Wednesday, July 21, 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 City Council Chamber at the Spanish Fork City Office Building, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

Subject	**A. July 14, 2021**
Meeting	Jul 21, 2021 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

File Attachments
draftminutes.drc.7-14-2021.pdf (78 KB)

2. Annexation

Subject	**A. UTAH WEST. The proposal requests that 119 acres located at approximately 1600 North 900 West be annexed into the City.**
Meeting	Jul 21, 2021 - Development Review Committee
Category	2. Annexation
Access	Public
Type	Action, Discussion

File Attachments
report.drc.utahwest.7-21-2021.pdf (2,379 KB)
feasibilityreport.utahwestannexation.8-17-2021.pdf (1,219 KB)

3. Zone Change

Subject	**A. WASATCH PALLET. The proposal involves changing the current Zone from I-1 to I-2 for a parcel located at approximately 800 West 1000 North.**
Meeting	Jul 21, 2021 - Development Review Committee
Category	3. Zone Change

Access Public

Type Action, Discussion

File Attachments
report.drc.wasatchpallet.7-21-2021.pdf (1,640 KB)

4. Site Plan

Subject **A. WASATCH PALLET. The proposal involves the industrial development of a parcel located at approximately 800 West 1000 North.**

Meeting Jul 21, 2021 - Development Review Committee

Category 4. Site Plan

Access Public

Type Action, Discussion

File Attachments
report.drc.wasatchpallet.7-21-2021.pdf (7,138 KB)
siteplan.wasatchpallet.6-28-2021.pdf (448 KB)
plans.landscapecover.wasatchpallet.6-28-21.pdf (438 KB)

Subject **B. QUICK QUACK CARWASH REMODEL. The proposal involves the expansion of an existing commercial development located at 376 East 1000 North.**

Meeting Jul 21, 2021 - Development Review Committee

Category 4. Site Plan

Access Public

Type Action, Discussion

File Attachments
report.drc.quickquack.7-21-2021.pdf (4,813 KB)
plans.quickquackremodel.6-28-2021.pdf (9,261 KB)

5. Minor Plat Amendment

Subject **A. RIVER RUN PLAT A AMENDMENT. The proposal requests amending existing townhomes in a recorded Final Plat located at approximately 200 East South Lane.**

Meeting Jul 21, 2021 - Development Review Committee

Category 5. Minor Plat Amendment

Access Public

Type Action, Discussion

File Attachments
report.drc.riverrun.7-21-2021.pdf (14,199 KB)
plat.riverrunplata.7-15-2021.pdf (703 KB)
elevation.riverrunplata.7-15-2021.pdf (7,235 KB)

elevations.1.riverruntownhomes.8-30-2019.pdf (2,271 KB)
elevations.2.riverruntownhomes.8-30-2019.pdf (5,589 KB)

6. Final Plat

Subject **A. PARK ESTATES C. The proposal involves the platting of a subdivision with 11 single-family homes located at 2730 East 360 South.**

Meeting Jul 21, 2021 - Development Review Committee

Category 6. Final Plat

Access Public

Type Action, Discussion

File Attachments
report.drc.parkestatesplatc.7-21-2021.pdf (4,895 KB)
plans.parkestatesplatc.6-10-2021.pdf (10,238 KB)

7. Conditional Use Permit

Subject **A. 200 EAST 2021 CELL TOWER MODIFICATION. The proposal involves adding equipment on an existing tower located at approximately 1501 North 200 East.**

Meeting Jul 21, 2021 - Development Review Committee

Category 7. Conditional Use Permit

Access Public

Type Action, Discussion

File Attachments
report.drc.200eastcelltowermodify.7-21-2021.pdf (8,224 KB)
siteplan.200east2021celltowermodification.7-19-2021.pdf (4,964 KB)
plat.200east2021celltowermodification.7-19-2021.pdf (2,879 KB)

8. Title 15 Amendments

Subject **A. TITLE 15 AMENDMENTS.**

Meeting Jul 21, 2021 - Development Review Committee

Category 8. Title 15 Amendments

Access Public

Type Action, Discussion

9. Transportation Master Plan

Subject **A. TRANSPORTATION MASTER PLAN.**

Meeting Jul 21, 2021 - Development Review Committee

Category 9. Transportation Master Plan

Access	Public
Type	Action, Discussion

File Attachments
TMP CC Memo - August 2021.pdf (1,788 KB)

10. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, UT 84660
7-14-2021

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Kimberly Brenneman, Community Development Secretary; Vaughn Pickell, City Attorney; Walter Bird, Assistant City Attorney; Michael Clark, Assistant City Engineer; Jered Johnson, Engineering Division Manager; Shelley Hendrickson, Engineering Division Secretary; Zach Hendrickson, Outside Plant Manager; Jake Theurer, Power and Light Superintendent; Garet Elmer, Power and Light Assistant Superintendent; Bart Morrill, Parks Maintenance Supervisor. Dillon, Muirbrook, Engineering Intern; Jamie Chappell, Streets and Stormwater Division Manager.

Citizens Present: Dustin Sanderson, Reese Demille, Dan Fechner, Jared Warner, Rachel Sorensen.

Chris Thompson called the meeting to order at 10:04 a.m.

MINUTES
June 30, 2021

Vaughn Pickell **moved** to approve the minutes of June 30, 2021.

Jake Theurer **seconded** and there was no discussion on the motion.

OTHER BUSINESS
Turnarounds

Chris Thompson brought up the topic of turnarounds that was briefly discussed in the prior meeting of June 30, 2021. He asked that Dillon Muirbrook explain the benefits of Hammerhead Turnarounds based on Muirbrook's research regarding the topic.

Dillion Muirbrook described the benefits of hammerhead turnarounds, a few of which were the following of fire code requirements, and temporary basis of installation, and the better utilization of space.

Chris Thompson said that many cul-de-sacs require the backing up of vehicles just as hammerheads require.

Jered Johnson asked if they are looking for a temporary or permanent solution. To which Seth Perrins replied that it is a temporary solution, but temporary often is measured in years and not months for these types of situations.

Dillion Muirbrook continued presenting, talking about some of the parking issues that arise in Hammerhead Turnarounds. Including parking enforcement. In addition, Dillion

Muirbrook spoke about the hammerhead turnaround standard used by Pleasant Grove City, Utah. Which includes an extra cutout on the side head of the turnaround.

Michael Clark spoke about the permanence of these Hammerhead structures and raised an issue regarding payment for removal in the future when the turnaround is no longer needed, and who is held responsible for this payment.

Dillon Muirbrook spoke about Lehi City's issues with these, and the experience they have with roughly half of affected residents asking for the city to remove it.

Chris Thompson spoke about the best options for turnarounds in his view. The first being a large cul-de-sac and the second being a smaller cul-de-sac.

Cory Slaymaker, suggested that from a public safety standpoint the officers prefer cul-de-sacs over any other option mentioned in the discussion due to their ease of both enforcement and turn around ability.

Dave Anderson, spoke to his disbelief that in reality cul-de-sacs are better than other turnaround options since he often notes that cul-de-sacs are utilized by citizens for parking, basketball hoops etc. Which ultimately eliminates the extra space needed for the purpose of turning around. He has not heard of problems that hammerhead turnarounds are causing in other cities.

Chris Thompson suggested that garbage trucks are the largest issues for this since they use these turnarounds on a weekly basis.

Jered Johnson gave his opinion that permanent turnarounds should be cul-de-sacs. He is not partial to hammerhead turnarounds being used as permanent turnarounds.

Chris Thompson and Jered Johnson had a discussion about how developers used to leave the final lot at the end of the street vacant to provide a temporary turnaround. But that does not seem to be as common in present times.

The discussion turned to Lehi's standard of having a street driveway hybrid that was used for turnarounds.

Michael Clark spoke about Sandy City's standard that utilized 3 different turnarounds; cul-de-sacs, hammerheads, and a half cul-de-sac design. The standard to be utilized is left to the discretion of the city engineer.

Seth Perrins spoke about his appreciation for the research that has been done regarding this topic of turnarounds. He also expressed his opinion that the developer can potentially avoid these issues by proper layout of a subdivision.

Jamie Chappell suggested that cul-de-sacs be used because they contribute to future traffic calming developments, like roundabouts, to which Seth Perrins agreed heartily.

Dave Anderson suggested that there are many different efficient ways to build turnarounds, and in his opinion hammerhead turnarounds work well and do not have downsides in the vast majority of situations.

Jered Johnson said that while hammerhead turnarounds might work for turning a vehicle around, enforcement is historically lacking when there should be a parking violation. His opinion is that it is not a design issue, it is an enforcement issue.

Chris Thompson requested that Michael Clark deliver the feedback from the discussion by the DRC to the applicant. He thinks that Michael Clark should suggest a cul-de-sac due to enforcement issues with the hammerhead turnaround design.

PRELIMINARY PLAT
Johnson Subdivision

The proposal involves the Preliminary Plat of a Master Planned Development including 53 residential lots located at approximately 1000 South 3400 East. The key issues include the master planned development, improvements, cell tower modifications, power, access, walls and trails.

Brandon Snyder asked about railroad dedication from a flag shaped parcel that comes off of the back lot on the North East corner of the development and asked the opinion of the committee.

The committee asked him to pull up an image and Michael Clark pointed to the trail crossing over the railroad tracks off of 2400 East.

Seth Perrins suggested removing the trail crossing from the trail master plan due to the prioritization of other railroad track crossing projects.

Dale Robinson said that this suggested removal was agreeable in his view as the Parks and Recreation Director for the city.

Brandon Snyder asked about the width of the proposed lots and Dave Anderson suggested that the standard should remain, and be followed.

Brandon Snyder asked about the cell tower tucked into the corner of one of the northern lots. He suggested that improvements be discussed now, while access is available.

Seth Perrins disapproved of the cell tower being part of a lot within the proposal. He suggested that the cell tower be a stand alone lot. Mr. Perrins even entertained a suggestion made by Kim Brenneman that the parcel be purchased by the city and made into a park.

Dave Anderson spoke about a large wall around the cell tower being the least impactful option for the neighborhood. Stating that if a park were to be built there would need to be garbage collection, parking lot maintenance etc. all of which would impact the neighborhood in a potentially aggravating manner.

Michael Clark agreed with Mr. Anderson's assessment of a wall being a great option.

The discussion turned to the parcel on the west side of the proposed development, owned by Rocky Mountain Power..

Dale Robinson spoke that eventually the area in question will become a city park with a trail running under the powerlines.

Seth Perrins asked the city legal team to propose some ideas about purchasing the land today for a future city need.

Dave Anderson **moved** to recommend approval of the proposed **Johnson Subdivision** Preliminary Plat to the City Council based on the following finding and conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's zoning requirements and construction standards.
2. That the applicant addresses any red-line comments in Citizenserve.
3. That the applicant encloses the cell tower site with a six-foot tall masonry wall with a solid steel sight obscuring gate into that site.
4. That the applicant dedicates the land for the future railroad expansion along the rail line on the East side to Spanish Fork City.

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

MINOR SUBDIVISION
Spanish Fork Marketplace Number 3 Plat A

The proposed minor subdivision is located at 187 East and 1000 North and includes 6.06 acres of land. The property is zoned S-C and the key issue at stake is power.

Michael Clark spoke about the traffic load that could cause some issues for the owner of the lot but that this should not be a major concern for the City of Spanish Fork as they are uninvolved.

Dave Anderson said that the Macey's parking lot does have excess parking so this should not be a problem.

Jered Johnson **moved** to approve the proposed **Spanish Fork Marketplace Number 3 Plat A** Minor Subdivision based on the following finding and conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's zoning requirements and construction standards.
2. That the applicant addresses any red-line comments in Citizenserve.
3. That the access will come from Lot Number 2 and not from the adjoining streets.
4. That all improvements will be designed and completed with the Site Plan.

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

MINOR PLAT AMENDMENT
River Point Plat F

Located at 1342 West River Ridge Lane and including approximately a single acre of land. The property is zoned as R-1-12. The applicant is requesting a minor plat amendment be approved for two residential lots. The key issue is the floodplain.

Dave Anderson spoke about the crusher issue on site and that they have been told that the crushing stopped at the end of June, 2021 although the machine is still on site.

Brandon Snyder spoke about floodway language that was previously listed on the plat as item 7, was removed. The note should not have been removed and the applicant needs to put it back on the plat before it can be recorded.

Jered Johnson suggested that the floodway language be added back, in conjunction with Brandon Snyder's comment.

Jered Johnson **moved** to approve the proposed **River Point Plat F** Minor Plat amendment based on the following finding and conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-line comments in Citizenserve.
3. That both accesses to the trail be improved with concrete. The improvements are needed for the trail access within this plat and the trail access in the previous plat (River Point Subdivision, Plat A) which is adjacent to the River Cove Subdivision.
4. That the back six-foot fence of black wrought iron be installed by the applicant along the river.

5. That solid fencing with concrete mow strips will be installed by the applicant along the sides of the trail accesses.
6. That no more rock crushing shall be allowed for this location.
7. That note seven be added back to the plat. The note read: No earthwork, fills, or cuts are allowed in the floodway.
8. That the trail and access improvements be completed prior to issuing any more building permits.

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

ZONE CHANGE
Slim Chickens

Located at 990 North and 400 East with a property of approximately one acre. The slim chickens proposal involves changing the current zone from R-1-6 to C-2. The key issues at stake are landscaping and if the findings described in the development enhancement overlay are permitted.

Brandon Snyder, acting in place of Dave Anderson who left the meeting, **moved** to recommend approval of the proposed Slim Chickens Zone Change from R-1-6 to C-2 to the City Council based on the following findings and conditions:

Findings:
1. That the proposal is consistent with the City's General Plan Land Use Designation.
2. That the proposal conforms to the Findings described in the Development Enhancement Overlay.

Conditions:
1. That the Site Plan approval is contingent upon approval of the Development Enhancement Overlay.
2. That the applicant addresses any red-lines.
3. That the applicant addresses the Site Plan conditions of approval.

Chris Thompson **seconded** and the motion passed all in favor.

SITE PLAN
Slim Chickens

The proposal involves a commercial development located at 990 North 400 East and includes approximately one acre of land. The parcel is currently zoned as R-1-6 and the key issues are the development enhancement overlay and the subdivision plat.

Michael Clark spoke about the U-turn on the Northwest corner of the site being a potential issue.

Chris Thompson made a comment on the striping on the Northeast side of the site. Michael Clark explained the reasoning behind the striping having to do with helping drivers understand the flow.

Brandon Snyder **moved** to approve the proposed Slim Chickens Site Plan based on the following finding and conditions:

Finding:

1. That the application conforms to the City's General Plan.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any redline comments in Citizenserve.
3. That the Zone Change and application of the Development Enhancement Overlay be approved by the City Council.
4. That the applicant updates the plans and road dedication as necessary after the City runs autoturn on 1000 North receiving lane and turn radius for the North site entrance.
5. That the applicant provides documentation of cross access approval (from Discount Tire).

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

Capitol Properties Phase 2

Located at 1950 North Canyon Creek Parkway and including approximately 7.5 acres the applicant is requesting a site plan approval for the property. Some of the key issues are (1) fire analysis (2) fire hydrants (3) utilities and (4) power.

Brandon Snyder spoke about how this item was continued based on the desire for a fire analysis.

Michael Clark reminded the committee about the phasing improvements mentioned in prior meetings.

Brandon Snyder **moved** to approve the proposed Capitol Properties Phase 2 Site Plan based on the following finding and conditions:

Finding:

1. That the project conforms to the City's Zoning Map designation..

Conditions:

1. That the applicant meets the City's zoning requirements and construction standards.
2. That the applicant addresses any redline comments in Citizenserve.
3. That the applicant follows the phasing agreement related to improvements.

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

300 West Waterline

The proposal involves utilities located in the vicinity of 300 West 1000 North.

Jered Johnson spoke about the enlargement and replacement of an existing waterline. Down to 900 North and Main Street.

Jered Johnson **moved** to approve the proposed 300 West Waterline plan.

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

CONCEPT REVIEW
Spanish Fork Medical Office Building (MOB)

The concept involves a proposed medical office building located in the vicinity of Market Place Drive and Commerce Way.

Brandon Snyder offered a few comments regarding the subdivision, and changing the zoning to the B-P zone due to the height of the proposed building.

Chris Thompson asked about the removal of the second access and asked why that was made part of the plan. Discussion surrounding spacing from the bridge and adjacent intersection resulted in the second access not being an option.

Rachel Sorensen, the architect for the project, said that the reason was for the increased capacity for parking.

Brandon Snyder said that the landscaping has not been planned in detail at this point.

Chris Thompson said that he believed the building was “nicer than Slim Chickens” and asked that the comment be added to the record.

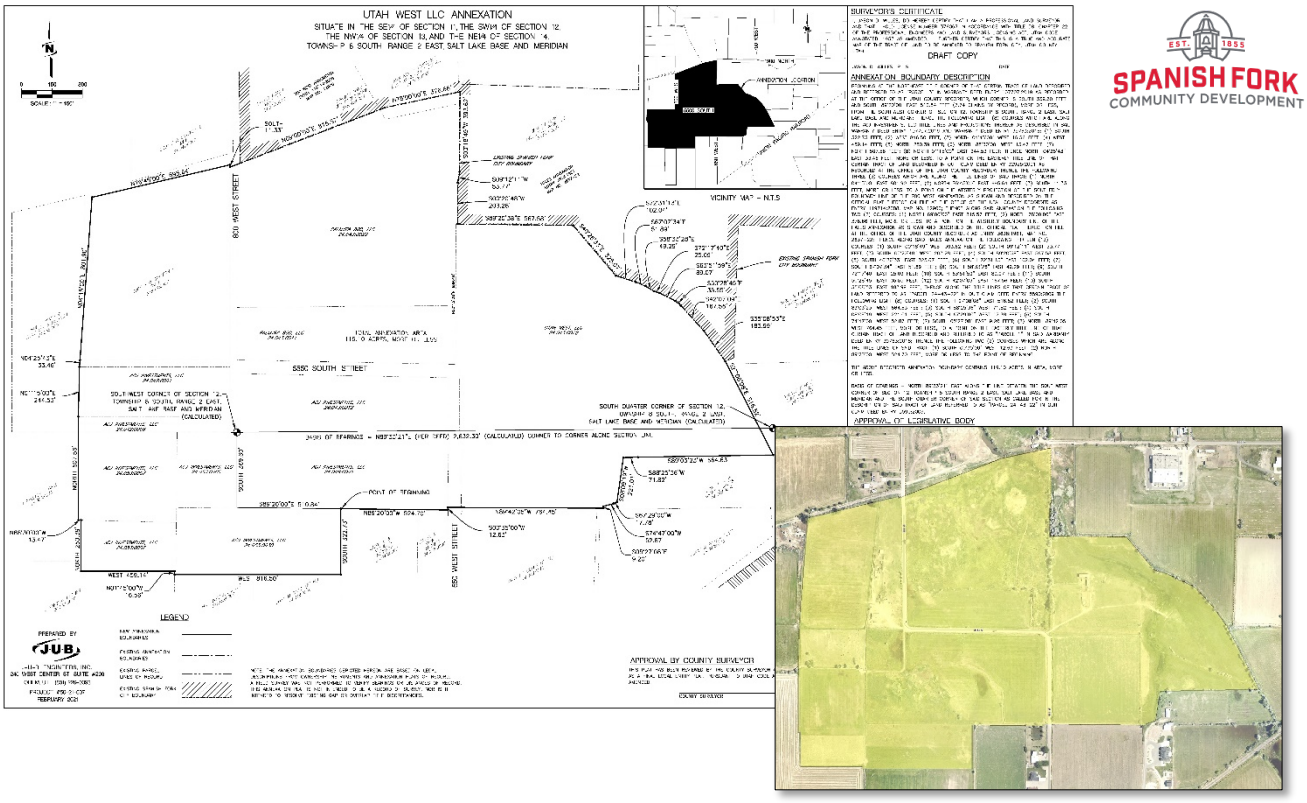
Water retention was also mentioned by Brandon Snyder and that reference to this item was added to his review comments in Citizenserve.

There was discussion of the southeast landscape transition to the trail corridor. The DRC asked that the plans identify the following to avoid conflicts: power box, bridge, light poles, etc.

Jered Johnson **moved** to adjourn the meeting at 12:12 a.m.

Adopted: _____

Nathan Read
Management Intern



Utah West Annexation Approval Request

July 21, 2021, Development Review Committee Meeting.

Located at 1550 North 900 West, including 119.10 acres.

The subject property is currently outside City boundaries.

Recommendation

That the proposed Annexation be recommended for approval with R-R zoning based on the following findings:

Findings

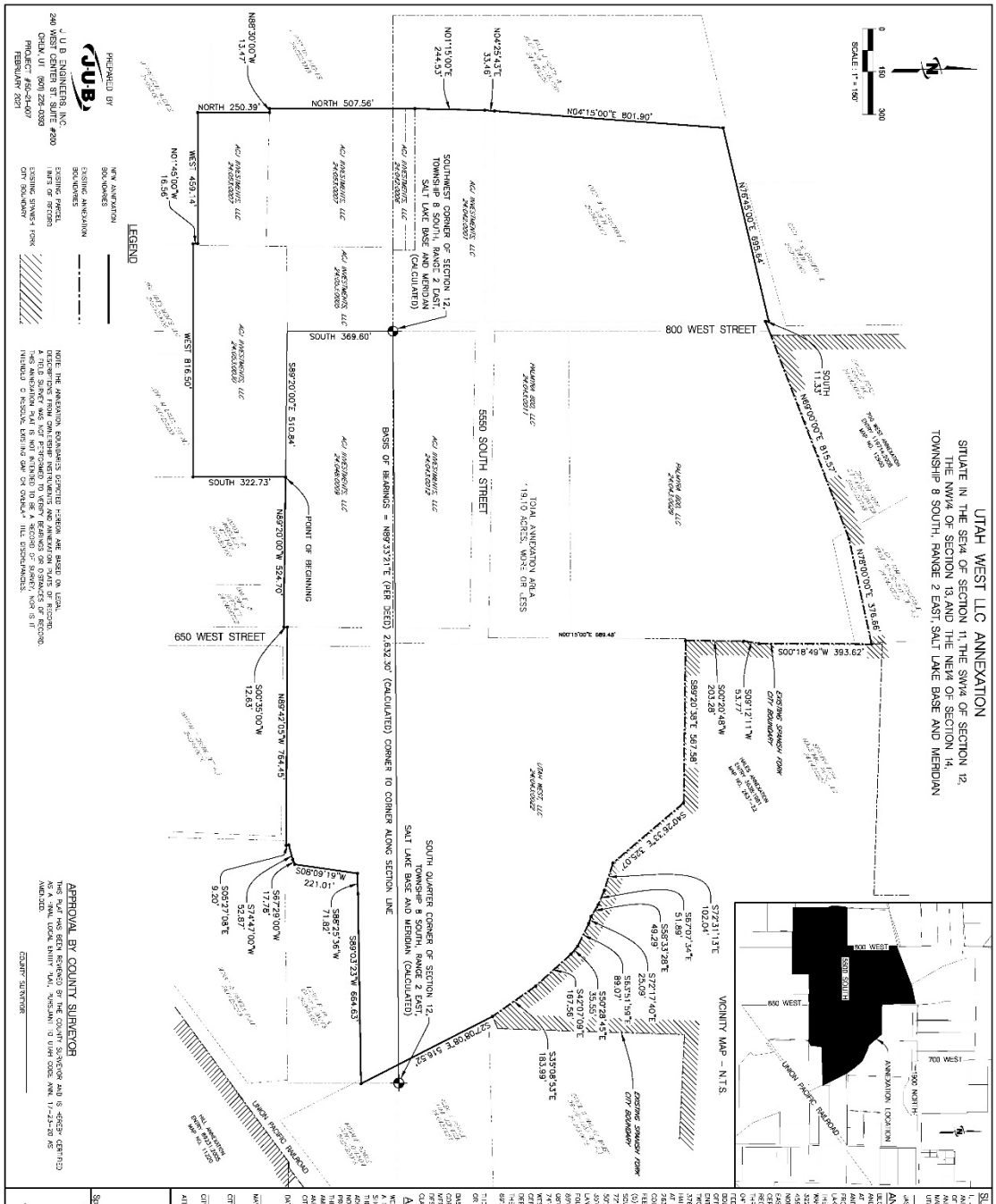
1. That the subject property is located within the City's Annexation Policy Boundary.
2. That the General Plan Land Use Designation is Industrial and Agricultural.
3. That a large portion of the property is within the City's Growth Boundary.

Key Issues

1. Growth Management Boundary.
2. Proposed Land Use and Zoning.
3. Access
4. Utilities and Services.
5. Improvements.

Exhibits

1. Annexation Plat.
2. Annexation Feasibility Report.



SURVEYOR'S CERTIFICATE

I, JASON D. WILLESS, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 5563955 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT I HOLD LICENSE NUMBER 5563955 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE COMPLIED WITH SECTION 17-23-17 OF THE UTAH CODE AND THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, TITLE 58, CHAPTER 22, AND THAT THIS PLAT OF SURVEY IS AN ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO SPANISH FORK CITY, UTAH COUNTY, UTAH.

JASON D. WILLESS, PLS

DATE

DRAFT COPY

ANNEXATION BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF UTAH CURTAIN INC. OF LAND DESCRIBED AS ENTRY 11803:2013 IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING ON THE EXISTING CITY BOUNDARY, AND ALSO BEING SOUTH 89°00'00" EAST 815.57 FEET (774 CHAINS BY RECORD) FROM THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID EXISTING CITY BOUNDARY THE FOLLOWING FIVE (5) COURSES: (1) NORTH 75°43'00" EAST 695.64 FEET; (2) NORTH 78°20'00" EAST 376.66 FEET; (3) SOUTH 00°18'49" WEST 393.62 FEET; (4) SOUTH 89°20'38" EAST 367.58 FEET; (5) SOUTH 29°06'39" EAST 325.07 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS ENTRY 74995:2007 IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 29°06'39" EAST 3,490.90 FEET; (2) SOUTH 23°52'16" EAST 516.52 FEET; (3) SOUTH 72°31'13" EAST 102.04 FEET; (4) SOUTH 67°07'54" EAST 51.89 FEET; (5) SOUTH 58°33'28" EAST 49.29 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS ENTRY 74995:2007 IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING EIGHT (8) COURSES: (1) SOUTH 72°17'40" EAST 25.09 FEET; (2) SOUTH 62°51'56" EAST 89.07 FEET; (3) SOUTH 59°28'45" EAST 35.55 FEET; (4) SOUTH 42°07'09" EAST 187.56 FEET; (5) SOUTH 35°08'53" EAST 183.99 FEET; (6) SOUTH 29°06'39" EAST 325.07 FEET; (7) SOUTH 23°52'16" EAST 516.52 FEET; (8) SOUTH 08°09'19" WEST 221.01 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED AS ENTRY 74995:2007 IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 67°29'00" WEST 17.78 FEET; (2) SOUTH 74°47'00" WEST 52.87 FEET; (3) SOUTH 05°27'08" EAST 9.20 FEET; (4) SOUTH 86°25'36" WEST 71.82 FEET; (5) SOUTH 89°03'23" WEST 664.63 FEET TO THE EASTERLY RIGHT OF WAY LINE OF UNION PACIFIC RAILROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING EIGHT (8) COURSES: (1) SOUTH 29°27'07" WEST 4,490.97 FEET; (2) SOUTH 29°27'07" WEST 2,837.25 FEET; (3) NORTH 60°32'53" WEST 100.00 FEET; (4) NORTH 29°27'07" EAST 2,837.25 FEET; (5) NORTH 29°27'07" EAST 4,490.97 FEET; (6) NORTH 74°47'00" WEST 52.87 FEET; (7) SOUTH 02°27'08" EAST 9.20 FEET; (8) NORTH 89°42'00" WEST 784.45 FEET; THENCE NORTH 12.63 FEET; THENCE NORTH 89°20'00" EAST 524.70 FEET; THENCE NORTH 507.56 FEET; THENCE NORTH 89°30'00" WEST 13.47 FEET; THENCE NORTH 250.39 FEET; THENCE WEST 459.14 FEET; THENCE NORTH 00°45'00" WEST 16.56 FEET; THENCE NORTH 00°15'00" EAST 244.53 FEET; THENCE NORTH 04°25'43" EAST 33.46 FEET; THENCE NORTH 04°15'00" EAST 801.90 FEET; THENCE NORTH 75°43'00" EAST 695.64 FEET; THENCE NORTH 78°20'00" EAST 376.66 FEET; THENCE NORTH 89°00'00" EAST 815.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.10 ACRES, MORE OR LESS.

BASIS OF BEARINGS = NORTH 89°33'27" EAST ALONG THE LAKE BETWEEN THE SOUTH WEST CORNER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND THE SOUTH QUARTER CORNER OF SAID SECTION AS CALCULATED FOR IN THE SPANISH FORK CITY ANNEXATION PLAT RECORDED AS ENTRY 11803:2013 IN THE UTAH COUNTY RECORDER'S OFFICE.

APPROVAL OF LEGISLATIVE BODY

WE, THE DULY ELECTED COUNCIL OF THE CITY OF SPANISH FORK, UTAH, HAVE RECEIVED A PETITION REQUESTING THE ANNEXATION OF CERTAIN UNINCORPORATED AREA CONTIGUOUS TO THE EXISTING CITY BOUNDARY, AND DO HEREBY CERTIFY: (1) THE COUNCIL HAS ADOPTED AN ORDINANCE AND CONDUCTED HEARINGS ON THE MATTER AND ADOPTED AN ORDINANCE PROVIDING FOR THE ANNEXATION OF THE TRACT TO THE CITY; (2) ALL IN ACCORDANCE WITH APPLICABLE LAWS; AND (3) THAT THE COUNCIL DOES HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON AS A PART OF SPANISH FORK CITY; TO BE KNOWN HEREAFTER AS THE UTAH WEST LLC ANNEXATION.

DATED THIS _____ DAY OF _____, A.D. 2021

MAYOR

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

ATTEST: _____
CITY RECORDER

APPROVAL BY COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT PURSUANT TO UTAH CODE ANN. 17-23-20 AS AMENDED.

COUNTY SURVEYOR

FINAL LOCAL ENTITY PLAT

UTAH WEST LLC ANNEXATION

SITUATE IN THE SE¼ OF SECTION 11, THE SW¼ OF SECTION 12, THE NW¼ OF SECTION 13, AND THE NE¼ OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN

Spanish Fork City, Utah County, Utah

SURVEYOR'S SEAL

CITY RECORDER SEAL

COUNTY RECORDER

DRAFT COPY

Scale 1"=150'

Sheet 1 of 1

Spanish Fork City

Annexation Feasibility Report

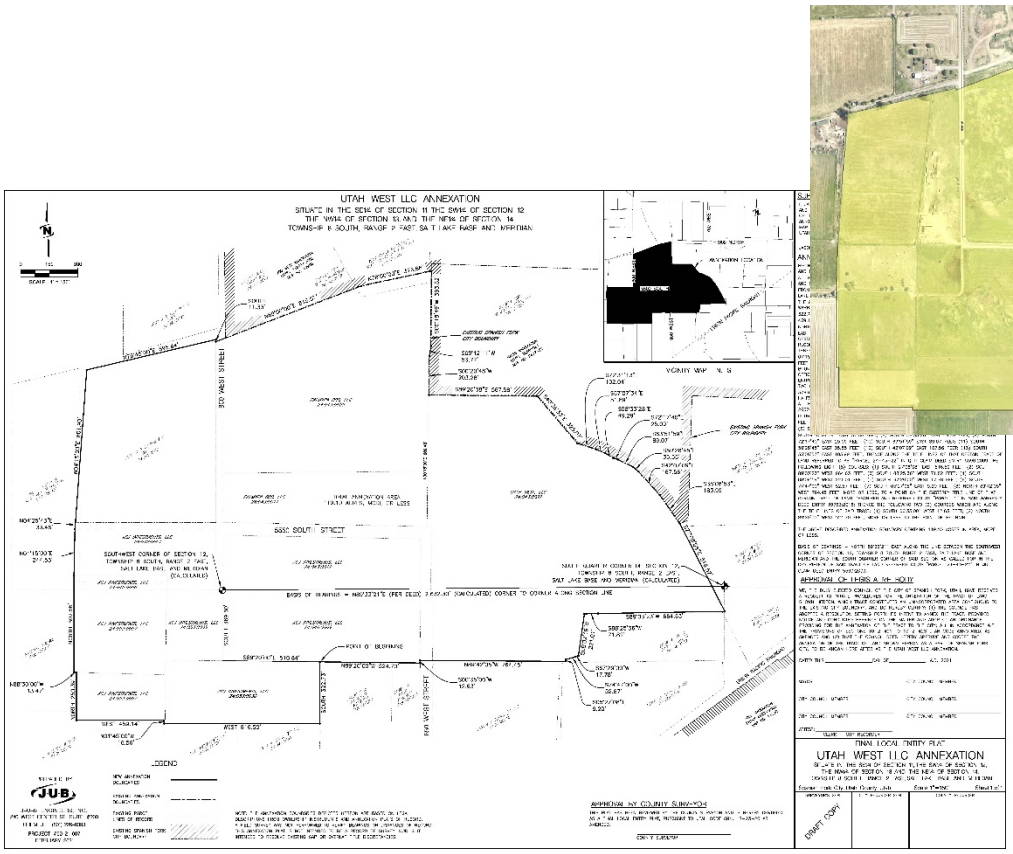
Agenda Date: August 17, 2021, City Council Meeting

Staff Contacts: Dave Anderson, Community and Economic Development Director

Reviewed By: Development Review Committee and Planning Commission

Subject: Proposed Utah West Annexation

Annexation Map



Development Review Committee recommendation date: July 21, 2021

Planning Commission recommendation date: August 4, 2021

City Council meeting date: August 17, 2021

Section 1

In accordance with 15.3.08.030 (B) of the Municipal Code, the following items are addressed in Section 1 of the Annexation Report:

1. **Whether the proposed annexation is within the Growth Management Boundary of the General Plan.**

   The portions of the proposed annexation that are west of 800 West and 650 West are currently outside of the Growth Management Boundary. All other portions of the property are within the Growth Boundary. The Growth Boundary will have to be amended to include the entire site.

2. **Present and proposed land use and zoning.**

   The property is currently zoned Residential Agricultural 5 (RA-5) in Utah County. It is proposed that the property be incorporated into the Rural Residential (R-R) zone. The property was most recently used for agricultural activities. The property contains existing structures.

3. **Present and potential demand for various municipal services.**

   The area in question is outside the reach of Spanish Fork's current water and power infrastructure. However, capacity is available in the City's systems to serve the annexation property and there are no substantial obstacles that would prevent the delivery of those services to the area.

4. **Distances from existing utility lines, public schools, parks, and shopping areas.**

   Culinary and irrigation water, power, communications, and a 4" gas line are currently located 1,700 feet north east of the annexation property on 1900 North. These utilities can be connected to the property through the completion of a road connecting the property to 1900 North.
   A sewage line currently runs through the property and can promptly be connected to.
   Storm water can be run through a pipe to Dry Creek which is approximately 7,000 feet north east of the property.

   Section 2 below provides additional information regarding proximity to existing utilities.

   The annexation area is located approximately northwest 1 mile of Brockbank Elementary. The closest park to the annexation property is the North Park, located approximately 1.1 miles southeast of the property. The nearest shopping area within Spanish Fork City is Costco, which lies approximately 1.1 miles southeast of the property.

5. **Specific time tables for extension of service to the area and how these services would be financed.**

   The annexation property is located within a few hundred feet of existing water, pressurized irrigation and sanitary sewer mains. The time table for the extension of service to the area would be dependent

on the intention of the developer. There are certain utilities already in the area; however, additional services will need to be extended to the annexation when properties in the annexation develop or when neighboring properties develop. The construction of any new utility services will be the responsibility of the property owner(s) or the developer(s) to fund.

Section 2 below provides additional information regarding possible time tables and financial costs of service extension.

6. Potential Impact on existing and proposed streets.

A new road will be required to provide satisfactory access to the proposed annexation property. The transportation master plan proposes a commercial collector connecting the property to 300 West. However, that connection will likely not be possible in the near future due to property owners along the proposed road not being willing to annex. A road connecting 1900 N and 650 W is possible and likely the best connection to the City's transportation network. A road currently exists connecting 650 West to 1000 North but due to size and design it will not be able to sufficiently accommodate the traffic expected to be generated by development on the property. Roads such as 650 West and 1900 North may need to be improved in order to accommodate traffic.

7. The effect that the annexation will have upon the City boundaries and whether the annexation will create potential for islands or difficult service areas.

The majority of the proposed annexation is not located within the City's Growth Boundary. The annexation as currently proposed will create a peninsula of county land. Further annexations in the area have the potential to create islands. Once the issue of access is resolved, there are no expected service difficulties.

8. Estimate of potential revenue verses potential service costs.

In most cases, annexations do not bring revenue to cities. Specifically, if the proposed annexation results in a residential use, such as 100 apartments, the residential use would not generate revenue for the City. However, if the annexation properties were developed commercial or industrial, there would be potential to bring in revenue for the City. If the annexation properties were to be revenue positive, it still most likely would not have a significant impact on the City's finances.

9. Requirements imposed by State Law.

Staff is aware of no requirements imposed by State Law, aside from following the requisite procedure for the annexation, which would impact the annexation area.

Section 2

In order to evaluate the City's ability to provide municipal services to the proposed annexation, this section of the report outlines major utility issues but does not represent all of the utility issues that may arise during the development process.

Conformity to Master Plans for public utilities and facilities:

The City's various plans to provide utility services to the subject property all contemplate the property being served and plans are in place to define what facilities would be required to serve the property.

Culinary Water:

Culinary water should be looped to either 300 West or 1900 North in order to develop the property and provide adequate fire flow. In 2021, the Spanish Fork Public Works Department estimated this could take around one month to complete at an approximate cost of $100 per foot.

Pressurized Irrigation:

Pressurized irrigation can be provided from a connection to existing utilities on either 1900 North or 1000 North. In 2021, the Spanish Fork Public Works Department estimated this could take around one month to complete at an approximate cost of $100 per foot.

Sanitary Sewer:

A regional sewer trunk line runs through the property and can be connected to in minimal time and financial cost.

Storm Water:

In 2021, the Spanish Fork Public Works Department estimated that the best outlet for storm water would be a 7,000-foot pipe connecting to Dry Creek to the Northeast. It is estimated that this could take around 4 months to complete at a cost of $250 per foot. Prospective developers could work with the City on how to best fund the pipe.

Power and Communications:

These utilities will follow a road easement from existing services to the annexation property. Because of this, 1900 North is the most likely connection point for these utilities. In 2021, the Spanish Fork Public Works Department estimated this could take around six months to complete at an approximate cost of $90 per foot.

Gas:

Natural gas is available in a four-inch gas line along 1900 North and in a two-inch gas line along 1000 North. It is anticipated that Dominion Energy would serve any development in the area. It is estimated that any connection will take around 6 months. Costs must be covered by the developer. Canal and rail crossings, environmental issues, and time of year can lengthen the timeframe and add costs.

Streets:

Street frontage will need to be improved as the property develops. The need for better access to the site will necessitate the construction of a new road as outlined in Section 1. It is not anticipated that any other off-site improvements will be required.

Parks and Trail:

The Spanish Fork Trails Master Plan shows North Park as the closest park to the annexation property and it is not anticipated that any recreation facilities will be required with the property's development.

Presence of utility/facility needs or requirements:

Nothing other than what has otherwise been noted in this report.

Presence of irrigation or other ditches and related facilities:

To our knowledge, there are no ditches or related facilities that need to be addressed with the annexation.

Public Safety evaluation:

This annexation is not expected to have any adverse impact on public safety.

Presence of Sensitive Lands or Watershed Protected issues:

A wetlands delineation will likely need to be done by the Army Corps. This may lengthen the process of development.

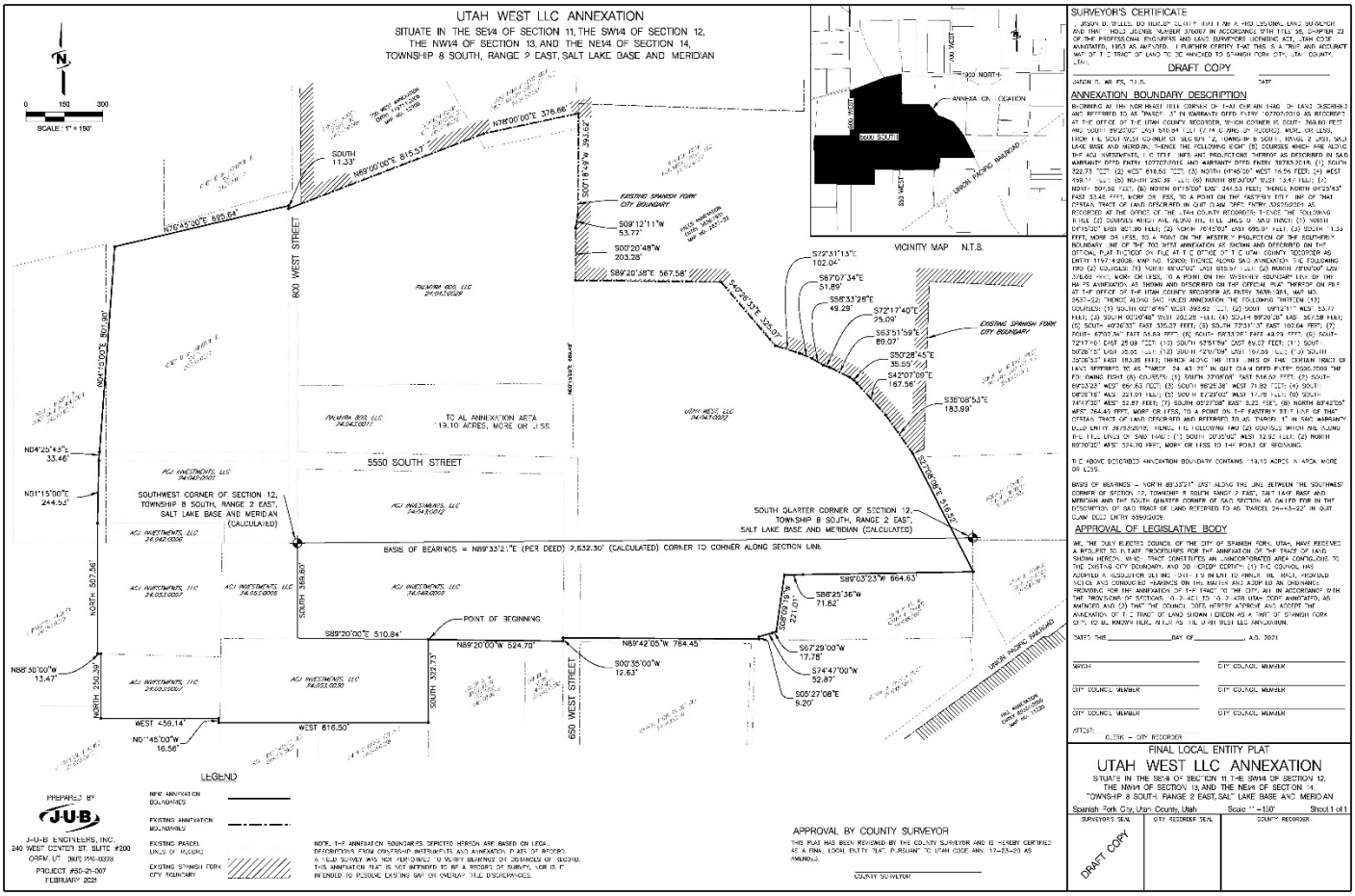
Concept Plan's conformity with proposed zoning:

No concept plan has been submitted for review.

Annexation Agreement:

It is anticipated that there will be an annexation agreement with this annexation.

PLAT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Spanish Fork City

Annexation Feasibility Report

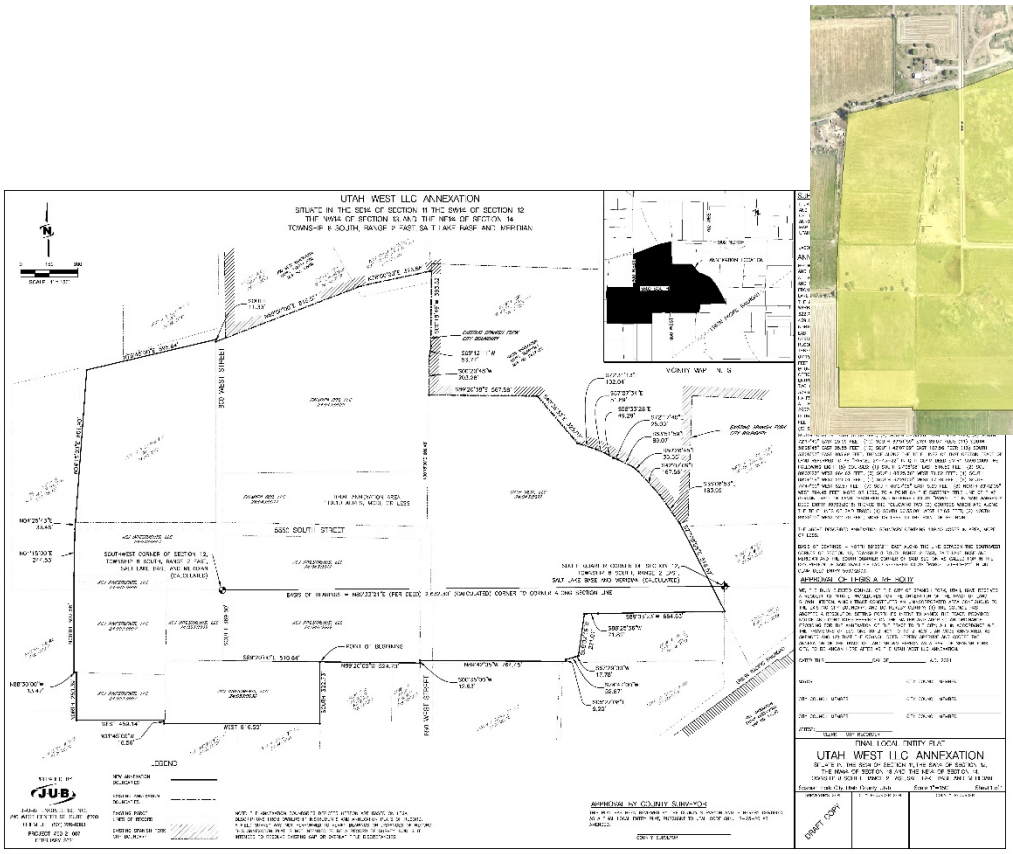
Agenda Date: August 17, 2021, City Council Meeting

Staff Contacts: Dave Anderson, Community and Economic Development Director

Reviewed By: Development Review Committee and Planning Commission

Subject: Proposed Utah West Annexation

Annexation Map



Development Review Committee recommendation date: July 21, 2021

Planning Commission recommendation date: August 4, 2021

City Council meeting date: August 17, 2021

Section 1

In accordance with 15.3.08.030 (B) of the Municipal Code, the following items are addressed in Section 1 of the Annexation Report:

1. **Whether the proposed annexation is within the Growth Management Boundary of the General Plan.**

   The portions of the proposed annexation that are west of 800 West and 650 West are currently outside of the Growth Management Boundary. All other portions of the property are within the Growth Boundary. The Growth Boundary will have to be amended to include the entire site.

2. **Present and proposed land use and zoning.**

   The property is currently zoned Residential Agricultural 5 (RA-5) in Utah County. It is proposed that the property be incorporated into the Rural Residential (R-R) zone. The property was most recently used for agricultural activities. The property contains existing structures.

3. **Present and potential demand for various municipal services.**

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Section 2 below provides additional information regarding possible time tables and financial costs of service extension.

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Presence of utility/facility needs or requirements:

Nothing other than what has otherwise been noted in this report.

Presence of irrigation or other ditches and related facilities:

To our knowledge, there are no ditches or related facilities that need to be addressed with the annexation.

Public Safety evaluation:

This annexation is not expected to have any adverse impact on public safety.

Presence of Sensitive Lands or Watershed Protected issues:

A wetlands delineation will likely need to be done by the Army Corps. This may lengthen the process of development.

Concept Plan's conformity with proposed zoning:

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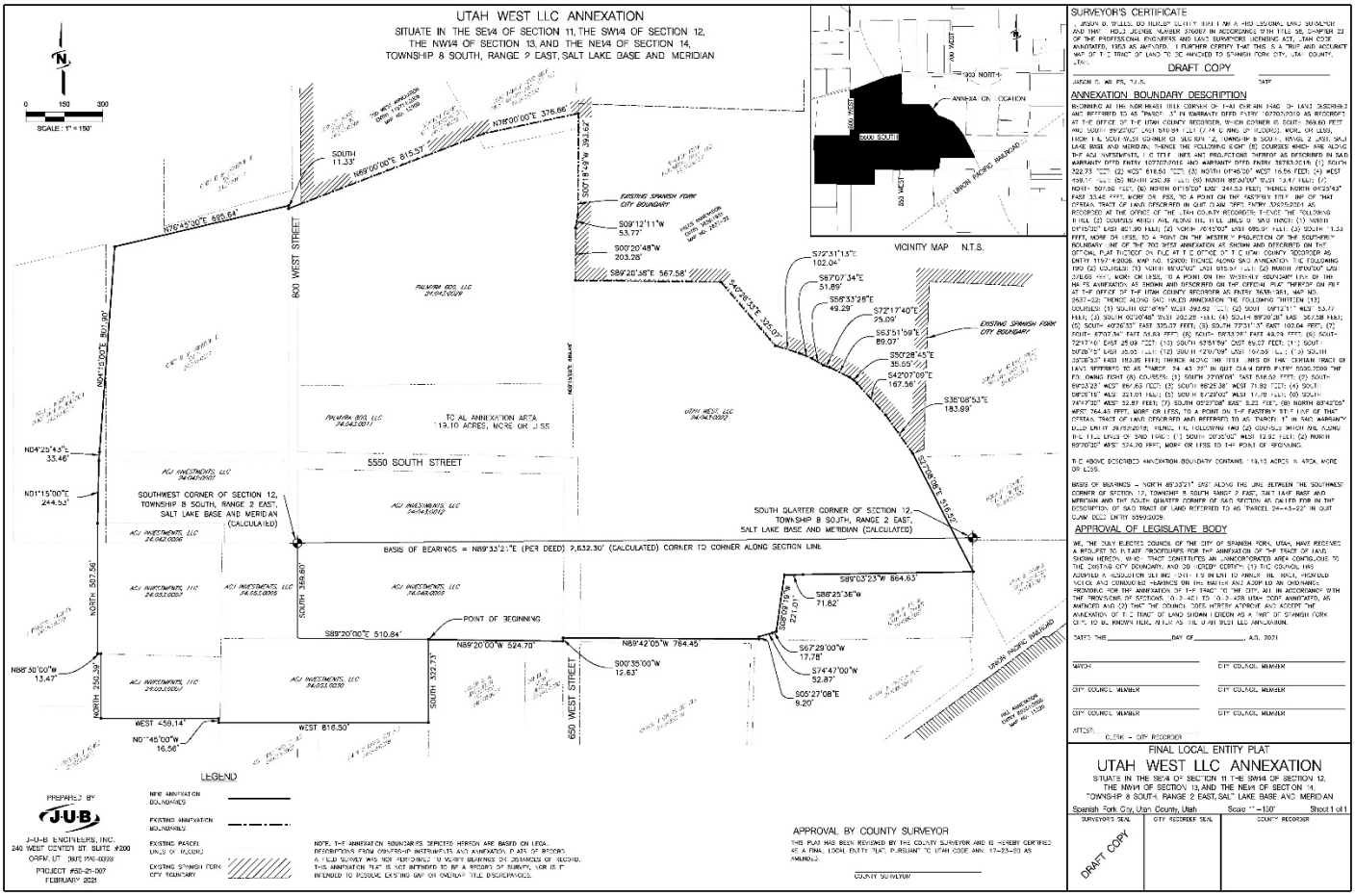
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Sheet 1 of 1
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Wasatch Pallet Zone Change Approval Request

July 21, 2021, Development Review Committee Meeting.

Located at 800 West 1000 North, including approximately 23.42 acres.

The subject parcel is currently zoned I-1.

The General Plan designation is Industrial.

It is proposed that a Zone Change to the I-2 be approved.

Key Issues

1. General Plan Designation.
2. Planned Wasatch Pallet relocation.

Recommendation

That the proposed Zone Change be recommended for approval based on the following findings:

Findings

1. That the proposal is consistent with the City's General Plan Land Use Designation.
2. That the proposal is needed to accomplish the relocation of Wasatch Pallet.

Exhibits

1. Proposed Zone Change.
2. Proposed Site Plan.

Exhibit A - Wasatch Pallet Zone Change

1 " = 180 Ft

Legend

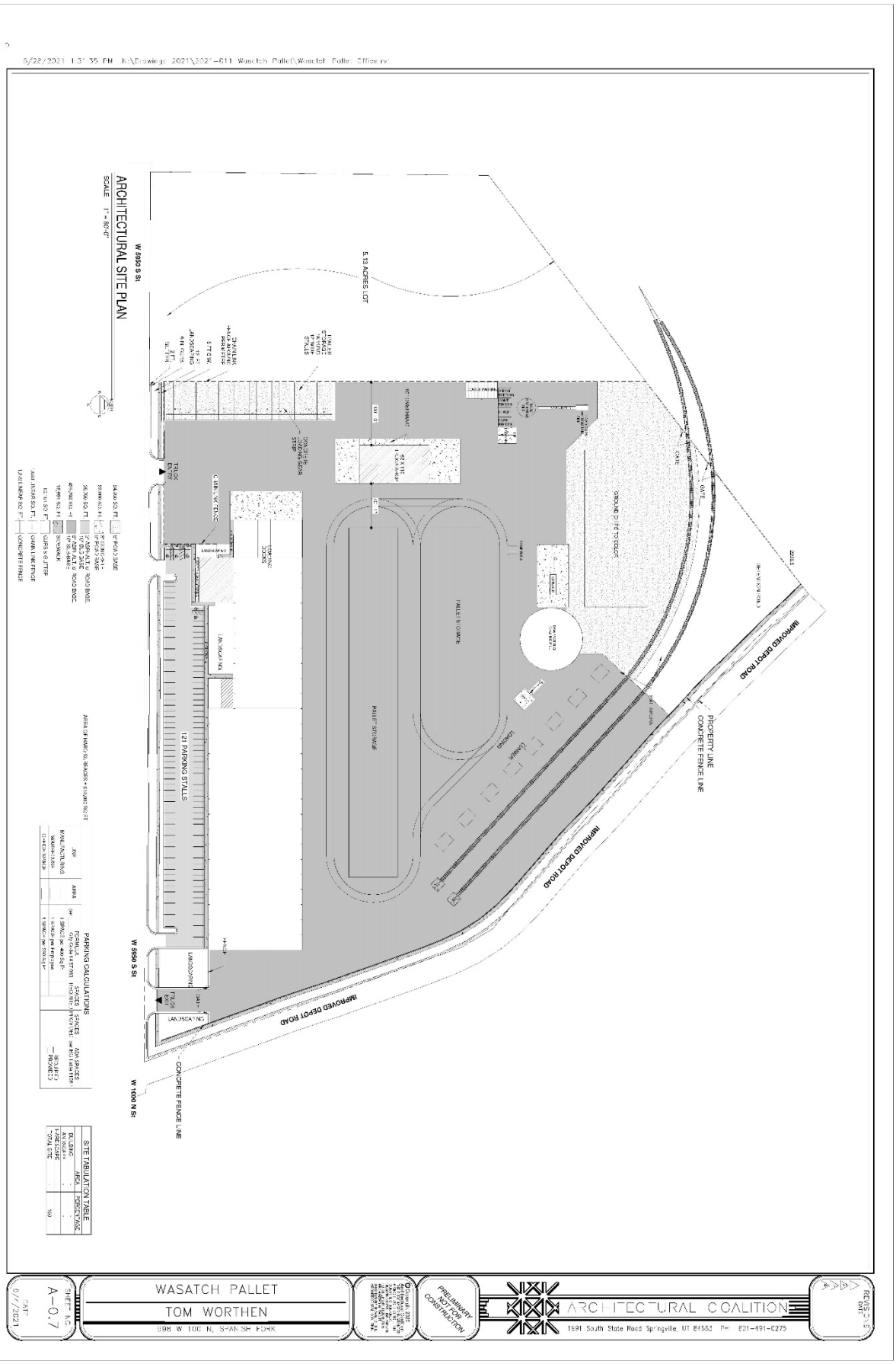
- Wasatch_Pallet_V5_Bndry
- R-R
- I-1
- Road Names
- Yes
- Spanish Fork Boundary

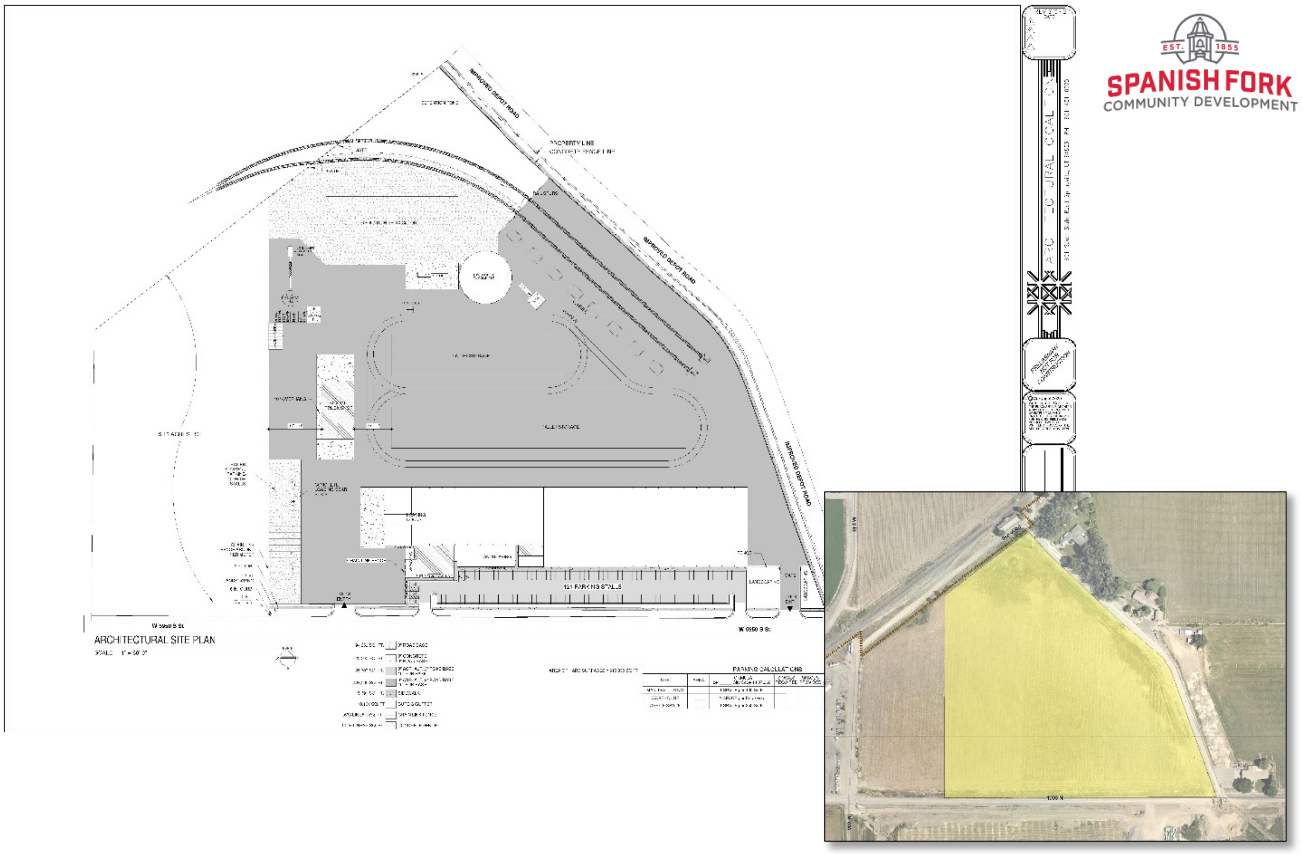
Print Date: 7/19/2021

SPANISH FORK ENGINEERING

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

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


ARCHITECTURAL SITE PLAN
SCALE 1" = 60'-0"
W 5950 S St
5.13 ACRES LOT
121 PARKING STALLS
PALLET STORAGE
PROPERTY LINE
CONCRETE FENCE LINE
IMPROVED DEPOT ROAD
W 1000 N St
PARKING CALCULATIONS
SITE TABULATION TABLE
WASATCH PALLET
TOM WORTHEN
898 W 100 N, SPANISH FORK
PRELIMINARY NOT FOR CONSTRUCTION
ARCHITECTURAL COALITION
1991 South State Road Springville, UT 84663 PH: 801-491-0275
SHEET NO.
A-0.7
DATE
6/1/2021



Wasatch Pallet Site Plan Approval Request

July 21, 2021, Development Review Committee Meeting.

Located at 800 West 1000 North, including approximately 23 acres.

The subject parcel is currently zoned I-1.

The applicant has requested that a Site Plan be approved.

Key Issues

1. Improvements.
2. Landscaping.
3. Storm Drain.
4. Screening.
5. Power.
6. Access.
7. Utilities

Recommendation

That the proposed Site Plan be approved based on the following finding and subject to the following conditions:

Finding

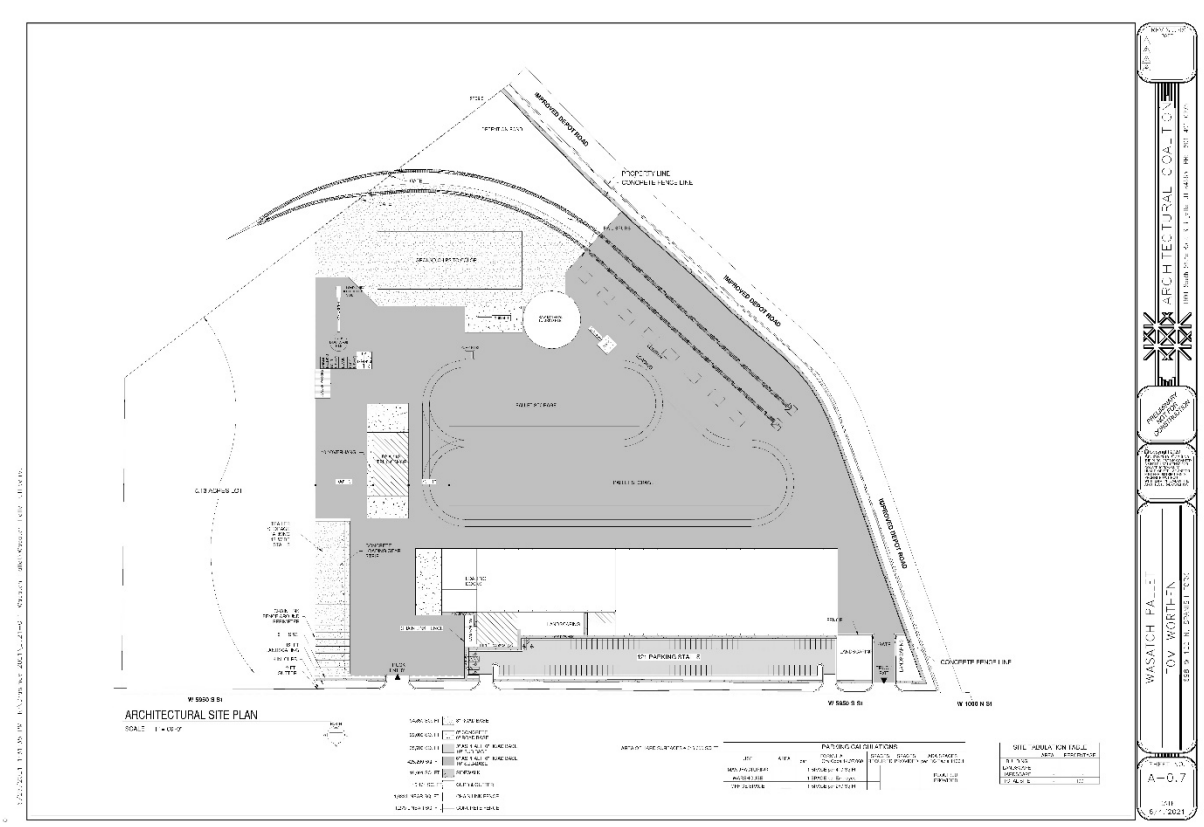
1. That the project conforms to the City's General Plan Land Use Designation.

Conditions

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the Site Plan approval is contingent upon City Council approval of the proposed Zone Change to the I-2 Zone.

Exhibits

1. Site Plan.
2. Landscaping.
3. Elevations.



WASATCH PALLET
1000 NORTH DEPOT ROAD
SPANISH FORK, UTAH

VICINITY MAP

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C-0 Cover Sheet
C-1 Site Plan
C-2 Grading Plan
C-3 Utility Plan
C-4 Details
C-5 Details
C-6 Details
C-7 1000 North Plan and Profile Sta: 3+00 - 9+00
C-8 1000 North Plan and Profile Sta: 9+00 - 14+50
C-9 Depot Road Plan and Profile Sta: 0+00 - 7+00
C-10 Depot Road Plan and Profile Sta: 7+00 - 13+90

OWNER
WASATCH PALLET
TOM WORTHEN
801-804-4287

CIVIL ENGINEER
LEGEND ENGINEERING
LONNY REES
52 WEST 100 NORTH
HEBER CITY, UTAH 84032
(435) 654-4828

CONTRACTOR
DESIGN BUILD CONTRACTORS
KEN CORDNER
801-766-7993

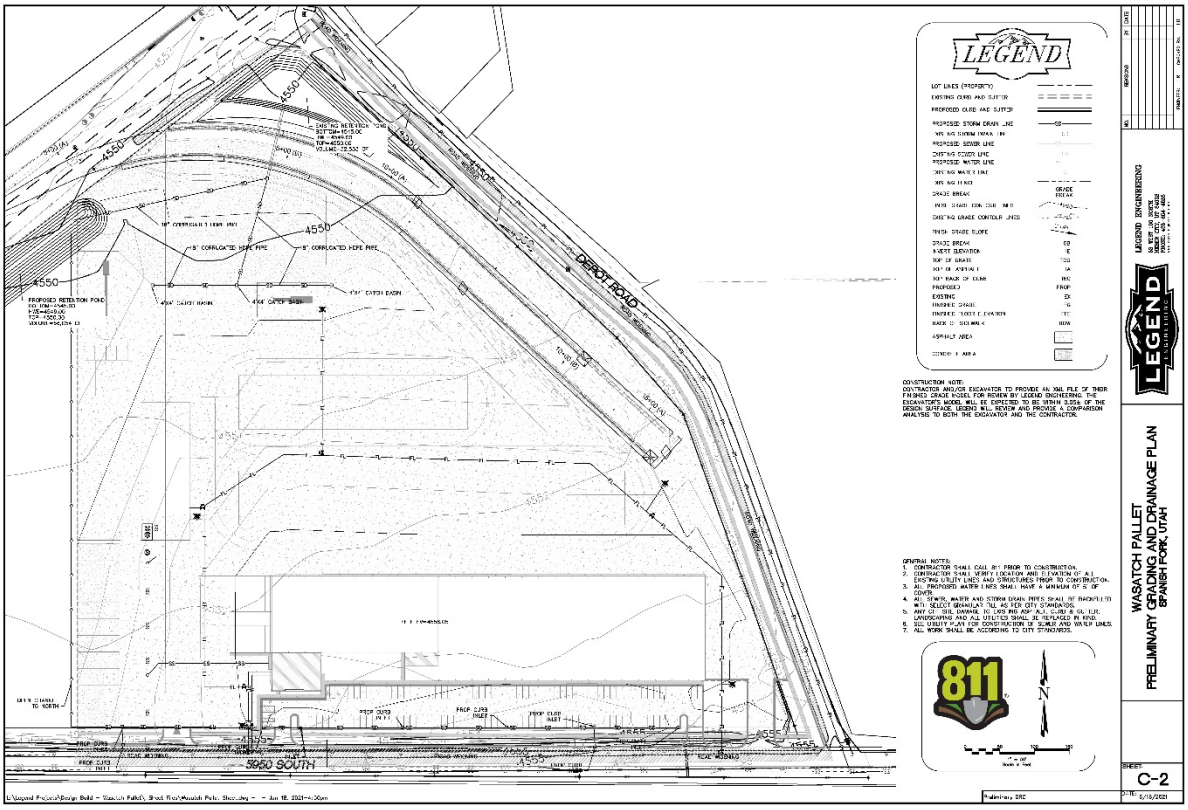
SURVEYOR
LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UTAH 84032
435-654-4828

ARCHITECT
ARCHITECTURAL COALITION
CURTIS
801-491-0275

LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE		EXISTING CURB AND GUTTER	
EASEMENT LINE		PROPOSED CURB AND GUTTER	
CENTER LINE		BACK OF SIDEWALK	BS
RAILROAD TRACK		TOP BACK CURB	TBC
PROPOSED WATER LINE	W	TOP ASPHALT	TA
PROPOSED IRRIGATION LINE	IR	TOP OF GRATE	TOG
PROPOSED SEWER LINE	SS	FINISHED GRADE	FG
PROPOSED STORM DRAIN LINE	SD	TOP OF CONCRETE	TC
EXISTING SEWER LINE		HIGH WATER ELEVATION	HWE
EXISTING WATER LINE		GATE VALVE	
EXISTING STORM DRAIN LINE		PROPOSED STREET LIGHT	
EXISTING CONTOUR		STORM DRAIN MANHOLE	
FINISHED CONTOUR		SANITARY SEWER MANHOLE	
		PROPOSED WATER VALVE	

LEGEND ENGINEERING
LEGEND
WASATCH PALLET
COVER SHEET
1000 N DEPOT ROAD, SPANISH FORK, UTAH
SHEET C-0
DATE 6/27/2021


LEGEND
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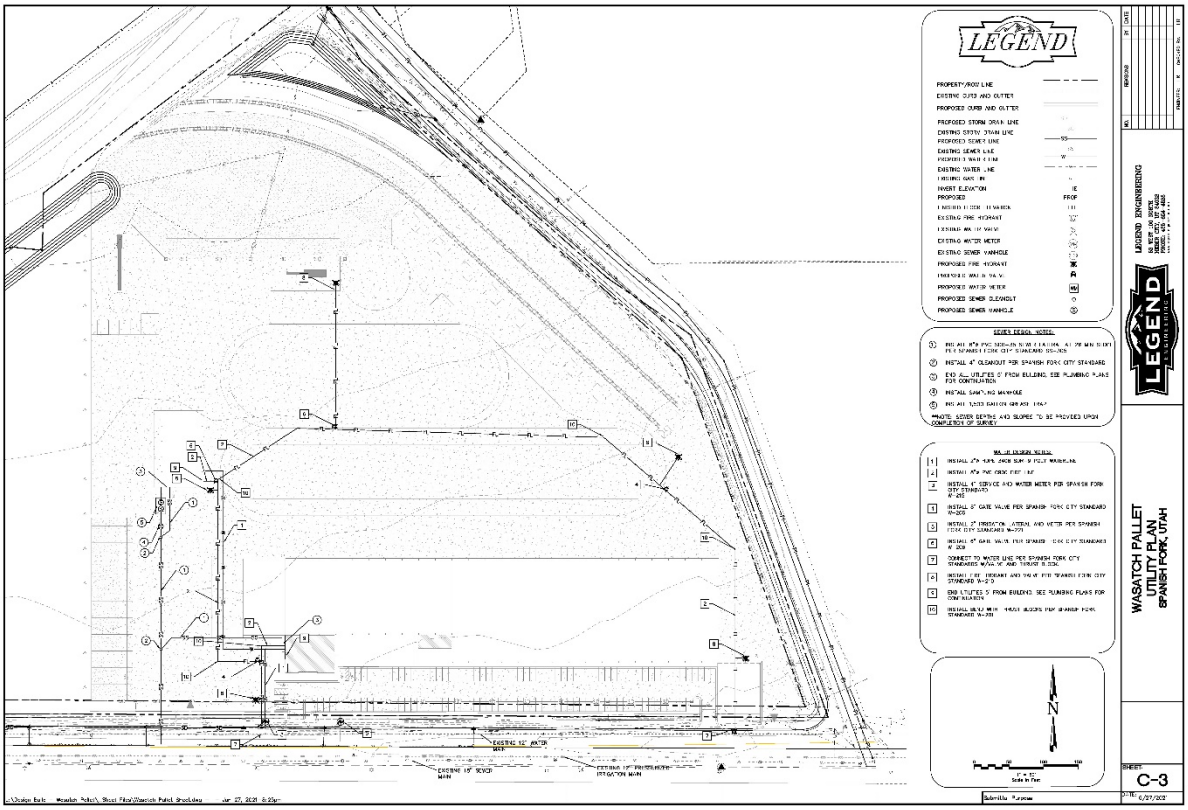
811
WASATCH PALLET
PRELIMINARY GRADING AND DRAINAGE PLAN
SPANISH FORK, UTAH
C-2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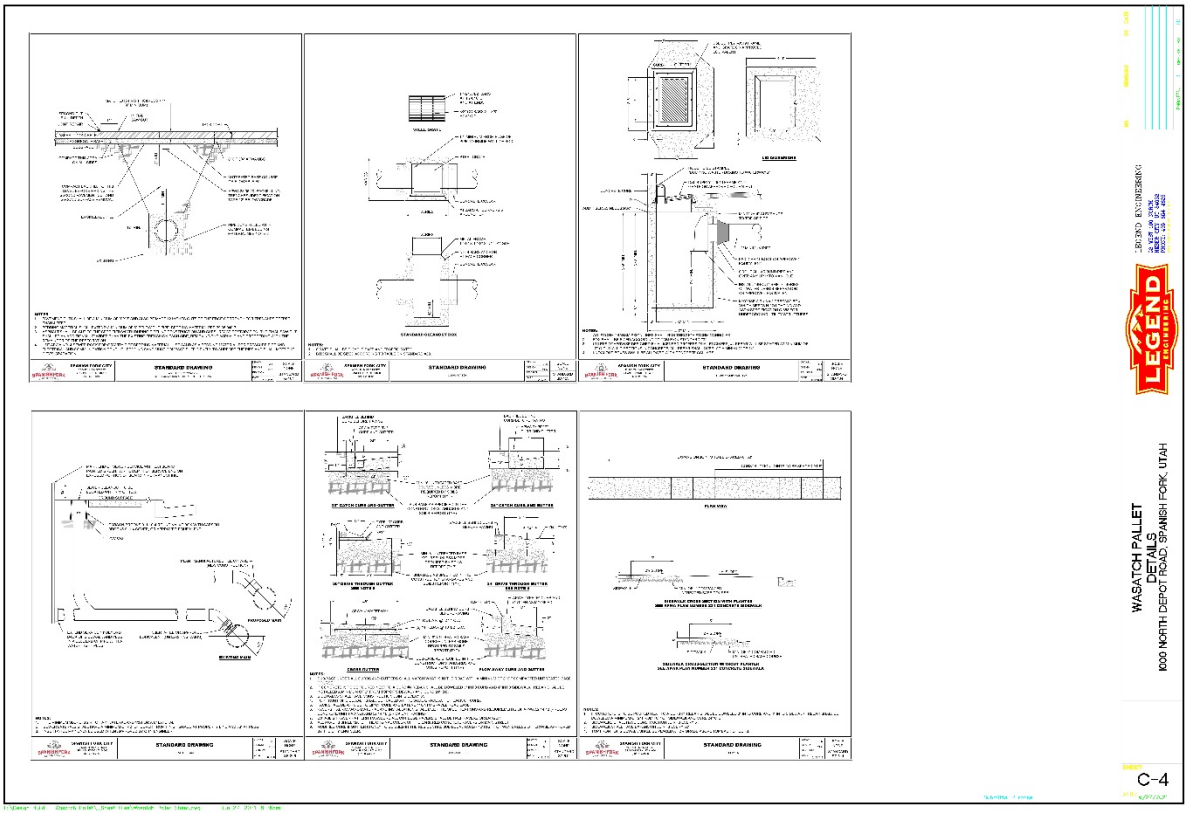
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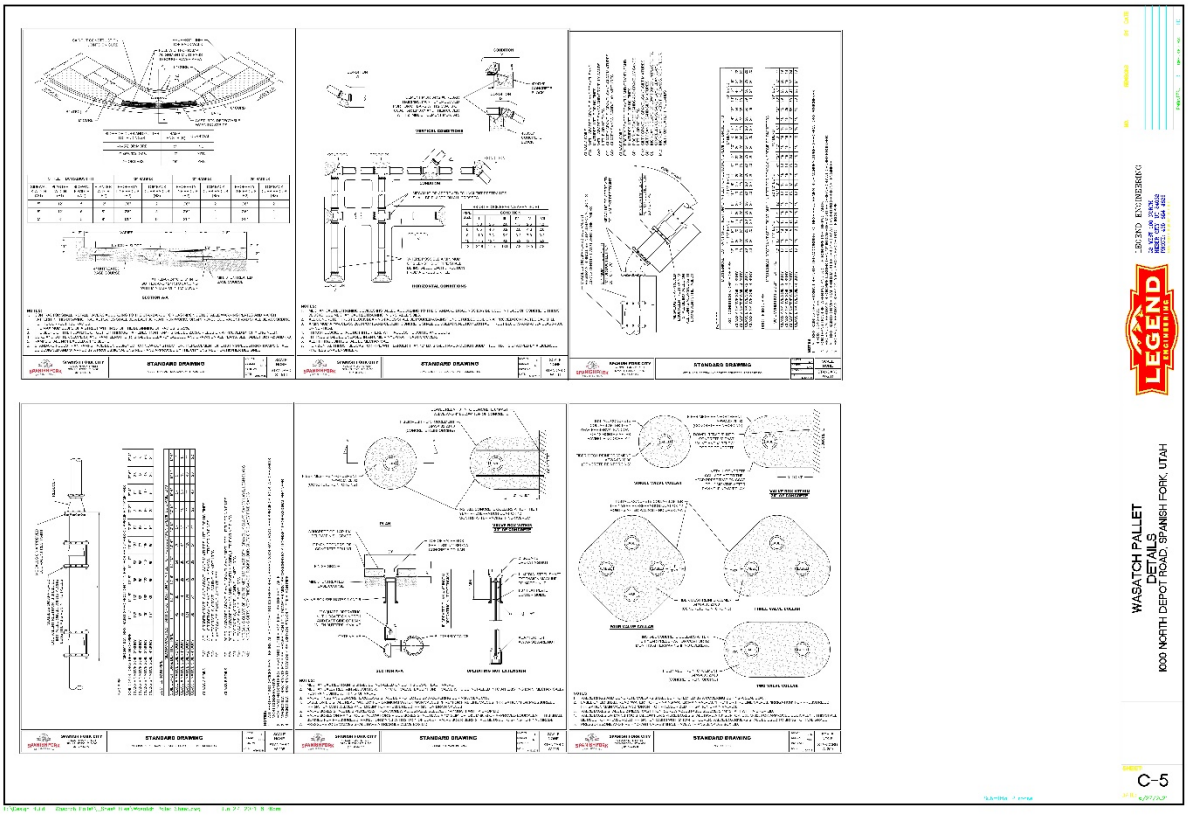
1000 NORTH DEPOT ROAD, SPANISH FORK, UTAH
C-4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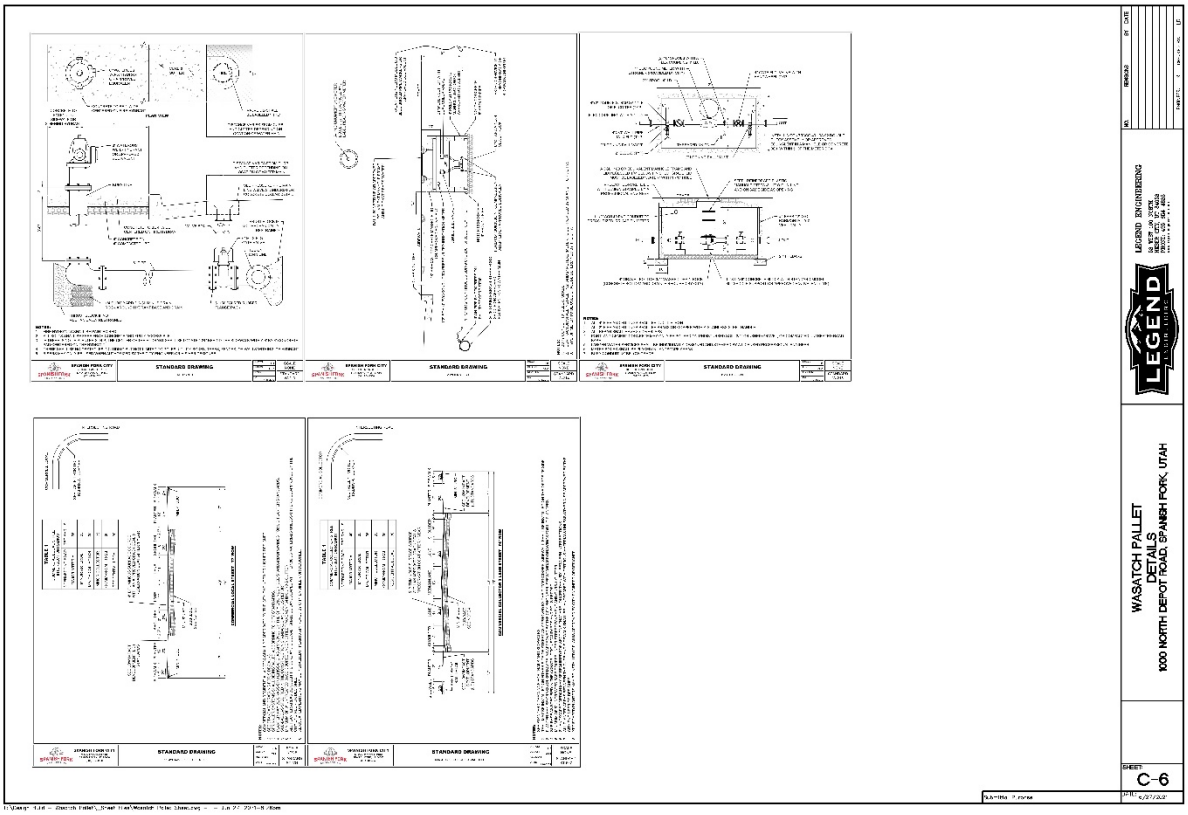
WASATCH PALLET
DETAILS
1000 NORTH DEPOT ROAD, SPANISH FORK, UTAH
C-5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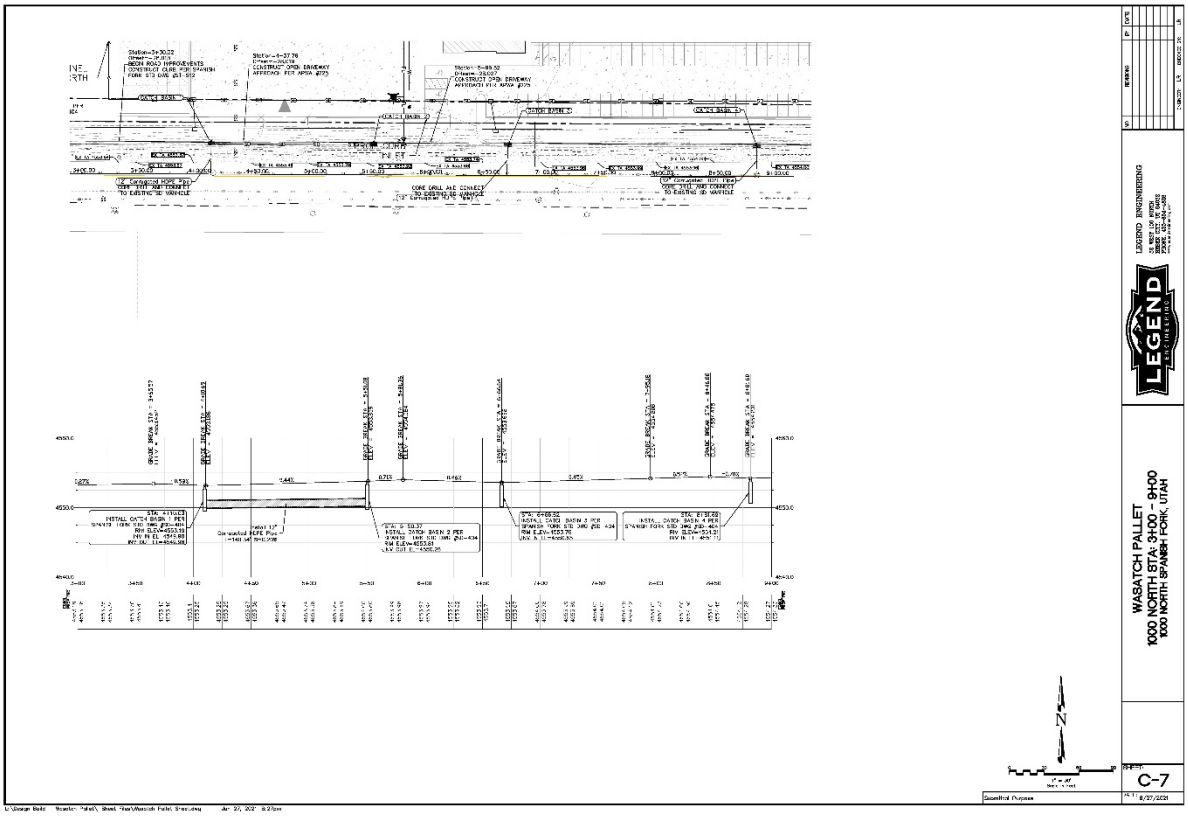
WASATCH PALLET
DETAILS
1000 NORTH DEPOT ROAD, SPANISH FORK, UTAH
C-6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1000 NORTH STA: 9+00 - 9+00
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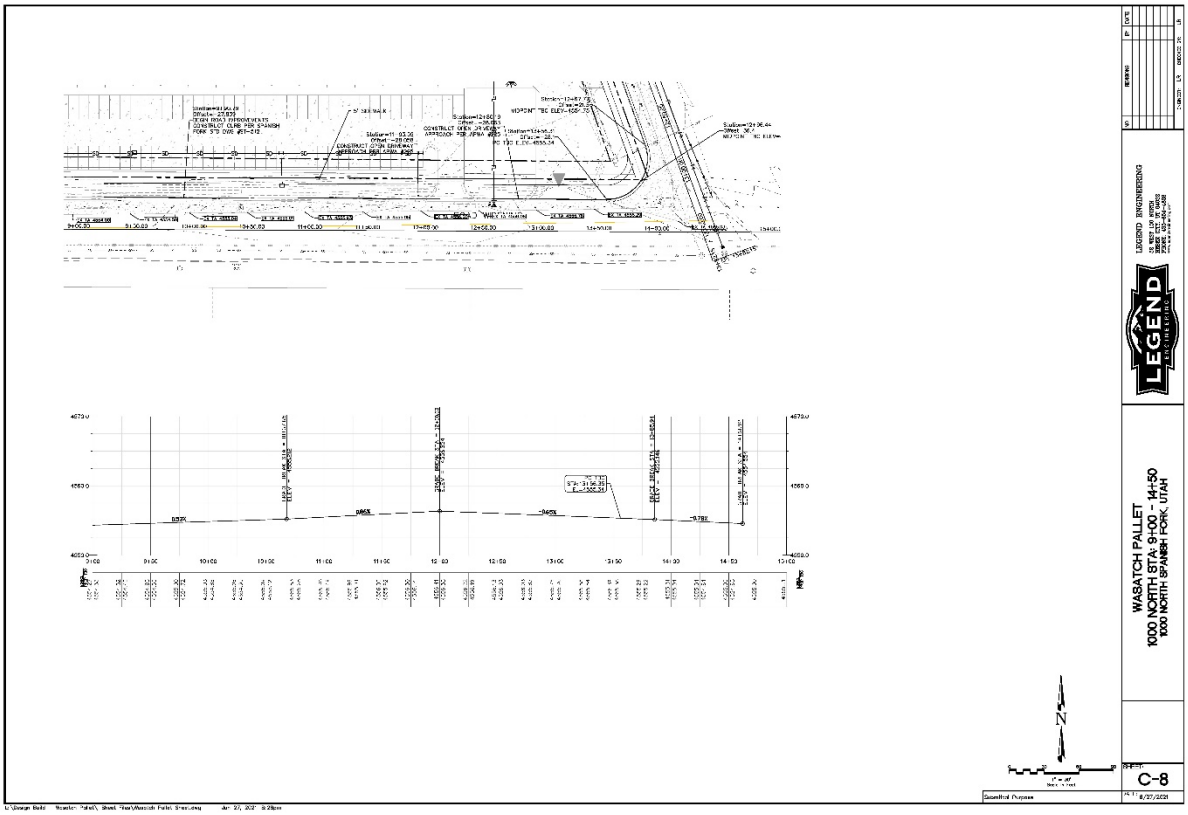
C-7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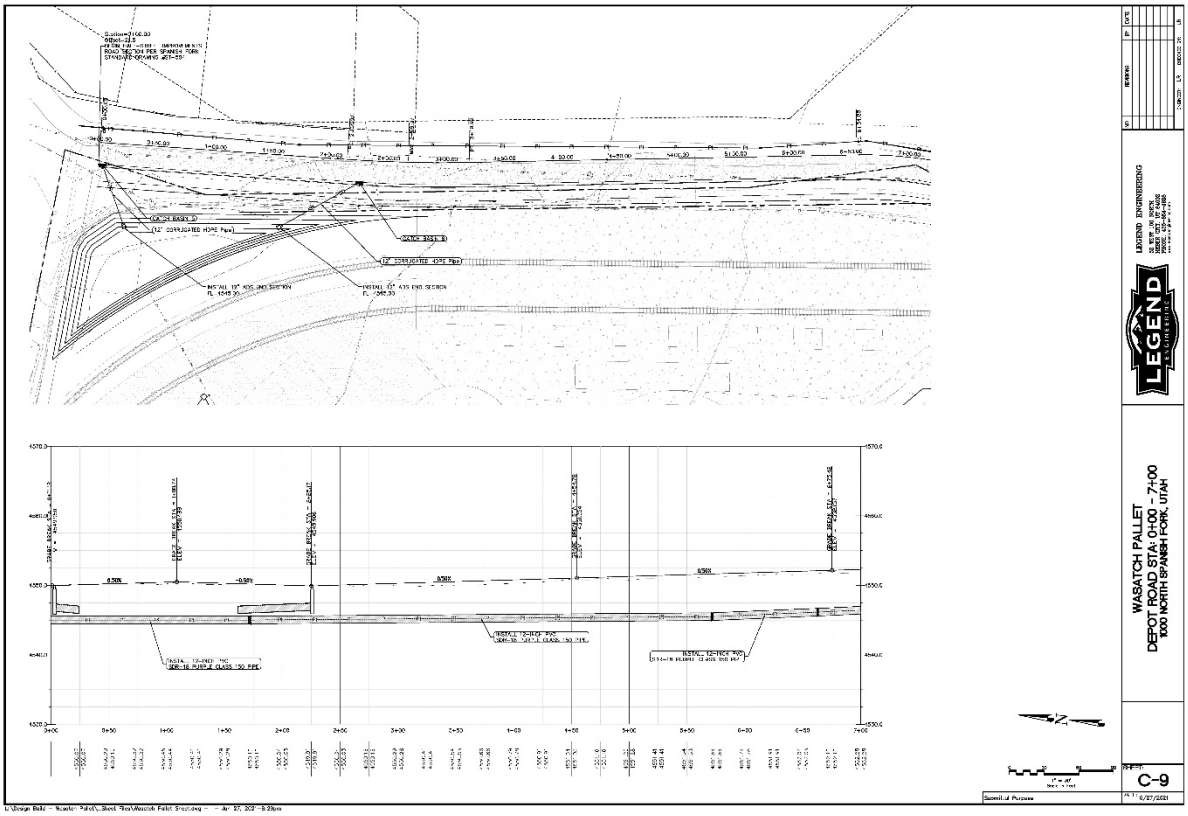
LEGEND ENGINEERING
C-8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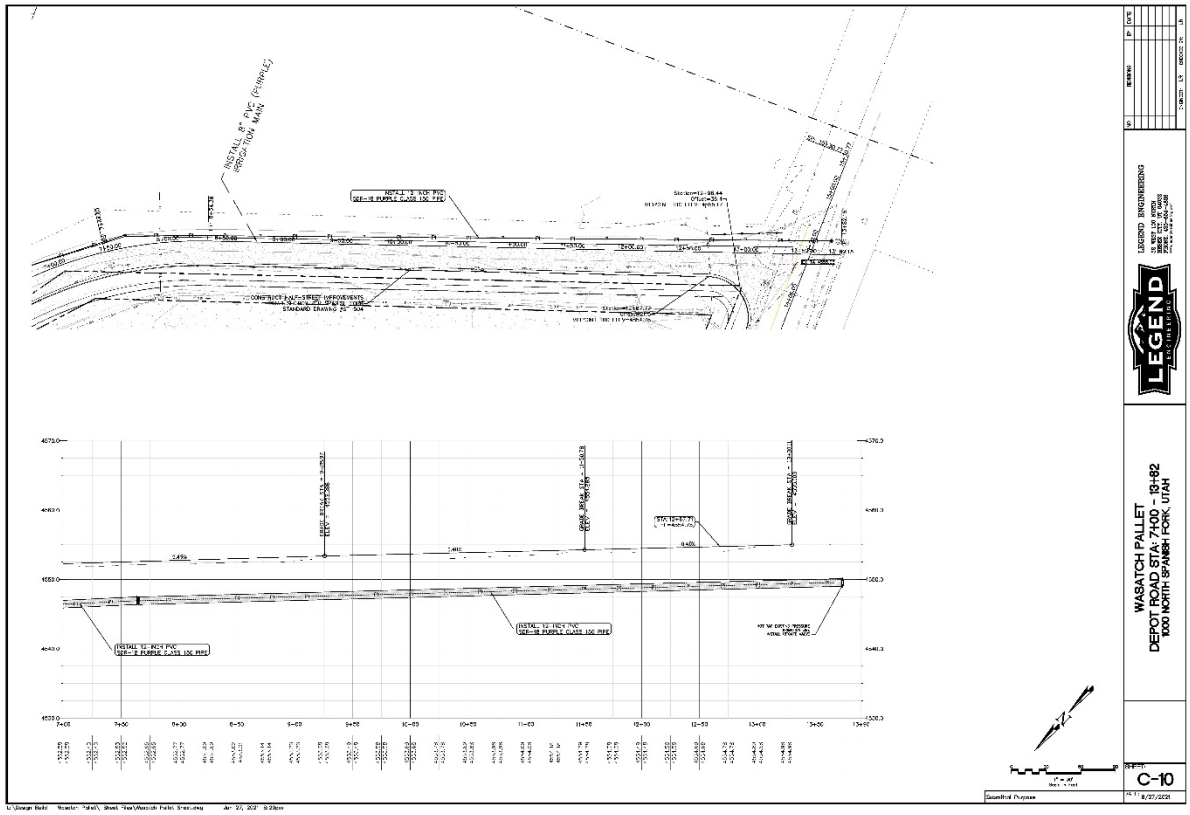
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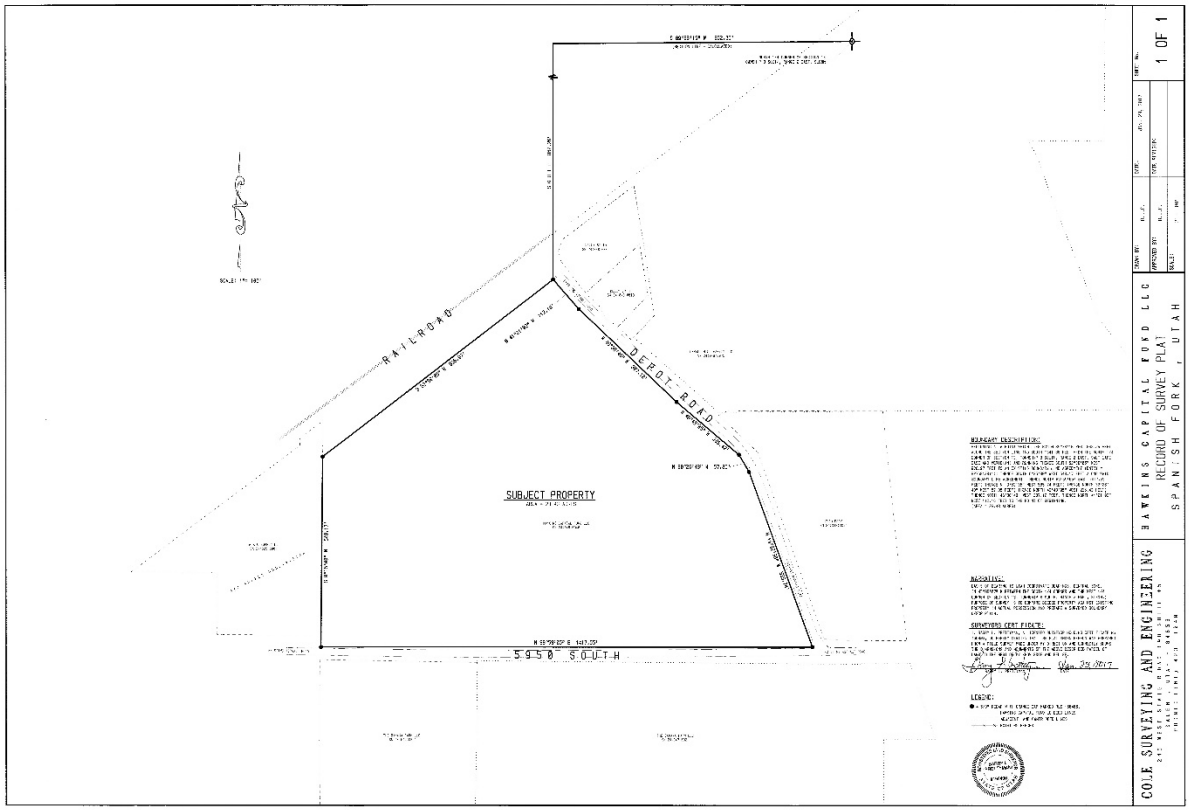
C-10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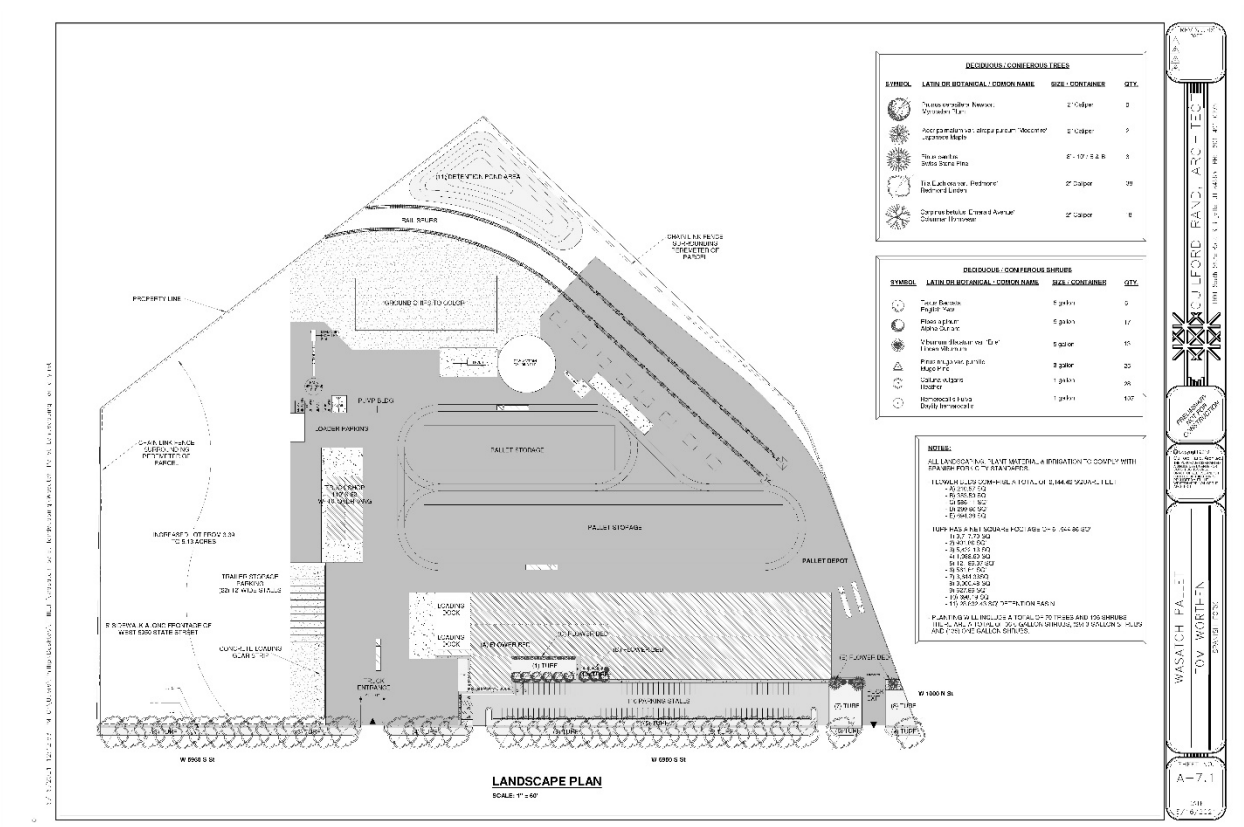
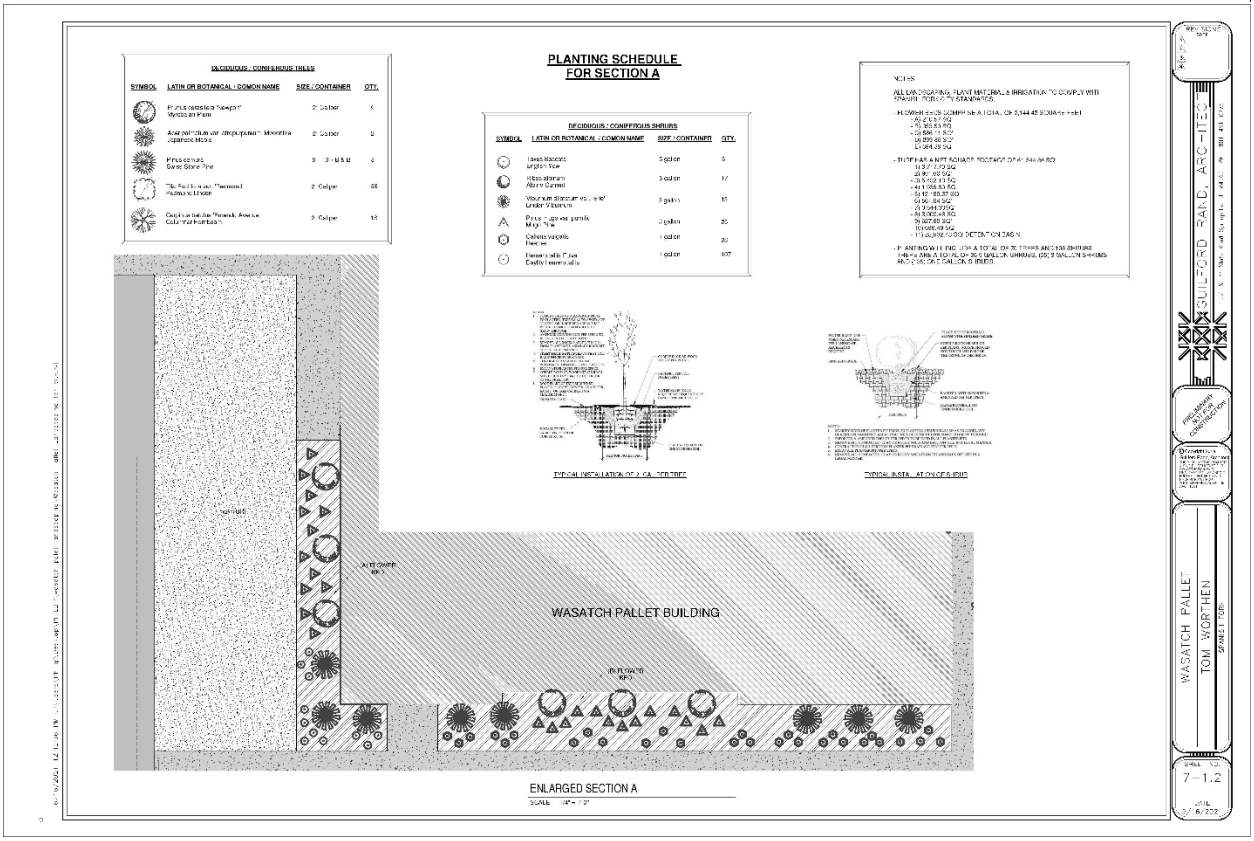
DEPOT ROAD
SUBJECT PROPERTY
S 9 5 0 S O U T H
BAWKINS CAPITAL FUND LLC
RECORD OF SURVEY PLAT
SPANISH FORK, UTAH
COLE SURVEYING AND ENGINEERING
1 OF 1


DECIDUOUS / CONIFEROUS TREES
DECIDUOUS / CONIFEROUS SHRUBS
NOTES:
PROPERTY LINE
PALLET STORAGE
PALLET DEPOT
LANDSCAPE PLAN
GUILFORD RAND, ARC-ITEC
WASATCH PALLET
TOM WORTHEN
A-7.1


PLANTING SCHEDULE
FOR SECTION A
DECIDUOUS / CONIFEROUS TREES
DECIDUOUS / CONIFEROUS SHRUBS
NOTES:
WASATCH PALLET BUILDING
ENLARGED SECTION A
GUILFORD RAND, ARC-ITEC
WASATCH PALLET
TOM WORTHEN
7-1.2

DECIDUOUS / CONIFEROUS TREES

SYMBOL	LATIN OR BOTANICAL / COMON NAME	QTY. SIZE / CONTAINER	
	Prunus cerasifera 'Newport' Myrobalan Plum	2" Caliper	9
	Acer palmatum var. atropurpureum 'Woodfield' Japanese Maple	2" Caliper	2
	Pinus nigra var. austriaca Austrian Pine	6' - 10' B & B	3
	Tilia Euchlora var. 'Redmond' Redmond Linden	3" Caliper	36
	Gleditsia triacanthos 'Imperial Avenue' Columnar Honeylocust	3" Caliper	18

DECIDUOUS / CONIFEROUS SHRUBS

SYMBOL	LATIN OR BOTANICAL / COMON NAME	SIZE / CONTAINER	QTY.
	Ilex x 'Nellie R. Stevens' Nellie R. Stevens Holly	5 gallon	6
	Pinus mugo var. pumilio Mugo Pine	5 gallon	17
	Viburnum plicatum var. 'Shasta' Shasta Viburnum	5 gallon	12
	Pinus mugo var. pumilio Mugo Pine	5 gallon	25
	Cotoneaster lucidus 'Hedmo' Hedmo Cotoneaster	1 gallon	28
	Hemerocallis 'Stella de Oro' Stella de Oro Daylily	1 gallon	137

NOTES:

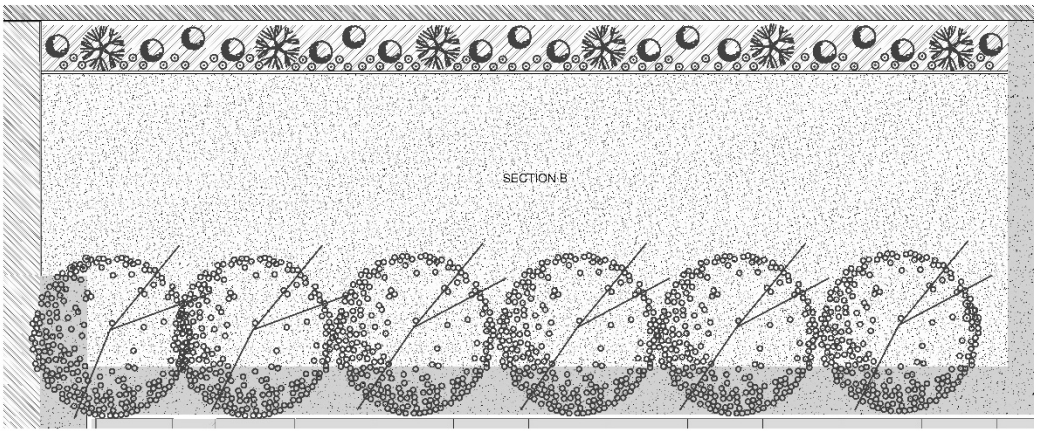
ALL LANDSCAPING PLANT MATERIAL & IRRIGATION TO COMPLY WITH SPANISH FORK CITY STANDARDS.

- FLOWER BEDS SHALL BE A TOTAL OF 2,316.42 SQUARE FEET
  - A) 71.67 SQ
  - B) 305.83 SQ
  - C) 360 SQ
  - D) 249.95 SQ
  - E) 1,329.06 SQ

- TURF LOCATED WITHIN THE PARK STRIP TOTALS 21,644.66 SQ
  - A) 2,779.79 SQ
  - B) 3,301.86 SQ
  - C) 5,469.13 SQ
  - D) 1,600.69 SQ
  - E) 12,179.37 SQ
  - F) 584.84 SQ
  - G) 3,344.53 SQ
  - H) 2,300.49 SQ
  - I) 822.09 SQ
  - J) 1,799.49 SQ
  - K) 38,833.43 SQ TOTAL ON PARK

- PLANTING WILL INCLUDE A TOTAL OF 36 TREES AND 186 SHRUBS. THERE ARE A TOTAL OF 94 5 GALLON SHRUBS, 28 1 GALLON SHRUBS AND 1156 ONE GALLON SHRUBS.

PLANTING SCHEDULE FOR ENLARGED SECTION B



ENLARGED SECTION B

SCALE: 1/8" = 1'

WASATCH PARK - TOV WORTH-N

7-1.3

DECIDUOUS / CONIFEROUS TREES

SYMBOL	LATIN OR BOTANICAL / COMON NAME	QTY. SIZE / CONTAINER	
	Prunus cerasifera 'Newport' Myrobalan Plum	2" Caliper	9
	Acer palmatum var. atropurpureum 'Woodfield' Japanese Maple	2" Caliper	2
	Pinus nigra var. austriaca Austrian Pine	6' - 10' B & B	3
	Tilia Euchlora var. 'Redmond' Redmond Linden	3" Caliper	36
	Gleditsia triacanthos 'Imperial Avenue' Columnar Honeylocust	3" Caliper	18

DECIDUOUS / CONIFEROUS SHRUBS

SYMBOL	LATIN OR BOTANICAL / COMON NAME	SIZE / CONTAINER	QTY.
	Taxus 'Spicata' English Yew	5 gallon	6
	Pinus mugo Alpine Cement	5 gallon	7
	Viburnum plicatum var. 'Shasta' Shasta Viburnum	5 gallon	12
	Pinus nigra var. austriaca Mugo Pine	5 gallon	25
	Cotoneaster lucidus 'Hedmo' Hedmo Cotoneaster	1 gallon	28
	Hemerocallis 'Stella de Oro' Stella de Oro Daylily	1 gallon	137

NOTES:

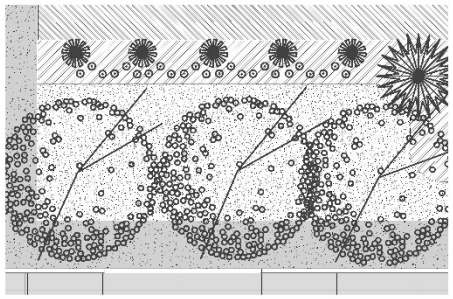
ALL LANDSCAPING PLANT MATERIAL & IRRIGATION TO COMPLY WITH SPANISH FORK CITY STANDARDS.

- FLOWER BEDS COMPRISE A TOTAL OF 2,316.42 SQUARE FEET
  - A) 71.67 SQ
  - B) 305.83 SQ
  - C) 360 SQ
  - D) 249.95 SQ
  - E) 1,329.06 SQ

- TURF HAS A NET SQUARE FOOTAGE OF 61,564.66 SQ
  - A) 2,779.79 SQ
  - B) 3,301.86 SQ
  - C) 5,469.13 SQ
  - D) 1,600.69 SQ
  - E) 12,179.37 SQ
  - F) 584.84 SQ
  - G) 3,344.53 SQ
  - H) 2,300.49 SQ
  - I) 822.09 SQ
  - J) 1,799.49 SQ
  - K) 38,833.43 SQ DETENTION BASIN

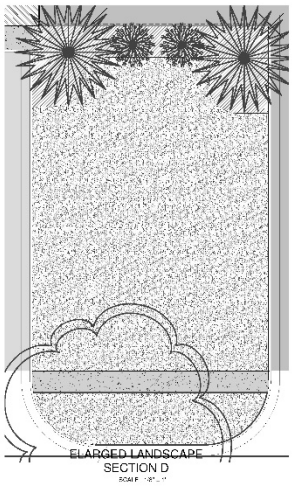
- PLANTING WILL INCLUDE A TOTAL OF 36 TREES AND 186 SHRUBS. THERE ARE A TOTAL OF 94 5 GALLON SHRUBS, 28 1 GALLON SHRUBS AND 1156 ONE GALLON SHRUBS

PLANTING SCHEDULE FOR ENLARGED SECTION (C)



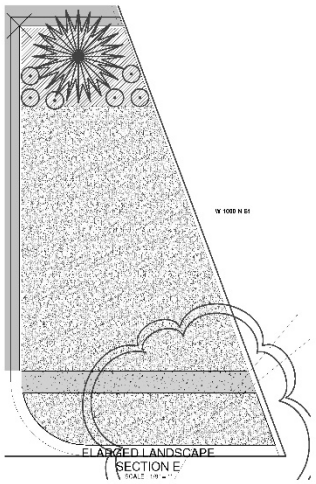
ELARGED LANDSCAPING PLAN (SECTION C)

SCALE: 1/8" = 1'



ELARGED LANDSCAPE SECTION D

SCALE: 1/8" = 1'

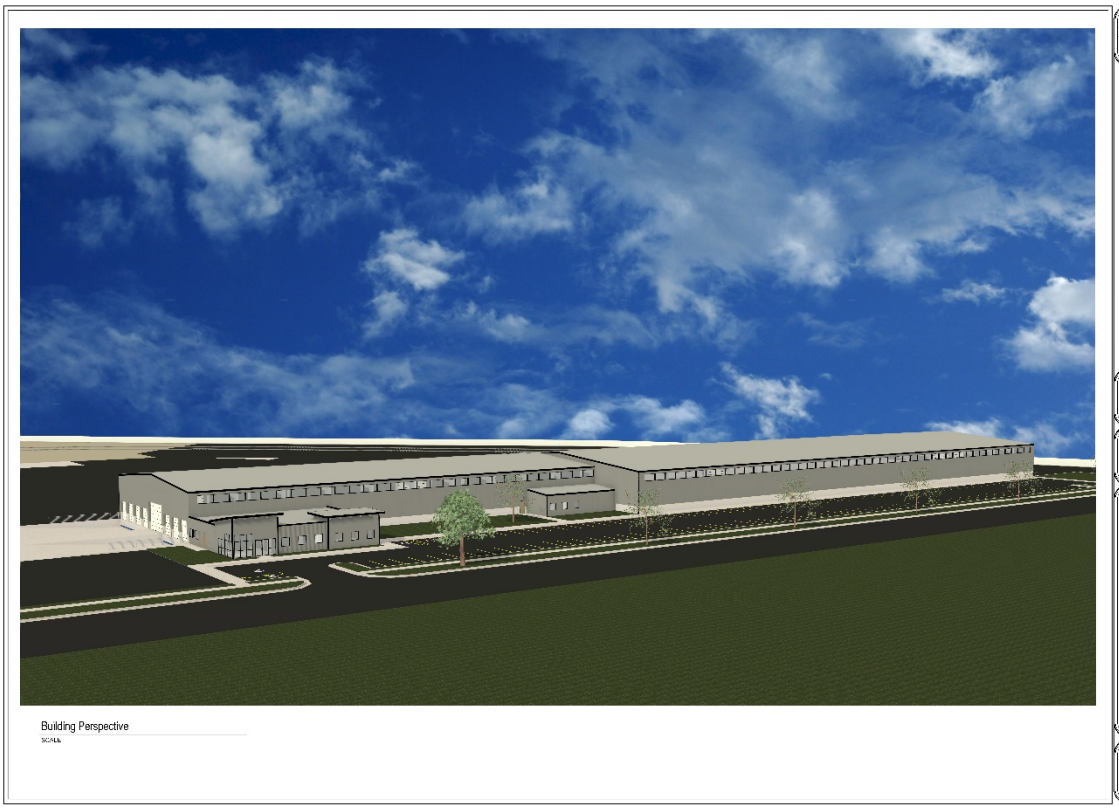


ELARGED LANDSCAPE SECTION E

SCALE: 1/8" = 1'

WASATCH PARK - TOV WORTH-N

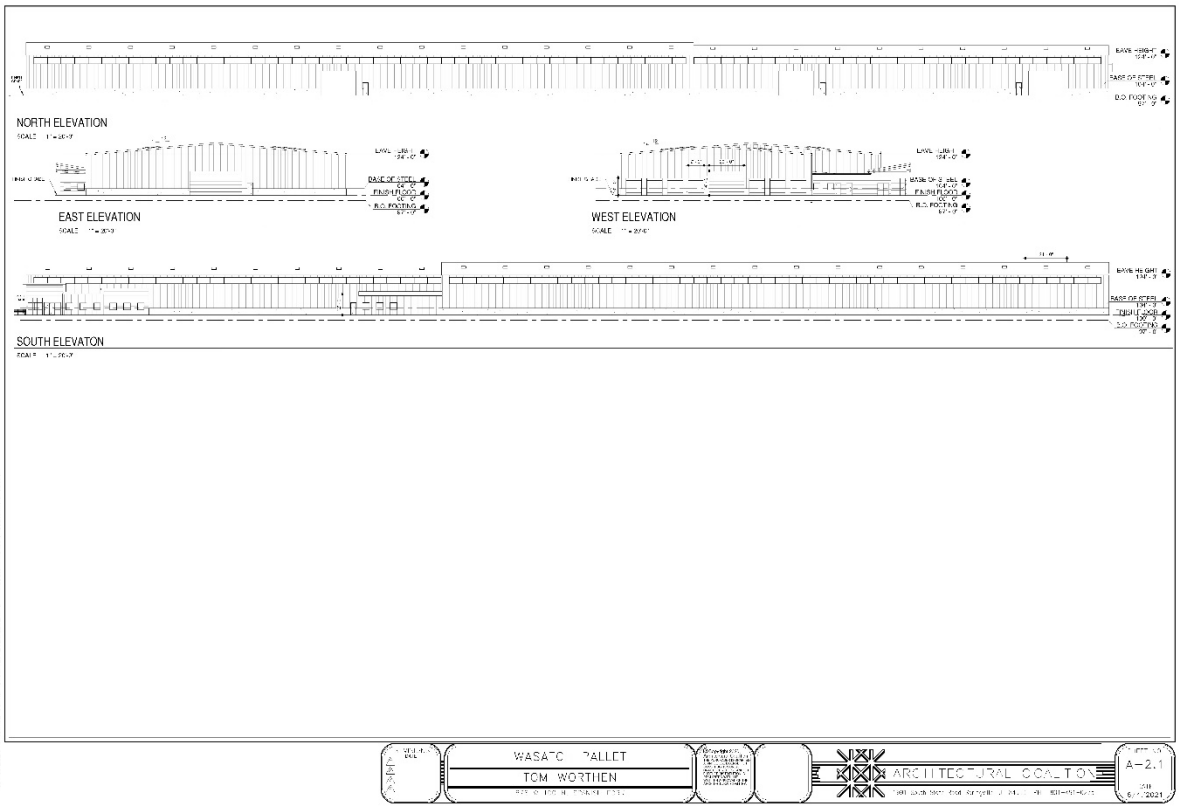
7-1.4



Building Perspective

WASA CF PALLET
TOM WORTHEN

A-2.3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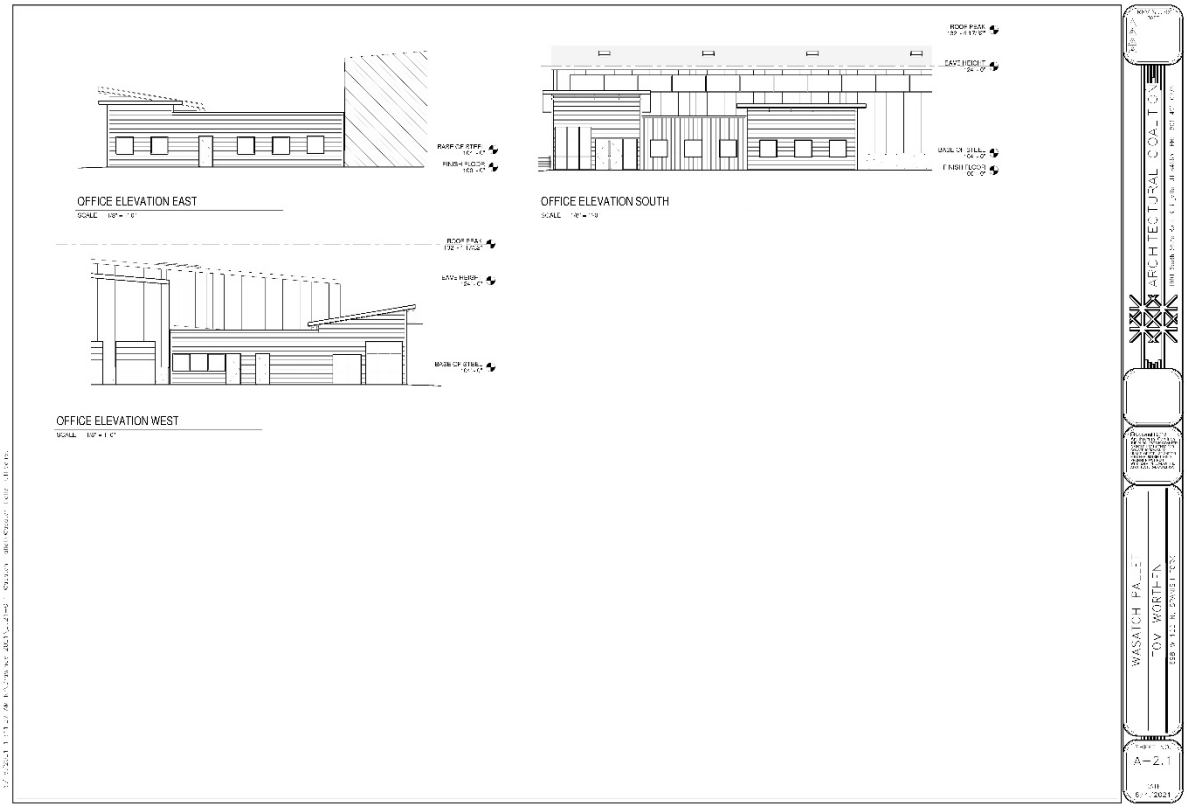
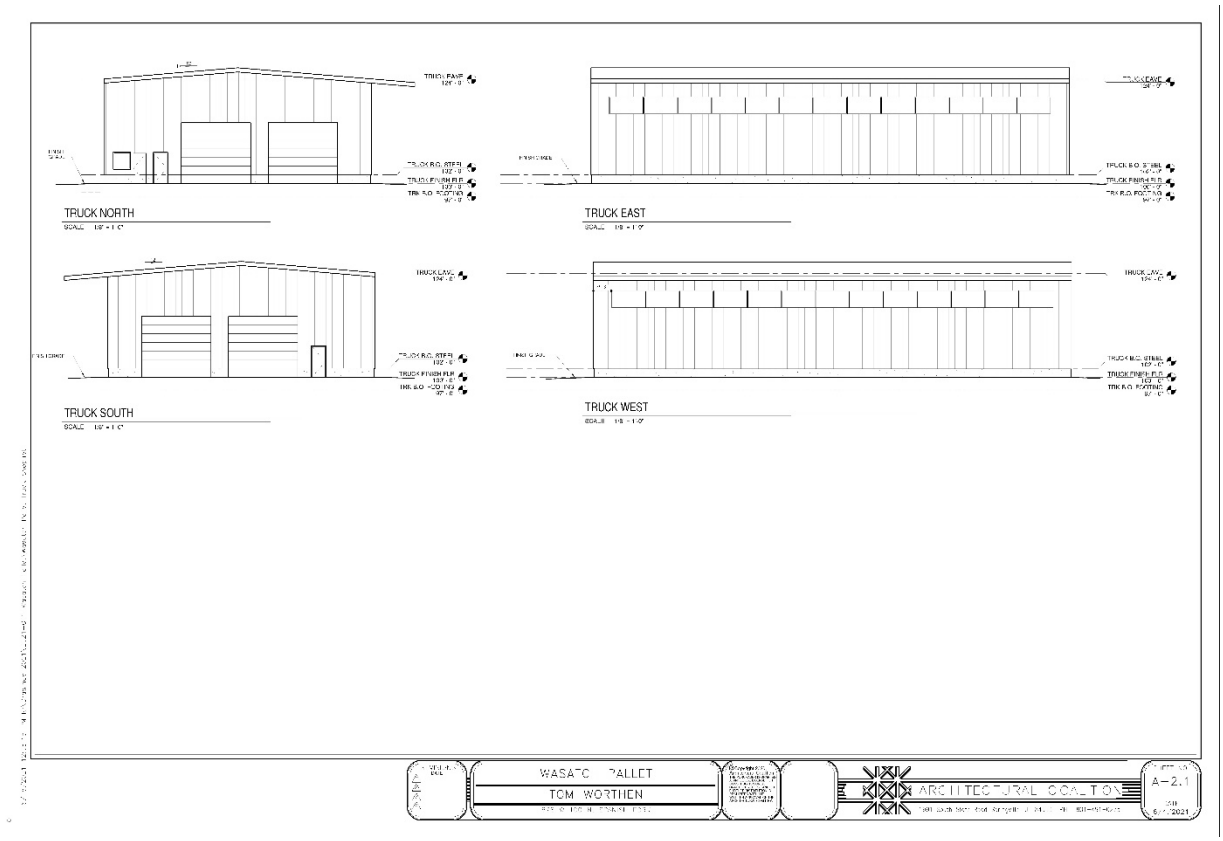
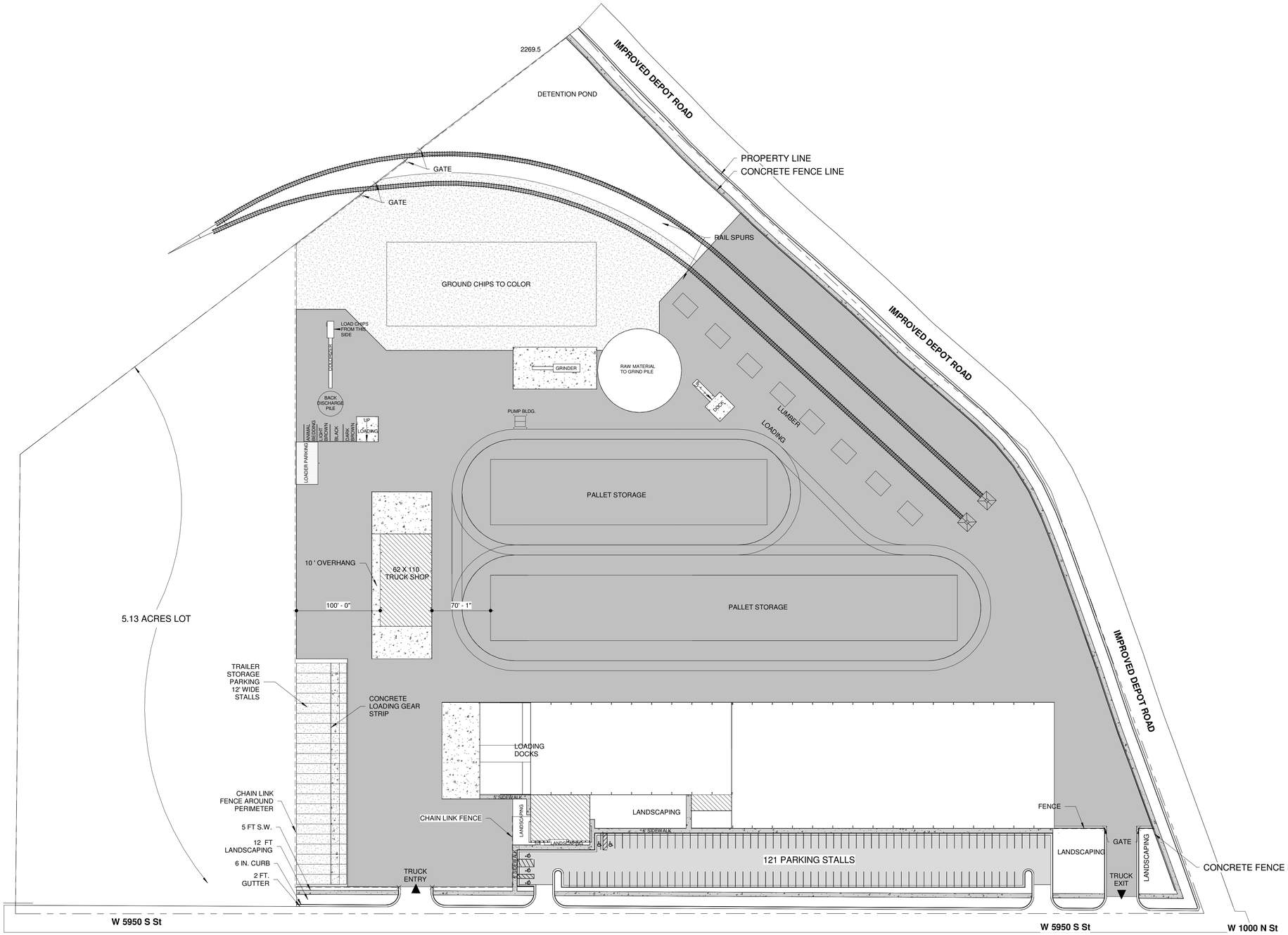
EAST ELEVATION
WEST ELEVATION
SOUTH ELEVATON
WASATCH PALLET
TOM WORTHEN
ARCHITECTURAL COALITION
A-2.1


OFFICE ELEVATION EAST
OFFICE ELEVATION SOUTH
OFFICE ELEVATION WEST
ARCHITECTURAL COALITION
WASATCH PALLET
TOM WORTHEN
A-2.1


TRUCK NORTH
TRUCK EAST
TRUCK SOUTH
TRUCK WEST
WASATCH PALLET
TOM WORTHEN
ARCHITECTURAL COALITION
A-2.1



ARCHITECTURAL SITE PLAN

SCALE 1" = 60'-0"

NORTH W E S

94,350 SQ. FT.	8" ROAD BASE
22,000 SQ. FT.	8" CONCRETE 6" ROAD BASE
35,700 SQ. FT.	3" ASPHALT, 6" ROAD BASE, 10" SUB BASE
425,299 SQ. FT.	6" ASPHALT, 6" ROAD BASE, 10" SUB-BASE
15,691 SQ. FT.	SIDEWALK
10,161 SQ. FT.	CURB & GUTTER
1,633 LINEAR SQ. FT.	CHAIN LINK FENCE
1,279 LINEAR SQ. FT.	CONCRETE FENCE

AREA OF HARD SURFACES = 613,000 SQ FT

PARKING CALCULATIONS					
USE	AREA	FORMULA per ____ City Code 14.37.060	SPACES REQUIRED	SPACES PROVIDED	ADA SPACES per IBC Table 1106.1
MANUFACTURING	____	1 SPACE per 400 Sq Ft			__ REQUIRED __ PROVIDED
WAREHOUSE	____	1 SPACE per Employee			
OFFICE SPACE	____	1 SPACE per 250 Sq Ft			

SITE TABULATION TABLE		
	AREA	PERCENTAGE
BUILDING	-	-
LANDSCAPE	-	-
HARDSCAPE	-	-
TOTAL SITE	-	100

REVISIONS
DATE
1
2
3
4

ARCHITECTURAL COALITION
1991 South State Road Springville, UT 84663 PH: 801-491-0275

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WASATCH PALLET
TOM WORTHEN
698 W 100 N, SPANISH FORK

SHEET NO.
A-0.7

DATE
6/4/2021

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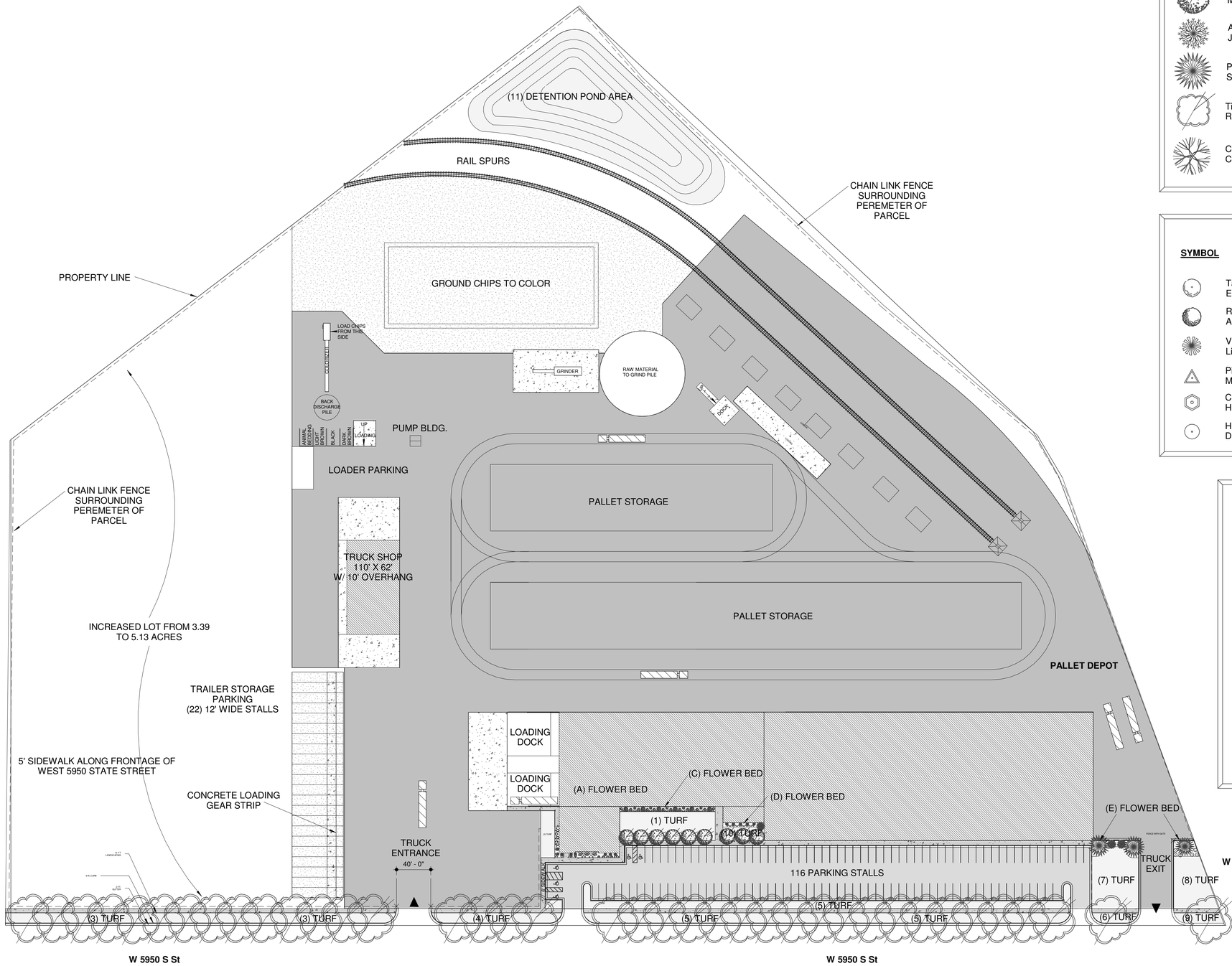

LANDSCAPE PLAN

SCALE: 1" = 60'

DECIDUOUS / CONIFEROUS TREES

SYMBOL	LATIN OR BOTANICAL / COMON NAME	SIZE / CONTAINER	QTY.
	Prunus cerasifera 'Newport' Myrobalan Plum	2" Caliper	9
	Acer palmatum var. atropurpureum 'Mooonfire' Japanese Maple	2" Caliper	2
	Pinus cembra Swiss Stone Pine	8' - 10' / B & B	3
	Tila Euchlora var. 'Redmond' Redmond Linden	2" Caliper	38
	Carpinus betulus 'Emerald Avenue' Columnar Hornbeam	2" Caliper	18

DECIDUOUS / CONIFEROUS SHRUBS

SYMBOL	LATIN OR BOTANICAL / COMON NAME	SIZE / CONTAINER	QTY.
	Taxus Baccata English Yew	5 gallon	6
	Ribes alpinum Alpine Currant	5 gallon	17
	Viburnum dilatatum var. 'Erie' Linden Viburnum	5 gallon	13
	Pinus mugo var. pumilio Mugo Pine	3 gallon	25
	Calluna vulgaris Heather	1 gallon	28
	Hemerocallis Fulva Daylily hemerocallis	1 gallon	107

NOTES:

ALL LANDSCAPING, PLANT MATERIAL & IRRIGATION TO COMPLY WITH SPANISH FORK CITY STANDARDS.

- FLOWER BEDS COMPRISE A TOTAL OF 2,144.42 SQUARE FEET
  - A) 210.57 SQ'
  - B) 353.50 SQ'
  - C) 586.11 SQ'
  - D) 299.86 SQ'
  - E) 694.38 SQ'
- TURF HAS A NET SQUARE FOOTAGE OF 61,544.86 SQ'
  - 1) 3,717.70 SQ'
  - 2) 901.80 SQ'
  - 3) 5,432.13 SQ'
  - 4) 1,938.60 SQ'
  - 5) 12,189.37 SQ'
  - 6) 561.64 SQ'
  - 7) 3,644.33SQ'
  - 8) 3,000.48 SQ'
  - 9) 627.89 SQ'
  - 10) 698.49 SQ'
  - 11) 28,832.43 SQ' DETENTION BASIN
- PLANTING WILL INCLUDE A TOTAL OF 70 TREES AND 196 SHRUBS THERE ARE A TOTAL OF 36 5 GALLON SHRUBS, (25) 3 GALLON SHRUBS AND (135) ONE GALLON SHRUBS.

REVISIONS
DATE
1
2
3
4

GUILFORD RAND, ARCHITECT
1991 South State Road Springville, UT 84663 PH: 801-491-0275

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WASATCH PALLET
TOM WORTHEN
SPANISH FORK

SHEET NO.
A-7.1

DATE
5/16/2021

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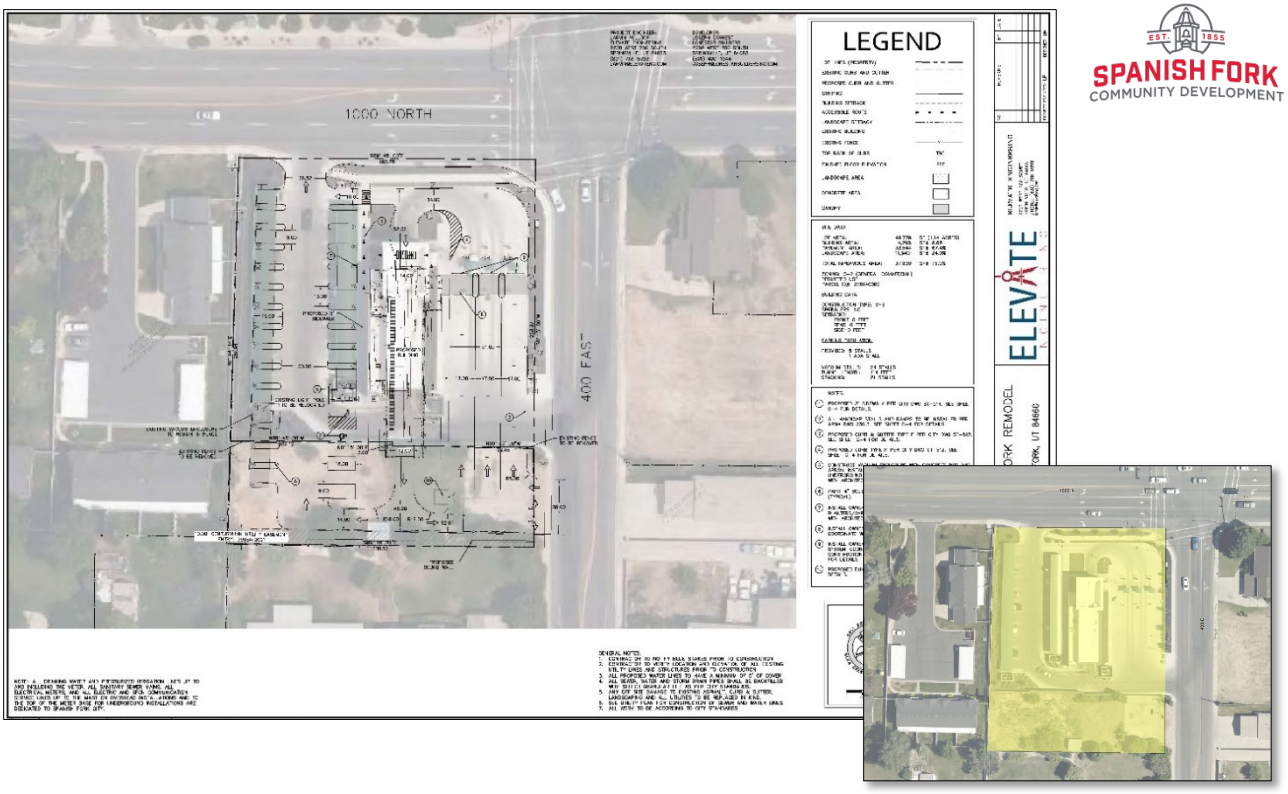


SPANISH FORK
COMMUNITY DEVELOPMENT

Quick Quack Car Wash Remodel Site Plan Approval Request

July 21, 2021, Development Review Committee Meeting.

Located at 376 East 1000 North, including 1.14 acres.

The subject property is zoned C-2.

The applicant has requested that a Site Plan be approved.

Key Issues

1. Power.
2. Sound Wall.

Recommendation

Staff recommends 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 Land Use Designation and Zoning Map.

Conditions

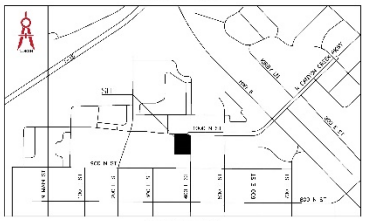
1. That the applicant meets the City's Zoning Requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Exhibits

1. Plans.

QUICK QUACK SPANISH FORK REMODEL
SPANISH FORK, UT

VICINITY MAP



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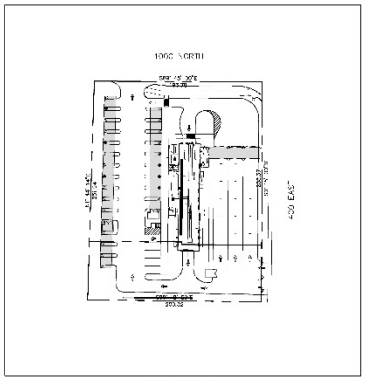


SITE MAP

INDEX

G-0 Cover Sheet
C-1 Site Plan
C-2 Grading Plan
C-3 Utility Plan
C-4 Details
C-5 Utility Details
C-6 Stormwater Pollution Prevention Plan
C-7 SWPPP Details
L-1 Landscape Plan
Photometric Plan
A100 Dimension Floor Plan
A200 Exterior Elevations
A200 Exterior Color Elevations

PROJECT ENGINEER:
ELEVATE ENGINEERING
2268 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 798-3961
JAMINDELL@ELEVATEENG.COM

DEVELOPER:
JOSEPH HARVEST
LONES AM BUILDERS
2268 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 602-8147
JOSEPH@LONESAMBUILDERSINC.COM

SITE DATA

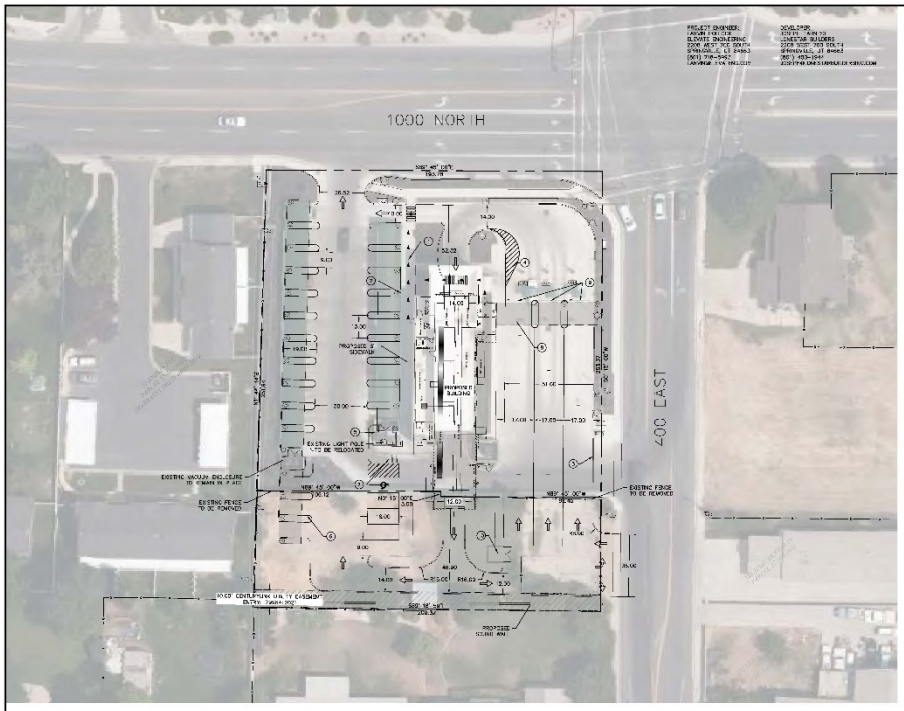
LOT AREA:	49,778	SF (1.14 ACRES)
BUILDING AREA:	4,765	SF= 9.6%
PAVEMENT AREA:	33,544	SF= 67.4%
LANDSCAPE AREA:	11,469	SF= 24.0%

ZONING: C-2 (GENERAL COMMERCIAL)

LEGEND & ABBREVIATION TABLE

ROW/PROPERTY LINE		EXISTING CURB AND GUTTER	
EASEMENT LINE		PROPOSED CURB AND GUTTER	
CENTER LINE		PAVEMENT ELEVATION	
PROPOSED SWALE		TOP BACK CURB	TBC
PROPOSED CONTOUR		TOP OF CURB	TC
EXISTING CONTOUR		TOP OF GRADE	TG
PROPOSED GROUND WATER DRAIN		FINISHED FLOOR	FF
PROPOSED SEWER LINE		TOP OF CONCRETE	TC
PROPOSED CULINARY WATER LINE		HIGH WATER ELEVATION	HWE
EXISTING SEWER LINE		CATCH BASIN	
EXISTING WATER LINE		SURFACE FLOW DIRECTION	
EXISTING STORM DRAIN LINE		PROPOSED FIRE HYDRANT	
EXISTING SECONDARY WATER LINE		STORM SEWER MANHOLE	
EXISTING PIPE TYPE		SANITARY SEWER MANHOLE	
		PROPOSED WATER VALVE	

ELEVATE ENGINEERING
QUICK QUACK SPANISH FORK REMODEL
COVER SHEET
376 EAST 1000 NORTH, SPANISH FORK, UT 84660
C-0



LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
EASTING	
BUILDING SETBACK	
ACCESSIBLE ROUTE	
LANDSCAPE SETBACK	
EXISTING BUILDING	
EXISTING LOT NO.	
TOP BACK OF CURB	TBC
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	
CONCRETE AREA	
ASPHALT	

SITE DATA

LOT AREA	49,778	SF (1.14 ACRES)
BUILDING AREA	4,765	SF= 9.6%
PAVEMENT AREA	33,544	SF= 67.4%
LANDSCAPE AREA	11,469	SF= 23.0%
TOTAL MERMAIDS AREA	27,826	SF= FLOOR

ZONING: C-2 (GENERAL COMMERCIAL)
PERMITTED USE:
PARCEL ID#: 37014C0510

BUILDING DATA
CONSTRUCTION TYPE: V-B
STORIES: NO
SETBACKS:
FRONT 40 FEET
REAR NO FEET
SIDE 0 FEET

PARKING CALCULATION
1 PER 300 SF
1 ADA STALL

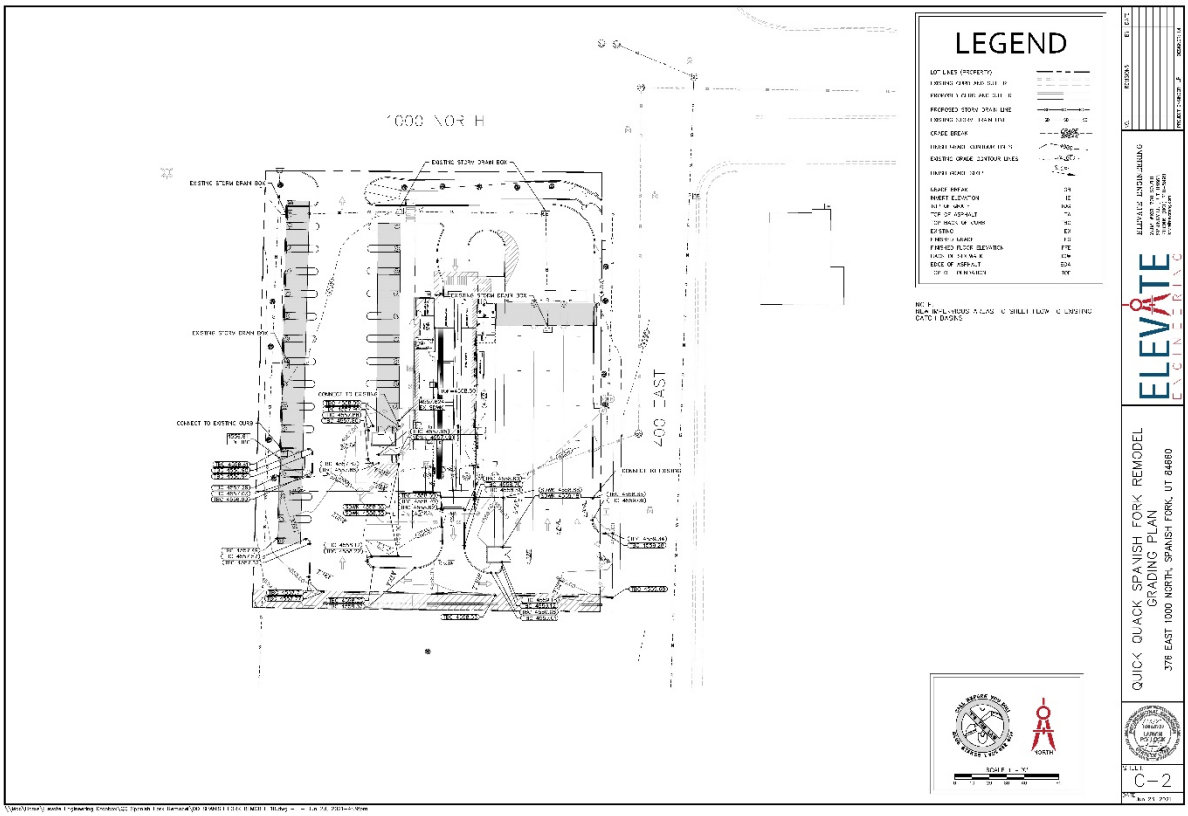
VACUUM STALLS 24 STALLS
STACKING LENGTH 114 FEET
VACUUMS 21 S-MINI

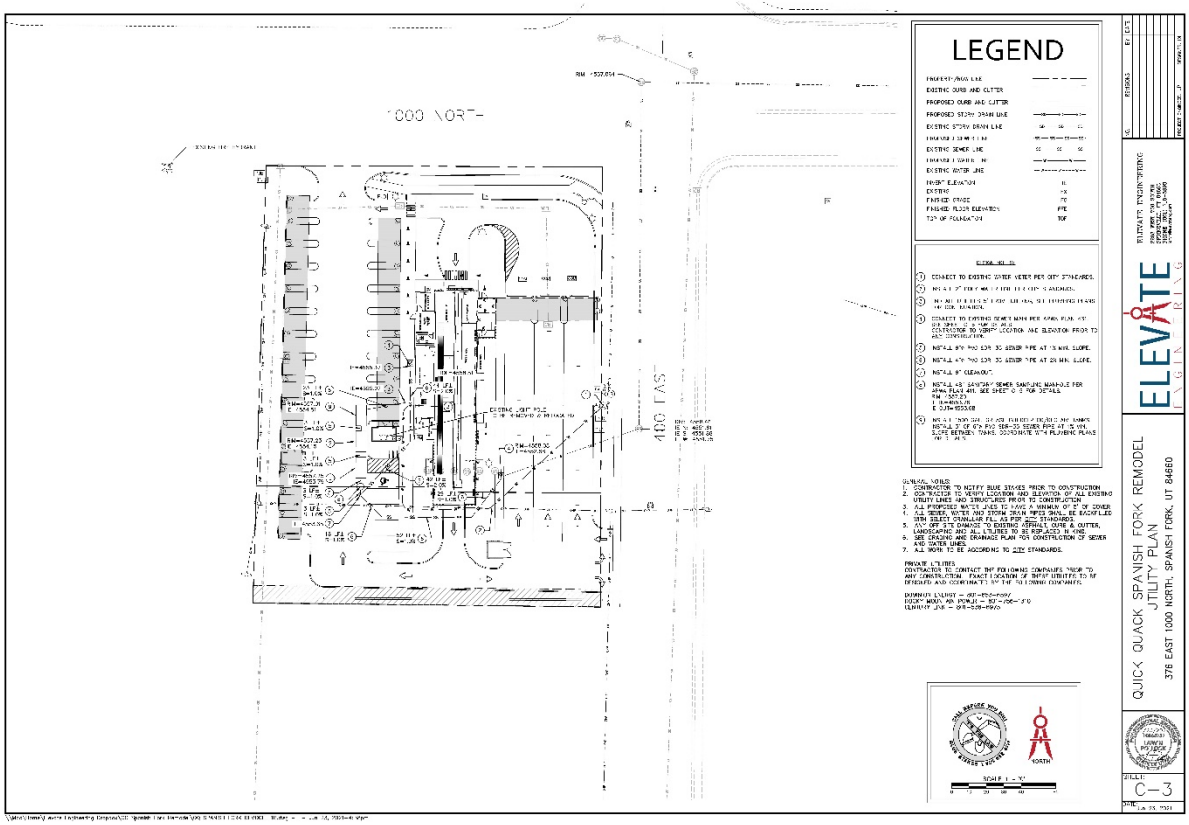
NOTES:
1. PROPOSED 5' SIDEWALK PER CITY ENG STANDARD SHEET C-4 FOR DETAILS.
2. ALL PARKING STALLS AND RAMPS TO BE REDONE TO MEET ADA SMC ENG. SEE SHEET C-4 FOR DETAILS.
3. PROPOSED CURB & GUTTER TYPE E PER CITY ENG ST-262 SEE SHEET C-4 FOR DETAILS.
4. PROPOSED CURB TYPE A PER CITY ENG ST-262. SEE SHEET C-4 FOR DETAILS.
5. CONSTRUCT VACUUM ENCLOSURE WITH CONCRETE PAD AND ASPHALT APPROACH. COORDINATE UNDERGROUND ELECTRICAL CONDUIT, PIPING, ETC. COORDINATE WITH ARCHITECTURAL PLANS.
6. PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
7. INSTALL OWNER PROVIDED "SONIC BALL" (TYPICAL) COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
8. INSTALL OWNER PROVIDED "MY STARTER" CANOPY. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
9. INSTALL OWNER PROVIDED GATES AND LOOP DETECTION SYSTEM. COORDINATE TIMING OF INSTALLATION PRIOR TO CONSTRUCTION OF NEW MECHANICAL SCREEN WALL. SEE ARCHITECTURAL PLANS FOR DETAILS.
10. PROPOSED DUMPSTER LOCATION. SEE SHEET C-4 FOR DETAILS.

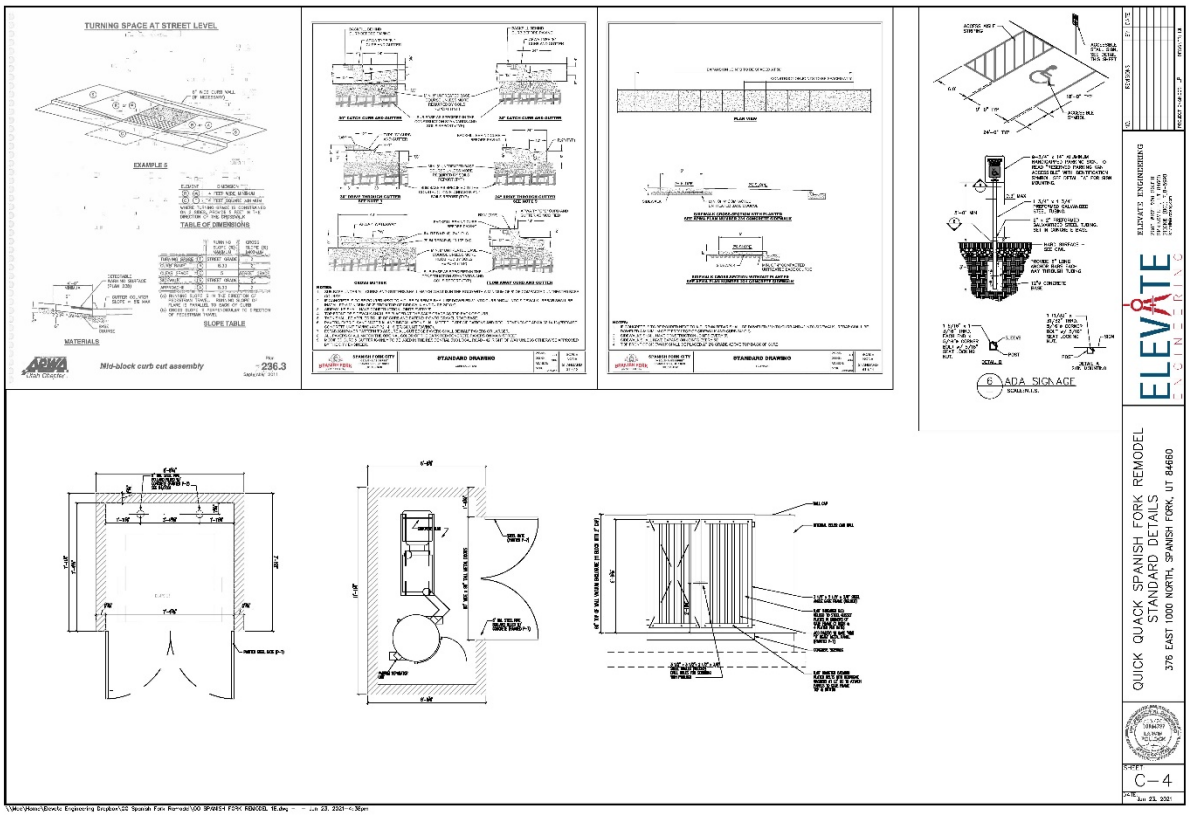
NOTE: ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL STORM DRAIN MAINS UP TO THE ALL BUILDING AND SIGN COMBINATION BOX, AND ALL NON-OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY UNDERGROUND INSTALLATIONS.

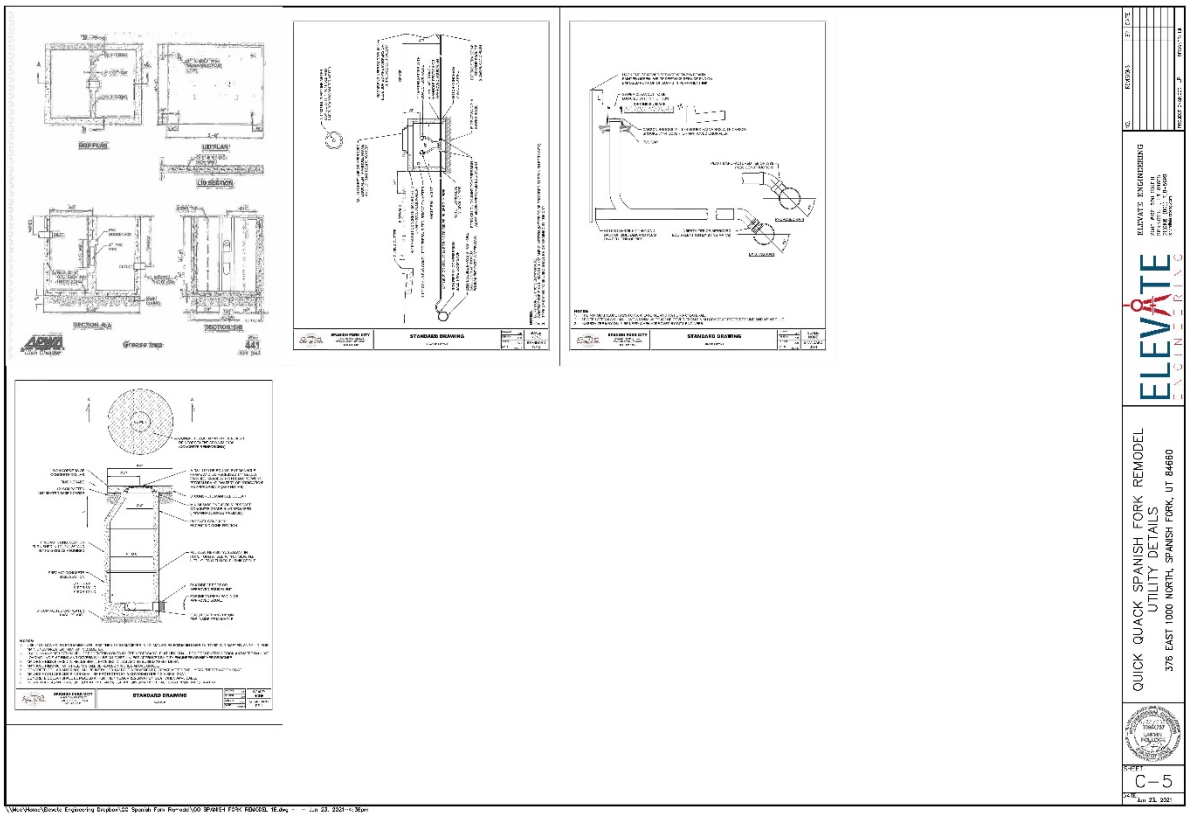
GENERAL NOTES:
1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 3' OF COVER
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ALL DISTURBED AREAS SHALL BE REPAIRED WITH CONCRETE, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.

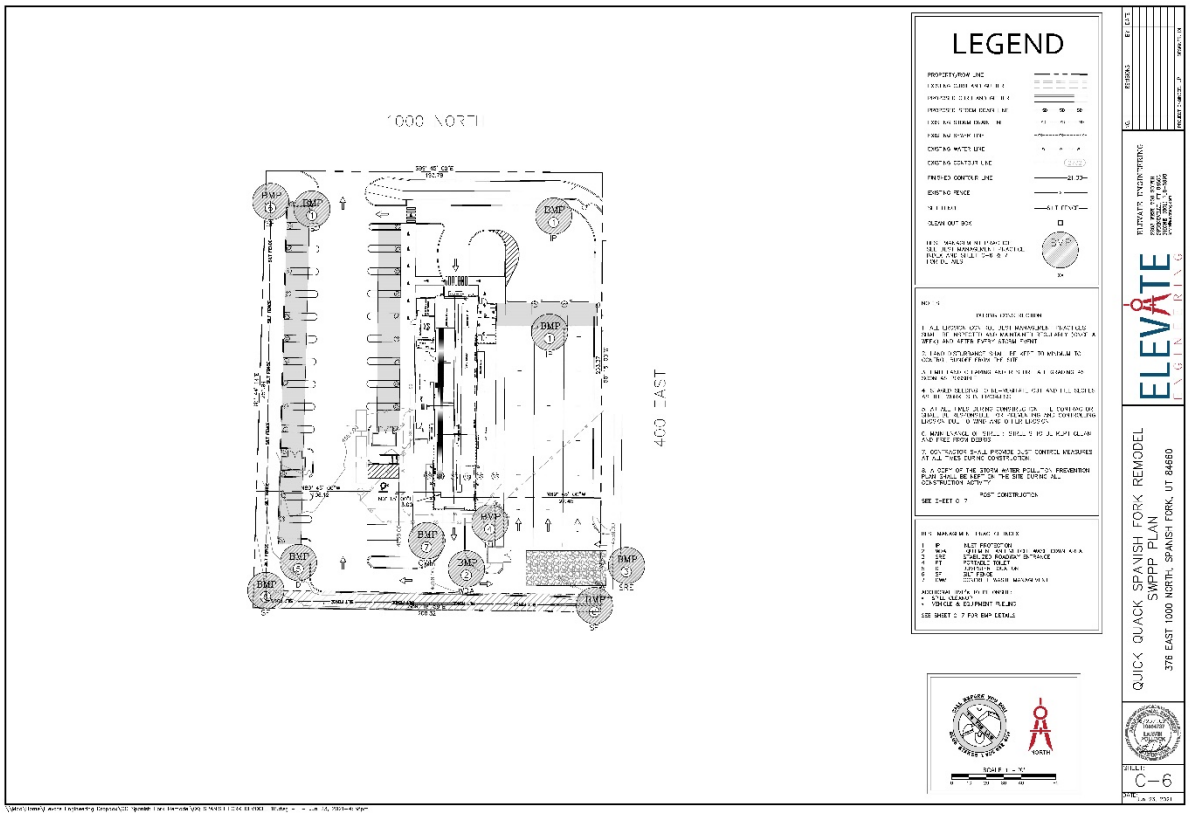
ELEVATE ENGINEERING
QUICK QUACK SPANISH FORK REMODEL
SITE PLAN
376 EAST 1000 NORTH, SPANISH FORK, UT 84660
C-1

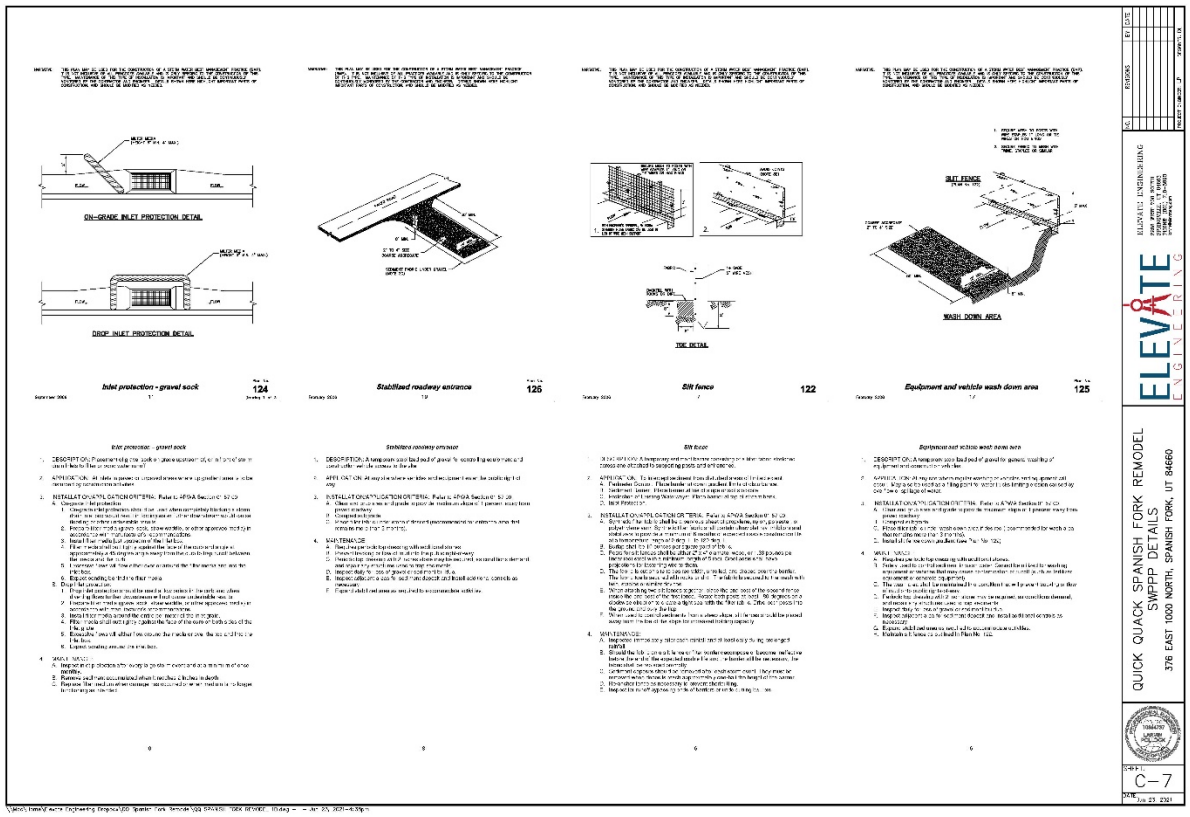

LEGEND
1000 NORTH
400 EAST
EXISTING STORM DRAIN BOX
CONNECT TO EXISTING CURB
CONNECT TO EXISTING
QUICK QUACK SPANISH FORK REMODEL
GRADING PLAN
378 EAST 1000 NORTH, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-2

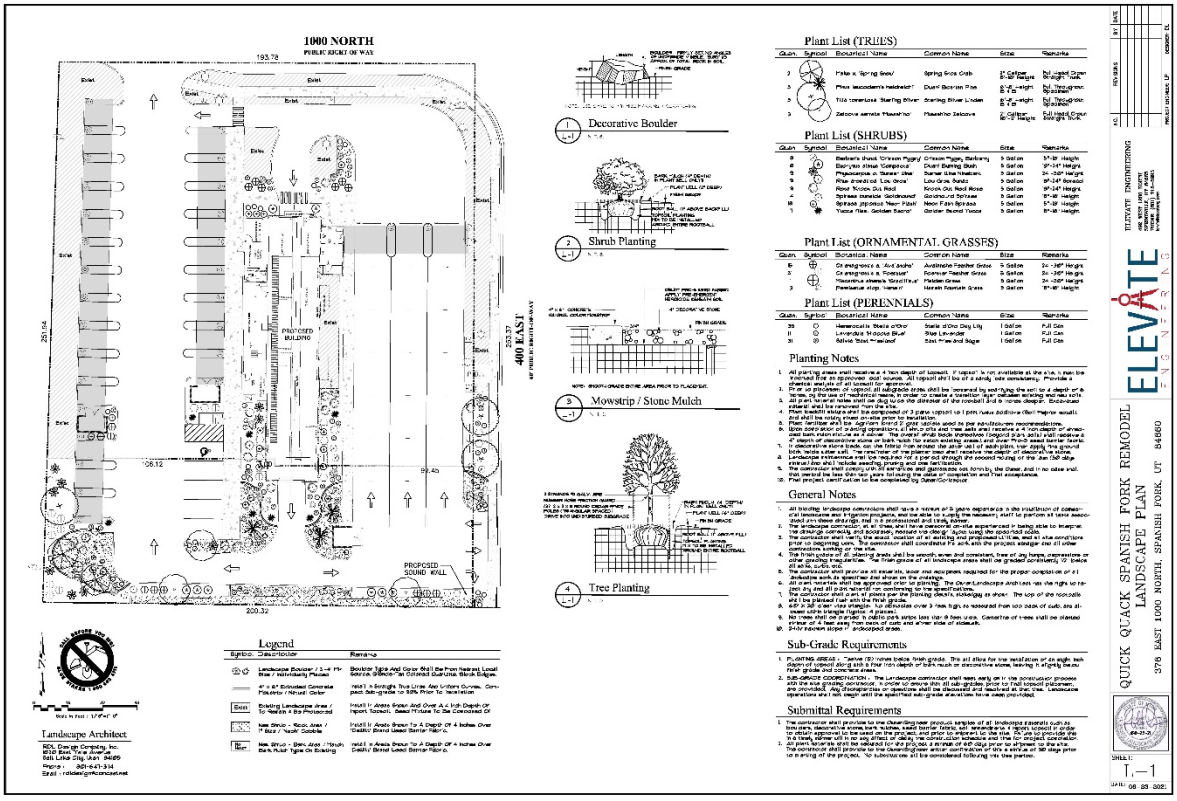

LEGEND
1000 NORTH
400 EAST
QUICK QUACK SPANISH FORK REMODEL
UTILITY PLAN
378 EAST 1000 NORTH, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-3

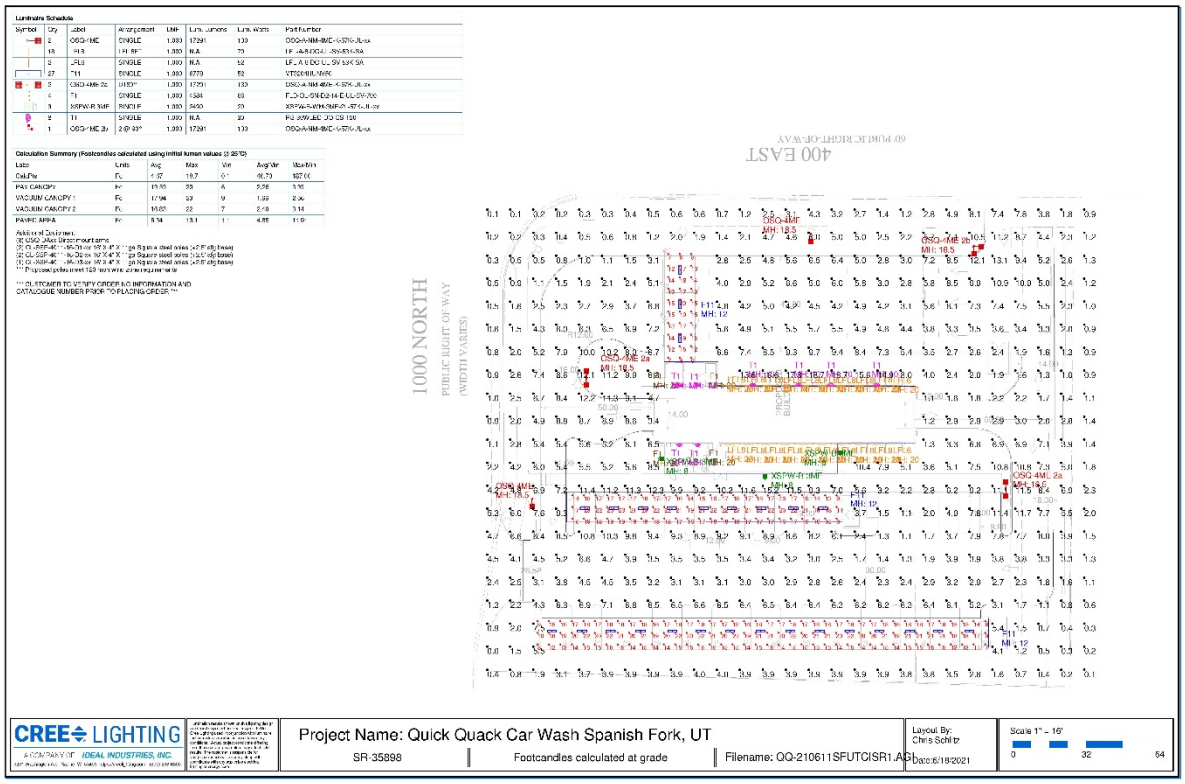

TURNING SPACE AT STREET LEVEL
EXAMPLE 5
TABLE OF DIMENSIONS
SLOPE TABLE
MATERIALS
Mid-block curb cut assembly
236.3
STANDARD DRAWING
6 ADA SIGNAGE
QUICK QUACK SPANISH FORK REMODEL
STANDARD DETAILS
376 EAST 1000 NORTH, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-4
Jun 23, 2021

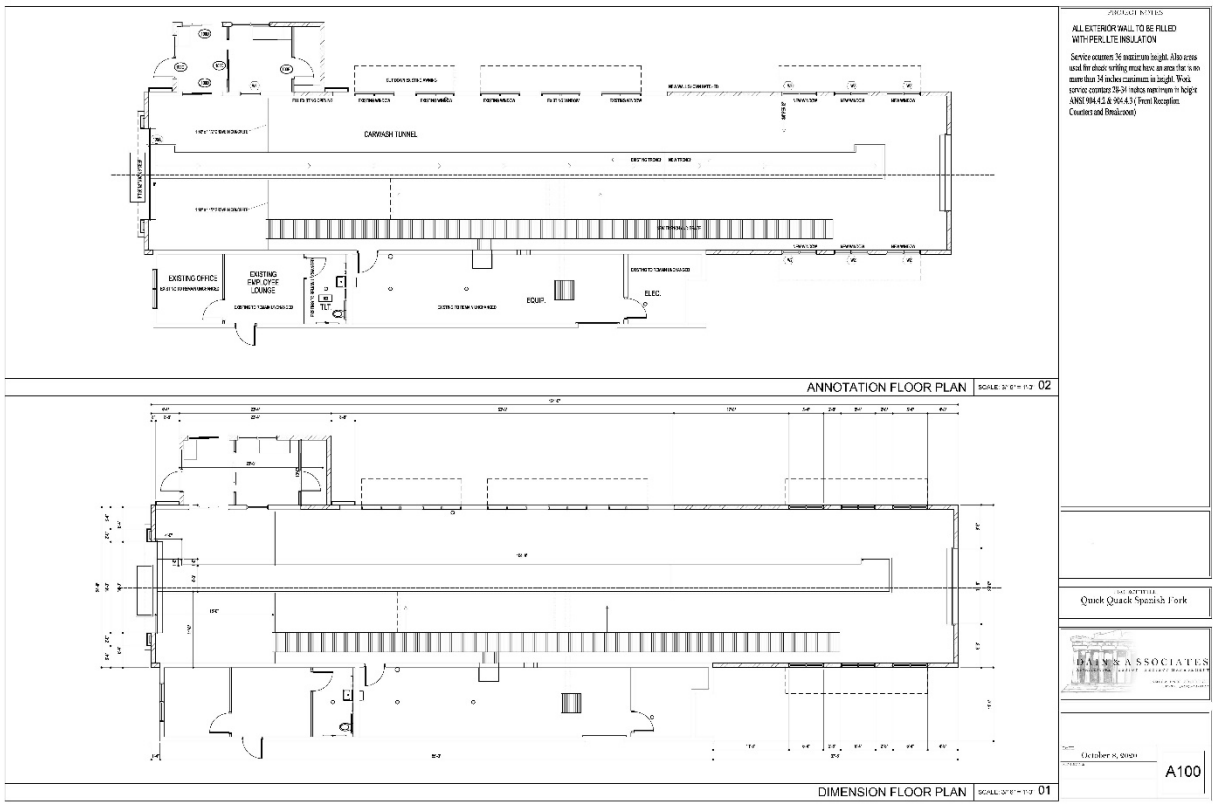

ROOF PLAN
LID PLAN
LID SECTION
SECTION A-A
SECTION B-B
Grease Trap
STANDARD DRAWING
QUICK QUACK SPANISH FORK REMODEL
UTILITY DETAILS
376 EAST 1000 NORTH, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-5
Jun 23, 2021

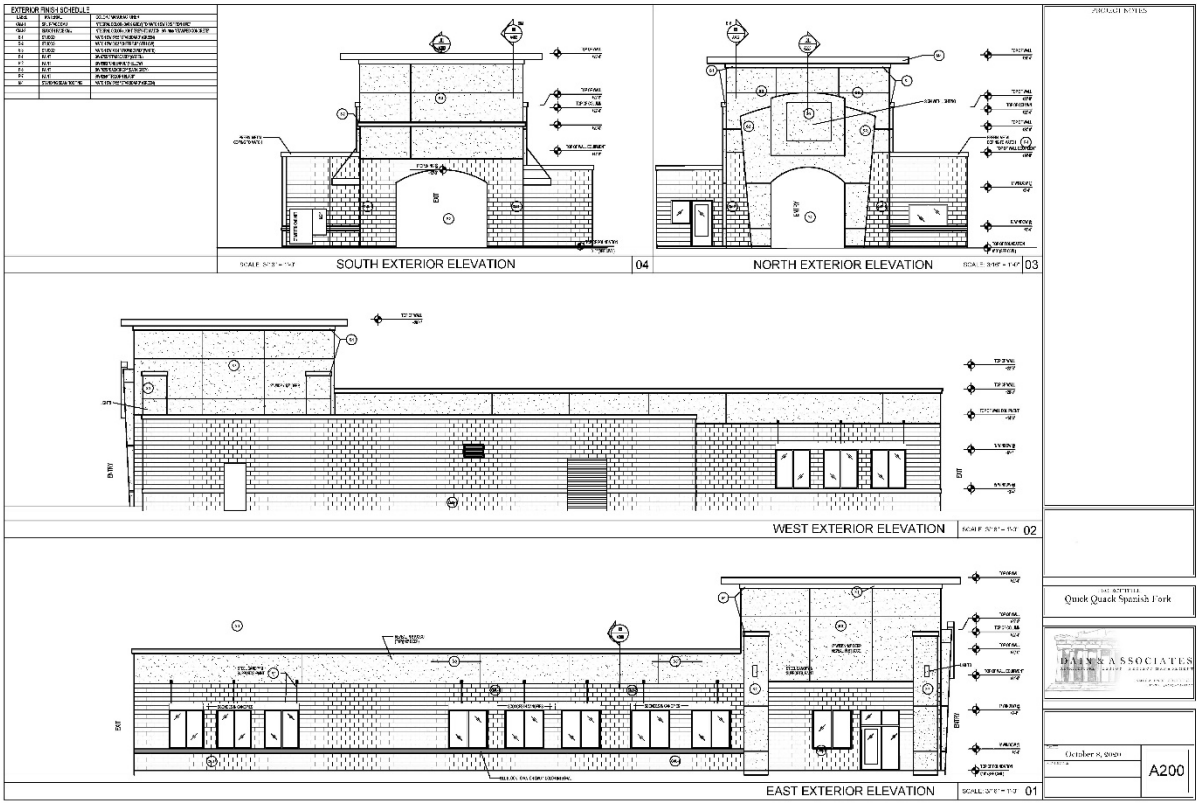

LEGEND
QUICK QUACK SPANISH FORK REMODEL
SWPPP PLAN
376 EAST 1000 NORTH, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-6


ON-GRADE INLET PROTECTION DETAIL
DROP INLET PROTECTION DETAIL
Inlet protection - gravel sock
Stabilized roadway entrance
Silt fence
Equipment and vehicle wash down area
SILT FENCE
WASH DOWN AREA
QUICK QUACK SPANISH FORK REMODEL
SWPPP DETAILS
376 EAST 1000 NORTH, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-7


1000 NORTH
PUBLIC RIGHT OF WAY
400 EAST
PROPOSED BUILDING
PROPOSED SOUND WALL
Legend
Landscape Architect
Plant List (TREES)
Plant List (SHRUBS)
Plant List (ORNAMENTAL GRASSES)
Plant List (PERENNIALS)
Planting Notes
General Notes
Sub-Grade Requirements
Submittal Requirements
1 Decorative Boulder
2 Shrub Planting
3 Mowstrip / Stone Mulch
4 Tree Planting
ELEVATE
QUICK QUACK SPANISH FORK REMODEL
LANDSCAPE PLAN
978 EAST 1000 NORTH, SPANISH FORK, UT 84660


Luminaire Schedule
Calculation Summary (Footcandles calculated using initial lumen values @ 25°C)
1000 NORTH
PUBLIC RIGHT OF WAY
(WIDTH VARIES)
400 EAST
CREE LIGHTING
A COMPANY OF IDEAL INDUSTRIES, INC.
Project Name: Quick Quack Car Wash Spanish Fork, UT
SR-35898
Footcandles calculated at grade
Filename: QQ-210611SFUTCISR1.AGI
Layout By: Chris Schlitz
Date: 6/18/2021
Scale 1" = 16'


CARWASH TUNNEL
EXISTING OFFICE
EXISTING RMP CAFE LOUNGE
EQUIP.
ELEC.
ANNOTATION FLOOR PLAN 02
DIMENSION FLOOR PLAN 01
ALL EXTERIOR WALL TO BE FILLED WITH PERLITE INSULATION
Service counters 36 maximum height. Also areas used for check writing must have an area that is no more than 34 inches maximum in height. Work service counters 28-34 inches maximum in height ANSI 904.4.2 & 904.4.3 (Front Reception Counter and Breakroom)
Quick Quack Spanish Fork
DAMM & ASSOCIATES
October 8, 2020
A100

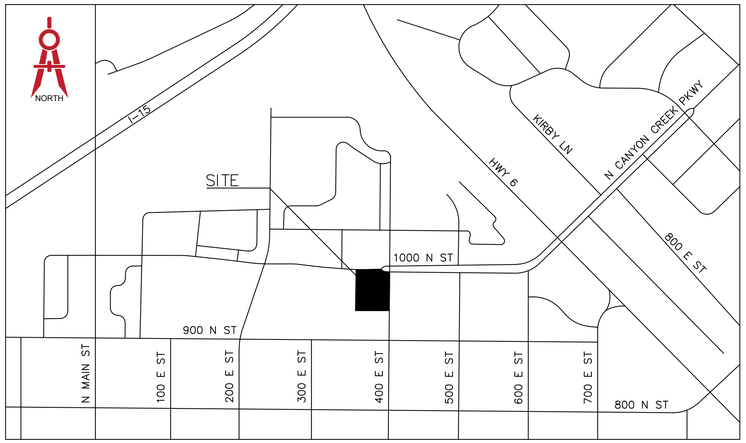

SOUTH EXTERIOR ELEVATION 04
NORTH EXTERIOR ELEVATION 03
WEST EXTERIOR ELEVATION 02
EAST EXTERIOR ELEVATION 01
Quick Quack Spanish Fork
DAMM & ASSOCIATES
October 8, 2020
A200

SOUTH EXTERIOR ELEVATION
04
NORTH EXTERIOR ELEVATION
03
WEST EXTERIOR ELEVATION
02
EAST EXTERIOR ELEVATION
01
Quick Quack Spanish Fork
DAVIS & ASSOCIATES
October 8, 2020
A200

QUICK QUACK SPANISH FORK REMODEL

SPANISH FORK, UT

VICINITY MAP



NOT TO SCALE

INDEX

G-0 Cover Sheet
C-1 Site Plan
C-2 Grading Plan
C-3 Utility Plan
C-4 Details
C-5 Utility Details
C-6 Stormwater Pollution Prevention Plan
C-7 SWPPP Details
L-1 Landscape Plan
Photometric Plan
A100 Dimension Floor Plan
A200 Exterior Elevations
A200 Exterior Color Elevations

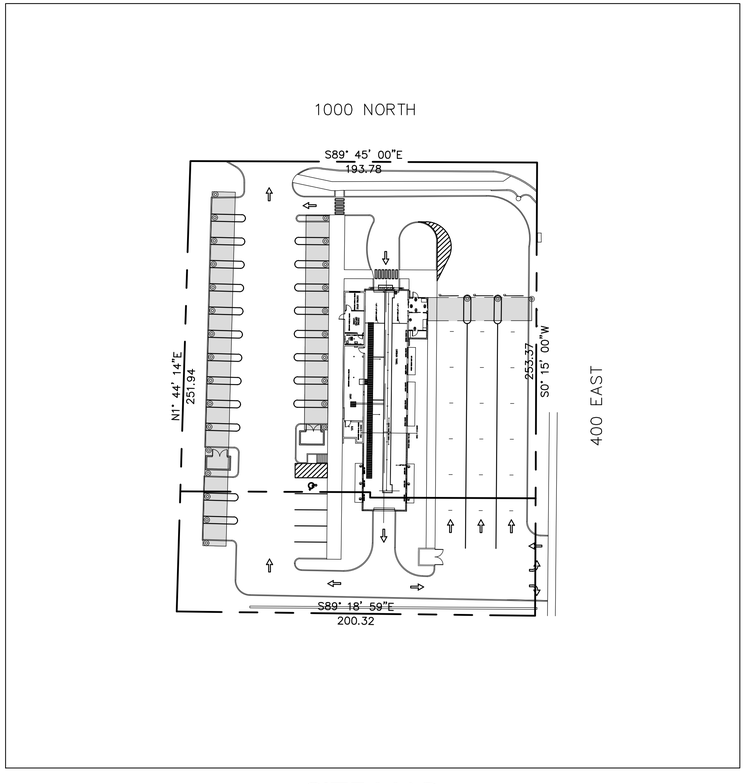
PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM

DEVELOPER:
JOSEPH EARNEST
LONESTAR BUILDERS
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 400-1944
JOSEPH@LONESTARBUILDERSINC.COM

SITE DATA

LOT AREA:	49,779	SF (1.14 ACRES)
BUILDING AREA:	4,295	SF± 8.6%
PAVEMENT AREA:	33,544	SF± 67.4%
LANDSCAPE AREA:	11,940	SF± 24.0%

ZONING: C-2 (GENERAL COMMERCIAL)



SITE MAP

1"=40'

LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE		EXISTING CURB AND GUTTER	
EASEMENT LINE		PROPOSED CURB AND GUTTER	
CENTER LINE		INVERT ELEVATION	I.E.
PROPOSED TRAIL		TOP BACK CURB	TBC
PROPOSED WATER LINE	W	TOP ASPHALT	TA
PROPOSED PRESSURIZED IRRIGATION	PI	TOP OF GRATE	TOG
PROPOSED GROUND WATER DRAIN	GW	FINISHED GRADE	FG
PROPOSED SEWER LINE	SS	TOP OF CONCRETE	TC
PROPOSED STORM DRAIN LINE	SD	HIGH WATER ELEVATION	HWE
EXISTING SEWER LINE	SS	CATCH BASIN	
EXISTING WATER LINE	W	SURFACE FLOW DIRECTION	
EXISTING STORM DRAIN LINE	SD	PROPOSED STREET LIGHT	
EXISTING CONTOUR	4960	STORM DRAIN MANHOLE	D
FINISHED CONTOUR	47.00	SANITARY SEWER MANHOLE	S
		PROPOSED WATER VALVE	W

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

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2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

ELEVATE ENGINEERING

QUICK QUACK SPANISH FORK REMODEL
COVER SHEET
376 EAST 1000 NORTH, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER
5/23/2021
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C-0

DATE: Jun 23, 2021

PROJECT ENGINEER:
LARVIN POLLOCK
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2208 WEST 700 SOUTH
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(801) 718-5993
LARVIN@ELEVATENG.COM

DEVELOPER:
JOSEPH EARNEST
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2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 400-1944
JOSEPH@LONESTARBUILDERSINC.COM

LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
STRIPING	
BUILDING SETBACK	
ACCESSIBLE ROUTE	
LANDSCAPE SETBACK	
EXISTING BUILDING	
EXISTING FENCE	x
TOP BACK OF CURB	TBC
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	
CONCRETE AREA	
CANOPY	

SITE DATA

LOT AREA:	49,779	SF (1.14 ACRES)
BUILDING AREA:	4,295	SF± 8.6%
PAVEMENT AREA:	33,544	SF± 67.4%
LANDSCAPE AREA:	11,940	SF± 24.0%
TOTAL IMPERVIOUS AREA:	37,839	SF± 76.0%

ZONING: C-2 (GENERAL COMMERCIAL)
PERMITTED USE
PARCEL ID#: 270140060

BUILDING DATA

CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
SETBACKS:
FRONT=0 FEET
REAR=0 FEET
SIDE=0 FEET

PARKING TABULATION

PROVIDED: 5 STALLS
1 ADA STALL

VACUUM STALLS: 24 STALLS
TUNNEL LENGTH: 114 FEET
STACKING: 21 STALLS

NOTES:

1. PROPOSED 8' SIDEWALK PER CITY DWG ST-514. SEE SHEET C-4 FOR DETAILS.
2. ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER APWA DWG 236.3. SEE SHEET C-4 FOR DETAILS.
3. PROPOSED CURB & GUTTER TYPE E PER CITY DWG ST-512. SEE SHEET C-4 FOR DETAILS.
4. PROPOSED CURB TYPE P PER CITY DWG ST-512. SEE SHEET C-4 FOR DETAILS.
5. CONSTRUCT VACUUM ENCLOSURE WITH CONCRETE PAD AND APRON. INSTALL OWNER PROVIDED VACUUM EQUIPMENT, UNDERGROUND TRUNK LINES, PIPING, ETC. COORDINATE WITH ARCHITECTURAL PLANS.
6. PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
7. INSTALL OWNER PROVIDED "TOMMY BALL" PLANTERS/GARBAGE RECEPTACLE (TYPICAL). COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
8. INSTALL OWNER PROVIDED PAY STATIONS WITH CANOPY. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
9. INSTALL OWNER PROVIDED GATES AND LOOP DETECTION SYSTEM. COORDINATE TIMING OF INSTALLATION PRIOR TO CONSTRUCTION OF PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
10. PROPOSED DUMPSTER LOCATION. SEE SHEET C-4 FOR DETAILS.

NOTE: ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.

GENERAL NOTES:
1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 20'

0 10 20 30 40 60

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: DR

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2208 WEST 700 SOUTH
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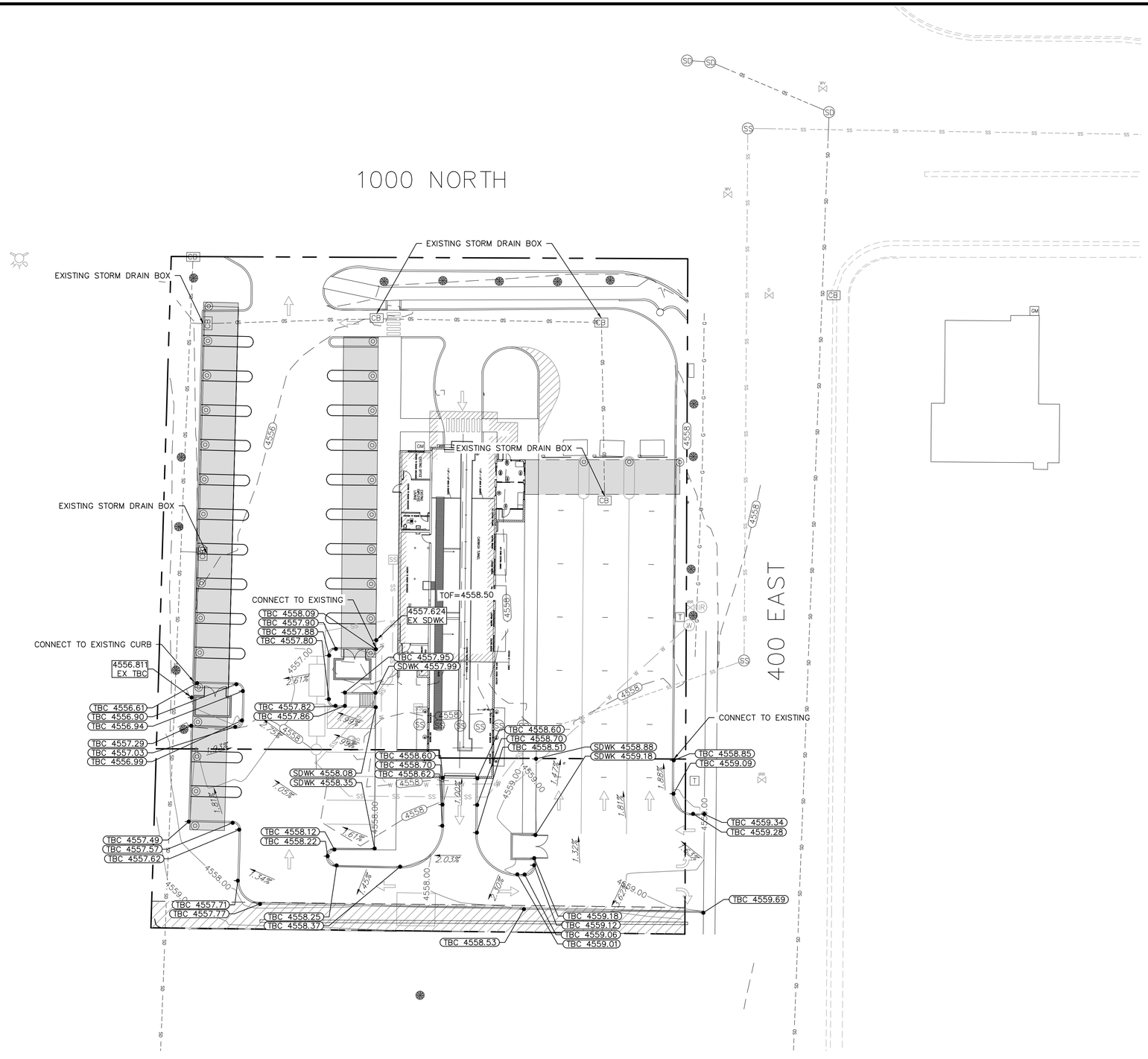
ELEVATE ENGINEERING

QUICK QUACK SPANISH FORK REMODEL
SITE PLAN
376 EAST 1000 NORTH, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER 6/23/2021 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-1

DATE: Jun 23, 2021



LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD
EXISTING STORM DRAIN LINE	SD
GRADE BREAK	GRADE BREAK
FINISH GRADE CONTOUR LINES	4960
EXISTING GRADE CONTOUR LINES	4960
FINISH GRADE SLOPE	SLOPE

GRADE BREAK	GB
INVERT ELEVATION	IE
TOP OF GRATE	TOG
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW
EDGE OF ASPHALT	EOA
TOP OF FOUNDATION	TOF

NOTE:
NEW IMPERVIOUS AREAS TO SHEET FLOW TO EXISTING CATCH BASINS

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 20'

0 10 20 30 40 60

NO. | REVISIONS | BY | DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
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PHONE: (801) 769-5983
tarvin@elevateeng.com

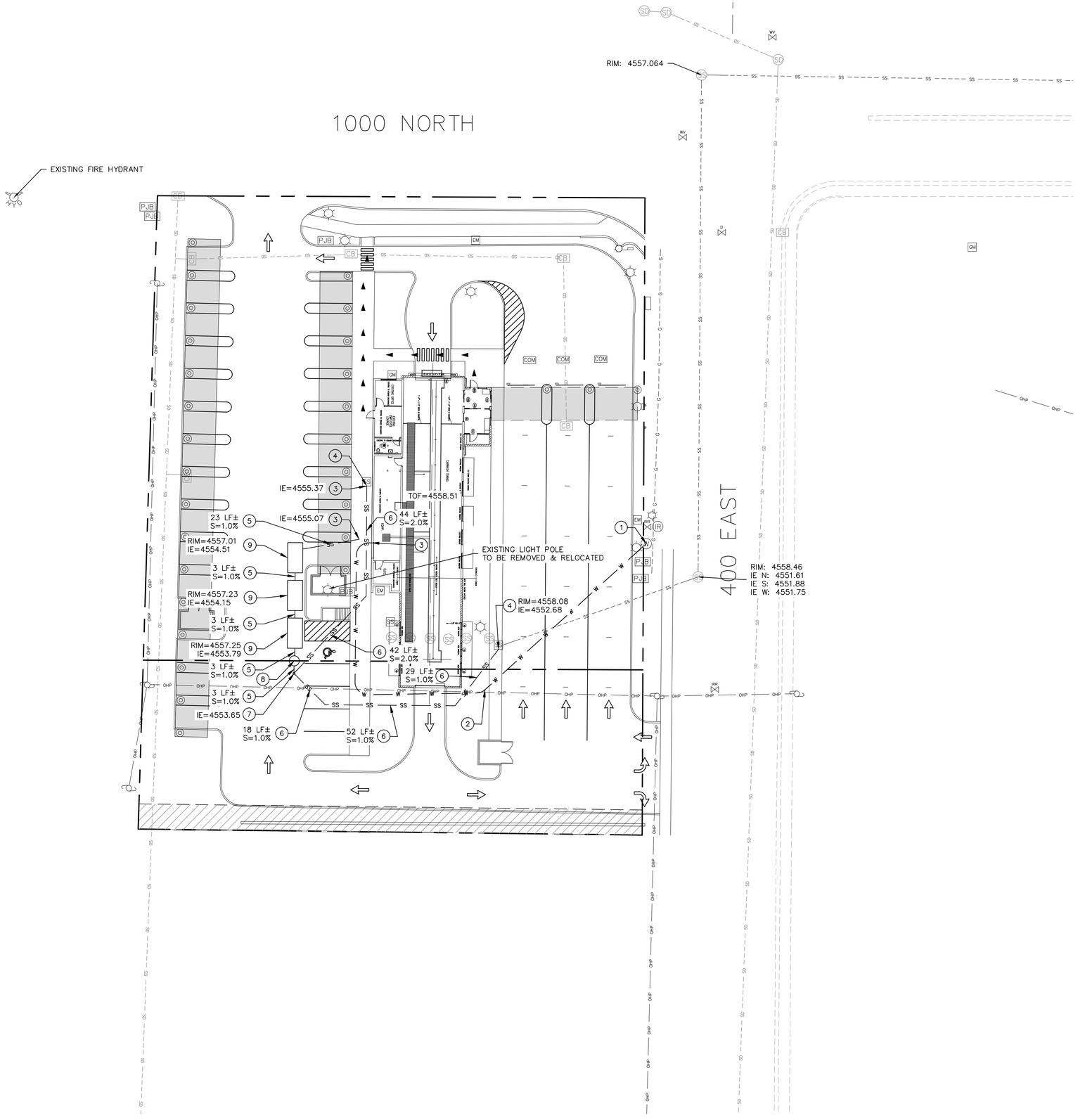
ELEVATE ENGINEERING

QUICK QUACK SPANISH FORK REMODEL
GRADING PLAN
376 EAST 1000 NORTH, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER 6/23/2021 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-2

DATE: Jun 23, 2021



LEGEND

PROPERTY/ROW LINE	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD
EXISTING STORM DRAIN LINE	SD
PROPOSED SEWER LINE	SS
EXISTING SEWER LINE	SS
PROPOSED WATER LINE	W
EXISTING WATER LINE	W
INVERT ELEVATION	IE
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
TOP OF FOUNDATION	TOF

DESIGN NOTES:

1. CONNECT TO EXISTING WATER METER PER CITY STANDARDS.
2. INSTALL 2" POLY WATER LINE PER CITY STANDARDS.
3. END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
4. CONNECT TO EXISTING SEWER MAIN PER APWA PLAN 431. SEE SHEET C-5 FOR DETAILS. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO ANY CONSTRUCTION.
5. INSTALL 6"ø PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE.
6. INSTALL 4"ø PVC SDR-35 SEWER PIPE AT 2% MIN. SLOPE.
7. INSTALL 6" CLEANOUT.
8. INSTALL 48" SANITARY SEWER SAMPLING MANHOLE PER APWA PLAN 411. SEE SHEET C-5 FOR DETAILS. RIM=4557.20 IE IN=4553.76 IE OUT=4553.68
9. INSTALL 1500 GAL. GREASE INTERCEPTOR/RECLAIM TANKS. INSTALL 3' OF 6"ø PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE BETWEEN TANKS. COORDINATE WITH PLUMBING PLANS FOR DETAILS.

GENERAL NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
6. SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.

PRIVATE UTILITIES
CONTRACTOR TO CONTACT THE FOLLOWING COMPANIES PRIOR TO ANY CONSTRUCTION. EXACT LOCATION OF THESE UTILITIES TO BE DESIGNED AND COORDINATED BY THE FOLLOWING COMPANIES.

DOMINION ENERGY – 801-853-6597
ROCKY MOUNTAIN POWER – 801-756-1310
CENTURY LINK – 801-536-6975

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 20'

0 10 20 30 40 60

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: DL

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
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larvin@elevateeng.com

ELEVATE ENGINEERING

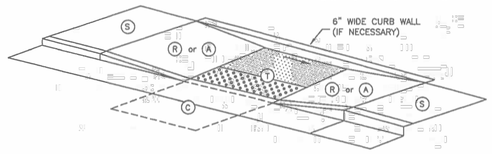
QUICK QUACK SPANISH FORK REMODEL
UTILITY PLAN
376 EAST 1000 NORTH, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER 6/23/2021 10844737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-3

DATE: Jun 23, 2021

TURNING SPACE AT STREET LEVEL



EXAMPLE 5

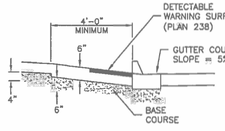
ELEMENT		DIMENSION
R	A	4 FEET WIDE MINIMUM
C	T	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	T	STREET GRADE	2
CURB RAMP	R	8.33	2
CLEAR SPACE	C	5	STREET GRADE
SIDEWALK	S	STREET GRADE	2
APPROACHE	A	8.33	2

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL



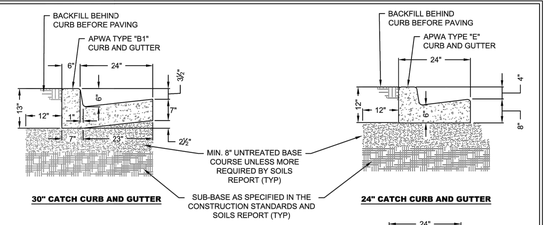
SLOPE TABLE

MATERIALS

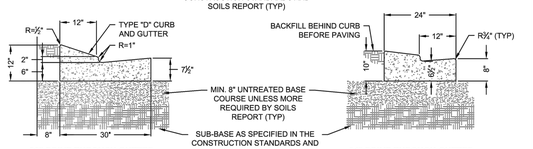
APWA Utah Chapter

Mid-block curb cut assembly

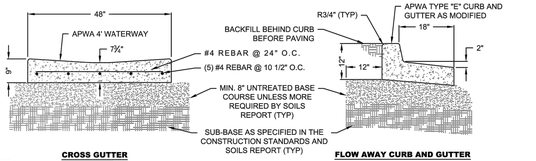
Plan 236.3
September 2011



30" CATCH CURB AND GUTTER | **24" CATCH CURB AND GUTTER**



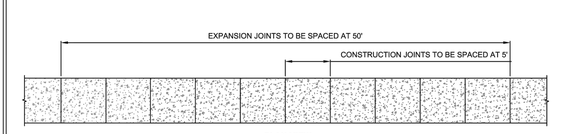
30" DRIVE THROUGH GUTTER SEE NOTE 9 | **24" DRIVE THROUGH GUTTER SEE NOTE 9**



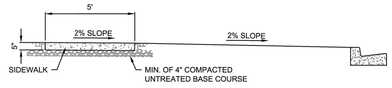
CROSS GUTTER | **FLOW AWAY CURB AND GUTTER**

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

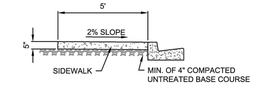
SPANISH FORK CITY	STANDARD DRAWING		
40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550	CURB & GUTTERS	DRAWN: AJS / DESIGN: MHC / REVISION: / DATE: 6/19/2018	SCALE NONE / STANDARD ST-512



PLAN VIEW



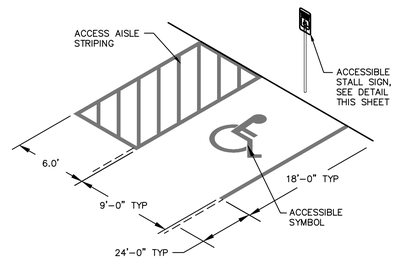
SIDEWALK CROSS-SECTION WITH PLANTER SEE APWA PLAN NUMBER 231 CONCRETE SIDEWALK

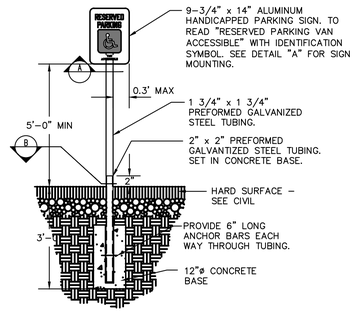


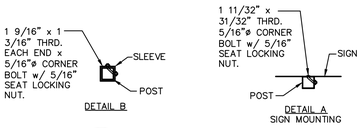
SIDEWALK CROSS-SECTION WITHOUT PLANTER SEE APWA PLAN NUMBER 231 CONCRETE SIDEWALK

NOTES:
1. IF CONCRETE IS TO BE POURED NEXT TO A CURB #4 REBAR SHALL BE DOWELED 3" INTO CURB AND 4" INTO SIDEWALK. REBAR SHALL BE DOWELED A MINIMUM OF 2" FROM TOP OF SIDEWALK AND CURB 24" O.C.
2. SIDEWALKS SHALL HAVE CONSTRUCTION JOINTS EVERY 5'.
3. SIDEWALK SHALL HAVE EXPANSION JOINTS EVERY 50'
4. TOP FRONT OF SIDEWALK SHALL BE PLACED AT 2% GRADE ABOVE TOP BACK OF CURB.

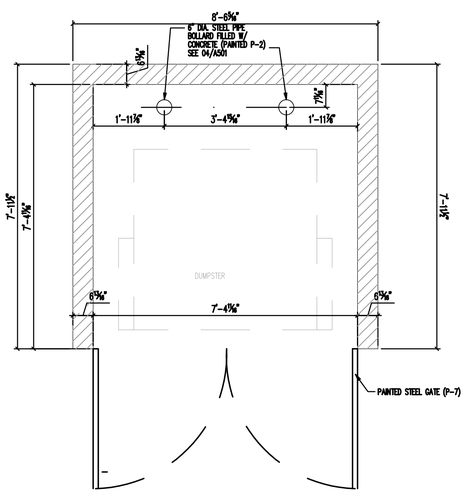
SPANISH FORK CITY	STANDARD DRAWING		
40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550	SIDEWALK	DRAWN: AJS / DESIGN: MHC / REVISION: / DATE: 6/19/2018	SCALE NONE / STANDARD ST-514

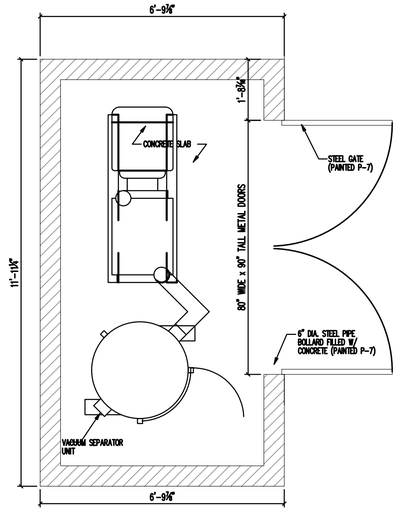


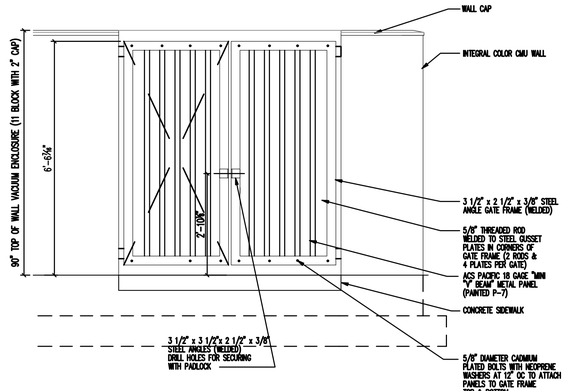




6 — ADA SIGNAGE
SCALE: N.T.S.







NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
lp.will@elevateeng.com

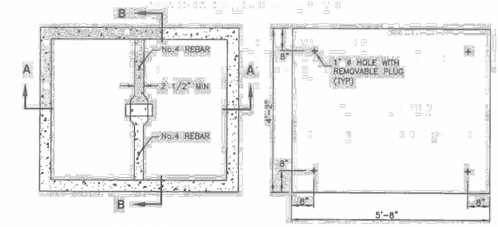
ELEVATE ENGINEERING

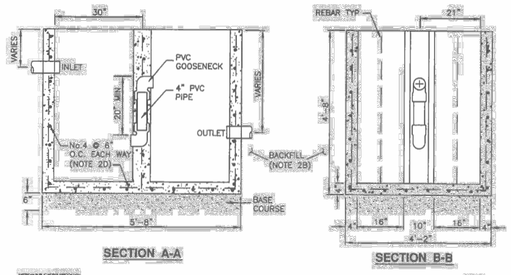
QUICK QUACK SPANISH FORK REMODEL
STANDARD DETAILS
376 EAST 1000 NORTH, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER 6/23/2021 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-4

DATE: Jun 23, 2021

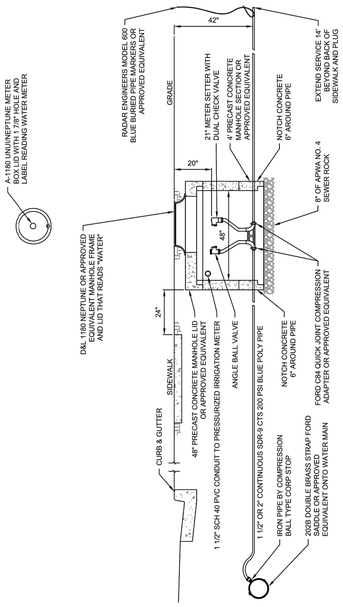




ABWA Utah Chapter

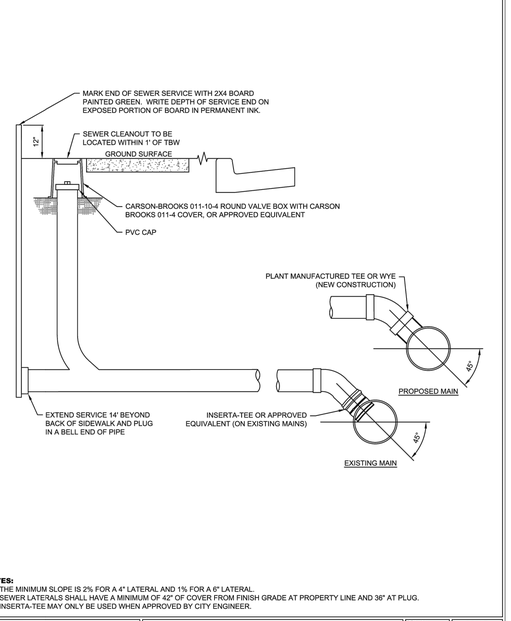
Grease trap

Plan 441 April 1997



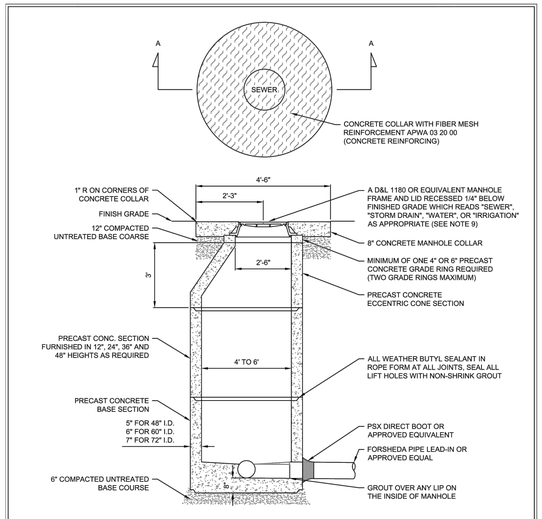
NOTES:
1. BURY CONDUIT 18" BELOW GRADE.
2. CONTRACTOR SHALL INSTALL 1" AND 2" METERS (METER TO BE PROVIDED BY SPANISH FORK CITY).
3. TYPE OF METER TO BE USED SHALL BE DETERMINED BY THE CITY.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	STANDARD DRAWING 2" WATER SERVICE	DRAWN: AJR DESIGN: CJP CHECK: DAT DATE: 6/21/17 SCALE: NONE STANDARD W-12



NOTES:
1. THE MINIMUM SLOPE IS 2% FOR A 4" LATERAL AND 1% FOR A 6" LATERAL.
2. SEWER LATERALS SHALL HAVE A MINIMUM OF 42" OF COVER FROM FINISH GRADE AT PROPERTY LINE AND 36" AT PLUG.
3. INSERTA-TEE MAY ONLY BE USED WHEN APPROVED BY CITY ENGINEER.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	STANDARD DRAWING SEWER SERVICE	DRAWN: AJR DESIGN: CJP CHECK: DAT DATE: 6/21/17 SCALE: NONE STANDARD SS-4



NOTES:
1. USE 4' I.D. MANHOLES FOR MAIN LINES LESS THEN 18" IN DIAMETER; 5' I.D. MANHOLES FOR MAIN LINES 18" TO 30" IN DIAMETER, AND 6' I.D. FOR MAIN LINES GREATER THAN 30" IN DIAMETER.
2. FLAT LIDS MAY BE USED IN LIEU OF ECCENTRIC CONES WHERE NECESSARY. FLAT LIDS SHALL BE OF ECCENTRIC DESIGN AND MEET H20 LIVE LOADING. NO FLAT RING AND COVERS WILL BE ALLOWED UNLESS APPROVED BY CITY ENGINEER OR HIS/HER DESIGNEE.
3. MANHOLE RIMS PLACED IN FIELDS SHALL HAVE SOLID LIDS AND BE BURIED 2 FEET DEEP.
4. MANHOLE RIMS OUT OF STREETS SHALL BE PLACED 4 INCHES ABOVE GRADE.
5. CONCRETE COLLAR AND RIM SHALL BE INSTALLED 1/4" BELOW PAVEMENT SURFACE AFTER THE 1 YEAR PRESERVATION COAT.
6. MANHOLE COLLARS AND RINGS SHALL BE PROTECTED BY A COVERING DURING A SEAL COAT.
7. CONCRETE COLLAR SHALL BE PLACED AFTER THE 1 YEAR PRESERVATION COAT WHEN APPLICABLE.
8. IN PAVED AREAS WITH A SLOPE GREATER THAN 5% USE AN EJIW 3624 TWIST BASE OR APPROVED EQUIVALENT.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	STANDARD DRAWING MANHOLE	DRAWN: AJR DESIGN: CJP CHECK: DAT DATE: 6/21/17 SCALE: NONE STANDARD SS-1

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: DL

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
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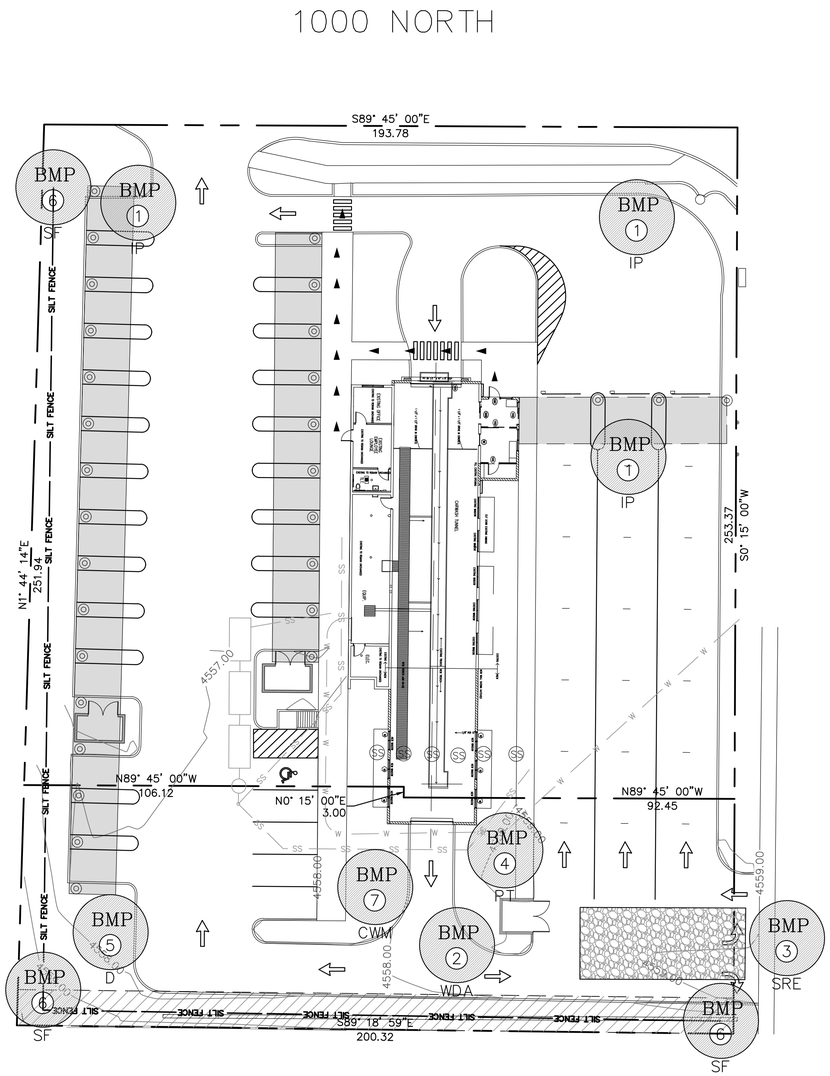
PHONE: (801) 718-5993
lp.elevate@gmail.com

QUICK QUACK SPANISH FORK REMODEL
UTILITY DETAILS
376 EAST 1000 NORTH, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER 6/23/2021 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-5

DATE: Jun 23, 2021



LEGEND

PROPERTY/ROW LINE	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD SD SD
EXISTING STORM DRAIN LINE	SD SD SD
EXISTING SEWER LINE	SS SS SS
EXISTING WATER LINE	W W W
EXISTING CONTOUR LINE	2732
FINISHED CONTOUR LINE	21.00
EXISTING FENCE	x
SILT FENCE	SILT FENCE
CLEAN OUT BOX	
BEST MANAGEMENT PRACTICE SEE BEST MANAGEMENT PRACTICE INDEX AND SHEET C-6 & 7 FOR DETAILS	BMP XX

NOTES

DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (ONCE A WEEK) AND AFTER EVERY STORM EVENT

2. LAND DISTURBANCE SHALL BE KEPT TO MINIMUM TO CONTROL RUNOFF FROM THE SITE

3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE

4. STAGED SEEDING TO RE-VEGITATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS

5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION

6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS.

7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.

8. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

POST CONSTRUCTION

SEE SHEET C-7

BEST MANAGEMENT PRACTICE INDEX

1	IP	INLET PROTECTION
2	WDA	EQUIPMENT AND VEHICLE WASH DOWN AREA
3	SRE	STABILIZED ROADWAY ENTRANCE
4	PT	PORTABLE TOILET
5	D	DUMPSTER LOCATION
6	SF	SILT FENCE
7	CWM	CONCRETE WASTE MANAGEMENT

ADDITIONAL BMP's TO BE ONSITE:
- SPILL CLEANUP
- VEHICLE & EQUIPMENT FUELING

SEE SHEET C-7 FOR BMP DETAILS

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 20'

0 10 20 30 40 60

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: DL

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

ELEVATE ENGINEERING

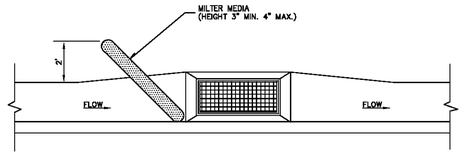
QUICK QUACK SPANISH FORK REMODEL
SWPPP PLAN
376 EAST 1000 NORTH, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER 6/23/2021 10864737 LARVIN POLLOCK STATE OF UTAH

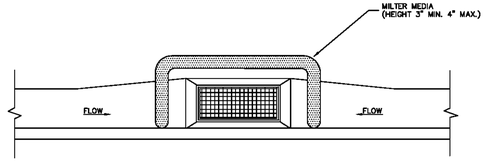
SHEET: C-6

DATE: Jun 23, 2021

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



ON-GRADE INLET PROTECTION DETAIL



DROP INLET PROTECTION DETAIL

Inlet protection - gravel sock

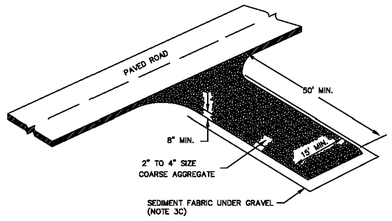
1. DESCRIPTION: Placement of gravel sock on grade upstream of, or in front of storm drain inlets to filter or pond water runoff

2. APPLICATION: At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. On-grade inlet protection:
      1. On-grade inlet protection should be used when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results.
      2. Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
      3. Install filter media just upstream of the inlet box.
      4. Filter media shall butt tightly against the face of the curb and angle at approximately a 45 degree angle away from the curb to trap runoff between the media and the curb.
      5. Excessive flows will flow either over or around the filter media and into the inlet box.
      6. Expect ponding behind the filter media.
   B. Drop inlet protection:
      1. Drop inlet protection should be used at low points in the curb and when diverting flows further downstream will not cause undesirable results.
      2. Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
      3. Install filter media around the entire perimeter of the inlet grate.
      4. Filter media shall butt tightly against the face of the curb on both sides of the inlet grate.
      5. Excessive flows will either flow around the media or over the top and into the inlet box.
      6. Expect ponding around the inlet box.

4. MAINTENANCE:
   A. Inspect inlet protection after every large storm event and at a minimum of once monthly.
   B. Remove sediment accumulated when it reaches 2 inches in depth.
   C. Replace filter medium when damage has occurred or when medium is no longer functioning as intended.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Stabilized roadway entrance

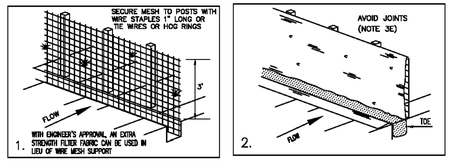
1. DESCRIPTION: A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.

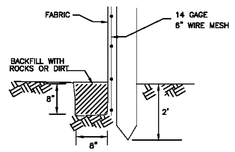
2. APPLICATION: At any site where vehicles and equipment enter the public right of way.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   B. Compact subgrade.
   C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).

4. MAINTENANCE:
   A. Requires periodic top dressing with additional stones.
   B. Prevent tracking or flow of mud into the public right-of-way.
   C. Periodic top dressing with 2 inches stone may be required, as conditions demand, and repair any structures used to trap sediments.
   D. Inspect daily for loss of gravel or sediment buildup.
   E. Inspect adjacent areas for sediment deposit and install additional controls as necessary.
   F. Expand stabilized area as required to accommodate activities.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.





TOE DETAIL

Silt fence

1. DESCRIPTION: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.

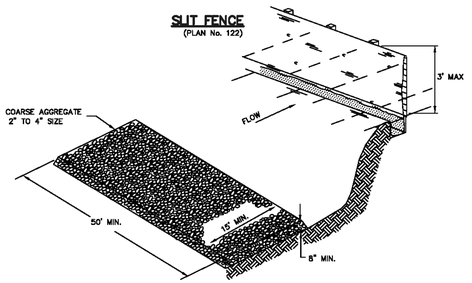
2. APPLICATION: To intercept sediment from disturbed areas of limited extent.
   A. Perimeter Control: Place barrier at down gradient limits of disturbance.
   B. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
   C. Protection of Existing Waterways: Place barrier at top of stream bank.
   D. Inlet Protection.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg. F. to 120 deg. F.
   B. Burlap shall be 10 ounces per square yard of fabric.
   C. Posts for silt fences shall be either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire to them.
   D. The fabric is cut on site to desired width, unrolled, and draped over the barrier. The fabric toe is secured with rocks or dirt. The fabric is secured to the mesh with twin, staples or similar devices.
   E. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
   F. When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity.

4. MAINTENANCE:
   A. Inspected immediately after each rainfall and at least daily during prolonged rainfall.
   B. Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
   C. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
   D. Re-anchor fence as necessary to prevent shortcutting.
   E. Inspect for runoff bypassing ends of barriers or undercutting barriers.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.

1. SECURE MESH TO POSTS WITH WIRE STAPLES 1" LONG OR TIE WIRES OR HOG RINGS
2. SECURE FABRIC TO MESH WITH TWINE, STAPLES OR SIMILAR



WASH DOWN AREA

Equipment and vehicle wash down area

1. DESCRIPTION: A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.

2. APPLICATION: At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   B. Compact subgrade.
   C. Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
   D. Install silt fence down gradient (see Plan No. 122)

4. MAINTENANCE:
   A. Requires periodic top dressing with additional stones.
   B. Solely used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
   C. The wash area shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way.
   D. Periodic top dressing with 2 inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
   E. Inspect daily for loss of gravel or sediment buildup.
   F. Inspect adjacent area for sediment deposit and install additional controls as necessary.
   G. Expand stabilized area as required to accommodate activities.
   H. Maintain silt fence as outlined in Plan No. 122.

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: DL

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

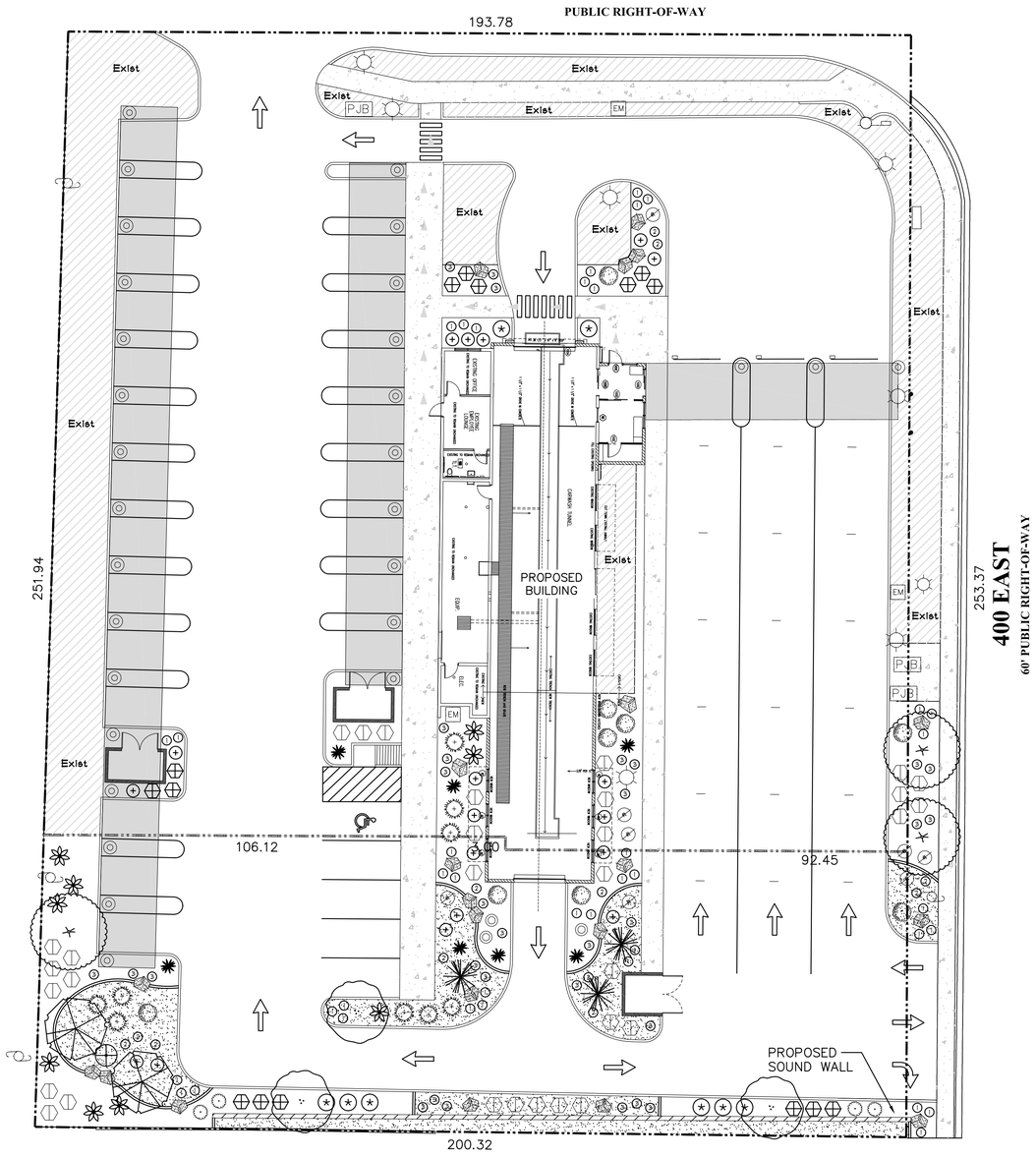
ELEVATE ENGINEERING

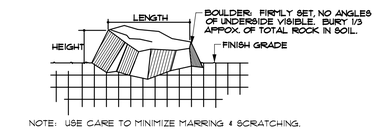
QUICK QUACK SPANISH FORK REMODEL
SWPPP DETAILS
376 EAST 1000 NORTH, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER 6/23/2021 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-7

DATE: Jun 23, 2021

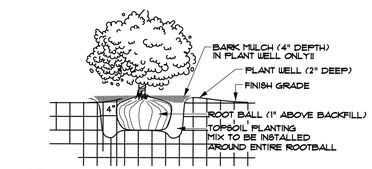




NOTE: USE CARE TO MINIMIZE MARRING & SCRATCHING.

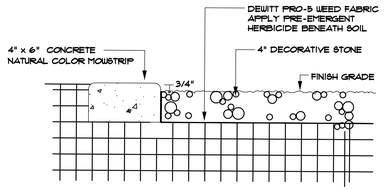
1 / L-1 Decorative Boulder

N. T. S.



2 / L-1 Shrub Planting

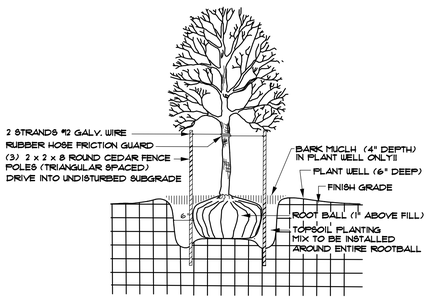
N. T. S.



NOTE: SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT.

3 / L-1 Mowstrip / Stone Mulch

N. T. S.



4 / L-1 Tree Planting

N. T. S.

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

N

0 16 32 48

Scale in Feet : 1/16"=1'-0"

Legend

Symbol	Description	Remarks
	Landscape Boulder / 3'-4' Min. Size / Individually Placed	Boulder Type And Color Shall Be From Nearest Local Source, Blonde-Tan Colored Quartzite, Block Edges.
	4" x 6" Extruded Concrete Mowstrip / Natural Color	Install In Straight True Lines And Uniform Curves. Compact Sub-grade to 90% Prior To Installation.
Exist	Existing Landscape Area / To Remain & Be Protected	Install In Areas Shown And Over A 4 Inch Depth Of Import Topsoil. Seed Mixture To Be Composed Of
	New Shrub - Rock Area / 1" Size / 'Nephi Cobble'	Install In Areas Shown To A Depth Of 4 Inches Over 'DeWitt' Brand Weed Barrier Fabric.
No Hatch	New Shrub - Bark Area / Match Bark Mulch Type On Existing	Install In Areas Shown To A Depth Of 4 Inches Over 'DeWitt' Brand Weed Barrier Fabric.

Landscape Architect

RDL Design Company, Inc.
1020 East Tale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : rdldesign@comcast.net

Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
2		Malus x. 'Spring Snow'	Spring Snow Crab	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
3		Pinus leucodermis heldreichii	Dwarf Bosnian Pine	6'-8' Height B & B	Full Throughout Specimen
3		Tilia tomentosa 'Sterling Silver'	Sterling Silver Linden	6'-8' Height B & B	Full Throughout Specimen
3		Zelcova serrata 'Musashino'	Musashino Zelcova	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
8		Berberis thund. 'Crimson Pygmy'	Crimson Pygmy Barberry	5 Gallon	15"-18" Height
8		Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 Gallon	18"-24" Height
9		Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	5 Gallon	24"-30" Height
9		Rhus aromatica 'Low Grow'	Low Grow Sumac	5 Gallon	18"-24" Spread
9		Rosa 'Knock Out Red'	Knock Out Red Rose	5 Gallon	18"-24" Height
4		Spiraea bumalda 'Goldmound'	Goldmound Spiraea	5 Gallon	15"-18" Height
18		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	15"-18" Height
7		Yucca filam. 'Golden Sword'	Golden Sword Yucca	5 Gallon	15"-18" Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
15		Calamagrostis a. 'Avalanche'	Avalanche Feather Grass	5 Gallon	24"-30" Height
31		Calamagrostis a. 'Foerster'	Foerster Feather Grass	5 Gallon	24"-30" Height
1		Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 Gallon	24"-30" Height
3		Pennisetum alop. 'Hameln'	Hameln Fountain Grass	5 Gallon	15"-18" Height

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
39	1	Hemerocallis 'Stella d'Oro'	Stella d'Oro Day Lily	1 Gallon	Full Can
11	2	Lavandula 'Hidcote Blue'	Blue Lavender	1 Gallon	Full Can
31	3	Salvia 'East Friesland'	East Friesland Sage	1 Gallon	Full Can

Planting Notes

1. All planting areas shall receive a 4 inch depth of topsoil. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of all topsoil for approval.
2. Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
3. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
4. Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soil Pep/or equal), and shall be rotary mixed on-site prior to installation.
5. Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
6. Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shredded bark mulch mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 4" depth of decorative stone or bark mulch (to match existing areas), and over Pro-5 weed barrier fabric.
7. In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
8. Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include weeding, pruning and one fertilization.
9. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.
10. Final project certification to be completed by Owner/Contractor.

General Notes

1. All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
2. The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
3. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
4. The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
7. The contractor shall plant all plants per the planting details, stake/guy as shown. The top of the rootballs shall be planted flush with the finish grade.
8. 60' X 20' clear view triangle: No obstacles over 3 feet high, as measured from top back of curb, are allowed within triangle (typical 4 places).
9. No trees shall be planted in public park strips less than 8 feet wide. Centerline of trees shall be planted minimum of 4 feet away from back of curb and either side of sidewalk.
10. 2H:1V maximum slope in landscaped areas.

Sub-Grade Requirements

1. PLANTING AREAS : Twelve (12) inches below finish grade. This will allow for the installation of an eight inch depth of topsoil along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
2. SUB-GRADE COORDINATION : The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepencies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

Submittal Requirements

1. The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil ammendments & import topsoil in order to obtain approval to be used on the project, and prior to shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
2. All plant materials shall be secured for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this time period.

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: DL

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
lorvin@elevateng.com

ELEVATE ENGINEERING

QUICK QUACK SPANISH FORK REMODEL
LANDSCAPE PLAN
376 EAST 1000 NORTH, SPANISH FORK, UT 84660

STATE OF UTAH — REGISTERED — 10529280 — 06-23-21 — LICENSED LANDSCAPE ARCHITECT

SHEET: L-1

DATE: 06-23-2021

Luminaire Schedule

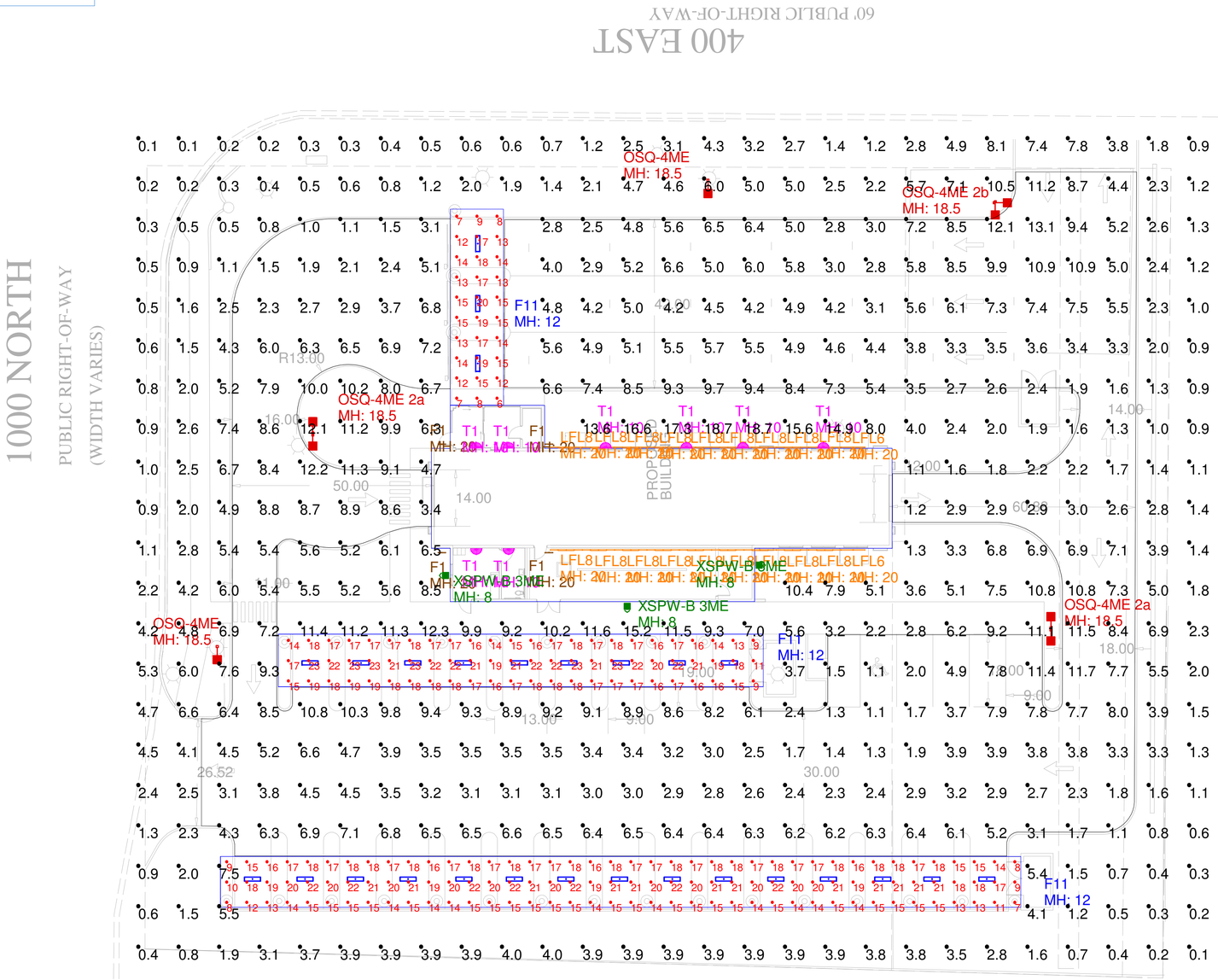
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	2	OSQ-4ME	SINGLE	1.000	17291	130	OSQ-A-NM-4ME-K-57K-UL-xx
	18	LFL8	LFL 8FT	1.000	N.A.	70	LFL-A-8-DO-UL-SV-53K-SA
	2	LFL6	SINGLE	1.000	N.A.	52	LFL-A-6-DO-UL-SV-53K-SA
	27	F11	SINGLE	1.000	6778	52	VT3204HUNV50
	2	OSQ-4ME 2a	D180°	1.000	17291	130	OSQ-A-NM-4ME-K-57K-UL-xx
	4	F1	SINGLE	1.000	4584	66	FLD-OL-SN-D2-14-E-UL-SV-700
	3	XSPW-B 3ME	SINGLE	1.000	2490	20	XSPW-B-WM-3ME-2L-57K-UL-xx
	8	T1	SINGLE	1.000	N.A.	30	RS-30WLED-DO-CS-120
	1	OSQ-4ME 2b	2 @ 90°	1.000	17291	130	OSQ-A-NM-4ME-K-57K-UL-xx

Calculation Summary (Footcandles calculated using initial lumen values @ 25°C)

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	4.67	18.7	0.1	46.70	187.00
PAY CANOPY	Fc	13.53	20	6	2.26	3.33
VACUUM CANOPY 1	Fc	17.94	23	9	1.99	2.56
VACUUM CANOPY 2	Fc	16.83	22	7	2.40	3.14
PAVED AREA	Fc	5.34	13.1	1.1	4.85	11.91

Additional Equipment:
(8) OSQ-DAxx Direct mount arms
(2) CL-SSP-4011-16-D1-xx 16' X 4" X 11ga Square steel poles (+2.5' afg base)
(2) CL-SSP-4011-16-D2-xx 16' X 4" X 11ga Square steel poles (+2.5' afg base)
(1) CL-SSP-4011-16-D3-xx 16' X 4" X 11ga Square steel poles (+2.5' afg base)
*** Proposed poles meet 120 mph wind zone requirements

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



CREE LIGHTING
A COMPANY OF IDEAL INDUSTRIES, INC.
9201 Washington Ave, Racine, WI 53406 https://creelighting.com - (800) 236-6800

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used inconjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting,or energy code.

Project Name: Quick Quack Car Wash Spanish Fork, UT

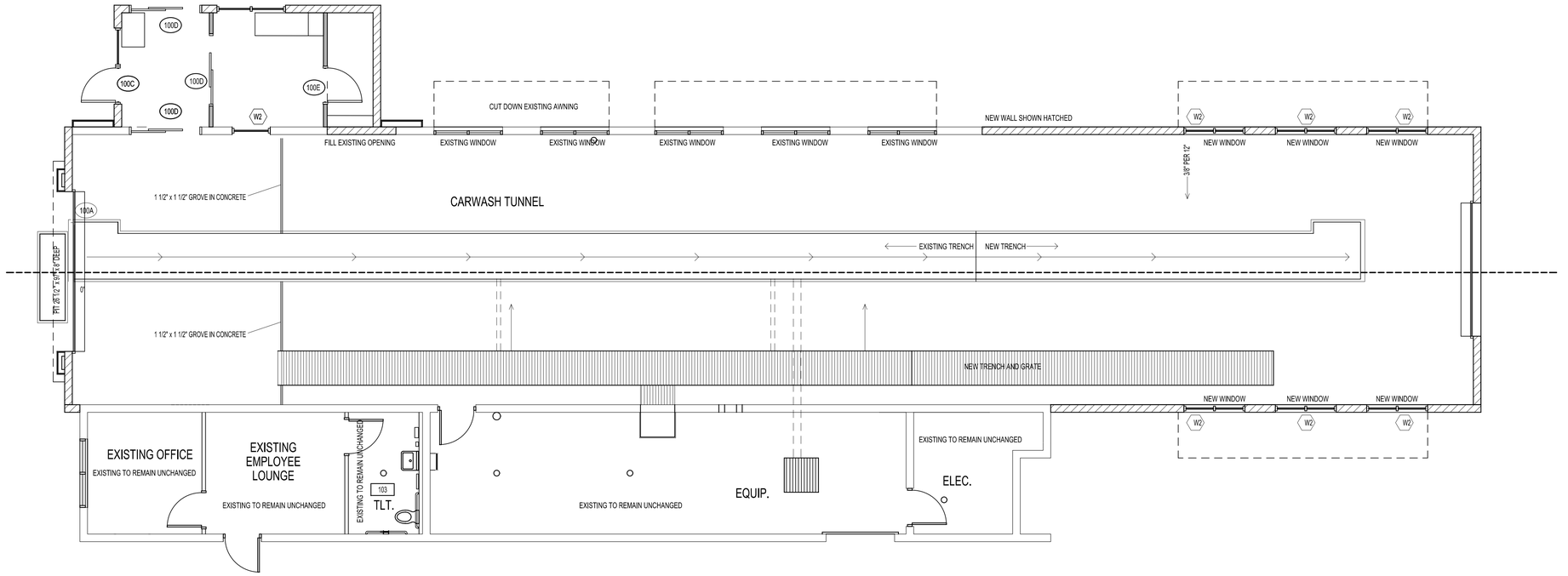
SR-35898 | Footcandles calculated at grade | Filename: QQ-210611SFUTCISR1.AGI

Layout By:
Chris Schlitz

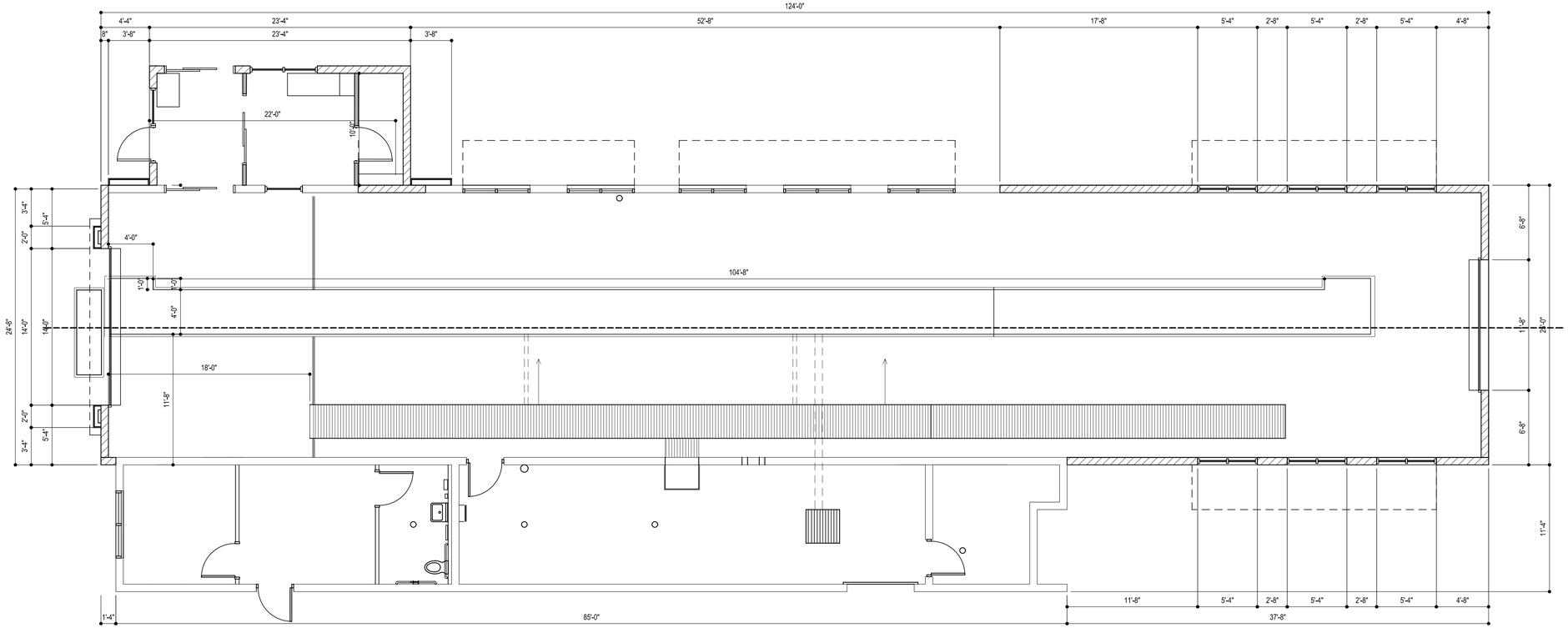
Date:6/18/2021

Scale 1" = 16'

0 32 64



ANNOTATION FLOOR PLAN | SCALE: 3/16" = 1'-0" 02



DIMENSION FLOOR PLAN | SCALE: 3/16" = 1'-0" 01

PROJECT NOTES

ALL EXTERIOR WALL TO BE FILLED WITH PERLILTE INSULATION

Service counters 36 maximum height. Also areas used for check writing must have an area that is no more than 34 inches maximum in height. Work service counters 28-34 inches maximum in height ANSI 904.4.2 & 904.4.3 (Front Reception Counters and Breakroom)

PROJECT TITLE
Quick Quack Spanish Fork

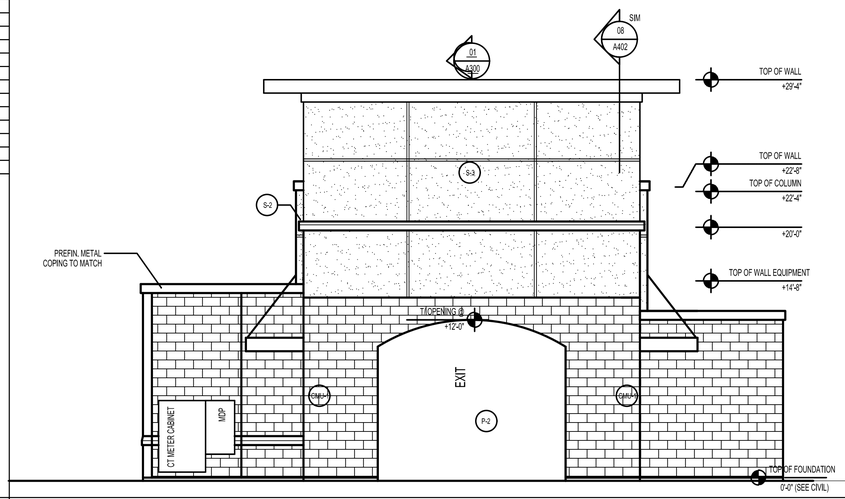
DAIN & ASSOCIATES
ARCHITECTURE DESIGN PROJECT MANAGEMENT
JAMES A. DAIN ARCHITECT
PHONE (801) 225-8805

DATE:
October 8, 2020
REVISIONS:

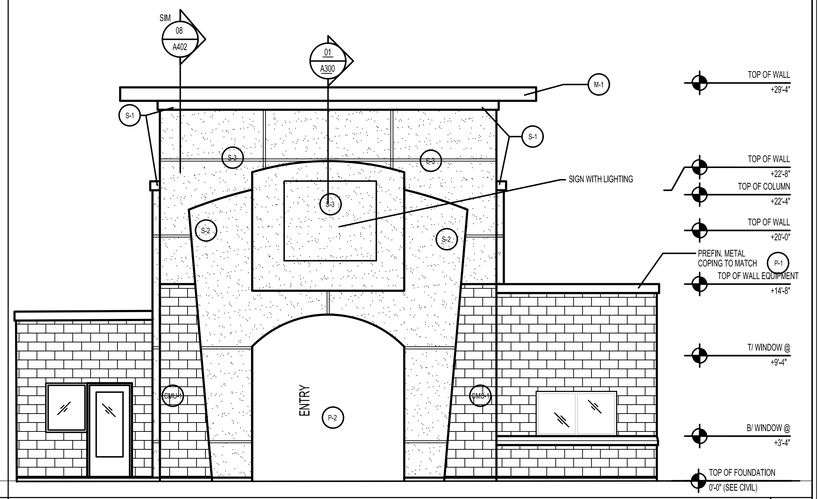
A100

EXTERIOR FINISH SCHEDULE

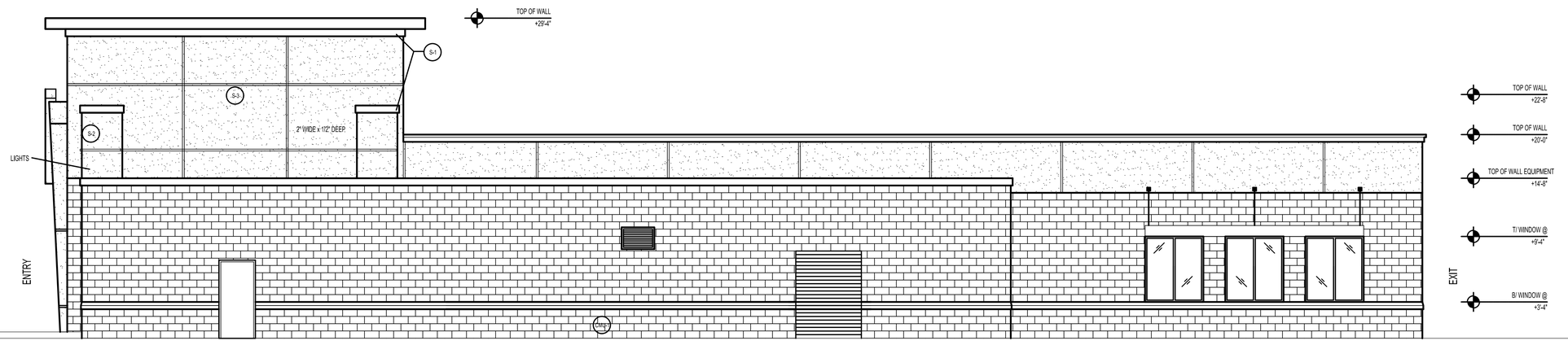
LABEL	MATERIAL	COLOR / MANUFACTURER
CMU-1	SPLIT-FACE CMU	INTEGRAL COLOR (DARK GREY) TO MATCH SW 7069 "IRON ORE"
CMU-2	SMOOTH FACE CMU	INTEGRAL COLOR (LIGHT GREY) TO MATCH SW 7655 "STAMPED CONCRETE"
S-1	STUCCO	MATCH SW 6755 "STARBOARD" (GREEN)
S-2	STUCCO	MATCH SW 6903 "CHEERFUL" (YELLOW)
S-3	STUCCO	MATCH SW 7004 "SNOWBOUND" (WHITE)
P-1	PAINT	SW 6755 "STARBOARD" (GREEN)
P-2	PAINT	SW 6903 "CHEERFUL" (YELLOW)
P-3	PAINT	SW 7025 "BACKDROP" (DARK GREY)
P-7	PAINT	SW 6258 "TRICORN BLACK"
M-1	STANDING SEAM ROOFING	MATCH SW 6755 "STARBOARD" (GREEN)



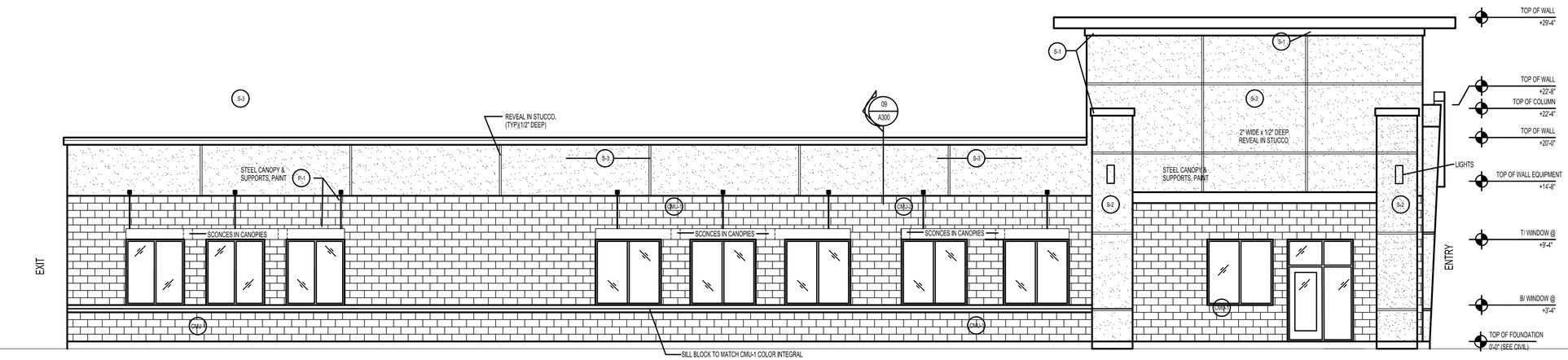
SCALE: 3/16" = 1'-0" **SOUTH EXTERIOR ELEVATION** 04



NORTH EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 03



WEST EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 02



EAST EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 01

PROJECT NOTES

PROJECT TITLE
Quick Quack Spanish Fork

DAIN & ASSOCIATES
ARCHITECTURE | DESIGN | PROJECT MANAGEMENT
JAMES A. DAIN ARCHITECT
PHONE (801) 225-5005

DATE:
October 8, 2020
REVISIONS:

A200

EXTERIOR FINISH SCHEDULE

LABEL	MATERIAL	COLOR / MANUFACTURER
CMU-1	SPLIT-FACE CMU	INTEGRAL COLOR (DARK GREY) TO MATCH SW 7069 "IRON ORE"
CMU-2	SMOOTH FACE CMU	INTEGRAL COLOR (LIGHT GREY) TO MATCH SW 7655 "STAMPED CONCRETE"
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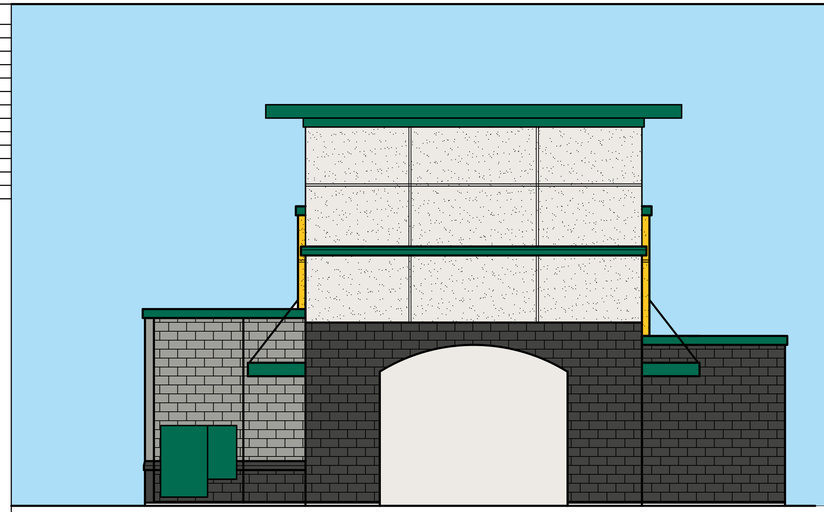
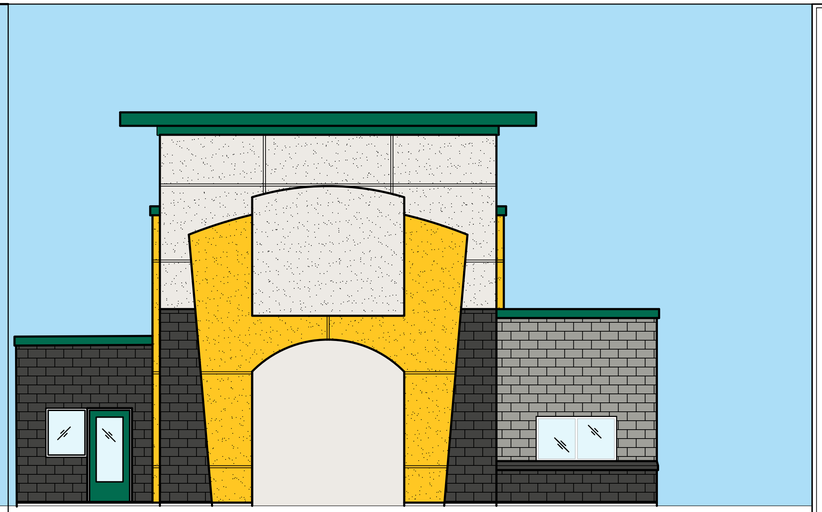
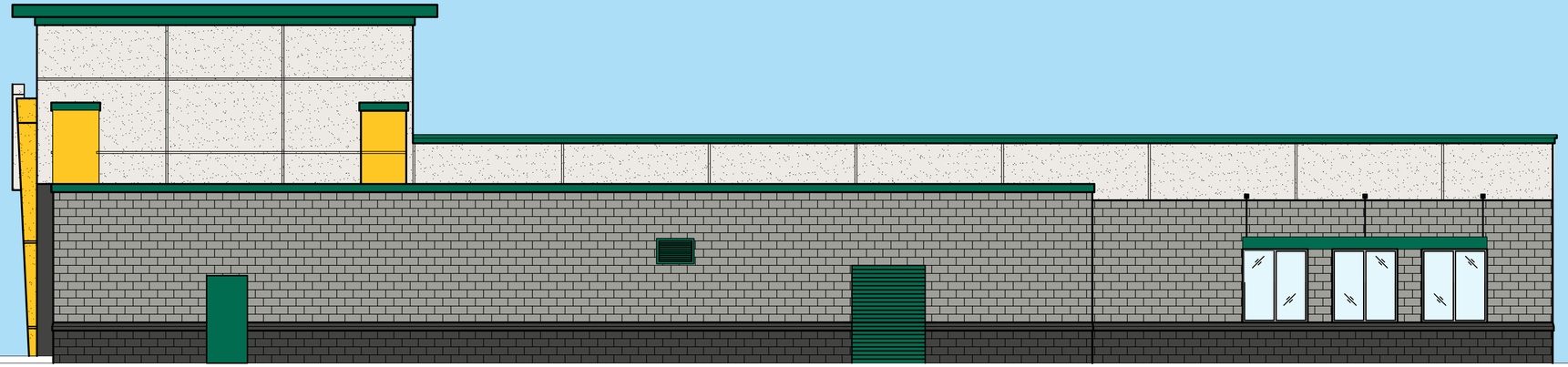


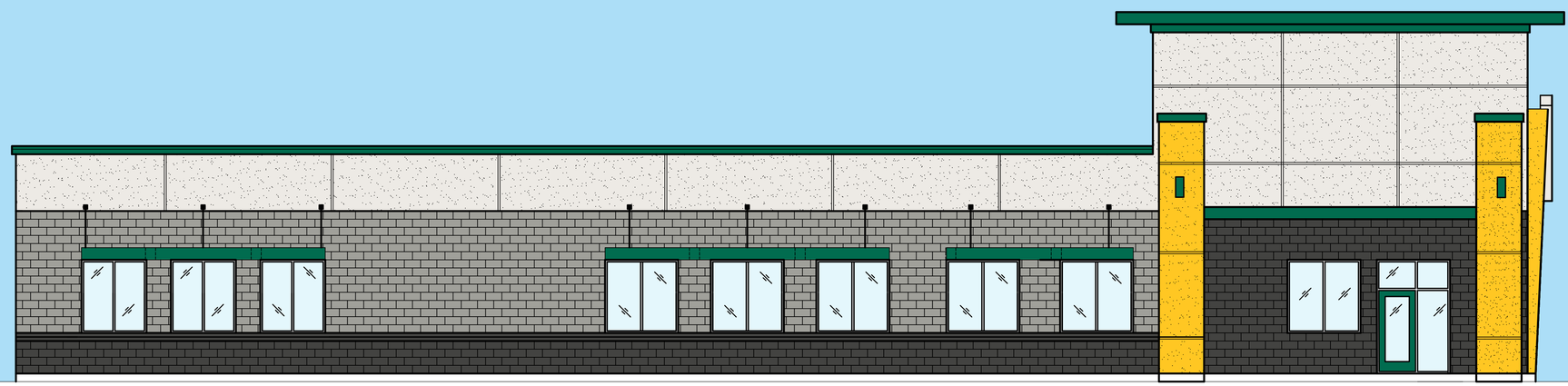
SCALE: 3/16" = 1'-0" SOUTH EXTERIOR ELEVATION 04



NORTH EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 03



WEST EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 02



EAST EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 01

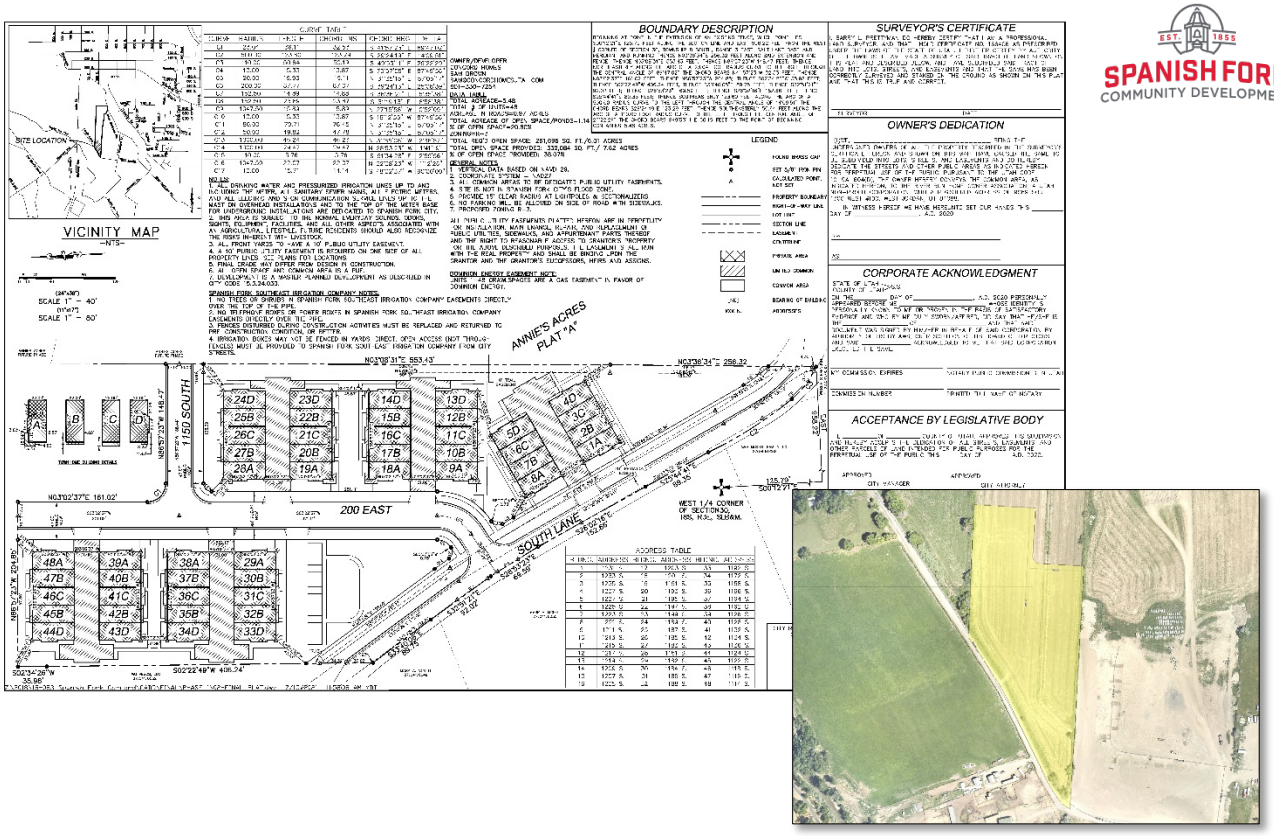
PROJECT NOTES

PROJECT TITLE
Quick Quack Spanish Fork

DAIN & ASSOCIATES
ARCHITECTURE DESIGN PROJECT MANAGEMENT
JAMES A. DAIN ARCHITECT
PHONE (801)226-8803

DATE:
October 8, 2020
REVISIONS:

A200



River Run Townhomes, Plat A, Minor Plat Amendment Approval Request

July 21, 2021, Development Review Committee.

Located at 200 East South Lane, including 5.48 acres.

The subject property is zoned R-3.

The applicant has requested Minor Plat Amendment approval for forty-eight (48) residential lots.

Recommendation

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

Finding

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

Conditions

1. That the applicant meets the City's Zoning Requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Key Issues

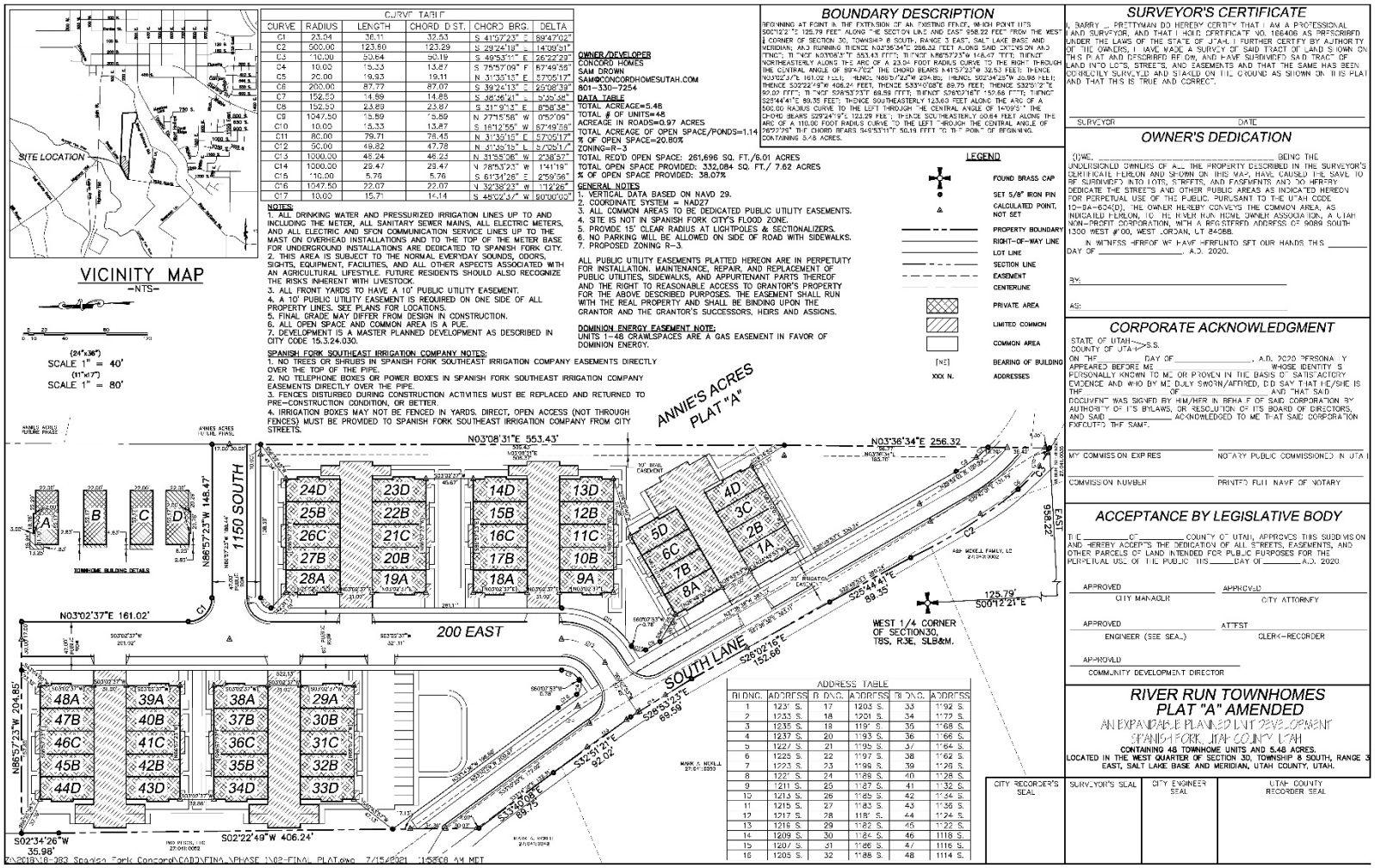
1. Building Elevations.
2. Easements.
3. Landscaping.

Exhibits

1. Plat.
2. Landscaping.
3. Elevations.

Exhibit 1

July 21, 2021



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	23.04	36.11	32.53	S 41°27'23" E	89°47'02"
C2	500.00	123.80	123.29	S 29°24'19" E	14°09'51"
C3	110.00	50.64	50.19	S 49°53'11" E	26°22'29"
C4	10.00	15.33	13.87	S 75°57'09" E	87°49'58"
C5	20.00	19.93	19.11	N 31°35'15" E	57°05'17"
C6	260.00	87.77	87.07	S 39°24'13" E	25°06'39"
C7	152.50	14.89	14.88	S 48°56'41" E	5°35'56"
C8	152.50	23.89	23.87	S 51°91'3" E	8°58'38"
C9	1047.50	15.89	15.89	N 27°15'56" W	0°52'09"
C10	10.00	15.33	13.87	S 16°12'55" W	87°49'58"
C11	80.00	79.71	78.45	N 31°35'15" E	57°05'17"
C12	50.00	49.82	47.78	N 31°35'15" E	57°05'17"
C13	1000.00	45.24	45.23	N 31°55'08" W	2°35'57"
C14	1000.00	29.47	29.47	N 28°53'23" W	1°41'19"
C15	110.00	5.76	5.76	S 61°34'26" E	2°59'56"
C16	1047.50	22.07	22.07	N 32°38'23" W	1°12'26"
C17	10.00	15.71	14.14	S 48°02'34" W	90°00'00"

BOUNDARY DESCRIPTION

BEGINNING AT POINT IN THE EXTENSION OF AN EXISTING FENCE, WHICH POINT IS S00°12'22"E 125.79 FEET ALONG THE SECTION LINE AND EAST 598.22 FEET FROM THE WEST ¼ CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N03°36'34"E 256.32 FEET ALONG SAID SECTION LINE AND FENCE; THENCE N03°08'31"E 553.43 FEET; THENCE N86°57'23"W 148.47 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 23.04 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 89°47'02" THE CHORD BEARS N41°57'23"W 32.53 FEET; THENCE N03°02'37"E 161.02 FEET; THENCE N86°57'23"W 204.85; THENCE S02°34'26"W 35.98 FEET; THENCE S02°22'49"W 406.24 FEET; THENCE SOUTHEASTERLY 36.11 FEET ALONG THE ARC OF A 23.04 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 89°47'02" THE CHORD BEARS S41°27'23"E 32.53 FEET; THENCE S03°02'37"W 201.02 FEET; THENCE S86°57'23"E 89.59 FEET; THENCE S26°02'16"E 152.68 FEET; THENCE S25°44'41"E 89.35 FEET; THENCE SOUTHEASTERLY 123.80 FEET ALONG THE ARC OF A 500.00 RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 14°09'51" THE CHORD BEARS S29°24'19"E 123.29 FEET; THENCE SOUTHEASTERLY 50.64 FEET ALONG THE ARC OF A 110.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 26°22'29" THE CHORD BEARS S49°53'11"E 50.19 FEET TO THE POINT OF BEGINNING. CONTAINING 5.48 ACRES.

OWNER/DEVELOPER
CONCORD HOMES
SAM DROWN
SAM@CONCORDHOMESUTAH.COM
801-330-7254

DATA TABLE
TOTAL ACREAGE=5.48
TOTAL # OF UNITS=48
ACREAGE IN ROADS=0.97 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=1.14
% OF OPEN SPACE=20.80%
ZONING=R-3
TOTAL REQ'D OPEN SPACE: 261,696 SQ. FT./6.01 ACRES
TOTAL OPEN SPACE PROVIDED: 332,084 SQ. FT./ 7.62 ACRES
% OF OPEN SPACE PROVIDED: 38.07%

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

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

DOMINION ENERGY EASEMENT NOTE:
UNITS 1-48 CRAWLSPACES ARE A GAS EASEMENT IN FAVOR OF DOMINION ENERGY.

NOTES:
1. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
2. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
3. ALL FRONT YARDS TO HAVE A 10' PUBLIC UTILITY EASEMENT.
4. A 10' PUBLIC UTILITY EASEMENT IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES. SEE PLANS FOR LOCATIONS.
5. FINAL GRADE MAY DIFFER FROM DESIGN IN CONSTRUCTION.
6. ALL OPEN SPACE AND COMMON AREA IS A PUE.
7. DEVELOPMENT IS A MASTER PLANNED DEVELOPMENT AS DESCRIBED IN CITY CODE 15.3.24.030.

SPANISH FORK SOUTHEAST IRRIGATION COMPANY NOTES:
1. NO TREES OR SHRUBS IN SPANISH FORK SOUTHEAST IRRIGATION COMPANY EASEMENTS DIRECTLY OVER THE TOP OF THE PIPE.
2. NO TELEPHONE BOXES OR POWER BOXES IN SPANISH FORK SOUTHEAST IRRIGATION COMPANY EASEMENTS DIRECTLY OVER THE PIPE.
3. FENCES DISTURBED DURING CONSTRUCTION ACTIVITIES MUST BE REPLACED AND RETURNED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
4. IRRIGATION BOXES MAY NOT BE FENCED IN YARDS. DIRECT, OPEN ACCESS (NOT THROUGH FENCES) MUST BE PROVIDED TO SPANISH FORK SOUTHEAST IRRIGATION COMPANY FROM CITY STREETS.

LEGEND
- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE
- PRIVATE AREA
- LIMITED COMMON
- COMMON AREA
- [N3] BEARING OF BUILDING
- XXX N. ADDRESSES

ADDRESS TABLE					
BLDNG.	ADDRESS	BLDNG.	ADDRESS	BLDNG.	ADDRESS
1	1237 S.	17	1203 S.	33	1192 S.
2	1233 S.	18	1201 S.	34	1172 S.
3	1235 S.	19	1197 S.	35	1168 S.
4	1237 S.	20	1193 S.	36	1166 S.
5	1227 S.	21	1195 S.	37	1164 S.
6	1225 S.	22	1197 S.	38	1162 S.
7	1223 S.	23	1199 S.	39	1126 S.
8	1221 S.	24	1128 S.	40	1128 S.
9	1211 S.	25	1187 S.	41	1132 S.
10	1213 S.	26	1185 S.	42	1134 S.
11	1215 S.	27	1183 S.	43	1136 S.
12	1217 S.	28	1181 S.	44	1124 S.
13	1216 S.	29	1182 S.	45	1122 S.
14	1209 S.	30	1184 S.	46	1118 S.
15	1207 S.	31	1186 S.	47	1116 S.
16	1205 S.	32	1188 S.	48	1114 S.

SURVEYOR'S CERTIFICATE

I, BARRY J. 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 BEFORE, 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 _____

OWNER'S DEDICATION

(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 SURVEYED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO THE UTAH CODE 10-9A-604(D), THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE RIVER RUN HOME OWNER ASSOCIATION, A UTAH NON-PROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 9089 SOUTH 1300 WEST #100, WEST JORDAN, UT 84088.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 2020.

BY: _____

AS: _____

CORPORATE ACKNOWLEDGMENT

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

ON THE _____ DAY OF _____, A.D. 2020 PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER _____ PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

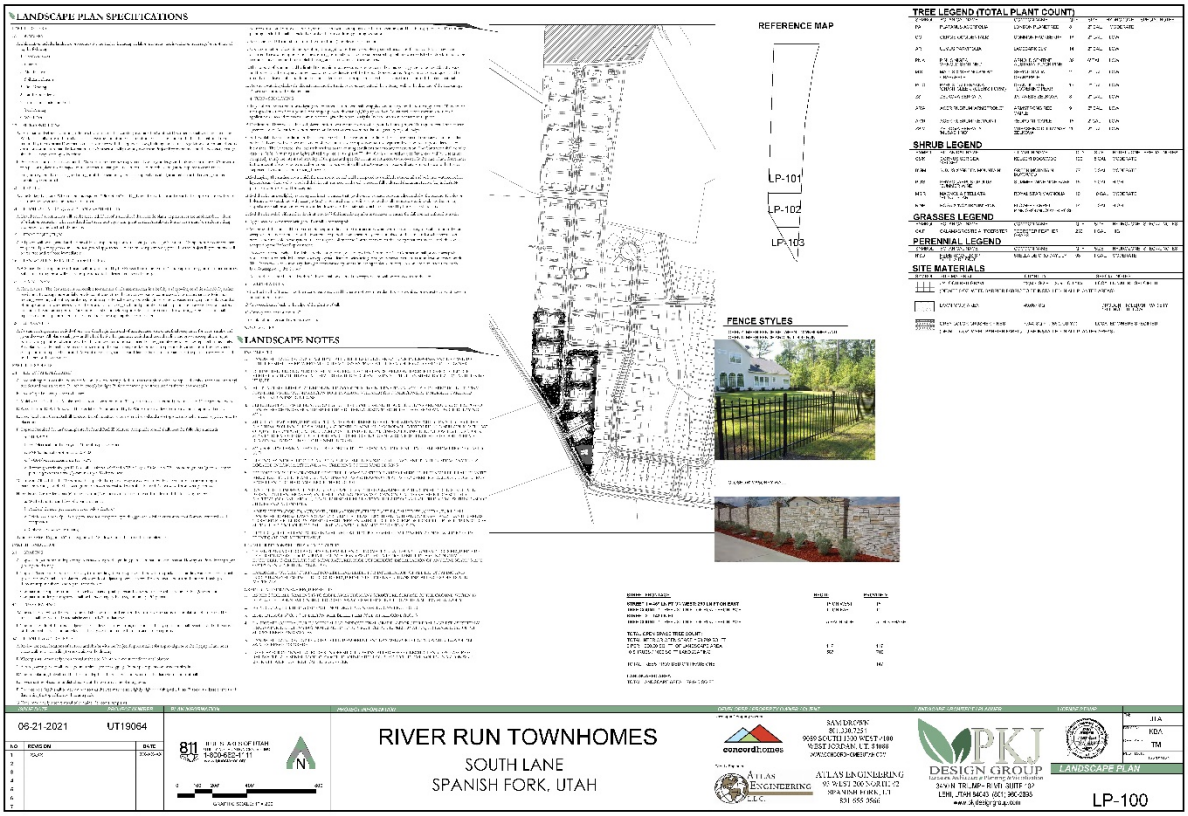
THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 2020.

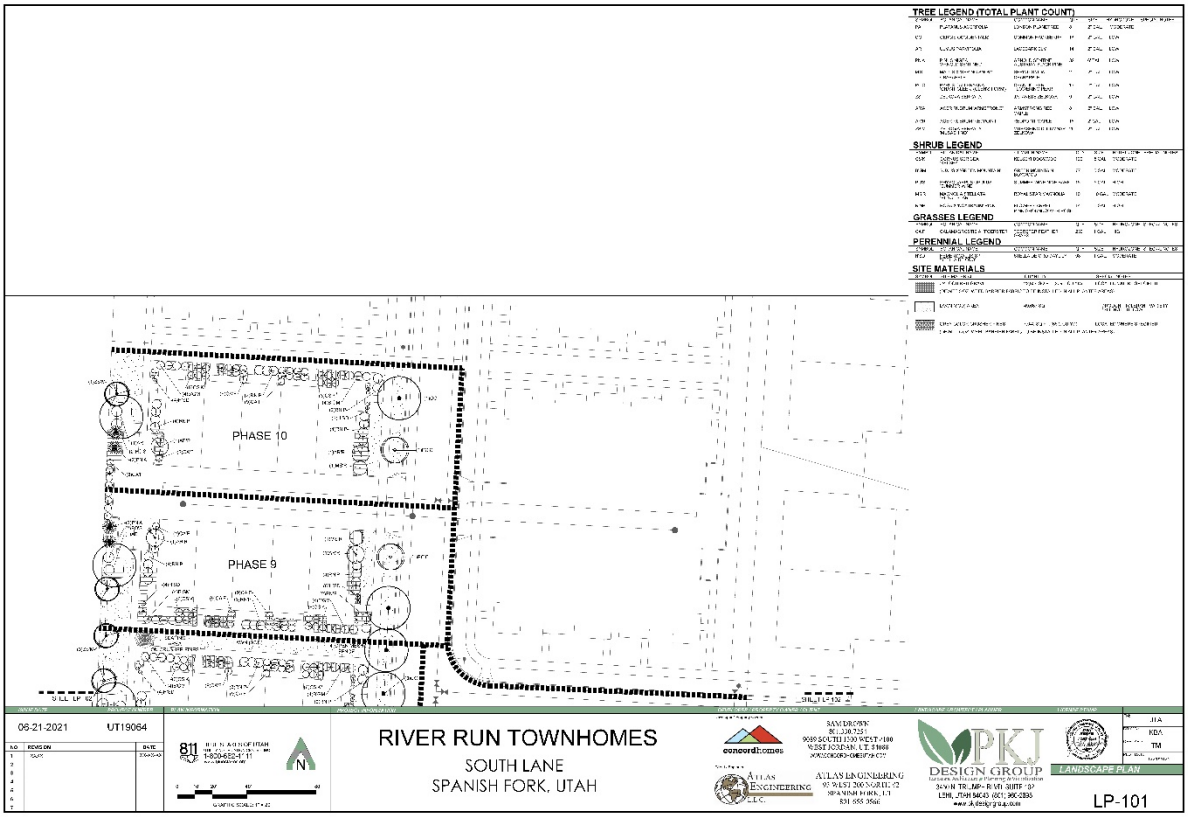
APPROVED _____ CITY MANAGER
APPROVED _____ CITY ATTORNEY
APPROVED _____ ENGINEER (SEE SEAL)
ATTEST _____ CLERK-RECORDER
APPROVED _____ COMMUNITY DEVELOPMENT DIRECTOR

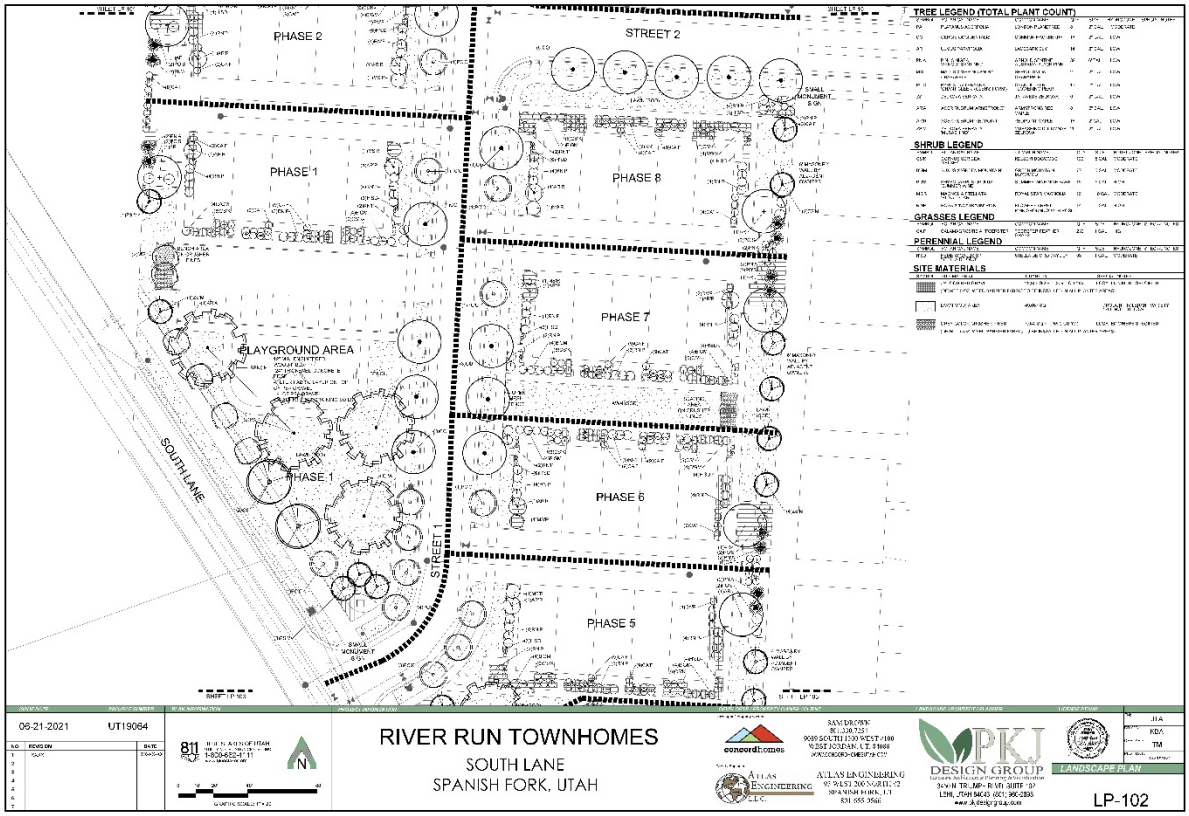
RIVER RUN TOWNHOMES PLAT "A" AMENDED

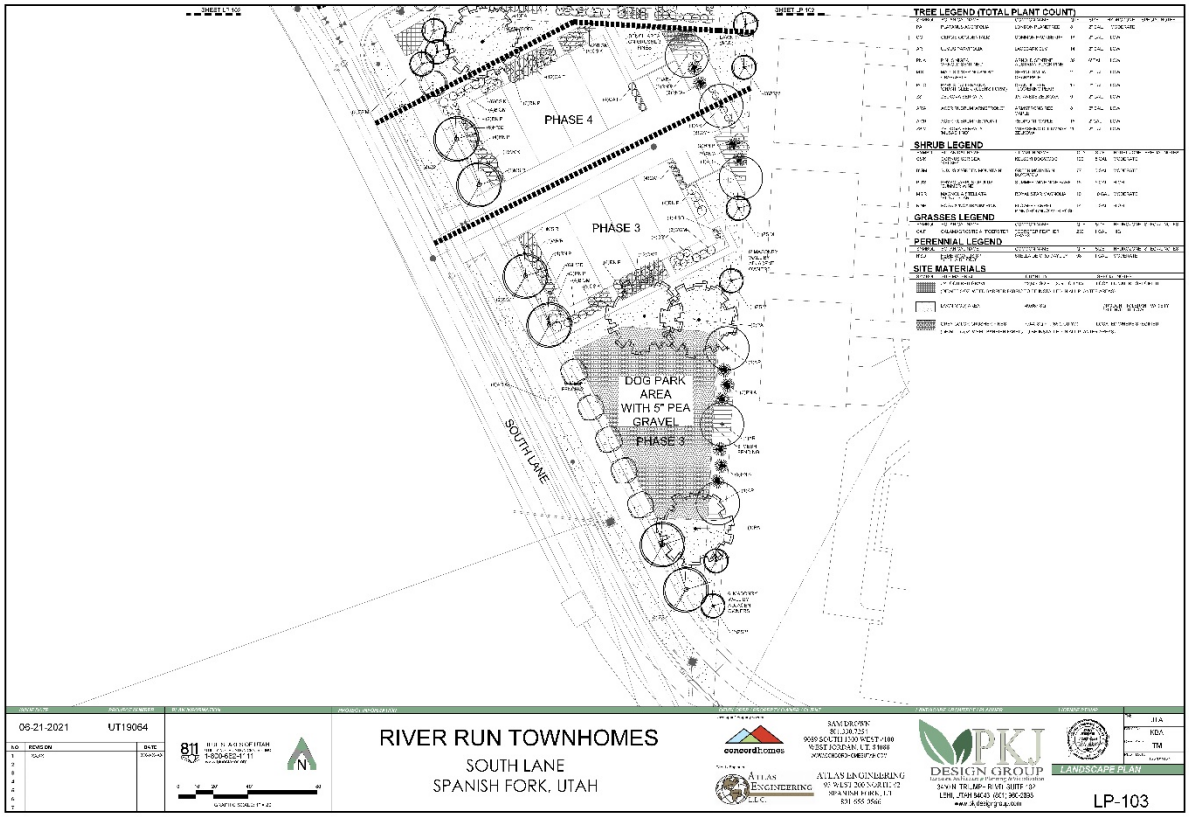
AN EXPANDABLE PLANNED UNIT DEVELOPMENT
SPANISH FORK, UTAH COUNTY, UTAH
CONTAINING 48 TOWNHOME UNITS AND 5.48 ACRES.
LOCATED IN THE WEST QUARTER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

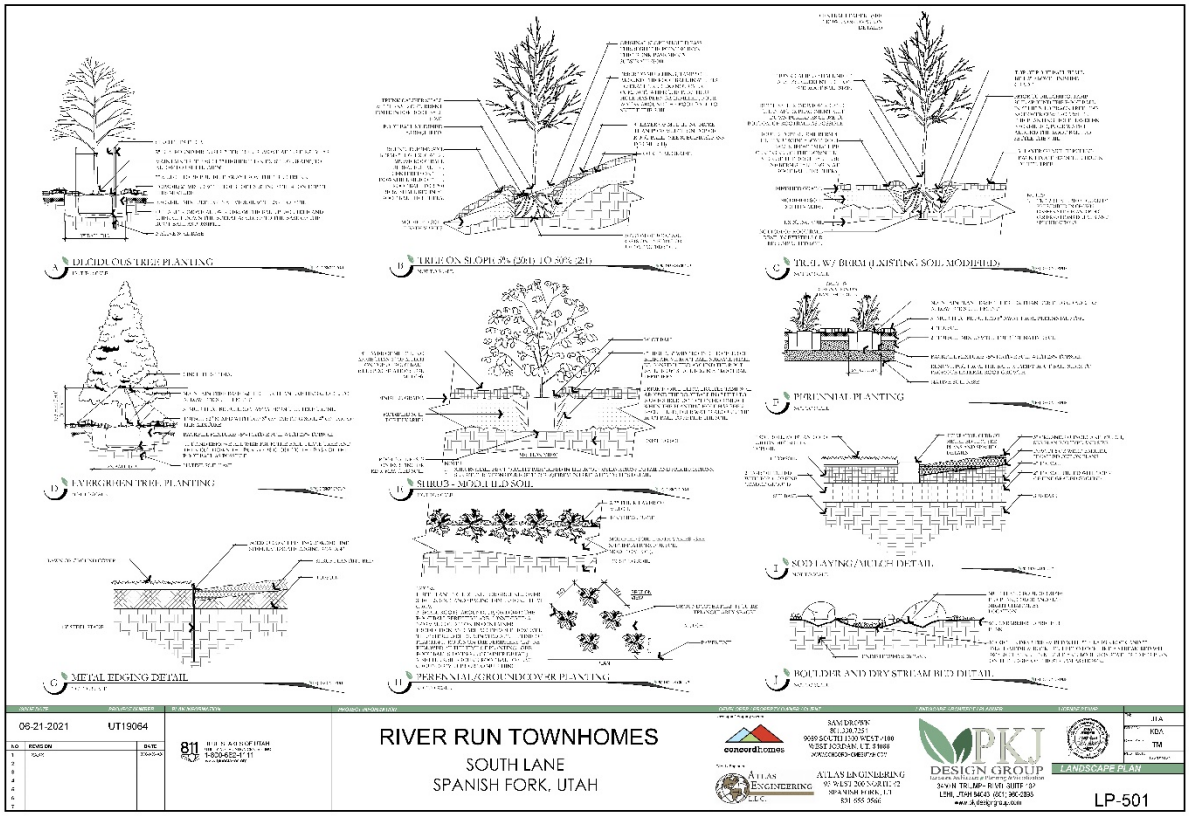
CITY RECORDER'S SEAL | SURVEYOR'S SEAL | CITY ENGINEER SEAL | UTAH COUNTY RECORDER SEAL

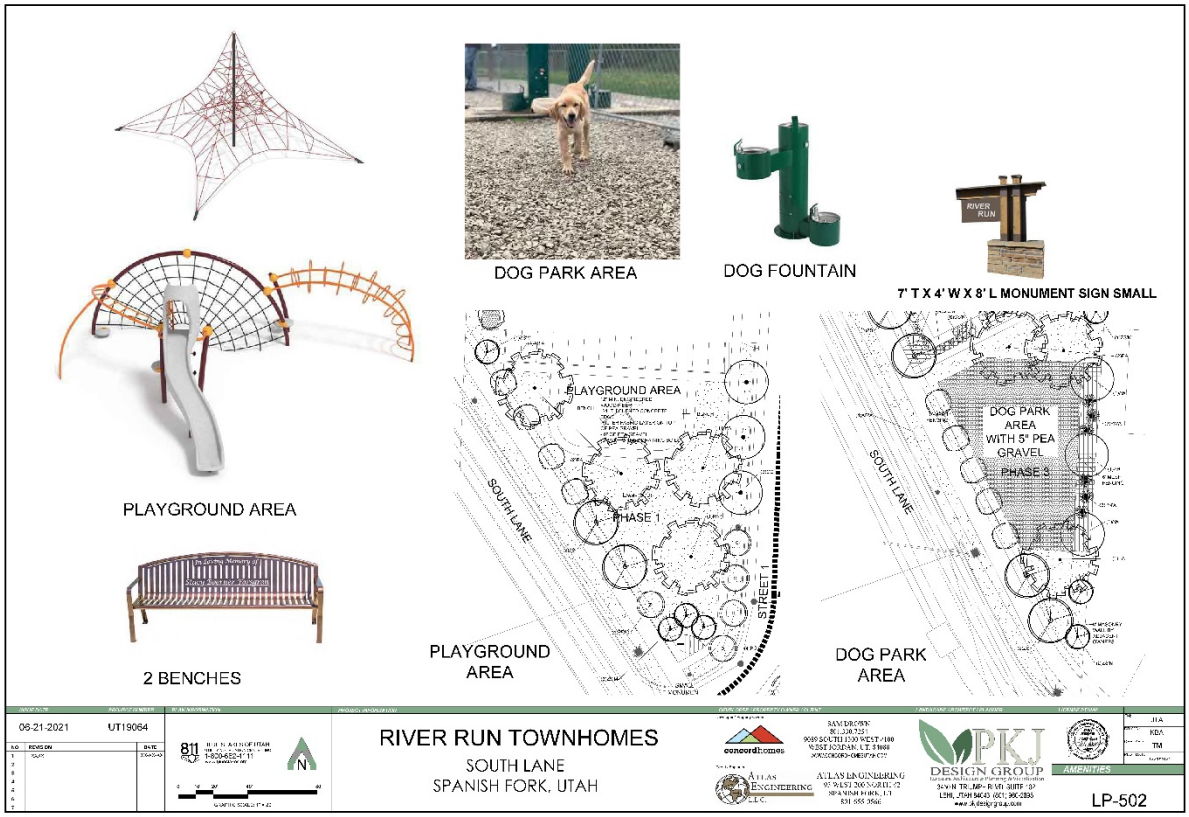

LANDSCAPE PLAN SPECIFICATIONS
LANDSCAPE NOTES
REFERENCE MAP
LP-101
LP-102
LP-103
FENCE STYLES
TREE LEGEND (TOTAL PLANT COUNT)
SHRUB LEGEND
GRASSES LEGEND
PERENNIAL LEGEND
SITE MATERIALS
06-21-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
LANDSCAPE PLAN
LP-100


PHASE 10
PHASE 9
TREE LEGEND (TOTAL PLANT COUNT)
SHRUB LEGEND
GRASSES LEGEND
PERENNIAL LEGEND
SITE MATERIALS
06-21-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
LANDSCAPE PLAN
LP-101


PHASE 2
STREET 2
PHASE 1
PHASE 8
PHASE 7
PLAYGROUND AREA
SOUTH LANE
PHASE 1
PHASE 6
STREET
PHASE 5
TREE LEGEND (TOTAL PLANT COUNT)
SHRUB LEGEND
GRASSES LEGEND
PERENNIAL LEGEND
SITE MATERIALS
06-21-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
LANDSCAPE PLAN
LP-102

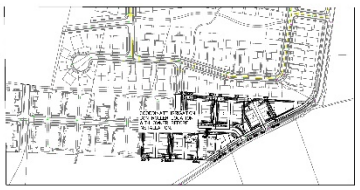

PHASE 4
PHASE 3
DOG PARK AREA WITH 5" PEA GRAVEL
PHASE 3
SOUTH LANE
TREE LEGEND (TOTAL PLANT COUNT)
SHRUB LEGEND
GRASSES LEGEND
PERENNIAL LEGEND
SITE MATERIALS
06-21-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
LANDSCAPE PLAN
LP-103


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
06-21-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
LANDSCAPE PLAN
LP-501


DOG PARK AREA
DOG FOUNTAIN
7' T X 4' W X 8' L MONUMENT SIGN SMALL
PLAYGROUND AREA
2 BENCHES
PLAYGROUND AREA
PHASE 1
SOUTH LANE
STREET 1
DOG PARK AREA WITH 5" PEA GRAVEL
PHASE 3
DOG PARK AREA
06-21-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
AMENITIES
LP-502

RIVER RUN TOWNHOMES
SPANISH FORK, UTAH

IRRIGATION PLAN SPECIFICATIONS



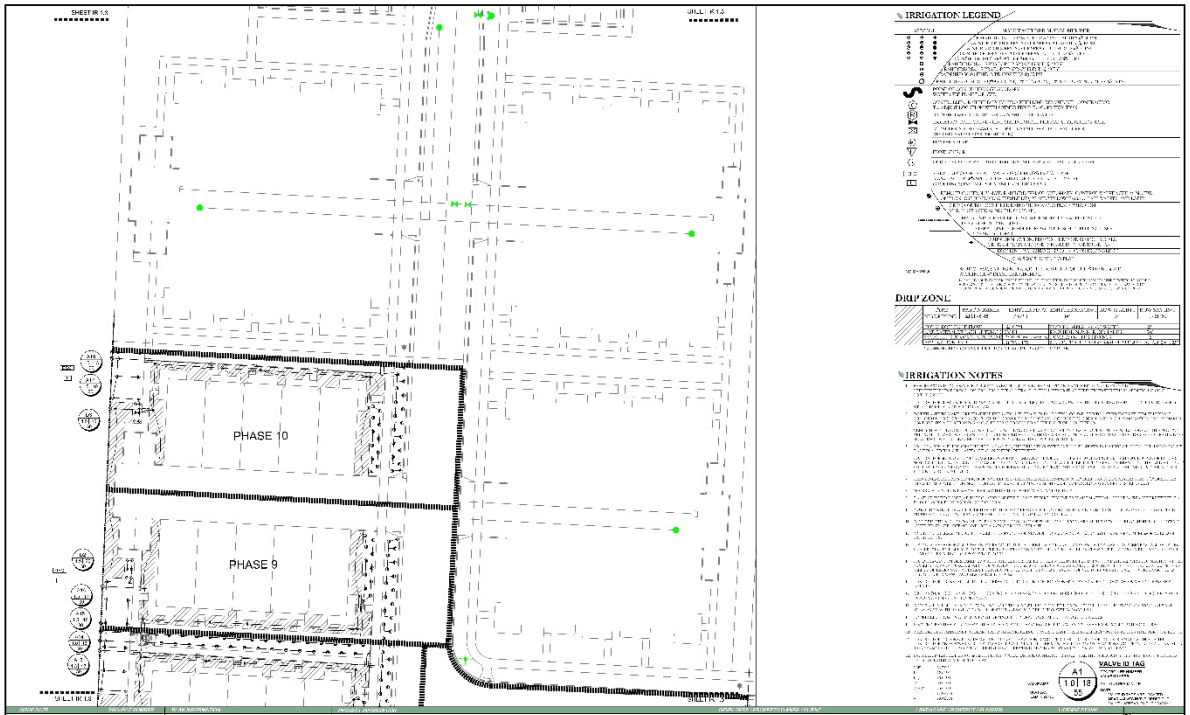
2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

06-21-2021 UT19064

RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH

IRR. PLAN

IR-COVER



IRRIGATION LEGEND

DRIP ZONE

IRRIGATION NOTES

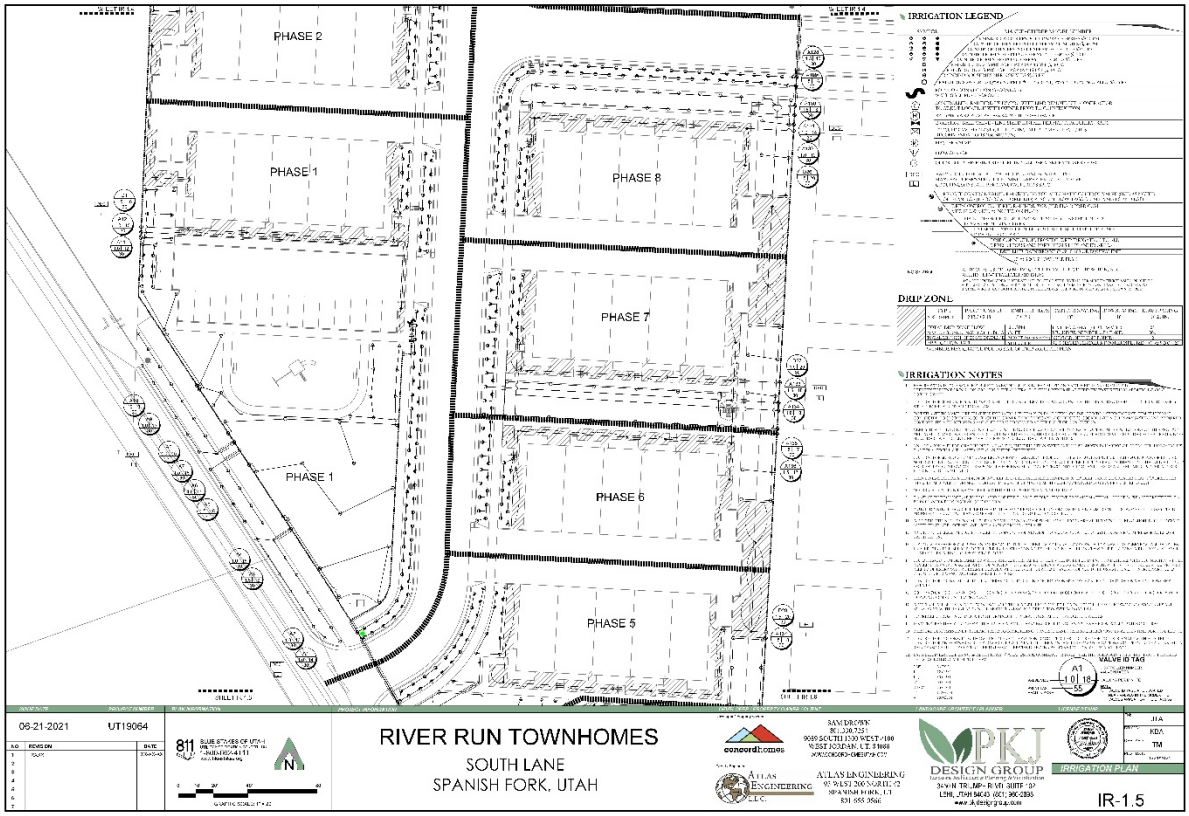
VALVE ID TAG

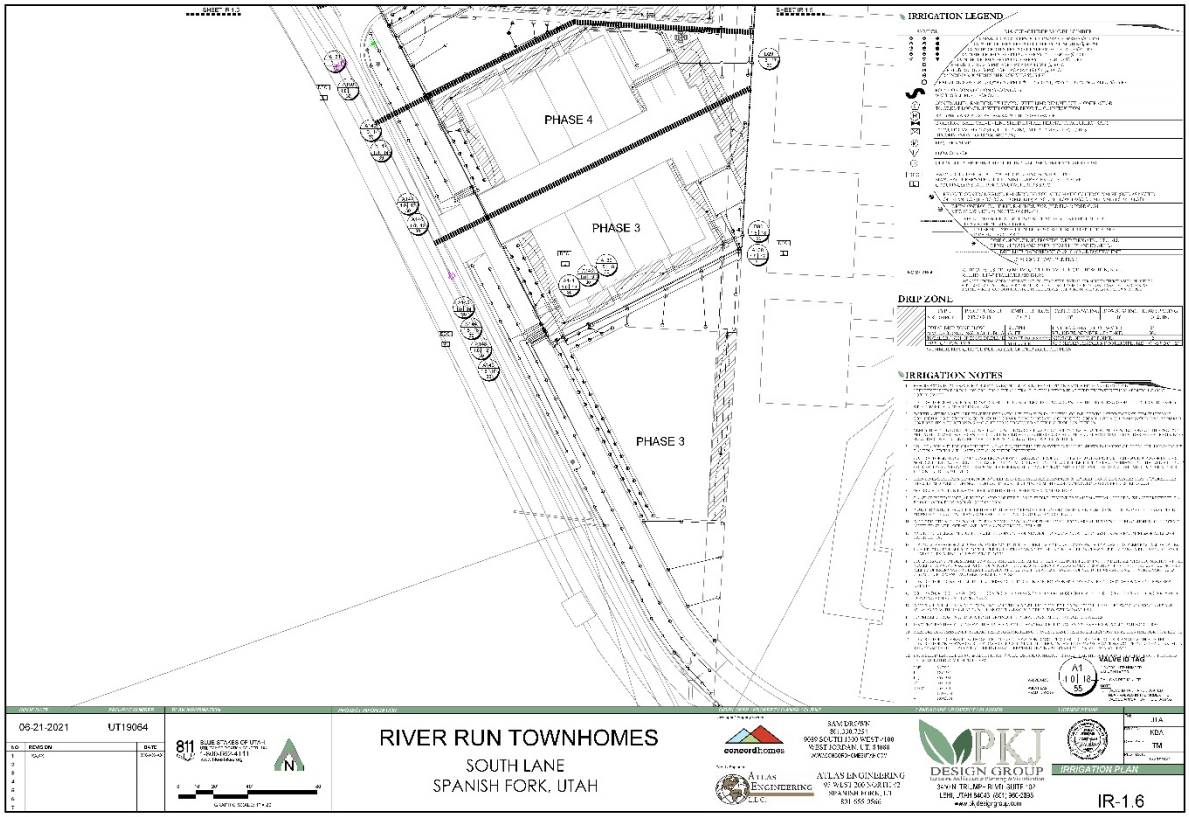
06-21-2021 UT19064

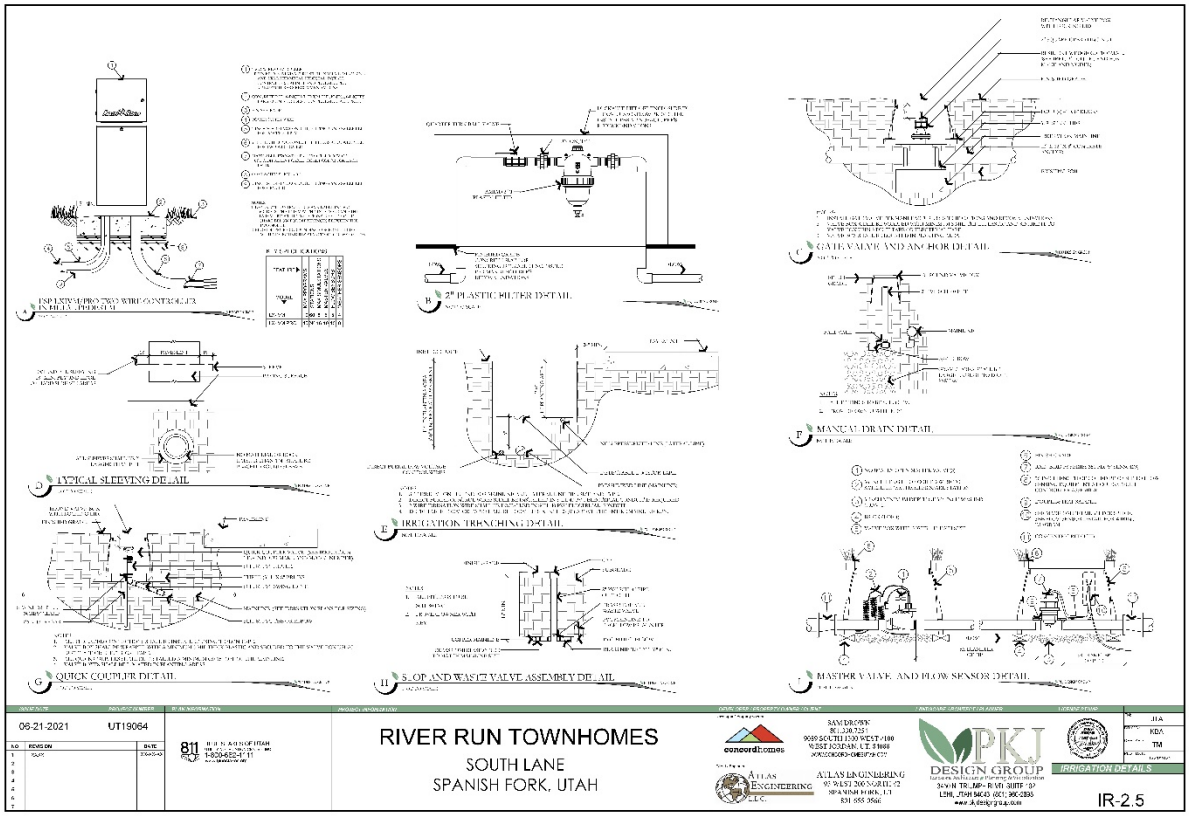
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH

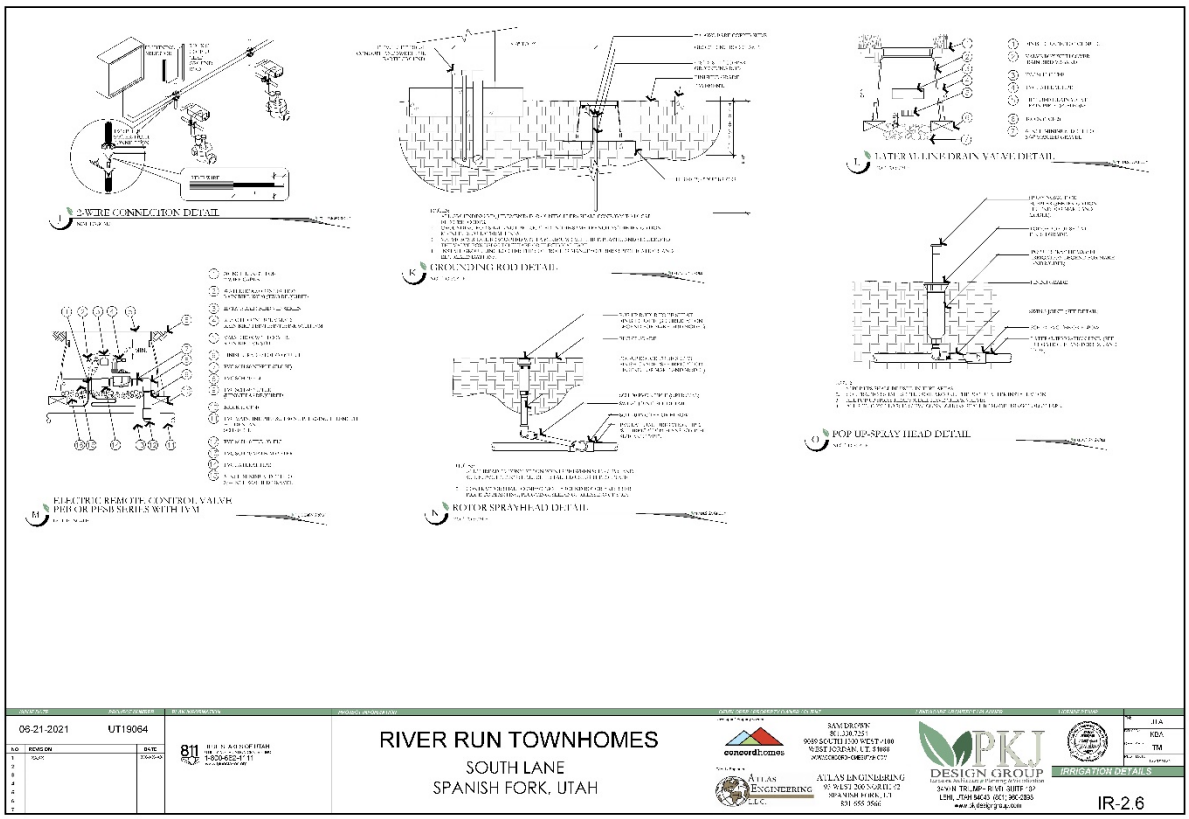
IRR. PLAN

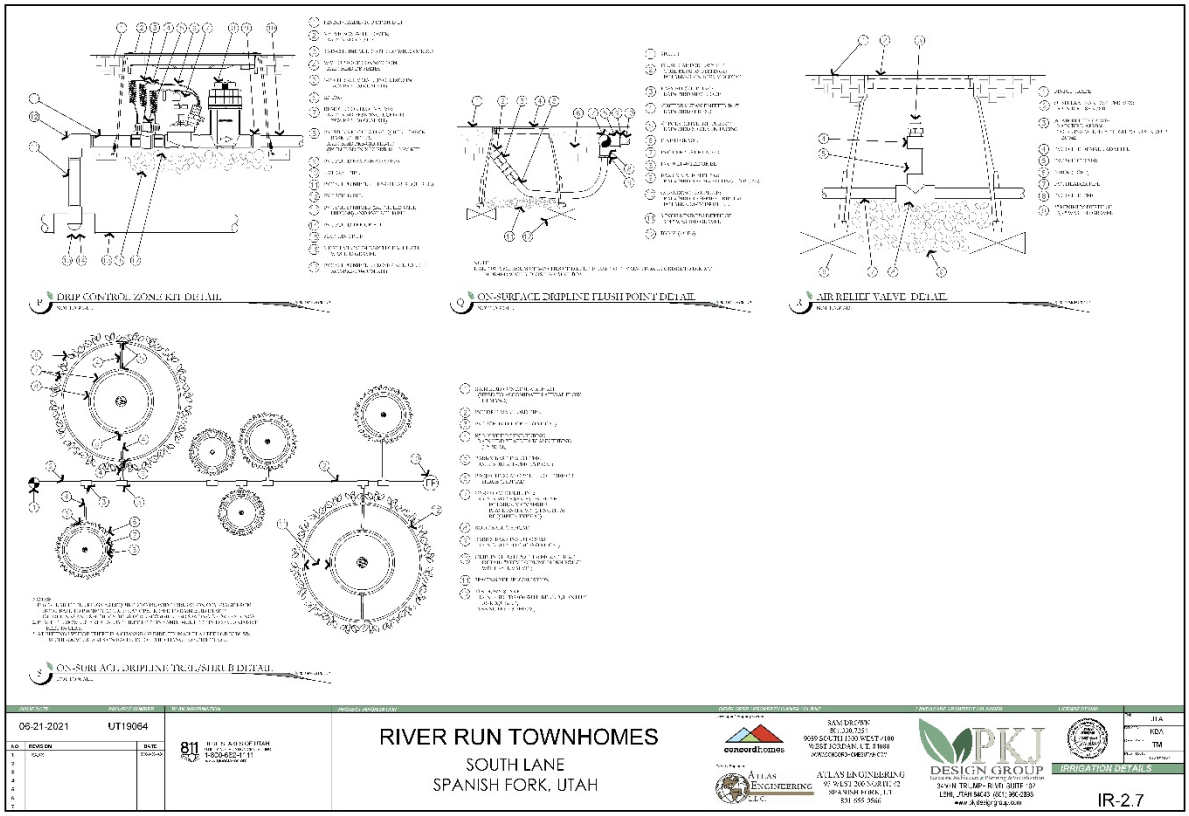
IR-1.4

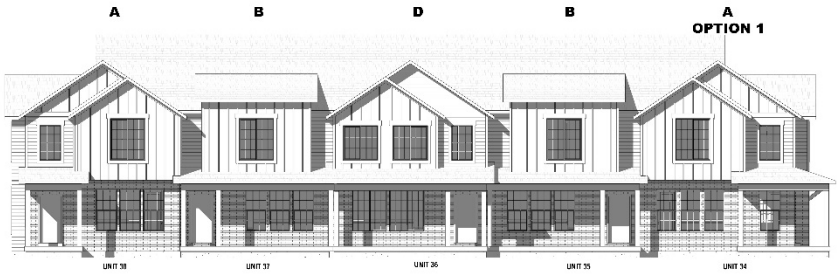

PHASE 2
PHASE 1
PHASE 8
PHASE 7
PHASE 1
PHASE 6
PHASE 5
IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
06-21-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
IRRIGATION PLAN
IR-1.5


PHASE 4
PHASE 3
PHASE 3
IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
06-21-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
IRRIGATION PLAN
IR-1.6


A TYPICAL SLEEVING DETAIL
B 2" PLASTIC FILTER DETAIL
C GATE VALVE AND ANCHOR DETAIL
D MANUAL DRAIN DETAIL
E IRRIGATION TRENCHING DETAIL
F MASTER VALVE AND FLOW SENSOR DETAIL
G QUICK COUPLER DETAIL
H S. OP. AND WASTE VALVE ASSEMBLY DETAIL
06-21-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
IRRIGATION DETAILS
IR-2.5


I 2-WIRE CONNECTION DETAIL
J LATERAL LINE DRAIN VALVE DETAIL
K GROUNDING ROD DETAIL
L POP UP SPRAY HEAD DETAIL
M ELECTRIC REMOTE CONTROL VALVE
N ROTOR SPRAYHEAD DETAIL
06-21-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
IRRIGATION DETAILS
IR-2.6

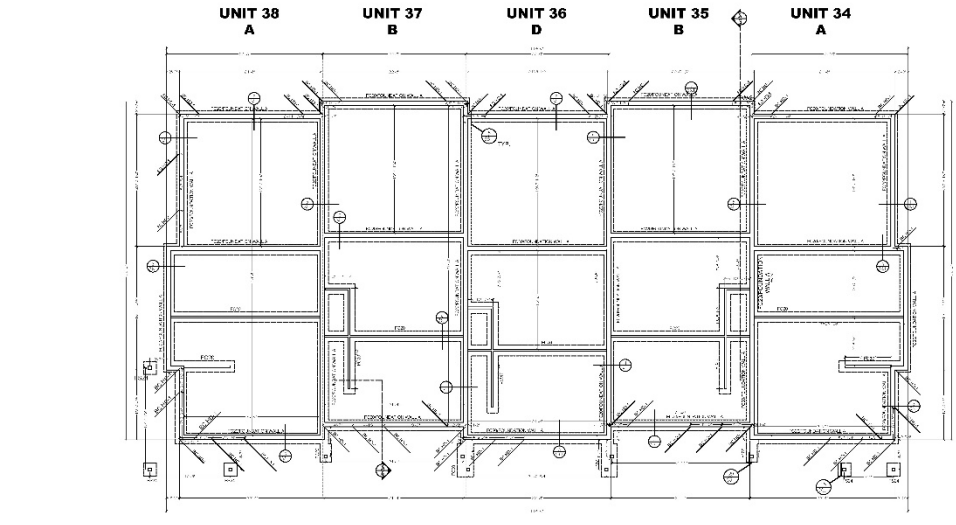

DRIP CONTROL ZONE KIT DETAIL
ON-SURFACE DRIPLINE FLUSH POINT DETAIL
AIR RELIEF VALVE DETAIL
ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
06-21-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
IRRIGATION DETAILS
IR-2.7



GENERAL NOTES

ALL PLANS ARE BEEN PREPARED IN ACCORDANCE W/ THE CURRENT INTERNATIONAL RESIDENTIAL CODE

STRUCTURAL NOTES TAKE PRECEDENCE OVER ARCHITECTURAL NOTES



FOOTING & FOUNDATION PLAN

concordhomes

RIVER RUN
UNITS 34-38
SPANISH FORK, UTAH

GENERAL NOTES
TITLE PAGE

01.11.21

0

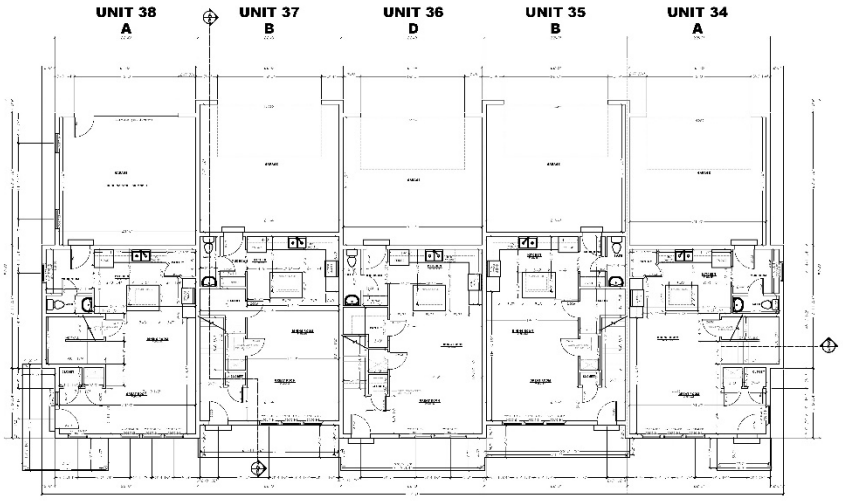
concordhomes

RIVER RUN
UNITS 34-38
SPANISH FORK, UTAH

FOOTING & FOUNDATION PLAN

SCALE 3/16" = 1'-0"

1



MAIN LEVEL FLOOR PLANS

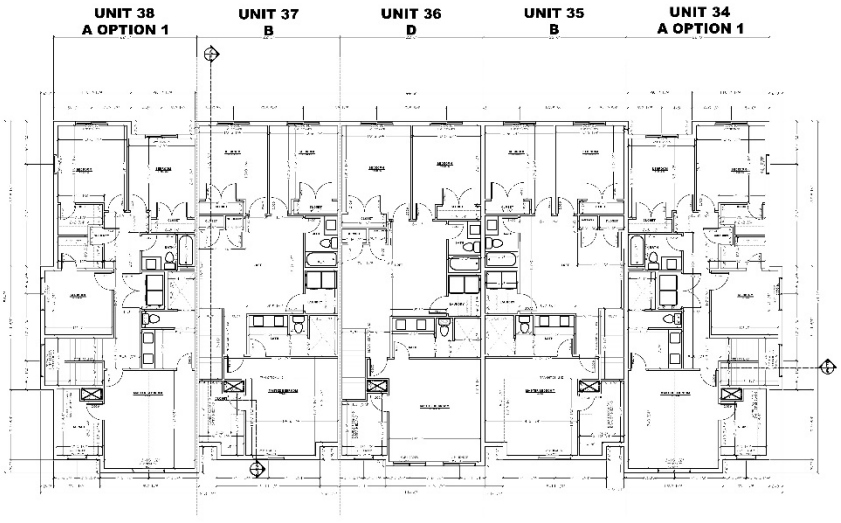
concordhomes

RIVER RUN
UNITS 34-38
SPANISH FORK, UTAH

MAIN FLOOR PLAN

SCALE 3/16" = 1'-0"

2



UPPER LEVEL FLOOR PLANS

concordhomes

RIVER RUN
UNITS 34-38
SPANISH FORK, UTAH

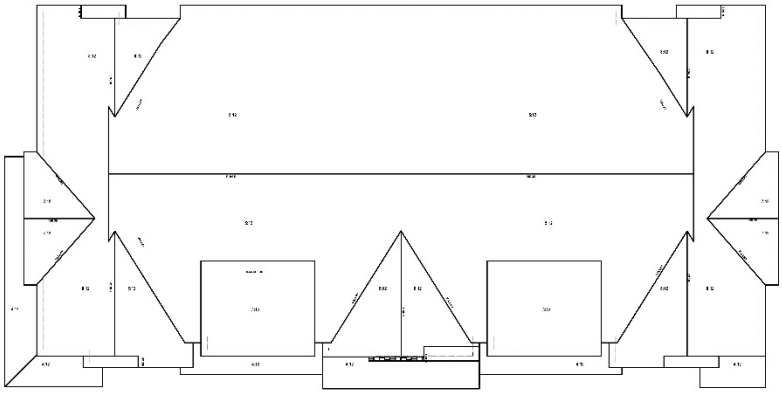
UPPER FLOOR PLAN

SCALE 3/16" = 1'-0"

3

concordhomes

RIVER RUN
UNITS 34-38
SPANISH FORK , UTAH



ROOF PLAN

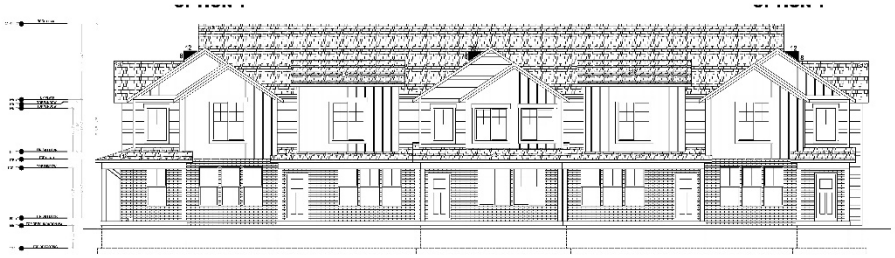
ROOF PLAN

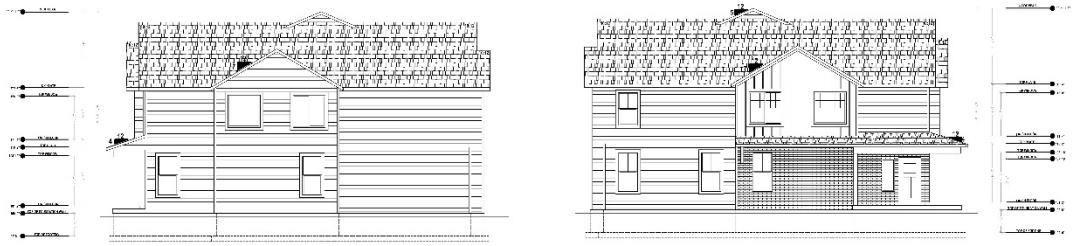
SCALE 3/16" = 1'-0"

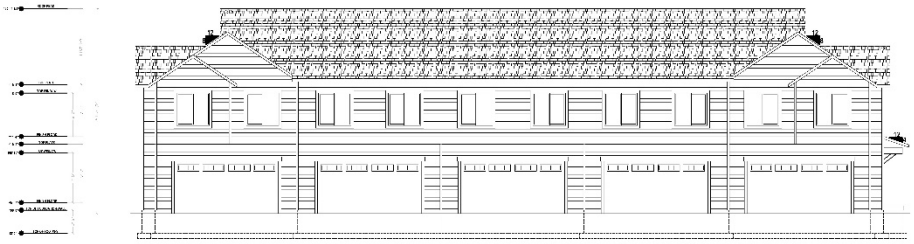
4

concordhomes

RIVER RUN
UNITS 34-38
SPANISH FORK , UTAH



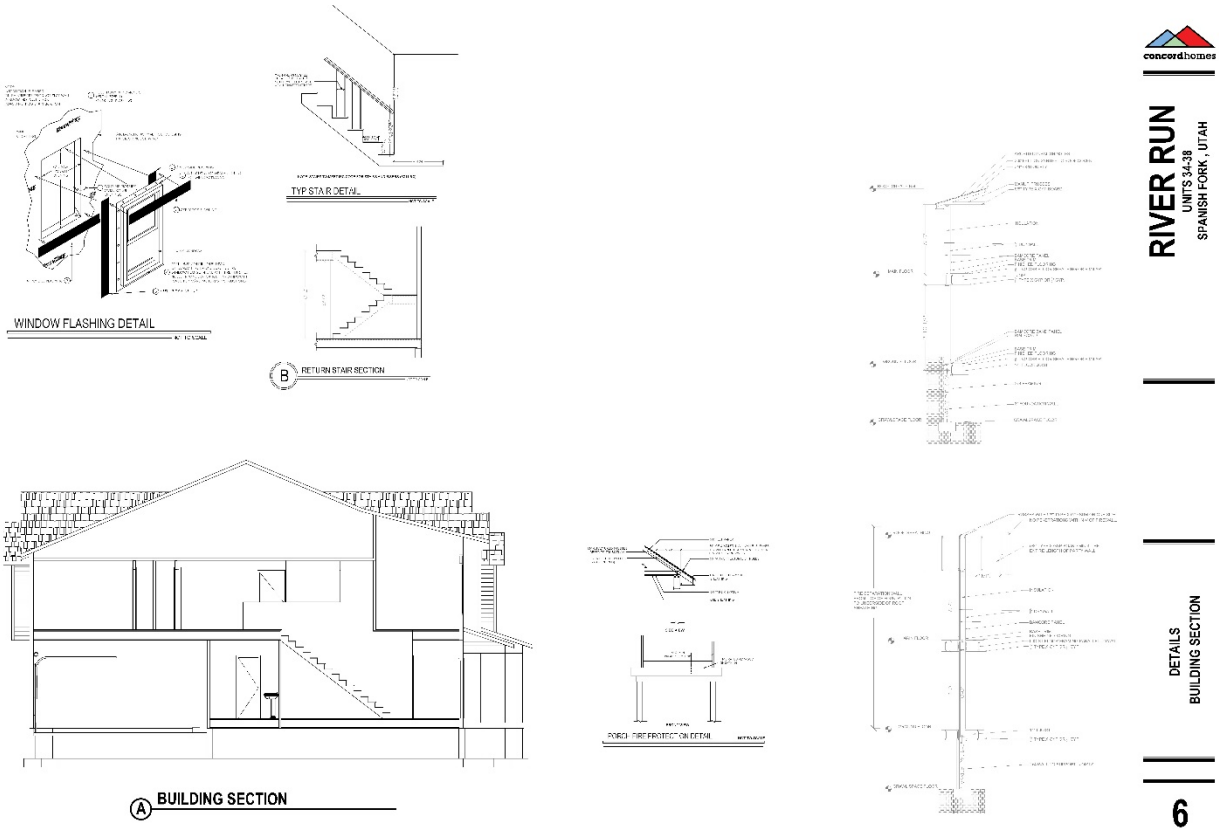




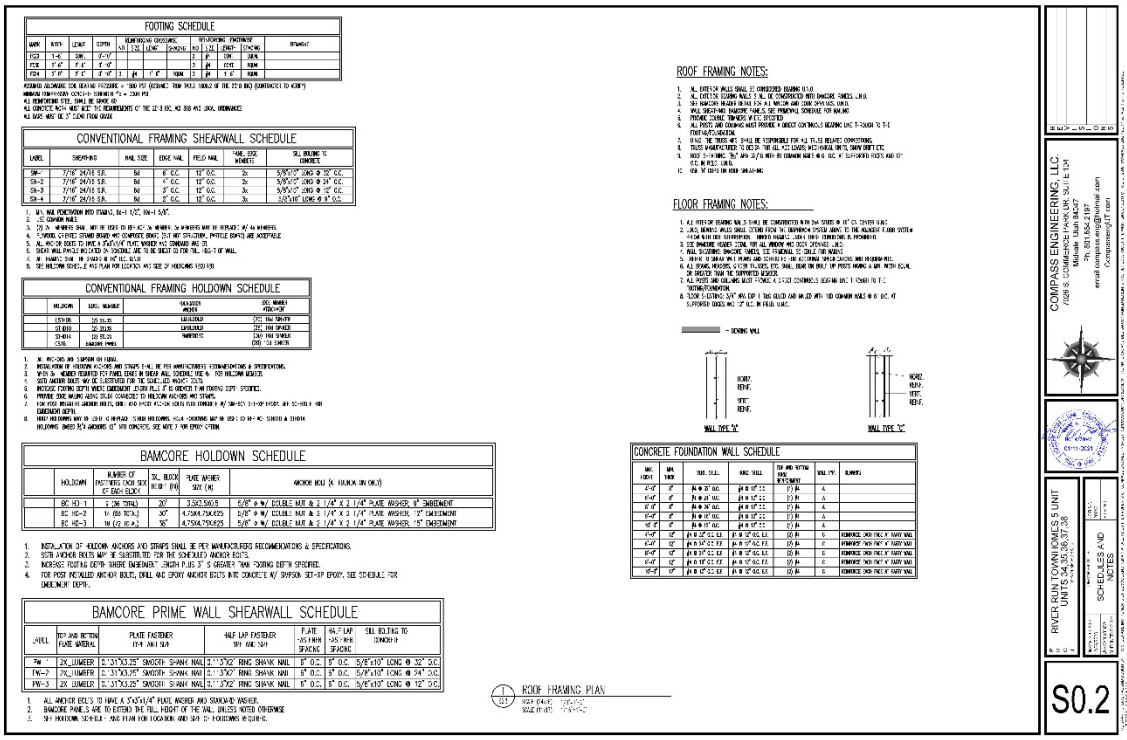
ROOF PLAN

SCALE 3/16" = 1'-0"

5


WINDOW FLASHING DETAIL
TYP STAIR DETAIL
B RETURN STAIR SECTION
A BUILDING SECTION
FOR FIRE PROTECTION DETAIL
concordhomes
RIVER RUN
UNITS 34-38
SPANISH FORK , UTAH
DETAILS
BUILDING SECTION
6

GENERAL STRUCTURAL NOTES:
DESIGN CRITERIA
DESIGN LOADS
EARTHWORK:
CONCRETE NOTES
WOOD FRAMING NOTES:
WOOD TRUSS NOTES:
VENEER:
COMPASS ENGINEERING, LLC
RIVER RUN TOWNHOMES 5 UNIT
UNITS 34,35,36,37,38
GENERAL NOTES
S0.1



FOOTING SCHEDULE

MARK	WIDTH	LENGTH	DEPTH	VERTICAL REINFORCING: NO.	SIZE	LENGTH	SPACING	HORIZONTAL REINFORCING: NO.	SIZE	LENGTH	SPACING	REMARKS
FS3	1'-6"	3'-0"	1'-0"					3	#5	CONT.	HORIZ.	
FS5	2'-0"	5'-0"	1'-0"					3	#5	CONT.	HORIZ.	
FS14	3'-0"	5'-0"	1'-0"	3	#5	1'-6"	HORIZ.	3	#5	1'-6"	HORIZ.	

ASSUMED ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF (VERIFIED FROM BUILDING OF THE 2018 IBC) (CONTRACTOR TO VERIFY)
MINIMUM CONCRETE STRENGTH = 2500 PSI
ALL REINFORCING STEEL SHALL BE GRADE 60
ALL CONCRETE WORK MUST MEET THE REQUIREMENTS OF THE 2018 IBC, NO 2018 NYC LOCAL ORDINANCES
ALL BASE WALLS TO BE 5" CLEAR FROM GRADE

CONVENTIONAL FRAMING SHEARWALL SCHEDULE

LABEL	SHEATHING	NAIL SIZE	EDGE NAIL	FIELD NAIL	NAIL SIDE MEMBERS	SILL BOLTING TO CONCRETE
SW-1	7/16" 24/16 S.R.	8d	6" O.C.	12" O.C.	2x	5/8"Ø"0" LONG @ 32" O.C.
SW-2	7/16" 24/16 S.R.	8d	4" O.C.	12" O.C.	2x	5/8"Ø"0" LONG @ 24" O.C.
SW-3	7/16" 24/16 S.R.	8d	3" O.C.	12" O.C.	3x	5/8"Ø"0" LONG @ 12" O.C.
SW-4	7/16" 24/16 S.R.	8d	2" O.C.	12" O.C.	3x	5/8"Ø" LONG @ 8" O.C.

1. ALL NAIL PENETRATION INTO FRAMING, MIN 1 1/2", MIN 1 3/4".
2. USE COMMON NAILS.
3. (3) 2x MEMBERS SHALL NOT BE USED IN 4x4 SC MEMBERS. 2x MEMBERS MAY BE REPLACE W/ 4x MEMBERS.
4. 1/2"GWB, CLIPPED GYPSUM BOARD AND COMPOSITE BOARD (SUCH AS GP GYPSUM, PATTLE BOARD) ARE ACCEPTABLE
5. ALL ANCHOR BOLTS TO HAVE A 3"x3"x1/4" PLATE WASHER AND STANDARD NUT.
6. SHEAR WALL PANELS INDICATED ON SCHEDULE ARE TO BE SHEAR TO TOP TRU. BOT OF WALL.
7. ALL PANELS SHALL BE STAGGERED AT ALL JOINTS
8. SEE HOLDOWN SCHED. & ANCHOR PLAN FOR LOCATION AND SIZE OF HOLDOWNS REQUIRED

CONVENTIONAL FRAMING HOLDOWN SCHEDULE

	HOLDOWN	ANCHOR/STRAP	EMBEDMENT ANCHOR	END NAILING ATTACHMENT
	STHD10	(2) 5/8 A.B.	12" MIN EMBED	(20) 10d SINKER
	STHD14	(2) 5/8 A.B.	12" MIN EMBED	(28) 10d SINKER
	S/HD8	(1) 5/8 A.B.	12" MIN EMBED	(16) 10d SINKER
	S/HD10	(1) 5/8 A.B.	12" MIN EMBED	(20) 10d SINKER

1. ALL HOLDOWN AND STRAP ON PLANS.
2. INSTALLATION OF HOLDOWN ANCHORS AND STRAPS SHALL BE PER MANUFACTURERS RECOMMENDATIONS & SPECIFICATIONS.
3. WHERE (2) ANCHOR BOLTS ARE SHOWN AT HOLDOWN LOCATIONS, USE ONE (1) PER HOLDOWN ANCHOR.
4. SIZED ANCHOR BOLTS MAY BE SUBSTITUTED FOR THE SCHEDULED ANCHOR BOLTS.
5. INCREASE FOOTING DEPTH WHERE EMBEDMENT LENGTH PLUS 3" IS GREATER THAN FOOTING DEPTH SPECIFIED.
6. FOR POST INSTALLED ANCHOR BOLTS, DRILL AND EPOXY ANCHOR BOLTS INTO CONCRETE W/ SIMPSON SET-XP EPOXY. SEE SCHEDULE FOR EMBEDMENT DEPTH.
7. HOLD HOLDOWNS WAY TO TOP OF HEADER. SHIM HOLDOWNS AS REQUIRED TO MAINTAIN GAP IN HOLD TO MINIMIZE SHRINKAGE.
8. HOLDOWNS SHOWN BOTH ANCHORED TO FOUNDATION AND TO FLOOR BELOW.

BAMCORE HOLDOWN SCHEDULE

	HOLDOWN	NUMBER OF INSTALLED EACH SIDE OF EACH BLOCK	SC. BLOCK HEIGHT (FH)	PLATE ANCHOR SIZE (A)	ANCHOR BOLT (IF FOUND ON ONLY)
	BC HD-1	1 (36 TOTAL)	20"	3.563.590.5	5/8" ø w/ DOUBLE NUT & 2 1/4" X 2 1/4" PLATE WASHER, 9" EMBEDMENT
	BC HD-2	1+ (68 TOTAL)	30"	4.7344.750.625	5/8" ø w/ DOUBLE NUT & 2 1/4" X 2 1/4" PLATE WASHER, 12" EMBEDMENT
	BC HD-3	1H (72 TOTAL)	36"	4.7344.750.625	5/8" ø w/ DOUBLE NUT & 2 1/4" X 2 1/4" PLATE WASHER, 15" EMBEDMENT

1. INSTALLATION OF HOLDOWN ANCHORS AND STRAPS SHALL BE PER MANUFACTURERS RECOMMENDATIONS & SPECIFICATIONS.
2. SIZED ANCHOR BOLTS MAY BE SUBSTITUTED FOR THE SCHEDULED ANCHOR BOLTS.
3. INCREASE FOOTING DEPTH WHERE EMBEDMENT LENGTH PLUS 3" IS GREATER THAN FOOTING DEPTH SPECIFIED.
4. FOR POST INSTALLED ANCHOR BOLTS, DRILL AND EPOXY ANCHOR BOLTS INTO CONCRETE W/ SIMPSON SET-XP EPOXY. SEE SCHEDULE FOR EMBEDMENT DEPTH.

BAMCORE PRIME WALL SHEARWALL SCHEDULE

PANEL	TOP AND BOTTOM PLATE MATERIAL	PLATE FASTENER TOP AND SIDE	HALF LAP FASTENER TOP AND SIDE	PLATE NAILS SPACING	HALF LAP NAILS SPACING	SILL BOLTING TO CONCRETE
PW-1	2X_LUMBER	2.31"X3.25" SMOOTH SHANK NAIL	2.1"X3" RING SHANK NAIL	6" O.C.	6" O.C.	5/8"x10" LONG @ 32" O.C.
PW-2	2X_LUMBER	2.31"X3.25" SMOOTH SHANK NAIL	2.1"X3" RING SHANK NAIL	6" O.C.	6" O.C.	5/8"x10" LONG @ 24" O.C.
PW-3	2X_LUMBER	2.31"X3.25" SMOOTH SHANK NAIL	2.1"X3" RING SHANK NAIL	6" O.C.	6" O.C.	5/8"x10" LONG @ 12" O.C.

1. ALL ANCHOR BOLTS TO HAVE A 3"x3"x1/4" PLATE WASHER AND STANDARD WASHER.
2. BAMCORE PANELS ARE TO EXTEND THE FULL HEIGHT OF THE WALL, UNLESS NOTED OTHERWISE
3. SEE HOLDOWN SCHEDULE AND PLAN FOR LOCATION AND SIZE OF HOLDOWNS REQUIRED.

ROOF FRAMING NOTES:

1. ALL EXTERIOR WALLS SHALL BE CONSIDERED BEARING WALLS
2. ALL EXTERIOR STUDDING WALLS TO ALL BE CONSTRUCTED WITH BAMCORE PANELS, U.N.O.
3. SEE BAMCORE HEADER DETAIL FOR ALL INTERIOR AND EXTERIOR HEADERS, U.N.O.
4. WALL SHEATHING: BAMCORE PANELS, SEE STRUCTURAL SCHEDULE FOR ANCHOR
5. STRUCTURAL FRAMING TIMBERS: #1 U.N.O.
6. ALL POSTS AND COLUMNS MUST PROVIDE A CONTINUOUS BEARING LINE TO GROUND TO THE FOUNDATION.
7. ROOF TRUSSES ARE TO BE RESPONSIBLE FOR ALL TRUSS RELATED CONNECTIONS.
8. TRUSSES MANUFACTURED TO RESIST 100 MILES PER HOUR WIND LOADS, AND HAVE UNITS, SHOP DRAWINGS ETC.
9. ROOF SHEATHING: 7/16" APA 32/16 WITH 8D COMMON NAILS @ 6 O.C. W/ SUPPORTED EDGES AND 12" O.C. IN FIELD (U.N.O.)
10. USE 'H' CLIPS ON ROOF SHEATHING

FLOOR FRAMING NOTES:

1. ALL POSTS OR BEARING WALLS SHALL BE CONSTRUCTED WITH 2x4 STUDS @ 16" O.C. STAGGER STUDS
2. JOISTS, BEARING WALLS SHALL STORE FROM THE FOUNDATION SYSTEM ABOVE TO THE ROOFING FLOOR SYSTEM FROM WHICH THEY SUPPORTING. WHERE MASONRY, CMU & OTHER CONDITIONS IS PROVIDED.
3. SEE BAMCORE HEADER DETAIL FOR ALL INTERIOR AND EXTERIOR HEADERS.
4. WALL SHEATHING: BAMCORE PANELS, SEE STRUCTURAL SCHEDULE FOR ANCHOR
5. STRUCTURAL FRAMING TIMBERS: #1 U.N.O.
6. ALL BEAMS, HEADERS, GIRDER TRUSSES, ETC. SHALL BEAR ON SOLID VERTICAL SUPPORTS THAT ARE EQUAL OR GREATER THAN THE SUPPORTED MEMBER.
7. ALL POSTS AND CEILINGS MUST PROVIDE A CONTINUOUS LOAD PATH FROM THE ROOF TO THE FOUNDATION.
8. FLOOR SHEATHING: 3/4" APA EXP 1 TAG GLUED AND NAILED WITH 10D COMMON NAILS @ 6" O.C. AT SUPPORTED EDGES AND 12" O.C. IN FIELD (U.N.O.)

BEARING WALL

WALL TYPE "A"

WALL TYPE "C"

CONCRETE FOUNDATION WALL SCHEDULE

MAX. HEIGHT	MIN. THICK	VERT. STEEL	HORIZ. STEEL	TOP AND BOTTOM WALL REINFORCEMENT	WALL TYPE	REMARKS
6'-0"	8"	#4 @ 32" O.C.	#4 @ 12" O.C.	(1) #4	A	
7'-0"	8"	#4 @ 32" O.C.	#4 @ 12" O.C.	(1) #4	A	
8'-0"	8"	#4 @ 32" O.C.	#4 @ 12" O.C.	(1) #4	A	
9'-0"	8"	#4 @ 32" O.C.	#4 @ 12" O.C.	(1) #4	A	
10'-0"	8"	#4 @ 32" O.C.	#4 @ 12" O.C.	(1) #4	A	
6'-0"	12"	#5 @ 32" O.C. E.F.	#5 @ 12" O.C. E.F.	(2) #4	C	REMARKS: ONLY ONLY IF VARY WALL
8'-0"	12"	#5 @ 32" O.C. E.F.	#5 @ 12" O.C. E.F.	(2) #4	C	REMARKS: ONLY ONLY IF VARY WALL
9'-0"	12"	#5 @ 32" O.C. E.F.	#5 @ 12" O.C. E.F.	(2) #4	C	REMARKS: ONLY ONLY IF VARY WALL
10'-0"	12"	#5 @ 32" O.C. E.F.	#5 @ 12" O.C. E.F.	(2) #4	C	REMARKS: ONLY ONLY IF VARY WALL

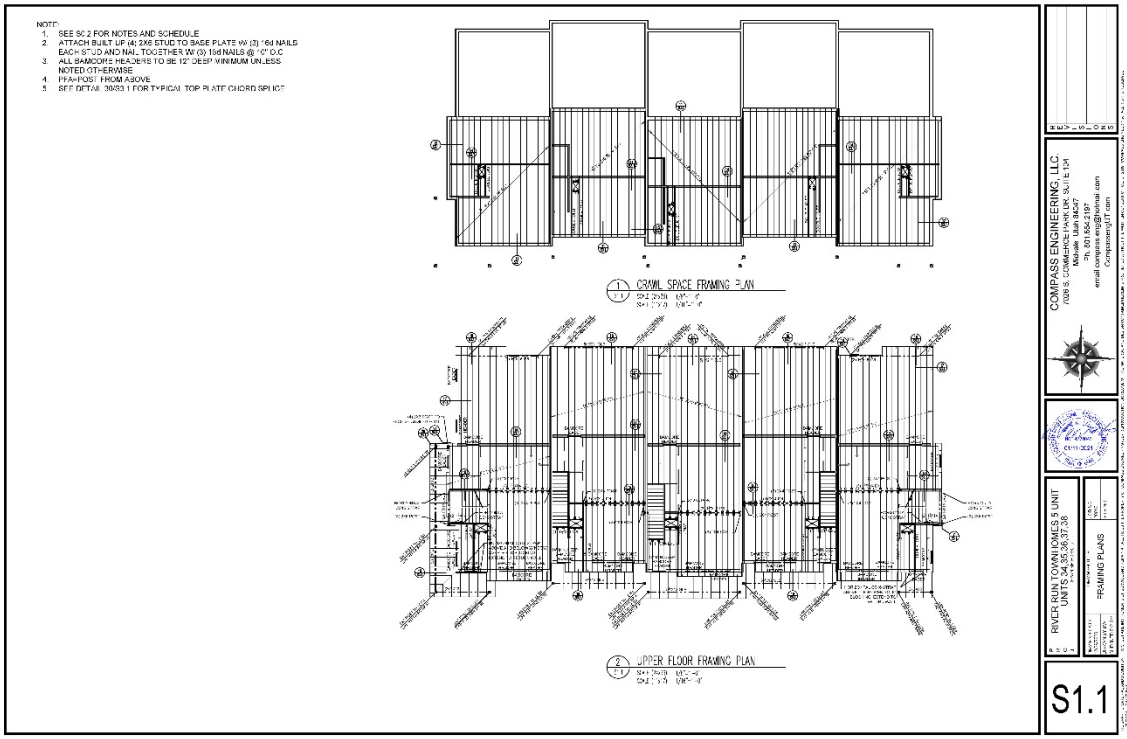
1 ROOF FRAMING PLAN
1/4" = 1'-0"

COMPASS ENGINEERING, LLC
7008 S. COMMERCE PARK DR. SUITE 104
Midvale, Utah 84047
801.566.5599
email compass.eng@hotmail.com
/CompassengUT.com

RIVER RUN TOWNHOMES 5 UNIT
UNITS 34,35,36,37,38

SCHEDULES AND NOTES

S0.2



NOTE:
1. SEE SC.2 FOR NOTES AND SCHEDULE
2. ATTACH BUILT UP (4) 2X6 STUD TO BASE PLATE W/ (3) 16d NAILS EACH STUD AND NAIL TOGETHER W/ (3) 16d NAILS @ 12" O.C.
3. ALL BAMCORE HEADERS TO BE 12" DEEP MINIMUM UNLESS NOTED OTHERWISE
4. PRA=POST FROM ABOVE
5. SEE DETAIL 36/S3.1 FOR TYPICAL TOP PLATE CHORD SPLICE

1 CRAWL SPACE FRAMING PLAN
1/4" = 1'-0"

2 UPPER FLOOR FRAMING PLAN
1/4" = 1'-0"

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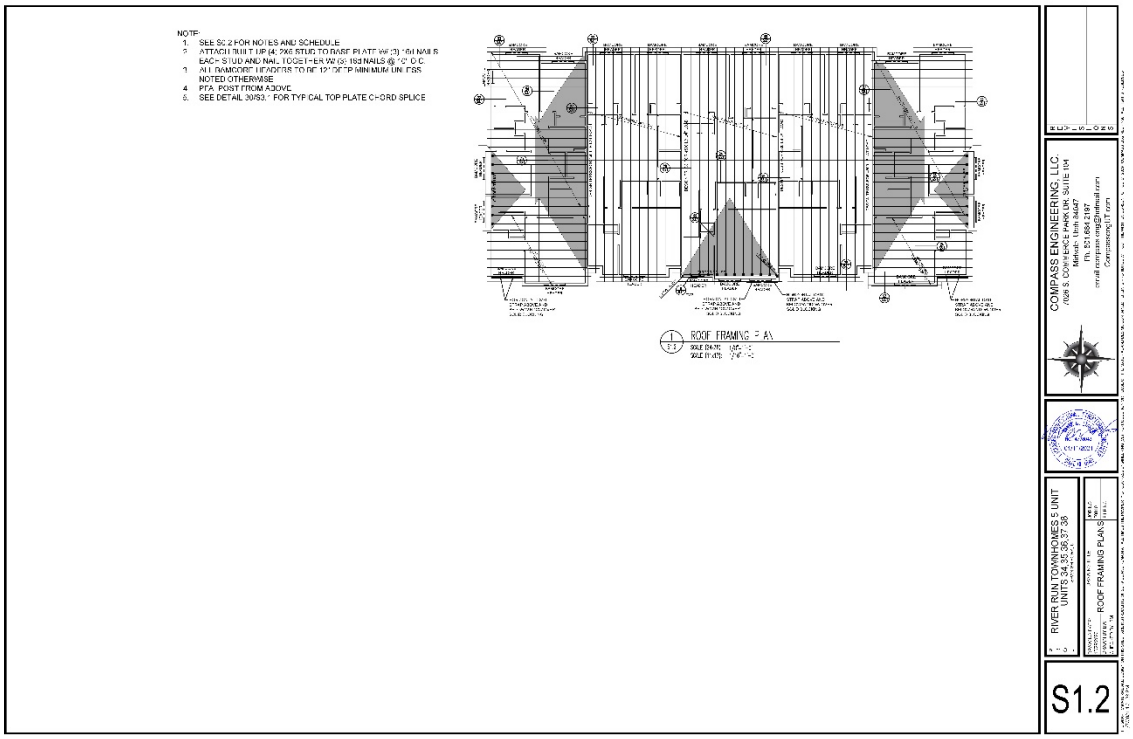
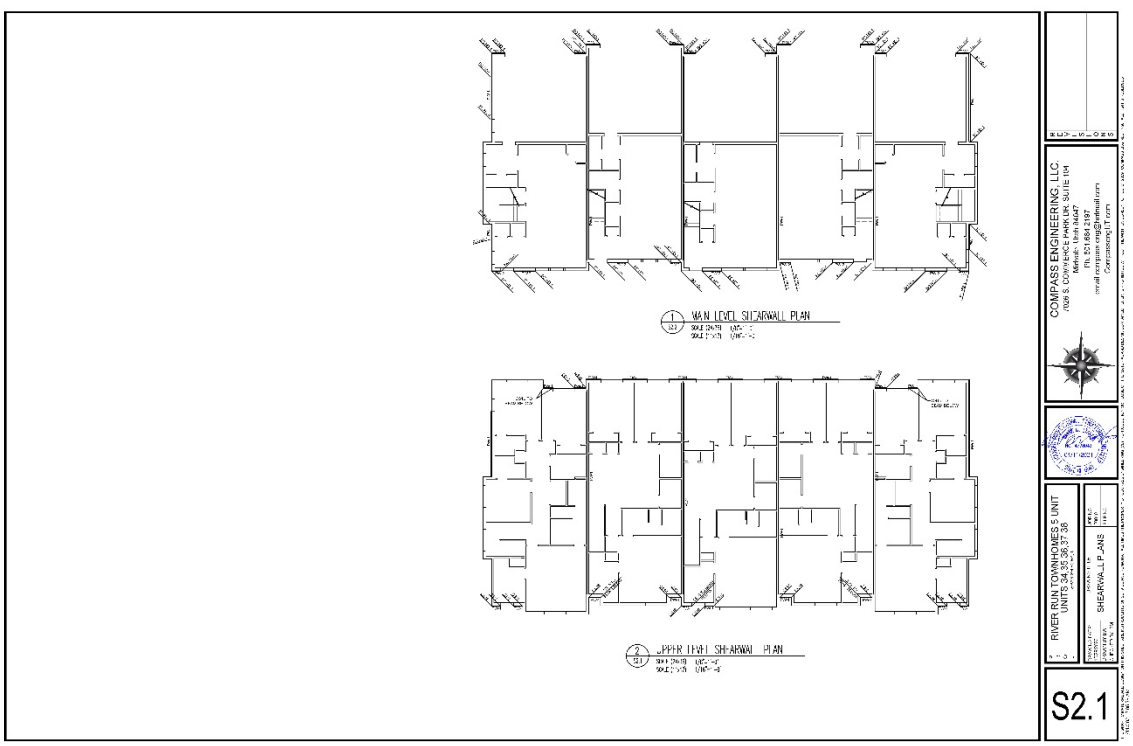
RIVER RUN TOWNHOMES 5 UNIT
UNITS 34,35,36,37,38

FRAMING PLANS

S1.1


NOTE:
1. SEE S0.2 FOR NOTES AND SCHEDULE
2. ATTACH BUILT UP (4) 2X6 STUD TO BASE PLATE W/ (3) 16d NAILS EACH STUD AND NAIL TOGETHER W/ (3) 16d NAILS @ 12" O.C.
3. ALL RAMCORE LEADERS TO BE 12" DEEP MINIMUM UNLESS NOTED OTHERWISE
4. PEA POST FROM ABOVE
5. SEE DETAIL 30/S3.1 FOR TYPICAL TOP PLATE CHORD SPLICE
1 ROOF FRAMING PLAN
COMPASS ENGINEERING, LLC
7026 S. COMMERCE PARK DR. SUITE 104
Midvale, Utah 84047
Ph. 801.684.2197
email compass.eng@infinitail.com
CompassengLLT.com
RIVER RUN TOWNHOMES 5 UNIT
UNITS 34,35,36,37,38
ROOF FRAMING PLANS
S1.2


1 MAIN LEVEL SHEARWALL PLAN
2 UPPER LEVEL SHEARWALL PLAN
COMPASS ENGINEERING, LLC
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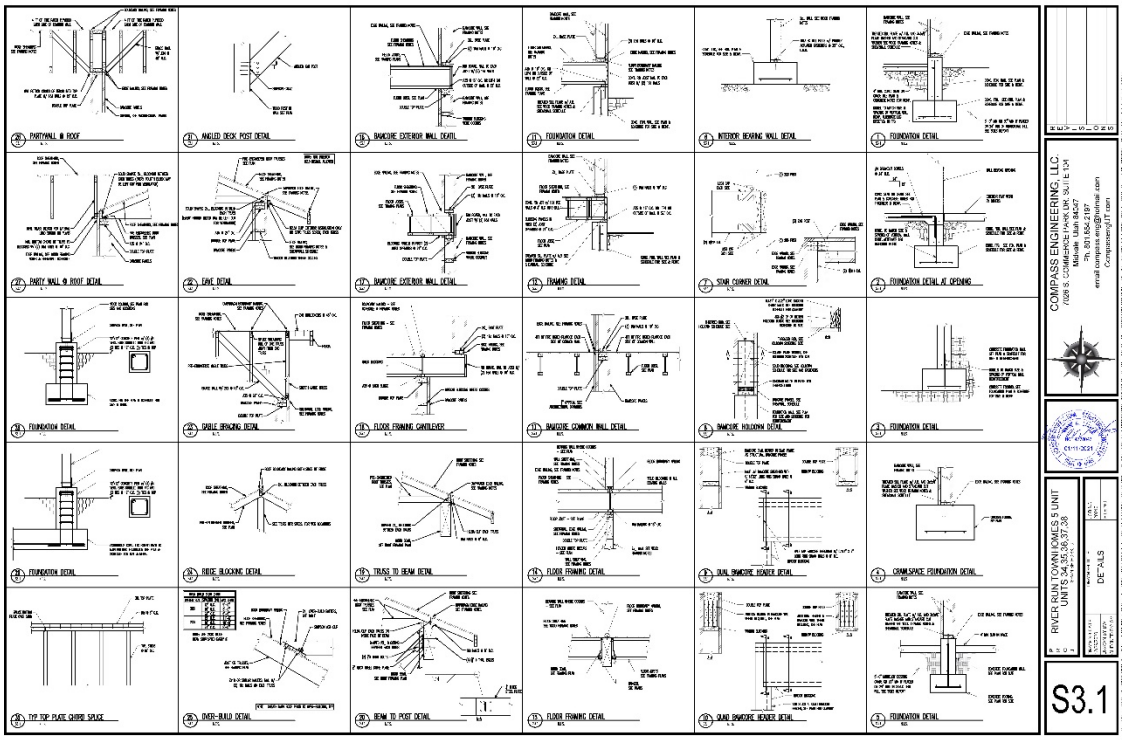
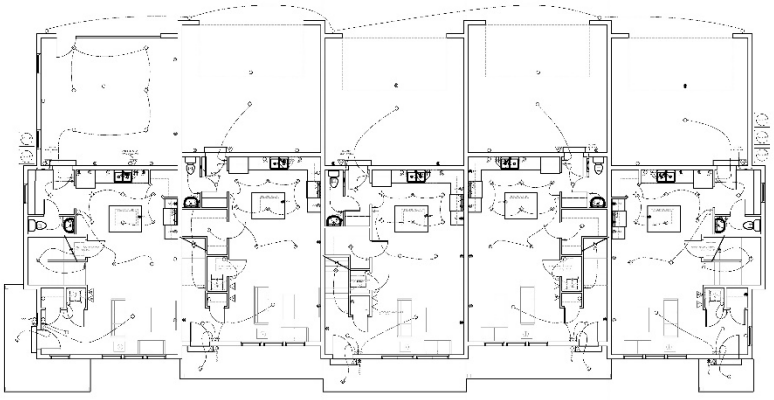
RIVER RUN TOWNHOMES 5 UNIT
UNITS 34,35,36,37,38
SHEARWALL PLANS
S2.1





concordhomes

RIVER RUN
UNITS 34-38
SPANISH FORK , UTAH

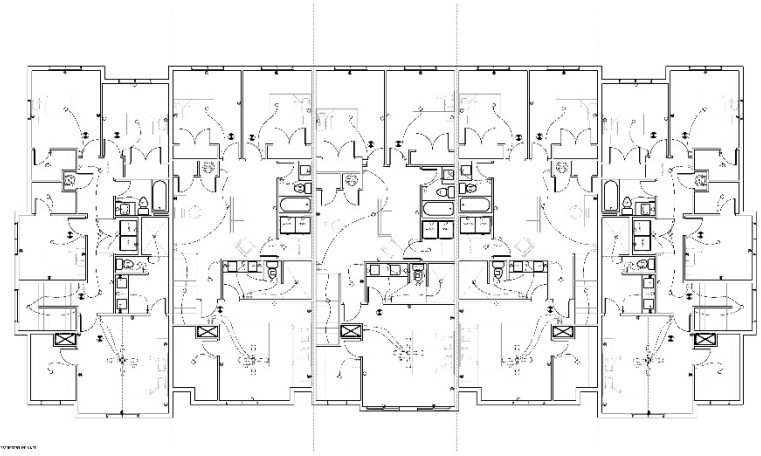
MECHANICAL
ELECTRICAL
PLUMBING

SCALE 3/16" = 1'-0"

MEP

concordhomes

RIVER RUN
UNITS 34-38
SPANISH FORK, UTAH



ELECTRICAL NOTES

PLUMBING NOTES

MECHANICAL & PLUMBING CONTRACTOR NOTES

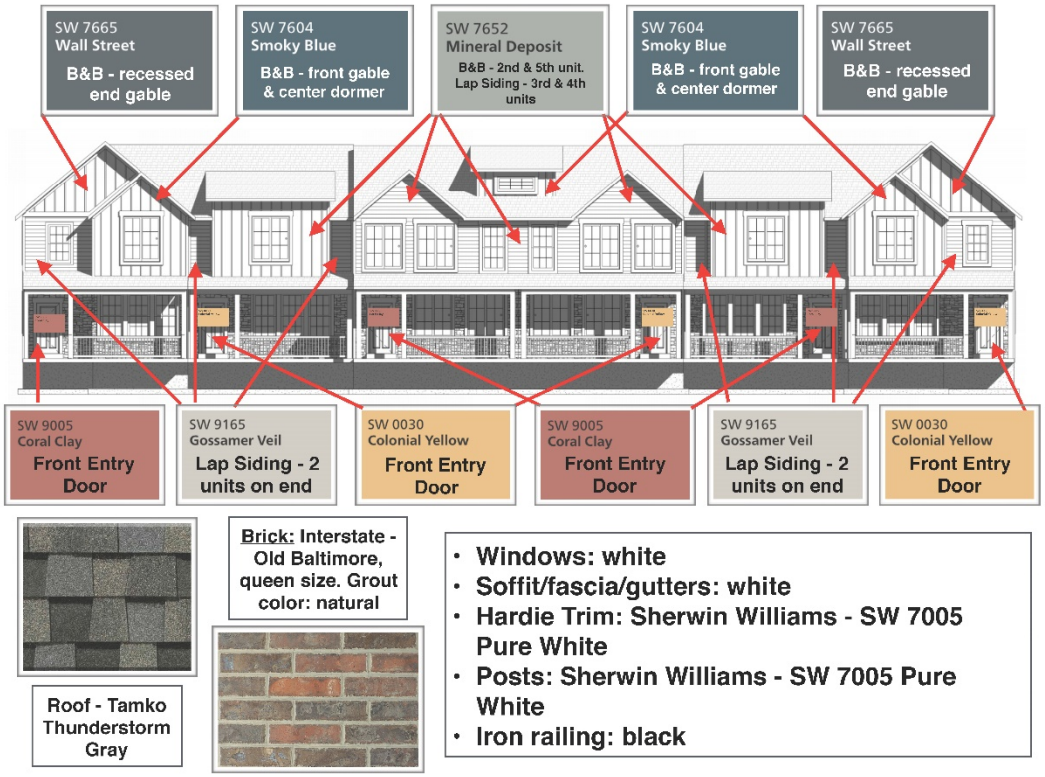
ELECTRICAL LEGEND

MECHANICAL
ELECTRICAL
PLUMBING

SCALE 3/16" = 1'-0"

MEP

SPANISH FORK TOWNHOUSE - FRONT ELEVATION



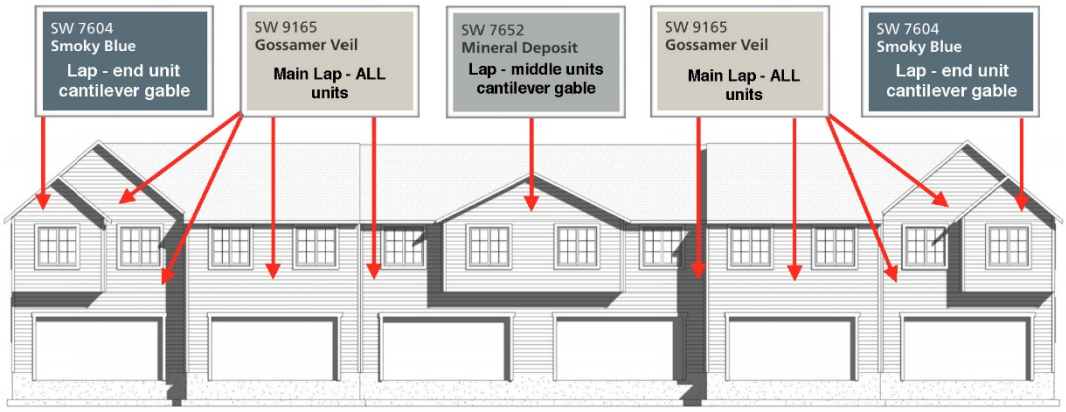
Roof - Tamko Thunderstorm Gray

Brick: Interstate - Old Baltimore, queen size. Grout color: natural

- **Windows: white**
- **Soffit/fascia/gutters: white**
- **Hardie Trim: Sherwin Williams - SW 7005 Pure White**
- **Posts: Sherwin Williams - SW 7005 Pure White**
- **Iron railing: black**

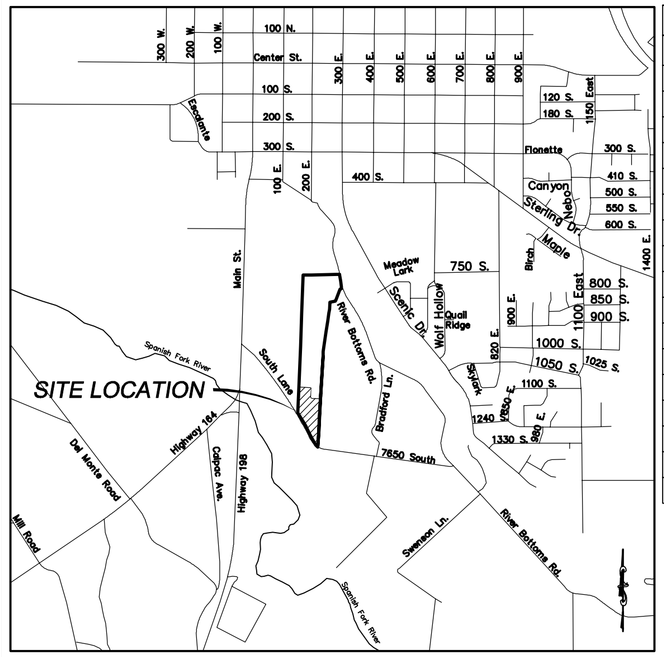
Concord - Spanish Fork Townhomes

SPANISH FORK TOWNHOUSE - REAR ELEVATION



- **Windows: white**
- **Soffit/fascia/gutters: white**
- **Hardie Trim: Sherwin Williams - SW 7005 Pure White**
- **Garage Doors: white, long panel**
- ***Lap Siding; side elevations*: Sherwin Williams - SW 9165 Gossamer Veil**

Concord - Spanish Fork Townhomes



VICINITY MAP

–NTS–

0 5 10 20 40 80 120

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

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	23.04	36.11	32.53	S 41°57'23" E	89°47'02"
C2	500.00	123.60	123.29	S 29°24'19" E	14°09'51"
C3	110.00	50.64	50.19	S 49°53'11" E	26°22'29"
C4	10.00	15.33	13.87	S 75°57'09" E	87°49'56"
C5	20.00	19.93	19.11	N 31°35'15" E	57°05'17"
C6	200.00	87.77	87.07	S 39°24'13" E	25°08'39"
C7	152.50	14.89	14.88	S 38°36'21" E	5°35'38"
C8	152.50	23.89	23.87	S 31°19'13" E	8°58'38"
C9	1047.50	15.89	15.89	N 27°15'58" W	0°52'09"
C10	10.00	15.33	13.87	S 16°12'55" W	87°49'56"
C11	80.00	79.71	76.45	N 31°35'15" E	57°05'17"
C12	50.00	49.82	47.78	N 31°35'15" E	57°05'17"
C13	1000.00	46.24	46.23	N 31°55'08" W	2°38'57"
C14	1000.00	29.47	29.47	N 28°53'23" W	1°41'19"
C15	110.00	5.76	5.76	S 61°34'28" E	2°59'56"
C16	1047.50	22.07	22.07	N 32°38'23" W	1°12'26"
C17	10.00	15.71	14.14	S 48°02'37" W	90°00'00"

NOTES:
1. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
2. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
3. ALL FRONT YARDS TO HAVE A 10' PUBLIC UTILITY EASEMENT.
4. A 10' PUBLIC UTILITY EASEMENT IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES. SEE PLANS FOR LOCATIONS.
5. FINAL GRADE MAY DIFFER FROM DESIGN IN CONSTRUCTION.
6. ALL OPEN SPACE AND COMMON AREA IS A PUE.
7. DEVELOPMENT IS A MASTER PLANNED DEVELOPMENT AS DESCRIBED IN CITY CODE 15.3.24.030.

SPANISH FORK SOUTHEAST IRRIGATION COMPANY NOTES:
1. NO TREES OR SHRUBS IN SPANISH FORK SOUTHEAST IRRIGATION COMPANY EASEMENTS DIRECTLY OVER THE TOP OF THE PIPE.
2. NO TELEPHONE BOXES OR POWER BOXES IN SPANISH FORK SOUTHEAST IRRIGATION COMPANY EASEMENTS DIRECTLY OVER THE PIPE.
3. FENCES DISTURBED DURING CONSTRUCTION ACTIVITIES MUST BE REPLACED AND RETURNED TO PRE–CONSTRUCTION CONDITION, OR BETTER.
4. IRRIGATION BOXES MAY NOT BE FENCED IN YARDS. DIRECT, OPEN ACCESS (NOT THROUGH FENCES) MUST BE PROVIDED TO SPANISH FORK SOUTHEAST IRRIGATION COMPANY FROM CITY STREETS.

OWNER/DEVELOPER
CONCORD HOMES
SAM DROWN
SAM@CONCORDHOMESUTAH.COM
801–330–7254

DATA TABLE
TOTAL ACREAGE=5.48
TOTAL # OF UNITS=48
ACREAGE IN ROADS=0.97 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=1.14
% OF OPEN SPACE=20.80%
ZONING=R–3
TOTAL REQ'D OPEN SPACE: 261,696 SQ. FT./6.01 ACRES
TOTAL OPEN SPACE PROVIDED: 332,084 SQ. FT./ 7.62 ACRES
% OF OPEN SPACE PROVIDED: 38.07%

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

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

DOMINION ENERGY EASEMENT NOTE:
UNITS 1–48 CRAWLSPACES ARE A GAS EASEMENT IN FAVOR OF DOMINION ENERGY.

BOUNDARY DESCRIPTION

BEGINNING AT POINT IN THE EXTENSION OF AN EXISTING FENCE, WHICH POINT LIES S00°12'21"E 125.79 FEET ALONG THE SECTION LINE AND EAST 958.22 FEET FROM THE WEST ¼ CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N03°36'34"E 256.32 FEET ALONG SAID EXTENSION AND FENCE; THENCE N03°08'31"E 553.43 FEET; THENCE N86°57'23"W 148.47 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 23.04 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 89°47'02" THE CHORD BEARS N41°57'23"W 32.53 FEET; THENCE N03°02'37"E 161.02 FEET; THENCE N86°57'23"W 204.85; THENCE S02°34'26"W 35.98 FEET; THENCE S02°22'49"W 406.24 FEET, THENCE S33°40'08"E 89.75 FEET; THENCE S32°51'21"E 92.02 FEET; THENCE S28°53'23"E 69.59 FEET; THENCE S26°02'16"E 152.66 FEET; THENCE S25°44'41"E 89.35 FEET; THENCE SOUTHEASTERLY 123.60 FEET ALONG THE ARC OF A 500.00 RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 14°09'51" THE CHORD BEARS S29°24'19"E 123.29 FEET; THENCE SOUTHEASTERLY 50.64 FEET ALONG THE ARC OF A 110.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 26°22'29" THE CHORD BEARS S49°53'11"E 50.19 FEET TO THE POINT OF BEGINNING.
CONTAINING 5.48 ACRES.

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT–OF–WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE
- PRIVATE AREA
- LIMITED COMMON
- COMMON AREA
- [NE] BEARING OF BUILDING
- XXX N. ADDRESSES

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 _____

OWNER'S DEDICATION

(I)WE, _____ BEING THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURUSANT TO THE UTAH CODE 10–9A–604(D), THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE RIVER RUN HOME OWNER ASSOCIATION, A UTAH NON–PROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 9089 SOUTH 1300 WEST #100, WEST JORDAN, UT 84088.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____. A.D. 2020.

BY: _____

AS: _____

CORPORATE ACKNOWLEDGMENT

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

ON THE_____ DAY OF _____, A.D. 2020 PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT HE/SHE IS THE_____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC COMMISSIONED IN UTAH _____

COMMISSION NUMBER _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 2020.

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

RIVER RUN TOWNHOMES PLAT "A" AMENDED

AN EXPANDABLE PLANNED UNIT DEVELOPMENT
SPANISH FORK, UTAH COUNTY, UTAH
CONTAINING 48 TOWNHOME UNITS AND 5.48 ACRES.
LOCATED IN THE WEST QUARTER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

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

ADDRESS TABLE					
BLDNG.	ADDRESS	BLDNG.	ADDRESS	BLDNG.	ADDRESS
1	1231 S.	17	1203 S.	33	1192 S.
2	1233 S.	18	1201 S.	34	1172 S.
3	1235 S.	19	1191 S.	35	1168 S.
4	1237 S.	20	1193 S.	36	1166 S.
5	1227 S.	21	1195 S.	37	1164 S.
6	1225 S.	22	1197 S.	38	1162 S.
7	1223 S.	23	1199 S.	39	1126 S.
8	1221 S.	24	1189 S.	40	1128 S.
9	1211 S.	25	1187 S.	41	1132 S.
10	1213 S.	26	1185 S.	42	1134 S.
11	1215 S.	27	1183 S.	43	1136 S.
12	1217 S.	28	1181 S.	44	1124 S.
13	1219 S.	29	1182 S.	45	1122 S.
14	1209 S.	30	1184 S.	46	1118 S.
15	1207 S.	31	1186 S.	47	1116 S.
16	1205 S.	32	1188 S.	48	1114 S.

Z:\2018\18-083 Spanish Fork Concord\CADD\FINAL\PHASE 1\02-FINAL PLAT.dwg 7/15/2021 11:53:08 AM MDT

A B D B A

OPTION 1

UNIT 38 UNIT 37 UNIT 36 UNIT 35 UNIT 34

GENERAL NOTES

ALL PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE CURRENT INTERNATIONAL RESIDENTIAL CODE

STRUCTURAL NOTES TAKE PRECEDENCE OVER ARCHITECTURAL NOTES

DIV. 1 – GENERAL REQUIREMENTS

MINIMUM 6" HIGH NUMBERS, PERMANENTLY ATTACHED WITH CONTRASTING BACKGROUND AND CLEARLY VISIBLE FROM THE FRONTING STREET.

A. EXCAVATION, BACKFILL AND GRADING
1. ALL EXCAVATIONS FOR FOOTINGS SHALL BE TO NATURAL, UNDISTURBED SOIL.
2. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED EARTH AND BELOW FROST LINE (30" MINIMUM).
3. TOPS OF FOUNDATION SHALL BE A MINIMUM OF 8 INCHES ABOVE FINISHED GRADE.
4. FINISH GRADING SHALL BE DONE SO AS TO PROVIDE POSTIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. GRADE SHALL SLOPE AWAY 6 INCHES MINIMUM FOR THE FIRST 10 FEET FROM BUILDING.
5. NO NEGATIVE SLOPED DRIVEWAYS. SLOPE AWAY FROM SFD 5% (6") IN THE FIRST 10', DRAINAGE TO GO TO AN APPROVED POINT OF COLLECTION. (CANNOT DRAIN ONTO NEIGHBORING PROPERTY)
6. IF SOIL IS TO BE PLACED OVER THE CURB, GUTTER, AND SIDEWALK TO ALLOW DRIVING EQUIPMENT OVER THE CONCRETE WITHOUT BREAKING IT, THEN AT LEAST A 4 INCH DIAMETER PIPE SHALL BE PLACED IN THE GUTTER THROUGH THE DIRT TO ALLOW FOR DRAINAGE.

B. WINDOWS
1. GUEST ROOMS AND HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS.
2. GUEST ROOMS AND HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL VENTALATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA NOT LESS THAN 4% OF THE FLOOR AREA OF SUCH ROOMS.
3. TOPS OF WINDOWS SHALL BE A 6'–8" A.F.F. W/ 8' CEILING HEIGHT AND 7'–8" A.F.F. W/ 9' CEILING HEIGHT (UNLESS NOTED OTHERWISE). THE BOTTOM OF THE KITCHEN WINDOWS SHALL BE 44" A.F.F.
4. SAFETY GLAZING (OR TEMPERED) REQUIRED LESS THAN 60" ABOVE THE DRAIN OF A SHOWER OR TUB. WITHIN 24" OF EXTERIOR DOORS. REQUIRED WITHIN 60" ABOVE OR ADJACENT TO STAIRWAYS, LANDINGS, OR WHEN USED AS RAILS OR GUARDS. WITHIN 18" OF A FLOOR UNLESS PROTECTED.
5. ALL WINDOWS IN ROOMS USED FOR SLEEPING SHALL HAVE SILLS NOT MORE THAN 44 INCHES ABOVE FLOOR WITH A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. HEIGHT OF OPENING SHALL NOT BE LESS THAN 24 INCHES. WITH A NET CLEAR WITH OF NOT LESS THAN 20 INCHES.
6. PROVIDE FLASHING, COUNTERFLASHING, AND APPROVED CAULKING AT ALL EXTERIOR WINDOWS. WINDOW MUST BE INSTALLED PER MANUFACTURERS SPECIFICATIONS..
7. WHERE THE OPENING OF AN OPERABLE WINDOW IS MORE THAN 72" ABOVE EXTERIOR GRADE, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE FINISHED FLOOR OF THE ROOM. GLAZING BETWEN THE FLOOR AND 24" SHALL BE FIXED OF HAVE OPENINGS THROUGH WHICH A 4" SPHERE CANNOT PASS.
8. WINDOWS, GLASS IN DOORS AND EXTERIOR DOORS SHALL BE TESTED AND LABELED SHOWING COMPLIANCE WITH NWWDA 101/I.S.2 WDMA 101/I.S.2/NAFS OR ASTM E 330. WINDOWS, GLASS IN DOORS AND EXTERIOR DOORS SHALL BE ANCHORED AND INSTALLED IN ACCORDANCE WITH MANUFACTURES INSTALLATION INSTRUCTIONS. PROVIDE FLASHING, COUNTER FLASHING AND PROPER CAULKING PER INSTALLATION DETAILS TO INSURE PROPER WATERPROOFING

C. VENTILATION (SEE ROOF PLAN FOR ROOF VENTING DETAILS)
1. VENTILAION SHALL BE PROVIDED INTO ALL CRAWL SPACES BY MEANS OF SCREENED VENTS PLACED SO AS TO PROVIDE CROSS VENTILATION.
2. CRAWL SPACES MUST HAVE ONE SQUARE FOOT OF VENTILATION FOR EVERY 150 SQUARE FEET OF CRAWL SPACE WITH ONE VENT WITHIN 3' OF EACH CORNER OF THE BUILDING.
3. ATTICS TO BE VENTILATED ACCORDING TO THE CURRENT IRC BUILDING CODE REQUIREMENTS. ROOFING CONTRACTOR TO DETERMINE BEST PLACEMENT OF VENTS. ATTIC VENTILATION 1/150 SQ. FT. NET FREE AREA OF ATTIC FLOOR AREA (MAY BE REDUCED BY 50% PROVIDED 50% – 80% OF THE REQUIRED VENTILATION OCCURS AT LEAST 3' ABOVE THE CORNICE OR EAVES WITH THE BALANCE OBTAINED FROM EAVE OR CORNICE VENTS)

D. FIRE PROTECTION AND WARNING
1. GYPSUM BOARD: ½" STANDARD GYPSUM BOARD ALLOWED ON INTERIOR SURFACES ONLY, ONE LAYER OF 5/8" TYPE X BOARD REQUIRED ON GARAGE SIDE OF HOUSE TO GARAGE SEPARATION WALL AND ON POSTS AND CEILINGS SUPPORTING LIVING AREAS. WATER RESISTANT BOARD SHALL NOT BE USED OVER VAPOR BARRIERS OR ON CEILINGS WITH FRAMING SPACED AT MORE THAN 16" CENTERS.
2. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 GYP BOARD.
3. DOORS LEADING FROM GARAGE INTO LIVING AREA SHALL BE SOLID WOOD, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1–3/8" THICK OR HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED. DOORS MAY NOT SWING OVER STAIRS
4. SMOKE DETECTORS ARE REQUIRED TO MEET LOCAL CODES. WIRE ALL SMOKE DETECTORS IN SERIES WITH BATTERY BACKUP.
5. FIREPLACE CHIMNEYS MUST EXTEND 24 INCHES MINIMUM ABOVE ANY ROOF WITHIN A TEN FOOT RADIUS.
6. MUST HAVE (2) SELF CLOSING HINGES ON 20 MINUTE RATED DOORS.

E. RAILINGS
1. HANDRAILS ARE REQUIRED AT ALL SAIRWAYS HAVING FOUR OR MORE RISERS.
2. PROVIDE 1–1/4" – 2–5/8" HANDRAILS 34"–38" IN HEIGHT ABOVE NOSING OF STAIR TREADS THAT RUN CONTINUOUS AND HAVE RETURNING ENDS TO WALL, NEWEL POST, OR SAFETY TERMINAL.
3. HANDRAILS DEEPER THAN 2–5/8" INCHES SHALL HAVE FINGER GROOVES 3/4 INCH BY 1/4 INCH DEEP ROUTED THE ENTIRE LNGTH OF AT LEAST ONE SIDE OF HANDRAIL.
4. MINIMUM 36" HIGH GUARDRAILS ARE REQUIRED AT ALL LANDINGS, DECKS OR FLOOR LEVELS THAT ARE 30" OR MORE ABOVE GRADE AND 34" IN HEIGHT ALONG THE OPEN SIDES OF STIARWAYS..
5. BAULUSTERS FOR GUARDRAILS, HANDRAILS OR OPEN GUARDS SHALL HAVE NO ORNAMENTAL PATTERN SUCH THAT A 4 INCH ROUNDSPHERE CANNOT PASS THROUGH. GUARD RAILS SHALL NOT BE CONSTRUCTED IN A MANNER THAT RESULTS IN A LADDER EFFECT.

F. WINDOW WELLS (SEE BASMENT PLAN FOR DETAILS)
1. WINDOW WELLS SERVING REQUIRED EGRESS WINDOWS SHALL HAVE DIMENSIONS IN KEEPING WITH THE MINIMUMS REQUIRED FOR THE WINDOWS:
   A. 44" MAXIMUM DEPTH (OR PROVIDE STEPS OR LADDER RUNGS)
   B. 36" HORIZONTAL CLEARANCE FROM FOUNDATION TO FRONT OF WINDOW WELL.
   C. THIRTY–SIX INCH VERTICAL CLEARANCE REQUIRED FROM ANY PROJECTION IN HORIZONTAL CLEARANCE STATED ABOVE (I.E. BAY WINDOWS OR CANTILEVERS)
   D. GRATINGS OR GUARDRAILS PROTECTING WINDOW WELLS SHALL BE EASILY REMOVEABLE OR BE DESIGNED SO AS TO NOT HINDER EGRESS.
   E. WINDOW WELLS SHALL HAVE A NET CLEAR OPENING OF 9 SQUARE FEET (MINIMUM)

G. STAIRWAYS
THE PROFILE OF TREADS AND RISERS SHALL CONFORM TO CURRENT IRC. OPEN RISERS ARE PERMITTED WITH NO OPENING GREATER THAN 4".
1. MAXIMUM RISE = 8" AND MINIMUM TREAD = 9". (10" TREAD REQUIRED IN THE ABSENCE OF NOSING.)
2. MINIMUM HEADROOM = 6 FEET 8 INCHES FROM NOSING LINE AND MINIMUM WIDTH = 36 INCHES.
3. EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION, MEASURED IN THE DIRECTION OF TRAVEL, AT LEAST EQUAL TO STAIRWAY WIDTH.
4. A DOOR MAY OPEN AT THE TOP STEP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED THE DOOR DOES NOT SWING OVER THE TOP OF THE STEP, AND PROVIDED THAT THE TOP STEP IS NO MORE THAN EIGHT INCHES LOWER THAN THE FLOOR LEVEL.
5. THREE 1–1/4 x 11–7/8 LSL STRINGERS REQUIRED AT ALL STAIRWAYS.
6. ENCLOSED SPACE UNDER STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
7. ALL CONCRETE STAIRS MUST HAVE A MIN. STAIR TREAD WIDTH OF 10" UNLESS NOSING IS PROVIDED.

H. WEATHER PROTECTION
1. INSTALL (1) LAYER OF GRADE 'D' (15 LB) FELT UNDER ASPHALT ROOF SHINGLES
2. INSTALL (1) LAYER OF GRADE 'D' (15 LB) FELT UNDER ALUMINUM SIDING.
3. INSTALL (1) LAYER OF GRADE 'D' (15 LB) FELT UNDER BRICK VENEER.
4. INSTALL (2) LAYERS OF GRADE 'D' (15 LB) FELT UNDER SYNTHETIC STUCCO SYSTEM.
5. INSTALL (1) LAYER OF ICE AND WATER SHIELD FROM ROOF EAVES TO A. LINE 24" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER.
6. INSTALL (1) LAYER OF ICE AND WATER SHIELD AT ALL VALLEYS.
7. PROVIDE METAL FLASHING OR EQUAL AT FOUNDATIONS (OR WHERE BRICK MEETS STUCCO) WHERE WATER FROM WEATHER BARRIER COULD ENTER DWELLING.
8. PROVIDE METAL FLASHING OR (15 LB) FELT BETWEEN WOOD SHEATHING AND CONCRETE PORCHES, LANDINGS, STEPS, AND STAIRS.
9. WRAP HOUSE WITH TYVECK OR SIMILAR HOUSE WRAP WHEREVER POSSIBLE.

I. PLUMBING (ALL WORK TO COMPLY WITH THE CURRENT IRC)
1. WATER HEATERS ARE TO BE STRAPPED AT THE UPPER ONE THIRD AND LOWER ONE THIRD WITH THE LOWER STRAP NOT CLOSER THAN 4" ABOVE CONTROLS.
2. TOILETS SHALL BE 1.6 GALLON FLUSH TYPE. SHOWER HEADS SHALL BE 2.5 GPM TYPE.
3. PROVIDE PRESSURE REGULATOR AND SHUT–OFF VALVE.
4. INTERIOR WASTE AND VENT LINES SHALL BE A.B.S.
5. FREEZE–LESS, BACKFLOW PREVENTION HOSE BIBS WITH ACCESSIBLE SHUT OFF VALVES REQUIRED.
6. PLUMBING VENTS SHALL BE AT LEAST 2 FEET ABOVE OR 10 FEET AWAY FROM ALL OUTSIDE AIR INTAKE OPENINGS.
7. NO SLIP JOINT PLUMBING CONNECTIONS ALLOWED IN CONCEALED AREAS.
8. INDIVIDUALLY INSULATE ALL PLUMBING, WATER, AND DRAIN LINES IN AREAS SUBJECT TO FREEZING.
9. INSTALL EXPANSION TANK FOR WATER HEATER. INSULATE HOT WATER LINES IN UNFINISHED AREAS WITH 1/2" FOAM. HEAT/CHECK VALUES REQUIRED AT WATER HEATER INLET AND OUTLET.
10. PROVIDE ANTI–SCALD VALVES ON ALL SHOWER AND TUB/SHOWER INSTALLATIONS.

J. MECHANICAL
1. MAXIMUM LENGTH OF DRYER EXHAUST DUCT SHALL BE 25'. MAXIMUM LENGTH SHALL BE REDUCED 2.5' FOR EACH 45 DEGREE BEND AND 5' FOR EACH 90 DEGREE BEND.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF ALL MECHANICAL FIXTURES.
3. VENTS SHALL TERMINATE 4 FEET BELOW OR 4 FEET HORIZONTALLY AND AT LEAST 1 FOOT ABOVE A DOOR, OPENABLE WINDOW, OR A GRAVITY AIR INLET INTO A BUILDING.
4. FLUE VENTS AND EXHAUST FAN VENTS SHALL BE AT LEAST 3 FEET ABOVE AN OUTSIDE AIR INLET LOCATED WITHIN 10 FEET AND AT LEAST 4 FEET FROM A PROPERTY LINE.
5. NO CLOTH TYPE DUCT TAPE ALLOWED, METAL OR FOIL TAPE MUST BE USED.
6. ALL JOINT, TRANSVERSE AND LONGITUDINAL SEAMS AND CONNECTIONS MUST BE PROPERLY SEALED WITH TAPE OR MASTIC.
7. GAS LINES SHALL NOT PASS THOUGH OR PENETRATE ANY DUCT OR PLENUM.

K. FRAMING
1. ALL DIMENSIONS ON FLOOR PLANS ARE TO ROUGH FRAMING. 2x4 WALLS CALCULATED TO BE 3–1/2 INCHES WIDE. 2x6 WALLS CALCULATED TO BE 5–1/2 INCHES WIDE.
2. BUILT–UP BEAMS OF 2 X MEMBERS SHALL BE SPIKED TOGETHER WITH NOT LESS THAN 16D NAILS AT 16" O.C. ON ALL EDGES.
3. ALL STRUCTURAL SHEATHING SHALL BE APA RATED AND SHALL NOT EXCEED MAXIMUM SPAN RATING. FLOOR SHEATHING SHALL BE TONGUE AND GROOVE. GAP ALL WAFERBOARD SHEATHING.
4. TRUSSES SHALL BE ENGINEERED AND CONSTRUCTED BY MANUFACTURER AND GUARANTEED TO WITHSTAND LOADS AS REQUIRED BY LOCAL CODES.
5. ALL BI–PASS BOORS SHALL BE FRAMED ONE INCH SAMLLER IN WIDTH THAN THE DOOR. EXAMPLE: A 4'–0" SLIDER SHALL HAVE A 47 INCH ROUGH OPENING. FURTHERMORE, BI–FOLD DOORS SHALL BE FRAMED 1" WIDER THAN DOOR AND 82" IN HEIGHT (VERSUS 83" IN HEIGHT FOR BI–PASS DOORS).
6. ALL BEARING AND NON–BEARING FRAMING SHALL BE AT 16 INCHES ON CENTER (UNLESS OTHERWISE NOTED).
7. FRAMING TO INCLUDE ALL FURR DOWNS, PLANTSHELVES, AND CEILING JOISTS PER PLAN.
8. INSTALL THREE STUDS AT CORNERS.
9. WHERE NOT NOTED OTHERWISE, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL, AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH METAL CONNECORS (SIMPSON OR EQUAL).
10. ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16D NAILS AT 8 INCHES ON CENTER. NO MORE THAN TWO SILL PLATES CONNECTED TO THE FOUNDATION WITH J BOLTS THROUGH BOTH MEMBERS ARE ALLOWED WITHOUT EININEERING. MULTIPLE MEMBER LEDGERS ARE NOT ALLOWED WITHOUT ENGINEERING THAT SHOWS THE FASTENING IS ADEQUATE.
11. BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING WITH 2 INCH NOMINAL BLOCKING. BLOCKALL EDGES OF PLYWOOD ON FLOORS AND ROOFS AS DIRECTED ON DRAWINGS.
12. ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS WITH A MINIMUM DIAMETER EQUAL TO THREE TIMES THE BOLT DIAMETER UNLESS SHOWN OTHERWISE IN DETAILS.
13. MINIMUM NAILING SHALL BE AS PER NAILING TABLE OF THE CURRENT IRC.
14. FASTENERS SUCH AS STAPLES CAN ONLY BE SUBSTITUTED FOR NAILS AT A RATE EQUAL TO LOAD VALUES PROVIDED BY I.B.C.O. APPROVAL. HOWEVER, ALL FLOOR SHEATHING MUST BE FASTENED WITH CONTINUOUS GLUE BEAD AND RING SHANK NAILS (NO SUBSTITUTION).
15. PROVIDE HOLDDOWNS AT SHEAR WALLS AS INDICATED ON THE FOUNDATION PLAN.
16. WOOD BEAMS CONSISTING OF TWO OR MORE PIECES SHALL HAVE THE PIECES SECURELY BOLTED OR NAILED TOGETHER TO PREVENT SEPERATION AND TO INSURE MUTUAL LOAD SHARING. EACH INTERCONNECTED PIECE SHALL BE CONTINUOUS BETWEEN SUPPORTS, AND SUPPORTS SHALL HAVE THE SAME WIDTH AS THE COMPOSITE BEAM.
17. SHELVES IN WALK–IN CLOSETS TO BE 16" IN DEPTH. SHELVES IN OTHER CLOSETS TO BE 12". IN CLOSETS WITH DOUBLE SHELVES, UPPER SHELF TO BE AT 84" AND LOWER SHELF TO BE AT 42". IN CLOSETS WITH SINGLE SHELF, SHELF SHALL BE SET AT 72" ABOVE FINSHED FLOOR.
18. STUD WALLS OVER 10' IN HEIGHT SHALL BE FIRE BLOCKED
19. MEMBER GRADES SALL BE AS FOLLOWS:

GLU–LAM BEAMS	(SIMPLE SPAN)	24F–V4 DF/DF
	(CANTILEVERED)	24F–V8 DF/DF
JOISTS		DF #2 (OR BETTER)
HEADERS		DF #2 (OR BETTER)
POSTS		DF #1 (OR BETTER)
STUDS	(NON–BEARING WALLS)	DF STUD GRADE (OR BETTER)
	(BEARING WALLS)	DF #2 (OR BETTER)
PRE–FAB TRUSSES OR JOISTS		PER MANUFACTURERS SPECS.
SILL PLATES IN CONTACT WITH CONCRETE		DF #2 (PRESSURE TREATED)

20. SOLID BLOCKING REQUIRED AT BEARING POINTS FOR ROOF RAFTERS, TRUSSES, CEILING JOISTS, AND AT ALL FLOOR AND ROOF PERIMETERS.
21. DOUBLE FLOOR JOIST UNDER BEARING PARTITIONS PARALLEL TO FLOOR JOIST, AND AT EACH SIDE OF CANTILEVERED BRACED WALLS.
22. STRAPS AND SHOES REQUIRED AT WEAKENED OR NON–CONTINUOUS TOP PLATES, AND AT ALL STUDS NOTCHED OR BORED BEYOND ACCEPTABLE CODE LIMITS.
23. ATTIC ACCESS MINIMUM 22" X 30" WITH A MINIMUM OF 30" HEADROOM ABOVE THE ACCESS, LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION.
24. NAIL PLATES (SHIELD PLATES) SHALL BE INSTALLED TO PROTECT CONCEALED PIPING PASSING THROUGH OR NOTCHED INTO STRUCTURAL MEMBERS WHERE THERE IS LESS THAN 1–1/2" TO THE FACE OF THE MEMBER. WIRING INSIDE OF FRAMING MEMBERS, WHERE THE BORED HOLE IS CLOSER THAN 1–1/4" TO TH NEAREST EDGE OF THE FRAMING MEMBER OR THE FRAMING MEMBER IS NOTCHED, A STEEL PLATE NOT LESS THAN 1/16" THICK AND APPROPRIATE LENGTH AND WIDTH SHALL BE INSTALLED TO COVER THE AREA OF THE WIRING.
25. ALL BEAMS ON EXTERIOR WALLS (EXCEPT GARAGE) TO BE (2) 2 x 10's ON A 2 x 4 WALL OR (3) 2 x 8's ON A 2 x 6 WALL.

L. ELECTRICAL
1. PERMANENTLY WIRED SMOKE DETECTORS ARE REQUIRED AND MUST BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS, A DECTECTOR SHALL BE INSTALLED ON EACH STORY AND IN BASEMENT. IN DWELLING UNITS WHRE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS, THE DETECTOR SHALL BE INSTALLED ON THE UPPER LEVEL, EXCEPT THAT WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA, A DETECTOR SHALL BE INSTALLED ON EACH LEVEL. WHEN SLEEPING ROOMS ARE ON UPPER LEVEL THE DETECTOR SHALL BE PLACED AT THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY. IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPENS TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED. DETECTORS MUST HAVE BATTERY BACKUP AND MUST EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. DETECTORS MUST BE WIRED IN SERIES.
2. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY DEDICATED 20 AMP BRANCH CIRCUIT WITH NO OTHER OUTLETS.
3. INCANDESCENT CLOSET LIGHTING SHALL BE 18" MINIMUM FROM COMBUSTIBLES MEASURES HORIZONTALLY. 6" HORIZONTAL IS PERMITTED FOR FLUSH FIXURES AND FLUORESCENT FIXTURES.
4. GROUND FAULT CIRCUIT PROTECTION REQUIRED FOR ALL 110 VOLT, SINGLE PHASE 15 AND 20 AMPRERE RECEPTACLES INSTALLED IN BATHROOMS. GARAGES, AND OUTDOORS WHERE THERE IS DIRECT GRADE–LEVEL ACCESS TO DWELLINGS AND POWER POLES. GFCI ALSO REQUIRED FOR ALL COUNTERTOP LEVEL KITCHEN RECEPTACLES. GARAGE OUTLETS MUST BE A MINIMUM OF 18" ABOVE FLOOR.
5. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED AREAS SHALL BE APPROVED FOR ZERO–CLEARACE INSULATION COVER (I.C.) PER THE 2003 MANDATORY ENERGY REQUIREMENTS.
6. CONDUIT FOR METER BASE SERVICE ENTRANCE SHALL BE ANCHORED TO FOUNDATION WITH UNI–STRUT AND CONDUIT CLAMPS (POE ACTUATED FASTENERS ARE NOT ACCEPABLE).
7. OUTLETS SHALL BE SPACED ACCORDING TO PREVAILING CODES AS A MINIMUM REQUIREMENT. ACTUAL OUTLET LOCATION MAY VARY FROM WHAT PLAN SHOWS.
8 METALLIC WATER SERVICE OR A CONCRETE ENCASED ELECTRODE AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE, WHICH MEETS THE REQUIREMENTS OF THE IRC SHALL BE REQUIRED.
9. PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS TO BE 2 HOUR LISTING.
10. ALL BEDROOM CIRCUITS SHALL BE ARC–FAULT PROTECTED.
11. INCLUDE ONE CARBON MONOXIDE DETECTOR PER LEVEL – WIRE IN SERIES W. SMOKE ALARMS AND PROVIDE BATTERY BACK–UP.

M. MASONARY
1. MASONARY VENEER ABOVE OPENINGS SHALL BE SUPPORTED PER IRC.
2. FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL AND AT OTHER POINTS OF SUPPORT.
3. WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33" ON CENTER WEEPHOLES SHALL NOT BE LESS THAN 3/16" IN DIAMETER WEEPHOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING.

N. CONCRETE
1. PROVIDE A FIBER JOINT BETWEEN THE CONCRETE SLAB AND FOUNDATION WALL.
2. CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" PLSCED BETWEEN THE CONCRETE FLOOR SLAB AND BASE COURSE OR THE PREPARED SUB–GRADE WHERE NO BASE COURSE EXISTS.

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RIVER RUN

UNITS 34-38

SPANISH FORK , UTAH

SQFT A	
MAIN LEVEL:	645
UPPER LEVEL:	1050
GARAGE:	423
TOTAL:	**2118**
FINISHED SQFT:	**1695**

SQFT B	
MAIN LEVEL:	610
UPPER LEVEL:	1030
GARAGE:	423
TOTAL:	**2063**
FINISHED SQFT:	**1640**

SQFT D	
MAIN LEVEL:	645
UPPER LEVEL:	1050
GARAGE:	423
TOTAL:	**2118**
FINISHED SQFT:	**1695**

SQFT E	
MAIN LEVEL:	610
UPPER LEVEL:	1057
GARAGE:	423
TOTAL:	**2090**
FINISHED SQFT:	**1667**

GENERAL NOTES
TITLE PAGE

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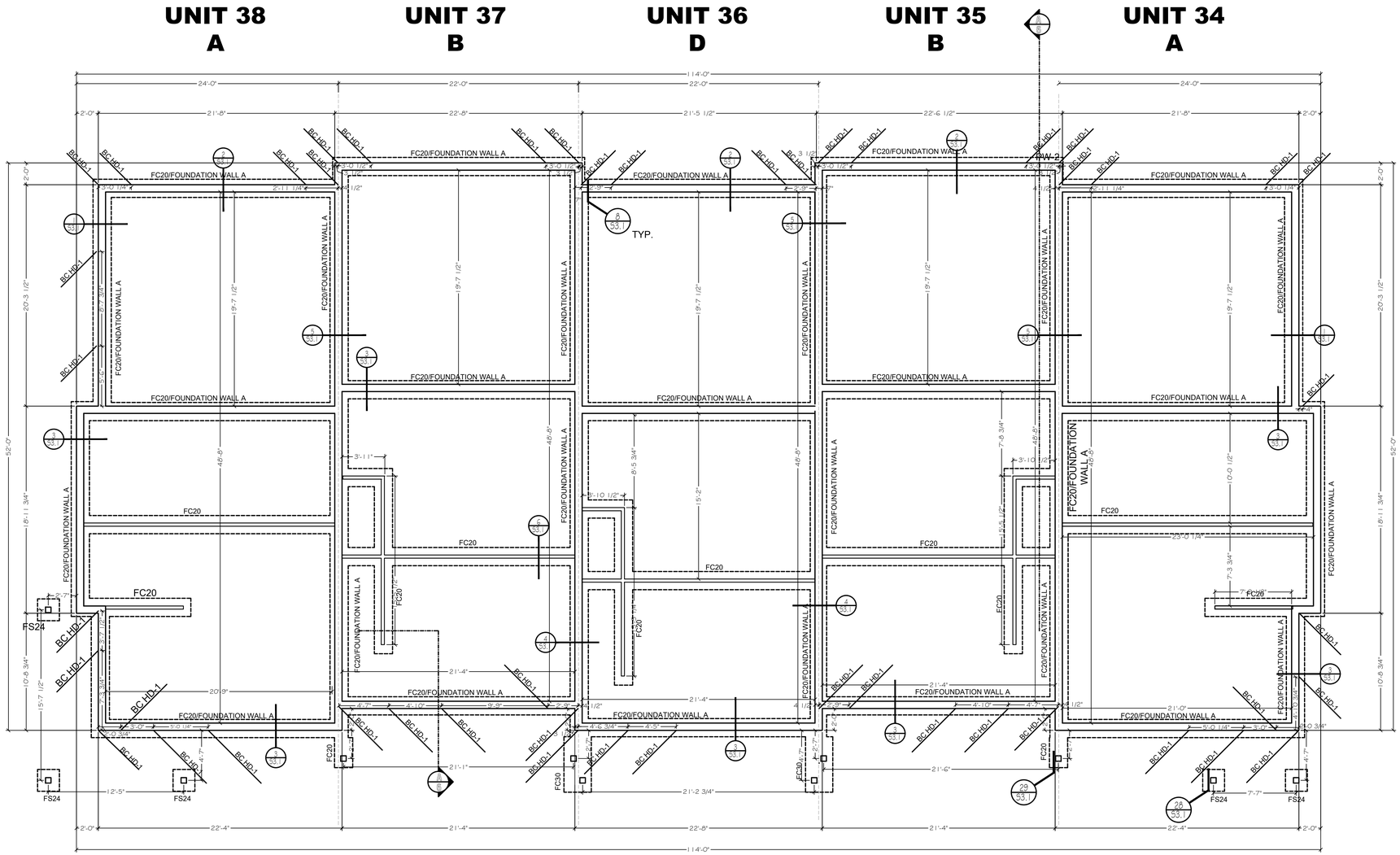

FOOTING & FOUNDATION PLAN

LICENSED PROFESSIONAL STRUCTURAL ENGINEER
WAYNE B. STARKER
NO. 4778043
01/11/2021
STATE OF UTAH

STRUCTURAL ITEMS ONLY

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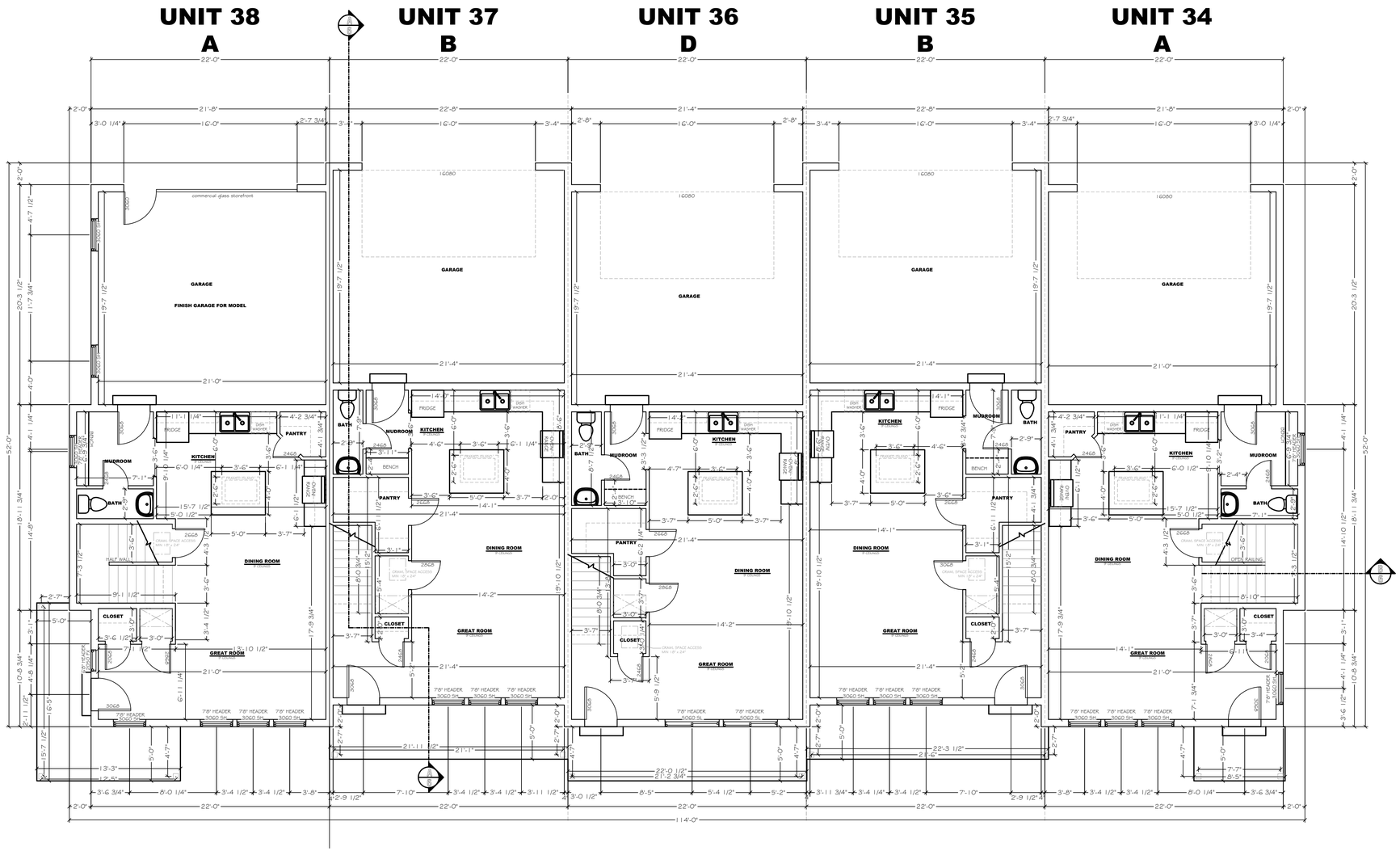
SPANISH FORK , UTAH

FOOTING & FOUNDATION PLAN

SCALE 3/16" = 1'-0"

1



MAIN LEVEL FLOOR PLANS

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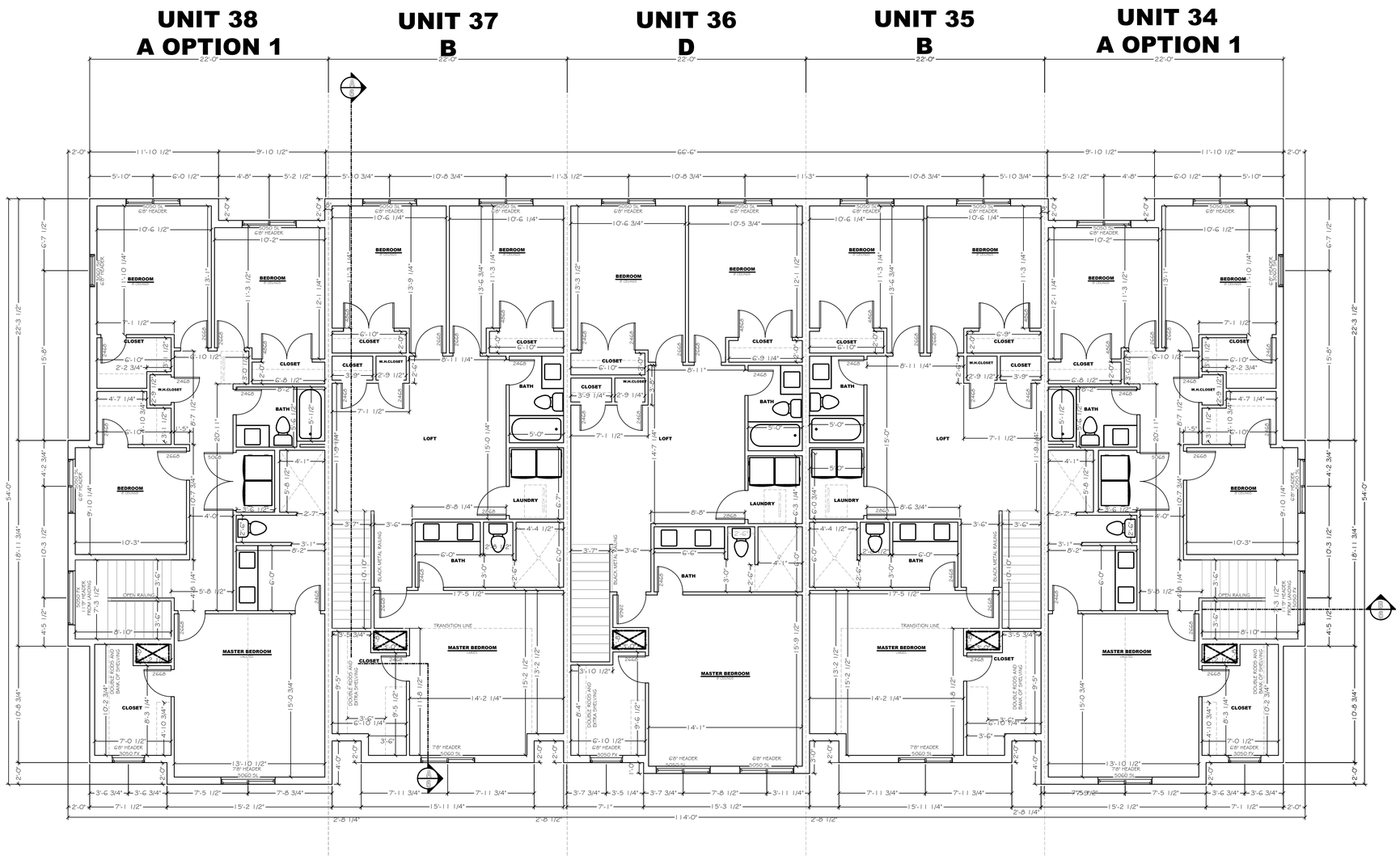
SPANISH FORK , UTAH

MAIN FLOOR PLAN

SCALE 3/16" = 1'-0"

2



UPPER LEVEL FLOOR PLANS

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UPPER FLOOR PLAN

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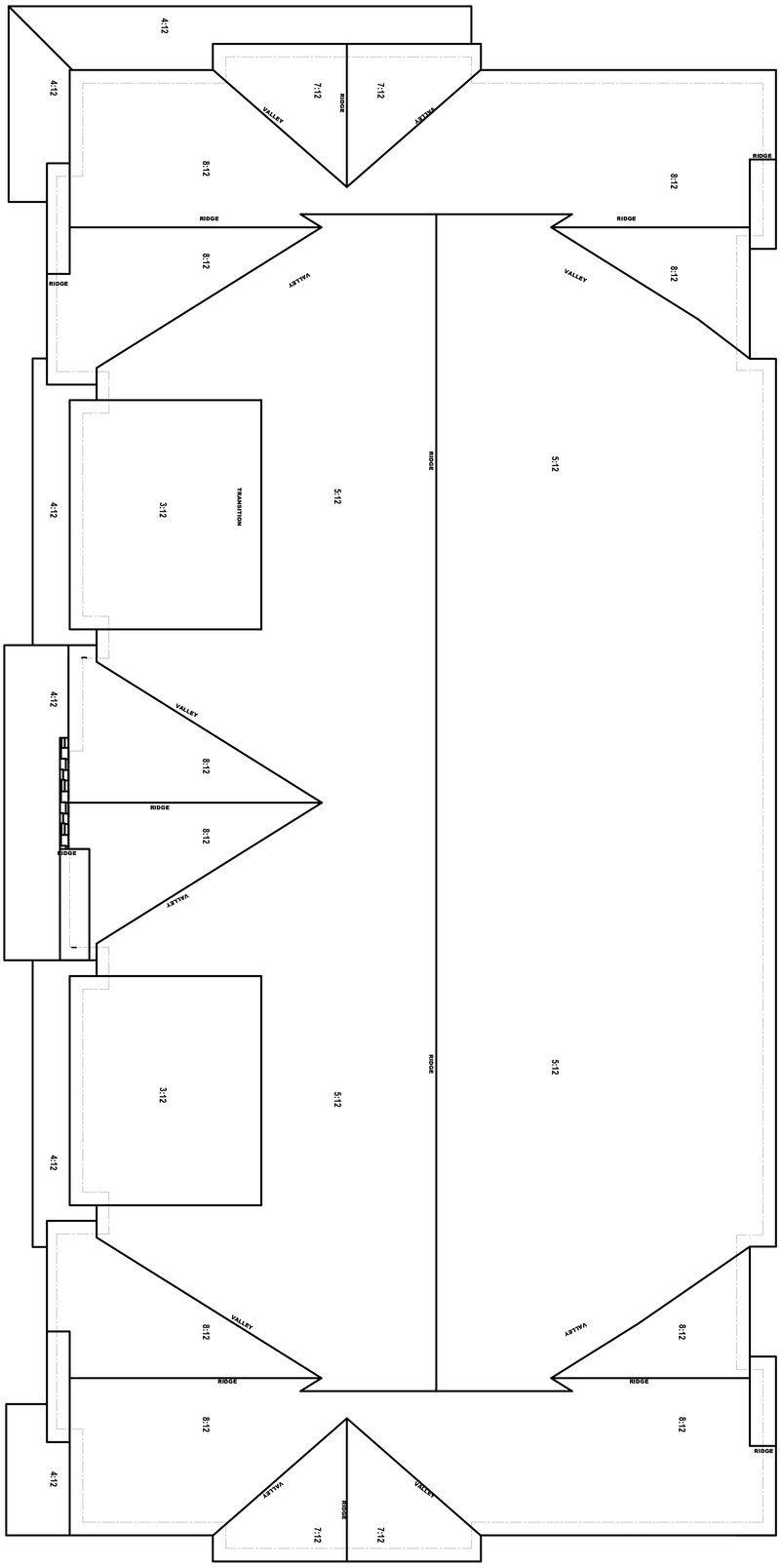

ROOF PLAN

4

SCALE 3/16" = 1'-0"

ROOF PLAN

RIVER RUN

UNITS 34-38
SPANISH FORK , UTAH

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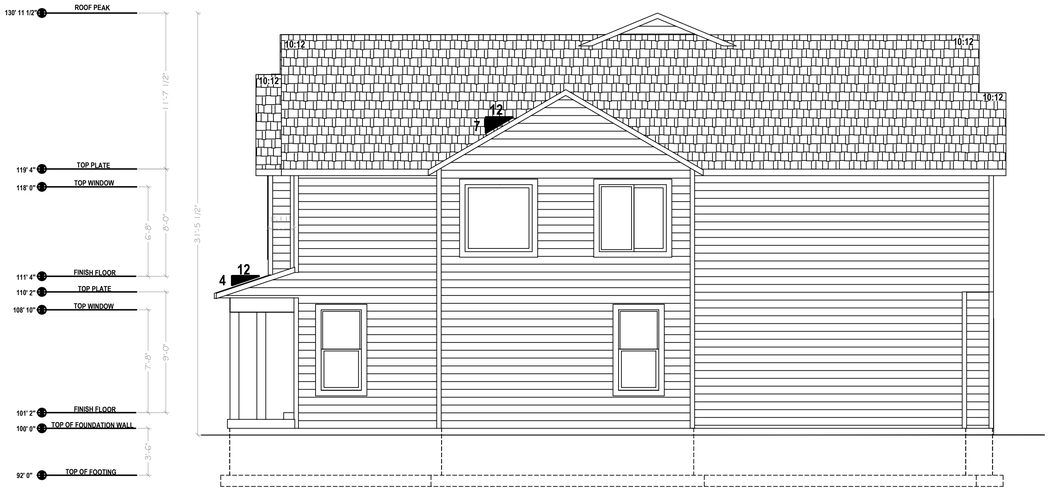

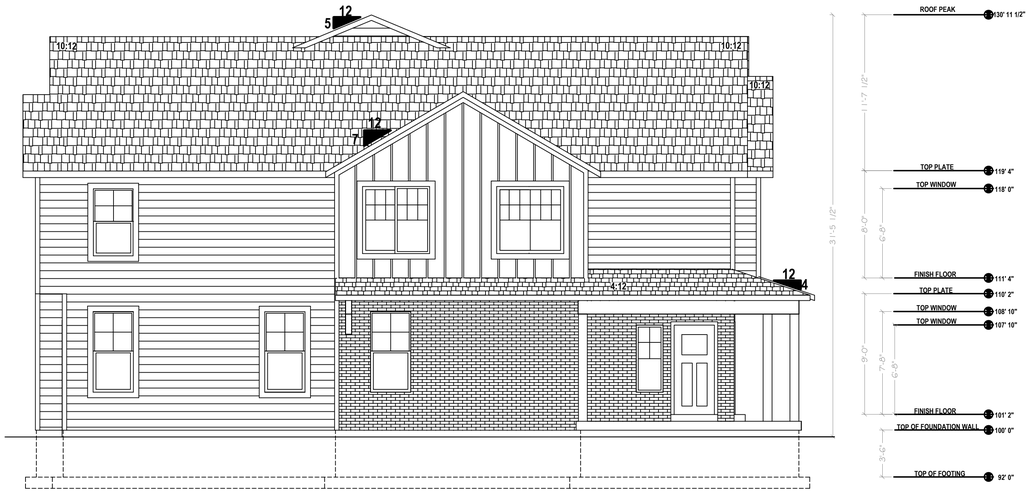

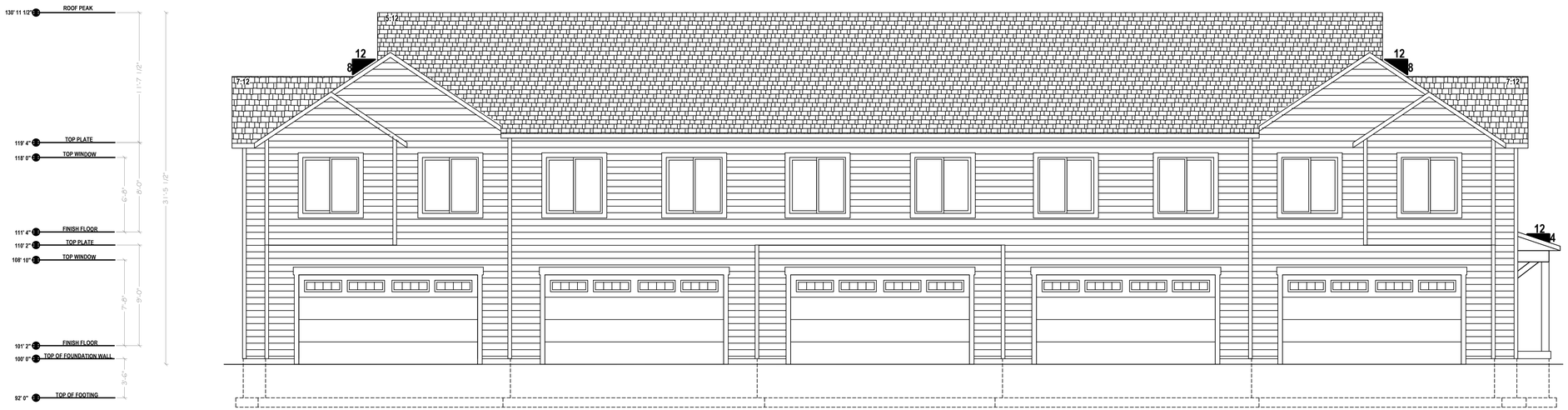

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RIVER RUN

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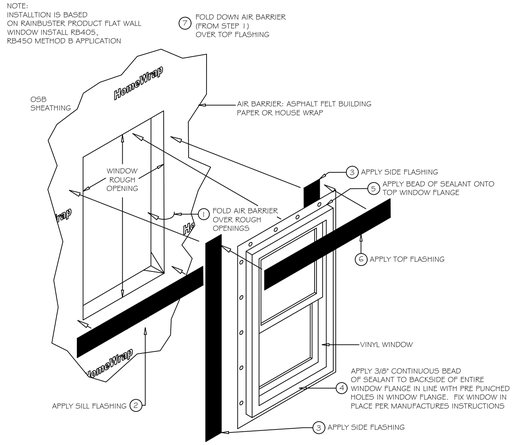
SPANISH FORK , UTAH

ROOF PLAN

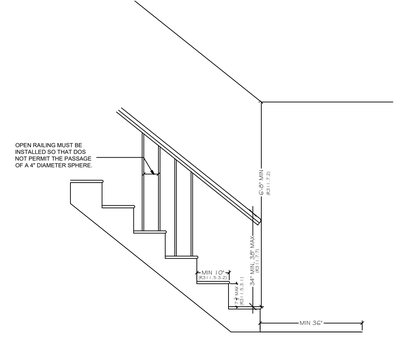
SCALE 3/16" = 1'-0"

5



WINDOW FLASHING DETAIL

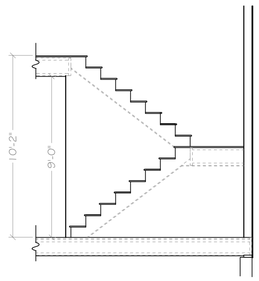
NOT TO SCALE



NOTE: STAIRS TO MEET IRC CODE FOR STAIRS AND RISERS (R311.5.3)

TYP STAIR DETAIL

NOT TO SCALE



B RETURN STAIR SECTION

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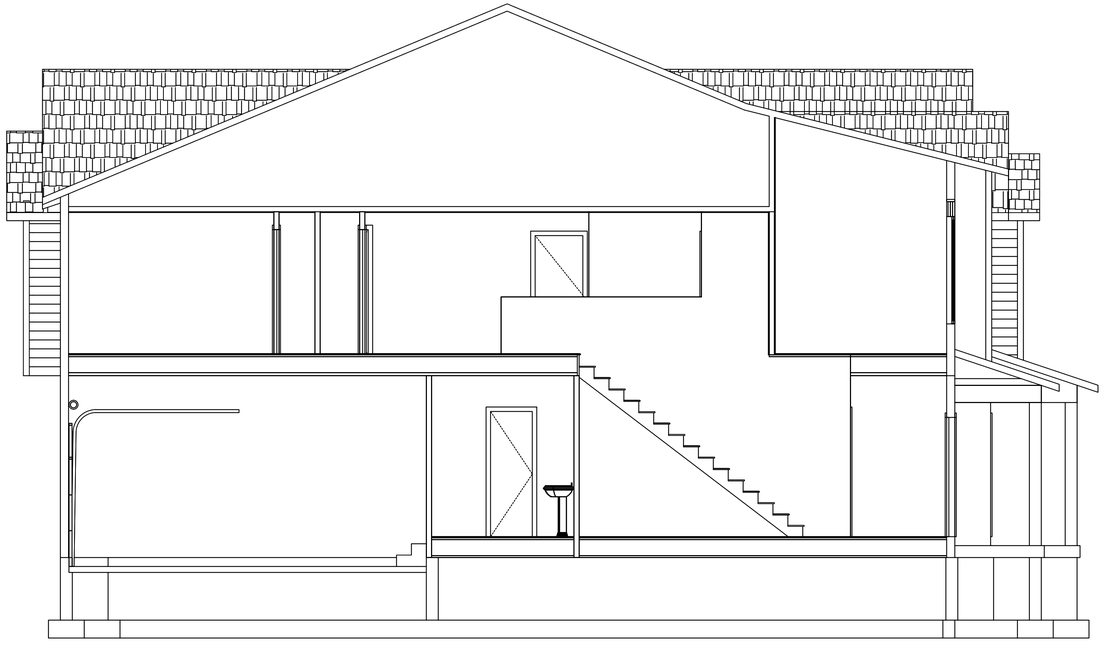
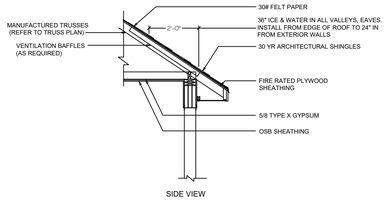


A BUILDING SECTION



PORCH FIRE PROTECTION DETAIL

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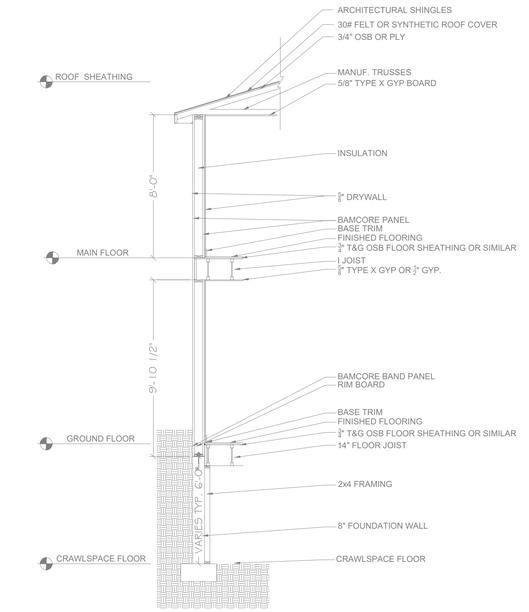

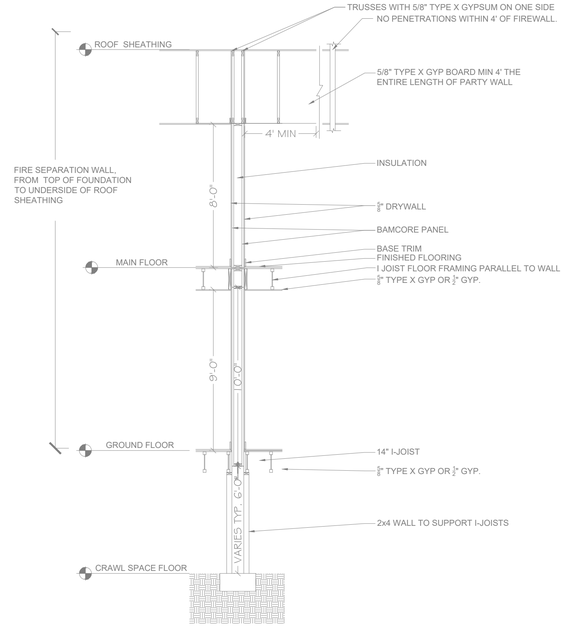

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SPANISH FORK , UTAH

DETAILS

BUILDING SECTION

GENERAL STRUCTURAL NOTES:

1. GENERAL STRUCTURAL NOTES ARE CONSTRUCTION DOCUMENTS THAT SHALL BE INCLUDED WITH THE STRUCTURAL PLANS AND PROJECT SPECIFICATIONS.
2. TYPICAL DETAILS AND SCHEDULES SHALL APPLY WHERE SPECIFIC DETAILS ARE NOT SHOWN.
3. "CONTRACTOR" REFERS TO THE CONTRACTOR OR SUB-CONTRACTOR RESPONSIBLE FOR THE PARTICULAR TRADE REFERRED TO IN THE NOTES. THE "CONTRACTOR" SHALL MEET ALL NOTE REQUIREMENTS AND SHALL INCLUDE THE ASSOCIATED COSTS IN HIS/HER BID.
4. C.E. REFERS TO COMPASS ENGINEERING, LLC
5. THE GENERAL CONTRACTOR, PROJECT MANAGER, OR SUPERINTENDENT SHALL COORDINATE THE WORK PERFORMED BY ALL TRADES, AND IS ULTIMATELY RESPONSIBLE FOR COMPLIANCE WITH ALL NOTE AND CODE REQUIREMENTS.
6. THE CONTRACTOR SHALL PERFORM HIS/HER TRADE AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS AS STATED IN THE 2018 INTERNATIONAL BUILDING CODE (IBC), AND/OR THE LATEST CODE AND ORDINANCES ADOPTED BY THE LOCAL BUILDING OFFICIAL.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND / OR ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS, SPECIFICATIONS, AND / OR THE NOTES BEFORE PROCEEDING WITH THE FABRICATION OR CONSTRUCTION OF ANY EFFECTED ELEMENTS. ANY WORK DONE BY THE CONTRACTOR BEFORE RECEIVING THE ENGINEERS WRITTEN APPROVAL WILL BE AT THE CONTRACTOR'S RISK/EXPENSE. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
9. FAILURE TO FOLLOW PLANS AND CONSTRUCTION DOCUMENTS CONSTITUTES CHANGE IN PROJECT SCOPE. THE ENGINEER RESERVES THE RIGHT TO REQUEST REPLACEMENT OF ANY PORTION OF THE STRUCTURE DEVIATING FROM THE PLANS WHERE WRITTEN APPROVAL HAS NOT BEEN OBTAINED. DEVIATION FROM CONSTRUCTION DOCUMENTS WITHOUT WRITTEN APPROVAL RELIEVES ENGINEER OF ALL LIABILITY, AND CONTRACTOR ASSUMES FULL LIABILITY.
10. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, SLOPES AND ELEVATIONS, ETC... (BOTH ON PLANS AND AT THE JOB SITE PRIOR TO DOING WORK), AND SHALL COORDINATE THESE WITH THE ARCHITECT AND ALL TRADES. CONSTRUCTION DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR, PROVIDE AND INSTALLING ALL TEMPORARY SHORING AND BRACING AS NECESSARY. SHORING AND BEAMS SHALL SUPPORT ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED (i.e. WIND, CONSTRUCTION LOADING, ETC.). SHORING SHALL REMAIN IN PLACE AS LONG AS SAFETY REQUIRES AND/OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE COMPLETED.
12. DURING AND AFTER CONSTRUCTION, THE LOADS IMPOSED ON THE STRUCTURE BY THE CONTRACTOR AND OWNER SHALL BE WITHIN THE LIMITS OF THE OCCUPANCY DESIGN LOADS. SEE STRUCTURAL PLANS AND CALCULATIONS FOR THE OCCUPANCY DESIGN LOADINGS AND CRITERIA.
13. VISITS TO THE JOB SITE BY REPRESENTATIVES OF COMPASS ENGINEERING DO NOT CONSTITUTE APPROVAL OR SPECIAL INSPECTION OF THE WORK PERFORMED BY THE CONTRACTOR OR HIS SUBCONTRACTORS.
14. STRUCTURAL SHOP DRAWINGS SHALL BE APPROVED BY THE ENGINEER AND ARCHITECT OF RECORD PRIOR TO FABRICATION AND ERECTION. SHOP DRAWINGS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE SAME STATE AS THE PROJECT.
15. SEE STRUCTURAL PLANS AND PROJECT SPECIFICATIONS FOR ADDITIONAL STRUCTURAL NOTES AND REQUIREMENTS.
16. ALL COMPONENTS AND SYSTEMS NOT SPECIFICALLY ENGINEERED BY THE ENGINEER OF RECORD SHALL BE "DESIGN-BUILD" BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SHOP DRAWINGS OR AS-BUILT DRAWINGS STAMPED BY A PROFESSIONAL ENGINEER IF REQUIRED BY THE CITY. IF PRE-ENGINEERED SYSTEM IMPACTS THE ORIGINAL DESIGN FOR INTENT OF THE PROJECT IN ANY WAY, CONTRACTOR SHALL COORDINATE WITH ENGINEER OF RECORD PRIOR TO INSTALLATION.
17. PRE-ENGINEERED SYSTEMS SUCH AS JOISTS, TRUSSES, GREENHOUSES, POOLS, DECKS, ETC. SHALL BE ENGINEERED AND DETAILED BY OTHERS UNLESS SPECIFICALLY CONTRACTED OTHERWISE. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR, NOR HAS ANY LIABILITY REGARDING PRE-ENGINEERED SYSTEMS. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AS REQUIRED. JOIST AND TRUSS, ETC.. PROVIDED BY THE ENGINEER ARE FOR COORDINATION AND ESTIMATING ONLY. THE JOIST AND TRUSS MANUFACTURER (OR OTHER MANUFACTURERS) ARE REPSONSIBLE FOR THE ACTUAL DESIGN BASED ON CODE PRESCRIBED, AND ACTUAL LOADS AND FORCES.
18. THE ENGINEER OF RECORD IS ONLY RESPONSIBLE FOR ITEMS SPECIFICALLY ENGINEERED BY HIM OR UNDER HIS DIRECT SUPERVISION. THE ENGINEER OF RECORD IS NOT LIABLE FOR ANY NON-STRUCTURAL ISSUES UNLESS SPECIFICALLY CONTRACTED OTHERWISE. C.E. IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION NOR PROJECT BUDGETS, U.N.O. ANY
19. STRUCTURAL CHANGES REQUIRED BY THE CONTRACTOR, OWNER, ARCHITECT, ETC.. SHALL BE INVOICED BY C.E. AND TREATED AS ADDITIONAL SERVICES. C.E. SHALL BE COMPENSATED FOR ADDITIONAL ENGINEERING REQUIRED AS A RESULT OF ANY THIRD PARTY OR
20. CITY REVIEW. PROVIDED ORIGINAL DESIGN IS IN ACCORDANCE WITH THE CURRENT BUILDING CODE. OMISSIONS IDENTIFIED DURING PLAN REVIEW OR CONSTRUCTION SHALL BE ENGINEERED BY THE ENGINEER OF
21. RECORD AT NO ADDITIONAL COST TO THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR PAYMENT OF OMISSIONS THROUGH AN APPROVED CHANGE ORDER. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
22. CHECKING OF SUBMITTAL ITEMS BY C.E. IS ONLY FOR GENERAL CONFORMATION WITH THE DESIGN CONCEPT
23. OF THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. ANY ACTION SHOWN IS SUBJECT TO THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR: DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE; FABRICATION PROCESS AND TECHNIQUES OF CONSTRUCTION; COORDINATION OF HIS WORK WITH THAT OF ALL OTHER TRADES AND THE SATISFACTORY PERFORMANCE OF HIS WORK.

DESIGN CODE

2018 INTERNATIONAL BUILDING CODE (IBC)

DESIGN CRITERIA

SNOW LOADING:

SLOPED-ROOF SNOW LOAD, PS	=30PSF
SNOW EXPOSURE FACTOR, CE	=1.0
SNOW LOAD IMPORTANCE FACTOR, I	=1.0
THERMAL FACTOR, CT	=1.0

WIND LOADING:

BASIC WIND SPEED (3-SEC. GUST)	=115MPH
WIND IMPORTANCE FACTOR WIND	=1.0
EXPOSURE INTERNAL PRESSURE	=B
COEFFICIENT	= +/-0.18

SEISMIC LOADING:

SEISMIC IMPORTANCE FACTOR	=1.0
RISK CATEGORY	=II
SS, S1	=1.497G, 0.55G
SITE CLASS	=D
SDS, SD1	=0.998G, 0.55G
SEISMIC DESIGN CATEGORY	=D
BASIC SEISMIC-FORCE-RESISTING SYSTEM	=LIGHT FRAMED WALLS
CS	=0.154

DESIGN LOADS

ROOF LIVE LOAD	=30PSF
ROOF DEAD LOAD	=15PSF
FLOOR LIVE LOAD	=40PSF
FLOOR DEAD LOAD	=12PSF

EARTHWORK:

DESIGN CRITERIA

1.	SOILS REPORT:	NONE
2.	SOIL BEARING PRESSURE:	1500 PSF
3.	FROST PROTECTION:	30 INCHES
4.	COEFF. OF FRICTION	0.35

REQUIREMENTS

1. CONTRACTOR TO REMOVE ETC. EXISTING FOOTINGS, FOUNDATIONS, SLABS, SITE PAVING, DEBRIS, AND STRUCTURES AS REQUIRED.
2. CONTRACTOR SHALL STRIP THE BUILDING AREA FROM ALL VEGETATION, DEBRIS AND TOPSOIL. CONTRACTOR SHALL EXCAVATE ANY REMAINING LOOSE NATURAL OR FILL SOILS TO EXPOSE COMPETENT NATURAL SOILS.
3. CONTRACTOR SHALL CHECK FOR SOFT SPOTS OR OTHER UNSUITABLE SOILS BY PROOF ROLLING THE ENTIRE BUILDING PAD AREA WITH NORMAL COMPACTION EQUIPMENT. REMOVE UNSUITABLE MATERIALS AND REPLACE WITH COMPACTED ENGINEERED STRUCTURAL FILL OR 2,000 PSI LEAN CONCRETE. (FLOWABLE FILL). IF THE GROUND WATER IS HIGH, PROOFROLLING IS NOT RECOMMENDED AND 2 FEET OF STRUCTURAL SITE GRADING FULLS ARE RECOMMENDED TO RAISE THE OVERALL SITE GRADE.
4. ENGINEERED OR STRUCTURAL FILL MATERIAL SHALL BE WELL-GRADED, GRANULAR, WITH A MAXIMUM SIZE LESS THAN 4 INCHES, AND NOT MORE THAN 18 PERCENT FINES PASSING A NO. 200 SIEVE. PLACE STRUCTURAL FILL IN MAXIMUM LIFTS OF 8 INCHES. COMPACT STRUCTURAL FILL TO 95 PERCENT OF THE MAXIMUM LABORATORY DENSITY AS DETERMINED BY ASTM D 1557, UNO. TEST ALL STRUCTURAL FILL. FILL MATERIAL AND PLACEMENT OF ALL FILL MATERIAL MUST MEET THE APPROVAL OF THE SOILS ENGINEER.
5. SEE PLANS FOR THICKNESS OF ALL FLOOR SLABS. UNDERLAY ALL SLABS WITH AT LEAST A 4 INCH THICK LAYER OF FREE-DRAINING GRANULAR MATERIAL. GRANULAR MATERIAL SHALL BE "PEA" GRAVEL OR ¾ - 1 INCH MINUS CLEAN GAP-GRADED GRAVEL.
6. REFER TO THE PROJECT SPECIFICATIONS AND SOILS REPORT FOR FURTHER EARTHWORK REQUIREMENTS.
7. ANY UNFORSEEN CONDITIONS ENCOUNTERED DURING SITE PREPARATION SHALL BE BROUGHT TO THE ATTENTION OF THE SOILS ENGINEER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL SITE SOILS CONDITIONS FIELD VERIFIED.
9. EXPANSIVE SOILS, COLLAPSIVE SOILS, SOILS WITH A HIGH LIQUEFACTION POTENTIAL, HIGH WATER TABLE, STEEP SLOPES, ETC. ALL REQUIRE ADDITIONAL ENGINEERING. CONTRACTOR TO COORDINATE WITH PROJECT ENGINEER AND SOILS ENGINEER.
10. IF NO SOILS REPORT HAS BEEN PROVIDED THE SOILS DESIGN CRITERIA HAS BEEN ASSUMED PER TABLE 1804.2 OF THE IBC. A BEARING PRESSURE OF 1500 PSF HAS BEEN USED FOR DESIGN. THE CONTRACTOR AND OWNER ARE RESPONSIBLE TO HAVE ALL SITE CONDITIONS, SOILS, FILLS, ETC.. FIELD VERIFIED PRIOR TO STARTING CONSTRUCTION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DE-WATERING AS REQUIRED FOR CONSTRUCTION.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY BRACED, TIEBACK, SLURRY WALLS OR SHEET PILING REQUIRED FOR EXCAVATIONS.
13. ALL EARTHWORK, MATERIALS AND PLACEMENT MUST MEET THE APPROVAL OF THE GEOTECHNICAL / SOILS ENGINEER.
14. BACKFILL AROUND FOUNDATION WALLS SHALL BE PERFORMED USING GRANULAR MATERIAL. CARE SHALL BE TAKEN IN PLACING BACKFILL MATERIALS SO AS NOT TO DAMAGE THE FOUNDATION. CONTRACTOR TO MONITOR AS NEEDED.

CONCRETE NOTES

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE 2018 IBC, ACI 318, AND LOCAL ORDINANCES.
2. CONTRACTOR SHALL COORDINATE WITH MECHANICAL, ELECTRICAL, AND ARCHITECTURAL PRIOR TO PLACING CONCRETE. PROVIDE SLEEVES, BLOCK OUTS, ETC... AS REQUIRED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLACEMENT OF ALL ANCHOR BOLTS, SEISMIC ANCHORS OR STRAPS, ETC... INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, DETAILING, CARE, PLACEMENT AND REMOVAL OF ALL FORMWORK AND SHORES.
5. DO NOT REMOVE FORMS AND SHORING UNTIL STRUCTURAL MEMBERS ACQUIRE SUFFICIENT STRENGTH TO SUPPORT THEIR OWN WEIGHT PLUS CONSTRUCTION LOADS.

CONCRETE AND REINFORCING MATERIAL

1. REQUIRED MIN. 28 DAY COMPRESSIVE STRENGTH OF CONCRETE:

A. FOOTINGS AND FOUNDATIONS:	3000 PSI
B. INTERIOR SLABS ON GRADE:	3000 PSI U.N.O.
C. WALLS:	4000 PSI
D. CONCRETE OVER STEEL DECK:	4000 PSI
E. SITE CONCRETE:	4000 PSI

2. PROVIDE NORMAL WEIGHT AGGREGATES PER ASTM C-33. U.N.O.
3. PROVIDE TYPE I OR II CEMENT PER ASTM C-150 FOR ALL CONCRETE. U.N.O.
4. MAXIMUM WATER TO CEMENT RATIO IS EQUAL TO 0.50 FOR ALL CONCRETE.
5. MAXIMUM SLUMP OF CONCRETE IS EQUAL TO 4 INCHES PLUS OR MINUS 1 INCH.
6. PROVIDE AIR ENTRAINING AS RECOMMENDED BY ACI 318 AND ASTM C-260.
7. DO NOT ADD CALCIUM CHLORIDE TO CONCRETE MIX.
8. THE MAX. CHLORIDE ION CONTENT FOR CORROSION PROTECTION OF REINFORCEMENT IS 0.15% BY WEIGHT OF CEMENT.
9. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL CONCRETE DESIGN REQUIREMENTS.

FOOTINGS

1. ALL FOOTINGS SHALL BE 12" THICK & PROPERLY FORMED. INTERIOR FOOTINGS MAY BE MONOLITHIC WITH SLAB.
2. ALL EXTERIOR FOOTINGS SHALL BEAR BELOW FROST DEPTH (30 INCHES, FIELD VERIFY)
3. FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL MATERAL, OR ON PROPERLY PLACED ENGINEERED FILL. SEE EARTHWORK NOTES FOR ADDITIONAL REQUIREMENTS, AND SOILS REPORT.
4. CONTRACTOR SHALL STEP FOOTINGS & FOUNDATION AS REQUIRED.
5. NO FOOTING SHALL BE PLACED IN WATER OR ON FROZEN GROUND.

REINFORCEMENT

1. ALL REINFORCING STEEL SHALL BE GRADE 60 BARS PER ASTM A615. FIELD BENT DOWELS MAY BE GRADE 40.
2. ALL DEFORMED BAR ANCHORS SHALL CONFORM TO ASTM A496.
3. ALL HEADED STUD ANCHORS SHALL CONFORM TO ASTM A108.
4. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM 185. LAP ONE MESH TIE.
5. ALL REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH THE ACI DETAILING MANUAL AND ACI STANDARDS (LATEST ADDITION).
6. REINFORCING STEEL AND EMBEDS SHALL BE PROPERLY TIED INTO PLACE PRIOR TO PLACING CONCRETE.
7. ALL SPLICES IN REINFORCING BARS SHALL LAP A MINIMUM OF 40 BAR DIAMETERS (U.N.O.). ALL SPLICES SHALL OCCUR IN A COMPRESSION ZONE UNLESS NOTED OTHERWISE. TERMINATE ALL REINFORCING BARS WITH A 90 DEG. BEND OR WITH SEPARATE CORNER BARS.
8. MECHANICAL SPLICES SHALL BE POSITIVE CONNECTING COUPLERS AND SHALL MEET ALL APPLICABLE CODE REQUIREMENTS. ADJACENT MECHANICAL SPLICES SHALL BE STAGGERED A MINIMUM OF 24 INCHES ALONG THE REINFORCING BARS. TENSILE CAPACITY OF MECHANICAL SPLICES SHALL BE 125% OF THE SPLICED BAR.
9. HORIZONTAL REINFORCEMENT SHALL BE CONTINUOUS THROUGH CONSTRUCTION AND CONTROL JOINTS.
10. DO NOT SPLICE STIRRUPS AND TIES.
11. DO NOT WELD REINFORCING BARS. DO NOT SUBSTITUTE REINFORCING BARS FOR DEFORMED ANCHOR BARS OR HEADED ANCHOR STUDS.
12. REINFORCEMENT SHALL HAVE THE FOLLOWING CLEAR COVER:

A.	CAST-IN-PLACE CONCRETE:	
	i. CAST AGAINST/PERMANENTLY EXPOSED TO EARTH	3"
	ii. FORMED CONCRETE EXPOSED TO EARTH/WEATHER:	
a.	#6 THRU #18 BARS	2"
b.	#5 AND SMALLER BARS	1-1/2"
	iii. CONCRETE NOT EXPOSED EARTH/WEATHER:	
a.	SLABS, WALLS, JOISTS (#11 AND SMALLER)	3/4"
b.	BEAMS, COLUMNS, TIES, STIRRUPS	1-1/2"

FOUNDATION AND RETAINING WALLS

1. BRACE WALLS AS REQUIRED UNTIL FLOOR SLABS AND/OR FLOOR FRAMING ARE IN PLACE, AND UNTIL WALLS HAVE PROPERLY CURED.
2. BACKFILL ADJACENT TO FOUNDATION WALLS OR IN LANDSCAPED AREAS SHALL BE PLACED IN 8 INCH MAXIMUM LOOSE LIFTS. FILL SHALL BE COMPACTED TO AT LEAST 90% AND HAVE THE MOISTURE CONTENT WITHIN 2% OF OPTIMUM MAXIMUM DENSITY (ASTM D 1557). HEAVY EQUIPMENT SHALL NOT BE USED TO BACKFILL WITHOUT PRIOR CONSENT OF THE ENGINEER.
3. SEE ARCHITECTURAL DRAWINGS FOR DRAINAGE METHOD BEHIND FOUNDATION AND RETAINING WALLS.
4. CONSTRUCTION JOINTS (COLD JOINTS) IN WALLS SHALL BE WATERPROOFED TO PREVENT LEAKS.
5. DO NOT SPLICE VERTICAL BARS IN RETAINING WALLS UNLESS SPECIFICALLY SHOWN.
6. CONTRACTOR SHALL COORDINATE STEPS IN WALLS WITH THE ARCHITECT, AND SHALL VERIFY WITH COMPASS ENGINEERING.
7. PROVIDE CORNER BARS AT INTERSECTING WALL CORNERS USING THE SAME BAR SIZE AND SPACING AS THE HORIZONTAL WALL REINFORCING.
8. PROVIDE VERTICAL DOWELS INTO FOOTINGS AND FOUNDATIONS THAT MATCH THE SIZE AND SPACING OF THE VERTICAL REINFORCEMENT IN THE ABOVE MEMBER.
9. DO NOT SURCHARGE FDN. AND RETAINING WALLS WITH EQUIPMENT NOR STAGING.
10. PROVIDE (2) #5 BARS MIN. AROUND ALL DOOR AND WINDOW OPENINGS. U.N.O.
11. PENETRATIONS THROUGH PANELS SHALL BE REINFORCED BY PROVIDING ONE ADDITIONAL BAR AT THE EDGE OF OPENING FOR EACH BAR INTERUPTED BY THE PENETRATION. PROVIDE UNIFORM NUMBER OF BARS EACH SIDE. PROVIDE (2) #5 DIAGONAL BARS ON 4 SIDES TYP. U.N.O.
12. SEE SCHEDULES, TABLES, AND DETAILS FOR ADDITIONAL REINFORCING AND INFORMATION.

SLABS

1. REINFORCE ALL SLABS W/ #4 @ 18" O.C. EACH WAY, OR WITH 6 x 6 - W2.1xW2.1 WELDED WIRE FABRIC (WWF) UNLESS NOTED OTHERWISE ON THE PLAN. REINFORCEMENT SHALL BE PLACED 1/4th THE SLAB THICKNESS + 1/2" BELOW THE TOP OF SLAB. WELDED WIRE FABRIC MAY BE 100% VIRGIN POLYPROPYLENE FIBRILLATED FIBERS PER CUBIC SUBSTITUTED WITH 1.5 POUNDS OF 100 YARD OF CONCRETE. U.N.O.
2. ALL REINFORCING BARS SHALL BE CHAIRED IN THE SLAB. WWF SHALL BE CONTINUOUSLY SUPPORTED AT 36" ON CENTER PRIOR TO PLACING CONCRETE.
3. BEGIN POUR OF COMPOSITE STEEL DECK AND CONCRETE FLOORS AT OR NEAR A SUPPORT OR BEARING WALL TO AVOID EXCESSIVE DEFLECTION AND/OR STRESSING OF THE FLOOR STRUCTURE. SEE SUSPENDED SLAB CONSTRUCTION NOTES FOR ADDITIONAL REQUIREMENTS.
4. RECESS FOUNDATION AND POUR SLABS THROUGH, TYPICAL AT ALL EXTERIOR DOORS AND STORE FRONT TYPE WINDOWS.
5. DEPRESS SLABS AS REQUIRED IN AREAS OF CERAMIC TILE, SPECIAL ENTRY MATS, HARDWOOD FLOORS, ETC. COORDINATE LOCATION AND DEPTH WITH THE ARCHITECT.
6. PROVIDE ISOLATION JOINTS AROUND COLUMNS/SPREAD FOOTINGS, AND CONTROL JOINTS AS REQUIRED (I.E., WHERE SLABS TRANSITION IN SIZE).
7. THE CONTRACTOR SHALL ENSURE THAT HEAVY EQUIPMENT AND STAGING AREAS DO NOT CRACK AND DAMAGE SLABS. DAMAGED SLABS SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.
8. PROVIDE 2 - #4 BARS X 48 INCHES AT ALL DISCONTINUOUS CONTROL OR CONSTRUCTION JOINTS IN SLAB-ON-GRADE.
9. SPACING BETWEEN CONSTRUCTION OR CONTROL JOINTS IN SLABS-ON-GRADE SHALL NOT EXCEED 15'-0" FOR 4" THICK SLABS AND 20'-0" FOR 5" AND 6" THICK SLABS.
10. THE LENGTH TO WIDTH RATIO OF CONTROL JOINTS SHALL NOT EXCEED 1.25:1. CONSTRUCTION AND CONTROL JOINTS SHALL BE INSTALLED AS DETAILED IN THE DRAWINGS.
11. SAWCUT JOINTS SHALL BE MADE WITHIN 12 HOURS AT PLACING CONCRETE.
12. PROVIDE (1) DIAGONAL #4 BAR x 48" AT ALL INSIDE CORNERS.
13. ALL SLABS SHALL BE PROPERLY CURED.
14. REFER TO THE ARCHITECTURAL PLANS FOR SPECIFICATION OF ALL FLAT WORK.
15. PROVIDE 4" MIN. OF FREE-DRAINING GRANULAR MATERIAL, "PEA" GRAVEL OR 3/4" TO 1" MINUS CLEAN GAP-GRADED GRAVEL, UNDER ALL SLABS-ON-GRADE.
16. PROPERLY CURE ALL CONCRETE. ALL CONCRETE (OTHER THAN HIGH-EARLY-STRENGTH) SHALL BE MAINTAINED ABOVE 50 F AND A MOIST CONDITION FOR AT LEAST THE FIRST 7 DAYS AFTER PLACEMENT, (HIGH-EARLY-STRENGTH CONCRETE TO REMAIN IN A MOIST CONDITION FOR THE FIRST 3 DAYS) EXCEPT WHEN CURED IN ACCORDANCE WITH ACI 318-"ACCELERATED CURING".

WOOD FRAMING NOTES:

1. ALL WORK TO BE IN STRICT ACCORDANCE WITH THE 2018 IBC, NDS, AND LOCAL ORDINANCES.

ENGINEERED LUMBER

1. GLU-LAMINATED BEAMS FOR SIMPLE SPANS SHALL BE 24F-V4 DF/DF. GLU-LAMINATED BEAMS FOR CONTINUOUS SPANS AND CANTILEVERS SHALL BE 24F-V8 DF/DF. DO NOT INSTALL GLU-LAMINATED BEAMS UPSIDE DOWN.
2. LAMINATED VENEER LUMBER AND THE LIKE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. I-JOISTS SHALL BE TJI OR EQUIVALENT, AND SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
4. ENGINEERED LUMBER, WITH THE EXCEPTION OF GLU-LAMINATED LUMBER, SHALL NOT BE USED IN EXTERIOR APPLICATIONS. 5. USE REDWOOD OR PRESSURE TREATED LUMBER FOR ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR EARTH (i.e. MUD SILL).

DIMENSIONAL LUMBER

1. DIMENSIONAL LUMBER USED AS STRUCTURAL FRAMING (i.e. JOISTS, RAFTERS, AND HEADERS) SHALL BE DOUGLAS FIR-LARCH NO.2 OR EQUAL.
2. DIMENSIONAL LUMBER USED FOR STUD WALLS SHALL BE STUD GRADE 2x6 UNLESS NOTED OTHERWISE. SPACE AT 16" O.C. MINIMUM, WITH A DOUBLE TOP PLATE. SPLICES IN THE DOUBLE TOP PLATE SHALL ALTERNATE TOP AND BOTTOM.
3. ALL SILL PLATES ARE TO BE BOLTED TO FOUNDATION w/ 5/8" DIA x 10" J-BOLTS @ 32" O.C. MAXIMUM, UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS AND SHEARWALL SCHEDULE.
4. IN NO CASE SHALL 2 X 4" BEARING WALLS SUPPORT MORE THAN TWO FLOORS OF FRAMING IN ADDITION TO ROOF AND CEILING.
5. REFER TO CONSTRUCTION DOCUMENTS FOR ROUGH CUT TIMBER USED AS STRUCTURAL FRAMING.
6. ALL NAILS SPECIFIED ON THE DETAILS AND SCHEDULES SHALL BE COMMON NAILS UNLESS NOTE OTHERWISE.

COLUMNS

1. ALL COLUMNS SHALL EXTEND DOWN THROUGH THE STRUCTURE TO THE FOUNDATION.
2. COLUMNS SHALL BE BRACED AT EACH FLOOR LEVEL.
3. POSTS SHALL BE DOUGLAS FIR-LARCH NO. 1 OR EQUAL.
4. BEARING POINTS OF COLUMNS ARE TO BE SUPPORTED BY ADDITIONAL BUILT-UP BLOCKING AT JOISTS AND RAFTERS EQUAL TO THE NUMBER OF PLYS IN POST OR EQUAL TO WIDTH OF POST. BLOCKING SHALL BE CONSTRUCTED USING RIM BOARD MATERIAL OR SOLID SAWN LUMBER.

FLOOR, ROOF AND WALL SHEATHING

1. ALL ROOF SHEATHING SHALL BE A MINIMUM OF 15/32" APA EXP. 1 RATED SHEATHING OR EQUAL WITH 8d COMMON NAILS AT 6" O.C. PERIMETER, 6" O.C. PANEL EDGES, AND AT 12" O.C. IN THE FIELD UNLESS NOTED OTHERWISE ON SHEATHING SCHEDULE.
2. PROVIDE 2 X SHAPED BLOCKING AT RIDGES UNLESS A CONTINUOUS MEMBER EXISTS. PANEL EDGES ARE UNBLOCKED UNLESS NOTED OTHERWISE ON THE STRUCTURAL PLANS.
3. ALL FLOOR SHEATHING SHALL BE A MINIMUM OF 3/4" THICK T&G SHEATHING GLUED AND NAILED WITH 10d COMMON NAILS OR EQUAL AT 6" O.C. PERIMETER, 6" O.C. PANEL EDGES, AND AT 10" O.C. IN THE FIELD UNLESS NOTED OTHERWISE ON SHEATHING SCHEDULE. PANEL EDGES ARE UNBLOCKED UNLESS NOTED OTHERWISE ON THE STRUCTURAL PLANS.
4. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH BAMCORE PANELS, SEE PRIMEWALL SCHEDULE FOR NAILING- FLAT BLOCKED AT ALL PANEL EDGES, UNLESS NOTED OTHERWISE IN THE STRUCTURAL PLANS AND SHEAR WALL SCHEDULE.
5. AT ROOF AND FLOOR DIAPHRAGMS, PANEL EDGE NAILING IS TO INCLUDE DRAG STRUTS, TENSION CHORDS, BLOCKING OVER BEARING WALLS AND SHEAR WALLS, AND ANY OTHER SPECIAL DIAPHRAGM MEMBERS NOTED ON PLANS.
6. AT SHEAR WALLS, PANEL EDGE NAILING IS TO INCLUDE TOP AND BOTTOM PLATES, END POSTS, ALL VERTICAL ELEMENTS @ HOLDOWN ANCHORS, AND HORIZONTAL BLOCKING. ALL PANEL EDGES MUST BE BLOCKED.

STRUCTURAL CONNECTIONS

1. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO PROVIDE ADEQUATE STRUCTURAL CONNECTIONS. CONNECTIONS MUST CARRY THE BEARING CAPACITY OF THE MEMBER AND ANY UPLIFT OR SEISMIC FORCES GENERATED IN THE MEMBER. SPECIAL CONSIDERATION SHALL BE GIVEN TO PREVENT CRUSHING OF THE MEMBER AT BEARING, SPLITTING AND / OR CRACKING OF THE WOOD, ETC.
2. WRITTEN PRIOR APPROVAL FROM COMPASS ENGINEERING IS REQUIRED FOR ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS. COMPASS ENGINEERING IS NOT RESPONSIBLE FOR CONNECTIONS NOT APPROVED PRIOR TO CONSTRUCTION OR INSTALLATION.
3. PROVIDE SIMPSON CONNECTIONS OR EQUAL IF CONNECTION DETAILS ARE NOT PROVIDED IN THE CONSTRUCTION DOCUMENTS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. REQUEST ADDITIONAL ASSISTANCE FROM COMPASS ENGINEERING IF NON-STANDARD CONNECTIONS ARE REQUIRED.
4. ALL STRUCTURAL MEMBERS SHALL HAVE 1 3/4" BEARING (MINIMUM). BAMCORE PANELS REQUIRE 1 ¼" BEARING
5. SEE SCHEDULES IN THE 2018 IBC FOR ADDITIONAL NAILING PATTERNS.
6. FASTENERS USED BELOW GRADE IN PONY WALLS, CRIPPLE WALLS OR KNEE WALLS AND FASTENERS USED TO ATTACH SHEATHING TO THE EXTERIOR FACE OF EXTERIOR BASEMENT OR CRAWLSPACE WALL STUDS SHALL BE TYPE 304 OR 316 STAINLESS STEEL.
7. FASTENERS USED ABOVE GRADE TO ATTACH SHEATHING TO PRESSURE TREATED SILL PLATES SHALL BE OF TYPE 304 OR 316 STAINLESS STEEL, SILICON BRONZE, COPPER, HOT-DIPPED GALVANIZED (ZINC COATED) STEEL NAILS, OR HOT-TUMBLED GALVANIZED (ZINC COATED) STEEL NAILS. ELECTRO-GALVANIZED STEEL NAILS AND GALVANIZED (ZINC COATED) STEEL STAPLES SHALL NOT BE PERMITTED.

BLOCKING, BRIDGING, MISCELLANEOUS

1. ALL JOISTS AND RAFTERS SHALL HAVE FULL-HEIGHT SOLID BLOCKING AT THEIR BEARING POINTS. CONNECT EACH BLOCK TO THE TOP OF EXTERIOR WALLS WITH SIMPSON A34 CLIPS (U.N.O.). EACH RAFTER AND/OR ROOF TRUSS SHALL BE ANCHORED WITH SIMPSON H1 ANCHORS AT EACH END.
2. I-JOIST JOISTS USED AS JOISTS AND RAFTERS SHALL HAVE FULL-HEIGHT SOLID BLOCKING AT THEIR BEARING POINTS. CONNECT EACH BLOCK TO THE TOP OF EXTERIOR WALLS WITH SIMPSON A34 CLIPS (U.N.O.). EVERY OTHER I-JOIST RAFTER SHALL BE ANCHORED WITH A SIMPSON H3 CLIP.
3. INSTALL BRIDGING AT THE MID-SPAN OF ALL FLOOR JOISTS AND/OR AT 8'-0 O.C. (WHICH EVER IS SMALLER). INSTALLATION SHALL BE PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS TO AVOID EXCESSIVE FLOOR VIBRATION AND/OR SQUEAKING.
4. STANDARD PENETRATIONS THROUGH STRUCTURAL MEMBERS FOR MECHANICAL, PLUMBING, ELECTRICAL SYSTEMS, ETC. SHALL BE PROVIDED ON THE CENTER LINE OF THE MEMBER'S DEPTH AND WITHIN THE MIDDLE ONE-THIRD OF THE SPAN. LARGER THAN STANDARD PENETRATIONS ARE NOT PERMITTED WITHOUT PRIOR APPROVAL.
5. BIRDS MOUTHS AND/OR NOTCHING OF STRUCTURAL MEMBERS NOT SPECIFICALLY DETAILED ON THE STRUCTURAL PLANS IS NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL.

FABRICATED FRAMING

1. FABRICATED (PRE-ENGINEERED) TRUSSES MAY BE USED FOR ROOF AND/OR FLOOR FRAMING. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. TRUSS MANUFACTURER SHALL DESIGN TRUSSES FOR ALL LOADS PER IBC, INCLUDING UNBALANCED SNOW LOADS, SNOW DRIFTING, SNOW BUILD UP IN VALLEYS AND ON EAVES, ETC. TRUSS MANUFACTURER SHALL RECOMMEND AND PROVIDE ALL REQUIRED TRUSS BRACING, BLOCKING, TRUSS TO TRUSS AND TRUSS TO BEAM CONNECTIONS, ETC. SEE GENERAL TRUSS NOTES.
2. SHOP DRAWINGS FOR ALL FABRICATED FRAMING SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

WOOD TRUSS NOTES:

DESIGN LOADS FOR WOOD ROOF TRUSSES:

TOP CHORD LIVE LOAD	=30PSF
TOP CHORD DEAD LOAD	=10PSF
BOT CHORD LIVE LOAD	=0PSF
BOT CHORD DEAD LOAD	=5PSF
TOTAL DESIGN LOAD	=45PSF

DEFLECTION CRITERIA FOR WOOD ROOF TRUSSES:

LIVE LOAD DEFLECTION	=L/360
TOTAL LOAD DEFLECTION	=L/240

WOOD TRUSS DESIGN

1. THE TRUSSES SHALL ALSO BE DESIGNED PER THE 2018 IBC, AND LOCAL ORDINANCES. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND FABRICATION OF THE PRE-ENGINEERED TRUSSES, PER THE DESIGN CRITERIA ABOVE. DESIGN MUST TAKE INTO ACCOUNT UNBALANCED SNOW LOADS, SNOW DRIFTING, INCREASED SNOW LOADS ON EAVES AND IN VALLEYS, IMPACT LOADS FROM FALLING SNOW AND ICE, ETC.
2. COMPASS ENGINEERING IS NOT RESPONSIBLE FOR THE DESIGN, INSTALLATION, ETC. OF THE TRUSSES. SHOP DRAWINGS FOR ALL WOOD TRUSSES SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
3. ALL TRUSS TO TRUSS CONNECTORS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER.
4. THE TRUSSES SHALL BE DESIGNED TO CARRY ANY ADDITIONAL LOADS DUE TO MECHANICAL UNITS, OVERHEAD DOORS, ROOF OVERBUILDS, ETC. SEE STRUCTURAL PLANS FOR ADDITIONAL REQUIREMENTS.
5. ALL MEMBERS SHALL BE DESIGNED FOR COMBINED STRESSES, BASED ON THE WORST LOADING CONDITION.
6. BOTTOM CHORDS OF TRUSSES, ACTING AS CEILING MEMBERS, MUST BE ABLE TO SUPPORT A 10 PSF LIVE LOAD PER CODE REQUIREMENTS.
7. EACH CHORD SECTION SHALL INVOLVE TWO PANEL POINTS BEFORE BEING SPLICED.
8. PROVIDE 1/8" CAMBER FOR EACH 6 FEET OF TRUSS UNLESS OTHERWISE INDICATED.
9. TRUSSES WHICH EXCEED 12'-0" IN HEIGHT MAY REQUIRE A CAP TRUSS IN ORDER TO TRANSPORT. VERIFY WITH TRUSS MANUFACTURER. BEAR ON PANEL POINTS OF SUPPORTING TRUSS. SHEATH OR BLOCK ALL CHORDS TYP. B
10. BEARING POINTS OF GIRDER TRUSSES ARE TO BE SUPPORTED BY A BUILT-UP 2x_ COLUMN EQUAL TO THE NUMBER OF PLYS IN GIRDER TRUSS PLUS TWO (2). MINIMUM OF (3) STUDS (U.N.O.).

FABRICATION AND INSTALLATION

1. FABRICATION OF TRUSSES SHALL BE AS APPROVED BY ICC. THIS SPECIFICATION SHALL GOVERN WHEN IT EXCEEDS ICC REQUIREMENTS.
2. ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION.
3. FABRICATE TRUSSES FROM SHOP DRAWINGS REVIEWED AND APPROVED BY THE ARCHITECT/ENGINEER. ANY LAYOUT DEVIATION FROM STRUCTURAL DRAWINGS MUST BE APPROVED BY THE ENGINEER.
4. FABRICATE TRUSSES IN JIGS WITH MEMBERS ACCURATELY CUT TO PROVIDE GOOD BEARING AT JOINTS. JOINTS SHALL BE ACCEPTABLE IF THE AVERAGE OPENING BETWEEN ENDS OF MEMBERS IMMEDIATELY AFTER FABRICATION IS LESS THAN 1/16", EXCEPT THAT TRUSS COMPRESSION CHORD JOINTS AT SPLICES AND RIDGES SHALL HAVE FULL CONTACT BETWEEN MEMBERS.
5. TRUSS FABRICATORS USING METAL PLATES SHALL HAVE PLANT INSPECTED FOUR TIMES PER YEAR BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH TPI REGULATIONS AND COPIES OF INSPECTIONS MADE AVAILABLE TO OWNER UPON REQUEST.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE TRUSSES PER THE TRUSS MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. NO WEB OR CHORD MEMBERS SHALL BE MODIFIED IN THE FIELD.

TRUSS BRACING AND BLOCKING

1. THE TRUSS MANUFACTURER SHALL SPECIFY PROPER BRACING OF COMPRESSION CHORD MEMBERS 6'-0" LONG (OR LONGER), AS WELL AS BRACING REQUIRED FOR TRUSS ERECTION, AND ANY OTHER BRACING.
2. THE TRUSS MANUFACTURER SHALL SPECIFY ALL REQUIRED TRUSS BLOCKING. TRUSS BLOCKING SHALL BE DESIGNED FOR LATERAL LOADINGS.
3. BOTTOM CHORD OF TRUSSES TO BE SHEATHED W/ 5/8" GYPSUM WALL BOARD OR BRACED WITH CONT. 2X4 @ 6'-0" TRUSS MANUFACTURER TO VERIFY.
4. TOP CHORDS OF TRUSSES SHALL BE SHEATHED WITH ROOF SHEATHING, ELSE BRACE WITH CONT. 2X4 @ 6'-0" O.C.

METAL GUSSET PLATES

1. GUSSET PLATES SHALL BE SPECIFIED FOR GREATER OF EITHER THE MEMBER FORCES SHOWN ON DRAWINGS OR THE MEMBER FORCES DERIVED FROM STRUCTURAL ANALYSIS. PLUS OR MINUS 6%.
2. NO PANEL POINT SHALL HAVE MORE THAN ONE PLATE PER TRUSS SIDE.
3. PLATES SHALL HAVE MINIMUM BITE OF 2 1/2" ON MEMBERS. MEASURE BITE ALONG CENTER LINE OF WEBS AND PERPENDICULAR TO CHORD AXES. ORIENT PLATE AXIS PARALLEL WITH TRUSS CHORD AXIS EXCEPT WHERE CHORDS CHANGE PITCH AT JOINT.
4. PLATE SIZES: MINIMUM WIDTH OF PLATES SHALL BE 3". FOR TRUSSES OTHER THAN SCISSOR TRUSSES, DESIGN PLATES, FOR 135% OF MEMBER FORCES. FOR SCISSOR TRUSSES, DESIGN PLATES, FOR 160 % OF MEMBER FORCES. NO INCREASE IN PLATE VALUES WILL BE ALLOWED FOR DURATION OF LOADING OR OTHER FACTORS.
5. PRESS PLATES INTO MEMBERS TO OBTAIN FULL PENETRATION WITHOUT CRUSHING OUT SURFACE OF WOOD. PLATE EMBEDMENT IS ACCEPTABLE IF OPENING BETWEEN PLATE AND WOOD SURFACE IS LESS THAN 1/32".
6. A COMBINATION OF LUMBER DEFECTS AND PLATE MISPLACEMENT SHALL NOT REDUCE PLATE AREA OR NUMBER OF EFFECTIVE TEETH, PRONGS, OR NAILS BY MORE THAN 10%.
7. DO NOT APPLY METAL GUSSET PLATES AFTER SHOP FABRICATION.

VENEER:

1. OTHER METHODS OF ATTACHMENT MAY BE USED WITH WRITTEN PERMISSION FROM THE ARCHITECT AND STRUCTURAL ENGINEER.
2. PROVIDE STEEL ANGLE LINTELS AT ALL OPENINGS. SEE THE STEEL ANGLE LINTEL SCHEDULE FOR SIZE AND REQUIREMENTS.

BRICK VENEER

1. ATTACH TO STEEL AND WOOD STUD WALLS WITH DUR-O-WAL DA 213 SEISMIC VENEER ANCHORS OR HOHMANN & BARNARD DW-10 OR DW-10HS SEISMIC VENEER ANCHORS SPACED AT 16" O.C. EACH WAY. ATTACH VENEER ANCHORS TO STUDS WITH #10 CORROSION RESISTANT SELF-DRILLING SCREWS. ATTACH THE VENEER TO THE ANCHORS WITH DUR-O-WAL SEISMIC STEEL PINTELS OR HOHMANN & BARNARD 3/16" DIAMETER BYNA-TIE WITH SEISMICLIPS. ANCHOR TIES MUST ENGAGE A CONTINUOUS, HORIZONTAL GALVANIZED #9 GAUGE WIRE PLACED IN THE CENTER OF THE VENEER AT 16" O.C. (MAX.).
2. ATTACH TO CONCRETE WALLS WITH 22 GAUGE GALVANIZED, VERTICAL DOVETAIL SLOTS AND DUR-O-WAL 16 GAGE SEISMIC DOVETAIL ANCHOR TIES OR HOHMANN & BARNARD 3/16" DIAMETER BYNA-TIE WITH SEISMICLIPS SPACED AT 16" O.C. (MAX.) IN EACH DIRECTION. ANCHOR TIES MUST ENGAGE A HORIZONTAL GALVANIZED #9 GAUGE WIRE PLACED IN THE CENTER OF THE VENEER AT 16" O.C. (MAX).
3. ATTACH TO REINFORCED MASONRY WALLS WITH TRI-ROD LADDER TYPE REINFORCEMENT WITH THREE #9 GAUGE GALVANIZED CORRUGATED WIRES SPACED AT 16" O.C. (MAX.) VERTICALLY. OPTION: ATTACH VENEER WITH DUR-O-WAL DA 3605 SEISMIC LADDER-EYE SPACED AT 16" O.C. (MAX.) IN EACH DIRECTION. ANCHOR TIES MUST ENGAGE A HORIZONTAL GALVANIZED #9 GAUGE WIRE PLACED IN THE CENTER OF THE VENEER AT 16" O.C. (MAX). ANCHORS MUST EXTEND INTO THE GALVANIZED LADDER TYPE JOINT REINFORCEMENT IN THE MASONRY WALL.

STONE VENEER NOTES

1. ATTACH TO CONCRETE OR MASONRY BACKING, WITH 12 GAUGE MIN. GALVANIZED WIRE, FORMED BEYOND THE BASE OF THE BACKING. THE LEGS OF THE LOOPS SHALL BE 6" MIN IN LENGTH BENT AT RIGHT ANGLES AND LAID IN THE MORTAR JOINT, AND SPACED SO THAT THE EYES OR LOOPS ARE 12" MAX. ON CENTER IN BOTH DIRECTIONS. THERE SHALL BE A 12 GAUGE MIN. GALVANIZED WIRE TIE THREADED THROUGH THE EXPOSED LOOPS FOR EVERY 2 SQUARE FEET OF STONE VENEER. THIS TIE SHALL BE A LOOP HAVING LEGS 15" MIN. LENGTH BENT SO THAT IT WILL LIE IN THE MORTAR JOINT. THE LAST 2" OF EACH WIRE LEG SHALL HAVE A 90° BEND. 1" MIN. THICKNESS OF CEMENT GROUT SHALL BE PLACED BETWEEN THE BACKING AND THE STONE VENEER.
2. ATTACH TO STUD BACKING WITH A 2"X2"X16 GALVANIZED WIRE MESH WITH TWO LAYERS OF WATERPROOF PAPER BACKING APPLIED DIRECTLY TO STUDS AT 16" O.C. MAX., THE MESH SHALL BE ATTACHED WITH 2" LONG GALVANIZED STEEL WIRE FURRING NAILS AT 4" O.C. WITH 1 1/8" MIN PENETRATION INTO STUDS AND 8d COMMON NAILS AT 8" O.C. INTO TOP AND BOTTOM PLATES OR WITH EQUIVALENT WIRE TIES. THERE SHALL BE A 12 GAUGE MIN. GALVANIZED WIRE LOOPED THROUGH THE MESH FOR EVERY 2 SQUARE FEET OF STONE VENEER. THIS TIE SHALL BE A LOOP HAVING LEGS 15" MIN. LENGTH BENT SO THAT IT WILL LIE IN THE MORTAR JOINT. THE LAST 2" OF EACH WIRE LEG SHALL HAVE A 90° BEND. 1" MIN. THICKNESS OF CEMENT GROUT SHALL BE PLACED BETWEEN THE BACKING AND THE STONE VENEER.

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WAYNE B. STAKER
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01/11/2021
STATE OF UTAH

PROJ: RIVER RUN TOWNHOMES 5 UNIT
UNITS 34,35,36,37,38
SPANISH FORK, UT

DRAWING TITLE	GENERAL NOTES
JOB NO.	20010
FILE NO:	
DRAWING DATE:	12/29/2020
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FOOTING SCHEDULE

MARK	WIDTH	LENGTH	DEPTH	REINFORCING CROSSWISE				REINFORCING LENGTHWISE				REMARKS
				NO	SIZE	LENGTH	SPACING	NO	SIZE	LENGTH	SPACING	
FC20	1'-8"	CONT.	0'-10"					2	#4	CONT.	EQUAL	
FC30	2'-6"	2'-6"	0'-10"					3	#4	CONT.	EQUAL	
FS24	2'-0"	2'-0"	0'-10"	3	#4	1'-6"	EQUAL	3	#4	1'-6"	EQUAL	

ASSUMED ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF (ASSUMED FROM TABLE 1806.2 OF THE 2018 IBC) (CONTRACTOR TO VERIFY)
MINIMUM COMPRESSIVE CONCRETE STRENGTH f'c = 3000 PSI
ALL REINFORCING STEEL SHALL BE GRADE 60
ALL CONCRETE WORK MUST MEET THE REQUIREMENTS OF THE 2018 IBC, ACI 318 AND LOCAL ORDINANCES
ALL BARS MUST BE 3" CLEAR FROM GRADE

CONVENTIONAL FRAMING SHEARWALL SCHEDULE

LABEL	SHEATHING	NAIL SIZE	EDGE NAIL	FIELD NAIL	PANEL EDGE MEMBERS	SILL BOLTING TO CONCRETE
SW-1	7/16" 24/16 S.R.	8d	6" O.C.	12" O.C.	2x	5/8"x10" LONG @ 32" O.C.
SW-2	7/16" 24/16 S.R.	8d	4" O.C.	12" O.C.	2x	5/8"x10" LONG @ 24" O.C.
SW-3	7/16" 24/16 S.R.	8d	3" O.C.	12" O.C.	3x	5/8"x10" LONG @ 12" O.C.
SW-4	7/16" 24/16 S.R.	8d	2" O.C.	12" O.C.	3x	5/8"x10" LONG @ 9" O.C.

1. MIN. NAIL PENETRATION INTO FRAMING, 8d-1 1/2", 10d-1 5/8".
2. USE COMMON NAILS.
3. (2) 2x MEMBERS SHALL NOT BE USED TO REPLACE 3x MEMBER. 3x MEMBERS MAY BE REPLACED W/ 4x MEMBERS.
4. PLYWOOD, ORIENTED STRAND BOARD AND COMPOSITE BOARD (BUT NOT STRUCTURAL PARTICLE BOARD) ARE ACCEPTABLE
5. ALL ANCHOR BOLTS TO HAVE A 3"x3"x1/4" PLATE WASHER AND STANDARD WASHER.
6. SHEAR WALL PANELS INDICATED ON SCHEDULE ARE TO BE SHEATHED FOR FULL HEIGHT OF WALL.
7. ALL FRAMING SHALL BE SPACED @ 16" O.C. U.N.O
8. SEE HOLDOWN SCHEDULE AND PLAN FOR LOCATION AND SIZE OF HOLDOWNS REQUIRED.

CONVENTIONAL FRAMING HOLDOWN SCHEDULE

	HOLDOWN	EDGE MEMBER	FOUNDATION ANCHOR	EDGE MEMBER ATTACHMENT
	LSTHD8	(2) STUDS	EMBEDDED	(20) 16d SINKER
	STHD10	(2) STUDS	EMBEDDED	(28) 16d SINKER
	STHD14	(2) STUDS	EMBEDDED	(30) 16d SINKER
	CS16	BAMCORE PANEL		(20) 10d SINKER

1. ALL ANCHORS ARE SIMPSON OR EQUAL.
2. INSTALLATION OF HOLDOWN ANCHORS AND STRAPS SHALL BE PER MANUFACTURERS RECOMMENDATIONS & SPECIFICATIONS.
3. WHEN 3x_ MEMBER REQUIRED FOR PANEL EDGES IN SHEAR WALL SCHEDULE USE 4x_ FOR HOLDOWN MEMBER.
4. SSTB ANCHOR BOLTS MAY BE SUBSTITUTED FOR THE SCHEDULED ANCHOR BOLTS.
5. INCREASE FOOTING DEPTH WHERE EMBEDMENT LENGTH PLUS 3" IS GREATER THAN FOOTING DEPTH SPECIFIED.
6. PROVIDE EDGE NAILING ALONG STUDS CONNECTED TO HOLDOWN ANCHORS AND STRAPS.
7. FOR POST INSTALLED ANCHOR BOLTS, DRILL AND EPOXY ANCHOR BOLTS INTO CONCRETE W/ SIMPSON SET-XP EPOXY. SEE SCHEDULE FOR EMBEDMENT DEPTH.
8. HDU2 HOLDOWNS MAY BE USED TO REPLACE LSTHD8 HOLDOWNS. HDU4 HOLDOWNS MAY BE USED TO REPLACE STHD10 & STHD14 HOLDOWNS. EMBED ⅝"ø ANCHORS 12" INTO CONCRETE. SEE NOTE 7 FOR EPOXY OPTION.

BAMCORE HOLDOWN SCHEDULE

	HOLDOWN	NUMBER OF FASTENERS EACH SIDE OF EACH BLOCK	3X_ BLOCK HEIGHT (IN)	PLATE WASHER SIZE (IN)	ANCHOR BOLT (AT FOUNDATION ONLY)
	BC HD-1	9 (36 TOTAL)	20"	3.5X3.5X0.5	5/8" ø W/ DOUBLE NUT & 2 1/4" X 2 1/4" PLATE WASHER, 9" EMBEDMENT
	BC HD-2	14 (56 TOTAL)	30"	4.75X4.75X.625	5/8" ø W/ DOUBLE NUT & 2 1/4" X 2 1/4" PLATE WASHER, 12" EMBEDMENT
	BC HD-3	18 (72 TOTAL)	38"	4.75X4.75X.625	5/8" ø W/ DOUBLE NUT & 2 1/4" X 2 1/4" PLATE WASHER, 15" EMBEDMENT

1. INSTALLATION OF HOLDOWN ANCHORS AND STRAPS SHALL BE PER MANUFACTURERS RECOMMENDATIONS & SPECIFICATIONS.
2. SSTB ANCHOR BOLTS MAY BE SUBSTITUTED FOR THE SCHEDULED ANCHOR BOLTS.
3. INCREASE FOOTING DEPTH WHERE EMBEDMENT LENGTH PLUS 3" IS GREATER THAN FOOTING DEPTH SPECIFIED.
4. FOR POST INSTALLED ANCHOR BOLTS, DRILL AND EPOXY ANCHOR BOLTS INTO CONCRETE W/ SIMPSON SET-XP EPOXY. SEE SCHEDULE FOR EMBEDMENT DEPTH.

BAMCORE PRIME WALL SHEARWALL SCHEDULE

LABEL	TOP AND BOTTOM PLATE MATERIAL	PLATE FASTENER TYPE AND SIZE	HALF LAP FASTENER TYPE AND SIZE	PLATE FASTENER SPACING	HALF LAP FASTENER SPACING	SILL BOLTING TO CONCRETE
PW-1	2X_LUMBER	0.131"X3.25" SMOOTH SHANK NAIL	0.113"X2' RING SHANK NAIL	6" O.C.	6" O.C.	5/8"x10" LONG @ 32" O.C.
PW-2	2X_LUMBER	0.131"X3.25" SMOOTH SHANK NAIL	0.113"X2' RING SHANK NAIL	6" O.C.	6" O.C.	5/8"x10" LONG @ 24" O.C.
PW-3	2X_LUMBER	0.131"X3.25" SMOOTH SHANK NAIL	0.113"X2' RING SHANK NAIL	6" O.C.	6" O.C.	5/8"x10" LONG @ 12" O.C.

1. ALL ANCHOR BOLTS TO HAVE A 3"x3"x1/4" PLATE WASHER AND STANDARD WASHER.
2. BAMCORE PANELS ARE TO EXTEND THE FULL HEIGHT OF THE WALL UNLESS NOTED OTHERWISE
3. SEE HOLDOWN SCHEDULE AND PLAN FOR LOCATION AND SIZE OF HOLDOWNS REQUIRED.

ROOF FRAMING NOTES:

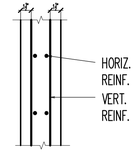
1. ALL EXTERIOR WALLS SHALL BE CONSIDERED BEARING U.N.O.
2. ALL EXTERIOR BEARING WALLS SHALL BE CONSTRUCTED WITH BAMCORE PANELS. U.N.O.
3. SEE BAMCORE HEADER DETAIL FOR ALL WINDOW AND DOOR OPENINGS. U.N.O.
4. WALL SHEATHING: BAMCORE PANELS, SEE PRIMEWALL SCHEDULE FOR NAILING
5. PROVIDE DOUBLE TRIMMERS WHERE SPECIFIED
6. ALL POSTS AND COLUMNS MUST PROVIDE A DIRECT CONTINUOUS BEARING LINE THROUGH TO THE FOOTING/FOUNDATION.
7. U.N.O. THE TRUSS MFG. SHALL BE RESPONSIBLE FOR ALL TRUSS RELATED CONNECTIONS.
8. TRUSS MANUFACTURER TO DESIGN FOR ALL ADD LOADS; MECHANICAL UNITS, SNOW DRIFT ETC.
9. ROOF SHEATHING: $^{15}/_{32}$" APA 32/16 WITH 8D COMMON NAILS @ 6" O.C. AT SUPPORTED EDGES AND 12" O.C. IN FIELD. U.N.O.
10. USE 'H' CLIPS ON ROOF SHEATHING

FLOOR FRAMING NOTES:

1. ALL INTERIOR BEARING WALLS SHALL BE CONSTRUCTED WITH 2x4 STUDS @ 16" ON CENTER U.N.O
2. U.N.O, BEARING WALLS SHALL EXTEND FROM THE DIAPHRAGM SYSTEM ABOVE TO THE ADJACENT FLOOR SYSTEM BELOW WITH OUT INTERRUPTION. HINGED FRAMING UNDER THESE CONDITIONS IS PROHIBITED.
3. SEE BAMCORE HEADER DETAIL FOR ALL WINDOW AND DOOR OPENINGS U.N.O.
4. WALL SHEATHING: BAMCORE PANELS, SEE PRIMEWALL SCHEDULE FOR NAILING
5. REFER TO SHEAR WALL PLANS AND SCHEDULES FOR ADDITIONAL SPECIFICATIONS AND REQUIRMENTS.
6. ALL BEAMS, HEADERS, GIRDER TRUSSES, ETC. SHALL BEAR ON BUILT-UP POSTS HAVING A MIN. WIDTH EQUAL OR GREATER THAN THE SUPPORTED MEMBER.
7. ALL POSTS AND COLUMNS MUST PROVIDE A DIRECT CONTINUOUS BEARING LINE THROUGH TO THE FOOTING/FOUNDATION.
8. FLOOR SHEATHING: 3/4" APA EXP 1 T&G GLUED AND NAILED WITH 10D COMMON NAILS @ 6" O.C. AT SUPPORTED EDGES AND 12" O.C. IN FIELD. U.N.O.

= BEARING WALL

WALL TYPE "A"



WALL TYPE "C"

CONCRETE FOUNDATION WALL SCHEDULE

MAX. HEIGHT	MIN. THICK	VERT. STEEL	HORZ. STEEL	TOP AND BOTTOM HORIZ REINFORMENT	WALL TYP.	REMARKS
4'-0"	8"	#4 @ 32" O.C.	#4 @ 12" O.C.	(1) #4	A	
6'-0"	8"	#4 @ 24" O.C.	#4 @ 12" O.C.	(1) #4	A	
8'-0"	8"	#4 @ 24" O.C.	#4 @ 12" O.C.	(1) #4	A	
9'-0"	8"	#4 @ 16" O.C.	#4 @ 12" O.C.	(1) #4	A	
10'-0"	8"	#4 @ 12" O.C.	#4 @ 12" O.C.	(1) #4	A	
4'-0"	12"	#4 @ 32" O.C. E.F.	#4 @ 12" O.C. E.F.	(2) #4	C	REINFORCE EACH FACE AT PARTY WALL
6'-0"	12"	#4 @ 24" O.C. E.F.	#4 @ 12" O.C. E.F.	(2) #4	C	REINFORCE EACH FACE AT PARTY WALL
8'-0"	12"	#4 @ 24" O.C. E.F.	#4 @ 12" O.C. E.F.	(2) #4	C	REINFORCE EACH FACE AT PARTY WALL
9'-0"	12"	#4 @ 16" O.C. E.F.	#4 @ 12" O.C. E.F.	(2) #4	C	REINFORCE EACH FACE AT PARTY WALL
10'-0"	12"	#4 @ 12" O.C. E.F.	#4 @ 12" O.C. E.F.	(2) #4	C	REINFORCE EACH FACE AT PARTY WALL

1 / S2.3 ROOF FRAMING PLAN

SCALE (24x36): 1/8"=1'-0"
SCALE (11x17): 1/16"=1'-0"

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DRAWING TITLE
SCHEDULES AND NOTES

JOB NO. 20010
FILE NO.

DRAWING DATE: 12/28/2020
DRAWN BY:BW
CHECKED BY: SM

S0.2

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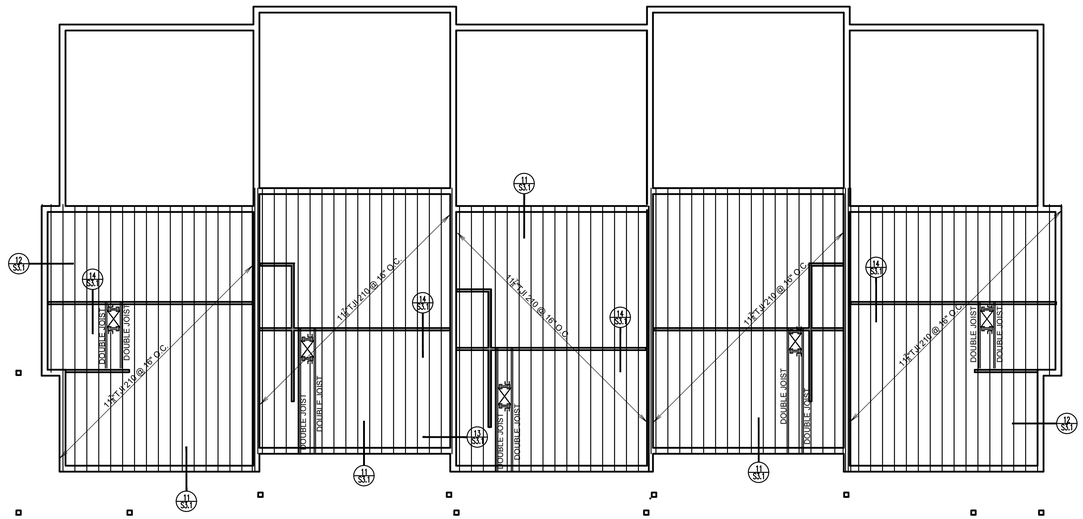
1/7/2021 11:06:54 AM

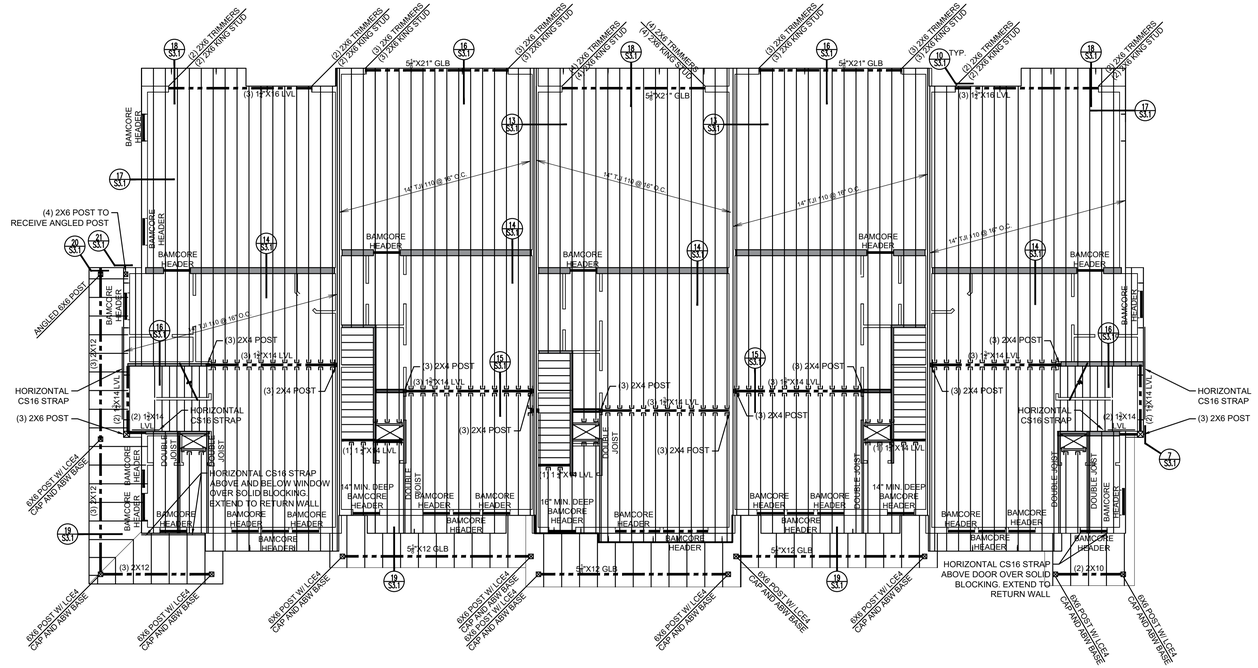
NOTE:

1. SEE S0.2 FOR NOTES AND SCHEDULE
2. ATTACH BUILT UP (4) 2X6 STUD TO BASE PLATE W/ (3) 16d NAILS EACH STUD AND NAIL TOGETHER W/ (3) 16d NAILS @ 10" O.C.
3. ALL BAMCORE HEADERS TO BE 12" DEEP MINIMUM UNLESS NOTED OTHERWISE
4. PFA=POST FROM ABOVE
5. SEE DETAIL 30/S3.1 FOR TYPICAL TOP PLATE CHORD SPLICE



1 S1.1 CRAWL SPACE FRAMING PLAN

SCALE (24x36): 1/8"=1'-0"
SCALE (11x17): 1/16"=1'-0"



2 S1.1 UPPER FLOOR FRAMING PLAN

SCALE (24x36): 1/8"=1'-0"
SCALE (11x17): 1/16"=1'-0"

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DRAWING TITLE
FRAMING PLANS

JOB NO. 20016
FILE NO.

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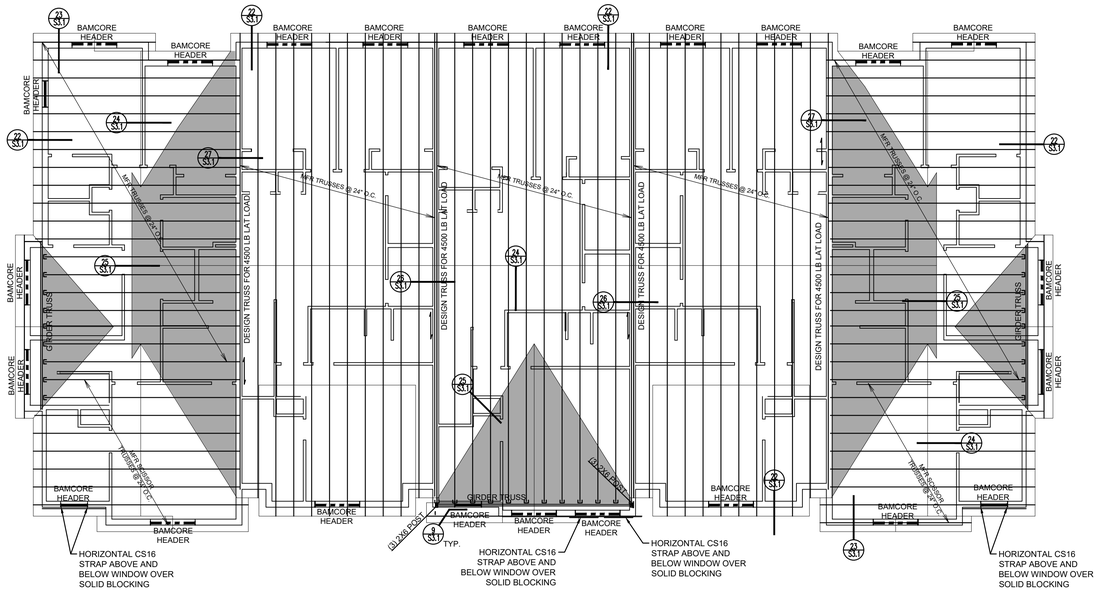
NOTE:

1. SEE S0.2 FOR NOTES AND SCHEDULE
2. ATTACH BUILT UP (4) 2X6 STUD TO BASE PLATE W/ (3) 16d NAILS EACH STUD AND NAIL TOGETHER W/ (3) 16d NAILS @ 10" O.C.
3. ALL BAMCORE HEADERS TO BE 12" DEEP MINIMUM UNLESS NOTED OTHERWISE
4. PFA=POST FROM ABOVE
5. SEE DETAIL 30/S3.1 FOR TYPICAL TOP PLATE CHORD SPLICE



1 S1.2 ROOF FRAMING PLAN

SCALE (24x36): 1/8"=1'-0"
SCALE (11x17): 1/16"=1'-0"

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JOB NO. 20010
FILE NO:
DRAWING DATE: 12/29/2020
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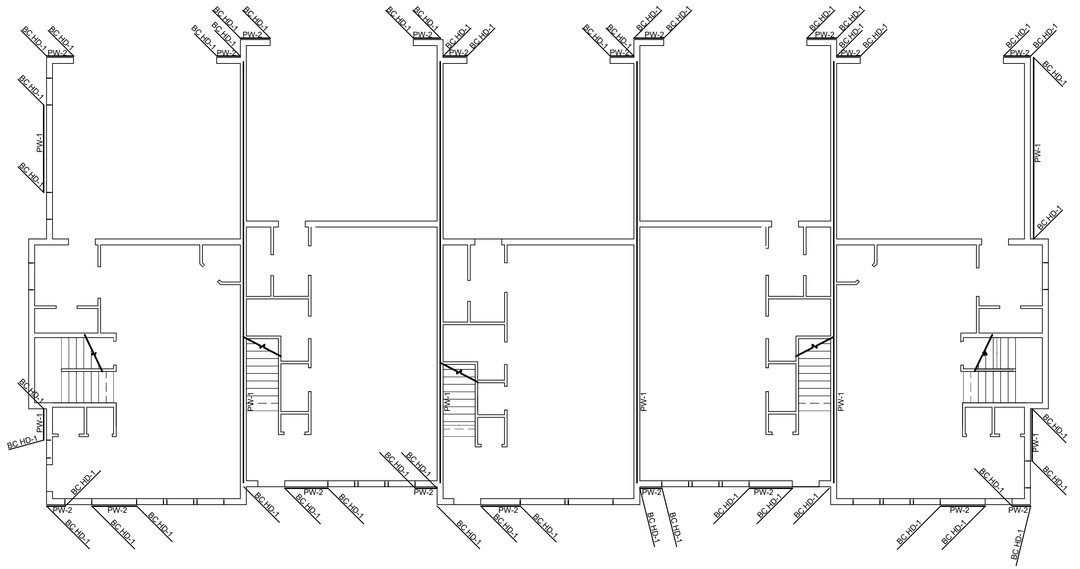
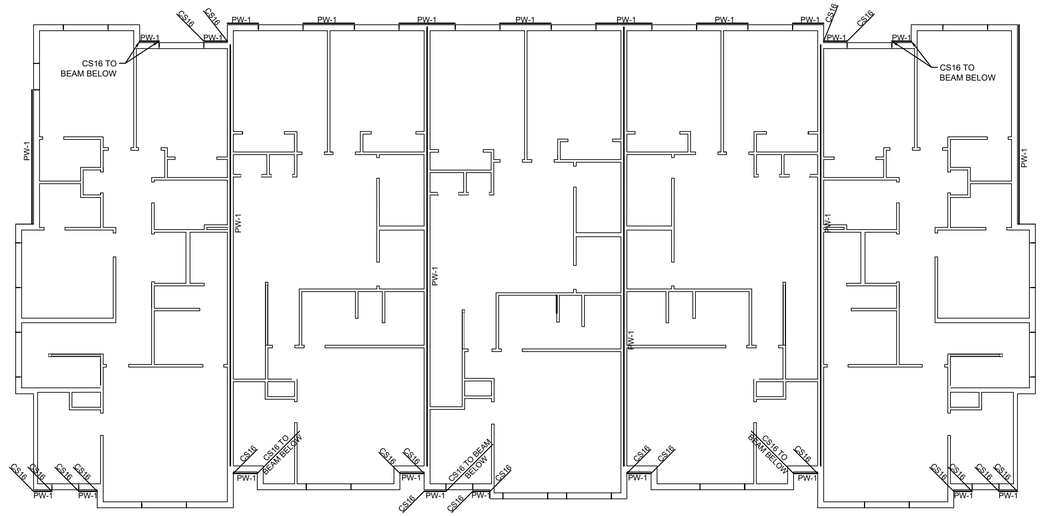


1 S2.2 MAIN LEVEL SHEARWALL PLAN

SCALE (24x36): 1/8"=1'-0"
SCALE (11x17): 1/16"=1'-0"



2 S2.1 UPPER LEVEL SHEARWALL PLAN

SCALE (24x36): 1/8"=1'-0"
SCALE (11x17): 1/16"=1'-0"

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DRAWING TITLE: SHEARWALL PLANS
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FILE NO:
DRAWING DATE: 12/29/2020
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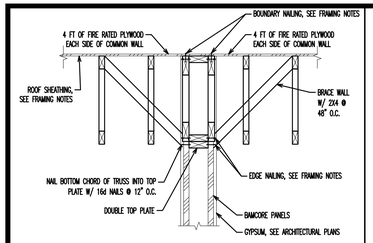
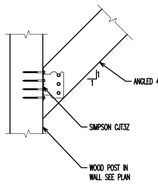


26 S3.1 **PARTYWALL @ ROOF**
N.T.S.



21 S3.1 **ANGLED DECK POST DETAIL**
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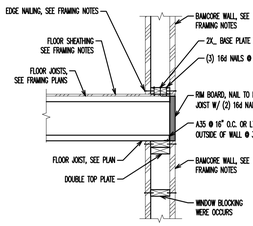

16 S3.1 **BAMCORE EXTERIOR WALL DEATIL**
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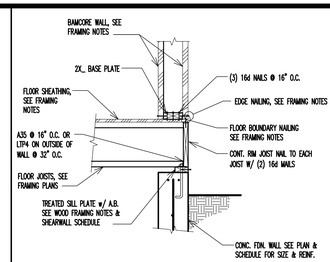

11 S3.1 **FOUNDATION DETAIL**
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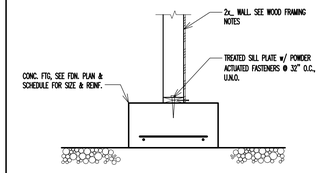

6 S3.1 **INTERIOR BEARING WALL DETAIL**
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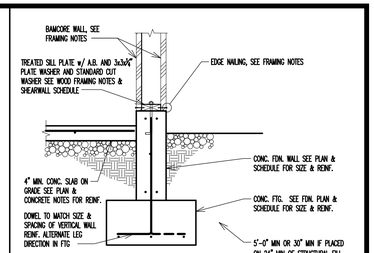

1 S3.1 **FOUNDATION DETAIL**
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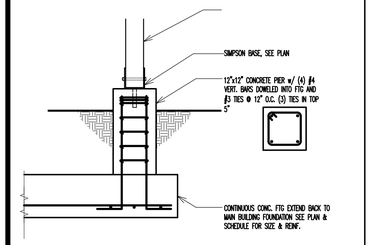

27 S3.1 **PARTY WALL @ ROOF DETAIL**
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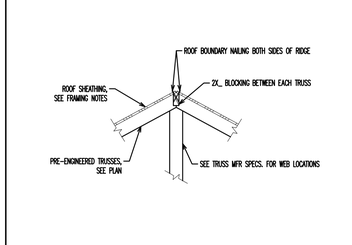

22 S3.1 **EAVE DETAIL**
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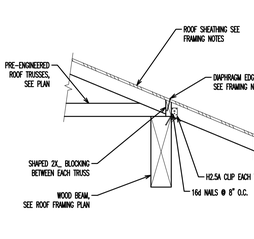

17 S3.1 **BAMCORE EXTERIOR WALL DETAIL**
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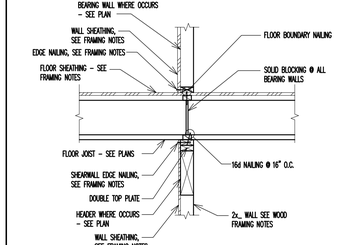

12 S3.1 **FRAMING DETAIL**
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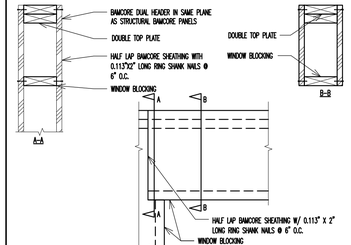

7 S3.1 **STAIR CORNER DETAIL**
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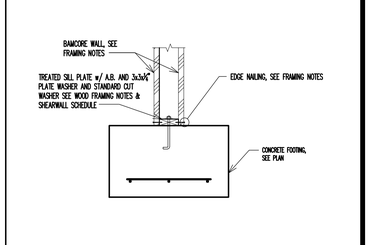

2 S3.1 **FOUNDATION DETAIL AT OPENING**
N.T.S.

28 S3.1 **FOUNDATION DETAIL**
N.T.S.

23 S3.1 **GABLE BRACING DETAIL**
N.T.S.

18 S3.1 **FLOOR FRAMING CANTILEVER**
N.T.S.

13 S3.1 **BAMCORE COMMON WALL DETAIL**
N.T.S.

8 S3.1 **BAMCORE HOLDOWN DETAIL**
N.T.S.

3 S3.1 **FOUNDATION DETAIL**
N.T.S.

29 S3.1 **FOUNDATION DETAIL**
N.T.S.

24 S3.1 **RIDGE BLOCKING DETAIL**
N.T.S.

19 S3.1 **TRUSS TO BEAM DETAIL**
N.T.S.

14 S3.1 **FLOOR FRAMING DETAIL**
N.T.S.

9 S3.1 **DUAL BAMCORE HEADER DETAIL**
N.T.S.

4 S3.1 **CRAWLSPACE FOUNDATION DETAIL**
N.T.S.

30 S3.1 **TYP TOP PLATE CHORD SPLICE**
N.T.S.

OVER BUILD SPAN CHART			
RAFTER SIZE	SPACING (IN)	MAX SPAN	
2X6	12" O.C.	5'-0"	
	16" O.C.	4'-6"	
	24" O.C.	3'-8"	
2X8	12" O.C.	11'-4"	
	16" O.C.	10'-4"	
	24" O.C.	8'-0"	

NOTE: USE 2X10 RIDGE BEAM SUPPORTED EVERY 8'

NOTE: SHEATH MAIN ROOF PRIOR TO OVER-BUILDING, TYP

25 S3.1 **OVER-BUILD DETAIL**
N.T.S.

20 S3.1 **BEAM TO POST DETAIL**
N.T.S.

15 S3.1 **FLOOR FRAMING DETAIL**
N.T.S.

10 S3.1 **QUAD BAMCORE HEADER DETAIL**
N.T.S.

5 S3.1 **FOUNDATION DETAIL**
N.T.S.

COMPASS ENGINEERING, LLC.
7026 S. COMMERCE PARK DR. SUITE 104
Midvale, Utah 84047
Ph. 801.664.2197
email compass.eng@hotmail.com
CompassengUT.com

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REVISIONS

LICENSED PROFESSIONAL STRUCTURAL ENGINEER
JIMMIE B. STAKER
NO. 4778043
01/11/2021
STATE OF UTAH

PROJ
RIVER RUN TOWNHOMES 5 UNIT
UNITS 34,35,36,37,38
SPANISH FORK, UT

JOB NO. 20010
FILE NO:

DRAWING TITLE
DETAILS

DRAWING DATE: 12/29/2020
DRAWN BY:BW
CHECKED BY: SM

S3.1

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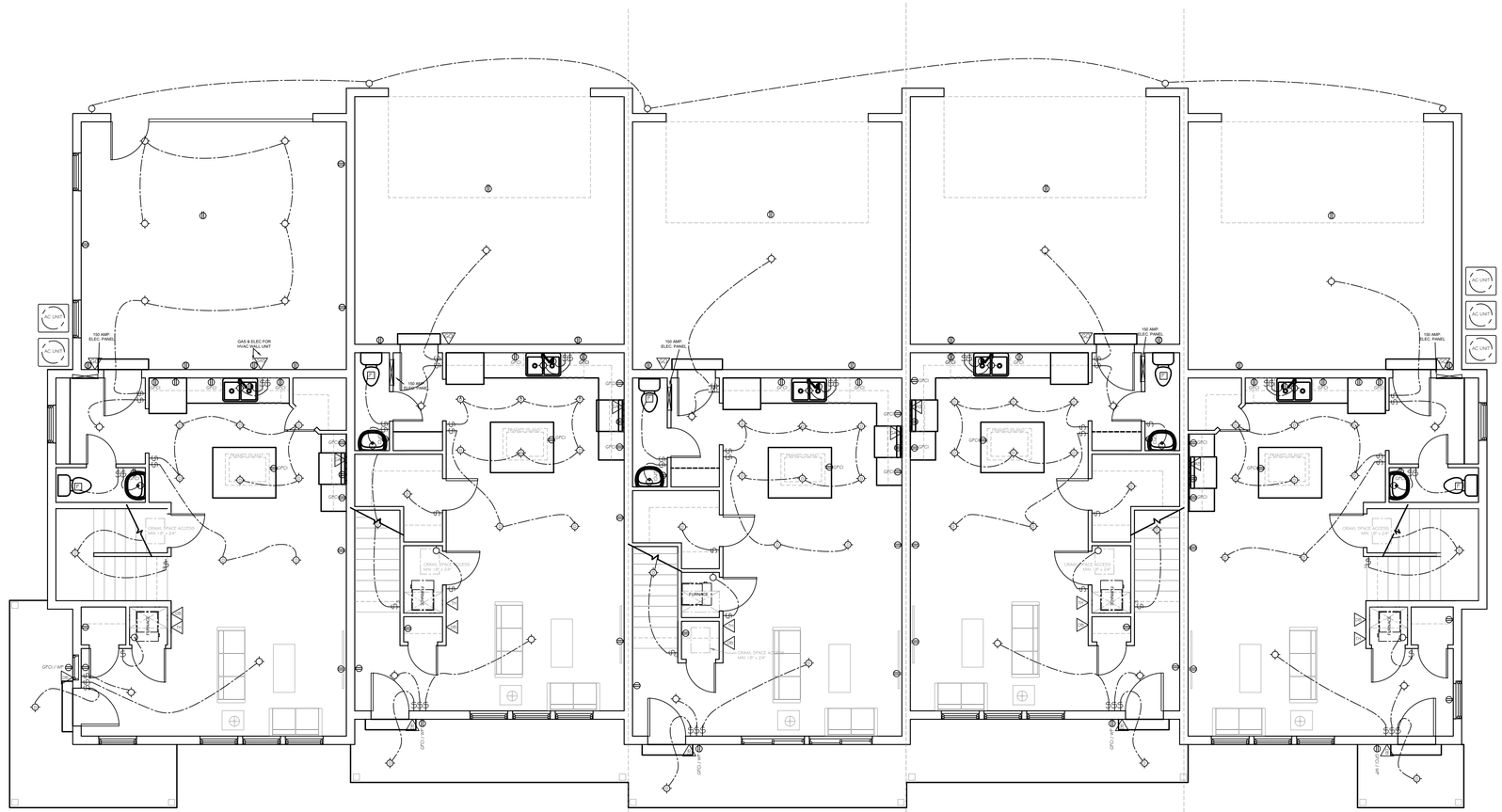


ELECTRICAL NOTES:

ALL ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE MOST RECENT IRC & NEC.

GROUNDING:
PROVIDE A U-FER GROUND.

REQUIRED OUTLETS:
WALL SPACES 2' OR MORE WIDE SO THAT ANY POINT IS NOT MORE THAN 6' FROM A RECEPTACLE MEASURED ALONG THE FLOOR LINE.

WALL COUNTER SPACES 12" OR WIDER SHALL HAVE OUTLETS SPACED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24" FROM AN OUTLET.

PENINSULAR AND ISLAND COUNTER SPACES WITH A LONG DIMENSION OF 24" OR GREATER SHALL HAVE AT LEAST ONE RECEPTACLE.

NOTE - RECEPTACLES SHALL NOT BE INSTALLED UNDER COUNTERTOP WHICH EXTEND MORE THAN 6" BEYOND THEIR BASE .

BATHROOMS
AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 36" OF THE OUTSIDE EDGE OF EACH BASIN ON AN ADJACENT WALL.

OUTDOOR:
AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN THE FRONT AND BACK OF A DWELLING, NOT MORE THAN 6.5' ABOVE GRADE.

LAUNDRY:
AT LEAST ONE RECEPTACLE OUTLET REQUIRED.

HALLWAYS:
AT LEAST ONE RECEPTACLE OUTLET REQUIRED

BASEMENTS & GARAGES:
AT LEAST ONE RECEPTACLE OUTLET REQUIRED

REQUIRED 20 AMP BRANCH CIRCUITS:
KITCHEN, DINING ROOM, PANTRY, BREAKFAST ROOM, OR SIMILAR AREAS SHALL BE SERVED BY AT LEAST (2) - 20 AMP SMALL APPLIANCE BRANCH CIRCUITS. BATHROOM RECEPTACLES SHALL BE SERVED BY A DEDICATED 20 AMP CIRCUIT. LAUNDRY AREAS &MECHANICAL EQUIPMENT, A SERVICE OUTLET IS REQUIRED WITHIN 25' OF ANY MECHANICAL EQUIPMENT.

GFCI PROTECTION:
SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS ON KITCHEN COUNTERTOPS, IN BATHROOMS, GARAGES, OUTDOORS, WITHIN 25' OF MECHANICAL EQUIPMENT, AND IN UNFINISHED BASEMENTS.

AFCI PROTECTION:
REQUIRED FOR ALL CIRCUITS SERVING BEDROOMS.

ELECTRICAL PANELS:
FUSE BOXES, SWITCHGEAR, AND SIMILAR EQUIPMENT WILL BE PROVIDED WITH ADEQUATE WORKING SPACE. (MIN. 30" WIDE, 36" DEEP, AND 78" HIGH).

SMOKE DETECTORS:
REQUIRED IN ALL BEDROOMS, AT ALL HALLWAYS LEADING TO BEDROOMS, AND AT EACH FLOOR LEVEL INCLUDING BASEMENTS. SMOKE DETECTORS SHALL BE HARD WIRED TOGETHER IN SERIES WITH BATTERY BACK UP.

CARBON MONOXIDE DETECTORS:
DETECTORS MUST BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH A FUEL BURNING APPLIANCE.

LIGHTS IN CLOSETS:
MIN 12" CLEARANCE BETWEEN INCANDESCENT FIXTURE AND STORAGE SPACE OR 6" CLEARANCE BETWEEN FLUORESCENT FIXTURE AND STORAGE SPACE.

TEMPORARY WIRING:
SHALL CONFORM TO NEC ARTICLE 305

EXTERIOR LIGHTING:
AT LEAST ONE LIGHT FIXTURE REQUIRED AT ALL EXTERIOR DOORS INCLUDING GARAGE DOORS

LIGHTING LAMPS:
A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.

ELECTRICAL CONTRACTOR TO ADEQUATELY SIZE ALL ELEC. LINES & PANELS. IF SIZE MATERIALS, OR LOCATIONS DIFFER FROM PLANS INFORM CITY OF THE CHANGES.
SOME ELECTRICAL REQUIREMENTS MAY BE LISTED IN MECHANICAL NOTES, AND PLUMBING NOTES CONTRACTOR IS RESPONSIBLE TO READ AND FOLLOW THESE REQUIREMENTS.

PLUMBING NOTES:

ALL PLUMBING INSTALLATIONS SHALL COMPLY WITH THE CURRENT IRC.

WATER HEATERS:
T & P VALVES SHALL BE PIPED TO WITHIN 6" OF THE FLOOR AND APPROVED FLOOR DRAIN. EXPANSION TANK REQUIRED. IN SEISMIC DESIGN CATEGORIES C, D$_1$, D$_2$ AND D, WATER HEATER SHALL BE ANCHORED OR STRAPPED IN THE UPPER THIRD AND LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT.

THE HOT WATER SUPPLIED TO BATHTUBS AND WHIRLPOOL TUBS SHALL BE LIMITED TO 120 DEGREES MAX BY A WATER TEMPERATURE LIMITING DEVICE (ASSE 1070) OR BY AN APPROVED COMBINATION TUB/ SHOWER VALVE PROVIDE ACCESS DOOR TO VALVE IN ADDITION TO PUMP IF JETTED TUB

SHOWERS:
MIN. 900 SQ. IN. FLOOR AREA AND SUFFICIENT SIZE THAT A 30" CIRCLE MAY BE INSCRIBED WITHIN. MAX. FLOW RATE OF 2.5 GALLONS/MINUTE HEADS. SHOWER DOORS WITH A 22" MINIMUM CLEAR WIDTH, TEMPERED, AND THAT SWING OUTWARD WILL BE PROVIDED.

CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS ARE REQUIRED AS A BACKER FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.

WATER CLOSETS:
15" MIN, CLEARANCE FROM CENTER LINE TO ADJACENT WALL/PARTITION, 30" MIN. BETWEEN SIMILAR FIXTURES, AND 21" MIN. FRONT CLEARANCE. MAX. FLOW RATE 1.6 GALLON LOW-FLUSH TYPE.

PLUMBING VENTS:
SHALL TERMINATE AT LEAST 2' ABOVE OR 10' AWAY FROM OUTSIDE AIR-INTAKE OPENINGS. CANNOT BE FLAG POLED.

BATH TUBS & JETTED TUBS:
PROVIDE ACCESS TO PUMP PER MANUFACTURERS INSTALLATION INSTRUCTIONS. PROVIDE ACCESS TO ELECTRICAL WITHOUT DAMAGE TO BUILDING OR FINISHES. ACCESS TO JETTED TUB COMPONENTS IS REQUIRED, NO GROUTED TILE ACCESS ALLOWED.

ELECTRICAL OUTLET FOR TUB TO BE GFCI PROTECTED. ALL METAL PIPING SYSTEMS, METAL PARTS OR ELECTRICAL EQUIPMENT, AND PUMP MOTORS ASSOCIATED WITH THE HYDRO MASSAGE TUB SHALL BE BONDED TOGETHER USING A COPPER BONDING JUMPER NOT SMALLER THAN NO. 8 SOLID UNLESS IT IS AN APPROVED LISTED DOUBLE INSULATED SYSTEM.

THE HOT WATER SUPPLIED TO BATHTUBS AND WHIRLPOOL TUBS SHALL BE LIMITED TO 120 DEGREES MAX BY A WATER TEMPERATURE LIMITING DEVICE OR BY AN APPROVED COMBINATION TUB/ SHOWER VALVE PROVIDE ACCESS DOOR TO VALVE IN ADDITION TO PUMP IF JETTED TUB

HOT TUB AND SPA:
INSTALLATIONS AND LOCATION SHALL COMPLY WITH CHAPTER 42 IRC & NEC

ANTI-SCALD FAUCETS:
PROVIDE ANTI-SCALD FAUCETS ON ALL SHOWER AND TUB-SHOWER COMBINATIONS. BATHTUBS AND WHIRLPOOL TUB VALVES SHALL LIMIT THE TEMPERATURE TO A MAXIMUM OF 120 DEGREES. F.

HOT WATER LINES:
ALL HOT WATER LINES IN UNFINISHED BASEMENTS, CRAWL SPACES AND ATTICS MUST BE INSULATED. HOT WATER LINES LOCATED IN WALLS OR FLOORS EXPOSED TO UNHEATED AREAS MUST ALSO BE INSULATED. EXAMPLES: HOT WATER LINES IN FLOOR OVERHANGS TO OUTSIDE WEATHER, EXTERIOR WALLS, WALLS AND FLOORS OF AN ATTACHED GARAGE ETC. PIPE INSULATION TO MEET N 1103.5 AND MUST BE A MINIMUM OF 1/2" THICKNESS.

MECHANICAL CONTRACTOR TO ADEQUATRELY SIZE ALL GAS LINES FOR FURNACES WATER HEATERS AND APPLIANCES (CONSULT WITH OWNER FOR GAS RUN LOCATIONS) IF SIZE , MATERIALS, OR LOCATIONS DIFFER FROM PLANS INFORM CITY OF THE CHANGES.

GAS COMPANY TO SET AND SIZE METER FOR GAS LINE REQUIREMENTS.

MECHANICAL & PLUMBING CONTRACTOR NOTES:

1. MECHANICAL CONTRACTOR TO DETERMINE BEST PLACEMENT OF HEAT REGISTERS, `RETURN AIR, DUCTING AND MAY DIFFER FROM SHOWN ON PLAN..
2. ALL GAS LINES MUST BE INSTALLED & SECURED AS REQUIRED BY LOCAL BUILDING CODES.
3. ALL WATER LINES MUST BE INSULATED PER CODE IN ATTIC SPACES.

MECHANICAL NOTES:

ALL MECHANICAL INSTALLATIONS SHALL COMPLY WITH THE CURRENT IRC & IFGC.

FURNACES :
MIN OF 1 INCH CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE AND A MINIMUM CLEARANCE OF 6INCHES IN FRONT OF APPLIANCE.
FURNACE TO BE 90% OR BETTER EFFICIENT.

CLOTHES DRYER VENTING:
DRYER VENT MUST VENT TO OUTSIDE. MAXIMUM LENGTH OF DUCT WITH TWO 90 DEGREE ELBOWS IS 15 FEET

COMBUSTION AIR:
PROVIDE COMBUSTION AIR FOR ALL FUEL BURNING APPLIANCES AT A MINIMUM RATE OF 1SQ. INCH PER 3000 BTU/HOUR INPUT. THE ONE OPENING MUST BE IN THE TOP 12 INCHES OF THE ROOM

GARAGES:
FUEL FIRED APPLIANCES IN GARAGES SHALL HAVE SOURCES OF IGNITION INSTALLED AT LEAST 18" ABOVE THE FLOOR.

FLUES / EXHAUSTS:
WILL BE INSTALLED AND TERMINATE IN ACCORDANCE WITH THE MANUFACTURES LISTING AND INSTALLATION INSTRUCTIONS.

FIREPLACE FLUES EXTENDING THROUGH ATTIC SPACES MUST BE FIRE BLOCKED

EXHAUST AIR SHALL NOT BE DISCHARGED INTO SOFFIT.

EXHAUST FANS: CAPABLE OF EXHAUSTING MIN. 50 CFM OF AIR TO THE OUTSIDE REQUIRED IN BATHROOMS, TOILET ROOMS, AND SIMILAR COMPARTMENTS WITHOUT A MIN. 1.5 SQ. FT. OPENABLE WINDOW.

CLOTHES DRYERS:
SHALL BE VENTED TO THE EXTERIOR. DUCTS TO BE METAL WITH SMOOTH INTERIOR SURFACES, EQUIPPED WITH BACK-DRAFT DAMPERS. SHEET METAL SCREWS ARE NOT TO BE USED. MAX. LENGTH OF DUCT IS 25' LESS 2.5' FOR EACH 45 DEGREE BEND.

RANGES:
MIN. 30" CLEARANCE TO COMBUSTIBLES.

GASLINES:
MINIMUM SIZE OF GAS LINE TO DWELLING UNIT IS 1"

DUCTS & REGISTERS:
ALL HEATING & COOLING DUCT JOINTS, TRANSVERSE AND LONGITUDINAL SEAMS AND CONNECTIONS MUST BE PROPERLY SEALED WITH TAPE OR MASTIC. CLOTH TYPE DUCT TAPE IS **NOT** ALLOWED. METALLIC OR FOIL TAPES ARE APPROVED.

INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWLSPACES, ATTICS,UNHEATED GARAGES, ETC.

HVAC CONTRACTOR TO LOCATE PROPER LOCATIONS FOR ALL REGISTERS AND RUNS. PLANS ARE FOR REFRENCE ONLY.

LOCATIONS OF GAS AND ELECTRICAL SERVICE POINTS MAY VARY DEPENDING ON CITY REQUIREMENTS OR UTILITY PROVIDING SERVICE.
LOCATIONS MAY DIFFER FROM SHOWN ON PLAN INFORM CITY OF CHANGES IF ANY.

ELECTRICAL LEGEND

- LIGHT SWITCH
- 3-WAY LIGHT SWITCH
- 110V OUTLET
- GFCI GROUND FAULT PROTECTED OUTLET
- SWITCHED OUTLET
- 220V OUTLET
- LIGHT FIXTURE
- DISC LIGHT
- WALL MOUNTED LIGHT
- CAN LIGHT
- PHONE
- GARAGE OPENER CONTROLLER
- DOOR BELL / DOOR BELL BUTTON
- THERMOSTAT CONTROL
- TELEVISON
- EXHAUST FAN
- GAS LINE CONNECTION
- CAT 5
- CO / SMOKE COMBO DETECTOR
- SMOKE DETECTOR

concordhomes

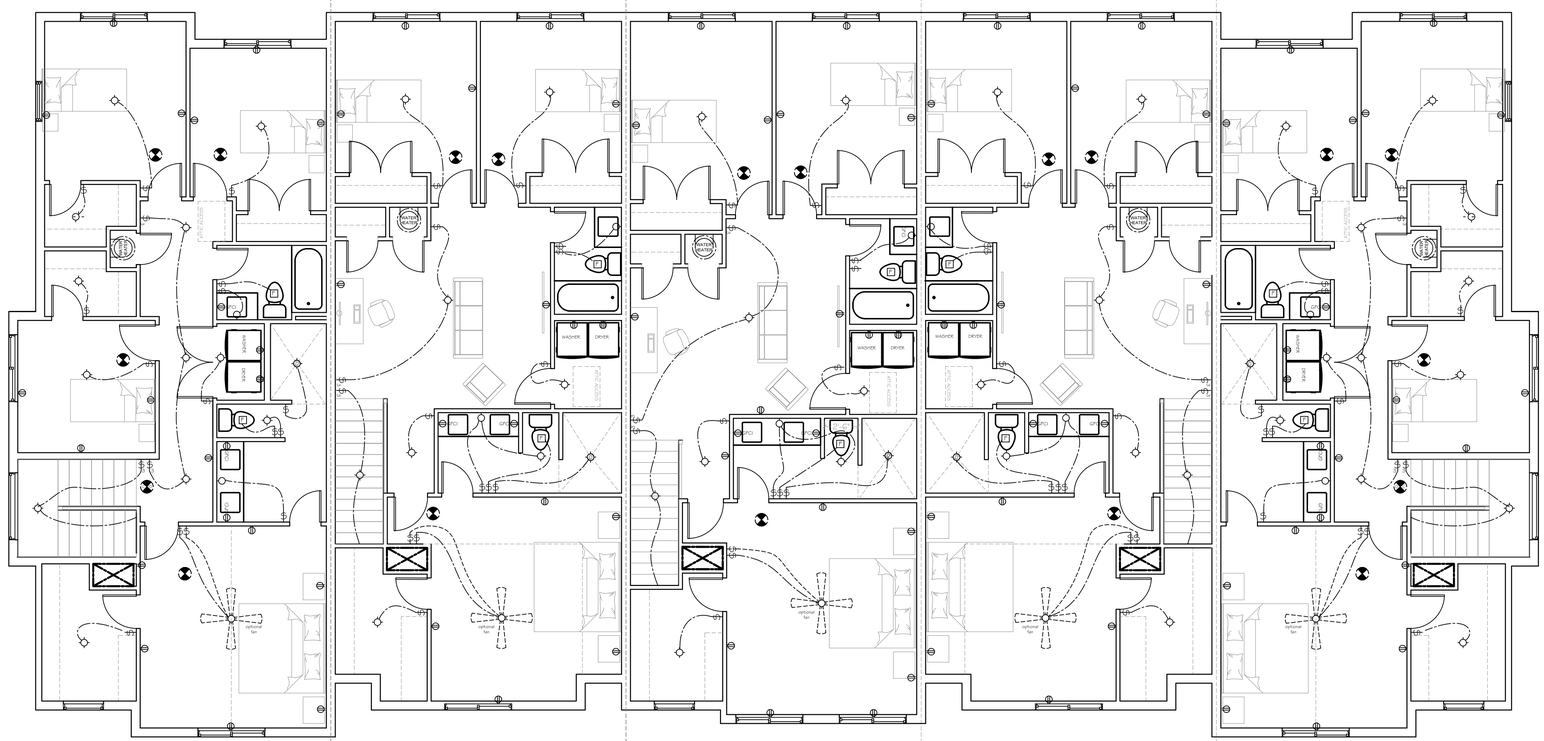
RIVER RUN

UNITS 34-38
SPANISH FORK , UTAH

MECHANICAL
ELECTRICAL
PLUMBING

SCALE 3/16" = 1'-0"

MEP



concordhomes

RIVER RUN

UNITS 34-38

SPANISH FORK , UTAH

ELECTRICAL NOTES:

ALL ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE MOST RECENT IRC & NEC.

GROUNDING:
PROVIDE A U-FER GROUND.

REQUIRED OUTLETS:
WALL SPACES 2' OR MORE WIDE SO THAT ANY POINT IS NOT MORE THAN 6' FROM A RECEPTACLE MEASURED ALONG THE FLOOR LINE.

WALL COUNTER SPACES 12" OR WIDER SHALL HAVE OUTLETS SPACED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24" FROM AN OUTLET.

PENINSULAR AND ISLAND COUNTER SPACES WITH A LONG DIMENSION OF 24" OR GREATER SHALL HAVE AT LEAST ONE RECEPTACLE.

NOTE - RECEPTACLES SHALL NOT BE INSTALLED UNDER COUNTERTOP WHICH EXTEND MORE THAN 6" BEYOND THEIR BASE .

BATHROOMS:
AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 36" OF THE OUTSIDE EDGE OF EACH BASIN ON AN ADJACENT WALL.

OUTDOOR:
AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN THE FRONT AND BACK OF A DWELLING, NOT MORE THAN 6.5' ABOVE GRADE.

LAUNDRY:
AT LEAST ONE RECEPTACLE OUTLET REQUIRED.

HALLWAYS:
AT LEAST ONE RECEPTACLE OUTLET REQUIRED

BASEMENTS & GARAGES:
AT LEAST ONE RECEPTACLE OUTLET REQUIRED

REQUIRED 20 AMP BRANCH CIRCUITS:
KITCHEN, DINING ROOM, PANTRY, BREAKFAST ROOM, OR SIMILAR AREAS SHALL BE SERVED BY AT LEAST (2) - 20 AMP SMALL APPLIANCE BRANCH CIRCUITS. BATHROOM RECEPTACLES SHALL BE SERVED BY A DEDICATED 20 AMP CIRCUIT. LAUNDRY AREAS &MECHANICAL EQUIPMENT, A SERVICE OUTLET IS REQUIRED WITHIN 25' OF ANY MECHANICAL EQUIPMENT.

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REQUIRED FOR ALL CIRCUITS SERVING BEDROOMS.

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DETECTORS MUST BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH A FUEL BURNING APPLIANCE.

LIGHTS IN CLOSETS:
MIN 12" CLEARANCE BETWEEN INCANDESCENT FIXTURE AND STORAGE SPACE OR 6" CLEARANCE BETWEEN FLUORESCENT FIXTURE AND STORAGE SPACE.

TEMPORARY WIRING:
SHALL CONFORM TO NEC ARTICLE 305

EXTERIOR LIGHTING:
AT LEAST ONE LIGHT FIXTURE REQUIRED AT ALL EXTERIOR DOORS INCLUDING GARAGE DOORS

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A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.

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SHOWERS:
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PROVIDE ACCESS TO PUMP PER MANUFACTURERS INSTALLATION INSTRUCTIONS. PROVIDE ACCESS TO ELECTRICAL WITHOUT DAMAGE TO BUILDING OR FINISHES. ACCESS TO JETTED TUB COMPONENTS IS REQUIRED, NO GROUTED TILE ACCESS ALLOWED.

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FURNACE TO BE 90% OR BETTER EFFICIENT.

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- 110V OUTLET
- GFCI GROUND FAULT PROTECTED OUTLET
- SWITCHED OUTLET
- 220V OUTLET
- LIGHT FIXTURE
- DISC LIGHT
- WALL MOUNTED LIGHT
- CAN LIGHT
- PHONE
- GARAGE OPENER CONTROLLER
- DOOR BELL / DOOR BELL BUTTON
- THERMOSTAT CONTROL
- TELEVISON
- EXHAUST FAN
- GAS LINE CONNECTION
- CAT 5
- CO / SMOKE COMBO DETECTOR
- SMOKE DETECTOR

MECHANICAL
ELECTRICAL
PLUMBING

SCALE 3/16" = 1'-0"

MEP

ARCHITECTURAL SHINGLES
HARDIE PANEL BOARD & BATTEN
HARDIE TRIM BOARDS
HARDIE PLANK LAP SIDING
BRICK
5:12
5:12
5:12
3:12
7:12
12
10
12
3:12
12
10
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12
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12
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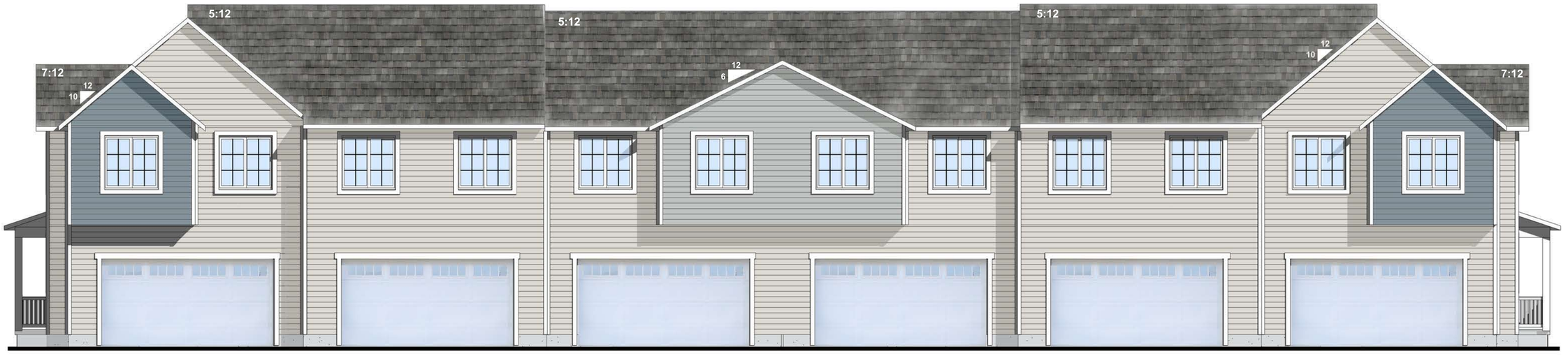
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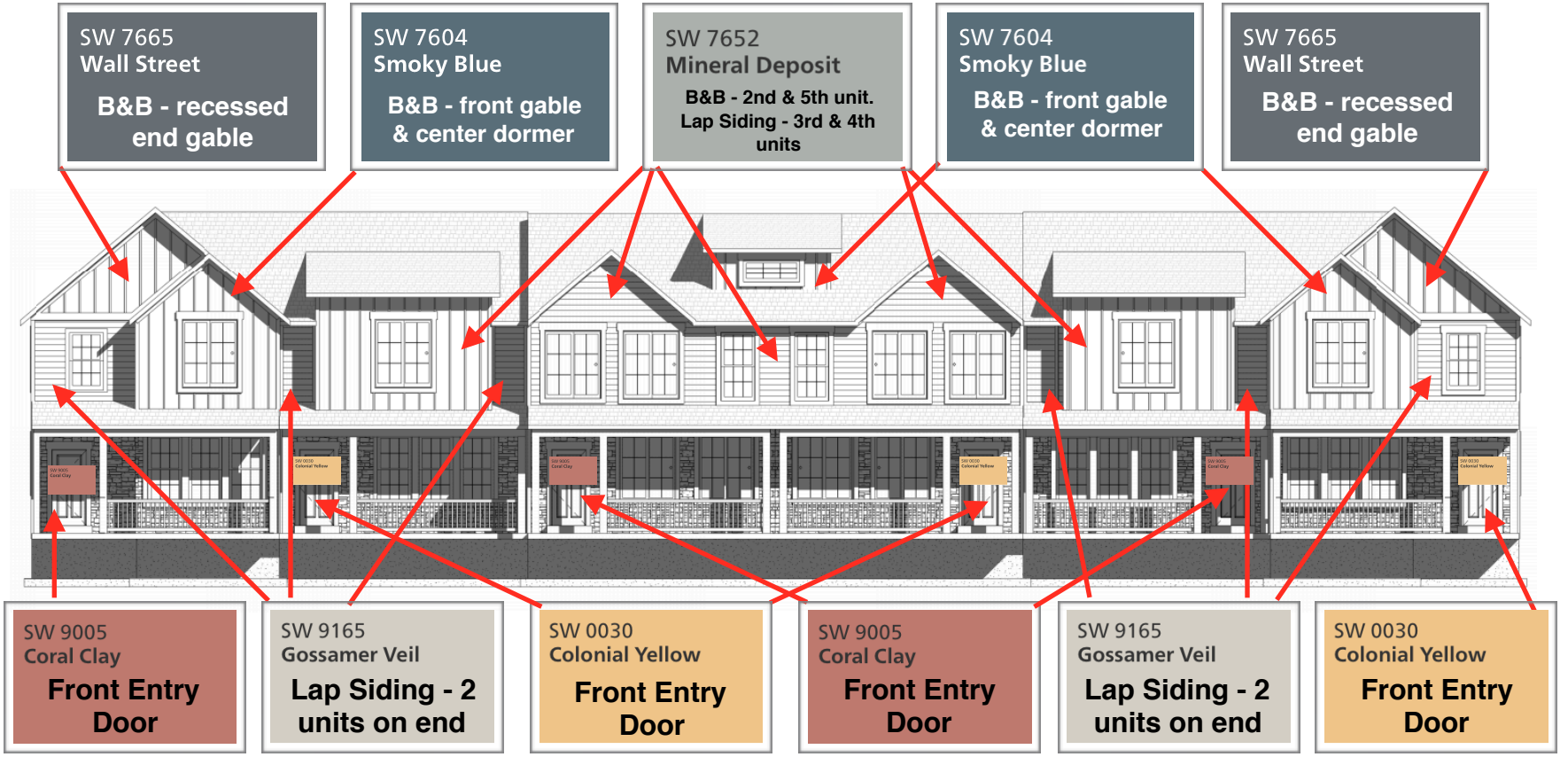
12
6
12
10
12
7:12

SPANISH FORK TOWNHOUSE - FRONT ELEVATION

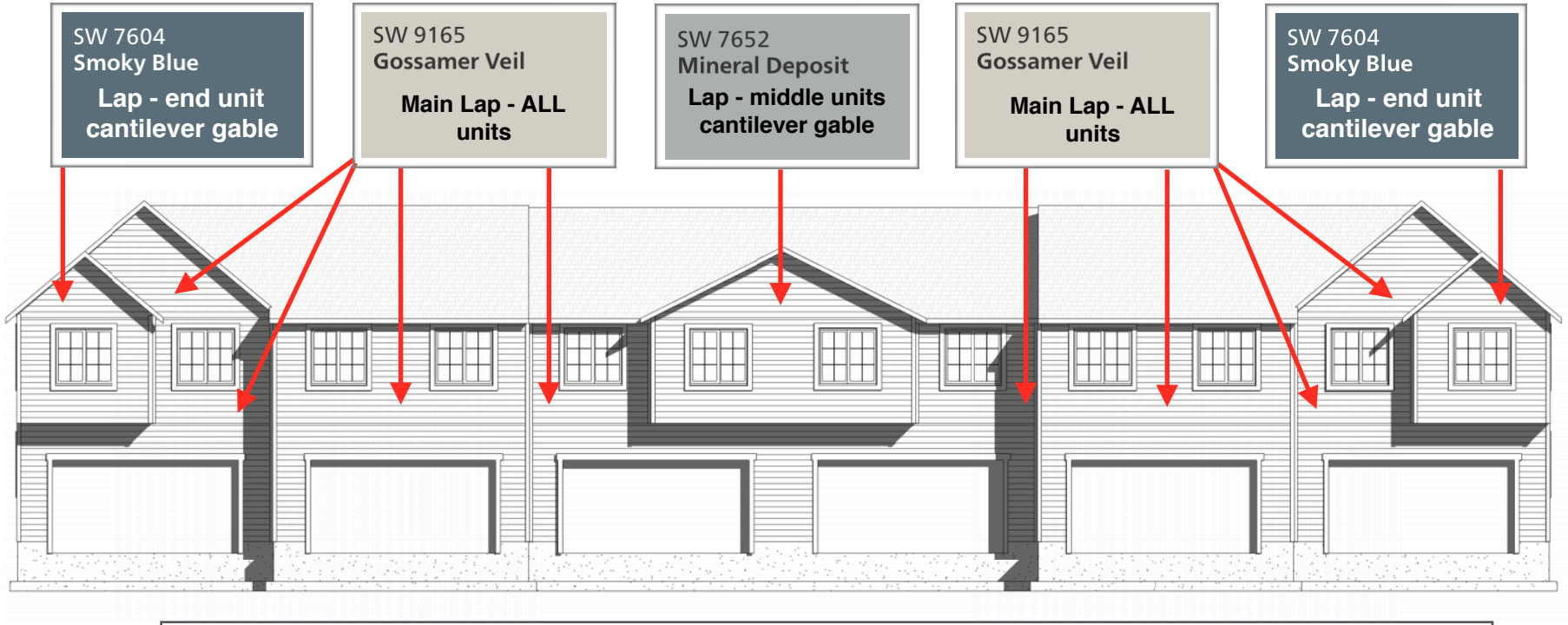


Roof - Tamko Thunderstorm Gray

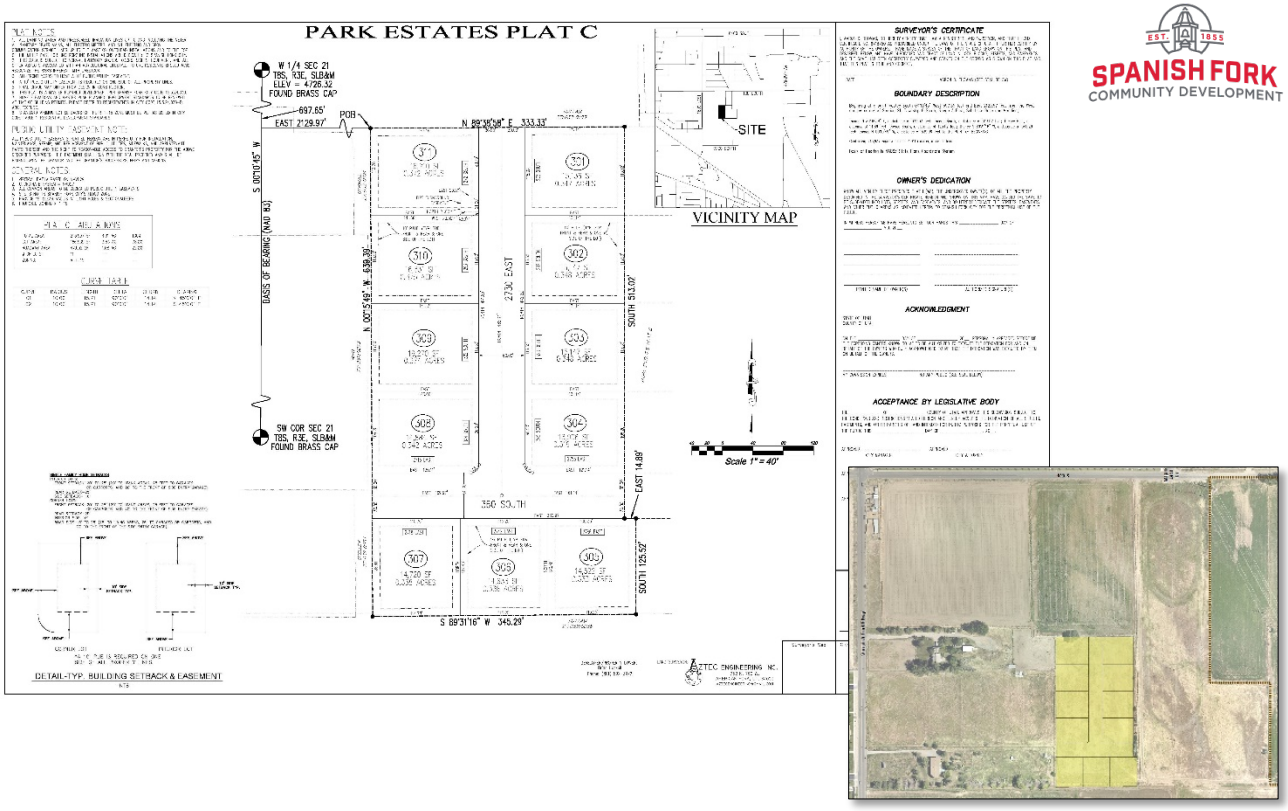
Brick: Interstate - Old Baltimore, queen size. Grout color: natural

- **Windows: white**
- **Soffit/fascia/gutters: white**
- **Hardie Trim: Sherwin Williams - SW 7005 Pure White**
- **Posts: Sherwin Williams - SW 7005 Pure White**
- **Iron railing: black**

SPANISH FORK TOWNHOUSE - REAR ELEVATION



- **Windows: white**
- **Soffit/fascia/gutters: white**
- **Hardie Trim: Sherwin Williams - SW 7005 Pure White**
- **Garage Doors: white, long panel**
- ***Lap Siding; side elevations*: Sherwin Williams - SW 9165 Gossamer Veil**



SPANISH FORK COMMUNITY DEVELOPMENT

Park Estates Plat C Final Plat Approval Request

July 21, 2021, Development Review Committee Meeting.

Located at 2730 East 360 South, including 4.91 acres.

The subject property is zoned R-1-15.

The applicant has requested that a Final Plat of eleven (11) residential lots be approved.

Key Issues

1. Turn-around.
2. Easements.
3. Utilities.
4. Power.
5. Access.

Recommendation

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

Findings

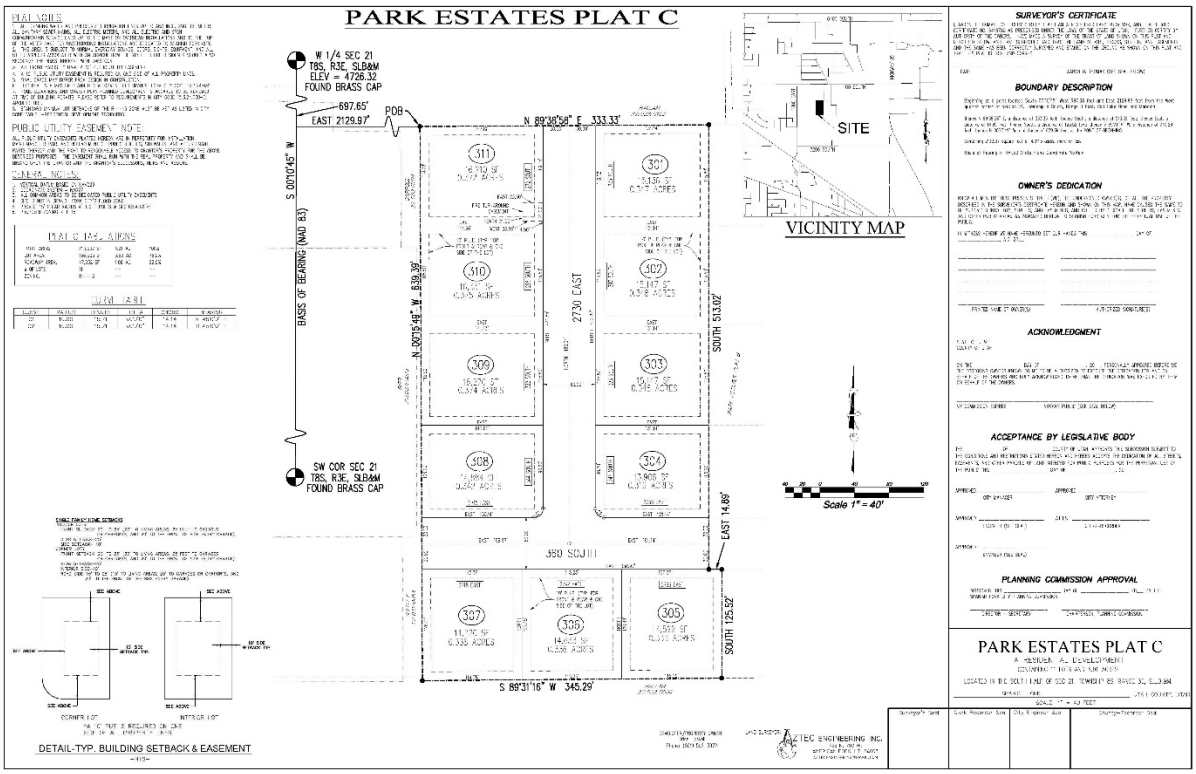
1. That the application conforms to the City's Zoning Map.
2. That the application is consistent with the approved Preliminary Plat.

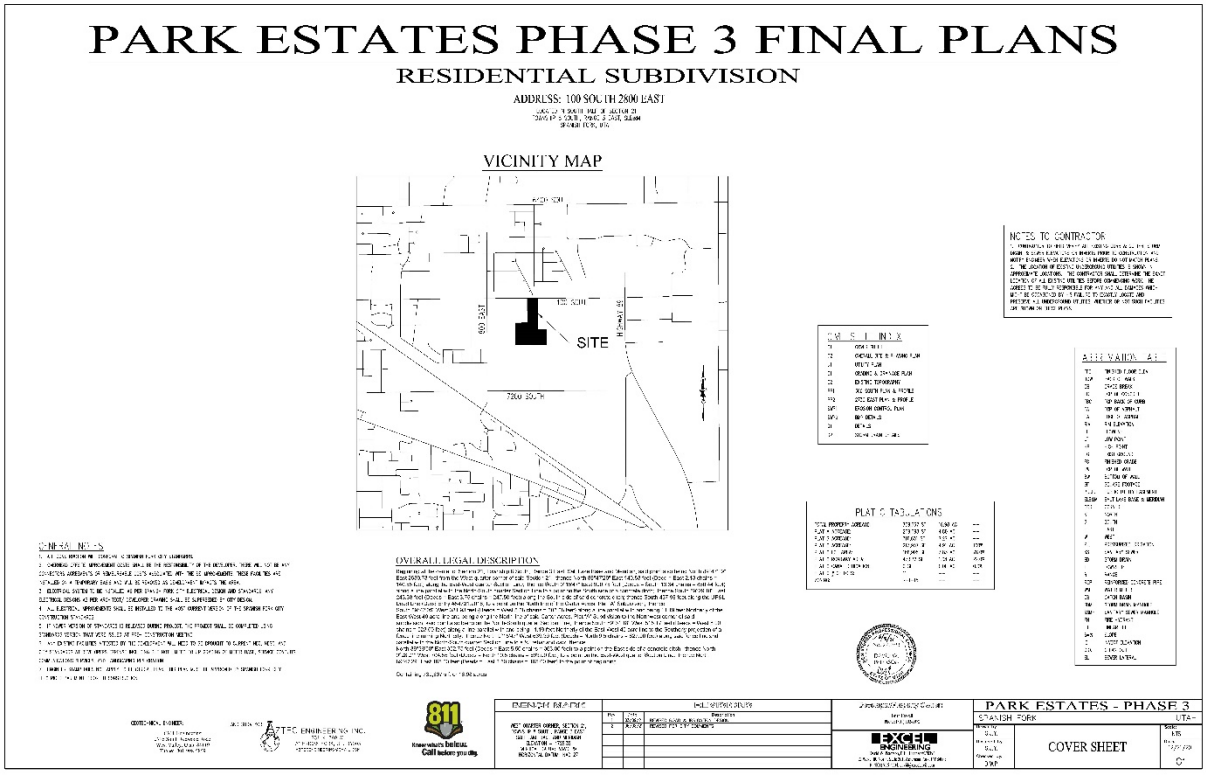
Conditions

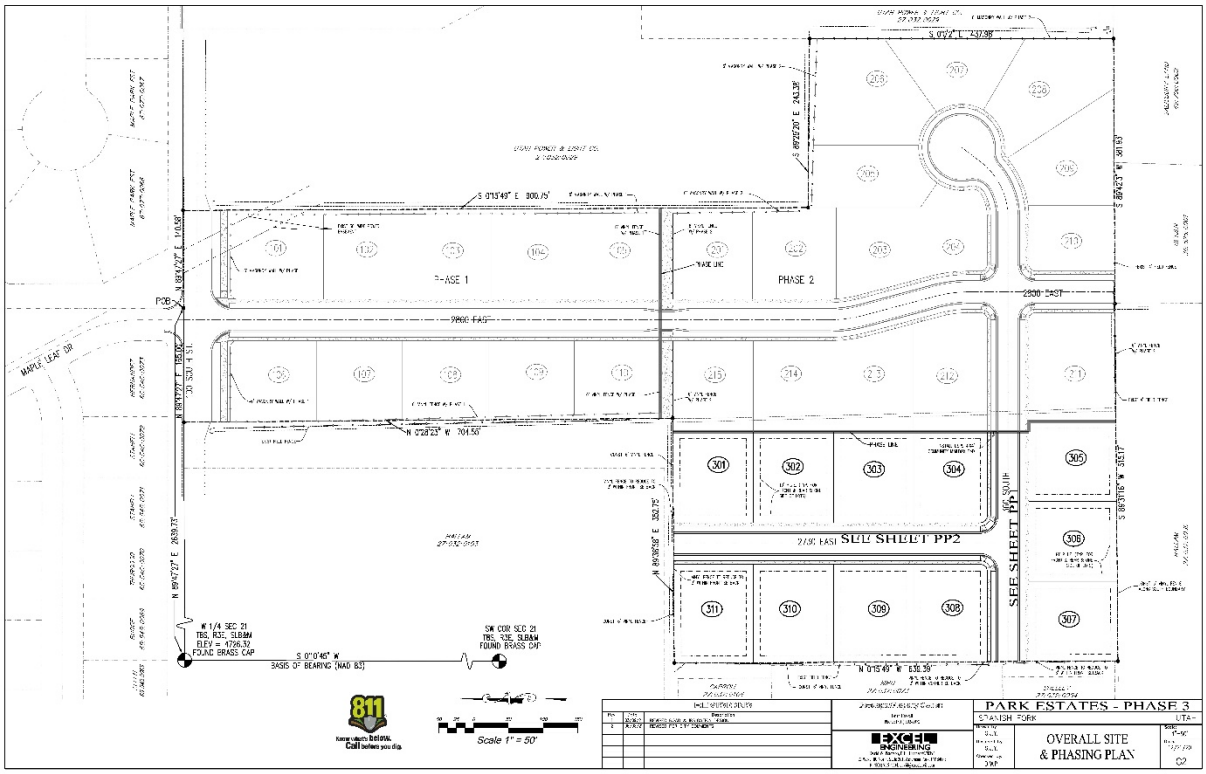
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant revises the plans to address turn-around requirements.

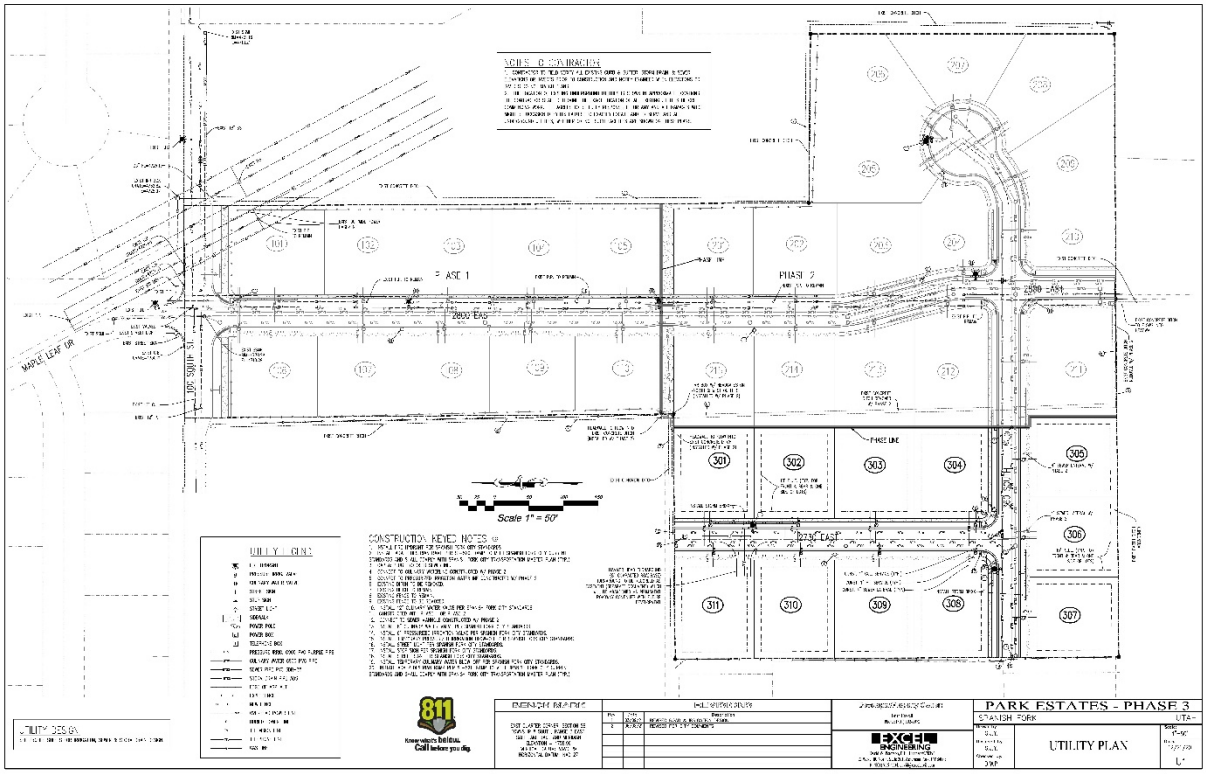
Exhibits

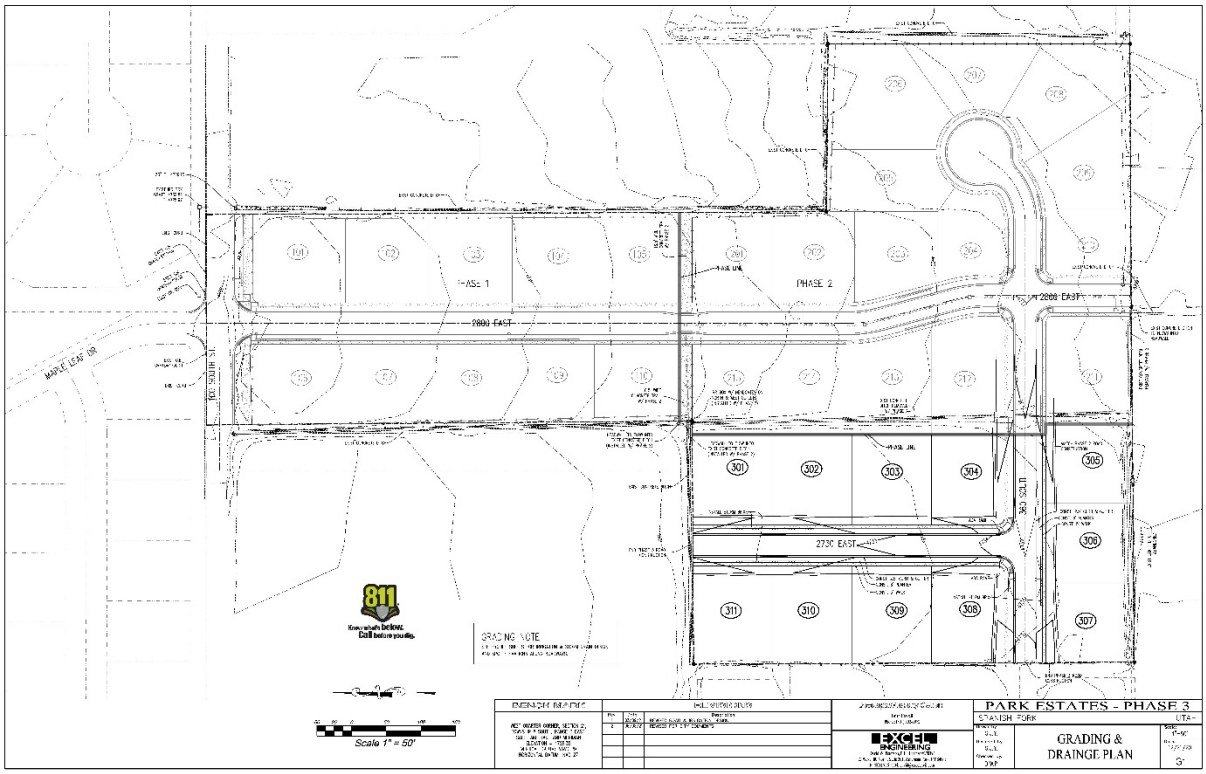
1. Final Plat.

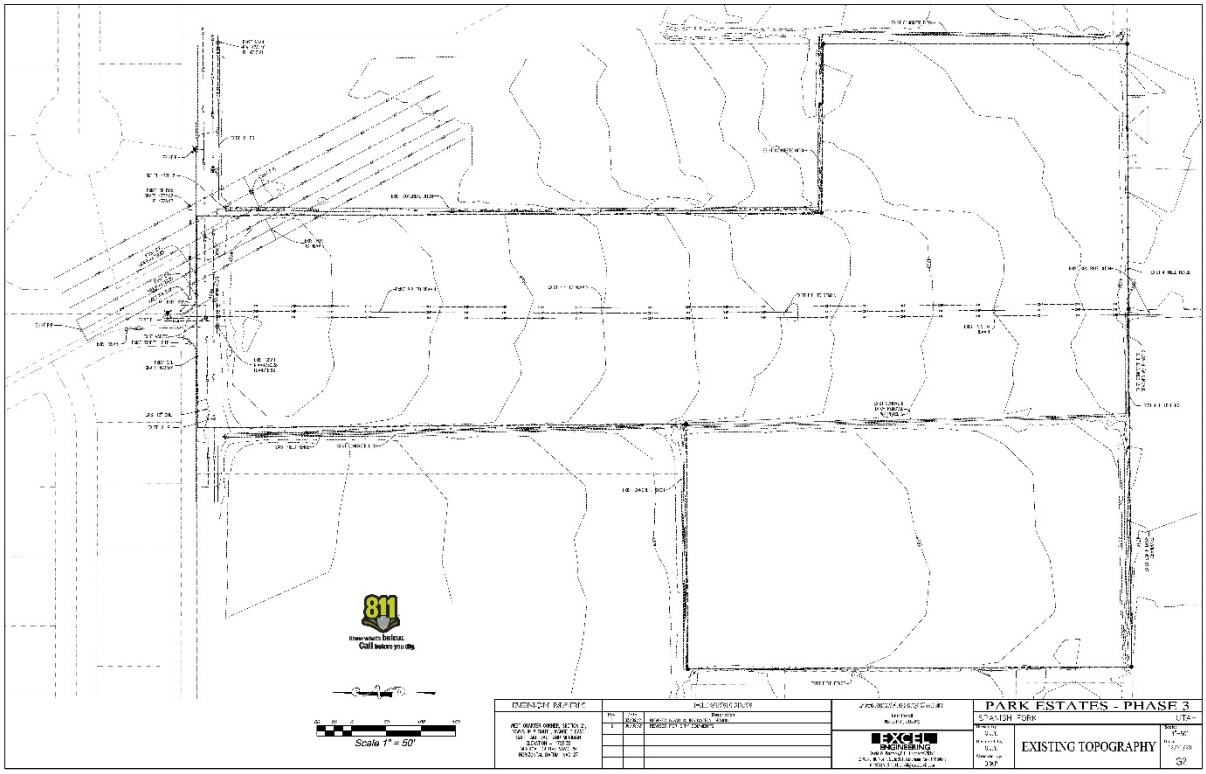

PARK ESTATES PLAT C
W 1/4 SEC 21
T8S, R3E, SLB&M
ELEV = 4726.32
FOUND BRASS CAP
697.65'
EAST 2129.97'
POB
N 89°36'58" E 333.33'
S 00°10'45" W
BASIS OF BEARING (NAD 83)
N 00°09'48" W 830.98'
2730 EAST
SOUTH 513.02'
EAST 14.89'
SOUTH 125.52'
S 89°31'16" W 345.29'
SW COR SEC 21
T8S, R3E, SLB&M
FOUND BRASS CAP
SITE
VICINITY MAP
Scale 1" = 40'
DETAIL-TYP. BUILDING SETBACK & EASEMENT
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION
ACKNOWLEDGMENT
ACCEPTANCE BY LEGISLATIVE BODY
PLANNING COMMISSION APPROVAL
PARK ESTATES PLAT C
A RESIDENTIAL DEVELOPMENT
AZTEC ENGINEERING INC.

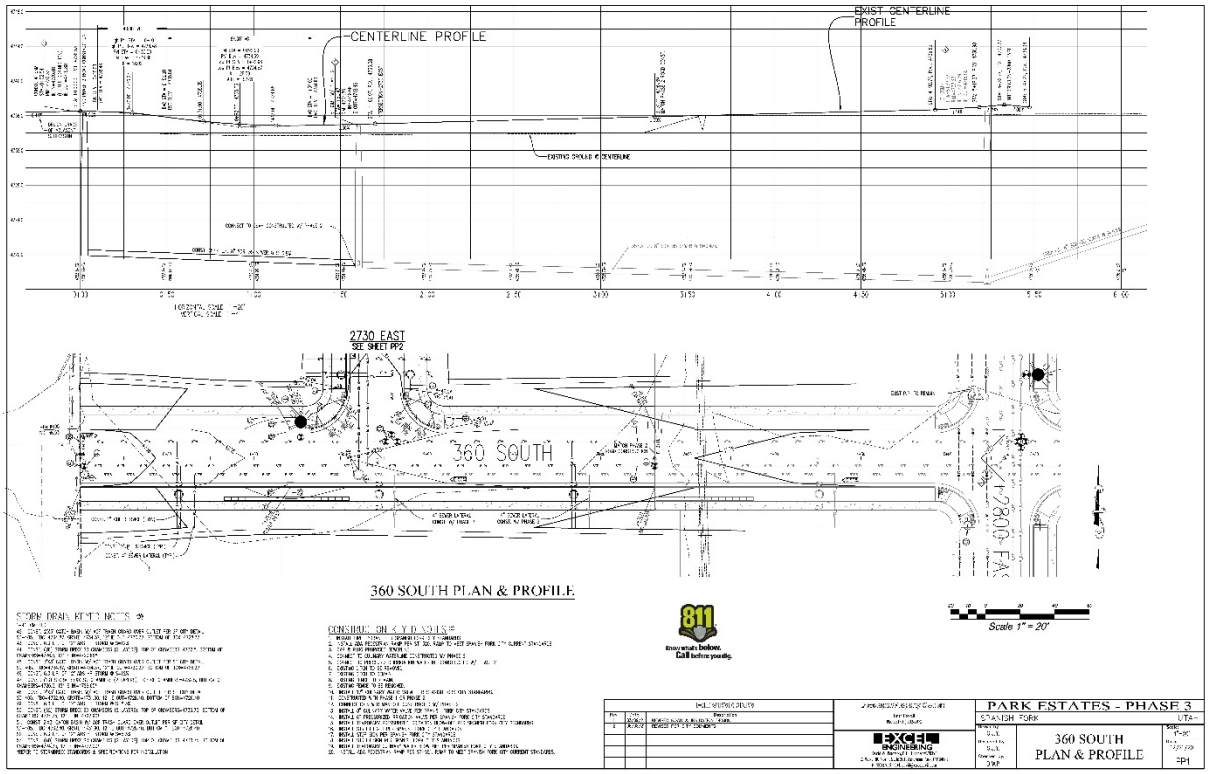

PARK ESTATES PHASE 3 FINAL PLANS
RESIDENTIAL SUBDIVISION
ADDRESS: 100 SOUTH 2800 EAST
VICINITY MAP
SITE
2800 SOUTH
GENERAL NOTES
NOTES TO CONTRACTOR
OVERALL LEGAL DESCRIPTION
PLAT C TABULATIONS
PARK ESTATES - PHASE 3
COVER SHEET
AZTEC ENGINEERING INC.
Know what's below. Call before you dig.

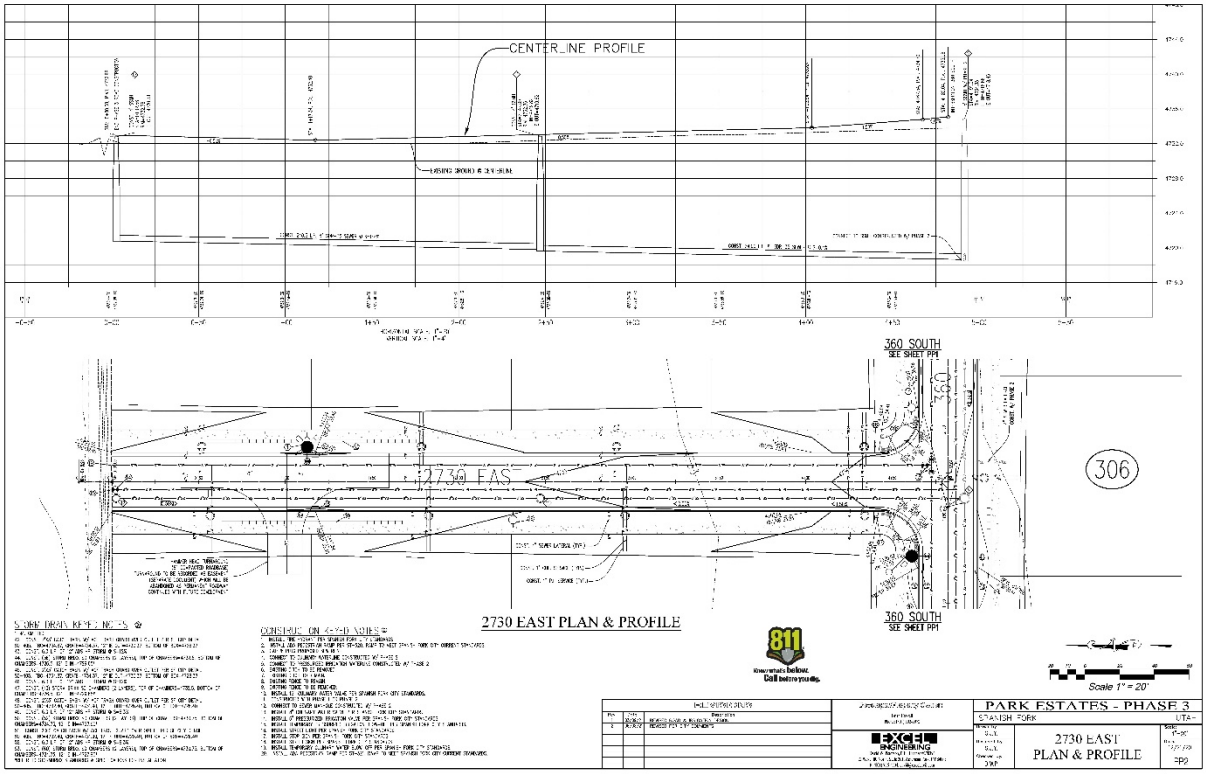

PHASE 1
PHASE 2
2800 EAST
MAPLE LEAF DR
P.O.B.
W 1/4 SEC 21
T8S, R3E, SLB&M
ELEV = 4796.92
FOUND BRASS CAP
SW COR SEC 21
T8S, R3E, SLB&M
FOUND BRASS CAP
BASIS OF BEARING (NAD 83)
SEE SHEET PP2
Scale 1" = 50'
PARK ESTATES - PHASE 3
SPANISH FORK
UTA-
OVERALL SITE
& PHASING PLAN

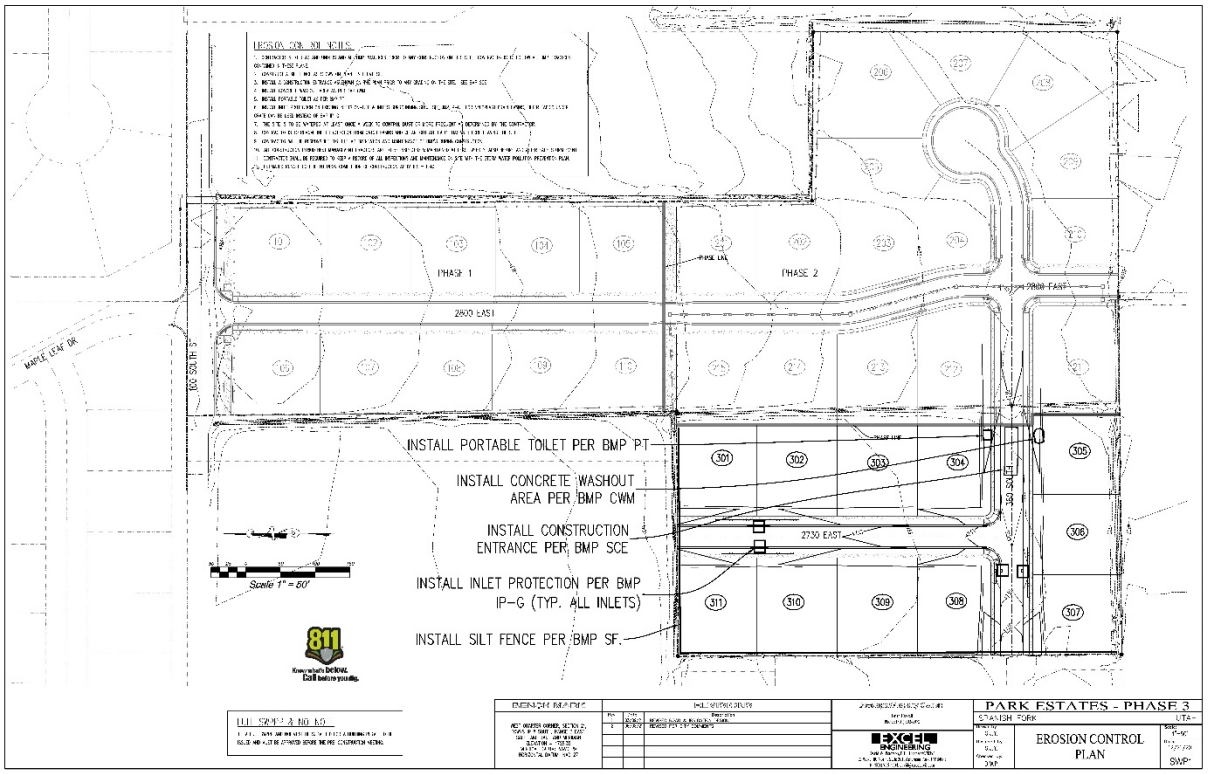

PHASE 1
PHASE 2
2800 EAST
MAPLE LEAF DR
Scale 1" = 50'
UTILITY LINE
CONSTRUCTION KEYED NOTES
PARK ESTATES - PHASE 3
SPANISH FORK
UTA-
UTILITY PLAN

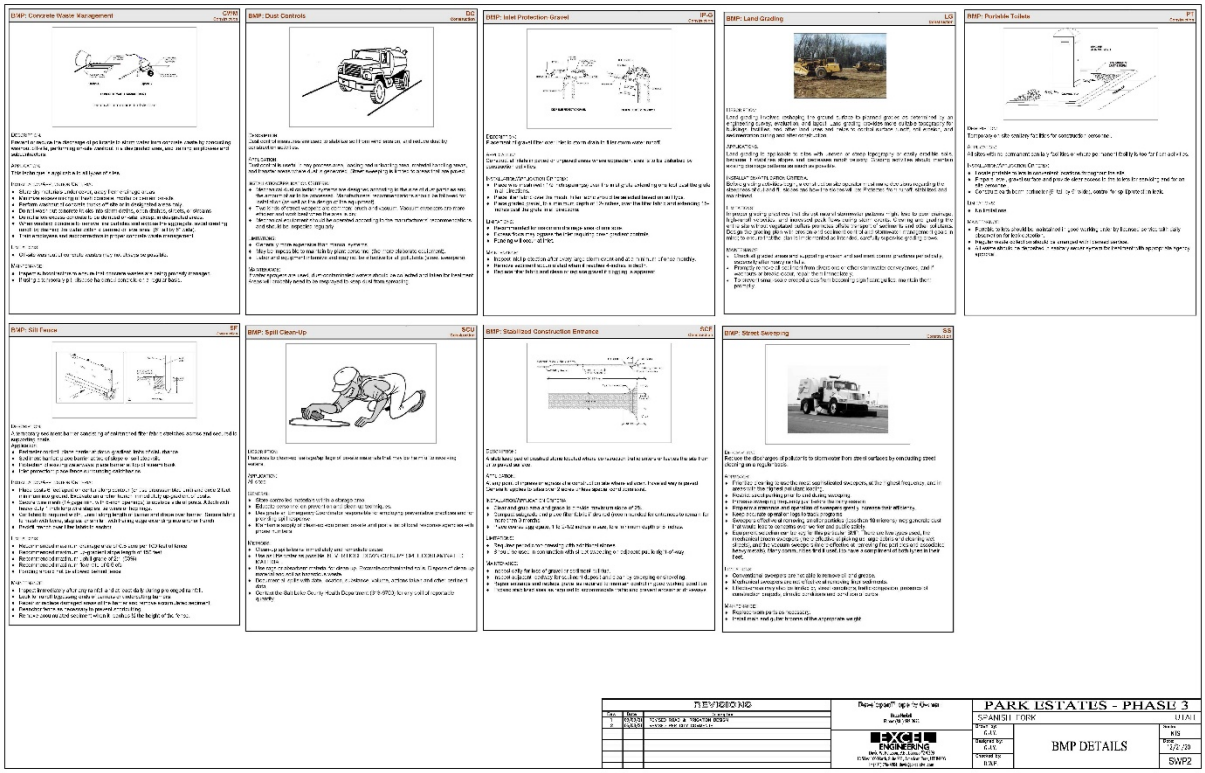

PHASE 1
PHASE 2
2800 EAST
MAPLE LEAF DR
165 SOUTH ST
365 SOUTH
2730 EAST
GRADING NOTE
Scale 1" = 50'
PARK ESTATES - PHASE 3
SPANISH FORK
UTA-
EXCEL ENGINEERING
GRADING & DRAINGE PLAN

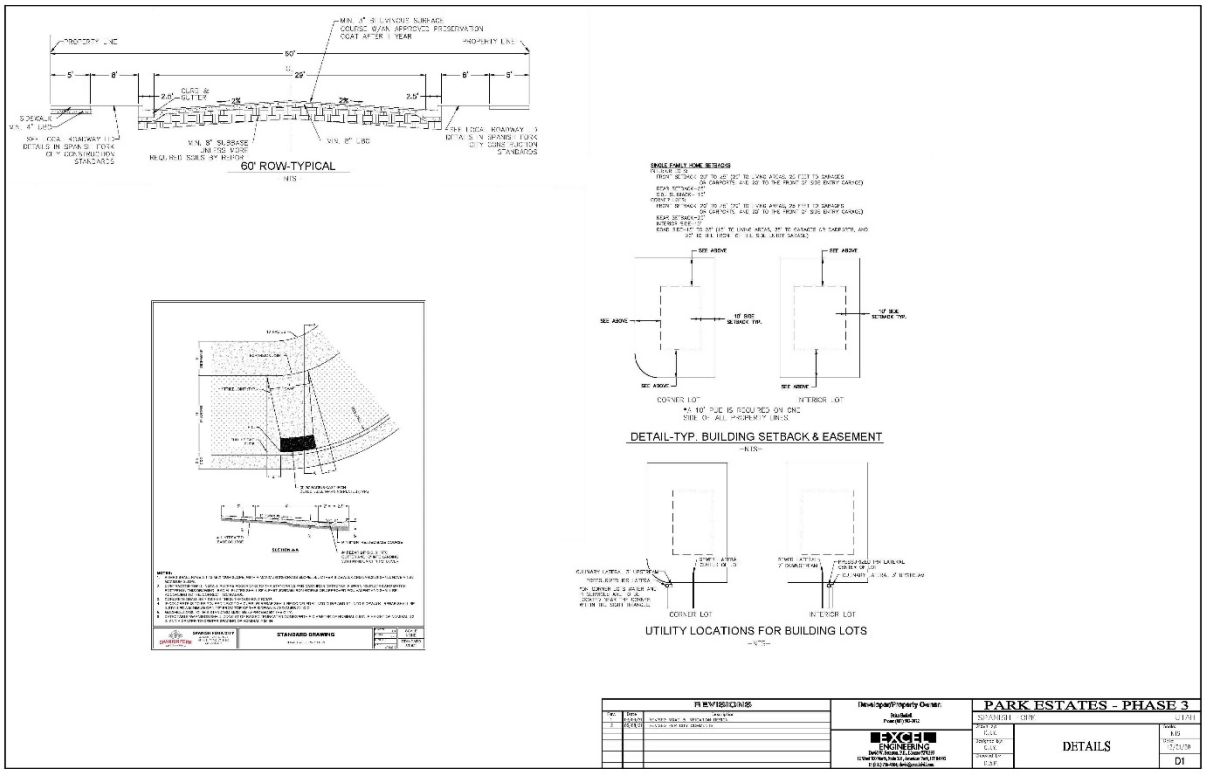

Scale 1" = 50'
PARK ESTATES - PHASE 3
SPANISH FORK
UTA-
EXCEL ENGINEERING
EXISTING TOPOGRAPHY

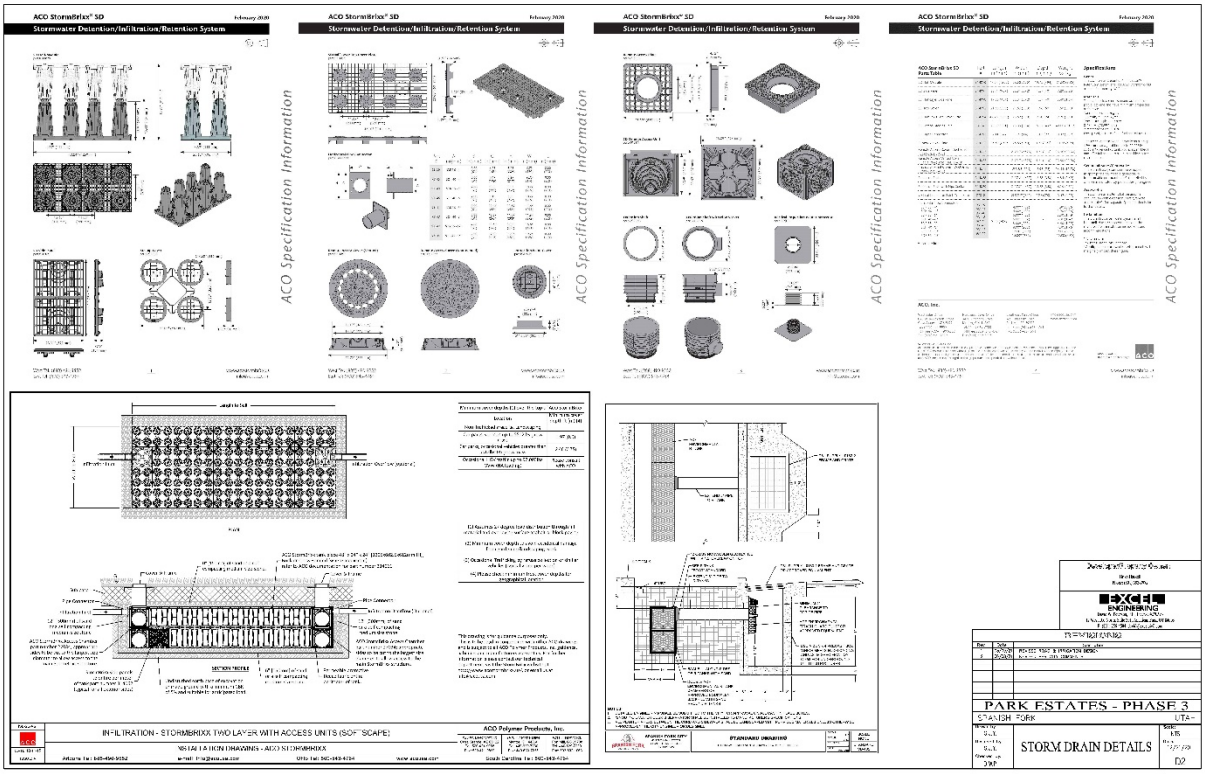

CENTERLINE PROFILE
EXIST. CENTERLINE PROFILE
2730 EAST
SEE SHEET PP2
360 SOUTH
360 SOUTH PLAN & PROFILE
Scale 1" = 20'
PARK ESTATES - PHASE 3
SPANISH FORK UTA-
360 SOUTH
PLAN & PROFILE
PP1


CENTERLINE PROFILE
360 SOUTH
SEE SHEET PP1
2730 EAST
306
2730 EAST PLAN & PROFILE
Scale 1" = 20'
PARK ESTATES - PHASE 3
SPANISH FORK UTA-
2730 EAST
PLAN & PROFILE
PP2


PHASE 1
PHASE 2
2600 EAST
2730 EAST
MAPLE LEAF DR
650 SOUTH
INSTALL PORTABLE TOILET PER BMP PT
INSTALL CONCRETE WASHOUT AREA PER BMP CWM
INSTALL CONSTRUCTION ENTRANCE PER BMP SCE
INSTALL INLET PROTECTION PER BMP IP-G (TYP. ALL INLETS)
INSTALL SILT FENCE PER BMP SF.
Scale 1" = 50'
811
Know what's BELOW. Call before you dig.
PARK ESTATES - PHASE 3
SPANISH FORK UTAH
EROSION CONTROL PLAN
SWP-


BMP: Concrete Waste Management
BMP: Dust Controls
BMP: Inlet Protection Gravel
BMP: Land Grading
BMP: Portable Toilets
BMP: Silt Fence
BMP: Spill Clean-Up
BMP: Stabilized Construction Entrance
BMP: Street Sweeping
PARK ESTATES - PHASE 3
SPANISH FORK UTAH
BMP DETAILS
SWP2


60' ROW-TYPICAL
DETAIL-TYP. BUILDING SETBACK & EASEMENT
UTILITY LOCATIONS FOR BUILDING LOTS
PARK ESTATES - PHASE 3
DETAILS


ACO StormBrixx® SD
Stormwater Detention/Infiltration/Retention System
ACO Specification Information
INFILTRATION - STORMBRIXX TWO LAYER WITH ACCESS UNITS (SOF SCAPE)
INSTALLATION DRAWINGS - ACO STORMBRIXX
PARK ESTATES - PHASE 3
STORM DRAIN DETAILS

PARK ESTATES PLAT C

PLAT NOTES

1. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
2. THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
3. ALL FRONT YARDS TO HAVE A 10' PUBLIC UTILITY EASEMENT.
4. A 10' PUBLIC UTILITY EASEMENT IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES.
5. FINAL GRADE MAY DIFFER FROM DESIGN IN CONSTRUCTION.
6. THIS PLAT IS A MASTER PLANNED DEVELOPMENT PER SPANISH FORK CITY CODE 15.3.24.030.
7. HOME ELEVATIONS AND MASTER PLAN PLANNED DEVELOPMENT STANDARDS TO BE REVIEWED AT TIME OF BUILDING PERMITS. PLEASE REFER TO REQUIREMENTS IN CITY CODE 15.3.24.030-D. ARCHITECTURE.
8. STANDARD MINIMUM LOT SETBACKS OF THE R-1-15 ZONE MUST BE MET AS LISTED IN CITY CODE TABLE 1-RESIDENTIAL DEVELOPMENT STANDARDS.

PUBLIC UTILITY EASEMENT NOTE:

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

GENERAL NOTES:

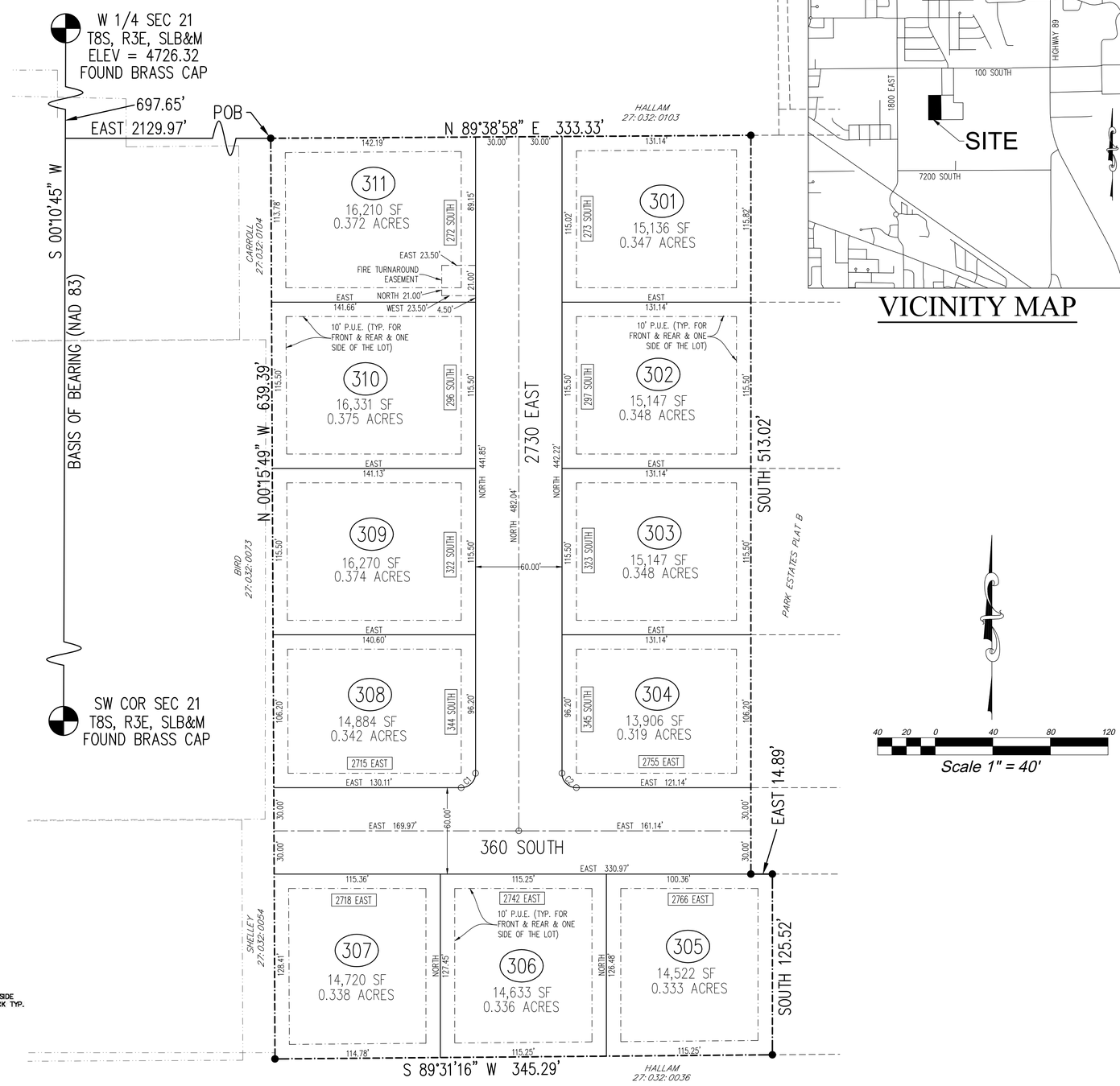
1. VERTICAL DATUM BASED ON NAVD29
2. COORDINATE SYSTEM = NAD27
3. ALL COMMON AREAS TO BE DEDICATED PUBLIC UTILITY EASEMENTS
4. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE
5. PROVIDE 15' CLEAR RADIUS AT LIGHT POLES & SECTIONALIZERS
6. PROPOSED ZONING R-1-15

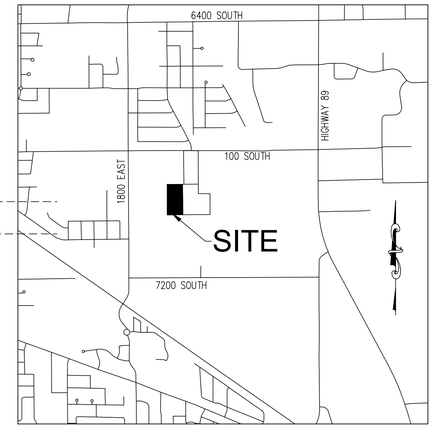
PLAT C TABULATIONS

TOTAL AREA:	213,937 SF	4.91 AC	100%
LOT AREA:	166,905 SF	3.83 AC	78.0%
ROADWAY AREA:	47,032 SF	1.08 AC	22.0%
# OF LOTS:	11	--	--
ZONING:	R-1-15	--	--

CURVE TABLE

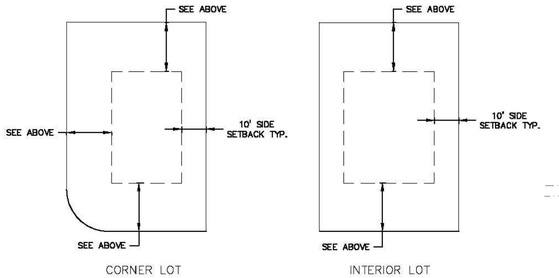
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	10.00	15.71	90°0'0"	14.14	N 45°0'0" E
C2	10.00	15.71	90°0'0"	14.14	S 45°0'0" E





VICINITY MAP

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



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

DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

_____ _____
DATE AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point located South 00°10'45" West 697.65 feet and East 2129.97 feet from the West quarter corner of Section 21, Township 8 South, Range 3 East, Salt Lake Base and Meridian;

thence N 89°38'58" E, a distance of 333.33 feet; thence South, a distance of 513.02 feet; thence East, a distance of 14.89 feet; thence South, a distance of 125.52 feet; thence S 89°31'16" W, a distance of 345.29 feet; thence N 00°15'49" W, a distance of 639.39 feet to the POINT OF BEGINNING.

Containing 213,937 square feet or 4.9113 acres, more or less.

Basis of Bearing is NAD83 State Plane Coordinate System

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I (WE), 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 SPANISH FORK CITY FOR THE PERPETUAL USE OF THE PUBLIC.

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

_____ _____
_____ _____
_____ _____
_____ _____
_____ _____
PRINTED NAME OF OWNER(S) AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME THE FOREGOING OWNERS KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

_____
MY COMMISSION EXPIRES NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20__.

APPROVED _____ APPROVED _____
CITY MANAGER CITY ATTORNEY

APPROVED _____ ATTEST _____
ENGINEER (SEE SEAL) CLERK-RECORDER

APPROVED _____
ENGINEER (SEE SEAL)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20__, BY THE SPANISH FORK CITY PLANNING COMMISSION.

_____ _____
DIRECTOR - SECRETARY CHAIRPERSON, PLANNING COMMISSION.

PARK ESTATES PLAT C

A RESIDENTIAL DEVELOPMENT
CONTAINING 11 LOTS AND 4.91 ACRES

LOCATED IN THE SOUTH HALF OF SEC 21, TOWNSHIP 8S, RANGE 3E, S.L.B.&M.

SPANISH FORK UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

DEVELOPER/PROPERTY OWNER:
Brian Haskell
Phone: (801) 592-3972

LAND SURVEYOR:
AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

Surveyor's Seal	Clerk Recorder Seal	City Engineer Seal	County-Recorder Seal

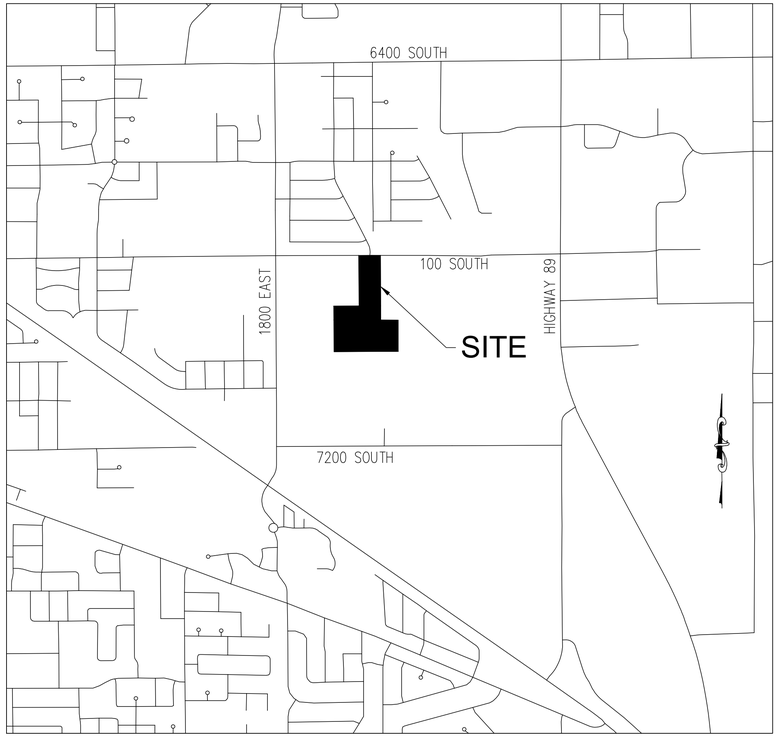
PARK ESTATES PHASE 3 FINAL PLANS

RESIDENTIAL SUBDIVISION

ADDRESS: 100 SOUTH 2800 EAST

LOCATED IN SOUTH HALF OF SECTION 21
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&M
SPANISH FORK, UTAH

VICINITY MAP



NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

CIVIL SHEET INDEX

C1	COVER SHEET
C2	OVERALL SITE & PHASING PLAN
U1	UTILITY PLAN
G1	GRADING & DRAINAGE PLAN
G2	EXISTING TOPOGRAPHY
PP1	360 SOUTH PLAN & PROFILE
PP2	2730 EAST PLAN & PROFILE
SWP1	EROSION CONTROL PLAN
SWP2	BMP DETAILS
D1	DETAILS
D2	STORM DRAIN DETAILS

ABBREVIATION TABLE

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
LP	LOW POINT
HP	HIGH POINT
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
SF	SQUARE FOOTAGE
P.U.E.	PUBLIC UTILITY EASEMENT
SLB&M	SALT LAKE BASE & MERIDIAN
COR	CORNER
N	NORTH
S	SOUTH
E	EAST
W	WEST
P.I.	PRESSURIZED IRRIGATION
SS	SANITARY SEWER
SD	STORM DRAIN
T	TOWNSHIP
R	RANGE
RCP	REINFORCED CONCRETE PIPE
WM	WATER METER
CB	CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT
L.F.	LINEAR FEET
S=%	SLOPE
IE	INVERT ELEVATION
C.O.	CLEAN OUT
SL	SEWER LATERAL

PLAT C TABULATIONS

TOTAL PROPERTY ACREAGE:	739,667 SF	16.98 AC	--
PLAT A ACREAGE:	209,098 SF	4.80 AC	--
PLAT B ACREAGE:	316,631 SF	7.27 AC	--
PLAT C ACREAGE:	213,937 SF	4.91 AC	100%
PLAT C LOT AREA:	166,905 SF	3.83 AC	78.0%
PLAT C ROADWAY AREA:	47,032 SF	1.08 AC	22.0%
PLAT C CANAL DEDICATION:	0 SF	0.00 AC	0.0%
PLAT C # OF LOTS:	11	--	--
ZONING:	R-1-15	--	--

GENERAL NOTES

1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. OVERHEAD OFFSITE IMPROVEMENT COSTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THERE WILL NOT BE ANY CONNECTORS AGREEMENTS OR REIMBURSABLE COSTS ASSOCIATED WITH THE SE IMPROVEMENTS. THESE FACILITIES ARE INSTALLED ON A TEMPORARY BASIS AND WILL BE REMOVED AS DEVELOPMENT IMPACTS THE AREA.
3. 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.
4. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
5. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT, THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE- CONSTRUCTION MEETING.
6. 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 UP GRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
7. ENGINEER STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THIS PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRIC DEPARTMENT PRIOR TO CONSTRUCTION.

OVERALL LEGAL DESCRIPTION

Beginning at the center of Section 21, Township 8 South, Range 3 East, Salt Lake Base and Meridian, said point also being North 89°47'29" East 2639.78 feet from the West quarter corner of said Section 21; thence North 89°47'29" East 140.58 feet (Deed = East 2.13 chains = 140.58 feet) along the East-West quarter Section Line; thence South 0°15'47" East 900.75 feet (Deeds = South 13.34 chains = 880.44 feet) along a line parallel with the North-South quarter Section Line to a point on the South side of a concrete ditch; thence South 89°29'18" East 243.38 feet (Deeds = East 3.75 chains = 247.50 feet) along the South side of said concrete ditch; thence South 437.98 feet along the UP&L Deed Line (Deed Entry #54721:2016) to a point on the North line of the Carter Acres, Plat "A" Subdivision; thence South 89°42'05" West 381.93 feet (Deeds = West 5.88 chains = 388.08 feet) along a line parallel with and being 11.19 feet Northerly of the East-West 40 acre line and being along the North line of said Carter Acres, Plat "A" Subdivision to the Northwest corner of said subdivision, said point also being on the North-South quarter Section Line; thence South 89°31'18" West 515.17 feet (Deeds = West 8.00 chains = 528.00 feet) along a line parallel with and being 11.19 feet Northerly of the East-West 40 acre line to the Southerly projection of a fence line running Northerly; thence North 0°15'47" West 639.39 feet (Deeds = North 9.5 chains = 627.00 feet) along said fence line and parallel with the North-South quarter Section Line to a ½" rebar and cap; thence North 89°39'00" East 352.75 feet (Deeds = East 5.50 chains = 363.00 feet) to a point on the East side of a concrete ditch; thence North 0°28'21" West 704.55 feet (Deeds = North 10.5 chains = 693.00 feet) to a point on the East-West quarter Section Line; thence North 89°47'29" East 165.00 feet (Deeds = East 2.50 chains = 165.00 feet) to the point of beginning.

Containing 739,667 s.f. or 16.98 acres

REGISTERED PROFESSIONAL ENGINEER
9/8/21
No. 270393
DAVID W. PETERSON
STATE OF UTAH

GEOTECHNICAL ENGINEER:
CMT Engineering
2796 South Redwood Road
West Valley, Utah 84119
Phone: 801-908-5859

LAND SURVEYOR:
AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

811 Know what's below. Call before you dig.

BENCH MARK

WEST QUARTER CORNER, SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4726.32
VERTICAL DATUM: NGVD 29
HORIZONTAL DATUM: NAD 27

REVISIONS

Rev.	Date	Description
1	03/09/21	REVISED ROAD & IRRIGATION DESIGN
2	06/08/21	REVISED PER CITY COMMENTS

Developer/Property Owner:
Brian Haskell
Phone: (801) 592-3972

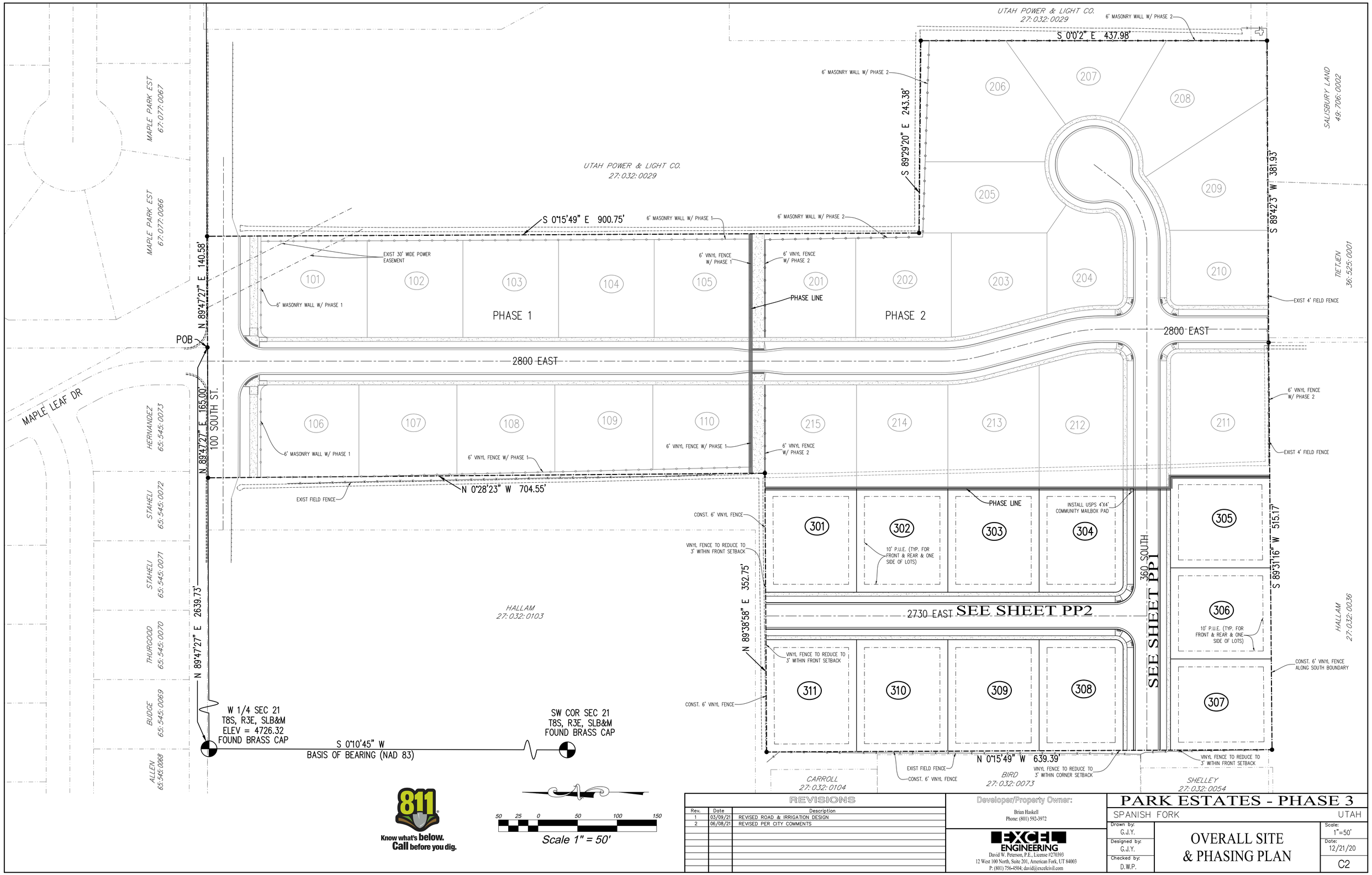
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

PARK ESTATES - PHASE 3
SPANISH FORK UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

COVER SHEET

Scale: NTS
Date: 12/21/20
C1



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PARK ESTATES - PHASE 3

SPANISH FORK UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

OVERALL SITE & PHASING PLAN

Scale: 1"=50'
Date: 12/21/20
C2

NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE AND ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

Scale 1" = 50'

UTILITY LEGEND

- FIRE HYDRANT
- PRESSURE IRRIG. VALVE
- CULINARY WATER VALVE
- STREET SIGN
- STOP SIGN
- STREET LIGHT
- SIDEWALK
- POWER POLE
- POWER BOX
- TELEPHONE BOX
- 6"PI — PRESSURE IRRIG. C900 PVC PURPLE PIPE
- 8"W — CULINARY WATER C900 PVC PIPE
- 8"SS — SEWER PIPE PVC SDR-35
- 15"SD — STORM DRAIN PIPE ADS
- EDGE OF ASPHALT
- EXIST FENCE
- NEW FENCE
- OHP — OVERHEAD POWER LINE
- P — BURIED POWER LINE
- TV — TELEVISION LINE
- TEL — TELEPHONE LINE
- G — GAS LINE

CONSTRUCTION KEYED NOTES ⟨6⟩

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. INSTALL ADA PEDESTRIAN RAMP PER ST-520. RAMP TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN (TYP.)
3. CAP & PLUG PROPOSED SEWERLINE.
4. CONNECT TO CULINARY WATERLINE CONSTRUCTED W/ PHASE 2
5. CONNECT TO PRESSURIZED IRRIGATION WATERLINE CONSTRUCTED W/ PHASE 2
6. EXISTING DITCH TO BE REMOVED.
7. EXISTING DITCH TO REMAIN.
8. EXISTING FENCE TO REMAIN.
9. EXISTING FENCE TO BE REMOVED.
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11. CONSTRUCTED WITH PHASE 1 OR PHASE 2
12. CONNECT TO SEWER MANHOLE CONSTRUCTED W/ PHASE 2
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18. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
19. INSTALL TEMPORARY CULINARY WATER BLOW-OFF PER SPANISH FORK CITY STANDARDS.
20. INSTALL ADA PEDESTRIAN RAMP PER ST-521. RAMP TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN (TYP.)

UTILITY DESIGN

SEE PROFILE SHEETS FOR IRRIGATION, SEWER & STORM DRAIN DESIGN.

Know what's below. Call before you dig.

BENCH MARK

EAST QUARTER CORNER, SECTION 28, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4758.96
VERTICAL DATUM: NGVD 29
HORIZONTAL DATUM: NAD 27

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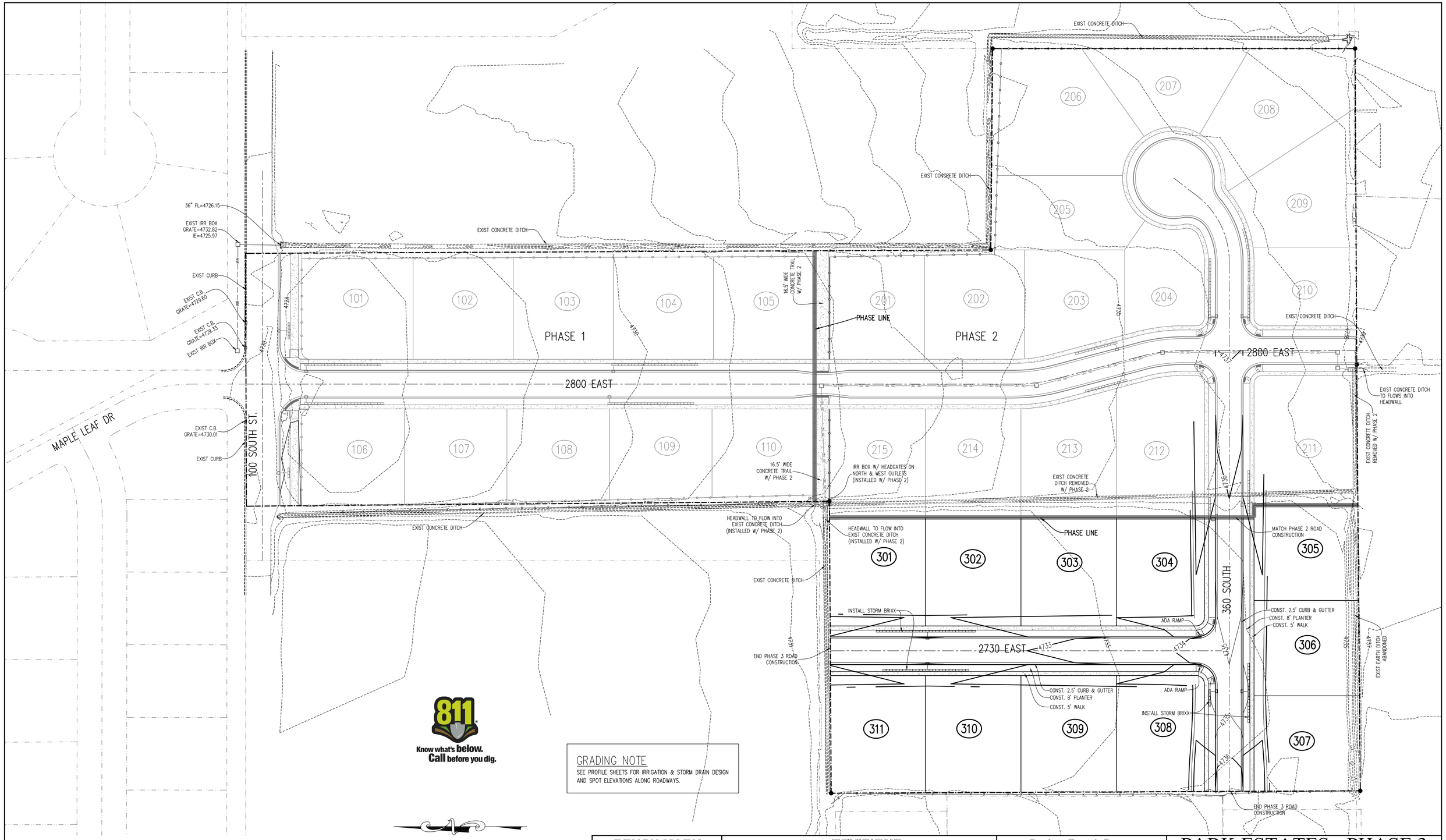
P: (801) 756-4504; david@excelcivil.com

PARK ESTATES - PHASE 3

SPANISH FORK UTAH

UTILITY PLAN

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.
Scale: 1"=50'
Date: 12/21/20
U1



Know what's **below.**
Call before you dig.

GRADING NOTE

SEE PROFILE SHEETS FOR IRRIGATION & STORM DRAIN DESIGN AND SPOT ELEVATIONS ALONG ROADWAYS.

50 25 0 50 100 150

Scale 1" = 50'

BENCH MARK

WEST QUARTER CORNER, SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4726.32
VERTICAL DATUM: NGVD 29
HORIZONTAL DATUM: NAD 27

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PARK ESTATES - PHASE 3

SPANISH FORK UTAH

GRADING & DRAINGE PLAN

Drawn by: G.J.Y.	Scale: 1"=50'
Designed by: G.J.Y.	Date: 12/21/20
Checked by: D.W.P.	G1

50 25 0 50 100 150

Scale 1" = 50'

BENCH MARK
WEST QUARTER CORNER, SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4726.32 VERTICAL DATUM: NGVD 29 HORIZONTAL DATUM: NAD 27

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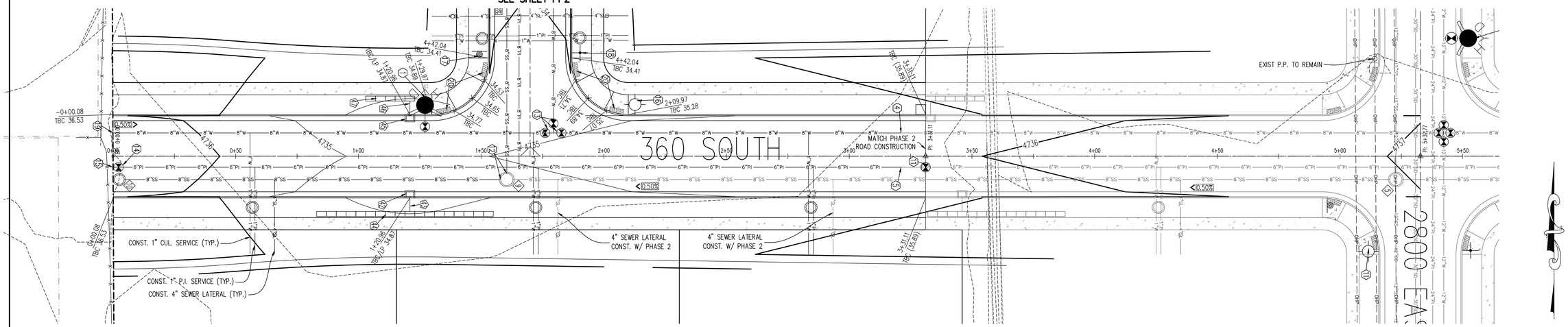
PARK ESTATES - PHASE 3

SPANISH FORK UTAH

Drawn by: G.J.Y.	EXISTING TOPOGRAPHY	Scale: 1"=50'
Designed by: G.J.Y.		Date: 12/21/20
Checked by: D.W.P.		G2

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'



360 SOUTH PLAN & PROFILE

STORM DRAIN KEYED NOTES

1-41. OMITTED

42. CONST. 2'X3' CATCH BASIN W/ ACF TRASH GUARD OVER OUTLET PER SF CITY DETAIL SD-405., TBC=4734.87, GRATE=4734.37, 12" IE OUT=4730.37, BOTTOM OF BOX=4728.37
43. CONST. 6.0 L.F. OF 12" ADS HP STORM @ S=12%
44. CONST. (36) STORM BRIXX SD CHAMBERS (2 LAYERS), TOP OF CHAMBERS=4732.5, BOTTOM OF CHAMBERS=4726.5, 12" IE IN=4729.65*
45. CONST. 2'X3' CATCH BASIN W/ ACF TRASH GUARD OVER OUTLET PER SF CITY DETAIL SD-405., TBC=4734.87, GRATE=4734.37, 12" IE OUT=4730.37, BOTTOM OF BOX=4728.37
46. CONST. 6.0 L.F. OF 12" ADS HP STORM @ S=12%
47. CONST. (10) STORM BRIXX SD CHAMBERS (2 LAYERS), TOP OF CHAMBERS=4732.5, BOTTOM OF CHAMBERS=4726.5, 12" IE IN=4729.65*
48. CONST. 2'X3' CATCH BASIN W/ ACF TRASH GUARD OVER OUTLET PER SF CITY DETAIL SD-405., TBC=4732.40, GRATE=4731.90, 12" IE OUT=4728.40, BOTTOM OF BOX=4726.40
49. CONST. 6.0 L.F. OF 12" ADS HP STORM @ S=8.3%
50. CONST. (52) STORM BRIXX SD CHAMBERS (2 LAYERS), TOP OF CHAMBERS=4730.75, BOTTOM OF CHAMBERS=4724.75, 12" IE IN=4727.90*
51. CONST. 2'X3' CATCH BASIN W/ ACF TRASH GUARD OVER OUTLET PER SF CITY DETAIL SD-405., TBC=4732.40, GRATE=4731.90, 12" IE OUT=4728.40, BOTTOM OF BOX=4726.40
52. CONST. 6.0 L.F. OF 12" ADS HP STORM @ S=8.3%
53. CONST. (60) STORM BRIXX SD CHAMBERS (2 LAYERS), TOP OF CHAMBERS=4730.75, BOTTOM OF CHAMBERS=4724.75, 12" IE IN=4727.90*

*REFER TO STORMBRIXX STANDARDS & SPECIFICATIONS FOR INSTALLATION

CONSTRUCTION KEYED NOTES

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS
2. INSTALL ADA PEDESTRIAN RAMP PER ST-520. RAMP TO MEET SPANISH FORK CITY CURRENT STANDARDS.
3. CAP & PLUG PROPOSED SEWERLINE.
4. CONNECT TO CULINARY WATERLINE CONSTRUCTED W/ PHASE 2
5. CONNECT TO PRESSURIZED IRRIGATION WATERLINE CONSTRUCTED W/ PHASE 2
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18. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
19. INSTALL TEMPORARY CULINARY WATER BLOW-OFF PER SPANISH FORK CITY STANDARDS.
20. INSTALL ADA PEDESTRIAN RAMP PER ST-521. RAMP TO MEET SPANISH FORK CITY CURRENT STANDARDS.

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20 10 0 20 40 60
Scale 1" = 20'

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P: (801) 756-4504; david@excelcivil.com

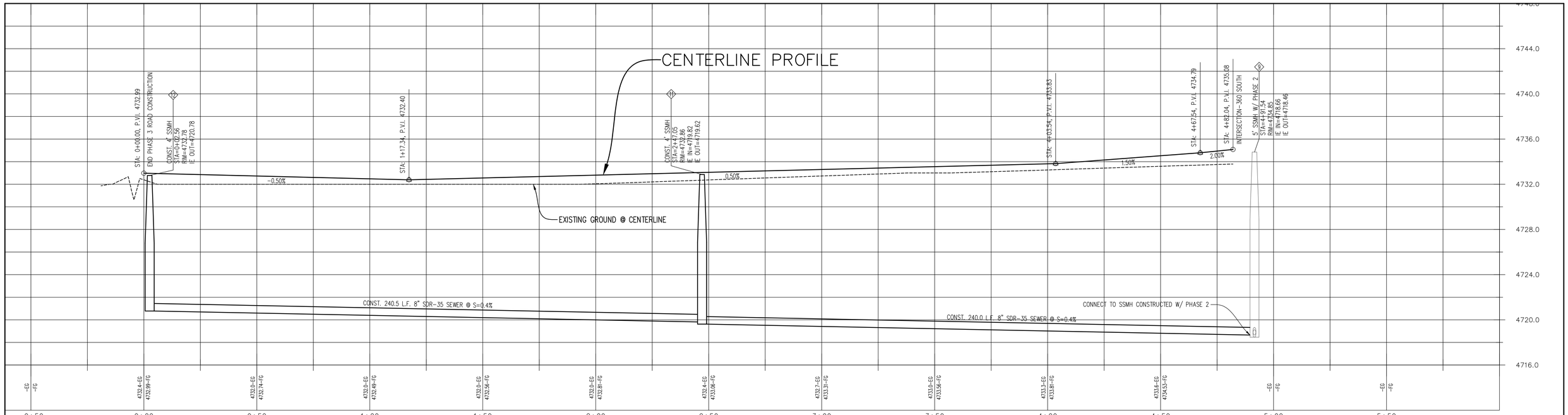
PARK ESTATES - PHASE 3
SPANISH FORK UTAH

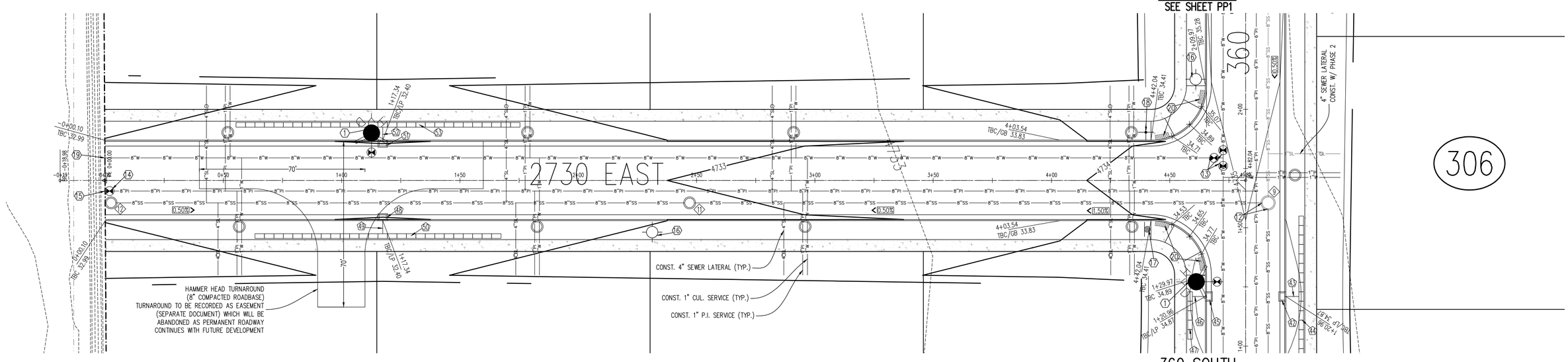
Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

360 SOUTH PLAN & PROFILE

Scale: 1"=20'
Date: 12/21/20

PP1





2730 EAST PLAN & PROFILE

STORM DRAIN KEYED NOTES

1-41. OMITTED

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*REFER TO STORMBRIXX STANDARDS & SPECIFICATIONS FOR INSTALLATION

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Know what's below. Call before you dig.

Scale 1" = 20'

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PARK ESTATES - PHASE 3
SPANISH FORK UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

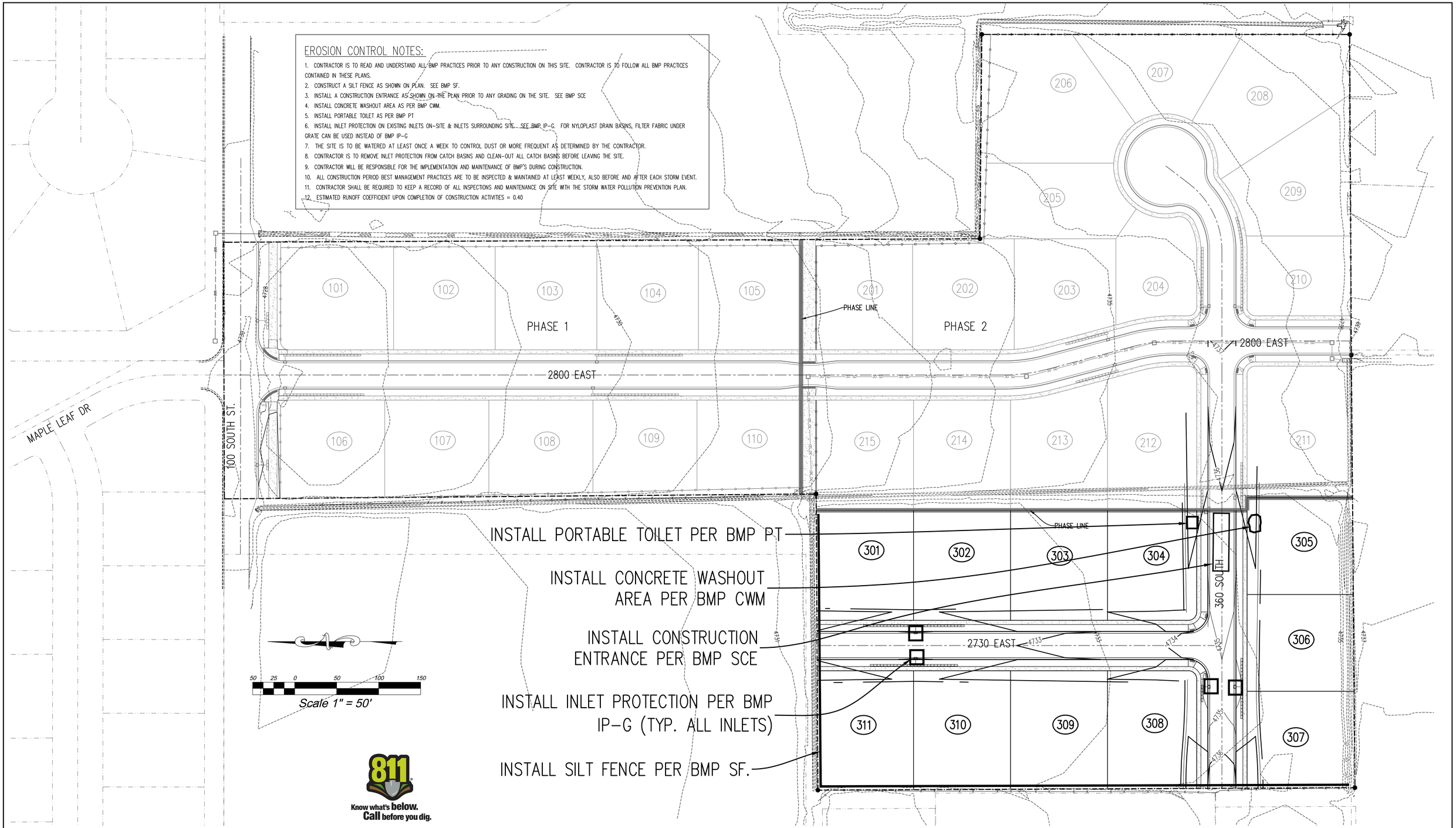
2730 EAST PLAN & PROFILE

Scale: 1"=20'
Date: 12/21/20

PP2

EROSION CONTROL NOTES:

1. CONTRACTOR IS TO READ AND UNDERSTAND ALL BMP PRACTICES PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO FOLLOW ALL BMP PRACTICES CONTAINED IN THESE PLANS.
2. CONSTRUCT A SILT FENCE AS SHOWN ON PLAN. SEE BMP SF.
3. INSTALL A CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN PRIOR TO ANY GRADING ON THE SITE. SEE BMP SCE
4. INSTALL CONCRETE WASHOUT AREA AS PER BMP CWM.
5. INSTALL PORTABLE TOILET AS PER BMP PT
6. INSTALL INLET PROTECTION ON EXISTING INLETS ON-SITE & INLETS SURROUNDING SITE. SEE BMP IP-G. FOR NYLOPLAST DRAIN BASINS, FILTER FABRIC UNDER GRATE CAN BE USED INSTEAD OF BMP IP-G
7. THE SITE IS TO BE WATERED AT LEAST ONCE A WEEK TO CONTROL DUST OR MORE FREQUENT AS DETERMINED BY THE CONTRACTOR.
8. CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS AND CLEAN-OUT ALL CATCH BASINS BEFORE LEAVING THE SITE.
9. CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
10. ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED & MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
11. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
12. ESTIMATED RUNOFF COEFFICIENT UPON COMPLETION OF CONSTRUCTION ACTIVITIES = 0.40



Know what's **below.** **Call** before you dig.

FULL SWPPP & NOI NOTE

1. A FULL SWPPP AND NOI MUST BE SUBMITTED FOR A BUILDING PERMIT TO BE ISSUED AND MUST BE APPROVED BEFORE THE PRE-CONSTRUCTION MEETING.

BENCH MARK

WEST QUARTER CORNER, SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4726.32
VERTICAL DATUM: NGVD 29
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PARK ESTATES - PHASE 3

SPANISH FORK UTAH

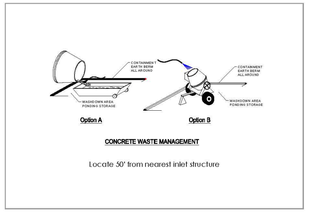
Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

EROSION CONTROL PLAN

Scale: 1"=50'
Date: 12/21/20
SWP1

BMP: Concrete Waste Management

CWM
Construction



DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATION:
This technique is applicable to all types of sites.

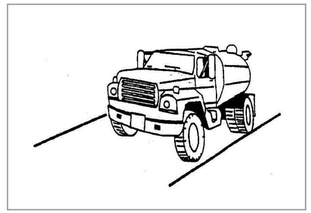
INSTALLATION/APPLICATION CRITERIA:
- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (6" tall by 6" wide).
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:
- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

BMP: Dust Controls

DC
Construction



DESCRIPTION:
Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.

APPLICATION:
Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.

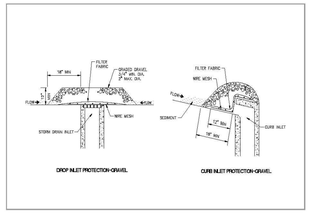
INSTALLATION/APPLICATION CRITERIA:
- Mechanical dust collection systems are designed according to the size of dust particles and the amount of air to be processed. Manufacturers' recommendations should be followed for installation (as well as the design of the equipment).
- Two kinds of street weepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.

LIMITATIONS:
- Generally more expensive than manual systems.
- May be impossible to maintain by plant personnel (the more elaborate equipment).
- Labor and equipment intensive and may not be effective for all pollutants (street sweepers).

MAINTENANCE:
If water sprayers are used, dust-contaminated waters should be collected and taken for treatment. Areas will probably need to be resprayed to keep dust from spreading.

BMP: Inlet Protection-Gravel

IP-G
Construction



DESCRIPTION:
Placement of gravel filter over inlet to storm drain to filter storm water runoff.

APPLICATION:
Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

INSTALLATION/APPLICATION CRITERIA:
- Place wire mesh (with 1/2 inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions.

LIMITATIONS:
- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

MAINTENANCE:
- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

BMP: Land Grading

LG
Construction

DESCRIPTION:
Land grading involves reshaping the ground surface to planned grades as determined by an engineering survey, evaluation, and layout. Land grading provides more suitable topography for buildings, facilities, and other land uses and helps to control surface runoff, soil erosion, and sedimentation during and after construction.

APPLICATIONS:
Land grading is applicable to sites with uneven or steep topography or easily erodible soils, because it stabilizes slopes and decreases runoff velocity. Grading activities should maintain existing drainage patterns as much as possible.

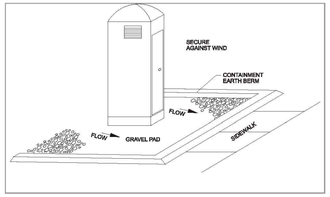
INSTALLATION/APPLICATION CRITERIA:
Before grading activities begin, a construction site operator must make decisions regarding the steepness of cut-and-fill slopes and how the slopes will be: Protected from runoff, stabilized and maintained.

LIMITATIONS:
Improper grading practices that disrupt natural stormwater patterns might lead to poor drainage, high-runoff velocities, and increased peak flows during storm events. Clearing and grading the entire site without vegetated buffers promotes offsite transport of sediments and other pollutants. Design the grading plan with erosion and sediment control and stormwater management goals in mind; to ensure that the plan is implemented as intended, carefully supervise grading crews.

MAINTENANCE:
- Check all graded areas and supporting erosion and sediment control practices periodically, especially after heavy rainfalls.
- Promptly remove all sediment from diversions or other stormwater conveyances, and if washouts or breaks occur, repair them immediately.
- To prevent small-scale eroded areas from becoming significant gullies, maintain them promptly.

BMP: Portable Toilets

PT
Construction



DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

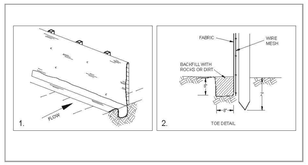
INSTALLATION/APPLICATION CRITERIA:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (6" tall by 6" wide), control for spill/protection leak.

LIMITATIONS:
- No limitations.

MAINTENANCE:
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

BMP: Silt Fence

SF
Construction



DESCRIPTION:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.
Application:
- Perimeter control: place barrier at down-gradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catchbasins

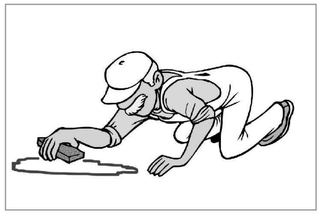
INSTALLATION/APPLICATION CRITERIA:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately up-gradient of posts.
- Secure wire mesh (14 gage min. with 6-inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

LIMITATIONS:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum up-gradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

MAINTENANCE:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

BMP: Spill Clean-Up

SCU
Construction



DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

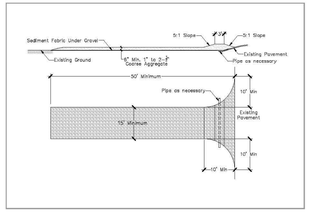
APPLICATION:
All sites

GENERAL:
- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:
- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact the Salt Lake County Health Department (313-6700) for any spill of reportable quantity.

BMP: Stabilized Construction Entrance

SCE
Construction



DESCRIPTION:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

APPLICATION:
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

LIMITATIONS:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

MAINTENANCE:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

BMP: Street Sweeping

SS
Construction

DESCRIPTION:
Reduce the discharges of pollutants to stormwater from street surfaces by conducting street cleaning on a regular basis.

APPROACH:
- Prioritize cleaning to use the most sophisticated sweepers, at the highest frequency, and in areas with the highest pollutant loading.
- Restrict street parking prior to and during sweeping.
- Increase sweeping frequency just before the rainy season.
- Proper maintenance and operation of sweepers greatly increase their efficiency.
- Keep accurate operation logs to track programs.
- Sweepers effective at removing smaller particles (less than 10 microns) may generate dust that would lead to concerns over worker and public safety.
- Equipment selection can be key for this particular BMP. There are two types used, the mechanical broom sweepers (more effective at picking up large debris and cleaning wet streets), and the vacuum sweepers (more effective at removing fine particles and associated heavy metals). Many communities find it useful to have a compliment of both types in their fleet.

LIMITATIONS:
- Conventional sweepers are not able to remove oil and grease.
- Mechanical sweepers are not effective at removing finer sediments.
- Effectiveness may also be limited by street conditions, traffic congestion, presence of construction projects, climatic conditions and condition of curbs.

MAINTENANCE:
- Replace worn parts as necessary.
- Install main and gutter brooms of the appropriate weight.

REVISIONS

Rev.	Date	Description
1	03/09/21	REVISED ROAD & IRRIGATION DESIGN
2	06/08/21	REVISED PER CITY COMMENTS

Developer/Property Owner:
Brian Haskell
Phone: (801) 592-3972

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

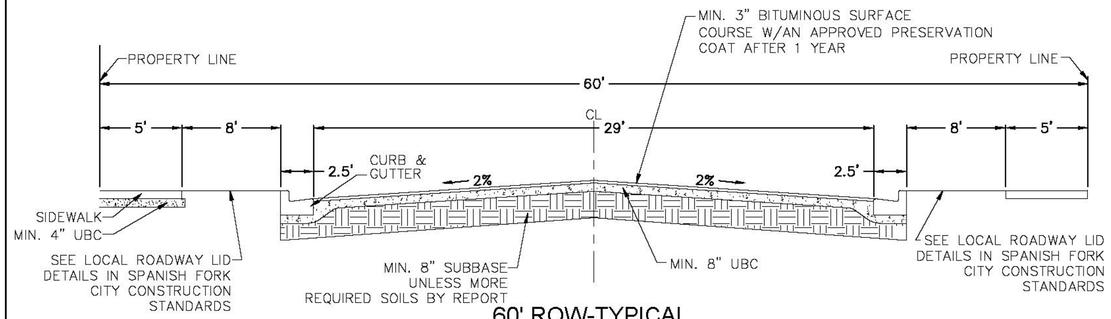
PARK ESTATES - PHASE 3

SPANISH FORK UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

BMP DETAILS

Scale: NTS
Date: 12/21/20
SWP2



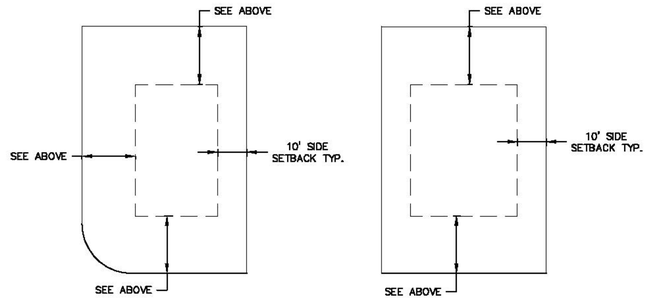
60' ROW-TYPICAL

–NTS–

SINGLE FAMILY HOME SETBACKS

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

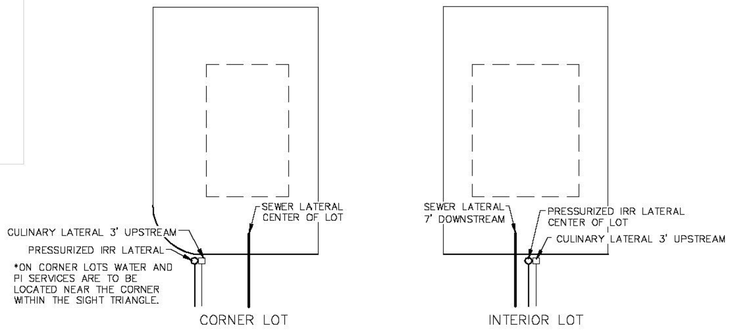
CORNER LOTS:
- FRONT SETBACK–20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
- REAR SETBACK–25'
- INTERIOR SIDE–10'
- ROAD SIDE–15' TO 25' (15' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF THE SIDE ENTRY GARAGE)



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

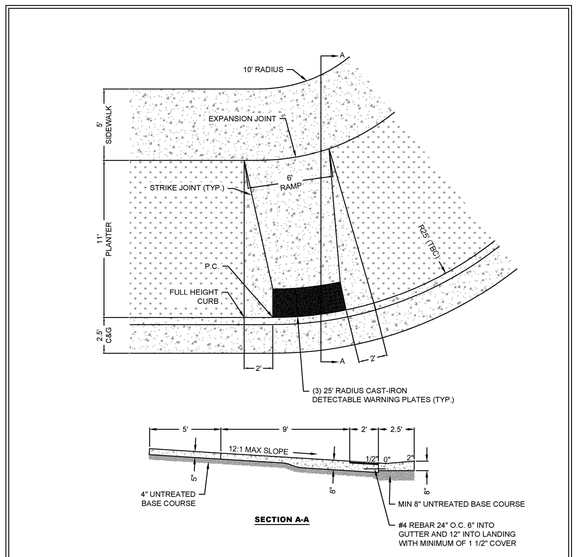
DETAIL-TYP. BUILDING SETBACK & EASEMENT

–NTS–



UTILITY LOCATIONS FOR BUILDING LOTS

–NTS–



SECTION A-A

NOTES:
1. RAMPS SHALL HAVE A 1:12 MAXIMUM SLOPE, WITH A MAXIMUM 2% CROSS SLOPE. ALL OTHER SIDEWALK AND LANDING SHALL HAVE A 1:48 MAXIMUM SLOPE.
2. CONTRACTOR SHALL INSTALL PAVERS ACCORDING TO THE STANDARDS FOR CAST-IRON DETECTABLE WARNING PLATES AND MATCH PATTERN IN THIS DRAWING. RADIAL PLATES SHALL BE A EAST JORDAN IRON WORKS OR APPROVED EQUIVALENT AND SHALL BE ACCORDING TO THE CORRECT TBC RADIUS.
3. CONCRETE SHALL BE 7 INCHES THICK THROUGHOUT RAMP.
4. IF CONCRETE IS TO BE POURED NEXT TO A CURB, #4 REBAR SHALL BE DOWELED 6" INTO CURB AND 12" INTO SIDEWALK. REBAR SHALL BE INSTALLED A MINIMUM OF 1 1/2" FROM TOP OF THE SIDEWALK AND CURB 24" O.C.
5. MODIFICATIONS TO THIS STANDARD MUST BE APPROVED BY THE CITY.
6. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN, A HEIGHT OF NOMINAL 0.2 IN AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT. 84660 (801) 804-4550	**STANDARD DRAWING** REDUCED WIDTH RAMP DESIGN	DRAWN: JJH DESIGN: MHC REVISION: DATE: 6/19/2019	SCALE NONE STANDARD ST-521

REVISIONS		
Rev.	Date	Description
1	03/09/21	REVISED ROAD & IRRIGATION DESIGN
2	06/08/21	REVISED PER CITY COMMENTS

Developer/Property Owner:
Brian Haskell
Phone: (801) 592-3972

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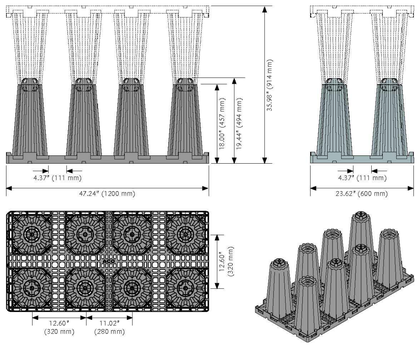
PARK ESTATES - PHASE 3

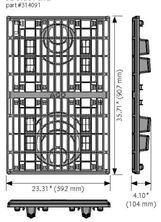
SPANISH FORK UTAH

Drawn by: G.J.Y.	DETAILS	Scale: NTS
Designed by: G.J.Y.		Date: 12/21/20
Checked by: D.W.P.		D1

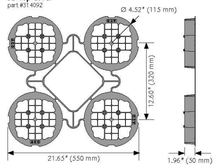
SD Half-Module
part #314090



SD Side Panel
part #314091

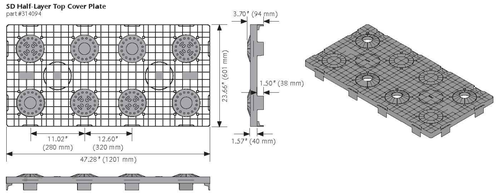


SD Top Cover
part #314092

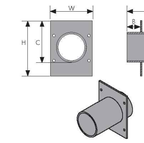


ACO Specification Information

SD Half-Layer Top Cover Plate
part #314094

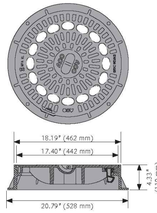


Horizontal Pipe Connector
part #: see chart

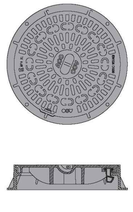


Part #	A	B	C	H	W	L
	in (mm)	in (mm)	in (mm)	in (mm)	in (mm)	in (mm)
93139	SDR 35 - 4"	2.00 (51)	6.25 (138)	8.25 (209)	6.70 (170)	8.00 (203)
93145	SCH 40 - 4"	2.00 (51)	7.47 (189)	8.29 (210)	6.70 (170)	8.00 (203)
93140	SDR 35 - 6"	2.00 (51)	8.95 (227)	9.93 (252)	10.22 (259)	8.00 (203)
93146	SCH 40 - 6"	2.00 (51)	9.11 (231)	9.93 (252)	10.22 (259)	8.00 (203)
93141	SDR 35 - 8"	2.00 (51)	10.46 (265)	11.39 (289)	11.64 (295)	8.00 (203)
93147	SCH 40 - 8"	2.00 (51)	10.57 (268)	11.39 (289)	11.64 (295)	8.00 (203)
93142	SDR35 - 12"	2.00 (51)	13.48 (342)	14.30 (363)	16.66 (423)	8.00 (203)
93144	SCH 35 - 15"	2.00 (51)	17.28 (439)	19.25 (489)	19.25 (489)	8.00 (203)

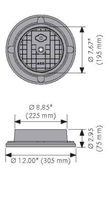
Remote Access Cover (Vented)
part #314053



Remote Access Cover (Non-Vented)
part #314043

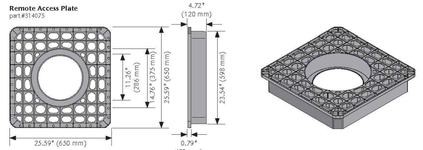


Inspection Point Cover
part #314044

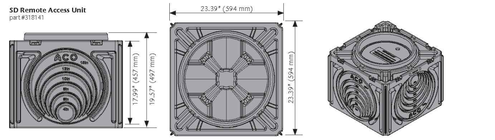


ACO Specification Information

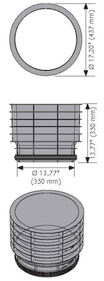
Remote Access Plate
part #314075



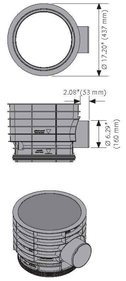
SD Remote Access Unit
part #318141



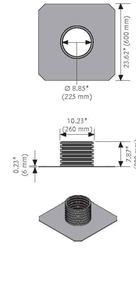
Extension Shaft
part #314038



Extension Shaft with Pipe Socket
part #314039



Vertical Inspection Point Connector
part #27018



ACO Specification Information

ACO StormBrixx SD Parts Table	Part #	Length in (mm)	Width in (mm)	Depth in (mm)	Weight lbs (kg)
SD Half-Module	314090	47.24 (1200)	23.62 (600)	19.45 (494)	21.60 (9.80)
SD Side Panel	314091	35.71 (907)	23.31 (592)	1.57 (40)	7.20 (3.30)
SD Half-Layer Side Panel	314098	17.85 (454)	23.31 (592)	1.57 (40)	3.40 (1.54)
SD Top Cover	314092	21.65 (550)	21.65 (550)	1.96 (50)	1.60 (0.70)
SD Half Layer Top Cover Plate	314094	47.25 (1200)	23.63 (600)	3.70 (94)	7.70 (3.50)
SD Remote Access Unit	138141	23.39 (594)	23.39 (594)	19.57 (497)	40.00 (18.12)
SD Layer Connector	314093	2.11 (54)	1.75 (44)	1.05 (27)	0.03 (0.02)
Remote Access Plate	314075	25.59 (650)	25.59 (650)	4.72 (120)	10.78 (4.90)
Remote Access Cover - Ductile Iron (Load Class D400)	314043	-	Ø 20.79 (528)	4.34 (110)	86.46 (39.30)
Remote Access Vented Cover - Ductile Iron (Load Class D400)	314053	-	Ø 20.79 (528)	4.34 (110)	83.60 (38.00)
Inspection Point Cover - Ductile Iron (Load Class D400)	314044	-	Ø 8.85 (225)	2.95 (75)	34.54 (15.70)
Extension Shaft	314038	-	Ø 17.21 (437)	13.78 (350)	4.84 (2.60)
Extension Shaft with Pipe Socket	314039	-	Ø 17.21 (437)	13.78 (350)	6.16 (2.80)
Vertical Inspection Point Connector	27018	-	Ø 8.85* (225)	7.87 (200)	5.52 (2.50)
Horizontal Pipe Connectors					
SDR 35 - 4"	93139		4.00" (102)		1.90 (0.86)
SCH 40 - 4"	93145		4.00" (102)		1.90 (0.86)
SDR 35 - 6"	93140		6.00" (152)		3.30 (1.49)
SCH 40 - 6"	93141	8.00 (203)	6.00" (152)	-	3.30 (1.49)
SDR 35 - 8"	93147		8.00" (203)		4.40 (1.99)
SCH 40 - 8"	93142		8.00" (203)		4.30 (1.95)
SDR 35 - 12"	93144		12.00" (305)		7.00 (3.18)
SDR 35 - 15"			15.00" (381)		10.80 (4.89)

*Internal width

Specifications

General
The stormwater Detention*/Infiltration*/ Retention* system shall be ACO StormBrixx SD as manufactured by ACO, Inc.

Materials
The hall-module shall be manufactured from polypropylene and have minimum properties as follows:
Tensile impact strength:
132 ft-lb/in² (319 kj/m²)
Tensile strength, ultimate:
3,480 psi (23,994 kpa)
Water absorption: 0.0196
Frost proof, salt proof and fuel and oil resistant

The stormwater tank shall provide an average 97% open area†, holding up to 22.53 ft³ (0.63 m³) per cell (2 tank bodies assembled) and offer full access to all areas and levels for maintenance.

Geomembranes/Geotextiles
The StormBrixx system shall be wrapped in appropriate permeable geotextile or impermeable geomembrane* (supplied by others) as indicated by project design engineer.

Accessories
The stormwater system shall be used in conjunction with extension shaft**/remote access unit**. See separate Spec Info sheets for further details.

Installation
The StormBrixx stormwater system shall be installed in strict accordance with the manufacturer's installation instructions and recommendations.

* Choose one
** Choose none, one or more
† Configuration and use of sidehop panels will marginally impact these figures

ACO, Inc.

West Sales Office
825 W. Beechcraft Street
Casa Grande, AZ 85122
Tel: (520) 421-9488
Toll-Free: (888) 490-9552
Fax: (520) 421-9899

Northeast Sales Office
9470 Pinecone Drive
Mentor, OH 44060
Tel: (440) 639-7230
Toll-Free: (800) 543-4764
Fax: (440) 639-7235

Southeast Sales Office
4211 Pleasant Road
Fort Mill, SC 29708
Toll-Free: (800) 543-4764
Fax: (803) 802-1063

info@acousa.com
www.acousa.com

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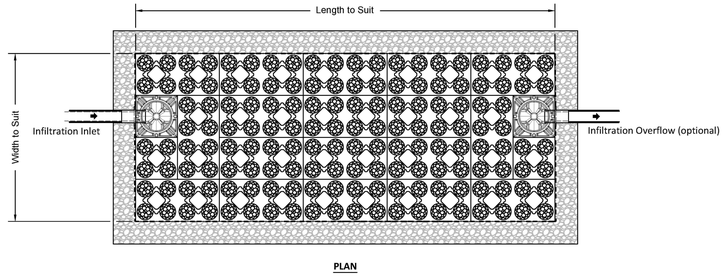
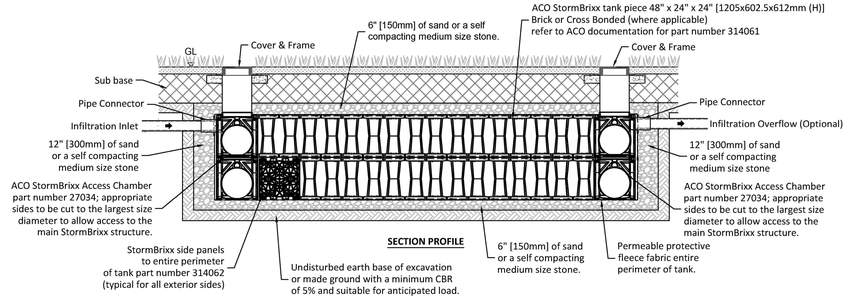
All reasonable care has been taken in compiling the information in this document. All recommendations and suggestions on the use of ACO products are made without guarantee since the conditions of use are beyond the control of the company. It is the customer's responsibility to ensure that each product is fit for its intended purpose and that the actual conditions of use are suitable. ACO, Inc. reserves the right to change products and specifications without notice.

ACO. creating the future of drainage

ACO Specification Information



PLAN



SECTION PROFILE

Minimum cover depths (1) over the top of ACO StormBrixx	
Location	Minimum cover depth ft (m) (4)
Non-Trafficked areas i.e. Landscaping	
Car parks, vehicles up to 5512lbs gross mass	1.97 (0.6)
Car parks, occasional vehicles greater than 5512lbs (3) gross mass	2.46 (0.75)
Occasional HGV traffic up to 97,003lbs GVW (HA loading)	Please consult with ACO

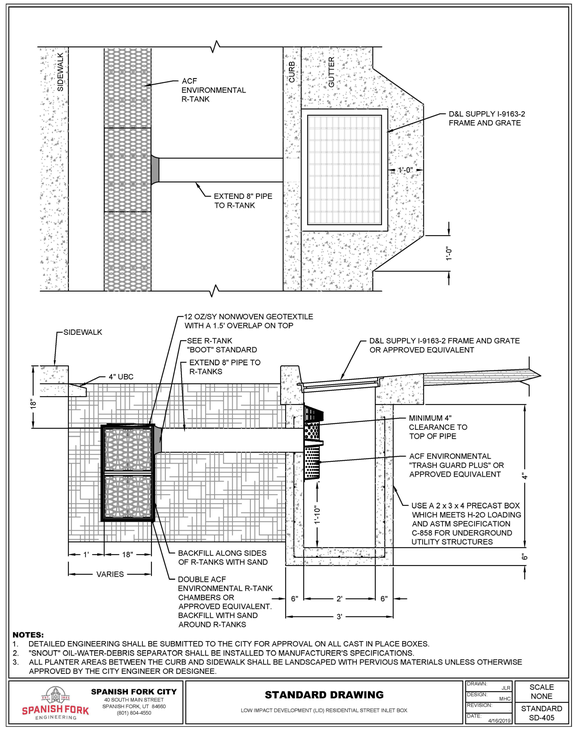
(1) Assumes 27 degree load distribution through fill material and overlaying surface asphalt or block paving

(2) Minimum cover depth to avoid accidental damage from gardening/landscaping work

(3) Occasional Trafficking by refuse collection or similar vehicles (typically one per week)

(4) Please check minimum frost cover depths for geographical location

This drawing is for guidance purposes only.
This is to be read in conjunction with other ACO drawings and is subject to all ACO Polymer Products, Inc. guidance, liabilities and manufacturers warranties. For further information please contact our technical department, visit the StormBrixx website at http://www.acostormbrixx.us/, or email us at info@acousa.com



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

SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

STANDARD DRAWING
LOW IMPACT DEVELOPMENT (LID) RESIDENTIAL STREET INLET BOX

DRAWN: AJH
DESIGN: MHC
REVISION:
DATE: 4/15/2019

SCALE NONE
STANDARD SD-405

ISB-2L-AS
DATE: 12/11/15
ISSUE: A

INFILTRATION - STORMBRIXX TWO LAYER WITH ACCESS UNITS (SOFTSCAPE)
INSTALLATION DRAWING - ACO STORMBRIXX

ACO Polymer Products, Inc.

825 W. Beechcraft St Casa Grande, AZ 85122 Tel: 520-421-9988 Fax: 520-421-9899	9470 Pinecone Drive Mentor, OH 44060 Tel: 440-639-7230 Fax: 440-639-7235	4211 Pleasant Rd. Fort Mill, SC 29708 Tel: 440-639-7230 Fax: 803-802-1063

Arizona Tel: 888-490-9552 e-mail: info@acousa.com Ohio Tel: 800-543-4764 www.acousa.com South Carolina Tel: 800-543-4764

Developer/Property Owner:
Brian Haskell
Phone: (801) 592-3972

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

REVISIONS

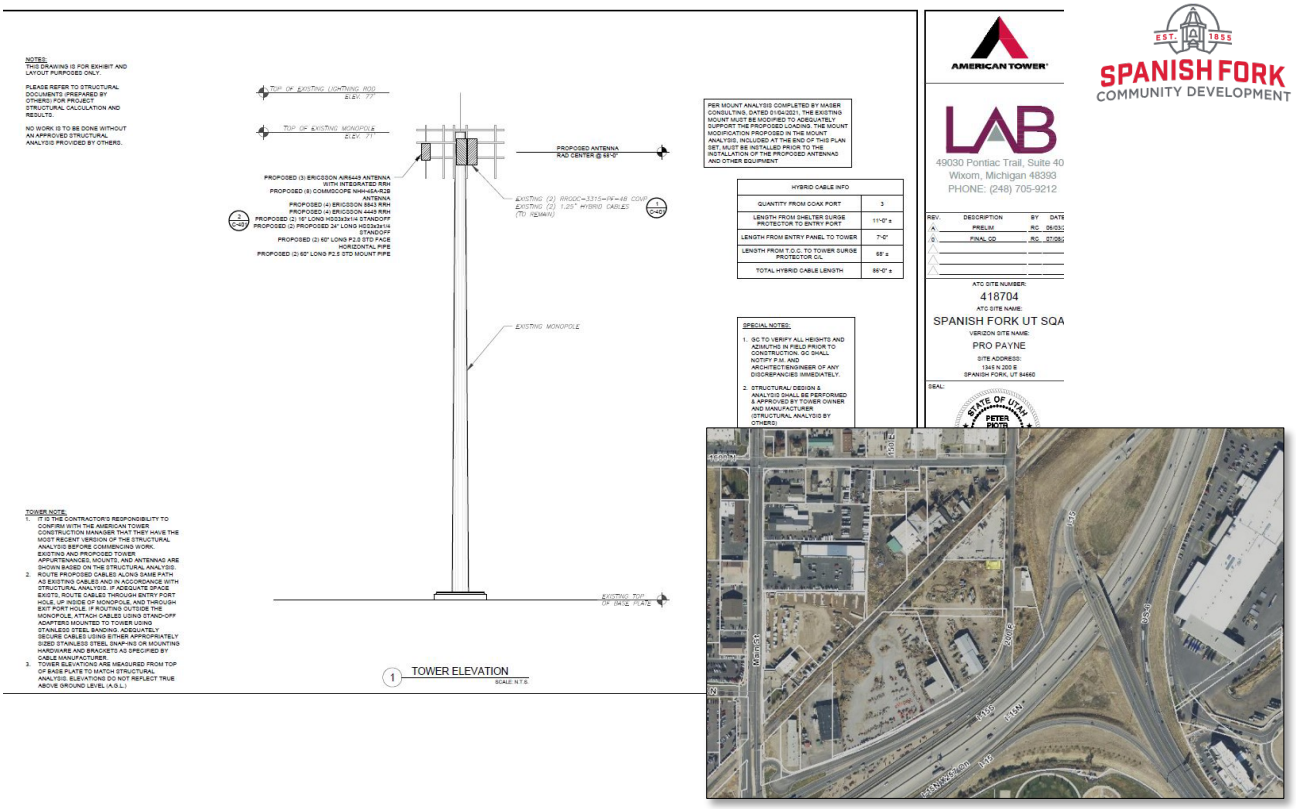
Rev.	Date	Description
1	03/09/21	REVISED ROAD & IRRIGATION DESIGN
2	06/08/21	REVISED PER CITY COMMENTS

PARK ESTATES - PHASE 3
SPANISH FORK UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

STORM DRAIN DETAILS

Scale: NTS
Date: 12/21/20
D2



200 East 2021 Cell Tower Modification Conditional Use Permit Request

July 21, 2021, Development Review Committee Meeting.

Located at 1501 North 200 East.

The subject property is zoned I-1.

The applicant has requested that a conditional use permit be approved to allow for additional equipment on an existing tower.

Recommendation

That the proposed Conditional Use Permit be recommended for approval based on the following finding and subject to the following conditions:

Findings

1. That the project conforms to the City's Zoning Map.

Conditions

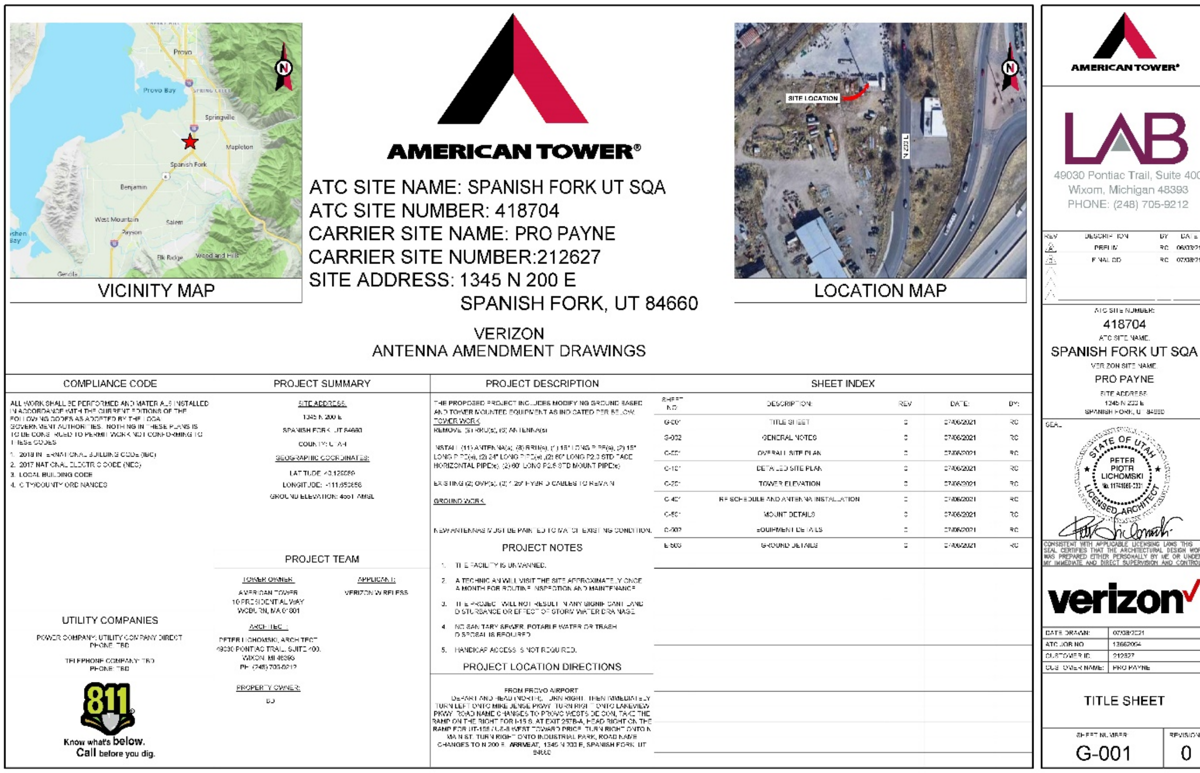
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

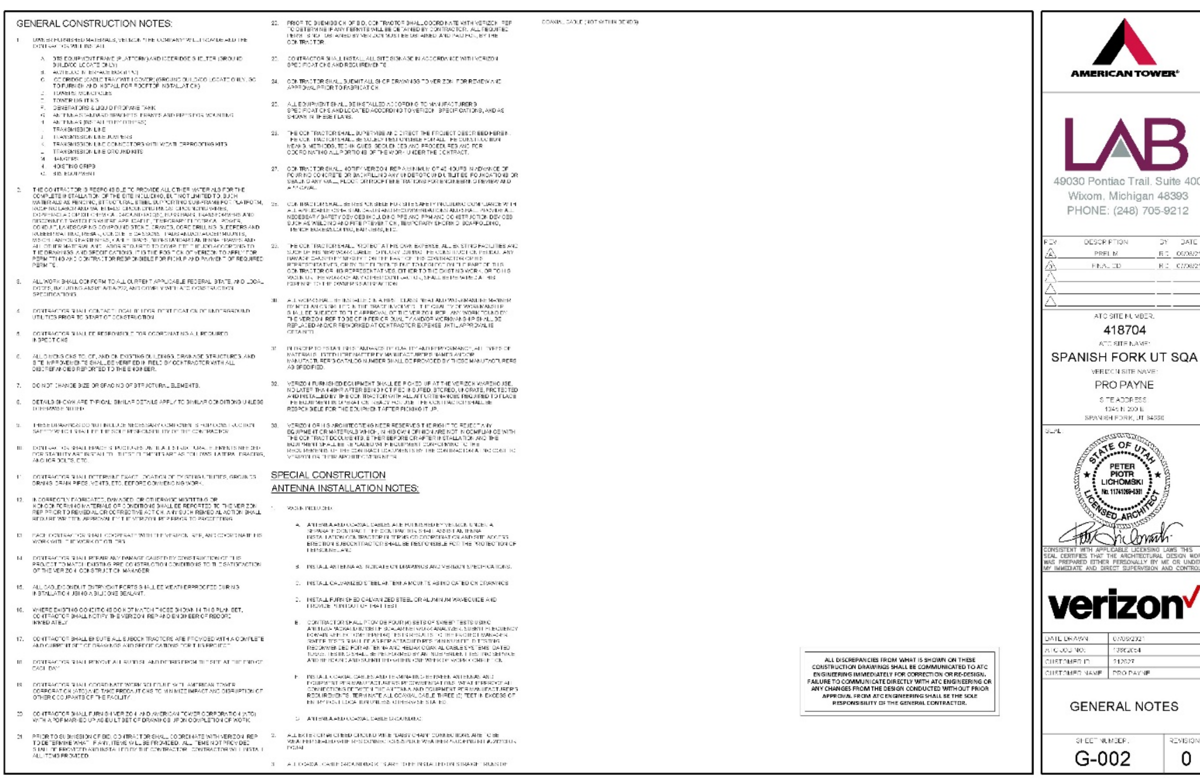
Key Issues

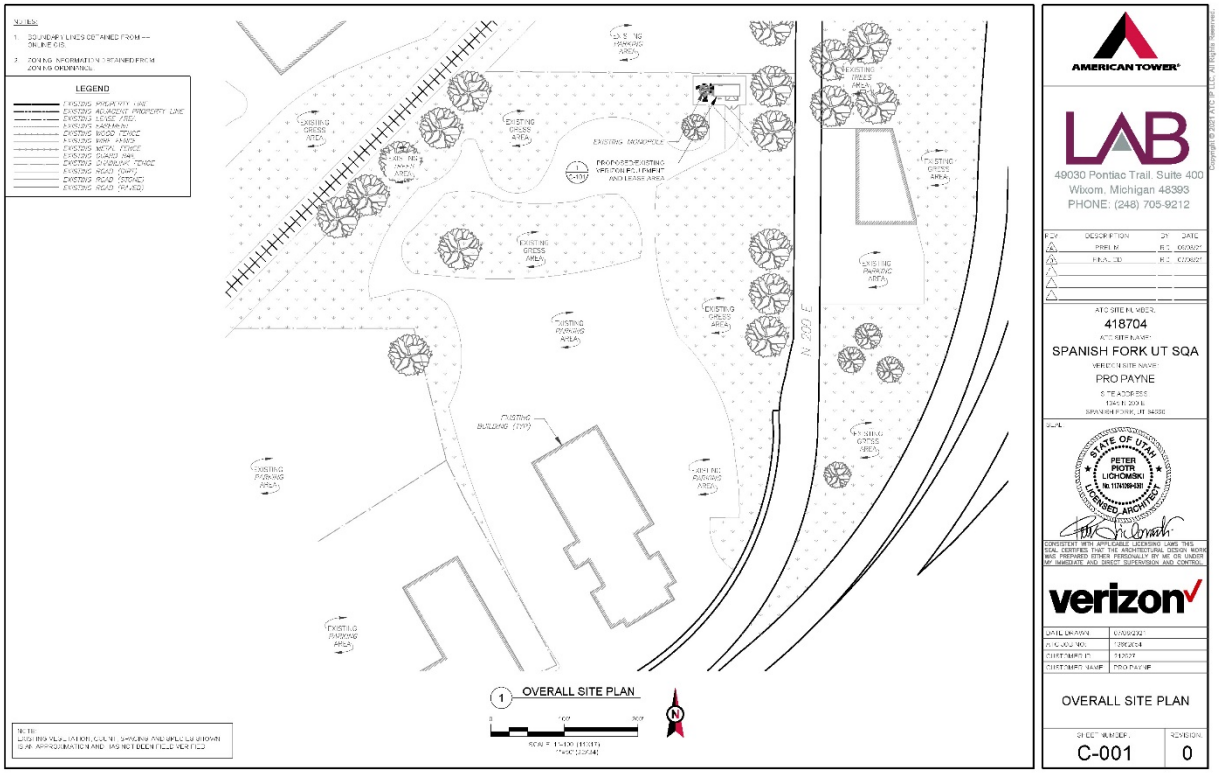
1. None.

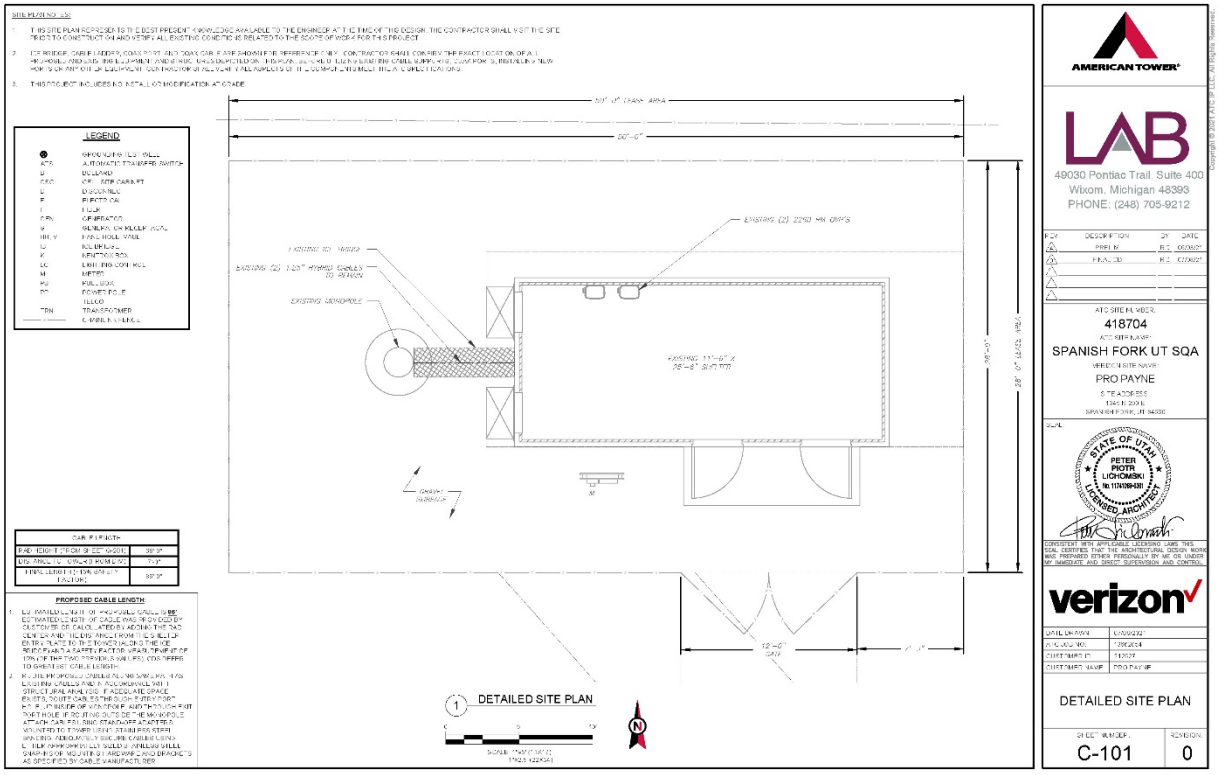
Exhibits

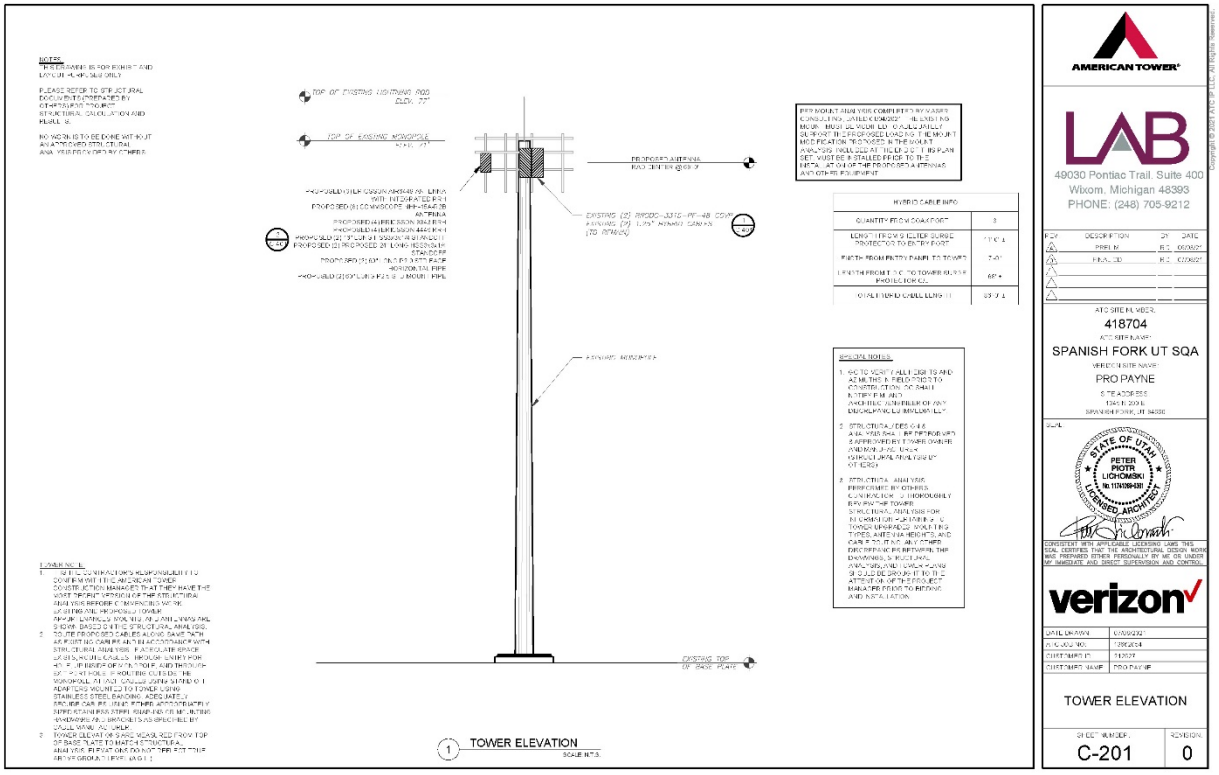
1. Plans.
2. Site Photo.

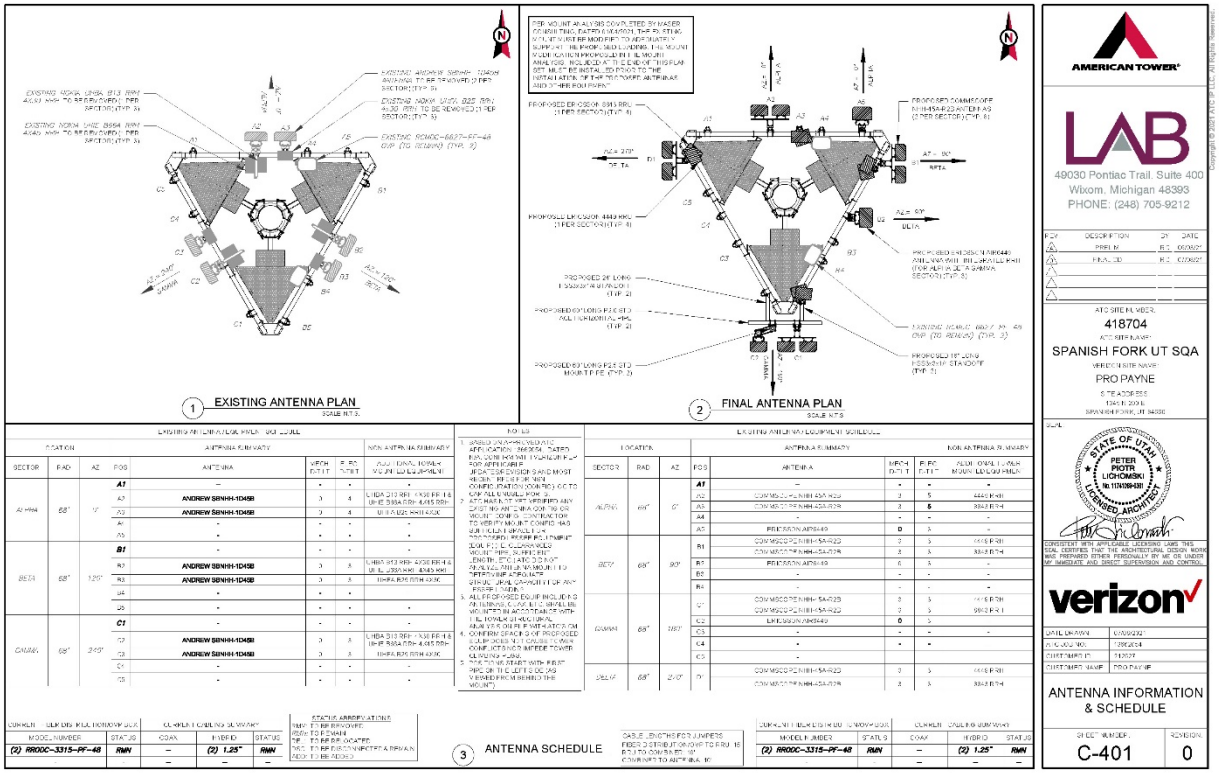

AMERICAN TOWER®
ATC SITE NAME: SPANISH FORK UT SQA
ATC SITE NUMBER: 418704
CARRIER SITE NAME: PRO PAYNE
CARRIER SITE NUMBER:212627
SITE ADDRESS: 1345 N 200 E
SPANISH FORK, UT 84660
VICINITY MAP
LOCATION MAP
VERIZON
ANTENNA AMENDMENT DRAWINGS
COMPLIANCE CODE
PROJECT SUMMARY
PROJECT DESCRIPTION
SHEET INDEX
PROJECT TEAM
PROJECT NOTES
UTILITY COMPANIES
PROJECT LOCATION DIRECTIONS
Know what's below. Call before you dig.
LAB
49030 Pontiac Trail, Suite 400
Wixom, Michigan 48393
PHONE: (248) 705-9212
418704
SPANISH FORK UT SQA
PRO PAYNE
verizon
TITLE SHEET
G-001
0

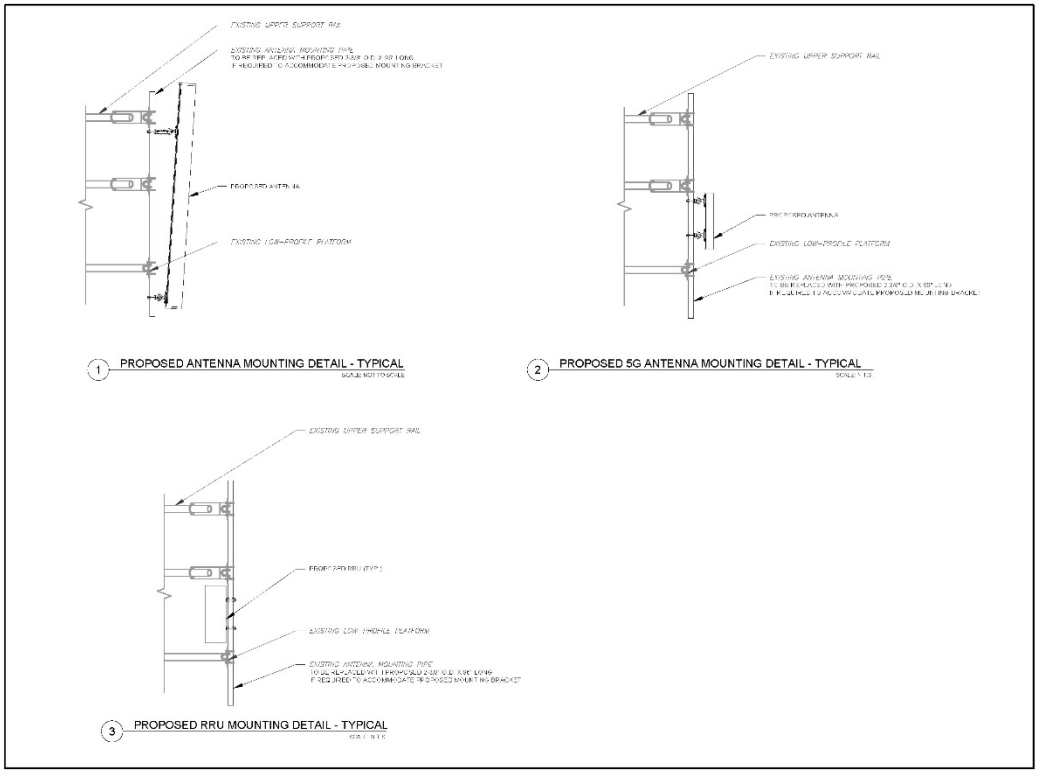

GENERAL CONSTRUCTION NOTES:
SPECIAL CONSTRUCTION
ANTENNA INSTALLATION NOTES:
AMERICAN TOWER®
LAB
49030 Pontiac Trail, Suite 400
Wixom, Michigan 48393
PHONE: (248) 705-9212
418704
SPANISH FORK UT SQA
PRO PAYNE
verizon
GENERAL NOTES
G-002
0


NOTES:
1. BOUNDARY LINES OBTAINED FROM — ONLINE GIS.
2. ZONING INFORMATION OBTAINED FROM ZONING ORDINANCE.
LEGEND
EXISTING PROPERTY LINE
EXISTING ADJACENT PROPERTY LINE
EXISTING LEASE AREA
EXISTING CHAIN LINK FENCE
EXISTING WOOD FENCE
EXISTING WIRE FENCE
EXISTING METAL FENCE
EXISTING GUARD RAIL
EXISTING OVERHEAD UTILITIES
EXISTING ROAD (GRAVEL)
EXISTING ROAD (PAVED)
EXISTING PARKING AREA
EXISTING GRASS AREA
EXISTING TREES AREA
EXISTING MONOPOLE
PROPOSED/EXISTING VERIZON EQUIPMENT AND LEASE AREA
EXISTING BUILDING (TYP)
N 500 E
NOTE:
LOCATING VEGETATION, COUNT, SHAPING AND SPECIES SHOWN IS AN APPROXIMATION AND MAY NOT IDENTIFY ALL VERTICES
1 OVERALL SITE PLAN
SCALE: 1" = 50'-0"
AMERICAN TOWER
LAB
49030 Pontiac Trail, Suite 400
Wixom, Michigan 48393
PHONE: (248) 705-9212
REV DESCRIPTION BY DATE
A PRELIM. R.T. 05/09/21
B FINAL CD R.T. 07/09/21
ATC SITE NUMBER:
418704
ATC SITE NAME:
SPANISH FORK UT SQA
VERIZON SITE NAME:
PRO PAYNE
SITE ADDRESS
1245 N 200 E
SPANISH FORK, UT 84660
SEAL
STATE OF UTAH
PETER PIOTR LICHOMSKI
No. 11743591-0301
LICENSED ARCHITECT
verizon
DATE DRAWN 07/09/21
ATC JOB NO. 139824
CUSTOMER ID 74207
CUSTOMER NAME PRO PAYNE
OVERALL SITE PLAN
SHEET NUMBER: C-001
REVISION: 0


SITE PLAN NO. 1 OF
1. THIS SITE PLAN REPRESENTS THE BEST PRESENT KNOWLEDGE AVAILABLE TO THE ENGINEER AT THE TIME OF THIS DESIGN. THE CONTRACTOR SHALL VISIT THE SITE TRIES TO CONSTRUCT AND VERIFY ALL EXISTING CONDITIONS AS RELATED TO THE SCOPE OF WORK FOR THIS PROJECT.
2. ICE BRIDGE, CABLE LADDER, COAX PORT AND COAX CABLE ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM THE EXACT LOCATION OF ALL MOUNTING, AND ALL EQUIPMENT AND HARDWARE UNLESS SPECIFIED ON THIS PLAN. ALL AND ALL LIGHTING AND CABLE SUPPORTS. COORDINATE WITH HOW TO SUPPORT OR ENCLOSE ANY SECTION OF A RACEWAY THAT APPEARS OUT OF THE CONCEPTUAL INTENT IN A SIMILAR FASHION.
3. THIS PROJECT INCLUDES NO INSTALLATION OR MODIFICATION AT GRADE.
LEGEND
GROUNDING ELECTRODE
AUTOMATIC TRANSFER SWITCH
DG GENERATOR
GENERATOR OR MOTOR
KILOWATT
KILOWATT HOUR
METER
MULLION
POWER POLE
TELCO
TRANSFORMER
UTILITY
EXISTING (2) 2250 KW GRPS
EXISTING (2) 1.25" HYBRID CABLES TO REMAIN
EXISTING MONOPOLE
EXISTING 11'-6" X 26'-8" SHELTER
CHAIN LINK FENCE
50'-0" GRASS AREA
50'-0"
38'-0" (LEASE AREA)
12'-0"
DETAILED SITE PLAN
SCALE: 1" = 10'-0"
CABLE LENGTH
RAD HEIGHT (FROM SHELTER ROOF) 39'-9"
DISTANCE TO ANTENNA FROM RAD 7'-0"
TYPICAL LENGTH (ON ANTENNA LOCATION) 39'-9"
PROPOSED CABLE LENGTH:
1. (E) INSTALLED LENGTH OF PROPOSED CABLE IS 55' ESTIMATED LENGTH OF CABLE WAS TAKEN DIRECTLY FROM THE DRAWINGS AND CALCULATED BY ADDING THE SAG CURVE AND THE DISTANCE FROM THE ANTENNA TO THE EQUIPMENT. THE DISTANCE FROM THE EQUIPMENT TO THE BOTTOM OF THE RISER PLUS A SAFETY FACTOR (APPROXIMATELY 10% OF THE TOTAL VERTICAL RUN) WAS THEN ADDED TO GIVE THE ESTIMATED CABLE LENGTH.
2. ROUTE PROPOSED CABLE ALONG EXISTING CABLE LADDER AND IN ACCORDANCE WITH STRUCTURAL ANALYSIS. IF ADEQUATE SPACE EXISTS, ROUTE CABLES THROUGH EXISTING PORT OR PLUG INSIDE OF EQUIPMENT AND THROUGH EXISTING PORT HOLE. IF NO EXISTING SLOTS SEE THE MANUFACTURER'S ATTACH CABLE TRAY BASIC STANDOFF ADAPTER MOUNTED TO TOWER USING STAINLESS STEEL HARDWARE. REMOVABLE SILICONE CABLE GRIPS. INSTALL APPROPRIATELY SIZED CABLE GRIPS AT THE TOP AND BOTTOM OF MOUNTING AND WHERE ADDITIONAL GRIPS ARE REQUIRED AS SPECIFIED BY CABLE MANUFACTURER.
AMERICAN TOWER
LAB
49030 Pontiac Trail, Suite 400
Wixom, Michigan 48393
PHONE: (248) 705-9212
REV DESCRIPTION BY DATE
A PRELIM. R.T. 05/09/21
B FINAL CD R.T. 07/09/21
ATC SITE NUMBER:
418704
ATC SITE NAME:
SPANISH FORK UT SQA
VERIZON SITE NAME:
PRO PAYNE
SITE ADDRESS
1245 N 200 E
SPANISH FORK, UT 84660
SEAL
STATE OF UTAH
PETER PIOTR LICHOMSKI
No. 11743591-0301
LICENSED ARCHITECT
verizon
DATE DRAWN 07/09/21
ATC JOB NO. 139824
CUSTOMER ID 74207
CUSTOMER NAME PRO PAYNE
DETAILED SITE PLAN
SHEET NUMBER: C-101
REVISION: 0


TOWER ELEVATION
SCALE: N.T.S.
AMERICAN TOWER
LAB
49030 Pontiac Trail, Suite 400
Wixom, Michigan 48393
PHONE: (248) 705-9212
ATC SITE NUMBER:
418704
SPANISH FORK UT SQA
PRO PAYNE
verizon
TOWER ELEVATION
C-201
0


EXISTING ANTENNA PLAN
SCALE: N.T.S.
FINAL ANTENNA PLAN
SCALE: N.T.S.
ANTENNA SCHEDULE
AMERICAN TOWER
LAB
49030 Pontiac Trail, Suite 400
Wixom, Michigan 48393
PHONE: (248) 705-9212
ATC SITE NUMBER:
418704
SPANISH FORK UT SQA
PRO PAYNE
verizon
ANTENNA INFORMATION & SCHEDULE
C-401
0



1 PROPOSED ANTENNA MOUNTING DETAIL - TYPICAL
SCALE: NOT TO SCALE

2 PROPOSED 5G ANTENNA MOUNTING DETAIL - TYPICAL
SCALE: NTS

3 PROPOSED RRU MOUNTING DETAIL - TYPICAL
SCALE: NTS

AMERICAN TOWER

LAB
49030 Pontiac Trail, Suite 400
Wixom, Michigan 48393
PHONE: (248) 705-9212

REV	DESCRIPTION	BY	DATE
1	PRELIM.	R.T.	05/09/21
0	FINAL - 3D	R.T.	07/09/21

ATC SITE NUMBER:
418704
ATC SITE NAME:
SPANISH FORK UT SQA
VERIZON SITE NAME:
PRO PAYNE
SITE ADDRESS:
1245 N 200 E
SPANISH FORK, UT 84660

SEAL

STATE OF UTAH
PETER PIOTR LICHOMSKI
No. 11743094-0301
LICENSED ARCHITECT

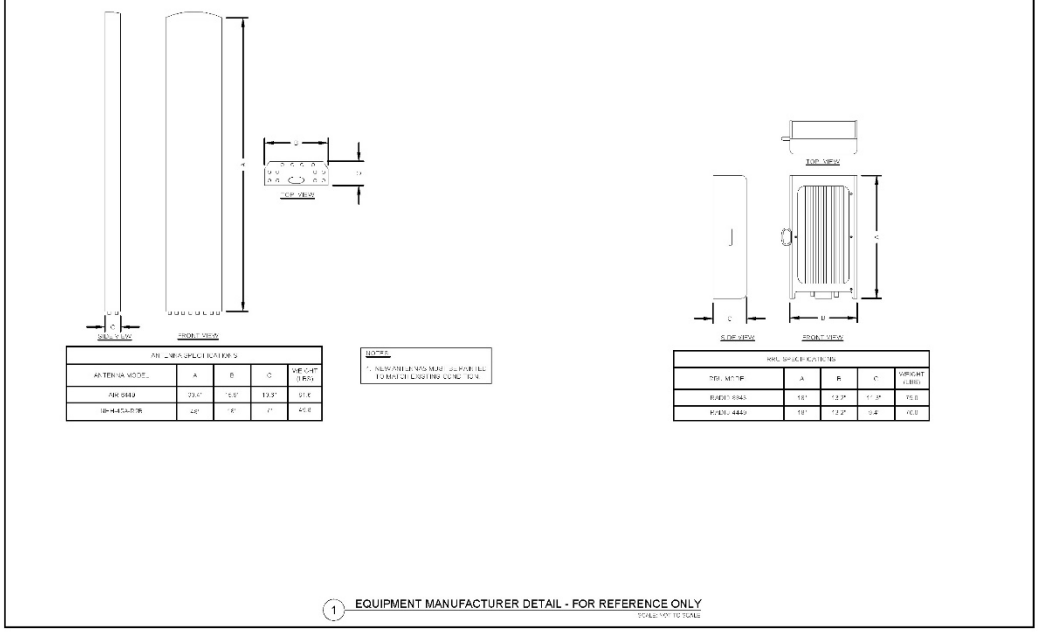
CONSISTENT WITH APPLICABLE LICENSING LAWS THIS SEAL CERTIFIES THAT THE ARCHITECTURAL DESIGN WORK WAS PREPARED EITHER PERSONALLY BY ME OR UNDER MY IMMEDIATE AND DIRECT SUPERVISION AND CONTROL.

verizon

DATE DRAWN	07/09/21
PLAN REV NO.	7 (REV 0)
CUSTOMER ID	51207
CUSTOMER NAME	PRO PAYNE

MOUNT DETAILS

SHEET NUMBER: C-501
REVISION: 0



ANTENNA SPECIFICATIONS

ANTENNA MODEL	A	B	C	WEIGHT (LBS)
APX 8843	72.0"	12.9"	10.3"	91.0
1BH4243A1B	48"	11"	7"	45.0

NOTES:
1. ANTENNA LISTS MAY BE REVISED TO MATCH EXISTING CONFIGURATION

RRU SPACER PLATE

RRU MODEL	A	B	C	WEIGHT (LBS)
B25 / B66	16"	12.2"	11.9"	75.0
B48 / B77	16"	12.2"	9.8"	70.0

1 EQUIPMENT MANUFACTURER DETAIL - FOR REFERENCE ONLY
SCALE: NOT TO SCALE

AMERICAN TOWER

LAB
49030 Pontiac Trail, Suite 400
Wixom, Michigan 48393
PHONE: (248) 705-9212

REV	DESCRIPTION	BY	DATE
1	PRELIM.	R.T.	05/09/21
0	FINAL - 3D	R.T.	07/09/21

ATC SITE NUMBER:
418704
ATC SITE NAME:
SPANISH FORK UT SQA
VERIZON SITE NAME:
PRO PAYNE
SITE ADDRESS:
1245 N 200 E
SPANISH FORK, UT 84660

SEAL

STATE OF UTAH
PETER PIOTR LICHOMSKI
No. 11743094-0301
LICENSED ARCHITECT

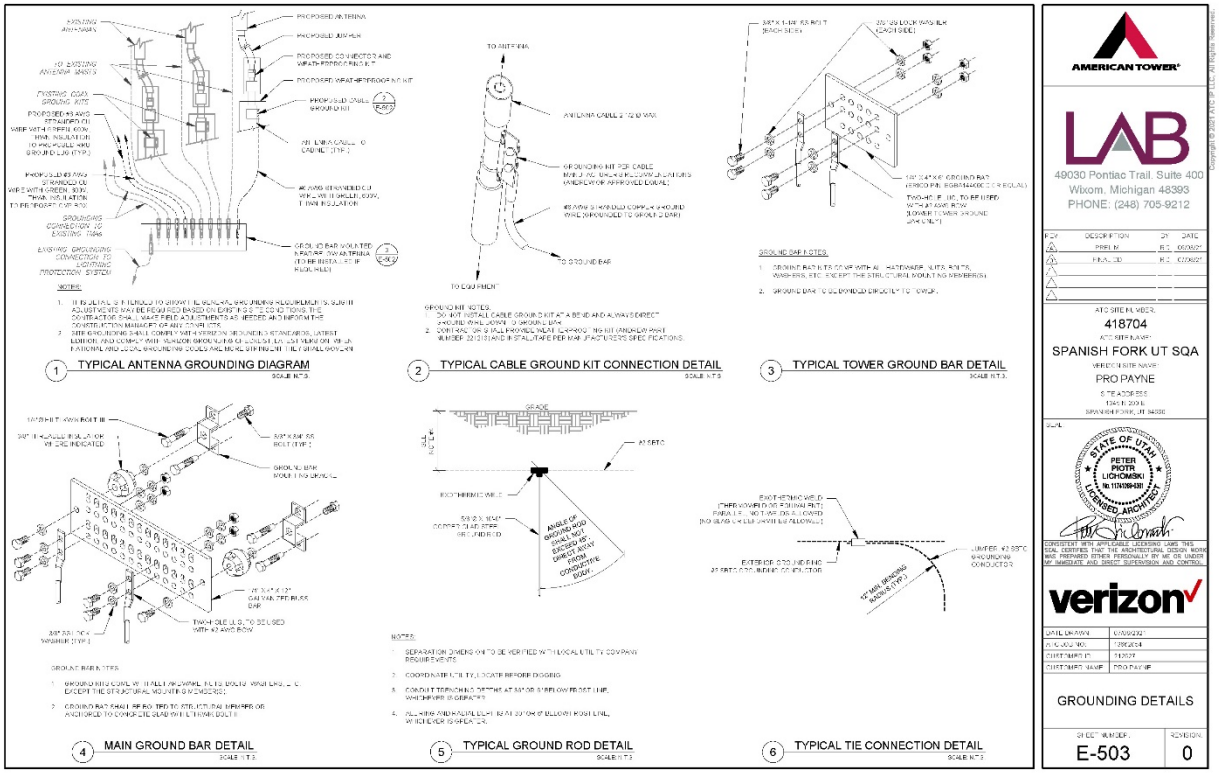
CONSISTENT WITH APPLICABLE LICENSING LAWS THIS SEAL CERTIFIES THAT THE ARCHITECTURAL DESIGN WORK WAS PREPARED EITHER PERSONALLY BY ME OR UNDER MY IMMEDIATE AND DIRECT SUPERVISION AND CONTROL.

verizon

DATE DRAWN	07/09/21
PLAN REV NO.	7 (REV 0)
CUSTOMER ID	51207
CUSTOMER NAME	PRO PAYNE

EQUIPMENT DETAILS

SHEET NUMBER: C-502
REVISION: 0


1 TYPICAL ANTENNA GROUNDING DIAGRAM
2 TYPICAL CABLE GROUND KIT CONNECTION DETAIL
3 TYPICAL TOWER GROUND BAR DETAIL
4 MAIN GROUND BAR DETAIL
5 TYPICAL GROUND ROD DETAIL
6 TYPICAL TIE CONNECTION DETAIL
AMERICAN TOWER
LAB
49030 Pontiac Trail, Suite 400
Wixom, Michigan 48393
PHONE: (248) 705-9212
SPANISH FORK UT SQA
PRO PAYNE
verizon
GROUNDING DETAILS
E-503
0

Maser Consulting
2000 Midlantic Dr, Suite 100
Mt. Laurel, NJ 08054
856.797.0412
kross@maserconsulting.com

Post-Mod Antenna Mount Analysis Report and PMI Requirements

Mount Fix

SMART Tool Project #: 10031800
Maser Consulting Project #: 20779237A

January 4, 2021

Site Information	*Site ID:*	*212627-VZW / PAYNE*
	Site Name:	*PAYNE*
	Carrier Name:	*Verizon Wireless*
	Address:	*1345 N 200 E*
		Spanish Fork, Utah 84660
		Utah County
	Latitude:	*40.129089°*
	Longitude:	*-111.650658°*
Structure Information	*Tower Type:*	*70-Ft Monopole*
	Mount Type:	*11.50-Ft Platform*

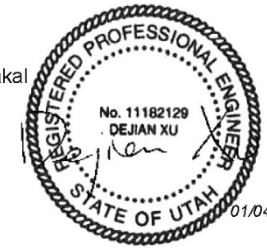
FUZE ID # 16242714

Analysis Results

Platform: **88.4% Pass**

******Contractor PMI Requirements*:**
Included at the end of this MA report
Available & Submitted via portal at https://pmi.vzwsmart.com
Contractor - Please Review Specific Site PMI Requirements Upon Award
Requirements also Noted on Mount Modification Drawings
Requirements may also be Noted on A & E drawings

Report Prepared By: Prasanna Dhakal



Final Loading Configuration:

The following equipment has been considered for the analysis of the mount:

Mount Elevation (ft)	Equipment Elevation (ft)	Quantity	Manufacturer	Model	Status
65.75	68.00	8	Commscope	NHH-45A-R2B	Added
		3	-	VZE01	
		4	Ericsson	4449	
		4	Ericsson	8843	
		2	Raycap	RRODC-3315-PF-48*	Retained

* Equipment to be flush mounted directly to the Monopole. They are not mounted on the platform mount and are not included in this mount analysis.

Standard Conditions:

1. All engineering services are performed on the basis that the information provided to Maser Consulting and used in this analysis is current and correct. The existing equipment loading has been applied at locations determined from the supplied documentation. Any deviation from the loading locations specified in this report shall be communicated to Maser Consulting to verify deviation will not adversely impact the analysis.

2. Mounts are assumed to have been properly fabricated, installed and maintained in good condition, twist free and plumb in accordance with its original design and manufacturer's specifications.

   Obvious safety and structural issues/deficiencies noticed at the time of the mount mapping and reported in the Mount Mapping Report are assumed to be corrected and documented as part of the PMI process and are not considered in the mount analysis.

   The mount analysis and the mount mapping are not a condition assessment of the mount. Proper maintenance and condition assessments are still required post analysis.

3. For mount analyses completed from other data sources (including new replacement mounts) and not specifically mapped by Maser Consulting, the mounts are assumed to have been properly fabricated, installed and maintained in good condition, twist free and plumb in accordance with its original design and manufacturer's specifications.

4. All member connections are assumed to have been designed to meet or exceed the load carrying capacity of the connected member unless otherwise specified in this report.

5. The mount was checked up to, and including, the bolts that fasten it to the mount collar/attachment and threaded rod connections in collar members if applicable. Local deformation and interaction between the mount collar/attachment and the supporting tower structure are outside the scope of this analysis.

6. All services are performed, results obtained, and recommendations made in accordance with generally accepted engineering principles and practices. Maser Consulting is not responsible for the conclusion, opinions, and recommendations made by others based on the information supplied.

7. Structural Steel Grades have been assumed as follows, if applicable, unless otherwise noted in this analysis:
   - Channel, Solid Round, Angle, Plate — ASTM A36 (Gr. 36)
   - HSS (Rectangular) — ASTM 500 (Gr. B-46)
   - Pipe — ASTM A53 (Gr. B-35)
   - Threaded Rod — F1554 (Gr. 36)
   - Bolts — ASTM A325

8. Any mount modifications listed under Sources of Information are assumed to have been installed per the design specifications.

Discrepancies between in-field conditions and the assumptions listed above may render this analysis invalid unless explicitly approved by Maser Consulting.

Analysis Results:

Component	Utilization %	Pass/Fail
Standoff Horizontal	*46.5%*	*Pass*
Platform Crossmember	*15.5%*	*Pass*
Corner Plate	*18.4%*	*Pass*
Grating Support	*8.0%*	*Pass*
Cross Arm Plate	*40.7%*	*Pass*
Face Horizontal	*25.8%*	*Pass*
Standoff Support	*16.8%*	*Pass*
Support Rail	*32.2%*	*Pass*
Support Rail Corner Plate	*6.6%*	*Pass*
Mount Pipe	*38.6%*	*Pass*
Pipe Standoff	*6.5%*	*Pass*
MOD Face Horizontal	*23.2%*	*Pass*
Mount Connection (Bolt)	*32.4%*	*Pass*
Mount Connection (Weld)	*88.4%*	*Pass*

Structure Rating – *(Controlling Utilization of all Components)*	**88.4%**

Recommendation:

The existing mount will be **SUFFICIENT** for the final loading after the proposed modifications are successfully completed.

ANSI/ASSP rigging plan review services compliant with the requirements of ANSI/TIA 322 are available for a Construction Class IV site or other, if required. Separate review fees will apply.

Attachments:

1. Mount Photos
2. Mount Mapping Report (for reference only)
3. Analysis Calculations
4. **Contractor Required PMI Report Deliverables**
5. Antenna Placement Diagrams

PROJECT NOTES

1. SEE MODIFICATION NOTES.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITY COMPANIES OR OTHER PUBLIC GOVERNING AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
4. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE AS A RESULT OF CONSTRUCTION OF THIS FACILITY AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
6. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
7. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING THE BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND CONSTRUCTION DRAWINGS.
8. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THESE DRAWINGS MUST BE VERIFIED. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
9. SINCE THE CELL SITE MAY BE ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE REQUIRED TO BE WORN TO ALERT OF ANY POTENTIALLY DANGEROUS EXPOSURE LEVELS.
10. NO NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS FACILITY AS TO CAUSE A NUISANCE.
11. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION (NO HANDICAP ACCESS IS REQUIRED).

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MOUNT MODIFICATION DRAWINGS
EXISTING 11.50-FT PLATFORM MOUNT

SITE NAME: PAYNE
SITE NUMBER: 212627

1345 N 200 E
SPANISH FORK, UT 84660
UTAH COUNTY

PROJECT INFORMATION	
SITE INFORMATION	
LATITUDE:	40.126139 N
LONGITUDE:	111.652167 W
JURISDICTION	UTAH COUNTY
APPLICANT/LESSEE	
COMPANY	VERIZON WIRELESS
CLIENT REPRESENTATIVE	
COMPANY	CBRE, INC.
ADDRESS	5 MICHIGAN DRIVE, SUITE 202
CITY, STATE, ZIP	TAMPA, FL 33629
CONTACT	KAREN BILLIOT
E-MAIL	KAREN.BILLIOT@CBRE.COM
PROJECT MANAGER	
COMPANY	MASER CONSULTING
CONTACT	KRISTIN ROSS
PHONE	(813) 486-1375
E-MAIL	KROSS@MASERCONSULTING.COM

SHEET INDEX	
SHEET	DESCRIPTION
T-1	TITLE SHEET
S-1	BILL OF MATERIALS
S-2	MODIFICATION NOTES
S-3	MODIFICATION DETAILS
S-4	MODIFICATION DETAILS
S-5	MODIFICATION DETAILS
S-6	MODIFICATION DETAILS
S-7	MOUNT PHOTOS
	SPECIFICATION SHEETS

CONTRACTOR PMI REQUIREMENTS	
PMI LOCATION	HTTPS://PMI.VZWSMART.COM
SMART TOOL PROJECT #	1003803
VTN LOCATION CODE (PSLC)	212627
FUZE ID	1626214
PMI REQUIREMENTS EMBEDDED WITHIN MOUNT MODIFICATION REPORT	

REFERENCED DOCUMENTS	
FAILING MOUNT ANALYSIS REPORT	
SMART TOOL PROJECT #	1002703
MASER CONSULTING PROJECT #	20719.01A
ANALYSIS DATE	12.12.20

MASER CONSULTING
NEW JERSEY · NEW YORK · PENNSYLVANIA · GEORGIA · VIRGINIA · TEXAS · FLORIDA · TENNESSEE · NORTH CAROLINA · COLORADO · SOUTH CAROLINA

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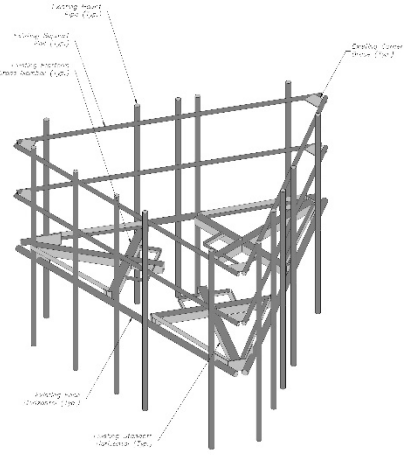
REGISTERED PROFESSIONAL ENGINEER No. 11182129 STATE OF UTAH 01/04/2021

SITE NAME:
PAYNE
212627
1345 N 200 E
SPANISH FORK, UT 84660
UTAH COUNTY

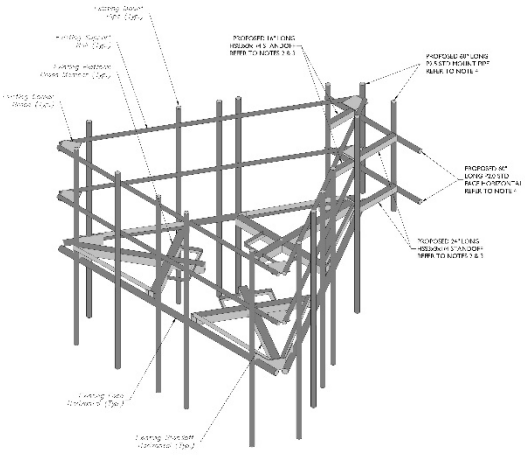
TITLE SHEET

T-1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



1 EXISTING PLATFORM ISOMETRIC VIEW
SCALE: N.T.S.



2 PROPOSED PLATFORM ISOMETRIC VIEW
SCALE: N.T.S.

STRUCTURAL NOTES:

1. PER THE MOUNT MAPPING COMPLETED BY RKS DESIGN & ENGINEERING LLC ON 12/02/20, THE SAFETY CLIMB AND CLIMBING FACILITIES UP TO THE VERIZON MOUNT ELEVATION (65'-9") ARE IN GOOD CONDITION. MASER DOES NOT WARRANT THIS INFORMATION.
2. INSTALL SHALL NOT CAUSE HARM TO THE STRUCTURE, CLIMBING FACILITY, SAFETY CLIMB, OR ANY SYSTEM INSTALLED ON THE STRUCTURE. TIMELY NOTICE AND DOCUMENTATION SHALL BE PROVIDED BY CONTRACTORS TO THE EOR (OF STRUCTURAL DESIGN) IF AN OBSTRUCTION WAS REQUIRED TO MEET THE RF SYSTEM DESIGN REQUIREMENTS AND PERFORMANCES.

MODIFICATION NOTES:

1. MOUNT MEMBERS NOT SHOWN FOR CLARITY U.N.O.
2. CONNECT NEW STANDOFFS TO EXISTING VERTICAL MOUNT PIPES WITH CONNECTION DETAILS REFER TO SHEET S-6.
3. CONNECT NEW STANDOFFS TO NEW FACE HORIZONTAL PIPES WITH CONNECTION DETAILS REFER TO SHEET S-6.
4. CONNECT NEW MOUNT PIPES TO NEW FACE HORIZONTALS WITH CROSSOVER PLATES. (PART #: VZWSMART-MSK1).

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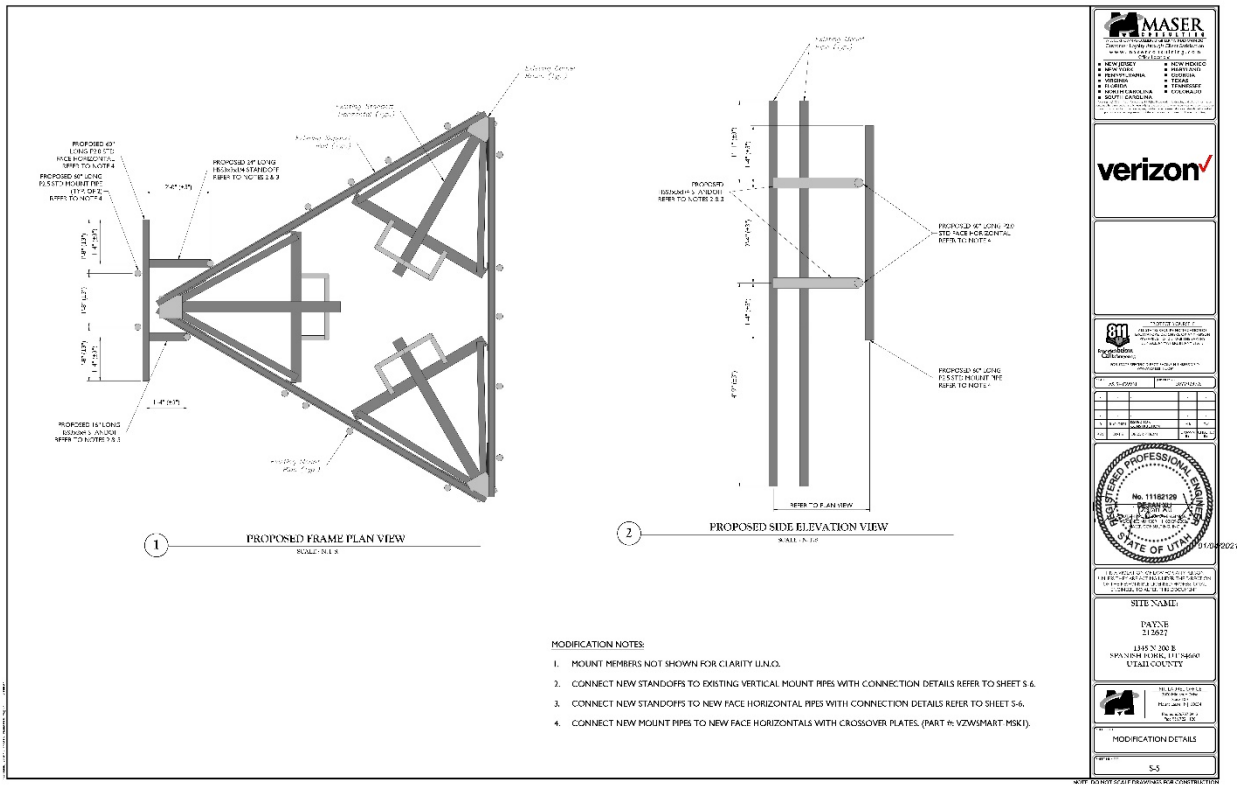
REGISTERED PROFESSIONAL ENGINEER No. 11182129 STATE OF UTAH 01/04/2021

SITE NAME:
PAYNE
212627
1345 N 200 E
SPANISH FORK, UT 84660
UTAH COUNTY

MODIFICATION DETAILS

S-4

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



MODIFICATION NOTES:

1. MOUNT MEMBERS NOT SHOWN FOR CLARITY U.N.O.
2. CONNECT NEW STANDOFFS TO EXISTING VERTICAL MOUNT PIPES WITH CONNECTION DETAILS REFER TO SHEET S 6.
3. CONNECT NEW STANDOFFS TO NEW FACE HORIZONTAL PIPES WITH CONNECTION DETAILS REFER TO SHEET S-6.
4. CONNECT NEW MOUNT PIPES TO NEW FACE HORIZONTALS WITH CROSSOVER PLATES. (PART #: VZWSMART MSK1).

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REGISTERED PROFESSIONAL ENGINEER No. 11182129 STATE OF UTAH

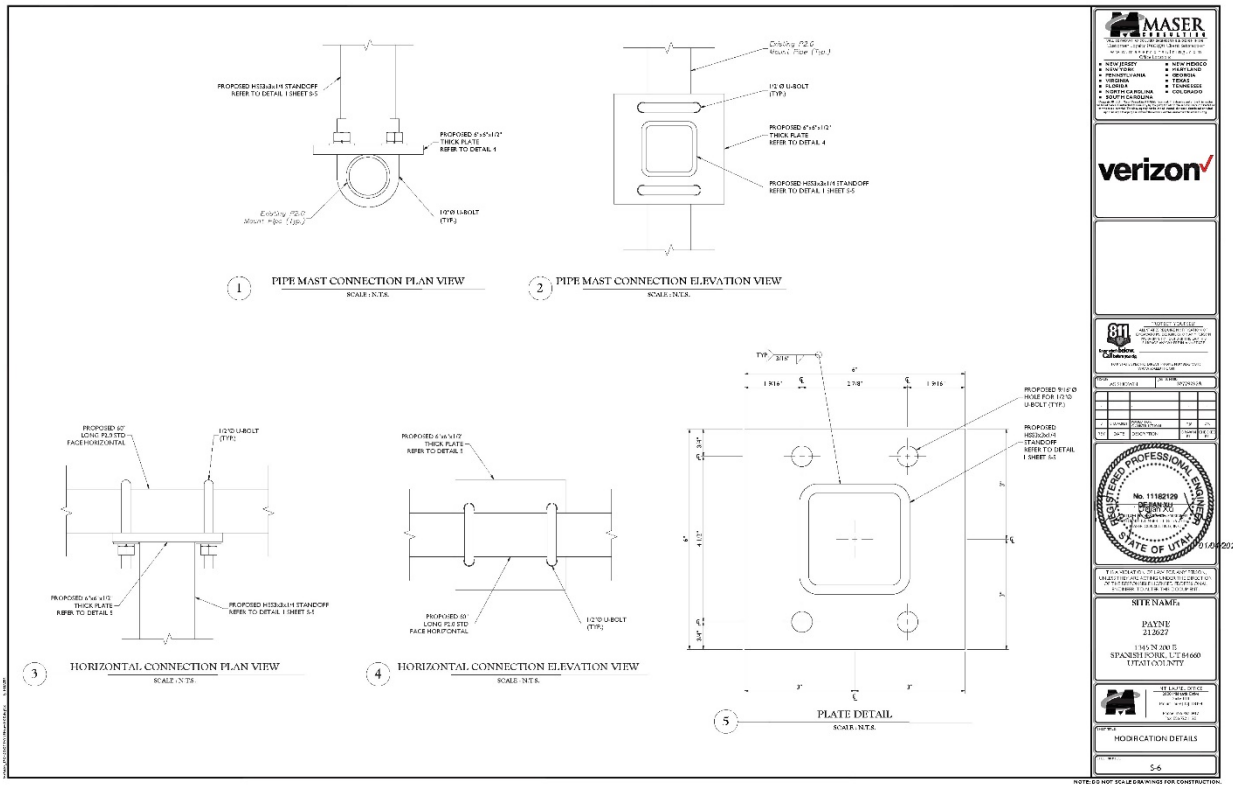
01/04/2021

SITE NAME:
PAYNE
211622
1345 N 200 E
SPANISH FORK, UT 84660
UTAH COUNTY

MODIFICATION DETAILS

S-5

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



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REGISTERED PROFESSIONAL ENGINEER No. 11182129 STATE OF UTAH

01/04/2021

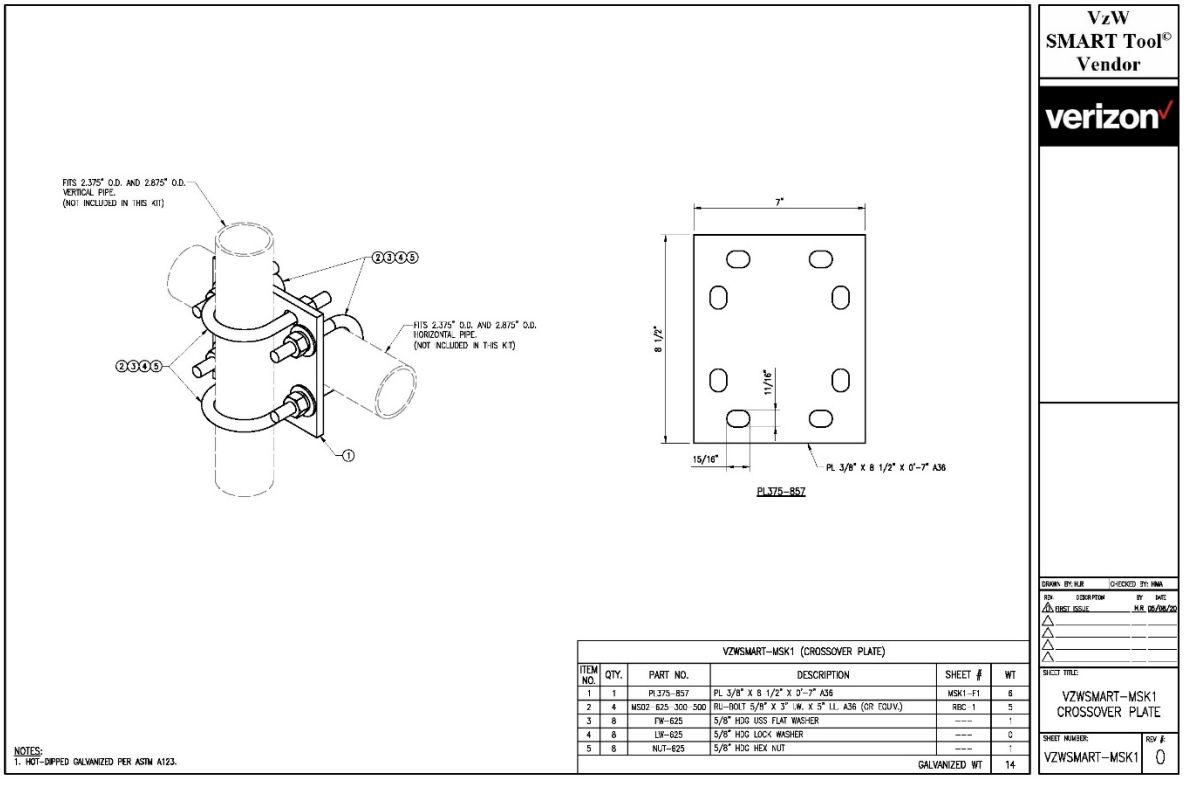
SITE NAME:
PAYNE
211622
1345 N 200 E
SPANISH FORK, UT 84660
UTAH COUNTY

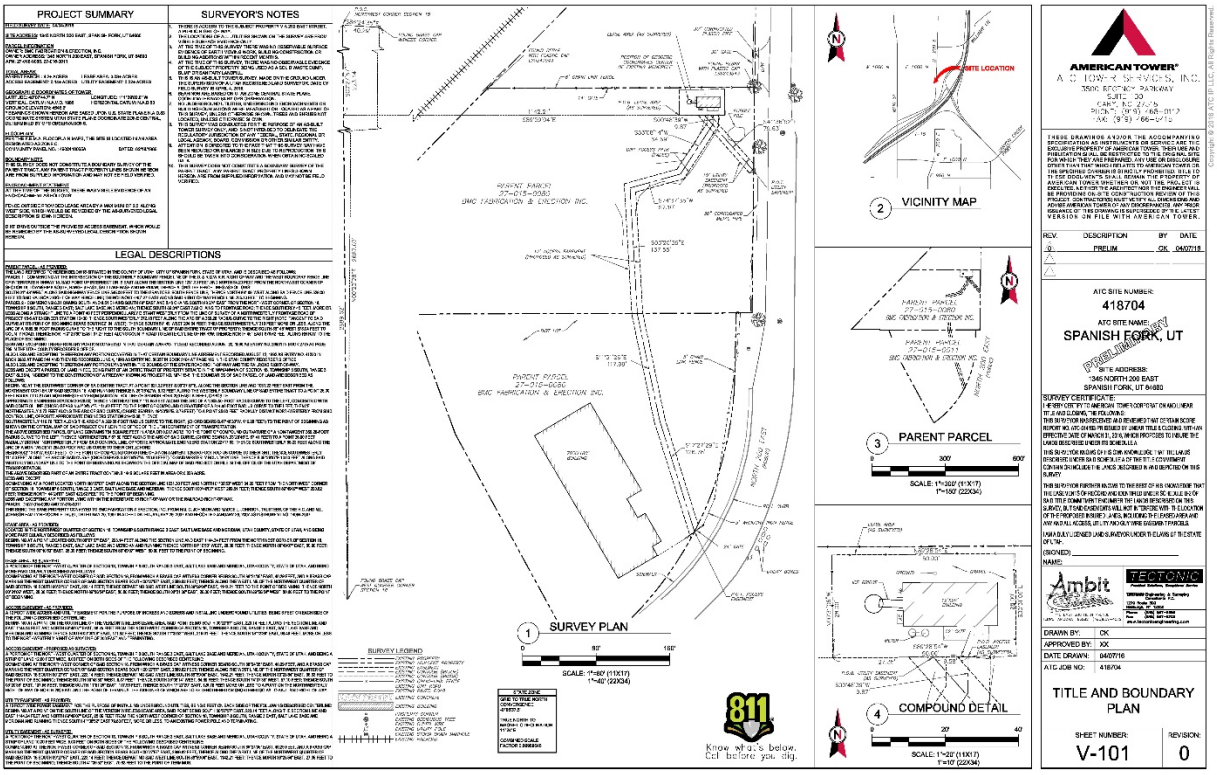
MODIFICATION DETAILS

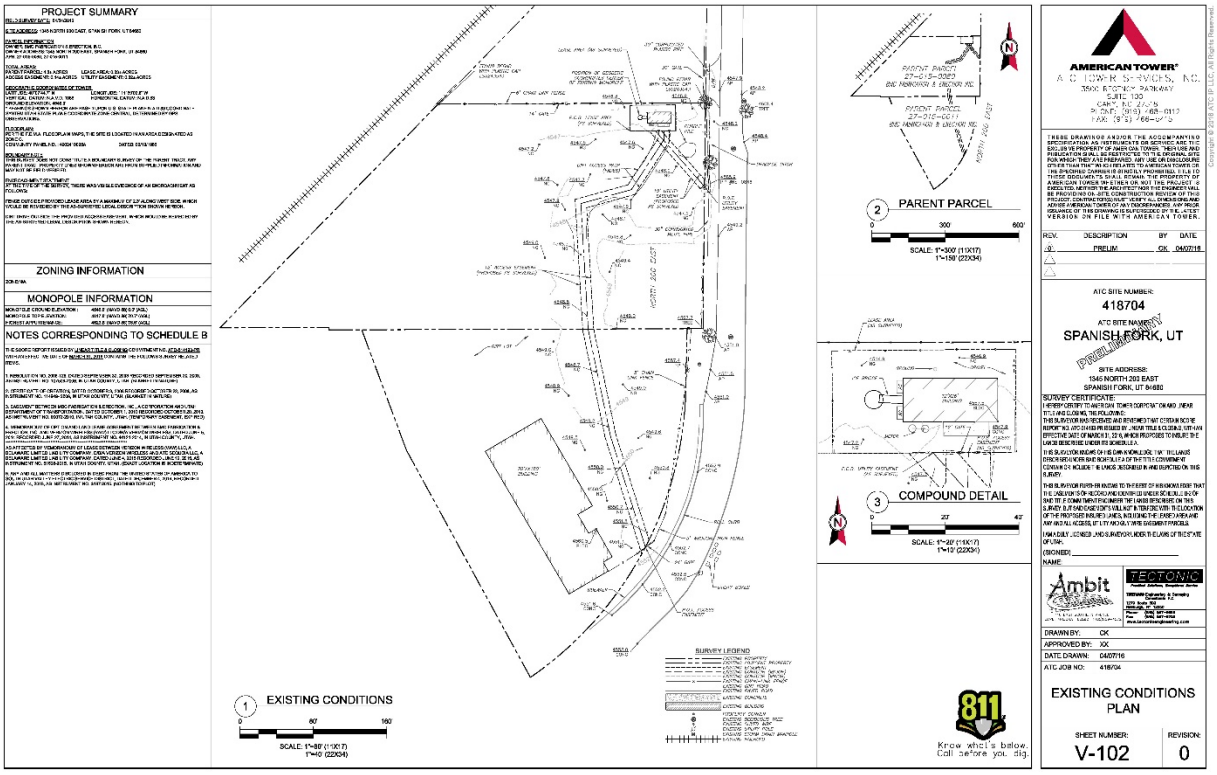
S-6

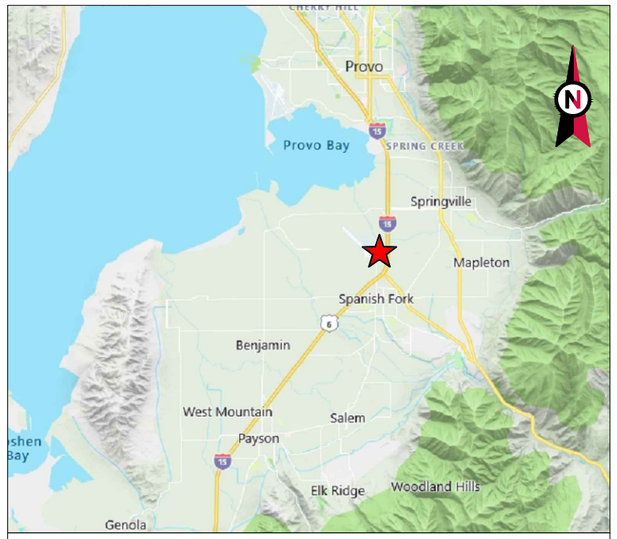
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

MOUNT PHOTO 1
MOUNT PHOTO 2
MOUNT PHOTO 3
MOUNT PHOTO 4
MASER CONSULTING
verizon
811
AS SHOWN
REGISTERED PROFESSIONAL ENGINEER
No. 11162129
STATE OF UTAH
SITE NAME:
PAYNE
212627
4345 N 200 E
SPANISH FORK, UT 84660
UTAH COUNTY
MOUNT PHOTOS
S-7


FITS 2.375" O.D. AND 2.875" O.D. VERTICAL PIPE. (NOT INCLUDED IN THIS KIT)
FITS 2.375" O.D. AND 2.875" O.D. HORIZONTAL PIPE. (NOT INCLUDED IN THIS KIT)
7"
8 1/2"
11/16"
15/16"
PL 3/8" X 8 1/2" X 0'-7" A36
PL375-857
VzW SMART Tool© Vendor
verizon
VZWSMART-MSK1 (CROSSOVER PLATE)
ITEM NO. | QTY. | PART NO. | DESCRIPTION | SHEET # | WT
1 | 1 | PL375-857 | PL 3/8" X 8 1/2" X 0'-7" A36 | MSK1-F1 | 6
2 | 4 | MS02 625 300 500 | RU-BOLT 5/8" X 3" I.W. X 5" I.L. A36 (OR EQUV.) | REC 1 | 5
3 | 8 | FW-625 | 5/8" HDG USS FLAT WASHER | ---- | 1
4 | 8 | LW-625 | 5/8" HDG LOCK WASHER | ---- | 0
5 | 8 | NUT-625 | 5/8" HDG HEX NUT | ---- | 1
GALVANIZED WT 14
NOTES:
1. HOT-DIPPED GALVANIZED PER ASTM A123.
DRAWN BY: MJR CHECKED BY: MMA
REV DESCRIPTION BY DATE
1 FIRST ISSUE M.R. 05/06/20
SHEET TITLE:
VZWSMART-MSK1
CROSSOVER PLATE
SHEET NUMBER:
VZWSMART-MSK1
REV #:
0


PROJECT SUMMARY
SURVEYOR'S NOTES
LEGAL DESCRIPTIONS
SURVEY PLAN
VICINITY MAP
PARENT PARCEL
COMPOUND DETAIL
AMERICAN TOWER
A.C. TOWER SERVICES, INC.
3500 SPECTRUM PARKWAY
SUITE 100
CARY, NC 27615
PHONE: (919) 468-0112
FAX: (919) 468-0715
ATC SITE NUMBER:
418704
ATC SITE NAME:
SPANISH FORK, UT
SITE ADDRESS:
1345 NORTH 200 EAST
SPANISH FORK, UT 84660
TITLE AND BOUNDARY PLAN
SHEET NUMBER:
V-101
REVISION:
0
Know what's below. Call before you dig.


PROJECT SUMMARY
ZONING INFORMATION
MONOPOLE INFORMATION
NOTES CORRESPONDING TO SCHEDULE B
EXISTING CONDITIONS
PARENT PARCEL
COMPOUND DETAIL
AMERICAN TOWER
A.C. TOWER SERVICES, INC.
3500 SPECTRUM PARKWAY
SUITE 100
CARY, NC 27615
PHONE: (919) 468-0112
FAX: (919) 468-0715
ATC SITE NUMBER:
418704
ATC SITE NAME:
SPANISH FORK, UT
SITE ADDRESS:
1345 NORTH 200 EAST
SPANISH FORK, UT 84660
EXISTING CONDITIONS PLAN
SHEET NUMBER:
V-102
REVISION:
0
Know what's below. Call before you dig.



VICINITY MAP

AMERICAN TOWER®

ATC SITE NAME: SPANISH FORK UT SQA
ATC SITE NUMBER: 418704
CARRIER SITE NAME: PRO PAYNE
CARRIER SITE NUMBER:212627
SITE ADDRESS: 1345 N 200 E
SPANISH FORK, UT 84660

VERIZON
ANTENNA AMENDMENT DRAWINGS

LOCATION MAP

COMPLIANCE CODE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2018 INTERNATIONAL BUILDING CODE (IBC)
2. 2017 NATIONAL ELECTRIC CODE (NEC)
3. LOCAL BUILDING CODE
4. CITY/COUNTY ORDINANCES

UTILITY COMPANIES

POWER COMPANY: UTILITY COMPANY DIRECT
PHONE: TBD

TELEPHONE COMPANY: TBD
PHONE: TBD

811
Know what's **below.**
Call before you dig.

PROJECT SUMMARY

SITE ADDRESS:

1345 N 200 E

SPANISH FORK, UT 84660

COUNTY: UTAH

GEOGRAPHIC COORDINATES:

LATITUDE: 40.129089

LONGITUDE: -111.650658

GROUND ELEVATION: 4551' AMSL

PROJECT TEAM

TOWER OWNER:

AMERICAN TOWER
10 PRESIDENTIAL WAY
WOBURN, MA 01801

APPLICANT:

VERIZON WIRELESS

ARCHITECT:

PETER LICHOMSKI, ARCHITECT
49030 PONTIAC TRAIL, SUITE 400,
WIXON, MI 48393
PH: (248) 705-9212

PROPERTY OWNER:

TBD

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES MODIFYING GROUND BASED AND TOWER MOUNTED EQUIPMENT AS INDICATED PER BELOW:
TOWER WORK:
REMOVE (9) RRU(s), (6) ANTENNA(s)

INSTALL (11) ANTENNA(s), (8) RRU(s), (1) 16" LONG PIPE(s), (2) 16" LONG PIPE(s), (2) 24" LONG PIPE(s) ,(2) 60" LONG P2.0 STD FACE HORIZONTAL PIPE(s), (2) 60" LONG P2.5 STD MOUNT PIPE(s)

EXISTING (2) OVP(s), (2) 1.25" HYBRID CABLES TO REMAIN

GROUND WORK:

NEW ANTENNAS MUST BE PAINTED TO MATCH EXISTING CONDITION.

PROJECT NOTES

1. THE FACILITY IS UNMANNED.
2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.
3. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE.
4. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED.
5. HANDICAP ACCESS IS NOT REQUIRED.

PROJECT LOCATION DIRECTIONS

FROM PROVO AIRPORT,
DEPART AND HEAD (NORTH), TURN RIGHT, THEN IMMEDIATELY TURN LEFT ONTO MIKE JENSE PKWY, TURN RIGHT ONTO LAKEVIEW PKWY, ROAD NAME CHANGES TO PROVO WESTSIDE CON, TAKE THE RAMP ON THE RIGHT FOR I-15 S, AT EXIT 257B-A, HEAD RIGHT ON THE RAMP FOR UT-156 / US-6 WEST TOWARD PRICE, TURN RIGHT ONTO N MAIN ST, TURN RIGHT ONTO INDUSTRIAL PARK, ROAD NAME CHANGES TO N 200 E, ARRIVE AT, 1345 N 200 E, SPANISH FORK, UT 84660

SHEET INDEX

SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
G-001	TITLE SHEET	0	07/08/2021	RC
G-002	GENERAL NOTES	0	07/08/2021	RC
C-001	OVERALL SITE PLAN	0	07/08/2021	RC
C-101	DETAILED SITE PLAN	0	07/08/2021	RC
C-201	TOWER ELEVATION	0	07/08/2021	RC
C-401	RF SCHEDULE AND ANTENNA INSTALLATION	0	07/08/2021	RC
C-501	MOUNT DETAILS	0	07/08/2021	RC
C-502	EQUIPMENT DETAILS	0	07/08/2021	RC
E-503	GROUND DETAILS	0	07/08/2021	RC

AMERICAN TOWER®

LAB
49030 Pontiac Trail, Suite 400
Wixom, Michigan 48393
PHONE: (248) 705-9212

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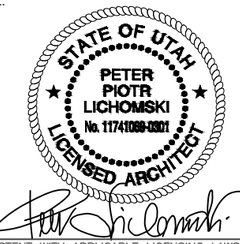
REV.	DESCRIPTION	BY	DATE
A	PRELIM	RC	06/03/21
0	FINAL CD	RC	07/08/21

ATC SITE NUMBER:
418704
ATC SITE NAME:
SPANISH FORK UT SQA
VERIZON SITE NAME:
PRO PAYNE
SITE ADDRESS:
1345 N 200 E
SPANISH FORK, UT 84660

SEAL:



CONSISTENT WITH APPLICABLE LICENSING LAWS THIS SEAL CERTIFIES THAT THE ARCHITECTURAL DESIGN WORK WAS PREPARED EITHER PERSONALLY BY ME OR UNDER MY IMMEDIATE AND DIRECT SUPERVISION AND CONTROL.

verizon

DATE DRAWN:	07/08/2021
ATC JOB NO:	13662054
CUSTOMER ID:	212627
CUSTOMER NAME:	PRO PAYNE

TITLE SHEET

SHEET NUMBER: G-001
REVISION: 0

GENERAL CONSTRUCTION NOTES:

1. OWNER FURNISHED MATERIALS, VERIZON "THE COMPANY" WILL PROVIDE AND THE CONTRACTOR WILL INSTALL
   - A. BTS EQUIPMENT FRAME (PLATFORM) AND ICEBRIDGE SHELTER (GROUND BUILD/CO-LOCATE ONLY)
   - B. AC/TELCO INTERFACE BOX (PPC)
   - C. ICE BRIDGE (CABLE TRAY WITH COVER) (GROUND BUILD/CO-LOCATE ONLY, GC TO FURNISH AND INSTALL FOR ROOFTOP INSTALLATION)
   - D. TOWERS, MONOPOLES
   - E. TOWER LIGHTING
   - F. GENERATORS & LIQUID PROPANE TANK
   - G. ANTENNA STANDARD BRACKETS, FRAMES AND PIPES FOR MOUNTING
   - H. ANTENNAS (INSTALLED BY OTHERS)
   - I. TRANSMISSION LINE
   - J. TRANSMISSION LINE JUMPERS
   - K. TRANSMISSION LINE CONNECTORS WITH WEATHERPROOFING KITS
   - L. TRANSMISSION LINE GROUND KITS
   - M. HANGERS
   - N. HOISTING GRIPS
   - O. BTS EQUIPMENT
2. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL OTHER MATERIALS FOR THE COMPLETE INSTALLATION OF THE SITE INCLUDING, BUT NOT LIMITED TO, SUCH MATERIALS AS FENCING, STRUCTURAL STEEL SUPPORTING SUB-FRAME FOR PLATFORM, ROOFING LABOR AND MATERIALS, GROUNDING RINGS, GROUNDING WIRES, COPPER-CLAD OR XIT CHEMICAL GROUND ROD(S), BUSS BARS, TRANSFORMERS AND DISCONNECT SWITCHES WHERE APPLICABLE, TEMPORARY ELECTRICAL POWER, CONDUIT, LANDSCAPING COMPOUND STONE, CRANES, CORE DRILLING, SLEEPERS AND RUBBER MATTING, REBAR, CONCRETE CAISSONS, PADS AND/OR AUGER MOUNTS, MISCELLANEOUS FASTENERS, CABLE TRAYS, NON-STANDARD ANTENNA FRAMES AND ALL OTHER MATERIAL AND LABOR REQUIRED TO COMPLETE THE JOB ACCORDING TO THE DRAWINGS AND SPECIFICATIONS. IT IS THE POSITION OF VERIZON TO APPLY FOR PERMITTING AND CONTRACTOR RESPONSIBLE FOR PICKUP AND PAYMENT OF REQUIRED PERMITS.
3. ALL WORK SHALL CONFORM TO ALL CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING ANSI/EIA/TIA-222, AND COMPLY WITH ATC CONSTRUCTION SPECIFICATIONS.
4. CONTRACTOR SHALL CONTACT LOCAL 811 FOR IDENTIFICATION OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS.
6. ALL DIMENSIONS TO, OF, AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SITE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR WITH ALL DISCREPANCIES REPORTED TO THE ENGINEER.
7. DO NOT CHANGE SIZE OR SPACING OF STRUCTURAL ELEMENTS.
8. DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
9. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. CONTRACTOR SHALL BRACE STRUCTURES UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: LATERAL BRACING, ANCHOR BOLTS, ETC.
11. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES, GROUNDS DRAINS, DRAIN PIPES, VENTS, ETC. BEFORE COMMENCING WORK.
12. INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE VERIZON REP PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH REMEDIAL ACTION SHALL REQUIRE WRITTEN APPROVAL BY THE VERIZON REP PRIOR TO PROCEEDING.
13. EACH CONTRACTOR SHALL COOPERATE WITH THE VERIZON REP, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
14. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION OF THIS PROJECT TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE VERIZON CONSTRUCTION MANAGER.
15. ALL CABLE/CONDUIT ENTRY/EXIT PORTS SHALL BE WEATHERPROOFED DURING INSTALLATION USING A SILICONE SEALANT.
16. WHERE EXISTING CONDITIONS DO NOT MATCH THOSE SHOWN IN THIS PLAN SET, CONTRACTOR SHALL NOTIFY THE VERIZON REP AND ENGINEER OF RECORD IMMEDIATELY.
17. CONTRACTOR SHALL ENSURE ALL SUBCONTRACTORS ARE PROVIDED WITH A COMPLETE AND CURRENT SET OF DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
18. CONTRACTOR SHALL REMOVE ALL RUBBISH AND DEBRIS FROM THE SITE AT THE END OF EACH DAY.
19. CONTRACTOR SHALL COORDINATE WORK SCHEDULE WITH AMERICAN TOWER CORPORATION (ATC) AND TAKE PRECAUTIONS TO MINIMIZE IMPACT AND DISRUPTION OF OTHER OCCUPANTS OF THE FACILITY.
20. CONTRACTOR SHALL FURNISH VERIZON AND AMERICAN TOWER CORPORATION (ATC) WITH A PDF MARKED UP AS-BUILT SET OF DRAWINGS UPON COMPLETION OF WORK.
21. PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH VERIZON REP TO DETERMINE WHAT, IF ANY, ITEMS WILL BE PROVIDED. ALL ITEMS NOT PROVIDED SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. CONTRACTOR WILL INSTALL ALL ITEMS PROVIDED.
22. PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH VERIZON REP TO DETERMINE IF ANY PERMITS WILL BE OBTAINED BY CONTRACTOR. ALL REQUIRED PERMITS NOT OBTAINED BY VERIZON MUST BE OBTAINED, AND PAID FOR, BY THE CONTRACTOR.
23. CONTRACTOR SHALL INSTALL ALL SITE SIGNAGE IN ACCORDANCE WITH VERIZON SPECIFICATIONS AND REQUIREMENTS.
24. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO VERIZON FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
25. ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND LOCATED ACCORDING TO VERIZON SPECIFICATIONS, AND AS SHOWN IN THESE PLANS.
26. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
27. CONTRACTOR SHALL NOTIFY VERIZON REP A MINIMUM OF 48 HOURS IN ADVANCE OF POURING CONCRETE OR BACKFILLING ANY UNDERGROUND UTILITIES, FOUNDATIONS OR SEALING ANY WALL, FLOOR OR ROOF PENETRATIONS FOR ENGINEERING REVIEW AND APPROVAL.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY INCLUDING COMPLIANCE WITH ALL APPLICABLE OSHA STANDARDS AND RECOMMENDATIONS AND SHALL PROVIDE ALL NECESSARY SAFETY DEVICES INCLUDING PPE AND PPM AND CONSTRUCTION DEVICES SUCH AS WELDING AND FIRE PREVENTION, TEMPORARY SHORING, SCAFFOLDING, TRENCH BOXES/SLOPING, BARRIERS, ETC.
29. THE CONTRACTOR SHALL PROTECT AT HIS OWN EXPENSE, ALL EXISTING FACILITIES AND SUCH OF HIS NEW WORK LIABLE TO INJURY DURING THE CONSTRUCTION PERIOD. ANY DAMAGE CAUSED BY NEGLECT ON THE PART OF THIS CONTRACTOR OR HIS REPRESENTATIVES, OR BY THE ELEMENTS DUE TO NEGLECT ON THE PART OF THIS CONTRACTOR OR HIS REPRESENTATIVES, EITHER TO THE EXISTING WORK, OR TO HIS WORK OR THE WORK OF ANY OTHER CONTRACTOR, SHALL BE REPAIRED AT HIS EXPENSE TO THE OWNER'S SATISFACTION.
30. ALL WORK SHALL BE INSTALLED IN A FIRST CLASS, NEAT AND WORKMANLIKE MANNER BY MECHANICS SKILLED IN THE TRADE INVOLVED. THE QUALITY OF WORKMANSHIP SHALL BE SUBJECT TO THE APPROVAL OF THE VERIZON REP. ANY WORK FOUND BY THE VERIZON REP TO BE OF INFERIOR QUALITY AND/OR WORKMANSHIP SHALL BE REPLACED AND/OR REWORKED AT CONTRACTOR EXPENSE UNTIL APPROVAL IS OBTAINED.
31. IN ORDER TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE, ALL TYPES OF MATERIALS LISTED HEREINAFTER BY MANUFACTURER'S NAMES AND/OR MANUFACTURER'S CATALOG NUMBER SHALL BE PROVIDED BY THESE MANUFACTURERS AS SPECIFIED.
32. VERIZON FURNISHED EQUIPMENT SHALL BE PICKED-UP AT THE VERIZON WAREHOUSE, NO LATER THAN 48HR AFTER BEING NOTIFIED INSURED, STORED, UNCRATE, PROTECTED AND INSTALLED BY THE CONTRACTOR WITH ALL APPURTENANCES REQUIRED TO PLACE THE EQUIPMENT IN OPERATION, READY FOR USE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EQUIPMENT AFTER PICKING IT UP.
33. VERIZON OR HIS ARCHITECT/ENGINEER RESERVES THE RIGHT TO REJECT ANY EQUIPMENT OR MATERIALS WHICH, IN HIS OWN OPINION ARE NOT IN COMPLIANCE WITH THE CONTRACT DOCUMENTS, EITHER BEFORE OR AFTER INSTALLATION AND THE EQUIPMENT SHALL BE REPLACED WITH EQUIPMENT CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE CONTRACTOR AT NO COST TO VERIZON OR THEIR ARCHITECT/ENGINEER.

SPECIAL CONSTRUCTION ANTENNA INSTALLATION NOTES:

1. WORK INCLUDED:
   - A. ANTENNA AND COAXIAL CABLES ARE FURNISHED BY VERIZON UNDER A SEPARATE CONTRACT. THE CONTRACTOR SHALL ASSIST ANTENNA INSTALLATION CONTRACTOR IN TERMS OD COORDINATION AND SITE ACCESS. ERECTION SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PERSONNEL AND
   - B. INSTALL ANTENNA AS INDICATE ON DRAWINGS AND VERIZON SPECIFICATIONS.
   - C. INSTALL GALVANIZED STEEL ANTENNA MOUNTS AS INDICATED ON DRAWINGS
   - D. INSTALL FURNISHED GALVANIZED STEEL OR ALUMINUM WAVEGUIDE AND PROVIDE PRINTOUT OF THAT TEST.
   - E. CONTRACTOR SHALL PROVIDE FOUR (4) SETS OF SWEEP TESTS USING ANRITZU-PACKARD 8713B RF SCALAR NETWORK ANALYZER. SUBMIT FREQUENCY DOMAIN REFLECTOMETER(FDR) TESTS RESULTS TO THE PROJECT MANAGER. SWEEP TESTS SHALL BE AS PER ATTACHED RFS "MINIMUM FIELD TESTING RECOMMENDED FOR ANTENNA AND HELIAX COAXIAL CABLE SYSTEMS" DATED 10/5/93. TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING SERVICE AND BE BOUND AND SUBMITTED WITHIN ONE WEEK OF WORK COMPLETION.
   - F. INSTALL COAXIAL CABLES AND TERMINATING BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. WEATHERPROOF ALL CONNECTIONS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. TERMINATE ALL COAXIAL CABLE THREE (3) FEET IN EXCESS OF ENTRY PORT LOCATION UNLESS OTHERWISE STATED.
   - G. ANTENNA AND COAXIAL CABLE GROUNDING:
2. ALL EXTERIOR #6 GREED GROUND WIRE "DAISY CHAIN" CONNECTIONS ARE TO BE WEATHER SEALED WITH RFS CONNECTORS/SPLICE WEATHERPROOFING KIT #221213 OR EQUAL.
3. ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS)

ALL DISCREPANCIES FROM WHAT IS SHOWN ON THESE CONSTRUCTION DRAWINGS SHALL BE COMMUNICATED TO ATC ENGINEERING IMMEDIATELY FOR CORRECTION OR RE-DESIGN. FAILURE TO COMMUNICATE DIRECTLY WITH ATC ENGINEERING OR ANY CHANGES FROM THE DESIGN CONDUCTED WITHOUT PRIOR APPROVAL FROM ATC ENGINEERING SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

AMERICAN TOWER®

LAB
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Wixom, Michigan 48393
PHONE: (248) 705-9212

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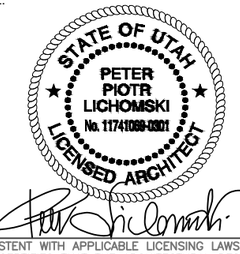
REV.	DESCRIPTION	BY	DATE
A	PRELIM	RC	06/03/21
0	FINAL CD	RC	07/08/21

ATC SITE NUMBER:
418704
ATC SITE NAME:
SPANISH FORK UT SQA
VERIZON SITE NAME:
PRO PAYNE
SITE ADDRESS:
1345 N 200 E
SPANISH FORK, UT 84660

SEAL:



CONSISTENT WITH APPLICABLE LICENSING LAWS THIS SEAL CERTIFIES THAT THE ARCHITECTURAL DESIGN WORK WAS PREPARED EITHER PERSONALLY BY ME OR UNDER MY IMMEDIATE AND DIRECT SUPERVISION AND CONTROL.

verizon

DATE DRAWN:	07/08/2021
ATC JOB NO:	13662054
CUSTOMER ID:	212627
CUSTOMER NAME:	PRO PAYNE

GENERAL NOTES

SHEET NUMBER:	REVISION:
G-002	0

NOTES:

1. BOUNDARY LINES OBTAINED FROM ---- ONLINE GIS.
2. ZONING INFORMATION OBTAINED FROM ZONING ORDINANCE.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING LEASE AREA
- EXISTING EASEMENT
- EXISTING WOOD FENCE
- EXISTING WIRE FENCE
- EXISTING METAL FENCE
- EXISTING GUARD RAIL
- EXISTING CHAINLINK FENCE
- EXISTING ROAD (DIRT)
- EXISTING ROAD (STONE)
- EXISTING ROAD (PAVED)

1 OVERALL SITE PLAN

0 100' 200'

SCALE: 1"=100' (11X17)
1"=50' (22X34)

NOTE:
EXISTING VEGETATION, COUNT, SPACING AND SPECIES SHOWN IS AN APPROXIMATION AND HAS NOT BEEN FIELD VERIFIED.

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ATC SITE NAME:
SPANISH FORK UT SQA

VERIZON SITE NAME:
PRO PAYNE

SITE ADDRESS:
1345 N 200 E
SPANISH FORK, UT 84660

SEAL:

STATE OF UTAH
PETER PIOTR LICHOMSKI
No. 11741060-0301
LICENSED ARCHITECT

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DATE DRAWN:	07/08/2021
ATC JOB NO:	13662054
CUSTOMER ID:	212627
CUSTOMER NAME:	PRO PAYNE

OVERALL SITE PLAN

SHEET NUMBER:	REVISION:
C-001	0

SITE PLAN NOTES:

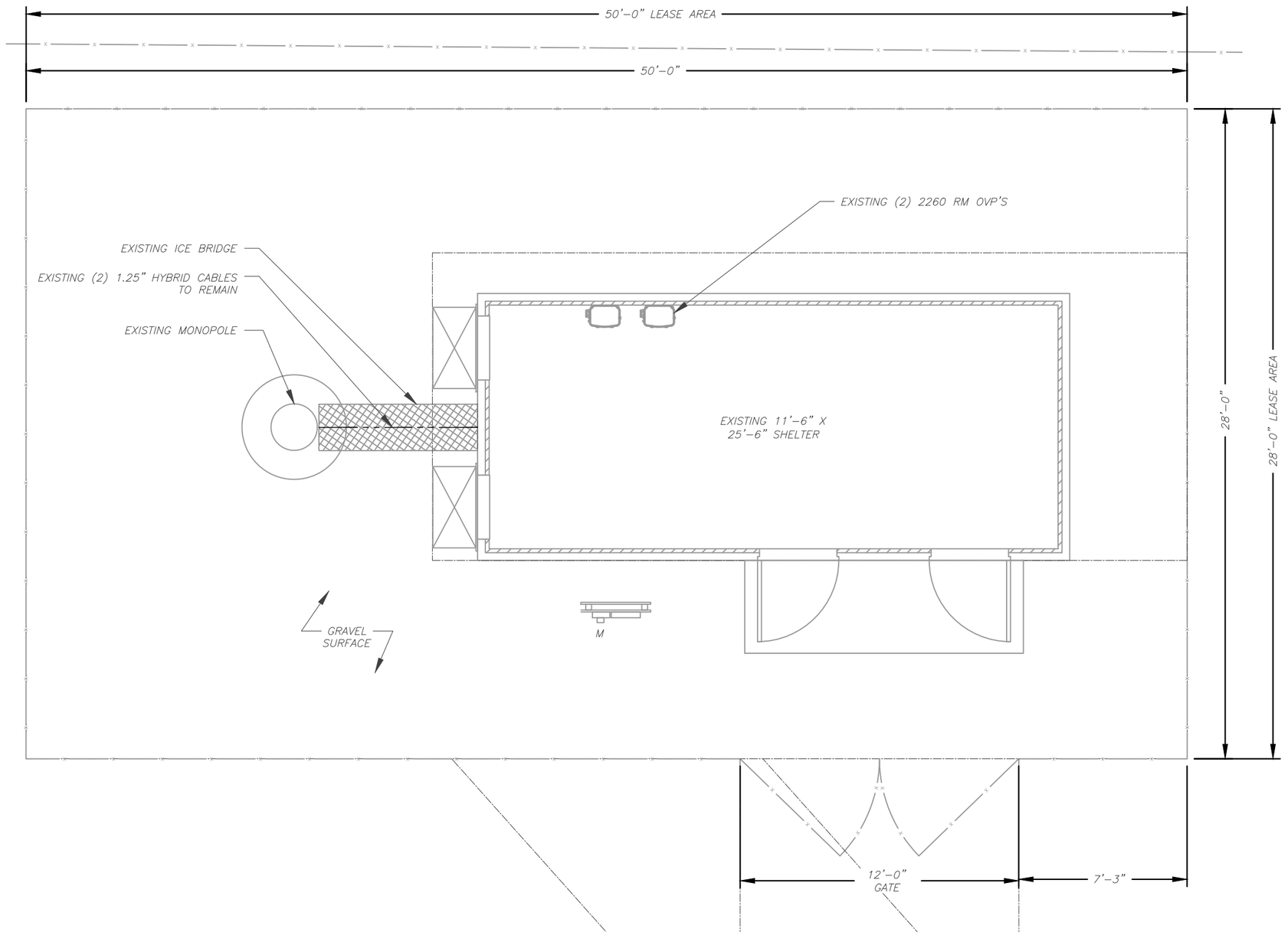
1. THIS SITE PLAN REPRESENTS THE BEST PRESENT KNOWLEDGE AVAILABLE TO THE ENGINEER AT THE TIME OF THIS DESIGN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION AND VERIFY ALL EXISTING CONDITIONS RELATED TO THE SCOPE OF WORK FOR THIS PROJECT.

2. ICE BRIDGE, CABLE LADDER, COAX PORT, AND COAX CABLE ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM THE EXACT LOCATION OF ALL PROPOSED AND EXISTING EQUIPMENT AND STRUCTURES DEPICTED ON THIS PLAN. BEFORE UTILIZING EXISTING CABLE SUPPORTS, COAX PORTS, INSTALLING NEW PORTS OR ANY OTHER EQUIPMENT, CONTRACTOR SHALL VERIFY ALL ASPECTS OF THE COMPONENTS MEET THE ATC SPECIFICATIONS.

3. THIS PROJECT INCLUDES NO INSTALL OR MODIFICATION AT GRADE.

LEGEND

⊗	GROUNDING TEST WELL
ATS	AUTOMATIC TRANSFER SWITCH
B	BOLLARD
CSC	CELL SITE CABINET
D	DISCONNECT
E	ELECTRICAL
F	FIBER
GEN	GENERATOR
G	GENERATOR RECEPTACAL
HH, V	HAND HOLE, VAULT
IB	ICE BRIDGE
K	KENTROX BOX
LC	LIGHTING CONTROL
M	METER
PB	PULL BOX
PP	POWER POLE
T	TELCO
TRN	TRANSFORMER
x	CHAINLINK FENCE



CABLE LENGTH	
RAD HEIGHT (FROM SHEET Q-201)	68'-0"
DISTANCE TO TOWER (FROM DIM)	7'-0"
FINAL LENGTH (+15% SAFETY FACTOR)	86'-0"

PROPOSED CABLE LENGTH:

1. ESTIMATED LENGTH OF PROPOSED CABLE IS **86'**. ESTIMATED LENGTH OF CABLE WAS PROVIDED BY CUSTOMER OR CALCULATED BY ADDING THE RAD CENTER AND THE DISTANCE FROM THE SHELTER ENTRY PLATE TO THE TOWER (ALONG THE ICE BRIDGE) AND A SAFETY FACTOR MEASUREMENT OF 15% (OF THE TWO PREVIOUS VALUES), CDS DEFER TO GREATEST CABLE LENGTH.
2. ROUTE PROPOSED CABLES ALONG SAME PATH AS EXISTING CABLES AND IN ACCORDANCE WITH STRUCTURAL ANALYSIS. IF ADEQUATE SPACE EXISTS, ROUTE CABLES THROUGH ENTRY PORT HOLE, UP INSIDE OF MONOPOLE, AND THROUGH EXIT PORT HOLE. IF ROUTING OUTSIDE THE MONOPOLE, ATTACH CABLES USING STAND-OFF ADAPTERS MOUNTED TO TOWER USING STAINLESS STEEL BANDING. ADEQUATELY SECURE CABLES USING EITHER APPROPRIATELY SIZED STAINLESS STEEL SNAP-INS OR MOUNTING HARDWARE AND BRACKETS AS SPECIFIED BY CABLE MANUFACTURER.

1 DETAILED SITE PLAN

0 5' 10'

SCALE: 1"=5' (11X17)
1"=2.5' (22X34)

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0	FINAL CD	RC	07/08/21

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VERIZON SITE NAME:
PRO PAYNE
SITE ADDRESS:
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SPANISH FORK, UT 84660

SEAL:

STATE OF UTAH
PETER PIOTR LICHOMSKI
No. 11741069-0301
LICENSED ARCHITECT

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DATE DRAWN:	07/08/2021
ATC JOB NO:	13662054
CUSTOMER ID:	212627
CUSTOMER NAME:	PRO PAYNE

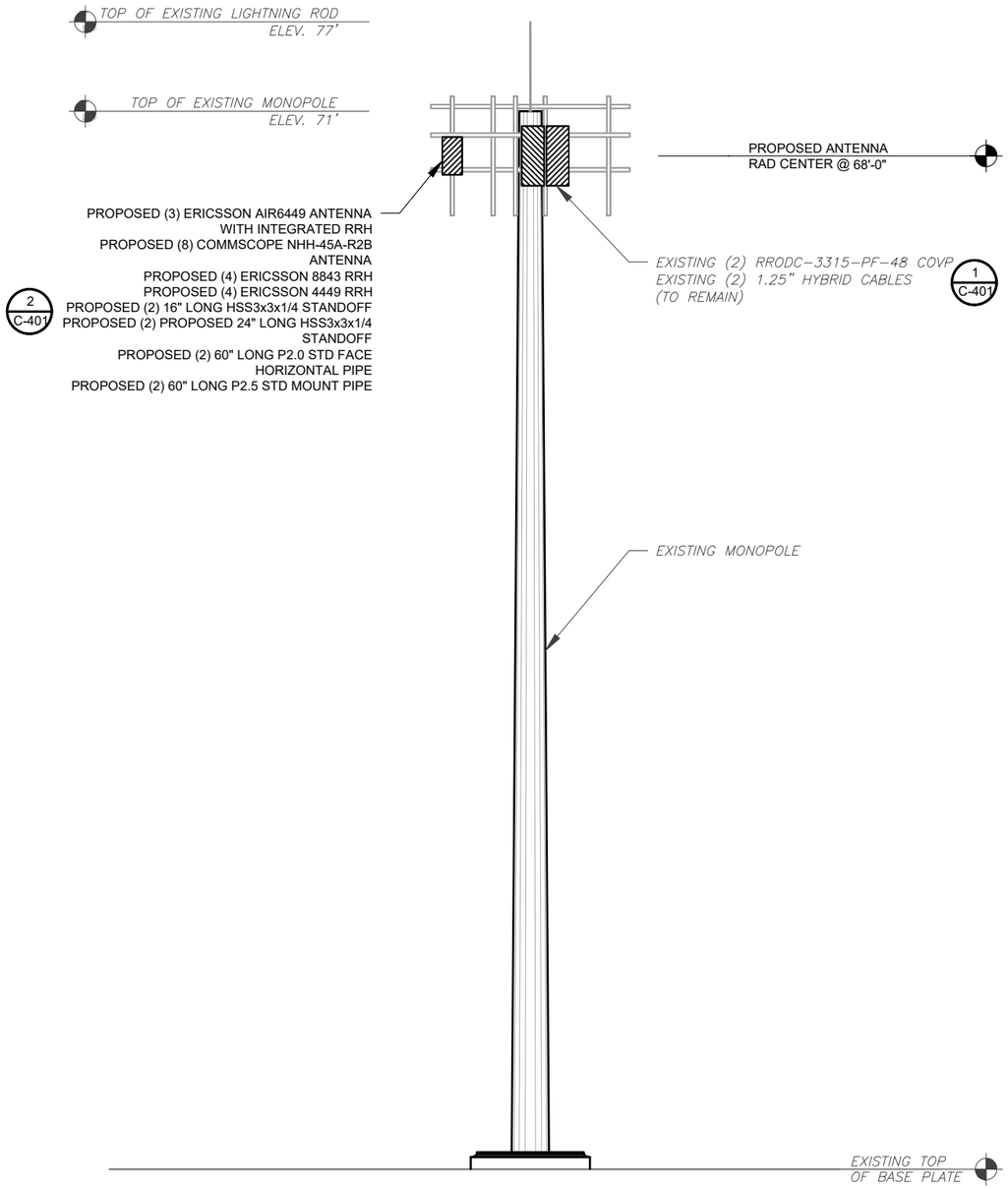
DETAILED SITE PLAN

SHEET NUMBER: C-101
REVISION: 0

NOTES:
THIS DRAWING IS FOR EXHIBIT AND LAYOUT PURPOSES ONLY.

PLEASE REFER TO STRUCTURAL DOCUMENTS (PREPARED BY OTHERS) FOR PROJECT STRUCTURAL CALCULATION AND RESULTS.

NO WORK IS TO BE DONE WITHOUT AN APPROVED STRUCTURAL ANALYSIS PROVIDED BY OTHERS.



1 TOWER ELEVATION
SCALE: N.T.S.

TOWER NOTE:
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM WITH THE AMERICAN TOWER CONSTRUCTION MANAGER THAT THEY HAVE THE MOST RECENT VERSION OF THE STRUCTURAL ANALYSIS BEFORE COMMENCING WORK. EXISTING AND PROPOSED TOWER APPURTENANCES, MOUNTS, AND ANTENNAS ARE SHOWN BASED ON THE STRUCTURAL ANALYSIS.
2. ROUTE PROPOSED CABLES ALONG SAME PATH AS EXISTING CABLES AND IN ACCORDANCE WITH STRUCTURAL ANALYSIS. IF ADEQUATE SPACE EXISTS, ROUTE CABLES THROUGH ENTRY PORT HOLE, UP INSIDE OF MONOPOLE, AND THROUGH EXIT PORT HOLE. IF ROUTING OUTSIDE THE MONOPOLE, ATTACH CABLES USING STAND-OFF ADAPTERS MOUNTED TO TOWER USING STAINLESS STEEL BANDING. ADEQUATELY SECURE CABLES USING EITHER APPROPRIATELY SIZED STAINLESS STEEL SNAP-INS OR MOUNTING HARDWARE AND BRACKETS AS SPECIFIED BY CABLE MANUFACTURER.
3. TOWER ELEVATIONS ARE MEASURED FROM TOP OF BASE PLATE TO MATCH STRUCTURAL ANALYSIS. ELEVATIONS DO NOT REFLECT TRUE ABOVE GROUND LEVEL (A.G.L.)

PER MOUNT ANALYSIS COMPLETED BY MASER CONSULTING, DATED 01/04/2021, THE EXISTING MOUNT MUST BE MODIFIED TO ADEQUATELY SUPPORT THE PROPOSED LOADING. THE MOUNT MODIFICATION PROPOSED IN THE MOUNT ANALYSIS, INCLUDED AT THE END OF THIS PLAN SET, MUST BE INSTALLED PRIOR TO THE INSTALLATION OF THE PROPOSED ANTENNAS AND OTHER EQUIPMENT

HYBRID CABLE INFO	
QUANTITY FROM COAX PORT	3
LENGTH FROM SHELTER SURGE PROTECTOR TO ENTRY PORT	11'-0" ±
LENGTH FROM ENTRY PANEL TO TOWER	7'-0"
LENGTH FROM T.O.C. TO TOWER SURGE PROTECTOR C/L	68' ±
TOTAL HYBRID CABLE LENGTH	86'-0" ±

SPECIAL NOTES:

1. GC TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. GC SHALL NOTIFY P.M. AND ARCHITECT/ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
2. STRUCTURAL/ DESIGN & ANALYSIS SHALL BE PERFORMED & APPROVED BY TOWER OWNER AND MANUFACTURER (STRUCTURAL ANALYSIS BY OTHERS)
3. STRUCTURAL ANALYSIS PERFORMED BY OTHERS. CONTRACTOR TO THOROUGHLY REVIEW THE TOWER STRUCTURAL ANALYSIS FOR INFORMATION PERTAINING TO TOWER UPGRADES, MOUNTING TYPES, ANTENNA HEIGHTS, AND CABLE ROUTING, ANY OTHER DISCREPANCIES BETWEEN THE DRAWINGS, STRUCTURAL ANALYSIS, AND TOWER PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER PRIOR TO BIDDING AND INSTALLATION.

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verizon

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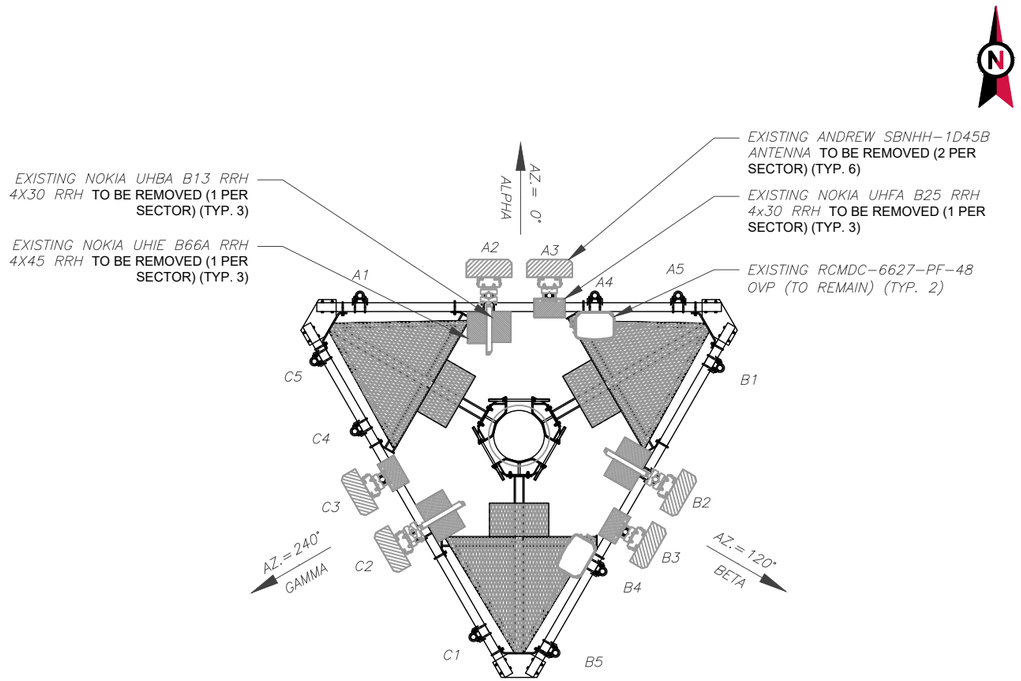
CUSTOMER ID:	212627
CUSTOMER NAME:	PRO PAYNE

TOWER ELEVATION

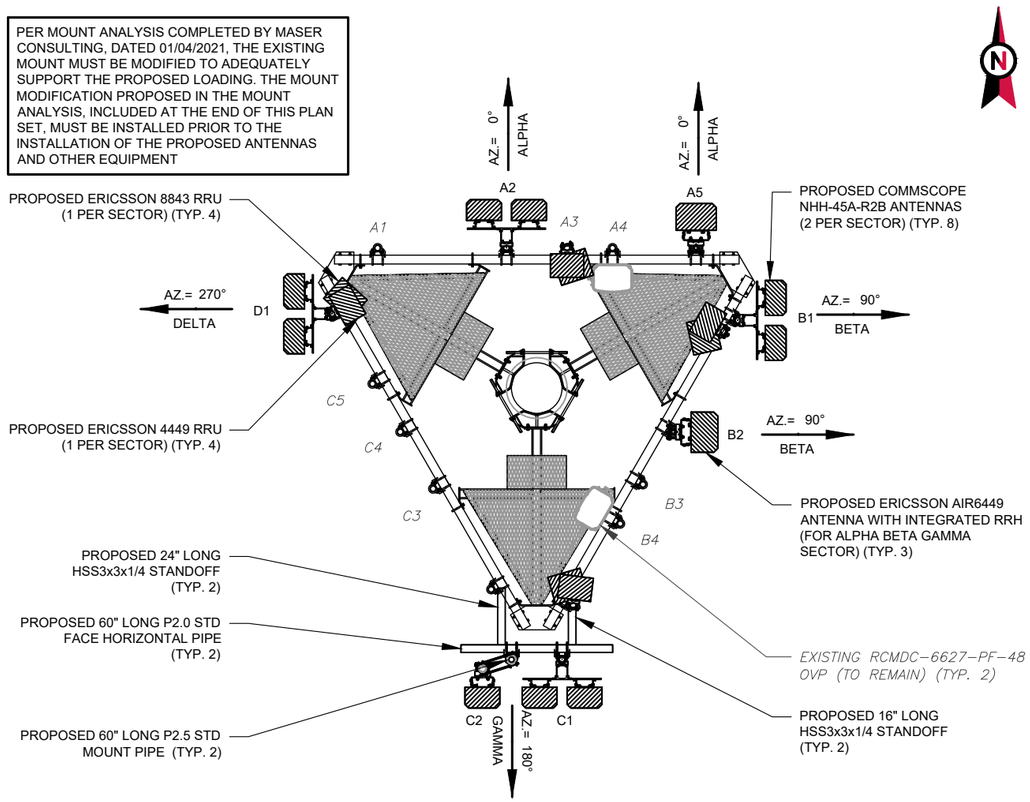
SHEET NUMBER:	REVISION:
C-201	0



1 EXISTING ANTENNA PLAN

SCALE: N.T.S.

PER MOUNT ANALYSIS COMPLETED BY MASER CONSULTING, DATED 01/04/2021, THE EXISTING MOUNT MUST BE MODIFIED TO ADEQUATELY SUPPORT THE PROPOSED LOADING. THE MOUNT MODIFICATION PROPOSED IN THE MOUNT ANALYSIS, INCLUDED AT THE END OF THIS PLAN SET, MUST BE INSTALLED PRIOR TO THE INSTALLATION OF THE PROPOSED ANTENNAS AND OTHER EQUIPMENT



2 FINAL ANTENNA PLAN

SCALE: N.T.S.

EXISTING ANTENNA / EQUIPMENT SCHEDULE

LOCATION			ANTENNA SUMMARY				NON ANTENNA SUMMARY
SECTOR	RAD	AZ	POS	ANTENNA	MECH. D-TILT	ELEC. D-TILT	ADDITIONAL TOWER MOUNTED EQUIPMENT
ALPHA	68'	0°	**A1**	–	-	-	-
			A2	ANDREW SBNHH-1D45B	0	4	UHBA B13 RRH 4X30 RRH & UHIE B66A RRH 4X45 RRH
			A3	ANDREW SBNHH-1D45B	0	4	UHFA B25 RRH 4X30
			A4	-	-	-	-
			A5	-	-	-	-
BETA	68'	120°	**B1**	-	-	-	-
			B2	ANDREW SBNHH-1D45B	0	3	UHBA B13 RRH 4X30 RRH & UHIE B66A RRH 4X45 RRH
			B3	ANDREW SBNHH-1D45B	0	3	UHFA B25 RRH 4X30
			B4	-	-	-	-
			B5	-	-	-	-
GAMMA	68'	240°	**C1**	-	-	-	-
			C2	ANDREW SBNHH-1D45B	0	3	UHBA B13 RRH 4X30 RRH & UHIE B66A RRH 4X45 RRH
			C3	ANDREW SBNHH-1D45B	0	3	UHFA B25 RRH 4X30
			C4	-	-	-	-
			C5	-	-	-	-

NOTES

1. BASED ON APPROVED ATC APPLICATION 13662054, DATED N/A. CONFIRM WITH VERIZON REP FOR APPLICABLE UPDATES/REVISIONS AND MOST RECENT RFDS FOR NSN CONFIGURATION (CONFIG). GC TO CAP ALL UNUSED PORTS.
2. ATC HAS NOT YET VERIFIED ANY EXISTING ANTENNA CONFIG OR MOUNT CONFIG. CONTRACTOR TO VERIFY MOUNT CONFIG HAS SUFFICIENT SPACE FOR PROPOSED LESSEE EQUIPMENT (EQUIP) (I.E. CLEARANCES, MOUNT PIPE, SUFFICIENT LENGTH, ETC.) ATC DID NOT ANALYZE ANTENNA MOUNT TO DETERMINE ADEQUATE STRUCTURAL CAPACITY FOR ANY LESSEE LOADING.
3. ALL PROPOSED EQUIP INCLUDING ANTENNAS, COAX, ETC. SHALL BE MOUNTED IN ACCORDANCE WITH THE TOWER STRUCTURAL ANALYSIS ON FILE WITH ATC'S CM.
4. CONFIRM SPACING OF PROPOSED EQUIP DOES NOT CAUSE TOWER CONFLICTS NOR IMPEDE TOWER CLIMBING PEGS.
5. POSITIONS START WITH FIRST PIPE ON THE LEFT SIDE (AS VIEWED FROM BEHIND THE MOUNT).

EXISTING ANTENNA / EQUIPMENT SCHEDULE

LOCATION			ANTENNA SUMMARY				NON ANTENNA SUMMARY
SECTOR	RAD	AZ	POS	ANTENNA	MECH. D-TILT	ELEC. D-TILT	ADDITIONAL TOWER MOUNTED EQUIPMENT
ALPHA	68'	0°	**A1**	–	-	-	-
			A2	COMMSCOPE NHH-45A-R2B	3	5	4449 RRH
			A3	COMMSCOPE NHH-45A-R2B	3	5	8843 RRH
			A4	-	-	-	-
			A5	ERICSSON AIR6449	0	3	-
BETA	68'	90°	B1	COMMSCOPE NHH-45A-R2B	3	3	4449 RRH
				COMMSCOPE NHH-45A-R2B	3	3	8843 RRH
			B2	ERICSSON AIR6449	0	3	-
			B3	-	-	-	-
			B4	-	-	-	-
GAMMA	68'	180°	C1	COMMSCOPE NHH-45A-R2B	3	3	4449 RRH
				COMMSCOPE NHH-45A-R2B	3	3	8843 RRH
			C2	ERICSSON AIR6449	0	3	-
			C3	-	-	-	-
			C4	-	-	-	-
			C5	-			
DELTA	68'	270°	D1	COMMSCOPE NHH-45A-R2B	3	3	4449 RRH
				COMMSCOPE NHH-45A-R2B	3	3	8843 RRH

CURRENT FIBER DISTRIBUTION/OVP BOX		CURRENT CABLING SUMMARY		
MODEL NUMBER	STATUS	COAX	HYBRID	STATUS
(2) RRODC-3315-PF-48	*RMN*	–	*(2) 1.25"*	*RMN*
-	-	–	–	–

STATUS ABBREVIATIONS

RMV: TO BE REMOVED
RMN: TO REMAIN
REL: TO BE RELOCATED
DSC: TO BE DISCONNECTED & REMAIN
ADD: TO BE ADDED

3 ANTENNA SCHEDULE

CABLE LENGTHS FOR JUMPERS

FIBER DISTRIBUTION/OVP TO RRU: 15'
RRU TO COMBINER: 10'
COMBINER TO ANTENNA: 10'

CURRENT FIBER DISTRIBUTION/OVP BOX		CURRENT CABLING SUMMARY		
MODEL NUMBER	STATUS	COAX	HYBRID	STATUS
(2) RRODC-3315-PF-48	*RMN*	–	*(2) 1.25"*	*RMN*
-	-	–	–	–

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Wixom, Michigan 48393
PHONE: (248) 705-9212

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REV.	DESCRIPTION	BY	DATE
A	PRELIM	RC	06/03/21
0	FINAL CD	RC	07/08/21

ATC SITE NUMBER:

418704

ATC SITE NAME:

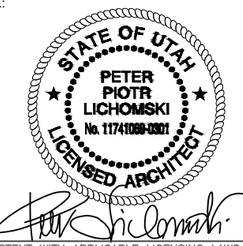
SPANISH FORK UT SQA

VERIZON SITE NAME:

PRO PAYNE

SITE ADDRESS:
1345 N 200 E
SPANISH FORK, UT 84660

SEAL:



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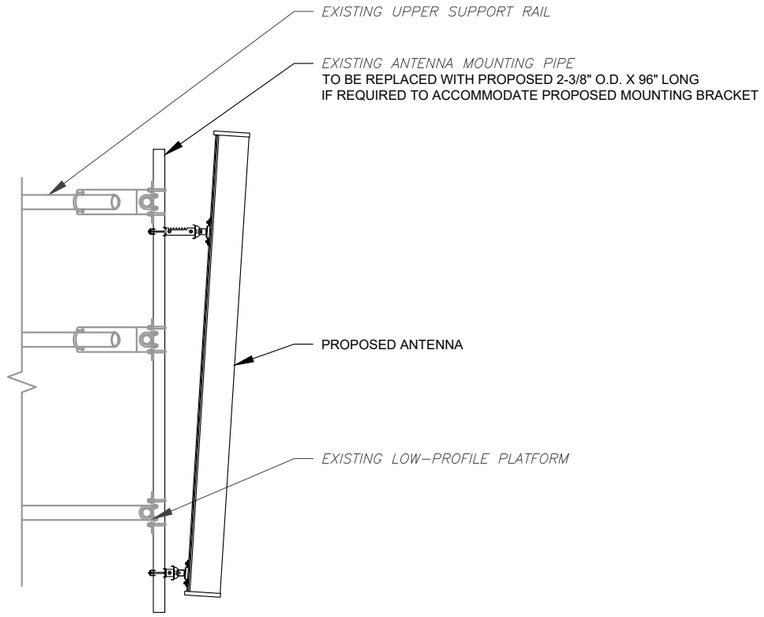
DATE DRAWN:	07/08/2021
ATC JOB NO:	13662054
CUSTOMER ID:	212627
CUSTOMER NAME:	PRO PAYNE

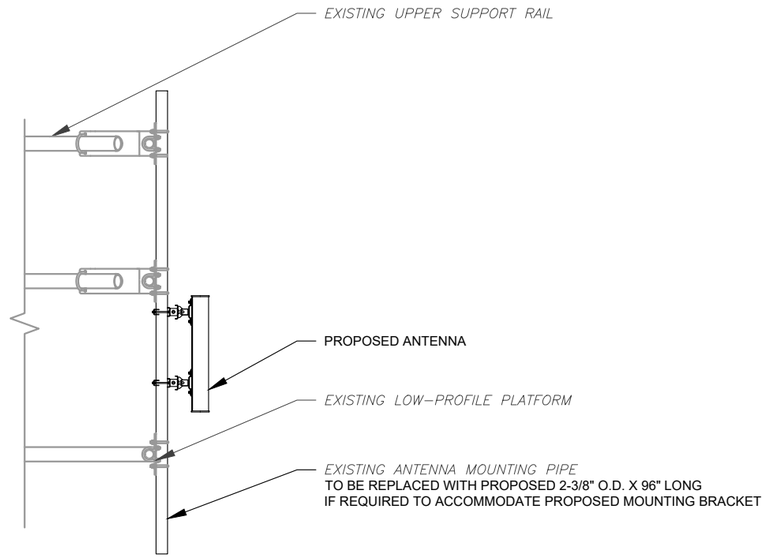
ANTENNA INFORMATION & SCHEDULE

SHEET NUMBER:	REVISION:
C-401	0



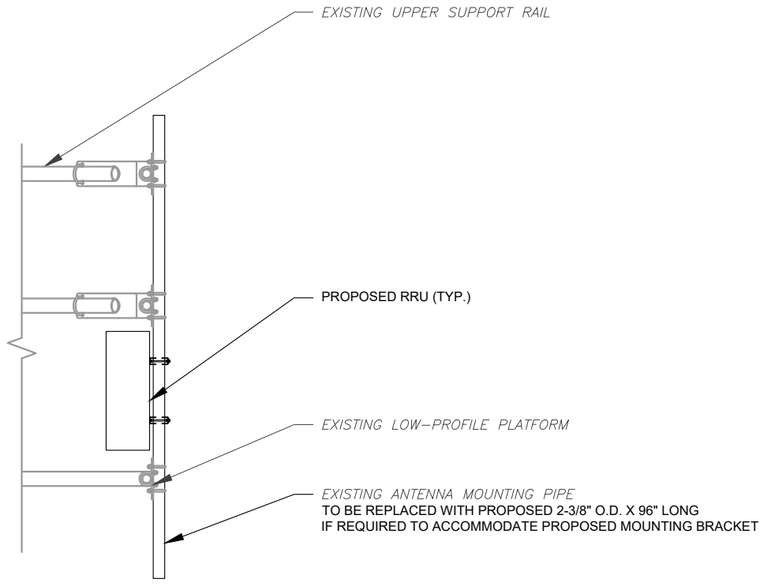
1 PROPOSED ANTENNA MOUNTING DETAIL - TYPICAL

SCALE: NOT TO SCALE



2 PROPOSED 5G ANTENNA MOUNTING DETAIL - TYPICAL

SCALE: N.T.S.



3 PROPOSED RRU MOUNTING DETAIL - TYPICAL

SCALE: N.T.S.

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REV.	DESCRIPTION	BY	DATE
A	PRELIM	RC	06/03/21
0	FINAL CD	RC	07/08/21

ATC SITE NUMBER:

418704

ATC SITE NAME:

SPANISH FORK UT SQA

VERIZON SITE NAME:

PRO PAYNE

SITE ADDRESS:
1345 N 200 E
SPANISH FORK, UT 84660

SEAL:

STATE OF UTAH
PETER PIOTR LICHOMSKI
No. 11741080-0301
LICENSED ARCHITECT

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DATE DRAWN:	07/08/2021
ATC JOB NO:	13662054
CUSTOMER ID:	212627
CUSTOMER NAME:	PRO PAYNE

MOUNT DETAILS

SHEET NUMBER:	REVISION:
C-501	0

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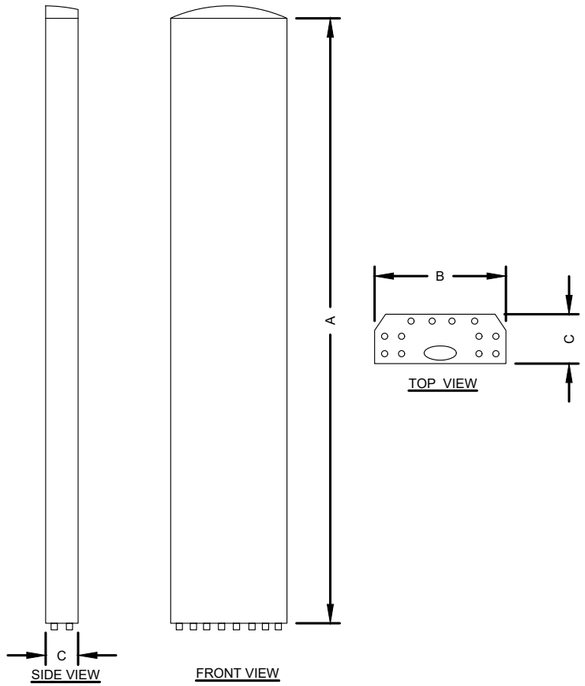
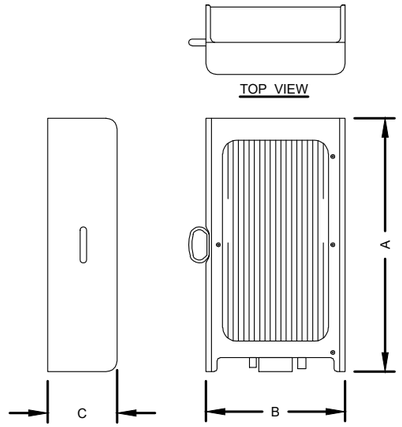


ANTENNA SPECIFICATIONS				
ANTENNA MODEL	A	B	C	WEIGHT (LBS)
AIR 6449	30.4"	15.9"	10.6"	81.6
NHH-45A-R2B	48"	18"	7"	49.8

NOTES:

1. NEW ANTENNAS MUST BE PAINTED TO MATCH EXISTING CONDITION.



RRU SPECIFICATIONS				
RRU MODEL	A	B	C	WEIGHT (LBS)
RADIO 8843	18"	13.2"	11.3"	75.0
RADIO 4449	18"	13.2"	9.4"	70.0

1 EQUIPMENT MANUFACTURER DETAIL - FOR REFERENCE ONLY

SCALE: NOT TO SCALE

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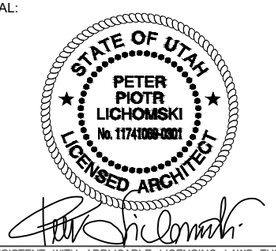
1345 N 200 E
SPANISH FORK, UT 84660

SEAL:



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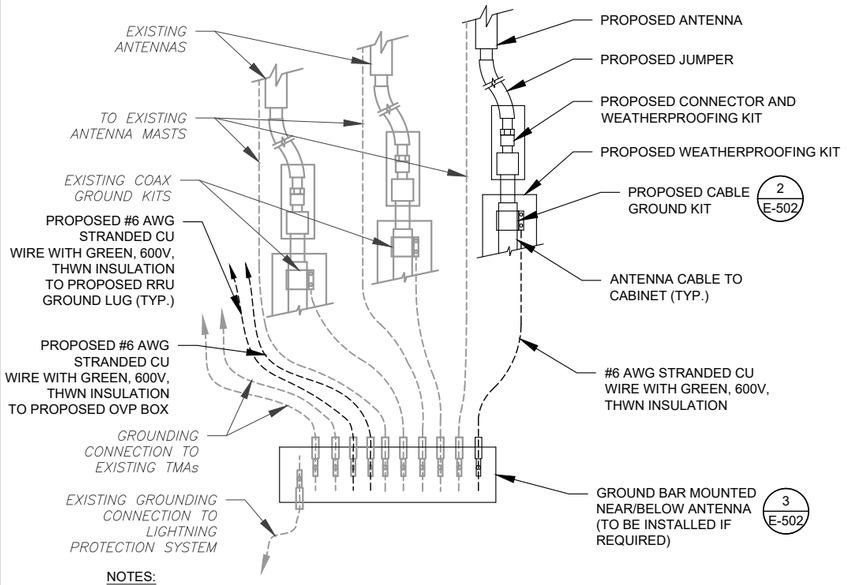
DATE DRAWN:	07/08/2021
ATC JOB NO:	13662054
CUSTOMER ID:	212627
CUSTOMER NAME:	PRO PAYNE

EQUIPMENT DETAILS

SHEET NUMBER:	REVISION:
C-502	0

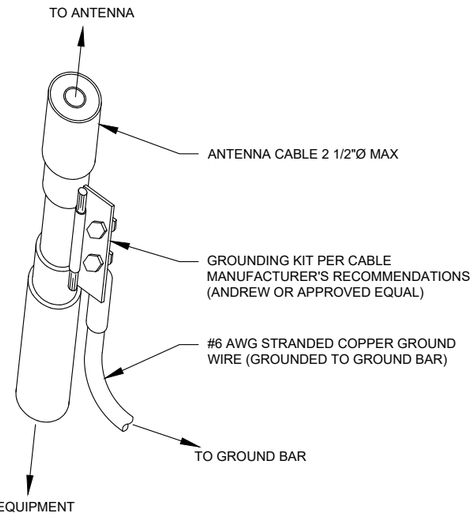


NOTES:

1. THIS DETAIL IS INTENDED TO SHOW THE GENERAL GROUNDING REQUIREMENTS. SLIGHT ADJUSTMENTS MAY BE REQUIRED BASED ON EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NEEDED AND INFORM THE CONSTRUCTION MANAGER OF ANY CONFLICTS.
2. SITE GROUNDING SHALL COMPLY WITH VERIZON GROUNDING STANDARDS, LATEST EDITION, AND COMPLY WITH VERIZON GROUNDING CHECKLIST, LATEST VERSION. WHEN NATIONAL AND LOCAL GROUNDING CODES ARE MORE STRINGENT THEY SHALL GOVERN.

1 TYPICAL ANTENNA GROUNDING DIAGRAM

SCALE: N.T.S.

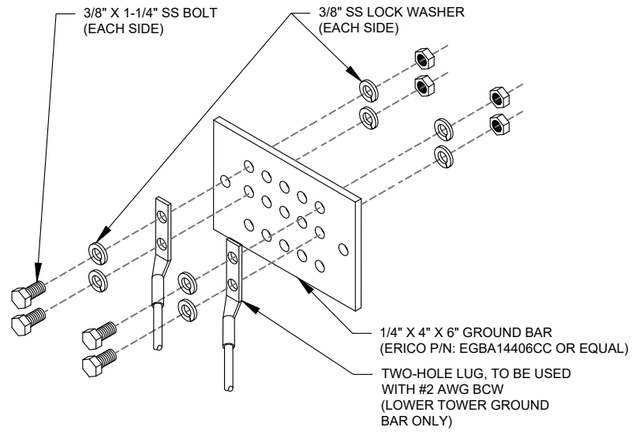


GROUND KIT NOTES:

1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. CONTRACTOR SHALL PROVIDE WEATHERPROOFING KIT (ANDREW PART NUMBER 221213) AND INSTALL/TAPE PER MANUFACTURER'S SPECIFICATIONS.

2 TYPICAL CABLE GROUND KIT CONNECTION DETAIL

SCALE: N.T.S.

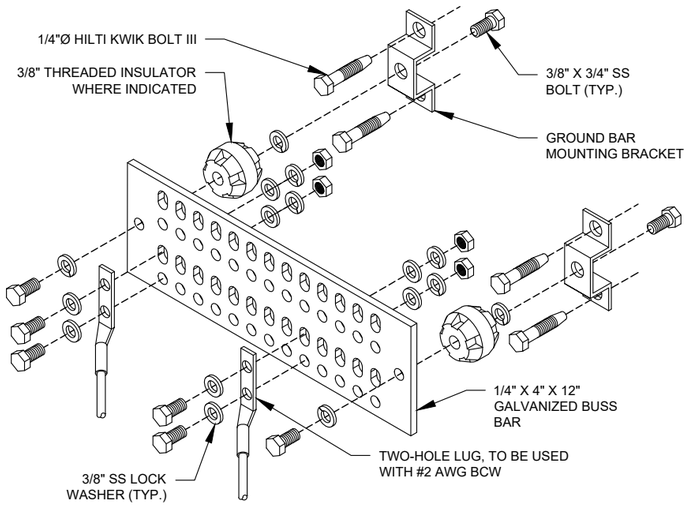


GROUND BAR NOTES:

1. GROUND BAR KITS COME WITH ALL HARDWARE, NUTS, BOLTS, WASHERS, ETC. EXCEPT THE STRUCTURAL MOUNTING MEMBER(S).
2. GROUND BAR TO BE BONDED DIRECTLY TO TOWER.

3 TYPICAL TOWER GROUND BAR DETAIL

SCALE: N.T.S.

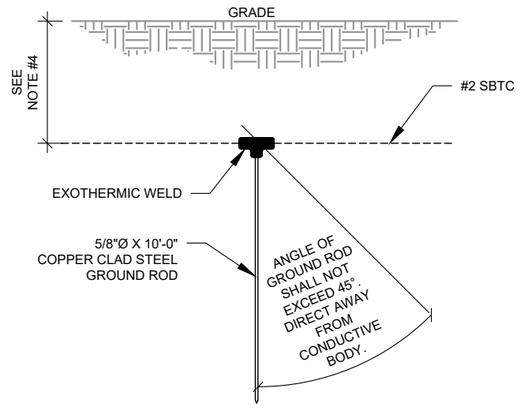


GROUND BAR NOTES

1. GROUND KITS COME WITH ALL HARDWARE, NUTS, BOLTS, WASHERS, ETC. EXCEPT THE STRUCTURAL MOUNTING MEMBER(S).
2. GROUND BAR SHALL BE BOLTED TO STRUCTURAL MEMBER OR ANCHORED TO CONCRETE SLAB W/ HILTI KWIK BOLT III.

4 MAIN GROUND BAR DETAIL

SCALE: N.T.S.

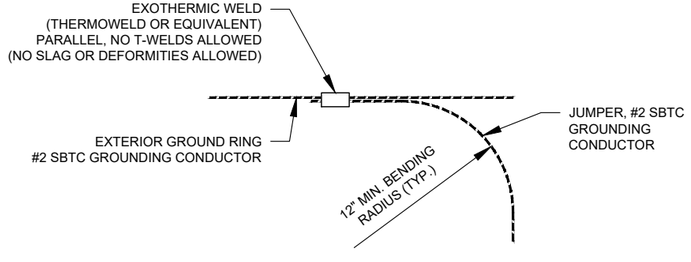


NOTES:

1. SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS.
2. COORDINATE UTILITY, LOCATE BEFORE DIGGING.
3. CONDUIT TRENCHING DEPTHS AT 36" OR 6" BELOW FROST LINE, WHICHEVER IS GREATER.
4. ALL RING AND RADIAL DEPTHS AT 30" OR 6" BELOW FROST LINE, WHICHEVER IS GREATER.

5 TYPICAL GROUND ROD DETAIL

SCALE: N.T.S.



6 TYPICAL TIE CONNECTION DETAIL

SCALE: N.T.S.

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REV.	DESCRIPTION	BY	DATE
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ATC SITE NUMBER:

418704

ATC SITE NAME:

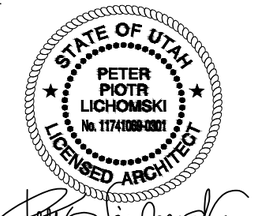
SPANISH FORK UT SQA

VERIZON SITE NAME:

PRO PAYNE

SITE ADDRESS:
1345 N 200 E
SPANISH FORK, UT 84660

SEAL:



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DATE DRAWN:	07/08/2021
ATC JOB NO:	13662054
CUSTOMER ID:	212627
CUSTOMER NAME:	PRO PAYNE

GROUNDING DETAILS

SHEET NUMBER:	REVISION:
E-503	0

Maser Consulting
2000 Midlantic Dr, Suite 100
Mt. Laurel, NJ 08054
856.797.0412
kross@maserconsulting.com

Post-Mod Antenna Mount Analysis Report and PMI Requirements

Mount Fix

SMART Tool Project #: 10031800
Maser Consulting Project #: 20779237A

January 4, 2021

Site Information	*Site ID:*	*212627-VZW / PAYNE*
	Site Name:	*PAYNE*
	Carrier Name:	*Verizon Wireless*
	Address:	*1345 N 200 E* *Spanish Fork, Utah 84660* *Utah County*
	Latitude:	*40.129089°*
	Longitude:	*-111.650658°*
Structure Information	*Tower Type:*	*70-Ft Monopole*
	Mount Type:	*11.50-Ft Platform*

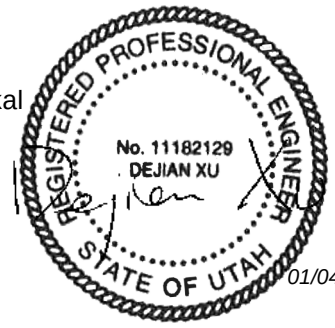
FUZE ID # 16242714

Analysis Results

Platform: **88.4% Pass**

******Contractor PMI Requirements*:**
Included at the end of this MA report
Available & Submitted via portal at https://pmi.vzwsmart.com
Contractor - Please Review Specific Site PMI Requirements Upon Award
Requirements also Noted on Mount Modification Drawings
Requirements may also be Noted on A & E drawings

Report Prepared By: Prasanna Dhakal



01/04/2021

Final Loading Configuration:

The following equipment has been considered for the analysis of the mount:

Mount Elevation (ft)	Equipment Elevation (ft)	Quantity	Manufacturer	Model	Status
65.75	68.00	8	Commscope	NHH-45A-R2B	Added
		3	-	VZE01	
		4	Ericsson	4449	
		4	Ericsson	8843	
		2	Raycap	RRODC-3315-PF-48*	Retained

* Equipment to be flush mounted directly to the Monopole. They are not mounted on the platform mount and are not included in this mount analysis.

Standard Conditions:

1. All engineering services are performed on the basis that the information provided to Maser Consulting and used in this analysis is current and correct. The existing equipment loading has been applied at locations determined from the supplied documentation. Any deviation from the loading locations specified in this report shall be communicated to Maser Consulting to verify deviation will not adversely impact the analysis.

2. Mounts are assumed to have been properly fabricated, installed and maintained in good condition, twist free and plumb in accordance with its original design and manufacturer's specifications.

   Obvious safety and structural issues/deficiencies noticed at the time of the mount mapping and reported in the Mount Mapping Report are assumed to be corrected and documented as part of the PMI process and are not considered in the mount analysis.

   The mount analysis and the mount mapping are not a condition assessment of the mount. Proper maintenance and condition assessments are still required post analysis.

3. For mount analyses completed from other data sources (including new replacement mounts) and not specifically mapped by Maser Consulting, the mounts are assumed to have been properly fabricated, installed and maintained in good condition, twist free and plumb in accordance with its original design and manufacturer's specifications.

4. All member connections are assumed to have been designed to meet or exceed the load carrying capacity of the connected member unless otherwise specified in this report.

5. The mount was checked up to, and including, the bolts that fasten it to the mount collar/attachment and threaded rod connections in collar members if applicable. Local deformation and interaction between the mount collar/attachment and the supporting tower structure are outside the scope of this analysis.

6. All services are performed, results obtained, and recommendations made in accordance with generally accepted engineering principles and practices. Maser Consulting is not responsible for the conclusion, opinions, and recommendations made by others based on the information supplied.

7. Structural Steel Grades have been assumed as follows, if applicable, unless otherwise noted in this analysis:
   - Channel, Solid Round, Angle, Plate — ASTM A36 (Gr. 36)
   - HSS (Rectangular) — ASTM 500 (Gr. B-46)
   - Pipe — ASTM A53 (Gr. B-35)
   - Threaded Rod — F1554 (Gr. 36)
   - Bolts — ASTM A325

8. Any mount modifications listed under Sources of Information are assumed to have been installed per the design specifications.

Discrepancies between in-field conditions and the assumptions listed above may render this analysis invalid unless explicitly approved by Maser Consulting.

Analysis Results:

Component	Utilization %	Pass/Fail
Standoff Horizontal	*46.5%*	*Pass*
Platform Crossmember	*15.5%*	*Pass*
Corner Plate	*18.4%*	*Pass*
Grating Support	*8.0%*	*Pass*
Cross Arm Plate	*40.7%*	*Pass*
Face Horizontal	*25.8%*	*Pass*
Standoff Support	*16.8%*	*Pass*
Support Rail	*32.2%*	*Pass*
Support Rail Corner Plate	*6.6%*	*Pass*
Mount Pipe	*38.6%*	*Pass*
Pipe Standoff	*6.5%*	*Pass*
MOD Face Horizontal	*23.2%*	*Pass*
Mount Connection (Bolt)	*32.4%*	*Pass*
Mount Connection (Weld)	*88.4%*	*Pass*

Structure Rating – *(Controlling Utilization of all Components)*	**88.4%**

Recommendation:

The existing mount will be **SUFFICIENT** for the final loading after the proposed modifications are successfully completed.

ANSI/ASSP rigging plan review services compliant with the requirements of ANSI/TIA 322 are available for a Construction Class IV site or other, if required. Separate review fees will apply.

Attachments:

1. Mount Photos
2. Mount Mapping Report (for reference only)
3. Analysis Calculations
4. **Contractor Required PMI Report Deliverables**
5. Antenna Placement Diagrams

PROJECT NOTES

1. SEE MODIFICATION NOTES
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITY COMPANIES OR OTHER PUBLIC/GOVERNING AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
4. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE AS A RESULT OF CONSTRUCTION OF THIS FACILITY AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
6. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
7. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING THE BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND CONSTRUCTION DRAWINGS.
8. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THESE DRAWINGS MUST BE VERIFIED. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
9. SINCE THE CELL SITE MAY BE ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE REQUIRED TO BE WORN TO ALERT OF ANY POTENTIALLY DANGEROUS EXPOSURE LEVELS.
10. NO NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS FACILITY AS TO CAUSE A NUISANCE.
11. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION (NO HANDICAP ACCESS IS REQUIRED).

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MOUNT MODIFICATION DRAWINGS
EXISTING 11.50-FT PLATFORM MOUNT

SITE NAME: PAYNE
SITE NUMBER: 212627

1345 N 200 E
SPANISH FORK, UT 84660
UTAH COUNTY

PROJECT INFORMATION

SITE INFORMATION

LATITUDE:	40.129089° N
LONGITUDE:	111.650658° W
JURISDICTION	UTAH COUNTY

APPLICANT/LESSEE

COMPANY	VERIZON WIRELESS

CLIENT REPRESENTATIVE

COMPANY	CRAIG AND ASSOCIATES
ADDRESS	5109 WEST SAN JOSE STREET
CITY, STATE, ZIP	TAMPA, FL 33629
CONTACT	KAREN BILLIOT
E-MAIL	KAREN.BILLIOT@CAAWIRELESS.COM

PROJECT MANAGER

COMPANY	MASER CONSULTING
CONTACT	KRISTINA ROSS
PHONE	(615) 686-2575
E-MAIL	KROSS@MASERCONSULTING.COM

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
S-1	BILL OF MATERIALS
S-2	MODIFICATION NOTES
S-3	MODIFICATION NOTES
S-4	MODIFICATION DETAILS
S-5	MODIFICATION DETAILS
S-6	MODIFICATION DETAILS
S-7	MOUNT PHOTOS
	SPECIFICATION SHEETS

CONTRACTOR PMI REQUIREMENTS

PMI LOCATION	HTTPS://PMI.VZWSMART.COM
SMART TOOL PROJECT #	10031800
VZW LOCATION CODE (PSLC)	212627
FUZE ID	16242714

PMI REQUIREMENTS EMBEDDED WITHIN MOUNT MODIFICATION REPORT

REFERENCED DOCUMENTS

FAILING MOUNT ANALYSIS REPORT

SMART TOOL PROJECT #	10025753
MASER CONSULTING PROJECT #	20779237A
ANALYSIS DATE	12/22/20

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

SCALE: AS SHOWN
JOB NUMBER: 20779237A

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
0	01/04/2021	ISSUED FOR CONSTRUCTION	MJB	DX

REGISTERED PROFESSIONAL ENGINEER
No. 11182129
DEJIAN XU
Dejian Xu
UTAH PROFESSIONAL ENGINEER
LICENSE NUMBER: 11182129-2202
MASER CONSULTING, INC.
STATE OF UTAH
01/04/2021

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE RESPONSIBLE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

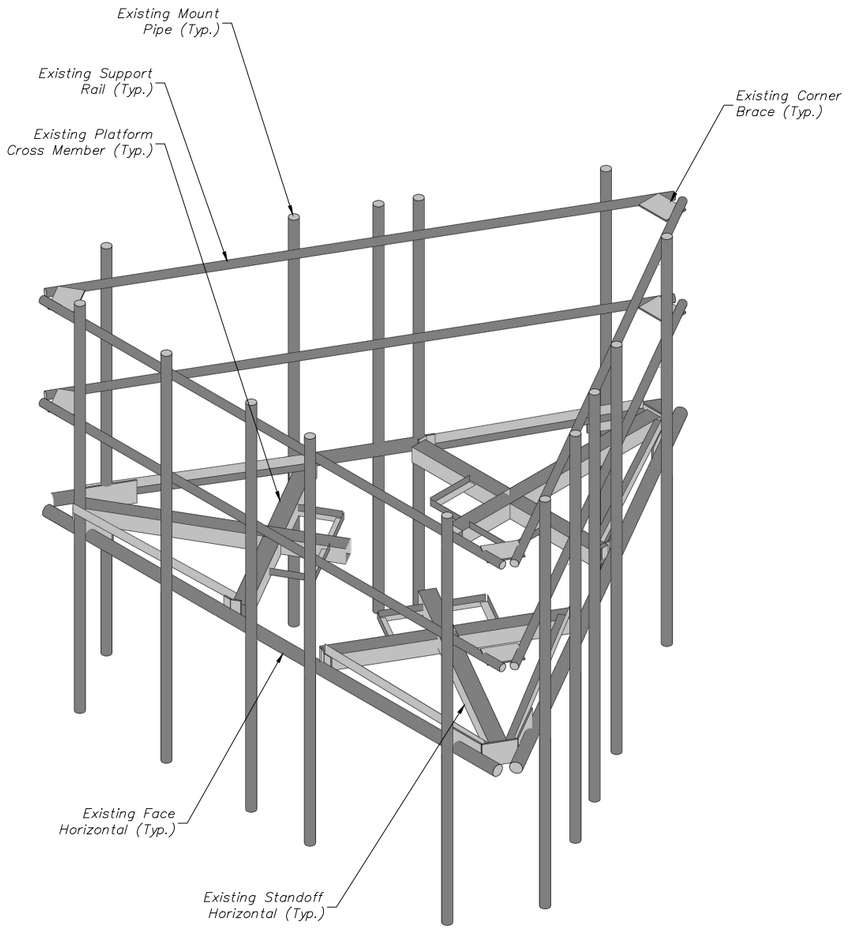
SITE NAME:
PAYNE
212627
1345 N 200 E
SPANISH FORK, UT 84660
UTAH COUNTY

MT. LAUREL OFFICE
2000 Midlantic Drive
Suite 100
Mount Laurel, NJ 08054
Phone: 856.797.0412
Fax: 856.722.1120

SHEET TITLE: TITLE SHEET
SHEET NUMBER: T-1

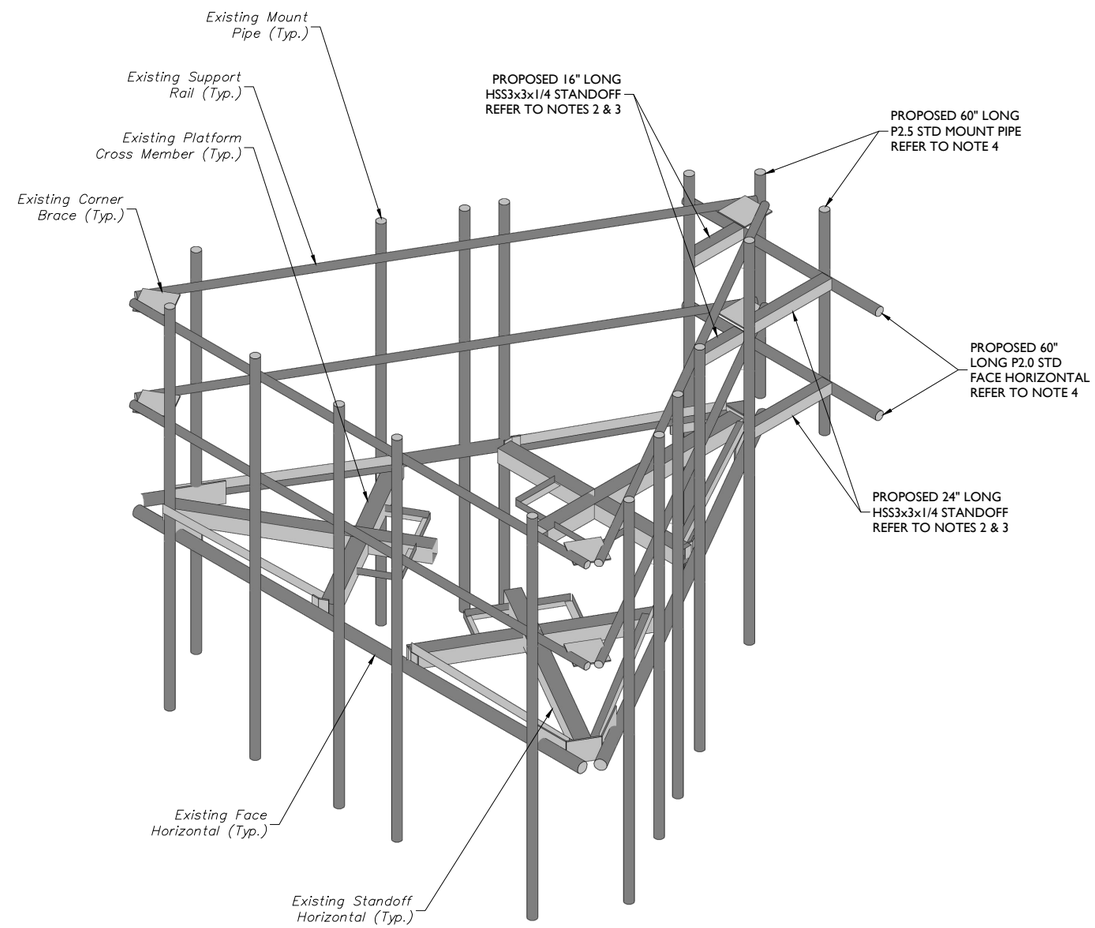
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

LA-Public_1124231627 PAYNE Mount MOD.dwg 3:1 By: MBLA208



1 EXISTING PLATFORM ISOMETRIC VIEW

SCALE : N.T.S.



2 PROPOSED PLATFORM ISOMETRIC VIEW

SCALE : N.T.S.

STRUCTURAL NOTES:

1. PER THE MOUNT MAPPING COMPLETED BY RKS DESIGN & ENGINEERING LLC ON 12/02/20, THE SAFETY CLIMB AND CLIMBING FACILITIES UP TO THE VERIZON MOUNT ELEVATION (65'-9") ARE IN GOOD CONDITION. MASER DOES NOT WARRANT THIS INFORMATION.
2. INSTALL SHALL NOT CAUSE HARM TO THE STRUCTURE, CLIMBING FACILITY, SAFETY CLIMB, OR ANY SYSTEM INSTALLED ON THE STRUCTURE. TIMELY NOTICE AND DOCUMENTATION SHALL BE PROVIDED BY CONTRACTORS TO THE EOR (OF STRUCTURAL DESIGN) IF AN OBSTRUCTION WAS REQUIRED TO MEET THE RF SYSTEM DESIGN REQUIREMENTS AND PERFORMANCES.

MODIFICATION NOTES:

1. MOUNT MEMBERS NOT SHOWN FOR CLARITY U.N.O.
2. CONNECT NEW STANDOFFS TO EXISTING VERTICAL MOUNT PIPES WITH CONNECTION DETAILS REFER TO SHEET S-6.
3. CONNECT NEW STANDOFFS TO NEW FACE HORIZONTAL PIPES WITH CONNECTION DETAILS REFER TO SHEET S-6.
4. CONNECT NEW MOUNT PIPES TO NEW FACE HORIZONTALS WITH CROSSOVER PLATES. (PART #: VZWSMART-MSK1).

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SCALE : AS SHOWN
JOB NUMBER : 20779237A

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
0	01/04/2021	ISSUED FOR CONSTRUCTION	MJB	DX

REGISTERED PROFESSIONAL ENGINEER
No. 11182129
DEJIAN XU
Dejian Xu
UTAH PROFESSIONAL ENGINEER
LICENSE NUMBER: 11182129-2202
MASER CONSULTING, INC.
STATE OF UTAH
01/04/2021

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SITE NAME:

PAYNE
212627

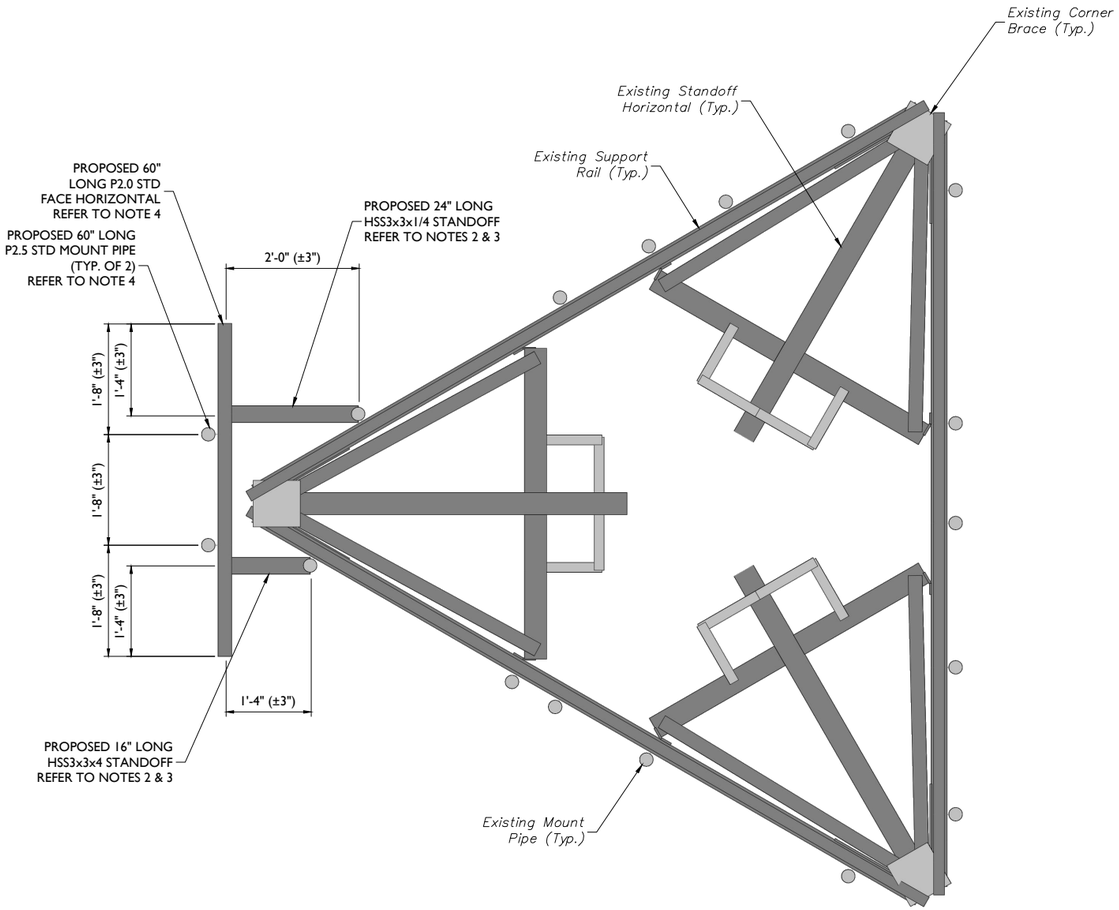
1345 N 200 E
SPANISH FORK, UT 84660
UTAH COUNTY

MT. LAUREL OFFICE
2000 Midlantic Drive
Suite 100
Mount Laurel, NJ 08054
Phone: 856.797.0412
Fax: 856.722.1120

SHEET TITLE : MODIFICATION DETAILS

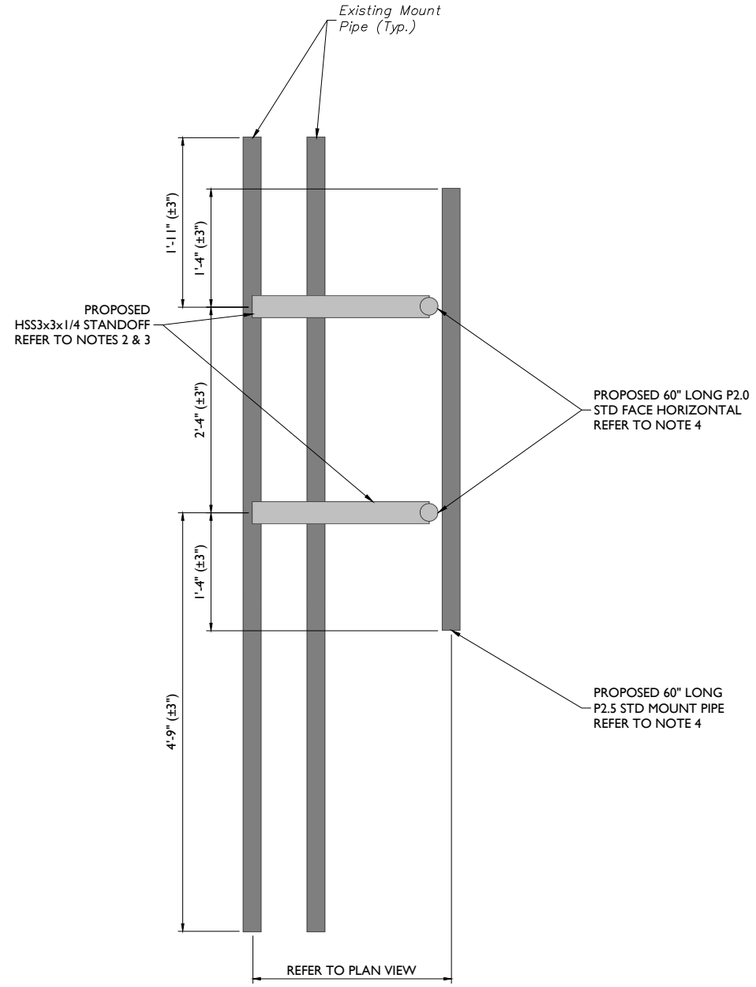
SHEET NUMBER : S-4

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



1 PROPOSED FRAME PLAN VIEW

SCALE : N.T.S.



2 PROPOSED SIDE ELEVATION VIEW

SCALE : N.T.S.

MODIFICATION NOTES:

1. MOUNT MEMBERS NOT SHOWN FOR CLARITY U.N.O.
2. CONNECT NEW STANDOFFS TO EXISTING VERTICAL MOUNT PIPES WITH CONNECTION DETAILS REFER TO SHEET S-6.
3. CONNECT NEW STANDOFFS TO NEW FACE HORIZONTAL PIPES WITH CONNECTION DETAILS REFER TO SHEET S-6.
4. CONNECT NEW MOUNT PIPES TO NEW FACE HORIZONTALS WITH CROSSOVER PLATES. (PART #: VZWSMART-MSK1).

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No. 11182129
DEJIAN XU
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Dejian Xu
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LICENSE NUMBER: 11182129-2202
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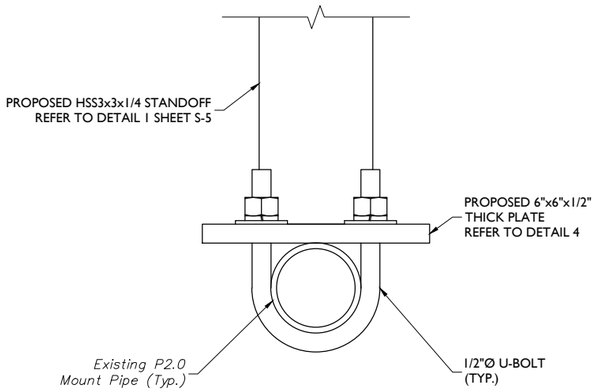
SHEET TITLE : MODIFICATION DETAILS

SHEET NUMBER : S-5

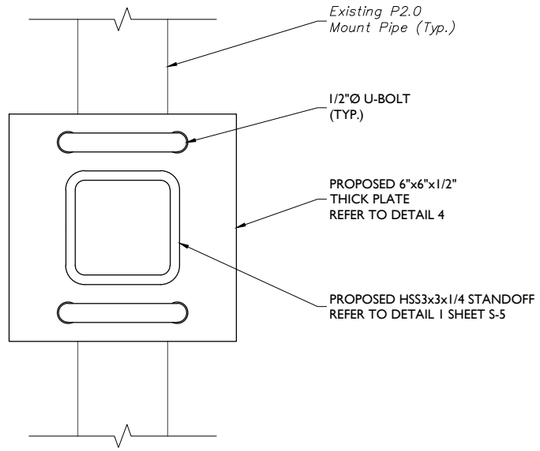
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

M:\Projects\VZW\Drawings\Site Folder\212627 PAYNE\Mount Mod\212627 PAYNE Mount MOD.dwg 8.5 By:HBLAZER



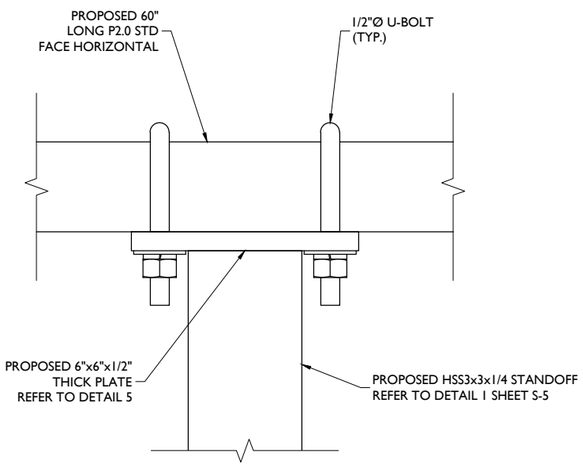
1 PIPE MAST CONNECTION PLAN VIEW

SCALE : N.T.S.



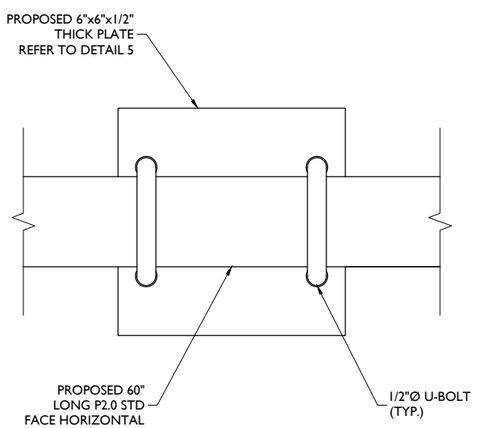
2 PIPE MAST CONNECTION ELEVATION VIEW

SCALE : N.T.S.



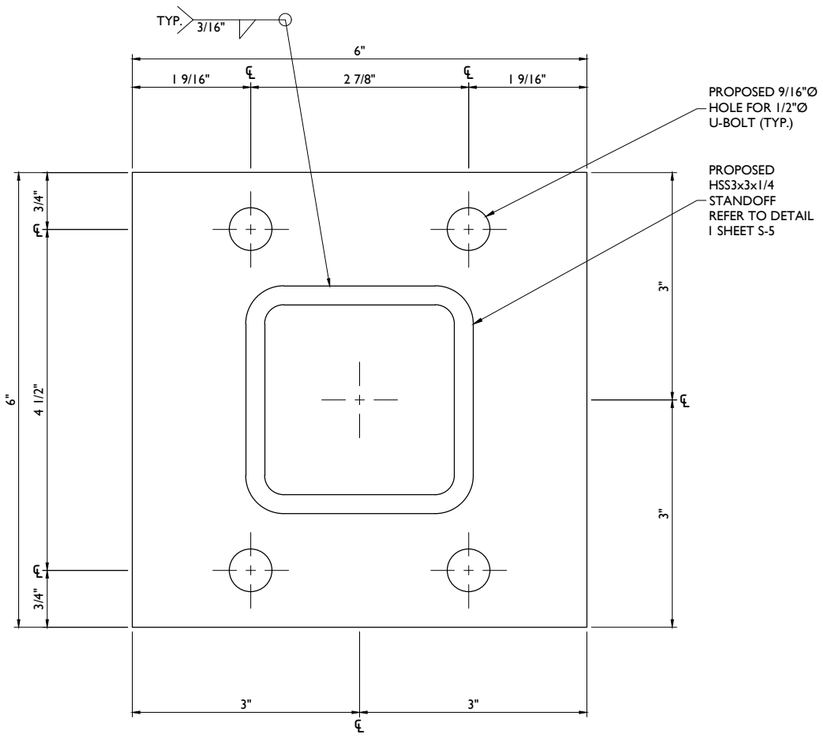
3 HORIZONTAL CONNECTION PLAN VIEW

SCALE : N.T.S.



4 HORIZONTAL CONNECTION ELEVATION VIEW

SCALE : N.T.S.



5 PLATE DETAIL

SCALE : N.T.S.

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Fax: 856.722.1120

SHEET TITLE :
MODIFICATION DETAILS

SHEET NUMBER :
S-6

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AA Public_1742431107 PAYNE Mount MOD.dwg 6x6 By: MBLAZIR

MOUNT PHOTO 1

MOUNT PHOTO 2

MOUNT PHOTO 3

MOUNT PHOTO 4

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REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
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REGISTERED PROFESSIONAL ENGINEER
No. 11182129
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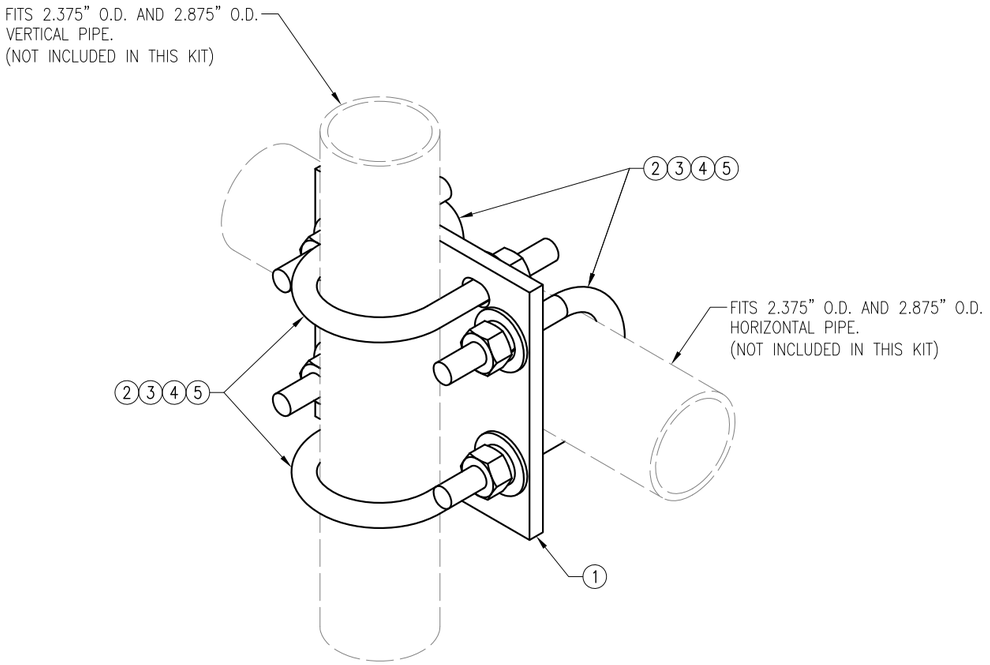
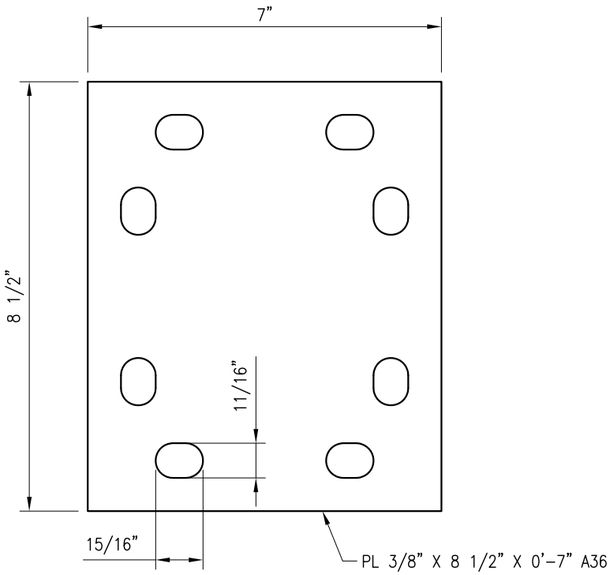
SHEET TITLE: MOUNT PHOTOS

SHEET NUMBER: S-7

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.





PL375-857

VZWSMART-MSK1 (CROSSOVER PLATE)					
ITEM NO.	QTY.	PART NO.	DESCRIPTION	SHEET #	WT
1	1	PL375-857	PL 3/8" X 8 1/2" X 0'-7" A36	MSK1-F1	6
2	4	MS02-625-300-500	RU-BOLT 5/8" X 3" I.W. X 5" I.L. A36 (OR EQUIV.)	RBC-1	5
3	8	FW-625	5/8" HDG USS FLAT WASHER	---	1
4	8	LW-625	5/8" HDG LOCK WASHER	---	0
5	8	NUT-625	5/8" HDG HEX NUT	---	1
				GALVANIZED WT	14

NOTES:
1. HOT-DIPPED GALVANIZED PER ASTM A123.

VzW SMART Tool© Vendor

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DRAWN BY: H.R | CHECKED BY: HMA

REV.	DESCRIPTION	BY	DATE
0	FIRST ISSUE	H.R	05/08/20

SHEET TITLE:

VZWSMART-MSK1
CROSSOVER PLATE

SHEET NUMBER: VZWSMART-MSK1

REV #: 0

PROJECT SUMMARY

FIELD SURVEY DATE: 04/04/2016

SITE ADDRESS: 1345 NORTH 200 EAST, SPANISH FORK, UT 84660

PARCEL INFORMATION
OWNER: BMC FABRICATION & ERECTION, INC.
OWNER ADDRESS:1345 NORTH 200 EAST, SPANISH FORK, UT 84660
APN: 27-015-0080, 27-015-0011

TOTAL AREAS:
PARENT PARCEL: 4.2± ACRES LEASE AREA: 0.03± ACRES
ACCESS EASEMENT: 0.14± ACRES UTILITY EASEMENT: 0.02± ACRES

GEOGRAPHIC COORDINATES OF TOWER:
LATITUDE: 40°07'44.7" N LONGITUDE: 111°39'02.6" W
VERTICAL. DATUM: N.A.V.D. 1988 HORIZONTAL DATUM: N.A.D.83
GROUND ELEVATION: 4546.9'
* BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE N.A.D.83 COORDINATE SYSTEM UTAH STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.

FLOODPLAIN:
PER THE F.E.M.A. FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE C.
COMMUNITY PANEL NO. : 49024I0025A DATED: 02/19/1986

BOUNDARY NOTE
THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PARENT TRACT. ANY PARENT TRACT PROPERTY LINES SHOWN HEREON ARE FROM SUPPLIED INFORMATION AND MAY NOT BE FIELD VERIFIED.

ENCROACHMENT STATEMENT
AT THE TIME OF THE SURVEY, THERE WAS VISIBLE EVIDENCE OF AN ENCROACHMENT AS FOLLOWS:

FENCE OUTSIDE PROVIDED LEASE AREA BY A MAXIMUM OF 2.3' ALONG WEST SIDE, WHICH WOULD BE REMEDIED BY THE AS-SURVEYED LEGAL DESCRIPTION SHOWN HEREON.

DIRT DRIVE OUTSIDE THE PROVIDED ACCESS EASEMENT, WHICH WOULD BE REMEDIED BY THE AS-SURVEYED LEGAL DESCRIPTION SHOWN HEREON.

SURVEYOR'S NOTES

1. THERE IS ACCESS TO THE SUBJECT PROPERTY VIA 200 EAST STREET, A PUBLIC RIGHT OF WAY.
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM VISIBLE SURFACE EVIDENCE ONLY.
3. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
4. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
5. THIS IS AN AS-BUILT TOWER SURVEY, MADE ON THE GROUND UNDER THE SUPERVISION OF A UTAH REGISTERED LAND SURVEYOR. DATE OF FIELD SURVEY IS APRIL 4, 2016.
6. BEARINGS ARE BASED ON UTAH ZONE CENTRAL STATE PLANE COORDINATES NAD 83 BY GPS OBSERVATION.
7. NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS OR BUILDING FOUNDATIONS WERE MEASURED OR LOCATED AS A PART OF THIS SURVEY. UNLESS OTHERWISE SHOWN. TREES AND SHRUBS NOT LOCATED, UNLESS OTHERWISE SHOWN.
8. THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF AN AS-BUILT TOWER SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.
9. ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION. THIS SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALED DATA.
10. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PARENT TRACT. ANY PARENT TRACT PROPERTY LINES SHOWN HEREON ARE FROM SUPPLIED INFORMATION AND MAY NOT BE FIELD VERIFIED.

LEGAL DESCRIPTIONS

PARENT PARCEL - AS PROVIDED:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF UTAH, CITY OF SPANISH FORK, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1 - COMMENCING AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY FENCE LINE OF THE D, & R.G.W.R.R. RIGHT OF WAY AND THE WEST BOUNDARY FENCE LINE OF INTERSTATE HIGHWAY 15; SAID POINT OF INTERSECTION IS EAST ALONG THE SECTION LINE 1231.30 FEET AND NORTH 84.20 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE FENCE LINES AS FOLLOWS:
SOUTH 01° 43' WEST ALONG SAID HIGHWAY FENCE LINE 545.00 FEET TO THE GRANTORS' SOUTH FENCE LINE; THENCE NORTH 89° 08' WEST ALONG SAID FENCE LINE 529.00 FEET TO SAID RAILROAD RIGHT OF WAY FENCE LINE; THENCE NORTH 45° 27' EAST ALONG SAID RIGHT OF WAY FENCE LINE 765.10 FEET TO BEGINNING.
PARCEL 2 - COMMENCING 6.21 CHAINS SOUTH AND 8.51 CHAINS SOUTH 89° EAST AND 2.40 CHAINS SOUTH 89 3/4' EAST FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 3 EAST; SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89 3/4' EAST 7.80 CHAINS TO FRONTAGE ROAD; THENCE SOUTHERLY 45 FEET, MORE OR LESS ALONG A STRAIGHT LINE TO A POINT 40 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE LINE OF SURVEY OF A NORTHWESTERLY FRONTAGE ROAD OF PROJECT 15-6 AT ENGINEER STATION 10+00; THENCE SOUTHWESTERLY 372.18 FEET ALONG THE ARC OF A 369.26 RADIUS CURVE TO THE RIGHT (NOTE: TANGENT TO SAID CURVE AT ITS POINT OF BEGINNING BEARS SOUTH 02° 04' WEST); THENCE SOUTH 59° 49' WEST 294.34 FEET; THENCE SOUTHWESTERLY 310 FEET MORE OR LESS, ALONG THE ARC OF A 1869.86 FOOT RADIUS CURVE TO THE RIGHT TO THE SOUTH BOUNDARY LINE OF SAID ENTIRE TRACT OF PROPERTY; THENCE SOUTH 88° 45' WEST 378.04 FEET TO COUNTY ROAD; THENCE NORTH 0° 23'30" EAST 37.27 FEET ALONG COUNTY ROAD TO EASTERLY LINE OF RR R/W; THENCE NORTH 45° EAST 876.62 FEET ALONG RR R/W TO THE PLACE OF BEGINNING.
LESS AND EXCEPTING THEREFROM ANY PORTION CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED AUGUST 20, 1990 AS ENTRY NO. 26901 IN BOOK 2715 AT PAGE 735 IN THE UTAH COUNTY RECORDER'S OFFICE.
ALSO LESS AND EXCEPTING THEREFROM ANY PORTION CONVEYED IN THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED AUGUST 12, 1992 AS ENTRY NO. 41220 IN BOOK 2982 AT PAGE 344 AND THEN RE-RECORDED JUNE 4, 1993 AS ENTRY NO. 36037 IN BOOK 3164 AT PAGE 186 IN THE UTAH COUNTY RECORDER'S OFFICE.
ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE STATE ROAD RIGHT-OF-WAY AND THE RAILROAD RIGHT-OF-WAY.
LESS AND EXCEPT A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NW1/4NW1/4 OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 3 EAST SLB&M, INCIDENT TO THE CONSTRUCTION OF A FREEWAY KNOWN AS PROJECT NO. MP-115-6, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID ENTIRE TRACT AT A POINT 821.32 FEET S.00°27'57"E. ALONG THE SECTION LINE AND 1031.22 FEET EAST FROM THE NORTHWEST CORNER OF SAID SECTION 18; AND RUNNING THENCE N.28°38'42"W. 8.72 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 26.00 FEET RADIALLY DISTANT NORTHWESTERLY FROM SAID CONTROL LINE OF SPANISH FORK 200 EAST STREET, OPPOSITE
APPROXIMATE ENGINEERS STATION 20+26.00; THENCE NORTHEASTERLY 111.85 FEET ALONG THE ARC OF A 1,308.50- FOOT RADIUS CURVE TO THE LEFT, CONCENTRIC WITH SAID CONTROL LINE (CHORD BEARS N.52°04'57"E. 111.82 FEET) TO THE POINT OF COMPOUND CURVATURE OF A 274.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 2.73 FEET ALONG THE ARC OF SAID CURVE. (CHORD BEARS N.49°20'55"E. 2.73 FEET) TO A POINT 26.00 FEET RADIALLY DISTANT NORTHWESTERLY FROM SAID CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 21+43.08; THENCE
SOUTHWESTERLY 116.76 FEET ALONG THE ARC OF A 369.26-FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS S.47°46'30"W. 116.28 FEET) TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 754 SQUARE FEET IN AREA OR 0.017 ACRE, TO THE POINT OF COMPOUND CURVATURE OF A NON-TANGENT 369.26-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 67.50 FEET ALONG THE ARC OF SAID CURVE, (CHORD BEARS N.33°28'45"E. 67.41 FEET) TO A POINT 36.00 FEET RADIALLY DISTANT NORTHWESTERLY FROM SAID CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 22+17.63; THENCE SOUTHWESTERLY 68.23 FEET ALONG THE ARC OF A NON-TANGENT 264.00-FOOT RADIUS CURVE TO THE RIGHT, (CHORD
BEARS S.42°13'46"W. 68.04 FEET) TO THE POINT OF COMPOUND CURVATURE OF A NON-TANGENT 1298.50-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 111.00 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS S.52°04'57"W. 110.96 FEET) TO SAID WESTERLY BOUNDARY LINE; THENCE S.35°28'07"E 10.00 FEET ALONG SAID WESTERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.
THE ABOVE DESCRIBED PART OF AN ENTIRE TRACT CONTAINS 1446 SQUARE FEET IN AREA OR 0.033 ACRE.
LESS AND EXCEPT
COMMENCING AT A POINT LOCATED NORTH 88°57'07" EAST ALONG THE SECTION LINE 1231.30 FEET AND NORTH 01°02'53" WEST 84.20 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°40'07" WEST 299.61 FEET; THENCE SOUTH 89°49'07" WEST 290.82 FEET; THENCE NORTH 44°24'07" EAST 420.62 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPTING ANY PORTION LYING WITHIN THE INTERSTATE 15 RIGHT-OF-WAY OR THE RAILROAD RIGHT-OF-WAY.
PARCEL ID #27-015-0080 AND 27-015-0011
THIS BEING THE SAME PROPERTY CONVEYED TO BMC FABRICATION & ERECTION, INC. FROM HAL C. JOHNSON AND MADGE L. JOHNSON, TRUSTEES, OF THE H.C. AND M.L. JOHNSON FAMILY REVOCABLE TRUST, DATED MAY 20, 1987 IN A DEED DATED JANUARY 29, 2007 AND RECORDED JANUARY 29, 2007 AS INSTRUMENT NO. 14084-2007.

LEASE AREA - AS PROVIDED:
LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 8 SOUTH RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED SOUTH 00°27'57" EAST, 223.14 FEET ALONG THE SECTION LINE AND EAST 1144.34 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°10'53" WEST, 28.00 FEET; THENCE NORTH 89°49'07" EAST, 50.00 FEET; THENCE SOUTH 00°10'53" EAST, 28.00 FEET; THENCE SOUTH 89°49'07" WEST, 50.00 FEET TO THE POINT OF BEGINNING.

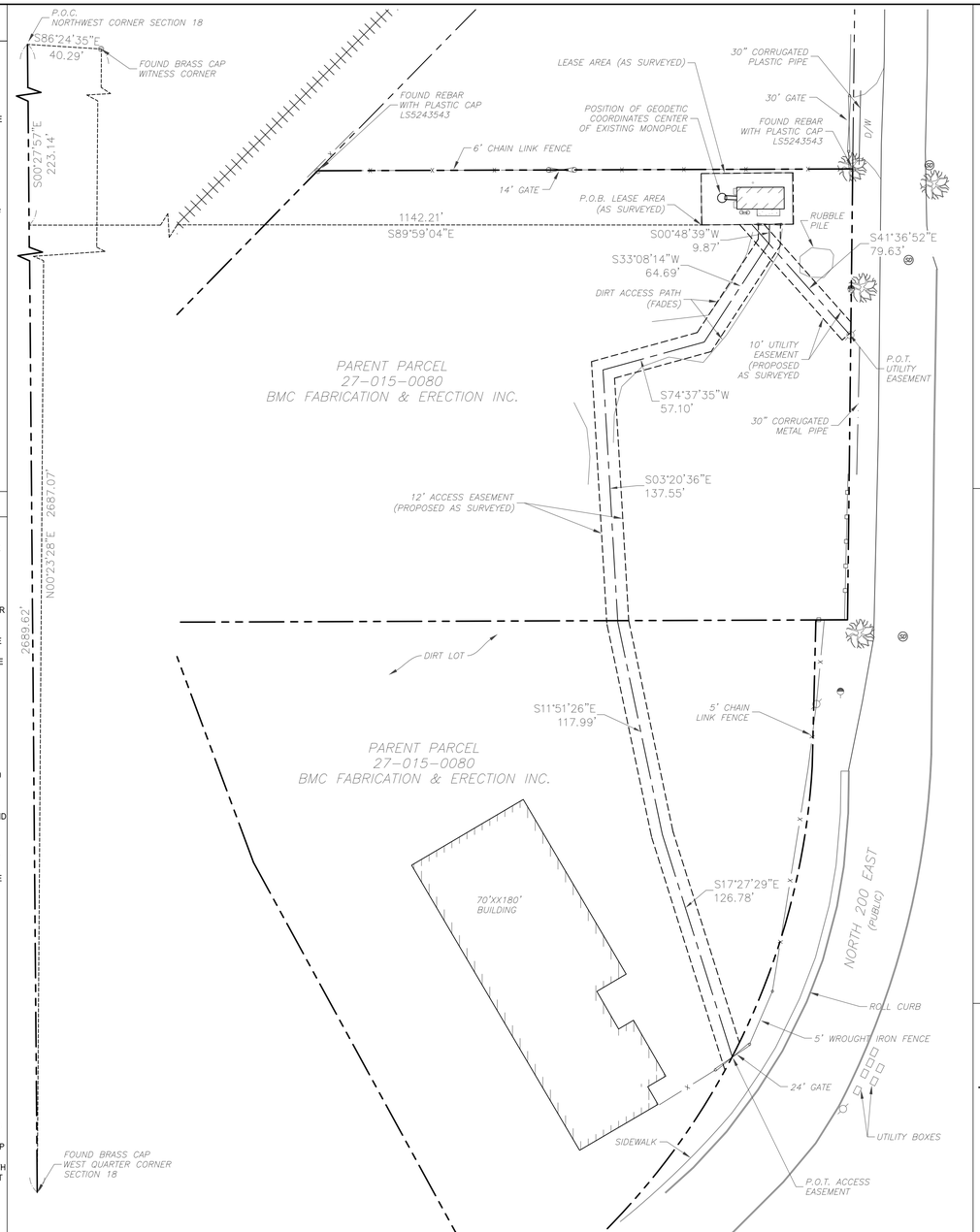
LEASE AREA - AS SURVEYED:
A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 8 SOUTH RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18, FROM WHICH A BRASS CAP WITNESS CORNER BEARS SOUTH 86°24'35" EAST, 40.29 FEET, AND A BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION BEARS SOUTH 00°27'57" EAST, 2689.62 FEET; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18 SOUTH 00°27'57" EAST, 223.14 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 89°59'04" EAST, 1142.21 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°31'06" WEST, 28.00 FEET; THENCE NORTH 89°28'54" EAST, 50.00 FEET; THENCE SOUTH 00°31'06" EAST, 28.00 FEET; THENCE SOUTH 89°28'54" WEST, 50.00 FEET TO THE POINT OF BEGINNING.

ACCESS EASEMENT - AS PROVIDED:
A 12 FOOT WIDE ACCESS AND UTILITY EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS AND INSTALLING UNDERGROUND UTILITIES, BEING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING AT A POINT ON THE SOUTH LINE OF THE VERIZON WIRELESS LEASE AREA, SAID POINT BEING SOUTH 00°27'57" EAST, 223.14 FEET ALONG THE SECTION LINE AND EAST 1144.34 FEET AND NORTH 89°49'07" EAST, 36.75 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°00'08" EAST, 171.52 FEET; THENCE SOUTH 11°31'53" WEST, 219.91 FEET; THENCE SOUTH 18°13'36" EAST, 69.49 FEET, MORE OR LESS TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 200 EAST AND TERMINATING.

ACCESS EASEMENT - PROPOSED AS SURVEYED:
A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 8 SOUTH RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, STATE OF UTAH, AND BEING A STRIP OF LAND 12.00 FEET WIDE, 6.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18, FROM WHICH A BRASS CAP WITNESS CORNER BEARS SOUTH 86°24'35" EAST, 40.29 FEET, AND A BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION BEARS SOUTH 00°27'57" EAST, 2689.62 FEET; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18 SOUTH 00°27'57" EAST, 223,14 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 89°59'04" EAST, 1142.21 FEET; THENCE NORTH 89°28'54" EAST, 36.93 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°48'39" WEST, 9.87 FEET; THENCE SOUTH 33°08'14" WEST, 64.69 FEET; THENCE SOUTH 74°37'35" WEST, 57.10 FEET; THENCE SOUTH 03°20'36" EAST, 137.55 FEET; THENCE SOUTH 11°51'26" EAST, 117.99 FEET; THENCE SOUTH 17°27'29" EAST, 126.78 FEET MORE OR LESS TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF NORTH 200 EAST AND THE POINT OF TERMINUS. THE SIDELINES OF WHICH ARE TO BE LENGTHENED OR SHORTENED SO AS TO ABUT SAID RIGHT OF WAY.

UTILITY EASEMENT - AS PROVIDED:
A 10 FOOT WIDE POWER EASEMENT FOR THE PURPOSE OF INSTALLING UNDERGROUND UTILITIES, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING AT A POINT ON THE SOUTH LINE OF THE VERIZON WIRELESS LEASE AREA, SAID POINT BEING SOUTH 00°27'57" EAST, 223.14 FEET ALONG THE SECTION LINE AND EAST 1144.34 FEET AND NORTH 89°49'07" EAST, 25.09 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 41°36'52" EAST 79.63 FEET, MORE OR LESS, TO AN EXISTING POWER POLE AND TERMINATING.

UTILITY EASEMENT - AS SURVEYED:
A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 8 SOUTH RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, STATE OF UTAH, AND BEING A STRIP OF LAND 10.00 FEET WIDE, 5.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18, FROM WHICH A BRASS CAP WITNESS CORNER BEARS SOUTH 86°24'35" EAST, 40.29 FEET, AND A BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION BEARS SOUTH 00°27'57" EAST, 2689.62 FEET; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18 SOUTH 00°27'57" EAST, 223,14 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 89°59'04" EAST, 1142.21 FEET; THENCE NORTH 89°28'54" EAST, 27.35 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 41°36'52" EAST, 79.63 FEET TO THE POINT OF TERMINUS.



1 SURVEY PLAN

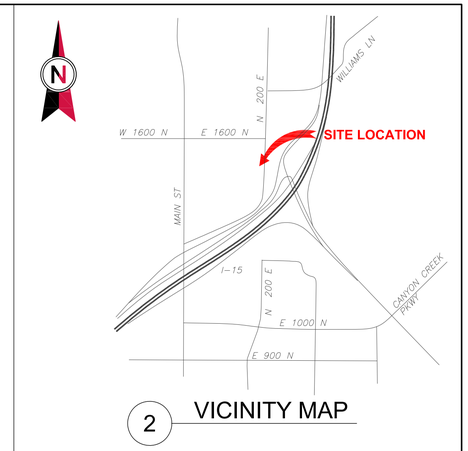
0 80' 160'

SCALE: 1"=80' (11X17)
1"=40' (22X34)

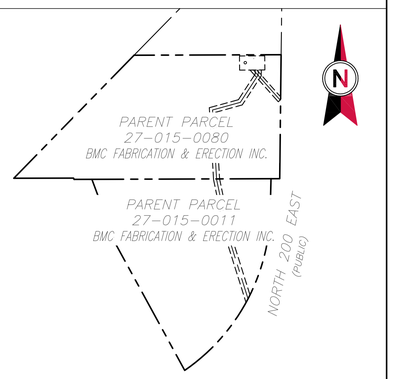
SURVEY LEGEND
EXISTING PROPERTY
EXISTING ADJACENT PROPERTY
EXISTING EASEMENT
EXISTING CONTOUR (MAJOR)
EXISTING CONTOUR (MINOR)
EXISTING CHAIN-LINK FENCE
EXISTING DIRT ROAD
EXISTING PAVED ROAD
EXISTING CONCRETE
EXISTING BUILDING
PROPERTY CORNER
EXISTING DECIDUOUS TREE
EXISTING GUYED WIRE
EXISTING UTILITY POLE
EXISTING STORM DRAIN MANHOLE
EXISTING RAILROAD

STATE ZONE
GRID TO TRUE NORTH CONVERGENCE -0°06'37.5"
TRUE NORTH TO MAGNETIC DECLINATION 11°24' E
COMBINED SCALE FACTOR 0.99969646

Know what's below. Call before you dig.



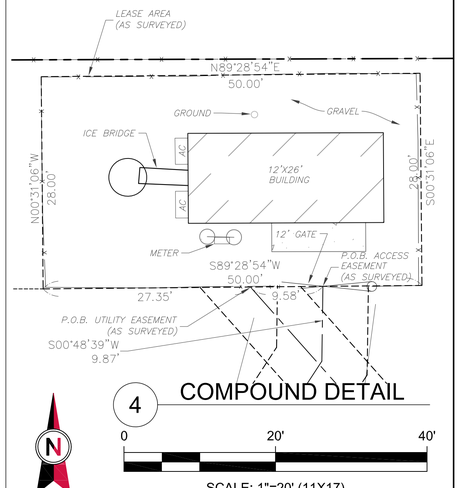
2 VICINITY MAP



3 PARENT PARCEL

0 300' 600'

SCALE: 1"=300' (11X17)
1"=150' (22X34)



4 COMPOUND DETAIL

0 20' 40'

SCALE: 1"=20' (11X17)
1"=10' (22X34)

AMERICAN TOWER®
ATC TOWER SERVICES, INC.
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
FAX: (919) 466-5415

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REV.	DESCRIPTION	BY	DATE
0	PRELIM	CK	04/07/16

ATC SITE NUMBER:
418704

ATC SITE NAME:
SPANISH FORK, UT

PRELIMINARY

SITE ADDRESS:
1345 NORTH 200 EAST
SPANISH FORK, UT 84660

SURVEY CERTIFICATE:
I HEREBY CERTIFY TO AMERICAN TOWER CORPORATION AND LINEAR TITLE AND CLOSING, THE FOLLOWING:
THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN SCORE REPORT NO. ATC-514193-PR ISSUED BY LINEAR TITLE & CLOSING, WITH AN EFFECTIVE DATE OF MARCH 31, 2016, WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER ITS SCHEDULE A.

THIS SURVEYOR KNOWS OF HIS OWN KNOWLEDGE THAT THE LANDS DESCRIBED UNDER SAID SCHEDULE A OF THE TITLE COMMITMENT CONTAIN OR INCLUDE THE LANDS DESCRIBED IN AND DEPICTED ON THIS SURVEY.

THIS SURVEYOR FURTHER KNOWS TO THE BEST OF HIS KNOWLEDGE THAT THE EASEMENTS OF RECORD AND IDENTIFIED UNDER SCHEDULE B-2 OF SAID TITLE COMMITMENT ENCUMBER THE LANDS DESCRIBED ON THIS SURVEY, BUT SAID EASEMENTS WILL NOT INTERFERE WITH THE LOCATION OF THE PROPOSED INSURED LANDS, INCLUDING THE LEASED AREA AND ANY AND ALL ACCESS, UTILITY AND GUY WIRE EASEMENT PARCELS.

I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF UTAH.

(SIGNED) _____

NAME:

Ambit Engineering
410 EAST SOUTHERN AVENUE
TEMPE, ARIZONA 85282 (480)659-4072

TECTONIC
Practical Solutions, Exceptional Service
TECTONIC Engineering & Surveying Consultants P.C.
1279 Route 300
Newburgh, NY 12550
Phone: (845) 567-6656
Fax: (845) 567-8703
www.tectonicengineering.com

DRAWN BY:	CK
APPROVED BY:	XX
DATE DRAWN:	04/07/16
ATC JOB NO:	418704

TITLE AND BOUNDARY PLAN

SHEET NUMBER:	REVISION:
V-101	0

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PROJECT SUMMARY

FIELD SURVEY DATE: 04/04/2016

SITE ADDRESS: 1345 NORTH 200 EAST, SPANISH FORK, UT 84660

PARCEL INFORMATION
OWNER: BMC FABRICATION & ERECTION, INC.
OWNER ADDRESS:1345 NORTH 200 EAST, SPANISH FORK, UT 84660
APN: 27-015-0080, 27-015-0011

TOTAL AREAS:
PARENT PARCEL: 4.2± ACRES LEASE AREA: 0.03± ACRES
ACCESS EASEMENT: 0.14± ACRES UTILITY EASEMENT: 0.02± ACRES

GEOGRAPHIC COORDINATES OF TOWER:
LATITUDE: 40°07'44.7" N LONGITUDE: 111°39'02.6" W
VERTICAL. DATUM: N.A.V.D. 1988 HORIZONTAL DATUM: N.A.D.83
GROUND ELEVATION: 4546.9'
* BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE N.A.D.83 COORDINATE SYSTEM UTAH STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.

FLOODPLAIN:
PER THE F.E.M.A. FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE C.
COMMUNITY PANEL NO. : 4902410025A DATED: 02/19/1986

BOUNDARY NOTE
THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PARENT TRACT, ANY PARENT TRACT PROPERTY LINES SHOWN HEREON ARE FROM SUPPLIED INFORMATION AND MAY NOT BE FIELD VERIFIED.

ENCROACHMENT STATEMENT
AT THE TIME OF THE SURVEY, THERE WAS VISIBLE EVIDENCE OF AN ENCROACHMENT AS FOLLOWS:

FENCE OUTSIDE PROVIDED LEASE AREA BY A MAXIMUM OF 2.3' ALONG WEST SIDE, WHICH WOULD BE REMEDIED BY THE AS-SURVEYED LEGAL DESCRIPTION SHOWN HEREON.

DIRT DRIVE OUTSIDE THE PROVIDED ACCESS EASEMENT, WHICH WOULD BE REMEDIED BY THE AS-SURVEYED LEGAL DESCRIPTION SHOWN HEREON.

ZONING INFORMATION

ZONE:N/A

MONOPOLE INFORMATION

MONOPOLE GROUND ELEVATION :	4546.9' (NAVD 88) 0.0' (AGL)
MONOPOLE TOP ELEVATION:	4617.6' (NAVD 88) 70.7' (AGL)
HIGHEST APPURTENANCE:	4623.5' (NAVD 88) 76.6' (AGL)

NOTES CORRESPONDING TO SCHEDULE B

THE SCORE REPORT ISSUED BY LINEAR TITLE & CLOSING COMMITMENT NO. ATC-514193-PR WITH AN EFFECTIVE DATE OF MARCH 31, 2016 CONTAINS THE FOLLOWS SURVEY RELATED ITEMS.

1. RESOLUTION NO. 2008-126, DATED SEPTEMBER 30, 2008 RECORDED SEPTEMBER 30, 2008, AS INSTRUMENT NO. 107508-2008, IN UTAH COUNTY, UTAH. (BLANKET IN NATURE)

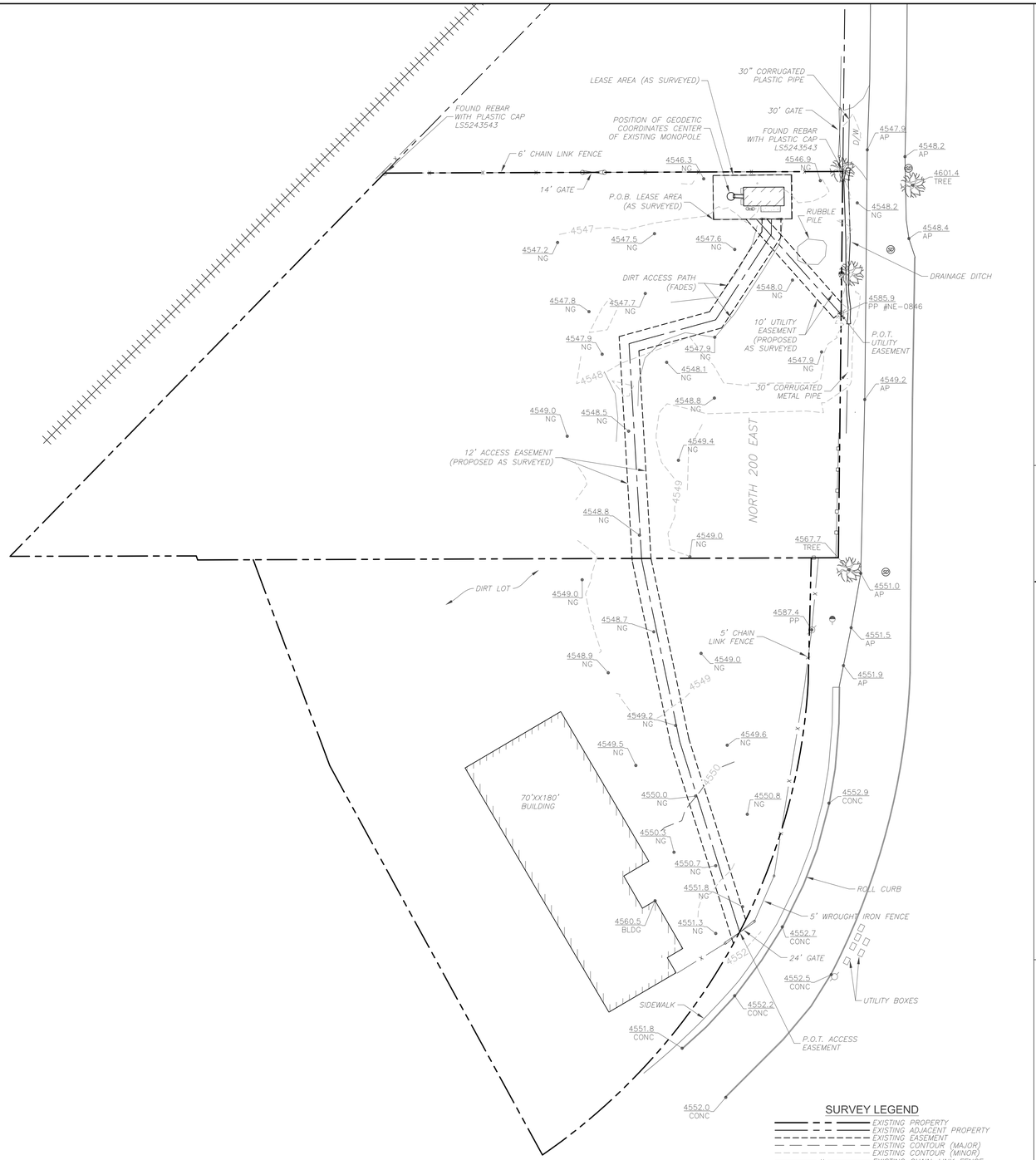
2. CERTIFICATE OF CREATION, DATED OCTOBER 3, 2008 RECORDED OCTOBER 22, 2008, AS INSTRUMENT NO. 114949- 2008, IN UTAH COUNTY, UTAH. (BLANKET IN NATURE)

3. EASEMENT BETWEEN MBC FABRICATION & ERECTION, INC., A CORPORATION AND UTAH DEPARTMENT OF TRANSPORTATION, DATED OCTOBER 1, 2010 RECORDED OCTOBER 20, 2010, AS INSTRUMENT NO. 90072-2010, IN UTAH COUNTY, UTAH. (TEMPORARY EASEMENT, EXPIRED)

4. MEMORANDUM OF OPTION AND LAND LEASE AGREEMENT BETWEEN BMC FABRICATION & ERECTION, INC, AND VERIZON WIRELESS (VAW) LLC D/B/A VERIZON WIRELESS, DATED JUNE 5, 2014 RECORDED JUNE 27, 2014, AS INSTRUMENT NO. 44121-2014, IN UTAH COUNTY, UTAH.

AS AFFECTED BY MEMORANDUM OF LEASE BETWEEN VERIZON WIRELESS (VAW) LLC, A DELAWARE LIMITED LIABILITY COMPANY, D/B/A VERIZON WIRELESS AND ATC SEQUOIA LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED JUNE 4, 2015 RECORDED JUNE 12, 2015, AS INSTRUMENT NO. 51608-2015, IN UTAH COUNTY, UTAH. (EXACT LOCATION IS INDETERMINATE)

5. ANY AND ALL MATTERS DISCLOSED IN DEED FROM THE UNITED STATES OF AMERICA TO SOUTH UTAH VALLEY ELECTRIC SERVICE DISTRICT, DATED DECEMBER 4, 2014, RECORDED JANUARY 14, 2015, AS INSTRUMENT NO. 3187:2015, (NOTHING TO PLOT)



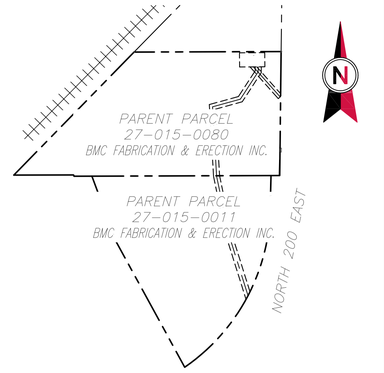
SURVEY LEGEND

- EXISTING PROPERTY
- EXISTING ADJACENT PROPERTY
- EXISTING EASEMENT
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING CHAIN-LINK FENCE
- EXISTING DIRT ROAD
- EXISTING PAVED ROAD
- EXISTING CONCRETE
- EXISTING BUILDING
- PROPERTY CORNER
- EXISTING DECIDUOUS TREE
- EXISTING GUYED WIRE
- EXISTING UTILITY POLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING RAILROAD

1 EXISTING CONDITIONS

0 80' 160'

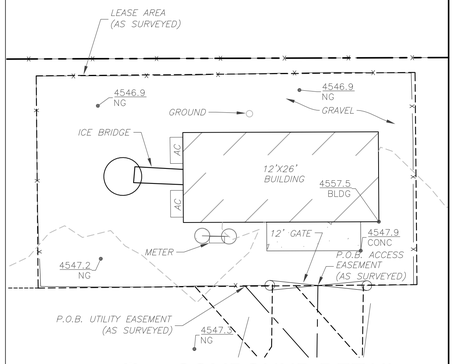
SCALE: 1"=80' (11X17)
1"=40' (22X34)



2 PARENT PARCEL

0 300' 600'

SCALE: 1"=300' (11X17)
1"=150' (22X34)



3 COMPOUND DETAIL

0 20' 40'

SCALE: 1"=20' (11X17)
1"=10' (22X34)

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REV.	DESCRIPTION	BY	DATE
0	PRELIM	CK	04/07/16

ATC SITE NUMBER:

418704

ATC SITE NAME:

SPANISH FORK, UT

PRELIMINARY

SITE ADDRESS:
1345 NORTH 200 EAST
SPANISH FORK, UT 84660

SURVEY CERTIFICATE:

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I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF UTAH.

(SIGNED) _____

NAME:

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Newburgh, NY 12550
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Fax: (845) 567-8703
www.tectonicengineering.com

DRAWN BY:	CK
APPROVED BY:	XX
DATE DRAWN:	04/07/16
ATC JOB NO:	418704

EXISTING CONDITIONS PLAN

SHEET NUMBER:	REVISION:
V-102	0

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Memo

To: City Council

From: Chris Thompson, P.E., Public Works Director/City Engineer

Date: August 2021

Re: Transportation Master Plan Revision

Staff Report

RECOMMENDED ACTION

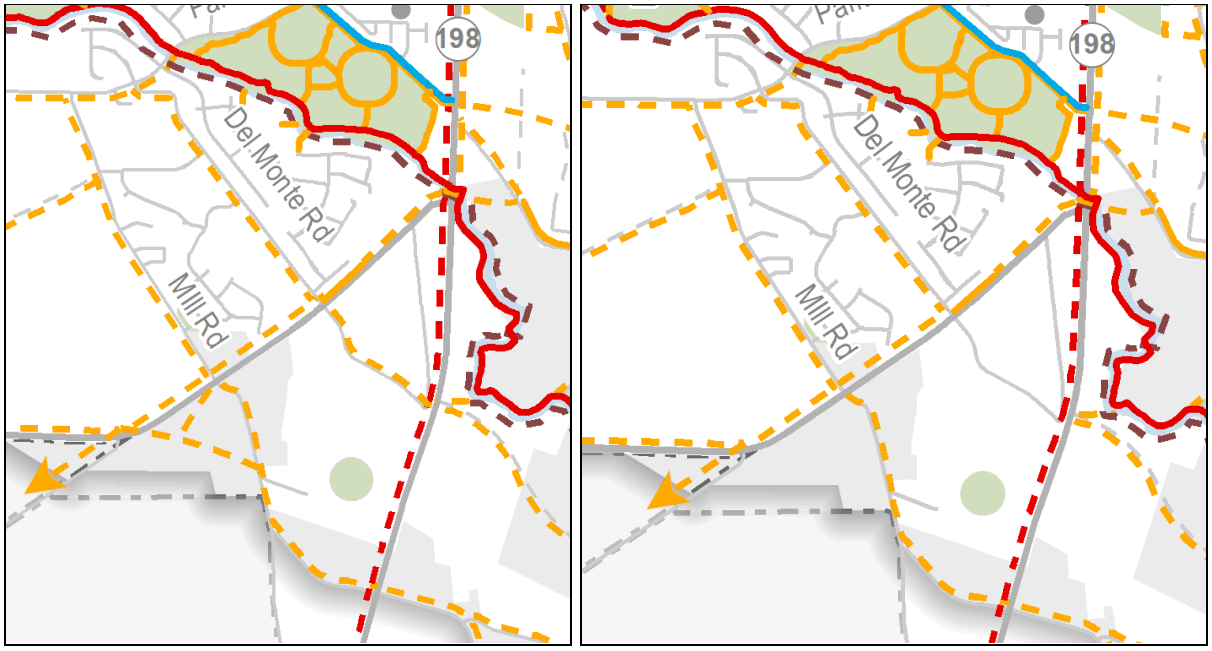
Approve the revision to the Transportation Master Plan.

BACKGROUND

- Removed trails on Del Monte Dr and near Woodland Hills Dr/Arrowhead Trail
- Removed trail along US-6 near swift creek. Also removed trail connection to Mapleton near 2400 E
- Closing the RR crossing at 3400 East and realigned the road to connect with 100 South

Attached: Summary images and text displaying changes

Trail Changes to Del Monte Rd and Woodland Hills Dr (Old vs New)



Trail Changes at Swift Creek

New Road Between 3400 E and 100 S