



Wednesday, November 17, 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. Approval of Minutes

Subject **A. September 1, 2021**

Meeting Nov 17, 2021 - Development Review Committee

Category 1. Approval of Minutes

Access Public

Type Action, Minutes

Subject **B. October 6, 2021**

Meeting Nov 17, 2021 - Development Review Committee

Category 1. Approval of Minutes

Access Public

Type Action, Minutes

Subject **C. October 20, 2021**

Meeting Nov 17, 2021 - Development Review Committee

Category 1. Approval of Minutes

Access Public

Type Action, Minutes

2. Zone Change and Site Plan

Subject **A. TLM SPANISH FORK. The proposal would impose the Development Enhancement Overlay in order to facilitate additional site improvements for a 5.92-acre property located at 900 East Expressway Lane.**

Meeting Nov 17, 2021 - Development Review Committee

Category 2. Zone Change and Site Plan

Access Public

Type Action, Discussion

File Attachments

[report.drc.tlm.11-17-2021.pdf \(3,163 KB\)](#)
[siteplan.tlm.900e.11-12-2021.pdf \(1,889 KB\)](#)
[landscaping.tlm.900e.11-12-2021.pdf \(3,110 KB\)](#)

3. Conditional Use Permit and Site Plan

Subject **A. QUICK QUACK HIGHWAY 6. The request would allow for a car wash with associated vacuum stalls in conjunction with a commercial development located at 722 South Spanish Fork Parkway.**

Meeting Nov 17, 2021 - Development Review Committee

Category 3. Conditional Use Permit and Site Plan

Access Public

Type Action, Discussion

File Attachments

[report.drc.quickquackhighway6.11-17-2021.pdf \(7,847 KB\)](#)
[memo.quickquackhighway6.10-12-2021.pdf \(374 KB\)](#)
[civilset.quickquack.1091e.11-8-2021.pdf \(14,457 KB\)](#)
[plan.landscape.quickquackhighway6.10-12-2021.pdf \(3,331 KB\)](#)
[plans.elevations.quickquackhighway6.10-12-2021.pdf \(2,617 KB\)](#)

4. Minor Plat Amendment

Subject **A. LUDLOW PLAT B. A minor plat amendment resulting in two residential lots at 1265 East 1000 South.**

Meeting Nov 17, 2021 - Development Review Committee

Category 4. Minor Plat Amendment

Access Public

Type Action, Discussion

File Attachments

[report.drc.ludlowplatb.11-17-2021.pdf \(877 KB\)](#)
[plat.ludlowplatb.10-20-2021.pdf \(599 KB\)](#)

5. Zone Change and Preliminary Plat

Subject **A. FRITZI. The proposal involves changing the current zone from R-R to R-4, R-3, R-1-12 and C-2 in order to allow for Preliminary Plat approval for a Master Planned Development with 319 units along with a portion dedicated for a future commercial use to be located at 1422 South CalPac Avenue.**

Meeting Nov 17, 2021 - Development Review Committee

Category 5. Zone Change and Preliminary Plat

Access	Public
Type	Action, Discussion

File Attachments
[report.drc.fritzi.11-17-2021.pdf \(9,558 KB\)](#)
[preliminaryplanset.fritzisubdivison.11-8-2021 \(3\).pdf \(6,078 KB\)](#)

6. General Plan Amendment

Subject	A. TRANSPORTATION MASTER PLAN. The proposal involves various revisions to the Transportation Master Plan.
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Meeting	Nov 17, 2021 - Development Review Committee
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Category	6. General Plan Amendment
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Access	Public
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Type	Action, Discussion
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File Attachments
[TMP CC Memo - Nov 2021.pdf \(2,177 KB\)](#)

7. Title 15 Amendments.

Subject	A. IMPACT FEES. Proposed amendments to electrical line text found in City Code 15.4.12.070 Reimbursable Projects.
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Meeting	Nov 17, 2021 - Development Review Committee
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Category	7. Title 15 Amendments.
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Access	Public
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Type	Action, Discussion
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Subject	B. MASTER PLANNED DEVELOPMENTS. Potential amendments to requirements for developments with multiple zoning designations.
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Meeting	Nov 17, 2021 - Development Review Committee
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Category	7. Title 15 Amendments.
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Access	Public
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Type	Action, Discussion
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8. Construction Standards

Subject	A. PROPOSED AMENDMENTS TO POLICY 4.39 OF THE CONSTRUCTION STANDARDS.
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Meeting	Nov 17, 2021 - Development Review Committee
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Category	8. Construction Standards
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Access	Public
Type	Action, Discussion

File Attachments

[CC Memo - Proposed Construction Standards Revisions 12-3-2021.pdf \(10,618 KB\)](#)

9. Other Business

Subject	A. Maple Mountain Estates Plat F fence.
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Meeting	Nov 17, 2021 - Development Review Committee
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Category	9. Other Business
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Access	Public
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Type	Discussion
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Subject	B. Humphries landscaping.
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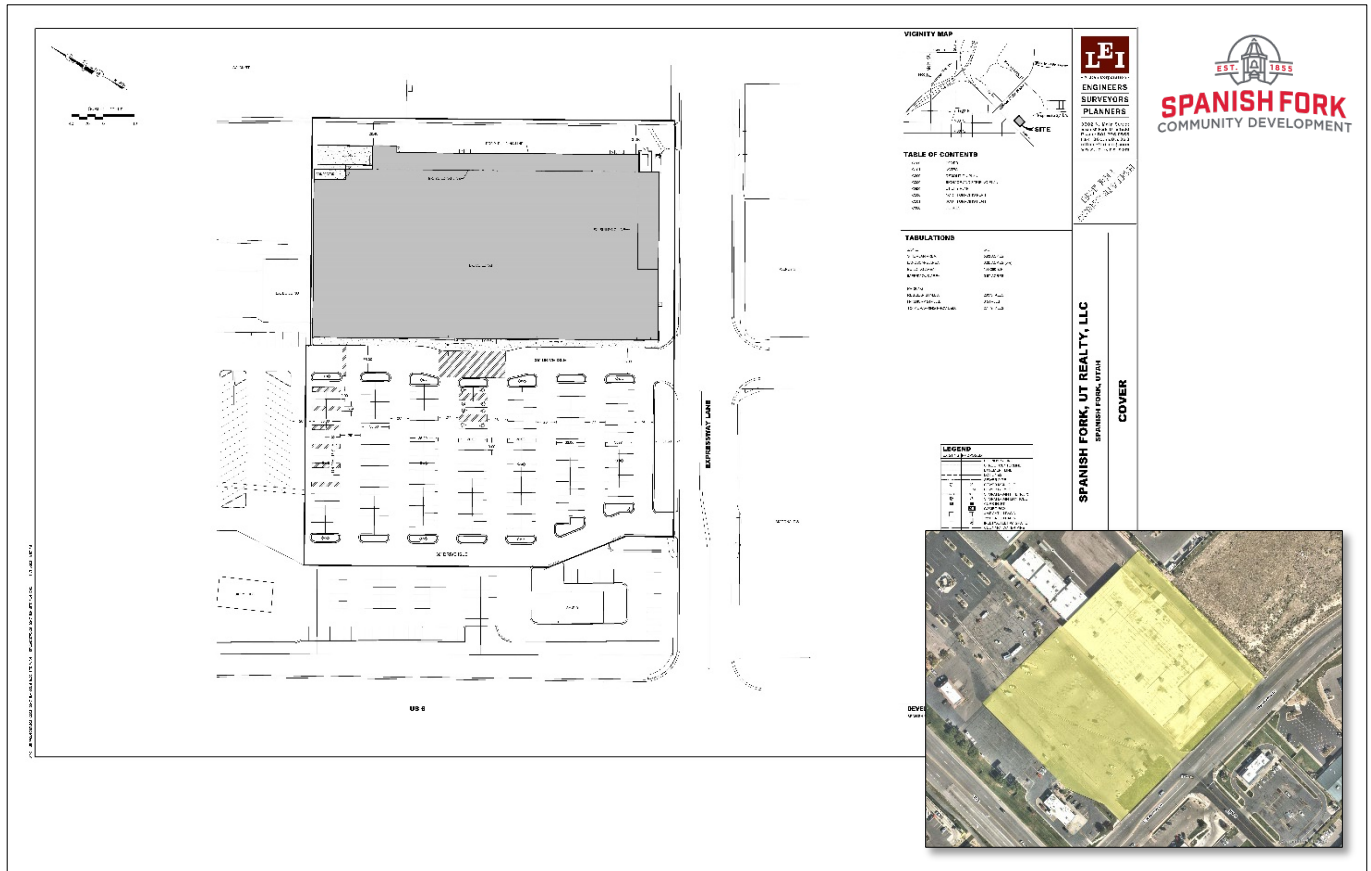
Meeting	Nov 17, 2021 - Development Review Committee
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Category	9. Other Business
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Access	Public
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Type	Discussion
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10. Adjourn



TLM Spanish Fork Site Plan Approval Request

November 17, 2021, Development Review Committee Meeting.

Located at 900 East Expressway Lane, including 5.92 acres.

The subject property is zoned SC.

The applicant has requested that a Zone Change and Site Plan be approved. The applicant has requested approval for the Development Enhancement Overlay because they are not able to meet the City's parking and landscaping requirements.

Key Issues

1. Landscaping.
2. Parking.
3. Access.

Recommendation

That the proposed Zone Change and Site Plan be recommended for approval based on the following findings and subject to the following conditions:

Findings

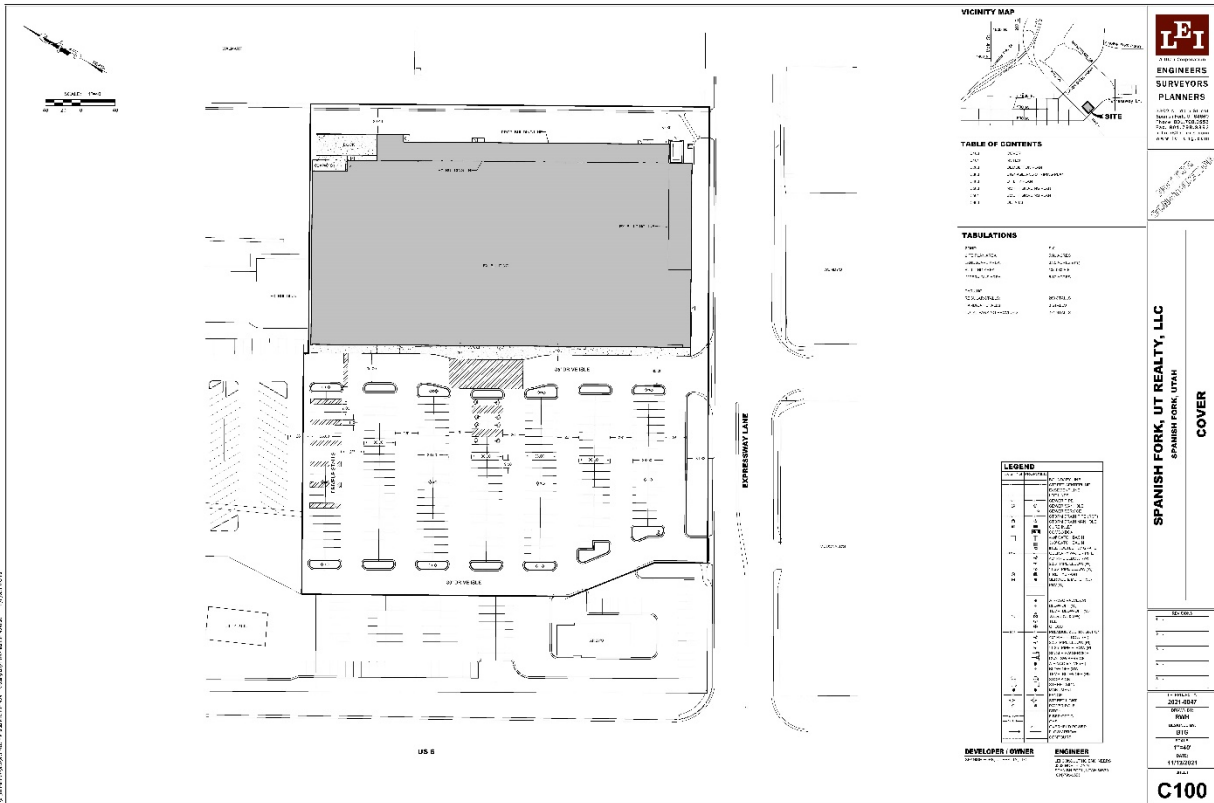
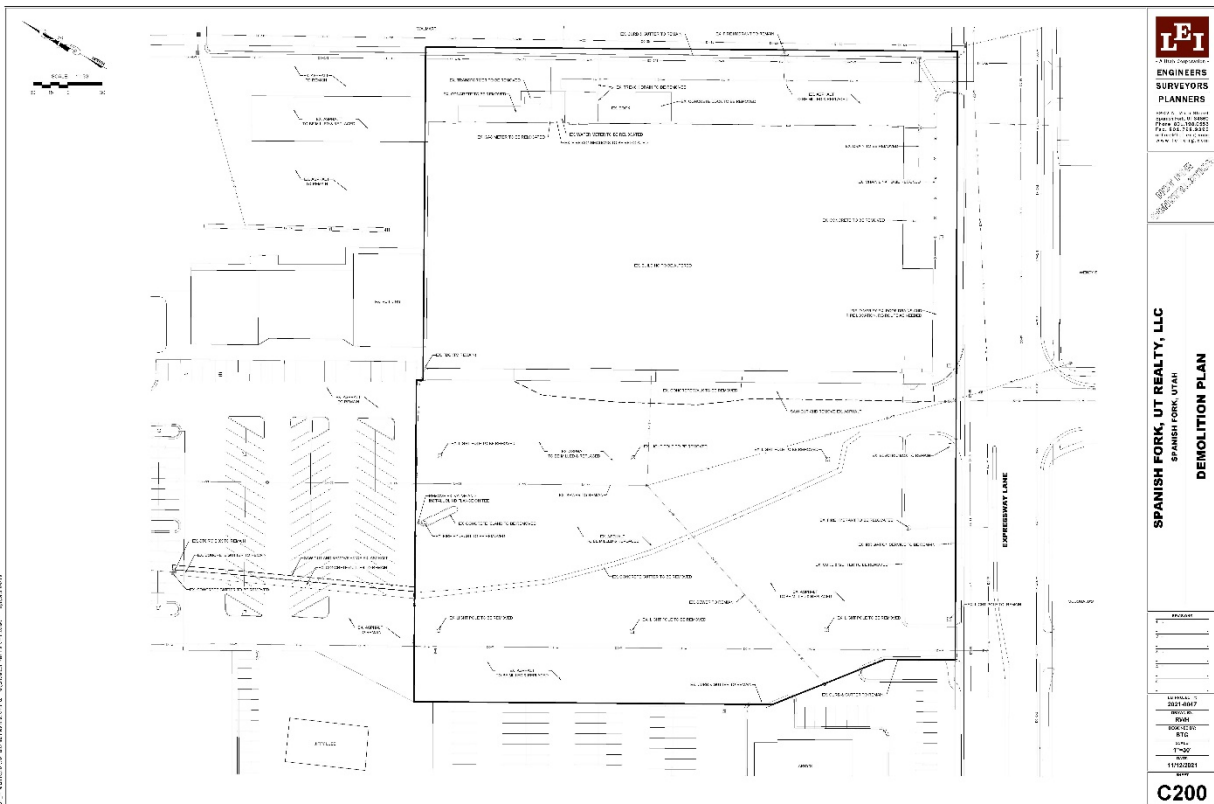
1. That the application conforms to the City's General Plan Designation.
2. That the applicant qualify for the Development Enhancement Overlay.

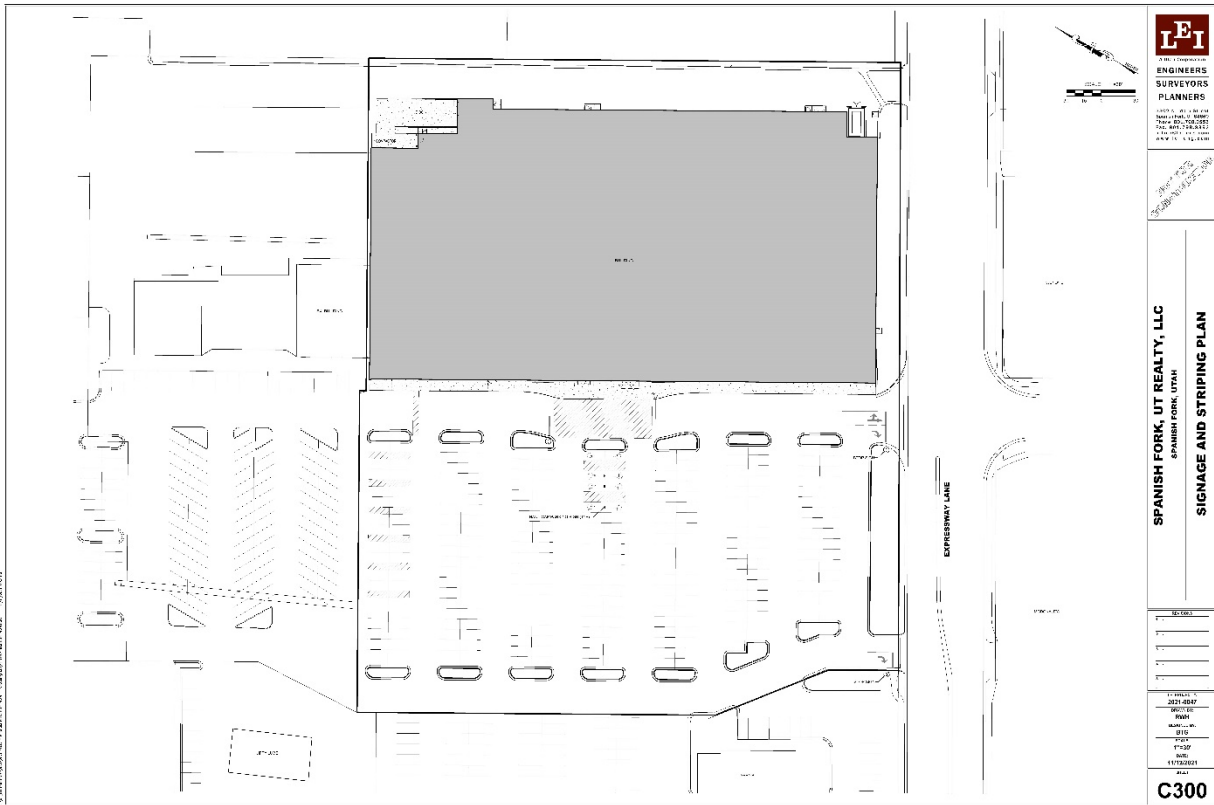
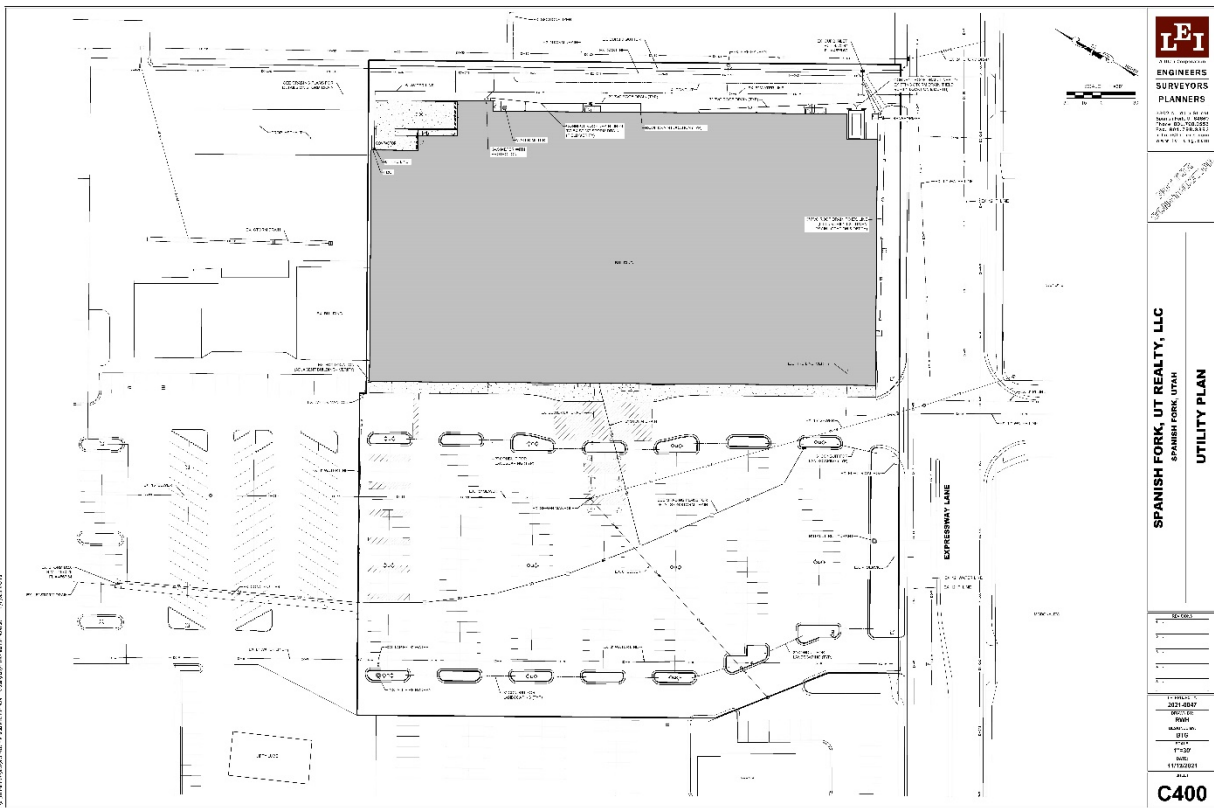
Conditions

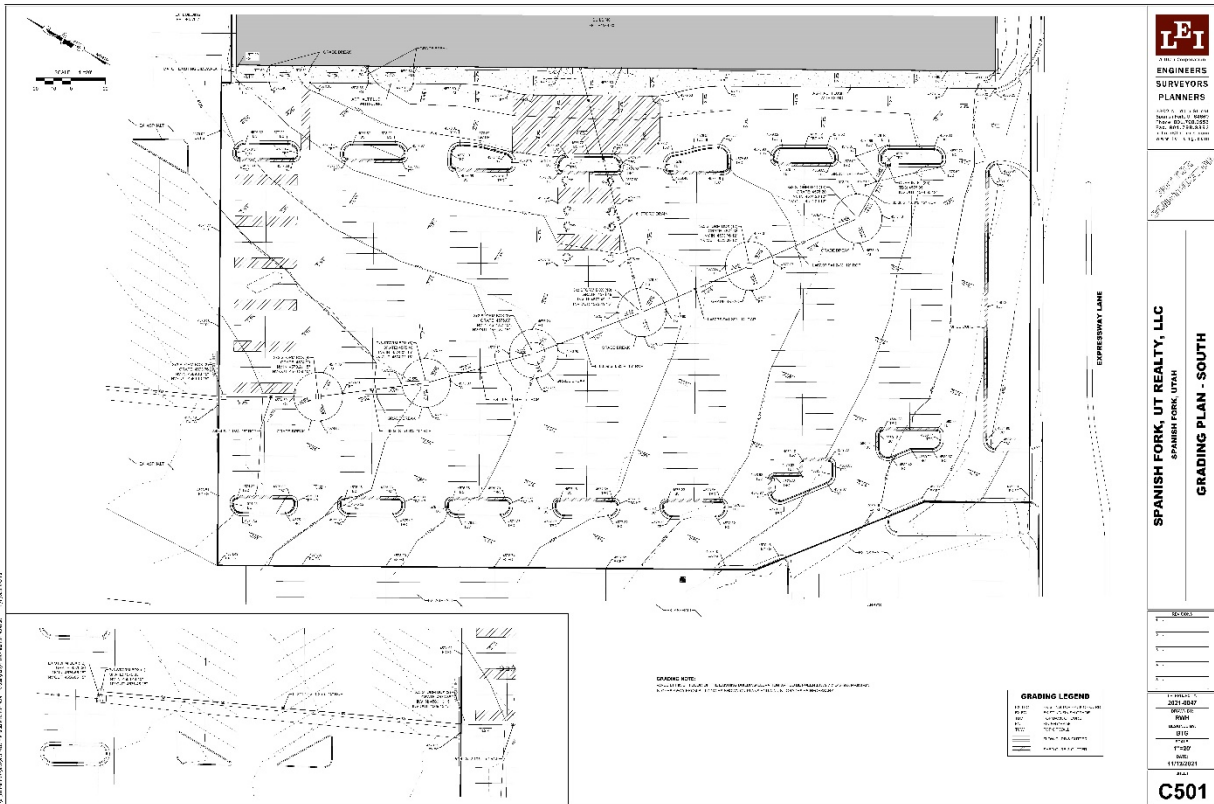
1. That the applicant meets the City's Construction Standards.
2. That the applicant addresses any red-lines.

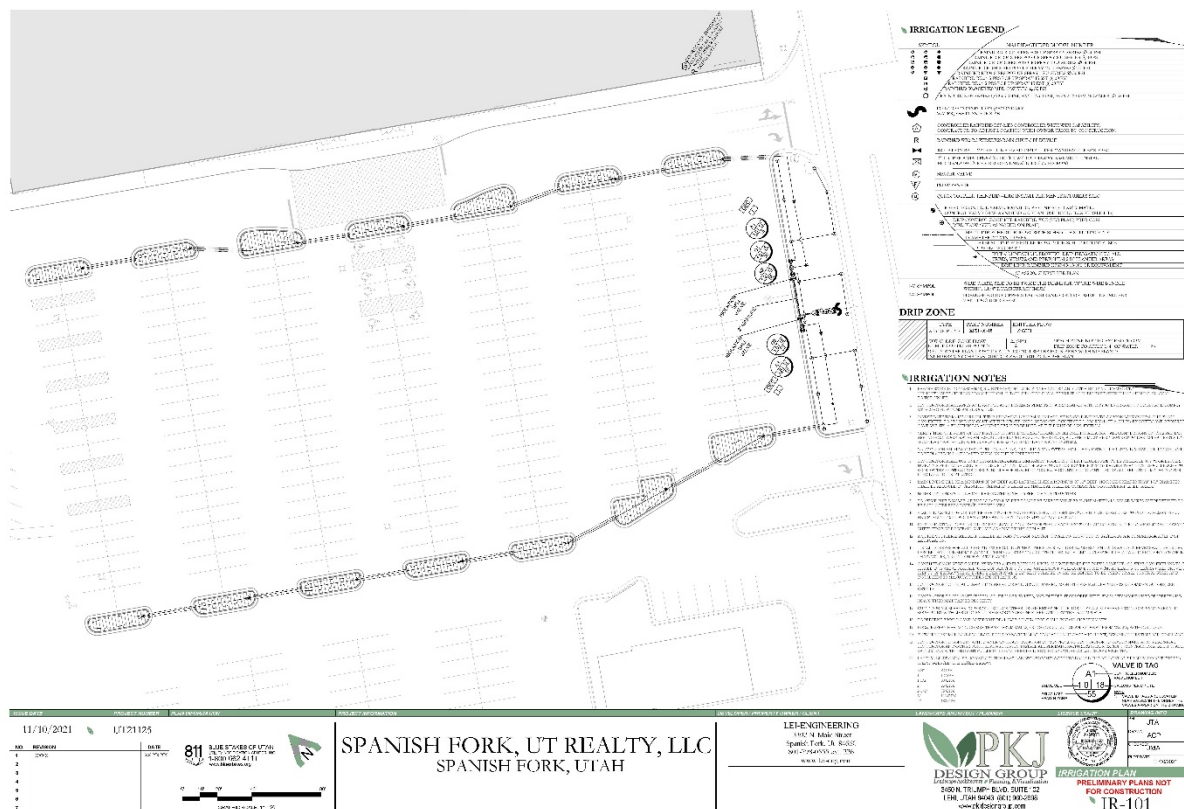
Exhibits

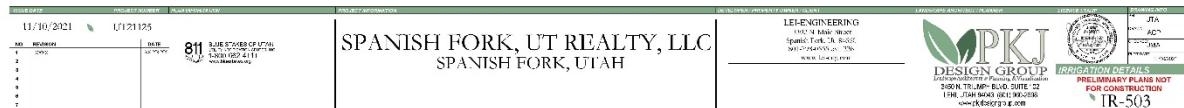
1. Site Plan.
2. Landscaping Plan.



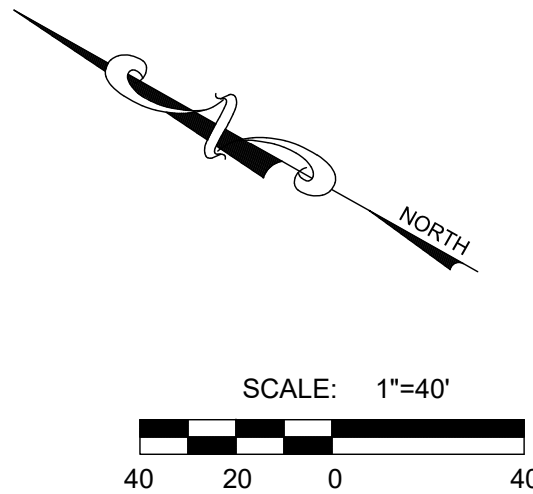
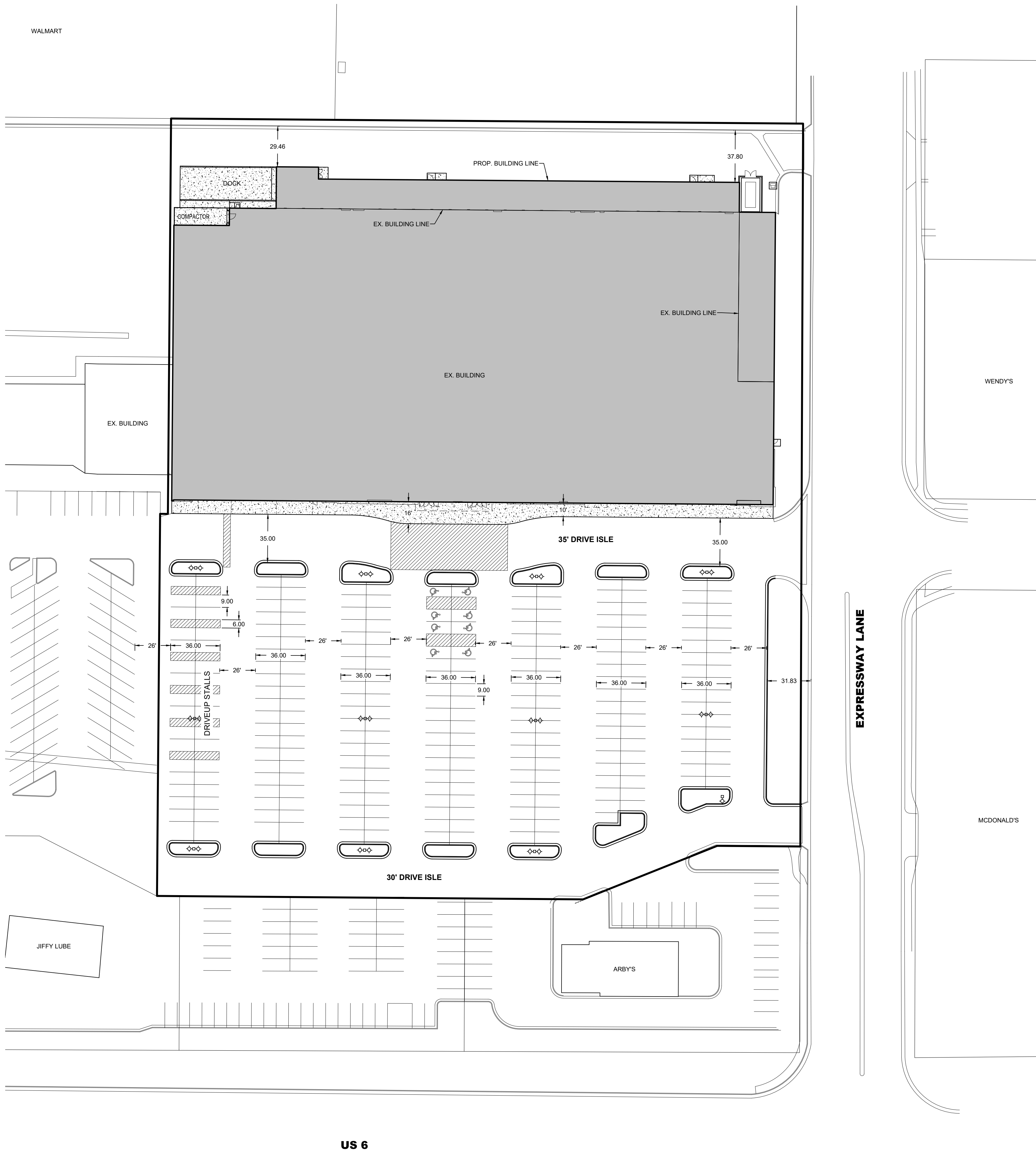








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VICINITY MAP

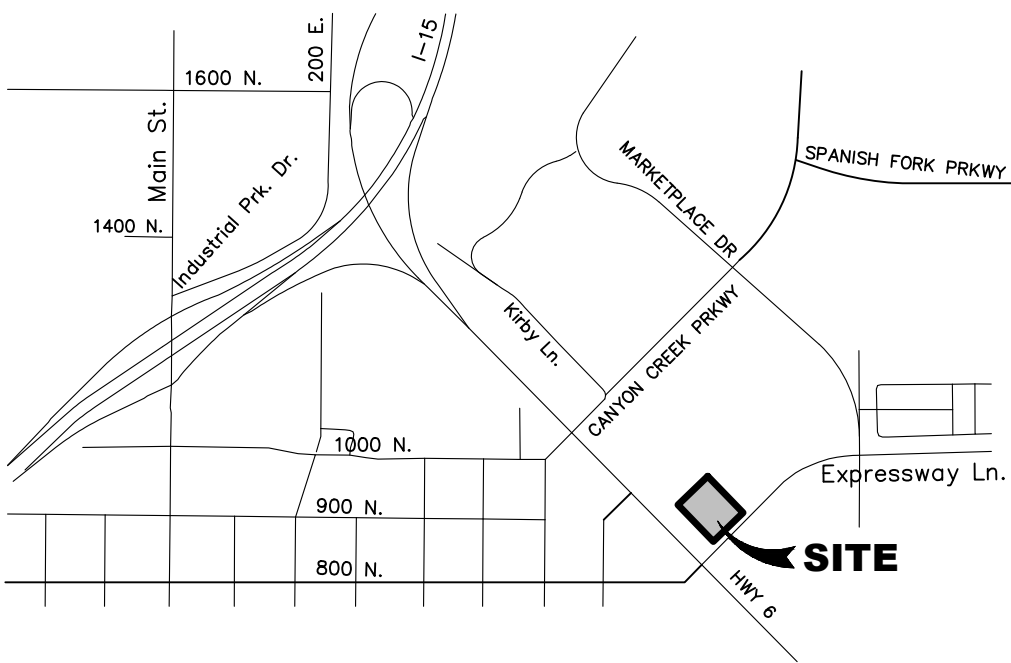


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C500	NORTH GRADING PLAN
C501	SOUTH GRADING PLAN
C600	DETAILS

TABULATIONS

ZONE:	S-C
SITE PLAN AREA:	5.92 ACRES
LANDSCAPE AREA:	0.35 ACRES (6%)
BUILDING AREA:	100,080 S.F.
IMPERVIOUS AREA:	5.57 ACRES
PARKING	
REGULAR STALLS:	263 STALLS
HANDICAP STALLS:	8 STALLS
TOTAL PARKING PROVIDED:	271 STALLS

LEGEND

EXISTING	PROPOSED	
---	---	BOUNDARY LINE
---	---	STREET CENTERLINE
---	---	EASEMENT LINE
---	---	LOT LINES
EX-SS	SS	SEWER PIPE
EX-SM	SM	SEWER MANHOLE
EX-SR	SR	SEWER SERVICE
EX-SD	SD	STORM DRAIN PIPE (RCP)
EX-SM	SM	STORM DRAIN MANHOLE
EX-SI	SI	CURB INLET
EX-SB	SB	COMBO BOX
EX-SB	SB	4x4' CATCH BASIN
EX-SB	SB	3x3' CATCH BASIN
EX-SB	SB	INLET/OUTLET W/ GRATE
EX-W	W	CULINARY WATER PIPE
EX-W	W	45" PIPE ELBOW (W)
EX-W	W	22.5" PIPE ELBOW (W)
EX-W	W	11.25" PIPE ELBOW (W)
EX-W	W	FIRE HYDRANT
EX-W	W	SERVICE & METER (W)
EX-W	W	PRV (W)
EX-W	W	AIR-VAC VALVE (W)
EX-W	W	BLOW-OFF (W)
EX-W	W	TEMP. BLOW-OFF (W)
EX-W	W	VALVE (W & SW)
EX-W	W	TEE
EX-W	W	CROSS
EX-PI	PI	PRESSURIZED IRRIGATION
EX-PI	PI	45" PIPE ELBOW (PI)
EX-PI	PI	22.5" PIPE ELBOW (PI)
EX-PI	PI	11.25" PIPE ELBOW (PI)
EX-PI	PI	SINGLE SW SERVICE
EX-PI	PI	DUAL SW SERVICE
EX-PI	PI	AIR-VAC VALVE (PI)
EX-PI	PI	BLOW-OFF (SW)
EX-PI	PI	TEMP. BLOW-OFF (PI)
EX-PI	PI	STOP SIGN
EX-PI	PI	STREET SIGN
EX-PI	PI	MONUMENT
EX-PI	PI	FENCE
EX-PI	PI	STREET LIGHT
EX-PI	PI	POWER POLE
EX-PI	PI	DITCH
EX-PI	PI	FIBER OPTIC
EX-PI	PI	GAS
EX-PI	PI	OVERHEAD POWER
EX-PI	PI	FLOW ARROW
EX-PI	PI	CONTOURS

DEVELOPER / OWNER
SPANISH FORK, UT REALTY, LLC

ENGINEER
LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH
COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -
6 -

LEI PROJECT #:
2021-0047
DRAWN BY:
RWH
DESIGNED BY:
BTG
SCALE:
1"=40'
DATE:
11/12/2021

SHEET

C100

NOT FOR
CONSTRUCTION

LEI
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GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AND INSPECTED IN STRICT ACCORDANCE WITH ALL JURISDICTIONAL AUTHORITIES.
2. CONTRACTOR SHALL COMPLY WITH THE STANDARDS INDICATED WITHIN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES, OWNERS, ENGINEERS, AND UTILITY COMPANIES FIVE DAYS PRIOR TO A PRE-CONSTRUCTION MEETING.
3. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
4. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
5. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF, AND AT, THE SITE OF WORK IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS. THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, (1) THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.
6. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND ANSWER ANY QUESTIONS BEFORE CONSTRUCTION.
7. ALL TRAFFIC CONTROL IS TO CONFORM TO THE CURRENT MUTCD AND UDOT STANDARDS. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
8. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.
9. CONTRACTOR TO VERIFY EXISTING CONDITIONS, TIE IN POINTS, UTILITY CONNECTIONS, ETC. PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
10. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCHMARKS, CONTROL POINTS, SECTION CORNERS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY UNNECESSARY LOSS OR DISTURBANCE.
11. CONTRACTOR TO FURNISH, MAINTAIN, AND RESTORE ALL SURVEY MONUMENTS AND MONUMENT REFERENCE MARKERS WITHIN THE PROJECT SITE. CONTRACTOR TO CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT PERMITTING, LOCATIONS AND CONSTRUCTION DETAILS.
12. ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.

GENERAL CLEARING AND GRADING NOTES

1. CLEARING, GRUBBING AND DISPOSAL OF VEGETATIVE MATERIAL NEEDS TO BE IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS, WHICH APPLY TO SOLID WASTE.
2. THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON DRAWINGS AND A TOPOGRAPHIC SURVEY PERFORMED BY LEI ENGINEERS (UNLESS OTHERWISE NOTED). IF THE EXISTING GRADE IS DIFFERENT FROM WHAT IS SHOWN ON THE GRADING PLAN, CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY.
3. ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S REPORT.
4. WHEN USING ELECTRONIC FILES OF MASS GRADING SITES PREPARED BY LEI THE CONTRACTOR MUST USE THE DIGITAL TERRAIN MODEL CREATED BY AUTODESK CIVIL 3D AND NOT A REPRODUCTION OF PROPOSED CONTOURS. LEI IS NOT RESPONSIBLE FOR ANY INACCURACIES, ERRORS AND/OR DISCREPANCIES DUE TO CONVERSION OR USE OF ELECTRONIC FILES.
5. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
6. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING THE APPROPRIATE PERMITS AND INSPECTIONS. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL UTILITY NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING BLUE STAKES FOR MARKINGS TO VERIFY ALL EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES AND FOR ALL INTERRUPTIONS CAUSED BY THE RESULTS OF HIS WORK.
2. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY CONTRACTORS WORK FORCE.
3. START AT THE LOW END OF ALL GRAVITY FEED LINES AND WORK UPHILL. DO NOT DRY START GRAVITY FEED LINES THAT TIE INTO EXISTING GRAVITY LINES. FAILURE TO COMPLY WITH THIS NOTE SHALL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.
4. CONTRACTOR SHALL LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF-SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.
5. ANY POWER, NATURAL GAS, AND COMMUNICATIONS UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING UTILITIES, NOR FOR ANY NEW UTILITY SERVICES. CONTRACTOR TO SUBMIT SITE PLAN TO APPROPRIATE UTILITY PROVIDER FOR DESIGN OF SERVICE CONNECTIONS.
6. ALL DIMENSIONS, GRADES AND UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXISTS PRIOR TO CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
7. ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.
8. THE DRY START OF ANY UTILITY WITHOUT DIRECT CONNECTION TO EXISTING UTILITY INFRASTRUCTURE IS HIGHLY DISCOURAGED UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER. LEI IS NOT RESPONSIBLE FOR ANY ISSUES OR CHANGES RESULTING FROM SUCH CONSTRUCTION METHODS.
9. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
10. AND AT THE SOLE RISK OF THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER.
11. CONTRACTOR IS RESPONSIBLE TO REMOVE, SALVAGE, AND REPLACE FENCE LINES WHICH ARE DISTURBED DURING CONSTRUCTION.
12. SANITARY SEWER TO BE INSTALLED A MINIMUM OF 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY FROM ALL WATER LINES.
13. ALL PIPE LENGTHS SHOWN ON PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS NOTED OTHERWISE.
14. UTILITY LATERAL TO BE INSTALLED PER CITY STANDARD LOCATION UNLESS OTHERWISE NOTED.

ELECTRONIC FILE NOTES

1. THE HARD COPIES OF THIS INFORMATION WILL GOVERN OVER THE ELECTRONIC DATA IN THE EVENT ANY DISCREPANCIES ARE FOUND WITH THE INFORMATION. PLEASE CONTACT LEI BEFORE CONSTRUCTION IF ANY DISCREPANCIES ARE FOUND.
2. THE INFORMATION RECORDED ON OR TRANSMITTED AS ELECTRONIC MEDIA WAS CREATED USING AUTODESK CIVIL 3D 2020 SOFTWARE. THEREFORE, THE INFORMATION IS SUBJECT TO UNDETECTABLE ALTERATION, EITHER INTENTIONAL OR UNINTENTIONAL DUE TO, AMONG OTHER CAUSES, TRANSMISSION, CONVERSION, MEDIA DEGRADATION, SOFTWARE ERROR, OR HUMAN ALTERATION.

SPANISH FORK CITY NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE LATEST EDITION OF SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SF6N 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.
4. ALL UTILITY SERVICE LATERALS TO BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS UNLESS SHOWN OTHERWISE.
5. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FOR CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWINGS SHALL BE SUPERSEDED BY CITY DESIGN.
6. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
7. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WAS ISSUED AT PRE-CONSTRUCTION MEETING.
8. ANY EXISTING FACILITIES AFFECTED BY DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC & CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATION SERVICES, AND LANDSCAPING RESTORATION.
9. WATER RIGHTS AND IMPACT FEES WILL BE REQUIRED WITH BUILDING PERMIT.
10. BONDING FOR THE ELECTRICAL IMPROVEMENTS & INSPECTION FEES BEFORE PRE-CONSTRUCTION MEETING.
11. DEVELOPER TO CONTACT COMCAST AND CENTURY LINK CONCERNING THEIR REQUIRED IMPROVEMENTS.
12. CONTRACTOR SHALL COMPLY WITH THE GEOTECHNICAL STUDY CONDUCTED BY CMT AS PROJECT NO. 13096 WITH A DATE OF AUGUST 8, 2019.



- A Utah Corporation -

ENGINEERS

SURVEYORS

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www.lei-eng.com

NOT FOR
CONSTRUCTION

SPANISH FORK, UT REALTY, LLC

SPANISH FORK, UTAH

GENERAL NOTES

REVISIONS

1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
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LEI PROJECT #:

2021-0047

DRAWN BY:

RWH

DESIGNED BY:

BTG

SCALE:

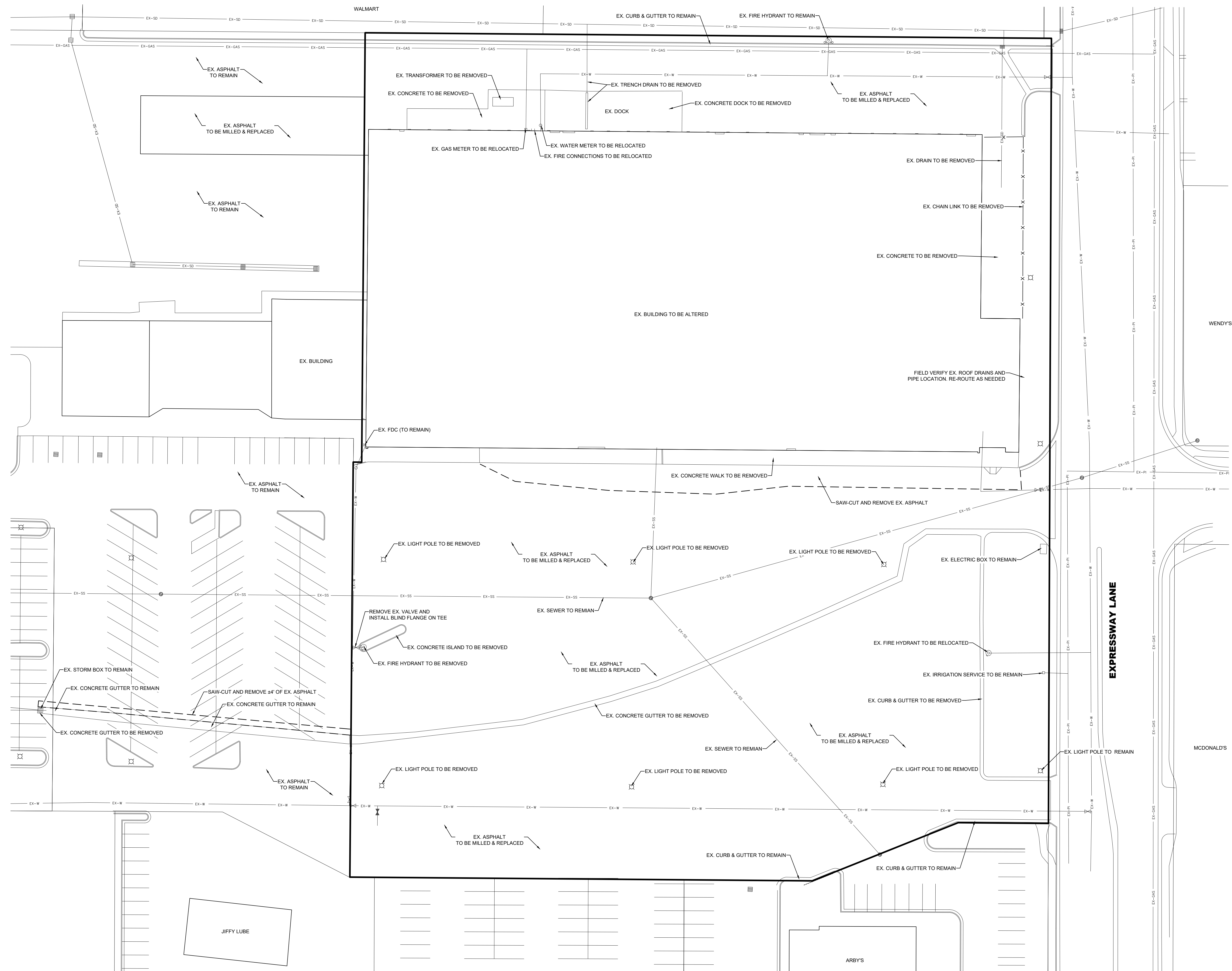
NONE

DATE:

11/12/2021

SHEET

C101



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NOT FOR CONSTRUCTION

DEMOLITION PLAN

[illegible]

LEI PROJECT #:
2021-0047

DRAWN BY:
RWH

DESIGNED BY:
BTG

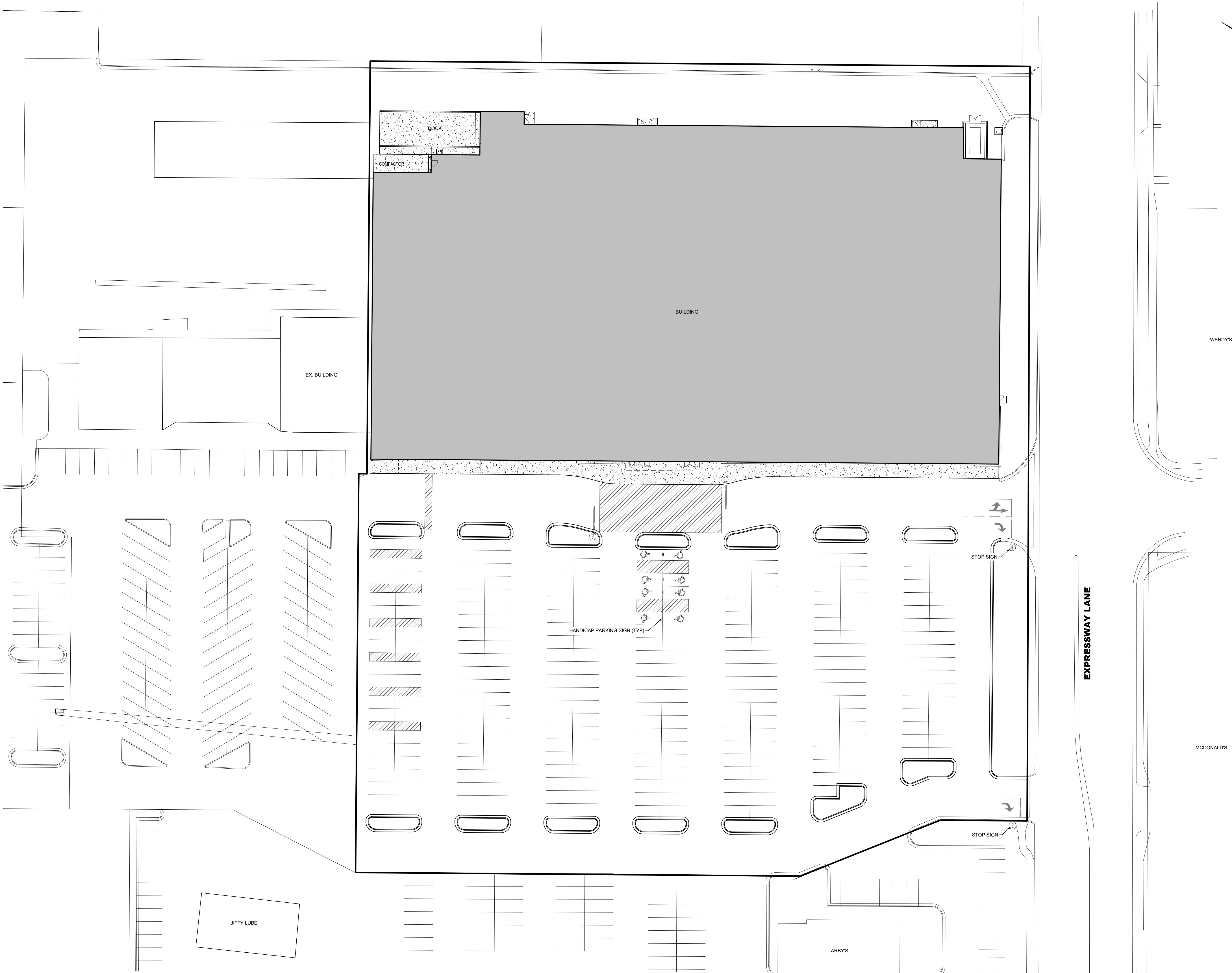
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DATE:
11/12/2021

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**ENGINEERS
SURVEYORS
PLANNERS**

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Spanish Fork, UT 84660
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www.lei-eng.com

NOT FOR
CONSTRUCTION

SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH

SIGNAGE AND STRIPING PLAN

REVISIONS	
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LEI PROJECT #: 2021-0047	
DRAWN BY: RWH	
DESIGNED BY: BTG	
SCALE: 1"=30'	
DATE: 11/12/2021	
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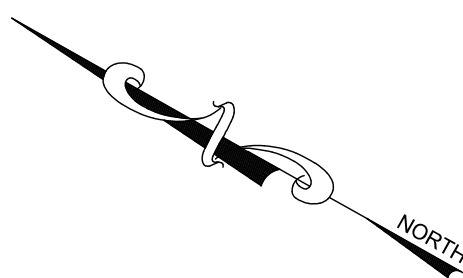
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SPANISH FORK, UT REALTY, LLC
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UTILITY PLAN

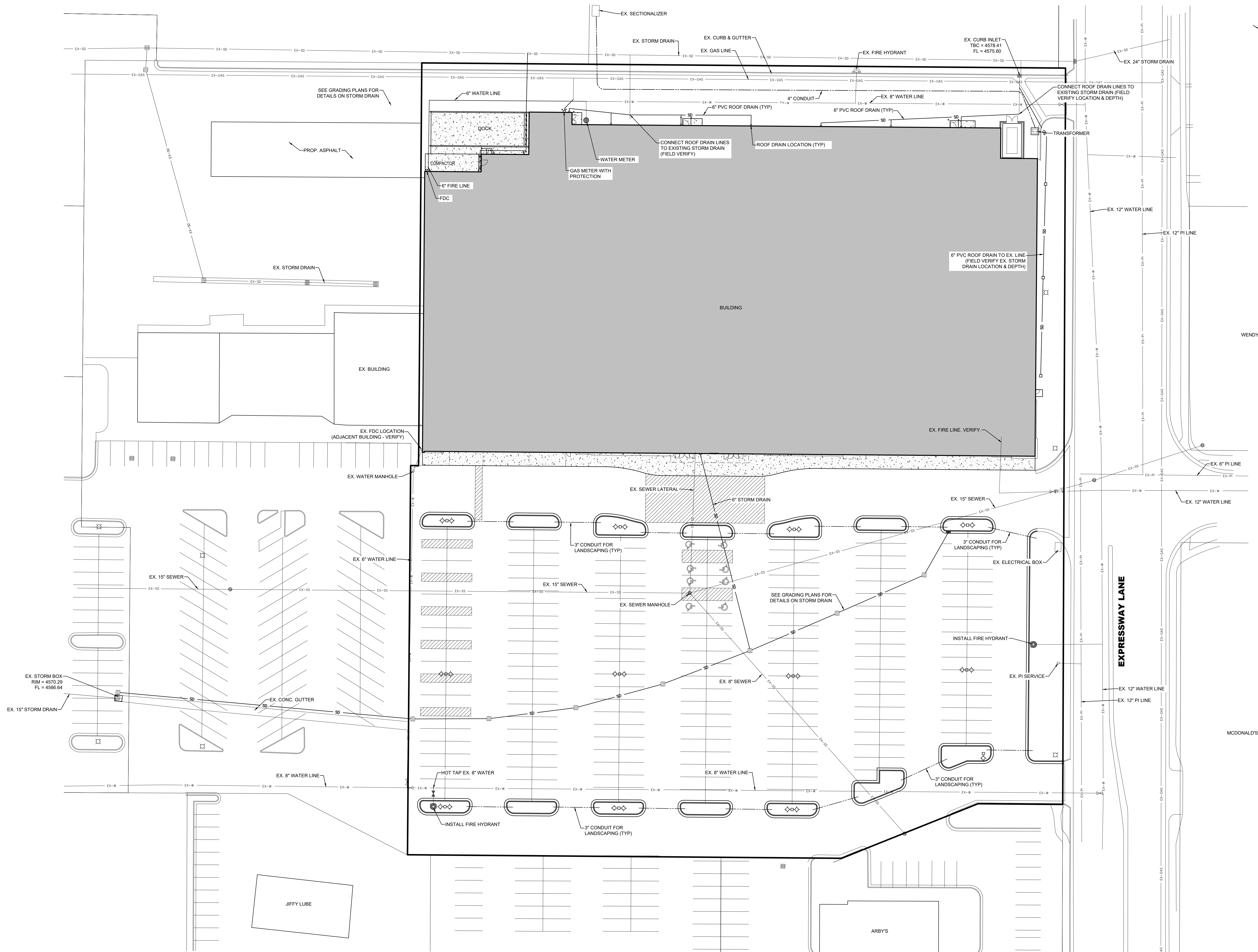
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LEI PROJECT #:
2021-0047
DRAWN BY:
RWH
DESIGNED BY:
BTG
SCALE:
1"=30'
DATE:
11/12/2021

SHEET
C400



SCALE: 1"=30'
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GRADING PLAN - NORTH

EXPRESSWAY LANE

GRADING NOTE:

- AS-BUILT FINISH FLOOR OF THE EXISTING BUILDING ELEVATION VARIED BETWEEN ±4579.7 & ±4579.8. MAINTAIN SLOPES AWAY FROM BUILDING AS SHOWN ON PLANS AND ADJUST GRADES AS NECESSARY.

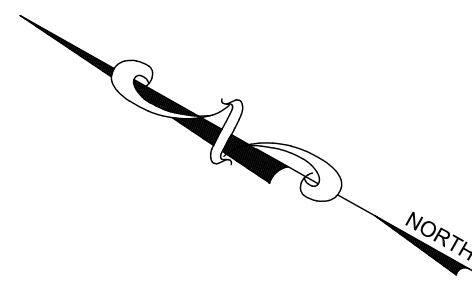
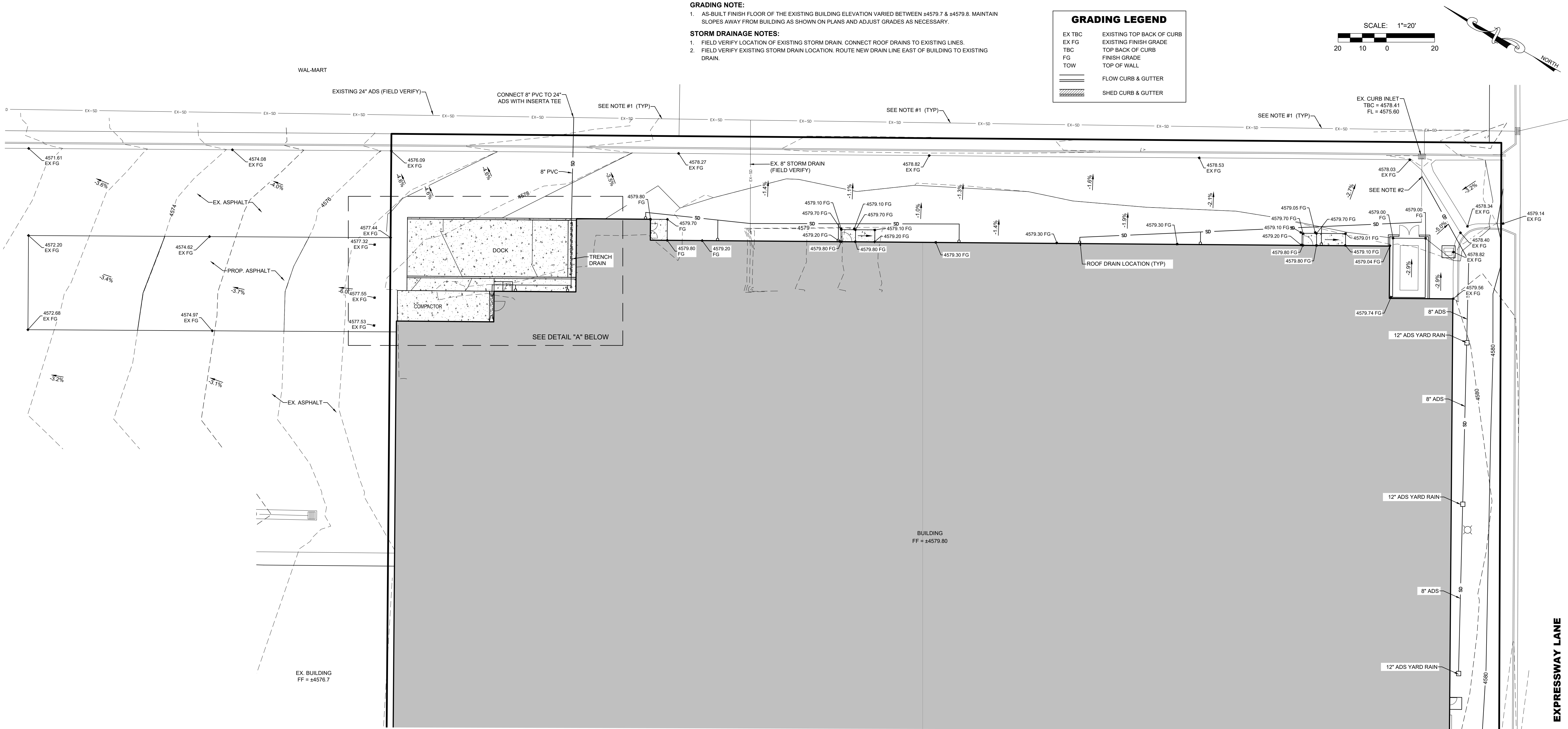
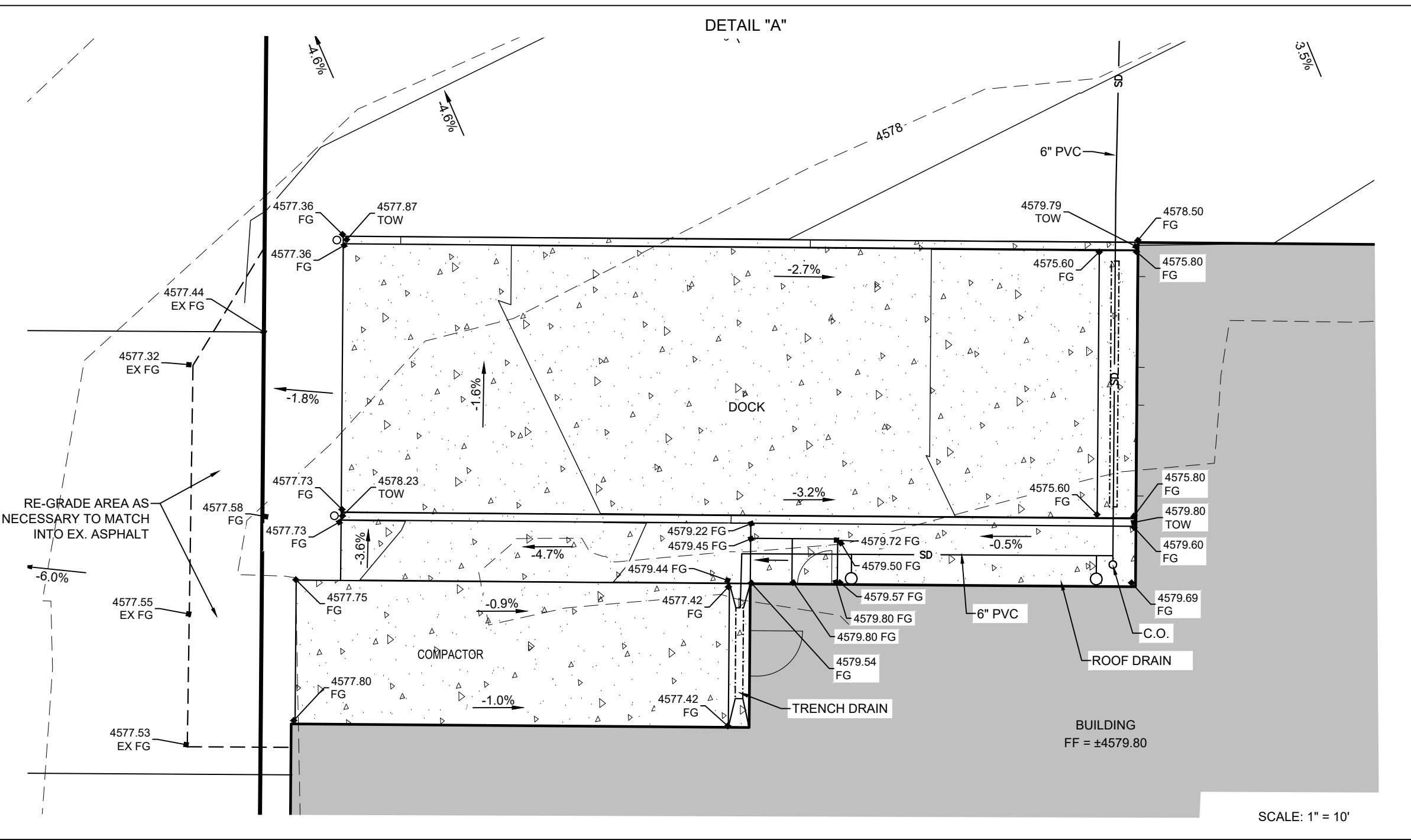
STORM DRAINAGE NOTES:

- FIELD VERIFY LOCATION OF EXISTING STORM DRAIN. CONNECT ROOF DRAINS TO EXISTING LINES.
- FIELD VERIFY EXISTING STORM DRAIN LOCATION. ROUTE NEW DRAIN LINE EAST OF BUILDING TO EXISTING DRAIN.

GRADING LEGEND

EX TBC	EXISTING TOP BACK OF CURB
EX FG	EXISTING FINISH GRADE
TBC	TOP BACK OF CURB
FG	FINISH GRADE
TOW	TOP OF WALL
---	FLOW CURB & GUTTER
---	SHED CURB & GUTTER

SCALE: 1"=20'



REVISIONS

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LEI PROJECT #:

2021-0047

DRAWN BY:

RWH

DESIGNED BY:

BTG

SCALE:

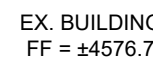
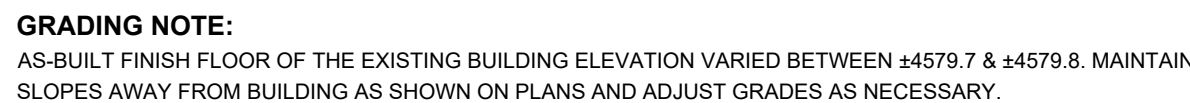
1"=20'

DATE:

11/12/2021

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GRADING LEGEND

EX TBC	EXISTING TOP BACK OF CURB
EX FG	EXISTING FINISH GRADE
TBC	TOP BACK OF CURB
FG	FINISH GRADE
TOW	TOP OF WALL
	FLOW CURB & GUTTER
	SHED CURB & GUTTER

REVISIONS	
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LEI PROJECT #:
2021-0047

DRAWN BY:
RWH

DESIGNED BY:
BTG

SCALE:
1"=20'

DATE:
11/12/2021

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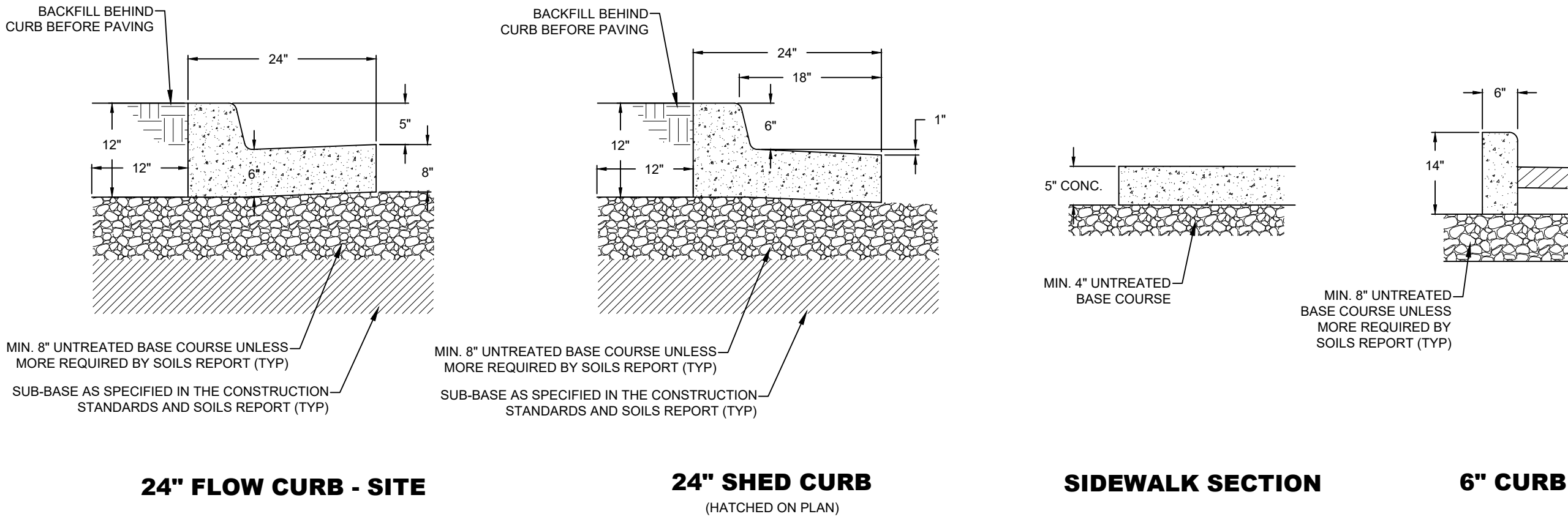
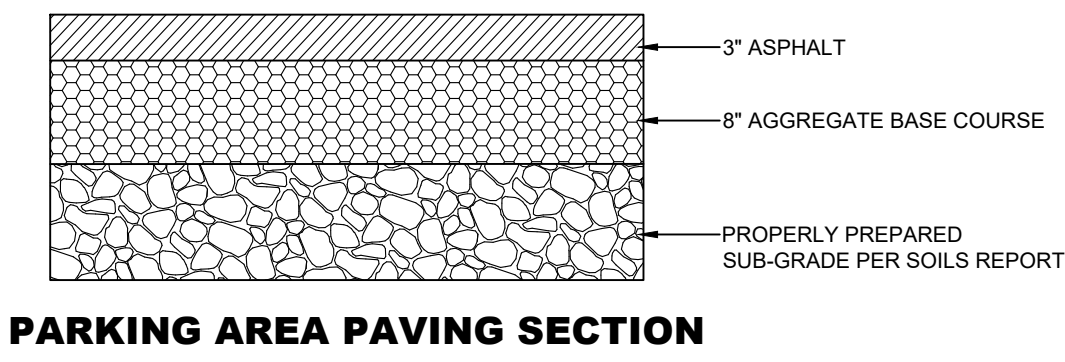
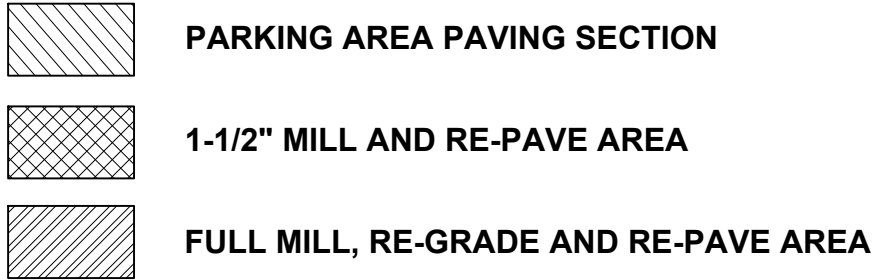
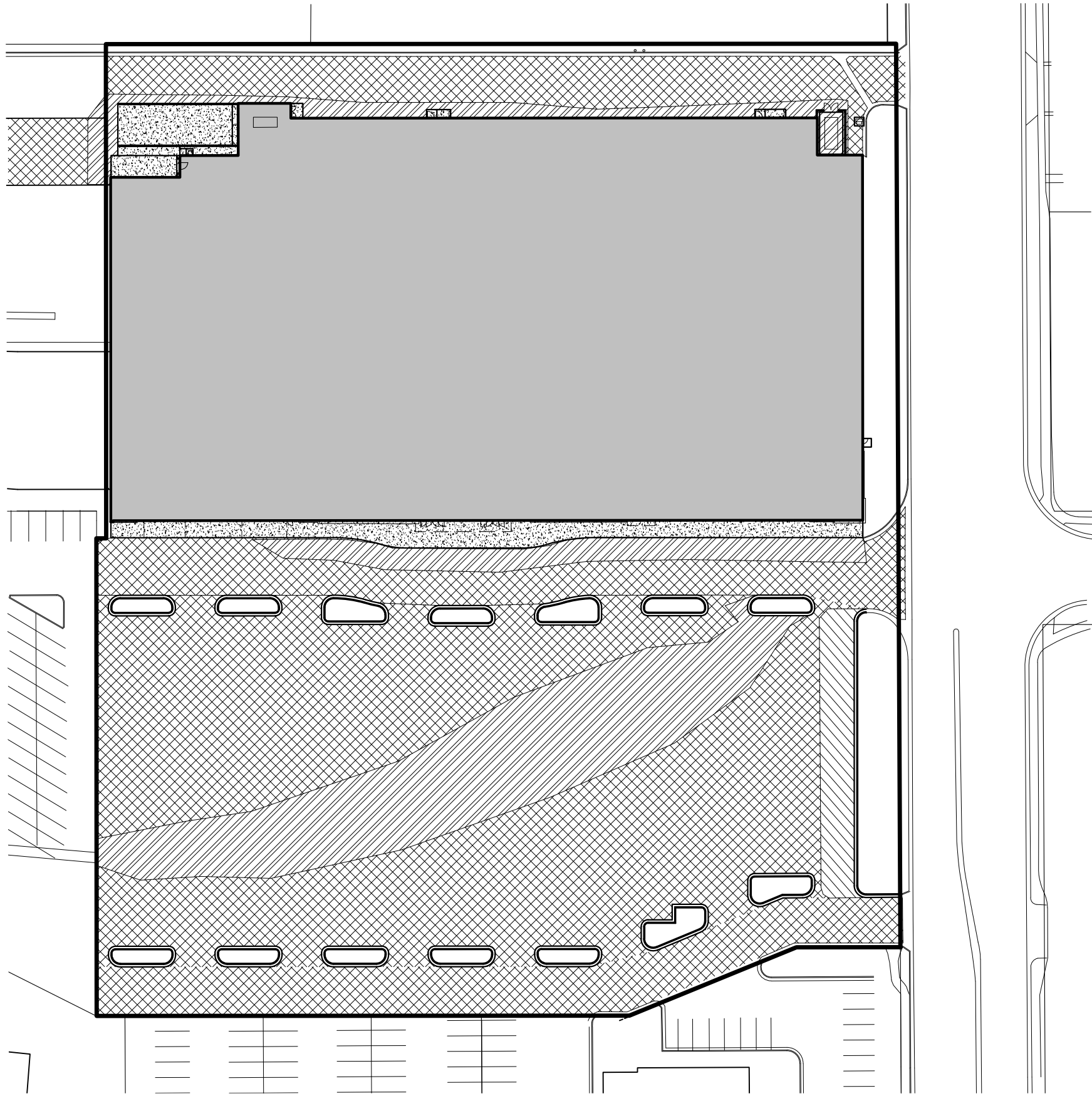
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GRADING PLAN - SOUTH

SEE SPANISH FORK CITY STANDARD DRAWINGS FOR MORE DETAILS



LEI

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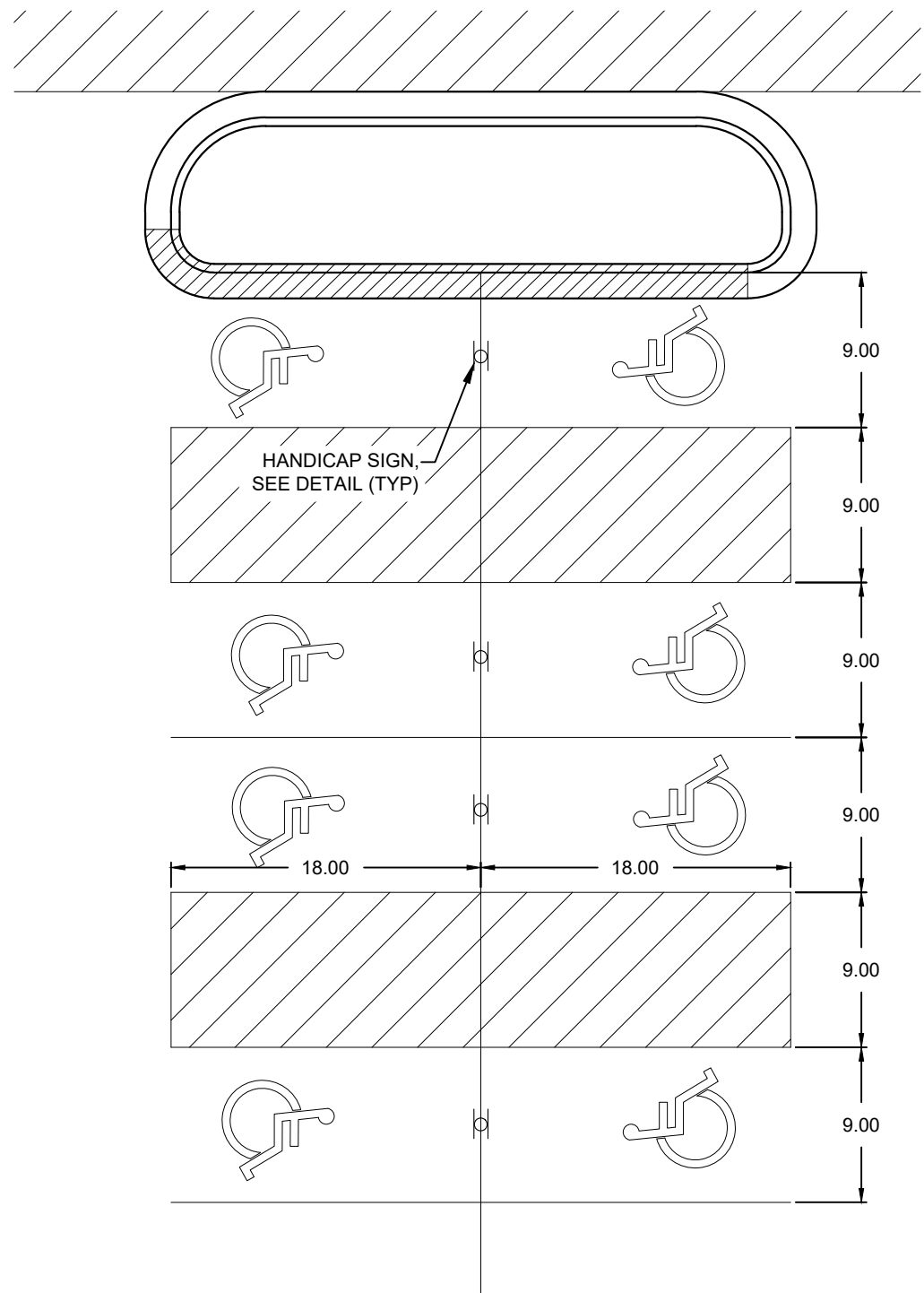
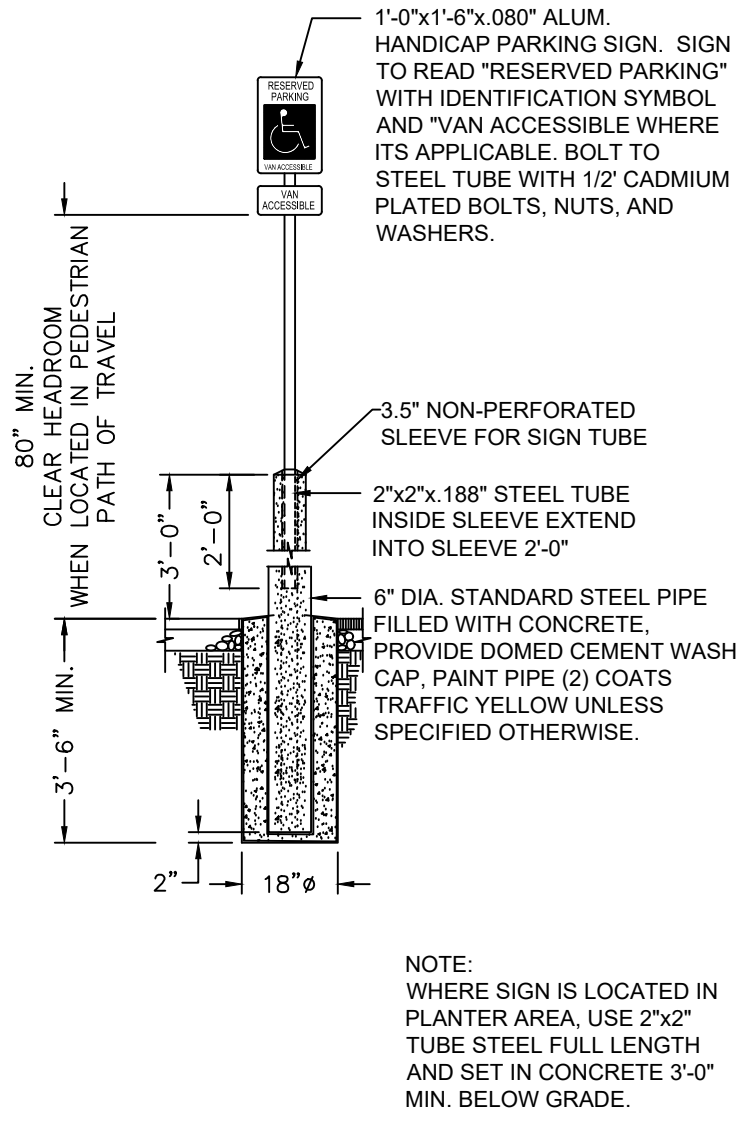
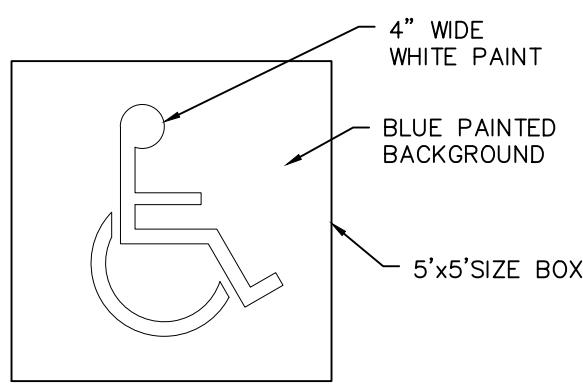
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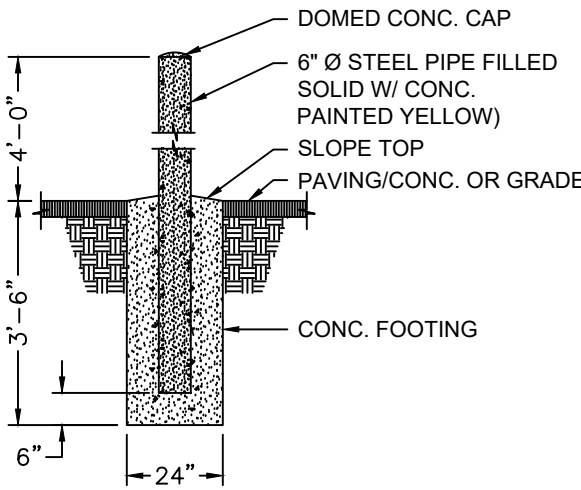
DETAILS

1 CURB & GUTTER DETAILS

2 PAVING SECTION



DETAIL-C
ACCESSIBLE PARKING SYMBOL
NOT TO SCALE



DETAIL-D
FIXED BOLLARD
NOT TO SCALE

? HANDICAP PARKING AND SIGN & BOLLARD DETAIL

REVISIONS

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LEI PROJECT #: 2021-0047

DRAWN BY: RWH

DESIGNED BY: BTG

SCALE: NONE

DATE: 11/12/2021

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LANDSCAPE PLAN SPECIFICATIONS

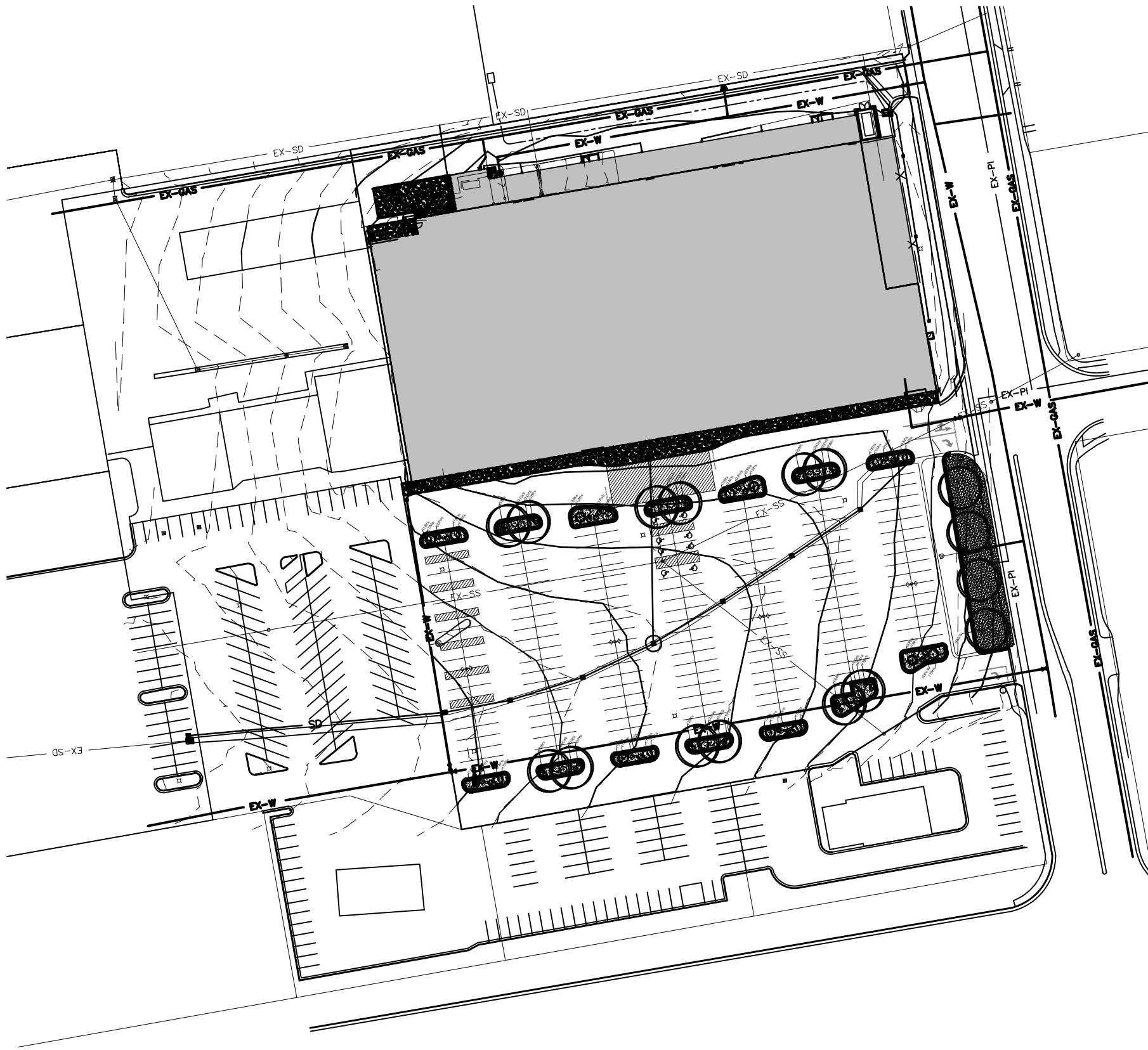
- PART I - GENERAL
- 1.1 SUMMARY
- A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:
1. Site Conditions
 2. Guarantees
 3. Maintenance
 4. Soil Amendments
 5. Fine Grading
 6. Landscape Edging
 7. Furnish and Installing Plant
 8. Turf Planting
 9. Weed Barrier
- 1.2 SITE CONDITIONS
- A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.
- B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.
- C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.
- 1.3 PERMITS
- A. Blue Stake / Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.
- 1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY
- A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.
- 1.5 FINAL INSPECTION
- A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.
- 1.6 LANDSCAPE SUBSTANTIAL COMPLETION
- A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.
- 1.7 MAINTENANCE
- A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.
- 1.8 GUARANTEE
- A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee.

- PART II - PRODUCTS
- 2.1 LANDSCAPE MATERIALS
- A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.
- B. Tree Wrap: Tree wrap is not to be used.
- C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.
- D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.
- E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.
- F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:
- a. pH: 5.5-7.5
 - b. EC (electrical conductivity): < 2.0 mmhos per centimeter
 - c. SAR (sodium absorption ration): < 3.0
 - d. % OM (percent organic matter): >1%
 - e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%; Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.
- G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial soil farm shall be used. Only use sod from a single source.
- H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:
- a. Washed mortar sand free of organic material.
 - b. Portland Cement (see concrete spec. below for type)
 - c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
 - d. Only potable water for mixing.
- I. Landscape Metal Edging: 5.8" steel edging with 18" dowels into the ground for stabilization.
- PART III - EXECUTION
- 3.1 GRADING
- A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.
- B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.
- C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.
- 3.2 TURF GRADING
- A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.
- B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.
- 3.3 PLANTING OPERATIONS
- A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.
- B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.
- C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.
- D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.
- E. Trees must be placed on undisturbed soil at the bottom of the planting hole.
- F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.
- G. Plant immediately after removal of container for container plants.

- H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.
- I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.
- J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a coarser mix as required to establish finish grade as indicated on the drawings.
- K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.
- L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.
4. TURF - SOD LAYING
- A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.
- B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of 1/2 pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.
- C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blight. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as to completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.
- D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.
- E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.
- F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.
- G. Apply water directly after laying sod. Rainfall is not acceptable.
- H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.
- I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with string or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.
- J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.
- 3.5 WEED BARRIER
- A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.
- B. Cut weed barrier back to the edge of the plant rootball.
- C. Overlap rows of fabric min. 6"
- D. Stable fabric edges and overlaps to ground.
- END OF SECTION

LANDSCAPE NOTES

- INSTALLATION
1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
 2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
 3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
 4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
 5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 2-3" OF QUALITY COMPOST) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
 6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
 7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.
 8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DeWitt 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
 9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
 10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
 11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE, AND MAINTENANCE.
- INSTALLER RESPONSIBILITIES AND LIABILITIES
1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
 2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.
- GRADING AND DRAINAGE REQUIREMENTS
1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
 2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
 3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
 4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
 5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
 6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICHEVER DISTANCE IS GREATER



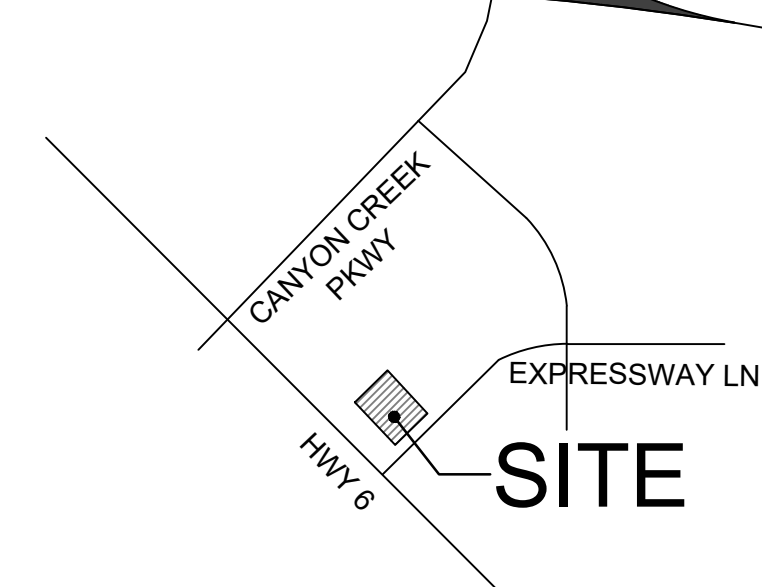
PLANT LEGEND

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	G's	16	Gleditsia triacanthos 'Skycole' Skyline Honey Locust	B & B	2"Cal
	M'RS	14	Malus x 'JFS KW213MX' TM Raspberry Spear Crabapple	B & B	2"Cal
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	BTC	27	Berberis thunbergii 'Concorde' Concorde Japanese Barberry		5 gal
	CA'B	13	Cornus alba 'Halibals' TM Ivory Halo Dogwood		5 gal
	POT'D	18	Physocarpus opulifolius First Editions 'Dooma May' Little Devil Ninebark		5 gal
	R'e'a	19	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac		5 gal

SITE MATERIALS LEGEND

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1-01 SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINIS. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	4,688 sf
	1-03 1.5" STONE MULCH TO MATCH EXISTING ROCK IN PARKING ISLANDS. PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	4,304 sf

VICINITY MAP



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
11/10/2021	UT21125	 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		LEI-ENGINEERING 3302 N. Main Street Spanish Fork, Ut. 84660 801-798-0555 ext. 226 www.lei-eng.com	 PKJ DESIGN GROUP Landscape Architecture • Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 11/10/2021

GRAPHIC SCALE: 1" = 100'

LANDSCAPE PLAN COVER

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100



PLANT LEGEND

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	Gr's	16	Gleditsia triacanthos 'Skycole' Skyline Honey Locust	B & B	2"Cal
	M'RS	14	Malus x 'JFS KW213MX' TM Raspberry Spear Crabapple	B & B	2"Cal
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	BTC	27	Berberis thunbergii 'Concorde' Concorde Japanese Barberry	5 gal	
	CA'B	13	Cornus alba 'Ballaba' TM Ivory Halo Dogwood	5 gal	
	P'OD	18	Physocarpus opulifolius First Editions 'Donna May' Little Devil Ninebark	5 gal	
	R't'a	19	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal	

SITE MATERIALS LEGEND

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	L-01 SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	4,688 sf
	L-03 1.5" STONE MULCH TO MATCH EXISTING ROCK IN PARKING ISLANDS. PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	4,304 sf

11/10/2021

UT21125

NO. REVISION

1 XXXX

2

3

4

5

6

7

DATE

XX-XX-XX

811

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

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

SPANISH FORK, UT REALTY, LLC

SPANISH FORK, UTAH

LEI-ENGINEERING

3302 N. Main Street

Spanish Fork, Ut. 84660

801-798-0555 ext. 226

www.lei-eng.com

LANDSCAPE ARCHITECT / PLANNER

DATE: 11/10/2021

DRAWING INFO

PM: JTA

DRAWN: ACP

CHECKED: JMA

PLOT DATE: 11/10/2021

PKJ

DESIGN GROUP

Landscape Architecture • Planning & Visualization

3450 N. TRIUMPH BLVD. SUITE 102

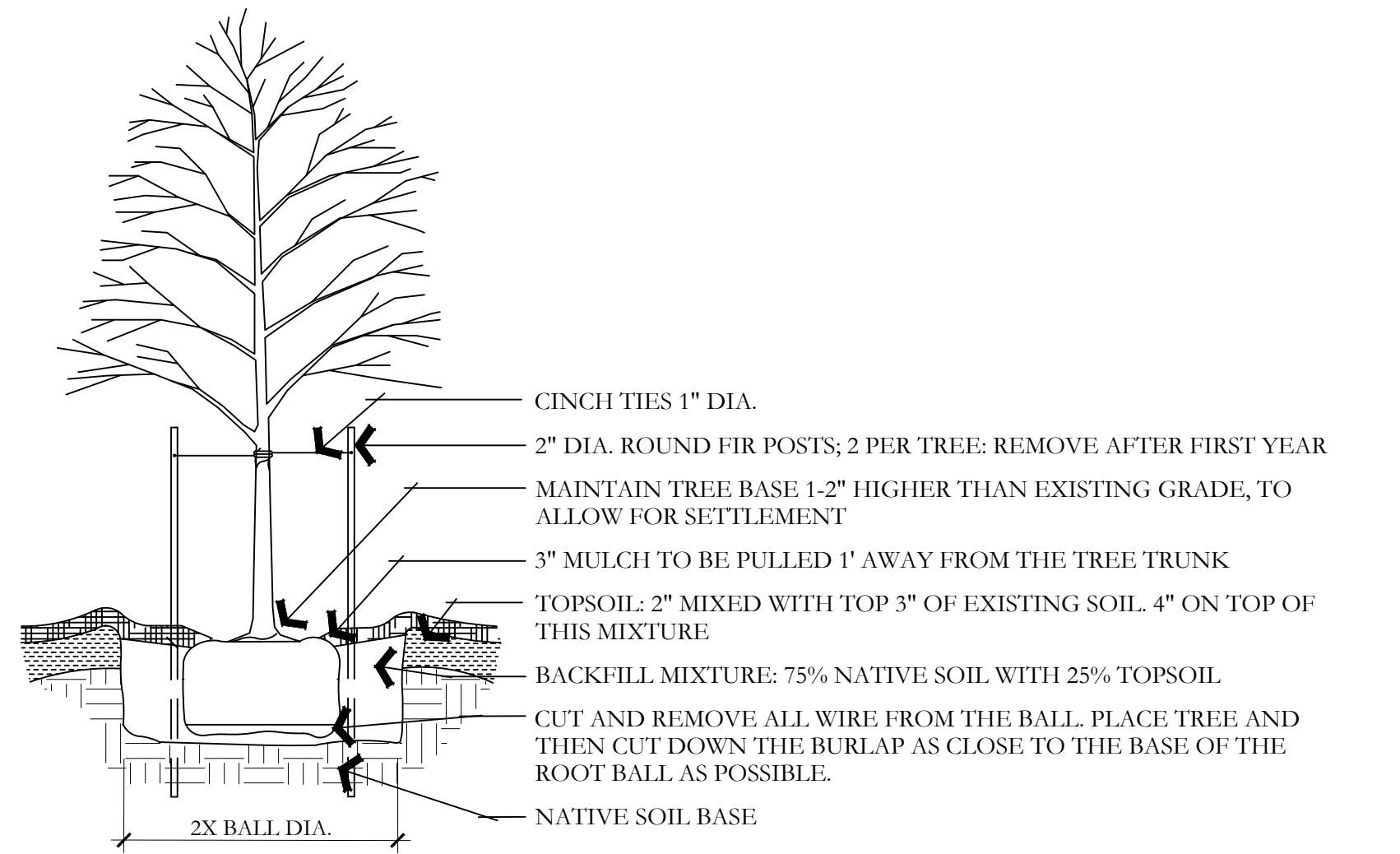
LEHI, UTAH 84043 (801) 960-2698

www.pkjdesigngroup.com

LANDSCAPE PLAN

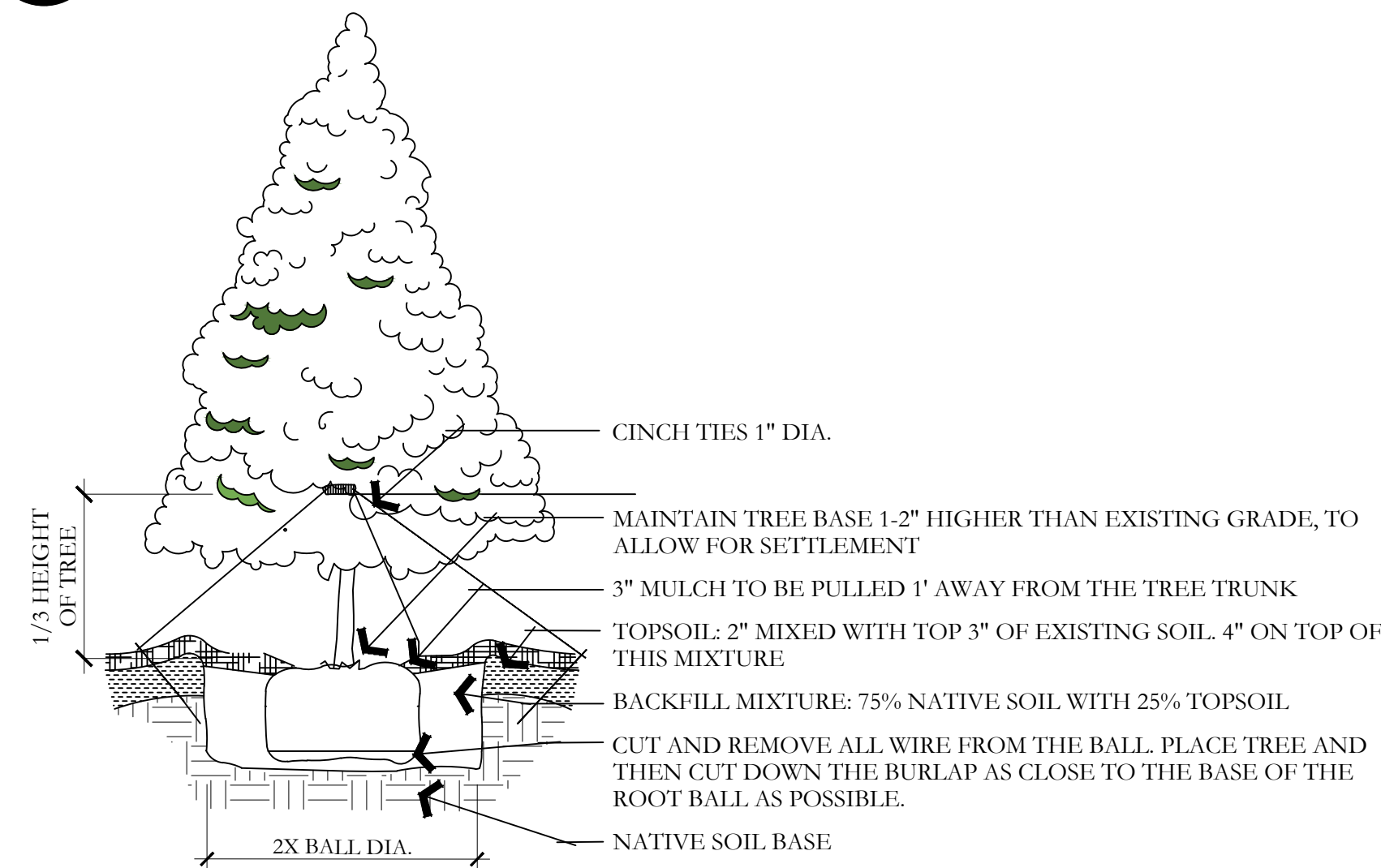
PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-101



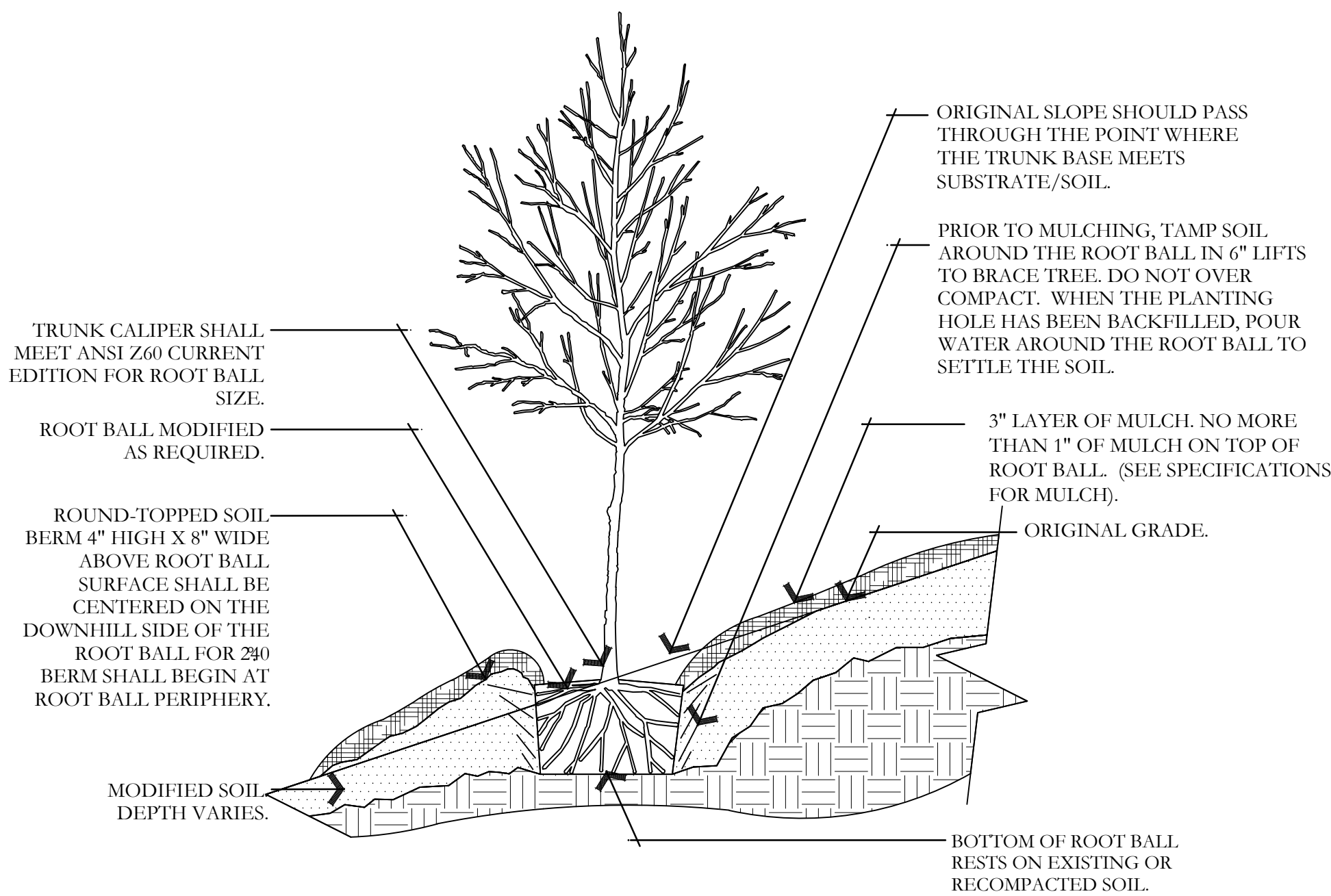
A DECIDUOUS TREE PLANTING

PKJ DESIGN GROUP



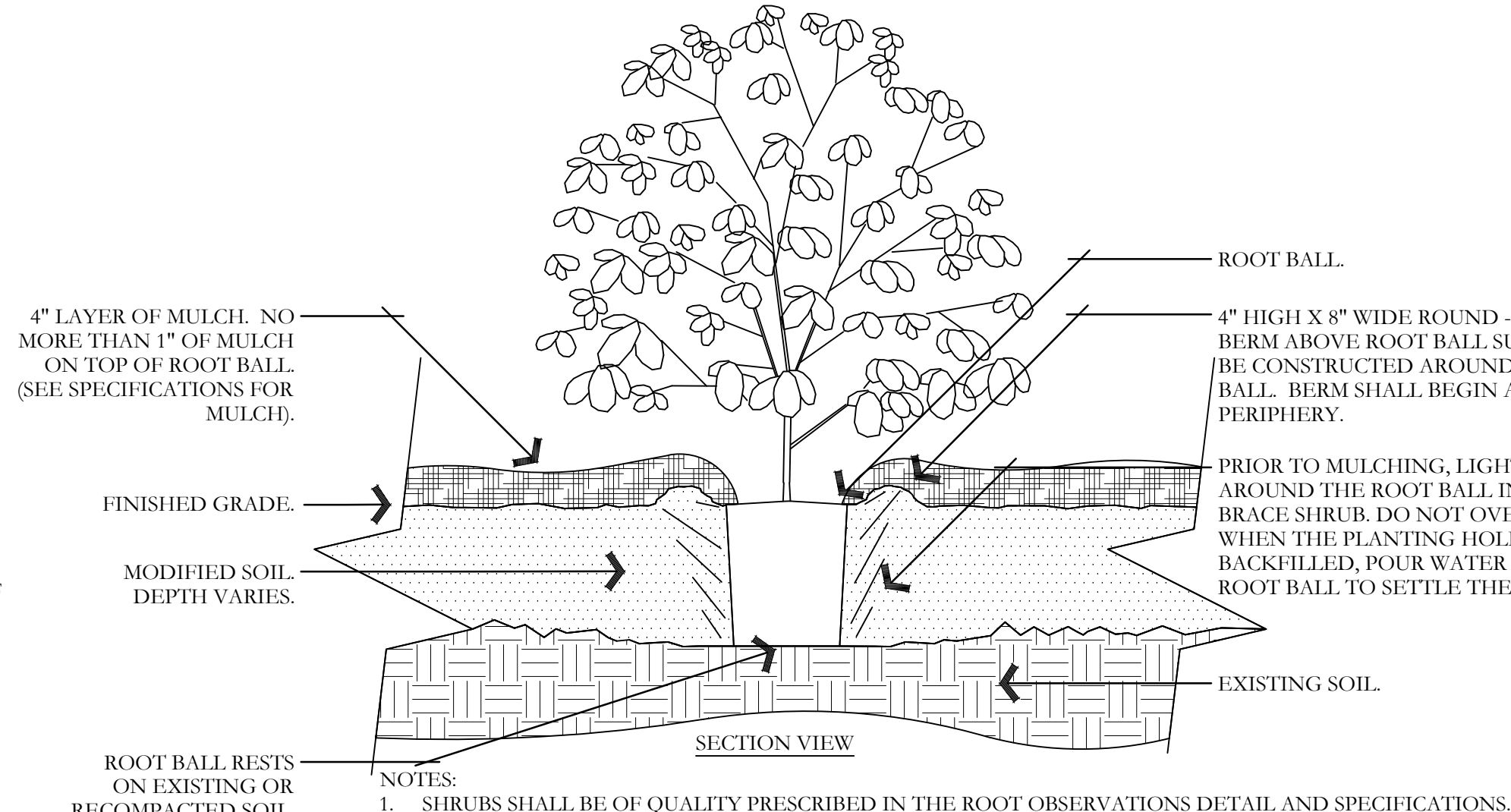
D EVERGREEN TREE PLANTING

PKJ DESIGN GROUP



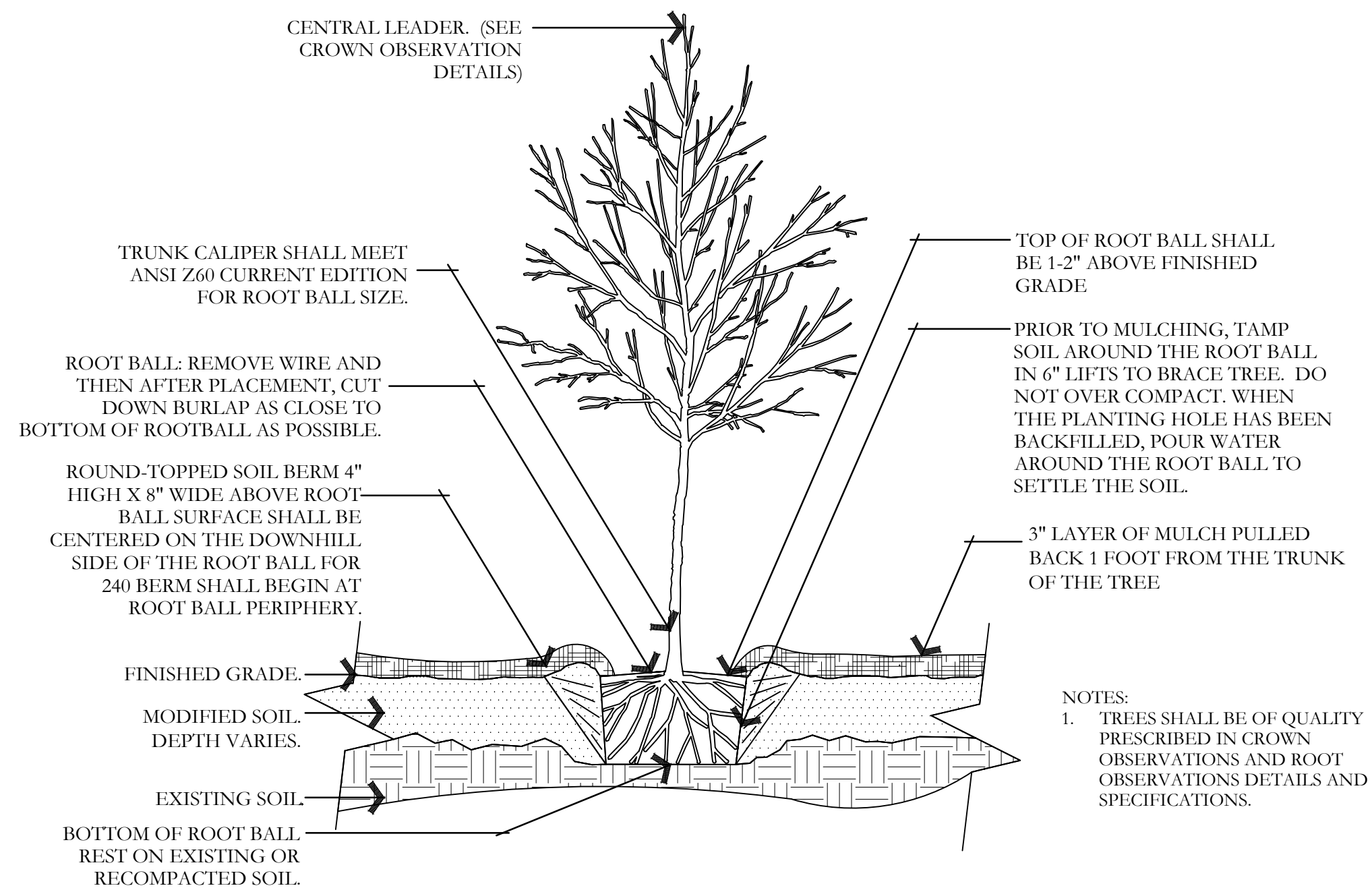
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

PKJ DESIGN GROUP



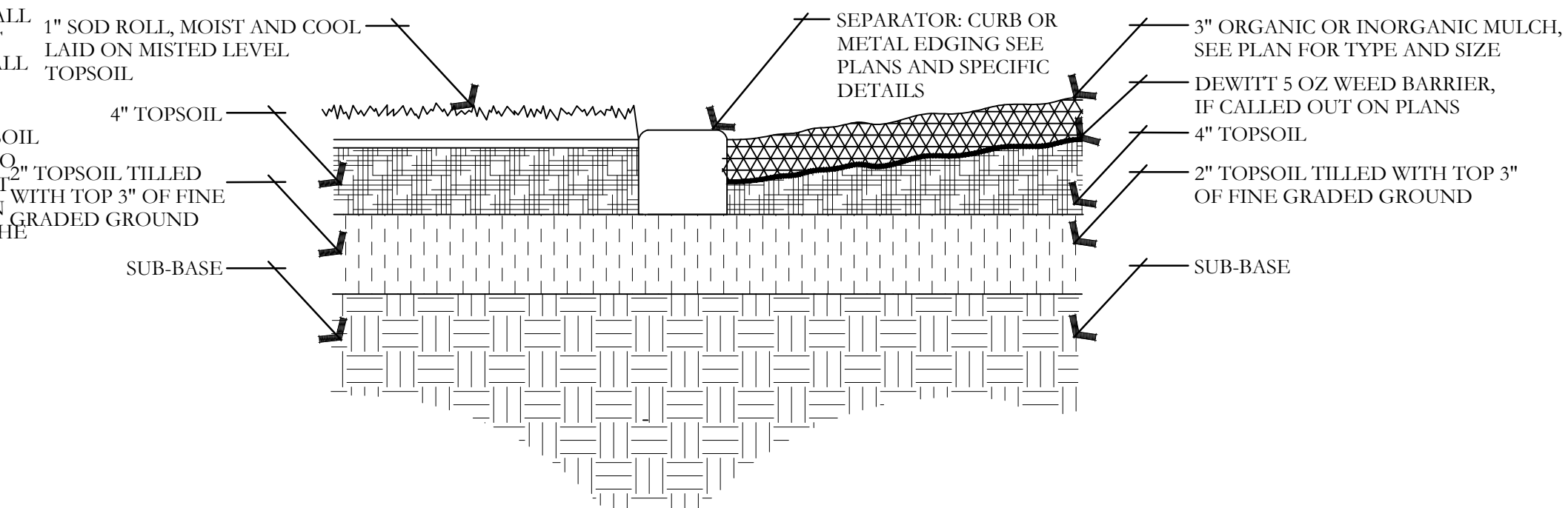
E SHRUB - MODIFIED SOIL

PKJ DESIGN GROUP



C TREE W/ BERM (EXISTING SOIL MODIFIED)

PKJ DESIGN GROUP



I SOD LAYING/MULCH DETAIL

PKJ DESIGN GROUP

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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NO.	REVISION	DATE						
1	XXXX	XX-XX-XX						
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LANDSCAPE DETAILS

PRELIMINARY PLANS NOT
FOR CONSTRUCTION

LP-501

SPANISH FORK, UT REALTY, LLC

SPANISH FORK, UTAH

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

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

1.2 SYSTEM DESCRIPTION

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

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

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

1.3 DEFINITIONS

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

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

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

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

1.4 REFERENCES

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

- a. ASTM-American Society for Testing and Materials
- b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

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

B.Operation and Maintenance Manual:

- a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:
 - i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.
 - ii. Parts list for each operating element of the system
 - iii.Manufacturer printed literature on operation and maintenance of operating elements of the system.
 - iv.Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.
- b. Project Record Copy
 - i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.
 - ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings

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

1.6 QUALITY ASSURANCE

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

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

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

D. Workmanship and Materials:

- a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.
- b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E.Contract Qualifications:

- a. Contractor shall provide document or resume including at least the following items:
 - i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.
 - ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.
 - iii.Contractor is bondable for the work to be performed.
 - iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.
 - v. Listing of suppliers where materials will be obtained for use on this Project.
 - vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience.

This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

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

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

1.7 DELIVERY-STORAGE-HANDLING

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

1.8 SEQUENCING

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

1.9 WARRANTY

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

1.10 OWNER'S INSTRUCTION

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

1.11 MAINTENANCE:

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

- a. Two quick coupler keys with hose swivel.
- b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B.Provide the following services:

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

PART 2 - PRODUCTS

2.1 GENERAL NOTES

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

2.2 POINT OF CONNECTION

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

2.3 CONNECTION ASSEMBLY

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

2.4 CONTROL SYSTEM

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

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

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

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

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

- a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.
- b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.

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

2.5 SLEEVEING

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

2.6 MAIN LINE PIPE

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

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

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

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

2.7 MAIN LINE FITTINGS

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

2.8 ISOLATION VALVES

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

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

2.9 MANIFOLDS

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

2.10 REMOTE CONTROL VALVES

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

2.11 MANUAL CONTROL VALVES

A.Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G175212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in 3/4" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A.All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be 3/4", 1", 1 1/2", 1 3/4" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

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

2.14 Spray Sprinklers

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

2.15 VALVE BOXES

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

2.16 IMPORT BACKFILL

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

2.17 OTHER PRODUCTS

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

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

PART 3 - EXECUTION

3.1 PREPARATION

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

3.2 TRENCHING AND BACKFILLING

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

3.3 SLEEVEING

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

3.4 GRADES AND DRAINAGE

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

3.5 PVC PIPE

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

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

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

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

E.Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS T11 glue and P99 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

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

3.6 CONTROLLERS

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

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

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

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

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

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

3.7 VALVES

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

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

C.Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of 3/4" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

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

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

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

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

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

3.9 FIELD QUALITY CONTROL

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

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

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

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

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

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

3.10 ADJUSTMENT

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

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

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

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

3.11 CLEANING

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

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

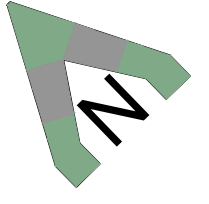
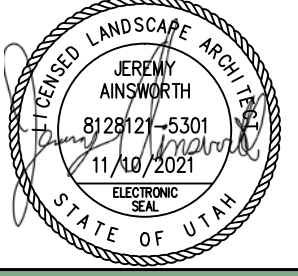
C.Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

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

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

END OF SECTION

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

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
11/10/2021	UT21125	 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		<h1>SPANISH FORK, UT REALTY, LLC</h1> <h2>SPANISH FORK, UTAH</h2>	<p>LEI-ENGINEERING 3302 N. Main Street Spanish Fork, Ut. 84660 801-798-0555 ext. 226 www.lei-eng.com</p>	 PKJ DESIGN GROUP Landscape Architecture • Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com	 IRRIGATION PLAN COVER PRELIMINARY PLANS NOT FOR CONSTRUCTION IR-100
NO.	REVISION	DATE					
1	XXXX	XX-XX-XX					
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GRAPHIC SCALE: 1" = 100'



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, I#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
	CONTROLLER-RAINBIRD ESP-ME3 CONTROLLER WITH WIFI CAPABILITY, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2\"/>
	MASTER VALVE
	FLOW SENSOR
	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
	REMOTE CONTROL VALVE: RAINBIRD PESB-NP-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID)
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 1.5\"/>
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION: PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS, AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4\"/>
NO SYMBOL	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC.

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW
XFS DRIPLINE	XFSP-09-18	9 GPH
TOTAL DRIP ZONE FLOW	20 GPM	PEACH ZONE: NOT TO EXCEED 20 GPM
NUMBER OF FLUSH POINTS	2	DRIP ZONE TO APPLY 1/4\"/>
ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS		
NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN		

IRRIGATION NOTES

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

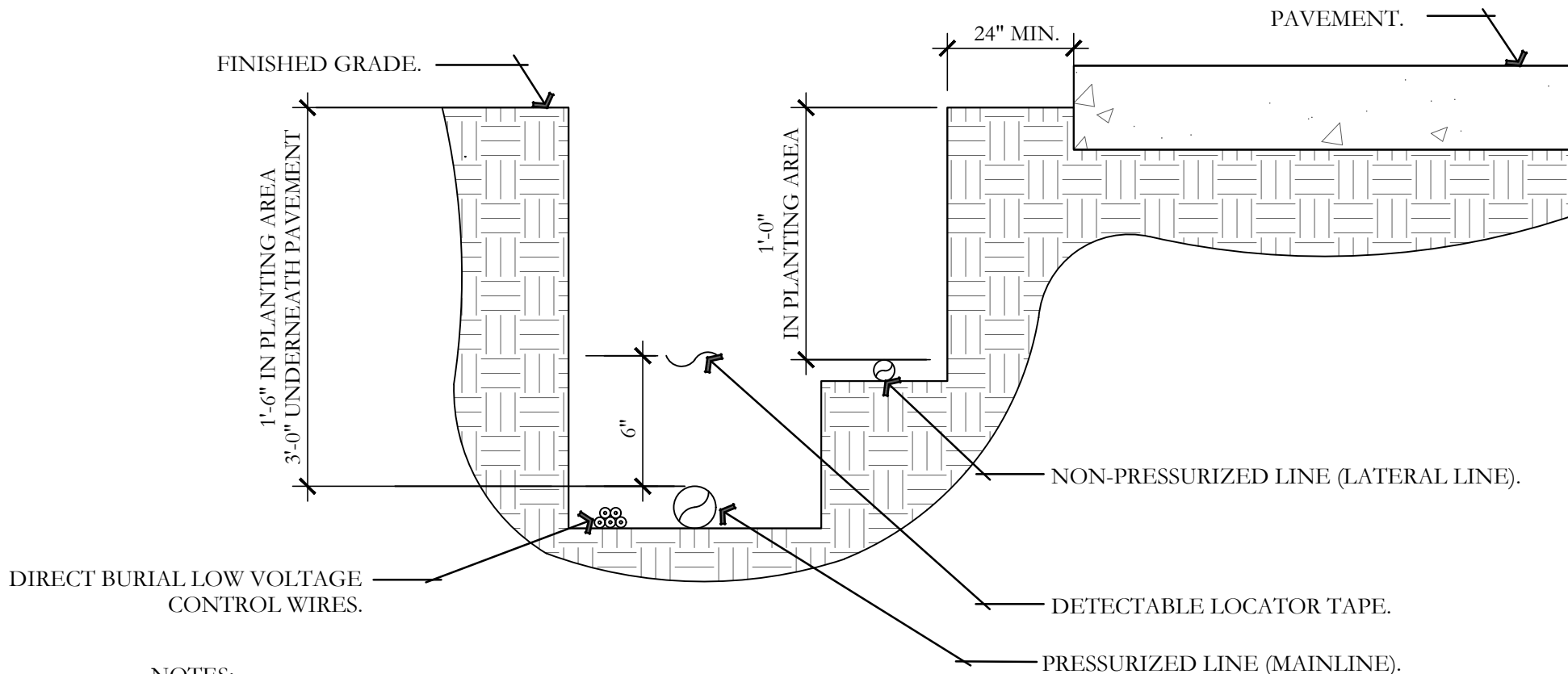
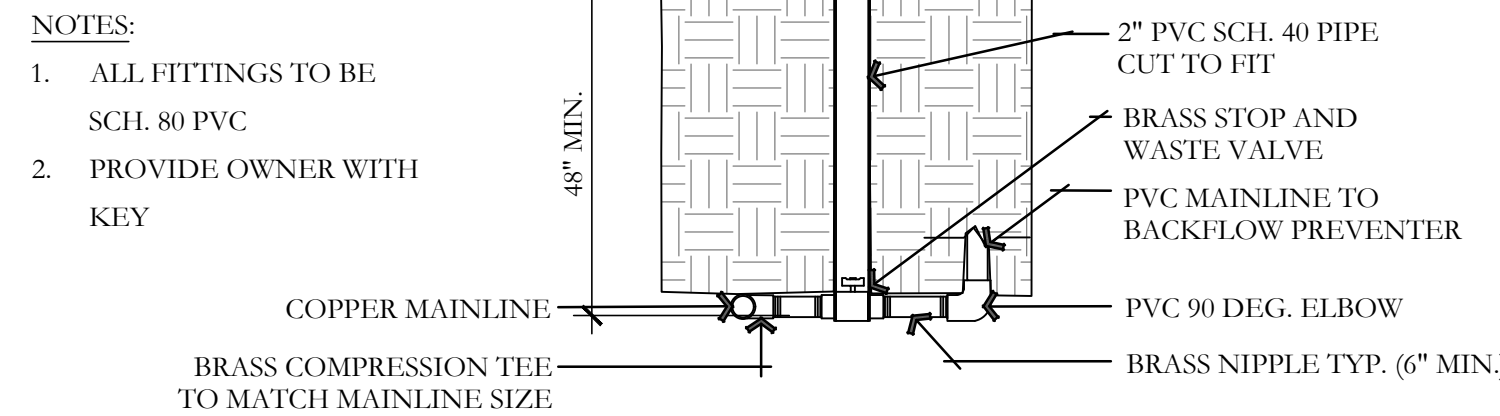
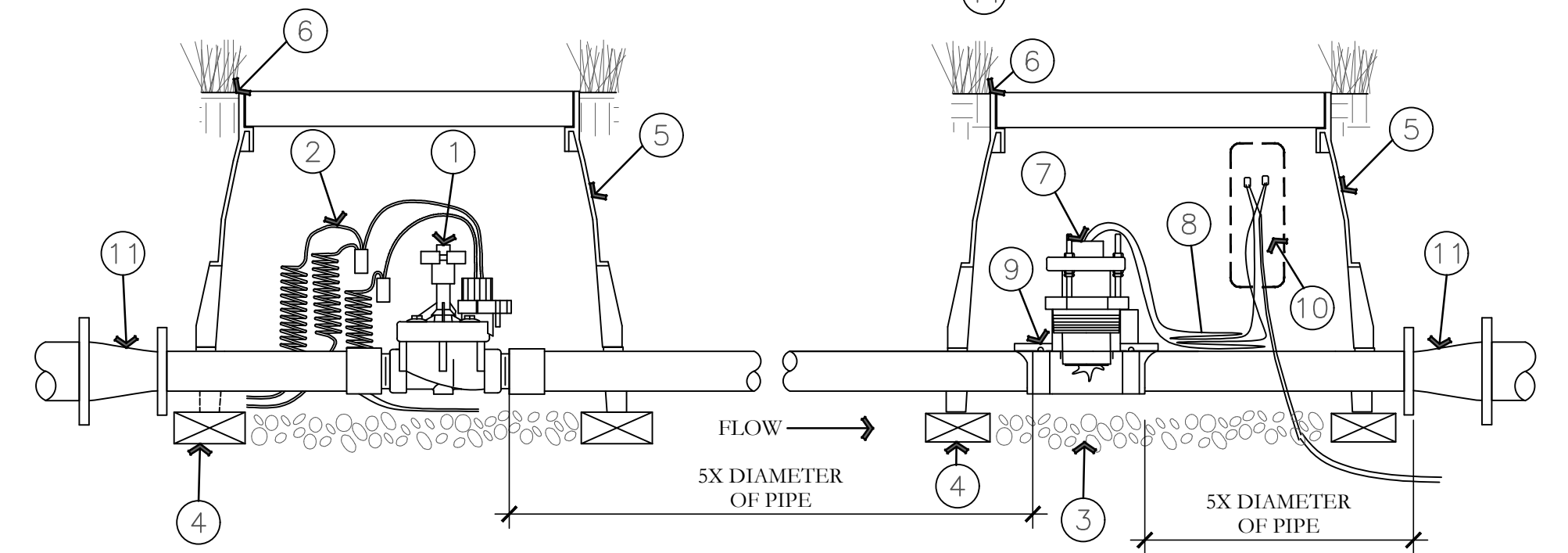
3/4" 8 GPM
1" 12 GPM
1-1/2" 30 GPM
2" 55 GPM
2-1/2" 75 GPM
3" 110 GPM
4" 180 GPM

VALVE SIZE
VALVE IN ZONE

A1
1.0 18
55

VALVE ID TAG
CONTROLLER NUMBER
VALVE NUMBER
GALLONS PER MINUTE

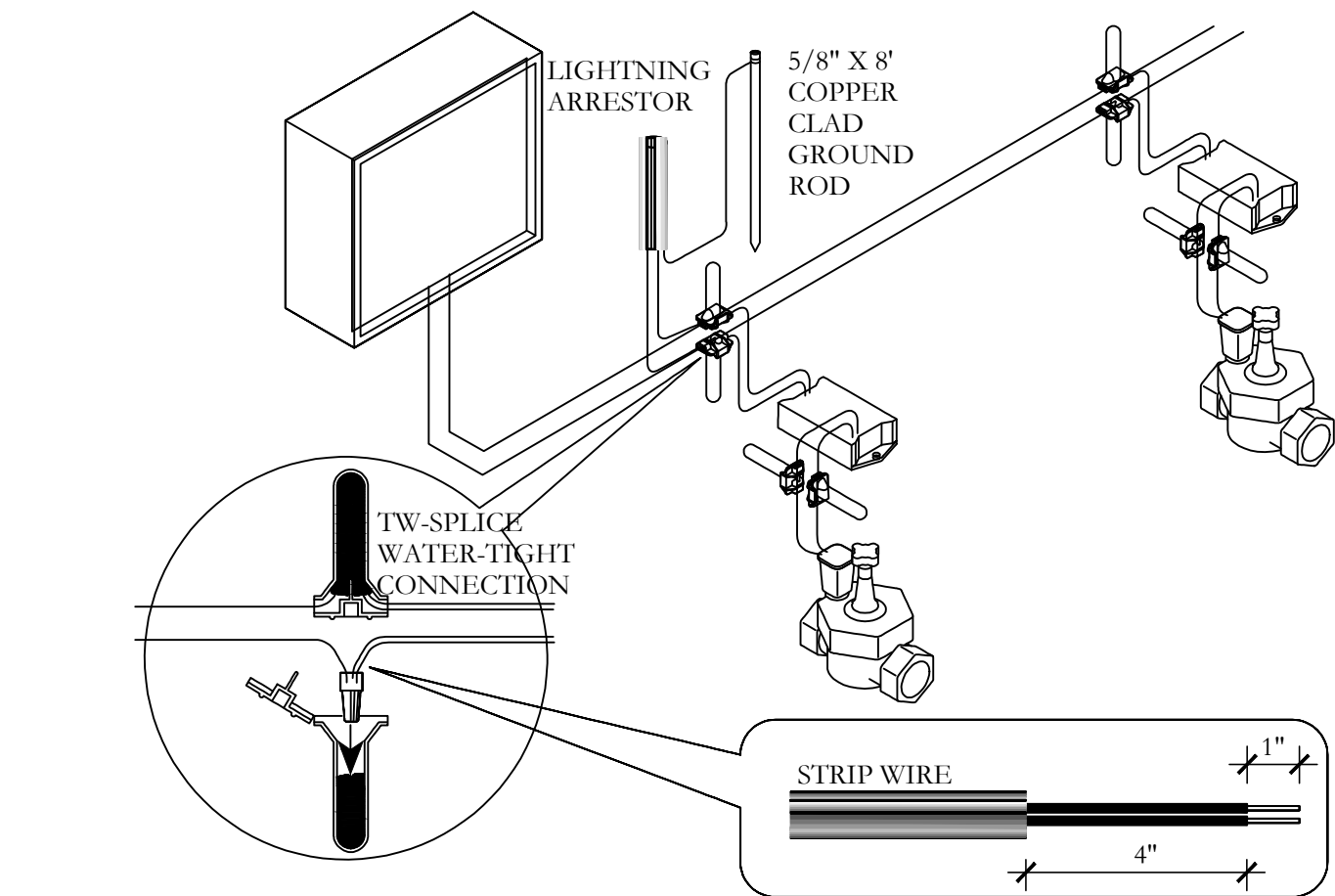
NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING



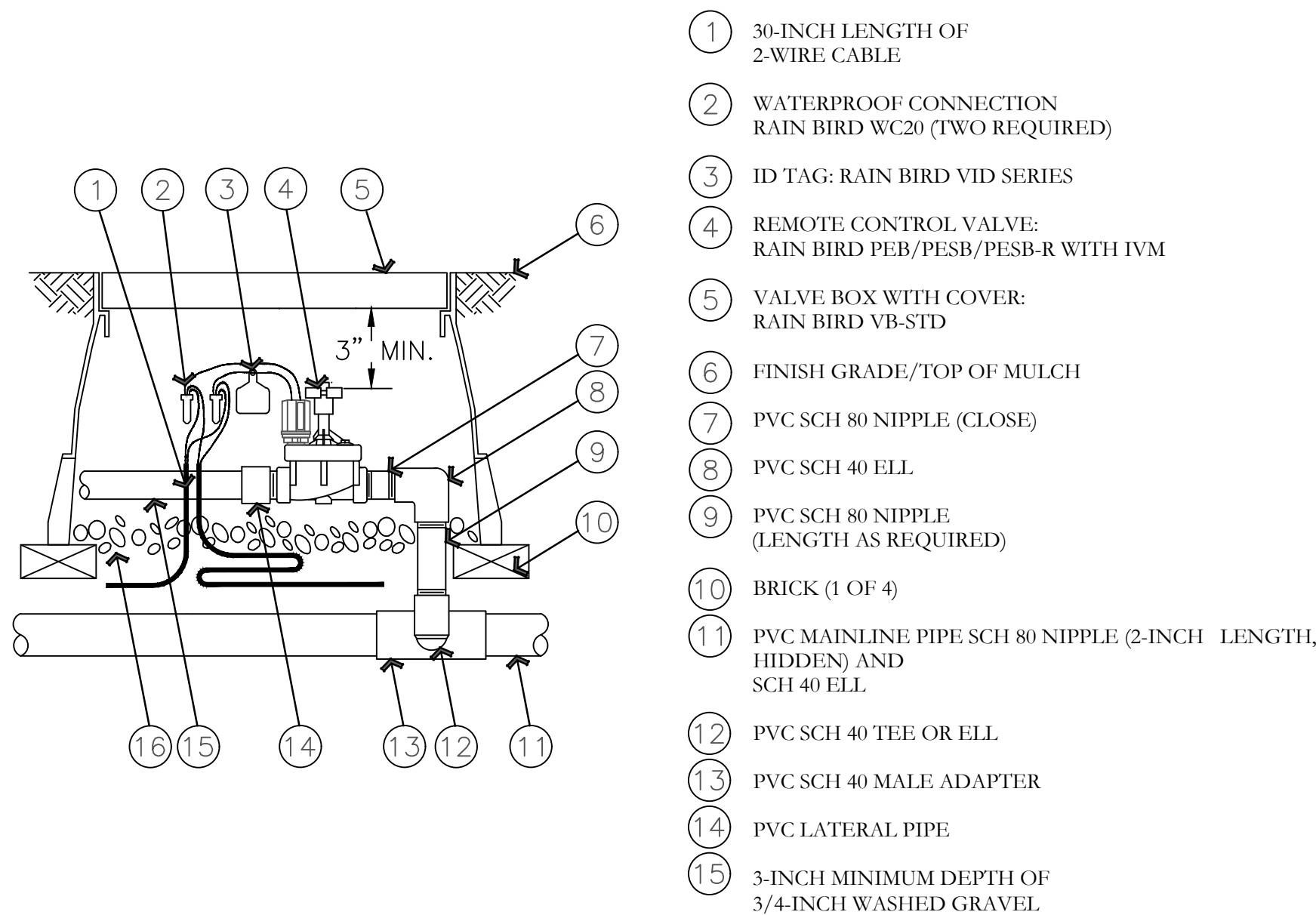
ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
11/10/2021			UT21125	<div><div>SPANISH FORK, UT REALTY, LLC</div><div>SPANISH FORK, UTAH</div></div>	LEI-ENGINEERING 3302 N. Main Street Spanish Fork, Ut. 84660 801-798-0555 ext. 226 www.lei-eng.com	<div><div>PKJ DESIGN GROUP Landscape Architecture Planning & Visualization</div><div>3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</div></div>	<div><div>IRRIGATION DETAILS PRELIMINARY PLANS NOT FOR CONSTRUCTION IR-501</div></div>	P.N.: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 11/10/2021
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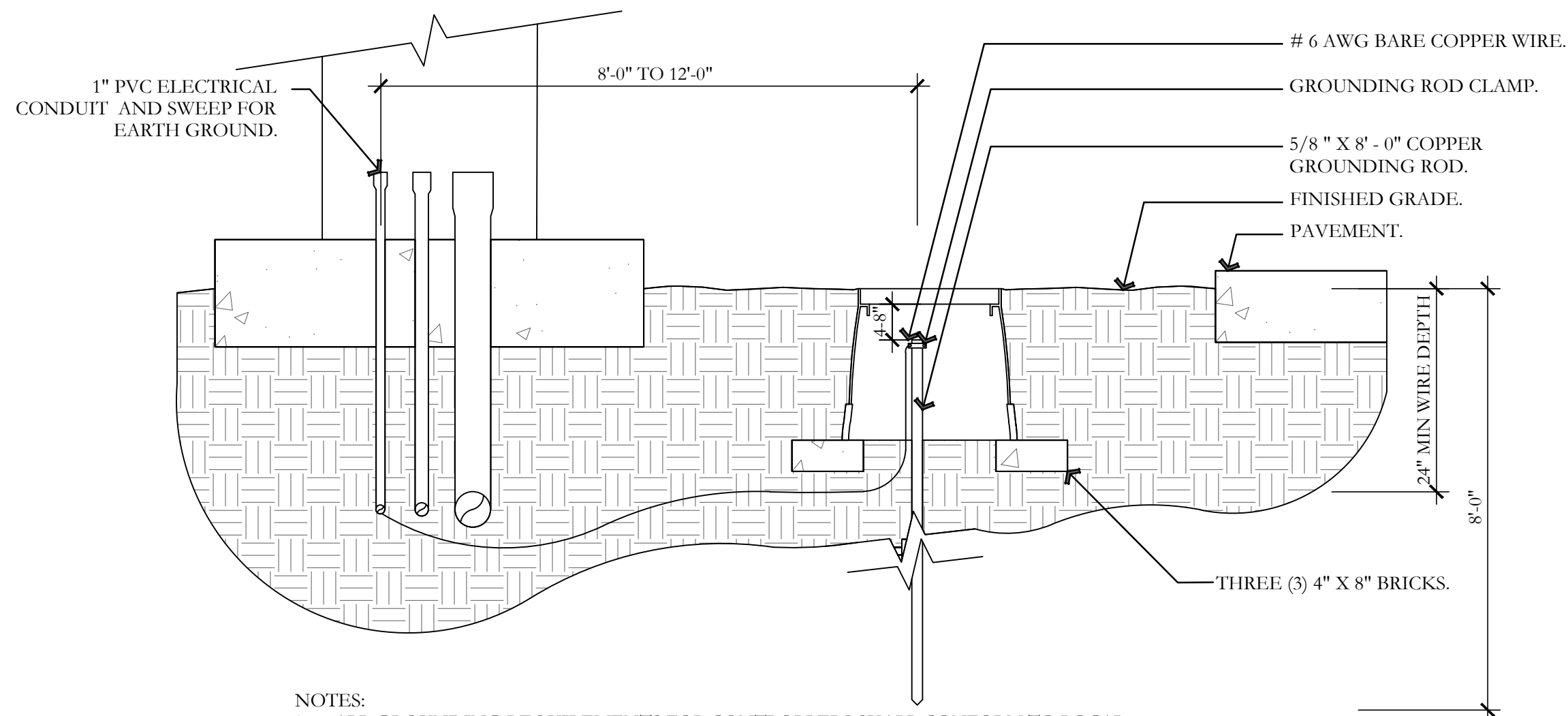
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org



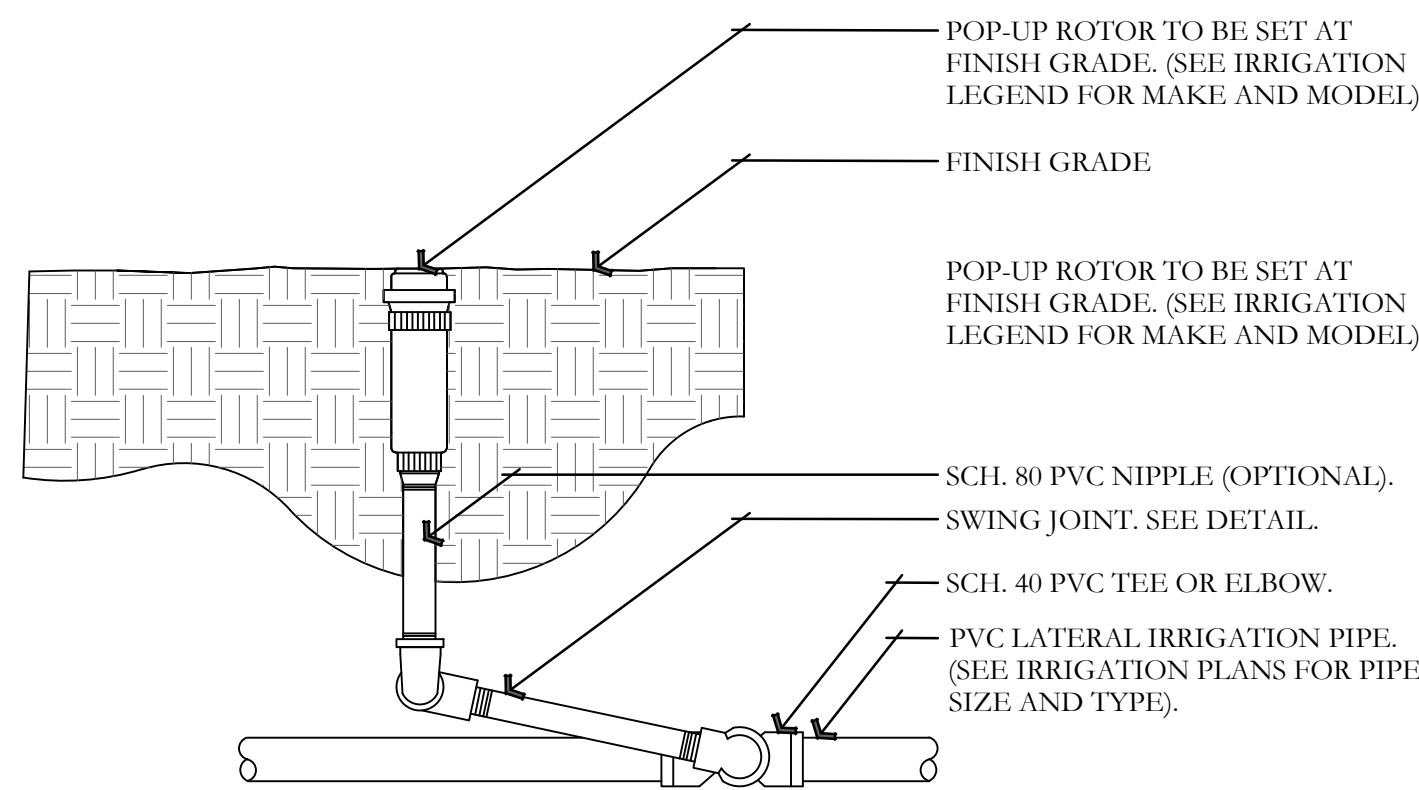
J 2-WIRE CONNECTION DETAIL
NOT TO SCALE



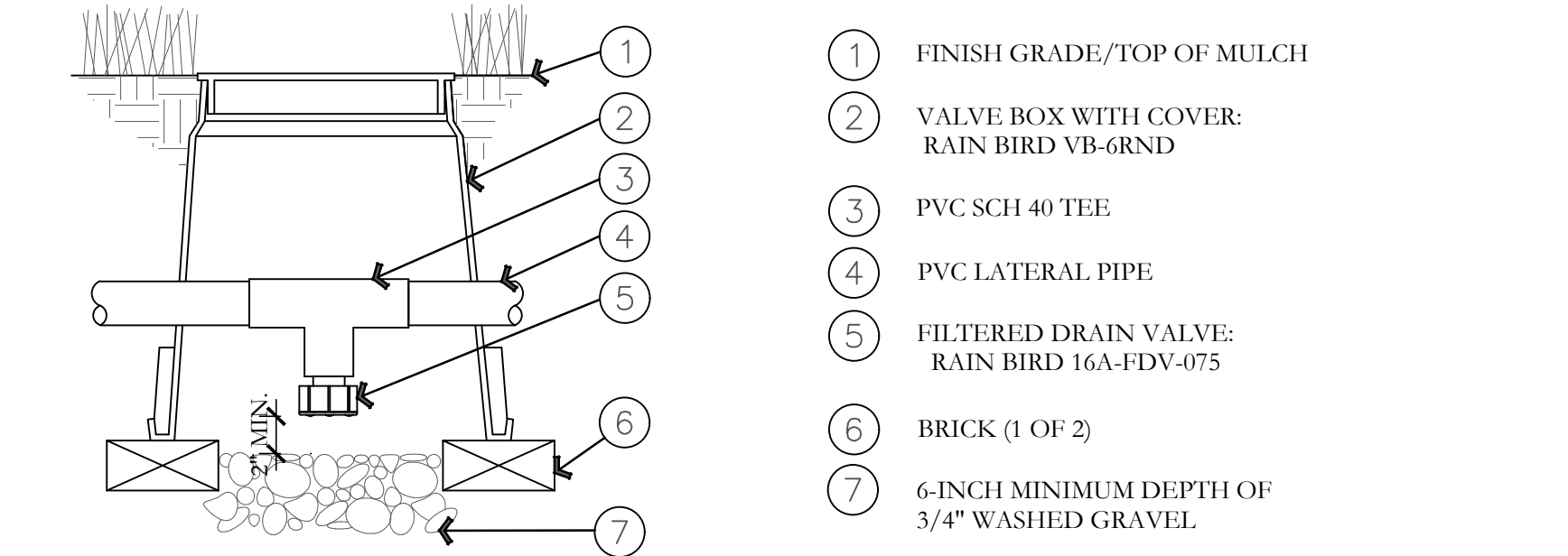
M ELECTRIC REMOTE-CONTROL VALVE
PEB OR PESB SERIES WITH IVM
NOT TO SCALE



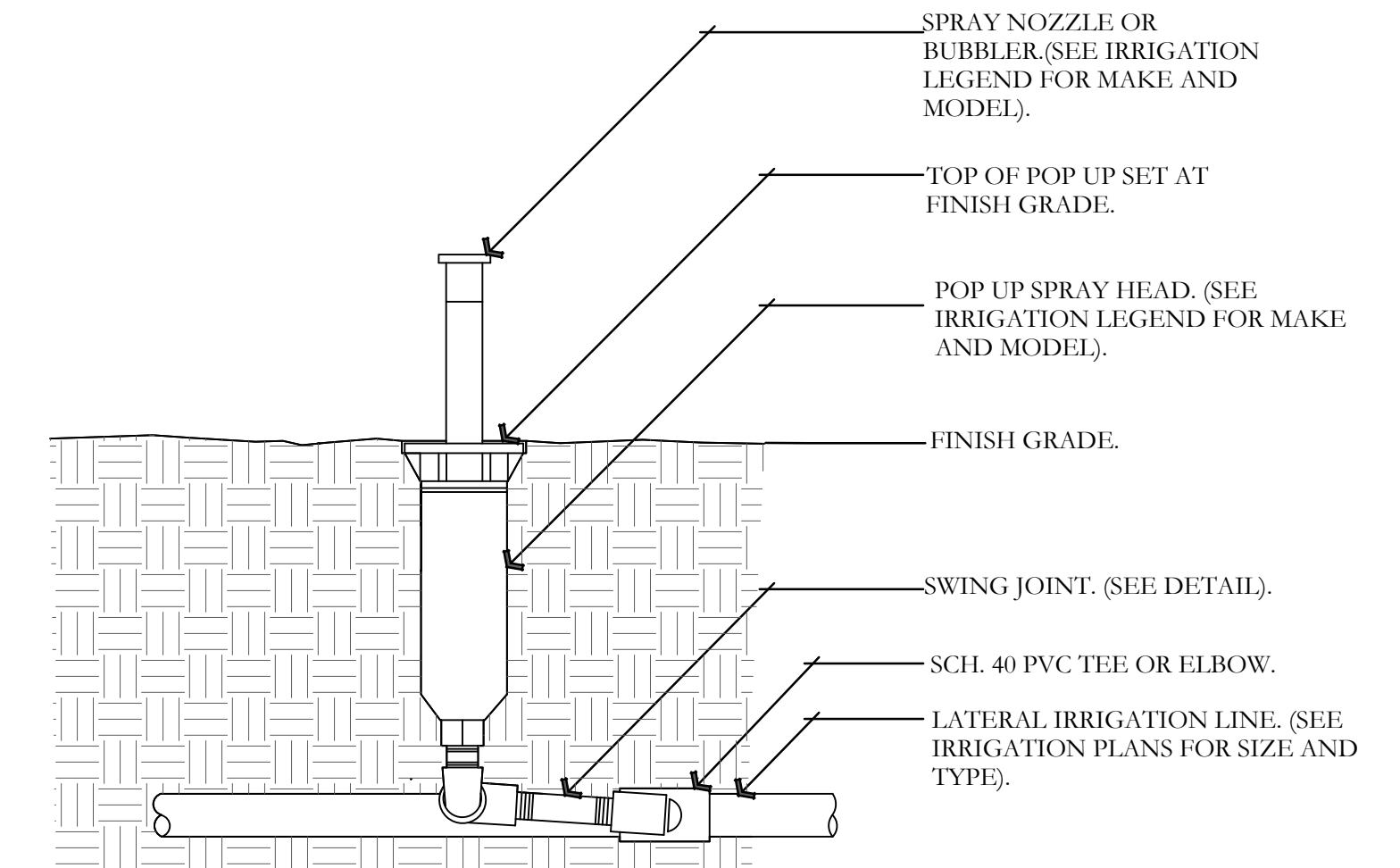
K GROUNDING ROD DETAIL
NOT TO SCALE



N ROTOR SPRAYHEAD DETAIL
NOT TO SCALE



L LATERAL LINE DRAIN VALVE DETAIL
NOT TO SCALE

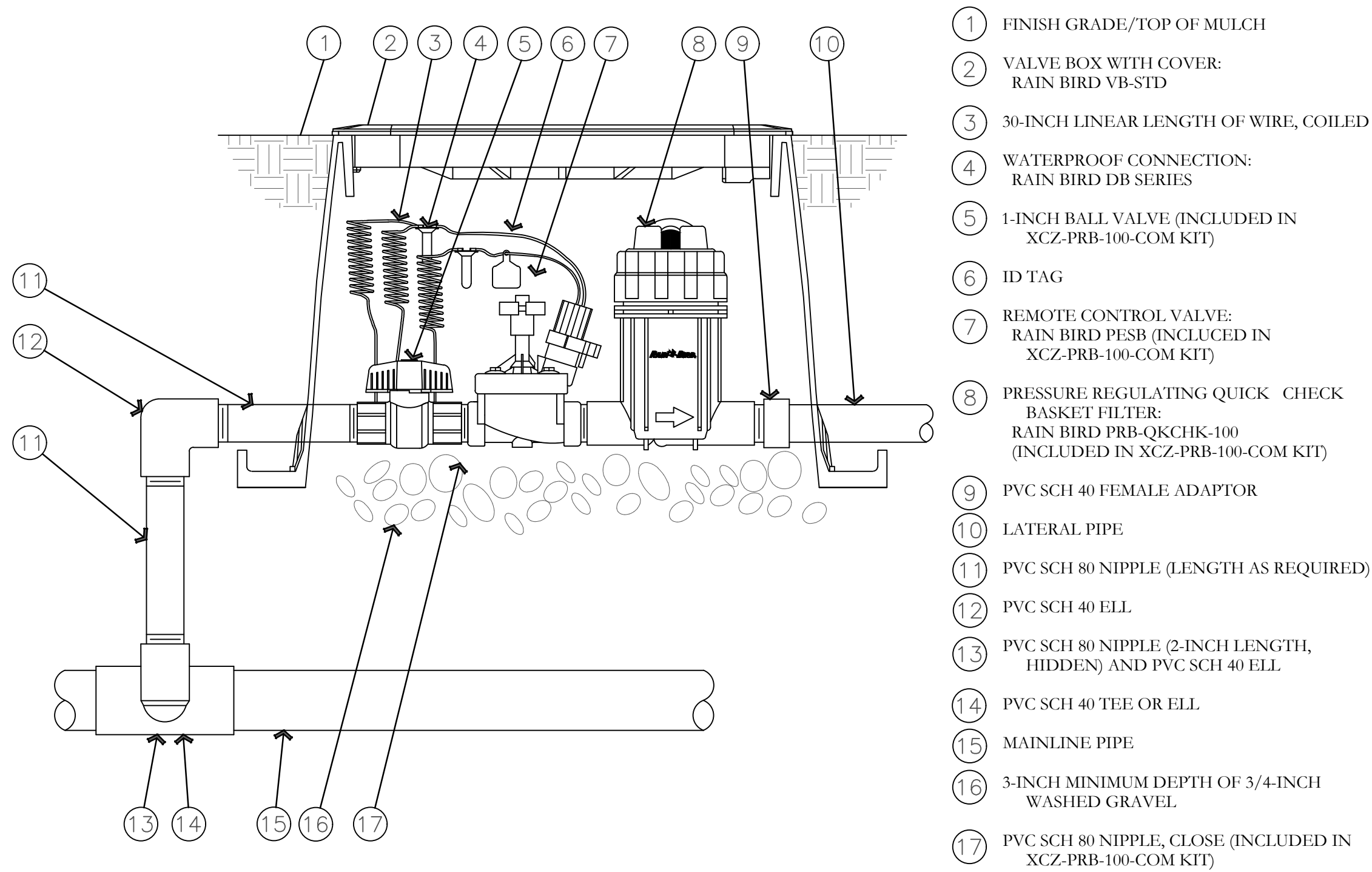


O POP UP-SPRAY HEAD DETAIL
NOT TO SCALE

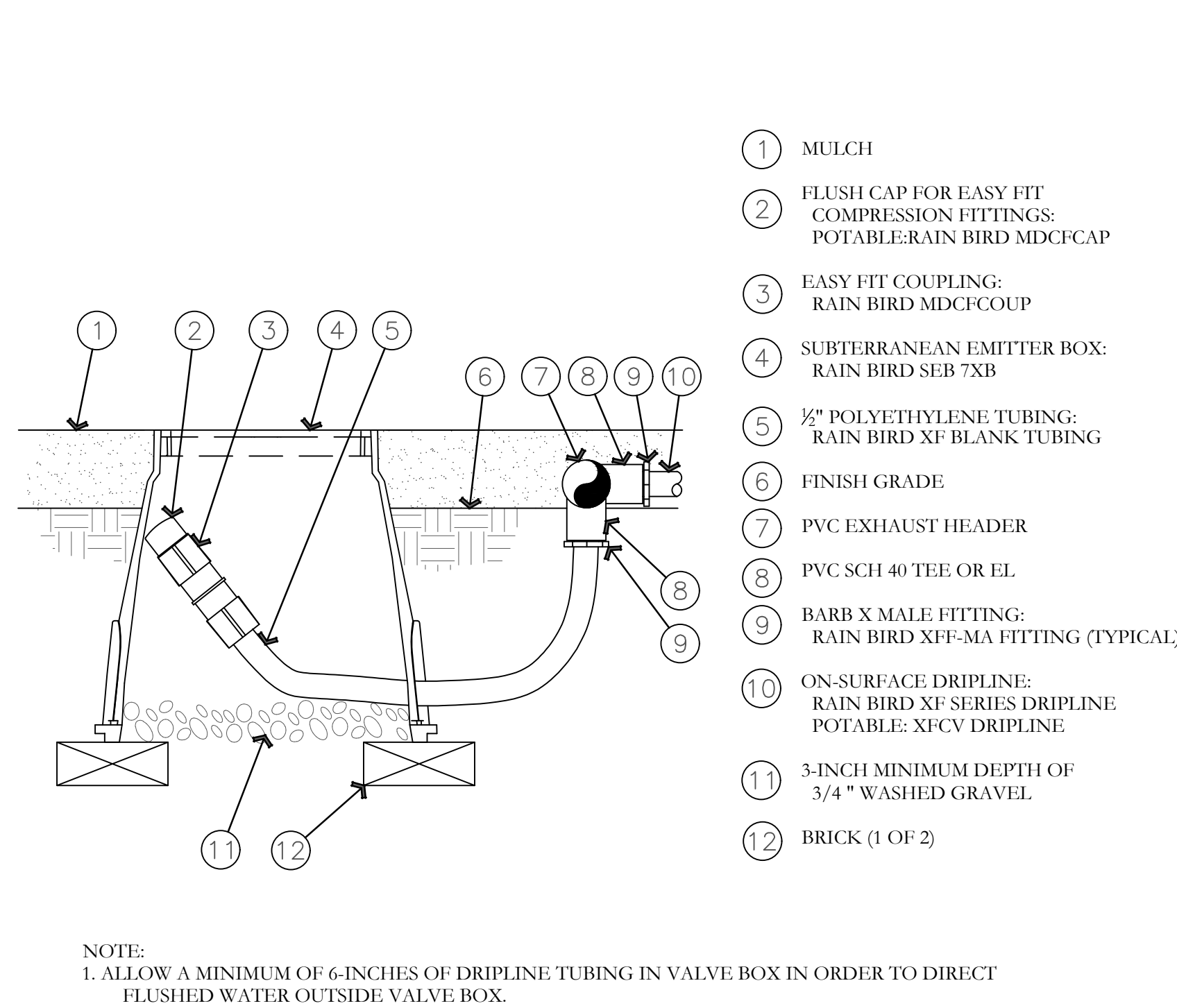
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SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH

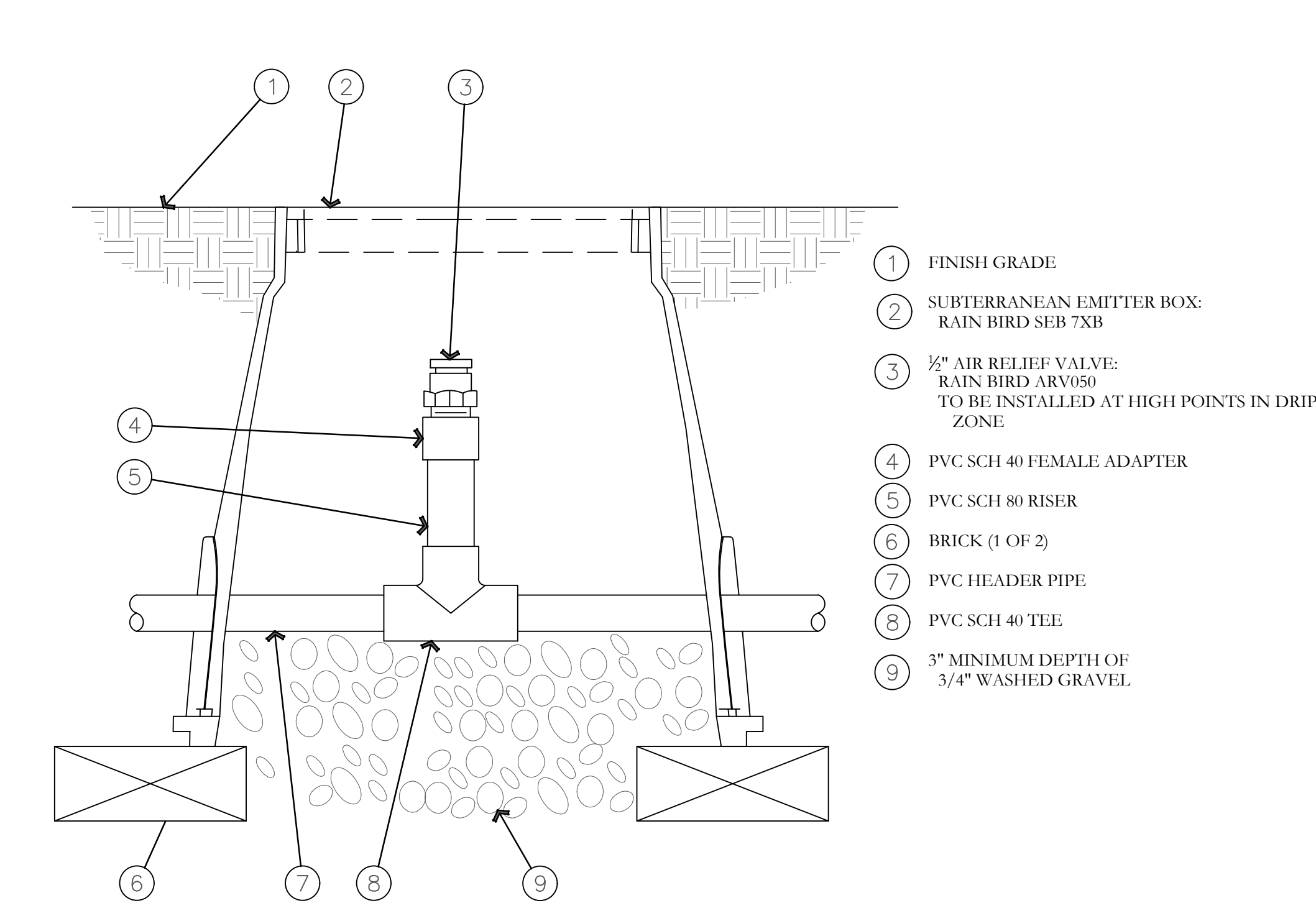
IRRIGATION DETAILS
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
IR-502



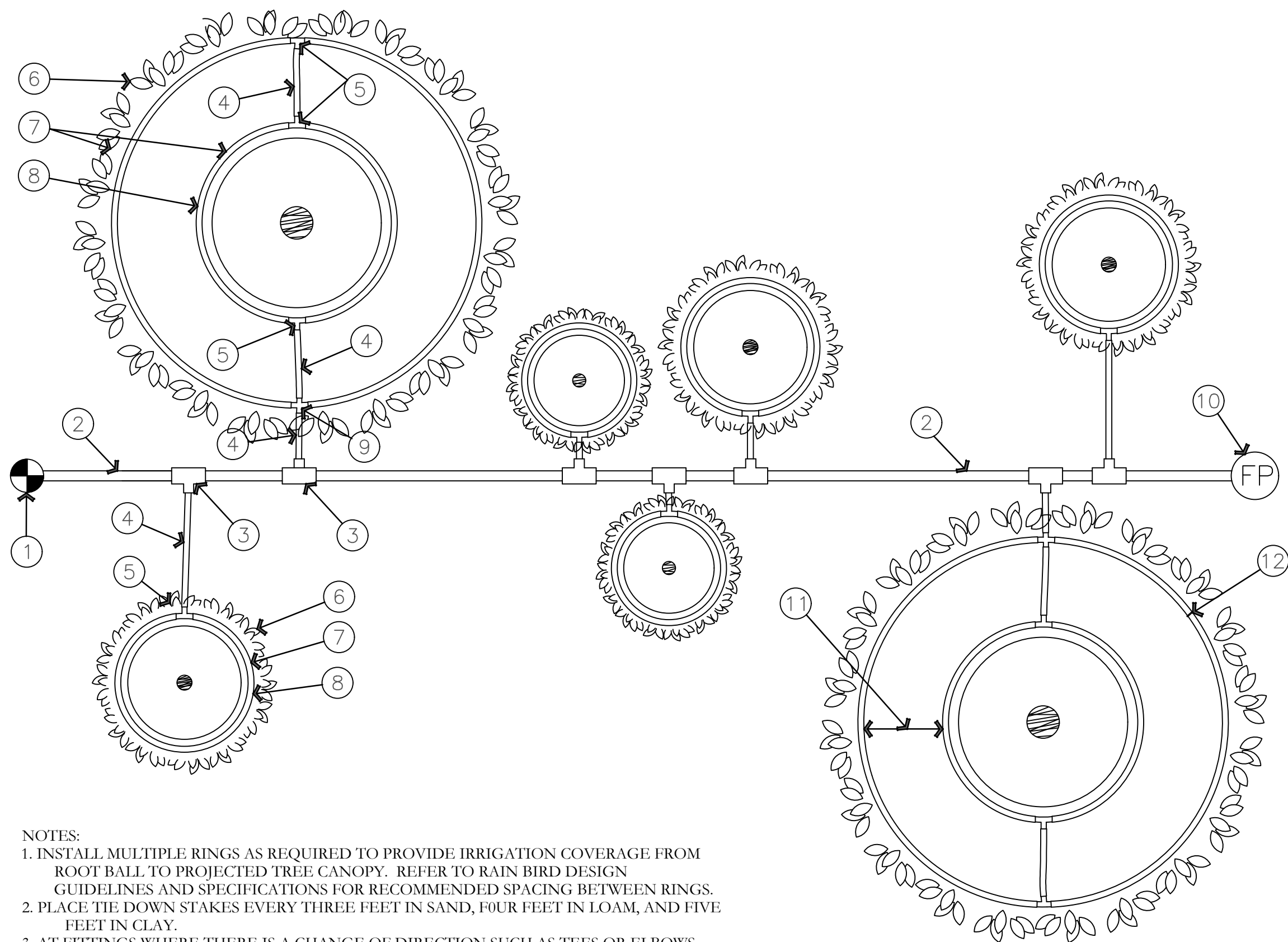
P DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE



Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE



R AIR RELIEF VALVE DETAIL
NOT TO SCALE



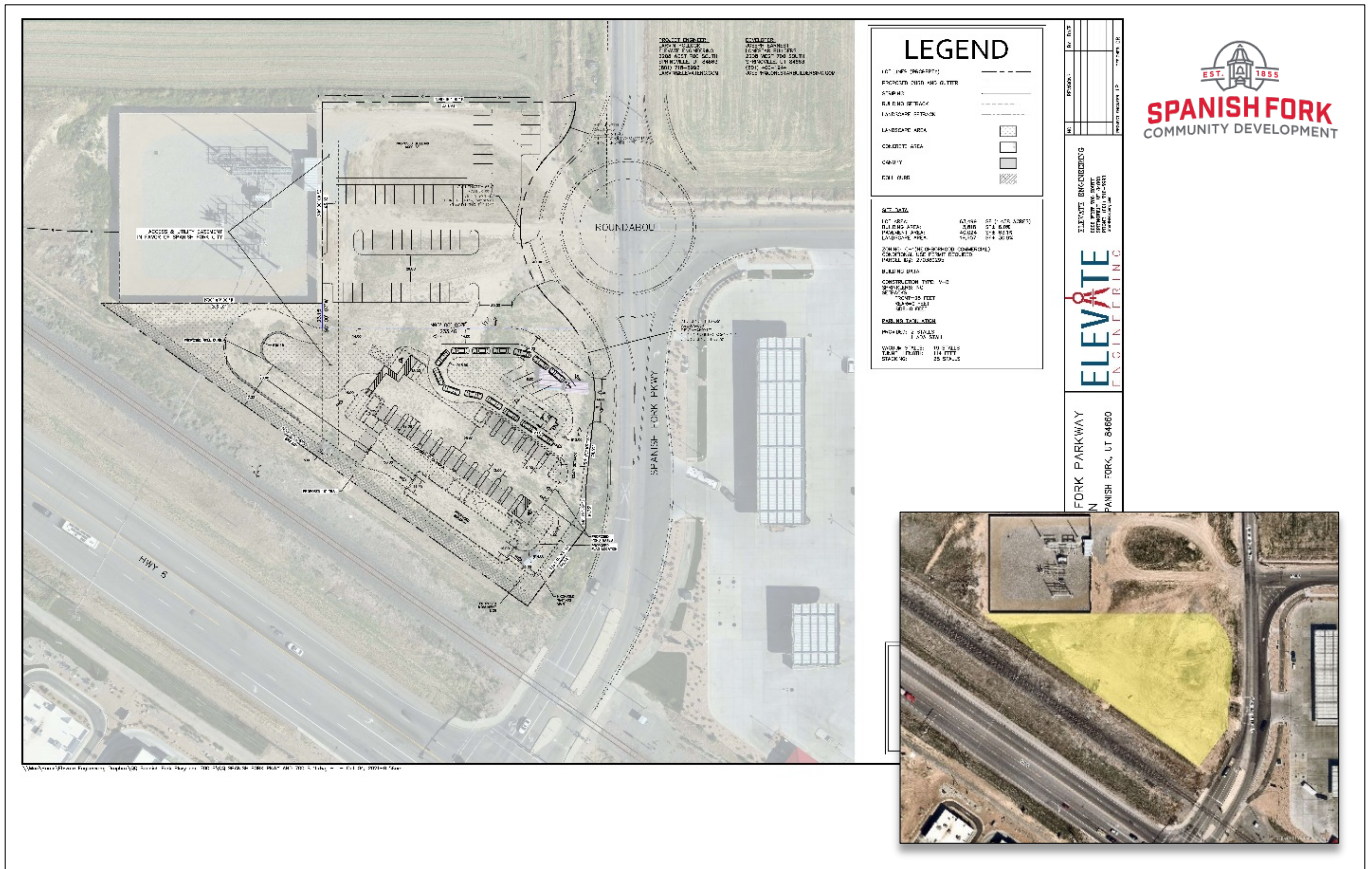
NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.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

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH

IRRIGATION DETAILS
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
IR-503



Quick Quack Highway 6 Car Wash Site Plan and Conditional Use Permit Approval Request

November 17, 2021, Development Review Committee Meeting.

Located at 722 South Spanish Fork Parkway, including 1.46 acres.

The subject property is zoned C-1.

The applicant has requested that a Site Plan and Conditional Use Permit be approved.

Key Issues

1. Access.
2. Utilities.
3. Landscaping.
4. Trail Location.

Recommendation

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

Findings

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

Conditions

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the Site Plan approval is contingent upon Planning Commission approval of the Conditional Use Permit.

Exhibits

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



September 17, 2021

From: Joseph Earnest
Lone Star Builders
2208 W 700 S
Springville, UT 84663

To Whom it May Concern:

We are excited at the prospect of bringing another Quick Quack Car Wash to the City of Spanish Fork.

Our proposed development is that of an automatic car wash facility with associated vacuum stalls.

The automatic car wash tunnel is 114 feet long and 25 feet wide. The physical design of the building has aesthetically appealing CMU, stucco, elevation changes, pop outs, and modern design features such as window canopies. The site itself will be concrete, instead of asphalt. There are 19 vacuum stalls with accompanying air compressor blowers, along with an ADA parking stall and single non-vacuum stall. The vacuum stalls are covered by a canopy and the vacuums are powered by a single, CMU enclosed, central vacuum engine; as opposed to a central vacuum engine at each vacuum stall, which is very loud. There are trash receptacles that are routinely maintained for customer use at each vacuum stall. No noise, light, vibration, odors, steam, or other factors will adversely affect others offsite. The operation of the car wash poses no environmental threat.

We enjoy being a commercial citizen in the City of Spanish Fork and with an additional location being proposed, we would like to go over some of the key qualities that Quick Quack continuously will provide to your City:

Quick Quack currently owns and operates 122 beautiful automatic express tunnel car wash locations throughout Texas, Utah, Colorado, Arizona, Nevada and California. Included herein are images of various Quick Quack Car Wash's in order for you to get a feel for the aesthetics of a Quick Quack Car Wash.

What sets Quick Quack apart from the rest? Included below is information regarding the management, operations, and culture of Quick Quack to, hopefully, articulate the ways we are very different from what people typically think about when they think of a car wash:

1. Hours of operation:

7am - 7pm during winter months

7am - 9pm during summer months

November 17, 2021

2. Water Usage: Through our advanced water reclamation and recycling process we only use on average 26 gallons of water per vehicle washed. This is significant because a person washing their car in their driveway will use between 110 and 170 gallons of water. It may be counter-intuitive, but Quick Quack Car Wash will absolutely save the City a significant amount of water as residents change their habits from self-performed in-driveway car washes to offering their patronage to Quick Quack.

3. Lighting: All site lighting automatically shuts off at 10 pm every day. The only lights left on are the building lights and the monument sign light, the building lights provide a deterrent effect for security benefits. Further, our lights are designed to point down, light will not escape onto neighboring properties.

4. Sound Mitigation: Our dryer blowers and vacuums are designed to ensure that at the property line, the sound will not exceed that of the traffic of the nearby road. Also, unlike most of our competitors, our self-serve vacuums are housed in enclosures that mitigate their sound. While our sites typically abut cities major traffic arteries, the sound emanating from the car wash will be far less noisy than the traffic. In fact, our sites are designed to be able to abut residential zones without negatively affecting the neighbors.

5. Traffic and Parking: At any given time, there are two or three employees on site; they have their own parking stalls, including one accessible stall apart from the customer vacuum stalls. We are an express wash and our desired site size for each location is +/- 1 acre. We are really a convenience stop for most of our customers; they are expecting to be in and out quickly. Our site plan is designed to support and self-sustain all customer traffic flow. This is possible due to the short length of time our customers stay on site. Quick Quack Car Wash uses a conveyor that keeps cars moving even if there are many cars in line. The entire wash cycle lasts no longer than THREE MINUTES and since there is no waiting for the car in front of you to finish, you will rarely spend more than five minutes from the time you pull in to when you are back on your way. By design, our typical site can handle much more vehicle volume than we experience. Even at peak car wash hours, our lines need to be short enough to not deter potential customers.

6. Company Values: Why do Quick Quack team members wear ties? Cleanliness is one of our company values and we believe that this extends beyond just a clean car. We feel that our facilities and team members should also represent the highest standards of appearance. Unlike full service car washes or other automotive service centers where employees might be more hands-on, our team members are primarily cashiers and customer service professionals who greet customers with a friendly smile and clean appearance. Quick Quack Car Wash's state-of-the-art car wash equipment does the heavy lifting and the "dirty work." Our signature duck ties have become an important part of our brand image that the majority of our customers appreciate and have come to expect and love. Our company slogan: Be FAST, Be CLEAN, Be HONEST, Be CONSISTENT, Be ACCOUNTABLE, Be a LEADER, Work as a TEAM, Show RESPECT, WORK hard, Have FUN!

7. Community Involvement: Quick Quack strives to get involved in the community. In fact, prior to each car wash opening we select a person or family in need in the city we are opening the wash in and provide free washes to the community and ask that the community donate to the in-need person. Quick Quack then matches the donations. This has been wildly successful in the past with donations ranging from \$5,000 to over \$10,000 to community members in need. Further, after our grand opening, we provide 10 days of free premium car washes at the site. It is a fun time for all. We also have a mascot, Quackles

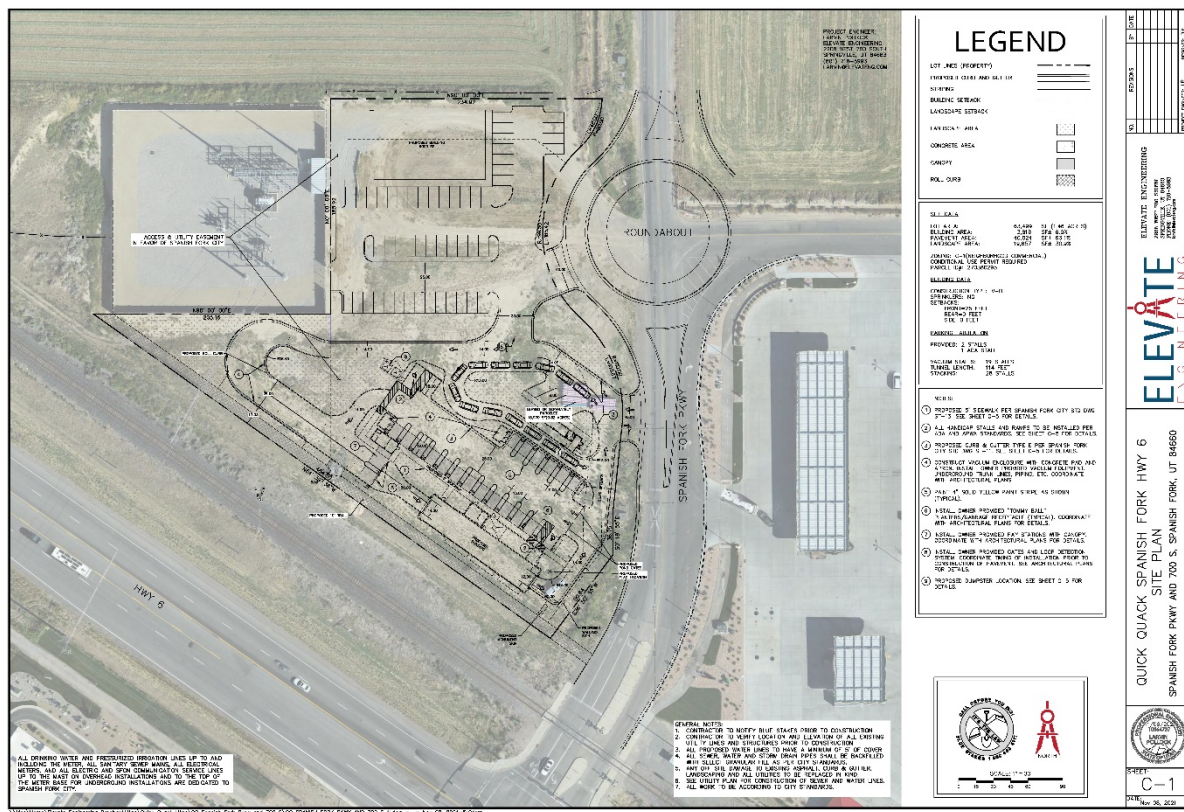
the duck. Quackles will be seen frequenting city events such as: Easter egg hunts, races, July 4th and 24th celebrations; and Quackles is a big hit at parades while riding on top of our mini replica car wash float.

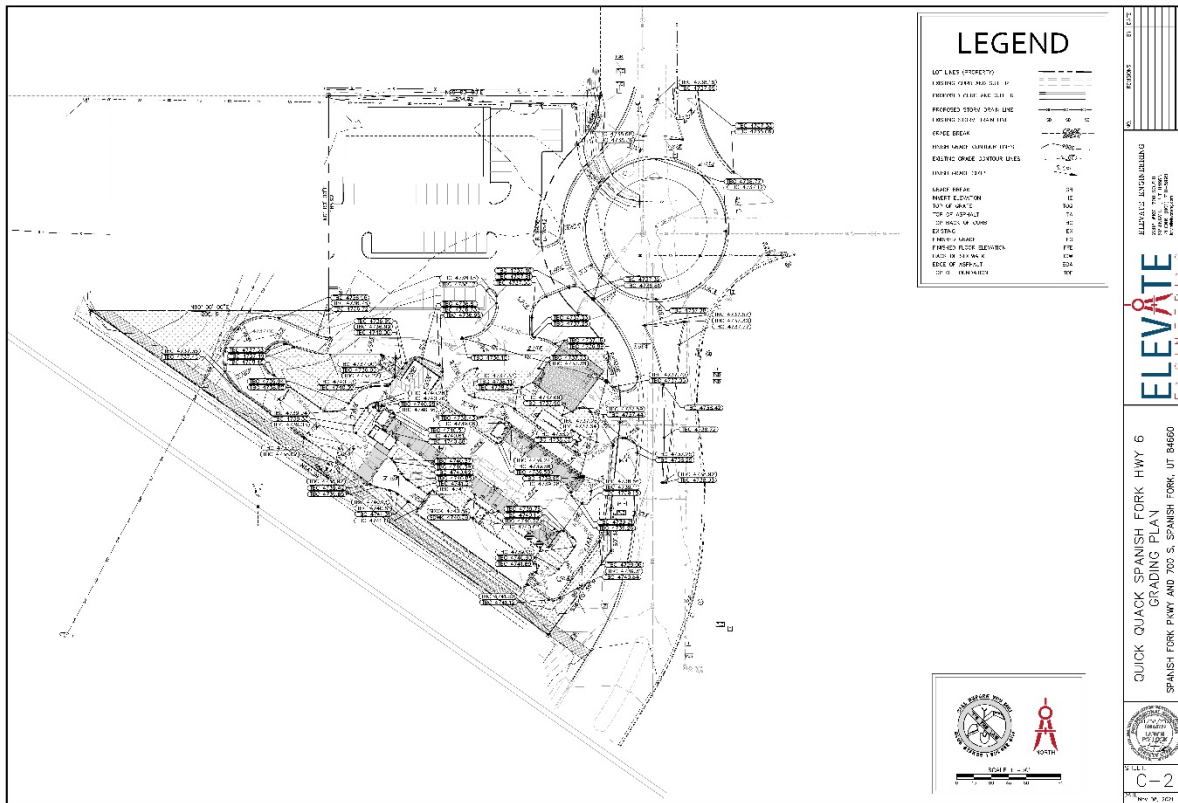
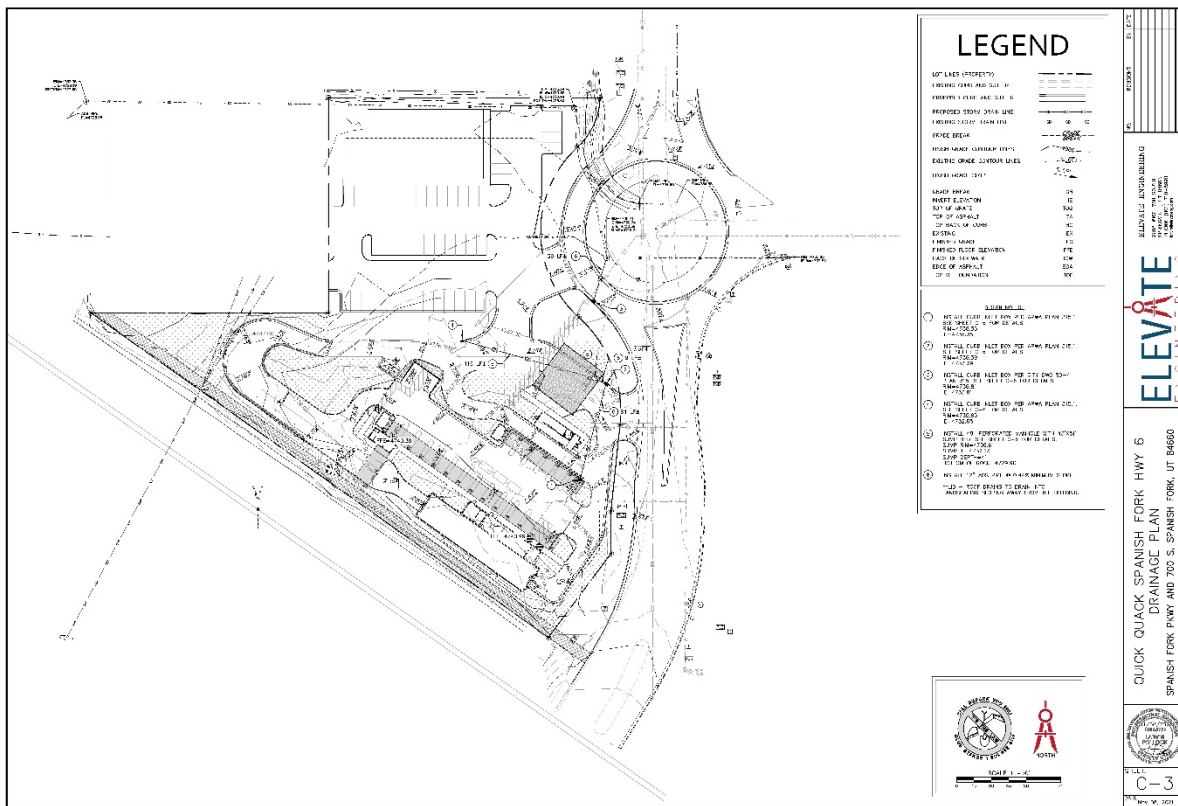
In conclusion, between Quick Quack's: cutting edge water conservation technology, aesthetically pleasing finished car wash building and site layout with beautiful landscaping, non-offensive operating hours, light disturbance mitigation, sound abatement technology, completely self-contained vehicular traffic, company values, impressive and ongoing community involvement, overall high property tax assessment, and the wonderful community service Quick Quack provides of an absolutely immaculate clean vehicle inside and out; Quick Quack is humbly confident that a business such as this will be a valuable addition to any city.

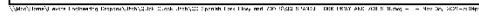
Warm regards,

Joseph Earnest, Esq.
Lone Star Builders, LLC
M: 801.400.1944
E: joseph@lonestarbuidersinc.com

November 17, 2021



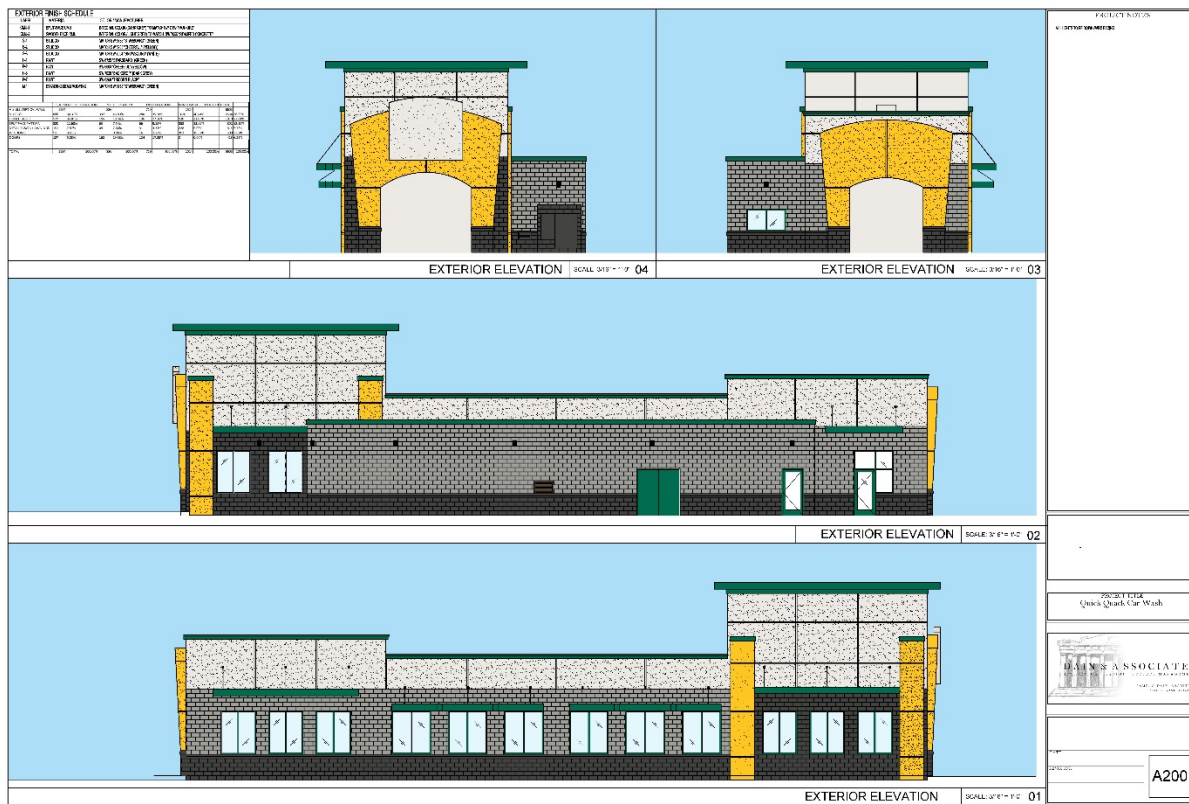




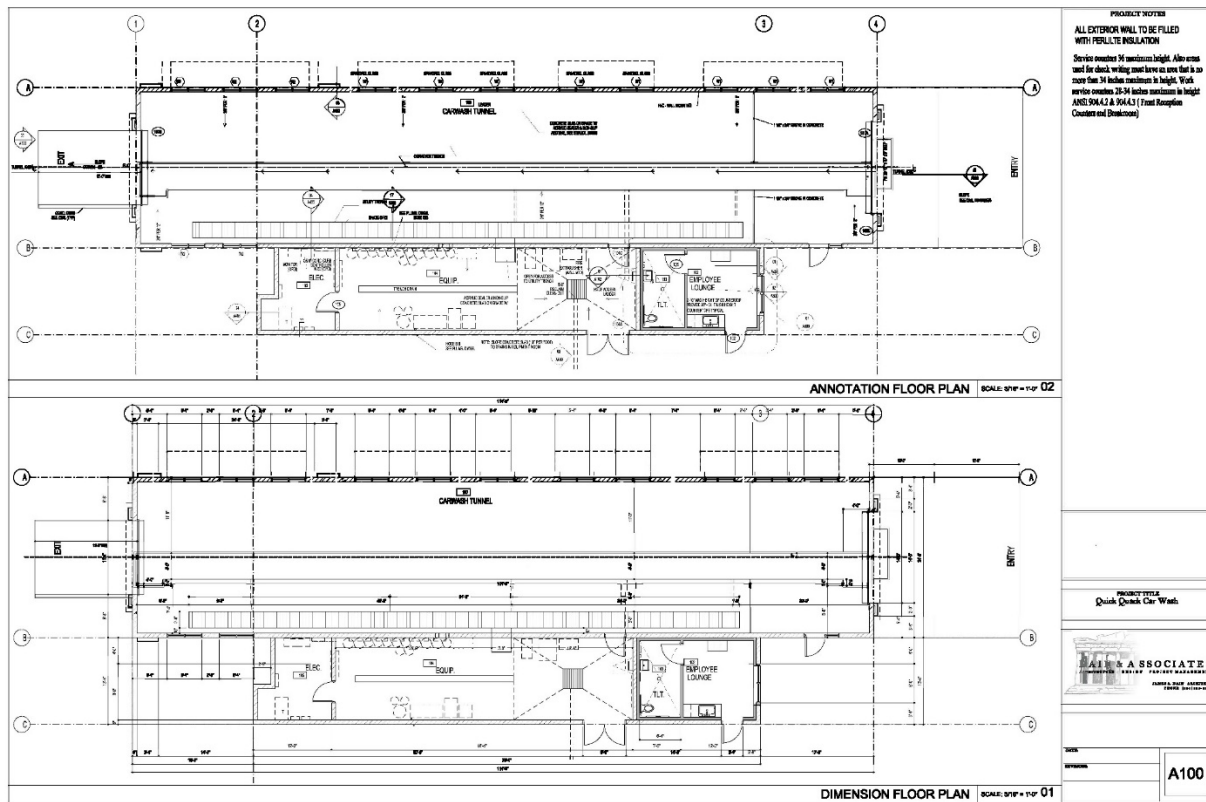














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We are excited at the prospect of bringing another Quick Quack Car Wash to the City of Spanish Fork.

Our proposed development is that of an automatic car wash facility with associated vacuum stalls.

The automatic car wash tunnel is 114 feet long and 25 feet wide. The physical design of the building has aesthetically appealing CMU, stucco, elevation changes, pop outs, and modern design features such as window canopies. The site itself will be concrete, instead of asphalt. There are 19 vacuum stalls with accompanying air compressor blowers, along with an ADA parking stall and single non-vacuum stall. The vacuum stalls are covered by a canopy and the vacuums are powered by a single, CMU enclosed, central vacuum engine; as opposed to a central vacuum engine at each vacuum stall, which is very loud. There are trash receptacles that are routinely maintained for customer use at each vacuum stall. No noise, light, vibration, odors, steam, or other factors will adversely affect others offsite. The operation of the car wash poses no environmental threat.

We enjoy being a commercial citizen in the City of Spanish Fork and with an additional location being proposed, we would like to go over some of the key qualities that Quick Quack continuously will provide to your City:

Quick Quack currently owns and operates 122 beautiful automatic express tunnel car wash locations throughout Texas, Utah, Colorado, Arizona, Nevada and California. Included herein are images of various Quick Quack Car Wash's in order for you to get a feel for the aesthetics of a Quick Quack Car Wash.

What sets Quick Quack apart from the rest? Included below is information regarding the management, operations, and culture of Quick Quack to, hopefully, articulate the ways we are very different from what people typically think about when they think of a car wash:

1. Hours of operation:

7am - 7pm during winter months

7am - 9pm during summer months

2. **Water Usage:** Through our advanced water reclamation and recycling process we only use on average 26 gallons of water per vehicle washed. This is significant because a person washing their car in their driveway will use between 110 and 170 gallons of water. It may be counter-intuitive, but Quick Quack Car Wash will absolutely save the City a significant amount of water as residents change their habits from self-performed in-driveway car washes to offering their patronage to Quick Quack.

3. **Lighting:** All site lighting automatically shuts off at 10 pm every day. The only lights left on are the building lights and the monument sign light, the building lights provide a deterrent effect for security benefits. Further, our lights are designed to point down, light will not escape onto neighboring properties.

4. **Sound Mitigation:** Our dryer blowers and vacuums are designed to ensure that at the property line, the sound will not exceed that of the traffic of the nearby road. Also, unlike most of our competitors, our self-serve vacuums are housed in enclosures that mitigate their sound. While our sites typically abut cities major traffic arteries, the sound emanating from the car wash will be far less noisy than the traffic. In fact, our sites are designed to be able to abut residential zones without negatively affecting the neighbors.

5. **Traffic and Parking:** At any given time, there are two or three employees on site; they have their own parking stalls, including one accessible stall apart from the customer vacuum stalls. We are an express wash and our desired site size for each location is +/- 1 acre. We are really a convenience stop for most of our customers; they are expecting to be in and out quickly. Our site plan is designed to support and self-sustain all customer traffic flow. This is possible due to the short length of time our customers stay on site. Quick Quack Car Wash uses a conveyor that keeps cars moving even if there are many cars in line. The entire wash cycle lasts no longer than THREE MINUTES and since there is no waiting for the car in front of you to finish, you will rarely spend more than five minutes from the time you pull in to when you are back on your way. By design, our typical site can handle much more vehicle volume than we experience. Even at peak car wash hours, our lines need to be short enough to not deter potential customers.

6. **Company Values:** Why do Quick Quack team members wear ties? Cleanliness is one of our company values and we believe that this extends beyond just a clean car. We feel that our facilities and team members should also represent the highest standards of appearance. Unlike full service car washes or other automotive service centers where employees might be more hands-on, our team members are primarily cashiers and customer service professionals who greet customers with a friendly smile and clean appearance. Quick Quack Car Wash's state-of-the-art car wash equipment does the heavy lifting and the "dirty work." Our signature duck ties have become an important part of our brand image that the majority of our customers appreciate and have come to expect and love. Our company slogan: Be FAST, Be CLEAN, Be HONEST, Be CONSISTENT, Be ACCOUNTABLE, Be a LEADER, Work as a TEAM, Show RESPECT, WORK hard, Have FUN!

7. **Community Involvement:** Quick Quack strives to get involved in the community. In fact, prior to each car wash opening we select a person or family in need in the city we are opening the wash in and provide free washes to the community and ask that the community donate to the in-need person. Quick Quack then matches the donations. This has been wildly successful in the past with donations ranging from \$5,000 to over \$10,000 to community members in need. Further, after our grand opening, we provide 10 days of free premium car washes at the site. It is a fun time for all. We also have a mascot, Quackles

the duck. Quackles will be seen frequenting city events such as: Easter egg hunts, races, July 4th and 24th celebrations; and Quackles is a big hit at parades while riding on top of our mini replica car wash float.

In conclusion, between Quick Quack's: cutting edge water conservation technology, aesthetically pleasing finished car wash building and site layout with beautiful landscaping, non-offensive operating hours, light disturbance mitigation, sound abatement technology, completely self-contained vehicular traffic, company values, impressive and ongoing community involvement, overall high property tax assessment, and the wonderful community service Quick Quack provides of an absolutely immaculate clean vehicle inside and out; Quick Quack is humbly confident that a business such as this will be a valuable addition to any city.

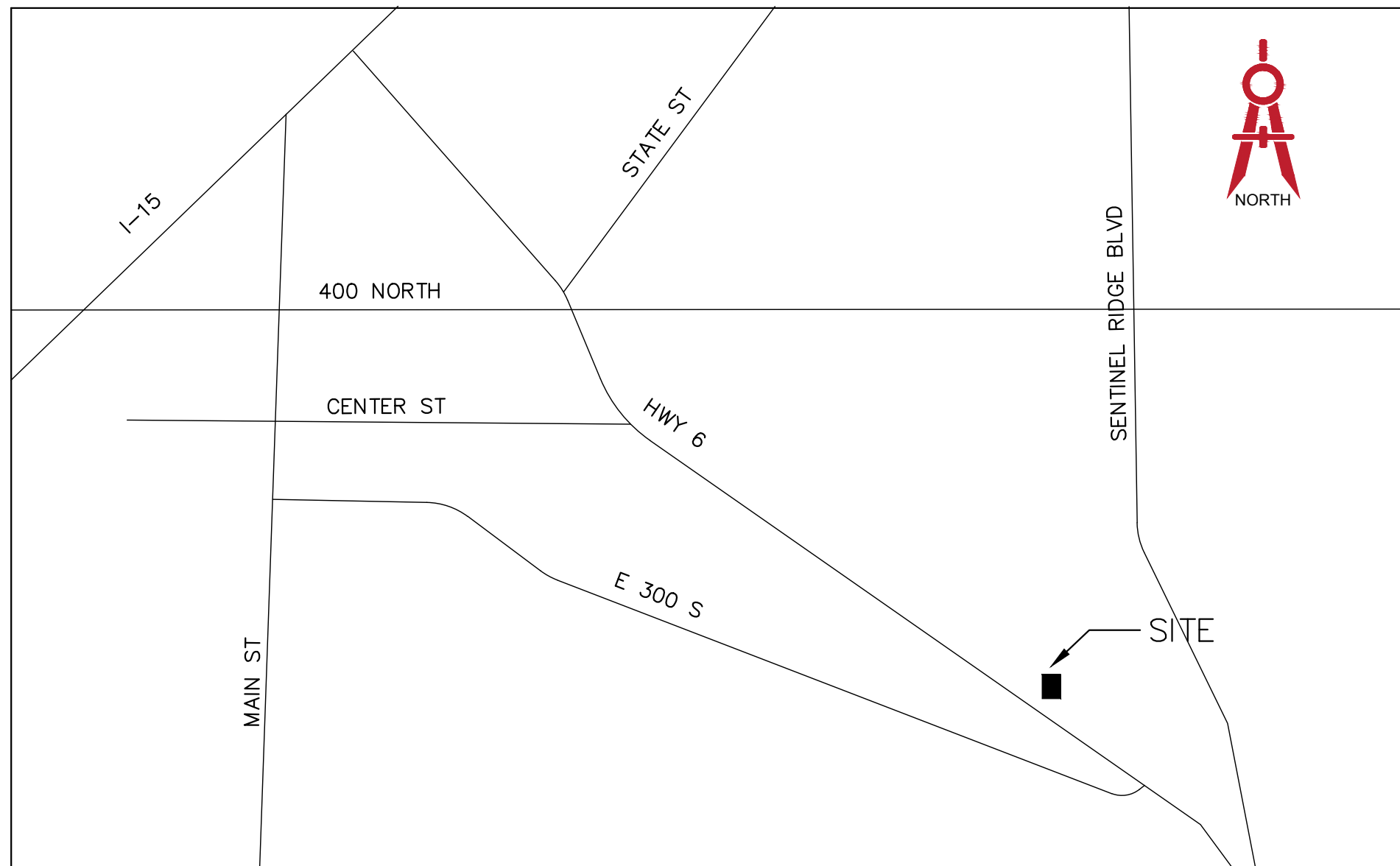
Warm regards,

Joseph Earnest, Esq.
Lone Star Builders, LLC
M: 801.400.1944
E: joseph@lonestarbuildersinc.com

QUICK QUACK HWY 6

SPANISH FORK, UT

VICINITY MAP



NOT TO SCALE

INDEX

- G-0 Cover Sheet
- C-1 Site Plan
- C-2 Grading Plan
- C-3 Drainage Plan
- C-4 Utility Plan
- C-5 Standard Details
- C-6 Utility Details
- C-7 Stormwater Pollution Prevention Plan
- C-8 SWPPP Details
- L-1 Landscape Plan
- Photometric Plan
- A100 Dimension Floor Plan
- A200 Exterior Elevations
- A200 Exterior Color Elevations

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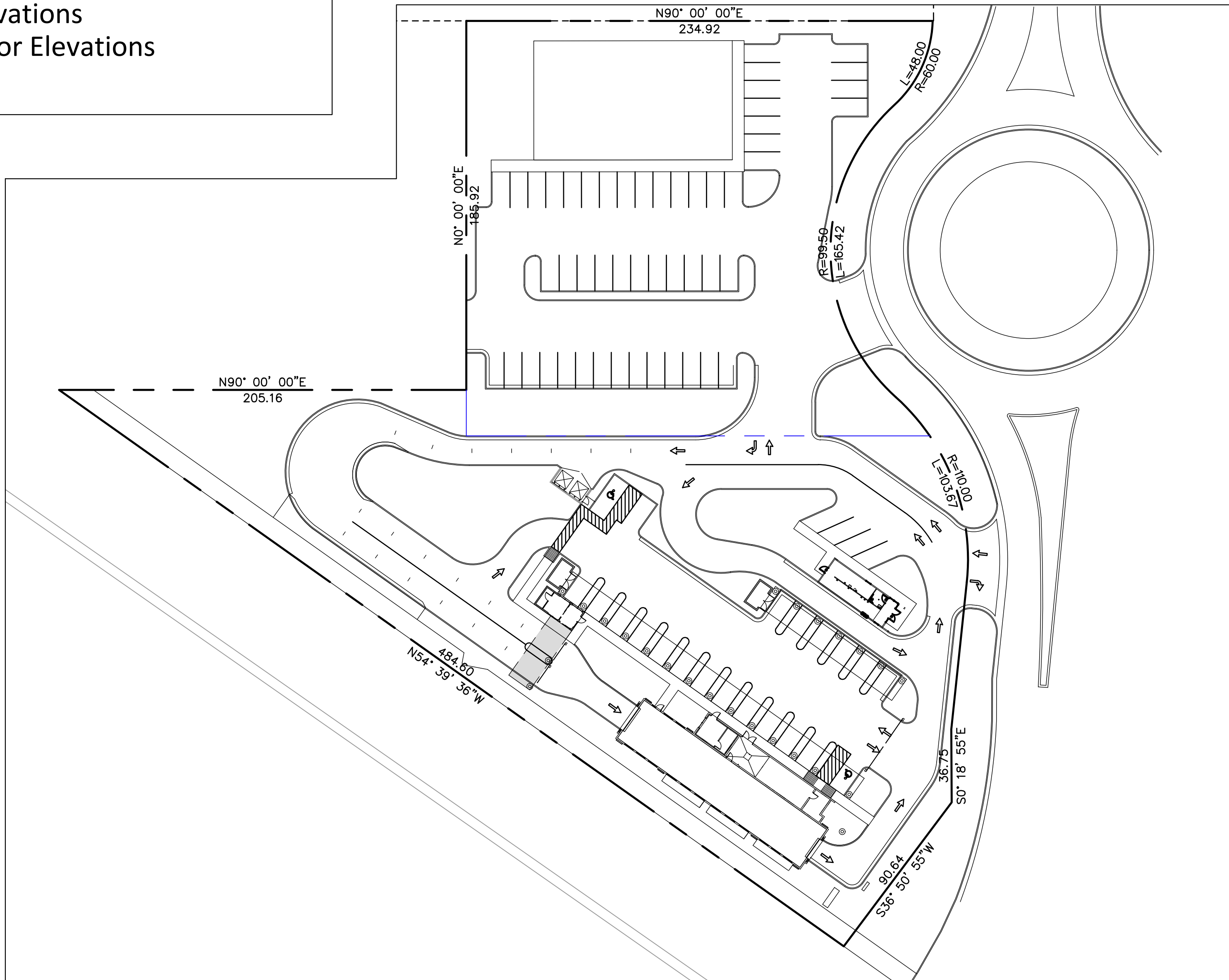
SITE DATA

LOT AREA:	63,499	SF (1.46 ACRES)
BUILDING AREA:	3,818	SF± 6.0%
PAVEMENT AREA:	40,024	SF± 63.1%
LANDSCAPE AREA:	19,657	SF± 30.9%

ZONING: C-1(NEIGHBORHOOD COMMERCIAL)
CONDITIONAL USE PERMIT REQUIRED
PARCEL ID#: 270380295

LEGEND & ABBREVIATION TABLE

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



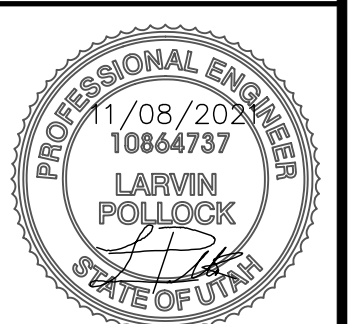
SITE MAP
1"=40'

[illegible]

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The logo for Elevate Engineering features the word "ELEVATE" in a large, bold, blue sans-serif font. Below it, the word "ENGINEERING" is written in a smaller, red sans-serif font. A red compass is positioned between the two words, with its point resting on the letter "V" in "ELEVATE".

QUICK QUACK SPANISH FORK HWY 6
COVER SHEET
SPANISH FORK PKWY AND 700 S, SPANISH FORK, UT 84660



SHEET:
G-0

DATE:
Nov 08, 2021



PROJECT ENGINEER:
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LEGEND

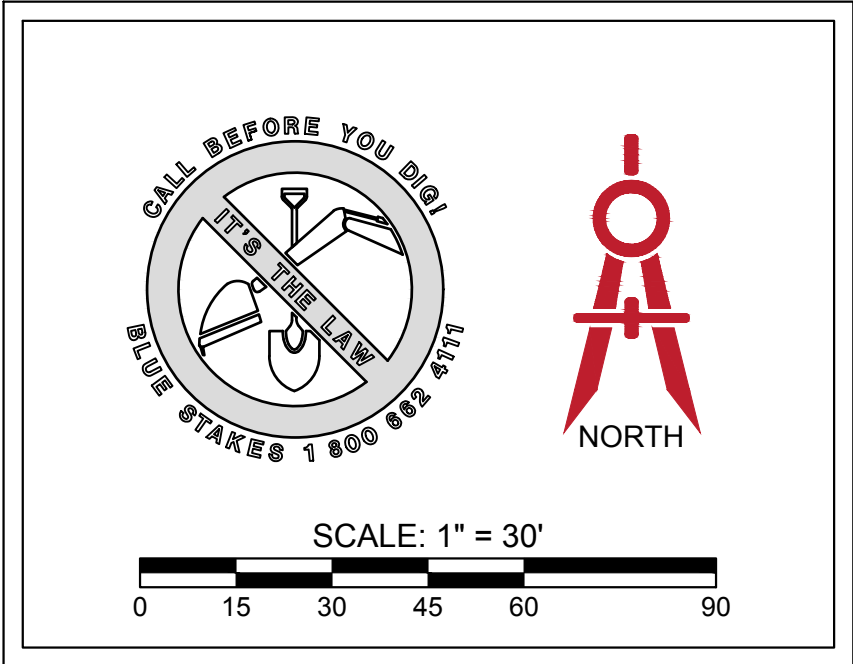
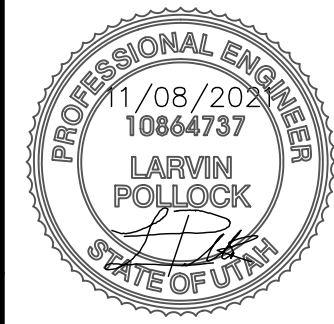
- LOT LINES (PROPERTY)
- PROPOSED CURB AND GUTTER
- STRIPING
- BUILDING SETBACK
- LANDSCAPE SETBACK
- LANDSCAPE AREA
- CONCRETE AREA
- CANOPY
- ROLL CURB

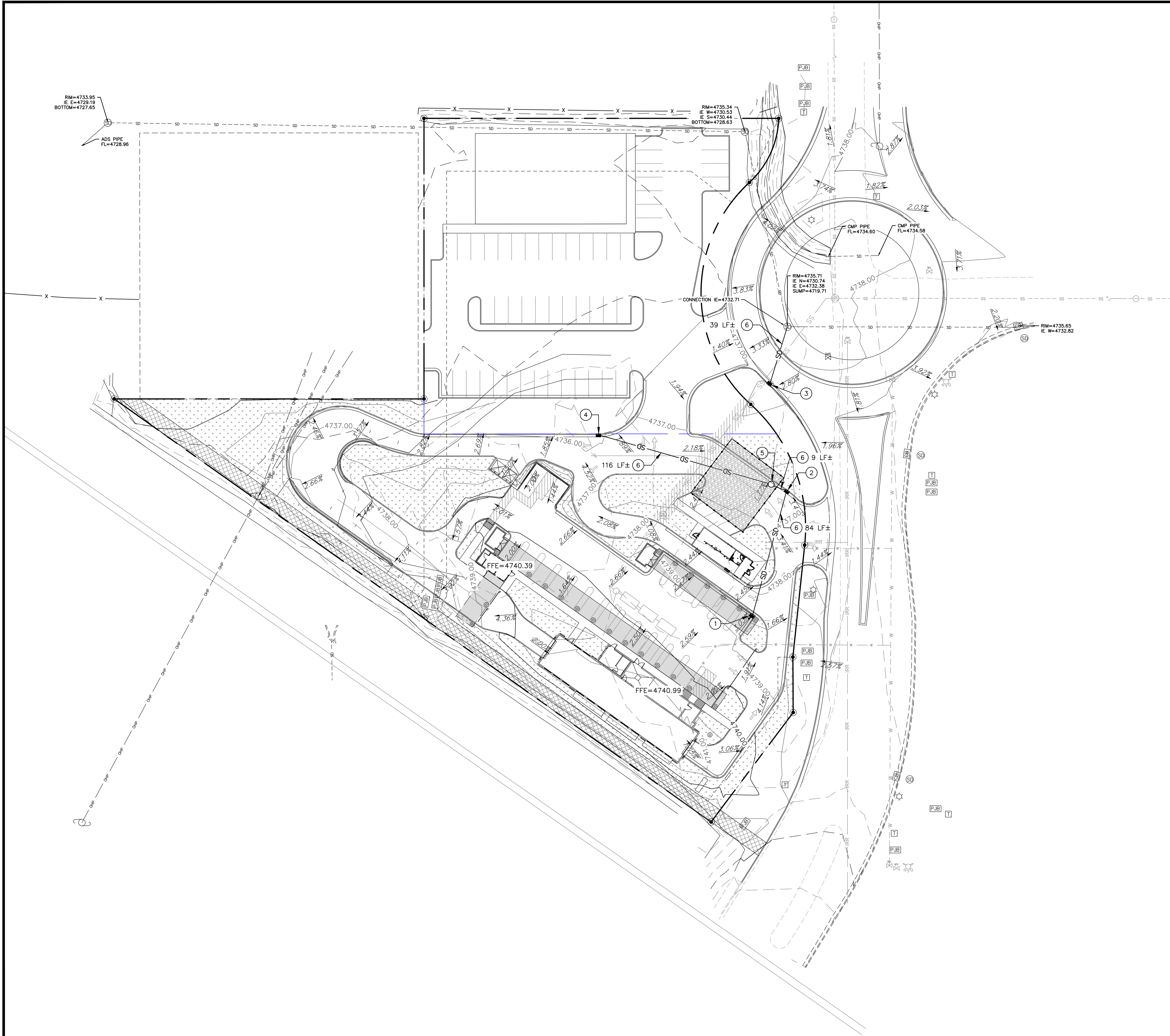
SITE DATA		
LOT AREA:	63,499	SF (1.46 ACRES)
BUILDING AREA:	3,818	SF ± 6.0%
PAVEMENT AREA:	40,024	SF ± 63.1%
LANDSCAPE AREA:	19,657	SF ± 30.9%
ZONING: C-1(NEIGHBORHOOD COMMERCIAL)		
CONDITIONAL USE PERMIT REQUIRED		
PARCEL ID#: 270380295		
BUILDING DATA		
CONSTRUCTION TYPE: V-B		
SPRINKLERS: NO		
SETBACKS:		
FRONT=25 FEET		
REAR=0 FEET		
SIDE=0 FEET		
PARKING TABULATION		
PROVIDED: 2 STALLS		
1 ADA STALL		
VACUUM STALLS: 19 STALLS		
TUNNEL LENGTH: 114 FEET		
STACKING: 28 STALLS		

- NOTES:
- PROPOSED 5' SIDEWALK PER SPANISH FORK CITY STD DWG ST-13. SEE SHEET C-5 FOR DETAILS.
 - ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER ADA AND APWA STANDARDS. SEE SHEET C-5 FOR DETAILS.
 - PROPOSED CURB & GUTTER TYPE E PER SPANISH FORK CITY STD DWG ST-11. SEE SHEET C-5 FOR DETAILS.
 - CONSTRUCT VACUUM ENCLOSURE WITH CONCRETE PAD AND APRON. INSTALL OWNER PROVIDED VACUUM EQUIPMENT, UNDERGROUND TRUNK LINES, PIPING, ETC. COORDINATE WITH ARCHITECTURAL PLANS.
 - PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
 - INSTALL OWNER PROVIDED "TOMMY BALL" PLANTERS/GARBAGE RECEPTACLE (TYPICAL). COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
 - INSTALL OWNER PROVIDED PAY STATIONS WITH CANOPY. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
 - INSTALL OWNER PROVIDED GATES AND LOOP DETECTION SYSTEM. COORDINATE TIMING OF INSTALLATION PRIOR TO CONSTRUCTION OF PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - PROPOSED DUMPSTER LOCATION. SEE SHEET C-5 FOR DETAILS.

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

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





LEGEND

LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	==
PROPOSED CURB AND GUTTER	==
PROPOSED STORM DRAIN LINE	SD
EXISTING STORM DRAIN LINE	SD
GRADE BREAK	GRADE BREAK
FINISH GRADE CONTOUR LINES	4960
EXISTING GRADE CONTOUR LINES	4960
FINISH GRADE SLOPE	SLOPE
GRADE BREAK	GB
INVERT ELEVATION	IE
TOP OF GRATE	TOG
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW
EDGE OF ASPHALT	EOA
TOP OF FOUNDATION	TOF

DESIGN NOTES:

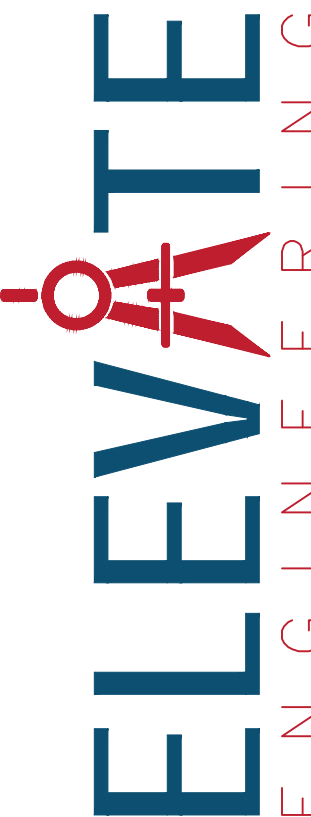
1. INSTALL CURB INLET BOX PER APWA PLAN 315.1. SEE SHEET C-6 FOR DETAILS. RIM=4738.35 IE=4735.35
 2. INSTALL CURB INLET BOX PER APWA PLAN 315.1. SEE SHEET C-6 FOR DETAILS. RIM=4736.39 IE=4733.39
 3. INSTALL CURB INLET BOX PER CITY DWG SD-4 PLAN 315. SEE SHEET C-6 FOR DETAILS. RIM=4736.81 IE=4733.81
 4. INSTALL CURB INLET BOX PER APWA PLAN 315.1. SEE SHEET C-6 FOR DETAILS. RIM=4735.65 IE=4732.65
 5. INSTALL 48" PERFORATED MANHOLE WITH 43'X51' SUMP BED. SEE SHEET C-6 FOR DETAILS. SUMP RIM=4736.61 SUMP IE=4732.13 SUMP DEPTH=4' BOTTOM OF ROCK=4729.90
 6. INSTALL 12" ADS PIPE @ 0.44% MINIMUM SLOPE
- **LID - ROOF DRAINS TO DRAIN INTO LANDSCAPING SLOPING AWAY FROM THE BUILDING.



SCALE: 1" = 30'



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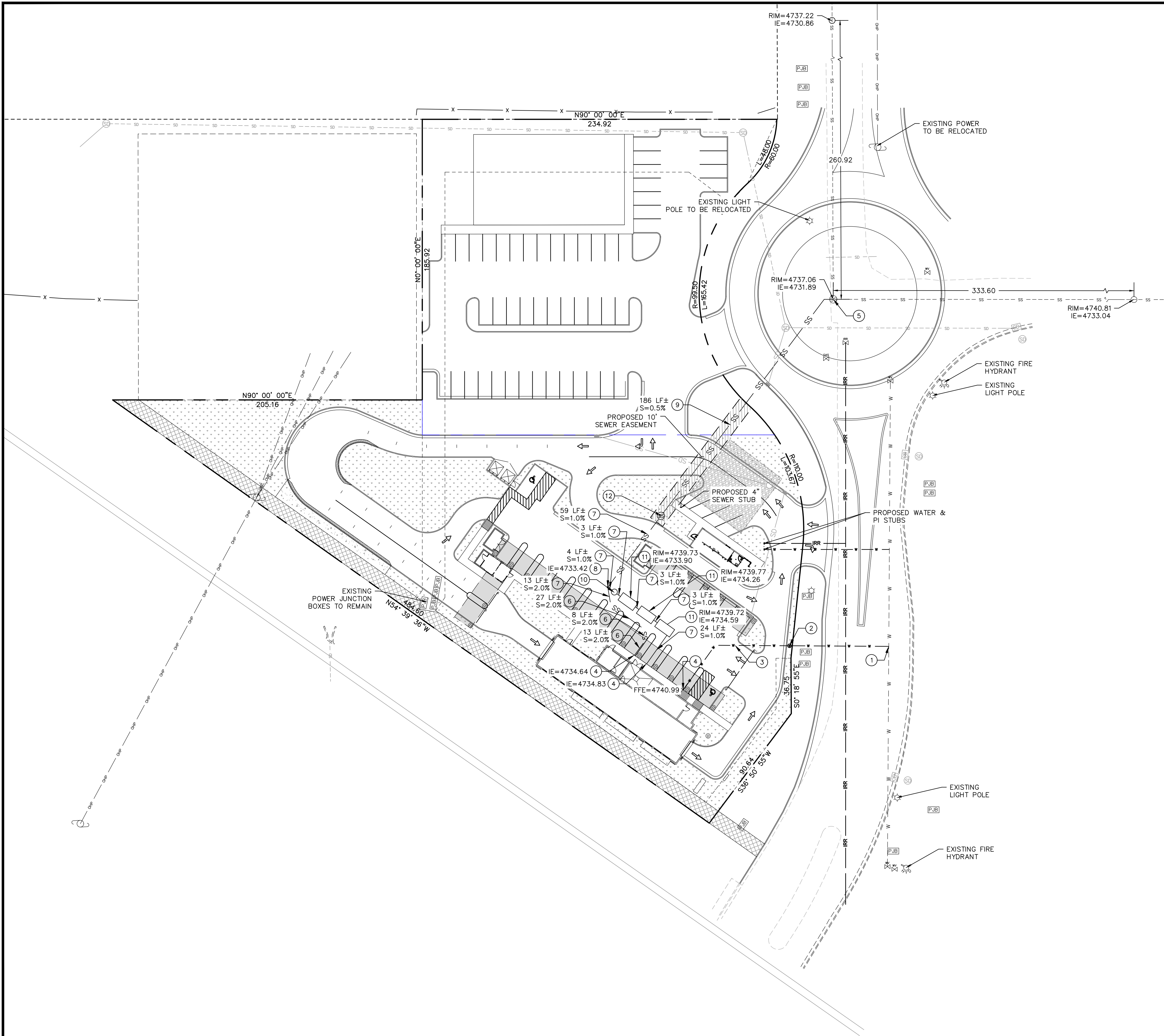


QUICK QUACK SPANISH FORK HWY 6
DRAINAGE PLAN
SPANISH FORK PKWY AND 700 S, SPANISH FORK, UT 84660



SHEET:
C-3

DATE:
Nov 08, 2021



LEGEND

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

DESIGN NOTES:

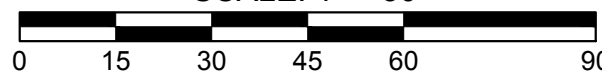
- CONNECT TO EXISTING WATER MAIN PER CITY STANDARDS.
- INSTALL 2" WATER METER PER SPANISH FORK CITY STD DWG. W-11 SEE SHEET C-6 FOR DETAILS.
- INSTALL 2" POLY WATER LINE PER CITY STANDARDS.
- END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
- CONNECT TO EXISTING SEWER MANHOLE PER SPANISH FORK CITY STANDARDS. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO ANY CONSTRUCTION.
- INSTALL 4"Ø PVC SDR-35 SEWER PIPE AT 2% MIN. SLOPE.
- INSTALL 6"Ø PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE.
- INSTALL 6" CLEANOUT.
- INSTALL 8"Ø PVC SDR-35 SEWER PIPE AT 0.5% MIN. SLOPE.
- INSTALL 48" SANITARY SEWER SAMPLING MANHOLE PER SPANISH FORK CITY STD DWG SS-1. SEE SHEET C-6 FOR DETAILS. RIM=4739.78 IE IN=4733.54 IE OUT=4733.46
- INSTALL 1500 GAL. GREASE INTERCEPTOR/RECLAIM TANKS. INSTALL 3' OF 6"Ø PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE BETWEEN TANKS. COORDINATE WITH PLUMBING PLANS FOR DETAILS.
- INSTALL 48" SANITARY SEWER MANHOLE PER SPANISH FORK CITY STD DWG SS-1. SEE SHEET C-6 FOR DETAILS. RIM=4738.27 IE=4732.82

GENERAL NOTES:

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



SCALE: 1" = 30'



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QUICK QUACK SPANISH FORK HWY 6

UTILITY PLAN

SPANISH FORK PKWY AND 700 S, SPANISH FORK, UT 84660

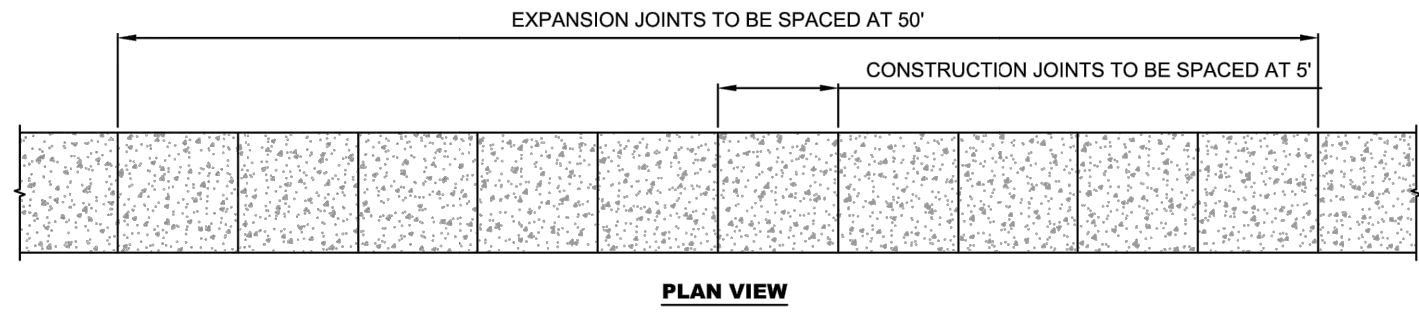
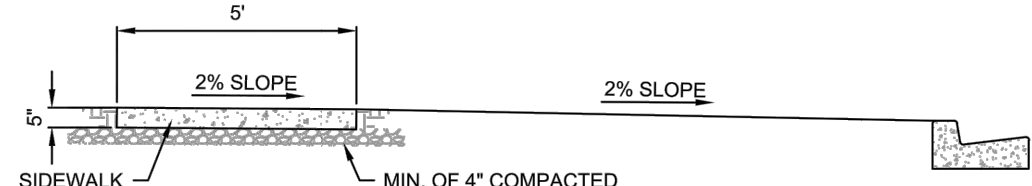


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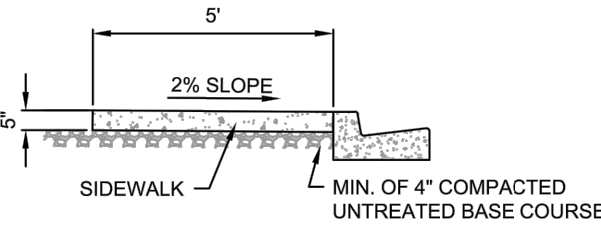
C-4

DATE:

Nov 08, 2021



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

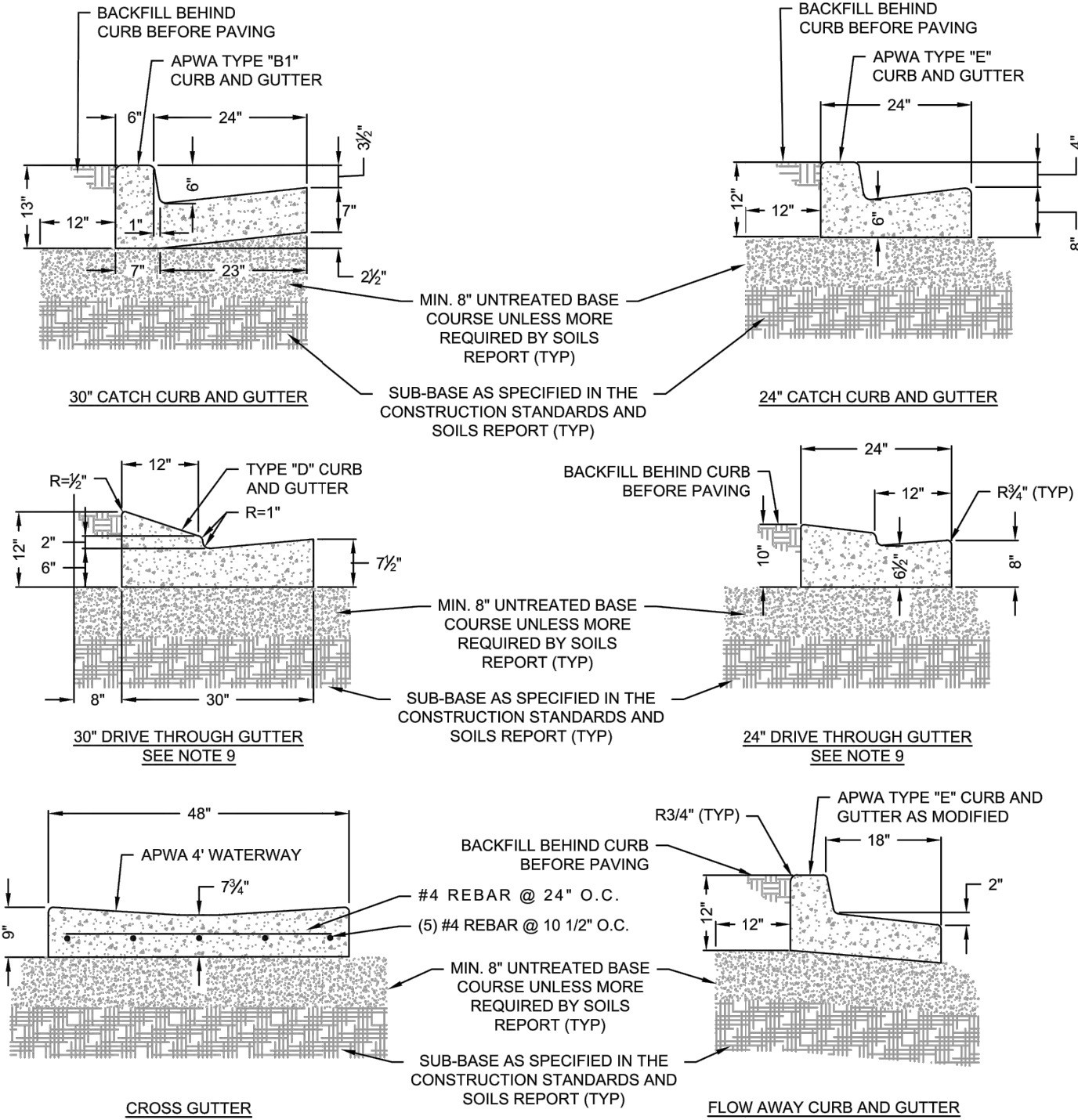


SIDEWALK CROSS-SECTION WITHOUT PLANTER
SEE APWA PLAN NUMBER 231 CONCRETE SIDEWALK

NOTES:

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

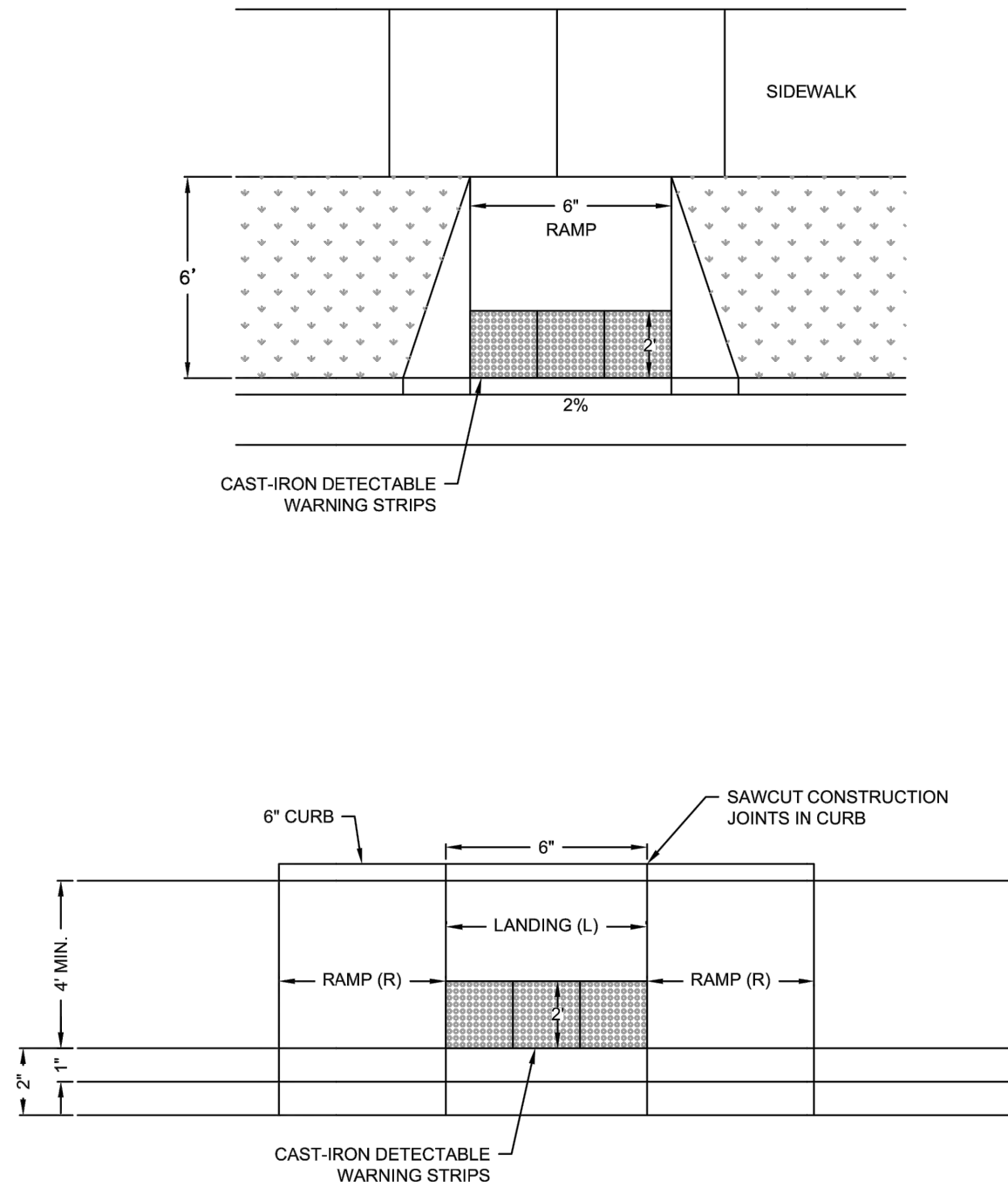
SPANISH FORK CITY 46 SOUTH MAIN STREET SPANISH FORK, UT 84603 (801) 904-4500	STANDARD DRAWING SIDEWALK	DRAWN: JLD DESIGN: CJP CHECK: CMF DATE: 02/11/17	SCALE: NONE STANDARD ST-13
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NOTES:

- SUB-BASE UNDER ALL CURBS AND GUTTERS SHALL MATCH WHAT IS IN THE ROAD WITH A MINIMUM OF 8" OF COMPACTED UNTREATED BASE COURSE.
- IF CONCRETE IS TO BE POURED NEXT TO A CURB #4 REBAR SHALL BE DOVELED 3" INTO CURB AND 4" INTO SIDEWALK. REBAR SHALL BE INSTALLED A MINIMUM OF 2" FROM TOP OF SIDEWALK AND CURB 24" O.C.
- SIDEWALKS SHALL HAVE CONSTRUCTION JOINTS EVERY 5'.
- TOP FRONT OF SIDEWALK SHALL BE PLACED AT THE SAME GRADE AS TOP BACK OF CURB.
- TACK SHALL BE APPLIED TO LIP OF CURB AND EXTEND 1' ONTO GRAVEL ROAD BASE.
- 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).
- ESTABLISH PAVEMENT PATTERN TO ASSURE ALL CUT EDGE PAVERS SHALL BE HALF PAVERS OR LARGER.
- ALL PAVERS SHALL MATCH THE ORIGINAL COLOR OF THE DARK RED CONCRETE PAVERS ON MAIN STREET.
- MODIFIED CURB & GUTTER IS ONLY TO BE USED IN THE RESIDENTIAL SUB LOCAL ROAD - 42' RIGHT OF WAY UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

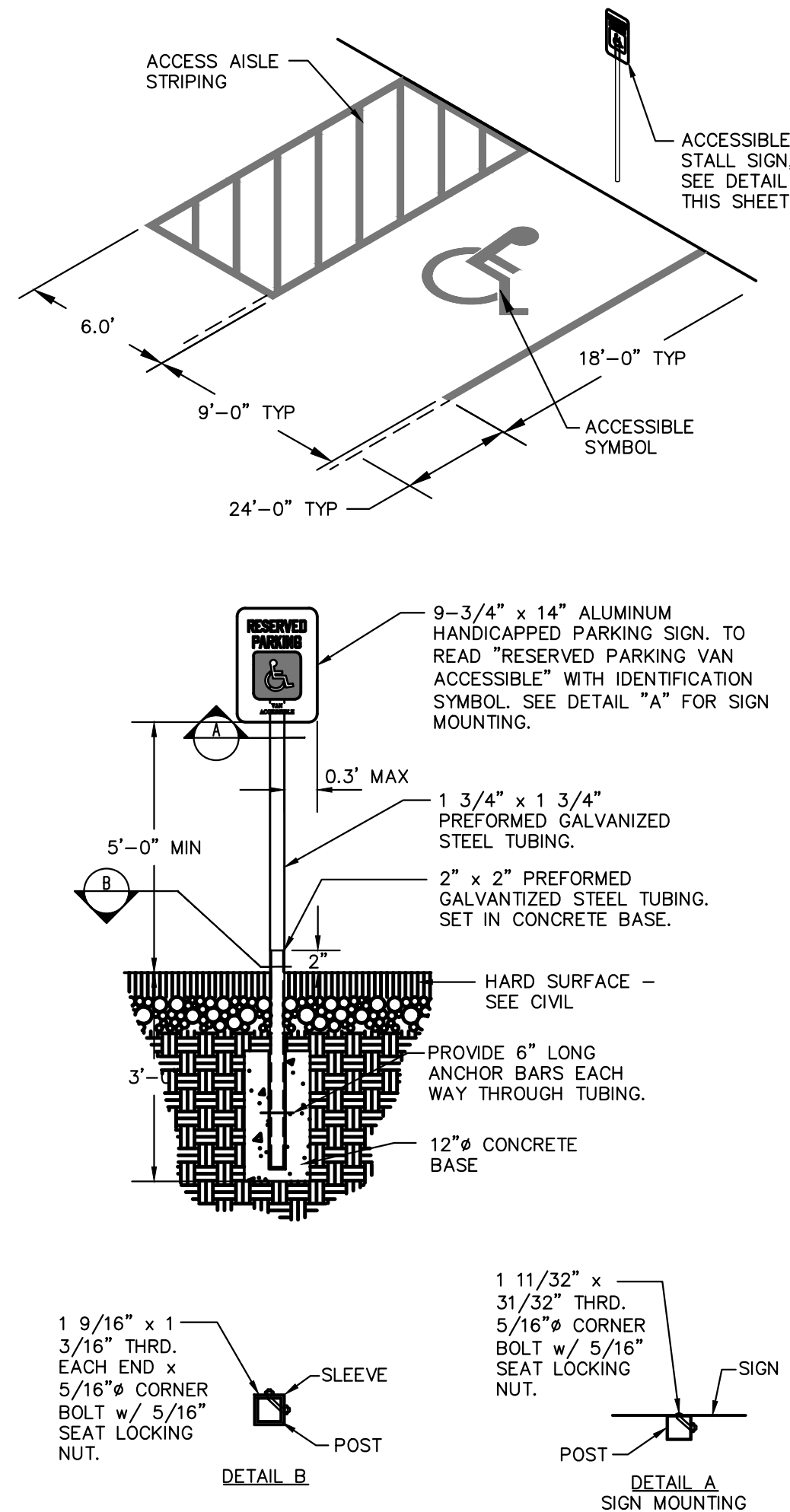
SPANISH FORK CITY 46 SOUTH MAIN STREET SPANISH FORK, UT 84603 (801) 904-4500	STANDARD DRAWING CURB & GUTTERS	DRAWN: JLD DESIGN: CJP CHECK: CMF DATE: 02/11/17	SCALE: NONE STANDARD ST-11
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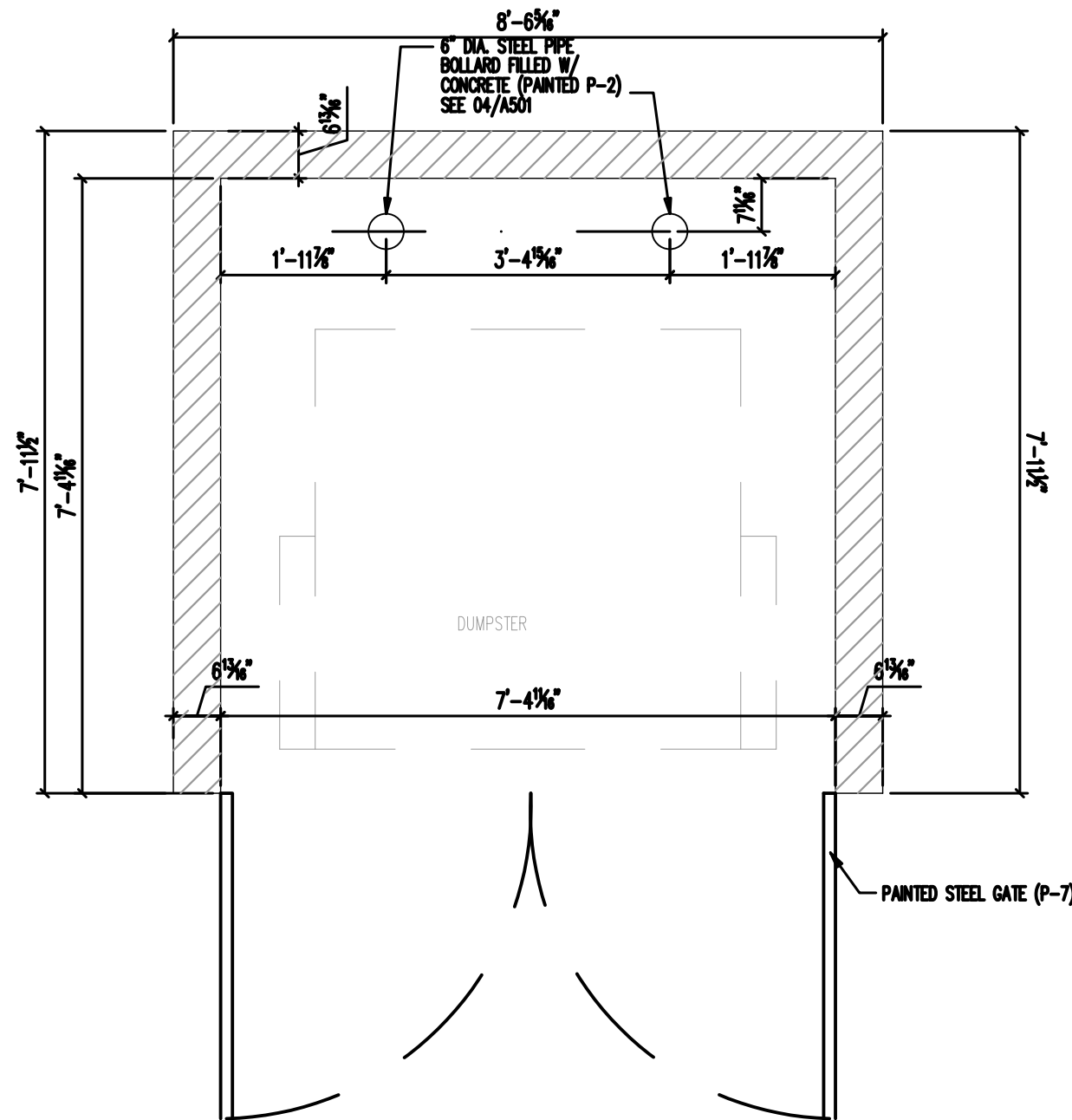
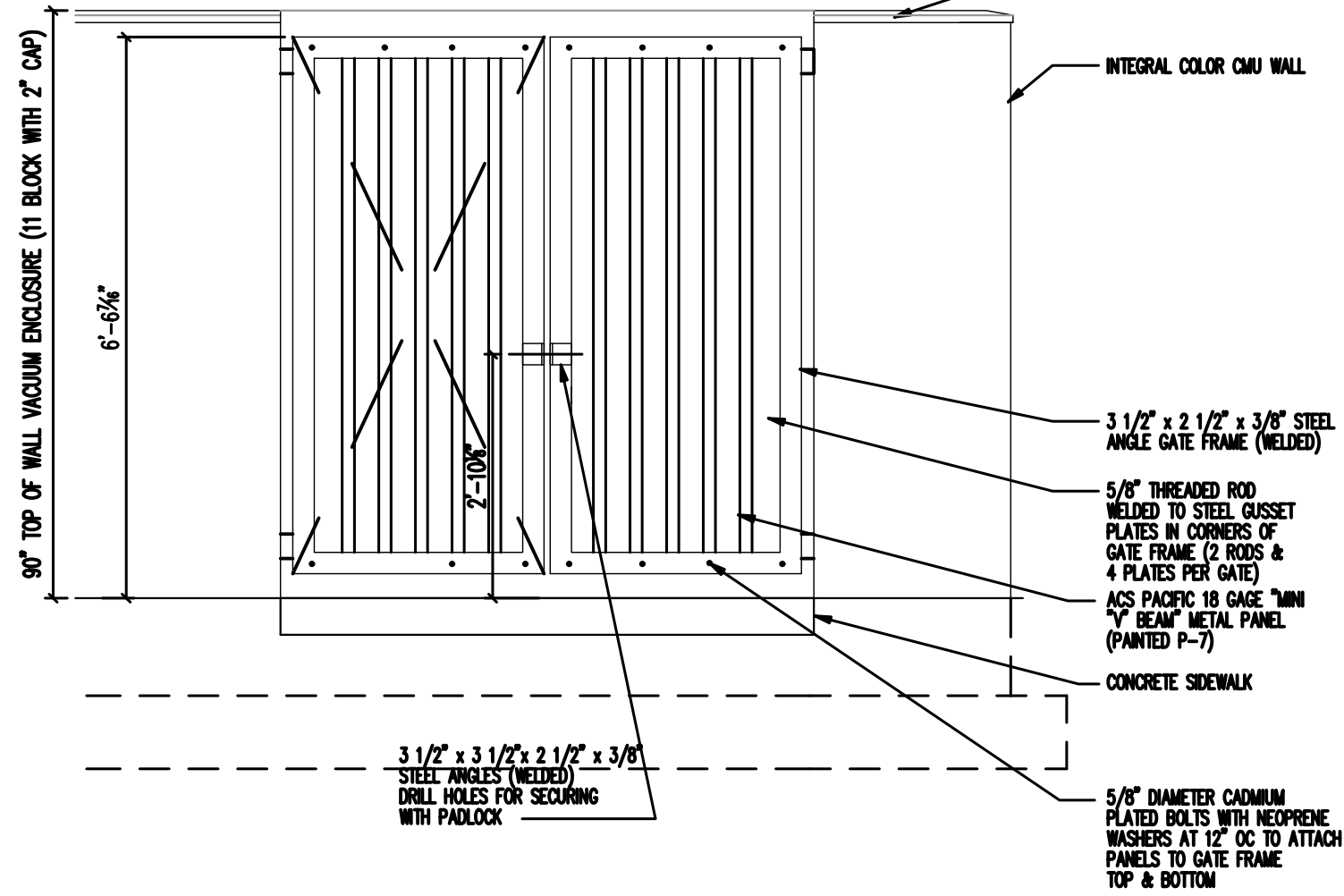
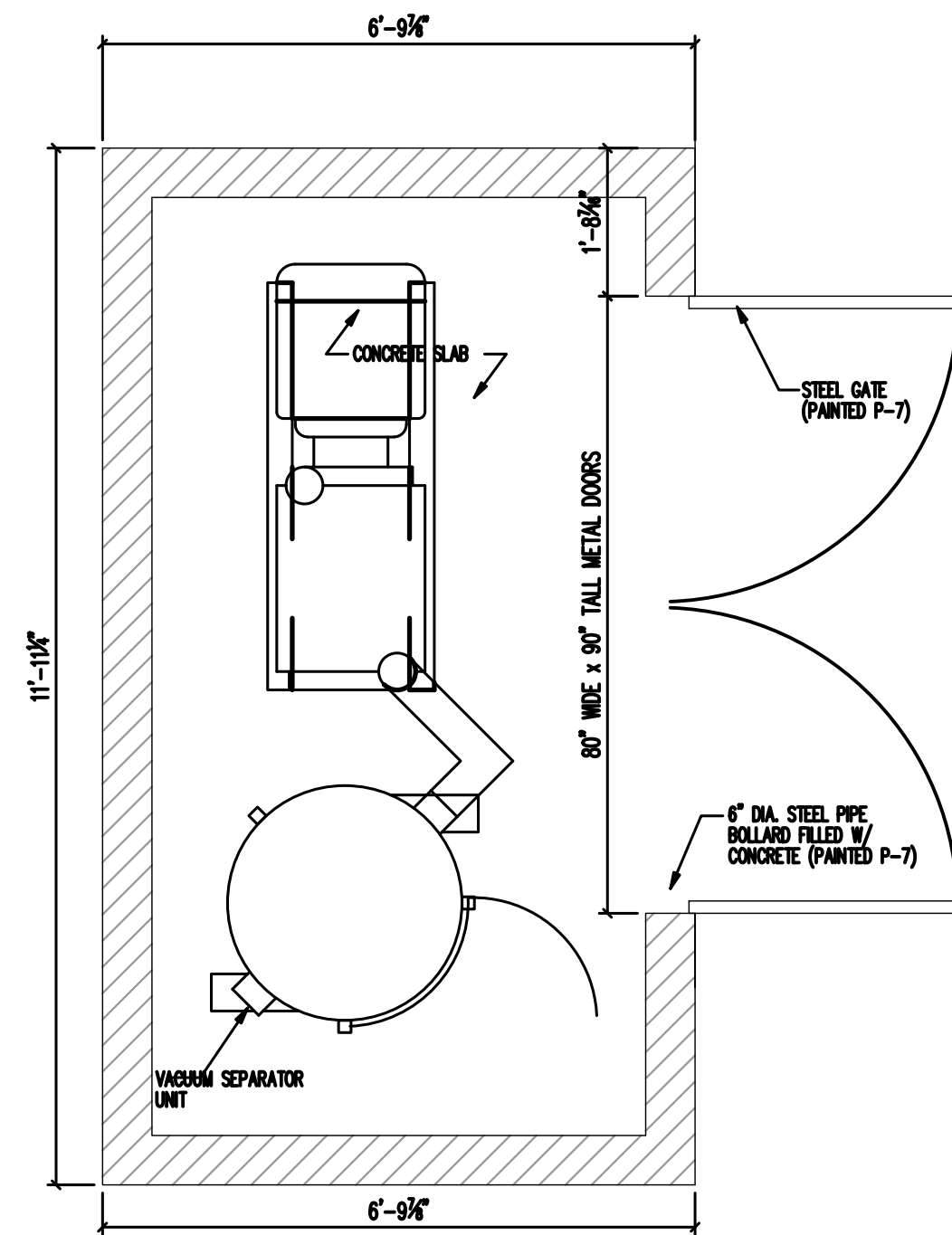
NOTES:

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

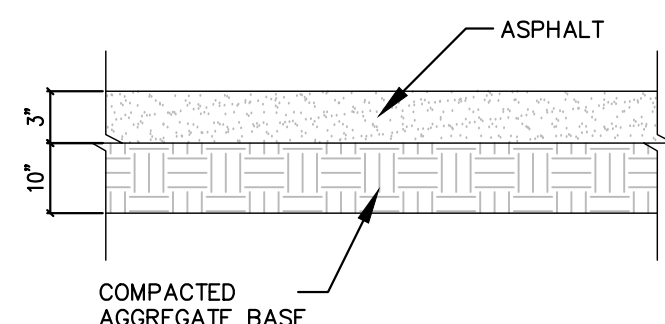
SPANISH FORK CITY 46 SOUTH MAIN STREET SPANISH FORK, UT 84603 (801) 904-4500	STANDARD DRAWING MD BLOCK PEDESTRIAN RAMP DESIGN GUIDELINES	DRAWN: JLD DESIGN: CJP CHECK: CMF DATE: 02/11/17	SCALE: NONE STANDARD ST-19
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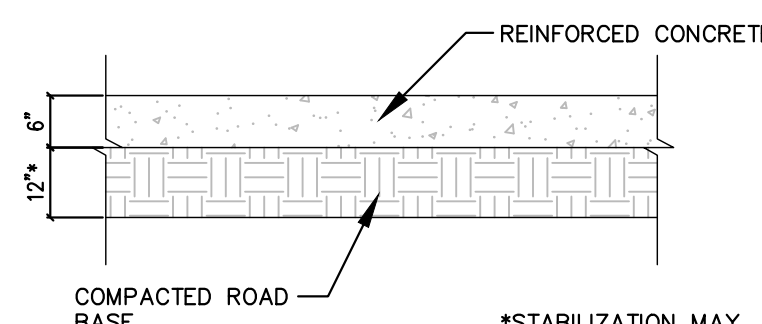
6 ADA SIGNAGE
SCALE: N.T.S.



PER GEOTECHNICAL INVESTIGATION
PERFORMED BY EARTHTEC ENGINEERING
PROJECT NO. 219178

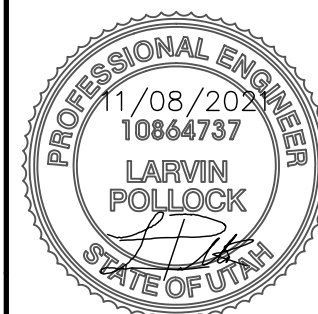


ASPHALT PAVEMENT DETAIL
NOT TO SCALE



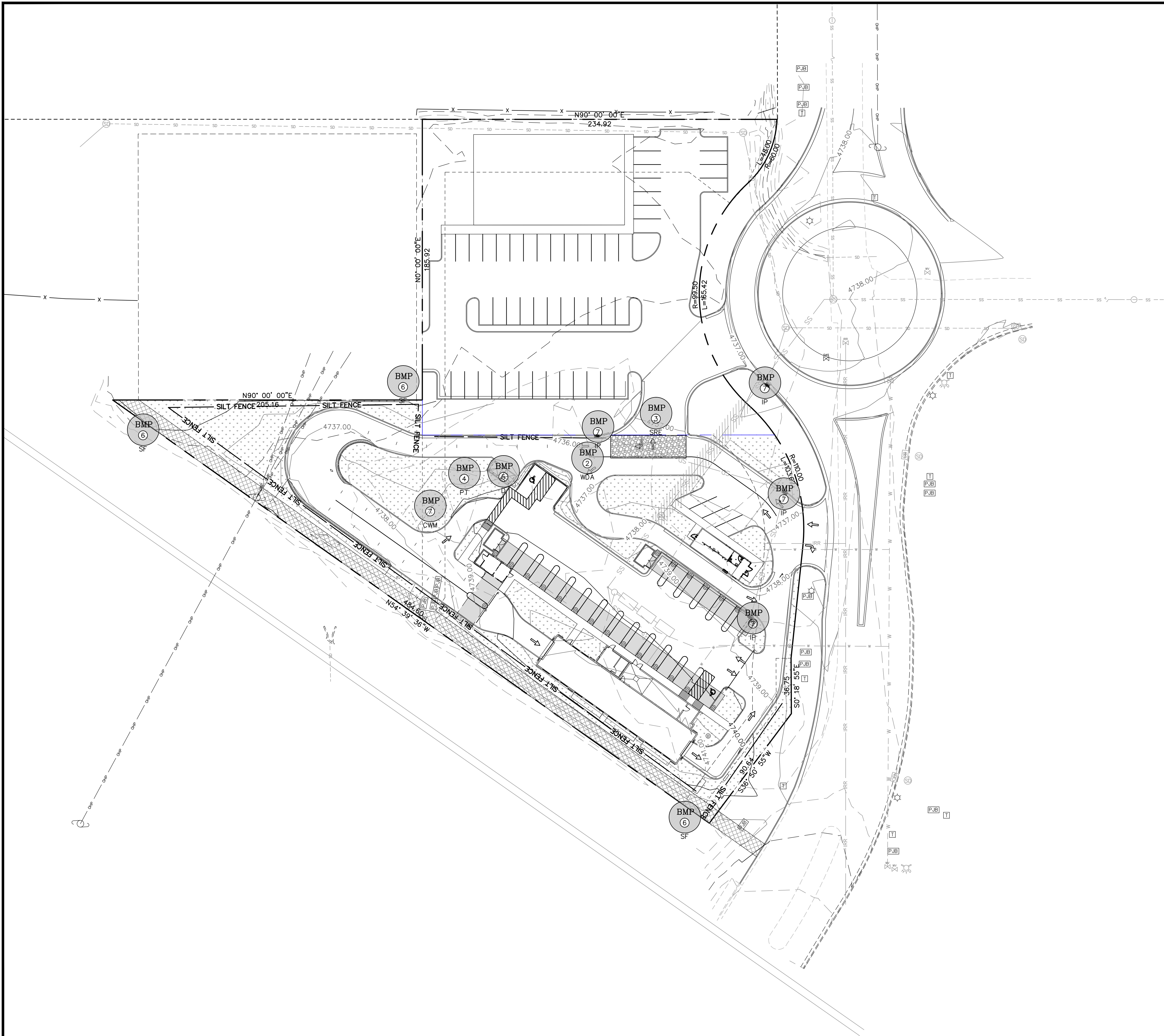
CONCRETE PAVEMENT DETAIL
NOT TO SCALE

QUICK QUACK SPANISH FORK HWY 6
STANDARD DETAILS
SPANISH FORK PKWY AND 700 S, SPANISH FORK, UT 84660



SHEET:
C-5

DATE:
Nov 08, 2021

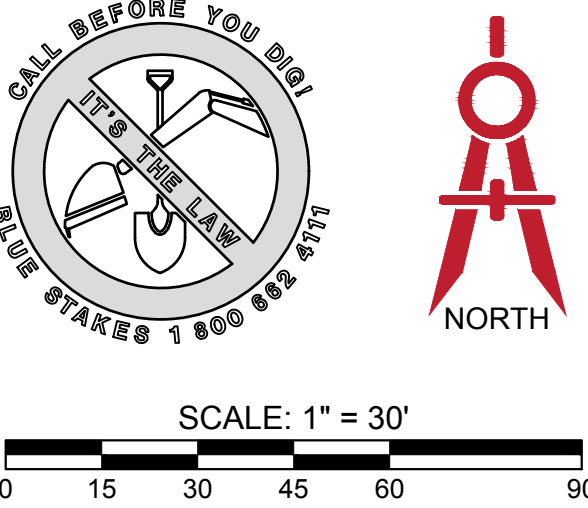


LEGEND

PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	---
PROPOSED CURB AND GUTTER	---
PROPOSED STORM DRAIN LINE	---SD---
EXISTING STORM DRAIN LINE	---SD---
EXISTING SEWER LINE	---SS---
EXISTING WATER LINE	---W---
EXISTING CONTOUR LINE	---(2732)---
FINISHED CONTOUR LINE	---21.00---
EXISTING FENCE	---x---
SILT FENCE	---SILT FENCE---
CLEAN OUT BOX	□
BEST MANAGEMENT PRACTICE SEE BEST MANAGEMENT PRACTICE INDEX AND SHEET C-7 & 8 FOR DETAILS	

- NOTES
- DURING CONSTRUCTION
1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (ONCE A WEEK) AND AFTER EVERY STORM EVENT
 2. LAND DISTURBANCE SHALL BE KEPT TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
 3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
 4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
 5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
 6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS.
 7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
 8. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

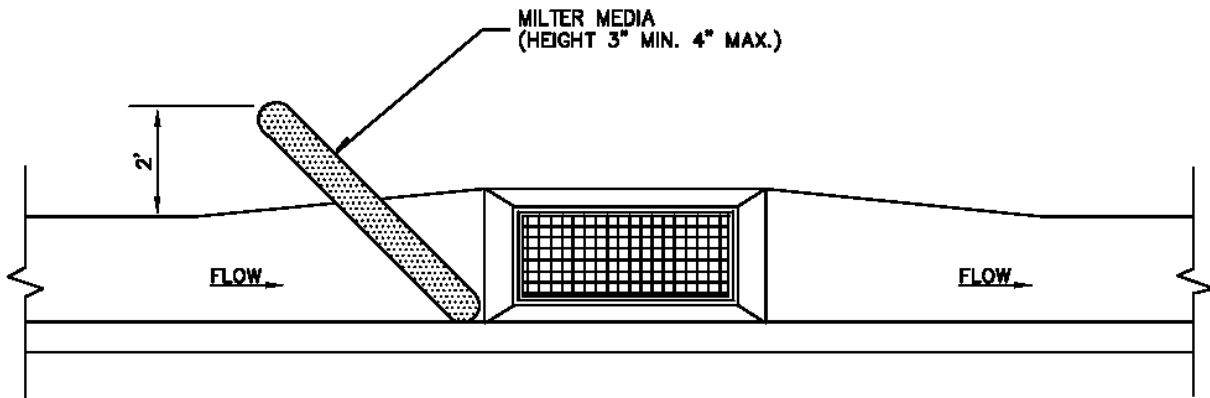
BEST MANAGEMENT PRACTICE INDEX		
1	IP	INLET PROTECTION
2	WDA	EQUIPMENT AND VEHICLE WASH DOWN AREA
3	SRE	STABILIZED ROADWAY ENTRANCE
4	PT	PORTABLE TOILET
5	D	DUMPSTER LOCATION
6	SF	SILT FENCE
7	CWM	CONCRETE WASTE MANAGEMENT
ADDITIONAL BMP's TO BE ONSITE:		
• SPILL CLEANUP		
• VEHICLE & EQUIPMENT FUELING		
SEE SHEET C-8 FOR BMP DETAILS		



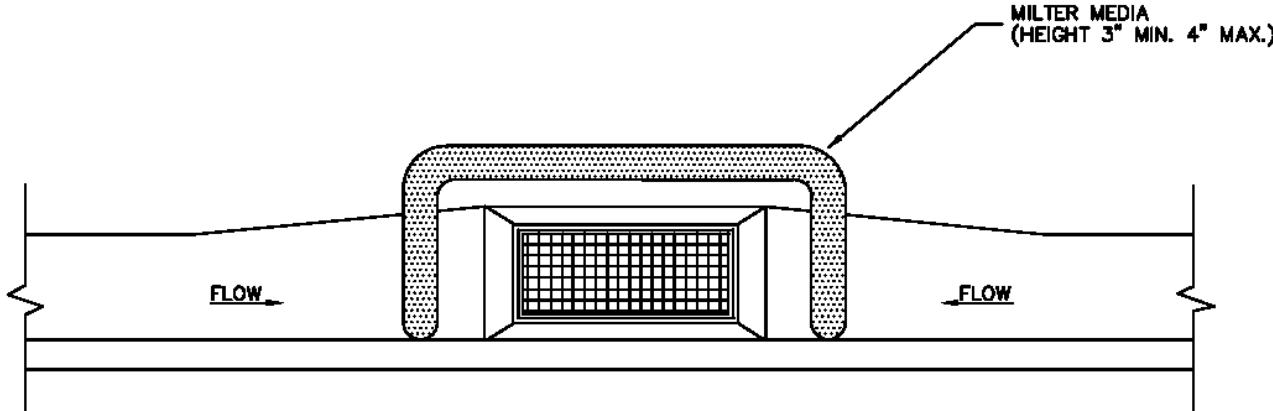
SCALE: 1" = 30'



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



ON-GRADE INLET PROTECTION DETAIL



DROP INLET PROTECTION DETAIL

Inlet protection - gravel sock

Plan No.
124

September 2006

11

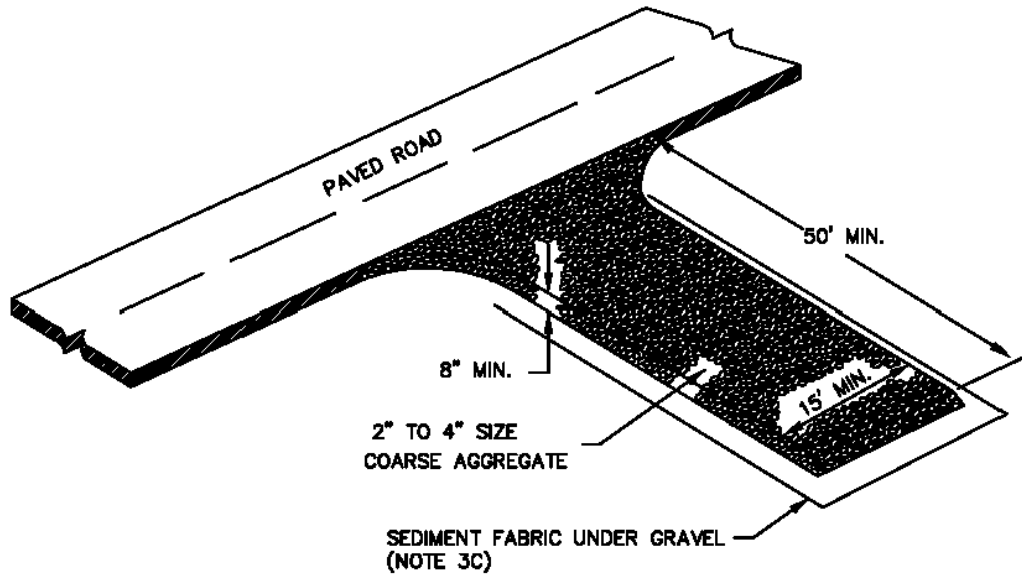
Drawing 1 of 3

Inlet protection – gravel sock

- DESCRIPTION: Placement of gravel sock on grade upstream of, or in front of storm drain inlets to filter or pond water runoff
- APPLICATION: At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
 - On-grade inlet protection:
 - On-grade inlet protection should be used when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results.
 - Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
 - Install filter media just upstream of the inlet box.
 - Filter media shall butt tightly against the face of the curb and angle at approximately a 45 degree angle away from the curb to trap runoff between the media and the curb.
 - Excessive flows will flow either over or around the filter media and into the inlet box.
 - Expect ponding behind the filter media.
 - Drop inlet protection:
 - Drop inlet protection should be used at low points in the curb and when diverting flows further downstream will not cause undesirable results.
 - Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
 - Install filter media around the entire perimeter of the inlet grate.
 - Filter media shall butt tightly against the face of the curb on both sides of the inlet grate.
 - Excessive flows will either flow around the media or over the top and into the inlet box.
 - Expect ponding around the inlet box.
- MAINTENANCE:
 - Inspect inlet protection after every large storm event and at a minimum of once monthly.
 - Remove sediment accumulated when it reaches 2 inches in depth.
 - Replace filter medium when damage has occurred or when medium is no longer functioning as intended.

10

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Stabilized roadway entrance

Plan No.
126

February 2006

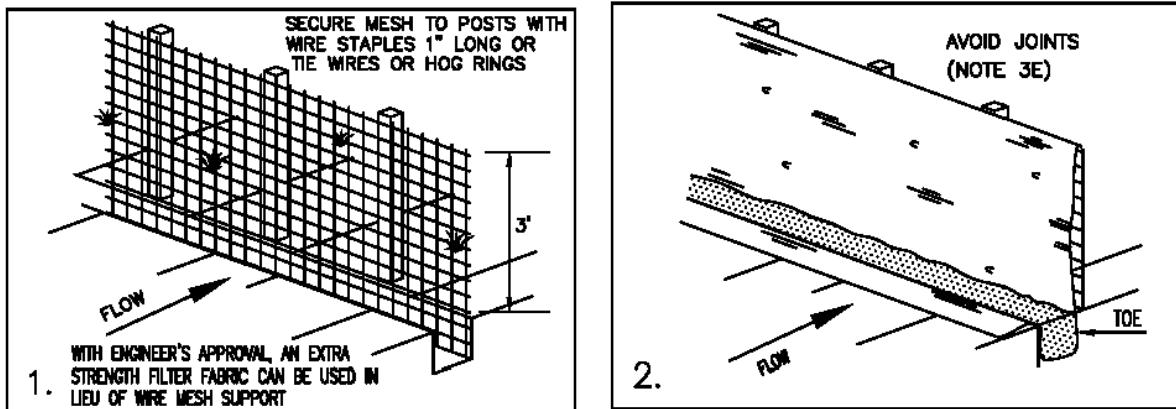
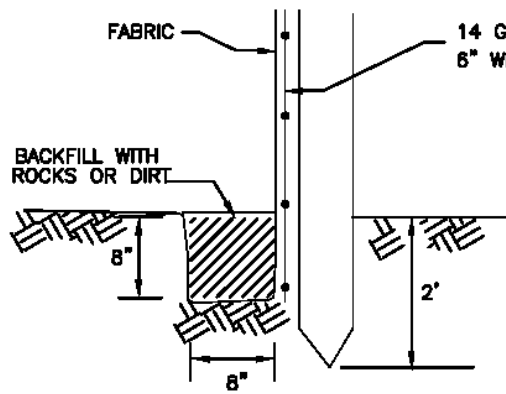
19

Stabilized roadway entrance

- DESCRIPTION: A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
- APPLICATION: At any site where vehicles and equipment enter the public right of way.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
 - Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
 - Compact subgrade.
 - Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
- MAINTENANCE:
 - Requires periodic top dressing with additional stones.
 - Prevent tracking or flow of mud into the public right-of-way.
 - Periodic top dressing with 2 inches stone may be required, as conditions demand, and repair any structures used to trap sediments.
 - Inspect daily for loss of gravel or sediment buildup.
 - Inspect adjacent areas for sediment deposit and install additional controls as necessary.
 - Expand stabilized area as required to accommodate activities.

18

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



TOE DETAIL

Silt fence

122

February 2006

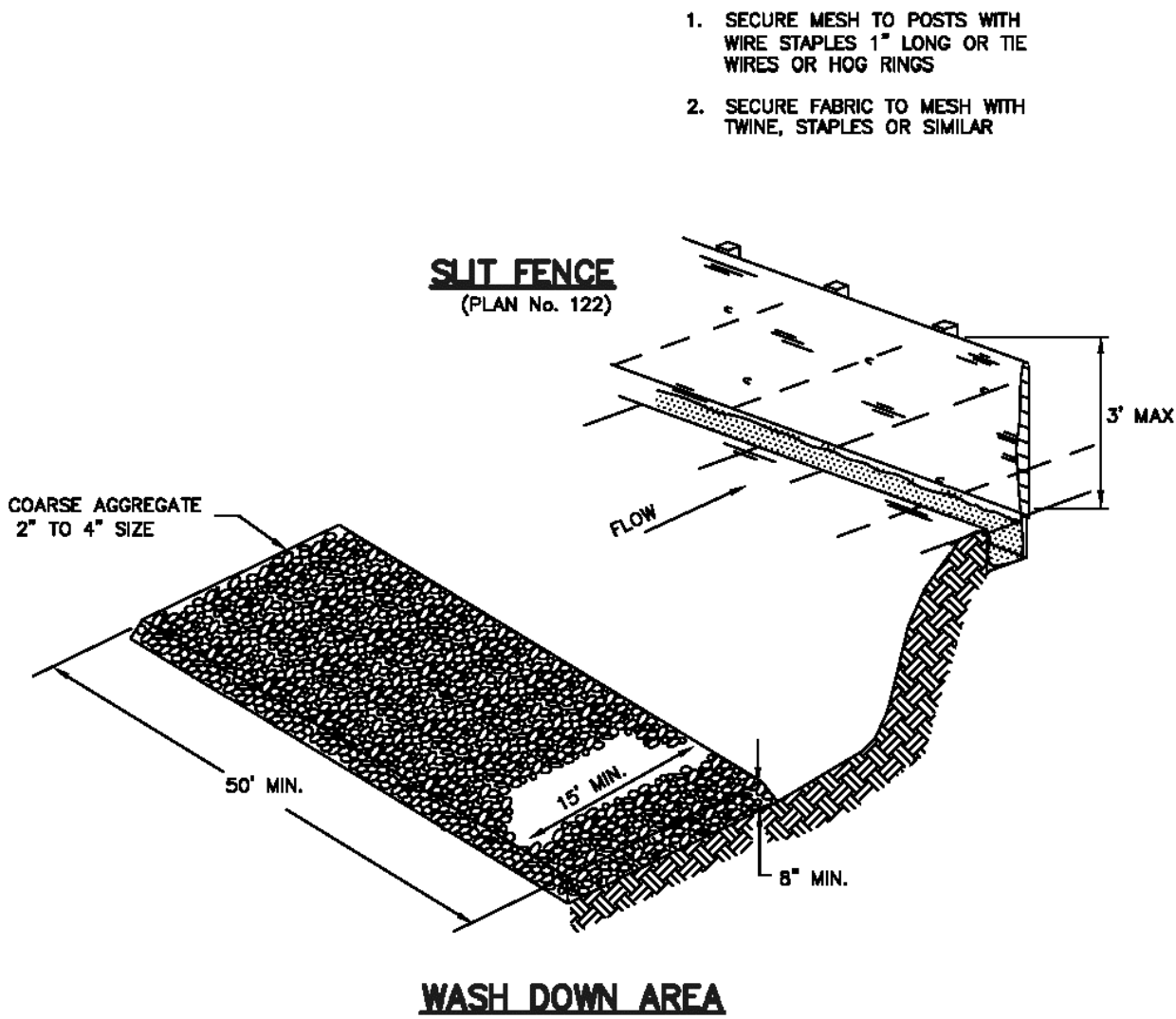
7

Silt fence

- DESCRIPTION: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
- APPLICATION: To intercept sediment from disturbed areas of limited extent.
 - Perimeter Control: Place barrier at down gradient limits of disturbance.
 - Sediment Barrier: Place barrier at toe of slope or soil stockpile.
 - Protection of Existing Waterways: Place barrier at top of stream bank.
 - Inlet Protection.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
 - Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg. F. to 120 deg. F.
 - Burlap shall be 10 ounces per square yard of fabric.
 - Posts for silt fences shall be either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire to them.
 - The fabric is cut on site to desired width, unrolled, and draped over the barrier. The fabric toe is secured with rocks or dirt. The fabric is secured to the mesh with twin, staples or similar devices.
 - When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
 - When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity.
- MAINTENANCE:
 - Inspected immediately after each rainfall and at least daily during prolonged rainfall.
 - Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
 - Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
 - Re-anchor fence as necessary to prevent shortcutting.
 - Inspect for runoff bypassing ends of barriers or undercutting barriers.

6

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



Equipment and vehicle wash down area

Plan No.
125

February 2006

17

Equipment and vehicle wash down area

- DESCRIPTION: A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.
- APPLICATION: At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
 - Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
 - Compact subgrade.
 - Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
 - Install silt fence down gradient (see Plan No. 122).
- MAINTENANCE:
 - Requires periodic top dressing with additional stones.
 - Solely used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
 - The wash area shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way.
 - Periodic top dressing with 2 inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
 - Inspect daily for loss of gravel or sediment buildup.
 - Inspect adjacent area for sediment deposit and install additional controls as necessary.
 - Expand stabilized area as required to accommodate activities.
 - Maintain silt fence as outlined in Plan No. 122.

16

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

QUICK QUACK SPANISH FORK HWY 6
SWPPP DETAILS
SPANISH FORK PKWY AND 700 S, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER
1/08/2021
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-8
DATE:
Nov 08, 2021

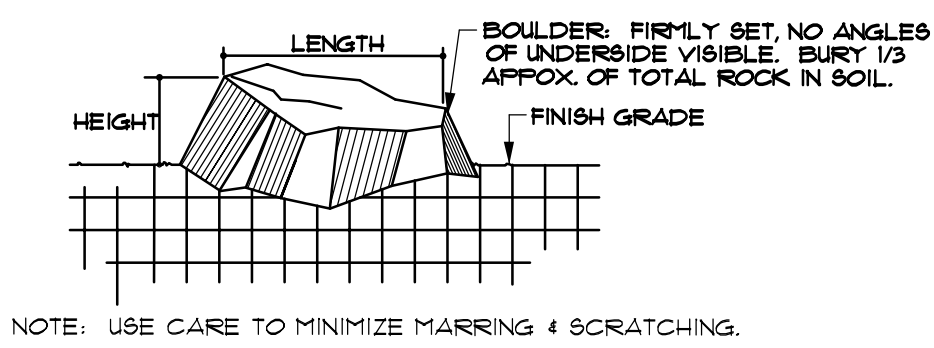


Diagram illustrating a 4" decorative stone finish over a concrete slab. The diagram shows a cross-section of a concrete slab with a 4" decorative stone finish applied on top. The finish consists of a layer of 4" decorative stone (represented by circles) and a layer of 3/4" concrete (represented by a shaded area). The concrete slab is labeled "4\" x 6\" CONCRETE NATURAL COLOR MOUSTRIIP". The decorative stone is labeled "4\" DECORATIVE STONE". The finish is applied over the concrete slab, and the top surface is labeled "FINISH GRADE". A note indicates: "DEWITT PRO-B WEED FABRIC APPLY PRE-EMERGENT HERBICIDE BENEATH SOIL".

Diagram illustrating the components of a tree in a plant well:

- TRUNKS #2 GALV. WIRE
- ROPPER FRICTION GUARD
- 2 x 2 x 8 ROUND CEDAR FENCE PILES (TRIANGULAR SPACED)
- GO INTO UNDISTURBED SUBGRADE
- BARK MULCH (4" DEEP IN PLANT WELL ONLY)
- PLANT WELL (6" DEEP)
- FINISH GRADE
- ROOT BALL (1" ABOVE FINISH GRADE)
- TOPSOIL PLANTING MIX TO BE INSTALLED AROUND ENTIRE ROOT BALL

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
2		<i>Malus</i> x. 'Spring Snow'	Spring Snow Crab	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
10		<i>Pinus leucodermis</i> heidreichii	Dwarf Bosnian Pine	6'-8" Height B 4 B	Full Throughout Specimen
3		<i>Tilia tomentosa</i> 'Sterling Silver'	Sterling Silver Linden	2" Caliper 10'-12' Height	Full Throughout Specimen
3		<i>Zelcova serrata</i> 'Musashino'	Musashino Zelcova	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk

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

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
5		<i>Calamagrostis a. 'Avalanche'</i>	Avalanche Feather Grass	5 Gallon	24"-30" Height
30		<i>Calamagrostis a. 'Foerster'</i>	Foerster Feather Grass	5 Gallon	24"-30" Height
3		<i>Miscanthus sinensis 'Gracillimus'</i>	Maiden Grass	5 Gallon	24"-30" Height
8		<i>Pennisetum alopecuroides 'Hameln'</i>	Hameln Fountain Grass	5 Gallon	15"-18" Height

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
18	①	Heemerocallis 'Stella d'Oro'	Stella d'Oro Day Lily	1 Gallon	Full Can
13	②	Lavandula 'Hidcote Blue'	Blue Lavender	1 Gallon	Full Can
34	③	Salvia 'East Friesland'	East Friesland Sage	1 Gallon	Full Can

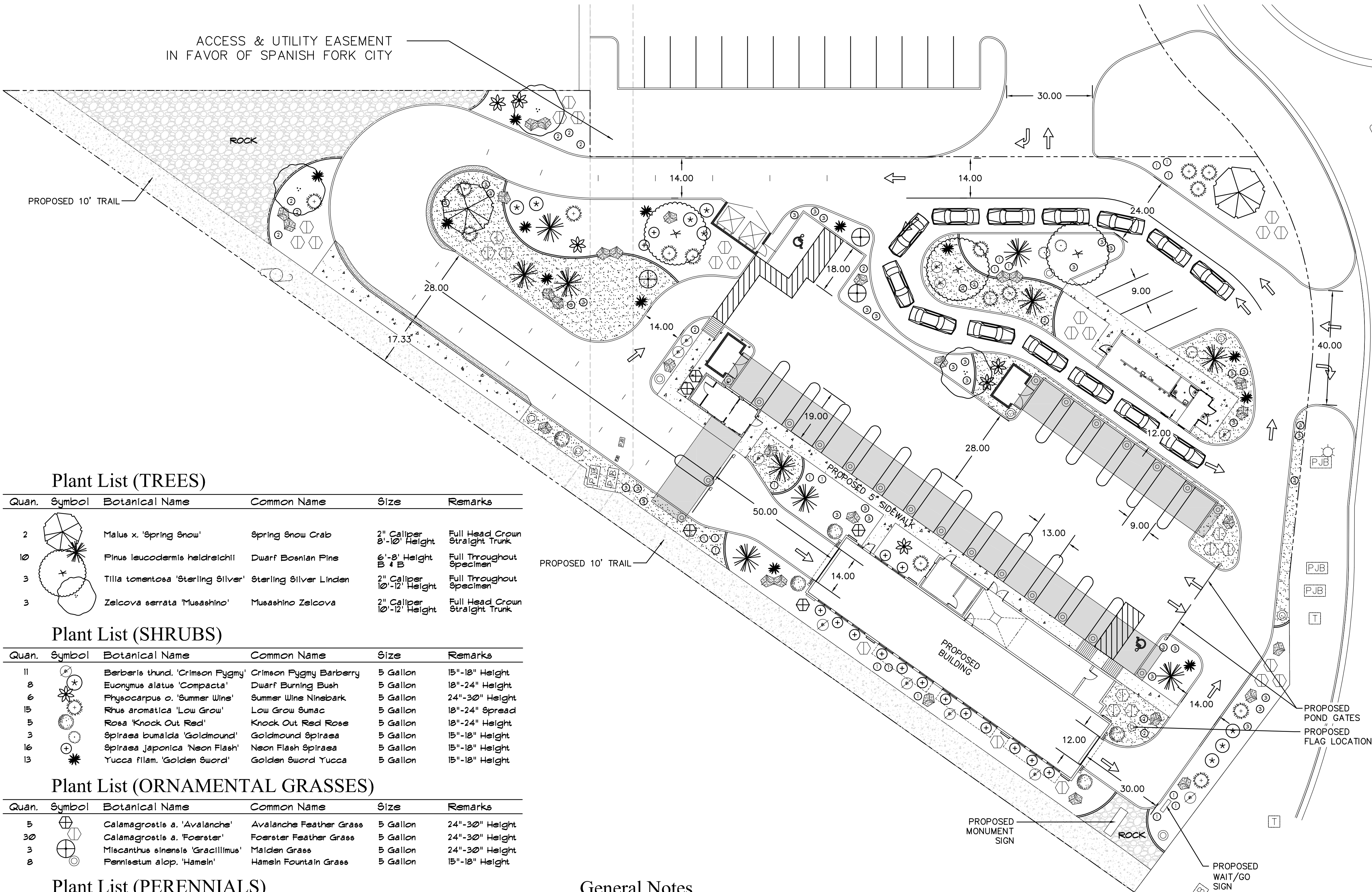
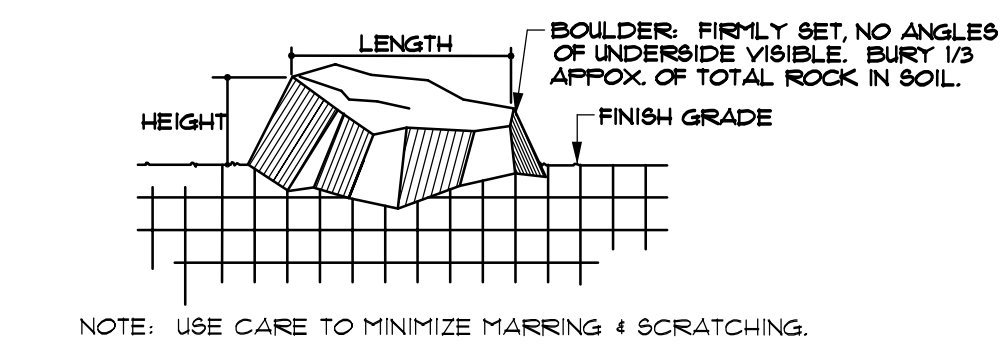
1. All planting areas shall receive a 4 inch depth of topsoil. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of all topsoil for approval.
2. Prior to placement of topsoil, all subgrade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

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

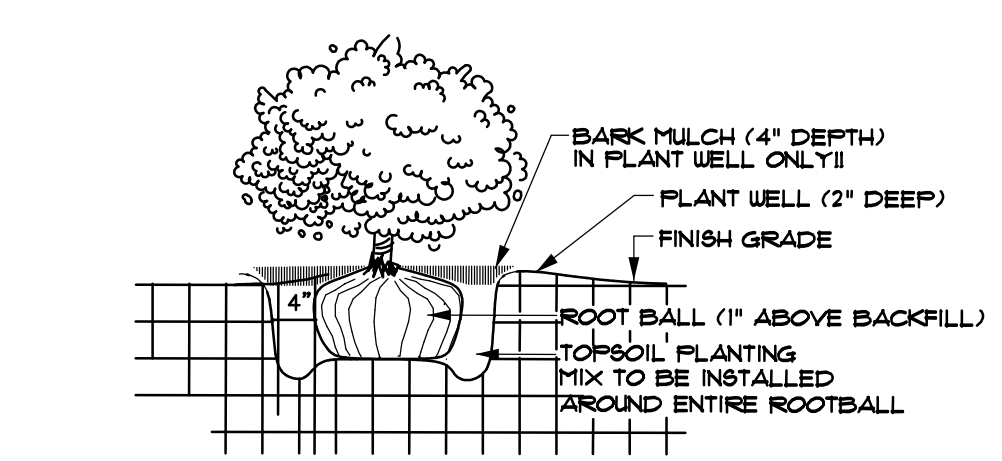
1. All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
2. The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scales.
3. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
4. The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
7. The contractor shall plant all plants as shown. The planting details, stake/guy as shown. The top of the rootballs shall be planted flush with the finish grade.
8. 60" X 20" clear view triangle: No obstacles over 3 feet high, as measured from top back of curb, are allowed within triangle (typical 4 places).
9. No trees shall be planted in public park strips less than 8 feet wide. Centerline of trees shall be planted minimum of 4 feet away from back of curb and either side of sidewalk.
10. 24:1V maximum slope in landscaped areas.

1. **PLANTING AREAS:** Eight (8) inches below finish grade. This will allow for the installation of a four inch depth of topsoil along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
2. **ROCK ONLY AREAS:** Six (6) inches below finish grade. This will allow for the installation of a six inch depth of decorative stone, leaving it slightly below finish grade and concrete areas.
3. **SUB-GRADE COORDINATION:** The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepancies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

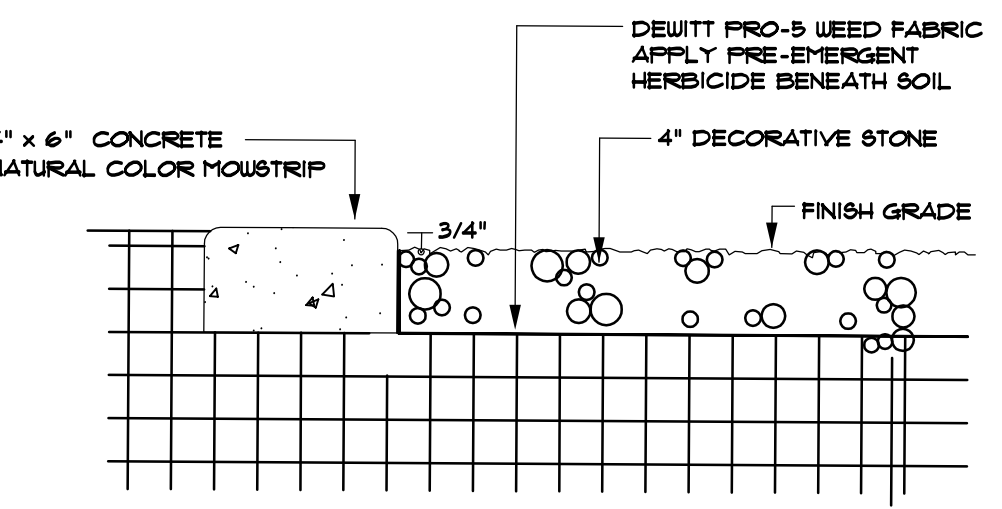
Symbol	Description	Remarks
	Landscape Boulder / 3'-4' Min. Size / Individually Placed	Boulder Type And Color Shall Be From Nearest Local Source, Blonde-Tan Colored Quartzite, Block Edges.
	4" x 6" Extruded Concrete Mowstrip / Natural Color	Install in Straight True Lines And Uniform Curves. Compact Sub-grade to 30% Prior To Installation.
	Rock ONLY Area / 2"-3" Size / 'Neph' Cobble'	Install in Areas Shown To A Depth Of 6 Inches Over 'Dewitt' Brand Weed Barrier Fabric.
	New Shrub - Rock Area / 1-1/2" Size / 'Soma'	Install in Areas Shown To A Depth Of 4 Inches Over 'Dewitt' Brand Weed Barrier Fabric.
	New Shrub - Rock Area / 1" Size / 'Calico'	Install in Areas Shown To A Depth Of 4 Inches Over 'Dewitt' Brand Weed Barrier Fabric.



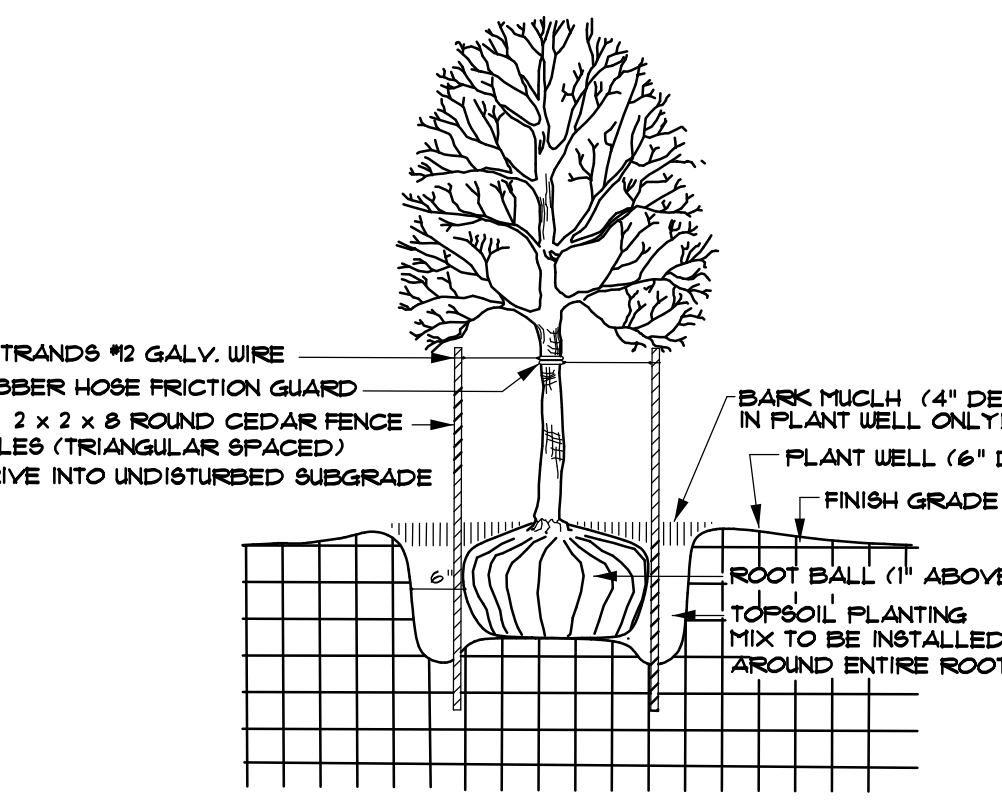
1 Decorative Boulder
N.T.S.



2 Shrub Planting
N.T.S.



3 Mowstrip / Stone Mulch
N.T.S.



4 Tree Planting
N.T.S.

Plant List (TREES)

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

Plant List (SHRUBS)

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

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
5		Calamagrostis s. 'Avalanche'	Avalanche Feather Grass	5 Gallon	24"-30" Height
30		Calamagrostis s. 'Foerster'	Foerster Feather Grass	5 Gallon	24"-30" Height
3		Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 Gallon	24"-30" Height
8		Pennisetum alopec. 'Hamel'	Hamel Fountain Grass	5 Gallon	15"-18" Height

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
18		Hemerocallis 'Stella d'Oro'	Stella d'Oro Day Lily	1 Gallon	Full Can
13		Lavandula 'Hidcote Blue'	Blue Lavender	1 Gallon	Full Can
34		Salvia 'East Friesland'	East Friesland Sage	1 Gallon	Full Can

Planting Notes

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

Submittal Requirements

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

General Notes

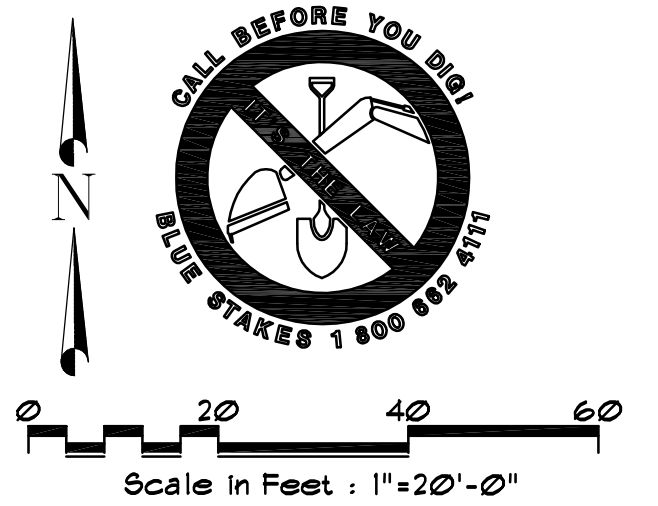
- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
- The landscape contractor,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

Sub-Grade Requirements

- PLANTING AREAS : Eight (8) inches below finish grade. This will allow for the installation of a four inch depth of topsoil along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
- ROCK ONLY AREAS : Six (6) inches below finish grade. This will allow for the installation of a six inch depth of decorative stone, leaving it slightly below finish grade and concrete areas.
- SUB-GRADE COORDINATION : The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepancies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

Legend

Symbol	Description	Remarks
	Landscape Boulder / 3'-4' Min. Size / Individually Placed	Boulder Type And Color Shall Be From Nearest Local Source, Blonde-Tan Colored Quartzite, Block Edges.
	4" x 6" Extruded Concrete Mowstrip / Natural Color	Install In Straight True Lines And Uniform Curves. Compact Sub-grade to 90% Prior To Installation.
	Rock ONLY Area / 2'-3" Size / 'Nephi Cobbles'	Install In Areas Shown To A Depth Of 6 Inches Over 'Dewitt' Brand Weed Barrier Fabric.
	New Shrub - Rock Area / 1-1/2" Size / 'Soma'	Install In Areas Shown To A Depth Of 4 Inches Over 'Dewitt' Brand Weed Barrier Fabric.
	New Shrub - Rock Area / 1" Size / 'Calico'	Install In Areas Shown To A Depth Of 4 Inches Over 'Dewitt' Brand Weed Barrier Fabric.



Landscape Architect

RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105
Phone : 801-641-3114
Email : rcdldesign@comcast.net

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

PROJECT ENGINEER: LP
DESIGNER: DL

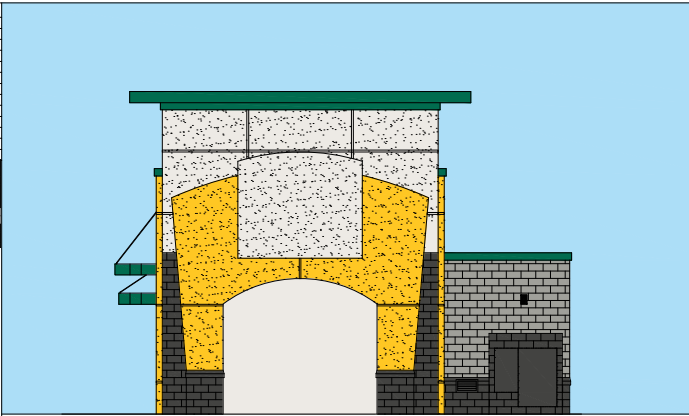
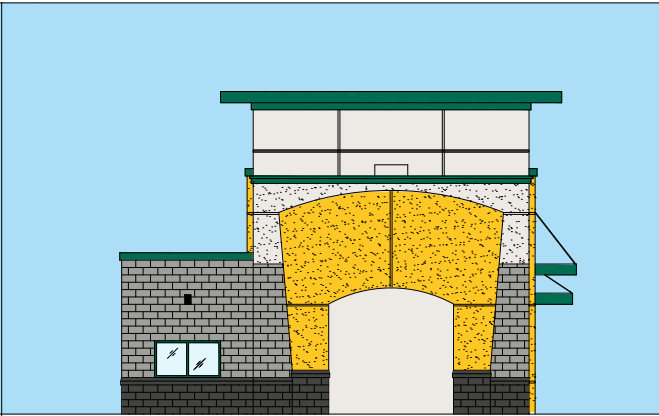
QUICK QUACK SPANISH FORK PARKWAY
LANDSCAPE PLAN
SPANISH FORK PKWY AND 700 S. SPANISH FORK, UT 84660

DATE: 10-11-2021

SHEET: L-1

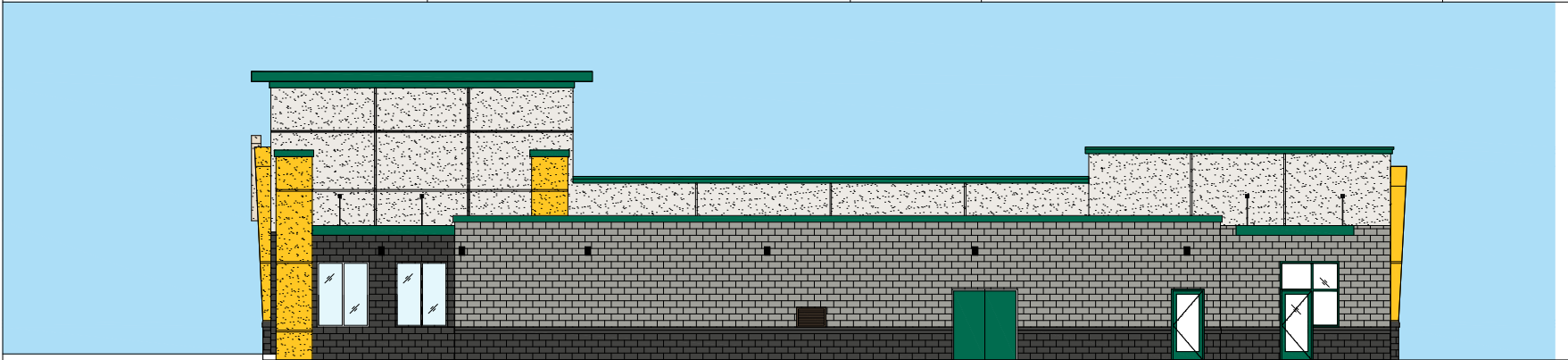
EXTERIOR FINISH SCHEDULE		
LABEL	MATERIAL	COLOR / MANUFACTURER
CMAT	STURFACE CMAT	INTERIOR COLOR (DARK GREY) TO MATCH SFR TRUCK WASH
CMBS	SMOOTH FINE CMAT	INTERIOR COLOR (DARK GREY) TO MATCH SFR TRUCK WASH CONCRETE
S4	STUCCO	MATCH SFR TRUCK WASH (GREEN)
S5	STUCCO	MATCH SFR TRUCK WASH (YELLOW)
S6	STUCCO	MATCH SFR TRUCK WASH (DARK GREY)
S7	PAINT	SFR TRUCK WASH (GREEN)
S8	PAINT	SFR TRUCK WASH (YELLOW)
S9	PAINT	SFR TRUCK WASH (DARK GREY)
S10	PAINT	SFR TRUCK WASH (BLACK)
S11	STANDING SEAM ROOFING	MATCH SFR TRUCK WASH (GREEN)

VERTICAL ELEVATION	FINISH	FINISH ELEVATION	FINISH ELEVATION	FINISH ELEVATION	FINISH ELEVATION	FINISH ELEVATION	FINISH ELEVATION	FINISH ELEVATION
STUCCO	S4	100	100	100	100	100	100	100
STUCCO	S5	100	100	100	100	100	100	100
STUCCO	S6	100	100	100	100	100	100	100
STUCCO	S7	100	100	100	100	100	100	100
STUCCO	S8	100	100	100	100	100	100	100
STUCCO	S9	100	100	100	100	100	100	100
STUCCO	S10	100	100	100	100	100	100	100
STUCCO	S11	100	100	100	100	100	100	100
STUCCO	S12	100	100	100	100	100	100	100
STUCCO	S13	100	100	100	100	100	100	100
STUCCO	S14	100	100	100	100	100	100	100
STUCCO	S15	100	100	100	100	100	100	100
STUCCO	S16	100	100	100	100	100	100	100
STUCCO	S17	100	100	100	100	100	100	100
STUCCO	S18	100	100	100	100	100	100	100
STUCCO	S19	100	100	100	100	100	100	100
STUCCO	S20	100	100	100	100	100	100	100
STUCCO	S21	100	100	100	100	100	100	100
STUCCO	S22	100	100	100	100	100	100	100
STUCCO	S23	100	100	100	100	100	100	100
STUCCO	S24	100	100	100	100	100	100	100
STUCCO	S25	100	100	100	100	100	100	100
STUCCO	S26	100	100	100	100	100	100	100
STUCCO	S27	100	100	100	100	100	100	100
STUCCO	S28	100	100	100	100	100	100	100
STUCCO	S29	100	100	100	100	100	100	100
STUCCO	S30	100	100	100	100	100	100	100
STUCCO	S31	100	100	100	100	100	100	100
STUCCO	S32	100	100	100	100	100	100	100
STUCCO	S33	100	100	100	100	100	100	100
STUCCO	S34	100	100	100	100	100	100	100
STUCCO	S35	100	100	100	100	100	100	100
STUCCO	S36	100	100	100	100	100	100	100
STUCCO	S37	100	100	100	100	100	100	100
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STUCCO	S39	100	100	100	100	100	100	100
STUCCO	S40	100	100	100	100	100	100	100
STUCCO	S41	100	100	100	100	100	100	100
STUCCO	S42	100	100	100	100	100	100	100
STUCCO	S43	100	100	100	100	100	100	100
STUCCO	S44	100	100	100	100	100	100	100
STUCCO	S45	100	100	100	100	100	100	100
STUCCO	S46	100	100	100	100	100	100	100
STUCCO	S47	100	100	100	100	100	100	100
STUCCO	S48	100	100	100	100	100	100	100
STUCCO	S49	100	100	100	100	100	100	100
STUCCO	S50	100	100	100	100	100	100	100
STUCCO	S51	100	100	100	100	100	100	100
STUCCO	S52	100	100	100	100	100	100	100
STUCCO	S53	100	100	100	100	100	100	100
STUCCO	S54	100	100	100	100	100	100	100
STUCCO	S55	100	100	100	100	100	100	100
STUCCO	S56	100	100	100	100	100	100	100
STUCCO	S57	100	100	100	100	100	100	100
STUCCO	S58	100	100	100	100	100	100	100
STUCCO	S59	100	100	100	100	100	100	100
STUCCO	S60	100	100	100	100	100	100	100
STUCCO	S61	100	100	100	100	100	100	100
STUCCO	S62	100	100	100	100	100	100	100
STUCCO	S63	100	100	100	100	100	100	100
STUCCO	S64	100	100	100	100	100	100	100
STUCCO	S65	100	100	100	100	100	100	100
STUCCO	S66	100	100	100	100	100	100	100
STUCCO	S67	100	100	100	100	100	100	100
STUCCO	S68	100	100	100	100	100	100	100
STUCCO	S69	100	100	100	100	100	100	100
STUCCO	S70	100	100	100	100	100	100	100
STUCCO	S71	100	100	100	100	100	100	100
STUCCO	S72	100	100	100	100	100	100	100
STUCCO	S73	100	100	100	100	100	100	100
STUCCO	S74	100	100	100	100	100	100	100
STUCCO	S75	100	100	100	100	100	100	100
STUCCO	S76	100	100	100	100	100	100	100
STUCCO	S77	100	100	100	100	100	100	100
STUCCO	S78	100	100	100	100	100	100	100
STUCCO	S79	100	100	100	100	100	100	100
STUCCO	S80	100	100	100	100	100	100	100
STUCCO	S81	100	100	100	100	100	100	100
STUCCO	S82	100	100	100	100	100	100	100
STUCCO	S83	100	100	100	100	100	100	100
STUCCO	S84	100	100	100	100	100	100	100
STUCCO	S85	100	100	100	100	100	100	100
STUCCO	S86	100	100	100	100	100	100	100
STUCCO	S87	100	100	100	100	100	100	100
STUCCO	S88	100	100	100	100	100	100	100
STUCCO	S89	100	100	100	100	100	100	100
STUCCO	S90	100	100	100	100	100	100	100
STUCCO	S91	100	100	100	100	100	100	100
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STUCCO	S95	100	100	100	100	100	100	100
STUCCO	S96	100	100	100	100	100	100	100
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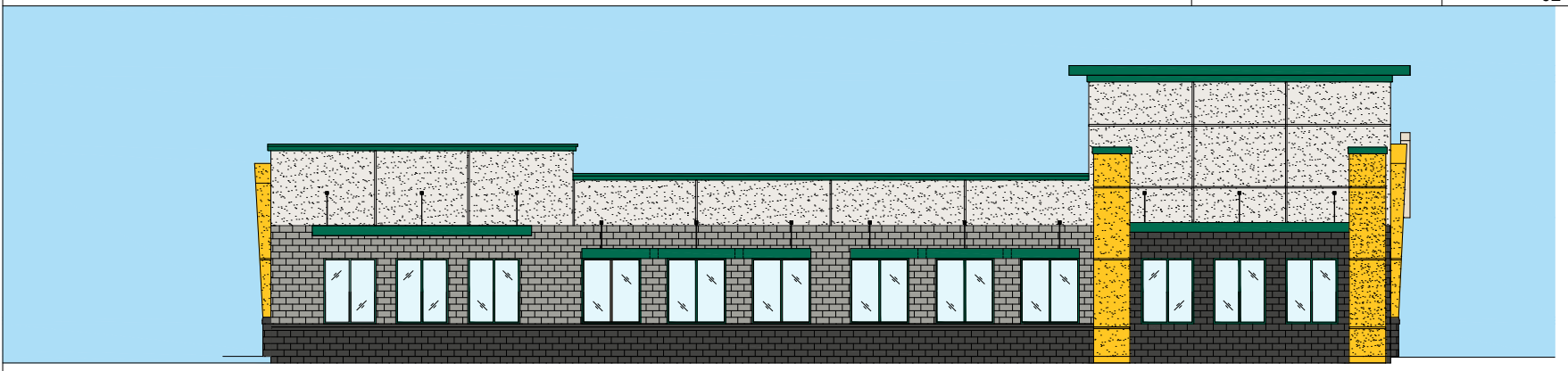


EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 04

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



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



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

PROJECT NOTES

ALL LIGHTS TO BE DOWNWARD FACING

PROJECT TITLE

Quick Quack Car Wash

DAIN & ASSOCIATES

ARCHITECTURE DESIGN PROJECT MANAGEMENT

JAMES A DAIN ARCHITECT

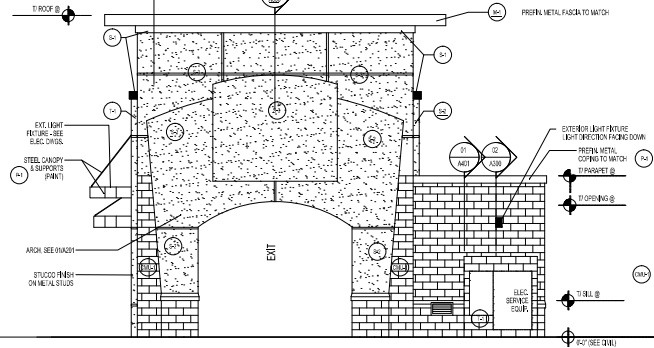
PHONE (503) 244-0001

TITLE:

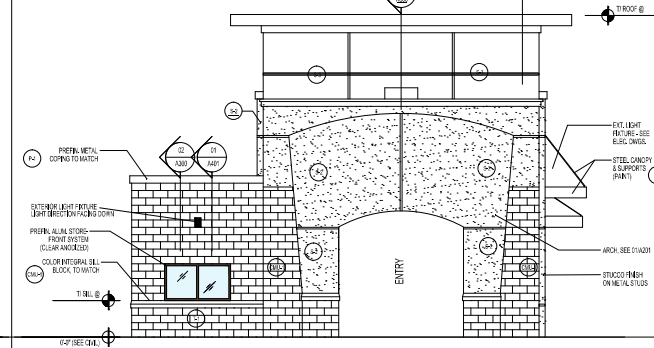
REVISIONS:

A200

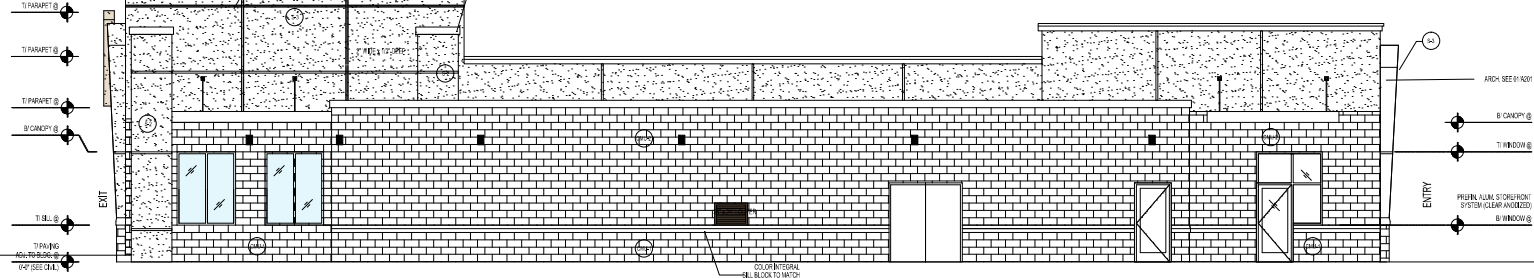
USUAL VERTICAL WALL	EQUIPMENT SIDE ELEVATION		ENTRY ELEVATION		EXIT ELEVATION		WINDOW SIDE ELEVATION	
	FEET	PERCENT	FEET	PERCENT	FEET	PERCENT	FEET	PERCENT
BRICK	100	14.31%	102	46.86%	70	16.78%	102	46.41%
CONCRETE	100	16.81%	115	18.54%	106	27.26%	132	21.00%
SPUN GLASS PATTERN	120	12.68%	63	7.54%	66	18.9%	153	13.99%
METAL FASCIA / AWNING	101	7.57%	64	7.68%	113	4.12%	128	5.14%
WOOD	111	3.61%	10	0.00%	6	2.25%	181	15.57%
DOORS	137	5.09%	162	19.38%	124	17.25%	0	0.00%
TOTAL	2524	100.00%	836	100.00%	710	100.00%	2524	100.00%



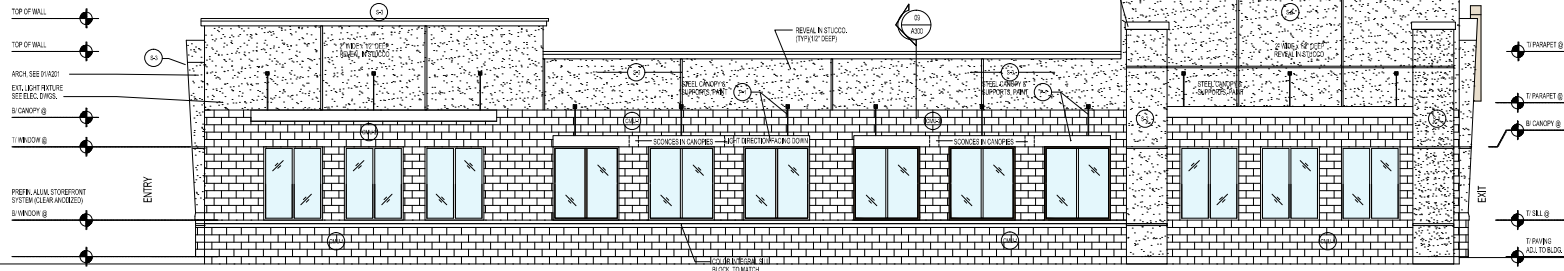
EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 04



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



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



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

PROJECT NOTES

ALL LIGHTS TO BE DOWNWARD FACING

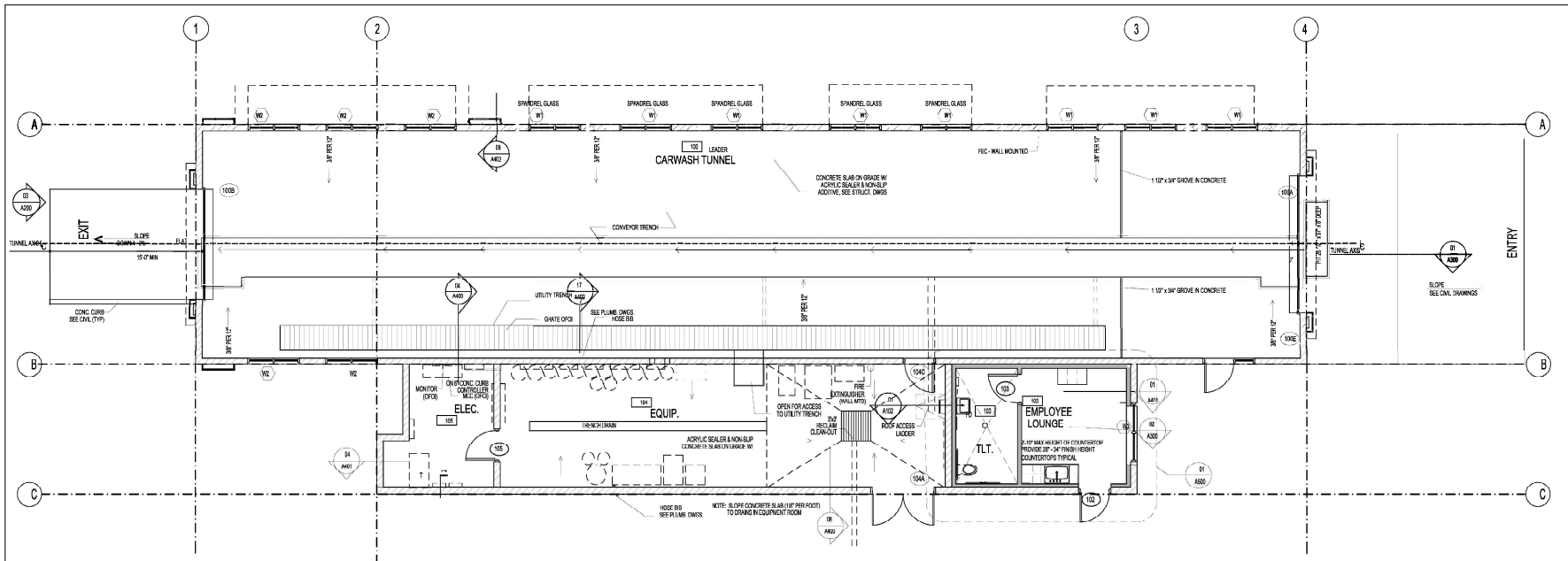
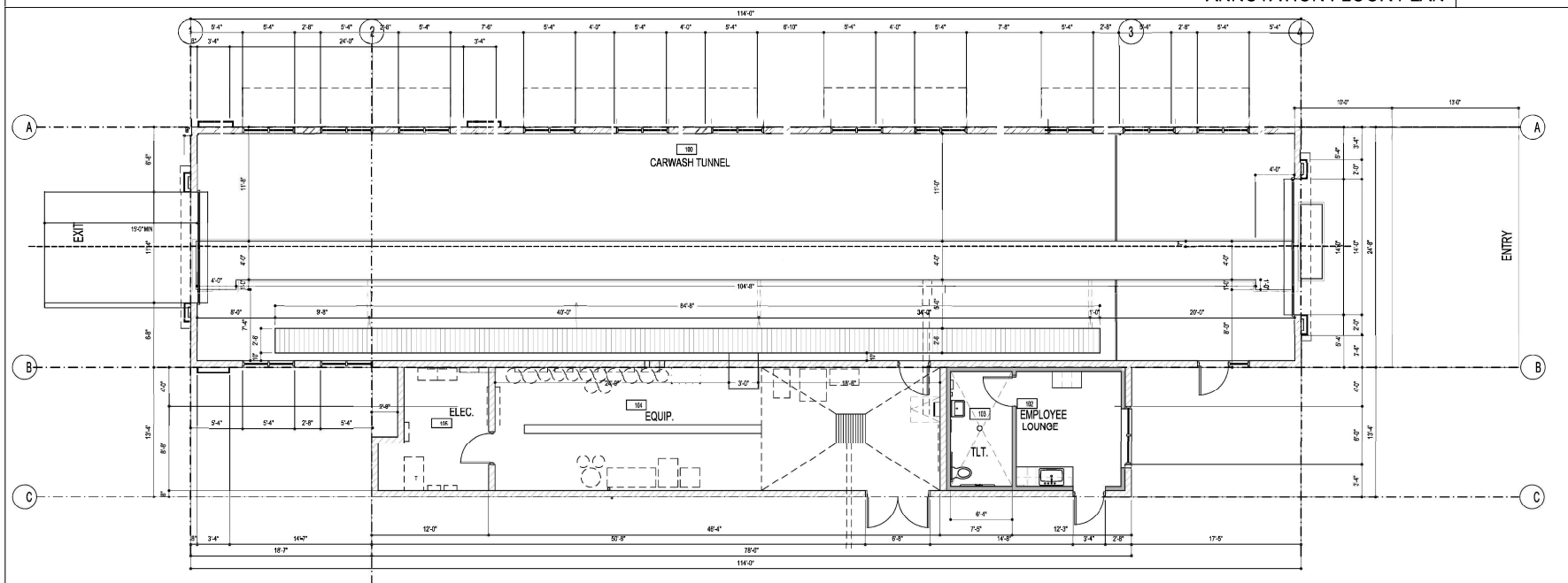
PROJECT TITLE

Quick Quack Car Wash



DATE:	
REVISION:	

A200



PROJECT NOTES

ALL EXTERIOR WALL TO BE FILLED WITH PERLITE INSULATION

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

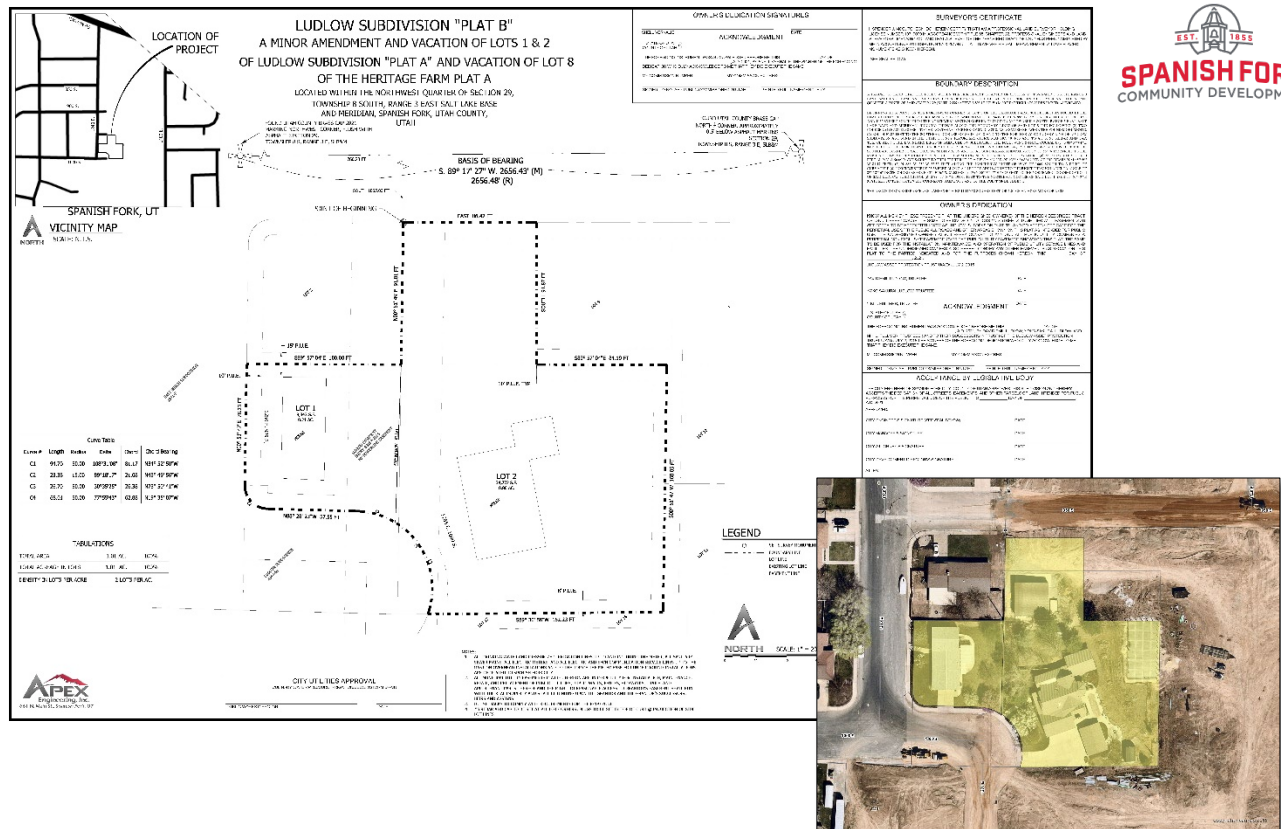
PROJECT TITLE
Quick Quack Car Wash



DATE: _____

REVISIONS: _____

A100



Ludlow Plat B Minor Plat Amendment Approval Request

November 17, 2021, Development Review Committee Meeting.

Located at 1265 East 1000 South, including 1.01 acres.

The subject property is zoned R-1-9.

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.

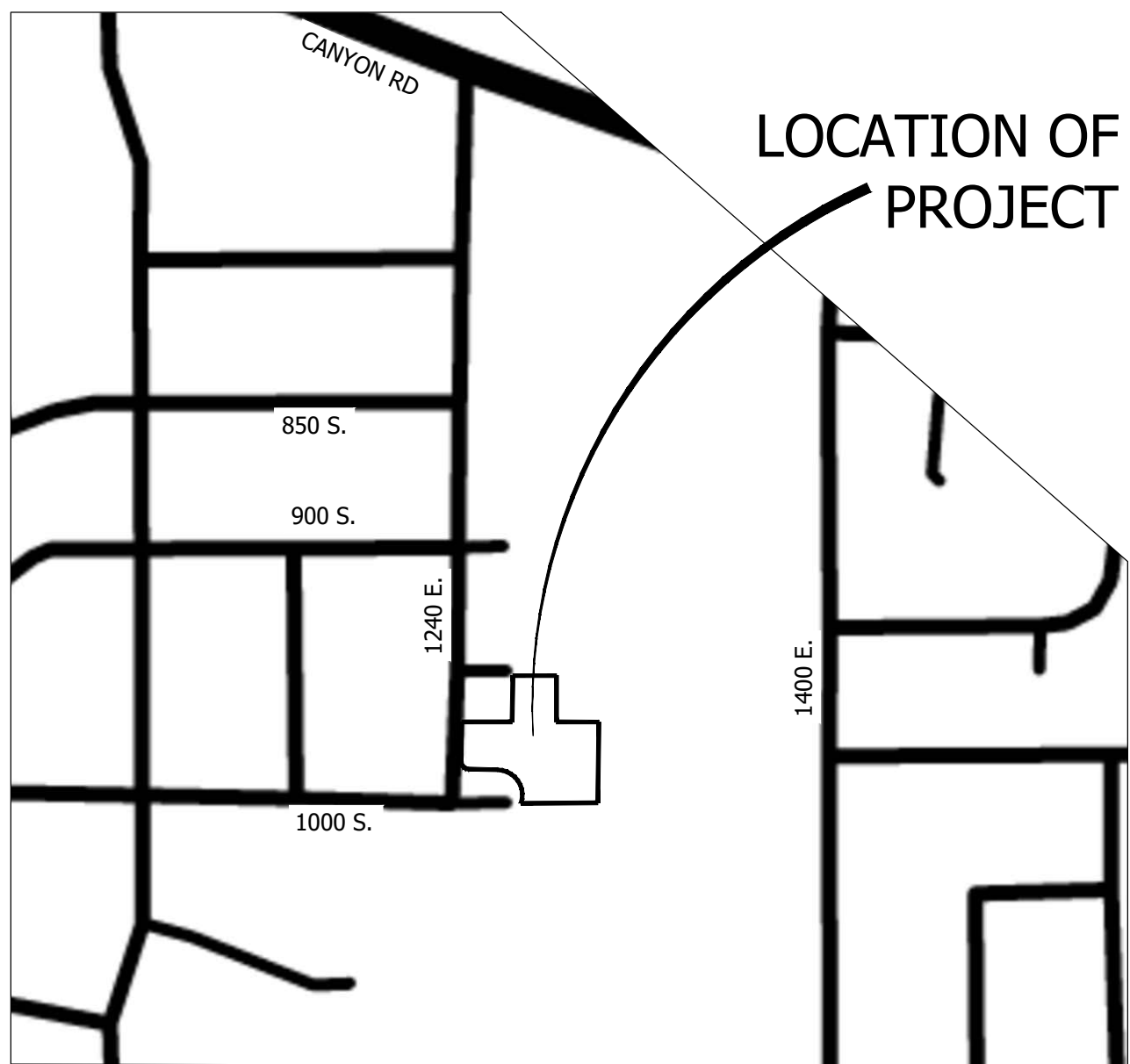
Key Issues

1. Addressing.
2. Easements.
3. Utilities.
4. Text.

Exhibits

1. Amended Plat.





VICINITY MAP
SCALE: N.T.S.

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	94.70	50.00	108°31'08"	81.17	N34° 52' 50"W
C2	23.38	15.00	89°18'17"	21.08	N43° 49' 56"W
C3	26.70	50.00	30°35'25"	26.38	N73° 50' 41"W
C4	68.01	50.00	77°55'43"	62.88	N19° 35' 07"W

TABULATIONS		
TOTAL AREA	1.01 AC.	100%
TOTAL ACREAGE IN LOTS	1.01 AC.	100%
DENSITY IN LOTS PER ACRE	2 LOTS PER AC.	



LUDLOW SUBDIVISION "PLAT B"

A MINOR AMENDMENT AND VACATION OF LOTS 1 & 2

OF LUDLOW SUBDIVISION "PLAT A" AND VACATION OF LOT 8

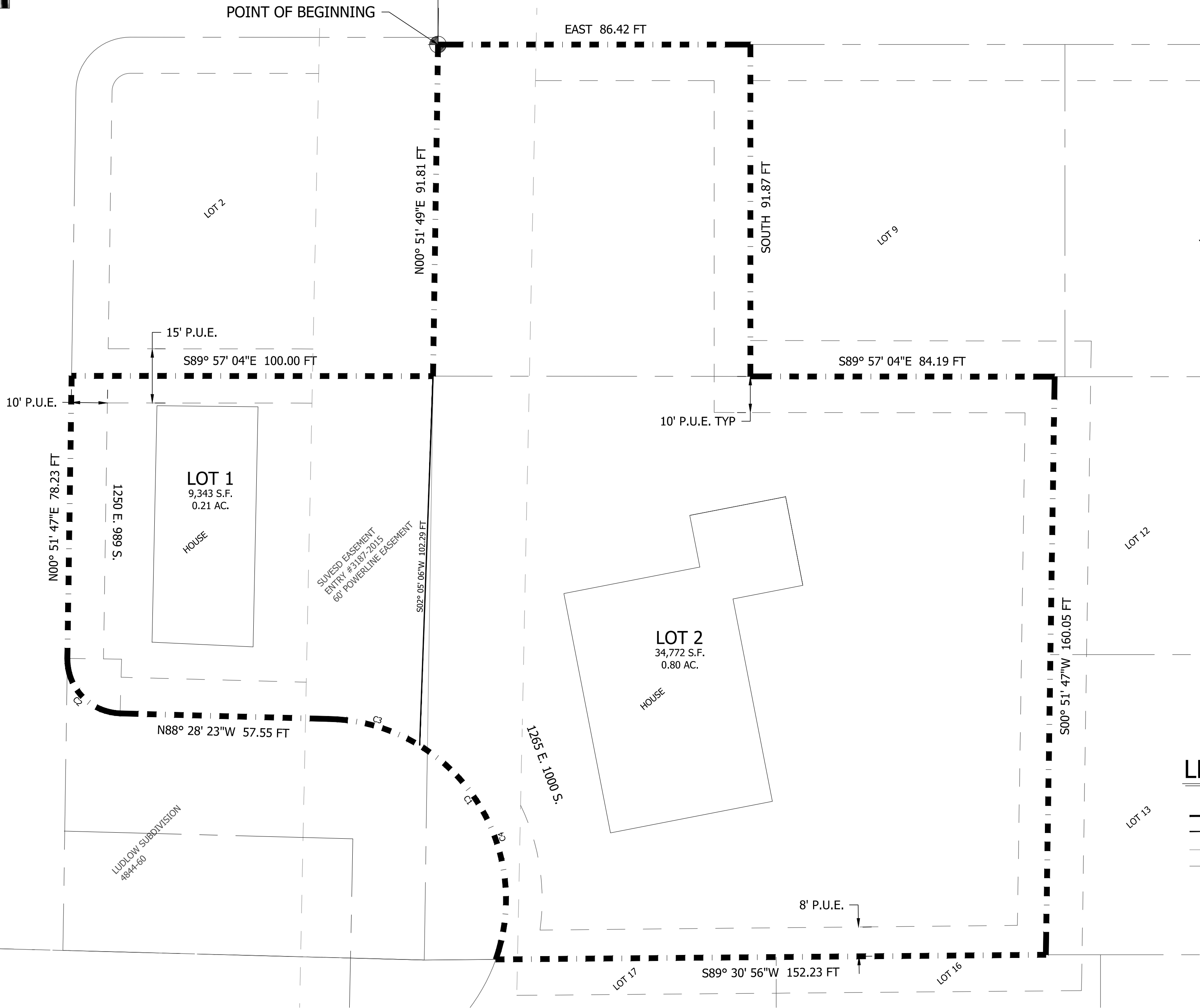
OF THE HERITAGE FARM PLAT A

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 29,
TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE
AND MERIDIAN, SPANISH FORK, UTAH COUNTY,
UTAH

FOUND UTAH COUNTY BRASS CAP 2021
MARKING NORTHWEST CORNER, FLUSH WITH
ASPHALT SECTION 29,
TOWNSHIP 8 S, RANGE 3 E, SLB&M

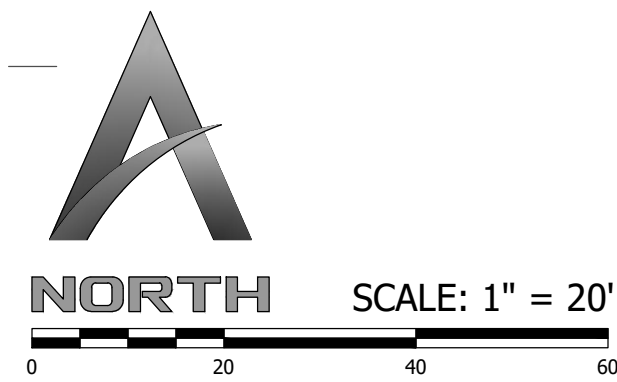
FOUND UTAH COUNTY BRASS CAP
NORTH 1/4 CORNER, APPROXIMATELY
0.5' BELOW ASPHALT MARKING
SECTION 29,
TOWNSHIP 8 S, RANGE 3 E, SLB&M

BASIS OF BEARING
S. 89° 17' 27" W. 2656.43' (M)
2656.48' (R)



LEGEND

- O SET SURVEY MONUMENT (SEE NOTE 4)
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE



- NOTES:
- ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
 - ALL MUNICIPAL UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, PUBLIC WALLS, FENCES, SIDEWALKS, TRAILS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
 - LOT SETBACKS TO COMPLY WITH REQUIREMENTS FOR THE R-1-9 ZONE
 - #5 REBAR AND CAP TO BE SET AT ALL LOT CORNERS, PLUGS TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES

CITY UTILITIES APPROVAL
CULINARY WATER/PRESSURE IRRIGATION/SEWER/STORM DRAIN

PUBLIC WORKS DIRECTOR _____ DATE _____

OWNER'S DEDICATION SIGNATURES

SNELL VERNALIE _____ DATE _____
ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF UTAH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
A.D. 2021, BY SNELL VERNALIE, THE SIGNER OF THE FOREGOING
DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____
SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH) _____ PRINTED FULL NAME OF NOTARY _____

SURVEYOR'S CERTIFICATE

I, SPENCER J. MCCUTCHEON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING
LICENSE NUMBER 10719099 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND
SURVEYORS LICENSING ACT AND THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED BY
ME IN ACCORDANCE WITH SECTION 17-23-17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED
MONUMENTS AS SHOWN HEREON.

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND THAT LIES FULLY WITHIN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 8 SOUTH, RANGE 3
EAST, SALT LAKE BASE AND MERIDIAN. BASIS OF BEARING LIES BETWEEN THE NORTHWEST CORNER AND THE NORTH
QUARTER CORNER OF SAID SECTION 29 (NOTE: 2656.43 FEET S 89° 17' 27" W) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWEST CORNER OF LOT 8 OF THE HERITAGE FARM SUBDIVISION AS FOUND IN THE
UTAH COUNTY RECORDERS OFFICE MAP NO. 17782, SAID POINT LIES 754.86 FEET N 89° 17' 27" E ALONG THE SECTION LINE
AND 1065.83 FEET SOUTH FROM THE NORTHWEST SECTION CORNER OF SECTION 29 TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT
LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG THE BOUNDARY LINES OF SAID LOT 8 THE FOLLOWING (2) TWO
COURSES: (1) EAST 86.42 FEET TO THE NORTHEAST CORNER OF SAID LOT 8, AS LOCATED BETWEEN THE FOUND MONUMENTS.
(2) SOUTH 91.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8 AND TO THE NORTHERLY BOUNDARY LINE OF LUDLOW
SUBDIVISION AS FOUND IN THE UTAH COUNTY RECORDERS OFFICE MAP NO. 4844-60 AND TO A FOUND REBAR AND CAP.
THENCE ALONG THE BOUNDARY LINES OF SAID LUDLOW SUBDIVISION THE FOLLOWING (9) NINE COURSES: (1) S 89° 57' 04" E
84.19 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID LUDLOW SUBDIVISION, (2) S 00° 51' 47" W 160.05 FEET TO THE
SOUTHEAST CORNER OF SAID LUDLOW SUBDIVISION AND TO A FOUND REBAR AND CAP, (3) S 89° 30' 56" W 152.23 FEET TO THE
MOST SOUTHWESTERLY CORNER OF SAID LUDLOW SUBDIVISION, TO A POINT OF CURVATURE, (4) NORTHWESTERLY 94.70
FEET ALONG A 50.00 RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 108° 31' 08" (NOTE: CHORD BEARS N 34° 52' 50"
W 81.17 FEET), (5) N 88° 28' 23" W 57.55 FEET ALONG THE NORTHERLY RIGHT OF WAY OF 1000 SOUTH TO A POINT OF
CURVATURE (6) NORTHWESTERLY 23.38 FEET ALONG A 15 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF
89° 18' 16" (NOTE: CHORD BEARS N 43° 49' 56" W 21.08 FEET), (7) N 00° 51' 47" E 78.23 FEET TO THE NORTHWEST CORNER OF LOT 1
OF SAID LUDLOW SUBDIVISION, (8) S 89° 57' 04" E 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, (9) N 00° 51' 49" E
91.81 FEET TO THE NORTHWEST CORNER OF SAID LOT 8 AND TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 44,115.38 SQUARE FEET, OR 1.01 OF AN ACRE MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT
OF LAND, HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS AS
SET FORTH TO BE HEREAFTER KNOWN AS LUDLOW SUBDIVISION PLAT "B", AND DO HEREBY DEDICATE FOR THE
PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC
USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A
PERPETUAL NON EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAT, THE SAME
TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND
FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS
PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. THIS _____ DAY OF _____,
2021.

LUDLOW ASSET PROTECTION TRUST U/A/D/ JULY 2, 2015

DAVID EMIL LUDLOW, TRUSTEE _____ DATE _____

YOKO SAKURAI LUDLOW, TRUSTEE _____ DATE _____

NIKI L. FULLMER, TRUSTEE _____ DATE _____

STATE OF UTAH
COUNTY OF UTAH

ACKNOWLEDGMENT
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
A.D. 2021, BY DAVID EMIL LUDLOW, YOKO SAKURAI LUDLOW, AND
NIKI L. FULLMER, TRUSTEES (AND TO THEIR SUCCESSORS IN TRUST) OF THE LUDLOW ASSET PROTECTION
TRUST U/A/D/ JULY 2, 2015 THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME
THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH) _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED:

CITY ENGINEER'S SIGNATURE (SEE SEAL BELOW) _____ DATE _____

CITY MANAGER'S SIGNATURE _____ DATE _____

CITY ATTORNEY'S SIGNATURE _____ DATE _____

CITY DEVELOPMENT DIRECTOR'S SIGNATURE _____ DATE _____

ATTEST: _____

CITY RECORDER'S SIGNATURE (SEE SEAL BELOW) _____ DATE _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2021 BY THE SPANISH FORK CITY
PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION _____ DATE _____

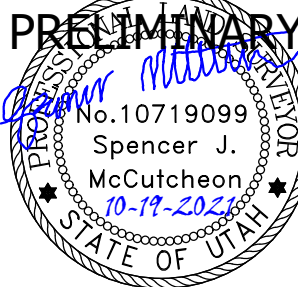
DIRECTOR-SECRETARY _____ DATE _____

LUDLOW SUBDIVISION "PLAT B"

A MINOR PLAT AMENDMENT AND VACATION OF LOTS 1 & 2 OF LUDLOW
SUBDIVISION PLAT "A" AND A VACATION OF LOT 8 OF THE HERITAGE FARM
PLAT "A"

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 8 SOUTH, RANGE
3 EAST SALT LAKE BASE AND MERIDIAN,
SPANISH FORK, UTAH COUNTY, UTAH.

RECORDER SEAL ENGINEER SEAL SURVEYOR SEAL



UTAH COUNTY RECORDING CERTIFICATE



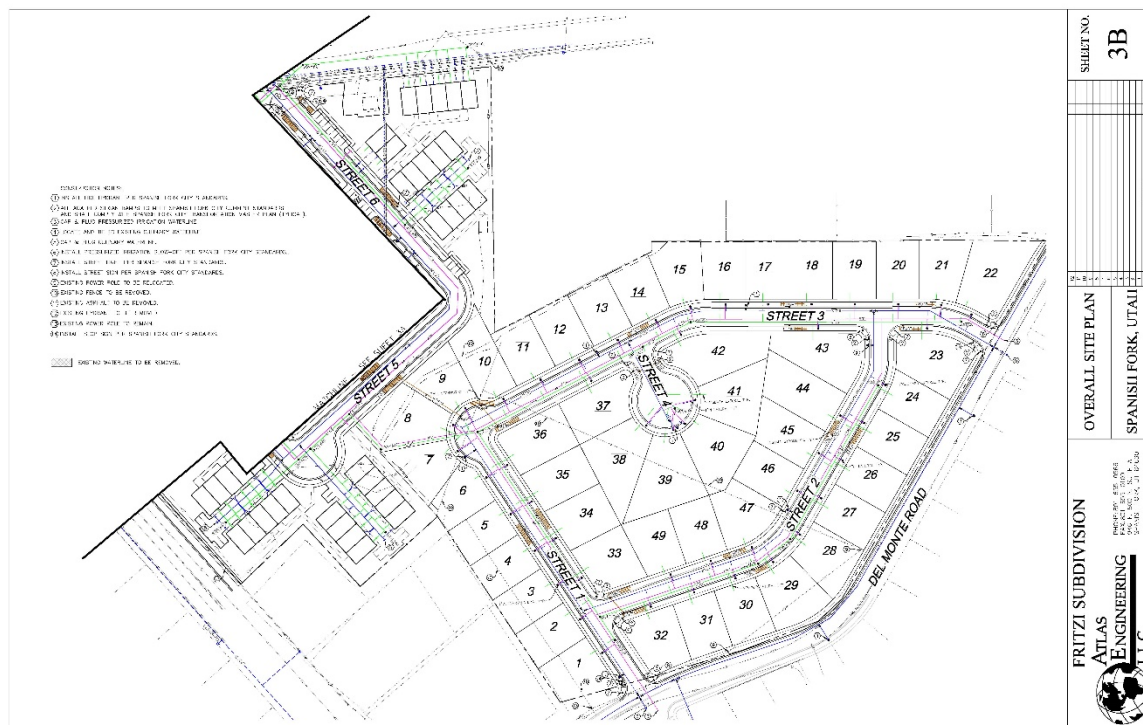
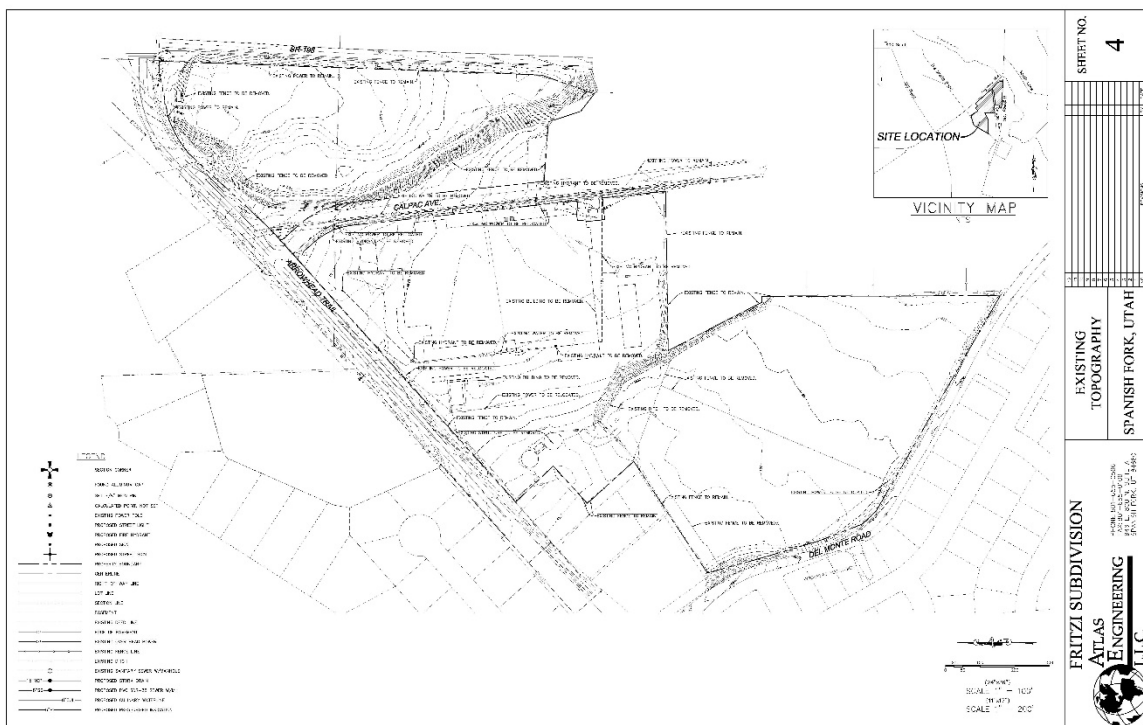
The applicant has requested Preliminary Plat approval for a Master Planned Development with 319 homes.

1. Zoning.
2. Access.
3. Utilities
4. Amenities.

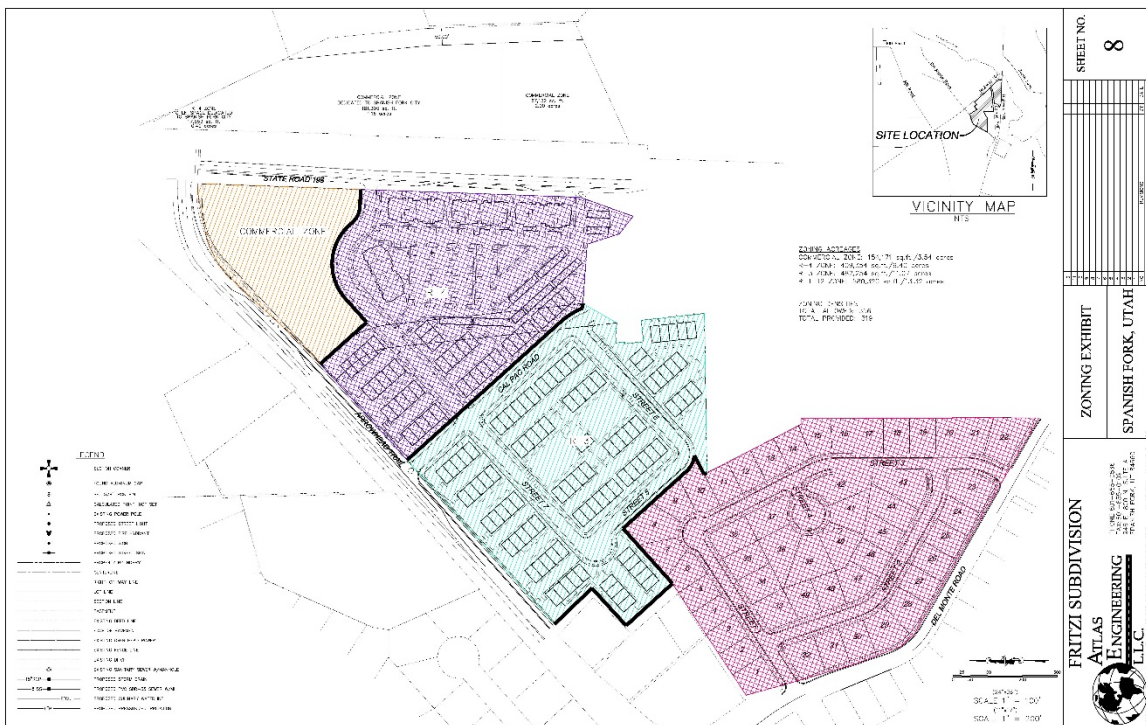
1. That the applicant addresses any red-lines.
2. That the applicant enter into a development agreement.
3. That Preliminary Plat approval is contingent upon approval of the rezoning.

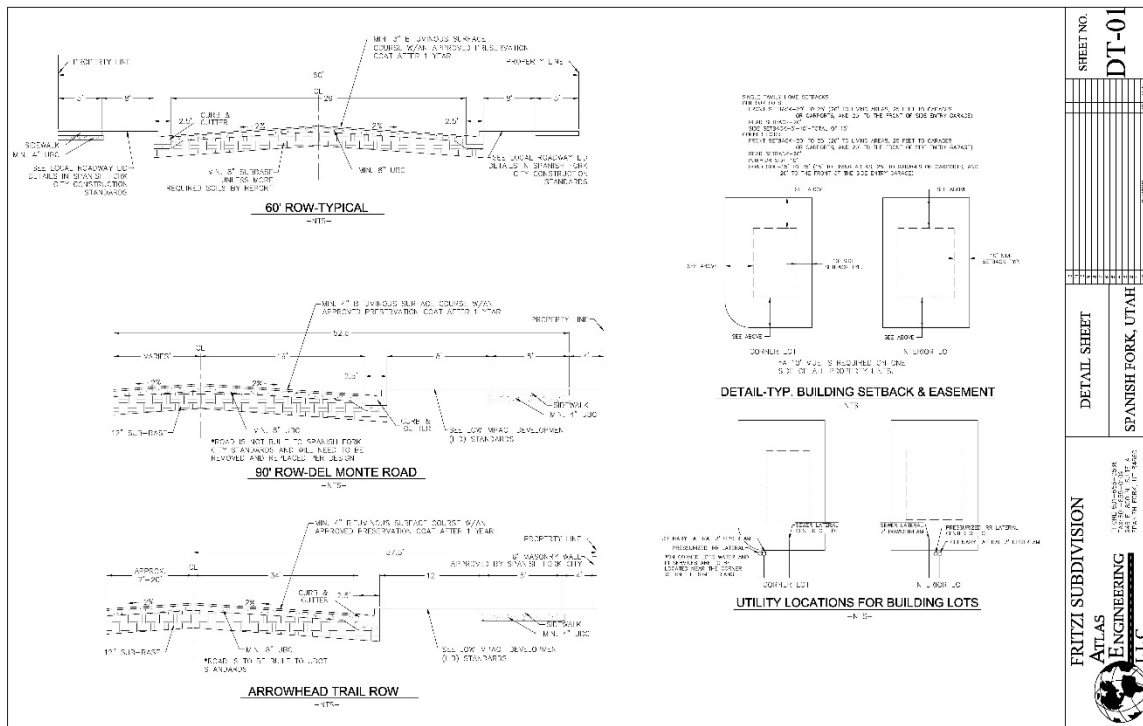
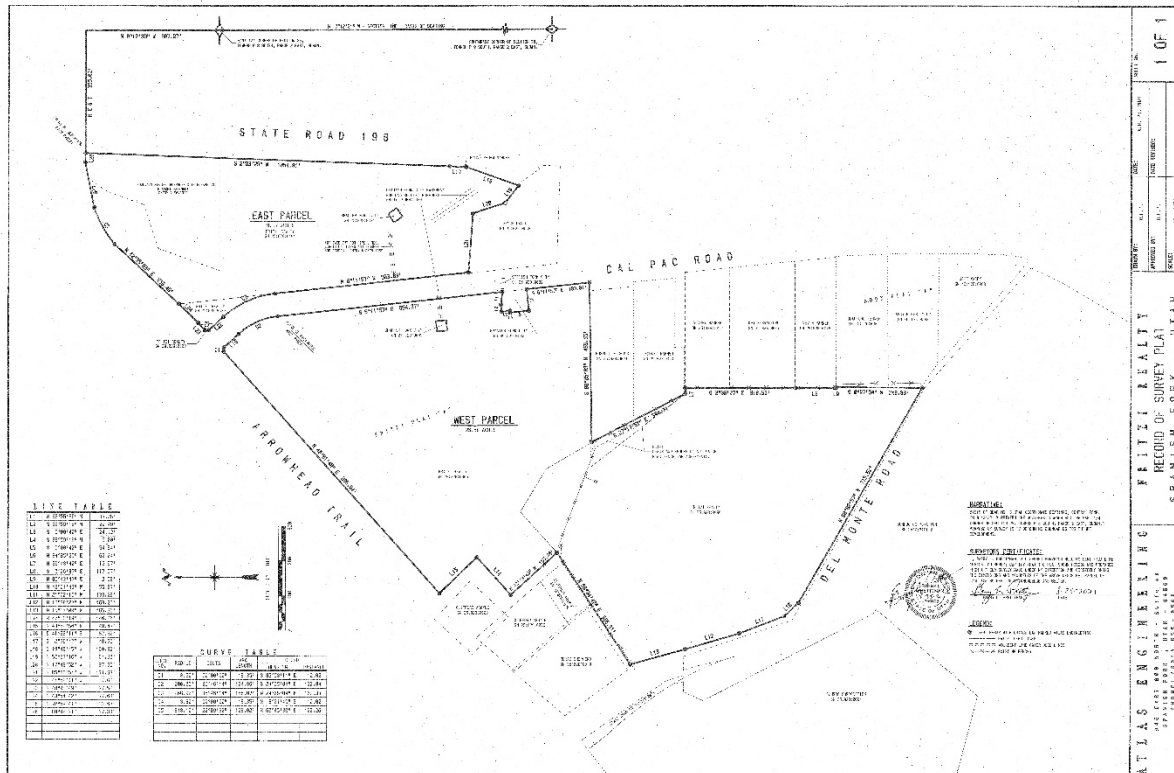
1. Plat.
2. Elevations.
3. Landscape Plan.

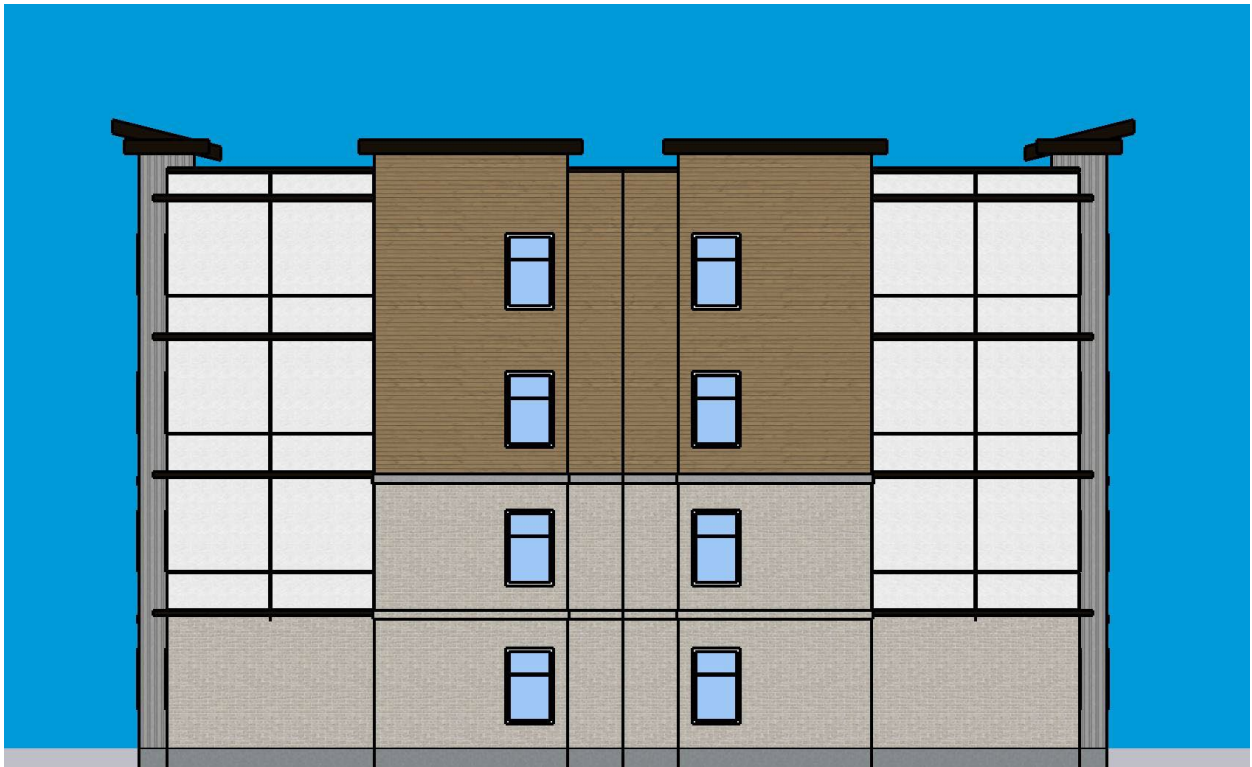






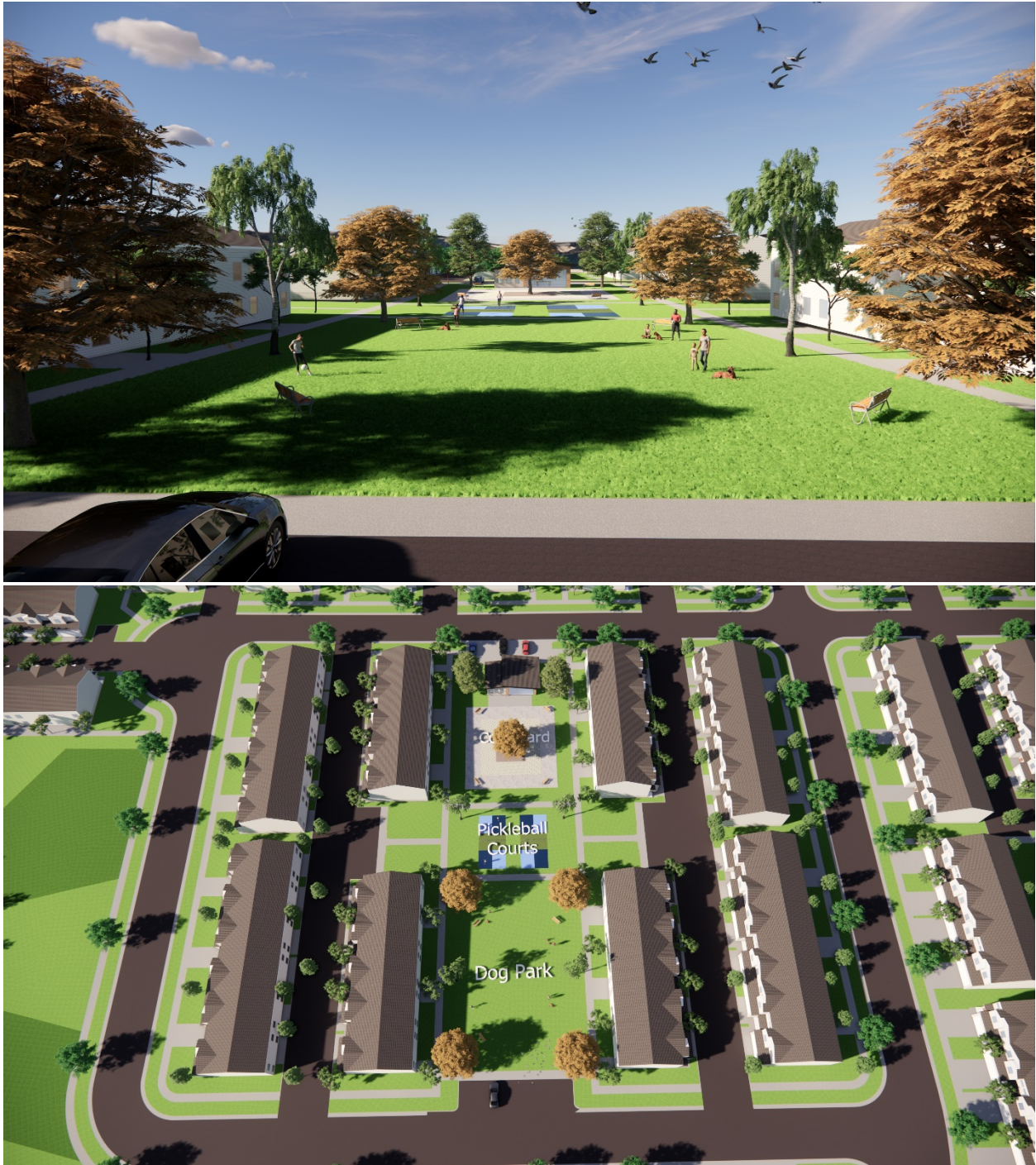




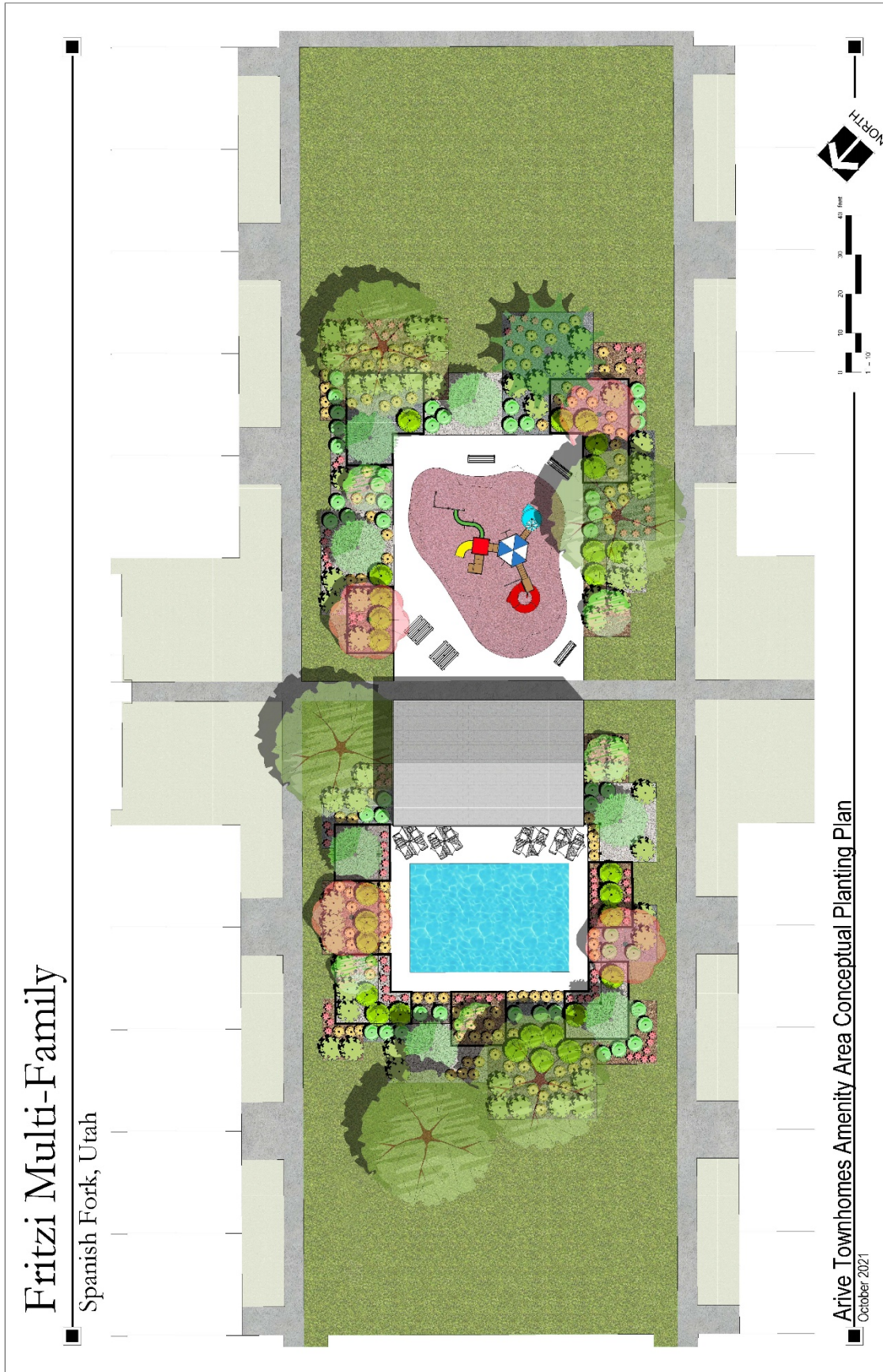












-SHEET INDEX-

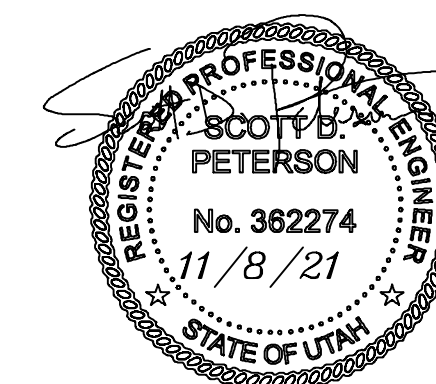
SHEET NAME

GENERAL NOTES:

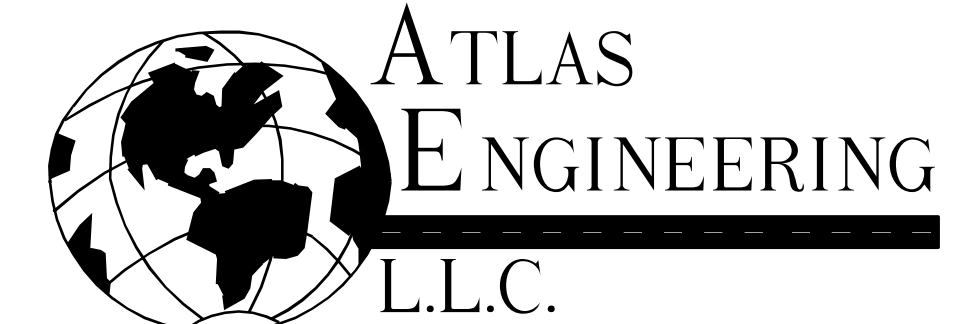
1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED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



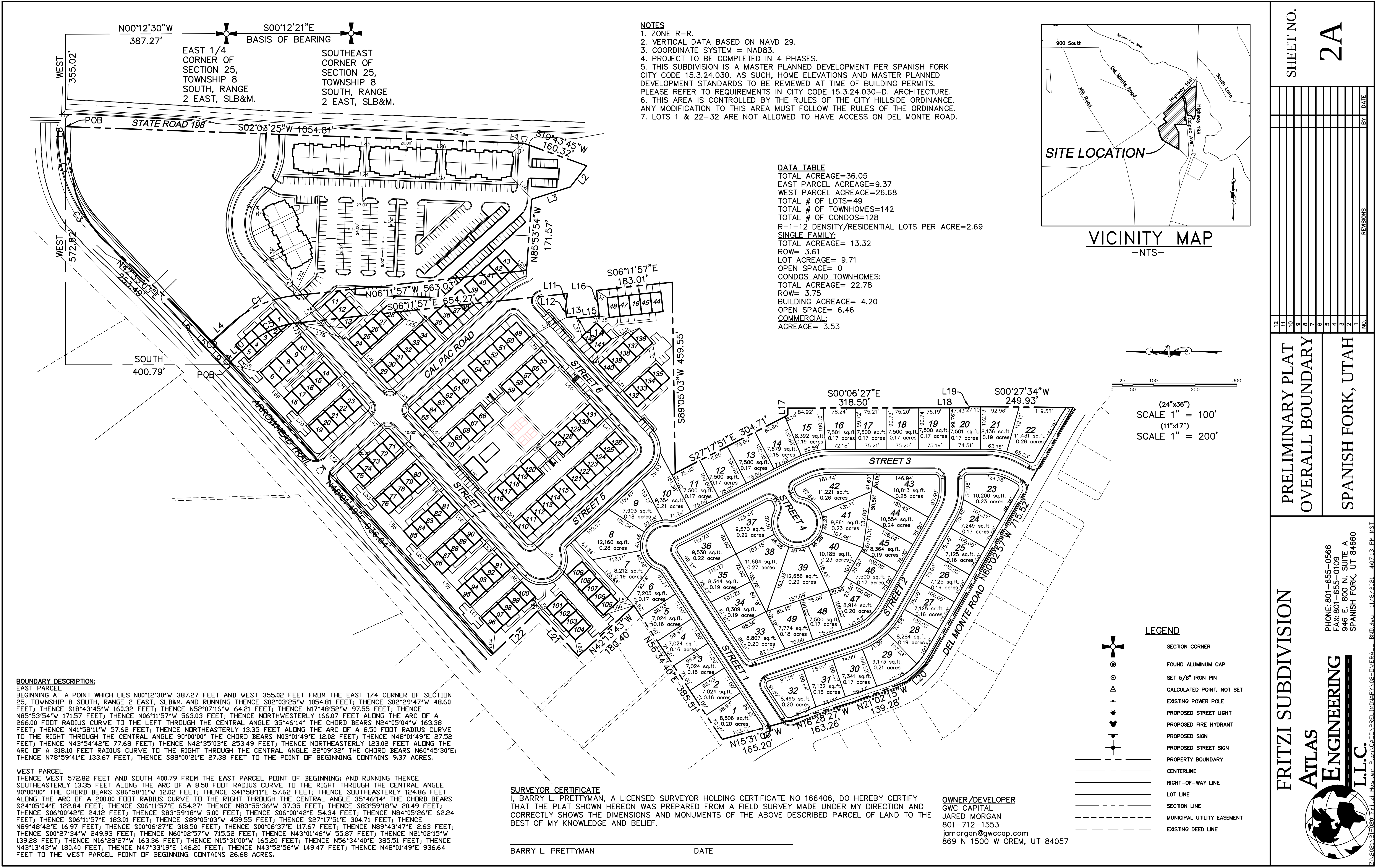
OWNER/DEVELOPER
MARK HAMPTON
RIMROCK
801-8606275
mark@rimrock.us



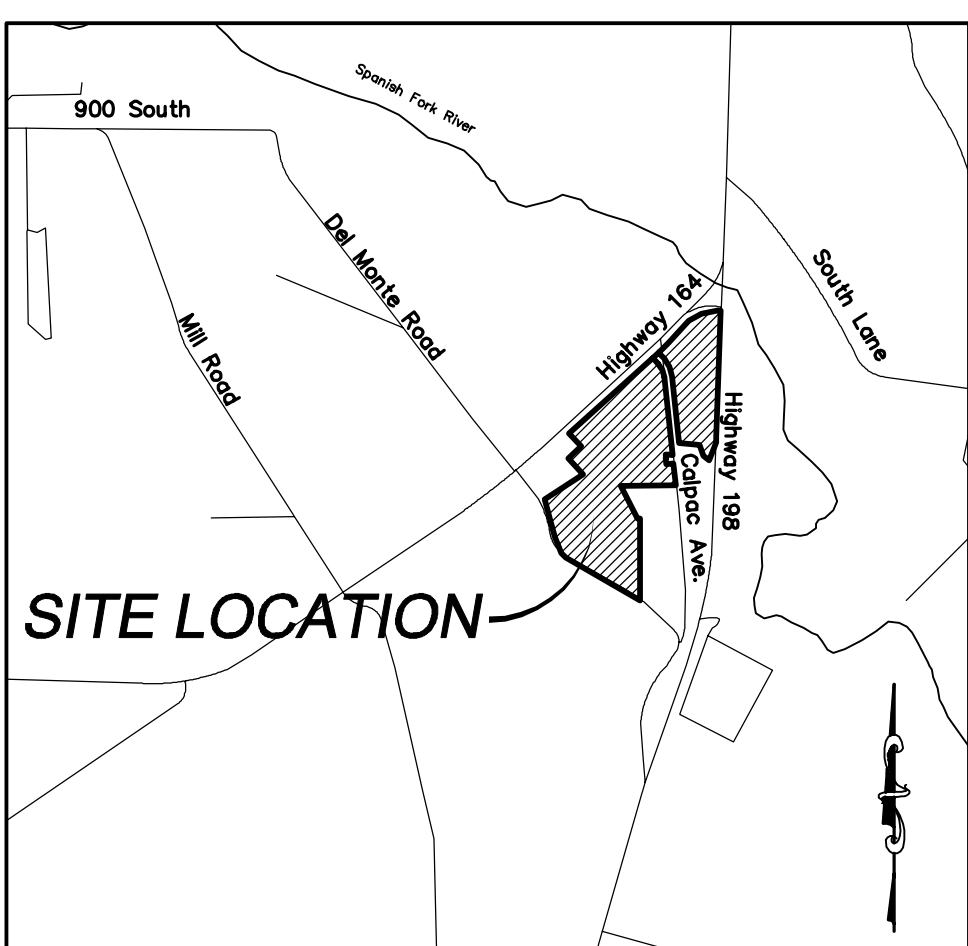
FRITZI SUBDIVISION



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



NOTES
1. ZONE R-R.
2. VERTICAL DATA BASED ON NAVD 29.
3. COORDINATE SYSTEM = NAD83.
4. PROJECT TO BE COMPLETED IN 4 PHASES.
5. THIS SUBDIVISION IS A MASTER PLANNED DEVELOPMENT PER SPANISH FORK CITY CODE 15.3.24.030. AS SUCH, HOME ELEVATIONS AND MASTER PLANNED DEVELOPMENT STANDARDS TO BE REVIEWED AT TIME OF BUILDING PERMITS. PLEASE REFER TO REQUIREMENTS IN CITY CODE 15.3.24.030-D. ARCHITECTURE.
6. THIS AREA IS CONTROLLED BY THE RULES OF THE CITY HILLSIDE ORDINANCE.
7. LOTS 1 & 22-32 ARE NOT ALLOWED TO HAVE ACCESS ON DEL MONTE ROAD.



VICINITY MAP
-NTS-

SHEET NO.
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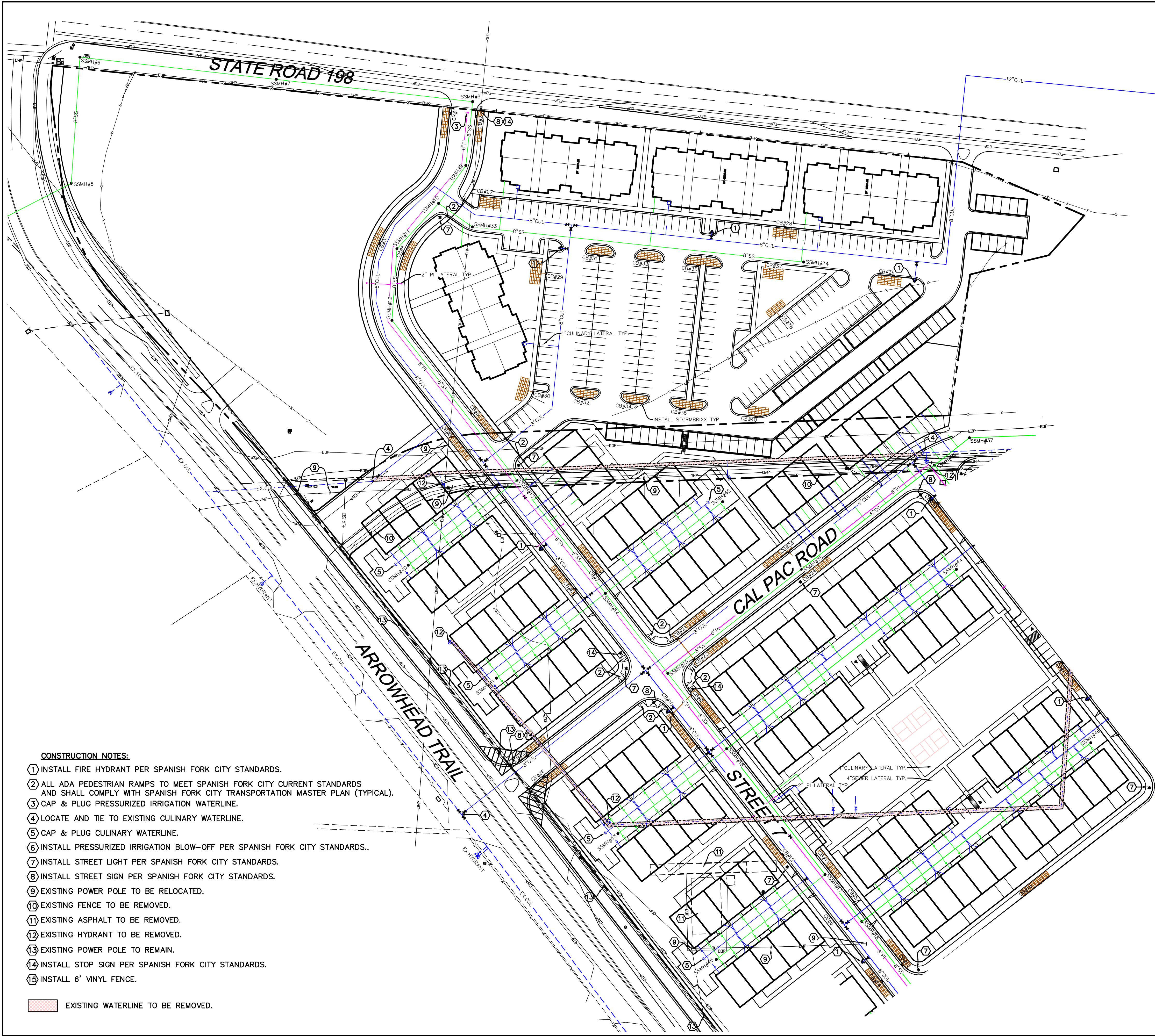
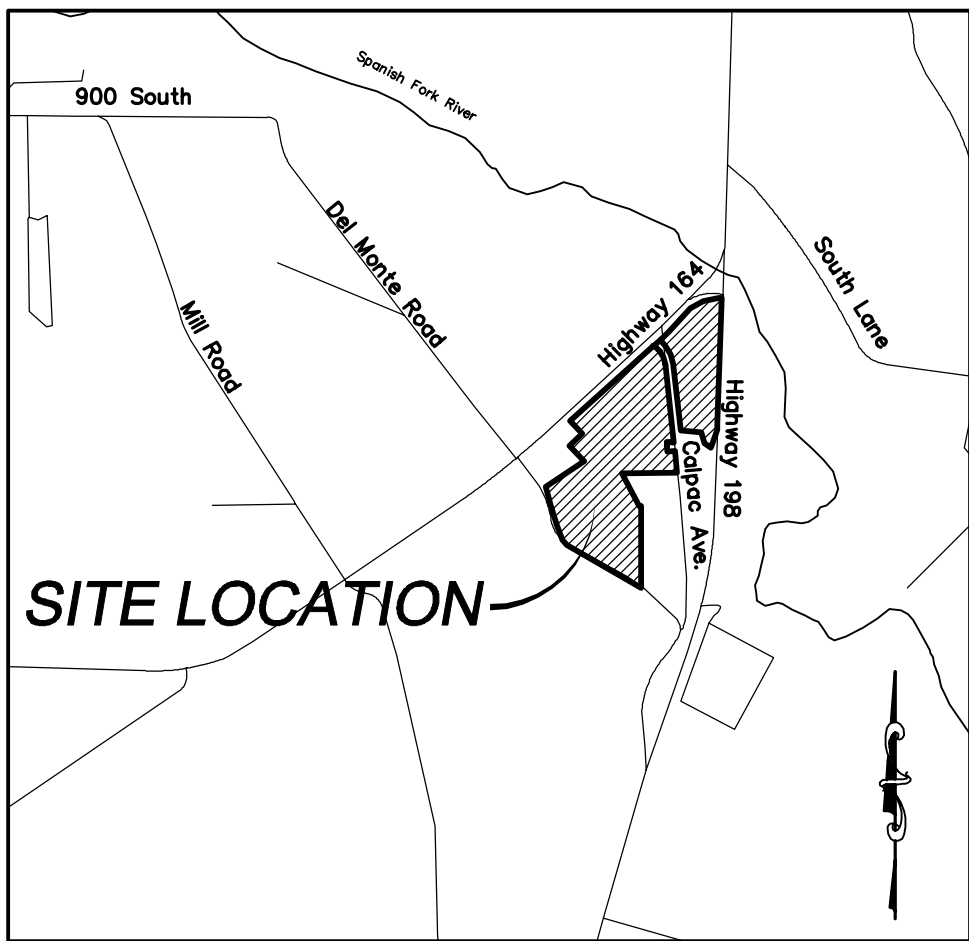
PRELIMINARY PLAT
OVERALL BOUNDARY

SPANISH FORK, UTAH

FRITZI SUBDIVISION

ATLAS
ENGINEERING
L.L.C.

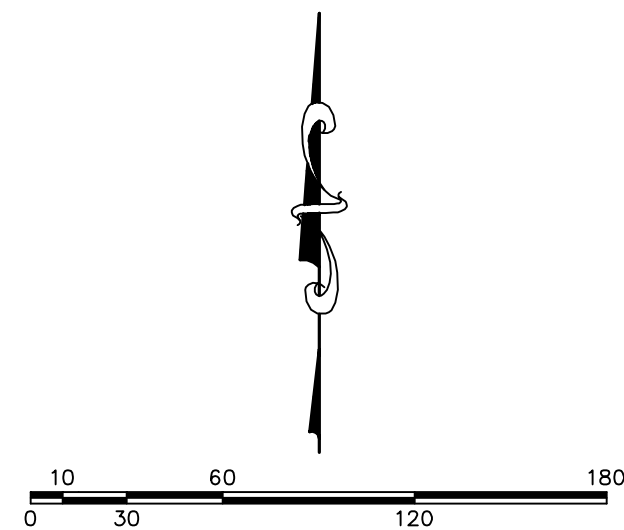
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660



VICINITY MAP
-NTS-

LEGEND

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



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

- CONSTRUCTION NOTES:
1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
 2. ALL ADA PEDESTRIAN RAMP TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN (TYPICAL).
 3. CAP & PLUG PRESSURIZED IRRIGATION WATERLINE.
 4. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
 5. CAP & PLUG CULINARY WATERLINE.
 6. INSTALL PRESSURIZED IRRIGATION BLOW-OFF PER SPANISH FORK CITY STANDARDS.
 7. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
 8. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
 9. EXISTING POWER POLE TO BE RELOCATED.
 10. EXISTING FENCE TO BE REMOVED.
 11. EXISTING ASPHALT TO BE REMOVED.
 12. EXISTING HYDRANT TO BE REMOVED.
 13. EXISTING POWER POLE TO REMAIN.
 14. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
 15. INSTALL 6' VINYL FENCE.

EXISTING WATERLINE TO BE REMOVED.

SHEET NO.

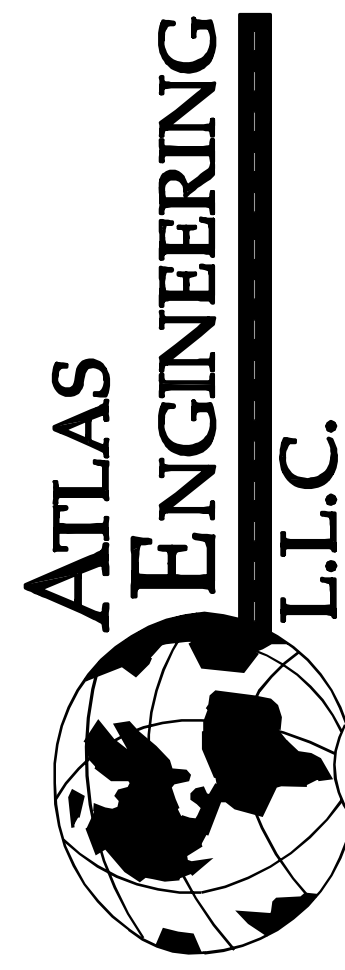
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OVERALL SITE PLAN

SPANISH FORK, UTAH

FRITZI SUBDIVISION

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

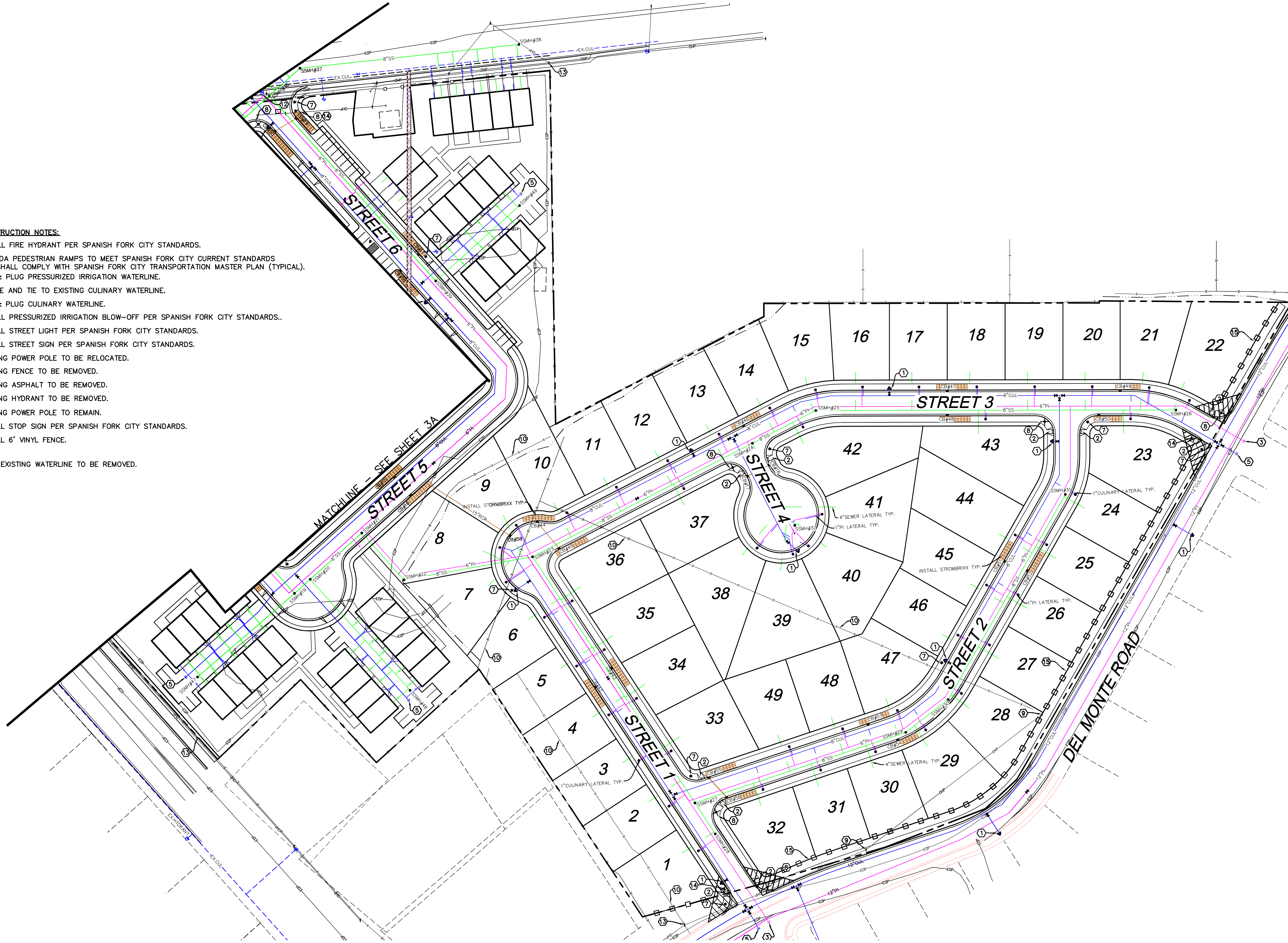


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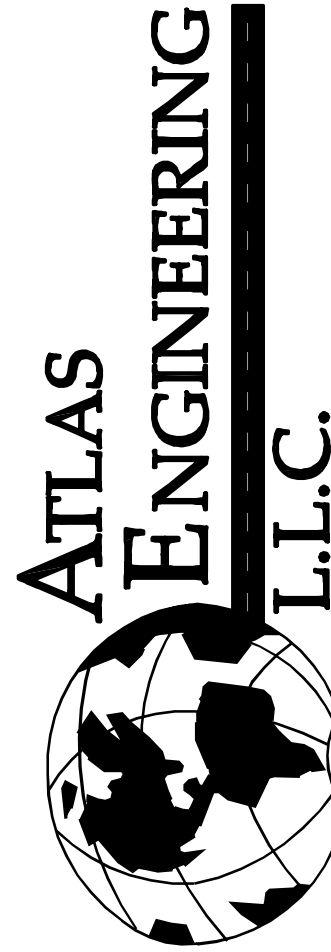
CONSTRUCTION NOTES:

- 1) INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
- 2) ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN (TYPICAL).
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- 5) CAP & PLUG CULINARY WATERLINE.
- 6) INSTALL PRESSURIZED IRRIGATION BLOW-OFF PER SPANISH FORK CITY STANDARDS..
- 7) INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
- 8) INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
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- 12) EXISTING HYDRANT TO BE REMOVED.
- 13) EXISTING POWER POLE TO REMAIN.
- 14) INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
- 15) INSTALL 6' VINYL FENCE.

EXISTING WATERLINE TO BE REMOVED.



FRITZI SUBDIVISION



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

11/8/2021 11:00 AM Fritzi Subdivision Master Plan.dwg 11/8/2021 4:15:55 PM MST

OVERALL SITE PLAN

SPANISH FORK, UTAH

SHEET NO.

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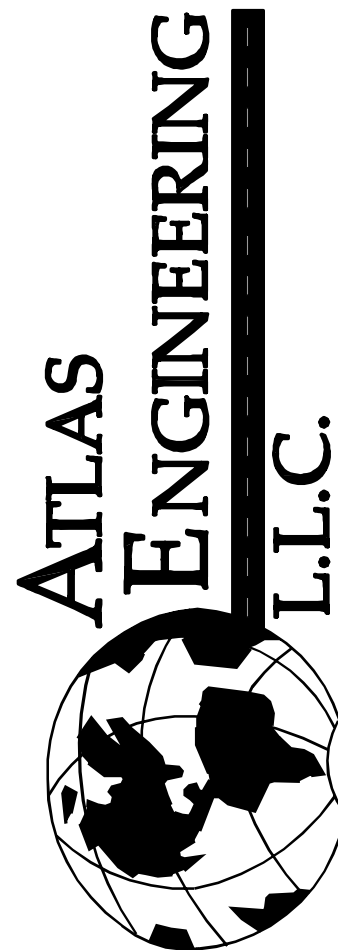
CONSTRUCTION NOTES:

- 1 INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
- 2 ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN (TYPICAL).
- 3 CAP & PLUG PRESSURIZED IRRIGATION WATERLINE.
- 4 LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
- 5 CAP & PLUG CULINARY WATERLINE.
- 6 INSTALL PRESSURIZED IRRIGATION BLOW-OFF PER SPANISH FORK CITY STANDARDS..
- 7 INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
- 8 INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
- 9 EXISTING POWER POLE TO BE RELOCATED.
- 10 EXISTING FENCE TO BE REMOVED.
- 11 EXISTING ASPHALT TO BE REMOVED.
- 12 EXISTING HYDRANT TO BE REMOVED.
- 13 EXISTING POWER POLE TO REMAIN.
- 14 INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
- 15 INSTALL 6' VINYL FENCE.



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

FRITZI SUBDIVISION



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

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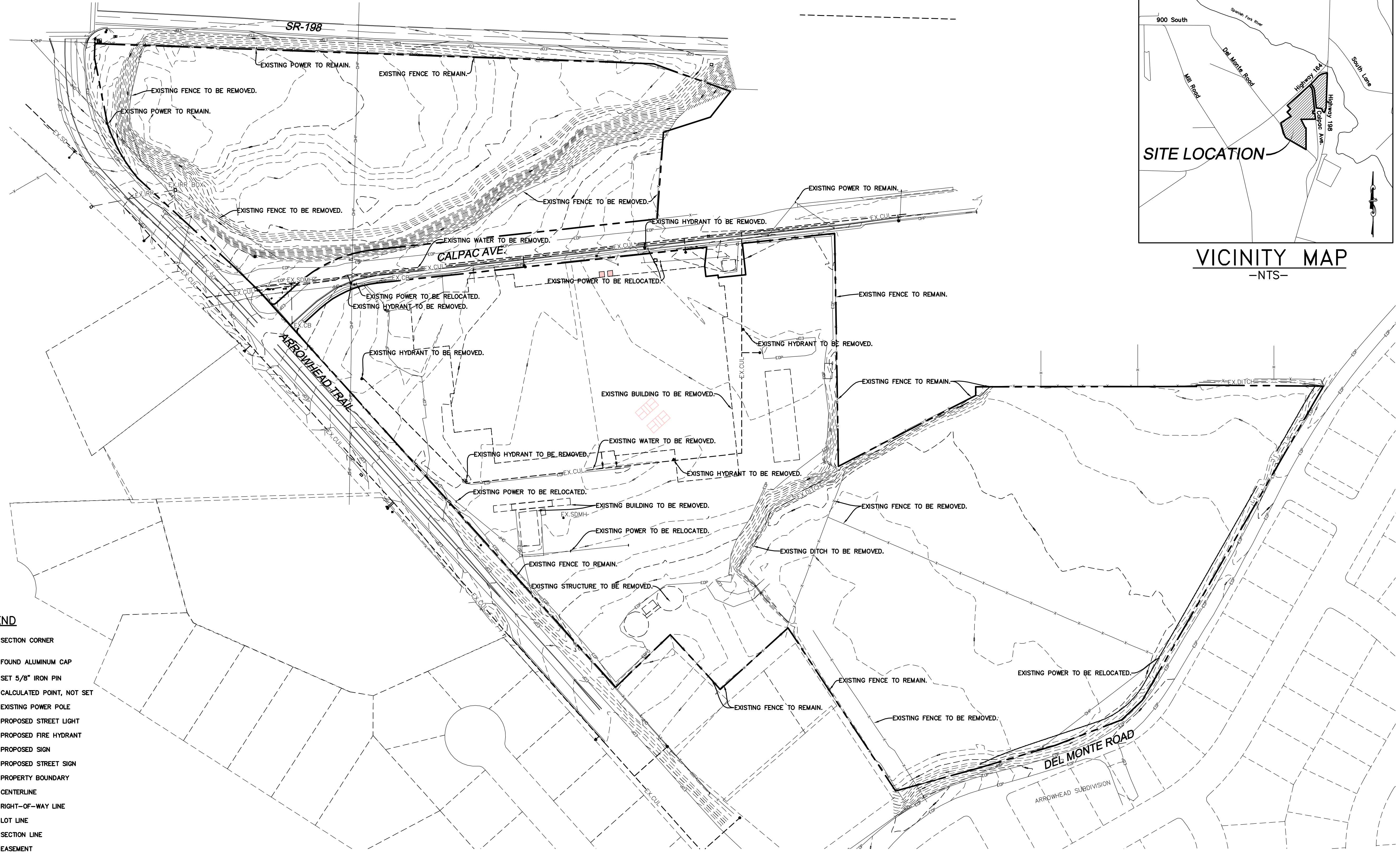
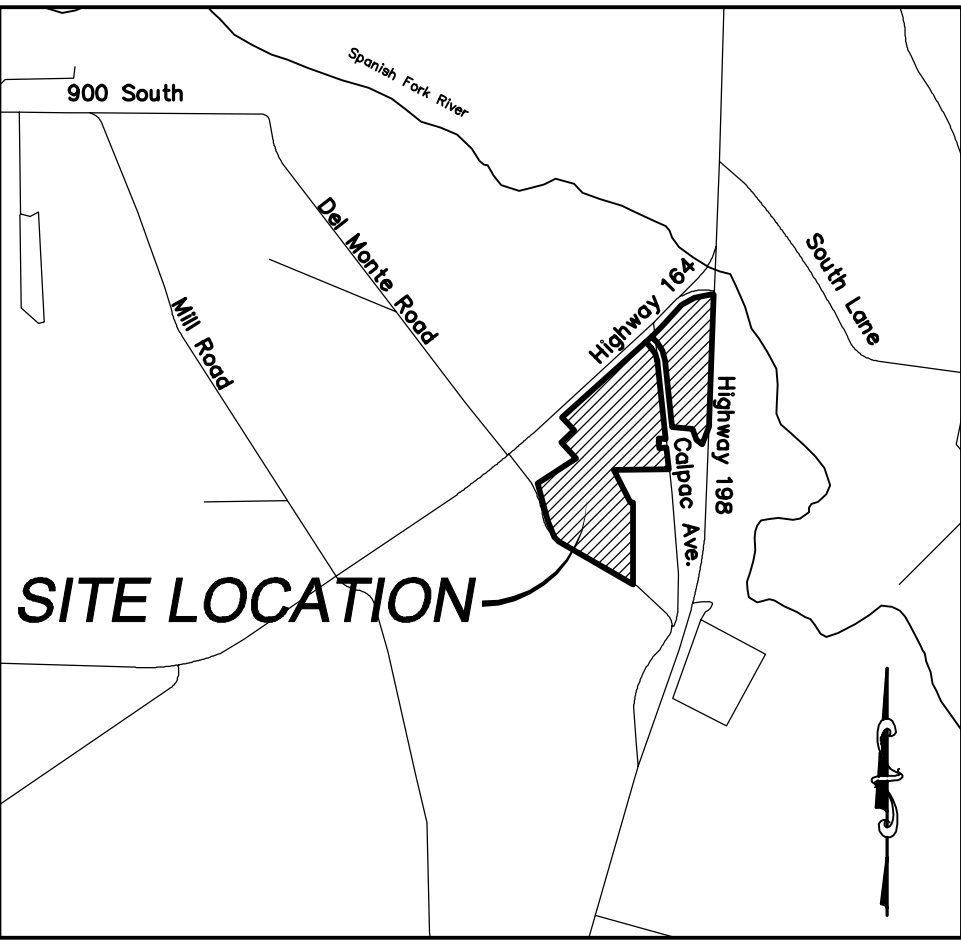
OVERALL SITE PLAN

SPANISH FORK, UTAH

SHEET NO.

3C

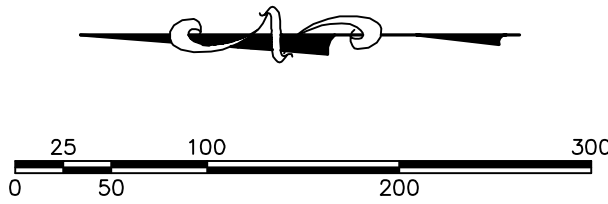
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VICINITY MAP
-NTS-

LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
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- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- PROPOSED STORM DRAIN
- PROPOSED PVC SDR-35 SEWER W/MH
- PROPOSED CULINARY WATERLINE
- PROPOSED PRESSURIZED IRRIGATION



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

FRITZI SUBDIVISION



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SPANISH FORK, UT 84660

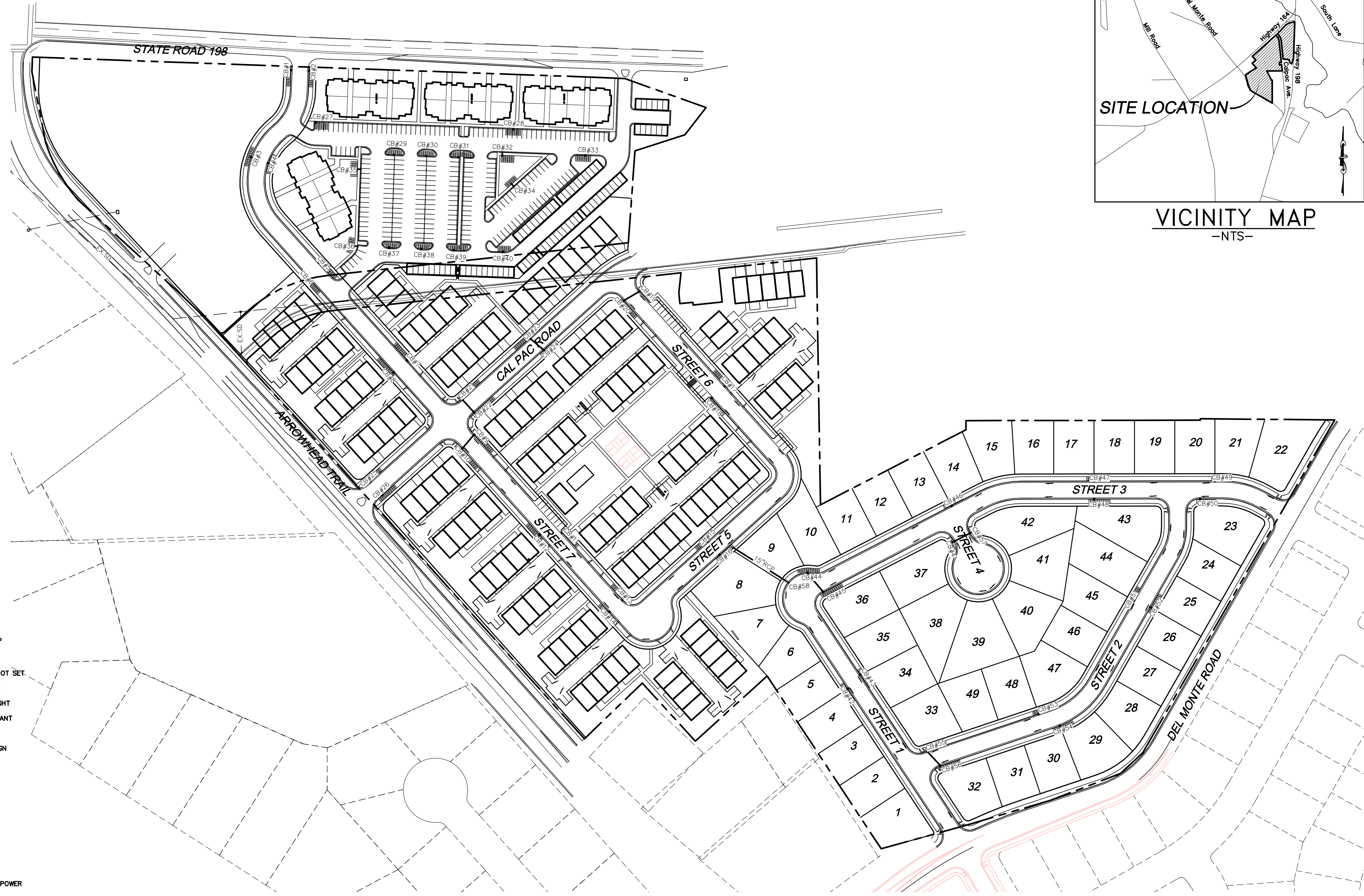
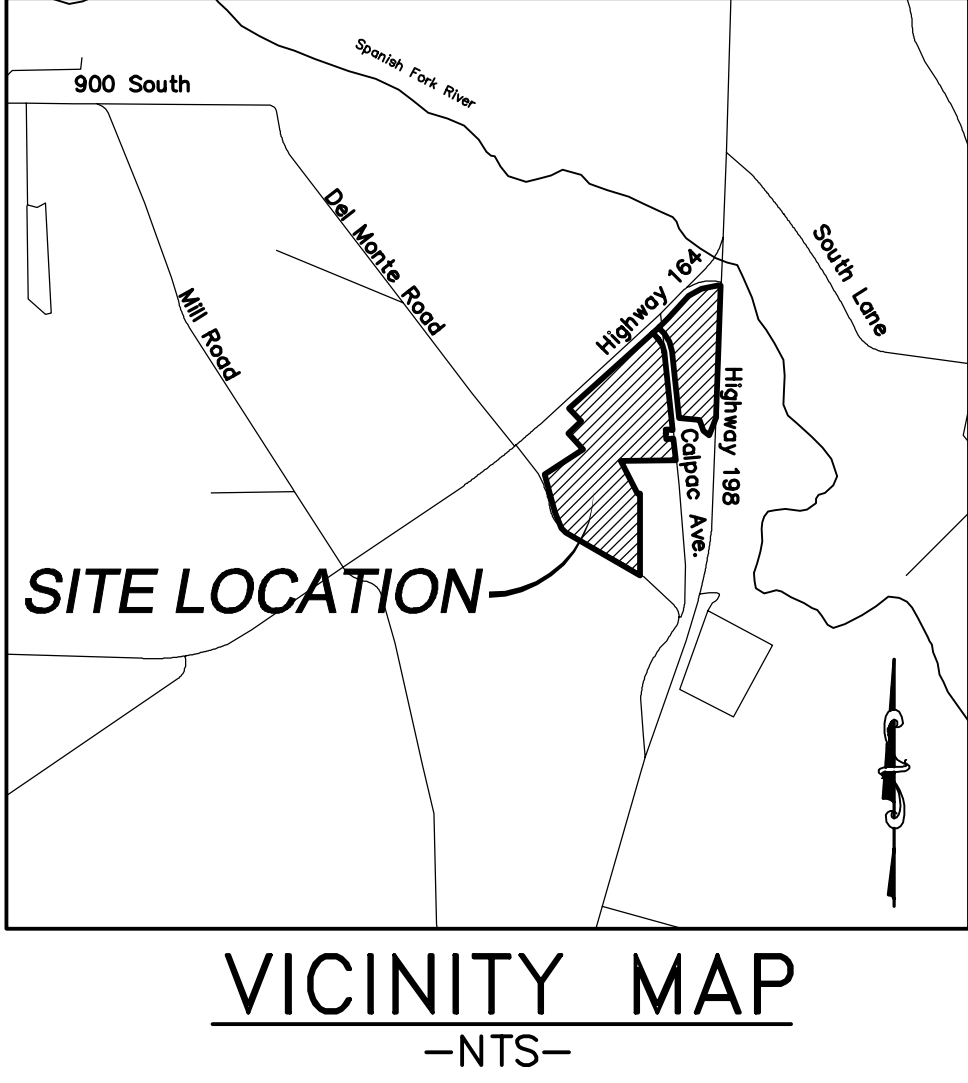
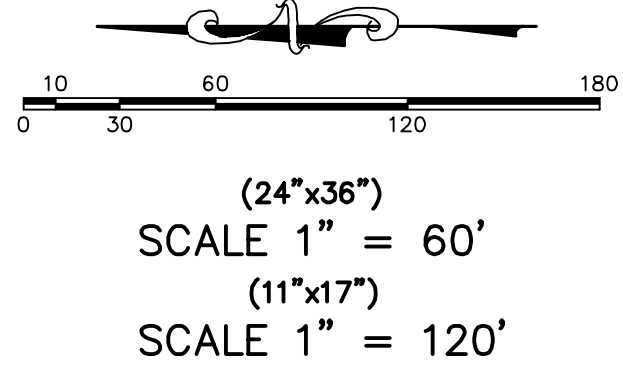
EXISTING
TOPOGRAPHY

SPANISH FORK, UTAH

SHEET NO.

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- LEGEND**
- SECTION CORNER
 - FOUND ALUMINUM CAP
 - SET 5/8" IRON PIN
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 - PROPOSED PRESSURIZED IRRIGATION

FRITZI SUBDIVISION

ATLAS
ENGINEERING
L.L.C.

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

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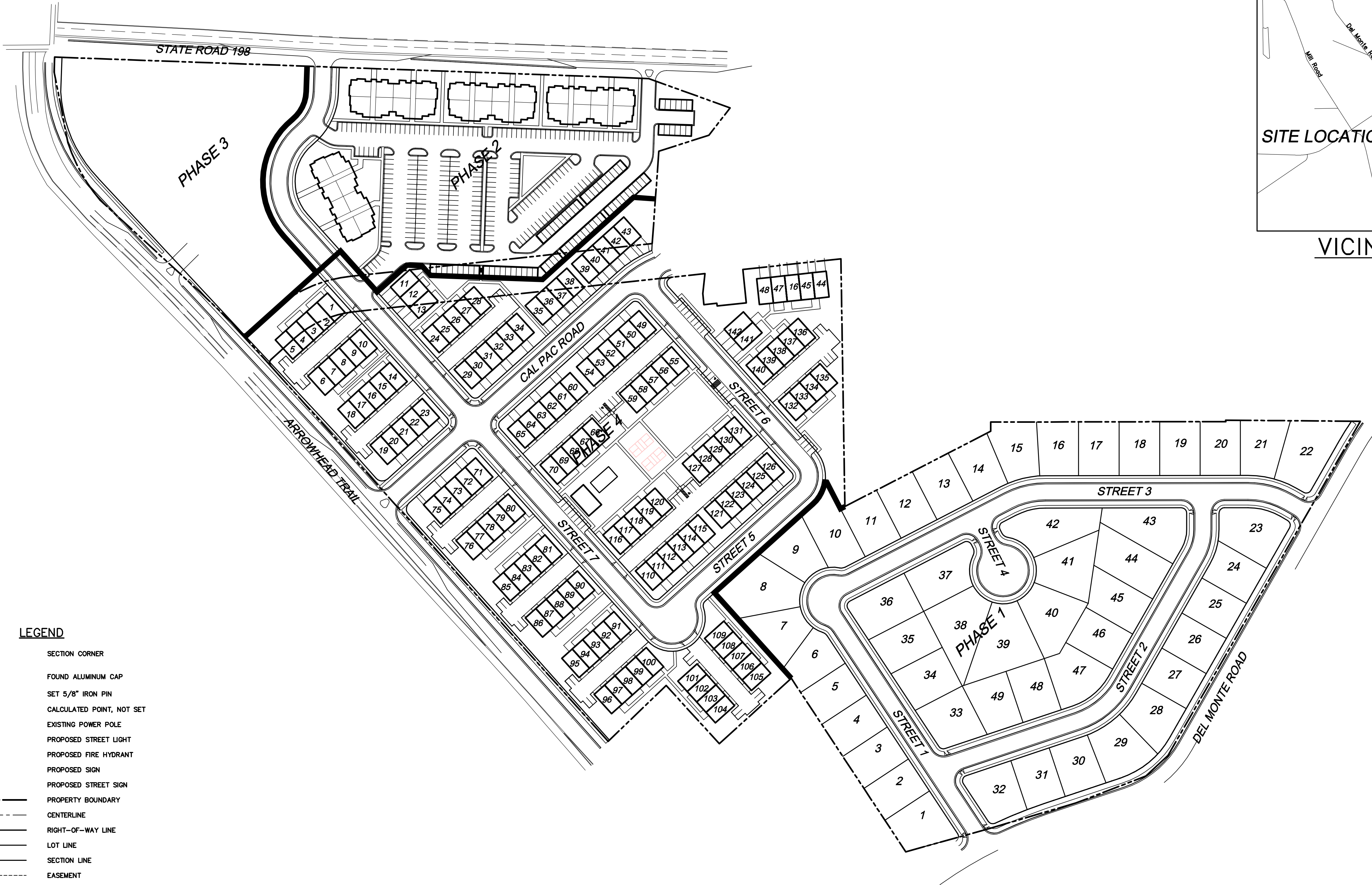
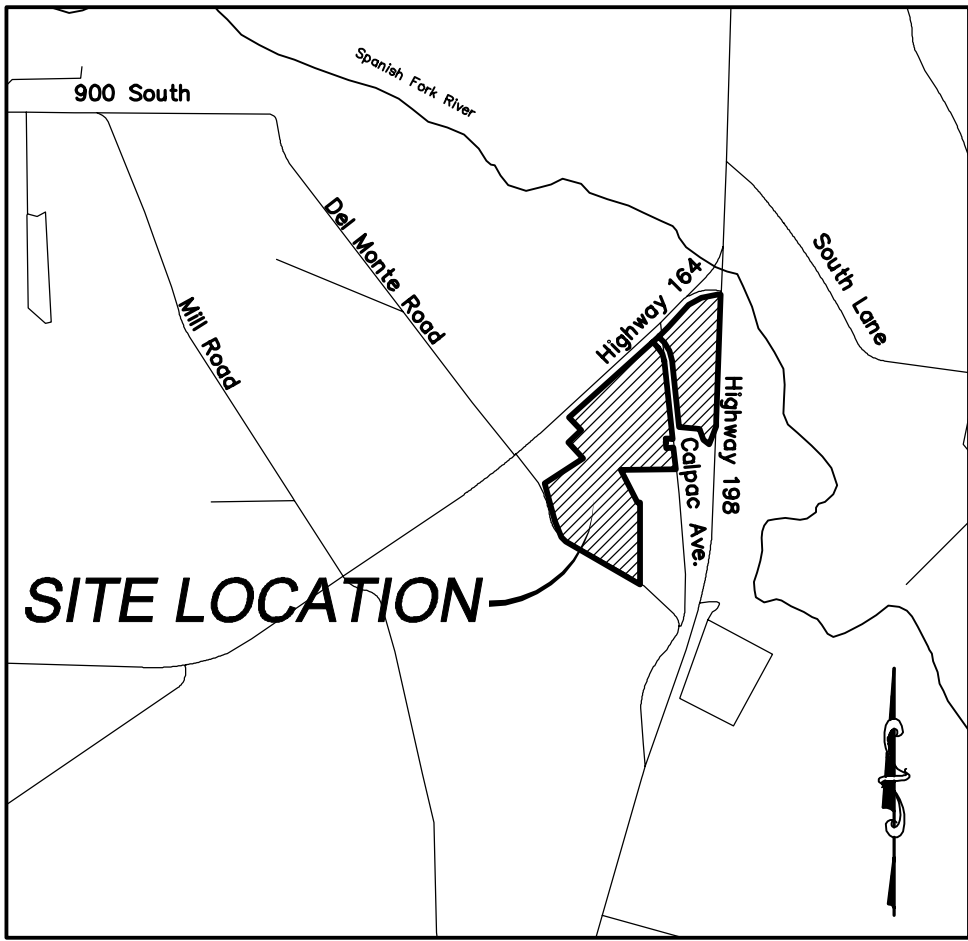
DRAINAGE PLAN

SPANISH FORK, UTAH

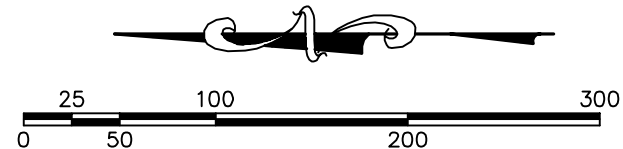
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VICINITY MAP
-NTS-



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

LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
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- PROPOSED STREET LIGHT
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- PROPOSED STORM DRAIN
- PROPOSED PVC SDR-35 SEWER W/MH
- PROPOSED CULINARY WATERLINE
- PROPOSED PRESSURIZED IRRIGATION

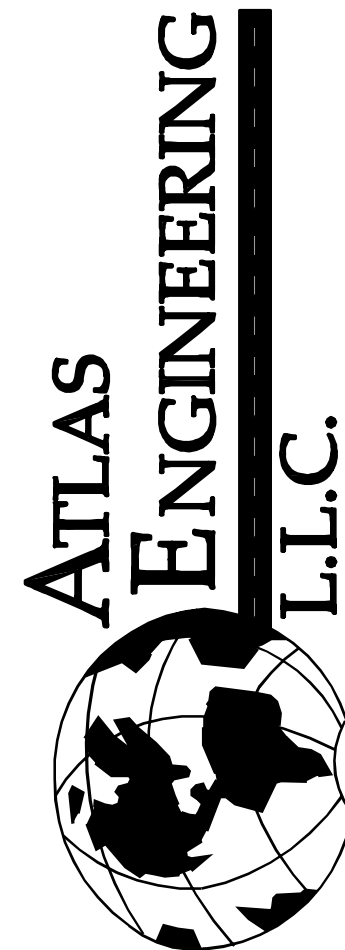
SHEET NO.

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PHASING PLAN

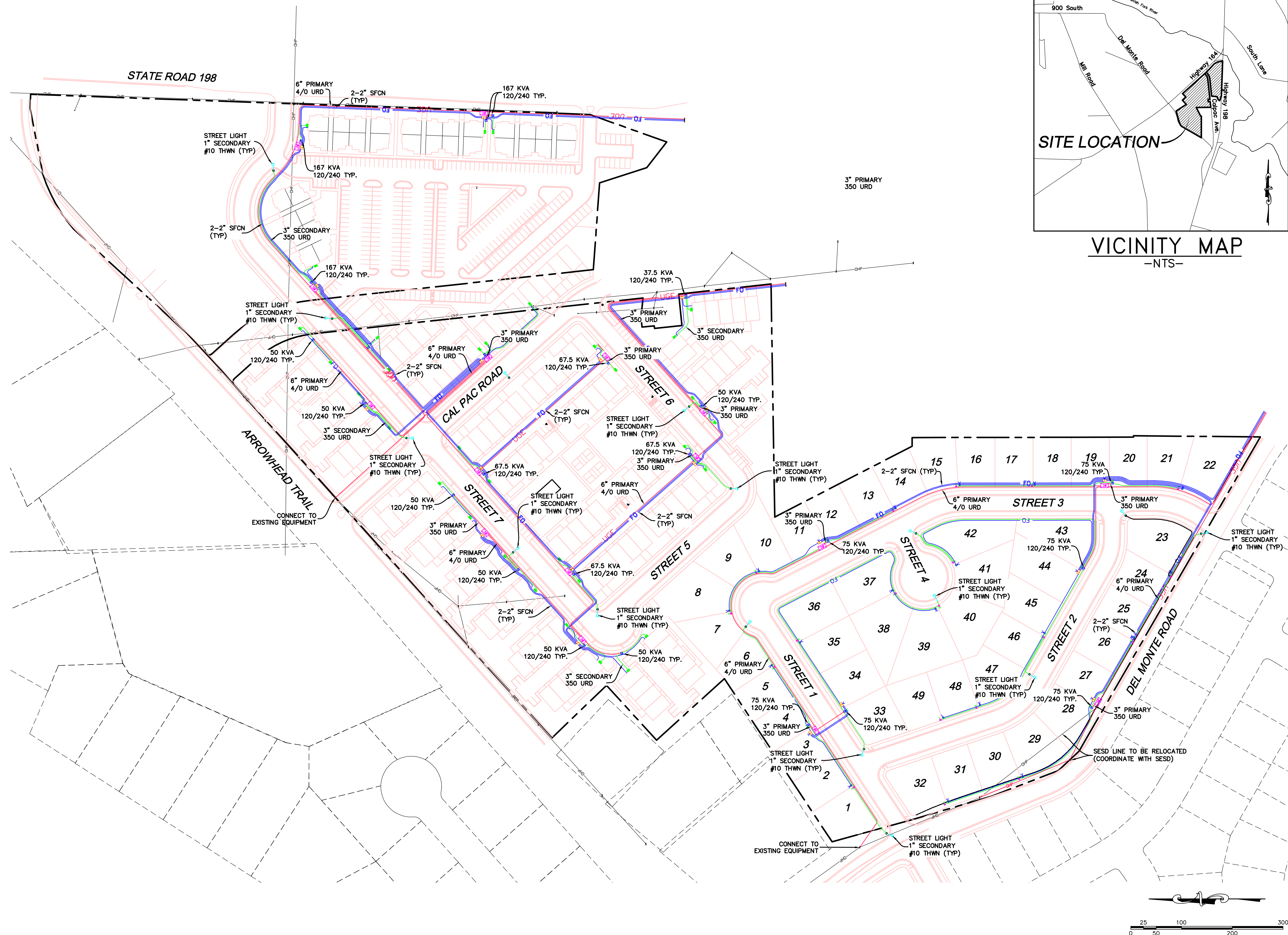
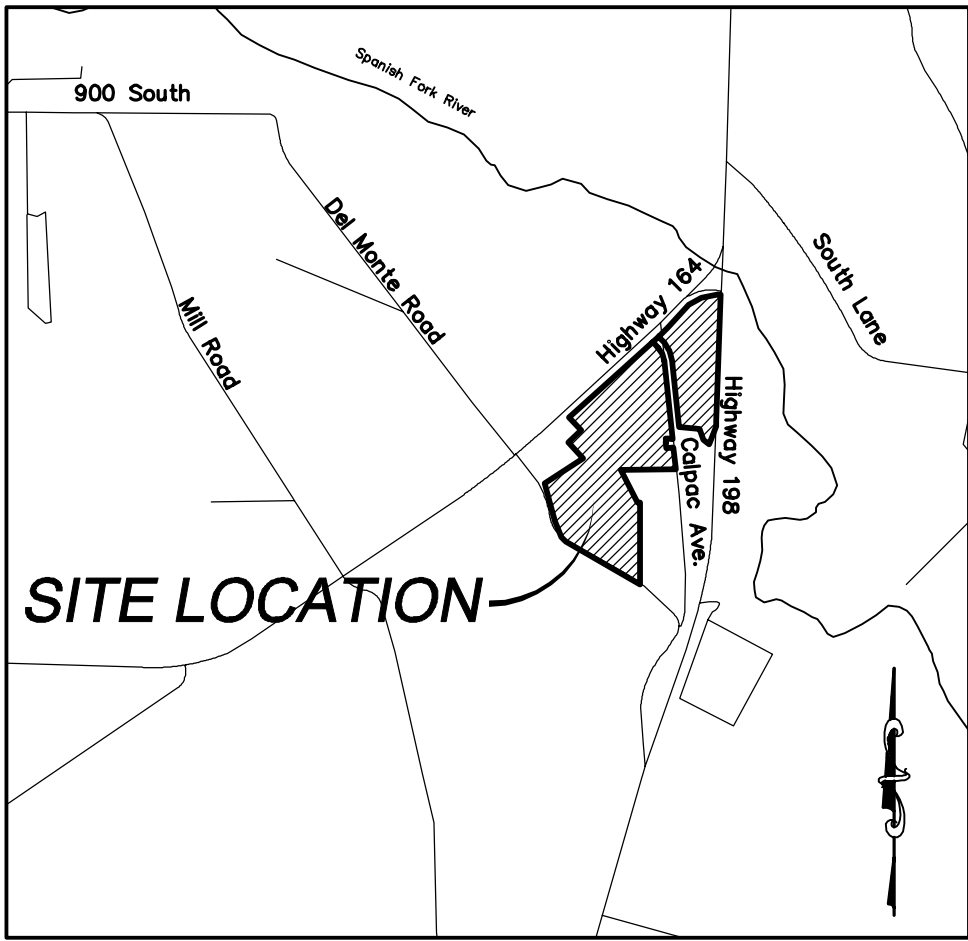
SPANISH FORK, UTAH

FRITZI SUBDIVISION

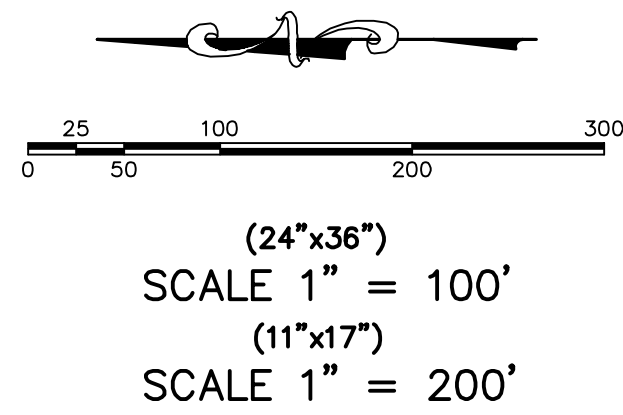


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FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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VICINITY MAP
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FRITZI SUBDIVISION

ATLAS ENGINEERING L.L.C.

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

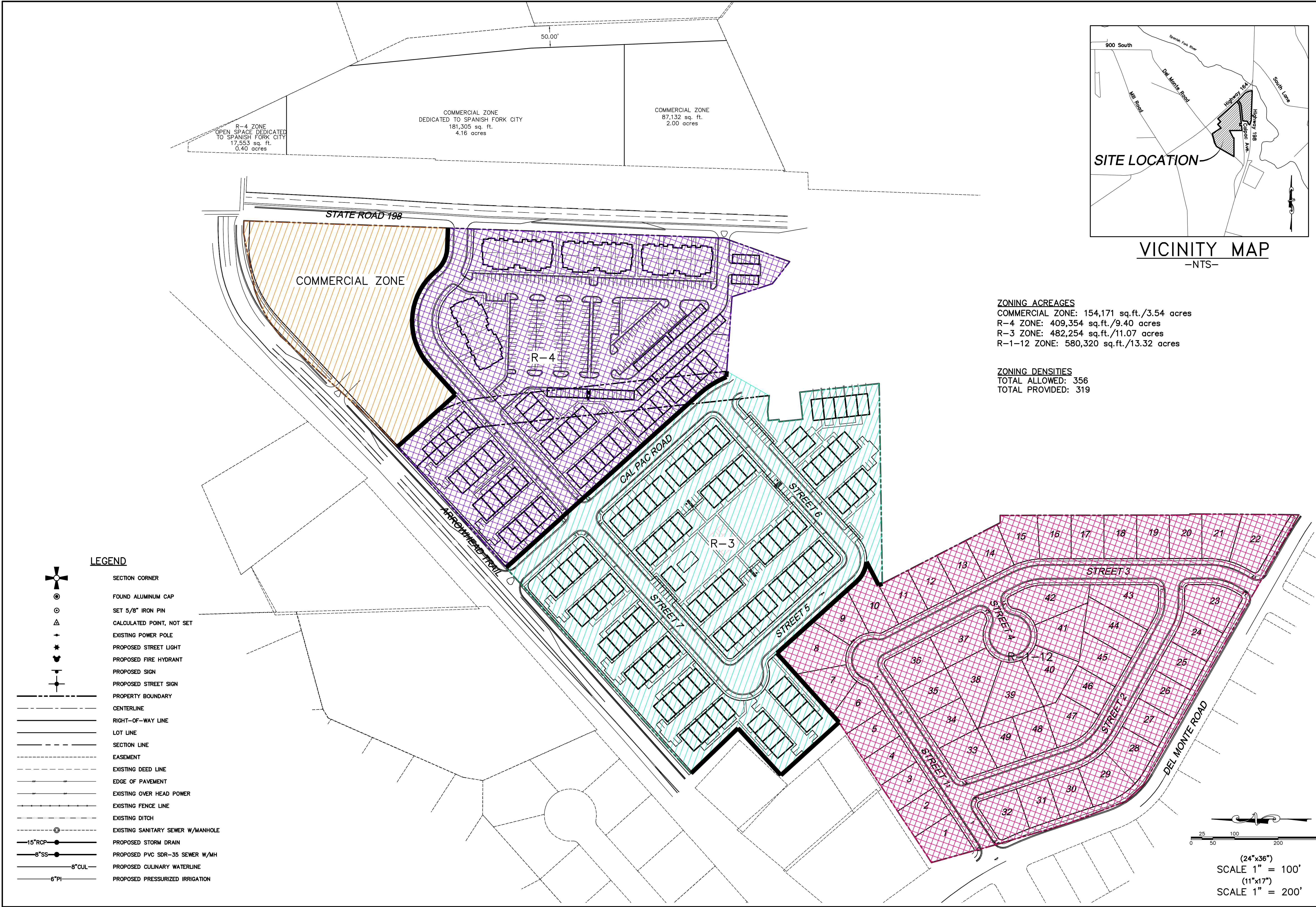
OVERALL ELECTRICAL PLAN

SPANISH FORK, UTAH

SHEET NO.

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FRITZI SUBDIVISION

ATLAS ENGINEERING L.L.C.

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

ZONING EXHIBIT

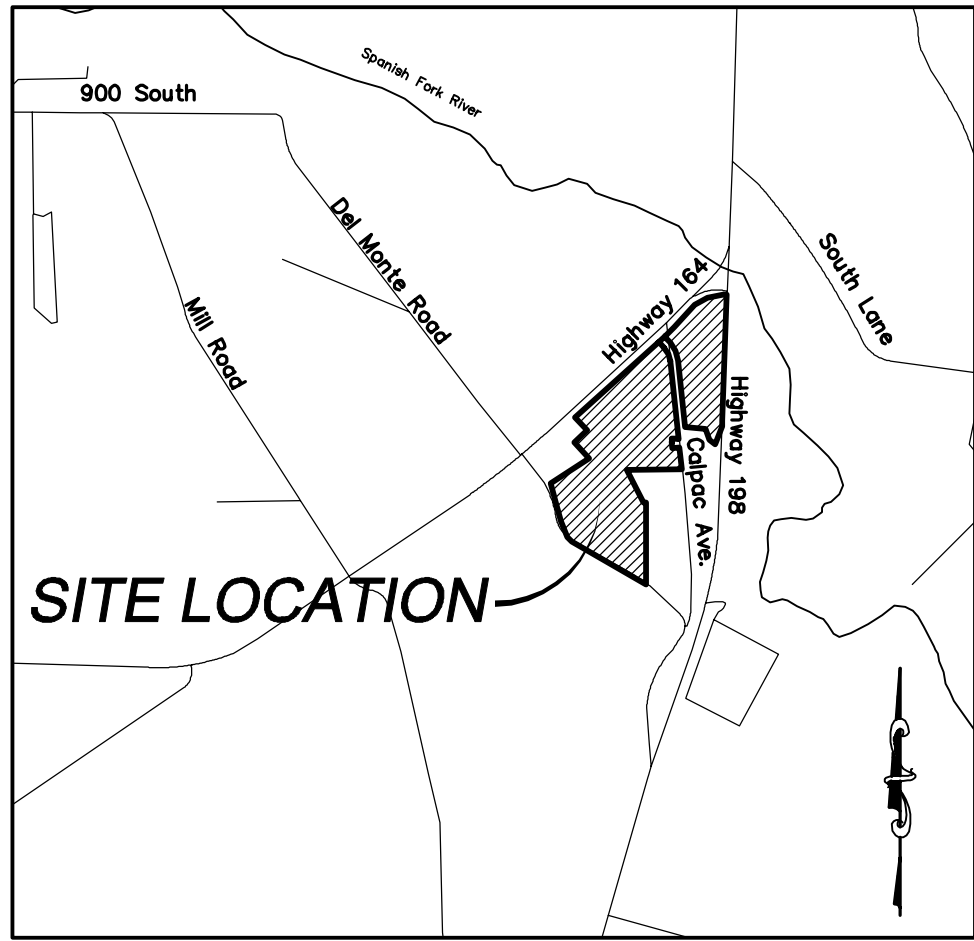
SPANISH FORK, UTAH

SHEET NO.

8

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

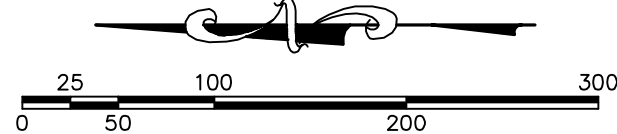
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VICINITY MAP
-NTS-

LEGEND

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



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

- EXISTING ASPHALT & CURB TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- EXISTING UTILITIES TO BE REMOVED.

SHEET NO.

9

DEMOLITION PLAN

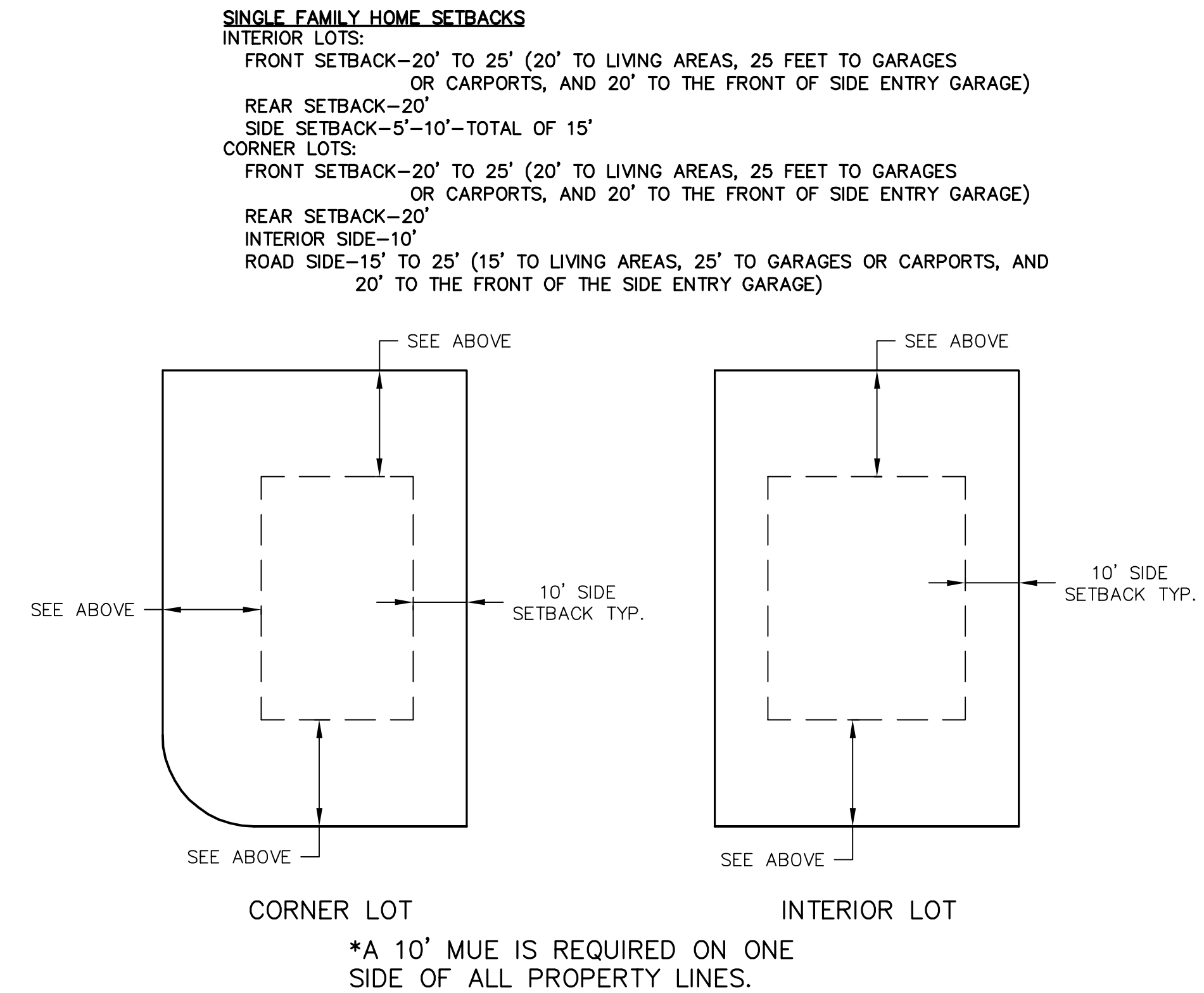
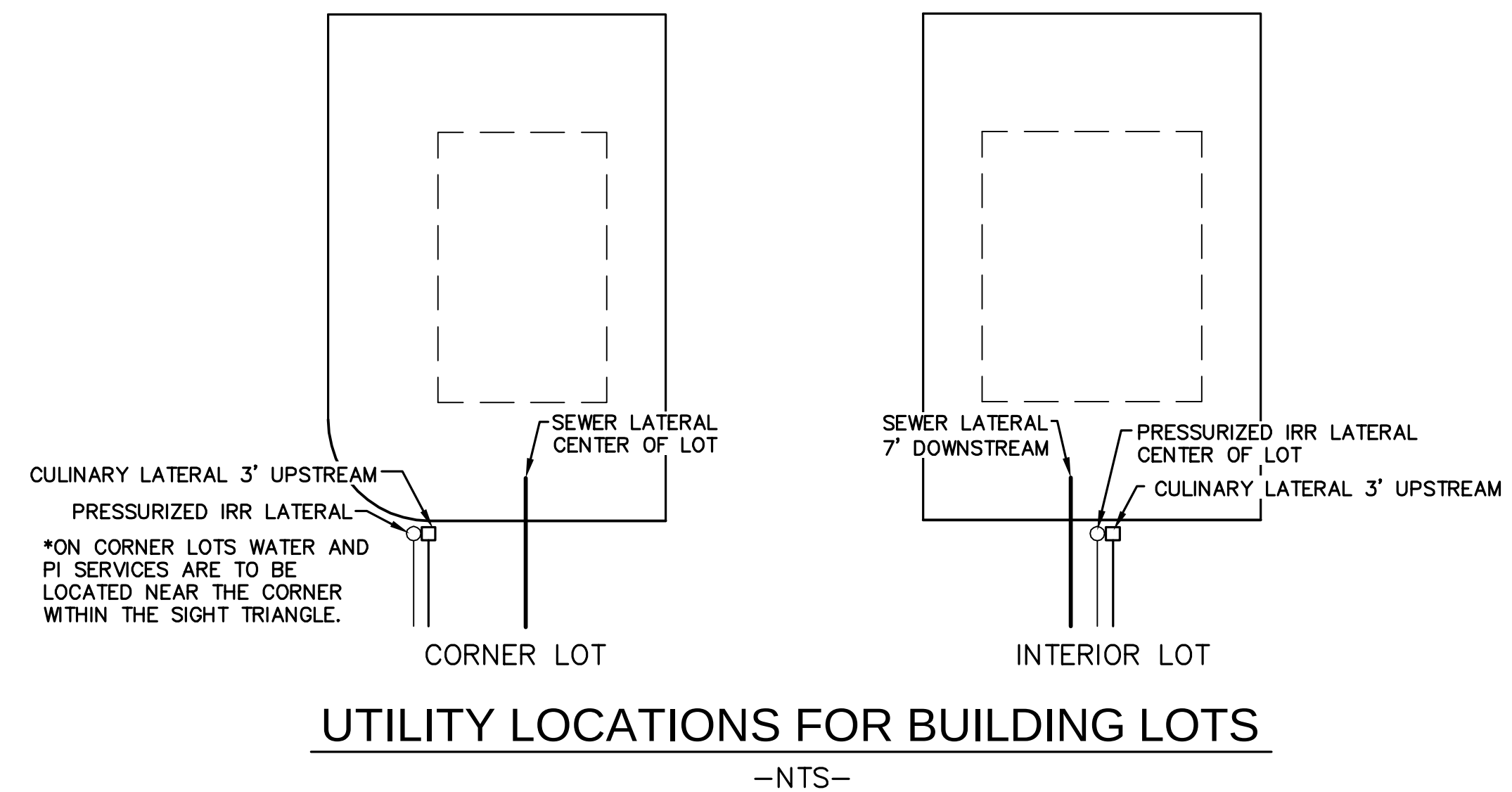
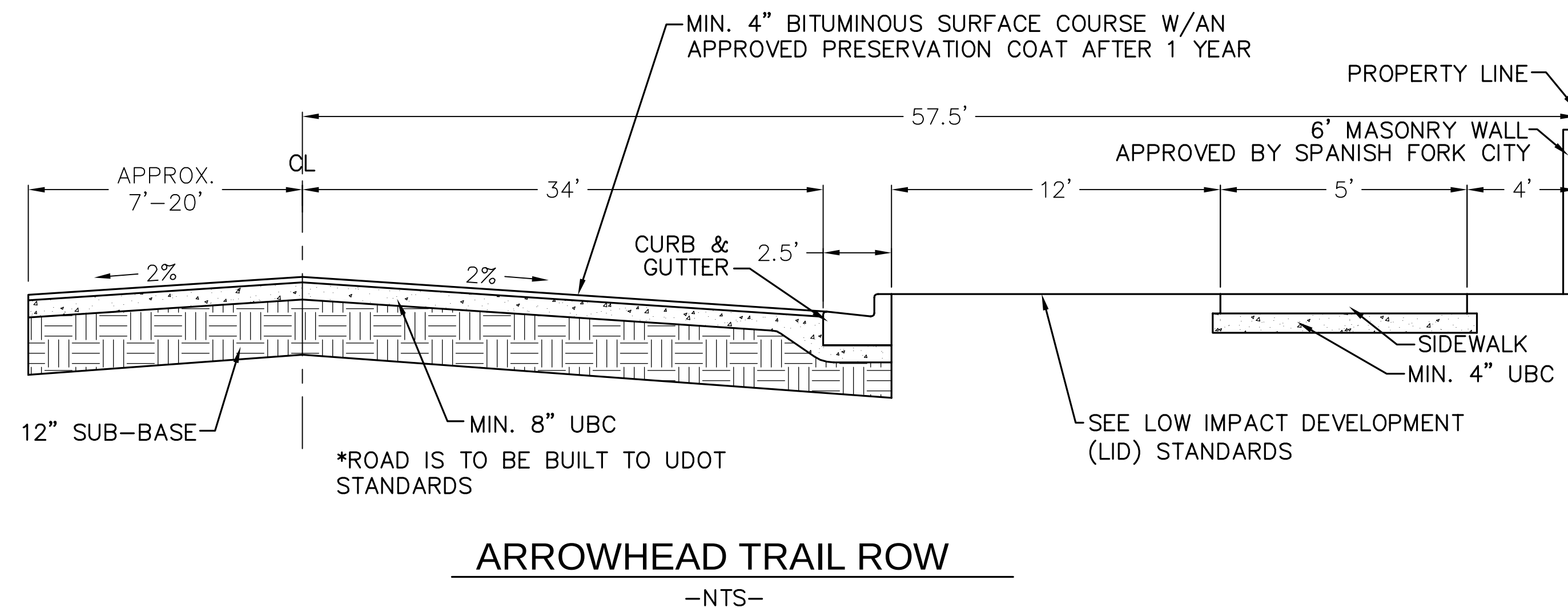
SPANISH FORK, UTAH

FRITZI SUBDIVISION



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

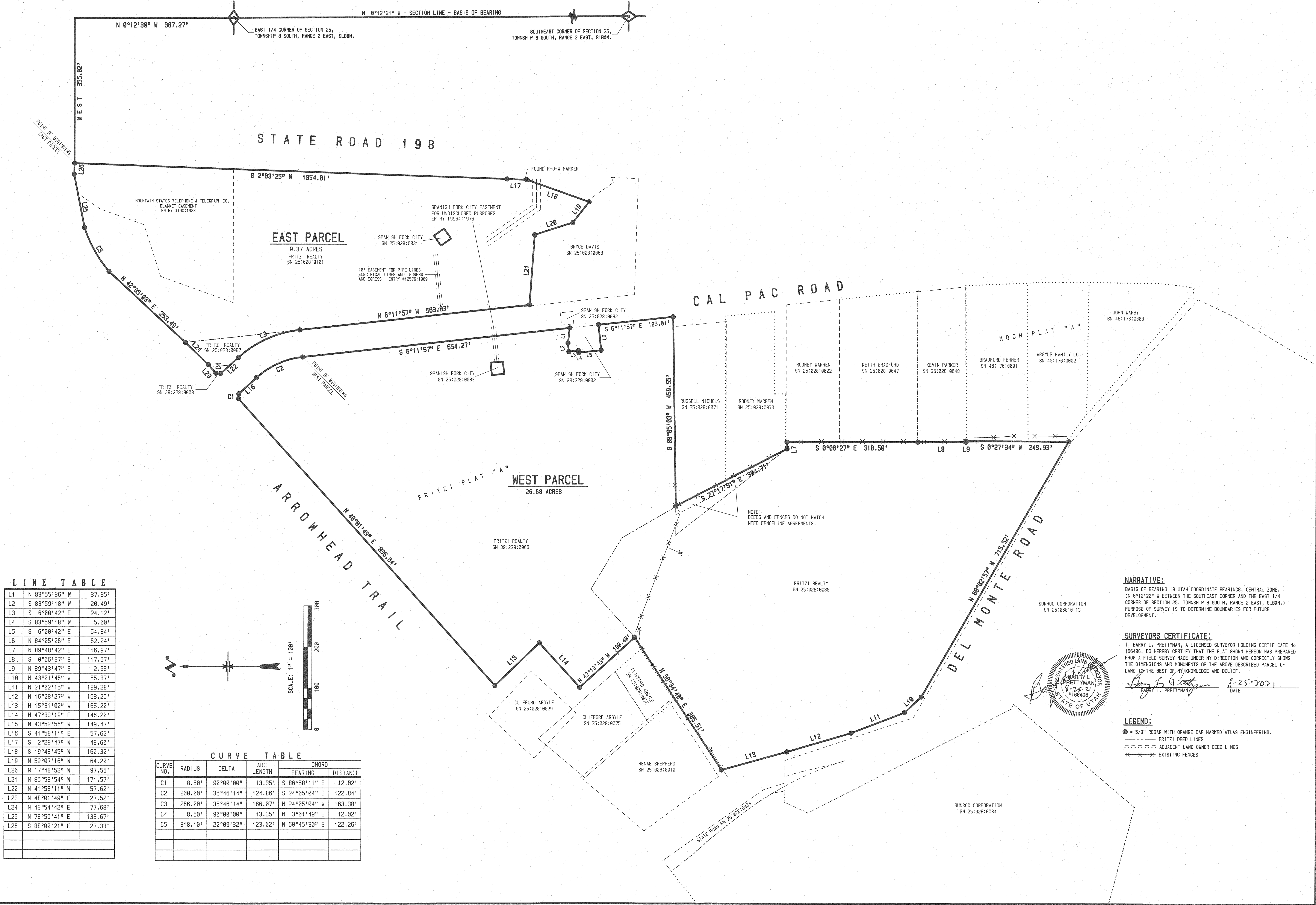
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<div>FRITZI SUBDIVISION</div> <div><div><div>ATLAS ENGINEERING L.L.C.</div></div><div>PHONE: 801-655-0566 FAX: 801-655-0109 946 E. 800 N. SUITE A SPANISH FORK, UT 84660</div></div>												<div>DETAIL SHEET</div> <div>SPANISH FORK, UTAH</div>												<div>12</div> <div>11</div> <div>10</div> <div>9</div> <div>8</div> <div>7</div> <div>6</div> <div>5</div> <div>4</div> <div>3</div> <div>2</div> <div>1</div> <div>NO.</div>												<div>REVISIONS</div> <div>BY</div> <div>DATE</div>												SHEET NO.												DT-01											
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LINE TABLE		
L1	N 83°55'36" W	37.35'
L2	S 83°59'18" W	20.49'
L3	S 6°00'42" E	24.12'
L4	S 83°59'18" W	5.00'
L5	S 6°00'42" E	54.34'
L6	N 84°05'26" E	62.24'
L7	N 89°48'42" E	16.97'
L8	S 0°06'37" E	117.67'
L9	N 89°43'47" E	2.63'
L10	N 43°01'46" W	55.87'
L11	N 21°02'15" W	139.28'
L12	N 16°28'27" W	163.26'
L13	N 15°31'00" W	165.20'
L14	N 47°33'19" E	146.20'
L15	N 43°52'56" W	149.47'
L16	S 41°58'11" E	57.62'
L17	S 2°29'47" W	48.60'
L18	S 19°43'45" W	160.32'
L19	N 52°07'16" W	64.20'
L20	N 17°48'52" W	97.55'
L21	N 85°53'54" W	171.57'
L22	N 41°58'11" W	57.62'
L23	N 48°01'49" E	27.52'
L24	N 43°54'42" E	77.68'
L25	N 78°59'41" E	133.67'
L26	S 88°00'21" E	27.38'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD	
				BEARING	DISTANCE
C1	8.50'	90°00'00"	13.35'	S 86°58'11" E	12.02'
C2	200.00'	35°46'14"	124.86'	S 24°05'04" E	122.84'
C3	266.00'	35°46'14"	166.07'	N 24°05'04" W	163.38'
C4	8.50'	90°00'00"	13.35'	N 3°01'49" E	12.02'
C5	318.10'	22°09'32"	123.02'	N 60°45'30" E	122.26'



NARRATIVE:
BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE. (N 0°12'22" W BETWEEN THE SOUTHEAST CORNER AND THE EAST 1/4 CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SLB&M.) PURPOSE OF SURVEY IS TO DETERMINE BOUNDARIES FOR FUTURE DEVELOPMENT.

SURVEYORS CERTIFICATE:
I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE No. 166406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Barry L. Prettyman 8-25-2021 DATE
BARRY L. PRETTYMAN

LEGEND:
● = 5/8" REBAR WITH ORANGE CAP MARKED ATLAS ENGINEERING.
— FRITZI DEED LINES
--- ADJACENT LAND OWNER DEED LINES
--- EXISTING FENCES



Memo

To: Mayor and City Council
From: Chris Thompson P.E., Public Works Director
Date: December 3, 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		
SHANE MARSHALL 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:

Tara Silver, 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, December 1, Tuesday, December 7, 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, or 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 **Month Date**, 2021



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~~

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

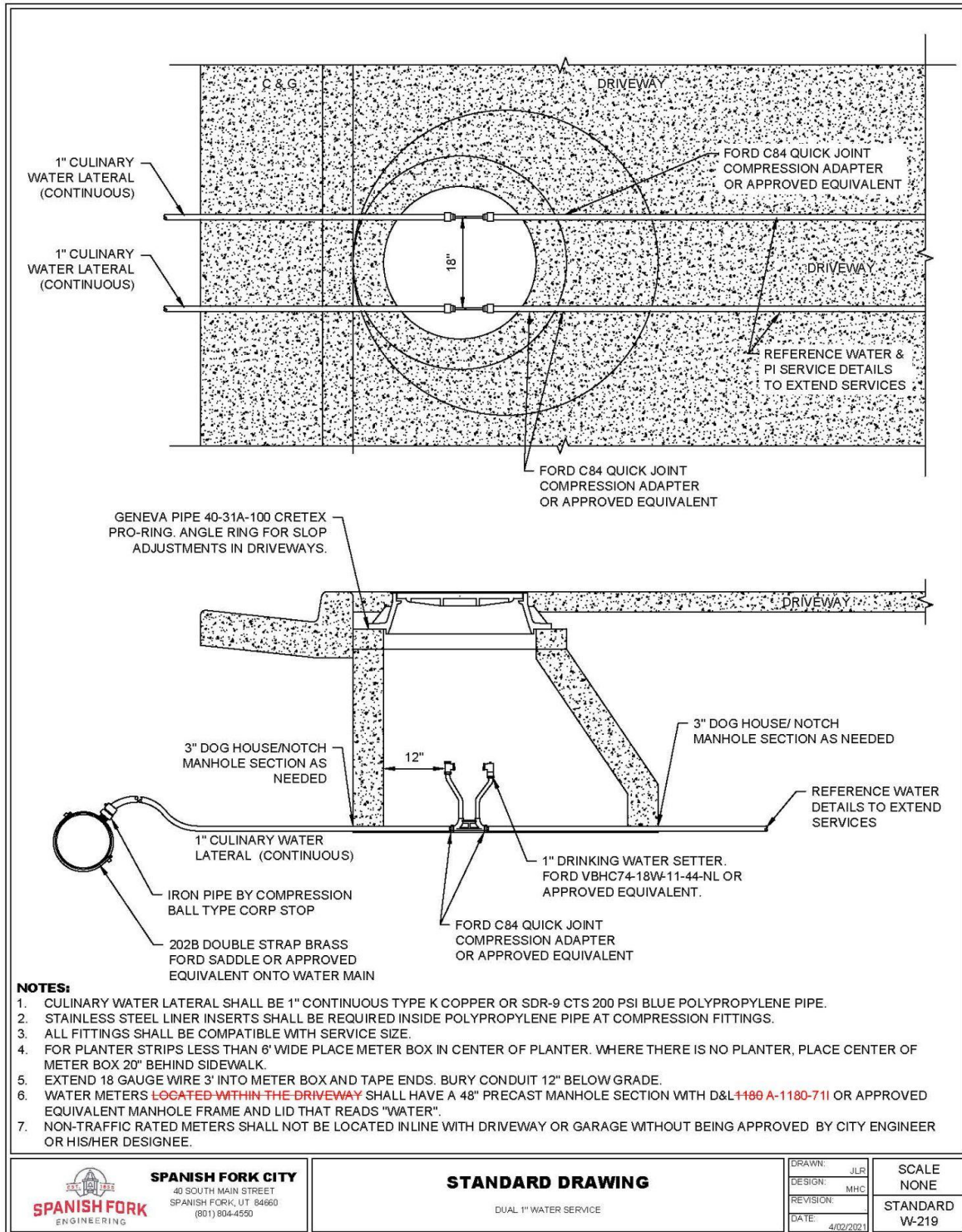
- A. Mix Design. Concrete mix designs shall meet the following requirements:

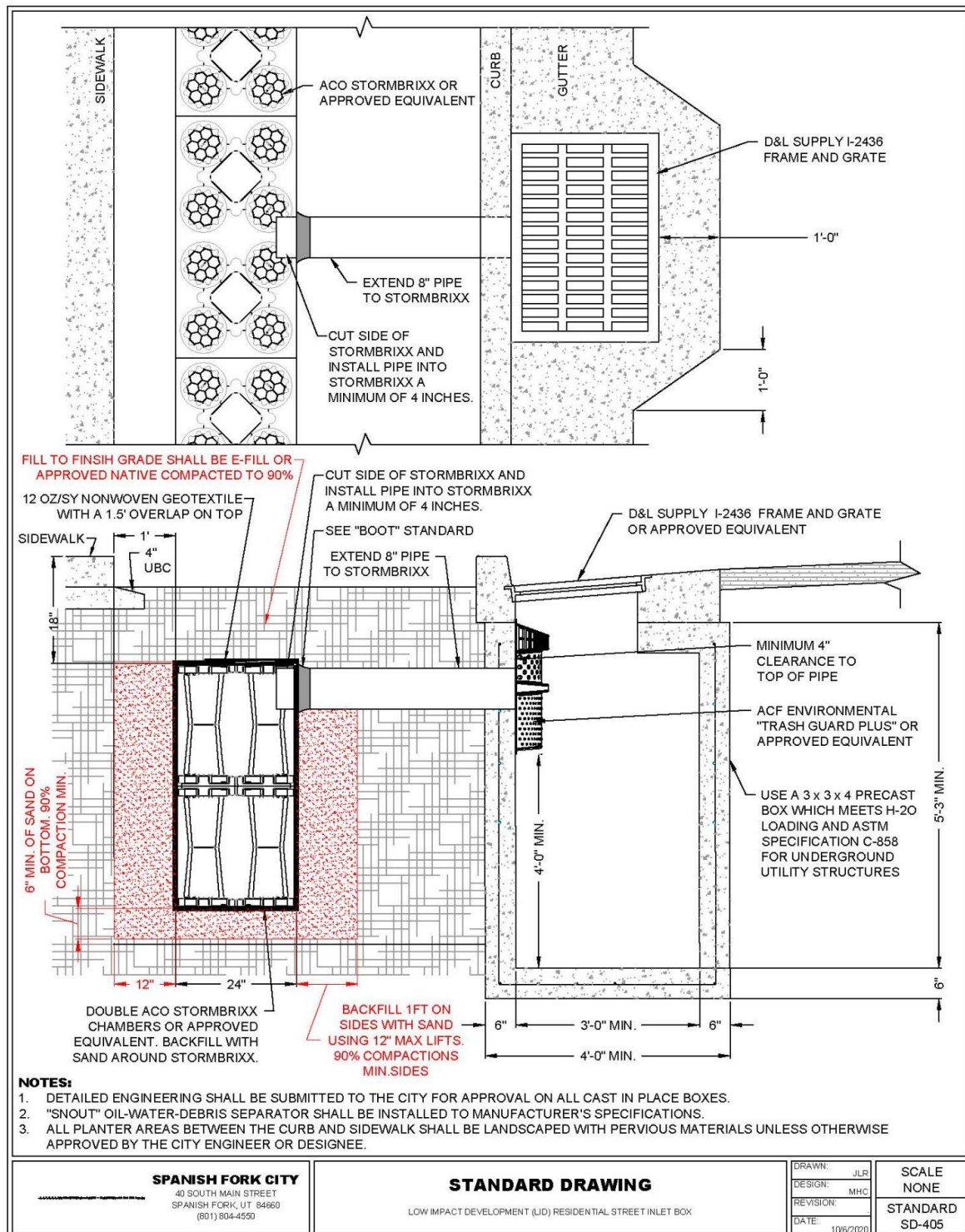
Portland Cement Concrete Mix Design Requirements

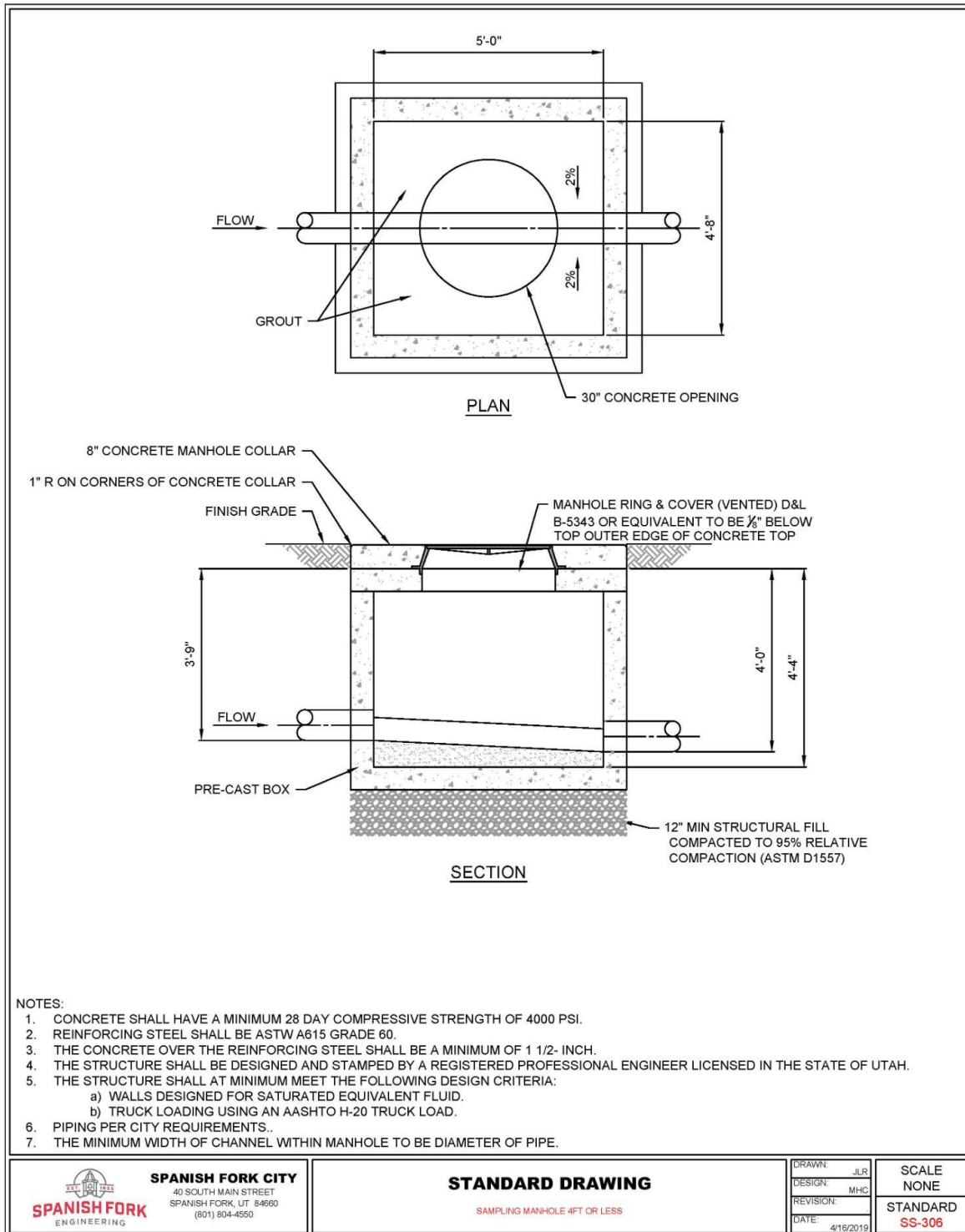
Property	Standard Requirement	Thrust Block Material
Cement Content	6.5 Bags per Cubic Yard (Minimum)	3.5 Bags per Cubic Yard (Minimum)
28 Day Compressive Strength	4000 psi (Minimum)	2000 psi (Minimum)
Slump Range	1 to 3 inches	1 to 6 inches
Flatwork Slump Range	3 to 4 inches	NA
Air Content	5% to 7%	NA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

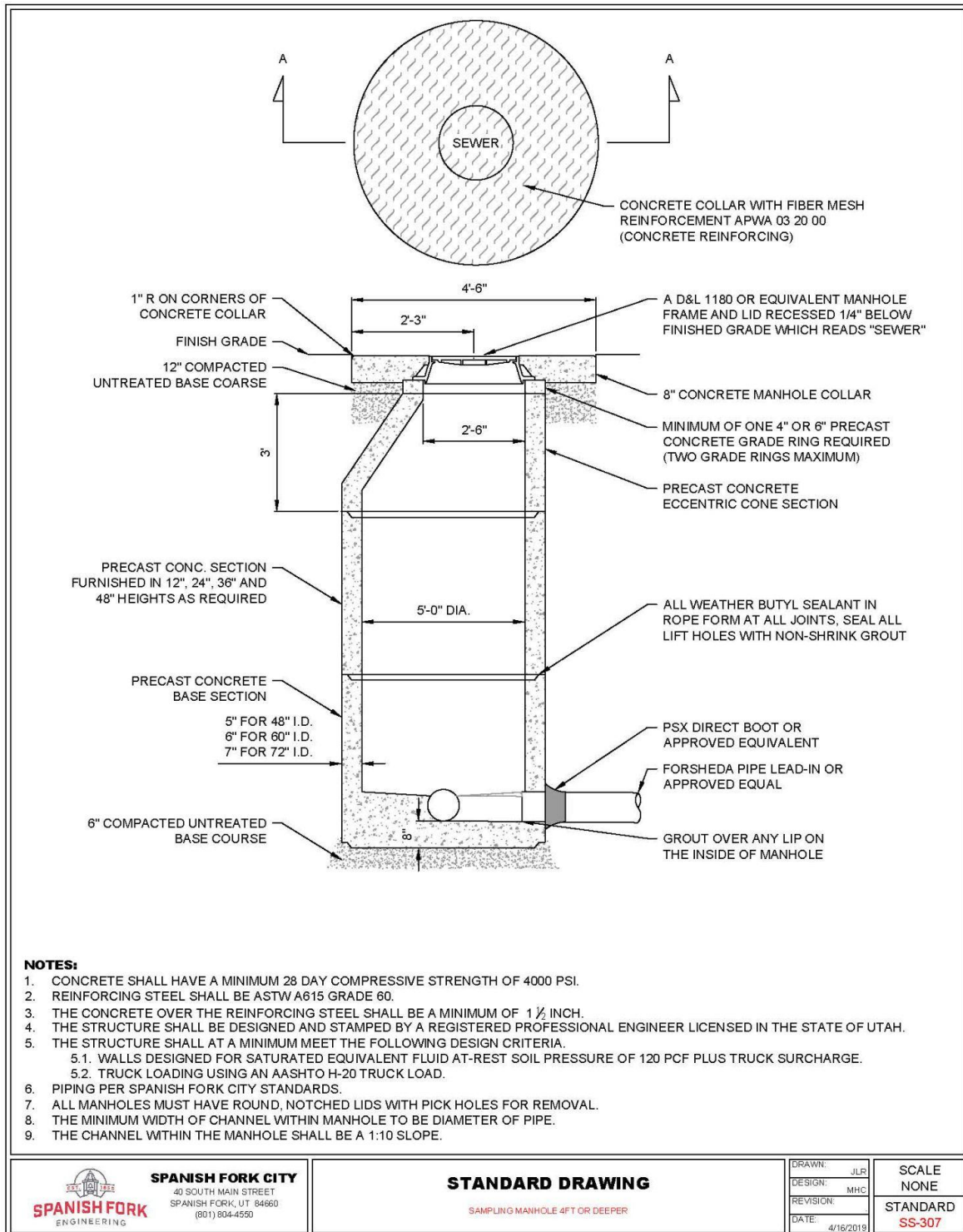
4.39.70.040. Installation

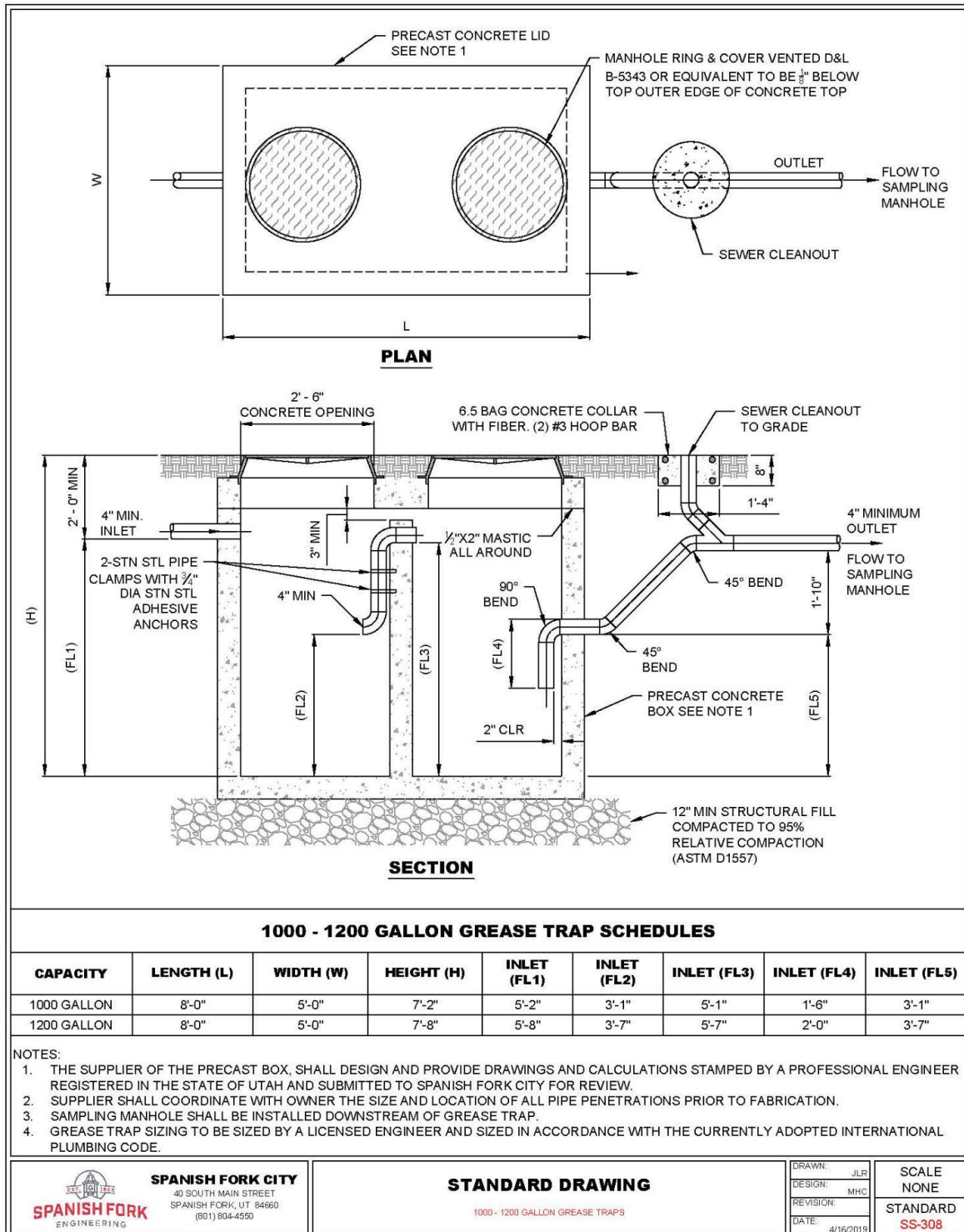
- G. Road Crossings. Conduit shall be schedule 40 gray PVC or rigid fiberglass conduit. Shadow conduit shall not be installed at road crossing

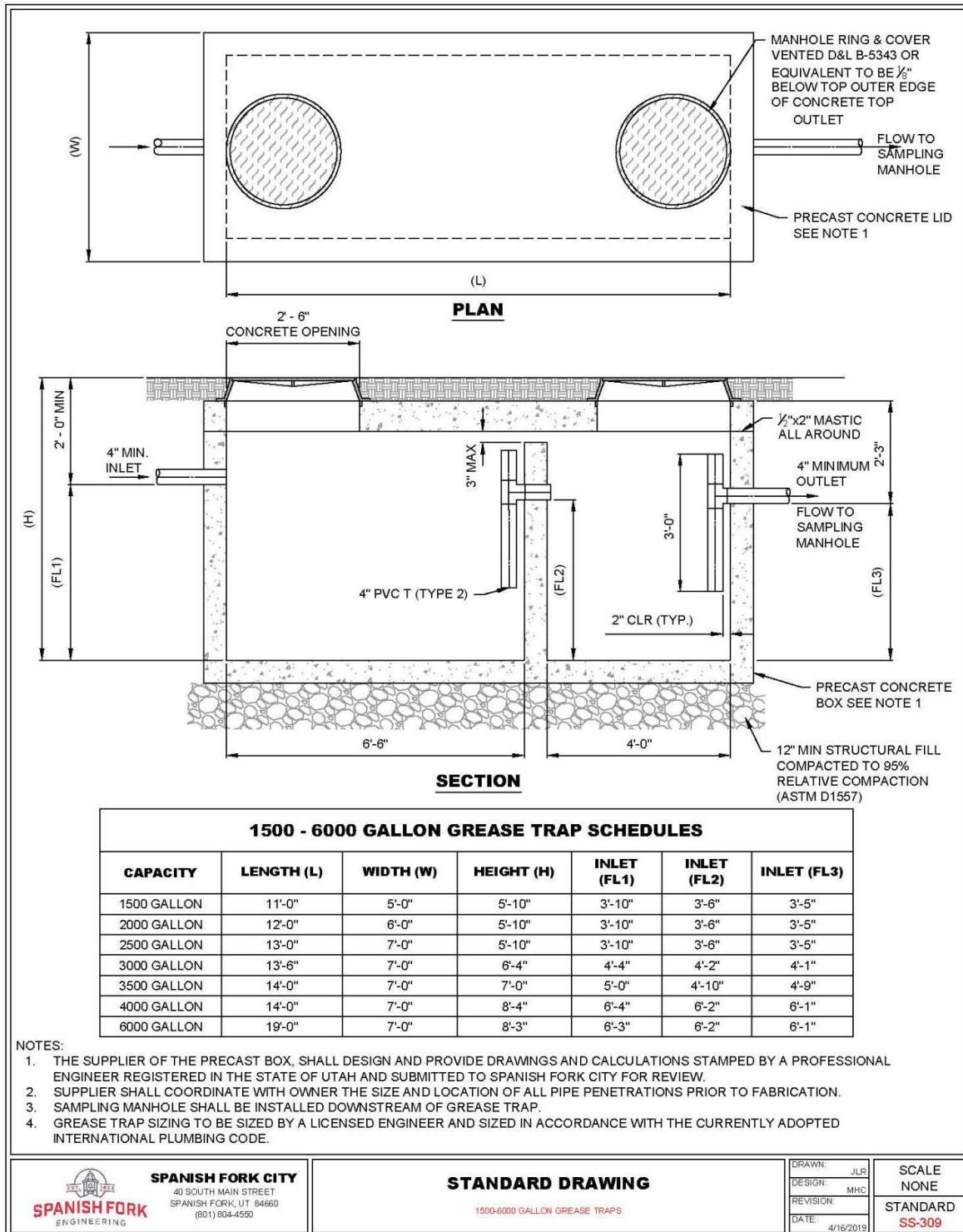


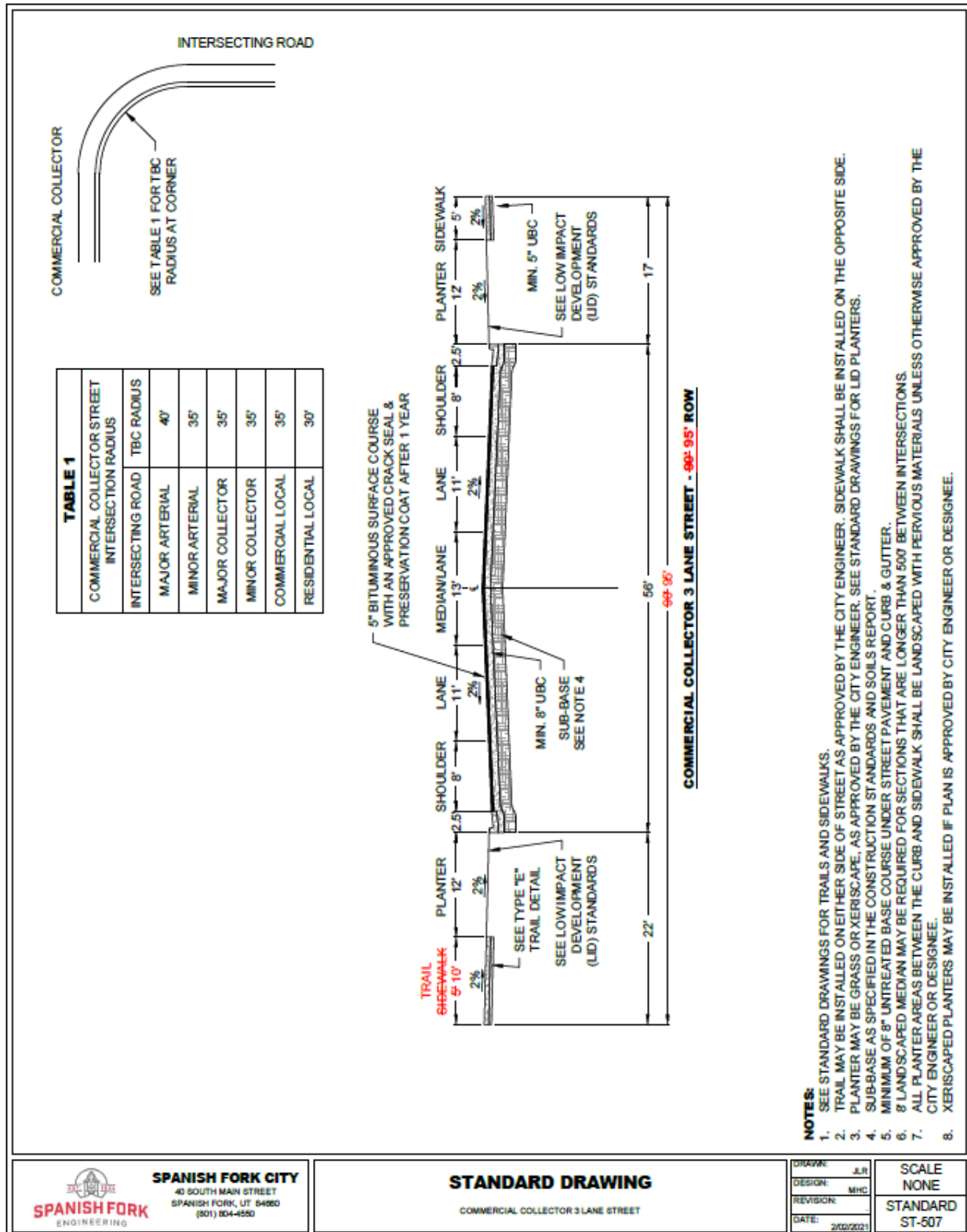


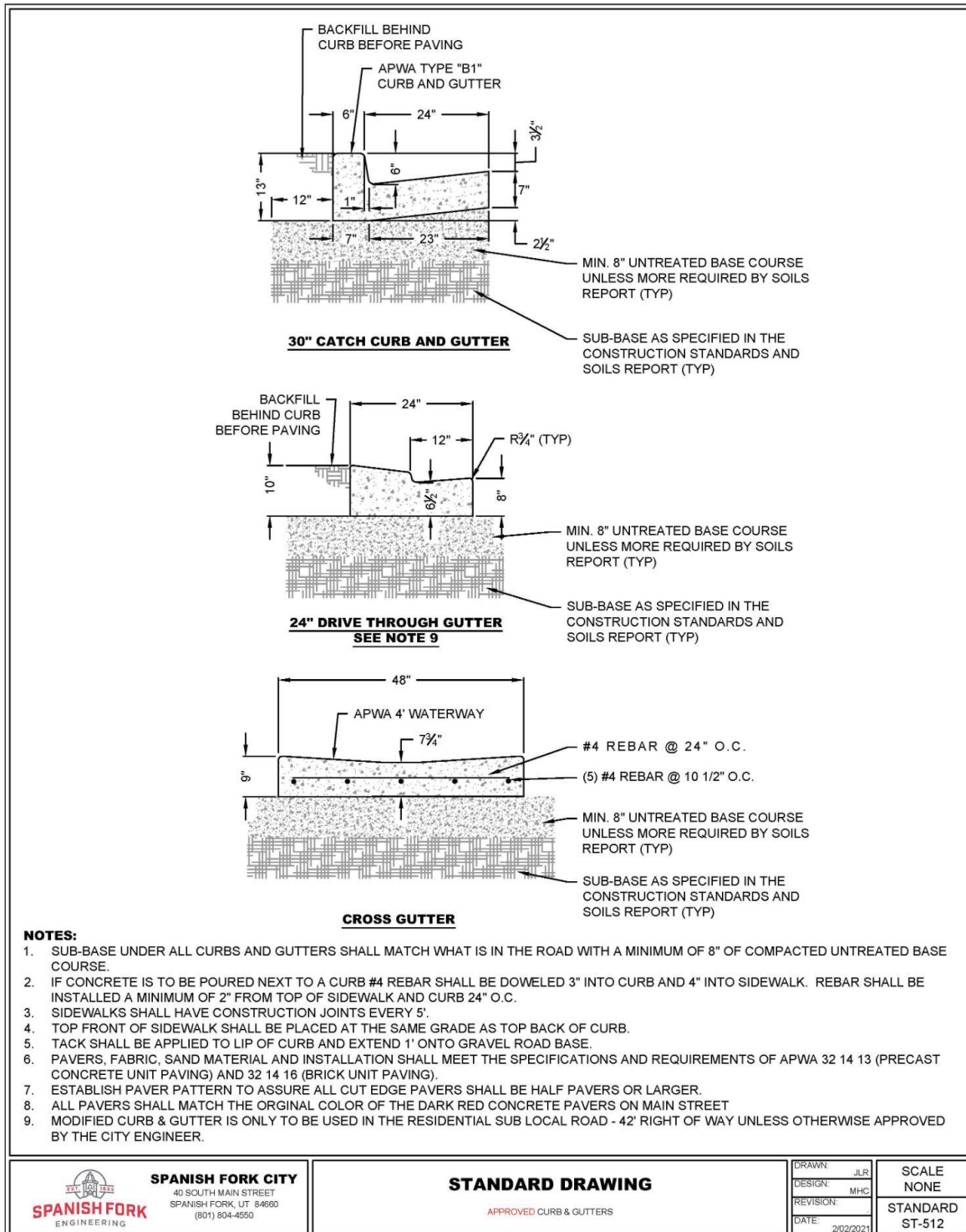


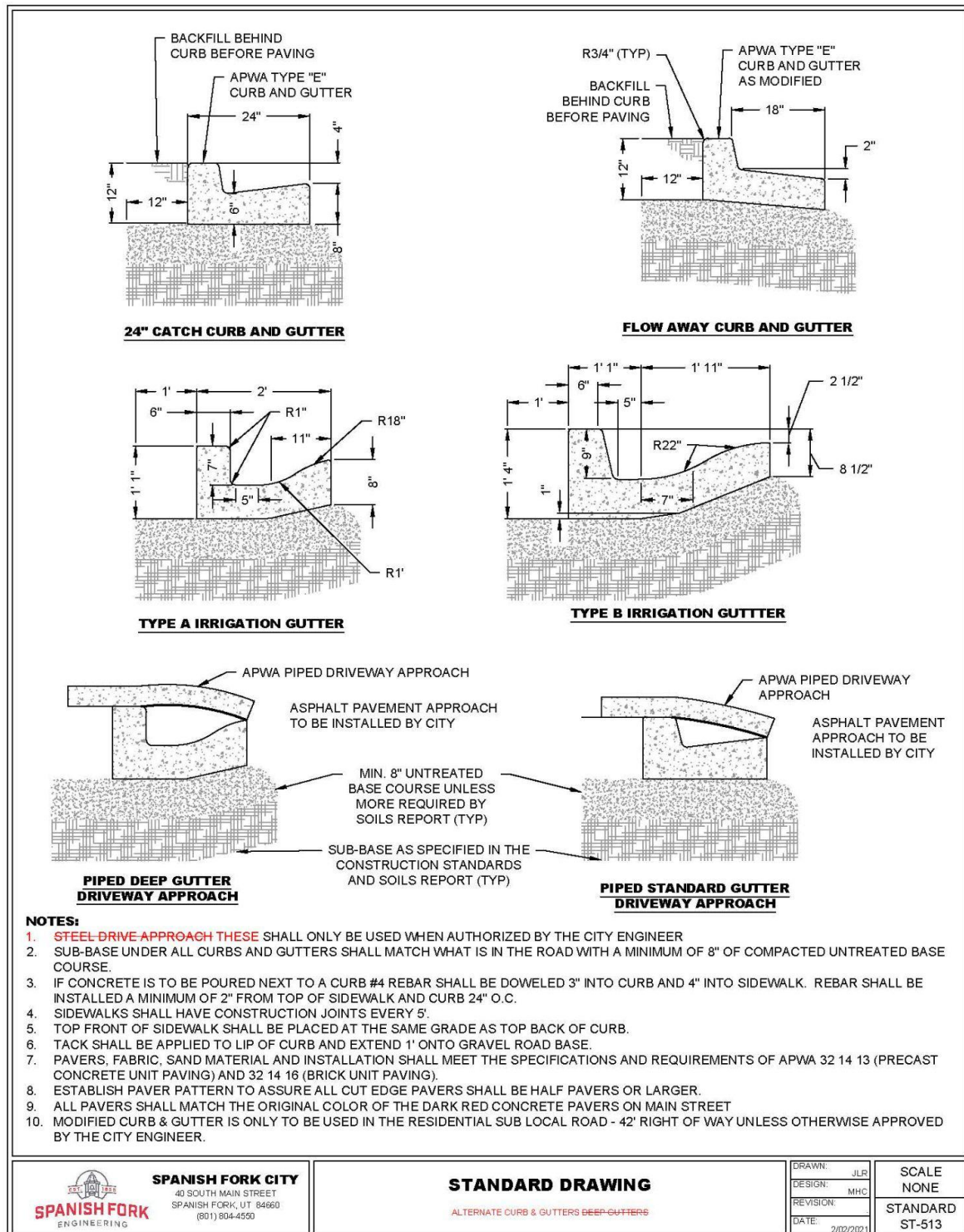


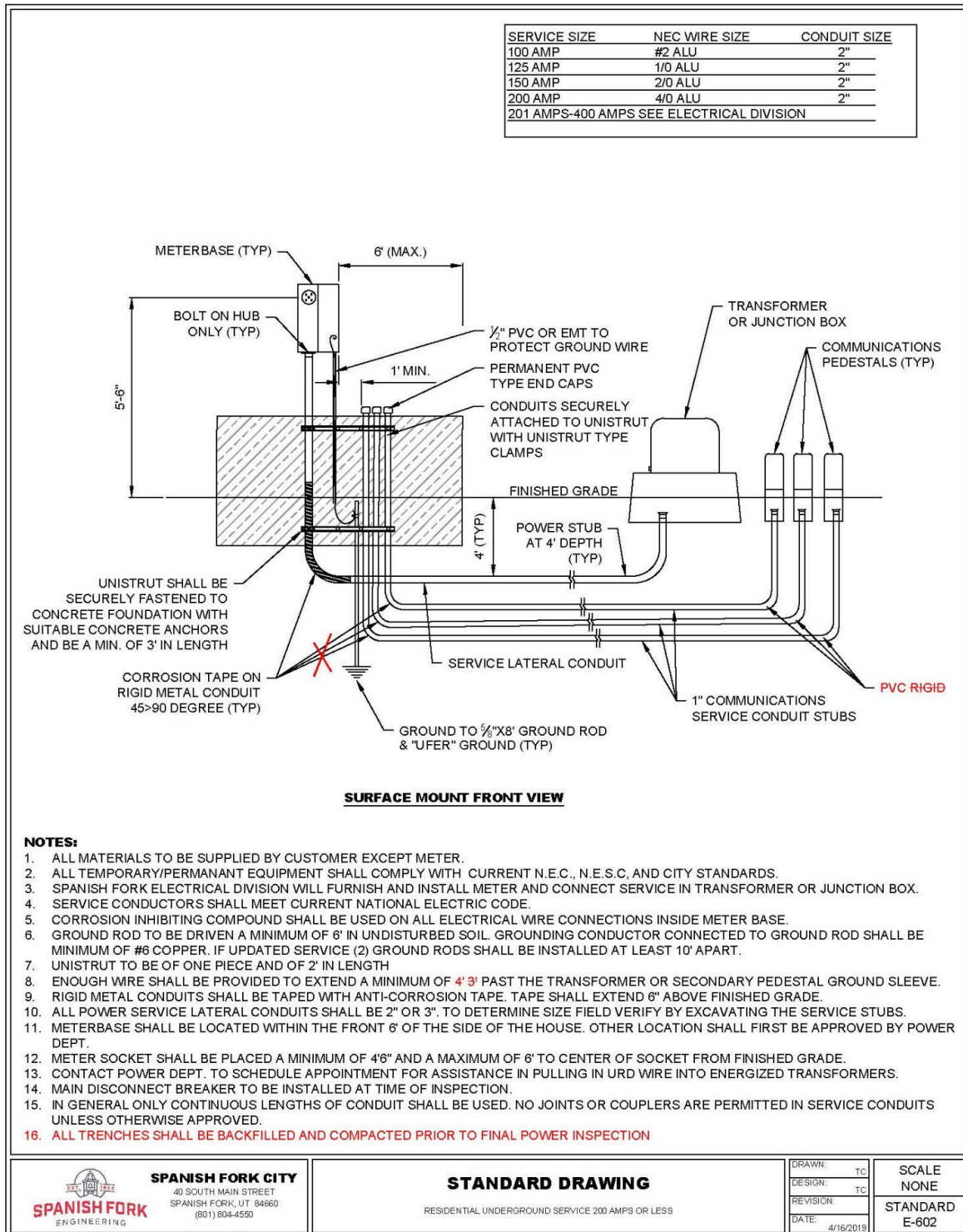


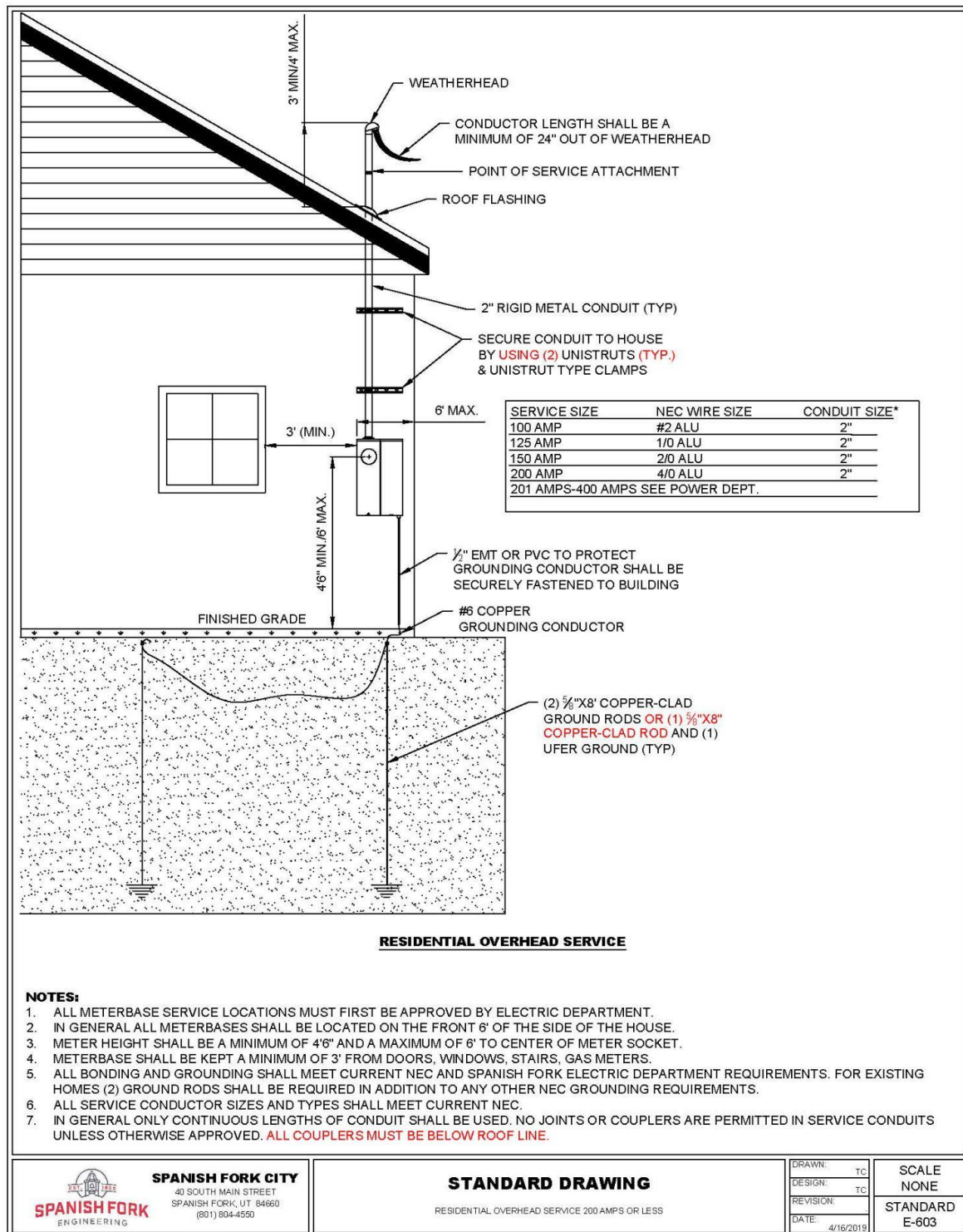


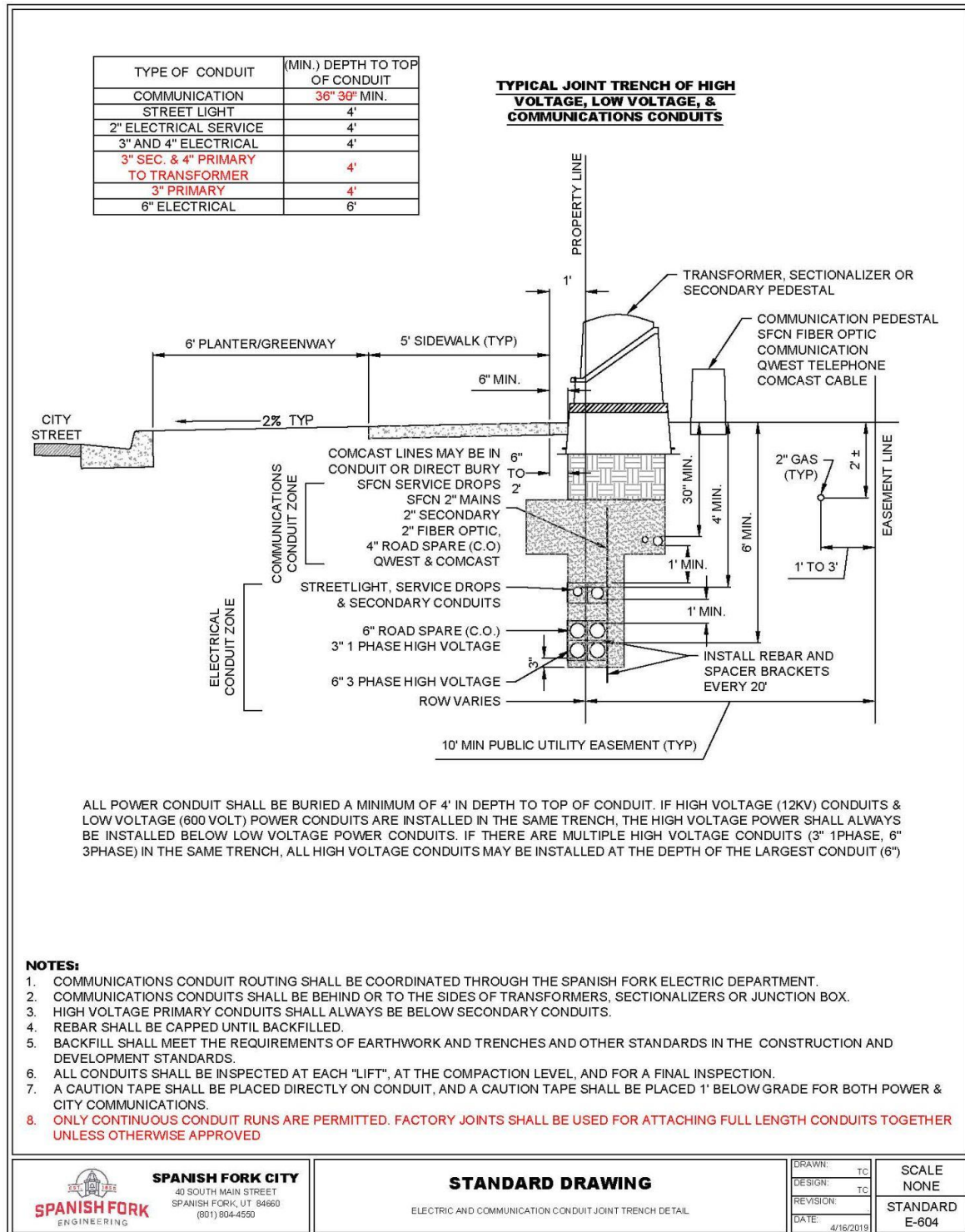


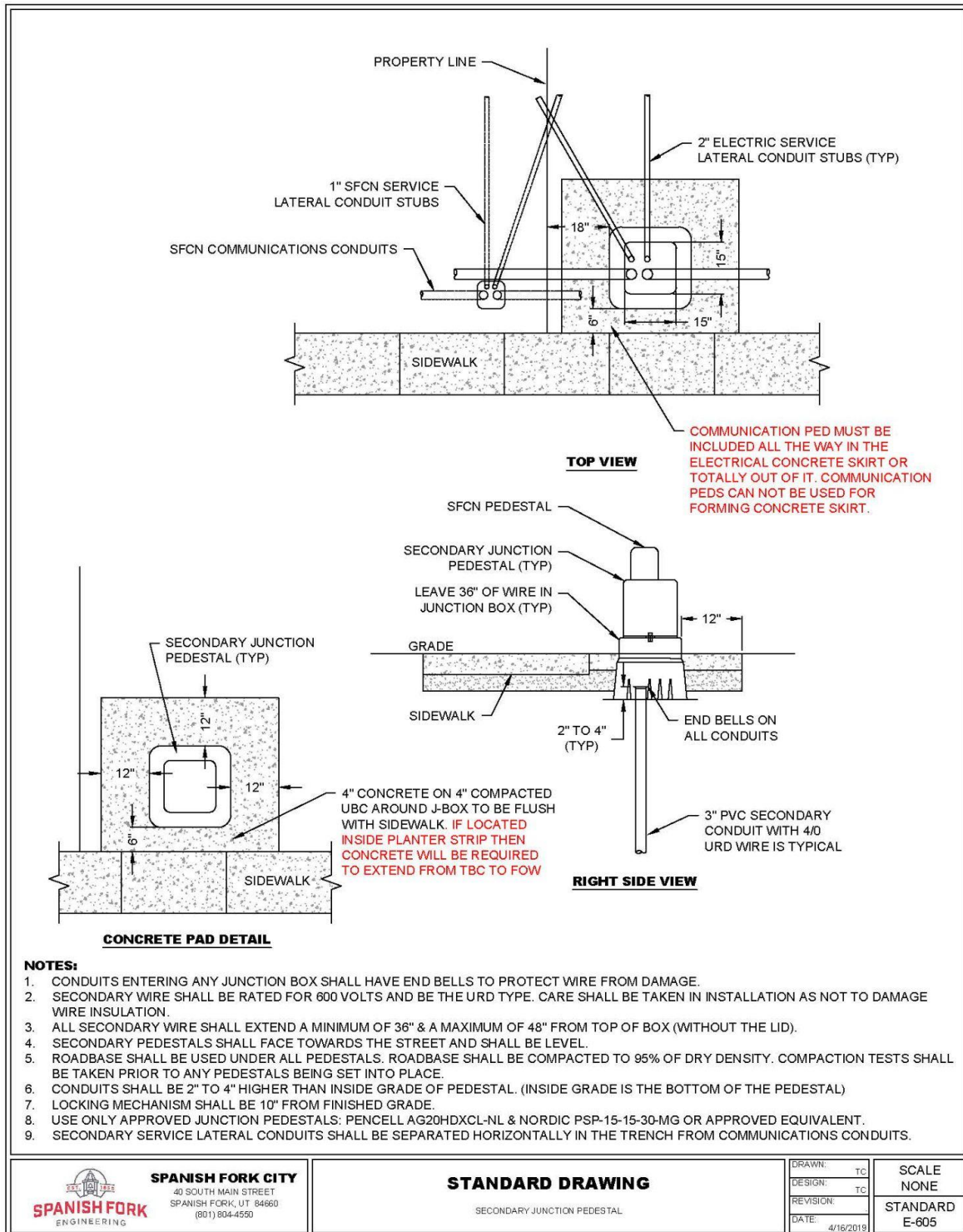


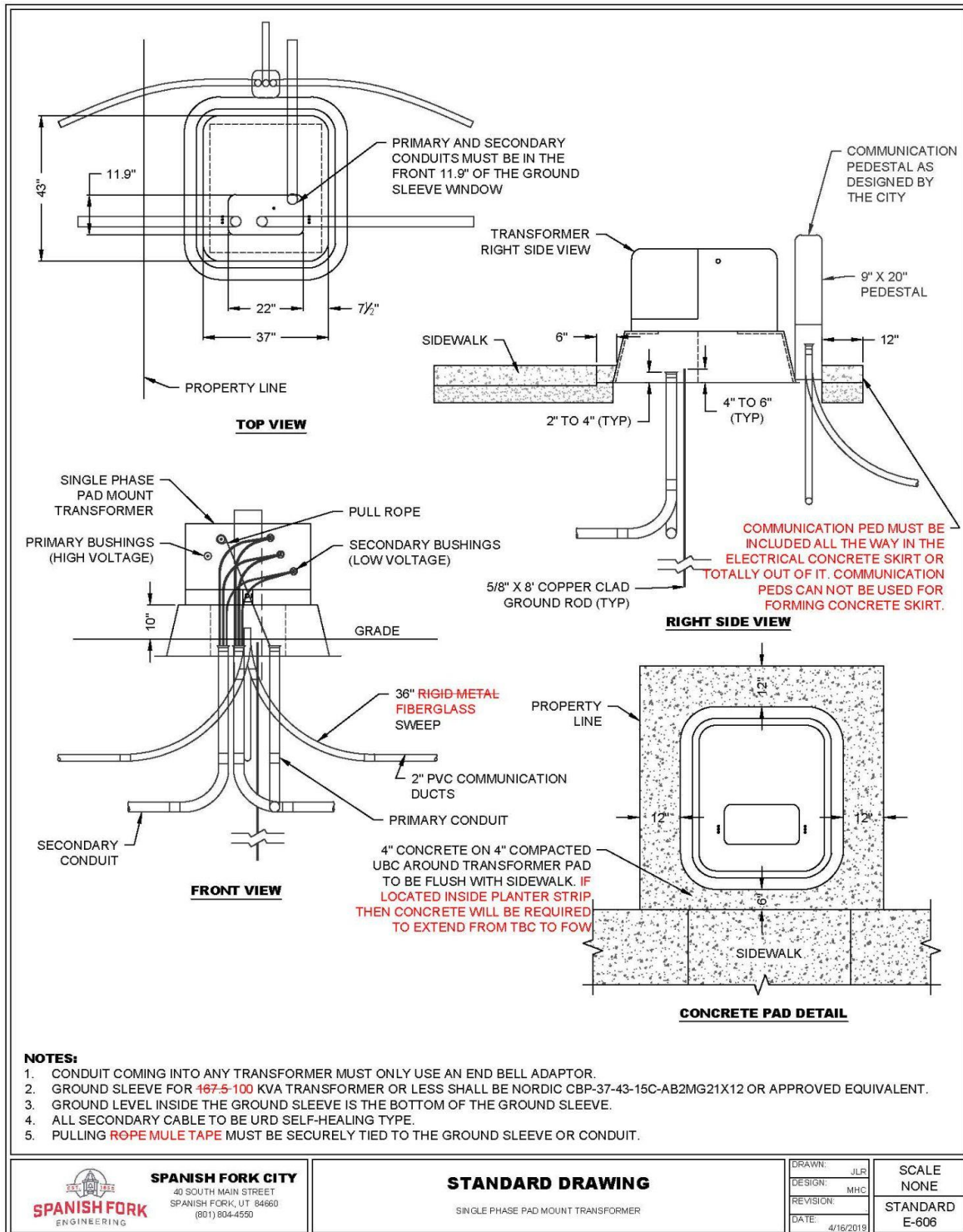


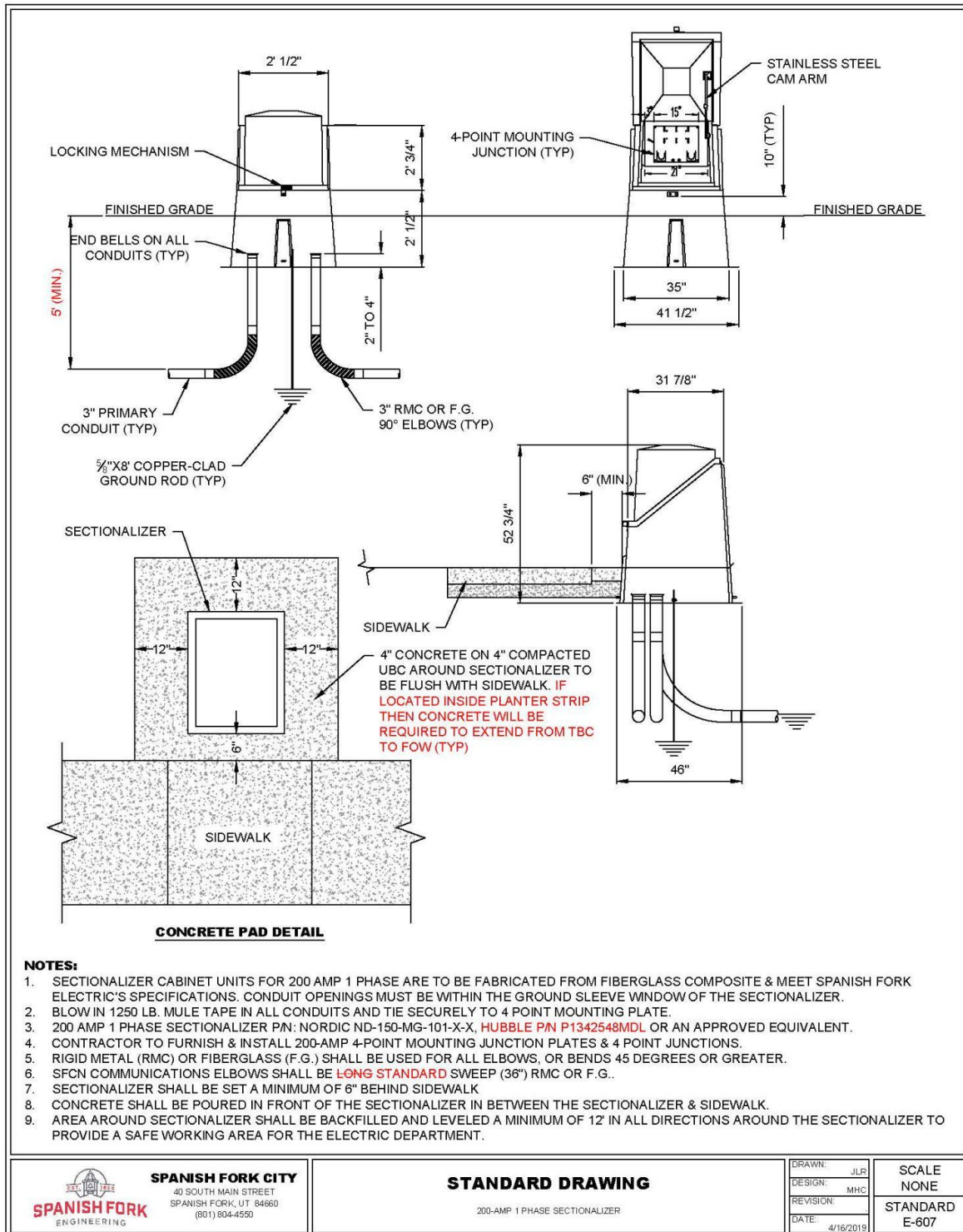


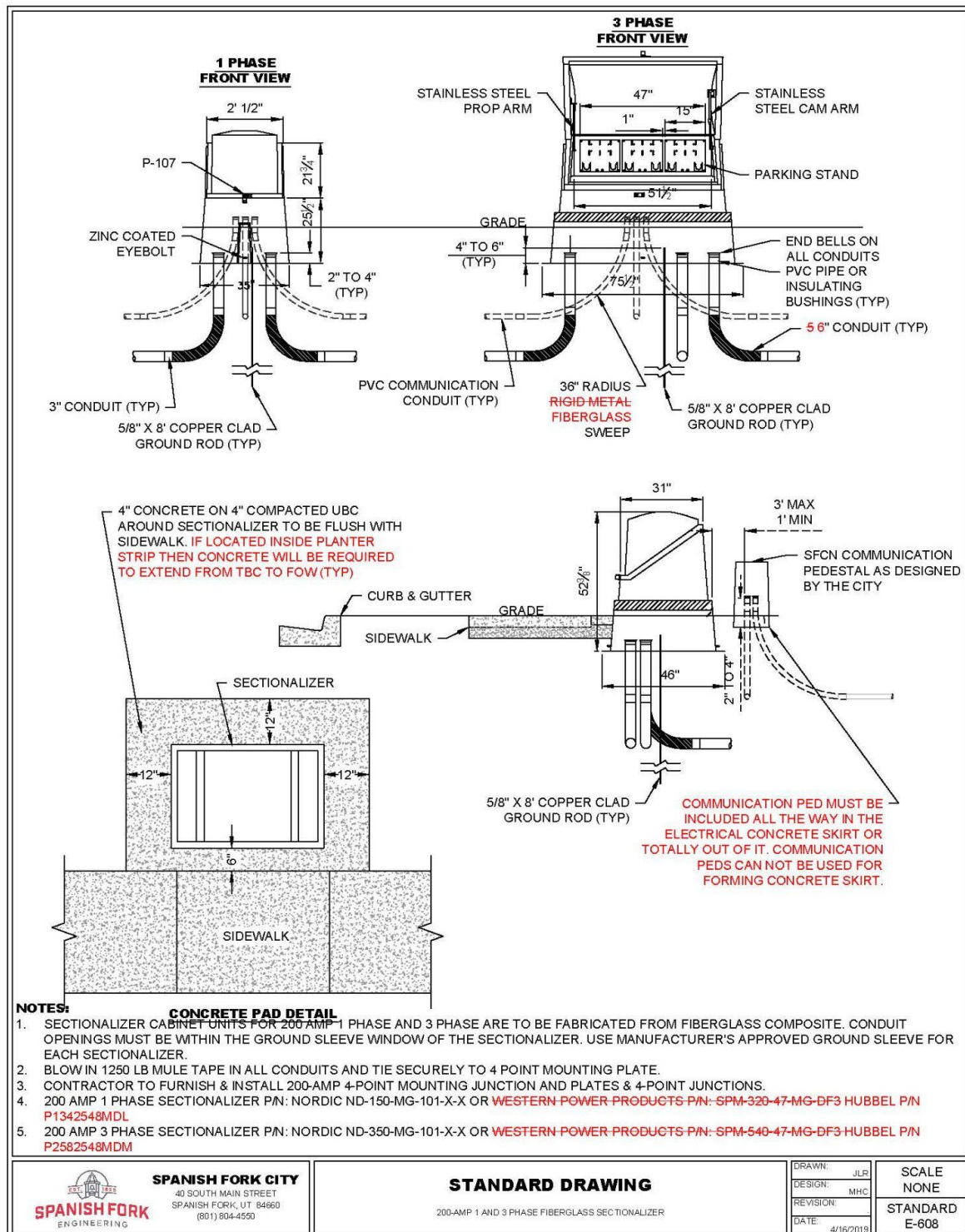


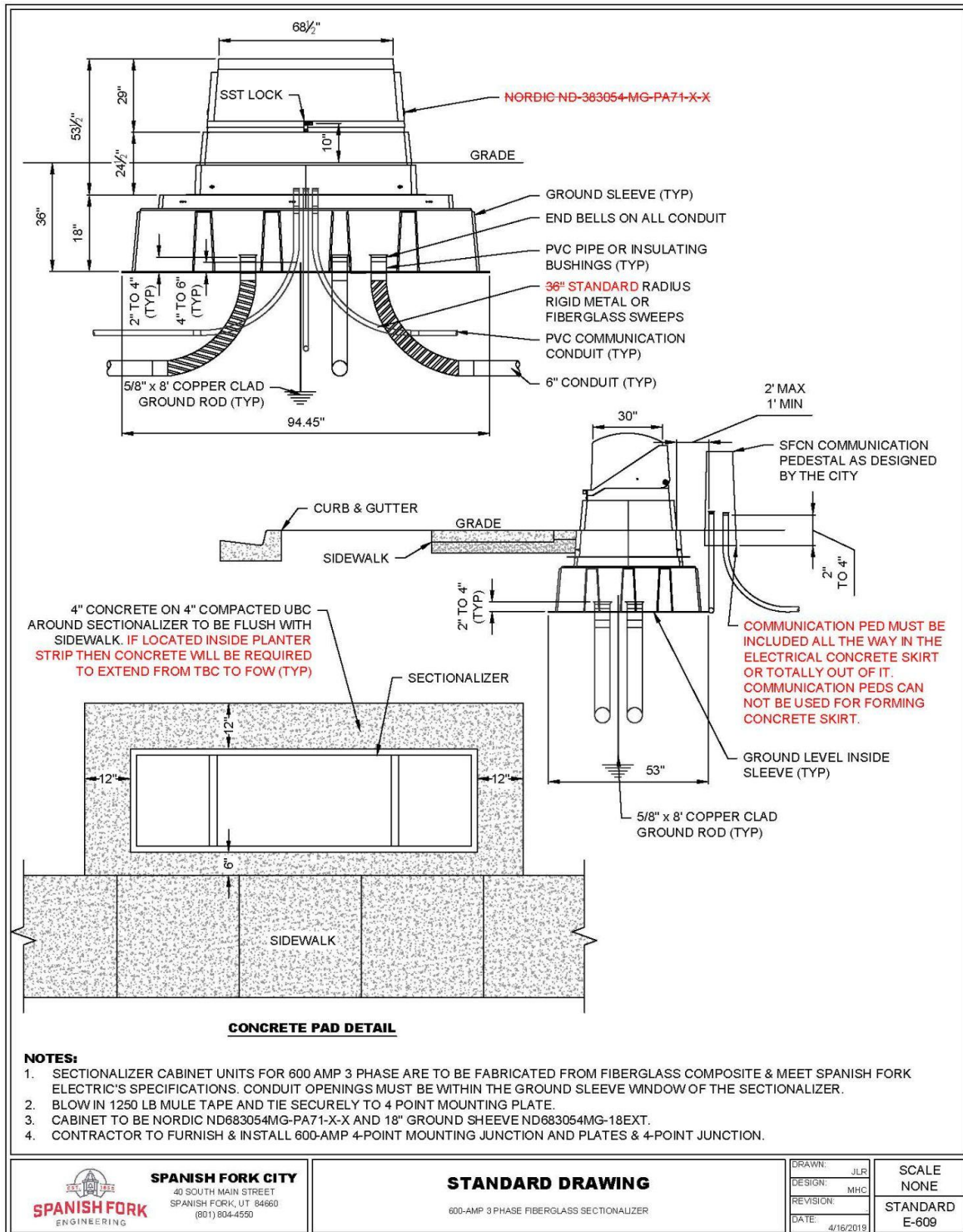


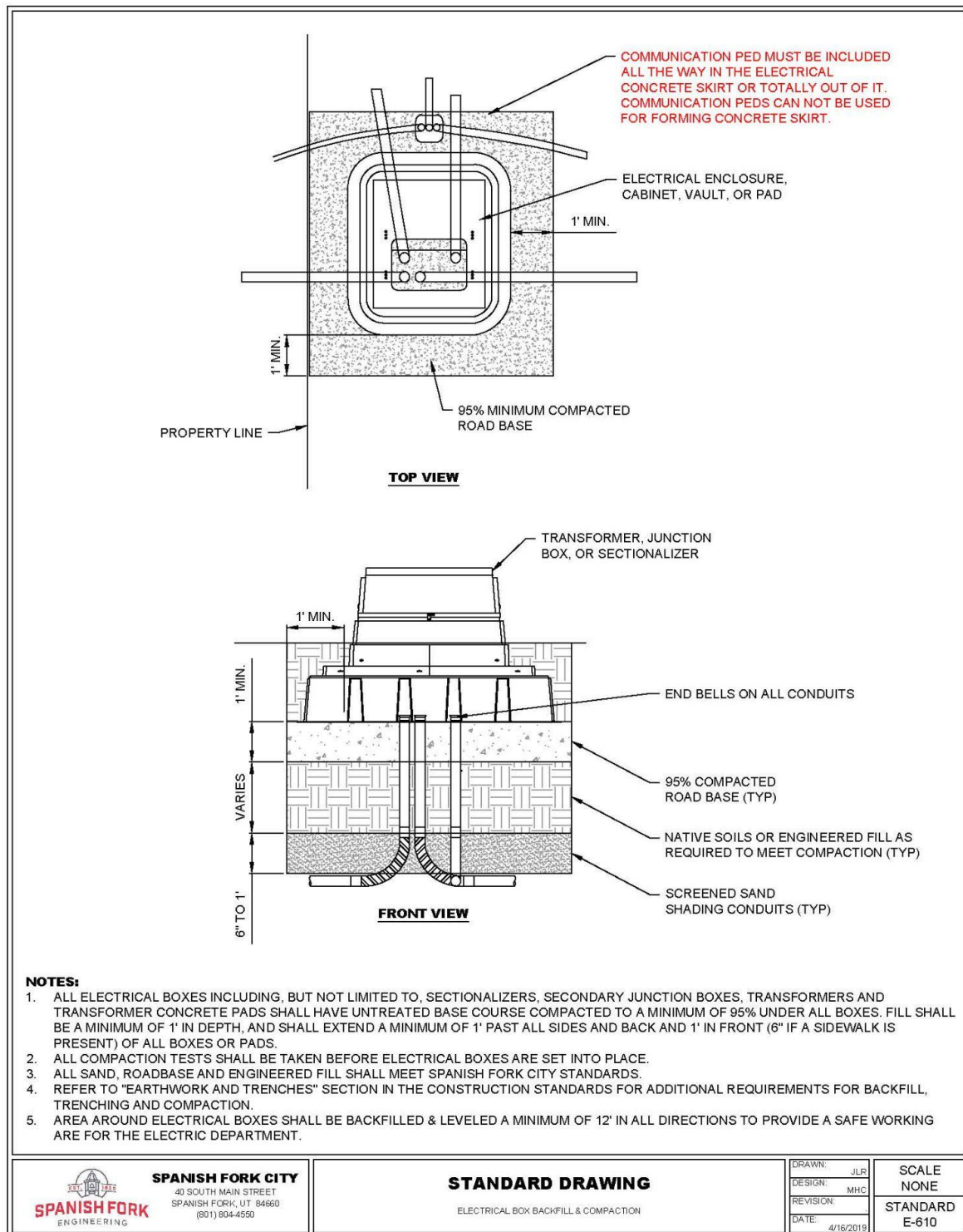


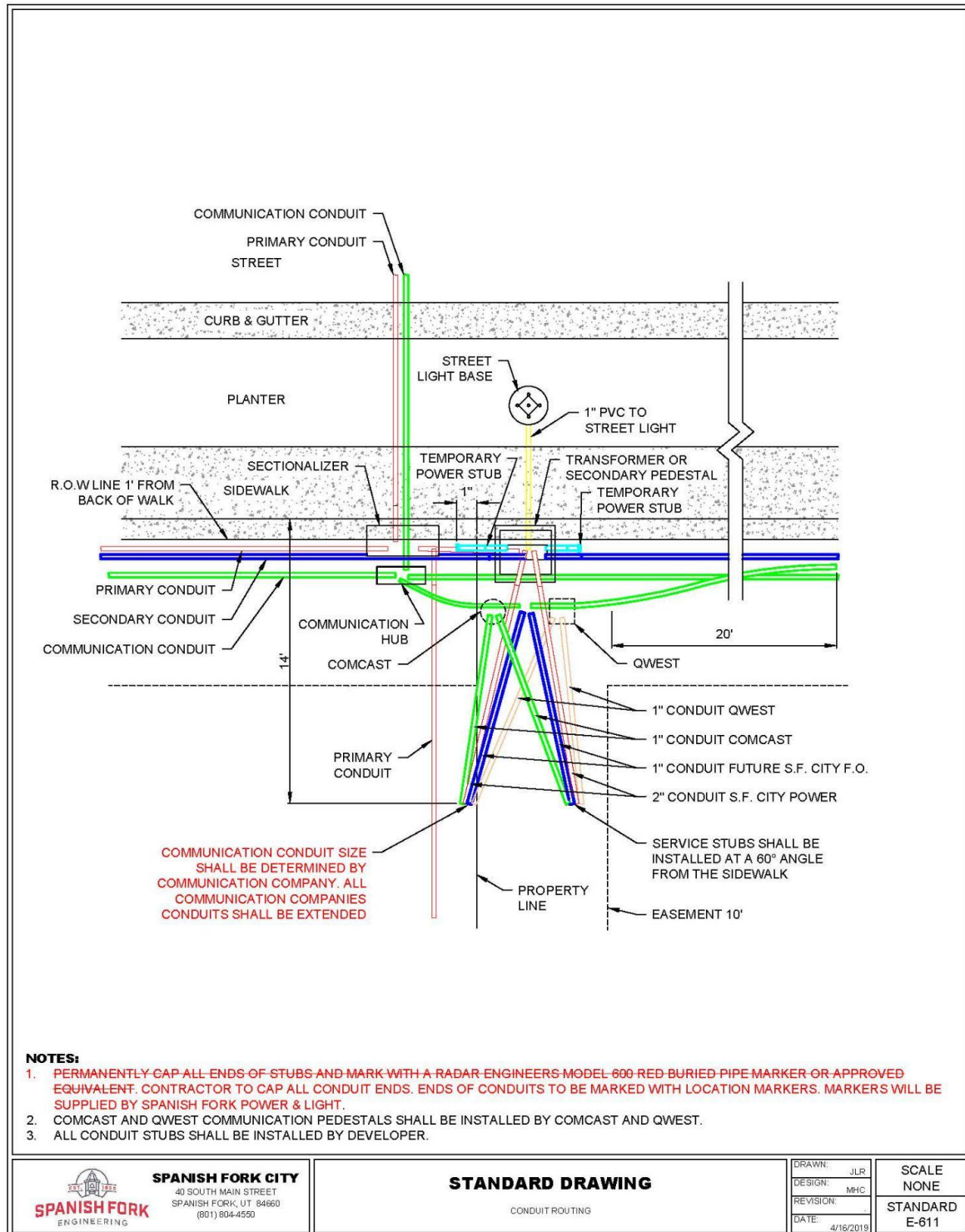


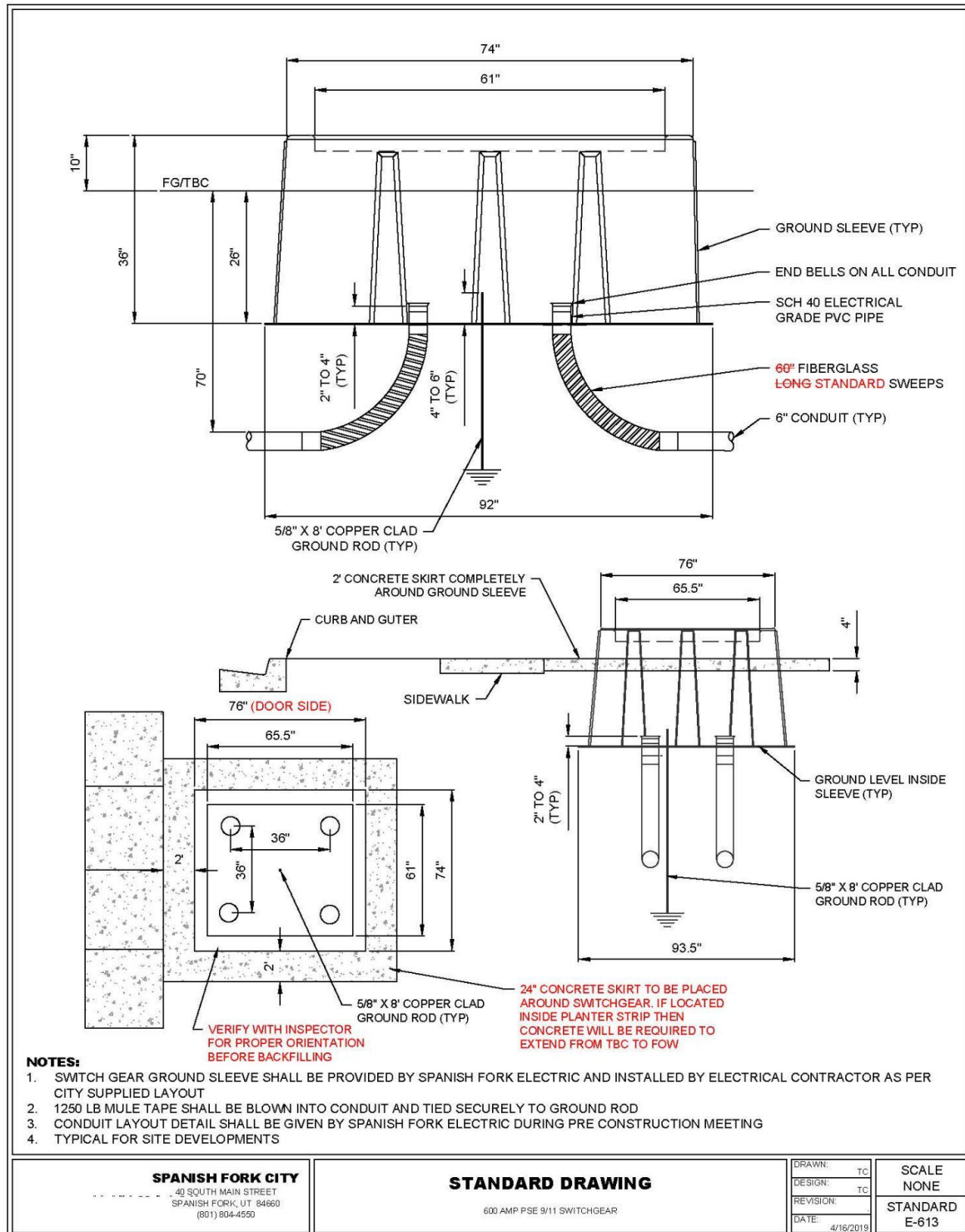


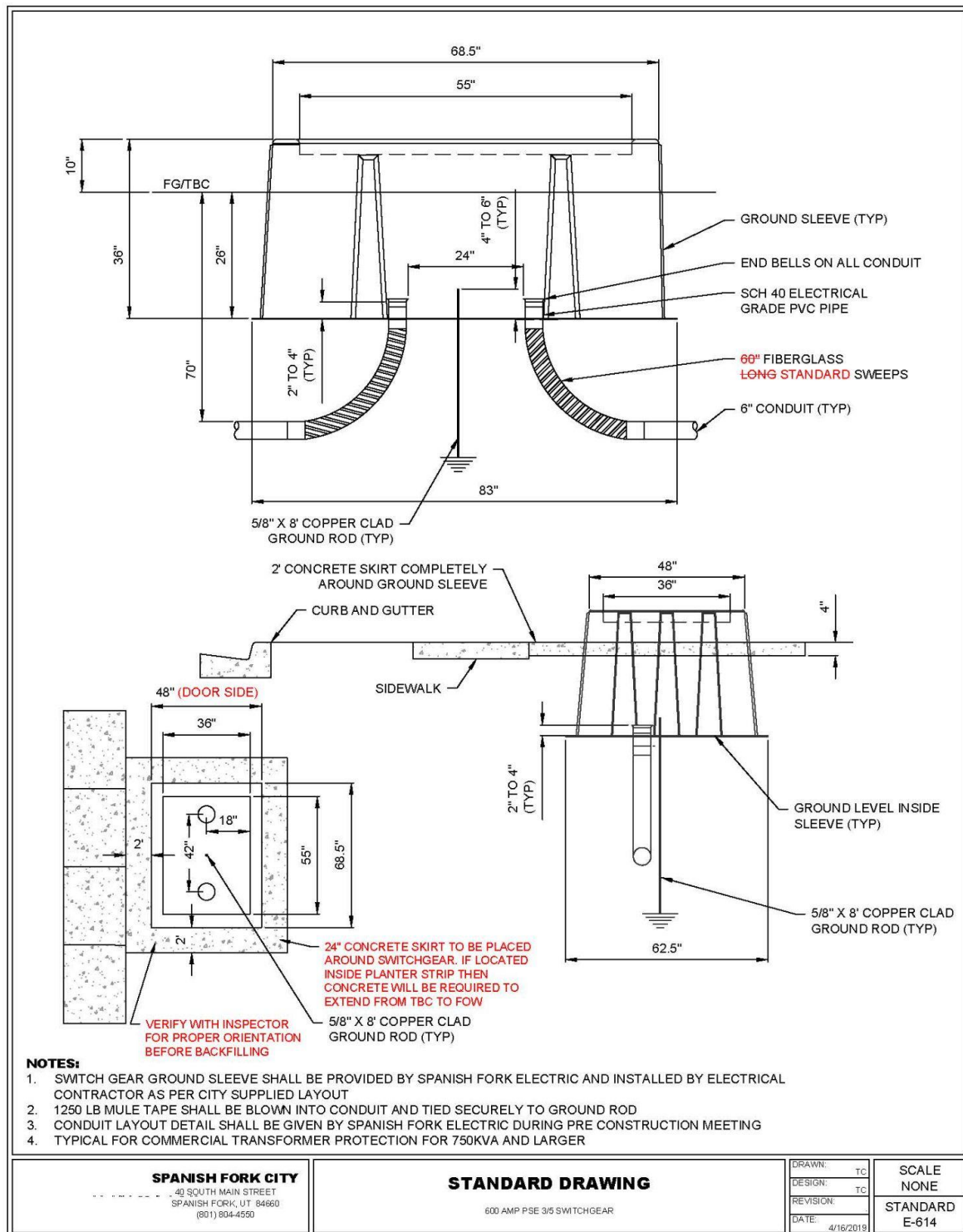


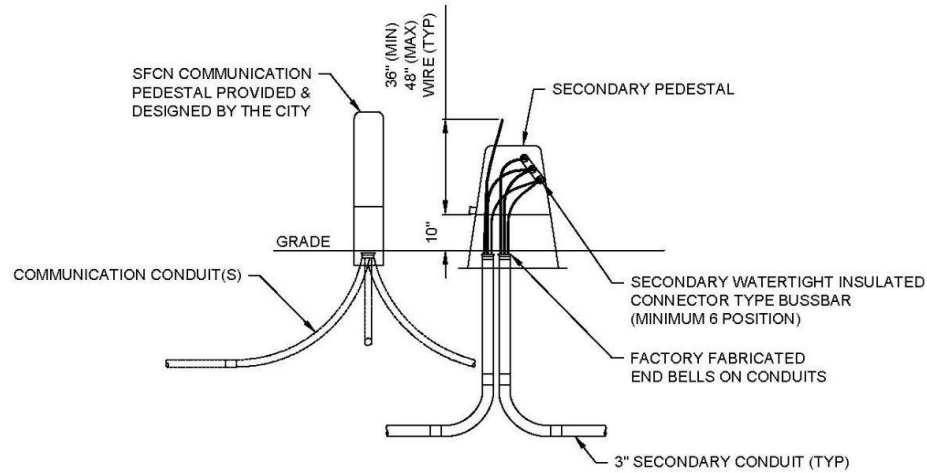




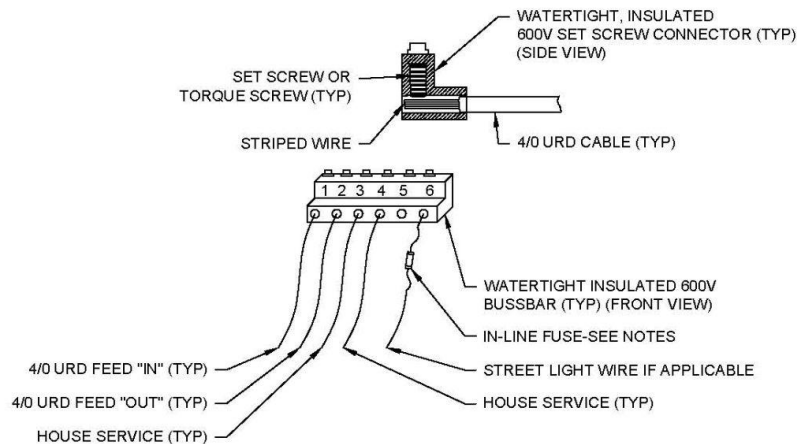








SECONDARY CONNECTIONS



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.



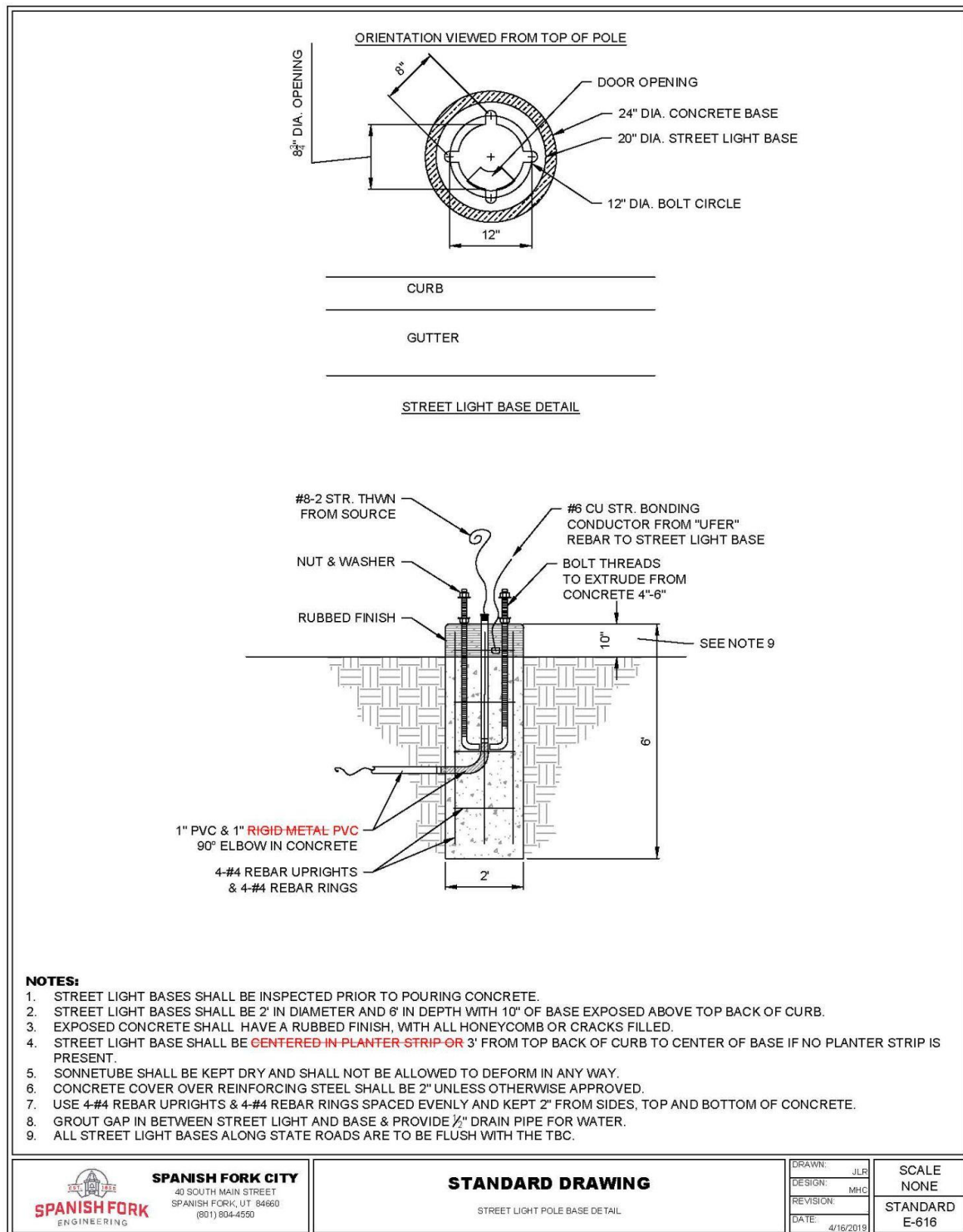
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

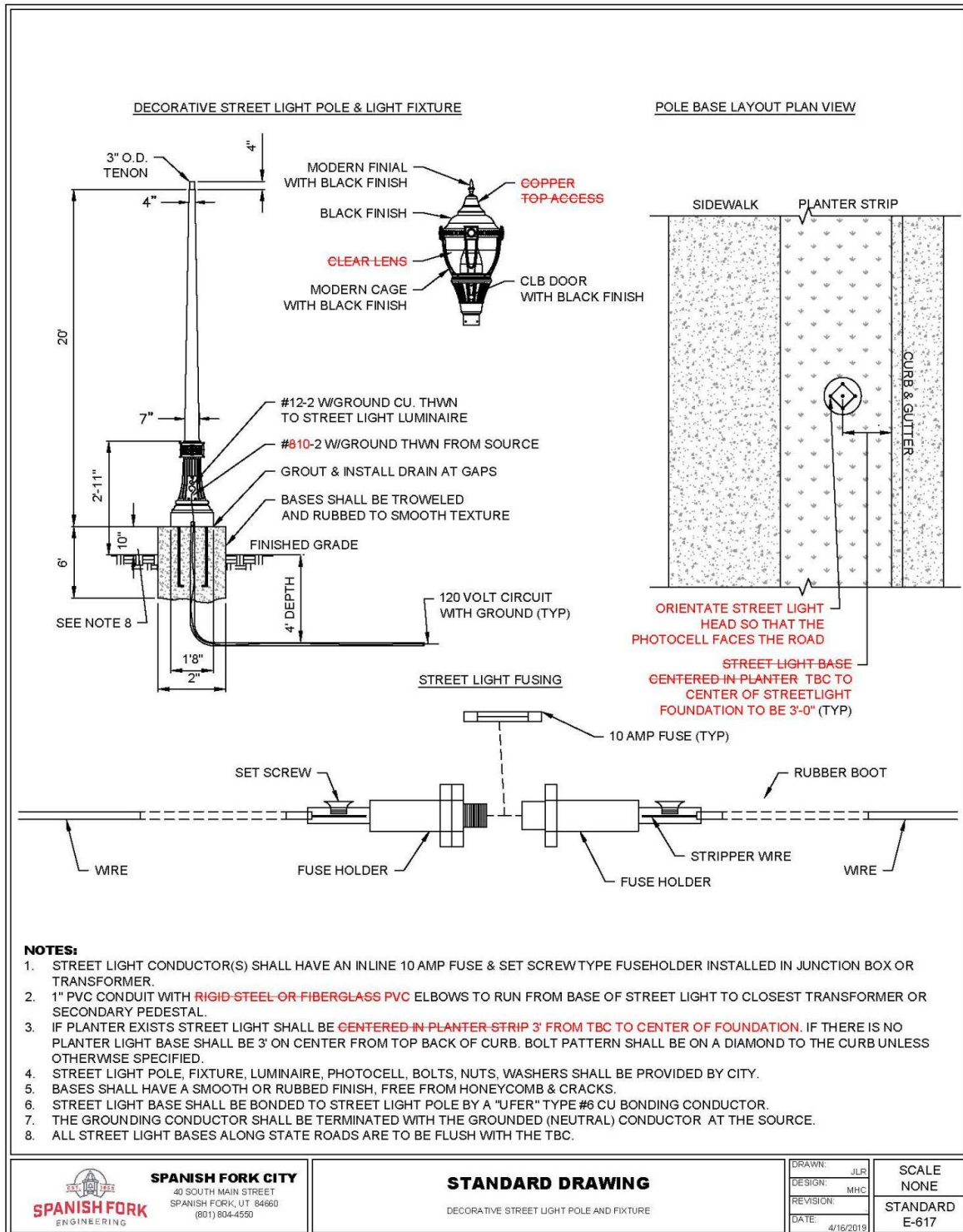
STANDARD DRAWING

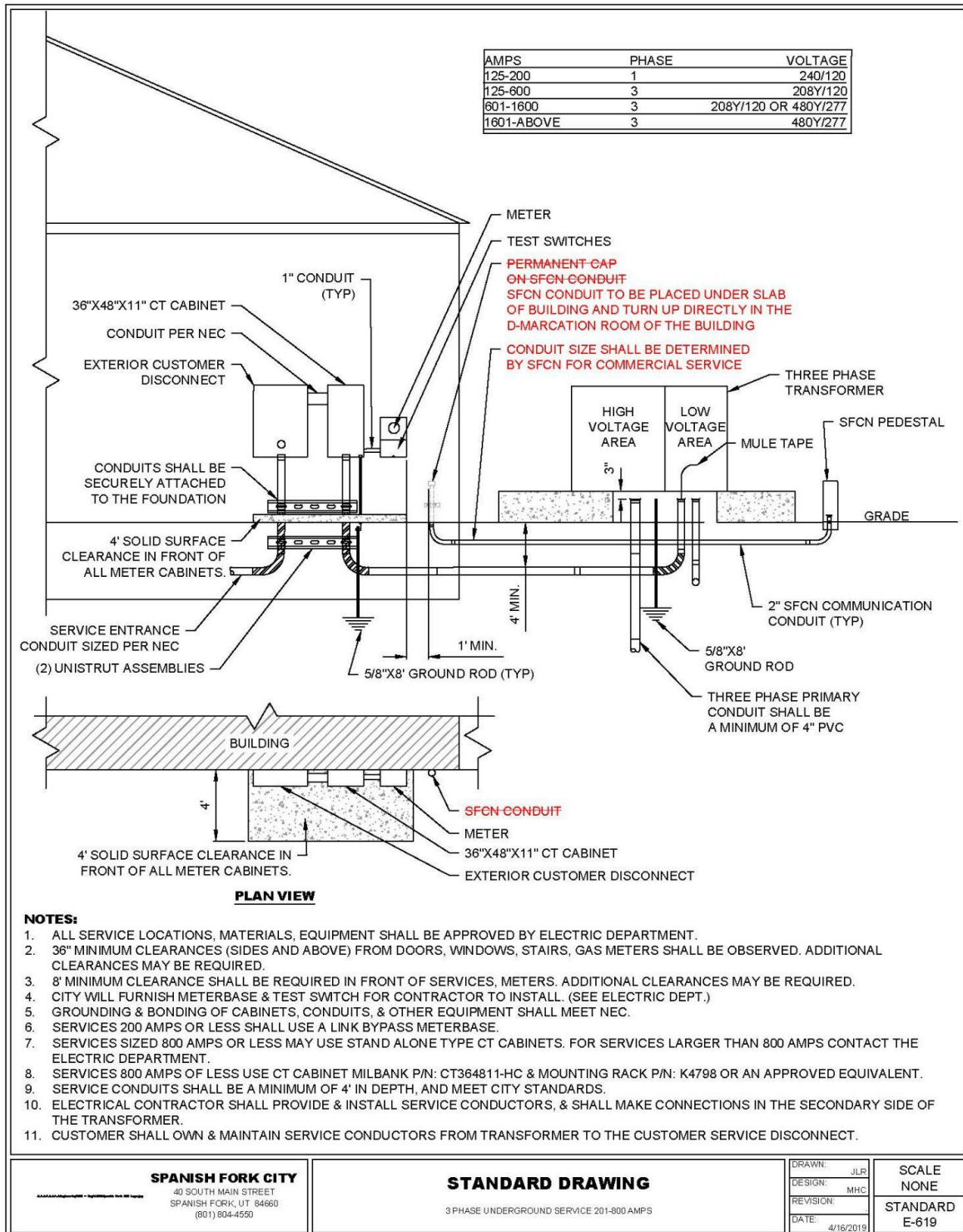
SECONDARY PEDESTAL, WIRE & CONNECTIONS

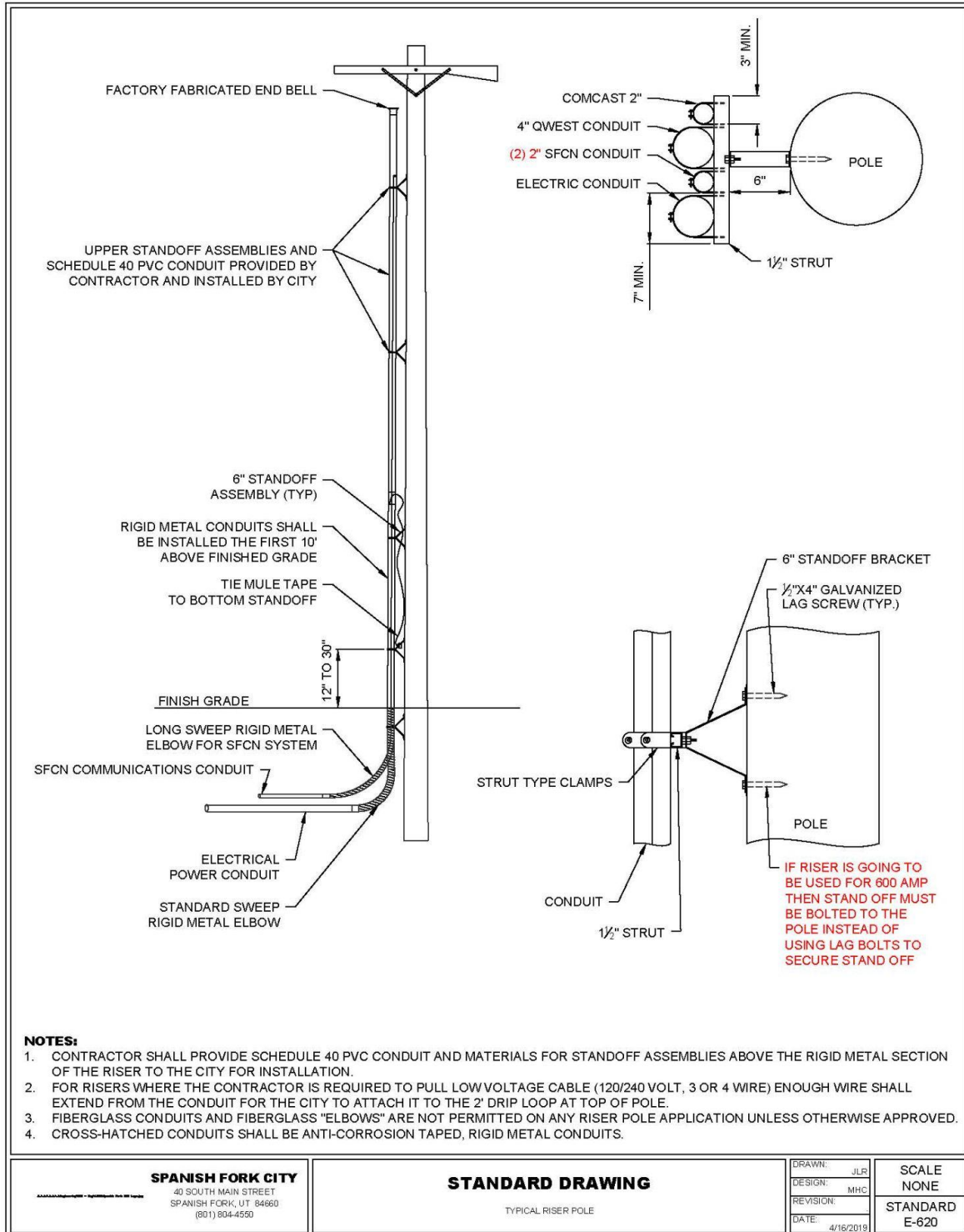
DRAWN: JLR
DESIGN: MHC
REVISION:
DATE: 4/16/2019

SCALE
NONE
STANDARD
E-615











Memo

To: City Council
From: Chris Thompson, P.E., Public Works Director/City Engineer
Date: November 2021
Re: Transportation Master Plan Revision

Staff Report

RECOMMENDED ACTION

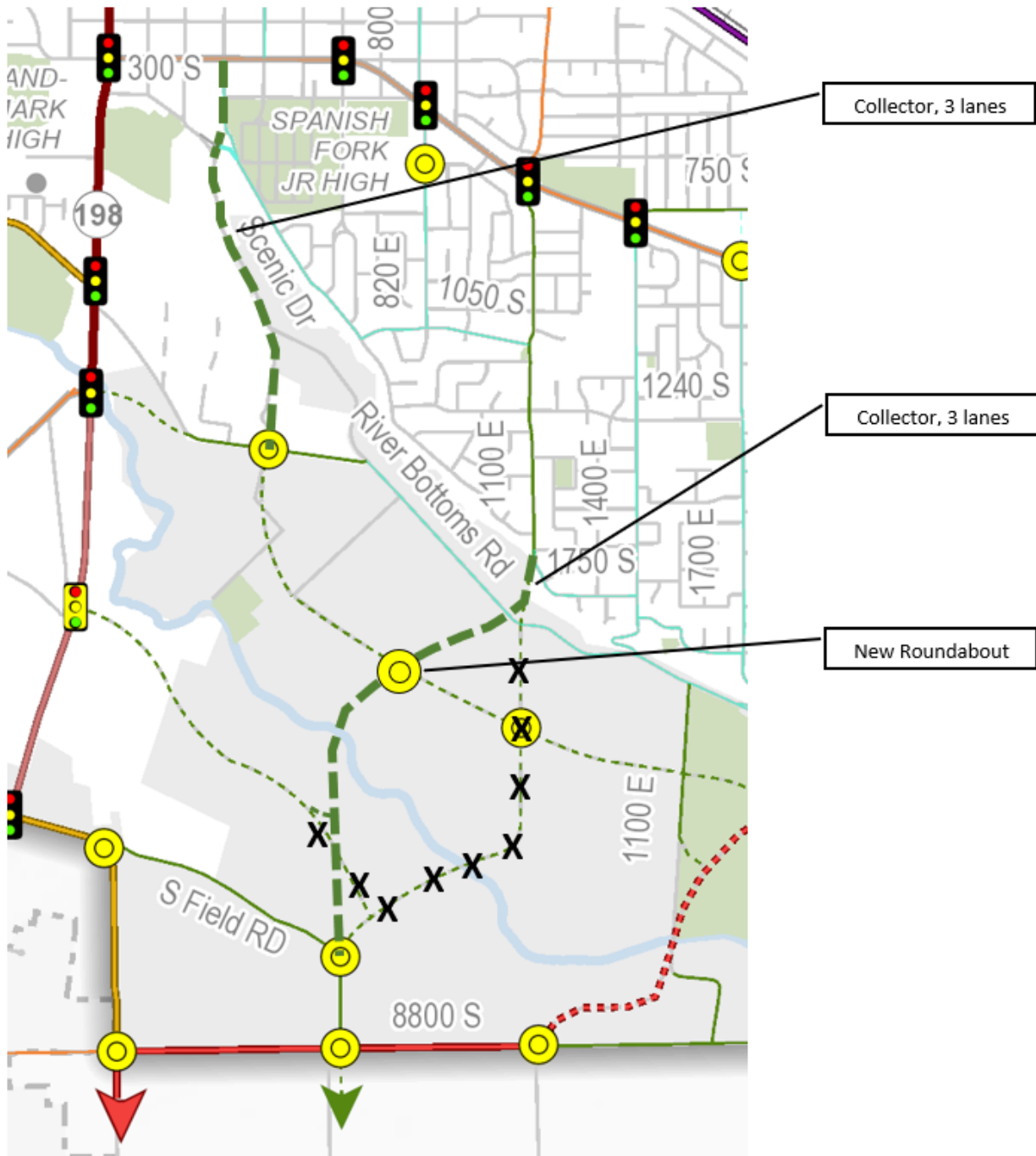
Approve the revision to the Transportation Master Plan.

BACKGROUND

- 300 E continues south as a 3 lane collector to improve future traffic conditions on Main St
- Commuter rail station moved to the north side of Center St (west of I-15)
- Connect/extend 1150 W (Commercial Collector, 90 ft ROW, 3 lanes) from 1000 N to 4000 S (SR-77)

Attached: Summary images and text displaying changes

300 E Continuation to the South



Commuter Rail Station North of Center St



Connect and Extend 1150 W (Commercial Collector, 90 ft ROW, 3 lanes) from 1000 N to 4000 S
(SR-77)

