SHEET NO. PP-01

NO.	DESCRIPTION	BY	DATE
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2			
3			
4			
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11			
12			

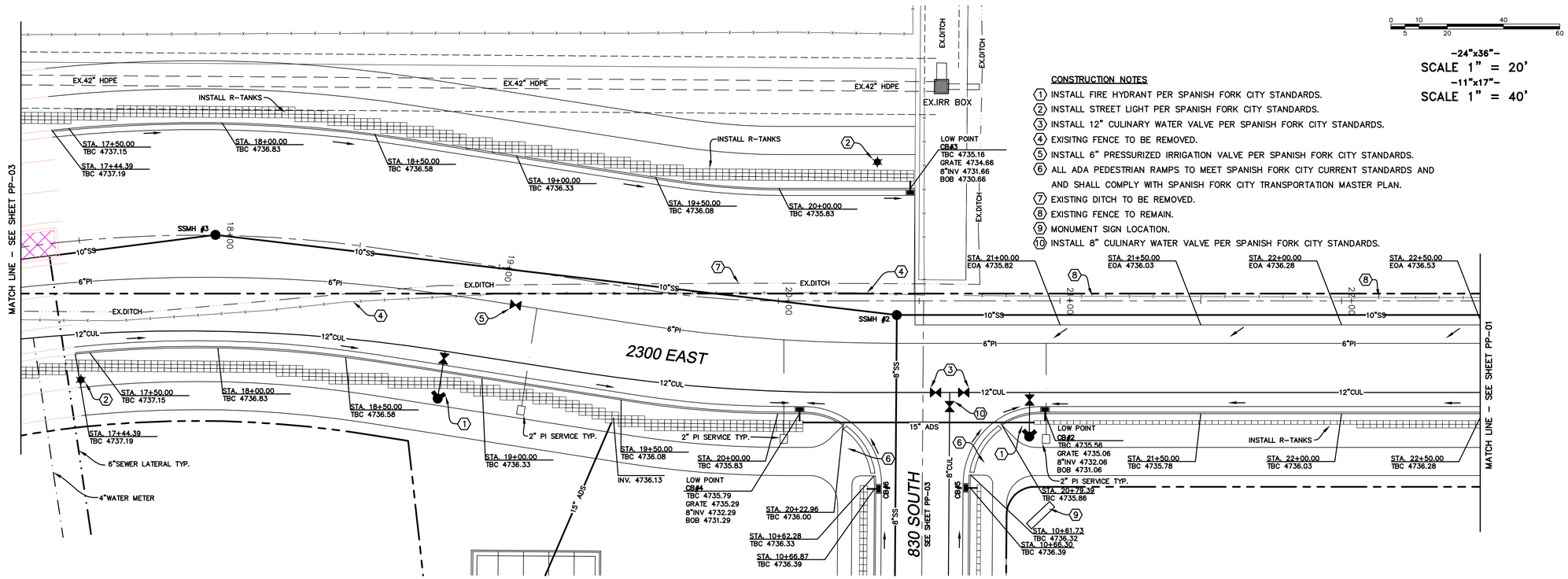
2300 EAST
STA. 22+50 TO STA. 27+45.62

SPANISH FORK, UTAH

VISTA VIEW PHASE 1

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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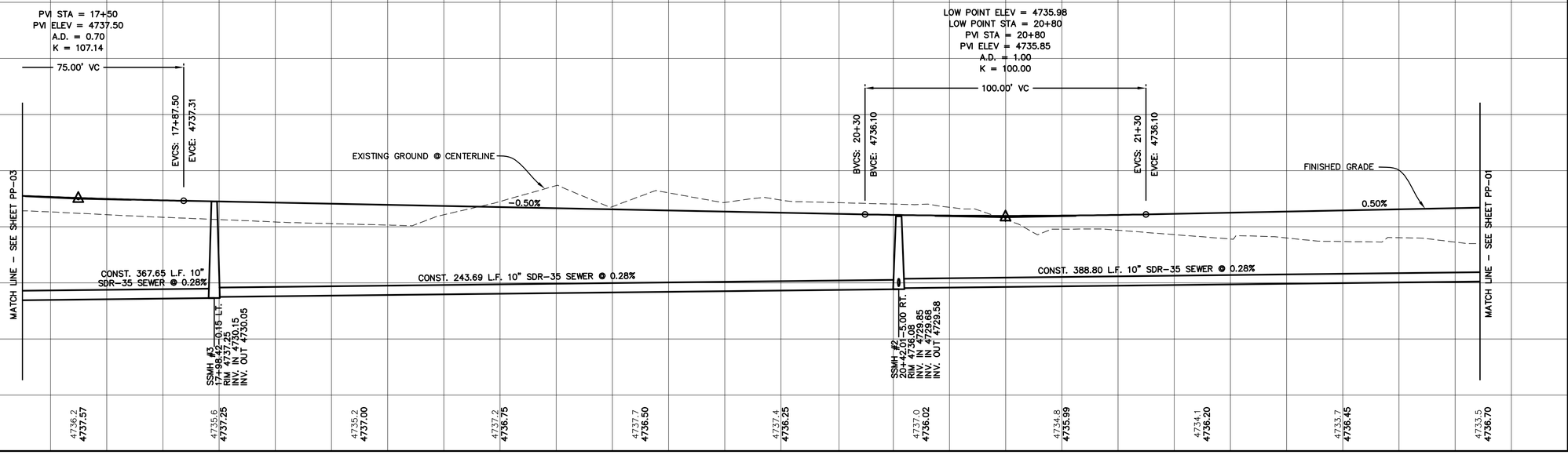


0 10 40
5 20 60

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

CONSTRUCTION NOTES

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
3. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
4. EXISITNG FENCE TO BE REMOVED.
5. INSTALL 6" PRESSURIZED IRRIGATION VALVE PER SPANISH FORK CITY STANDARDS.
6. ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN.
7. EXISTING DITCH TO BE REMOVED.
8. EXISTING FENCE TO REMAIN.
9. MONUMENT SIGN LOCATION.
10. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.



SHEET NO. PP-02

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

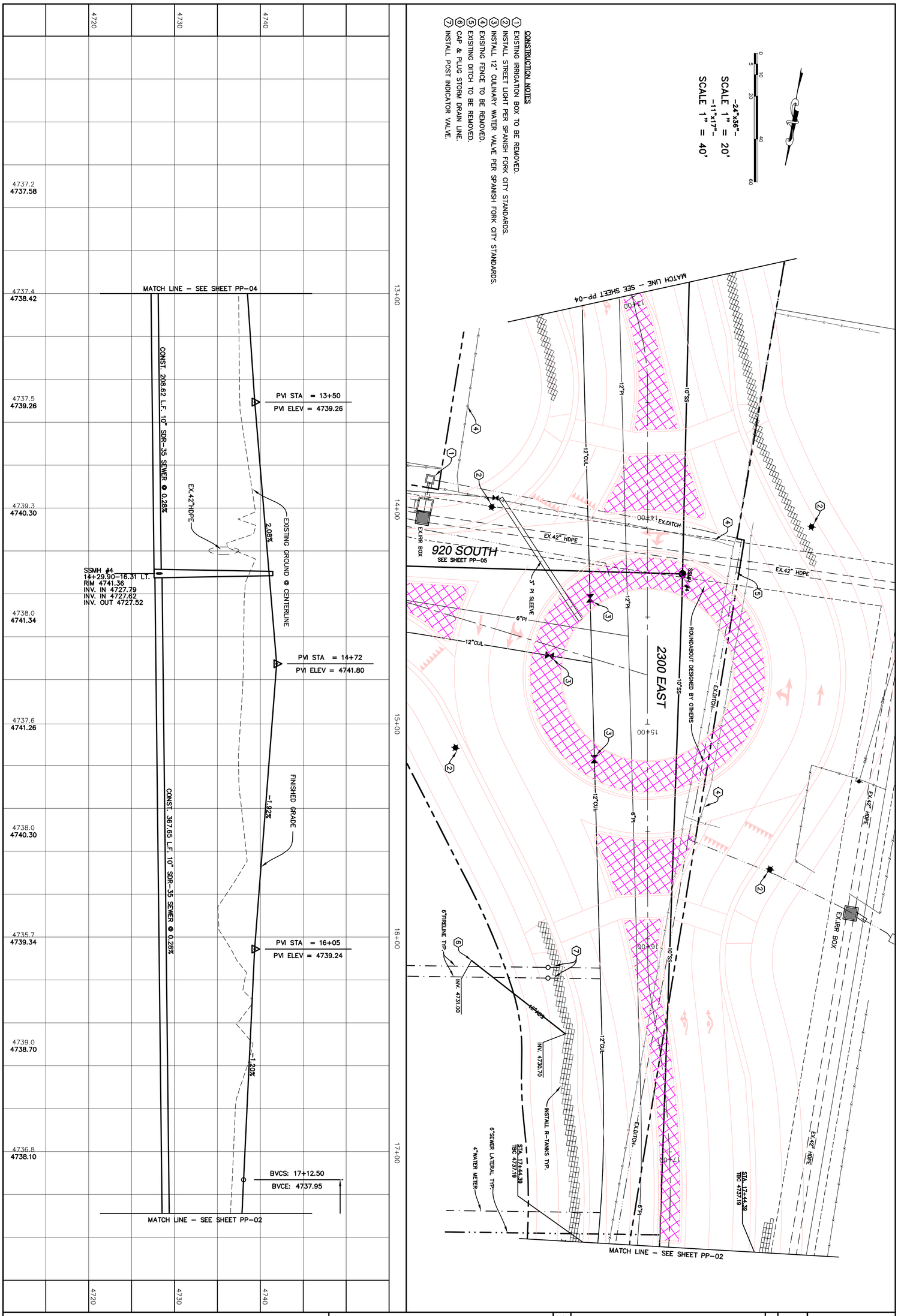
2300 EAST
STA. 17+44.39 TO STA. 22+50

SPANISH FORK, UTAH

VISTA VIEW PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
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SPANISH FORK, UT 84660

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VISTA VIEW PHASE 1

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2300 EAST
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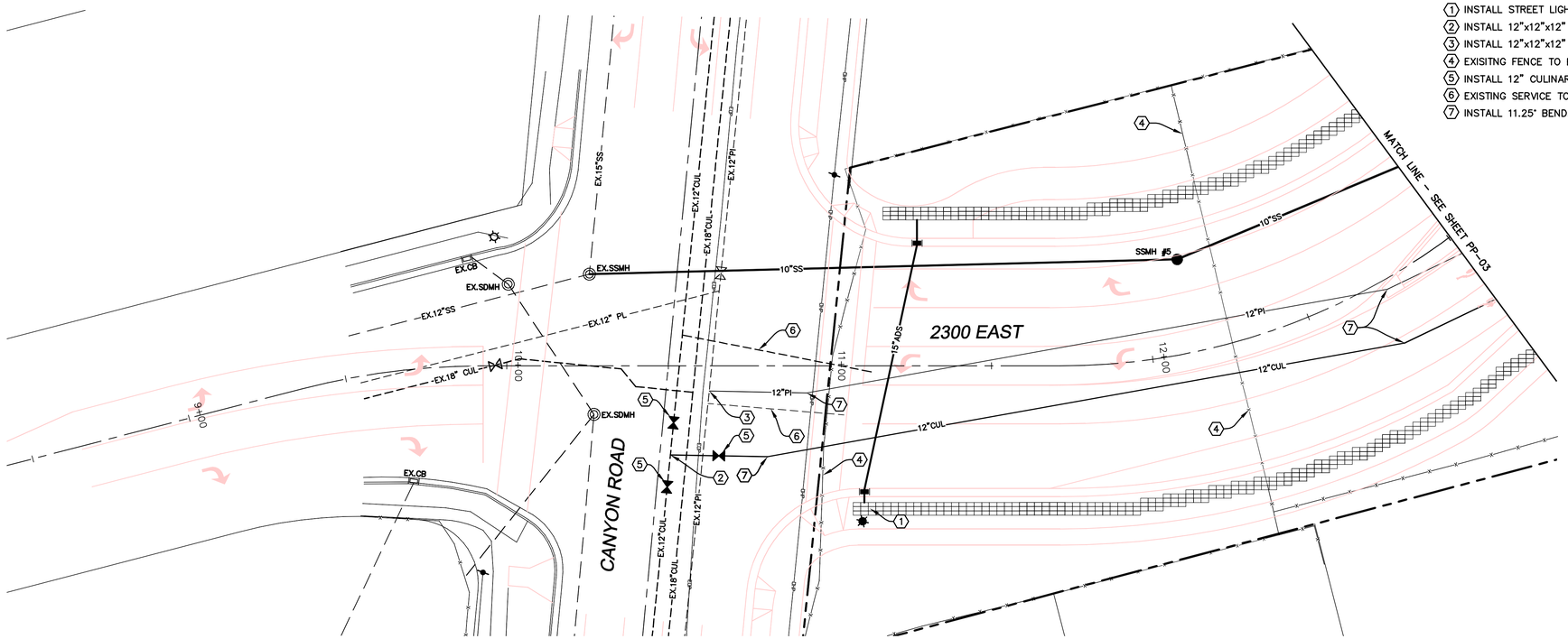
SPANISH FORK, UTAH

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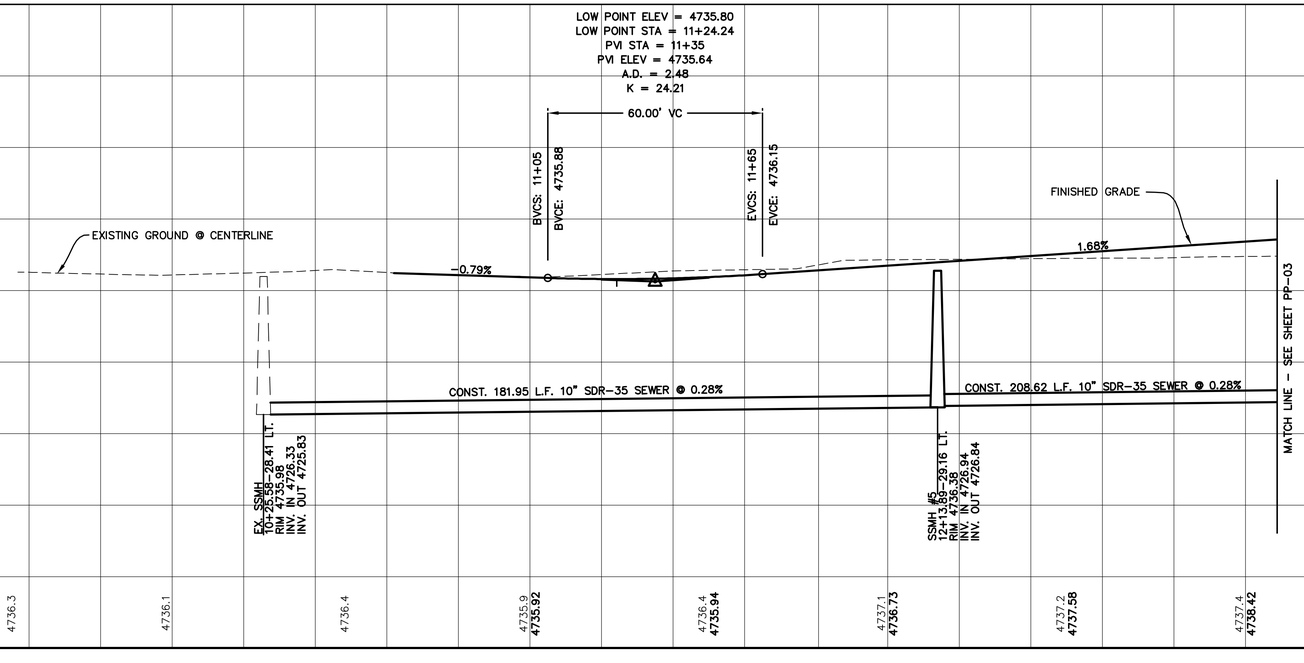


CONSTRUCTION NOTES

1. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
2. INSTALL 12"x12"x12" TEE TO EXISTING CULINARY WATERLINE.
3. INSTALL 12"x12"x12" TEE TO EXISTING PRESSURIZED IRRIGATION WATER.
4. EXISITNG FENCE TO BE REMOVED.
5. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
6. EXISTING SERVICE TO BE REMOVED AND CAPPED AT THE MAINLINE.
7. INSTALL 11.25° BEND.

0 5 10 20 40 60

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



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SPANISH FORK, UTAH

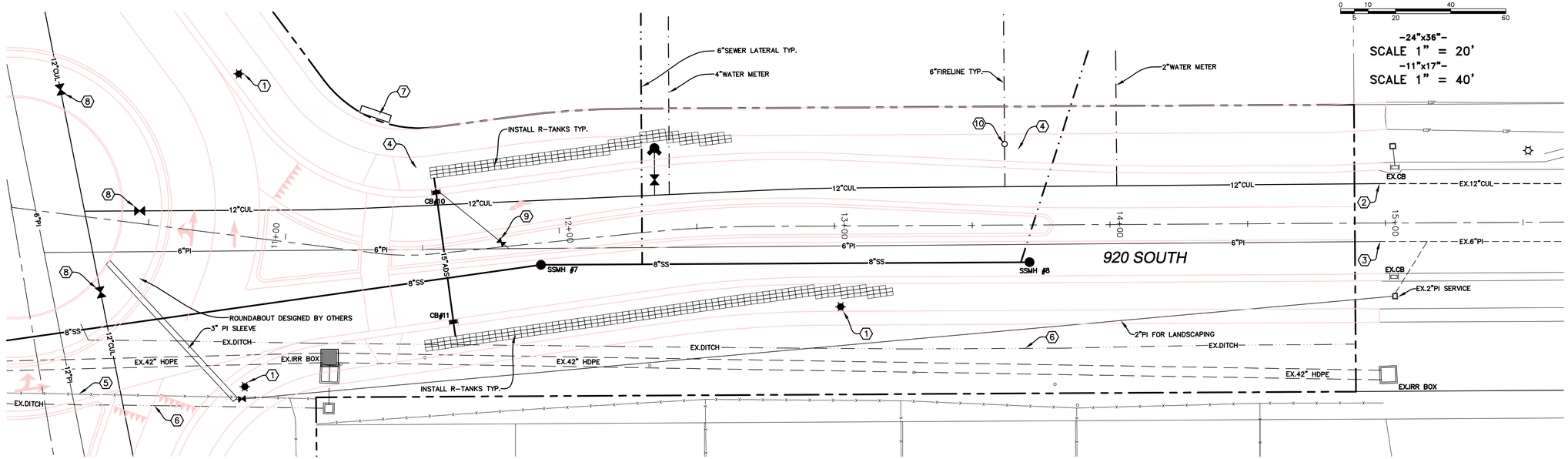
VISTA VIEW
PHASE 1

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

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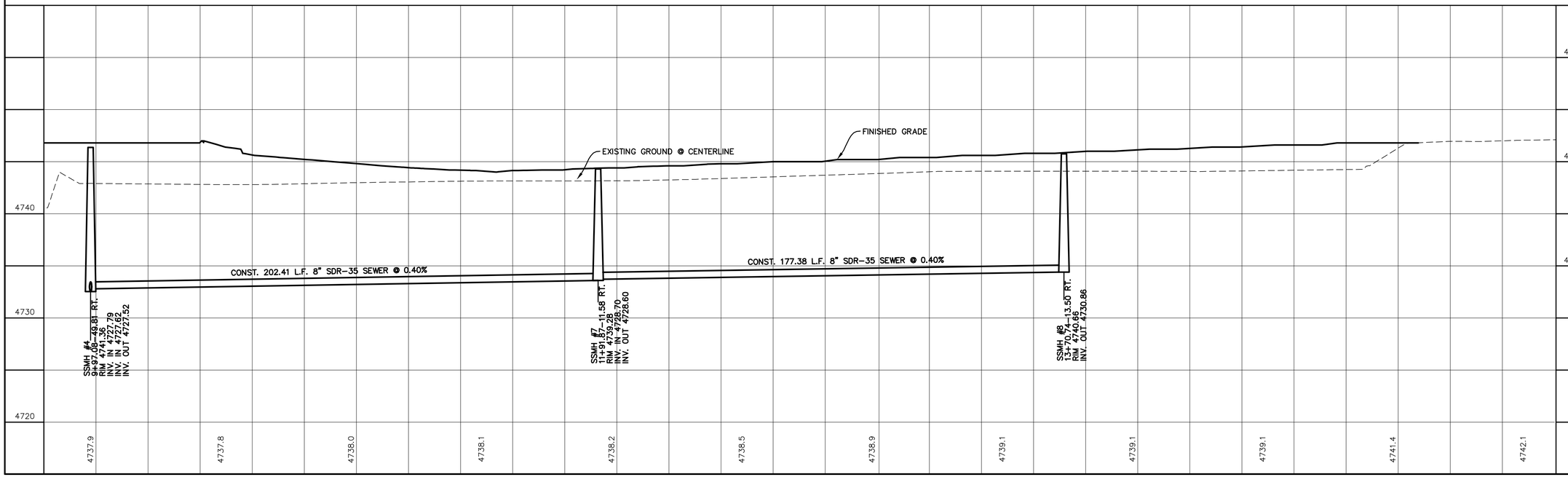
CONSTRUCTION NOTES

1. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
2. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
3. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
4. INSTALL FIRE HYDRANT PER SPANSIH FORK CITY STANDARDS.
5. EXISITNG FENCE TO BE REMOVED.
6. EXISTING DITCH TO BE REMOVED.
7. MONUMENT SIGN LOCATION.
8. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
9. INSTALL PI DRAIN PER SPANISH FORK CITY STANDARDS.
10. INSTALL POST INDICATOR VALVE.



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



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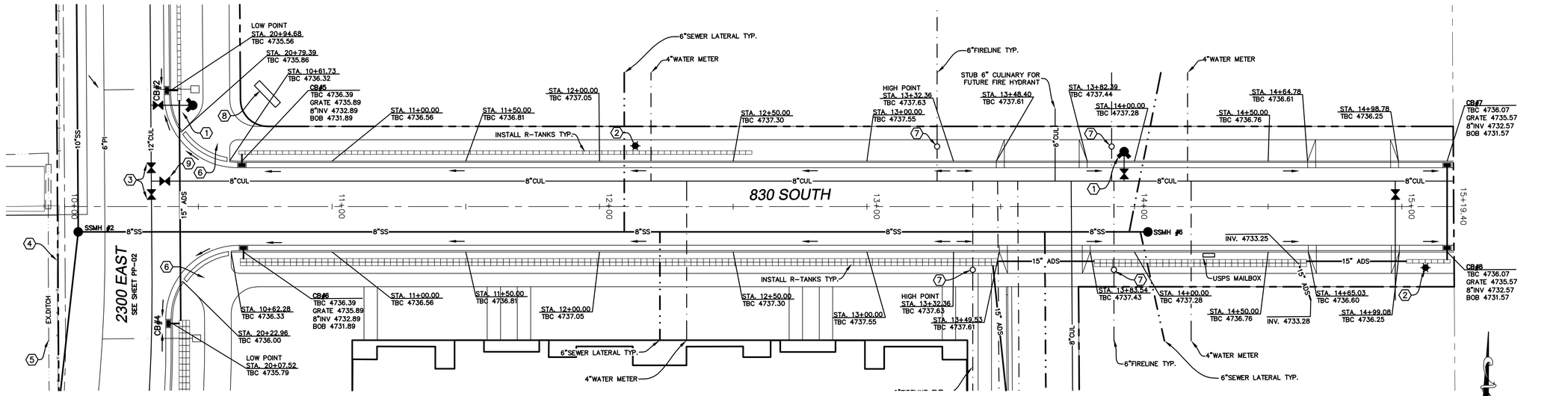
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STA. 10+00 TO STA. 15+80.45

SPANISH FORK, UTAH

VISTA VIEW
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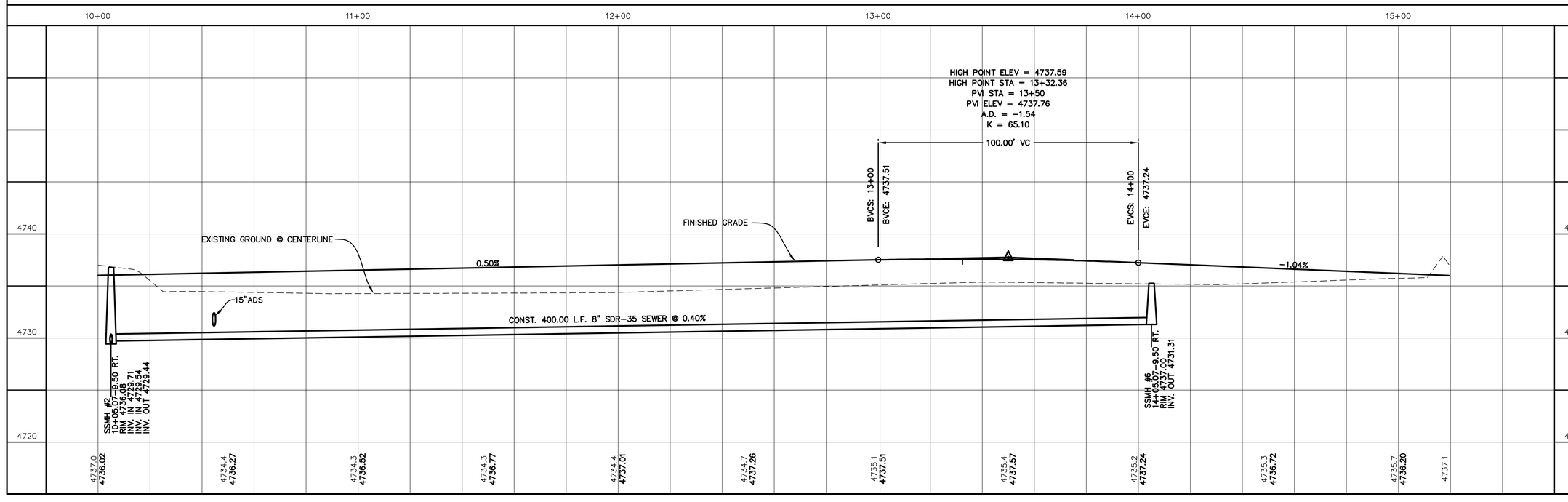


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-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

CONSTRUCTION NOTES

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
3. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
4. EXISITNG FENCE TO BE REMOVED.
5. EXISTING DITCH TO BE PIPED.
6. ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN.
7. INSTALL POST INDICATOR VALVE.
8. MONUMENT SIGN LOCATION.
9. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.



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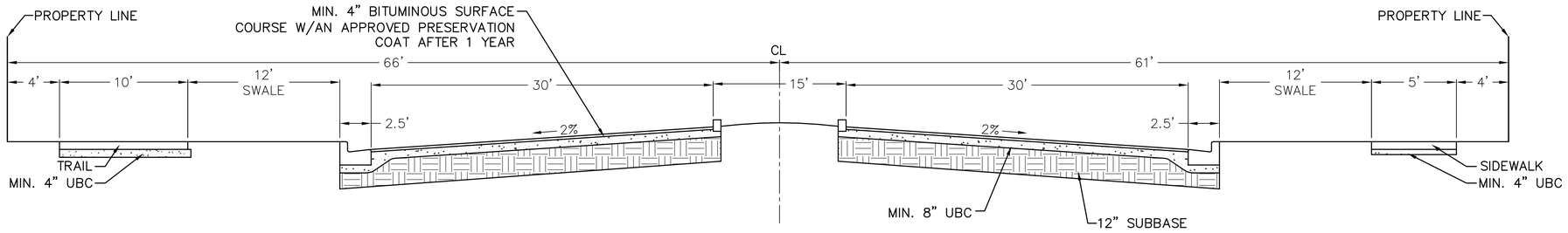
830 SOUTH
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SPANISH FORK, UTAH

VISTA VIEW PHASE 1

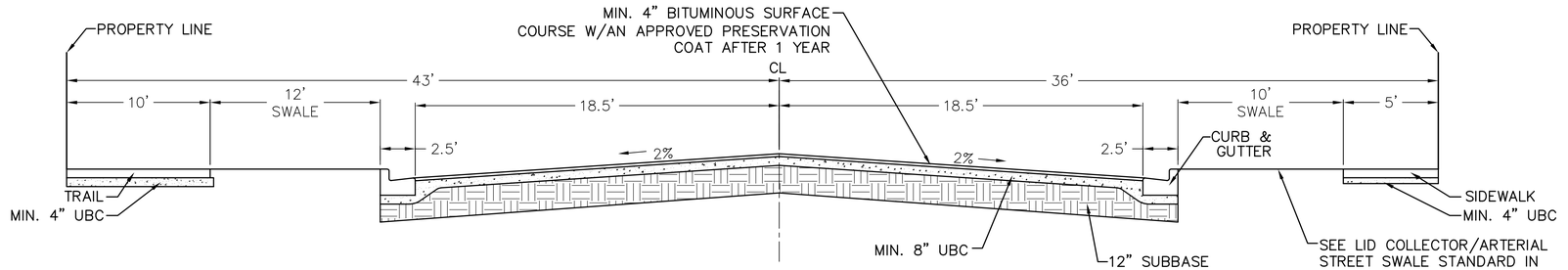
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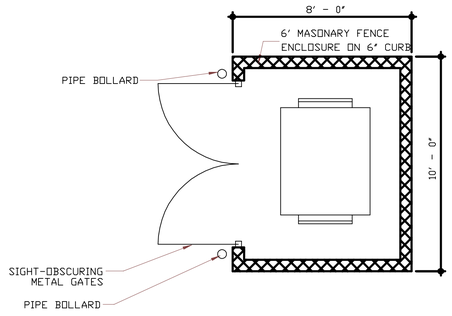
MINOR ARTERIAL 5 LANE STREET - 127' ROW

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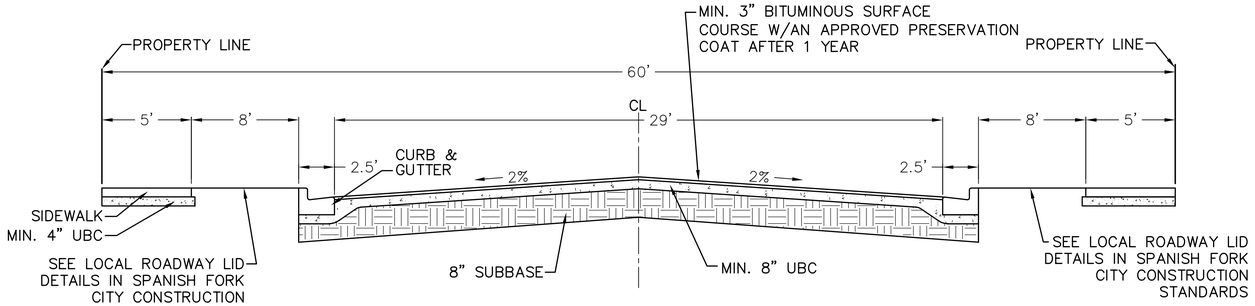
920 SOUTH - 79' ROW

–NTS–



DUMPSTER ENCLOSURE

SCREENED ON THREE (3) SIDES WITH A MASONRY WALL HAVING A HEIGHT OF AT LEAST ONE (1') FOOT ABOVE RECEPTIACLE. A STEEL SITE-OBSCURING GATE AT LEAST SIX (6') FEET HIGH IS REQUIRED.



60' ROW-TYPICAL

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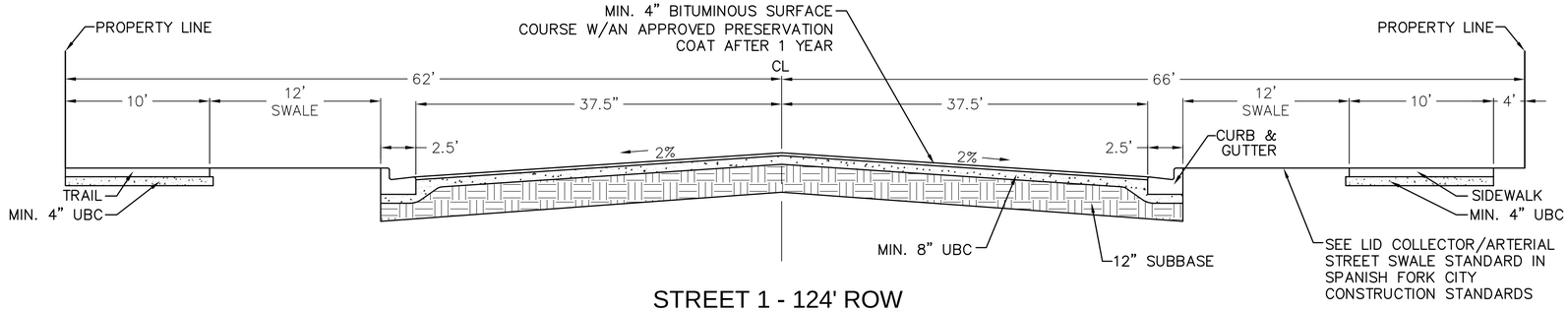
DETAIL SHEET

SPANISH FORK, UTAH

VISTA VIEW PHASE 1

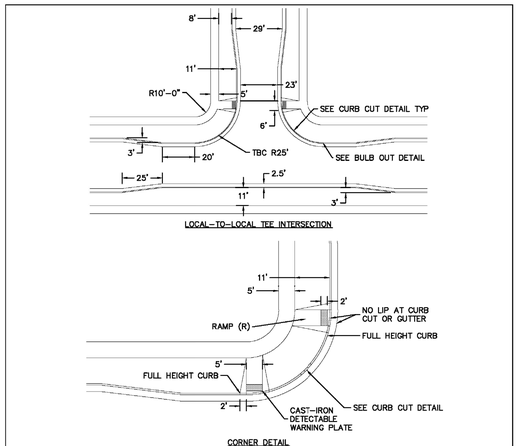
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FAX:801-655-0109
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STREET 1 - 124' ROW

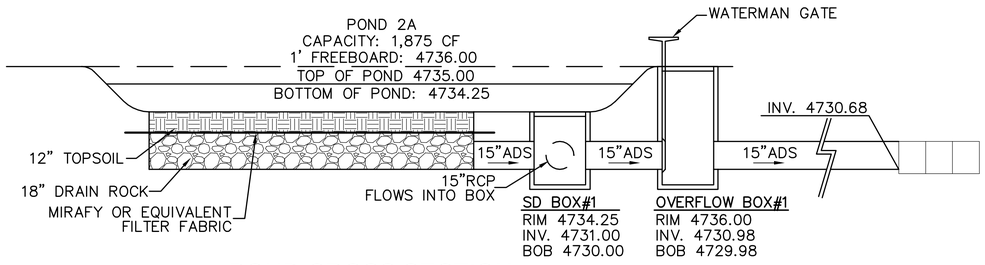
–NTS–



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) 804-4500	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						



POND CROSS SECTION

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DETAIL SHEET

SPANISH FORK, UTAH

VISTA VIEW PHASE 1

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LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Site Conditions
2. Guarantees
3. Maintenance
4. Soil Amendments
5. Fine Grading
6. Landscape Edging
7. Furnish and Installing Plant
8. Turf Planting
9. Weed Barrier

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5

b. EC (electrical conductivity): < 2.0 mmhos per centimeter

c. SAR (sodium absorption ration): < 3.0

d. % OM (percent organic matter): >1%

e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.

b. Portland Cement (see concrete spec. below for type)

c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.

d. Only potable water for mixing.

I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plant.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a courser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

4. TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blemishes. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

G. Apply water directly after laying sod. Rainfall is not acceptable.

H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.

B. Cut weed barrier back to the edge of the plant rootball.

C. Overlap rows of fabric min. 6"

D. Stable fabric edges and overlaps to ground.

END OF SECTION

LANDSCAPE NOTES

INSTALLATION

1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 2-3" OF QUALITY COMPOST) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.
8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DeWitt 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE

INSTALLER RESPONSIBILITIES AND LIABILITIES

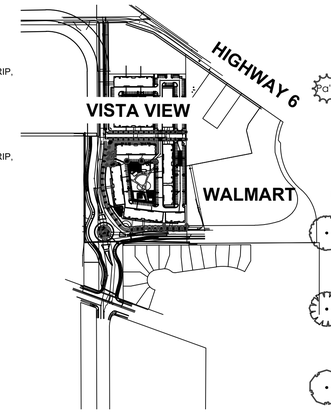
1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHICHEVER DISTANCE IS GREATER

SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE	REQ'D:	PROVIDED:
2300 EAST = 576 LN FT		
TREE COUNT: 1 TREE / 30 LN FT OF ROAD FRONTAGE	20	14 IN PARKSTRIP, 6 BEHIND
830 SOUTH **= 389 LN FT**		
TREE COUNT: 1 TREE / 30 LN FT OF ROAD FRONTAGE	13 EACH SIDE	13 EACH SIDE
920 SOUTH **= 339 LN FT**		
TREE COUNT: 1 TREE / 30 LN FT OF ROAD FRONTAGE	12	10 IN PARKSTRIP, 2 BEHIND
PARKING TREE COUNT:		
1 TREE / 10 PARKING SPACES (29)	3	3
TOTAL SHRUB COUNT:		
10 SHRUBS PER 1,000.00 SQ. FT. OF LANDSCAPE AREA		
TOTAL INTERIOR OPEN SPACE AREA PLAT A: 12,614 (not including roundabout)		
2 PER 1,000.00 SQ. FT. OF LANDSCAPE AREA	25	25
10 SHRUBS PER 1,000.00 SQ. FT. OF LANDSCAPE AREA	126	126
ROUNDABOUT: 5,026 SQ FT		
2 PER 1,000.00 SQ. FT. OF LANDSCAPE AREA	10	10
10 SHRUBS PER 1,000.00 SQ. FT. OF LANDSCAPE AREA	51	51
GENERAL REQUIREMENTS:		
TREES AND SHRUBS NEED TO BE OF WATER CONSERVING SPECIES	PROVIDED	
DROUGHT TOLERANT LAWN GRASS VARIETY	PROVIDED	

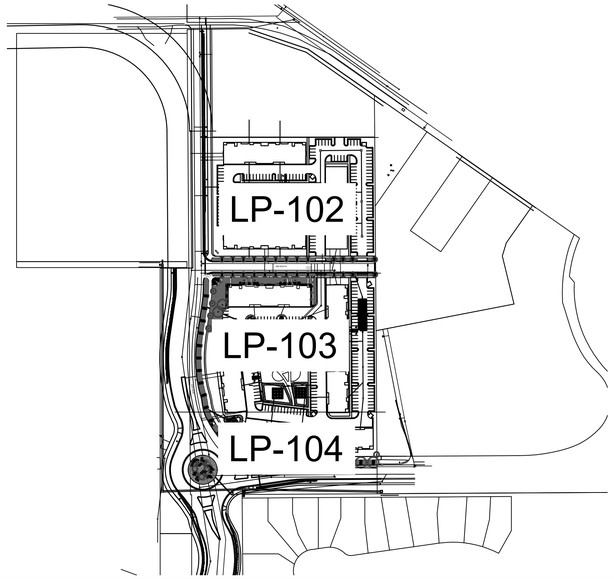


PLANT SCHEDULE PLAT A

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Js	12	Juniperus chinensis `Spartan` Spartan Juniper	5` TALL		
	Pa'c	4	Picea abies `Cupressina` Columnar Norway Spruce	B & B		5`-6`
	Pe'b	3	Picea englemanii `Bush`s Lace` Bush`s Lace Englemann Spruce	B & B		5`-6`
DECIDUOUS TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**SIZE**
	Ag'a	3	Amelanchier x grandiflora `Autumn Brilliance` `Autumn Brilliance` Serviceberry	B & B	Multi-trunked	
	Cb'f	10	Carpinus betulus `Franz Fontaine` Franz Fontaine Hornbeam	B & B	2"Cal	
	M'pf	3	Malus x `Prairifire` Prairifire Crabapple	B & B	2"Cal	
	Qr'a	40	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak	B & B	2"Cal	
	Ux'f	4	Ulmus x `Frontier` Frontier Elm	B & B	2"Cal	
	Zs'b	5	Zelkova serrata `Burgundy Vase` Burgundy Vase Zelkova	B & B	2"Cal	
	Zs'g	10	Zelkova serrata `Green Vase` Green Vase Sawleaf Zelkova	B & B	2"Cal	
DECIDUOUS SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
	Bt'l	2	Berberis thunbergii `BaliErin` TM Limoncello Barberry	5 gal		
	Cs'm	17	Cytisus scoparius `Moonlight` Moonlight Broom	5 gal		
	Pf'g	14	Potentilla fruticosa `Gold Drop` Gold Drop Potentilla	5 gal		
	Rc	12	Rhamnus frangula `Columnaris` Alder Buckthorn	5 gal		
EVERGREEN SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
	B'gm	20	Buxus x `Green Mountain` Green Mountain Boxwood	5 gal		
	Jc'd	19	Juniperus chinensis `Daub`s Frosted` Daub`s Frosted Juniper	5 gal		
GRASSES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
	Cb'k	201	Calamagrostis brachytricha Korean Feather Reed Grass	1 gal		
	Ca'k	119	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal		
ROSES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
	R'ko	6	Rosa x `Radrazz` TM Knock Out Shrub Rose	5 gal		

REFERENCE NOTES SCHEDULE PLA

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	22,307 sf
1-03	1.5" COPPER CANYON STONE MULCH OR APPROVED EQUAL PLANTING AREAS TO RECEIVE MIN. 4" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	5,027 sf
SYMBOL	**1 LANDSCAPE DESCRIPTION**	**QTY**
1-07	BOULDERS - 2'-3'	65
1-08	5.5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	1,575 lf
SYMBOL	**1 LANDSCAPE DESCRIPTION**	**QTY**
1-12	1" WASATCH GRAY STONE MULCH OR APPROVED EQUAL PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE. PROVIDE SOIL TEST TO DETERMINE APPROPRIATE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH	6,851 sf



ISSUE DATE	PROJECT NUMBER
04/01/2021	UT20061

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2		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 100' 200' 400' 800'
GRAPHIC SCALE: 1" = 200'

PROJECT INFORMATION

VISTA VIEW
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
BRAD MORGAN
801-636-3637

Client / Engineer:
SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
801-655-0566

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ARDWORTH
813912 - 5501
04/01/2021
RENEWAL 11/30/2022
STATE OF UTAH

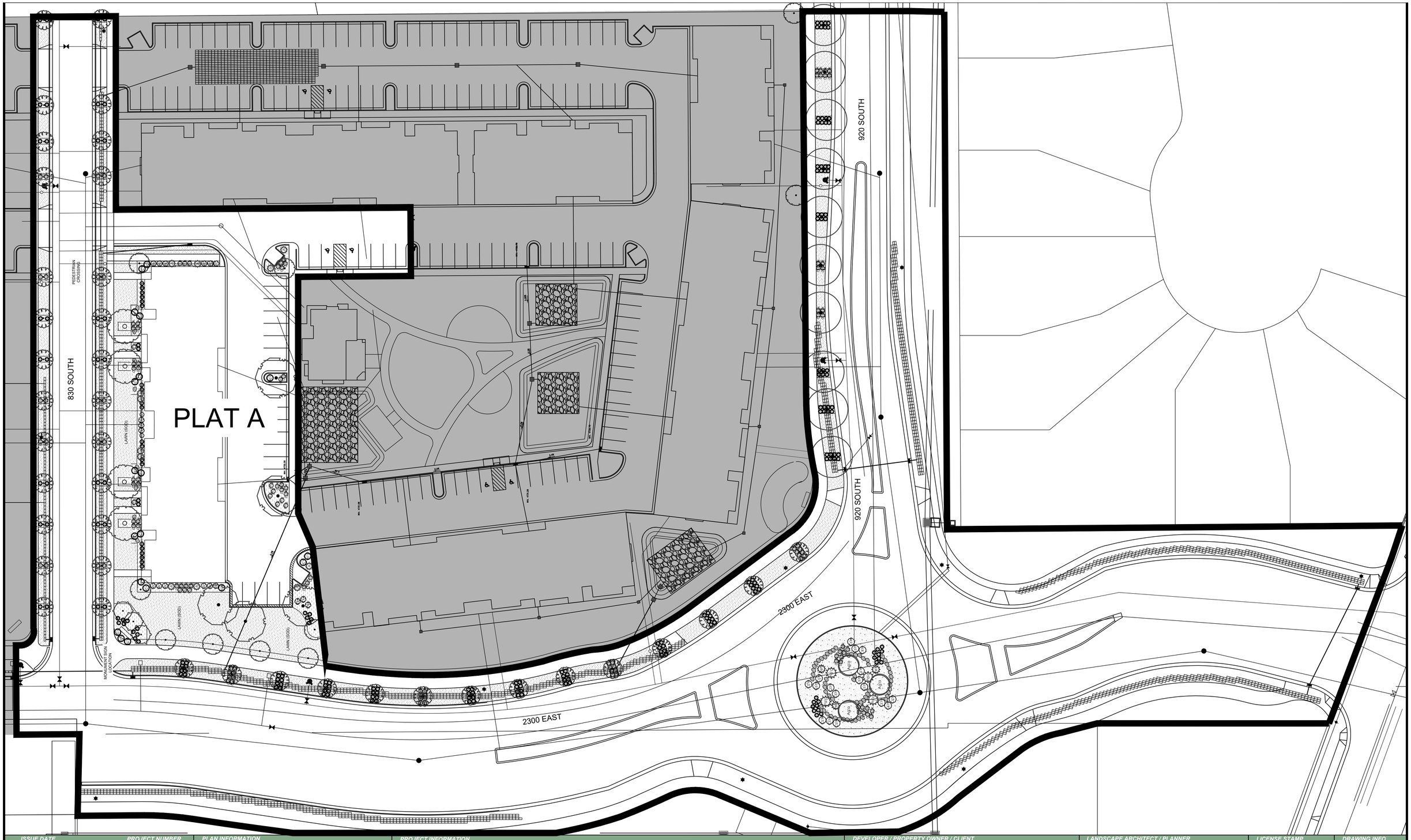
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/1/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100



ISSUE DATE	PROJECT NUMBER
04/01/2021	UT20061

NO.	REVISION	DATE
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PLAN INFORMATION

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UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 50' 100' 200' 400'

GRAPHIC SCALE: 1" = 100'

PROJECT INFORMATION

VISTA VIEW
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

BRAD MORGAN
801-636-3637

Client / Engineer:

SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
801-655-0566

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/1/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-101

PLANT SCHEDULE PLAT A

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
Js	Js	12	Juniperus chinensis `Spartan` Spartan Juniper	5` TALL		
Pa'c	Pa'c	4	Picea abies `Cupressina` Columnar Norway Spruce	B & B		5`-6`
Pe'b	Pe'b	3	Picea englemanii `Bush`s Lace` Bush`s Lace Englemann Spruce	B & B		5`-6`

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
Ag'a	Ag'a	3	Amelanchier x grandiflora `Autumn Brilliance` `Autumn Brilliance` Serviceberry	B & B	Multi-trunked	
Cb'f	Cb'f	10	Carpinus betulus `Franz Fontaine` Franz Fontaine Hornbeam	B & B	2"Cal	
M'pf	M'pf	3	Malus x `Prairifire` Prairifire Crabapple	B & B	2"Cal	
Qr'a	Qr'a	40	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak	B & B	2"Cal	
Ux'f	Ux'f	4	Ulmus x `Frontier` Frontier Elm	B & B	2"Cal	
Zs'b	Zs'b	5	Zelkova serrata `Burgundy Vase` Burgundy Vase Zelkova	B & B	2"Cal	
Zs'g	Zs'g	10	Zelkova serrata `Green Vase` Green Vase Sawleaf Zelkova	B & B	2"Cal	

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
Bt'l	Bt'l	2	Berberis thunbergii `BaliErin` TM Limoncello Barberry	5 gal
Cs'm	Cs'm	17	Cytisus scoparius `Moonlight` Moonlight Broom	5 gal
Pf'g	Pf'g	14	Potentilla fruticosa `Gold Drop` Gold Drop Potentilla	5 gal
Rc	Rc	12	Rhamnus frangula `Columnaris` Alder Buckthorn	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
B'gm	B'gm	20	Buxus x `Green Mountain` Green Mountain Boxwood	5 gal
Jc'd	Jc'd	19	Juniperus chinensis `Daub`s Frosted` Daub`s Frosted Juniper	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
Cb'k	Cb'k	201	Calamagrostis brachytricha Korean Feather Reed Grass	1 gal
Ca'k	Ca'k	119	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal

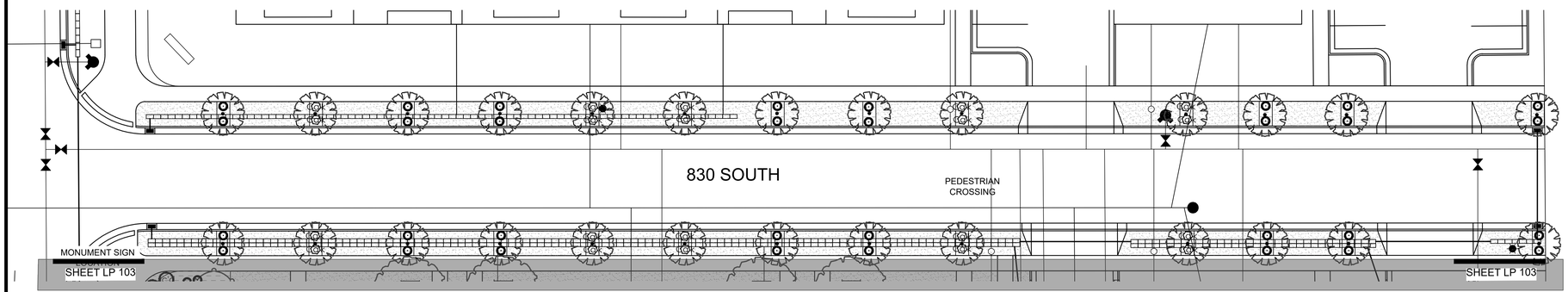
ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
R'ko	R'ko	6	Rosa x `Radrazz` TM Knock Out Shrub Rose	5 gal

REFERENCE NOTES SCHEDULE PLA

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	22,307 sf
1-03	1.5" COPPER CANYON STONE MULCH OR APPROVED EQUAL PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	5,027 sf

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-07	BOULDERS - 2`-3`	65
1-08	5.5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	1,575 lf

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-17	1" WASATCH GRAY STONE MULCH OR APPROVED EQUAL PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE APPROPRIATE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH	6,851 sf



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04/01/2021	UT20061

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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 50' 100' 200' 400'
GRAPHIC SCALE: 1" = 100'

PROJECT INFORMATION

VISTA VIEW
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
BRAD MORGAN
801-636-3637

Client / Engineer:
SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
801-655-0566

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANCHORTEGUI
8129121 - 5501
04/01/2021
RENEWAL DATE
STATE OF UTAH

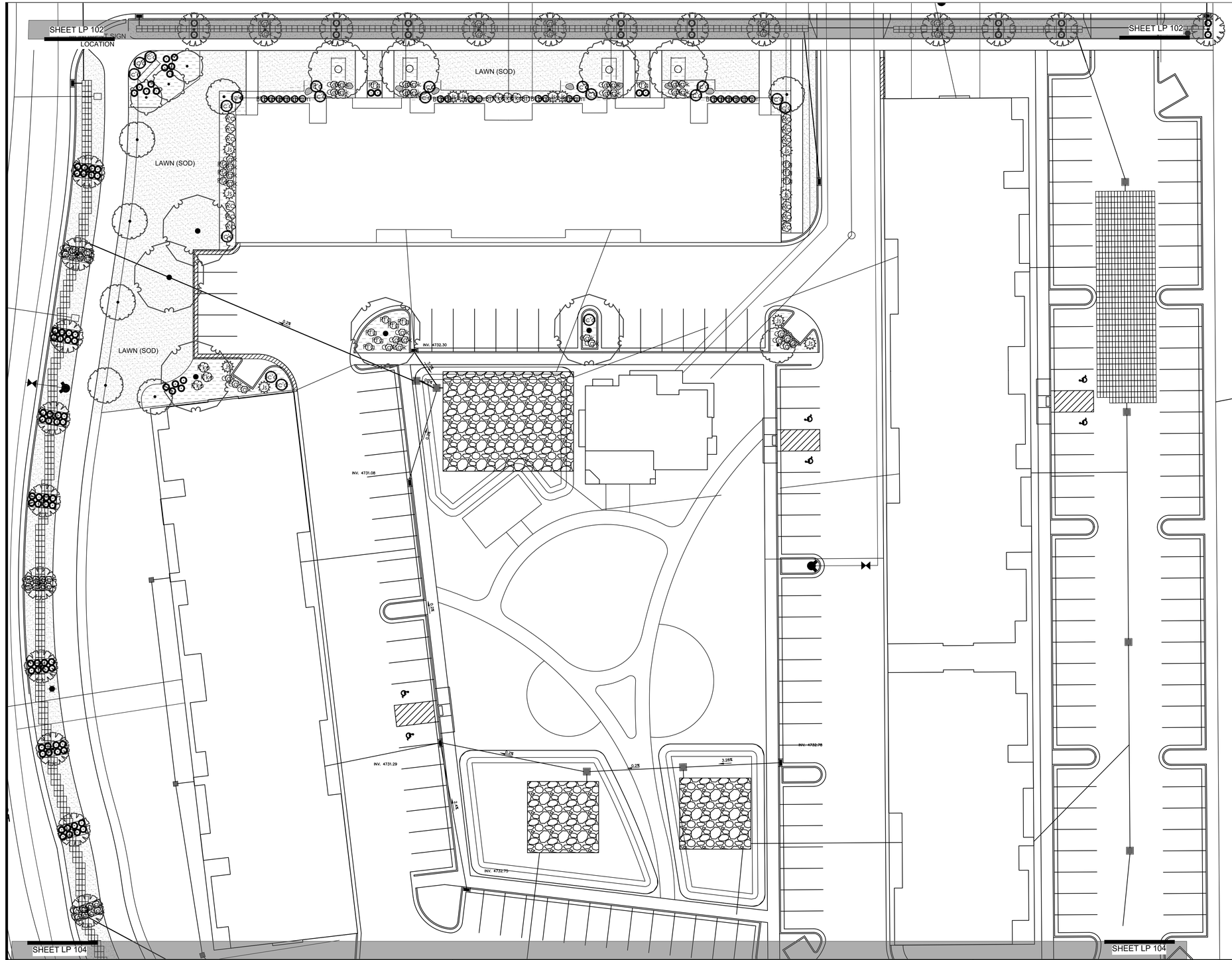
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/1/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-102



PLANT SCHEDULE PLAT A

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
JS	Js	12	Juniperus chinensis `Spartan` Spartan Juniper	5` TALL		
Pa'c	Pa'c	4	Picea abies `Cupressina` Columnar Norway Spruce	B & B		5`-6`
Pe'b	Pe'b	3	Picea englemanii `Bush`s Lace` Bush`s Lace Englemann Spruce	B & B		5`-6`

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	Qr'a	40	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak	B & B	2"Cal	
	Ux'f	4	Ulmus x `Frontier` Frontier Elm	B & B	2"Cal	
	Zs'b	5	Zelkova serrata `Burgundy Vase` Burgundy Vase Zelkova	B & B	2"Cal	
	Zs'g	10	Zelkova serrata `Green Vase` Green Vase Sawleaf Zelkova	B & B	2"Cal	

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
BT1	BT1	2	Berberis thunbergii `BaiLErin` TM Limoncello Barberry	5 gal
Cs'm	Cs'm	17	Cytisus scoparius `Moonlight` Moonlight Broom	5 gal
PF'g	PF'g	14	Potentilla fruticosa `Gold Drop` Gold Drop Potentilla	5 gal
Rc	Rc	12	Rhamnus frangula `Columnaris` Alder Buckthorn	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
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Jc'd	Jc'd	19	Juniperus chinensis `Daub`s Frosted` Daub`s Frosted Juniper	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
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ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
R'ko	R'ko	6	Rosa x `Radrazz` TM Knock Out Shrub Rose	5 gal

REFERENCE NOTES SCHEDULE PLA

1 LANDSCAPE

SYMBOL	DESCRIPTION	QTY
1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	22,307 sf
1-03	1.5" COPPER CANYON STONE MULCH OR APPROVED EQUAL PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	5,027 sf

1 LANDSCAPE

SYMBOL	DESCRIPTION	QTY
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1 LANDSCAPE

SYMBOL	DESCRIPTION	QTY
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0' 50' 100' 200' 400'
GRAPHIC SCALE: 1" = 100'

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SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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BRAD MORGAN
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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ARDWORTH
813912 - 5501
04/01/2021
RENEWAL
STATE OF UTAH

DRAWING INFO

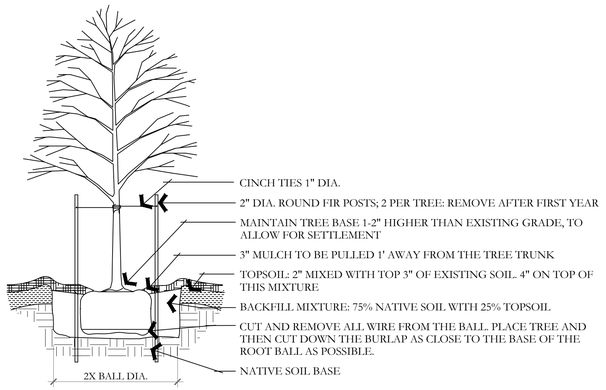
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PLOT DATE:	4/1/2021

LANDSCAPE PLAN

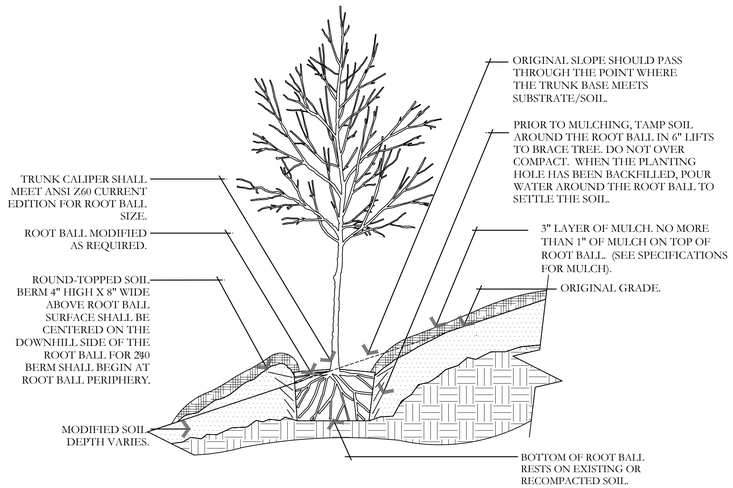
PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-103

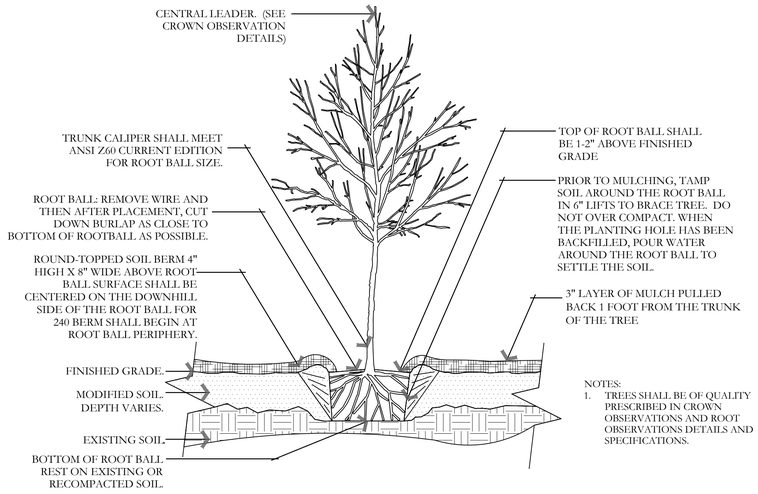

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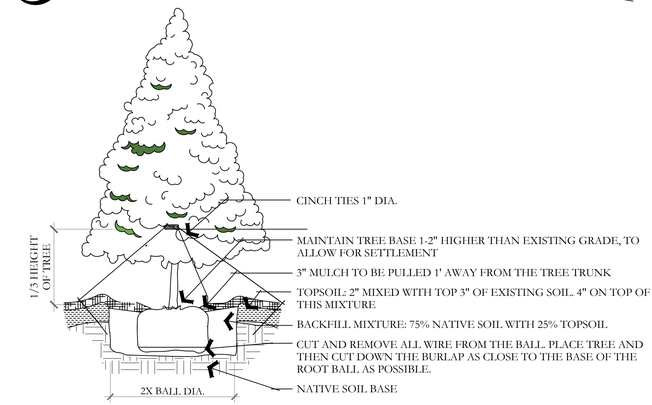
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NOT TO SCALE
PKJ DESIGN GROUP



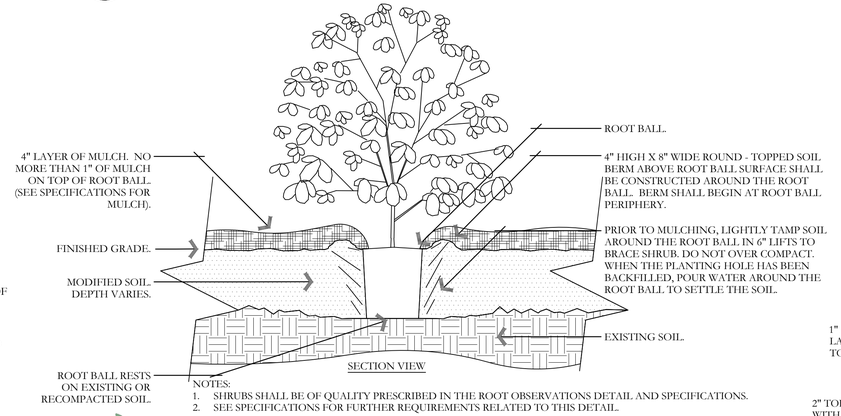
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE
PKJ DESIGN GROUP



C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE
PKJ DESIGN GROUP

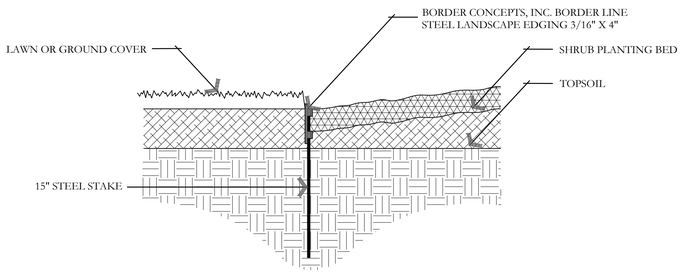


D EVERGREEN TREE PLANTING
NOT TO SCALE
PKJ DESIGN GROUP

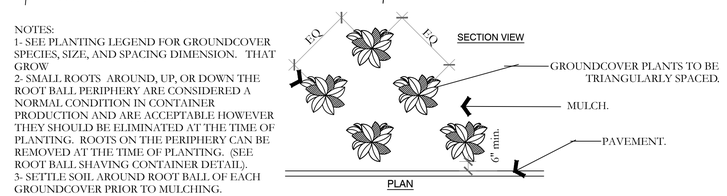


E SHRUB - MODIFIED SOIL
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PKJ DESIGN GROUP

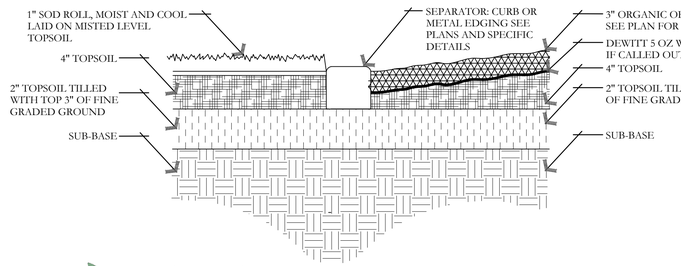
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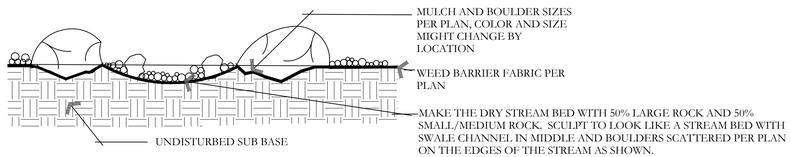
G METAL EDGING DETAIL
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PKJ DESIGN GROUP



H PERENNIAL/GROUNDCOVER PLANTING
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PKJ DESIGN GROUP



I SOD LAYING/MULCH DETAIL
NOT TO SCALE
PKJ DESIGN GROUP



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE
PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
04/01/2021	UT20061

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

VISTA VIEW
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
BRAD MORGAN
801-636-3637

Client / Engineer:
SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
801-655-0566

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — JEREMY TAYLOR ANCHORTA — 5712127 - 5501 — 04/01/2021 — STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/1/2021

LANDSCAPE DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-DETAILS

VISTA VIEW

SPANISH FORK, UTAH

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of popc and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A. Secondary water shall be used on this Project. Install filter and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G175212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¼" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¼", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 Spray Sprinklers

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. Rainbird valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degress F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of ¼" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

90 Day Establishment Period Irrigation Schedule (April, May, June)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

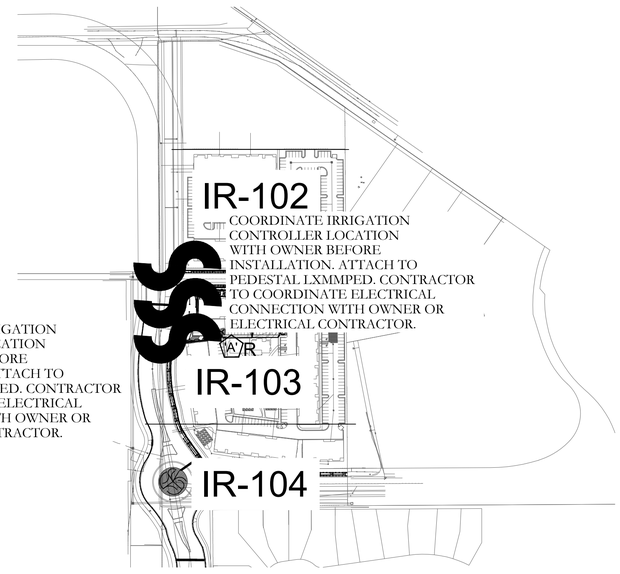
Regular Irrigation Schedule (see Seasonal Differential Chart)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential

	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min



2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER
4/1/2021	UT20061

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 100' 200' 400' 800'

GRAPHIC SCALE: 1" = 200'

PROJECT INFORMATION

VISTA VIEW
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Property Owner:
BRAD MORGAN
801-636-3637

Architect / Engineer:
SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
801-655-0566

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREWS
812812-5301
04/01/2021
RENEWAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	AP
CHECKED:	KA
PLOT DATE:	4/1/2021

COVER SHEET

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-100

PLAT A

GENERAL NOTES:
1. COORDINATE IRRIGATION CONTROLLER LOCATION WITH ELECTRICAL INSTALLATION. INSTALLATION ATTACHED TO EXTERIOR WALL OF BUILDING BY ELECTRICAL CONTRACTOR. COORDINATE WITH ELECTRICAL CONTRACTOR.

2. COORDINATE IRRIGATION CONTROLLER LOCATION WITH ELECTRICAL INSTALLATION. FOR FARMSTEP DIRECTIONS REFER TO ELECTRICAL DRAWINGS. ELECTRICAL CONNECTIONS WITH ELECTRICAL CONTRACTOR.

ISSUE DATE	PROJECT NUMBER
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1	XXXX	XX-XX-XX
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 50' 100' 200' 400'

GRAPHIC SCALE: 1" = 100'

PROJECT INFORMATION

VISTA VIEW
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Property Owner:

BRAD MORGAN
801-636-3637

Architect / Engineer:

SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
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LANDSCAPE ARCHITECT / PLANNER

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3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
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LICENSE STAMP

REGISTERED LANDSCAPE ARCHITECT
JEREMY ANDREOTTA
812812-5301
04/01/2021
LICENSE
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	AP
CHECKED:	KA
PLOT DATE:	4/1/2021

PROJECT OVERVIEW PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-101

IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
A	CONTROLLER:RAINBIRD ESP-LXIVM WITH LIMR REMOTE KIT, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
Q	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
DEC / L	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE: INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.

TOTAL DRIP ZONE FLOW:	20 GPM	TIME TO APPLY 1/4" OF WATER	23
MAX. LATERAL LENGTH OF TUBING:	350 FT	REQUIRED NUMBER OF STAKES	500
TOTAL LENGTH OF ZONE DRIPLINE:	2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2
APPLICATION RATE:	.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE:	CLASS 200 1.25"

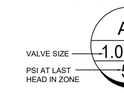
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

IRRIGATION NOTES

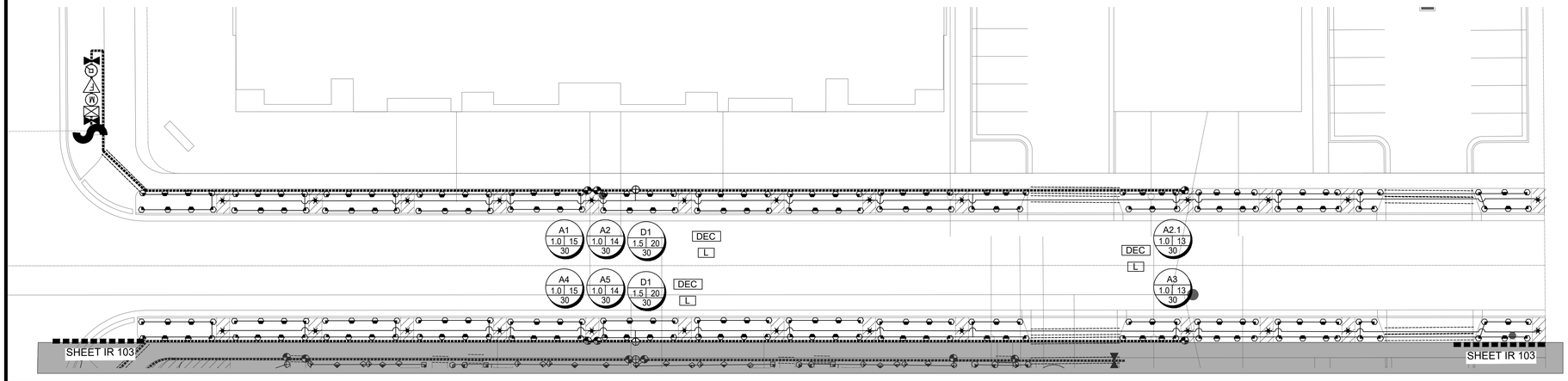
1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG



NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING.



ISSUE DATE	PROJECT NUMBER
4/1/2021	UT20061

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1	XXXX	XX-XX-XX
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

VISTA VIEW
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Property Owner:

BRAD MORGAN
801-636-3637

Architect / Engineer:

SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
801-655-0566

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8126747-5501 04/01/2020 STATE OF UTAH

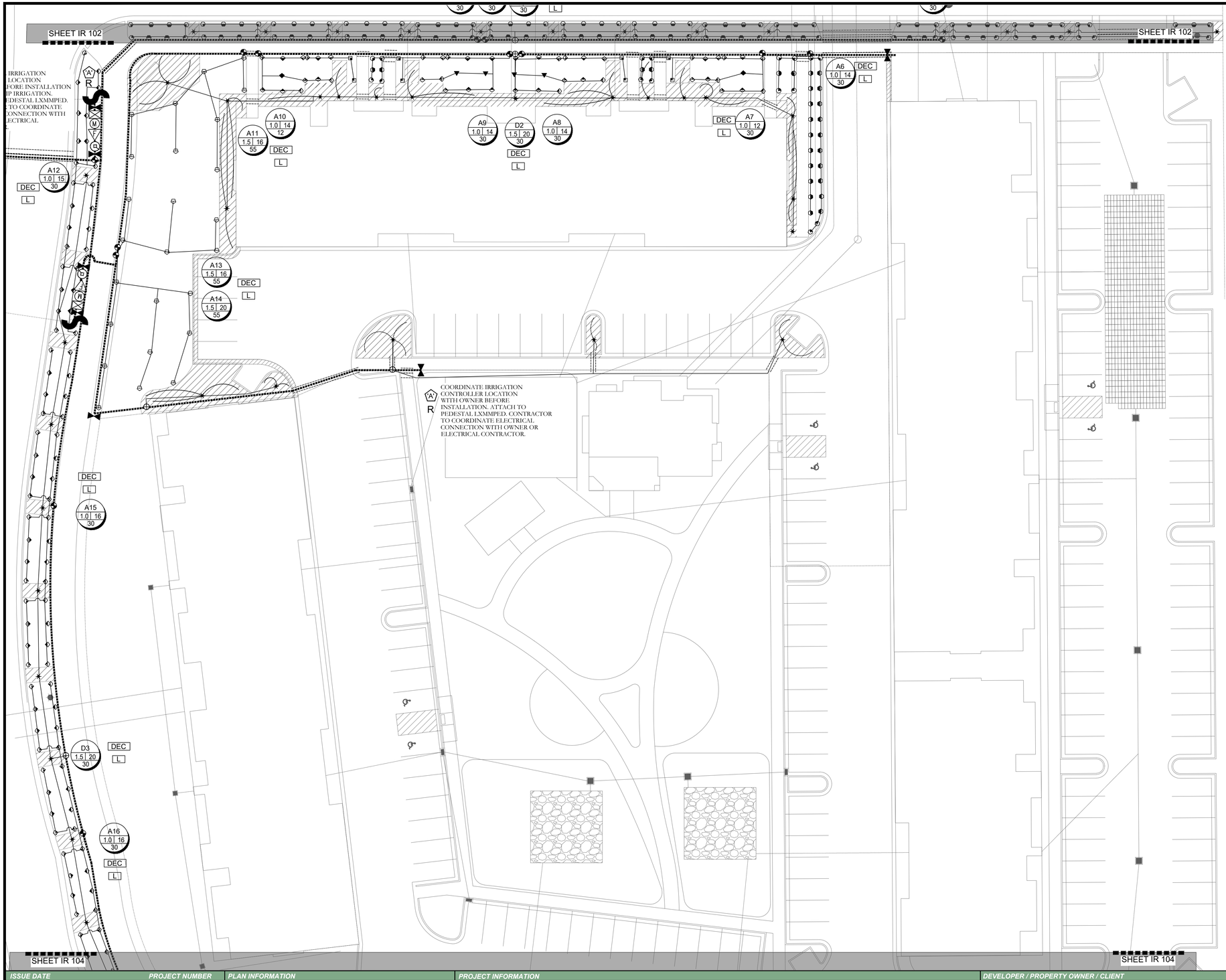
DRAWING INFO

PM:	JTA
DRAWN:	AP
CHECKED:	KA
PLOT DATE:	4/1/2021

IRRIGATION PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-102



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
A	CONTROLLER:RAINBIRD ESP-LXIVM WITH LIMR REMOTE KIT, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
Q	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
DEC / L	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM

14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE: INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.
TOTAL DRIP ZONE FLOW		20 GPM	TIME TO APPLY 1/4" OF WATER		23
MAX. LATERAL LENGTH OF TUBING		350 FT	REQUIRED NUMBER OF STAKES		500
TOTAL LENGTH OF ZONE DRIPLINE		2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS		2
APPLICATION RATE:		.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE:		CLASS 200 1.25"

*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
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4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
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13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
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17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG

A1 — CONTROLLER NUMBER, VALVE NUMBER
1.0 — VALVE SIZE
18 — GALLONS PER MINUTE
55 — PSI AT LAST HEAD IN ZONE

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING.

ISSUE DATE	PROJECT NUMBER
4/1/2021	UT20061

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PLAN INFORMATION

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1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

VISTA VIEW
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Property Owner:
BRAD MORGAN
801-636-3637

Architect / Engineer:
SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
801-655-0566

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

REGISTERED LANDSCAPE ARCHITECT JEREMY AINSWORTH 311917 6301 04/01/2021 RENEWAL 04/30/2021 STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	AP
CHECKED:	KA
PLOT DATE:	4/1/2021

IRRIGATION PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-103

SHEET IR 103

SHEET IR 103

DEC L — A17 — 1.0 | 16 — 30

DEC L — D4 — 1.5 | 20 — 30

DEC L — A18 — 1.0 | 13 — 30

DEC L — A19 — 1.0 | 12 — 30

A20 — 1.0 | 13 — 30

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

ISSUE DATE	PROJECT NUMBER
4/1/2021	UT20061

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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PLAN INFORMATION

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PROJECT INFORMATION

VISTA VIEW
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Property Owner:

BRAD MORGAN
801-636-3637

Architect / Engineer:

SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — JEREMY ANTHONY PETERSEN — 8128137-5501 — 04/01/2021 — STATE OF UTAH

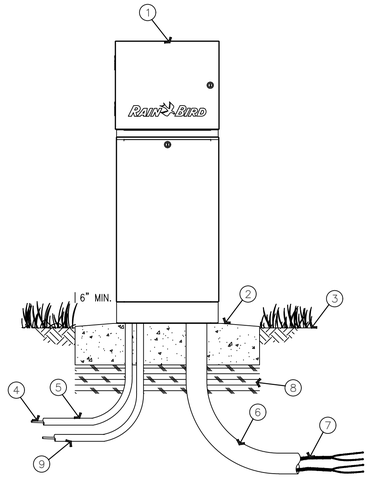
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PLOT DATE:	4/1/2021

IRRIGATION PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-104



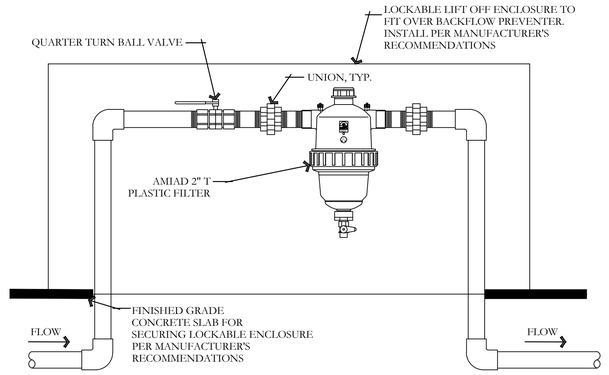
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO WITH LXMM METAL CABINET AND LXMMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.
2. CONCRETE PAD: 6-INCH MINIMUM THICKNESS, 6-INCHES LARGER ON ALL SIDES THAN PEDESTAL FOOTPRINT
3. FINISH GRADE
4. POWER SUPPLY WIRE
5. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
6. 2-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR TWO-WIRE CABLE
7. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
8. COMPACTED SUBGRADE
9. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR GROUND

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

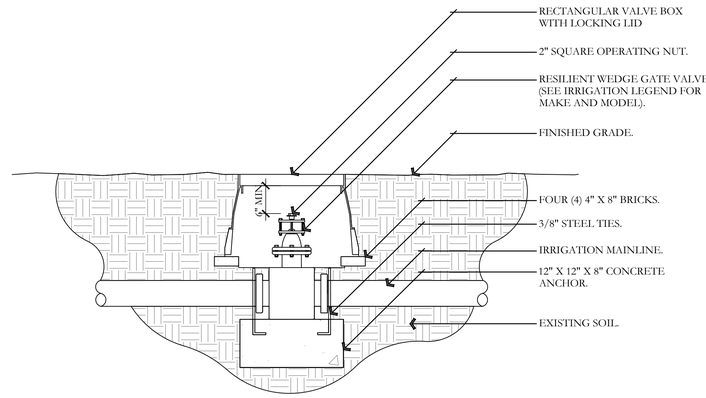
KEY SPECIFICATIONS

FEATURE / MODEL	MAX PROGRAMS	STATIONS	MAX SIMULSTATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL PEDESTAL
NOT TO SCALE — PKJ DESIGN GROUP

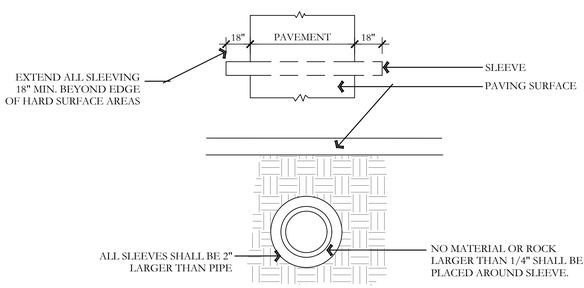


B 2" PLASTIC FILTER DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

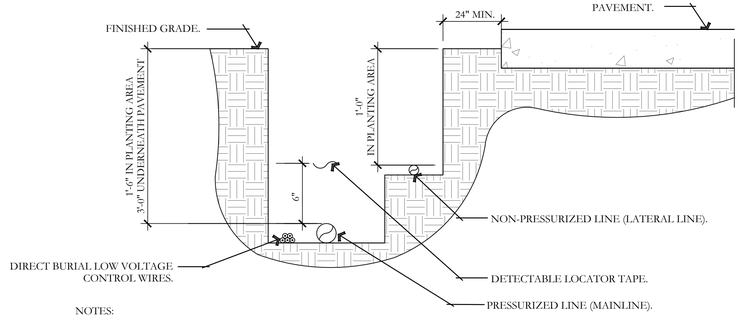


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



D TYPICAL SLEEVING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

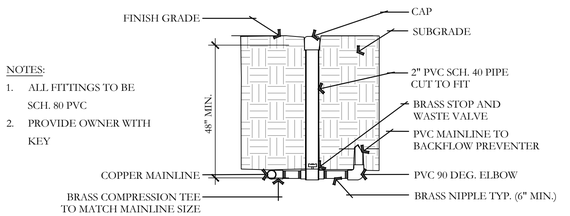


NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

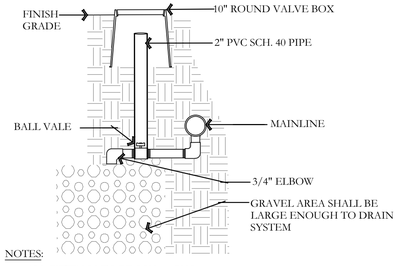
NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL
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NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

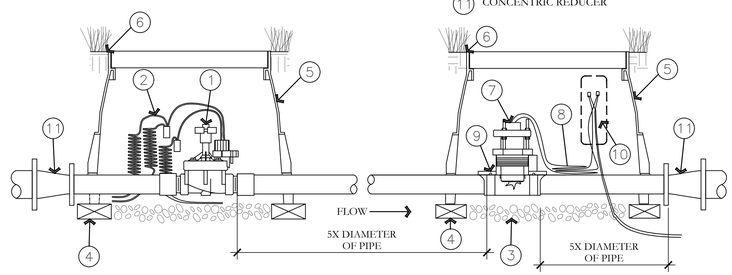
H STOP AND WASTE VALVE ASSEMBLY DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

1. NORMALLY OPEN MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
4. BRICK (1 OF 4)
5. VALVE BOX WITH COVER - 12-INCH SIZE
6. FINISH GRADE
7. RAIN BIRD FS SERIES 350 FLOW SENSOR(S)
8. 36-INCH LENGTH OF COILED PE-CABLE TO FLOW SENSING EQUIPMENT AT CCU/SATELLIT CONTROLLER ASSEMBLY
9. DOUBLE-STRAP SADDLE
10. SEE MAXICOM DETAIL 611 FOR SPLICE. SEE FLOW SENSOR DETAIL FOR WIRING DIAGRAM.
11. CONCENTRIC REDUCER



I MASTER VALVE AND FLOW SENSOR DETAIL
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SPANISH FORK, UT 84660
801-655-0566

LANDSCAPE ARCHITECT / PLANNER

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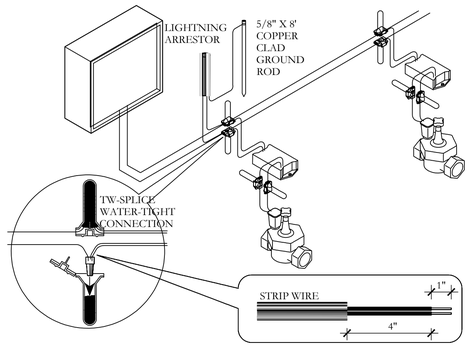
LICENSED LANDSCAPE ARCHITECT — STEVE AINSWORTH — 5128127-5301 — 04/01/2022 — REGISTERED LANDSCAPE ARCHITECT — STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	AP
CHECKED:	KA
PLOT DATE:	4/1/2021

IRRIGATION DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

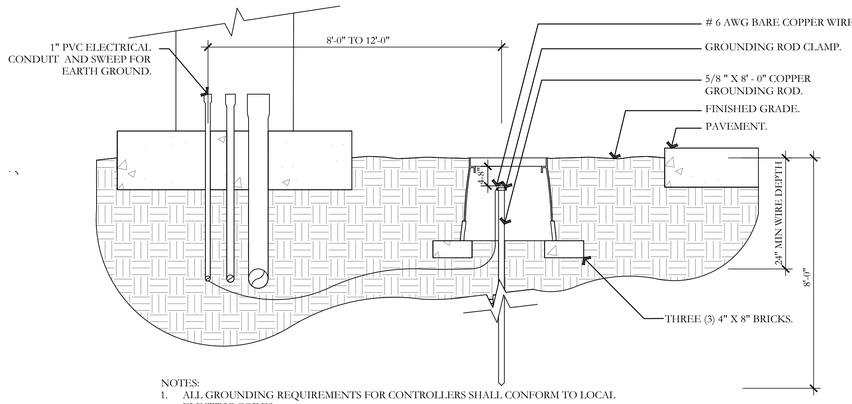
IR-501



J 2-WIRE CONNECTION DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

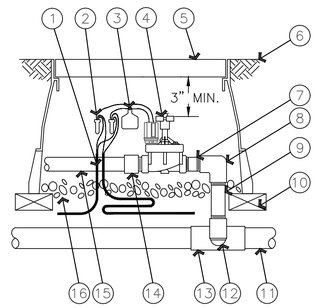


NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE



1. 30-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC SCH 40 TEE OR ELL
13. PVC SCH 40 MALE ADAPTER
14. PVC LATERAL PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM

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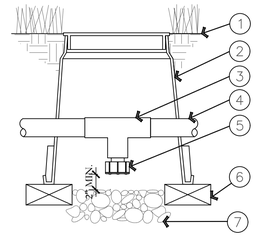
NOT TO SCALE

NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR SPRAYHEAD DETAIL

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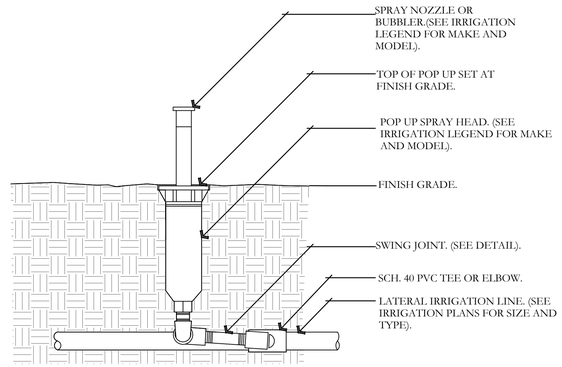


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L LATERAL LINE DRAIN VALVE DETAIL

PKJ DESIGN GROUP

NOT TO SCALE



NOTE:
1. 6" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

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4/1/2021	UT20061

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SPANISH FORK, UTAH

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Property Owner:

BRAD MORGAN
801-636-3637

Architect / Engineer:

SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
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LICENSE STAMP

REGISTERED LANDSCAPE ARCHITECT
JEREMY ANDREOTTI
812812-5301
04/01/2021
LICENSE
STATE OF UTAH

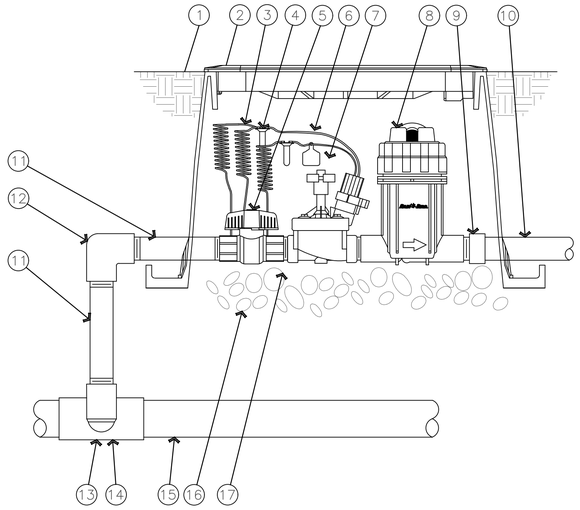
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PLOT DATE:	4/1/2021

IRRIGATION DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

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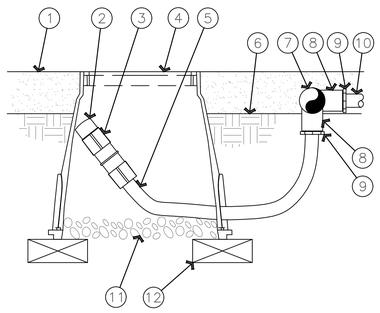


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

P DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



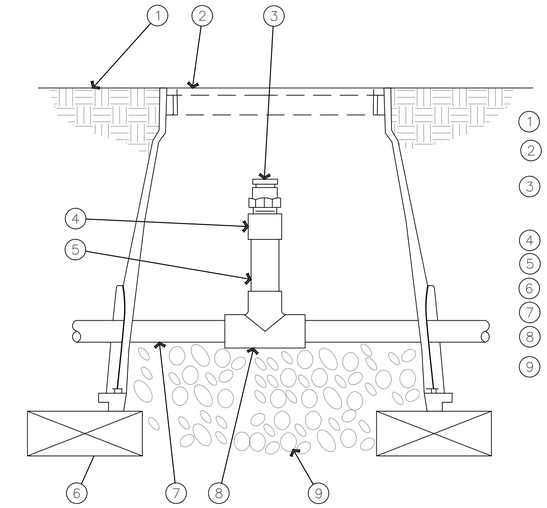
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL
12. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

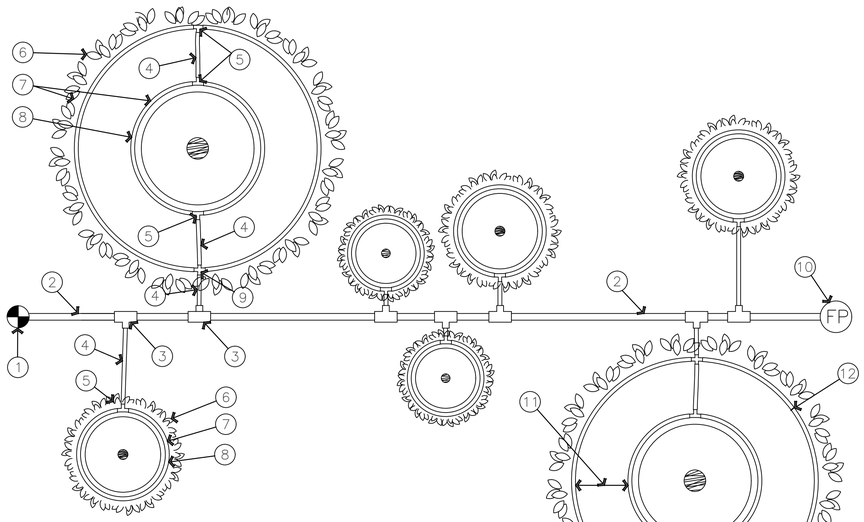


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE

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1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP MANIFOLD PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES BLANK TUBING (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANSWORTH
812817-5501
04/01/2021
RENEWAL DATE
STATE OF UTAH

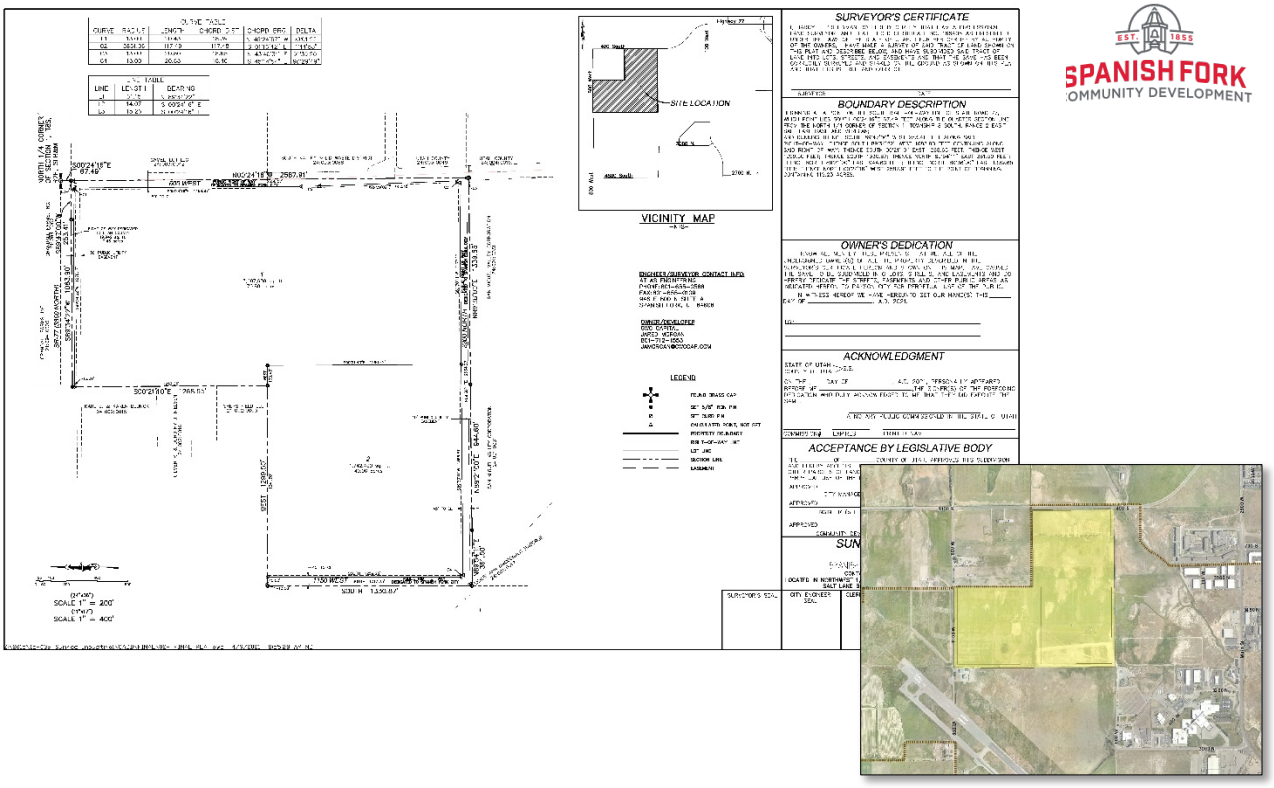
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IRRIGATION DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-503



Sunroc Industrial Final Plat Approval Request

April 14, 2021, Development Review Committee.

Located at 3468 North 1150 West, including 120 acres.

The subject property is zoned I-1.

The applicant has requested that a Final Plat of two (2) lots in an industrial subdivision be approved.

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 General Plan Designation and Zoning Map.
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 any red-lines.

Key Issues

1. Is the proposal consistent with the Preliminary Plat?
2. Improvements.
3. Utilities.
4. Trails.

Exhibits

1. Final Plat.

SUNROC INDUSTRIAL PLAT "A"

AN INDUSTRIAL SUBDIVISION
SPANISH FORK CITY, UTAH
FINAL PLAN SET
APRIL 2021

-SHEET INDEX-

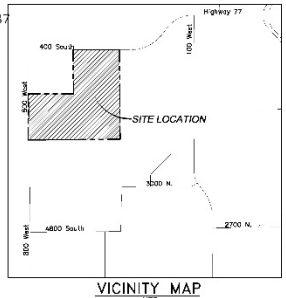
SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY & INDEX
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
6	ELECTRICAL PLAN
PP-01	PLAN & PROFILE – 3300 NORTH – STA. 10+00 TO STA. 14+50
PP-02	PLAN & PROFILE – 3300 NORTH – STA. 14+50 TO STA. 19+00
PP-03	PLAN & PROFILE – 3300 NORTH – STA. 19+00 TO STA. 24+00
PP-04	PLAN & PROFILE – 3300 NORTH – STA. 24+00 TO STA. 29+00
PP-05	PLAN & PROFILE – 3300 NORTH – STA. 29+00 TO STA. 33+00
PP-06	PLAN & PROFILE – 3300 NORTH – STA. 33+00 TO STA. 36+67.17
PP-07	PLAN & PROFILE – 1150 WEST – STA. 10+00 TO STA. 15+00
PP-08	PLAN & PROFILE – 1150 WEST – STA. 15+00 TO STA. 20+00
PP-09	PLAN & PROFILE – 1150 WEST – STA. 20+00 TO STA. 23+87.87
SS-01	OFFSITE SEWER – 1150 WEST – STA. 10+00 TO STA. 15+00
SS-02	OFFSITE SEWER – 1150 WEST – STA. 15+00 TO STA. 20+00
SS-03	OFFSITE SEWER – 1150 WEST – STA. 20+00 TO STA. 21+65.65
DT-01	DETAIL SHEET

LEGEND
(APPLIES TO ALL SHEETS)

SECTION CORNER
SET 5/8" IRON PIN
CALCULATED POINT, NOT SET
EXISTING POWER POLE
EXISTING FIRE HYDRANT
EXISTING STREET LIGHT
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED SIGN
PROPOSED STREET SIGN
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
EXISTING DITCH LINE
EXISTING OVERHEAD POWER
EXISTING FENCE LINE
EXISTING DITCH
EXISTING SANITARY SEWER MANHOLE
EXISTING CULINARY WATERLINE
EXISTING PRESSURIZED IRRIGATION
PROPOSED PVC SDR-35 SEWER MAIN
PROPOSED CULINARY WATERLINE
PROPOSED PRESSURIZED IRRIGATION
PROPOSED 4" SEWER LATERAL
PROPOSED 6" CULINARY WATER LATERAL
PROPOSED 6" MASONRY WALL

OWNER/DEVELOPER
SUNROC CAPITAL
JARED MORGAN
801.792.1953
JAMORGAN@SUNROCCAP.COM

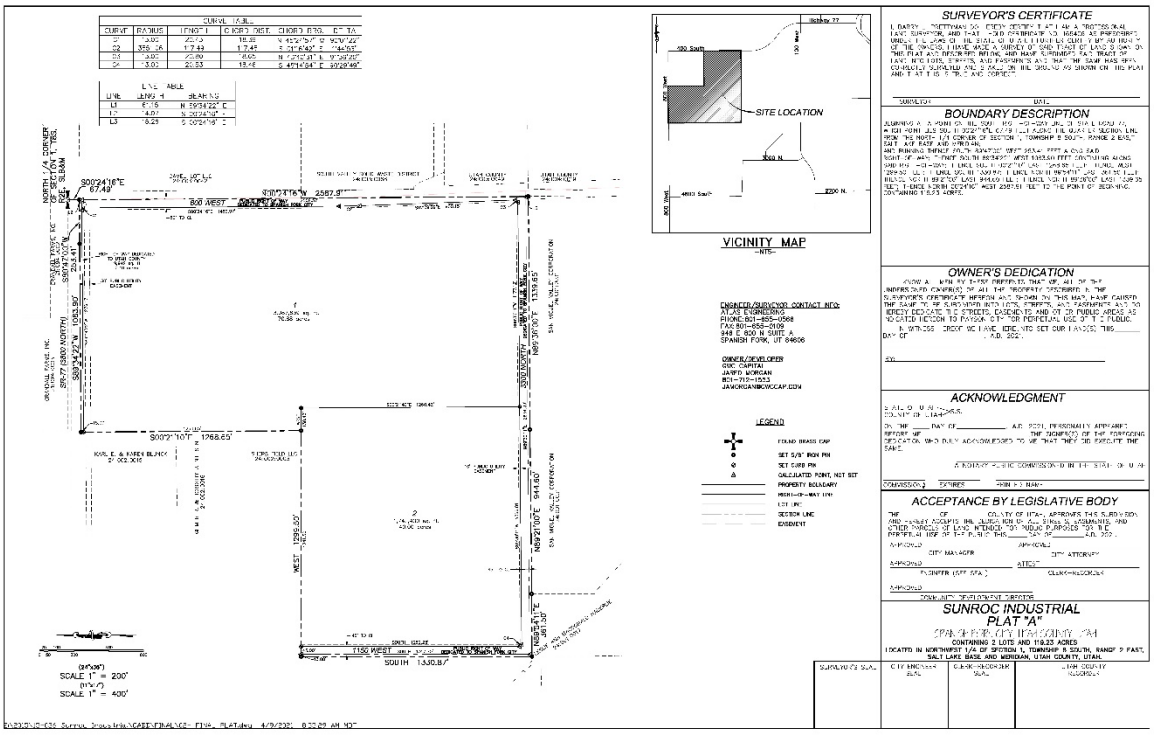
NOTICE
BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

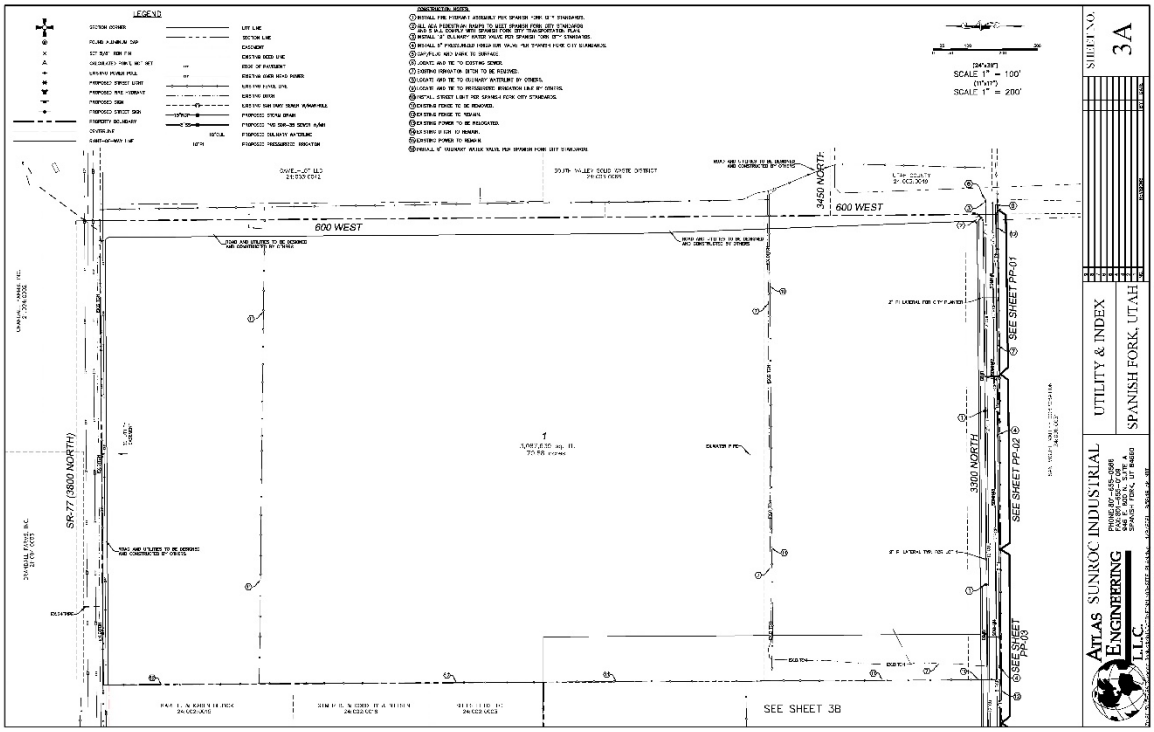


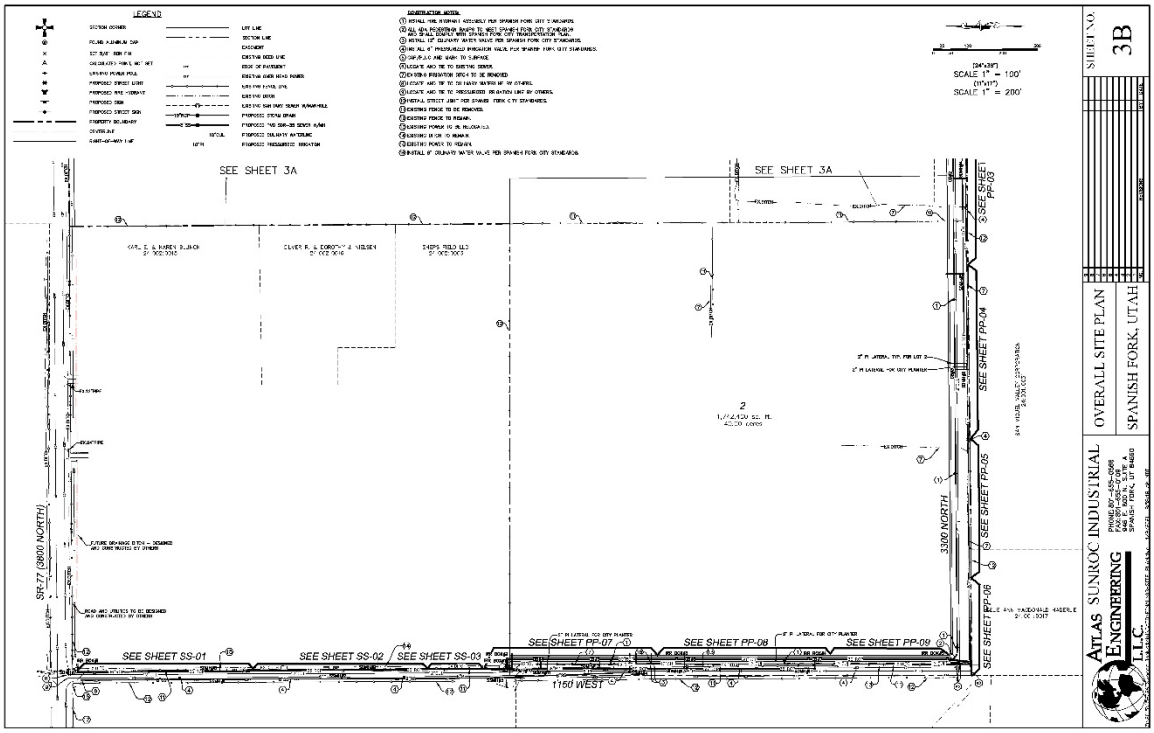
VICINITY MAP
-NTS-

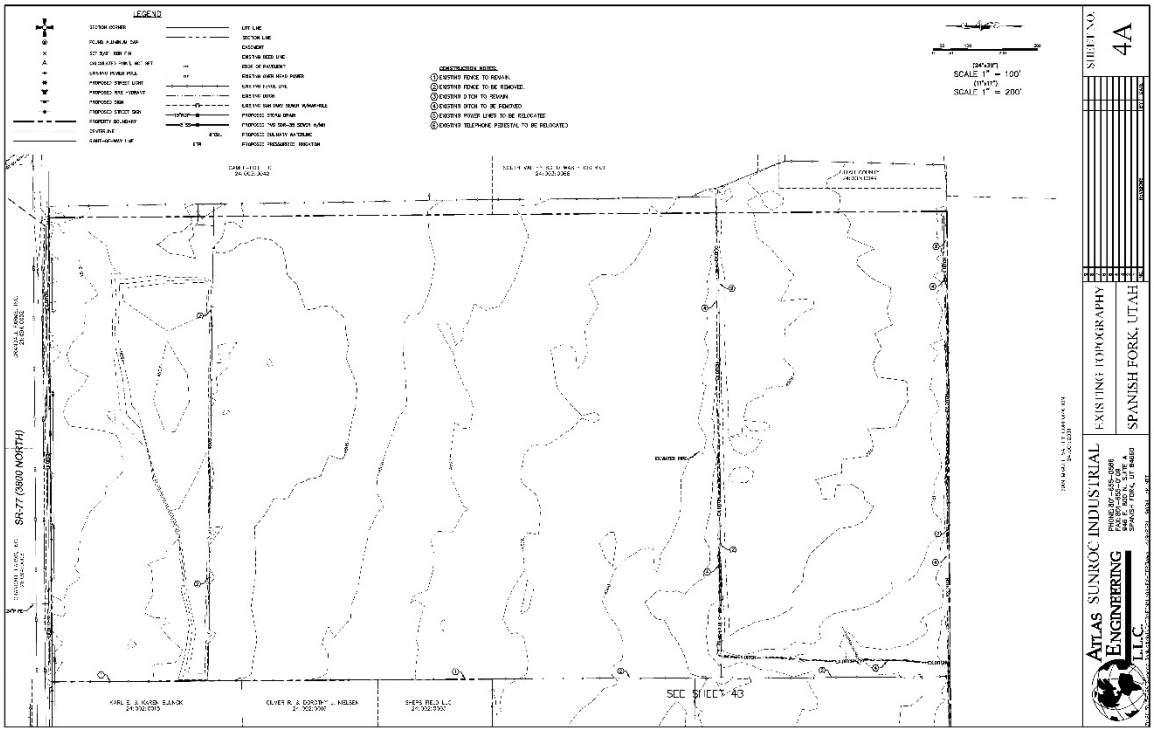
GENERAL NOTES
1. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
2. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
3. ANY EXISTING FACILITIES AFFECTED BY DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF MFFPR RISER, SPRWDF 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 GMI ENGINEERING DATED MARCH 19, 2018, PROJECT NO. 1098J.
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.

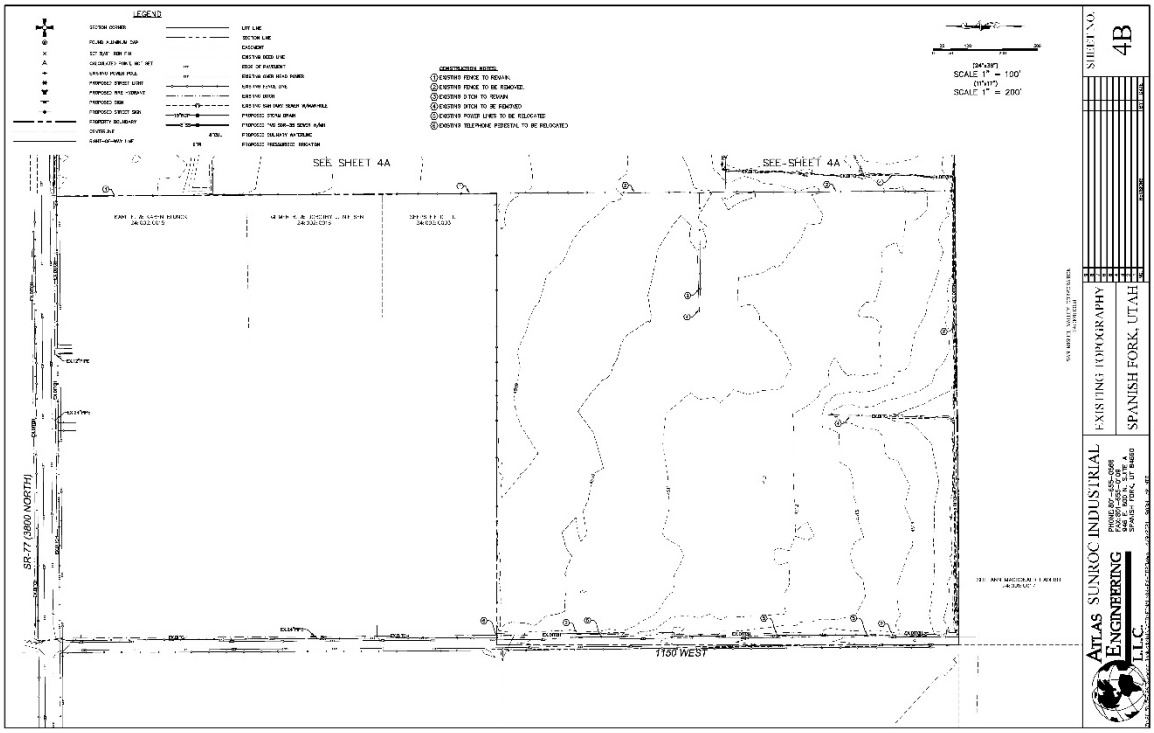
ATLAS ENGINEERING L.L.C.
PHONE:801-855-0568
FAX:801-855-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

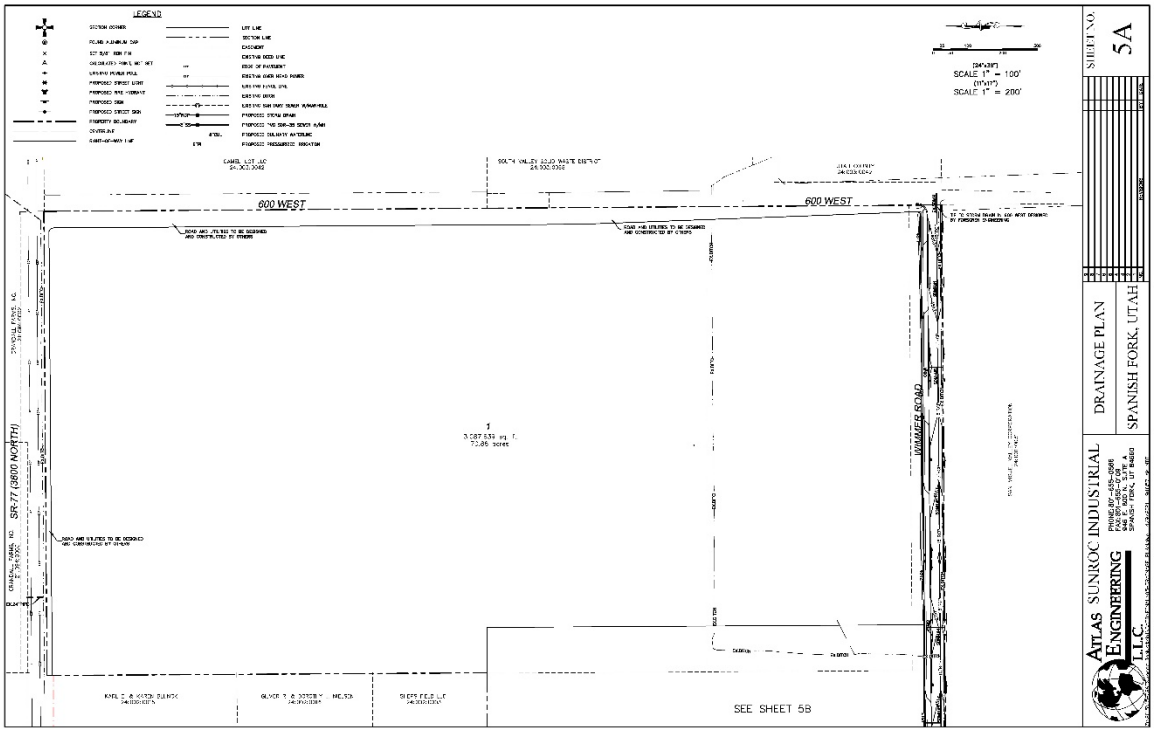


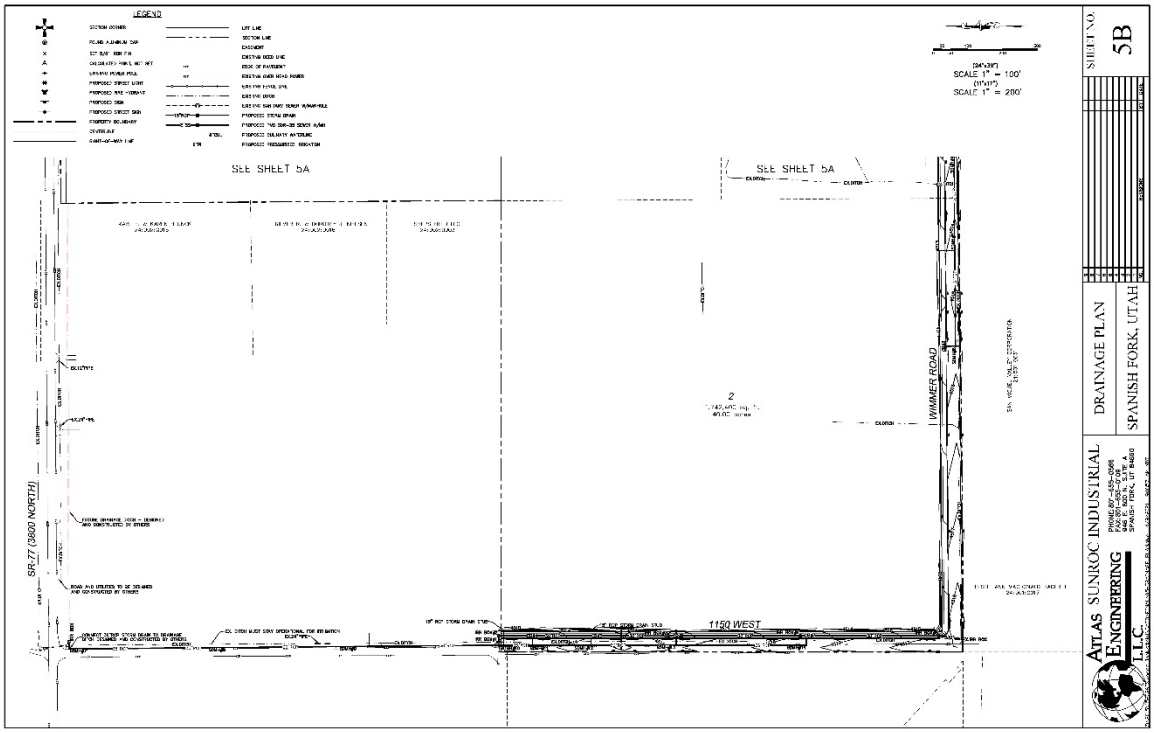

LEGEND
600 WEST
3450 NORTH
SR-77 (3800 NORTH)
3300 NORTH
SEE SHEET PP-01
SEE SHEET PP-02
SEE SHEET PP-03
SEE SHEET 3B
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO. 3A
UTILITY & INDEX
SPANISH FORK, UTAH
ATLAS SUNROC INDUSTRIAL ENGINEERING L.L.C.

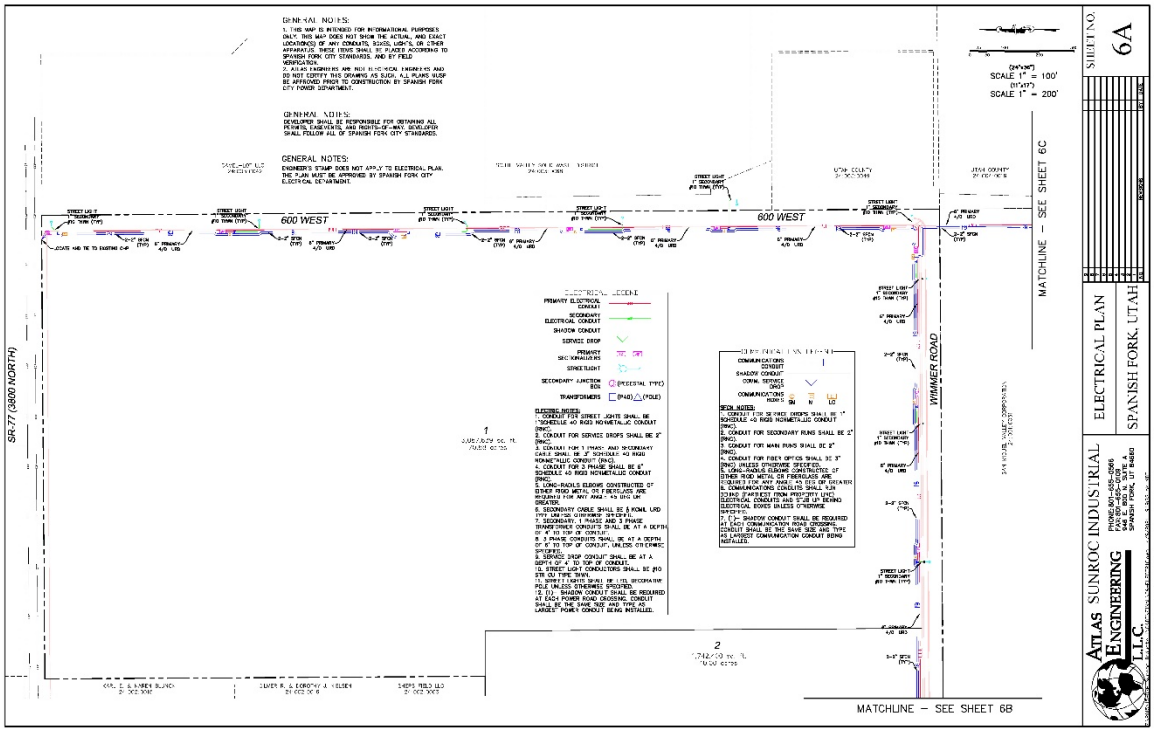

LEGEND
SEE SHEET 3A
SEE SHEET 3A
SR-77 (3800 NORTH)
3300 NORTH
1150 WEST
SEE SHEET SS-01
SEE SHEET SS-02
SEE SHEET SS-03
SEE SHEET PP-07
SEE SHEET PP-08
SEE SHEET PP-09
SEE SHEET PP-04
SEE SHEET PP-05
SEE SHEET PP-06
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO. 3B
OVERALL SITE PLAN
SPANISH FORK, UTAH
ATLAS SUNROC INDUSTRIAL ENGINEERING L.L.C.

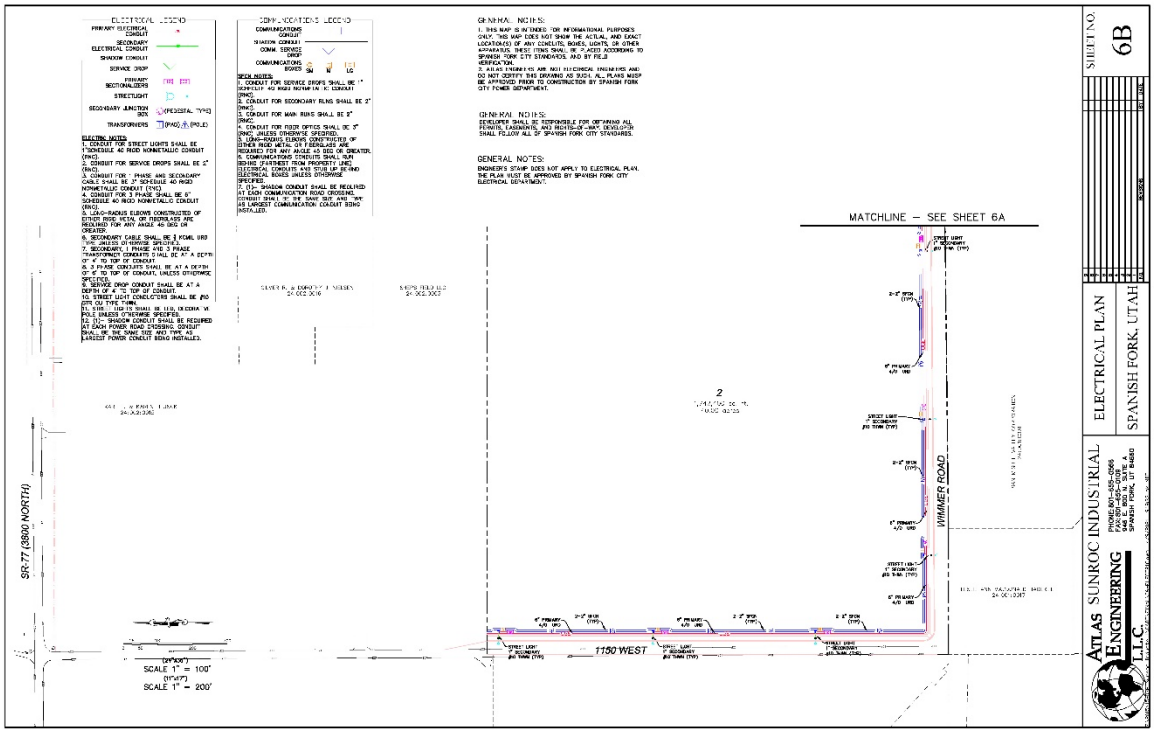

LEGEND
SCALE 1" = 100'
SCALE 1" = 200'
SR-77 (3800 NORTH)
SCC SHEET 4B
SHEET NO.
4A
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
ATLAS SUNROC INDUSTRIAL ENGINEERING L.L.C.

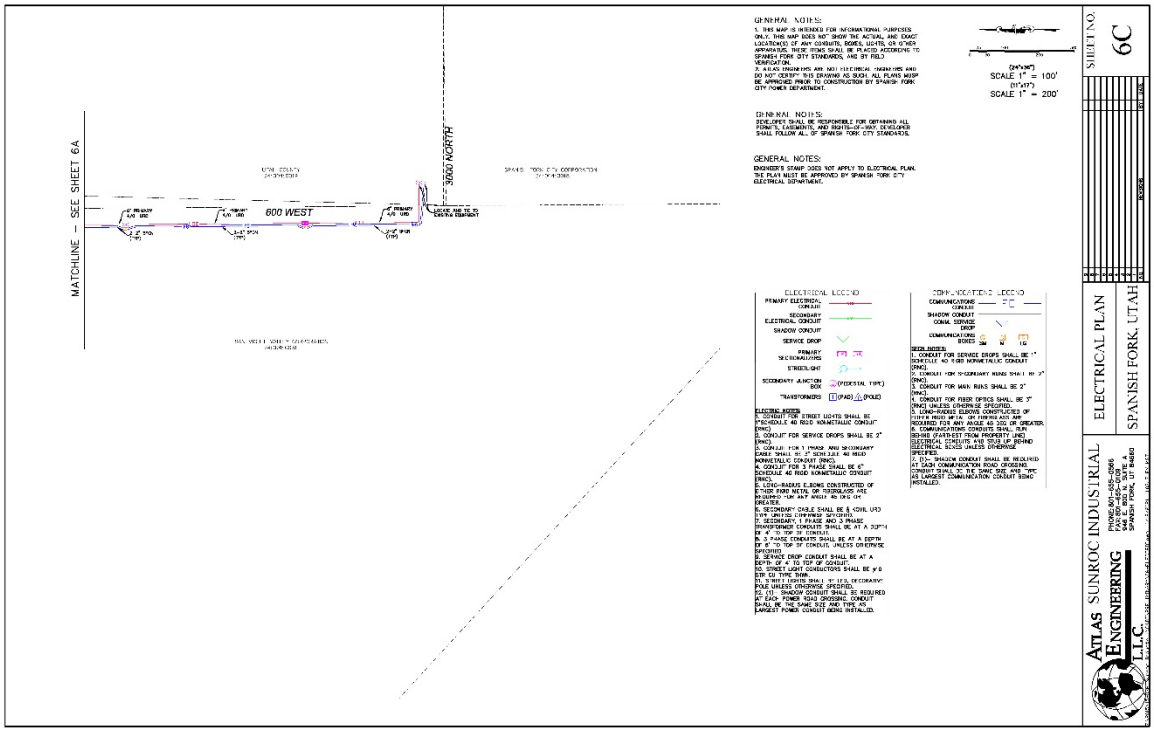

LEGEND
SCALE 1" = 100'
SCALE 1" = 200'
SEE SHEET 4A
SEE SHEET 4A
SR-77 (3800 NORTH)
1150 WEST
SHEET NO.
4B
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
ATLAS SUNROC INDUSTRIAL ENGINEERING L.L.C.

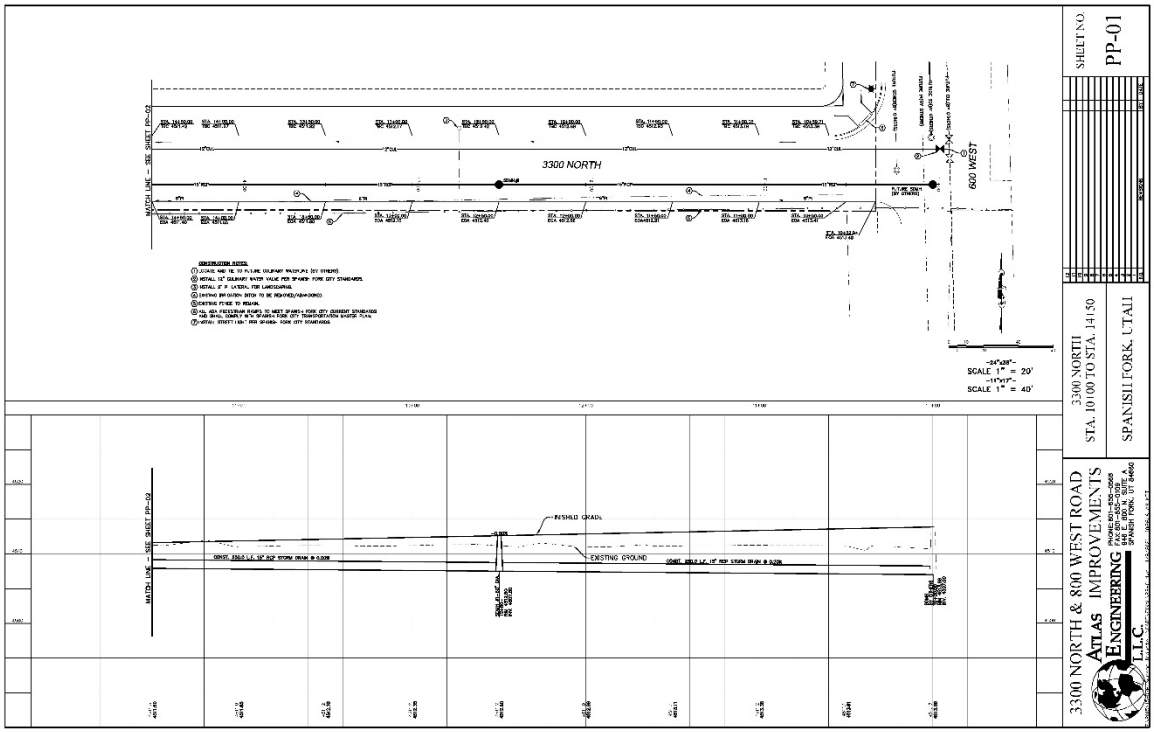

LEGEND
SCALE 1" = 100'
SCALE 1" = 200'
600 WEST
SR-77 (3800 NORTH)
WIMMER ROAD
SEE SHEET 5B
SHEET NO.
5A
DRAINAGE PLAN
SPANISH FORK, UTAH
ATLAS SUNROC INDUSTRIAL ENGINEERING L.L.C.

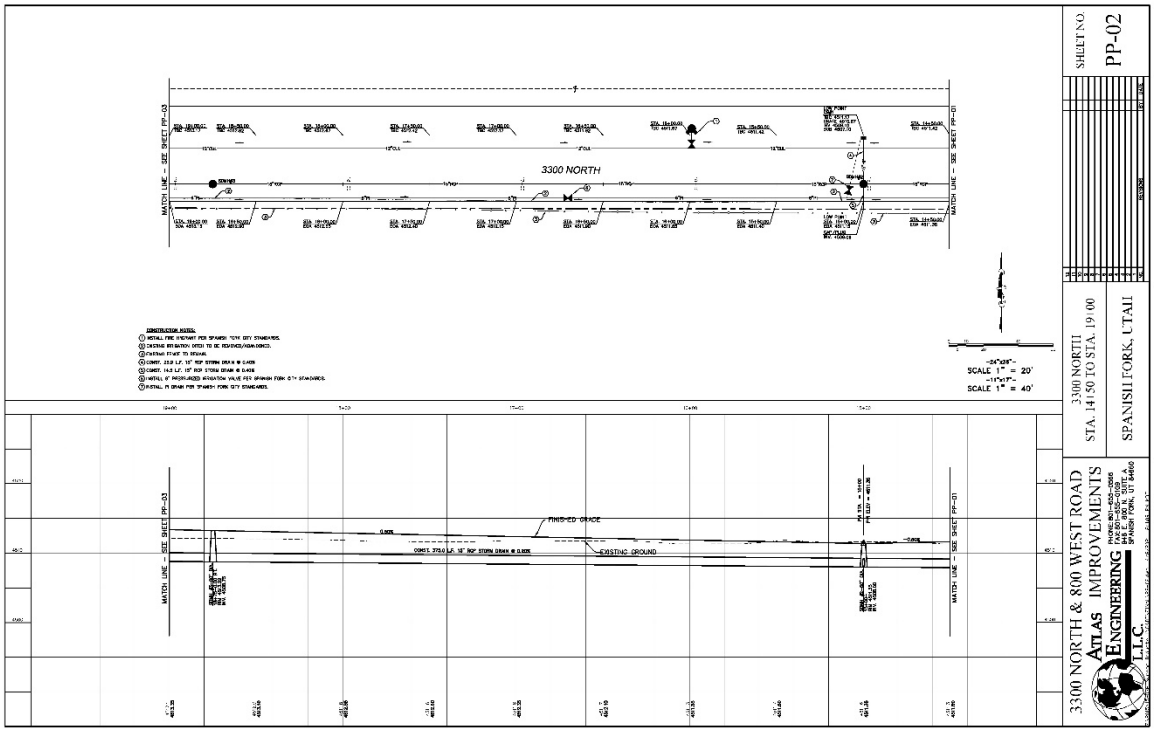

LEGEND
SCALE 1" = 100'
SCALE 1" = 200'
SEE SHEET 5A
SEE SHEET 5A
SR-77 (3800 NORTH)
WIMMER ROAD
1150 WEST
SHEET NO.
5B
DRAINAGE PLAN
SPANISH FORK, UTAH
ATLAS SUNROC INDUSTRIAL ENGINEERING L.L.C.

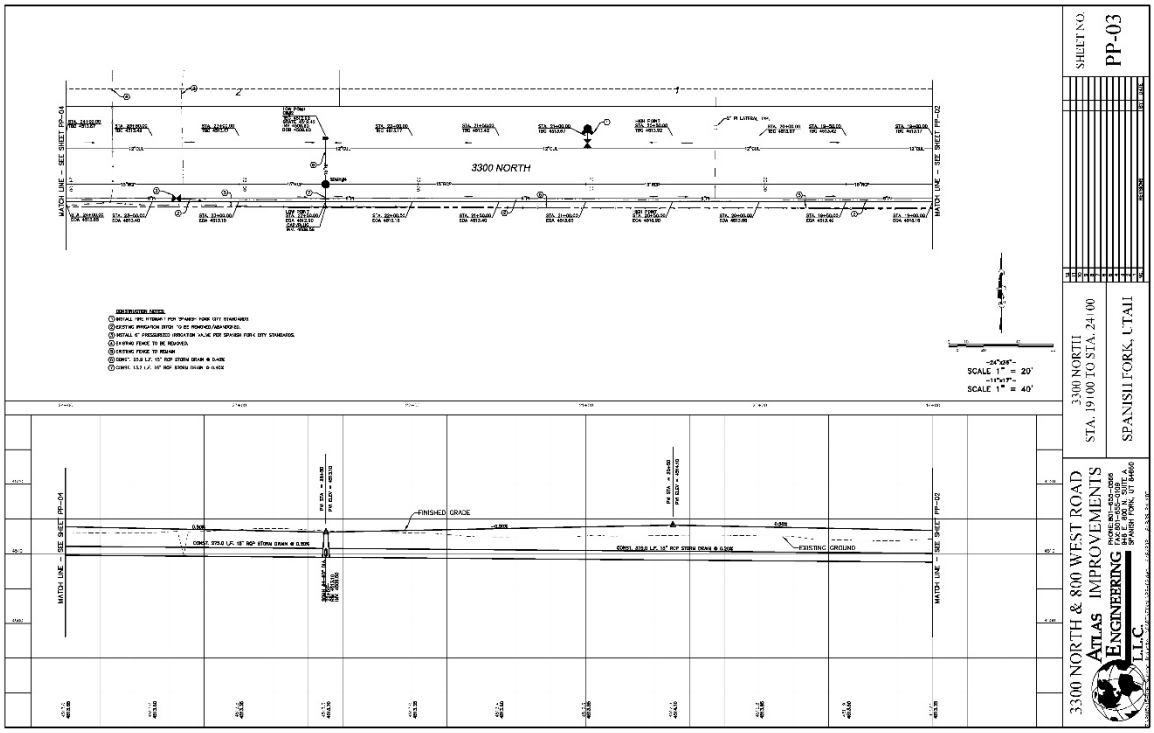

SHEET NO.
6A
SCALE 1" = 100'
SCALE 1" = 200'
600 WEST
WIMMER ROAD
SR-77 (3800 NORTH)
MATCHLINE – SEE SHEET 6C
MATCHLINE – SEE SHEET 6B
ELECTRICAL PLAN
SPANISH FORK, UTAH
ATLAS SUNROC INDUSTRIAL ENGINEERING L.L.C.

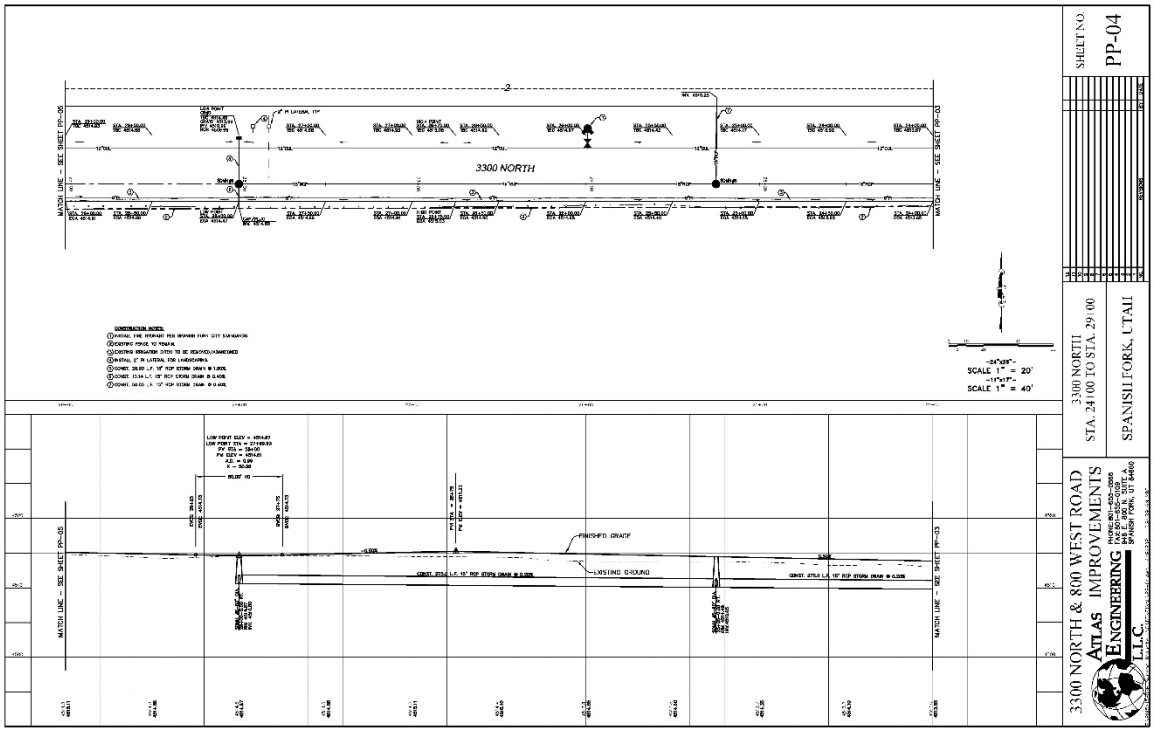

SHEET NO.
6B
MATCHLINE – SEE SHEET 6A
WIMMER ROAD
SR-77 (3800 NORTH)
1150 WEST
SCALE 1" = 100'
SCALE 1" = 200'
ELECTRICAL PLAN
SPANISH FORK, UTAH
ATLAS SUNROC INDUSTRIAL ENGINEERING L.L.C.

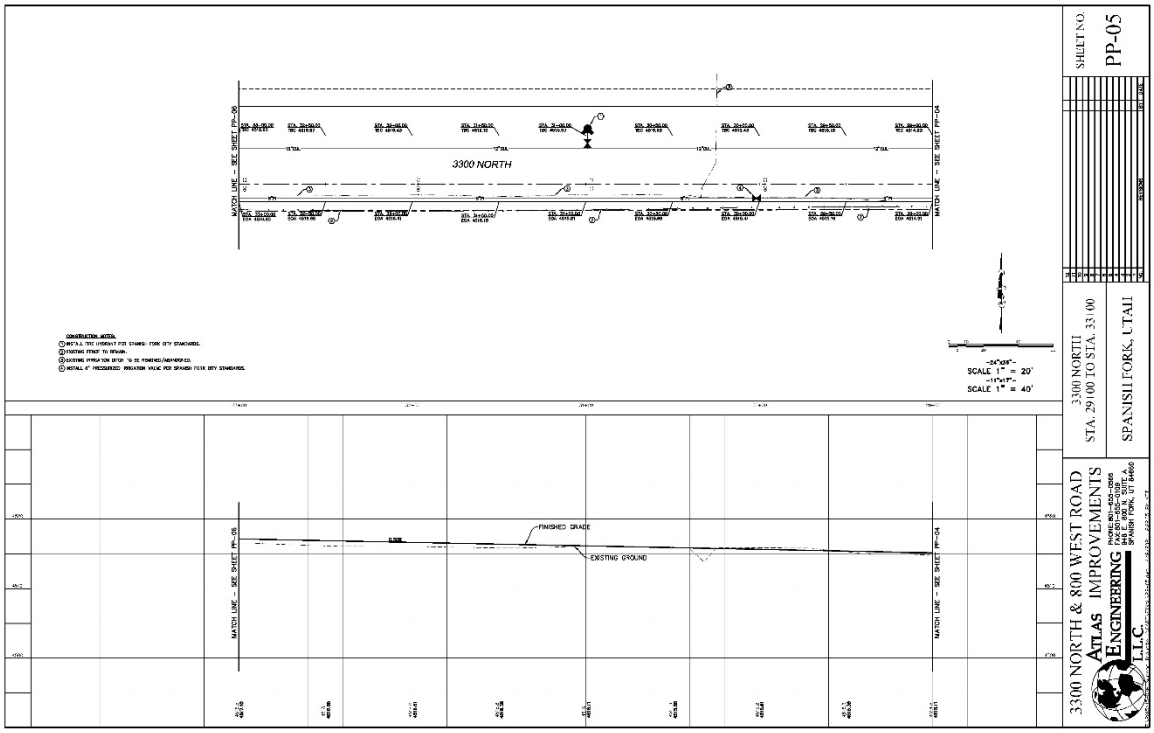

MATCHLINE — SEE SHEET 6A
600 WEST
3300 NORTH
GENERAL NOTES:
1. THIS MAP IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT SHOW THE ACTUAL AND EXACT LOCATION(S) OF ANY CONDUITS, BOXES, VAULTS, OR OTHER APPARATUS. THESE ITEMS SHALL BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS, AND BY FIELD VERIFICATION.
2. ATLAS ENGINEERING ARE NOT UNDERGROUND UTILITY LOCATORS AND DO NOT DENOTE SUCH DRAWING AS SUCH. ALL PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION BY SPANISH FORK CITY POWER DEPARTMENT.
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:
ENGINEER'S STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRICAL DEPARTMENT.
SCALE 1" = 100'
SCALE 1" = 200'
ELECTRICAL LEGEND
PRIMARY ELECTRICAL CONDUIT
SECONDARY ELECTRICAL CONDUIT
SHADOW CONDUIT
SERVICE DROP
PRIMARY SECONDARY
STREETLIGHT
SECONDARY JUNCTION BOX (PEDESTAL TYPE)
TRANSFORMERS (PAD) (POLE)
COMMUNICATIONS LEGEND
COMMUNICATIONS CONDUIT
SHADOW CONDUIT
CONDUIT SHARED WITH POWER
COMMUNICATIONS BOXES
ELECTRICAL NOTES:
1. CONDUIT FOR STREET LIGHTS SHALL BE 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 2" SCH 3.80 40 RIGID NONMETALLIC CONDUIT (RNC).
4. CONDUIT FOR 3 PHASE SHALL BE 4" 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 #2/0 AL CVV 15KV UNI-GUARD (TRIPLEX) 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 3' 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 THHN.
11. CONDUIT FOR SECONDARY AT SOLE SECONDARY POLE SHALL BE 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 NOTES:
1. CONDUIT FOR SERVICE DROPS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SECONDARY RISERS SHALL BE 3" (RNC).
3. CONDUIT FOR MAIN RUNS SHALL BE 3" (RNC).
4. CONDUIT FOR FIBER OPTICS SHALL BE 3" SCHEDULE 40 RIGID NONMETALLIC CONDUIT.
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 SHALL BE AT A DEPTH AS SHOWN 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.
SHEET NO. 6C
ELECTRICAL PLAN
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.
SUNROC INDUSTRIAL

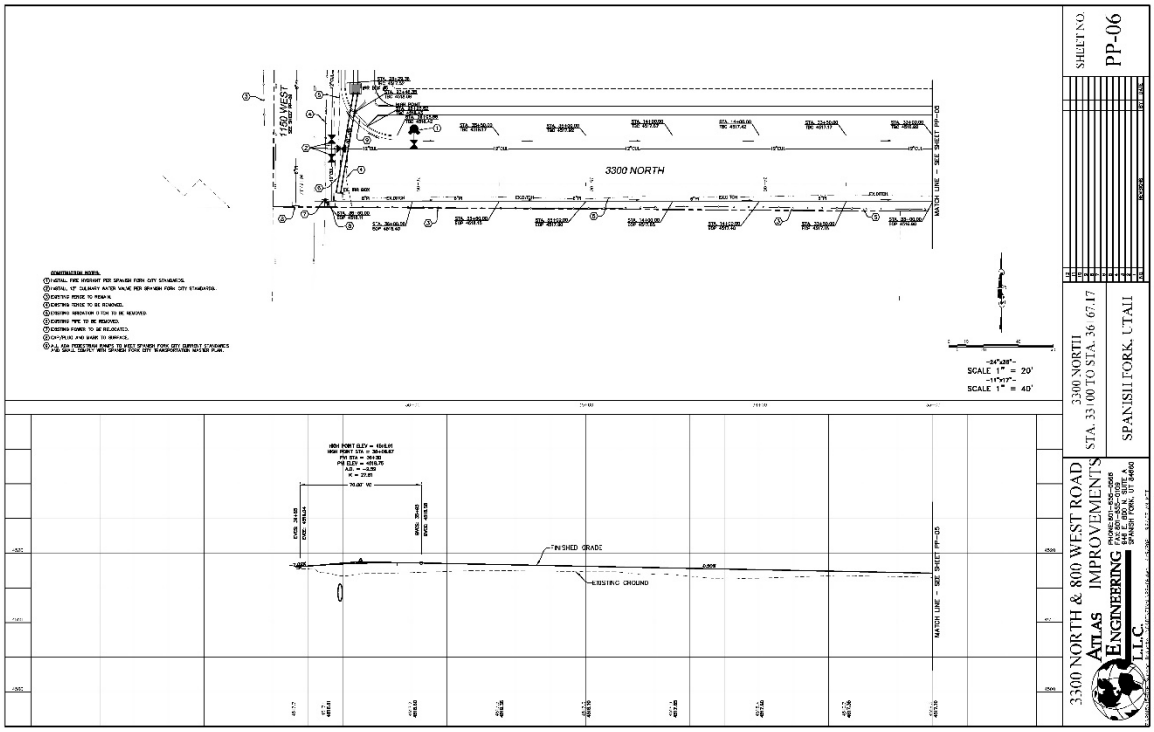

MATCH LINE — SEE SHEET PP-02
3300 NORTH
600 WEST
SCALE 1" = 20'
SCALE 1" = 40'
MATCH LINE — SEE SHEET PP-02
INSHED GRADE
EXISTING GROUND
SHEET NO. PP-01
3300 NORTH & 800 WEST ROAD IMPROVEMENTS
3300 NORTH
STA. 10+00 TO STA. 14+50
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.

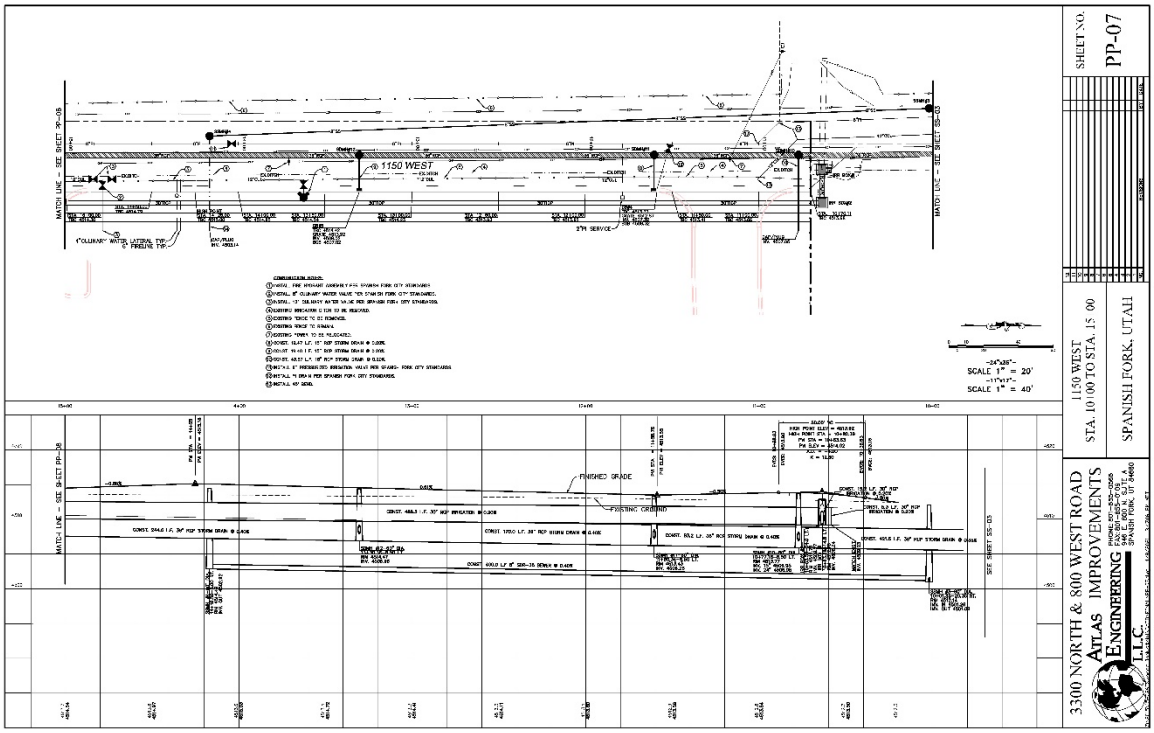

3300 NORTH
MATCH LINE – SEE SHEET PP-03
MATCH LINE – SEE SHEET PP-01
FINISHED GRADE
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-02
3300 NORTH
STA. 14+50 TO STA. 19+00
SPANISH FORK, UTAH
3300 NORTH & 800 WEST ROAD
IMPROVEMENTS
ATLAS ENGINEERING L.L.C.

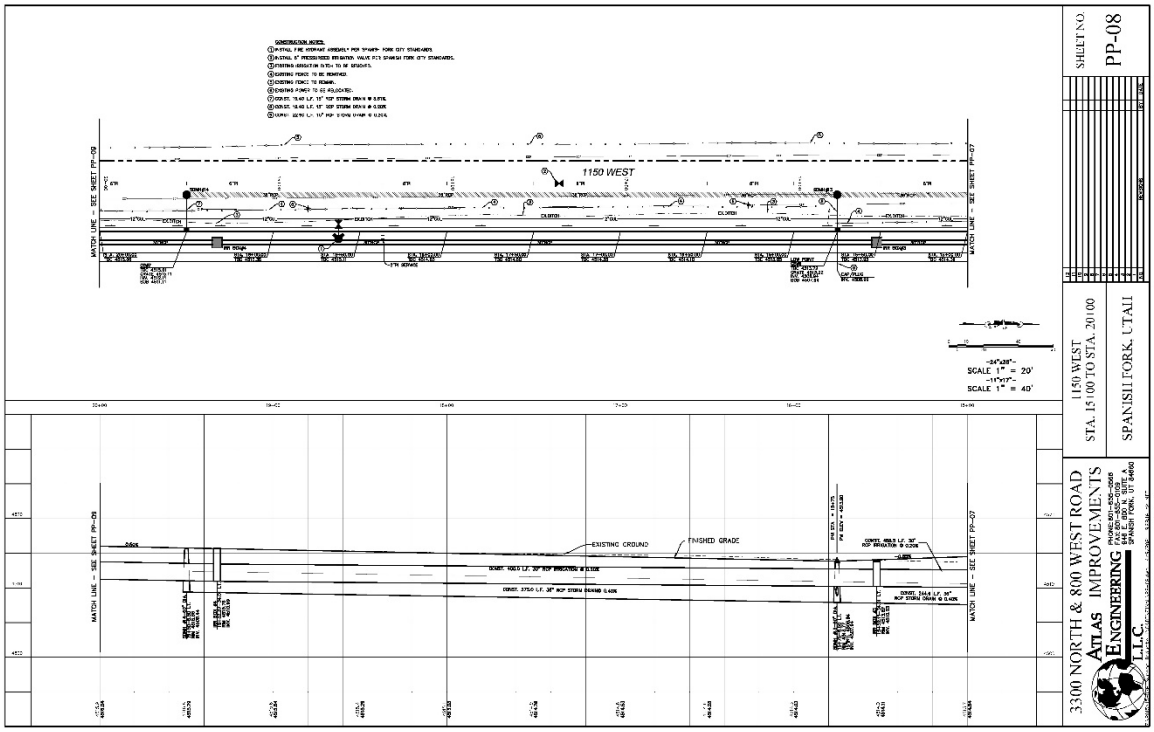

3300 NORTH
MATCH LINE – SEE SHEET PP-04
MATCH LINE – SEE SHEET PP-02
FINISHED GRADE
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-03
3300 NORTH
STA. 19+00 TO STA. 24+00
SPANISH FORK, UTAH
3300 NORTH & 800 WEST ROAD
IMPROVEMENTS
ATLAS ENGINEERING L.L.C.

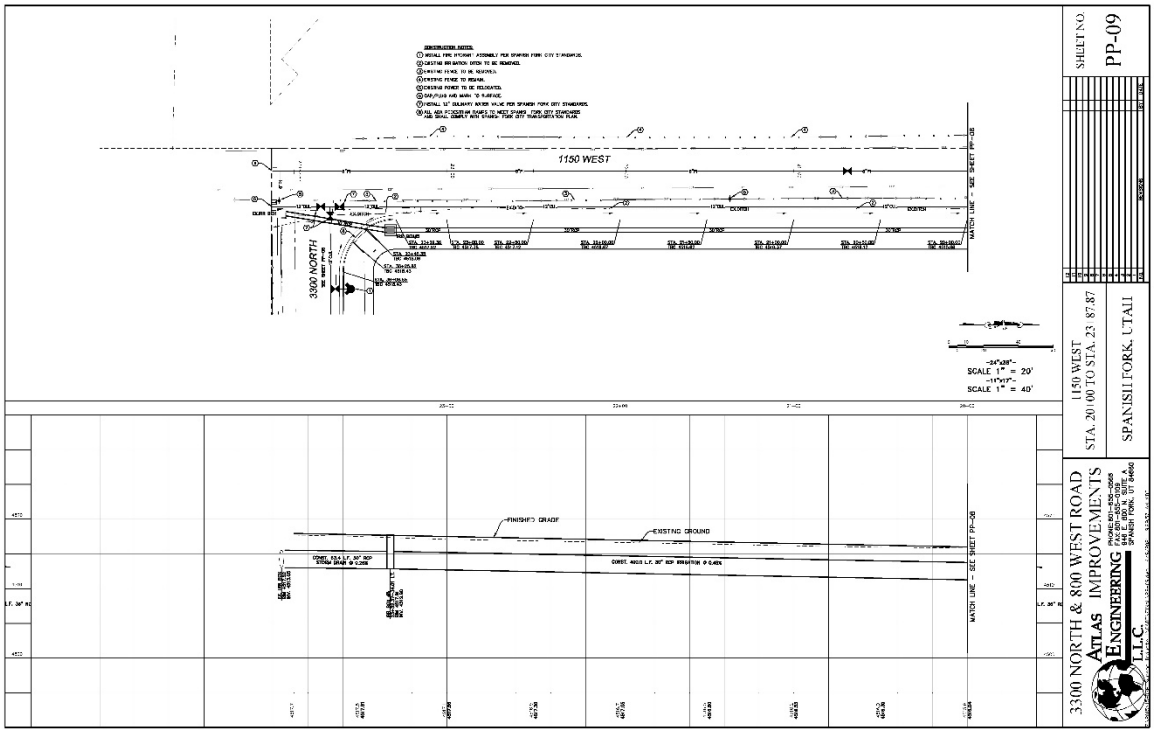

3300 NORTH
MATCH LINE – SEE SHEET PP-05
MATCH LINE – SEE SHEET PP-03
FINISHED GRADE
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-04
3300 NORTH
STA. 24+00 TO STA. 29+00
SPANISH FORK, UTAH
3300 NORTH & 800 WEST ROAD
IMPROVEMENTS
ATLAS ENGINEERING L.L.C.

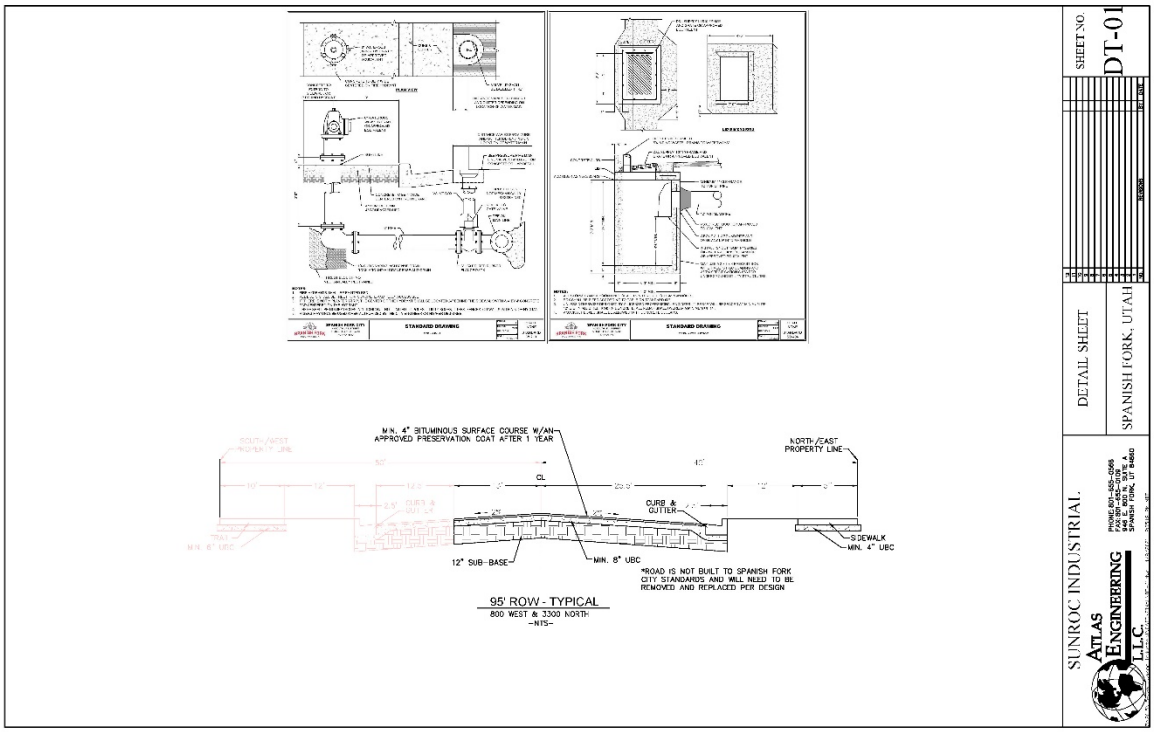

3300 NORTH
MATCH LINE – SEE SHEET PP-06
MATCH LINE – SEE SHEET PP-04
FINISHED GRADE
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-05
3300 NORTH
STA. 29+00 TO STA. 33+00
SPANISH FORK, UTAH
3300 NORTH & 800 WEST ROAD
IMPROVEMENTS
ATLAS ENGINEERING L.L.C.

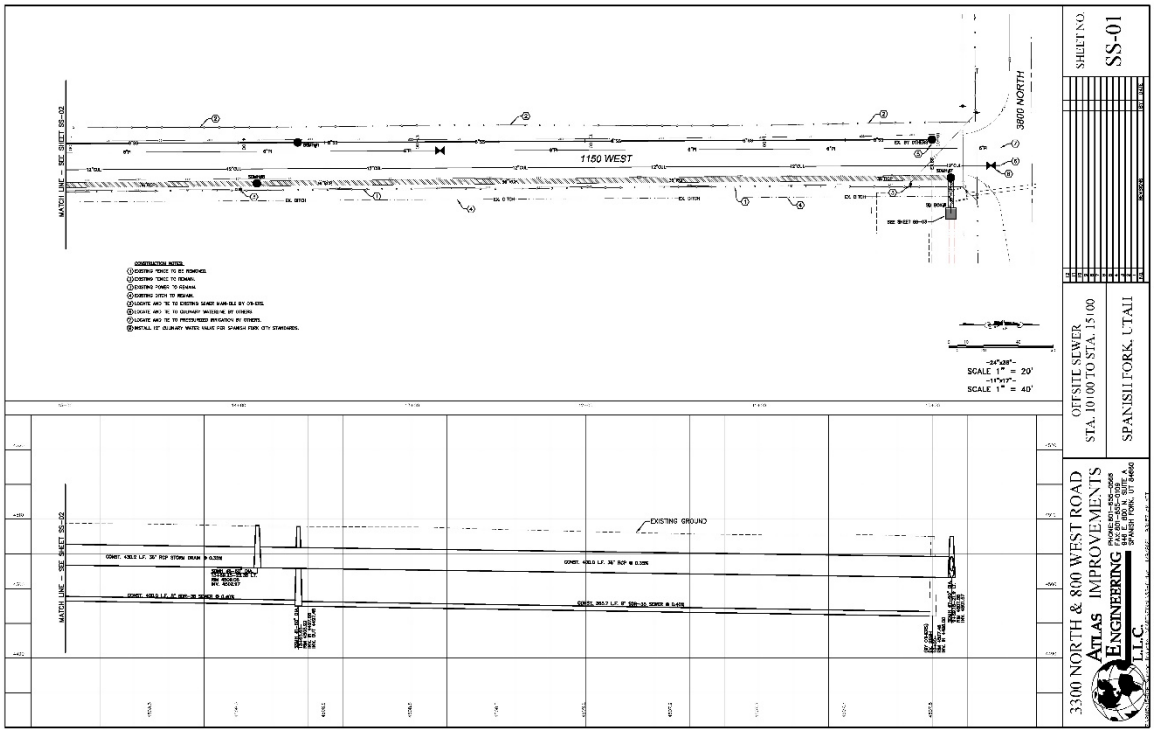

1150 WEST
3300 NORTH
FINISHED GRADE
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-06
3300 NORTH
STA. 33+00 TO STA. 36+67.17
SPANISH FORK, UTAH
3300 NORTH & 800 WEST ROAD
IMPROVEMENTS
ATLAS ENGINEERING L.L.C.

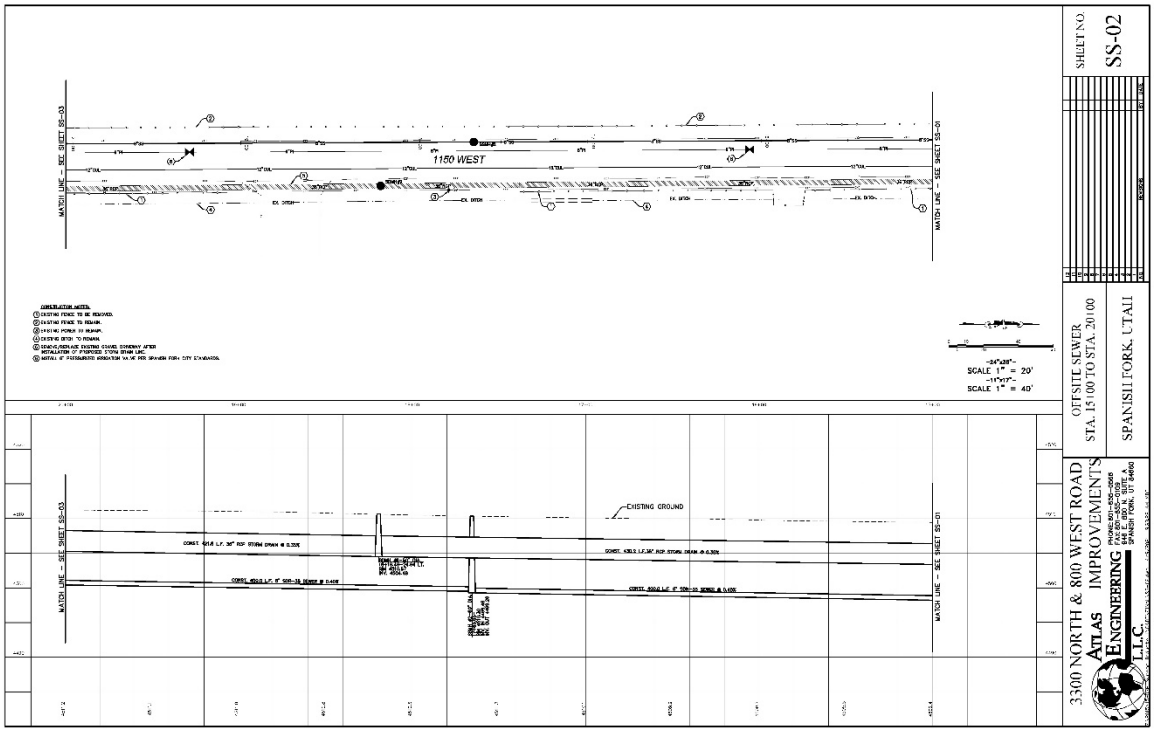

1150 WEST
FINISHED GRADE
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-07
1150 WEST
STA. 10+00 TO STA. 15+00
SPANISH FORK, UTAH
3300 NORTH & 800 WEST ROAD
IMPROVEMENTS
ATLAS ENGINEERING L.L.C.

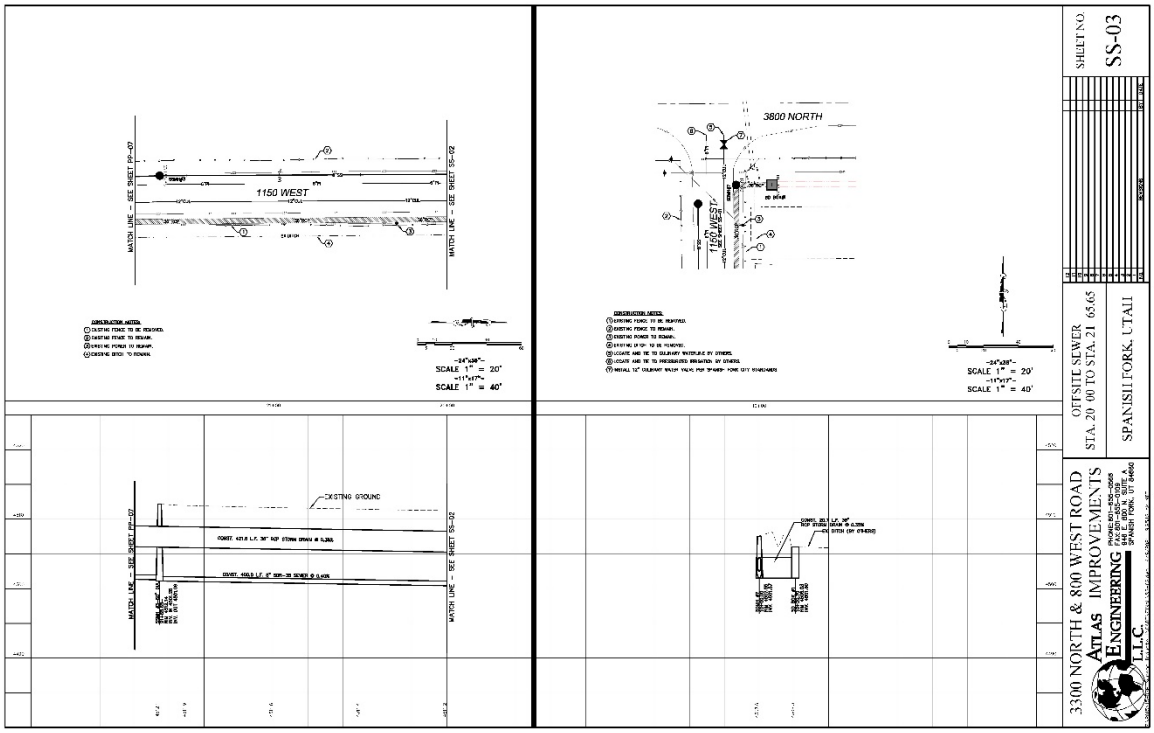

1150 WEST
EXISTING GROUND
FINISHED GRADE
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-08
1150 WEST
STA. 15+00 TO STA. 20+00
SPANISH FORK, UTAH
3300 NORTH & 800 WEST ROAD
IMPROVEMENTS
ATLAS ENGINEERING L.L.C.


1150 WEST
3300 NORTH
FINISHED GRADE
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-09
1150 WEST
STA. 20+00 TO STA. 23+87.87
SPANISH FORK, UTAH
3300 NORTH & 800 WEST ROAD
IMPROVEMENTS
ATLAS ENGINEERING L.L.C.


STANDARD DRAWING
STANDARD DRAWING
M.IN. 4" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
SOUTH/WEST PROPERTY LINE
NORTH/EAST PROPERTY LINE
CL
CURB & GUTTER
SIDEWALK MIN. 4" UBC
12" SUB-BASE
MIN. 8" UBC
*ROAD IS NOT BUILT TO SPANISH FORK CITY STANDARDS AND WILL NEED TO BE REMOVED AND REPLACED PER DESIGN
95' ROW - TYPICAL
800 WEST & 3300 NORTH
-NTS-
SUNROC INDUSTRIAL
ATLAS ENGINEERING L.L.C.
DETAIL SHEET
SPANISH FORK, UTAH
SHEET NO.
DT-01


MATCH LINE - SEE SHEET SS-02
1150 WEST
3800 NORTH
CONSTRUCTION NOTES:
SCALE 1" = 20'
SCALE 1" = 40'
MATCH LINE - SEE SHEET SS-02
EXISTING GROUND
3300 NORTH & 800 WEST ROAD IMPROVEMENTS
OFFSITE SEWER
STA. 10+00 TO STA. 15+00
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.
SHEET NO.
SS-01


1150 WEST
MATCH LINE – SEE SHEET SS-03
MATCH LINE – SEE SHEET SS-01
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
SS-02
OFFSITE SEWER
STA. 15+00 TO STA. 20+00
SPANISH FORK, UTAH
3300 NORTH & 800 WEST ROAD
ATLAS ENGINEERING L.L.C.


1150 WEST
3800 NORTH
MATCH LINE – SEE SHEET PP-07
MATCH LINE – SEE SHEET SS-02
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
SS-03
OFFSITE SEWER
STA. 20+00 TO STA. 21+65.65
SPANISH FORK, UTAH
3300 NORTH & 800 WEST ROAD
ATLAS ENGINEERING L.L.C.

SUNROC INDUSTRIAL PLAT "A"

AN INDUSTRIAL SUBDIVISION
SPANISH FORK CITY, UTAH
FINAL PLAN SET
APRIL 2021

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY & INDEX
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
6	ELECTRICAL PLAN
PP-01	PLAN & PROFILE - 3300 NORTH - STA. 10+00 TO STA. 14+50
PP-02	PLAN & PROFILE - 3300 NORTH - STA. 14+50 TO STA. 19+00
PP-03	PLAN & PROFILE - 3300 NORTH - STA. 19+00 TO STA. 24+00
PP-04	PLAN & PROFILE - 3300 NORTH - STA. 24+00 TO STA. 29+00
PP-05	PLAN & PROFILE - 3300 NORTH - STA. 29+00 TO STA. 33+00
PP-06	PLAN & PROFILE - 3300 NORTH - STA. 33+00 TO STA. 36+67.17
PP-07	PLAN & PROFILE - 1150 WEST - STA. 10+00 TO STA. 15+00
PP-08	PLAN & PROFILE - 1150 WEST - STA. 15+00 TO STA. 20+00
PP-09	PLAN & PROFILE - 1150 WEST - STA. 20+00 TO STA. 23+87.87
SS-01	OFFSITE SEWER - 1150 WEST - STA. 10+00 TO STA. 15+00
SS-02	OFFSITE SEWER - 1150 WEST - STA. 15+00 TO STA. 20+00
SS-03	OFFSITE SEWER - 1150 WEST - STA. 20+00 TO STA. 21+65.65
DT-01	DETAIL SHEET

LEGEND
(APPLIES TO ALL SHEETS)

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

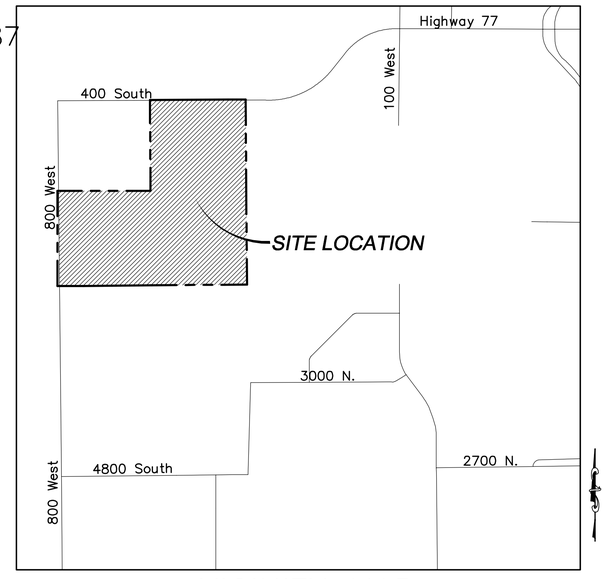
OWNER/DEVELOPER
GWC CAPITAL
JARED MORGAN
801-712-1553
JAMORGAN@GWCCAP.COM

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.

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.
9. ENGINEERS STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK ELECTRICAL DEPARTMENT.



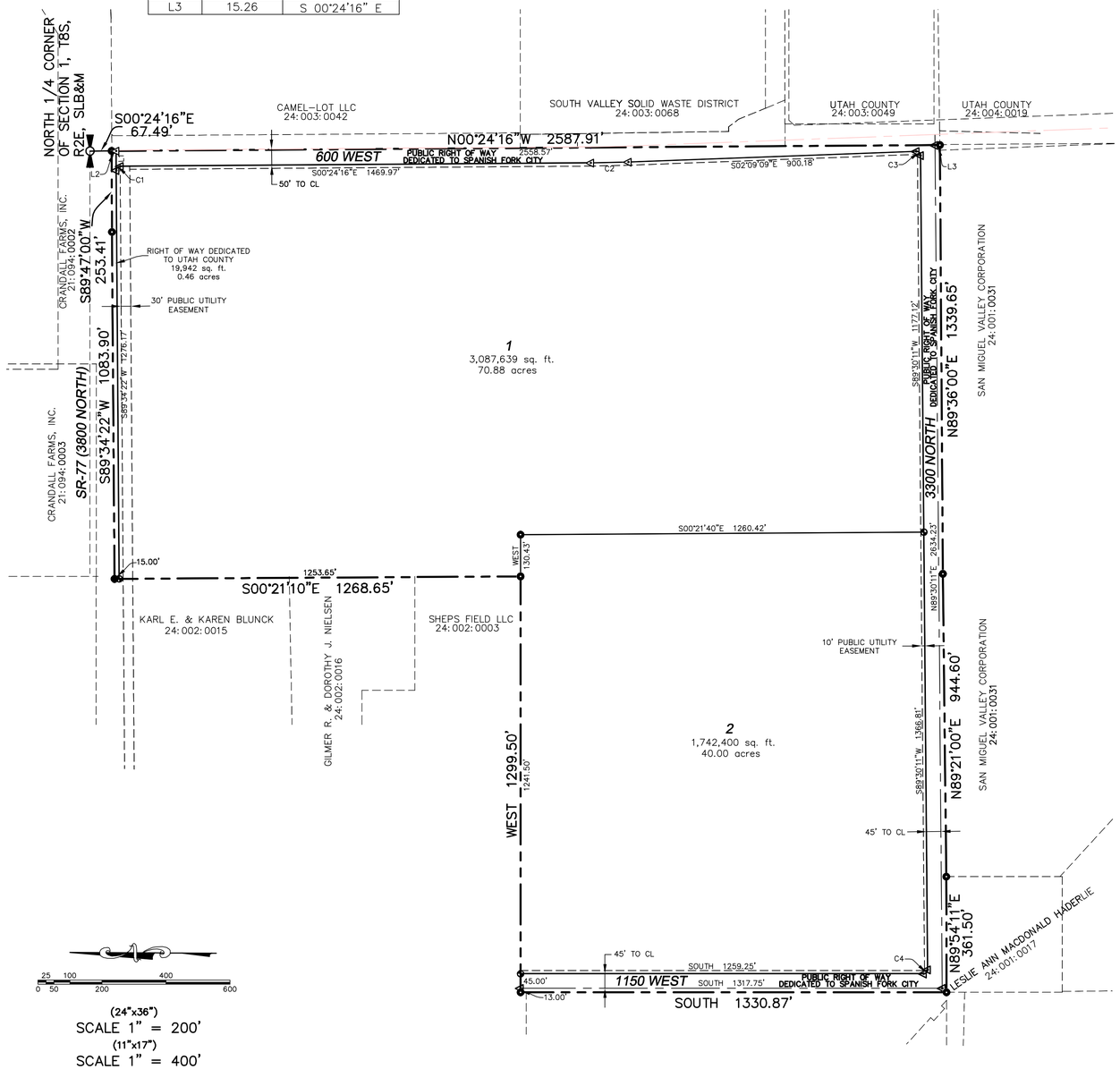
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

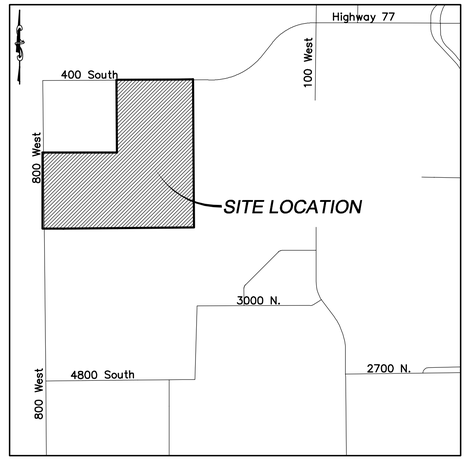


VICINITY MAP
-NTS-

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	13.00	20.43	18.39	N 45°24'57" W	90°01'22"
C2	3851.06	117.49	117.48	S 01°16'42" E	1°44'53"
C3	13.00	20.80	18.65	N 43°40'31" E	91°39'20"
C4	13.00	20.53	18.46	S 45°14'54" E	90°29'49"

LINE TABLE		
LINE	LENGTH	BEARING
L1	61.15	N 89°34'22" E
L2	14.07	S 00°24'16" E
L3	15.26	S 00°24'16" E





VICINITY MAP
-NTS-

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

OWNER/DEVELOPER
GWC CAPITAL
JARED MORGAN
801-712-1553
JAMORGAN@GWCCAP.COM

LEGEND

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

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 ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 77, WHICH POINT LIES SOUTH 00°24'16"E 67.49 FEET ALONG THE QUARTER SECTION LINE FROM THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 2 EAS,T SALT LAKE BASE AND MERIDIAN;
AND RUNNING THENCE SOUTH 89°47'00" WEST 253.41 FEET ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 89°34'22" WEST 1083.90 FEET CONTINUING ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 00°21'10" EAST 1268.65 FEET; THENCE WEST 1299.50 FEET; THENCE SOUTH 1330.87; THENCE NORTH 89°54'11" EAST 361.50 FEET; THENCE NORTH 89°21'00" EAST 944.60 FEET; THENCE NORTH 89°36'00" EAST 1339.65 FEET; THENCE NORTH 00°24'16" WEST 2587.91 FEET TO THE POINT OF BEGINNING.
CONTAINING 119.23 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER(S) 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, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO PAYSON CITY FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HAND(S) THIS _____ DAY OF _____. A.D. 2021.

BY: _____

ACKNOWLEDGMENT

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

ON THE ____ DAY OF _____, A.D. 2021, PERSONALLY APPEARED BEFORE ME _____, THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

_____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION# _____ EXPIRES _____ PRINTED NAME _____

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. 2021.

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

SUNROC INDUSTRIAL PLAT "A"

SPANISH FORK CITY, UTAH COUNTY, UTAH
CONTAINING 2 LOTS AND 119.23 ACRES
LOCATED IN NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

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

Z:\2015\15-036 Sunroc Industrial\CADD\FINAL\02- FINAL PLAT.dwg 4/9/2021 8:55:29 AM MDT

LEGEND

SECTION CORNER	LOT LINE
FOUND ALUMINUM CAP	SECTION LINE
SET 5/8" IRON PIN	EASEMENT
CALCULATED POINT, NOT SET	EXISTING DEED LINE
EXISTING POWER POLE	EDP — EDGE OF PAVEMENT
PROPOSED STREET LIGHT	OHP — EXISTING OVER HEAD POWER
PROPOSED FIRE HYDRANT	EXISTING FENCE LINE
PROPOSED SIGN	EXISTING DITCH
PROPOSED STREET SIGN	EXISTING SANITARY SEWER W/MANHOLE
PROPERTY BOUNDARY	15"RCP — PROPOSED STORM DRAIN
CENTERLINE	8"SS — PROPOSED PVC SDR-35 SEWER W/MH
RIGHT-OF-WAY LINE	10"CUL — PROPOSED CULINARY WATERLINE
	10"PI — PROPOSED PRESSURIZED IRRIGATION

CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
2. ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION PLAN.
3. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
4. INSTALL 6" PRESSURIZED IRRIGATION VALVE PER SPANISH FORK CITY STANDARDS.
5. CAP/PLUG AND MARK TO SURFACE.
6. LOCATE AND TIE TO EXISTING SEWER.
7. EXISTING IRRIGATION DITCH TO BE REMOVED.
8. LOCATE AND TIE TO CULINARY WATERLINE BY OTHERS.
9. LOCATE AND TIE TO PRESSURIZED IRRIGATION LINE BY OTHERS.
10. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
11. EXISTING FENCE TO BE REMOVED.
12. EXISTING FENCE TO REMAIN.
13. EXISTING POWER TO BE RELOCATED.
14. EXISTING DITCH TO REMAIN.
15. EXISTING POWER TO REMAIN.
16. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.

25 0 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

CAMEL-LOT LLC
24:003:0042

SOUTH VALLEY SOLID WASTE DISTRICT
24:003:0068

UTAH COUNTY
24:003:0049

ROAD AND UTILITIES TO BE DESIGNED AND CONSTRUCTED BY OTHERS

3450 NORTH

600 WEST

ROAD AND UTILITIES TO BE DESIGNED AND CONSTRUCTED BY OTHERS

ROAD AND UTILITIES TO BE DESIGNED AND CONSTRUCTED BY OTHERS

EX.DITCH

2" PI LATERAL FOR CITY PLANTER

SEE SHEET PP-01

12" CUL

15"RCP

SDMH#1

CB#1

SDMH#2

SDMH#3

SDMH#4

CB#2

CRANDALL FARMS, INC.
21:094:0002

CRANDALL FARMS, INC.
21:094:0003

SR-77 (3800 NORTH)

30' UTILITY EASEMENT

EX.DITCH

ROAD AND UTILITIES TO BE DESIGNED AND CONSTRUCTED BY OTHERS

EX.24"PIPE

1
3,087,639 sq. ft.
70.88 acres

EX.WATER PIPE

EX.DITCH

2" PI LATERAL TYP. FOR LOT 1

3300 NORTH

SEE SHEET PP-02

SEE SHEET PP-03

SAN MIGUEL VALLEY CORPORATION
24:001:0031

EX.DITCH

EX.DITCH

EX.DITCH

KARL E. & KAREN BLUNCK
24:002:0015

GILMER R. & DOROTHY J. NIELSEN
24:002:0016

SHEPS FIELD LLC
24:002:0003

SEE SHEET 3B

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

SHEET NO. 3A

UTILITY & INDEX

SPANISH FORK, UTAH

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

Z:\2015\15-006 Sunroc Industrial\CAD\FINAL\03-SITE PLAN.dwg 4/9/2021 8:58:48 AM MDT

LEGEND

SECTION CORNER	LOT LINE
FOUND ALUMINUM CAP	SECTION LINE
SET 5/8" IRON PIN	EASEMENT
CALCULATED POINT, NOT SET	EDGE OF PAVEMENT
EXISTING POWER POLE	EXISTING OVER HEAD POWER
PROPOSED STREET LIGHT	EXISTING FENCE LINE
PROPOSED FIRE HYDRANT	EXISTING DITCH
PROPOSED SIGN	EXISTING SANITARY SEWER W/MANHOLE
PROPOSED STREET SIGN	PROPOSED STORM DRAIN
PROPERTY BOUNDARY	PROPOSED PVC SDR-35 SEWER W/MH
CENTERLINE	PROPOSED CULINARY WATERLINE
RIGHT-OF-WAY LINE	PROPOSED PRESSURIZED IRRIGATION

CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
2. ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION PLAN.
3. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
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8. LOCATE AND TIE TO CULINARY WATERLINE BY OTHERS.
9. LOCATE AND TIE TO PRESSURIZED IRRIGATION LINE BY OTHERS.
10. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
11. EXISTING FENCE TO BE REMOVED.
12. EXISTING FENCE TO REMAIN.
13. EXISTING POWER TO BE RELOCATED.
14. EXISTING DITCH TO REMAIN.
15. EXISTING POWER TO REMAIN.
16. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.

0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

SEE SHEET 3A

KARL E. & KAREN BLUNCK
24:002:0015

GILMER R. & DOROTHY J. NIELSEN
24:002:0016

SHEPS FIELD LLC
24:002:0003

SAN MIGUEL VALLEY CORPORATION
24:001:0031

LESLIE ANN MACDONALD HADERLIE
24:001:0017

2
1,742,400 sq. ft.
40.00 acres

SR-77 (3800 NORTH)

3300 NORTH

1150 WEST

EX.12"PIPE

EX.24"PIPE

FUTURE DRAINAGE DITCH - DESIGNED AND CONSTRUCTED BY OTHERS

ROAD AND UTILITIES TO BE DESIGNED AND CONSTRUCTED BY OTHERS

2" PI LATERAL TYP. FOR LOT 2

2" PI LATERAL FOR CITY PLANTER

SEE SHEET SS-01 | SEE SHEET SS-02 | SEE SHEET SS-03 | SEE SHEET PP-07 | SEE SHEET PP-08 | SEE SHEET PP-09 | SEE SHEET PP-03 | SEE SHEET PP-04 | SEE SHEET PP-05 | SEE SHEET PP-06

SHEET NO. 3B

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

OVERALL SITE PLAN

SPANISH FORK, UTAH

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

Z:\2015\15-026 Sunroc Industrial\CAD\FINAL\03-SITE PLAN.dwg 4/9/2021 8:58:48 AM MDT

LEGEND

SECTION CORNER	LOT LINE
FOUND ALUMINUM CAP	SECTION LINE
SET 5/8" IRON PIN	EASEMENT
CALCULATED POINT, NOT SET	EXISTING DEED LINE
EXISTING POWER POLE	EDGE OF PAVEMENT
PROPOSED STREET LIGHT	EXISTING OVER HEAD POWER
PROPOSED FIRE HYDRANT	EXISTING FENCE LINE
PROPOSED SIGN	EXISTING DITCH
PROPOSED STREET SIGN	EXISTING SANITARY SEWER W/MANHOLE
PROPERTY BOUNDARY	PROPOSED STORM DRAIN
CENTERLINE	PROPOSED PVC SDR-35 SEWER W/MH
RIGHT-OF-WAY LINE	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION

CONSTRUCTION NOTES:

1. EXISTING FENCE TO REMAIN.
2. EXISTING FENCE TO BE REMOVED.
3. EXISTING DITCH TO REMAIN.
4. EXISTING DITCH TO BE REMOVED.
5. EXISTING POWER LINES TO BE RELOCATED
6. EXISTING TELEPHONE PEDESTAL TO BE RELOCATED

25 0 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

CAMEL-LOT LLC
24:003:0042

SOUTH VALLEY SOLID WASTE DISTRICT
24:003:0068

UTAH COUNTY
24:003:0049

CRANDALL FARMS, INC.
21:094:0002

CRANDALL FARMS, INC.
21:094:0003

SAN MIGUEL VALLEY CORPORATION
24:001:0031

SR-77 (3800 NORTH)

24"PIPE

EX.WATER PIPE

EX.DITCH

4503 4504 4505 4506 4507 4508 4509 4510 4511

KARL E. & KAREN BLUNCK
24:002:0015

GILMER R. & DOROTHY J. NIELSEN
24:002:0016

SHEPS FIELD LLC
24:002:0003

SEE SHEET 4B

SHEET NO. 4A

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

EXISTING TOPOGRAPHY

SPANISH FORK, UTAH

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

Z:\2015\15-026 Sunroc Industrial\CAD\FINAL\04-EX-TOPO.dwg 4/9/2021 9:03:41 AM MDT

LEGEND

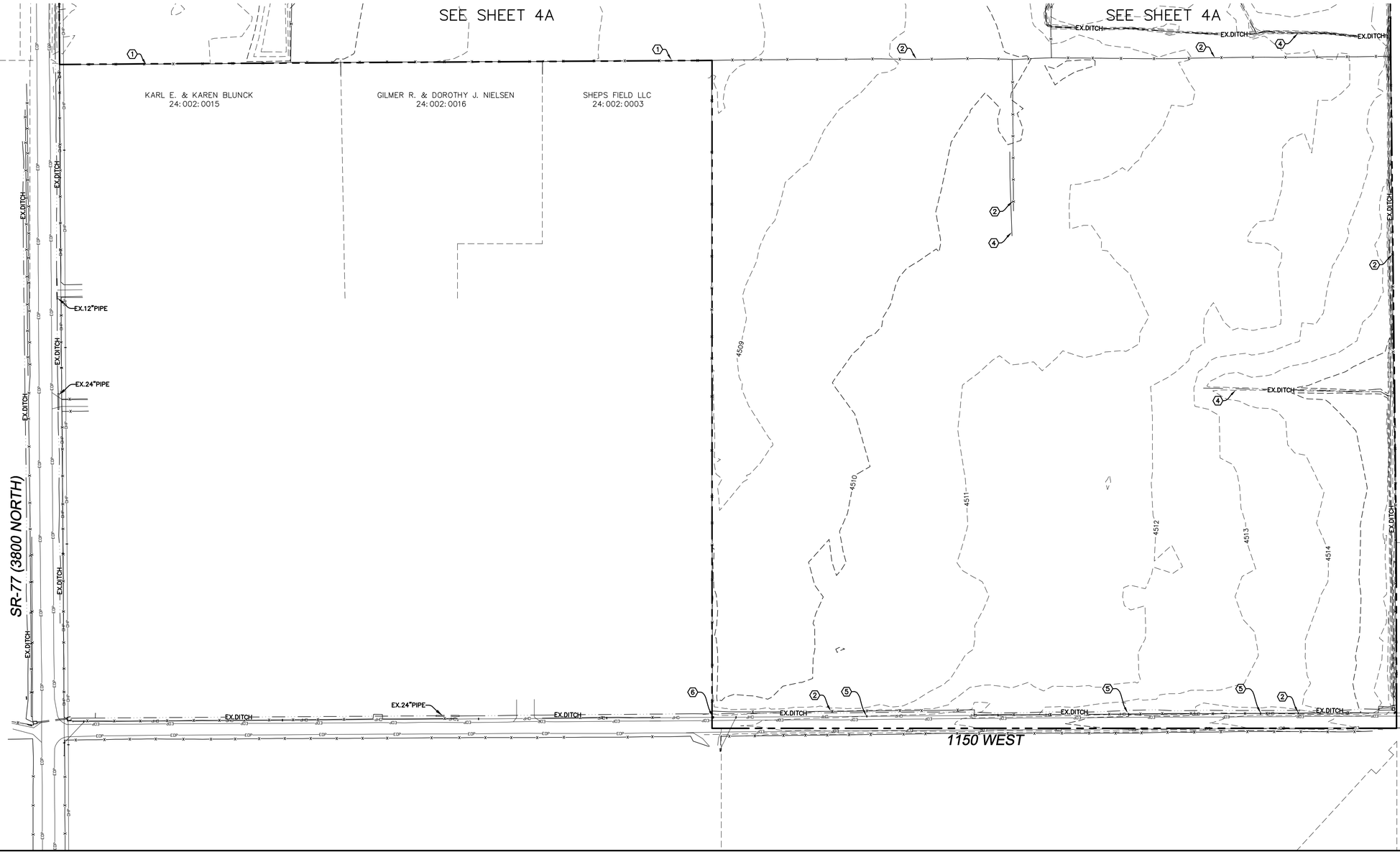
SECTION CORNER	LOT LINE
FOUND ALUMINUM CAP	SECTION LINE
SET 5/8" IRON PIN	EASEMENT
CALCULATED POINT, NOT SET	EXISTING DEED LINE
EXISTING POWER POLE	EDGE OF PAVEMENT
PROPOSED STREET LIGHT	EXISTING OVER HEAD POWER
PROPOSED FIRE HYDRANT	EXISTING FENCE LINE
PROPOSED SIGN	EXISTING DITCH
PROPOSED STREET SIGN	EXISTING SANITARY SEWER W/MANHOLE
PROPERTY BOUNDARY	PROPOSED STORM DRAIN
CENTERLINE	PROPOSED PVC SDR-35 SEWER W/MH
RIGHT-OF-WAY LINE	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION

CONSTRUCTION NOTES:

1. EXISTING FENCE TO REMAIN.
2. EXISTING FENCE TO BE REMOVED.
3. EXISTING DITCH TO REMAIN.
4. EXISTING DITCH TO BE REMOVED.
5. EXISTING POWER LINES TO BE RELOCATED
6. EXISTING TELEPHONE PEDESTAL TO BE RELOCATED

0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'



SHEET NO. 4B

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

EXISTING TOPOGRAPHY

SPANISH FORK, UTAH

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

Z:\2015\15-026 Sunroc Industrial\CAD\FINAL\04-EX-TOPO.dwg 4/9/2021 9:03:41 AM MDT

LEGEND

SECTION CORNER	LOT LINE
FOUND ALUMINUM CAP	SECTION LINE
SET 5/8" IRON PIN	EASEMENT
CALCULATED POINT, NOT SET	EXISTING DEED LINE
EXISTING POWER POLE	EDGE OF PAVEMENT
PROPOSED STREET LIGHT	EXISTING OVER HEAD POWER
PROPOSED FIRE HYDRANT	EXISTING FENCE LINE
PROPOSED SIGN	EXISTING DITCH
PROPOSED STREET SIGN	EXISTING SANITARY SEWER W/MANHOLE
PROPERTY BOUNDARY	PROPOSED STORM DRAIN
CENTERLINE	PROPOSED PVC SDR-35 SEWER W/MH
RIGHT-OF-WAY LINE	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION

25 100 300
0 50 200

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

CAMEL-LOT LLC
24:003:0042

SOUTH VALLEY SOLID WASTE DISTRICT
24:003:0068

UTAH COUNTY
24:003:0049

600 WEST

600 WEST

ROAD AND UTILITIES TO BE DESIGNED AND CONSTRUCTED BY OTHERS

ROAD AND UTILITIES TO BE DESIGNED AND CONSTRUCTED BY OTHERS

TIE TO STORM DRAIN IN 600 WEST DESIGNED BY FORSGREN ENGINEERING

CRANDALL FARMS, INC.
21:094:0002

CRANDALL FARMS, INC.
21:094:0003

SR-77 (3800 NORTH)

EX.DITCH

EX.24"PIPE

ROAD AND UTILITIES TO BE DESIGNED AND CONSTRUCTED BY OTHERS

1
3,087,639 sq. ft.
70.88 acres

EX.DITCH

EX.DITCH

EX.DITCH

EX.DITCH

EX.DITCH

EX.DITCH

WIMMER ROAD

SAN MIGUEL VALLEY CORPORATION
24:001:0031

KARL E. & KAREN BLUNCK
24:002:0015

GILMER R. & DOROTHY J. NIELSEN
24:002:0016

SHEPS FIELD LLC
24:002:0003

SEE SHEET 5B

SHEET NO. 5A

NO.	REVISIONS	BY	DATE
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DRAINAGE PLAN

SPANISH FORK, UTAH

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

Z:\2015\15-068 Sunroc Industrial\CAD\FINAL\05-DRAINAGE PLAN.dwg 4/9/2021 9:10:57 AM MDT

LEGEND

SECTION CORNER	LOT LINE
FOUND ALUMINUM CAP	SECTION LINE
SET 5/8" IRON PIN	EASEMENT
CALCULATED POINT, NOT SET	EXISTING DEED LINE
EXISTING POWER POLE	EDGE OF PAVEMENT
PROPOSED STREET LIGHT	EXISTING OVER HEAD POWER
PROPOSED FIRE HYDRANT	EXISTING FENCE LINE
PROPOSED SIGN	EXISTING DITCH
PROPOSED STREET SIGN	EXISTING SANITARY SEWER W/MANHOLE
PROPERTY BOUNDARY	PROPOSED STORM DRAIN
CENTERLINE	PROPOSED PVC SDR-35 SEWER W/MH
RIGHT-OF-WAY LINE	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION

0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

SEE SHEET 5A

SEE SHEET 5A

KARL E. & KAREN BLUNCK
24:002:0015

GILMER R. & DOROTHY J. NIELSEN
24:002:0016

SHEPS FIELD LLC
24:002:0003

SAN MIGUEL VALLEY CORPORATION
24:001:0031

LESLIE ANN MACDONALD HADERLIE
24:001:0017

2
1,742,400 sq. ft.
40.00 acres

SR-77 (3800 NORTH)

WIMMER ROAD

1150 WEST

EX.12"PIPE

EX.24"PIPE

FUTURE DRAINAGE DITCH – DESIGNED AND CONSTRUCTED BY OTHERS

ROAD AND UTILITIES TO BE DESIGNED AND CONSTRUCTED BY OTHERS

CONNECT 36"RCP STORM DRAIN TO DRAINAGE DITCH DESIGNED AND CONSTRUCTED BY OTHERS

EX. DITCH MUST STAY OPERATIONAL FOR IRRIGATION EX.24"PIPE

15" RCP STORM DRAIN STUB

15" RCP STORM DRAIN STUB

IRR BOX

IRR BOX#2

IRR BOX#1

IRR BOX#3

IRR BOX#4

IRR BOX#5

EX.IRR BOX

SDMH#7 SDMH#8 SDMH#9 SDMH#10 SDMH#11 SDMH#12 SDMH#13 SDMH#14 SDMH#15 SDMH#16

CB#4 CB#5 CB#6 CB#7 CB#8

EX.DITCH

36"RCP

30"RCP

15"RCP

4510 4511 4512 4513 4514 4515 4516 4517 4518

SHEET NO. 5B

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DRAINAGE PLAN

SPANISH FORK, UTAH

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

Z:\2015\15-068 Sunroc Industrial\CAD\FINAL\05-DRAINAGE PLAN.dwg 4/9/2021 9:10:57 AM MDT

GENERAL NOTES:

1. 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.
2. ATLAS ENGINEERS ARE NOT ELECTRICAL ENGINEERS AND DO NOT CERTIFY THIS DRAWING AS SUCH. ALL PLANS MUSP BE APPROVED PRIOR TO CONSTRUCTION BY SPANISH FORK CITY POWER DEPARTMENT.

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:

ENGINEER'S STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRICAL DEPARTMENT.

25 0 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

CAMEL-LOT LLC
24:003:0042

SOUTH VALLEY SOLID WASTE DISTRICT
24:003:0068

UTAH COUNTY
24:003:0049

UTAH COUNTY
24:004:0019

SR-77 (3800 NORTH)

600 WEST

STREET LIGHT 1" SECONDARY #10 THWN (TYP)

LOCATE AND TIE TO EXISTING OHP

2-2" SFCN (TYP)

6" PRIMARY 4/0 URD

MATCHLINE - SEE SHEET 6C

WIMMER ROAD

SAN MIGUEL VALLEY CORPORATION
24:001:0031

MATCHLINE - SEE SHEET 6B

KARL E. & KAREN BLUNCK
24:002:0015

GILMER R. & DOROTHY J. NIELSEN
24:002:0016

SHEPS FIELD LLC
24:002:0003

1
3,087,639 sq. ft.
70.88 acres

2
1,742,400 sq. ft.
40.00 acres

ELECTRICAL LEGEND

- PRIMARY ELECTRICAL CONDUIT (UGE)
- SECONDARY ELECTRICAL CONDUIT (UGE)
- SHADOW CONDUIT
- SERVICE DROP
- PRIMARY SECTIONALIZERS (1P) (3P)
- STREETLIGHT
- SECONDARY JUNCTION BOX (J) (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 (FO)
- 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 COMMUNICATION CONDUIT BEING INSTALLED.

SHEET NO. 6A

NO.	REVISIONS	BY	DATE
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ELECTRICAL PLAN

SPANISH FORK, UTAH

ATLAS SUNROC INDUSTRIAL 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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ELECTRICAL LEGEND

- PRIMARY ELECTRICAL CONDUIT — UGE
- SECONDARY ELECTRICAL CONDUIT — UGE
- SHADOW CONDUIT
- SERVICE DROP
- PRIMARY SECTIONALIZERS — 1Ø — 3Ø
- STREETLIGHT
- SECONDARY JUNCTION BOX — (J) (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 1/0 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 — FO
- 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 COMMUNICATION CONDUIT BEING INSTALLED.

GENERAL NOTES:

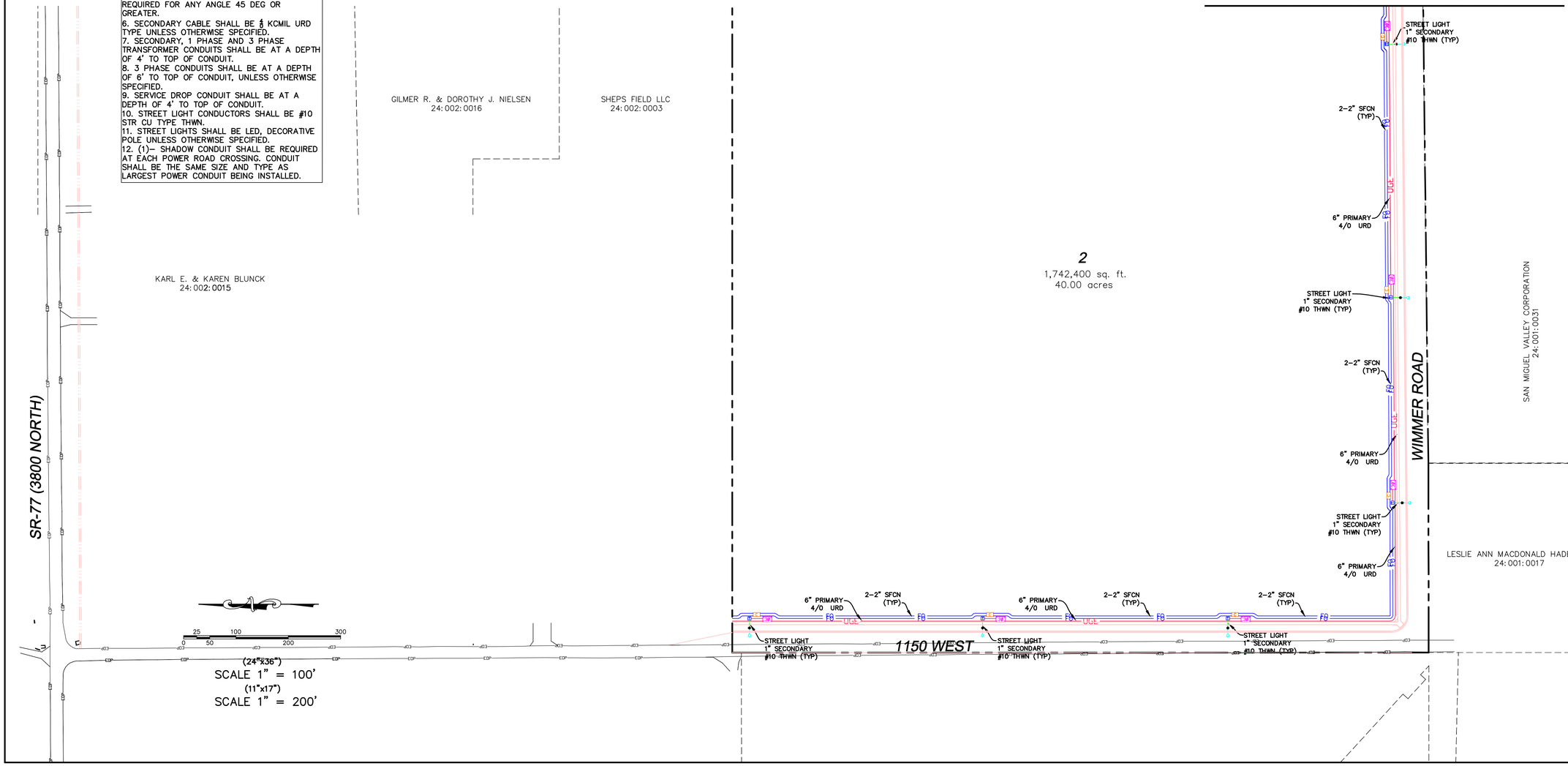
1. THIS MAP IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT SHOW THE ACTUAL, AND EXACT LOCATION(S) OF ANY CONDUITS, BOXES, LIGHTS, OR OTHER APPARATUS. THESE ITEMS SHALL BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS, AND BY FIELD VERIFICATION.
2. ATLAS ENGINEERS ARE NOT ELECTRICAL ENGINEERS AND DO NOT CERTIFY THIS DRAWING AS SUCH. ALL PLANS MUSP BE APPROVED PRIOR TO CONSTRUCTION BY SPANISH FORK CITY POWER DEPARTMENT.

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:

ENGINEER'S STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRICAL DEPARTMENT.



SHEET NO. 6B

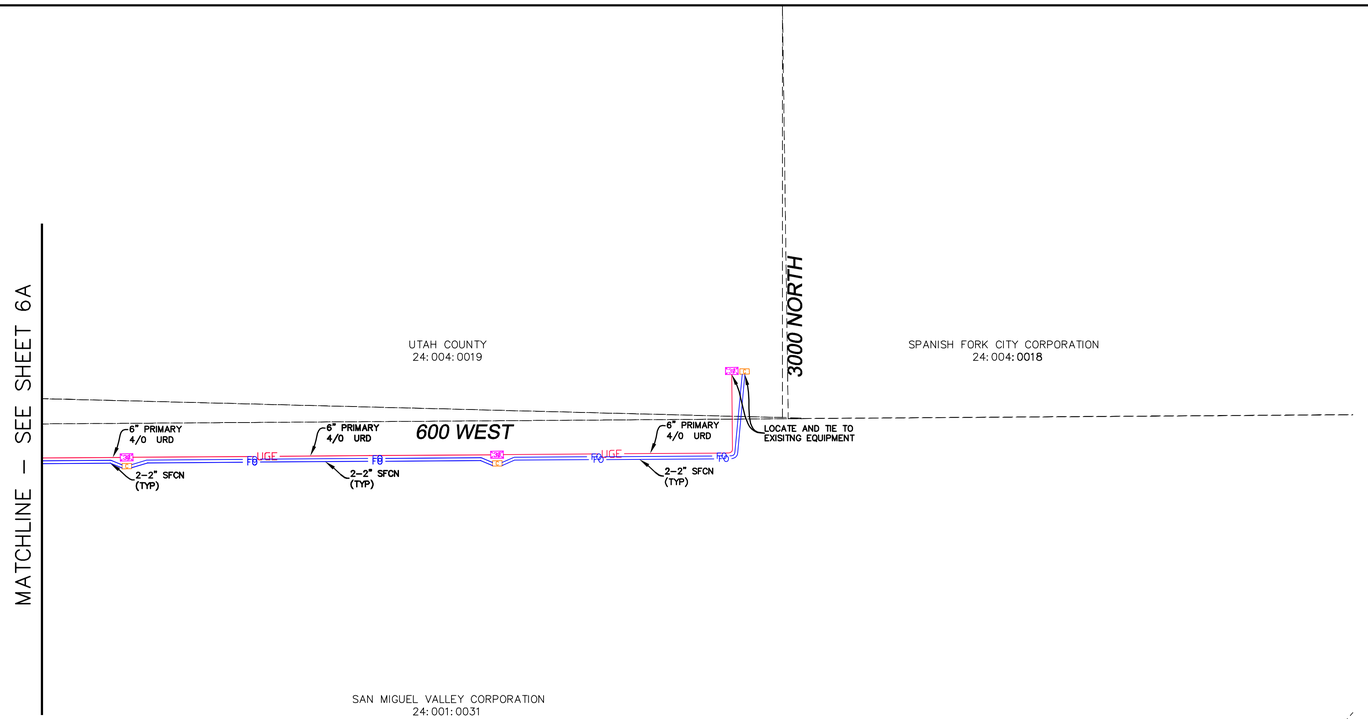
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ELECTRICAL PLAN

SPANISH FORK, UTAH

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

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GENERAL NOTES:

1. 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.
2. ATLAS ENGINEERS ARE NOT ELECTRICAL ENGINEERS AND DO NOT CERTIFY THIS DRAWING AS SUCH. ALL PLANS MUSP BE APPROVED PRIOR TO CONSTRUCTION BY SPANISH FORK CITY POWER DEPARTMENT.

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:

ENGINEER'S STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRICAL DEPARTMENT.

0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

ELECTRICAL LEGEND

- PRIMARY ELECTRICAL CONDUIT — UGE
- SECONDARY ELECTRICAL CONDUIT — UGE
- SHADOW CONDUIT
- SERVICE DROP
- PRIMARY SECTIONALIZERS — 10 — 38
- STREETLIGHT
- SECONDARY JUNCTION BOX — J (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 $\frac{1}{3}$ 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 — FO
- 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 COMMUNICATION CONDUIT BEING INSTALLED.

SHEET NO. 6C

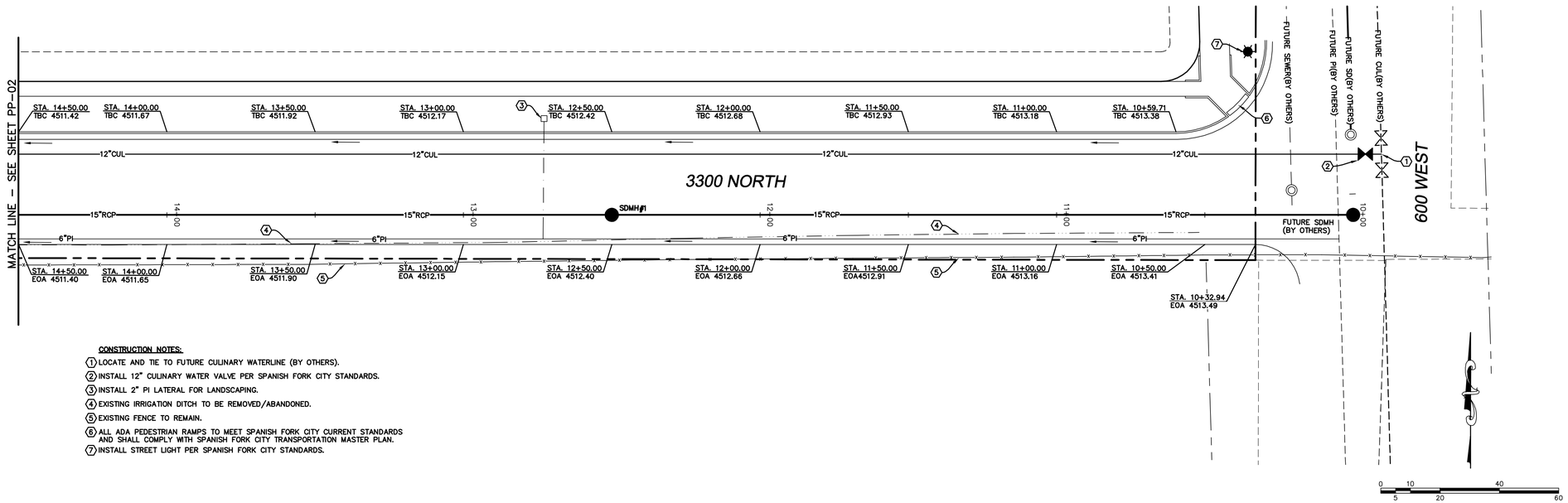
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ELECTRICAL PLAN

SPANISH FORK, UTAH

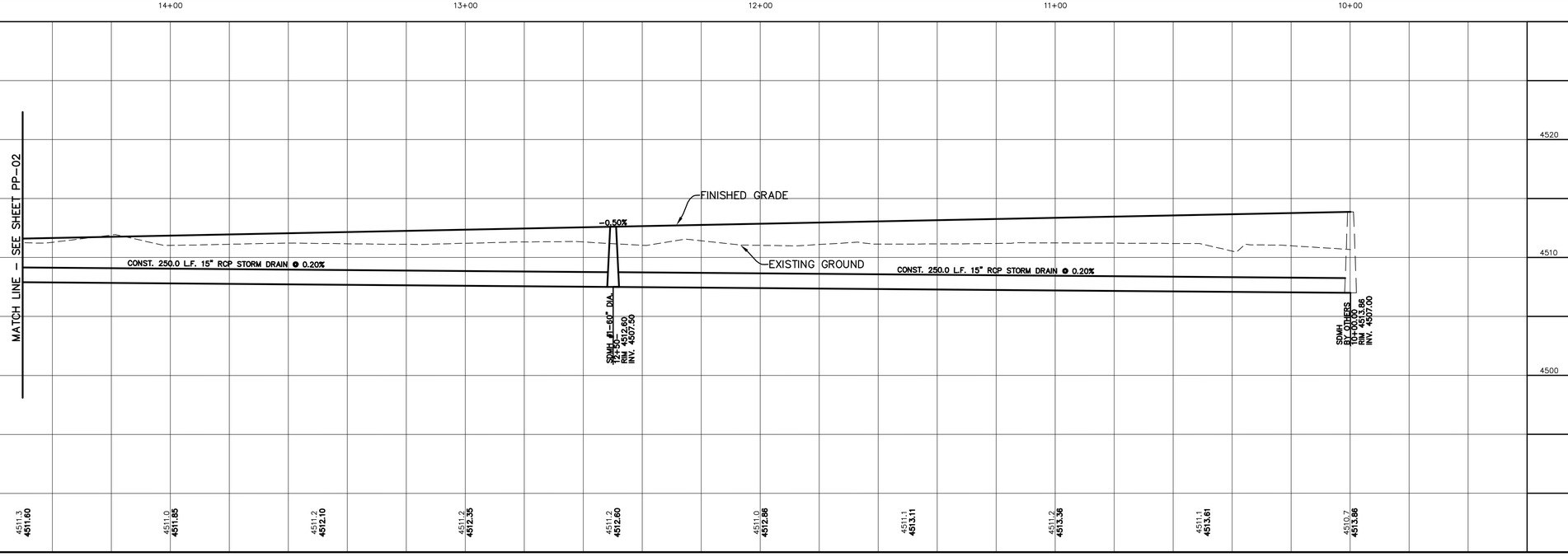
ATLAS SUNROC INDUSTRIAL ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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CONSTRUCTION NOTES:

1. LOCATE AND TIE TO FUTURE CULINARY WATERLINE (BY OTHERS).
2. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
3. INSTALL 2" PI LATERAL FOR LANDSCAPING.
4. EXISTING IRRIGATION DITCH TO BE REMOVED/ABANDONED.
5. EXISTING FENCE TO REMAIN.
6. ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN.
7. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.



SHEET NO. PP-01

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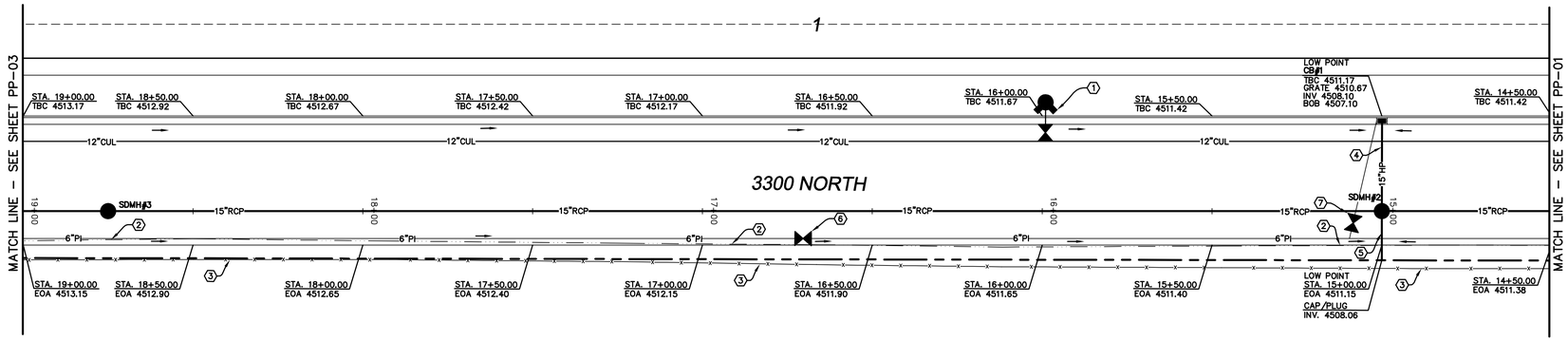
3300 NORTH
STA. 10+00 TO STA. 14+50

SPANISH FORK, UTAH

3300 NORTH & 800 WEST ROAD IMPROVEMENTS

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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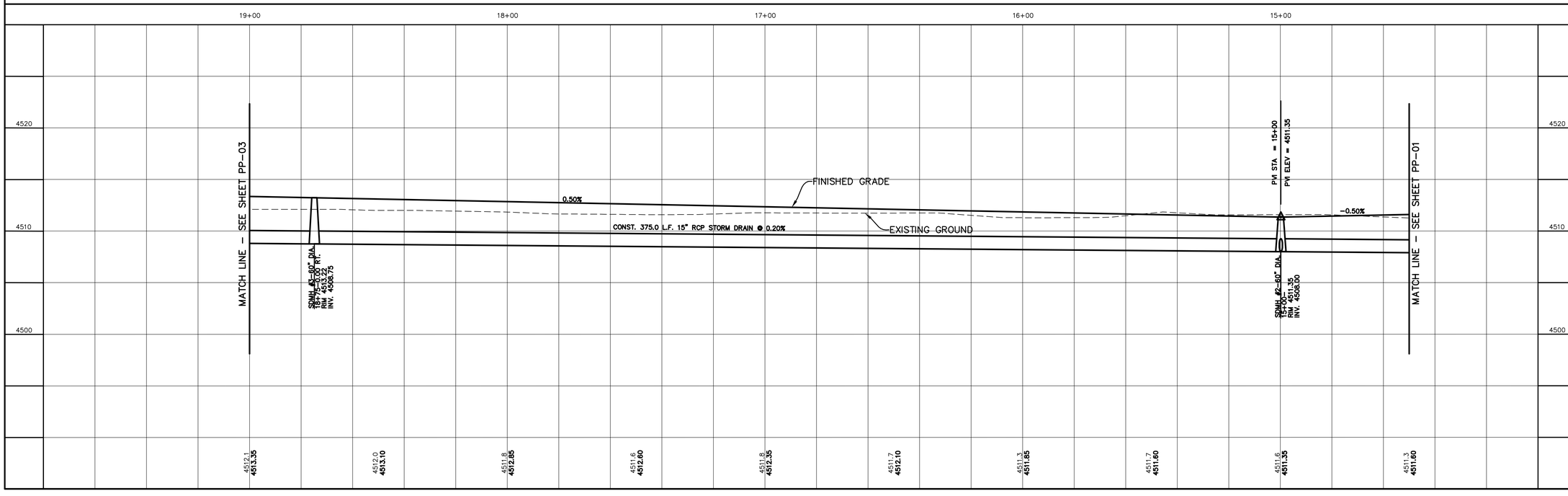


CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. EXISTING IRRIGATION DITCH TO BE REMOVED/ABANDONED.
3. EXISTING FENCE TO REMAIN.
4. CONST. 25.9 L.F. 15" RCP STORM DRAIN @ 0.40%
5. CONST. 14.5 L.F. 15" RCP STORM DRAIN @ 0.40%
6. INSTALL 6" PRESSURIZED IRRIGATION VALVE PER SPANISH FORK CITY STANDARDS.
7. INSTALL PI DRAIN 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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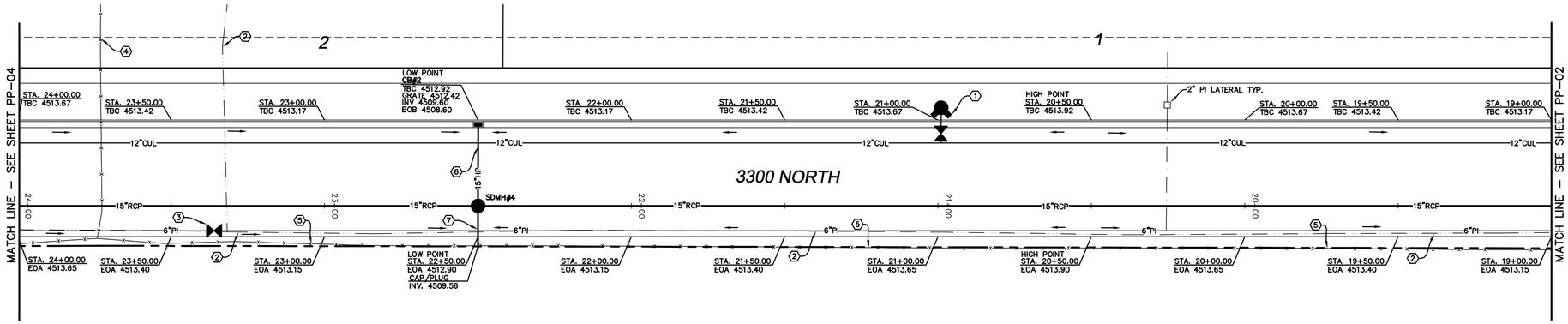
3300 NORTH
STA. 14+50 TO STA. 19+00

SPANISH FORK, UTAH

3300 NORTH & 800 WEST ROAD IMPROVEMENTS

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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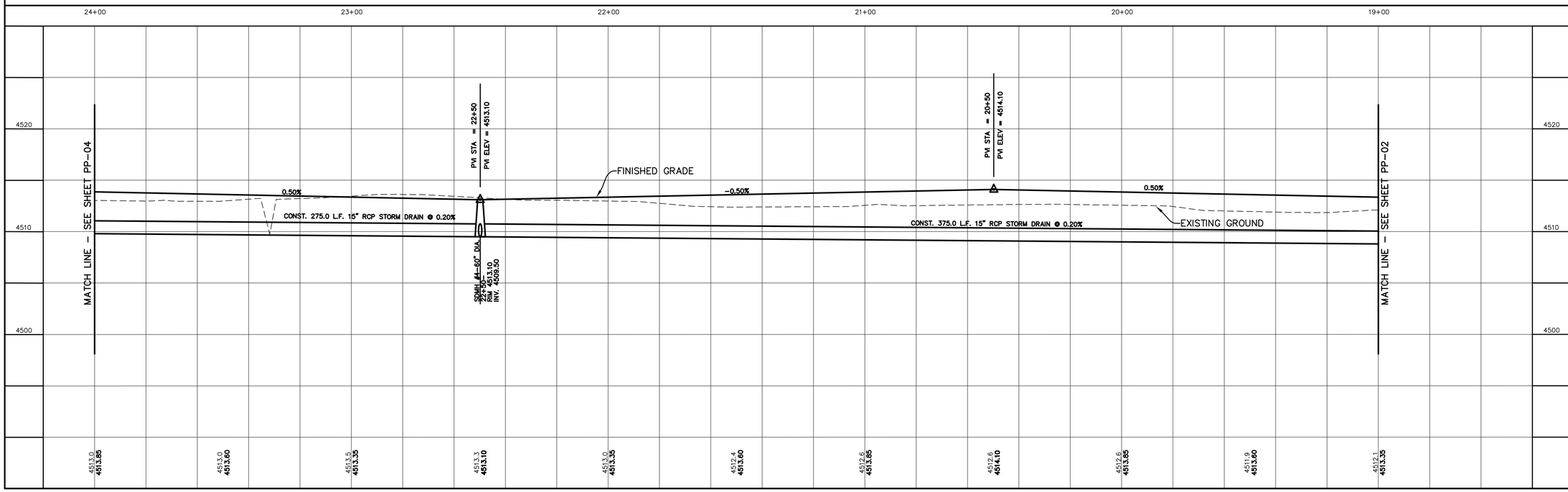


CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. EXISTING IRRIGATION DITCH TO BE REMOVED/ABANDONED.
3. INSTALL 6" PRESSURIZED IRRIGATION VALVE PER SPANISH FORK CITY STANDARDS.
4. EXISTING FENCE TO BE REMOVED.
5. EXISTING FENCE TO REMAIN.
6. CONST. 25.9 L.F. 15" RCP STORM DRAIN @ 0.40%
7. CONST. 13.2 L.F. 15" RCP STORM DRAIN @ 0.40%

0 10 40
5 20 60

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



SHEET NO. PP-03

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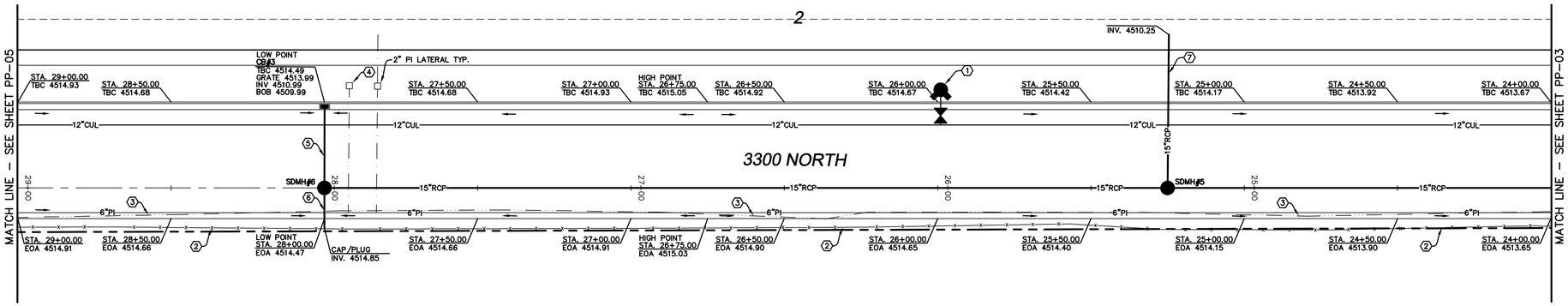
3300 NORTH
STA. 19+00 TO STA. 24+00

SPANISH FORK, UTAH

3300 NORTH & 800 WEST ROAD IMPROVEMENTS

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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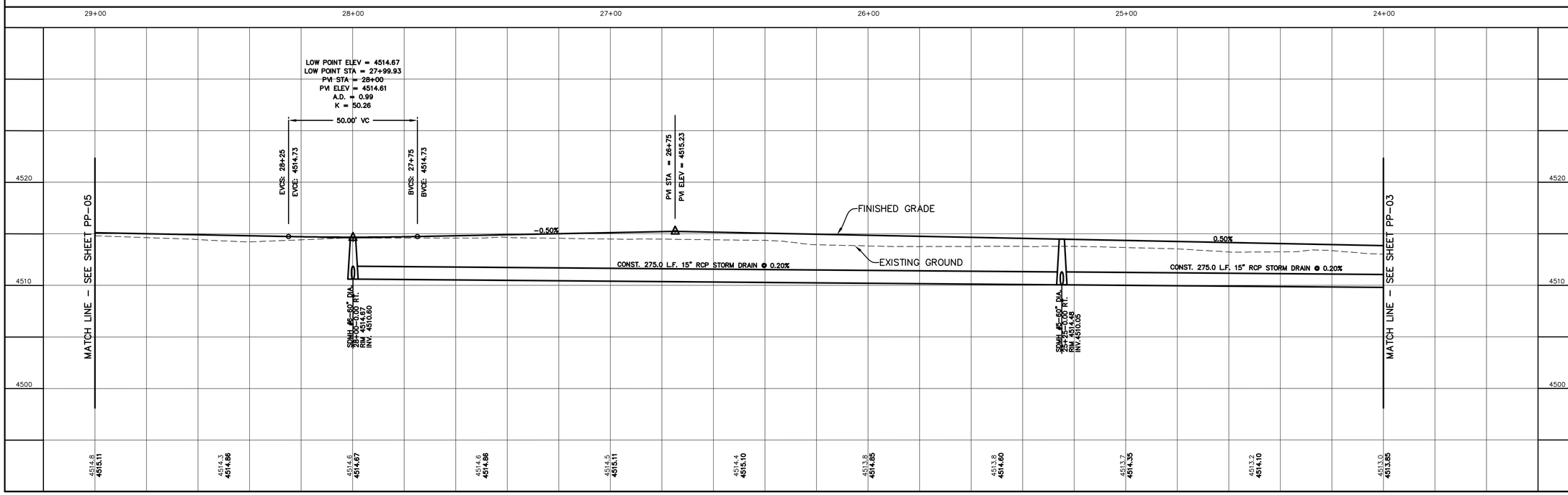


CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. EXISTING FENCE TO REMAIN.
3. EXISTING IRRIGATION DITCH TO BE REMOVED/ABANDONED.
4. INSTALL 2" PI LATERAL FOR LANDSCAPING.
5. CONST. 25.90 L.F. 15" RCP STORM DRAIN @ 1.50%.
6. CONST. 13.14 L.F. 15" RCP STORM DRAIN @ 0.40%.
7. CONST. 50.00 L.F. 15" RCP STORM DRAIN @ 0.40%.

0 10 40
5 20 60

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



SHEET NO. PP-04

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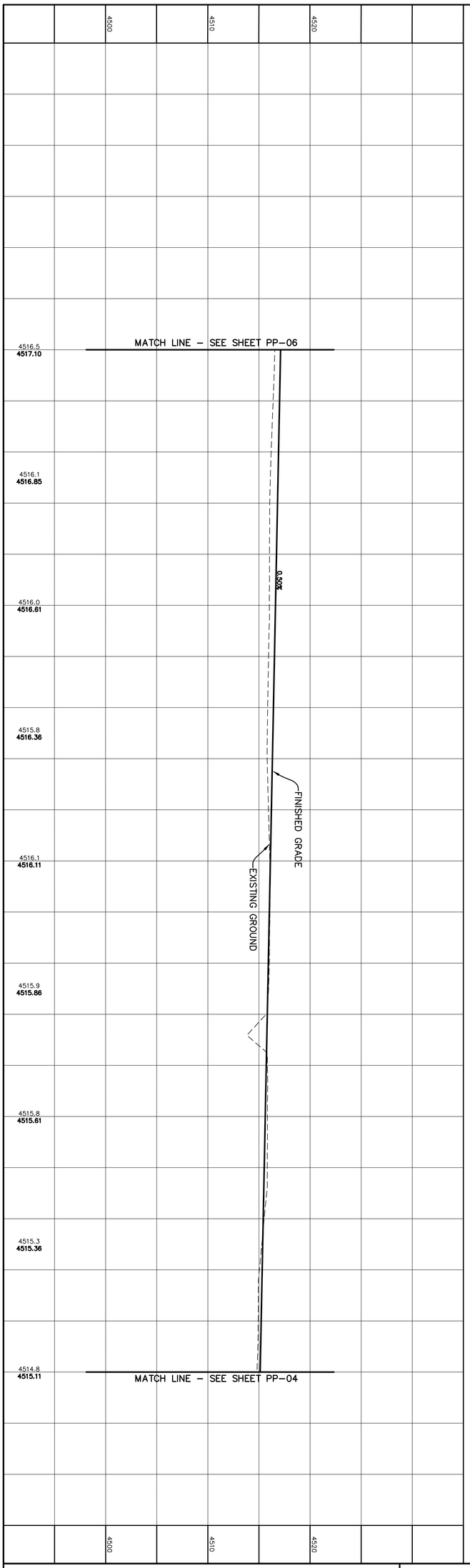
3300 NORTH
STA. 24+00 TO STA. 29+00

SPANISH FORK, UTAH

3300 NORTH & 800 WEST ROAD IMPROVEMENTS

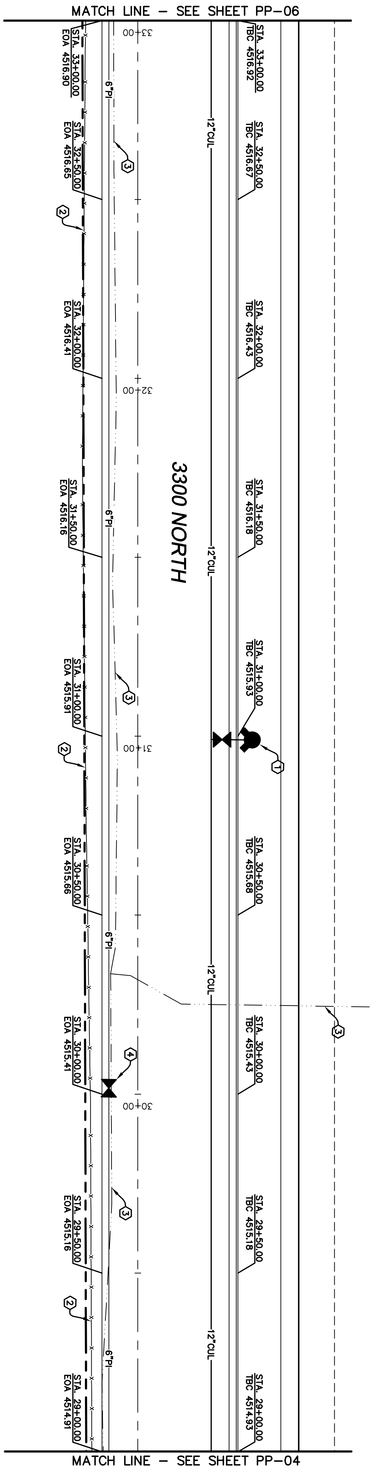
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. EXISTING FENCE TO REMAIN.
3. EXISTING IRRIGATION DITCH TO BE REMOVED/ABANDONED.
4. INSTALL 6" PRESSURIZED IRRIGATION VALVE PER SPANISH FORK CITY STANDARDS.



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

0 5 10 20 40 60

3300 NORTH & 800 WEST ROAD ATLAS IMPROVEMENTS

ENGINEERING L.L.C.

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

3300 NORTH
STA. 29+00 TO STA. 33+00

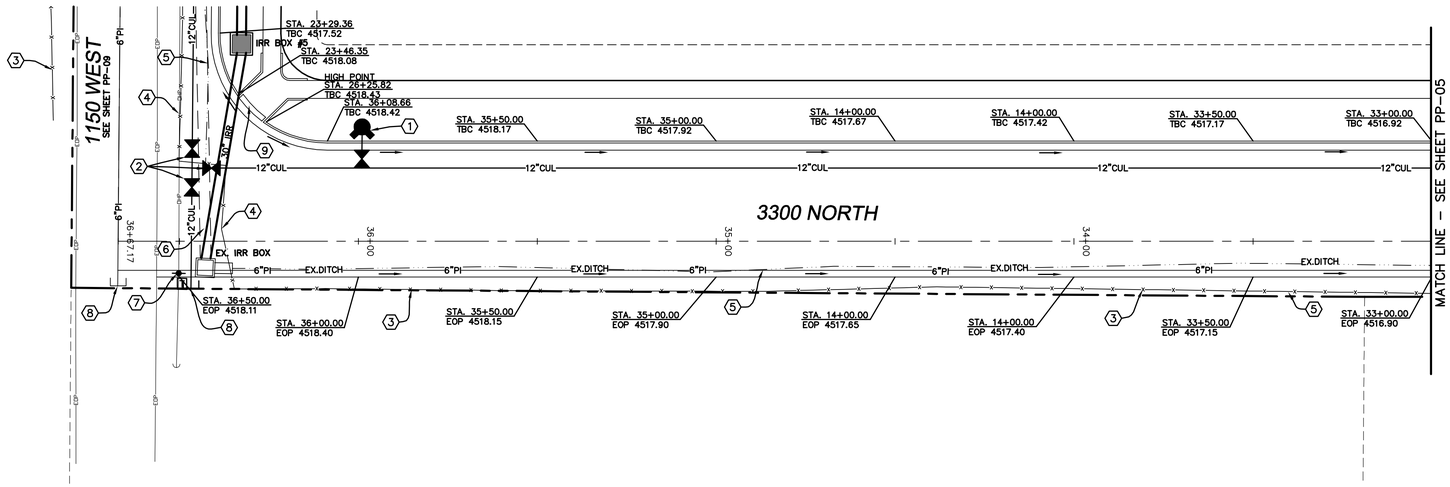
SPANISH FORK, UTAH

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PP-05

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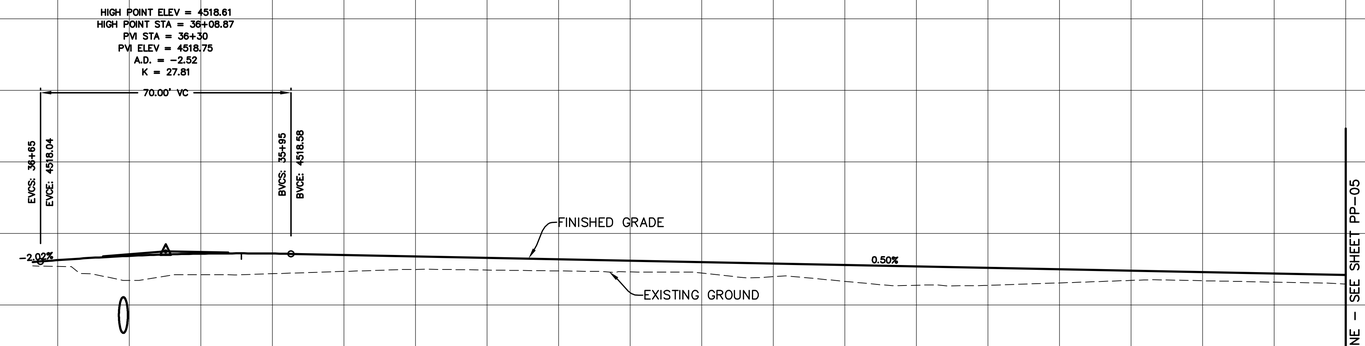


CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS..
3. EXISTING FENCE TO REMAIN.
4. EXISTING FENCE TO BE REMOVED.
5. EXISTING IRRIGATION DITCH TO BE REMOVED.
6. EXISTING PIPE TO BE REMOVED.
7. EXISTING POWER TO BE RELOCATED.
8. CAP/PLUG AND MARK TO SURFACE.
9. ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN.

0 10 40
5 20 60

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



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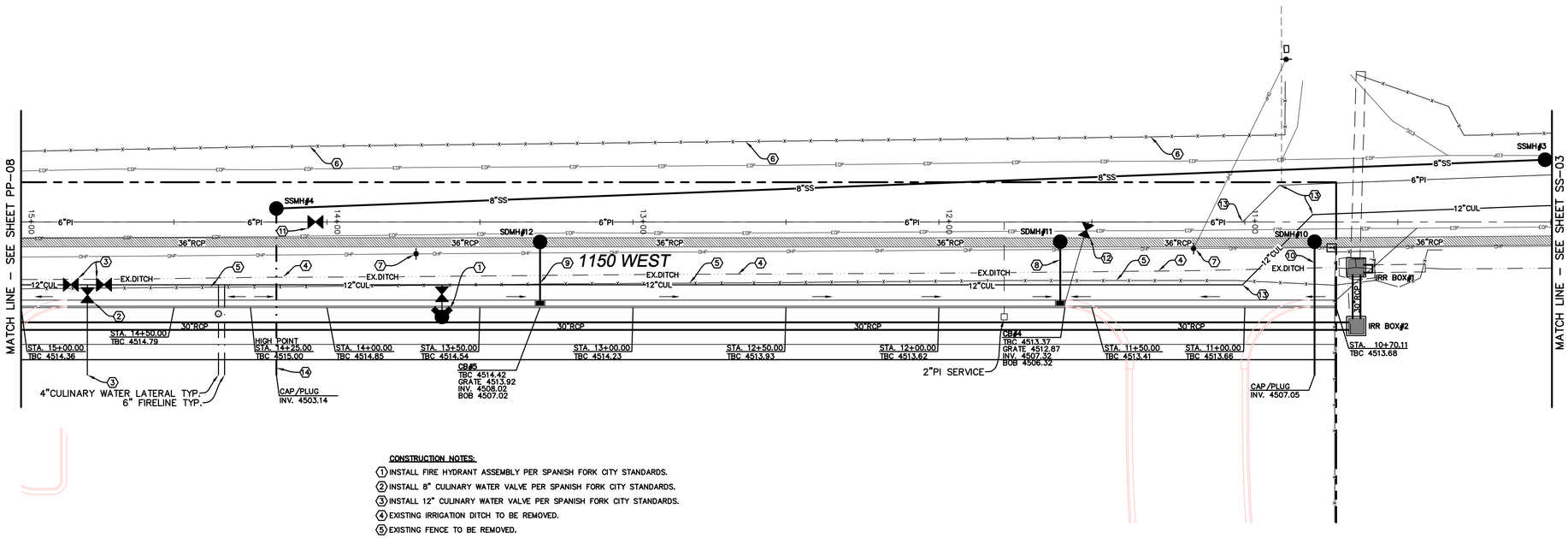
3300 NORTH
STA. 33+00 TO STA. 36+67.17

SPANISH FORK, UTAH

3300 NORTH & 800 WEST ROAD IMPROVEMENTS

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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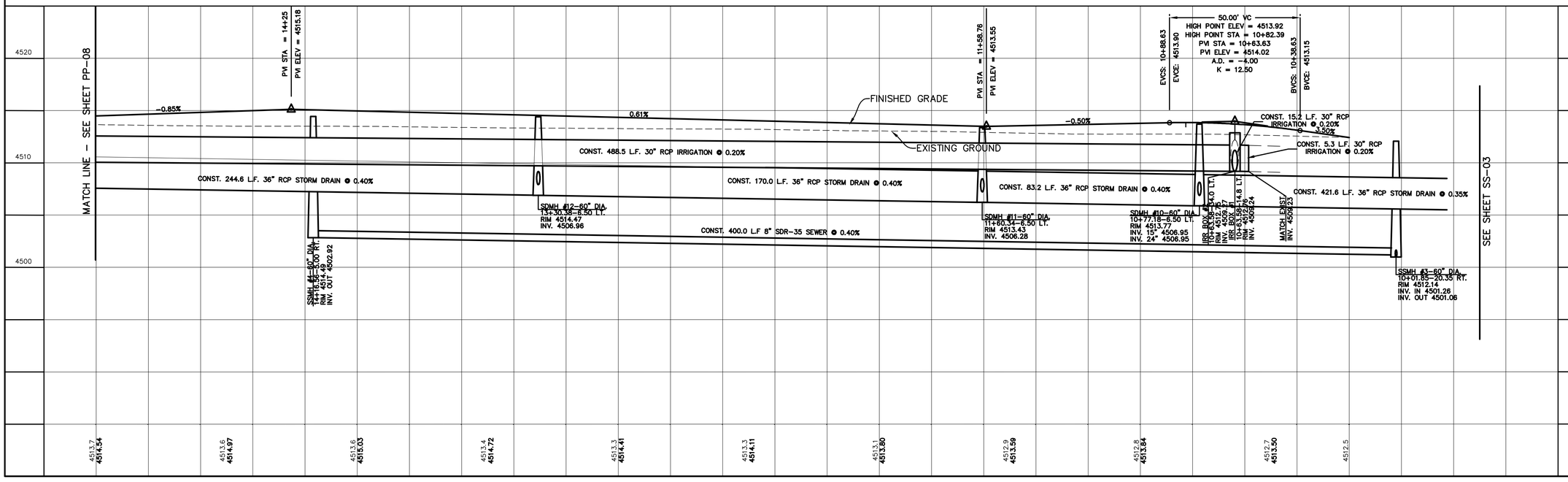


CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
2. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
3. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
4. EXISTING IRRIGATION DITCH TO BE REMOVED.
5. EXISTING FENCE TO BE REMOVED.
6. EXISTING FENCE TO REMAIN.
7. EXISTING POWER TO BE RELOCATED.
8. CONST. 19.47 L.F. 15" RCP STORM DRAIN @ 0.20%
9. CONST. 19.40 L.F. 15" RCP STORM DRAIN @ 0.20%
10. CONST. 43.57 L.F. 15" RCP STORM DRAIN @ 0.20%
11. INSTALL 6" PRESSURIZED IRRIGATION VALVE PER SPANISH FORK CITY STANDARDS.
12. INSTALL PI DRAIN PER SPANISH FORK CITY STANDARDS.
13. INSTALL 45° BEND.

0 10 40
5 20 60

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



SHEET NO. PP-07

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1150 WEST
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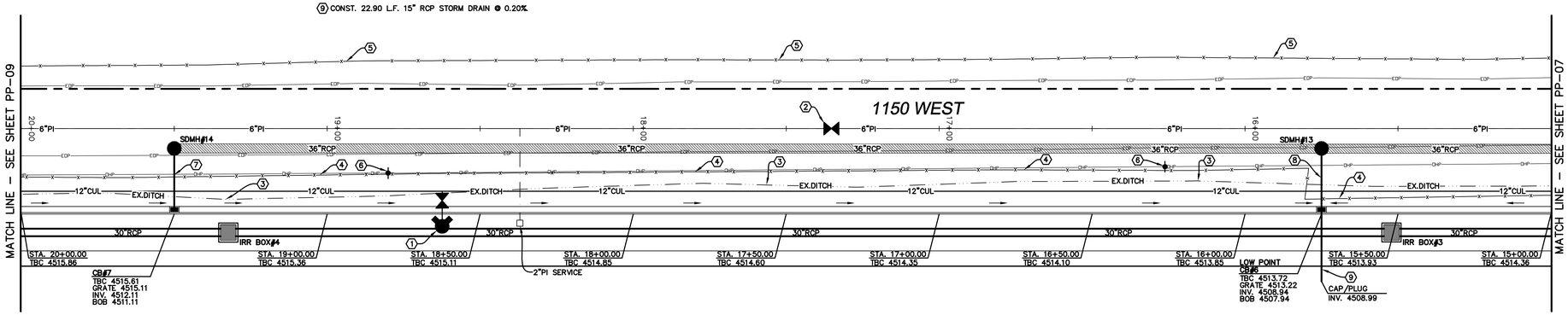
SPANISH FORK, UTAH

3300 NORTH & 800 WEST ROAD
ATLAS IMPROVEMENTS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

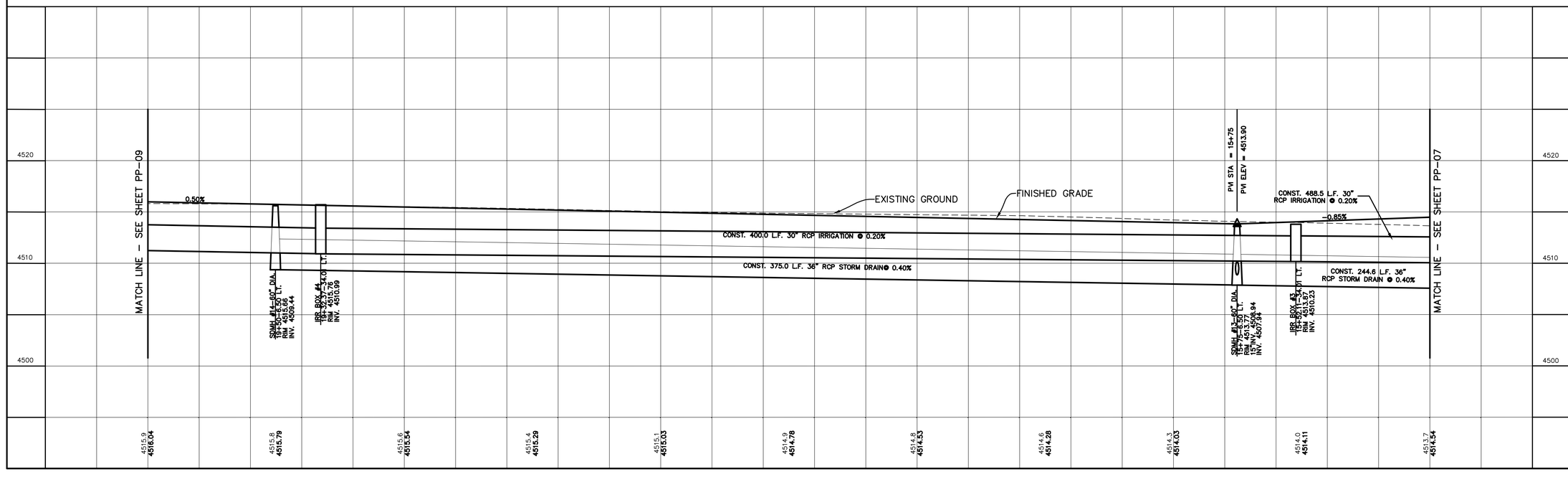
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CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
2. INSTALL 6" PRESSURIZED IRRIGATION VALVE PER SPANISH FORK CITY STANDARDS.
3. EXISTING IRRIGATION DITCH TO BE REMOVED.
4. EXISTING FENCE TO BE REMOVED.
5. EXISTING FENCE TO REMAIN.
6. EXISTING POWER TO BE RELOCATED.
7. CONST. 19.40 L.F. 15" RCP STORM DRAIN @ 8.61%
8. CONST. 19.40 L.F. 15" RCP STORM DRAIN @ 0.20%
9. CONST. 22.90 L.F. 15" RCP STORM DRAIN @ 0.20%



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



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1150 WEST
STA. 15+00 TO STA. 20+00

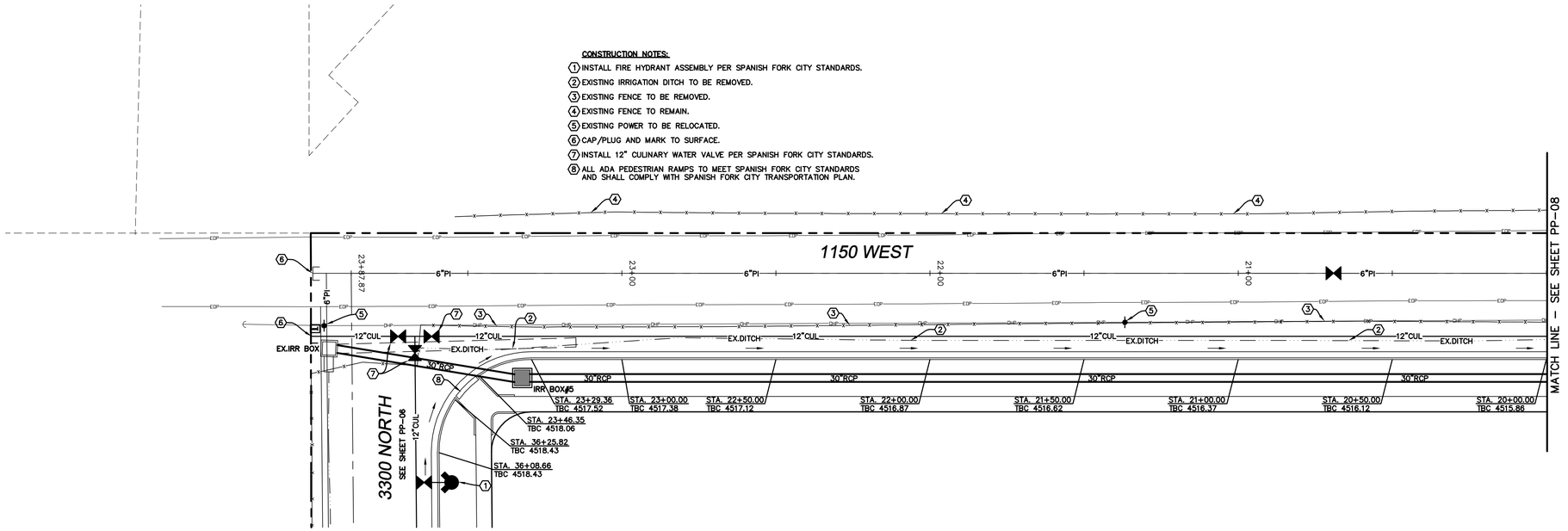
SPANISH FORK, UTAH

3300 NORTH & 800 WEST ROAD
ATLAS IMPROVEMENTS 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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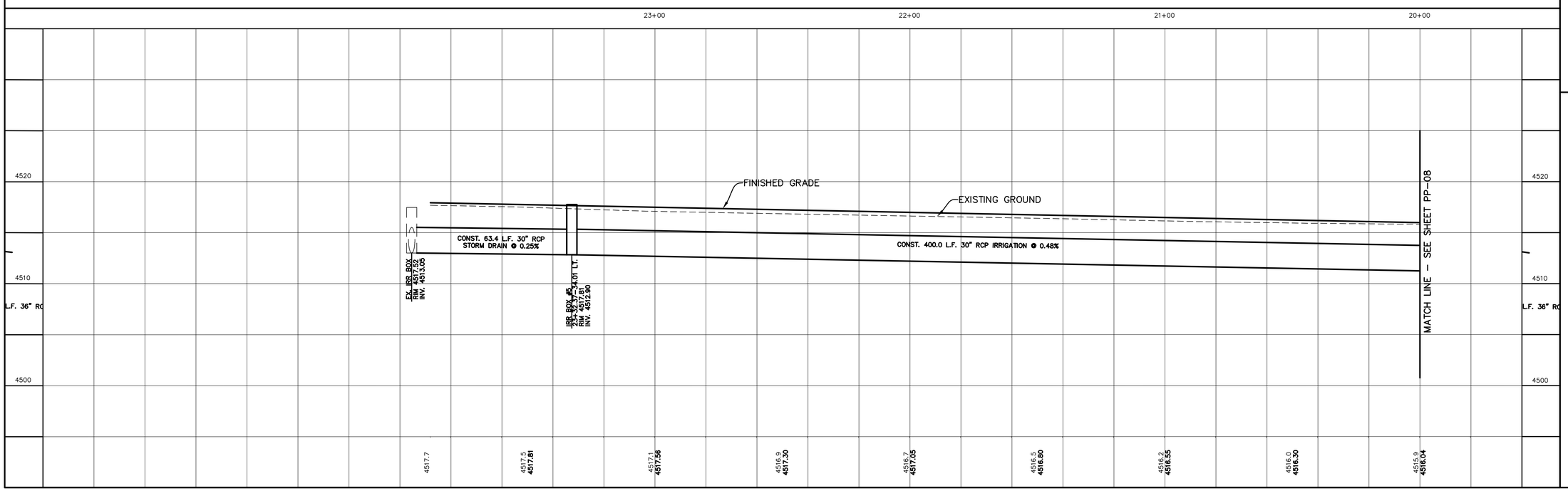
CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
2. EXISTING IRRIGATION DITCH TO BE REMOVED.
3. EXISTING FENCE TO BE REMOVED.
4. EXISTING FENCE TO REMAIN.
5. EXISTING POWER TO BE RELOCATED.
6. CAP/PLUG AND MARK TO SURFACE.
7. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
8. ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION PLAN.



0 10 40
5 20 60

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



SHEET NO. PP-09

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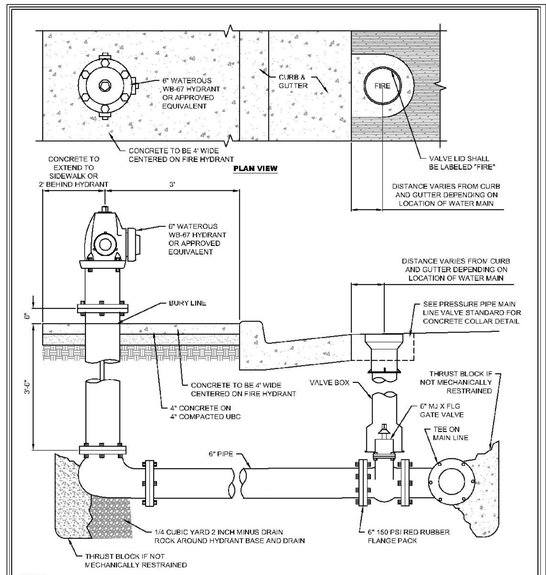
1150 WEST
STA. 20+00 TO STA. 23+87.87

SPANISH FORK, UTAH

3300 NORTH & 800 WEST ROAD
IMPROVEMENTS

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

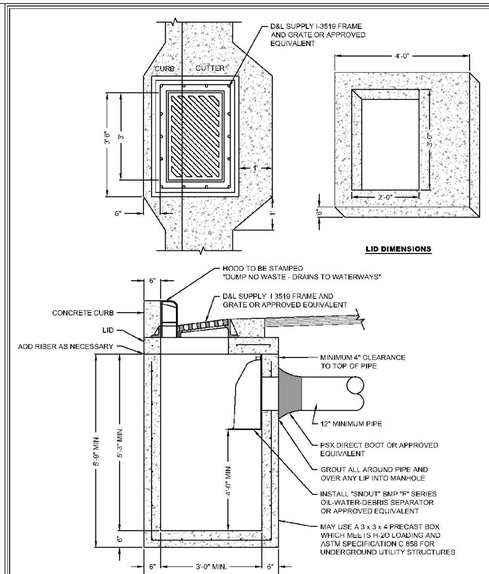
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NOTES:

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

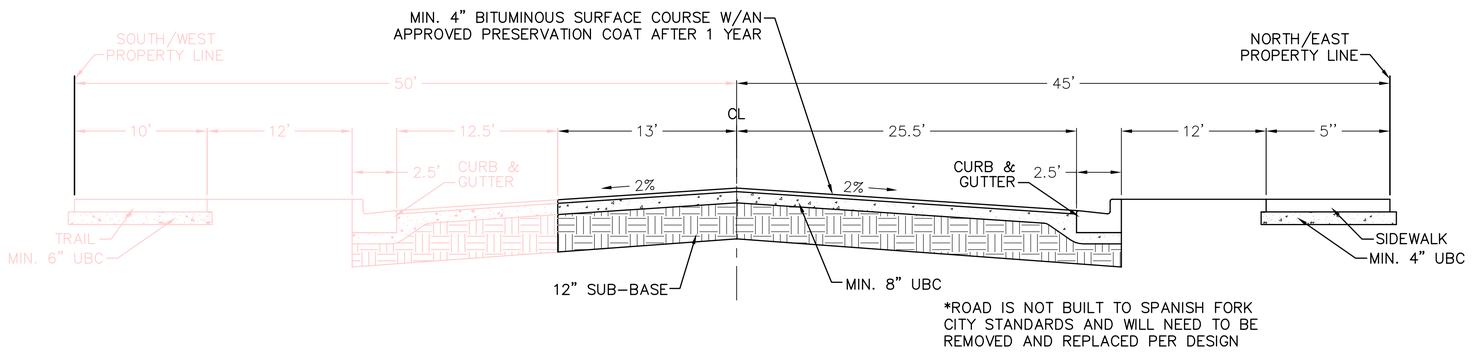
SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR	SCALE: NONE
40 SOUTH MAIN STREET, SPANISH FORK, UT. 84660, (801) 804-4500	FIRE HYDRANT	DESIGN: MHC	
		REVIS ON:	STANDARD W-210
		DATE: 4-30-07	



NOTES:

1. ALL STORM TRANSMISSION LINES SHALL RUN THROUGH STORM MANHOLES.
2. BOX SHALL BE SIZED ACCORDING TO TABLE ON STANDARD #32.
3. UNLESS OTHERWISE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER, #4 REBAR WILL BE SPACED AT MINIMUM OF 12" O.C. IN ALL DIRECTIONS IN CONCRETE. ALL REBAR SHALL OVERLAP A MINIMUM OF 14".
4. KNOCKOUT BOXES SHALL BE ALLOWED WITH CONCRETE COLLARS.

SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR	SCALE: NONE
40 SOUTH MAIN STREET, SPANISH FORK, UT. 84660, (801) 804-4850	STORM WATER 48" BOX	DESIGN: MHC	
		REVISION:	STANDARD SD-404
		DATE: 10/2/2020	



95' ROW - TYPICAL

800 WEST & 3300 NORTH

–NTS–

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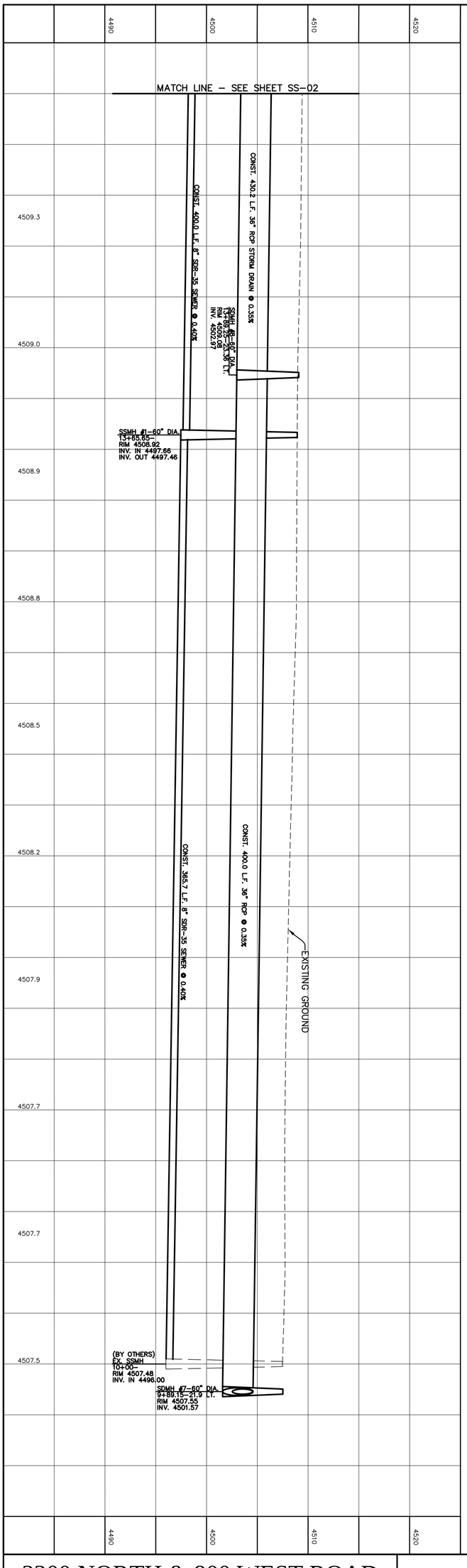
DETAIL SHEET

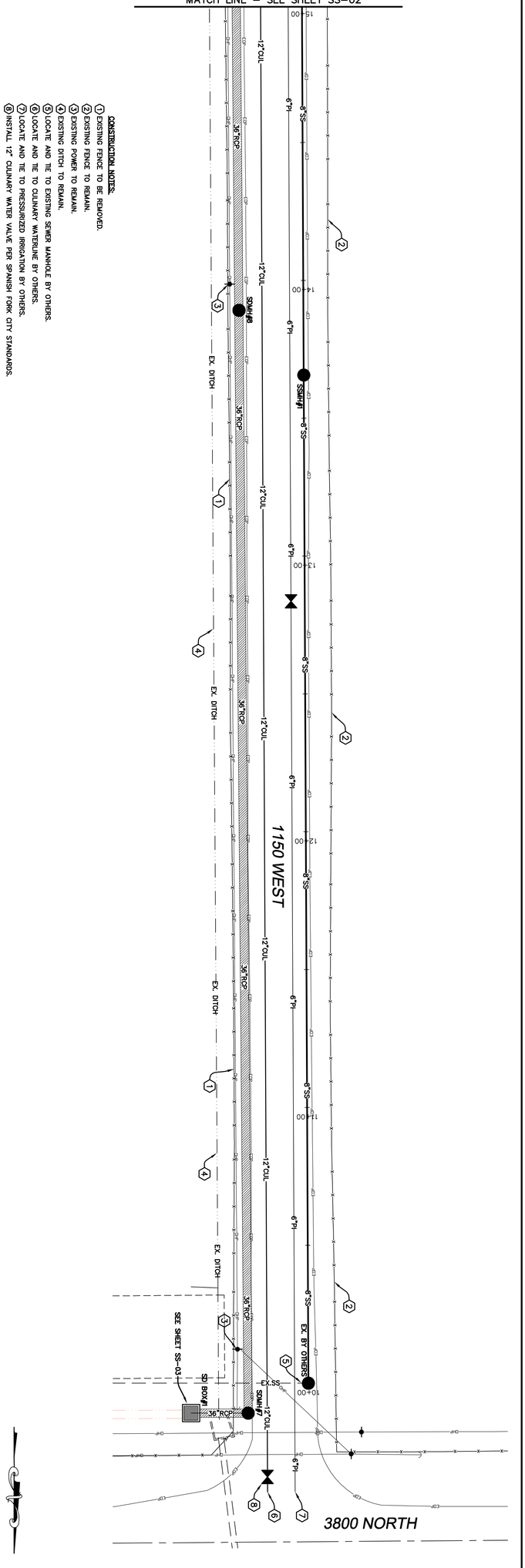
SPANISH FORK, UTAH

SUNROC INDUSTRIAL

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

Z:\2015\15-095 Sunroc Industrial\CAD\FINAL\DT-01.dwg 4/8/2021 2:05:18 PM MDT





3300 NORTH & 800 WEST ROAD IMPROVEMENTS

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

OFFSITE SEWER
STA. 10+00 TO STA. 15+00

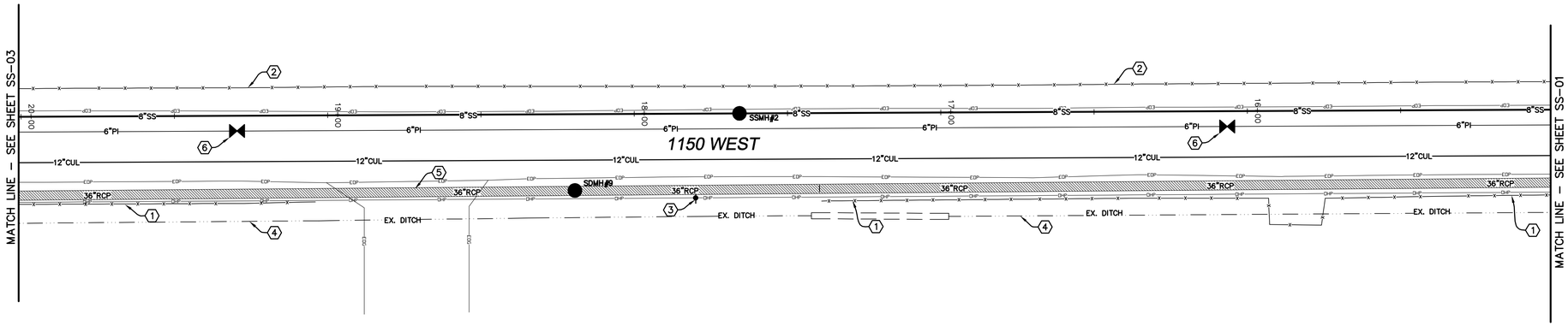
SPANISH FORK, UTAH

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SS-01

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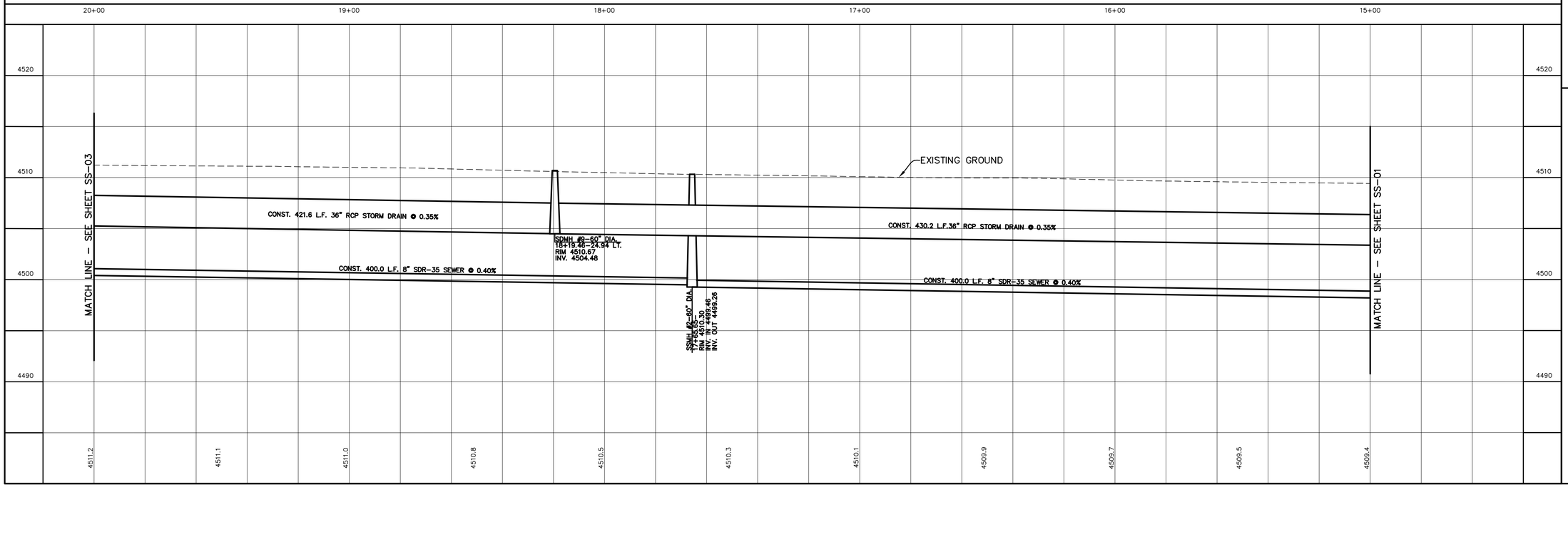


CONSTRUCTION NOTES:

1. EXISTING FENCE TO BE REMOVED.
2. EXISTING FENCE TO REMAIN.
3. EXISTING POWER TO REMAIN.
4. EXISTING DITCH TO REMAIN.
5. REMOVE/REPLACE EXISTING GRAVEL DRIVEWAY AFTER INSTALLATION OF PROPOSED STORM DRAIN LINE.
6. INSTALL 6" PRESSURIZED IRRIGATION VALVE PER SPANISH FORK CITY STANDARDS.

0 5 10 20 40 60

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



SHEET NO. SS-02

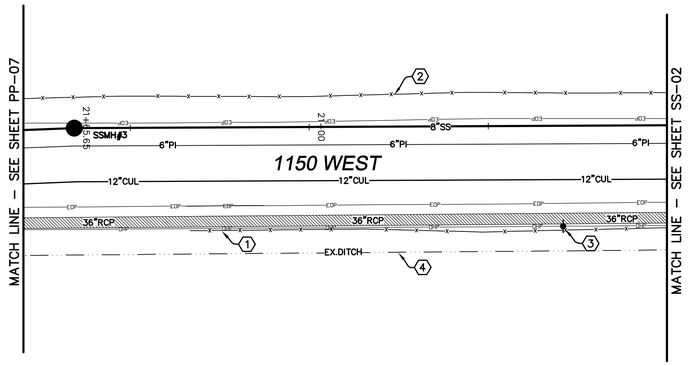
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OFFSITE SEWER
STA. 15+00 TO STA. 20+00

SPANISH FORK, UTAH

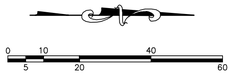
3300 NORTH & 800 WEST ROAD
ATLAS IMPROVEMENTS
ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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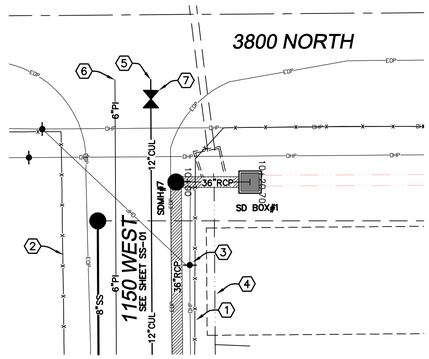


CONSTRUCTION NOTES:

1. EXISTING FENCE TO BE REMOVED.
2. EXISTING FENCE TO REMAIN.
3. EXISTING POWER TO REMAIN.
4. EXISTING DITCH TO REMAIN.

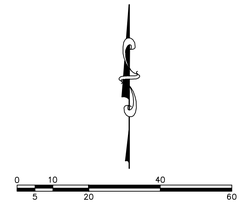


-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

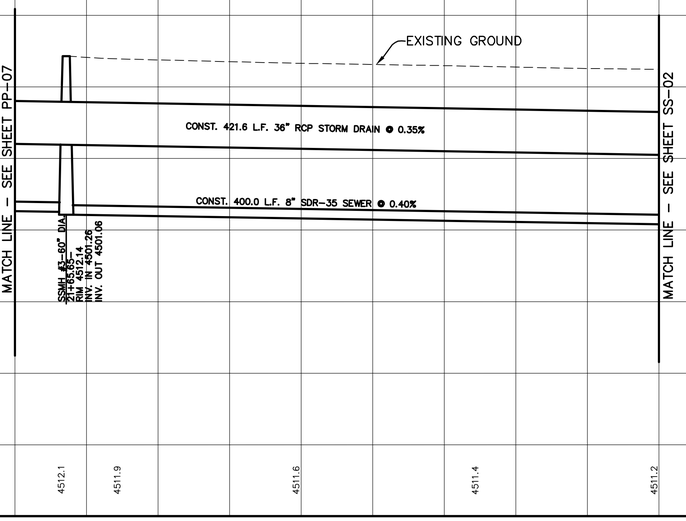


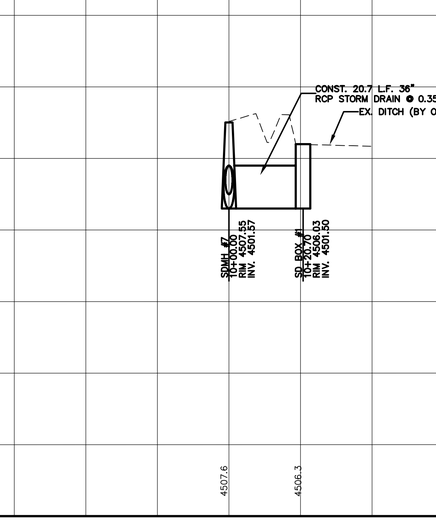
CONSTRUCTION NOTES:

1. EXISTING FENCE TO BE REMOVED.
2. EXISTING FENCE TO REMAIN.
3. EXISTING POWER TO REMAIN.
4. EXISTING DITCH TO BE REMOVED.
5. LOCATE AND TIE TO CULINARY WATERLINE BY OTHERS.
6. LOCATE AND TIE TO PRESSURIZED IRRIGATION BY OTHERS.
7. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.



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





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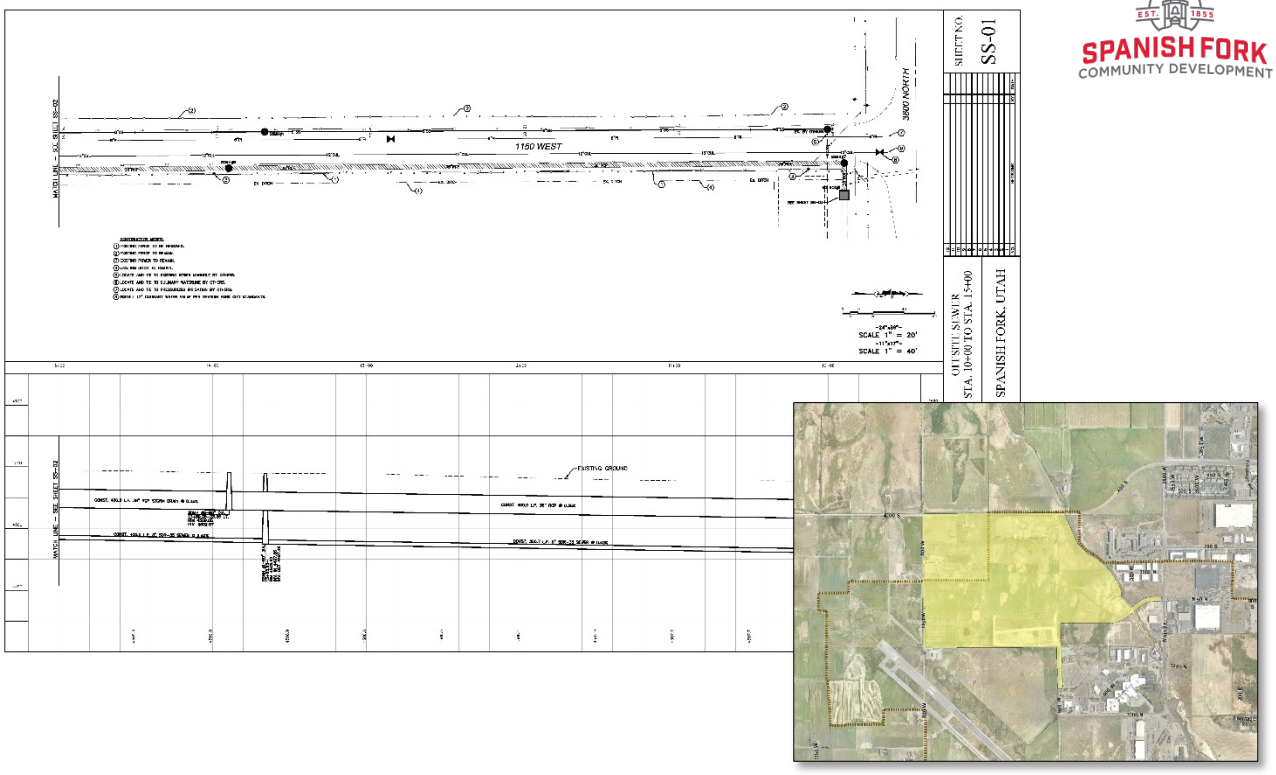
SHEET NO.
SS-03

OFFSITE SEWER
STA. 20+00 TO STA. 21+65.65

SPANISH FORK, UTAH

3300 NORTH & 800 WEST ROAD
ATLAS IMPROVEMENTS
ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2015\15-095 Swenson Industrial\CADD\FINAL\SS-03.dwg 4/9/2021 9:35:13 AM MDT



Sunroc Industrial Off-Site Improvements Site Plan Approval Request

April 14, 2021, Development Review Committee.

Located near 3300 North 600 West, including 120 acres.

The subject property is zoned I-1.

The applicant has requested that a Site Plan be approved.

Key Issues

1. Infrastructure.
2. Utilities.
3. Power.

Recommendation

That the proposed Site Plan be approved based on the following findings and subject to the following conditions:

Findings

1. That the project conforms to the City's General Plan designation.

Conditions

1. That the subdivision be approved and recorded.
2. That the applicant addresses any red-lines.

Exhibits

1. Improvement Plans.

SUNROC INDUSTRIAL PLAT "A"

AN INDUSTRIAL SUBDIVISION
SPANISH FORK CITY, UTAH
FINAL PLAN SET
APRIL 2021

-SHEET INDEX-

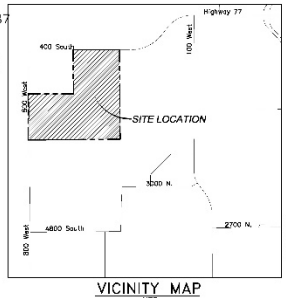
SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY & INDEX
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
6	ELECTRICAL PLAN
PP-01	PLAN & PROFILE – 3300 NORTH – STA. 10+00 TO STA. 14+50
PP-02	PLAN & PROFILE – 3300 NORTH – STA. 14+50 TO STA. 19+00
PP-03	PLAN & PROFILE – 3300 NORTH – STA. 19+00 TO STA. 24+00
PP-04	PLAN & PROFILE – 3300 NORTH – STA. 24+00 TO STA. 29+00
PP-05	PLAN & PROFILE – 3300 NORTH – STA. 29+00 TO STA. 33+00
PP-06	PLAN & PROFILE – 3300 NORTH – STA. 33+00 TO STA. 36+67.17
PP-07	PLAN & PROFILE – 1150 WEST – STA. 10+00 TO STA. 15+00
PP-08	PLAN & PROFILE – 1150 WEST – STA. 15+00 TO STA. 20+00
PP-09	PLAN & PROFILE – 1150 WEST – STA. 20+00 TO STA. 23+87.87
SS-01	OFFSITE SEWER – 1150 WEST – STA. 10+00 TO STA. 15+00
SS-02	OFFSITE SEWER – 1150 WEST – STA. 15+00 TO STA. 20+00
SS-03	OFFSITE SEWER – 1150 WEST – STA. 20+00 TO STA. 21+65.65
DT-01	DETAIL SHEET

LEGEND
(APPLIES TO ALL SHEETS)

SECTION CORNER
SET 5/8" IRON PIN
CALCULATED POINT, NOT SET
EXISTING POWER POLE
EXISTING FIRE HYDRANT
EXISTING STREET LIGHT
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED SIGN
PROPOSED STREET SIGN
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
EXISTING DITCH LINE
EXISTING OVERHEAD POWER
EXISTING FENCE LINE
EXISTING DITCH
EXISTING SANITARY SEWER MANHOLE
EXISTING CULINARY WATERLINE
EXISTING PRESSURIZED IRRIGATION
PROPOSED PVC SDR-35 SEWER MAIN
PROPOSED CULINARY WATERLINE
PROPOSED PRESSURIZED IRRIGATION
PROPOSED 4" SEWER LATERAL
PROPOSED 6" CULINARY WATER LATERAL
PROPOSED 6" MASONRY WALL

OWNER/DEVELOPER
SUNROC CAPITAL
JARED MORGAN
801.792.1953
JAMORGAN@SUNROCCAP.COM

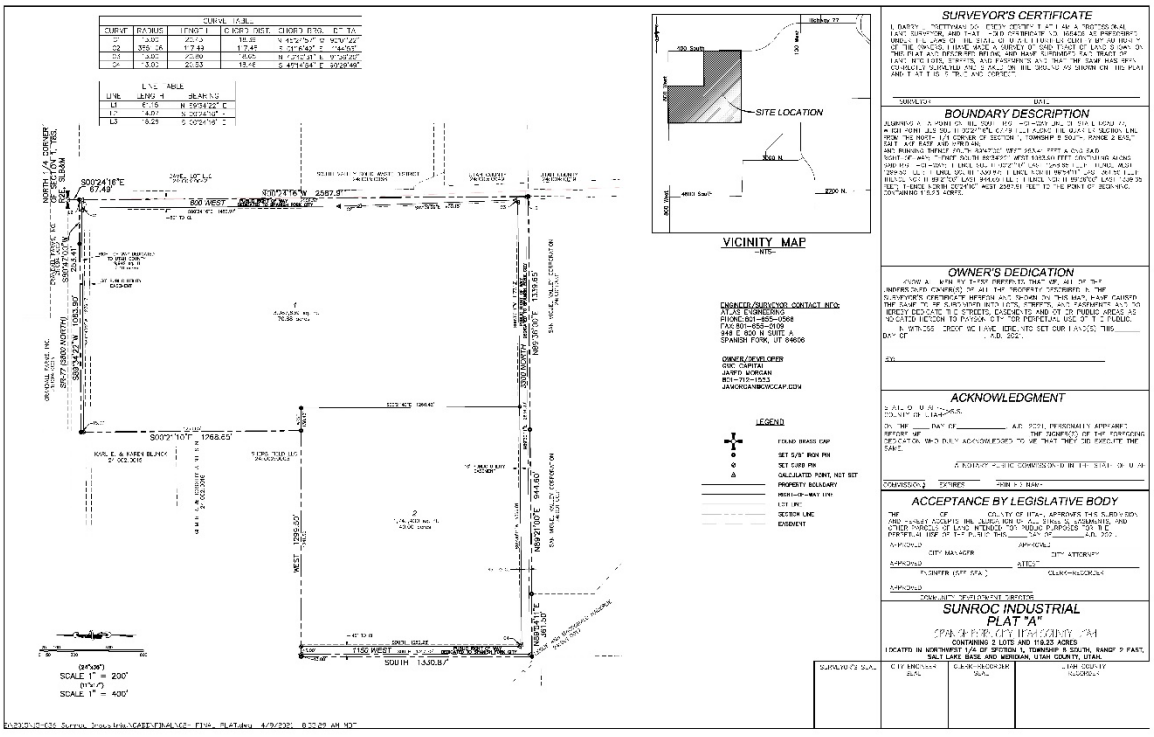
NOTICE
BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

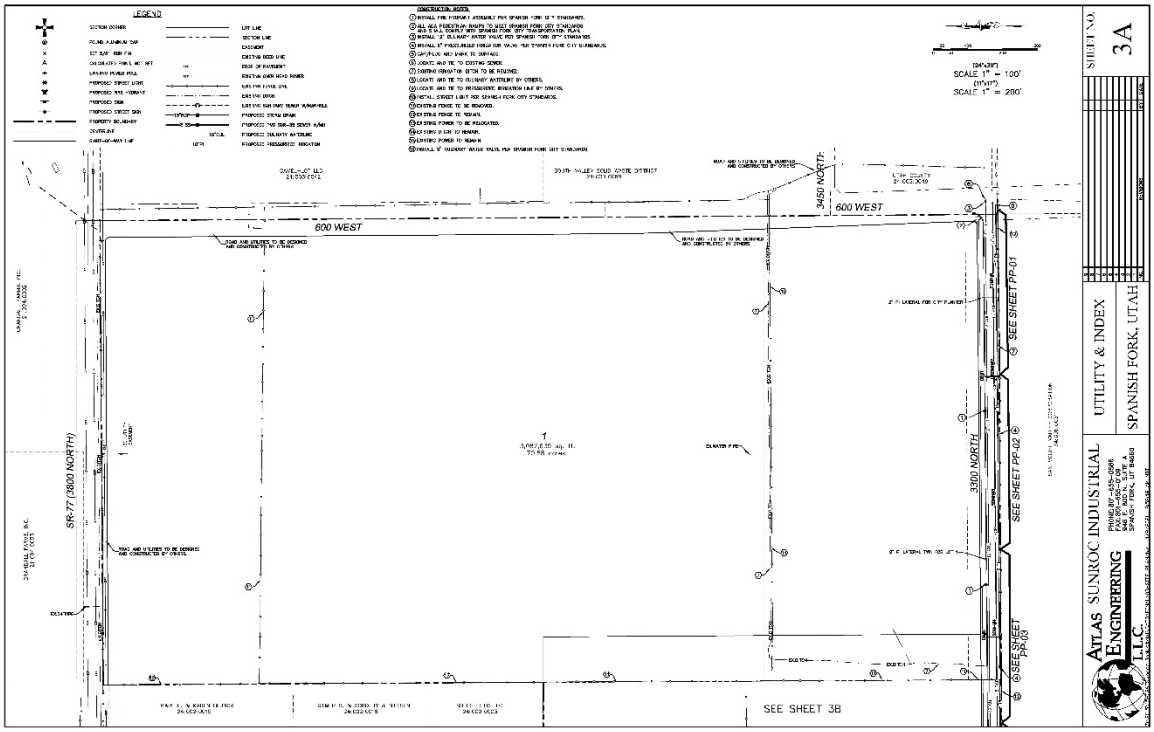


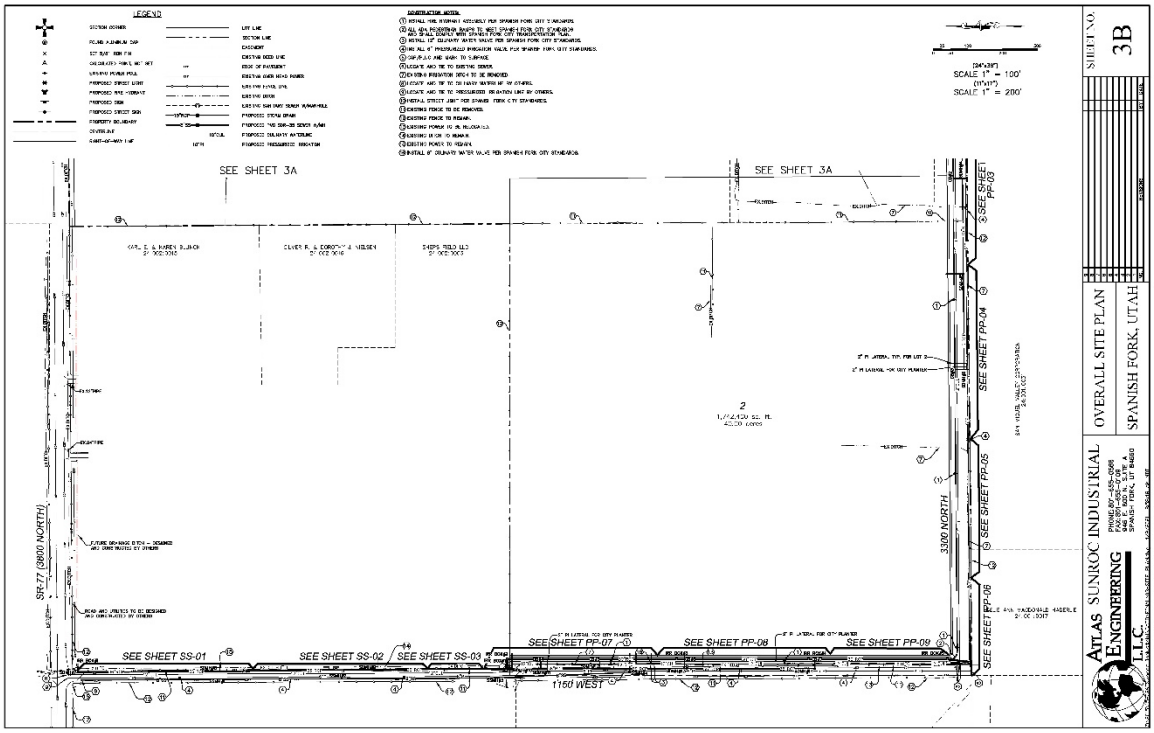
VICINITY MAP
-NTS-

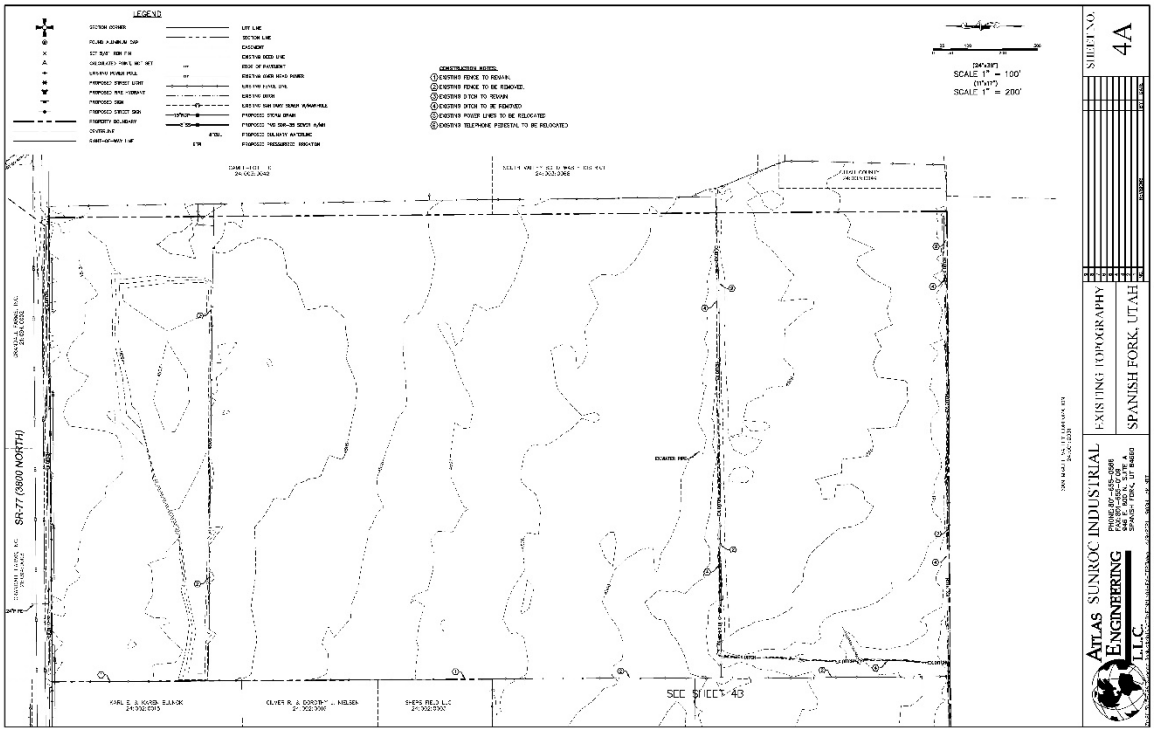
GENERAL NOTES
1. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
2. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
3. ANY EXISTING FACILITIES AFFECTED BY DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF MFFPR RISER, SPRWDF 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 GMI ENGINEERING DATED MARCH 19, 2018, PROJECT NO. 1098J.
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.

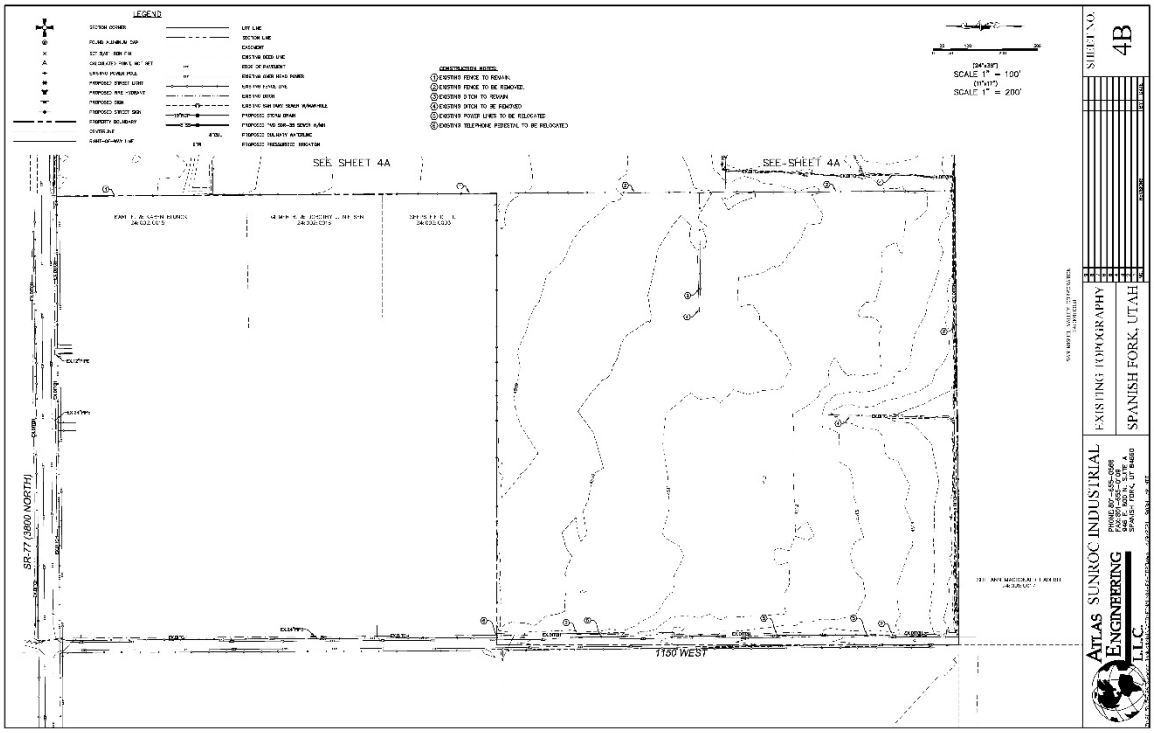
ATLAS ENGINEERING L.L.C.
PHONE:801-855-0568
FAX:801-855-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

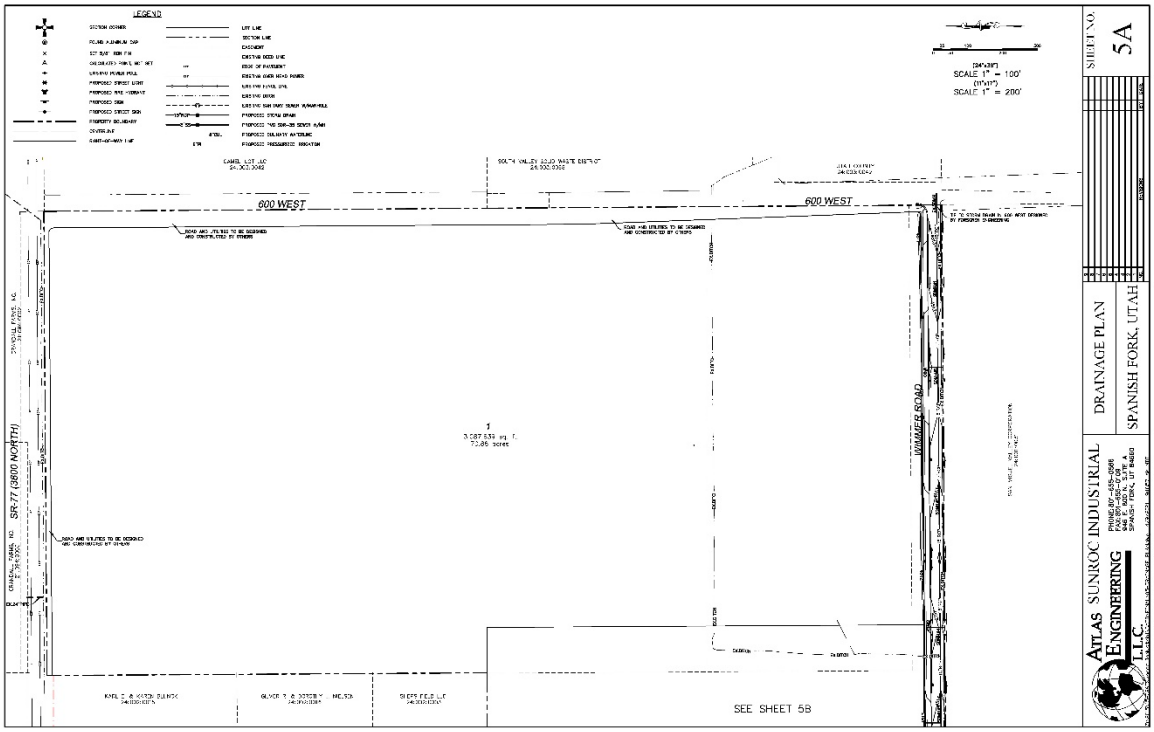


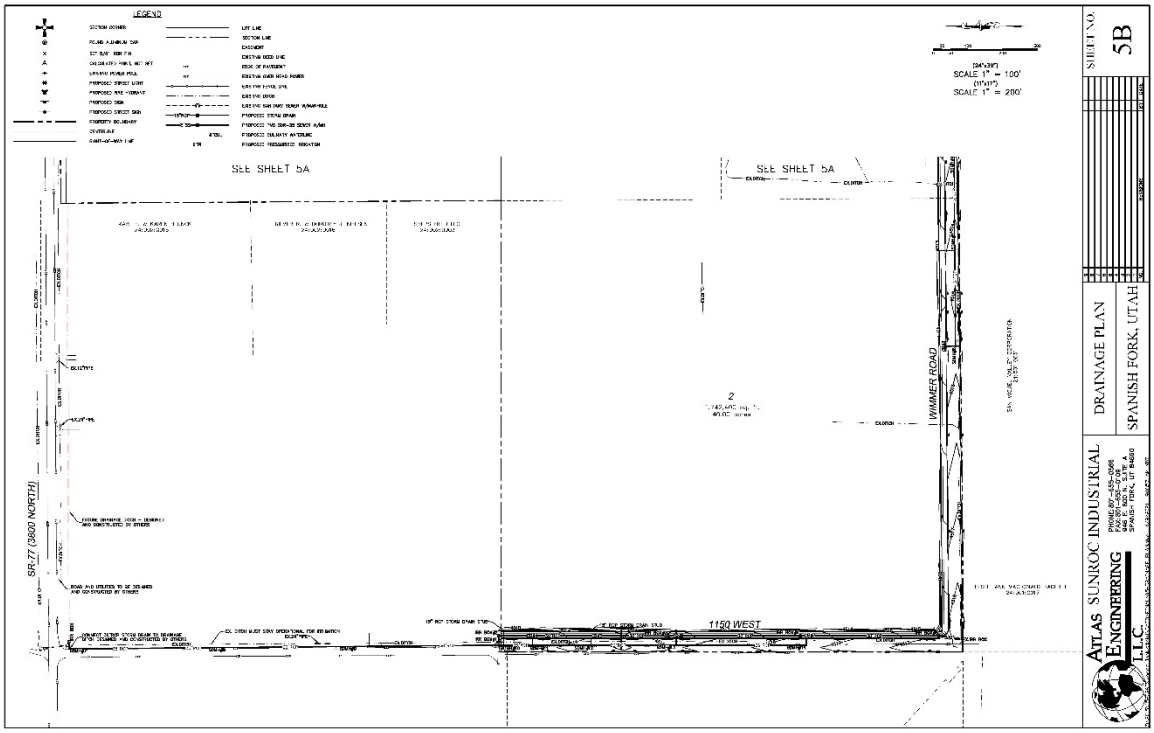

LEGEND
600 WEST
3450 NORTH
SR-77 (3800 NORTH)
3300 NORTH
SEE SHEET PP-01
SEE SHEET PP-02
SEE SHEET PP-03
SEE SHEET 3B
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO. 3A
UTILITY & INDEX
SPANISH FORK, UTAH
ATLAS SUNROC INDUSTRIAL ENGINEERING L.L.C.

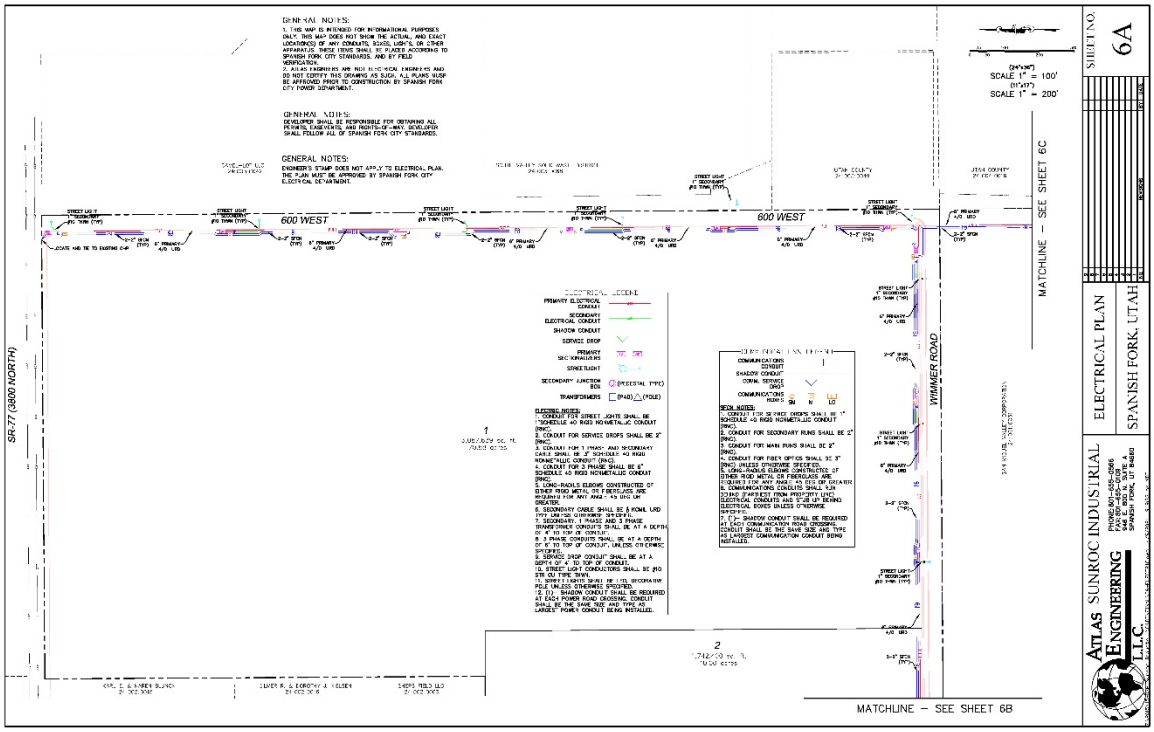

LEGEND
SEE SHEET 3A
SEE SHEET 3A
SR-77 (3800 NORTH)
3300 NORTH
1150 WEST
SEE SHEET SS-01
SEE SHEET SS-02
SEE SHEET SS-03
SEE SHEET PP-07
SEE SHEET PP-08
SEE SHEET PP-09
SEE SHEET PP-04
SEE SHEET PP-05
SEE SHEET PP-06
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO. 3B
OVERALL SITE PLAN
SPANISH FORK, UTAH
ATLAS SUNROC INDUSTRIAL ENGINEERING L.L.C.

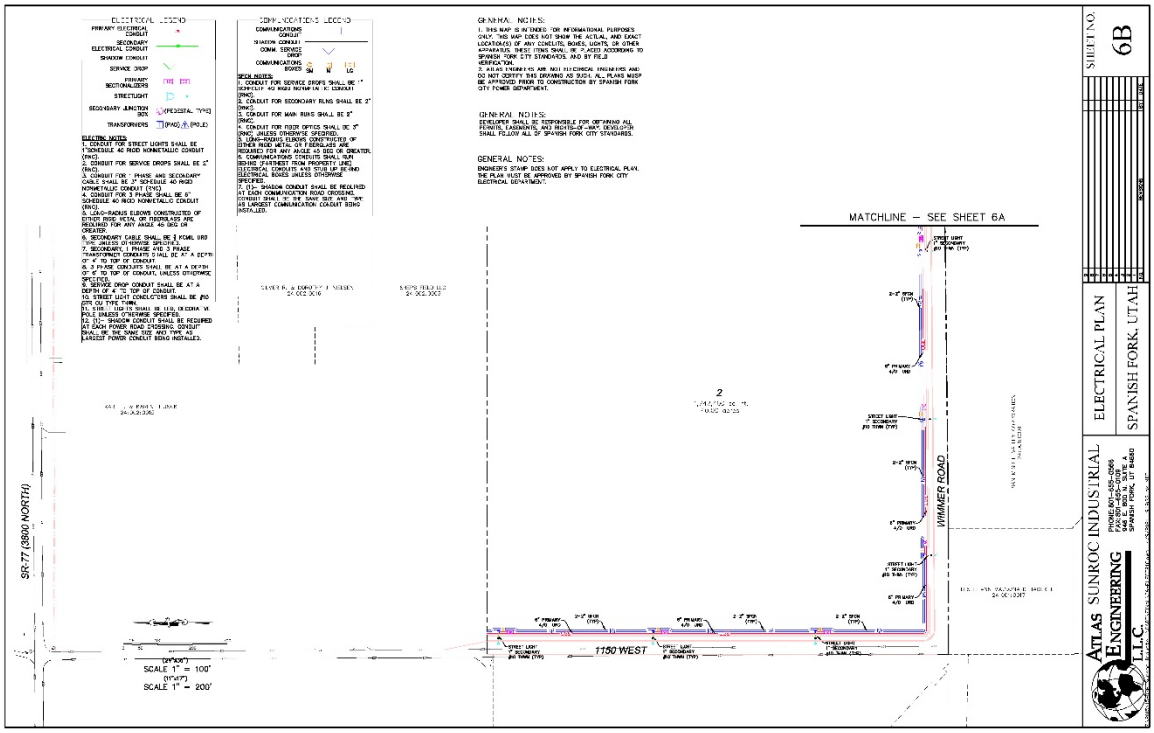

LEGEND
SCALE 1" = 100'
SCALE 1" = 200'
SR-77 (3800 NORTH)
SCC SHEET 4B
SHEET NO.
4A
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
ATLAS SUNROC INDUSTRIAL ENGINEERING L.L.C.

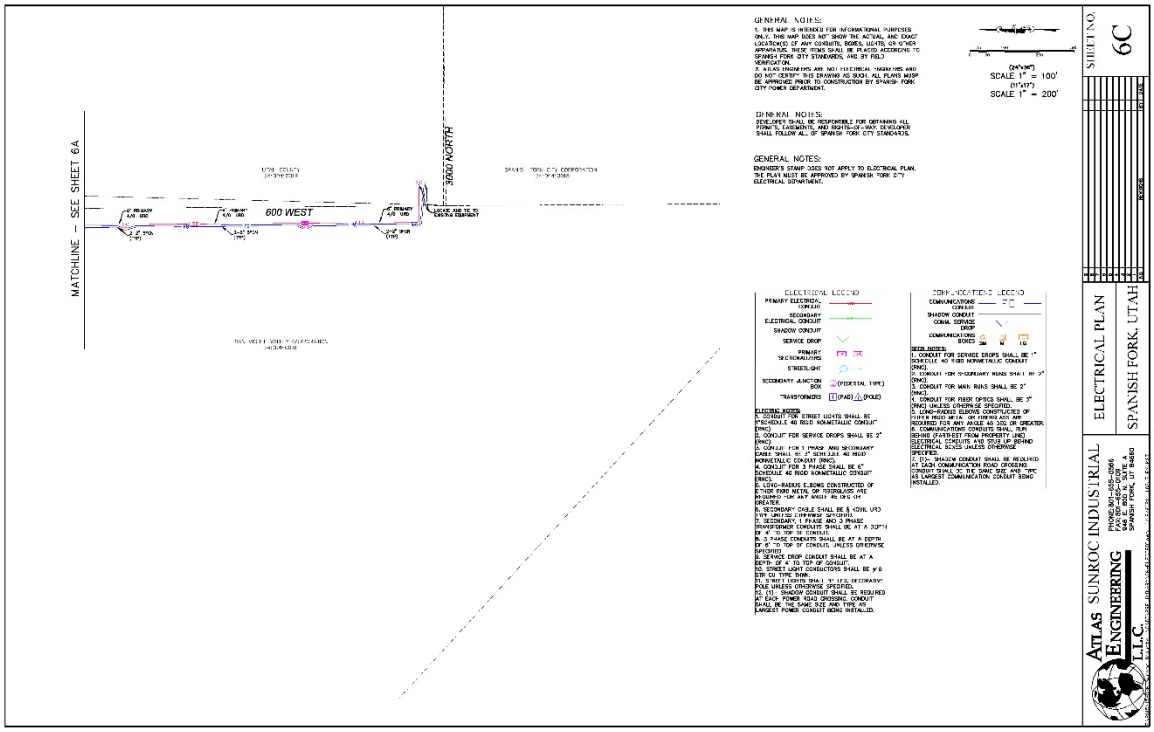

LEGEND
SCALE 1" = 100'
SCALE 1" = 200'
SEE SHEET 4A
SEE SHEET 4A
SR-77 (3800 NORTH)
1150 WEST
SHEET NO.
4B
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
ATLAS SUNROC INDUSTRIAL ENGINEERING L.L.C.

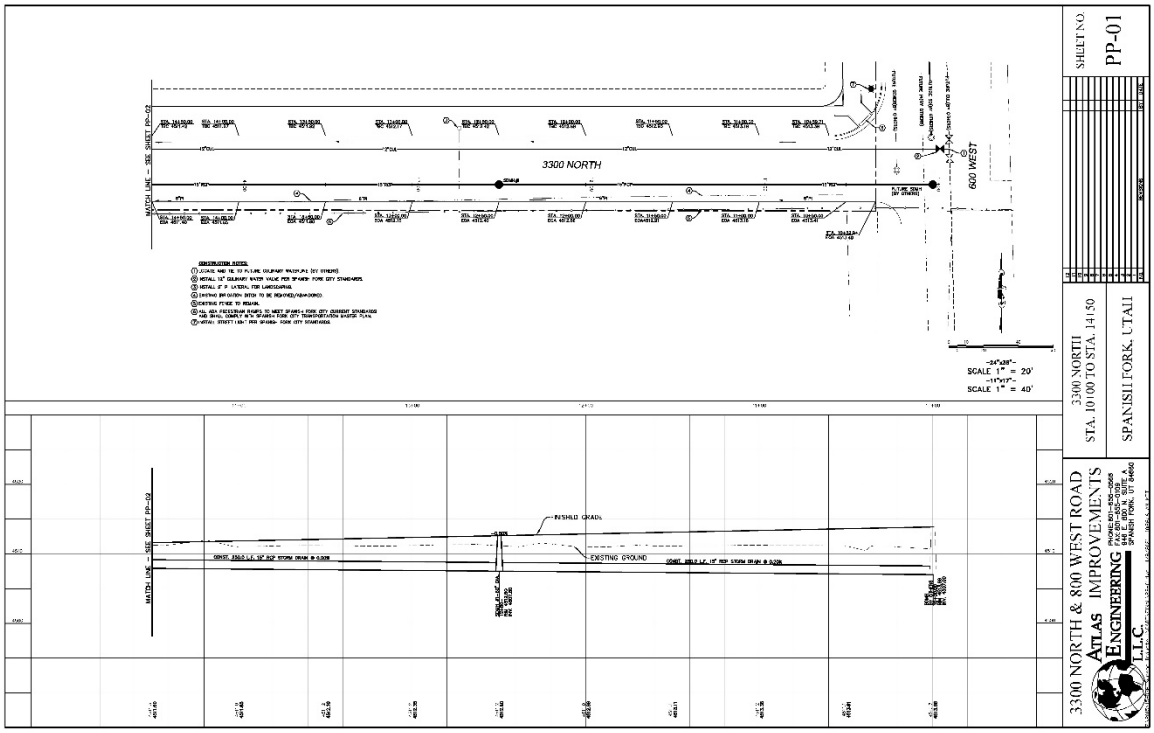

LEGEND
SCALE 1" = 100'
SCALE 1" = 200'
600 WEST
SR-77 (3800 NORTH)
WIMMER ROAD
SEE SHEET 5B
SHEET NO.
5A
DRAINAGE PLAN
SPANISH FORK, UTAH
ATLAS SUNROC INDUSTRIAL ENGINEERING L.L.C.

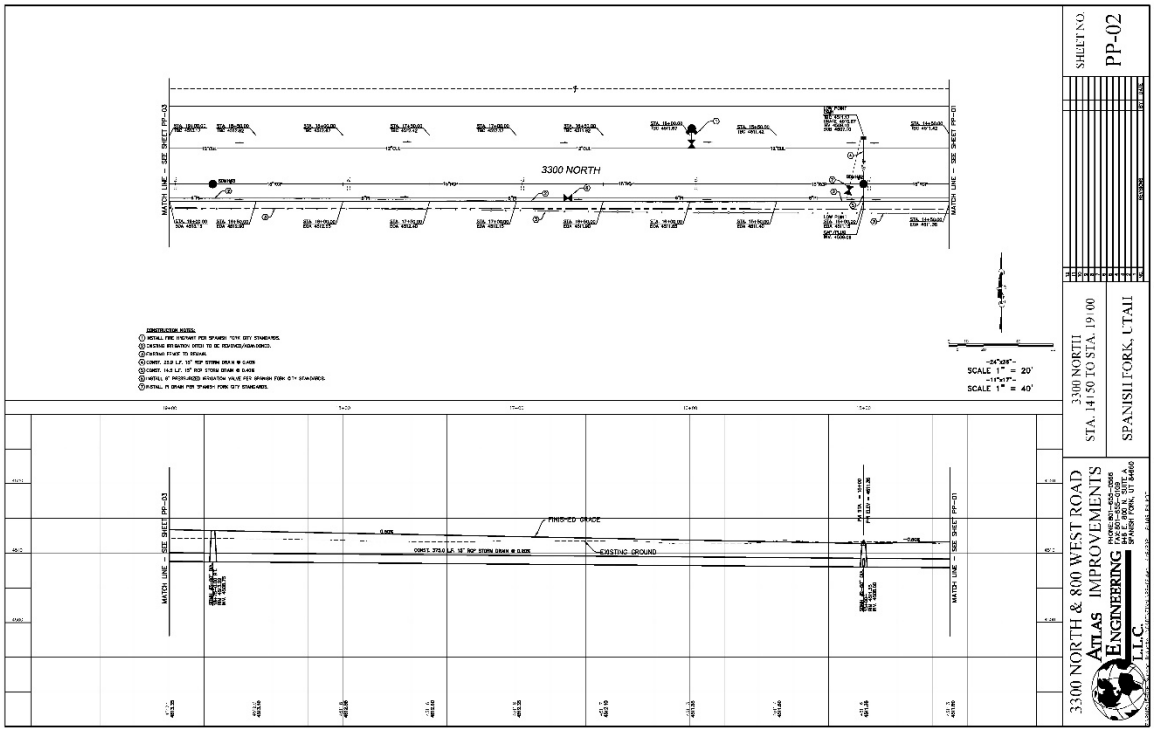

LEGEND
SCALE 1" = 100'
SCALE 1" = 200'
SEE SHEET 5A
SEE SHEET 5A
SR-77 (3800 NORTH)
WIMMER ROAD
1150 WEST
SHEET NO.
5B
DRAINAGE PLAN
SPANISH FORK, UTAH
ATLAS SUNROC INDUSTRIAL ENGINEERING L.L.C.

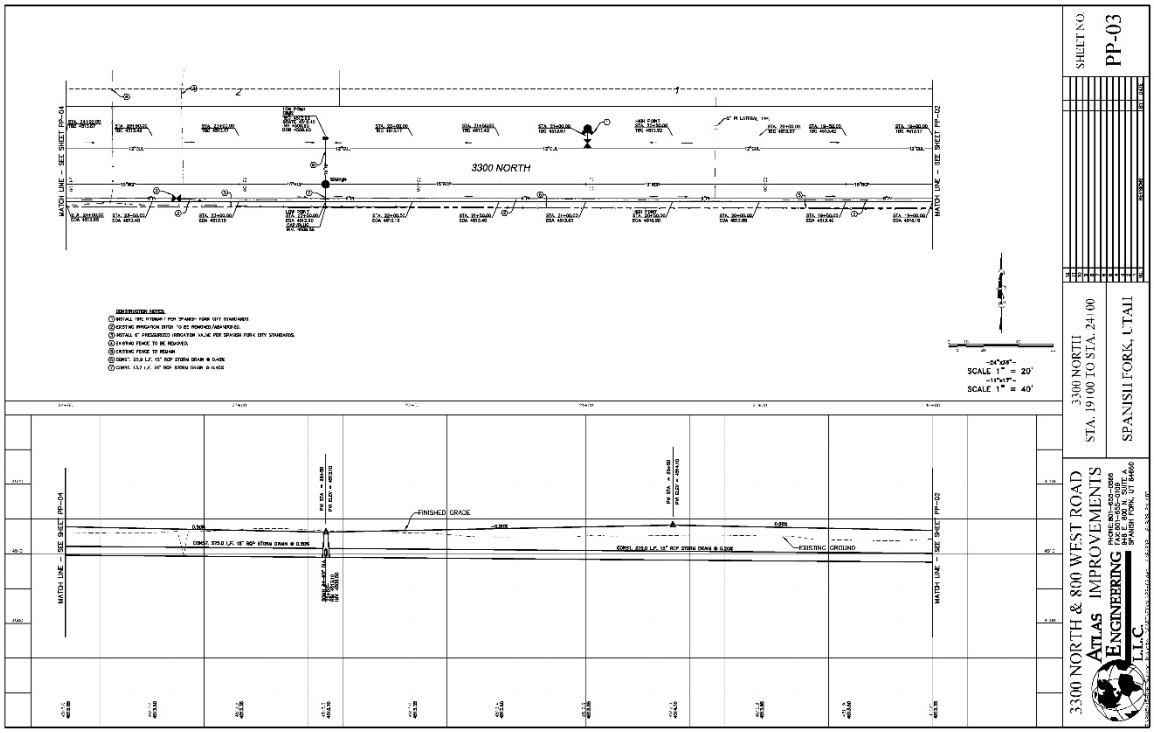

SHEET NO.
6A
SCALE 1" = 100'
SCALE 1" = 200'
600 WEST
WIMMER ROAD
SR-77 (3800 NORTH)
MATCHLINE – SEE SHEET 6C
MATCHLINE – SEE SHEET 6B
ELECTRICAL PLAN
SPANISH FORK, UTAH
ATLAS SUNROC INDUSTRIAL ENGINEERING L.L.C.

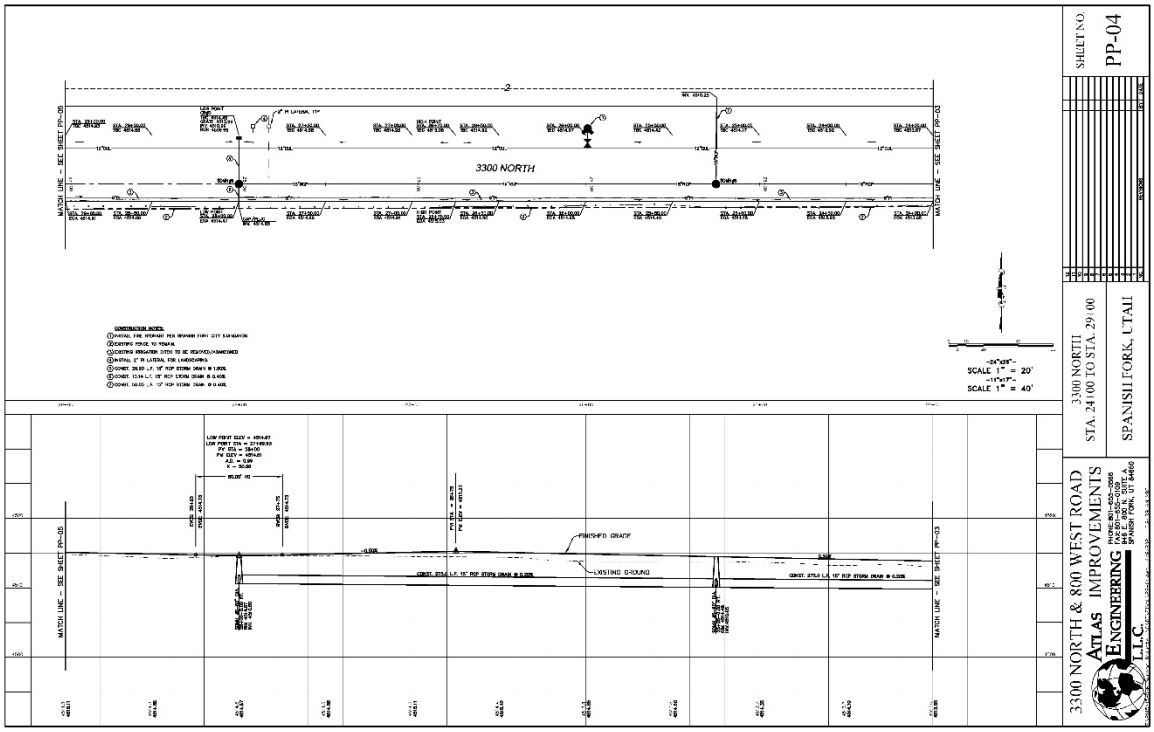

SHEET NO.
6B
MATCHLINE – SEE SHEET 6A
WIMMER ROAD
SR-77 (3800 NORTH)
1150 WEST
SCALE 1" = 100'
SCALE 1" = 200'
ELECTRICAL PLAN
SPANISH FORK, UTAH
ATLAS SUNROC INDUSTRIAL ENGINEERING L.L.C.

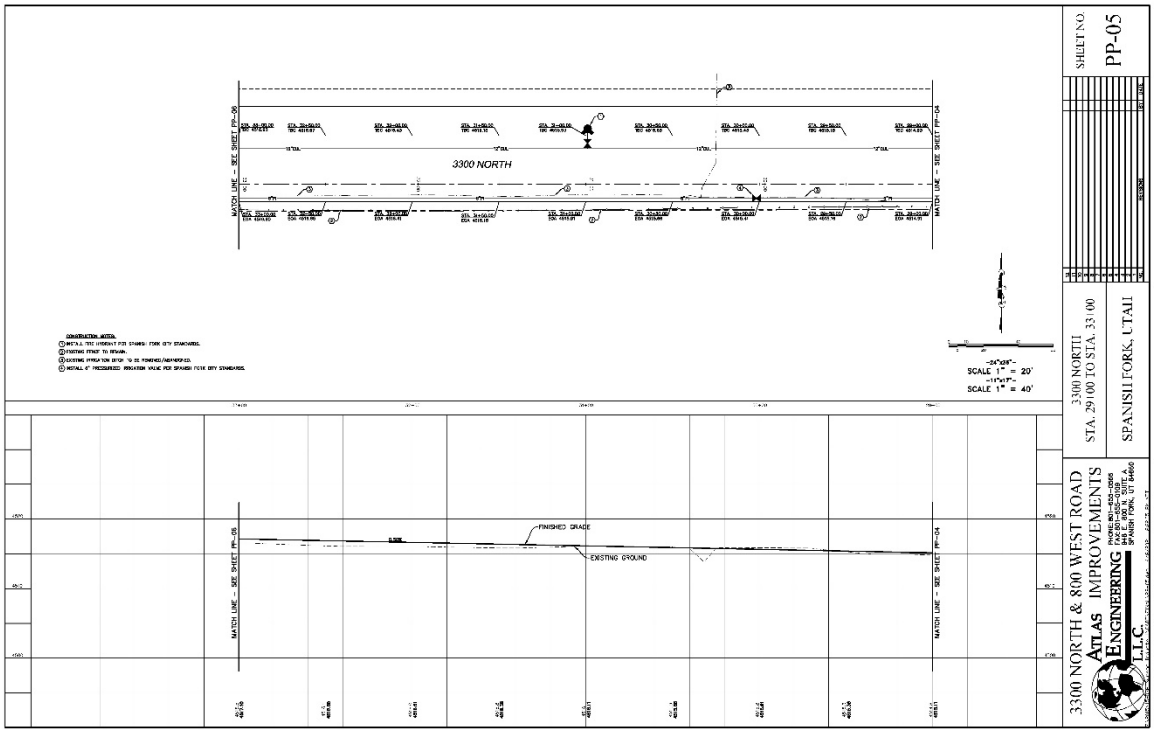

MATCHLINE — SEE SHEET 6A
600 WEST
3300 NORTH
GENERAL NOTES:
1. THIS MAP IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT SHOW THE ACTUAL AND EXACT LOCATION(S) OF ANY CONDUITS, BOXES, VAULTS, OR OTHER APPARATUS. THESE ITEMS SHALL BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS, AND BY FIELD VERIFICATION.
2. ATLAS ENGINEERING ARE NOT UNDERGROUND UTILITY LOCATORS AND DO NOT DENOTE SUCH DRAWING AS SUCH. ALL PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION BY SPANISH FORK CITY POWER DEPARTMENT.
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:
ENGINEER'S STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRICAL DEPARTMENT.
SCALE 1" = 100'
SCALE 1" = 200'
ELECTRICAL LEGEND
PRIMARY ELECTRICAL CONDUIT
SECONDARY ELECTRICAL CONDUIT
SHADOW CONDUIT
SERVICE DROP
PRIMARY SECONDARY
STREETLIGHT
SECONDARY JUNCTION BOX (PEDESTAL TYPE)
TRANSFORMERS (PAD) (POLE)
COMMUNICATIONS LEGEND
COMMUNICATIONS CONDUIT
SHADOW CONDUIT
CONDUIT SHARED WITH POWER
COMMUNICATIONS BOXES
ELECTRICAL NOTES:
1. CONDUIT FOR STREET LIGHTS SHALL BE 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 2" SCH 3.80 40 RIGID NONMETALLIC CONDUIT (RNC).
4. CONDUIT FOR 3 PHASE SHALL BE 4" 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 #2/0 AL CVV 15KV UNI-GUARD (TRIPLEX) 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 3' 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 THHN.
11. CONDUIT FOR SECONDARY AT SOLE SECONDARY POLE SHALL BE 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 NOTES:
1. CONDUIT FOR SERVICE DROPS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SECONDARY RISERS SHALL BE 3" (RNC).
3. CONDUIT FOR MAIN RUNS SHALL BE 3" (RNC).
4. CONDUIT FOR FIBER OPTICS SHALL BE 3" SCHEDULE 40 RIGID NONMETALLIC CONDUIT.
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 SHALL BE AT A DEPTH AS SHOWN 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.
SHEET NO. 6C
ELECTRICAL PLAN
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.
SUNROC INDUSTRIAL

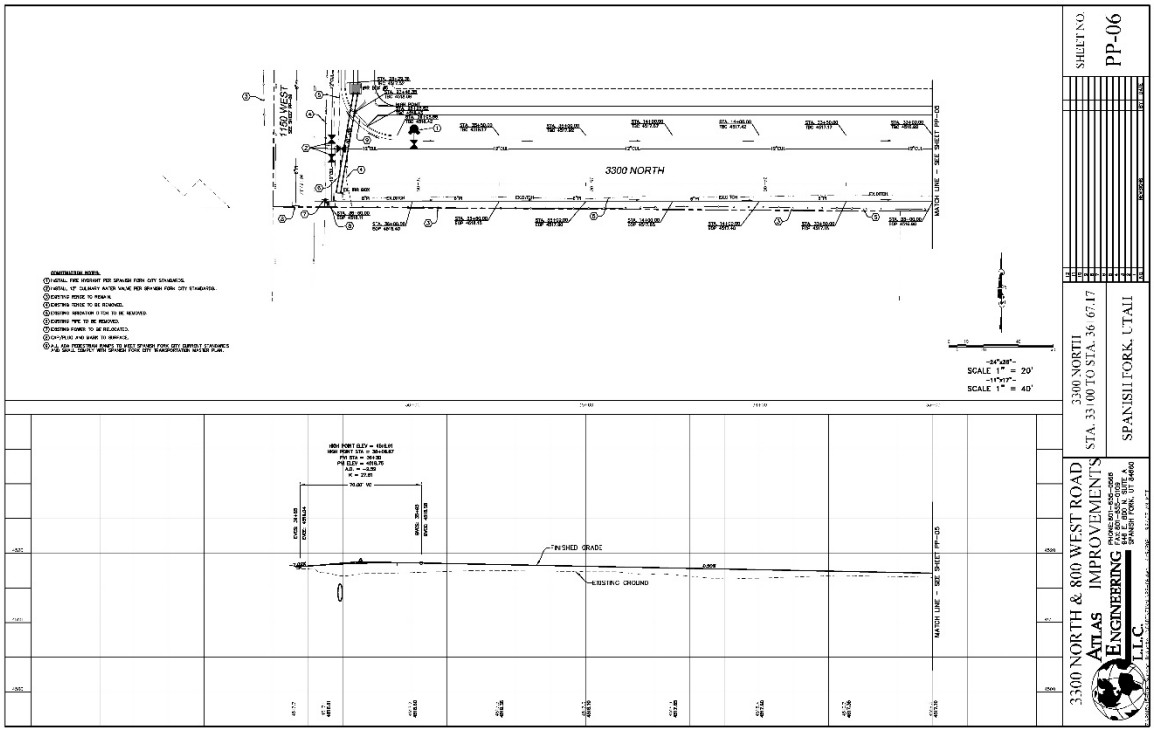

MATCH LINE — SEE SHEET PP-02
3300 NORTH
600 WEST
SCALE 1" = 20'
SCALE 1" = 40'
MATCH LINE — SEE SHEET PP-02
INSHED GRADE
EXISTING GROUND
SHEET NO. PP-01
3300 NORTH & 800 WEST ROAD IMPROVEMENTS
3300 NORTH
STA. 10+00 TO STA. 14+50
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.

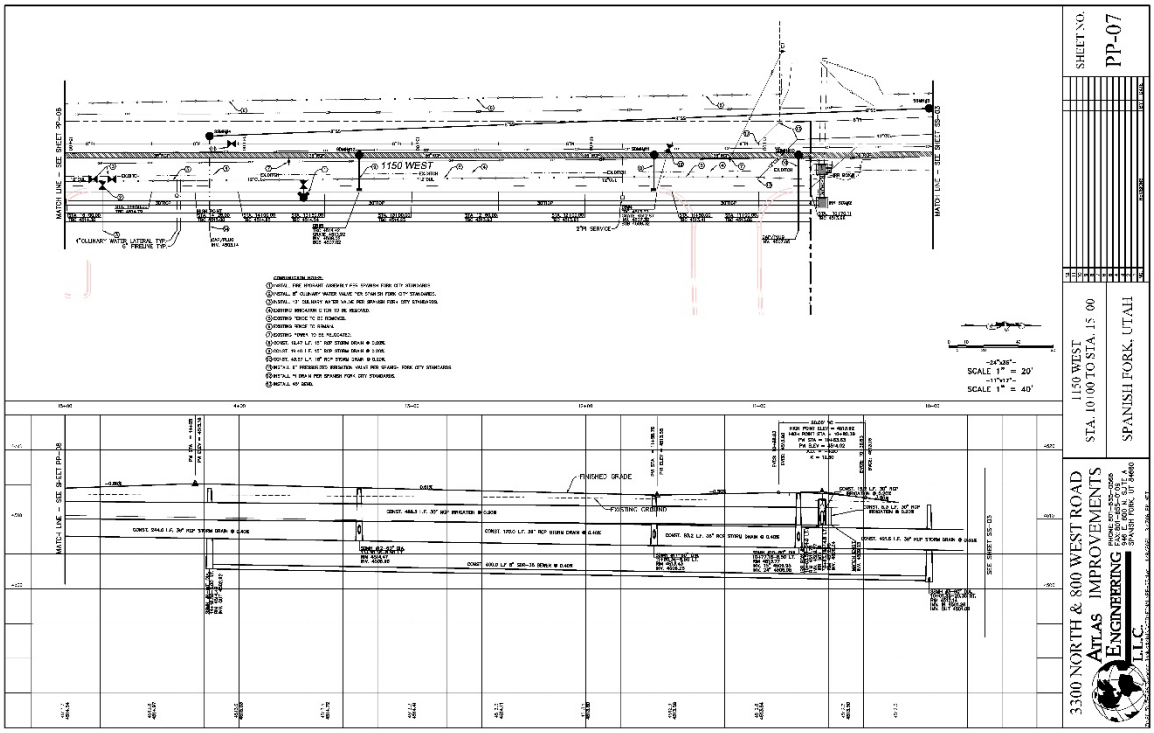

3300 NORTH
MATCH LINE – SEE SHEET PP-03
MATCH LINE – SEE SHEET PP-01
FINISHED GRADE
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-02
3300 NORTH
STA. 14+50 TO STA. 19+00
SPANISH FORK, UTAH
3300 NORTH & 800 WEST ROAD
IMPROVEMENTS
ATLAS ENGINEERING L.L.C.

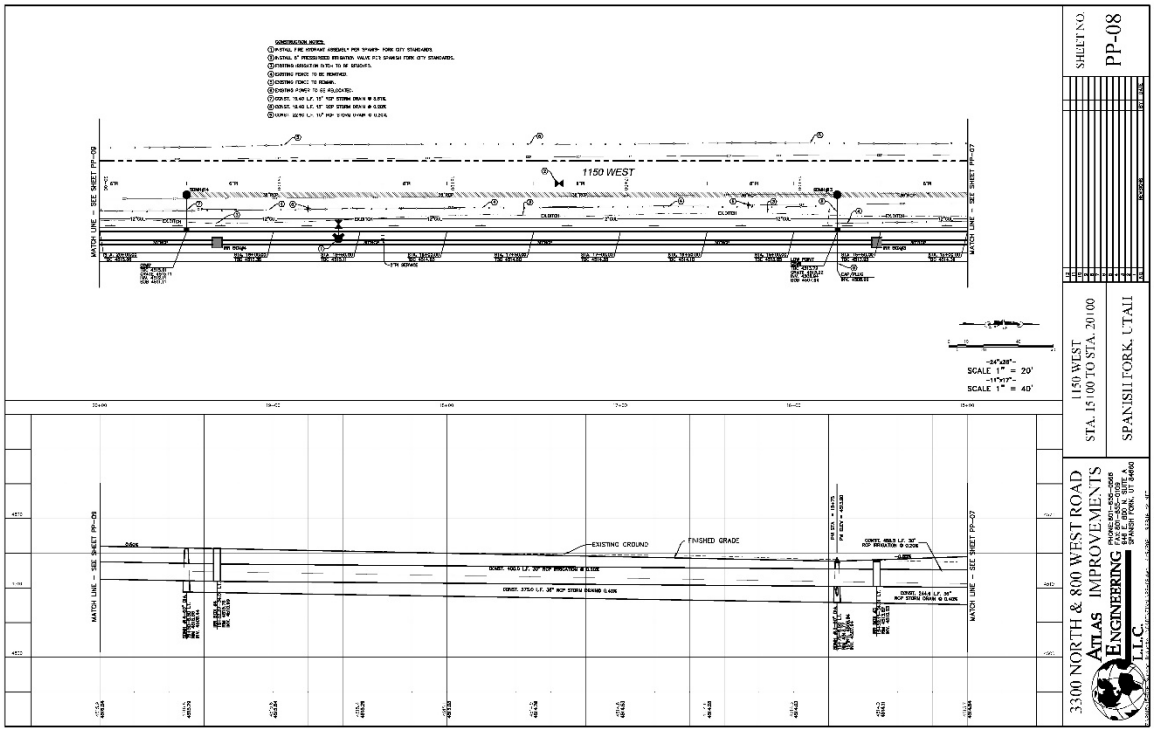

3300 NORTH
MATCH LINE – SEE SHEET PP-04
MATCH LINE – SEE SHEET PP-02
FINISHED GRADE
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-03
3300 NORTH
STA. 19+00 TO STA. 24+00
SPANISH FORK, UTAH
3300 NORTH & 800 WEST ROAD
IMPROVEMENTS
ATLAS ENGINEERING L.L.C.

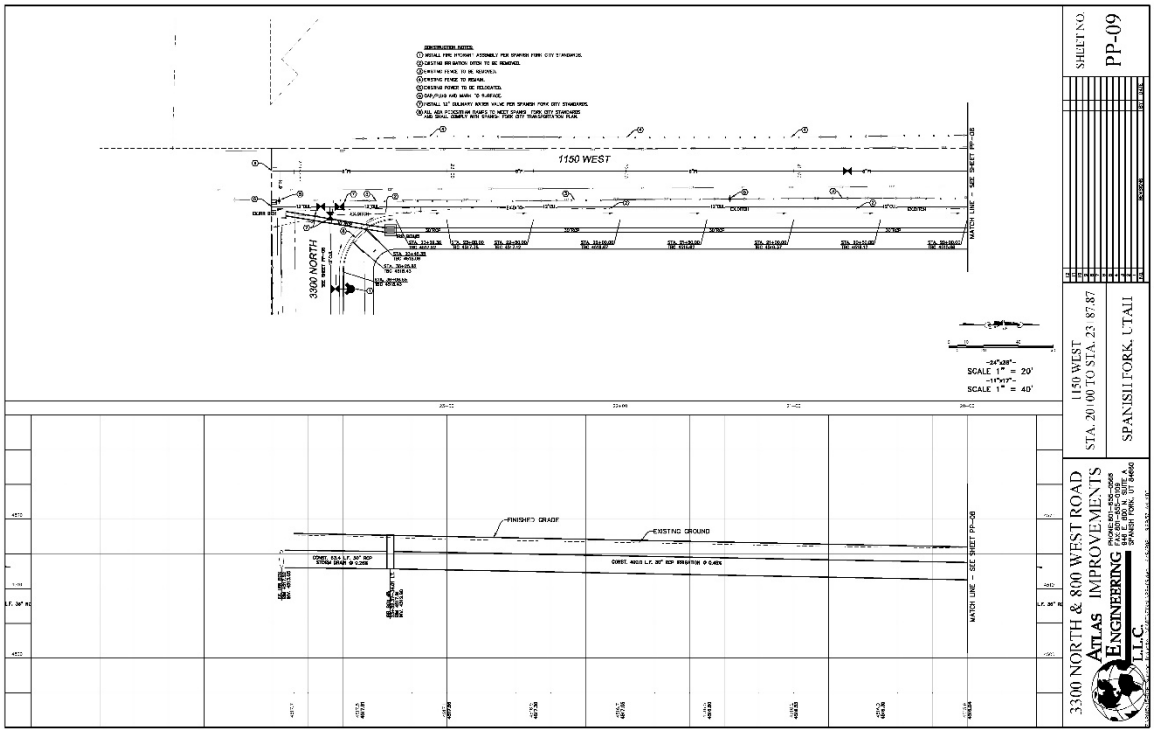

3300 NORTH
MATCH LINE – SEE SHEET PP-05
MATCH LINE – SEE SHEET PP-03
FINISHED GRADE
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-04
3300 NORTH
STA. 24+00 TO STA. 29+00
SPANISH FORK, UTAH
3300 NORTH & 800 WEST ROAD
IMPROVEMENTS
ATLAS ENGINEERING L.L.C.

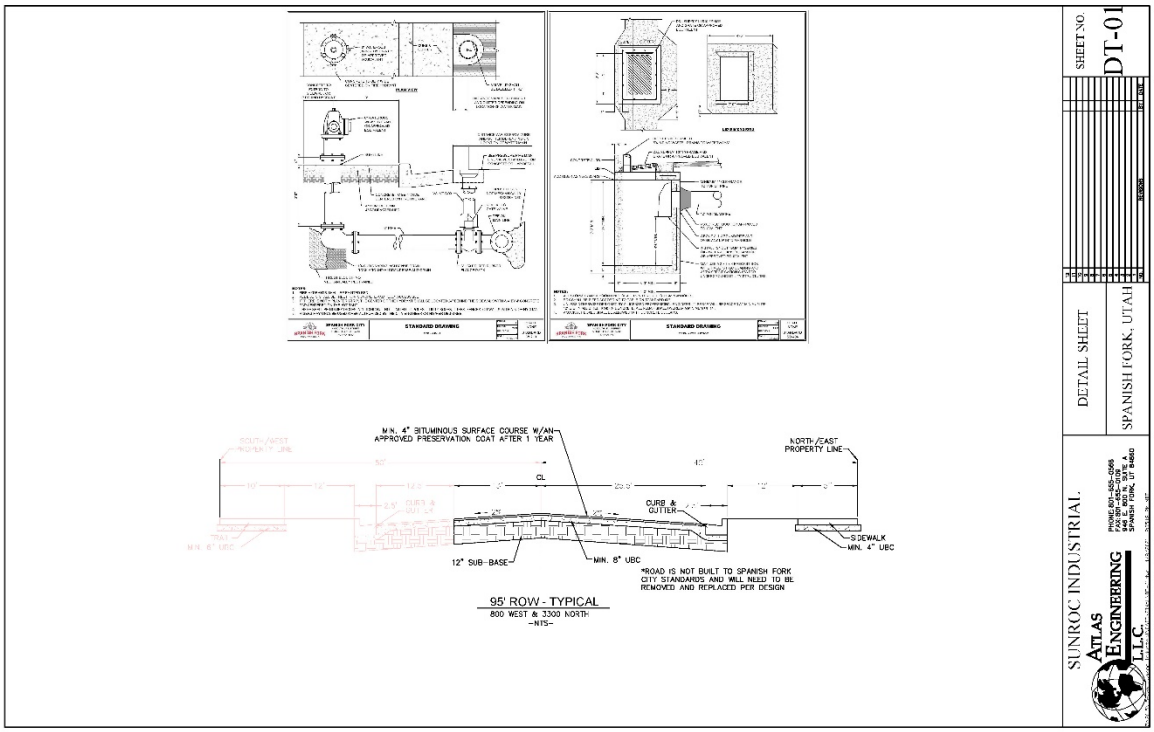

3300 NORTH
MATCH LINE – SEE SHEET PP-06
MATCH LINE – SEE SHEET PP-04
FINISHED GRADE
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-05
3300 NORTH
STA. 29+00 TO STA. 33+00
SPANISH FORK, UTAH
3300 NORTH & 800 WEST ROAD
IMPROVEMENTS
ATLAS ENGINEERING L.L.C.

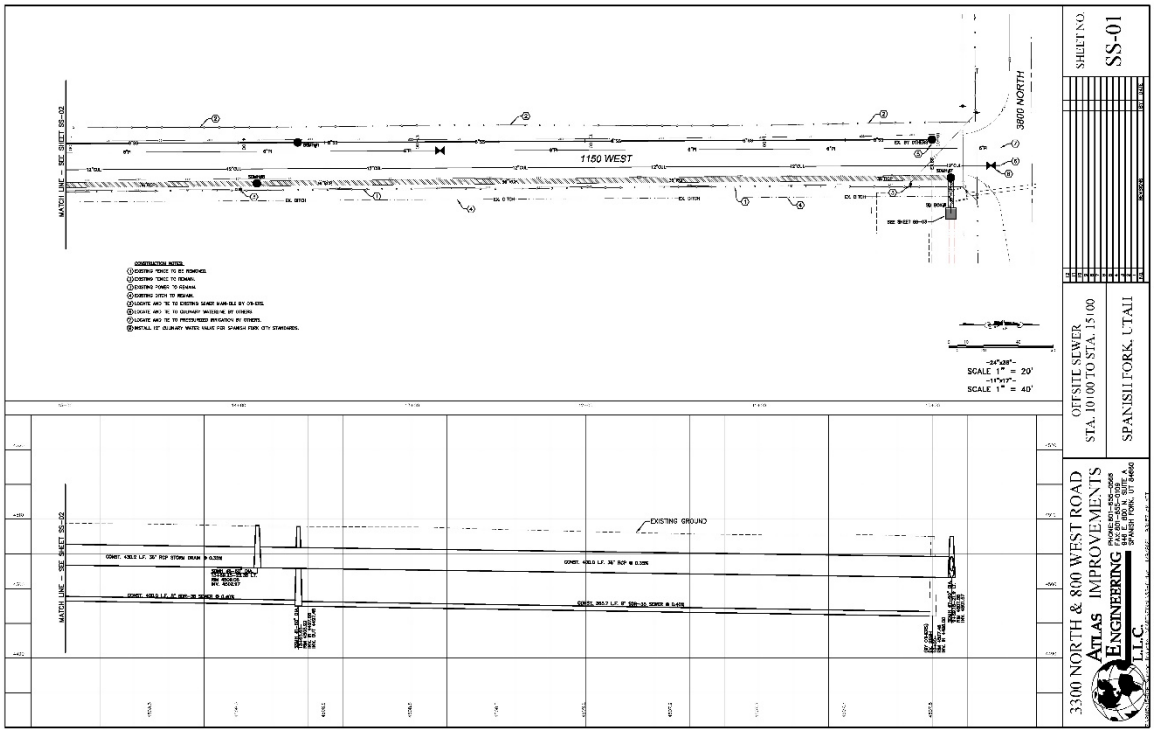

1150 WEST
3300 NORTH
FINISHED GRADE
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-06
3300 NORTH
STA. 33+00 TO STA. 36+67.17
SPANISH FORK, UTAH
3300 NORTH & 800 WEST ROAD
IMPROVEMENTS
ATLAS ENGINEERING L.L.C.

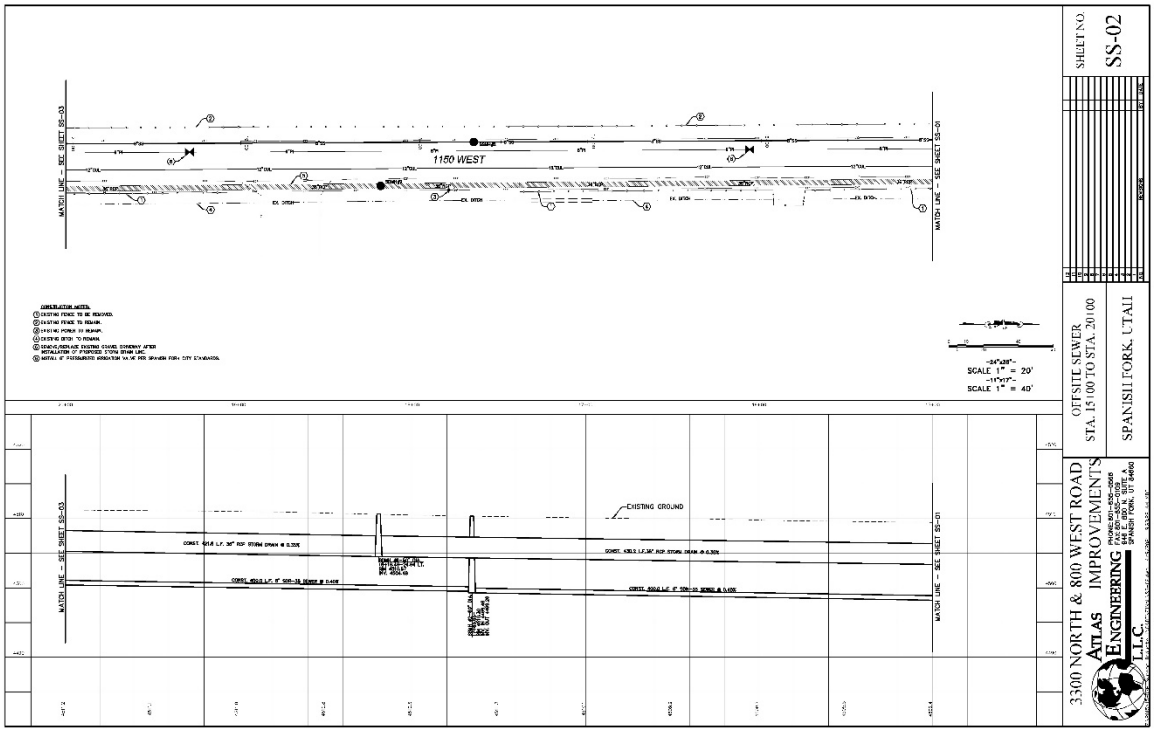

1150 WEST
FINISHED GRADE
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-07
1150 WEST
STA. 10+00 TO STA. 15+00
SPANISH FORK, UTAH
3300 NORTH & 800 WEST ROAD
IMPROVEMENTS
ATLAS ENGINEERING L.L.C.

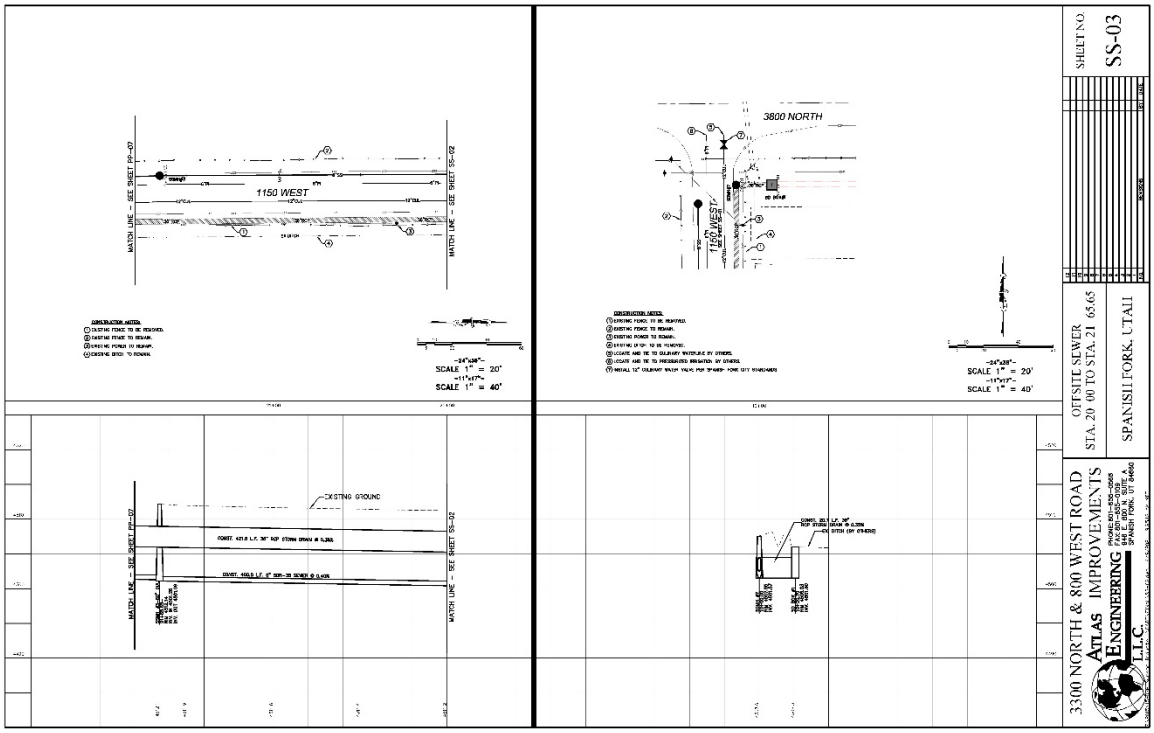

1150 WEST
EXISTING GROUND
FINISHED GRADE
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-08
1150 WEST
STA. 15+00 TO STA. 20+00
SPANISH FORK, UTAH
3300 NORTH & 800 WEST ROAD
IMPROVEMENTS
ATLAS ENGINEERING L.L.C.


1150 WEST
3300 NORTH
FINISHED GRADE
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-09
1150 WEST
STA. 20+00 TO STA. 23+87.87
SPANISH FORK, UTAH
3300 NORTH & 800 WEST ROAD
IMPROVEMENTS
ATLAS ENGINEERING L.L.C.


STANDARD DRAWING
STANDARD DRAWING
M.IN. 4" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
SOUTH/WEST PROPERTY LINE
NORTH/EAST PROPERTY LINE
CL
CURB & GUTTER
SIDEWALK MIN. 4" UBC
12" SUB-BASE
MIN. 8" UBC
*ROAD IS NOT BUILT TO SPANISH FORK CITY STANDARDS AND WILL NEED TO BE REMOVED AND REPLACED PER DESIGN
95' ROW - TYPICAL
800 WEST & 3300 NORTH
-NTS-
SUNROC INDUSTRIAL
ATLAS ENGINEERING L.L.C.
DETAIL SHEET
SPANISH FORK, UTAH
SHEET NO.
DT-01


MATCH LINE - SEE SHEET SS-02
1150 WEST
3800 NORTH
CONSTRUCTION NOTES:
SCALE 1" = 20'
SCALE 1" = 40'
MATCH LINE - SEE SHEET SS-02
EXISTING GROUND
3300 NORTH & 800 WEST ROAD IMPROVEMENTS
OFFSITE SEWER
STA. 10+00 TO STA. 15+00
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.
SHEET NO.
SS-01


1150 WEST
MATCH LINE – SEE SHEET SS-03
MATCH LINE – SEE SHEET SS-01
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
SS-02
OFFSITE SEWER
STA. 15+00 TO STA. 20+00
SPANISH FORK, UTAH
3300 NORTH & 800 WEST ROAD
ATLAS ENGINEERING L.L.C.


1150 WEST
3800 NORTH
MATCH LINE – SEE SHEET PP-07
MATCH LINE – SEE SHEET SS-02
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
SS-03
OFFSITE SEWER
STA. 20+00 TO STA. 21+65.65
SPANISH FORK, UTAH
3300 NORTH & 800 WEST ROAD
ATLAS ENGINEERING L.L.C.

SUNROC INDUSTRIAL PLAT "A"

AN INDUSTRIAL SUBDIVISION
SPANISH FORK CITY, UTAH
FINAL PLAN SET
APRIL 2021

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY & INDEX
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
6	ELECTRICAL PLAN
PP-01	PLAN & PROFILE - 3300 NORTH - STA. 10+00 TO STA. 14+50
PP-02	PLAN & PROFILE - 3300 NORTH - STA. 14+50 TO STA. 19+00
PP-03	PLAN & PROFILE - 3300 NORTH - STA. 19+00 TO STA. 24+00
PP-04	PLAN & PROFILE - 3300 NORTH - STA. 24+00 TO STA. 29+00
PP-05	PLAN & PROFILE - 3300 NORTH - STA. 29+00 TO STA. 33+00
PP-06	PLAN & PROFILE - 3300 NORTH - STA. 33+00 TO STA. 36+67.17
PP-07	PLAN & PROFILE - 1150 WEST - STA. 10+00 TO STA. 15+00
PP-08	PLAN & PROFILE - 1150 WEST - STA. 15+00 TO STA. 20+00
PP-09	PLAN & PROFILE - 1150 WEST - STA. 20+00 TO STA. 23+87.87
SS-01	OFFSITE SEWER - 1150 WEST - STA. 10+00 TO STA. 15+00
SS-02	OFFSITE SEWER - 1150 WEST - STA. 15+00 TO STA. 20+00
SS-03	OFFSITE SEWER - 1150 WEST - STA. 20+00 TO STA. 21+65.65
DT-01	DETAIL SHEET

LEGEND
(APPLIES TO ALL SHEETS)

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

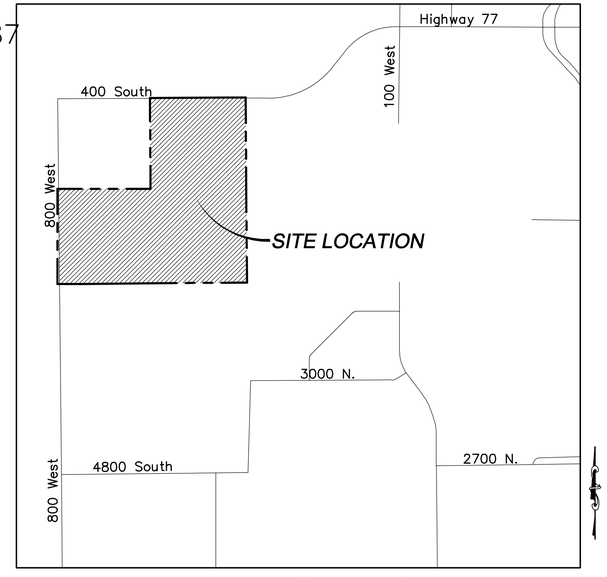
OWNER/DEVELOPER
GWC CAPITAL
JARED MORGAN
801-712-1553
JAMORGAN@GWCCAP.COM

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.

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.
9. ENGINEERS STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK ELECTRICAL DEPARTMENT.



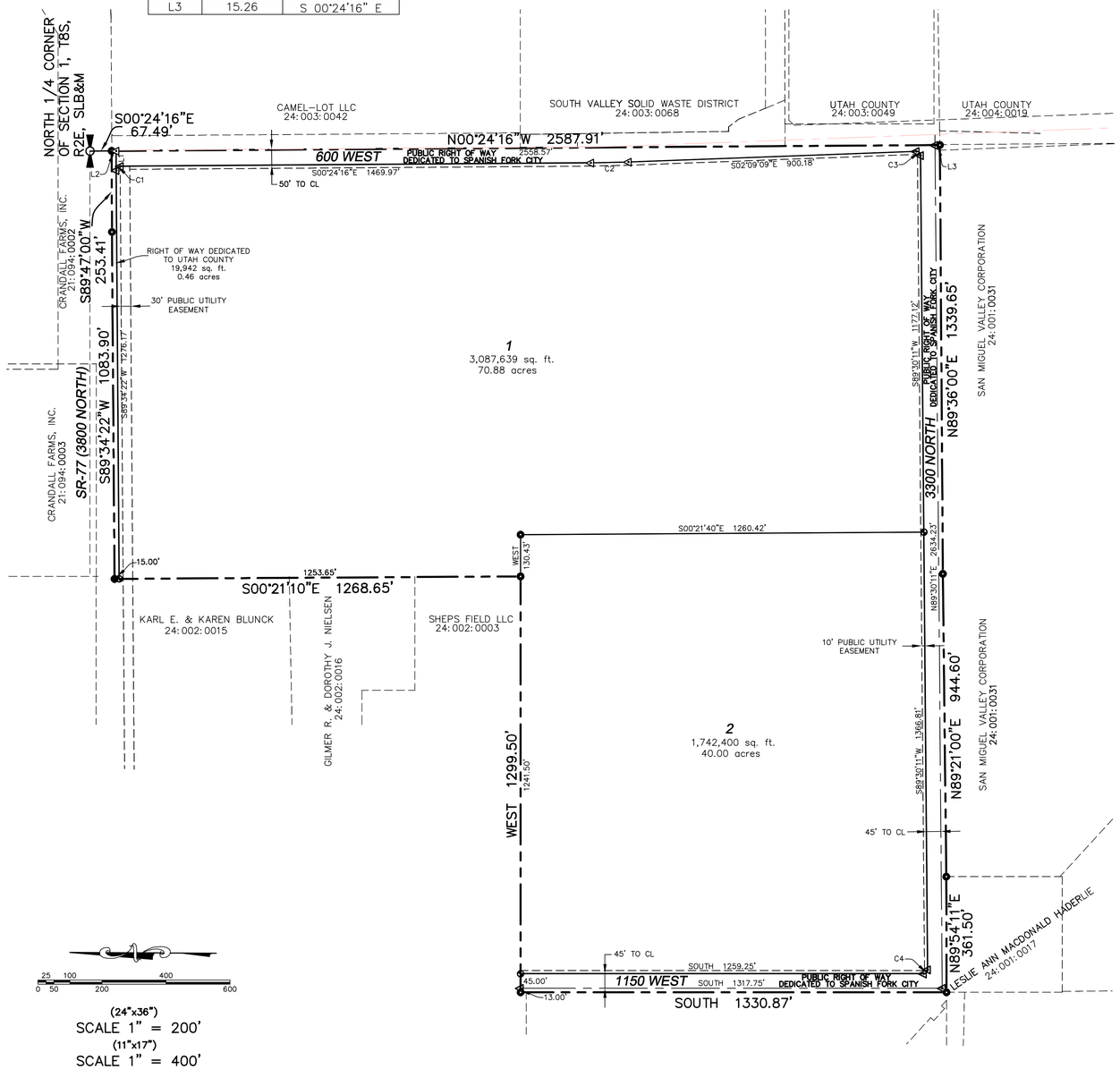
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

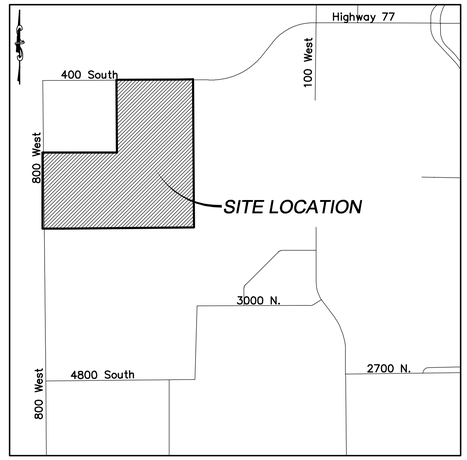


VICINITY MAP
-NTS-

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	13.00	20.43	18.39	N 45°24'57" W	90°01'22"
C2	3851.06	117.49	117.48	S 01°16'42" E	1°44'53"
C3	13.00	20.80	18.65	N 43°40'31" E	91°39'20"
C4	13.00	20.53	18.46	S 45°14'54" E	90°29'49"

LINE TABLE		
LINE	LENGTH	BEARING
L1	61.15	N 89°34'22" E
L2	14.07	S 00°24'16" E
L3	15.26	S 00°24'16" E





VICINITY MAP
-NTS-

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

OWNER/DEVELOPER
GWC CAPITAL
JARED MORGAN
801-712-1553
JAMORGAN@GWCCAP.COM

LEGEND

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

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 ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 77, WHICH POINT LIES SOUTH 00°24'16"E 67.49 FEET ALONG THE QUARTER SECTION LINE FROM THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 2 EAS,T SALT LAKE BASE AND MERIDIAN;
AND RUNNING THENCE SOUTH 89°47'00" WEST 253.41 FEET ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 89°34'22" WEST 1083.90 FEET CONTINUING ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 00°21'10" EAST 1268.65 FEET; THENCE WEST 1299.50 FEET; THENCE SOUTH 1330.87; THENCE NORTH 89°54'11" EAST 361.50 FEET; THENCE NORTH 89°21'00" EAST 944.60 FEET; THENCE NORTH 89°36'00" EAST 1339.65 FEET; THENCE NORTH 00°24'16" WEST 2587.91 FEET TO THE POINT OF BEGINNING.
CONTAINING 119.23 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER(S) 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, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO PAYSON CITY FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HAND(S) THIS _____ DAY OF _____. A.D. 2021.

BY: _____

ACKNOWLEDGMENT

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

ON THE ____ DAY OF _____, A.D. 2021, PERSONALLY APPEARED BEFORE ME _____, THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

_____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION# _____ EXPIRES _____ PRINTED NAME _____

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. 2021.

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

SUNROC INDUSTRIAL PLAT "A"

SPANISH FORK CITY, UTAH COUNTY, UTAH
CONTAINING 2 LOTS AND 119.23 ACRES
LOCATED IN NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

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

Z:\2015\15-036 Sunroc Industrial\CADD\FINAL\02- FINAL PLAT.dwg 4/9/2021 8:55:29 AM MDT

LEGEND

SECTION CORNER	LOT LINE
FOUND ALUMINUM CAP	SECTION LINE
SET 5/8" IRON PIN	EASEMENT
CALCULATED POINT, NOT SET	EXISTING DEED LINE
EXISTING POWER POLE	EDP — EDGE OF PAVEMENT
PROPOSED STREET LIGHT	OHP — EXISTING OVER HEAD POWER
PROPOSED FIRE HYDRANT	EXISTING FENCE LINE
PROPOSED SIGN	EXISTING DITCH
PROPOSED STREET SIGN	EXISTING SANITARY SEWER W/MANHOLE
PROPERTY BOUNDARY	15"RCP — PROPOSED STORM DRAIN
CENTERLINE	8"SS — PROPOSED PVC SDR-35 SEWER W/MH
RIGHT-OF-WAY LINE	10"CUL — PROPOSED CULINARY WATERLINE
	10"PI — PROPOSED PRESSURIZED IRRIGATION

CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
2. ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION PLAN.
3. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
4. INSTALL 6" PRESSURIZED IRRIGATION VALVE PER SPANISH FORK CITY STANDARDS.
5. CAP/PLUG AND MARK TO SURFACE.
6. LOCATE AND TIE TO EXISTING SEWER.
7. EXISTING IRRIGATION DITCH TO BE REMOVED.
8. LOCATE AND TIE TO CULINARY WATERLINE BY OTHERS.
9. LOCATE AND TIE TO PRESSURIZED IRRIGATION LINE BY OTHERS.
10. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
11. EXISTING FENCE TO BE REMOVED.
12. EXISTING FENCE TO REMAIN.
13. EXISTING POWER TO BE RELOCATED.
14. EXISTING DITCH TO REMAIN.
15. EXISTING POWER TO REMAIN.
16. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.

25 0 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

CAMEL-LOT LLC
24:003:0042

SOUTH VALLEY SOLID WASTE DISTRICT
24:003:0068

UTAH COUNTY
24:003:0049

ROAD AND UTILITIES TO BE DESIGNED AND CONSTRUCTED BY OTHERS

3450 NORTH

600 WEST

ROAD AND UTILITIES TO BE DESIGNED AND CONSTRUCTED BY OTHERS

ROAD AND UTILITIES TO BE DESIGNED AND CONSTRUCTED BY OTHERS

EX.DITCH

2" PI LATERAL FOR CITY PLANTER

SEE SHEET PP-01

12" CUL

15"RCP

SDMH#1

CB#1

SDMH#2

SDMH#3

SDMH#4

CB#2

CRANDALL FARMS, INC.
21:094:0002

CRANDALL FARMS, INC.
21:094:0003

SR-77 (3800 NORTH)

30' UTILITY EASEMENT

EX.DITCH

ROAD AND UTILITIES TO BE DESIGNED AND CONSTRUCTED BY OTHERS

EX.24"PIPE

1
3,087,639 sq. ft.
70.88 acres

EX.WATER PIPE

EX.DITCH

2" PI LATERAL TYP. FOR LOT 1

3300 NORTH

SEE SHEET PP-02

SEE SHEET PP-03

SAN MIGUEL VALLEY CORPORATION
24:001:0031

EX.DITCH

EX.DITCH

EX.DITCH

KARL E. & KAREN BLUNCK
24:002:0015

GILMER R. & DOROTHY J. NIELSEN
24:002:0016

SHEPS FIELD LLC
24:002:0003

SEE SHEET 3B

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

SHEET NO. 3A

UTILITY & INDEX

SPANISH FORK, UTAH

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

Z:\2015\15-006 Sunroc Industrial\CAD\FINAL\03-SITE PLAN.dwg 4/9/2021 8:58:48 AM MDT

LEGEND

SECTION CORNER	LOT LINE
FOUND ALUMINUM CAP	SECTION LINE
SET 5/8" IRON PIN	EASEMENT
CALCULATED POINT, NOT SET	EDGE OF PAVEMENT
EXISTING POWER POLE	EXISTING OVER HEAD POWER
PROPOSED STREET LIGHT	EXISTING FENCE LINE
PROPOSED FIRE HYDRANT	EXISTING DITCH
PROPOSED SIGN	EXISTING SANITARY SEWER W/MANHOLE
PROPOSED STREET SIGN	PROPOSED STORM DRAIN
PROPERTY BOUNDARY	PROPOSED PVC SDR-35 SEWER W/MH
CENTERLINE	PROPOSED CULINARY WATERLINE
RIGHT-OF-WAY LINE	PROPOSED PRESSURIZED IRRIGATION

CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
2. ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION PLAN.
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4. INSTALL 6" PRESSURIZED IRRIGATION VALVE PER SPANISH FORK CITY STANDARDS.
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11. EXISTING FENCE TO BE REMOVED.
12. EXISTING FENCE TO REMAIN.
13. EXISTING POWER TO BE RELOCATED.
14. EXISTING DITCH TO REMAIN.
15. EXISTING POWER TO REMAIN.
16. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.

0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

SEE SHEET 3A

KARL E. & KAREN BLUNCK
24:002:0015

GILMER R. & DOROTHY J. NIELSEN
24:002:0016

SHEPS FIELD LLC
24:002:0003

SAN MIGUEL VALLEY CORPORATION
24:001:0031

LESLIE ANN MACDONALD HADERLIE
24:001:0017

2
1,742,400 sq. ft.
40.00 acres

SR-77 (3800 NORTH)

3300 NORTH

1150 WEST

EX.12"PIPE

EX.24"PIPE

FUTURE DRAINAGE DITCH - DESIGNED AND CONSTRUCTED BY OTHERS

ROAD AND UTILITIES TO BE DESIGNED AND CONSTRUCTED BY OTHERS

2" PI LATERAL TYP. FOR LOT 2

2" PI LATERAL FOR CITY PLANTER

SEE SHEET SS-01 | SEE SHEET SS-02 | SEE SHEET SS-03 | SEE SHEET PP-07 | SEE SHEET PP-08 | SEE SHEET PP-09 | SEE SHEET PP-03 | SEE SHEET PP-04 | SEE SHEET PP-05 | SEE SHEET PP-06

SHEET NO. 3B

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

OVERALL SITE PLAN

SPANISH FORK, UTAH

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

Z:\2015\15-026 Sunroc Industrial\CAD\FINAL\03-SITE PLAN.dwg 4/9/2021 8:58:48 AM MDT

LEGEND

SECTION CORNER	LOT LINE
FOUND ALUMINUM CAP	SECTION LINE
SET 5/8" IRON PIN	EASEMENT
CALCULATED POINT, NOT SET	EXISTING DEED LINE
EXISTING POWER POLE	EDGE OF PAVEMENT
PROPOSED STREET LIGHT	EXISTING OVER HEAD POWER
PROPOSED FIRE HYDRANT	EXISTING FENCE LINE
PROPOSED SIGN	EXISTING DITCH
PROPOSED STREET SIGN	EXISTING SANITARY SEWER W/MANHOLE
PROPERTY BOUNDARY	PROPOSED STORM DRAIN
CENTERLINE	PROPOSED PVC SDR-35 SEWER W/MH
RIGHT-OF-WAY LINE	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION

CONSTRUCTION NOTES:

1. EXISTING FENCE TO REMAIN.
2. EXISTING FENCE TO BE REMOVED.
3. EXISTING DITCH TO REMAIN.
4. EXISTING DITCH TO BE REMOVED.
5. EXISTING POWER LINES TO BE RELOCATED
6. EXISTING TELEPHONE PEDESTAL TO BE RELOCATED

25 0 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

CAMEL-LOT LLC
24:003:0042

SOUTH VALLEY SOLID WASTE DISTRICT
24:003:0068

UTAH COUNTY
24:003:0049

CRANDALL FARMS, INC.
21:094:0002

CRANDALL FARMS, INC.
21:094:0003

SAN MIGUEL VALLEY CORPORATION
24:001:0031

SR-77 (3800 NORTH)

24"PIPE

EX.WATER PIPE

EX.DITCH

4503 4504 4505 4506 4507 4508 4509 4510 4511

KARL E. & KAREN BLUNCK
24:002:0015

GILMER R. & DOROTHY J. NIELSEN
24:002:0016

SHEPS FIELD LLC
24:002:0003

SEE SHEET 4B

SHEET NO. 4A

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

EXISTING TOPOGRAPHY

SPANISH FORK, UTAH

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

Z:\2015\15-026 Sunroc Industrial\CAD\FINAL\04-EX-TOPO.dwg 4/9/2021 9:03:41 AM MDT

LEGEND

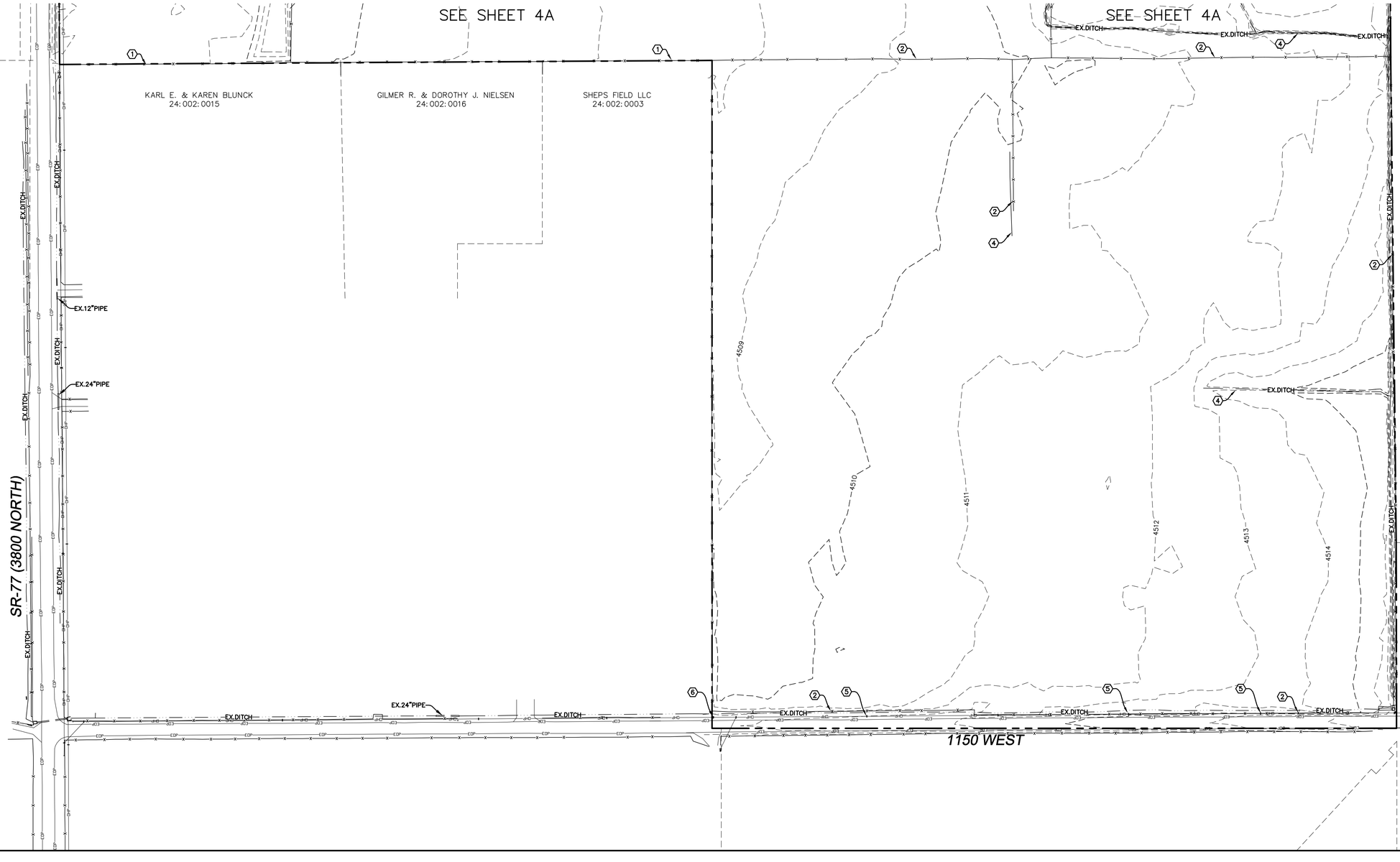
SECTION CORNER	LOT LINE
FOUND ALUMINUM CAP	SECTION LINE
SET 5/8" IRON PIN	EASEMENT
CALCULATED POINT, NOT SET	EXISTING DEED LINE
EXISTING POWER POLE	EDGE OF PAVEMENT
PROPOSED STREET LIGHT	EXISTING OVER HEAD POWER
PROPOSED FIRE HYDRANT	EXISTING FENCE LINE
PROPOSED SIGN	EXISTING DITCH
PROPOSED STREET SIGN	EXISTING SANITARY SEWER W/MANHOLE
PROPERTY BOUNDARY	PROPOSED STORM DRAIN
CENTERLINE	PROPOSED PVC SDR-35 SEWER W/MH
RIGHT-OF-WAY LINE	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION

CONSTRUCTION NOTES:

1. EXISTING FENCE TO REMAIN.
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4. EXISTING DITCH TO BE REMOVED.
5. EXISTING POWER LINES TO BE RELOCATED
6. EXISTING TELEPHONE PEDESTAL TO BE RELOCATED

0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'



SHEET NO. 4B

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EXISTING TOPOGRAPHY

SPANISH FORK, UTAH

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

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LEGEND

SECTION CORNER	LOT LINE
FOUND ALUMINUM CAP	SECTION LINE
SET 5/8" IRON PIN	EASEMENT
CALCULATED POINT, NOT SET	EXISTING DEED LINE
EXISTING POWER POLE	EDGE OF PAVEMENT
PROPOSED STREET LIGHT	EXISTING OVER HEAD POWER
PROPOSED FIRE HYDRANT	EXISTING FENCE LINE
PROPOSED SIGN	EXISTING DITCH
PROPOSED STREET SIGN	EXISTING SANITARY SEWER W/MANHOLE
PROPERTY BOUNDARY	PROPOSED STORM DRAIN
CENTERLINE	PROPOSED PVC SDR-35 SEWER W/MH
RIGHT-OF-WAY LINE	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION

25 100 300
0 50 200

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

CAMEL-LOT LLC
24:003:0042

SOUTH VALLEY SOLID WASTE DISTRICT
24:003:0068

UTAH COUNTY
24:003:0049

600 WEST

600 WEST

ROAD AND UTILITIES TO BE DESIGNED AND CONSTRUCTED BY OTHERS

ROAD AND UTILITIES TO BE DESIGNED AND CONSTRUCTED BY OTHERS

TIE TO STORM DRAIN IN 600 WEST DESIGNED BY FORSGREN ENGINEERING

CRANDALL FARMS, INC.
21:094:0002

CRANDALL FARMS, INC.
21:094:0003

SR-77 (3800 NORTH)

EX.DITCH

EX.24"PIPE

ROAD AND UTILITIES TO BE DESIGNED AND CONSTRUCTED BY OTHERS

1
3,087,639 sq. ft.
70.88 acres

EX.DITCH

EX.DITCH

EX.DITCH

EX.DITCH

EX.DITCH

EX.DITCH

WIMMER ROAD

SAN MIGUEL VALLEY CORPORATION
24:001:0031

KARL E. & KAREN BLUNCK
24:002:0015

GILMER R. & DOROTHY J. NIELSEN
24:002:0016

SHEPS FIELD LLC
24:002:0003

SEE SHEET 5B

SHEET NO. 5A

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DRAINAGE PLAN

SPANISH FORK, UTAH

ATLAS ENGINEERING
SUNROC INDUSTRIAL 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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LEGEND

SECTION CORNER	LOT LINE
FOUND ALUMINUM CAP	SECTION LINE
SET 5/8" IRON PIN	EASEMENT
CALCULATED POINT, NOT SET	EXISTING DEED LINE
EXISTING POWER POLE	EDGE OF PAVEMENT
PROPOSED STREET LIGHT	EXISTING OVER HEAD POWER
PROPOSED FIRE HYDRANT	EXISTING FENCE LINE
PROPOSED SIGN	EXISTING DITCH
PROPOSED STREET SIGN	EXISTING SANITARY SEWER W/MANHOLE
PROPERTY BOUNDARY	PROPOSED STORM DRAIN
CENTERLINE	PROPOSED PVC SDR-35 SEWER W/MH
RIGHT-OF-WAY LINE	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION

0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

SEE SHEET 5A

SEE SHEET 5A

KARL E. & KAREN BLUNCK
24:002:0015

GILMER R. & DOROTHY J. NIELSEN
24:002:0016

SHEPS FIELD LLC
24:002:0003

SAN MIGUEL VALLEY CORPORATION
24:001:0031

LESLIE ANN MACDONALD HADERLIE
24:001:0017

2
1,742,400 sq. ft.
40.00 acres

SR-77 (3800 NORTH)

WIMMER ROAD

1150 WEST

EX.12"PIPE

EX.24"PIPE

FUTURE DRAINAGE DITCH – DESIGNED AND CONSTRUCTED BY OTHERS

ROAD AND UTILITIES TO BE DESIGNED AND CONSTRUCTED BY OTHERS

CONNECT 36"RCP STORM DRAIN TO DRAINAGE DITCH DESIGNED AND CONSTRUCTED BY OTHERS

EX. DITCH MUST STAY OPERATIONAL FOR IRRIGATION EX.24"PIPE

15" RCP STORM DRAIN STUB

15" RCP STORM DRAIN STUB

IRR BOX

IRR BOX#2

IRR BOX#1

IRR BOX#3

IRR BOX#4

IRR BOX#5

EX.IRR BOX

SDMH#7 SDMH#8 SDMH#9 SDMH#10 SDMH#11 SDMH#12 SDMH#13 SDMH#14 SDMH#15 SDMH#16

CB#4 CB#5 CB#6 CB#7 CB#8

EX.DITCH

36"RCP

30"RCP

15"RCP

4510 4511 4512 4513 4514 4515 4516 4517 4518

SHEET NO. 5B

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DRAINAGE PLAN

SPANISH FORK, UTAH

ATLAS SUNROC INDUSTRIAL 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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GENERAL NOTES:

1. 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.
2. ATLAS ENGINEERS ARE NOT ELECTRICAL ENGINEERS AND DO NOT CERTIFY THIS DRAWING AS SUCH. ALL PLANS MUSP BE APPROVED PRIOR TO CONSTRUCTION BY SPANISH FORK CITY POWER DEPARTMENT.

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:

ENGINEER'S STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRICAL DEPARTMENT.

25 0 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

CAMEL-LOT LLC
24:003:0042

SOUTH VALLEY SOLID WASTE DISTRICT
24:003:0068

UTAH COUNTY
24:003:0049

UTAH COUNTY
24:004:0019

SR-77 (3800 NORTH)

600 WEST

STREET LIGHT 1" SECONDARY #10 THWN (TYP)

LOCATE AND TIE TO EXISTING OHP

2-2" SFCN (TYP)

6" PRIMARY 4/0 URD

MATCHLINE - SEE SHEET 6C

WIMMER ROAD

SAN MIGUEL VALLEY CORPORATION
24:001:0031

MATCHLINE - SEE SHEET 6B

KARL E. & KAREN BLUNCK
24:002:0015

GILMER R. & DOROTHY J. NIELSEN
24:002:0016

SHEPS FIELD LLC
24:002:0003

1
3,087,639 sq. ft.
70.88 acres

2
1,742,400 sq. ft.
40.00 acres

ELECTRICAL LEGEND

- PRIMARY ELECTRICAL CONDUIT (UGE)
- SECONDARY ELECTRICAL CONDUIT (UGE)
- SHADOW CONDUIT
- SERVICE DROP
- PRIMARY SECTIONALIZERS (1P) (3P)
- STREETLIGHT
- SECONDARY JUNCTION BOX (J) (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 (FO)
- 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 COMMUNICATION CONDUIT BEING INSTALLED.

SHEET NO. 6A

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ELECTRICAL PLAN

SPANISH FORK, UTAH

ATLAS SUNROC INDUSTRIAL 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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ELECTRICAL LEGEND

- PRIMARY ELECTRICAL CONDUIT — UGE
- SECONDARY ELECTRICAL CONDUIT — UGE
- SHADOW CONDUIT
- SERVICE DROP
- PRIMARY SECTIONALIZERS — 1Ø — 3Ø
- STREETLIGHT
- SECONDARY JUNCTION BOX — (J) (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 1/0 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 — FO
- 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 COMMUNICATION CONDUIT BEING INSTALLED.

GENERAL NOTES:

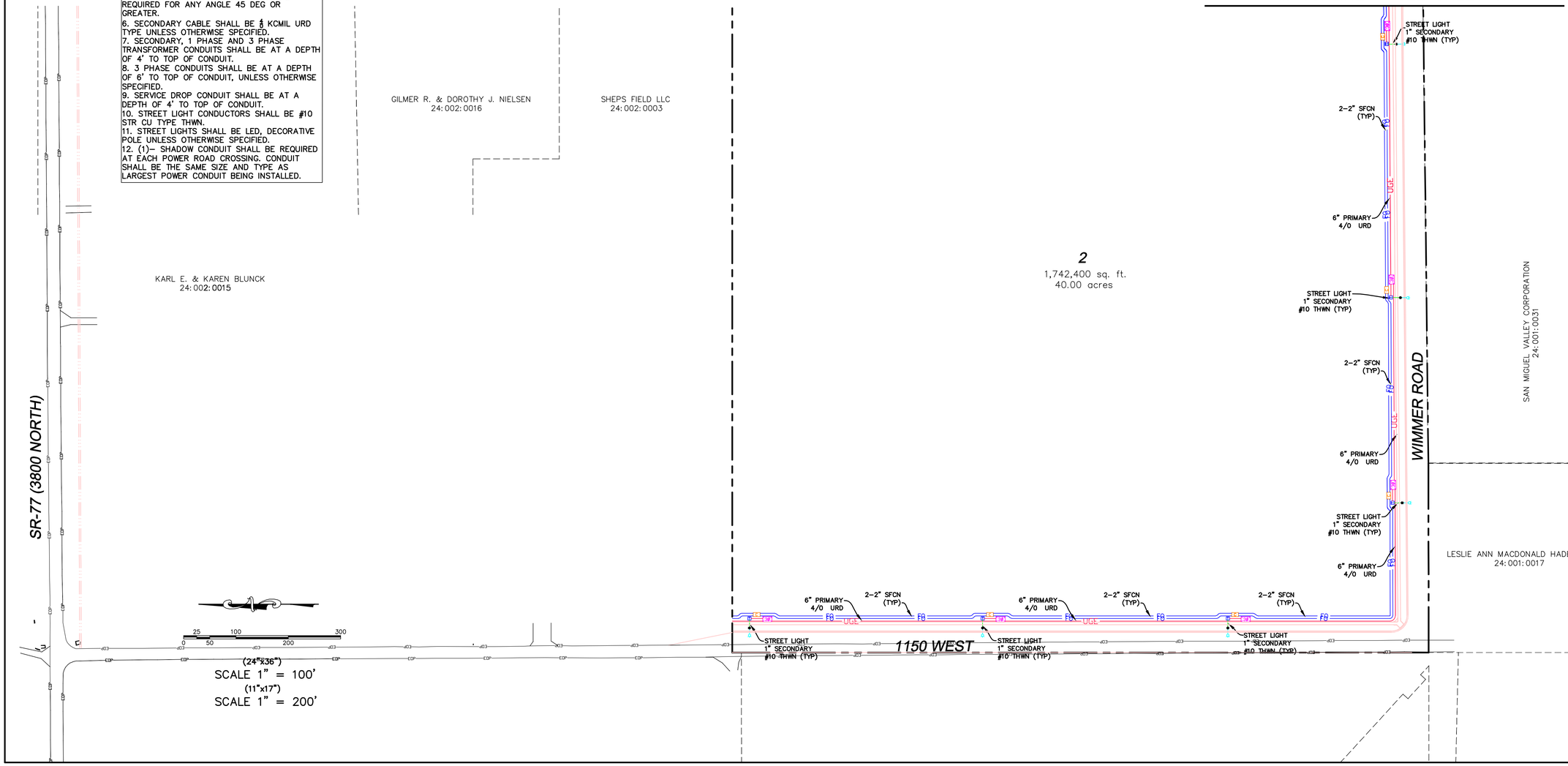
1. THIS MAP IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT SHOW THE ACTUAL, AND EXACT LOCATION(S) OF ANY CONDUITS, BOXES, LIGHTS, OR OTHER APPARATUS. THESE ITEMS SHALL BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS, AND BY FIELD VERIFICATION.
2. ATLAS ENGINEERS ARE NOT ELECTRICAL ENGINEERS AND DO NOT CERTIFY THIS DRAWING AS SUCH. ALL PLANS MUSP BE APPROVED PRIOR TO CONSTRUCTION BY SPANISH FORK CITY POWER DEPARTMENT.

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:

ENGINEER'S STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRICAL DEPARTMENT.



SHEET NO. 6B

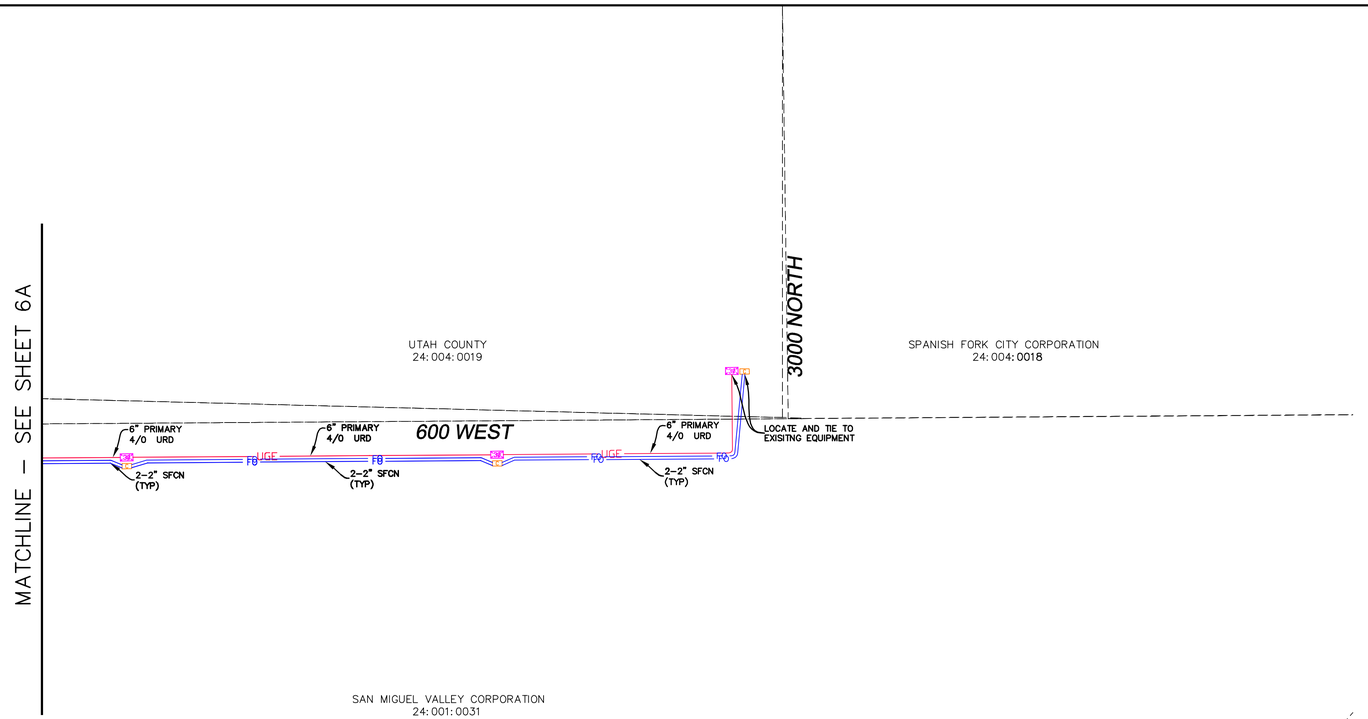
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ELECTRICAL PLAN

SPANISH FORK, UTAH

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

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GENERAL NOTES:

1. 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.
2. ATLAS ENGINEERS ARE NOT ELECTRICAL ENGINEERS AND DO NOT CERTIFY THIS DRAWING AS SUCH. ALL PLANS MUSP BE APPROVED PRIOR TO CONSTRUCTION BY SPANISH FORK CITY POWER DEPARTMENT.

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:

ENGINEER'S STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRICAL DEPARTMENT.

0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

ELECTRICAL LEGEND

- PRIMARY ELECTRICAL CONDUIT — UGE
- SECONDARY ELECTRICAL CONDUIT — UGE
- SHADOW CONDUIT
- SERVICE DROP
- PRIMARY SECTIONALIZERS — 10 — 38
- STREETLIGHT
- SECONDARY JUNCTION BOX — J (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 $\frac{1}{3}$ 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 — FO
- 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 COMMUNICATION CONDUIT BEING INSTALLED.

SHEET NO. 6C

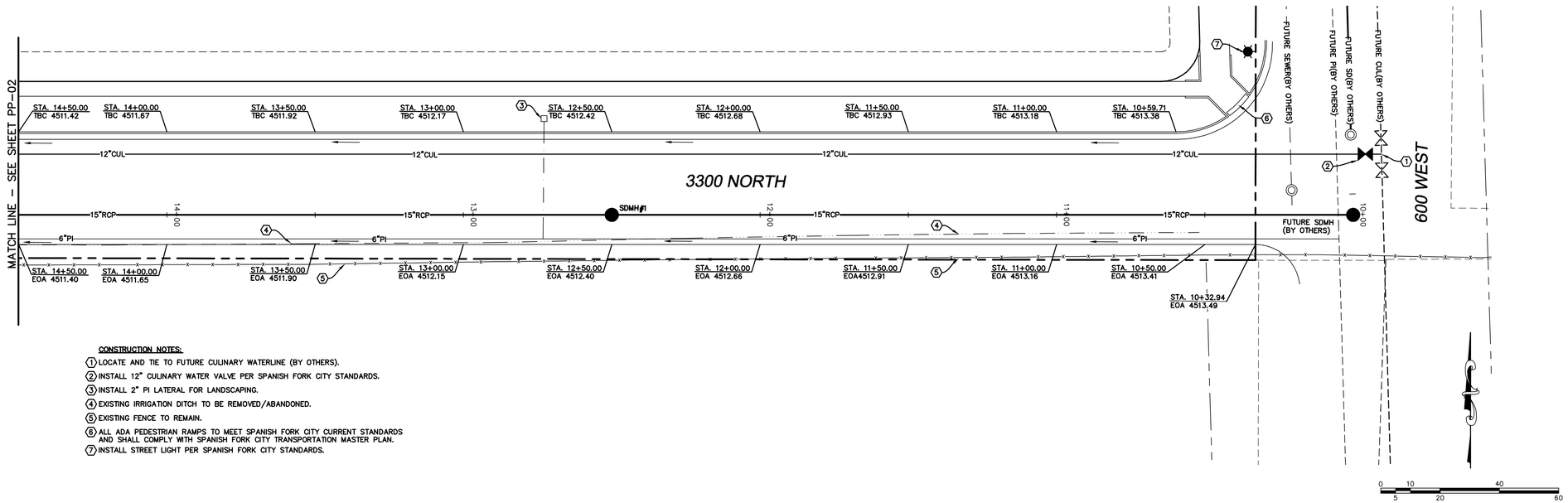
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ELECTRICAL PLAN

SPANISH FORK, UTAH

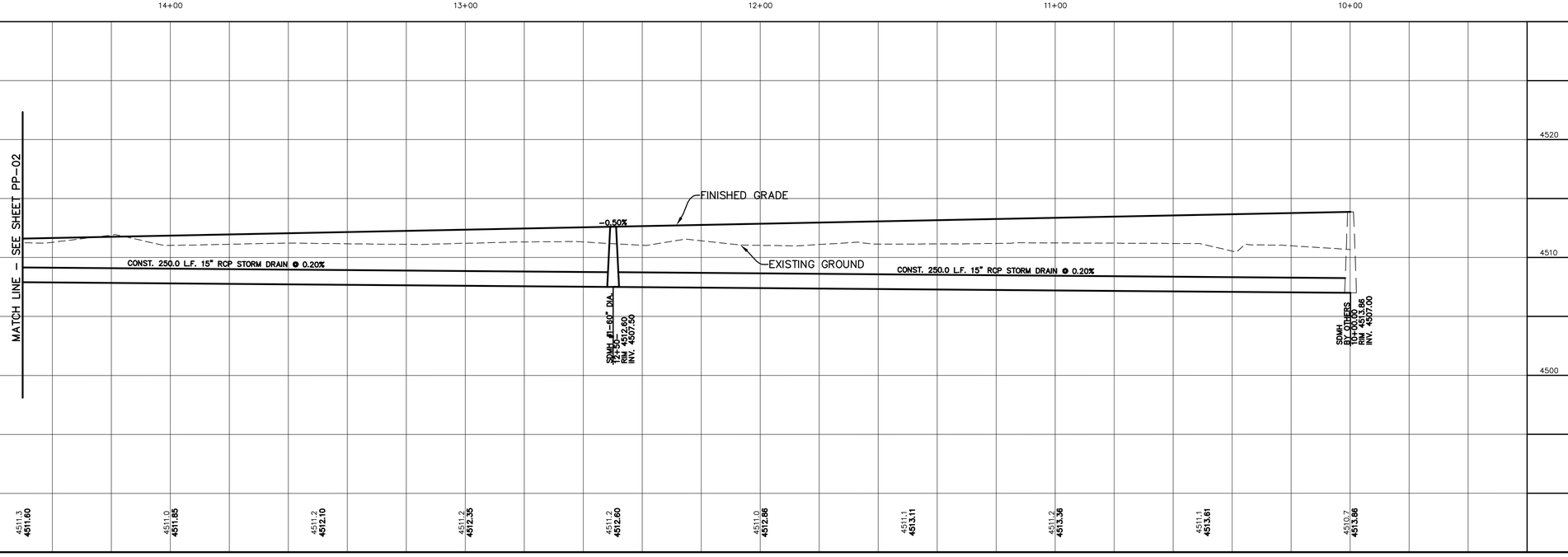
ATLAS SUNROC INDUSTRIAL ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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CONSTRUCTION NOTES:

1. LOCATE AND TIE TO FUTURE CULINARY WATERLINE (BY OTHERS).
2. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
3. INSTALL 2" PI LATERAL FOR LANDSCAPING.
4. EXISTING IRRIGATION DITCH TO BE REMOVED/ABANDONED.
5. EXISTING FENCE TO REMAIN.
6. ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN.
7. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.



SHEET NO. PP-01

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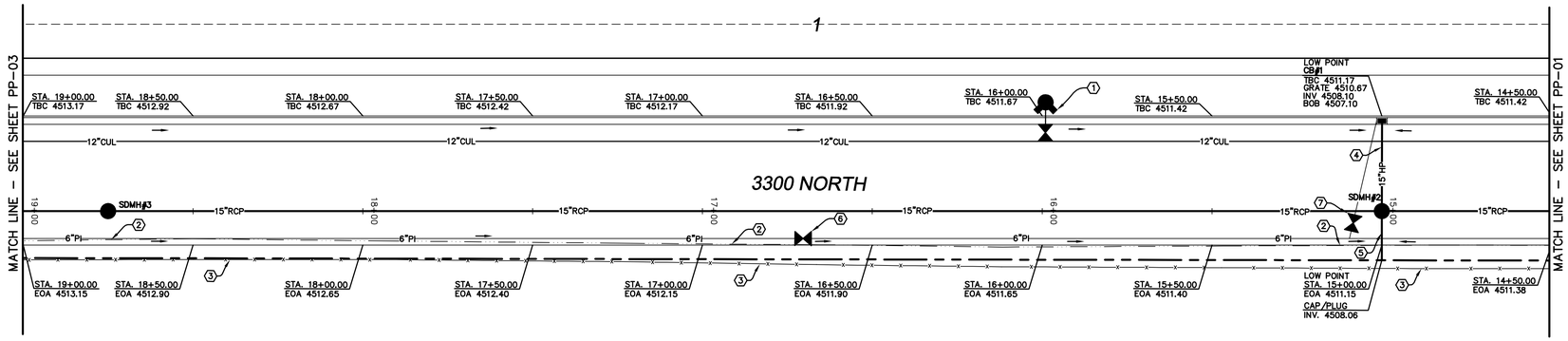
3300 NORTH
STA. 10+00 TO STA. 14+50

SPANISH FORK, UTAH

3300 NORTH & 800 WEST ROAD IMPROVEMENTS

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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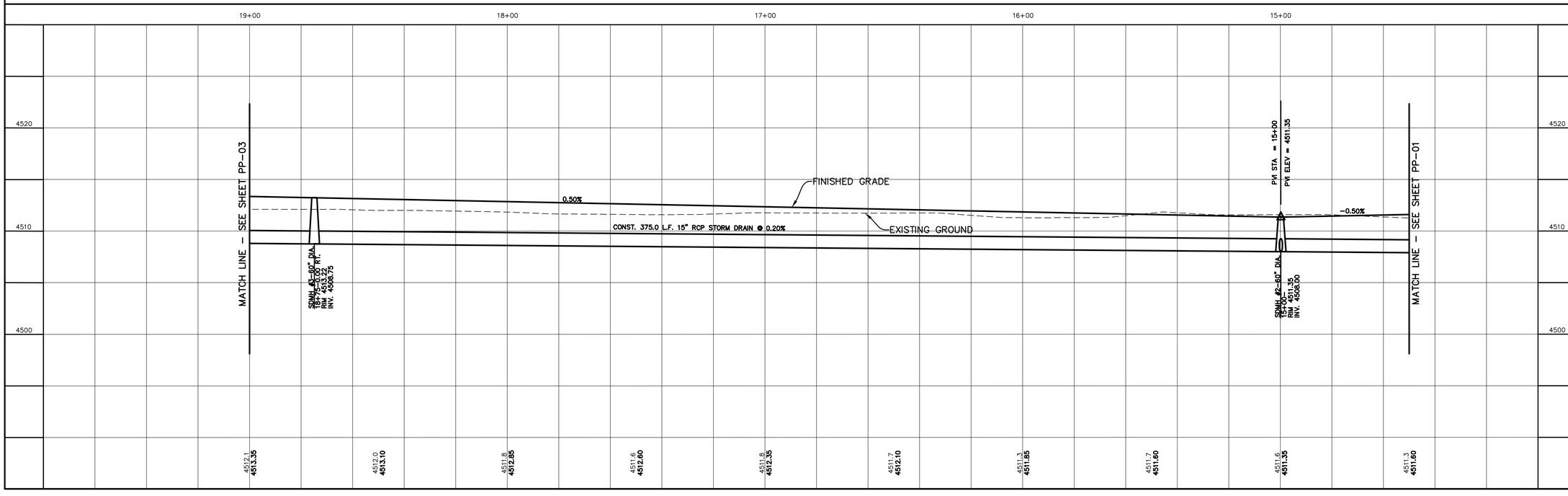


CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. EXISTING IRRIGATION DITCH TO BE REMOVED/ABANDONED.
3. EXISTING FENCE TO REMAIN.
4. CONST. 25.9 L.F. 15" RCP STORM DRAIN @ 0.40%
5. CONST. 14.5 L.F. 15" RCP STORM DRAIN @ 0.40%
6. INSTALL 6" PRESSURIZED IRRIGATION VALVE PER SPANISH FORK CITY STANDARDS.
7. INSTALL PI DRAIN 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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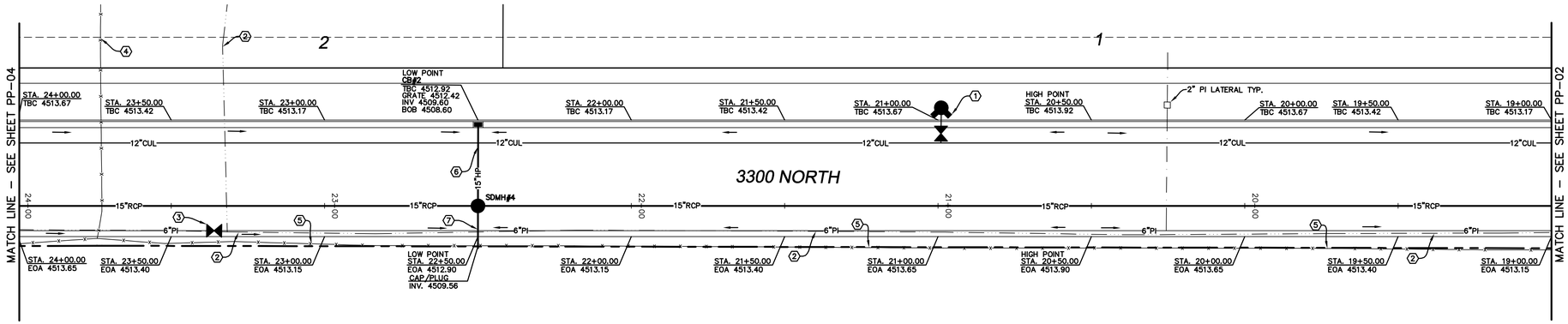
3300 NORTH
STA. 14+50 TO STA. 19+00

SPANISH FORK, UTAH

3300 NORTH & 800 WEST ROAD IMPROVEMENTS

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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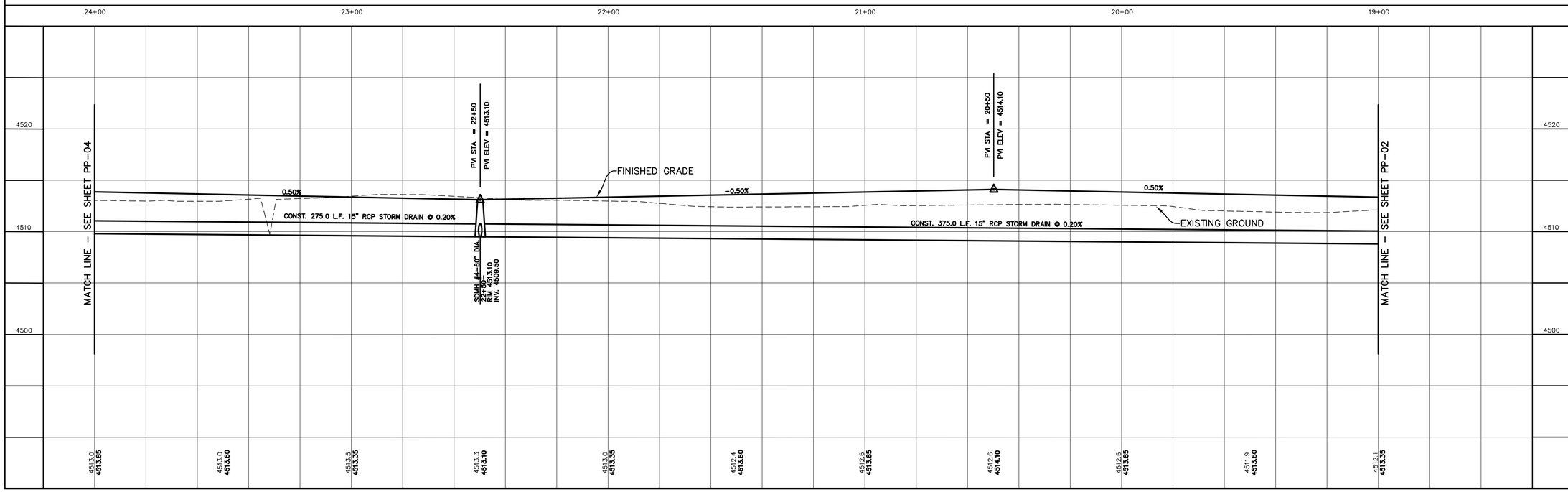


CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. EXISTING IRRIGATION DITCH TO BE REMOVED/ABANDONED.
3. INSTALL 6" PRESSURIZED IRRIGATION VALVE PER SPANISH FORK CITY STANDARDS.
4. EXISTING FENCE TO BE REMOVED.
5. EXISTING FENCE TO REMAIN.
6. CONST. 25.9 L.F. 15" RCP STORM DRAIN @ 0.40%
7. CONST. 13.2 L.F. 15" RCP STORM DRAIN @ 0.40%

0 10 40
5 20 60

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



SHEET NO. PP-03

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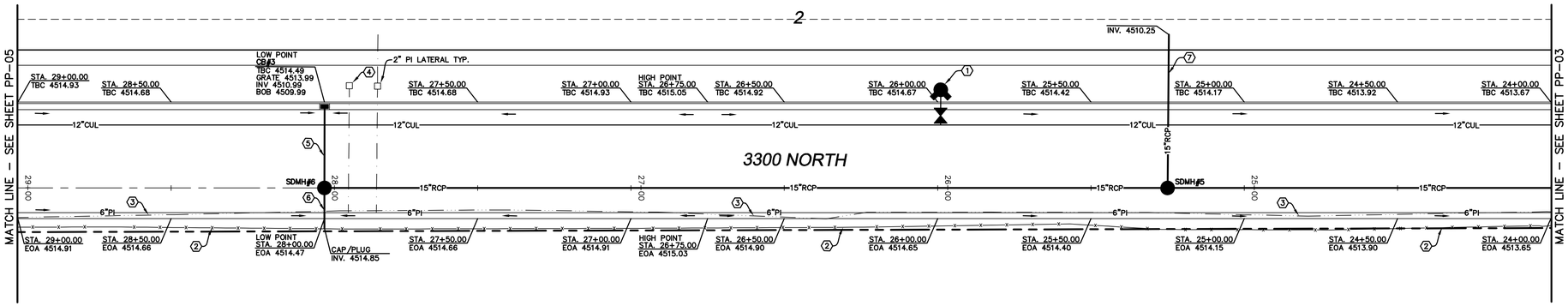
3300 NORTH
STA. 19+00 TO STA. 24+00

SPANISH FORK, UTAH

3300 NORTH & 800 WEST ROAD IMPROVEMENTS

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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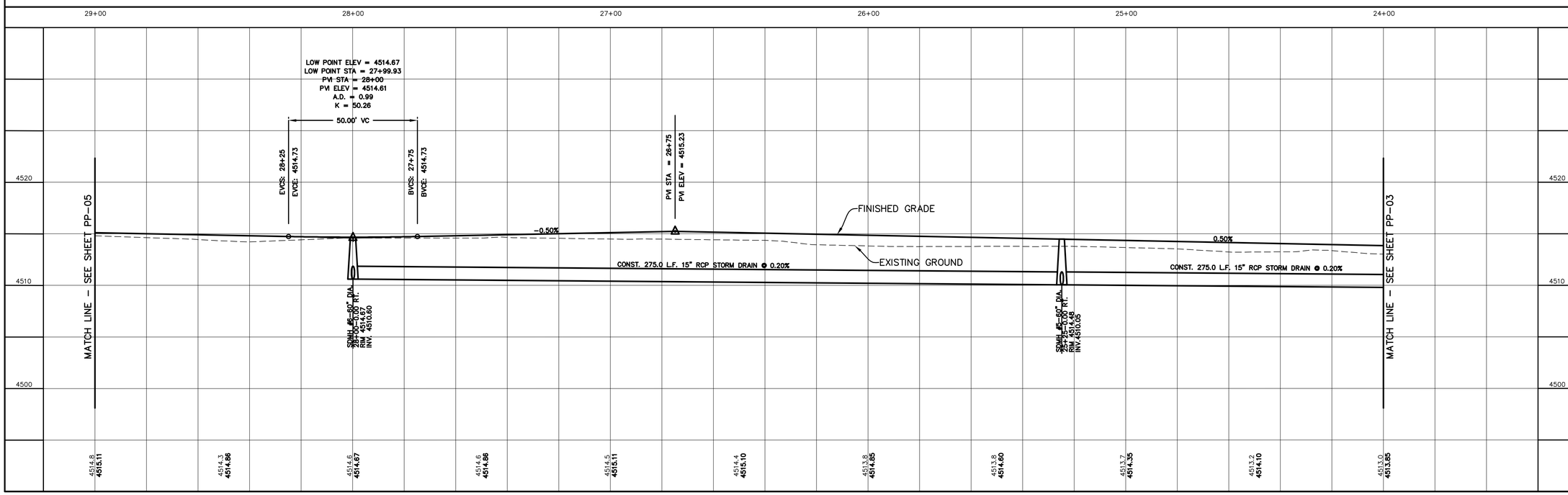


CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. EXISTING FENCE TO REMAIN.
3. EXISTING IRRIGATION DITCH TO BE REMOVED/ABANDONED.
4. INSTALL 2" PI LATERAL FOR LANDSCAPING.
5. CONST. 25.90 L.F. 15" RCP STORM DRAIN @ 1.50%.
6. CONST. 13.14 L.F. 15" RCP STORM DRAIN @ 0.40%.
7. CONST. 50.00 L.F. 15" RCP STORM DRAIN @ 0.40%.

0 10 40
5 20 60

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



SHEET NO. PP-04

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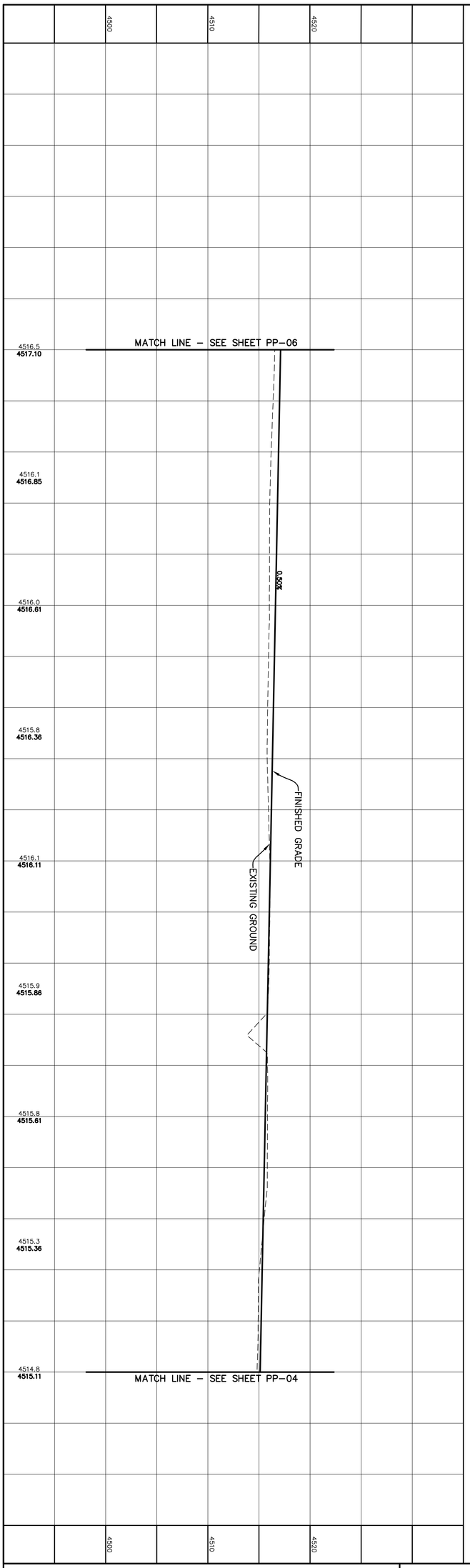
3300 NORTH
STA. 24+00 TO STA. 29+00

SPANISH FORK, UTAH

3300 NORTH & 800 WEST ROAD IMPROVEMENTS

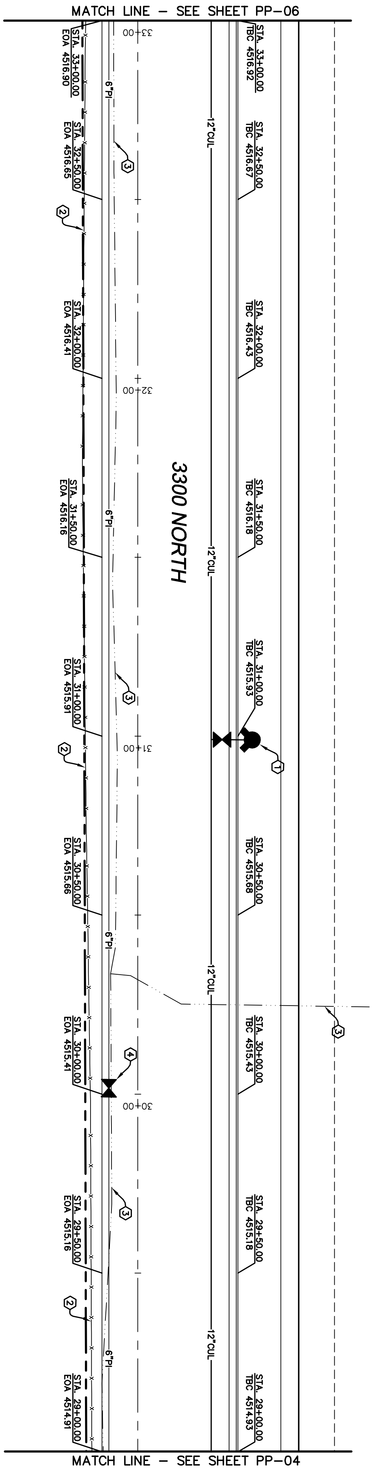
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. EXISTING FENCE TO REMAIN.
3. EXISTING IRRIGATION DITCH TO BE REMOVED/ABANDONED.
4. INSTALL 6" PRESSURIZED IRRIGATION VALVE PER SPANISH FORK CITY STANDARDS.



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

0 5 10 20 40 60

3300 NORTH & 800 WEST ROAD ATLAS IMPROVEMENTS

ENGINEERING L.L.C.

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

3300 NORTH
STA. 29+00 TO STA. 33+00

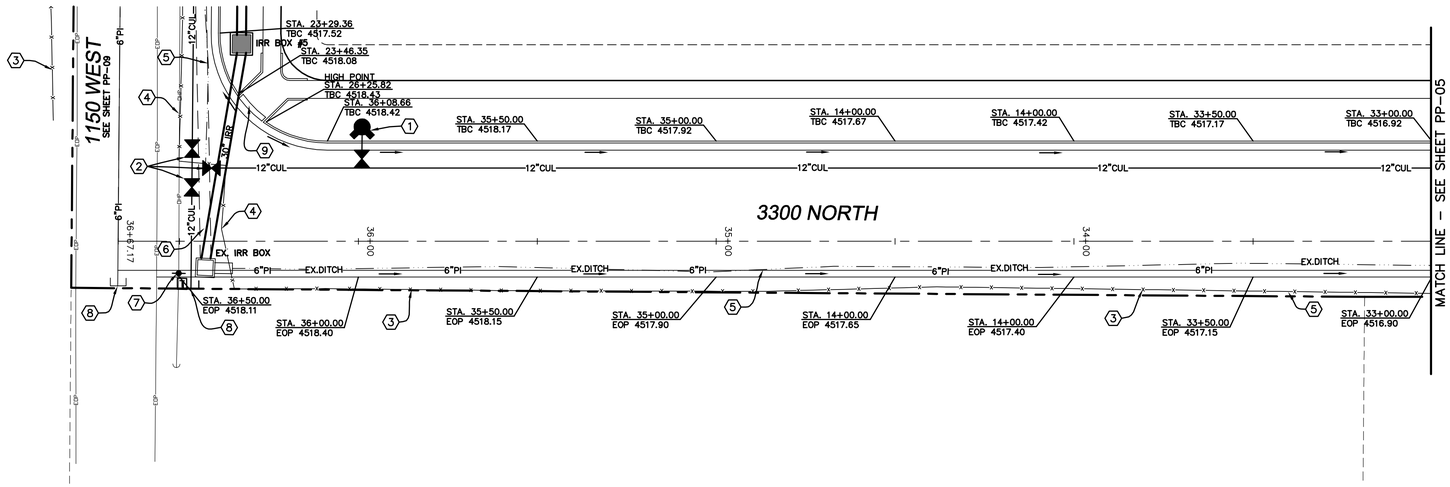
SPANISH FORK, UTAH

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SHEET NO.

PP-05

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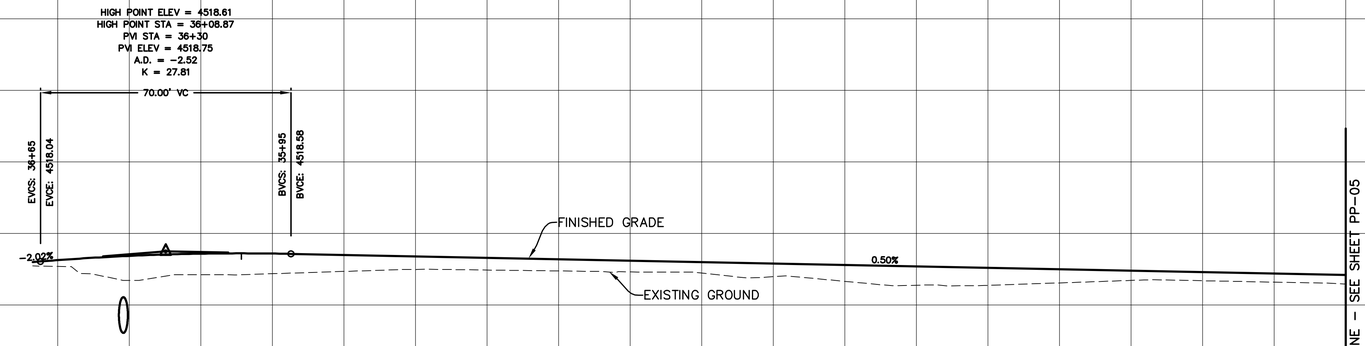


CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS..
3. EXISTING FENCE TO REMAIN.
4. EXISTING FENCE TO BE REMOVED.
5. EXISTING IRRIGATION DITCH TO BE REMOVED.
6. EXISTING PIPE TO BE REMOVED.
7. EXISTING POWER TO BE RELOCATED.
8. CAP/PLUG AND MARK TO SURFACE.
9. ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN.

0 10 40
5 20 60

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



SHEET NO. PP-06

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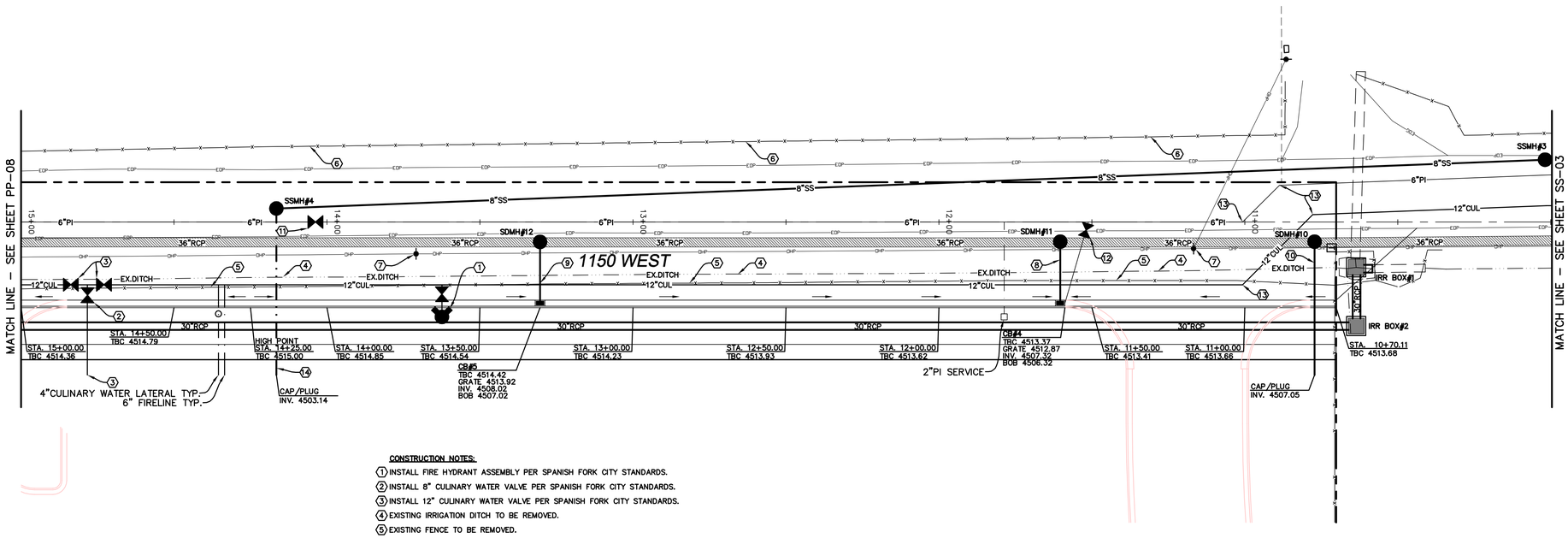
3300 NORTH
STA. 33+00 TO STA. 36+67.17

SPANISH FORK, UTAH

3300 NORTH & 800 WEST ROAD IMPROVEMENTS

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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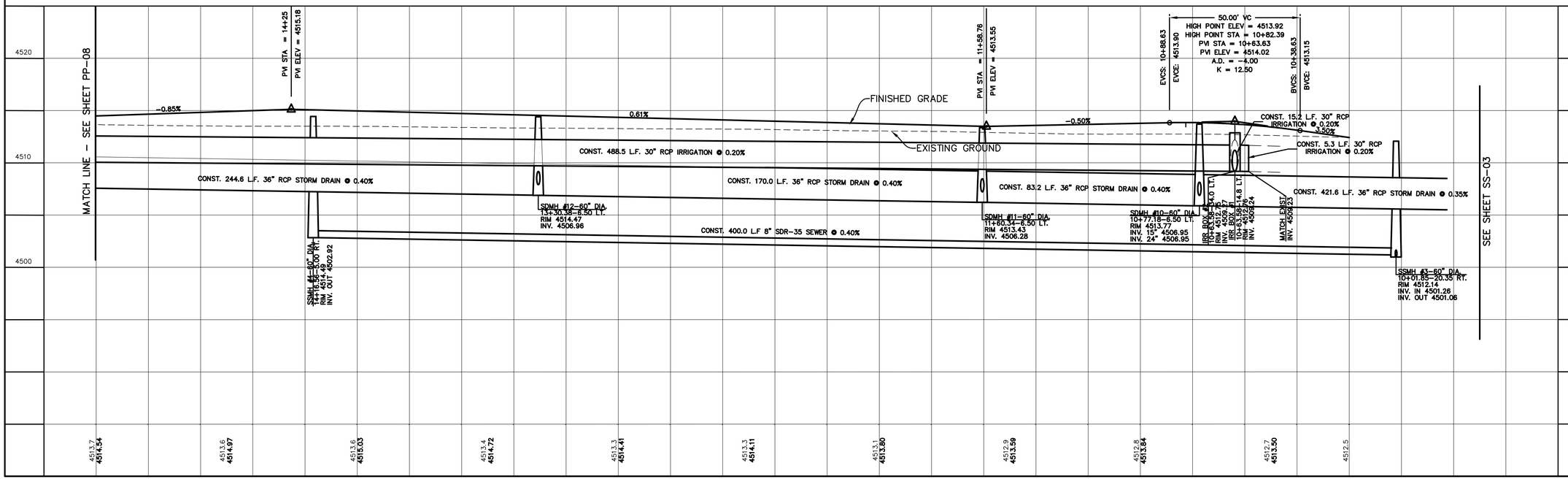


CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
2. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
3. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
4. EXISTING IRRIGATION DITCH TO BE REMOVED.
5. EXISTING FENCE TO BE REMOVED.
6. EXISTING FENCE TO REMAIN.
7. EXISTING POWER TO BE RELOCATED.
8. CONST. 19.47 L.F. 15" RCP STORM DRAIN @ 0.20%
9. CONST. 19.40 L.F. 15" RCP STORM DRAIN @ 0.20%
10. CONST. 43.57 L.F. 15" RCP STORM DRAIN @ 0.20%
11. INSTALL 6" PRESSURIZED IRRIGATION VALVE PER SPANISH FORK CITY STANDARDS.
12. INSTALL PI DRAIN PER SPANISH FORK CITY STANDARDS.
13. INSTALL 45° BEND.

0 10 40
5 20 60

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



SHEET NO. PP-07

NO.	REVISIONS	BY	DATE
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1150 WEST
STA. 10+00 TO STA. 15+00

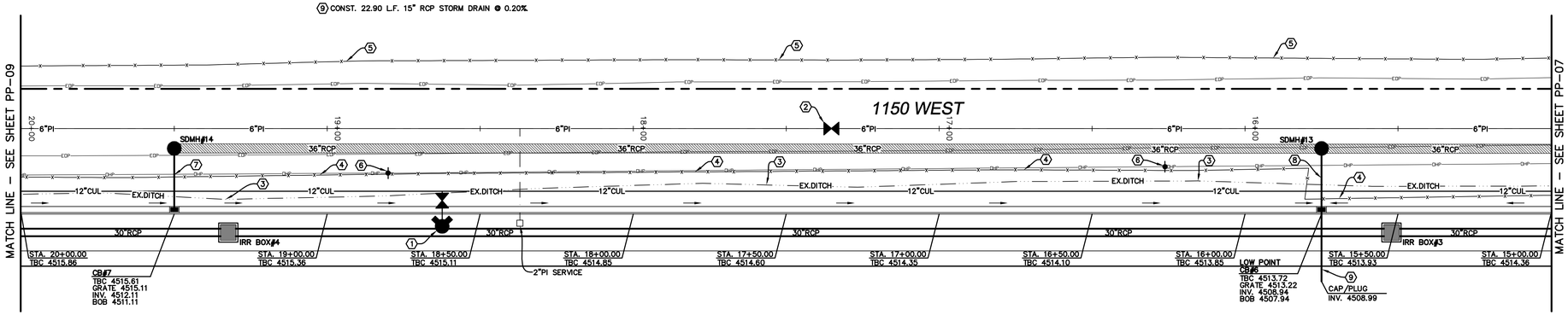
SPANISH FORK, UTAH

3300 NORTH & 800 WEST ROAD
ATLAS IMPROVEMENTS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

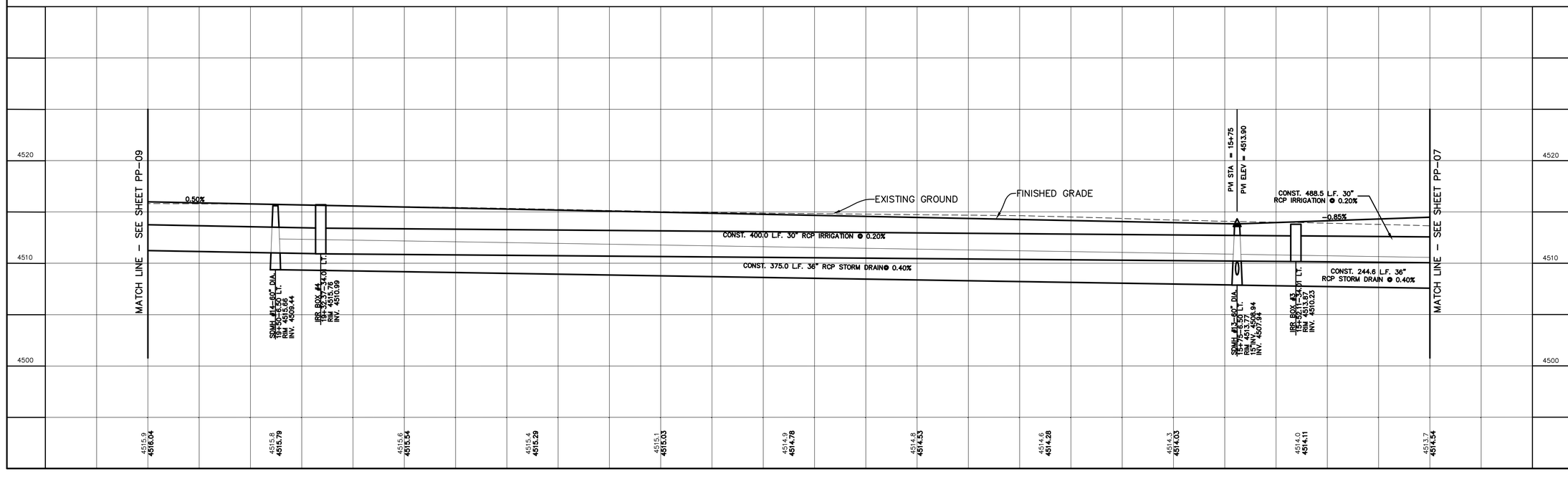
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CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
2. INSTALL 6" PRESSURIZED IRRIGATION VALVE PER SPANISH FORK CITY STANDARDS.
3. EXISTING IRRIGATION DITCH TO BE REMOVED.
4. EXISTING FENCE TO BE REMOVED.
5. EXISTING FENCE TO REMAIN.
6. EXISTING POWER TO BE RELOCATED.
7. CONST. 19.40 L.F. 15" RCP STORM DRAIN @ 8.61%
8. CONST. 19.40 L.F. 15" RCP STORM DRAIN @ 0.20%
9. CONST. 22.90 L.F. 15" RCP STORM DRAIN @ 0.20%



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



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1150 WEST
STA. 15+00 TO STA. 20+00

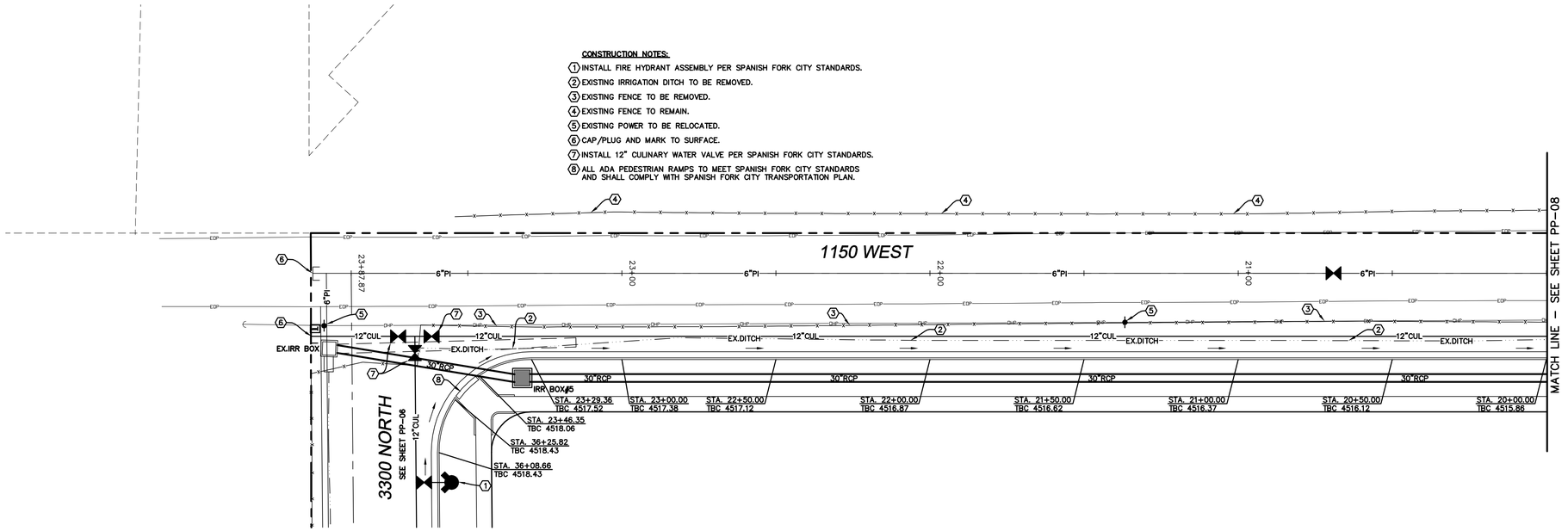
SPANISH FORK, UTAH

3300 NORTH & 800 WEST ROAD
ATLAS IMPROVEMENTS 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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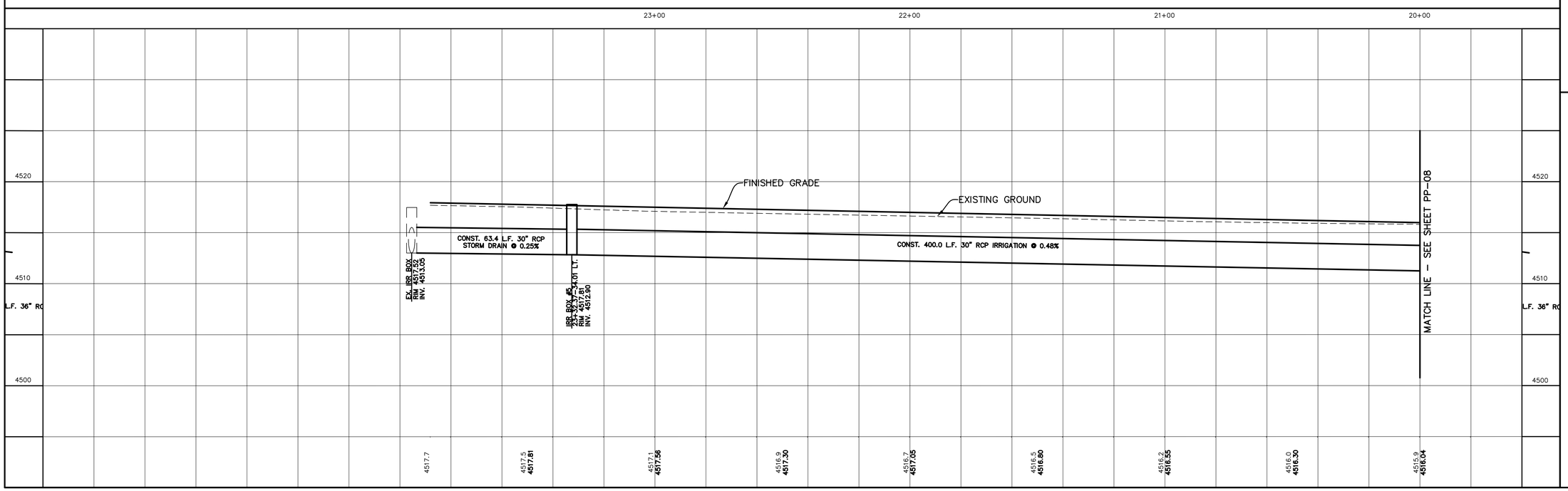
CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
2. EXISTING IRRIGATION DITCH TO BE REMOVED.
3. EXISTING FENCE TO BE REMOVED.
4. EXISTING FENCE TO REMAIN.
5. EXISTING POWER TO BE RELOCATED.
6. CAP/PLUG AND MARK TO SURFACE.
7. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
8. ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION PLAN.



0 10 40
5 20 60

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



SHEET NO. PP-09

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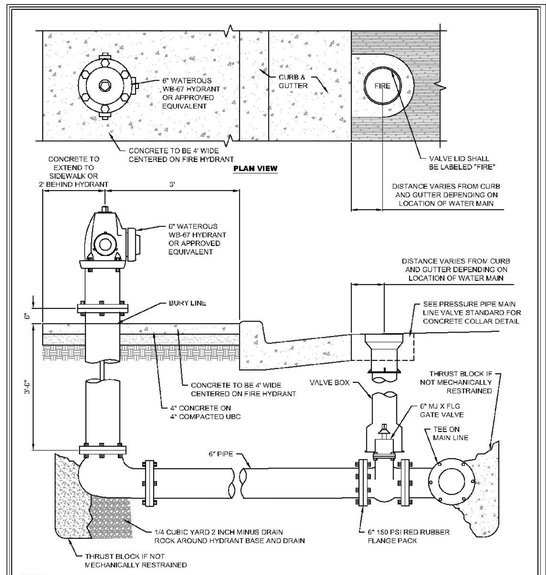
1150 WEST
STA. 20+00 TO STA. 23+87.87

SPANISH FORK, UTAH

3300 NORTH & 800 WEST ROAD
IMPROVEMENTS

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

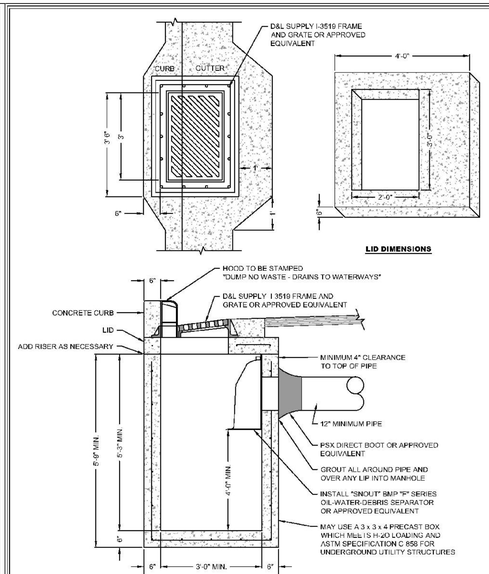
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NOTES:

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

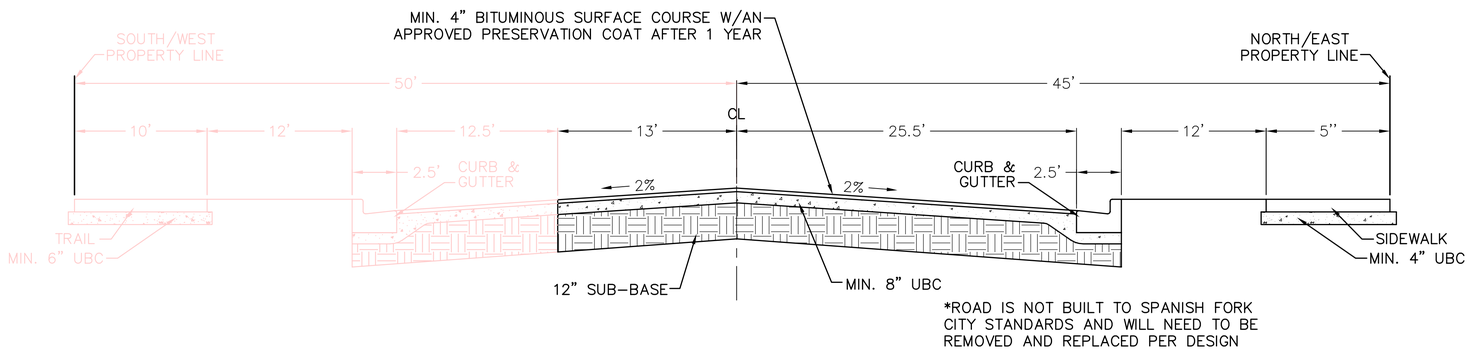
SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR	SCALE: NONE
40 SOUTH MAIN STREET, SPANISH FORK, UT. 84660, (801) 804-4500	FIRE HYDRANT	DESIGN: MHC	
		REVIS ON:	STANDARD W-210
		DATE: 4-30-07	



NOTES:

1. ALL STORM TRANSMISSION LINES SHALL RUN THROUGH STORM MANHOLES.
2. BOX SHALL BE SIZED ACCORDING TO TABLE ON STANDARD #32.
3. UNLESS OTHERWISE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER, #4 REBAR WILL BE SPACED AT MINIMUM OF 12" O.C. IN ALL DIRECTIONS IN CONCRETE. ALL REBAR SHALL OVERLAP A MINIMUM OF 14".
4. KNOCKOUT BOXES SHALL BE ALLOWED WITH CONCRETE COLLARS.

SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR	SCALE: NONE
40 SOUTH MAIN STREET, SPANISH FORK, UT. 84660, (801) 804-4850	STORM WATER 48" BOX	DESIGN: MHC	
		REVISION:	STANDARD SD-404
		DATE: 10/2/2020	



95' ROW - TYPICAL

800 WEST & 3300 NORTH

–NTS–

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SHEET NO. DT-01

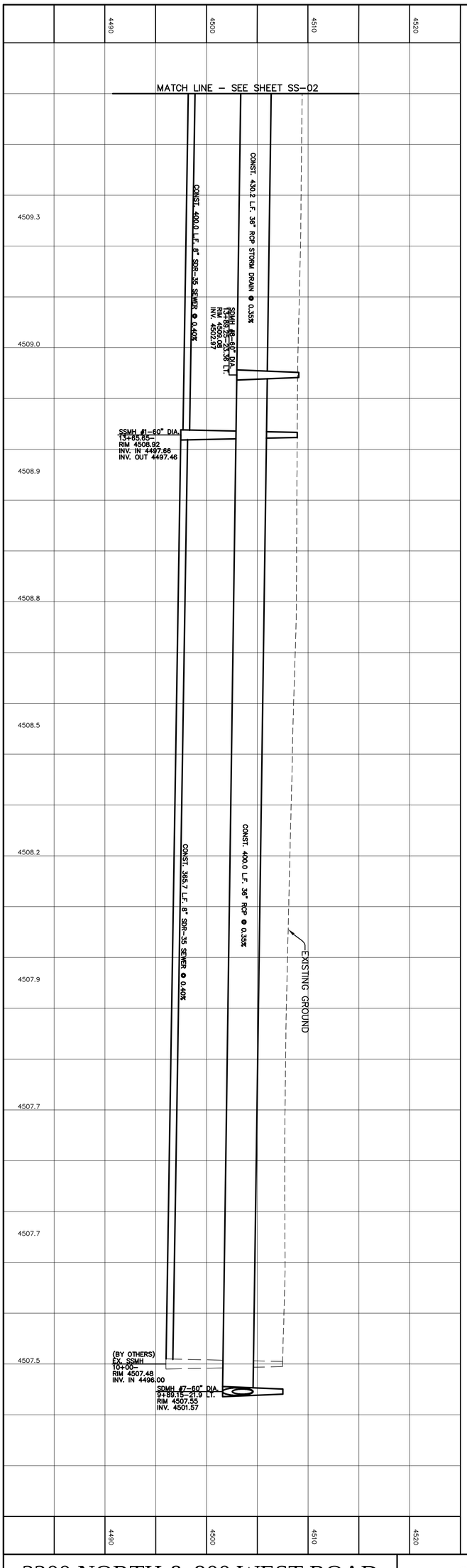
DETAIL SHEET

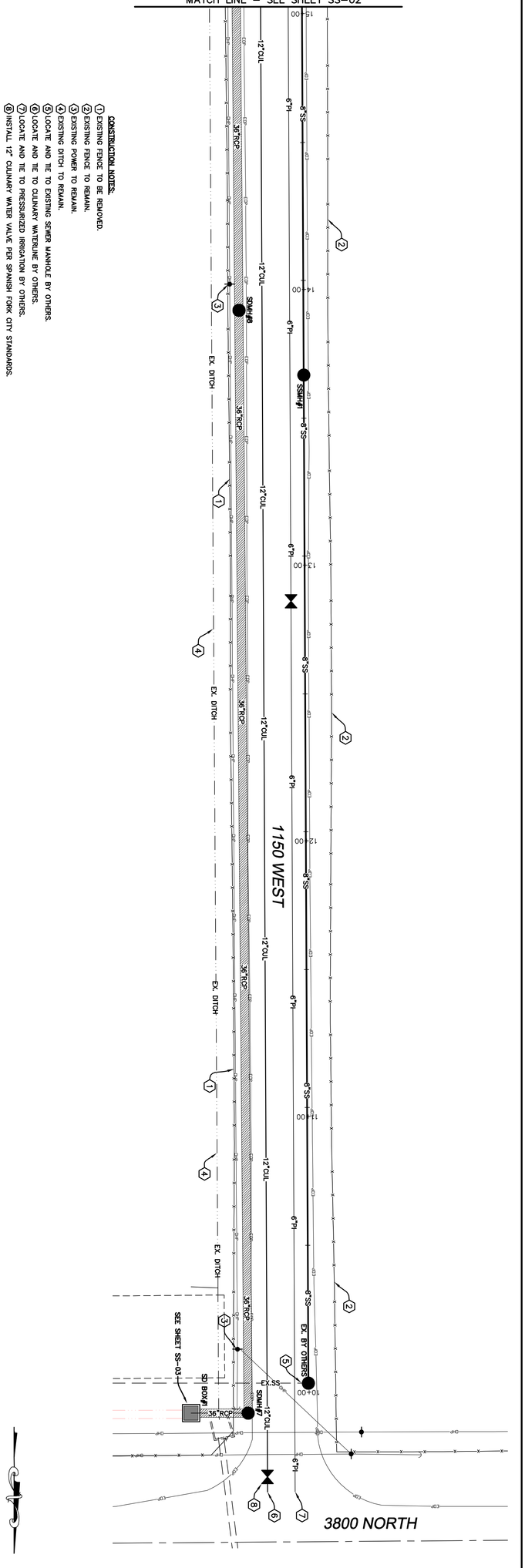
SPANISH FORK, UTAH

SUNROC INDUSTRIAL

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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3300 NORTH & 800 WEST ROAD IMPROVEMENTS

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

OFFSITE SEWER
STA. 10+00 TO STA. 15+00

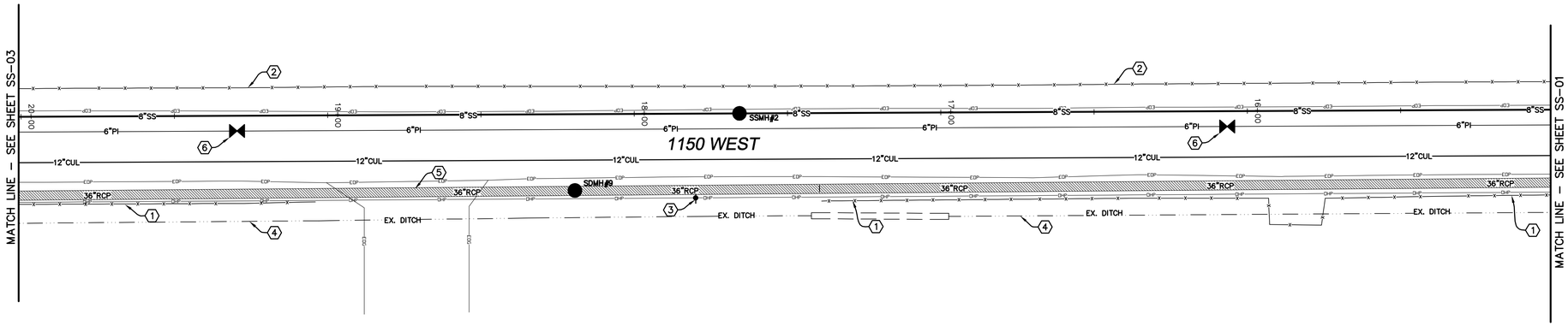
SPANISH FORK, UTAH

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SS-01

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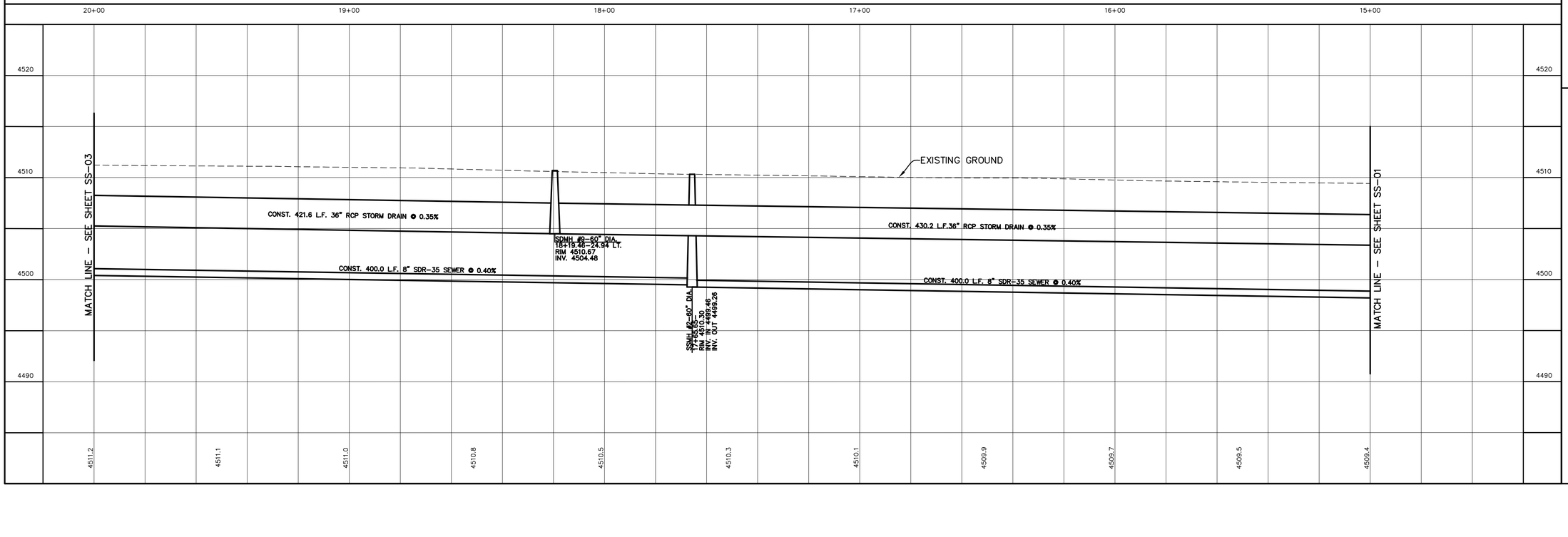


CONSTRUCTION NOTES:

1. EXISTING FENCE TO BE REMOVED.
2. EXISTING FENCE TO REMAIN.
3. EXISTING POWER TO REMAIN.
4. EXISTING DITCH TO REMAIN.
5. REMOVE/REPLACE EXISTING GRAVEL DRIVEWAY AFTER INSTALLATION OF PROPOSED STORM DRAIN LINE.
6. INSTALL 6" PRESSURIZED IRRIGATION VALVE PER SPANISH FORK CITY STANDARDS.

0 5 10 20 40 60

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



SHEET NO. SS-02

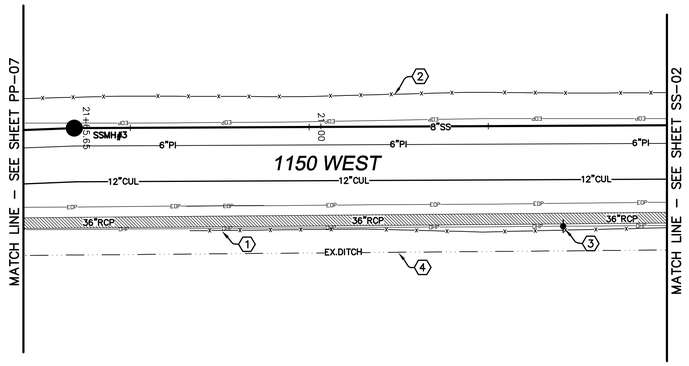
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OFFSITE SEWER
STA. 15+00 TO STA. 20+00

SPANISH FORK, UTAH

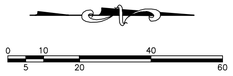
3300 NORTH & 800 WEST ROAD
ATLAS IMPROVEMENTS
ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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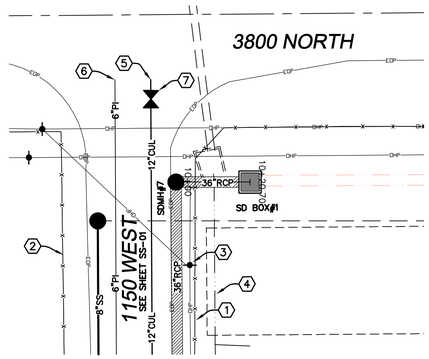


CONSTRUCTION NOTES:

1. EXISTING FENCE TO BE REMOVED.
2. EXISTING FENCE TO REMAIN.
3. EXISTING POWER TO REMAIN.
4. EXISTING DITCH TO REMAIN.

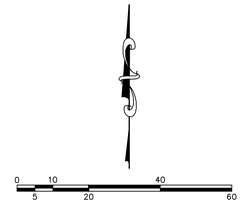


-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

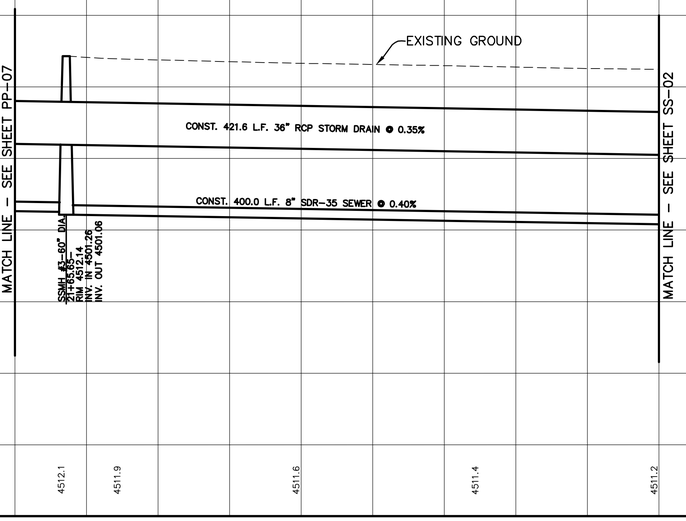


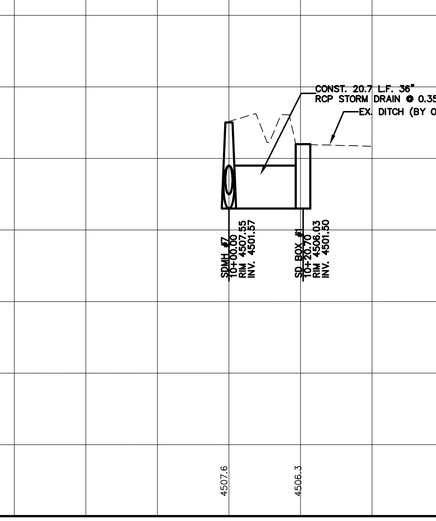
CONSTRUCTION NOTES:

1. EXISTING FENCE TO BE REMOVED.
2. EXISTING FENCE TO REMAIN.
3. EXISTING POWER TO REMAIN.
4. EXISTING DITCH TO BE REMOVED.
5. LOCATE AND TIE TO CULINARY WATERLINE BY OTHERS.
6. LOCATE AND TIE TO PRESSURIZED IRRIGATION BY OTHERS.
7. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.



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





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

SHEET NO.
SS-03

OFFSITE SEWER
STA. 20+00 TO STA. 21+65.65

SPANISH FORK, UTAH

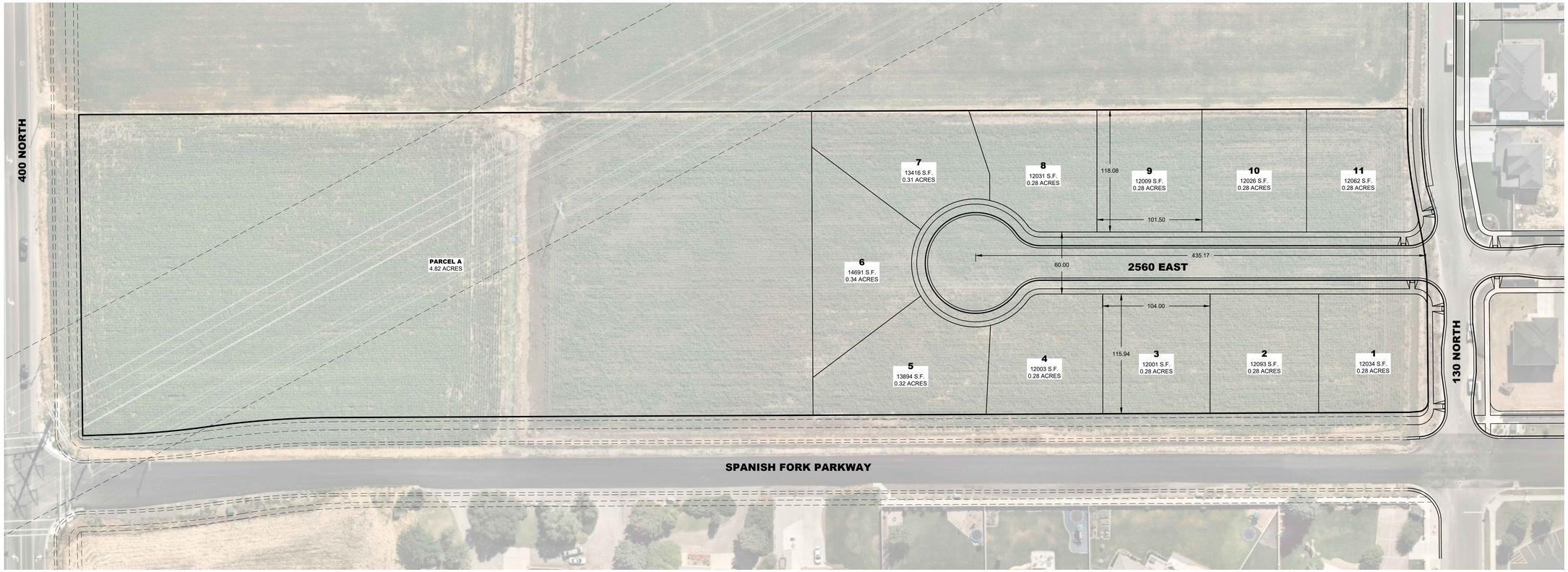
3300 NORTH & 800 WEST ROAD
ATLAS IMPROVEMENTS
ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2015\15-095 Swenson Industrial\CADD\FINAL\SS-03.dwg 4/9/2021 9:35:13 AM MDT

NORTH

SCALE: 1"=50'

50 25 0 50



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

NOT FOR CONSTRUCTION

WPI

SPANISH FORK, UTAH

CONCEPT A-6

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0080

DRAWN BY: BJP

DESIGNED BY: BCT

SCALE: 1"=50'

DATE: 10/07/2020

SHEET 1

Memo

To: City Council

From: Chris Thompson, P.E., Public Works Director/City Engineer

Date: April 20, 2021

Re: Transportation Master Plan Revision

Staff Report

RECOMMENDED ACTION

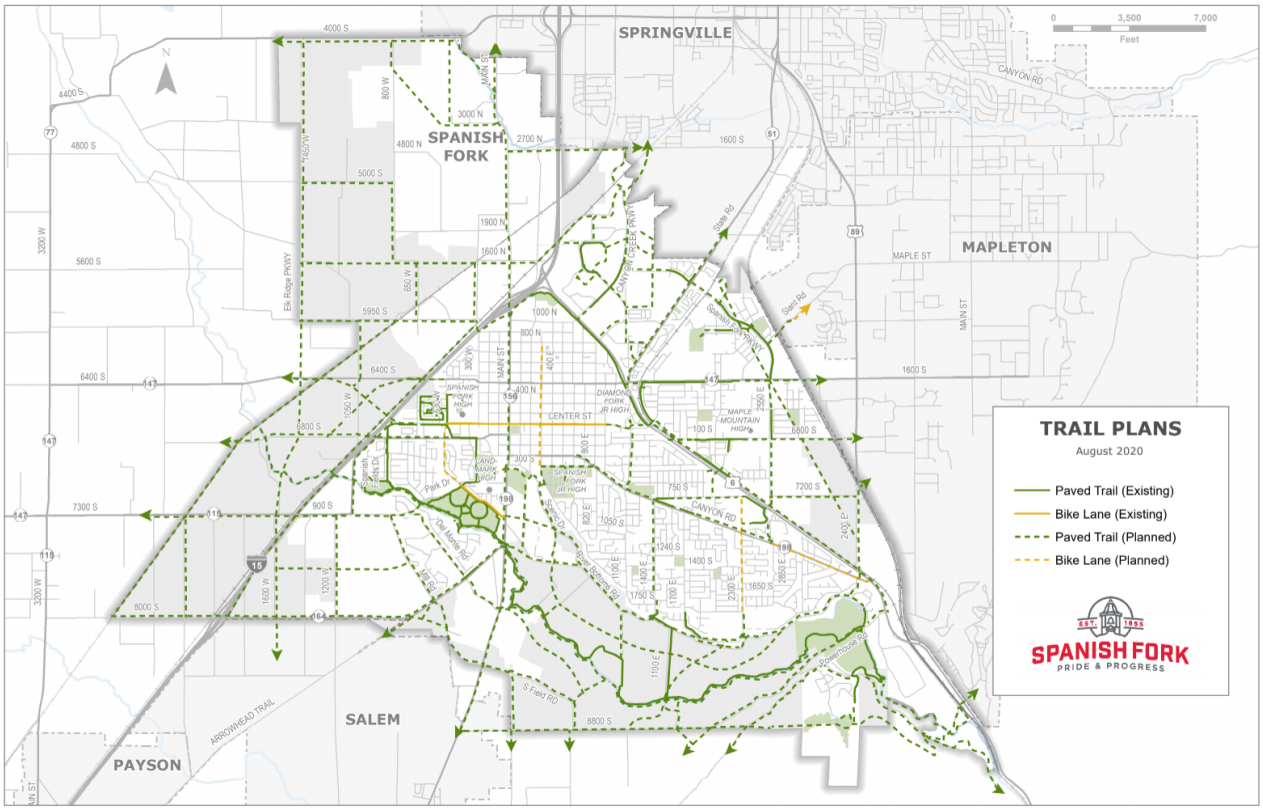
Approve the revision to the Transportation Master Plan.

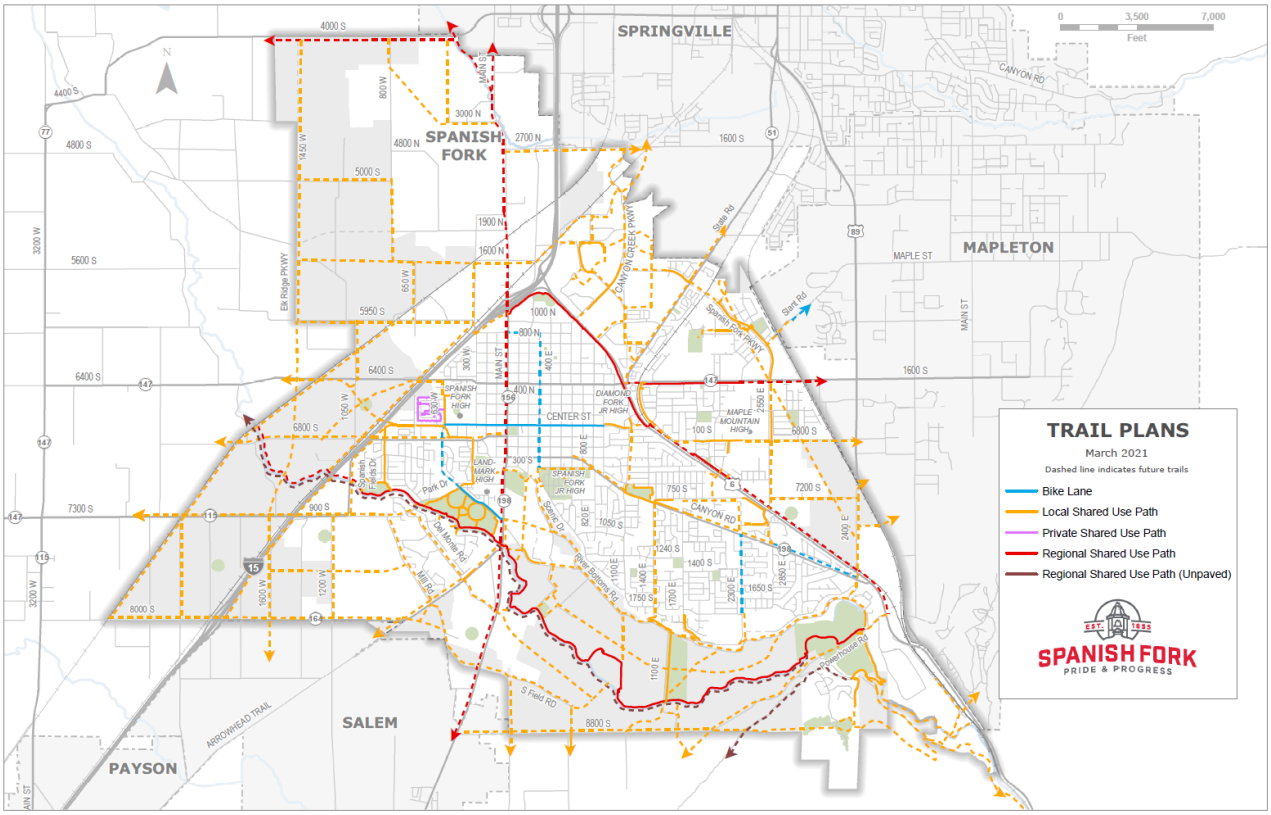
BACKGROUND

- Symbology colors changed to better classify trail types and to match the classification and representation style of the new Parks and Rec Master Plan
- Trail removed from section of 420 E, from 1350 S to River Bottoms Rd. Redundant planned trail added on Main St.
- All other trails match the location and length of those in the previously approved Trails Plan
- Intersection alignment, traffic signals, roundabouts, classifications, and roadway paths near 1600 N, 1900 N, and Elk Ridge Pkwy changed to function better with projected demand, railroad crossing availability, and development plans.
- 4000 S (on border with Springville) changed from Major Collector (3 lane, 108 ft ROW) to Minor Arterial (5 lane, 127 ft ROW) per UDOT plans/buildout. Additionally, future road alignments changed south of 4000 S.
- Fixed an issue on the TMP map that caused existing traffic signals and roundabouts to not appear
- Updated the basemap featured on all TMP maps to include the airport operation area (see Figure 1)
- The Airport Operation Area is discussed in section 4.71.03.049 of Policy 4.71 Transportation Element of the General Plan

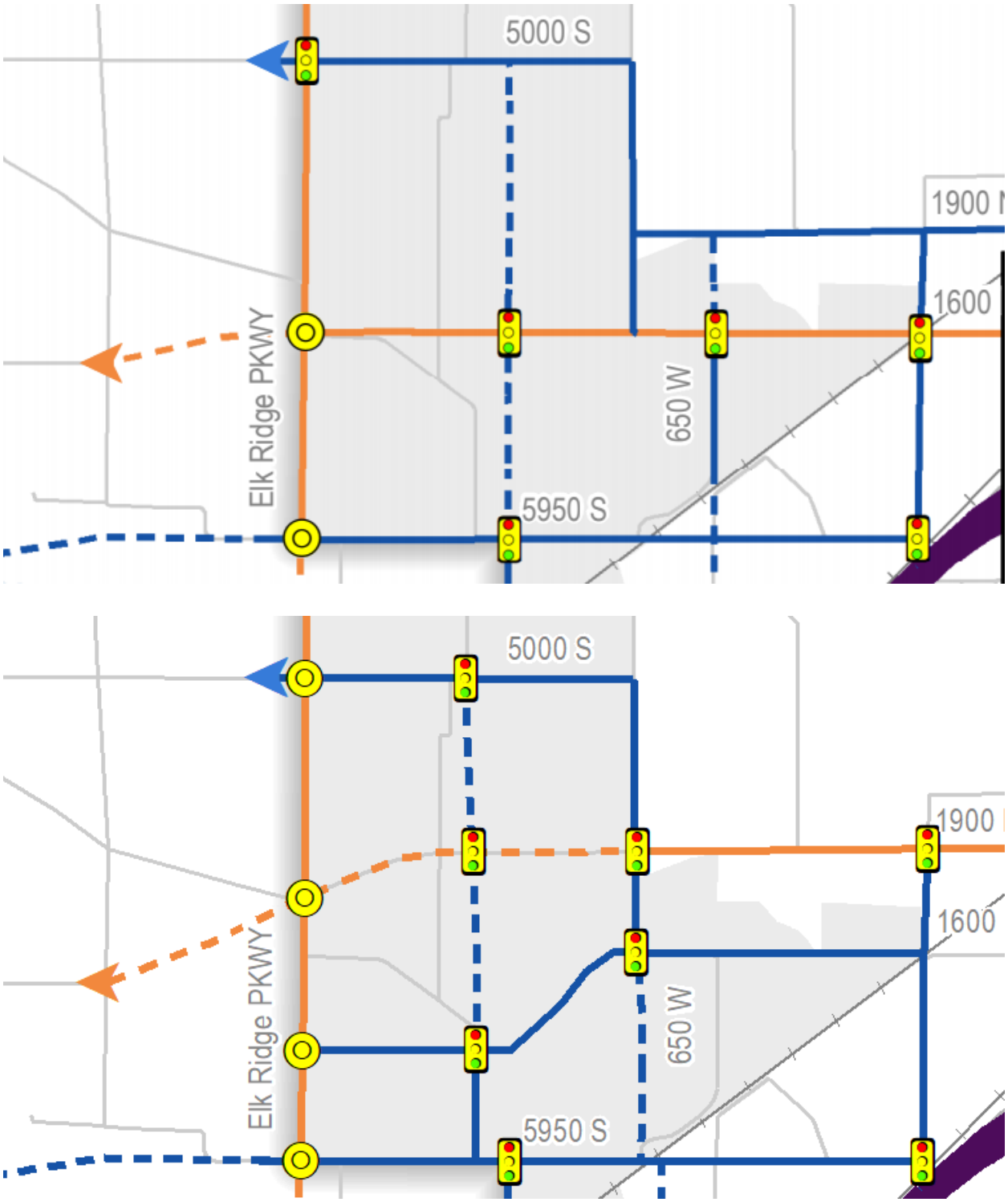
Attached: Summary images displaying changes

Trail Plans Old vs New

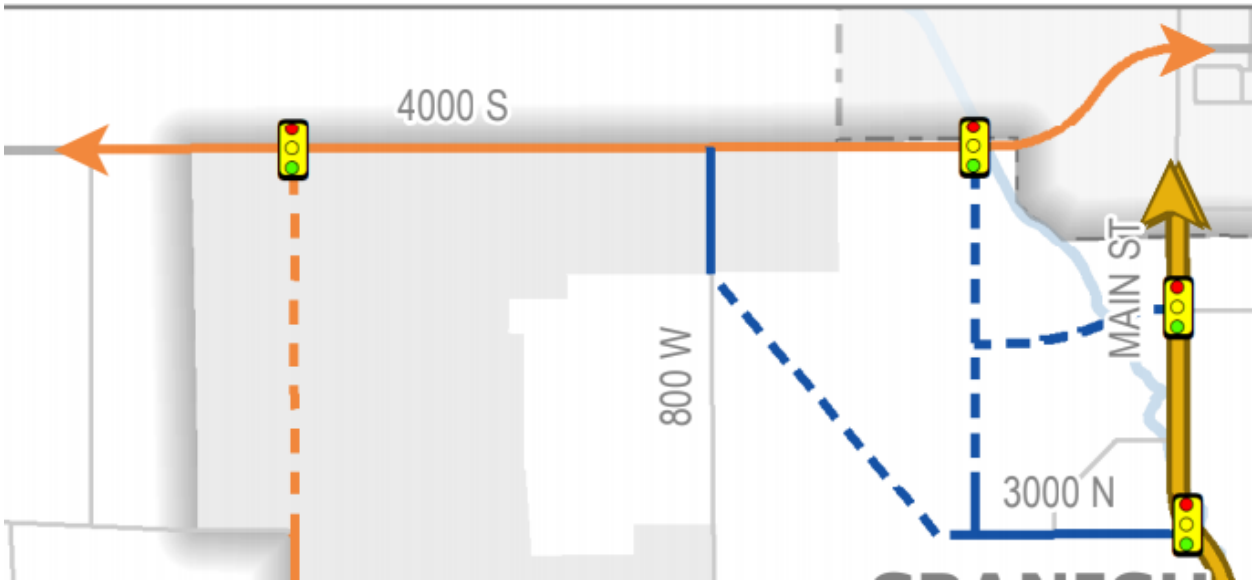


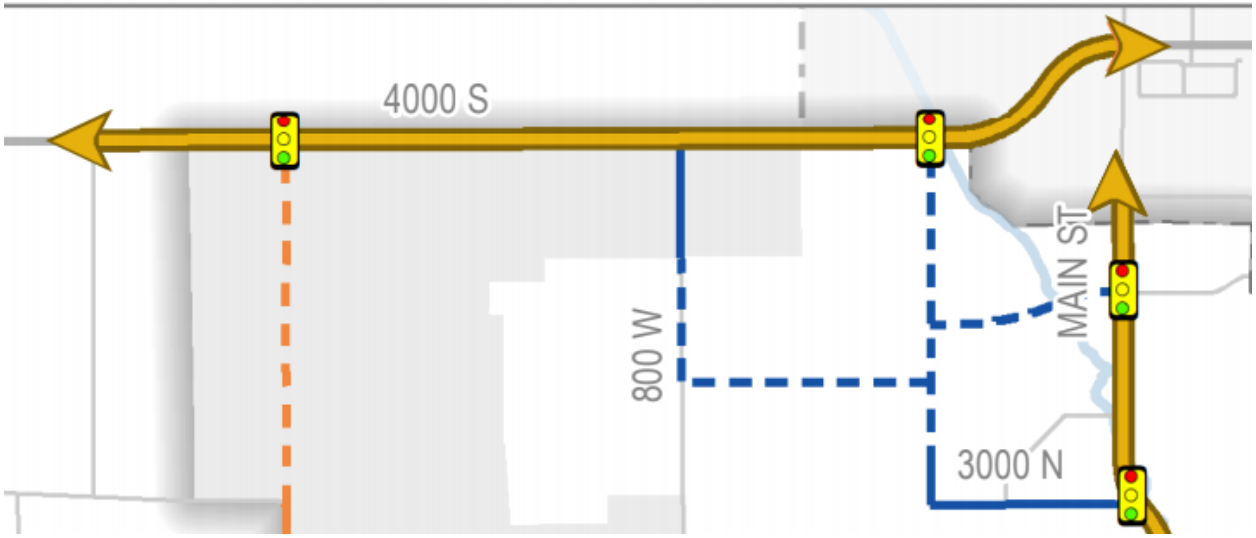


TMP Edits Old vs New - 1600 N to 1900 N

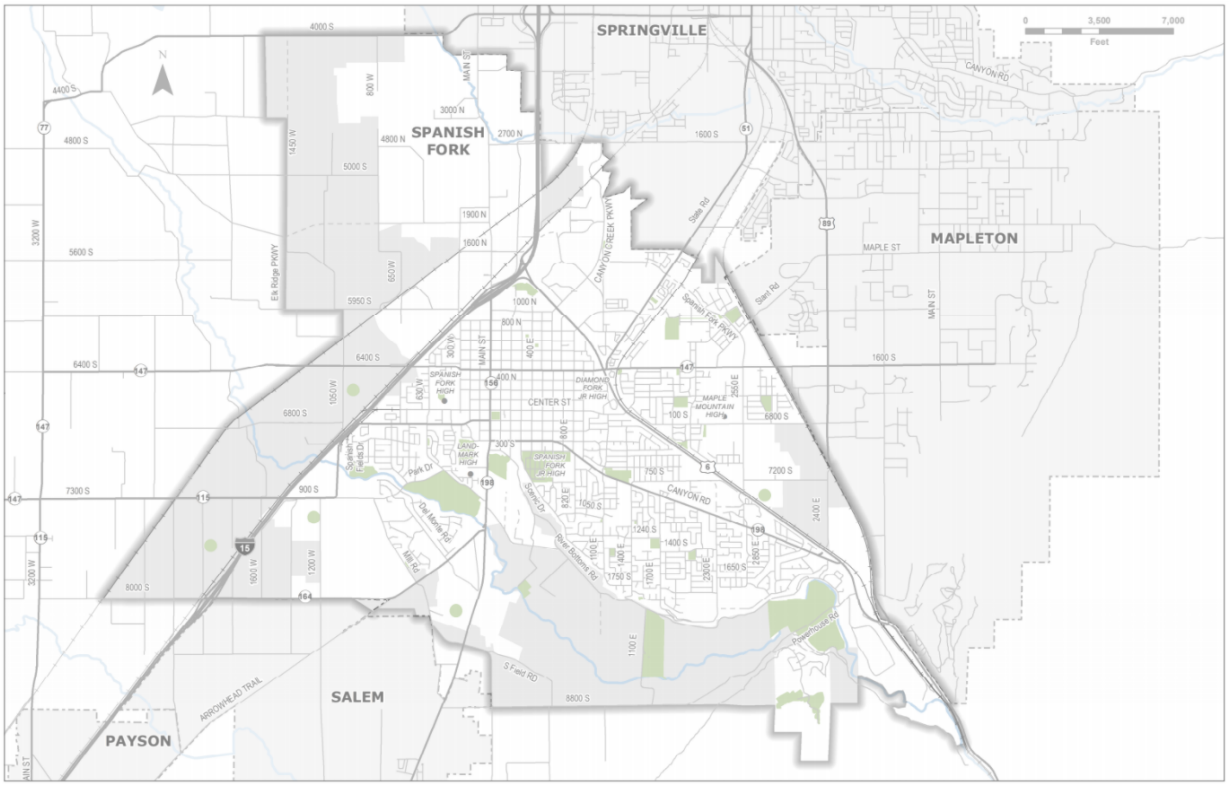


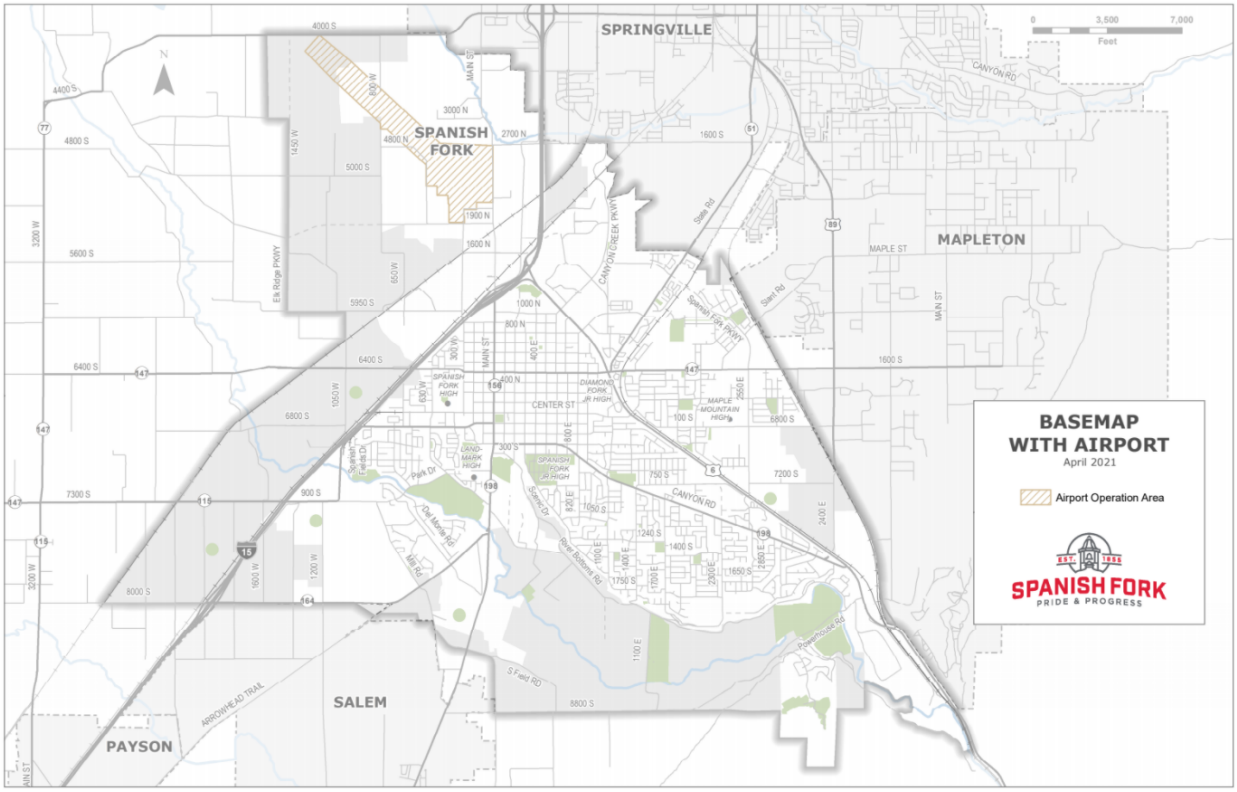
TMP Edits Old vs New - 4000 S (Springville)





Basemap Old vs New - Includes Airport Operation Zone





4.71.03.040 Roadway Classification and Jurisdiction

As development continues throughout Spanish Fork City, the TTE should be consulted to identify available space and needed improvements that may affect the work or funds of individual developers.

The protected zone in the northwest area of the City policy boundary ensures the correct space is preserved for future airport property and operations. Within this area, roads, buildings and other infrastructure may be limited by location and/or height. Additional information regarding the airport operation area can be found in the Airport Master Plan on the City website. Also, identifying improvements ensures that the correct amount of right-of-way is preserved. Awareness of improvements assists in identifying projects that a developer may be required to contribute as part of his or her required on- and/or off-site improvements.

Several projects are not anticipated to be part of any new developments or will not be able to wait for development to occur before the improvements are needed. These projects may not be able to benefit from private funding sources and the City will have to provide other funding alternatives for these projects.

After evaluating the existing roadway network and available space, and projecting future travel demands on each of those roadways, a recommended roadway functional classification was developed (Figure 13).