Wednesday, November 3, 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 Chambers 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. Annexation

Subject	**A. SIMPSON ANNEXATION. Acceptance of the Simpson Annexation for further study.**
Meeting	Nov 3, 2021 - Development Review Committee
Category	1. Annexation
Access	Public
Type	Action, Discussion

File Attachments
report.drc.simpson.11-3-2021.pdf (1,338 KB)
plat.simpsonannexation 10-11-2021.pdf (1,948 KB)

2. Minor Plat Amendment

Subject	**A. MARKETPLACE PHASE 1 AMENDED. The proposal involves amending the property lines within the Expressway Business Park Development at 1060 North Market Place Drive.**
Meeting	Nov 3, 2021 - Development Review Committee
Category	2. Minor Plat Amendment
Access	Public
Type	Action, Discussion

File Attachments
report.drc.marketplacephase1.11-3-2021.pdf (1,149 KB)
plan.marketplacephase1amended.9-29-2021.pdf (486 KB)

3. Site Plan

Subject	**A. DISC GOLF PARKING LOT. The proposal involves parking improvements at 1379 West 520 South.**

Meeting	Nov 3, 2021 - Development Review Committee
Category	3. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
report.drc.discgolfparkinglot.11-3-2021.pdf (4,333 KB)
plan.discgolfcourseparking.10-28-2021.pdf (7,279 KB)

4. Construction Standards

Subject	**A. PROPOSED AMENDMENTS TO POLICY 4.39 OF THE CONSTRUCTION STANDARDS.**
Meeting	Nov 3, 2021 - Development Review Committee
Category	4. Construction Standards
Access	Public
Type	Action, Discussion

File Attachments
CC Memo - Proposed Construction Standards Revisions 9-8-2021.pdf (10,975 KB)

5. Discussion Item

Subject	**A. AIRPORT LEASE AGREEMENT. Proposed modifications to standard lease agreements.**
Meeting	Nov 3, 2021 - Development Review Committee
Category	5. Discussion Item
Access	Public
Type	Discussion

Subject	**B. WARREN. Discussion relating to property owned by Marty Warren on Cal Pac Avenue.**
Meeting	Nov 3, 2021 - Development Review Committee
Category	5. Discussion Item
Access	Public
Type	Discussion

Subject	**C. CUSTOMER ANNEXATION CONNECTION FEE EXEMPTION.**
Meeting	Nov 3, 2021 - Development Review Committee
Category	5. Discussion Item

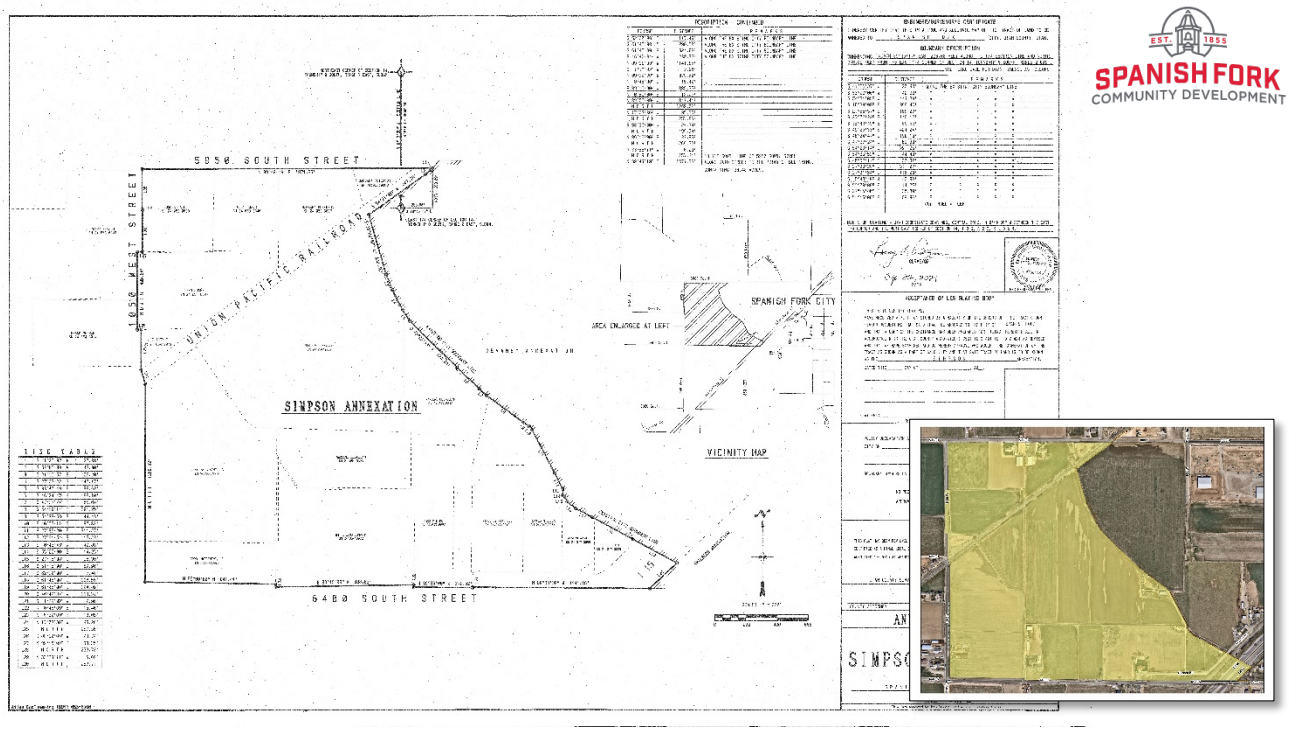
Access	Public
Type	Discussion

File Attachments
DRAFT Electrical Customer Annexation Connection Fee Exemption Area Map 10-29-2021.pdf (14,939 KB)

Subject	**D. TITLE 15 AMENDMENTS. Swimming lessons - private pools.**
Meeting	Nov 3, 2021 - Development Review Committee
Category	5. Discussion Item
Access	Public
Type	Discussion

File Attachments
memo.backyardpools.6-23-2021.pdf (477 KB)

6. Adjourn



Simpson Annexation Study Request

November 3, 2021, Development Review Committee Meeting.

Located at approximately 1000 North and 1300 West, including approximately 136.40 acres.

The subject property is currently outside City boundaries but is located within the City's Annexation Policy Boundary.

Key Issues

1. Zoning.
2. Utilities.
3. Access.

Recommendation

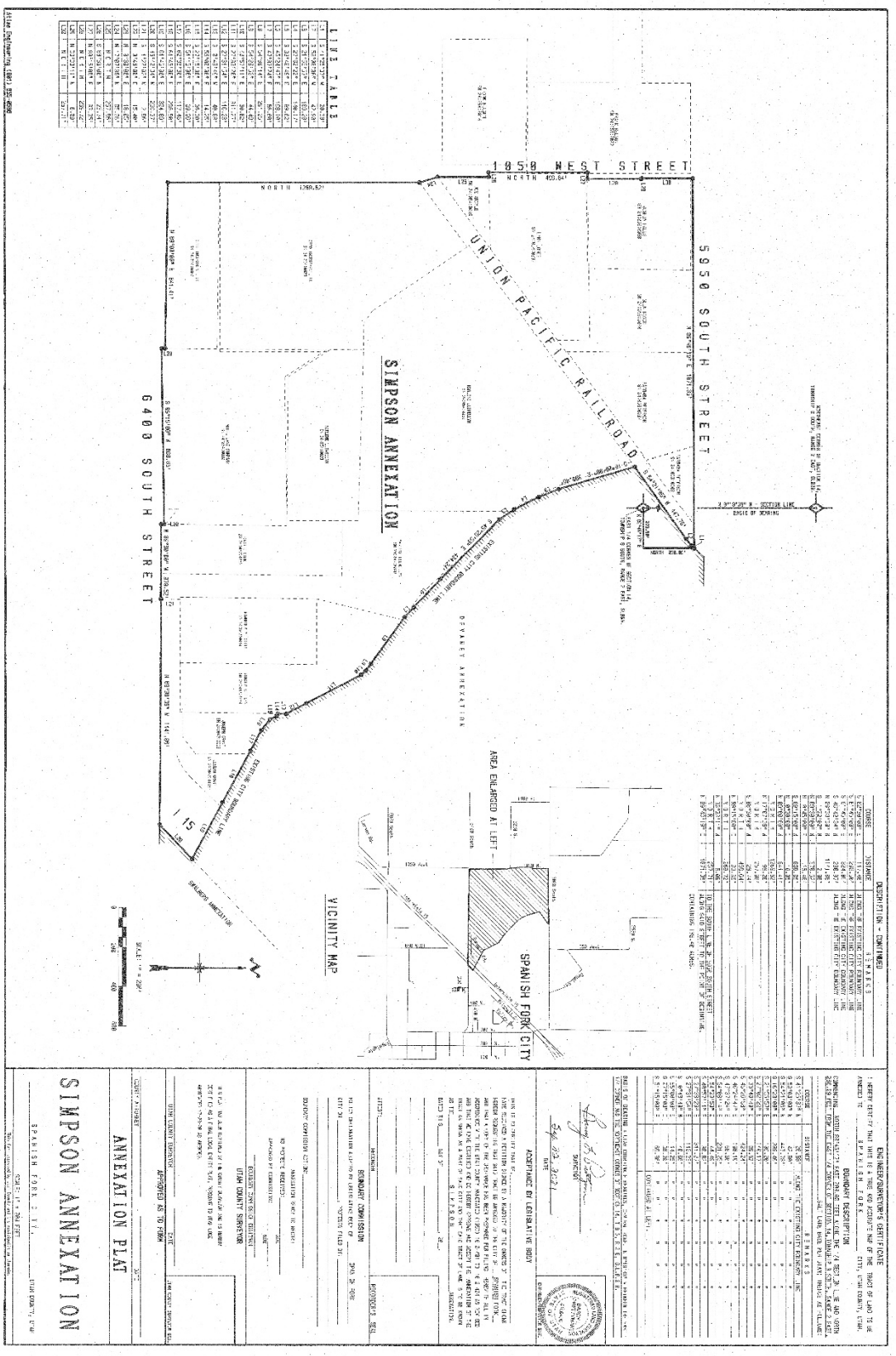
That the proposed Annexation be accepted for further study:

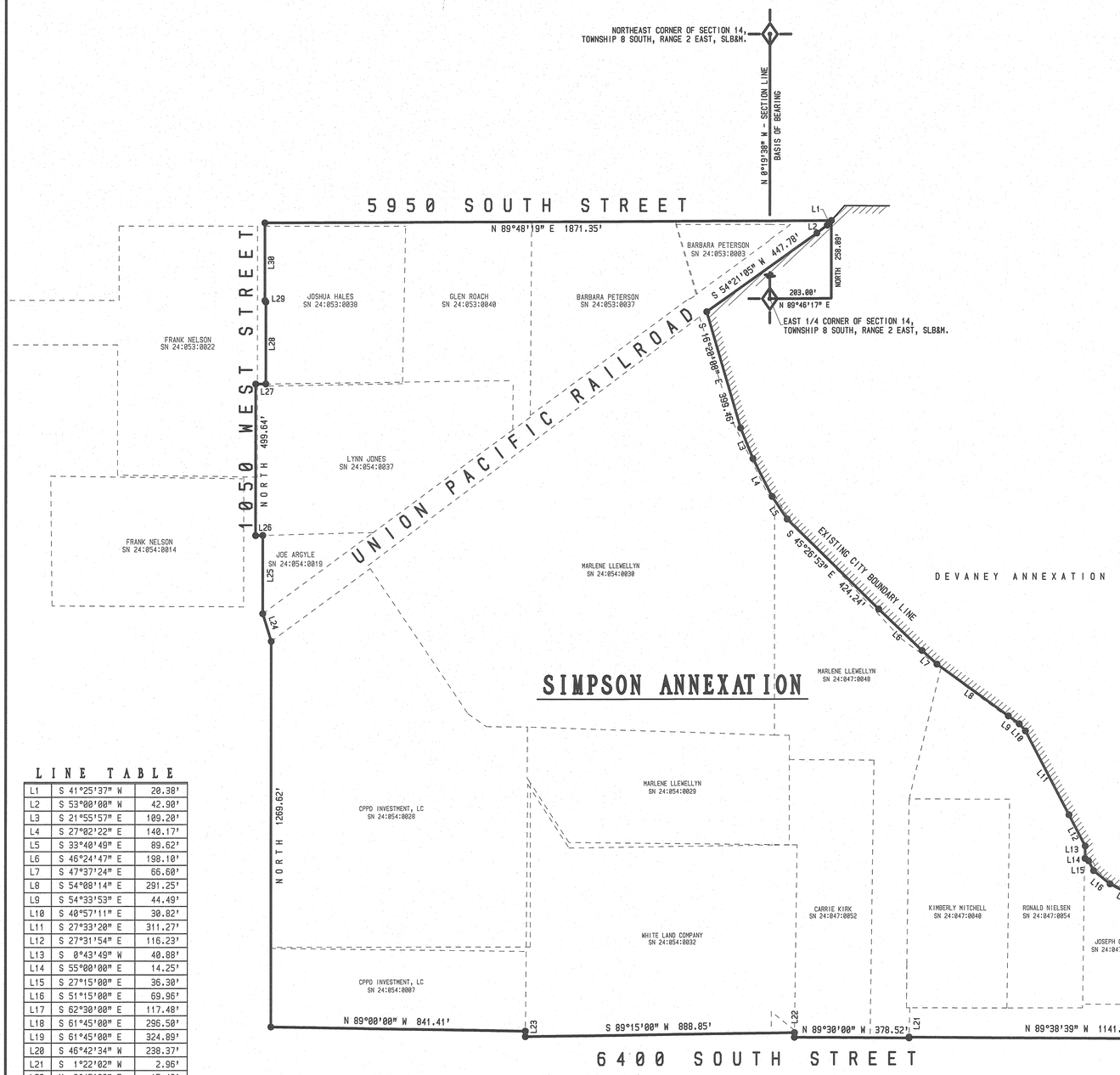
Findings

1. That the subject property is located within the City's Annexation Policy Boundary.

Exhibits

1. Annexation Plat.


SIMPSON ANNEXATION
ANNEXATION PLAT
SPANISH FORK CITY
VICINITY MAP
AREA ENLARGED AT LEFT
UNION PACIFIC RAILROAD
1050 WEST STREET
5950 SOUTH STREET
6400 SOUTH STREET
I-15
SPANISH FORK CITY
UTAH COUNTY SURVEYOR
ACCEPTANCE BY LEGISLATIVE BODY
APPROVED AS TO FORM
SURVEYOR'S CERTIFICATE
OWNER'S DEDICATION
ACKNOWLEDGMENT



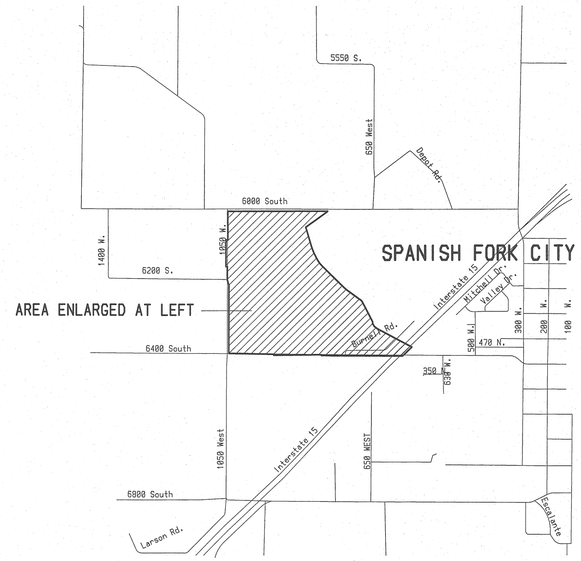
LINE TABLE

L1	S 41°25'37" W	20.38'
L2	S 53°00'00" W	42.90'
L3	S 21°55'57" E	109.20'
L4	S 27°02'22" E	140.17'
L5	S 33°40'49" E	89.62'
L6	S 46°24'47" E	198.10'
L7	S 47°37'24" E	66.60'
L8	S 54°08'14" E	291.25'
L9	S 54°33'53" E	44.49'
L10	S 40°57'11" E	30.82'
L11	S 27°33'20" E	311.27'
L12	S 27°31'54" E	116.23'
L13	S 0°43'49" W	40.88'
L14	S 55°00'00" E	14.25'
L15	S 27°15'00" E	36.30'
L16	S 51°15'00" E	69.96'
L17	S 62°30'00" E	117.48'
L18	S 61°45'00" E	296.50'
L19	S 61°45'00" E	324.89'
L20	S 46°42'34" W	238.37'
L21	S 1°22'02" W	2.96'
L22	N 0°45'00" E	15.40'
L23	N 0°30'00" E	18.05'
L24	N 17°07'36" W	95.26'
L25	NORTH	257.96'
L26	S 88°30'00" W	23.74'
L27	N 89°15'00" E	33.35'
L28	NORTH	269.72'
L29	N 33°33'11" W	6.09'
L30	NORTH	257.71'

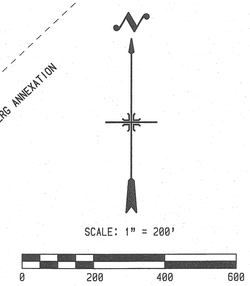
DESCRIPTION - CONTINUED

COURSE	DISTANCE	REMARKS
S 62°30'00" E	117.48'	ALONG THE EXISTING CITY BOUNDARY LINE
S 61°45'00" E	296.50'	ALONG THE EXISTING CITY BOUNDARY LINE
S 61°45'00" E	324.89'	ALONG THE EXISTING CITY BOUNDARY LINE
S 46°42'34" W	238.37'	ALONG THE EXISTING CITY BOUNDARY LINE
N 89°30'39" W	1141.86'	
S 1°22'02" W	2.95'	
N 89°30'00" W	378.52'	
N 0°45'00" E	15.40'	
S 89°15'00" W	888.85'	
N 0°30'00" E	18.05'	
N 89°00'00" W	841.41'	
NORTH	1269.62'	
N 17°07'36" W	95.26'	
NORTH	257.96'	
S 88°30'00" W	23.74'	
NORTH	499.64'	
N 89°15'00" E	33.35'	
NORTH	269.72'	
N 33°33'11" W	6.09'	
NORTH	257.71'	TO THE SOUTH LINE OF 5950 SOUTH STREET
N 89°48'19" E	1871.35'	ALONG SAID STREET TO THE POINT OF BEGINNING.

CONTAINING 136.40 ACRES.



VICINITY MAP



ENGINEER/SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO SPANISH FORK CITY, UTAH COUNTY, UTAH.

BOUNDARY DESCRIPTION

COMMENCING NORTH 89°46'17" EAST 203.00 FEET ALONG THE 1/4 SECTION LINE AND NORTH 258.69 FEET FROM THE EAST 1/4 CORNER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
S 41°25'37" W	20.38'	ALONG THE EXISTING CITY BOUNDARY LINE
S 53°00'00" W	42.90'	" " " " " "
S 54°21'05" W	447.78'	" " " " " "
S 16°20'08" E	399.46'	" " " " " "
S 21°55'57" E	109.20'	" " " " " "
S 27°02'22" E	140.17'	" " " " " "
S 33°40'49" E	89.62'	" " " " " "
S 45°26'53" E	424.24'	" " " " " "
S 46°24'47" E	198.10'	" " " " " "
S 47°37'24" E	66.60'	" " " " " "
S 54°08'14" E	291.25'	" " " " " "
S 54°33'53" E	44.49'	" " " " " "
S 40°57'11" E	30.82'	" " " " " "
S 27°33'20" E	311.27'	" " " " " "
S 27°31'54" E	116.23'	" " " " " "
S 0°43'49" W	40.88'	" " " " " "
S 55°00'00" E	14.25'	" " " " " "
S 27°15'00" E	36.30'	" " " " " "
S 51°15'00" E	69.96'	" " " " " "
		CONTINUED AT LEFT.

BASIS OF BEARING = UTAH COORDINATE BEARINGS, CENTRAL ZONE. N 0°19'38" W BETWEEN THE EAST 1/4 CORNER AND THE NORTHEAST CORNER OF SECTION 14, T 8 S, R 2 E, S.L.B.& M.

Barry L Prettyman
SURVEYOR

Sep. 22, 2021
DATE

REGISTERED LAND SURVEYOR BARRY L PRETTYMAN #166406 STATE OF UTAH
ENGINEER/SURVEYOR SEAL

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, _____ HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF SPANISH FORK AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH THE UTAH COUNTY ANNOTATED (1953) 10-2-401 TO 10-2-424 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN AS THE SIMPSON ANNEXATION.

DATED THIS_____ DAY OF _____, 20__.

_____ _____

_____ _____

_____ _____

ATTEST:_____
RECORDER

RECORDER'S SEAL

BOUNDARY COMMISSION

POLICY DECLARATION ADOPTED BY LEGISLATIVE BODY OF SPANISH FORK
CITY ON _____, PROTESTS FILED BY: _____

_____

BOUNDARY COMMISSION ACTION:_____

ANNEXATION READY TO RECORD

NO PROTESTS RECEIVED:_____
DATE

APPROVED BY COMMISSION:_____
DATE

_____
BOUNDARY COMMISSION CHAIRMAN

UTAH COUNTY SURVEYOR

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

_____ _____
UTAH COUNTY SURVEYOR DATE

UTAH COUNTY SURVEYOR SEAL

APPROVED AS TO FORM

_____ _____
COUNTY ATTORNEY DATE

ANNEXATION PLAT

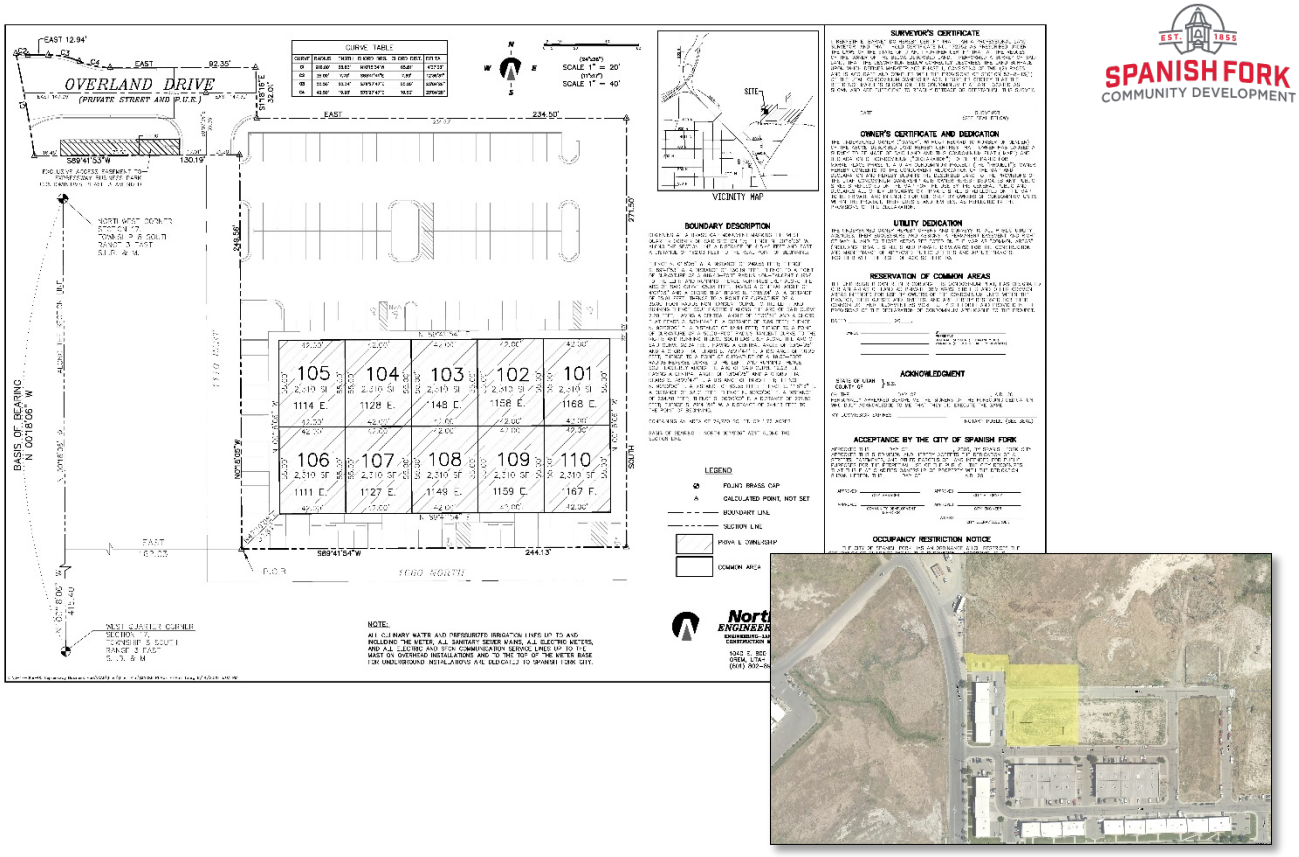
SIMPSON ANNEXATION

SPANISH FORK CITY, _____ UTAH COUNTY, UTAH

SCALE: 1" = 200 FEET

This form approved by Utah County and the municipalities therein.

Atlas Engineering (801) 655-0566



Marketplace Phase 1 Amended Minor Plat Amendment Approval Request

November 3, 2021, Development Review Committee.

Located at 1114 East 1130 North, including 2.46 acres.

The subject property is zoned I-1.

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

Recommendation

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

Finding

1. That the application conforms to the City's Zoning Map.

Conditions

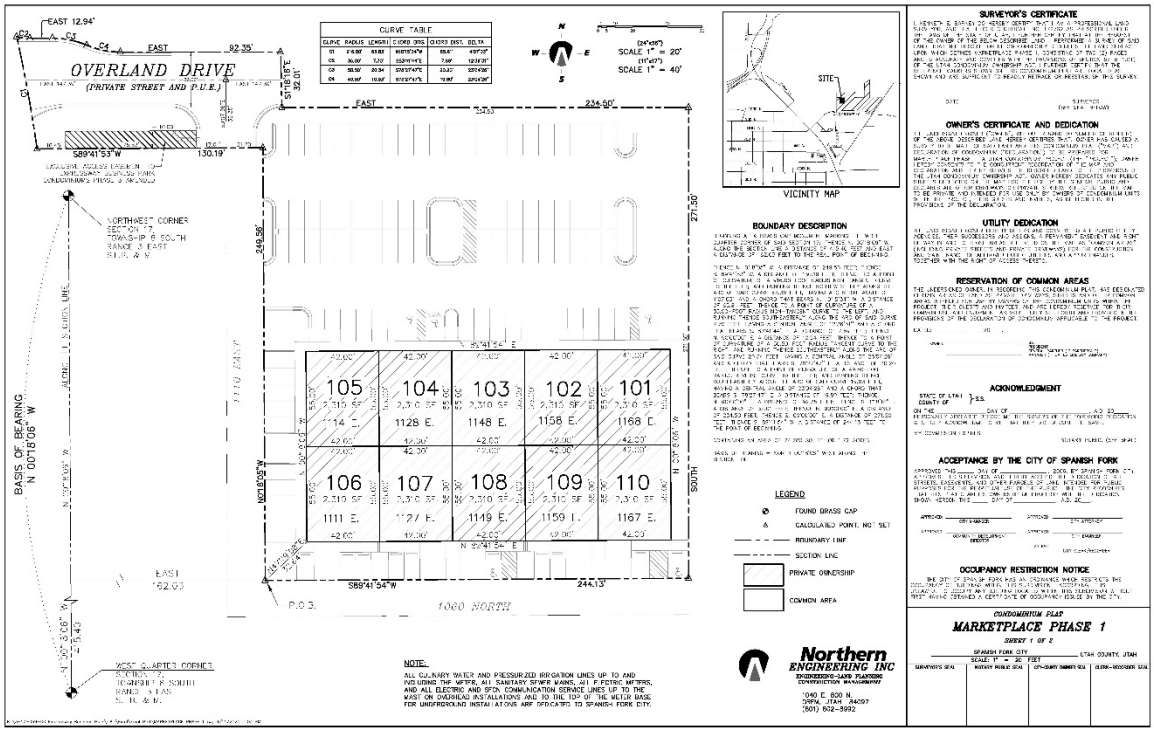
1. That the applicant meets the City's Construction Standards.
2. That the applicant addresses any red-lines.

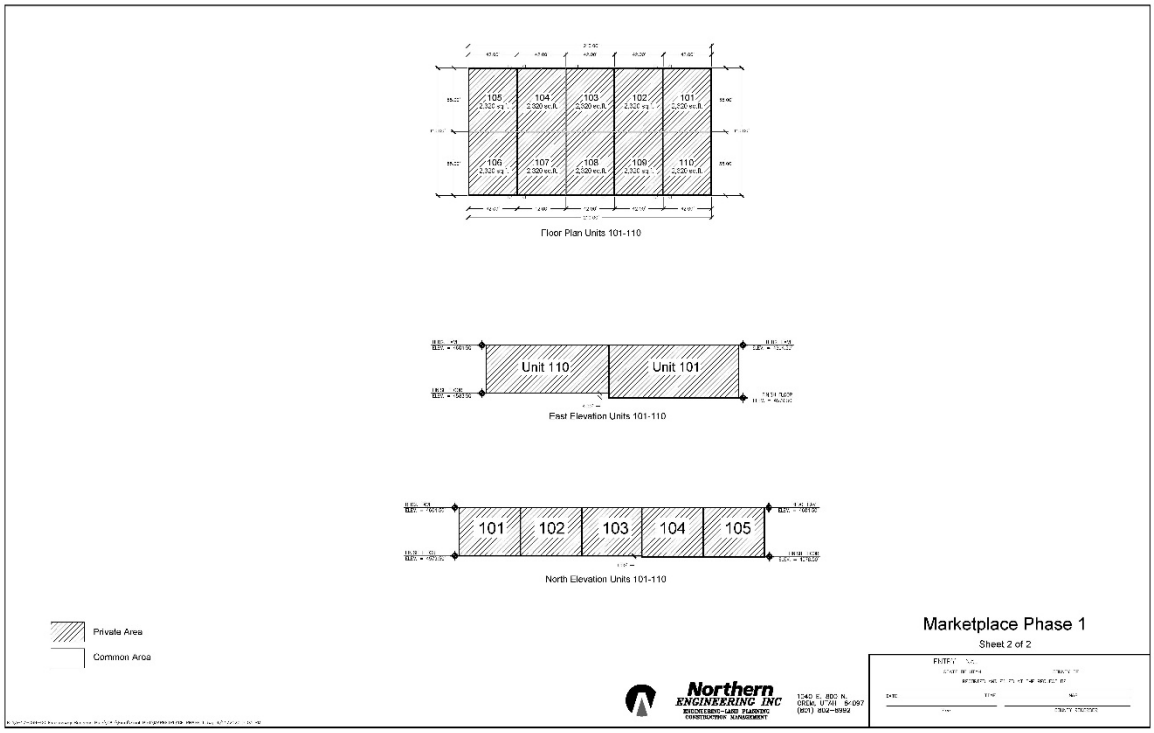
Key Issues

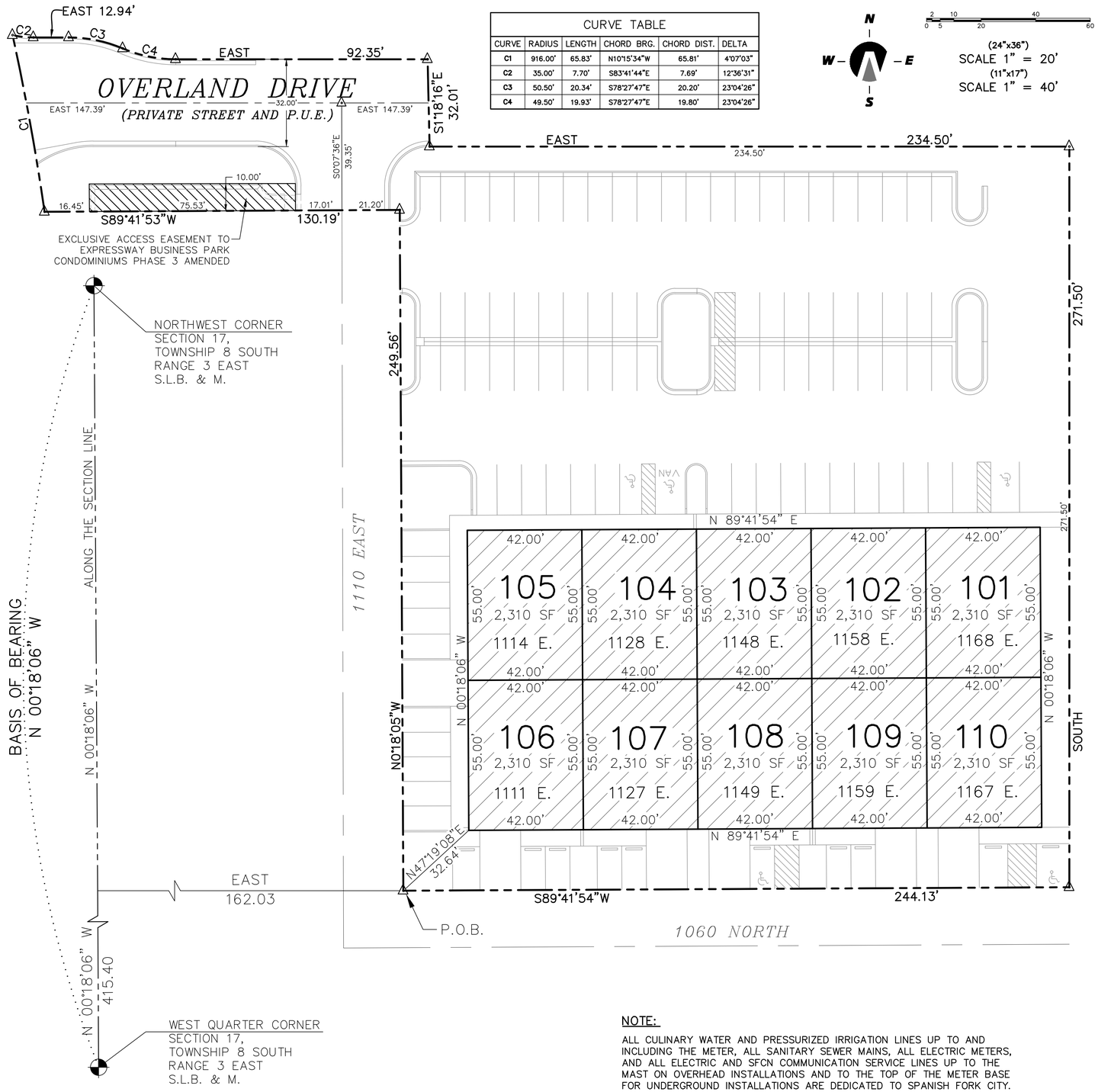
1. Power.

Exhibits

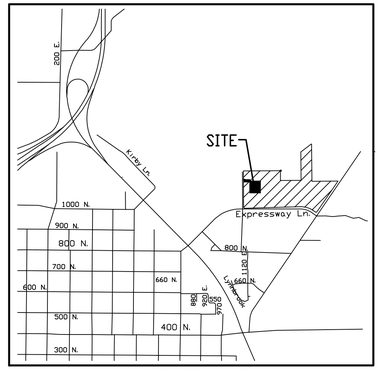
1. Amended Plat.


OVERLAND DRIVE
(PRIVATE STREET AND P.U.E.)
EAST 12.94'
EAST 92.35'
S89°41'53"W 130.19'
EAST 234.50'
S89°41'54"W 244.13'
1080 NORTH
105 2,310 SF 1114 E.
104 2,310 SF 1128 E.
103 2,310 SF 1148 E.
102 2,310 SF 1158 E.
101 2,310 SF 1168 E.
106 2,310 SF 1111 E.
107 2,310 SF 1127 E.
108 2,310 SF 1149 E.
109 2,310 SF 1159 E.
110 2,310 SF 1167 E.
BASIS OF BEARING N 0018'06" W
NORTHWEST CORNER SECTION 17 TOWNSHIP 8 SOUTH RANGE 3 EAST S.L.B. & M.
WEST QUARTER CORNER SECTION 17 TOWNSHIP 8 SOUTH RANGE 3 EAST S.L.B. & M.
P.O.B.
CURVE TABLE
SCALE 1" = 20'
SCALE 1" = 40'
VICINITY MAP
SITE
BOUNDARY DESCRIPTION
SURVEYOR'S CERTIFICATE
OWNER'S CERTIFICATE AND DEDICATION
UTILITY DEDICATION
RESERVATION OF COMMON AREAS
ACKNOWLEDGMENT
ACCEPTANCE BY THE CITY OF SPANISH FORK
OCCUPANCY RESTRICTION NOTICE
LEGEND
FOUND BRASS CAP
CALCULATED POINT, NOT SET
BOUNDARY LINE
SECTION LINE
PRIVATE OWNERSHIP
COMMON AREA
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 FIBER 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.
Northern ENGINEERING INC
ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT
1040 E. 800 N.
SPRM., UTAH 84097
(801) 602-8992
CONDOMINIUM PLAT
MARKETPLACE PHASE 1
SHEET 1 OF 2
SPANISH FORK CITY UTAH COUNTY, UTAH
SCALE: 1" = 20' FEET


105 2,320 sq. ft.
104 2,320 sq. ft.
103 2,320 sq. ft.
102 2,320 sq. ft.
101 2,320 sq. ft.
106 2,320 sq. ft.
107 2,320 sq. ft.
108 2,320 sq. ft.
109 2,320 sq. ft.
110 2,320 sq. ft.
Floor Plan Units 101-110
Unit 110
Unit 101
East Elevation Units 101-110
101
102
103
104
105
North Elevation Units 101-110
Private Area
Common Area
Marketplace Phase 1
Sheet 2 of 2
Northern ENGINEERING INC
ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 602-8992



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BRG.	CHORD DIST.	DELTA
C1	916.00'	65.83'	N10°15'34"W	65.81'	4°07'03"
C2	35.00'	7.70'	S83°41'44"E	7.69'	12°36'31"
C3	50.50'	20.34'	S78°27'47"E	20.20'	23°04'26"
C4	49.50'	19.93'	S78°27'47"E	19.80'	23°04'26"



VICINITY MAP

BOUNDARY DESCRIPTION

BEGINNING AT A BRASS CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SAID SECTION 17; THENCE N. 00°18'06" W. ALONG THE SECTION LINE A DISTANCE OF 415.40 FEET AND EAST A DISTANCE OF 162.03 FEET TO THE REAL POINT OF BEGINNING;

THENCE N. 0°18'05" W. A DISTANCE OF 249.56 FEET; THENCE S. 89°41'53" W. A DISTANCE OF 130.19 FEET; THENCE TO A POINT OF CURVATURE OF A 916.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; AND RUNNING THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 65.35 FEET, HAVING A CENTRAL ANGLE OF 4°07'03" AND A CHORD THAT BEARS N. 10°15'34" W. A DISTANCE OF 65.81 FEET; THENCE TO A POINT OF CURVATURE OF A 35.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; AND RUNNING THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 7.70 FEET, HAVING A CENTRAL ANGLE OF 12°36'31" AND A CHORD THAT BEARS S. 83°41'44" E. A DISTANCE OF 7.69 FEET; THENCE N. 90°00'00" E. A DISTANCE OF 12.94 FEET; THENCE TO A POINT OF CURVATURE OF A 50.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; AND RUNNING THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 20.34 FEET, HAVING A CENTRAL ANGLE OF 23°04'26" AND A CHORD THAT BEARS S. 78°27'47" E. A DISTANCE OF 20.20 FEET; THENCE TO A POINT OF CURVATURE OF A 49.50-FOOT RADIUS REVERSE CURVE TO THE LEFT; AND RUNNING THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 19.93 FEET, HAVING A CENTRAL ANGLE OF 23°04'26" AND A CHORD THAT BEARS S. 78°27'47" E. A DISTANCE OF 19.80 FEET; THENCE N. 90°00'00" E. A DISTANCE OF 92.35 FEET; THENCE S. 1°18'16" E. A DISTANCE OF 32.01 FEET; THENCE N. 90°00'00" E. A DISTANCE OF 234.50 FEET; THENCE S. 00°00'00" E. A DISTANCE OF 271.50 FEET; THENCE S. 89°41'54" W. A DISTANCE OF 244.13 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 74,780 SQ. FT. OR 1.72 ACRES.

BASIS OF BEARING = NORTH 00°18'06" WEST ALONG THE SECTION LINE

LEGEND

- FOUND BRASS CAP
- CALCULATED POINT, NOT SET
- BOUNDARY LINE
- SECTION LINE
- PRIVATE OWNERSHIP
- COMMON AREA

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172762 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH DEFINES MARKETPLACE PHASE 1, CONSISTING OF TWO (2) PAGES AND IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS CONDOMINIUM PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY.

DATE

SURVEYOR (SEE SEAL BELOW)

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED OWNER ("OWNER", WITHOUT REGARD TO NUMBER OF GENDER) OF THE ABOVE-DESCRIBED LAND HEREBY CERTIFIES THAT: OWNER HAS CAUSED A SURVEY TO BE MADE OF SAID LAND AND THIS CONDOMINIUM PLAT ("MAP") AND DECLARATION OF CONDOMINIUM ("DECLARATION") TO BE PREPARED FOR MARKETPLACE PHASE 1, A UTAH CONDOMINIUM PROJECT (THE "PROJECT"); OWNER HEREBY CONSENTS TO THE CONCURRENT RECORDATION OF THE MAP AND DECLARATION AND HEREBY SUBMITS THE DESCRIBED LAND TO THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT; OWNER HEREBY DEDICATES ANY PUBLIC STREETS REFLECTED ON THE MAP FOR THE USE BY THE GENERAL PUBLIC AND DECLARES ALL OTHER DRIVEWAYS OR PRIVATE STREETS REFLECTED ON THE MAP TO BE PRIVATE AND INTENDED FOR USE ONLY BY OWNERS OF CONDOMINIUM UNITS WITHIN THE PROJECT, THEIR GUESTS AND INVITEES, AS REFLECTED IN THE PROVISIONS OF THE DECLARATION.

UTILITY DEDICATION

THE UNDERSIGNED OWNER HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AS "COMMON AREAS" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR THE CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

THE UNDERSIGNED OWNER, IN RECORDING THIS CONDOMINIUM PLAT, HAS DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE DRIVEWAYS, STREETS AND OTHER COMMON AREAS INTENDED FOR USE BY OWNERS OF THE CONDOMINIUM UNITS WITHIN THE PROJECT, THEIR GUESTS AND INVITEES, AND ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS MORE FULLY SET FORTH AND PROVIDED IN THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

DATED: _____ 20___.

OWNER: _____ BY: _____
PRESIDENT
GENERAL PARTNER (IF PARTNERSHIP)
MANAGER (IF LIMITED LIABILITY COMPANY)

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF } S.S.

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC (SEE SEAL)

ACCEPTANCE BY THE CITY OF SPANISH FORK

APPROVED THIS ____ DAY OF _____, 2006, BY SPANISH FORK CITY, 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. THE CITY RECOGNIZES THAT THIS PLAT CLARIFIES OWNERSHIP OF PROPERTY WITH THE DEDICATION SHOWN HEREON THIS ____ DAY OF _____, A.D. 20___.

APPROVED: _____ CITY MANAGER

APPROVED: _____ CITY ATTORNEY

APPROVED: _____ COMMUNITY DEVELOPMENT DIRECTOR

APPROVED: _____ CITY ENGINEER

ATTEST: _____ CITY CLERK/RECORDER

OCCUPANCY RESTRICTION NOTICE

THE CITY OF SPANISH FORK HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDING, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

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 INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

CONDOMINIUM PLAT

MARKETPLACE PHASE 1

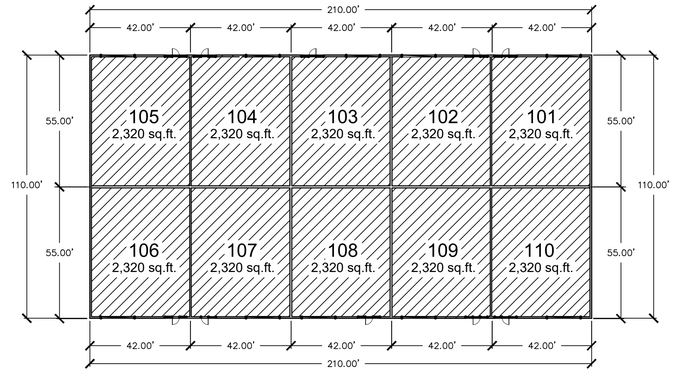
SHEET 1 OF 2

SPANISH FORK CITY UTAH COUNTY, UTAH

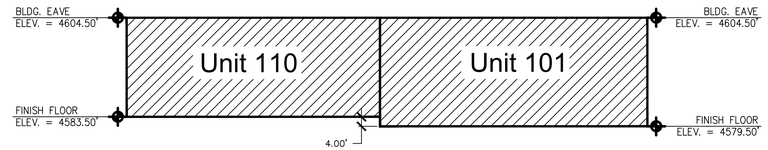
SCALE: 1" = 20 FEET

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

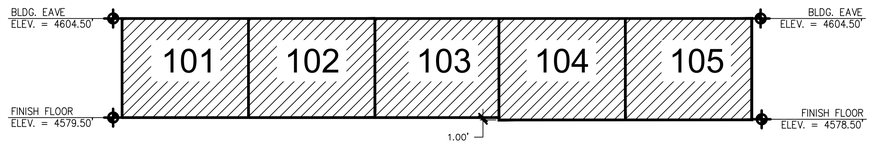
K:\3-17-069-00 Expressway Business Park\CAD\Final\Final Plat\MARKETPLACE PHASE 1.dwg 9/14/2020 5:03 PM



Floor Plan Units 101-110



East Elevation Units 101-110



North Elevation Units 101-110

Private Area

Common Area

Marketplace Phase 1

Sheet 2 of 2

ENTRY No.

STATE OF UTAH COUNTY OF

RECORDED AND FILED AT THE REQUEST OF

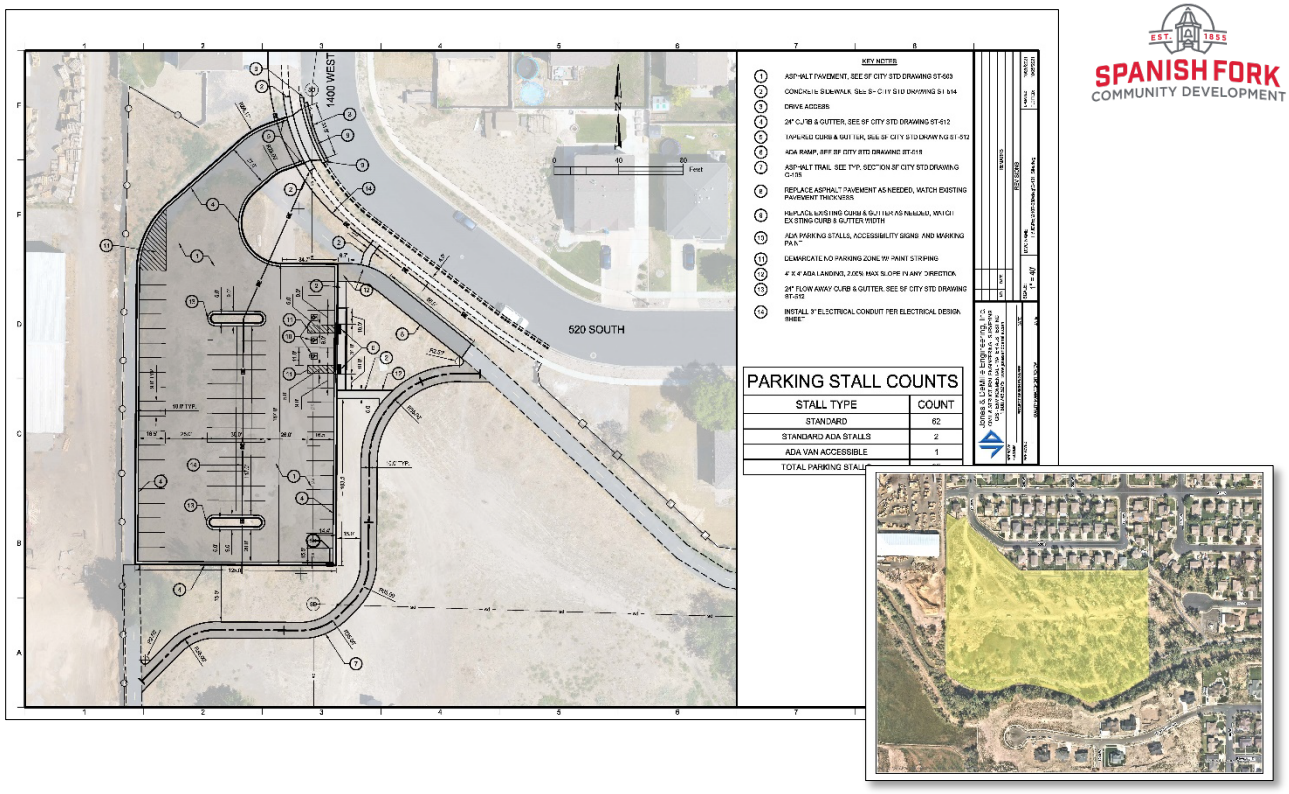
DATE _____ TIME _____ MAP _____

Fee COUNTY RECORDER

Northern ENGINEERING INC
ENGINEERING–LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802–8992

K:\3-17-069-00 Expressway Business Park\CAD\Final\Final Plat\MARKETPLACE PHASE 1.dwg 9/14/2020 5:03 PM



SPANISH FORK
COMMUNITY DEVELOPMENT

Disc Golf Parking Lot Site Plan Approval Request

November 3, 2021, Development Review Committee Meeting.

Located at 1379 West 520 South, including .5 acres.

The subject property is zoned P-F.

The applicant has requested that a Site Plan be approved.

Key Issues

1. Access

Recommendation

Staff recommends that the proposed Site Plan be approved based on the following findings and subject to the following conditions:

Findings

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

Conditions

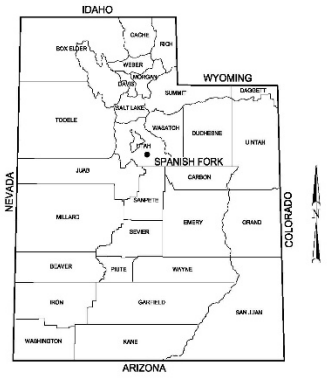
1. That the applicant meets the City's Zoning Requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Exhibits

1. Plans.

SPANISH FORK CITY
DISC GOLF COURSE PARKING LOT
1377 W 450 S, SPANISH FORK, UT 84660
2021

PROJECT NO.	SHEET NO.
2107-050	C-001
SUBMITTAL: 90% REVIEW - NOT FOR CONSTRUCTION	





APPROVAL

RECOMMENDED FOR APPROVAL: _____ DATE

APPROVED: _____ CLIENT _____ DATE

INDEX TO SHEETS

SHEET NO.	SHEET TITLE
C-001	TITLE
C-002	LEGEND
C-003	CIVIL NOTES
C-100	SITE DEMOLITION PLAN
C-101	SITE & UTILITY PLAN
C-102	GRADING PLAN
C-401	TYPICAL SECTIONS
E-101	ELECTRICAL PLAN

VICINITY MAP

Jones & DeMille Engineering, Inc.
CIVIL & STRUCTURAL ENGINEERING - SURVEYING
GIS - ENVIRONMENTAL - MATERIALS TESTING
- shaping the quality of life -
1.800.748.5275 www.jonesanddemille.com

LEGEND

EXISTING FEATURES

- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CULINARY WATER LINE
- CULINARY WATER VALVE
- BURIED POWER LINE
- OVERHEAD POWER LINE
- BURIED TELEPHONE LINE
- OVERHEAD TELEPHONE LINE
- BURIED CABLE TV LINE
- OVERHEAD CABLE TV LINE
- FIBER OPTIC LINE
- NATURAL GAS LINE
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- STORM DRAIN
- FENCE LINE (BARBED OR STOCKTIGHT)
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- CONCRETE SURFACING (SIDEWALK, CURB, GUTTER, ETC.)
- FLOW LINE OF DITCH
- EDGE OF ASPHALT SURFACING
- EDGE OF GRAVEL SURFACING
- EDGE OF DIRT SURFACING
- FIRE HYDRANT
- WATER METER
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- POWER POLE & GUY WIRE
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- TREE
- DELINEATOR POST
- STREET SIGN
- TELEPHONE PEDESTAL
- MAILBOX
- CABLE TV PEDESTAL
- WATER MANHOLE
- LIGHT POLE

MISC. FEATURES

- SUBDIVISION BOUNDARY LINE
- LOT LINES
- EXISTING RIGHT OF WAY LINE
- EXISTING N/A LINE
- EXISTING CITY BLOCK LINES (BLOCK LINE)
- PROPOSED RIGHT-OF-WAY LINE
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- QUARTER SECTION LINE
- (P.U.E.) PUBLIC UTILITY EASEMENT
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ABBREVIATIONS

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TOA	TOP OF ASPHALT	P.U.E.	PUBLIC UTILITY EASEMENT
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FLC	FLOW LINE OF CULVERT	STA	STATION
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- POWER POLE
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- LIGHT POLE
- CONCRETE SURFACING
- ASPHALT SURFACING
- TOP OF CUT LIMITS
- TOE OF FILL LIMITS

SPANISH FORK CITY
DISC GOLF COURSE PARKING LOT
LEGEND
PROJECT NUMBER: 2107-050
SHEET NO. C-002

GENERAL NOTES

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SITE UTILITY NOTES

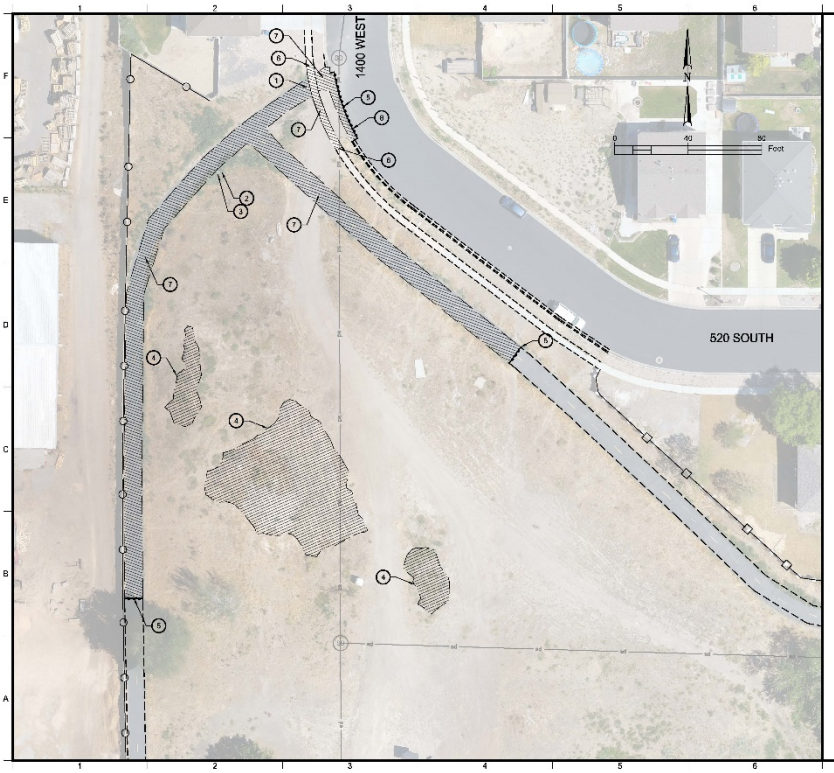
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2. COORDINATE UTILITIES WITH UTILITY COMPANIES. COORDINATE LOCATION OF UTILITY SERVICES WITH BUILDING DRAWINGS.
3. SEE SHEET C-102 FOR LOCATION OF UTILITY LINES.
4. SEE SPANISH FORK CITY STANDARD DRAWINGS FOR UTILITY DETAILS.
5. CONSTRUCT PARKING LOT & GENERAL SITE LIGHTING PER SPANISH FORK CITY STANDARDS.

EROSION & SEDIMENT CONTROL NOTES

1. PROVIDE ADEQUATE WATER SUPPLY FOR DUST CONTROL AT ALL TIMES.
2. INSTALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO STARTING ANY EARTH DISTURBING ACTIVITIES. RELOCATE SEDIMENT CONTROL MEASURES AS REQUIRED DURING CONSTRUCTION.
3. INSPECT AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES AT LEAST WEEKLY AND FOLLOWING ANY STORM EVENT.
4. REMOVE ACCUMULATED SEDIMENT AS NECESSARY FOR EROSION AND SEDIMENT CONTROL MEASURES TO CONTINUE TO FUNCTION PROPERLY
5. REPAIR AND CORRECT ANY BMP PROBLEM AREAS OR MEASURES WHICH ARE NOT FUNCTIONING.
6. USE ONLY TWO CONSTRUCTION ENTRANCES TO SITE. REMOVE SOIL TRACKED ONTO EXISTING PAVEMENTS DAILY.
7. KEEP EROSION AND SEDIMENT CONTROL MEASURES IN PLACE UNTIL FINAL STABILIZATION.
8. ENGINEER IS NOT RESPONSIBLE FOR PRODUCING AN EROSION CONTROL PLAN, FILING SWPPP WITH THE MS4, OR MAINTAINING RECORDS.

Jones & DeVille Engineering, Inc.
CIVIL & STRUCTURAL ENGINEERING - SURVEYING
685 E. RIVERWOODS PKWY, PROVO, UTAH 84606
T (801) 342-8270 www.jonesanddeville.com

SPANISH FORK CITY
DISC GOLF COURSE PARKING LOT
CIVIL NOTES
PROJECT NUMBER 2107-050
SUBMITTAL JPR REVIEW - NOT FOR CONSTRUCTION
UTAH COUNTY
SHEET NO. C-003



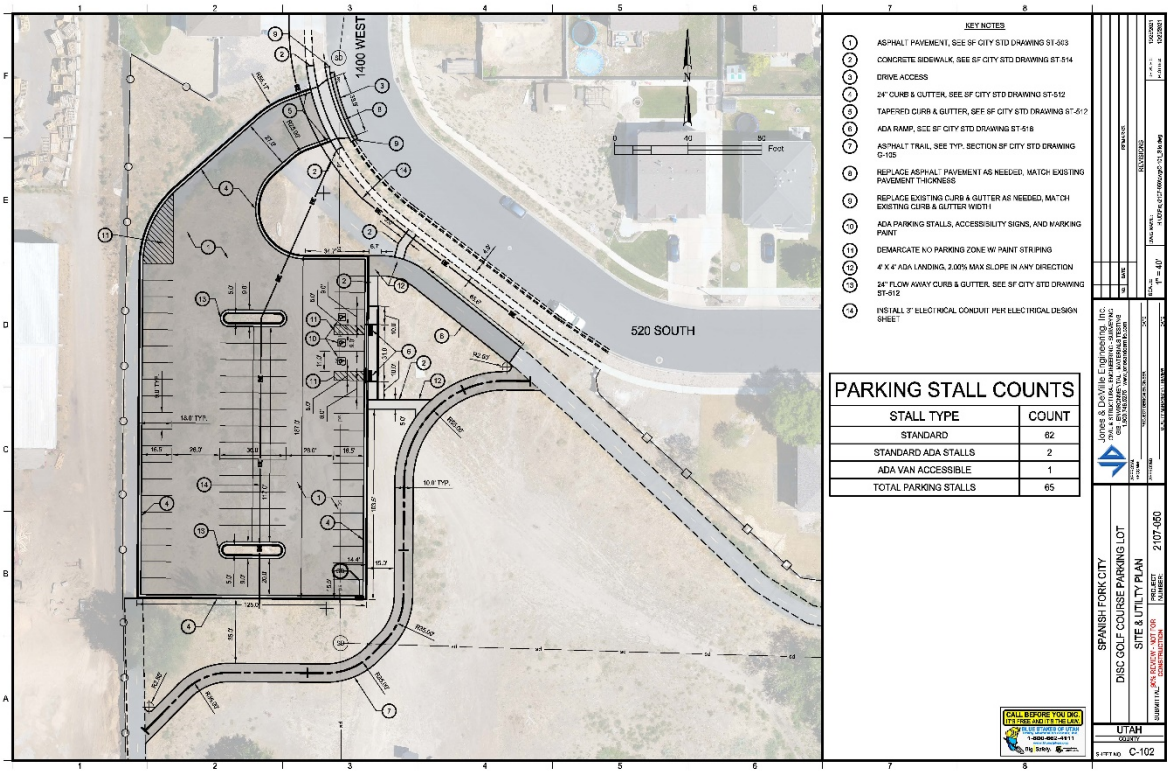
KEY NOTES

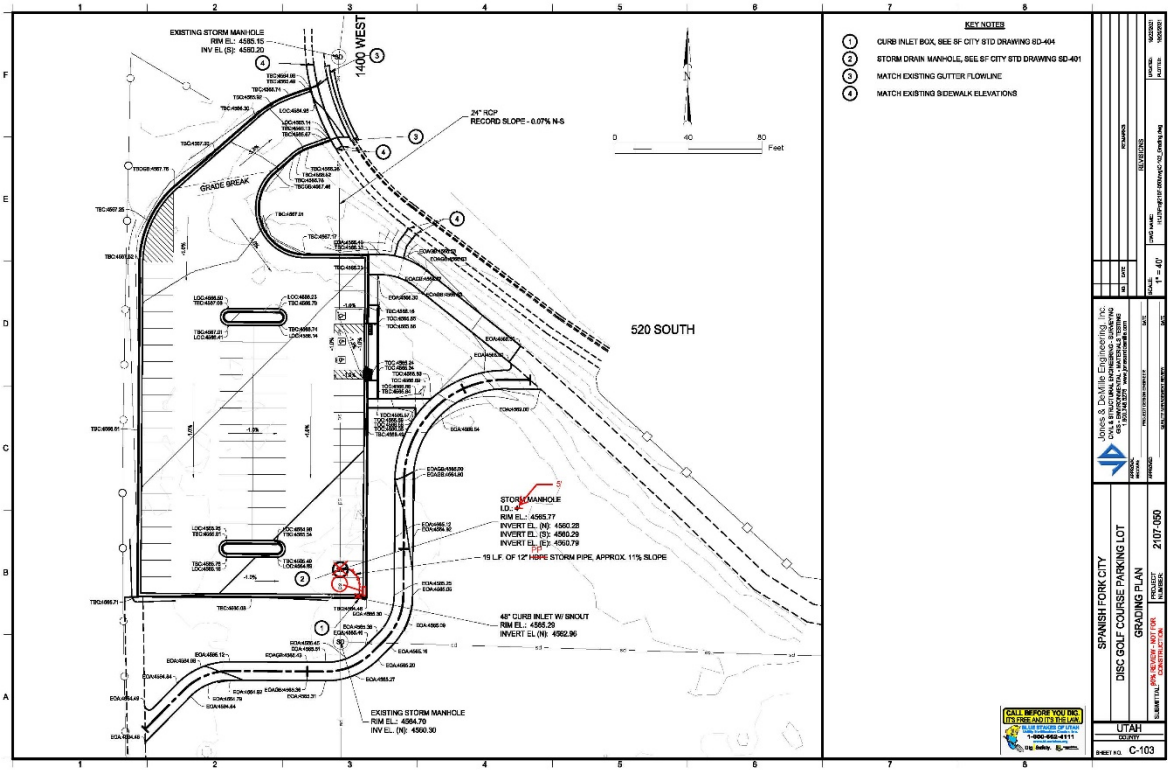
1. BOLLARD, REMOVE AND RETURN TO OWNER
2. TRASH RECEPTACLE, REMOVE AND RETURN TO OWNER
3. DISPENSER, REMOVE AND RETURN TO OWNER
4. UNKNOWN STOCKPILED MATERIAL, REMOVE FROM SITE
5. SAWCUT ASPHALT PAVEMENT
6. SAWCUT CONCRETE SIDEWALK, VERIFY CUT AT EXISTING JOINT
7. REMOVE EXISTING CONCRETE OR ASPHALT PAVEMENT
8. REMOVE CONCRETE CURB AND GUTTER

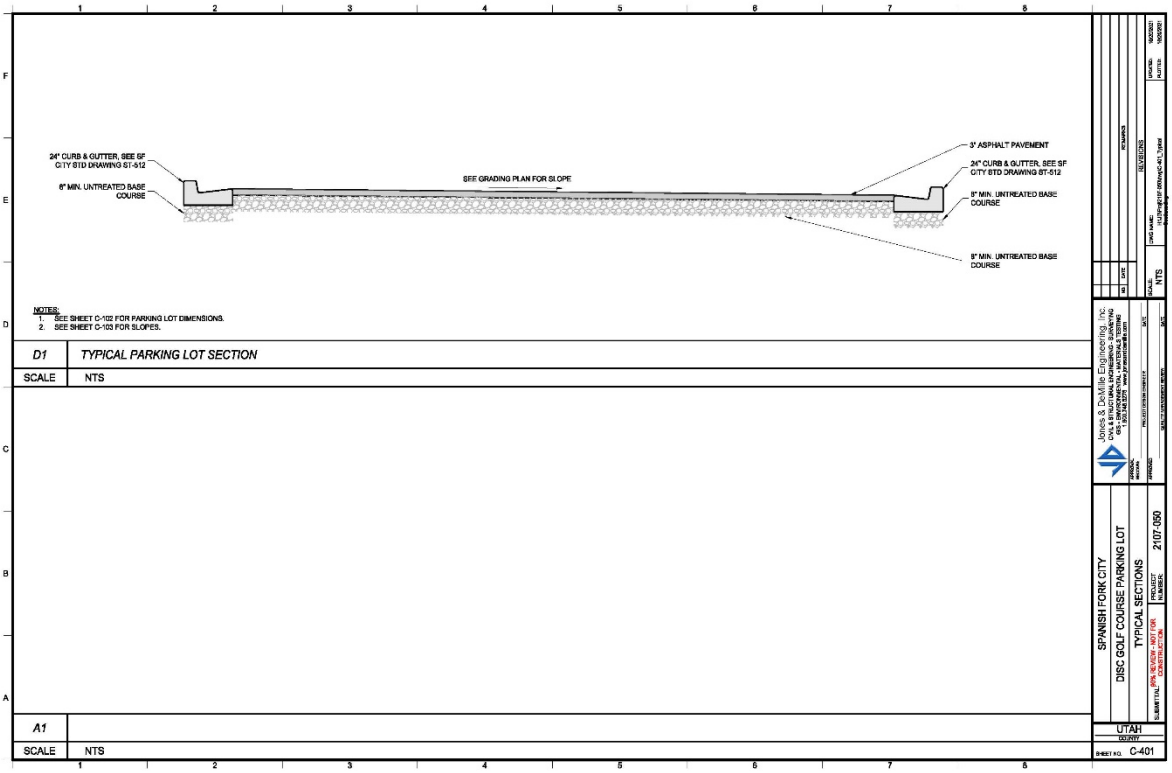
CALL BEFORE YOU DIG
IT'S FREE AND IT'S THE LAW
BLUE STAKES OF UTAH
1-800-662-4111
Blue Stakes Inc.

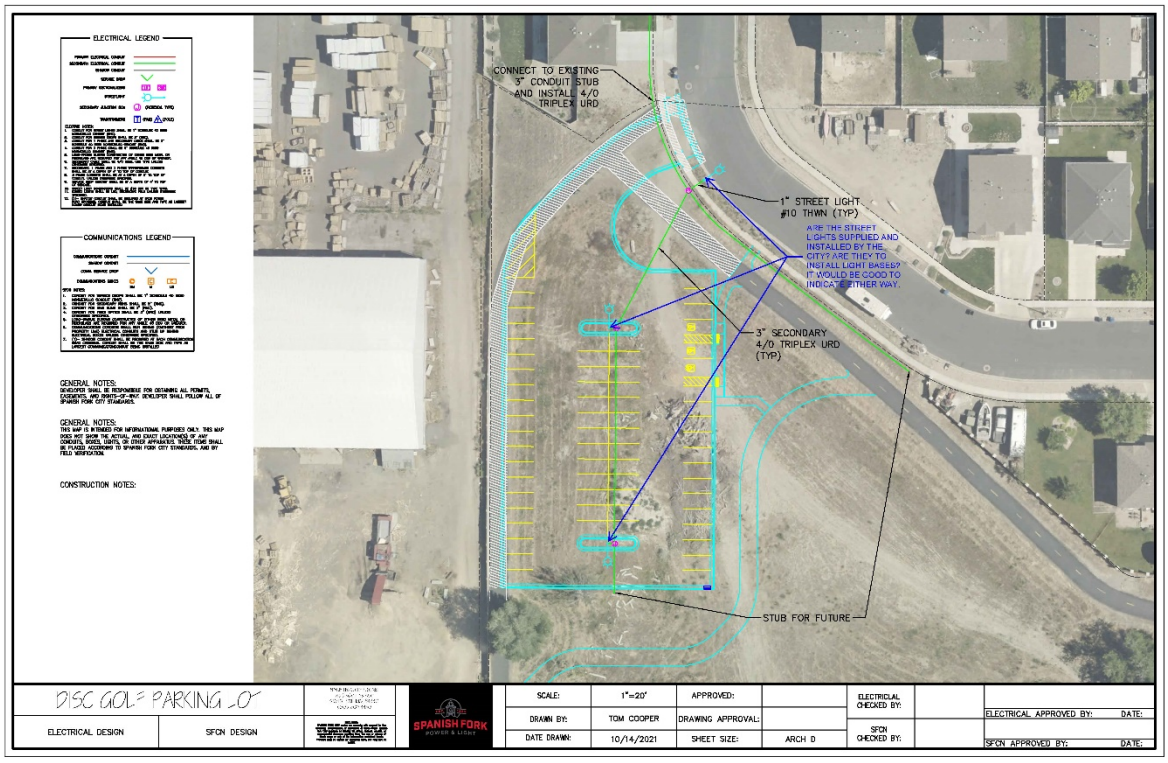
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SPANISH FORK CITY
DISC GOLF COURSE PARKING LOT
SITE DEMOLITION PLAN
PROJECT NUMBER 2107-050
SUBMITTAL JPR REVIEW - NOT FOR CONSTRUCTION
UTAH COUNTY
SHEET NO. C-101


1400 WEST
520 SOUTH
N
0
40
80
Feet
KEY NOTES
1 ASPHALT PAVEMENT, SEE SF CITY STD DRAWING ST-503
2 CONCRETE SIDEWALK, SEE SF CITY STD DRAWING ST-514
3 DRIVE ACCESS
4 24" CURB & GUTTER, SEE SF CITY STD DRAWING ST-512
5 TAPERED CURB & GUTTER, SEE SF CITY STD DRAWING ST-512
6 ADA RAMP, SEE SF CITY STD DRAWING ST-518
7 ASPHALT TRAIL, SEE TYP. SECTION SF CITY STD DRAWING G-105
8 REPLACE ASPHALT PAVEMENT AS NEEDED, MATCH EXISTING PAVEMENT THICKNESS
9 REPLACE EXISTING CURB & GUTTER AS NEEDED, MATCH EXISTING CURB & GUTTER WIDTH
10 ADA PARKING STALLS, ACCESSIBILITY SIGNS, AND MARKING PAINT
11 DEMARCATE NO PARKING ZONE W/ PAINT STRIPING
12 4' X 4' ADA LANDING, 2.00% MAX SLOPE IN ANY DIRECTION
13 24" FLOW AWAY CURB & GUTTER, SEE SF CITY STD DRAWING ST-512
14 INSTALL 3" ELECTRICAL CONDUIT PER ELECTRICAL DESIGN SHEET
PARKING STALL COUNTS
STALL TYPE | COUNT
STANDARD | 62
STANDARD ADA STALLS | 2
ADA VAN ACCESSIBLE | 1
TOTAL PARKING STALLS | 65
CALL BEFORE YOU DIG IT'S FREE AND IT'S THE LAW
Jones & DeMille Engineering, Inc.
SPANISH FORK CITY
DISC GOLF COURSE PARKING LOT
SITE & UTILITY PLAN
PROJECT NUMBER 2107-050
UTAH COUNTY
SHEET NO. C-102

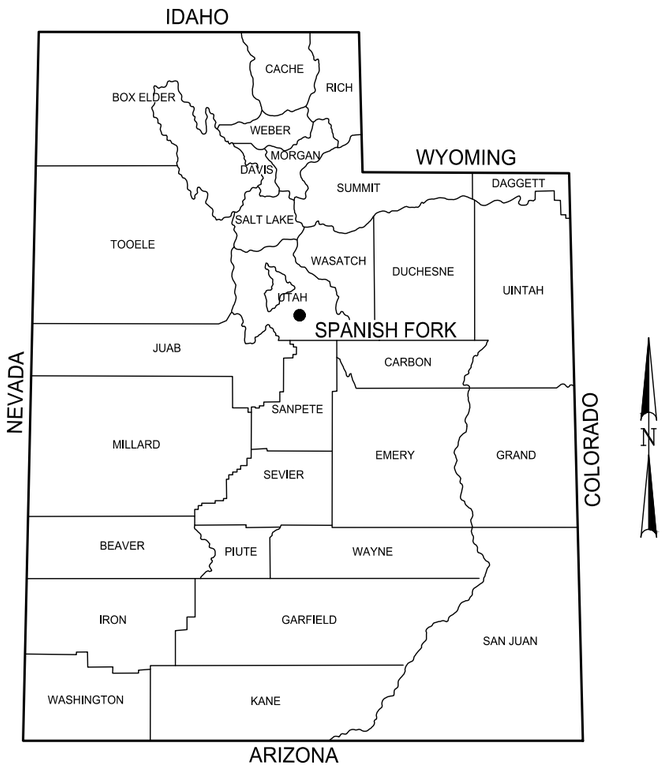

EXISTING STORM MANHOLE
RIM EL.: 4585.10
INV EL (S): 4580.20
1400 WEST
520 SOUTH
24" RCP
RECORD SLOPE - 0.07% N-S
GRADE BREAK
N
0
40
80
Feet
STORM MANHOLE
I.D.: 4
RIM EL.: 4585.77
INVERT EL. (N): 4580.28
INVERT EL. (S): 4580.29
INVERT EL. (E): 4580.79
15 L.F. OF 12" HDPE STORM PIPE, APPROX. 11% SLOPE
48" CURB INLET W/ SINOUT
RIM EL.: 4585.29
INVERT EL (N): 4582.96
EXISTING STORM MANHOLE
RIM EL.: 4584.70
INV EL. (N): 4580.30
KEY NOTES
1 CURB INLET BOX, SEE SF CITY STD DRAWING SD-404
2 STORM DRAIN MANHOLE, SEE SF CITY STD DRAWING SD-401
3 MATCH EXISTING GUTTER FLOWLINE
4 MATCH EXISTING SIDEWALK ELEVATIONS
CALL BEFORE YOU DIG IT'S FREE AND IT'S THE LAW
Jones & DeMille Engineering, Inc.
SPANISH FORK CITY
DISC GOLF COURSE PARKING LOT
GRADING PLAN
PROJECT NUMBER 2107-050
UTAH COUNTY
SHEET NO. C-103


24" CURB & GUTTER, SEE SF CITY STD DRAWING ST-512
8" MIN. UNTREATED BASE COURSE
SEE GRADING PLAN FOR SLOPE
3" ASPHALT PAVEMENT
24" CURB & GUTTER, SEE SF CITY STD DRAWING ST-512
8" MIN. UNTREATED BASE COURSE
8" MIN. UNTREATED BASE COURSE
NOTES:
1. SEE SHEET C-102 FOR PARKING LOT DIMENSIONS.
2. SEE SHEET C-103 FOR SLOPES.
D1 TYPICAL PARKING LOT SECTION
SCALE NTS
A1
SCALE NTS
SPANISH FORK CITY
DISC GOLF COURSE PARKING LOT
TYPICAL SECTIONS
2107-050
UTAH COUNTY
C-401


ELECTRICAL LEGEND
COMMUNICATIONS LEGEND
GENERAL NOTES:
GENERAL NOTES:
CONSTRUCTION NOTES:
CONNECT TO EXISTING 3" CONDUIT STUB AND INSTALL 4/0 TRIPLEX URD
1" STREET LIGHT #10 THWN (TYP)
ARE THE STREET LIGHTS SUPPLIED AND INSTALLED BY THE CITY? ARE THEY TO INSTALL LIGHT BASES? IT WOULD BE COOD TO INDICATE EITHER WAY.
3" SECONDARY 4/0 TRIPLEX URD (TYP)
STUB FOR FUTURE
DISC GOLF PARKING LOT
ELECTRICAL DESIGN
SFCN DESIGN
SPANISH FORK POWER & LIGHT
SCALE: 1"=20'
APPROVED:
DRAWN BY: TOM COOPER
DRAWING APPROVAL:
DATE DRAWN: 10/14/2021
SHEET SIZE: ARCH D
ELECTRICAL CHECKED BY:
SFCN CHECKED BY:
ELECTRICAL APPROVED BY: DATE:
SFCN APPROVED BY: DATE:

SPANISH FORK CITY
DISC GOLF COURSE PARKING LOT
1377 W 450 S, SPANISH FORK, UT 84660
2021

PROJECT NO.	SHEET NO.
2107-050	C-001
SUBMITTAL: 90% REVIEW - NOT FOR CONSTRUCTION	





APPROVAL

RECOMMENDED FOR APPROVAL:

DATE

APPROVED:

CLIENT DATE

INDEX TO SHEETS

SHEET NO.	SHEET TITLE
C-001	TITLE
C-002	LEGEND
C-003	CIVIL NOTES
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C-101	SITE & UTILTY PLAN
C-102	GRADING PLAN
C-401	TYPICAL SECTIONS
E-101	ELECTRICAL PLAN

VICINITY MAP

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h:\0proj\2107-050\dwg\c-000_title-legend_notes

LEGEND

EXISTING FEATURES

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- SANITARY SEWER MANHOLE
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- CULINARY WATER VALVE
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REVISIONS

NO.	DATE	REMARKS

UPDATED: 10/25/2021
PLOTTED: 10/25/2021
DWG NAME: H:\JD\Proj\2107-050\dwg\C-000_Title4-Legend_Notes.dwg
SCALE: NONE

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PROJECT DESIGN ENGINEER
APPROVAL RECOMM: DATE
APPROVED DATE
QUALITY MANAGEMENT REVIEW

SPANISH FORK CITY
DISC GOLF COURSE PARKING LOT
LEGEND
PROJECT NUMBER: 2107-050
SUBMITTAL: 90% REVIEW - NOT FOR CONSTRUCTION

UTAH
COUNTY

SHEET NO. C-002

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EROSION & SEDIMENT CONTROL NOTES

1. PROVIDE ADEQUATE WATER SUPPLY FOR DUST CONTROL AT ALL TIMES.
2. INSTALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO STARTING ANY EARTH DISTURBING ACTIVITIES. RELOCATE SEDIMENT CONTROL MEASURES AS REQUIRED DURING CONSTRUCTION.
3. INSPECT AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES AT LEAST WEEKLY AND FOLLOWING ANY STORM EVENT.
4. REMOVE ACCUMULATED SEDIMENT AS NECESSARY FOR EROSION AND SEDIMENT CONTROL MEASURES TO CONTINUE TO FUNCTION PROPERLY
5. REPAIR AND CORRECT ANY BMP PROBLEM AREAS OR MEASURES WHICH ARE NOT FUNCTIONING.
6. USE ONLY TWO CONSTRUCTION ENTRANCES TO SITE. REMOVE SOIL TRACKED ONTO EXISTING PAVEMENTS DAILY.
7. KEEP EROSION AND SEDIMENT CONTROL MEASURES IN PLACE UNTIL FINAL STABILIZATION.
8. ENGINEER IS NOT RESPONSIBLE FOR PRODUCING AN EROSION CONTROL PLAN, FILING SWPPP WITH THE MS4, OR MAINTAINING RECORDS.

NO.	DATE	REMARKS

REVISIONS

SCALE:

DWG NAME: H:\JD\Proj\2107-050\dwg\C-000_Title+Legend_Notes.dwg

UPDATED: 10/25/2021
PLOTTED: 10/25/2021

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GIS - ENVIRONMENTAL - MATERIALS TESTING
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APPROVAL RECOMM: PROJECT DESIGN ENGINEER DATE

APPROVED QUALITY MANAGEMENT REVIEW DATE

SPANISH FORK CITY

DISC GOLF COURSE PARKING LOT

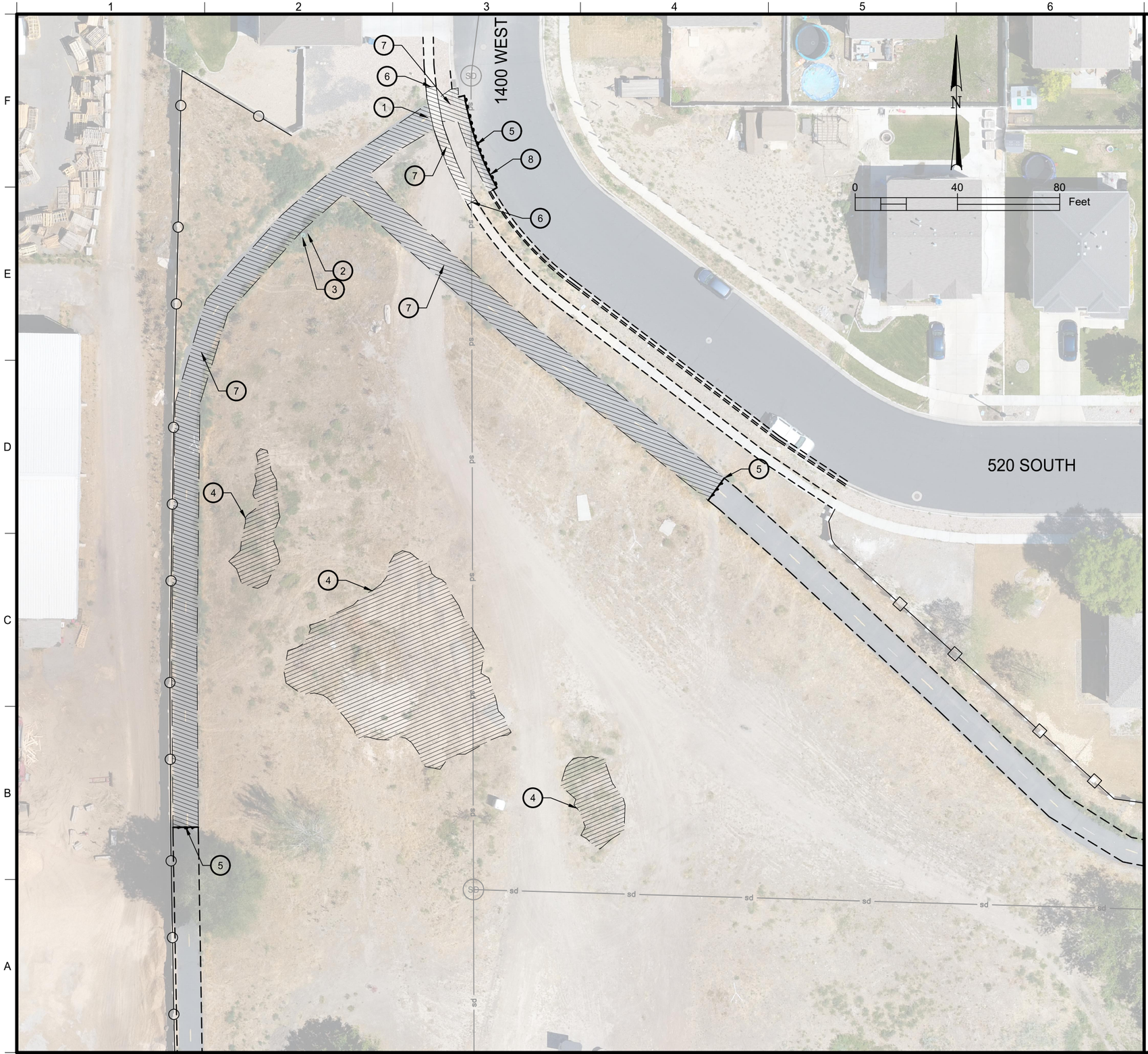
CIVIL NOTES

SUBMITTAL: 90% REVIEW - NOT FOR CONSTRUCTION

PROJECT NUMBER: 2107-050

UTAH
COUNTY

SHEET NO. C-003



KEY NOTES

1. BOLLARD, REMOVE AND RETURN TO OWNER
2. TRASH RECEPTACLE, REMOVE AND RETURN TO OWNER
3. DISPENSER, REMOVE AND RETURN TO OWNER
4. UNKNOWN STOCKPILED MATERIAL, REMOVE FROM SITE
5. SAWCUT ASPHALT PAVEMENT
6. SAWCUT CONCRETE SIDEWALK, VERIFY CUT AT EXISTING JOINT
7. REMOVE EXISTING CONCRETE OR ASPHALT PAVEMENT
8. REMOVE CONCRETE CURB AND GUTTER

NO.	DATE	REMARKS

REVISIONS

SCALE: 1" = 40'

DWG NAME: H:\JD\Proj\2107-050\dwg\C-100_Demo.dwg

UPDATED: 10/20/2021

PLOTTED: 10/25/2021

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APPROVAL RECOMM: PROJECT DESIGN ENGINEER DATE

APPROVED QUALITY MANAGEMENT REVIEW DATE

SPANISH FORK CITY

DISC GOLF COURSE PARKING LOT

SITE DEMOLITION PLAN

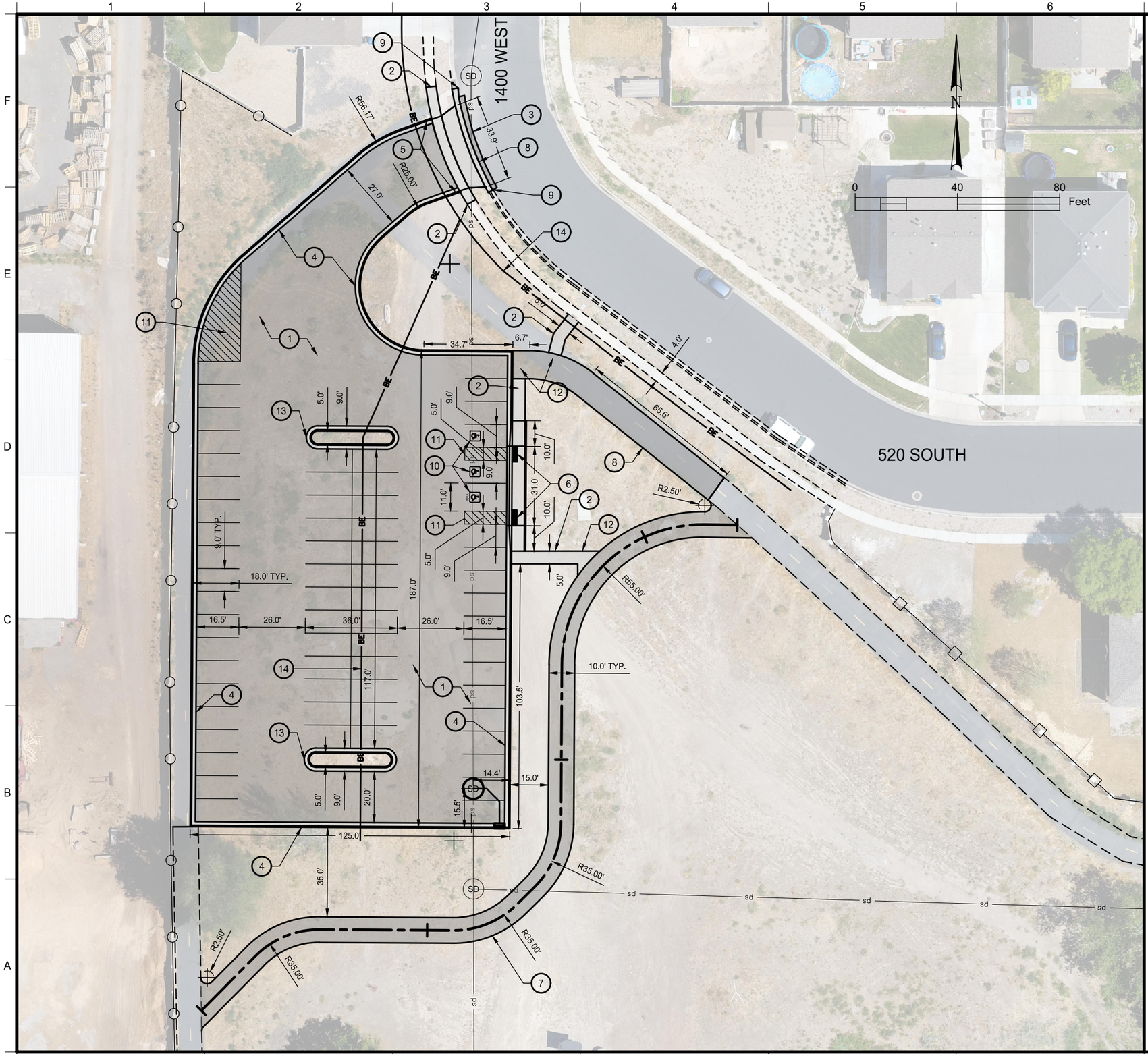
PROJECT NUMBER: 2107-050

SUBMITTAL: 90% REVIEW - NOT FOR CONSTRUCTION

UTAH
COUNTY

SHEET NO. C-101

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BLUE STAKES OF UTAH
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www.bluestakes.org
Dig Safely.



KEY NOTES

1. ASPHALT PAVEMENT, SEE SF CITY STD DRAWING ST-503
2. CONCRETE SIDEWALK, SEE SF CITY STD DRAWING ST-514
3. DRIVE ACCESS
4. 24" CURB & GUTTER, SEE SF CITY STD DRAWING ST-512
5. TAPERED CURB & GUTTER, SEE SF CITY STD DRAWING ST-512
6. ADA RAMP, SEE SF CITY STD DRAWING ST-518
7. ASPHALT TRAIL, SEE TYP. SECTION SF CITY STD DRAWING G-105
8. REPLACE ASPHALT PAVEMENT AS NEEDED, MATCH EXISTING PAVEMENT THICKNESS
9. REPLACE EXISTING CURB & GUTTER AS NEEDED, MATCH EXISTING CURB & GUTTER WIDTH
10. ADA PARKING STALLS, ACCESSIBILITY SIGNS, AND MARKING PAINT
11. DEMARCATE NO PARKING ZONE W/ PAINT STRIPING
12. 4' X 4' ADA LANDING, 2.00% MAX SLOPE IN ANY DIRECTION
13. 24" FLOW AWAY CURB & GUTTER, SEE SF CITY STD DRAWING ST-512
14. INSTALL 3" ELECTRICAL CONDUIT PER ELECTRICAL DESIGN SHEET

PARKING STALL COUNTS

STALL TYPE	COUNT
STANDARD	62
STANDARD ADA STALLS	2
ADA VAN ACCESSIBLE	1
TOTAL PARKING STALLS	65

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REVISIONS

NO.	DATE	REMARKS

UPDATED: 10/25/2021
PLOTTED: 10/25/2021
DWG NAME: H:\JDI\Proj\2107-050\dwg\C-101_Site.dwg
SCALE: 1" = 40'

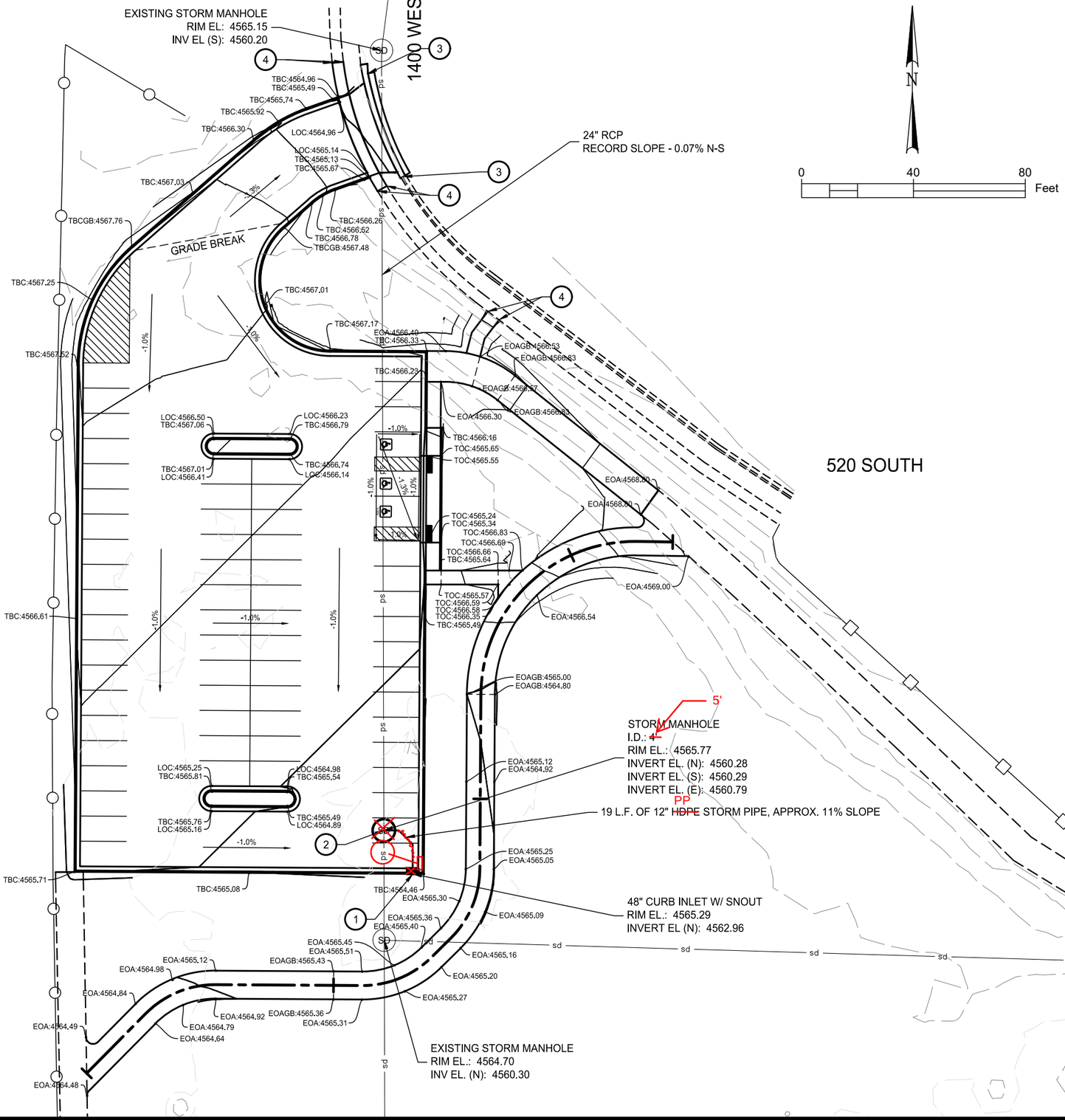
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APPROVAL RECOMM. | PROJECT DESIGN ENGINEER | DATE
APPROVED | QUALITY MANAGEMENT REVIEW | DATE

SPANISH FORK CITY
DISC GOLF COURSE PARKING LOT
SITE & UTILITY PLAN
PROJECT NUMBER: 2107-050
SUBMITTAL: 90% REVIEW - NOT FOR CONSTRUCTION

UTAH
COUNTY

SHEET NO. C-102



KEY NOTES

1. CURB INLET BOX, SEE SF CITY STD DRAWING SD-404
2. STORM DRAIN MANHOLE, SEE SF CITY STD DRAWING SD-401
3. MATCH EXISTING GUTTER FLOWLINE
4. MATCH EXISTING SIDEWALK ELEVATIONS

REVISIONS

NO.	DATE	REMARKS

UPDATED: 10/22/2021
PLOTTED: 10/25/2021

DWG NAME: H:\JDI\Proj\2107-050\dwg\C-102_Grading.dwg

SCALE: 1" = 40'

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APPROVAL RECOMM: DATE
PROJECT DESIGN ENGINEER
APPROVED DATE
QUALITY MANAGEMENT REVIEW

SPANISH FORK CITY

DISC GOLF COURSE PARKING LOT

GRADING PLAN

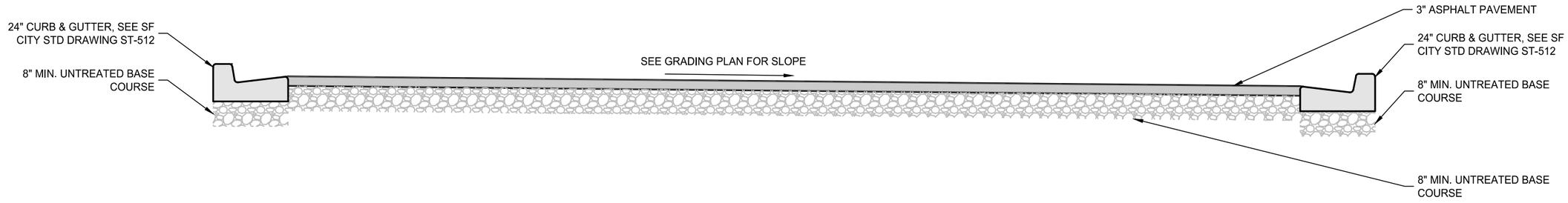
PROJECT NUMBER: 2107-050

SUBMITTAL: 90% REVIEW - NOT FOR CONSTRUCTION

UTAH
COUNTY

SHEET NO. C-103

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NOTES:
1. SEE SHEET C-102 FOR PARKING LOT DIMENSIONS.
2. SEE SHEET C-103 FOR SLOPES.

D1 TYPICAL PARKING LOT SECTION

SCALE NTS

A1

SCALE NTS

REVISIONS

NO.	DATE	REMARKS

SCALE: NTS

DWG NAME: H:\JD\Proj\2107-050\dwg\C-401_Typical Sections.dwg

UPDATED: 10/20/2021
PLOTTED: 10/25/2021

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APPROVAL RECOMM: PROJECT DESIGN ENGINEER DATE

APPROVED QUALITY MANAGEMENT REVIEW DATE

SPANISH FORK CITY

DISC GOLF COURSE PARKING LOT

TYPICAL SECTIONS

PROJECT NUMBER: 2107-050

SUBMITTAL: 90% REVIEW - NOT FOR CONSTRUCTION

UTAH
COUNTY

SHEET NO. C-401

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

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

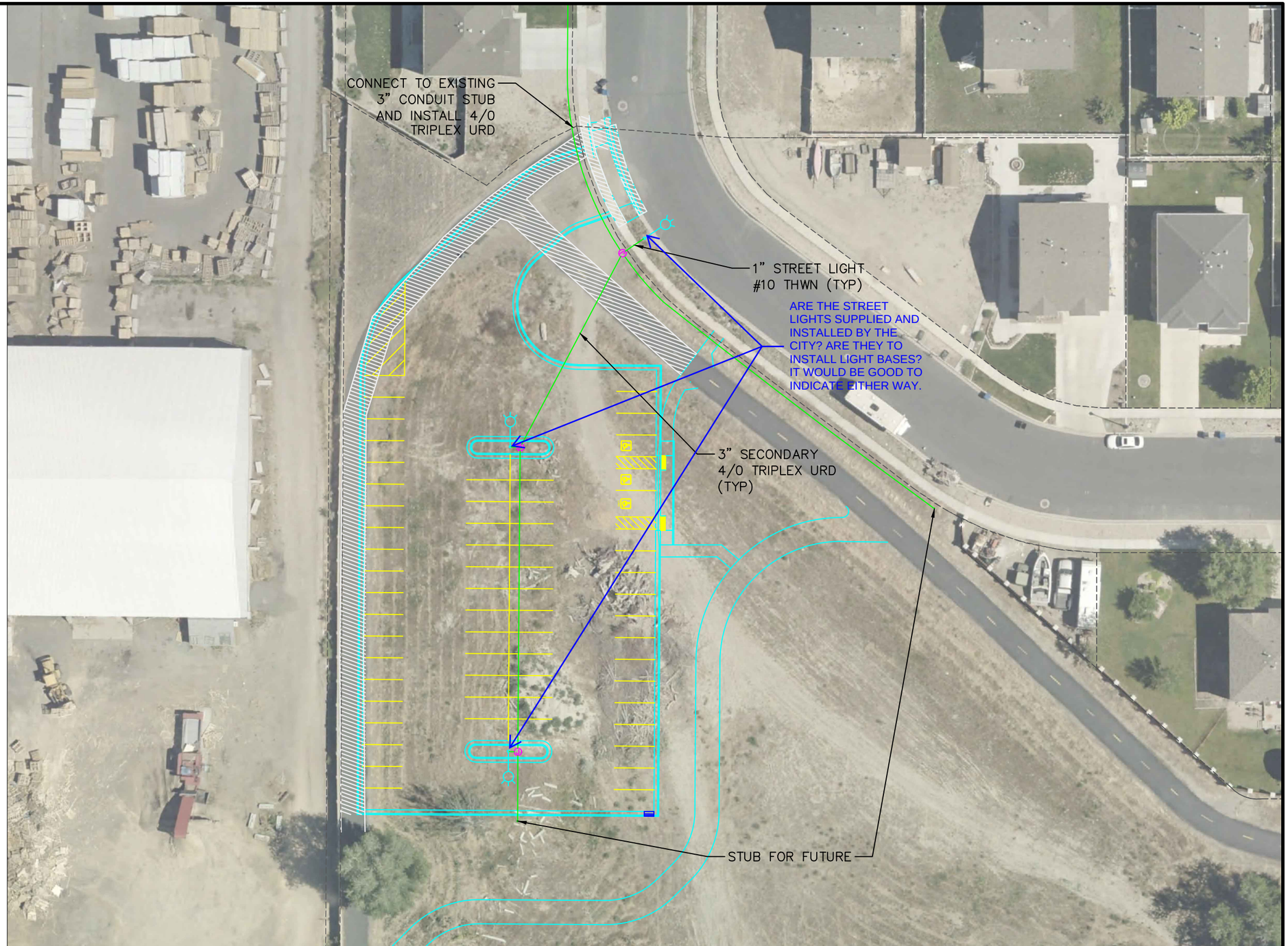
GENERAL NOTES:

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

GENERAL NOTES:

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

CONSTRUCTION NOTES:



DISC GOLF PARKING LOT

ELECTRICAL DESIGN | SFCN DESIGN

SPANISH FORK CITY ELECTRIC
240 NORTH 175 EAST
SPANISH FORK, UTAH 84660
(801) 804-4450

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SPANISH FORK POWER & LIGHT

SCALE:	1"=20'	APPROVED:		ELECTRICLAL CHECKED BY:			
DRAWN BY:	TOM COOPER	DRAWING APPROVAL:				ELECTRICAL APPROVED BY:	DATE:
DATE DRAWN:	10/14/2021	SHEET SIZE:	ARCH D	SFCN CHECKED BY:			
						SFCN APPROVED BY:	DATE:

Memo

To: Mayor and City Council

From: Chris Thompson P.E., Public Works Director

Date: November 2 , 2021

Re: Ordinance Construction Standards Revision

Staff Report

RECOMMENDED ACTION

Approve Ordinance to revise the construction standards.

BACKGROUND

The following is a list of all the proposed revisions to the construction standards.

- Modifies standards W-214, W-215, W-218, W-219 & W-222 to call out the correct manhole lid.
- Modifies LID inlet box standard.
- Adds wastewater sampling manhole standards.
- Adds wastewater grease trap standards.
- Modifies commercial collector to have a 10’ trail on one side
- Modifies curb & gutter standards to be more clear on what's city standard and what needs to be approved.

- Adds Planting Trees in Proximity to power lines.
- Modifications to electrical standards.

Attached: proposed revisions

ORDINANCE _____

ROLL CALL

VOTING	YES	NO
STEVE LEIFSON Mayor (votes only in case of tie)		
BRANDON B. GORDON City Council Member		
MIKE MENDENHALL City Council Member		
KEIR A. SCOUBES City Council Member		
STACY BECK City Council Member		
CHAD ARGYLE City Council Member		

I MOVE this ordinance be adopted:
I SECOND the foregoing motion:

ORDINANCE _____

AN ORDINANCE AUTHORIZING AMENDMENTS TO THE CONSTRUCTION STANDARDS OF THE CITY

WHEREAS, Spanish Fork City has adopted construction standards as a part of its subdivision ordinance; and

WHEREAS, the purpose of the construction standards is to assure a high quality infrastructure product which is free of defects and which will provide a source of reliability for the residents of the City;

and

WHEREAS, in order to meet the purposes of the standards, it is necessary, from time to time, to make amendments and improvements thereto; and

WHEREAS, the City has recently been required by the State and EPA to meet more stringent storm water discharge requirements; and

WHEREAS, the Public Works Department has proposed various changes to the Standards to meet the storm water discharge requirements, to meet the most recent standards proposed by the American Public Works Association, and for the betterment of the residents of the City; and

WHEREAS, a public hearing was held before the Planning Commission on Wednesday the 4th day of February, 2015 whereat public comment was received; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on Tuesday the 17th day of March, 2015 whereat additional public comment was received; and

WHEREAS, in order to protect the health, safety, and welfare of the residents of the City, it is necessary to make amendments to the construction and development standards of the City;

NOW THEREFORE, be it ordained and enacted by the Spanish Fork City Council as follows:

I.

The construction standards of Spanish Fork City, as incorporated by the subdivision ordinance, are hereby amended. A full copy of the standards are attached hereto as exhibit "A" and incorporated herein by this reference.

II.

This ordinance shall not be part of the Spanish Fork City Municipal Code.

III.

This ordinance shall become effective twenty days after passage and publication.

DATED this 2nd day of February, 2021.

_____
STEVE LEIFSON, Mayor

Attest:

_____
Kent R. Clark, City Recorder

NOTICE OF A
PUBLIC HEARING

The Spanish Fork Planning Commission and City Council will review Amendments to City Standards Policy 39 on Wednesday, June 8, Tuesday, June 21, at approximately 6:00 p.m. The meeting will be held in the Council Chambers at 40 South Main Street in Spanish Fork. If you have any questions or comments concerning the Amendments, of if you are unable to attend the meeting, please contact the Community Development Department, at 801.804.4580 and your written comments will be forwarded to the Planning Commission and City Council.

Published in the Daily Herald
May 28, 2018

40 South Main Street
Spanish Fork City, Utah 84660
(801) 804-4550

Construction Standards

Chapter 4.39.20. Improvement and Design Requirements

4.39.20.010. General

A. Easements. Developer shall provide municipal utility easements (MUEs) for all utility extensions through private property and for 10 feet along public right-of-ways. ~~Developer shall also provide a 10 foot public utility easement along public right-of-ways or streets. Developments~~ other than single family home developments shall provide 10 foot MUEs ~~and~~ along ~~one side of~~ all ~~other~~ property lines. If setbacks are less than 10 feet then MUEs ~~public utility easements~~ shall be the extent of the setback.

4.39.20.040. Utility Improvements

A. General. It shall be the responsibility of the Developer to connect to existing utilities or improvements wherever they are located and extend those improvements to and through the development. This requirement includes hooking up existing homes within the development to all utilities. Workmanship and details of construction shall be in accordance with the City Construction Standards and/or other codes adopted by the City. All work shall be done under the supervision of the City Engineer or his/her designee.

F. Cold Weather Concrete. Concrete shall not be placed when a descending air temperature in the shade and away from artificial heat falls below 35°F. Concrete shall not be poured on frozen ground. Where temperatures are projected to descend below 32°F within 72 hours after placement, concrete shall be covered or otherwise protected against freezing. ~~No calcium based add mixtures may be used.~~ Calcium chloride may be used only upon City Engineer approval. No more than 1.5% (by weight) of calcium chloride can be used. No calcium chloride shall be used when metal is to be embedded into or in constant contact with the concrete, including but not limited to the following situations:

1) cross gutters
2) sidewalks reinforced with rebar
3) light post footings with embedded anchor bolts
4) slabs with mesh
5) openings in walls with angle iron headers
6) steel base plates mounted or embedded in the concrete surface
7) or any other concrete improvement with non-coated reinforcing steel

4.39.20.040. Utility Improvements

B. Placement and Location. All meter boxes shall have their location and grade staked prior to installation. No meter boxes shall be set in

sidewalks or driveways. All meters ~~Meters that are located within a driveway~~ must have a 48" precast concrete manhole section with D&L ~~A-1180~~ A-1180-71I or approved equivalent manhole frame and lid that reads water. Service taps shall be a minimum of 24 ~~36~~ inches or 1.5x's main line diameter apart. No taps will be allowed within 24 ~~36~~ inches or 1.5x's main line diameter of the end of pipe.

4.39.45.050. Meters, Boxes and Services

E. Private Sleeves, Casings, and or Carrier Piping. Private sleeves, casings, and carrier piping may not be placed under roads or alleys.

Chapter 4.39.50. Sanitary Sewer

4.39.50.010. General

I. Location. Sanitary Sewer mains shall be located on either the south or west sides of a street 5 feet from curb unless otherwise authorized by the Public Works Director. A maximum of 500 ~~400~~ feet of pipe shall be allowed between manholes.

Chapter 4.39.55 Storm, Land and Groundwater Drains

4.39.55.015 Design Standards and Regulations.

G. Underground LID/Storage. LID facilities that are designed to infiltrate storm water into the ground may be underground storage facilities. The underground facilities should be designed according to the following criteria:

3. Underground facilities will need to be designed to retain a 25-year storm event. They will also need to be designed to drain in less than 48 hours, unless approved by the City. Only infiltration through the bottom of the LID can count towards volume requirement reduction.

8. All landscaping in LID areas shall be designed and installed per City standard drawings and specifications.

~~H. Bioretention Swales. Roadway design shall include bioretention swales as detailed in the City standard drawings. Bioretention swales must be designed by a licensed landscape architect or a licensed professional engineer. Swales are not allowed along City roads. An overflow structure must be provided at all low points in the system.~~

~~I. Landscaping. A landscape plan for the bioretention swales shall be submitted and approved by the City. All landscaping shall be designed and installed per City standard drawings and specifications. The developer shall provide financial assurance in the form of a bond to assure that all landscaping is installed per the approved plan. Landscaping of the bioretention swale shall be completed in approved sections for uniformity. All bioretention swale landscaping shall be complete by the second summer following completion of the development.~~

4.39.65.040. Concrete Mixes

A. Mix Design. Concrete mix designs shall meet the following requirements:

Portland Cement Concrete Mix Design Requirements

Property	Standard Requirement	Thrust Block Material
Cement Content	6.5 Bags per Cubic Yard (Minimum)	3.5 Bags per Cubic Yard (Minimum)
28 Day Compressive Strength	4000 psi (Minimum)	2000 psi (Minimum)
Slump Range	1 to 3 inches	1 to 6 inches
Flatwork Slump Range	3 to 4 inches	NA
Air Content	5% to 7%	NA
Fiber (if required)	Macrofiber (4lb min)	NA

4.39.70.040. Installation

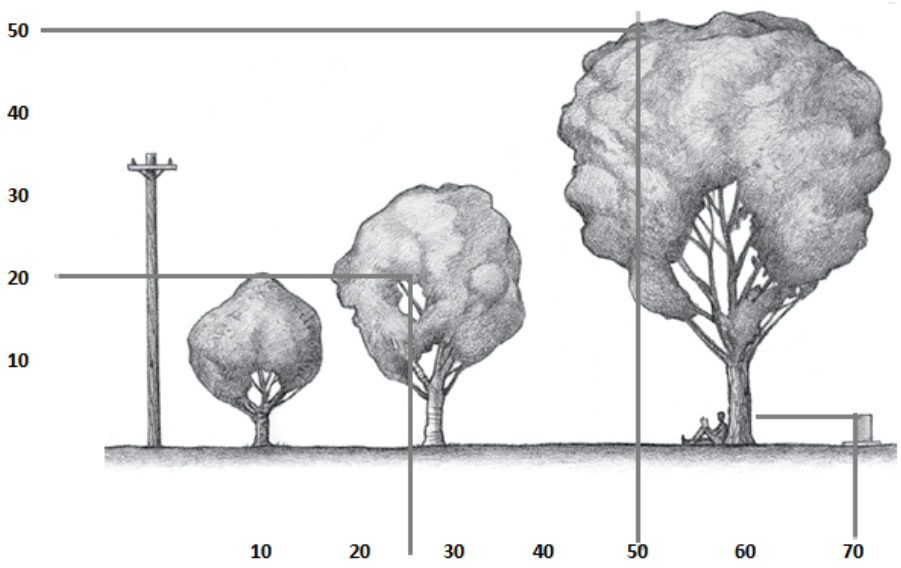
G. Road Crossings. Conduit shall be schedule 40 gray PVC or rigid fiberglass conduit. Shadow conduit shall not be installed at road crossing

Planting Trees in Proximity to Power Lines

Trees and shrubs should be planted at least 10 feet away from overhead power lines and ground mounted electrical equipment. Trees shall be categorized according to the following table.

LOW HEIGHT TREES	MEDIUM HEIGHT TREES	LARGE HEIGHT TREES
Low growing trees (under 25 feet) may be planted adjacent to power lines	Medium trees (over 35 feet high when mature) need to be planted at least 25 feet away from overhead power lines	Large trees (over 50 feet high when mature) need to be planted at least 50 feet away from overhead power lines

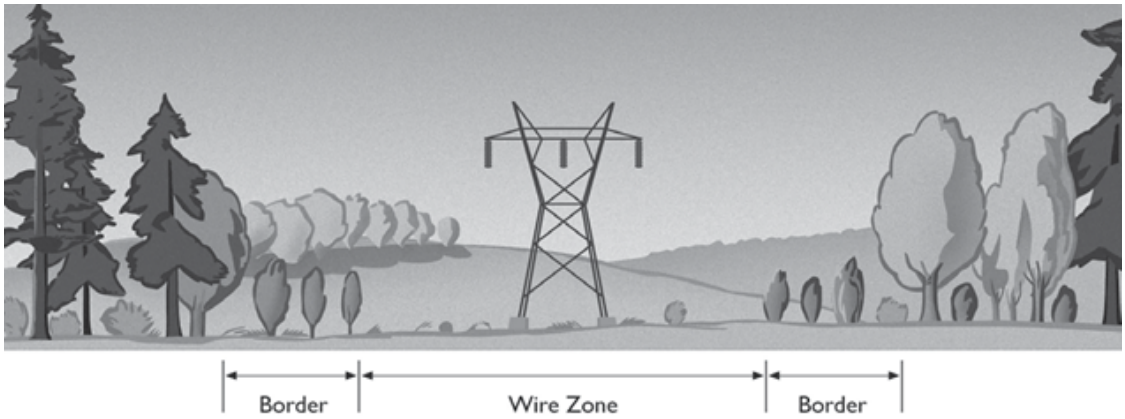
A. Distribution Power Lines. Tree species planted adjacent to distribution power lines must only grow to 25 feet or less at maturity. Medium-statured trees (those 25 to 35 feet tall at maturity) should be planted no closer than 25 feet, and tall growing trees (those that will be taller than 35 feet at maturity) should not be planted any closer than 50 feet. The zones apply to an equal distance on both sides of the power pole. See the figure below.

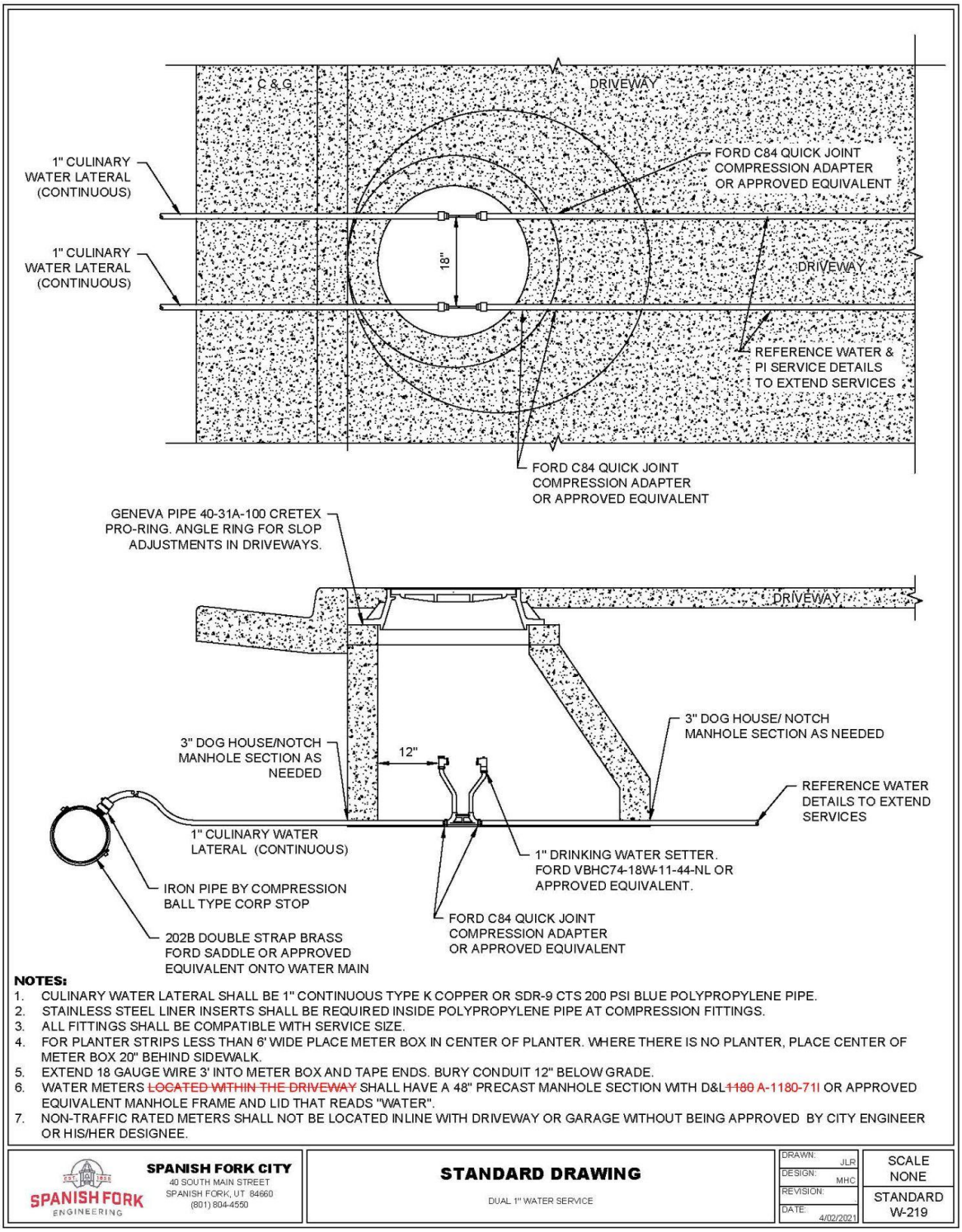


B. Transmission Power Lines. Trees may not be placed directly below transmission lines (46,000-500,000 volts) where the lines are less than 50 feet off the ground. Low-growing trees are allowed in a border zone that extends from ten feet to the sides of the wires (not the centerline of the right of way) out to the right of way's edge. Medium type trees may be planted no closer than 30 feet to the side of wires, and tall-statured trees should be planted no closer than 50 feet from the

closest wires.

The figure below shows areas around power lines and towers that should be kept clear. Where lines are 50 to 100 feet off the ground, low-growing trees may be planted throughout the right of way. Medium- and tall-growing trees may grow where the line is 100 feet in height or more. Any imminently hazardous trees in any zone will be removed for safety and the integrity of the power system.

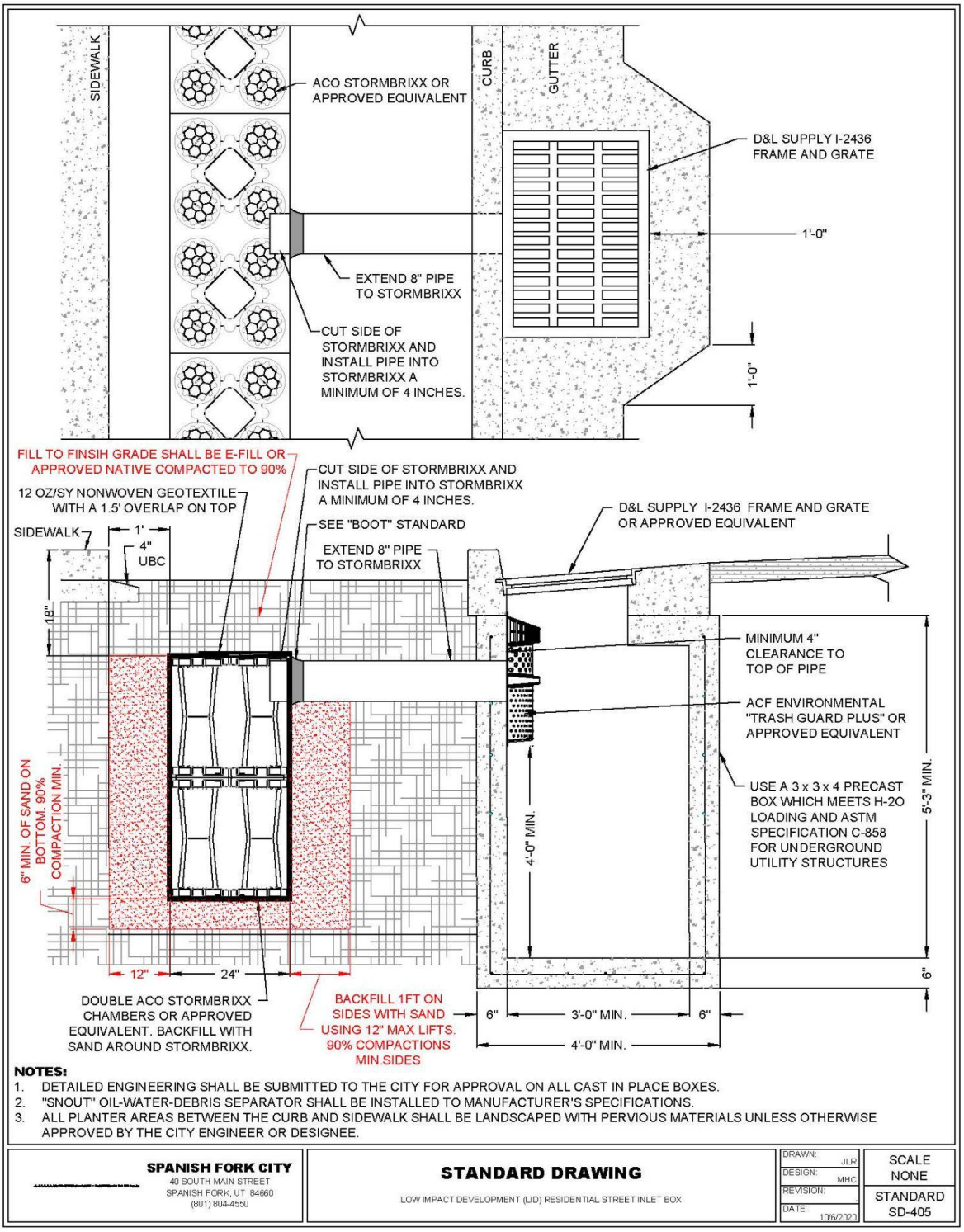




NOTES:

1. CULINARY WATER LATERAL SHALL BE 1" CONTINUOUS TYPE K COPPER OR SDR-9 CTS 200 PSI BLUE 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. WATER METERS ~~LOCATED WITHIN THE DRIVEWAY~~ SHALL HAVE A 48" PRECAST MANHOLE SECTION WITH D&L~~1180~~ A-1180-71I OR APPROVED EQUIVALENT MANHOLE FRAME AND LID THAT READS "WATER".
7. NON-TRAFFIC RATED METERS SHALL NOT BE LOCATED INLINE WITH DRIVEWAY OR GARAGE WITHOUT BEING APPROVED BY CITY ENGINEER OR HIS/HER DESIGNEE.

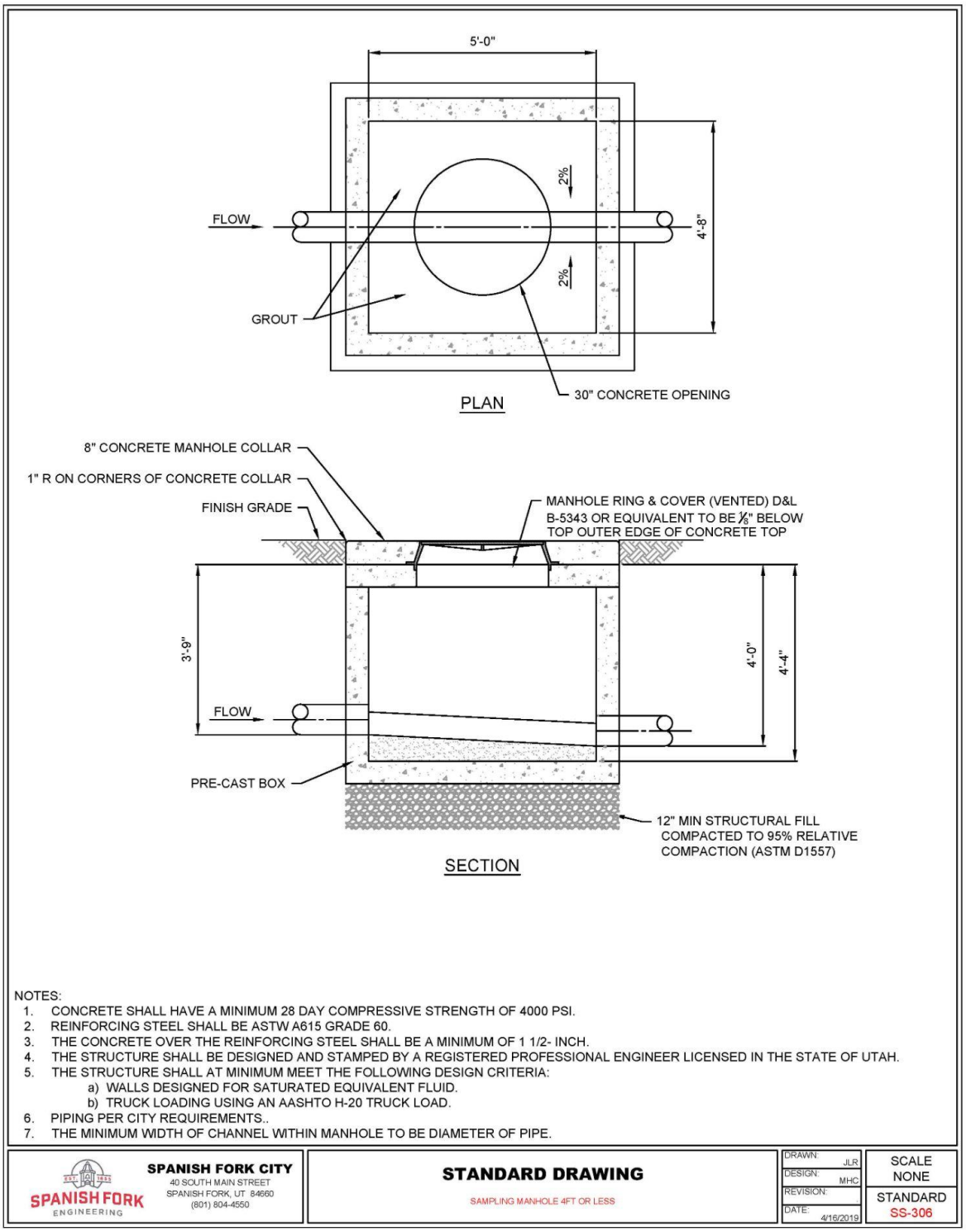
SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** DUAL 1" WATER SERVICE	DRAWN: JLR DESIGN: MHC REVISION: DATE: 4/02/2021	SCALE NONE STANDARD W-219



NOTES:

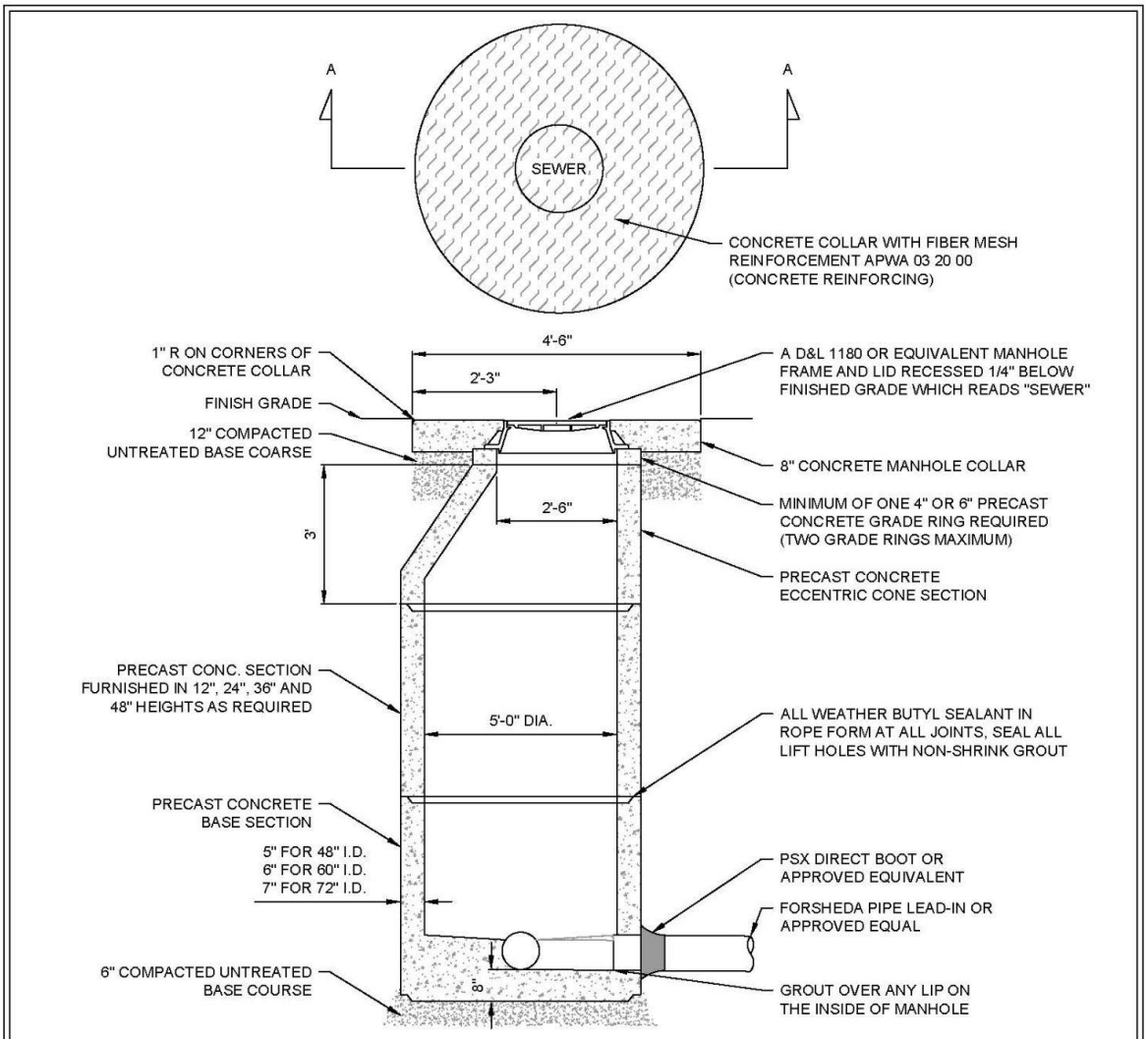
1. DETAILED ENGINEERING SHALL BE SUBMITTED TO THE CITY FOR APPROVAL ON ALL CAST IN PLACE BOXES.
2. "SNOUT" OIL-WATER-DEBRIS SEPARATOR SHALL BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
3. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED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

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** LOW IMPACT DEVELOPMENT (LID) RESIDENTIAL STREET INLET BOX	DRAWN: JLR DESIGN: MHC REVISION: DATE: 10/6/2020	SCALE NONE STANDARD SD-405



NOTES:
1. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
2. REINFORCING STEEL SHALL BE ASTW A615 GRADE 60.
3. THE CONCRETE OVER THE REINFORCING STEEL SHALL BE A MINIMUM OF 1 1/2- INCH.
4. THE STRUCTURE SHALL BE DESIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH.
5. THE STRUCTURE SHALL AT MINIMUM MEET THE FOLLOWING DESIGN CRITERIA:
   a) WALLS DESIGNED FOR SATURATED EQUIVALENT FLUID.
   b) TRUCK LOADING USING AN AASHTO H-20 TRUCK LOAD.
6. PIPING PER CITY REQUIREMENTS..
7. THE MINIMUM WIDTH OF CHANNEL WITHIN MANHOLE TO BE DIAMETER OF PIPE.

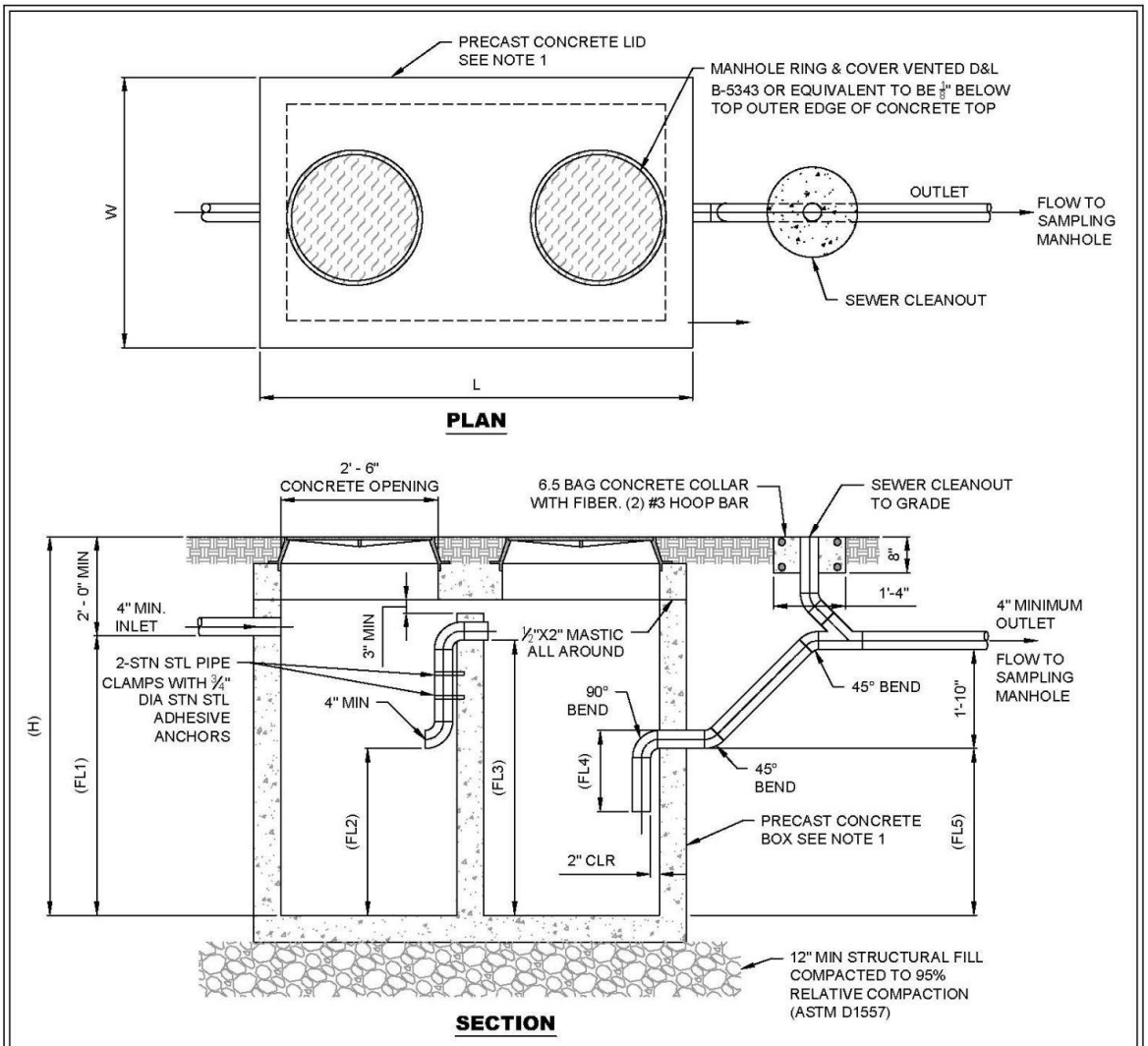
SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** SAMPLING MANHOLE 4FT OR LESS	DRAWN: JLR DESIGN: MHC REVISION: DATE: 4/16/2019	SCALE NONE STANDARD SS-306



NOTES:

1. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
2. REINFORCING STEEL SHALL BE ASTW A615 GRADE 60.
3. THE CONCRETE OVER THE REINFORCING STEEL SHALL BE A MINIMUM OF 1 ½ INCH.
4. THE STRUCTURE SHALL BE DESIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH.
5. THE STRUCTURE SHALL AT A MINIMUM MEET THE FOLLOWING DESIGN CRITERIA.
   - 5.1. WALLS DESIGNED FOR SATURATED EQUIVALENT FLUID AT-REST SOIL PRESSURE OF 120 PCF PLUS TRUCK SURCHARGE.
   - 5.2. TRUCK LOADING USING AN AASHTO H-20 TRUCK LOAD.
6. PIPING PER SPANISH FORK CITY STANDARDS.
7. ALL MANHOLES MUST HAVE ROUND, NOTCHED LIDS WITH PICK HOLES FOR REMOVAL.
8. THE MINIMUM WIDTH OF CHANNEL WITHIN MANHOLE TO BE DIAMETER OF PIPE.
9. THE CHANNEL WITHIN THE MANHOLE SHALL BE A 1:10 SLOPE.

SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** SAMPLING MANHOLE 4FT OR DEEPER	DRAWN: JLR DESIGN: MHC REVISION: DATE: 4/16/2019	SCALE NONE STANDARD SS-307



1000 - 1200 GALLON GREASE TRAP SCHEDULES

CAPACITY	LENGTH (L)	WIDTH (W)	HEIGHT (H)	INLET (FL1)	INLET (FL2)	INLET (FL3)	INLET (FL4)	INLET (FL5)
1000 GALLON	8'-0"	5'-0"	7'-2"	5'-2"	3'-1"	5'-1"	1'-6"	3'-1"
1200 GALLON	8'-0"	5'-0"	7'-8"	5'-8"	3'-7"	5'-7"	2'-0"	3'-7"

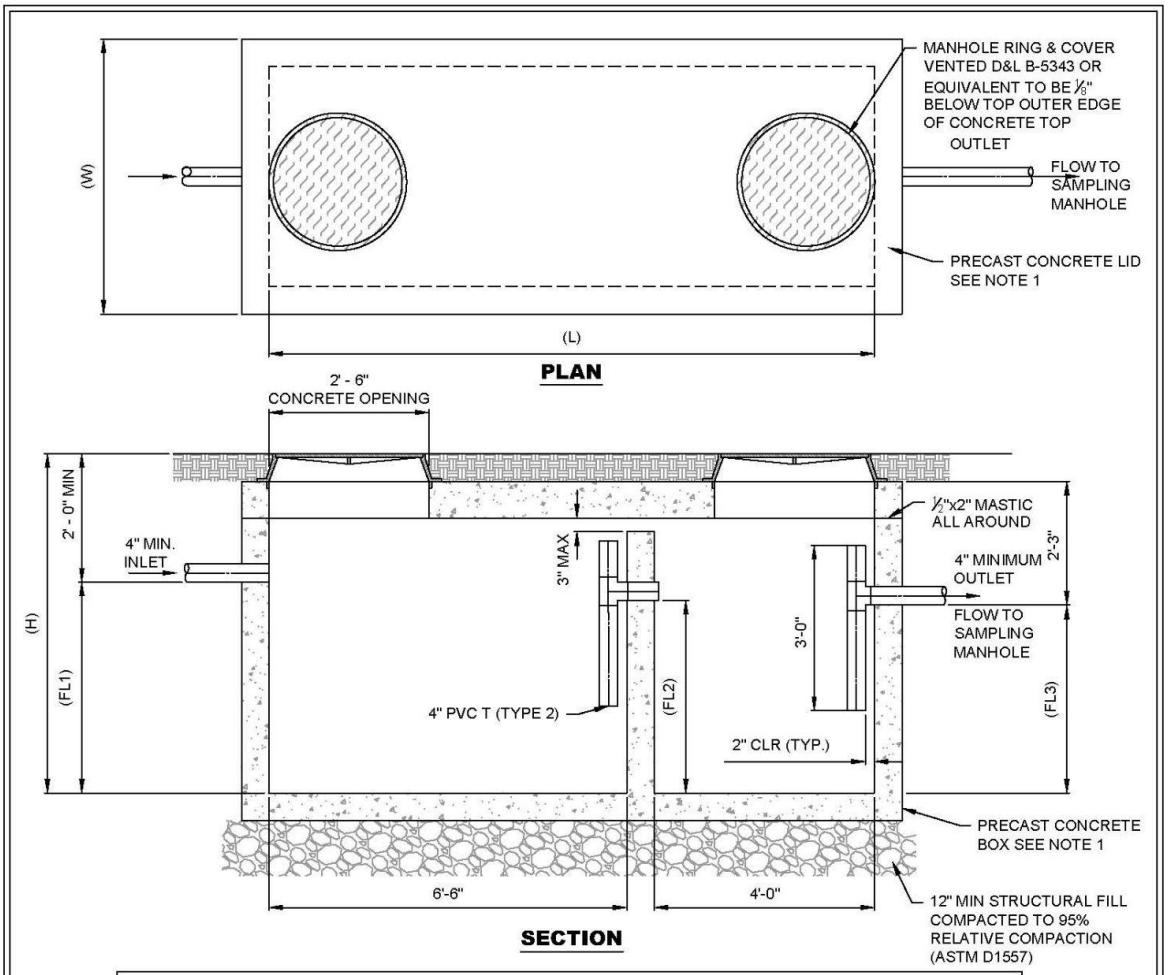
NOTES:
1. THE SUPPLIER OF THE PRECAST BOX, SHALL DESIGN AND PROVIDE DRAWINGS AND CALCULATIONS STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF UTAH AND SUBMITTED TO SPANISH FORK CITY FOR REVIEW.
2. SUPPLIER SHALL COORDINATE WITH OWNER THE SIZE AND LOCATION OF ALL PIPE PENETRATIONS PRIOR TO FABRICATION.
3. SAMPLING MANHOLE SHALL BE INSTALLED DOWNSTREAM OF GREASE TRAP.
4. GREASE TRAP SIZING TO BE SIZED BY A LICENSED ENGINEER AND SIZED IN ACCORDANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL PLUMBING CODE.

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

STANDARD DRAWING
1000 - 1200 GALLON GREASE TRAPS

DRAWN: JLR
DESIGN: MHC
REVISION:
DATE: 4/16/2019

SCALE NONE
STANDARD SS-308



1500 - 6000 GALLON GREASE TRAP SCHEDULES

CAPACITY	LENGTH (L)	WIDTH (W)	HEIGHT (H)	INLET (FL1)	INLET (FL2)	INLET (FL3)
1500 GALLON	11'-0"	5'-0"	5'-10"	3'-10"	3'-6"	3'-5"
2000 GALLON	12'-0"	6'-0"	5'-10"	3'-10"	3'-6"	3'-5"
2500 GALLON	13'-0"	7'-0"	5'-10"	3'-10"	3'-6"	3'-5"
3000 GALLON	13'-6"	7'-0"	6'-4"	4'-4"	4'-2"	4'-1"
3500 GALLON	14'-0"	7'-0"	7'-0"	5'-0"	4'-10"	4'-9"
4000 GALLON	14'-0"	7'-0"	8'-4"	6'-4"	6'-2"	6'-1"
6000 GALLON	19'-0"	7'-0"	8'-3"	6'-3"	6'-2"	6'-1"

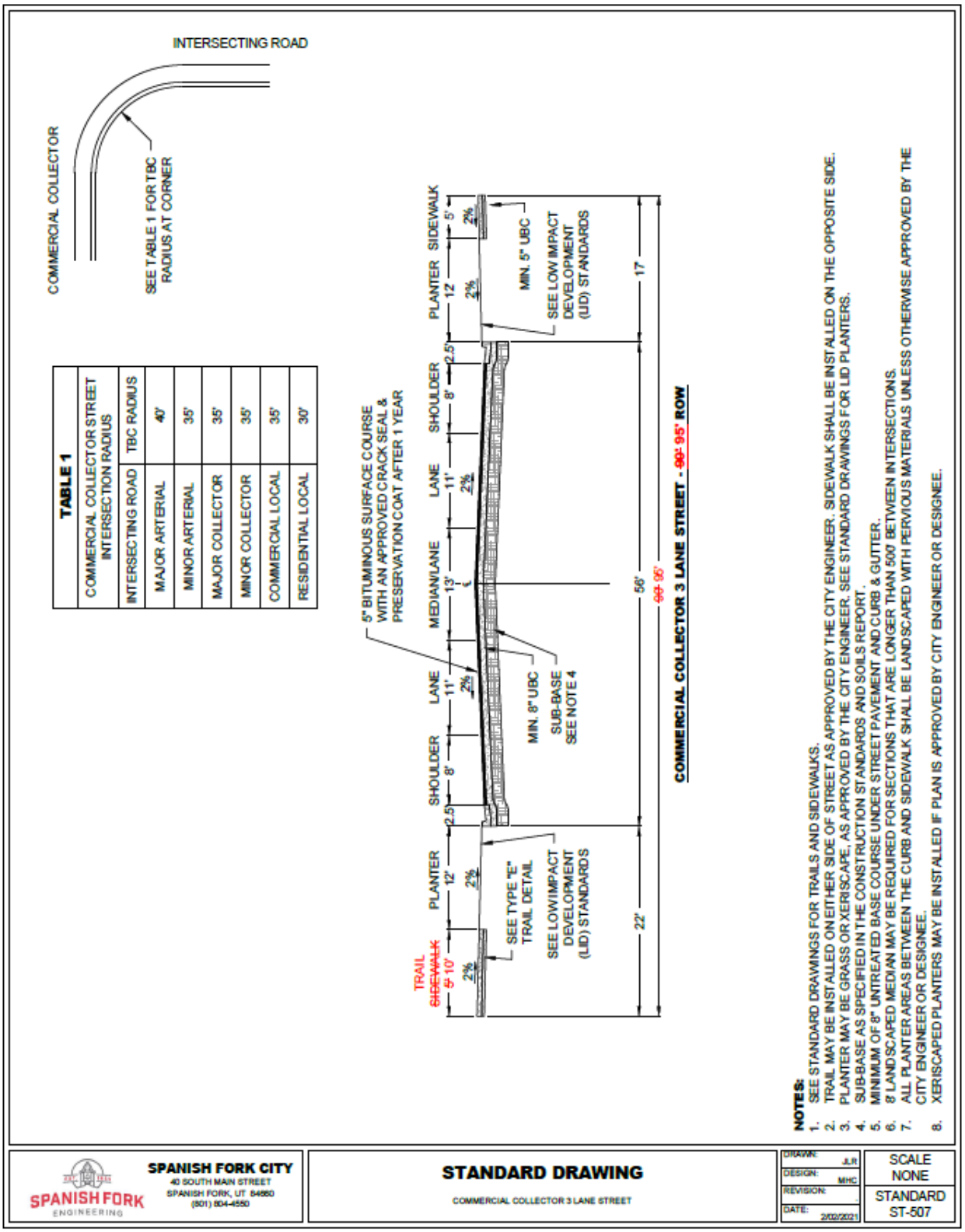
NOTES:
1. THE SUPPLIER OF THE PRECAST BOX, SHALL DESIGN AND PROVIDE DRAWINGS AND CALCULATIONS STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF UTAH AND SUBMITTED TO SPANISH FORK CITY FOR REVIEW.
2. SUPPLIER SHALL COORDINATE WITH OWNER THE SIZE AND LOCATION OF ALL PIPE PENETRATIONS PRIOR TO FABRICATION.
3. SAMPLING MANHOLE SHALL BE INSTALLED DOWNSTREAM OF GREASE TRAP.
4. GREASE TRAP SIZING TO BE SIZED BY A LICENSED ENGINEER AND SIZED IN ACCORDANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL PLUMBING CODE.

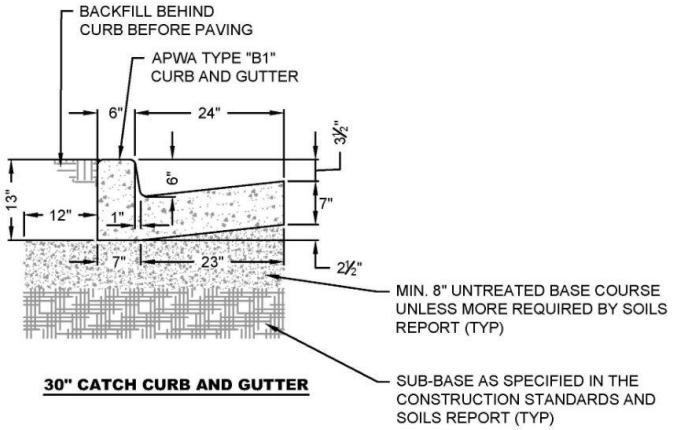
SPANISH FORK ENGINEERING
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

STANDARD DRAWING
1500-6000 GALLON GREASE TRAPS

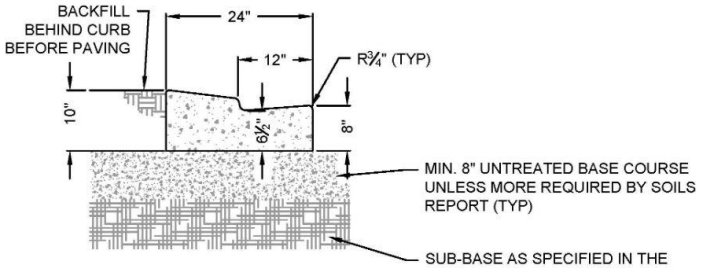
DRAWN: JLR
DESIGN: MHC
REVISION:
DATE: 4/16/2019

SCALE NONE
STANDARD SS-309

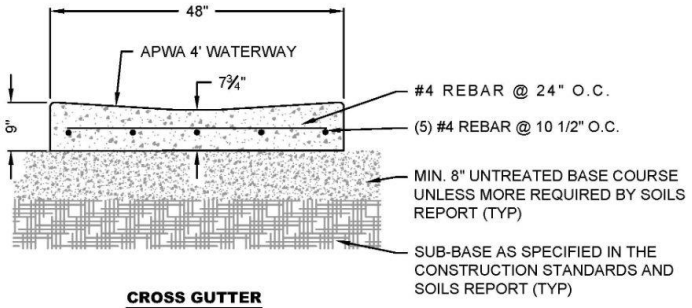

INTERSECTING ROAD
COMMERCIAL COLLECTOR
SEE TABLE 1 FOR TBC RADIUS AT CORNER
TABLE 1
COMMERCIAL COLLECTOR STREET INTERSECTION RADIUS
INTERSECTING ROAD | TBC RADIUS
MAJOR ARTERIAL | 40'
MINOR ARTERIAL | 35'
MAJOR COLLECTOR | 35'
MINOR COLLECTOR | 35'
COMMERCIAL LOCAL | 35'
RESIDENTIAL LOCAL | 30'
5" BITUMINOUS SURFACE COURSE WITH AN APPROVED CRACK SEAL & PRESERVATION COAT AFTER 1 YEAR
TRAIL ~~SIDEWALK~~ 5' 10'
PLANTER 12'
SHOULDER 2.5' 8'
LANE 11'
MEDIAN/LANE 13'
LANE 11'
SHOULDER 8' 2.5'
PLANTER 12'
SIDEWALK 5'
2%
SEE TYPE "E" TRAIL DETAIL
SEE LOW IMPACT DEVELOPMENT (LID) STANDARDS
MIN. 8" UBC
SUB-BASE SEE NOTE 4
MIN. 5" UBC
SEE LOW IMPACT DEVELOPMENT (LID) STANDARDS
22'
56'
~~93'~~ 95'
17
COMMERCIAL COLLECTOR 3 LANE STREET - ~~99'~~ 95' ROW
NOTES:
1. SEE STANDARD DRAWINGS FOR TRAILS AND SIDEWALKS.
2. TRAIL MAY BE INSTALLED ON EITHER SIDE OF STREET AS APPROVED BY THE CITY ENGINEER. SIDEWALK SHALL BE INSTALLED ON THE OPPOSITE SIDE.
3. PLANTER MAY BE GRASS OR XERISCAPE, AS APPROVED BY THE CITY ENGINEER. SEE STANDARD DRAWINGS FOR LID PLANTERS.
4. SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT.
5. MINIMUM OF 8" UNTREATED BASE COURSE UNDER STREET PAVEMENT AND CURB & GUTTER.
6. 8' LANDSCAPED MEDIAN MAY BE REQUIRED FOR SECTIONS THAT ARE LONGER THAN 500' BETWEEN INTERSECTIONS.
7. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.
8. XERISCAPED PLANTERS MAY BE INSTALLED IF PLAN IS APPROVED BY CITY ENGINEER OR DESIGNEE.
SPANISH FORK ENGINEERING
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550
STANDARD DRAWING
COMMERCIAL COLLECTOR 3 LANE STREET
DRAWN: JLR
DESIGN: MHC
REVISION:
DATE: 2/02/2021
SCALE NONE
STANDARD ST-507



30" CATCH CURB AND GUTTER



24" DRIVE THROUGH GUTTER
SEE NOTE 9

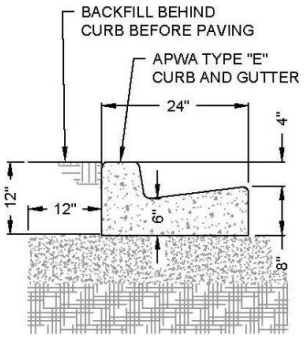


CROSS GUTTER

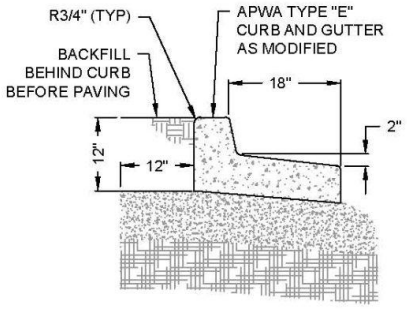
NOTES:

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

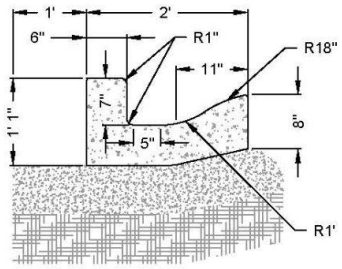
SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** APPROVED CURB & GUTTERS	DRAWN: JLR DESIGN: MHC REVISION: DATE: 2/02/2021	SCALE NONE STANDARD ST-512



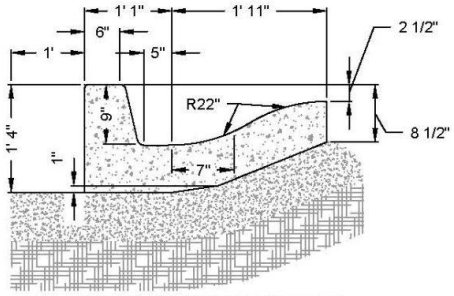
24" CATCH CURB AND GUTTER



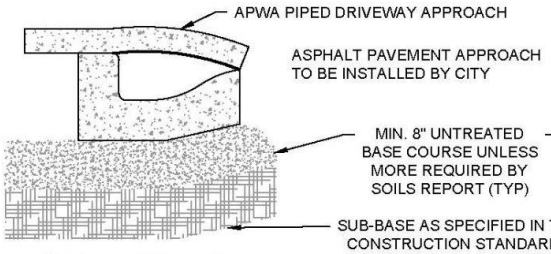
FLOW AWAY CURB AND GUTTER



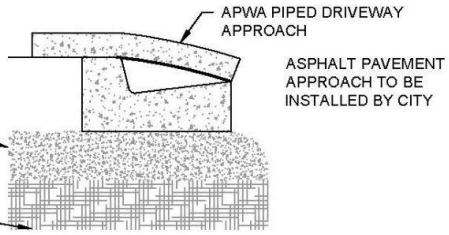
TYPE A IRRIGATION GUTTER



TYPE B IRRIGATION GUTTTER



PIPED DEEP GUTTER DRIVEWAY APPROACH



PIPED STANDARD GUTTER DRIVEWAY APPROACH

NOTES:

1. ~~STEEL DRIVE APPROACH~~ THESE SHALL ONLY BE USED WHEN AUTHORIZED BY THE CITY ENGINEER
2. SUB-BASE UNDER ALL CURBS AND GUTTERS SHALL MATCH WHAT IS IN THE ROAD WITH A MINIMUM OF 8" OF COMPACTED UNTREATED BASE COURSE.
3. 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.
4. SIDEWALKS SHALL HAVE CONSTRUCTION JOINTS EVERY 5'.
5. TOP FRONT OF SIDEWALK SHALL BE PLACED AT THE SAME GRADE AS TOP BACK OF CURB.
6. TACK SHALL BE APPLIED TO LIP OF CURB AND EXTEND 1' ONTO GRAVEL ROAD BASE.
7. 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).
8. ESTABLISH PAVER PATTERN TO ASSURE ALL CUT EDGE PAVERS SHALL BE HALF PAVERS OR LARGER.
9. ALL PAVERS SHALL MATCH THE ORIGINAL COLOR OF THE DARK RED CONCRETE PAVERS ON MAIN STREET
10. 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 ENGINEERING

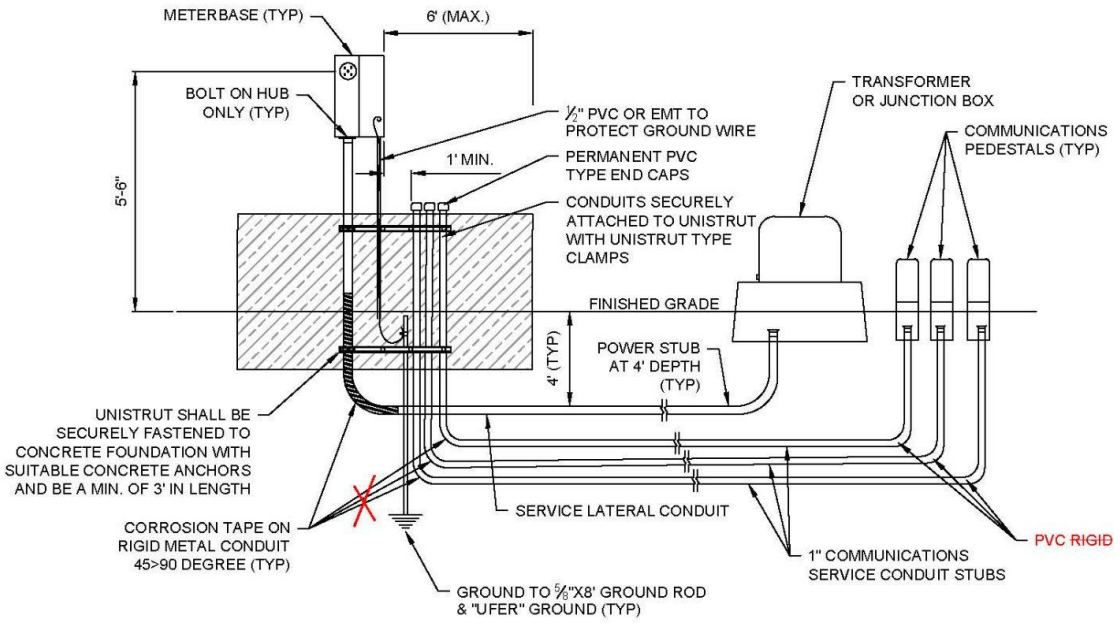
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

STANDARD DRAWING

ALTERNATE CURB & GUTTERS ~~DEEP GUTTERS~~

DRAWN: JLR	SCALE NONE
DESIGN: MHC	
REVISION:	STANDARD ST-513
DATE: 2/02/2021	

SERVICE SIZE	NEC WIRE SIZE	CONDUIT SIZE
100 AMP	#2 ALU	2"
125 AMP	1/0 ALU	2"
150 AMP	2/0 ALU	2"
200 AMP	4/0 ALU	2"
201 AMPS-400 AMPS SEE ELECTRICAL DIVISION		



SURFACE MOUNT FRONT VIEW

NOTES:

1. ALL MATERIALS TO BE SUPPLIED BY CUSTOMER EXCEPT METER.
2. ALL TEMPORARY/PERMANANT EQUIPMENT SHALL COMPLY WITH CURRENT N.E.C., N.E.S.C, AND CITY STANDARDS.
3. SPANISH FORK ELECTRICAL DIVISION WILL FURNISH AND INSTALL METER AND CONNECT SERVICE IN TRANSFORMER OR JUNCTION BOX.
4. SERVICE CONDUCTORS SHALL MEET CURRENT NATIONAL ELECTRIC CODE.
5. CORROSION INHIBITING COMPOUND SHALL BE USED ON ALL ELECTRICAL WIRE CONNECTIONS INSIDE METER BASE.
6. GROUND ROD TO BE DRIVEN A MINIMUM OF 6' IN UNDISTURBED SOIL. GROUNDING CONDUCTOR CONNECTED TO GROUND ROD SHALL BE MINIMUM OF #6 COPPER. IF UPDATED SERVICE (2) GROUND RODS SHALL BE INSTALLED AT LEAST 10' APART.
7. UNISTRUT TO BE OF ONE PIECE AND OF 2' IN LENGTH
8. ENOUGH WIRE SHALL BE PROVIDED TO EXTEND A MINIMUM OF 4' 3' PAST THE TRANSFORMER OR SECONDARY PEDESTAL GROUND SLEEVE.
9. RIGID METAL CONDUITS SHALL BE TAPED WITH ANTI-CORROSION TAPE. TAPE SHALL EXTEND 6" ABOVE FINISHED GRADE.
10. ALL POWER SERVICE LATERAL CONDUITS SHALL BE 2" OR 3". TO DETERMINE SIZE FIELD VERIFY BY EXCAVATING THE SERVICE STUBS.
11. METERBASE SHALL BE LOCATED WITHIN THE FRONT 6' OF THE SIDE OF THE HOUSE. OTHER LOCATION SHALL FIRST BE APPROVED BY POWER DEPT.
12. METER SOCKET SHALL BE PLACED A MINIMUM OF 4'6" AND A MAXIMUM OF 6' TO CENTER OF SOCKET FROM FINISHED GRADE.
13. CONTACT POWER DEPT. TO SCHEDULE APPOINTMENT FOR ASSISTANCE IN PULLING IN URD WIRE INTO ENERGIZED TRANSFORMERS.
14. MAIN DISCONNECT BREAKER TO BE INSTALLED AT TIME OF INSPECTION.
15. IN GENERAL ONLY CONTINUOUS LENGTHS OF CONDUIT SHALL BE USED. NO JOINTS OR COUPLERS ARE PERMITTED IN SERVICE CONDUITS UNLESS OTHERWISE APPROVED.
16. ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED PRIOR TO FINAL POWER INSPECTION

SPANISH FORK ENGINEERING

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

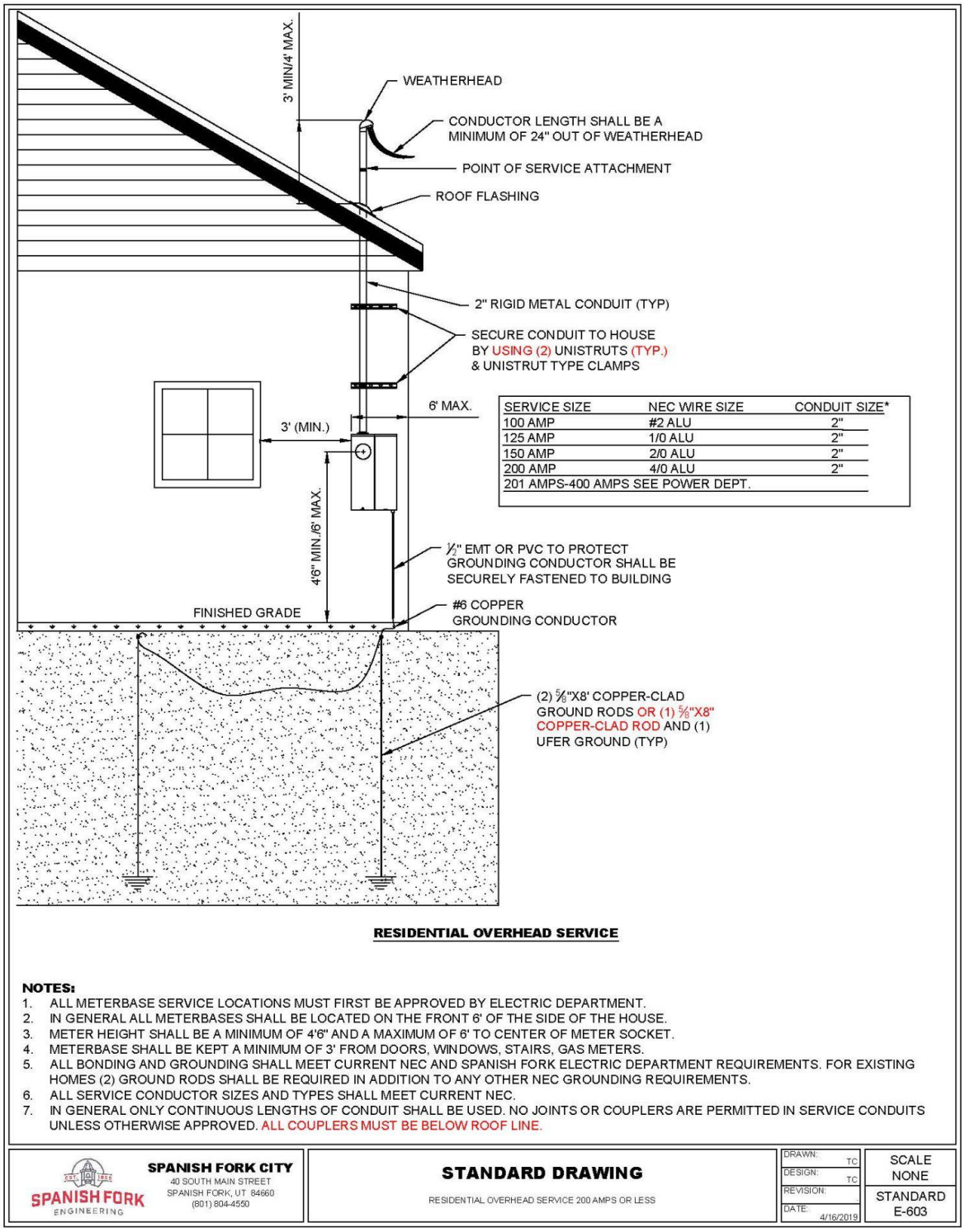
STANDARD DRAWING

RESIDENTIAL UNDERGROUND SERVICE 200 AMPS OR LESS

DRAWN:	TC
DESIGN:	TC
REVISION:	
DATE:	4/16/2019

SCALE NONE

STANDARD E-602



SERVICE SIZE	NEC WIRE SIZE	CONDUIT SIZE*
100 AMP	#2 ALU	2"
125 AMP	1/0 ALU	2"
150 AMP	2/0 ALU	2"
200 AMP	4/0 ALU	2"
201 AMPS-400 AMPS SEE POWER DEPT.		

RESIDENTIAL OVERHEAD SERVICE

NOTES:

1. ALL METERBASE SERVICE LOCATIONS MUST FIRST BE APPROVED BY ELECTRIC DEPARTMENT.
2. IN GENERAL ALL METERBASES SHALL BE LOCATED ON THE FRONT 6' OF THE SIDE OF THE HOUSE.
3. METER HEIGHT SHALL BE A MINIMUM OF 4'6" AND A MAXIMUM OF 6' TO CENTER OF METER SOCKET.
4. METERBASE SHALL BE KEPT A MINIMUM OF 3' FROM DOORS, WINDOWS, STAIRS, GAS METERS.
5. ALL BONDING AND GROUNDING SHALL MEET CURRENT NEC AND SPANISH FORK ELECTRIC DEPARTMENT REQUIREMENTS. FOR EXISTING HOMES (2) GROUND RODS SHALL BE REQUIRED IN ADDITION TO ANY OTHER NEC GROUNDING REQUIREMENTS.
6. ALL SERVICE CONDUCTOR SIZES AND TYPES SHALL MEET CURRENT NEC.
7. IN GENERAL ONLY CONTINUOUS LENGTHS OF CONDUIT SHALL BE USED. NO JOINTS OR COUPLERS ARE PERMITTED IN SERVICE CONDUITS UNLESS OTHERWISE APPROVED. ALL COUPLERS MUST BE BELOW ROOF LINE.

SPANISH FORK ENGINEERING

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

STANDARD DRAWING
RESIDENTIAL OVERHEAD SERVICE 200 AMPS OR LESS

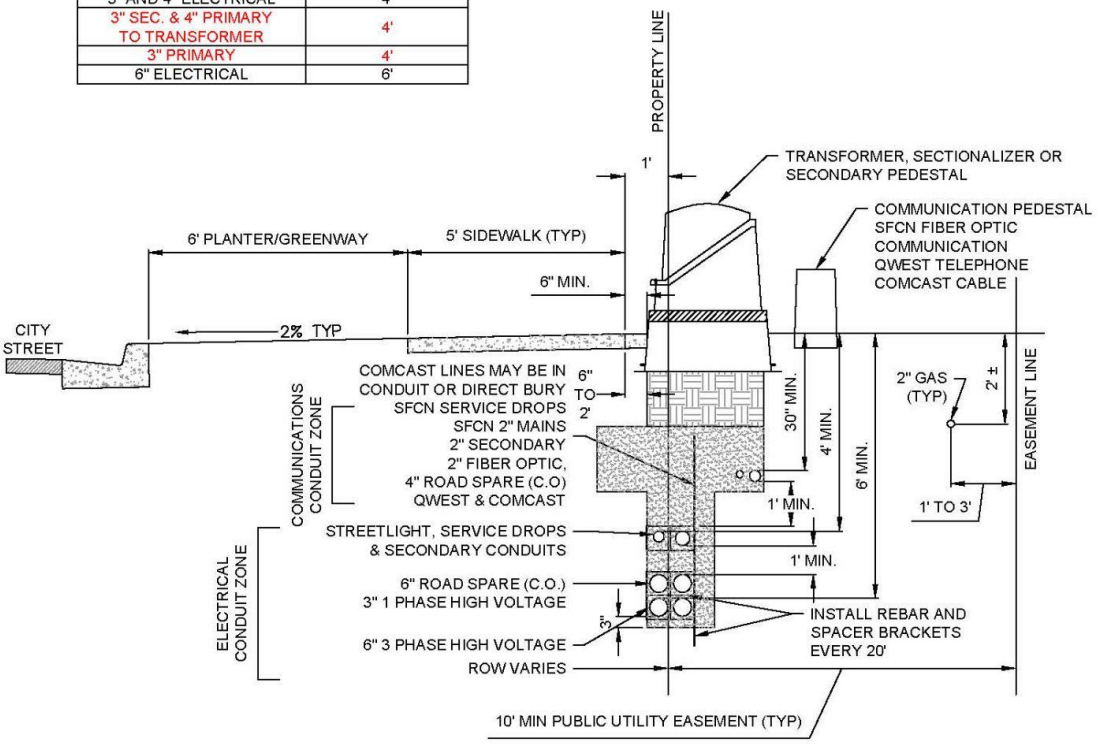
DRAWN:	TC
DESIGN:	TC
REVISION:	
DATE:	4/16/2019

SCALE NONE

STANDARD E-603

TYPE OF CONDUIT	(MIN.) DEPTH TO TOP OF CONDUIT
COMMUNICATION	36" 30" MIN.
STREET LIGHT	4'
2" ELECTRICAL SERVICE	4'
3" AND 4" ELECTRICAL	4'
3" SEC. & 4" PRIMARY TO TRANSFORMER	4'
3" PRIMARY	4'
6" ELECTRICAL	6'

TYPICAL JOINT TRENCH OF HIGH VOLTAGE, LOW VOLTAGE, & COMMUNICATIONS CONDUITS

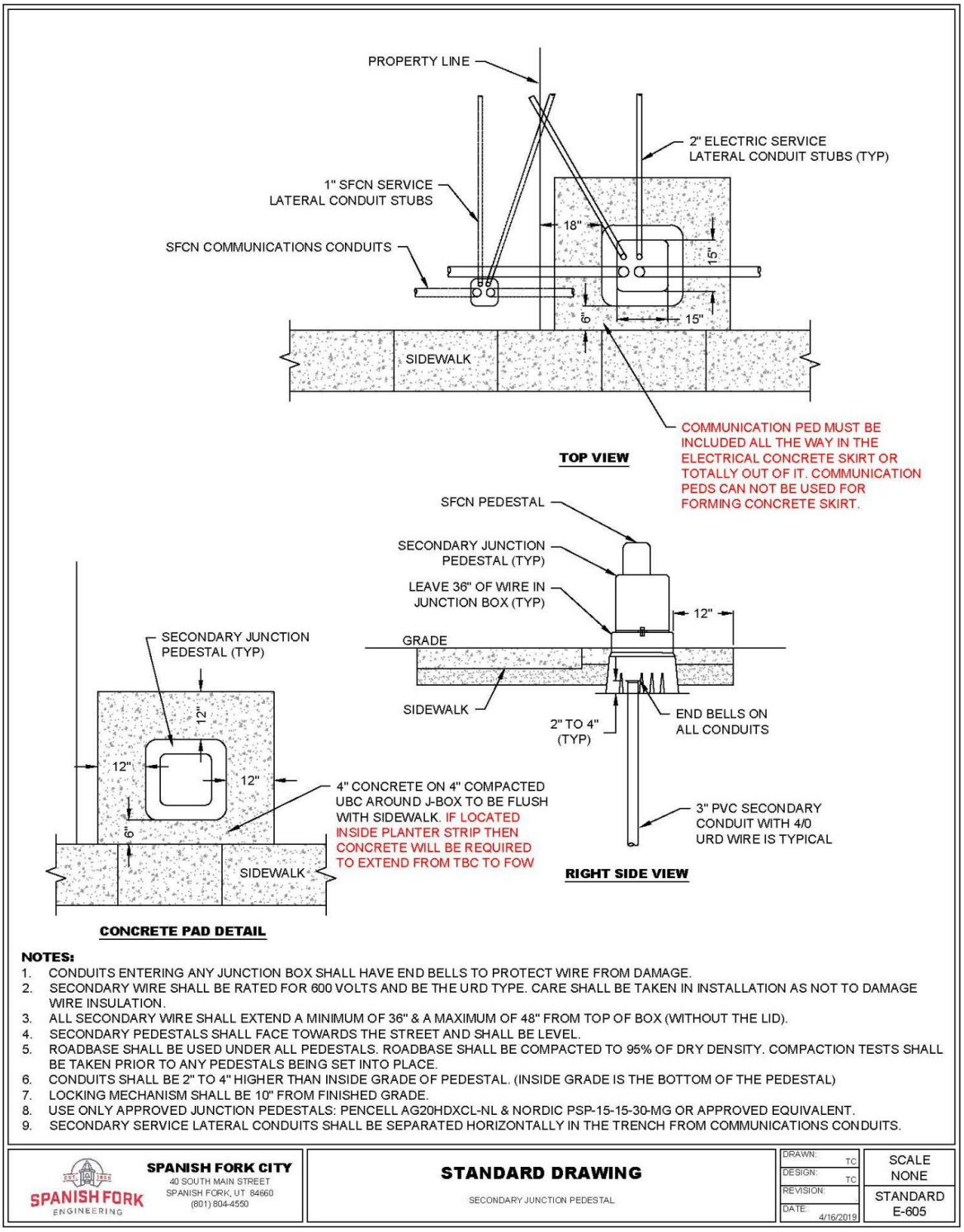


ALL POWER CONDUIT SHALL BE BURIED A MINIMUM OF 4' IN DEPTH TO TOP OF CONDUIT. IF HIGH VOLTAGE (12KV) CONDUITS & LOW VOLTAGE (600 VOLT) POWER CONDUITS ARE INSTALLED IN THE SAME TRENCH, THE HIGH VOLTAGE POWER SHALL ALWAYS BE INSTALLED BELOW LOW VOLTAGE POWER CONDUITS. IF THERE ARE MULTIPLE HIGH VOLTAGE CONDUITS (3" 1PHASE, 6" 3PHASE) IN THE SAME TRENCH, ALL HIGH VOLTAGE CONDUITS MAY BE INSTALLED AT THE DEPTH OF THE LARGEST CONDUIT (6")

NOTES:

1. COMMUNICATIONS CONDUIT ROUTING SHALL BE COORDINATED THROUGH THE SPANISH FORK ELECTRIC DEPARTMENT.
2. COMMUNICATIONS CONDUITS SHALL BE BEHIND OR TO THE SIDES OF TRANSFORMERS, SECTIONALIZERS OR JUNCTION BOX.
3. HIGH VOLTAGE PRIMARY CONDUITS SHALL ALWAYS BE BELOW SECONDARY CONDUITS.
4. REBAR SHALL BE CAPPED UNTIL BACKFILLED.
5. BACKFILL SHALL MEET THE REQUIREMENTS OF EARTHWORK AND TRENCHES AND OTHER STANDARDS IN THE CONSTRUCTION AND DEVELOPMENT STANDARDS.
6. ALL CONDUITS SHALL BE INSPECTED AT EACH "LIFT", AT THE COMPACTION LEVEL, AND FOR A FINAL INSPECTION.
7. A CAUTION TAPE SHALL BE PLACED DIRECTLY ON CONDUIT, AND A CAUTION TAPE SHALL BE PLACED 1' BELOW GRADE FOR BOTH POWER & CITY COMMUNICATIONS.
8. ONLY CONTINUOUS CONDUIT RUNS ARE PERMITTED. FACTORY JOINTS SHALL BE USED FOR ATTACHING FULL LENGTH CONDUITS TOGETHER UNLESS OTHERWISE APPROVED

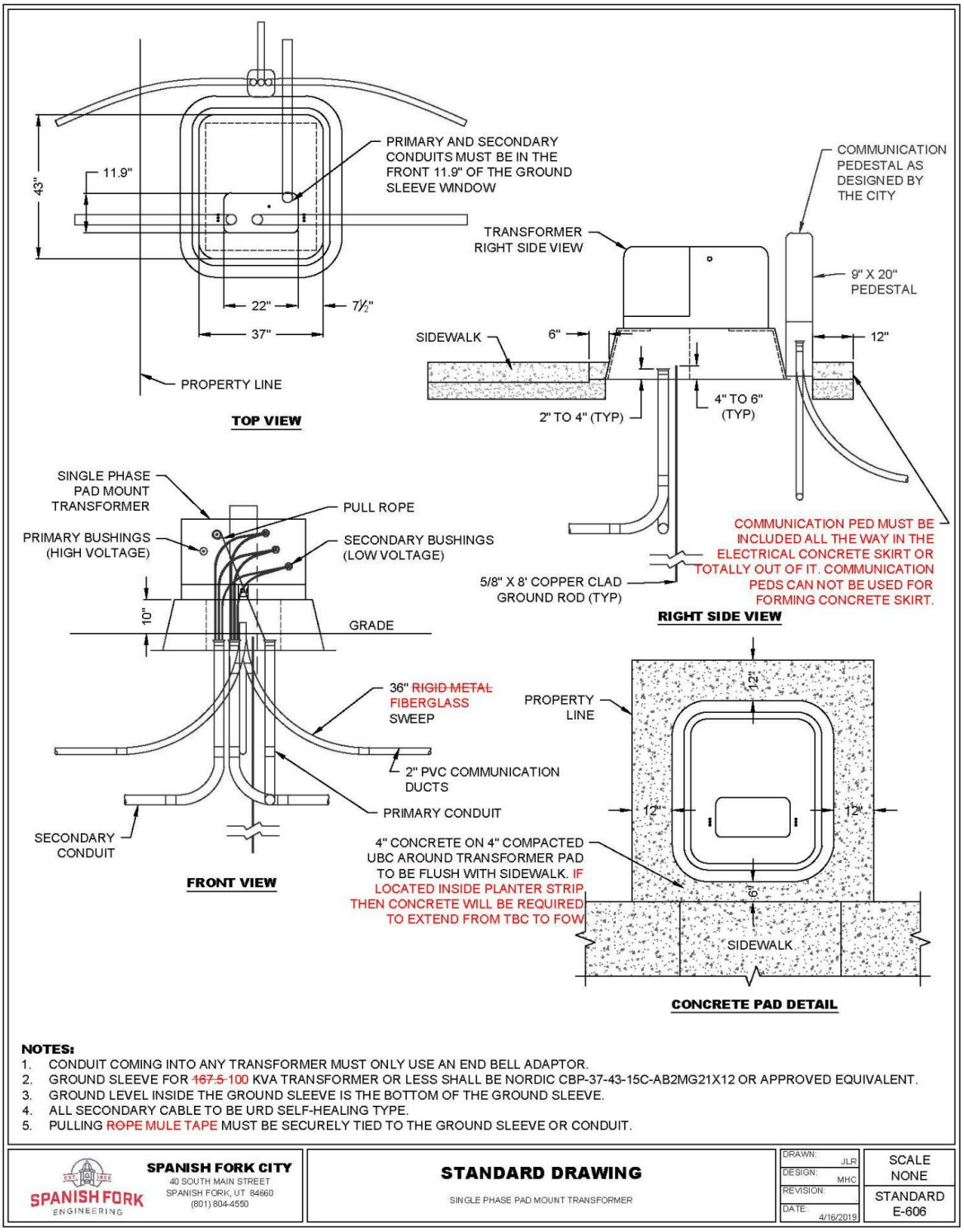
SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** ELECTRIC AND COMMUNICATION CONDUIT JOINT TRENCH DETAIL	DRAWN: TC DESIGN: TC REVISION: DATE: 4/16/2019	SCALE NONE STANDARD E-604



NOTES:

1. CONDUITS ENTERING ANY JUNCTION BOX SHALL HAVE END BELLS TO PROTECT WIRE FROM DAMAGE.
2. SECONDARY WIRE SHALL BE RATED FOR 600 VOLTS AND BE THE URD TYPE. CARE SHALL BE TAKEN IN INSTALLATION AS NOT TO DAMAGE WIRE INSULATION.
3. ALL SECONDARY WIRE SHALL EXTEND A MINIMUM OF 36" & A MAXIMUM OF 48" FROM TOP OF BOX (WITHOUT THE LID).
4. SECONDARY PEDESTALS SHALL FACE TOWARDS THE STREET AND SHALL BE LEVEL.
5. ROADBASE SHALL BE USED UNDER ALL PEDESTALS. ROADBASE SHALL BE COMPACTED TO 95% OF DRY DENSITY. COMPACTION TESTS SHALL BE TAKEN PRIOR TO ANY PEDESTALS BEING SET INTO PLACE.
6. CONDUITS SHALL BE 2" TO 4" HIGHER THAN INSIDE GRADE OF PEDESTAL. (INSIDE GRADE IS THE BOTTOM OF THE PEDESTAL)
7. LOCKING MECHANISM SHALL BE 10" FROM FINISHED GRADE.
8. USE ONLY APPROVED JUNCTION PEDESTALS: PENCELL AG20HDXCL-NL & NORDIC PSP-15-15-30-MG OR APPROVED EQUIVALENT.
9. SECONDARY SERVICE LATERAL CONDUITS SHALL BE SEPARATED HORIZONTALLY IN THE TRENCH FROM COMMUNICATIONS CONDUITS.

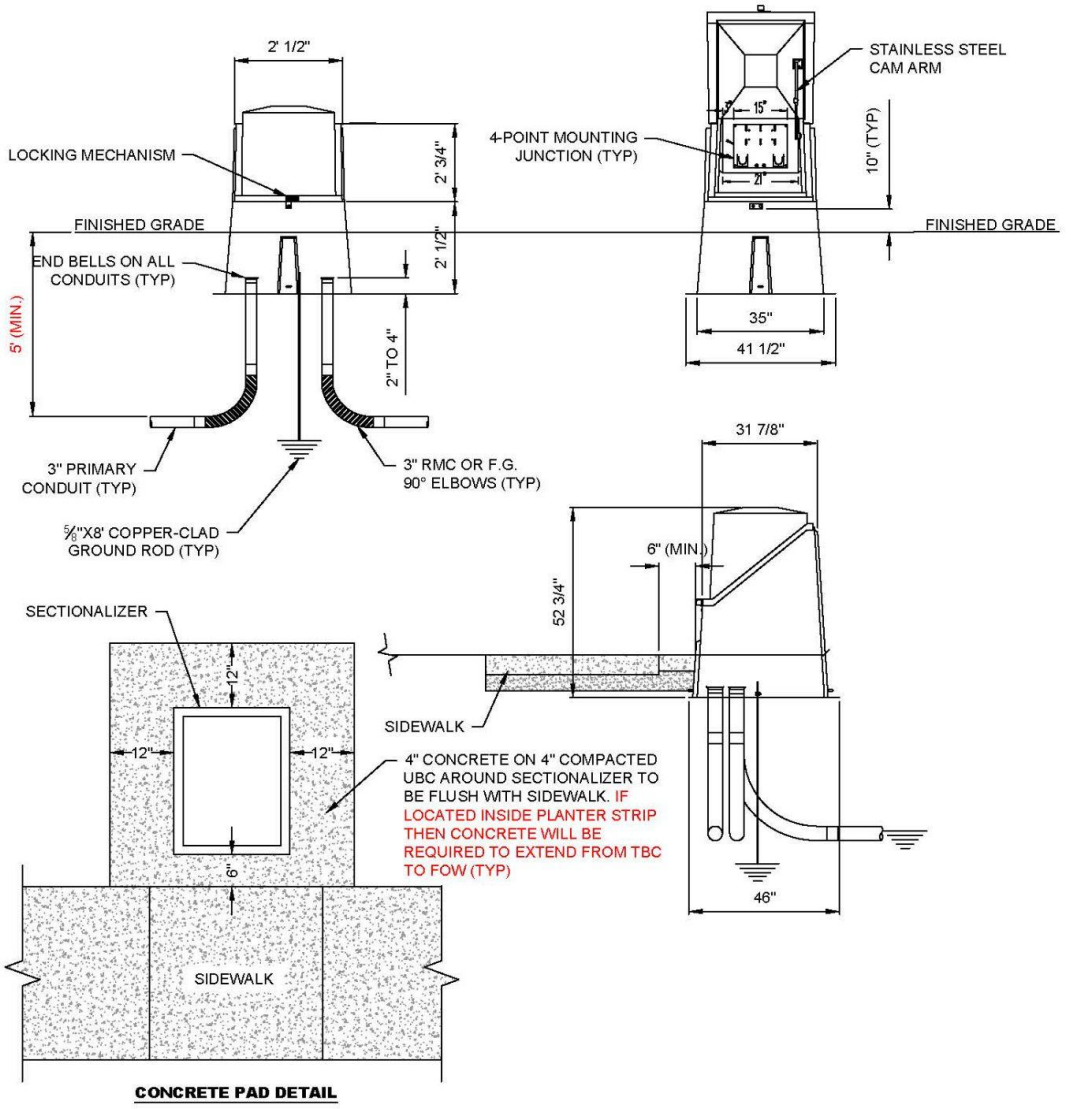
SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** SECONDARY JUNCTION PEDESTAL	DRAWN: TC DESIGN: TC REVISION: DATE: 4/16/2019	SCALE NONE STANDARD E-605



NOTES:

1. CONDUIT COMING INTO ANY TRANSFORMER MUST ONLY USE AN END BELL ADAPTOR.
2. GROUND SLEEVE FOR ~~167.5~~ 100 KVA TRANSFORMER OR LESS SHALL BE NORDIC CBP-37-43-15C-AB2MG21X12 OR APPROVED EQUIVALENT.
3. GROUND LEVEL INSIDE THE GROUND SLEEVE IS THE BOTTOM OF THE GROUND SLEEVE.
4. ALL SECONDARY CABLE TO BE URD SELF-HEALING TYPE.
5. PULLING ~~ROPE~~ MULE TAPE MUST BE SECURELY TIED TO THE GROUND SLEEVE OR CONDUIT.

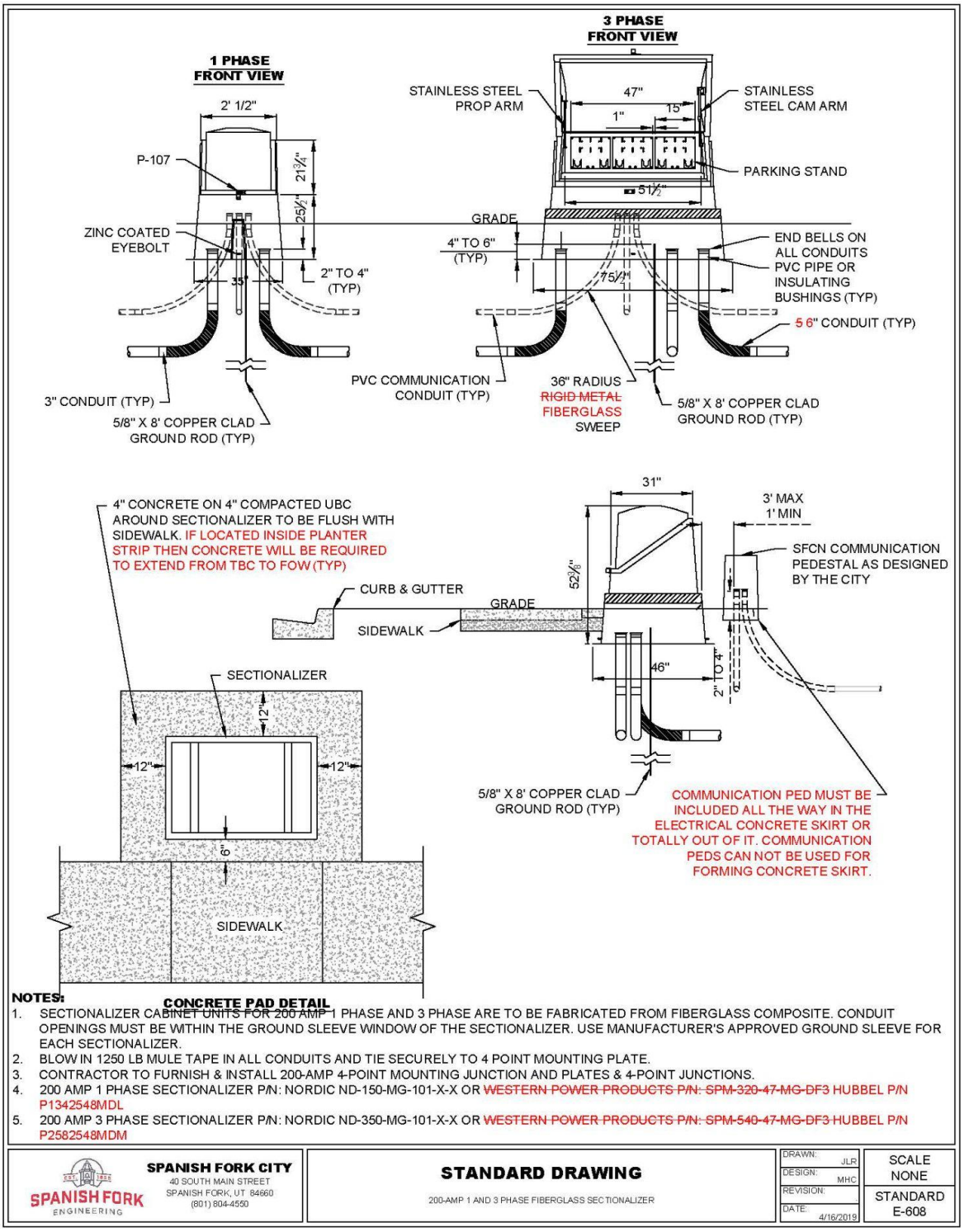
SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** SINGLE PHASE PAD MOUNT TRANSFORMER	DRAWN: JLR DESIGN: MHC REVISION: DATE: 4/16/2019	SCALE NONE STANDARD E-606



NOTES:

1. SECTIONALIZER CABINET UNITS FOR 200 AMP 1 PHASE ARE TO BE FABRICATED FROM FIBERGLASS COMPOSITE & MEET SPANISH FORK ELECTRIC'S SPECIFICATIONS. CONDUIT OPENINGS MUST BE WITHIN THE GROUND SLEEVE WINDOW OF THE SECTIONALIZER.
2. BLOW IN 1250 LB. MULE TAPE IN ALL CONDUITS AND TIE SECURELY TO 4 POINT MOUNTING PLATE.
3. 200 AMP 1 PHASE SECTIONALIZER P/N: NORDIC ND-150-MG-101-X-X, HUBBLE P/N P1342548MDL OR AN APPROVED EQUIVALENT.
4. CONTRACTOR TO FURNISH & INSTALL 200-AMP 4-POINT MOUNTING JUNCTION PLATES & 4 POINT JUNCTIONS.
5. RIGID METAL (RMC) OR FIBERGLASS (F.G.) SHALL BE USED FOR ALL ELBOWS, OR BENDS 45 DEGREES OR GREATER.
6. SFCN COMMUNICATIONS ELBOWS SHALL BE ~~LONG STANDARD~~ SWEEP (36") RMC OR F.G..
7. SECTIONALIZER SHALL BE SET A MINIMUM OF 6" BEHIND SIDEWALK
8. CONCRETE SHALL BE POURED IN FRONT OF THE SECTIONALIZER IN BETWEEN THE SECTIONALIZER & SIDEWALK.
9. AREA AROUND SECTIONALIZER SHALL BE BACKFILLED AND LEVELED A MINIMUM OF 12' IN ALL DIRECTIONS AROUND THE SECTIONALIZER TO PROVIDE A SAFE WORKING AREA FOR THE ELECTRIC DEPARTMENT.

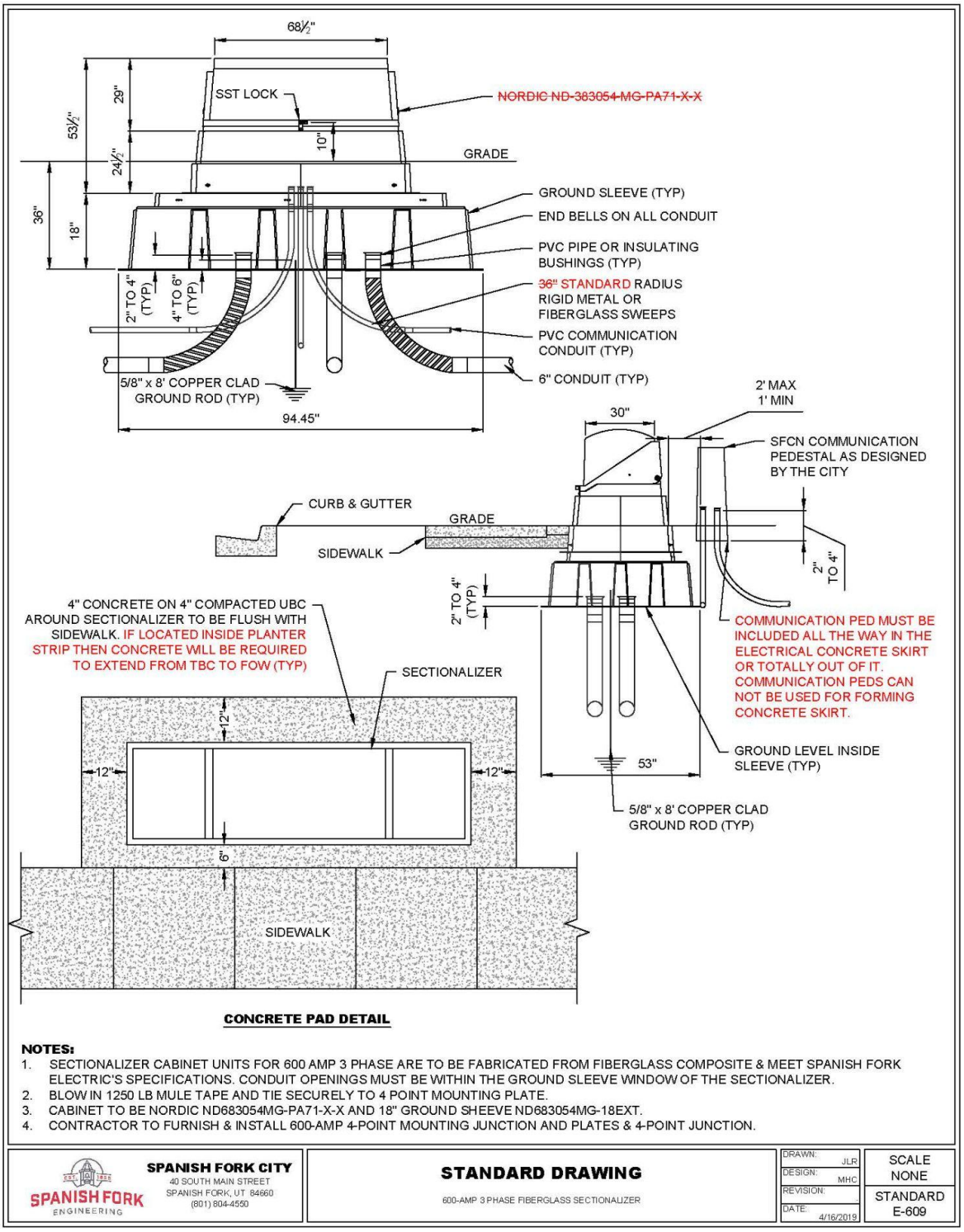
SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** 200-AMP 1 PHASE SECTIONALIZER	DRAWN: JLR DESIGN: MHC REVISION: DATE: 4/16/2019	SCALE NONE STANDARD E-607



NOTES:

1. SECTIONALIZER CABINET UNITS FOR 200 AMP 1 PHASE AND 3 PHASE ARE TO BE FABRICATED FROM FIBERGLASS COMPOSITE. CONDUIT OPENINGS MUST BE WITHIN THE GROUND SLEEVE WINDOW OF THE SECTIONALIZER. USE MANUFACTURER'S APPROVED GROUND SLEEVE FOR EACH SECTIONALIZER.
2. BLOW IN 1250 LB MULE TAPE IN ALL CONDUITS AND TIE SECURELY TO 4 POINT MOUNTING PLATE.
3. CONTRACTOR TO FURNISH & INSTALL 200-AMP 4-POINT MOUNTING JUNCTION AND PLATES & 4-POINT JUNCTIONS.
4. 200 AMP 1 PHASE SECTIONALIZER P/N: NORDIC ND-150-MG-101-X-X OR ~~WESTERN POWER PRODUCTS P/N: SPM-320-47-MG-DF3 HUBBEL P/N~~ P1342548MDL
5. 200 AMP 3 PHASE SECTIONALIZER P/N: NORDIC ND-350-MG-101-X-X OR ~~WESTERN POWER PRODUCTS P/N: SPM-540-47-MG-DF3 HUBBEL P/N~~ P2582548MDM

SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** 200-AMP 1 AND 3 PHASE FIBERGLASS SECTIONALIZER	DRAWN: JLR DESIGN: MHC REVISION: DATE: 4/16/2019	SCALE NONE STANDARD E-608

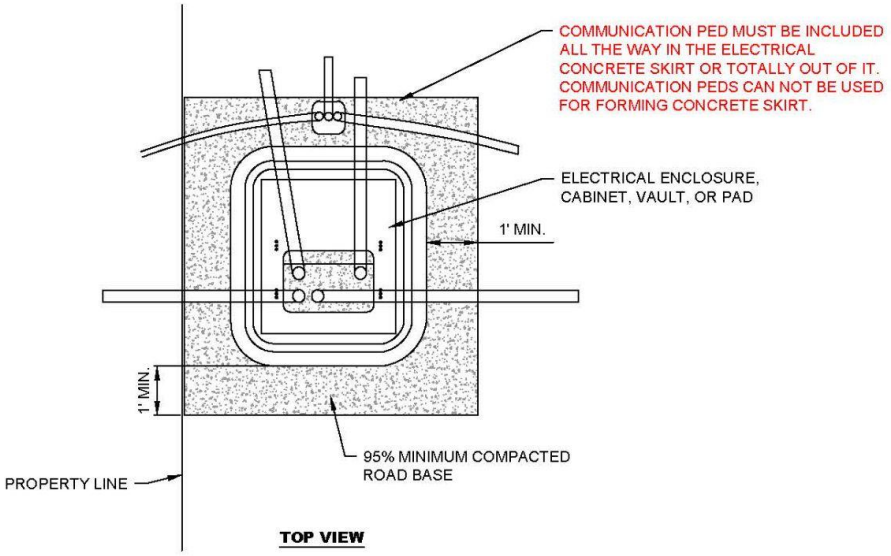


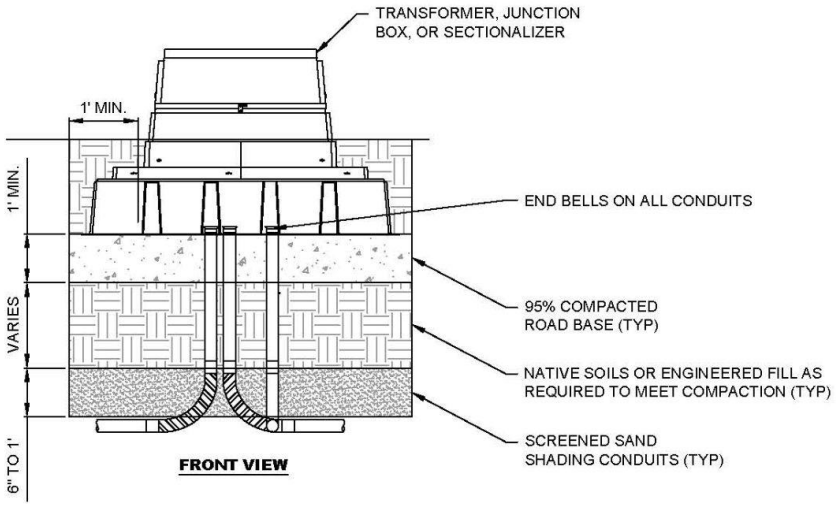
CONCRETE PAD DETAIL

NOTES:

1. SECTIONALIZER CABINET UNITS FOR 600 AMP 3 PHASE ARE TO BE FABRICATED FROM FIBERGLASS COMPOSITE & MEET SPANISH FORK ELECTRIC'S SPECIFICATIONS. CONDUIT OPENINGS MUST BE WITHIN THE GROUND SLEEVE WINDOW OF THE SECTIONALIZER.
2. BLOW IN 1250 LB MULE TAPE AND TIE SECURELY TO 4 POINT MOUNTING PLATE.
3. CABINET TO BE NORDIC ND683054MG-PA71-X-X AND 18" GROUND SHEEVE ND683054MG-18EXT.
4. CONTRACTOR TO FURNISH & INSTALL 600-AMP 4-POINT MOUNTING JUNCTION AND PLATES & 4-POINT JUNCTION.

SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** 600-AMP 3 PHASE FIBERGLASS SECTIONALIZER	DRAWN: JLR DESIGN: MHC REVISION: DATE: 4/16/2019	SCALE NONE STANDARD E-609





NOTES:

1. ALL ELECTRICAL BOXES INCLUDING, BUT NOT LIMITED TO, SECTIONALIZERS, SECONDARY JUNCTION BOXES, TRANSFORMERS AND TRANSFORMER CONCRETE PADS SHALL HAVE UNTREATED BASE COURSE COMPACTED TO A MINIMUM OF 95% UNDER ALL BOXES. FILL SHALL BE A MINIMUM OF 1' IN DEPTH, AND SHALL EXTEND A MINIMUM OF 1' PAST ALL SIDES AND BACK AND 1' IN FRONT (6" IF A SIDEWALK IS PRESENT) OF ALL BOXES OR PADS.
2. ALL COMPACTION TESTS SHALL BE TAKEN BEFORE ELECTRICAL BOXES ARE SET INTO PLACE.
3. ALL SAND, ROADBASE AND ENGINEERED FILL SHALL MEET SPANISH FORK CITY STANDARDS.
4. REFER TO "EARTHWORK AND TRENCHES" SECTION IN THE CONSTRUCTION STANDARDS FOR ADDITIONAL REQUIREMENTS FOR BACKFILL, TRENCHING AND COMPACTION.
5. AREA AROUND ELECTRICAL BOXES SHALL BE BACKFILLED & LEVELED A MINIMUM OF 12' IN ALL DIRECTIONS TO PROVIDE A SAFE WORKING ARE FOR THE ELECTRIC DEPARTMENT.

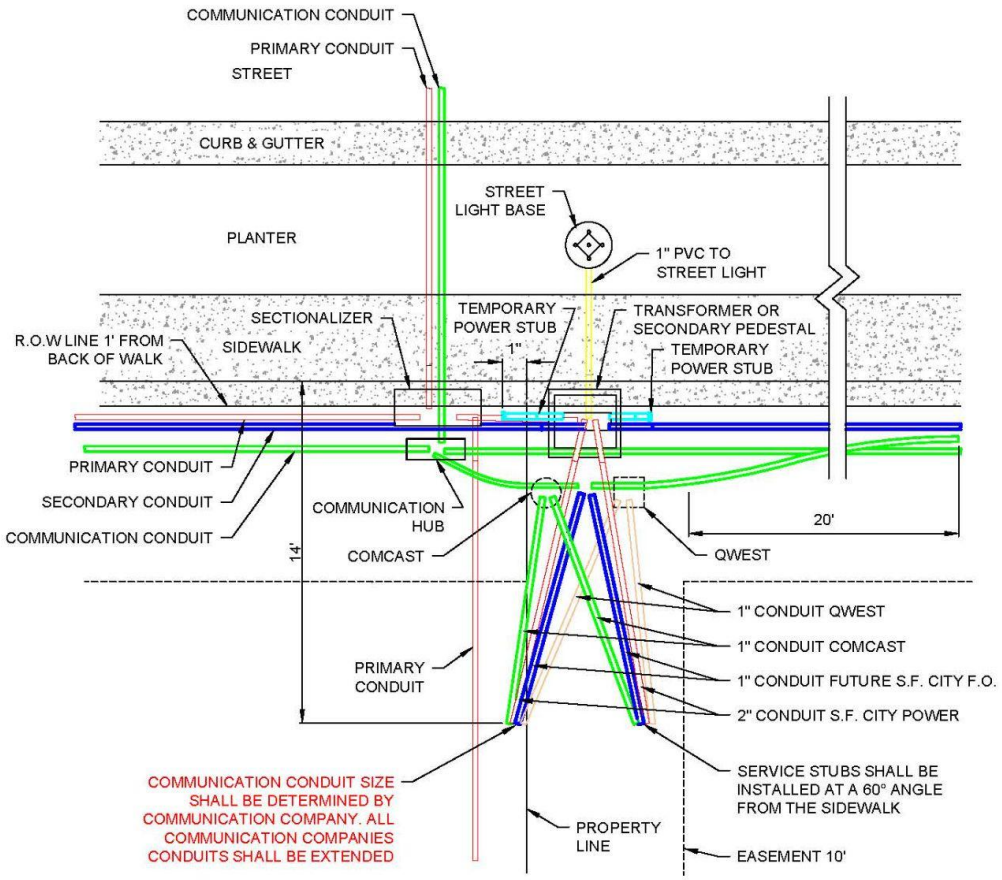
SPANISH FORK ENGINEERING

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

STANDARD DRAWING
ELECTRICAL BOX BACKFILL & COMPACTION

DRAWN:	JLR
DESIGN:	MHC
REVISION:	
DATE:	4/16/2019

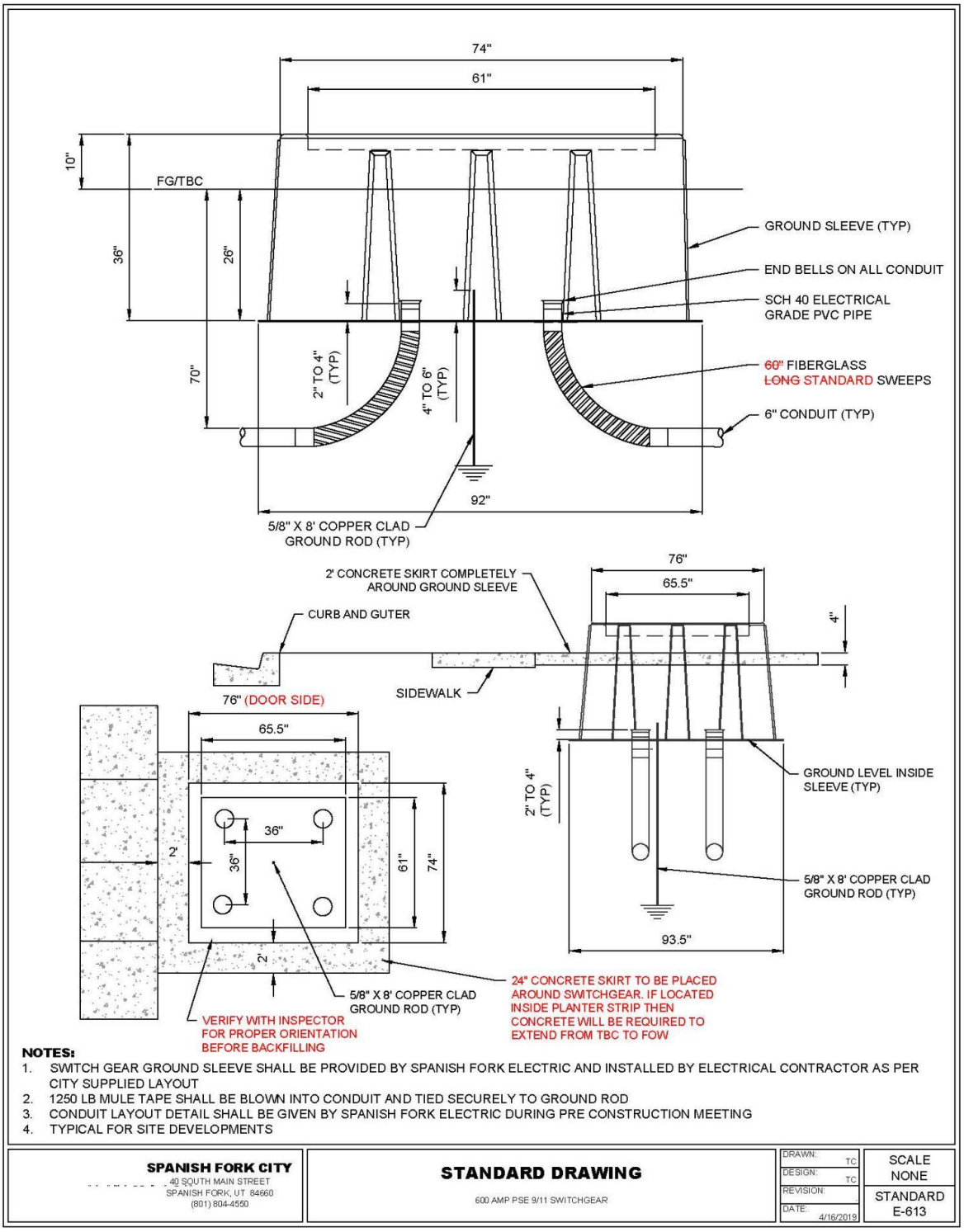
SCALE NONE
STANDARD E-610



NOTES:

1. ~~PERMANENTLY CAP ALL ENDS OF STUBS AND MARK WITH A RADAR ENGINEERS MODEL 600 RED BURIED PIPE MARKER OR APPROVED EQUIVALENT~~. CONTRACTOR TO CAP ALL CONDUIT ENDS. ENDS OF CONDUITS TO BE MARKED WITH LOCATION MARKERS. MARKERS WILL BE SUPPLIED BY SPANISH FORK POWER & LIGHT.
2. COMCAST AND QWEST COMMUNICATION PEDESTALS SHALL BE INSTALLED BY COMCAST AND QWEST.
3. ALL CONDUIT STUBS SHALL BE INSTALLED BY DEVELOPER.

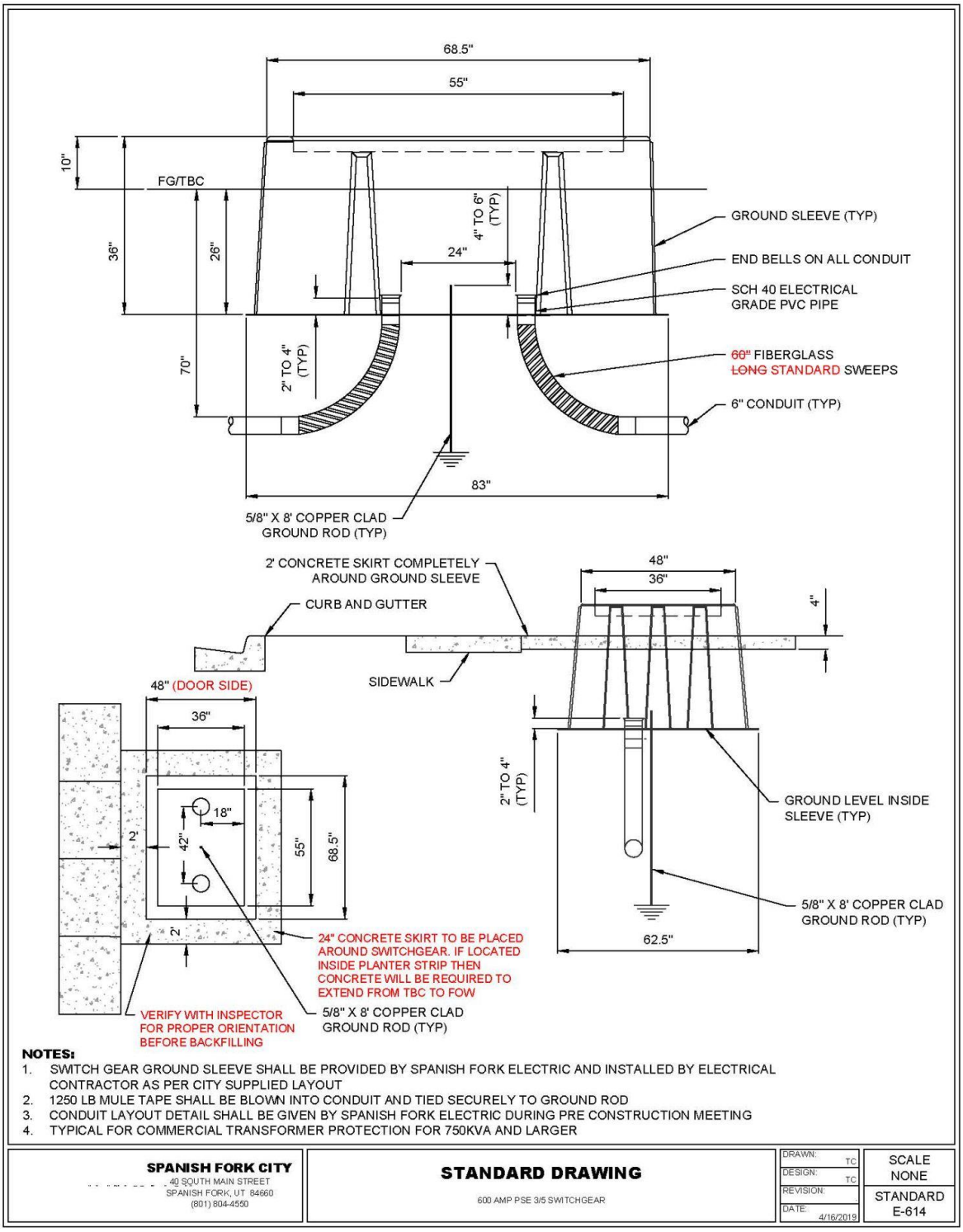
SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** CONDUIT ROUTING	DRAWN: JLR DESIGN: MHC REVISION: DATE: 4/16/2019	SCALE NONE STANDARD E-611



NOTES:

1. SWITCH GEAR GROUND SLEEVE SHALL BE PROVIDED BY SPANISH FORK ELECTRIC AND INSTALLED BY ELECTRICAL CONTRACTOR AS PER CITY SUPPLIED LAYOUT
2. 1250 LB MULE TAPE SHALL BE BLOWN INTO CONDUIT AND TIED SECURELY TO GROUND ROD
3. CONDUIT LAYOUT DETAIL SHALL BE GIVEN BY SPANISH FORK ELECTRIC DURING PRE CONSTRUCTION MEETING
4. TYPICAL FOR SITE DEVELOPMENTS

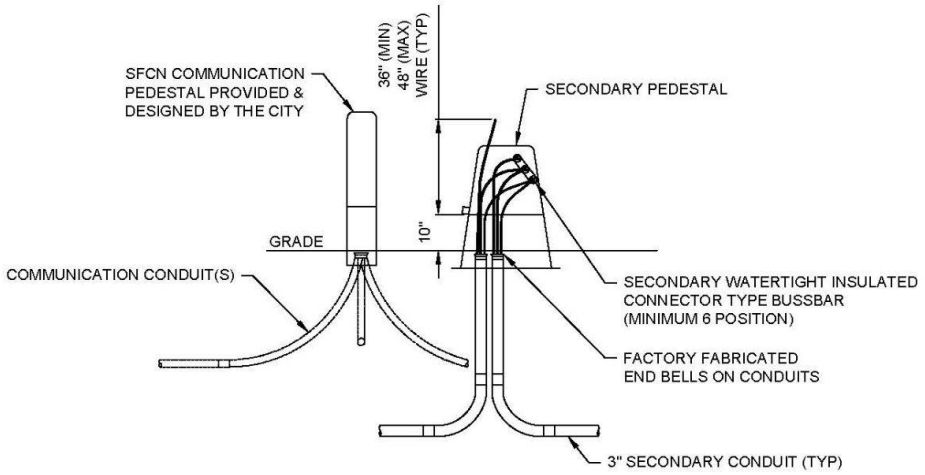
SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** 600 AMP PSE 9/11 SWITCHGEAR	DRAWN: TC DESIGN: TC REVISION: DATE: 4/16/2019	SCALE NONE STANDARD E-613



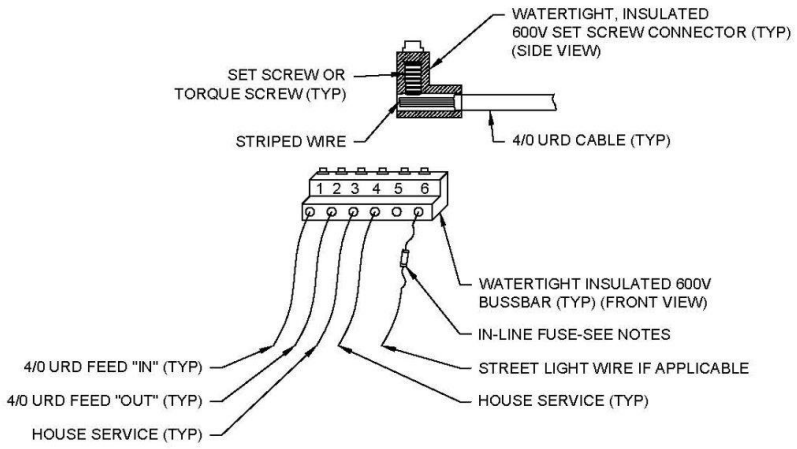
NOTES:

1. SWITCH GEAR GROUND SLEEVE SHALL BE PROVIDED BY SPANISH FORK ELECTRIC AND INSTALLED BY ELECTRICAL CONTRACTOR AS PER CITY SUPPLIED LAYOUT
2. 1250 LB MULE TAPE SHALL BE BLOWN INTO CONDUIT AND TIED SECURELY TO GROUND ROD
3. CONDUIT LAYOUT DETAIL SHALL BE GIVEN BY SPANISH FORK ELECTRIC DURING PRE CONSTRUCTION MEETING
4. TYPICAL FOR COMMERCIAL TRANSFORMER PROTECTION FOR 750KVA AND LARGER

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** 600 AMP PSE 3/5 SWITCHGEAR	DRAWN: TC DESIGN: TC REVISION: DATE: 4/16/2019	SCALE NONE STANDARD E-614



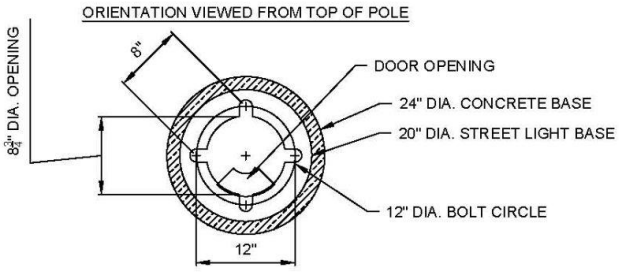
SECONDARY CONNECTIONS



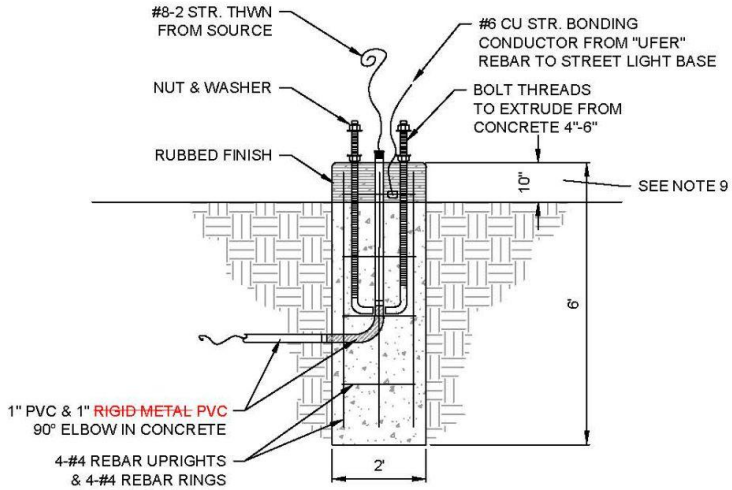
NOTES:

1. INSTALL AN IN-LINE 10 AMP FUSE & FUSE HOLDER ON THE UNGROUNDED 120/240V STREET LIGHT CONDUCTOR(S) IN JUNCTION BOX.
2. CONDUIT ENTERING INTO ANY SECONDARY PEDESTAL MUST HAVE A FABRICATED BELL END.
3. SECONDARY PEDESTAL SHALL BE NORDIC PSP-15-15-30-MG OR PENCELL AG20HDXCL-NL APPROVED EQUIVALENT.
4. GROUND LEVEL INSIDE THE GROUND SLEEVE IS THE BOTTOM OF THE GROUND SLEEVE.
5. ALL SECONDARY CABLE SHALL EXTEND A MINIMUM OF 36" & A MAXIMUM OF 48" FROM TOP OF SECONDARY BOX (WITHOUT LID) AND SHALL BE THE URD TYPE CABLE.
6. ROAD BASE SHALL BE USED UNDER SECONDARY BOXES. ROAD BASE SHALL BE COMPACTED TO 95% AND BE TESTED PRIOR TO BOX BEING SET INTO PLACE.
7. ALL SERVICE STUBS SHALL EXTEND 10' PAST PROPERTY LINE.
8. SECONDARY WATERTIGHT, INSULATED SET SCREW CONNECTORS (~~UTILCO PED-6-350-SSP, ELASTIMOLD USB63S,~~ RAYCHEM GPRT-350-6P-C(B6) OR EQUIVALENT) SHALL ACCEPT A MINIMUM OF SIX INDIVIDUAL WIRES, UNLESS OTHERWISE APPROVED BY ELECTRICAL DEPARTMENT.

SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** SECONDARY PEDESTAL, WIRE & CONNECTIONS	DRAWN: JLR DESIGN: MHC REVISION: DATE: 4/16/2019	SCALE NONE STANDARD E-615



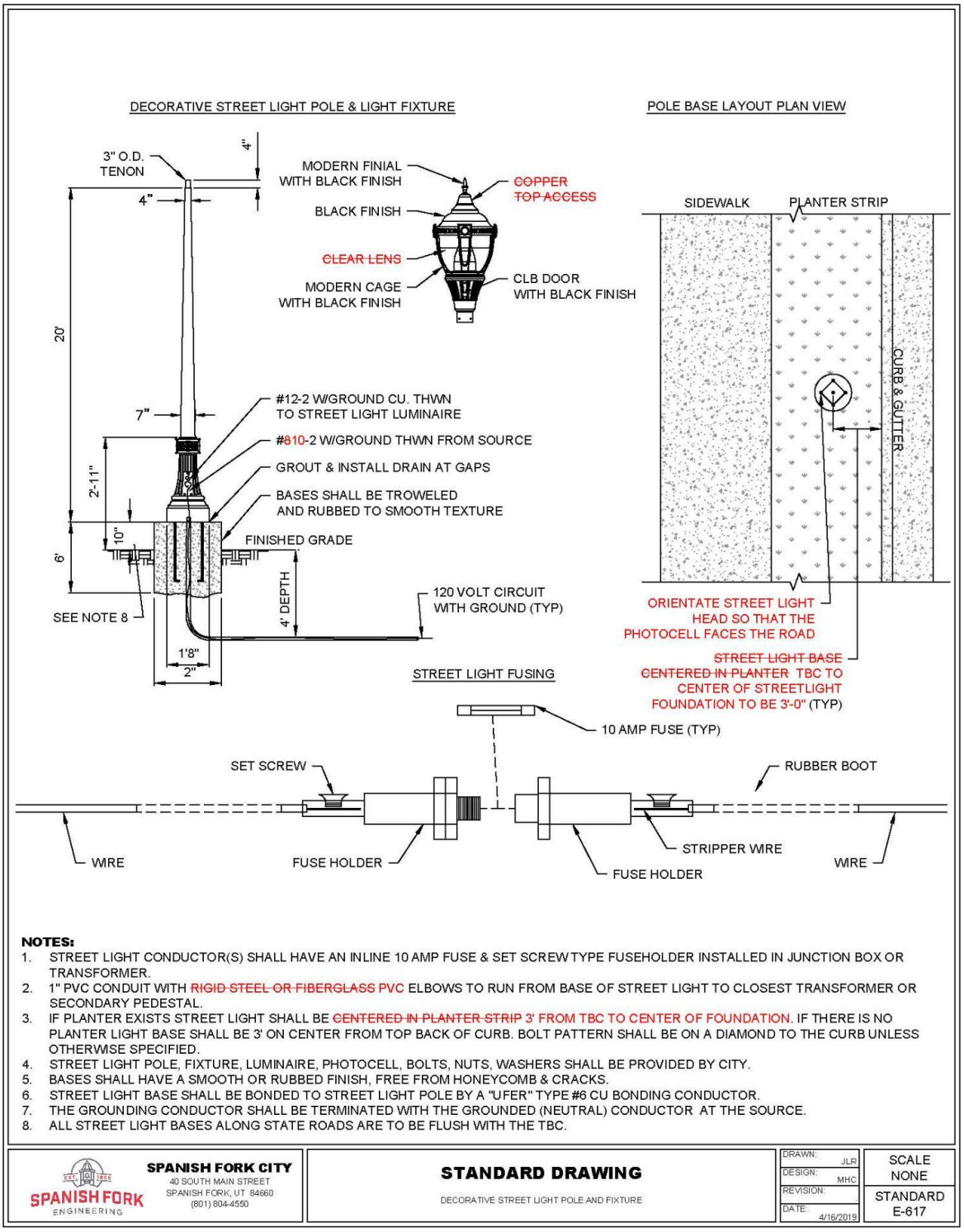
STREET LIGHT BASE DETAIL



NOTES:

1. STREET LIGHT BASES SHALL BE INSPECTED PRIOR TO POURING CONCRETE.
2. STREET LIGHT BASES SHALL BE 2' IN DIAMETER AND 6' IN DEPTH WITH 10" OF BASE EXPOSED ABOVE TOP BACK OF CURB.
3. EXPOSED CONCRETE SHALL HAVE A RUBBED FINISH, WITH ALL HONEYCOMB OR CRACKS FILLED.
4. STREET LIGHT BASE SHALL BE ~~CENTERED IN PLANTER STRIP OR~~ 3' FROM TOP BACK OF CURB TO CENTER OF BASE IF NO PLANTER STRIP IS PRESENT.
5. SONNETUBE SHALL BE KEPT DRY AND SHALL NOT BE ALLOWED TO DEFORM IN ANY WAY.
6. CONCRETE COVER OVER REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE APPROVED.
7. USE 4-#4 REBAR UPRIGHTS & 4-#4 REBAR RINGS SPACED EVENLY AND KEPT 2" FROM SIDES, TOP AND BOTTOM OF CONCRETE.
8. GROUT GAP IN BETWEEN STREET LIGHT AND BASE & PROVIDE ½" DRAIN PIPE FOR WATER.
9. ALL STREET LIGHT BASES ALONG STATE ROADS ARE TO BE FLUSH WITH THE TBC.

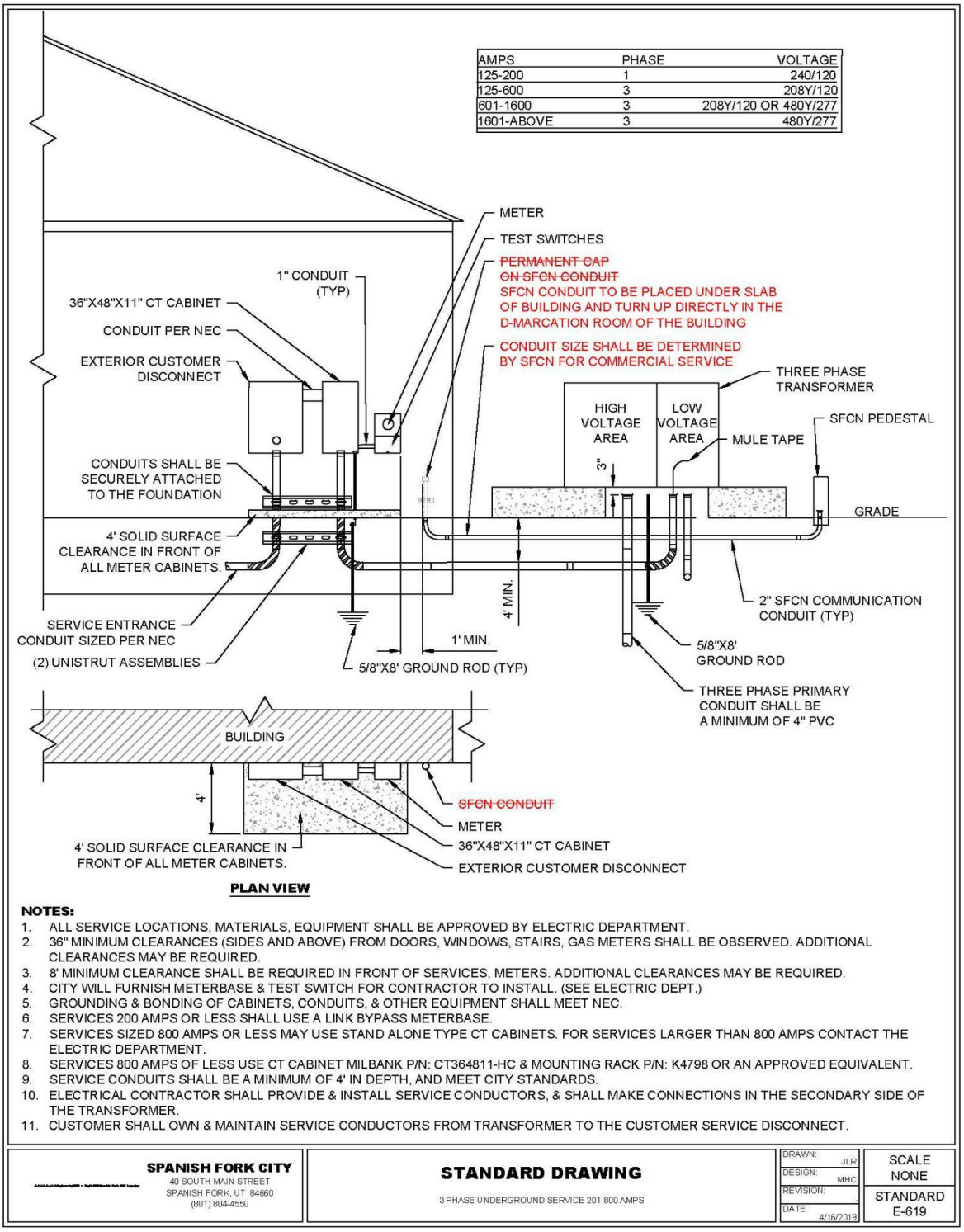
SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** STREET LIGHT POLE BASE DETAIL	DRAWN: JLR DESIGN: MHC REVISION: DATE: 4/16/2019	SCALE NONE STANDARD E-616



NOTES:

1. STREET LIGHT CONDUCTOR(S) SHALL HAVE AN INLINE 10 AMP FUSE & SET SCREW TYPE FUSEHOLDER INSTALLED IN JUNCTION BOX OR TRANSFORMER.
2. 1" PVC CONDUIT WITH ~~RIGID STEEL OR FIBERGLASS~~ PVC ELBOWS TO RUN FROM BASE OF STREET LIGHT TO CLOSEST TRANSFORMER OR SECONDARY PEDESTAL.
3. IF PLANTER EXISTS STREET LIGHT SHALL BE ~~CENTERED IN PLANTER STRIP~~ 3' FROM TBC TO CENTER OF FOUNDATION. IF THERE IS NO PLANTER LIGHT BASE SHALL BE 3' ON CENTER FROM TOP BACK OF CURB. BOLT PATTERN SHALL BE ON A DIAMOND TO THE CURB UNLESS OTHERWISE SPECIFIED.
4. STREET LIGHT POLE, FIXTURE, LUMINAIRE, PHOTOCELL, BOLTS, NUTS, WASHERS SHALL BE PROVIDED BY CITY.
5. BASES SHALL HAVE A SMOOTH OR RUBBED FINISH, FREE FROM HONEYCOMB & CRACKS.
6. STREET LIGHT BASE SHALL BE BONDED TO STREET LIGHT POLE BY A "UFER" TYPE #6 CU BONDING CONDUCTOR.
7. THE GROUNDING CONDUCTOR SHALL BE TERMINATED WITH THE GROUNDED (NEUTRAL) CONDUCTOR AT THE SOURCE.
8. ALL STREET LIGHT BASES ALONG STATE ROADS ARE TO BE FLUSH WITH THE TBC.

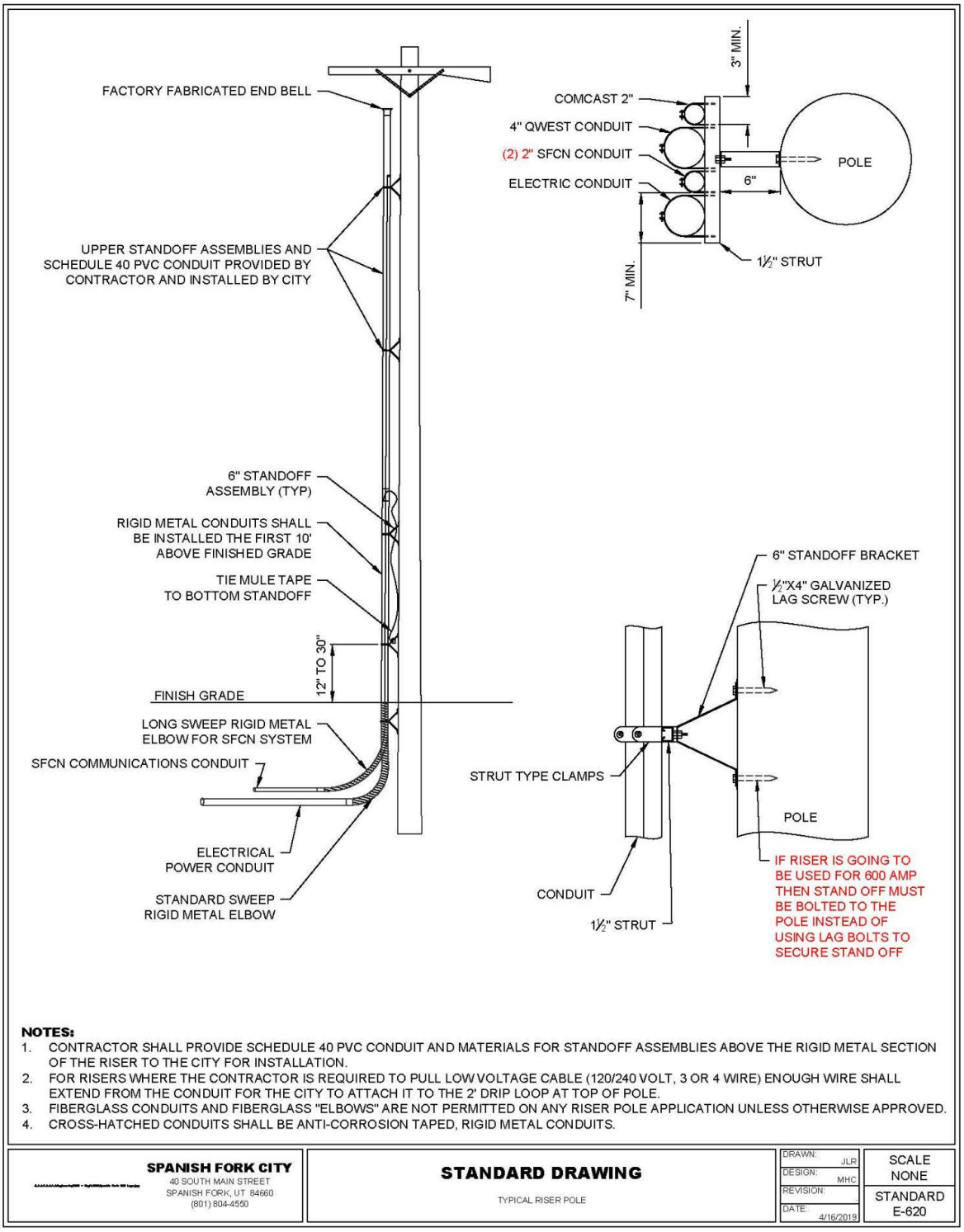
SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** DECORATIVE STREET LIGHT POLE AND FIXTURE	DRAWN: JLR DESIGN: MHC REVISION: DATE: 4/16/2019	SCALE NONE STANDARD E-617



NOTES:

1. ALL SERVICE LOCATIONS, MATERIALS, EQUIPMENT SHALL BE APPROVED BY ELECTRIC DEPARTMENT.
2. 36" MINIMUM CLEARANCES (SIDES AND ABOVE) FROM DOORS, WINDOWS, STAIRS, GAS METERS SHALL BE OBSERVED. ADDITIONAL CLEARANCES MAY BE REQUIRED.
3. 8' MINIMUM CLEARANCE SHALL BE REQUIRED IN FRONT OF SERVICES, METERS. ADDITIONAL CLEARANCES MAY BE REQUIRED.
4. CITY WILL FURNISH METERBASE & TEST SWITCH FOR CONTRACTOR TO INSTALL. (SEE ELECTRIC DEPT.)
5. GROUNDING & BONDING OF CABINETS, CONDUITS, & OTHER EQUIPMENT SHALL MEET NEC.
6. SERVICES 200 AMPS OR LESS SHALL USE A LINK BYPASS METERBASE.
7. SERVICES SIZED 800 AMPS OR LESS MAY USE STAND ALONE TYPE CT CABINETS. FOR SERVICES LARGER THAN 800 AMPS CONTACT THE ELECTRIC DEPARTMENT.
8. SERVICES 800 AMPS OF LESS USE CT CABINET MILBANK P/N: CT364811-HC & MOUNTING RACK P/N: K4798 OR AN APPROVED EQUIVALENT.
9. SERVICE CONDUITS SHALL BE A MINIMUM OF 4' IN DEPTH, AND MEET CITY STANDARDS.
10. ELECTRICAL CONTRACTOR SHALL PROVIDE & INSTALL SERVICE CONDUCTORS, & SHALL MAKE CONNECTIONS IN THE SECONDARY SIDE OF THE TRANSFORMER.
11. CUSTOMER SHALL OWN & MAINTAIN SERVICE CONDUCTORS FROM TRANSFORMER TO THE CUSTOMER SERVICE DISCONNECT.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** 3 PHASE UNDERGROUND SERVICE 201-800 AMPS	DRAWN: JLR DESIGN: MHC REVISION: DATE: 4/16/2019	SCALE NONE STANDARD E-619



NOTES:

1. CONTRACTOR SHALL PROVIDE SCHEDULE 40 PVC CONDUIT AND MATERIALS FOR STANDOFF ASSEMBLIES ABOVE THE RIGID METAL SECTION OF THE RISER TO THE CITY FOR INSTALLATION.
2. FOR RISERS WHERE THE CONTRACTOR IS REQUIRED TO PULL LOW VOLTAGE CABLE (120/240 VOLT, 3 OR 4 WIRE) ENOUGH WIRE SHALL EXTEND FROM THE CONDUIT FOR THE CITY TO ATTACH IT TO THE 2' DRIP LOOP AT TOP OF POLE.
3. FIBERGLASS CONDUITS AND FIBERGLASS "ELBOWS" ARE NOT PERMITTED ON ANY RISER POLE APPLICATION UNLESS OTHERWISE APPROVED.
4. CROSS-HATCHED CONDUITS SHALL BE ANTI-CORROSION TAPED, RIGID METAL CONDUITS.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** TYPICAL RISER POLE	DRAWN: JLR DESIGN: MHC REVISION: DATE: 4/16/2019	SCALE NONE STANDARD E-620

Electrical Customer Annexation Connection Fee Exemption Map

N

1" = 3,315 Ft

Acreage between Policy Boundary and Hashed Boundary:
7,146.11 Acres

Legend

Development

Policy Boundary

Spanish Fork Boundary Less Annexations

SPANISH FORK ENGINEERING

Pint Date: 11/2/2021

Spanish Fork City GIS
40 South Main St
Spanish Fork, UT 84660
GIS Phone Numbers;
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Spanish Fork Officials,

Because the Spanish Fork Community Pool is closing at the end of 2021, there will be no legal place to have swimming lessons in the city. This is a safety concern for our youth. Backyard swimming pools could provide a place for many to do lessons however the city prohibits more than 2 persons at a home business which includes swimming lessons. It is not economically viable to have only one parent and one child at swimming lessons.

Backyard pool swim lessons are a benefit to their communities. Besides teaching children critical safety skills, they bring communities together and are a benefit to all. The biggest concern with teaching any kind of lesson from the home is the traffic and parking congestion it brings to the neighborhood.

The traffic with any type of home lesson is insignificant to the traffic already accepted during the school year with cars taking children to and from school. The larger issue is the parking for these lessons. While residents do not own the street parking in front of their own house, having a neighbor's car or people visiting neighbors constantly parking in front of their house poses a real nuisance. In addition, several neighborhood streets are too narrow to have cars parked on both sides of the street and easily get two cars to pass each other.

It is because of these parking issues that the number of people allowed to visit home based businesses is so dramatically limited. There are alternatives to exclusively limiting the number of people that would also be very effective in avoiding these issues.

1. Street parking for home-based businesses can and should be limited to directly adjacent to the business owner's property unless they have written consent from their neighbors.
2. Street parking should be prohibited on streets that are too narrow for two cars to pass each other with cars parked on both sides of the street.
3. The people visiting must stay for at least 30 minutes. This will prevent people from running businesses with a constant stream of cars, which is currently allowed as long as it is only two at a time.
4. The maximum number of students, excluding their parents who drive them there in any lesson should be limited to 15. In most cases the property and parking will limit the number of students to far less than this.
5. This should also be part time or seasonal, averaging less than 20 hours per week on an annual basis.

These limitations will naturally limit the number of people visiting the home-based business to what is an acceptable level for the neighborhood while enabling home based group lessons to be taught. This would enable legal home-based swimming lessons, dance lessons, art lessons or other lessons that provide great value to the community. We have many talented individuals that would love to share their skills but do not have the desire nor means to open a full-time business.

Proposed Text Change:

For home-based businesses where part time lessons are being taught, the two-person limit does not apply. Street parking is limited to directly adjacent to the homeowner's property. If the width of the street is narrower than 32ft then street parking is prohibited for the business. No more than two lessons per hour can be taught, with a maximum of 15 students per lesson. To qualify as part time the business must average less than 20 hours per week.