Wednesday, September 1, 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. Site Plan

Subject	**A. CANYON CREEK PLAT C PHASE 3 LOT 2. The proposal involves a commercial development located at 508 East Commerce Way.**
Meeting	Sep 1, 2021 - Development Review Committee
Category	1. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
report.drc.canyoncreekplatcphase3lot2.9-1-2021.pdf (6,999 KB)
plans.canyoncreekphase3lotc.8-16-2021.pdf (22,226 KB)

Subject	**B. CHIPOTLE. The proposal involves a commercial development located at 841 East US 6.**
Meeting	Sep 1, 2021 - Development Review Committee
Category	1. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
report.drc.chipotle.9-1-2021.pdf (3,135 KB)
plans.chipotle.8-11-2021.pdf (7,271 KB)

Subject	**C. CSB NUTRITION ADDITION. The proposal involves an industrial development located at 2600 North Main Street.**
Meeting	Sep 1, 2021 - Development Review Committee
Category	1. Site Plan

Access Public

Type Action, Discussion

File Attachments
report.drc.csbnutritionaddition.9-1-2021.pdf (11,321 KB)
plans.csbnutritionaddition.8-19-2021.pdf (6,253 KB)

2. Final Plat

Subject **A. HIGH SKY ESTATES PLAT D. The proposal involves creating 16 residential lots for a development located at approximately 2410 East 1900 South.**

Meeting Sep 1, 2021 - Development Review Committee

Category 2. Final Plat

Access Public

Type Action, Discussion

File Attachments
report.drc.highskyestatesplatd.9-1-2021.pdf (12,401 KB)
plans.highskyestatesplatd.8-13-2021.pdf (4,666 KB)

Subject **B. RIVER RUN TOWNHOMES PLAT B. The proposal involves creating 30 residential units for a townhome development located at 1100 South 200 East.**

Meeting Sep 1, 2021 - Development Review Committee

Category 2. Final Plat

Access Public

Type Action, Discussion

File Attachments
report.drc.riverruntownhomesplatb.9-1-2021.pdf (17,294 KB)
plans.riverruntownhomesplatb.8-18-2021.pdf (3,386 KB)

3. Title 15 Amendments

Subject **A. TITLE 15 AMENDMENTS. The proposal involves modifications to City Code and Policy 39 of the City's Construction Standards with regard to screening and buffering walls for outdoor storage areas.**

Meeting Sep 1, 2021 - Development Review Committee

Category 3. Title 15 Amendments

Access Public

Type Action, Discussion

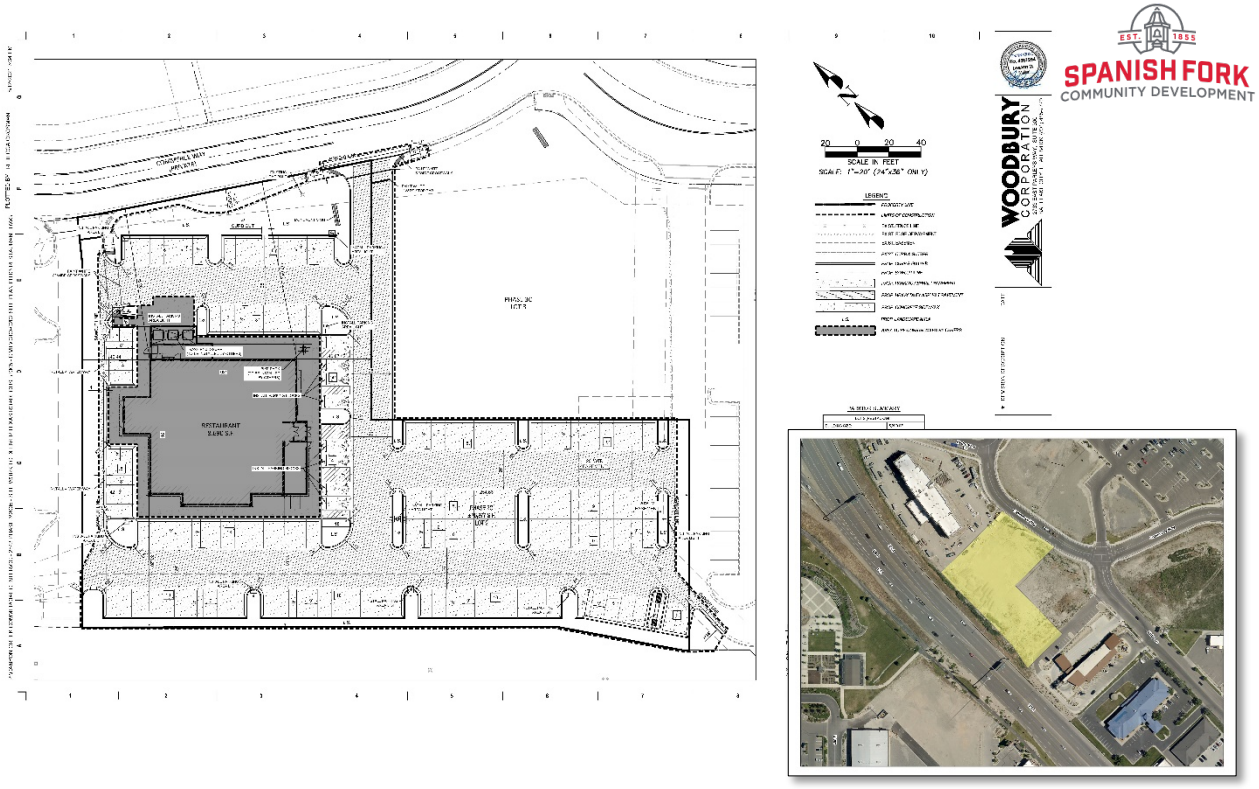
File Attachments
memo.pc.9-1-2021.pdf (2,018 KB)

4. Concept Review

Subject	**A. 300 SOUTH MAIN STREET. The proposal involves intersection improvements at 300 South Main Street.**
Meeting	Sep 1, 2021 - Development Review Committee
Category	4. Concept Review
Access	Public
Type	Discussion

File Attachments
plans.300southmainstreet.8-13-2021.pdf (3,200 KB)
plans.turning.300southmainstreet.8-13-2021.pdf (5,991 KB)

5. Adjourn



Canyon Creek Plat C Phase 3 Lot 2 Site Plan Approval Request

September 1, 2021, Development Review Committee.

Located at 508 East Commerce Way, including 1.76 acres.

The subject property is zoned S-C.

The applicant has requested that a Site Plan be approved.

Recommendation

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

Findings

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

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. Signage.
2. SWPPP.
3. Utilities.

Exhibits

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

CANYON CREEK COMMERCIAL CENTER
PHASE 3C - RESTAURANT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN;
CITY OF SPANISH FORK, COUNTY OF UTAH,
STATE OF UTAH

PROJECT LOCATION

VICINITY MAP

SITE

SHEET INDEX

CIVIL ENGINEERING SHEETS	
C001	COVER SHEET
C100	DEMOLITION PLAN
C200	OVERALL SITE PLAN
C201-C202	SITE PLAN
C300	UTILITY PLAN
C400	GRADING & DRAINAGE PLAN
C500	EROSION CONTROL PLAN
C501	EROSION CONTROL DETAILS
C800-C801	DETAILS
C802	FINISHING PLAN
LANDSCAPE PLANS	
L001	LANDSCAPE NOTES & SCHEDULES
L100	GROUNDCOVER PLAN
L101	PLANTING PLAN
L501	LANDSCAPE DETAILS
IRRIGATION PLANS	
LI-001	IRRIGATION NOTES & SCHEDULES
LI-100	IRRIGATION PLANS
LI-501	IRRIGATION DETAILS

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811 or 1-800-662-4111

WOODBURY
DEVELOPER:
WOODBURY CORPORATION
CANYON CREEK COMMERCIAL CENTER
2733 EAST PARLEYS WAY, STE. 300
SALT LAKE CITY, UTAH 84109
CONTACT: LYNN WOODBURY
OFFICE: (801) 486-7751

WOODBURY
CIVIL ENGINEER:
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SALT LAKE CITY, UTAH 84109
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OFFICE: (801) 990-2662
CELL: (385) 831-0262

WOODBURY
LANDSCAPE ARCHITECT:
WOODBURY CORPORATION
2733 EAST PARLEYS WAY, STE. 300
SALT LAKE CITY, UTAH 84109
CONTACT: CODY BRADELL, LA
OFFICE: (801) 486-7751
CELL: (801) 850-1344

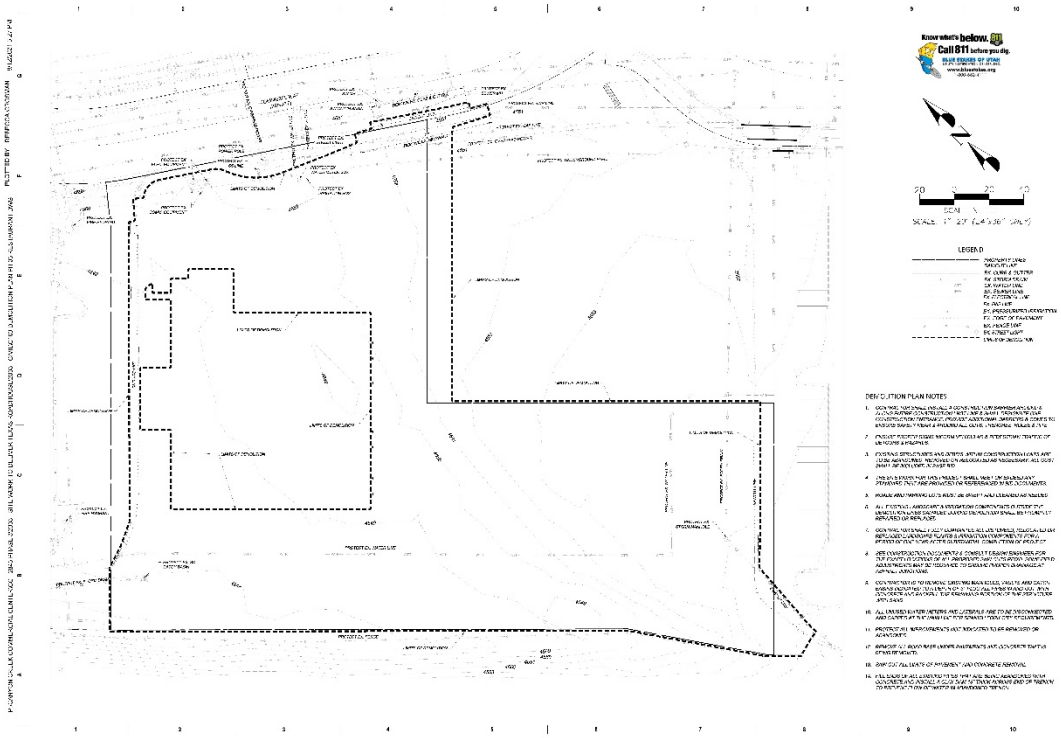
WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109
PH: (801) 486-7751

DATE
REVISION DESCRIPTION

COVER SHEET
CCCC - PHASE 3C - RESTAURANT

COVER SHEET

C001



SCALE: 1" = 20'

LEGEND

DEMOLITION PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. CONTACT BLUE STAKES OF UTAH AT 811 OR 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNERS OF UTILITIES AND STRUCTURES NOT MARKED BY BLUE STAKES.
2. CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR DEMOLITION OF STRUCTURES AND PAY ALL ASSOCIATED FEES.
3. EXISTING STRUCTURES AND UTILITIES, EITHER ABOVE OR BELOW GROUND, NOT SHOWN ON THESE PLANS SHALL BE REMOVED AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
4. ALL DEMOLISHED MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER AT AN APPROVED DISPOSAL SITE. CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL FEES ASSOCIATED WITH DISPOSAL OF DEMOLISHED MATERIALS.
5. REMOVE AND REMOVE ALL TREES AS SHOWN ON PLANS.
6. ALL EXISTING LANDSCAPING AND IRRIGATION COMPONENTS NOT TO BE REMOVED SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION. ANY DAMAGED COMPONENTS SHALL BE REPAIRED OR REPLACED.
7. CONTRACTOR SHALL NOT DAMAGE ANY EXISTING IMPROVEMENTS THAT ARE NOT CALLED OUT FOR REMOVAL. ANY DAMAGED IMPROVEMENTS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. SEE CONSTRUCTION DOCUMENTS & CONSULT CIVIL ENGINEER PRIOR TO THE START OF DEMOLITION OF ANY IMPROVEMENTS. CONSTRUCTION ADJUSTMENTS MAY BE REQUIRED TO ENSURE PROPER DRAINAGE AT FINAL GRADING.
9. CONTRACTOR TO REMOVE EXISTING ROCK, ASPHALT AND CONCRETE AS NECESSARY TO ACHIEVE FINAL GRADES. ROCK, ASPHALT AND CONCRETE SHALL BE DISPOSED OF AT AN APPROVED LOCATION.
10. ALL UNUSED WATER METERS AND LATERALS ARE TO BE DISCONNECTED AND CAPPED AT THE CONNECTION TO THE MAIN PER CITY REQUIREMENTS.
11. PROTECT ALL NEIGHBORING PROPERTY AND STRUCTURES FROM DAMAGE.
12. REMOVE ALL ABOVE WATER UNDERGROUND AND ABOVE GROUND STRUCTURES (EXCEPT AS NOTED).
13. SAW CUT ALL EDGES OF PAVEMENT AND CONCRETE REMOVAL.
14. FILL EXCAVATED AREAS TO BE THAT ARE BELOW ADJACENT NEW CONSTRUCTION WITH CLEAN SOIL TO ENSURE PROPER END OF PAVEMENT TO REMAIN AT THE ELEVATION AS SHOWN ON THE PLAN.

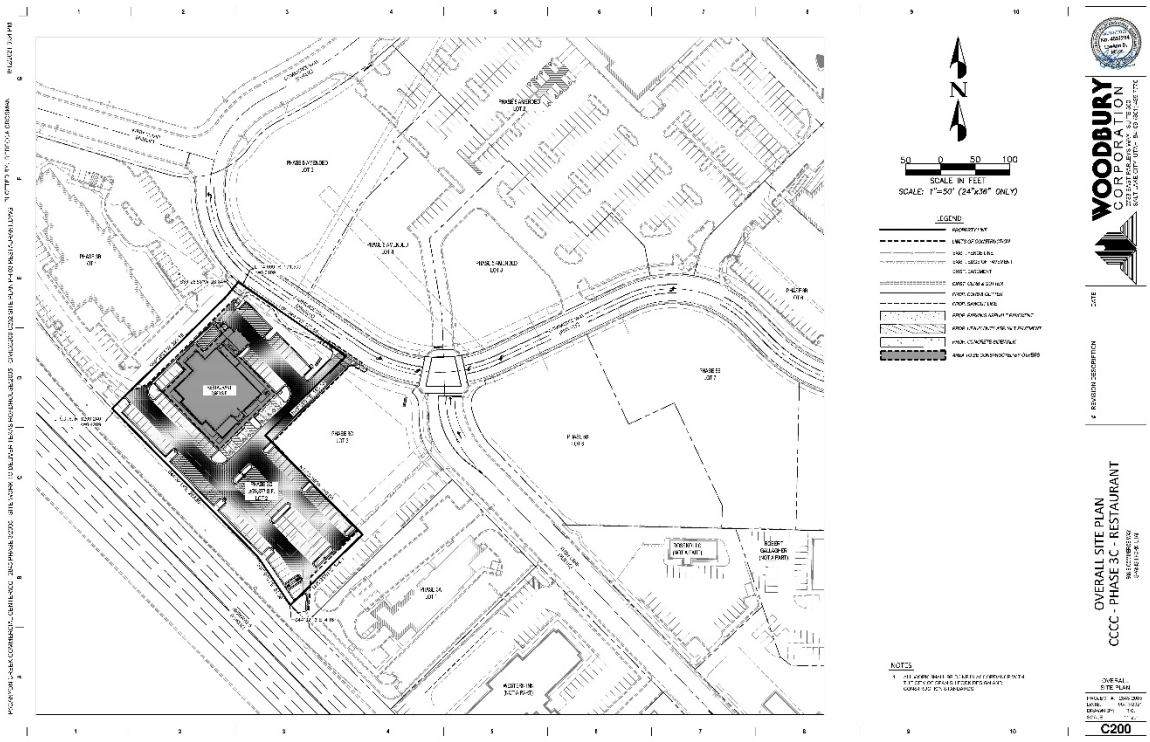
WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109
PH: (801) 486-7751

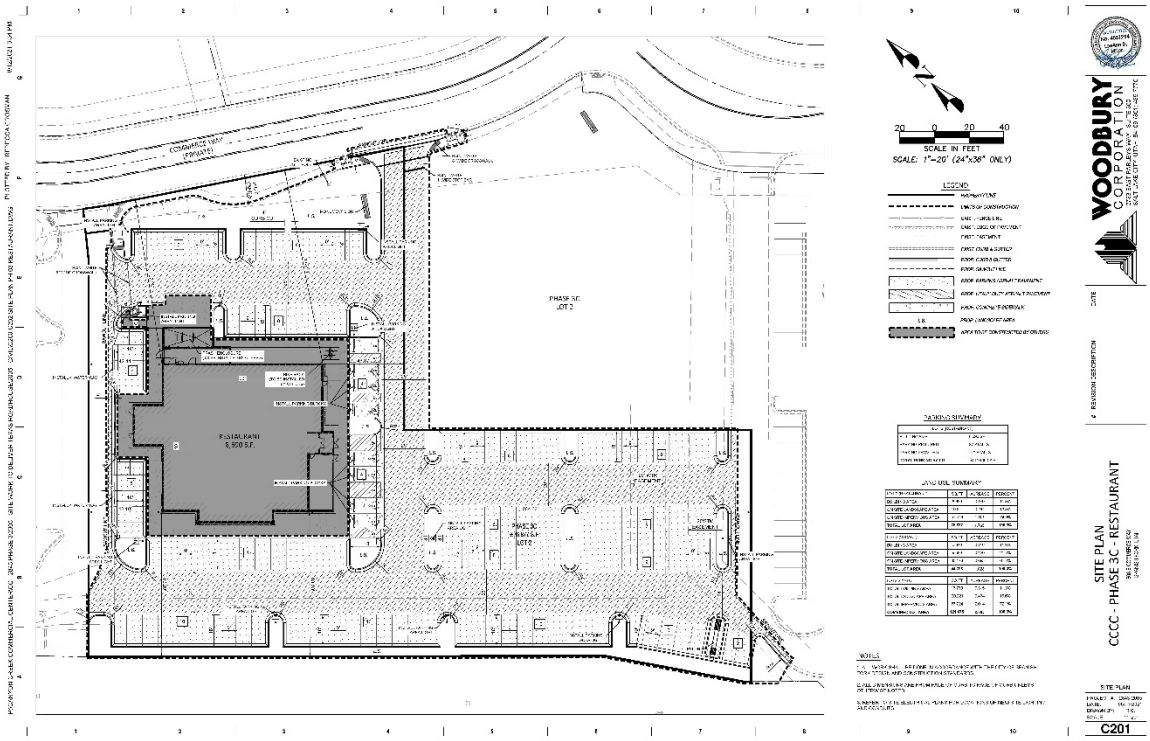
DATE
REVISION DESCRIPTION

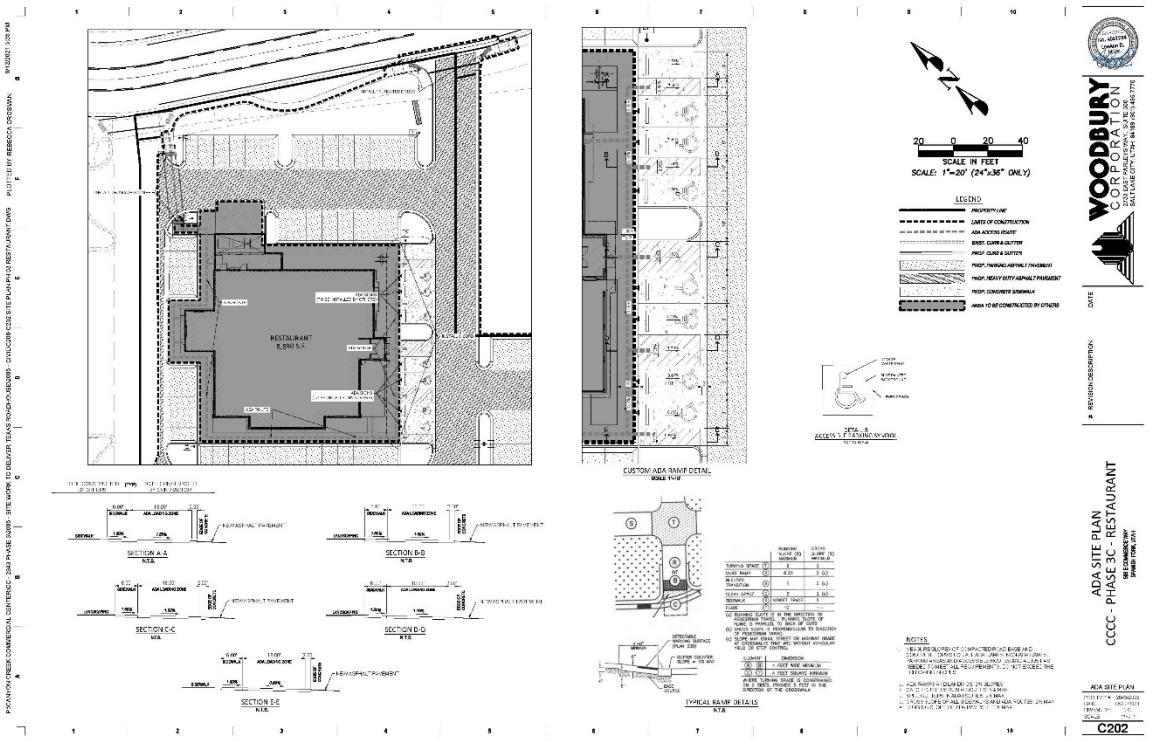
DEMOLITIONS PLAN
CCCC - PHASE 3C - RESTAURANT

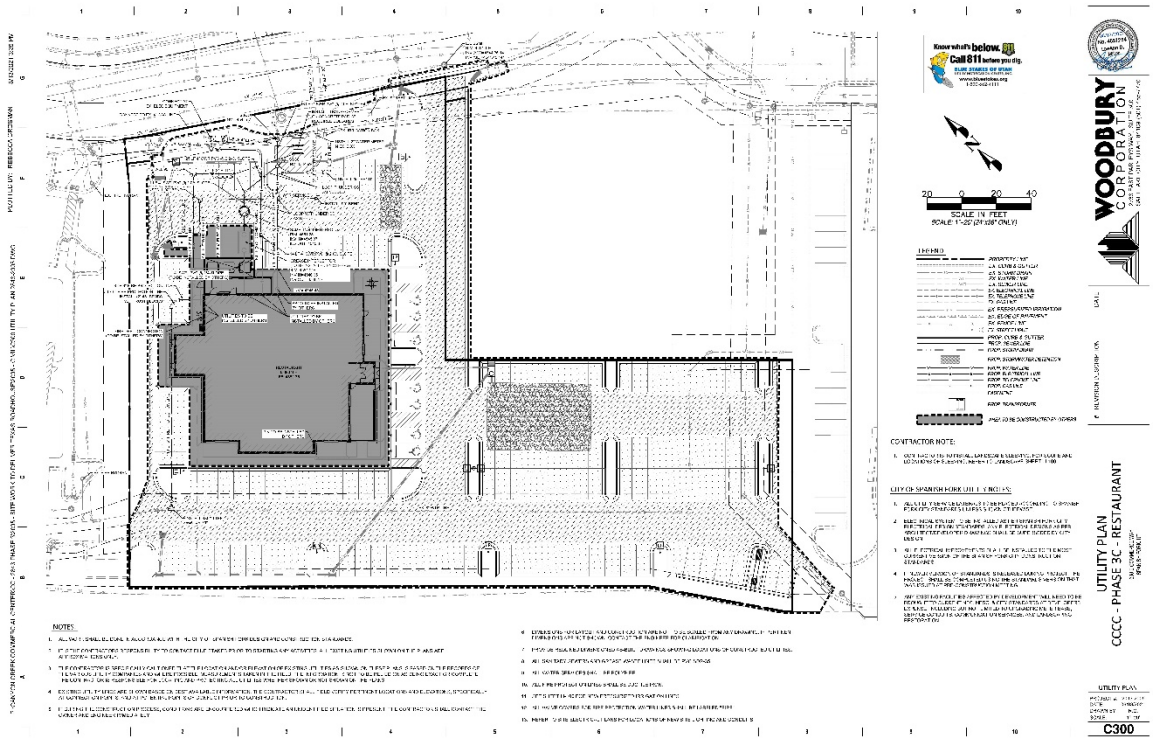
SITE PLAN

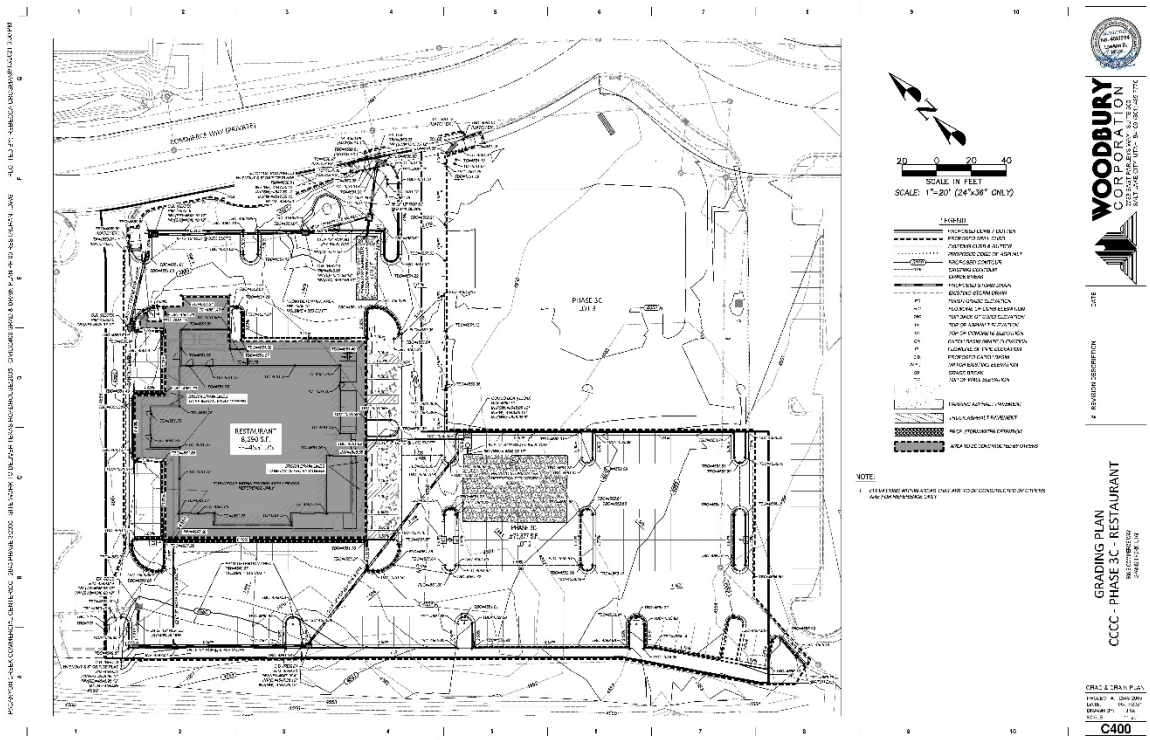
C100

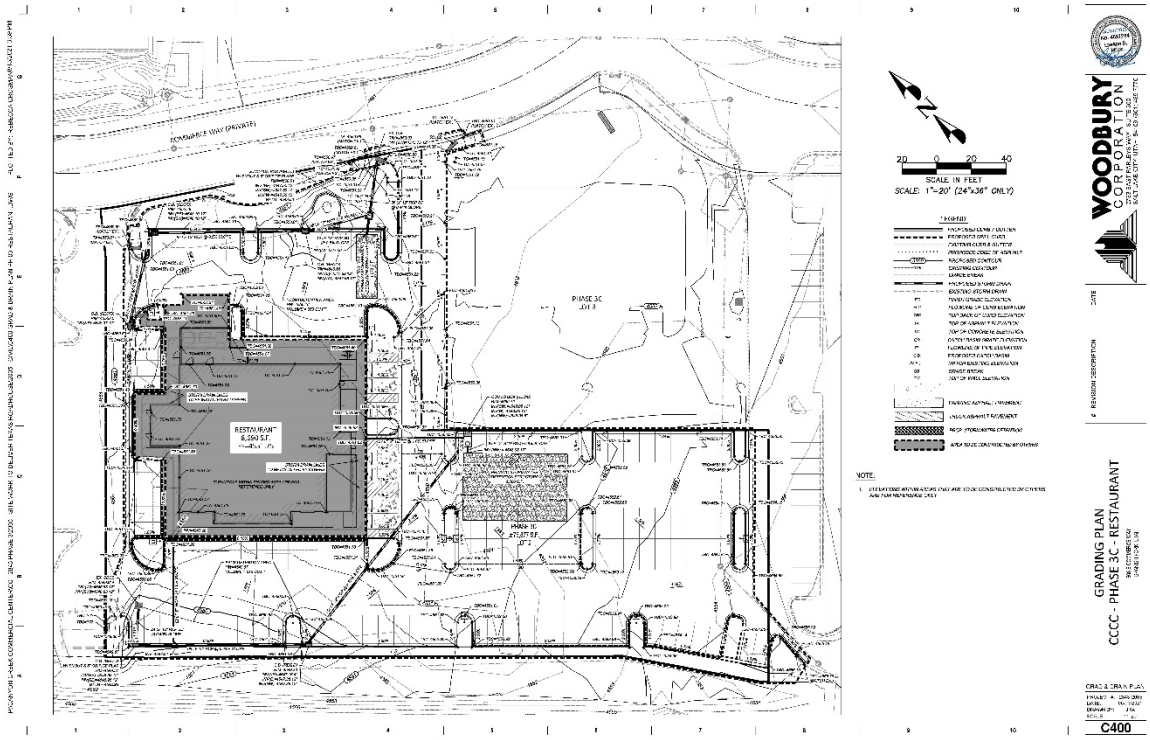

N
50 0 50 100
SCALE IN FEET
SCALE: 1"=50' (24"x36" ONLY)
LEGEND
NOTES
WOODBURY CORPORATION
OVERALL SITE PLAN
CCCC - PHASE 3C - RESTAURANT
C200

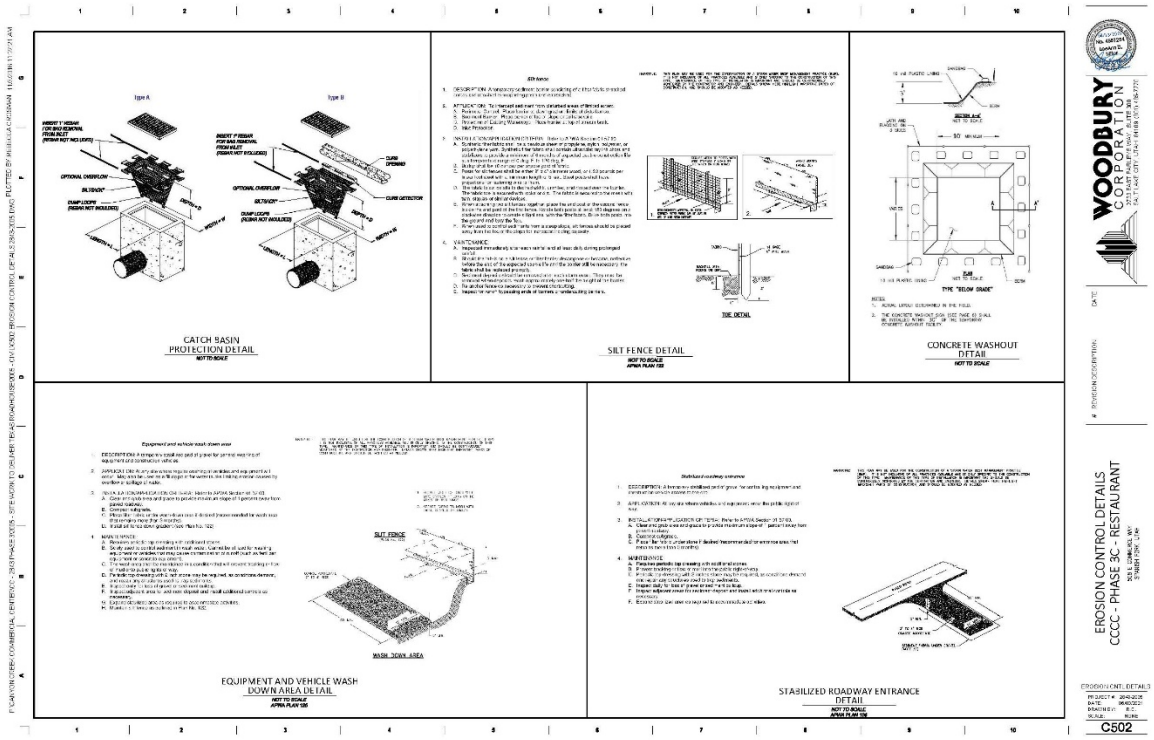

N
20 0 20 40
SCALE IN FEET
SCALE: 1"=20' (24"x36" ONLY)
LEGEND
RESTAURANT
6,900 S.F.
PARKING SUMMARY
UNIT MIX SUMMARY
NOTES
WOODBURY CORPORATION
SITE PLAN
CCCC - PHASE 3C - RESTAURANT
C201

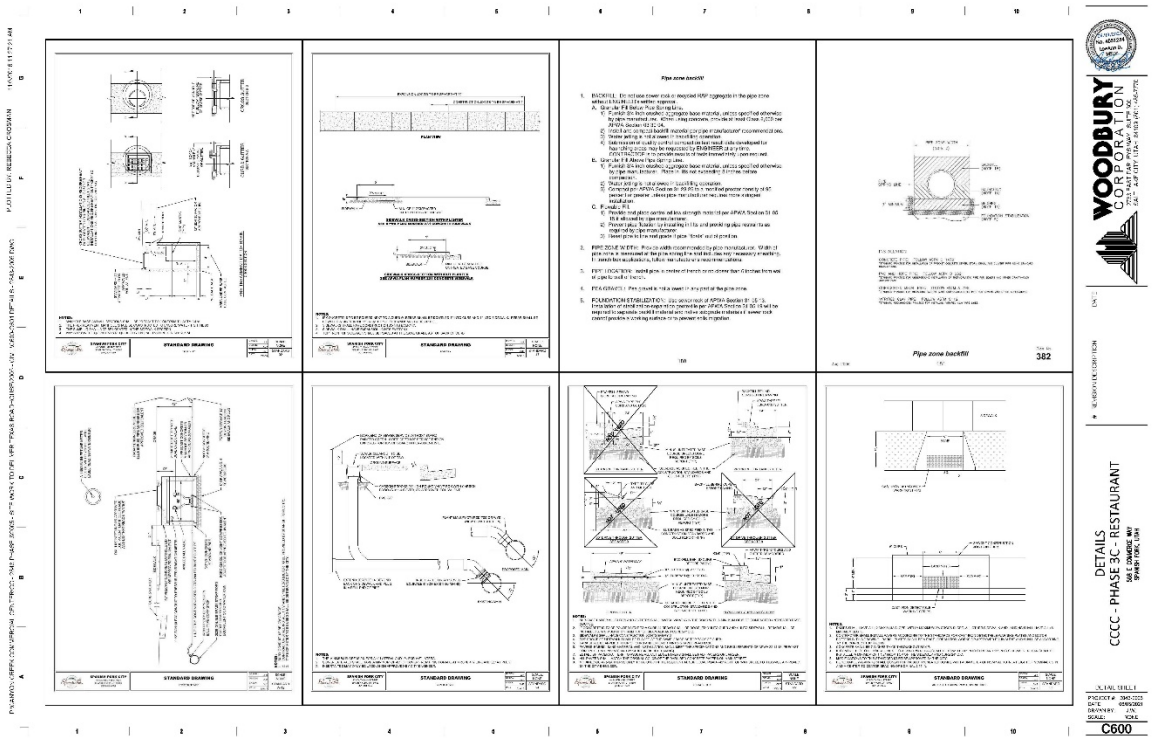

RESTAURANT
6,800 S.F.
SCALE IN FEET
SCALE: 1"=20' (24"x36" ONLY)
LEGEND
SECTION A-A
SECTION B-B
SECTION C-C
SECTION D-D
SECTION E-E
CUSTOM ADA RAMP DETAIL
TYPICAL RAMP DETAILS
NOTES
WOODBURY CORPORATION
ADA SITE PLAN
CCCC - PHASE 3C - RESTAURANT
C202

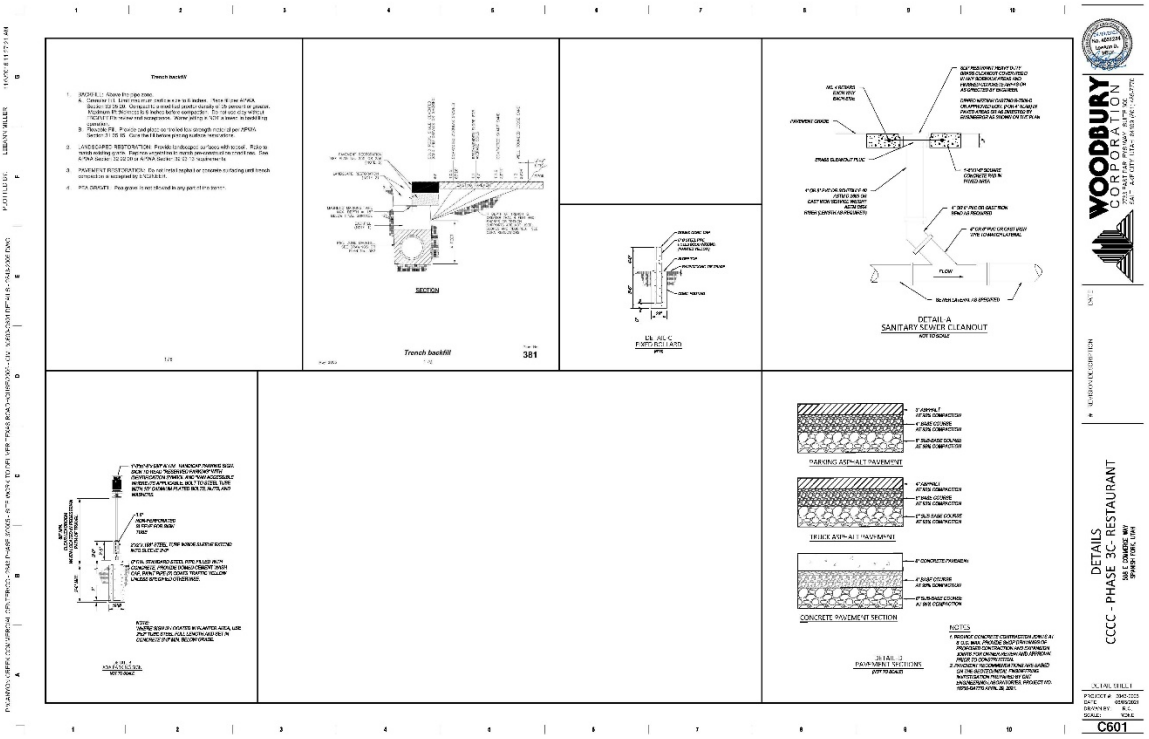

Know what's below. Call 811 before you dig.
SCALE IN FEET
SCALE: 1"=20' (24"x36" ONLY)
LEGEND
CONTRACTOR NOTE:
CITY OF SPANISH FORK UTILITY NOTES:
NOTES
WOODBURY CORPORATION
UTILITY PLAN
CCCC - PHASE 3C - RESTAURANT
C300

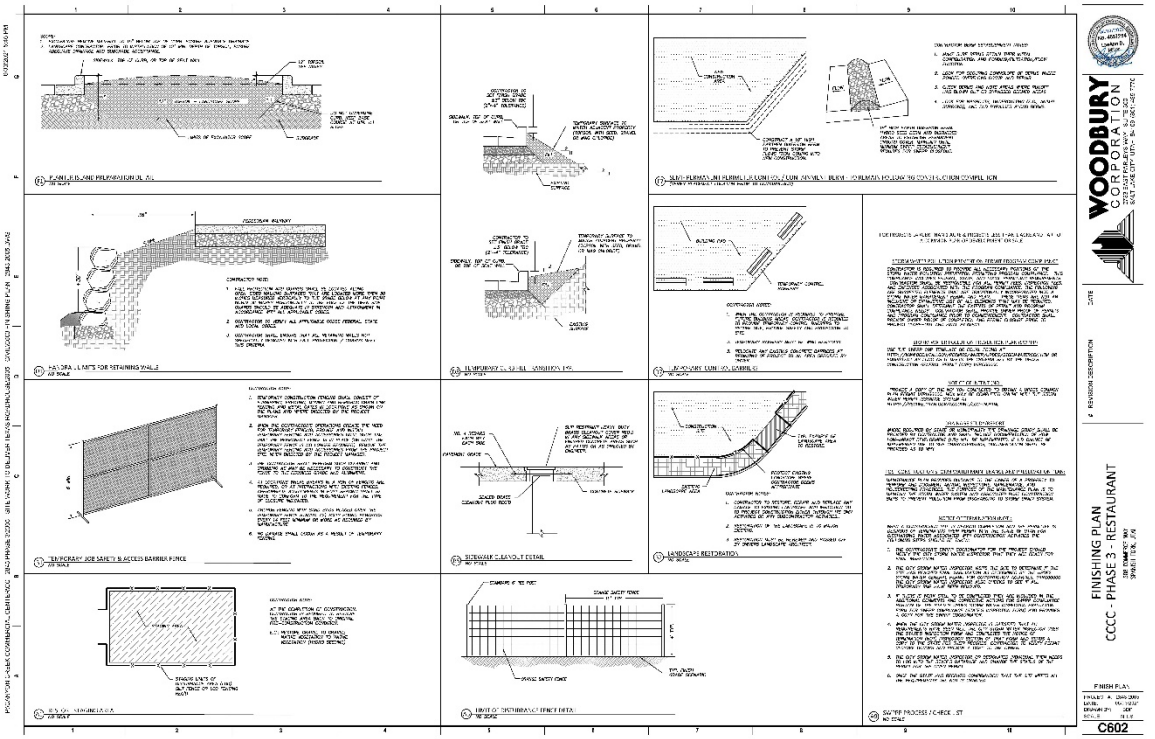

RESTAURANT
6,550 S.F.
PHASE 3C
LOT 3
SCALE: 1"=20' (24"x36" ONLY)
NOTE:
WOODBURY CORPORATION
GRADING PLAN
CCCC - PHASE 3C - RESTAURANT
C400


RESTAURANT
6,550 S.F.
PHASE 3C
LOT 3
SCALE: 1"=20' (24"x36" ONLY)
NOTE:
WOODBURY CORPORATION
GRADING PLAN
CCCC - PHASE 3C - RESTAURANT
C400


CATCH BASIN PROTECTION DETAIL
NOT TO SCALE
SILT FENCE DETAIL
NOT TO SCALE
APWA PLAN 159
TOE DETAIL
CONCRETE WASHOUT DETAIL
NOT TO SCALE
EQUIPMENT AND VEHICLE WASH DOWN AREA DETAIL
NOT TO SCALE
APWA PLAN 155
WASH DOWN AREA
STABILIZED ROADWAY ENTRANCE DETAIL
NOT TO SCALE
APWA PLAN 156
WOODBURY CORPORATION
EROSION CONTROL DETAILS
CCCC - PHASE 3C - RESTAURANT
C502


Pipe zone backfill
382
WOODBURY CORPORATION
DETAILS
CCCC - PHASE 3C - RESTAURANT
C600


DETAIL A
SANITARY SEWER CLEANOUT
NOT TO SCALE
PARKING ASPHALT PAVEMENT
DRIVE ASPHALT PAVEMENT
CONCRETE PAVEMENT SECTION
DETAILS
CCCC - PHASE 3C- RESTAURANT
C601


FINISHING PLAN
CCCC - PHASE 3 - RESTAURANT
C602

US-6 & COMMERCE WAY – SPANISH FORK, UTAH



ENTRANCE ELEVATION



REAR ELEVATION

BARANSKI HAMMER MORETTA & SHEEHY
ARCHITECTS & PLANNERS
919 W. Randolph Street #2W, Chicago, IL 60607
(312) 337 1960 www.bhms-arch.com

TEXAS ROADHOUSE
US-6 & COMMERCE WAY
SPANISH FORK, UTAH

BUILDING ELEVATIONS
TIER 3 + TO GO ADDITION - 8/6/2021

A2

US-6 & COMMERCE WAY – SPANISH FORK, UTAH



LEFT SIDE ELEVATION



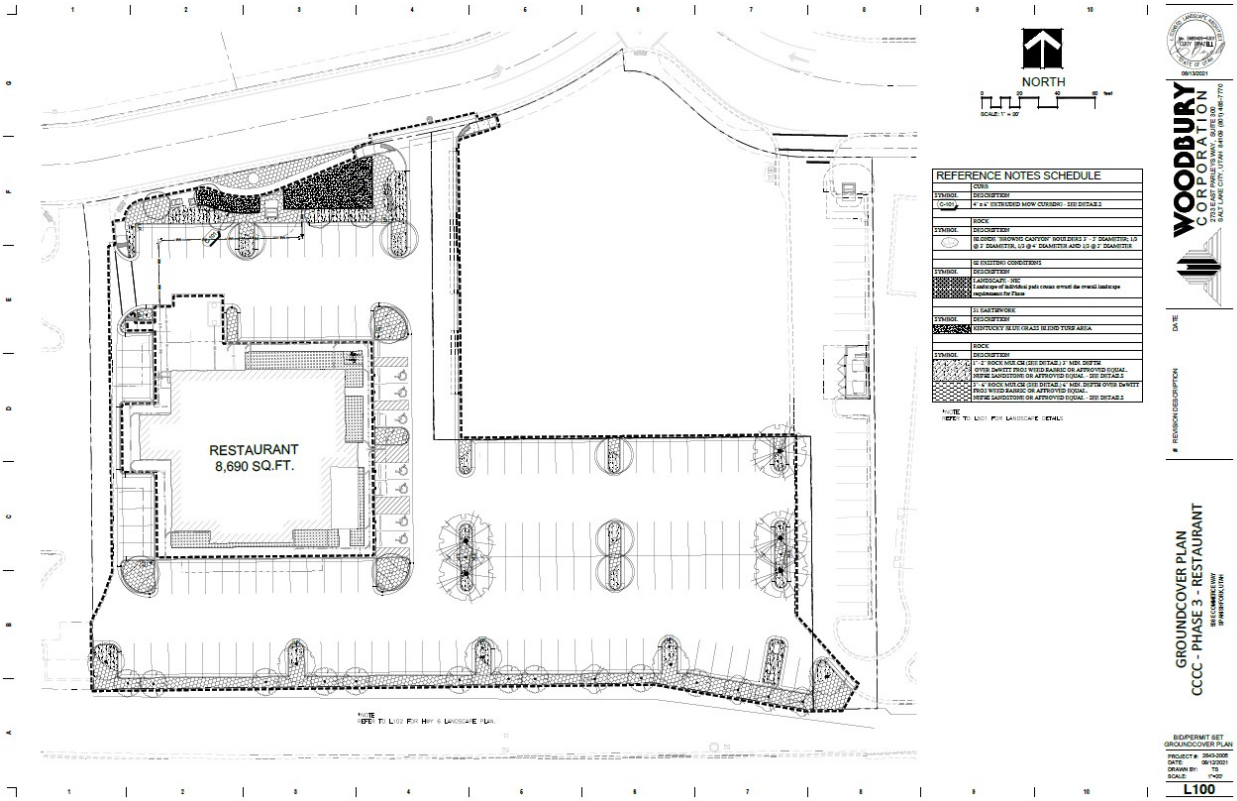
FRONT ELEVATION

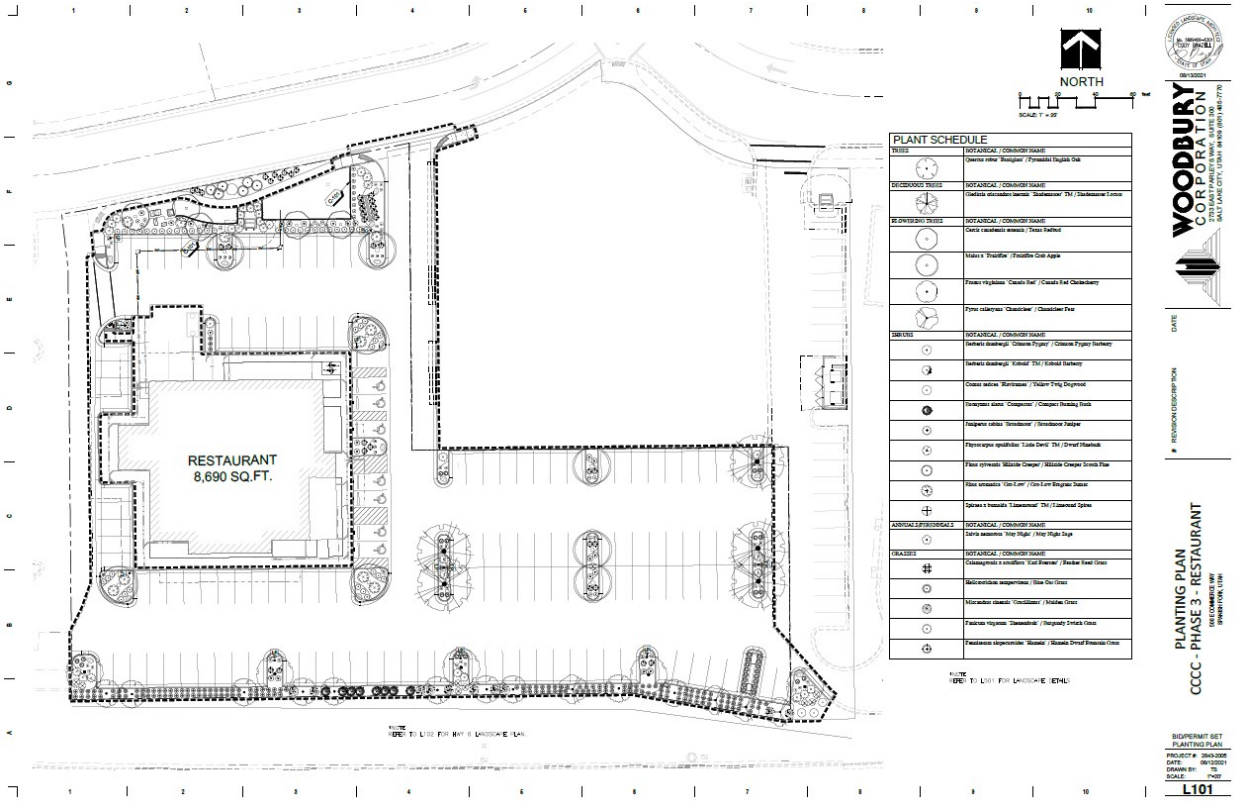
BARANSKI HAMMER MORETTA & SHEEHY
ARCHITECTS & PLANNERS
939 W. Randolph Street #2W, Chicago, IL 60607
(312) 337-1960 www.bhms-archi.com

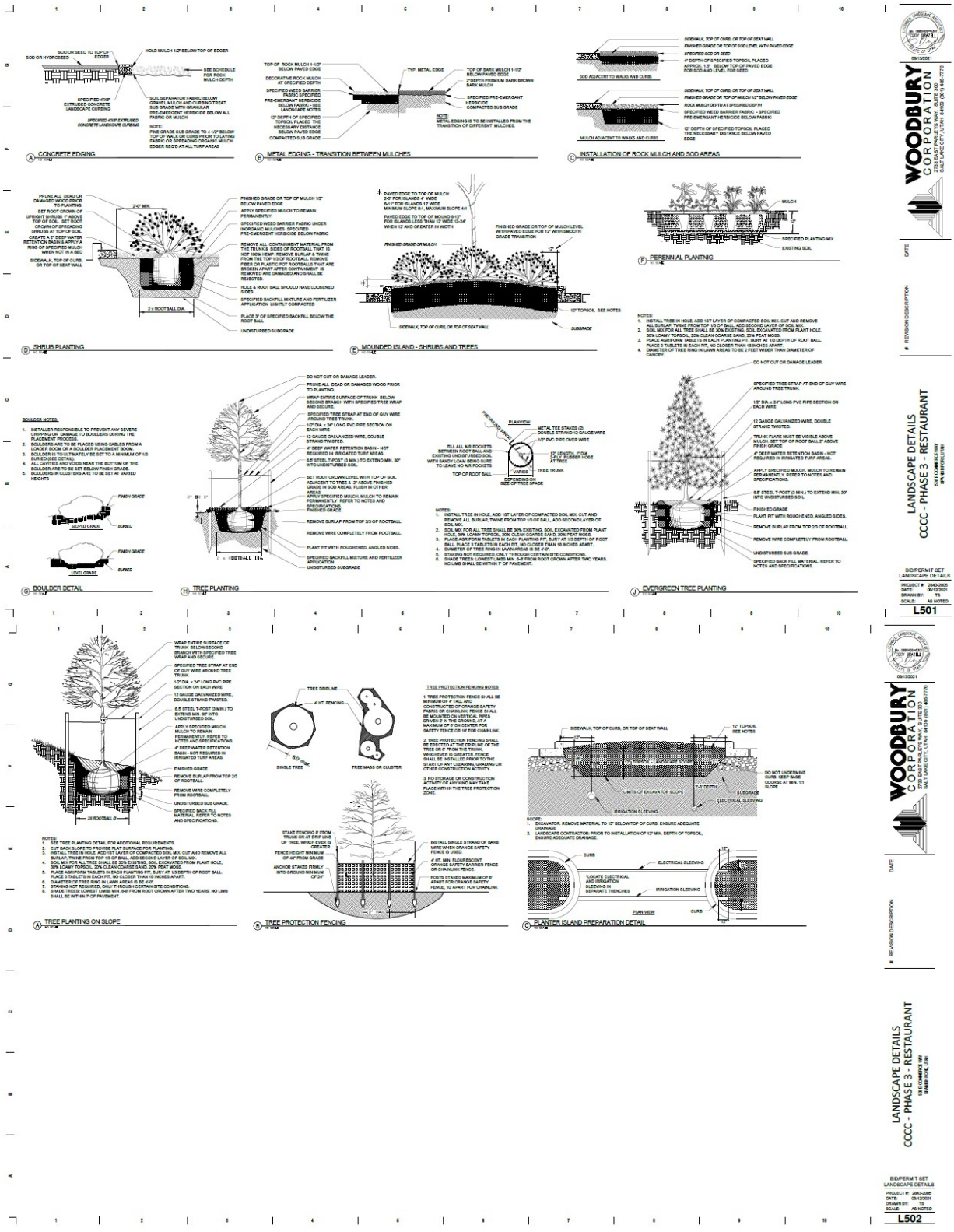
TEXAS ROADHOUSE
US-6 & COMMERCE WAY
SPANISH FORK, UTAH

BUILDING ELEVATIONS
TIER 3 + TO GO ADDITION - 8/6/2021

A1


RESTAURANT
8,690 SQ.FT.
NORTH
SCALE: 1" = 20'
REFERENCE NOTES SCHEDULE
GENERAL
SYMBOL DESCRIPTION
C-100 4" x 6" EXTRUDED MOW CURBING - SEE DETAIL 2
ROCK
SYMBOL DESCRIPTION
BLENDED "BROWNS CANYON" BOULDERS 2' - 3' DIAMETER, 1/3 @ 3' DIAMETER, 1/3 @ 4' DIAMETER AND 1/3 @ 5' DIAMETER
02 EXISTING CONDITIONS
SYMBOL DESCRIPTION
LANDSCAPE - SEE Landscape of individual pads create around the overall landscape requirements for Plaza
21 EARTHWORK
SYMBOL DESCRIPTION
KENTUCKY BLUE GRASS BLEND TURF AREA
ROCK
SYMBOL DESCRIPTION
1 - 2" ROCK MIN.CM (SEE DETAIL) 3" MIN. DEPTH OVER DeWITT PRO WEED BARRIC OR APPROVED EQUAL. SEPSE LANDSCAPE OR APPROVED EQUAL. SEE DETAIL 2
2 - 4" ROCK MIN.CM (SEE DETAIL) 4" MIN. DEPTH OVER DeWITT PRO WEED BARRIC OR APPROVED EQUAL. SEPSE LANDSCAPE OR APPROVED EQUAL. SEE DETAIL 2
NOTE
REFER TO L101 FOR LANDSCAPE DETAILS
NOTE
REFER TO L102 FOR HWY 6 LANDSCAPE PLAN.
WOODBURY CORPORATION
GROUNDCOVER PLAN
CCCC - PHASE 3 - RESTAURANT
BID/PERMIT SET
GROUNDCOVER PLAN
L100

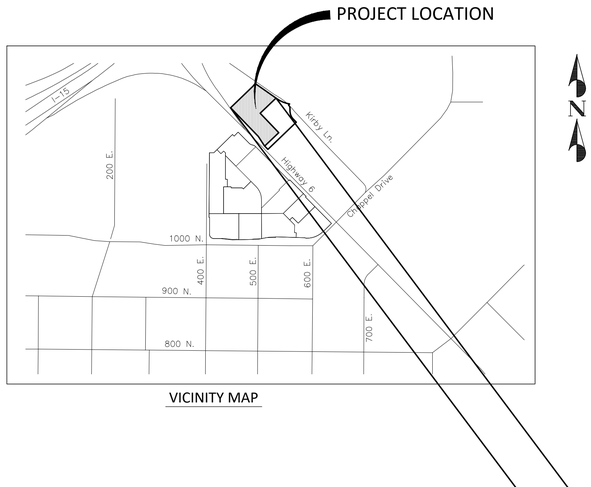

RESTAURANT
8,690 SQ.FT.
NORTH
SCALE: 1" = 20'
PLANT SCHEDULE
TREES
BOTANICAL / COMMON NAME
Quercus robur 'Fastigiata' / Pyramidal English Oak
DECIDUOUS TREES
BOTANICAL / COMMON NAME
Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust
FLOWERING TREES
BOTANICAL / COMMON NAME
Cercis canadensis texensis / Texas Redbud
Malus x 'Prairifire' /Prairifire Crab Apple
Prunus virginiana 'Canada Red' / Canada Red Chokecherry
Pyrus calleryana 'Chanticleer' / Chanticleer Pear
SHRUBS
BOTANICAL / COMMON NAME
Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry
Berberis thunbergii 'Kobold' TM / Kobold Barberry
Cornus sericea 'Hedgerows' / Yellow Twig Dogwood
Juniperus sabina 'Compacta' / Compact Savin Juniper
Juniperus scopulorum 'Sweetzeri' / Sweetzeer Juniper
Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark
Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine
Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac
Spiraea x bumalda 'Limemound' TM / Limemound Spirea
ANNUAL/PERENNIALS
BOTANICAL / COMMON NAME
Salvia nemorosa 'May Night' / May Night Sage
GRASSES
BOTANICAL / COMMON NAME
Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
Helictotrichon sempervirens / Blue Oat Grass
Muhlenbergia dumosa 'Gracillimus' / Maiden Grass
Panicum virgatum 'Shenandoah' / Burgundy Switch Grass
Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
NOTE
REFER TO L101 FOR LANDSCAPE DETAILS
NOTE
REFER TO L102 FOR HWY 6 LANDSCAPE PLAN.
WOODBURY CORPORATION
PLANTING PLAN
CCCC - PHASE 3 - RESTAURANT
BID/PERMIT SET
PLANTING PLAN
L101


A CONCRETE EDGING
B METAL EDGING - TRANSITION BETWEEN MULCHES
C INSTALLATION OF ROCK MULCH AND SOD AREAS
D SHRUB PLANTING
E MOUNDED ISLAND - SHRUBS AND TREES
F PERENNIAL PLANTNG
G BOULDER DETAIL
H TREE PLANTING
J EVERGREEN TREE PLANTING
A TREE PLANTING ON SLOPE
B TREE PROTECTION FENCING
C PLANTER ISLAND PREPARATION DETAIL
WOODBURY CORPORATION
LANDSCAPE DETAILS
CCCC - PHASE 3 - RESTAURANT
BID/PERMIT SET
LANDSCAPE DETAILS
L501
L502

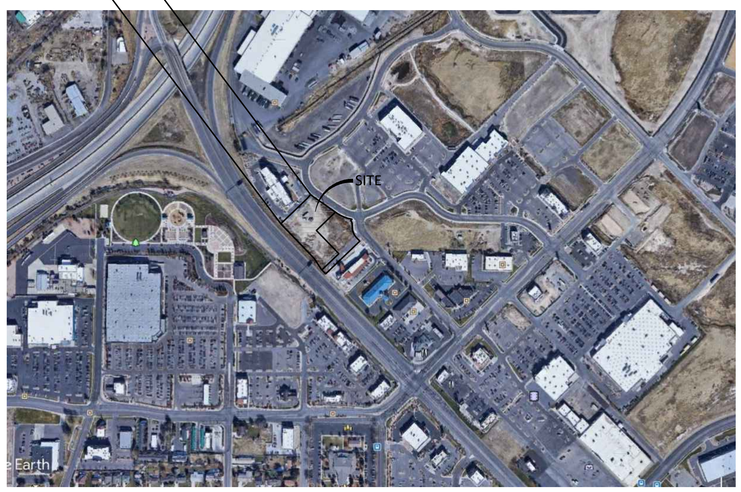
P:\CANYON CREEK COMMERCIAL CENTER\CC - 2843 PHASE 3\2005 - SITE WORK TO DELIVER TEXAS ROADHOUSE\2005 - CIVIL\C001 COVER SHEET - 2843-2005.DWG 11/3/2016 11:27:21 AM
PLOTTED BY: REBECCA CROSMAN

CANYON CREEK COMMERCIAL CENTER
PHASE 3C - RESTAURANT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN;
CITY OF SPANISH FORK, COUNTY OF UTAH,
STATE OF UTAH



VICINITY MAP



SHEET INDEX	
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C001	COVER SHEET
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C501	EROSION CONTROL DETAILS
C600~C601	DETAILS
C602	FINISHING PLAN
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IRRIGATION PLANS	
LI-001	IRRIGATION NOTES & SCHEDULES
LI-100	IRRIGATION PLANS
LI-501	IRRIGATION DETAILS

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

WOODBURY CORPORATION

DEVELOPER/OWNER
WOODBURY CORPORATION
CANYON CREEK COMMERCIAL CENTER
2733 EAST PARLEYS WAY, STE. 300
SALT LAKE CITY, UTAH 84109
CONTACT: LYNN WOODBURY
OFFICE: (801) 485-7770

WOODBURY CORPORATION

CIVIL ENGINEER
WOODBURY CORPORATION
2733 EAST PARLEYS WAY, STE. 300
SALT LAKE CITY, UTAH 84109
CONTACT: LEEANN MILLER, P.E.
OFFICE: (801) 562-2521
CELL: (385) 299-6262

WOODBURY CORPORATION

LANDSCAPE ARCHITECT
WOODBURY CORPORATION
2733 EAST PARLEYS WAY, STE. 300
SALT LAKE CITY, UTAH 84109
CONTACT: CODY BRAZELL, LA
OFFICE: (801) 485-7770
CELL: (801) 653-1344

LICENSED PROFESSIONAL ENGINEER
06/13/2021
No. 4551254
LeeAnn D. Miller
STATE OF UTAH

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

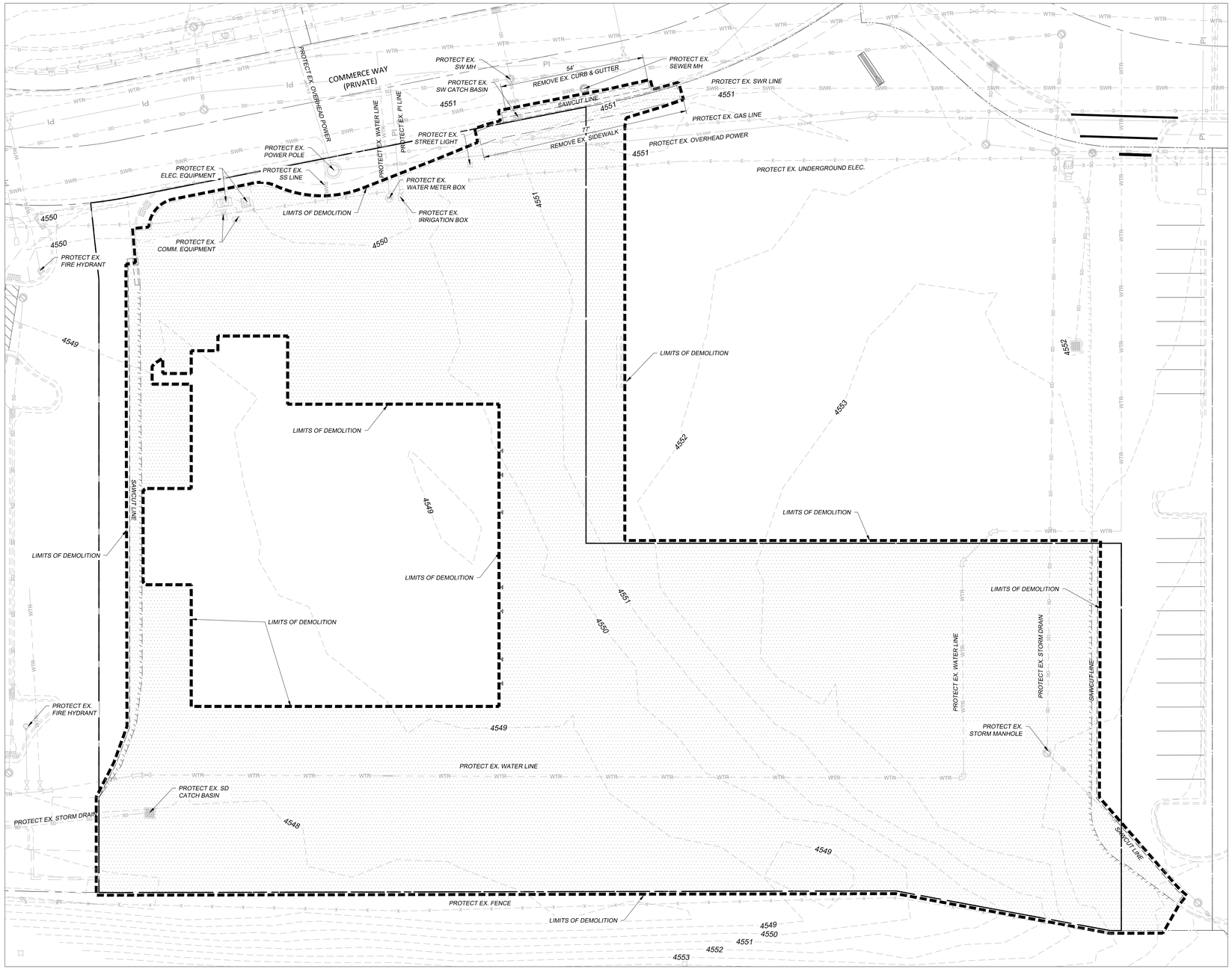
COVER SHEET
CCCC - PHASE 3C - RESTAURANT
SPANISH FORK, UTAH

COVER SHEET

PROJECT #: 2843-2005
DATE: 06/03/2021
DRAWN BY: R.C.
SCALE: NONE

C001

P:\CANYON CREEK COMMERCIAL CENTER\CC - 2843 PHASE 3\2005 - SITE WORK TO DELIVER TEXAS ROADHOUSE\2005 - CIVIL\C100 DEMOLITION PLAN PH 03 RESTAURANT.DWG 8/12/2021 3:27 PM PLOTTED BY: REBECCA CROSMAN



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20 0 20 40
SCALE IN FEET
SCALE: 1"=20' (24"x36" ONLY)

LEGEND

- PROPERTY LINES
- SAWCUT LINE
- EX. CURB & GUTTER
- EX. STORM DRAIN
- EX. WATER LINE
- EX. SEWER LINE
- EX. ELECTRICAL LINE
- EX. GAS LINE
- EX. PRESSURIZED IRRIGATION
- EX. EDGE OF PAVEMENT
- EX. FENCE LINE
- EX. STREET LIGHT
- LIMITS OF DEMOLITION

DEMOLITION PLAN NOTES:

1. CONTRACTOR SHALL INSTALL A CONSTRUCTION BARRIER AROUND & ALONG ENTIRE CONSTRUCTION LIMIT LINE & SHALL DESIGNATE ONE CONSTRUCTION ENTRANCE. PROVIDE ADDITIONAL BARRIERS & CONES TO ENSURE SAFETY NEAR & AROUND ALL CUTS, TRENCHES, HOLES & PITS.
2. ENSURE PROPER SIGNS INFORM VEHICULAR & PEDESTRIAN TRAFFIC OF DETOURS & HAZARDS.
3. EXISTING STRUCTURES AND DEBRIS WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
4. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED ANY STANDARD THAT ARE PROVIDED OR REFERENCED IN BID DOCUMENTS.
5. ROADS AND PARKING LOTS MUST BE SWEPT AND CLEANED AS NEEDED.
6. ALL EXISTING LANDSCAPE & IRRIGATION COMPONENTS OUTSIDE THE DEMOLITION LINES DAMAGED DURING DEMOLITION SHALL BE PROMPTLY REPAIRED OR REPLACED.
7. CONTRACTOR SHALL FULLY GUARANTEE ALL DISTURBED, RELOCATED OR REPLACED LANDSCAPE PLANTS & IRRIGATION COMPONENTS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION OF PROJECT.
8. SEE CONSTRUCTION DOCUMENTS & CONSULT DESIGN ENGINEER FOR THE EXACT LOCATIONS OF ALL PROPOSED SAW CUTS REQ'D. SOME FIELD ADJUSTMENTS MAY BE REQUIRED TO ENSURE PROPER DRAINAGE AT ASPHALT JUNCTIONS.
9. CONTRACTOR IS TO REMOVE EXISTING MANHOLES, VAULTS AND CATCH BASINS INDICATED TO A DEPTH OF 3', PLUG ALL PIPES IN AND OUT WITH CONCRETE AND BACKFILL THE REMAINING PORTION OF THE STRUCTURE WITH SAND.
10. ALL UNUSED WATER METERS AND LATERALS ARE TO BE DISCONNECTED AND CAPPED AT THE MAIN LINE PER SPANISH FORK CITY REQUIREMENTS.
11. PROTECT ALL IMPROVEMENTS NOT INDICATED TO BE REMOVED OR ABANDONED.
12. REMOVE ALL ROAD BASE UNDER PAVEMENTS AND CONCRETE THAT IS BEING REMOVED.
13. SAW CUT ALL LIMITS OF PAVEMENT AND CONCRETE REMOVAL.
14. FILL ENDS OF ALL EXISTING PIPES THAT ARE BEING ABANDONED WITH CONCRETE AND INSTALL A CLAY DAM 18" THICK ACROSS END OF TRENCH TO PREVENT FLOW OF WATER IN ABANDONED TRENCH.

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DEMOLITIONS PLAN
CCCC - PHASE 3C - RESTAURANT

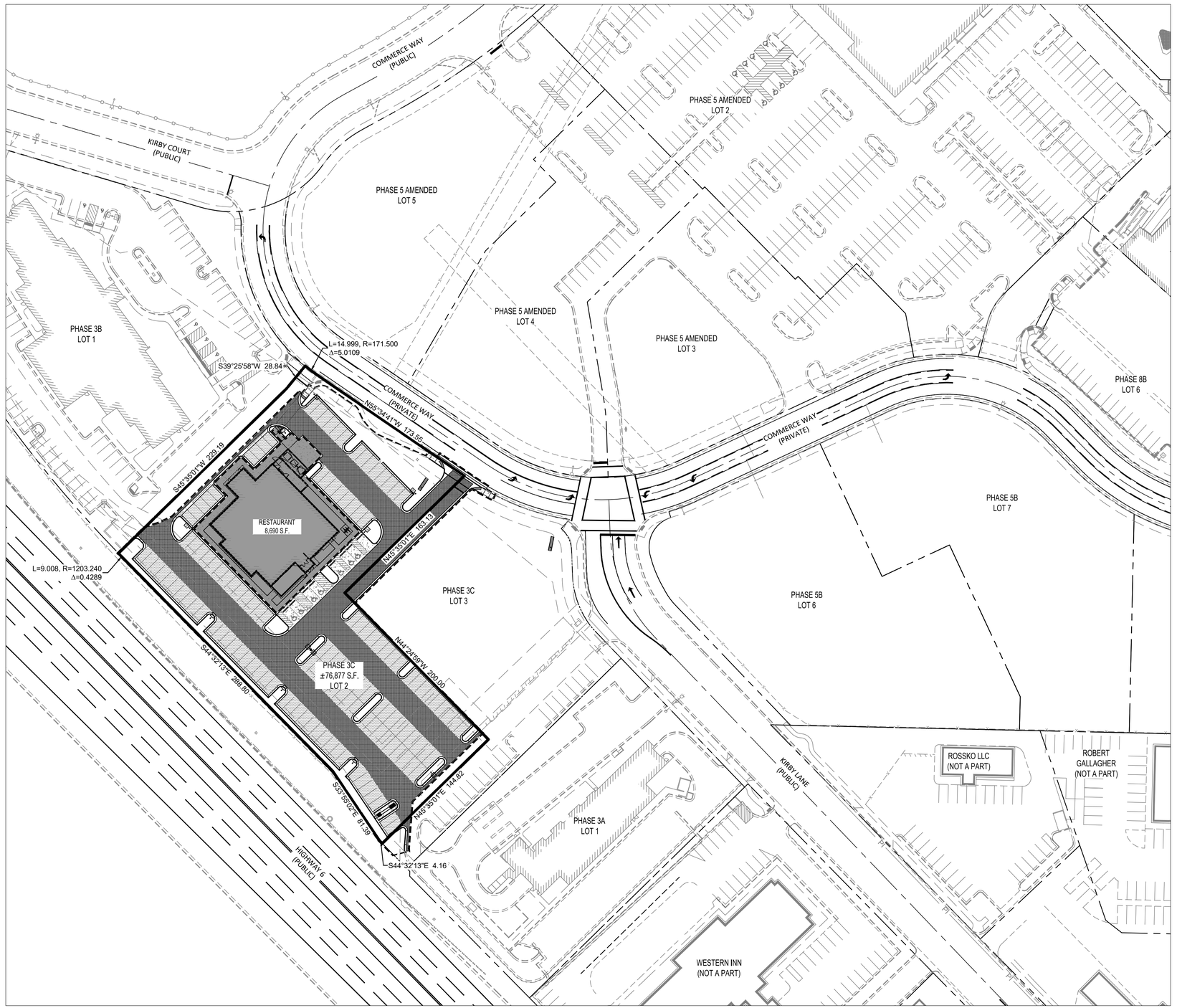
508 E COMMERCE WAY
SPANISH FORK, UTAH

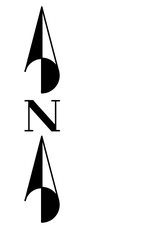
SITE PLAN

PROJECT #:	2843-2005
DATE:	06/03/2021
DRAWN BY:	R.C.
SCALE:	1"=20'

C100

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50 0 50 100

SCALE IN FEET

SCALE: 1"=50' (24"x36" ONLY)

LEGEND

- *PROPERTY LINE*
- *LIMITS OF CONSTRUCTION*
- EXIST. FENCE LINE
- EXIST. EDGE OF PAVEMENT
- EXIST. EASEMENT
- *EXIST. CURB & GUTTER*
- *PROP. CURB & GUTTER*
- *PROP. SAWCUT LINE*
- *PROP. PARKING ASPHALT PAVEMENT*
- *PROP. HEAVY DUTY ASPHALT PAVEMENT*
- *PROP. CONCRETE SIDEWALK*
- *AREA TO BE CONSTRUCTED BY OTHERS*

NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SPANISH FORK DESIGN AND CONSTRUCTION STANDARDS.

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OVERALL SITE PLAN
CCCC - PHASE 3C - RESTAURANT

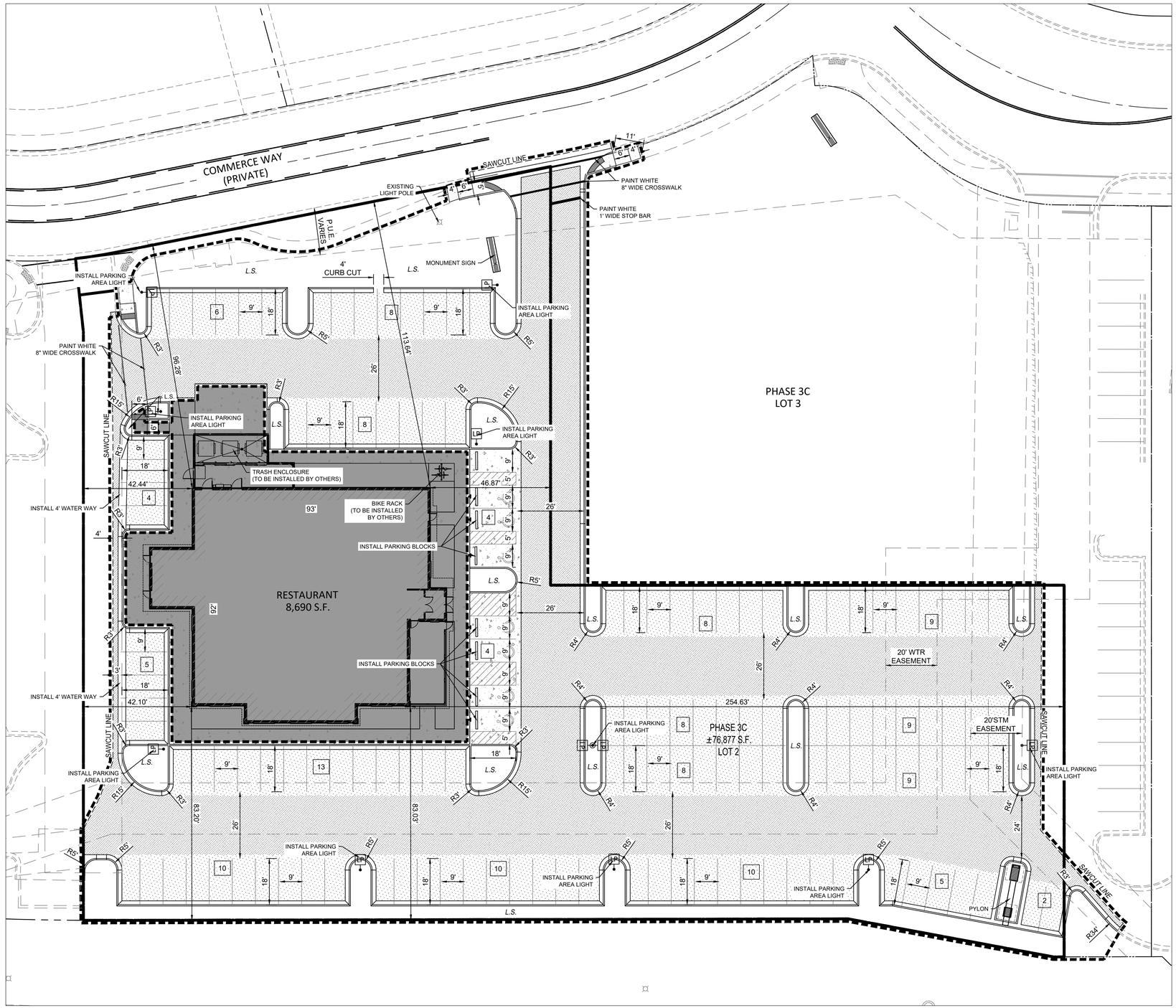
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SPANISH FORK, UTAH

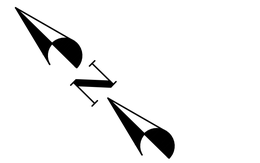
OVERALL SITE PLAN

PROJECT #: 2843-2005
DATE: 06/03/2021
DRAWN BY: R.C.
SCALE: 1"=20'

C200

P:\CANYON CREEK COMMERCIAL CENTER\CC - 2843 PHASE 3\2005 - SITE WORK TO DELIVER TEXAS ROADHOUSE\2005 - CIVIL\C200-C202 SITE PLAN PH 03 RESTAURANT.DWG 8/12/2021 3:34 PM PLOTTED BY: REBECCA CROSMAN





SCALE: 1"=20' (24"x36" ONLY)

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- EXIST. FENCE LINE
- EXIST. EDGE OF PAVEMENT
- EXIST. EASEMENT
- EXIST. CURB & GUTTER
- PROP. CURB & GUTTER
- PROP. SAWCUT LINE
- PROP. PARKING ASPHALT PAVEMENT
- PROP. HEAVY DUTY ASPHALT PAVEMENT
- PROP. CONCRETE SIDEWALK
- L.S. PROP. LANDSCAPE AREA
- AREA TO BE CONSTRUCTED BY OTHERS

PARKING SUMMARY

LOT 2 (RESTAURANT)	
BUILDING SIZE:	8,690 SF
PARKING REQUIRED:	87 STALLS
PARKING PROVIDED:	140 STALLS
TOTAL PARKING RATIO	16.11/1000 S.F.

LAND USE SUMMARY

LOT 2 (RESTAURANT)	SQ.FT	ACREAGE	PERCENT
BUILDING AREA	8,690	0.199	11.3%
ON SITE LANDSCAPE AREA	10,641	0.244	13.8%
ON SITE IMPERVIOUS AREA	57,546	1.321	74.9%
TOTAL LOT AREA	**76,877**	**1.765**	**100.0%**

LOT 3 (VACANT)	SQ.FT	ACREAGE	PERCENT
BUILDING AREA	5,040	0.116	11.3%
ON SITE LANDSCAPE AREA	9,580	0.220	21.4%
ON SITE IMPERVIOUS AREA	30,178	0.693	67.4%
TOTAL LOT AREA	**44,798**	**1.028**	**100.0%**

LOTS 2 AND 3	SQ.FT	ACREAGE	PERCENT
TOTAL BUILDING AREA	13,730	0.315	11.3%
TOTAL LANDSCAPE AREA	20,221	0.464	16.6%
TOTAL IMPERVIOUS AREA	87,724	2.014	72.1%
COMBINED LOT AREA	**121,675**	**2.793**	**100.0%**

NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SPANISH FORK DESIGN AND CONSTRUCTION STANDARDS.

2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

3. REFER TO SITE ELECTRICAL PLANS FOR LOCATIONS OF NEW SITE LIGHTING AND CONDUITS

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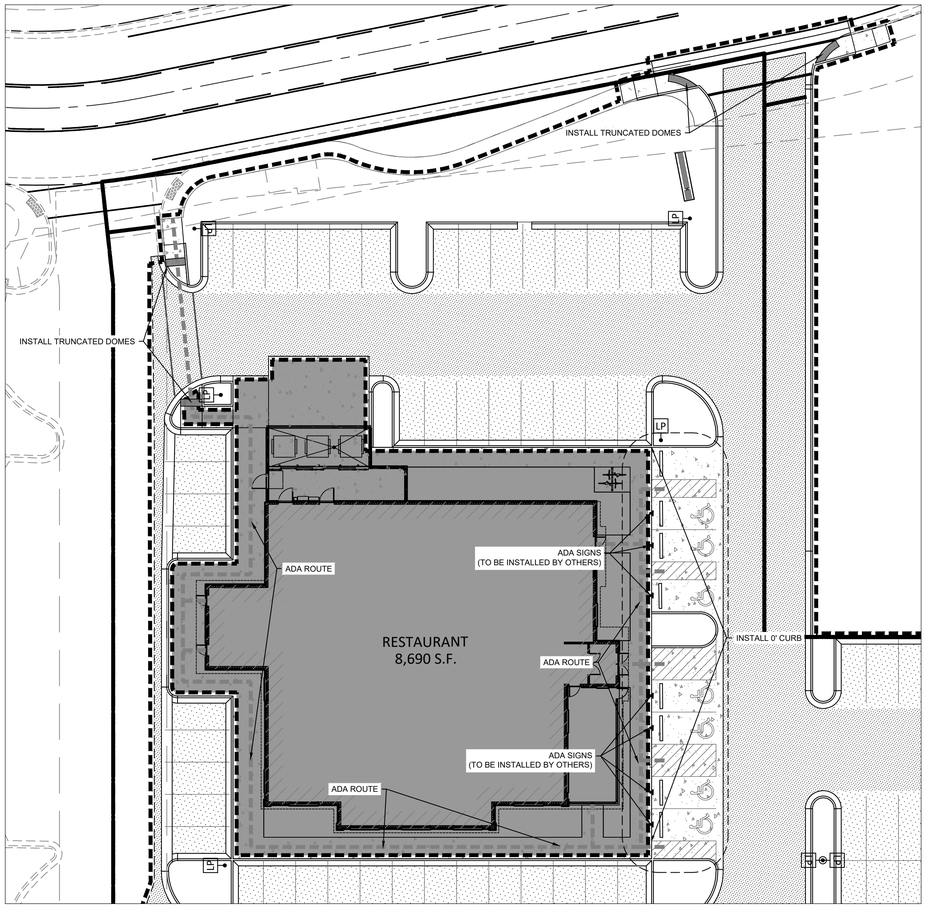
SITE PLAN
CCCC - PHASE 3C - RESTAURANT
508 E COMMERCE WAY
SPANISH FORK, UTAH

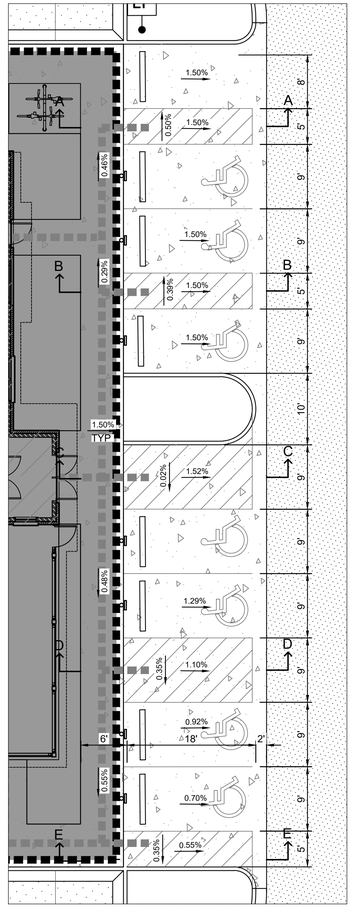
SITE PLAN

PROJECT #: 2843-2005
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DRAWN BY: R.C.
SCALE: 1"=20'

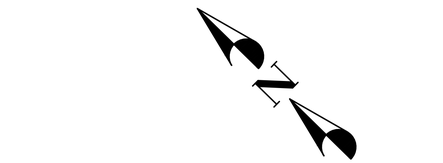
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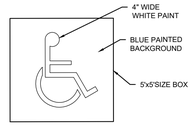
CUSTOM ADA RAMP DETAIL
SCALE: 1"=10'



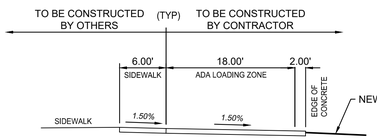
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LEGEND

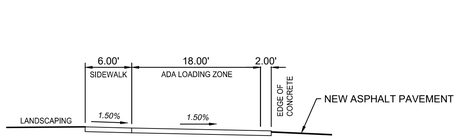
- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- ADA ACCESS ROUTE
- EXIST. CURB & GUTTER
- PROP. CURB & GUTTER
- PROP. PARKING ASPHALT PAVEMENT
- PROP. HEAVY DUTY ASPHALT PAVEMENT
- PROP. CONCRETE SIDEWALK
- AREA TO BE CONSTRUCTED BY OTHERS



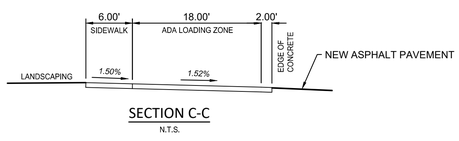
DETAIL-B
ACCESSIBLE PARKING SYMBOL
NOT TO SCALE



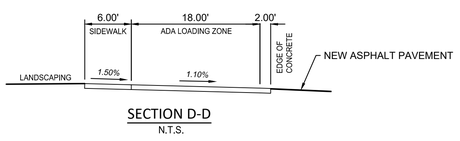
SECTION A-A
N.T.S.



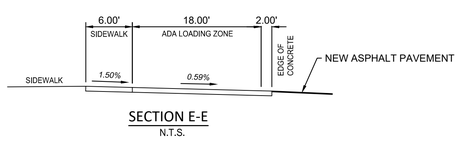
SECTION B-B
N.T.S.



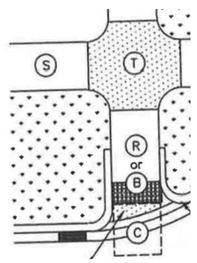
SECTION C-C
N.T.S.

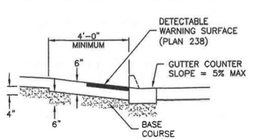


SECTION D-D
N.T.S.



SECTION E-E
N.T.S.





		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	T	2	2
CURB RAMP	R	8.33	2 (c)
BLENDED TRANSITION	B	5	2 (c)
CLEAR SPACE	C	5	2 (c)
SIDEWALK	S	STREET GRADE	2
FLARE	F	10	— —

(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
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS THAT ARE WITHOUT VEHICULAR YIELD OR STOP CONTROL

ELEMENT	DIMENSION
R B	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

TYPICAL RAMP DETAILS
N.T.S.

NOTES

1. MEASURE SLOPES OF COMPACTED ROAD BASE AND CONCRETE FORMS FOR ALL ADA RAMPS. NON-ADA RAMPS, PARKING AREAS AND ACCESSIBLE ROUTES AND ADJUST AS NEEDED TO MEET ALL REQUIREMENTS. DO NOT EXCEED THE FOLLOWING SLOPES:

a. ADA RAMPS AND LANDINGS: 2% SLOPES
b. CATCH GUTTERS IN ADA ROUTES: 5% MAX.
c. SPILL GUTTERS IN ADA ROUTES: 2% MAX.
d. CROSS SLOPE OF ALL SIDEWALKS AND ADA ROUTES: 2% MAX.
e. RUNNING SLOPE OF ADA RAMPS: 8.33% MAX.

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ADA SITE PLAN
CCCC - PHASE 3C - RESTAURANT

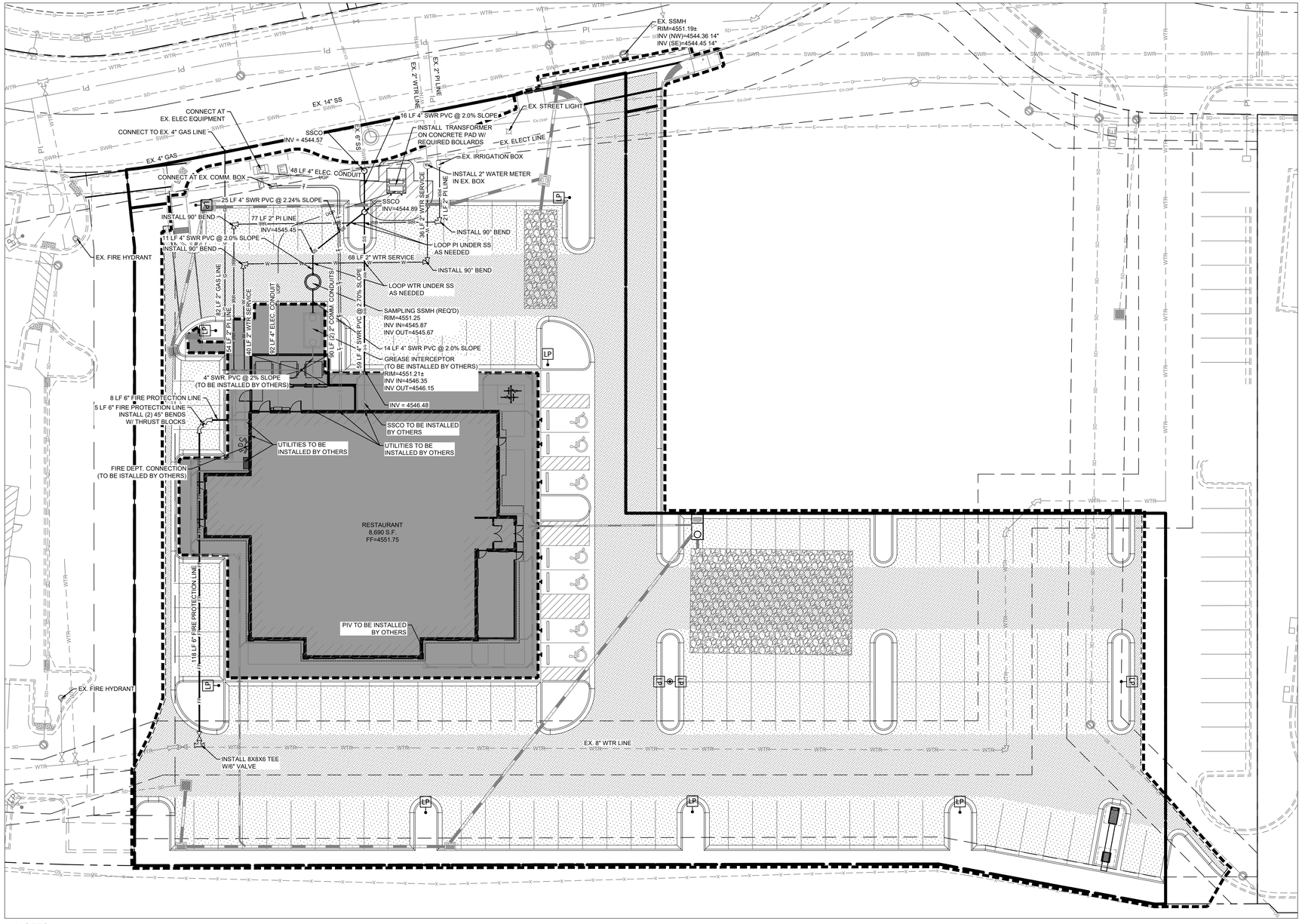
508 E COMMERCE WAY
SPANISH FORK, UTAH

ADA SITE PLAN

PROJECT #: 2843-2005
DATE: 06/03/2021
DRAWN BY: R.C.
SCALE: 1"=20'

C202

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20 0 20 40
SCALE IN FEET
SCALE: 1"=20' (24"x36" ONLY)

LEGEND

- *PROPERTY LINE*
- *EX. CURB & GUTTER*
- *EX. STORM DRAIN*
- *EX. WATER LINE*
- *EX. SEWER LINE*
- *EX. ELECTRICAL LINE*
- *EX. TELEPHONE LINE*
- *EX. GAS LINE*
- *EX. PRESSURIZED IRRIGATION*
- *EX. EDGE OF PAVEMENT*
- *EX. FENCE LINE*
- *EX. STREET LIGHT*
- *PROP. CURB & GUTTER*
- *PROP. SEWER LINE*
- *PROP. STORM DRAIN*
- *PROP. STORMWATER DETENTION*
- *PROP. WATER LINE*
- *PROP. ELECTRICAL LINE*
- *PROP. TELEPHONE LINE*
- *PROP. GAS LINE*
- *EASEMENT*
- *PROP. TRANSFORMER*
- *AREA TO BE CONSTRUCTED BY OTHERS*

CONTRACTOR NOTE:

1. CONTRACTOR IS TO INSTALL LANDSCAPE SLEEVING. FOR SCOPE AND LOCATIONS OF SLEEVING, REFER TO LANDSCAPE SHEET LI-100.

CITY OF SPANISH FORK UTILITY NOTES:

1. ALL UTILITY SERVICE LATERALS TO BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS UNLESS SHOWN OTHERWISE.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWINGS SHALL BE SUPERSEDED BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT, THE PROJECT SHALL BE COMPLETED USING THE STANDARDS VERSION THAT WAS ISSUED AT PRE-CONSTRUCTION MEETING.
5. ANY EXISTING FACILITIES AFFECTED BY DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, & CITY STANDARDS AT DEVELOPERS EXPENSE, INCLUDING BUT NOT LIMITED TO UPGRADING METER BASE, SERVICE CONDUITS, COMMUNICATION SERVICES, AND LANDSCAPING RESTORATION.

NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SPANISH FORK DESIGN AND CONSTRUCTION STANDARDS.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
4. EXISTING UTILITY LINES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL FIELD VERIFY PERTINENT LOCATIONS AND ELEVATIONS, SPECIFICALLY AT CONNECTION POINTS, AND AT POTENTIAL POINTS OF CONFLICT PRIOR TO CONSTRUCTION.
5. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IMMEDIATELY.
6. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE ENGINEER FOR CLARIFICATION.
7. PROVIDE REDLINED DIMENSIONED AS-BUILT DRAWINGS SHOWING LOCATIONS OF CONSTRUCTED UTILITIES.
8. ALL SANITARY SEWERS AND GREASE WASTE LINES SHALL BE PVC SDR-35.
9. ALL WATER SERVICES SHALL BE POLYPIPE.
10. ALL FIRE PROTECTION LINES SHALL BE DUCTILE IRON.
11. SEE SHEET LI-100 FOR NEW PRESSURIZED IRRIGATION LINES.
12. ALL VALVE COVERS FOR FIRE PROTECTION WATER LINES SHALL BE LABELED "FIRE".
13. REFER TO SITE ELECTRICAL PLANS FOR LOCATIONS OF NEW SITE LIGHTING AND CONDUITS

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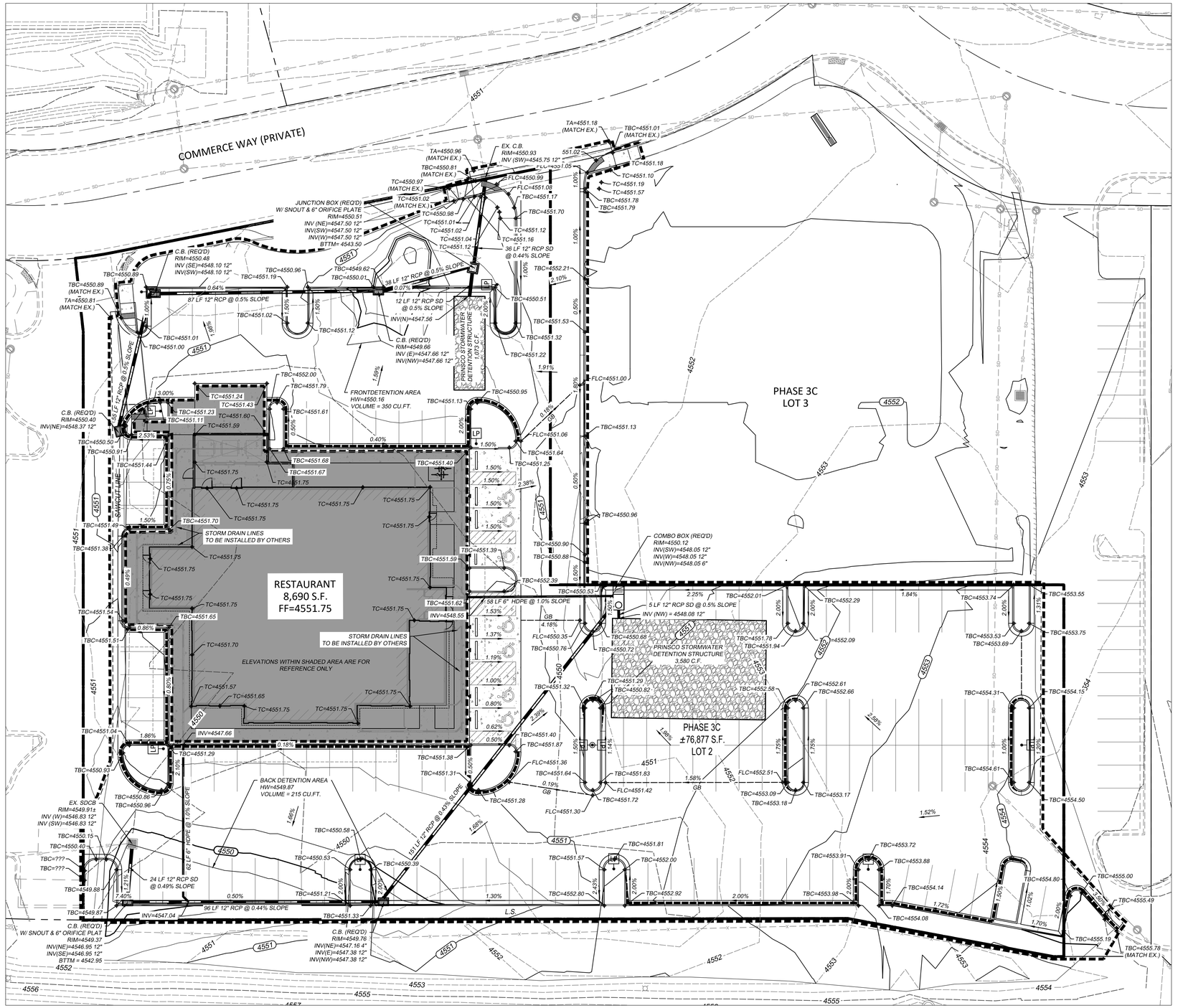
UTILITY PLAN
CCCC - PHASE 3C - RESTAURANT
508 E COMMERCE WAY
SPANISH FORK, UT

UTILITY PLAN

PROJECT #:	2043-2005
DATE:	06/03/2021
DRAWN BY:	R.C.
SCALE:	1"=20'

C300

P:\CANYON CREEK COMMERCIAL CENTER\CC - 2843 PHASE 3\2005 - SITE WORK TO DELIVER TEXAS ROADHOUSE\2005 - CIVIL\C400 GRAD & DRAIN PLAN PH 03 RESTAURANT.DWG PLOTTED BY: REBECCA CROSMAN 8/13/2021 3:30 PM



20 0 20 40
SCALE IN FEET
SCALE: 1"=20' (24"x36" ONLY)

LEGEND

	PROPOSED CURB 7 GUTTER
	PROPOSED SPILL CURB
	EXISTING CURB & GUTTER
	PROPOSED EDGE OF ASPHALT
3160	*PROPOSED CONTOUR*
3160	*EXISTING CONTOUR*
	GRADE BREAK
	PROPOSED STORM DRAIN
SD SD	*EXISTING STORM DRAIN*
FG	*FINISH GRADE ELEVATION*
FLC	*FLOWLINE OF CURB ELEVATION*
TBC	*TOP BACK OF CURB ELEVATION*
TA	*TOP OF ASPHALT ELEVATION*
TC	*TOP OF CONCRETE ELEVATION*
GR	*CATCH BASIN GRATE ELEVATION*
FL	*FLOWLINE OF PIPE ELEVATION*
C.B.	*PROPOSED CATCH BASIN*
(M.E.)	*MATCH EXISTING ELEVATION*
GB	*GRADE BREAK*
TW	*TOP OF WALL ELEVATION*
	PARKING ASPHALT PAVEMENT
	TRUCK ASPHALT PAVEMENT
	PROP. STORMWATER DETENTION
	AREA TO BE CONSTRUCTED BY OTHERS

NOTE:

1. *ELEVATIONS WITHIN AREAS THAT ARE TO BE CONSTRUCTED BY OTHERS ARE FOR REFERENCE ONLY*

LICENSED PROFESSIONAL ENGINEER
08/13/2021
No. 4551254
LeeAnn D. Miller
STATE OF UTAH

WOODBURY CORPORATION
2733 EAST PARLEY'S WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

GRADING PLAN
CCCC - PHASE 3C - RESTAURANT

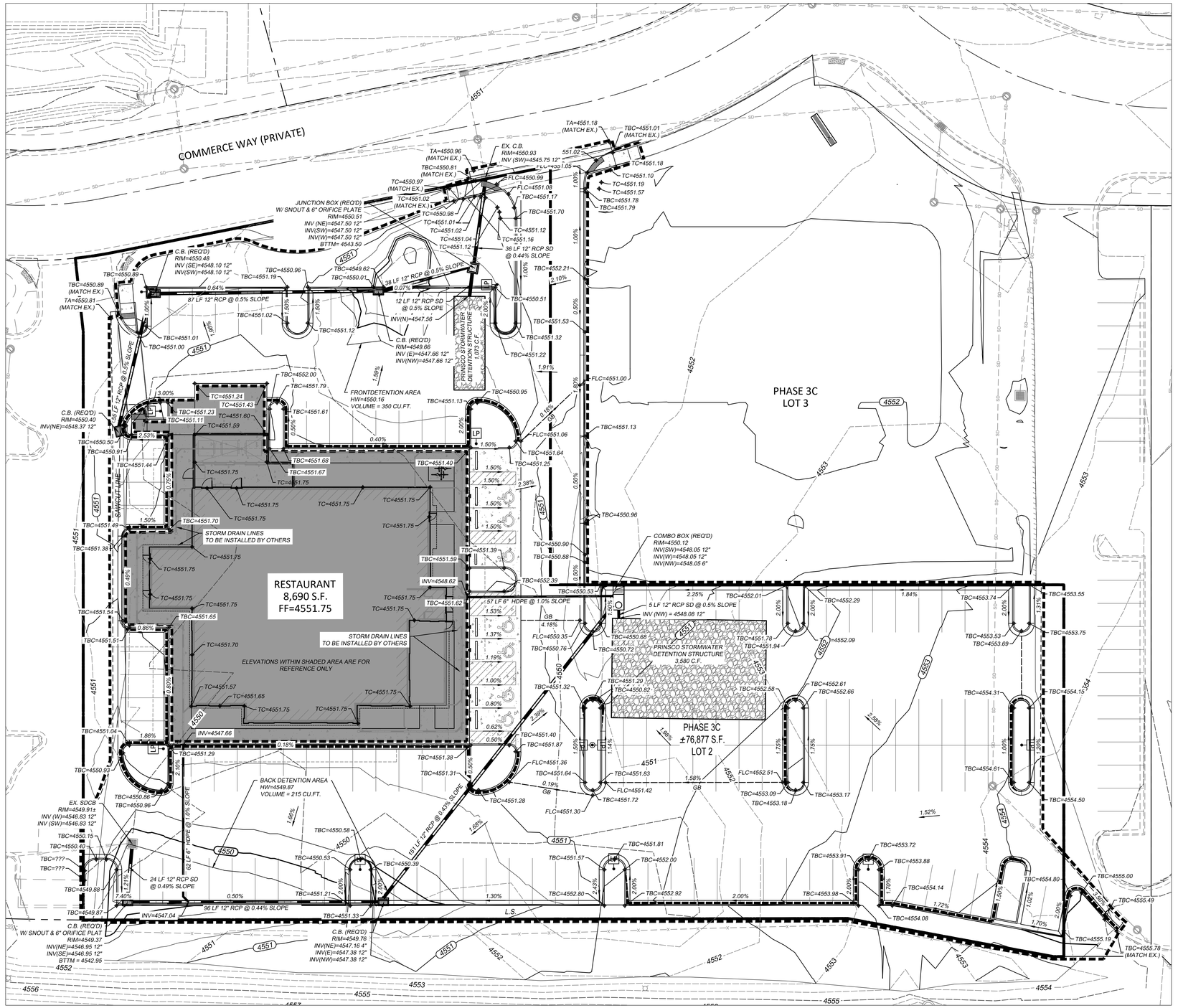
508 E COMMERCE WAY
SPANISH FORK, UTAH

GRAD & DRAIN PLAN

PROJECT #: 2843-2005
DATE: 06/03/2021
DRAWN BY: J.W.
SCALE: 1"=20'

C400

P:\CANYON CREEK COMMERCIAL CENTER\CC - 2843 PHASE 3\2005 - SITE WORK TO DELIVER TEXAS ROADHOUSE\2005 - CIVIL\C400 GRAD & DRAIN PLAN PH 03 RESTAURANT.DWG PLOTTED BY: REBECCA CROSMAN 8/13/2021 3:39 PM



20 0 20 40

SCALE IN FEET

SCALE: 1"=20' (24"x36" ONLY)

LEGEND

	PROPOSED CURB 7 GUTTER
	PROPOSED SPILL CURB
	EXISTING CURB & GUTTER
	PROPOSED EDGE OF ASPHALT
3160	*PROPOSED CONTOUR*
3160	*EXISTING CONTOUR*
	GRADE BREAK
	PROPOSED STORM DRAIN
SD	*EXISTING STORM DRAIN*
FG	*FINISH GRADE ELEVATION*
FLC	*FLOWLINE OF CURB ELEVATION*
TBC	*TOP BACK OF CURB ELEVATION*
TA	*TOP OF ASPHALT ELEVATION*
TC	*TOP OF CONCRETE ELEVATION*
GR	*CATCH BASIN GRATE ELEVATION*
FL	*FLOWLINE OF PIPE ELEVATION*
C.B.	*PROPOSED CATCH BASIN*
(M.E.)	*MATCH EXISTING ELEVATION*
GB	*GRADE BREAK*
TW	*TOP OF WALL ELEVATION*
	PARKING ASPHALT PAVEMENT
	TRUCK ASPHALT PAVEMENT
	PROP. STORMWATER DETENTION
	AREA TO BE CONSTRUCTED BY OTHERS

NOTE:

1. *ELEVATIONS WITHIN AREAS THAT ARE TO BE CONSTRUCTED BY OTHERS ARE FOR REFERENCE ONLY*

LICENSED PROFESSIONAL ENGINEER
08/13/2021
No. 4551254
LeeAnn D. Miller
STATE OF UTAH

WOODBURY CORPORATION
2733 EAST PARLEY'S WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

GRADING PLAN
CCCC - PHASE 3C - RESTAURANT

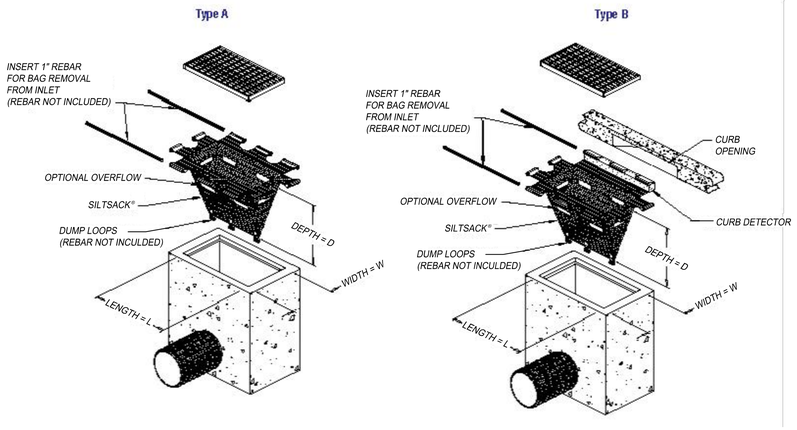
508 E COMMERCE WAY
SPANISH FORK, UTAH

GRAD & DRAIN PLAN

PROJECT #: 2843-2005
DATE: 06/03/2021
DRAWN BY: J.W.
SCALE: 1"=20'

C400

P:\CANYON CREEK COMMERCIAL CENTER\CC - 2843 PHASE 3\2005 - SITE WORK TO DELIVER TEXAS ROADHOUSE\2005 - CIVIL\C502 EROSION CONTROL DETAILS 2843-2005.DWG PLOTTED BY:REBECCA CROSMAN 11/3/2016 11:27:21 AM



CATCH BASIN PROTECTION DETAIL

NOT TO SCALE

Silt fence

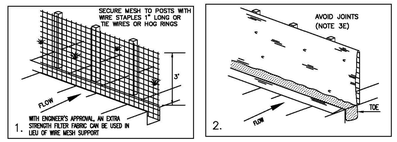
1. DESCRIPTION: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.

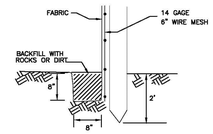
2. APPLICATION: To intercept sediment from disturbed areas of limited extent.
   A. Perimeter Control: Place barrier at down gradient limits of disturbance.
   B. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
   C. Protection of Existing Waterways: Place barrier at top of stream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

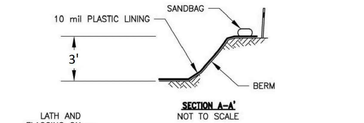




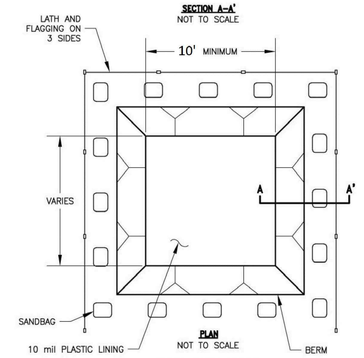
TOE DETAIL

SILT FENCE DETAIL

NOT TO SCALE
APWA PLAN 122



SECTION A–A'
NOT TO SCALE



PLAN
NOT TO SCALE

TYPE "BELOW GRADE"

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN (SEE PAGE 6) SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE WASHOUT DETAIL

NOT TO SCALE

Equipment and vehicle wash down area

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

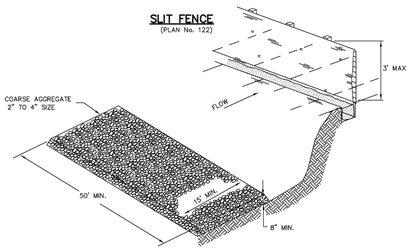
2. APPLICATION: At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.

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.

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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 DETAIL

NOT TO SCALE
APWA PLAN 125

Stabilized roadway entrance

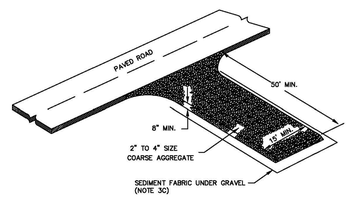
1. DESCRIPTION: A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.

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.



STABILIZED ROADWAY ENTRANCE DETAIL

NOT TO SCALE
APWA PLAN 126

LICENSED PROFESSIONAL ENGINEER
08/13/2021
No. 4551254
LeeAnn D. Miller
STATE OF UTAH

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

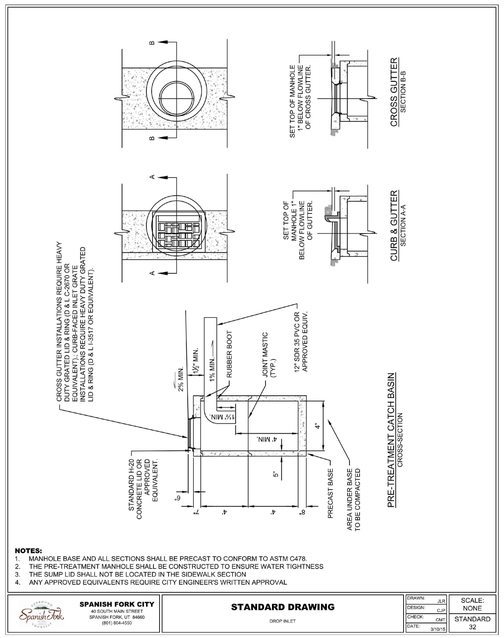
EROSION CONTROL DETAILS
CCCC - PHASE 3C - RESTAURANT

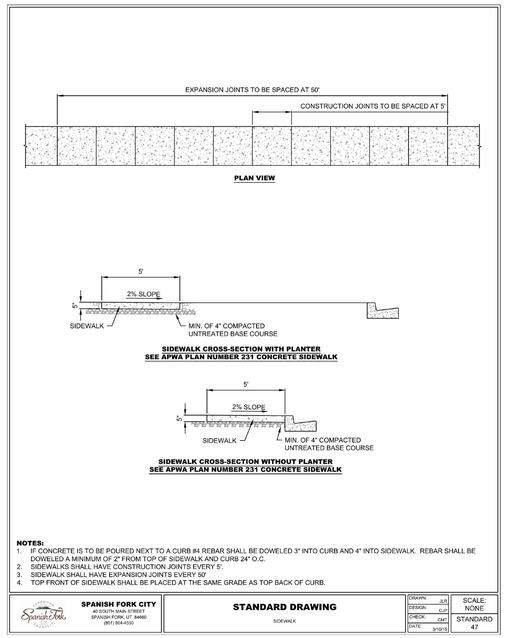
508 E. COMMERCE WAY
SPANISH FORK, UTAH

EROSION CNTL DETAILS

PROJECT #: 2843-2005
DATE: 06/03/2021
DRAWN BY: R.C.
SCALE: NONE

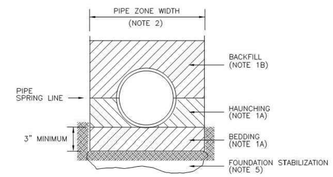
C502





Pipe zone backfill

1. BACKFILL: Do not use sewer rock or recycled RAP aggregate in the pipe zone without ENGINEER's written approval.
   A. Granular Fill Below Pipe Spring Line.
      1) Furnish 3/4 inch crushed aggregate base material, unless specified otherwise by pipe manufacturer. When using concrete, provide at least Class 2,000 per APWA Section 03 30 04.
      2) Install and compact backfill material per pipe manufacturer' recommendations.
      3) Water jetting is not allowed in backfilling operation.
      4) Submission of quality control compaction test result data developed for haunching areas may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
   B. Granular Fill Above Pipe Spring Line.
      1) Furnish 3/4 inch crushed aggregate base material, unless specified otherwise by pipe manufacturer. Place in lifts not exceeding 8 inches before compaction.
      2) Water jetting is not allowed in backfilling operation.
      3) Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater unless pipe manufacturer requires more stringent installation.
   C. Flowable Fill.
      1) Provide and place controlled low strength material per APWA Section 31 05 15 if allowed by pipe manufacturer.
      2) Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
      3) Reset pipe to line and grade if pipe "floats" out of position.
2. PIPE ZONE WIDTH: Provide width recommended by pipe manufacturer. Width of pipe zone is measured at the pipe spring line and includes any necessary sheathing. In trench box applications, follow manufacturer's recommendations.
3. PIPE LOCATION: Install pipe in center of trench or no closer than 6 inches from wall of pipe to wall of trench.
4. PEA GRAVEL: Pea gravel is not allowed in any part of the pipe zone.
5. FOUNDATION STABILIZATION: Use sewer rock of APWA Section 31 05 13. Installation of stabilization-separation geotextile per APWA Section 31 05 19 will be required to separate backfill material and native subgrade materials if sewer rock cannot provide a working surface or to prevent soils migration.



INSTALLATION

CONCRETE PIPE: FOLLOW ASTM C 1479
"STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS."

PVC AND HDPE PIPE: FOLLOW ASTM D 2321
"STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS"

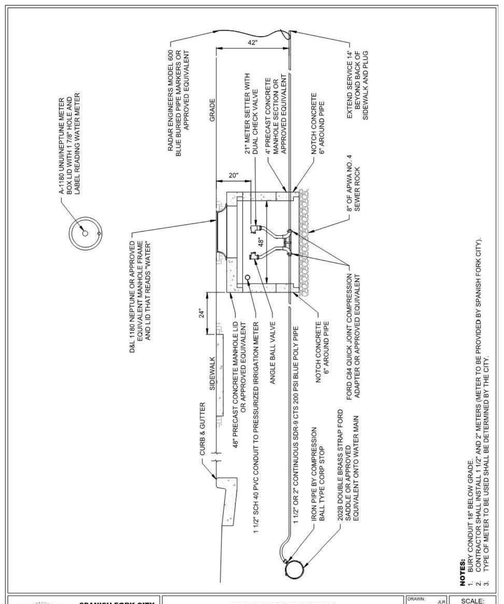
CORRUGATED METAL PIPE: FOLLOW ASTM A 798
"STANDARD PRACTICE FOR INSTALLING FACTORY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS.

VITRIFIED CLAY PIPE: FOLLOW ASTM C 12.
"STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES.

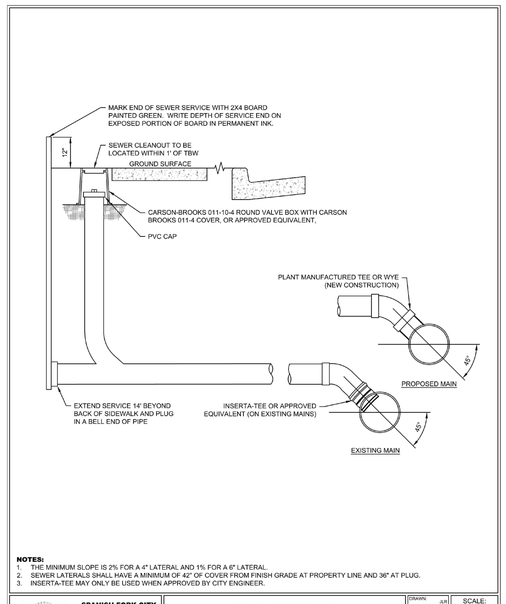
Pipe zone backfill

Aug 2006

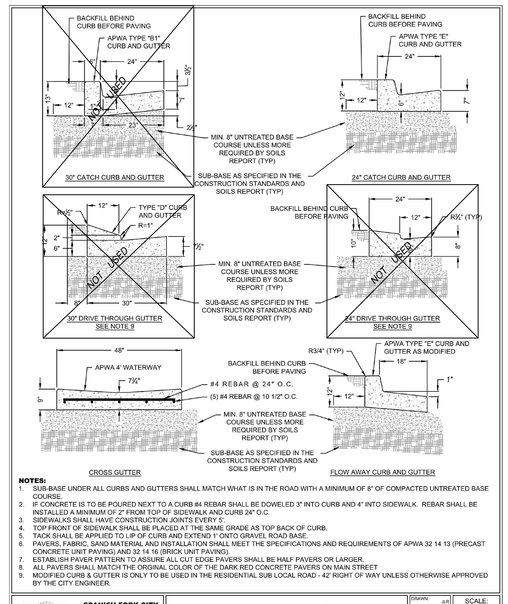
Plan No. **382**



SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550
STANDARD DRAWING
2" WATER SERVICE
DRAWN: JLR
DESIGN: CJP
CHECK: CMT
DATE: 3/15/13
SCALE: NONE
STANDARD W-12

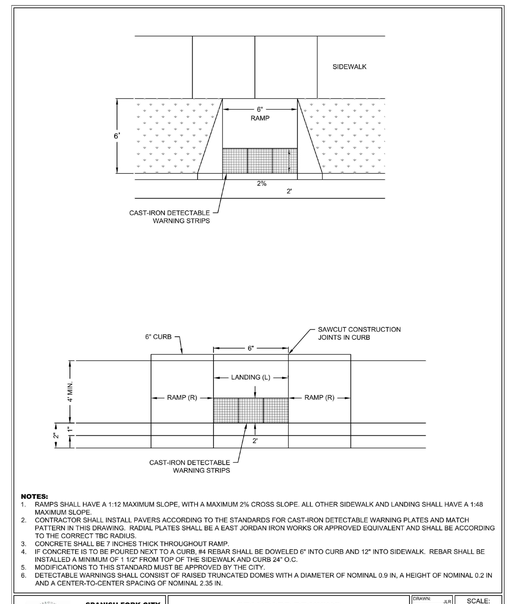


SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550
STANDARD DRAWING
SEWER SERVICE
DRAWN: JLR
DESIGN: CJP
CHECK: CMT
DATE: 3/15/13
SCALE: NONE
STANDARD 24



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
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550
STANDARD DRAWING
CURB & GUTTERS
DRAWN: JLR
DESIGN: CJP
CHECK: CMT
DATE: 3/15/13
SCALE: NONE
STANDARD 45



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
MID BLOCK PEDESTRIAN RAMP DESIGN GUIDELINES
DRAWN: JLR
DESIGN: CJP
CHECK: CMT
DATE: 3/15/13
SCALE: NONE
STANDARD 53

LICENSED PROFESSIONAL ENGINEER
08/13/2021
No. 4551254
LeeAnn D. Miller
STATE OF UTAH

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

DETAILS
CCCC - PHASE 3C - RESTAURANT
508 E. COMMERCE WAY
SPANISH FORK, UTAH

DETAIL SHEET

PROJECT #: 2843-2005
DATE: 06/03/2021
DRAWN BY: J.W.
SCALE: NONE

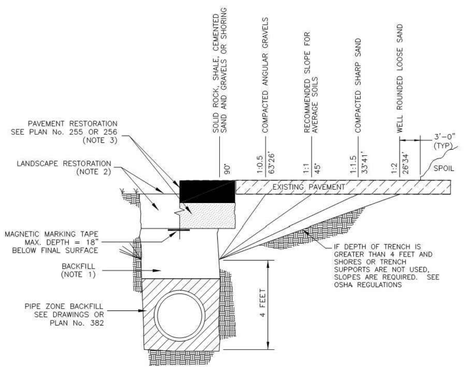
C600

P:\CANYON CREEK COMMERCIAL CENTER\CC - 2843 PHASE 3\2005 - SITE WORK TO DELIVER TEXAS ROADHOUSE\2005 - CIVIL\C600-C601 DETAILS - 2843-2005.DWG 11/3/2016 11:27:21 AM PLOTTED BY: REBECCA CROSMAN

P:\CANYON CREEK COMMERCIAL CENTER\CC - 2843 PHASE 3\2005 - SITE WORK TO DELIVER TEXAS ROADHOUSE\2005 - CIVIL\C600-C601 DETAILS - 2843-2005.DWG 11/3/2016 11:27:21 AM
PLOTTED BY: LEEANN MILLER

Trench backfill

1. BACKFILL: Above the pipe zone.
   A. Granular Fill. Limit maximum particle size to 6 inches. Place fill per APWA Section 33 05 20. Compact to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction. Do not use clay without ENGINEER's review and acceptance. Water jetting is NOT allowed in backfilling operation.
   B. Flowable Fill. Provide and place controlled low strength material per APWA Section 31 05 15. Cure the fill before placing surface restorations.
2. LANDSCAPED RESTORATION: Provide landscaped surfaces with topsoil. Rake to match existing grade. Replace vegetation to match pre-construction conditions. See APWA Section 32 92 00 or APWA Section 32 93 13 requirements.
3. PAVEMENT RESTORATION: Do not install asphalt or concrete surfacing until trench compaction is accepted by ENGINEER.
4. PEA GRAVEL: Pea gravel is not allowed in any part of the trench.

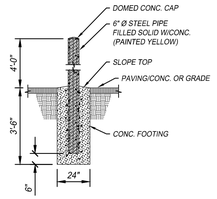


SECTION

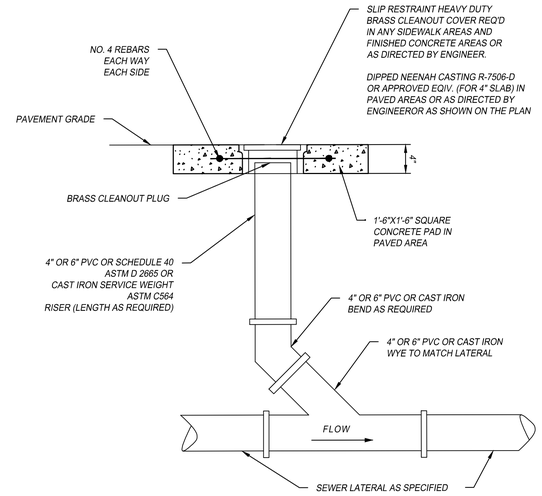
Trench backfill

May 2006

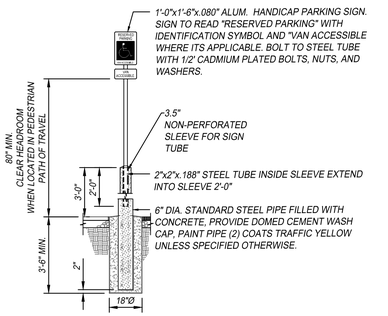
Plan No. **381**



DETAIL-C
FIXED BOLLARD
(NTS)

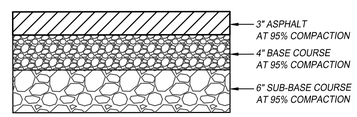


DETAIL-A
SANITARY SEWER CLEANOUT
NOT TO SCALE

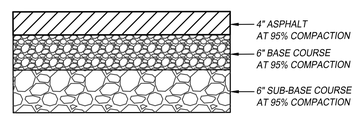


NOTE:
WHERE SIGN IS LOCATED IN PLANTER AREA, USE 2"x2" TUBE STEEL FULL LENGTH AND SET IN CONCRETE 3'-0" MIN. BELOW GRADE.

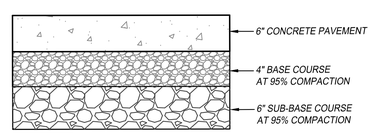
DETAIL-B
ADA PARKING SIGN
NOT TO SCALE



PARKING ASPHALT PAVEMENT



TRUCK ASPHALT PAVEMENT



CONCRETE PAVEMENT SECTION

DETAIL-D
PAVEMENT SECTIONS
(NOT TO SCALE)

NOTES

1. *PROVIDE CONCRETE CONTRACTION JOINTS AT 8' O.C. MAX. PROVIDE SHOP DRAWINGS OF PROPOSED CONTRACTION AND EXPANSION JOINTS FOR OWNER REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.*
2. *PAVEMENT RECOMMENDATIONS ARE BASED ON THE GEOTECHNICAL ENGINEERING INVESTIGATION PREPARED BY CMT ENGINEERING LABORATORIES, PROJECT NO. 16206-DATED APRIL 29, 2021.*

LICENSED PROFESSIONAL ENGINEER
08/13/2021
No. 4551254
LeeAnn D. Miller
STATE OF UTAH

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

DETAILS
CCCC - PHASE 3C- RESTAURANT
508 E. COMMERCE WAY
SPANISH FORK, UTAH

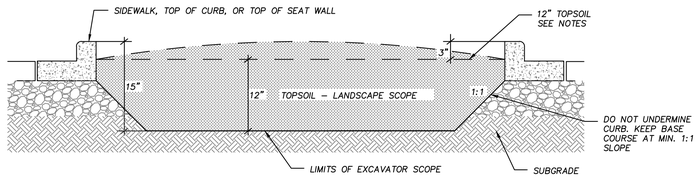
DETAIL SHEET

PROJECT #: 2843-2005
DATE: 06/03/2021
DRAWN BY: R.C.
SCALE: NONE

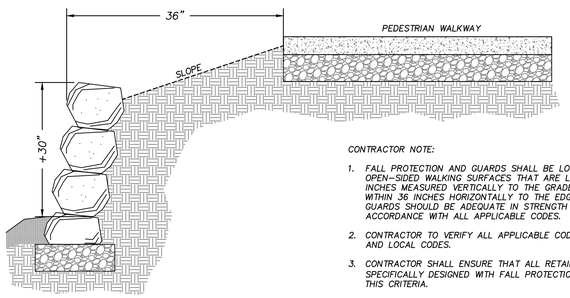
C601

6/30/2021 5:46 PM
P:\CANYON CREEK COMMERCIAL CENTER\CC - 2843 PHASE 3\2005 - SITE WORK TO DELIVER TEXAS ROADHOUSE\2005 - CIVIL\CC603 FINISHING PLAN - 2843-2005.DWG

SCOPE:
1. EXCAVATOR: REMOVE MATERIAL TO 15" BELOW TOP OF CURB. ENSURE ADEQUATE DRAINAGE
2. LANDSCAPE CONTRACTOR: PRIOR TO INSTALLATION OF 12" MIN. DEPTH OF TOPSOIL, ENSURE ADEQUATE DRAINAGE AND SUBGRADE ACCEPTANCE.

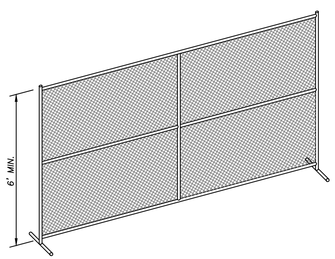


F1 PLANTER ISLAND PREPARATION DETAIL
NO SCALE



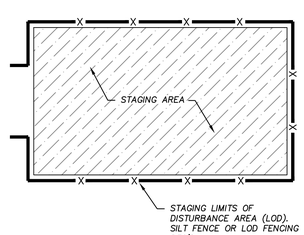
CONTRACTOR NOTE:
1. FALL PROTECTION AND GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THEN 30 INCHES MEASURED VERTICALLY TO THE GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS SHOULD BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH ALL APPLICABLE CODES.
2. CONTRACTOR TO VERIFY ALL APPLICABLE CODES FEDERAL, STATE AND LOCAL CODES.
3. CONTRACTOR SHALL ENSURE THAT ALL RETAINING WALLS NOT SPECIFICALLY DESIGNED WITH FALL PROTECTION / GUARDS MEET THIS CRITERIA.

D1 HANDRAIL LIMITS FOR RETAINING WALLS
NO SCALE



CONTRACTOR NOTE:
1. TEMPORARY CONSTRUCTION FENCING SHALL CONSIST OF FURNISHING, ERECTING, MOVING AND REMOVING CHAIN LINK FENCING AND METAL GATES IN LOCATIONS AS SHOWN ON THE PLANS AND WHERE DIRECTED BY THE PROJECT MANAGER.
2. WHEN THE CONTRACTOR'S OPERATIONS CREATE THE NEED FOR TEMPORARY FENCING, PROVIDE AND INSTALL TEMPORARY FENCING AND ACCESSORIES UNTIL SUCH TIME THAT THE PERMANENT FENCE IS IN PLACE (OR UNTIL THE TEMPORARY FENCE IS NO LONGER REQUIRED). REMOVE THE TEMPORARY FENCING AND ACCESSORIES FROM THE PROJECT SITE, WHEN DIRECTED BY THE PROJECT MANAGER.
3. THE CONTRACTOR SHALL PERFORM SUCH CLEARING AND GRUBBING AS MAY BE NECESSARY TO CONSTRUCT THE FENCE TO THE REQUIRED GRADE AND ALIGNMENT.
4. AT LOCATIONS WHERE BREAKS IN A RUN OF FENCING ARE REQUIRED, OR AT INTERACTIONS WITH EXISTING FENCES, APPROPRIATE ADJUSTMENTS IN POST SPACING SHALL BE MADE TO CONFORM TO THE REQUIREMENT FOR THE TYPE OF CLOSURE INDICATED.
5. ANCHOR FENCING WITH SAND BAGS PLACED OVER THE TEMPORARY FENCE STANDS. (2) SIXTY POUND SANDBAGS EVERY 14 FEET MINIMUM OR MORE AS REQUIRED BY MANUFACTURE.
6. NO DAMAGE SHALL OCCUR AS A RESULT OF TEMPORARY FENCING.

B1 TEMPORARY JOB SAFETY & ACCESS BARRIER FENCE
NO SCALE

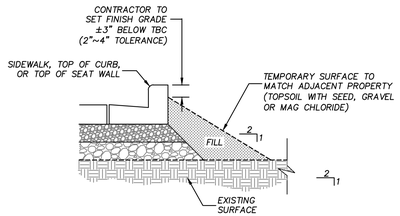


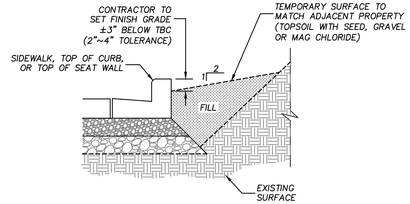
CONTRACTOR NOTE:

AT THE COMPLETION OF CONSTRUCTION, CONTRACTOR IS REQUIRED TO RESTORE THE STAGING AREA BACK TO ORIGINAL PRE-CONSTRUCTION CONDITION.

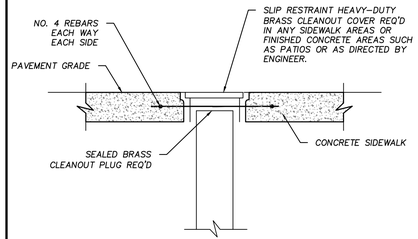
E.G.: RESTORE GRAVEL TO GRAVEL; NATIVE VEGETATION TO NATIVE VEGETATION (HYDRO SEEDING)

A1 RESTORE STAGING AREA
NO SCALE

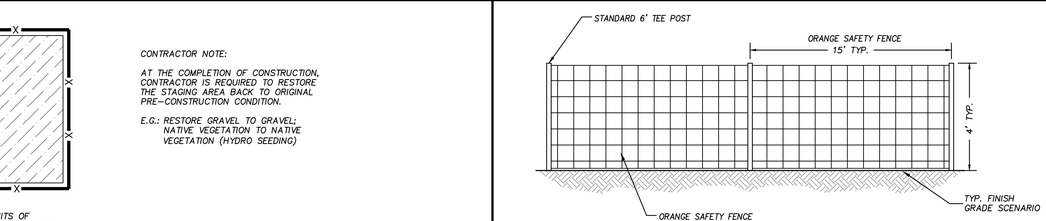




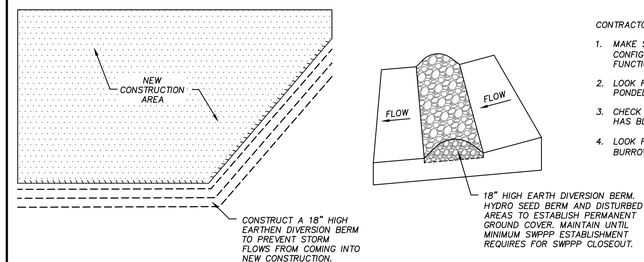
D5 TEMPORARY CURB FILL TRANSITION TYP.
NO SCALE



B5 SIDEWALK CLEANOUT DETAIL
NO SCALE

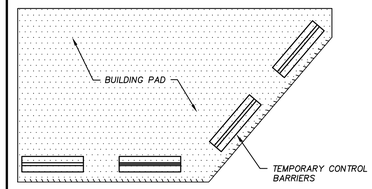


A5 LIMIT OF DISTURBANCE FENCE DETAIL
NO SCALE



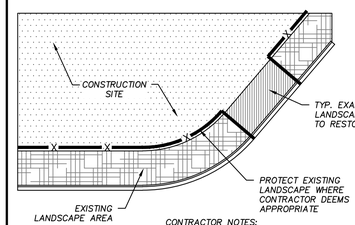
CONTRACTOR BERM ESTABLISHMENT NOTES:
1. MAKE SURE BERMS RETAIN THEIR INITIAL CONFIGURATION AND PONDING/FILTRATION/FLOW FUNCTION.
2. LOOK FOR SCOURING DOWNSLOPE OF BERMS WHERE PONDED OVERFLOWS OCCUR AND REPAIR.
3. CHECK BERMS AND NOTE AREAS WHERE RUNOFF HAS BLOWN OUT OR BYPASSED BERMED AREAS
4. LOOK FOR WASHOUTS, UNDERCUTTING (E.G., ANIMAL BURROWS), AND END BYPASSES ALONG BERMS.

F7 SEMI- PERMANENT PERIMETER CONTROL / CONTAINMENT BERM - TO REMAIN FOLLOWING CONSTRUCTION COMPLETION
(VERIFY PLACEMENT LOCATION PRIOR TO CONSTRUCTION)



CONTRACTOR NOTES:
1. WHEN THE CONTRACTOR IS REQUIRED TO PREPARE FUTURE BUILDING AREAS. CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY CONTROL BARRIERS TO SECURE SITE, PROVIDE SAFETY AND PROTECTION TO SITE.
2. TEMPORARY BARRIERS MUST BE WIND RESISTANT.
3. RELOCATE ANY EXISTING CONCRETE BARRIERS AT BEGINNING OF PROJECT TO AN AREA SPECIFIED BY OWNER.

D7 TEMPORARY CONTROL BARRIERS
NO SCALE



CONTRACTOR NOTES:
1. CONTRACTOR TO RESTORE, REPAIR AND REPLACE ANY DAMAGE TO EXISTING LANDSCAPE AND IRRIGATION DO TO PROJECT CONSTRUCTION EITHER THROUGH ITS OWN ACTIVITIES OR ANY SUBCONTRACTOR ACTIVITIES..
2. RESTORATION OF THE LANDSCAPE IS TO MATCH EXISTING.
3. RESTORATION MUST BE REVIEWED AND PASSED OFF BY OWNERS LANDSCAPE ARCHITECT.

B7 LANDSCAPE RESTORATION
NO SCALE

FOR PROJECTS LARGER THAN 1 ACRE & PROJECTS LESS THAN 1 ACRE AND PART OF A COMMON PLAN OF DEVELOPMENT OR SALE

STORM WATER POLLUTION PREVENTION PERMIT PROGRAM COMPLIANCE

CONTRACTOR IS REQUIRED TO PROVIDE ALL NECESSARY PORTIONS OF THE STORM WATER POLLUTION PREVENTION PERMITTING PROGRAM COMPLIANCE. THIS COMPLIANCE INCLUDES FEDERAL, STATE, AND LOCAL PERMITTING REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMIT FEES, INSPECTION FEES, AND EXPENSES ASSOCIATED WITH THE PROGRAM COMPLIANCE. THE FOLLOWING ARE SUGGESTED ELEMENTS THAT ARE TRADITIONALLY INCORPORATED INTO A STORM WATER MANAGEMENT PERMIT AND PLAN. THESE ITEMS ARE NOT AN INCLUSIVE OR EXHAUSTIVE LIST OF ALL ELEMENTS THAT MAY BE REQUIRED. CONTRACTOR SHALL DETERMINE THE EXTENTS OF PERMIT AND PROGRAM COMPLIANCE NEEDS. CONTRACTOR SHALL PROVIDE OWNER PROOF OF PERMITS AND PROGRAM COMPLIANCE PRIOR TO COMMENCEMENT. CONTRACTOR SHALL PROVIDE OWNER PROOF OF COMPLETION AND PERMIT CLOSURE PRIOR TO PROJECT CLOSE-OUT AND FINAL PAYMENT.

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

USE THE SWPPP CGP TEMPLATE OR EQUAL FOUND AT HTTP://WWW.DEQ.UTAH.GOV/PERMITS/WATER/UPDES/STORMWATERCON.HTM OR EQUIVALENT AS LONG AS IT MEETS THE CRITERIA SET BY THE UPDES CONSTRUCTION GENERAL PERMIT (CGP) UTRC00000

NOTICE OF INTENT (NOI)

PROVIDE A COPY OF THE NOI YOU COMPLETED TO OBTAIN A UPDES COMMON PLAN PERMIT UTRH00000. NOIs MAY BE COMPLETED ONLINE WITH THE STORM WATER PERMIT ISSUANCE SYSTEM AT HTTPS://SECURE.UTAH.GOV/ACCOUNT/LOG-IN.HTML

DRAINAGE STUDY/REPORT

WHERE REQUIRED BY STATE OR MUNICIPALITY THE DRAINAGE STUDY SHALL BE PROVIDED BY CONTRACTOR AND SHALL INCLUDE DOCUMENTATION OF HOW LOW-IMPACT DEVELOPMENT (LID) WILL BE IMPLEMENTED. IF LID CANNOT BE IMPLEMENTED DUE TO SITE CHARACTERISTICS, DOCUMENTATION SHALL BE PROVIDED AS TO WHY

POST CONSTRUCTION STORM WATER MAINTENANCE AND PRESERVATION PLAN:

MAINTENANCE PLAN PROVIDES GUIDANCE TO THE OWNER OF A PROPERTY TO PERFORM AND DOCUMENT ANNUAL INSPECTIONS, MAINTENANCE, AND HOUSEKEEPING PRACTICES. THE PURPOSE OF THE MAINTENANCE PLAN IS TO MAINTAIN THE STORM WATER SYSTEM AND ASSOCIATED POST CONSTRUCTION BMPS TO PREVENT POLLUTION FROM DISCHARGING TO STORM DRAIN SYSTEM.

NOTICE OF TERMINATION (NOT):

WHEN A CONSTRUCTION SITE IS NEARING COMPLETION AND THE PERMITTEE IS DESIROUS OF TERMINATING THEIR PERMIT WITH THE STATE OF UTAH FOR DISCHARGING WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES THE FOLLOWING STEPS SHOULD BE TAKEN:

1. THE CONTRACTOR'S SWPPP COORDINATOR FOR THE PROJECT SHOULD NOTIFY THE CITY STORM WATER INSPECTOR THAT THEY ARE READY FOR FINAL INSPECTION.
2. THE CITY STORM WATER INSPECTOR VISITS THE SITE TO DETERMINE IF THE SITE HAS REACHED FINAL SABILIZATION AS DETERMINED BY THE UPDES STORM WATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES, UTRC00000. THE CITY STORM WATER INSPECTOR ALSO CHECKS TO SEE IF ALL TEMPORARY BMP HAVE BEEN REMOVED.
3. IF THERE IS WORK STILL TO BE COMPLETED THEY ARE INCLUDED IN THE ADDITIONAL COMMENTS AND CORRECTIVE ACTIONS FOR SWPPP COMPLIANCE PORTION OF THE STATE'S UPDES STORM WATER INSPECTION EVALUATION FORM FOR SWPPP COMPLIANCE (STATE'S INSPECTION FORM) AND PROVIDES A COPY FOR THE SWPPP COORDINATOR.
4. WHEN THE CITY STORM WATER INSPECTOR IS SATISFIED THAT ALL REQUIREMENTS HAVE BEEN MET, THE CITY STORM WATER INSPECTOR USES THE STATE'S INSPECTION FORM AND COMPLETES THE NOTICE OF TERMINATION (NOT) INSPECTION SECTION OF THAT FORM AND SENDS A COPY TO THE STATE FOR THEIR RECORDS. CONTRACTOR TO VERIFY PERMIT CLOSURE OCCURS AND PROVIDE A COPY TO THE OWNER.
5. THE CITY STORM WATER INSPECTOR OR DESIGNATED INDIVIDUAL THEN NEEDS TO LOG INTO THE STATE'S DATABASE AND CHANGE THE STATUS OF THE PERMIT FOR THE GIVEN PERMIT.
6. ONCE THE STATE HAS RECEIVED CONFIRMATION THAT THE SITE MEETS ALL THE REQUIREMENTS THE NOT IS GRANTED.

A9 SWPPP PROCESS / CHECK LIST
NO SCALE

LICENSED PROFESSIONAL ENGINEER
06/13/2021
No. 4551254
LeeAnn D. Miller
STATE OF UTAH

WOODBURY CORPORATION
2733 EAST PARLEY'S WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

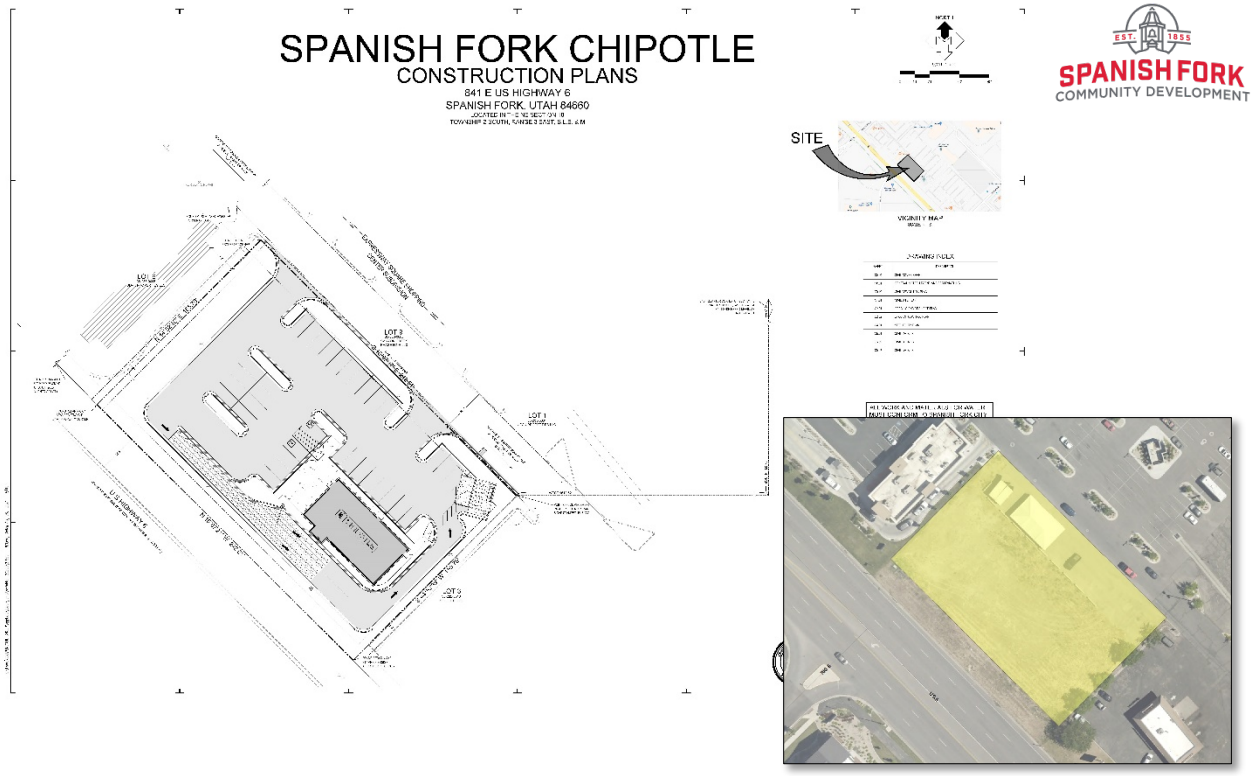
#	REVISION DESCRIPTION	DATE

FINISHING PLAN
CCCC - PHASE 3 - RESTAURANT
508 COMMERCE WAY
SPANISH FORK, UTAH

FINISH PLAN

PROJECT #: 2843-2005
DATE: 06/03/2021
DRAWN BY: BDP
SCALE: N.T.S.

C602



Chipotle Site Plan Approval Request

September 1, 2021, Development Review Committee.

Located at 841 East US 6, including .87 acres.

The subject property is zoned S-C.

The applicant has requested that a Site Plan be approved.

Recommendation

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

Findings

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

Conditions

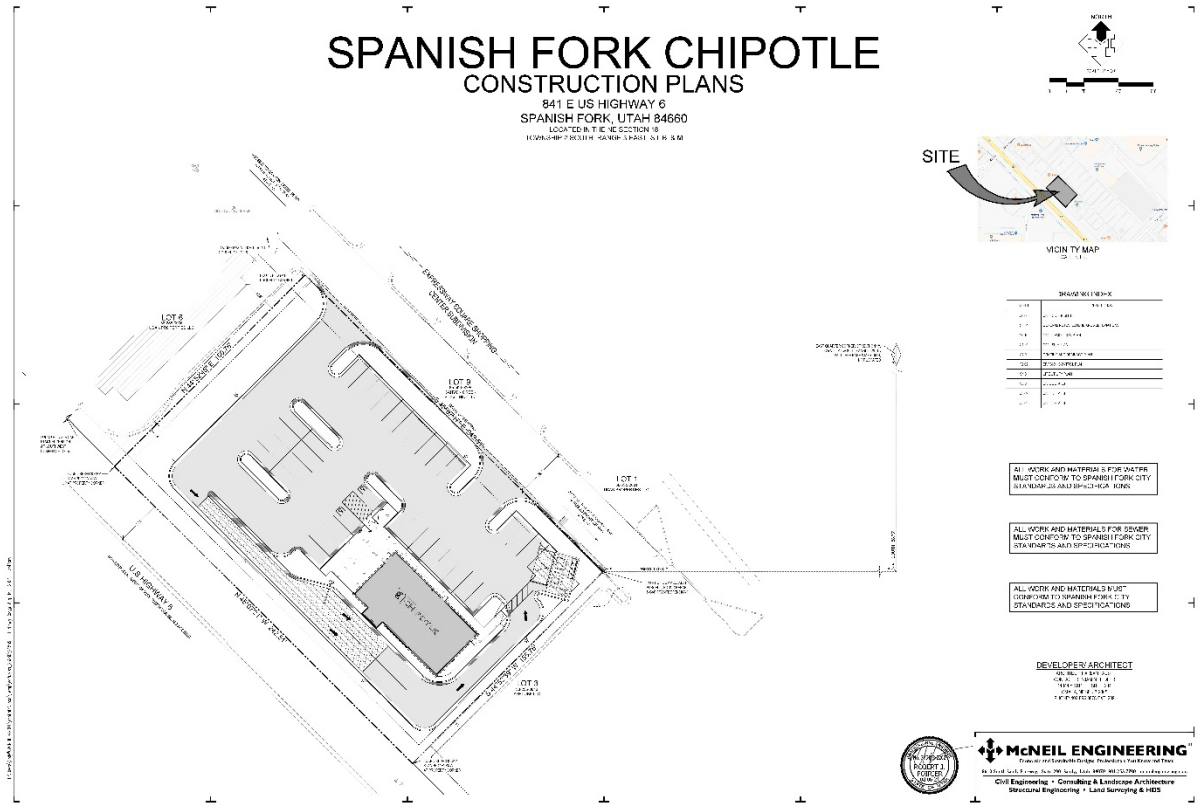
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

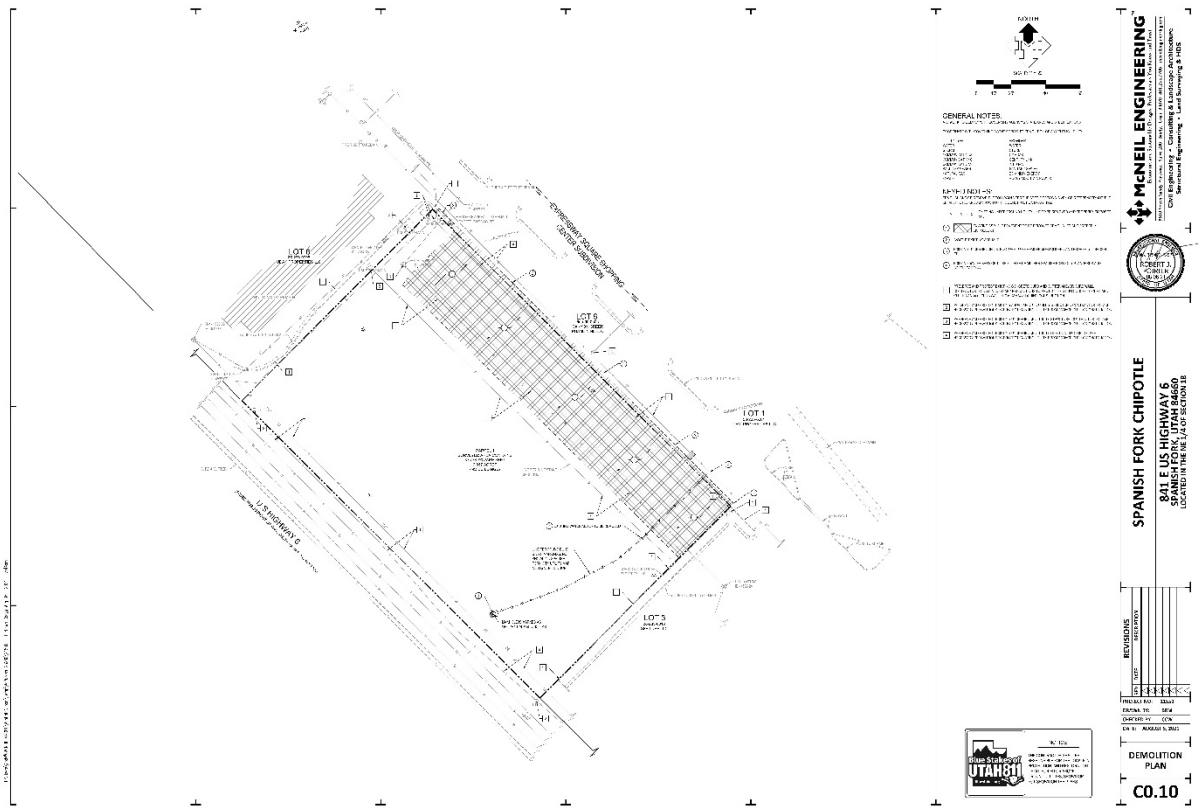
Key Issues

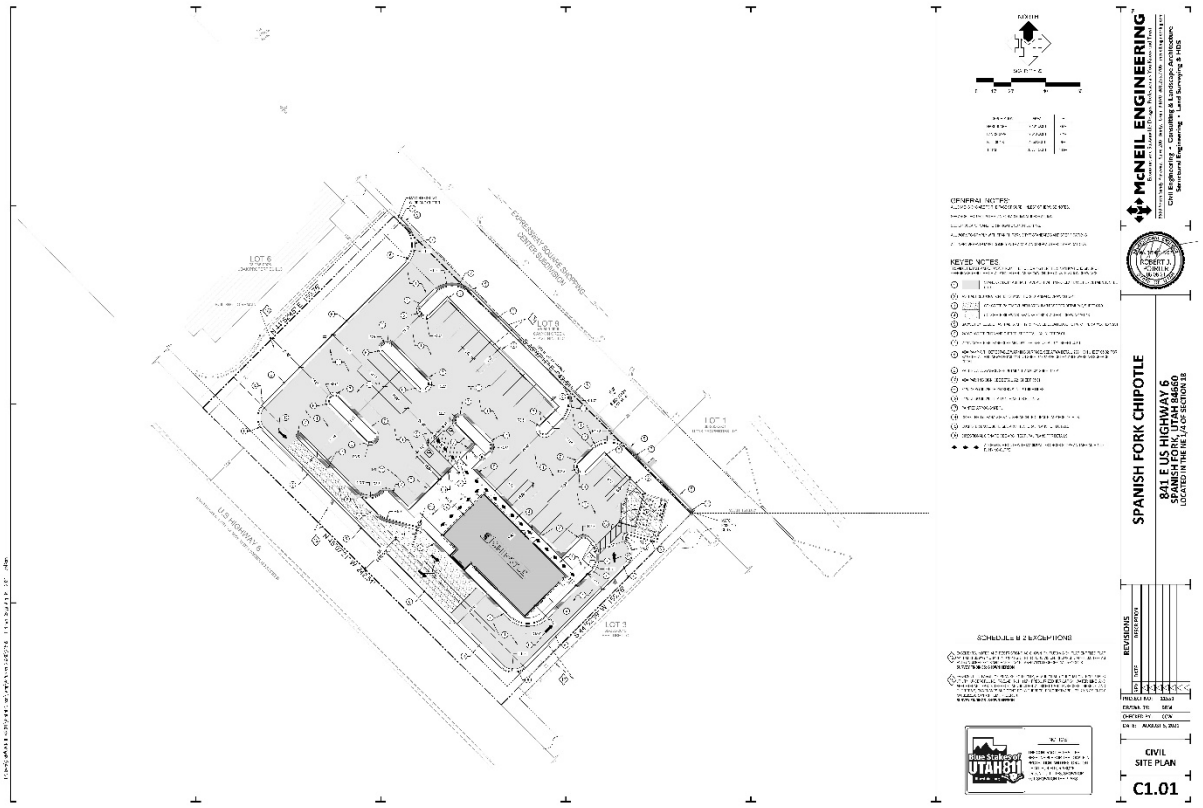
1. Utilities.
2. Landscaping.

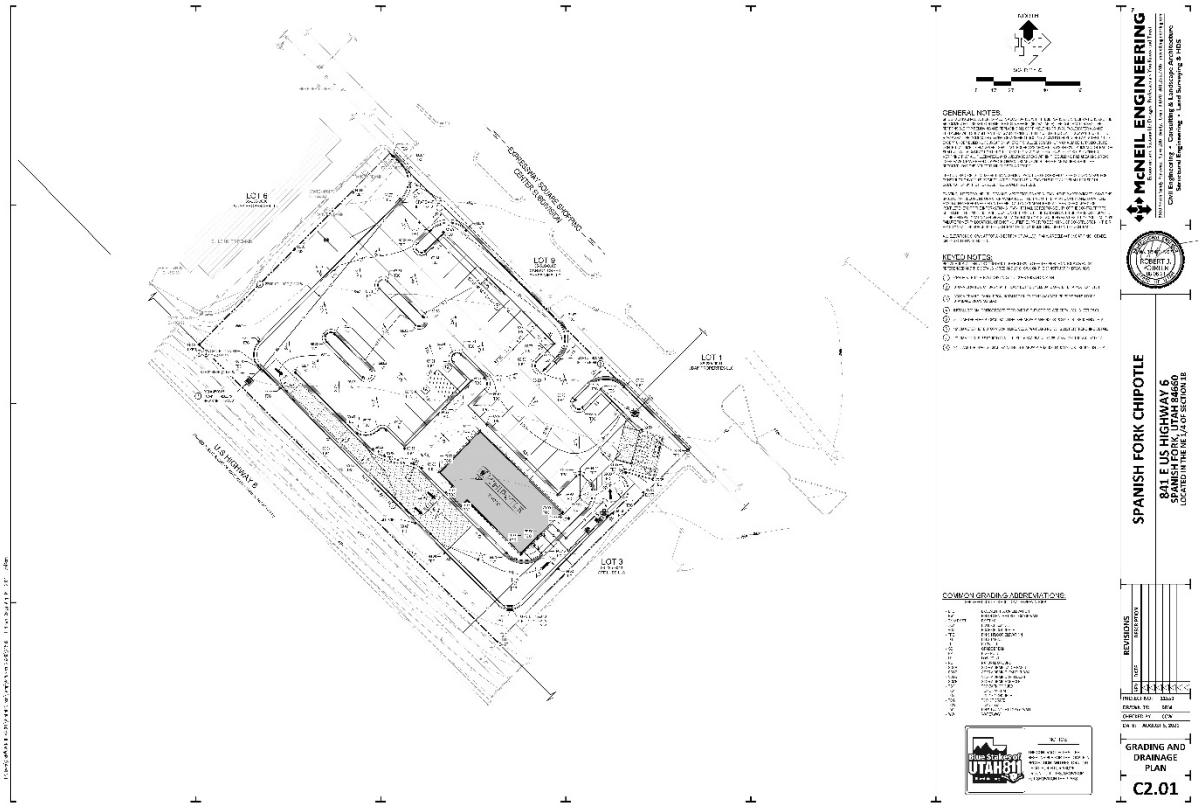
Exhibits

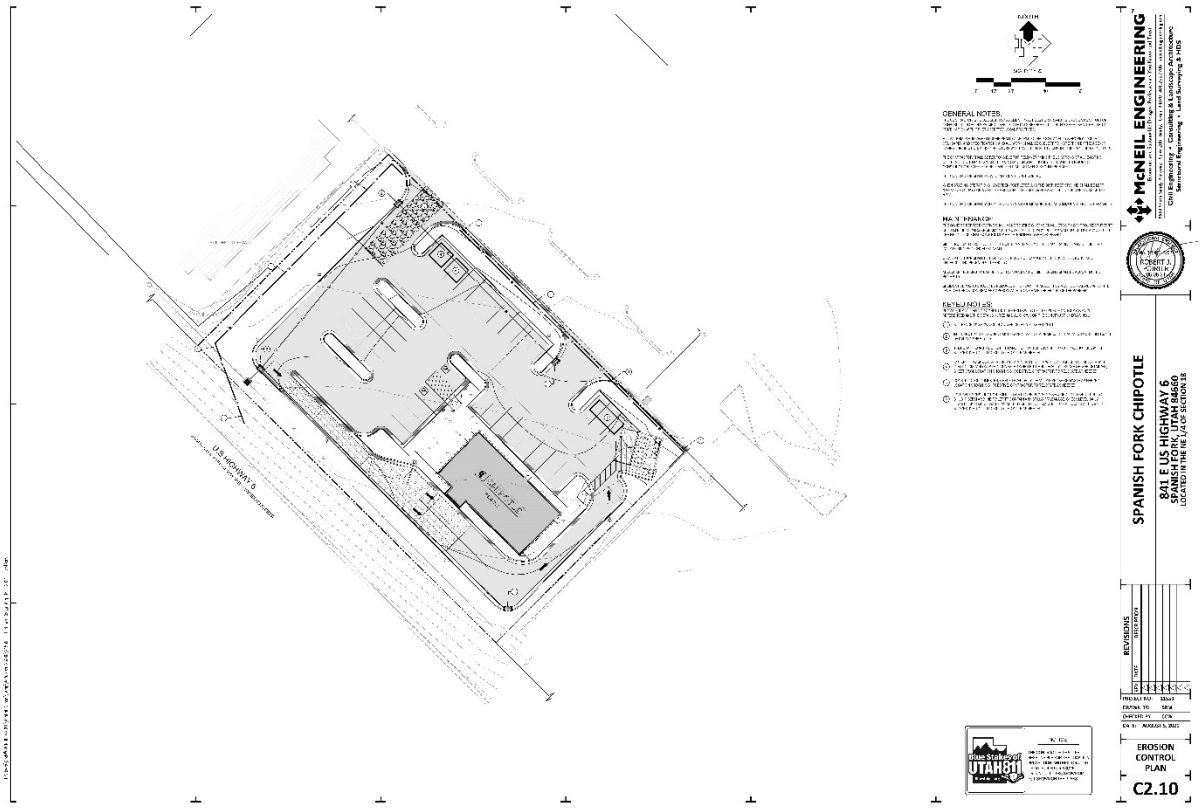
1. Site Plan.
2. Landscaping Plan.
3. Building Elevations.

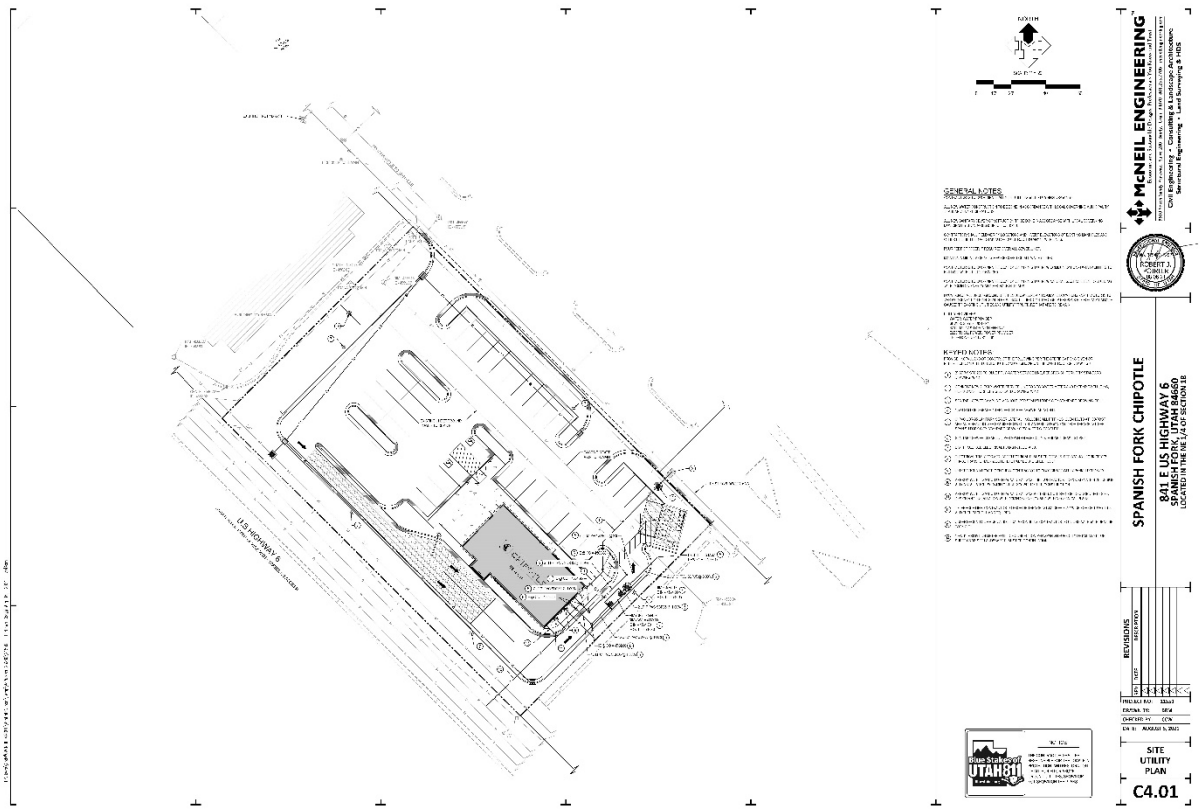

SPANISH FORK CHIPOTLE
CONSTRUCTION PLANS
841 E US HIGHWAY 6
SPANISH FORK, UTAH 84660
SITE
VICINITY MAP
DRAWING INDEX
ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO SPANISH FORK CITY STANDARDS AND SPECIFICATIONS
ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO SPANISH FORK CITY STANDARDS AND SPECIFICATIONS
ALL WORK AND MATERIALS MUST CONFORM TO SPANISH FORK CITY STANDARDS AND SPECIFICATIONS
DEVELOPER/ ARCHITECT
McNEIL ENGINEERING
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS
LOT 6
LOT 9
LOT 1
LOT 3
EXPRESSWAY SQUARE SHOPPING CENTER SUBDIVISION
U.S HIGHWAY 6

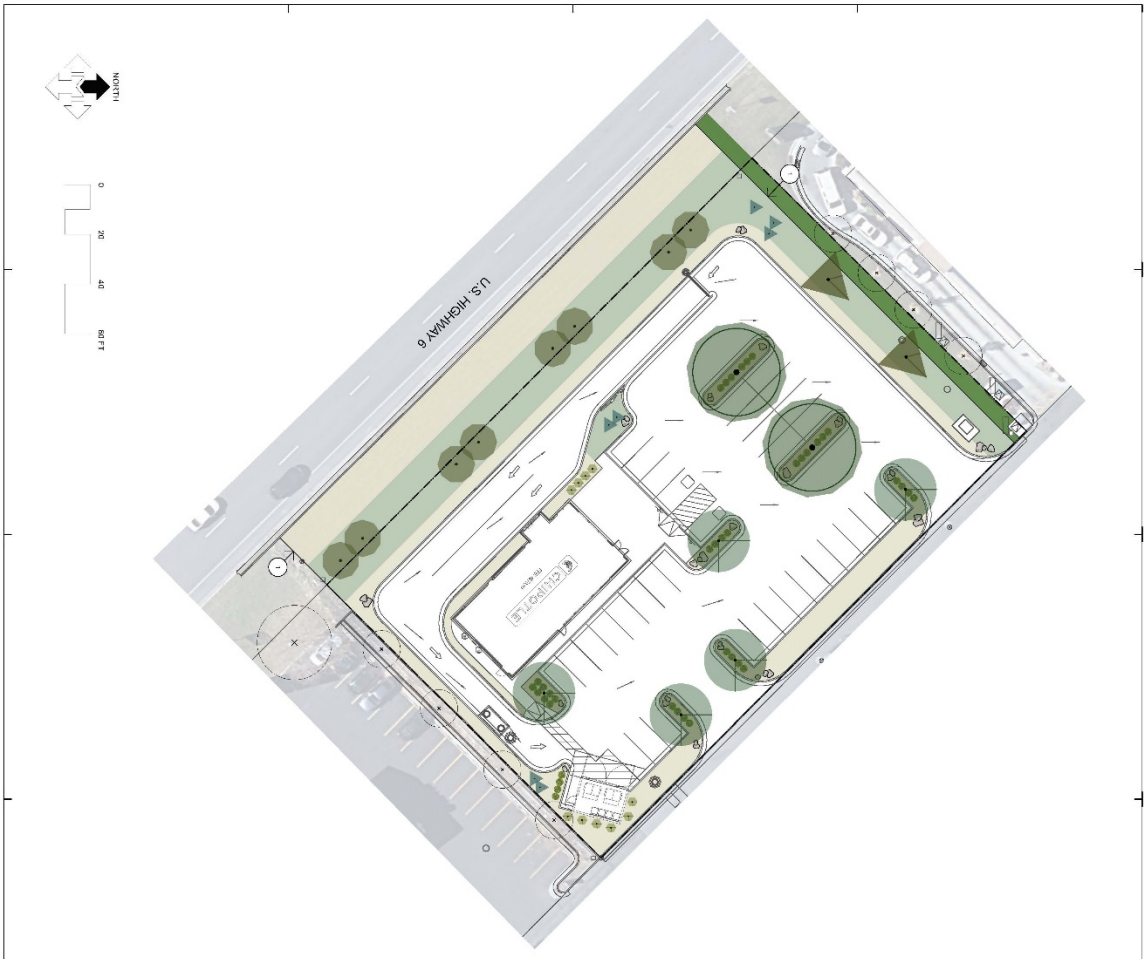

GENERAL NOTES
McNEIL ENGINEERING
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS
SPANISH FORK CHIPOTLE
841 E US HIGHWAY 6
SPANISH FORK, UTAH 84660
REVISIONS
DEMOLITION PLAN
C0.10
LOT 6
LOT 9
LOT 1
LOT 3
EXPRESSWAY SQUARE SHOPPING CENTER SUBDIVISION
U.S HIGHWAY 6


McNEIL ENGINEERING
SPANISH FORK CHIPOTLE
841 E US HIGHWAY 6
SPANISH FORK, UTAH 84660
CIVIL
SITE PLAN
C1.01


McNEIL ENGINEERING
SPANISH FORK CHIPOTLE
841 E US HIGHWAY 6
SPANISH FORK, UTAH 84660
GRADING AND
DRAINAGE
PLAN
C2.01


U.S. HIGHWAY 6
CHIPOTLE
GENERAL NOTES
McNEIL ENGINEERING
SPANISH FORK CHIPOTLE
841 E US HIGHWAY 6
SPANISH FORK, UTAH 84660
REVISIONS
EROSION CONTROL PLAN
C2.10


U.S. HIGHWAY 6
CHIPOTLE
GENERAL NOTES
KEYED NOTES
McNEIL ENGINEERING
SPANISH FORK CHIPOTLE
841 E US HIGHWAY 6
SPANISH FORK, UTAH 84660
REVISIONS
SITE UTILITY PLAN
C4.01



LANDSCAPE SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE
DECIDUOUS TREES				
	5	GREEN ASH	FRAXINUS PENNSYLVANICA 'MARSHALL'	2" CAL.
	2	SWAMP WHITE OAK	QUERCUS BICOLOR	2" CAL.
	8	MCDANIEL CALLERY PEAR	PYRUS CALLERYANA 'CHANTICLEER'	2" CAL.
EVERGREEN TREES				
	7	HORSTMANN BLUE ATLAS CEDAR	CEDRUS ATLANTICA GLAUCA 'HORSTMANN'	6' HT.
SHRUBS				
	10	ALLEGHENY DWARF FOTHERGILLA	FOTHERGILLA GARDENII 'BLUE MIST'	5 GAL.
ORNAMENTAL GRASSES				
	45	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL.
PERENNIALS				
SYMBOL	QTY.	DESCRIPTION		SIZE
	34	BOULDERS		2-4'
LANDSCAPE AREAS				
	1,197 S.F.	LAWN	MOISTURE REGENERATE SOD BLEND	
	4,997 S.F.	PLANTER BEDS	MULCH: 3" DEPTH SHREDDED BARK MULCH PLANTING BEDS TO BE CONTAINED WITH STEEL EDGING	
	5,167 S.F.	PLANTER BEDS	MULCH: 3" DEPTH SHREDDED BARK MULCH PLANTING BEDS TO BE CONTAINED WITH CONCRETE CURB AND GUTTER	

REFERENCE NOTES

1 METAL EDGING

SPANISH FORK CITY DATA

TITLE 15 - LAND USE		
ZONED: CA	15-6-3 CHAPTER DESCRIPTION	
TOTAL SITE AREA	27,714 S.F.	0.636 AC.
	REQUIRED	PROVIDED
GENERAL		
LANDSCAPE AREA MIN. 15% OF SITE*	4,156 S.F.	11,358 S.F. - 41%
TREES: 1 TREE / 600 S.F. OF REQ. LANDSCAPE AREA	6,946 S.F. / 600 = 8.5 = 11	23
SHRUBS: 20 TREES (300 S.F. OF REQ. LANDSCAPE AREA)	6,946 S.F. / 300 = 23.15 = 20	>120
TOWNSCAPE		
PLANTING AREA ADJACENT TO STREET	MIN. 10' WIDE	YES
SHADE TREES: 1 TREE / 30' OF STREET FRONTAGE	325' / 30' = 11	9
U.S. HIGHWAY 6		YES
75% OF NON-ROOF, NON-DRIVE AREA TO BE LANDSCAPED		
PARKING LOT		
MINIMUM LANDSCAPE AREA: 10% OF PAVED SURFACE	39,110 S.F. X 10% = 3,911	3,911

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SPANISH FORK CHIPOTLE

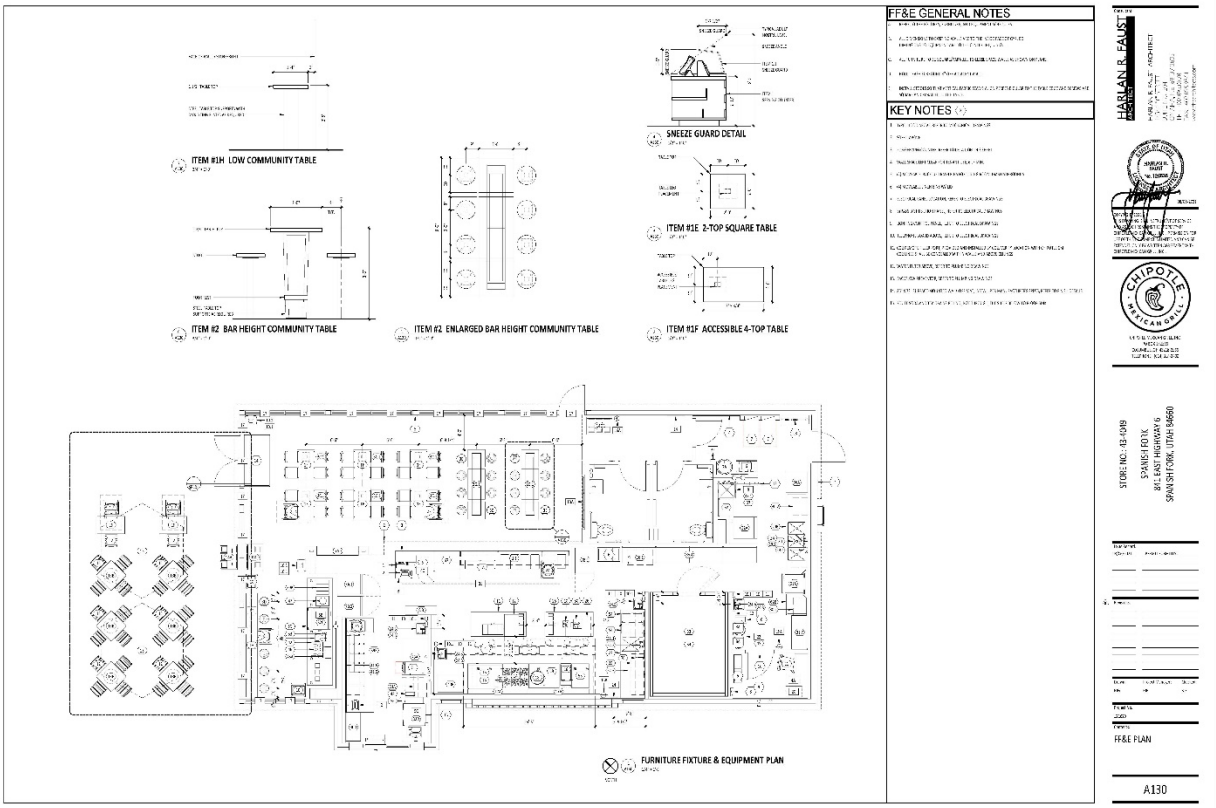
841 E. US HIGHWAY 6
SPANISH FORK, UTAH

REVISIONS		
REV	DATE	DESCRIPTION

DRAWN BY: MJ
PROJECT NO: 21039
CHECKED BY: SB
DATE: AUGUST 2021
PROPERTY NO:

PRELIMINARY LANDSCAPE PLAN

L0.01


FF&E GENERAL NOTES
KEY NOTES
ITEM #1H LOW COMMUNITY TABLE
SNEEZE GUARD DETAIL
ITEM #1E 2-TOP SQUARE TABLE
ITEM #2 BAR HEIGHT COMMUNITY TABLE
ITEM #2 ENLARGED BAR HEIGHT COMMUNITY TABLE
ITEM #1F ACCESSIBLE 4-TOP TABLE
FURNITURE FIXTURE & EQUIPMENT PLAN
HARLAN R. FAUST
STORE NO.: 18-1089
SPANISH FORK
841 EAST HIGHWAY 6
SPANISH FORK, UTAH 84660
FF&E PLAN
A130


EXT. ELEVATION GENERAL NOTES
WINDOW FILM NOTES
KEY NOTES
CHIPOTLE
EXTERIOR ELEVATION
EXTERIOR ELEVATION
CHIPOTLE
CHIPOTLE
EXTERIOR ELEVATION
EXTERIOR ELEVATION
HARLAN R. FAUST
STORE NO.: 18-1089
SPANISH FORK
841 EAST HIGHWAY 6
SPANISH FORK, UTAH 84660
ELEVATIONS - EXTERIOR
A301

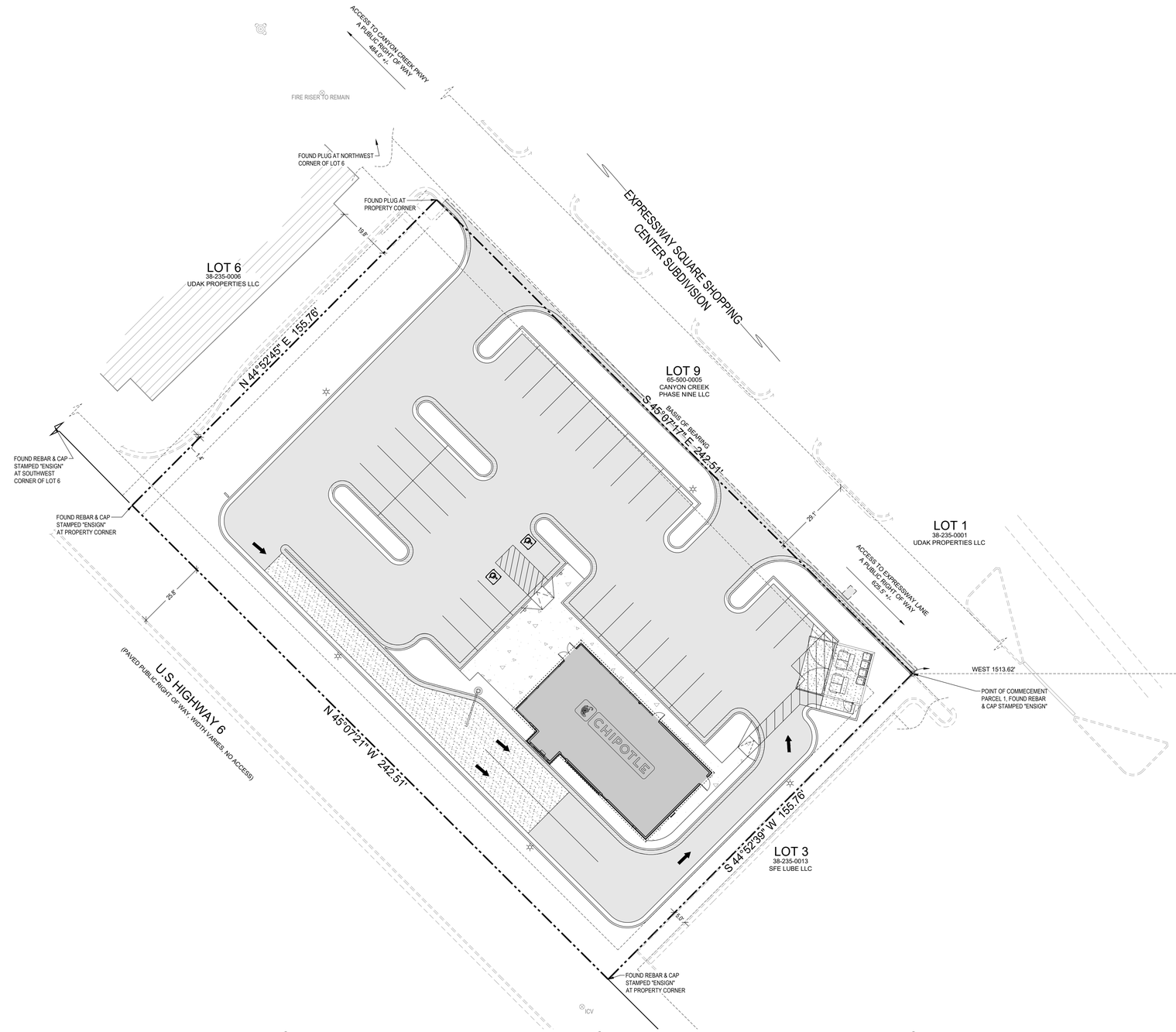
SPANISH FORK CHIPOTLE

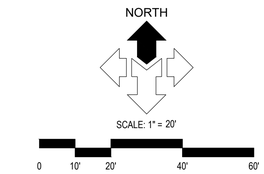
CONSTRUCTION PLANS

841 E US HIGHWAY 6

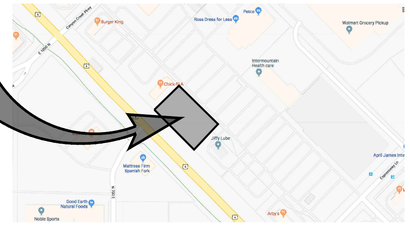
SPANISH FORK, UTAH 84660

LOCATED IN THE NE SECTION 18
TOWNSHIP 2 SOUTH, RANGE 3 EAST, S.L.B. & M





SITE



VICINITY MAP
SCALE: N.T.S.

DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C0.10	CIVIL DEMOLITION PLAN
C1.01	CIVIL SITE PLAN
C2.01	GRADING AND DRAINAGE PLAN
C2.02	EROSION CONTROL PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS
C5.03	CIVIL DETAILS

ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO SPANISH FORK CITY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO SPANISH FORK CITY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST CONFORM TO SPANISH FORK CITY STANDARDS AND SPECIFICATIONS

DEVELOPER/ ARCHITECT

ARCHITECT: HARLAN FAUST
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PHONE: 402-895-0878 EXT. 289

PROFESSIONAL ENGINEER
NO. 375473-2202
ROBERT J. POIRIER
08-06-21
STATE OF UTAH

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GENERAL NOTES

1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

1.2 PERMITTING AND INSPECTIONS

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

1.3 COORDINATION & VERIFICATION

1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

1.4 SAFETY AND PROTECTION

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
13. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

1.5 MATERIALS

1. SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
   A. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
   B. CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
   C. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
   D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
   E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
   F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 8" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL 'D1' SHEET C5.01
   A. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
   B. SURFACE COARSE SHALL BE ½ " MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
   C. AC PAVEMENT TO BE A ½" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
   D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED ¾" MINUS DESIGN.

1.6 GRADING / SOILS

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

GENERAL NOTES: CONTINUED

1.7 UTILITIES

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

1.8 SURVEY CONTROL

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

1.9 AMERICAN DISABILITIES ACT

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   *ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM CROSS SLOPE.
   *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
   *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

LEGEND

NEW	EXISTING	
		MONUMENT LINE
		CENTER LINE
		SUBJECT PROPERTY LINE
		ADJACENT PROPERTY LINE
		EASEMENT LINE
		DITCH FLOWLINE
X	x	FENCE LINE
ATMS	atms	ATMS CABLE
TV	tv	CABLE TV LINE
C	c	COMMUNICATIONS LINE
FO	fo	FIBER-OPTIC CABLE
F	f	FIRE LINE
IRR	irr	IRRIGATION LINE
G	g	NATURAL GAS LINE
OHC	ohc	OVERHEAD COMMUNICATIONS
OHP	ohp	OVERHEAD POWER LINE
OHT	oht	OVERHEAD TELEPHONE LINE
OHTV	ohtv	OVERHEAD TELEVISION LINE
P	p	POWER LINE
P/C	p/c	POWER/COMMUNICATIONS LINE
P/T	p/t	POWER/TELEPHONE LINE
P/T/C	p/t/c	POWER/TELE/COMM LINE
RD	rd	ROOF DRAIN LINE
SW	sw	SECONDARY WATER LINE
S	s	SANITARY SEWER LINE
ST	st	STEAM LINE
SD	sd	STORM DRAIN LINE
T	t	TELEPHONE LINE
T/C	t/c	TELEPHONE/COMM LINE
UD	ud	UNDERDRAIN
UGC	ugc	UNDERGROUND COMMUNICATIONS
UGP	ugp	UNDERGROUND POWER LINE
UGT	ugt	UNDERGROUND TELEPHONE LINE
UGTV	ugtv	UNDERGROUND TELEVISION
W	w	WATER LINE
72	4572	CONTOUR LINE
		CURB & GUTTER (STD)
		CURB & GUTTER (OUTFALL)

NEW	EXISTING	
		SECTION CORNER (FOUND)
		SECTION CORNER (NOT FOUND)
		STREET MONUMENT
		BRASS CAP MONUMENT
		POWER POLE
		UTILITY POLE
GUY	GUY	GUY ANCHOR
TRANS	TRANS	POWER TRANSFORMER
		TRAFFIC SIGNAL CABINET
		LIGHT POLE
TR	TR	TELEPHONE RISER
T	T	TELEPHONE MANHOLE
		TRAFFIC SIGNAL BOX
W	W	WATER MANHOLE
		WATER VALVE
WM	WM	WATER METER
		FIRE HYDRANT
S	S	SANITARY SEWER MANHOLE
SSCO	SSCO	SANITARY SEWER CLEANOUT
SD	SD	STORM DRAIN MANHOLE
		STORM DRAIN CURB INLET
		STORM DRAIN CATCH BASIN
SD	SD	STORM DRAIN CLEANOUT
		STORM DRAIN COMBO BOX
MB	MB	MAILBOX
		SIGN
		FLOW DIRECTION
44.00 TOC	*44.00 EX TOC*	SPOT ELEVATION
		CONIFEROUS TREE
		DECIDUOUS TREE

ABBREVIATIONS

AC	ACRE	DIP	DUCTILE IRON PIPE	GM	GAS METER	PCC	POINT OF COMPOUND CURVE	T	TOWNSHIP
ADA	AMERICANS WITH DISABILITIES ACT	DTREE	DECIDUOUS TREE	GMH	GAS MANHOLE	PI	POINT OF INTERSECTION	TBC	TOP BACK OF CURB
ATMS	ADVANCED TRAFFIC MGMT. SYSTEM	DYL	DOUBLE YELLOW LINE	GUY	GUY WIRE	PM	PARKING METER	TELE	TELEPHONE
B&C	BAR & CAP	E	EAST	GV	GAS VALVE	PP	POWER POLE	TFC	TOP FACE OF CURB
BC	BUILDING CORNER	EB	ELECTRIC BOX	HDPE	HIGH DENSITY POLYETHYLENE	PRC	POINT OF REVERSE CURVE	TFG	TOP FINISH GRADE
BFG	BOTTOM FINISH GRADE	EGL	ENERGY GRADE LINE	HG	HEADGATE	PRK	PARKING STRIPE	TL	TREE LINE
BLUE	BLUE STAKED ELECTRIC	ELEV	ELEVATION	HGL	HYDRAULIC GRADE LINE	POC	POINT OF CONNECTION	TMH	TELEPHONE MANHOLE
BLUFO	BLUE STAKED FIBER OPTIC	EM	ELECTRIC METER	HP	HIGH POINT	PT	POINT OF TANGENCY	TOA	TOP OF ASPHALT
BLUG	BLUE STAKED NATURAL GAS	EMH	ELECTRIC MANHOLE	HW	HEADWALL or HIGH WATER	PWR	POWER	TOC	TOP OF CONCRETE
BLUIRR	BLUE STAKED IRRIGATION	EOA	EDGE OF ASPHALT	HWY	HIGHWAY	PVC	POLYVINYL CHLORIDE PIPE	TOF	TOP OF FOOTING
BLUSD	BLUE STAKED STORM DRAIN	EOC	EDGE OF CONCRETE	ICO	IRRIGATION CLEANOUT	R	RANGE	TOG	TOP OF GRATE
BLUSS	BLUE STAKED SANITARY SEWER	EOG	EDGE OF GRAVEL	ICV	IRRIGATION CONTROL VALVE	RCP	REINFORCED CONCRETE PIPE	TOE	TOE OF SLOPE
BLUT	BLUE STAKED TELEPHONE	EOL	EDGE OF LAWN	IE	INVERT ELEVATION	RD	ROOF DRAIN	TOP	TOP OF SLOPE or TOP OF PIPE
BLUW	BLUE STAKED WATER	EX or EXIST	EXISTING	IRR	IRRIGATION	REV	REVISION	TOW	TOP OF WALL
BM	BENCHMARK	F	FIRE	LF	LINEAR FEET	ROW	RIGHT-OF-WAY	TR	TELEPHONE RISER
BOF	BOTTOM OF FOOTING	FC	FOUNDATION CORNER	LIP	LIP OF GUTTER	RR	RAILROAD	TV	TELEVISION
BOB	BOTTOM OF BOX	FD	FOUND or FOUNDATION DRAIN	LP	LOW POINT or LIGHT POLE	S	SOUTH	TW	FINISH GRADE AT TOP OF WALL
BOL	BOLLARD	FDC	FIRE DEPT. CONNECTION	MAX	MAXIMUM	SAD	SEE ARCHITECTURAL DRAWINGS	TRANS	TRANSFORMER
BOT	BOTTOM	FDMN	FOUND MONUMENT	MIN	MINIMUM	SD	STORM DRAIN	TSP	TRAFFIC SIGNAL POLE
BOV	BLOW-OFF VALVE	FDSC	FOUND SECTION CORNER	MON	MONUMENT	SDCB	STORM DRAIN CATCH BASIN	TSB	TRAFFIC SIGNAL BOX
BOW	BACK OF WALK	FFE	FINISHED FLOOR ELEVATION	MP	METAL PIPE	SDCO	STORM DRAIN CLEOUNOUT BOX	UD	UNDERDRAIN
BW	FINISH GRADE AT BOTTOM OF WALL	FG	FINISHED GRADE	MW	MONITORING WELL	SDMH	STORM DRAIN MANHOLE	UGC	UNDERGROUND COMMUNICATIONS
℄	CENTERLINE	FH	FIRE HYDRANT	N	NORTH	SEC	SECTION	UGP	UNDERGROUND POWER
CATV	CABLE TELEVISION	FL	FLOW LINE	NG	NATURAL GROUND	SPECS	SPECIFICATIONS	UGT	UNDERGROUND TELEPHONE
CBR	CONCRETE BARRIER	FNC	FENCE	NGRET	NG AT RETAINING WALL	SLB&M	SALT LAKE BASE & MERIDIAN	UGTV	UNDERGROUND TELEVISION
CC	CURB CUT	FNCCL	CHAIN LINK FENCE	NR	NAIL & RIBBON	SQ	SQUARE	U.N.O.	UNLESS NOTED OTHERWISE
COL	COLUMN	FNCIRN	IRON FENCE	NW	NAIL & WASHER	SQFT	SQUARE FEET	UP	UTILITY POLE
COMM	COMMUNICATIONS	FNCVYL	VINYL FENCE	NTS	NOT TO SCALE	SQYD	SQUARE YARD	VCP	VITRIFIED CLAY PIPE
CONC	CONCRETE	FNCWD	WOOD FENCE	OG	ORIGINAL GROUND	SS	SANITARY SEWER	VP	VERTICAL PIPE
CONST	CONSTRUCTION	FNCWR	WIRE FENCE	OH	OVERHANG	SSCO	SANITARY SEWER CLEANOUT	W	WEST or WATER
CMP	CORRUGATED METAL PIPE	FO	FIBER OPTIC	OHC	OVERHEAD COMMUNICATIONS	SSMH	SANITARY SEWER MANHOLE	WM	WATER METER
CP	CONTROL POINT	FOW	FRONT OF WALK	OHP	OVERHEAD POWER	ST	STEAM	WMH	WATER MANHOLE
CTREE	CONIFEROUS TREE	FT	FEET	OHT	OVERHEAD TELEPHONE	STA	STATION	WS	WATER SURFACE
CUFT	CUBIC FOOT	G	NATURAL GAS	OHTV	OVERHEAD TELEVISION	STD	STANDARD	WTR	WATER
CUYD	CUBIC YARD	GAR	GARAGE	ℙ	PROPERTY LINE	STM	STORM	WV	WATER VALVE
DEL	DELINEATOR	GB	GRADE BREAK	PB	POWER BOX	SYL	SOLID YELLOW LINE	WW	WATERWAY
DIA or Ø	DIAMETER	GL	GROUND LIGHT	PC	POINT OF CURVATURE	SWL	SOLID WHITE LINE		

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PROFESSIONAL ENGINEER
REG. NO. 375473-2202
ROBERT J. POIRIER
08-06-21
STATE OF UTAH

SPANISH FORK CHIPOTLE

841 E US HIGHWAY 6
SPANISH FORK, UTAH 84660
LOCATED IN THE NE 1/4 OF SECTION 18

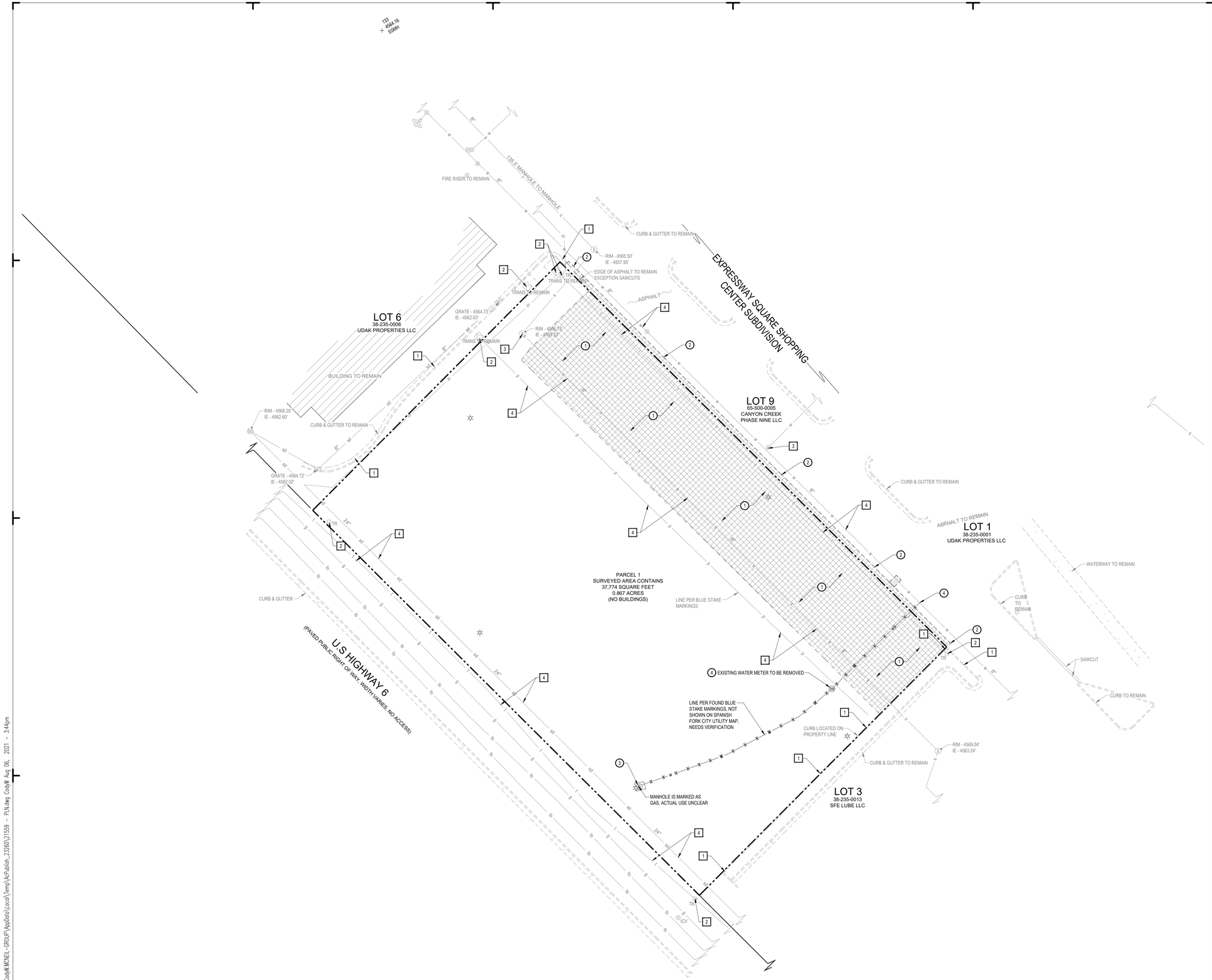
REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	21559
DRAWN BY:	BRM
CHECKED BY:	CCW
DATE:	AUGUST 5, 2021

GENERAL NOTES, LEGEND AND ABBREVIATIONS

C0.01

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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

COORDINATE WITH GOVERNING AGENCY PRIOR TO DEMOLITION OF ANY PUBLIC UTILITY.

UTILITY TYPE	PROVIDER
WATER	WATER
STORM	STORM
COMMUNICATIONS	COMCAST
COMMUNICATIONS	CENTURY LINK
COMMUNICATIONS	INTEGRA
SANITARY SEWER	SANITARY SEWER
NATURAL GAS	DOMINION ENERGY
POWER	ROCKY MOUNTAIN POWER

KEYED NOTES:

DEMOLISH AND/OR REMOVE THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- x x x EXISTING UNDERGROUND UTILITY LINE TO BE REMOVED AND PROPERLY DISPOSED OF.
- (1) EXISTING ASPHALT PAVEMENT TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
- (2) SAWCUT EXISTING ASPHALT.
- (3) EXISTING UNDERGROUND STRUCTURE TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
- (4) EXISTING WATER SERVICE TO BE KILLED AT MAIN, PER SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.

[1] PRESERVE AND PROTECT EXISTING CONCRETE CURB AND GUTTER AND/OR CURB WALL. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING CONCRETE CURB AND GUTTER AND/OR CURB WALL FROM DAMAGE DURING CONSTRUCTION.

[2] PRESERVE AND PROTECT EXISTING ABOVE-GROUND UTILITY STRUCTURE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.

[3] PRESERVE AND PROTECT EXISTING UNDERGROUND UTILITY STRUCTURE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.

[4] PRESERVE AND PROTECT EXISTING UNDERGROUND UTILITY LINE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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ROBERT J. POIRIER
08-06-21
STATE OF UTAH

SPANISH FORK CHIPOTLE

841 E US HIGHWAY 6
SPANISH FORK, UTAH 84660
LOCATED IN THE NE 1/4 OF SECTION 18

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	21559
DRAWN BY:	BRM
CHECKED BY:	CCW
DATE:	AUGUST 5, 2021

DEMOLITION PLAN

C0.10

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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

DESCRIPTION	AREA	%
HARDSCAPE	17,484 SQFT	46%
LANDSCAPE	17,840 SQFT	47%
BUILDINGS	2,450 SQFT	6%
TOTAL	37,774 SQFT	100%

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

ALL WORK TO COMPLY WITH SPANISH FORK CITY'S STANDARDS AND SPECIFICATIONS.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'B1', SHEET C5.01.
2. ASPHALT RESTORATION PER SPANISH FORK STANDARD DRAWING 'G-1'.
3. CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'A1', SHEET C5.01.
4. CONCRETE SIDEWALK, SPANISH FORK STANDARD DRAWING 'ST-13'
5. SAWCUT EX. EDGE OF ASPHALT A MIN. 12" & PROVIDE CLEAN EDGE TO PATCH PER APWA PLAN 251.
6. 24" CONCRETE CURB AND GUTTER. SEE DETAIL 'B2', SHEET C5.01.
7. 24" CONCRETE RELEASE CURB AND GUTTER. SEE DETAIL 'C1', SHEET C5.01.
8. ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE APWA DETAIL '236.1' ON SHEET C5.02, FOR RAMP DETAIL AND APWA DETAIL '238' ON SHEET C5.02 FOR DETECTABLE WARNING SURFACE DETAIL.
9. PAINTED ADA SYMBOL. SEE DETAIL 'D1' AND 'D2', SHEET C5.01.
10. ADA PARKING SIGN. SEE DETAIL 'A2', SHEET C5.01.
11. 4" WIDE SOLID WHITE PARKING STALL STRIPE LINES.
12. 4" WIDE SOLID WHITE PEDESTRIAN STRIPE LINES.
13. PAINTED ARROW SYMBOL.
14. DRIVE-THRU CLEARANCE SIGN. SEE ARCHITECTURAL PLANS FOR DETAILS.
15. DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
16. DIRECTIONAL SIGNAGE. SEE ARCHITECTURAL PLANS FOR DETAILS.

ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

SCHEDULE B-2 EXCEPTIONS

12. EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON SUBDIVISION PLAT ENTITLED PLAT "A", EXPRESSWAY SQUARE SHOPPING CENTER SUBDIVISION, RECORDED APRIL 30, 1997 AS ENTRY NUMBER 33146 AND MAP FILING NUMBER 7030-83 OF OFFICIAL RECORDS.
SURVEY FINDINGS: SHOWN HEREON

15. EASEMENT, IN FAVOR OF SPANISH FORK CITY, A MUNICIPAL CORPORATION, FOR PUBLIC UTILITY UNDERGROUND TWELVE INCH (12") PRESSURIZED IRRIGATION WATER LINE AND APPURTENANT PARTS THEREOF, AND INCIDENTAL RIGHTS AND PURPOSES THEREOF, AND THE TERMS, COVENANTS AND CONDITIONS THEREOF, RECORDED APRIL 27, 2015 AS ENTRY NO. 35300:2015 OF OFFICIAL RECORDS.
SURVEY FINDINGS: SHOWN HEREON

Blue Stakes of UTAH811 Bluestakes.org

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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08-06-21
STATE OF UTAH

SPANISH FORK CHIPOTLE

841 E US HIGHWAY 6
SPANISH FORK, UTAH 84660
LOCATED IN THE NE 1/4 OF SECTION 18

REVISIONS

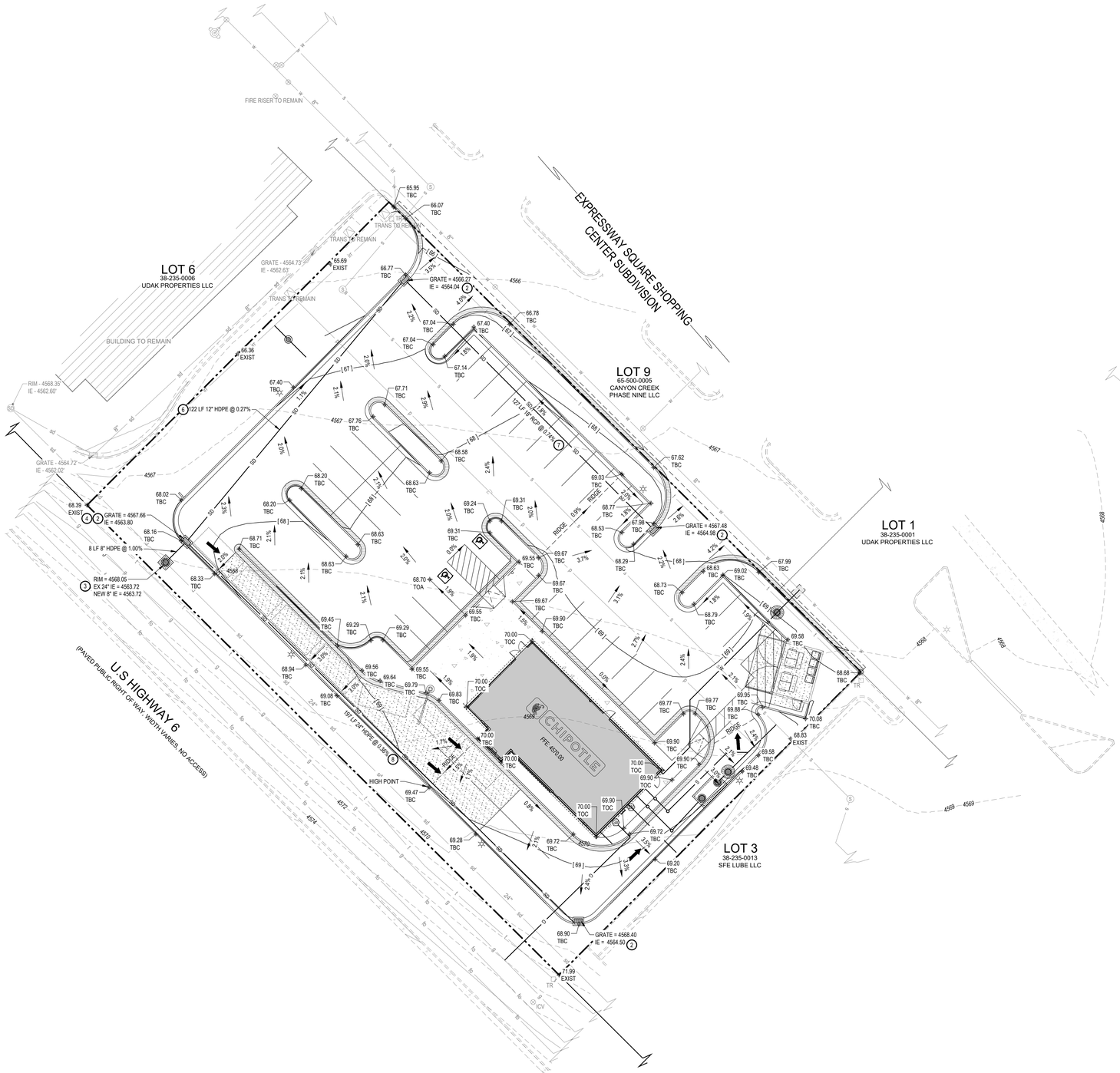
REV	DATE	DESCRIPTION

PROJECT NO:	21559
DRAWN BY:	BRM
CHECKED BY:	CCW
DATE:	AUGUST 5, 2021

CIVIL SITE PLAN

C1.01

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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE PER APWA PLAN 315.1.
3. STORM DRAIN CLEANOUT BOX INSTALLED ON EXISTING 24" CMP PIPE PER SPANISH FORK STANDARD DRAWING 'SD-3'.
4. INSTALL 2.0" DIA. ORIFICE RESTRICTOR OVER 8" OUTLET PIPE. SEE DETAIL 'C2', SHEET C5.01.
5. 8" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
6. 12" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
7. 12" DIAMETER RCP STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
8. 24" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.

COMMON GRADING ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- BFE	BASEMENT FLOOR ELEVATION
- BW	FINISH GRADE AT BOTTOM OF WALL
- EX or EXIST	EXISTING
- EOA	EDGE OF ASPHALT
- EOC	EDGE OF CONCRETE
- FFE	FINISH FLOOR ELEVATION
- FG	FINISH GRADE
- FL	FLOW LINE
- GB	GRADE BREAK
- HP	HIGH POINT
- LP	LOW POINT
- NG	NATURAL GROUND
- SDCB	STORM DRAIN CATCH BASIN
- SDCO	STORM DRAIN CLEANOUT BOX
- SDDB	STORM DRAIN DRAIN BASIN
- SDMH	STORM DRAIN MANHOLE
- TBC	TOP BACK OF CURB
- TOA	TOP OF ASPHALT
- TOC	TOP OF CONCRETE
- TOG	TOP OF GRATE
- TOW	TOP OF WALL
- TW	FINISH GRADE AT TOP OF WALL
- WW	WATERWAY

Blue Stakes of UTAH 811 Bluestakes.org

NOTICE!

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PROFESSIONAL ENGINEER
REG. NO. 375473-2202
ROBERT J. POIRIER
08-06-21
STATE OF UTAH

SPANISH FORK CHIPOTLE

841 E US HIGHWAY 6
SPANISH FORK, UTAH 84660
LOCATED IN THE NE 1/4 OF SECTION 18

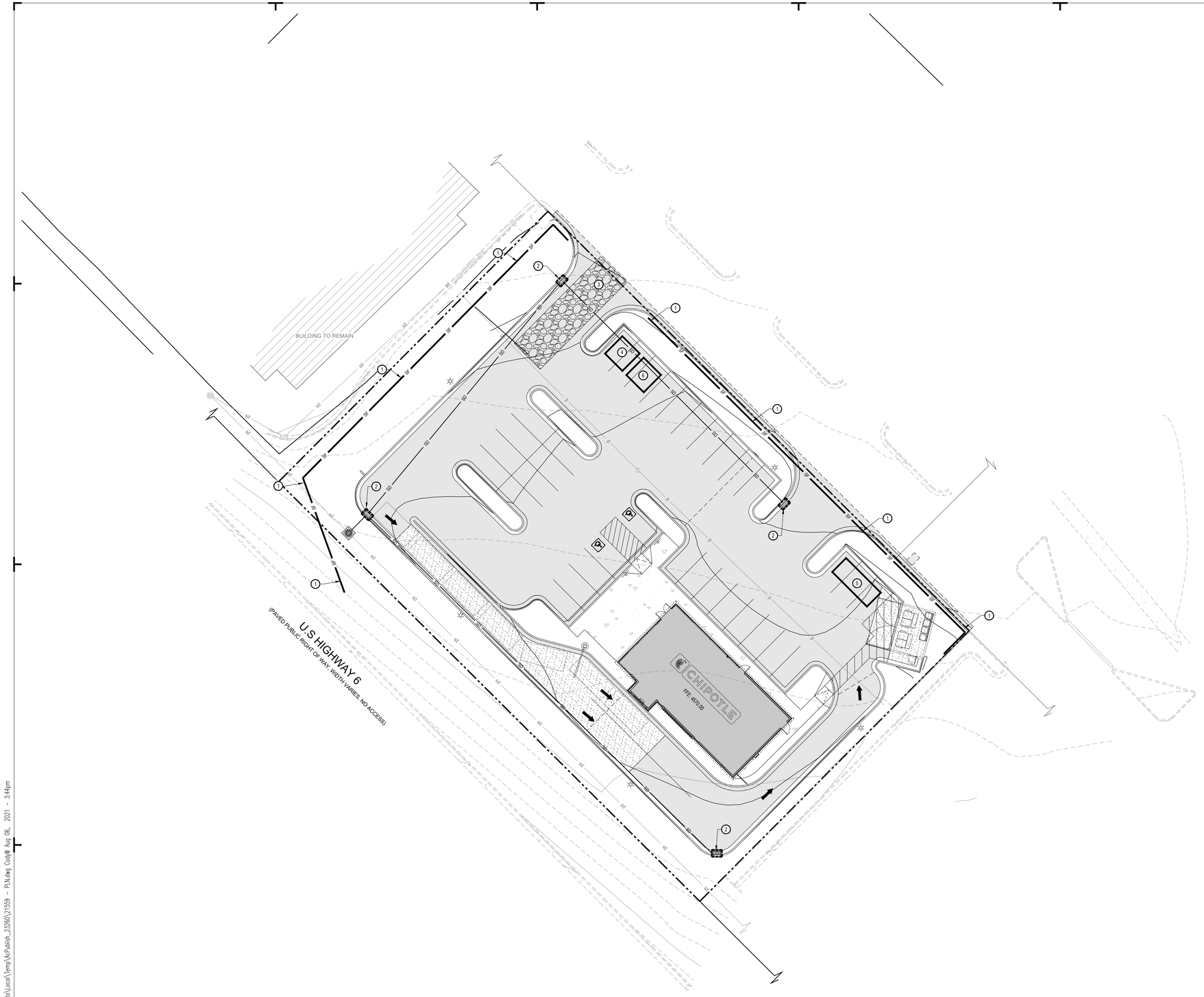
REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	21559
DRAWN BY:	BRM
CHECKED BY:	CCW
DATE:	AUGUST 5, 2021

GRADING AND DRAINAGE PLAN

C2.01

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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS REFERRED TO ON THIS SHEET SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

MAINTENANCE:

THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.04.
2. INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A1', SHEET C5.04.
3. TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'C1', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
4. CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'A3', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
5. CONSTRUCTION DUMPSTER, CHECK LEVEL DAILY, LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
6. PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 6" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'C5', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

NOTICE!

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REVISIONS

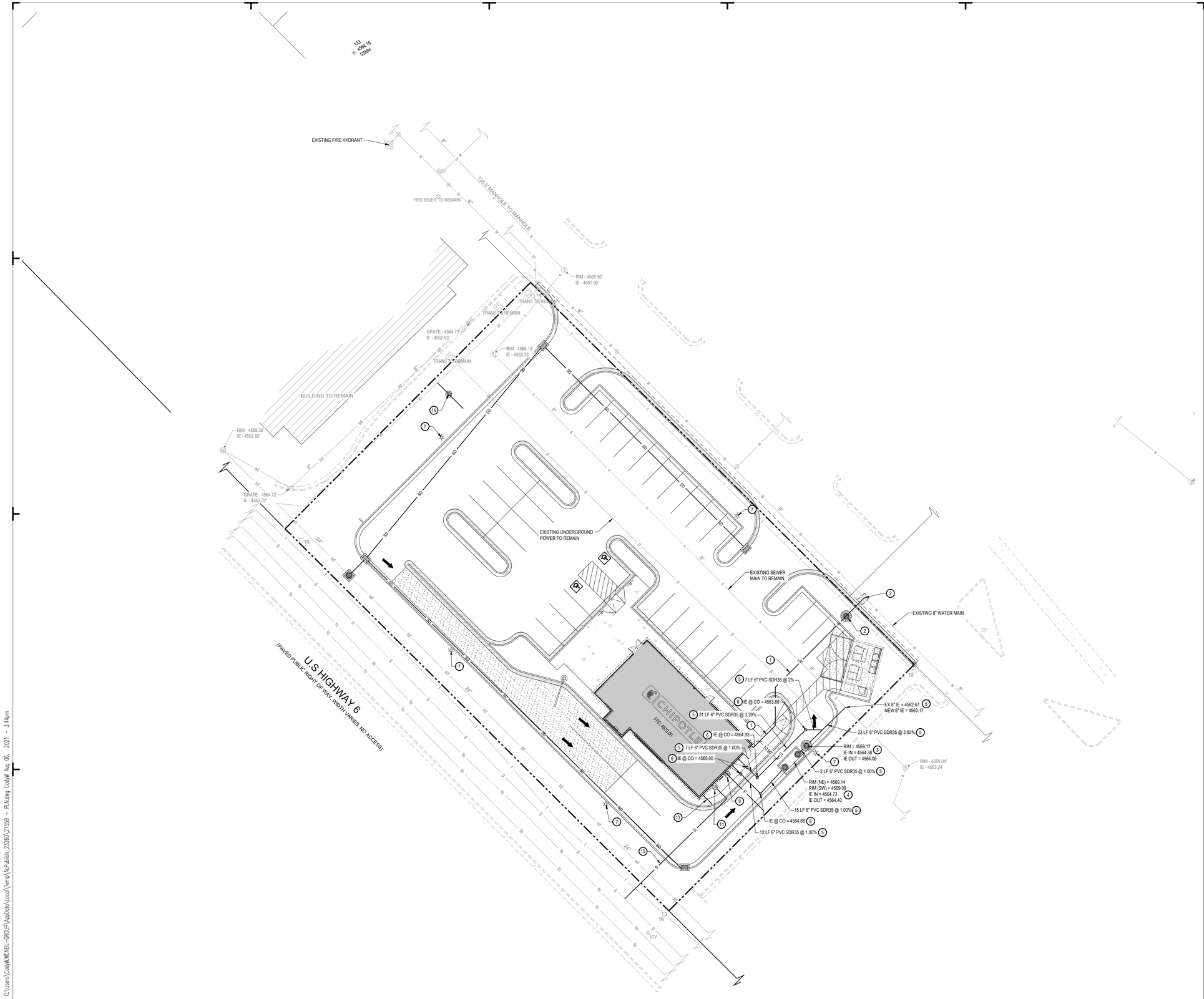
REV	DATE	DESCRIPTION

PROJECT NO: 21559
DRAWN BY: BRM
CHECKED BY: CCW
DATE: AUGUST 5, 2021

EROSION CONTROL PLAN

C2.10

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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL SITE UTILITIES WITH PLUMBING DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW COMMUNICATION / DATA FACILITIES TO BUILDING WITH UTILITY PROVIDER.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW NATURAL GAS FACILITIES TO BUILDING WITH DOMINION ENERGY AND MECHANICAL PLANS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

UTILITY PROVIDERS:
- WATER: WATER PROVIDER
- SEWER: SEWER DISTRICT
- NATURAL GAS: DOMINION ENERGY
- ELECTRICAL POWER: POWER PROVIDER
- TELEPHONE: CENTURY LINK

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 2" SDR-9 CTS 200 PSI BLUE POLY WATER SERVICE LINE, PER SPANISH FORK CITY STANDARD DRAWING 'W-12'.
2. CONNECT NEW 2" POLY WATER SERVICE LINE TO NEW WATER METER AND EXTEND TO BUILDING, PER SPANISH FORK CITY STANDARD DRAWING 'W-12'.
3. SANITARY SEWER SAMPLING MANHOLE, PER SPANISH FORK CITY STANDARD DRAWING 'SS-1'.
4. 1,500 GALLON GREASE INTERCEPTOR, PER APWA PLAN NO. 441.
5. 6" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING ALL FITTINGS. CLEANOUTS AT 100-FOOT MAXIMUM SPACING. SEE SPANISH FORK CITY STANDARD DRAWING 'G-1' FOR TRENCHING. SEE SPANISH FORK CITY STANDARD DRAWING 'SS-4' FOR CLEANOUTS.
6. SANITARY SEWER CLEANOUT, PER SPANISH FORK CITY STANDARD DRAWING 'SS-4'.
7. LIGHT POLE. SEE ELECTRICAL PLANS FOR DETAILS.
8. ELECTRICAL TRANSFORMER. SEE ELECTRICAL PLANS FOR DETAILS. SEE SPANISH FORK CITY "3 PHASE TRANSFORMER & CONCRETE PAD" DETAIL, SHEET C5.01.
9. UNDERGROUND POWER CONDUITS. CONTRACTOR TO COORDINATE WITH SPANISH FORK CITY.
10. APPROXIMATE LOCATION OF NEW NATURAL GAS LINE. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY DOMINION ENERGY WITH OTHER CONSTRUCTION.
11. APPROXIMATE LOCATION OF NEW NATURAL GAS METER(S). CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION WITH DOMINION ENERGY AND WITH MECHANICAL PLANS.
12. TELEPHONE LINE. CONTRACTOR TO PROVIDE TRENCHING 30" DEEP X 24" WIDE FOR CENTURY LINK AND THEN BACKFILL AS REQUIRED.
13. UNDERGROUND COMMUNICATION / DATA CONDUITS. CONTRACTOR TO COORDINATE WITH SPANISH FORK CITY.
14. NEW 1" IRRIGATION METER POINT OF CONNECTION PER SPANISH FORK CITY DETAIL 'W-215' ON SHEET C5.02. SEE LANDSCAPE PLANS FOR CONTINUATION.

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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PROFESSIONAL ENGINEER
NO. 375473-2202
ROBERT J. POIRIER
08-06-21
STATE OF UTAH

SPANISH FORK CHIPOTLE

841 E US HIGHWAY 6
SPANISH FORK, UTAH 84660
LOCATED IN THE NE 1/4 OF SECTION 18

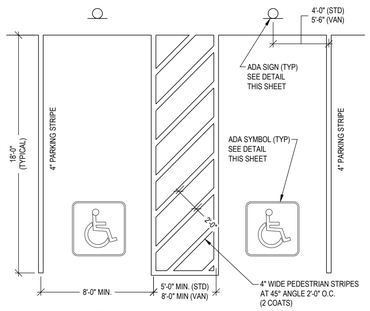
REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 21559
DRAWN BY: BRM
CHECKED BY: CCW
DATE: AUGUST 5, 2021

SITE UTILITY PLAN

C4.01



NOTE:
CROSS SLOPES WITHIN ADA PARKING STALLS AND ACCESSIBLE ROUTES NOT TO EXCEED 1:48 SLOPE.

ADA PARKING DETAIL — D1

SCALE: N.T.S.

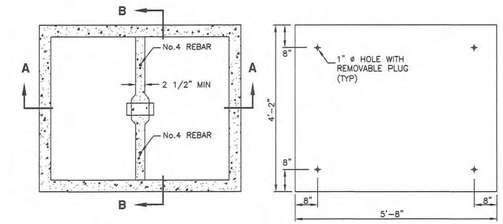


PAINTED EMBLEM
ON ASPHALT PAVING
TYP. AT ALL ADA
PARKING STALLS PER CITY
REQUIREMENTS. (2 COATS)

NOTE:
SEE SPECIFICATIONS FOR PAINT
TYPE AND COLOR. (2 COATS)

PAINTED ADA SYMBOL — D2

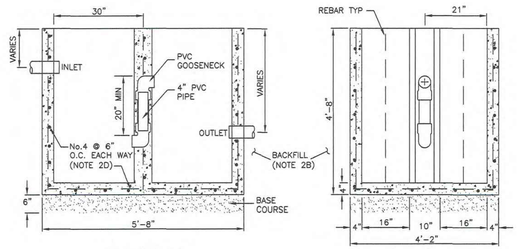
SCALE: N.T.S.



BOX PLAN

LID PLAN

LID SECTION



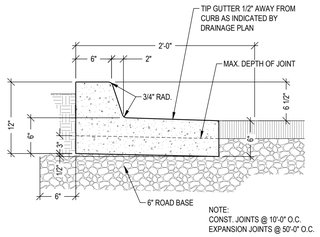
SECTION A-A

SECTION B-B

APWA Utah Chapter

Grease trap

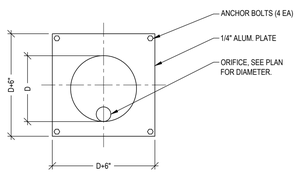
Plan
441
April 1997



NOTE:
CONST. JOINTS @ 10'-0" O.C.
EXPANSION JOINTS @ 50'-0" O.C.

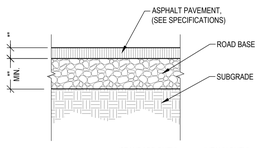
24" RELEASE CURB & GUTTER — C1

SCALE: N.T.S.



ORIFICE RESTRICTOR — C2

SCALE: N.T.S.

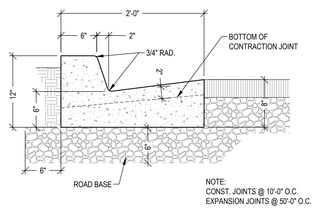


	PARKING AREAS	ROADWAY AREAS
ASPHALT	3"	4"
BASE COURSE	8"	8"

NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

ASPHALTIC PAVEMENT SECTION — B1

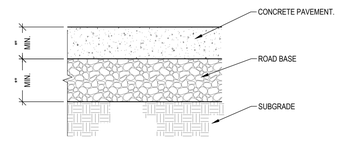
SCALE: N.T.S.



NOTE:
CONST. JOINTS @ 10'-0" O.C.
EXPANSION JOINTS @ 50'-0" O.C.

24" CURB & GUTTER — B2

SCALE: N.T.S.

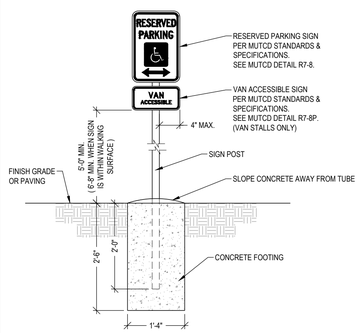


	STANDARD	HEAVY
CONCRETE	6"	**
ROAD BASE	4"	**

NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

CONCRETE PAVEMENT SECTION — A1

SCALE: N.T.S.



ADA PARKING SIGN — A2

SCALE: N.T.S.

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841 E US HIGHWAY 6
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REVISIONS

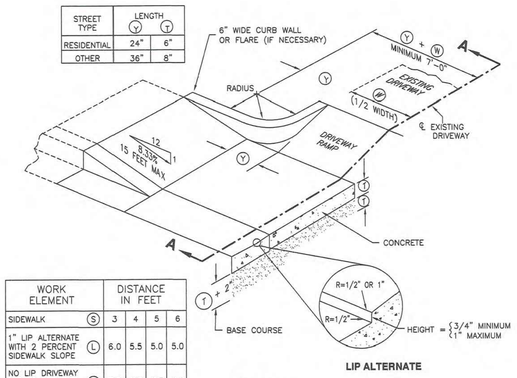
REV	DATE	DESCRIPTION

PROJECT NO: 21559
DRAWN BY: BRM
CHECKED BY: CCW
DATE: AUGUST 5, 2021

CIVIL DETAILS

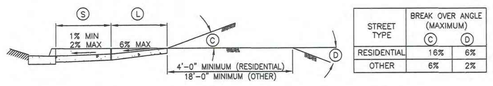
C5.01

C:\Users\CodyW.MCNEIL-GROUP\AppData\Local\Temp\AcPublish_23260\21559 - PLN.dwg CodyW Aug 05, 2021 - 3:44pm



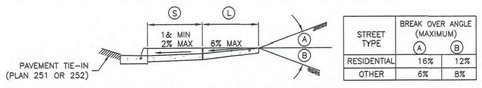
OBLIQUE

LIP ALTERNATE



STREET TYPE	BREAK OVER ANGLE (MAXIMUM) C	D
RESIDENTIAL	16%	6%
OTHER	6%	2%

SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS

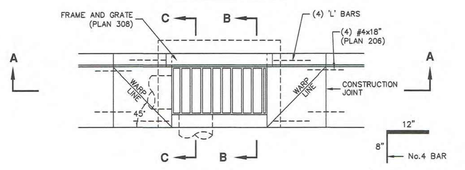


STREET TYPE	BREAK OVER ANGLE (MAXIMUM) A	B
RESIDENTIAL	16%	12%
OTHER	6%	8%

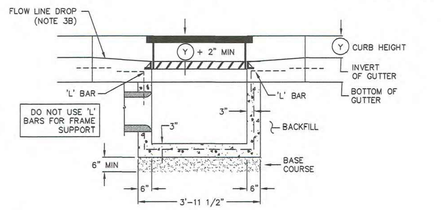
SECTION A-A - TYPICAL DRIVEWAY APPROACH

APWA Utah Chapter — *Dip driveway approach* — Plan 215 December 2009

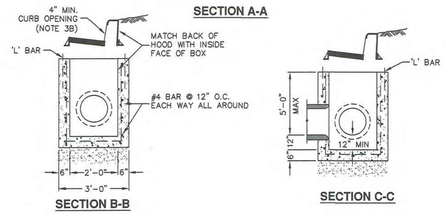
SINGLE GRADE



PLAN "L" BAR DETAIL



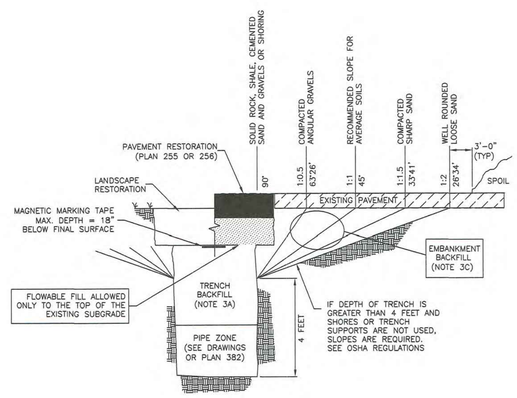
SECTION A-A



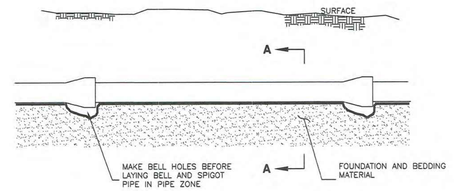
SECTION B-B SECTION C-C

APWA Utah Chapter — *Catch basin* — Plan 315.1 September 2010

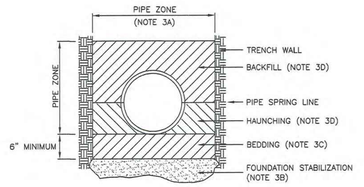
NARRATIVE: THIS PLAN SHOWS VARIOUS SLOPES RECOMMENDED FOR VARIOUS TYPES OF SLOPE STABILITY PROBLEMS. THE VERTICAL TEXT INDICATES VARIOUS MATERIALS THAT MAY BE ENCOUNTERED. THE SERVICES OF A PROFESSIONAL SOILS ENGINEER SHOULD BE USED TO VERIFY SLOPE STABILITY.



APWA Utah Chapter — *Trench backfill* — Plan 381 July 2016



ELEVATION VIEW



SECTION A-A

INSTALLATION

CONCRETE PIPE: FOLLOW ASTM C 1479
"STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS.

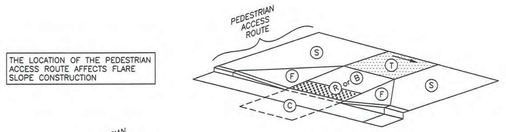
PLASTIC PIPE: FOLLOW ASTM D 2321
"STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS"

CORRUGATED METAL PIPE: FOLLOW ASTM A 798
"STANDARD PRACTICE FOR INSTALLING FACOTRY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS.

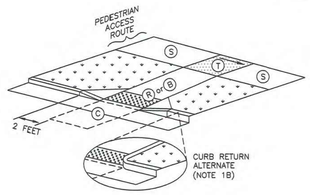
VITRIFIED CLAY PIPE: FOLLOW ASTM C 12.
"STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES.

APWA Utah Chapter — *Pipe zone backfill* — Plan 382 January 2011

TURNING SPACE AT SIDEWALK LEVEL



EXAMPLE 1

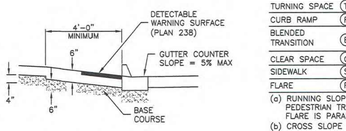


EXAMPLE 2

ELEMENT	DIMENSION
(R) (B)	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



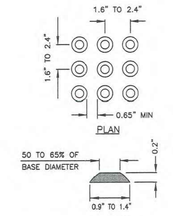
MATERIALS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	T	STREET GRADE	2
CURB RAMP	R	8.33	2 (c)
BLENDED TRANSITION	B	5	2 (c)
CLEAR SPACE	C	5	2 (c)
SIDEWALK	S	STREET GRADE	2
FLARE	F	10	--

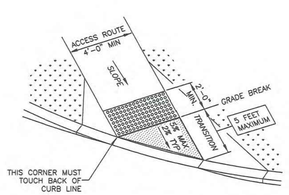
(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE

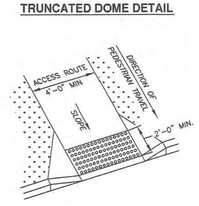
APWA Utah Chapter — *Mid-block curb cut assembly* — Plan 236.1 September 2011



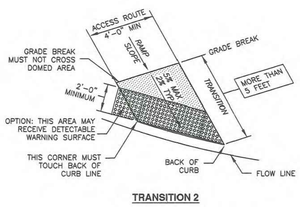
TRUNCATED DOME DETAIL



TRANSITION 1

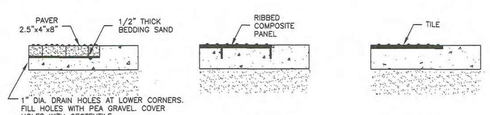


PERPENDICULAR ASSEMBLY



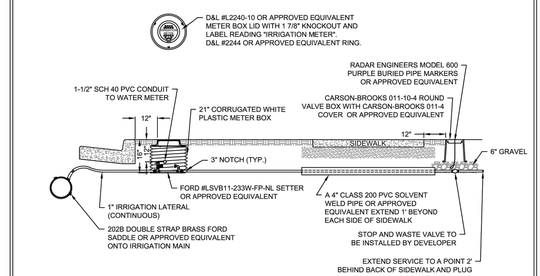
TRANSITION 2

NON-PERPENDICULAR ASSEMBLY



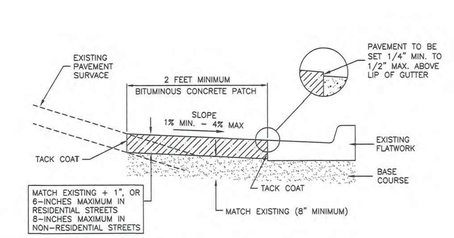
STYLE P STYLE R STYLE T

APWA Utah Chapter — *Detectable warning surface* — Plan 238 July 2011

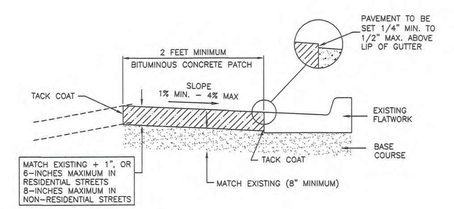


NOTES:
1. IRRIGATION LATERAL SHALL BE 1" CONTINUOUS TYPE K COPPER OR SDR-9 CTS 200 PSI PURPLE POLYPROPYLENE PIPE.
2. STAINLESS STEEL LINER INSERTS SHALL BE REQUIRED INSIDE POLYPROPYLENE PIPE AT COMPRESSION FITTINGS.
3. ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.
4. FOR PLANTER STRIPS LESS THAN 6' WIDE PLACE METER BOX IN CENTER OF PLANTER. WHERE THERE IS NO PLANTER, PLACE CENTER OF METER BOX 20" BEHIND SIDEWALK.
5. EXTEND 18 GAUGE WIRE 3' INTO METER BOX AND TAPE ENDS. BURY CONDUIT 12" BELOW GRADE.
6. IRRIGATION METERS LOCATED WITHIN THE DRIVEWAY SHALL HAVE A 48" PRECAST MANHOLE SECTION WITH D&L 1180 OR APPROVED EQUIVALENT MANHOLE FRAME AND LID THAT READS "IRRIGATION". LID SHALL BE RECESSED.

SPANISH FORK ENGINEERING	SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	STANDARD DRAWING 1" PRESSURIZED IRRIGATION SERVICE BOX AND LATERAL	DRAWN: CG DESIGN: CJP CHECK: GMT DATE: 6/15/18 SCALE: NONE STANDARD W-215



CASE 1 - POSITIVE STREET SLOPE TIE-IN



CASE 2 - NEGATIVE STREET SLOPE TIE-IN

APWA Utah Chapter — *Bituminous concrete pavement tie-in* — Plan 251 July 2005

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PROFESSIONAL ENGINEER NO. 375473-2202 ROBERT J. POIRIER 08-06-21 STATE OF UTAH

SPANISH FORK CHIPOTLE

841 E US HIGHWAY 6
SPANISH FORK, UTAH 84660
LOCATED IN THE NE 1/4 OF SECTION 18

REVISIONS

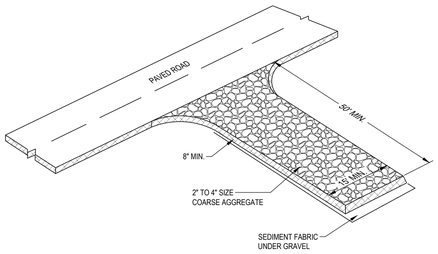
REV	DATE	DESCRIPTION

PROJECT NO: 21559
DRAWN BY: BRM
CHECKED BY: CCW
DATE: AUGUST 5, 2021

CIVIL DETAILS

C5.02

C:\Users\CodyW.MCNEIL-GROUP\AppData\Local\Temp\AcPublish_23260\21559 - PLN.dwg CodyW Aug 06, 2021 - 3:44pm



DESCRIPTION:
A STABILIZED PAD OF CRUSHED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO PAVED SURFACE.

APPLICATIONS:
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 GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
- COMPACT SUB GRADE 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.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

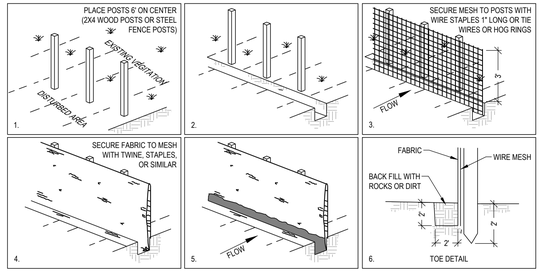
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

STABILIZED CONSTRUCTION ENTRANCE C1
SCALE: N.T.S.



DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

APPLICATIONS:
- PERIMETER CONTROL: PLACE BARRIER AT DOWNGRADE 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 CATCH BASINS

INSTALLATION/APPLICATION CRITERIA:
- PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT 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 OVER FILTER FABRIC TO ANCHOR.

LIMITATIONS:
- RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE.
- RECOMMENDED MAXIMUM UPGRADIENT 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 1/2 THE HEIGHT OF THE FENCE.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- ※ CONTROL INTERNAL EROSION

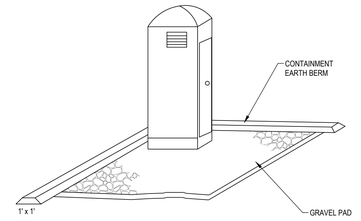
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

SILT FENCE C3
SCALE: N.T.S.



DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:
- ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TO 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 (SEE EARTH BERM BARRIER INFORMATION SHEET), 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.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ■ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

PORTABLE TOILETS C5
SCALE: N.T.S.

FILTERSOCK SPECIFICATION:

FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

1.0 DESCRIPTION:
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTERSOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOIL PARTICLES FROM WATER MOVING OFF SITE INTO ADJACENT WATERWAYS OR STORM WATER DRAINAGE SYSTEMS. FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS
1. COMPOST: COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USCC TMECC GUIDELINES FOR LABORATORY PROCEDURES:
   A. PH - 5.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
   B. PARTICLE SIZE - 99% PASSING A 1" SIEVE, 90% PASSING A 1/2" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8" SIEVE. A TOTAL OF 98 % SHALL NOT EXCEED 3 INCHES IN LENGTH, IN ACCORDANCE WITH TMECC 02.02-B, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"
   C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
   D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS.
   E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:
1. FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM DRAINS BECOME OPERATIONAL.
2. FILTREXX FILTERSOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTERSOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA.
3. INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES OR OTHER DEVICES CAPABLE OF HOLDING THE FILTERSOCK IN PLACE.
4. STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
5. FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.
6. IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING.
7. THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE FILTERSOCKS. SEE BELOW SCHEMATIC FOR FILTREXX FILTERSOCK INSTALLATION.
8. FOR AREAS WHERE FILTERSOCKS ARE TO BE LEFT AS A PERMANENT PART OF THE LANDSCAPE, FILTERSOCKS MAY BE SEEDED DURING TIME OF MANUFACTURE TO CREATE A LIVING SOCK. FOR SEEDING OPTIONS, THE ENGINEER MAY SIMPLY REPLACE ALL LANGUAGE ABOVE WITH "LIVING FILTREXX FILTERSOCKS"

4.0 MAINTENANCE:
1. THE CONTRACTOR SHALL MAINTAIN FILTREXX FILTERSOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. WHERE THE FILTERSOCK REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
3. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTERSOCK WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTERSOCK, OR AS DIRECTED BY THE ENGINEER.
4. THE FILTREXX FILTERSOCK WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER. THE NETTING MATERIAL WILL BE DISPOSED OF IN NORMAL TRASH CONTAINERS OR REMOVED BY THE CONTRACTOR.
5. REGULAR MAINTENANCE INCLUDES LIFTING THE FILTREXX FILTERSOCKS AND CLEANING UNDER THEM AS SEDIMENT COLLECTS.

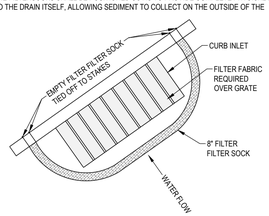
5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS 'FILTREXX FILTERSOCK' PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

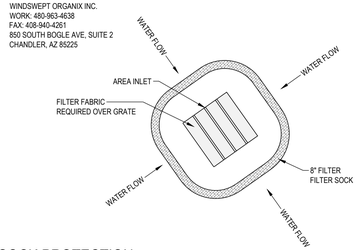
6.0 PERFORMANCE:
1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
2. WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

7.0 APPLICATION GUIDELINES:
1. FILTREXX FILTERSOCKS SHALL EITHER BE MADE ON SITE OR DELIVERED TO THE JOBSITE USING A 3 MIL TUBULAR HDPE KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS AS OUTLINED IN 2.0.
2. FILTREXX FILTERSOCKS NETTING MATERIALS ARE AVAILABLE ONLY FROM FILTREXX INTERNATIONAL, LLC AND ARE THE ONLY CERTIFIED MESH MATERIALS ACCEPTED IN CREATING FILTREXX PRODUCTS ON SITE OR AS DELIVERED TO THE JOB SITE. STANDARD FILTREXX COLOR CODING SYSTEMS INCLUDE YELLOW AND BLACK STRIPED MESH NETTING WITH 3/8" MESH OPENINGS FOR INLET PROTECTION. OTHER COLORS ARE ONLY ACCEPTABLE AS APPROVED BY BOTH THE ENGINEER AND FILTREXX INTERNATIONAL, LLC.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

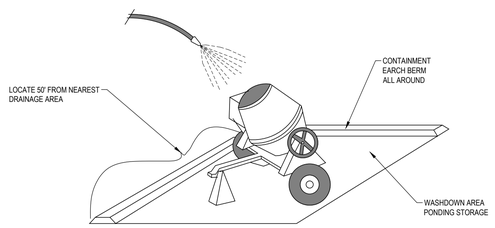
8.0 AVAILABLE VENDORS FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE FOLLOWING CERTIFIED FILTREXX INSTALLERS:

WINDSWEPT ORGANIX INC.
WORK: 480-963-4638
FAX: 408-940-4261
850 SOUTH BOGLE AVE, SUITE 2
CHANDLER, AZ 85225





SEDIMENT BARRIER / FILTER SOCK PROTECTION A1
SCALE: N.T.S. © REPLENISH



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.

APPLICATIONS:
- THIS TECHNIQUE IS APPLICABLE TO ALL TYPES OF SITES.

INSTALLATION/APPLICATION CRITERIA:
- STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE 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 (SEE EARTH BERM BARRIER INFORMATION SHEET.)
- TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER CONCRETE WASTE MANAGEMENT.

LIMITATIONS:
- OFF-SITE WASHOUT OF CONCRETE WASTES MAY NOT ALWAYS BE POSSIBLE.

MAINTENANCE:
- INSPECT SUBCONTRACTORS T ENSURE THAT CONCRETE WASTES ARE BEING PROPERLY MANAGED.
- IF USING A TEMPORARY PIT, DISPOSE HARDENED CONCRETE ON A REGULAR BASIS.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- □ SEDIMENT
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- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ※ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- □ CAPITAL COSTS
- □ O & M COSTS
- ※ MAINTENANCE
- ※ TRAINING

■ HIGH ※ MEDIUM □ LOW

CONCRETE WASTE MANAGEMENT A3
SCALE: N.T.S.

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PROFESSIONAL ENGINEER
NO. 375473-2202
ROBERT J. POIRIER
08-06-21
STATE OF UTAH

SPANISH FORK CHIPOTLE

841 E US HIGHWAY 6
SPANISH FORK, UTAH 84660
LOCATED IN THE NE 1/4 OF SECTION 18

REVISIONS

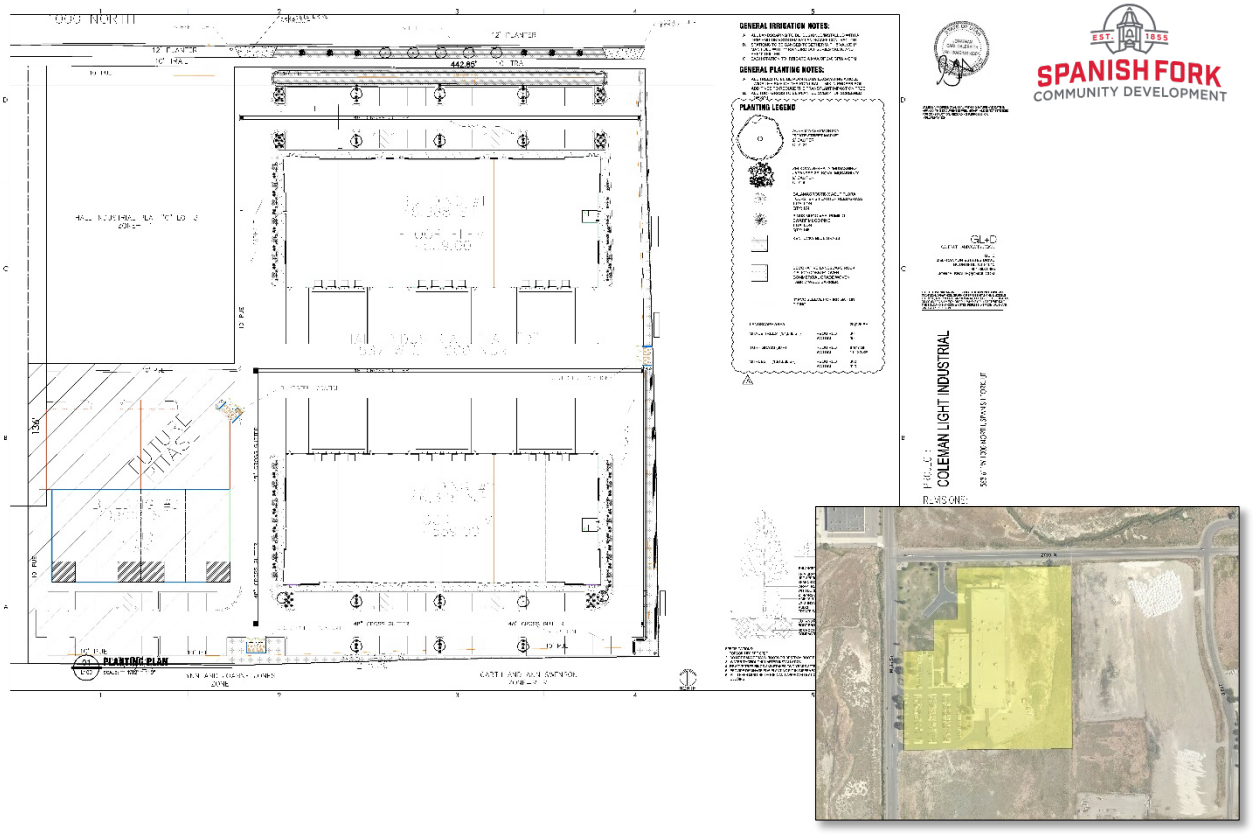
REV	DATE	DESCRIPTION

PROJECT NO:	21559
DRAWN BY:	BRM
CHECKED BY:	CCW
DATE:	AUGUST 5, 2021

CIVIL DETAILS

C5.03

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CSB Nutrition Addition Site Plan Approval Request

September 1, 2021, Development Review Committee.

Located at 2600 North Main Street, including approximately 11.58 acres.

The subject parcel is currently zoned I-1.

The applicant has requested that a Site Plan be approved.

Recommendation

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

Finding

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.

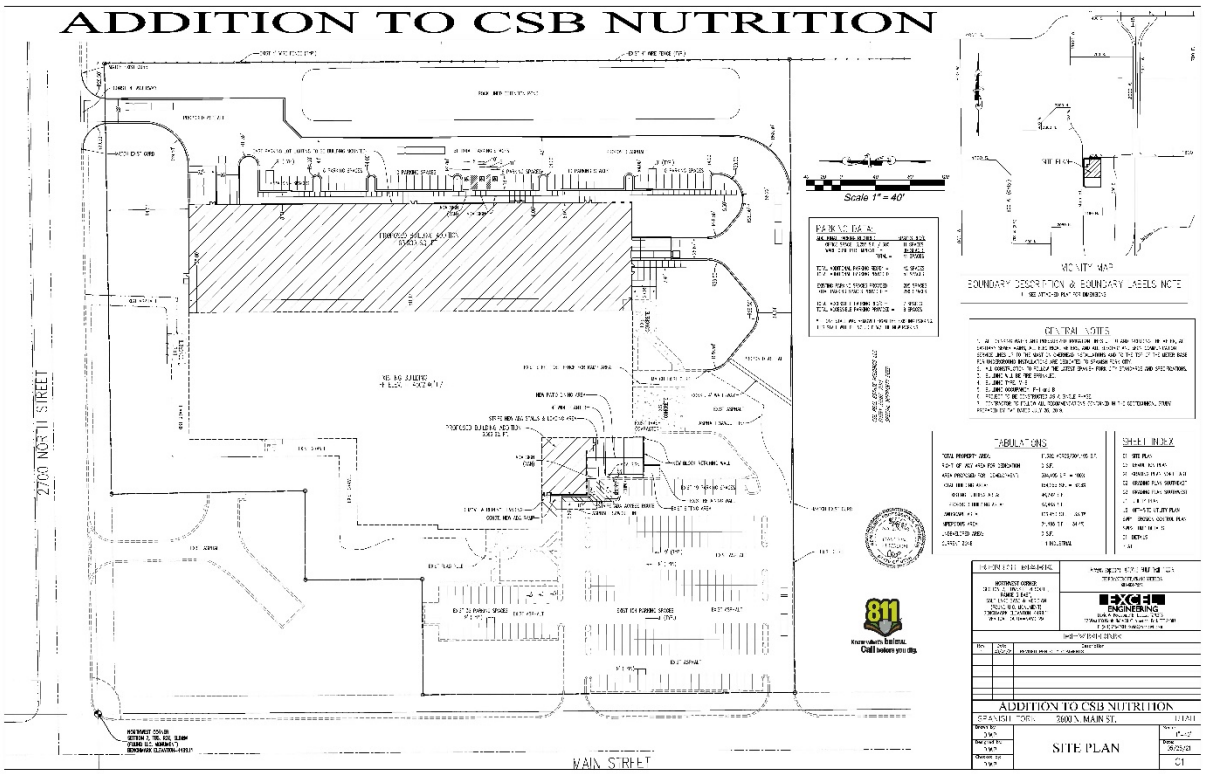
Key Issues

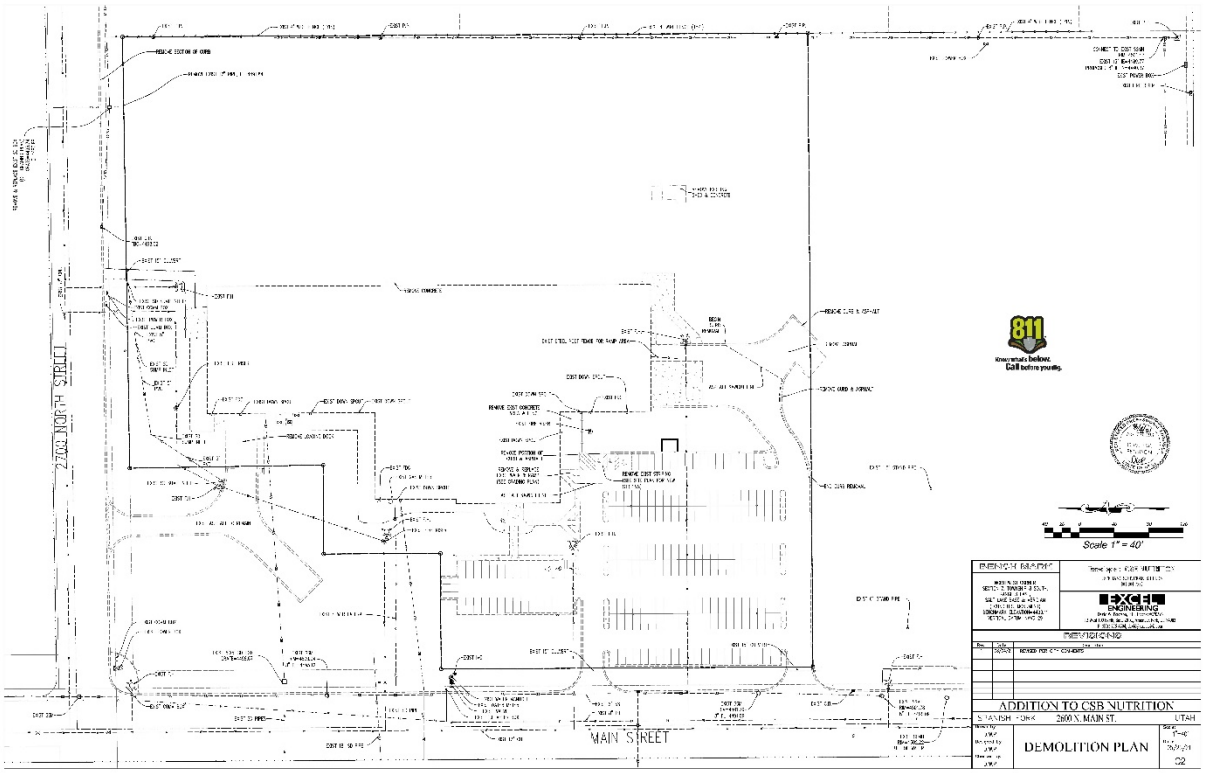
1. Improvements.
2. Utilities.

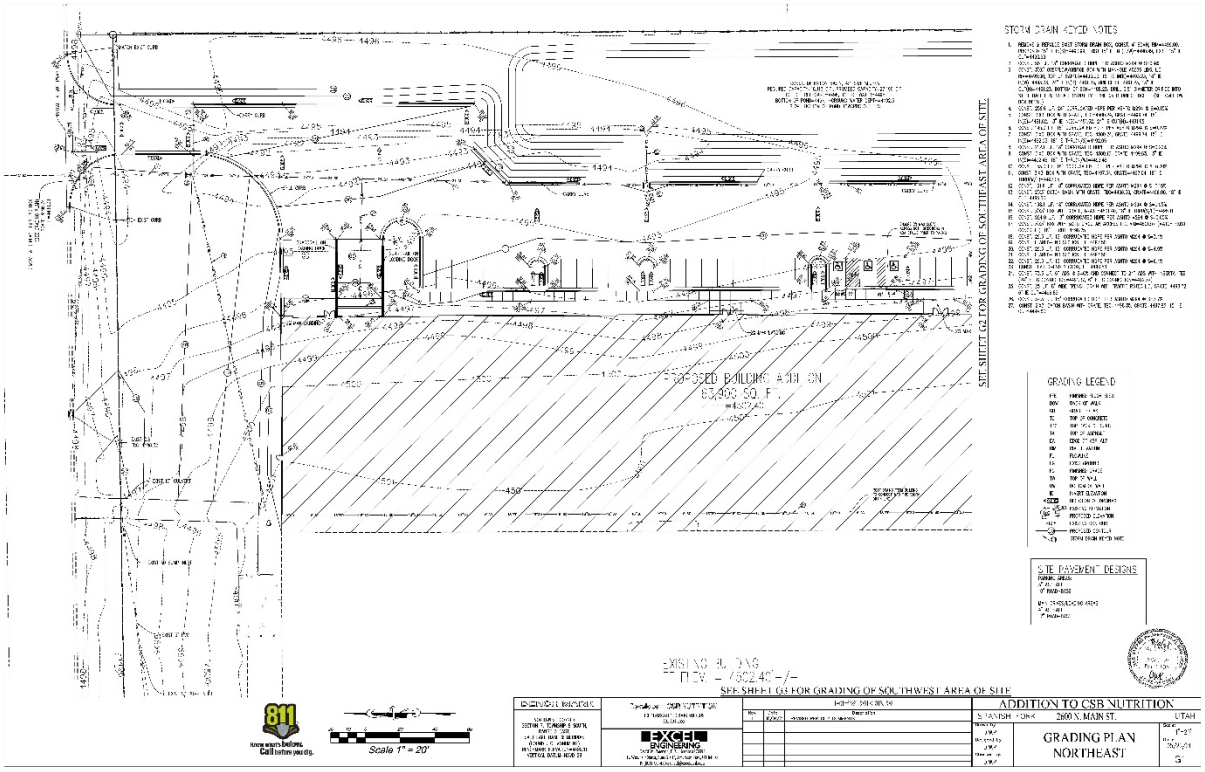
Exhibits

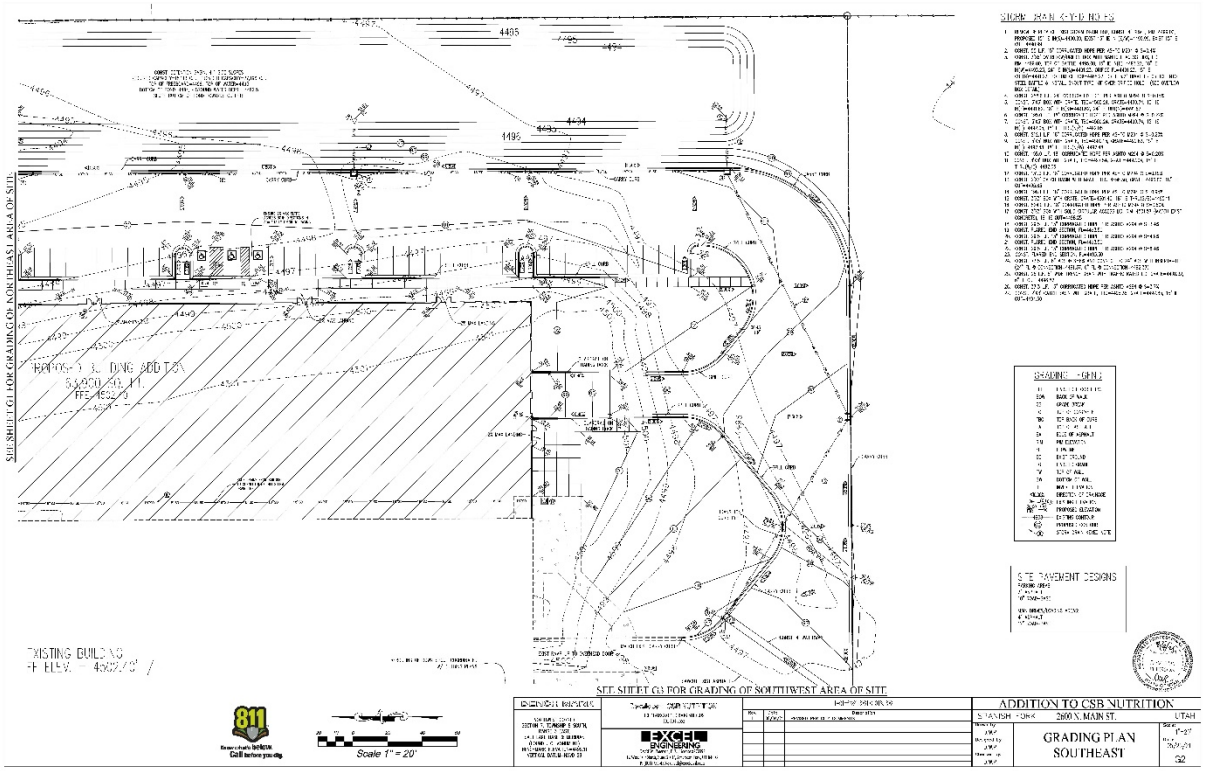
1. Site Plan.
2. Building Elevations.
3. Landscaping.

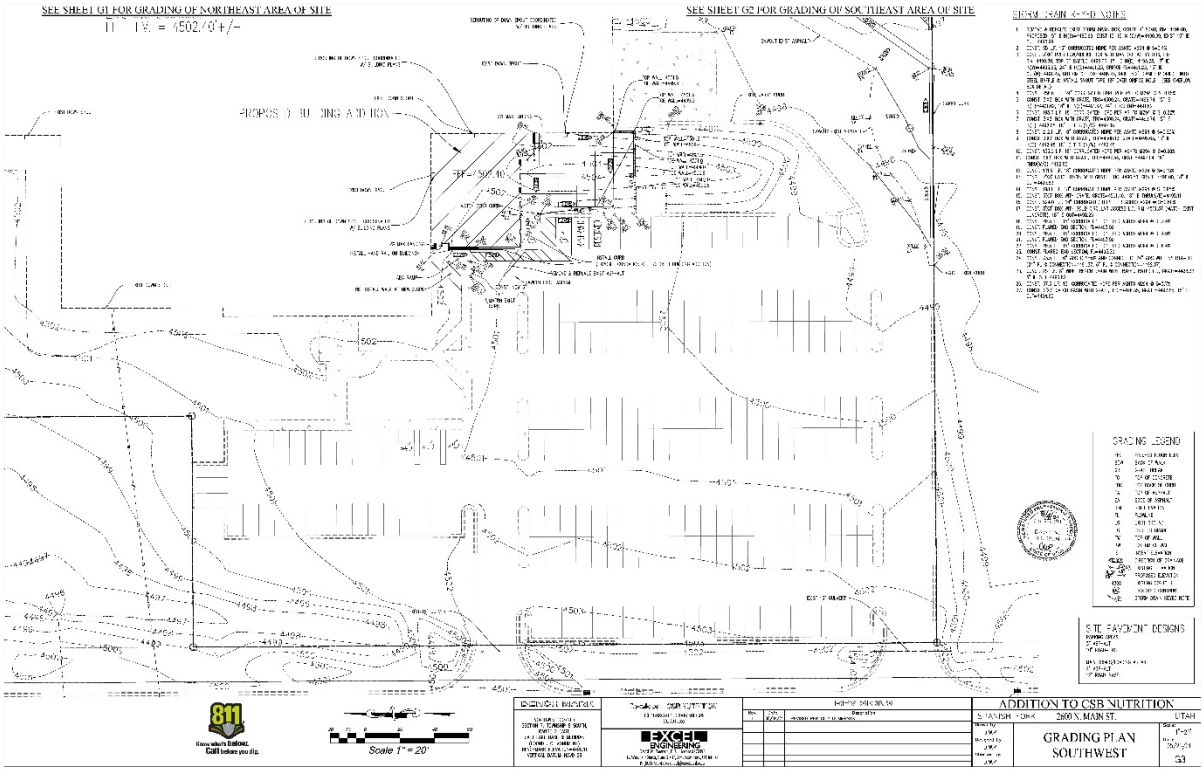
Exhibit 1

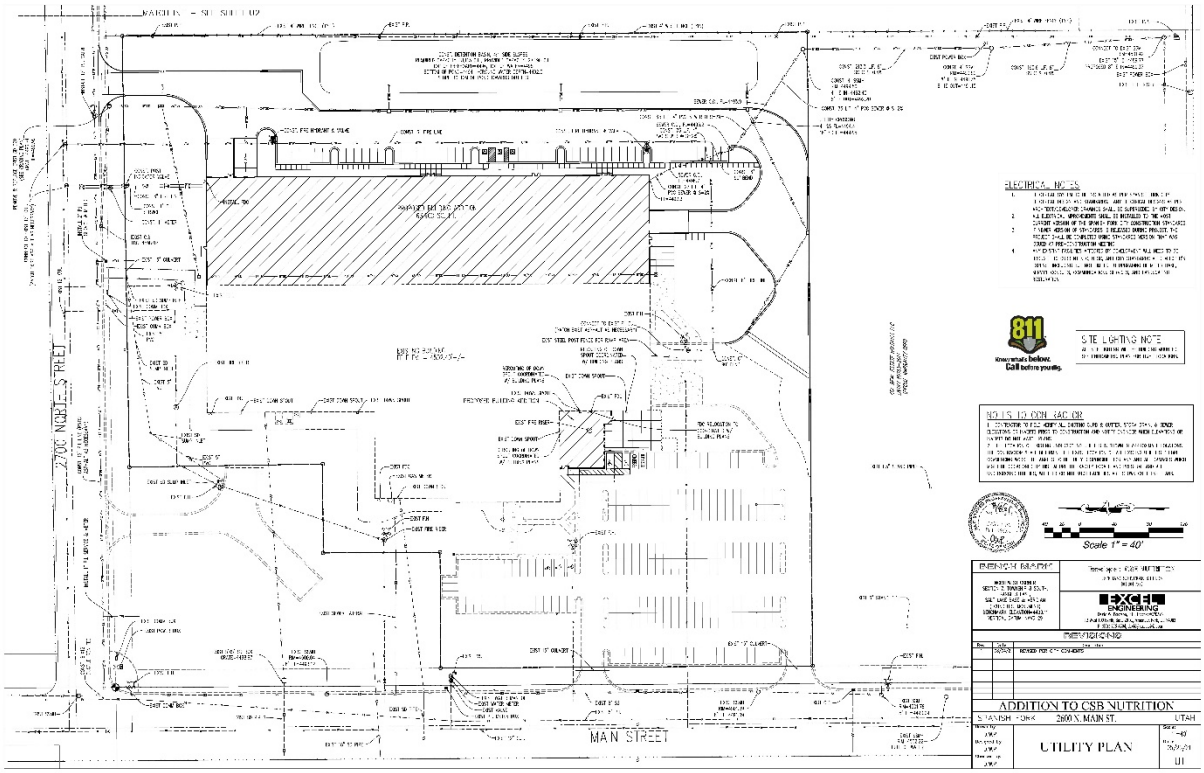

ADDITION TO CSB NUTRITION
2700 NORTH STREET
MAIN STREET
Scale 1" = 40'
VICINITY MAP
BOUNDARY DESCRIPTION & BOUNDARY LABELS NOTE
GENERAL NOTES
TABULATIONS
SHEET INDEX
EXCEL ENGINEERING
ADDITION TO CSB NUTRITION
SITE PLAN
811
Know what's below. Call before you dig.

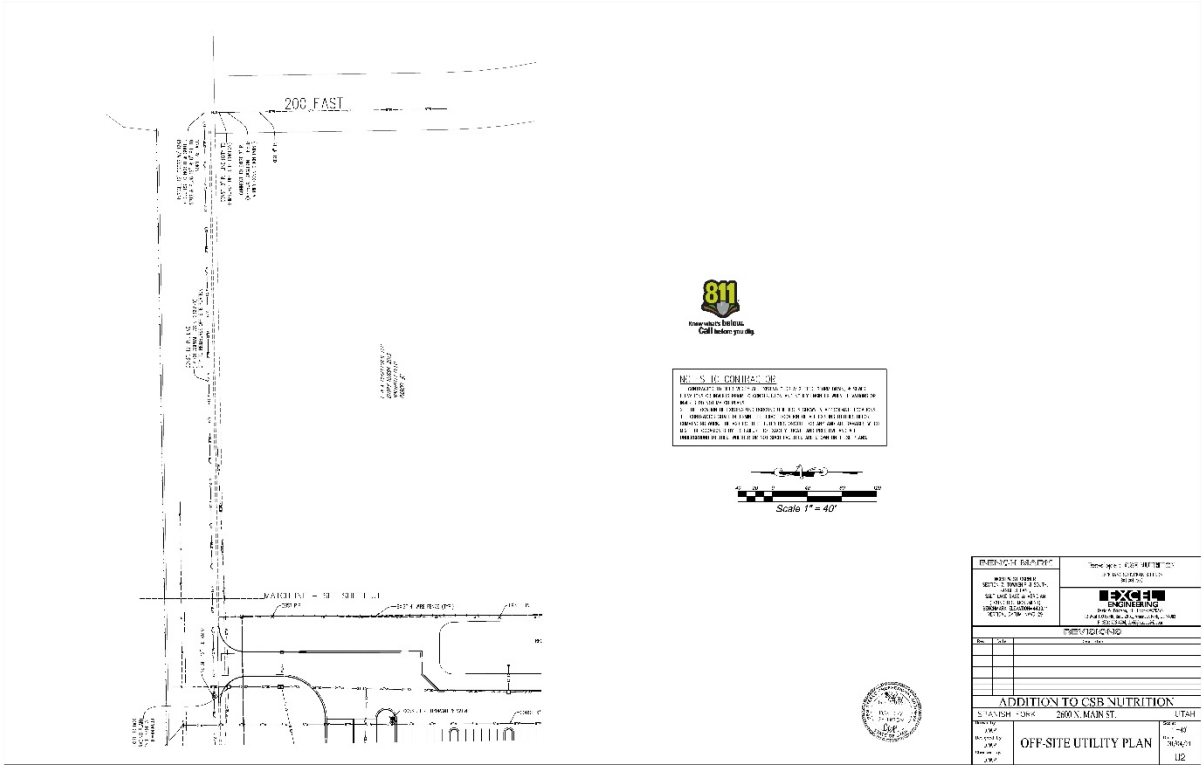

2700 NORTH STREET
MAIN STREET
Scale 1" = 40'
EXCEL ENGINEERING
ADDITION TO CSB NUTRITION
DEMOLITION PLAN
811
Know what's below. Call before you dig.

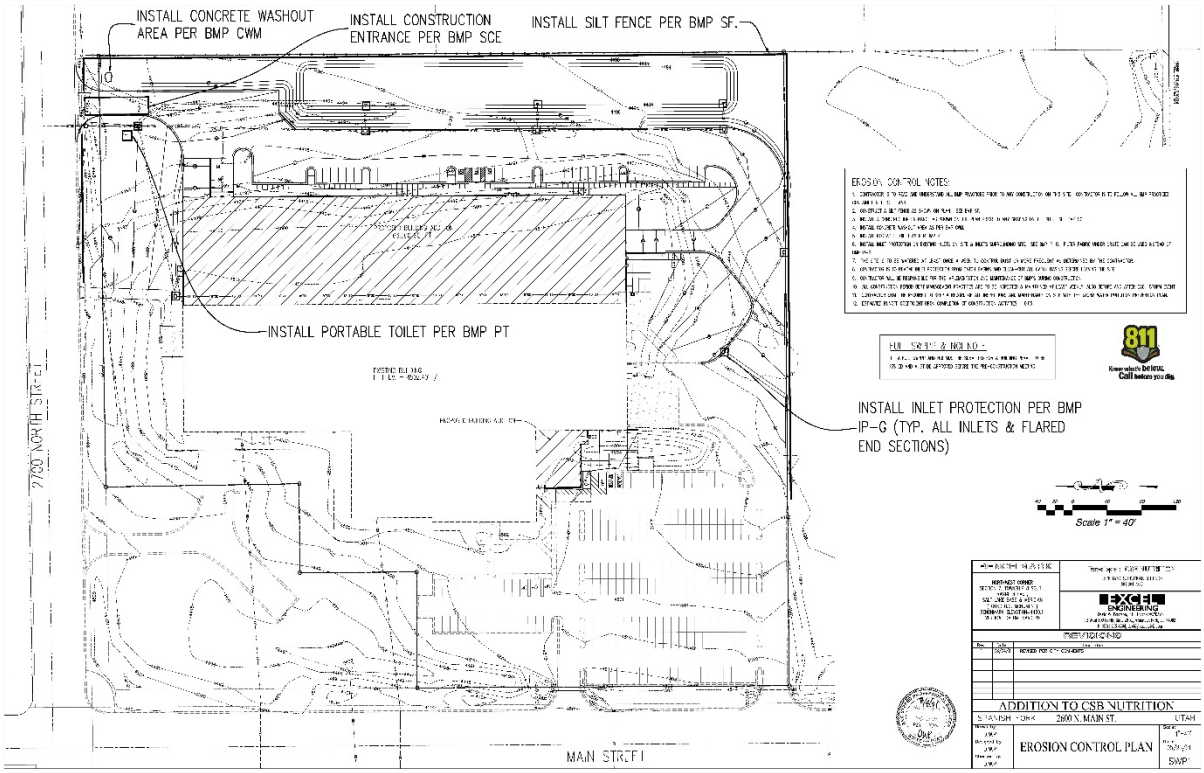

STORM DRAIN KEYED NOTES
GRADING LEGEND
SITE PAVEMENT DESIGNS
PROPOSED BUILDING ADDITION
EXISTING BUILDING
FF ELEV. = 4502.40 +/-
SEE SHEET G2 FOR GRADING OF SOUTHWEST AREA OF SITE
Scale 1" = 20'
ADDITION TO CSB NUTRITION
2600 N. MAIN ST.
GRADING PLAN NORTHEAST
G

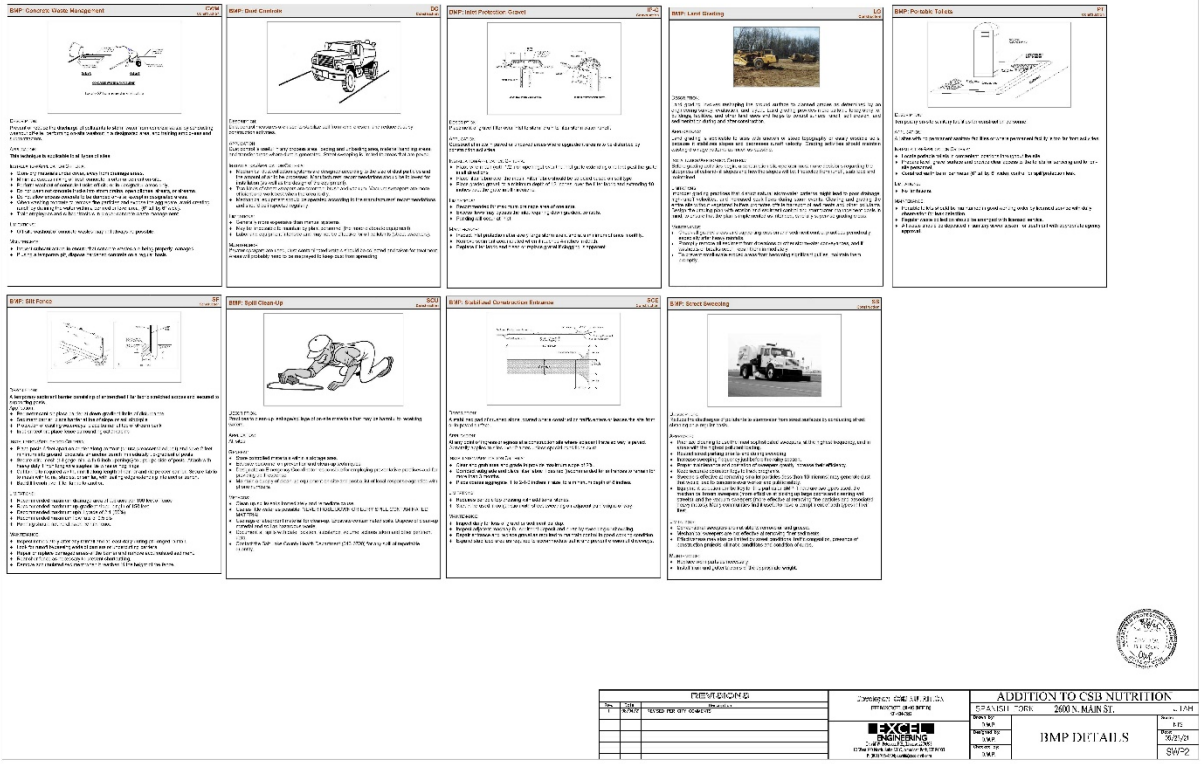

STORM DRAIN KEYED NOTES
GRADING LEGEND
SITE PAVEMENT DESIGNS
SEE SHEET G1 FOR GRADING OF NORTHEAST AREA OF SITE
EXISTING BUILDING
FF ELEV. = 4502.40 +/-
SEE SHEET G1 FOR GRADING OF SOUTHWEST AREA OF SITE
Scale 1" = 20'
ADDITION TO CSB NUTRITION
2600 N. MAIN ST.
GRADING PLAN SOUTHEAST
G2

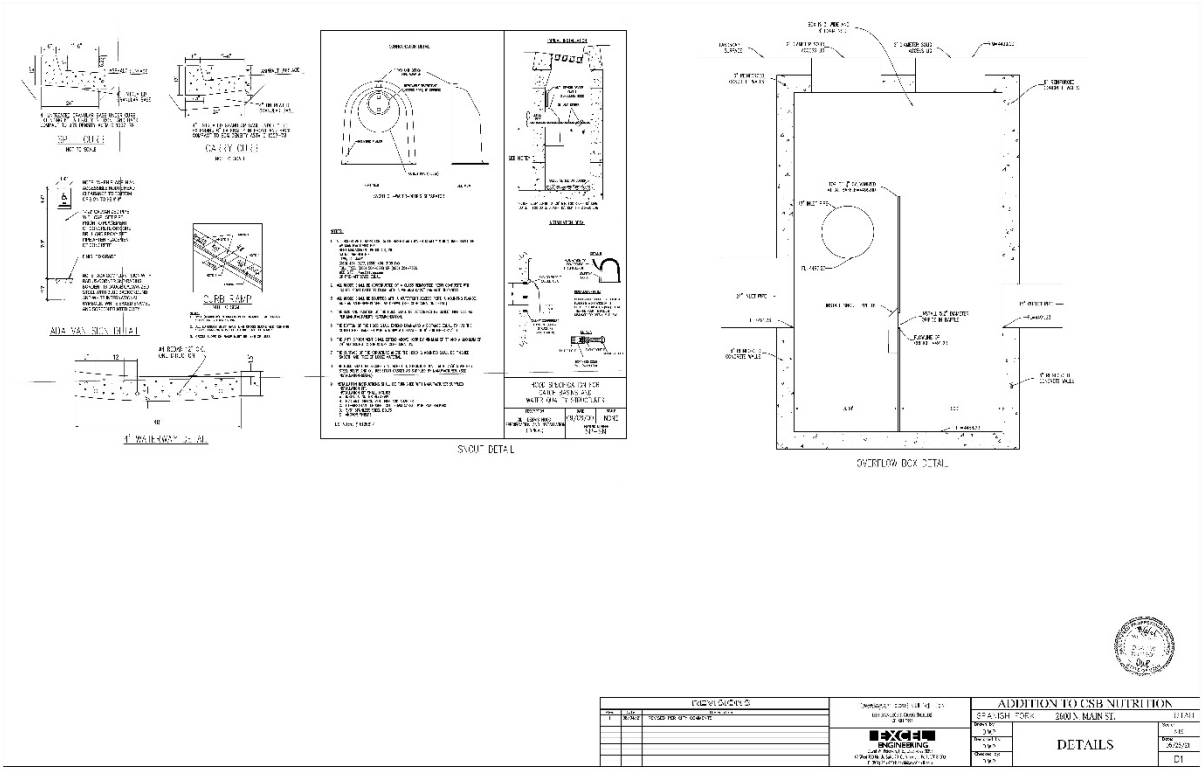

SEE SHEET G1 FOR GRADING OF NORTHEAST AREA OF SITE
SEE SHEET G2 FOR GRADING OF SOUTHEAST AREA OF SITE
GRADING LEGEND
SITE PAVEMENT DESIGNS
ADDITION TO CSB NUTRITION
GRADING PLAN SOUTHWEST
Scale 1" = 20'

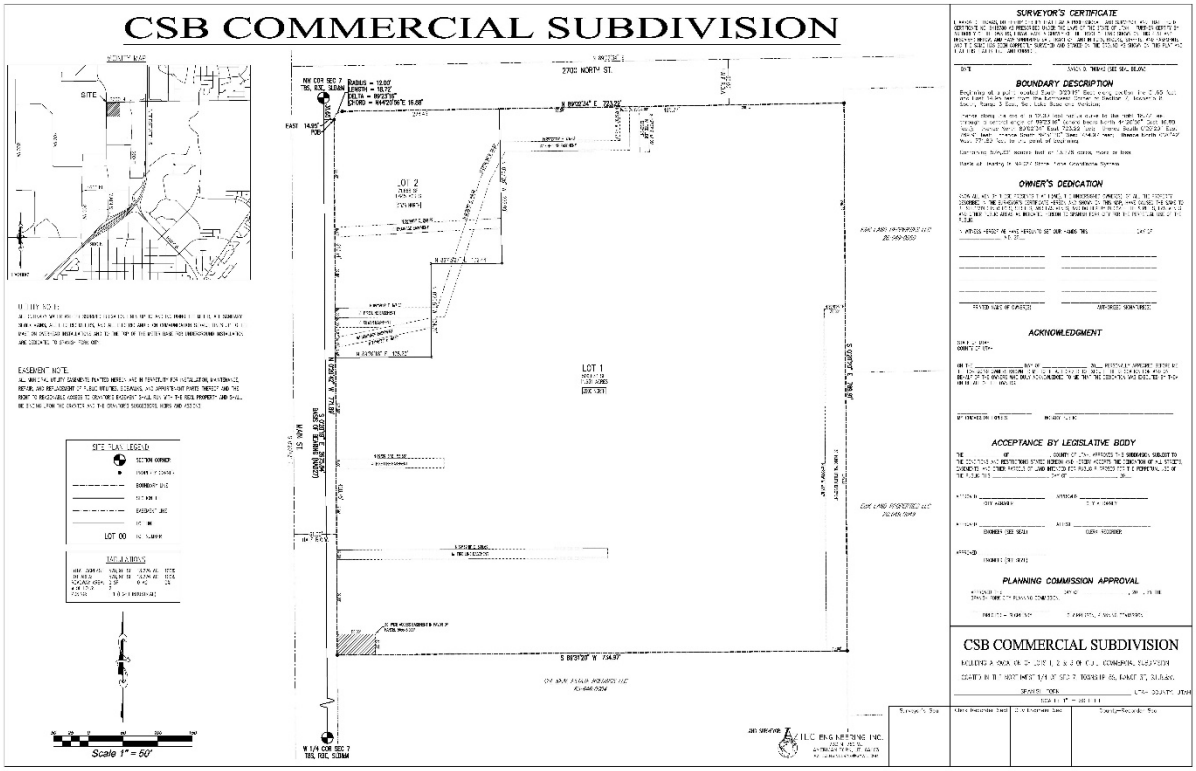

2700 NORTH STREET
MAIN STREET
SITE LIGHTING NOTE
ADDITION TO CSB NUTRITION
UTILITY PLAN
Scale 1" = 40'

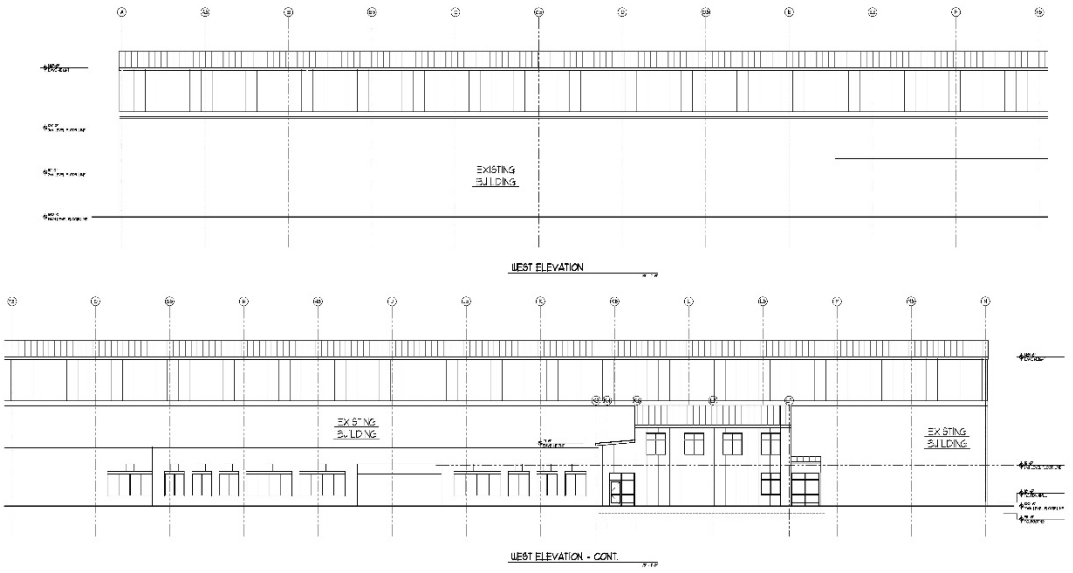

200 EAST
811
Know what's below. Call before you dig.
Scale 1" = 40'
EXCEL ENGINEERING
ADDITION TO CSB NUTRITION
2600 N. MAIN ST.
OFF-SITE UTILITY PLAN


INSTALL CONCRETE WASHOUT AREA PER BMP CWM
INSTALL CONSTRUCTION ENTRANCE PER BMP SCE
INSTALL SILT FENCE PER BMP SF.
INSTALL PORTABLE TOILET PER BMP PT
INSTALL INLET PROTECTION PER BMP IP-G (TYP. ALL INLETS & FLARED END SECTIONS)
EROSION CONTROL NOTES:
2700 NORTH STREET
MAIN STREET
811
Know what's below. Call before you dig.
Scale 1" = 40'
EXCEL ENGINEERING
ADDITION TO CSB NUTRITION
2600 N. MAIN ST.
EROSION CONTROL PLAN


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
REVISIONS
ADDITION TO CSB NUTRITION
SPANISH FORK 2600 N. MAIN ST. UTAH
BMP DETAILS
SWP-2


ADA WALKWAY DETAIL
SWOUT DETAIL
OVERFLOW BOX DETAIL
REVISIONS
ADDITION TO CSB NUTRITION
SPANISH FORK 2600 N. MAIN ST. UTAH
DETAILS
D1

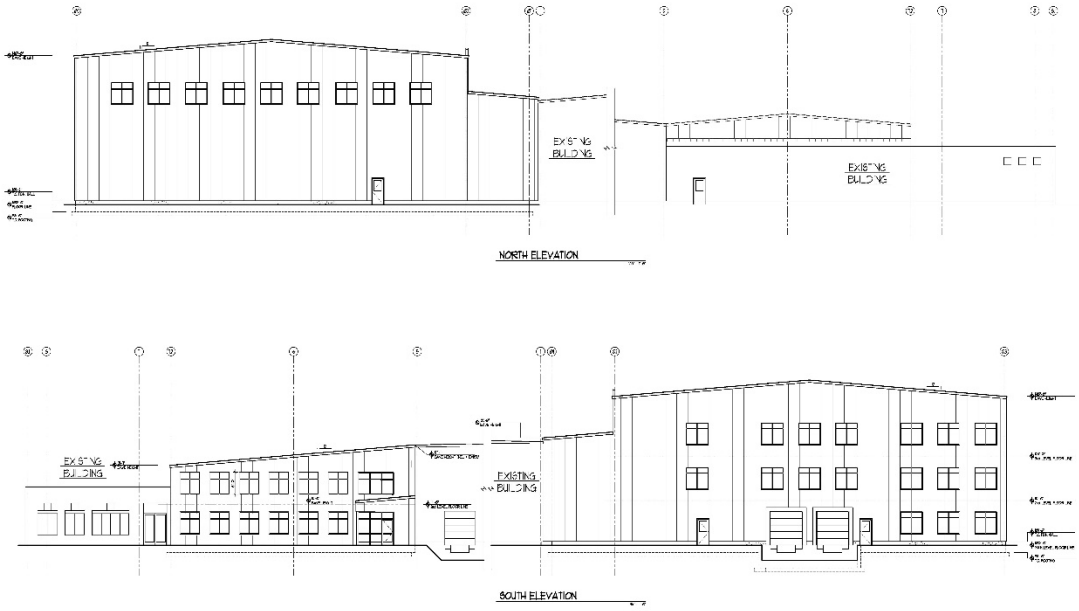

CSB COMMERCIAL SUBDIVISION
VICINITY MAP
SITE
EASEMENT NOTE:
SITE PLAN LEGEND
SECTION CORNER
BOUNDARY LINE
EASEMENT LINE
LOT 00
LOT LINE NUMBER
LINE & CURVE TABLES
Scale 1" = 60'
2700 NORTH ST.
LOT 2
LOT 1
LOT 1
BOUNDARY LINE
EASEMENT LINE
S 89°59'28" W 734.97'
W 1/4 COR SEC 7
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION
ACKNOWLEDGMENT
ACCEPTANCE BY LEGISLATIVE BODY
PLANNING COMMISSION APPROVAL
CSB COMMERCIAL SUBDIVISION

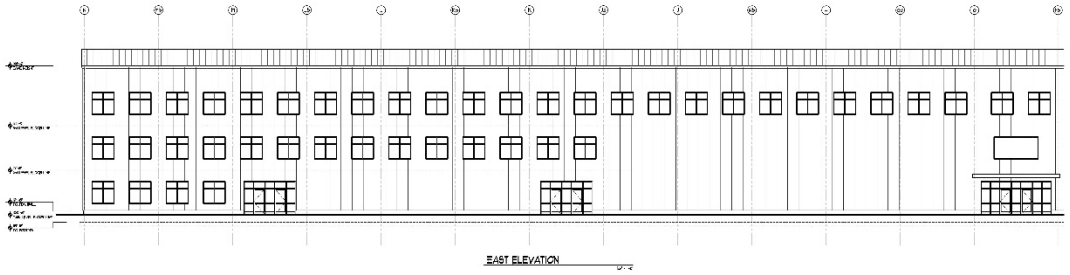


WPA

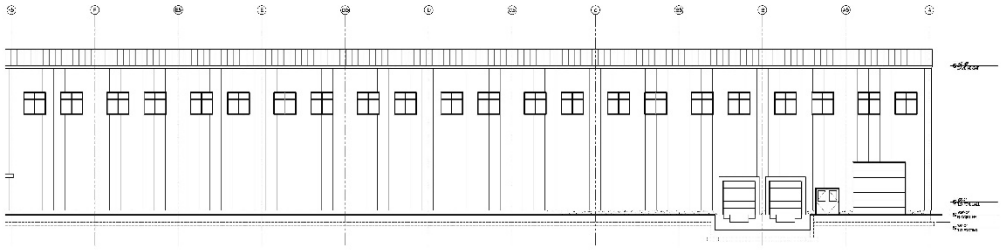
ADDITION TO
CSB NUTRITION
2623 NORTH MAIN STREET

A4.3

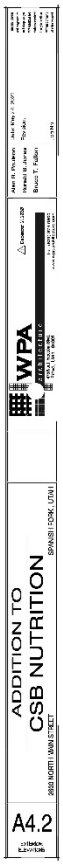

EXISTING BUILDING
EXISTING BUILDING
NORTH ELEVATION
EXISTING BUILDING
EXISTING BUILDING
SOUTH ELEVATION
WPA
ADDITION TO
CSB NUTRITION
SPANISH FORK, UTAH
203 NORTH MAIN STREET
A4.1



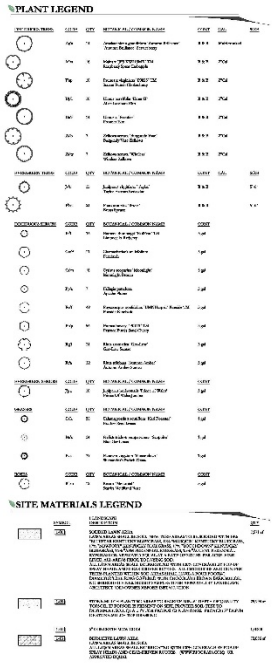
EAST ELEVATION



EAST ELEVATION - CONT.







7/6/2021 UT21086

811 BLUE STAKES OF UTAH

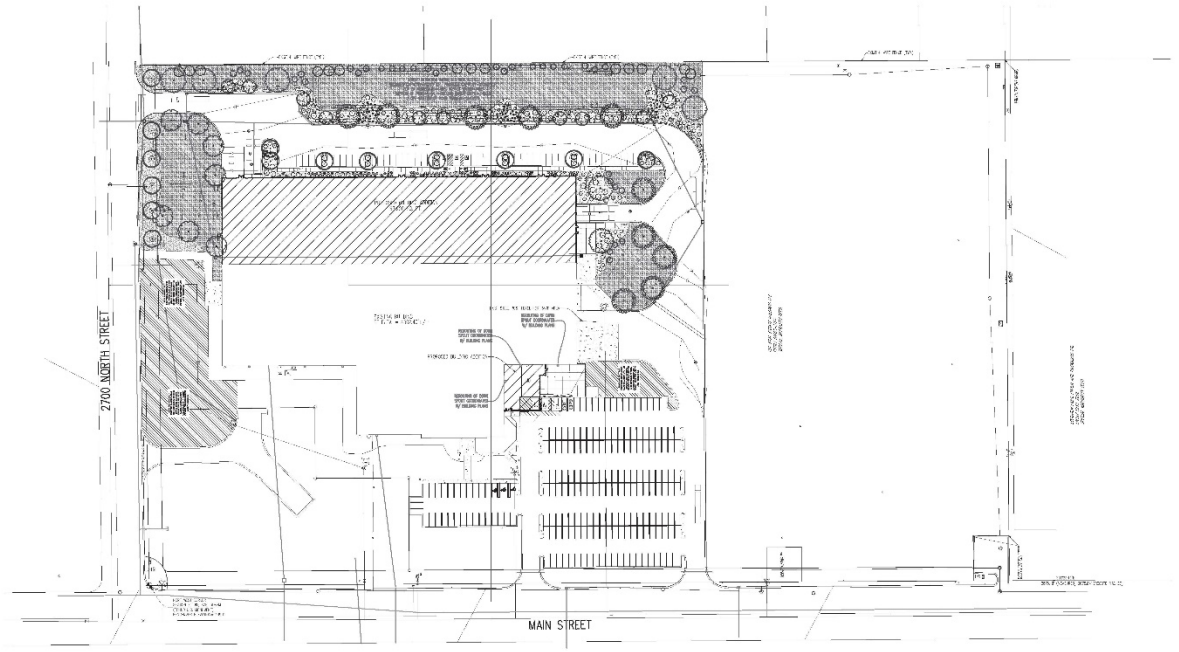
CSB NUTRITION
SPANISH FORK, UTAH

WPA ARCHITECTURE
ATT: ALAN PULSON
801-374-0900
APOULSON@WPA-ARCHITECTURE.COM

PKJ DESIGN GROUP
3460 N. TRIUMPH BLVD, SUITE 100
LEHI, UTAH 84043 (801) 960-3366
www.pkjdesigngroup.com

JTA
ACP
JMA

LANDSCAPE PLAN COLOR
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-COLOR



7/6/2021 UT21086

811 BLUE STAKES OF UTAH

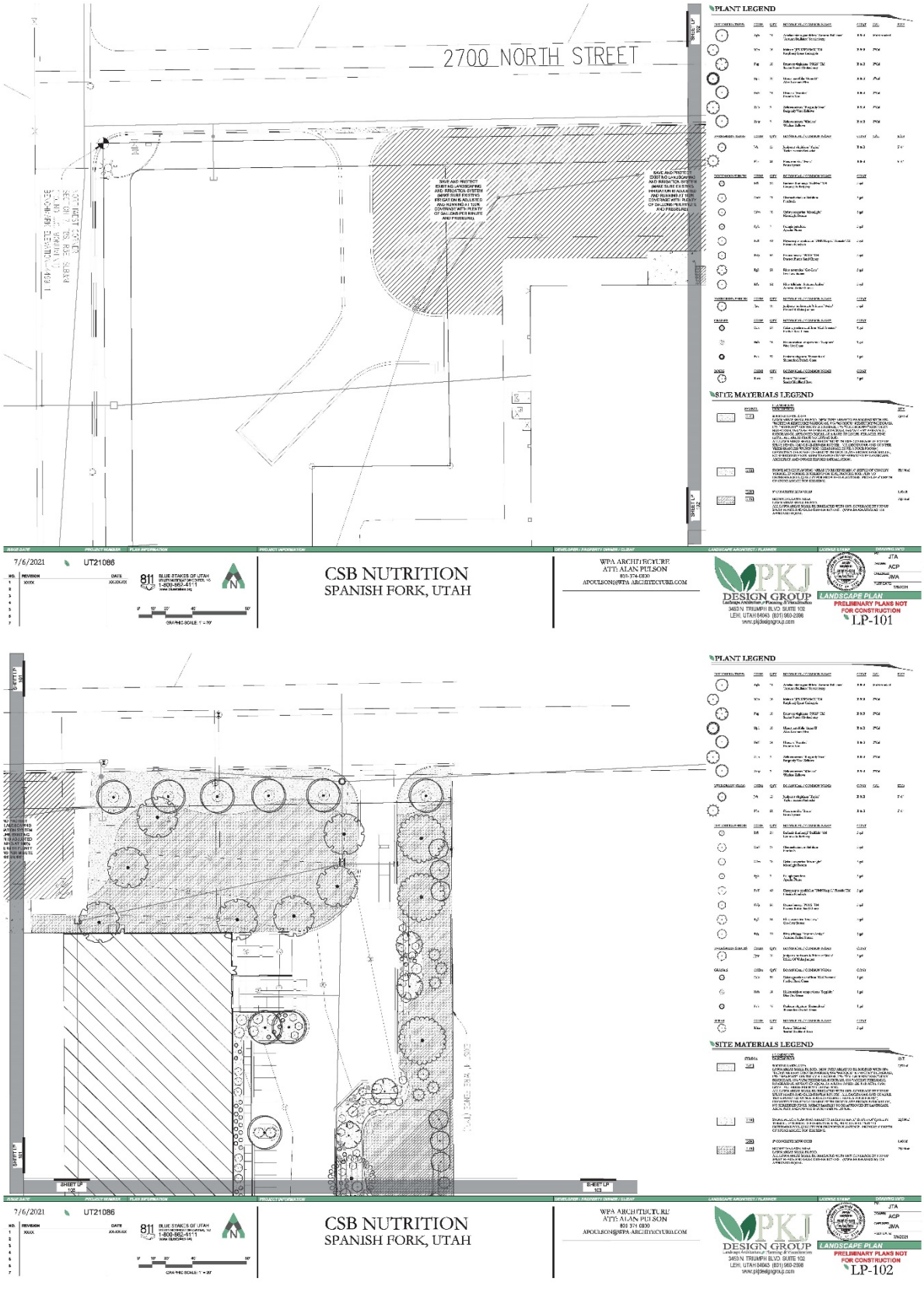
CSB NUTRITION
SPANISH FORK, UTAH

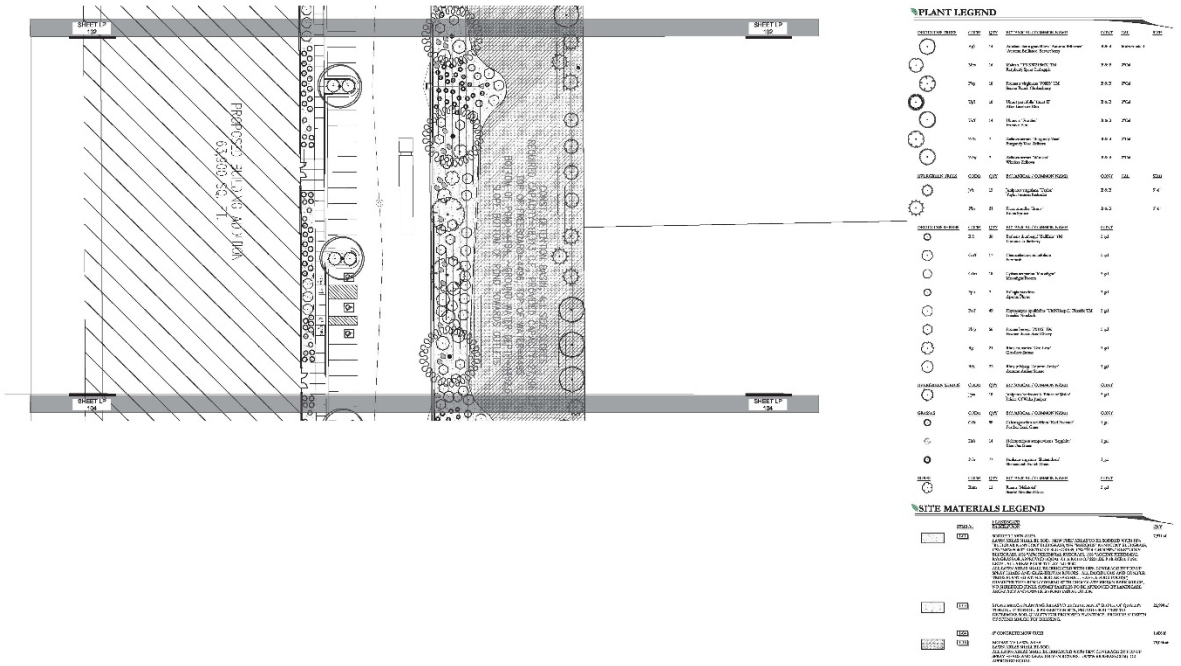
WPA ARCHITECTURE
ATT: ALAN PULSON
801-374-0900
APOULSON@WPA-ARCHITECTURE.COM

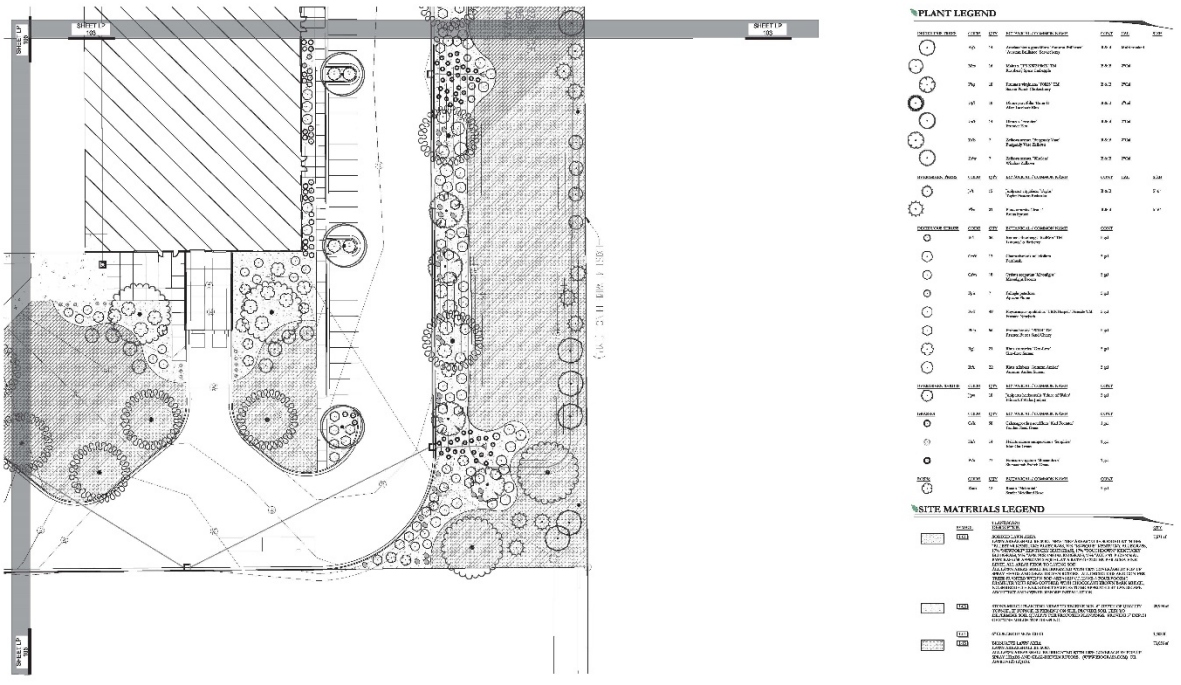
PKJ DESIGN GROUP
3460 N. TRIUMPH BLVD, SUITE 100
LEHI, UTAH 84043 (801) 960-3366
www.pkjdesigngroup.com

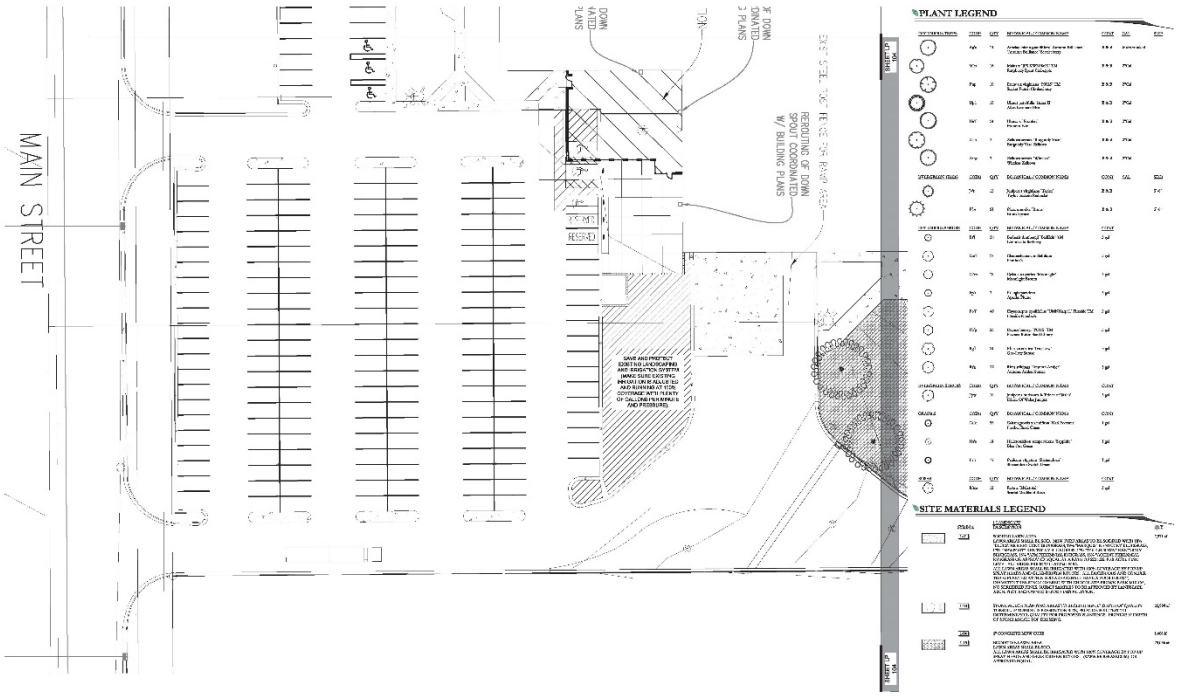
JTA
ACP
JMA

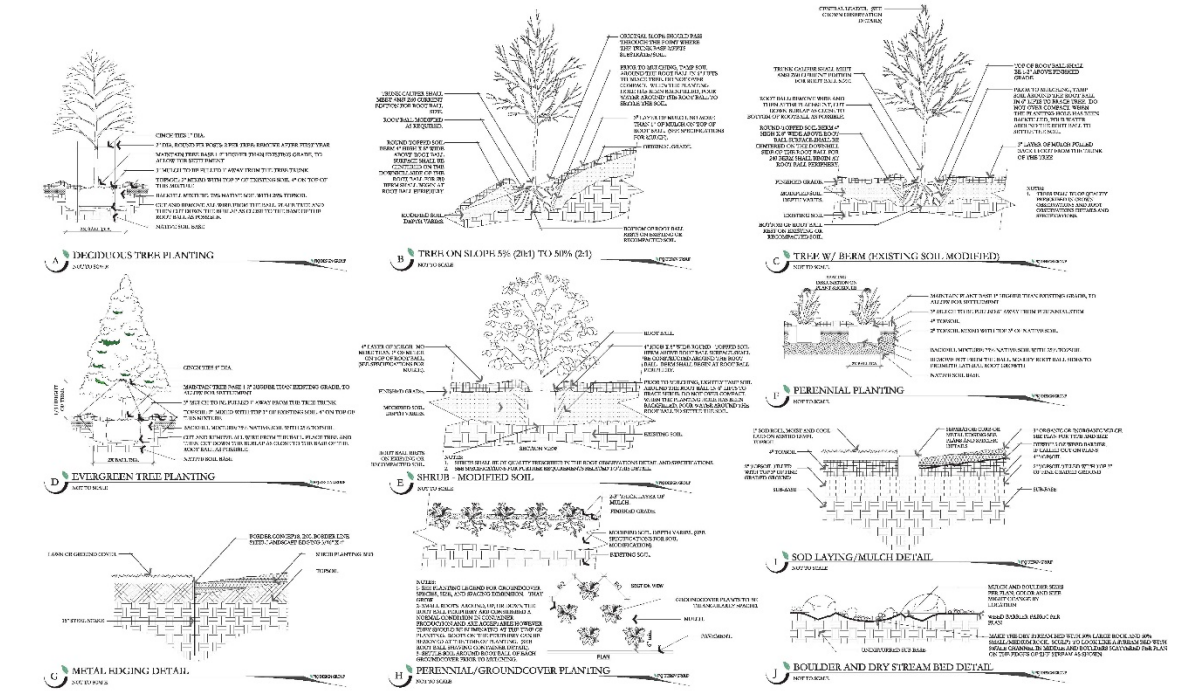
LANDSCAPE PLAN OVERALL
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-O


2700 NORTH STREET
PLANT LEGEND
SITE MATERIALS LEGEND
7/6/2021
UT21086
CSB NUTRITION
SPANISH FORK, UTAH
WPA ARCHITECTURE
ATTN ALAN PULSON
801-374-0830
APULSON@WPA ARCHITECTURE.COM
PKJ DESIGN GROUP
3463 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2886
www.pkjdesigngroup.com
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-101
LP-102

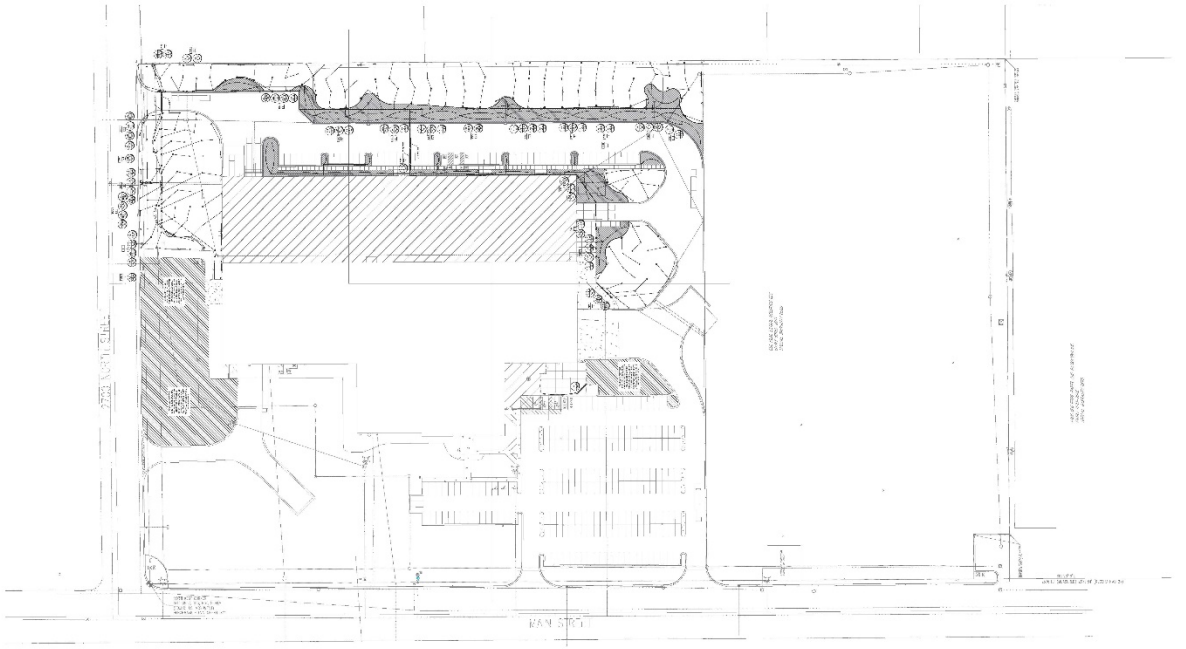

PLANT LEGEND
SITE MATERIALS LEGEND
7/6/2021
UT21086
CSB NUTRITION
SPANISH FORK, UTAH
WPA ARCHITECTURE
ATT: ALAN PULSON
APULSON@WPA-ARCHITECTURE.COM
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-103

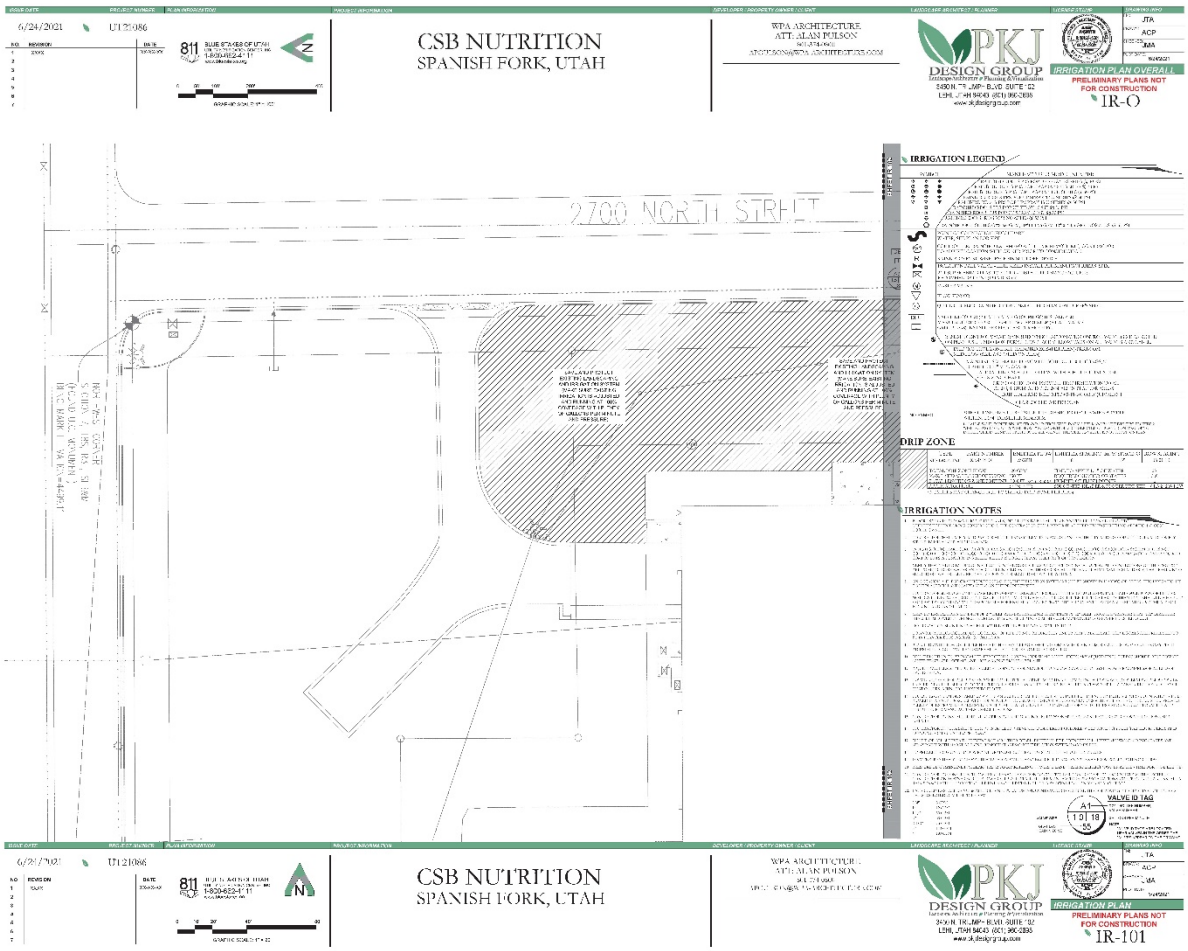

PLANT LEGEND
SITE MATERIALS LEGEND
7/6/2021
UT21086
CSB NUTRITION
SPANISH FORK, UTAH
WPA ARCHITECTURE
ATT: ALAN PULSON
APULSON@WPA-ARCHITECTURE.COM
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-104

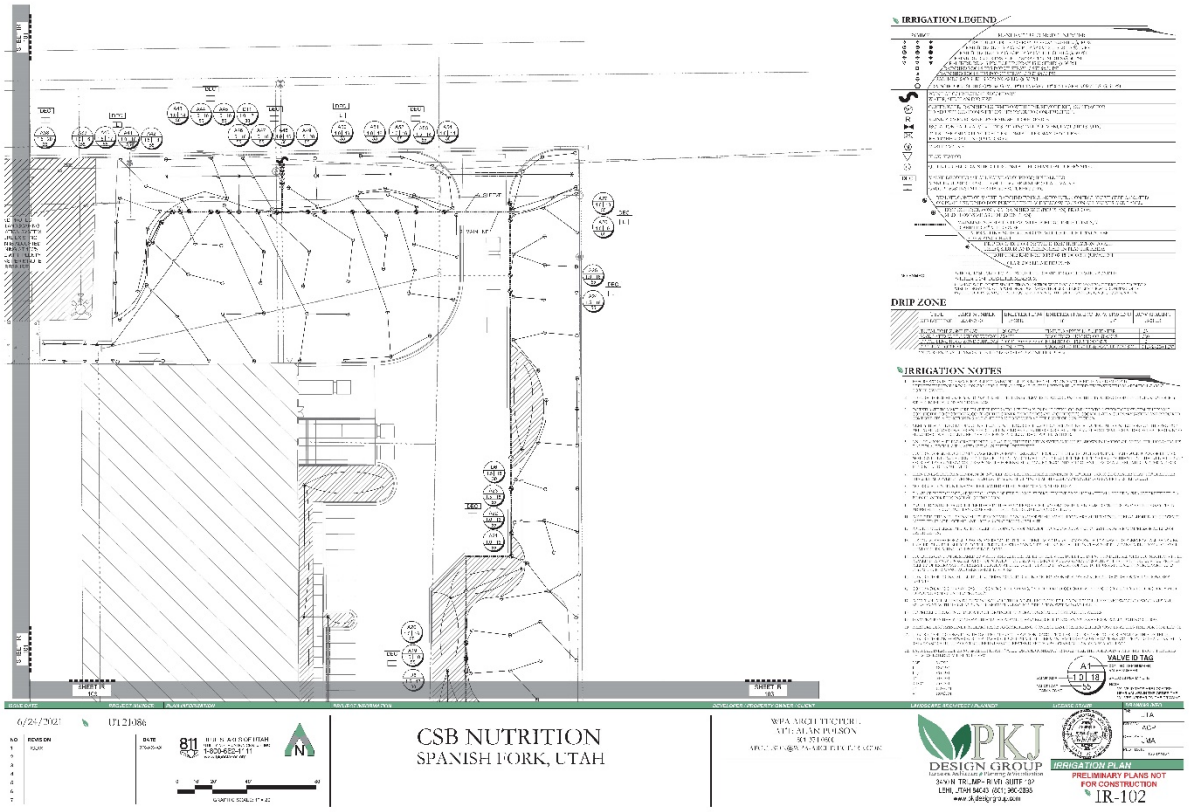

MAIN STREET
PLANT LEGEND
SITE MATERIALS LEGEND
7/6/2021
UT21086
CSB NUTRITION
SPANISH FORK, UTAH
WPA ARCHITECTURE
ATT: ALAN PULSON
801 374 0800
APOULSON@WPA-ARCHITECTURE.COM
PKJ DESIGN GROUP
3460 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2566
www.pkjdesigngroup.com
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-105

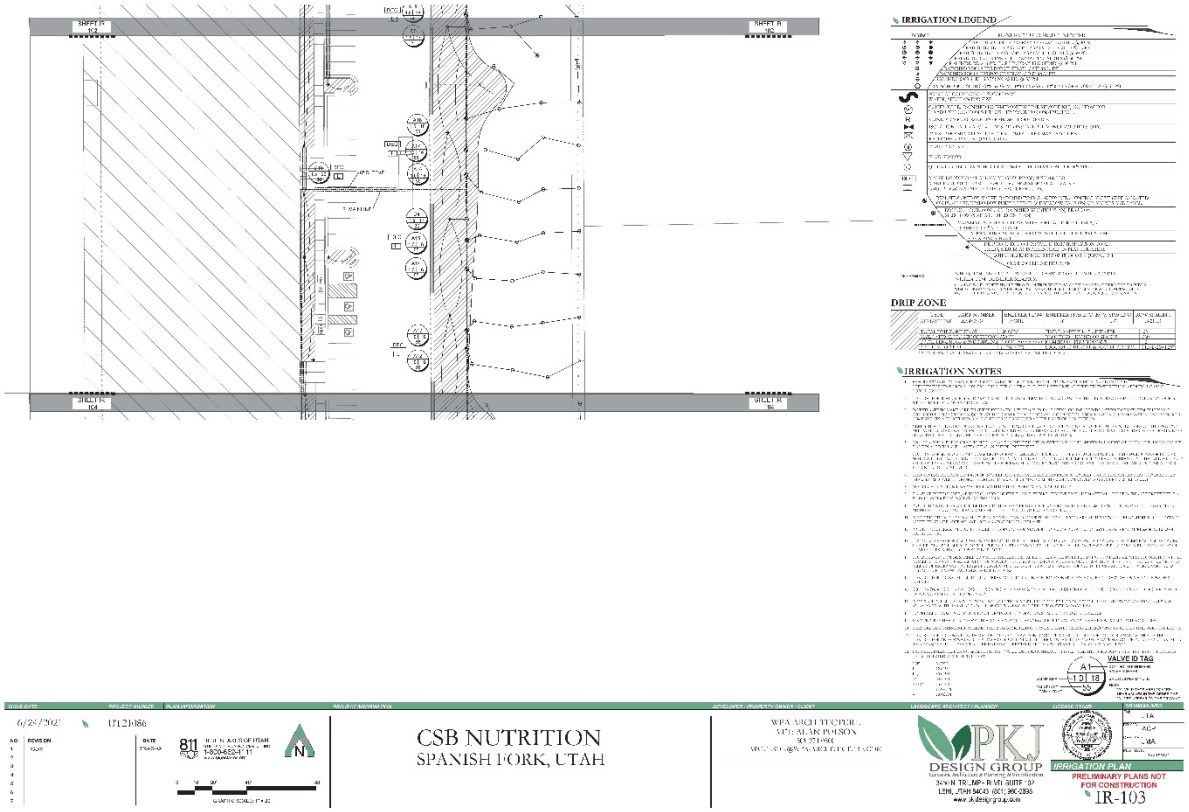

A DECIDUOUS TREE PLANTING
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
C TREE W/ BERM (EXISTING SOIL MODIFIED)
D EVERGREEN TREE PLANTING
E SHRUB - MODIFIED SOIL
F PERENNIAL PLANTING
G METAL EDGING DETAIL
H PERENNIAL/GROUNDCOVER PLANTING
I SOD LAYING/MULCH DETAIL
J BOULDER AND DRY STREAM BED DETAIL

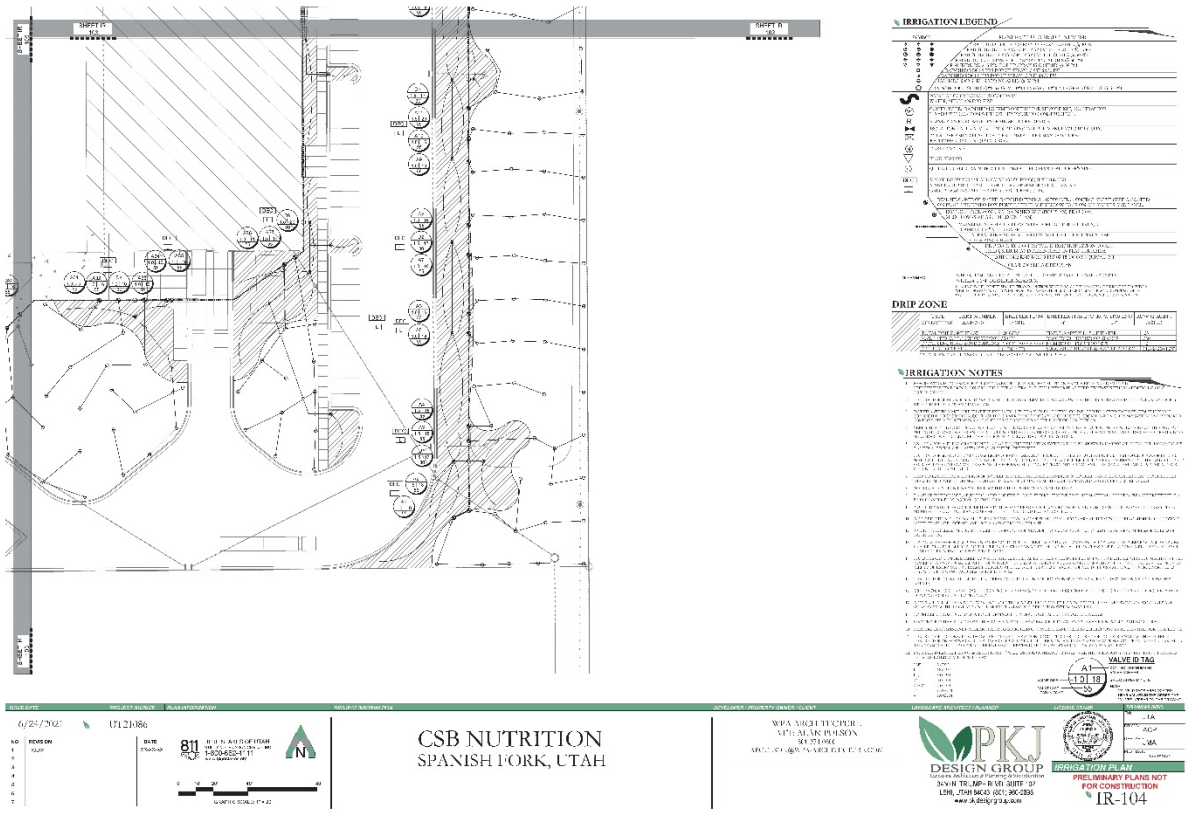

7/6/2021
UT21086
CSB NUTRITION
SPANISH FORK, UTAH
WPA ARCHITECTURE
ATT: ALAN PULSON
APOULSON@WPA-ARCHITECTURE.COM
PKJ DESIGN GROUP
LANDSCAPE DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-501

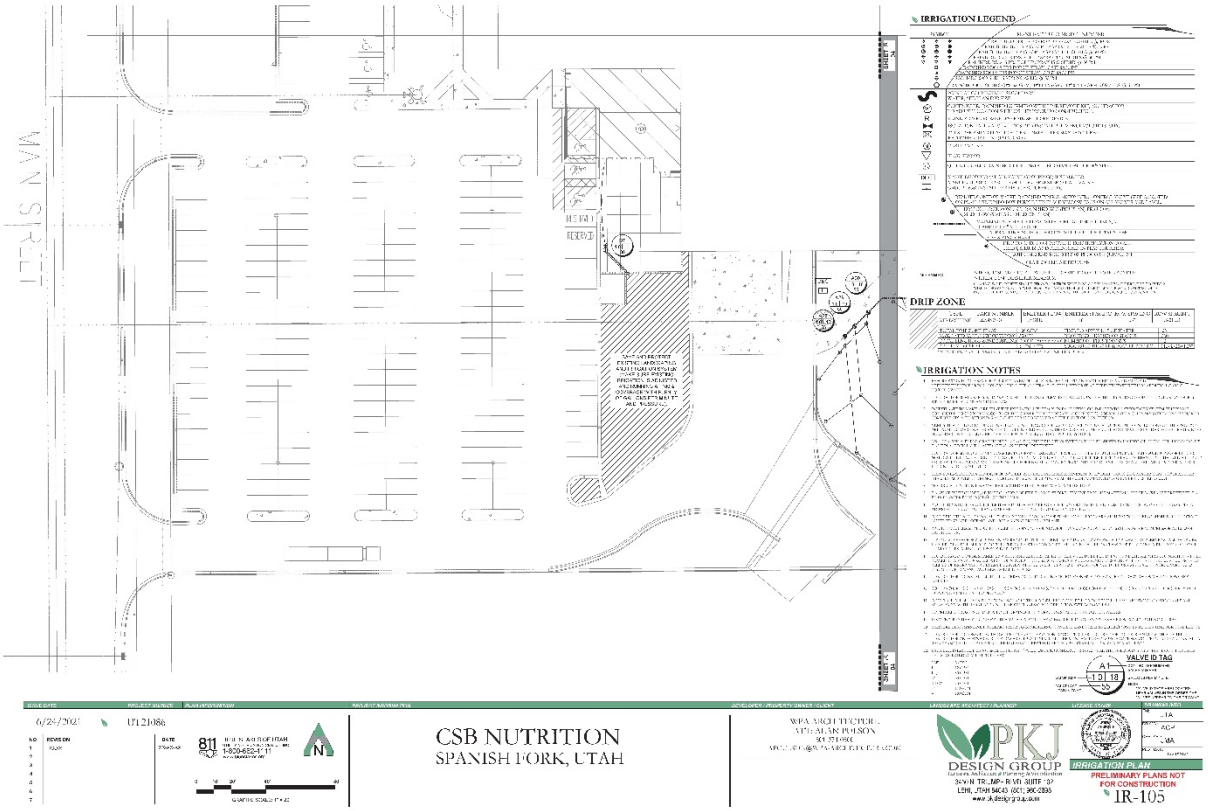


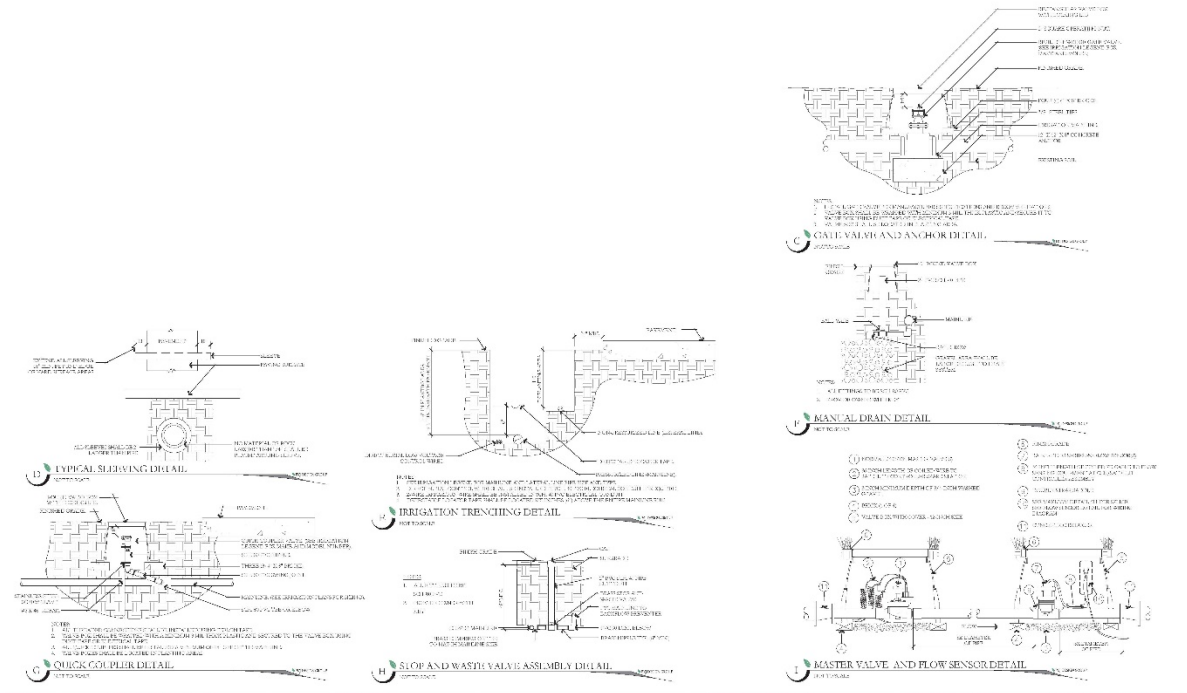

6/24/2021
UT120086
811
CSB NUTRITION
SPANISH FORK, UTAH
WPA ARCHITECTURE
ATT: ALAN PULSON
PKJ
DESIGN GROUP
IRRIGATION PLAN OVERALL
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-0
2700 NORTH STREET
IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
6/24/2021
UT120086
811
CSB NUTRITION
SPANISH FORK, UTAH
WPA ARCHITECTURE
ATT: ALAN PULSON
PKJ
DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-101

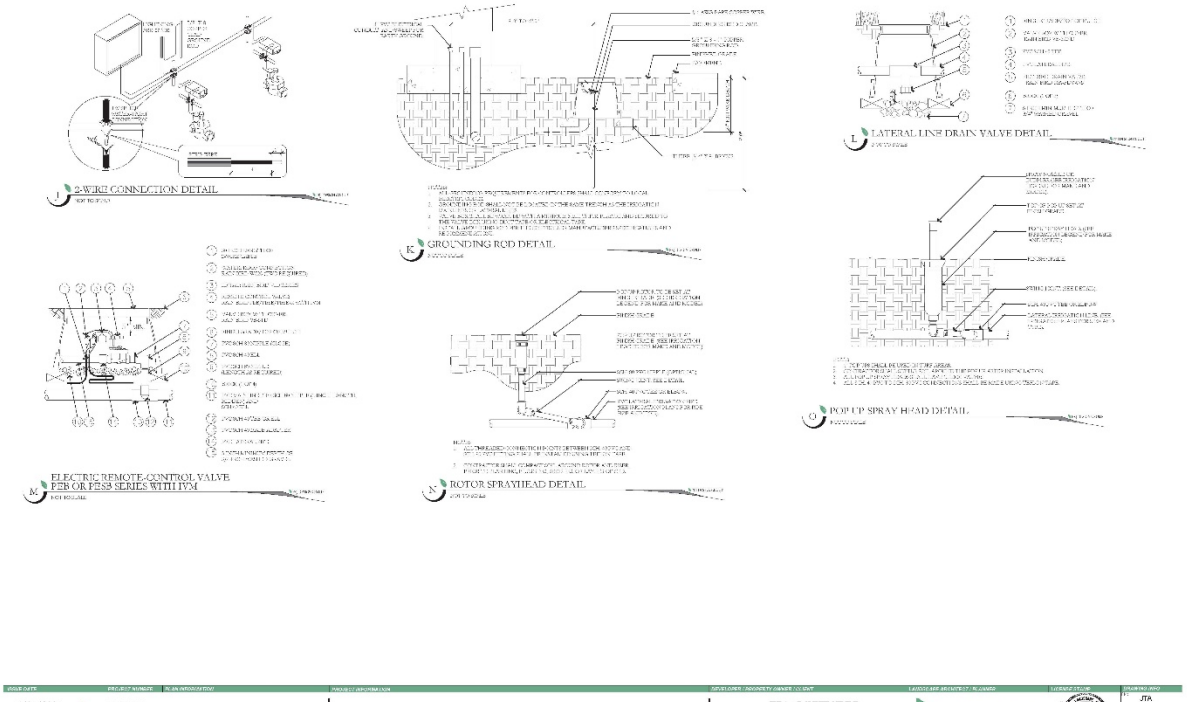

IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
6/24/2021
UT120086
CSB NUTRITION
SPANISH FORK, UTAH
PKJ DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-102

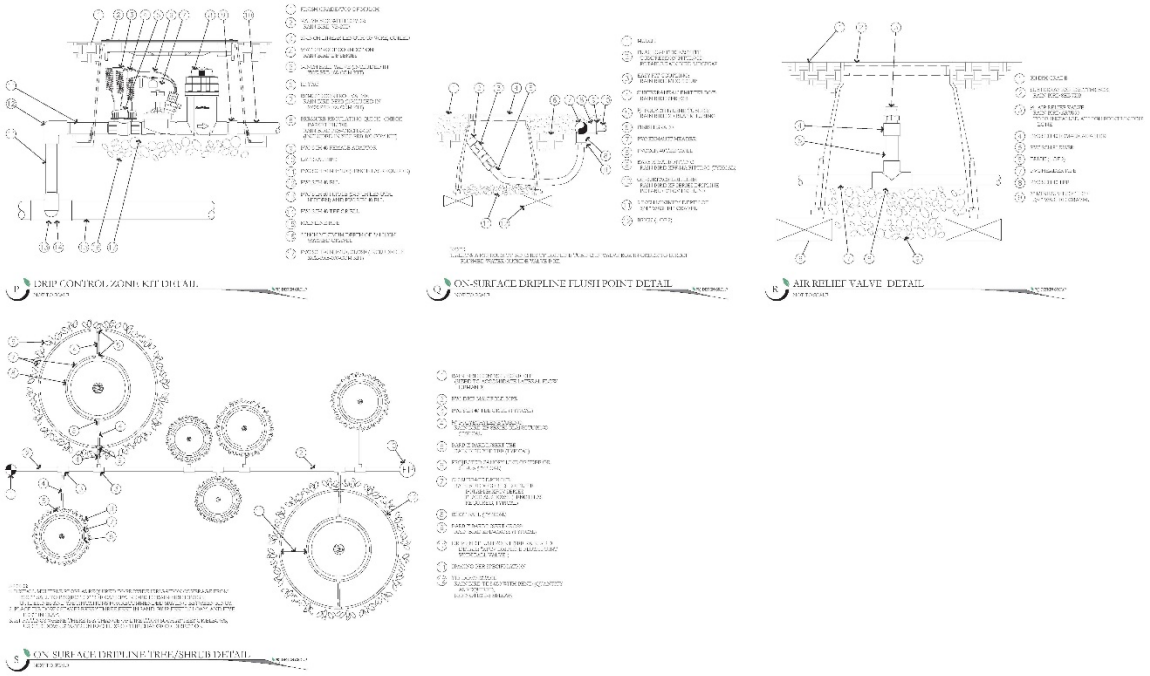

IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
6/24/2021
UT120086
CSB NUTRITION
SPANISH FORK, UTAH
PKJ DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-103


IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
6/24/2021
UT120086
CSB NUTRITION
SPANISH FORK, UTAH
DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-104

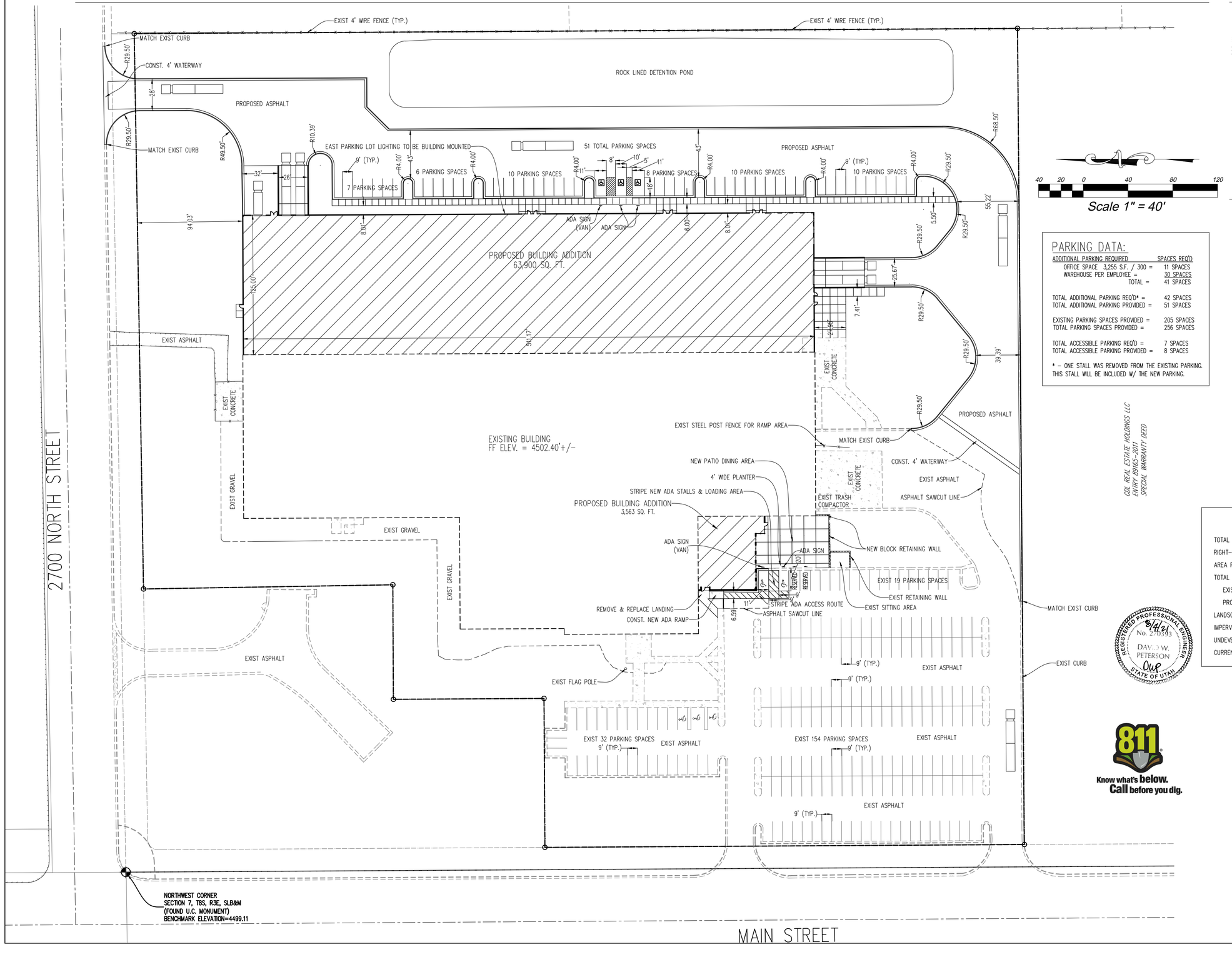

MAIN STREET
IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
6/24/2021
UT120086
CSB NUTRITION
SPANISH FORK, UTAH
DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-105


TYPICAL SLEEVING DETAIL
IRRIGATION TRENCHING DETAIL
GATE VALVE AND ANCHOR DETAIL
MANUAL DRAIN DETAIL
QUICK COUPLER DETAIL
SLOP AND WASTE VALVE ASSEMBLY DETAIL
MASTER VALVE AND FLOW SENSOR DETAIL
6/24/2021
U125086
811
CSB NUTRITION
SPANISH FORK, UTAH
WPA ARCHITECTURE
ATT: ALAN PULSON
PKJ DESIGN GROUP
IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-501


2-WIRE CONNECTION DETAIL
GROUNDING ROD DETAIL
LATERAL LINE DRAIN VALVE DETAIL
ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM
ROTOR SPRAYHEAD DETAIL
POP UP SPRAY HEAD DETAIL
6/24/2021
U125086
811
CSB NUTRITION
SPANISH FORK, UTAH
WPA ARCHITECTURE
ATT: ALAN PULSON
PKJ DESIGN GROUP
IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-502


DRIP CONTROL ZONE KIT DETAIL
ON-SURFACE DRIPLINE FLUSH POINT DETAIL
AIR RELIEF VALVE DETAIL
ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
6/24/2021
UT25086
811
CSB NUTRITION
SPANISH FORK, UTAH
WPA ARCHITECTURE
ATT: ALAN PETSON
PKJ
DESIGN GROUP
JTA
ACP
IRRIGATION DETAILS
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
IR-503

ADDITION TO CSB NUTRITION



40 20 0 40 80 120

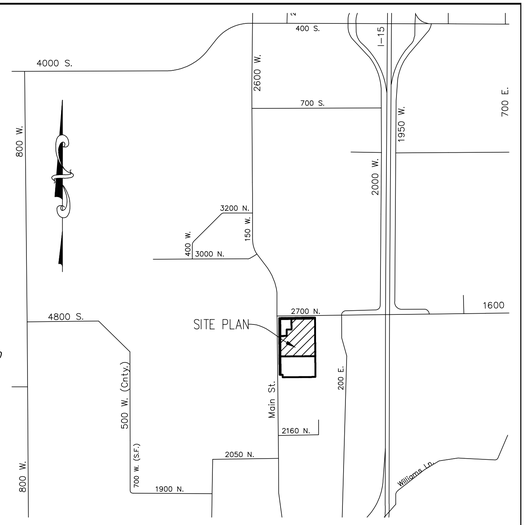
Scale 1" = 40'

PARKING DATA:

ADDITIONAL PARKING REQUIRED	SPACES REQ'D
OFFICE SPACE 3,255 S.F. / 300 =	11 SPACES
WAREHOUSE PER EMPLOYEE =	30 SPACES
TOTAL =	41 SPACES
TOTAL ADDITIONAL PARKING REQ'D* =	42 SPACES
TOTAL ADDITIONAL PARKING PROVIDED =	51 SPACES
EXISTING PARKING SPACES PROVIDED =	205 SPACES
TOTAL PARKING SPACES PROVIDED =	256 SPACES
TOTAL ACCESSIBLE PARKING REQ'D =	7 SPACES
TOTAL ACCESSIBLE PARKING PROVIDED =	8 SPACES

* – ONE STALL WAS REMOVED FROM THE EXISTING PARKING. THIS STALL WILL BE INCLUDED W/ THE NEW PARKING.

CDL REAL ESTATE HOLDINGS LLC
ENTRY: 69165:2011
SPECIAL WARRANTY DEED



VICINITY MAP

BOUNDARY DESCRIPTION & BOUNDARY LABELS NOTE

1. SEE ATTACHED PLAT FOR DIMENSIONS

GENERAL NOTES

1. 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.
2. ALL CONSTRUCTION TO FOLLOW THE LATEST SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.
3. BUILDING WILL BE FIRE SPRINKLED.
4. BUILDING TYPE: V-B
5. BUILDING OCCUPANCY: F-1 and B
6. PROJECT TO BE CONSTRUCTED AS A SINGLE PHASE.
7. CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL STUDY PREPARED BY CMT DATED JULY 26, 2019.

TABULATIONS

TOTAL PROPERTY AREA:	11.582 ACRES/504,495 S.F.
RIGHT-OF-WAY AREA FOR DEDICATION:	0 S.F.
AREA PROPOSED FOR DEVELOPMENT:	504,495 S.F. = 100%
TOTAL BUILDING AREA:	164,255 S.F. = 32.6%
EXISTING BUILDING AREA:	96,792 S.F.
PROPOSED BUILDING AREA:	67,463 S.F.
LANDSCAPE AREA:	166,453 S.F. = 33.0%
IMPERVIOUS AREA:	84,495 S.F. = 34.4%
UNDEVELOPED AREA:	0 S.F.
CURRENT ZONE:	I-1 INDUSTRIAL

SHEET INDEX

C1 SITE PLAN
C2 DEMOLITION PLAN
G1 GRADING PLAN NORTHEAST
G2 GRADING PLAN SOUTHEAST
G3 GRADING PLAN SOUTHWEST
U1 UTILITY PLAN
U2 OFF-SITE UTILITY PLAN
SWP1 EROSION CONTROL PLAN
SWP2 BMP DETAILS
D1 DETAILS
PLAT

8/4/21
No. 270393
REGISTERED PROFESSIONAL ENGINEER
DAVID W. PETERSON
STATE OF UTAH

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

BENCH MARK

NORTHWEST CORNER
SECTION 7, TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN
(FOUND U.C. MONUMENT)
BENCHMARK ELEVATION=4499.11
VERTICAL DATUM=NAVD 29

Developer: CSB NUTRITION
JEFF BANCROFT, CRAIG SHIELDS
801-804-7552

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

REVISIONS

Rev.	Date	Description
1	08/04/21	REVISED PER CITY COMMENTS

ADDITION TO CSB NUTRITION

SPANISH FORK 2600 N. MAIN ST. UTAH

Drawn by: D.W.P.	SITE PLAN	Scale: 1"=40'
Designed by: D.W.P.		Date: 05/25/21
Checked by: D.W.P.		C1

EXIST P.P.
EXIST 4' WIRE FENCE (TYP.)
EXIST P.P.
EXIST P.P.
EXIST 4' WIRE FENCE (TYP.)
EXIST P.P.
EXIST P.P.
EXIST 4' WIRE FENCE (TYP.)
EXIST P.P.
EXIST POWER BOX
CONNECT TO EXIST SSMH
RIM=4501.42
EXIST 15" IE=4489.77
PROPOSED 8" IE IN=4490.37
EXIST POWER BOX
EXIST FIRE RISER
REMOVE SECTION OF CURB
REMOVE EXIST 12" PIPE, FL=4491.84
REMOVE & REPLACE EXIST SD BOX
(SEE GRADING PLAN)
GRATE=4496.74
IE=4490.99
REMOVE EXISTING
SHED & CONCRETE
EXIST C.B.
TBC=4498.02
EXIST 15" CULVERT
EXIST 12" CUL.
EXIST F.H.
EXIST SD SUMP INLET
EXIST COMM BOX
EXIST POWER BOX
EXIST COMM BOX
EXIST 5"
PVC
REMOVE CONCRETE
BEGIN
CURB
REMOVAL
REMOVE CURB & ASPHALT
EXIST F.H.
EXIST STEEL POST FENCE FOR RAMP AREA
REMOVE ASPHALT
EXIST SD
SUMP INLET
EXIST FIRE RISER
EXIST DOWN SPOUT
ASPHALT SAWCUT LINE
REMOVE CURB & ASPHALT
EXIST FDC
EXIST DOWN SPOUT
EXIST DOWN SPOUT
EXIST DOWN SPOUT
EXIST DOWN SPOUT
EXIST FDC
REMOVE EXIST CONCRETE
AREA & FENCE
EXIST FIRE RISER
EXIST SD
SUMP INLET
REMOVE LOADING DOCK
EXIST DOWN SPOUT
EXIST 5"
PVC
REMOVE PORTION OF
CURB & ASPHALT
EXIST 1.5" STAND PIPE
EXIST FDC
EXIST GAS METER
EXIST DOWN SPOUT
REMOVE & REPLACE
EXIST WALK & RAMP
(SEE GRADING PLAN)
REMOVE EXIST STRIPING
(SEE SITE PLAN FOR NEW
STRIPING)
EXIST SD SUMP INLET
EXIST F.H.
ASPHALT SAWCUT LINE
END CURB REMOVAL
EXIST ASPHALT TO REMAIN
EXIST F.H.
EXIST FIRE RISER
EXIST F.H.
EXIST 6" STAND PIPE
EXIST SEWER LATERAL
EXIST COMM BOX
EXIST POWER BOX
EXIST 5'X5' SD BOX
GRATE=4498.67
EXIST SSMH
RIM=4500.04
8" FL=4493.12
EXIST IVC
EXIST 15" CULVERT
EXIST 15" CULVERT
EXIST F.H.
EXIST F.H.
EXIST WATER MANHOLE
EXIST WATER METER
EXIST VALVE
EXIST P.I. METER BOX
EXIST 8" SS
EXIST 8" P.I.
EXIST SSMH
RIM=4501.39
8" FL=4491.09
EXIST C.B.
EXIST SSMH
RIM=4501.78
8" FL=4490.09
EXIST SSMH
EXIST SD PIPE
EXIST SD PIPES
EXIST 12" CUL.
EXIST 18" SD PIPE
EXIST SSMH
RIM=4502.22
FULL OF WATER
2700 NORTH STREET
MAIN STREET

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

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH
8/4/21

40 20 0 40 80 120
Scale 1" = 40'

BENCH MARK	Developer: CSB NUTRITION
NORTHWEST CORNER SECTION 7, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN (FOUND U.C. MONUMENT) BENCHMARK ELEVATION=4499.11 VERTICAL DATUM=NAVD 29	JEFF BANCROFT, CRAIG SHIELDS 801-804-7552 EXCEL ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com

REVISIONS

Rev.	Date	Description
1	08/04/21	REVISED PER CITY COMMENTS

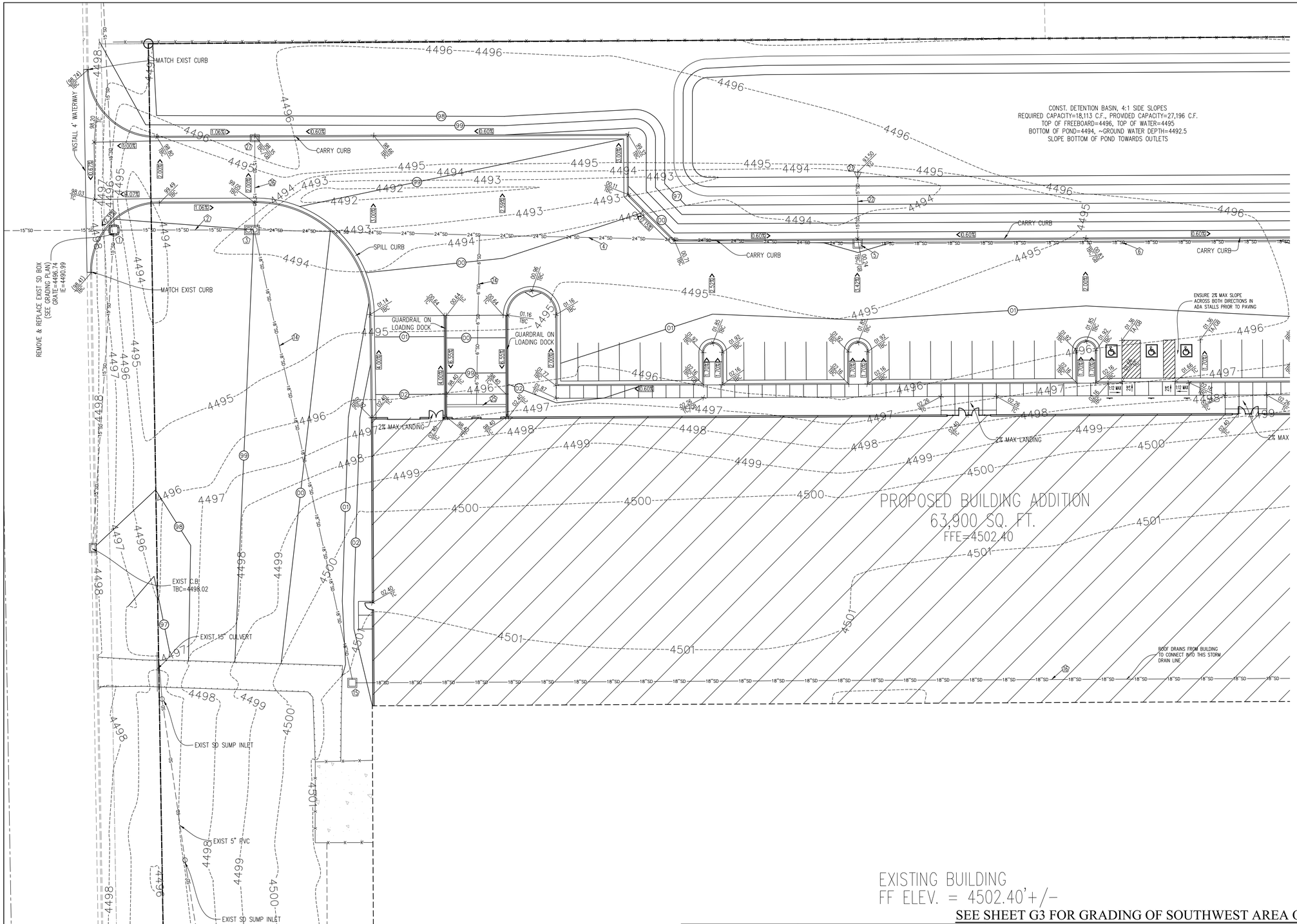
ADDITION TO CSB NUTRITION

SPANISH FORK 2600 N. MAIN ST. UTAH

Drawn by:	Designed by:	Checked by:
D.W.P.	D.W.P.	D.W.P.

DEMOLITION PLAN

Scale: 1"=40'
Date: 05/25/21
C2



STORM DRAIN KEYED NOTES

1. REMOVE & REPALCE EXIST STORM DRAIN BOX, CONST. 4' SDMH, RIM=4499.00, PROPOSED 15" IE IN(S)=4490.99, EXIST 15" IE IN (E/W)=4490.99, EXIST 15" IE OUT=4490.99
2. CONST. 55 L.F. 15" CORRUGATED HDPE PER ASHTO M294 @ S=0.4%
3. CONST. 3'X6' OVERFLOW/ORIFICE BOX WITH MANHOLE ACESS LIDS, LID RIM=4499.00, TOP OF BAFFLE=4495.00, 15" IE IN(E)=4493.23, 18" IE IN(W)=4493.23, 24" IE IN(S)=4491.23, ORIFICE FL=4491.23, 15" IE OUT(N)=4491.23, BOTTOM OF BOX=4488.23, DRILL 5.2" DIAMETER ORIFICE INTO STEEL BAFFLE & INSTALL SNOUT TYPE 18F OVER ORIFICE HOLE. (SEE OVERFLOW BOX DETAIL)
4. CONST. 258.6 L.F. 24" CORRUGATED HDPE PER ASHTO M294 @ S=0.15%
5. CONST. 3'X3' BOX WITH GRATE, TBC=4500.24, GRATE=4499.74, 15" IE IN(E)=4491.62, 18" IE IN(S)=4491.62, 24" IE OUT(N)=4491.62
6. CONST. 195.0 L.F. 18" CORRUGATED HDPE PER ASHTO M294 @ S=0.22%
7. CONST. 3'X3' BOX WITH GRATE, TBC=4500.24, GRATE=4499.74, 15" IE IN(E)=4492.05, 18" IE THRU(N/S)=4492.05
8. CONST. 212.1 L.F. 18" CORRUGATED HDPE PER ASHTO M294 @ S=0.20%
9. CONST. 3'X3' BOX WITH GRATE, TBC=4500.13, GRATE=4499.63, 15" IE IN(E)=4492.48, 18" IE THRU(N/W)=4492.48
10. CONST. 155.0 L.F. 18" CORRUGATED HDPE PER ASHTO M294 @ S=0.20%
11. CONST. 3'X3' BOX WITH GRATE, TBC=4497.54, GRATE=4497.04, 18" IE THRU(W/E)=4492.05
12. CONST. 131.9 L.F. 18" CORRUGATED HDPE PER ASHTO M294 @ S=0.15%
13. CONST. 2'X3' CATCH BASIN WITH GRATE, TBC=4496.50, GRATE=4496.00, 18" IE OUT=4495.63
14. CONST. 198.1 L.F. 18" CORRUGATED HDPE PER ASHTO M294 @ S=0.95%
15. CONST. 3'X3' BOX WITH GRATE, GRATE=4501.40, 18" IE THRU(S/E)=4495.11
16. CONST. 524.0 L.F. 18" CORRUGATED HDPE PER ASHTO M294 @ S=0.60%
17. CONST. 3'X3' BOX WITH SOLID CIRCULAR ACCESS LID, RIM=4501.57 (MATCH EXIST CONCRETE), 18" IE OUT=4498.25
18. CONST. 29.5 L.F. 15" CORRUGATED HDPE PER ASHTO M294 @ S=3.4%
19. CONST. FLARED-END SECTION, FL=4493.50
20. CONST. 29.5 L.F. 15" CORRUGATED HDPE PER ASHTO M294 @ S=4.9%
21. CONST. FLARED-END SECTION, FL=4493.50
22. CONST. 29.5 L.F. 15" CORRUGATED HDPE PER ASHTO M294 @ S=6.4%
23. CONST. FLARED-END SECTION, FL=4493.50
24. CONST. 73.5 L.F. 6" ADS @ S=6% AND CONNECT TO 24" ADS WITH INSERTA-TEE (24" FL @ CONNECTION=4491.37, 6" FL @ CONNECTION=4492.37)
25. CONST. 25 L.F. 8" WIDE TRENCH DRAIN WITH TRAFFIC RATED LID, GRATE=4498.32, 6" IE OUT=4496.82
26. CONST. 37.3 L.F. 15" CORRUGATED HDPE PER ASHTO M294 @ S=3.7%
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GRADING LEGEND

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
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
IE	INVERT ELEVATION
0.00%	DIRECTION OF DRAINAGE
00.00 TBC	EXISTING ELEVATION
00.00 TBC	PROPOSED ELEVATION
4888	EXISTING CONTOUR
00	PROPOSED CONTOUR
10	STORM DRAIN KEYED NOTE

SITE PAVEMENT DESIGNS

PARKING AREAS:
3" ASPHALT
10" ROAD-BASE

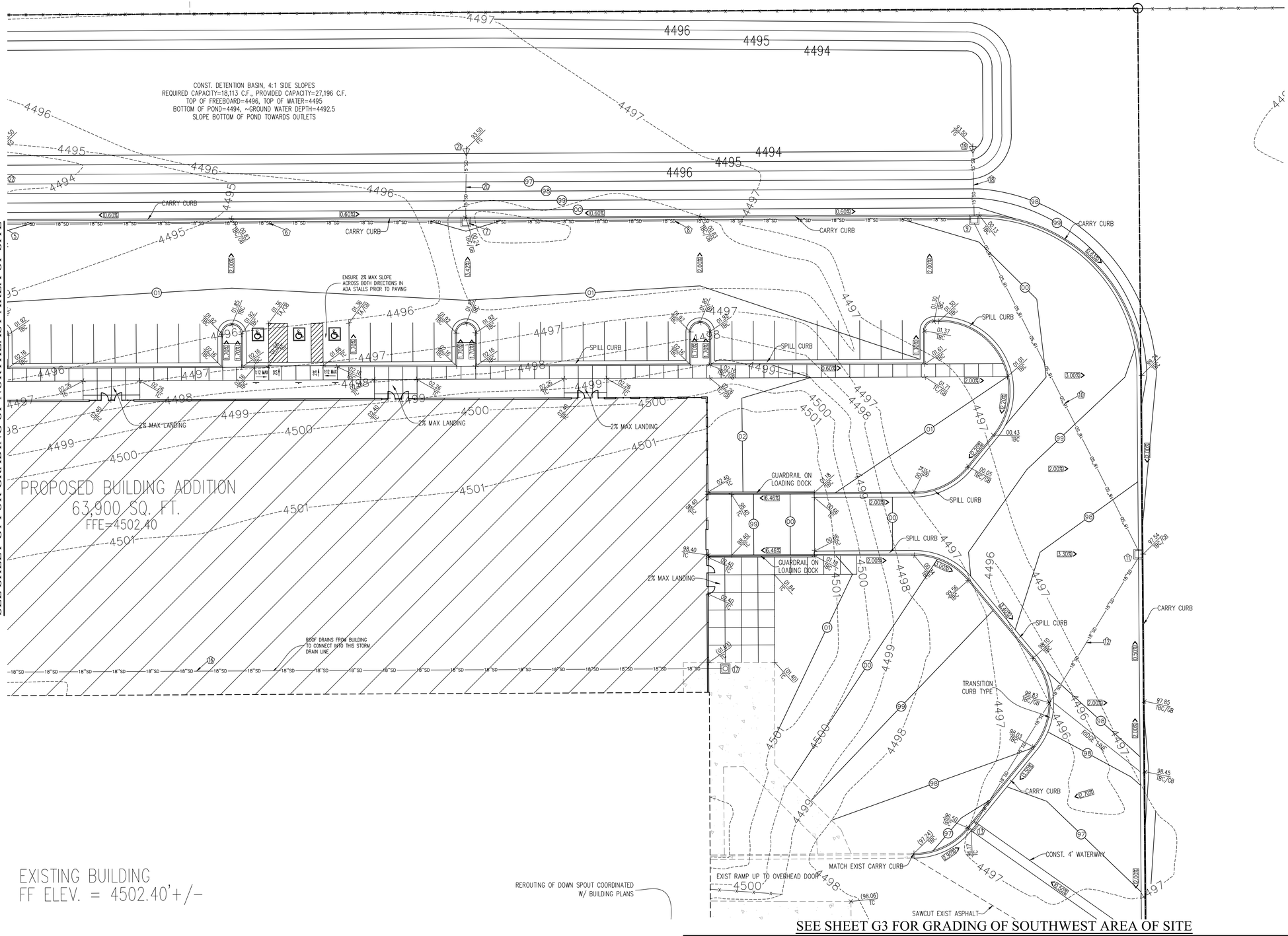
MAIN DRIVES/LOADING AREAS:
4" ASPHALT
12" ROAD-BASE

REGISTERED PROFESSIONAL ENGINEER
8/4/21
No. 270393
DAVID W. PETERSON
STATE OF UTAH

Know what's below. Call before you dig.

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

BENCH MARK	Developer: CSB NUTRITION	REVISIONS	ADDITION TO CSB NUTRITION
NORTHWEST CORNER SECTION 7, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN (FOUND U.C. MONUMENT) BENCHMARK ELEVATION=4499.11 VERTICAL DATUM=NAVD 29	JEFF BANCROFT, CRAIG SHIELDS 801-804-7552	Rev. 1 — Date 08/04/21 — Description: REVISED PER CITY COMMENTS	SPANISH FORK 2600 N. MAIN ST. UTAH
	EXCEL ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com		Drawn by: D.W.P. — Designed by: D.W.P. — Checked by: D.W.P.
			GRADING PLAN NORTHEAST — Scale: 1"=20' — Date: 05/25/21 — G1



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4. CONST. 258.6 L.F. 24" CORRUGATED HDPE PER ASHTO M294 @ S=0.15%
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EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
IE	INVERT ELEVATION
0.00%	DIRECTION OF DRAINAGE
(00.00)	EXISTING ELEVATION
00.00 TBC	PROPOSED ELEVATION
4808	EXISTING CONTOUR
00	PROPOSED CONTOUR
(XX)	STORM DRAIN KEYED NOTE

SITE PAVEMENT DESIGNS

PARKING AREAS:
3" ASPHALT
10" ROAD-BASE

MAIN DRIVES/LOADING AREAS:
4" ASPHALT
12" ROAD-BASE

Know what's below. Call before you dig.

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

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH
8/4/21

BENCH MARK

NORTHWEST CORNER
SECTION 7, TOWNSHIP 8 SOUTH,
RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN
(FOUND U.C. MONUMENT)
BENCHMARK ELEVATION=4499.11
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Developer: CSB NUTRITION

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SPANISH FORK 2600 N. MAIN ST. UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

GRADING PLAN SOUTHEAST

Scale: 1"=20'
Date: 05/25/21
G2

SEE SHEET G1 FOR GRADING OF NORTHEAST AREA OF SITE

SEE SHEET G2 FOR GRADING OF SOUTHEAST AREA OF SITE

EXISTING BUILDING
FF ELEV. = 4502.40'+/-

PROPOSED BUILDING ADDITION
FFE=4502.40

REROUTING OF DOWN SPOUT COORDINATED W/ BUILDING PLANS

EXIST DOWN SPOUT

2% MAX LANDING

TOP WALL=4501.5
TOE WALL=4499.5

TOP WALL=4501.3
TOE WALL=4499.5

TOP WALL=4501.2
TOE WALL=4500.7

TOP WALL=4501.5
TOE WALL=4501.0

TOP WALL=4504.0
TOE WALL=4500.8

TOP WALL=4503.0
TOE WALL=4500.6

MATCH EXIST CURB

4' PLANTER

RESERVED

INSTALL HAND RAIL ON BUILDING

INSTALL CURB
(EXPOSE FOUNDATION OF PROPOSED BUILDING ADDITION)

ADA RAMP

RE-INSTALL WALK AT NEW SLOPE

REMOVE & REPLACE EXIST ASPHALT

SAWCUT EXIST ASPHALT

CONST. NEW 6" CURB

MATCH EXIST CURB

SAWCUT EXIST ASPHALT

EXIST CARRY CURB

CARRY CURB

MATCH EXIST CURB

EXIST 15" CULVERT

EXIST 15" CULVERT

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IE	INVERT ELEVATION
	DIRECTION OF DRAINAGE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	STORM DRAIN KEYED NOTE

SITE PAVEMENT DESIGNS

PARKING AREAS:
3" ASPHALT
10" ROAD-BASE

MAIN DRIVES/LOADING AREAS:
4" ASPHALT
12" ROAD-BASE

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NORTHWEST CORNER
SECTION 7, TOWNSHIP 8 SOUTH,
RANGE 3 EAST,
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(FOUND U.C. MONUMENT)
BENCHMARK ELEVATION=4499.11
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Developer: CSB NUTRITION
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REVISIONS

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ADDITION TO CSB NUTRITION

SPANISH FORK 2600 N. MAIN ST. UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

GRADING PLAN SOUTHWEST

Scale: 1"=20'
Date: 05/25/21

G3

MATCHLINE – SEE SHEET U2

EXIST P.P. — EXIST 4' WIRE FENCE (TYP.) — EXIST P.P. — EXIST P.P. — EXIST 4' WIRE FENCE (TYP.) — EXIST P.P. — EXIST P.P. — EXIST 4' WIRE FENCE (TYP.) — EXIST P.P.

CONST. DETENTION BASIN, 4:1 SIDE SLOPES
REQUIRED CAPACITY=18,113 C.F., PROVIDED CAPACITY=27,196 C.F.
TOP OF FREEBOARD=4496, TOP OF WATER=4495
BOTTOM OF POND=4494, ~GROUND WATER DEPTH=4492.5
SLOPE BOTTOM OF POND TOWARDS OUTLETS

CONST. 213.3 L.F. 8" SS @ S=0.4%
CONST. 4' SSMH RIM=4499.50 4" IE IN=4492.40 8" IE OUT=4492.20
CONST. 75 L.F. 4" PVC SEWER @ S=2%
EXIST POWER BOX
CONST. 4' SSMH RIM=4499.50 8" IE IN=4491.35 8" IE OUT=4491.15
CONST. 195.6 L.F. 8" SS @ S=0.4%
CONNECT TO EXIST SSMH RIM=4501.42
EXIST 15" IE=4489.77
PROPOSED 8" IE IN=4490.37
EXIST POWER BOX
EXIST FIRE RISER

INSTALL 12" P.I. VALVE
REMOVE & REPLACE EXIST SD BOX (SEE GRADING PLAN) GRATE=4496.74 IE=4490.99
CONNECT TO EXIST 12" CUL. (PATCH EXIST ASPHALT AS NECESSARY)
SEWER C.O., FL=4493.9
CONST. 65 L.F. 4" PVC SEWER @ S=2%
UTILITY CROSSING 4" SS FL=4494.4 18" SD FL=4492.5
CONST. FIRE HYDRANT & VALVE
CONST. 6" FIRE LINE
CONST. FIRE HYDRANT & VALVE
SEWER C.O., FL=4495.2
CONST. 75 L.F. 4" PVC SEWER @ S=2%
CONST. POST INDICATOR VALVE
CONST. 6" FIRE LINE
CONST. 1" CUL. SERVICE
CONST. 1" METER
INSTALL 2" P.I. SERVICE & METER
EXIST C.B. TBC=4498.02
INSTALL FDC
PROPOSED BUILDING ADDITION 63,900 SQ. FT.
SEWER C.O., FL=4496.7
CONST. 27 L.F. 4" PVC SEWER @ S=2%
FL=4497.3
CONST. 6" 90° BEND
EXIST 15" CULVERT
EXIST F.H.
EXIST SD SUMP INLET
EXIST COMM BOX
EXIST POWER BOX
EXIST COMM BOX
EXIST 5" PVC
EXIST SD SUMP INLET
EXIST 5" PVC
EXIST FIRE RISER
EXIST FDC
EXIST DOWN SPOUT
EXIST DOWN SPOUT
EXIST DOWN SPOUT
EXIST SD SUMP INLET
EXIST 5" PVC
EXIST SD SUMP INLET
EXIST F.H.
EXIST FDC
EXIST GAS METER
EXIST DOWN SPOUT
EXIST F.H.
EXIST FIRE RISER
EXISTING BUILDING FF ELEV. = 4502.40'+/-
EXIST F.H.
CONNECT TO EXIST 6" CUL. (PATCH EXIST ASPHALT AS NECESSARY)
EXIST STEEL POST FENCE FOR RAMP AREA
REROUTING OF DOWN SPOUT COORDINATED W/ BUILDING PLANS
CONST. 6" 90° BEND
REROUTING OF DOWN SPOUT COORDINATED W/ BUILDING PLANS
EXIST DOWN SPOUT
EXIST DOWN SPOUT
PROPOSED BUILDING ADDITION
EXIST FDC
EXIST FIRE RISER
FDC RELOCATION TO COORDINATED W/ BUILDING PLANS
EXIST DOWN SPOUT
REROUTING OF DOWN SPOUT COORDINATED W/ BUILDING PLANS
RESERVED
RESERVED
EXIST 1.5" STAND PIPE
EXIST 6" STAND PIPE
EXIST SEWER LATERAL
INSTALL 1" P.I. SERVICE & METER
EXIST COMM BOX
EXIST POWER BOX
EXIST 5'X5' SD BOX GRATE=4498.67
EXIST SSMH RIM=4500.04 8" FL=4493.12
EXIST IVC
EXIST 15" CULVERT
EXIST 15" CULVERT
EXIST F.H.
EXIST F.H.
CONST. 8"X12" DUCTILE IRON TEE
EXIST SSMH
EXIST COMM BOX
EXIST WATER MANHOLE
EXIST WATER METER
EXIST VALVE
EXIST P.I. METER BOX
EXIST 8" SS
EXIST 8" P.I.
EXIST SSMH RIM=4501.39 8" FL=4491.09
EXIST C.B.
EXIST SSMH RIM=4501.78 8" FL=4490.09
EXIST SD PIPE
EXIST SD PIPES
EXIST 12" CUL.
EXIST 18" SD PIPE
EXIST SSMH RIM=4502.22 FULL OF WATER

2700 NORTH STREET
CONST. 12" P.I. LINE (PATCH ASPHALT AS NECESSARY)
MAIN STREET

ELECTRICAL NOTES

1. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWINGS SHALL BE SUPERSEDED BY CITY DESIGN.
2. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
3. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT, THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WAS ISSUED AT PRE-CONSTRUCTION MEETING.
4. ANY EXISTING FACILITIES AFFECTED BY DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, AND CITY STANDARDS AT DEVELOPER'S EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.

Know what's below. Call before you dig.

SITE LIGHTING NOTE

ALL SITE LIGHTING WILL BE BUILDING MOUNTED. SEE PHOTOMETRIC PLAN FOR LIGHT LOCATIONS.

COL REAL ESTATE HOLDINGS LLC
ENTRY 89165-2011
SPECIAL WARRANTY DEED

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.

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH

40 20 0 40 80 120
Scale 1" = 40'

BENCH MARK

NORTHWEST CORNER
SECTION 7, TOWNSHIP 8 SOUTH,
RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN
(FOUND U.C. MONUMENT)
BENCHMARK ELEVATION=4499.11
VERTICAL DATUM=NAVD 29

Developer: CSB NUTRITION
JEFF BANCROFT, CRAIG SHIELDS
801-804-7552

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

REVISIONS

Rev.	Date	Description
1	08/04/21	REVISED PER CITY COMMENTS

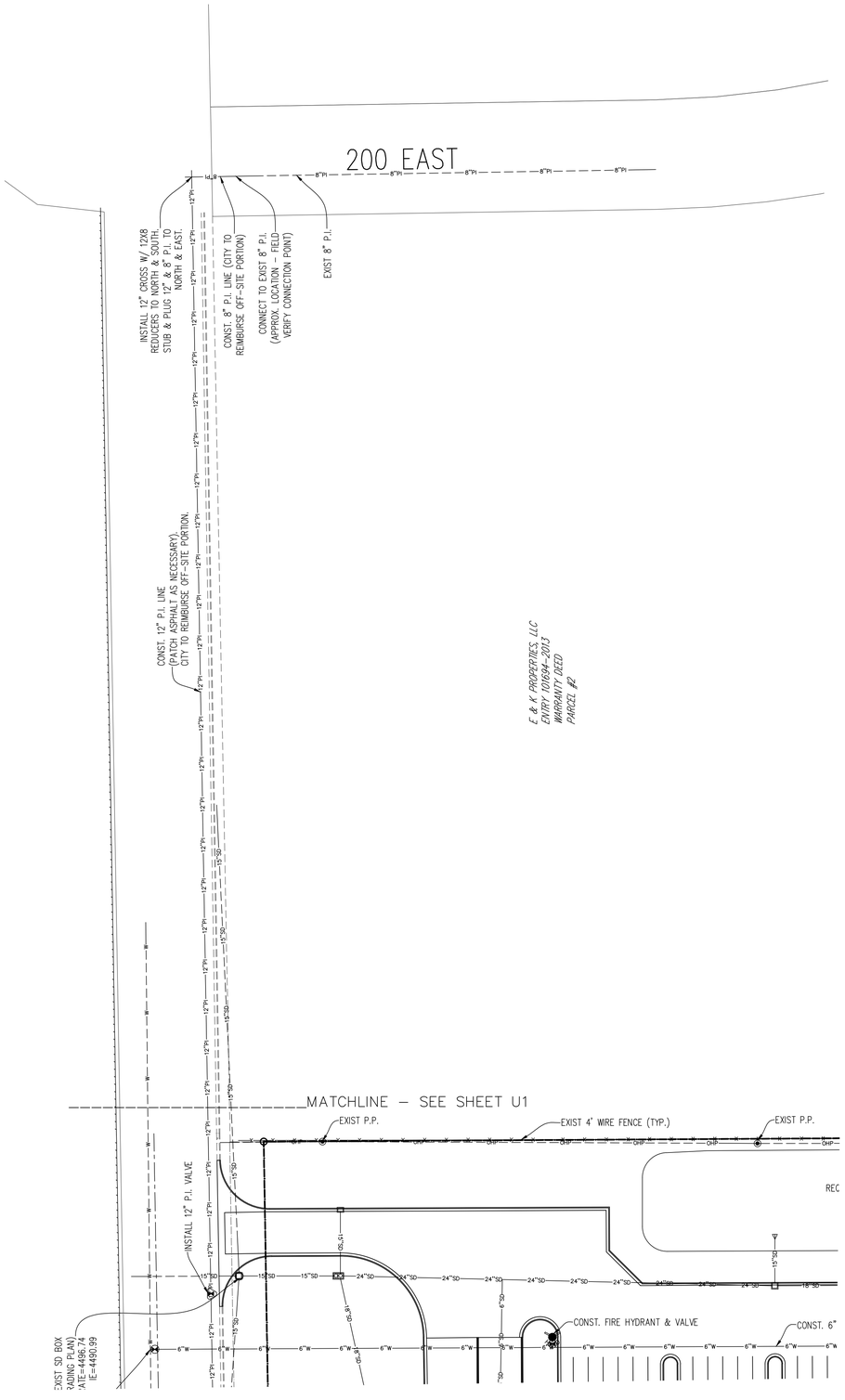
ADDITION TO CSB NUTRITION

SPANISH FORK 2600 N. MAIN ST. UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

UTILITY PLAN

Scale: 1"=40'
Date: 05/25/21
U1



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

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40 20 0 40 80 120

Scale 1" = 40'

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH
8/4/21

BENCH MARK

NORTHWEST CORNER
SECTION 7, TOWNSHIP 8 SOUTH,
RANGE 3 EAST,
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(FOUND U.C. MONUMENT)
BENCHMARK ELEVATION=4499.11
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Developer: CSB NUTRITION
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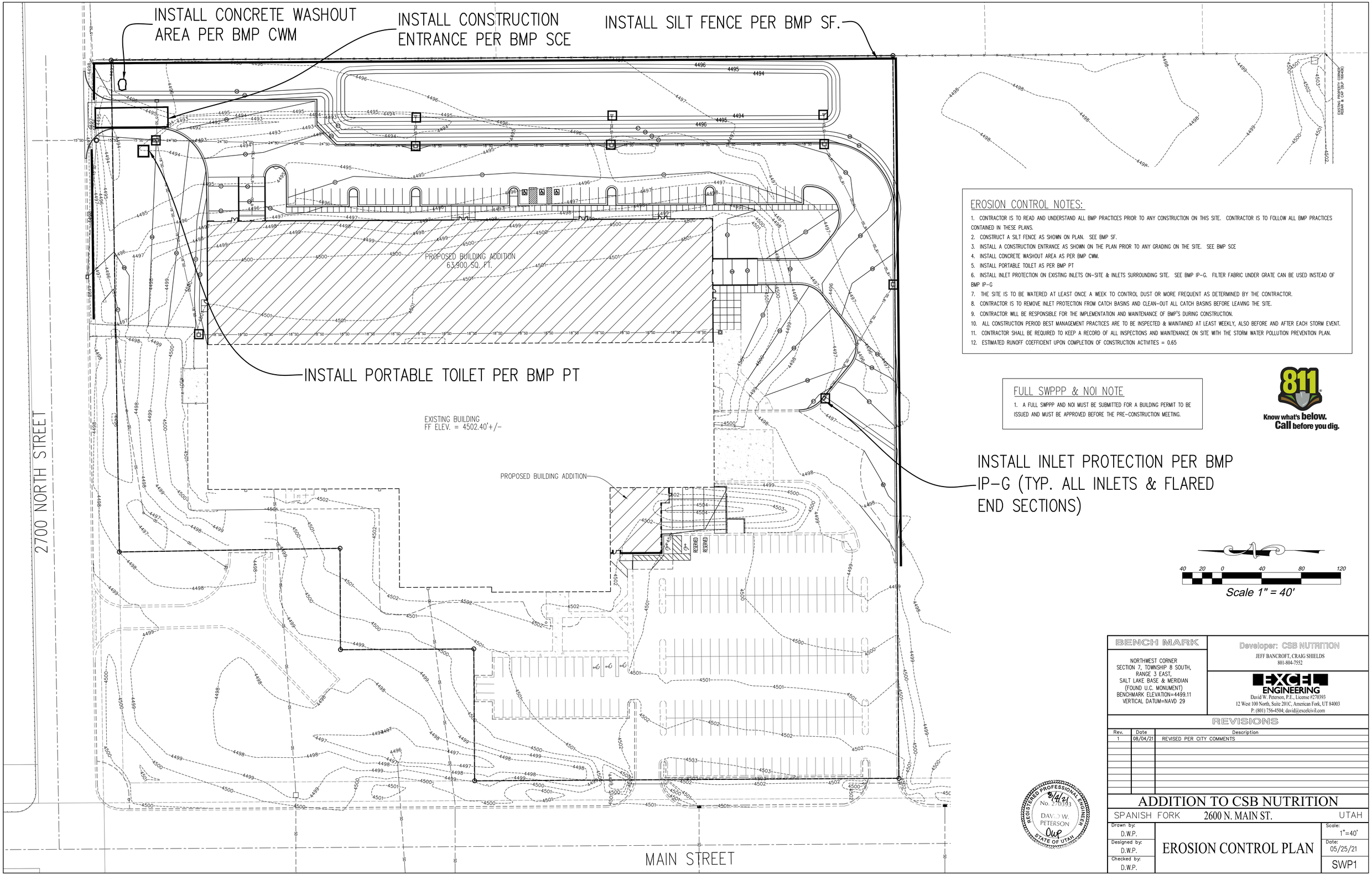
REVISIONS

Rev.	Date	Description

ADDITION TO CSB NUTRITION

SPANISH FORK 2600 N. MAIN ST. UTAH

Drawn by: D.W.P.	OFF-SITE UTILITY PLAN	Scale: 1"=40'
Designed by: D.W.P.		Date: 08/04/21
Checked by: D.W.P.		U2



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. 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 = 0.65

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.

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

40 20 0 40 80 120

Scale 1" = 40'

BENCH MARK

NORTHWEST CORNER
SECTION 7, TOWNSHIP 8 SOUTH,
RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN
(FOUND U.C. MONUMENT)
BENCHMARK ELEVATION=4499.11
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STATE OF UTAH

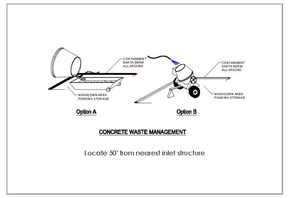
ADDITION TO CSB NUTRITION

SPANISH FORK 2600 N. MAIN ST. UTAH

Drawn by: D.W.P.	EROSION CONTROL PLAN	Scale: 1"=40'
Designed by: D.W.P.		Date: 05/25/21
Checked by: D.W.P.		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.

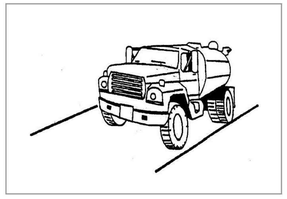
INSTALLATION/APPLICATION CRITERIA:
- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, 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.

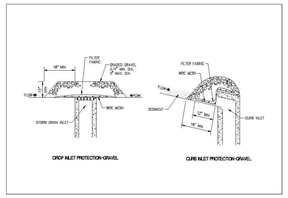
INSTALLATION/APPLICATION CRITERIA:
- Mechanical dust collection systems are designed according to the size of dust particles and the amount of air to be processed. Manufacturers' recommendations should be followed for installation (as well as the design of the equipment).
- Two kinds of street weepers 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.

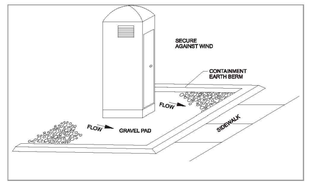
INSTALLATION/APPLICATION CRITERIA:
Before grading activities begin, a construction site operator must make decisions regarding the steepness of cut-and-fill slopes and how the slopes will be: Protected from runoff, stabilized and maintained.

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.

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STATE OF UTAH
8/4/21

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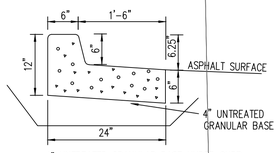
ADDITION TO CSB NUTRITION

SPANISH FORK 2600 N. MAIN ST. UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

BMP DETAILS

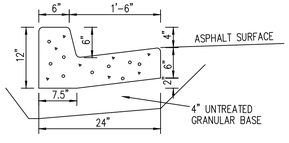
Scale: NTS
Date: 05/25/21
SWP2



4" UNTREATED GRANULAR BASE UNDER CURB EXTENDING 6" LATERALLY IN FRONT AND BACK COMPACT TO 95% DENSITY ASTM D 1557-78

SPILL CURB

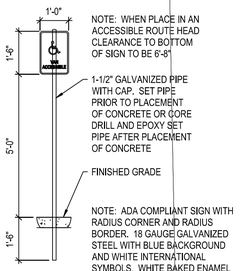
NOT TO SCALE



4" UNTREATED GRANULAR BASE UNDER CURB EXTENDING 6" LATERALLY IN FRONT AND BACK COMPACT TO 95% DENSITY ASTM D 1557-78

CARRY CURB

NOT TO SCALE



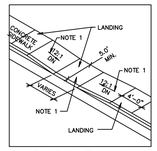
NOTE: WHEN PLACE IN AN ACCESSIBLE ROUTE HEAD CLEARANCE TO BOTTOM OF SIGN TO BE 6'-8"

1-1/2" GALVANIZED PIPE WITH CAP. SET PIPE PRIOR TO PLACEMENT OF CONCRETE OR CORE DRILL AND EPOXY SET PIPE AFTER PLACEMENT OF CONCRETE

FINISHED GRADE

NOTE: ADA COMPLIANT SIGN WITH RADIUS CORNER AND RADIUS BORDER. 18 GAUGE GALVANIZED STEEL WITH BLUE BACKGROUND AND WHITE INTERNATIONAL SYMBOLS. WHITE BAKED ENAMEL AND SCREEN PRINTED COPY.

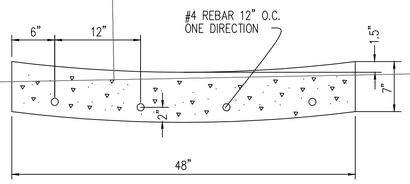
ADA VAN SIGN DETAIL



CURB RAMP

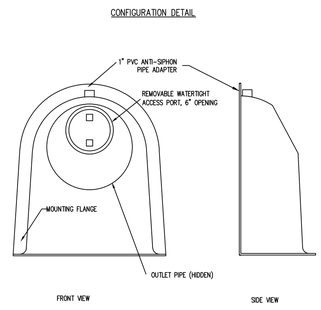
NOT TO SCALE

NOTES:
1. 12:1 (MAXIMUM) IN DIRECTION OF TRAVEL. LIMIT CROSS SLOPE ON SIDEWALKS 2%.
2. ALL LANDINGS MUST HAVE 1:48 CROSS SLOPE AND RUNNING SLOPE. LANDING MUST BE AS WIDE AS THE RAMP.
3. CROSS SLOPE ON RAMP MUST BE 1:48 OR LESS.



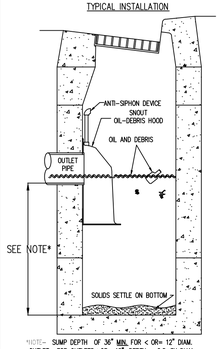
4' WATERWAY DETAIL

CONFIGURATION DETAIL



SNOUT OIL-WATER-DEBRIS SEPARATOR

TYPICAL INSTALLATION



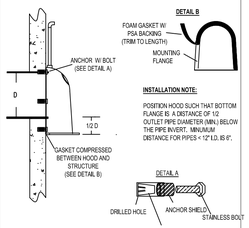
*NOTE- SUMP DEPTH OF 36" MIN. FOR < OR= 12" DIAM. OUTLET. FOR OUTLETS >OR= 15", DEPTH = 2.5-3X DIAM.

NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860) 434-0277, (860) 434-3195 FAX
   TOLL FREE: (800) 504-8008 OR (888) 354-7585
   WEB SITE: www.bestmp.com
   OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
   INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS

US Patent # 6126817

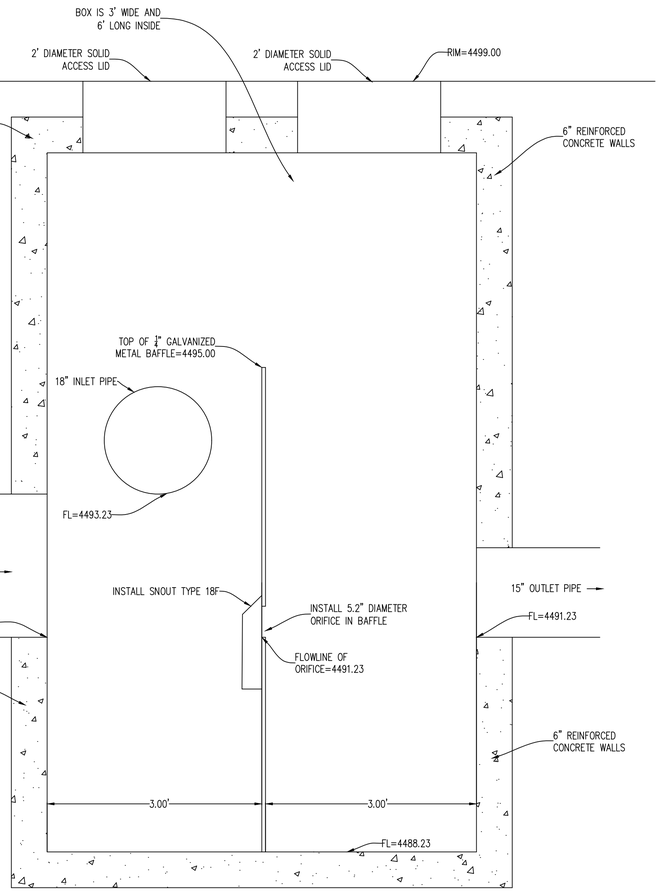
INSTALLATION DETAIL



HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

DESCRIPTION	DATE	SCALE
OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/00	NONE
	DRAWING NUMBER	SP-SN

SNOUT DETAIL



OVERFLOW BOX DETAIL

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH
8/4/21

REVISIONS		
Rev.	Date	Description
1	08/04/21	REVISED PER CITY COMMENTS

Developer: CSB NUTRITION
JEFF BANCROFT, CRAIG SHIELDS
801-804-7552

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

ADDITION TO CSB NUTRITION

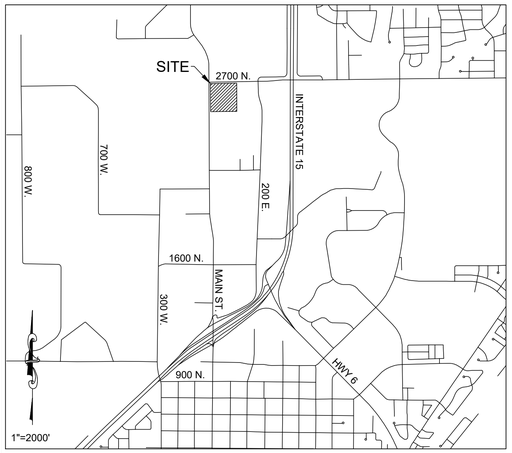
SPANISH FORK 2600 N. MAIN ST. UTAH

Drawn by:	Scale:
D.W.P.	NTS
Designed by: D.W.P.	Date: 05/25/21
Checked by: D.W.P.	D1

DETAILS

CSB COMMERCIAL SUBDIVISION

VICINITY MAP



UTILITY NOTE:

ALL CULINARY 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 INSTALLATION ARE DEDICATED TO SPANISH FORK CITY.

EASEMENT NOTE:

ALL MUNICIPAL 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 EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.

SITE PLAN LEGEND

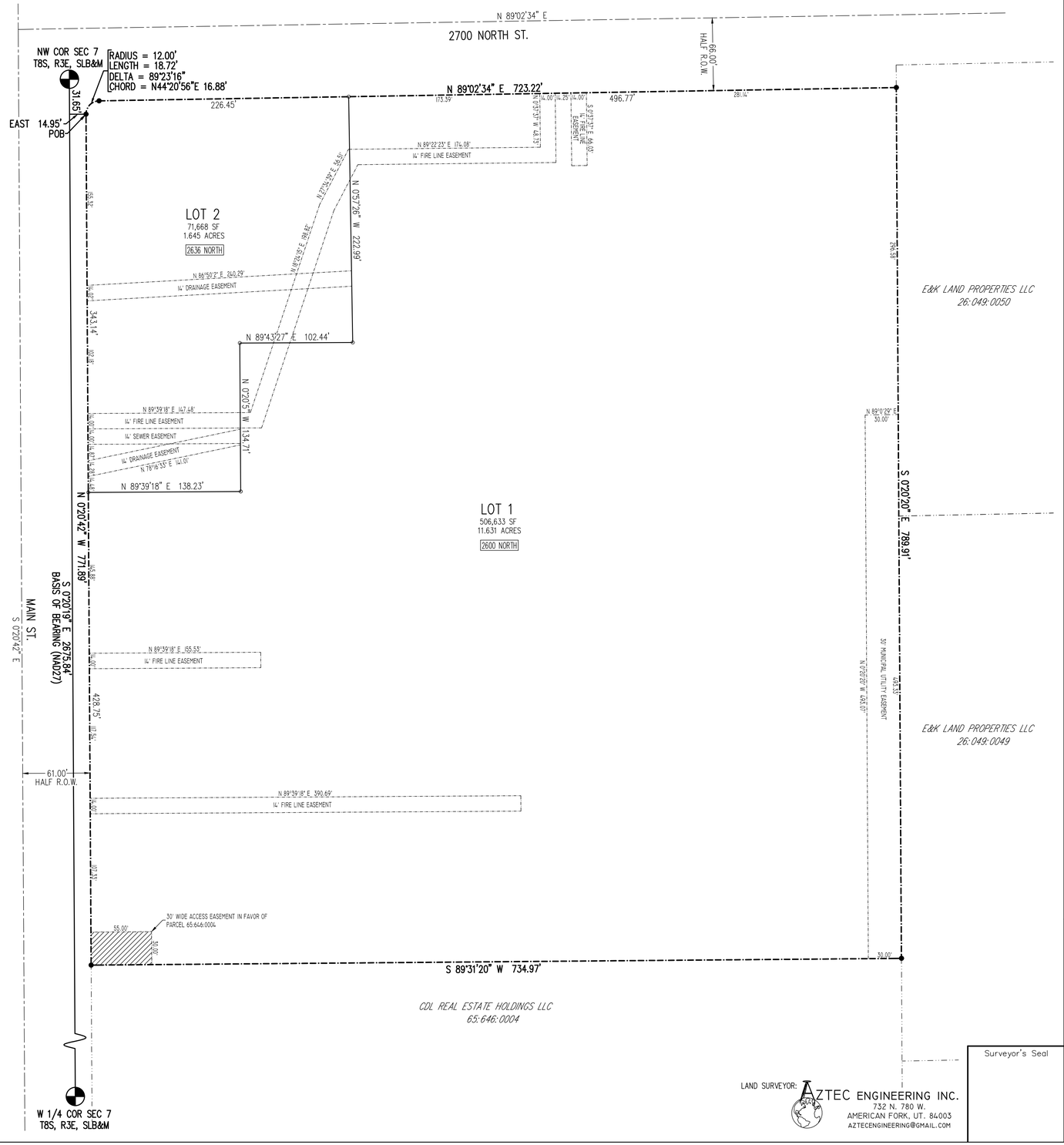
	SECTION CORNER
	PROPERTY CORNER
	BOUNDARY LINE
	SECTION TIE
	EASEMENT LINE
	LOT LINE
LOT 00	LOT NUMBER

TABULATIONS

TOTAL ACREAGE:	578,301 SF	13.276 AC	100%
LOT AREA:	578,301 SF	13.276 AC	100%
ROADWAY AREA:	0 SF	0 AC	0%
# OF LOTS:	2		
ZONING:	I-1 (LIGHT INDUSTRIAL)		

50 25 0 50 100 150

Scale 1" = 50'



SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL 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 0°20'19" East along section line 31.65 feet and East 14.95 feet from the Northwest Corner of Section 7, Township 8 South, Range 3 East, Salt Lake Base and Meridian;

thence along the arc of a 12.00 foot radius curve to the right 18.72 feet through a central angle of 89°23'16" (chord bears North 44°20'56" East 16.88 feet); thence North 89°02'34" East 723.22 feet; thence South 0°20'20" East 789.91 feet; thence South 89°31'20" West 734.97 feet; thence North 0°20'42" West 771.89 feet to the point of beginning.

Containing 578,301 square feet or 13.276 acres, more or less.

Basis of Bearing is NAD27 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

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.

CSB COMMERCIAL SUBDIVISION

INCLUDING A VACATION OF LOTS 1, 2 & 3 OF C.D.L. COMMERCIAL SUBDIVISION

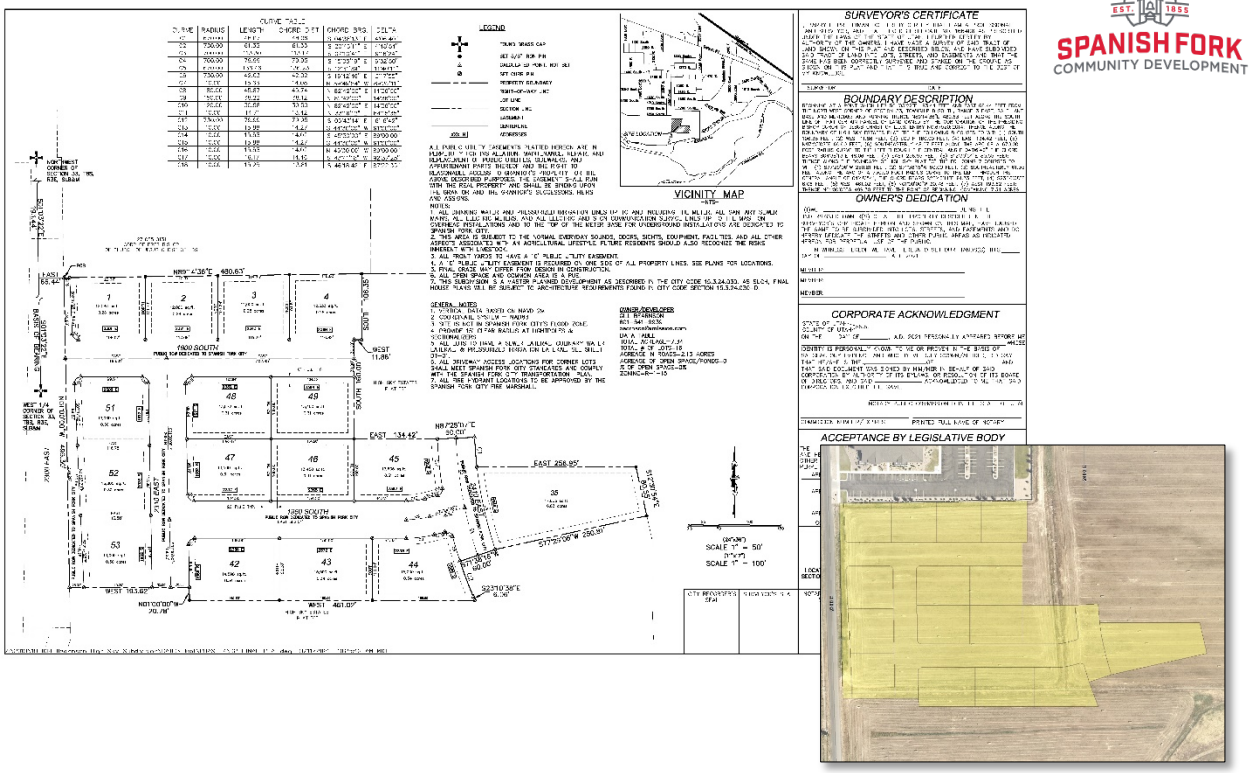
LOCATED IN THE NORTHWEST 1/4 OF SEC 7, TOWNSHIP 8S, RANGE 3E, S.L.B.&M.

SPANISH FORK UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

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



High Sky Estates Subdivision, Plat D, Final Plat Approval Request

September 1, 2021, Development Review Committee.

Located at 2410 East 1900 South, including 7.34 acres.

The subject property is zoned R-1-15.

The applicant has requested that a Final Plat of sixteen (16) residential lots be approved.

Key Issues

1. Is the proposal consistent with the Preliminary Plat?
2. Fencing.
3. Utilities.

Recommendation

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

Findings

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

Conditions

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

Exhibits

1. Final Plat.
2. Landscaping Plan.
3. CC&R's.

HIGH SKY ESTATES PLAT "D"

A RESIDENTIAL SUBDIVISION
SPANISH FORK CITY, UTAH
FINAL PLAN SET
AUGUST 2021

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY & INDEX
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
6	ELECTRIC PLAN
PP-01	PLAN & PROFILE – 1900 SOUTH – STA.10+00 TO STA. 15+50
PP-02	PLAN & PROFILE – 2310 EAST – STA. 11+00 TO STA. 15+20
PP-03	PLAN & PROFILE – 1950 SOUTH – STA. 10+00 TO STA. 14+79.12
PP-04	PLAN & PROFILE – 2410 EAST – STA. 12+00 TO STA. 14+00
PP-05	PLAN & PROFILE – 2300 EAST – STA. 22+50 TO STA. 28+00
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET

OWNER/DEVELOPER
DJ BEARNSON
801 541-9939
bearnson@mission.com

LEGEND
(APPLIES TO ALL SHEETS)

GENERAL NOTES
1. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY MECHNICAL DESIGNS AS PER ARCHITECT/ENGINEER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
2. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
3. ANY EXISTING FACILITIES AFFECTED BY DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES AND LANDSCAPING RESTORATION.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE "PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WAS ISSUED AT PRE-CONSTRUCTION MEETING.
5. PROJECT TO MEET SPANISH FORK CITY DESIGN AND STANDARDS.
6. PROJECT TO FOLLOW ALL RECOMMENDATIONS OF GEOTECHNICAL STUDY BY CMT ENGINEERING DATED MARCH 19, 2018, PROJECT NO. 10987.
7. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
8. ANY AND ALL DESCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
9. ENGINEERS STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK ELECTRICAL DEPARTMENT.

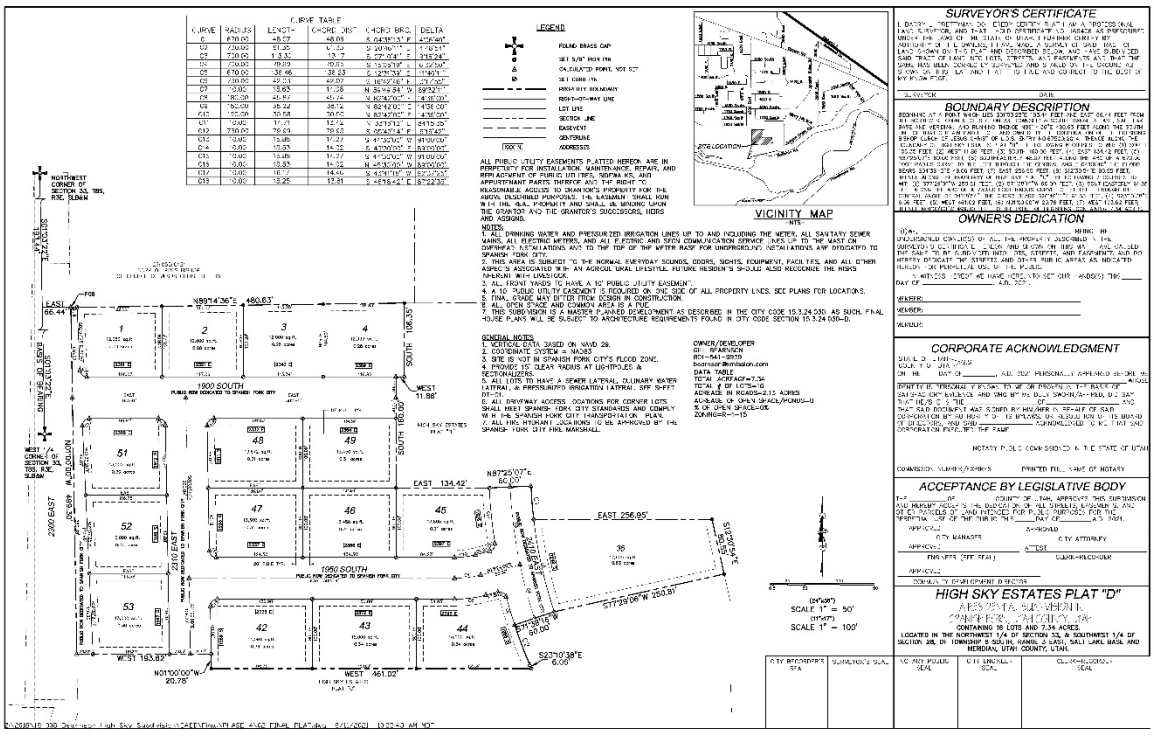
NOTICE
BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

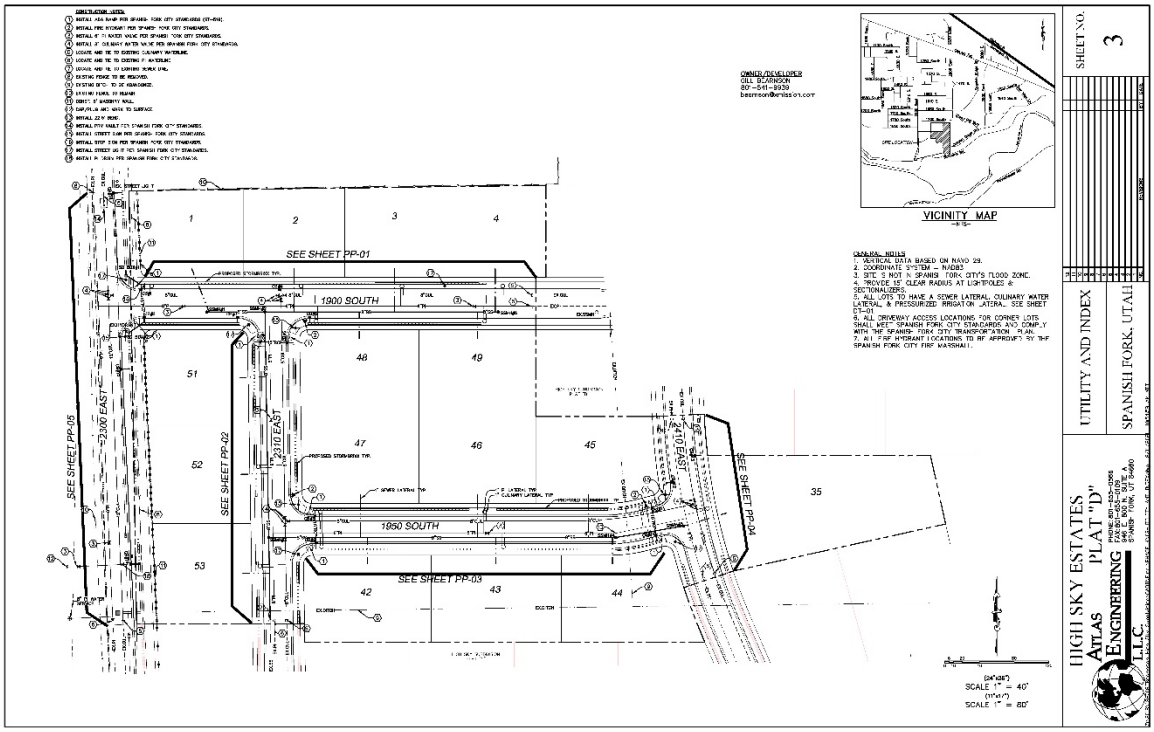
DATA TABLE
TOTAL ACREAGE=7.34
TOTAL # OF LOTS=16
ACREAGE IN ROADS=2.13 ACRES
ACREAGE OF OPEN SPACE/PONDS=0
% OF OPEN SPACE=0%
ZONING=R-1-15

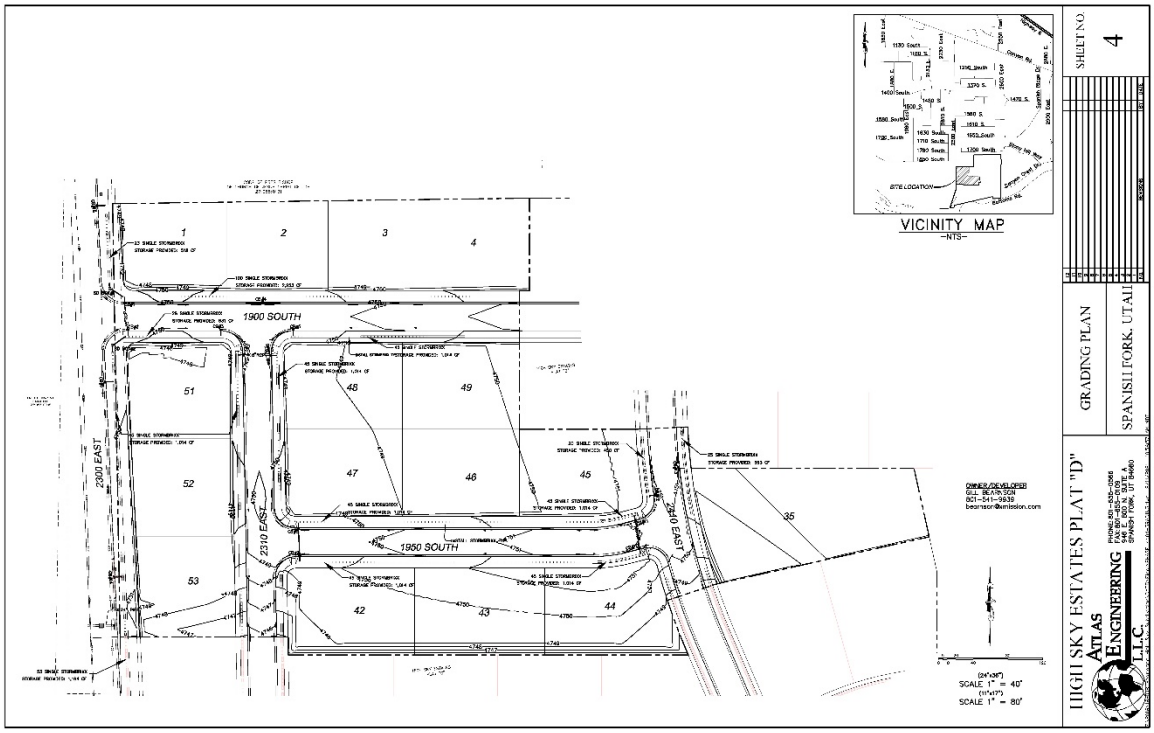
VICINITY MAP
-NTS-

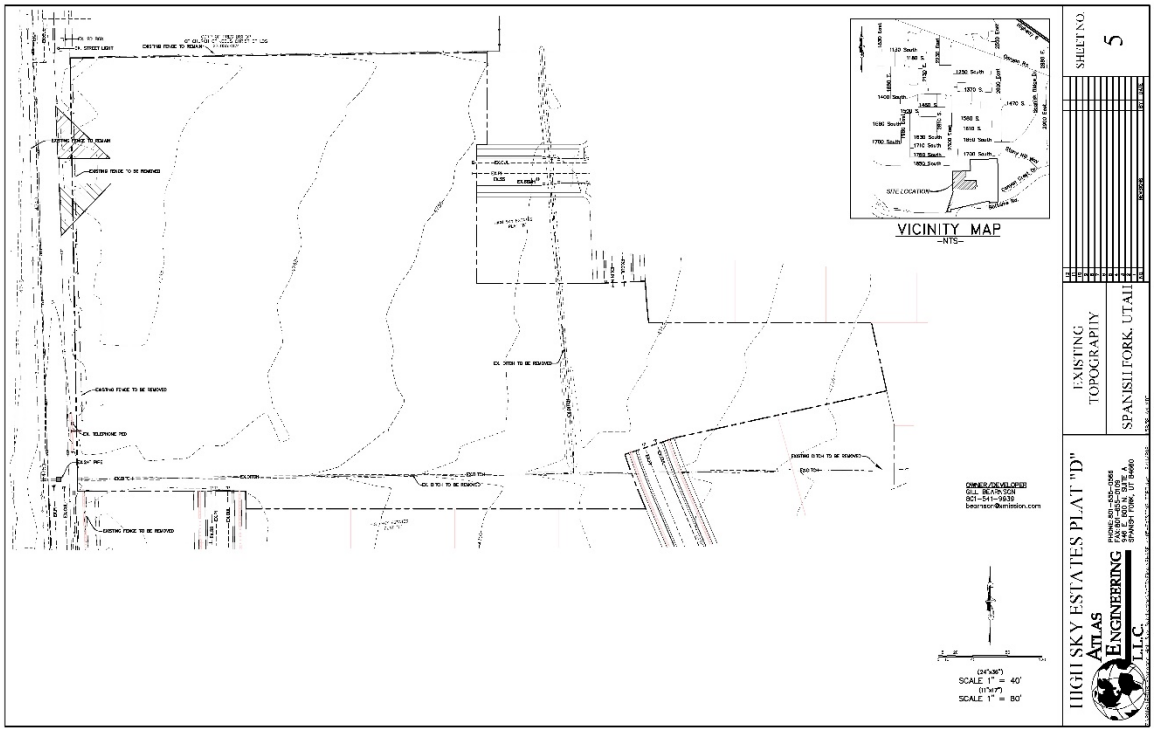
HIGH SKY ESTATES
PLAT "D"

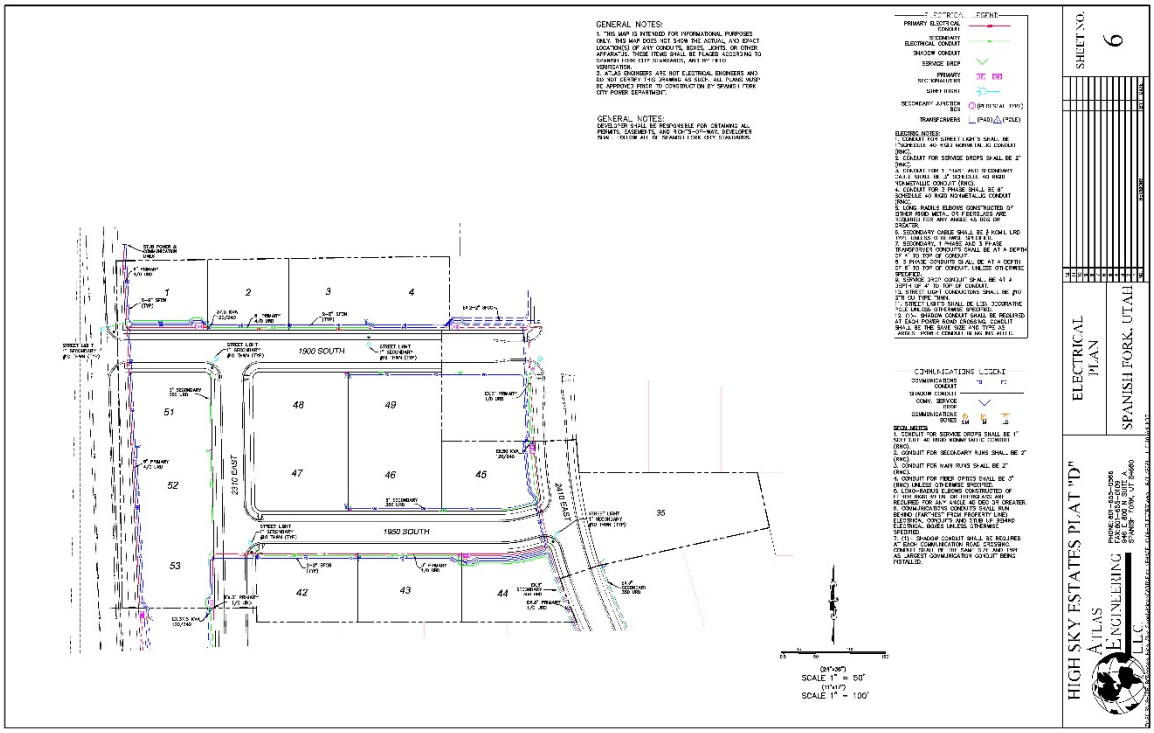
ATLAS ENGINEERING L.L.C.
PHONE:801-855-0568
FAX:801-655-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

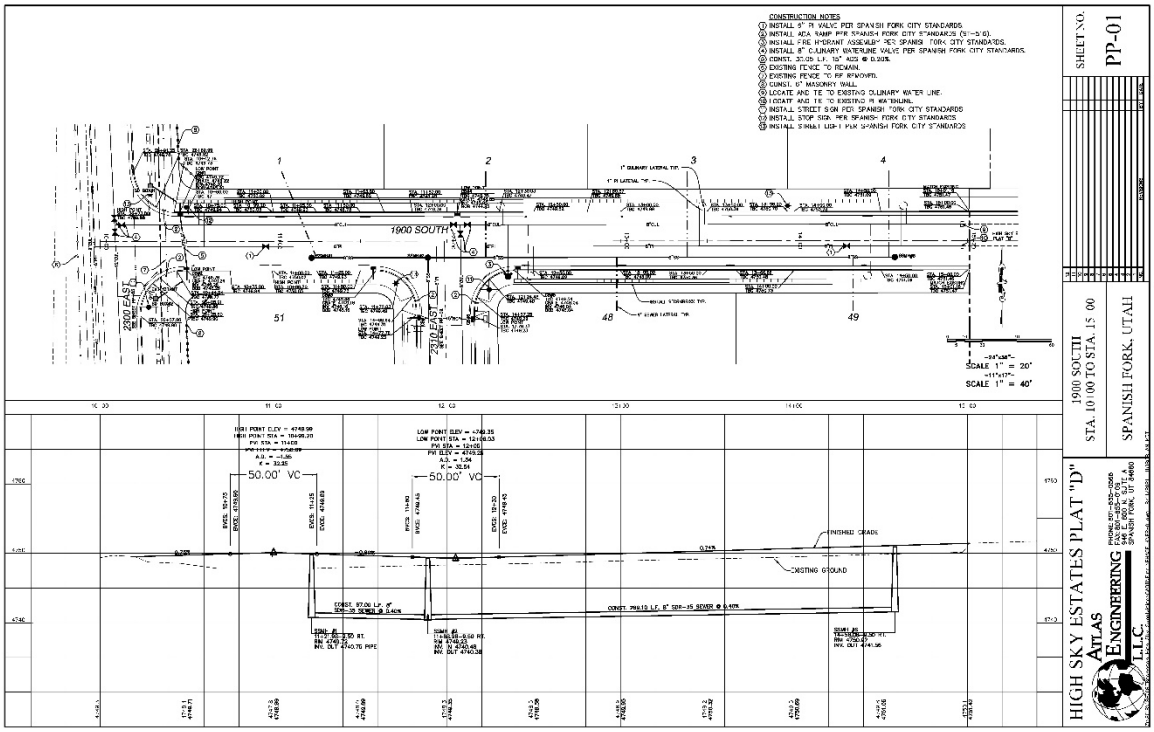


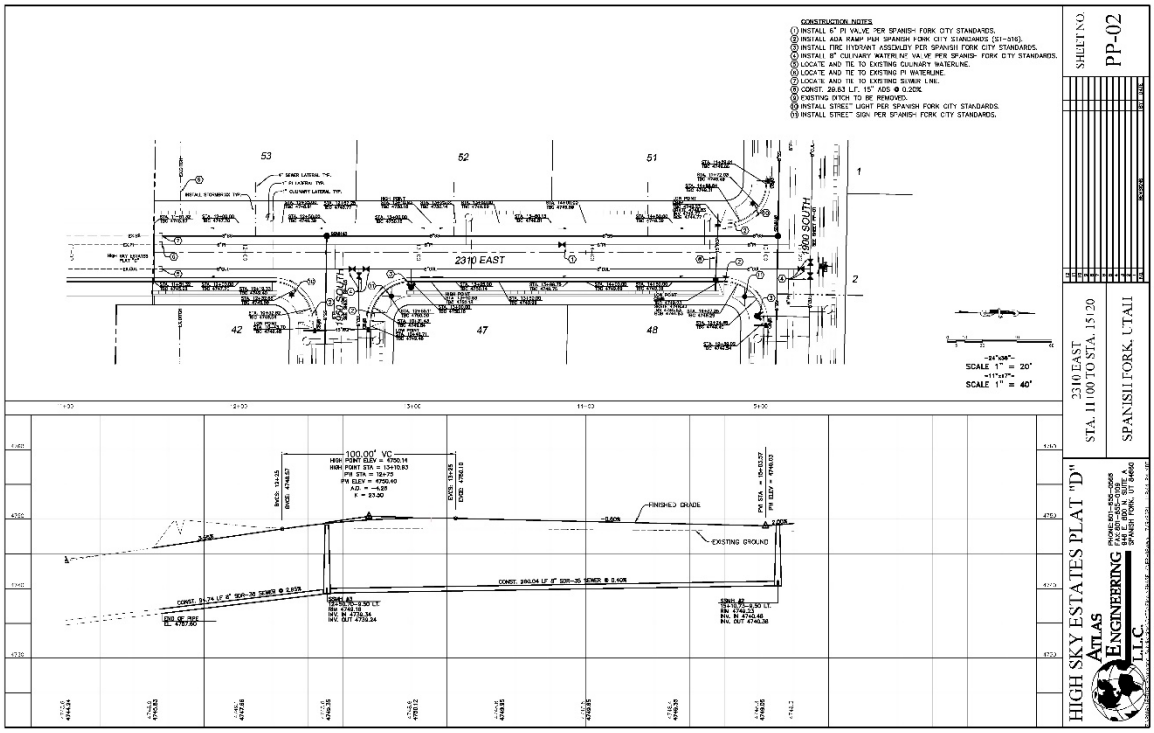

SEE SHEET PP-01
1900 SOUTH
2300 EAST
2310 EAST
SEE SHEET PP-05
SEE SHEET PP-02
SEE SHEET PP-03
SEE SHEET PP-04
1950 SOUTH
VICINITY MAP
SHEET NO. 3
UTILITY AND INDEX
SPANISH FORK, UTAH
HIGH SKY ESTATES PLAT "D"
ATLAS ENGINEERING L.L.C.

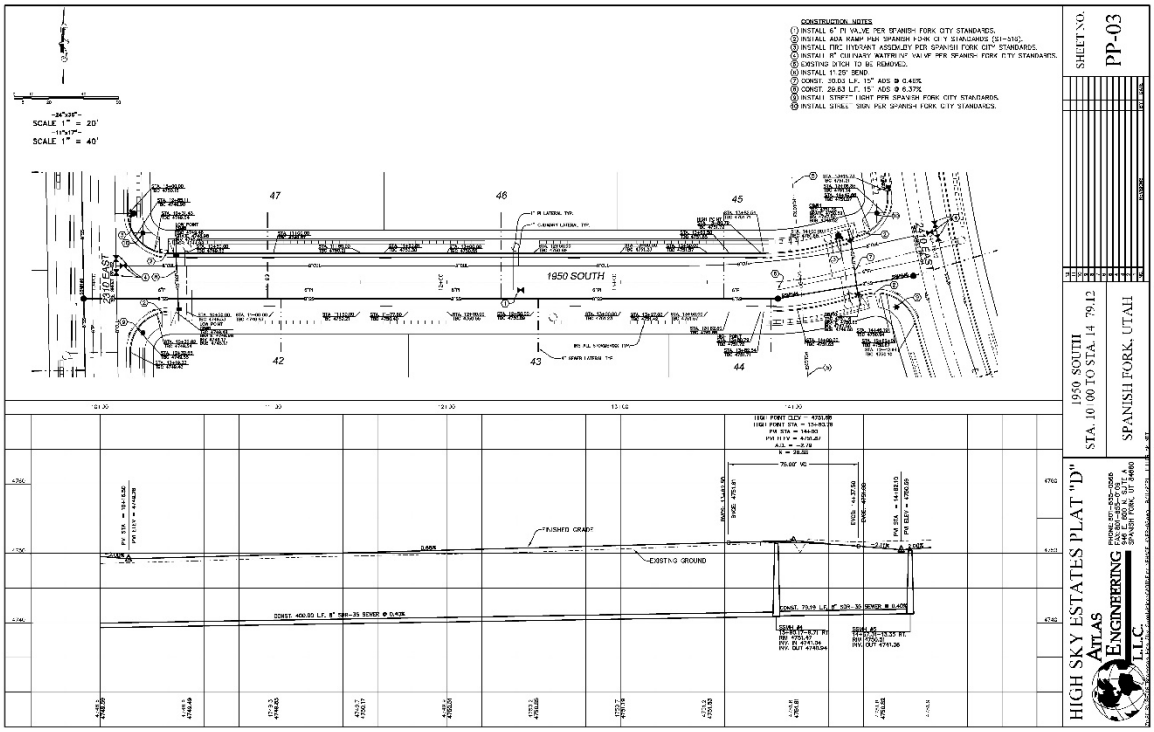

1900 SOUTH
2300 EAST
2310 EAST
1950 SOUTH
VICINITY MAP
SHEET NO. 4
GRADING PLAN
SPANISH FORK, UTAH
HIGH SKY ESTATES PLAT "D"
ATLAS ENGINEERING L.L.C.

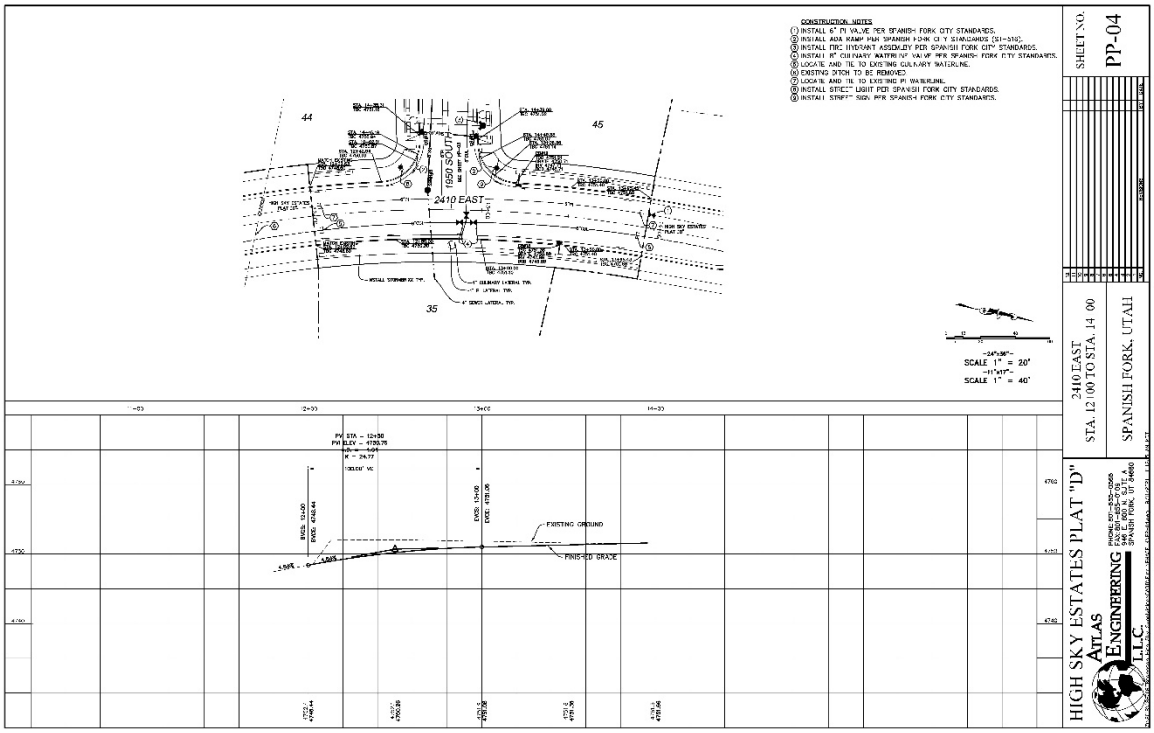

VICINITY MAP
-NTS-
SCALE 1" = 40'
SCALE 1" = 80'
HIGH SKY ESTATES PLAT "D"
ATLAS ENGINEERING L.L.C.
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
SHEET NO. 5

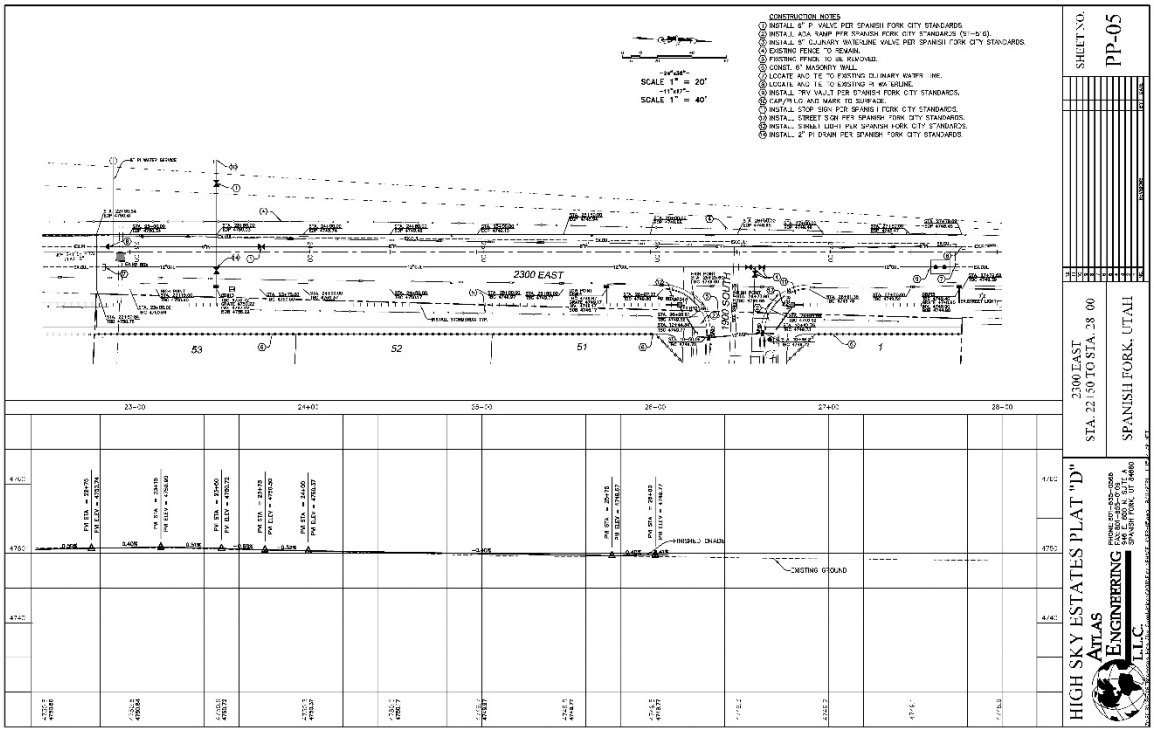

GENERAL NOTES:
1. THIS MAP IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT SHOW THE ACTUAL AND EXACT LOCATIONS OF ANY CONDUITS, BOXES, JOINTS, OR OTHER APPURTENANCES. THESE ITEMS SHALL BE PLACED ACCORDING TO DRAWINGS AND CITY STANDARDS, AND BY FIELD VERIFICATION.
2. ATLAS ENGINEERS ARE NOT ELECTRICAL ENGINEERS AND DO NOT CERTIFY THIS DRAWING AS SUCH. ALL PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION BY SPANISH FORK CITY POWER DEPARTMENT.
GENERAL NOTES:
DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, EASEMENTS, AND FOR "3-D" NOT DEVELOPER SHALL FOLLOW ALL OF SPANISH FORK CITY STANDARDS.
ELECTRICAL LEGEND
COMMUNICATIONS LEGEND
1900 SOUTH
1950 SOUTH
2310 EAST
SCALE 1" = 50'
SCALE 1" = 100'
HIGH SKY ESTATES PLAT "D"
ATLAS ENGINEERING L.L.C.
ELECTRICAL PLAN
SPANISH FORK, UTAH
SHEET NO. 6

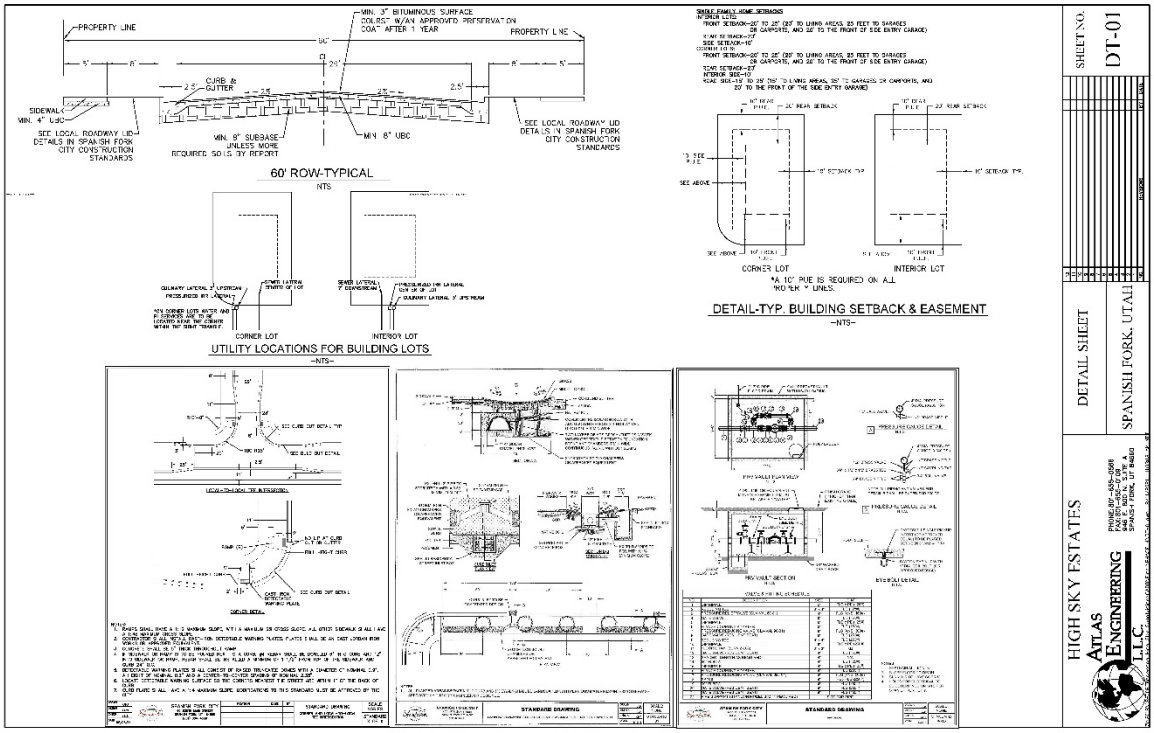

CONSTRUCTION NOTES
1 INSTALL 6" PI VALVE PER SPANISH FORK CITY STANDARDS.
2 INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS (SI-316).
3 INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
4 INSTALL 8" CULINARY WATERLINE VALVE PER SPANISH FORK CITY STANDARDS.
5 CONST. 20.03 L.F. 15" ADS @ 0.20%
6 EXISTING FENCE TO REMAIN.
7 EXISTING FENCE TO BE REMOVED.
8 CONST. 6' MASONRY WALL.
9 LOCATE AND TIE TO EXISTING CULINARY WATER LINE.
10 LOCATE AND TIE TO EXISTING PI WATERLINE.
11 INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS
12 INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
13 INSTALL SMALL LIGHT PER SPANISH FORK CITY STANDARDS
1900 SOUTH
1900 EAST
50.00' VC
FINISHED GRADE
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-01
1900 SOUTH
STA. 10+00 TO STA. 15+00
SPANISH FORK, UTAH
HIGH SKY ESTATES PLAT "D"
ATLAS ENGINEERING L.L.C.

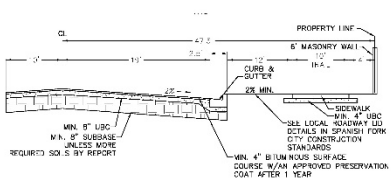

CONSTRUCTION NOTES
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4 INSTALL 8" CULINARY WATERLINE VALVE PER SPANISH FORK CITY STANDARDS.
5 LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
6 LOCATE AND TIE TO EXISTING PI WATERLINE.
7 LOCATE AND TIE TO EXISTING SEWER LINE.
8 CONST. 20.03 L.F. 15" ADS @ 0.20%
9 EXISTING DITCH TO BE REMOVED.
10 INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
11 INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
2310 EAST
1900 SOUTH
100.00' VC
FINISHED GRADE
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-02
2310 EAST
STA. 11+00 TO STA. 15+20
SPANISH FORK, UTAH
HIGH SKY ESTATES PLAT "D"
ATLAS ENGINEERING L.L.C.


CONSTRUCTION NOTES
SCALE 1" = 20'
SCALE 1" = 40'
2410 EAST
1950 SOUTH
FINISHED GRADE
EXISTING GROUND
SHEET NO.
PP-03
1950 SOUTH
STA. 10+00 TO STA. 14+79.12
SPANISH FORK, UTAH
HIGH SKY ESTATES PLAT "D"
ATLAS ENGINEERING L.L.C.

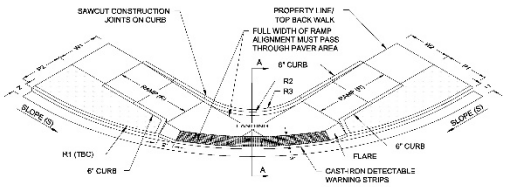

CONSTRUCTION NOTES
1950 SOUTH
2410 EAST
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISHED GRADE
SHEET NO.
PP-04
2410 EAST
STA. 12+00 TO STA. 14+00
SPANISH FORK, UTAH
HIGH SKY ESTATES PLAT "D"
ATLAS ENGINEERING L.L.C.


CONSTRUCTION NOTES
SCALE 1" = 20'
SCALE 1" = 40'
2300 EAST
HIGH SKY ESTATES PLAT "D"
ATLAS ENGINEERING L.L.C.
2300 EAST STA. 22+50 TO STA. 28+00
SPANISH FORK, UTAH
SHEET NO. PP-05


PROPERTY LINE
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
SIDEWALK MIN. 4" UBC
CURB & GUTTER
MIN. 8" SUBBASE UNLESS MORE REQUIRED SOILS GY REPORT
MIN. 8" UBC
SEE LOCAL ROADWAY UD DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
60' ROW-TYPICAL
UTILITY LOCATIONS FOR BUILDING LOTS
CORNER LOT
INTERIOR LOT
DETAIL-TYP. BUILDING SETBACK & EASEMENT
HIGH SKY ESTATES
ATLAS ENGINEERING L.L.C.
DETAIL SHEET
SPANISH FORK, UTAH
SHEET NO. DT-01

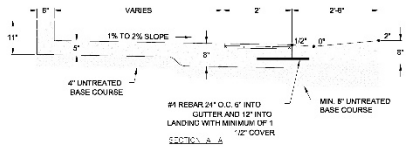


2300 EAST - CANYON CREST DRIVE TO SOUTH PROPERTY LINE
90' ROW
-NTS-



SLOPE OF CURB AND GUTTER TO LANDING (S)	RAMP LENGTH (R)	CURB WALL
-0.45% OR MORE	5'	NO
-0.45% TO -2.0%	10'	YES
-2% OR LESS	15'	YES

STREET TBC RADIUS (R1)				35' RADIUS		30' RADIUS		25' RADIUS	
SIDEWALK WIDTH (W1)	PLANTER WIDTH (P1)	SIDEWALK WIDTH (W2)	PLANTER WIDTH (P2)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)
5'	12'	5'	12'	2'6"	2'	2'6"	2'	2'6"	2'
5'	12'	5'	8'	2'6"	5'	2'6"	2'	2'6"	2'
5'	8'	5'	8'	5'6"	12'	2'6"	2'	2'6"	2'



NOTES:
1. 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.
2. THE MAXIMUM SLOPE OF A STREET WITHIN 25' OF THE BEGINNING OF RADIUS IS 5.5%.
3. THE SLOPE OF THE FLOWLINE OF GUTTER THROUGH A PEDESTRIAN RAMP SHALL BE 2.0% OR LESS OR APPROVED BY CITY ENGINEER.
4. CURB AND GUTTER SLOPE (S) AND RAMP LENGTHS (R) SHALL BE CLEARLY LABELED AND DRAWN ON ALL PLANS, SEE TABLE FOR (R2) AND (R3).
5. RAMPS SHALL NOT EXCEED A 1:12 SLOPE.
6. STANDARD PEDESTRIAN RAMPS HAVE BEEN DESIGNED FOR NEW CONSTRUCTION. REPLACEMENT OF EXISTING PEDESTRIAN RAMPS SHALL BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER AND APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.

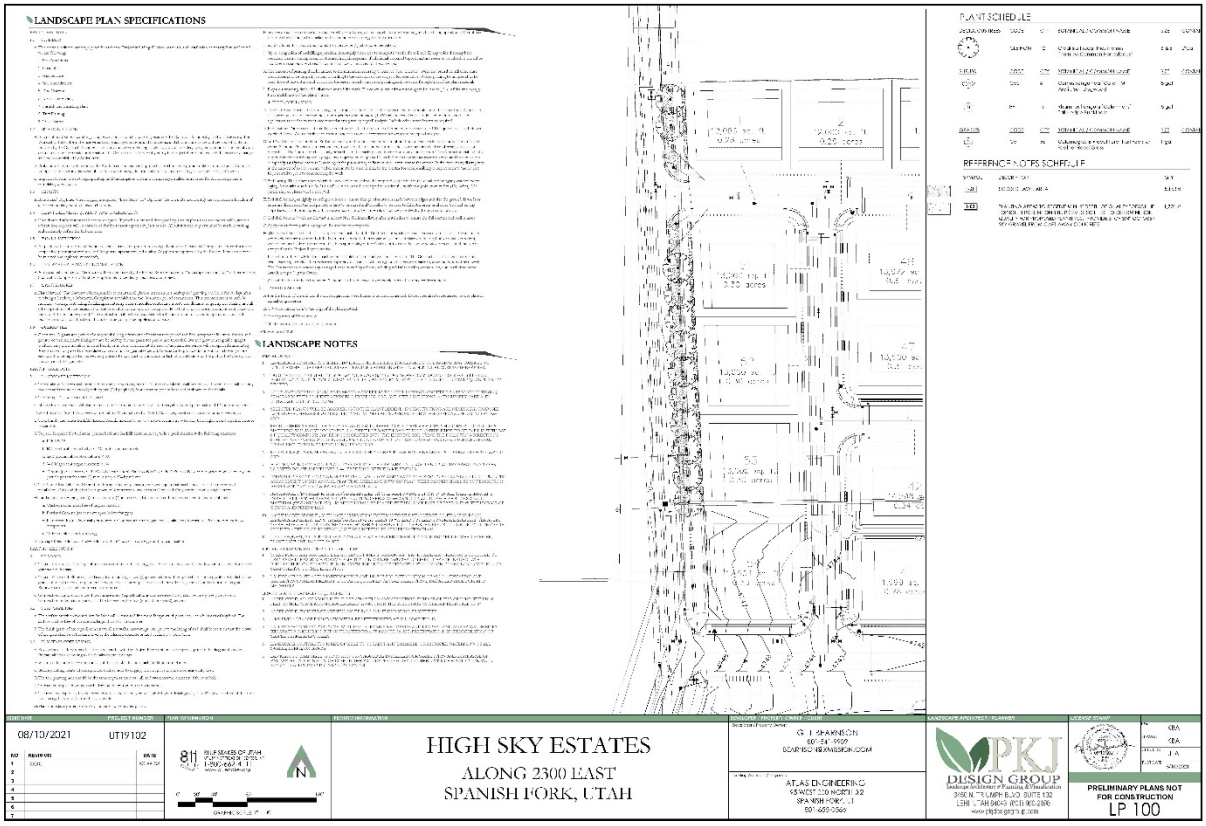
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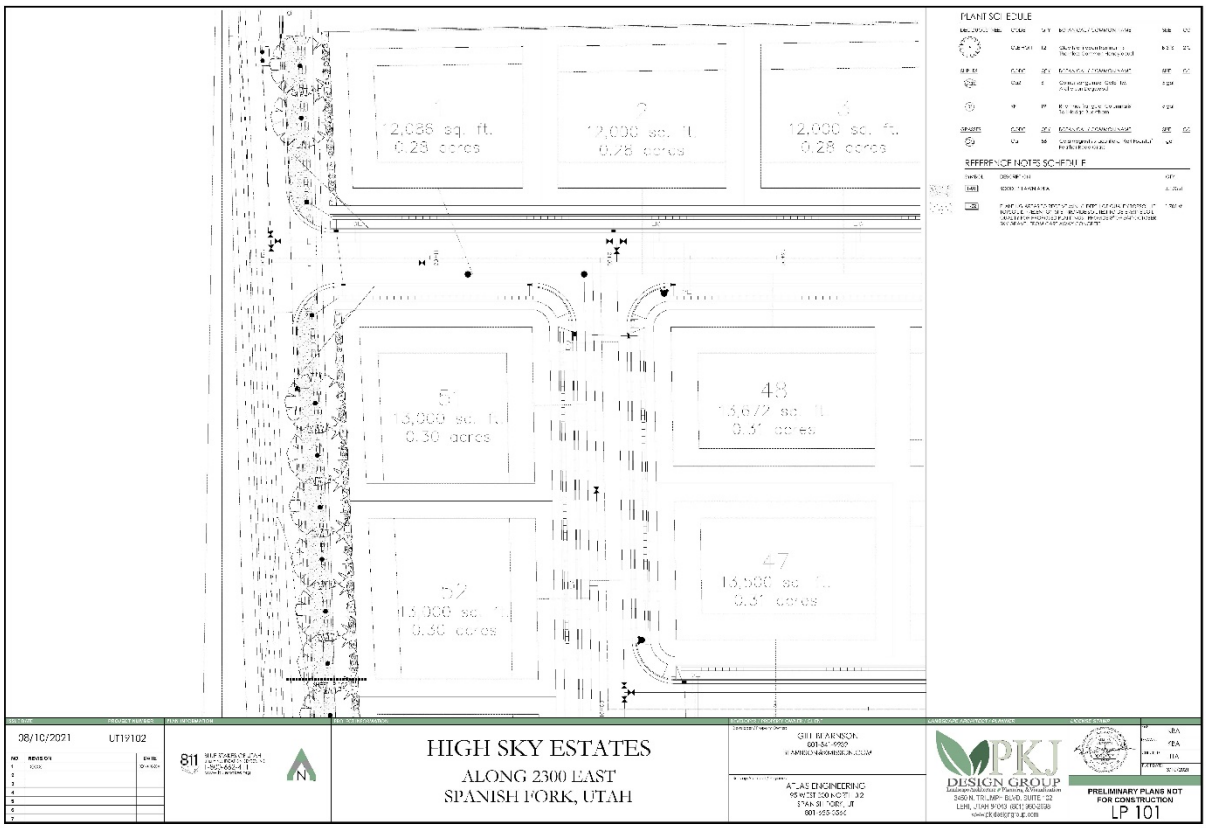
DETAIL SHEET

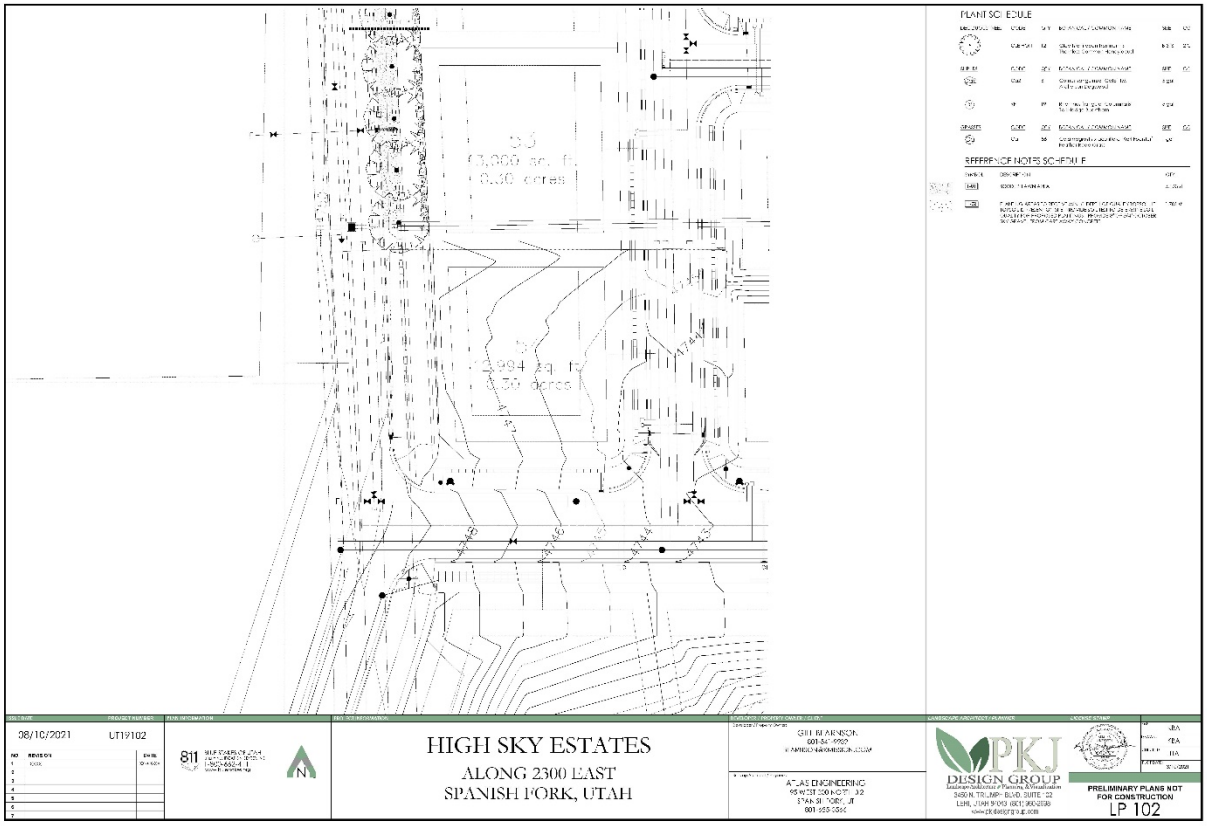
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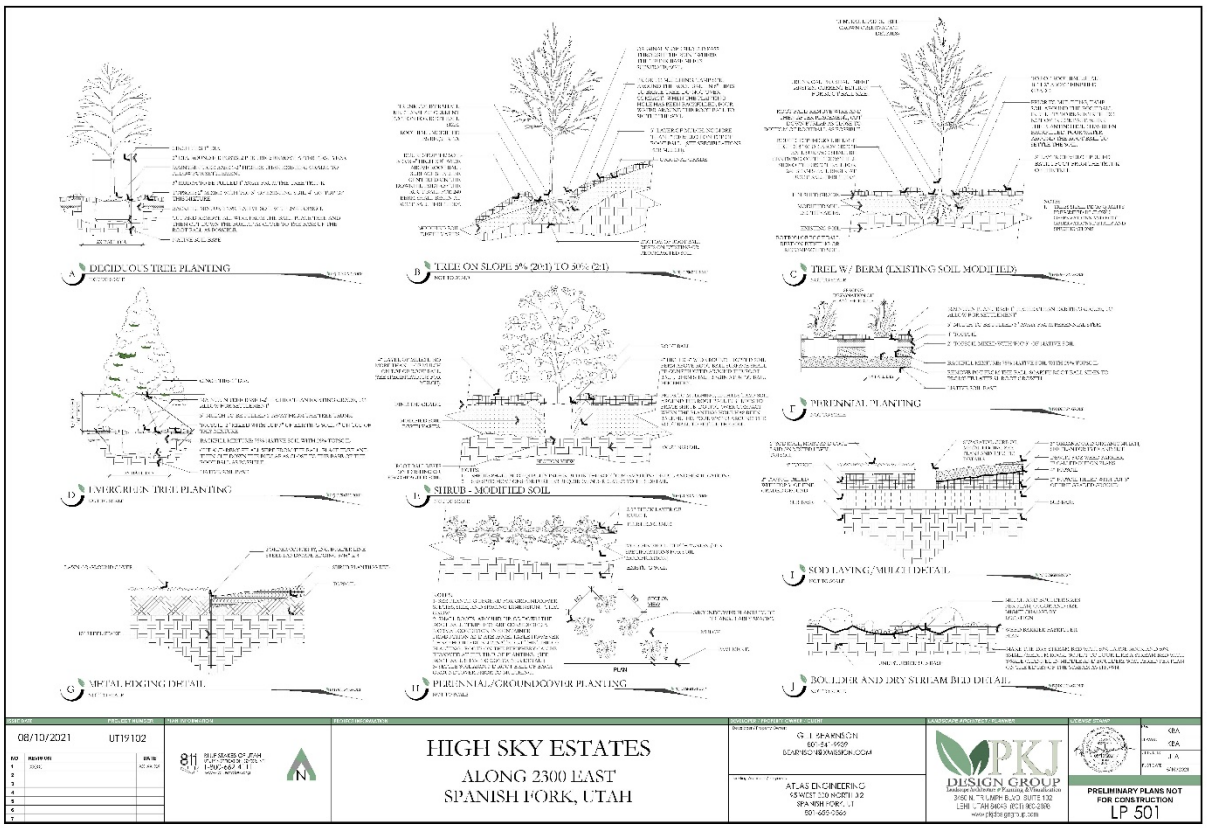
HIGH SKY ESTATES

ATLAS ENGINEERING L.L.C.


LANDSCAPE PLAN SPECIFICATIONS
LANDSCAPE NOTES
PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
08/10/2021
UT19102
HIGH SKY ESTATES
ALONG 2300 EAST
SPANISH FORK, UTAH
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP 100

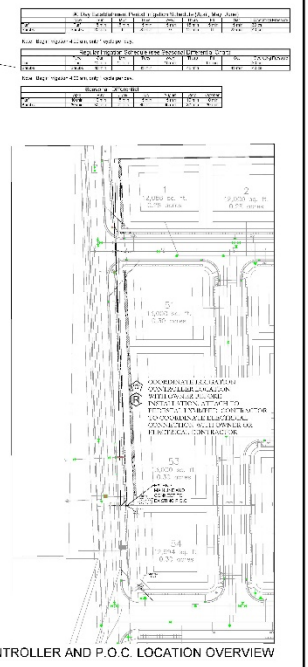

PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
08/10/2021
UT19102
HIGH SKY ESTATES
ALONG 2300 EAST
SPANISH FORK, UTAH
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP 101


PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
08/10/2021
UT19102
HIGH SKY ESTATES
ALONG 2300 EAST
SPANISH FORK, UTAH
GIL BRANNON
ATLAS ENGINEERING
PKJ
DESIGN GROUP
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP 102


A DECIDUOUS TREE PLANTING
B TREE ON SLOPE 5% (20:1) TO 30% (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
08/10/2021
UT19102
HIGH SKY ESTATES
ALONG 2300 EAST
SPANISH FORK, UTAH
GIL BRANNON
ATLAS ENGINEERING
PKJ
DESIGN GROUP
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP 501

HIGH SKY ESTATES
SPANISH FORK, UTAH

IRRIGATION PLAN SPECIFICATIONS



1.5" MAINLINE ROUTING .CONTROLLER AND P.O.C. LOCATION OVERVIEW

08/10/2021 UT19102

HIGH SKY ESTATES
ALONG 2300 EAST
SPANISH FORK, UTAH

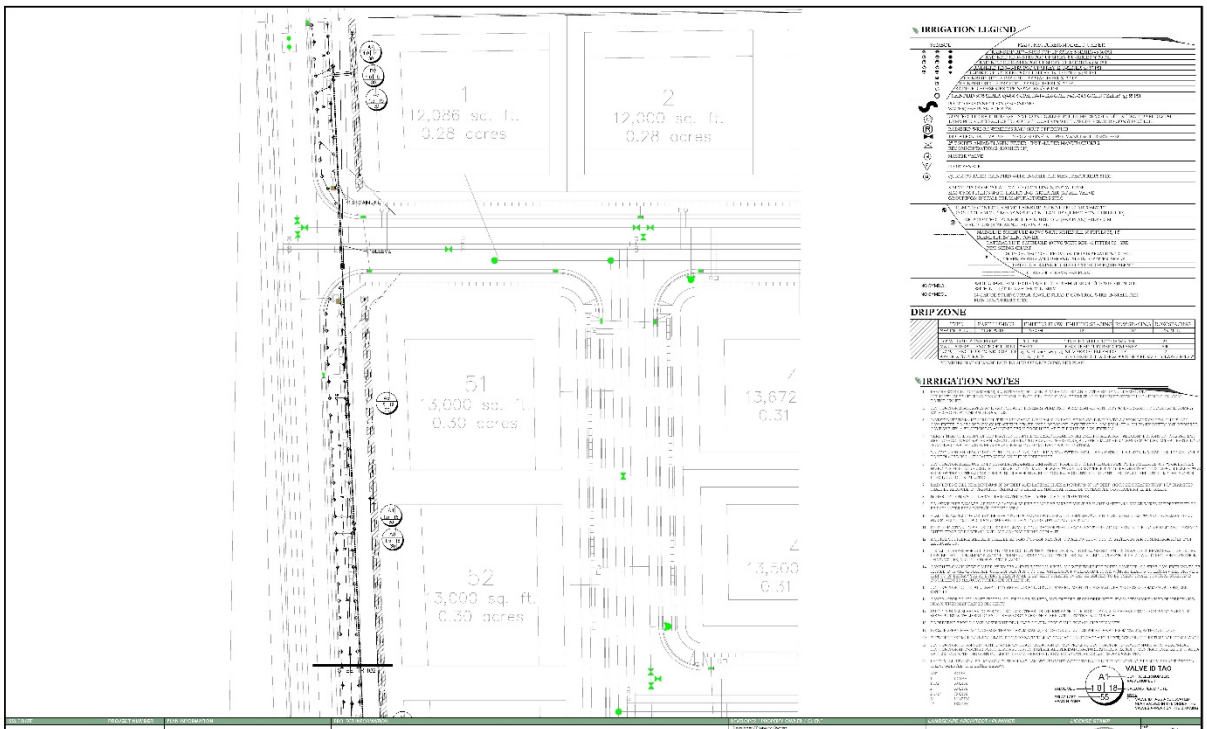
GILL ANDERSON
801-367-9902

ATLAS ENGINEERING
95 W 200 NORTH #2
SPANISH FORK, UT
801-855-0866

PKJ DESIGN GROUP
Landscape Architecture / Planning, & Visualization
3450 N. TRUMP BLVD. SUITE 22
LEHI, UTAH 84043 (801) 362-2388

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-100



IRRIGATION LEGEND

DRIP ZONE

IRRIGATION NOTES

VALVE ID TAG

08/10/2021 UT19102

HIGH SKY ESTATES
ALONG 2300 EAST
SPANISH FORK, UTAH

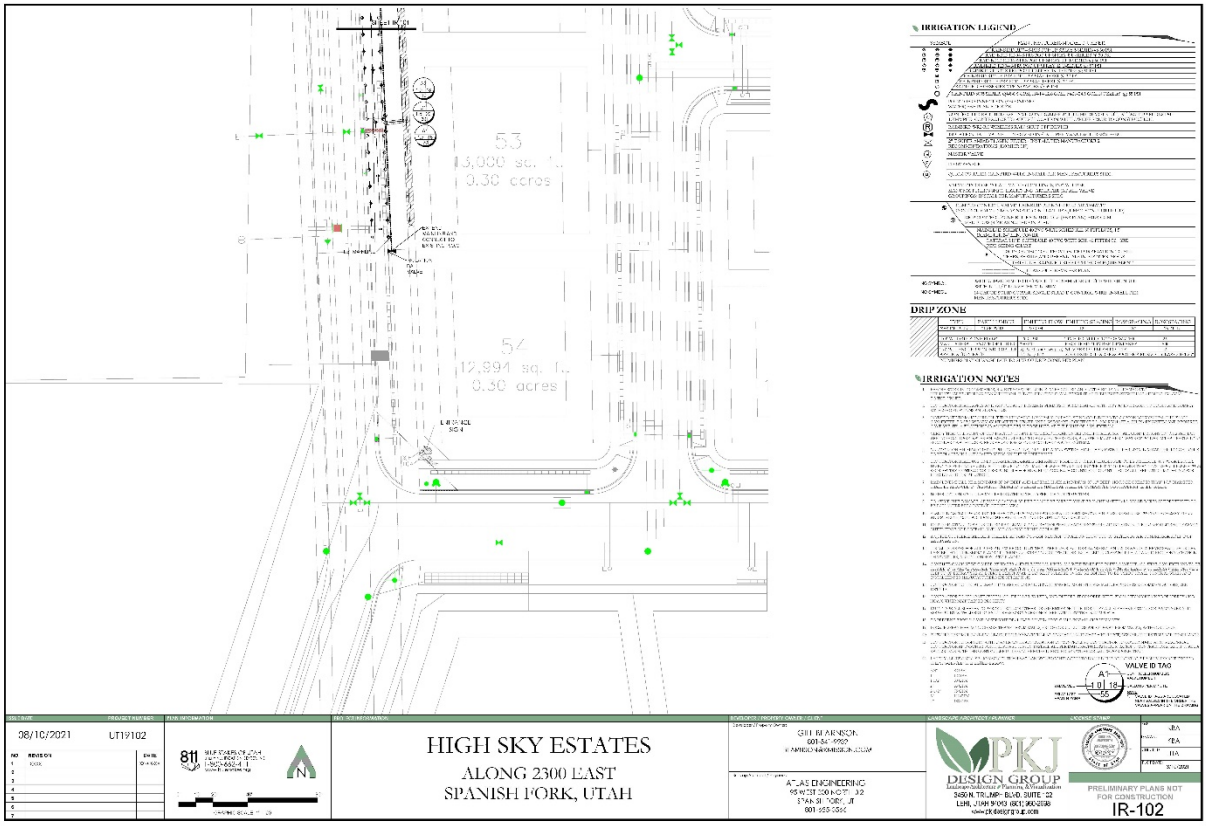
GILL ANDERSON
801-367-9902

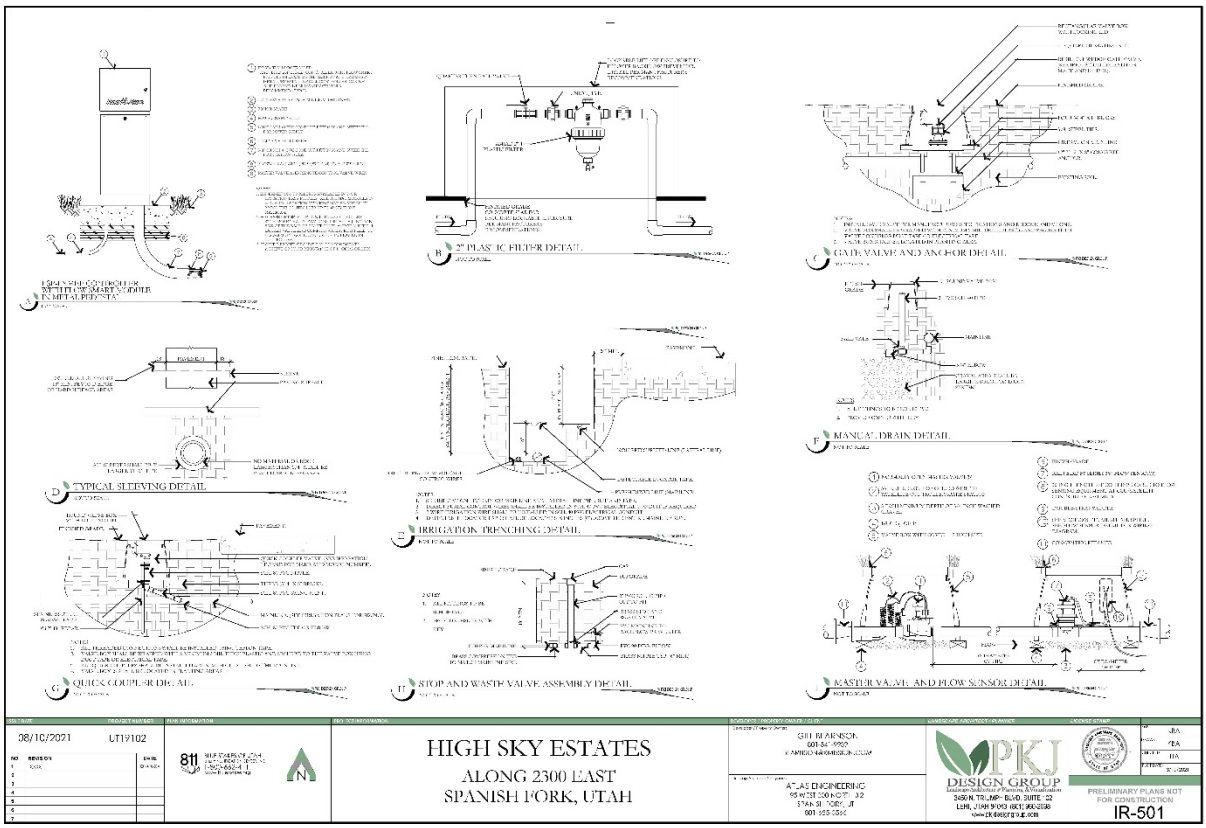
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SPANISH FORK, UT
801-855-0866

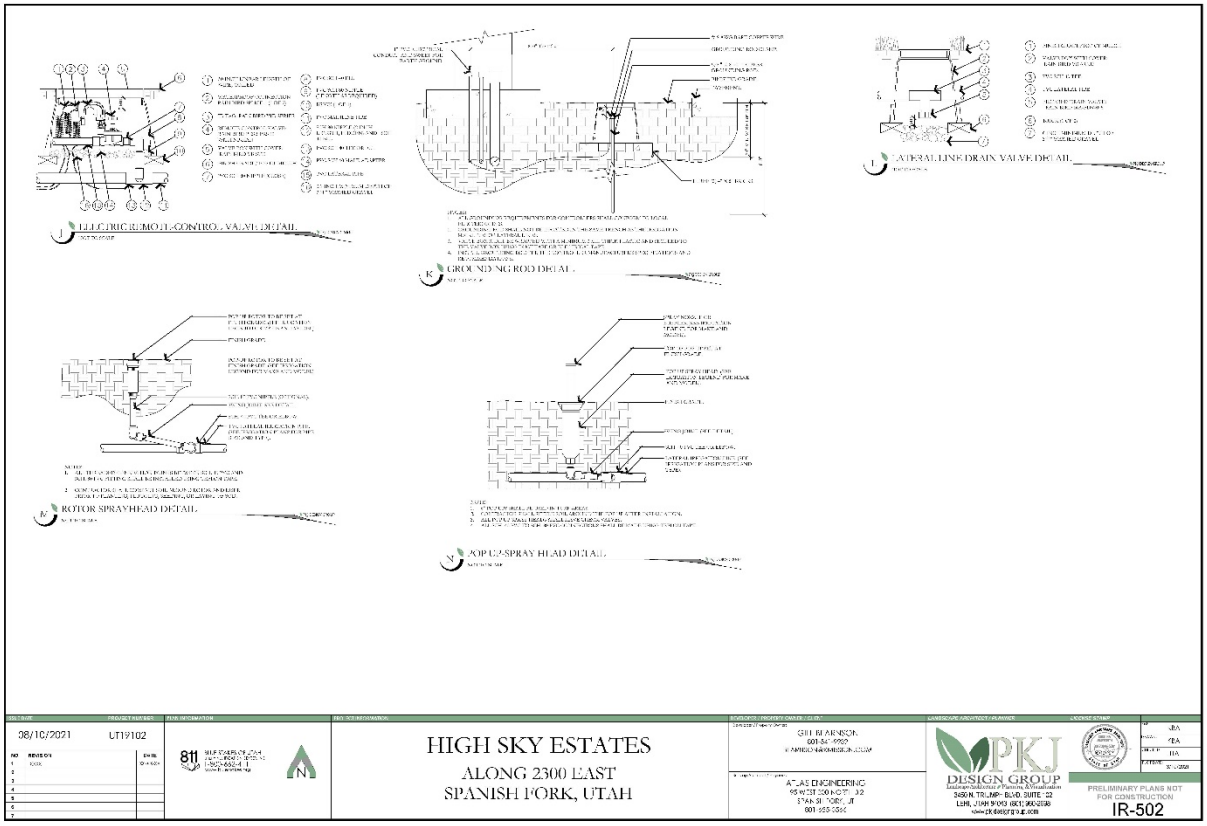
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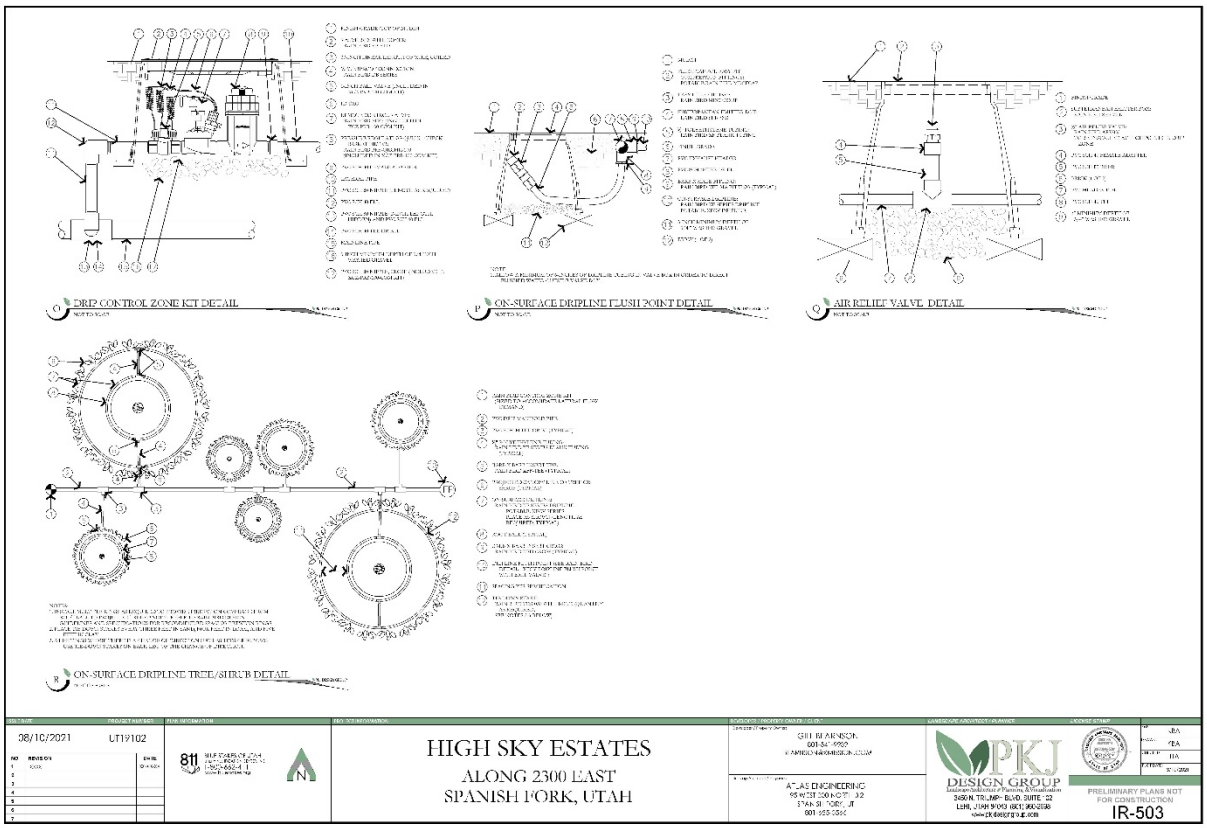
PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-101


IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
08/10/2021
UT19102
811
HIGH SKY ESTATES
ALONG 2300 EAST
SPANISH FORK, UTAH
GIL BJARNSON
ATLAS ENGINEERING
PKJ
DESIGN GROUP
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-102


2" PLASTIC FILTER DETAIL
GATE VALVE AND ANCHOR DETAIL
TYPICAL SLEEVING DETAIL
IRRIGATION TRENCHING DETAIL
MANUAL DRAIN DETAIL
QUICK COUPLER DETAIL
STOP AND WASTE VALVE ASSEMBLY DETAIL
MASTER VALVE AND FLOW SENSOR DETAIL
08/10/2021
UT19102
811
HIGH SKY ESTATES
ALONG 2300 EAST
SPANISH FORK, UTAH
GIL BJARNSON
ATLAS ENGINEERING
PKJ
DESIGN GROUP
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-501


I ELECTRIC REMOTE CONTROL VALVE DETAIL
K GROUNDING ROD DETAIL
J LATERAL LINE DRAIN VALVE DETAIL
M ROTOR SPRAYHEAD DETAIL
N POP UP SPRAY HEAD DETAIL
08/10/2021
UT19102
811
HIGH SKY ESTATES
ALONG 2300 EAST
SPANISH FORK, UTAH
GILL ANDERSON
ATLAS ENGINEERING
PKJ DESIGN GROUP
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-502


O DRIP CONTROL ZONE KIT DETAIL
P ON-SURFACE DRIPLINE FLUSH POINT DETAIL
Q AIR RELIEF VALVE DETAIL
R ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
08/10/2021
UT19102
811
HIGH SKY ESTATES
ALONG 2300 EAST
SPANISH FORK, UTAH
GILL ANDERSON
ATLAS ENGINEERING
PKJ DESIGN GROUP
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-503

High Sky Estates Covenants, Conditions, and Restrictions
5/27/2019

1 DWELLING QUALITY AND SIZE:

1.1 All the lots shown on said Subdivision plat shall be used only for residential purposes. No dwelling shall be erected, altered, placed or permitted to remain on any lot other than one (1) single-family dwelling, not to exceed two stories in height, in addition to a basement and private garage for not less than three (3) cars. Carports will not be allowed. Small storage sheds may be built on small lots and large sheds on larger lots if designed to match the style of the home and approved by Spanish Fork City and the Architectural Control Committee.

1.2 For a single-story dwelling, the finished area above grade will not be less than Two Thousand (2000) square feet on the main floor, exclusive of open porches and garages. Total living space will not be less than Four Thousand (4000) sq. ft. All homes must have a minimum of a 4/12-pitch roof and no less than a 2 x 8 inch fascia board.

1.3 For a two-story dwelling, the finished area above grade will be not less than One Thousand Eight Hundred (1800) square feet on the main floor exclusive of open porches and garages. Total living space will not be less than Four Thousand (4000) sq. ft. Height cannot exceed more than 35 feet from garage floor elevation to the peak of the roof unless approved by the Architectural Control Committee and Spanish Fork City. All homes must have a minimum of a 4/12-pitch roof and no less than a 2 x 8 inch fascia board.

1.4 Dwellings will be constructed in the traditional or ranch architectural style. "Mid Century" or "Modern" designed homes, or homes in a non-traditional style, will be evaluated and approved by the Architectural Control Committee on a case by case basis.

1.5 Four (4) Level Splits and Split Entry's (Bi-Levels), will not be permitted in this Subdivision.

1.6 OTHER STYLES OF HOMES: No modular homes, round homes, octagon homes, pre-fab homes, pre-built homes, all-wood homes, all-aluminum homes, log homes, mobile homes, steel homes, concrete homes or any other type or homes of this nature shall not be built or erected in this Subdivision.

1.7 All structures shall have, at a minimum, brick or rock on no less than 50% of all sides of the home's exterior. The balance of the exterior shall consist of brick, stone, stucco and or plank siding with aluminum soffit and fascia.

Tung and groove Wood Soffit can be used under open covered patios and decks. Plank siding may be used for accent design. All exterior colors and materials must be approved by the Architectural Control Committee, for all exterior color schemes and the preference of the Committee will be to utilize moderate tone color schemes and low maintenance exterior materials. White may be used for window frames, soffit and fascia, rain gutter, doors and trims, and plank siding or similar only.

1.8 The top of any structure foundation will not exceed 4 (four) feet above the sidewalk at the highest elevation of the sidewalk of the property upon which the structure is built.

2 SPECIFICATIONS:

2.1 To maintain a degree of protection to the investment of homeowners in this area, homes must be approved by the Architectural Control Committee in advance of the commencement of construction. All designs, elevations and slopes of building lot must be approved by the Committee prior to construction. The owner and contractor will be responsible for any problems resulting from their design or elevations. All lots must slope away from the home. Water needs to be managed for the building lot. Channel for run off for large rain storms are required to drain water from the lot to an open area in the road.

2.2 Easements for installation and maintenance of utilities are reserved as noted on the recorded map. Within these easements, no structure or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements, if any, for which a public authority or utility company is responsible.

2.3 All plans and specifications for any structure or improvement whatsoever to be erected on or moved onto any lot, and the proposed location on the lot, the construction material, the roofs, and exterior color schemes, any later changes or additions after initial approval has been given thereof, and remodeling, reconstruction, and alterations thereto on any lot, shall be subject to and shall require the approval of the Committee in writing before any work is commenced. An electronic file of the complete set of plans and specifications shall be delivered to the Committee together with documented approval from governmental agencies involved for all proposed improvements. No building or structures shall be altered, placed or maintained upon any lot unless and until the final plans, elevations, and specifications therefore have received such written approval as herein provided. Such plans shall include plot plans showing the location of home, elevations of the building, drainage of the lot, wall, fence, or other structure proposed to be constructed, altered, placed or

maintained together with the proposed construction material, color schemes for roofs and exteriors thereof.

2.3.1 When plans are submitted, the Committee shall approve or disapprove plans, specifications and details. One (1) printed set of said plans and specifications with the Committee's approval or disapproval endorsed thereon, shall be returned to the person submitting them and the electronic copies thereof shall be retained by the Committee for its permanent files. The Committee shall have the right to disapprove any plans that are not in accordance with all of the provisions of this document; if the design or color scheme of the proposed buildings or other structure is not in harmony with the general surroundings of such lot or with the adjacent buildings or structures; if the plans and specifications submitted are incomplete; or in the event the Committee deems the plans, specifications or details, or any part thereof, to be contrary to the interest, welfare or rights of all or any one of the property owners of the Subdivision. The decision of the Committee shall be final, subject to VETO by a two-thirds vote by all the property owners, based on one vote per developer and one vote by owner of each recorded lot.

2.3.2 The Committee shall not be responsible in any way for any defects in any plans or specifications submitted, revised or approved in accordance with the foregoing provisions, not for any structural or other defects in any work done according to such plans and specification.

2.3.3 No improvements shall be built unless they conform to all laws, ordinances, and requirements of the Federal, State and local governing authorities.

2.4.4. Buyers of the individual lots will begin construction within 36 months of closing on the unimproved lot.

3 MAINTENANCE:

3.1 All builders are required to use a dumpster or trash trailer in which to place all refuse. Said dumpster must be on site at the beginning of the framing process. OR, said contractors must pay to the Committee a $400.00 deposit against the cleanup process. If a contractor does not cleanup all refuse within one week after the closing of the long-term loan, then the deposit will be used for that purpose. Additional costs will be billed to contractor(s) on each individual lot. Said funds will be released after inspection. In the event of cold weather, the property shall be cleaned within a reasonable time (not more than 30 days) after the last frost.

3.2 No lot shall be used or maintained as a dumping ground for rubbish or debris. Trash, garbage or other waste shall not be kept except in sanitary containers. All containers used for the storage or disposal of such materials

shall be kept in a clean and sanitary condition. During construction, excess building materials and debris shall not be permitted to accumulate.

3.3 Unless otherwise approved in writing by the Committee, construction of the primary dwelling must be completed, construction materials and equipment removed, and the ground graded within twelve (12) months from the time ground is broken for the structure.

3.4 All lots, whether improved or unimproved, must be kept free of rubbish, weeds, trash and debris of any kind and must be maintained in such a manner as not to detract from the subdivision as a whole. Sidewalk, parkway, curbs and gutters must be kept clean, unobstructed and in good repair.

3.5 No building material of any kind or character shall be placed or stored upon any lot until the owner thereof is ready to commence construction and then the material shall be placed within the property lines of the plot upon which the improvements are to be erected and shall not be placed in the streets or between the curb and the property line. A 6x6 or a railroad tie must be placed in the curb for access into the lot to protect the curb from being broken and to allow flow of water in the gutter. Any disturbance of the property on any side of the lot being built on, caused either by the owner or his contractor(s), shall be cleaned and repaired by the owner or his contractor, prior to the closing of the owner's loan(s). The builder must use road base and only road base to build a bridge over concrete walks and curb. The builder will be responsible to keep walks, curbs and roads clean in front of their lot. Builders will be responsible for any broken concrete walk on curbs in front of their lot and will be held responsible to repair any broken concrete before final inspection. Builders will be fined if they cross other curb and walk in this subdivision, $250.00 for each crossing, plus any repairs.

3.6 Landscaping is required, including not less than 40% grass in the landscaped area. A full underground sprinkling system is required. Trees are required in the planter strip between the sidewalk and gutter, with 2 trees required in the strip on corner lots and on interior lots and 1 tree inside the bulb of the cu-de-sac lots. The trees will need to be 2" Caliber and be in the Maple family. Trees in the planter strip must be of a type not to exceed a height of 30-35 feet and otherwise be suitable for a planter strip. Trees must be planted within twelve (12) months from when the final inspection is completed.

3.7 Homeowner shall be responsible to maintain the planter strip between the city sidewalk and the curb. The homeowner must also keep sidewalks and gutters clean from dirt, weeds and snow during and after construction and after by owner. Grass will be allowed in the planter strip. Concrete will not be permitted in the planter area between sidewalk and curb. Landscaping in the planter strip other than grass and tress must be approved by the Committee. Expansion board must be used between driveway and city sidewalk on both sides of drive approach between curb and gutter and city sidewalk.

3.8 Roofs may be of 30-years architectural fire-halt, heavy-duty asphalt roof or equivalent. Roofs may also be metal or tile roof with appearance similar to wood shake and must be approved by the Committee prior to construction. Any other type of roof must be approved by the Committee.

4 RESTRICTIONS ON USES:

4.1 No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. The processing of soil and rock on the subdivision property by the Developer is part of the process of preparing lots for market.

4.2 No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out building shall be used on any lot at any time as a residence either temporarily or permanently. Storage sheds will be allowed according to the city codes and must follow the same color pattern as the residential home on the same building lot.

4.3 No animals or livestock of any kind shall be raised or kept on any lot, except that dogs, cats, and other domesticated household pets may be kept if they are not kept or maintained for any commercial purpose. Pot-belly pigs are not considered a domesticated household pet. Furthermore, all pets kept outside must be restrained in a humane and sanitary manner. Kennels runs and leash areas must be kept clean and sanitary and may not be located less than twenty (20) feet from any neighboring dwelling. If outdoor pets are not completely confined to a kennel, run, or leash, the yard must be completely enclosed by a fence or wall. No pets may be kept in unreasonable numbers or allowed to run free in the neighborhood. The Committee may establish rules and restrictions from time to time concerning specific breeds or types of dogs or any other animal.

4.4 No automobiles, trucks, campers, trailer, boats, equipment, recreational vehicles, motor homes or other similar vehicles, shall be parked or stored on a public street or right-of-way for more than 48 consecutive hours. The intent of this provision is to keep the roadways open for daily traffic, and to avoid the unsafe and unsightly condition of vehicles parked on the street for long periods of time. The Committee may enforce this provision by first giving notice in any form to the owner of the violation, or where the owner is not readily available or ascertainable, by giving notice in the form of a written request placed on the vehicle(s) or equipment parked on the street in violation of this provision. The Committee may also enforce this provision by arranging to have such vehicle or equipment may be towed away, at the owner's expense. No vehicles or equipment may be kept or stored on any lot unless stored in a garage or on a parking stall (pad of concrete). Recreational vehicles must be parked on a

concrete RV pad located on the side of the garage or in the back yard behind a fenced area.

4.5 No lot line fence over six (6) feet high will be allowed. Vinyl or block, pre-cast concrete fences are allowed. Wood fences will not be allowed unless preapproved by the Committee. Fences will be the responsibility of all neighbors to work out together on colors and installation. All grades and drainage must be worked out between neighbors. If there are any problems between neighbors in deciding elevations, the Committee will give advice and guidance on what will need to be done and home owners will abide by the decision. All grades will need to be considered and followed at the time of plan approval.

4.6 Swamp coolers will not be allowed.

4.7 Solar panels will be permitted on the side or rear facing roof lines. No Solar panels will be permitted on the front facing roof.

4.8 No short-wave radio antennas will be allowed. All T.V. antennas and vent pipes must be placed on the back or side of roof so that very little of the antenna can be seen from the street location. Large satellite antenna systems (dish) cannot be placed or installed in front or side yards. A small satellite dish should be sight obscured from the front street locations as much as possible. All vent pipes extended from roof must be painted close to the color of roofing.

4.9 No commercial activity of a permanent nature may be conducted within the Subdivision without the express written consent of the Committee. The standard by which the Committee shall judge in connection with such request shall be based in part on avoidance of the generation of business activities and traffic in the Subdivision, and the unobtrusive nature of the proposed activity viz a viz the other property owners.

4.10 Not more than one (1) family unit will be maintained on each lot within the Subdivision; notwithstanding the foregoing, it is contemplated that live-in help and immediate family members, their spouses and children would be permitted to occupy the premises with the lot owner in correlation with city codes.

5 ENFORCEMENT RIGHTS:

5.1 If the owner of a lot in the Subdivision, or the owner's heirs or assigns, shall violate or attempt to violate any of the covenants herein, any other person or persons owning a lot in the Subdivision, or the Architectural Control Committee may prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants, and to prevent his/her or them from so doing and to recover damages caused by such violation, together with attorney's fees, and costs of court.

6 ARCHITECTURAL CONTROL COMMITTEE:

6.1 The initial Committee is composed of:
Barbara Bearnson
Susan Huff
Patricia Bearnson

6.2 When all of the lots within the Subdivision have been sold by Developer, the structure of the Committee may be enlarged, at the discretion of the Committee to include not less than three (3) no more than five (5) duly elected property owners. After all lots have been sold, at the discretion of the developer and property owners, they may comprise a Committee to enforce the covenants if so desired.

6.3 Members of the Committee shall be elected to a one-year term at the annual meeting of the property owners in the High Sky Estates Subdivision, on a one vote/recorded lot basis. Vacancies on the Committee shall be filled by a majority vote of the remaining Committee members. Any or all members of the Committee may be removed and replaced upon a 75% approval vote of the property owners.

6.4 Committee members shall carry out their responsibilities hereunder in a reasonable manner; they shall incur no liability for costs or expenses arising out of the claims of any property owner (s).

6.5 Membership in the Committee shall be limited to property owners only, as long as at least three property owners consent to serve. In the event the property owners cannot fill at least three seats on the Committee, any property owner may nominate a non-property owner in the Subdivision and such individual (s) may be voted upon for membership on the Committee.

7 GENERAL PROVISIONS:

7.1 Except as otherwise provided, this document can be amended at any time by a written instrument executed in recordable form by not less than 75 % of the property owners within the Subdivision.

7.2 These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded. (Extension provisions cited in the preamble to these covenants.)

7.3 The builder will provide a copy of CCR's to those who purchase the home or building lot from them. When property owners re-sell the building lot or home, they must disclose the fact that the subdivision has recorded CCR's for them to abide to.

7.4 These CCR's are for the homeowners to use as a guideline to govern themselves in maintaining their property in a neat and uniform manner.

HIGH SKY ESTATES PLAT "D"

A RESIDENTIAL SUBDIVISION
SPANISH FORK CITY, UTAH
FINAL PLAN SET
AUGUST 2021

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

-SHEET INDEX-

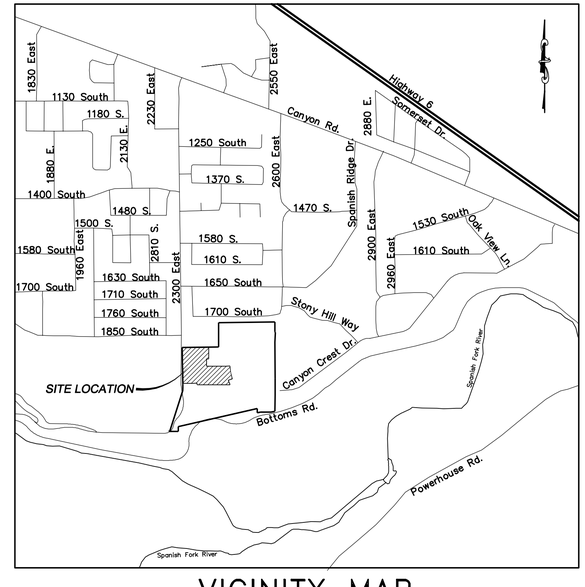
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2	FINAL PLAT
3	UTILITY & INDEX
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
6	ELECTRIC PLAN
PP-01	PLAN & PROFILE - 1900 SOUTH - STA.10+00 TO STA. 15+50
PP-02	PLAN & PROFILE - 2310 EAST - STA. 11+00 TO STA. 15+20
PP-03	PLAN & PROFILE - 1950 SOUTH - STA. 10+00 TO STA. 14+79.12
PP-04	PLAN & PROFILE - 2410 EAST - STA. 12+00 TO STA. 14+00
PP-05	PLAN & PROFILE - 2300 EAST - STA. 22+50 TO STA. 28+00
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET

LEGEND
(APPLIES TO ALL SHEETS)

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

GENERAL NOTES
1. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
2. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
3. ANY EXISTING FACILITIES AFFECTED BY DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WAS ISSUED AT PER-CONSTRUCTION MEETING.
5. PROJECT TO MEET SPANISH FORK CITY DESIGN AND STANDARDS.
6. PROJECT TO FOLLOW ALL RECOMMENDATIONS OF GEOTECHNICAL STUDY BY CMT ENGINEERING DATED: MARCH 19, 2018, PROJECT NO. 10987.
7. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DESCREPANCIES TO THE ENGINEER.
8. ANY AND ALL DESCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
9. ENGINEERS STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK ELECTRICAL DEPARTMENT.

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
8/11/20
STATE OF UTAH



VICINITY MAP
-NTS-

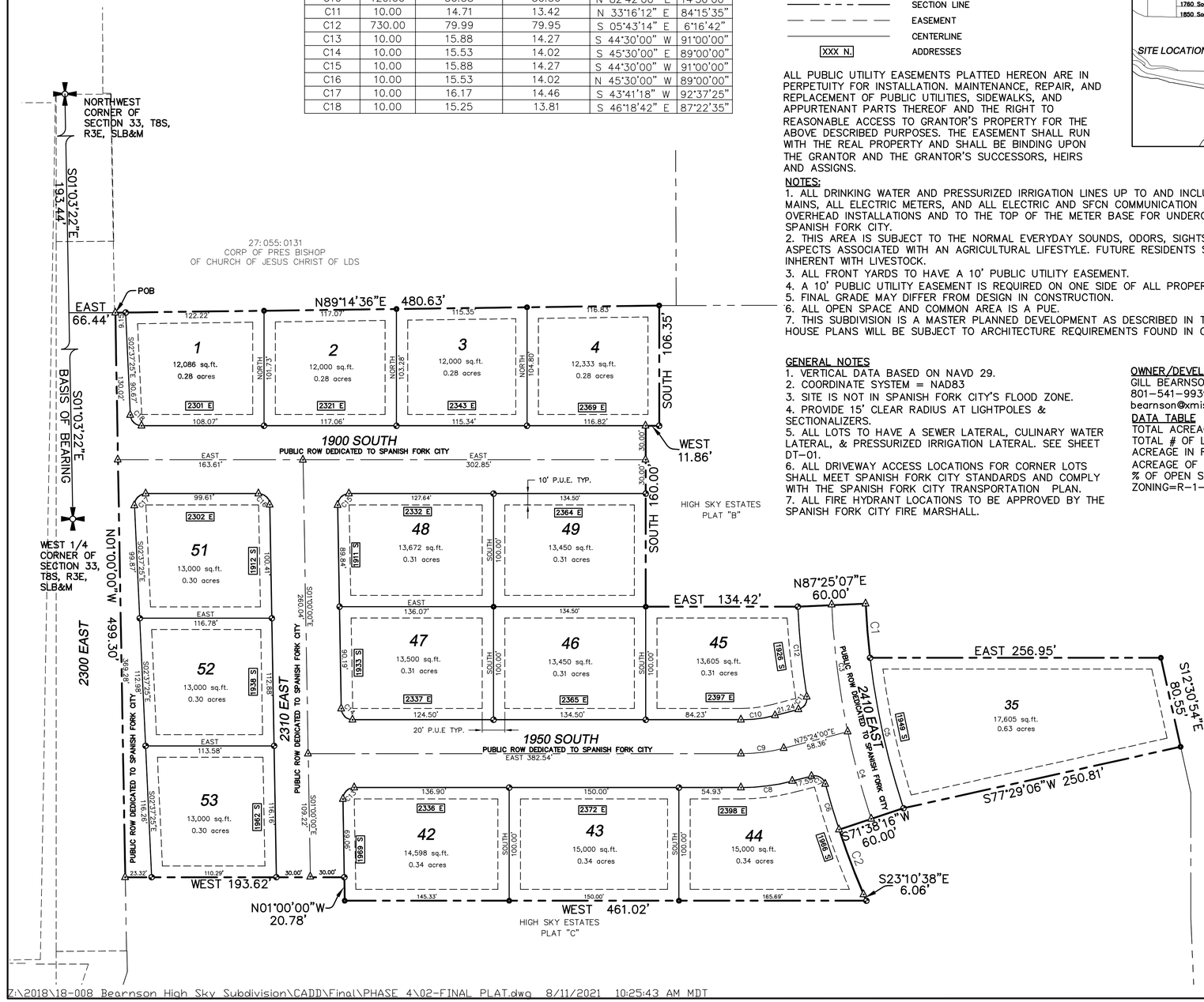
HIGH SKY ESTATES PLAT "D"

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

DATA TABLE
TOTAL ACREAGE=7.34
TOTAL # OF LOTS=16
ACREAGE IN ROADS=2.13 ACRES
ACREAGE OF OPEN SPACE/PONDS=0
% OF OPEN SPACE=0%
ZONING=R-1-15

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

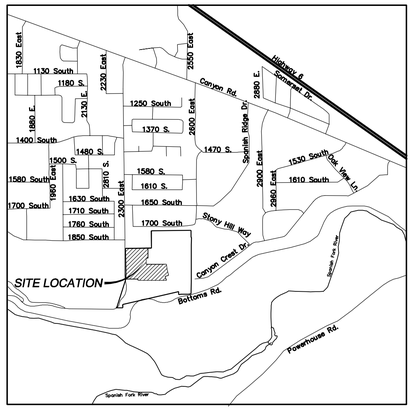
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	670.00	48.07	48.06	S 04°38'13" E	4°06'40"
C2	730.00	61.35	61.33	S 20°46'11" E	4°48'54"
C3	700.00	113.30	113.17	S 07°10'41" E	9°16'24"
C4	700.00	79.99	79.95	S 15°05'19" E	6°32'50"
C5	670.00	136.46	136.23	S 12°31'39" E	11°40'11"
C6	730.00	42.03	42.02	S 16°42'46" E	3°17'55"
C7	10.00	15.63	14.08	N 59°49'54" W	89°32'11"
C8	180.00	45.87	45.74	N 82°42'00" E	14°36'00"
C9	150.00	38.22	38.12	N 82°42'00" E	14°36'00"
C10	120.00	30.58	30.50	N 82°42'00" E	14°36'00"
C11	10.00	14.71	13.42	N 33°16'12" E	84°15'35"
C12	730.00	79.99	79.95	S 05°43'14" E	6°16'42"
C13	10.00	15.88	14.27	S 44°30'00" E	91°00'00"
C14	10.00	15.53	14.02	S 45°30'00" E	89°00'00"
C15	10.00	15.88	14.27	S 44°30'00" W	91°00'00"
C16	10.00	15.53	14.02	N 45°30'00" W	89°00'00"
C17	10.00	16.17	14.46	S 43°41'18" W	92°37'25"
C18	10.00	15.25	13.81	S 46°18'42" E	87°22'35"



LEGEND

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

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



VICINITY MAP
-NTS-

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

GENERAL NOTES
1. VERTICAL DATA BASED ON NAVD 29.
2. COORDINATE SYSTEM = NAD83
3. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE.
4. PROVIDE 15' CLEAR RADIUS AT LIGHTPOLES & SECTIONALIZERS.
5. ALL LOTS TO HAVE A SEWER LATERAL, CULINARY WATER LATERAL, & PRESSURIZED IRRIGATION LATERAL. SEE SHEET DT-01.
6. ALL DRIVEWAY ACCESS LOCATIONS FOR CORNER LOTS SHALL MEET SPANISH FORK CITY STANDARDS AND COMPLY WITH THE SPANISH FORK CITY TRANSPORTATION PLAN.
7. ALL FIRE HYDRANT LOCATIONS TO BE APPROVED BY THE SPANISH FORK CITY FIRE MARSHALL.

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

DATA TABLE
TOTAL ACREAGE=7.34
TOTAL # OF LOTS=16
ACREAGE IN ROADS=2.13 ACRES
ACREAGE OF OPEN SPACE/PONDS=0
% OF OPEN SPACE=0%
ZONING=R-1-15

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 IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SURVEYOR _____ DATE _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S01°03'22"E 193.44 FEET AND EAST 66.44 FEET FROM THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N89°14'36"E 480.63 FEET ALONG THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND OWNED BY THE CORPORATION OF THE PRESIDING BISHOP CURCH OF JESUS CHRIST OF L.D.S. ENTRY NO.67520:2014; THENCE ALONG THE BOUNDARY OF HIGH SKY ESTATES PLAT "B" THE FOLLOWING 8 COUSES TO WIT: (1) SOUTH 106.35 FEET, (2) WEST 11.86 FEET, (3) SOUTH 160.00 FEET, (4) EAST 134.42 FEET, (5) N87°25'07"E 60.00 FEET, (6) SOUTHEASTERLY 48.07 FEET ALONG THE ARC OF A 670.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE 04°06'40" THE CHORD BEARS S04°38'13"E 48.06 FEET, (7) EAST 256.95 FEET, (8) S12°30'54"E 80.55 FEET; THENCE ALONG THE BOUNDARY OF HIGH SKY PLAT "C" THE FOLLOWING 7 COURSES TO WIT: (1) S77°29'06"W 250.81 FEET, (2) S71°38'16"W 60.00 FEET, (3) SOUTHEASTERLY 61.35 FEET ALONG THE ARC OF A 730.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 04°48'54", THE CHORD BEARS S20°46'11"E 61.33 FEET, (4) S23°10'38"E 6.06 FEET, (5) WEST 461.02 FEET, (6) N01°00'00"W 20.78 FEET, (7) WEST 193.62 FEET; THENCE N01°00'00"W 499.30 FEET TO THE POINT OF BEGINNING. CONTAINING 7.34 ACRES.

OWNER'S DEDICATION

(I)WE, _____, _____ BEING 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 AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

MEMBER: _____

MEMBER: _____

MEMBER: _____

CORPORATE ACKNOWLEDGMENT

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

ON THE _____ DAY OF _____, A.D. 2021 PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

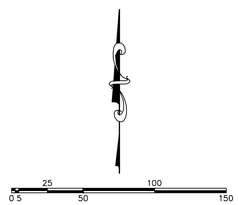
_____
NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

_____ _____
COMMISSION NUMBER/EXPIRES PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 2021.

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



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

HIGH SKY ESTATES PLAT "D"

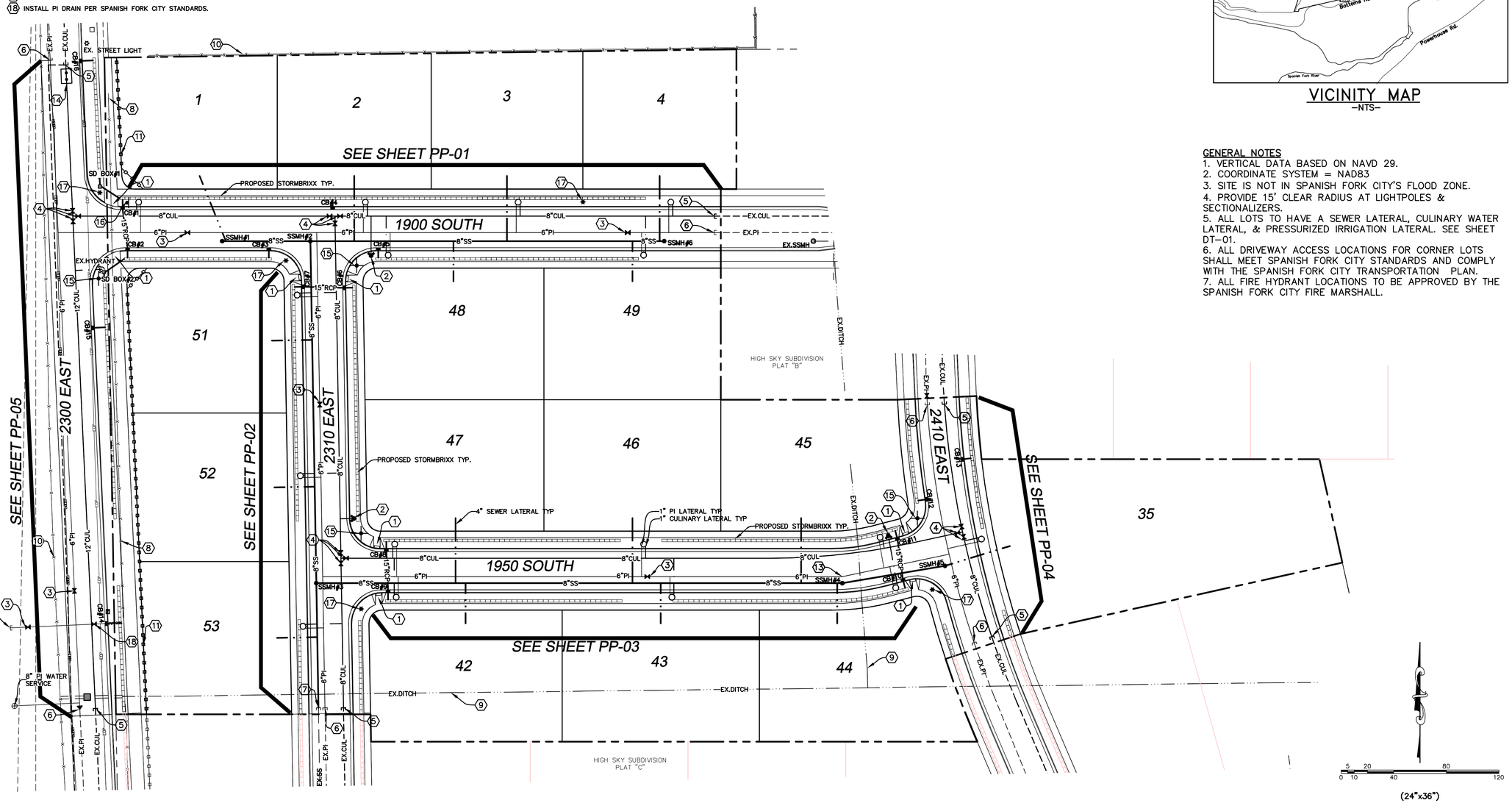
A RESIDENTIAL SUBDIVISION IN
SPANISH FORK, UTAH COUNTY, UTAH
CONTAINING 16 LOTS AND 7.34 ACRES.
LOCATED IN THE NORTHWEST 1/4 OF SECTION 33, & SOUTHWEST 1/4 OF SECTION 28, OF TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

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

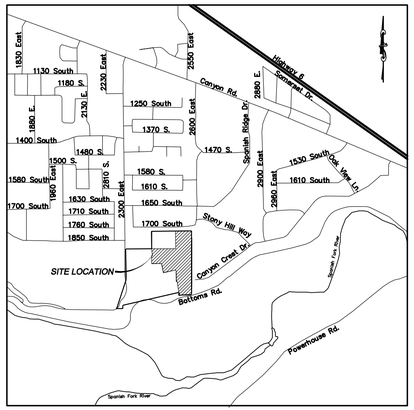
Z:\2018\18-008 Bearnson High Sky Subdivision\CADD\Final\PHASE 4\02-FINAL PLAT.dwg 8/11/2021 10:25:43 AM MDT

CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS (ST-516).
2. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
3. INSTALL 6" PI WATER VALVE PER SPANISH FORK CITY STANDARDS.
4. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
5. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
6. LOCATE AND TIE TO EXISTING PI WATERLINE.
7. LOCATE AND TIE TO EXISTING SEWER LINE.
8. EXISTING FENCE TO BE REMOVED.
9. EXISTING DITCH TO BE ABANDONED.
10. EXISTING FENCE TO REMAIN.
11. CONST. 6' MASONRY WALL.
12. CAP/PLUG AND MARK TO SURFACE.
13. INSTALL 22.5° BEND.
14. INSTALL PRV VAULT PER SPANISH FORK CITY STANDARDS.
15. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
16. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
17. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
18. INSTALL PI DRAIN PER SPANISH FORK CITY STANDARDS.



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



VICINITY MAP
-NTS-

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

GENERAL NOTES

1. VERTICAL DATA BASED ON NAVD 29.
2. COORDINATE SYSTEM = NAD83
3. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE.
4. PROVIDE 15' CLEAR RADIUS AT LIGHTPOLES & SECTIONALIZERS.
5. ALL LOTS TO HAVE A SEWER LATERAL, CULINARY WATER LATERAL, & PRESSURIZED IRRIGATION LATERAL. SEE SHEET DT-01.
6. ALL DRIVEWAY ACCESS LOCATIONS FOR CORNER LOTS SHALL MEET SPANISH FORK CITY STANDARDS AND COMPLY WITH THE SPANISH FORK CITY TRANSPORTATION PLAN.
7. ALL FIRE HYDRANT LOCATIONS TO BE APPROVED BY THE SPANISH FORK CITY FIRE MARSHALL.

SHEET NO. 3

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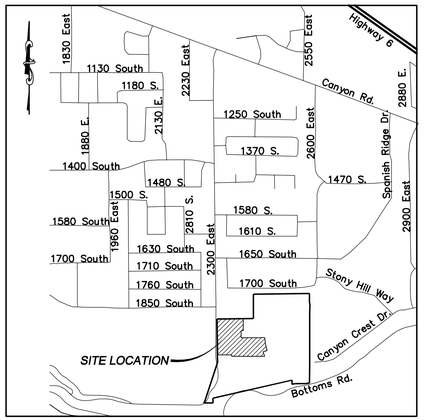
UTILITY AND INDEX

SPANISH FORK, UTAH

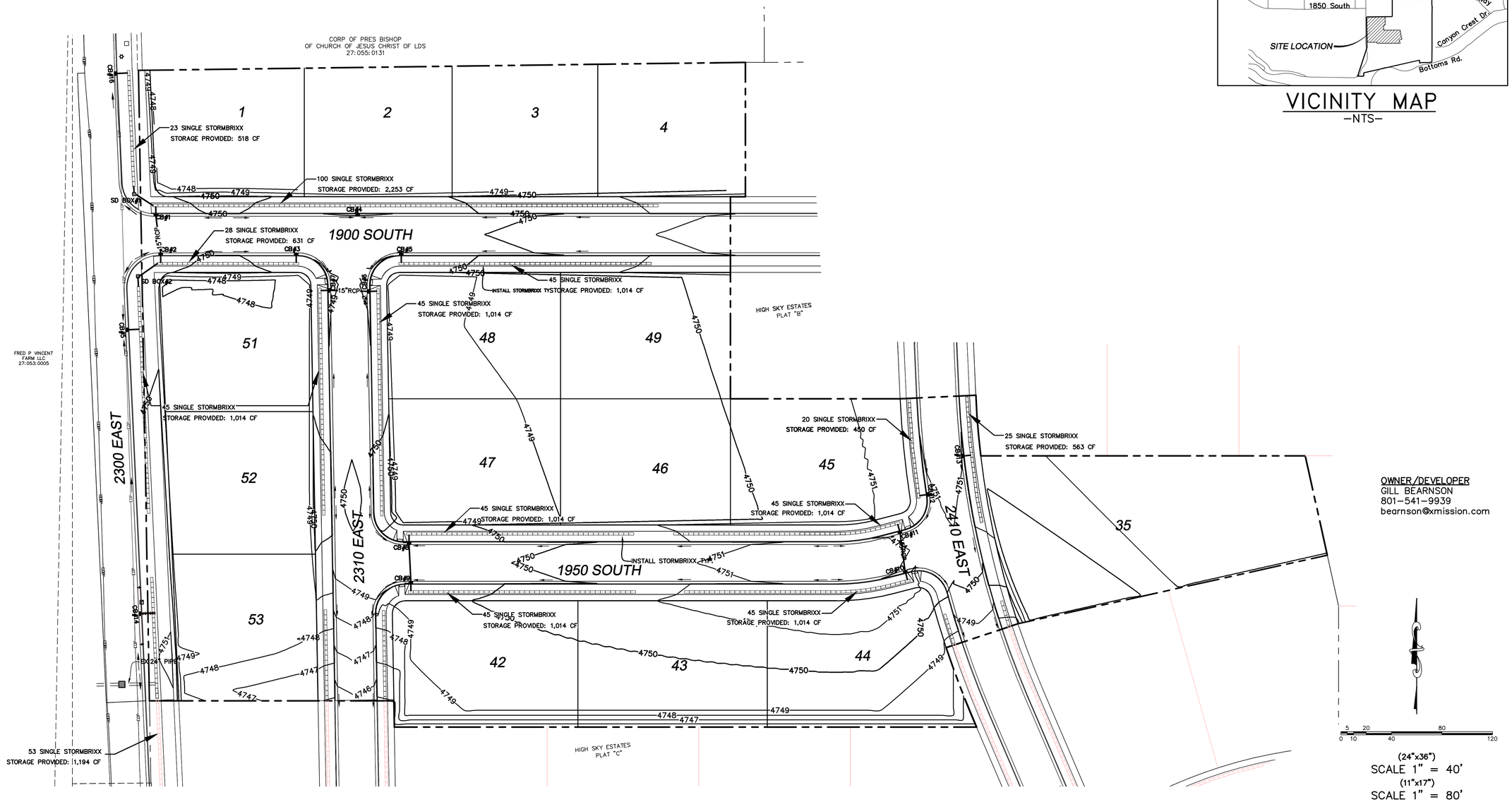
HIGH SKY ESTATES
PLAT "D"

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

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VICINITY MAP
–NTS–



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

5 20 80
0 10 40 120

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

SHEET NO. 4

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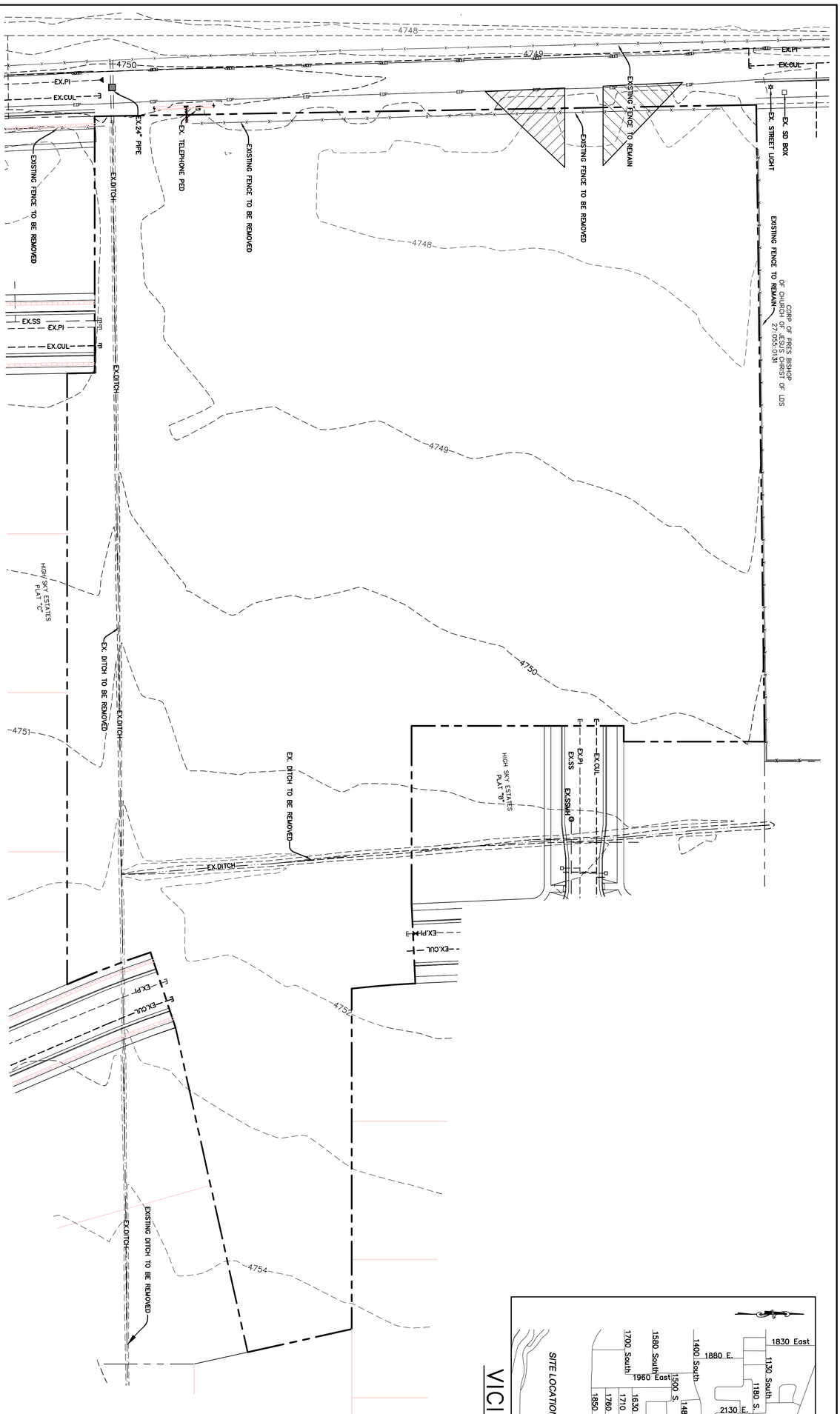
GRADING PLAN

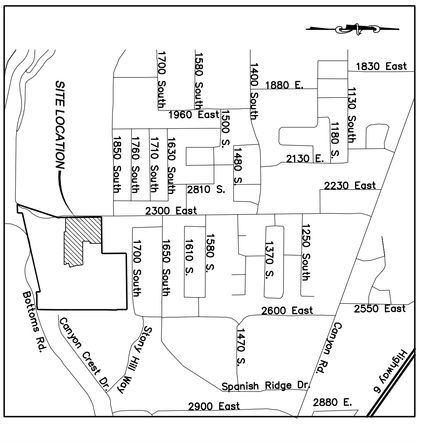
SPANISH FORK, UTAH

HIGH SKY ESTATES PLAT "D"

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

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VICINITY MAP
-NTS-

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

0 10 20 40 80 120

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

HIGH SKY ESTATES PLAT "D"

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

EXISTING TOPOGRAPHY

SPANISH FORK, UTAH

NO.	REVISIONS	BY	DATE
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SHEET NO.
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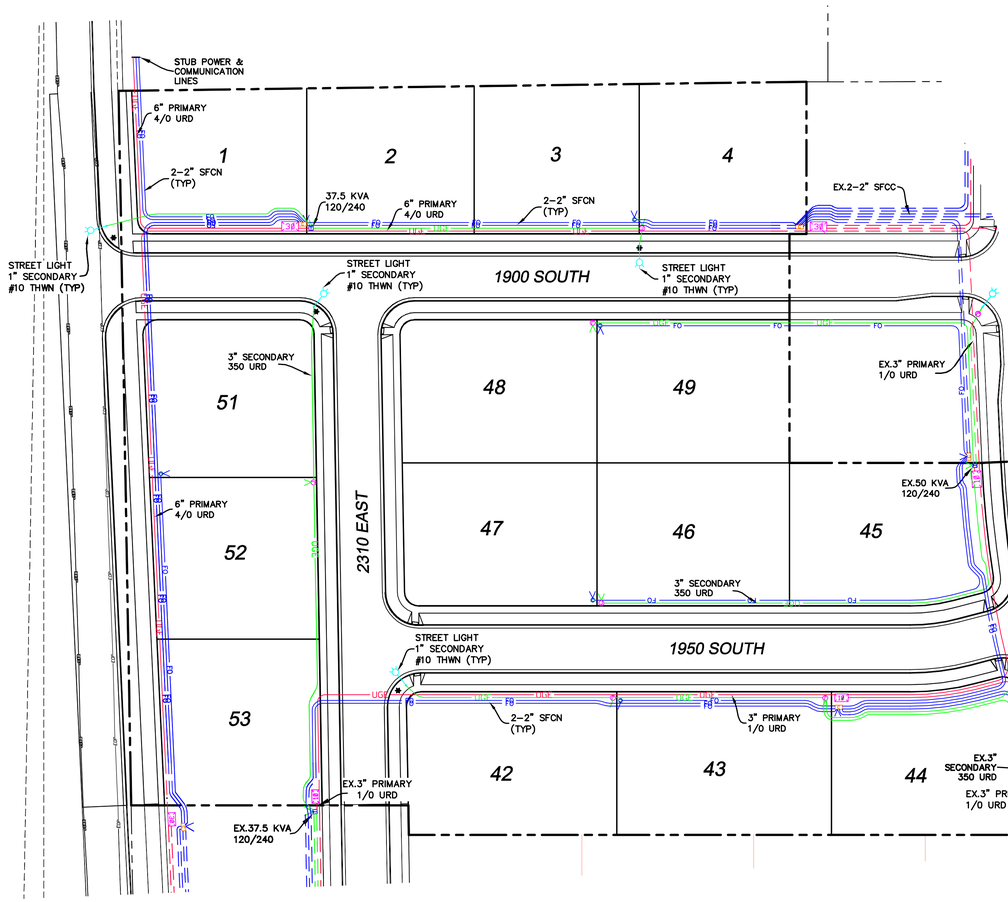
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GENERAL NOTES:

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

GENERAL NOTES:

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



0 5 25 50 100 150

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

ELECTRICAL LEGEND

- PRIMARY ELECTRICAL CONDUIT — UGC
- SECONDARY ELECTRICAL CONDUIT — UGC
- SHADOW CONDUIT
- SERVICE DROP
- PRIMARY SECTIONALIZERS — 10 — 30
- STREETLIGHT
- SECONDARY JUNCTION BOX — J (PEDESTAL TYPE)
- TRANSFORMERS — T (PAD) A (POLE)

ELECTRIC NOTES:

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

COMMUNICATIONS LEGEND

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

SFCN NOTES:

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

SHEET NO. 6

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ELECTRICAL PLAN

SPANISH FORK, UTAH

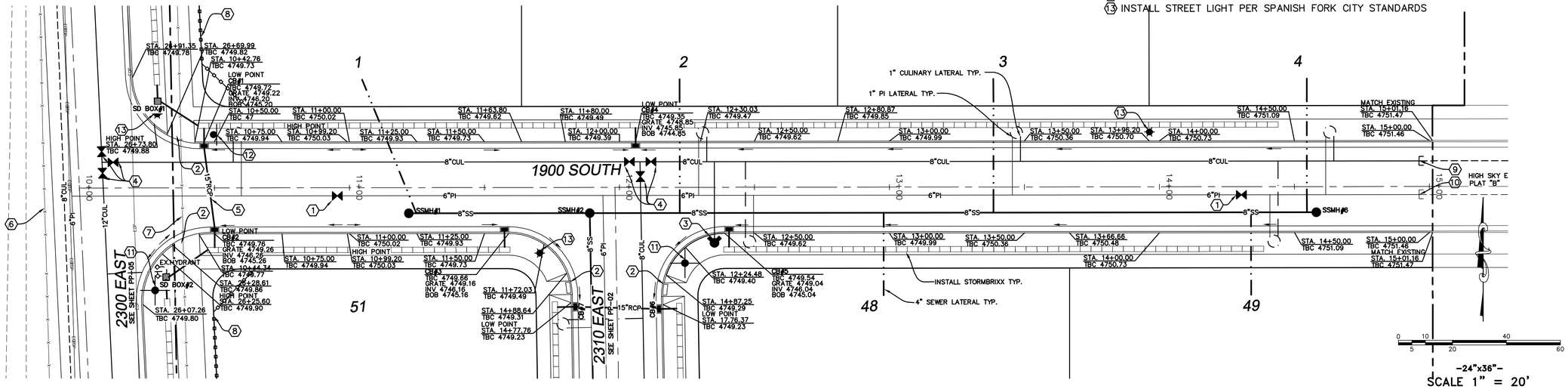
HIGH SKY ESTATES PLAT "D"

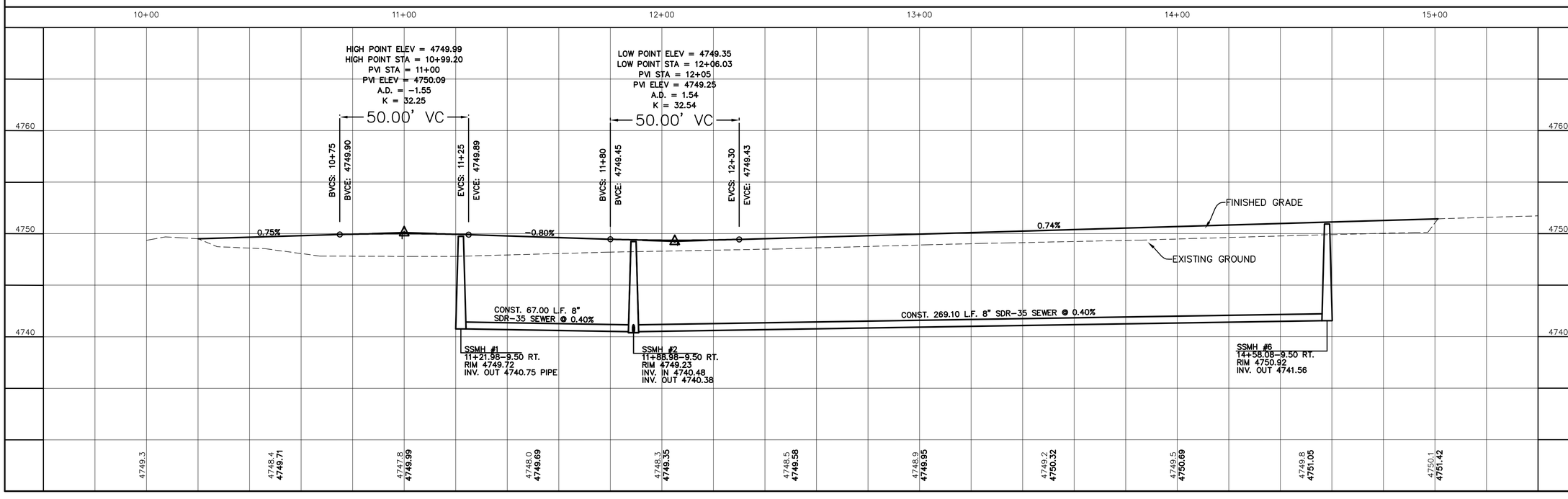
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

Z:\2018\18-008 Jefferson High Sky Subdivision\CADD\Final\PHASE 4\06-ELECTRIC.dwg 8/11/2021 11:01:10 AM MDT

CONSTRUCTION NOTES

1. INSTALL 6" PI VALVE PER SPANISH FORK CITY STANDARDS.
2. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS (ST-516).
3. INSTALL FIRE HYDRANT ASSEMLBY PER SPANISH FORK CITY STANDARDS.
4. INSTALL 8" CULINARY WATERLINE VALVE PER SPANISH FORK CITY STANDARDS.
5. CONST. 30.05 L.F. 15" ADS @ 0.20%.
6. EXISTING FENCE TO REMAIN.
7. EXISTING FENCE TO BE REMOVED.
8. CONST. 6" MASONRY WALL.
9. LOCATE AND TIE TO EXISTING CULINARY WATER LINE.
10. LOCATE AND TIE TO EXISTING PI WATERLINE.
11. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS
12. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS
13. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS





SHEET NO. PP-01

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1900 SOUTH
STA. 10+00 TO STA. 15+00

SPANISH FORK, UTAH

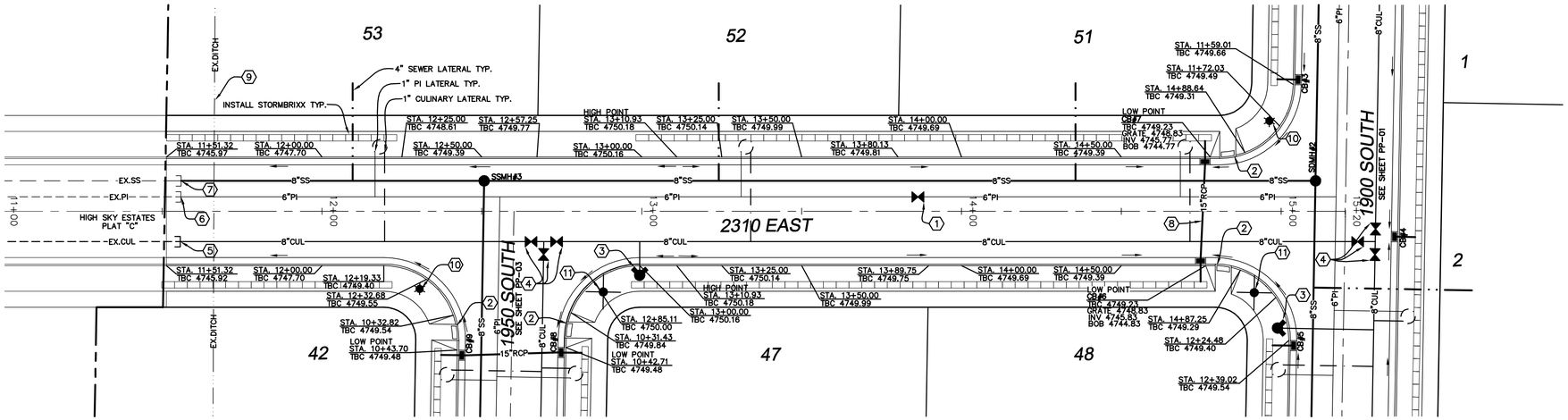
HIGH SKY ESTATES PLAT "D"

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

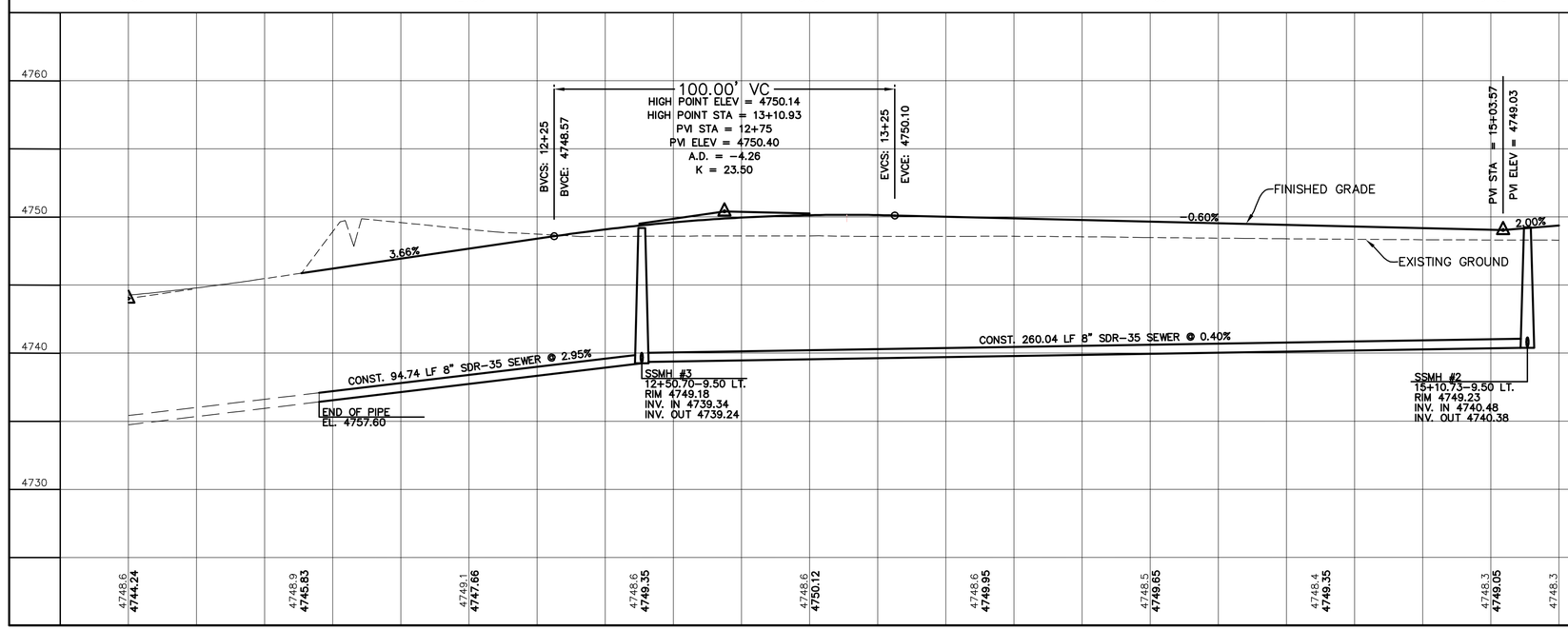
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CONSTRUCTION NOTES

1. INSTALL 6" PI VALVE PER SPANISH FORK CITY STANDARDS.
2. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS (ST-516).
3. INSTALL FIRE HYDRANT ASSEMLBY PER SPANISH FORK CITY STANDARDS.
4. INSTALL 8" CULINARY WATERLINE VALVE PER SPANISH FORK CITY STANDARDS.
5. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
6. LOCATE AND TIE TO EXISTING PI WATERLINE.
7. LOCATE AND TIE TO EXISTING SEWER LINE.
8. CONST. 29.83 L.F. 15" ADS @ 0.20%.
9. EXISTING DITCH TO BE REMOVED.
10. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
11. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.



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



SHEET NO. PP-02

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2310 EAST
STA. 11+00 TO STA. 15+20

SPANISH FORK, UTAH

HIGH SKY ESTATES PLAT "D"

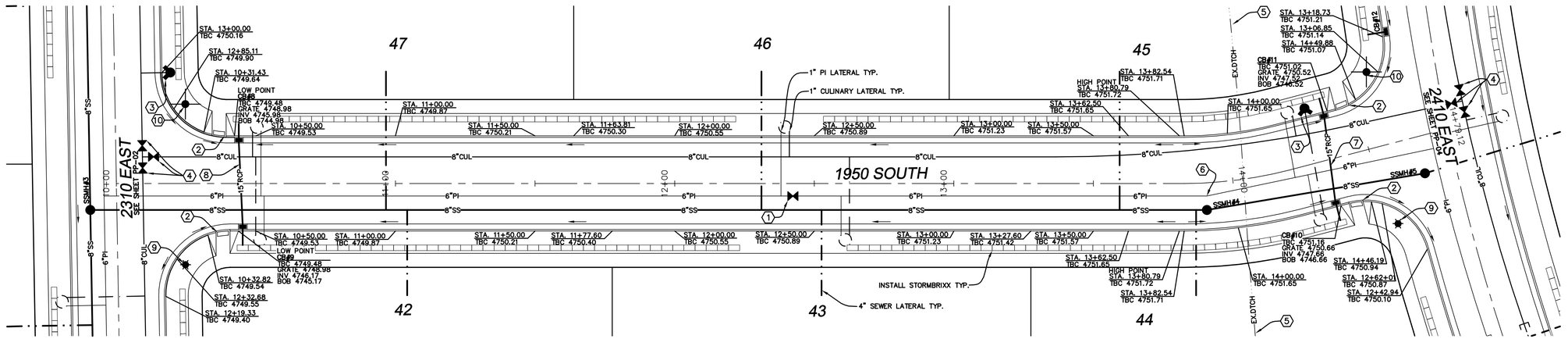
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

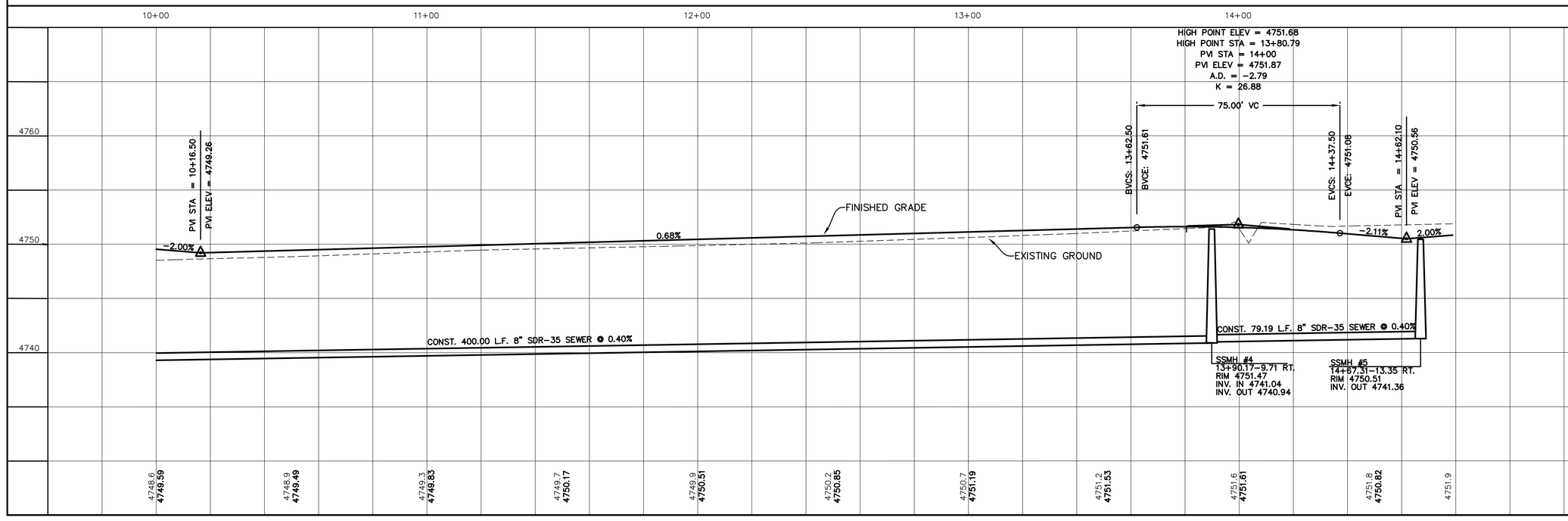
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0 10 40
5 20 60

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

CONSTRUCTION NOTES
1. INSTALL 6" PI VALVE PER SPANISH FORK CITY STANDARDS.
2. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS (ST-516).
3. INSTALL FIRE HYDRANT ASSEMLBY PER SPANISH FORK CITY STANDARDS.
4. INSTALL 8" CULINARY WATERLINE VALVE PER SPANISH FORK CITY STANDARDS.
5. EXISTING DITCH TO BE REMOVED.
6. INSTALL 11.25° BEND.
7. CONST. 30.03 L.F. 15" ADS @ 0.46%.
8. CONST. 29.83 L.F. 15" ADS @ 6.37%.
9. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
10. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.





SHEET NO. PP-03

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1950 SOUTH
STA. 10+00 TO STA. 14+79.12

SPANISH FORK, UTAH

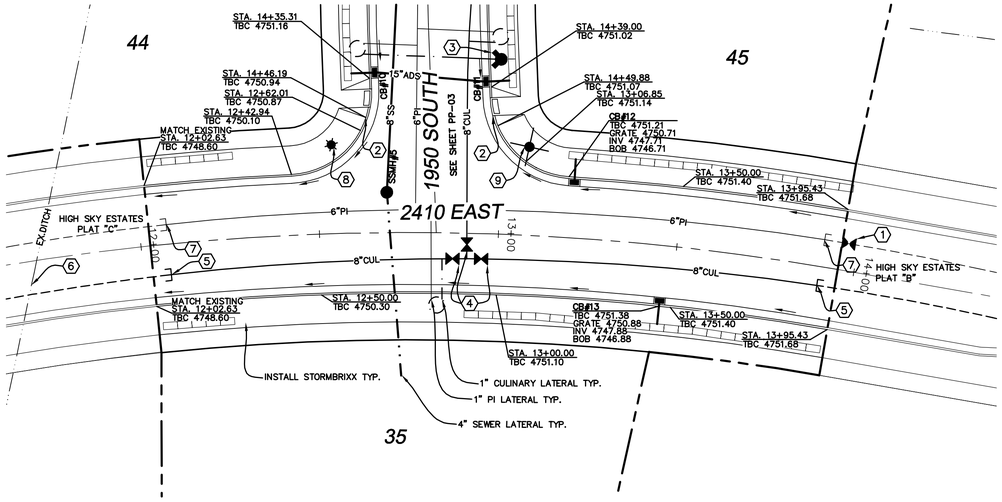
HIGH SKY ESTATES PLAT "D"

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

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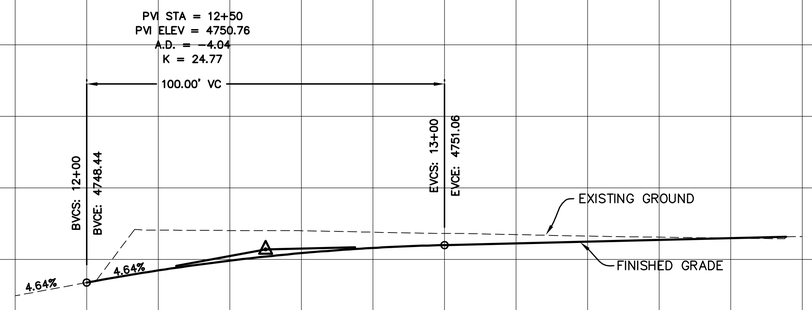
CONSTRUCTION NOTES

1. INSTALL 6" PI VALVE PER SPANISH FORK CITY STANDARDS.
2. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS (ST-516).
3. INSTALL FIRE HYDRANT ASSEMLBY PER SPANISH FORK CITY STANDARDS.
4. INSTALL 8" CULINARY WATERLINE VALVE PER SPANISH FORK CITY STANDARDS.
5. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
6. EXISTING DITCH TO BE REMOVED.
7. LOCATE AND TIE TO EXISTING PI WATERLINE.
8. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
9. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.



0 5 10 20 40 60

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



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2410 EAST
STA. 12+00 TO STA. 14+00

SPANISH FORK, UTAH

HIGH SKY ESTATES PLAT "D"

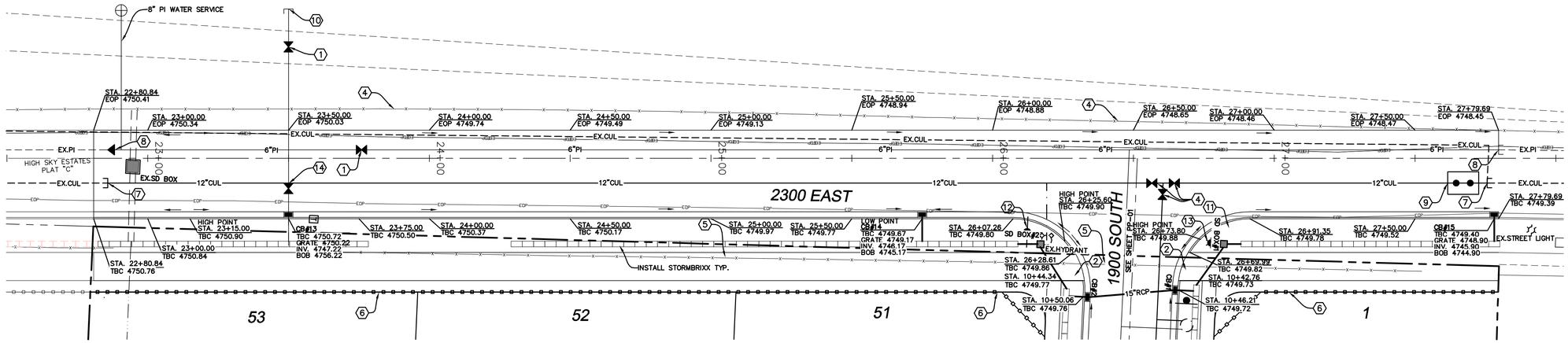
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

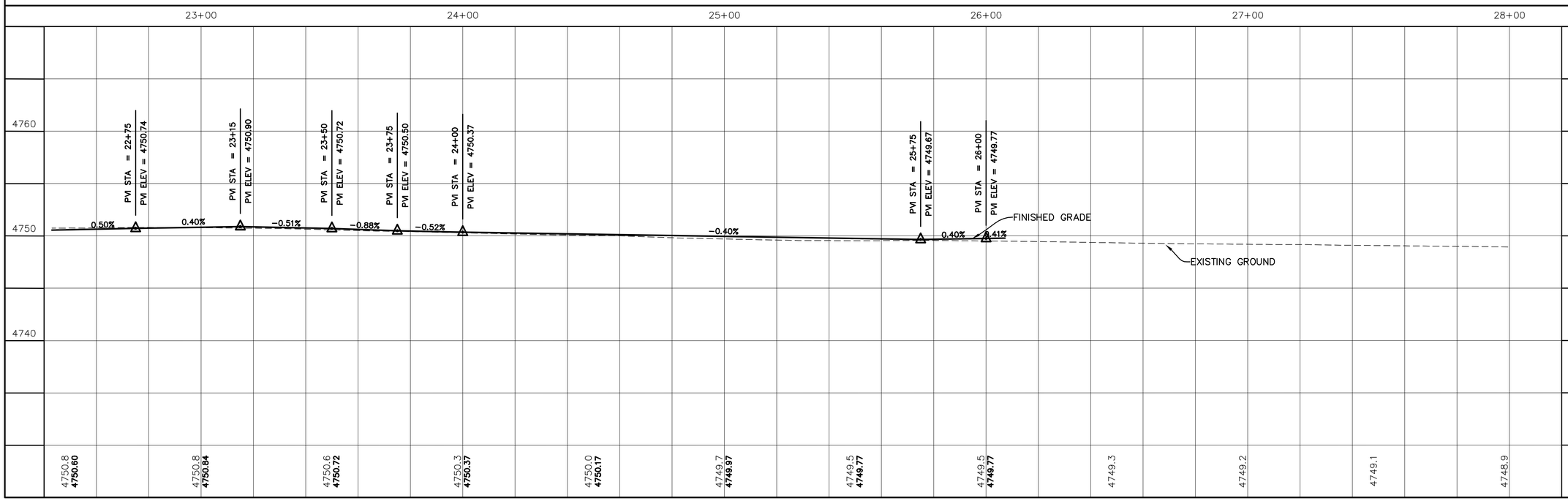
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0 10 40
5 20 60

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

CONSTRUCTION NOTES
1. INSTALL 6" PI VALVE PER SPANISH FORK CITY STANDARDS.
2. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS (ST-516).
3. INSTALL 8" CULINARY WATERLINE VALVE PER SPANISH FORK CITY STANDARDS.
4. EXISTING FENCE TO REMAIN.
5. EXISTING FENCE TO BE REMOVED.
6. CONST. 6" MASONRY WALL.
7. LOCATE AND TIE TO EXISTING CULINARY WATER LINE.
8. LOCATE AND TIE TO EXISTING PI WATERLINE.
9. INSTALL PRV VAULT PER SPANISH FORK CITY STANDARDS.
10. CAP/PLUG AND MARK TO SURFACE.
11. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
12. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
13. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
14. INSTALL 2" PI DRAIN PER SPANISH FORK CITY STANDARDS.





SHEET NO. PP-05

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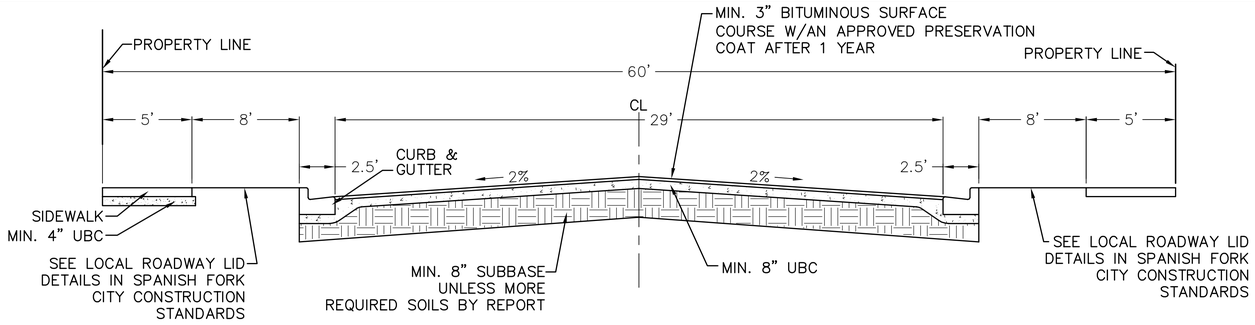
2300 EAST
STA. 22+50 TO STA. 28+00

SPANISH FORK, UTAH

HIGH SKY ESTATES PLAT "D"

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

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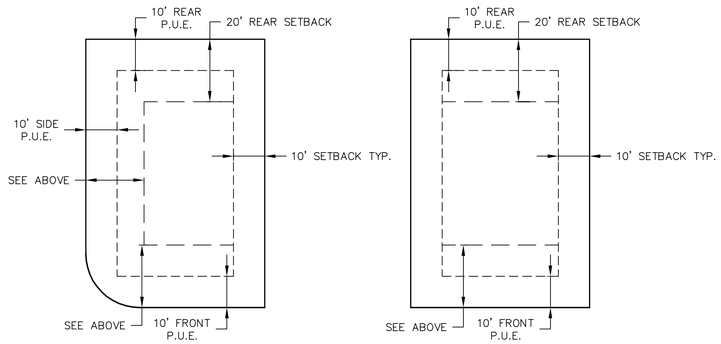
60' ROW-TYPICAL

–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–20'
- SIDE SETBACK–10'

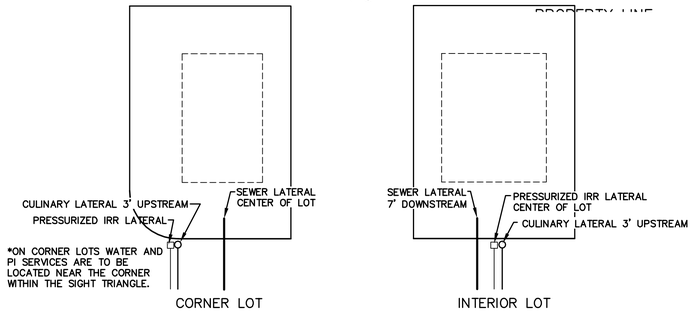
CORNER LOTS:
- FRONT SETBACK–20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
- REAR SETBACK–20'
- INTERIOR SIDE–10'
- ROAD SIDE–15' TO 25' (15' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF THE SIDE ENTRY GARAGE)



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

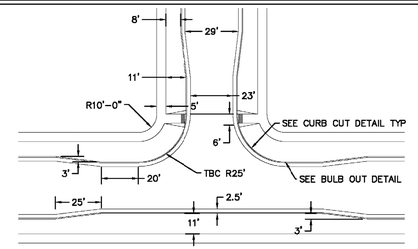
DETAIL-TYP. BUILDING SETBACK & EASEMENT

–NTS–

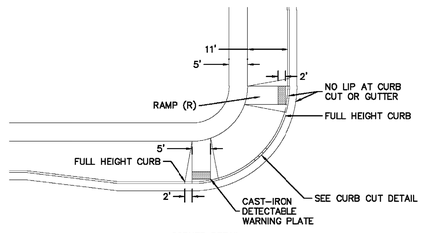


UTILITY LOCATIONS FOR BUILDING LOTS

–NTS–



LOCAL–TO–LOCAL TEE INTERSECTION



CORNER DETAIL

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

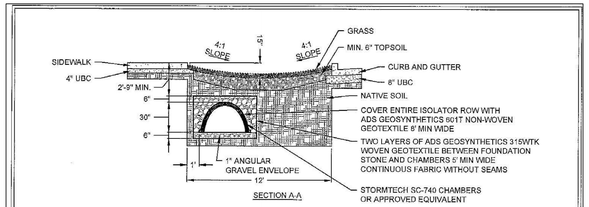
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DESIGN	CRN
CHECK	LDA
DATE	02/28/14

SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804–4550

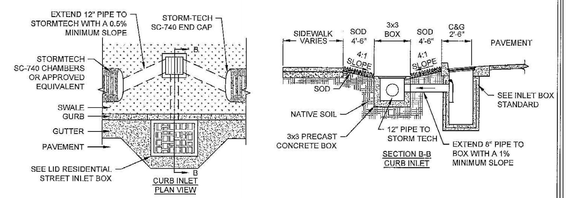
REVISION	DATE	BY

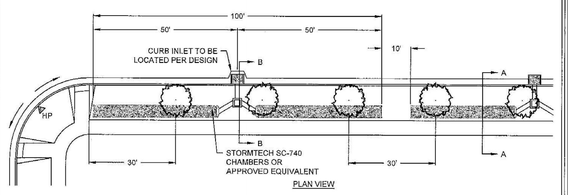
STANDARD DRAWING
CORNER AND LOCAL–TO–LOCAL TEE INTERSECTION

SCALE VARIES
STANDARD X OF X



SECTION A-A





PLAN VIEW

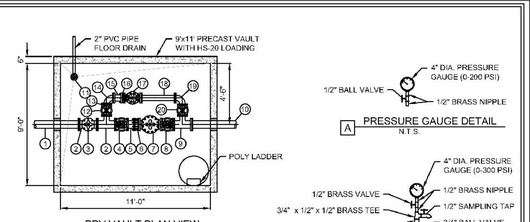
NOTES:
1. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.

SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

STANDARD DRAWING
LOW IMPACT DEVELOPMENT (LID) COLLECTOR / ARTERIAL / COMMERCIAL STREET GRASS SWALE INLET

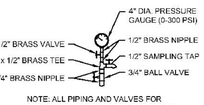
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DESIGN:	CJP
CHECK:	CMT
DATE:	3/16/15

SCALE: NONE
STANDARD 31



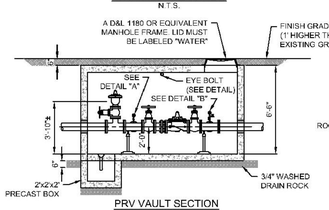
PRV VAULT PLAN VIEW
N.T.S.

A PRESSURE GAUGE DETAIL
N.T.S.

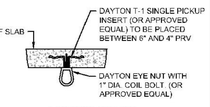


NOTE: ALL PIPING AND VALVES FOR DETAIL B SHALL BE RATED FOR 300 PSI.

B PRESSURE GAUGE DETAIL
N.T.S.



PRV VAULT SECTION
N.T.S.



EYE BOLT DETAIL
N.T.S.

VALVE & FITTING SCHEDULE

NO	DESCRIPTION	SIZE	JOINT
1	DIP NIPPLE	6"	FLG x PE (125#)
2	REDUCING TEE	6" x 4"	FLG (125#)
3	PRESSURE RELIEF VALVE (CLA-VAL 50-01)	4"	FLG (ANSI 150#)
4	GATE VALVE	6"	FLG (150#)
5	DIP NIPPLE	6"	FLG x PE (125#)
6	FLANGE COUPLING ADAPTER	6"	FLG (250#)
7	PRESSURE REDUCING VALVE (CLA-VAL 90-01)	6"	FLG (ANSI 300#)
8	GATE VALVE (RESILIENT SEAT)	6"	FLG (250#)
9	REDUCING TEE	6" x 4"	FLG (250#)
10	DIP NIPPLE	6"	FLG x PE (250#)
11	FLOOR DRAIN (ZURN Z-980)	6" x 2"	MJ
12	GATE VALVE (RESILIENT SEAT)	4"	FLG (150#)
13	SPACER - LENGTH AS REQUIRED	4"	N/A
14	90° ELBOW	4"	FLG (125#)
15	DIP NIPPLE	4"	FLG x PE (125#)
16	FLANGE COUPLING ADAPTER	4"	FLG (250#)
17	PRESSURE REDUCING VALVE (CLA-VAL 690-01)	4"	FLG (ANSI 300#)
18	SPOOL	4"	PE x FLG (250#)
19	90° ELBOW	4"	FLG (250#)
20	GATE VALVE (RESILIENT SEAT)	4"	FLG (250#)
21	GATE VALVE (RESILIENT SEAT)	4"	FLG (150#)
22	PIPE SUPPORT (STANDON MODEL S92 - 4 REQUIRED)	SIZE FOR PIPE	

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

SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

STANDARD DRAWING
PRV DETAIL

DRAWN:	JLR
DESIGN:	CJP
CHECK:	CMT
DATE:	6/21/17

SCALE: NONE
STANDARD W-10

SHEET NO. DT-01

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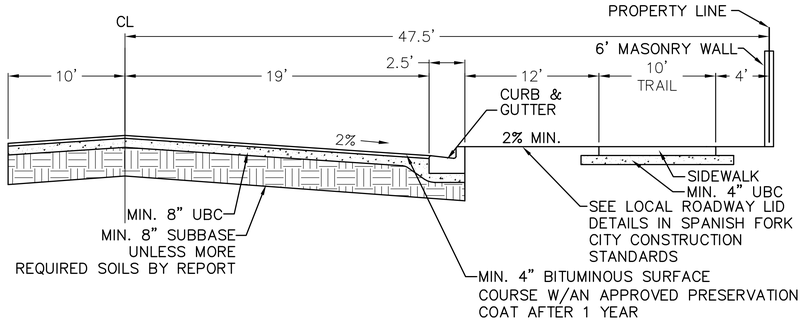
DETAIL SHEET

SPANISH FORK, UTAH

HIGH SKY ESTATES

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

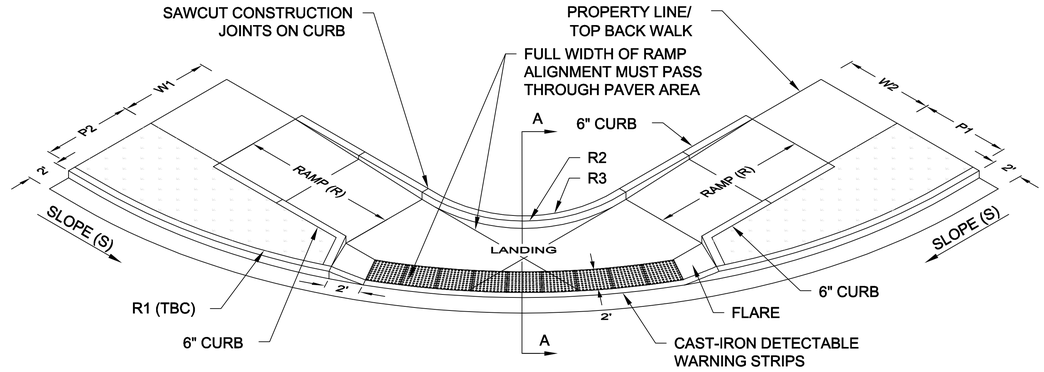
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2300 EAST - CANYON CREST DRIVE TO SOUTH PROPERTY LINE

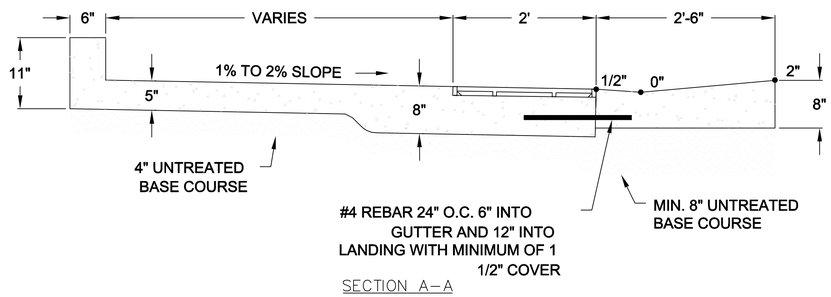
90' ROW

–NTS–



SLOPE OF CURB AND GUTTER TO LANDING (S)	RAMP LENGTH (R)	CURB WALL
-0.45% OR MORE	5'	NO
-O.45% TO -2.0%	10'	YES
-2% OR LESS	15'	YES

STREET TBC RADIUS (R1)				35' RADIUS		30' RADIUS		25' RADIUS	
SIDEWALK WIDTH (W1)	PLANTER WIDTH (P1)	SIDEWALK WIDTH (W2)	PLANTER WIDTH (P2)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)
5'	12'	5'	12'	2'6"	2'	2'6"	2'	2'6"	2'
5'	12'	5'	8'	2'6"	5'	2'6"	2'	2'6"	2'
5'	8'	5'	8'	5'6"	12'	2'6"	2'	2'6"	2'



SECTION A–A

NOTES:

1. 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.
2. THE MAXIMUM SLOPE OF A STREET WITHIN 25' OF THE BEGINNING OF RADIUS IS 5.5%.
3. THE SLOPE OF THE FLOWLINE OF GUTTER THROUGH A PEDESTRIAN RAMP SHALL BE 2.0% OR LESS OR APPROVED BY CITY ENGINEER.
4. CURB AND GUTTER SLOPE (S) AND RAMP LENGTHS (R) SHALL BE CLEARLY LABELED AND DRAWN ON ALL PLANS, SEE TABLE FOR (R2) AND (R3).
5. RAMPS SHALL NOT EXCEED A 1:12 SLOPE.
6. STANDARD PEDESTRIAN RAMPS HAVE BEEN DESIGNED FOR NEW CONSTRUCTION. REPLACEMENT OF EXISTING PEDESTRIAN RAMPS SHALL BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER AND APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.

SHEET NO. DT-02

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

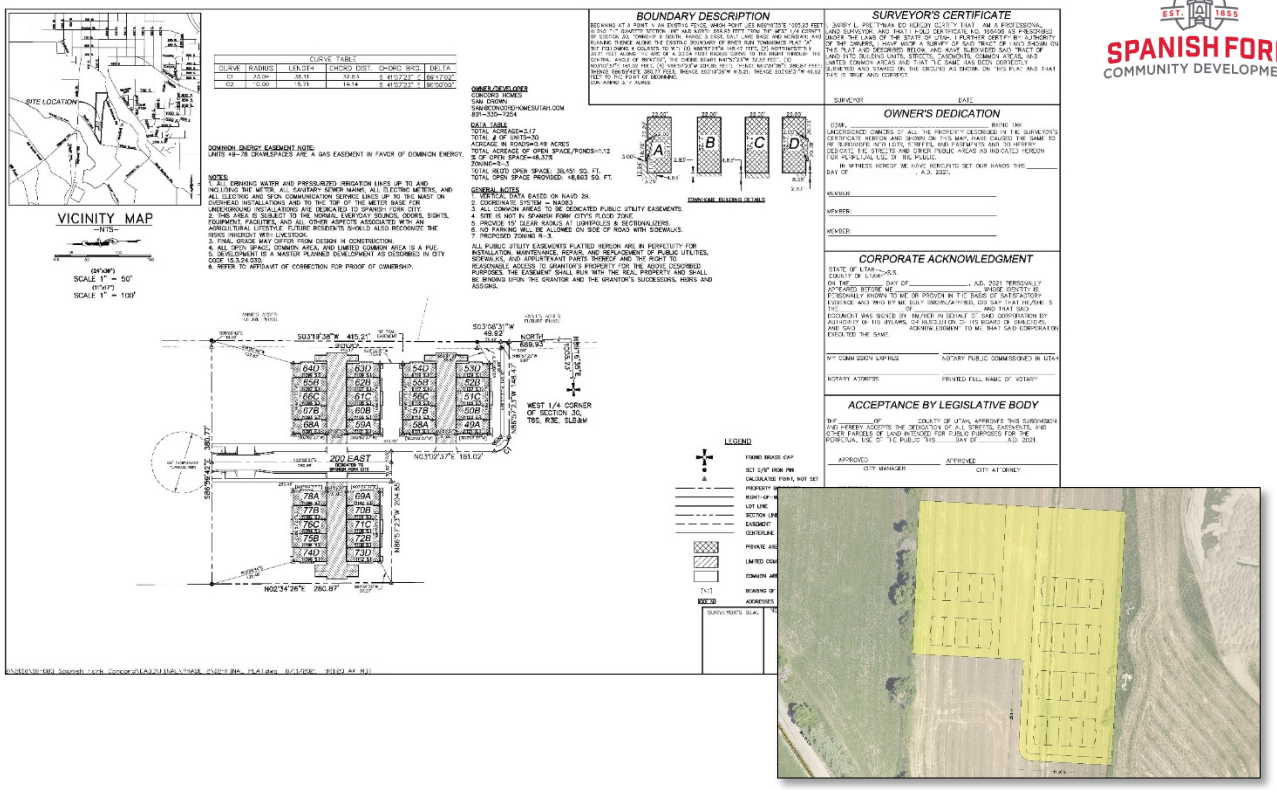
DETAIL SHEET

SPANISH FORK, UTAH

HIGH SKY ESTATES

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

Z:\2018\18-005 Peterson High Sky Subdivision\CADD\Final\PHASE 4\DT-01.dwg 8/11/2021 11:03:13 AM MDT



River Run Townhomes, Plat B, Final Plat Approval Request

September 1, 2021, Development Review Committee.

Located at 1100 South 200 East, including 3.17 acres.

The subject property is zoned R-3.

The applicant has requested that a Final Plat of thirty (30) townhome units be approved.

Key Issues

1. Is the proposal consistent with the Preliminary Plat?
2. Development Agreement.
3. Unit restrictions.
4. Lot A.
5. Access.
6. Utilities.

Recommendation

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

Findings

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

Conditions

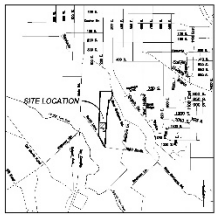
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Exhibits

1. Final Plat.
2. Clubhouse.
3. Landscaping Plans.
4. Building Elevations.

RIVER RUN TOWNHOMES PLAT "B"

A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
FINAL PLAN SET



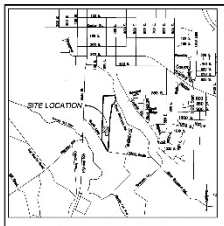
VICINITY MAP
–NTS–

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY AND INDEX
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
6	PHASING PLAN
7	ELECTRICAL PLAN
8	PEDESTRIAN WALKWAYS
PP–01	PLAN & PROFILE – 200 EAST STA. 16+00 TO STA. 21+00
PP–02	PLAN & PROFILE – DRIVE 6 STA. 10+00 TO STA. 11+71.50
PP–03	PLAN & PROFILE – DRIVE 7 & DRIVE 8 STA. 10+00 TO STA. 13+53.74
PP–04	PLAN & PROFILE – PARKING 2 STA. 10+00 TO STA. 11+13.97
PP–05	PLAN & PROFILE – PARKING 3 STA. 10+00 TO STA. 10+95.97
DT–01	DETAILS
DT–02	DETAILS

GENERAL NOTES:
1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE-CONSTRUCTION MEETING.
5. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
6. CONTACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
7. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPACIES TO THE ENGINEER.
9. ENGINEER STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRIC DEPARTMENT.

RIVER RUN TOWNHOMES
PLAT "B"
ATLAS ENGINEERING L.L.C.
PHONE 801-658-0566
FAX 801-525-0109
944 E. 800 N. SUITE A
SPANISH FORK, UT 84660



VICINITY MAP
–NTS–

SCALE 1" = 50'
SCALE 1" = 100'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BRG.	CHORD DIST.	DELTA
C1	923.54	39.01	S 41°23'23" E	39.01	2°25'07"
C2	0.00	15.71	14.14'	S 71°37'23" E	90°00'00"

OWNER/DEVELOPER
CONCORD HOMES
SAM BROWN
SAMBCONDOHOMES@YAHOO.COM
801-330-7264

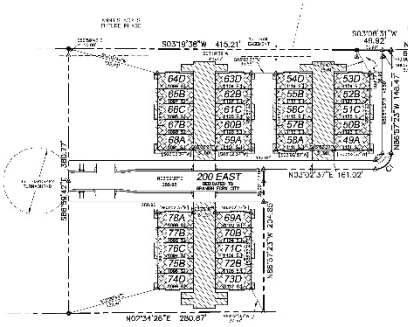
DATA TABLE
TOTAL ACREAGE=3.17
TOTAL # OF UNITS=30
ACREAGE IN ROADS=0.76 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=1.12
% OF OPEN SPACE=46.37%
ZONING=R-3
TOTAL REQ'D OPEN SPACE: 38,461 SQ. FT.
TOTAL OPEN SPACE PROVIDED: 48,693 SQ. FT.

DOMINION ENERGY EASEMENT NOTE:
UNITS 46-76 DRAWEGRAPES ARE A GAS EASEMENT IN FAVOR OF DOMINION ENERGY.

NOTES:
1. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE VALVE, ALL SANITARY SEWER MAINS, ALL BLACKTOP MAINS, AND ALL BACKFILL AND 3-PH 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 TYPICAL OVERWAY SOUNDS, ODORS, SIGHTS, EQUIPMENT FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THESE INHERENT WITH LIVESTOCK.
3. FINAL GRADE MAY DIFFER FROM DESIGN IN CONSTRUCTION.
4. ALL OPEN SPACE, COMMON AREA, AND LIMITED COMMON AREA IS A PUE.
5. DEVELOPMENT IS A MASTER PLANNED DEVELOPMENT AS DESCRIBED IN CITY CODE 15.3.24.035.
6. REFER TO AFFIDAVIT OF CORRECTION FOR PROOF OF OWNERSHIP.

GENERAL NOTES:
1. VERTICAL DATA BASED ON NAVD 29.
2. COORDINATE SYSTEM = NAD83.
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 HYDRANTS & SECTIONALIZERS.
6. NO PARKING WILL BE ALLOWED ON SIDE OF ROAD WITH SIDEWALKS.
7. PROPOSED ZONING IS 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.



BOUNDARY DESCRIPTION

BEGINNING AT A POINT IN AN EXISTING FENCE LINE, SAID POINT BEING S03°19'38"W 415.21 FEET ALONG THE QUARTER SECTION LINE AND S89°40'22"E 49.92 FEET FROM THE WEST 1/4 CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE EASTERN BOUNDARY OF RIVER RUN TOWNHOMES PLAT "A" THE FOLLOWING 4 COURSES: N 03°19'38"E 415.21 FEET; S 89°40'22"E 49.92 FEET; N 03°02'37"E 161.02 FEET; ALONG THE ARC OF A 923.54 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°25'07", THE CHORD BEARS N41°23'23"W 39.01 FEET, TO THE NORTHEAST CORNER OF SAID RIVER RUN TOWNHOMES PLAT "A"; THENCE S89°59'53"E 396.77 FEET; THENCE S03°19'38"W 1.21; THENCE S00°00'37"W 439.68 FEET TO THE POINT OF BEGINNING. CONTAINING 3.17 ACRES.

SURVEYOR'S CERTIFICATE

I, BARRY L. PETTY, AM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 155160 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND AND BLOCKS AND STREETS OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO BLOCKS, LOTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

S. TWOMB DATE

OWNER'S DEDICATION

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

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 202_.

OWNER:

OWNER:

OWNER:

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF UTAH)

ON THE _____ DAY OF _____, A.D. 202_ PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF _____ AND THAT SAID INSTRUMENT WAS SIGNED 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

RESIDING AT: PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS, ROADWAYS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, A.D. 2021

APPROVED BY CITY MANAGER — ATTESTED BY CITY RECORDER

APPROVED BY FIRE CHIEF (IF REQ'D) — ATTEST CLERK-AUDITOR

APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR

RIVER RUN TOWNHOMES PLAT "B"

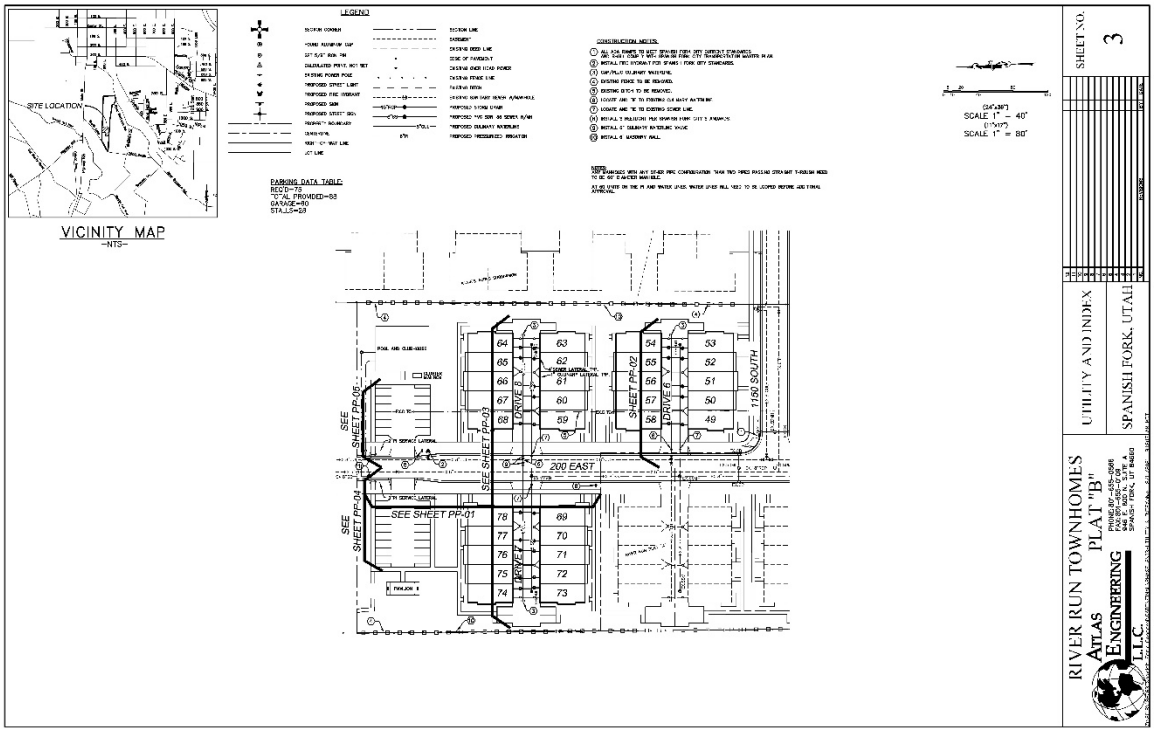
A RESIDENTIAL PLANNED UNIT DEVELOPMENT
SPANISH FORK, UTAH COUNTY, UTAH

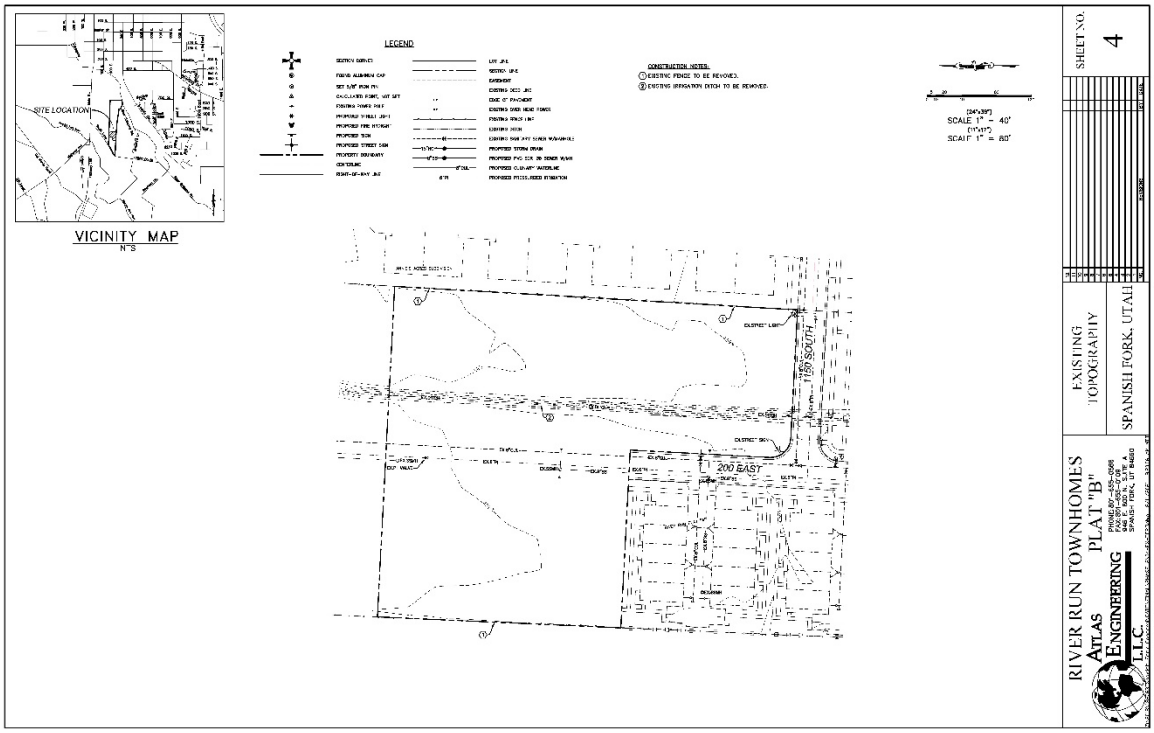
CONTAINING 30 TOWNHOME UNITS AND 3.17 ACRES.
LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

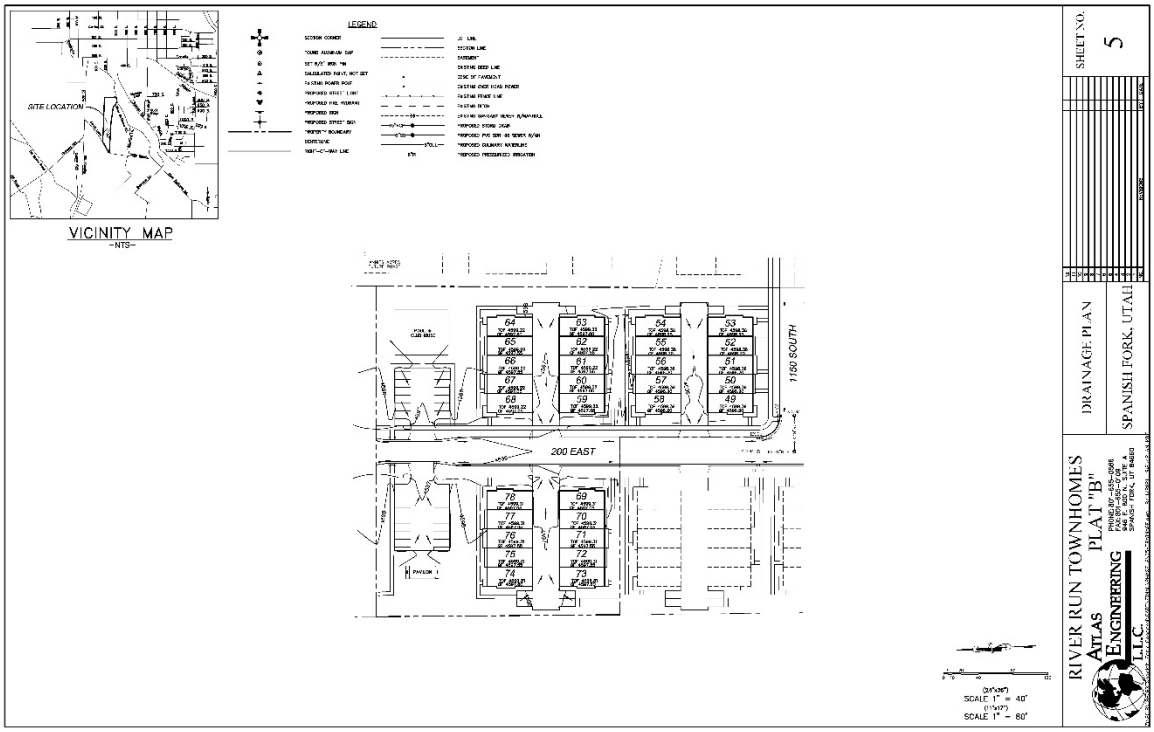
LEGEND

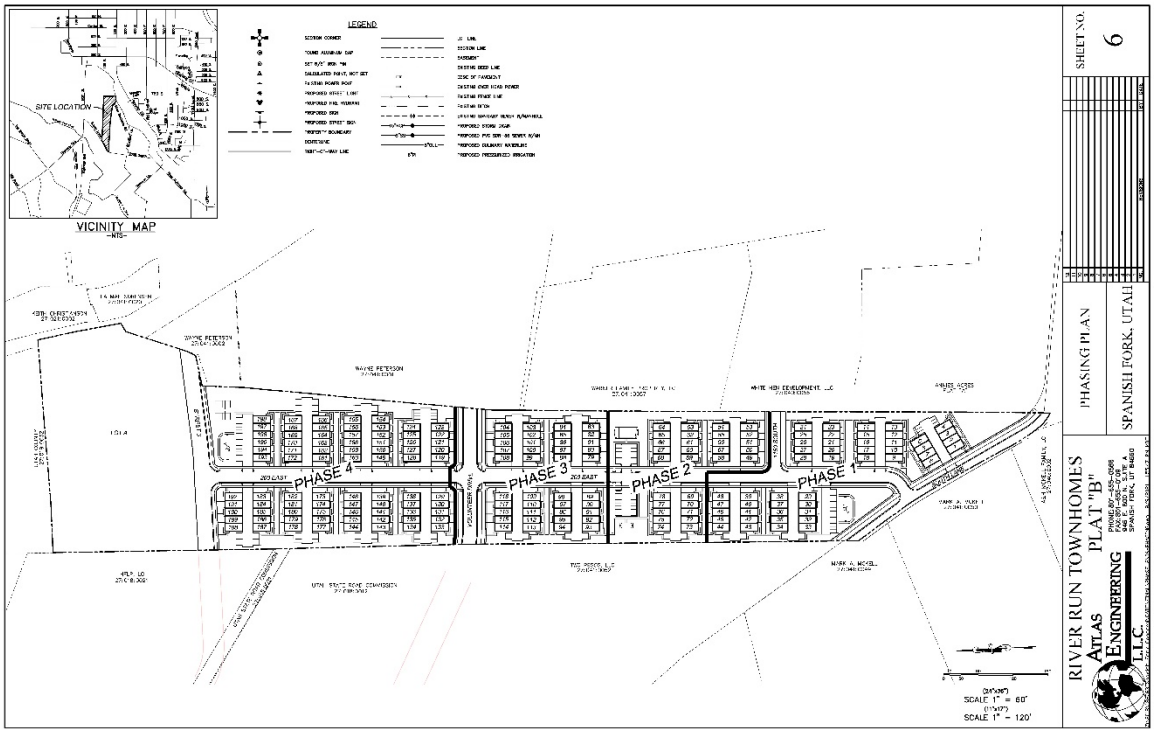
- FOUND BRASS CAP
- SET 5/8" REBAR W/ CAP
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE
- PRIVATE AREA
- LIMITED COMMON
- COMMON AREA
- (NE) BEARING OR BUILDING ADDRESS

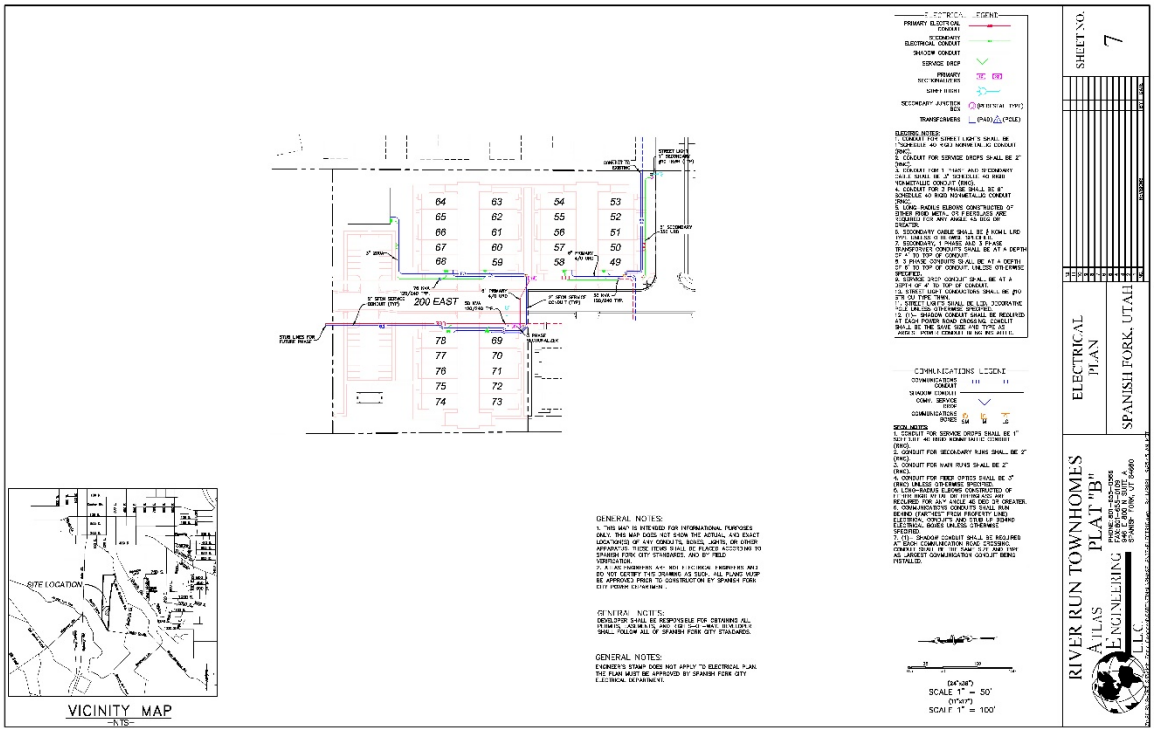
SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY ENGINEER | FIRE MARSHALL | COUNTY RECORDER'S SEAL

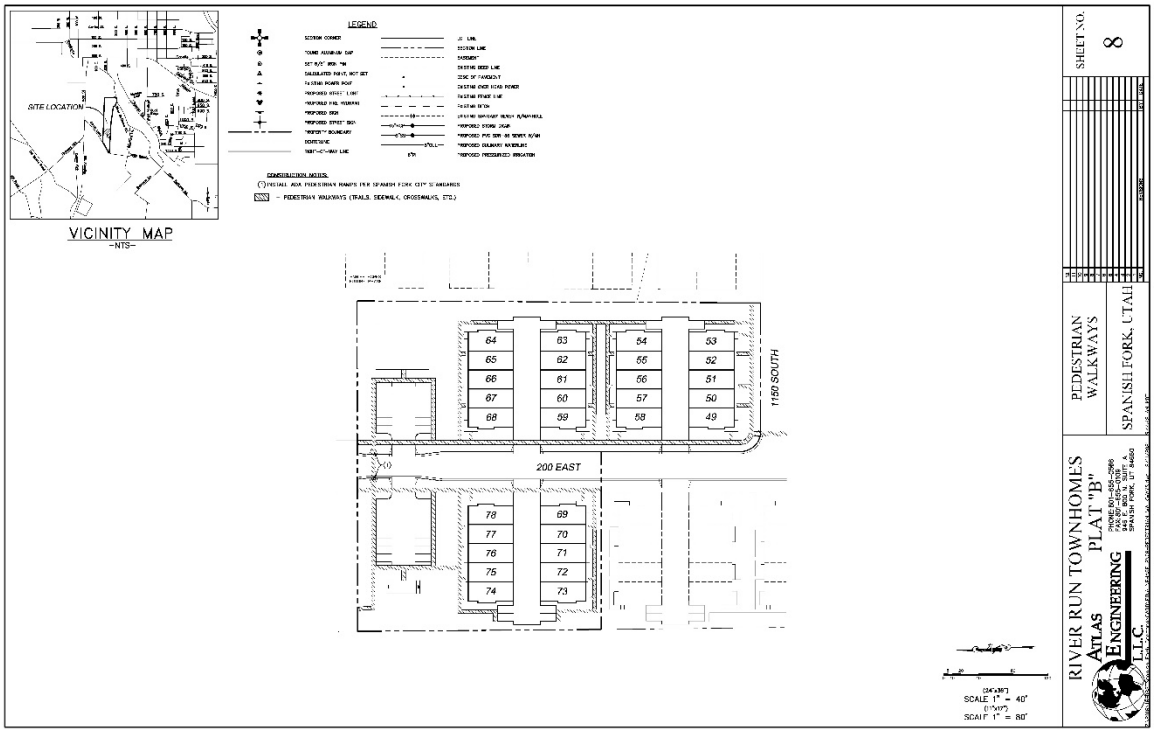

SITE LOCATION
VICINITY MAP
-NTS-
LEGEND
PARKING DATA TABLE:
REQ'D=73
TOTAL PROVIDED=88
GARAGE=60
STALLS=28
CONSTRUCTION NOTES:
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'
SEE SHEET PP-05
SEE SHEET PP-03
SEE SHEET PP-04
SEE SHEET PP-01
SHEET PP-02
DRIVE 5
DRIVE 6
DRIVE 7
1150 SOUTH
200 EAST
SHEET NO. 3
UTILITY AND INDEX
SPANISH FORK, UTAH
RIVER RUN TOWNHOMES
PLAT "B"
ATLAS ENGINEERING L.L.C.

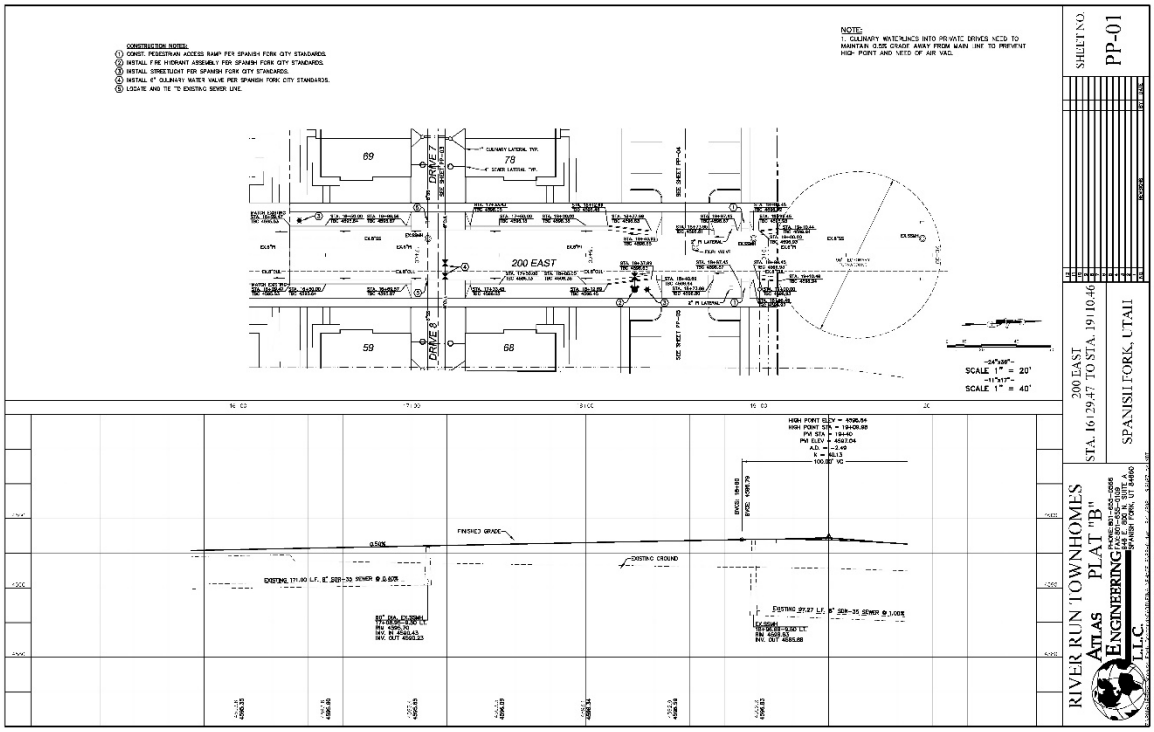

SITE LOCATION
VICINITY MAP
N.T.S.
LEGEND
CONSTRUCTION NOTES:
1 EXISTING FENCE TO BE REMOVED.
2 EXISTING IRRIGATION DITCH TO BE REMOVED.
SCALE 1" = 40'
SCALE 1" = 80'
1150 SOUTH
200 EAST
SHEET NO. 4
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
RIVER RUN TOWNHOMES
PLAT "B"
ATLAS ENGINEERING L.L.C.

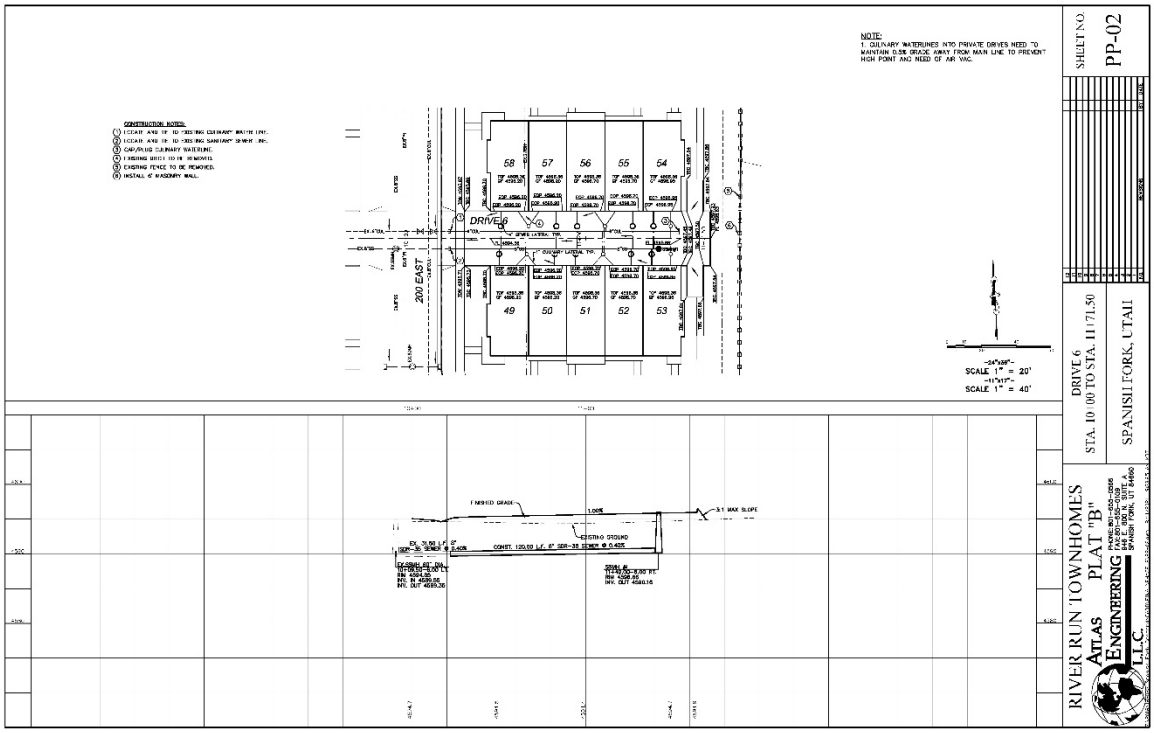

LEGEND
SITE LOCATION
VICINITY MAP
-NTS-
1150 SOUTH
200 EAST
SCALE 1" = 40'
SCALE 1" = 80'
SHEET NO.
5
DRAINAGE PLAN
SPANISH FORK, UTAH
RIVER RUN TOWNHOMES
PLAT "B"
ATLAS ENGINEERING L.L.C.

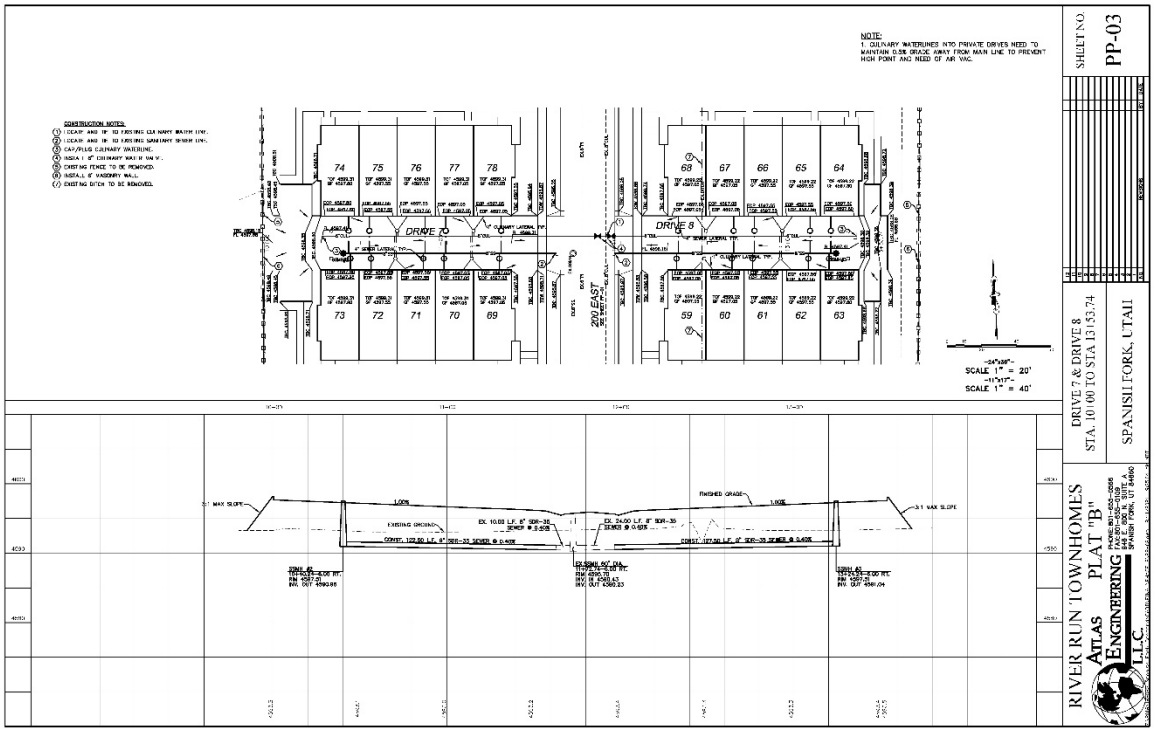

LEGEND
SITE LOCATION
VICINITY MAP
-NTS-
PHASE 4
PHASE 3
PHASE 2
PHASE 1
203 EAST
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO.
6
PHASING PLAN
SPANISH FORK, UTAH
RIVER RUN TOWNHOMES
PLAT "B"
ATLAS ENGINEERING L.L.C.

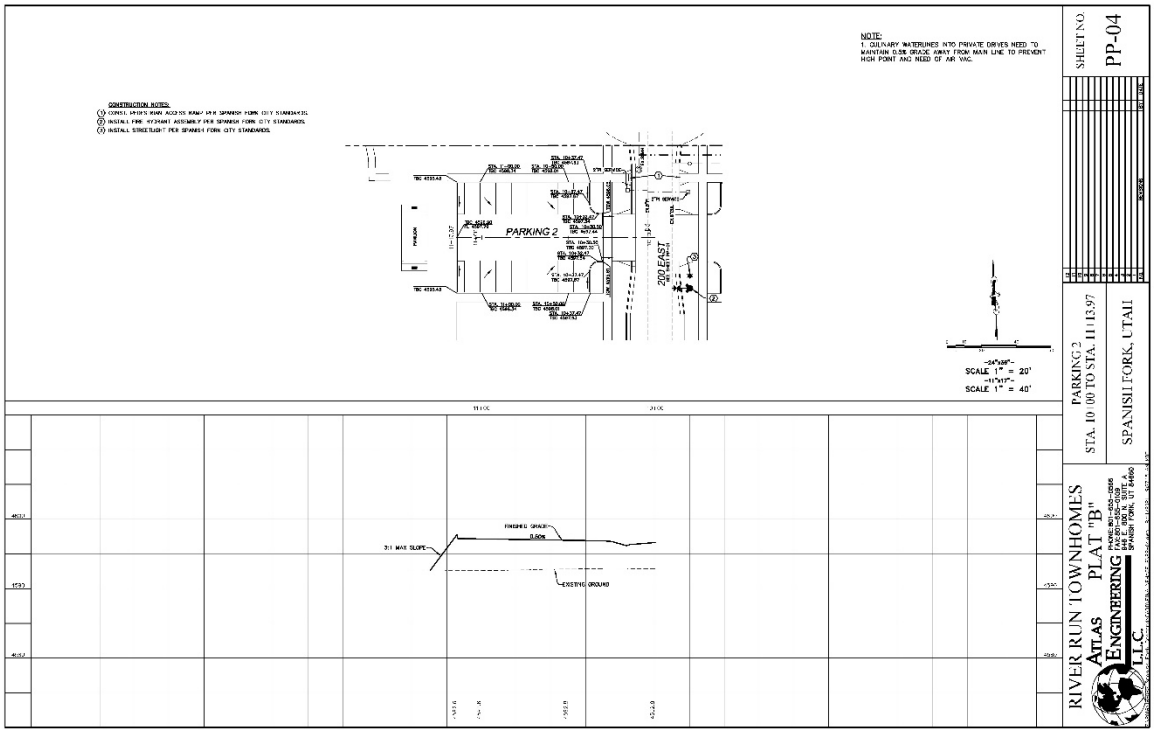

SHEET NO. 7
RIVER RUN TOWNHOMES PLAT "B"
ATLAS ENGINEERING L.L.C.
ELECTRICAL PLAN
SPANISH FORK, UTAH
200 EAST
SITE LOCATION
VICINITY MAP
-NTS-
GENERAL NOTES:
GENERAL NOTES:
GENERAL NOTES:
SCALE 1" = 50'
SCALE 1" = 100'

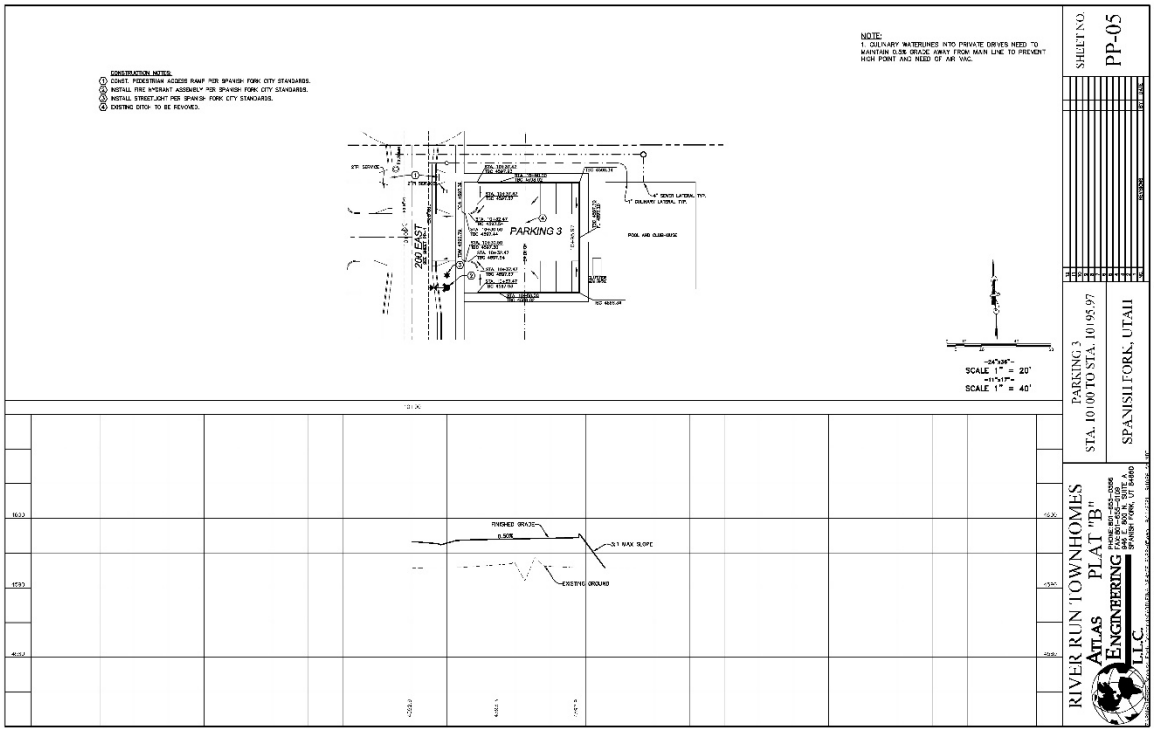

SHEET NO. 8
RIVER RUN TOWNHOMES PLAT "B"
ATLAS ENGINEERING L.L.C.
PEDESTRIAN WALKWAYS
SPANISH FORK, UTAH
SITE LOCATION
VICINITY MAP
-NTS-
LEGEND
1150 SOUTH
200 EAST
SCALE 1" = 40'
SCALE 1" = 80'

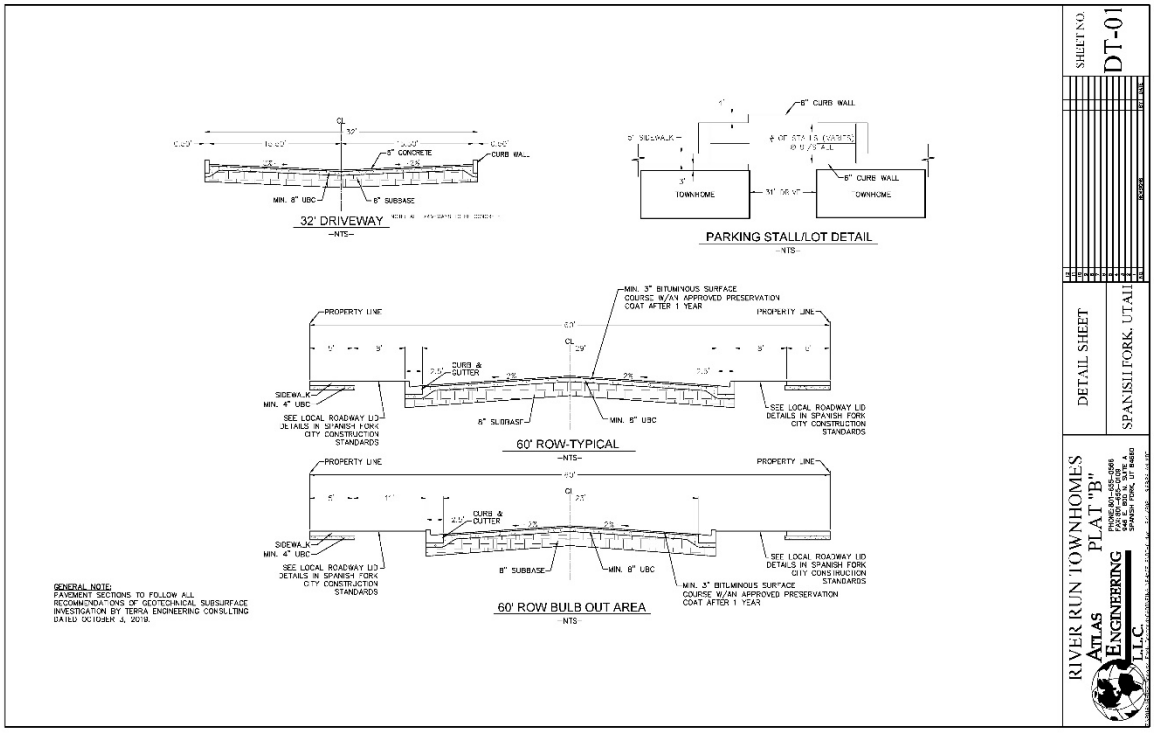

CONSTRUCTION NOTES:
1. CONST. PEDESTRIAN ACCESS RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
3. INSTALL STREETLIGHT PER SPANISH FORK CITY STANDARDS.
4. INSTALL 6" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
5. LOCATE AND TIE TO EXISTING SEWER LINE.
NOTE:
1. CULINARY WATERLINES INTO PRIVATE DRIVES NEED TO MAINTAIN 0.5% GRADE AWAY FROM MAIN LINE TO PREVENT HIGH POINT AND NEED OF AIR VAC.
SHEET NO.
PP-01
200 EAST
STA. 16+29.47 TO STA. 19+10.46
SPANISH FORK, UTAH
SCALE 1" = 20'
SCALE 1" = 40'
RIVER RUN TOWNHOMES
PLAT "B"
ATLAS ENGINEERING L.L.C.
DRIVE 7
DRIVE 8
200 EAST
89
78
59
68
FINISHED GRADE
EXISTING GROUND
EXISTING 171.90 L.F. 8" SDR-35 SEWER @ 0.60%
EXISTING 27.27 L.F. 8" SDR-35 SEWER @ 1.00%


CONSTRUCTION NOTES:
1. LOCATE AND TIE TO EXISTING CULINARY WATER LINE.
2. LOCATE AND TIE TO EXISTING SANITARY SEWER LINE.
3. CAP/PLUG CULINARY WATERLINE.
4. EXISTING BRICK TO BE REMOVED.
5. EXISTING FENCE TO BE REMOVED.
6. INSTALL 6' MASONRY WALL.
NOTE:
1. CULINARY WATERLINES INTO PRIVATE DRIVES NEED TO MAINTAIN 0.5% GRADE AWAY FROM MAIN LINE TO PREVENT HIGH POINT AND NEED OF AIR VAC.
SHEET NO.
PP-02
DRIVE 6
STA. 10+00 TO STA. 11+71.50
SPANISH FORK, UTAH
SCALE 1" = 20'
SCALE 1" = 40'
RIVER RUN TOWNHOMES
PLAT "B"
ATLAS ENGINEERING L.L.C.
DRIVE 6
200 EAST
58
57
56
55
54
49
50
51
52
53
FINISHED GRADE
EXISTING GROUND
5:1 MAX SLOPE
CONST. 120.00 L.F. 8" SDR-35 SEWER @ 0.40%


NOTE:
1. CULINARY WATERLINES INTO PRIVATE DRIVES NEED TO MAINTAIN 0.5% GRADE AWAY FROM MAIN LINE TO PREVENT HIGH POINT AND NEED OF AIR VAC.
CONSTRUCTION NOTES:
DRIVE 7
DRIVE 8
200 EAST
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO
PP-03
DRIVE 7 & DRIVE 8
STA. 10+00 TO STA 13+53.74
SPANISH FORK, UTAH
RIVER RUN TOWNHOMES
PLAT "B"
ATLAS ENGINEERING L.L.C.


NOTE:
1. CULINARY WATERLINES INTO PRIVATE DRIVES NEED TO MAINTAIN 0.5% GRADE AWAY FROM MAIN LINE TO PREVENT HIGH POINT AND NEED OF AIR VAC.
CONSTRUCTION NOTES:
PARKING 2
200 EAST
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO
PP-04
PARKING 2
STA. 10+00 TO STA. 11+13.97
SPANISH FORK, UTAH
RIVER RUN TOWNHOMES
PLAT "B"
ATLAS ENGINEERING L.L.C.


CONSTRUCTION NOTES:
1 CONST. PEDESTRIAN ACCESS RAMP PER SPANISH FORK CITY STANDARDS.
2 INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
3 INSTALL STREETLIGHT PER SPANISH FORK CITY STANDARDS.
4 EXISTING DITCH TO BE REVISED.
NOTE:
1. CULINARY WATERLINES INTO PRIVATE DRIVES NEED TO MAINTAIN 0.5% GRADE AWAY FROM MAIN LINE TO PREVENT HIGH POINT AND NEED OF AIR VAC.
200 EAST
PARKING 3
SCALE 1" = 20'
SCALE 1" = 40'
FINISHED GRADE
0.50%
3:1 MAX SLOPE
EXISTING GROUND
SHEET NO.
PP-05
PARKING 3
STA. 10+00 TO STA. 10+95.97
SPANISH FORK, UTAH
RIVER RUN TOWNHOMES
PLAT "B"
ATLAS ENGINEERING L.L.C.


32' DRIVEWAY
-NTS-
8" CURB WALL
TOWNHOME
PARKING STALL/LOT DETAIL
-NTS-
PROPERTY LINE
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
CURB & GUTTER
SIDEWALK
MIN. 4" UBC
SEE LOCAL ROADWAY UD DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
8" SUBBASE
MIN. 8" UBC
60' ROW-TYPICAL
-NTS-
60' ROW BULB OUT AREA
-NTS-
GENERAL NOTE:
PAVEMENT SECTIONS TO FOLLOW ALL RECOMMENDATIONS OF GEOTECHNICAL SUBSURFACE INVESTIGATION BY TERRA ENGINEERING CONSULTING DATED OCTOBER 3, 2019.
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
RIVER RUN TOWNHOMES
PLAT "B"
ATLAS ENGINEERING L.L.C.

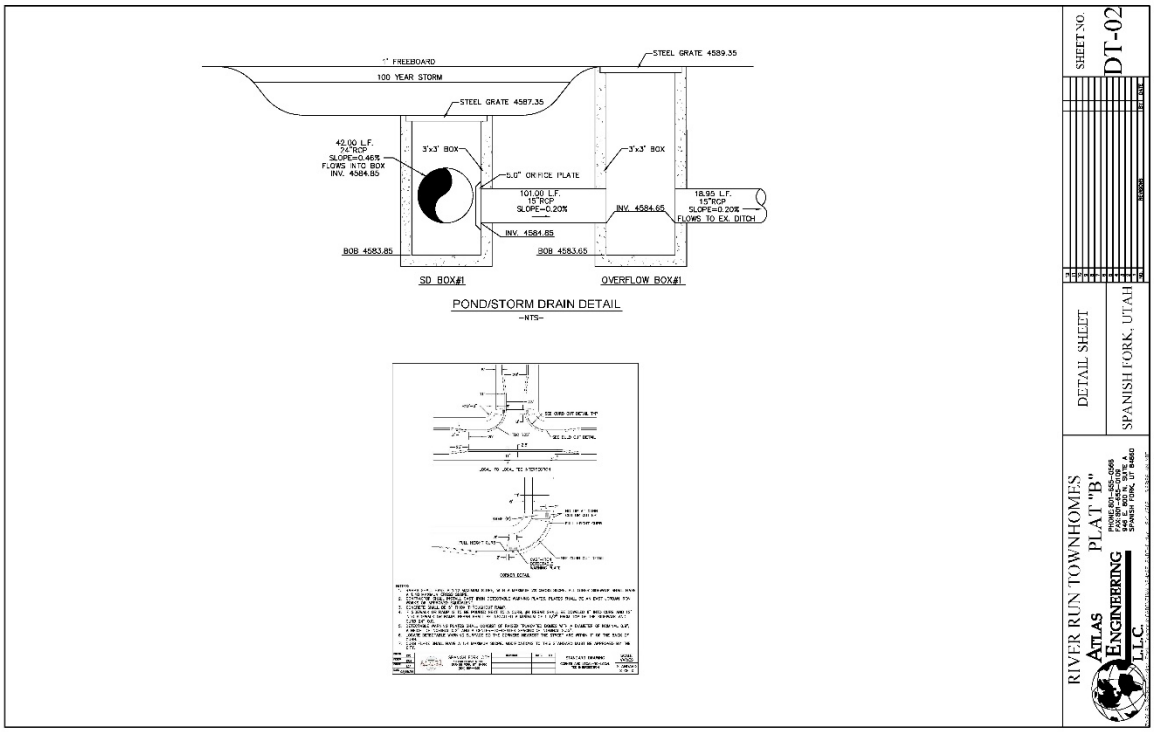
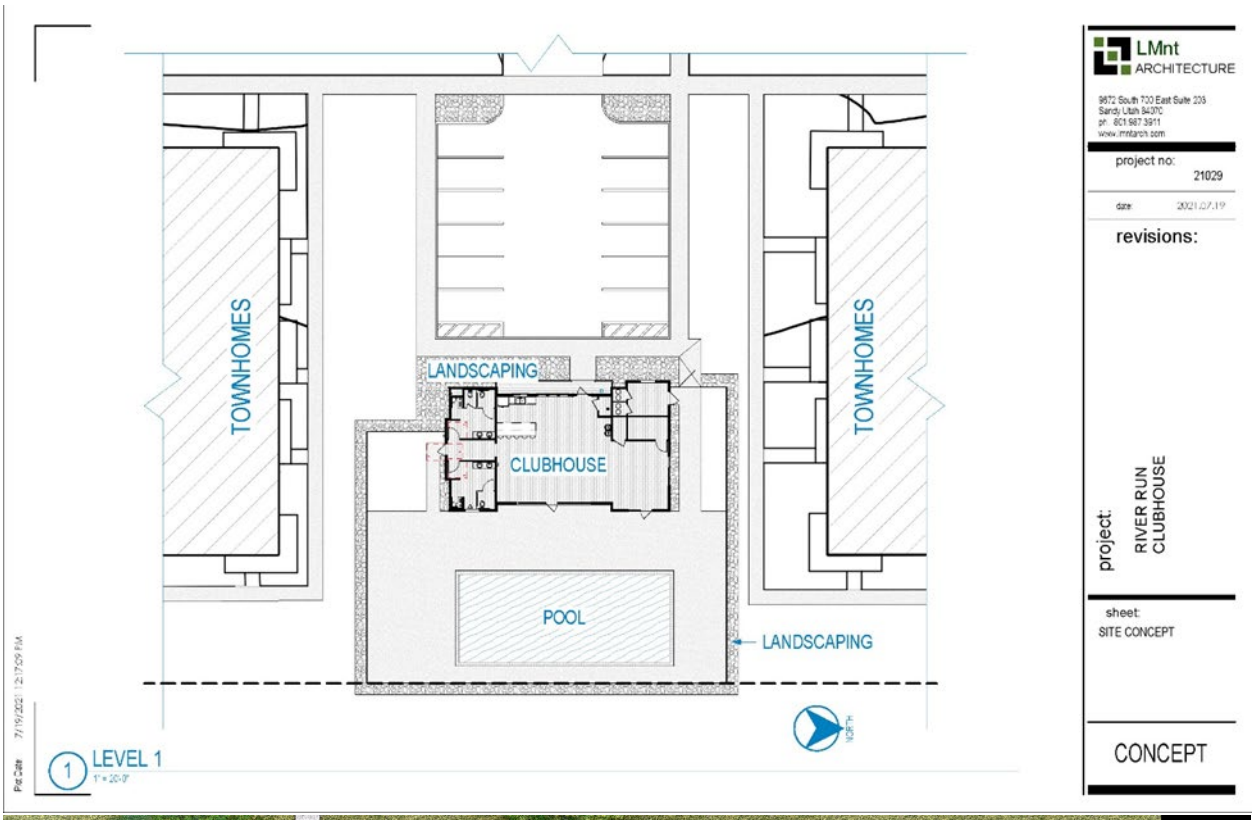

FREEBOARD
100 YEAR STORM
STEEL GRATE 4589.35
STEEL GRATE 4587.35
42.00 L.F.
24"RCP
SLOPE=0.46%
FLOWS INTO BOX
INV. 4584.80
3'x3' BOX
3'x3' BOX
5.0" ORIFICE PLATE
101.00 L.F.
15"RCP
SLOPE=0.20%
INV. 4584.65
18.95 L.F.
15"RCP
SLOPE=0.20%
FLOWS TO EX. DITCH
INV. 4584.85
BOB 4583.85
BOB 4583.65
SD BOX#1
OVERFLOW BOX#1
POND/STORM DRAIN DETAIL
-NTS-
SHEET NO.
DT-02
DETAIL SHEET
SPANISH FORK, UTAH
RIVER RUN TOWNHOMES
PLAT "B"
ATLAS ENGINEERING L.L.C.

Exhibit 2

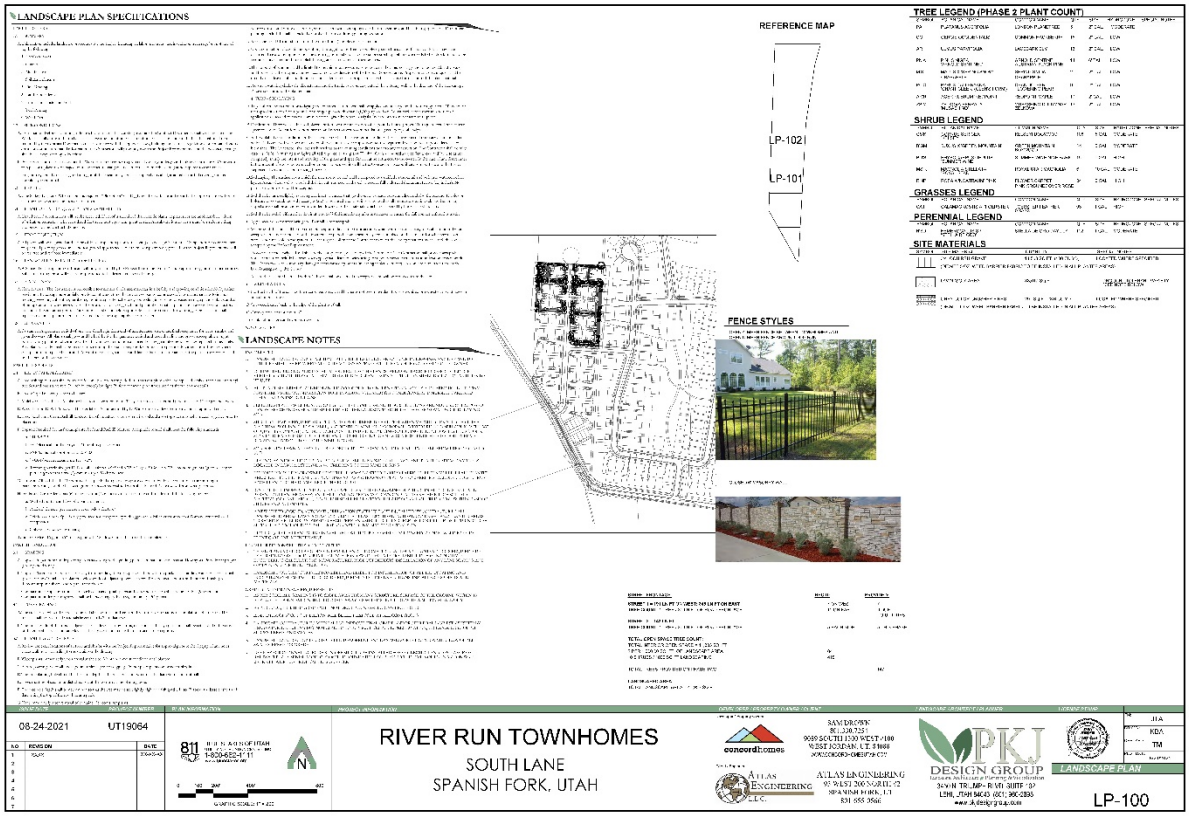

TOWNHOMES
LANDSCAPING
CLUBHOUSE
TOWNHOMES
POOL
LANDSCAPING
NORTH
1
LEVEL 1
1" = 20'-0"
Plot Date: 7/19/2021 12:17:09 PM
LMnt
ARCHITECTURE
9672 South 700 East Suite 205
Sandy Utah 84070
ph: 801.987.3911
www.lmtarch.com
project no:
21029
date:
2021.07.19
revisions:
project:
RIVER RUN
CLUBHOUSE
sheet:
SITE CONCEPT
CONCEPT

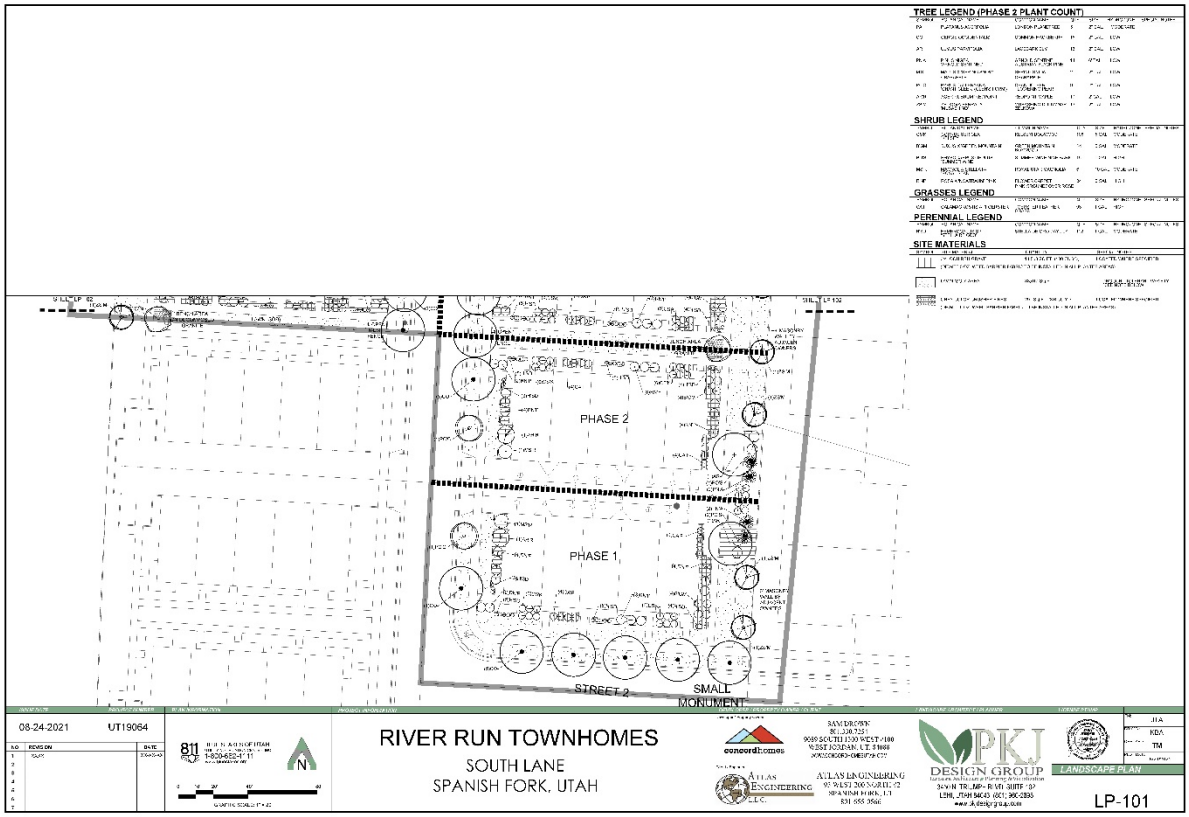

LMnt
ARCHITECTURE
concordhomes

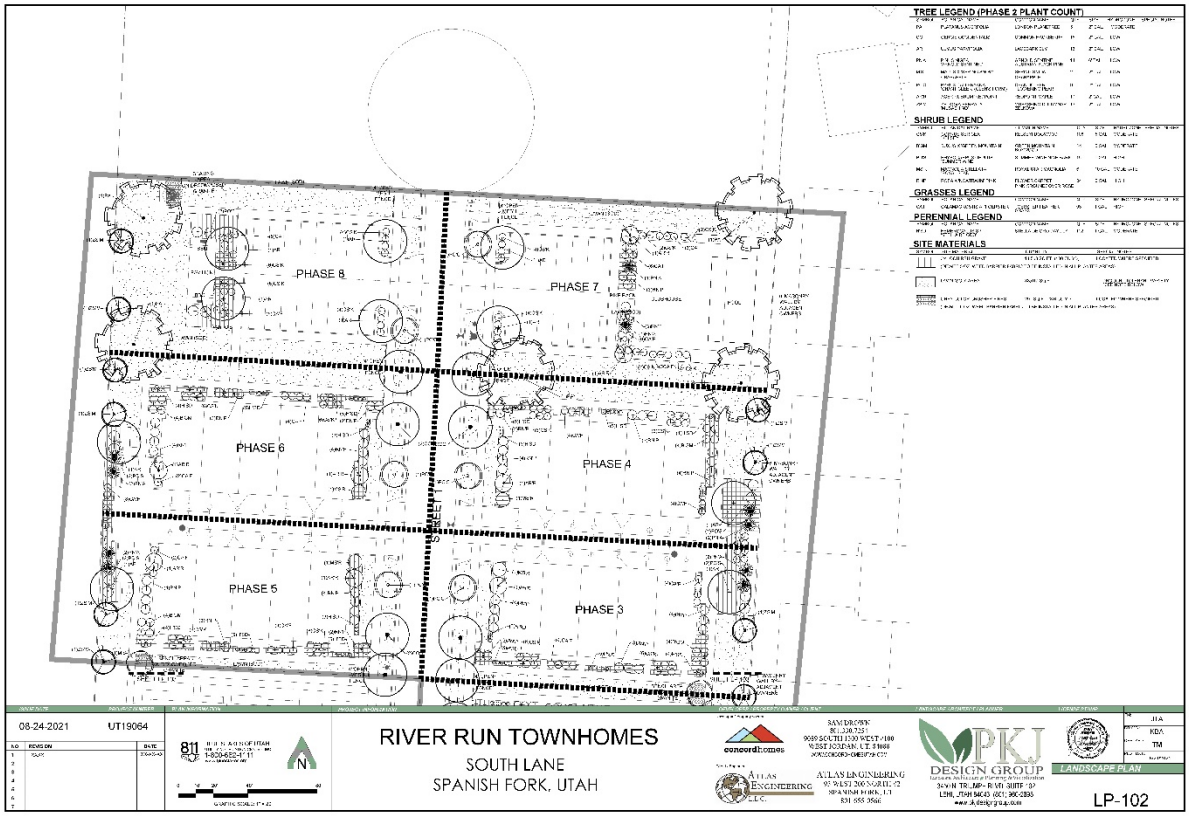

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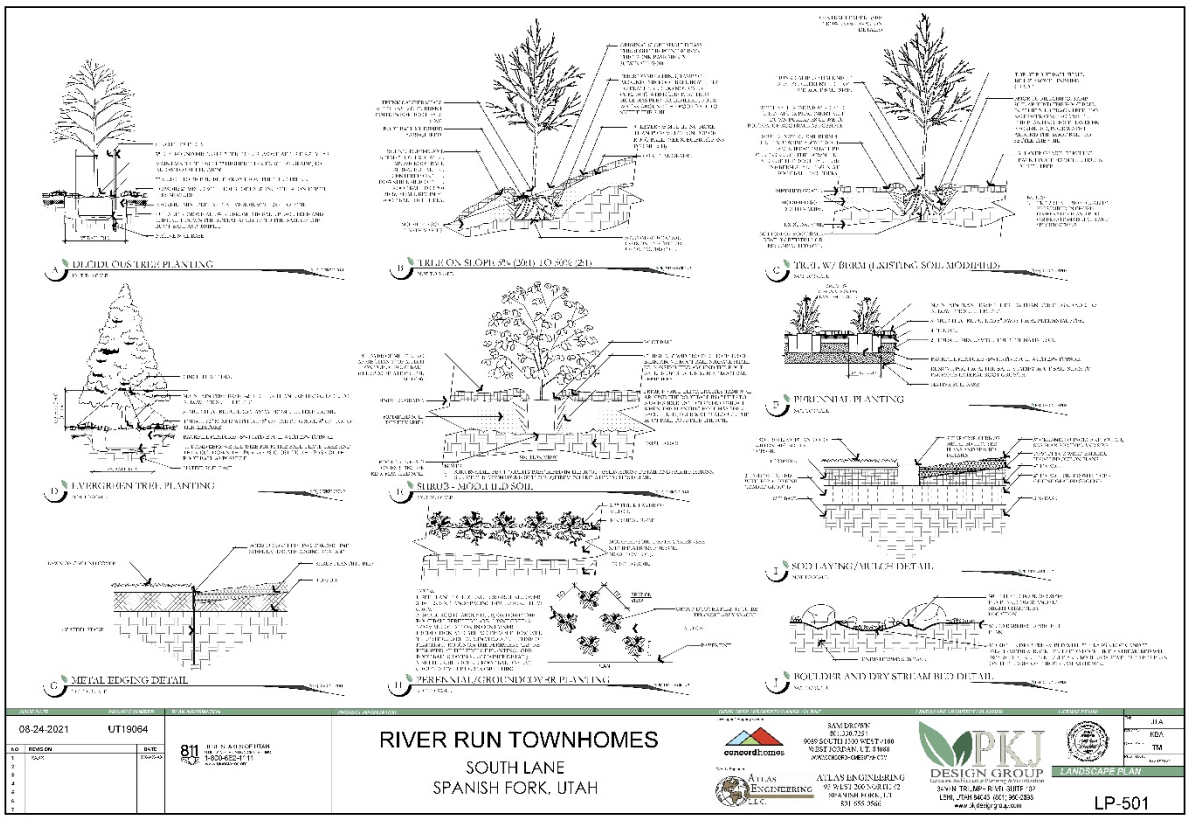

LMnt
ARCHITECTURE
concordhomes
9672 S 700 E, Suite 203
Sandy Utah 84070
(801) 987-3911
www.lmntarch.com

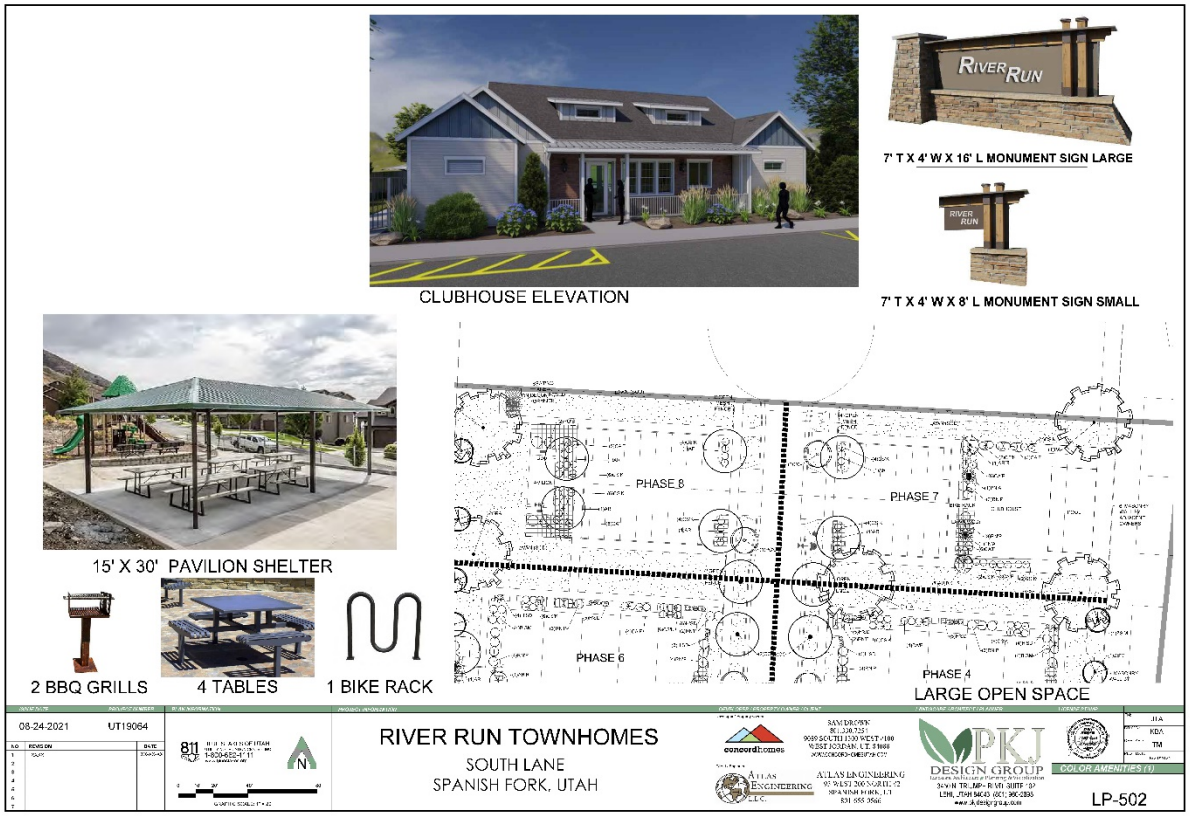

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www.lmntarch.com

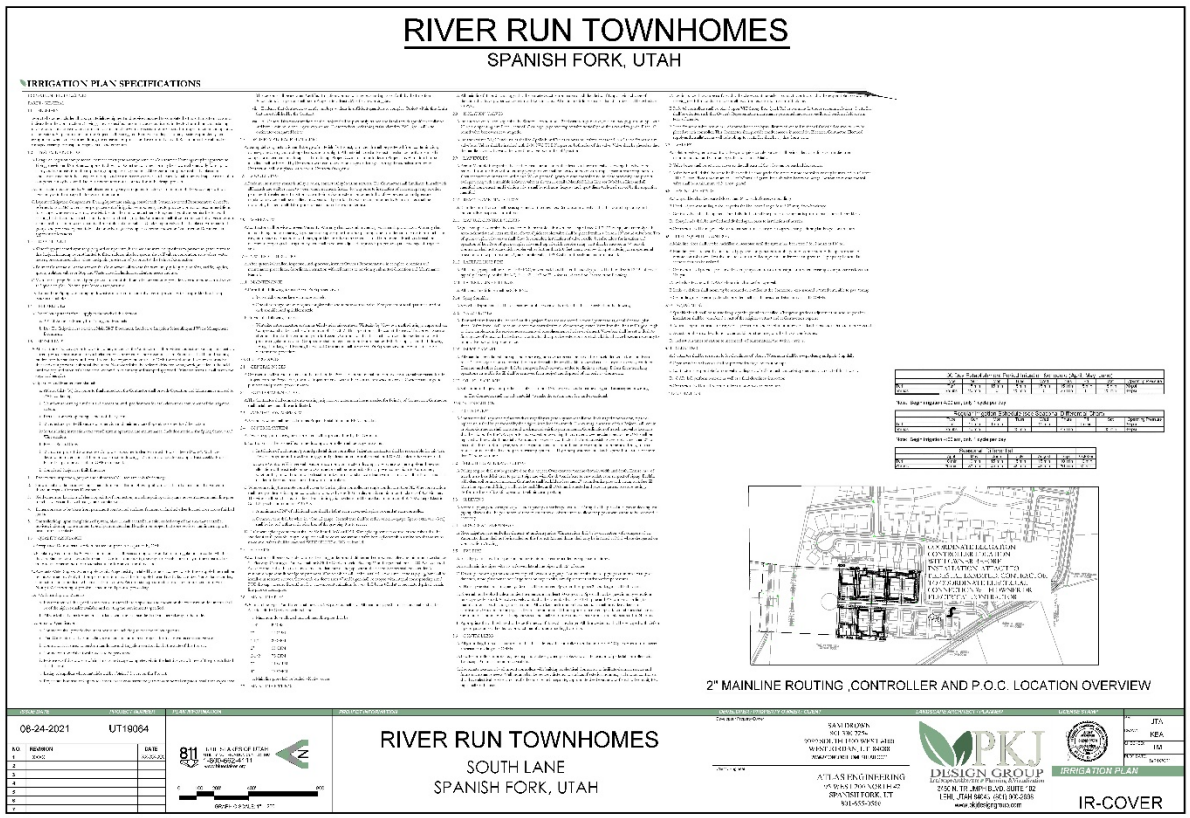

LANDSCAPE PLAN SPECIFICATIONS
LANDSCAPE NOTES
REFERENCE MAP
LP-102
LP-101
FENCE STYLES
TREE LEGEND (PHASE 2 PLANT COUNT)
SHRUB LEGEND
GRASSES LEGEND
PERENNIAL LEGEND
SITE MATERIALS
08-24-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
LANDSCAPE PLAN
LP-100

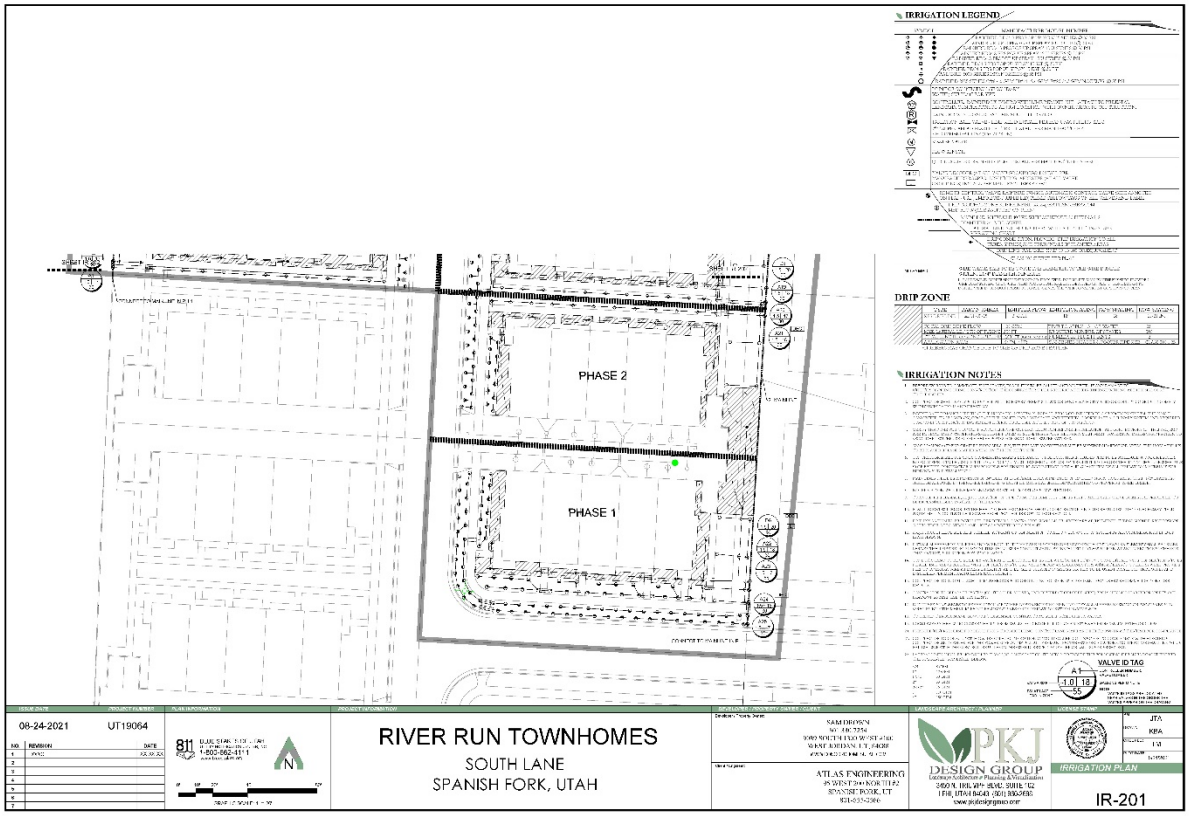

TREE LEGEND (PHASE 2 PLANT COUNT)
SHRUB LEGEND
GRASSES LEGEND
PERENNIAL LEGEND
SITE MATERIALS
PHASE 2
PHASE 1
STREET 2
SMALL MONUMENT
08-24-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
LANDSCAPE PLAN
LP-101

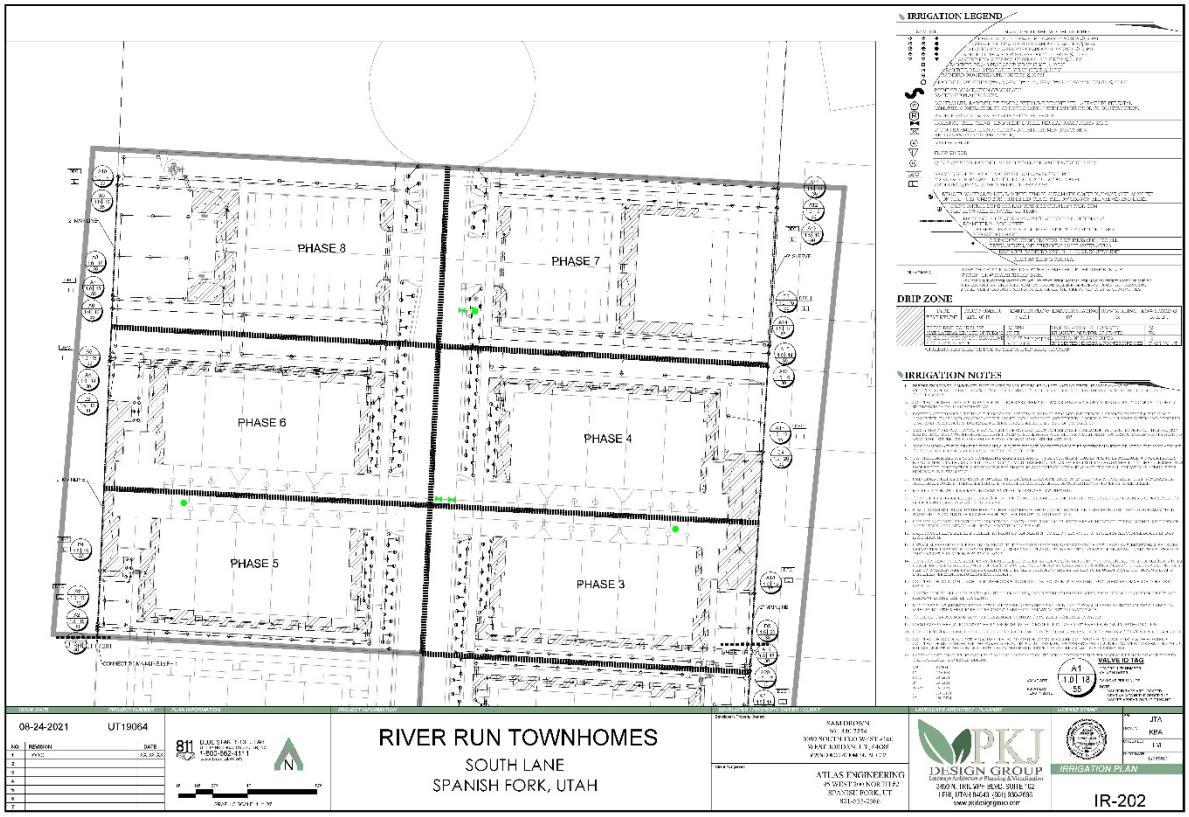

TREE LEGEND (PHASE 2 PLANT COUNT)
SHRUB LEGEND
GRASSES LEGEND
PERENNIAL LEGEND
SITE MATERIALS
PHASE 8
PHASE 7
PHASE 6
PHASE 4
PHASE 5
PHASE 3
08-24-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
concordhomes
ATLAS ENGINEERING
PKJ DESIGN GROUP
LANDSCAPE PLAN
LP-102

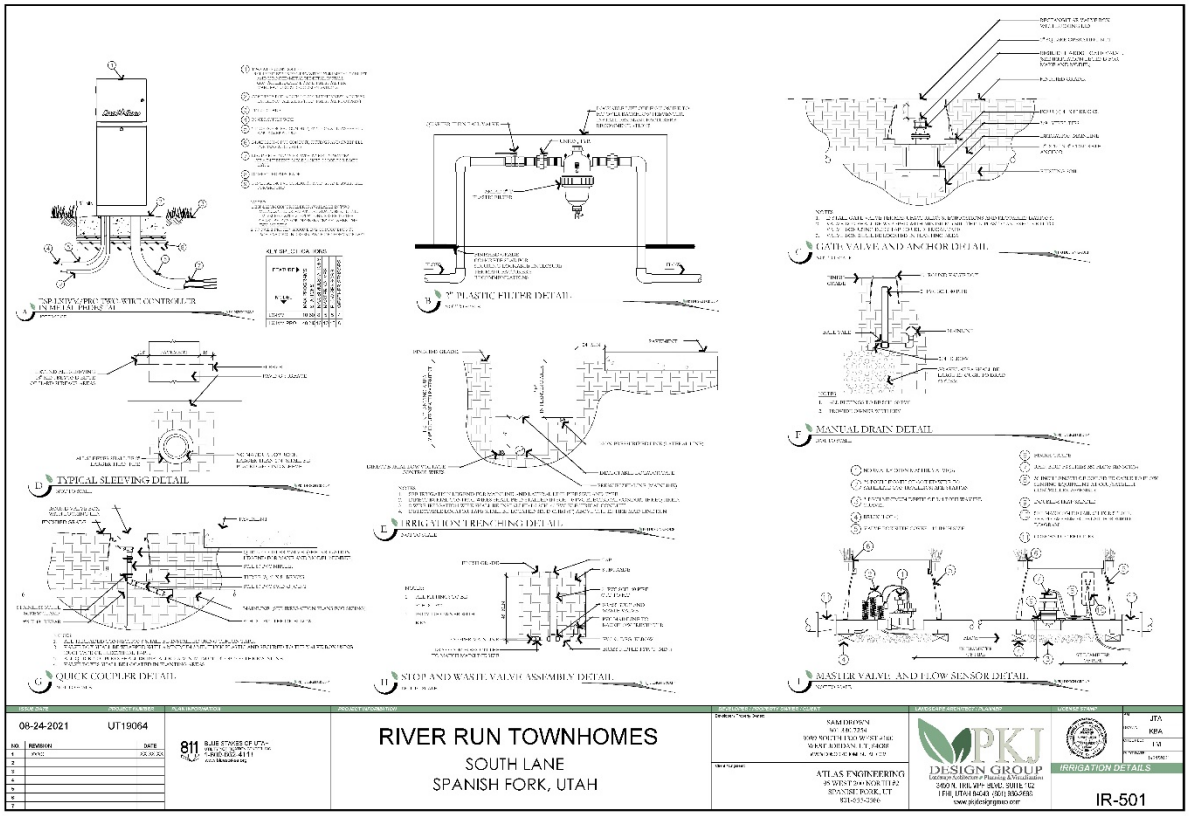

A DECIDUOUS TREE PLANTING
B TREE ON SLOPE 3% (2H:1V) TO 30% (2:1)
C TREE W/ BERM (EXISTING SOIL MODIFIED)
D EVERGREEN TREE PLANTING
E SHRUB - MODIFIED SOIL
F PERENNIAL PLANTING
G METAL EDGING DETAIL
H PERENNIAL/GROUNDCOVER PLANTING
I SOD LAYING/MULCH DETAIL
J BOULDER AND DRY STREAM BED DETAIL
08-24-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
concordhomes
ATLAS ENGINEERING
PKJ DESIGN GROUP
LANDSCAPE PLAN
LP-501

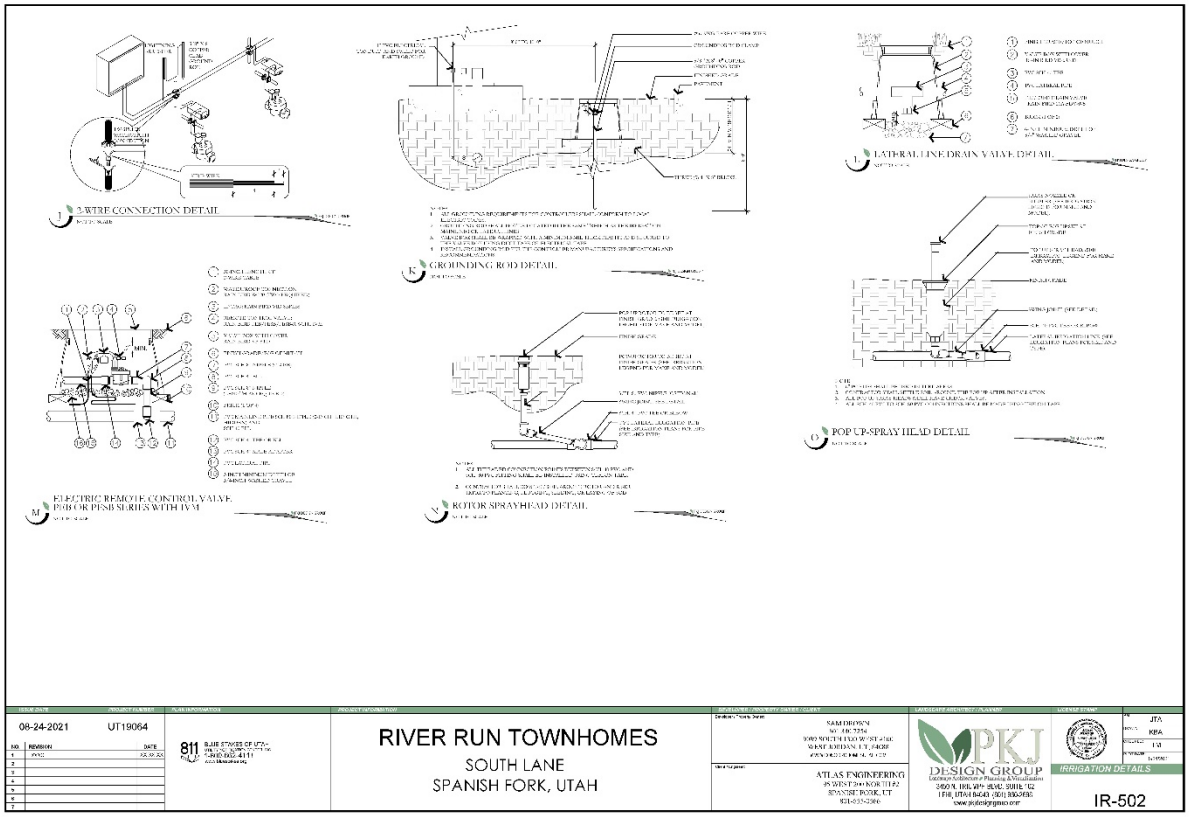

CLUBHOUSE ELEVATION
RIVER RUN
7' T X 4' W X 16' L MONUMENT SIGN LARGE
RIVER RUN
7' T X 4' W X 8' L MONUMENT SIGN SMALL
15' X 30' PAVILION SHELTER
PHASE 8
PHASE 7
PHASE 6
PHASE 4
LARGE OPEN SPACE
2 BBQ GRILLS
4 TABLES
1 BIKE RACK
08-24-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
LP-502

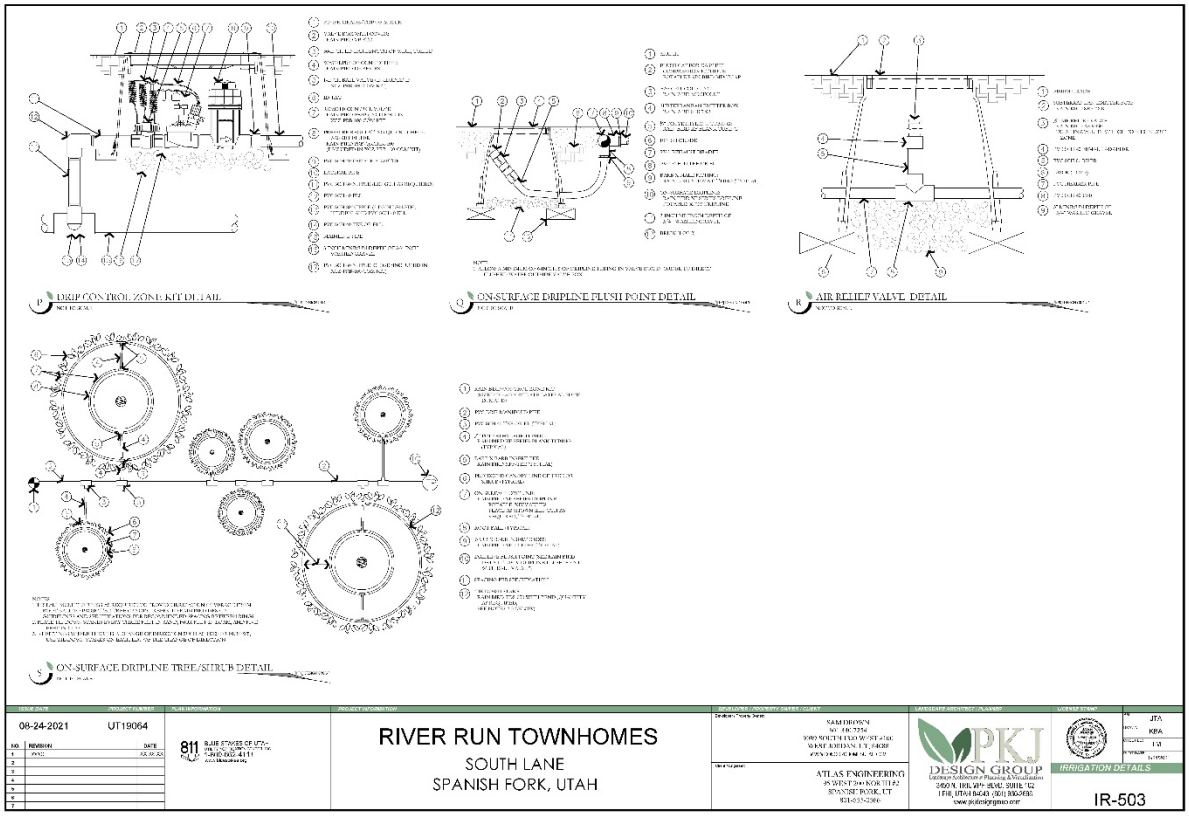

RIVER RUN TOWNHOMES
SPANISH FORK, UTAH
IRRIGATION PLAN SPECIFICATIONS
2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW
08-24-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
IRR. PLAN
IR-COVER

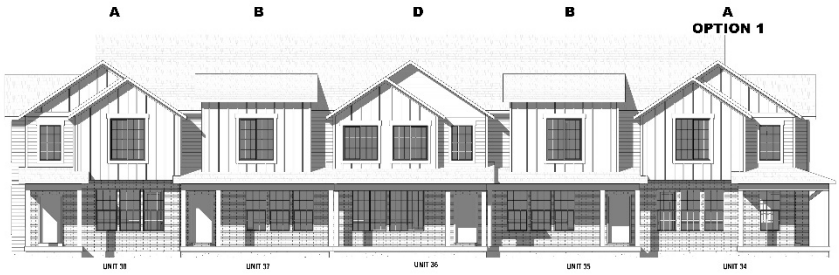

IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
PHASE 2
PHASE 1
08-24-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
IRRIGATION PLAN
IR-201


IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
PHASE 8
PHASE 7
PHASE 6
PHASE 4
PHASE 5
PHASE 3
08-24-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
IRRIGATION PLAN
IR-202


TYPICAL SLEEVING DETAIL
QUICK COUPLER DETAIL
3" PLASTIC FILTER DETAIL
IRRIGATION TRENCHING DETAIL
STOP AND WASTE VALVE ASSEMBLY DETAIL
GATE VALVE AND ANCHOR DETAIL
MANUAL DRAIN DETAIL
MASTER VALVE AND FLOW SENSOR DETAIL
08-24-2021
UT19064
811 BLUE STAKES OF UTAH
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
SAM BROWN
ATLAS ENGINEERING
PKJ DESIGN GROUP
IRRIGATION DETAILS
IR-501


2-WIRE CONNECTION DETAIL
GROUNDING ROD DETAIL
LATERAL LINE DRAIN VALVE DETAIL
ELECTRIC REMOTE CONTROL VALVE P/PRS OR PESB SERIES WITH ICV
ROTOR SPRAY HEAD DETAIL
POP UP-SPRAY HEAD DETAIL
08-24-2021
UT19064
811 BLUE STAKES OF UTAH
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
SAM BROWN
ATLAS ENGINEERING
PKJ DESIGN GROUP
IRRIGATION DETAILS
IR-502

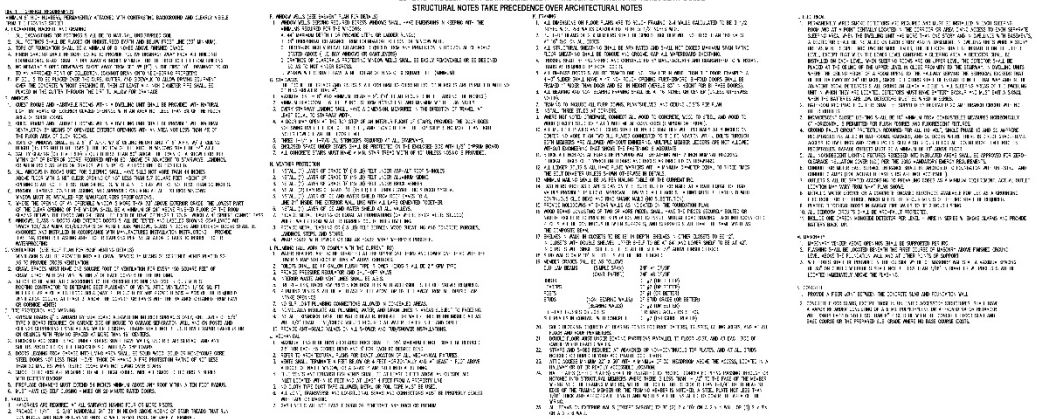

DRIP CONTROL ZONE KIT DETAIL
ON-SURFACE DRIPLINE FLUSH POINT DETAIL
AIR RELIEF VALVE DETAIL
ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
08-24-2021
UT19064
811 BLUE STAKES OF UTAH
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
IRRIGATION DETAILS
IR-503

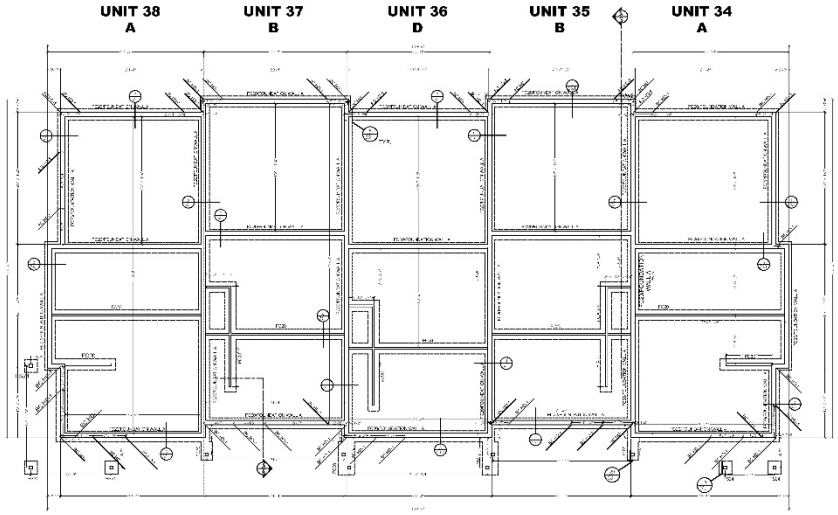


GENERAL NOTES

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

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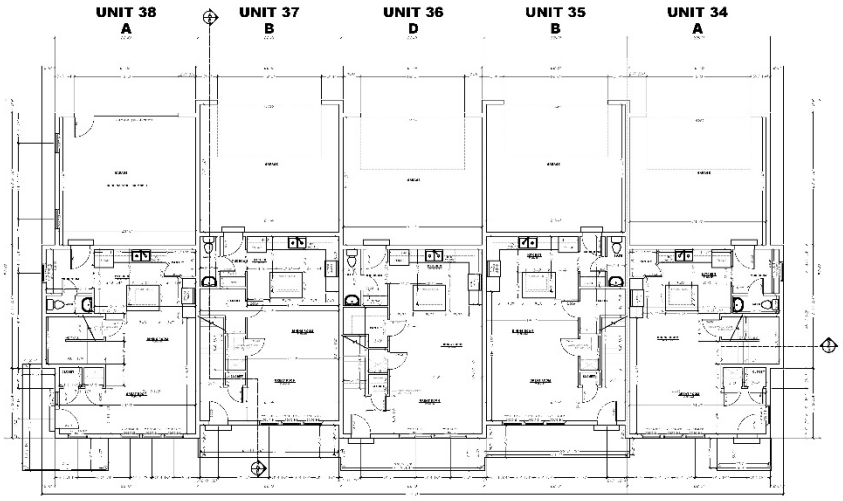
concordhomes

RIVER RUN
UNITS 34-38
SPANISH FORK, UTAH

FOOTING & FOUNDATION PLAN

SCALE 3/16" = 1'-0"

1



MAIN LEVEL FLOOR PLANS

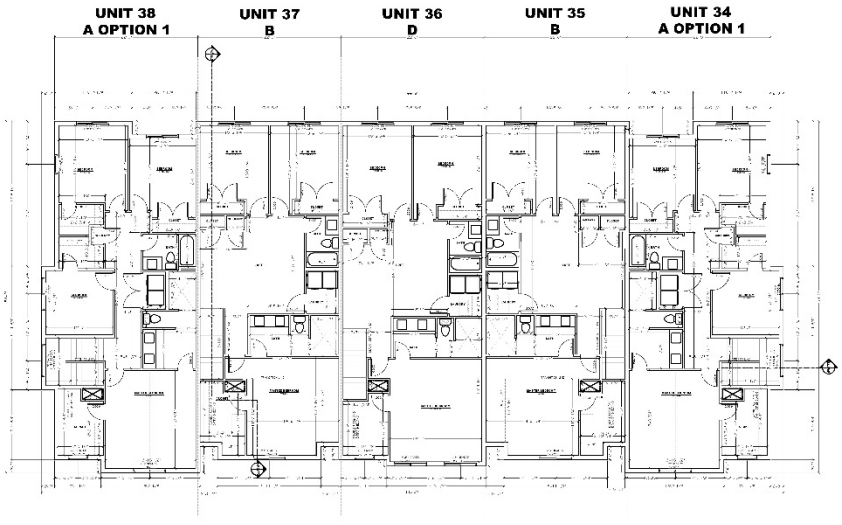
concordhomes

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

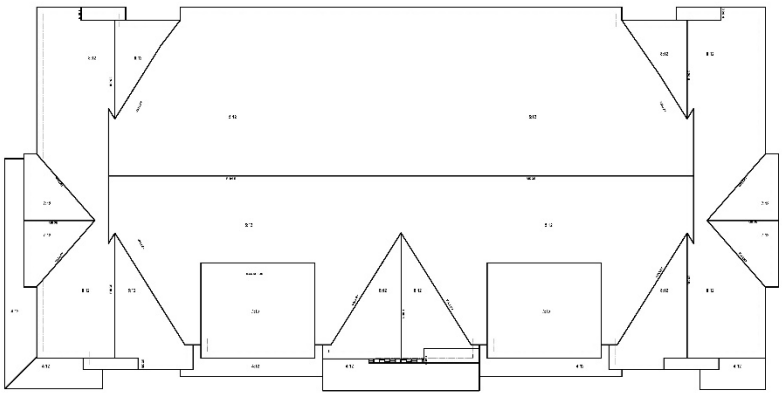
UPPER FLOOR PLAN

SCALE 3/16" = 1'-0"

3

concordhomes

RIVER RUN
UNITS 34-38
SPANISH FORK , UTAH



ROOF PLAN

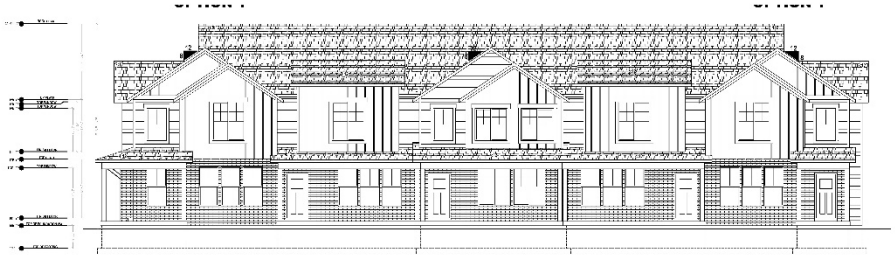
ROOF PLAN

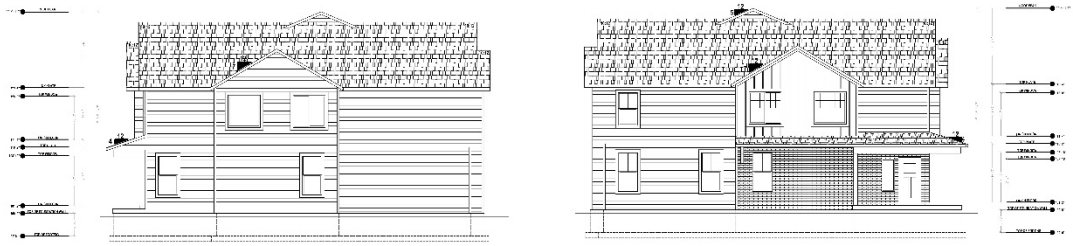
SCALE 3/16" = 1'-0"

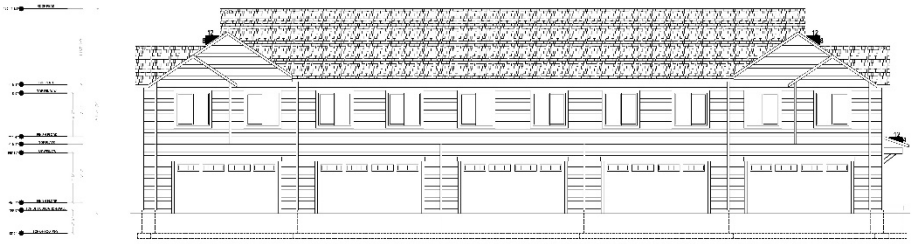
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concordhomes

RIVER RUN
UNITS 34-38
SPANISH FORK , UTAH



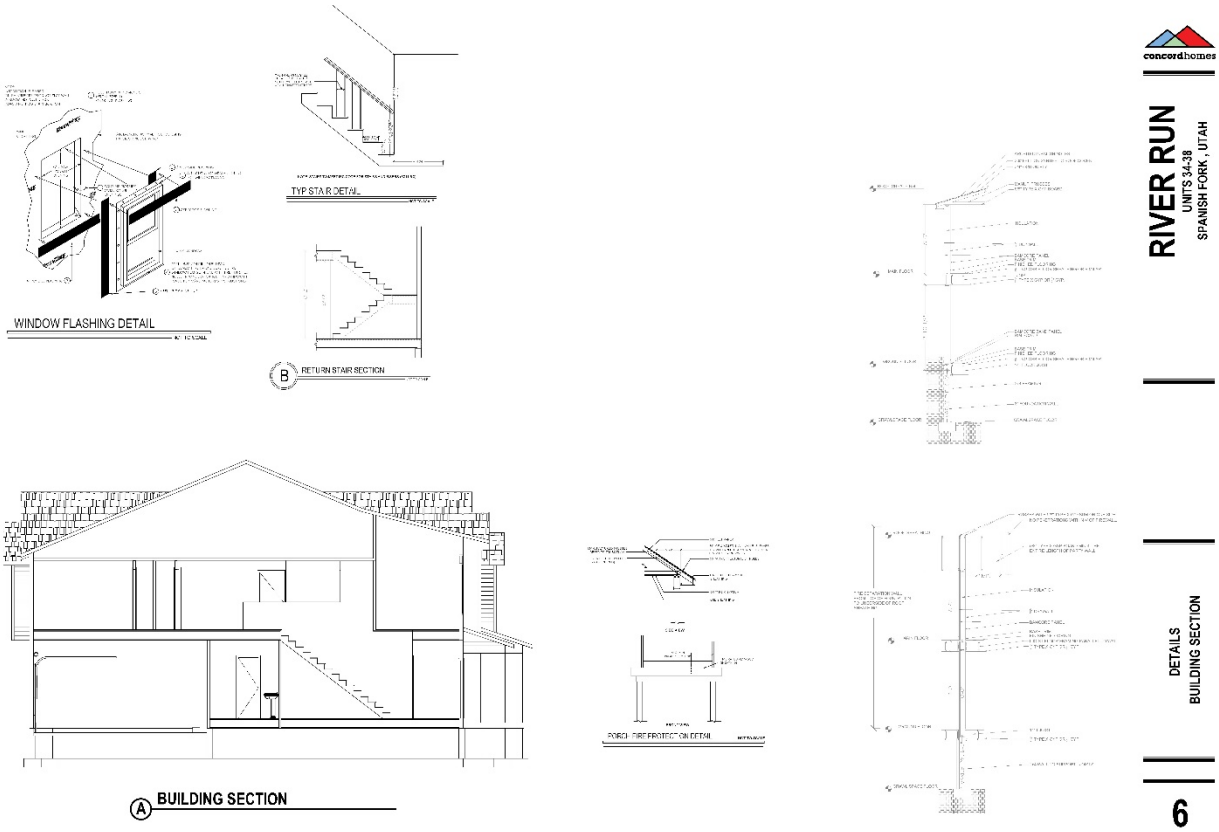




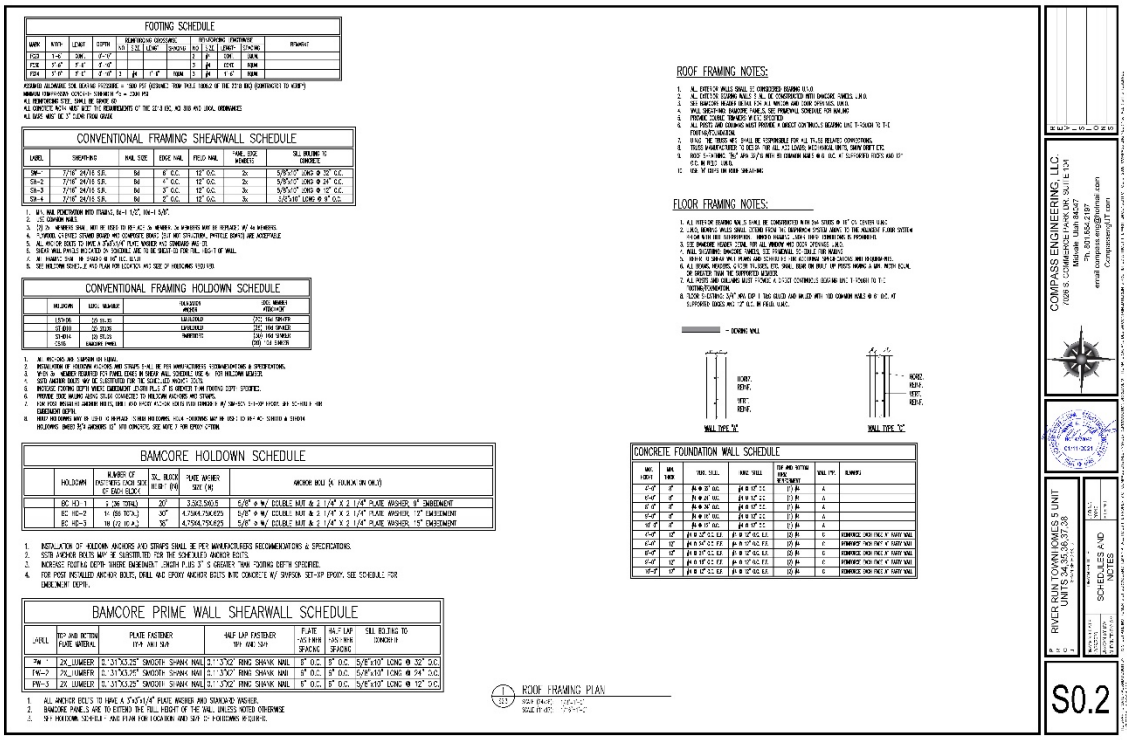
ROOF PLAN

SCALE 3/16" = 1'-0"

5


WINDOW FLASHING DETAIL
TYP STAIR DETAIL
B RETURN STAIR SECTION
A BUILDING SECTION
FORCED AIR 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	HORIZONTAL REINFORCING: NO.	SIZE	LENGTH	REMARKS	VERTICAL REINFORCING: NO.	SIZE	LENGTH	SPACING	REMARKS
FSW	1'-6"	CONT.	1'-0"					2	#5	CONT.	48"CTS	
FSW	2'-0"	5'-0"	1'-0"					3	#5	CONT.	48"CTS	
FSW	3'-0"	5'-0"	1'-0"	3	#5	1'-0"	HORIZ.	3	#5	1'-0"	48"CTS	

ASSUMED ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF (VERIFIED FROM BUILDING OF THE 2018 IBC) (CONTRACTOR TO VERIFY)
MINIMUM CONCRETE COMPRESSIVE STRENGTH F'c = 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	FRAM. EDGE NAILING	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. (2) 2x MEMBERS SHALL MEET OR EXCEED IBC 4.3.6. 3x MEMBERS MAY BE REPLACED W/ 4x MEMBERS.
4. PLYWOOD CLOSEST GRADE AND COMPOSITE BOARD AND COMPOSITE BOARD SELF MAT SYNTHETIC (PARTICLE 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 TRAIL. EDGE OF WALL.
7. ALL FRAMING SHALL BE STRAPPED AT ALL ALIGN.
8. SEE HOLDOWN SCHED. & ANCHOR PLAN FOR LOCATION AND SIZE OF HOLDOWNS VERIFIED.

CONVENTIONAL FRAMING HOLDOWN SCHEDULE

	HOLDOWN	LOAD CAPACITY	EMBEDMENT ANCHOR	END MEMBER ATTACHMENT
	STHD10	10,335 LBS	EMBEDDED	(22) 16d SINKER
	STHD14	14,315 LBS	EMBEDDED	(32) 16d SINKER
	STHD14	(2) STHD14	THROUGH	(64) 16d SINKER
	SDS	SCREW PANEL		(20) 1/4" SCREW

1. ALL HOLDOWNS AND STRAPS BY USP.
2. INSTALLATION OF HOLDOWN ANCHORS AND STRAPS SHALL BE PER MANUFACTURERS RECOMMENDATIONS & SPECIFICATIONS.
3. WHERE (2) HOLDOWNS REQUIRED AT STUDS, STAGGER IN SHEAR WALL SCHEDULE USE ALL PER HOLDOWN SCHEDULE.
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. PROVIDE SOLID BLOCKING ALONG SILLS AT 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. HOLD HOLDOWNS WAY TO (2)16 OC MIN.AD (2)16D HOLDOWNS, HOLA - CHORDING AT 16 OC) TO W4-AC SIMPSON & STHD14 HOLDOWNS EMBED INTO ANCHORS 12" INTO CONCRETE. SEE NOTE 7 FOR EPOXY STRIP.

BAMCORE HOLDOWN SCHEDULE

	HOLDOWN	NUMBER OF INSTALLED EACH SIDE OF EACH BLOCK	BL. BLOCK HEIGHT (IN)	PLATE ANCHOR SIZE (IN)	ANCHOR BOLT (IL FOUNDATION ONLY)
	BC HD-1	1 (2K 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	1+ (3K TOTAL)	30"	4.75X4.75X0.625	5/8" ø w/ DOUBLE NUT & 2 1/4" X 2 1/4" PLATE WASHER, 12" EMBEDMENT
	BC HD-3	1W (2) HD-2	36"	4.75X4.75X0.625	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

WALL	TOP AND BOTTOM PLATE MATERIAL	PLATE FASTENER TOP AND SIDE	HALF LAP FASTENER TOP AND SIDE	PLATE NAILING SPACING	HALF LAP NAILING 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 WINDOW AND DOOR OPENINGS, U.N.O.
4. WALL SHEATHING: BAMCORE PANELS, SEE STRUCTURAL SCHEDULE FOR ANCHOR
5. STRUCTURAL FRAMING TIMBERS: #1 U.N.O. SPECIFIED
6. ALL POSTS AND COLUMNS MUST PROVIDE A CONTINUOUS BEARING LINE TO GROUND TO THE FOUNDATION/FOOTING.
7. BEING THE TRUSS MFG SHALL BE RESPONSIBLE FOR ALL TRUSS RELATED CONNECTIONS.
8. TRUSS MANUFACTURED TO MEET OR EXCEED 100 SQ. PSF LIVE LOADS AND ATTIC UNITS, SNOW DRIFT 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. LOAD BEARING WALLS SHALL EXTEND FROM THE FOUNDATION SYSTEM ABOVE TO THE ROOF/CEILING FRAMING SYSTEM WITHOUT INTERRUPTION. WHERE OFFSETS OCCUR, LOAD BEARING CONDITIONS IS PROHIBITED.
3. SEE BAMCORE HEADER DETAIL FOR ALL WINDOW AND DOOR OPENINGS, U.N.O.
4. WALL SHEATHING: BAMCORE PANELS, SEE STRUCTURAL SCHEDULE FOR ANCHOR
5. STRUCTURAL FRAMING TIMBERS: #1 U.N.O. SPECIFIED
6. ALL BEAMS, HEADERS, GIRDER TRUSSES, ETC. SHALL BEAR ON SOLID WALL OR POSTS BELOW A MIN. WIDTH EQUAL OR GREATER THAN THE SUPPORTED MEMBER.
7. ALL POSTS AND CEILINGS MUST PROVIDE A CONTINUOUS LOAD PATH FROM THE ROOF TO THE FOUNDATION/FOOTING.
8. FLOOR SHEATHING 3/4" APA RATED 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" — BOARD REINF. / STUD REINF.

WALL TYPE "C" — HORIZ. REINF. / STUD REINF.

CONCRETE FOUNDATION WALL SCHEDULE

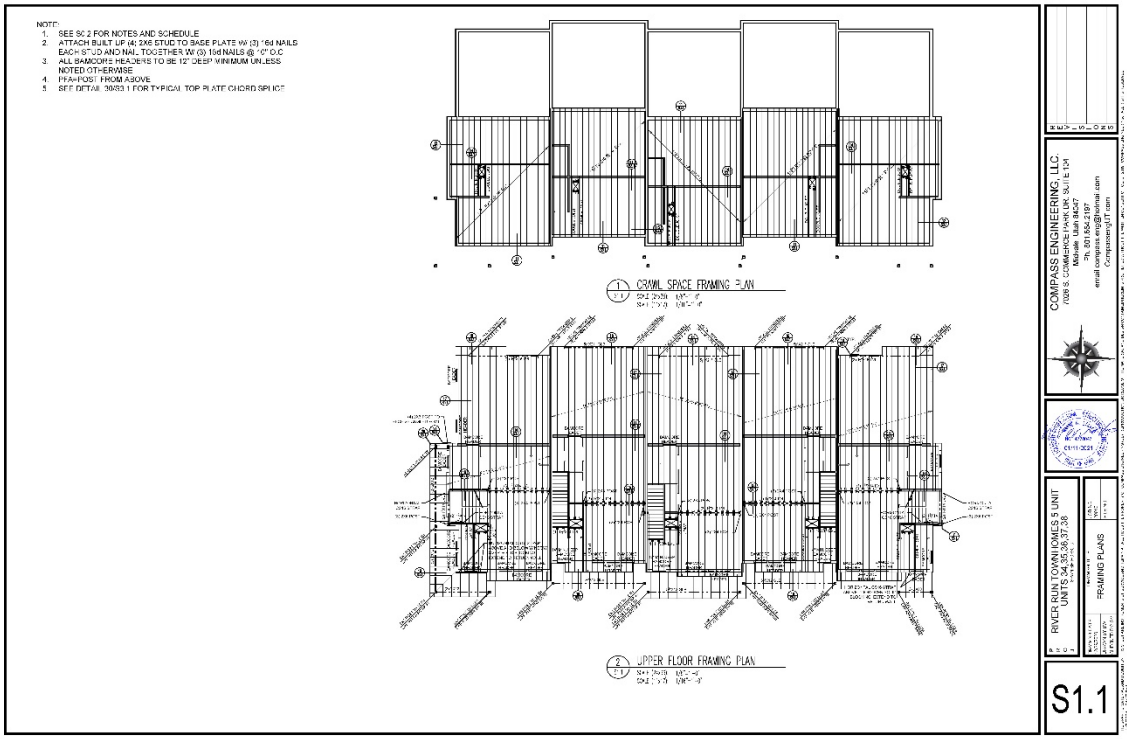
MAX. HEIGHT	MIN. THICK	VERT. STEEL	HORIZ. STEEL	TOP AND BOTTOM WALL REINFORCEMENT	WALL TYPE	REMARKS
6'-0"	8"	#4 @ 18" O.C.	#4 @ 18" O.C.	(1) #4	A	
7'-0"	8"	#4 @ 18" O.C.	#4 @ 18" O.C.	(1) #4	A	
8'-0"	8"	#4 @ 18" O.C.	#4 @ 18" O.C.	(1) #4	A	
9'-0"	8"	#4 @ 18" O.C.	#4 @ 18" O.C.	(1) #4	A	
10'-0"	8"	#4 @ 18" O.C.	#4 @ 18" O.C.	(1) #4	A	
4'-0"	12"	#5 @ 32" O.C. E.F.	#5 @ 32" O.C. E.F.	(2) #5	C	REMARKS: SHOP DWG'S TO VERIFY WALL
5'-0"	12"	#5 @ 24" O.C. E.F.	#5 @ 24" O.C. E.F.	(2) #5	C	REMARKS: SHOP DWG'S TO VERIFY WALL
6'-0"	12"	#5 @ 18" O.C. E.F.	#5 @ 18" O.C. E.F.	(2) #5	C	REMARKS: SHOP DWG'S TO VERIFY WALL
7'-0"	12"	#5 @ 18" O.C. E.F.	#5 @ 18" O.C. E.F.	(2) #5	C	REMARKS: SHOP DWG'S TO VERIFY WALL
8'-0"	12"	#5 @ 12" O.C. E.F.	#5 @ 12" O.C. E.F.	(2) #5	C	REMARKS: SHOP DWG'S TO VERIFY 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"

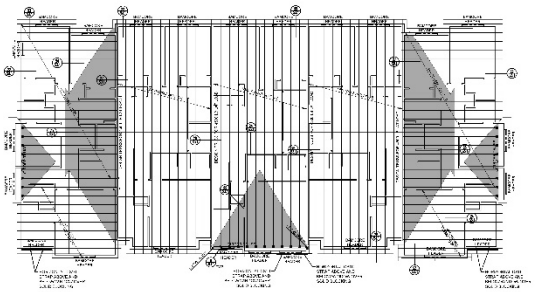
2 UPPER FLOOR FRAMING PLAN
1/4" = 1'-0"

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

S1.1

NOTE:
1. SEE SC.2 FOR NOTES AND SCHEDULE
2. ATTACH BUILT UP (4) 2X6 STUD TO RAISE PLATE W/ (3) 16d NAILS EACH STUD AND NAIL TOGETHER W/ (3) 16d NAILS @ 12" O.C.
3. ALL GARAGE HEADERS TO BE 12" DEEP MINIMUM UNLESS NOTED OTHERWISE
4. PFA- POST FROM ABOVE
5. SEE DETAIL 30/S3.1 FOR TYP CAL TOP PLATE CHORD SPLICE



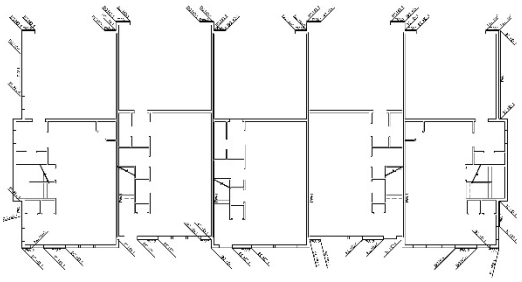
1 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

COMPASS ENGINEERING, LLC
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Midvale, Utah 84047
PH: (801) 566-5599
email:compass.mtg@hotmail.com
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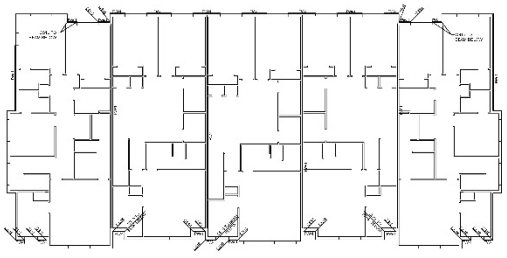
RIVER RUN TOWNHOMES 5 UNIT
UNITS 34,35,36,37,38

ROOF FRAMING PLANS

S1.2



1 MAIN LEVEL SHEARWALL PLAN
SCALE: 1/4"=1'-0"



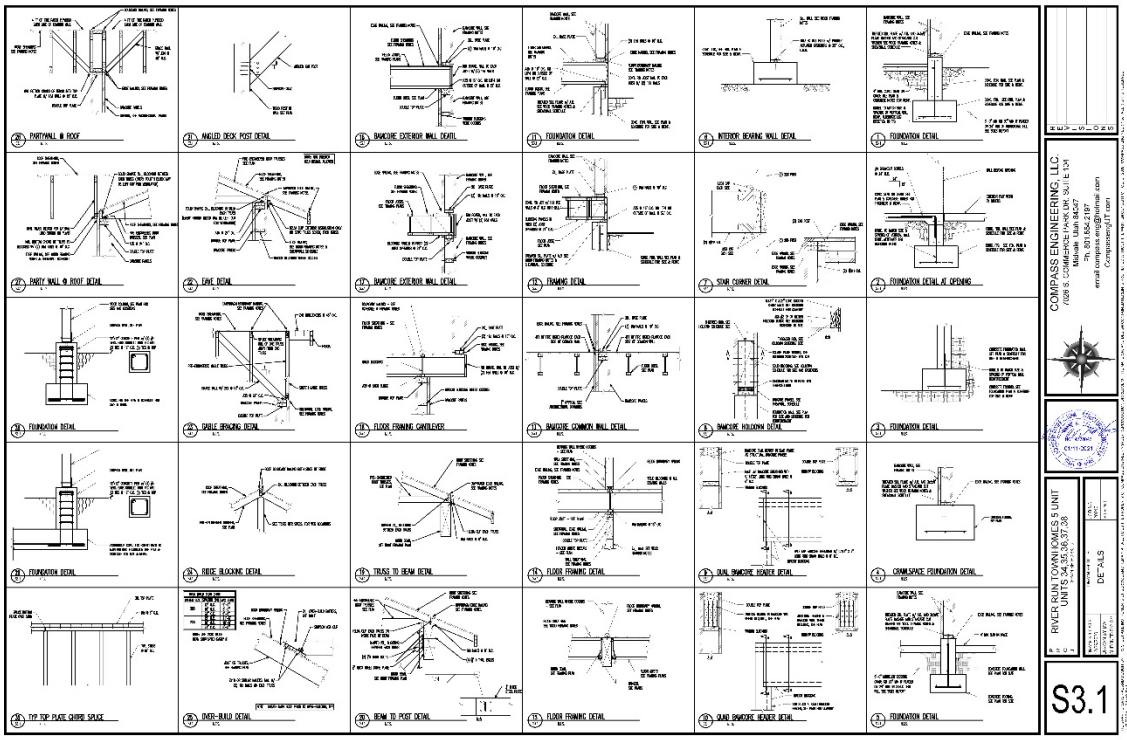
2 UPPER LEVEL SHEARWALL PLAN
SCALE: 1/4"=1'-0"

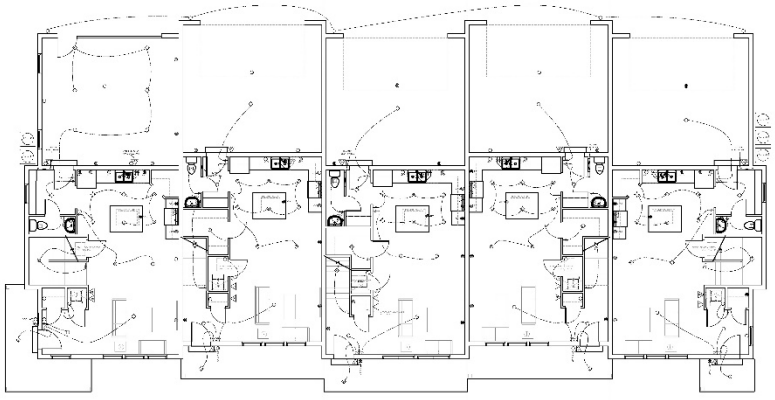
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RIVER RUN TOWNHOMES 5 UNIT
UNITS 34,35,36,37,38

SHEARWALL PLANS

S2.1







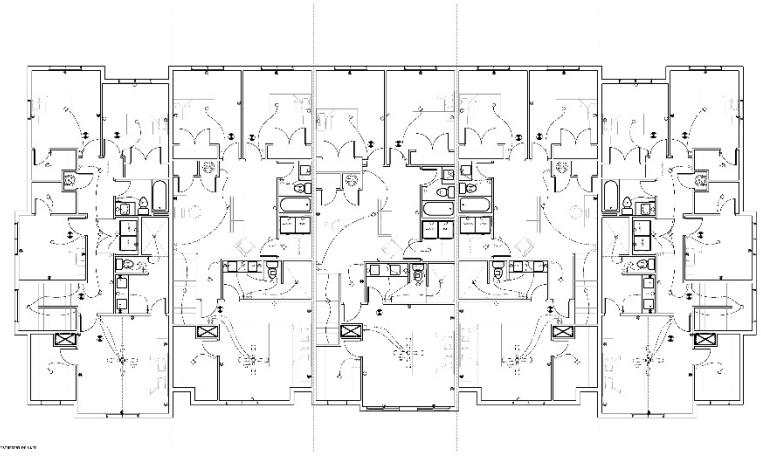
concordhomes

RIVER RUN
UNITS 34-38
SPANISH FORK , UTAH

MECHANICAL
ELECTRICAL
PLUMBING

SCALE 3/16" = 1'-0"

MEP



ELECTRICAL NOTES

PLUMBING NOTES

MECHANICAL & PLUMBING CONTRACTOR NOTES

MECHANICAL NOTES



concordhomes

RIVER RUN
UNITS 34-38
SPANISH FORK, UTAH

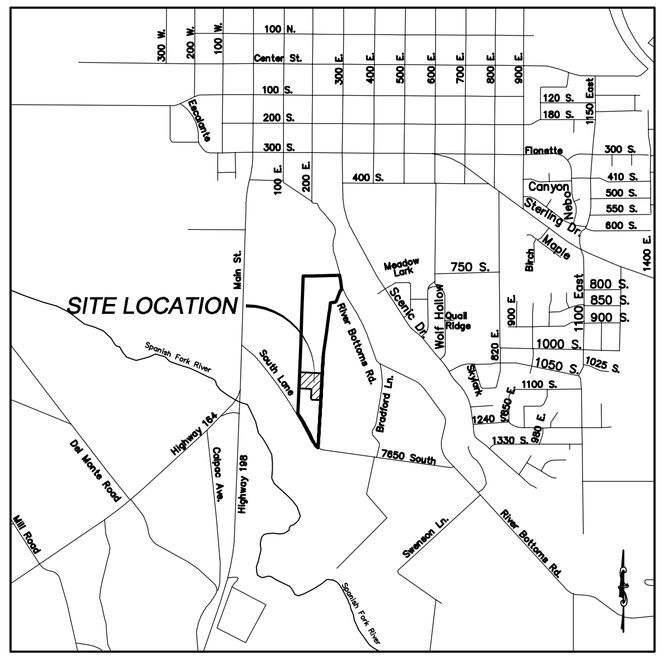
MECHANICAL
ELECTRICAL
PLUMBING

SCALE 3/16" = 1'-0"

MEP

RIVER RUN TOWNHOMES PLAT "B"

A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
FINAL PLAN SET



VICINITY MAP
–NTS–

GENERAL NOTES:

1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE–CONSTRUCTION MEETING.
5. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
6: CONTACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCMENT OF CONSRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
7. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPACIES TO THE ENGINEER.
9. ENGINEER STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRIC DEPARTMENT.

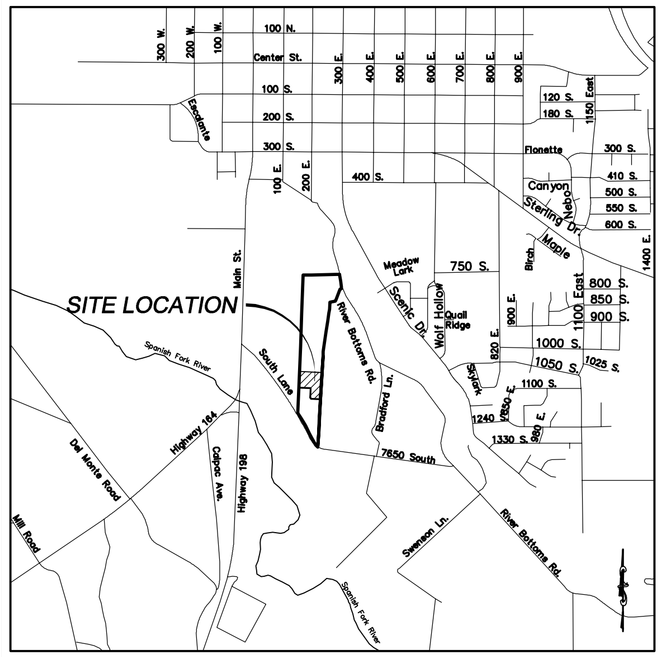
-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY AND INDEX
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
6	PHASING PLAN
7	ELECTRICAL PLAN
8	PEDESTRIAN WALKWAYS
PP–01	PLAN & PROFILE – 200 EAST STA. 16+00 TO STA. 21+00
PP–02	PLAN & PROFILE – DRIVE 6 STA. 10+00 TO STA. 11+71.50
PP–03	PLAN & PROFILE – DRIVE 7 & DRIVE 8 STA. 10+00 TO STA. 13+53.74
PP–04	PLAN & PROFILE – PARKING 2 STA. 10+00 TO STA. 11+13.97
PP–05	PLAN & PROFILE – PARKING 3 STA. 10+00 TO STA. 10+95.97
DT–01	DETAILS
DT–02	DETAILS

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
8/11/21
STATE OF UTAH

RIVER RUN TOWNHOMES PLAT "B"

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



VICINITY MAP

-NTS-

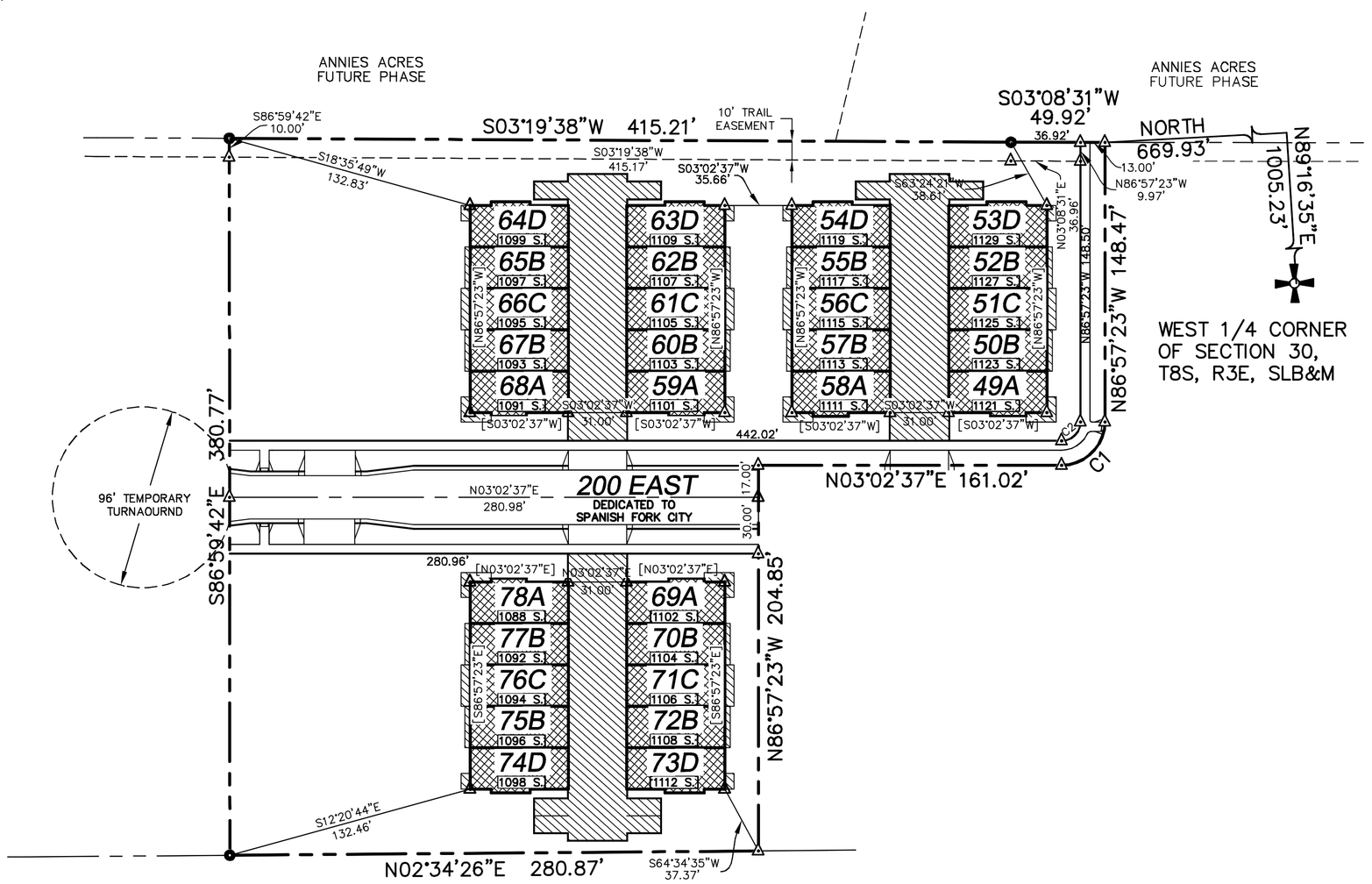
0 5 25 50 100 150

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

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	10.00	15.71	14.14	S 41°57'23" E	90°00'00"

DOMINION ENERGY EASEMENT NOTE:
UNITS 49-78 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. FINAL GRADE MAY DIFFER FROM DESIGN IN CONSTRUCTION.
4. ALL OPEN SPACE, COMMON AREA, AND LIMITED COMMON AREA IS A PUE.
5. DEVELOPMENT IS A MASTER PLANNED DEVELOPMENT AS DESCRIBED IN CITY CODE 15.3.24.030.
6. REFER TO AFFIDAVIT OF CORRECTION FOR PROOF OF OWNERSHIP.

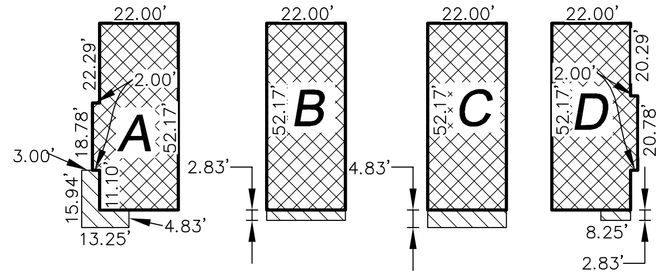


OWNER/DEVELOPER
CONCORD HOMES
SAM DROWN
SAM@CONCORDHOMESUTAH.COM
801-330-7254

DATA TABLE
TOTAL ACREAGE=3.17
TOTAL # OF UNITS=30
ACREAGE IN ROADS=0.49 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=1.12
% OF OPEN SPACE=46.37%
ZONING=R-3
TOTAL REQ'D OPEN SPACE: 38,451 SQ. FT.
TOTAL OPEN SPACE PROVIDED: 48,693 SQ. FT.

GENERAL NOTES
1. VERTICAL DATA BASED ON NAVD 29.
2. COORDINATE SYSTEM = NAD83
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.



TOWNHOME BUILDING DETAILS

BOUNDARY DESCRIPTION

BEGINNING AT A POINT IN AN EXISTING FENCE, WHICH POINT LIES N89°16'35"E 1005.23 FEET ALONG THE QUARTER SECTION LINE AND NORTH 669.93 FEET FROM THE WEST 1/4 CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE EXISTING BOUNDARY OF RIVER RUN TOWNHOMES PLAT "A" THE FOLLOWING 4 COURSES TO WIT: (1) N86°57'23"W 148.47 FEET, (2) NORTHWESTERLY 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 N41°57'23"W 32.53 FEET, (3) N03°02'37"E 161.02 FEET, (4) N86°57'23"W 204.85 FEET; THENCE N02°34'26"E 280.87 FEET; THENCE S86°59'42"E 380.77 FEET; THENCE S03°19'38"W 415.21; THENCE S03°08'31"W 49.92 FEET TO THE POINT OF BEGINNING.
CONTAINING 3.17 ACRES.

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO BUILDING UNITS, STREETS, EASEMENTS, COMMON AREAS, AND LIMITED COMMON AREAS 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.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____. A.D. 2021.

MEMBER: _____

MEMBER: _____

MEMBER: _____

CORPORATE ACKNOWLEDGMENT

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

ON THE_____ DAY OF _____, A.D. 2021 PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT HE/SHE IS THE_____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES | NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS | PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS_____DAY OF_____A.D. 2021.

APPROVED — CITY MANAGER | APPROVED — CITY ATTORNEY

APPROVED — ENGINEER (SEE SEAL) | ATTEST — CLERK-RECORDER

APPROVED — COMMUNITY DEVELOPMENT DIRECTOR

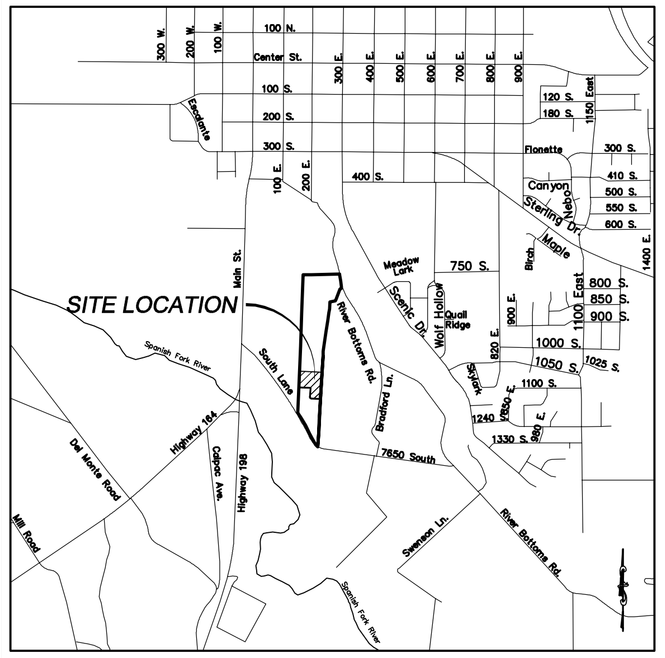
LEGEND

- 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

RIVER RUN TOWNHOMES PLAT "B"

AN EXPANDABLE PLANNED UNIT DEVELOPMENT
SPANISH FORK, UTAH COUNTY, UTAH
CONTAINING 30 TOWNHOME UNITS AND 3.17 ACRES.
LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

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



VICINITY MAP

-NTS-

LEGEND

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

CONSTRUCTION NOTES:

1. ALL ADA RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN.
2. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
3. CAP/PLUG CULINARY WATERLINE.
4. EXISTING FENCE TO BE REMOVED.
5. EXISTING DITCH TO BE REMOVED.
6. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
7. LOCATE AND TIE TO EXISTING SEWER LINE.
8. INSTALL STREETLIGHT PER SPANISH FORK CITY STANDARDS.
9. INSTALL 6" CULINARY WATERLINE VALVE
10. INSTALL 6' MASONRY WALL.

0 10 40 5 20 80 120

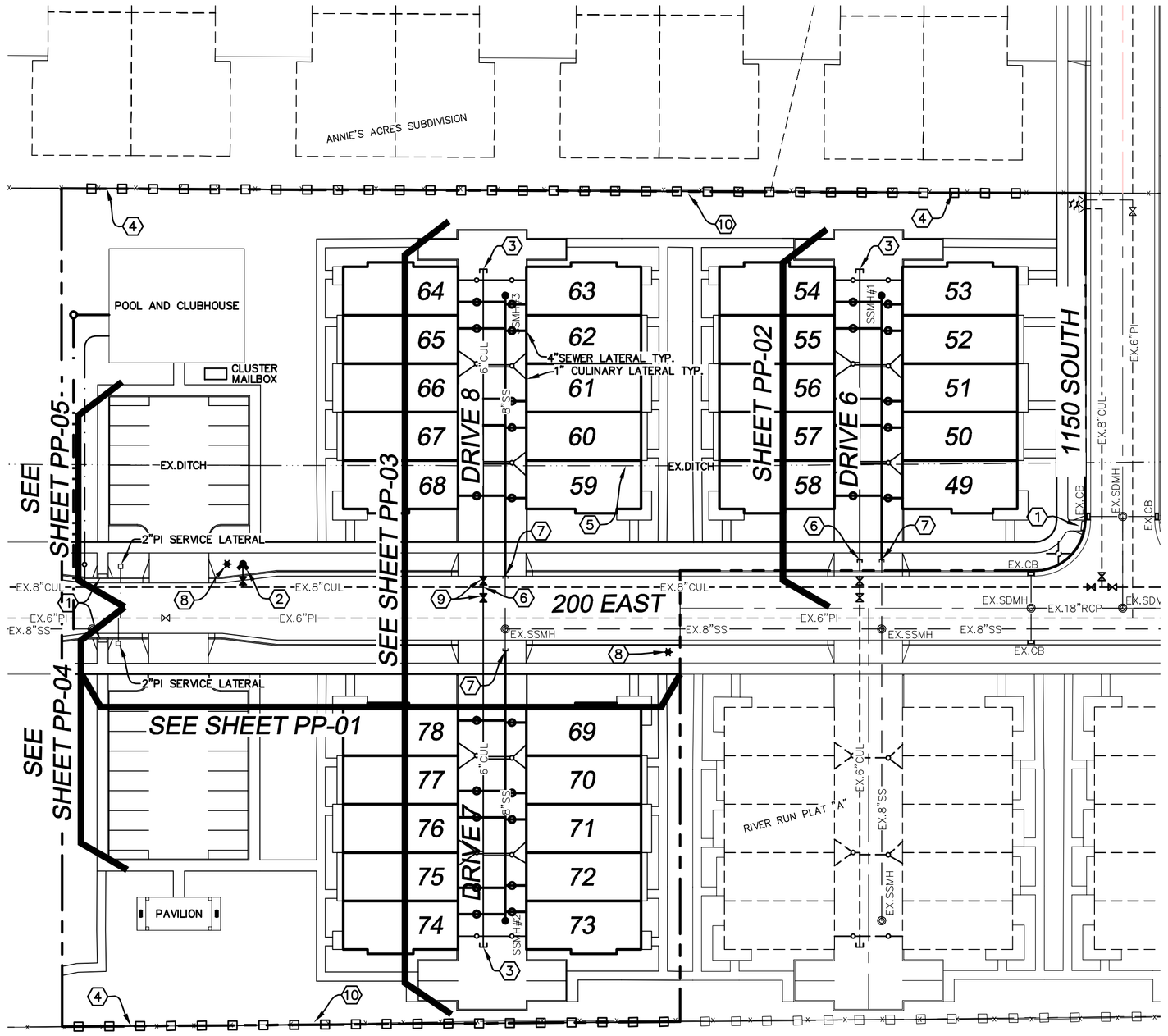
(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

PARKING DATA TABLE:

REQ'D=75
TOTAL PROVIDED=88
GARAGE=60
STALLS=28

NOTES:
ANY MANHOLES WITH ANY OTHER PIPE CONFIGURATION THAN TWO PIPES PASSING STRAIGHT THROUGH NEED TO BE 60" DIAMETER MANHOLE.

AT 50 UNITS ON THE PI AND WATER LINES, WATER LINES WILL NEED TO BE LOOPED BEFORE ADDITIONAL APPROVAL.



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SHEET NO. 3

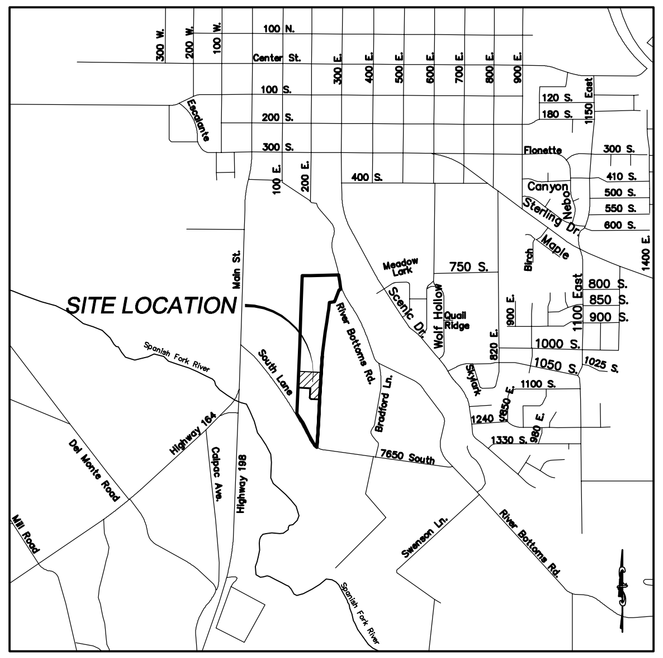
UTILITY AND INDEX

SPANISH FORK, UTAH

RIVER RUN TOWNHOMES
PLAT "B"

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

Z:\2018\18-052 Spanish Fork Concord\CAD\FINAL\PHASE 2\02-UTILITY & INDEX.dwg 8/11/2021 9:18:17 AM MDT



VICINITY MAP
-NTS-

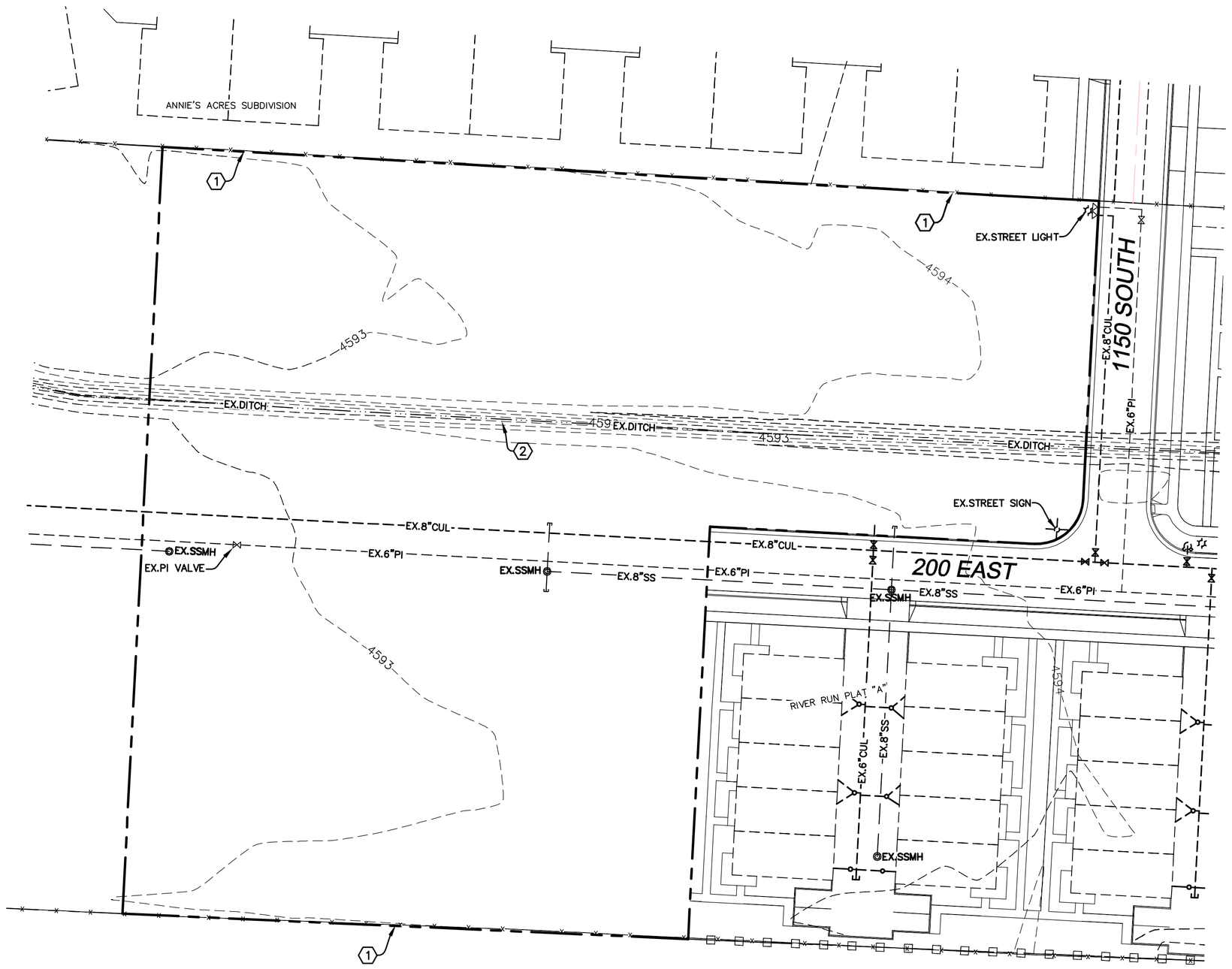
LEGEND

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

CONSTRUCTION NOTES:
1. EXISTING FENCE TO BE REMOVED.
2. EXISTING IRRIGATION DITCH TO BE REMOVED.

0 5 10 20 40 80 120

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



SHEET NO. 4

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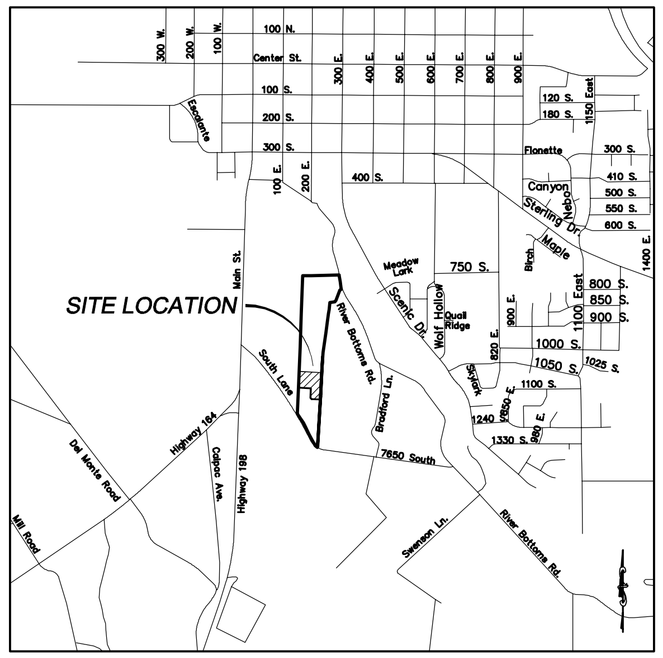
EXISTING TOPOGRAPHY

SPANISH FORK, UTAH

RIVER RUN TOWNHOMES
PLAT "B"

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

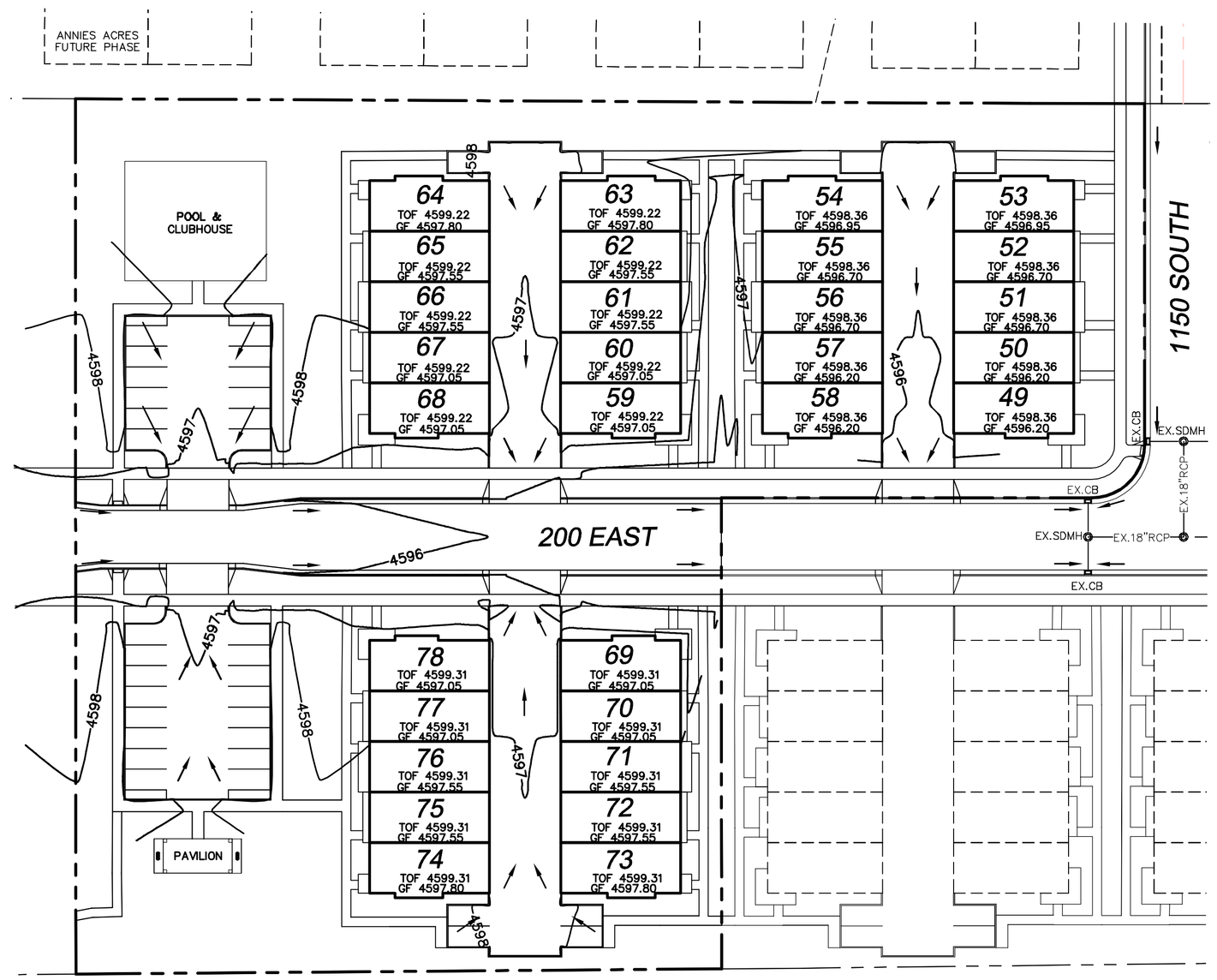
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VICINITY MAP
–NTS–

LEGEND

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



0 5 10 20 40 80 120

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

SHEET NO. 5

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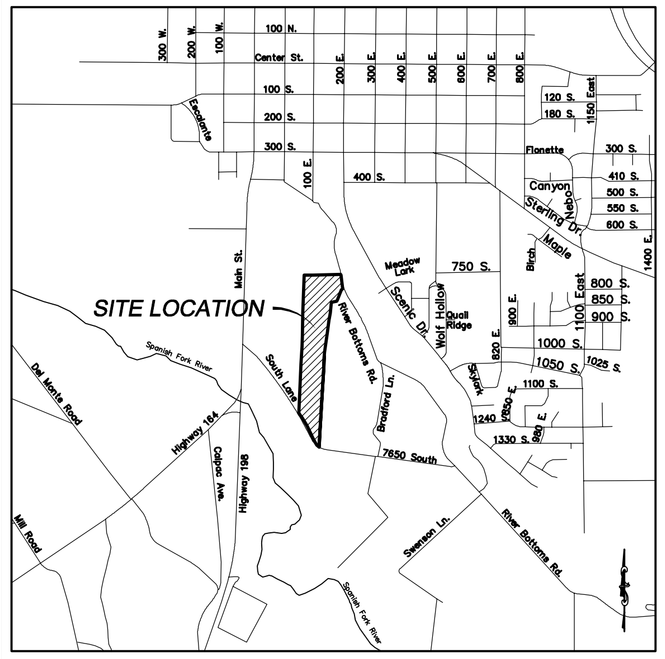
DRAINAGE PLAN

SPANISH FORK, UTAH

RIVER RUN TOWNHOMES
PLAT "B"

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

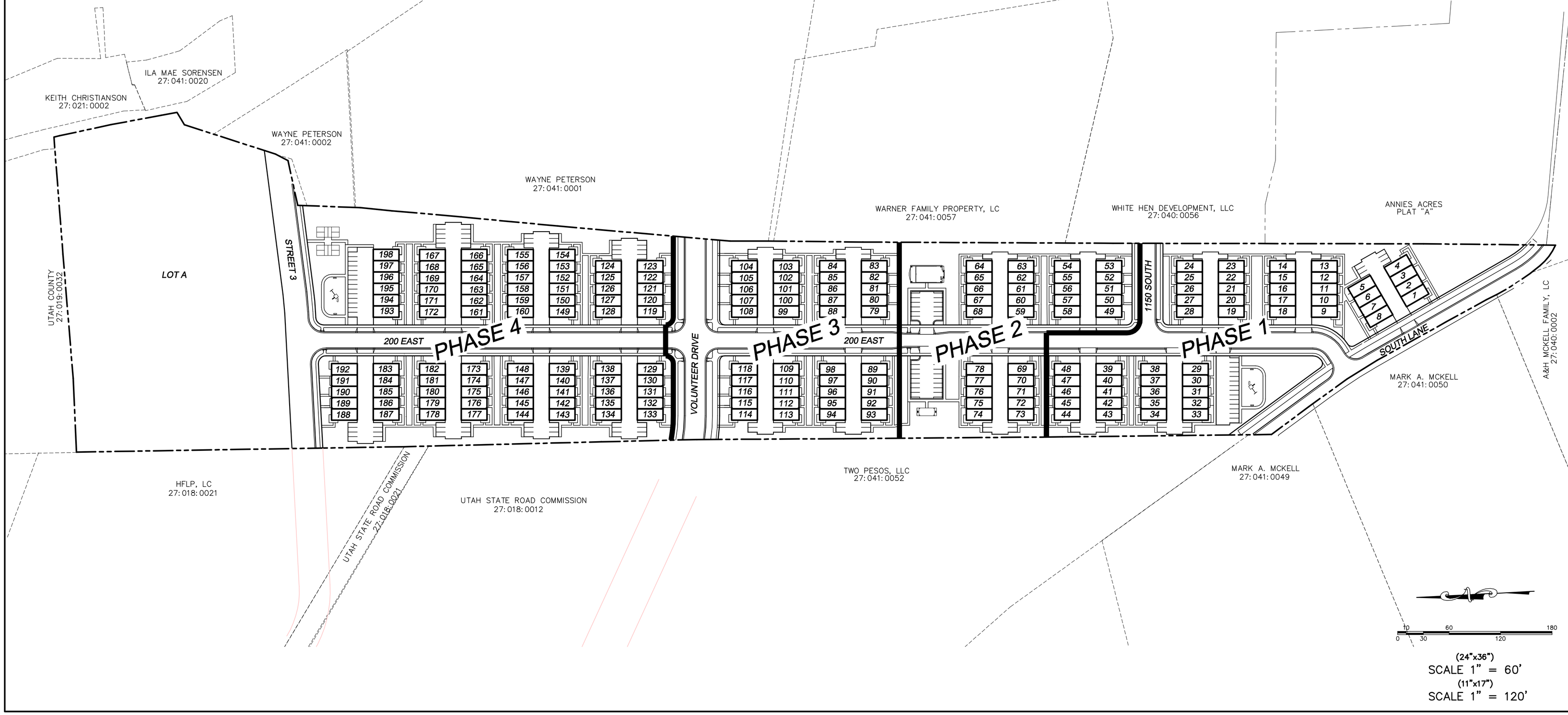
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VICINITY MAP
–NTS–

LEGEND

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



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

SHEET NO. 6

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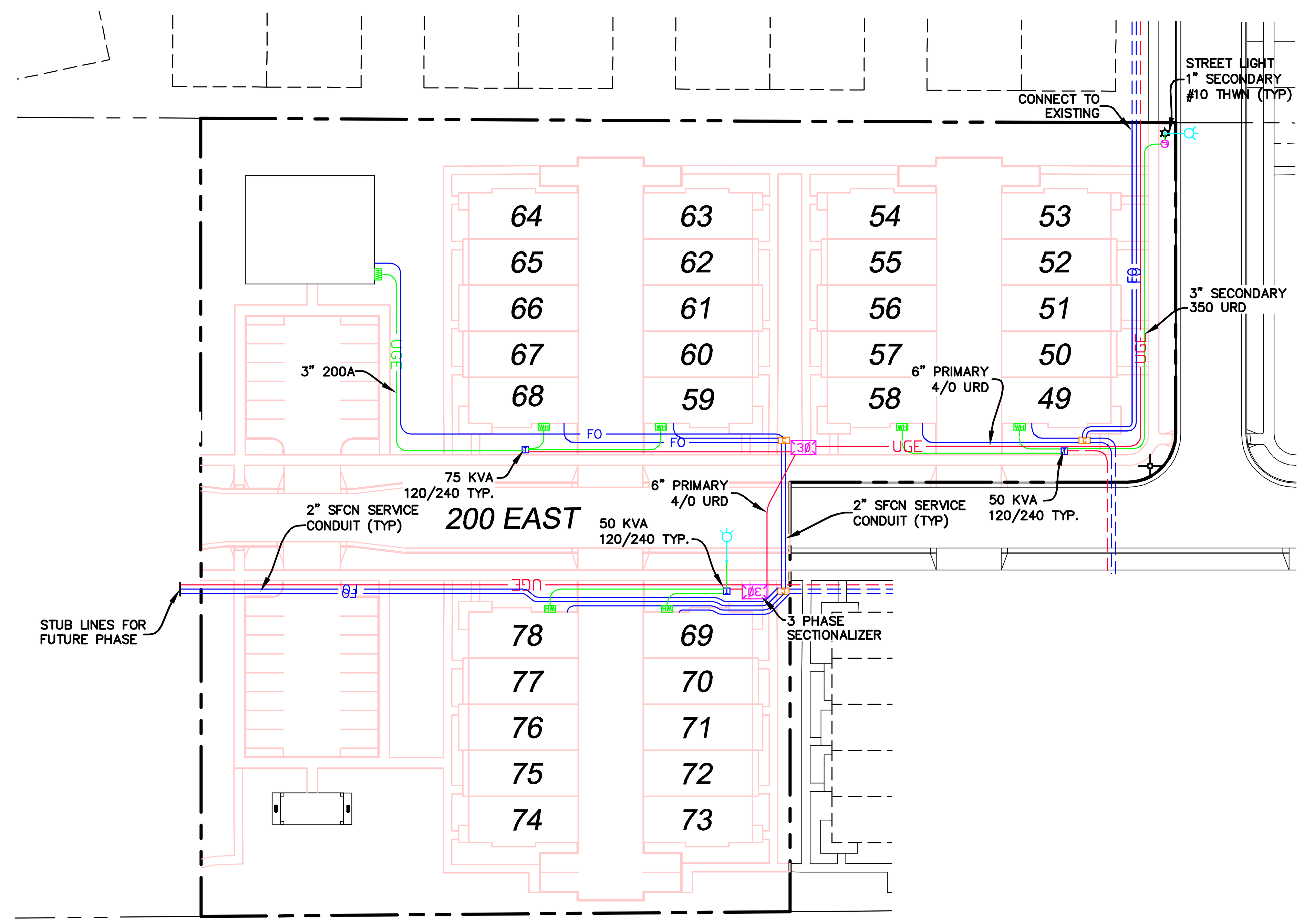
PHASING PLAN

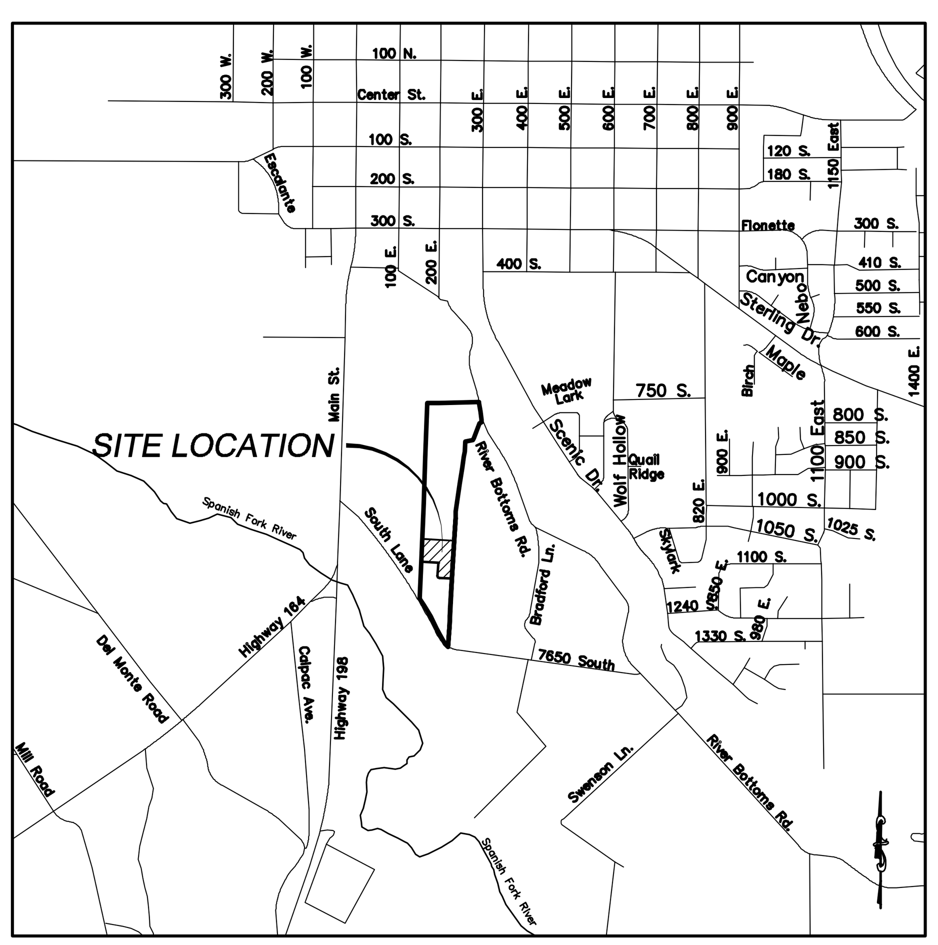
SPANISH FORK, UTAH

RIVER RUN TOWNHOMES
PLAT "B"

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

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VICINITY MAP
–NTS–

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

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

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

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

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

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

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

0 5 25 50 100 150

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

RIVER RUN TOWNHOMES PLAT "B"

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

ELECTRICAL PLAN

SPANISH FORK, UTAH

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SHEET NO. 7

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RIVER RUN TOWNHOMES
PLAT "B"

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

PEDESTRIAN WALKWAYS

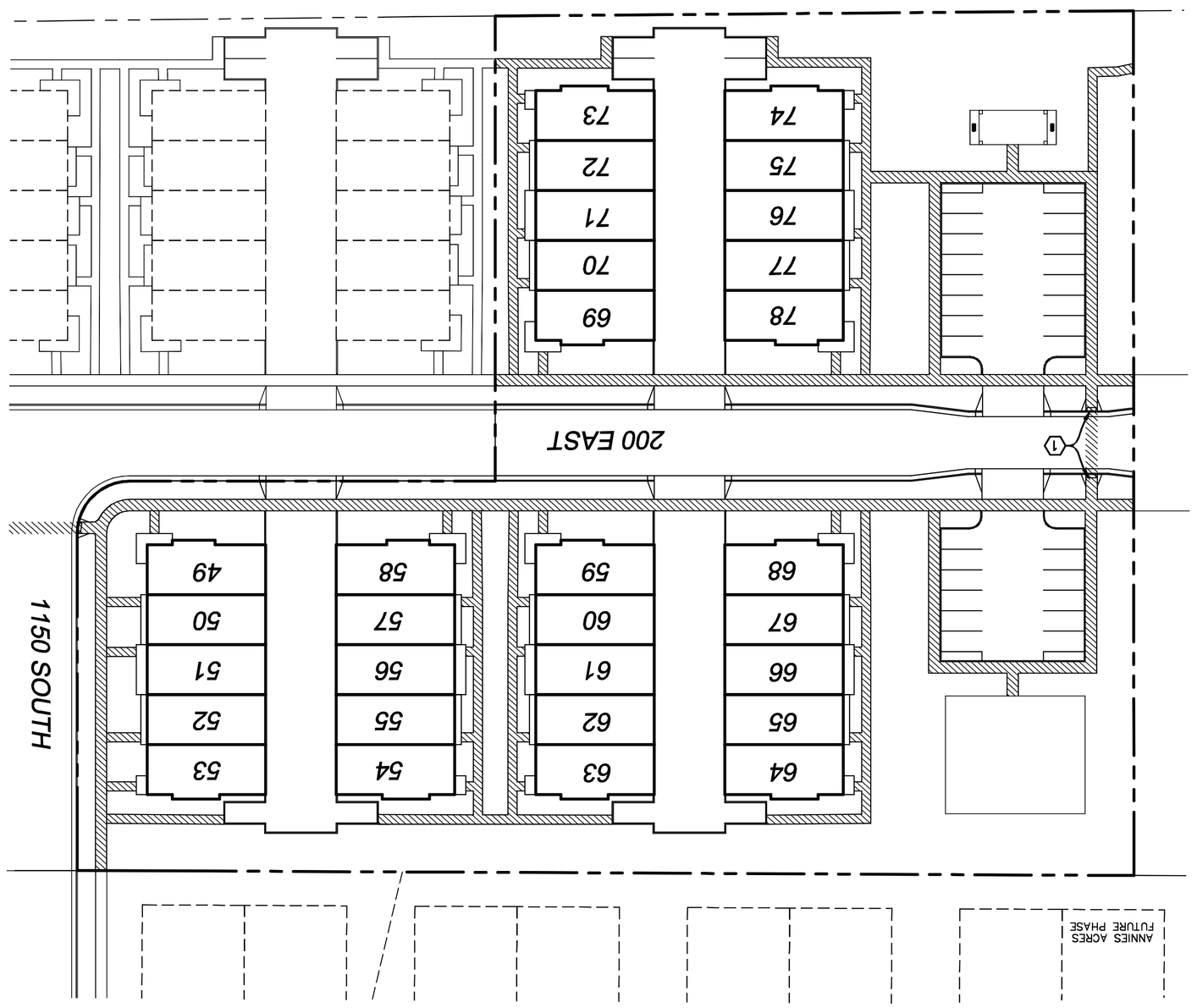
SPANISH FORK, UTAH

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SHEET NO. 8

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

0 5 10 20 40 80 120



CONSTRUCTION NOTES.

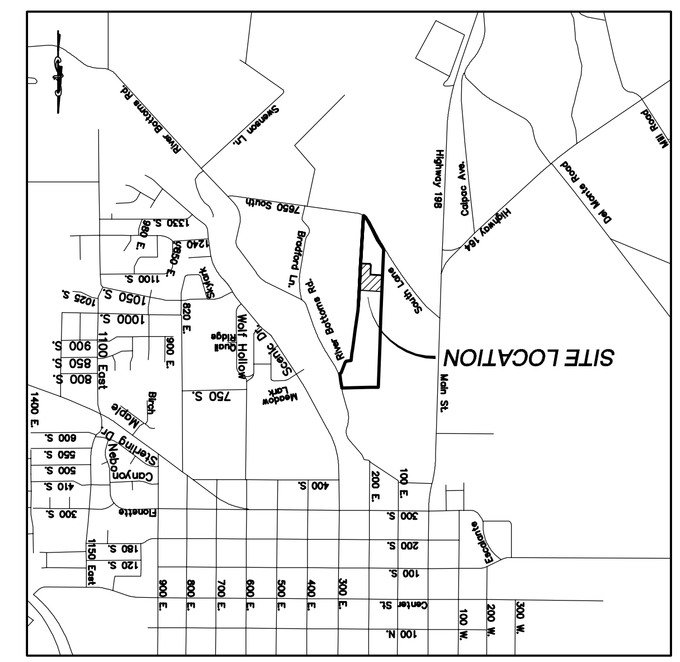
(1) INSTALL ADA PEDESTRIAN RAMPS PER SPANISH FORK CITY STANDARDS

– PEDESTRIAN WALKWAYS (TRAILS, SIDEWALK, CROSSWALKS, ETC.)

LEGEND

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

VICINITY MAP
-NTS-



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RIVER RUN TOWNHOMES
PLAT "B"

ATLAS ENGINEERING L.L.C.

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

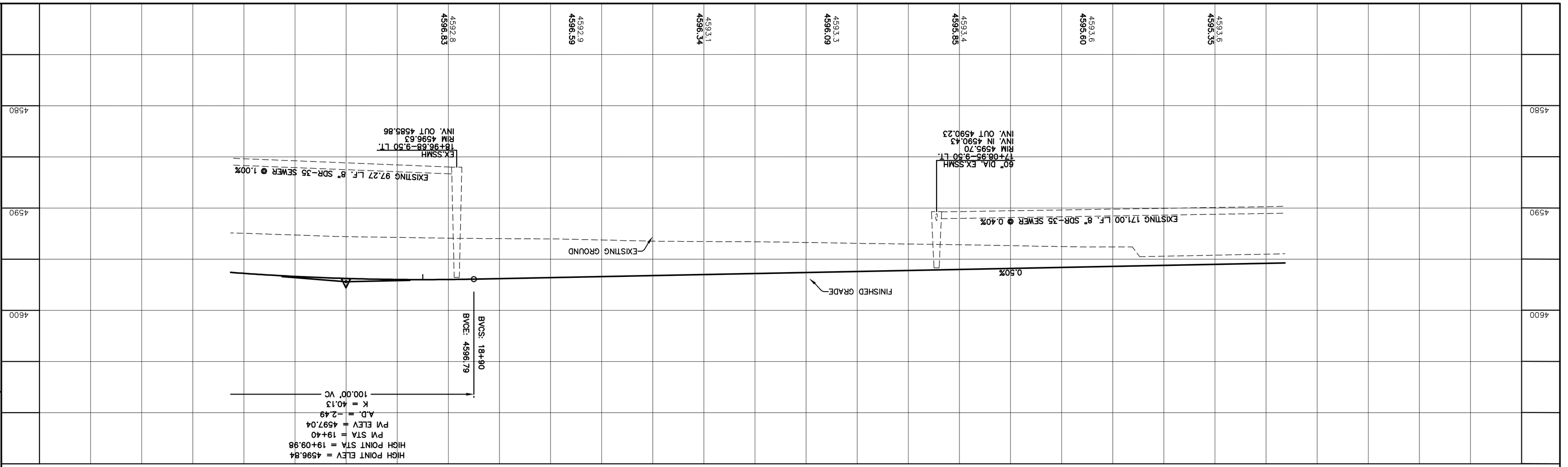
200 EAST
STA. 16+29.47 TO STA. 19+10.46

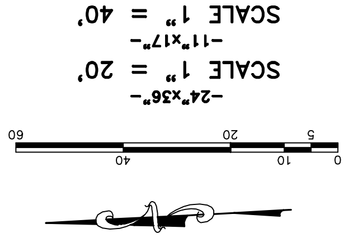
SPANISH FORK, UTAH

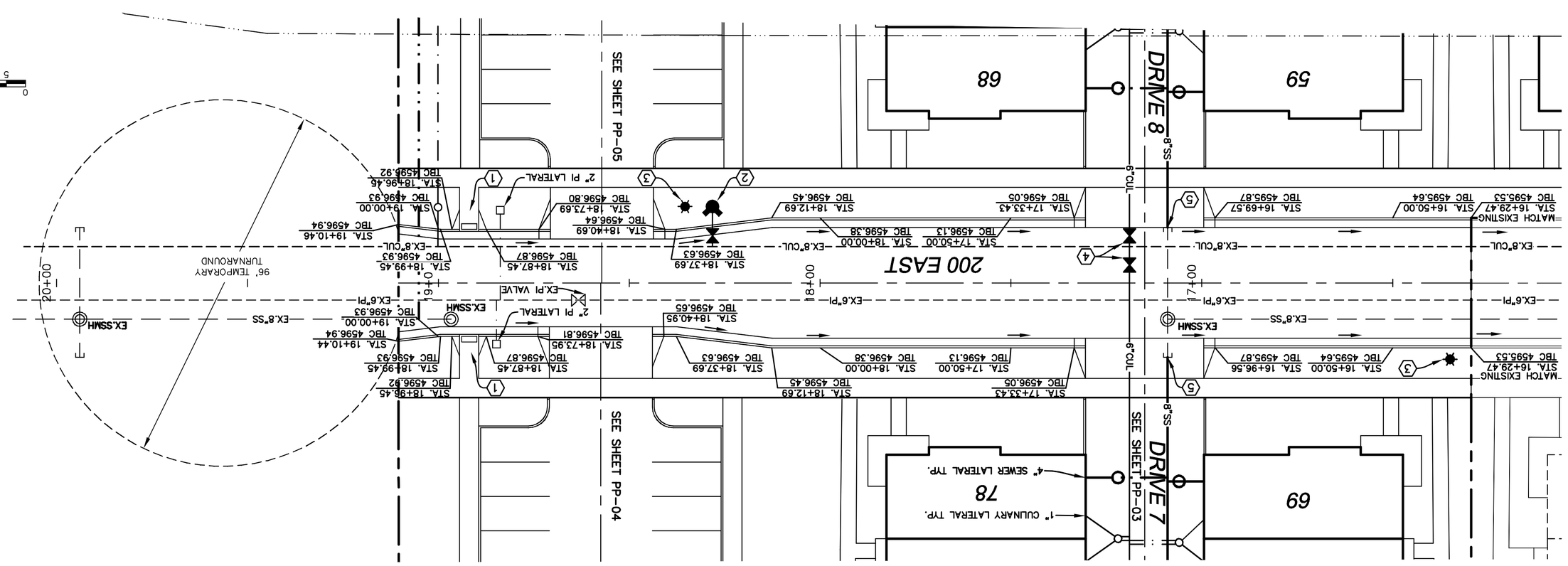
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PP-01

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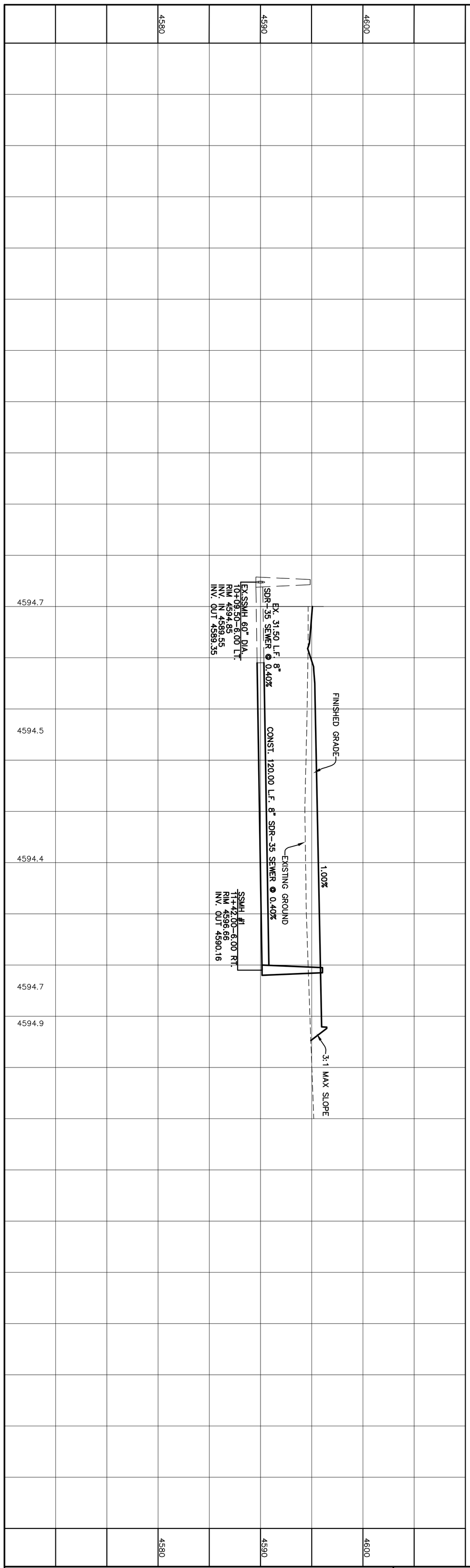




NOTE:
1. CULINARY WATERLINES INTO PRIVATE DRIVES NEED TO MAINTAIN 0.5% GRADE AWAY FROM MAIN LINE TO PREVENT HIGH POINT AND NEED OF AIR VAC.

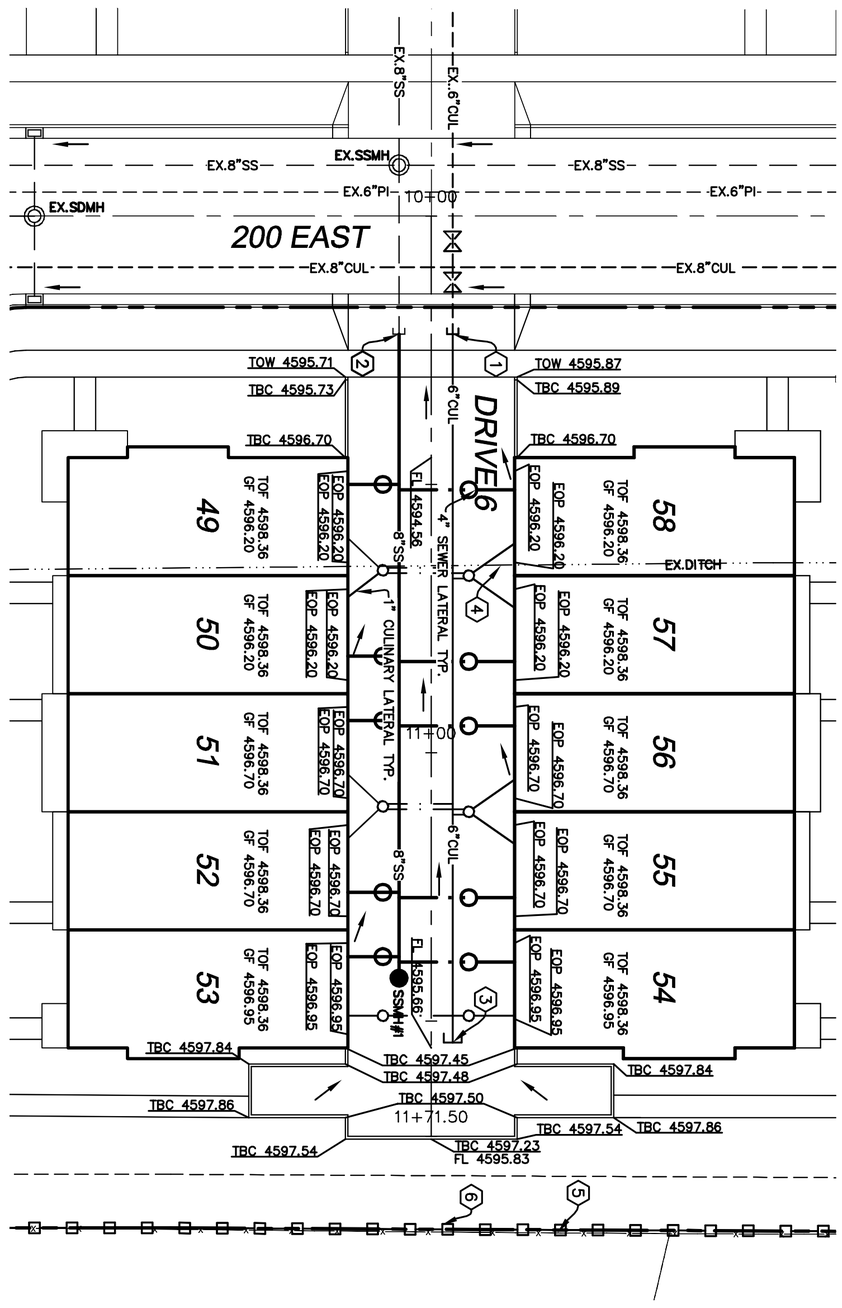
CONSTRUCTION NOTES.

1. CONST. PEDESTRIAN ACCESS RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
3. INSTALL STREETLIGHT PER SPANISH FORK CITY STANDARDS.
4. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
5. LOCATE AND TIE TO EXISTING SEWER LINE.



CONSTRUCTION NOTES:

1. LOCATE AND TIE TO EXISTING CULINARY WATER LINE.
2. LOCATE AND TIE TO EXISTING SANITARY SEWER LINE.
3. CAP/PLUG CULINARY WATERLINE.
4. EXISTING DITCH TO BE REMOVED.
5. EXISTING FENCE TO BE REMOVED.
6. INSTALL 6' MASONRY WALL.



NOTE:

1. CULINARY WATERLINES INTO PRIVATE DRIVES NEED TO MAINTAIN 0.5% GRADE AWAY FROM MAIN LINE TO PREVENT HIGH POINT AND NEED OF AIR VAC.

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

0 5 10 20 40 60

RIVER RUN TOWNHOMES PLAT "B"

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

DRIVE 6
STA. 10+00 TO STA. 11+71.50

SPANISH FORK, UTAH

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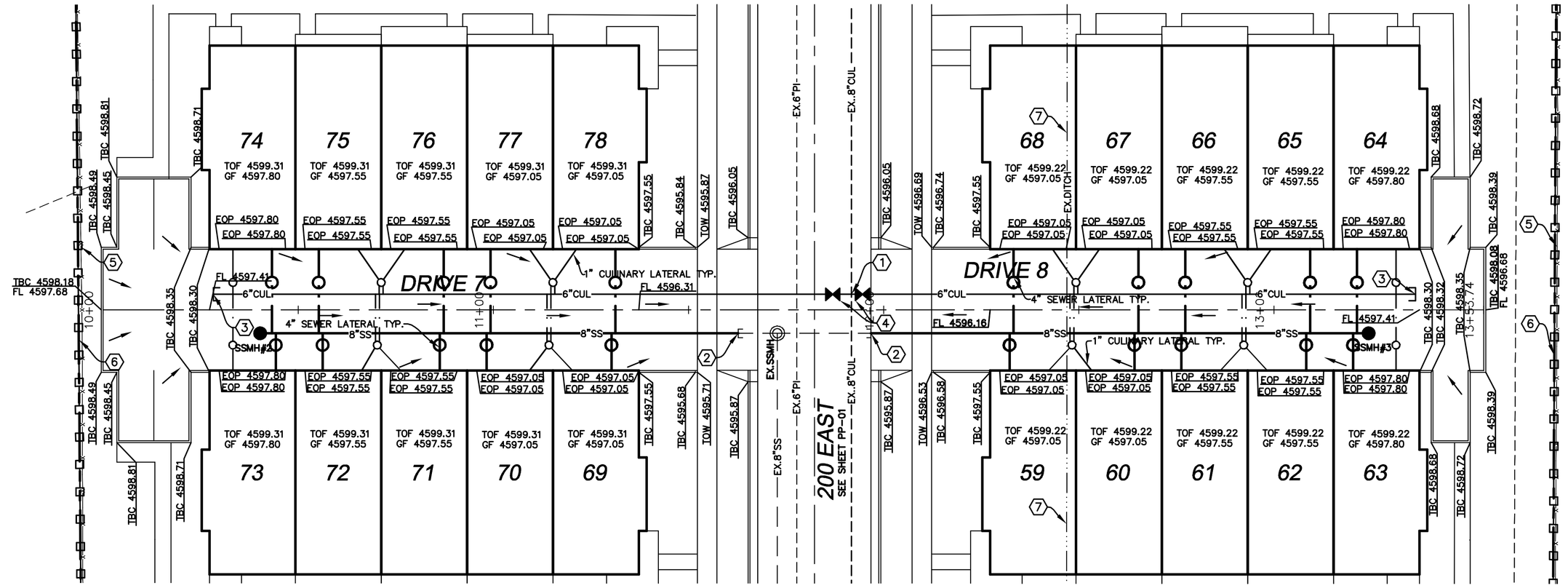
PP-02

CONSTRUCTION NOTES:

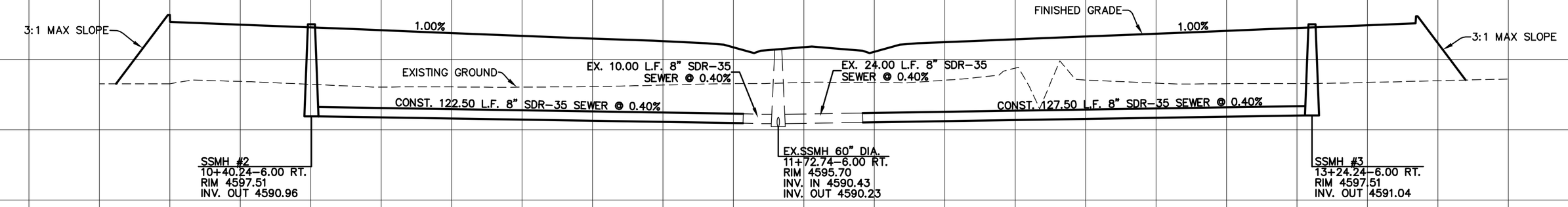
1. LOCATE AND TIE TO EXISTING CULINARY WATER LINE.
2. LOCATE AND TIE TO EXISTING SANITARY SEWER LINE.
3. CAP/PLUG CULINARY WATERLINE.
4. INSTALL 6" CULINARY WATER VALVE.
5. EXISTING FENCE TO BE REMOVED.
6. INSTALL 6' MASONRY WALL.
7. EXISTING DITCH TO BE REMOVED.

NOTE:

1. CULINARY WATERLINES INTO PRIVATE DRIVES NEED TO MAINTAIN 0.5% GRADE AWAY FROM MAIN LINE TO PREVENT HIGH POINT AND NEED OF AIR VAC.



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



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PP-03

DRIVE 7 & DRIVE 8
STA. 10+00 TO STA 13+53.74

SPANISH FORK, UTAH

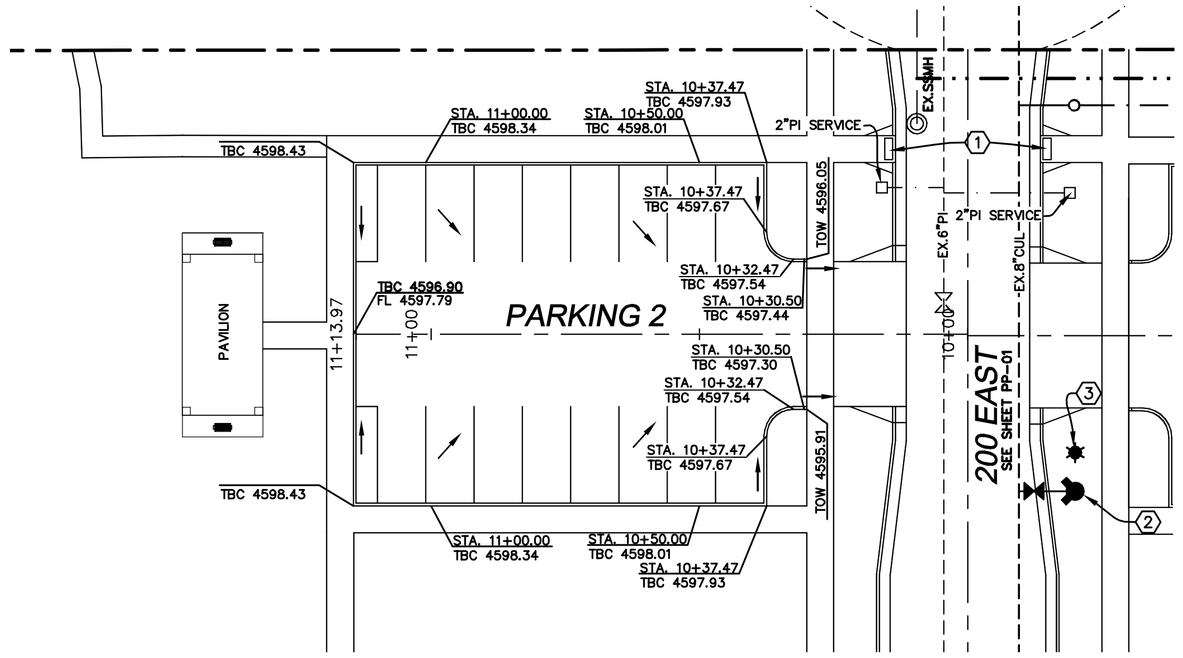
RIVER RUN TOWNHOMES
PLAT "B"

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

Z:\2019\19-063 Spanish Fork Concord\CAD\FINAL PHASE 2\PP-03.dwg 8/11/2021 9:35:04 AM MDT

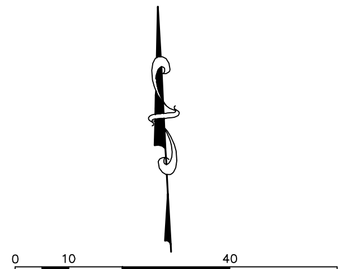
CONSTRUCTION NOTES:

1. CONST. PEDESTRIAN ACCESS RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
3. INSTALL STREETLIGHT PER SPANISH FORK CITY STANDARDS.

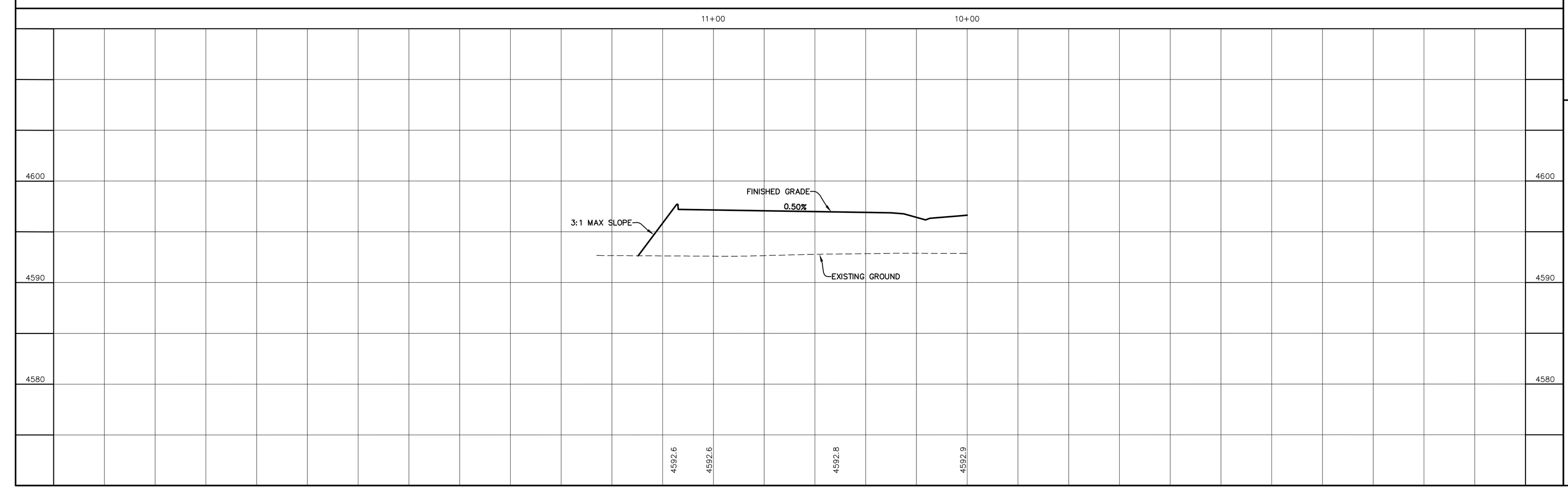


NOTE:

1. CULINARY WATERLINES INTO PRIVATE DRIVES NEED TO MAINTAIN 0.5% GRADE AWAY FROM MAIN LINE TO PREVENT HIGH POINT AND NEED OF AIR VAC.



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



SHEET NO. PP-04

NO.	REVISIONS	BY	DATE
1			
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12			

PARKING 2
STA. 10+00 TO STA. 11+13.97

SPANISH FORK, UTAH

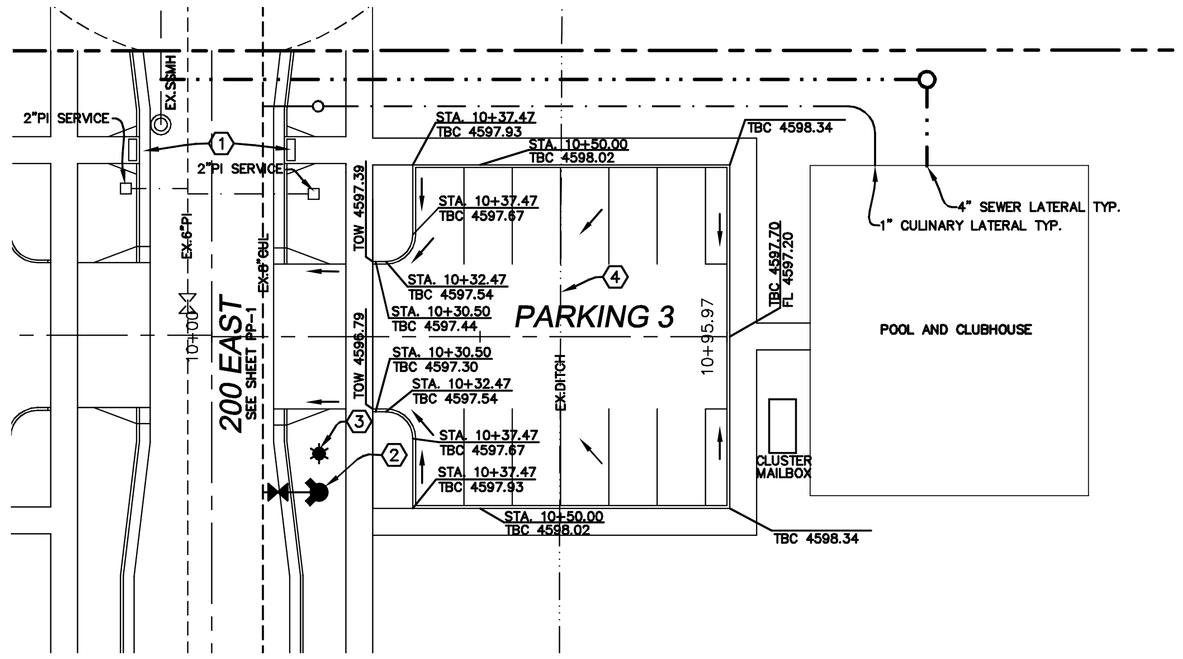
RIVER RUN TOWNHOMES
PLAT "B"

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

Z:\2018\18-055 Spanish Fork Concord\CADD\FINAL\PHASE 2\PP-04.dwg 8/11/2021 9:37:15 AM MDT

CONSTRUCTION NOTES:

1. CONST. PEDESTRIAN ACCESS RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
3. INSTALL STREETLIGHT PER SPANISH FORK CITY STANDARDS.
4. EXISTING DITCH TO BE REMOVED.



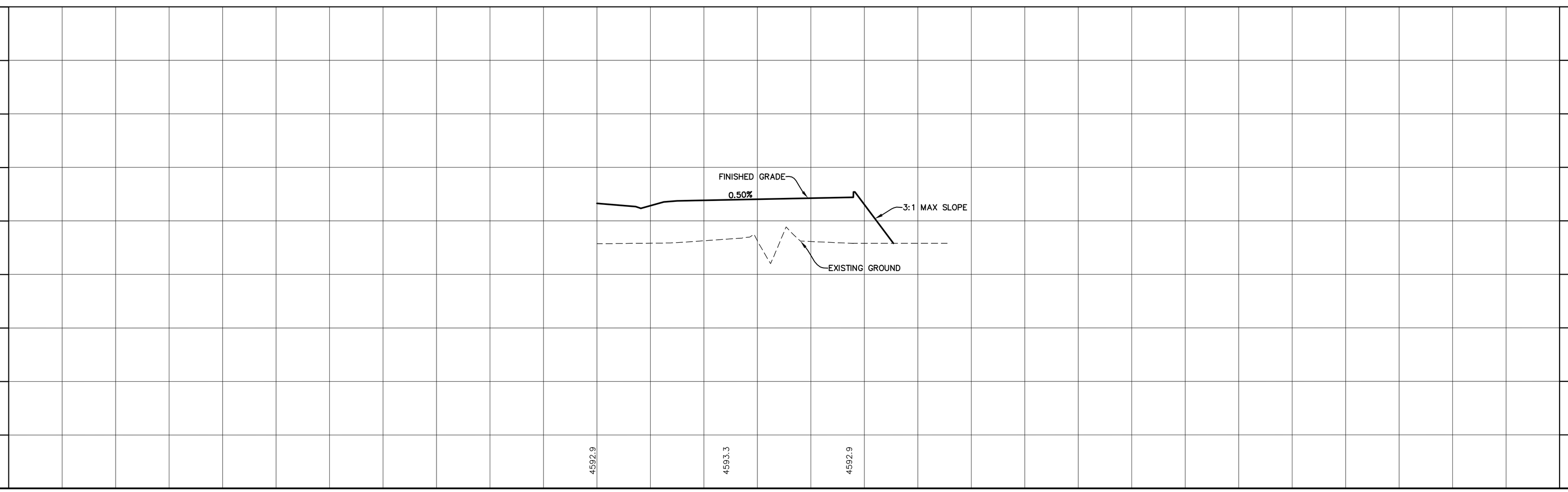
NOTE:

1. CULINARY WATERLINES INTO PRIVATE DRIVES NEED TO MAINTAIN 0.5% GRADE AWAY FROM MAIN LINE TO PREVENT HIGH POINT AND NEED OF AIR VAC.

0 10 40
5 20 60

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

10+00



SHEET NO. PP-05

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PARKING 3
STA. 10+00 TO STA. 10+95.97

SPANISH FORK, UTAH

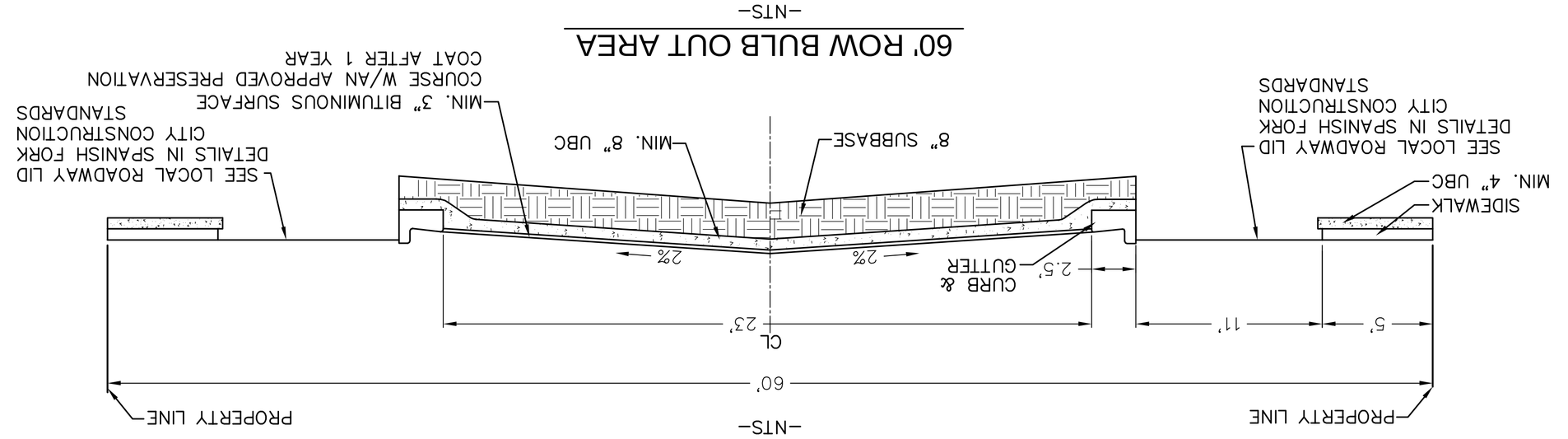
RIVER RUN TOWNHOMES
PLAT "B"

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

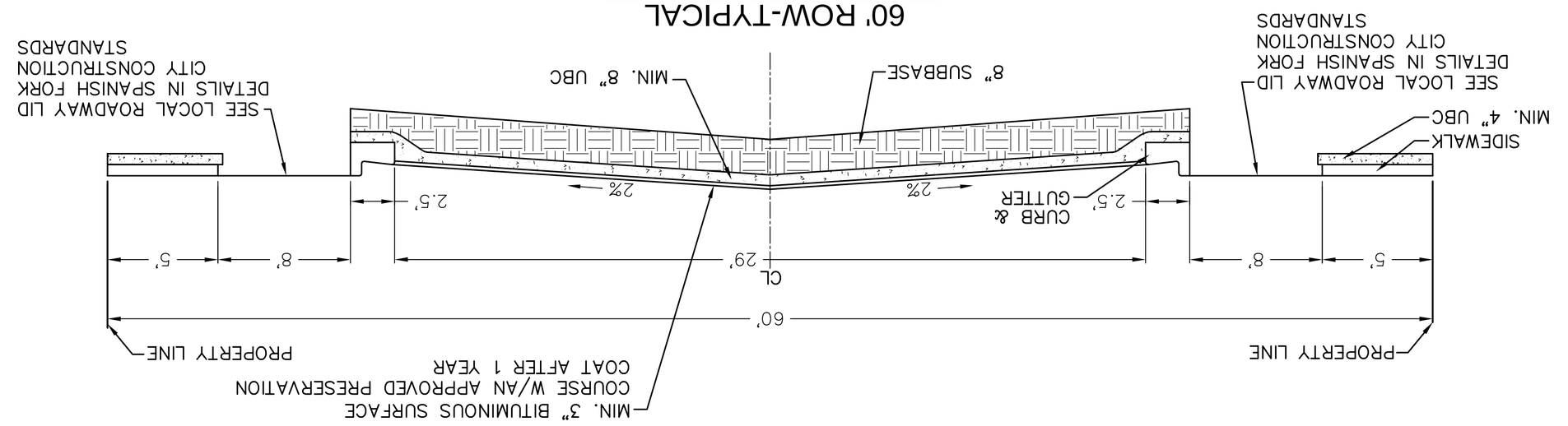
Z:\2018\18-095 Spanish Fork Concord\CADD\FINAL\PHASE 2\PP-05.dwg 8/11/2021 9:40:26 AM MDT

GENERAL NOTE:
PAVEMENT SECTIONS TO FOLLOW ALL RECOMMENDATIONS OF GEOTECHNICAL SUBSURFACE INVESTIGATION BY TERRA ENGINEERING CONSULTING DATED OCTOBER 3, 2019.

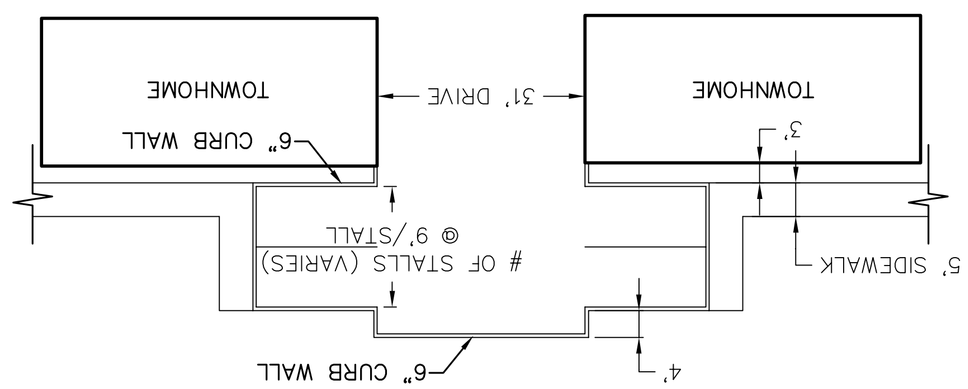
60' ROW BULB OUT AREA
–NTS–



60' ROW-TYPICAL
–NTS–

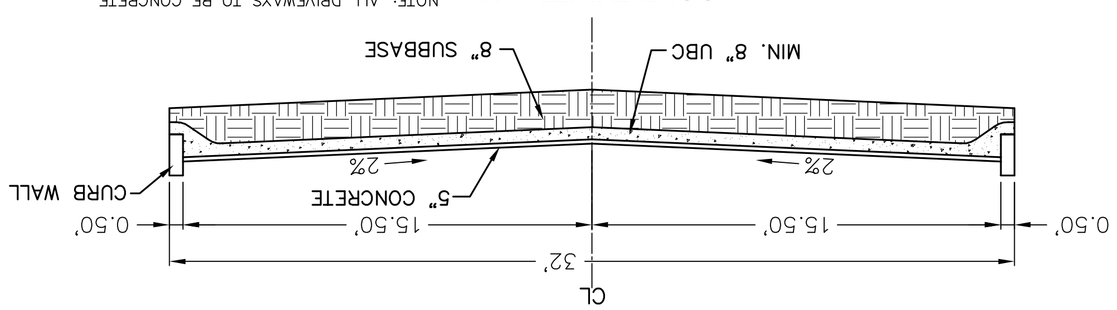


PARKING STALL/LOT DETAIL
–NTS–



32' DRIVEWAY
–NTS–

NOTE: ALL DRIVEWAYS TO BE CONCRETE



RIVER RUN TOWNHOMES
PLAT "B"
SPANISH FORK, UTAH

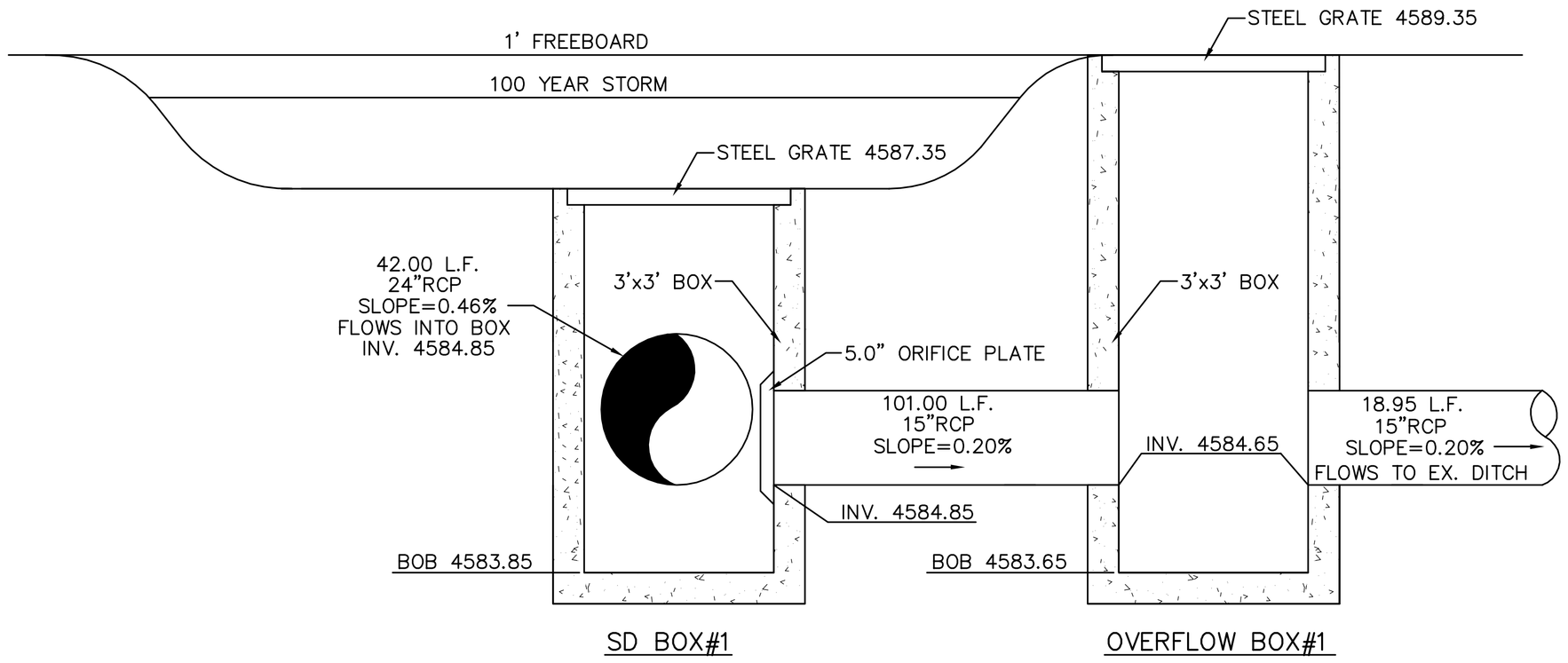
DETAIL SHEET

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

NO.	REVISIONS	BY	DATE
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SHEET NO.
DT-01

Z:\2018\18-057 Spanish Fork Concord\CAD\FINAL\PHASE 2\DT-01.dwg 8/11/2021 9:28:26 AM MDT



POND/STORM DRAIN DETAIL

–NTS–

NOTES:

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

DESIGN	CTD	SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4500	REVISION	DATE	BY	STANDARD DRAWING CORNER AND LOCAL-TO-LOCAL TEE INTERSECTION	SCALE VARIES
DRAWN	CRN						STANDARD X OF X
CHECK	LDA						
DATE	02/28/14						

SHEET NO. DT-02

NO.	REVISIONS	BY	DATE
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12			

DETAIL SHEET

SPANISH FORK, UTAH

RIVER RUN TOWNHOMES
PLAT "B"

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

Z:\2018\18-005 Spanish Fork Concord\CADD\FINAL\PHASE 2\DT-01.dwg 8/11/2021 9:28:26 AM MDT

SPANISH FORK
PRIDE & PROGRESS

TO: Planning Commission

FROM: Community Development

DATE: September 1, 2021

RE: Proposed Changes regarding screening walls for outdoor storage areas

Screening walls with a minimum height of six feet are required for outdoor storage areas. The wall requirements are defined in City Code:

15.1.04.020 Definitions
"**Wall**": Barrier structure constructed of concrete, either precast or poured in place, or of individual concrete units that are adjoined with mortar. For purposes of this ordinance, fencing built with a polystyrene foam or other non-concrete/masonry core does not meet the definition of a Wall.

The City's Construction Standards also help to identify requirements for the screening wall. The Construction Standards identify the general appearance, style, and color requirements of precast concrete or block walls.

The applicant's request is attached.

962 West 800 North, Orem Utah, 84057
Architectural Coalition
Phone: 801-491-0275 - email: archcoalition@hotmail.com
Guilford A. Rand, Architect-AIA-NCARB

Date: August 19, 2021

Project: Wasatch Pallet, 698 W 1000 N, Spanish Fork

From: Guilford Rand
Architectural Coalition

To: Spanish Fork City Development

Subject: Text Amendment for Buffering Wall

We request that a Text Amendment be made to allow the use of a V-Interlock Block Wall for screening and buffering. The V- Interlocking Blocks are 2' x 2' x 6'

"The purpose of these requirements is to enhance, conserve, and stabilize property values by encouraging pleasant and attractive surroundings and to provide proper separations between uses" (Section 15.4.16.130/A). We believe that this wall enhances the Wasatch Pallet Property by providing a proper separation between this property and the surrounding properties, while using an organized design with recyclable and movable blocks. This wall shall meet the city aesthetic standards and provide a stable and conservative security wall.





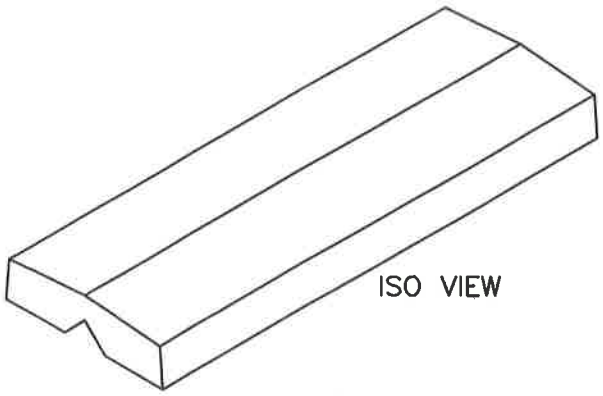
Signed,

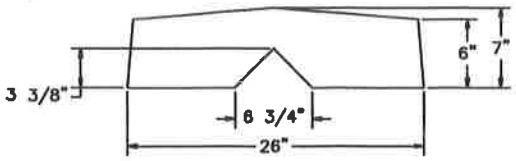
Guilford A. Rand

Guilford A. Rand - Architect

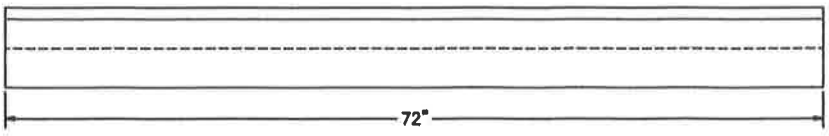
LICENSED ARCHITECT
NO. 123134
GUILFORD A. RAND
STATE OF UTAH

V-INTERLOCK TOP CAP (FORM)





END VIEW



SIDE VIEW

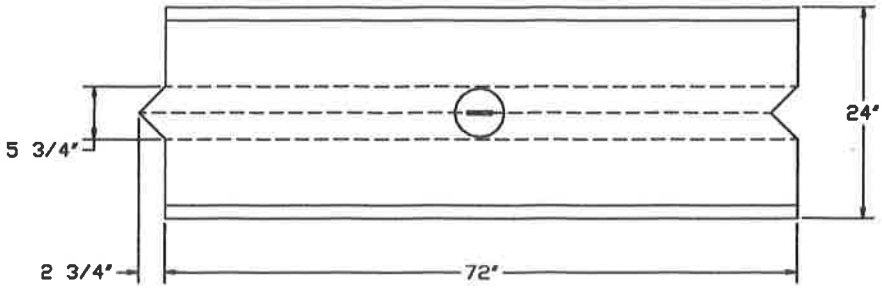
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VOLUME: 7.00 Cft

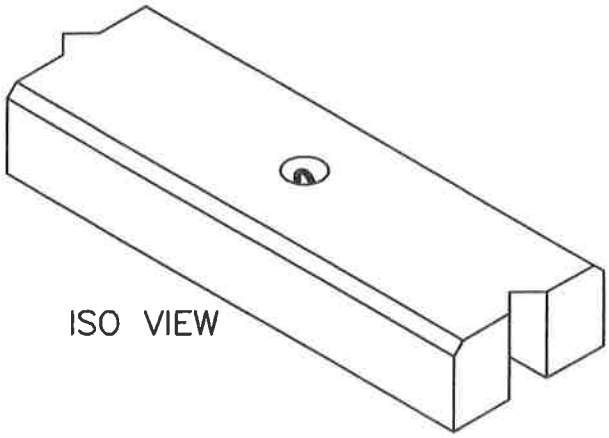
THIS DRAWING CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION OF WORLD BLOCK INCORPORATED. NOT TO BE USED BY OR DISCLOSED TO ANY OTHER INDIVIDUAL OR LEGAL ENTITY WITHOUT AUTHORIZATION OF A REPRESENTATIVE OF WORLD BLOCK INCORPORATED

STANDARD TOLERANCES & NOTES UNLESS OTHERWISE SPECIFIED | DIMENSIONS ARE IN INCHES | DRAWN BY RAJ | DATE 08/12 | WORLD BLOCK INCORPORATED

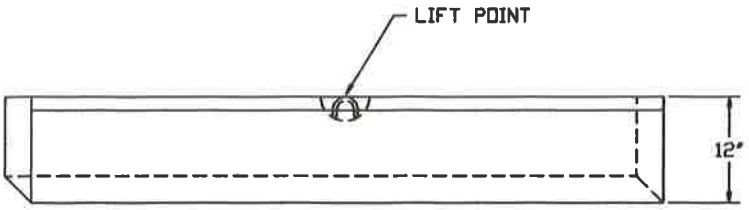
V-INTERLOCK TOP CAP (INSERT)

TOP VIEW

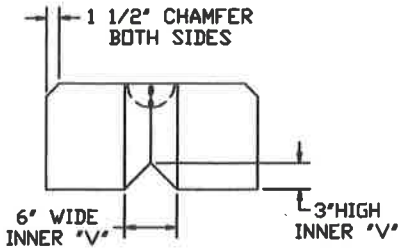




ISO VIEW



FRONT VIEW



END VIEW

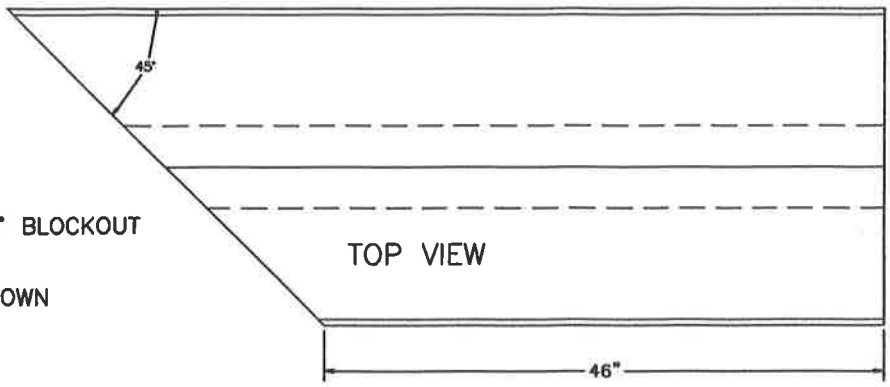
WEIGHT: 1,800 Lbs.
VOLUME: 12.00 Cft

THIS DRAWING CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION OF WORLD BLOCK INCORPORATED. NOT TO BE USED BY OR DISCLOSED TO ANY OTHER INDIVIDUAL OR LEGAL ENTITY WITHOUT AUTHORIZATION OF A REPRESENTATIVE OF WORLD BLOCK INCORPORATED

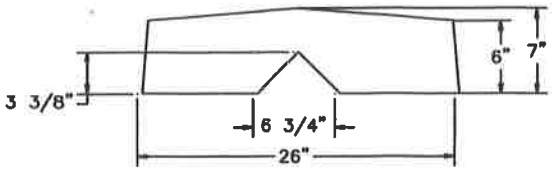
STANDARD TOLERANCES & NOTES UNLESS OTHERWISE SPECIFIED | DIMENSIONS ARE IN INCHES | DRAWN BY RAJ | DATE 08/12 | WORLD BLOCK INCORPORATED

V-INTERLOCK 45° TOP CAP BLOCKOUT (FORM)

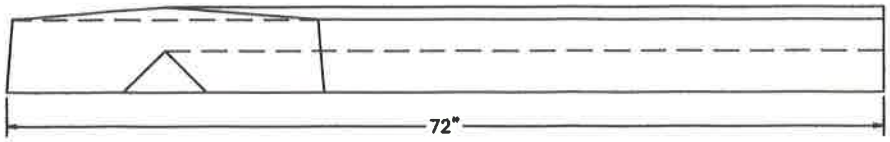
6FOOT LONG TOP CAP WITH 45° BLOCKOUT
(RIGHT HAND) SHOWN
LEFT HAND IS OPPOSITE AS SHOWN



TOP VIEW



END VIEW



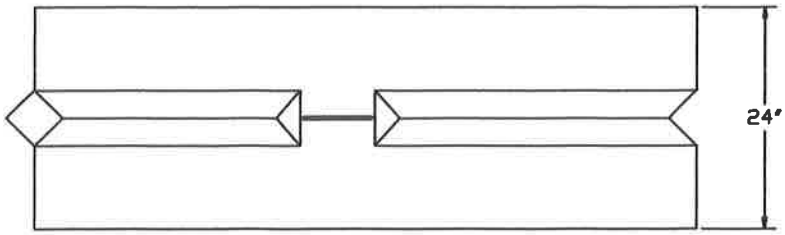
SIDE VIEW

WEIGHT: 900 Lbs.
VOLUME: 6.00 Cft

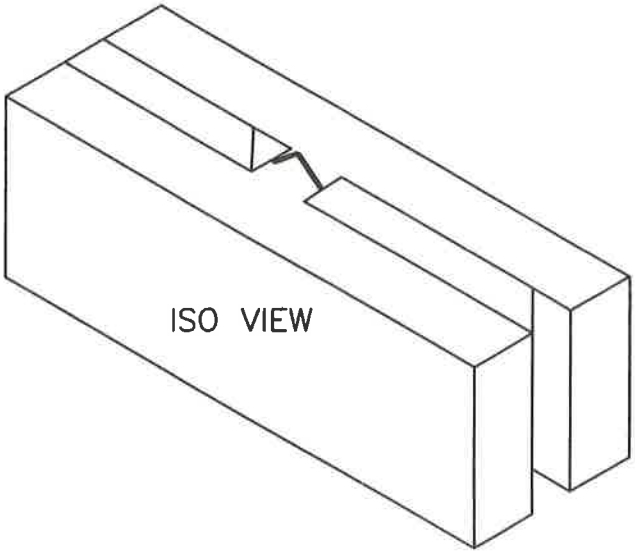
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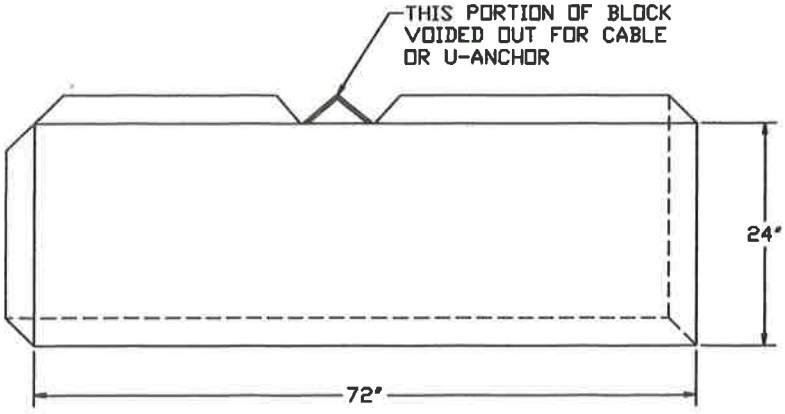
STANDARD TOLERANCES & NOTES UNLESS OTHERWISE SPECIFIED | DIMENSIONS ARE IN INCHES | DRAWN BY RAJ | DATE 08/12 | WORLD BLOCK INCORPORATED

V-INTERLOCK 2' X 2' X 6' STRAIGHT

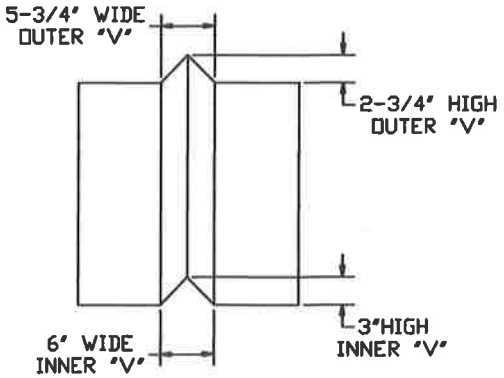


TOP VIEW





FRONT VIEW



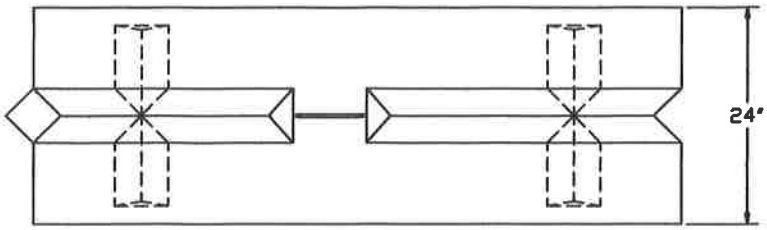
END VIEW

WEIGHT: 3,600 Lbs.
VOLUME: 24.00 Cft

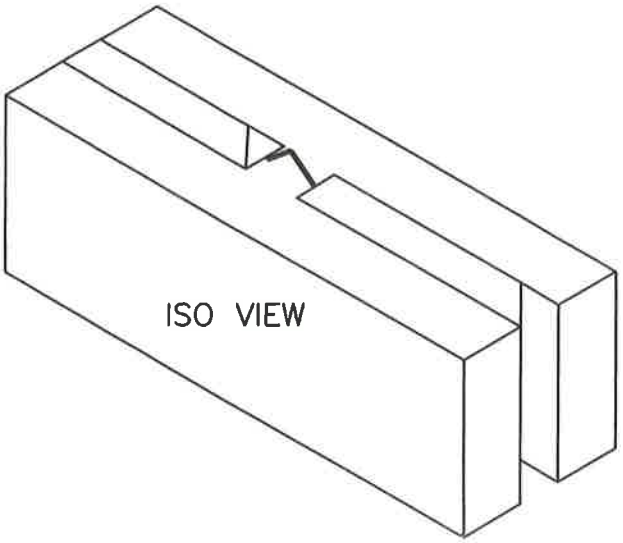
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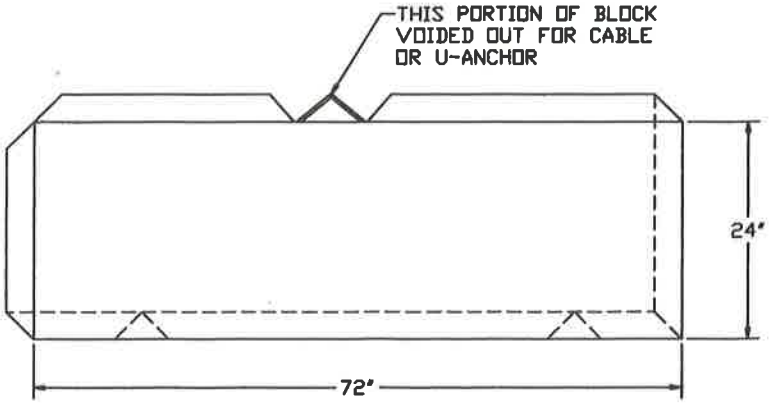
STANDARD TOLERANCES & NOTES UNLESS OTHERWISE SPECIFIED | DIMENSIONS ARE IN INCHES | DRAWN BY RAJ | DATE 08/12 | WORLD BLOCK INCORPORATED

V-INTERLOCK 2' X 2' X 6' COMBINATION

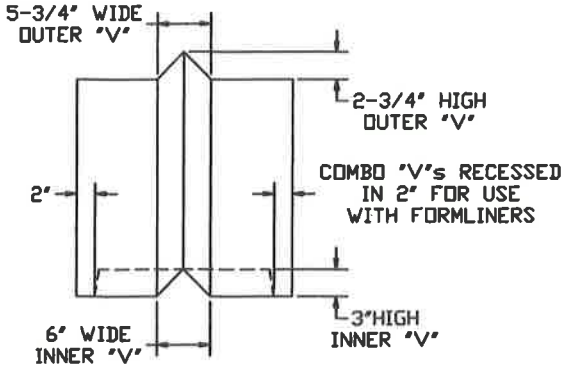


TOP VIEW





FRONT VIEW



END VIEW

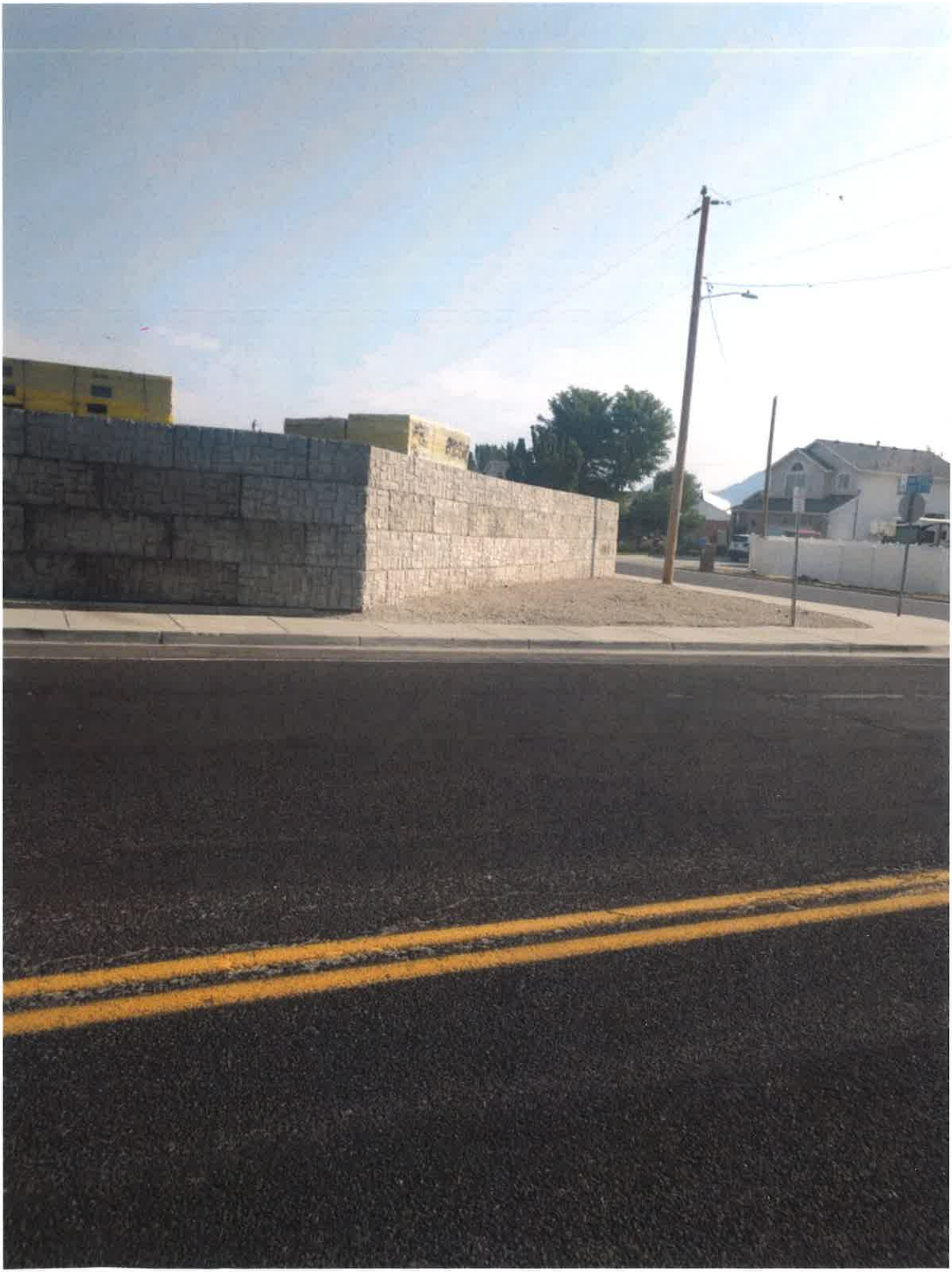
WEIGHT: 3,600 Lbs.
VOLUME: 24.00 Cft

THIS DRAWING IS CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION OF WORLD BLOCK INCORPORATED. NOT TO BE USED BY OR DISCLOSED TO ANY OTHER INDIVIDUAL OR LEGAL ENTITY WITHOUT AUTHORIZATION OF A REPRESENTATIVE OF WORLD BLOCK INCORPORATED

STANDARD TOLERANCES & NOTES UNLESS OTHERWISE SPECIFIED | DIMENSIONS ARE IN INCHES | DRAWN BY RAJ | DATE 08/12 | WORLD BLOCK INCORPORATED

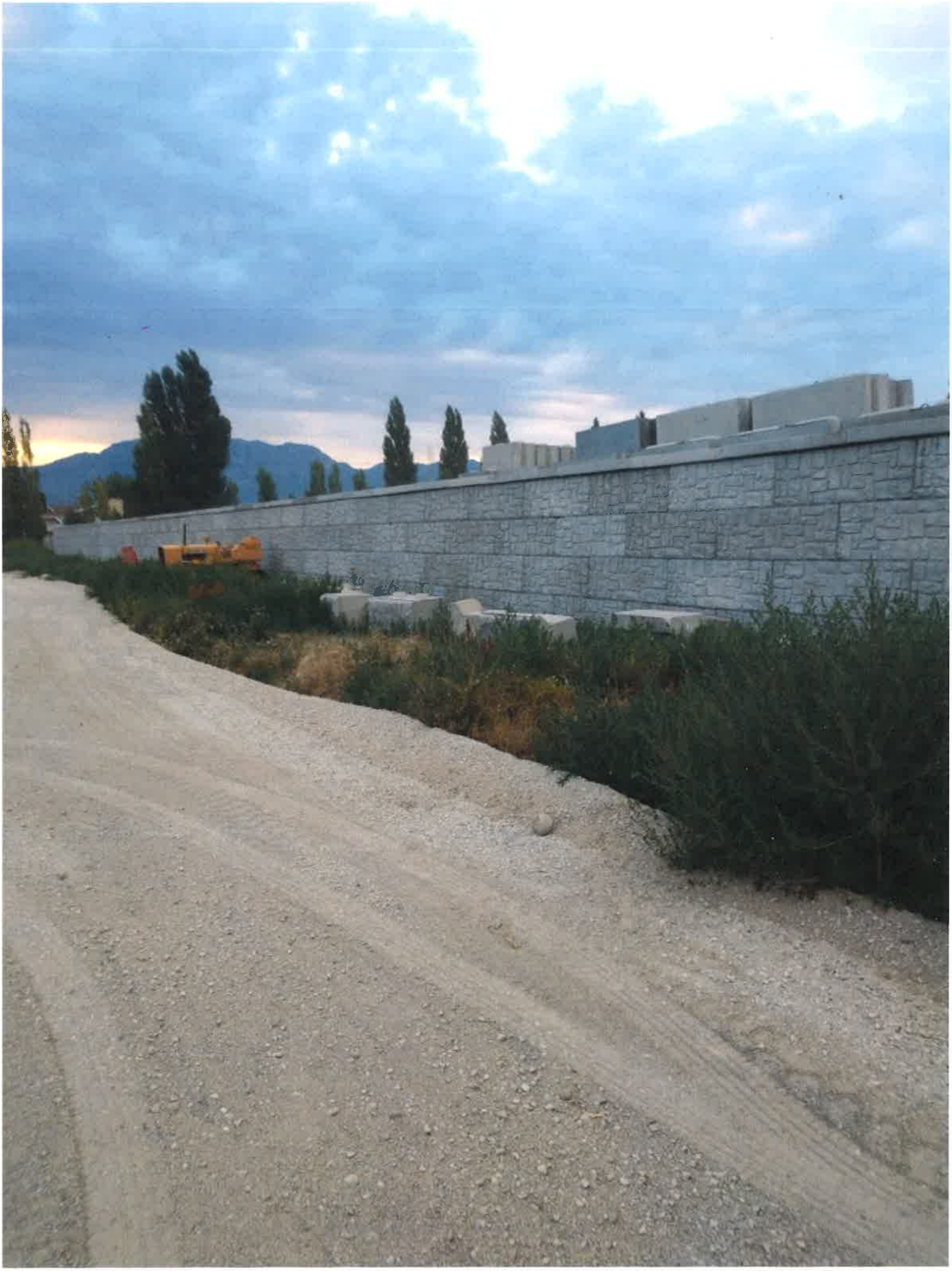



EXIT









SPANISH FORK CITY

300 SOUTH & MAIN STREET

SIGNAL DESIGN

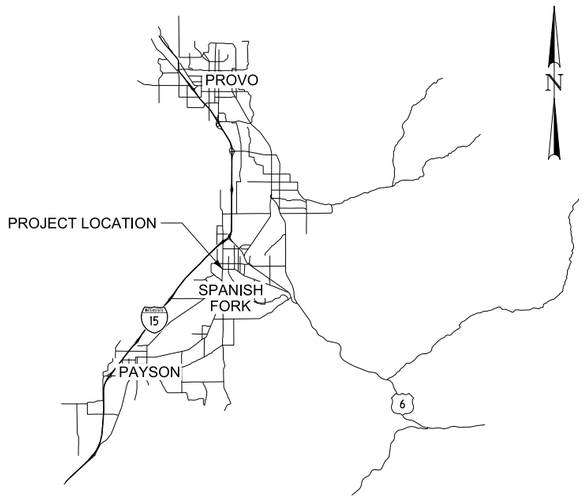


PROJECT LOCATION

INDEX TO SHEETS		
SHEET NUMBER	NUMBER OF SHEETS	DESCRIPTION
G-01	1	TITLE/INDEX TO SHEETS
SS-01 to SS-03	3	SIGNING AND STRIPING
SG-01	1	SIGNAL
SG-02	1	SIGNAL CIRCUIT
SG-S01 to SG-S02	3	SIGNAL SCHEDULE

LIMITATIONS OF OPERATIONS:

1. INSTALL SIGNAL MAST ARMS BETWEEN 9:00 AM AND 2:00 PM.
2. DO NOT PERFORM NIGHT WORK OR SUNDAY WORK. PERFORM ALL WORK MONDAY THROUGH SATURDAY BETWEEN THE HOURS OF 7:00 AM AND 8:00 PM.
3. MAINTAIN TWO LANES OF TRAFFIC IN EACH DIRECTION ALONG MAIN STREET AT ALL TIMES. MAINTAIN ONE LANE OF TRAFFIC IN EACH DIRECTION ALONG 300 SOUTH AT ALL TIMES. HIGHWAY PATROL TO BE PRESENT WHEN MAST ARMS ARE HUNG.
4. PEDESTRIAN ROUTES MUST BE MAINTAINED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE UTAH MUTCD.



VICINITY MAP

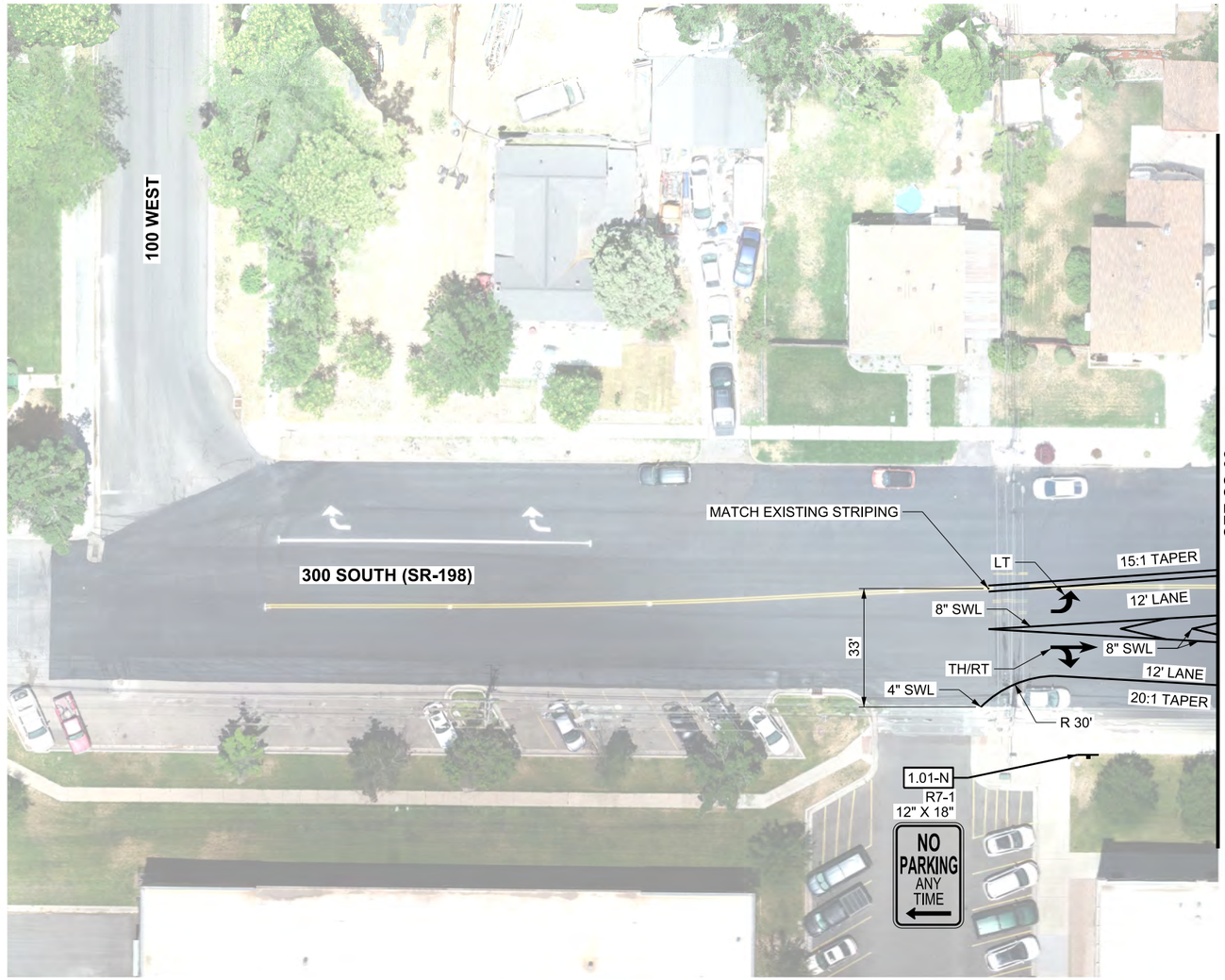
UTAH EDITION OF THE APWA MANUAL OF STANDARD SPECIFICATION AND MANUAL OF STANDARD PLANS 2017 EDITION AND SPECIAL PROVISIONS IN THE PROJECT MANUAL APPLY ON THIS PROJECT.

APPROVED BY "CLIENT"		CONSULTANT PROJECT MANAGER	
JOSIE PAXTON, MICHAEL CLARK	DATE	PAUL PETERSON, P.E.	DATE

WCG WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119

300 SOUTH & MAIN STREET
SIGNAL DESIGN

PROJECT NUMBER
20-134, TASK 4



N

SHEET KEYNOTES

GENERAL NOTES

1. ALL STRIPING TO BE PAINT.
2. REMOVE ALL CONFLICTING PAVEMENT MARKINGS BY WATERBLASTING.

SIGN CODE LEGEND:
N - NEW SIGN
X - REMOVE SIGN

X.X-X
- SIGN CODE
- SIGN NUMBER
- SHEET NUMBER

STRIPING KEY:
SWL - SOLID WHITE LINE
DYL - DOUBLE YELLOW LINE
RT - RIGHT ARROW MESSAGE
LT - LEFT ARROW MESSAGE
TH/RT - SHARED THROUGH/RIGHT ARROW MESSAGE

STRIPING SUMMARY (THIS SHEET)

ITEM	QUANTITY	UNIT
AUXILIARY SIGN TYPE A	2	SQ FT
REMOVE PAVEMENT MARKING BY WATER BLASTING	120	FT
PAVEMENT MARKING PAINT - 4" WHITE OR YELLOW	198	FT
PAVEMENT MARKING PAINT - 8" WHITE	170	FT
PAVEMENT MESSAGE	2	EA

STRIPING SUMMARY TOTALS (ALL SHEETS)

ITEMS	QUANTITY	UNIT
AUXILIARY SIGN TYPE A	12	SQ FT
REMOVE PAVEMENT MARKING BY WATER BLASTING	2493	FT
REMOVE PAVEMENT MESSAGE BY WATER BLASTING	8	EA
PAVEMENT MARKING PAINT - 4" WHITE OR YELLOW	2580	FT
PAVEMENT MARKING PAINT - 8" WHITE	1169	FT
PAVEMENT MESSAGE	13	EA

PS&E (90%)
NOT FOR CONSTRUCTION

SPANISH FORK CITY
40 S MAIN STREET, SUITE 240
SPANISH FORK, UT 84660
PHONE: 801-804-4500

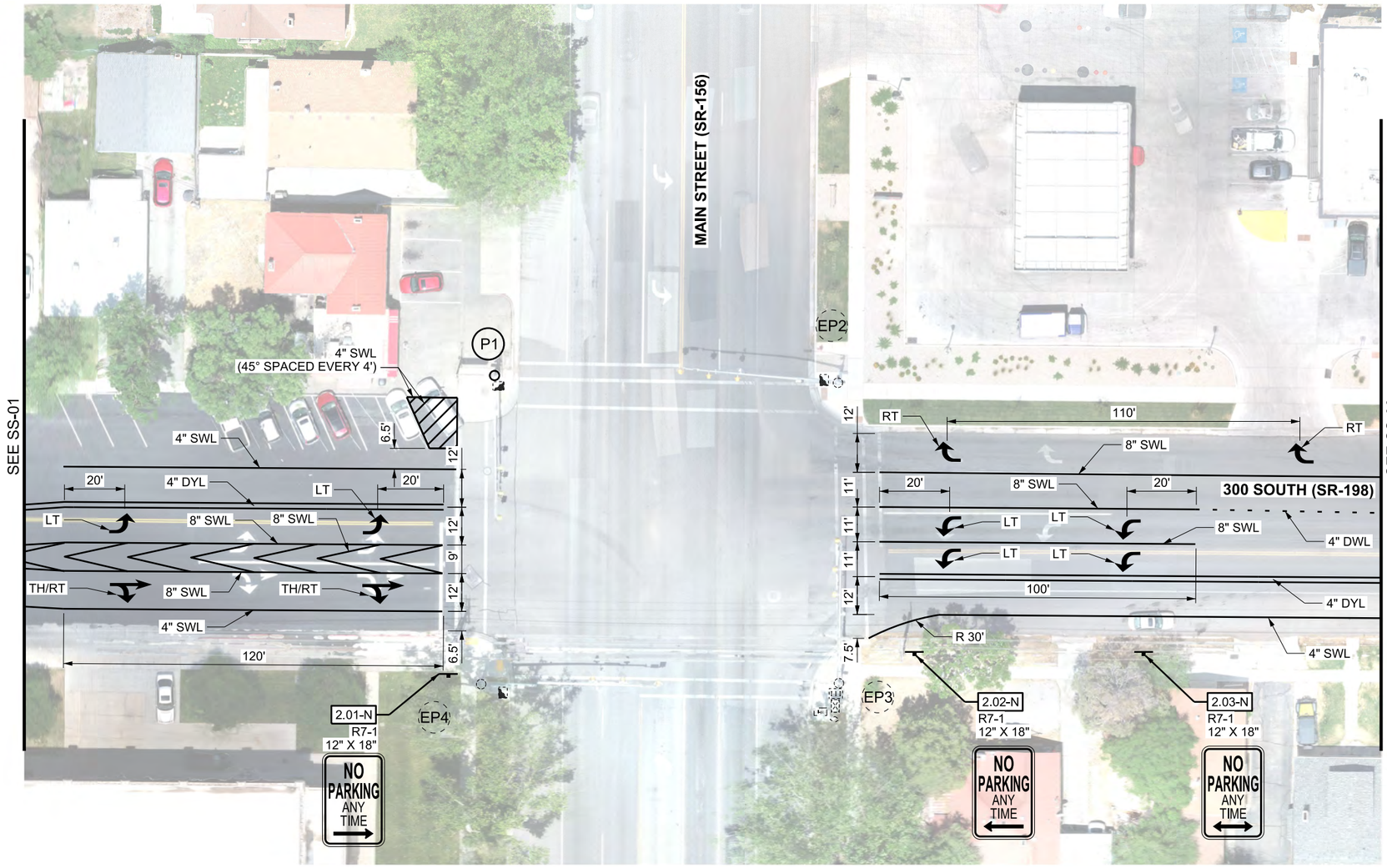
WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-456-3847

DESIGNED BY: CR
CHECKED BY: PLP
DATE: 07/23/2021
SCALE: 40:1
APPROVED
PROFESSIONAL ENGINEER

300 S & MAIN ST
SIGNAL DESIGN
20-134, TASK 4
SIGNING AND STRIPING

PROJECT
PROJECT NUMBER
SHEET NO. SS-01

D:\Plan Sheets Drives\Projects\2020 Projects\20-134 Spanish Fork On Call\Task 4 - 300 South & Main Street Signal Design\Plan Sheets\Signing and Striping.dwg
8/16/2021



SIGN CODE LEGEND:

N - NEW SIGN
X - REMOVE SIGN

X.X-X
- SIGN CODE
- SIGN NUMBER
- SHEET NUMBER

STRIPING KEY:

SWL	- SOLID WHITE LINE
DYL	- DOUBLE YELLOW LINE
DWL	- DOTTED WHITE LINE
SL	- STOP LINE
CW	- CROSSWALK
RT	- RIGHT ARROW MESSAGE
LT	- LEFT ARROW MESSAGE
TH/RT	- SHARED THROUGH/RIGHT ARROW MESSAGE

STRIPING SUMMARY (THIS SHEET)

ITEM	QUANTITY	UNIT
AUXILIARY SIGN TYPE A	5	SQ FT
REMOVE PAVEMENT MARKING BY WATER BLASTING	1308	FT
REMOVE PAVEMENT MESSAGE BY WATER BLASTING	8	EA
PAVEMENT MARKING PAINT - 4" WHITE OR YELLOW	1279	FT
PAVEMENT MARKING PAINT - 8" WHITE	896	FT
PAVEMENT MESSAGE	10	EA

SHEET KEYNOTES

GENERAL NOTES

1. ALL STRIPING TO BE PAINT.
2. REMOVE ALL CONFLICTING PAVEMENT MARKINGS BY WATERBLASTING.

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NOT FOR CONSTRUCTION

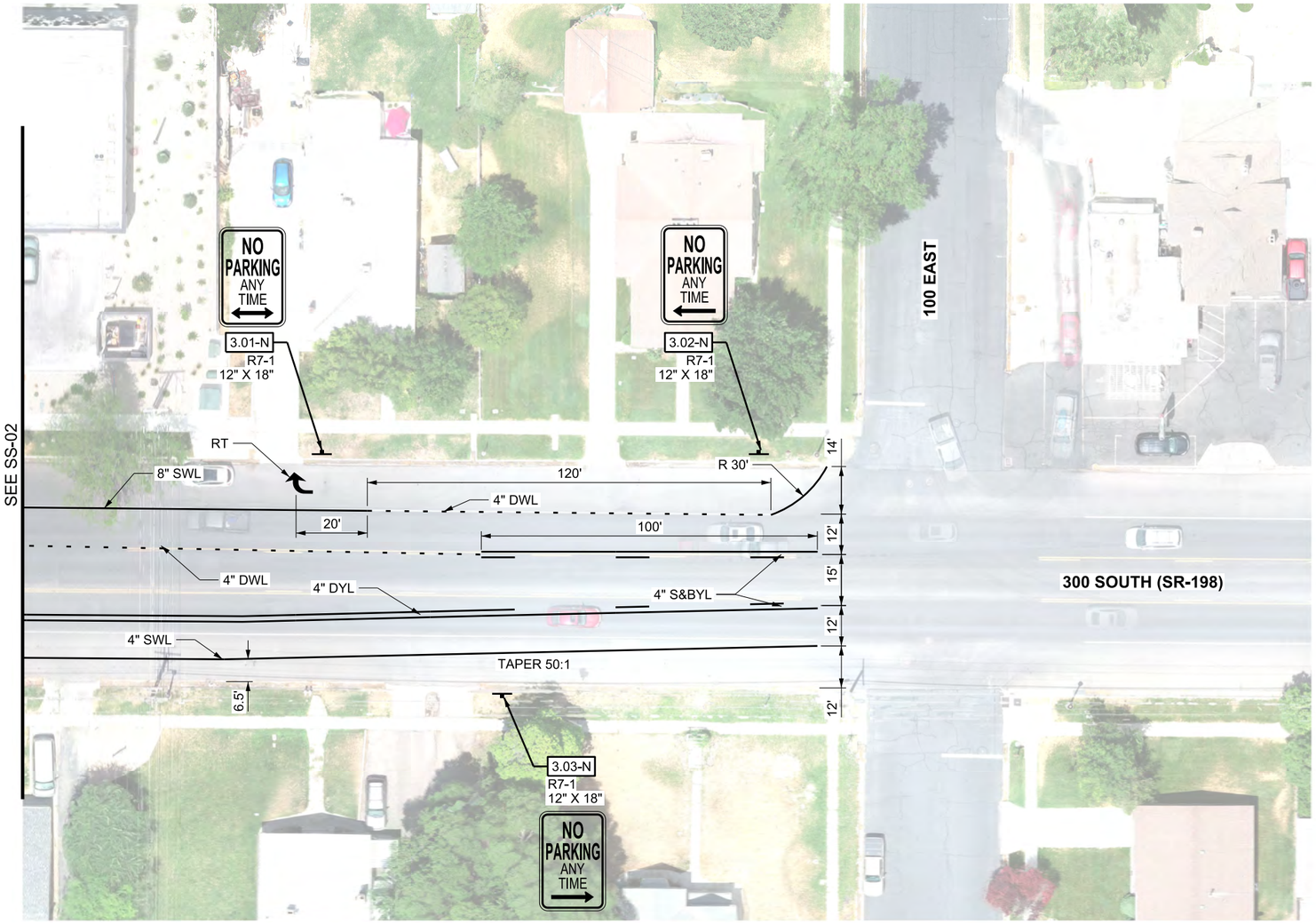
SPANISH FORK CITY
40 S MAIN STREET, SUITE 240
SPANISH FORK, UT 84660
PHONE: 801-804-4500

WALL CONSULTANT GROUP
2199 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-456-3847

CHECKED BY: PLP
DESIGNED BY: CR
DATE: 07/23/2021
SCALE: 40:1
APPROVED
PROFESSIONAL ENGINEER

300 S & MAIN ST
SIGNAL DESIGN
PROJECT
20-134, TASK 4
PROJECT NUMBER
SIGNING AND STRIPING
SHEET NO. SS-02

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N

SHEET KEYNOTES

GENERAL NOTES

1. ALL STRIPING TO BE PAINT.
2. REMOVE ALL CONFLICTING PAVEMENT MARKINGS BY WATERBLASTING.

STRIPING SUMMARY (THIS SHEET)		
ITEM	QUANTITY	UNIT
AUXILIARY SIGN TYPE A	5	SQ FT
REMOVE PAVEMENT MARKING BY WATER BLASTING	1065	FT
PAVEMENT MARKING PAINT - 4" WHITE OR YELLOW	1103	FT
PAVEMENT MARKING PAINT - 8" WHITE	103	FT
PAVEMENT MESSAGE	1	EA

SIGN CODE LEGEND:
N - NEW SIGN
X - REMOVE SIGN

X.X-X
- SIGN CODE
- SIGN NUMBER
- SHEET NUMBER

STRIPING KEY:
SWL - SOLID WHITE LINE
DYL - DOUBLE YELLOW LINE
S&BYL - SOLID AND BROKEN YELLOW LINE
DWL - DOTTED WHITE LINE
RT - RIGHT ARROW MESSAGE

PS&E (90%)
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40 S MAIN STREET, SUITE 240
SPANISH FORK, UT 84660
PHONE: 801-804-4500

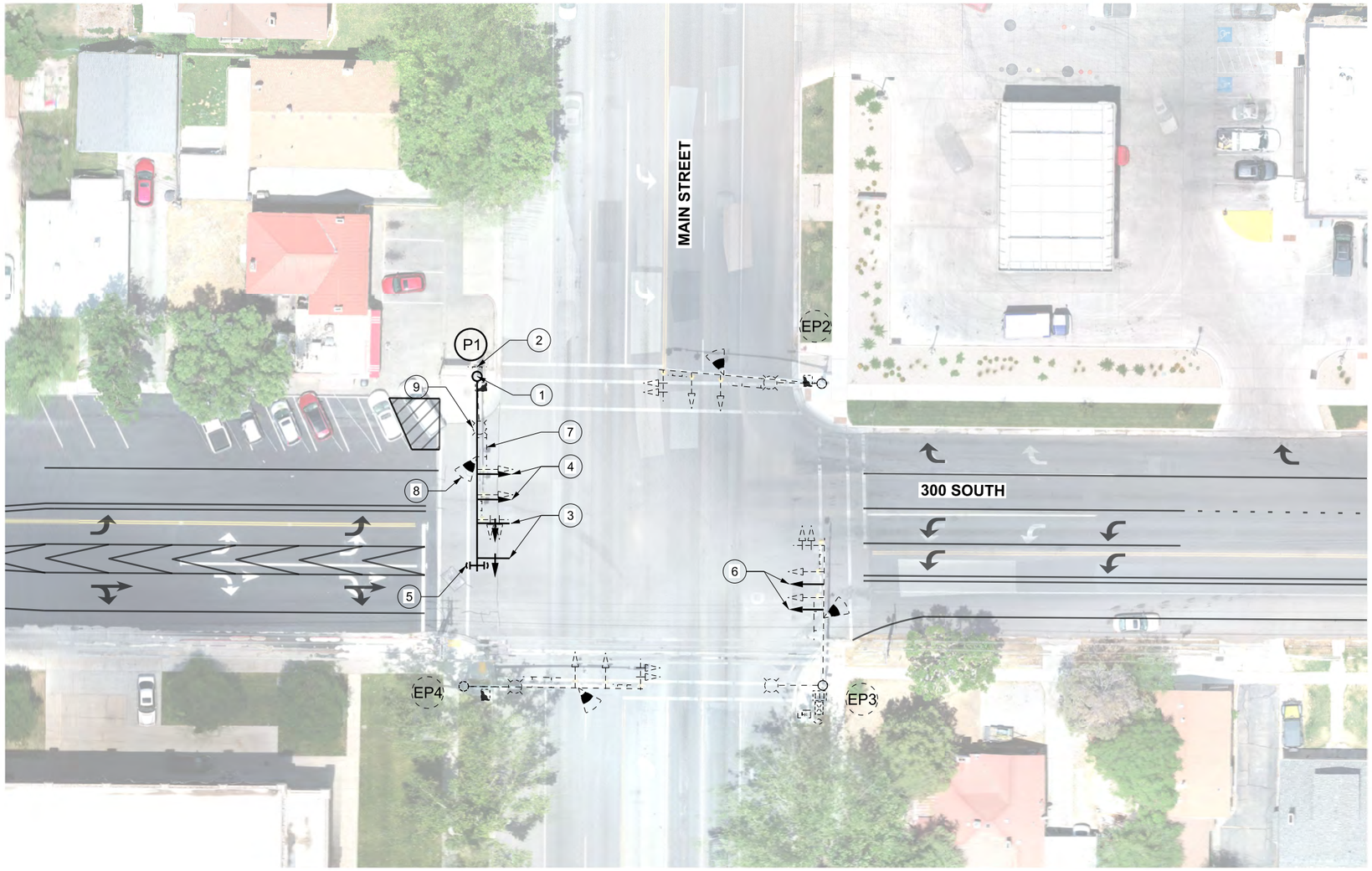
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DESIGNED BY: CR
DATE: 07/23/2021
SCALE:

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SALT LAKE CITY, UT 84119
PHONE: 801-456-3847

APPROVED
PROFESSIONAL ENGINEER

PROJECT: 300 S & MAIN ST SIGNAL DESIGN
PROJECT NUMBER: 20-134, TASK 4
SHEET NO. SS-03
SIGNING AND STRIPING

Jobs Files\Jobs\20-134 Spanish Fork On Call\Task 4 - 300 South & Main Street Signal Design\Plan Sheets\Signal and Lighting\20-134-4-SS-03.dgn
07/23/2021



POLE SCHEDULE				
POLE	MAST ARM	LUMINAIRE EXTENSION	LUMINAIRE HEIGHT	COMMENTS
⊠				EXISTING SIGNAL CABINET
P1	60'	15'	30'	NEW SIGNAL POLE
EP2	50'	15'	30'	EXISTING SIGNAL POLE
EP3	45'	15'	30'	EXISTING SIGNAL POLE
EP4	55'	15'	30'	EXISTING SIGNAL POLE

SHEET KEYNOTES

1. USE EXISTING SIGNAL POLE FOUNDATION. BASE PLATE ADAPTER REQUIRED.
2. RELOCATE POLE MOUNTED SIGNS TO NEW SIGNAL POLE. THIS INCLUDES THE DIRECTIONAL ROUTE SIGNS AND THE PEDESTRIAN PUSH BUTTON SIGNS.
3. TYPE III SIGNAL HEADS, CENTER ONE OVER EACH LEFT TURN LANE.
4. TYPE I SIGNAL HEADS.
5. INSTALL VIBRATION MITIGATOR ON P1.
6. RELOCATE EXISTING TYPE I SIGNAL HEADS TO BE CENTERED OVER NEWLY REALIGNED LANES.
7. RELOCATE STREET NAME SIGN TO NEW MAST ARM.
8. RELOCATE STOP BAR RADAR SENSOR TO NEW MAST ARM.
9. RELOCATE EXISTING LUMINAIRE TO NEW LUMINAIRE ARM.

GENERAL NOTES

1. CENTER TRAFFIC HEADS OVER LANES.
2. SEE SG-02, SG-S01 AND SG-S02 FOR CIRCUIT AND CONDUIT INFORMATION.
3. NEW STEEL TO BE POWDER COATED.
4. NEW CIRCUIT TO BE PLACED IN EXISTING CONDUIT.

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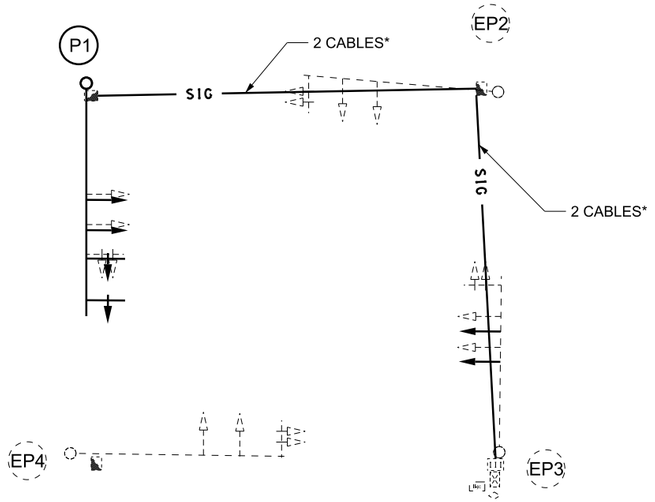
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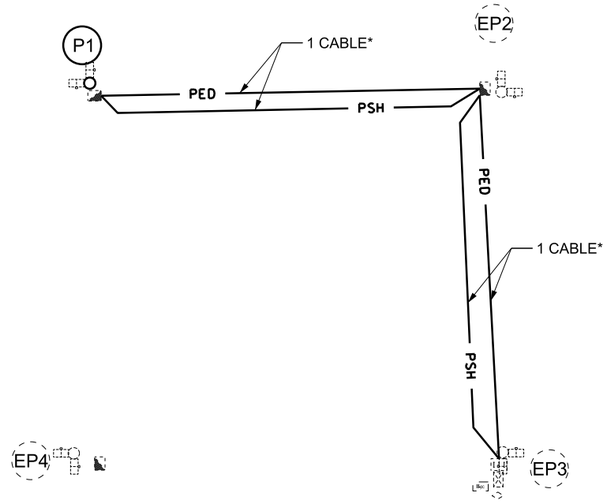
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PROJECT: 300 S & MAIN ST
SIGNAL DESIGN
PROJECT NUMBER: 20-134, TASK 4
SIGNAL

SHEET NO. SG-01

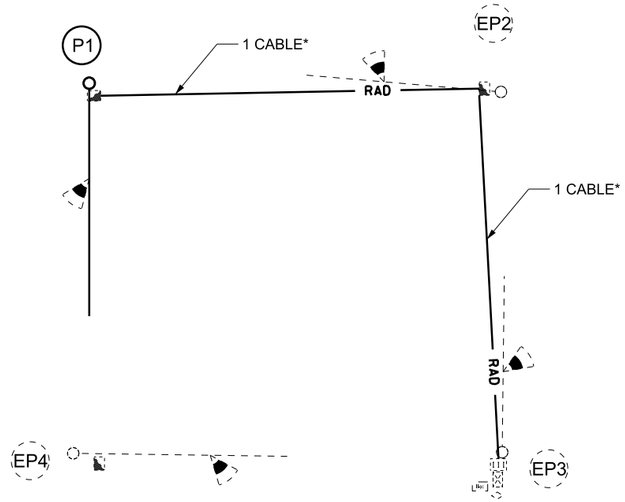


SIGNAL CIRCUIT
7-CONDUCTOR NO.14 AWG,
STRANDED CABLE, IMSA 20-1
WITH NO.6 AWG BARE
COPPER GROUND WIRE
*IN EXISTING CONDUIT

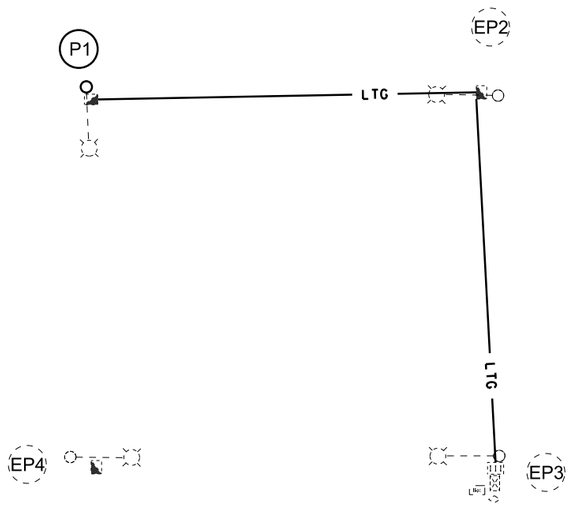


PEDESTRIAN SIGNAL CIRCUIT
7-CONDUCTOR NO.14 AWG,
STRANDED CABLE, IMSA 20-1 SAME
CONDUIT AS SIGNAL CIRCUIT
*IN EXISTING CONDUIT

PUSH BUTTON CIRCUIT
4-CONDUCTOR NO.14 AWG,
STRANDED CABLE, IMSA 20-1
*IN EXISTING CONDUIT



STOP LINE RADAR
DETECTION CIRCUIT
SMART SENSOR MATRIX CABLE
(SEE SG-S02 FOR DETAILS) AND
12 AWG, SOLID, GREEN INSULATED,
UV RATED GROUN WIRE
*IN EXISTING CONDUIT



LIGHTING CIRCUIT
TWO SINGLE-CONDUCTOR COPPER CABLE
TYPE RHH-USE2-RHW2 WIRES
WITH NO.6 AWG BARE
COPER GROUND WIRE
*IN EXISTING CONDUIT

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SPANISH FORK CITY
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CHECKED BY: PLP
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DATE: 07/23/2021
SCALE: 40:1

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APPROVED

PROFESSIONAL ENGINEER

PROJECT: 300 S & MAIN ST
SIGNAL DESIGN

PROJECT NUMBER: 20-134, TASK 4

SHEET NO. SG-02

SIGNAL CIRCUIT

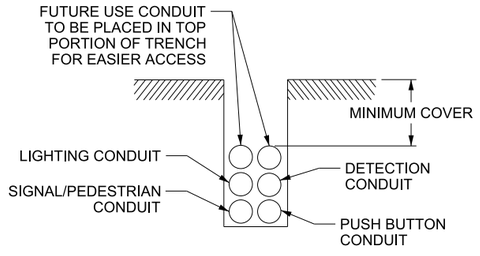
DO NOT PLOT - 2021

LEGEND

Existing	PROPOSED	
pwr	PWR	POWER SOURCE CIRCUIT CONDUIT
sig	SIG	SIGNAL CIRCUIT CONDUIT
ped	PED	PEDESTRIAN SIGNAL CIRCUIT CONDUIT
psh	PSH	PEDESTRIAN PUSH BUTTON CIRCUIT CONDUIT
rad	RAD	RADAR DETECTION CIRCUIT CONDUIT
ltg	LTG	LIGHTING CIRCUIT CONDUIT
fut	FUT	FUTURE USE CONDUIT
P1	P1	SIGNAL POLE IDENTIFICATION
		DUAL MAST ARM SIGNAL POLE
		MAST ARM SIGNAL POLE
		SIGNAL POLE LUMINAIRE EXTENSION WITH ARM
		SIGNAL POLE LUMINAIRE EXTENSION WITH VERTICAL ATTACHMENT
		MAST ARM MOUNTED SIGN
ps	PS	POWER SOURCE
		TRAFFIC SIGNAL POLE
		TYPE 0 - 1 SECTION SIGNAL HEAD ASSEMBLY
		TYPE I - 3 SECTION SIGNAL HEAD ASSEMBLY
		TYPE II - 3 SECTION SIGNAL HEAD ASSEMBLY
		TYPE III - 3 SECTION (ALL AROWS) SIGNAL HEAD ASSEMBLY
		TYPE IV - 4 SECTION SIGNAL HEAD ASSEMBLY
		TYPE V - 5 SECTION SIGNAL HEAD ASSEMBLY
		TYPE VI - 4 SECTION (ALL ARROWS) SIGNAL HEAD ASSEMBLY
		TYPE VII - 4 SECTION SIGNAL HEAD ASSEMBLY
		PEDESTRIAN HYBRID BEACON - 3 SECTION SIGNAL HEAD ASSEMBLY
		VIBRATION MITIGATOR
		TRAFFIC SIGNAL CONTROLLER CABINET
		TYPE A JUNCTION BOX
		TYPE B JUNCTION BOX
		TYPE C JUNCTION BOX
	IIIPC	TYPE III JUNCTION BOX (ATMS)
		SAME JUNCTION BOX USED FOR SIGNAL CIRCUIT
		PEDESTRIAN SIGNAL HEAD WITH PUSH BUTTON
		AUDIBLE PEDESTRIAN SIGNAL HEAD
		UNDERGROUND SERVICE PEDESTAL (USP)
		PREEMPTION CONTROL SYSTEM DETECTOR
		DIRECTIONAL ANTENNA
		VIDEO DETECTION CAMERA
		CCTV CAMERA
		RADAR DETECTION, DILEMMA ZONE
		RADAR DETECTION, STOP BAR

EXISTING EQUIPMENT

LOCATION	SALVAGE										REMOVE																RELOCATE									
	TRAFFIC SIGNAL CONTROLLER	TRAFFIC SIGNAL CABINET	UNDERGROUND SERVICE PEDESTAL	SIGNAL HEAD	COUNTDOWN PEDESTRIAN SIGNAL HEAD	LED LUMINAIRE HEAD	RADAR DETECTION SENSOR	WIRELESS DETECTION ACCESS POINT/REPEATER	WIRELESS DETECTION PUCKS	VIDEO DETECTION CAMERA	TRAFFIC SIGNAL CABINET FOUNDATION	UNDERGROUND SERVICE PEDESTAL FOUNDATION	MAST ARM SIGNAL POLE FOUNDATION	TRAFFIC SIGNAL POLE FOUNDATION	LUMINAIRE POLE FOUNDATION	MAST ARM SIGNAL POLE	TRAFFIC SIGNAL POLE	MAST ARM	HIGHWAY LUMINAIRE POLE	LUMINAIRE EXTENSION	LUMINAIRE ARM	SIGNAL HEAD	PEDESTRIAN SIGNAL HEAD	PEDESTRIAN PUSH BUTTON	MAST ARM MOUNTED SIGN	JUNCTION BOX	WIRE/CABLE	TRAFFIC SIGNAL CONTROLLER CABINET	SIGNAL HEAD	COUNTDOWN PEDESTRIAN SIGNAL HEAD	LUMINAIRE	PREEMPTION RECEIVER	MAST ARM MOUNTED SIGN	POLE MOUNTED SIGNS	RADAR DETECTION SENSOR	PEDESTRIAN PUSH BUTTON AND SIGN
	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	FT	EA	EA	EA	EA	EA	EA	EA	EA	EA
300 SOUTH & MAIN STREET																1	1	1		1		3			1		1800		2	2	1		1	6	1	2
TOTAL																1	1	1		1		3			1		1800		2	2	1		1	6	1	2



NOTES:

1. REFER TO SL SERIES STANDARD DRAWINGS FOR MINIMUM CONDUIT DEPTH REQUIREMENTS.
2. MINIMUM OF 6 CONDUITS ARE REQUIRED FOR EACH ROAD CROSSING LOCATION.

TRENCHING AND BORING DETAIL

NOTES:

REGION	SIGNAL CREW CONTACT	PHONE
1	DAVID TOWNSEND	801-940-0485
2	DAVE MOUNT	801-330-4446
3	ERIC KINSMAN	801-830-9557
4	TYSON LARSON	801-830-9556

1. CONTACT REGION SIGNAL CREW TO SCHEDULE/COORDINATE ON THE FOLLOWING ITEMS:

   SALVAGED ITEMS: PROVIDE 2 DAYS NOTICE. ENSURE ALL SALVAGED ITEMS HAVE ALL PARTS AND ASSOCIATED HARDWARE.

   SIGNAL INSPECTION: 8 DAYS PRIOR TO TURN-ON CONTACT REGION SIGNAL CREW TO REQUEST AN IN-PROGRESS SIGNAL INSPECTION.

   SIGNAL TURN-ON: PROVIDE 5 DAYS NOTICE. COMPLETE UDOT TRAFFIC SIGNAL TURN-ON CHECKLIST PRIOR TO CALLING SIGNAL CREW.

2. CONTRACTOR IS RESPONSIBLE TO DISPOSE OF REMOVAL ITEMS AND ASSUME RESPONSIBILITY THEREAFTER. REUSE MATERIALS ONLY AS SPECIFIED OR AS APPROVED BY THE ENGINEER.
3. REFER TO UDOT STD DWG SL SERIES FOR DETAILS.

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SPANISH FORK CITY
40 S MAIN STREET, SUITE 240
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2139 SOUTH 1280 WEST
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PHONE: 801-456-3847

CHECKED BY: PLP
DESIGNED BY: CR
DATE: 07/23/2021
SCALE: NTS
APPROVED
PROFESSIONAL ENGINEER

PROJECT: 300 S & MAIN ST SIGNAL DESIGN
PROJECT NUMBER: 20-134, TASK 4
SHEET TITLE: SIGNAL SCHEDULE
SHEET NO. SG-S01

CONTRACTOR FURNISHED MATERIALS

	STRUCTURAL SUPPORT							POWER			CONDUIT							JUNCTION BOX			SIGN	
	MAST ARM SIGNAL POLE FOUNDATION - 3' x 12' (30' TO 65')	MAST ARM SIGNAL POLE FOUNDATION - 3' x 14' (70' TO 75')	MAST ARM SIGNAL POLE FOUNDATION - 4' x 14' (80' TO 85')	TRAFFIC SIGNAL/PED POLE FOUNDATION - 2' X 3'	HIGHWAY LUMINAIRE POLE FOUNDATION - 2.5' x 8'	CABINET FOUNDATION	UNDERGROUND SERVICE PEDESTAL FOUNDATION	UNDERGROUND SERVICE PEDESTAL	DUAL METER UNDERGROUND SERVICE PEDESTAL	POWER SOURCE (120 VOLT)	2" CONDUIT	2½" CONDUIT	3" CONDUIT	2" CONDUIT WITH DETECTABLE PULL TAPE (FUTURE USE)	TRENCHING PAVED SURFACE	TRENCHING UNPAVED SURFACE	DIRECTIONAL BORING	TYPE A	TYPE B	TYPE C	MAST ARM MOUNTED SIGN WITH MOUNTING BRACKETS	BLANK OUT SIGN WITH MOUNTING BRACKETS
LOCATION	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	LIN FT	LIN FT	LIN FT	LIN FT	LIN FT	LIN FT	LIN FT	EA	EA	EA	EA / SQ FT	EA
300 SOUTH & MAIN STREET																						
TOTAL											$	$	$	$	$	$	$					

$ THESE ITEMS ARE CALCULATED BY THE CONTRACTOR

CONTRACTOR FURNISHED MATERIALS

	SIGNAL AND PEDESTRIAN							LIGHTING			GROUNDING			DETECTION		
	4 CONDUCTOR NO. 14 CABLE (SIGNAL CIRCUIT)	7 CONDUCTOR NO. 14 CABLE (SIGNAL CIRCUIT)	7 CONDUCTOR NO. 14 CABLE (PED CIRCUIT)	4 CONDUCTOR NO. 14 CABLE (PUSH BUTTON CIR)	COUNTDOWN PEDESTRIAN SIGNAL HEAD	PUSH BUTTON AND SIGN ASSEMBLY	PUSH BUTTON FRAME STAND-OFF BRACKET	NO. 4 SINGLE CONDUCTOR CABLE	NO. 6 SINGLE CONDUCTOR CABLE	NO. 10 SINGLE CONDUCTOR CABLE	GROUND ROD	NO. 6 BARE COPPER GROUND WIRE	NO. 12 STRANDED GROUND WIRE (STOP BAR DETECTION)	SMART SENSOR ADVANCE CABLE (SEE NOTE 5)	SMART SENSOR MATRIX CABLE (SEE NOTE 5)	PREEMPTION CONTROL CABLE (SEE NOTE 6)
LOCATION	LIN FT	LIN FT	LIN FT	LIN FT	EA	EA	EA	LIN FT	LIN FT	LIN FT	EA	LIN FT	LIN FT	LIN FT	LIN FT	LIN FT
300 SOUTH & MAIN STREET		675	225	225					760			455	445		225	
TOTAL	$	$	$	$				$	$	$	$	$	$	$	$	$

$ THESE ITEMS ARE CALCULATED BY THE CONTRACTOR

NOTES:

1. SEE UDOT STD DWG SL SERIES AND SECTIONS 02892 AND 16530.
2. CONTACT THE SERVING POWER COMPANY A MINIMUM OF THIRTY (30) DAYS BEFORE POWER SERVICE IS REQUIRED. SEE UDOT STD DWG SL 4C FOR UNDERGROUND SERVICE PEDESTAL DETAILS. CONTACT REGION SIGNAL CREW (SEE SG-S01 FOR CONTACT INFORMATION) THREE (3) DAYS IN ADVANCE OF UNDERGROUND SERVICE PEDESTAL INSPECTION. MAKE ALL ARRANGEMENTS WITH LOCAL POWER COMPANY FOR INSTALLATION.
3. PLACE ALL CONDUIT IN SAME TRENCH OR BORE SHOT WHERE POSSIBLE.
4. CONSTRUCT SIGNAL IN A MANNER TO AVOID DAMAGE TO EXISTING UTILITIES. ASSUME RESPONSIBILITY FOR ANY UTILITY DAMAGED BY CONSTRUCTION OPERATIONS. THE PLANS SHOW BURIED UTILITY LOCATIONS IN THEIR APPROXIMATE LOCATION ONLY.
5. SMART SENSOR CABLE: COLOR-CODED, TWISTED PAIR, 6 - CONDUCTOR WIRE WITH 20 AWG FOR POWER AND 22 AWG FOR COMMUNICATION. WAVETRONIX PART # WX-SS-705 OR APPROVED EQUIVALENT.
6. SEE MANUFACTURER'S REQUIREMENTS FOR CABLE TYPE.

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SPANISH FORK CITY
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WALL CONSULTANT GROUP

SCALE: NTS | DATE: 07/23/2021 | DESIGNED BY: CR | CHECKED BY: PLP

APPROVED

PROFESSIONAL ENGINEER

PROJECT: 300 S & MAIN ST
SIGNAL DESIGN

PROJECT NUMBER: 20-134, TASK 4

SIGNAL SCHEDULE

SHEET NO. SG-S02

Date Plotted: 8/19/2021 Plotted By: Chris Wright File Name: C:\Users\chris\Desktop\Projects\2020 Projects\20-134 Spanish Fork On Call\Task 4 - 300 South & Main Street Signal Design\Working Files\Signal 300 S Main\Signal 300 S Main SG-S02.dgn

STATE FURNISHED MATERIALS

SIGNAL SCHEDULE

	POLE												MAST ARM													POLYMER SIGNAL HEAD (SEE NOTE 4)										LED MODULE (15 YR WARRANTY)						PEDESTRIAN PUSH BUTTON			
	CONTROLLER, MMU, CABINET ASSEMBLY	BATTERY BACKUP SYSTEM (IN CABINET)	POWDER COAT STEEL ITEMS	POLE BASE PLATE ADAPTER	5'6" TRAFFIC/PED SIGNAL POLE (SLIP BASE)	11' TRAFFIC/PED SIGNAL POLE (SLIP BASE)	15' TRAFFIC/PED SIGNAL POLE (SLIP BASE)	TYPE A MAST ARM SIGNAL POLE (30' TO 55')	TYPE B MAST ARM SIGNAL POLE (60' TO 75')	TYPE C MAST ARM SIGNAL POLE (80' TO 85')	TYPE DC DUAL MAST ARM SIGNAL POLE (30' TO 45')	TYPE A / DUAL POLE CAP	TYPE B POLE CAP	TYPE C POLE CAP	30' MAST ARM	35' MAST ARM	40' MAST ARM	45' MAST ARM	50' MAST ARM	55' MAST ARM	60' MAST ARM	65' MAST ARM	70' MAST ARM	75' MAST ARM	80' MAST ARM	85' MAST ARM	VIBRATION MITIGATOR	1-SECTION	3-SECTION	4-SECTION	5-SECTION (INCLUDES TRI-STUD ARM)	HAWK	DUAL RED	MCCAIN TYPE-1 PROGRAMMABLE HEAD	MCCAIN TYPE-3 PROGRAMMABLE HEAD	GALAXY ASTRO BRACKET ASSEMBLY, 48" - 3 SECTION	GALAXY ASTRO BRACKET ASSEMBLY, 60" - 4 SECTION	16" ARM KIT FOR O.P.S HEADS - 1 PAIR (PROGRAMMABLE HEADS)	RED BALL	YELLOW BALL	GREEN BALL	RED ARROW	YELLOW ARROW	GREEN ARROW	NAVIGATOR / 2-WIRE AUDIBLE PED BUTTON ASSEMBLY	NAVIGATOR / 2-WIRE CONTROL UNIT	NAVIGATOR / 4-WIRE AUDIBLE PED BUTTON ASSEMBLY	STANDOFF BRACKET FOR 4" PED POLES (1 PAIR FOR 2 BUTTONS)
LOCATION	EA	EA	LUMP	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA
300 SOUTH & MAIN STREET			1	1					1*												1*						1		4							4			2	2	2	2	2	2				
TOTAL			1	1					1*												1*						1		4							4			2	2	2	2	2	2				

* SEE NOTE 5

STATE FURNISHED MATERIALS

DETECTION SCHEDULE

LIGHTING SCHEDULE

	RADAR DETECTION												POLE/EXTENSION									ARM				STREET LIGHTING LED		
	ADVANCE SENSOR / EXTENDED RANGE	MATRIX STOP BAR SENSOR	SENSOR MOUNT	100' RADAR CABLE W/ CONNECTOR	120' CABLE W/ CONNECTOR	BURIED SERVICE SPLICING KIT	CLICK-656 / 6-PORT RADAR INTERFACE	CLICK-650 / 4-PORT RADAR INTERFACE	RADAR 2 SENSOR BACKPLATE	RADAR 4 SENSOR BACKPLATE	2 CHANNEL RACK CARD (CLICK-112)	4 CHANNEL RACK CARD (CLICK-114)	30' HIGHWAY LUMINAIRE POLE (SLIP BASE)	40' HIGHWAY LUMINAIRE POLE (SLIP BASE)	LUMINAIRE POLE CAP	25' LUMINAIRE EXTENSION (FOR TYPE A MAST ARM POLE)	30' LUMINAIRE EXTENSION (FOR TYPE A MAST ARM POLE)	40' LUMINAIRE EXTENSION (FOR TYPE A MAST ARM POLE)	40' LUMINAIRE EXTENSION (FOR TYPE B/C MAST ARM POLE)	VERTICAL LUMINAIRE EXTENSION	VERTICAL LUMINAIRE ADAPTER	10' LUMINAIRE ARM	15' LUMINAIRE ARM	10' DUAL LUMINAIRE ARM	15' DUAL LUMINAIRE ARM	LED LUMINAIRE A, TYPE **II**, MV, PC (250 WATT)	LED LUMINAIRE B, TYPE **III**, MV, PC (400 WATT)	
LOCATION	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	
300 SOUTH & MAIN STREET			1	1		1													1			1						
TOTAL			1	1		1													1			1						

NOTES:

1. NOTIFY RESIDENT ENGINEER 4-6 WEEKS PRIOR TO THE DATE STATE FURNISHED MATERIALS ARE NEEDED.
2. PICK UP STATE FURNISHED CONTROLLER CABINET AND CONTROLLER EQUIPMENT AT THE REGION SIGNAL LAB. CONTACT REGION SIGNAL CREW, 10 DAYS PRIOR TO DESIRED PICK UP DATE. SEE SG-S01 FOR CONTACT INFORMATION.
3. PICK UP STATE FURNISHED ANCHOR BOLTS, BASE PLATE ADAPTER, AND OTHER ELECTRONICS HARDWARE AT STATE WAREHOUSE. PROVIDE LOADING EQUIPMENT AND PERSONNEL FOR PICK-UP. CONTACT GREG PALMER, (801) 965-4258, TO SCHEDULE PICK-UP. MINIMUM 48 HOURS ADVANCE NOTICE REQUIRED.
4. POLYMER SIGNAL HEAD ASSEMBLIES INCLUDE SIGNAL HEAD HOUSING, VISORS, AND LOUVERED BACK PLATE WITH RETROREFLECTIVE TAPE WHEN APPLICABLE.
5. SIGNAL POLE AND MAST ARM WILL BE STATE FURNISHED FROM REGION 3 YARD. CONTRACTOR TO PICK UP MATERIAL AT THE REGION 3 YARD AND TRANSPORT IT TO VALMONT FOR POWDER COATING. CONTRACTOR TO TRANSPORT STEEL FROM VALMONT TO JOB SITE. CONTACT DEGEN LEWIS (801) 227-8011 ONE WEEK PRIOR TO PICK UP MATERIAL FROM REGION 3 YARD.

PS&E (90%)

NOT FOR CONSTRUCTION

SPANISH FORK CITY
40 S MAIN STREET, SUITE 240
SPANISH FORK, UT 84660
PHONE: 801-804-4500

WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-456-3847

SCALE: NTS | DATE: 07/23/2021 | DESIGNED BY: CR | CHECKED BY: PLP

APPROVED

PROFESSIONAL ENGINEER

PROJECT: 300 S & MAIN ST

SIGNAL DESIGN

PROJECT NUMBER: 20-134, TASK 4

SIGNAL SCHEDULE

SHEET NO. SG-S03

PLOT: 7/23/2021 10:04:17 AM | User: rhansen | Name: S:\Projects\2020 Projects\20-134 Spanish Fork On Call\Task 4 - 300 South & Main Street Signal Design\Plan Sheets\SG-S03 Signal and Lighting.dgn

WB–67 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

P feet

Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

PS&E (90%)

NOT FOR CONSTRUCTION

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APPROVED

PROFESSIONAL ENGINEER

PROJECT: 300 S & MAIN ST SIGNAL DESIGN

PROJECT NUMBER: 20-134, TASK 4

SHEET NO.

Plotted: 2021 | User: Hannah Gerrard | Files: N:\Projects\2020 Projects\20-134 Spanish Fork On Call\Task 4 - 300 South & Main Street Signal Design\Drawings\300 S Main Signal and Lighting 20-134 A Turning Templates.dgn