SPANISH FORK
PRIDE & PROGRESS

Wednesday, December 1, 2021
Planning Commission

Planning Commission Agenda
PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting in the Council Chambers, City Hall, at 40 South Main Street, Spanish Fork, Utah, with a Planning Commission work session commencing at 5:30 p.m. and a Planning Commission meeting commencing at 6:00 p.m. on December 1, 2021.

Planning Commissioners

Kevin Oyler
John Mendenhall
Todd Mitchell
Shauna Warnick
Joseph Earnest
Jesse Cardon

SPANISH FORK CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Planning Commission Meetings located at the Council Chambers, City Hall, at 40 South Main Street, Spanish Fork, Utah. If you need special accommodation to participate in the meeting, please contact the Community Development Office at 801-804-4580.

1. Work Session (5:30 p.m.) No formal actions are taken in a work session.

2. Minutes

Subject	**A. October 6, 2021**
Meeting	Dec 1, 2021 - Planning Commission
Category	2. Minutes
Access	Public
Type	Action, Minutes

File Attachments
minutes.planningcommission.10-6-2021.pdf (2,445 KB)

3. Conditional Use Permit (Public Hearing)

Subject	**A. QUICK QUACK HIGHWAY 6. The request would allow for a car wash with associated vacuum stalls adjacent to a future commercial development located at 722 South Spanish Fork Parkway.**
Meeting	Dec 1, 2021 - Planning Commission
Category	3. Conditional Use Permit (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
report.pc.quickquackhighway6.12-1-2021.pdf (7,780 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. Zone Change (Public Hearing)

Subject	**A. COMMERCE WAY OFFICE BUILDING. The proposal involves changing the current Zone from C-2 to B-P for property located at approximately 698 East Market Place Drive.**
Meeting	Dec 1, 2021 - Planning Commission
Category	4. Zone Change (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
report.pc.zone.commerceway.12-1-2021.pdf (6,193 KB)
civilplans.commerceway.11-18-2021.pdf (8,402 KB)
landscapingplans.commerceway.11-18-2021.pdf (3,738 KB)
doc.elevations.commercewayofficebuilding.10-4-2021.pdf (1,310 KB)

Subject	**B. 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	Dec 1, 2021 - Planning Commission
Category	4. Zone Change (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
report.pc.tlm.12-1-2021.pdf (5,649 KB)
siteplan.tlm.900e.11-12-2021.pdf (1,889 KB)
landscaping.tlm.900e.11-12-2021.pdf (3,110 KB)

Subject	**C. SUGAR BEET AREA ZONE CHANGE. The proposal involves changing the current Zone from I-1 and I-2 to R-R for properties in the vicinity of 200 South 1550 West.**
Meeting	Dec 1, 2021 - Planning Commission
Category	4. Zone Change (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
report.pc.sugarbeetfactoryzoning.12-1-2021.pdf (1,682 KB)

Subject	**D. NORTH SPANISH FORK PARKWAY AREA ZONE CHANGE. The proposal involves changing the current Zone from I-1 to R-R, P-F, C-2 and B-P for properties in the general vicinity of 1250 East Spanish Fork Parkway.**
Meeting	Dec 1, 2021 - Planning Commission
Category	4. Zone Change (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
report.pc.northsfpkwyzoning.12-1-2021.pdf (1,531 KB)

5. Zone Change and Preliminary Plat (Public Hearing)

Subject	**A. SKYE MEADOWS (FRITZI). The proposal involves changing the current Zone from R-R to R-4, R-3, R-1-12 or R-1-9 and C-2 in order to allow for the Preliminary Plat approval of a Master Planned Development with up to 323 units along with a portion of property dedicated for a future commercial use located at 1422 South CalPac Avenue.**
Meeting	Dec 1, 2021 - Planning Commission
Category	5. Zone Change and Preliminary Plat (Public Hearing)
Access	Public
Type	Action, Discussion

https://youtu.be/1MhDCHIl388

File Attachments
report.pc.fritzi.12-1-2021.pdf (11,485 KB)
overallboundary.skyemeadows(fritzi).11-22-2021.pdf (268 KB)
preliminaryplanset.fritzisubdivison.11-8-2021.pdf (6,078 KB)
elevations.fritzisubdivision.11-9-2021.pdf (931 KB)

6. Title 15 Amendments (Public Hearing)

Subject	**A. MASTER PLANNED DEVELOPMENTS. Proposed amendments to requirements for developments with multiple zoning designations.**
Meeting	Dec 1, 2021 - Planning Commission
Category	6. Title 15 Amendments (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
memo.proposedtitle15amendment.11-16-2021.pdf (72 KB)

Subject	**B. IMPACT FEES. Proposed amendments to electrical line text found in City Code 15.4.12.070 Reimbursable Projects.**

Meeting	Dec 1, 2021 - Planning Commission
Category	6. Title 15 Amendments (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
Title 15 IF CC Memo - 12-7-2021.pdf (136 KB)

Subject	**C. ADDRESSING. Address changes required after an annexation has been recorded.**
Meeting	Dec 1, 2021 - Planning Commission
Category	6. Title 15 Amendments (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
draftordinance.title15.addresses.drc.11-9-2021.pdf (77 KB)
sample.letter.addresschange.9-30-2021.pdf (109 KB)

7. General Plan Amendment (Public Hearing)

Subject	**A. TRANSPORTATION MASTER PLAN. The proposal involves various revisions to the Transportation Master Plan.**
Meeting	Dec 1, 2021 - Planning Commission
Category	7. General Plan Amendment (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
TMP PC Memo - Dec 2021.pdf (4,330 KB)

8. Construction Standards (Public Hearing)

Subject	**A. CONSTRUCTION STANDARDS. Proposed Amendments to Policy 4.39 of the Construction Standards.**
Meeting	Dec 1, 2021 - Planning Commission
Category	8. Construction Standards (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
CC Memo - Proposed Construction Standards Revisions 12-3-2021.pdf (9,988 KB)

9. Other Business

10. Adjourn

Draft Minutes
Spanish Fork City Planning Commission
40 South Main Street
Spanish Fork, UT 84660
October 6, 2021

Commission Members Present: Chairman Kevin Oyler, Todd Mitchell, Jesse Cardon, Joseph Earnest, John Mendenhall.
Absent: Shauna Warnick.

Staff Members Present: Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Michael Clark, Staff Engineering; Jackson Dille, Planning Intern.

Citizens Present: Peter Matson, Craig Jacobsen, Jared Morgan, Mandi Peck, Taylor Smith, Paul Washburn, Tom Scribner, Mark Hampton, Sam Keele, Sharee Killpack.

WORK SESSION

Chairman Oyler called the meeting to order at 6:03 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Mendenhall led the pledge.

MINUTES

September 1, 2021

Commissioner Cardon **moved** to approve the minutes from September 1, 2021.

Commissioner Mendenhall **seconded** and the motion **passed** all in favor.

Annexation

J-6

Brandon Snyder explained the exact location of the property being discussed. It is just north of the airport and inside the City's Policy Boundary and Growth Boundary. It has been recommended that the site be annexed with I-1 zoning.

Chairman Oyler asked Michael Clark to pull up a map showing existing utilities.

Michael Clark used the map to show that utilities are in the area and can easily be connected to.

Jared Morgan said they received approval today from the County to take the area out of agricultural designation. They see this property as phase 2 of potentially 4 phases of an industrial park in the area.

Commissioner Mendenhall asked for clarification on the exact boundary of the annexation. He then asked if the applicant has already talked to the owner of the home on the site.

Jared Morgan responded that they have talked to the homeowner.

Chairman Oyler asked if the proximity to the airport causes any concerns with development on the site.

Dave Anderson said there are still deliberations on the details of the runway expansion plans and how they might affect the site.

Chairman Oyler asked how that might affect the request for annexation.

Dave Anderson said no matter how the runway extension works out, it is better to have the land annexed into the city.

Commissioner Mendenhall aired concern about there not being enough airspace between Spanish Fork Airport and Provo Airport.

Dave Anderson said the Spanish Fork Airport deals only with general aviation as opposed to passenger flights, so there are no concerns about air traffic.

Commissioner Mitchell **moved** to recommend to approve the J-6 Annexation with I-1 zoning to the City Council as presented.

Commissioner Earnest **seconded** and the motion **passed** all in favor.

Conditional Use Permit
Highway 6 2021 Cell Tower Modification

Brandon Snyder explained the location of the existing cell tower and the proposed modifications.

Commissioner Mendenhall sought to clarify if the tower is on Spanish Fork City property.

Brandon Snyder replied that it is.

Chairman Oyler opened the public hearing at 6:15 P.M.

There was no public comment.

Chairman Oyler closed the public hearing at 6:15 P.M.

Commissioner Mendenhall **moved** to approve the Highway 6 Cell Tower Modification based on the following findings and conditions.

Finding:

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

Conditions:

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

Commissioner Cardon **seconded** and the motion **passed** all in favor.

Preliminary Plat
North Point Properties Plat A

Brandon Snyder explained the location of the property and the applicant's proposal for the site. The applicant is seeking to subdivide the property into 3 lots.

Chairman Oyler asked if the area is zoned I-1.

Brandon Snyder replied that it is.

Commissioner Mitchell asked if this property is the one that has stacks of red iron on it.

Brandon Snyder said that it is not and used the map to show that that property is in Springville.

Chairman Oyler asked if the applicant was present at the meeting.

The applicant was not at the meeting.

Brandon Snyder reminded the Commission that because the request is for a standard subdivision, their motion will be final.

Commissioner Earnest **moved** to approve the North Point Properties Plat A based on the following findings and conditions.

Finding:

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

Conditions:

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

Commissioner Mitchell **seconded** and the motion **passed** all in favor.

Swift Creek Amended

Brandon Snyder explained that this is a Master Planned Development so the City Council has the last say in approval. The main change to the plat is that the first Preliminary Plat listed the southeast corner as a future phase while this plat shows plans for 5 lots in that corner. An additional lot has also been added in the north.

Commissioner Mitchell asked if the conditions listed for the first Preliminary Plat have been addressed.

Brandon Snyder said some such as 6 and 8, will be addressed in the Final Plat and others have already been addressed.

Chairman Oyler asked if the properties extend to the railroad track.

Brandon Snyder responded that the property lines do not extend all the way to the railroad track.

Discussion ensued regarding the location of the trail on the plat.

Commissioner Cardon asked what the north end of the road will look like in the southeast corner.

Brandon Snyder said they need to coordinate with the Bahm family, there might be sidewalk or fencing along it.

Chairman Oyler asked if the applicant wanted to speak.

Craig Jacobsen said in July they discussed when the southeast corner would be developed and they decided it would be best to do it all in one shot.

Commissioner Mendenhall asked about trail access from the development.

Brandon Snyder explained that the DRC discussed this issue extensively and decided to place the trail accesses on the cul-de-sac and road corner. It is difficult to have trail accesses in other areas due to sizing and lighting constraints.

Commissioner Cardon **moved** to recommend approval of the Amended Swift Creek Preliminary Plat to the City Council based on the following findings and conditions.

Finding:

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

Conditions:

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

Commissioner Mendenhall **seconded** and the motion **passed** all in favor.

Zone Change and Preliminary Plat
Cedar Heights

Dave Anderson thanked Sam Keele for being in attendance. He states that there has been much discussion about this property. Staff and the DRC are bringing this forward without a specific recommendation. They try to avoid doing that but at the end of the day the Planning Commission's priorities will determine what happens to the site. The application involves subdividing a lot that could be subdivided administratively if it were bigger by just 1,000 square feet. Because of that, they are applying for the Infill Overlay zone. The applicant would like to renovate a home on one half of the lot and build a new home on the other half. The applicant has made various improvements to the site.

As staff, their concerns against a strong endorsement are a garage that does not meet the city's setback requirements. They don't like recommending projects to be improved that don't meet City requirements. One remedy could be removing the garage and building it somewhere else. The City has been consistent on not allowing vinyl siding but the home was renovated with vinyl siding.

Commissioner Earnest sought clarification on what type of structure is defined as a garage.

Dave Anderson said the structure must be enclosed.

Chairman Oyler asked if the garage only needs to be single-car.

Dave Anderson said that that is all that's required.

Dave Anderson said there has been discussion on relocating the driveway onto 500 East.

Commissioner Earnest asked how that would fit into setback and lot size requirements.

Dave Anderson said the driveway could fit on the side without violating any requirements.

Discussion ensued regarding different locations for and potential requirements on any new driveway.

Chairman Oyler asked if the City allows for structures shared across lots.

Dave Anderson said all structures must be a minimum of 5 feet from other lot lines.

Dave Anderson said that some positive aspects of the development are that the parkstrip is currently covered in asphalt and would be replaced with grass and trees. He states that the current site is an eyesore and without Infill Overlay approval, it is unlikely the site will ever be significantly changed. The Infill Overlay gives the Planning Commission and City Council the opportunity to consider possible improvements for each site that applies for it.

Sam Keele said he bought the property in June and at the time there was a hint that it could be split or turned into a duplex.

Commissioner Mitchell asked who gave him the hint that that was a possibility.

Dave Anderson said that he did.

Sam Keele said most people were afraid of the house because its 120 years old. They had to spend money fixing it. Right now, it is almost new and the plumbing and siding is warranted. The house will be there for a long time due to improvements. He states that staff has been helpful. The neighborhood is very nice. He believes if nothing changes, the home will be a rental forever and the southern part of the lot will continue to be full of weeds, trash, and snakes. There are two outbuildings on the lot that are in bad condition. He wishes to beautify the park strips and tear down the outbuildings. He has worked with Atlas Engineering on a new house that will fit the style of the neighborhood. He believes it will beautify the neighborhood.

The Commission thanked Sam Keele for his time.

Chairman Oyler opened the public hearing at 6:45 P.M.

Mandi Peck stated that she has always loved this lot. She is excited with the work Sam Keele is doing. She thinks the new home would be very close to the southern lot. She doesn't think there is a lot of space for a new family there. Her biggest concern is that the property to the south would be encroached on. But she does appreciate what Sam Keele has done to the existing home.

Sharee Killpack is Sam Keele's real estate agent. She believes the garage is old enough that it should be grandfathered in. There are many garages in the City that don't follow current setback requirements. She believes that would be an unnecessary expense. She thinks it is more appealing to have your own driveway. She thinks it would be ideal to have a large lot for the homeowner but that there is no way to control that. She thinks a beautiful home would add to property values and add to the City's supply of affordable housing. She thinks the improvements to the home have made it much better. She thinks everybody wants single family homes in a single-family neighborhood. She thinks Sam Keele's plans will be a big improvement to the area.

Sam Keele said that the proposed home meets all requirements for setbacks and driveways and the lot would be sold with the expectation that those exact plans would be followed.

Sam Keele asked if it is possible to sell the lot with a specific home planned for the site.

Dave Anderson said that either way a building like that would be built there.

Commissioner Earnest said that requiring a specific home plan to be built on the lot would be an interesting deed restriction that he hasn't seen before.

Dave Anderson said there would not need to be a deed restriction in order to have a home like that built there.

Chairman Oyler agreed that the restrictions of the site would mean that any eventual home would be at least very close to Sam's proposal.

Commissioner Earnest asked what would happen in that situation if future developers wanted the home to be made out of stone.

Dave Anderson said the most important requirements would be regarding size and dimension.

Commissioner Mendenhall asked Sam Keele if his intention is to sell the lot with a proposed home rather than build the home himself.

Sam Keele said yes, he will not develop the new home himself.

Sharee Killpack said they could sell the property either way.

Chairman Oyler asked if they sell both properties together or sell them separately.

Sharee Killpack said they will wait for approval, but likely sell the properties separately as a single-family home and single-family lot.

Sam Keele said their intention is to split the properties so the price for each is relatively low.

Sharee Killpack said a lot priced like that would be a great opportunity for families.

Mandi Peck said the garage on the existing home was built before the neighboring house was built. She thinks the proposed subdivided lot could be turned into a tiny home lot.

Sharee Killpack said that the new lot will basically be a tiny home lot.

Commissioner Mitchell asked Michael Clark to show a view of the garage on screen.

Sharee Killpack said there is a fence separating the properties.

Mandi Peck said you can stand between both properties and touch both walls with your arms stretched out.

Commissioner Mitchell commented that the two structures were closer than would be allowed today.

Dave Anderson said that the west side of the other home was probably originally a garage as well.

Sharee Killpack said they could allow additional parking off of 500 East to allay concerns about the garage.

Chairman Oyler closed the public hearing at 7:01 P.M.

Commissioner Mendenhall said he agrees with the applicant that all of the things that have been done have been done, but he thinks they were not done properly. The garage was built when it shouldn't have been. When an applicant comes to change the property, that's when the City has an opportunity to fix things that don’t already meet today’s codes and standards. He has no doubts that a home on the lot will improve the neighborhood. The question is if it justifies the existence of the existing violations. He thinks it would have been better to go through this process before he bought the property. He thinks most developers would have razed the home to build a duplex or three plex. The cart is in front of the horse now. If the Commission allows this, does it affect their ability to make a change on the dozens of garages that are nonconforming? The nonconforming garage is an issue now that he is asking to do something else with the property. One requirement of the Infill Overlay Zoning is that the property be improved. He questions if anything was done structurally to improve the home. What does the foundation of the home look like? What's in the walls? He stated that the Commission does not view aluminum siding positively.

Sam Keele clarifies that the siding is vinyl.

Commissioner Mendenhall said they don’t love vinyl either because it can break easily. They need to come to a place to agree on what needs to be done. Because Sam Keele doesn't plan to develop the lot, it is harder to know what will be put there because a third party will be involved.

Commissioner Mitchell echoed Commissioner Mendenhall's statement. He states that things have been done that they would not have suggested if Sam Keele had come to them beforehand. Commissioner Mitchell has no problem with the garage as it is, but once someone asks for a subdivision the City has an opportunity to ask for the garage to be moved. If this could have been approached in the proper order it would have been much easier to approve. He stated that he currently leans against approving. He would like the vinyl siding to change.

Commissioner Earnest thanked Sam Keele for coming and applying for an Infill Overlay. The City has standards with the Infill Overlay that the proposal be at least as good or better than its neighbors. He thinks having the second lot will be a huge improvement. He can give on the vinyl siding but not the garage because it infringes on the neighbor's property rights. He hopes Sam Keele doesn't throw out the baby with the bathwater.

Commissioner Cardon echoed what has been said. The garage is a big issue and now is the chance to change it. He also believes that the second home would be a huge improvement.

Chairman Oyler said it is true nonconforming garages are all over the City but also emphasizes that the Infill Overlay gives the City a chance to improve the lot. He believes it is a safety issue and that the structures are close enough to pose a fire hazard. This is an opportunity to correct earlier mistakes. He also does not like the siding but he would let that go because it's already made. The garage is something he will not give on.

Sharee Killpack asked if there is even room on that lot for a new garage.

Dave Anderson said civil engineers will need to figure that out.

Sharee Killpack said she thinks there will not be room for a new garage structure.

Discussion ensued regarding potential arrangements of a new garage structure on the site.

Dave Anderson said it is not their place to determine and there are multiple options that can be considered.

Commissioner Earnest said it would be better to continue than recommend denial.

Sharee Killpack asked if the Commission could approve with conditions.

Chairman Oyler said he doesn't feel he needs to see the proposal again if the conditions have been met.

Commissioner Mendenhall asked staff for their thoughts.

Dave Anderson said he thinks it's ok to approve with a condition of moving the garage.

Commissioner Earnest said they have other conditions to include in a motion.

Commissioner Cardon agreed that he does not feel the need to see the proposal again if conditions have not been met.

Commissioner Earnest **moved** to recommend to approve the Preliminary Plat to the City Council as presented with the conditions:

Conditions:

1. That the applicant complying with the Infill Overlay Zone requirements.
2. That the applicant utilize the same building material for the second structure.
3. That the applicant fill the parkstrips for both lots with landscaping.
4. That the applicant comply with the R-1-6 primary structure setbacks.

Chairman Oyler said he thinks it’s best to continue it

Commissioner Cardon **moved** to continue the Preliminary Plat to the City.

Commissioner Mitchell **seconded** and the motion **passed** all in favor.

Commissioner Mendenhall said it would have been better to start earlier

OTHER BUSINESS

Chairman Oyler declared a 5-minute recess at 7:25 PM.

The recess ended at 7:32 PM.

Dave Anderson explained the site of the proposed Fritzi development and that they are here for a high-level discussion. The majority of the site is in the General Plan as residential because the current use is near the end of its usable life. There have been multiple proposals for the site. The site is split between designations of low density residential and mixed use. The Mixed Use designation does allow for higher density residential. Dave Anderson thinks it makes sense to up the designated densities in the general plan because the pattern proposed by the developer makes sense. The highest density uses are by Main Street and the trail, and the densities go down from there. It has been anticipated that the current rural residential zoning would change and a number of different zones are possible. This is not the first developer who has proposed something along these lines for this site. The City does not cater to the needs of developers, but this is an opportunity for the City to make a good change for the area.

The proposal involves keeping land on the east side of Main Street open and undeveloped. Nonresidential use is planned for the corner of Arrowhead Trail and Main Street. New public streets that would access Arrowhead Trail have been planned. The pattern of highest densities along Main Street and lower density further is in line with the vision of UDOT. This pattern is what they have asked other developers to do.

Commissioner Mitchell asked what the three proposed densities would be.

Dave Anderson said there would be 20 units to the acre under R-4 zoning for the apartments along Main Street, 12 units to the acre under R-3 zoning for the townhomes, and 3.5 units to the acre under R-1-9 or R-1-12 zoning for the single-family homes.

Paul Washburn said it's a great location for the project. The property has some challenges. There is an elevation change of around 8 feet to the south and to the north there is a cliff that is as deep as 20 feet. There is a large 20th century warehouse that needs to be demolished. There will be acceleration and declaration on the roads as well as right in and right out lanes on the commercial site. Many of these challenges will be expensive to overcome. Some highlights of the proposal include a trail system and donating the property east of Main Street to Spanish Fork which he believes is significant. They want to build a quality development. They will have some stacked units. Examples of elevations were shown on screen. He believes that considering the challenges this will be an extraordinary development.

Commissioner Mitchell asked about what amenities will be included in the project.

Paul Washburn said there will be a pool, trails, and maybe pickleball courts, among other things.

Chairman Oyler asked if there will be one HOA for the area or three separate ones.

Paul Washburn said there will be three separate ones for each housing type.

Chairman Oyler asked if they will have just one access onto the commercial property.

Paul Washburn said there would be access on the southside as well.

Commissioner Mitchell raised concerns about potential traffic issues with Arrowhead Trial.

Paul Washburn said they have a light to help direct traffic. Unfortunately, Arrowhead Trail is a limited access highway. They have had to work with UDOT to develop the roads.

Commissioner Mendenhall asked what will be done with water towers on site.

Paul Washburn said they will be demolished.

Chairman Oyler asked if slope is the reason there is not a connecting road between the single-family homes and the townhomes.

Paul Washburn said that yes, the elevation change there makes it very difficult to put a road there.

Chairman Oyler asked if single family homes will be able to access the clubhouse for the townhomes.

Paul Washburn said no because they will be in a separate HOA.

Chairman Oyler asked about trail connections and if the City has plans for a connection from the south of Arrowhead to the north.

Michael Clark said yes, they do.

Chairman Oyler asked about how much green space will be in the development.

Paul Washburn said all open areas will be landscaped and the site east of main street is a lot of green space.

Commissioner Earnest said he is disappointed they cannot vote on it tonight.

Commissioner Mendenhall asked about the timing of their leases.

Paul Washburn said leases need to be negotiated with relocation of Cal Pac.

Chairman Oyler asked how long the leases are for.

Paul Washburn said the last one is for 2023.

Chairman Oyler asked if they have done any previous developments in Spanish Fork.

Mark Hampton said they have and listed Maverick, In-N-Out, and Arrive Homes as examples.

Chairman Oyler asked Dave Anderson when he expects to see more commercial development in this area.

Dave Anderson said there have been many inquiries. Until now developing along Arrowhead Trail has been cost prohibitive due to lack of sewer.

Chairman Oyler said it feels like there is not much commercial development in the area even though so much land has been designated for commercial use here in the General Plan. He asked what is needed to bring commercial development to the area.

Commissioner Mitchell said infrastructure and then rooftops.

Dave Anderson said Woodland Hills Drive will have increased traffic counts when Salem will be able to access the freeway on an interchange there. There are different preferred corridors so it is hard to predict timing.

Chairman Oyler said the City meets regularly with Nebo School District and asked when they would see what's going on in the area and look at building an additional school.

Dave Anderson said a year ago. Since the lift station has been finalized, this part of the community has been ground zero for growth.

Commissioner Mitchell said to the applicant that parking is normally a concern with townhome developments, so they should supply as much parking as possible.

Paul Washburn said they are concerned about parking as well and will address it.

Commissioner Earnest said they should send any new plans to Dave Anderson and Brandon Snyder.

Dave Anderson asked for thoughts on the duplex at 300 North.

The Commissioners agreed that the existing buildings are unattractive and too common in the city. Like the Cedar Heights proposal, this is the opportunity to fix a problem. If the developer whitewashes the existing buildings and plants trees the site will look better.

Commissioner Mendenhall mentioned that the developer will need to put in a masonry wall around the borders of the site.

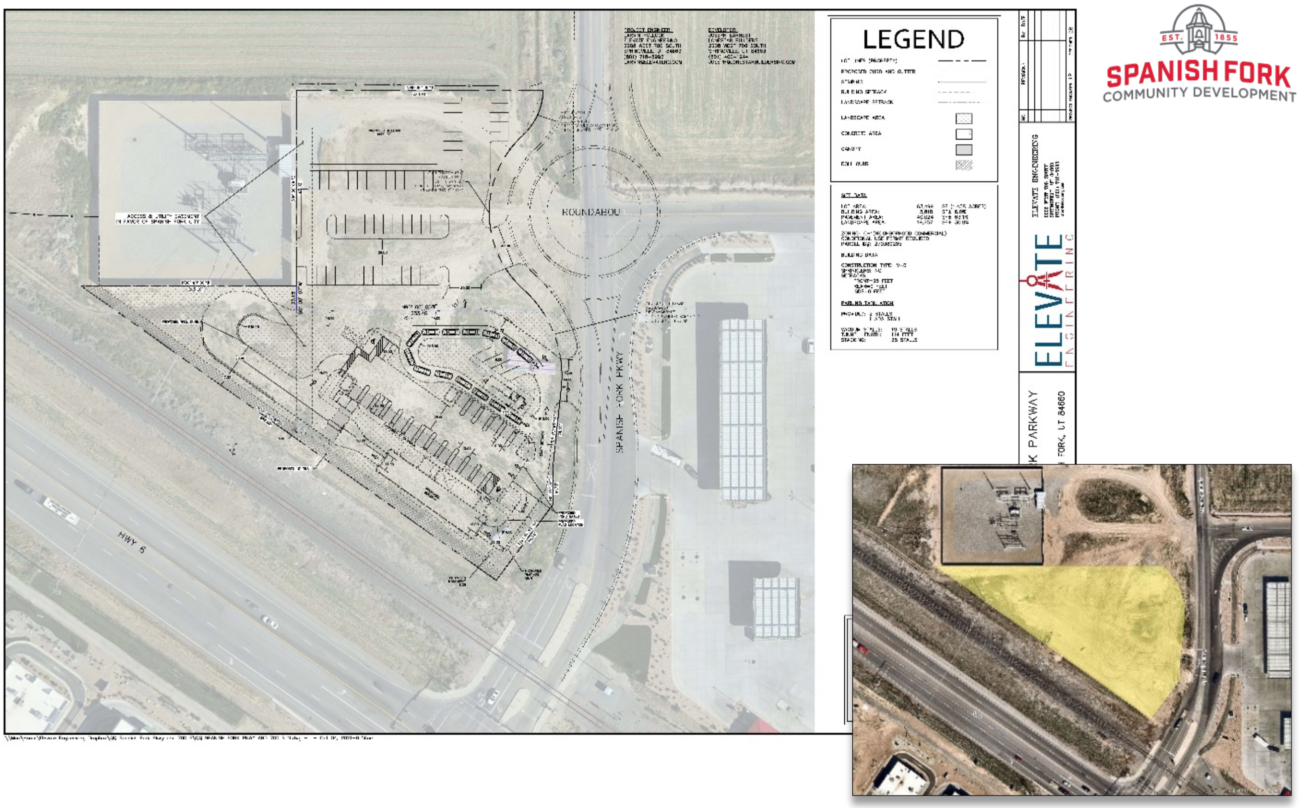
Discussion ensued regarding the placement of a wall.

Chairman Oyler moved to adjourn the meeting at 8:11 P.M.

Commissioner Mendenhall seconded and passed all in favor.

Adopted:

Jackson Dille
Community Development
Intern



SPANISH FORK
COMMUNITY DEVELOPMENT

Quick Quack Highway 6 Car Wash Conditional Use Permit Approval Request

December 1, 2021, Planning Commission 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 Conditional Use Permit be approved.

Key Issues

1. Site Plan.
2. Phasing.
3. Access.
4. Utilities.
5. Landscaping.
6. Trail.

Recommendation

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

Findings

1. That the site is of appropriate size for the proposed use.
2. That the configuration works well for stacking required at this location.
3. That the use won't create sound or other adverse impacts on neighbors.

Conditions

1. That the applicant receives site plan approval.
2. That if the site plan changes much from as was presented to the DRC, amended approval will be required from the Planning Commission.

Exhibits

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

Exhibit 1

Quick Quack
CAR WASH
Dont Drive Dirty.com

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

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

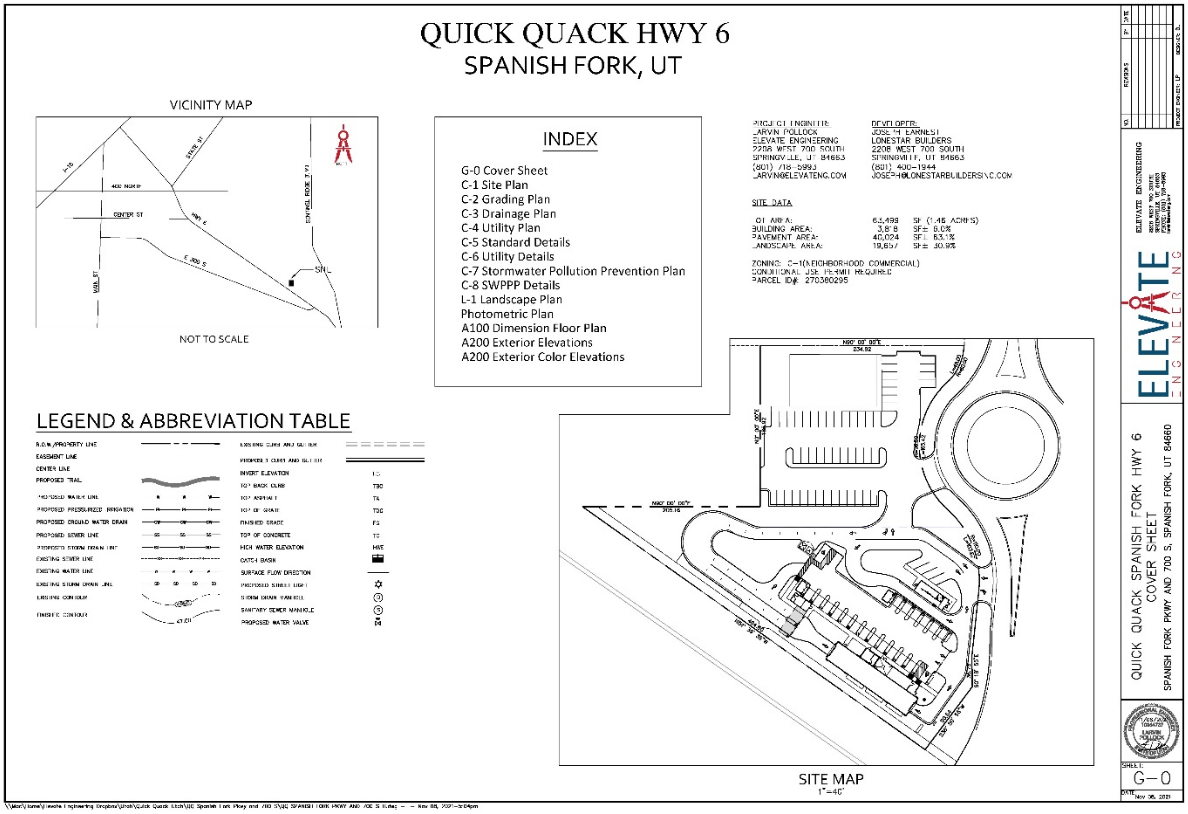
the duck. Quackles will be seen frequenting city events such as: Easter egg hunts, races, July 4th and 24th celebrations; and Quackles is a big hit at parades while riding on top of our mini replica car wash float.

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

Exhibit 2



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

PROJECT ENGINEER:
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(801) 718-5993
LARVIN@ELEVATENG.COM

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

SITE DATA

LOT AREA:	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%

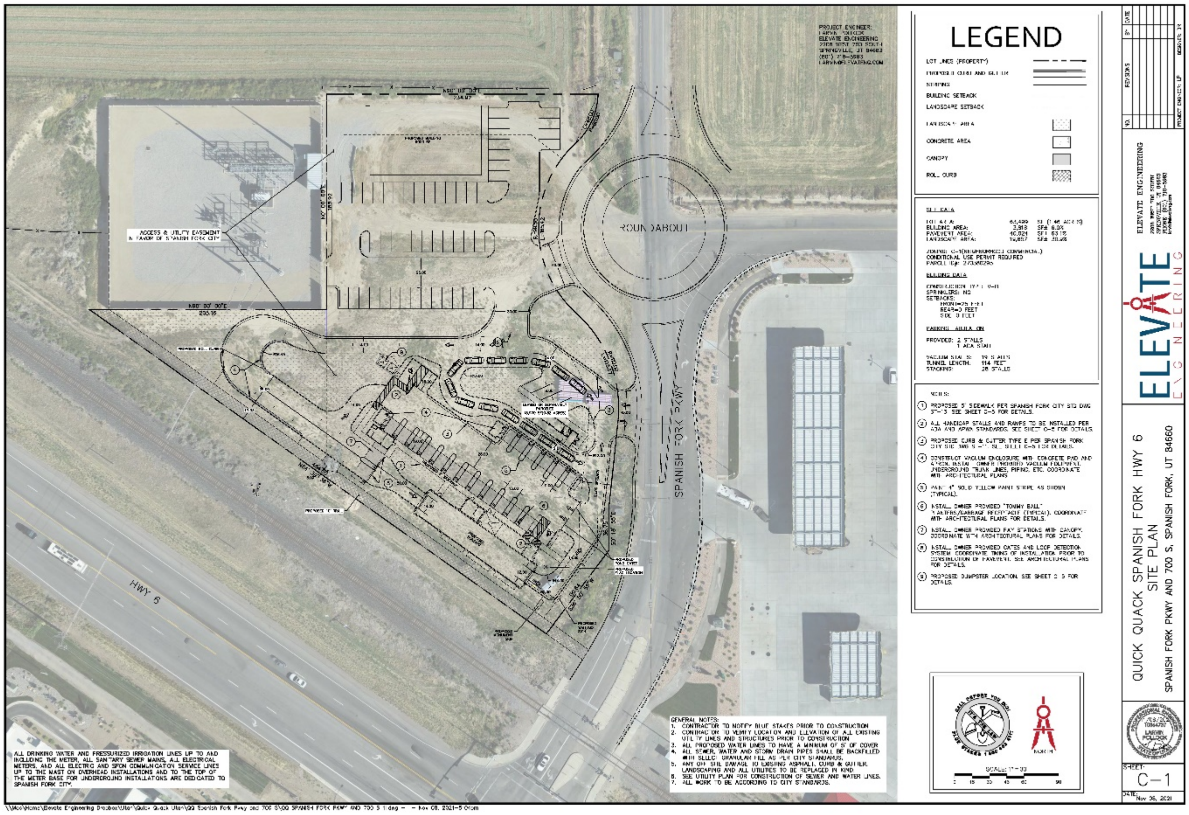
ZONING: C-1(NEIGHBORHOOD COMMERCIAL)
CONDITIONAL USE PERMIT REQUIRED
PARCEL ID# 270380295

LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE		EXISTING CURB AND GUTTER	
EASEMENT LINE		PROPOSED CURB AND GUTTER	
CENTER LINE		INVERT ELEVATION	IE
PROPOSED TRAIL		TOP BACK CURB	TBC
PROPOSED WATER LINE	W W W	TOP ASPHALT	TA
PROPOSED PRESSURIZED IRRIGATION	PI PI PI	TOP OF GRATE	TOG
PROPOSED GROUND WATER DRAIN	GW GW GW	FINISHED GRADE	FG
PROPOSED SEWER LINE	SS SS SS	TOP OF CONCRETE	TC
PROPOSED STORM DRAIN LINE	SD SD SD	HIGH WATER ELEVATION	HWE
EXISTING SEWER LINE		CATCH BASIN	▬
EXISTING WATER LINE		SURFACE FLOW DIRECTION	
EXISTING STORM DRAIN LINE	SD SD SD SD	PROPOSED STREET LIGHT	☼
EXISTING CONTOUR	4750	STORM DRAIN MANHOLE	Ⓓ
FINISHED CONTOUR	47.00	SANITARY SEWER MANHOLE	Ⓢ
		PROPOSED WATER VALVE	⋈

SITE MAP
1"=40'

I-15
STATE ST
400 NORTH
CENTER ST
HWY 6
SPANISH FORK PKWY
E 900 S
MAIN ST
SITE
N90° 00' 00"E
234.92
ELEVATE ENGINEERING
QUICK QUACK SPANISH FORK HWY 6
COVER SHEET
SPANISH FORK PKWY AND 700 S, SPANISH FORK, UT 84660
LARVIN POLLOCK
SHEET
G-0
DATE
Nov 08, 2021



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(801) 718-5993
LARVIN@ELEVATENG.COM

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%
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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 CALCULATION

PROVIDED: 2 STALLS
1 ADA STALL

VACUUM STALLS: 19 STALLS
TUNNEL LENGTH: 114 FEET
STACKING: 28 STALLS

NOTES:

① PROPOSED 5' SIDEWALK PER SPANISH FORK CITY STD DWG ST-13. SEE SHEET C-5 FOR DETAILS.

② ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER ADA AND APWA STANDARDS. SEE SHEET C-5 FOR DETAILS.

③ PROPOSED CURB & GUTTER TYPE E PER SPANISH FORK CITY STD DWG S-11. SEE SHEET C-5 FOR DETAILS.

④ CONSTRUCT VACUUM ENCLOSURE WITH CONCRETE PAD AND APRON. INSTALL OWNER PROVIDED VACUUM EQUIPMENT, UNDERGROUND TRUNK LINES, PIPING, ETC. COORDINATE WITH ARCHITECTURAL PLANS

⑤ PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).

⑥ INSTALL OWNER PROVIDED "TOMMY BALL" PLANTERS/GARBAGE RECEPTACLE (TYPICAL). COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.

⑦ INSTALL OWNER PROVIDED PAY STATIONS WITH CANOPY. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.

⑧ INSTALL OWNER PROVIDED GATES AND LOOP DETECTION SYSTEM. COORDINATE TIMING OF INSTALLATION PRIOR TO CONSTRUCTION OF PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.

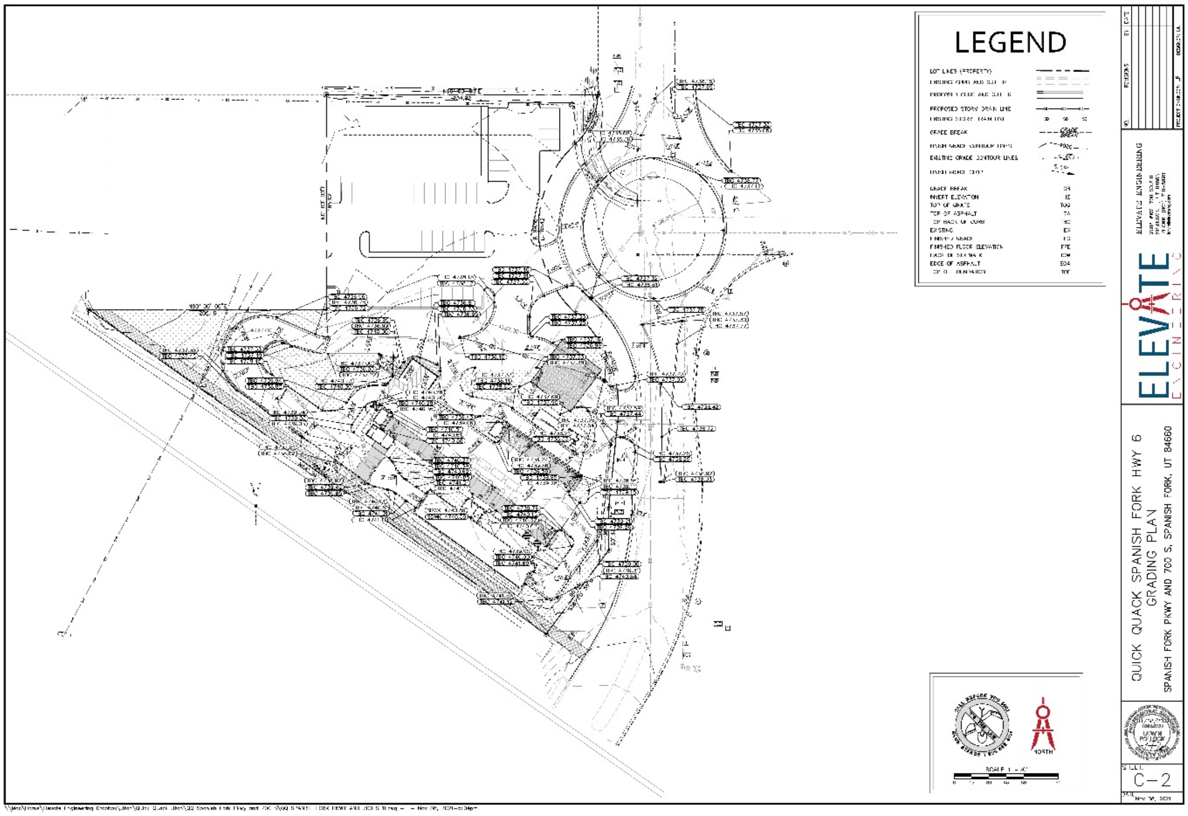
⑨ PROPOSED DUMPSTER LOCATION. SEE SHEET C-5 FOR DETAILS.

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

ACCESS & UTILITY EASEMENT IN FAVOR OF SPANISH FORK CITY
ROUNDABOUT
SPANISH FORK PKWY
HWY 6
CALL BEFORE YOU DIG
SCALE: 1"=30'
ELEVATE ENGINEERING
QUICK QUACK SPANISH FORK HWY 6
SITE PLAN
SPANISH FORK PKWY AND 700 S, SPANISH FORK, UT 84660
LARVIN POLLOCK
SHEET
C-1
DATE
Nov 08, 2021

Exhibit 2


LEGEND
LOT LINES (PROPERTY)
PROPOSED STORM DRAIN LINE
GRADE BREAK
EXISTING GRADE CONTOUR LINES
GRADE BREAK GB
INVERT ELEVATION IE
TOP OF GRATE TOG
TOP OF ASPHALT TA
EXISTING EX
FINISHED FLOOR ELEVATION FFE
EDGE OF ASPHALT EOA
ELEVATE ENGINEERING
QUICK QUACK SPANISH FORK HWY 6
GRADING PLAN
SPANISH FORK PKWY AND 700 S, SPANISH FORK, UT 84660
NORTH
C-2

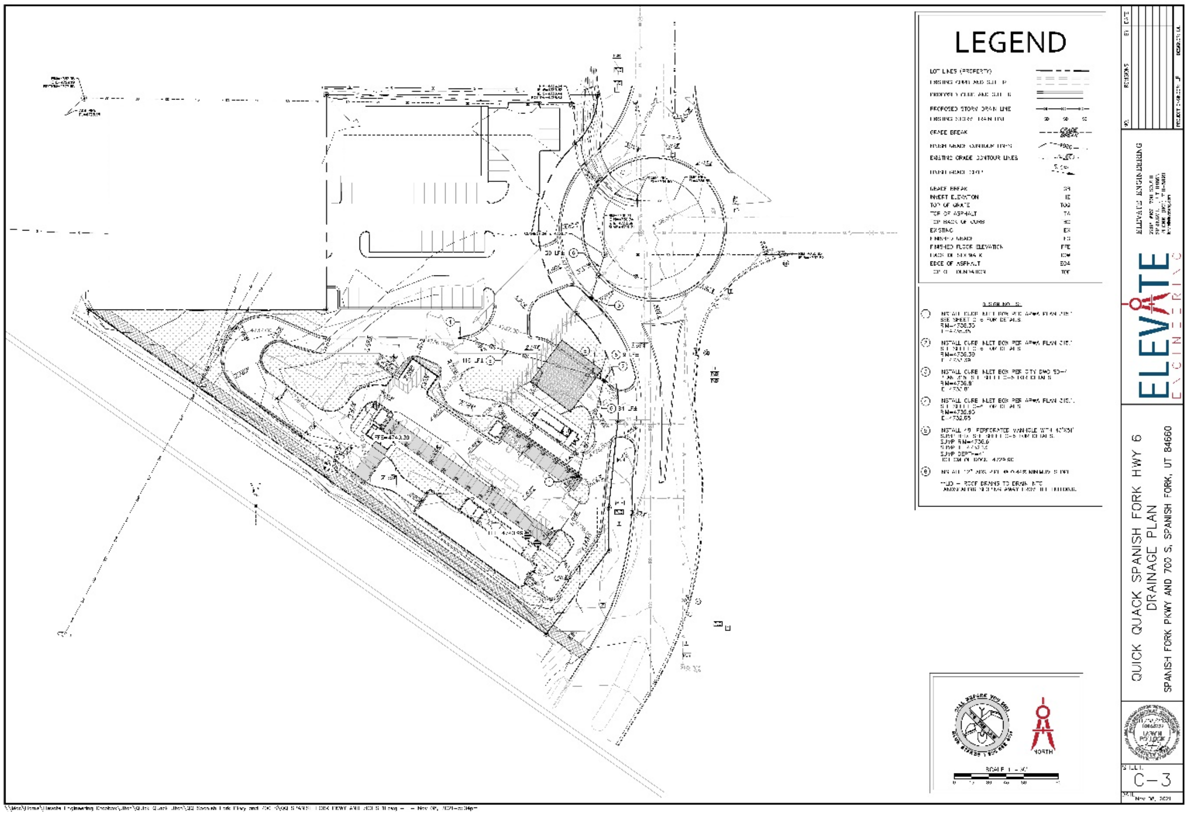
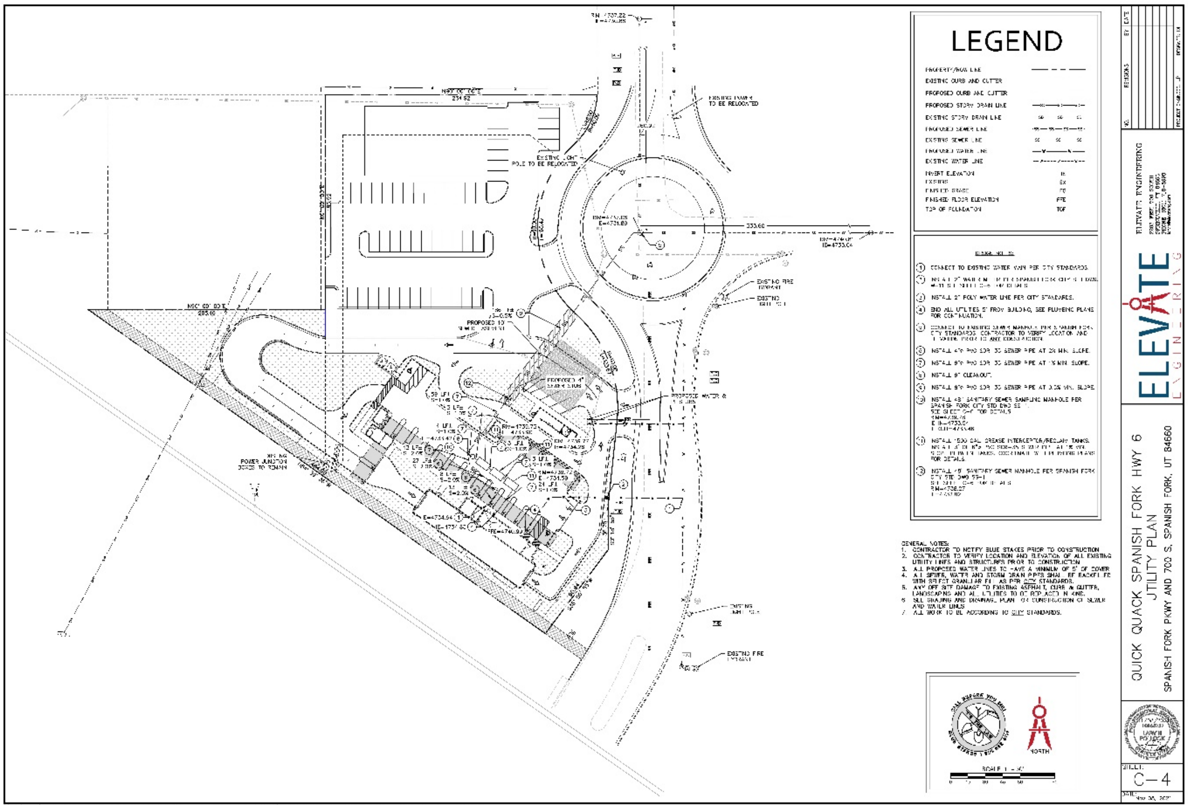

LEGEND
LOT LINES (PROPERTY)
PROPOSED STORM DRAIN LINE
GRADE BREAK
EXISTING GRADE CONTOUR LINES
GRADE BREAK GB
INVERT ELEVATION IE
TOP OF GRATE TOG
TOP OF ASPHALT TA
EXISTING EX
FINISHED FLOOR ELEVATION FFE
EDGE OF ASPHALT EOA
ELEVATE ENGINEERING
QUICK QUACK SPANISH FORK HWY 6
DRAINAGE PLAN
SPANISH FORK PKWY AND 700 S, SPANISH FORK, UT 84660
NORTH
C-3

Exhibit 2


LEGEND
PROPERTY/ROW LINE
EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
PROPOSED STORM DRAIN LINE
EXISTING STORM DRAIN LINE
PROPOSED SEWER LINE
EXISTING SEWER LINE
PROPOSED WATER LINE
EXISTING WATER LINE
INVERT ELEVATION IE
EXISTING EX
FINISHED GRADE FG
FINISHED FLOOR ELEVATION FFE
TOP OF FOUNDATION TOF
① CONNECT TO EXISTING WATER MAIN PER CITY STANDARDS.
③ INSTALL 2" POLY WATER LINE PER CITY STANDARDS.
④ END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
⑥ INSTALL 4" PVC SDR 35 SEWER PIPE AT 2% MIN. SLOPE.
⑦ INSTALL 6" PVC SDR 35 SEWER PIPE AT 1% MIN. SLOPE.
⑧ INSTALL 6" CLEANOUT.
⑨ INSTALL 8" PVC SDR 35 SEWER PIPE AT 0.5% MIN. SLOPE.
⑩ INSTALL 48" SANITARY SEWER SAMPLING MANHOLE PER SPANISH FORK CITY STD DWG
⑪ INSTALL 1500 GAL GREASE INTERCEPTOR/RECLAIM TANKS.
⑫ INSTALL 48" SANITARY SEWER MANHOLE PER SPANISH FORK CITY STD DWG 55-1
RIM=4738.07
GENERAL NOTES:
1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION.
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6. SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.
EXISTING LAMP TO BE RELOCATED
EXISTING POLE TO BE RELOCATED
EXISTING FIRE HYDRANT
EXISTING POWER JUNCTION BOXES TO REMAIN
NORTH
ELEVATE ENGINEERING
QUICK QUACK SPANISH FORK HWY 6
UTILITY PLAN
SPANISH FORK PKWY AND 700 S, SPANISH FORK, UT 84660
SHEET C-4
Nov 30, 2021

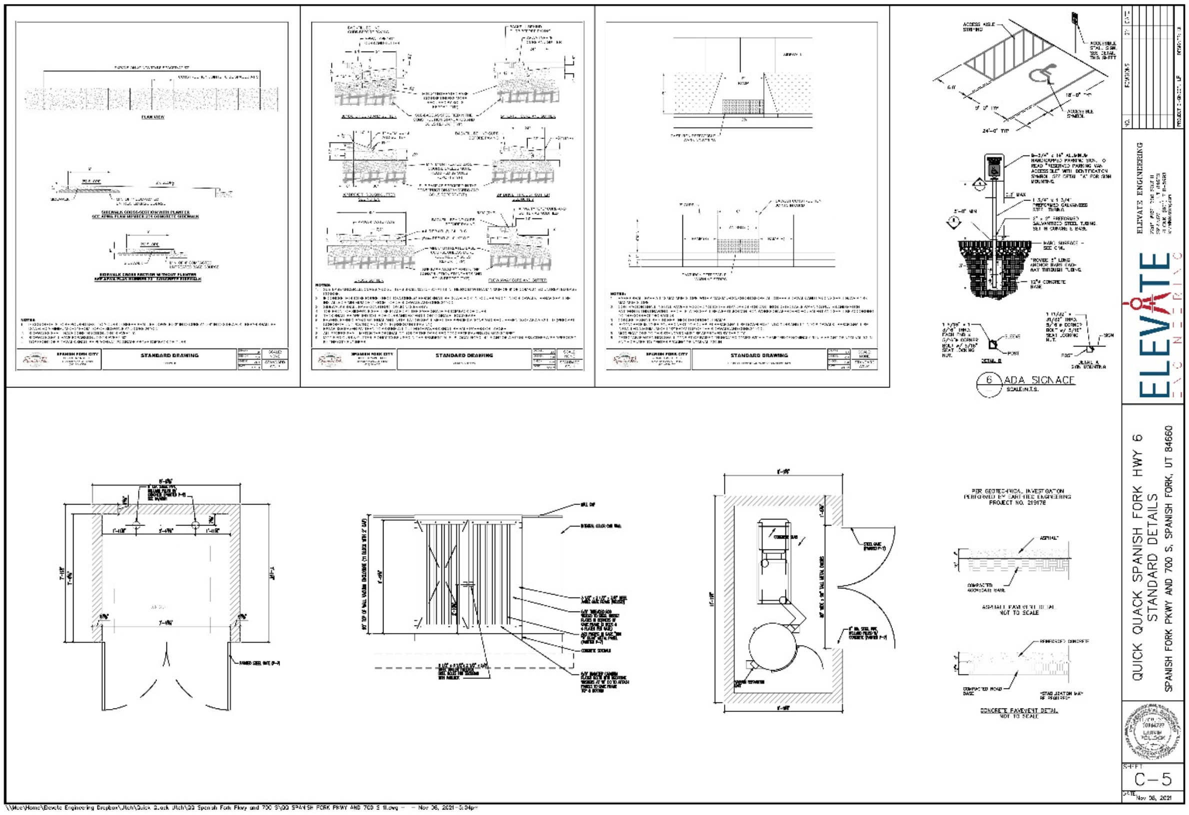
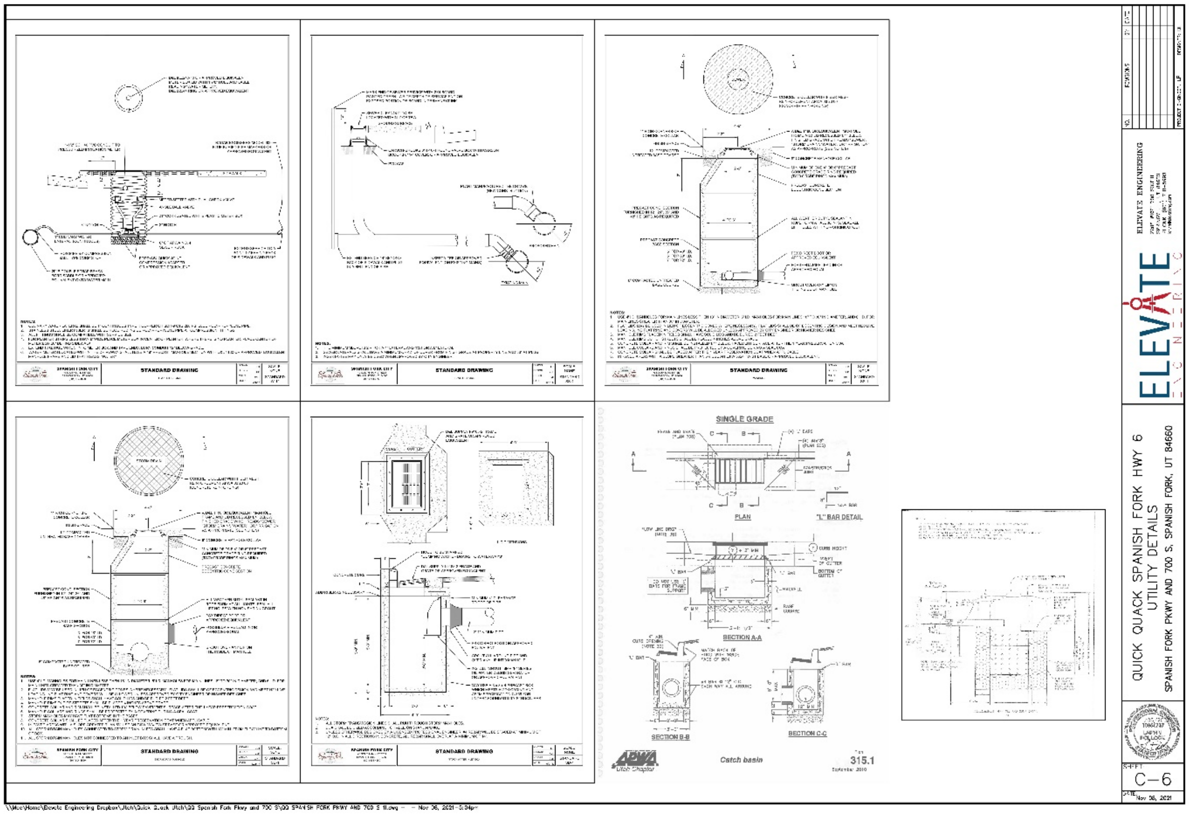

SPANISH FORK CITY
STANDARD DRAWING
ACCESS AISLE STRIPING
ACCESSIBLE SYMBOL
ADA SIGNAGE
SCALE: N.T.S.
PER GEOTECHNICAL INVESTIGATION PERFORMED BY EARTHTEC ENGINEERING
ASPHALT PAVEMENT DETAIL
NOT TO SCALE
CONCRETE PAVEMENT DETAIL
NOT TO SCALE
ELEVATE ENGINEERING
QUICK QUACK SPANISH FORK HWY 6
STANDARD DETAILS
SPANISH FORK PKWY AND 700 S, SPANISH FORK, UT 84660
SHEET C-5
Nov 30, 2021

Exhibit 2


STANDARD DRAWING
SPANISH FORK CITY
SINGLE GRADE
PLAN
"L" BAR DETAIL
SECTION A-A
SECTION B-B
SECTION C-C
APWA Utah Chapter
Catch basin
315.1
ELEVATE ENGINEERING
ELEVATE ENGINEERING
QUICK QUACK SPANISH FORK HWY 6
UTILITY DETAILS
SPANISH FORK PKWY AND 700 S, SPANISH FORK, UT 84660
SHEET
C-6
DATE Nov 30, 2021

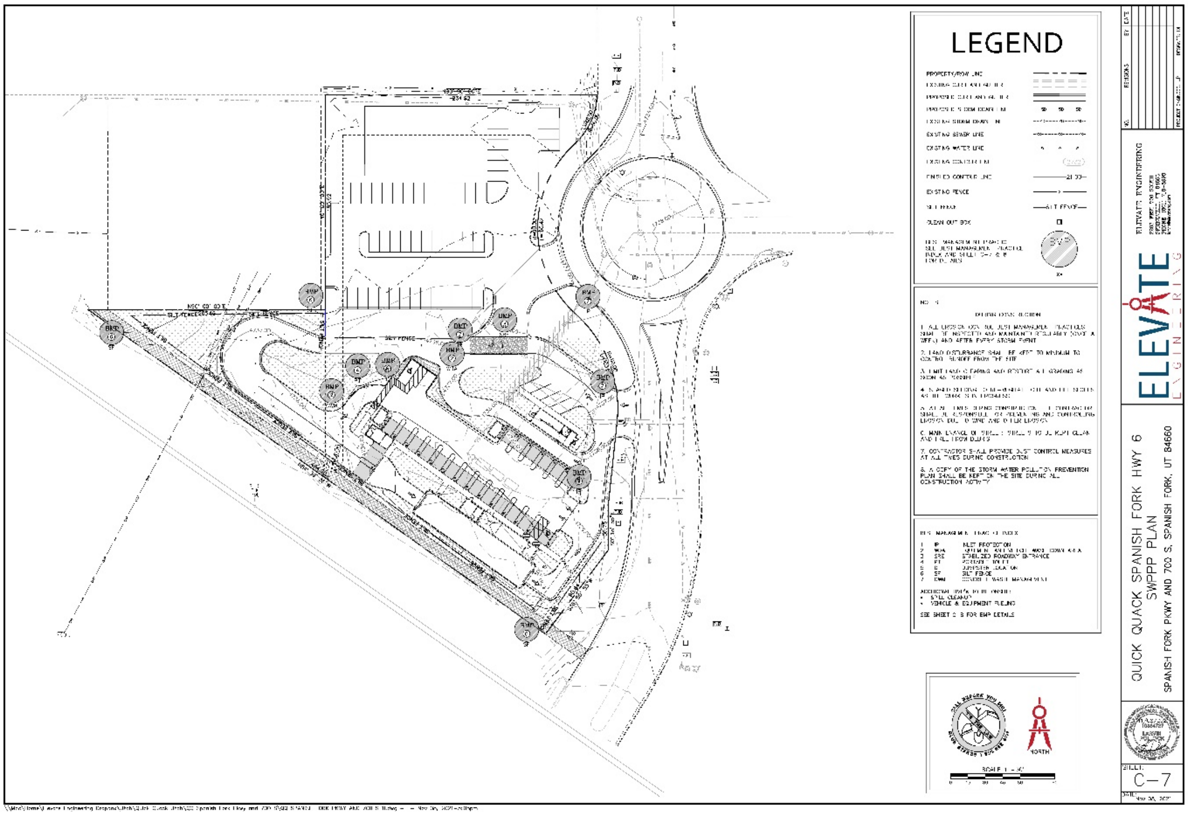

LEGEND
PROPERTY/ROW LINE
EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
PROPOSED STORM DRAIN LINE
EXISTING STORM DRAIN LINE
EXISTING SEWER LINE
EXISTING WATER LINE
EXISTING CONTOUR LINE
FINISHED CONTOUR LINE
EXISTING FENCE
SILT FENCE
CLEAN OUT BOX
BEST MANAGEMENT PRACTICE
SEE BEST MANAGEMENT PRACTICE INDEX AND SHEET C-7 & 8 FOR DETAILS
BMP
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. SEED AND STABILIZE ALL 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 STREETS: 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 WOA 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 BMPs TO BE ONSITE:
• SPILL CLEANUP
• VEHICLE & EQUIPMENT FUELING
SEE SHEET C-8 FOR BMP DETAILS
SILT FENCE
NORTH
SCALE 1" = 30'
ELEVATE ENGINEERING
QUICK QUACK SPANISH FORK HWY 6
SWPPP PLAN
SPANISH FORK PKWY AND 700 S, SPANISH FORK, UT 84660
SHEET
C-7
DATE Nov 30, 2021

Exhibit 2

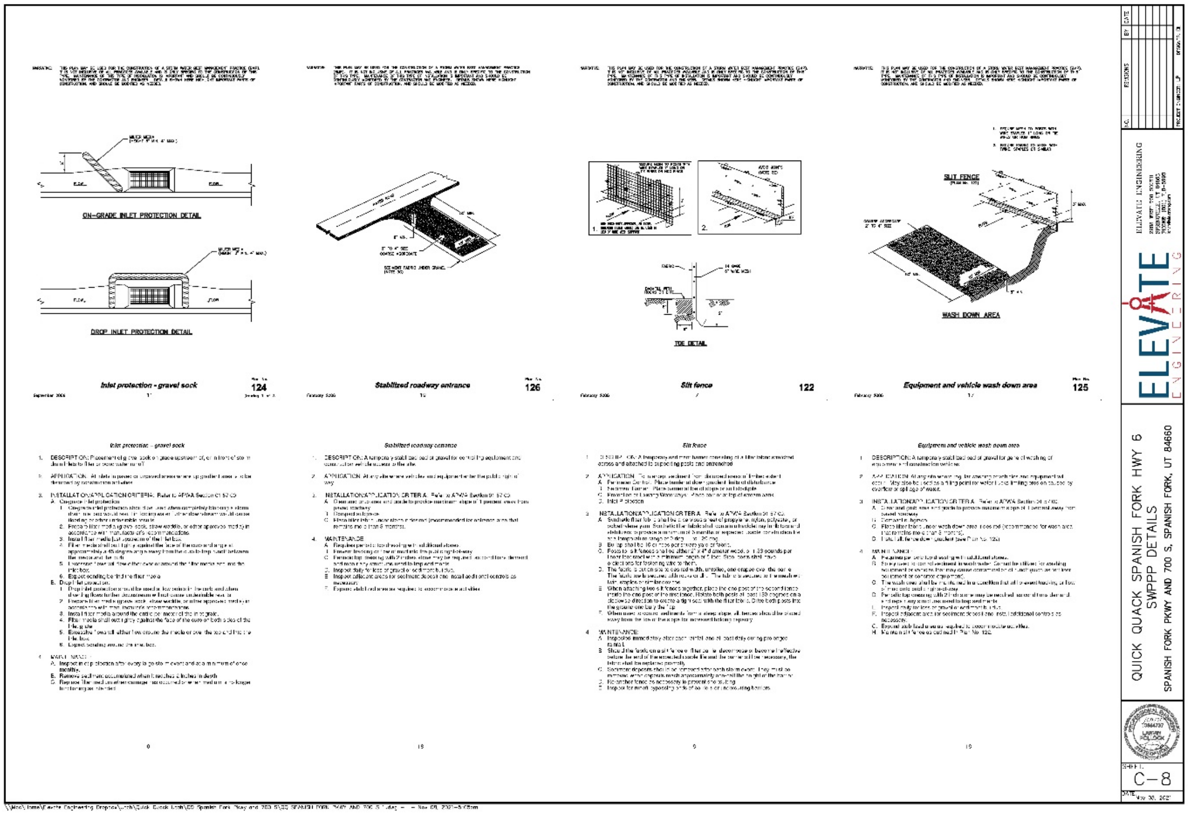

ON-GRADE INLET PROTECTION DETAIL
DROP INLET PROTECTION DETAIL
Inlet protection - gravel sock
124
Stabilized roadway entrance
126
Silt fence
122
TOE DETAIL
SILT FENCE
WASH DOWN AREA
Equipment and vehicle wash down area
125
Inlet protection - gravel sock
Stabilized roadway entrance
Silt fence
Equipment and vehicle wash down area
REVISIONS
ELEVATE ENGINEERING
ELEVATE
ENGINEERING
QUICK QUACK SPANISH FORK HWY 6
SWPPP DETAILS
SPANISH FORK PKWY AND 700 S, SPANISH FORK, UT 84660
SHEET
C-8
DATE Nov 30, 2021

Exhibit 3

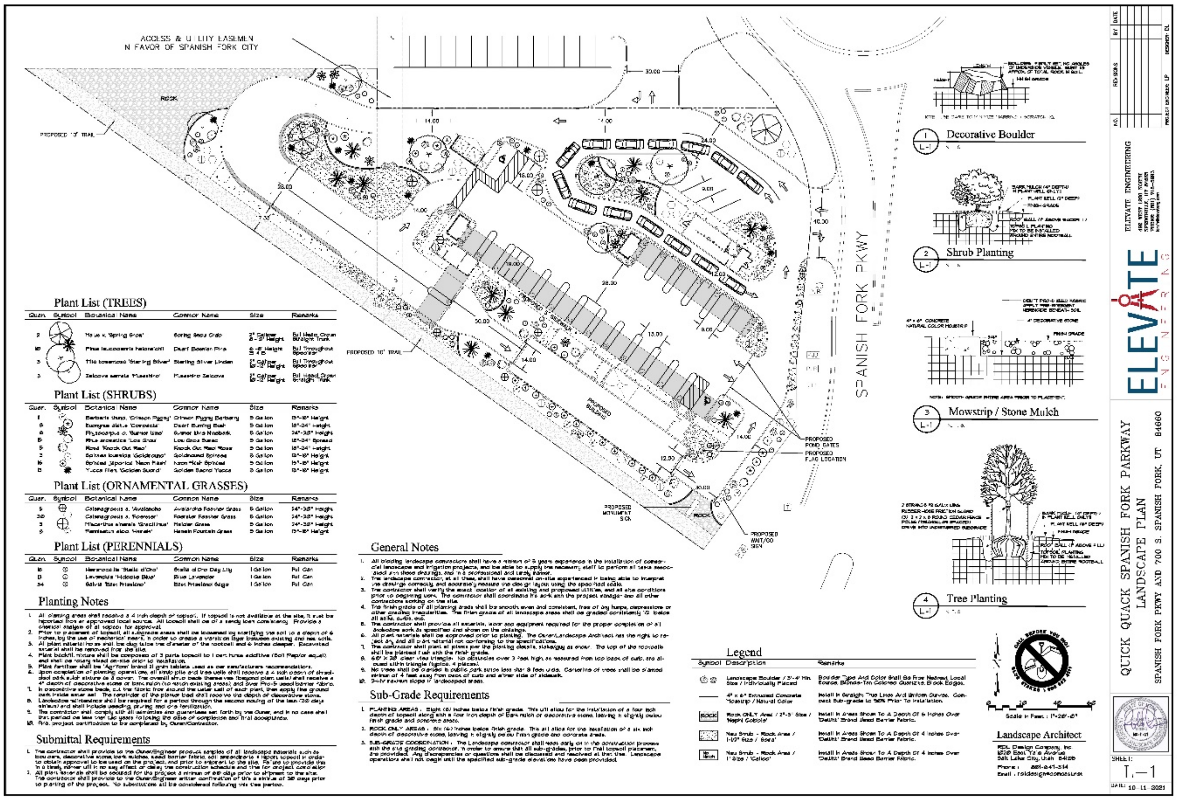

ACCESS & UTILITY EASEMENT IN FAVOR OF SPANISH FORK CITY
ROCK
PROPOSED 10' TRAIL
SPANISH FORK PKWY
PROPOSED BUILDING
PROPOSED MONUMENT SIGN
PROPOSED EXIT/DO SIGN
PROPOSED POND GATES
PROPOSED FLAG LOCATION
Plant List (TREES)
Plant List (SHRUBS)
Plant List (ORNAMENTAL GRASSES)
Plant List (PERENNIALS)
Planting Notes
Submittal Requirements
General Notes
Sub-Grade Requirements
Legend
Decorative Boulder
Shrub Planting
Mowstrip / Stone Mulch
Tree Planting
Landscape Architect
ELEVATE ENGINEERING
ELEVATE ENGINEERING
QUICK QUACK SPANISH FORK PARKWAY
LANDSCAPE PLAN
SPANISH FORK PKWY AND 700 S. SPANISH FORK, UT 84660
SHEET:
L-1
DATE: 10-11-2021

Exhibit 4

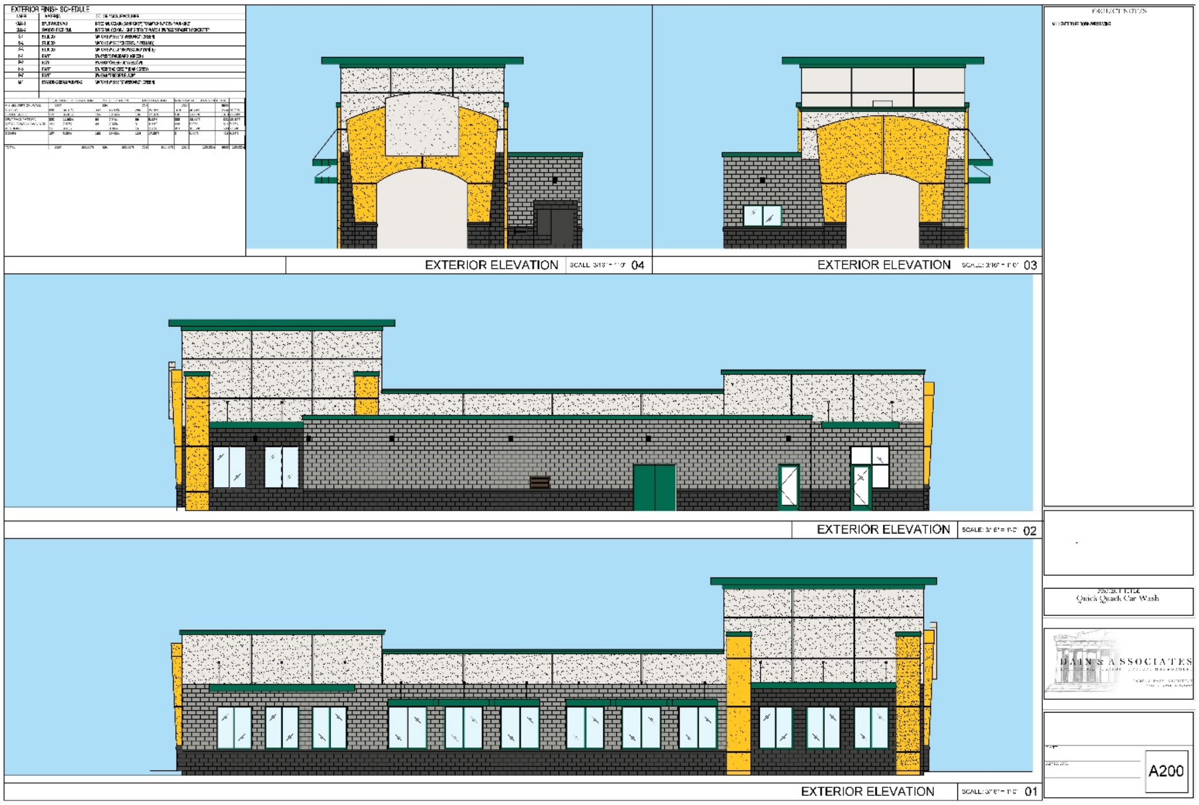

EXTERIOR FINISH SCHEDULE
EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"
04
EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"
03
EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"
02
EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"
01
PROJECT NOTES
PROJECT TITLE
Quick Quack Car Wash
DAIN & ASSOCIATES
A200

Exhibit 4

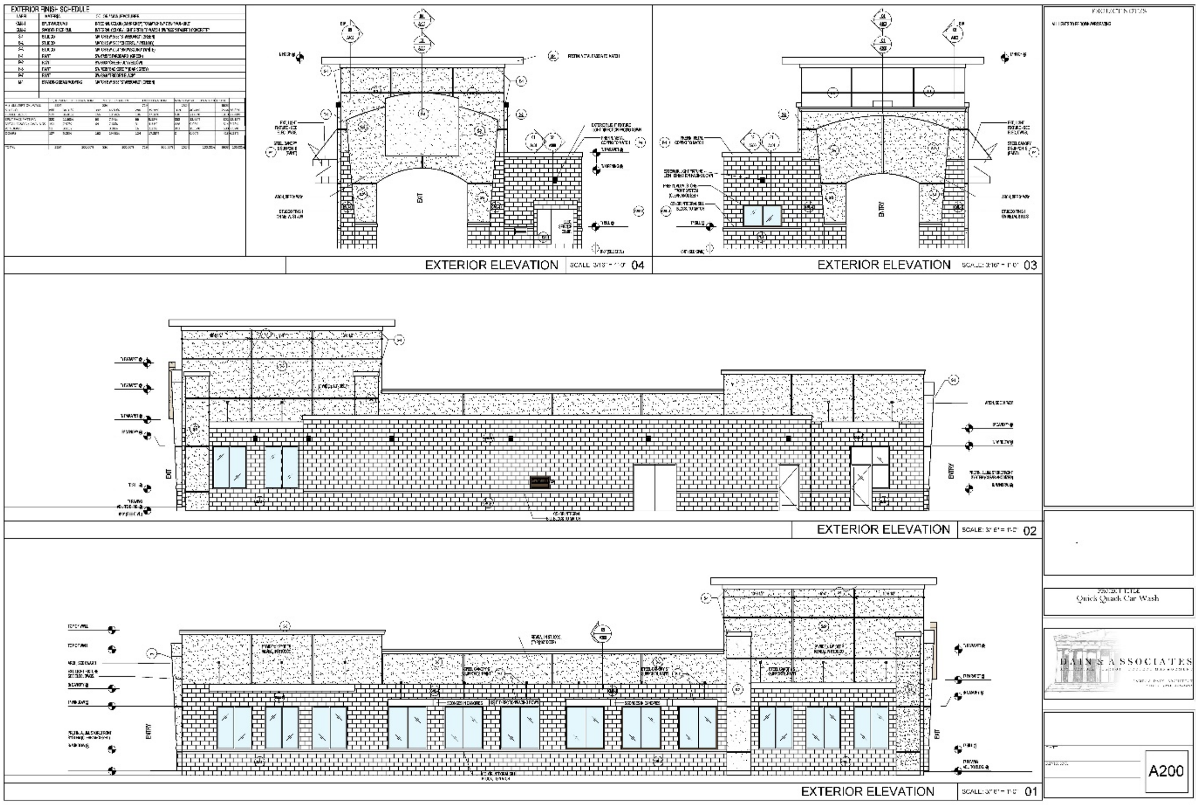
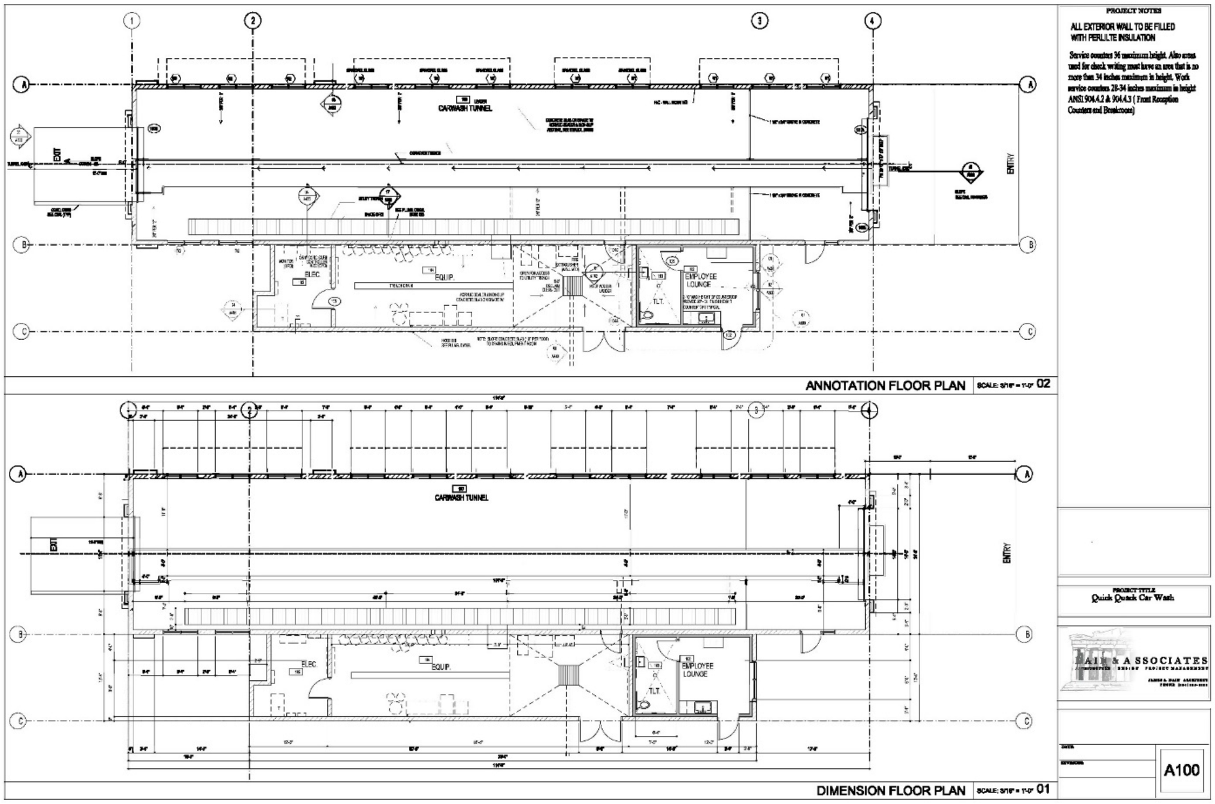

EXTERIOR FINISH SCHEDULE
EXTERIOR ELEVATION 04
EXTERIOR ELEVATION 03
EXTERIOR ELEVATION 02
EXTERIOR ELEVATION 01
EXIT
ENTRY
PROJECT NOTES
PROJECT TITLE
Quick Quack Car Wash
DAIN & ASSOCIATES
A200

Exhibit 4


CARWASH TUNNEL
ELEC
EQUIP.
EMPLOYEE LOUNGE
TLT.
EXIT
ENTRY
ANNOTATION FLOOR PLAN
SCALE: 3/16" = 1'-0" 02
DIMENSION FLOOR PLAN
SCALE: 3/16" = 1'-0" 01
PROJECT TITLE
Quick Quack Car Wash
DAIN & ASSOCIATES
DATE
REVISIONS
A100

PROJECT NOTES

ALL EXTERIOR WALL TO BE FILLED WITH PERLILTE INSULATION

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

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

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.

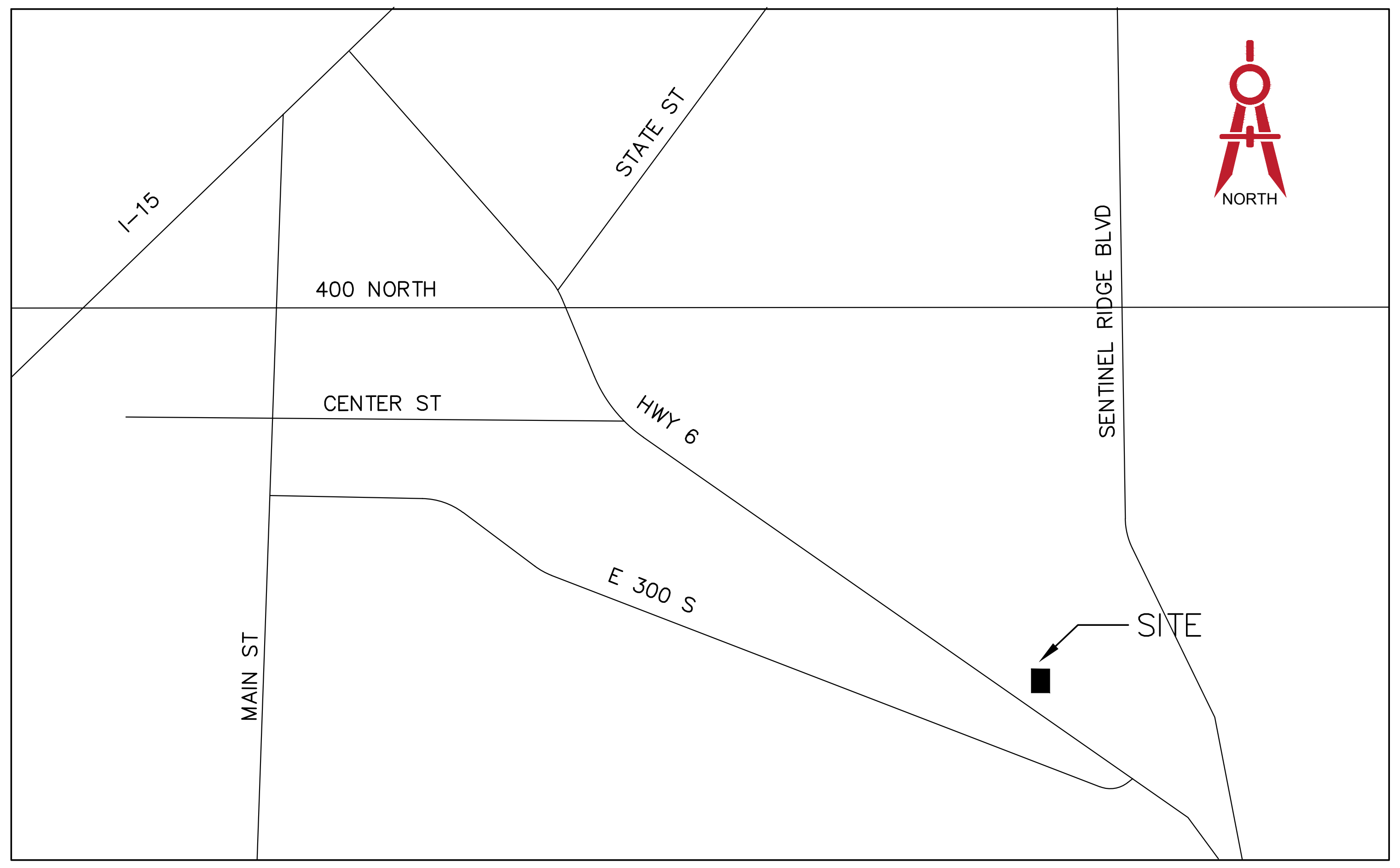
In conclusion, between Quick Quack's: cutting edge water conservation technology, aesthetically pleasing finished car wash building and site layout with beautiful landscaping, non-offensive operating hours, light disturbance mitigation, sound abatement technology, completely self-contained vehicular 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

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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

PROJECT ENGINEER:
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SITE DATA

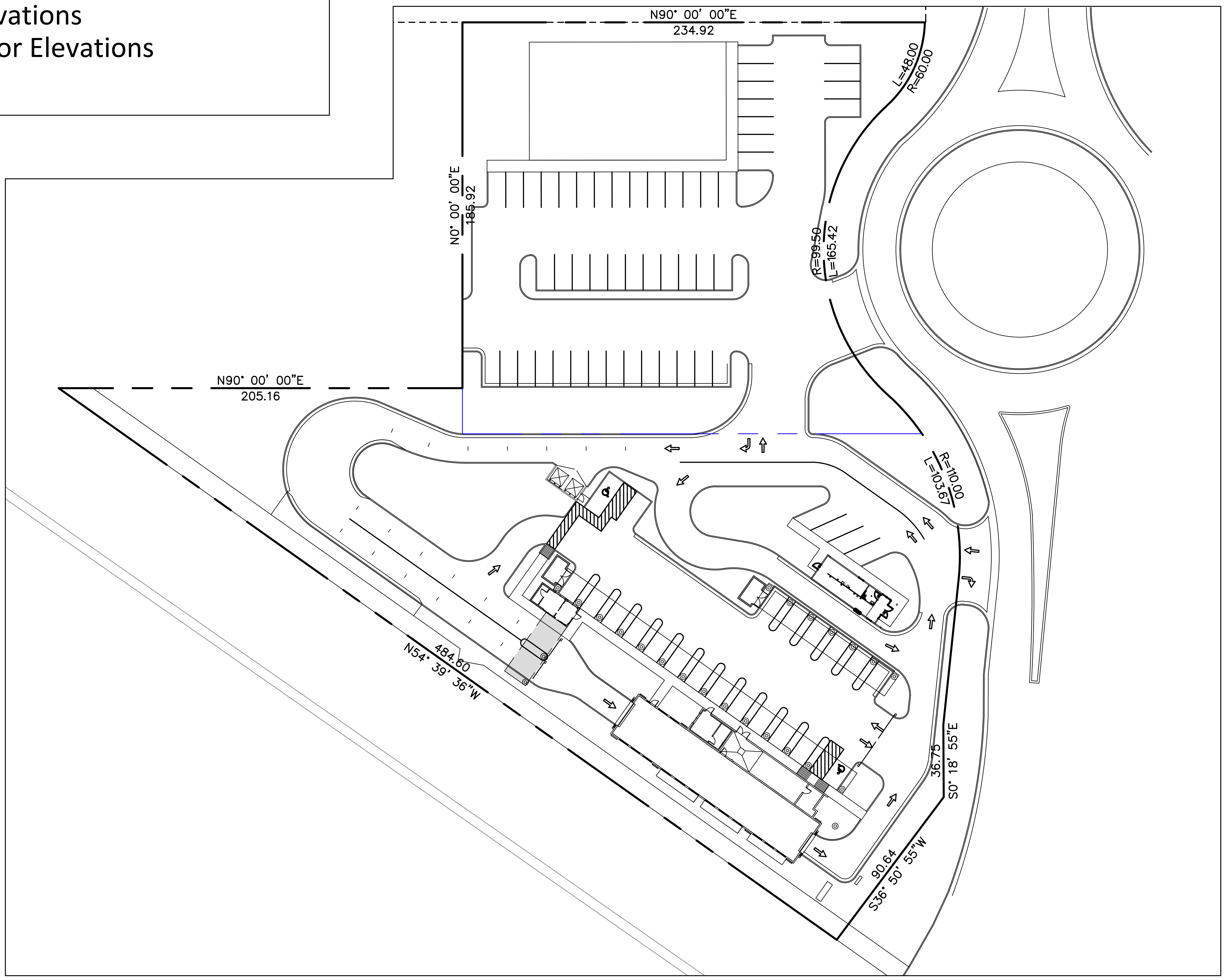
LOT AREA:	63,499	SF	(1.46 ACRES)
BUILDING AREA:	3,818	SF±	6.0%
PAVEMENT AREA:	40,024	SF±	63.1%
LANDSCAPE AREA:	19,657	SF±	30.9%

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

LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE	——— – – ———
EASEMENT LINE	— — — — — —
CENTER LINE	——— – ———
PROPOSED TRAIL	
PROPOSED WATER LINE	—W—W—W—
PROPOSED PRESSURIZED IRRIGATION	—PI—PI—PI—
PROPOSED GROUND WATER DRAIN	—GW—GW—GW—
PROPOSED SEWER LINE	—SS—SS—SS—
PROPOSED STORM DRAIN LINE	—SD—SD—SD—
EXISTING SEWER LINE	-----SS-----SS-----SS-----
EXISTING WATER LINE	----W----W----W----W---
EXISTING STORM DRAIN LINE	----SD----SD----SD----SD-
EXISTING CONTOUR	4960
FINISHED CONTOUR	47.00

EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
INVERT ELEVATION	I.E.
TOP BACK CURB	TBC
TOP ASPHALT	TA
TOP OF GRATE	TOG
FINISHED GRADE	FG
TOP OF CONCRETE	TC
HIGH WATER ELEVATION	HWE
CATCH BASIN	▨
SURFACE FLOW DIRECTION	—
PROPOSED STREET LIGHT	☼
STORM DRAIN MANHOLE	Ⓓ
SANITARY SEWER MANHOLE	Ⓢ
PROPOSED WATER VALVE	WV ⋈



SITE MAP
1"=40'

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

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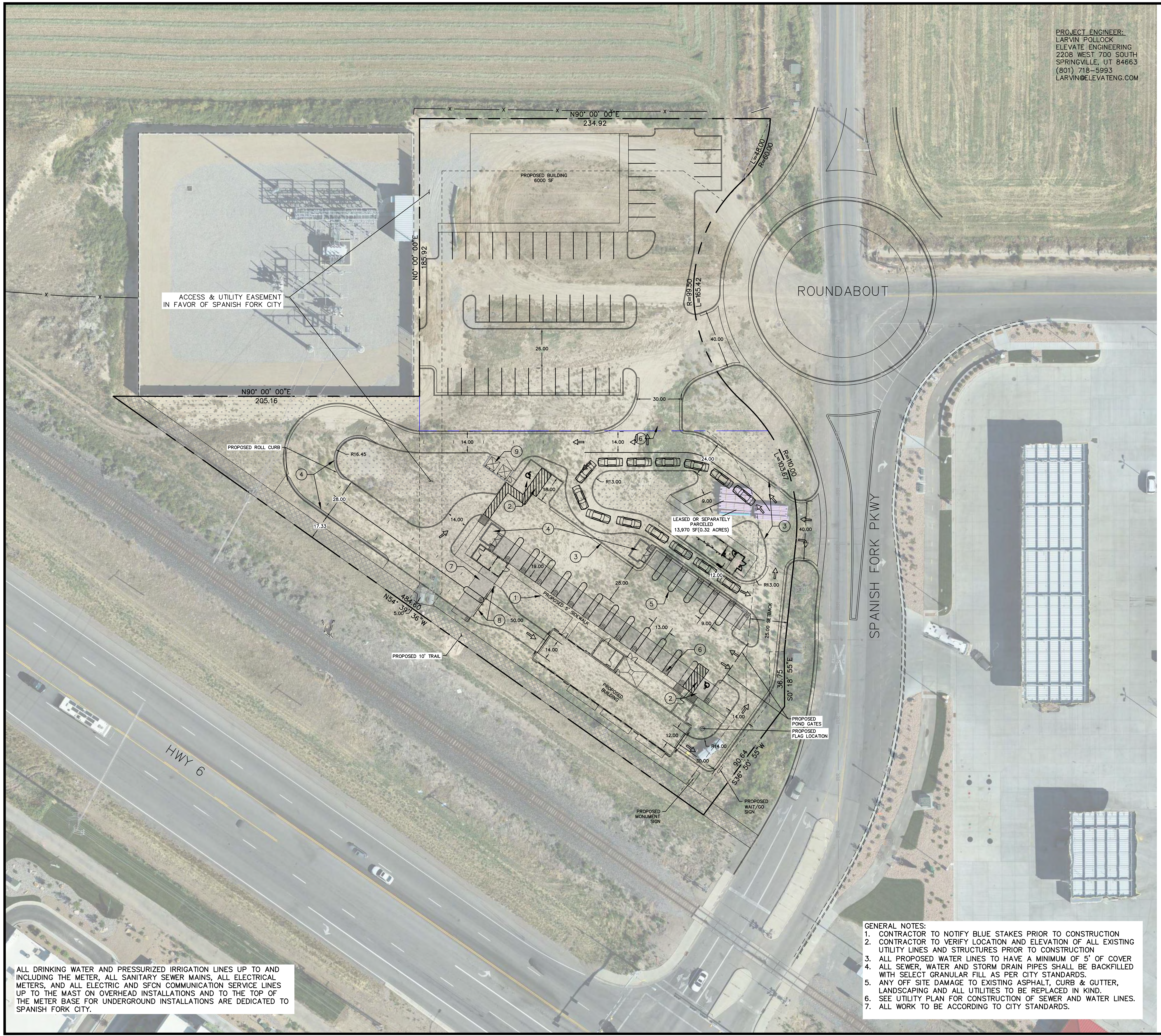
QUICK QUACK SPANISH FORK HWY 6
COVER SHEET
SPANISH FORK PKWY AND 700 S, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER
11/08/2021
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
G-0

DATE: Nov 08, 2021

\\Mac\Home\Elevate Engineering Dropbox\Utah\Quick Quack Utah\QQ Spanish Fork Pkwy and 700 S\QQ SPANISH FORK PKWY AND 700 S 1l.dwg — — Nov 08, 2021-5:04pm


N90° 00' 00"E
234.92
N90° 00' 00"E
205.16
N0° 00' 00"E
185.92
PROPOSED BUILDING
6000 SF
ACCESS & UTILITY EASEMENT
IN FAVOR OF SPANISH FORK CITY
ROUNDABOUT
SPANISH FORK PKWY
HWY 6
L=45.00
R=60.00
R=99.50
L=165.42
R=10.00
L=103.67
40.00
26.00
30.00
14.00
24.00
R13.00
R16.45
28.00
17.33
9.00
18.00
LEASED OR SEPARATELY
PARCELED
13,970 SF(0.32 ACRES)
12.00
R13.00
28.00
19.00
50.00
13.00
5.00
484.60
N54° 39' 36"W
PROPOSED ROLL CURB
PROPOSED 5' SIDEWALK
PROPOSED 10' TRAIL
PROPOSED BUILDING
25.00 SETBACK
36.75
S0° 18' 55"E
PROPOSED POND GATES
PROPOSED FLAG LOCATION
R14.00
30.00
90.64
S36° 50' 55"W
PROPOSED MONUMENT SIGN
PROPOSED WAIT/GO SIGN

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

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

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:

① PROPOSED 5' SIDEWALK PER SPANISH FORK CITY STD DWG ST-13. SEE SHEET C-5 FOR DETAILS.

② ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER ADA AND APWA STANDARDS. SEE SHEET C-5 FOR DETAILS.

③ PROPOSED CURB & GUTTER TYPE E PER SPANISH FORK CITY STD DWG ST-11. SEE SHEET C-5 FOR DETAILS.

④ CONSTRUCT VACUUM ENCLOSURE WITH CONCRETE PAD AND APRON. INSTALL OWNER PROVIDED VACUUM EQUIPMENT, UNDERGROUND TRUNK LINES, PIPING, ETC. COORDINATE WITH ARCHITECTURAL PLANS.

⑤ PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).

⑥ INSTALL OWNER PROVIDED "TOMMY BALL" PLANTERS/GARBAGE RECEPTACLE (TYPICAL). COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.

⑦ INSTALL OWNER PROVIDED PAY STATIONS WITH CANOPY. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.

⑧ INSTALL OWNER PROVIDED GATES AND LOOP DETECTION SYSTEM. COORDINATE TIMING OF INSTALLATION PRIOR TO CONSTRUCTION OF PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.

⑨ PROPOSED DUMPSTER LOCATION. SEE SHEET C-5 FOR DETAILS.

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

NORTH

SCALE: 1" = 30'
0 15 30 45 60 90

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DR

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

11/08/2021
10864737
LARVIN POLLOCK

SHEET:
C-1

DATE:
Nov 08, 2021

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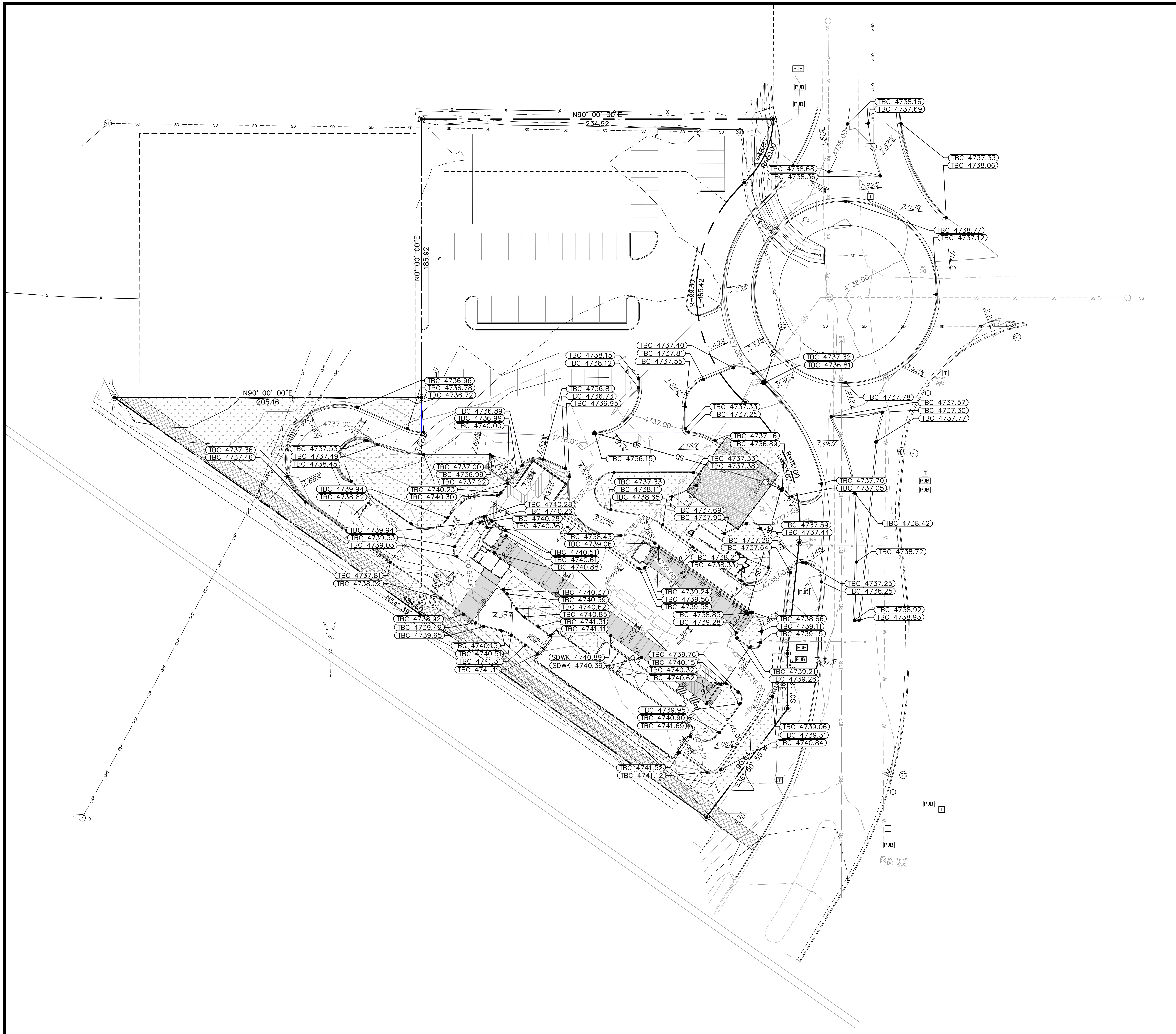
N90° 00' 00"E
234.92
N0° 00' 00"E
185.92
N90° 00' 00"E
205.16
N54° 39'
484.60
S36° 50' 55"W
90.64
S0° 18'
36
L=48.00
R=60.00
R=99.50
L=165.42
R=110.00
L=103.67
TBC 4738.16
TBC 4737.69
TBC 4737.33
TBC 4738.06
TBC 4738.68
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TBC 4738.77
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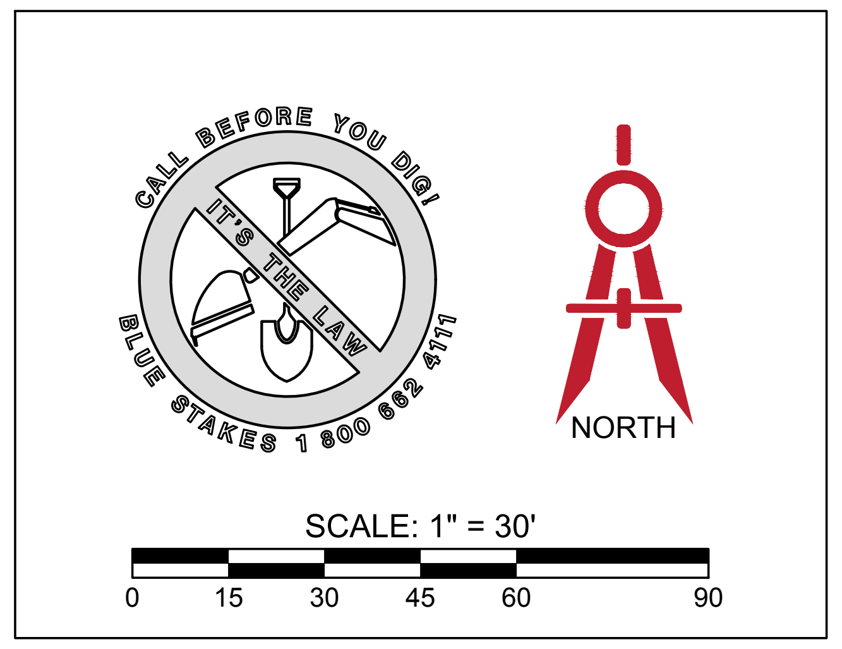
4737.00
4738.00
4739.00
4740.00
4741.00
1.81%
2.87%
3.74%
1.82%
2.03%
3.71%
4.02%
3.83%
1.40%
3.33%
2.80%
3.92%
2.20%
1.94%
1.81%
1.96%
2.18%
7.89%
1.85%
2.69%
2.82%
2.46%
3.57%
2.66%
3.44%
3.57%
4.52%
2.00%
1.44%
2.08%
3.08%
2.66%
2.44%
4.11%
3.92%
4.36%
2.00%
1.64%
2.66%
2.47%
2.45%
1.03%
1.66%
2.59%
2.50%
2.00%
1.91%
2.57%
4.14%
3.06%
SD
SS
OHP
IRR
W
PJB
T
CB
HYD
WV
GAS

LEGEND

LOT LINES (PROPERTY)	— - - —
EXISTING CURB AND GUTTER	═══
PROPOSED CURB AND GUTTER	═══
PROPOSED STORM DRAIN LINE	—SD—SD—SD—
EXISTING STORM DRAIN LINE	--SD----SD----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


CALL BEFORE YOU DIG!
IT'S THE LAW
BLUE STAKES 1 800 662 4111
NORTH
SCALE: 1" = 30'
0
15
30
45
60
90

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

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ENGINEERING

QUICK QUACK SPANISH FORK HWY 6
GRADING PLAN

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

11/08/2021
10864737
LARVIN POLLOCK

SHEET:
C-2

DATE: Nov 08, 2021

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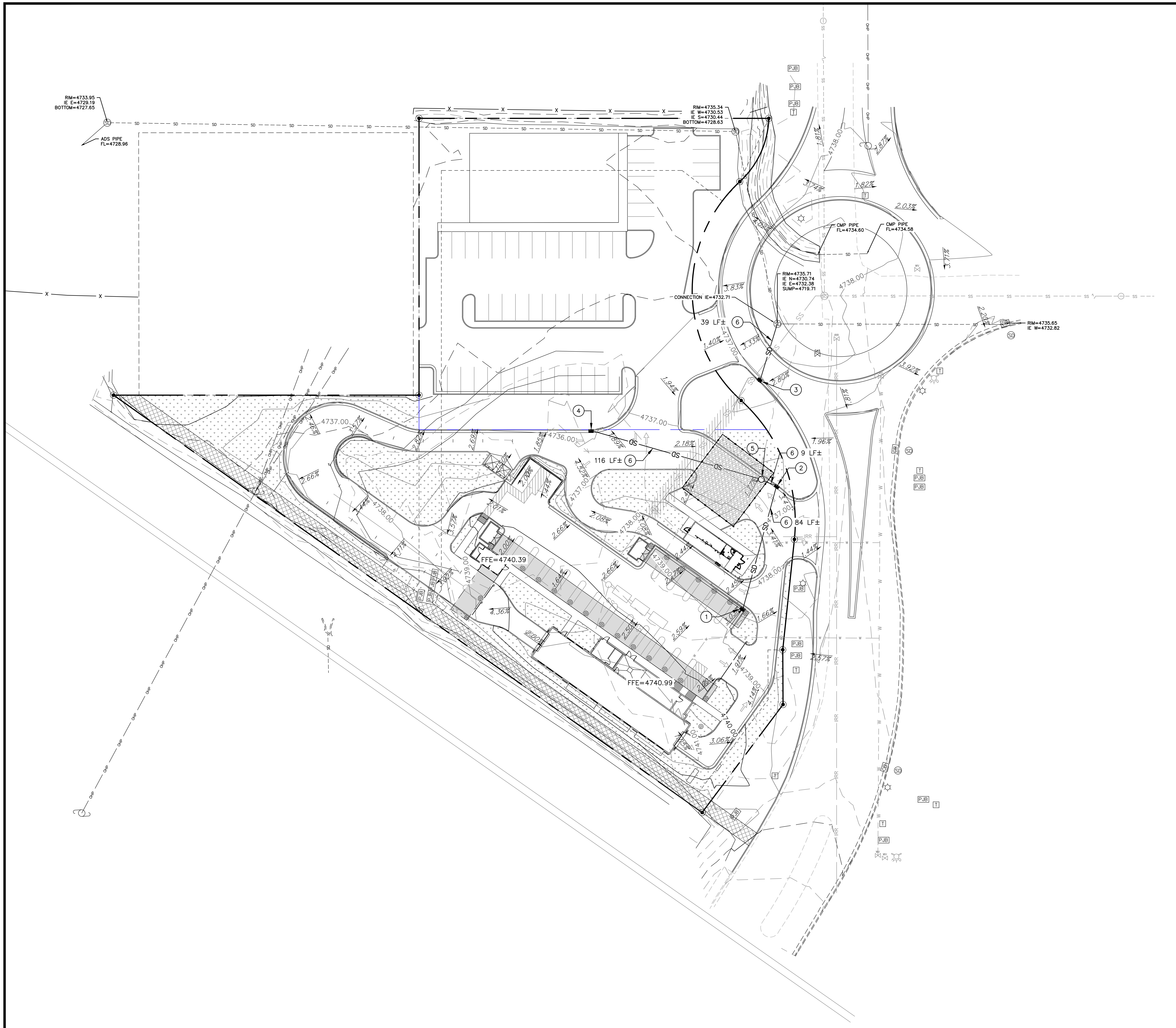
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IE E=4729.19
BOTTOM=4727.65
ADS PIPE
FL=4728.96
RIM=4735.34
IE W=4730.53
IE S=4730.44
BOTTOM=4728.63
CMP PIPE
FL=4734.60
CMP PIPE
FL=4734.58
RIM=4735.71
IE N=4730.74
IE E=4732.38
SUMP=4719.71
CONNECTION IE=4732.71
RIM=4735.65
IE W=4732.82
39 LF±
116 LF±
9 LF±
84 LF±
FFE=4740.39
FFE=4740.99
4736.00
4737.00
4738.00
4739.00
4740.00
SD
SS
OHP
IRR
PJB
T
GAS
WV
HYD

LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	—SD—SD—SD—
EXISTING STORM DRAIN LINE	--SD----SD----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.

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

NORTH

SCALE: 1" = 30'
0 15 30 45 60 90

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

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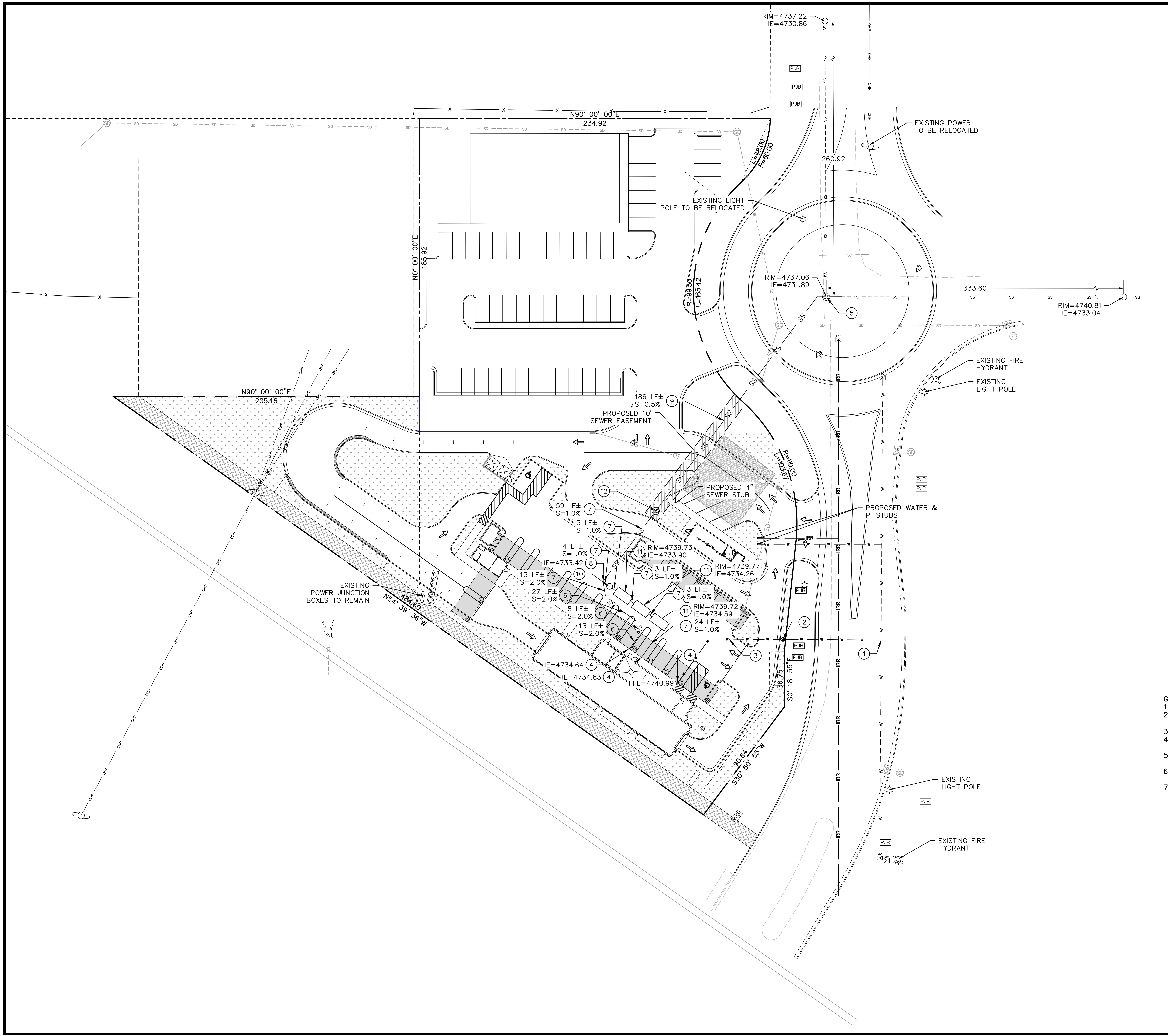
ELEVATE ENGINEERING

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

11/08/2021
10864737
LARVIN POLLOCK

SHEET:
C–3

DATE:
Nov 08, 2021


RIM=4737.22
IE=4730.86
N90° 00' 00"E
234.92
N0° 00' 00"E
185.92
N90° 00' 00"E
205.16
L=48.00
R=60.00
260.92
EXISTING POWER
TO BE RELOCATED
EXISTING LIGHT
POLE TO BE RELOCATED
R=99.50
L=165.42
RIM=4737.06
IE=4731.89
333.60
RIM=4740.81
IE=4733.04
EXISTING FIRE
HYDRANT
EXISTING
LIGHT POLE
186 LF±
S=0.5%
PROPOSED 10'
SEWER EASEMENT
R=110.00
L=103.67
PROPOSED 4"
SEWER STUB
PROPOSED WATER &
PI STUBS
59 LF±
S=1.0%
3 LF±
S=1.0%
4 LF±
S=1.0%
IE=4733.42
RIM=4739.73
IE=4733.90
RIM=4739.77
IE=4734.26
13 LF±
S=2.0%
27 LF±
S=2.0%
3 LF±
S=1.0%
3 LF±
S=1.0%
8 LF±
S=2.0%
RIM=4739.72
IE=4734.59
13 LF±
S=2.0%
24 LF±
S=1.0%
IE=4734.64
IE=4734.83
FFE=4740.99
EXISTING
POWER JUNCTION
BOXES TO REMAIN
N54° 39' 36"W
484.60
36.75
S0° 18' 55"E
90.64
S36° 50' 55"W
EXISTING
LIGHT POLE
EXISTING FIRE
HYDRANT
PJB
SS
SD
W
IRR
OHP
GAS
①
②
③
④
⑤
⑥
⑦
⑧
⑨
⑩
⑪
⑫

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 — SS -
EXISTING SEWER LINE	-SS- - - -SS- - - -SS-
PROPOSED WATER LINE	—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:

① CONNECT TO EXISTING WATER MAIN PER CITY STANDARDS.

② INSTALL 2" WATER METER PER SPANISH FORK CITY STD DWG. W-11 SEE SHEET C-6 FOR DETAILS.

③ INSTALL 2" POLY WATER LINE PER CITY STANDARDS.

④ END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.

⑤ CONNECT TO EXISTING SEWER MANHOLE PER SPANISH FORK CITY STANDARDS. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO ANY CONSTRUCTION.

⑥ INSTALL 4"ø PVC SDR-35 SEWER PIPE AT 2% MIN. SLOPE.

⑦ INSTALL 6"ø PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE.

⑧ INSTALL 6" CLEANOUT.

⑨ INSTALL 8"ø PVC SDR-35 SEWER PIPE AT 0.5% MIN. SLOPE.

⑩ 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

⑪ 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.

⑫ 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:
1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
6. SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.

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

NORTH

SCALE: 1" = 30'
0 15 30 45 60 90

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: DL

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
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larvin@elevateng.com

ELEVATE ENGINEERING

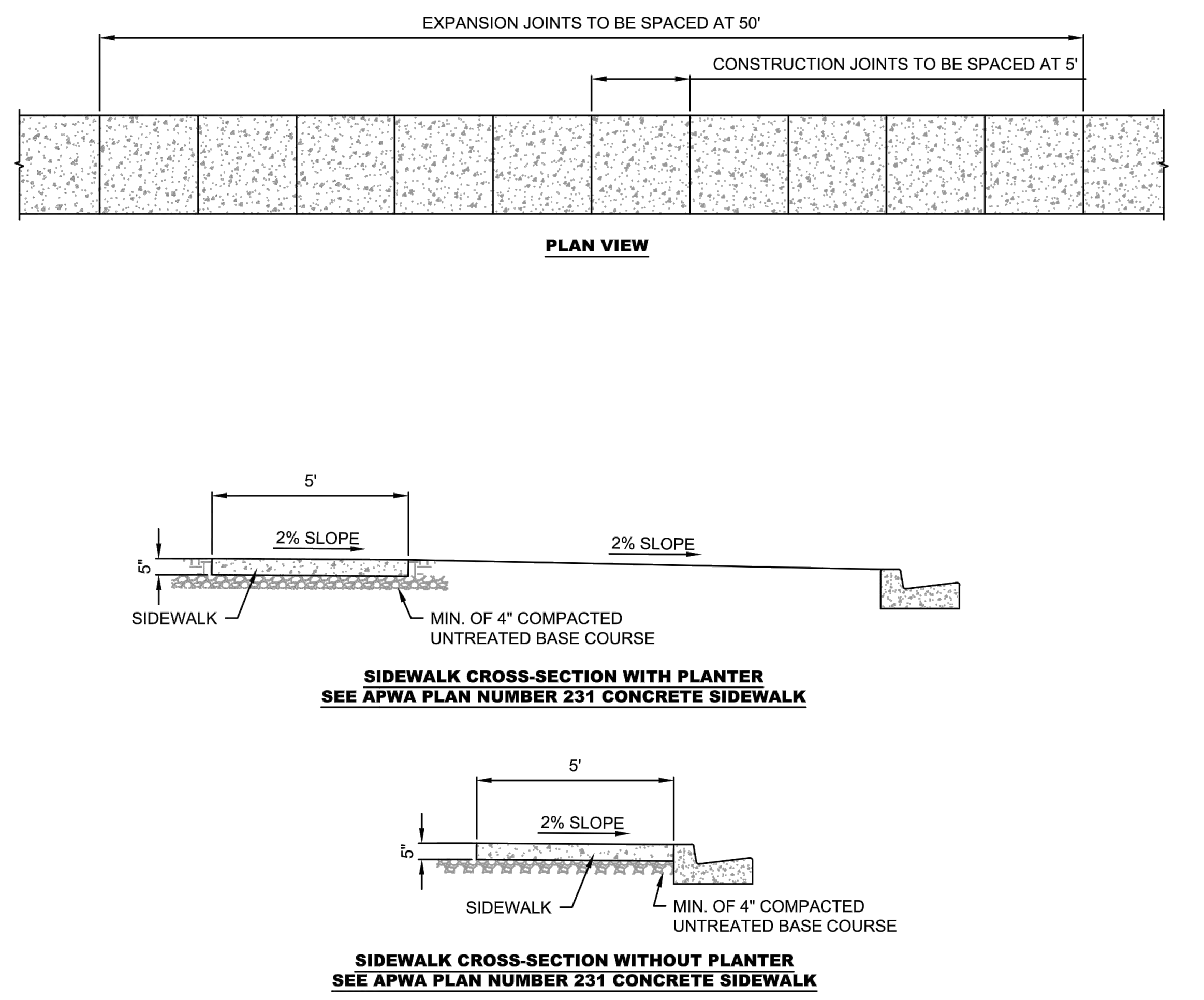
QUICK QUACK SPANISH FORK HWY 6
UTILITY PLAN
SPANISH FORK PKWY AND 700 S, SPANISH FORK, UT 84660

11/08/2021
10864737
LARVIN POLLOCK

SHEET:
C-4

DATE: Nov 08, 2021

\\Mac\Home\Elevate Engineering Dropbox\Utah\Quick Quack Utah\QQ Spanish Fork Pkwy and 700 S\QQ SPANISH FORK PKWY AND 700 S 1l.dwg – – Nov 08, 2021–5:04pm


EXPANSION JOINTS TO BE SPACED AT 50'
CONSTRUCTION JOINTS TO BE SPACED AT 5'
PLAN VIEW
5'
2% SLOPE
2% SLOPE
SIDEWALK
MIN. OF 4" COMPACTED UNTREATED BASE COURSE
SIDEWALK CROSS-SECTION WITH PLANTER
SEE APWA PLAN NUMBER 231 CONCRETE SIDEWALK
5'
2% SLOPE
SIDEWALK
MIN. OF 4" COMPACTED UNTREATED BASE COURSE
SIDEWALK CROSS-SECTION WITHOUT PLANTER
SEE APWA PLAN NUMBER 231 CONCRETE SIDEWALK

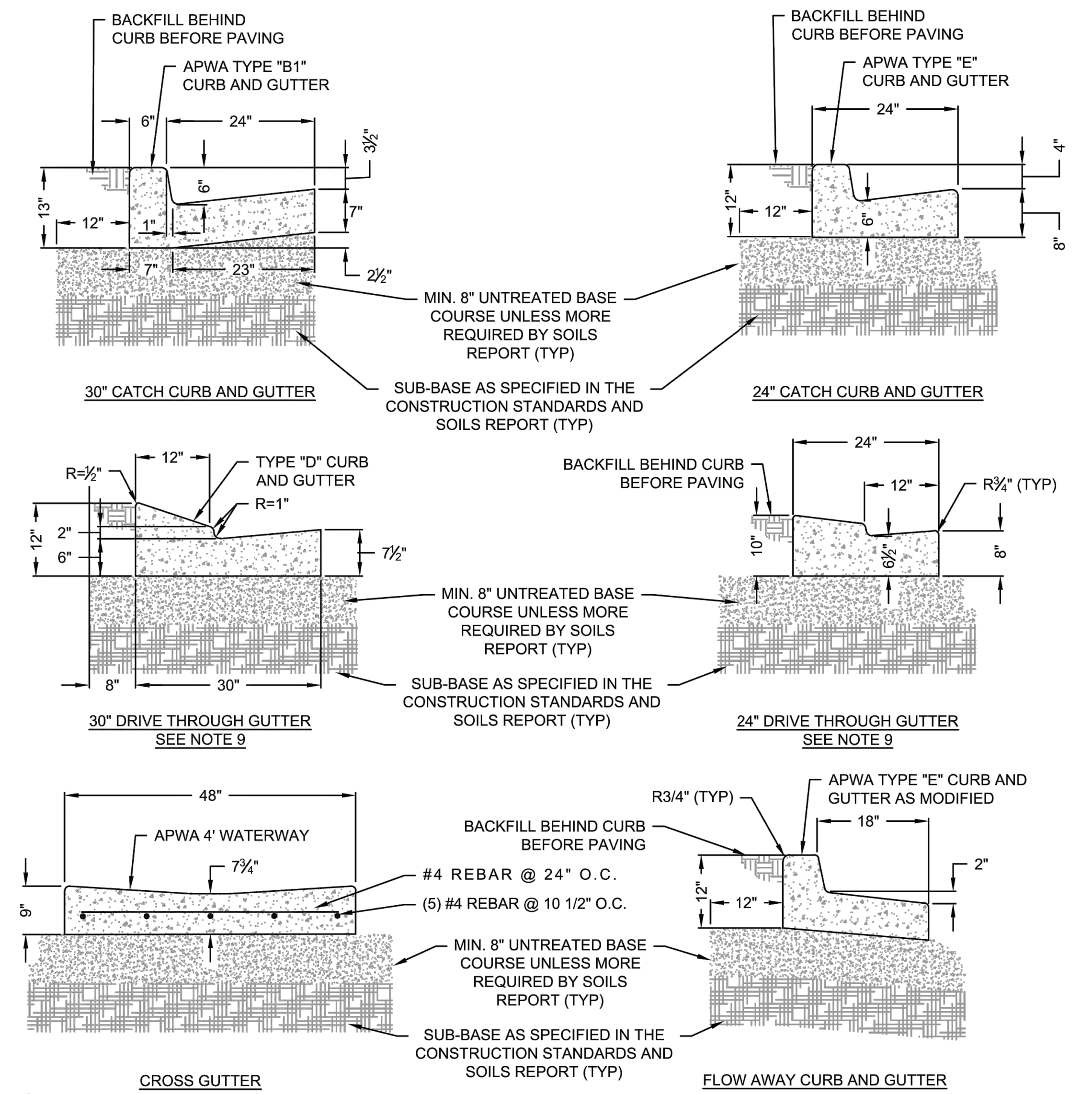
NOTES:

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

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

STANDARD DRAWING
SIDEWALK

DRAWN: JLR
DESIGN: CJP
CHECK: CMT
DATE: 6/21/17
SCALE: NONE
STANDARD ST-13


BACKFILL BEHIND CURB BEFORE PAVING
APWA TYPE "B1" CURB AND GUTTER
6"
24"
13"
12"
7"
23"
MIN. 8" UNTREATED BASE COURSE UNLESS MORE REQUIRED BY SOILS REPORT (TYP)
SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT (TYP)
30" CATCH CURB AND GUTTER
BACKFILL BEHIND CURB BEFORE PAVING
APWA TYPE "E" CURB AND GUTTER
24"
12"
4"
8"
24" CATCH CURB AND GUTTER
TYPE "D" CURB AND GUTTER
R=1"
12"
30"
8"
BACKFILL BEHIND CURB BEFORE PAVING
24"
12"
R¾" (TYP)
MIN. 8" UNTREATED BASE COURSE UNLESS MORE REQUIRED BY SOILS REPORT (TYP)
SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT (TYP)
30" DRIVE THROUGH GUTTER
SEE NOTE 9
24" DRIVE THROUGH GUTTER
SEE NOTE 9
48"
APWA 4' WATERWAY
BACKFILL BEHIND CURB BEFORE PAVING
R3/4" (TYP)
APWA TYPE "E" CURB AND GUTTER AS MODIFIED
18"
#4 REBAR @ 24" O.C.
(5) #4 REBAR @ 10 1/2" O.C.
2"
12"
MIN. 8" UNTREATED BASE COURSE UNLESS MORE REQUIRED BY SOILS REPORT (TYP)
SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT (TYP)
CROSS GUTTER
FLOW AWAY CURB AND GUTTER

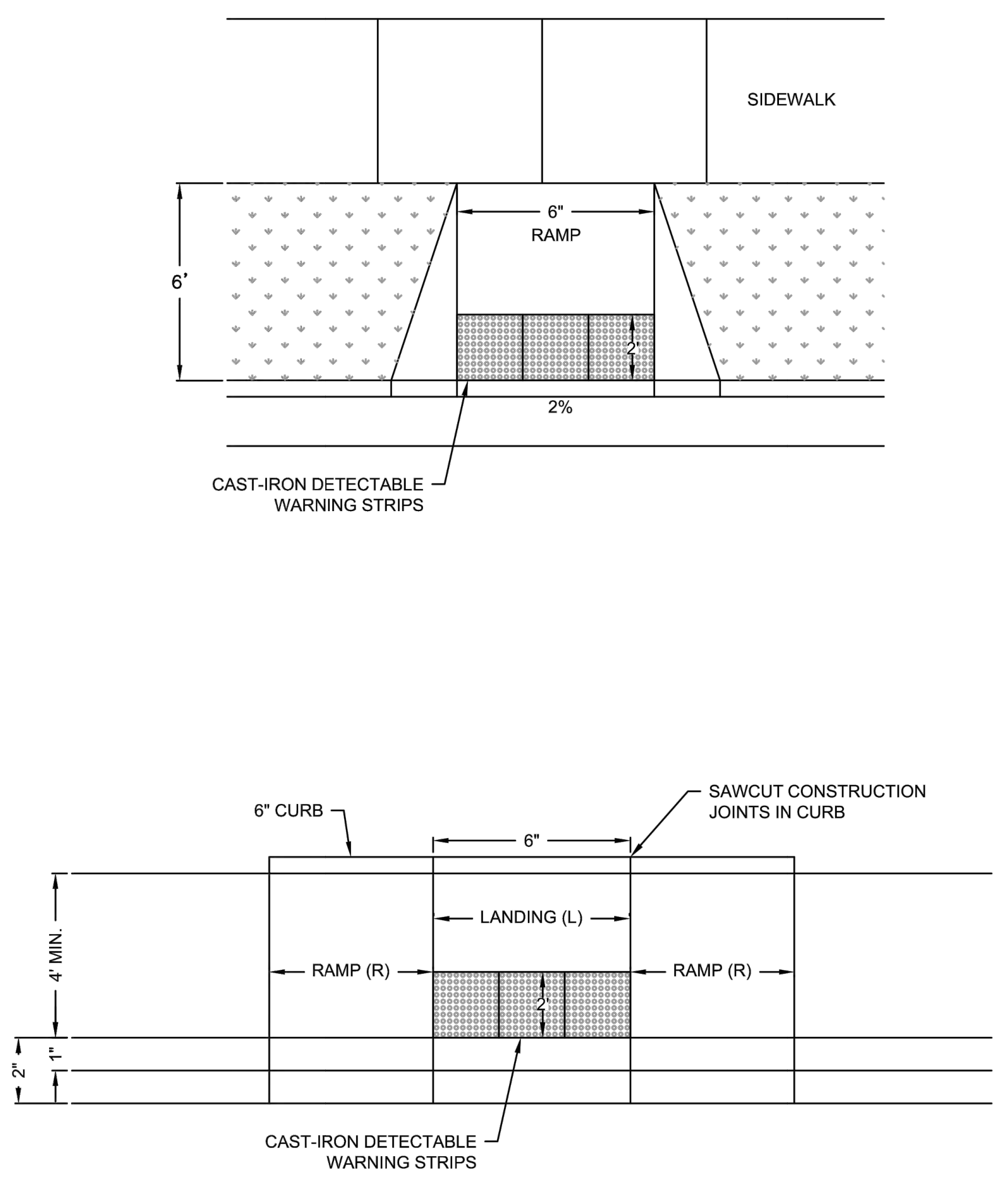
NOTES:

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

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

STANDARD DRAWING
CURB & GUTTERS

DRAWN: JLR
DESIGN: CJP
CHECK: CMT
DATE: 6/21/17
SCALE: NONE
STANDARD ST-11


SIDEWALK
6"
RAMP
6'
2%
CAST-IRON DETECTABLE WARNING STRIPS
6" CURB
SAWCUT CONSTRUCTION JOINTS IN CURB
6"
LANDING (L)
RAMP (R)
RAMP (R)
4' MIN.
2"
1"
CAST-IRON DETECTABLE WARNING STRIPS

NOTES:

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

SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
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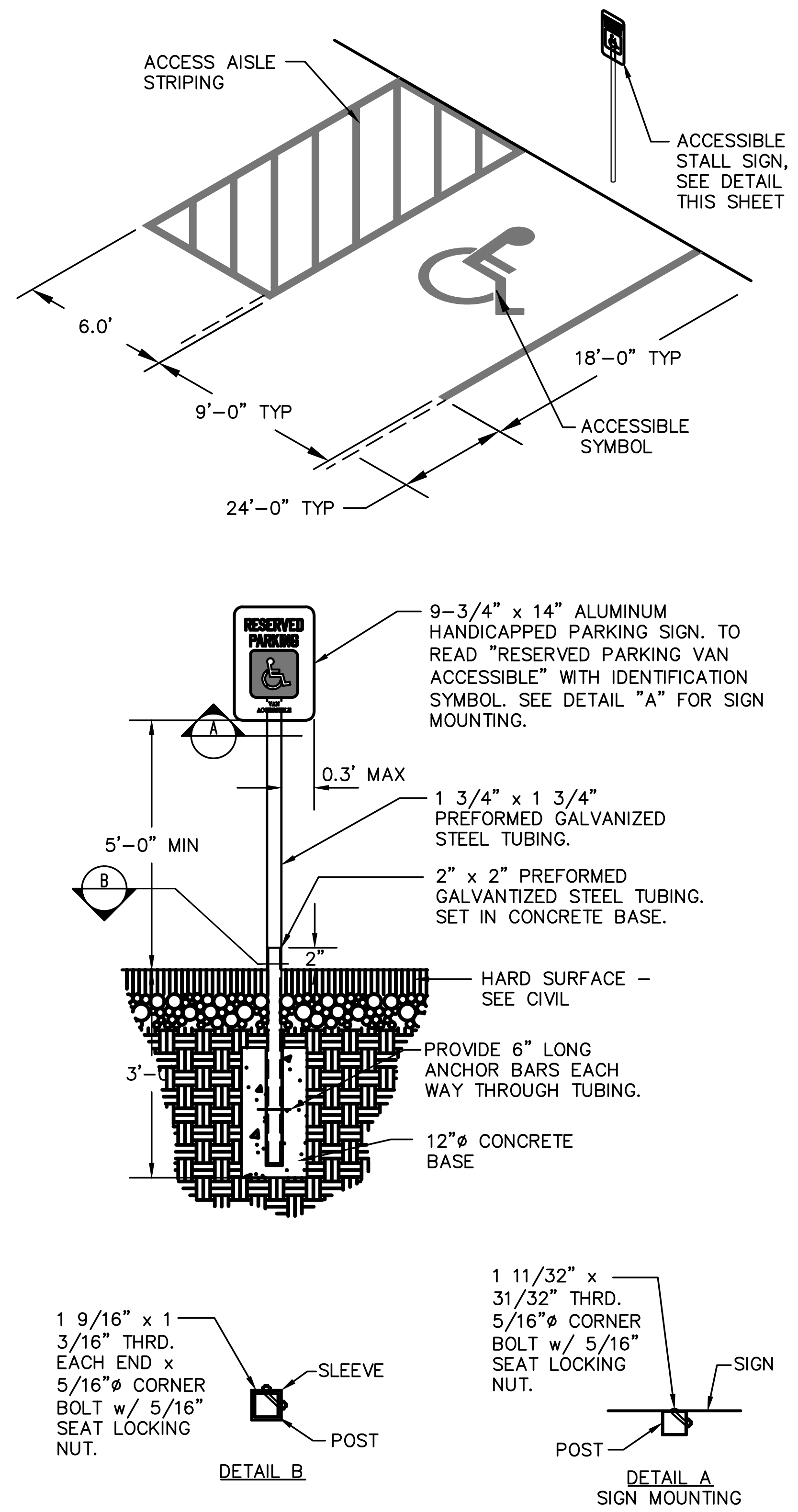
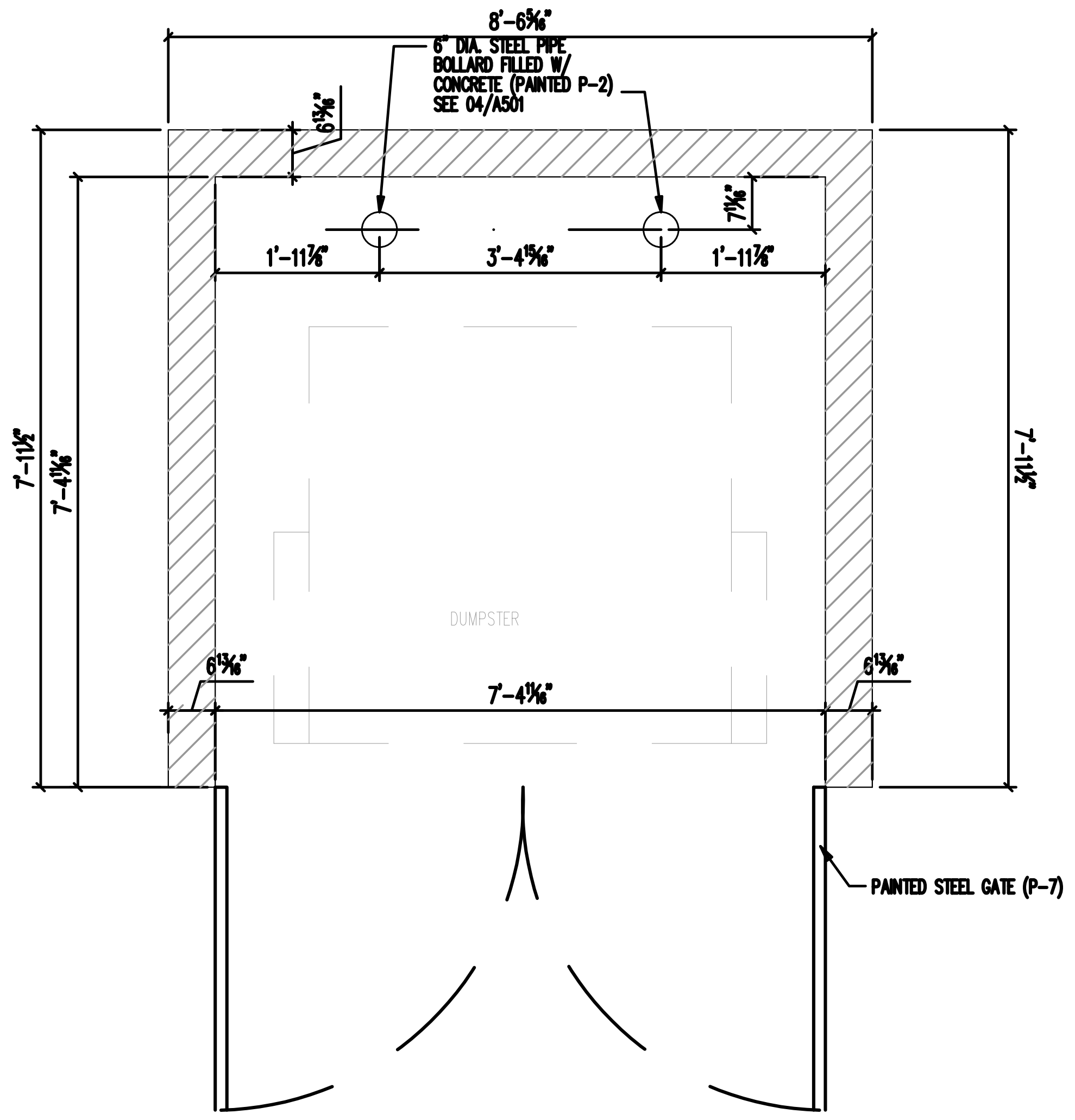
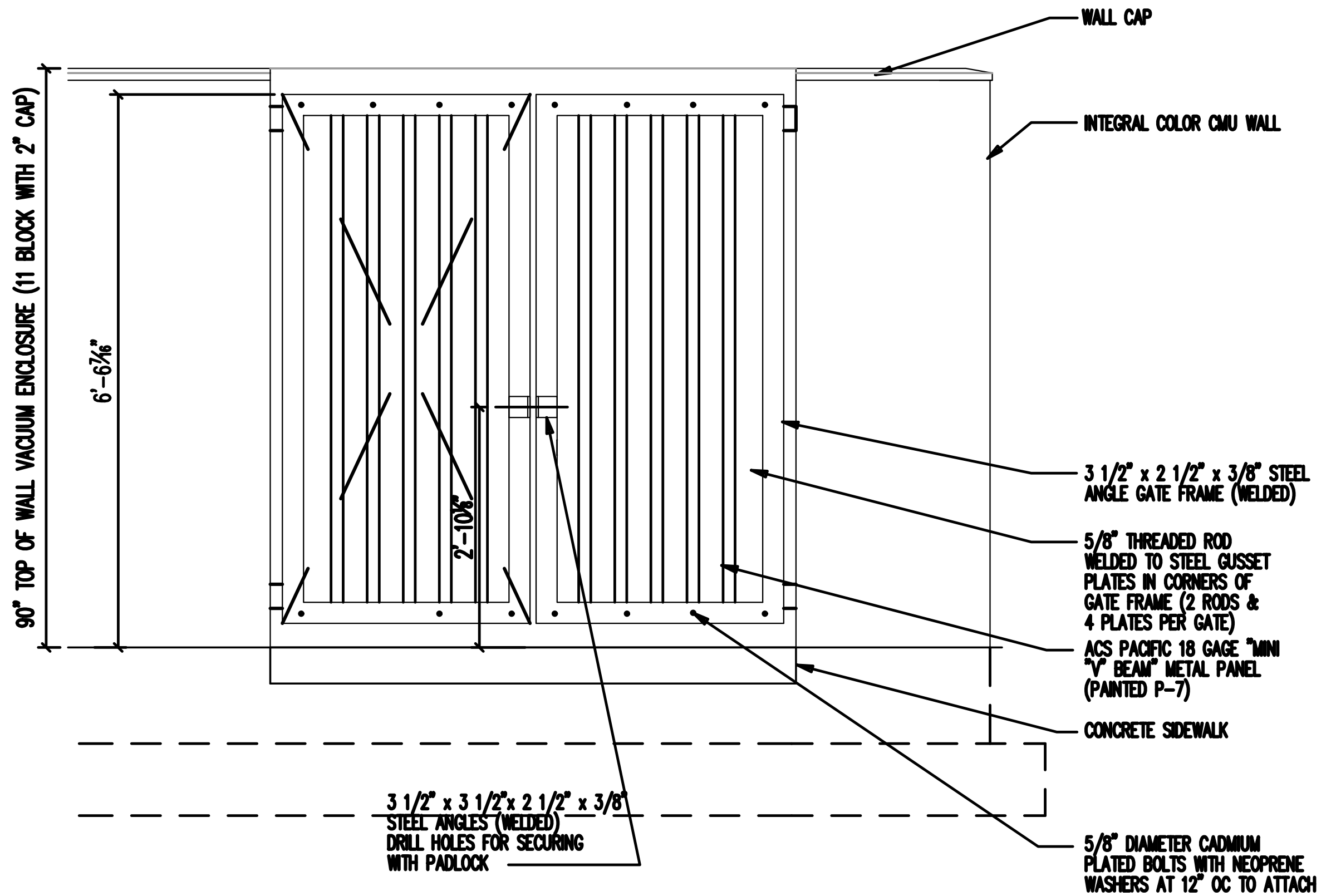
STANDARD DRAWING
MID BLOCK PEDESTRIAN RAMP DESIGN GUIDELINES

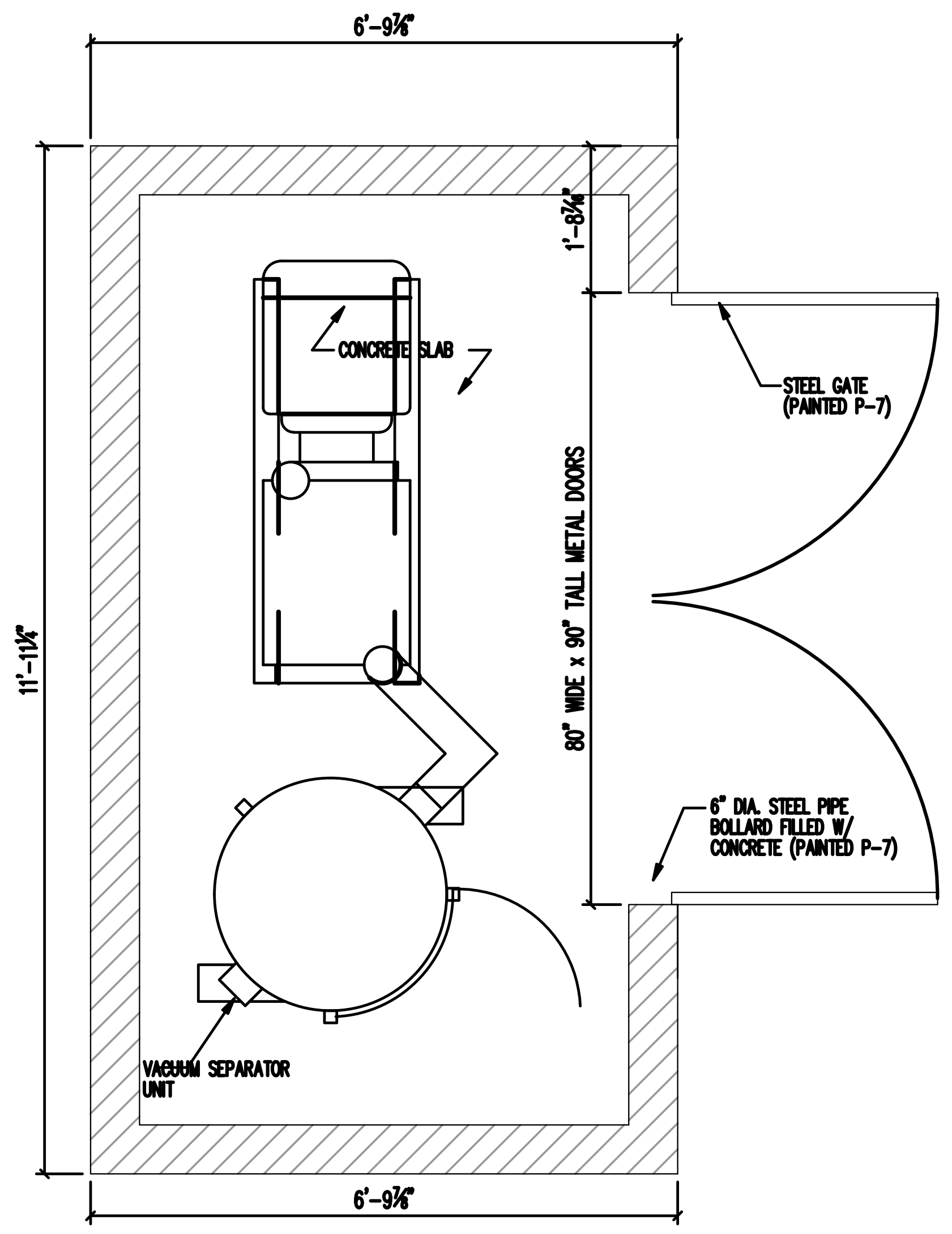
DRAWN: JLR
DESIGN: CJP
CHECK: CMT
DATE: 6/21/17
SCALE: NONE
STANDARD ST-19


ACCESS AISLE STRIPING
ACCESSIBLE STALL SIGN, SEE DETAIL THIS SHEET
6.0'
9'-0" TYP
18'-0" TYP
ACCESSIBLE SYMBOL
24'-0" TYP
RESERVED PARKING
VAN ACCESSIBLE
9-3/4" x 14" ALUMINUM HANDICAPPED PARKING SIGN. TO READ "RESERVED PARKING VAN ACCESSIBLE" WITH IDENTIFICATION SYMBOL. SEE DETAIL "A" FOR SIGN MOUNTING.
A
0.3' MAX
1 3/4" x 1 3/4" PREFORMED GALVANIZED STEEL TUBING.
5'-0" MIN
B
2" x 2" PREFORMED GALVANTIZED STEEL TUBING. SET IN CONCRETE BASE.
2"
HARD SURFACE – SEE CIVIL
PROVIDE 6" LONG ANCHOR BARS EACH WAY THROUGH TUBING.
3'-0"
12"ø CONCRETE BASE
1 9/16" x 1 3/16" THRD. EACH END x 5/16"ø CORNER BOLT w/ 5/16" SEAT LOCKING NUT.
SLEEVE
POST
DETAIL B
1 11/32" x 31/32" THRD. 5/16"ø CORNER BOLT w/ 5/16" SEAT LOCKING NUT.
SIGN
POST
DETAIL A
SIGN MOUNTING

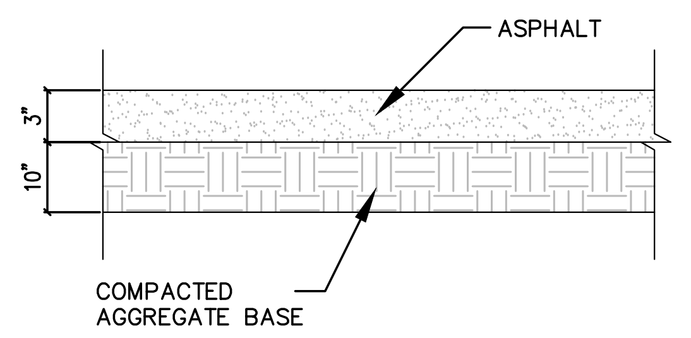
6 — ADA SIGNAGE
SCALE: N.T.S.


8'-6⁵⁄₁₆"
6" DIA. STEEL PIPE BOLLARD FILLED W/ CONCRETE (PAINTED P-2) SEE 04/A501
6¹³⁄₁₆"
7¹¹⁄₁₆"
1'-11⅞"
3'-4¹⁵⁄₁₆"
1'-11⅞"
7'-11½"
7'-4¹¹⁄₁₆"
7'-11½"
DUMPSTER
6¹³⁄₁₆"
7'-4¹¹⁄₁₆"
6¹³⁄₁₆"
PAINTED STEEL GATE (P-7)

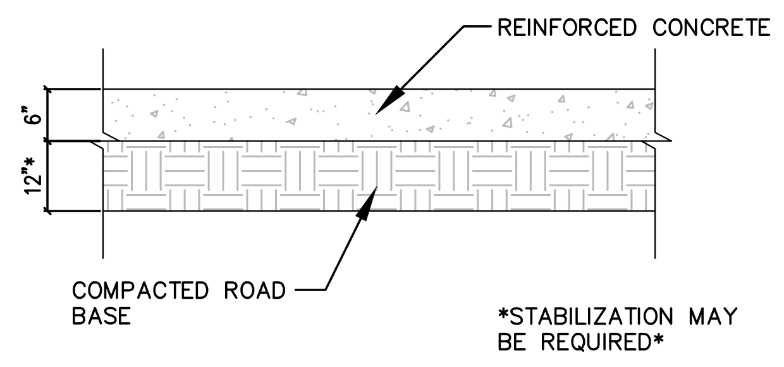

WALL CAP
INTEGRAL COLOR CMU WALL
90" TOP OF WALL VACUUM ENCLOSURE (11 BLOCK WITH 2" CAP)
6'-6⁷⁄₁₆"
2'-10⅝"
3 1/2" x 2 1/2" x 3/8" STEEL ANGLE GATE FRAME (WELDED)
5/8" THREADED ROD WELDED TO STEEL GUSSET PLATES IN CORNERS OF GATE FRAME (2 RODS & 4 PLATES PER GATE)
ACS PACIFIC 18 GAGE "MINI "V" BEAM" METAL PANEL (PAINTED P-7)
CONCRETE SIDEWALK
3 1/2" x 3 1/2"x 2 1/2" x 3/8" STEEL ANGLES (WELDED) DRILL HOLES FOR SECURING WITH PADLOCK
5/8" DIAMETER CADMIUM PLATED BOLTS WITH NEOPRENE WASHERS AT 12" OC TO ATTACH PANELS TO GATE FRAME TOP & BOTTOM


6'-9⅞"
1'-8⁷⁄₁₆"
CONCRETE SLAB
STEEL GATE (PAINTED P-7)
11'-11¼"
80" WIDE x 90" TALL METAL DOORS
6" DIA. STEEL PIPE BOLLARD FILLED W/ CONCRETE (PAINTED P-7)
VACUUM SEPARATOR UNIT
6'-9⅞"

PER GEOTECHNICAL INVESTIGATION PERFORMED BY EARTHTEC ENGINEERING PROJECT NO. 219178


ASPHALT
3"
10"
COMPACTED AGGREGATE BASE

ASPHALT PAVEMENT DETAIL
NOT TO SCALE


REINFORCED CONCRETE
6"
12"
COMPACTED ROAD BASE
STABILIZATION MAY BE REQUIRED

CONCRETE PAVEMENT DETAIL
NOT TO SCALE

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
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larvin@elevateng.com

ELEVATE
ENGINEERING

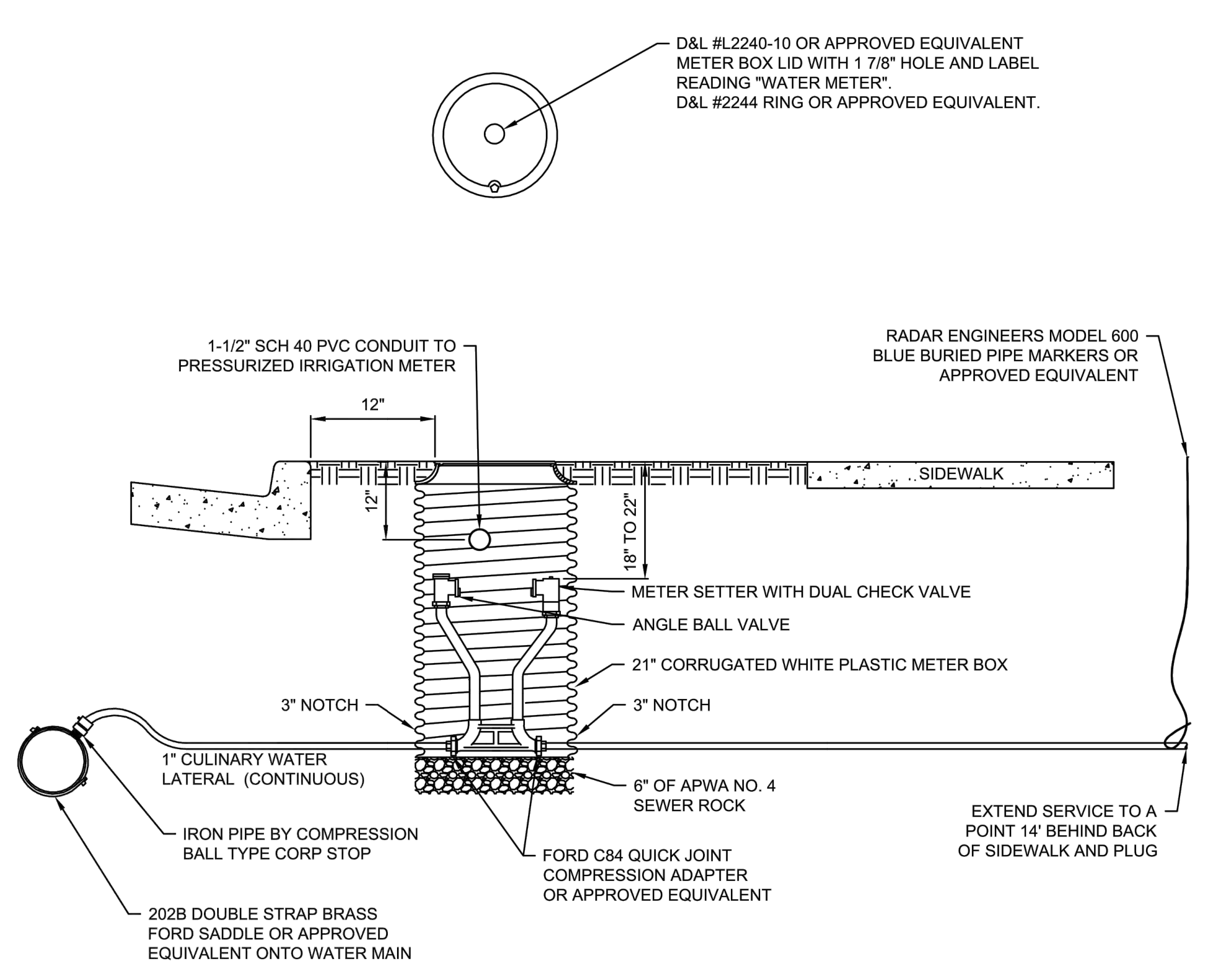
QUICK QUACK SPANISH FORK HWY 6
STANDARD DETAILS
SPANISH FORK PKWY AND 700 S, SPANISH FORK, UT 84660

11/08/2021
10864737
LARVIN POLLOCK

SHEET:
C-5

DATE: Nov 08, 2021

\\Mac\Home\Elevate Engineering Dropbox\Utah\Quick Quack Utah\QQ Spanish Fork Pkwy and 700 S\QQ SPANISH FORK PKWY AND 700 S 1l.dwg – – Nov 08, 2021–5:04pm


D&L #L2240-10 OR APPROVED EQUIVALENT METER BOX LID WITH 1 7/8" HOLE AND LABEL READING "WATER METER".
D&L #2244 RING OR APPROVED EQUIVALENT.
1-1/2" SCH 40 PVC CONDUIT TO PRESSURIZED IRRIGATION METER
RADAR ENGINEERS MODEL 600 BLUE BURIED PIPE MARKERS OR APPROVED EQUIVALENT
12"
SIDEWALK
12"
18" TO 22"
METER SETTER WITH DUAL CHECK VALVE
ANGLE BALL VALVE
21" CORRUGATED WHITE PLASTIC METER BOX
3" NOTCH
3" NOTCH
1" CULINARY WATER LATERAL (CONTINUOUS)
6" OF APWA NO. 4 SEWER ROCK
EXTEND SERVICE TO A POINT 14' BEHIND BACK OF SIDEWALK AND PLUG
IRON PIPE BY COMPRESSION BALL TYPE CORP STOP
FORD C84 QUICK JOINT COMPRESSION ADAPTER OR APPROVED EQUIVALENT
202B DOUBLE STRAP BRASS FORD SADDLE OR APPROVED EQUIVALENT ONTO WATER MAIN

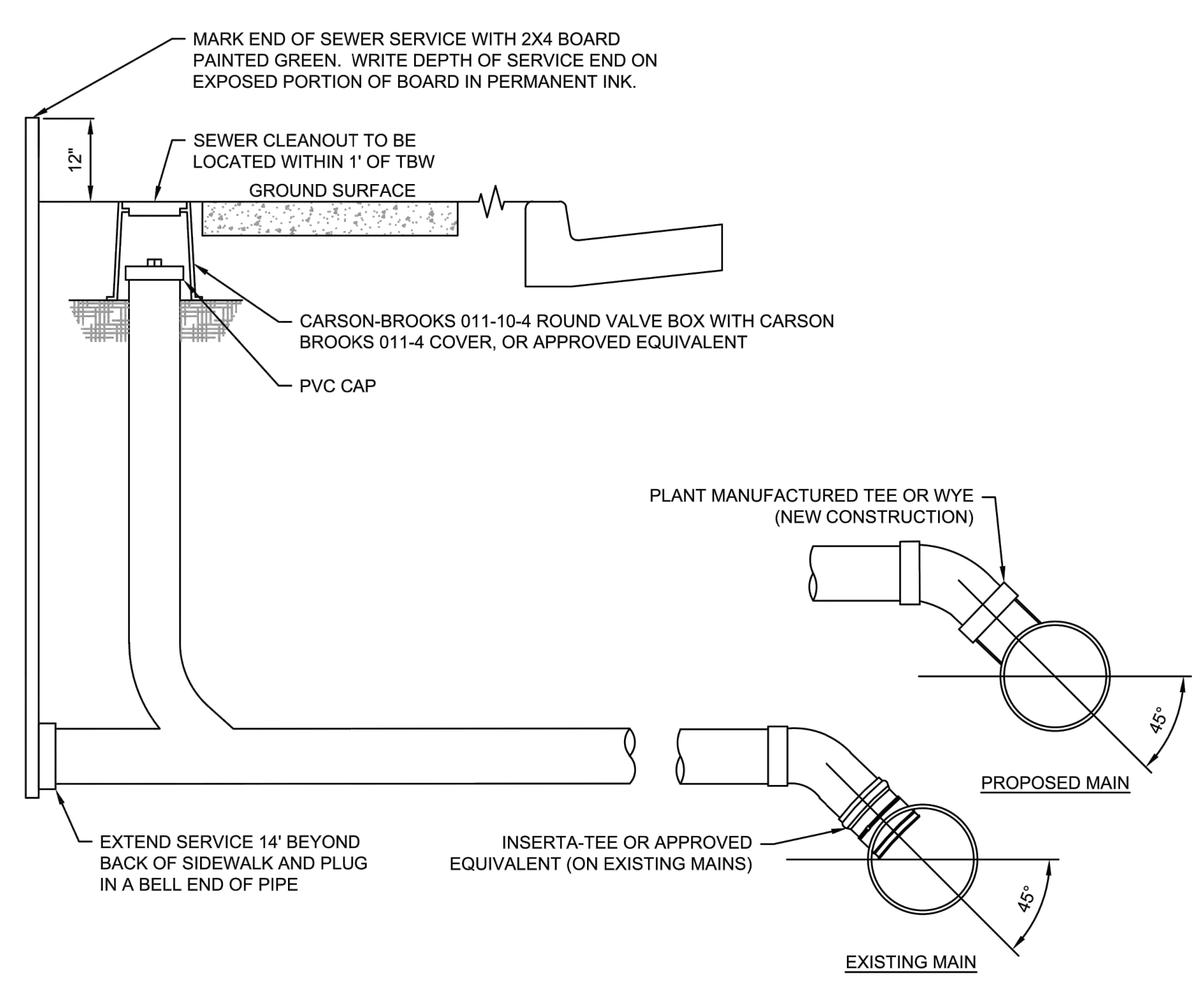
NOTES:

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

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

STANDARD DRAWING
1" WATER SERVICE

DRAWN: JLR
DESIGN: CJP
CHECK: CMT
DATE: 6/21/17
SCALE: NONE
STANDARD W-11


MARK END OF SEWER SERVICE WITH 2X4 BOARD PAINTED GREEN. WRITE DEPTH OF SERVICE END ON EXPOSED PORTION OF BOARD IN PERMANENT INK.
12"
SEWER CLEANOUT TO BE LOCATED WITHIN 1' OF TBW
GROUND SURFACE
CARSON-BROOKS 011-10-4 ROUND VALVE BOX WITH CARSON BROOKS 011-4 COVER, OR APPROVED EQUIVALENT
PVC CAP
PLANT MANUFACTURED TEE OR WYE (NEW CONSTRUCTION)
45°
PROPOSED MAIN
EXTEND SERVICE 14' BEYOND BACK OF SIDEWALK AND PLUG IN A BELL END OF PIPE
INSERTA-TEE OR APPROVED EQUIVALENT (ON EXISTING MAINS)
45°
EXISTING MAIN

NOTES:

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

SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
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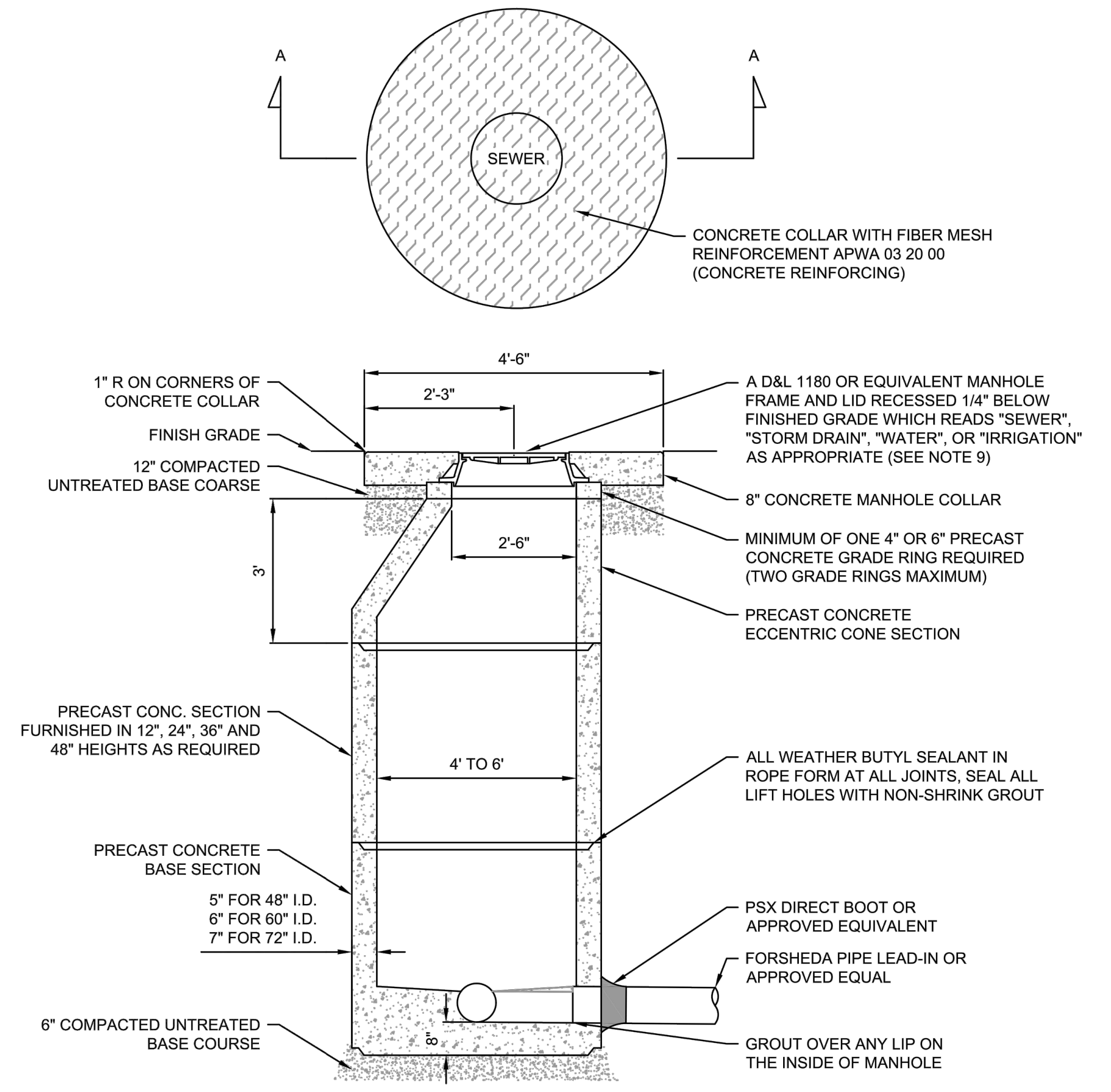
STANDARD DRAWING
SEWER SERVICE

DRAWN: JLR
DESIGN: CJP
CHECK: CMT
DATE: 6/21/17
SCALE: NONE
STANDARD SS-4


A
A
SEWER
CONCRETE COLLAR WITH FIBER MESH REINFORCEMENT APWA 03 20 00 (CONCRETE REINFORCING)
4'-6"
2'-3"
1" R ON CORNERS OF CONCRETE COLLAR
FINISH GRADE
12" COMPACTED UNTREATED BASE COARSE
A D&L 1180 OR EQUIVALENT MANHOLE FRAME AND LID RECESSED 1/4" BELOW FINISHED GRADE WHICH READS "SEWER", "STORM DRAIN", "WATER", OR "IRRIGATION" AS APPROPRIATE (SEE NOTE 9)
8" CONCRETE MANHOLE COLLAR
2'-6"
MINIMUM OF ONE 4" OR 6" PRECAST CONCRETE GRADE RING REQUIRED (TWO GRADE RINGS MAXIMUM)
3'
PRECAST CONCRETE ECCENTRIC CONE SECTION
PRECAST CONC. SECTION FURNISHED IN 12", 24", 36" AND 48" HEIGHTS AS REQUIRED
4' TO 6'
ALL WEATHER BUTYL SEALANT IN ROPE FORM AT ALL JOINTS, SEAL ALL LIFT HOLES WITH NON-SHRINK GROUT
PRECAST CONCRETE BASE SECTION
5" FOR 48" I.D.
6" FOR 60" I.D.
7" FOR 72" I.D.
PSX DIRECT BOOT OR APPROVED EQUIVALENT
FORSHEDA PIPE LEAD-IN OR APPROVED EQUAL
6" COMPACTED UNTREATED BASE COURSE
8"
GROUT OVER ANY LIP ON THE INSIDE OF MANHOLE

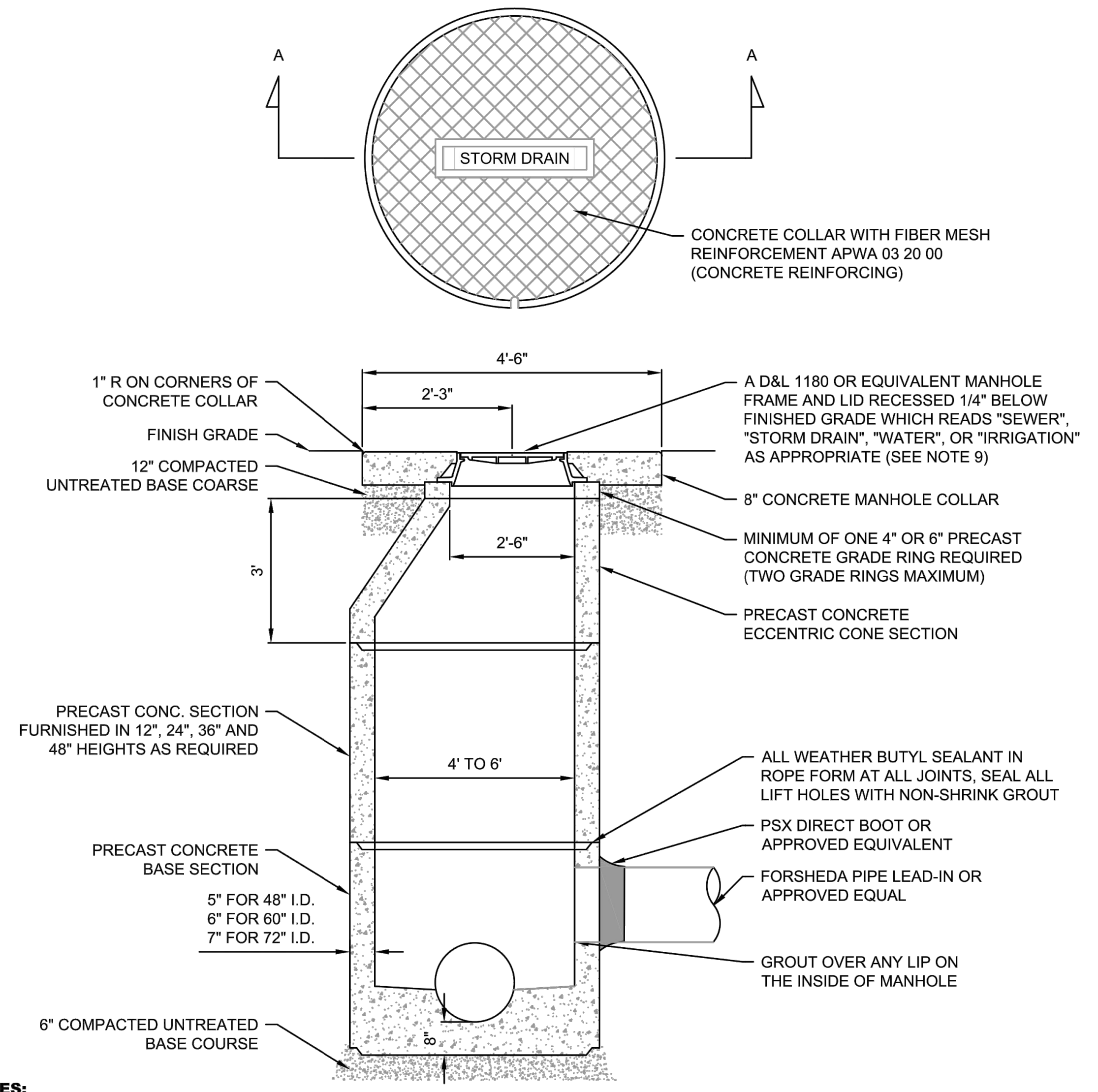
NOTES:

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

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

STANDARD DRAWING
MANHOLE

DRAWN: JLR
DESIGN: CJP
CHECK: CMT
DATE: 6/21/17
SCALE: NONE
STANDARD SS-1


A
A
STORM DRAIN
CONCRETE COLLAR WITH FIBER MESH REINFORCEMENT APWA 03 20 00 (CONCRETE REINFORCING)
4'-6"
2'-3"
1" R ON CORNERS OF CONCRETE COLLAR
FINISH GRADE
12" COMPACTED UNTREATED BASE COARSE
A D&L 1180 OR EQUIVALENT MANHOLE FRAME AND LID RECESSED 1/4" BELOW FINISHED GRADE WHICH READS "SEWER", "STORM DRAIN", "WATER", OR "IRRIGATION" AS APPROPRIATE (SEE NOTE 9)
8" CONCRETE MANHOLE COLLAR
2'-6"
MINIMUM OF ONE 4" OR 6" PRECAST CONCRETE GRADE RING REQUIRED (TWO GRADE RINGS MAXIMUM)
3'
PRECAST CONCRETE ECCENTRIC CONE SECTION
PRECAST CONC. SECTION FURNISHED IN 12", 24", 36" AND 48" HEIGHTS AS REQUIRED
4' TO 6'
ALL WEATHER BUTYL SEALANT IN ROPE FORM AT ALL JOINTS, SEAL ALL LIFT HOLES WITH NON-SHRINK GROUT
PRECAST CONCRETE BASE SECTION
PSX DIRECT BOOT OR APPROVED EQUIVALENT
5" FOR 48" I.D.
6" FOR 60" I.D.
7" FOR 72" I.D.
FORSHEDA PIPE LEAD-IN OR APPROVED EQUAL
GROUT OVER ANY LIP ON THE INSIDE OF MANHOLE
6" COMPACTED UNTREATED BASE COURSE
8"

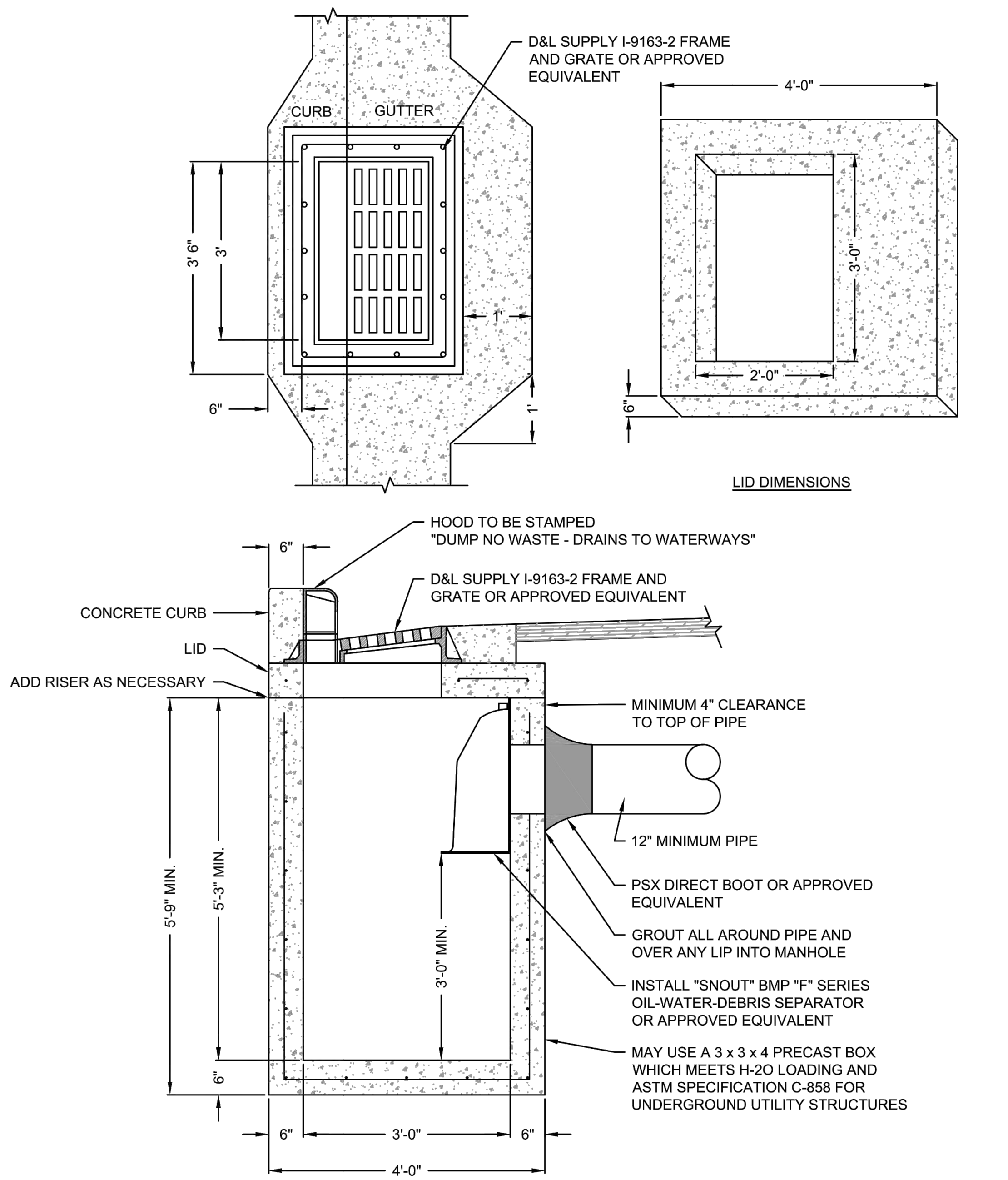
NOTES:

1. USE 4' I.D. MANHOLES FOR MAIN LINES LESS THEN 18" IN DIAMETER; 5' I.D. MANHOLES FOR MAIN LINES 18" TO 30" IN DIAMETER, AND 6' I.D. FOR MAIN LINES GREATER THAN 30" IN DIAMETER.
2. FLAT LIDS MAY BE USED IN LIEU OF ECCENTRIC CONES WHERE NECESSARY. FLAT LIDS SHALL BE OF ECCENTRIC DESIGN AND MEET H20 LIVE LOADING. NO FLAT RING AND COVERS WILL BE ALLOWED UNLESS APPROVED BY CITY ENGINEER OR HIS/HER DESIGNEE.
3. MANHOLE RIMS PLACED IN FIELDS SHALL HAVE SOLID LIDS AND BE BURIED 2 FEET DEEP.
4. MANHOLE RIMS OUT OF STREETS SHALL BE PLACED 4 INCHES ABOVE GRADE.
5. CONCRETE COLLAR AND RIM SHALL BE INSTALLED 1/4" BELOW PAVEMENT SURFACE AFTER THE 1 YEAR PRESERVATION COAT.
6. MANHOLE COLLARS AND RINGS SHALL BE PROTECTED BY A COVERING DURING A SEAL COAT.
7. STORM MANHOLES MAY HAVE FLAT BOTTOMS IN THE BASES.
8. CONCRETE COLLAR SHALL BE PLACED AFTER THE 1 YEAR PRESERVATION COAT WHEN APPLICABLE.
9. IN PAVED AREAS WITH A SLOPE GREATER THAN 5% USE AN EJIW 3624 TWIST BASE OR APPROVED EQUIVALENT.
10. ALL STORM DRAIN MANHOLES CONNECTED TO STORM DRAIN INLETS SHALL HAVE A FLAT BOTTOM WITH 18" MIN. FROM FLOW LINE TO BOTTOM OF BOX.
11. ALL STORM DRAIN MANHOLES NOT CONNECTED TO AN INLET BOX SHALL HAVE A TROUGH.

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

STANDARD DRAWING
STORM DRAIN MANHOLE

DRAWN: JLR
DESIGN: CJP
CHECK: CMT
DATE: 6/21/17
SCALE: NONE
STANDARD SD-1


D&L SUPPLY I-9163-2 FRAME AND GRATE OR APPROVED EQUIVALENT
CURB
GUTTER
4'-0"
3'-6"
3'
3'-0"
2'-0"
6"
6"
LID DIMENSIONS
6"
HOOD TO BE STAMPED "DUMP NO WASTE - DRAINS TO WATERWAYS"
D&L SUPPLY I-9163-2 FRAME AND GRATE OR APPROVED EQUIVALENT
CONCRETE CURB
LID
ADD RISER AS NECESSARY
MINIMUM 4" CLEARANCE TO TOP OF PIPE
12" MINIMUM PIPE
PSX DIRECT BOOT OR APPROVED EQUIVALENT
GROUT ALL AROUND PIPE AND OVER ANY LIP INTO MANHOLE
INSTALL "SNOUT" BMP "F" SERIES OIL-WATER-DEBRIS SEPARATOR OR APPROVED EQUIVALENT
5'-9" MIN.
5'-3" MIN.
3'-0" MIN.
MAY USE A 3 x 3 x 4 PRECAST BOX WHICH MEETS H-2O LOADING AND ASTM SPECIFICATION C-858 FOR UNDERGROUND UTILITY STRUCTURES
6"
6"
3'-0"
6"
4'-0"

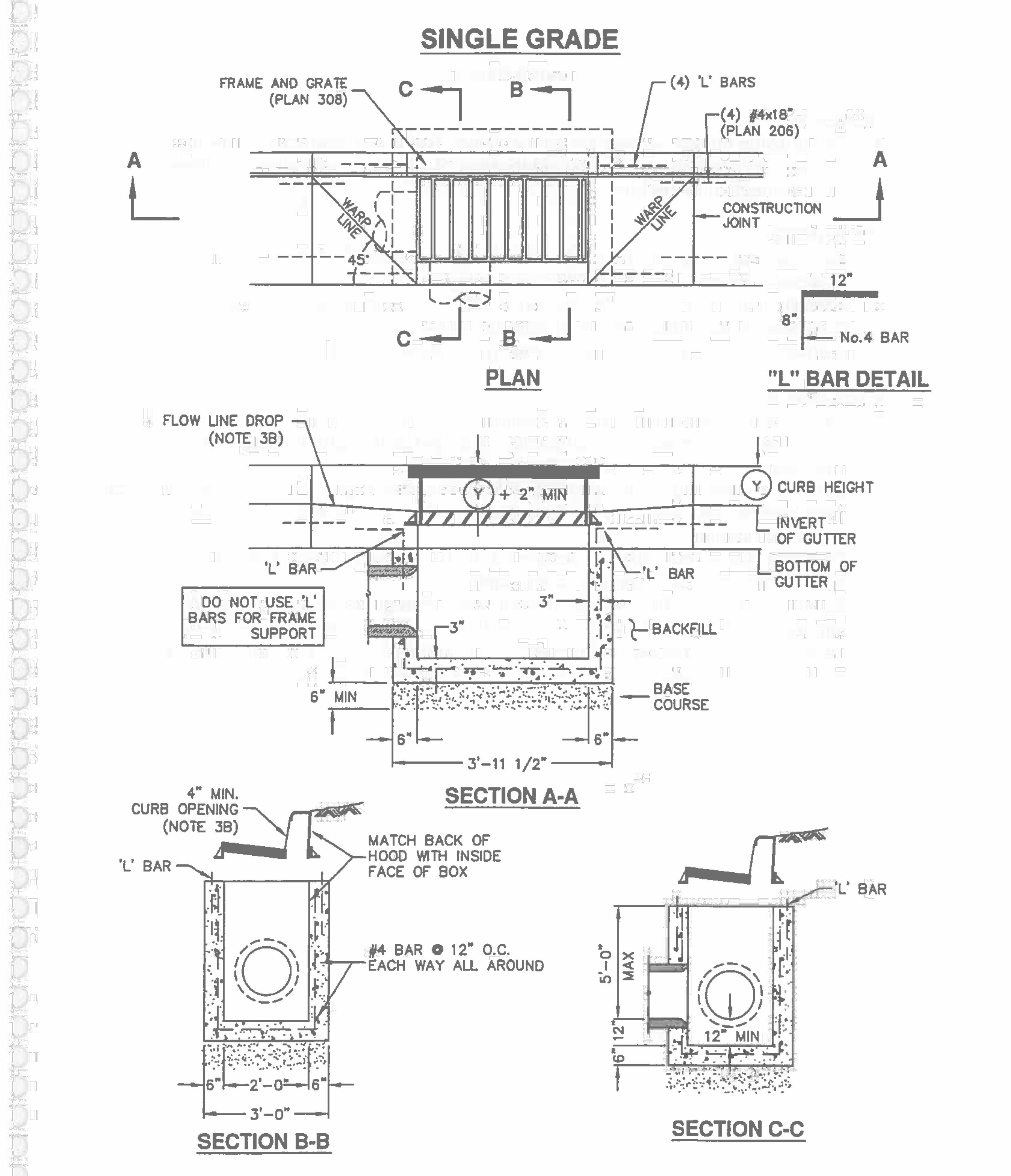
NOTES:

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

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

STANDARD DRAWING
STORM WATER INLET BOX

DRAWN: JLR
DESIGN: CJP
CHECK: CMT
DATE: 6/21/17
SCALE: NONE
STANDARD SD-4


SINGLE GRADE
FRAME AND GRATE (PLAN 308)
C
B
(4) 'L' BARS
(4) #4x18" (PLAN 206)
A
A
WARP LINE
WARP LINE
CONSTRUCTION JOINT
45°
12"
8"
No.4 BAR
C
B
PLAN
"L" BAR DETAIL
FLOW LINE DROP (NOTE 3B)
Y + 2" MIN
Y CURB HEIGHT
INVERT OF GUTTER
'L' BAR
'L' BAR
BOTTOM OF GUTTER
DO NOT USE 'L' BARS FOR FRAME SUPPORT
3"
3"
BACKFILL
6" MIN
BASE COURSE
6"
6"
3'-11 1/2"
SECTION A-A
4" MIN. CURB OPENING (NOTE 3B)
'L' BAR
MATCH BACK OF HOOD WITH INSIDE FACE OF BOX
#4 BAR @ 12" O.C. EACH WAY ALL AROUND
'L' BAR
5'-0" MAX
12" MIN
6"
2'-0"
6"
12"
3'-0"
SECTION B-B
SECTION C-C

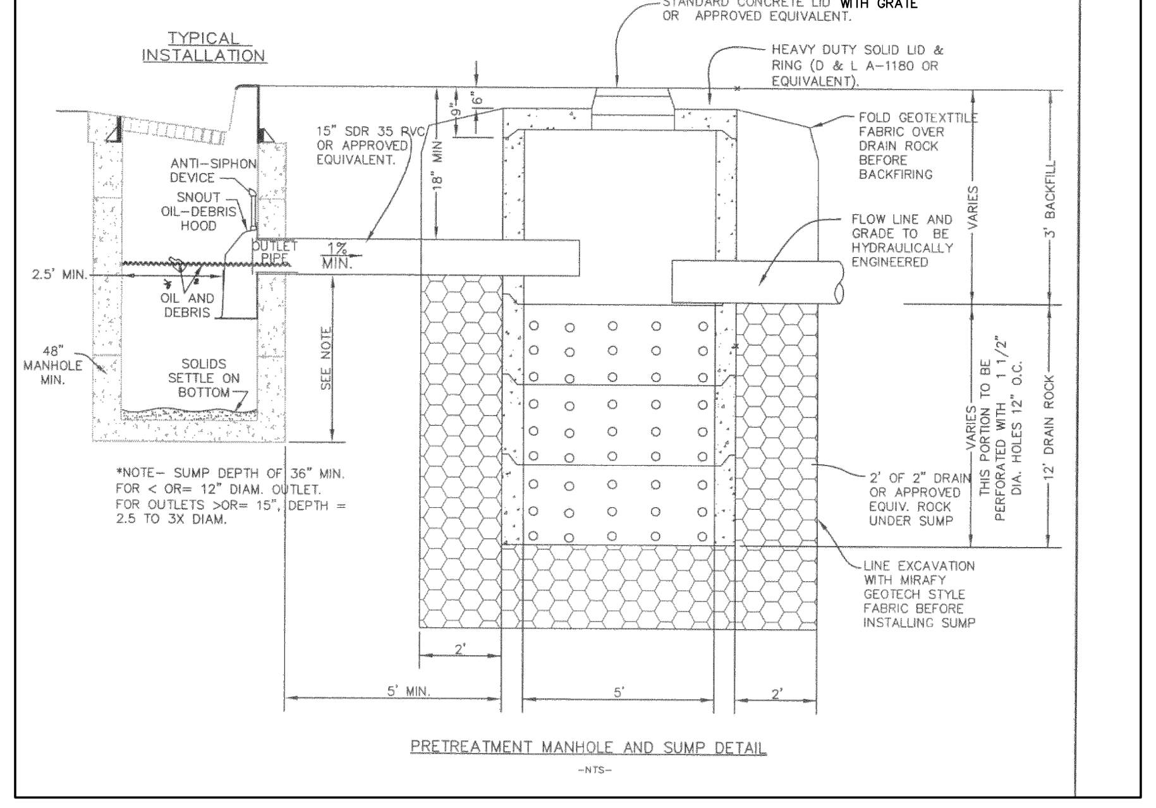
APWA Utah Chapter

Catch basin

Plan **315.1**
September 2010

NOTES:

1) MANHOLE BASE AND ALL SECTIONS SHALL BE PRECAST TO CONFORM TO ASTW C-478
2) THE SUMP SHALL BE CONCRETE.
3) THE PRETREATMENT MANHOLE SHALL BE CONSTRUCTED TO ENSURE WATER TIGHTNESS
4) THE SUMP SHALL BE LOCATED 5' OFFSET FORM MANHOLE PERPENDICULAR TO GUTTER ALIGNMENT
5) THE SUMP LID SHALL NOT BE LOCATED IN THE SIDEWALK SECTION.
6) ANY APPROVED EQUIVALENT REQUIRE CITY ENGINEER WRITTEN APPROVAL.


TYPICAL INSTALLATION
STANDARD CONCRETE LID WITH GRATE OR APPROVED EQUIVALENT.
HEAVY DUTY SOLID LID & RING (D & L A-1180 OR EQUIVALENT).
15" SDR 35 RVC OR APPROVED EQUIVALENT.
9"
6"
18" MIN
ANTI-SIPHON DEVICE
SNOUT OIL-DEBRIS HOOD
OUTLET PIPE
1% MIN.
2.5' MIN.
OIL AND DEBRIS
48" MANHOLE MIN.
SOLIDS SETTLE ON BOTTOM
SEE NOTE
FOLD GEOTEXTTILE FABRIC OVER DRAIN ROCK BEFORE BACKFIRING
FLOW LINE AND GRADE TO BE HYDRAULICALLY ENGINEERED
VARIES
3' BACKFILL
VARIES
THIS PORTION TO BE PERFORATED WITH 1 1/2" DIA. HOLES 12" O.C.
12' DRAIN ROCK
2' OF 2" DRAIN OR APPROVED EQUIV. ROCK UNDER SUMP
LINE EXCAVATION WITH MIRAFY GEOTECH STYLE FABRIC BEFORE INSTALLING SUMP
*NOTE- SUMP DEPTH OF 36" MIN. FOR < OR= 12" DIAM. OUTLET. FOR OUTLETS >OR= 15", DEPTH = 2.5 TO 3X DIAM.
2'
5' MIN.
5'
2'

PRETREATMENT MANHOLE AND SUMP DETAIL

-NTS-

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

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

QUICK QUACK SPANISH FORK HWY 6
UTILITY DETAILS

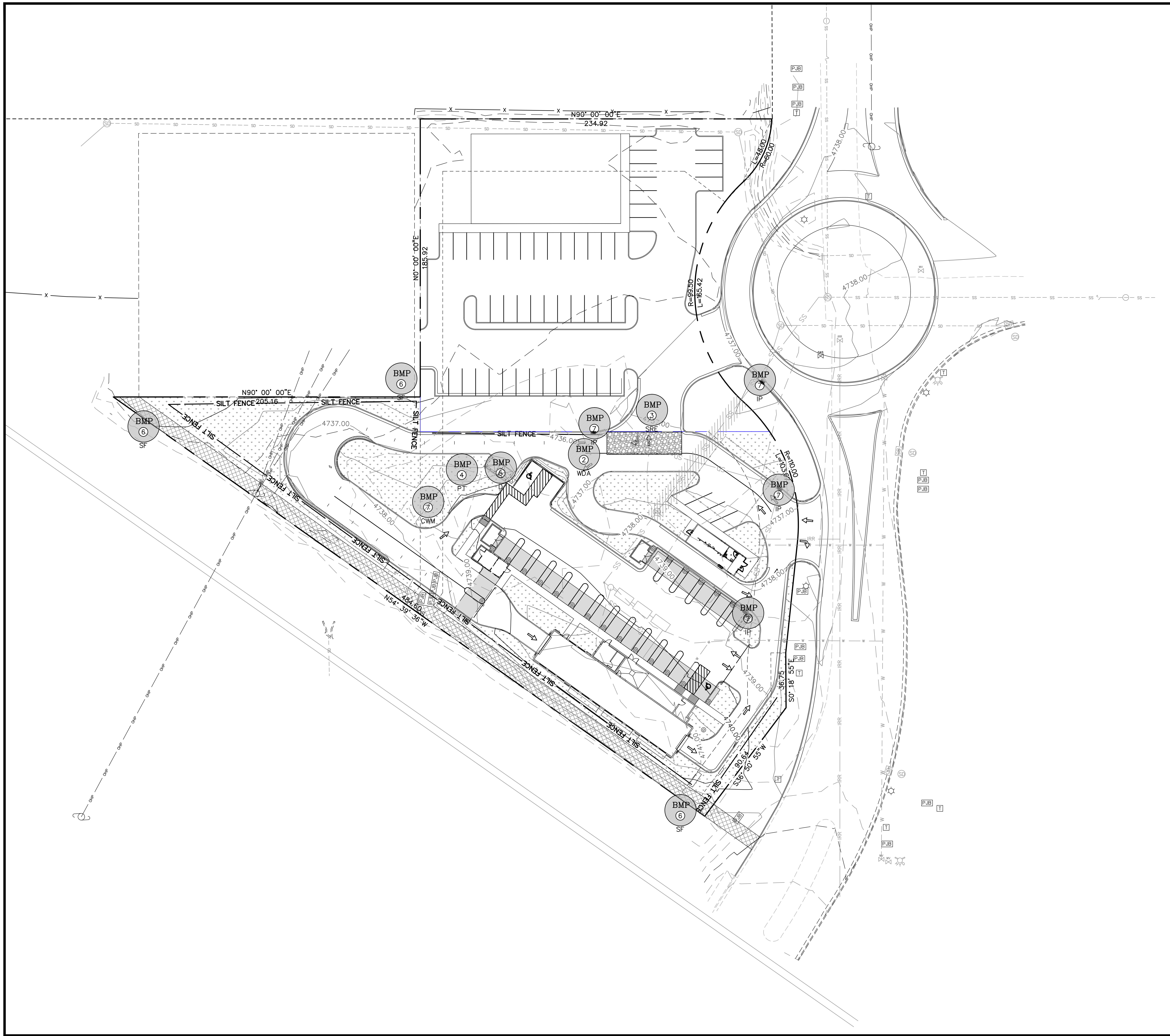
SPANISH FORK PKWY AND 700 S, SPANISH FORK, UT 84660

11/08/2021
10864737
LARVIN POLLOCK

SHEET:
C-6

DATE:
Nov 08, 2021

\\Mac\Home\Elevate Engineering Dropbox\Utah\Quick Quack Utah\QQ Spanish Fork Pkwy and 700 S\QQ SPANISH FORK PKWY AND 700 S 1l.dwg — — Nov 08, 2021—5:04pm


N90° 00' 00"E
234.92
N0° 00' 00"E
185.92
R=45.00
R=60.00
R=99.50
L=165.42
4738.00
N90° 00' 00"E
205.16
SILT FENCE
SILT FENCE
SILT FENCE
SILT FENCE
BMP
6
SF
BMP
6
SF
BMP
7
IP
BMP
3
SRE
BMP
7
IP
BMP
2
WDA
BMP
4
PT
BMP
5
D
BMP
7
CWM
BMP
7
IP
BMP
7
IP
BMP
6
SF
4737.00
4736.00
4737.00
4738.00
4739.00
4740.00
4741.00
R=110.00
L=103.6
S0° 18' 55"E
36.75
S36° 50' 55"W
90.64
N54° 39' 36"W
484.60
SD
SS
W
IRR
PJB
T

LEGEND

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

NOTES

DURING CONSTRUCTION

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

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

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

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

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

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

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

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

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

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

NORTH

SCALE: 1" = 30'
0 15 30 45 60 90

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

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

ELEVATE ENGINEERING

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

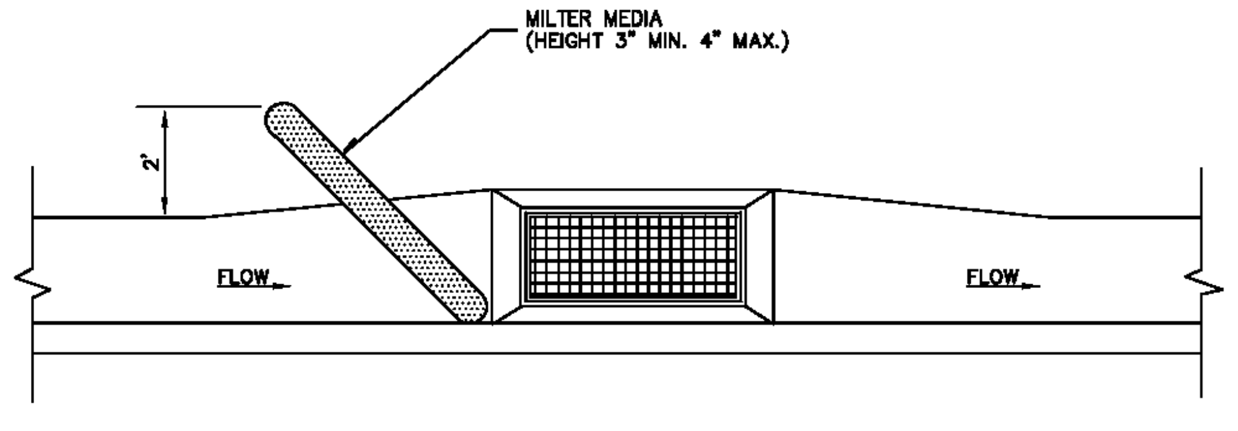
PROFESSIONAL ENGINEER
11/08/2021
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-7

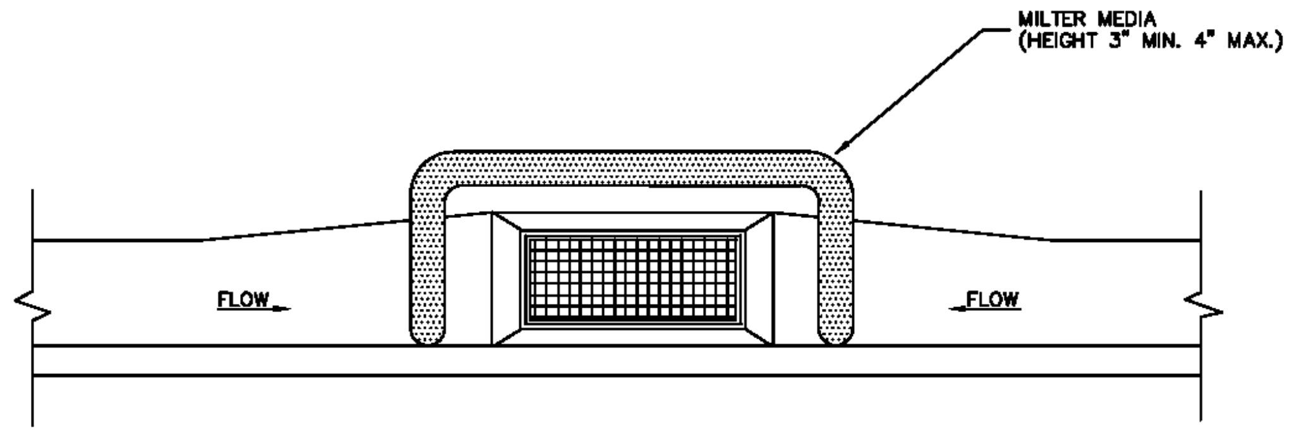
DATE: Nov 08, 2021

\\Mac\Home\Elevate Engineering Dropbox\Utah\Quick Quack Utah\QQ Spanish Fork Pkwy and 700 S\QQ SPANISH FORK PKWY AND 700 S 1l.dwg - - Nov 08, 2021-5:05pm

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

September 2006

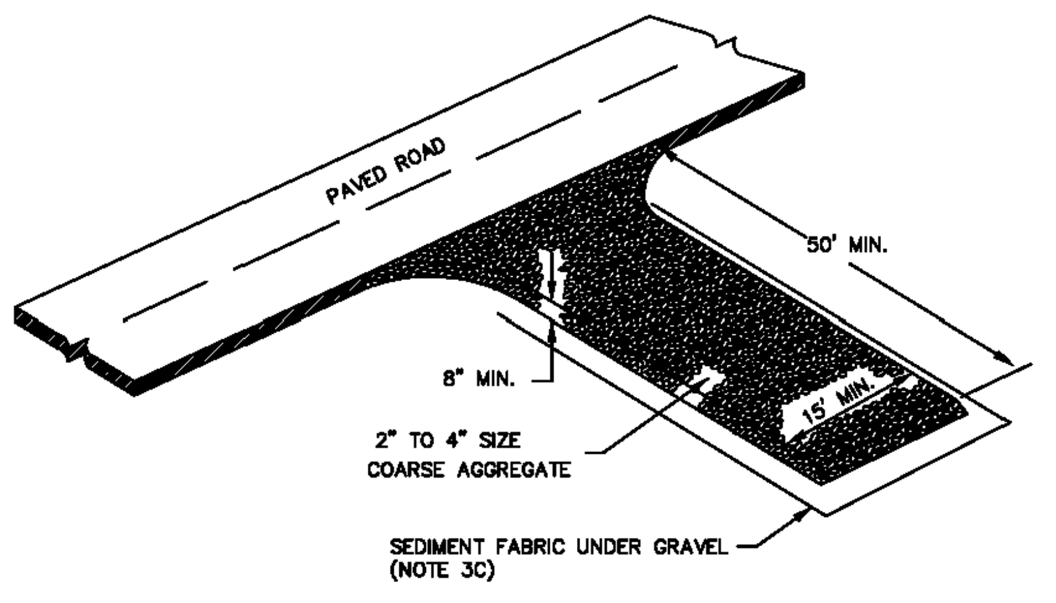
Inlet protection - gravel sock

Plan No.
124
Drawing 1 of 3

Inlet protection – gravel sock

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

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



February 2006

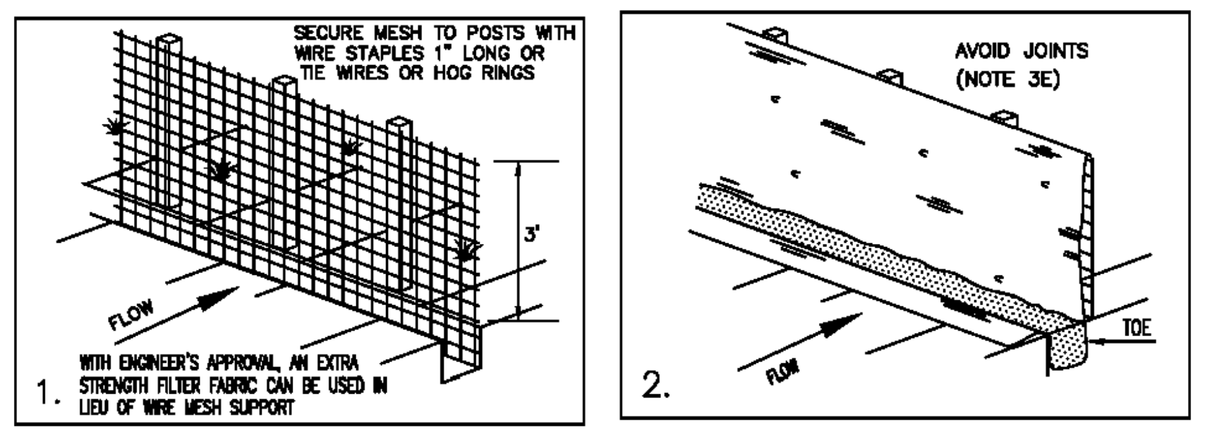
Stabilized roadway entrance

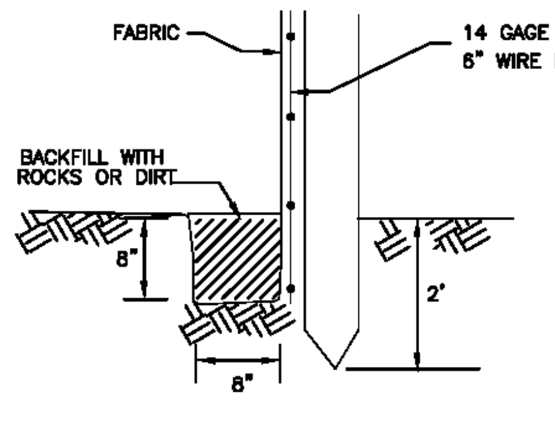
Plan No.
126

Stabilized roadway entrance

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

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


SECURE MESH TO POSTS WITH WIRE STAPLES 1" LONG OR TIE WIRES OR HOG RINGS
3'
FLOW
WITH ENGINEER'S APPROVAL, AN EXTRA STRENGTH FILTER FABRIC CAN BE USED IN LIEU OF WIRE MESH SUPPORT
1.
AVOID JOINTS
(NOTE 3E)
TOE
FLOW
2.



TOE DETAIL

February 2006

Silt fence

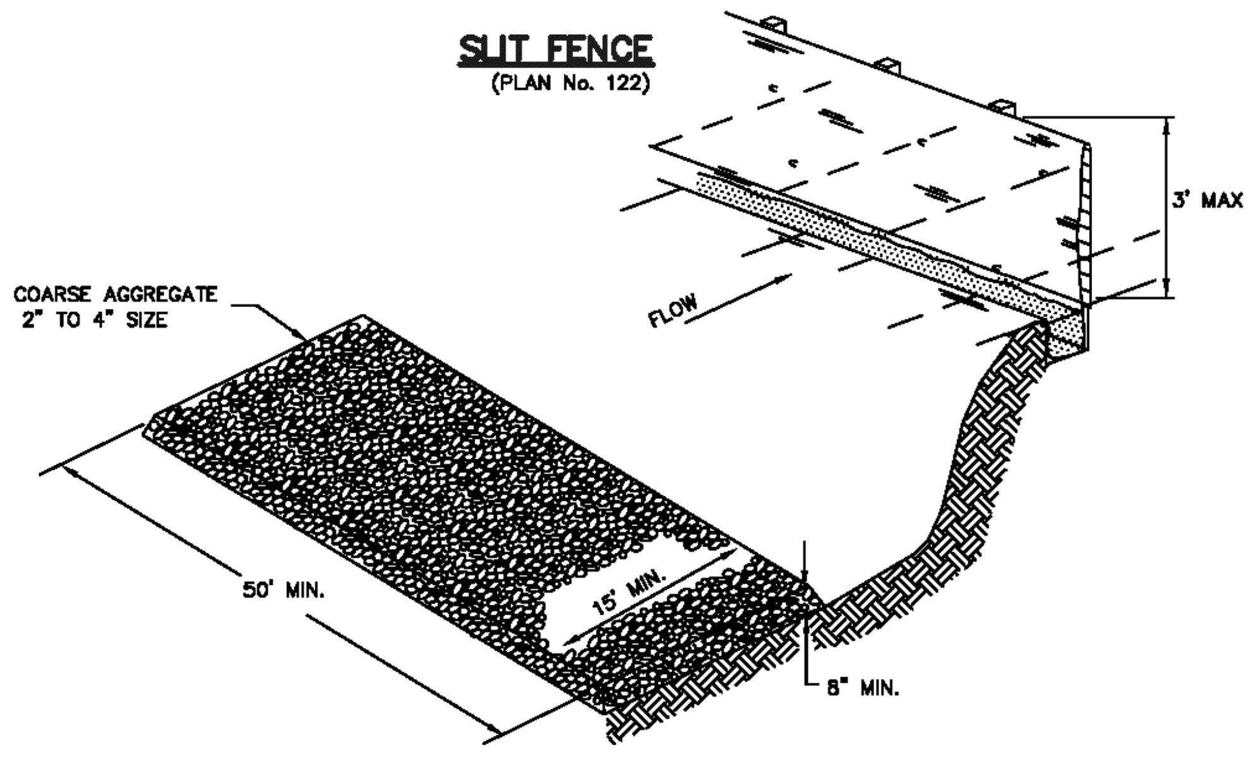
122

Silt fence

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

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

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



WASH DOWN AREA

February 2006

Equipment and vehicle wash down area

Plan No.
125

Equipment and vehicle wash down area

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

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

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

ELEVATE
ENGINEERING

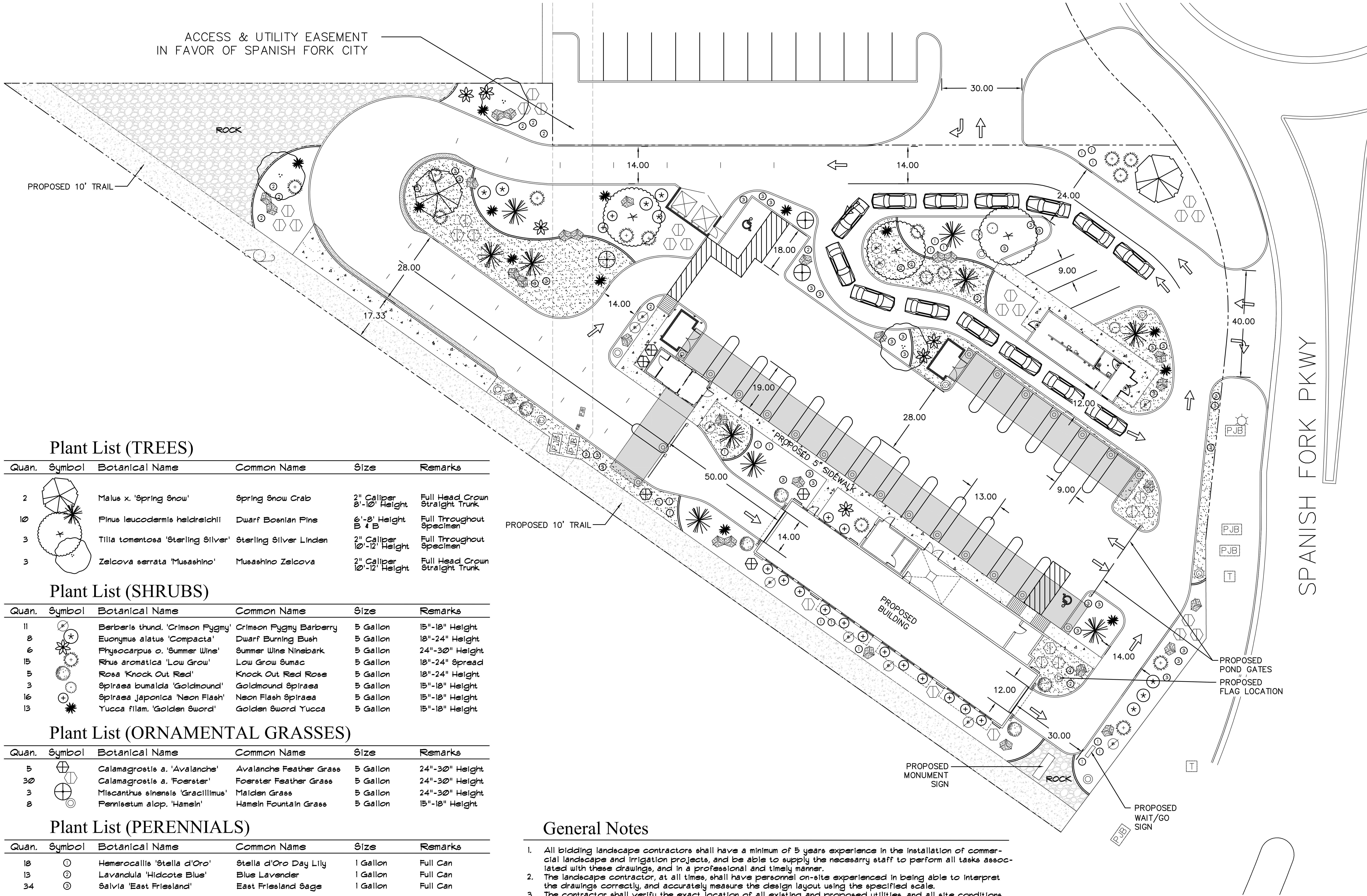
QUICK QUACK SPANISH FORK HWY 6
SWPPP DETAILS

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

11/08/2021
10864737
LARVIN
POLLOCK

SHEET:
C-8

DATE:
Nov 08, 2021


ACCESS & UTILITY EASEMENT
IN FAVOR OF SPANISH FORK CITY
ROCK
PROPOSED 10' TRAIL
30.00
14.00
14.00
24.00
18.00
28.00
17.33
14.00
9.00
40.00
19.00
28.00
12.00
PROPOSED 5' SIDEWALK
50.00
13.00
9.00
PROPOSED 10' TRAIL
14.00
PROPOSED BUILDING
14.00
12.00
30.00
SPANISH FORK PKWY
PJB
T
PROPOSED POND GATES
PROPOSED FLAG LOCATION
PROPOSED MONUMENT SIGN
ROCK
PROPOSED WAIT/GO SIGN

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 heldreichii	Dwarf Bosnian 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 thund. '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 a. 'Avalanche'	Avalanche Feather Grass	5 Gallon	24"-30" Height
30		Calamagrostis a. 'Foerster'	Foerster Feather Grass	5 Gallon	24"-30" Height
3	⊕	Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 Gallon	24"-30" Height
8	◎	Pennisetum alop. 'Hameln'	Hameln Fountain Grass	5 Gallon	15"-18" Height

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
18	①	Hemerocallis '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

Planting Notes

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

Submittal Requirements

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

General Notes

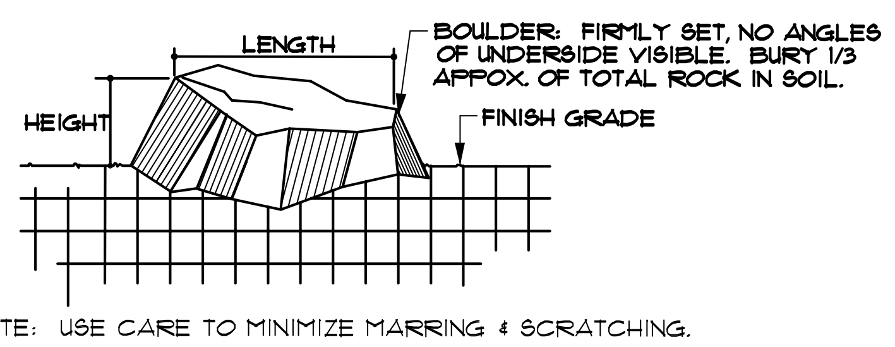
1. All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necesarry staff to perform all tasks associated with these drawings, and in a professional and timely manner.
2. The landscape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

Sub-Grade Requirements

1. PLANTING AREAS : 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 discrepencies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

Legend

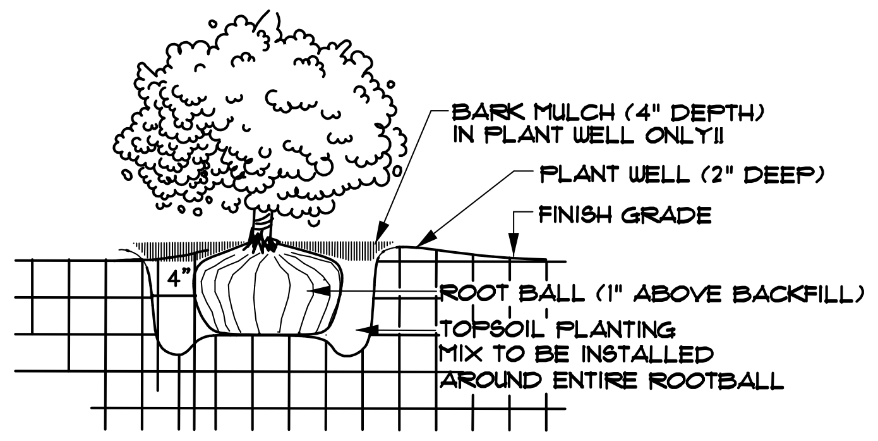
Symbol	Description	Remarks
	Landscape Boulder / 3'-4' Min. Size / Individually Placed	Boulder Type And Color Shall Be From Nearest Local Source, Blonde-Tan Colored Quartzite, Block Edges.
═	4" x 6" Extruded Concrete Mowstrip / Natural Color	Install In Straight True Lines And Uniform Curves. Compact Sub-grade to 90% Prior To Installation.
ROCK	Rock ONLY Area / 2"-3" Size / 'Nephi 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.
No Hatch	New Shrub - Rock Area / 1" Size / 'Calico'	Install In Areas Shown To A Depth Of 4 Inches Over 'DeWitt' Brand Weed Barrier Fabric.


LENGTH
HEIGHT
BOULDER: FIRMLY SET, NO ANGLES OF UNDERSIDE VISIBLE. BURY 1/3 APPOX. OF TOTAL ROCK IN SOIL.
FINISH GRADE

NOTE: USE CARE TO MINIMIZE MARRING & SCRATCHING.

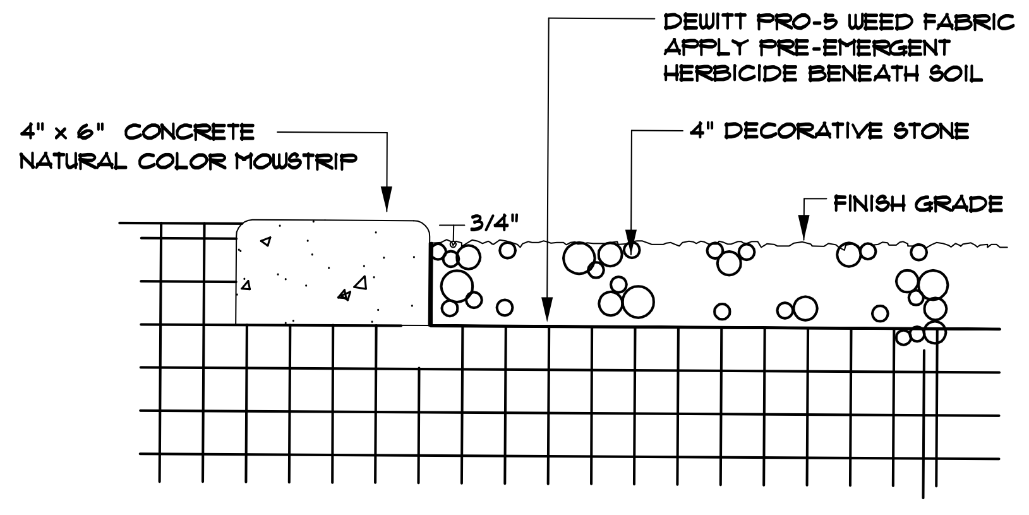
1 / L-1 Decorative Boulder

N. T. S.


BARK MULCH (4" DEPTH) IN PLANT WELL ONLY!!
PLANT WELL (2" DEEP)
FINISH GRADE
4"
ROOT BALL (1" ABOVE BACKFILL)
TOPSOIL PLANTING MIX TO BE INSTALLED AROUND ENTIRE ROOTBALL

2 / L-1 Shrub Planting

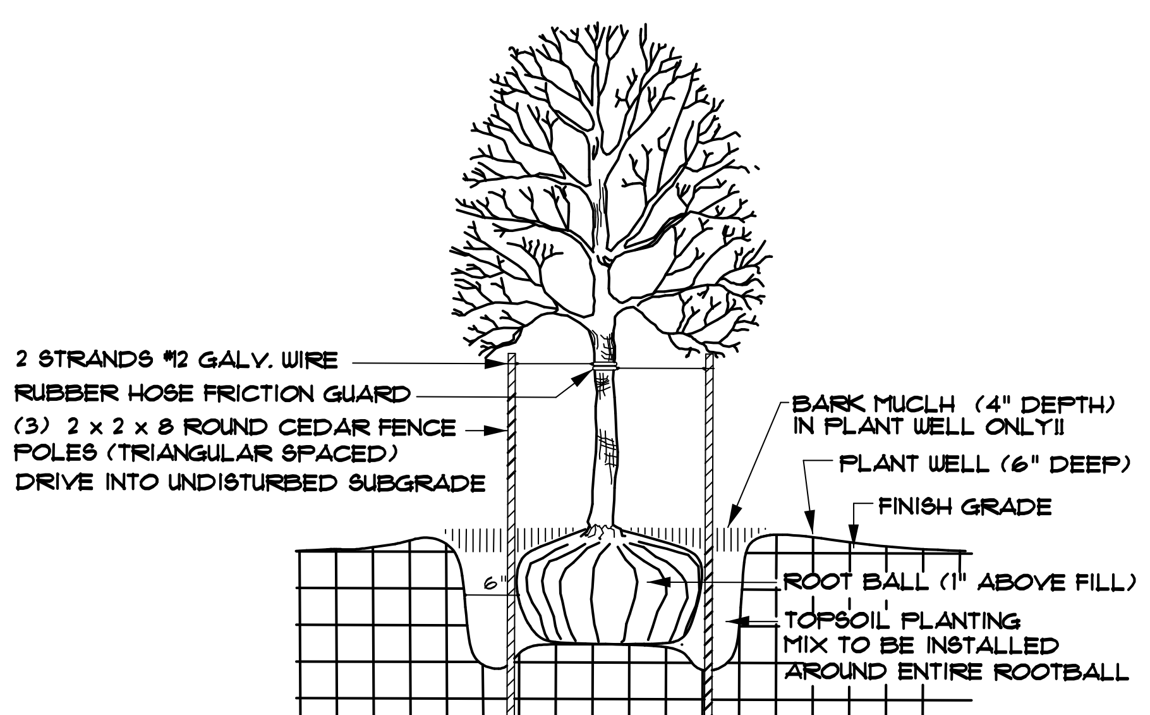
N. T. S.


DEWITT PRO-5 WEED FABRIC APPLY PRE-EMERGENT HERBICIDE BENEATH SOIL
4" x 6" CONCRETE NATURAL COLOR MOWSTRIP
4" DECORATIVE STONE
FINISH GRADE
3/4"

NOTE: SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT.

3 / L-1 Mowstrip / Stone Mulch

N. T. S.


2 STRANDS #12 GALV. WIRE
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BARK MUCLH (4" DEPTH) IN PLANT WELL ONLY!!
PLANT WELL (6" DEEP)
FINISH GRADE
6"
ROOT BALL (1" ABOVE FILL)
TOPSOIL PLANTING MIX TO BE INSTALLED AROUND ENTIRE ROOTBALL

4 / L-1 Tree Planting

N. T. S.

N

0 20 40 60

Scale in Feet : 1"=20'-0"

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

Landscape Architect

RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105

Phone : 801-647-3114
Email : rdldesign@comcast.net

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING

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

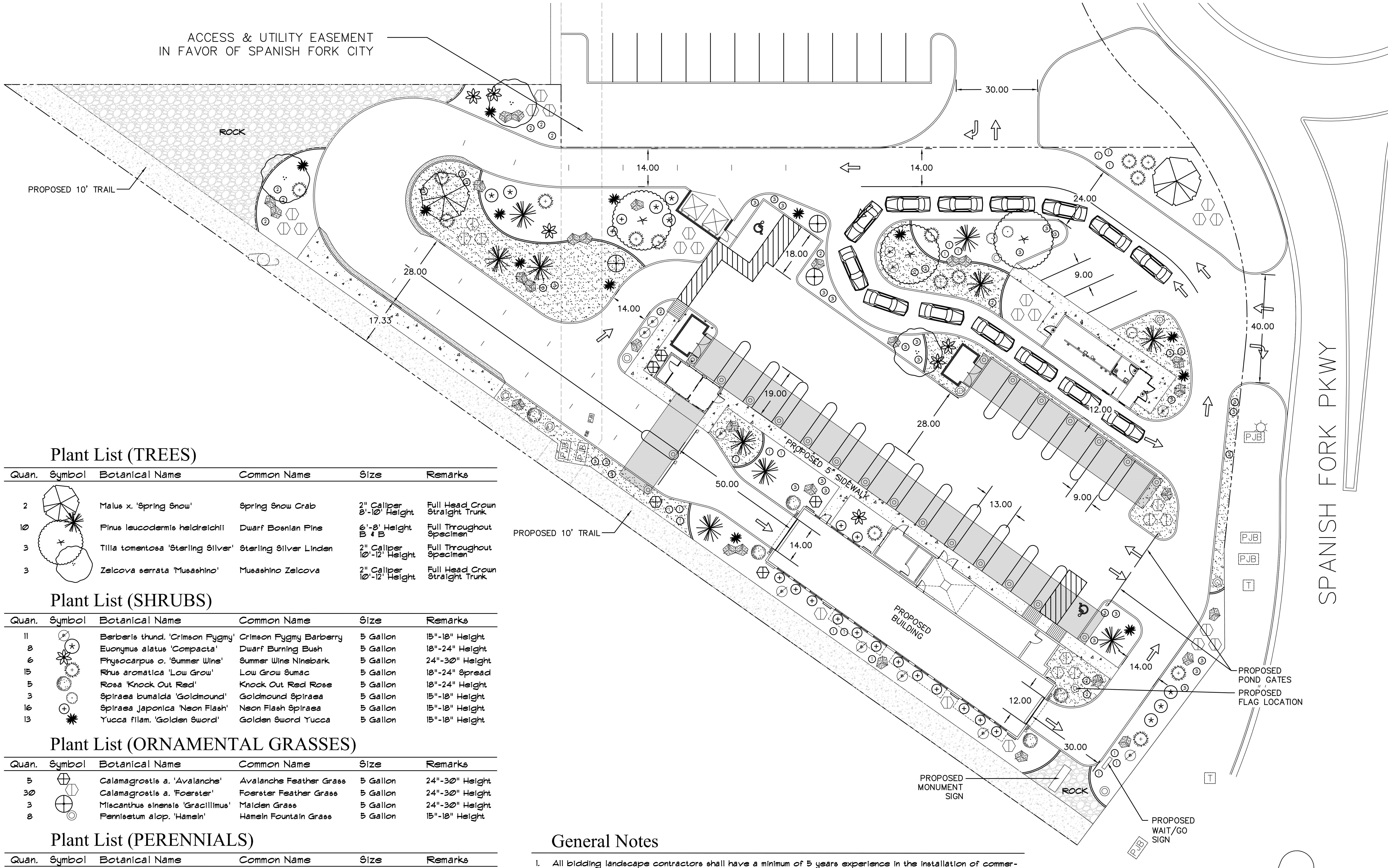
QUICK QUACK SPANISH FORK PARKWAY
LANDSCAPE PLAN

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

ROBERT D. 106360 10-11-21

SHEET:
L-1

DATE: 10-11-2021


ACCESS & UTILITY EASEMENT IN FAVOR OF SPANISH FORK CITY
ROCK
PROPOSED 10' TRAIL
28.00
17.33
14.00
14.00
30.00
18.00
24.00
9.00
40.00
19.00
28.00
PROPOSED 5' SIDEWALK
12.00
9.00
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50.00
14.00
PROPOSED BUILDING
PROPOSED 10' TRAIL
SPANISH FORK PKWY
PJB
PJB
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T
14.00
12.00
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ROCK
PROPOSED POND GATES
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Legend

Symbol	Description	Remarks
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═	4" x 6" Extruded Concrete Mowstrip / Natural Color	Install In Straight True Lines And Uniform Curves. Compact Sub-grade to 90% Prior To Installation.
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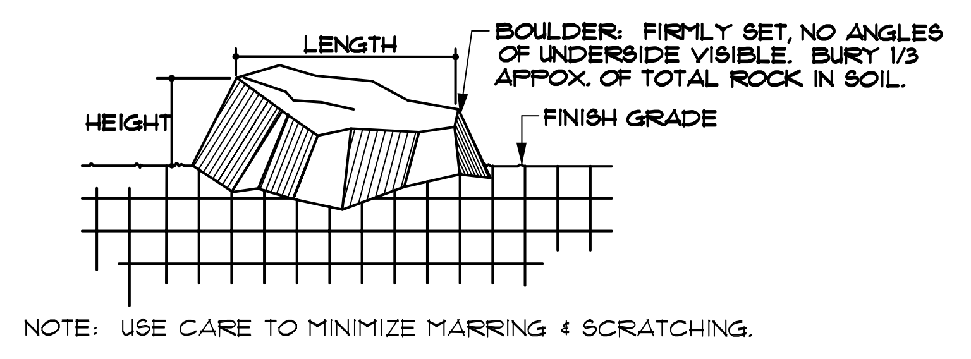
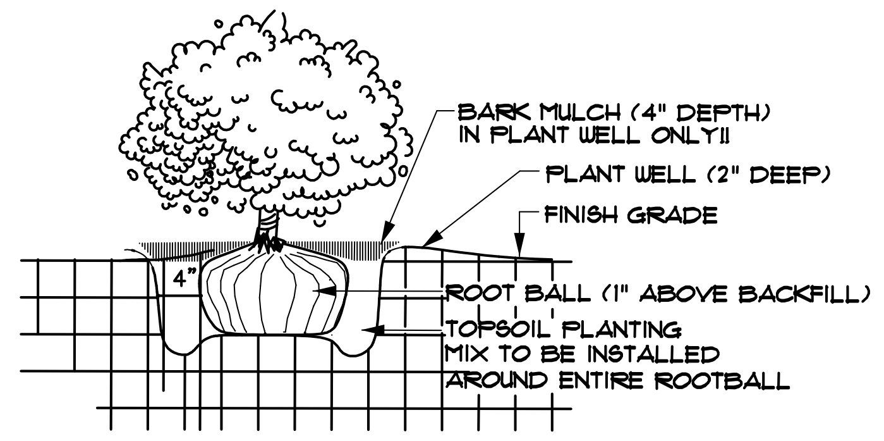
No Hatch	New Shrub - Rock Area / 1" Size / 'Calico'	Install In Areas Shown To A Depth Of 4 Inches Over 'DeWitt' Brand Weed Barrier Fabric.


LENGTH
HEIGHT
BOULDER: FIRMLY SET, NO ANGLES OF UNDERSIDE VISIBLE. BURY 1/3 APPOX. OF TOTAL ROCK IN SOIL.
FINISH GRADE
NOTE: USE CARE TO MINIMIZE MARRING & SCRATCHING.

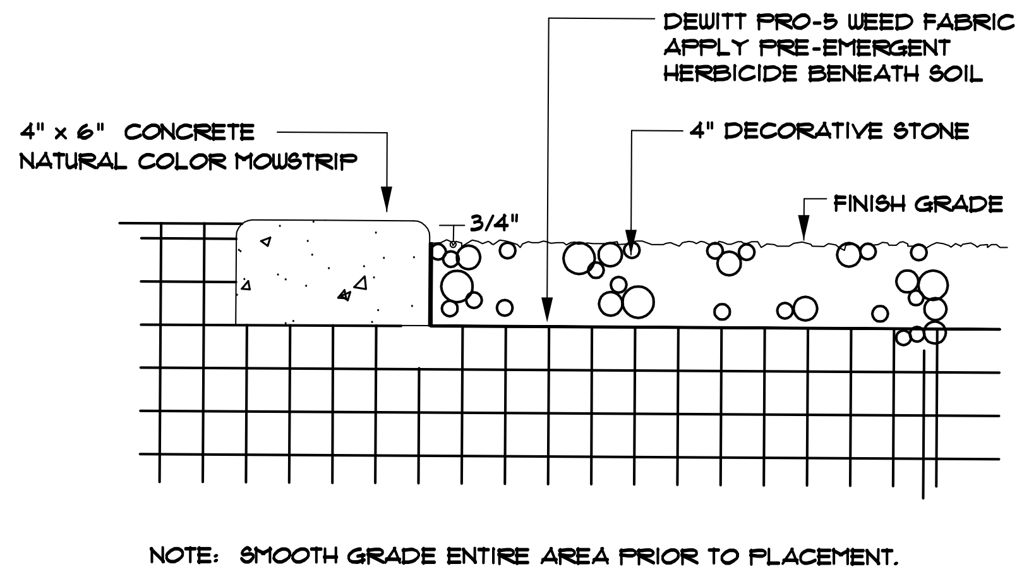
1 / L-1 Decorative Boulder

N. T. S.


BARK MULCH (4" DEPTH) IN PLANT WELL ONLY!!
PLANT WELL (2" DEEP)
FINISH GRADE
4"
ROOT BALL (1" ABOVE BACKFILL)
TOPSOIL PLANTING MIX TO BE INSTALLED AROUND ENTIRE ROOTBALL

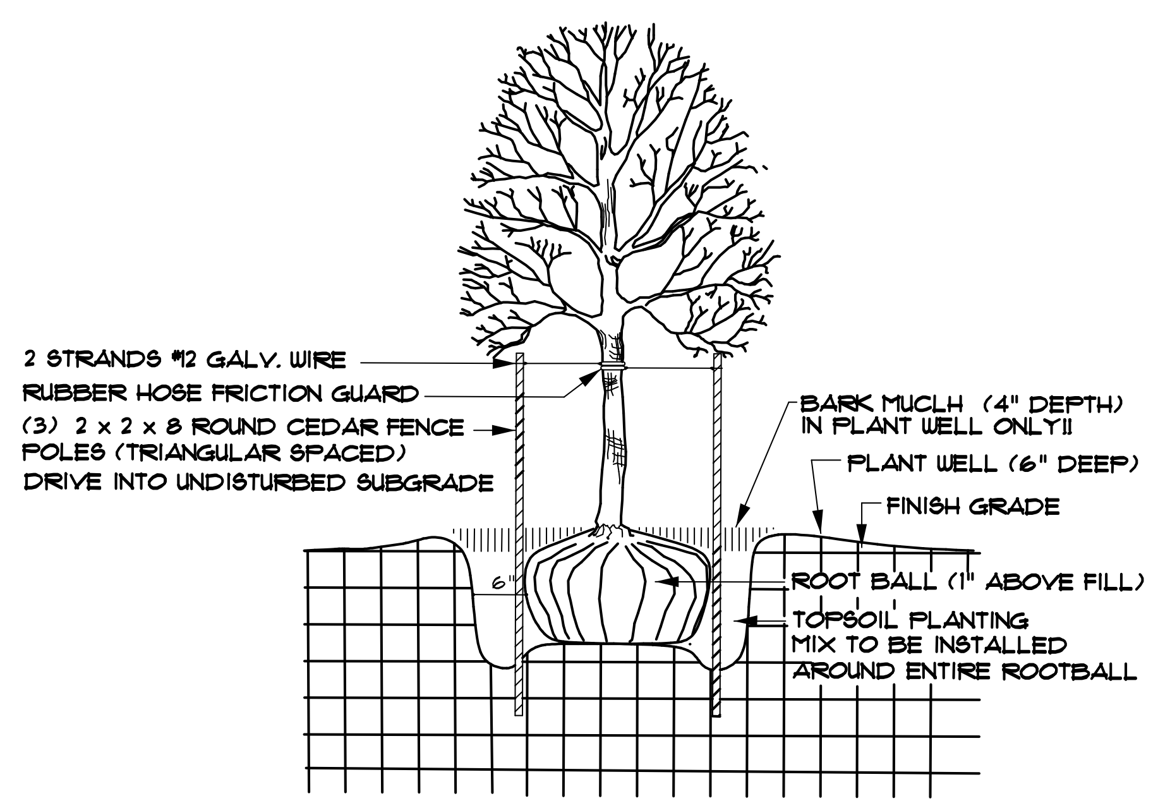
2 / L-1 Shrub Planting

N. T. S.


DEWITT PRO-5 WEED FABRIC APPLY PRE-EMERGENT HERBICIDE BENEATH SOIL
4" x 6" CONCRETE NATURAL COLOR MOWSTRIP
4" DECORATIVE STONE
3/4"
FINISH GRADE
NOTE: SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT.

3 / L-1 Mowstrip / Stone Mulch

N. T. S.


2 STRANDS #12 GALV. WIRE
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6"
ROOT BALL (1" ABOVE FILL)
TOPSOIL PLANTING MIX TO BE INSTALLED AROUND ENTIRE ROOTBALL

4 / L-1 Tree Planting

N. T. S.

N

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

0 20 40 60

Scale in Feet : 1"=20'-0"

Landscape Architect

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

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: DL

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

QUICK QUACK SPANISH FORK PARKWAY
LANDSCAPE PLAN

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

10-11-21

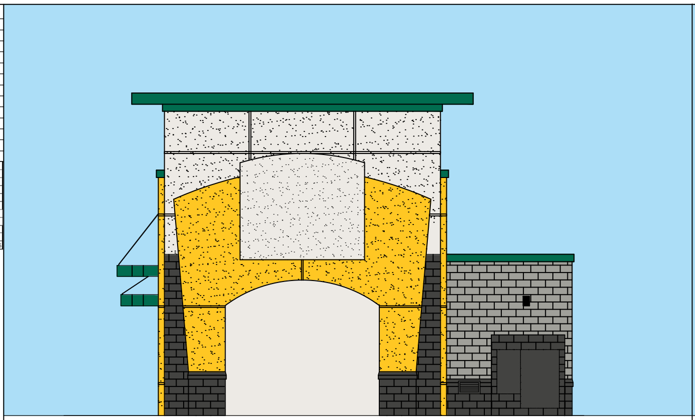
SHEET:
L-1

DATE: 10-11-2021

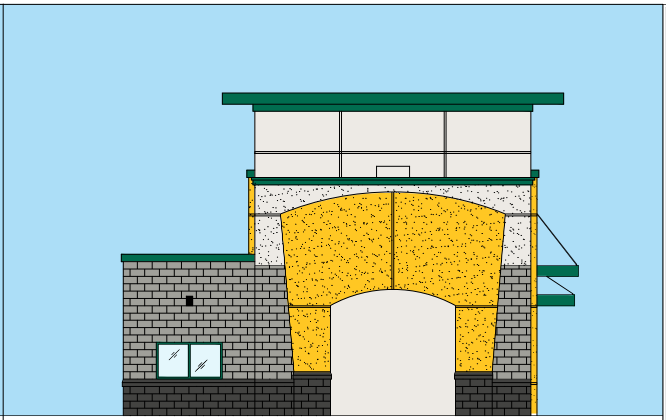
EXTERIOR FINISH SCHEDULE

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

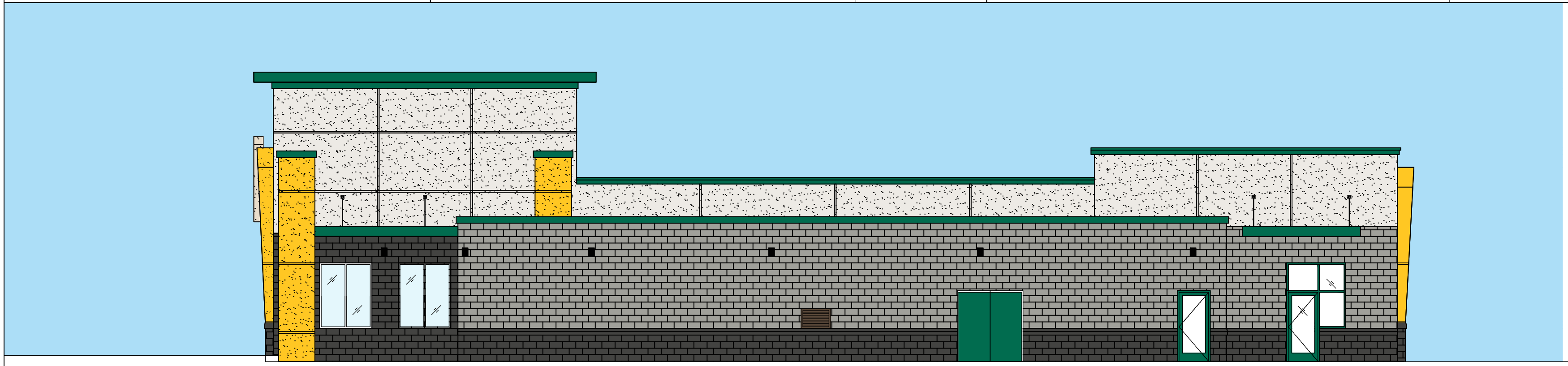
	EQUIPMENT SIDE ELEVATION		ENTRY ELEVATION		EXIT ELEVATION		WINDOW SIDE ELEVATION		TOTAL	
VISIBLE VERTICAL WALL	2524		836		719		2524		6603	
STUCCO	866	34.31%	392	46.89%	286	39.78%	1020	40.41%	2564	38.83%
HONED BLOCK	929	36.81%	155	18.54%	196	27.26%	530	21.00%	1810	27.41%
SPLIT FACE PATTERN	320	12.68%	63	7.54%	66	9.18%	353	13.99%	802	12.15%
METAL FASCIA / AWNINGS	191	7.57%	64	7.66%	31	4.31%	228	9.03%	514	7.78%
WINDOWS	91	3.61%		0.00%	16	2.23%	393	15.57%	500	7.57%
DOORS	127	5.03%	162	19.38%	124	17.25%	0	0.00%	413	6.25%
TOTAL	2524	100.00%	836	100.00%	719	100.00%	2524	100.00%	6603	100.00%



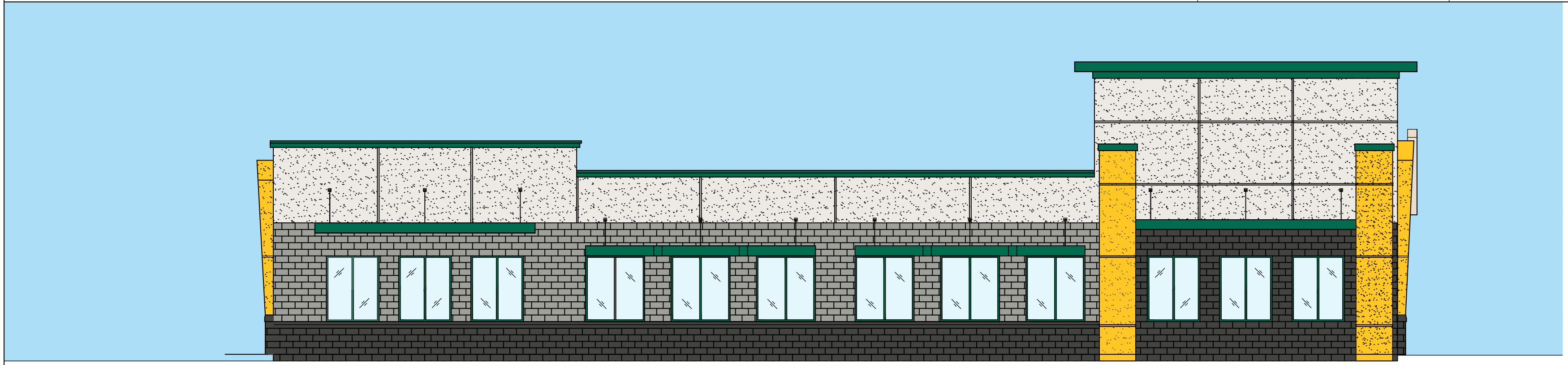
EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 04



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

DAIN & ASSOCIATES
ARCHITECTURE DESIGN PROJECT MANAGEMENT
JAMES A. DAIN ARCHITECT
PHONE (801) 228-8805

DATE:

REVISIONS:

A200

EXTERIOR FINISH SCHEDULE

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

	EQUIPMENT SIDE ELEVATION		ENTRY ELEVATION		EXIT ELEVATION		WINDOW SIDE ELEVATION		TOTAL	
VISIBLE VERTICAL WALL	2524		836		719		2524		6603	
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METAL FASCIA / AWNINGS	191	7.57%	64	7.66%	31	4.31%	228	9.03%	514	7.78%
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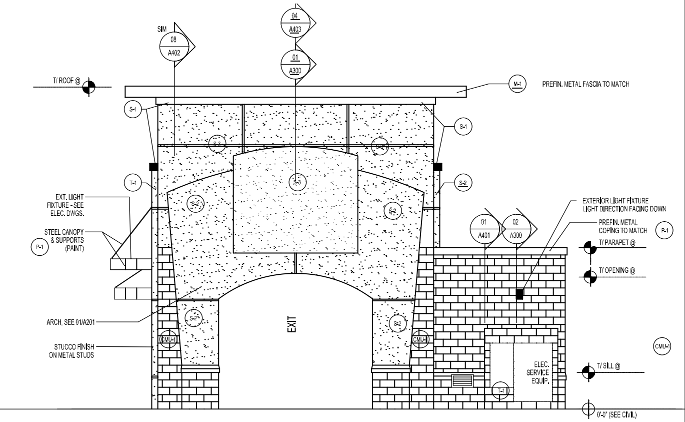
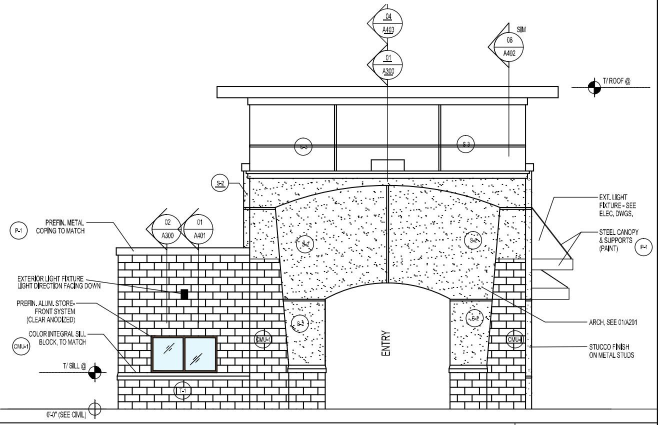
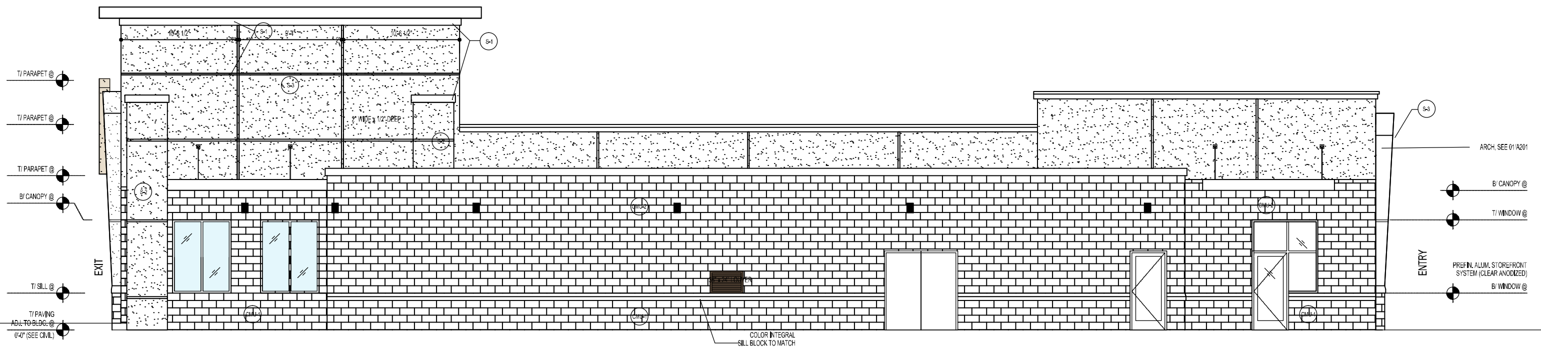
DOORS	127	5.03%	162	19.38%	124	17.25%	0	0.00%	413	6.25%
TOTAL	2524	100.00%	836	100.00%	719	100.00%	2524	100.00%	6603	100.00%


SIM
08
A402
04
A403
01
A300
T/ ROOF @
M-1
PREFIN. METAL FASCIA TO MATCH
S-1
S-1
S-3
T-1
S-2
EXT. LIGHT FIXTURE - SEE ELEC. DWGS.
STEEL CANOPY & SUPPORTS (PAINT)
P-1
S-2
EXTERIOR LIGHT FIXTURE LIGHT DIRECTION FACING DOWN
PREFIN. METAL COPING TO MATCH
P-1
01
A401
02
A300
T/ PARAPET @
T/ OPENING @
ARCH, SEE 01/A201
EXIT
STUCCO FINISH ON METAL STUDS
CMU-1
CMU-1
CMU-1
ELEC. SERVICE EQUIP.
T-1
T/ SILL @
0'-0" (SEE CIVIL)

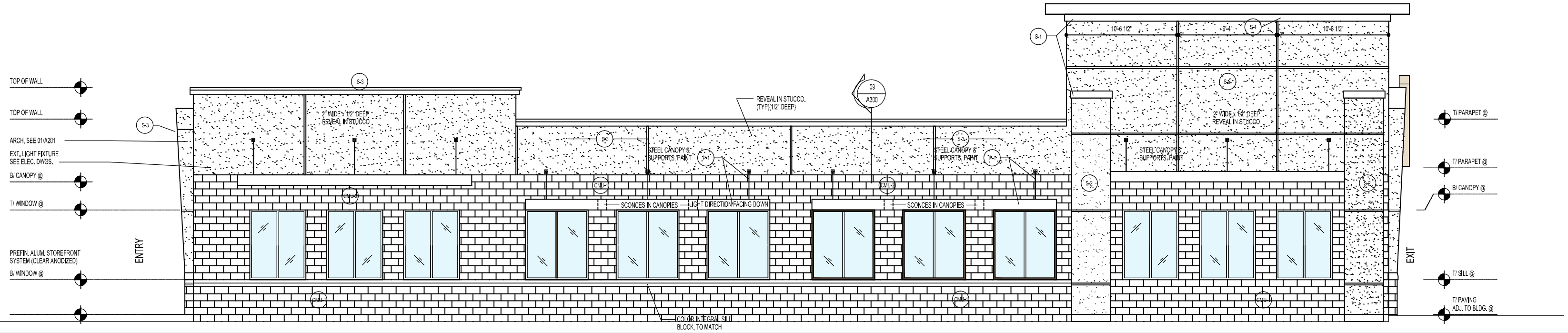
EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 04


04
A403
01
A300
SIM
08
A402
T/ ROOF @
S-3
S-3
S-2
P-1
PREFIN. METAL COPING TO MATCH
02
A300
01
A401
EXT. LIGHT FIXTURE - SEE ELEC. DWGS.
STEEL CANOPY & SUPPORTS (PAINT)
P-1
S-2
S-2
EXTERIOR LIGHT FIXTURE LIGHT DIRECTION FACING DOWN
PREFIN. ALUM. STORE-FRONT SYSTEM (CLEAR ANODIZED)
COLOR INTEGRAL SILL BLOCK, TO MATCH
CMU-1
CMU-1
CMU-1
T/ SILL @
T-1
ENTRY
ARCH, SEE 01/A201
STUCCO FINISH ON METAL STUDS
0'-0" (SEE CIVIL)

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


10'-6 1/2"
9'-4"
10'-6 1/2"
2"
2"
S-1
S-1
S-3
2" WIDE x 1/2" DEEP
S-2
S-2
T/ PARAPET @
T/ PARAPET @
T/ PARAPET @
B/ CANOPY @
EXIT
T/ SILL @
T/ PAVING ADJ. TO BLDG. @
0'-0" (SEE CIVIL)
CMU-1
CMU-2
CMU-1
36" x 24" LOUVER
COLOR INTEGRAL SILL BLOCK TO MATCH
S-3
ARCH, SEE 01/A201
B/ CANOPY @
T/ WINDOW @
ENTRY
PREFIN. ALUM. STOREFRONT SYSTEM (CLEAR ANODIZED)
B/ WINDOW @
CMU-2
CMU-1

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


TOP OF WALL
TOP OF WALL
S-3
S-3
ARCH, SEE 01/A201
EXT. LIGHT FIXTURE SEE ELEC. DWGS.
B/ CANOPY @
T/ WINDOW @
ENTRY
PREFIN. ALUM. STOREFRONT SYSTEM (CLEAR ANODIZED)
B/ WINDOW @
2" WIDE x 1/2" DEEP REVEAL IN STUCCO
CMU-2
CMU-1
REVEAL IN STUCCO. (TYP)(1/2" DEEP)
09
A300
S-3
STEEL CANOPY & SUPPORTS, PAINT
P-1
CMU-1
CMU-2
SCONCES IN CANOPIES
LIGHT DIRECTION FACING DOWN
SCONCES IN CANOPIES
STEEL CANOPY & SUPPORTS, PAINT
COLOR INTEGRAL SILL BLOCK, TO MATCH
CMU-1
CMU-1
S-1
S-1
10'-6 1/2"
9'-4"
10'-6 1/2"
2"
2"
S-3
2" WIDE x 1/2" DEEP REVEAL IN STUCCO
STEEL CANOPY & SUPPORTS, PAINT
S-2
S-2
T/ PARAPET @
T/ PARAPET @
B/ CANOPY @
EXIT
T/ SILL @
T/ PAVING ADJ. TO BLDG. @

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

PROJECT NOTES

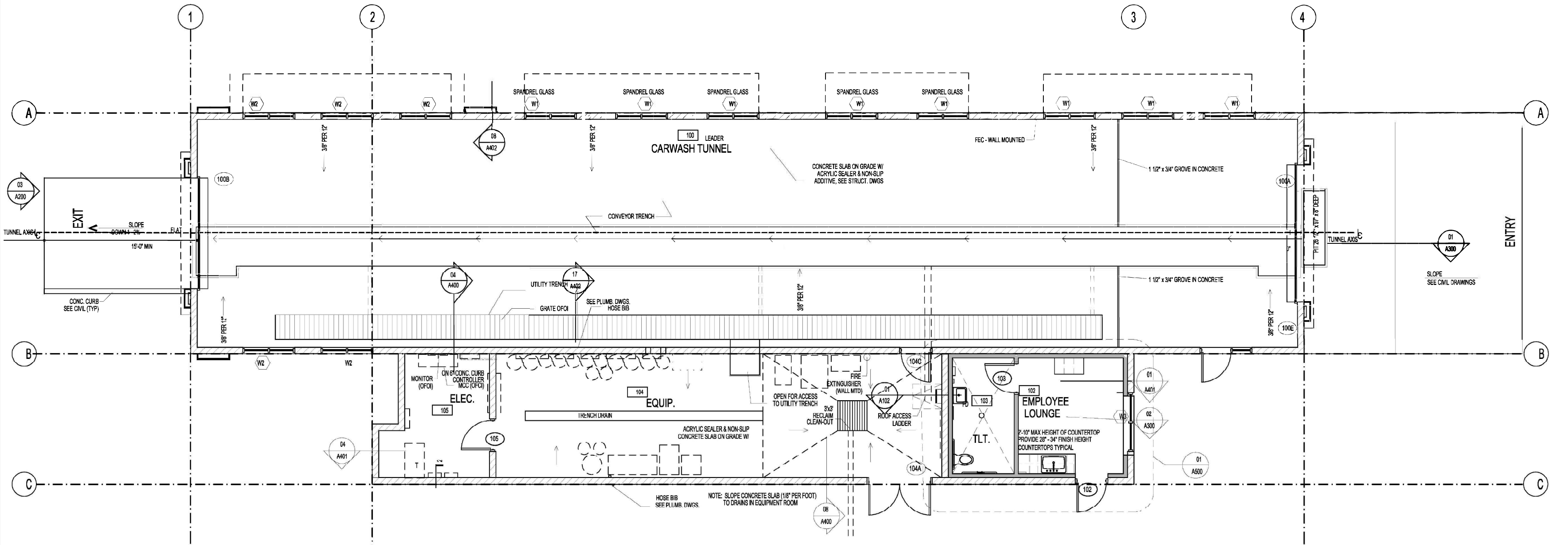
ALL LIGHTS TO BE DOWNWARD FACING

PROJECT TITLE
Quick Quack Car Wash

DAIN & ASSOCIATES
ARCHITECTURE DESIGN PROJECT MANAGEMENT
JAMES A. DAIN ARCHITECT
PHONE (801) 228-8805

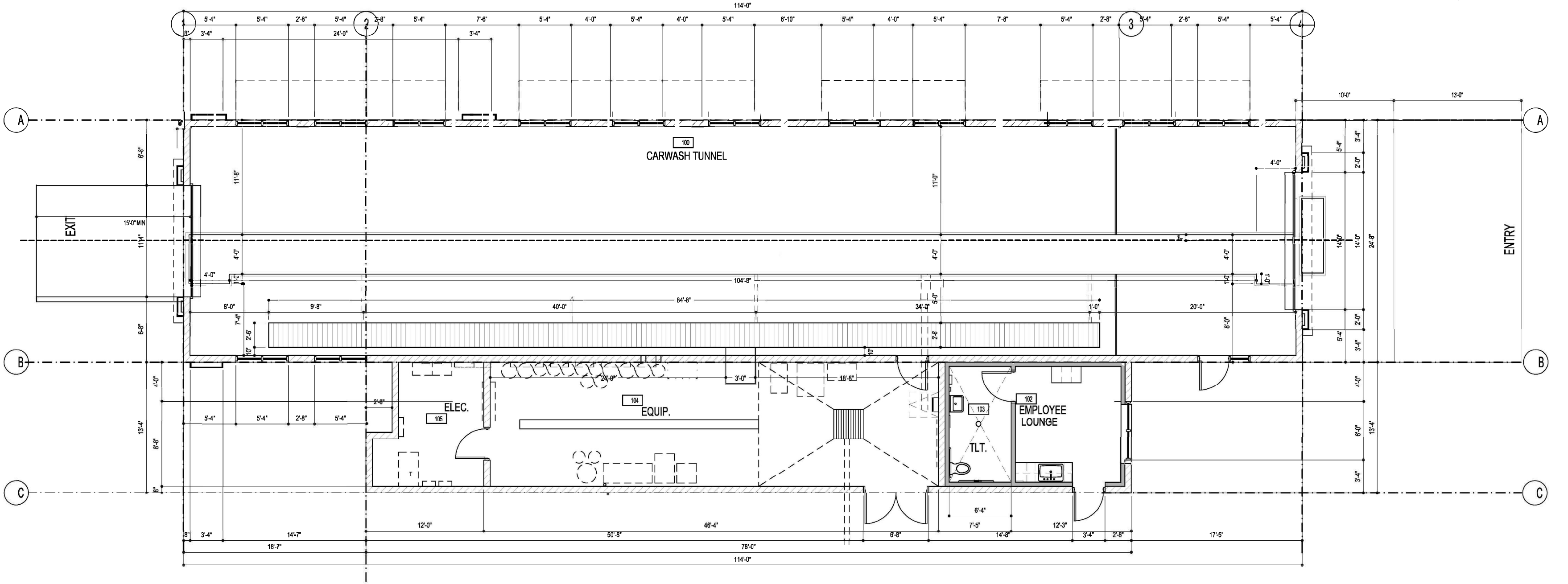
DATE:
REVISIONS:

A200


1
2
3
4
A
B
C
W2
W1
SPANDREL GLASS
08 A402
3/8" PER 12"
100 LEADER
CARWASH TUNNEL
FEC - WALL MOUNTED
CONCRETE SLAB ON GRADE W/ ACRYLIC SEALER & NON-SLIP ADDITIVE, SEE STRUCT. DWGS
1 1/2" x 3/4" GROVE IN CONCRETE
03 A200
100B
EXIT
SLOPE DOWN 1 - 2%
FLAT
TUNNEL AXIS
15'-0" MIN
CONVEYOR TRENCH
100A
PIT 26'-10" x 9'-7" x 8" DEEP
TUNNEL AXIS
01 A300
ENTRY
SLOPE SEE CIVIL DRAWINGS
04 A400
17 A402
UTILITY TRENCH
GRATE OFOI
SEE PLUMB. DWGS. HOSE BIB
CONC. CURB SEE CIVIL (TYP)
100E
MONITOR (OFOI)
ON 6" CONC. CURB CONTROLLER MCC (OFCI)
ELEC.
105
104
EQUIP.
TRENCH DRAIN
ACRYLIC SEALER & NON-SLIP CONCRETE SLAB ON GRADE W/
OPEN FOR ACCESS TO UTILITY TRENCH
FIRE EXTINGUISHER (WALL MTD)
3'x3' RECLAIM CLEAN-OUT
01 A102
ROOF ACCESS LADDER
104C
104A
103
TLT.
102
EMPLOYEE LOUNGE
2'-10" MAX HEIGHT OF COUNTERTOP PROVIDE 28" - 34" FINISH HEIGHT COUNTERTOPS TYPICAL
W3
01 A401
02 A300
01 A500
04 A401
HOSE BIB SEE PLUMB. DWGS.
NOTE: SLOPE CONCRETE SLAB (1/8" PER FOOT) TO DRAINS IN EQUIPMENT ROOM
08 A400

ANNOTATION FLOOR PLAN

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


114'-0"
5'-4"
2'-8"
7'-6"
4'-0"
6'-10"
7'-8"
3'-4"
24'-0"
1
2
3
4
A
B
C
10'-0"
13'-0"
100
CARWASH TUNNEL
EXIT
15'-0" MIN
ENTRY
6'-8"
11'-8"
4'-0"
11'-0"
104'-8"
84'-8"
8'-0"
9'-8"
40'-0"
34'-0"
1'-0"
20'-0"
7'-4"
2'-6"
10"
5'-0"
14'-0"
24'-8"
2'-0"
5'-4"
3'-4"
ELEC.
105
104
EQUIP.
3'-0"
18'-8"
24'-0"
103
TLT.
102
EMPLOYEE LOUNGE
13'-4"
8'-8"
8"
6'-0"
12'-0"
46'-4"
50'-8"
3'-4"
14'-7"
18'-7"
78'-0"
6'-4"
7'-5"
12'-3"
6'-8"
14'-8"
2'-8"
17'-5"

DIMENSION FLOOR PLAN

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

PROJECT NOTES

ALL EXTERIOR WALL TO BE FILLED
WITH PERLILTE INSULATION

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

PROJECT TITLE
Quick Quack Car Wash

DAIN & ASSOCIATES
ARCHITECTURE DESIGN PROJECT MANAGEMENT
JAMES A. DAIN ARCHITECT
PHONE (801) 228-8805

DATE:

REVISIONS:

A100

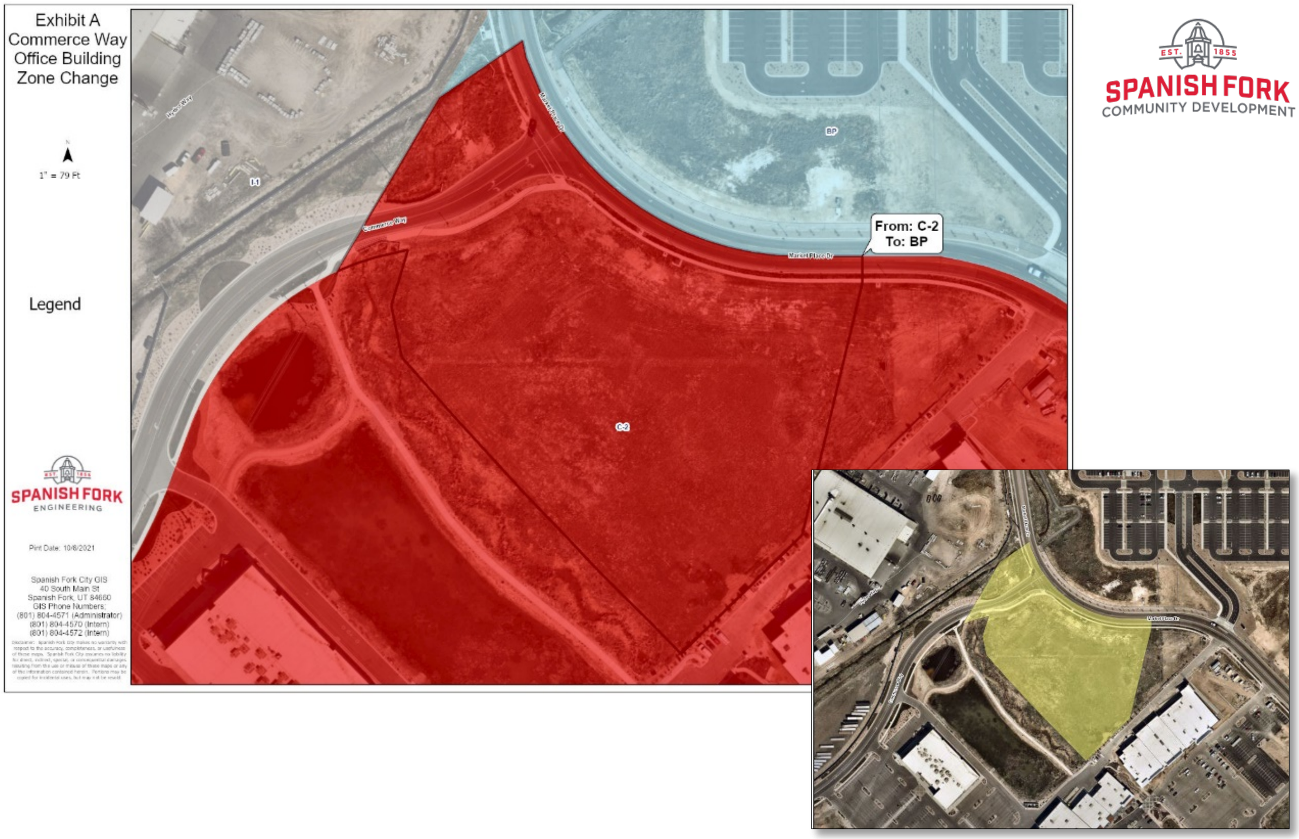


Exhibit A
Commerce Way
Office Building
Zone Change
1" = 79 Ft
Legend
SPANISH FORK
ENGINEERING
Print Date: 10/6/2021
Spanish Fork City GIS
40 South Main St
Spanish Fork, UT 84660
GIS Phone Numbers:
(801) 804-4571 (Administrator)
(801) 804-4570 (Intern)
(801) 804-4572 (Intern)
Commerce Way
Market Place Dr
From: C-2
To: BP
C-2
BP

Commerce Way Office Building Zone Change Approval Request

December 1, 2021, Planning Commission Meeting.

Located at 698 East Market Place Drive, including 4.37 acres.

The subject property is zoned C-2.

The General Plan designation is Commercial.

The applicant has requested a Zone Change to the B-P Zone.

Key Issues

1. Building Height.
2. Site Plan.

Recommendation

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

Findings:

1. That the proposal is consistent with the City's General Plan Land Use Map Designation.

Exhibits

1. Memo.
2. Site Plan.

Exhibit 1

MINT
ARCHITECTURE

ZONING CHANGE REQUEST

Project: COMMERCE WAY OFFICE BUILDING

Date:9.30.21

Issued to: Spanish Fork

Owner: ☒
Consultant: ☐
Contractor: ☐
Other: ☒

To: Spanish Fork
Attn: Kimberly Brenneman

Architect's Project Number: 21020

We are requesting approval for a zoning change from C2 General Commercial to BP Business Park.

Zoning Change Request:
The height restriction for the C2 zone is 48' which does not allow for enough ht. for an office building of this size. We propose the zoning be changed to BP Business park which is conducive to the surrounding uses and building hts. (proposed ht. of new building 54' and allowed BP ht is 120'). The hospital across Market Place Drive is zoned similarly. The proposed zoning change will be in compliance with other developments in this area where businesses will be aimed at supporting the new hospital and their clients needs. The requested zoning change is proposed to run concurrently with site plan approval for the new office building.

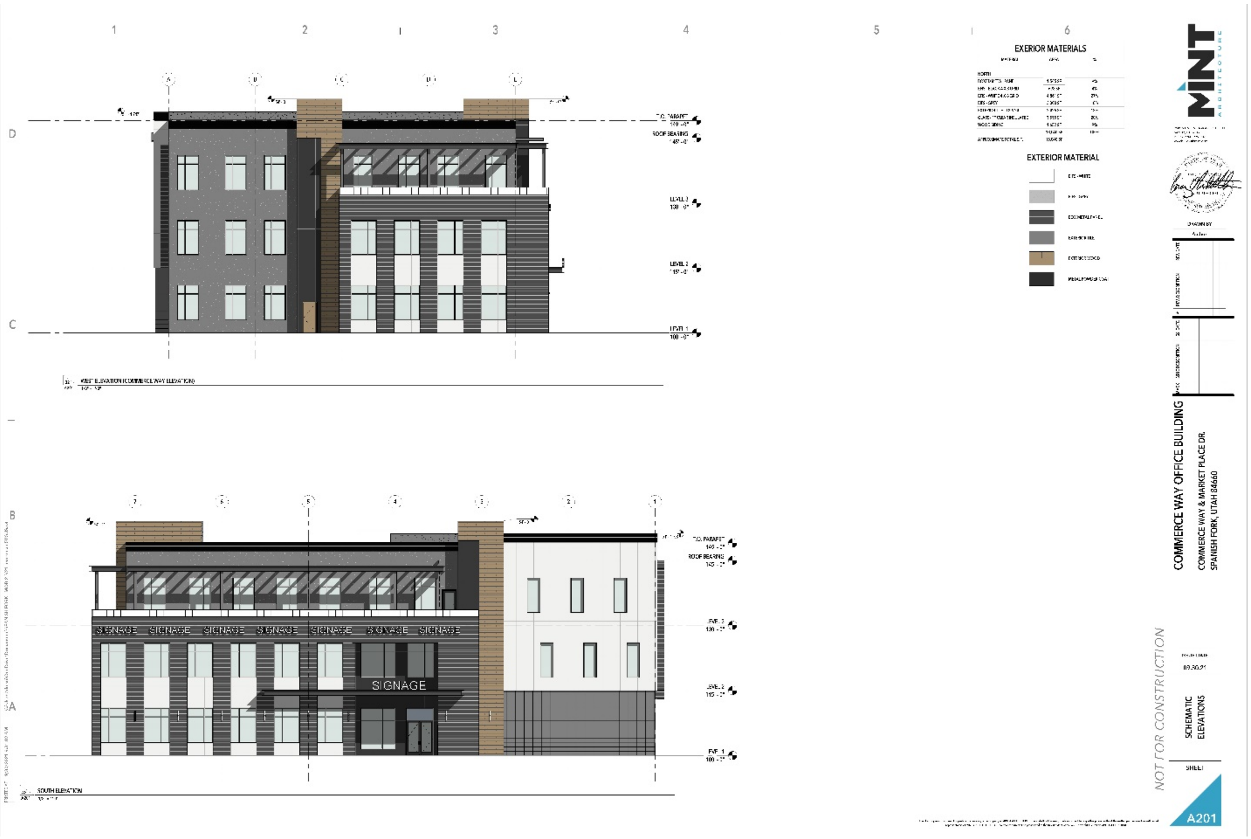
Sincerely,
Mint Architecture, LLC

x
(Signature)

9.30.21
(Date)

PERFECT SPACES MATTER
7585 S. Union Park Ave Suite 100
Sandy, UT 84047
www.buildwithmint.com

Exhibit 1


1
2
3
4
5
6
EXERIOR MATERIALS
EXTERIOR MATERIAL
EIFS - WHITE
EIFS - GREY
EXTERIOR WOOD
METAL POWDER COAT
T.O. PARAPET
ROOF BEARING
LEVEL 3
LEVEL 2
LEVEL 1
WEST ELEVATION (COMMERCE WAY ELEVATION)
SIGNAGE
SOUTH ELEVATION
MINT ARCHITECTURE
COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DR.
SPANISH FORK, UTAH 84660
NOT FOR CONSTRUCTION
09.30.21
SCHEMATIC ELEVATIONS
SHEET
A201

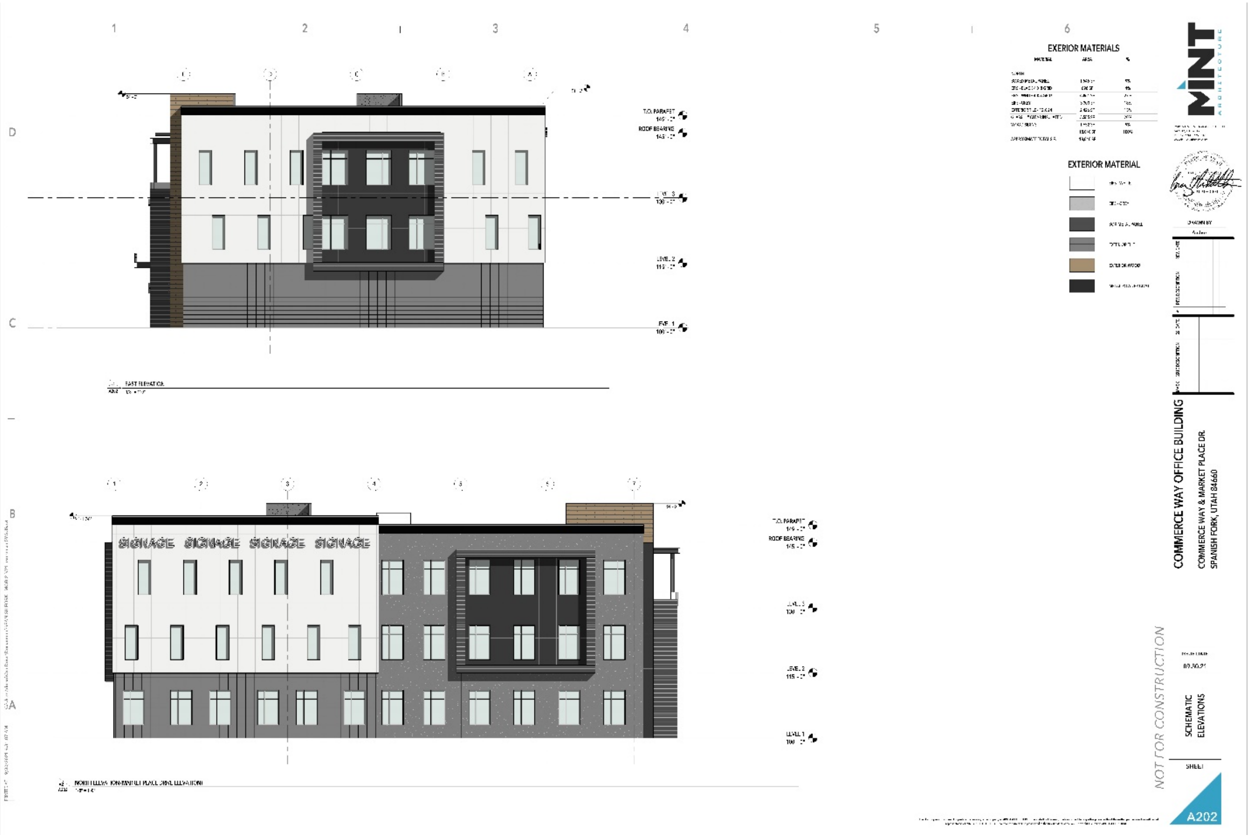
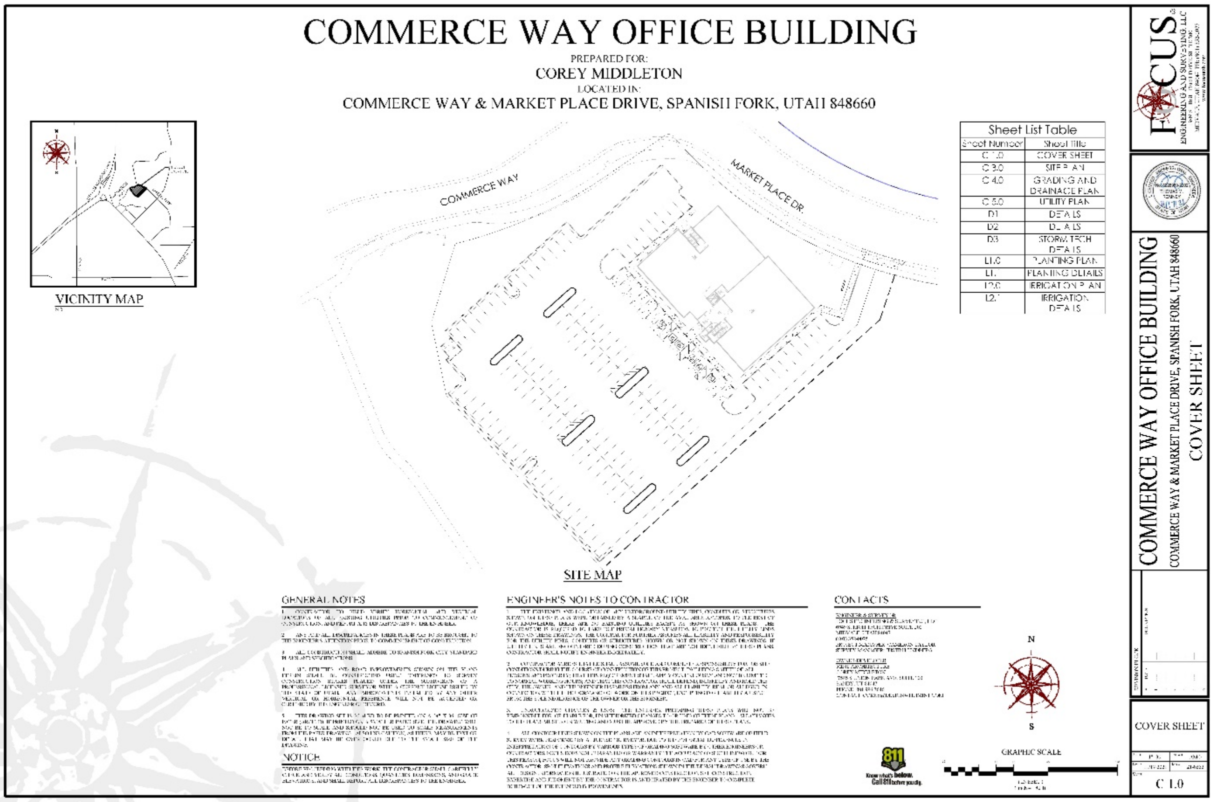
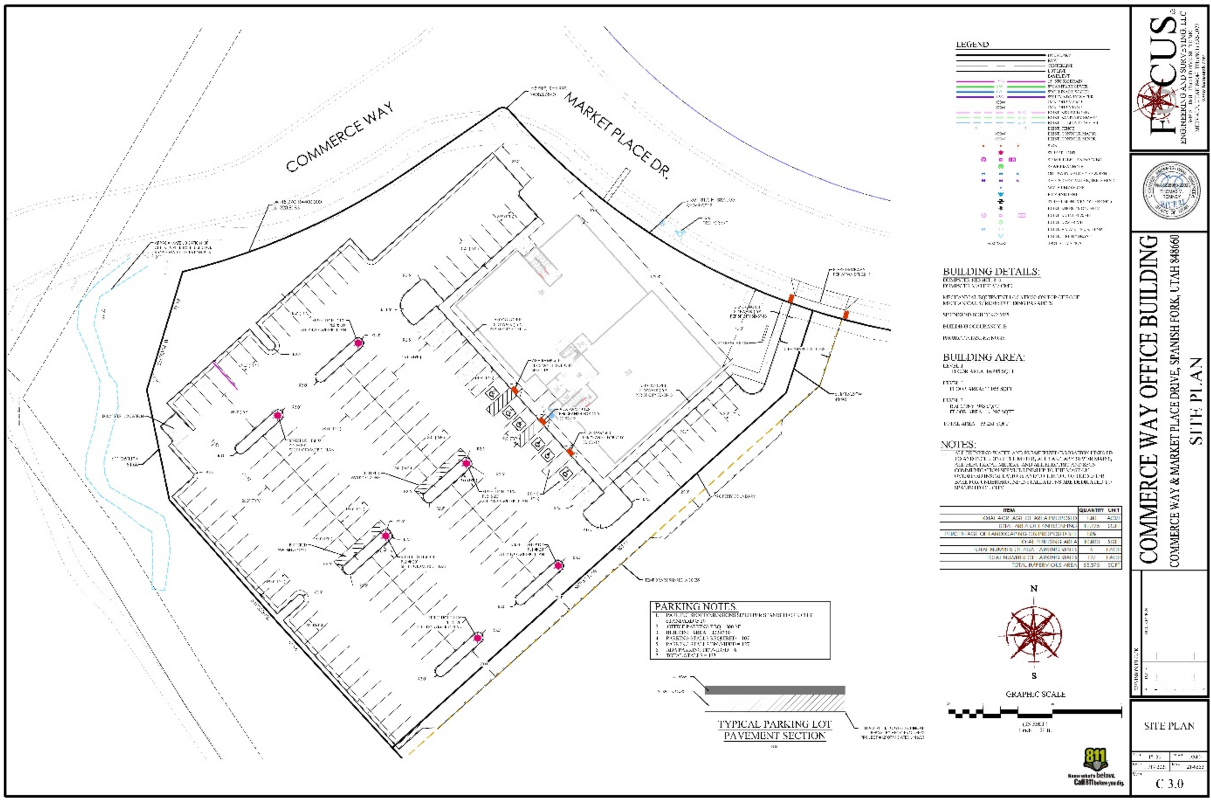

1
2
3
4
5
6
EXERIOR MATERIALS
EXTERIOR MATERIAL
T.O. PARAPET
ROOF BEARING
LEVEL 3
LEVEL 2
LEVEL 1
EAST ELEVATION
SIGNAGE
NORTH ELEVATION (MARKET PLACE DRIVE ELEVATION)
MINT ARCHITECTURE
COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DR.
SPANISH FORK, UTAH 84660
NOT FOR CONSTRUCTION
09.30.21
SCHEMATIC ELEVATIONS
SHEET
A202

Exhibit 2

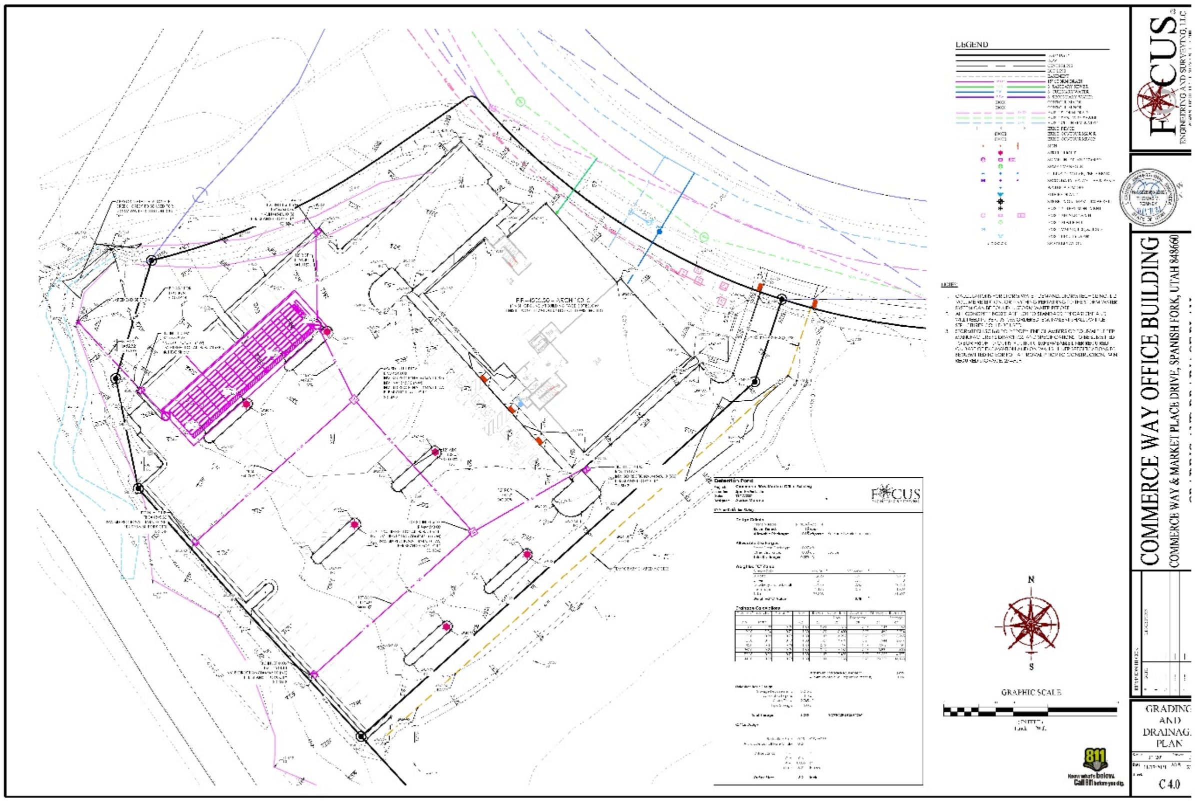

COMMERCE WAY OFFICE BUILDING
PREPARED FOR:
COREY MIDDLETON
LOCATED IN:
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 848660
VICINITY MAP
COMMERCE WAY
MARKET PLACE DR.
SITE MAP
GENERAL NOTES
NOTICE
ENGINEER'S NOTES TO CONTRACTOR
CONTACTS
N
S
GRAPHIC SCALE
811
Know what's below. Call 811 before you dig.
FOCUS ENGINEERING AND SURVEYING LLC
COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 848660
COVER SHEET
COVER SHEET
C 1.0

Sheet List Table	
Sheet Number	Sheet Title
C 1.0	COVER SHEET
C 3.0	SITE PLAN
C 4.0	GRADING AND DRAINAGE PLAN
C 5.0	UTILITY PLAN
D1	DETAILS
D2	DETAILS
D3	STORM TECH DETAILS
L1.0	PLANTING PLAN
L1.1	PLANTING DETAILS
L2.0	IRRIGATION PLAN
L2.1	IRRIGATION DETAILS


COMMERCE WAY
MARKET PLACE DR.
LEGEND
BUILDING DETAILS:
BUILDING AREA:
NOTES:
PARKING NOTES
TYPICAL PARKING LOT PAVEMENT SECTION
N
S
GRAPHIC SCALE
811
Know what's below. Call 811 before you dig.
FOCUS ENGINEERING AND SURVEYING LLC
COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 848660
SITE PLAN
SITE PLAN
C 3.0

ITEM	QUANTITY	UNIT
TOTAL ACREAGE OF AREA PROPOSED	[illegible]	ACRE
TOTAL AREA OF LANDSCAPING	[illegible]	SQFT
PERCENTAGE OF LANDSCAPING ON PROPOSED SITE	16%	
TOTAL BUILDING AREA	[illegible]	SQFT
TOTAL NUMBER OF ADA PARKING STALLS	6	EACH
TOTAL NUMBER OF PARKING STALLS	1?7	EACH
TOTAL IMPERVIOUS AREA	55,375	SQFT

Exhibit 2


LEGEND
NOTES
Detention Pond
N
S
GRAPHIC SCALE
811
Know what's below. Call 811 before you dig.
FOCUS
ENGINEERING AND SURVEYING, LLC
COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 848660
REVISION BLOCK
GRADING AND DRAINAGE PLAN
C 4.0

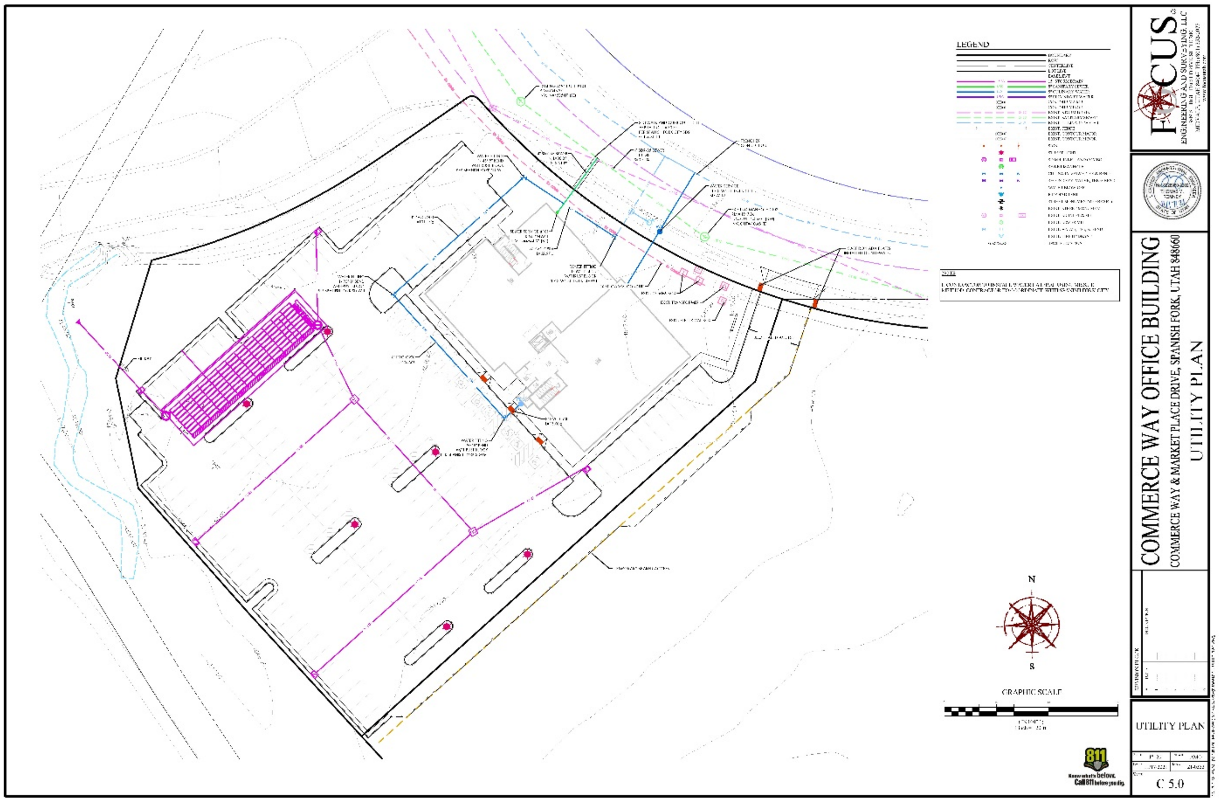
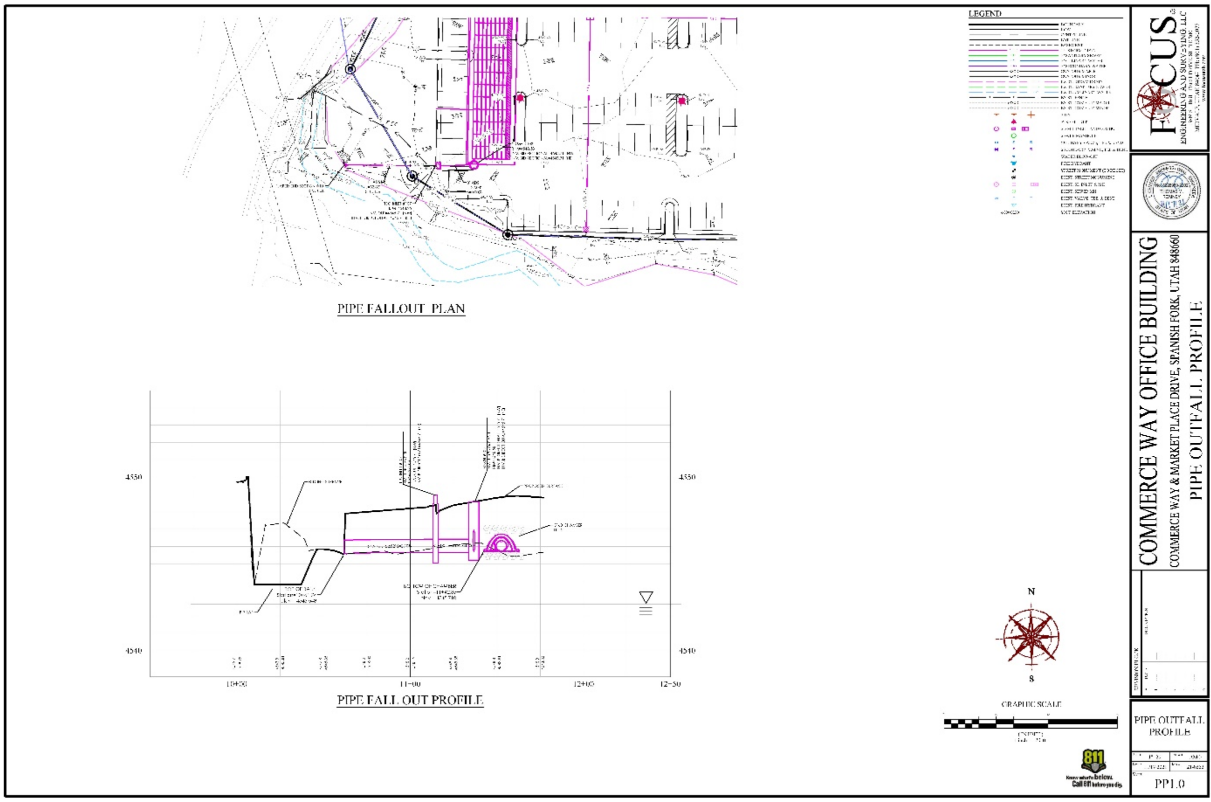

LEGEND
NOTE
N
S
GRAPHIC SCALE
811
Know what's below. Call 811 before you dig.
FOCUS
ENGINEERING AND SURVEYING, LLC
COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 848660
UTILITY PLAN
REVISION BLOCK
UTILITY PLAN
C 5.0

Exhibit 2


PIPE FALLOUT PLAN
PIPE FALL OUT PROFILE
4550
4540
10+00
11+00
12+00
12+50
LEGEND
N
S
GRAPHIC SCALE
FOCUS
ENGINEERING AND SURVEYING, LLC
COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 84660
PIPE OUTFALL PROFILE
PP1.0
811
Know what's below. Call before you dig.

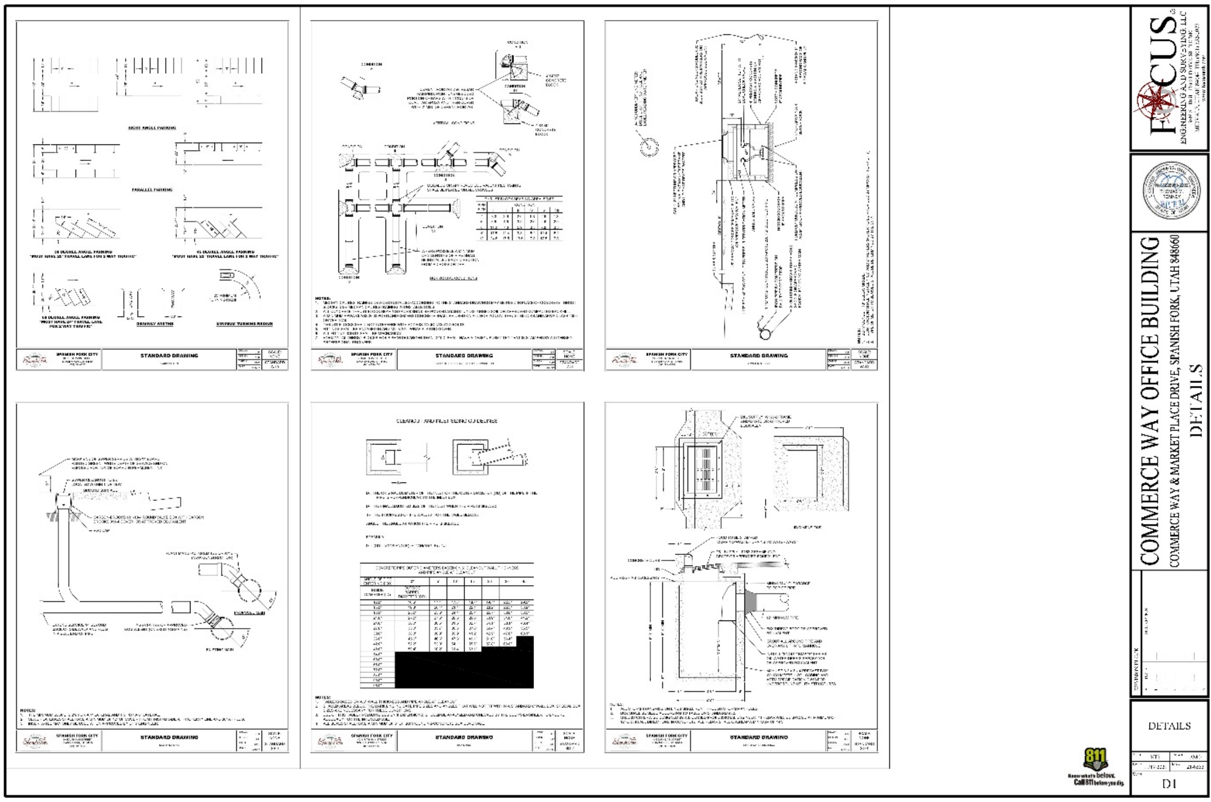
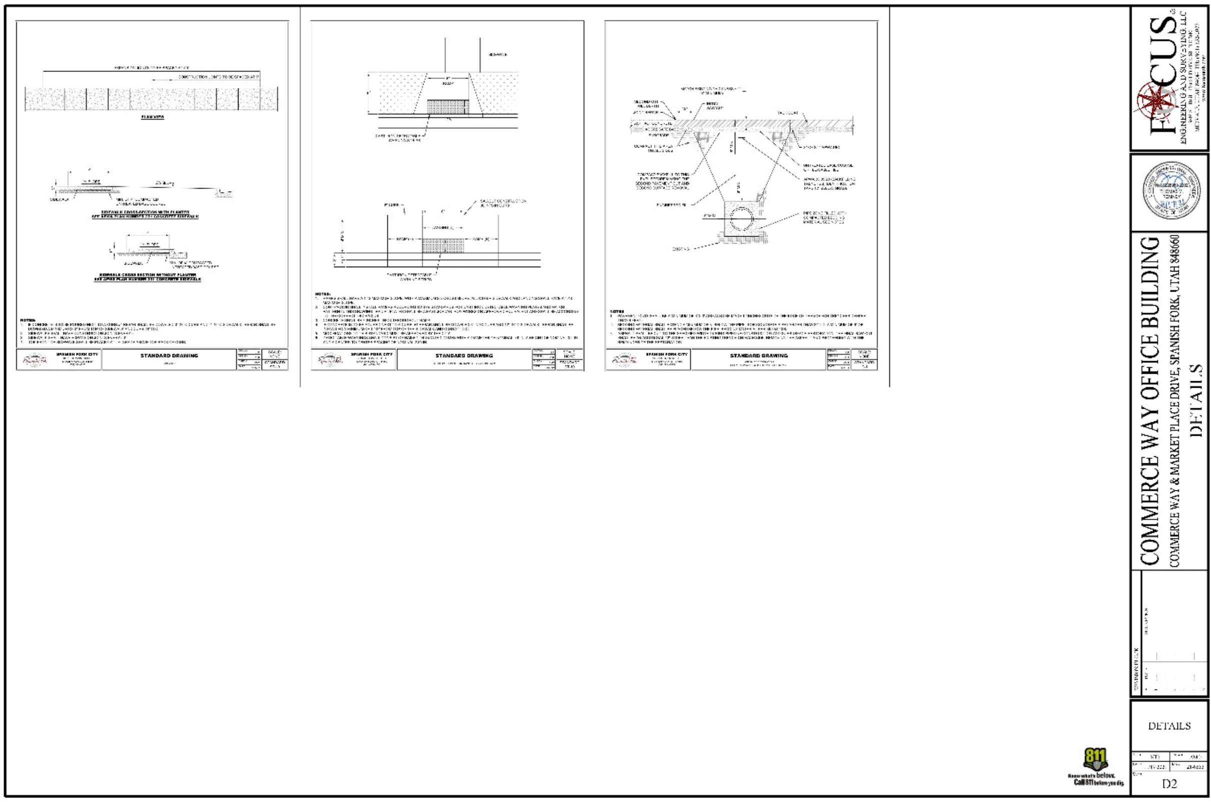

SPANISH FORK CITY
STANDARD DRAWING
FOCUS
ENGINEERING AND SURVEYING, LLC
COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 84660
DETAILS
D1
811
Know what's below. Call before you dig.

Exhibit 2


FOCUS ENGINEERING AND SURVEYING, LLC
COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 84660
DETAILS
STANDARD DRAWING
SPANISH FORK CITY
811 Know what's below. Call 811 before you dig.
DETAILS
D2

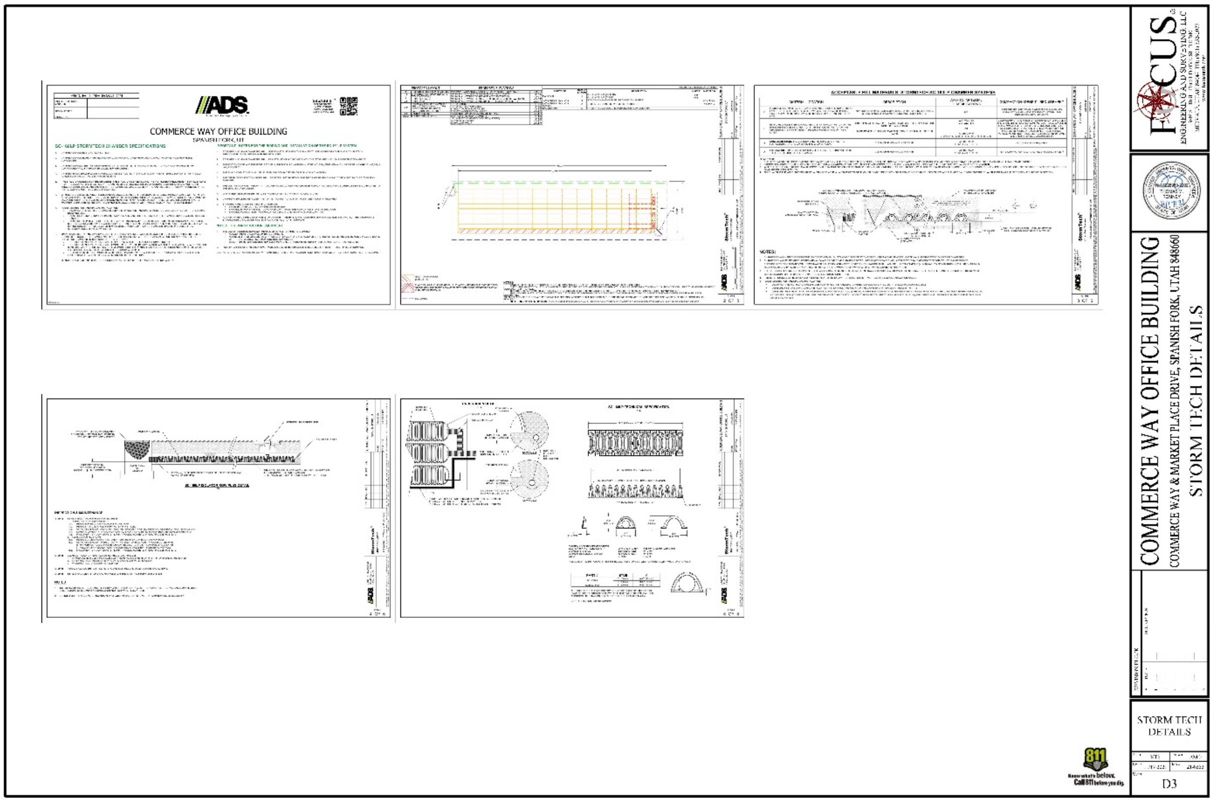
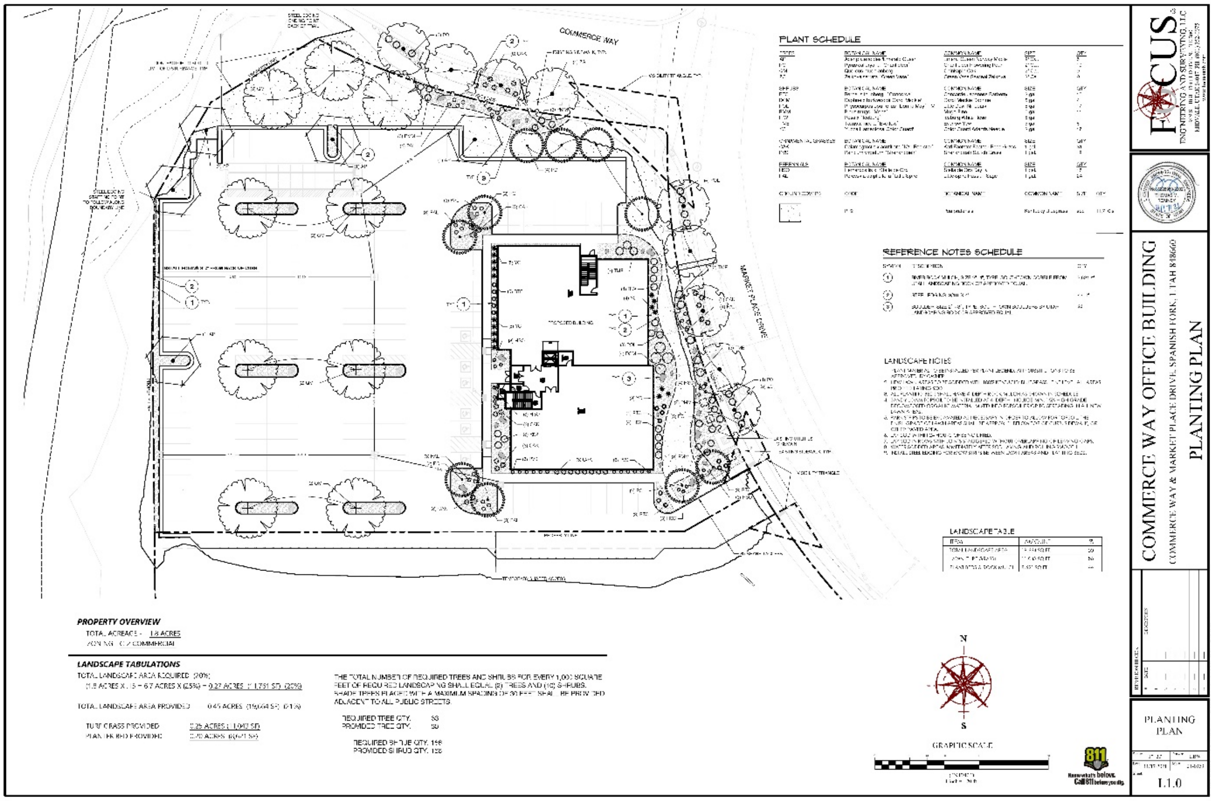

FOCUS ENGINEERING AND SURVEYING, LLC
COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 84660
STORM TECH DETAILS
ADS
COMMERCE WAY OFFICE BUILDING
SPANISH FORK, UT
811 Know what's below. Call 811 before you dig.
STORM TECH DETAILS
D3

Exhibit 2


COMMERCE WAY
MARKET PLACE DRIVE
PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
LANDSCAPE NOTES
LANDSCAPE TABLE
N
S
GRAPHIC SCALE
811
Know what's below. Call 811 before you dig.

PROPERTY OVERVIEW

TOTAL ACREAGE - 1.8 ACRES
ZONING - C-2 COMMERCIAL

LANDSCAPE TABULATIONS

TOTAL LANDSCAPE AREA REQUIRED (20%)
(1.8 ACRES X .15 = 6.7 ACRES X (25%) = 0.27 ACRES (11,761 SF) (20%)

TOTAL LANDSCAPE AREA PROVIDED 0.45 ACRES (19,664 SF) (21%)

TURF GRASS PROVIDED 0.25 ACRES (11,043 SF)
PLANTER BED PROVIDED 0.20 ACRES (8,621 SF)

THE TOTAL NUMBER OF REQUIRED TREES AND SHRUBS FOR EVERY 1,000 SQUARE FEET OF REQUIRED LANDSCAPING SHALL EQUAL (2) TREES AND (10) SHRUBS. SHADE TREES PLACED WITH A MAXIMUM SPACING OF 30 FEET SHALL BE PROVIDED ADJACENT TO ALL PUBLIC STREETS.

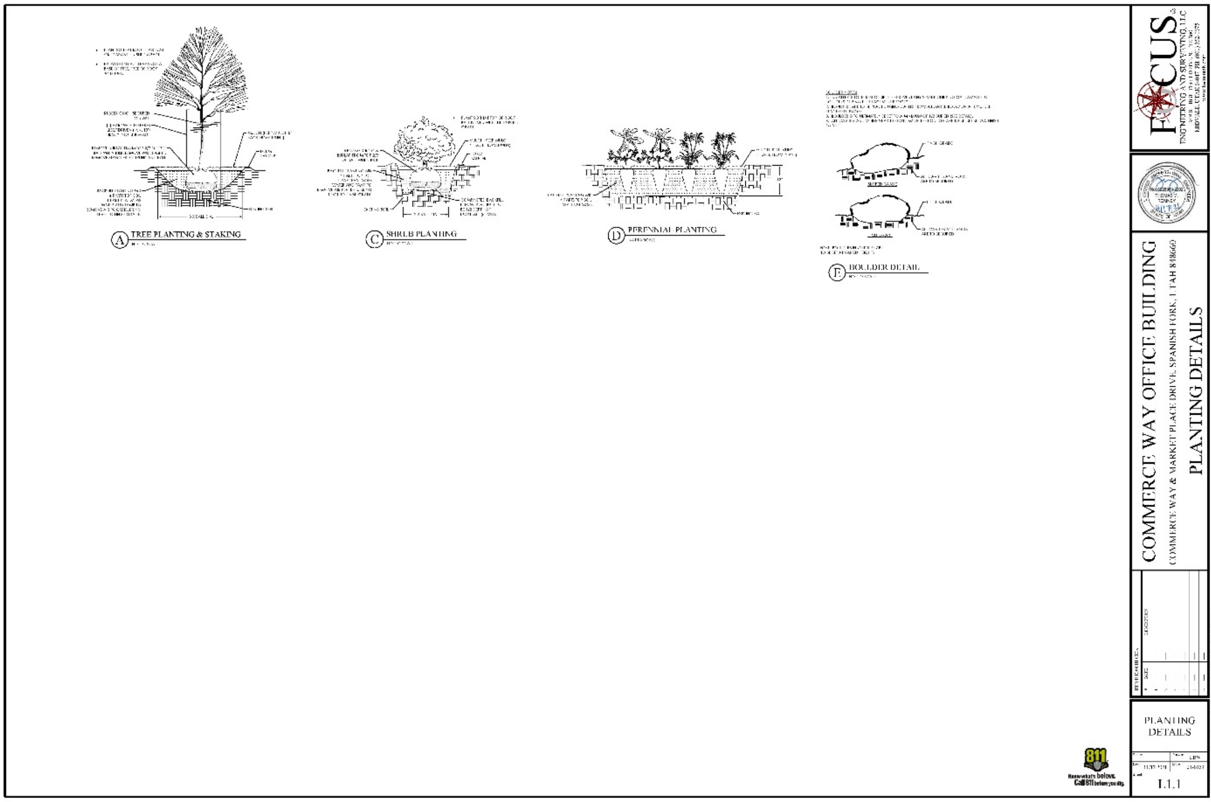
REQUIRED TREE QTY. 33
PROVIDED TREE QTY. 30

REQUIRED SHRUB QTY. 156
PROVIDED SHRUB QTY. 158

FOCUS ENGINEERING AND SURVEYING, LLC

COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 84660
PLANTING PLAN

PLANTING PLAN
L1.0

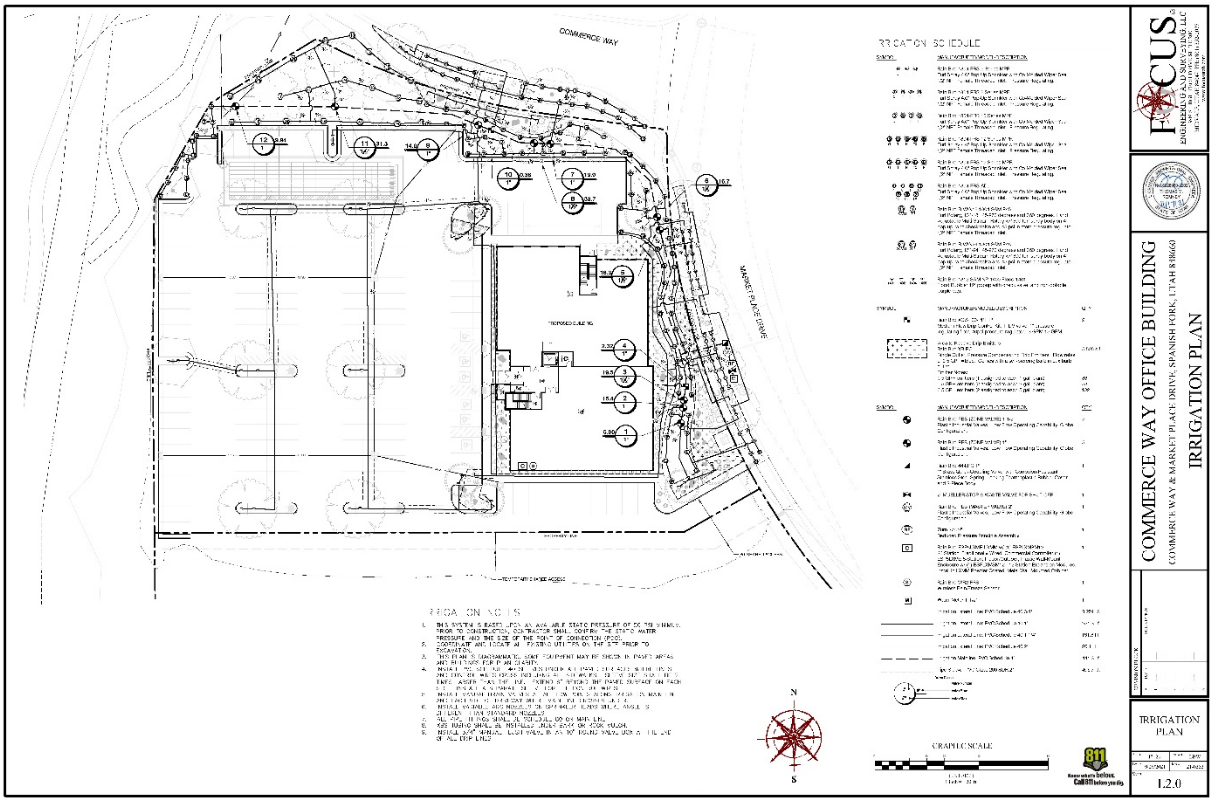

A TREE PLANTING & STAKING
C SHRUB PLANTING
D PERENNIAL PLANTING
E BOULDER DETAIL
811
Know what's below. Call 811 before you dig.

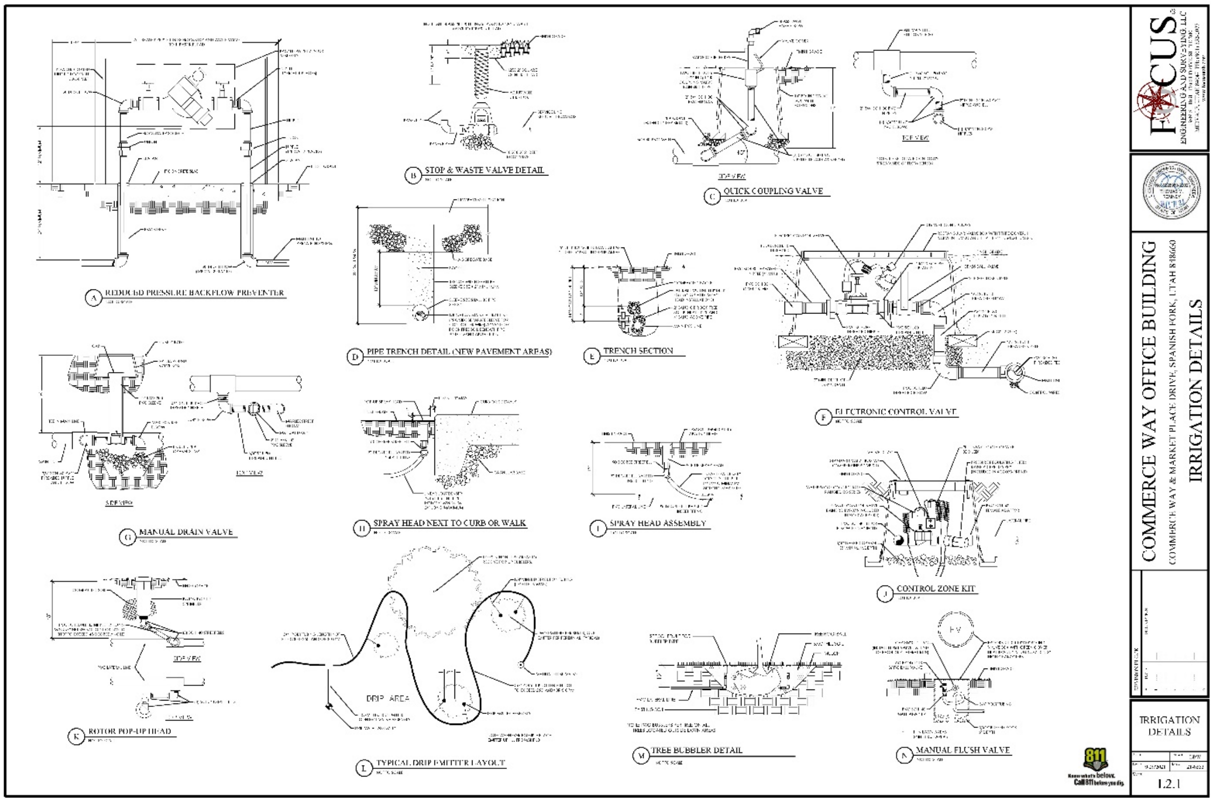
FOCUS ENGINEERING AND SURVEYING, LLC

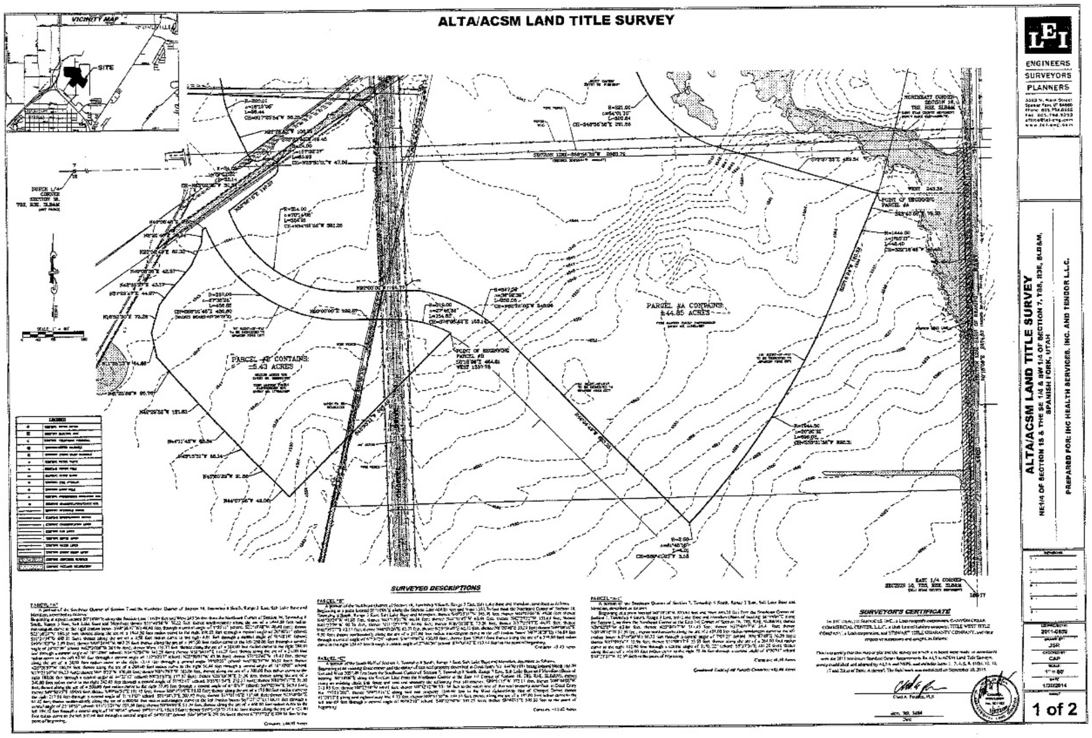
COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 84660
PLANTING DETAILS

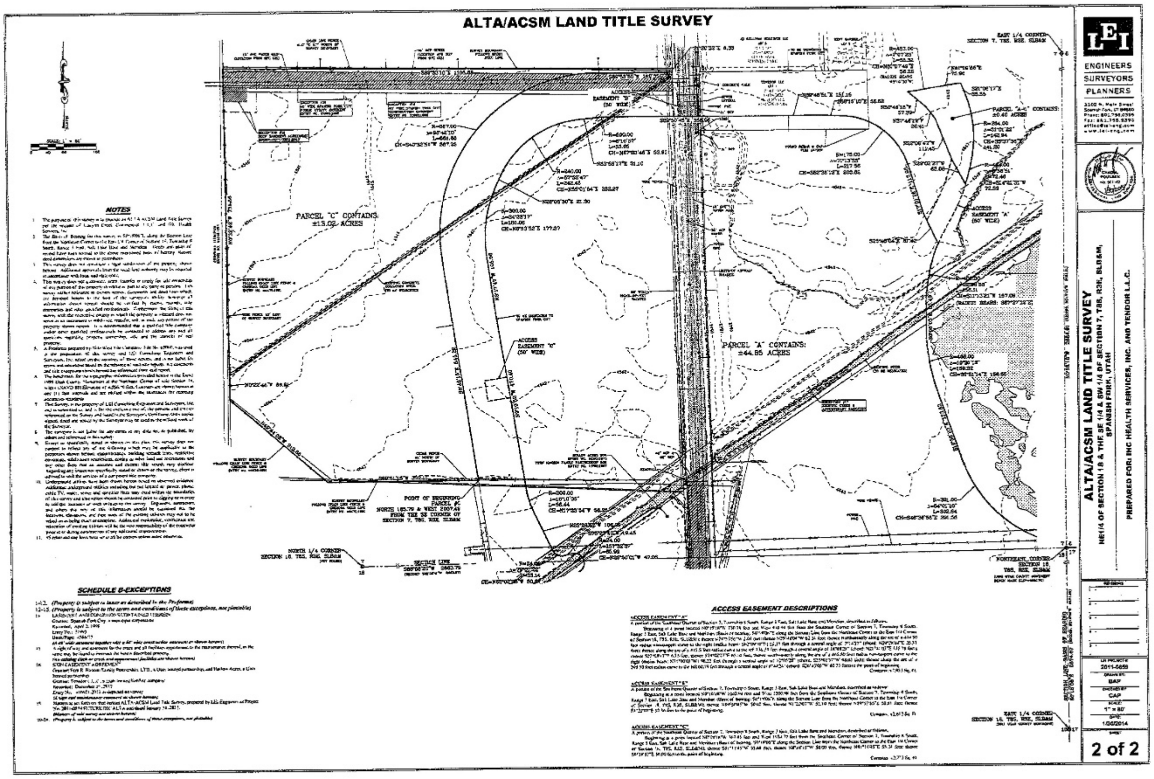
PLANTING DETAILS
L1.1

Exhibit 2


COMMERCE WAY
MARKET PLACE DRIVE
PROPOSED BUILDING
IRRIGATION SCHEDULE
IRRIGATION NOTES
N
S
GRAPHIC SCALE
811
Know what's below. Call 811 before you dig.
FOCUS ENGINEERING AND SURVEYING, LLC
COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 84660
IRRIGATION PLAN
L2.0


A REDUCED PRESSURE BACKFLOW PREVENTER
B STOP & WASTE VALVE DETAIL
C QUICK COUPLING VALVE
D PIPE TRENCH DETAIL (NEW PAVEMENT AREAS)
E TRENCH SECTION
F ELECTRONIC CONTROL VALVE
G MANUAL DRAIN VALVE
H SPRAY HEAD NEXT TO CURB OR WALK
I SPRAY HEAD ASSEMBLY
J CONTROL ZONE KIT
K ROTOR POP-UP HEAD
L TYPICAL DRIP EMITTER LAYOUT
M TREE BUBBLER DETAIL
N MANUAL FLUSH VALVE
DRIP AREA
SIDE VIEW
TOP VIEW
811
Know what's below. Call 811 before you dig.
FOCUS ENGINEERING AND SURVEYING, LLC
COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 84660
IRRIGATION DETAILS
L2.1


ALTA/ACSM LAND TITLE SURVEY
VICINITY MAP
SITE
LEI
ENGINEERS
SURVEYORS
PLANNERS
PARCEL "B" CONTAINS ±5.43 ACRES
PARCEL "A" CONTAINS ±44.85 ACRES
SURVEYED DESCRIPTIONS
SURVEYOR'S CERTIFICATE
ALTA/ACSM LAND TITLE SURVEY
NE1/4 OF SECTION 18 & THE SE 1/4 & SW 1/4 OF SECTION 7, T8S, R3E, SLB&M, SPANISH FORK, UTAH
PREPARED FOR: IHC HEALTH SERVICES, INC. AND TENDOR L.L.C.
1 of 2


ALTA/ACSM LAND TITLE SURVEY
LEI
ENGINEERS
SURVEYORS
PLANNERS
NOTES
PARCEL "C" CONTAINS ±13.02 ACRES
PARCEL "A" CONTAINS ±44.85 ACRES
ACCESS EASEMENT "C" (50' WIDE)
ACCESS EASEMENT "A" (50' WIDE)
POINT OF BEGINNING PARCEL "A"
SCHEDULE B-EXCEPTIONS
ACCESS EASEMENT DESCRIPTIONS
ALTA/ACSM LAND TITLE SURVEY
NE1/4 OF SECTION 18 & THE SE 1/4 & SW 1/4 OF SECTION 7, T8S, R3E, SLB&M, SPANISH FORK, UTAH
PREPARED FOR: IHC HEALTH SERVICES, INC. AND TENDOR L.L.C.
2 of 2

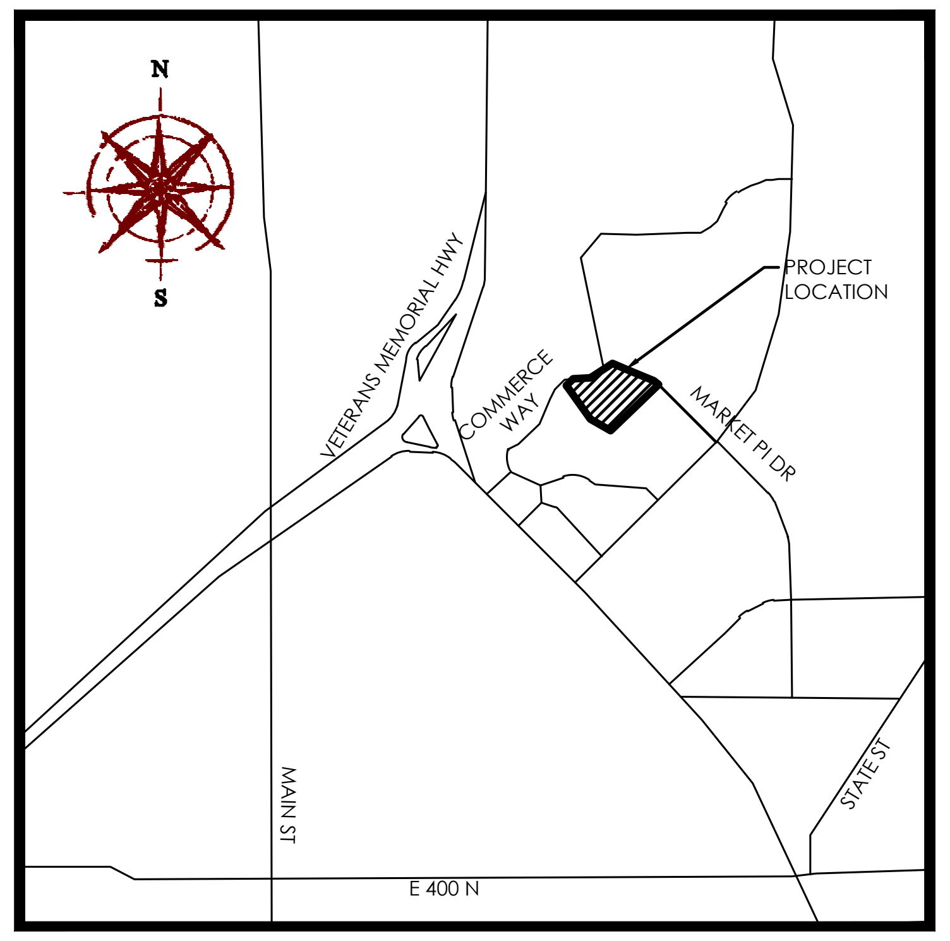
COMMERCE WAY OFFICE BUILDING

PREPARED FOR:

COREY MIDDLETON

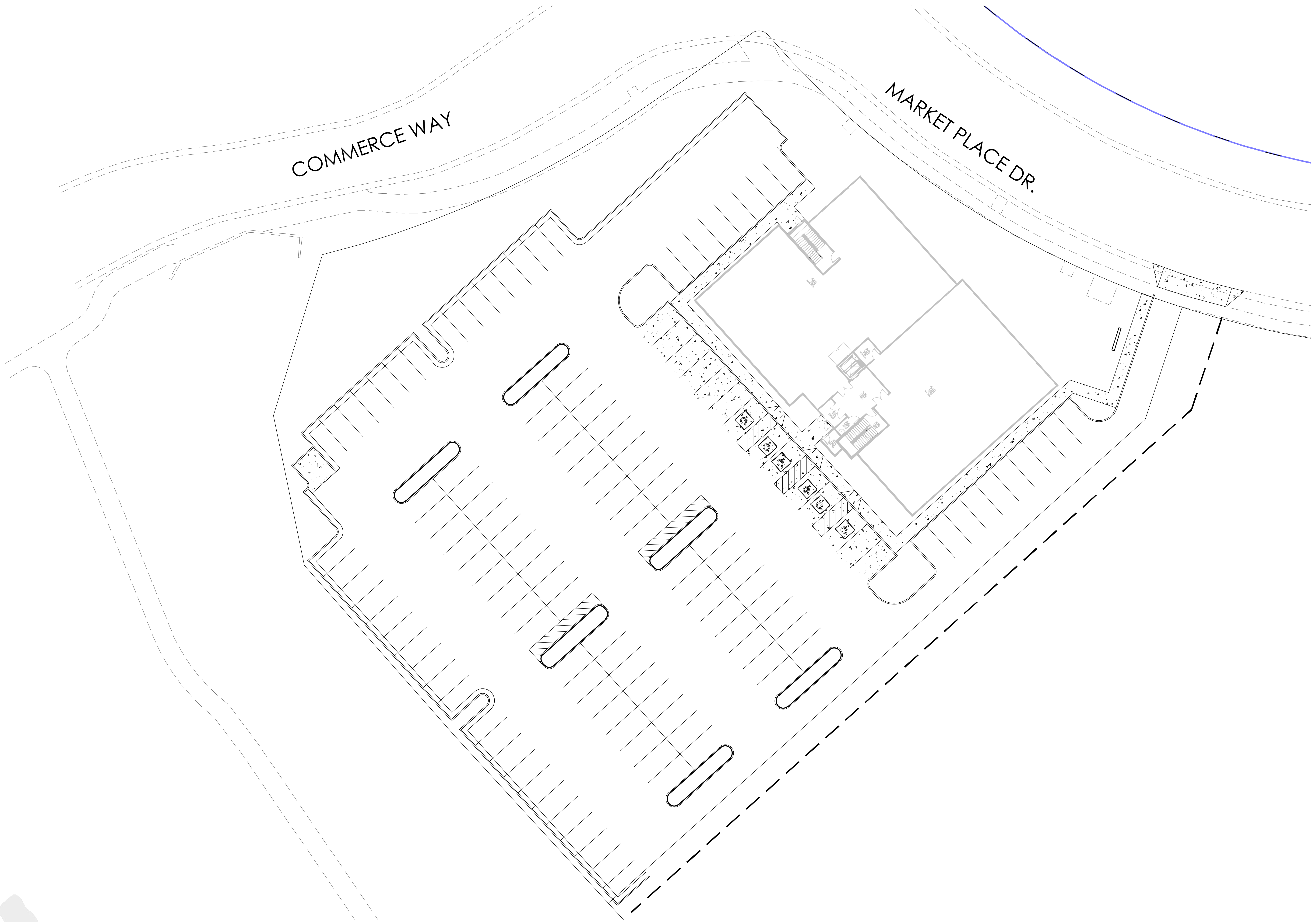
LOCATED IN:

COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 848660



VICINITY MAP

NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C 1.0	COVER SHEET
C 3.0	SITE PLAN
C 4.0	GRADING AND DRAINAGE PLAN
C 5.0	UTILITY PLAN
D1	DETAILS
D2	DETAILS
D3	STORM TECH DETAILS
L1.0	PLANTING PLAN
L1.1	PLANTING DETAILS
L2.0	IRRIGATION PLAN
L2.1	IRRIGATION DETAILS

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO SPANISH FORK CITY STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

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

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: CAMERON TAYLOR
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
MINT ARCHITECTURE
COREY MIDDLETON
7585 S UNION PARK AVE, SUITE 100
SANDY, UT 84047
PHONE: 801.996.3646
CONTACT: COREY@DESIGNWITHMINT.COM

Know what's below.
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GRAPHIC SCALE

30
0
15
30
60
120

(IN FEET)
1 inch = 30 ft.

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ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
11/17/21
STATE OF UTAH

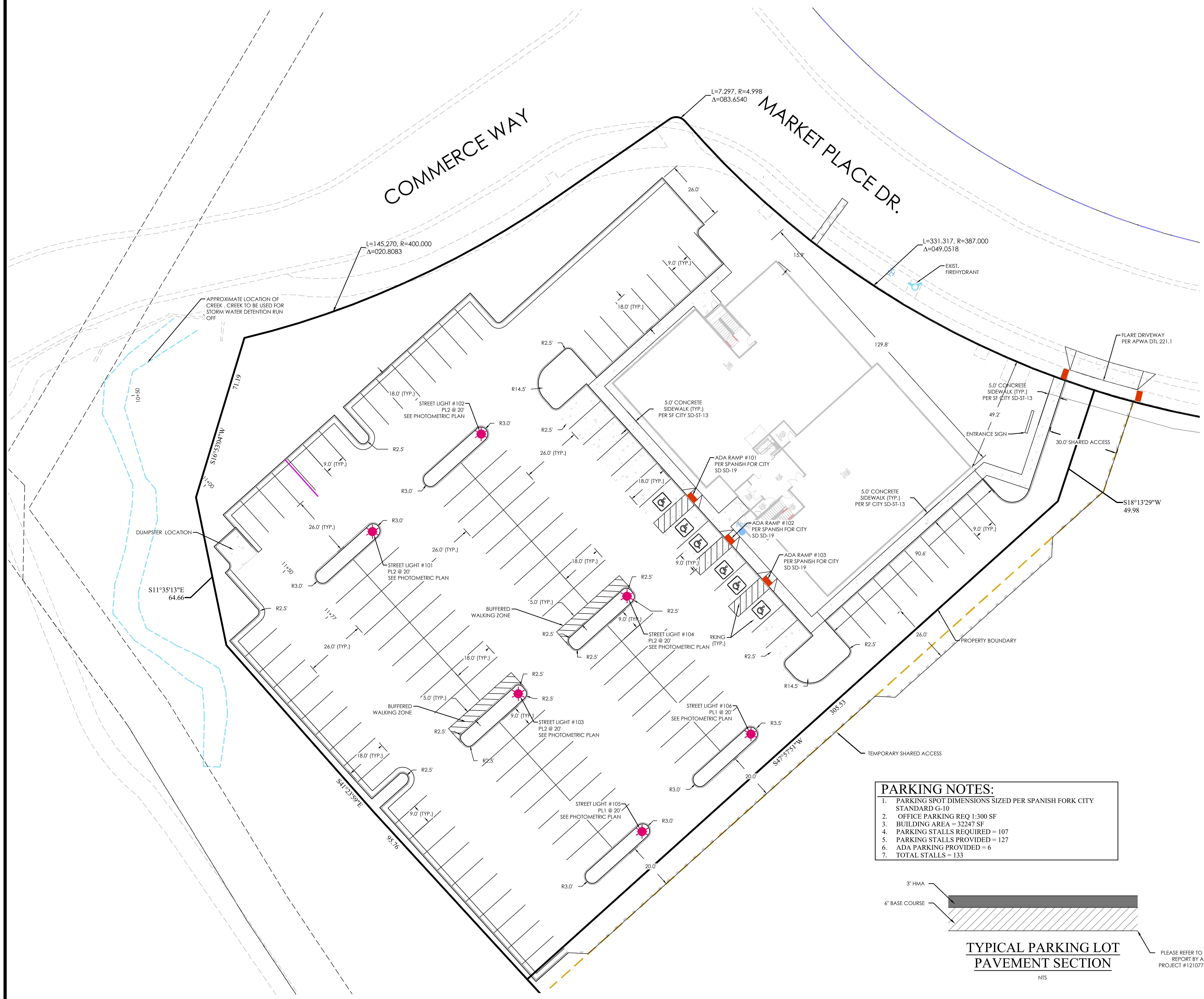
COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 848660
COVER SHEET

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

COVER SHEET

Scale: 1"=30'	Drawn: AMO
Date: 11/17/2021	Job #: 21-0353
Sheet: C 1.0	

Z:_2021\21-0353 Spanish Fork MOB\design 21-0353\dwg\sheets\C1 COVER SHEET.dwg


COMMERCE WAY
MARKET PLACE DR.
L=7.297, R=4.998
Δ=083.6540
L=145.270, R=400.000
Δ=020.8083
L=331.317, R=387.000
Δ=049.0518
APPROXIMATE LOCATION OF CREEK . CREEK TO BE USED FOR STORM WATER DETENTION RUN OFF
EXIST. FIREHYDRANT
FLARE DRIVEWAY PER APWA DTL 221.1
10+50
11+00
11+50
11+77
71.19
S16°53'04"W
DUMPSTER LOCATION
S11°35'13"E
64.66
S41°23'59"E
95.76
S47°57'51"W
305.53
S18°13'29"W
49.98
26.0'
15.9'
129.8'
49.2'
90.6'
9.0' (TYP.)
18.0' (TYP.)
26.0' (TYP.)
5.0' (TYP.)
20.0'
R2.5'
R3.0'
R3.5'
R14.5'
STREET LIGHT #101
PL2 @ 20'
SEE PHOTOMETRIC PLAN
STREET LIGHT #102
PL2 @ 20'
SEE PHOTOMETRIC PLAN
STREET LIGHT #103
PL2 @ 20'
SEE PHOTOMETRIC PLAN
STREET LIGHT #104
PL2 @ 20'
SEE PHOTOMETRIC PLAN
STREET LIGHT #105
PL1 @ 20'
SEE PHOTOMETRIC PLAN
STREET LIGHT #106
PL1 @ 20'
SEE PHOTOMETRIC PLAN
BUFFERED WALKING ZONE
5.0' CONCRETE SIDEWALK (TYP.) PER SF CITY SD-ST-13
ADA RAMP #101 PER SPANISH FOR CITY SD SD-19
ADA RAMP #102 PER SPANISH FOR CITY SD SD-19
ADA RAMP #103 PER SPANISH FOR CITY SD SD-19
RKING (TYP.)
ENTRANCE SIGN
30.0' SHARED ACCESS
PROPERTY BOUNDARY
TEMPORARY SHARED ACCESS

LEGEND

━━━━	BOUNDARY
────	ROW
── — ──	CENTERLINE
────	LOT LINE
— — — —	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
x x x	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
┳ ┳ ✛	SIGN
✹	STREET LIGHT
SD ▨ ▥	SD MH, INLET, AND COMBO
SS	SEWER MANHOLE
⋈	CULINARY VALVE, TEE & BEND
⋈	SECONDARY VALVE, TEE & BEND
▼	WATER BLOW-OFF
●	FIRE HYDRANT
✚	STREET MONUMENT (TO BE SET)
◉	EXIST. STREET MONUMENT
sd □ ▯	EXIST. SD INLET & MH
S	EXIST. SEWER MH
⋈	EXIST. VALVE, TEE, & BEND
○	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION

BUILDING DETAILS:

DUMPSTER HEIGHT: 8'-0"
DUMPSTER MATERIAL: CMU

MECHANICAL EQUIPMENT LOCATION: ON TOP OF ROOF
MECHANICAL SCREEN: BUILDING PARAPETS

SPRINKLED BUILDING: YES

BUILDING OCCUPANCY: B

PROJECT PHASING: NONE

BUILDING AREA:

LEVEL 1
FLOOR AREA: 10,985 SQFT

LEVEL 2
FLOOR AREA: 11,055 SQFT

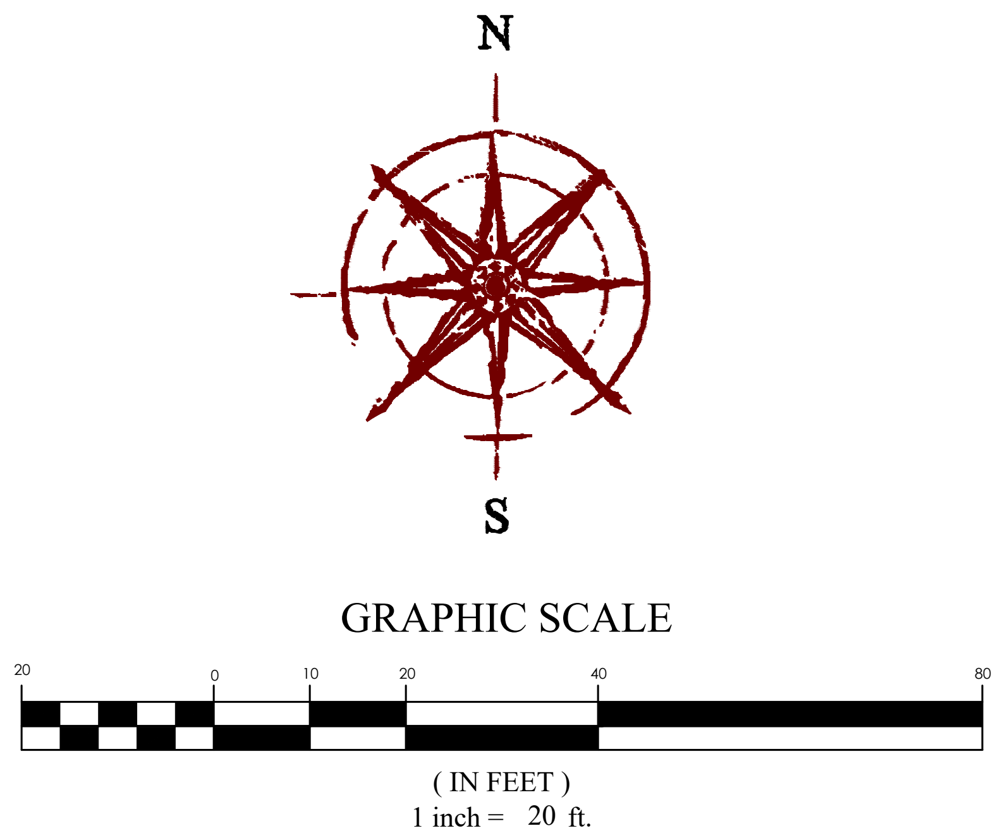
LEVEL 3
BALCONY: 985 SQFT
FLOOR AREA: 10, 207 SQFT

TOTAL AREA = 33,231 SQFT

NOTES:

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

ITEM	QUANTITY	UNIT
TOTAL ACREAGE OF AREA PROPOSED	1.80	ACRE
TOTAL AREA OF LANDSCAPING	12,195	SQFT
PERCENTAGE OF LANDSCAPING ON PROPOSED SITE	16%	
TOTAL BUILDING AREA	10,823	SQFT
TOTAL NUMBER OF ADA PARKING STALLS	6	EACH
TOTAL NUMBER OF PARKING STALLS	127	EACH
TOTAL IMPERVIOUS AREA	55,375	SQFT


N
S
20
0
10
20
40
80

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

PARKING NOTES:

1. PARKING SPOT DIMENSIONS SIZED PER SPANISH FORK CITY STANDARD G-10
2. OFFICE PARKING REQ 1:300 SF
3. BUILDING AREA = 32247 SF
4. PARKING STALLS REQUIRED = 107
5. PARKING STALLS PROVIDED = 127
6. ADA PARKING PROVIDED = 6
7. TOTAL STALLS = 133

3" HMA
6" BASE COURSE
PLEASE REFER TO GEOTECHINCAL REPORT BY AEGC ENGINEERS PROJECT #1210776 DATED 9/16/21

TYPICAL PARKING LOT PAVEMENT SECTION

NTS

Know what's below.
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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

No. 8028950-2202
THOMAS M.
ROMNEY
11/17/21

COMMERCE WAY OFFICE BUILDING

COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 848660

SITE PLAN

REVISION BLOCK

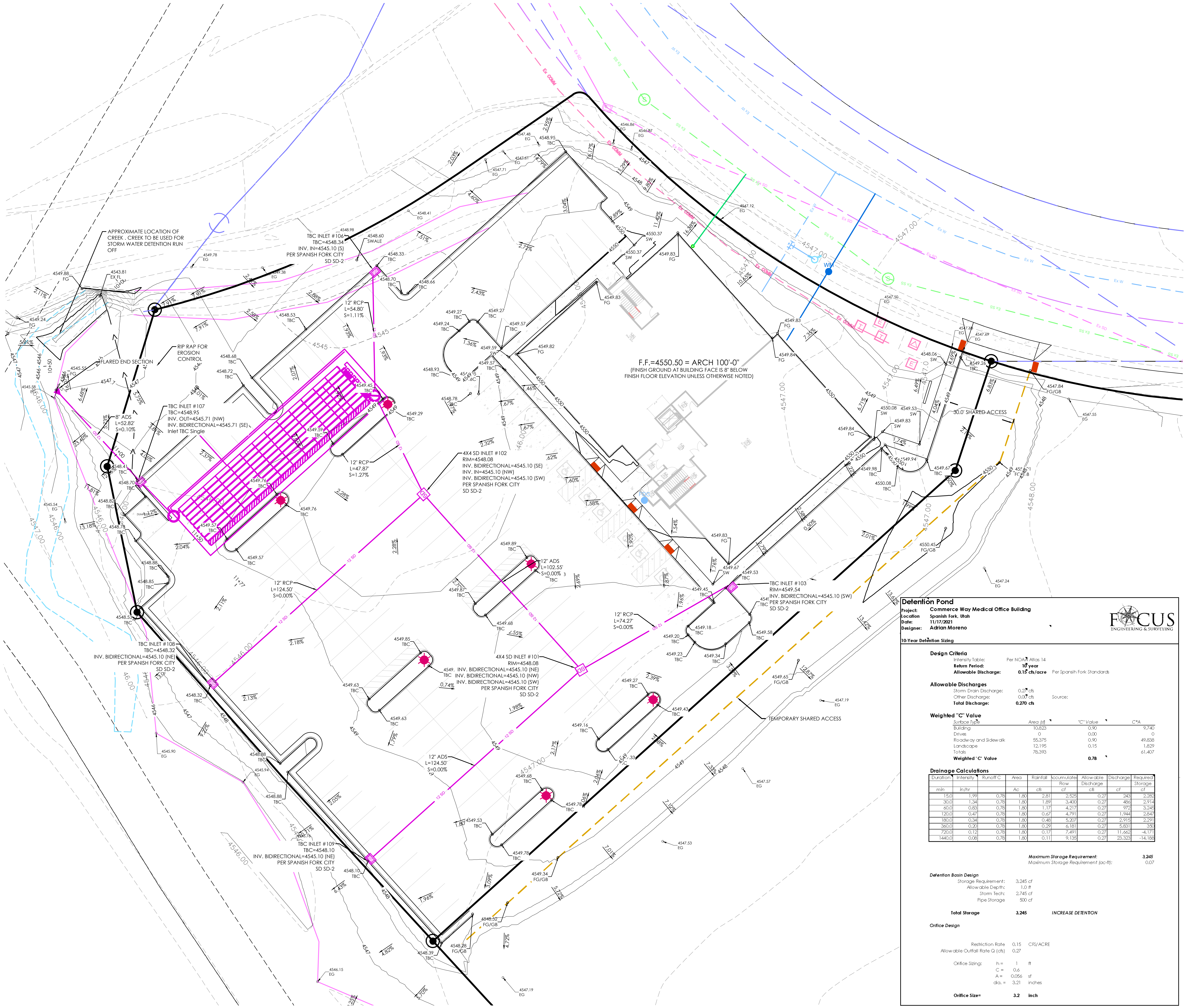
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE PLAN

Scale:	1"=20'	Drawn:	AMO
Date:	11/17/2021	Job #:	21-0353

Sheet:
C 3.0

Z:_2021\21-0353 Spanish Fork MOB\design 21-0353\dwg\sheets\C3 SITE PLAN.dwg


APPROXIMATE LOCATION OF CREEK . CREEK TO BE USED FOR STORM WATER DETENTION RUN OFF
FLARED END SECTION
RIP RAP FOR EROSION CONTROL
TBC INLET #106 TBC=4548.34 INV. IN=4545.10 (S) PER SPANISH FORK CITY SD SD-2
4548.60 SWALE
12" RCP L=54.80' S=1.11%
TBC INLET #107 TBC=4548.95 INV. OUT=4545.71 (NW) INV. BIDIRECTIONAL=4545.71 (SE) Inlet TBC Single
8" ADS L=52.82' S=0.10%
12" RCP L=47.87' S=1.27%
4X4 SD INLET #102 RIM=4548.08 INV. BIDIRECTIONAL=4545.10 (SE) INV. IN=4545.10 (NW) INV. BIDIRECTIONAL=4545.10 (SW) PER SPANISH FORK CITY SD SD-2
12" RCP L=124.50' S=0.00%
12" ADS L=102.55' S=0.00%
TBC INLET #108 TBC=4548.32 INV. BIDIRECTIONAL=4545.10 (NE) PER SPANISH FORK CITY SD SD-2
4X4 SD INLET #101 RIM=4548.08 INV. BIDIRECTIONAL=4545.10 (NE) INV. BIDIRECTIONAL=4545.10 (NW) INV. BIDIRECTIONAL=4545.10 (SW) PER SPANISH FORK CITY SD SD-2
12" RCP L=74.27' S=0.00%
TBC INLET #103 RIM=4549.54 INV. BIDIRECTIONAL=4545.10 (SW) PER SPANISH FORK CITY SD SD-2
12" ADS L=124.50' S=0.00%
TBC INLET #109 TBC=4548.10 INV. BIDIRECTIONAL=4545.10 (NE) PER SPANISH FORK CITY SD SD-2
F.F.=4550.50 = ARCH 100'-0"
(FINISH GROUND AT BUILDING FACE IS 8" BELOW FINISH FLOOR ELEVATION UNLESS OTHERWISE NOTED)
30.0' SHARED ACCESS
TEMPORARY SHARED ACCESS
FDC
DUMPSTER
12 SD
Ex SD
Ex SS
Ex W
Ex COMM
10+00
10+50
11+00
11+50
11+77
4545
4546
4547
4548
4549
4550
4546.00
4547.00
4548.00

Detention Pond

Project: Commerce Way Medical Office Building
Location Spanish Fork, Utah
Date: 11/17/2021
Designer: Adrian Moreno

FOCUS ENGINEERING & SURVEYING

10-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: **10 year**
Allowable Discharge: **0.15 cfs/acre** Per Spansih Fork Standards

Allowable Discharges

Storm Drain Discharge: 0.27 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: **0.270 cfs**

Weighted "C" Value

Surface Type	*Area (sf)*	*"C" Value*	*C*A*
Building	10,823	0.90	9,740
Drives	0	0.00	0
Roadway and Sidewalk	55,375	0.90	49,838
Landscape	12,195	0.15	1,829
Totals	78,393		61,407
Weighted "C" Value		**0.78**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	*in/hr*		*Ac*	*cfs*	*cf*	*cfs*	*cf*	*cf*
15.0	1.99	0.78	1.80	2.81	2,525	0.27	243	2,282
30.0	1.34	0.78	1.80	1.89	3,400	0.27	486	2,914
60.0	0.83	0.78	1.80	1.17	4,217	0.27	972	3,245
120.0	0.47	0.78	1.80	0.67	4,791	0.27	1,944	2,847
180.0	0.34	0.78	1.80	0.48	5,207	0.27	2,915	2,291
360.0	0.20	0.78	1.80	0.29	6,181	0.27	5,831	350
720.0	0.12	0.78	1.80	0.17	7,491	0.27	11,662	-4,171
1440.0	0.08	0.78	1.80	0.11	9,135	0.27	23,323	-14,188

Maximum Storage Requirement: **3,245**
Maximum Storage Requirement (ac-ft): 0.07

Detention Basin Design

Storage Requirement: 3,245 *cf*
Allowable Depth: 1.0 *ft*
Storm Tech: 2,745 *cf*
Pipe Storage 500 *cf*

Total Storage **3,245** *INCREASE DETENTION*

Orifice Design

Restriction Rate 0.15 CFS/ACRE
Allowable Outfall Rate Q (cfs) 0.27

Orifice Sizing: h = 1 ft
C = 0.6
A = 0.056 sf
dia. = 3.21 inches

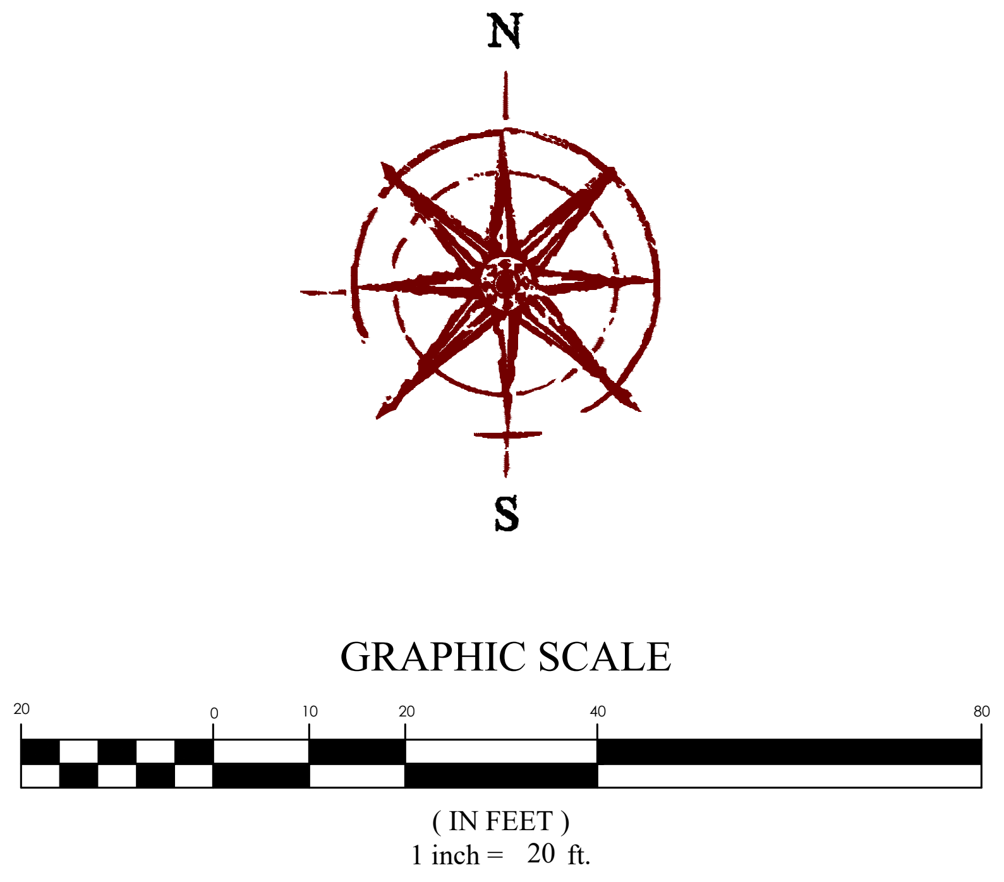
Orifice Size= **3.2** **inch**

LEGEND

▬▬▬	BOUNDARY
———	ROW
—— — ——	CENTERLINE
———	LOT LINE
— — — —	EASEMENT
—— 15 SD ——	15" STORM DRAIN
—— 8 SS ——	8" SANITARY SEWER
—— 8 W ——	8" CULINARY WATER
—— 8 SW ——	8" SECONDARY WATER
—— XXXX ——	CONTOUR MAJOR
—— XXXX ——	CONTOUR MINOR
— — Ex SD — —	EXIST. STORM DRAIN
— — Ex SS — —	EXIST. SANITARY SEWER
— — Ex W — —	EXIST. CULINARY WATER
—— x —— x —— x ——	EXIST. FENCE
- - - (XXXX) - - -	EXIST. CONTOUR MAJOR
- - - (XXXX) - - -	EXIST. CONTOUR MINOR
┬ ┬ ┼	SIGN
✸	STREET LIGHT
SD ▨ ▨◻	SD MH, INLET, AND COMBO
SS	SEWER MANHOLE
⋈	CULINARY VALVE, TEE & BEND
⋈	SECONDARY VALVE, TEE & BEND
▼	WATER BLOW-OFF
●	FIRE HYDRANT
⌖	STREET MONUMENT (TO BE SET)
◉	EXIST. STREET MONUMENT
sd ◻ ◻◻	EXIST. SD INLET & MH
S	EXIST. SEWER MH
⋈	EXIST. VALVE, TEE, & BEND
○	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION

NOTES:

1. CALCULATIONS FOR STORM WATER DEMAND, STORM TECH SIZING, LID VOLUME RETENTION, OR ANYTHING PERTAINING TO THE STORM WATER SYSTEM CAN BE FOUND IN STORM WATER REPORT.
2. ALL CONCRETE BOXES ARE NOT TO STANDARD PRECAST SIZE AND WILL NEED TO BE CUSTOM ORDERED. EQUIVALENT SHALLOW INLET STRUCTURES COULD BE USED.
3. STORMTECH SC160 POLYPROPYLENE CHAMBERS OR EQUIVALENT PER MANUFACTURER'S DRAWINGS AND SPECIFICATIONS TO BE SUBMITTED TO EOR PRIOR TO CONSTRUCTION. IMPERMEABLE LINER REQUIRED ON BASE OF EXCAVATION AND ON WALLS. LINER SPECIFICATIONS TO BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO CONSTRUCTION. MIN REQUIRED STORAGE: 2745CF.


N
S
20
0
10
20
40
80

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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

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ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200

No. 8028950-2202
THOMAS M. ROMNEY
11/17/21

COMMERCE WAY OFFICE BUILDING

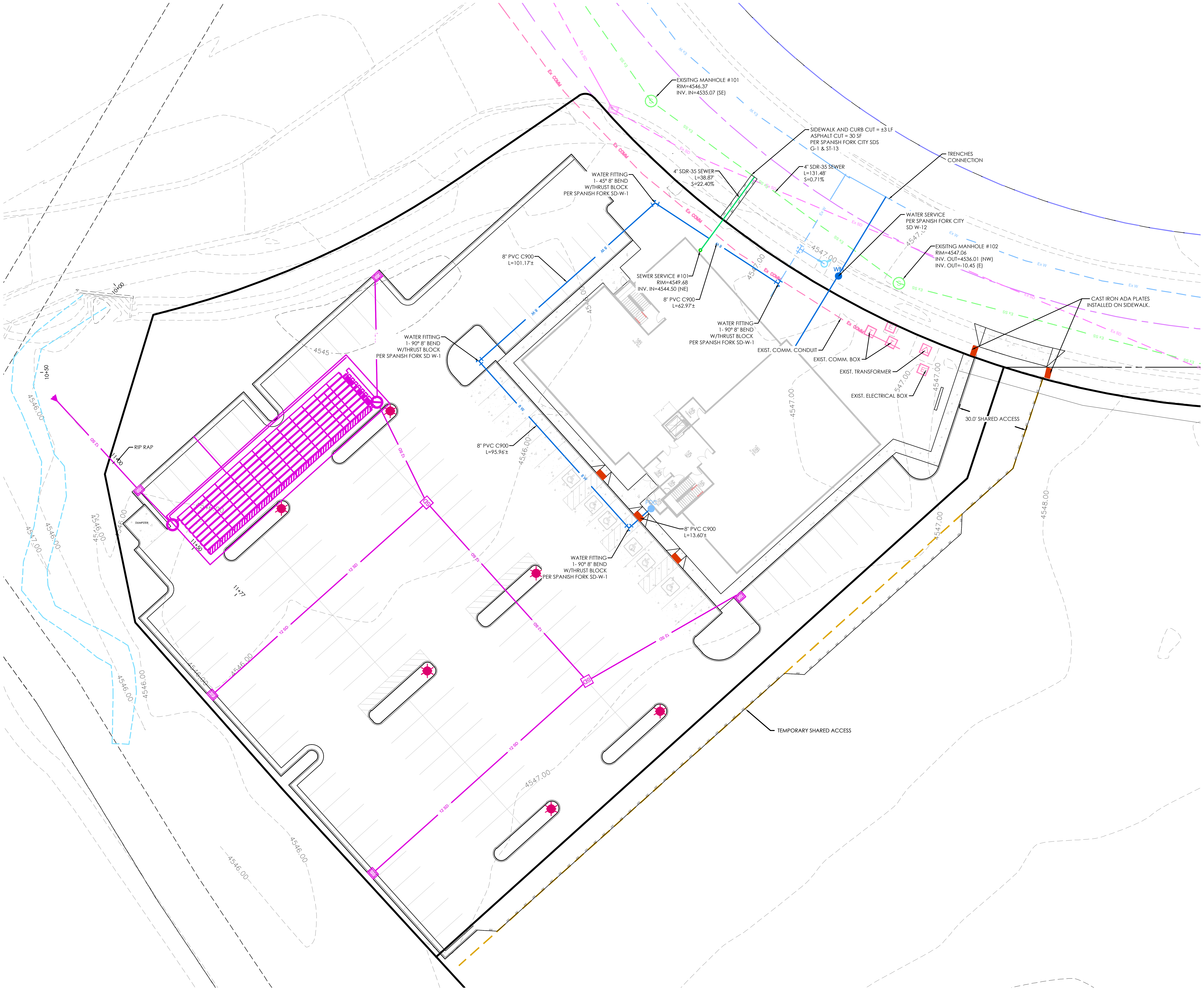
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 848660

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----

GRADING AND DRAINAGE PLAN

Scale:	1"=20'	Drawn:	A
Date:	11/17/2021	Job #:	21
Sheet:	C 4.0		


EXISITNG MANHOLE #101
RIM=4546.37
INV. IN=4535.07 (SE)
SIDEWALK AND CURB CUT = ±3 LF
ASPHALT CUT = 30 SF
PER SPANISH FORK CITY SDS
G-1 & ST-13
TRENCHES
CONNECTION
4" SDR-35 SEWER
L=38.87'
S=22.40%
4" SDR-35 SEWER
L=131.48'
S=0.71%
WATER FITTING
1- 45° 8" BEND
W/THRUST BLOCK
PER SPANISH FORK SD-W-1
WATER SERVICE
PER SPANISH FORK CITY
SD W-12
EXISITNG MANHOLE #102
RIM=4547.06
INV. OUT=4536.01 (NW)
INV. OUT=-10.45 (E)
8" PVC C900
L=101.17'±
SEWER SERVICE #101
RIM=4549.68
INV. IN=4544.50 (NE)
8" PVC C900
L=62.97'±
WATER FITTING
1- 90° 8" BEND
W/THRUST BLOCK
PER SPANISH FORK SD-W-1
CAST IRON ADA PLATES
INSTALLED ON SIDEWALK.
WATER FITTING
1- 90° 8" BEND
W/THRUST BLOCK
PER SPANISH FORK SD W-1
EXIST. COMM. CONDUIT
EXIST. COMM. BOX
EXIST. TRANSFORMER
EXIST. ELECTRICAL BOX
30.0' SHARED ACCESS
8" PVC C900
L=95.96'±
RIP RAP
DUMPSTER
8" PVC C900
L=13.60'±
WATER FITTING
1- 90° 8" BEND
W/THRUST BLOCK
PER SPANISH FORK SD-W-1
FDC
WM
TEMPORARY SHARED ACCESS
Ex COMM
Ex SD
Ex SS
Ex W
8 W
12 SD
4545
4546.00
4547.00
4548.00

LEGEND

🟦	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
x x x	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
SD	SD MH, INLET, AND COMBO
SS	SEWER MANHOLE
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
▼	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
◉	EXIST. STREET MONUMENT
sd	EXIST. SD INLET & MH
S	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
○ XXXX.XX	SPOT ELEVATION

NOTE

1. CONTRACTOR TO INSTALL WATER LATERAL USING MISSILE METHOD. CONTRACTOR TO COORDINATE WITH SPANISH FORK CTIY.

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
11/17/21
STATE OF UTAH

COMMERCE WAY OFFICE BUILDING

COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 848660

UTILITY PLAN

REVISION BLOCK

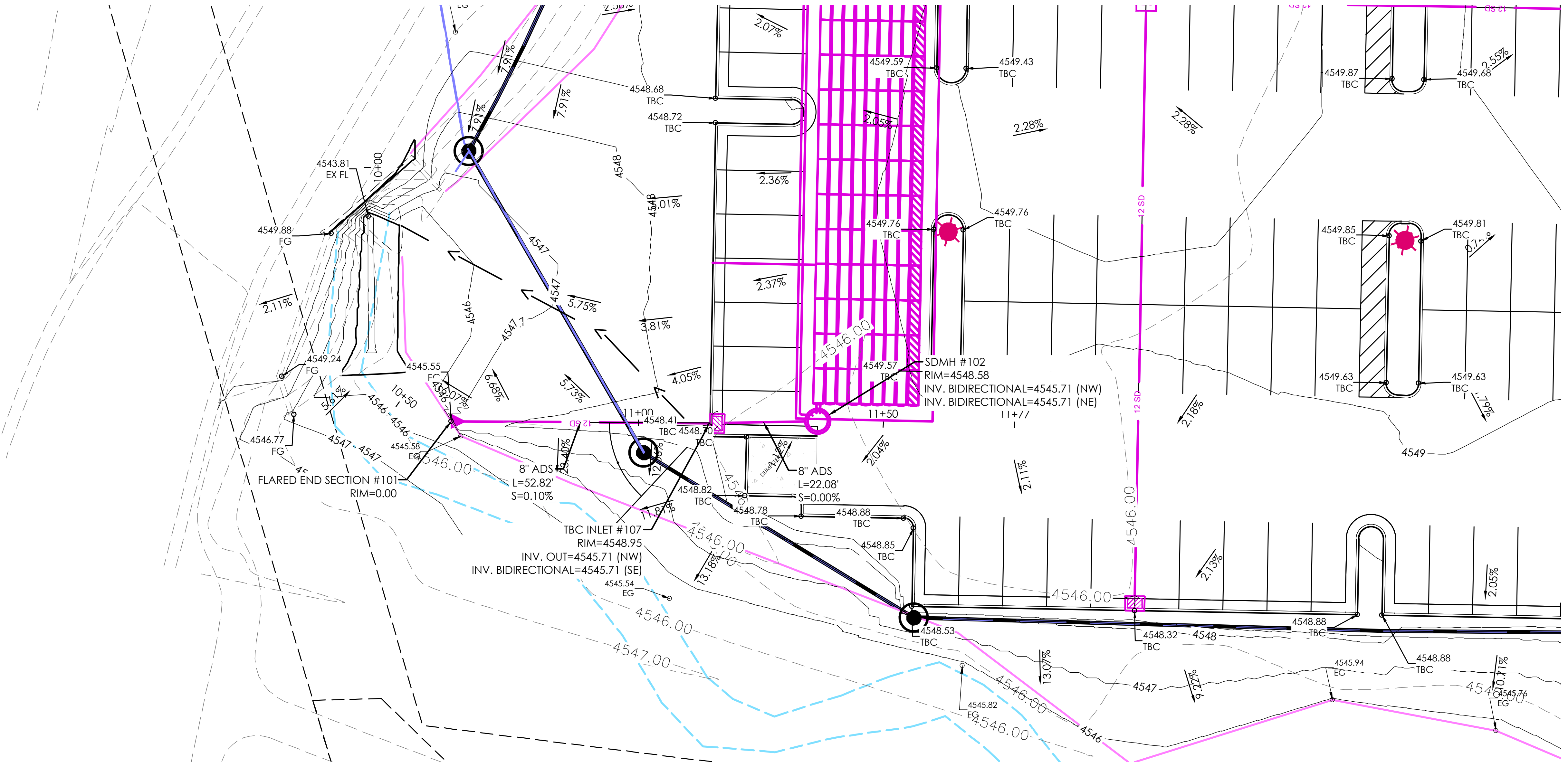
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

UTILITY PLAN

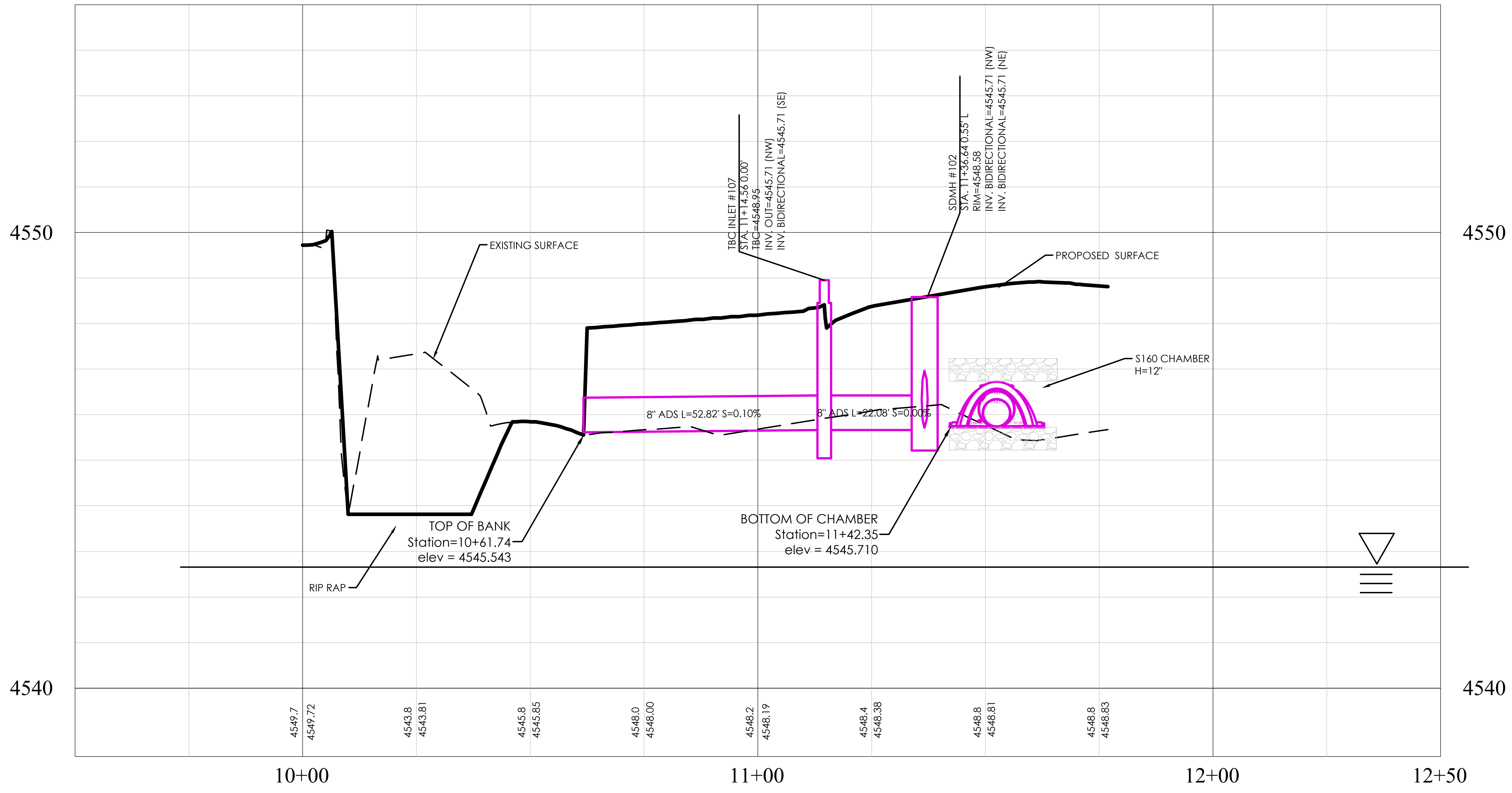
Scale: 1"=20'	Drawn: AMO
Date: 11/17/2021	Job #: 21-0353

Sheet:
C 5.0

Z:_2021\21-0353 Spanish Fork MOB\design 21-0353\dwg\sheets\C5 UTILITY PLAN.dwg


4549.88
FG
4543.81
EX FL
10+00
4549.24
FG
4546.77
FG
2.11%
4545.55
FG
10+50
4545.58
EG
FLARED END SECTION #101
RIM=0.00
8" ADS
L=52.82'
S=0.10%
TBC INLET #107
RIM=4548.95
INV. OUT=4545.71 (NW)
INV. BIDIRECTIONAL=4545.71 (SE)
4545.54
EG
11+00
4548.41
TBC
4548.70
TBC
4548.82
TBC
4548.78
TBC
8" ADS
L=22.08'
S=0.00%
4548.88
TBC
4548.85
TBC
4548.68
TBC
4548.72
TBC
5.75%
3.81%
4.05%
5.73%
6.68%
2.36%
2.37%
2.07%
2.28%
4549.57
TBC
4549.76
TBC
4549.43
TBC
SDMH #102
RIM=4548.58
INV. BIDIRECTIONAL=4545.71 (NW)
INV. BIDIRECTIONAL=4545.71 (NE)
11+50
11+77
2.04%
2.11%
12 SD
4546.00
4547.00
4548.53
TBC
4548.32
TBC
4548
4547
4546
4545.82
EG
4545.94
EG
4548.88
TBC
4549.87
TBC
4549.68
TBC
4549.85
TBC
4549.81
TBC
4549.63
TBC
4549.63
TBC
4549
2.55%
2.18%
2.05%
13.07%

PIPE FALLOUT PLAN


4550
4550
4540
4540
EXISTING SURFACE
PROPOSED SURFACE
TBC INLET #107
STA. 11+14.56 0.00'
TBC=4548.95
INV. OUT=4545.71 (NW)
INV. BIDIRECTIONAL=4545.71 (SE)
SDMH #102
STA. 11+36.64 0.55' L
RIM=4548.58
INV. BIDIRECTIONAL=4545.71 (NW)
INV. BIDIRECTIONAL=4545.71 (NE)
S160 CHAMBER
H=12"
8" ADS L=52.82' S=0.10%
8" ADS L=22.08' S=0.00%
TOP OF BANK
Station=10+61.74
elev = 4545.543
BOTTOM OF CHAMBER
Station=11+42.35
elev = 4545.710
RIP RAP
4549.7
4549.72
4543.8
4543.81
4545.8
4545.85
4548.0
4548.00
4548.2
4548.19
4548.4
4548.38
4548.8
4548.81
4548.8
4548.83
10+00
11+00
12+00
12+50

PIPE FALL OUT PROFILE

LEGEND

▬	BOUNDARY
—	ROW
— — —	CENTERLINE
—	LOT LINE
- - -	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
x x x	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
SD	SD MH, INLET, AND COMBO
SS	SEWER MANHOLE
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
▼	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
◉	EXIST. STREET MONUMENT
sd	EXIST. SD INLET & MH
S	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
○ XXXX.XX	SPOT ELEVATION

GRAPHIC SCALE

20
0
10
20
40
80

(IN FEET)
1 inch = 20 ft.

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No. 8028950-2202
THOMAS M. ROMNEY
11/17/21

COMMERCE WAY OFFICE BUILDING

COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 84660

PIPE OUTFALL PROFILE

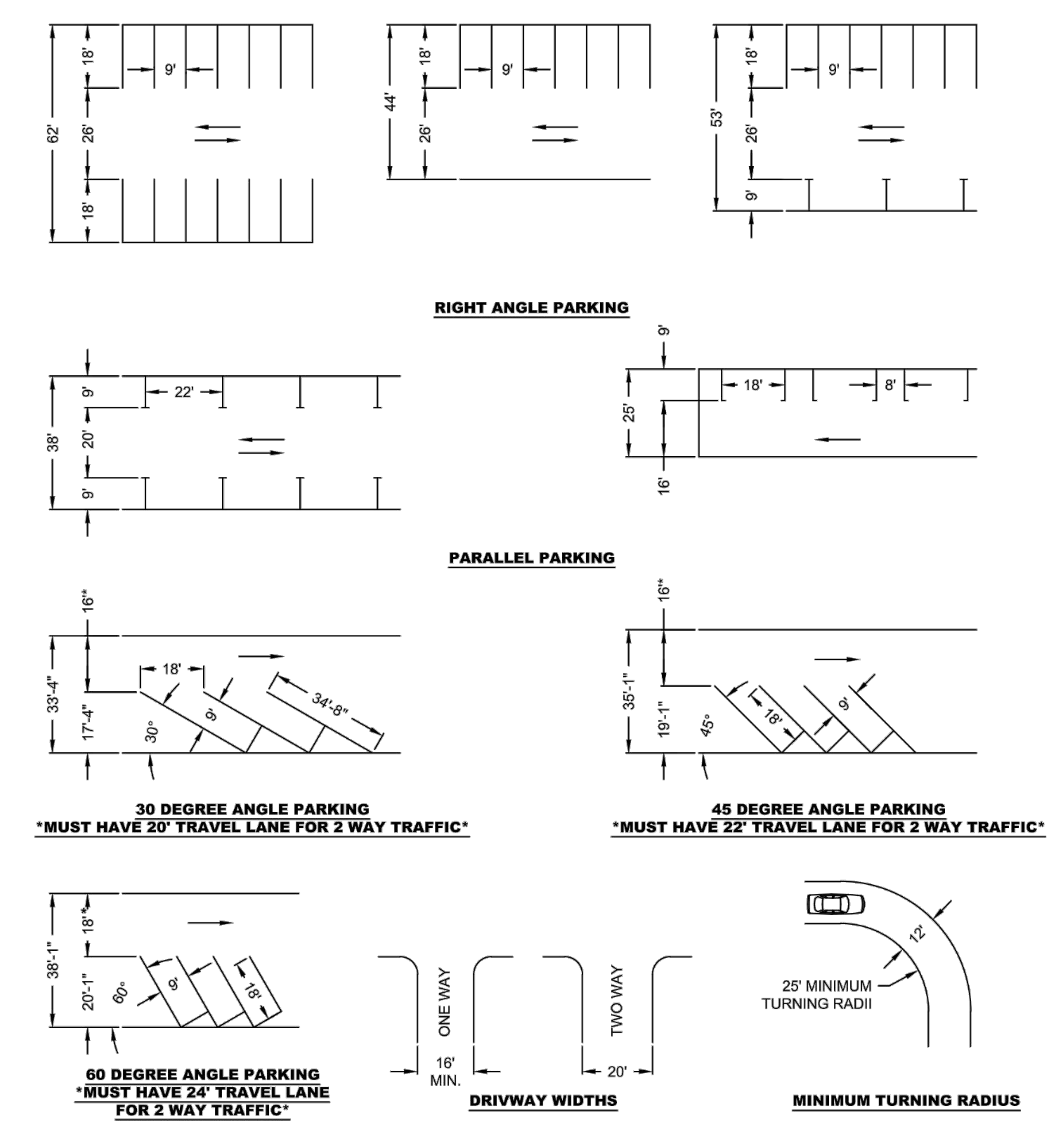
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

PIPE OUTFALL PROFILE

Scale: 1"=20'	Drawn: AMO
Date: 11/17/2021	Job #: 21-0353
Sheet: PP1.0	

Z:_2021\21-0353 Spanish Fork MOB\design 21-0353\dwg\exhibits\PP1.0 PIPE OUTFALL PROFILE.dwg

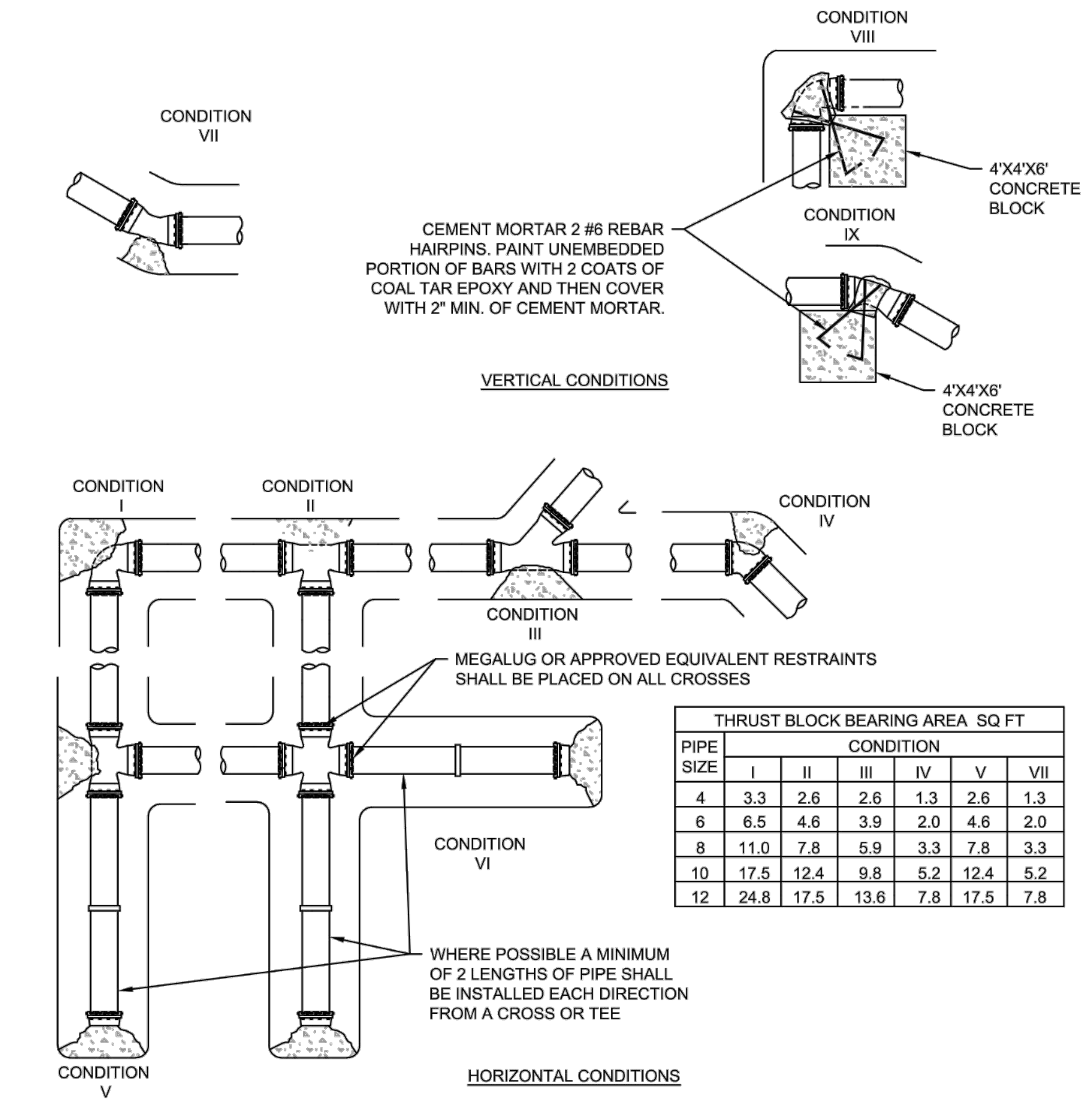

18'
9'
26'
62'
44'
53'
RIGHT ANGLE PARKING
22'
20'
38'
18'
8'
25'
16'
PARALLEL PARKING
16"
33'-4"
17'-4"
30°
18'
34'-8"
30 DEGREE ANGLE PARKING
MUST HAVE 20' TRAVEL LANE FOR 2 WAY TRAFFIC
35'-1"
19'-1"
45°
18'
45 DEGREE ANGLE PARKING
MUST HAVE 22' TRAVEL LANE FOR 2 WAY TRAFFIC
36'-1"
20'-1"
60°
18'
60 DEGREE ANGLE PARKING
*MUST HAVE 24' TRAVEL LANE
FOR 2 WAY TRAFFIC*
ONE WAY
16' MIN.
TWO WAY
20'
DRIVWAY WIDTHS
25' MINIMUM TURNING RADII
12'
MINIMUM TURNING RADIUS

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

STANDARD DRAWING

PARKING LOTS

DRAWN: JLR	SCALE: NONE
DESIGN: CJP	
CHECK: CMT	STANDARD G-10
DATE: 6/21/17	


CONDITION VIII
CONDITION VII
4'X4'X6' CONCRETE BLOCK
CEMENT MORTAR 2 #6 REBAR HAIRPINS. PAINT UNEMBEDDED PORTION OF BARS WITH 2 COATS OF COAL TAR EPOXY AND THEN COVER WITH 2" MIN. OF CEMENT MORTAR.
CONDITION IX
4'X4'X6' CONCRETE BLOCK
VERTICAL CONDITIONS
CONDITION I
CONDITION II
CONDITION III
CONDITION IV
MEGALUG OR APPROVED EQUIVALENT RESTRAINTS SHALL BE PLACED ON ALL CROSSES
CONDITION VI
WHERE POSSIBLE A MINIMUM OF 2 LENGTHS OF PIPE SHALL BE INSTALLED EACH DIRECTION FROM A CROSS OR TEE
CONDITION V
HORIZONTAL CONDITIONS

THRUST BLOCK BEARING AREA SQ FT

PIPE SIZE	CONDITION					
	I	II	III	IV	V	VII
4	3.3	2.6	2.6	1.3	2.6	1.3
6	6.5	4.6	3.9	2.0	4.6	2.0
8	11.0	7.8	5.9	3.3	7.8	3.3
10	17.5	12.4	9.8	5.2	12.4	5.2
12	24.8	17.5	13.6	7.8	17.5	7.8

NOTES:

1. MECHANICAL RESTRAINING DEVICES INSTALLED ACCORDING TO THE STANDARD DRAWINGS MAY BE USED IN PLACE OF CONCRETE THRUST BLOCKS. USE MECHANICAL RESTRAINING IN UNSTABLE SOILS.
2. ALL CONCRETE THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
3. A MINIMUM APWA CLASS 2000 PORTLAND CEMENT CONCRETE SHALL BE USED ON ALL HORIZONTAL THRUST BLOCKS AND APWA CLASS 4000 ON VERTICAL.
4. THRUST BLOCKS SHALL NOT INTERFERE WITH ACCESS TO JOINTS AND BOLTS.
5. FITTINGS SHALL BE ENCASED IN AN 8 MIL VINYL WRAP PLASTIC COVER.
6. ALL FITTING JOINTS SHALL BE MECHANICAL.
7. HORIZONTAL THRUST BLOCKS FOR PIPE WITH LARGER THAN 12" I.D. SHALL HAVE A DESIGN SUBMITTED THAT IS STAMPED BY A LICENSED PROFESSIONAL ENGINEER.

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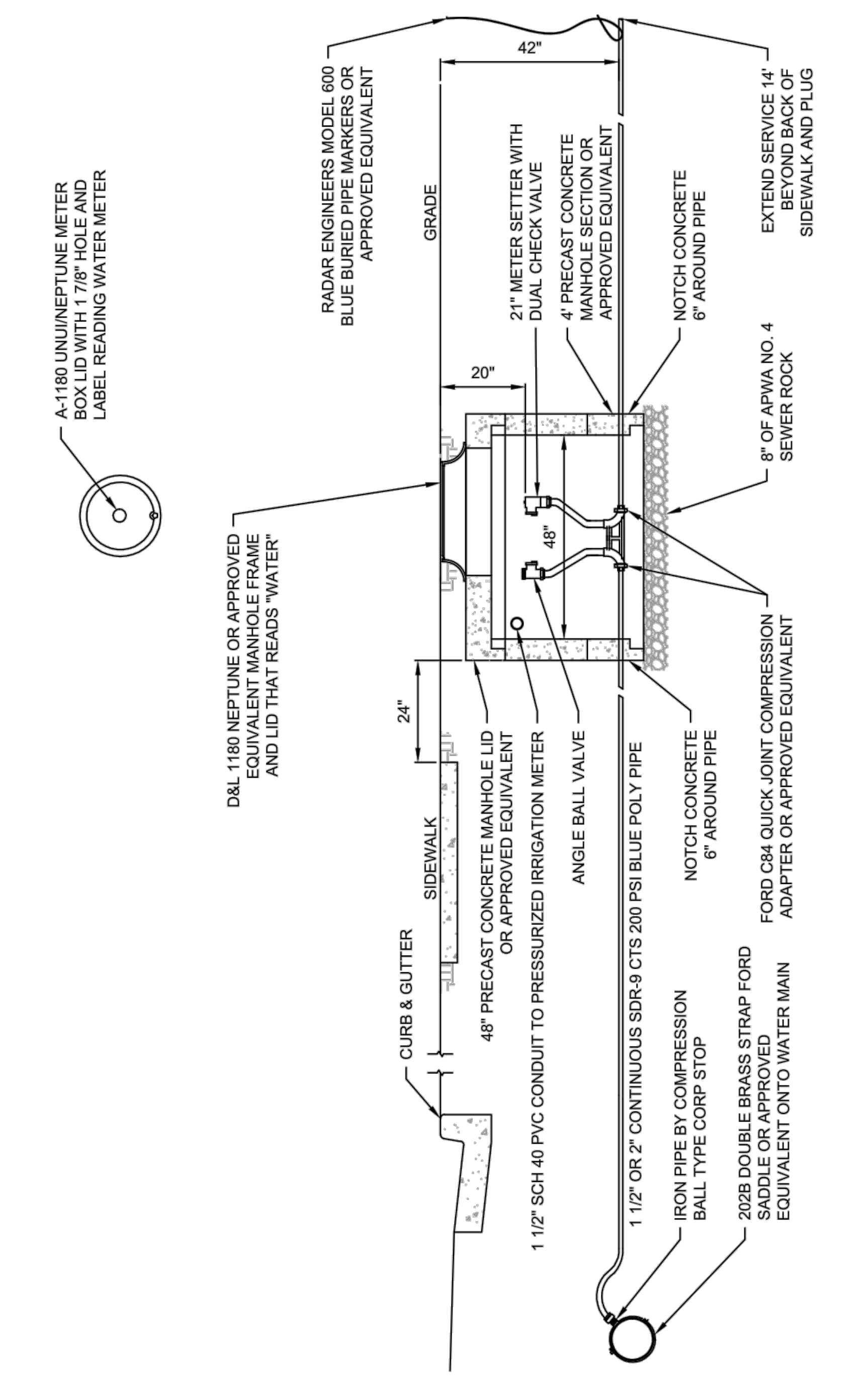
SPANISH FORK, UT 84660
(801) 804-4550

STANDARD DRAWING

CONCRETE THRUST BLOCKS FOR PRESSURE PIPE

DRAWN: JLR	SCALE: NONE
DESIGN: CJP	
CHECK: CMT	STANDARD W-1
DATE: 6/21/17	


A-1180 UNI/NEPTUNE METER BOX LID WITH 1 7/8" HOLE AND LABEL READING WATER METER
D&L 1180 NEPTUNE OR APPROVED EQUIVALENT MANHOLE FRAME AND LID THAT READS "WATER"
RADAR ENGINEERS MODEL 600 BLUE BURIED PIPE MARKERS OR APPROVED EQUIVALENT
GRADE
42"
20"
48"
24"
SIDEWALK
CURB & GUTTER
48" PRECAST CONCRETE MANHOLE LID OR APPROVED EQUIVALENT
1 1/2" SCH 40 PVC CONDUIT TO PRESSURIZED IRRIGATION METER
21" METER SETTER WITH DUAL CHECK VALVE
4' PRECAST CONCRETE MANHOLE SECTION OR APPROVED EQUIVALENT
ANGLE BALL VALVE
1 1/2" OR 2" CONTINUOUS SDR-9 CTS 200 PSI BLUE POLY PIPE
NOTCH CONCRETE 6" AROUND PIPE
NOTCH CONCRETE 6" AROUND PIPE
IRON PIPE BY COMPRESSION BALL TYPE CORP STOP
202B DOUBLE BRASS STRAP FORD SADDLE OR APPROVED EQUIVALENT ONTO WATER MAIN
8" OF APWA NO. 4 SEWER ROCK
FORD C84 QUICK JOINT COMPRESSION ADAPTER OR APPROVED EQUIVALENT
EXTEND SERVICE 14' BEYOND BACK OF SIDEWALK AND PLUG

NOTES:

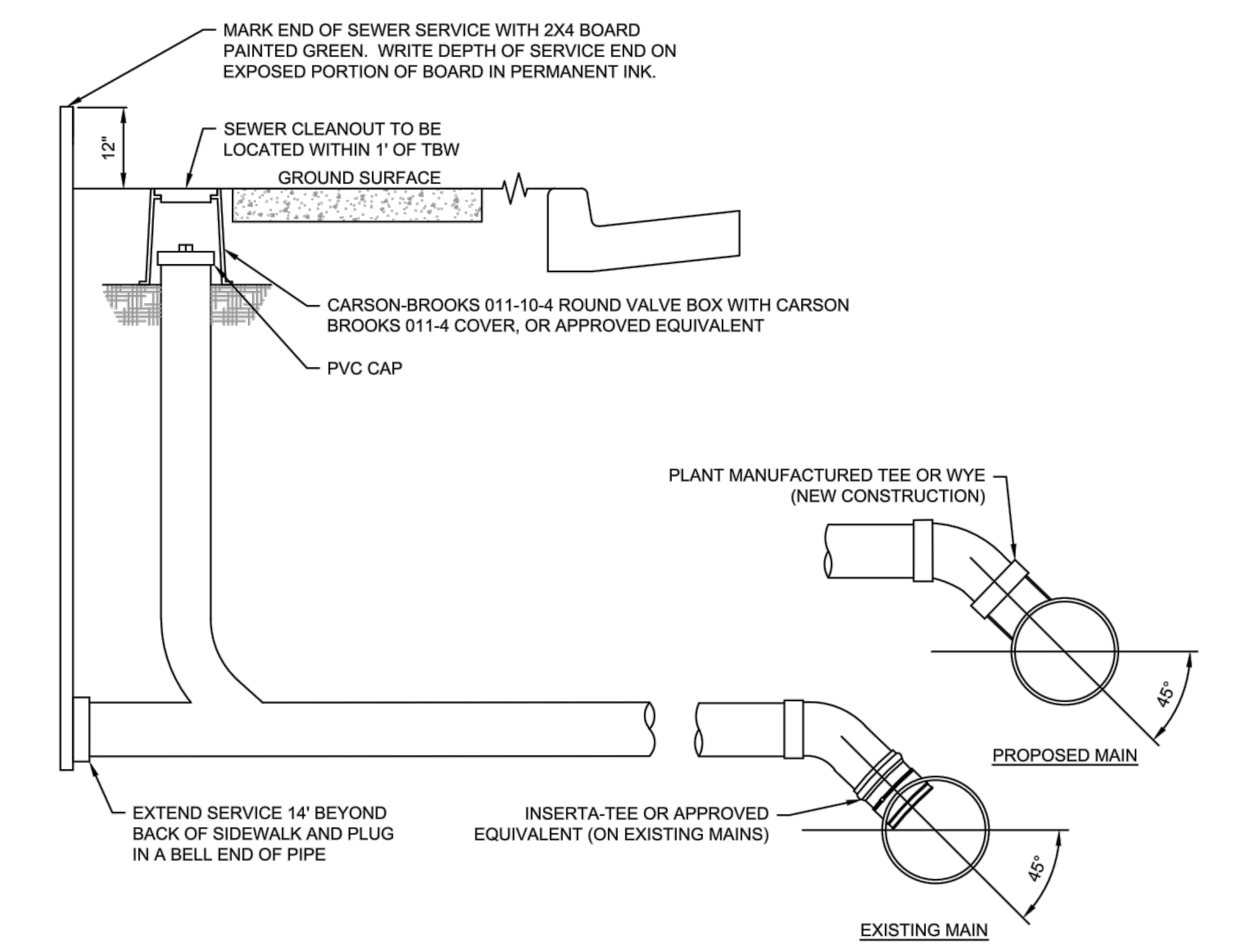
1. BURY CONDUIT 18" BELOW GRADE.
2. CONTRACTOR SHALL INSTALL 1 1/2" AND 2" METERS (METER TO BE PROVIDED BY SPANISH FORK CITY).
3. TYPE OF METER TO BE USED SHALL BE DETERMINED BY THE CITY.

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

STANDARD DRAWING

2" WATER SERVICE

DRAWN: JLR	SCALE: NONE
DESIGN: CJP	
CHECK: CMT	STANDARD W-12
DATE: 6/21/17	


MARK END OF SEWER SERVICE WITH 2X4 BOARD PAINTED GREEN. WRITE DEPTH OF SERVICE END ON EXPOSED PORTION OF BOARD IN PERMANENT INK.
12"
SEWER CLEANOUT TO BE LOCATED WITHIN 1' OF TBW
GROUND SURFACE
CARSON-BROOKS 011-10-4 ROUND VALVE BOX WITH CARSON BROOKS 011-4 COVER, OR APPROVED EQUIVALENT
PVC CAP
PLANT MANUFACTURED TEE OR WYE (NEW CONSTRUCTION)
45°
PROPOSED MAIN
EXTEND SERVICE 14' BEYOND BACK OF SIDEWALK AND PLUG IN A BELL END OF PIPE
INSERTA-TEE OR APPROVED EQUIVALENT (ON EXISTING MAINS)
45°
EXISTING MAIN

NOTES:

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

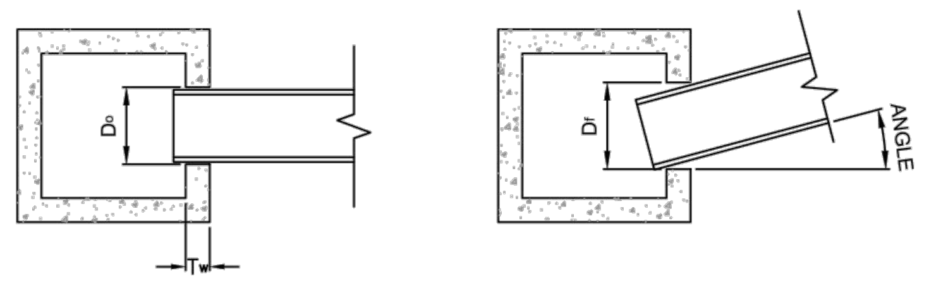
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

STANDARD DRAWING

SEWER SERVICE

DRAWN: JLR	SCALE: NONE
DESIGN: CJP	
CHECK: CMT	STANDARD SS-4
DATE: 6/21/17	

CLEANOUT AND INLET SIZING GUIDELINES


Do
Tw
Df
ANGLE

D_o : THE ORIGINAL DIAMETER OF THE INLET OR THE OUTER DIAMETER (OD) OF THE PIPE IF THE PIPE IS PURPENDICULAR TO THE INLET BOX.

D_f : THE FINAL ADJUSTED SIZE OF THE INLET WHEN THE PIPE IS SKEWED.

T_w : THE THICKNESS OF THE WALL (6" FOR THE TABLE BELOW).

ANGLE: THE ANGLE AT WHICH THE PIPE IS SKEWED.

FORMULA:

$$D_f = (OD \times 1/COS(ANGLE)) + (TAN(ANGLE) \times T_w)$$

CONCRETE PIPE OUTER DIAMETERS BASED ON 6" CLEANOUT WALL THICKNESS AND PIPE ANGLE AT CLEANOUT

ANGLE OF PIPE ENTERING BOX	0°	5°	10°	15°	20°	30°	45°
INSIDE DIAMETER (ID)	OUTSIDE BARREL DIAMETER (OD)						
12.0"	16.5"	17.1"	17.8"	18.7"	19.7"	22.5"	29.3"
15.0"	19.8"	20.4"	21.1"	22.1"	23.2"	26.3"	33.9"
18.0"	23.0"	23.6"	24.4"	25.4"	26.7"	30.0"	38.5"
21.0"	27.0"	27.6"	28.5"	29.6"	30.9"	34.6"	44.2"
24.0"	30.0"	30.6"	31.5"	32.7"	34.1"	38.1"	48.4"
27.0"	35.0"	35.7"	36.6"	37.8"	39.4"	43.9"	55.5"
30.0"	38.3"	38.9"	39.9"	41.2"	42.9"	47.6"	60.1"
36.0"	45.9"	46.6"	47.6"	49.1"	51.0"	56.4"	
42.0"	52.2"	53.0"	54.1"	55.7"	57.8"	63.8"	
48.0"	59.4"	60.2"	61.4"	63.1"			
54.0"							
60.0"							
66.0"							
72.0"							
84.0"							
90.0"							
96.0"							

NOTES:

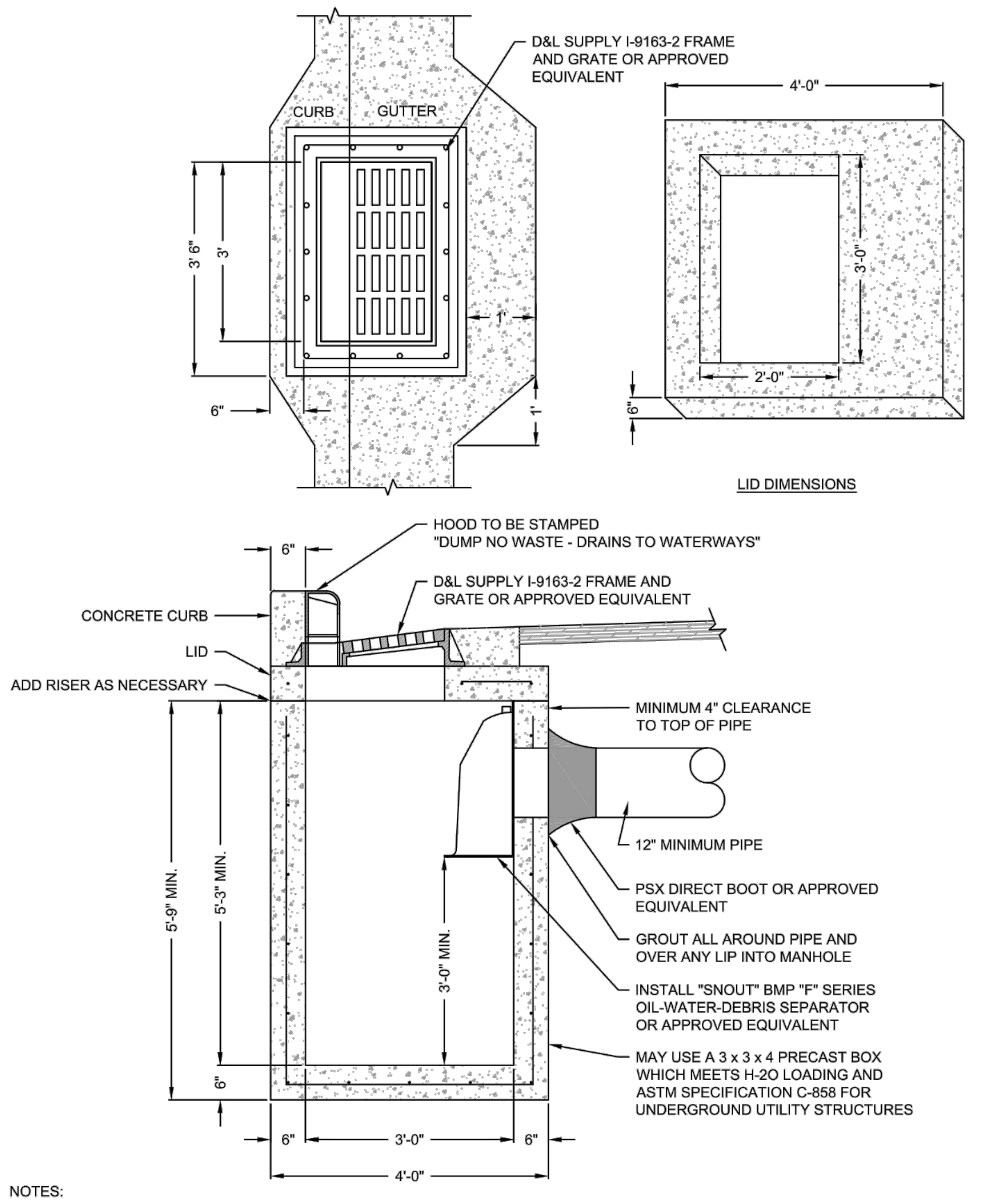
1. TABLE IS BASED ON A 6" WALL THICKNESS AND PIPE ANGLE AT CLEANOUT.
2. SHADED AREAS BELOW THE DARK LINE INDICATE PIPE SIZES AND ANGLES THAT WILL NOT FIT WITHIN A STANDARD 6' WALL BOX. SPECIAL BOX SIZES ARE NECESSARY FOR THESE CONDITIONS.
3. USE OF THIS TABLE (INCLUDING DESIGN & DIMENSIONS) SHOULD BE ANALYZED AND CHECKED BY THE USER'S ENGINEER TO ENSURE ADEQUACY FOR THE INTENDED USE.
4. ALL BOXES SHALL HAVE A MINIMUM OF 6" OF SURROUNDING CONCRETE BOX COVERAGE.

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

STANDARD DRAWING

BOX SIZING

DRAWN: JLR	SCALE: NONE
DESIGN: CJP	
CHECK: CMT	STANDARD SD-2
DATE: 6/21/17	


D&L SUPPLY I-9163-2 FRAME AND GRATE OR APPROVED EQUIVALENT
CURB
GUTTER
3'-6"
3'
6"
1'
4'-0"
3'-0"
2'-0"
6"
LID DIMENSIONS
6"
HOOD TO BE STAMPED "DUMP NO WASTE - DRAINS TO WATERWAYS"
D&L SUPPLY I-9163-2 FRAME AND GRATE OR APPROVED EQUIVALENT
CONCRETE CURB
LID
ADD RISER AS NECESSARY
MINIMUM 4" CLEARANCE TO TOP OF PIPE
12" MINIMUM PIPE
PSX DIRECT BOOT OR APPROVED EQUIVALENT
GROUT ALL AROUND PIPE AND OVER ANY LIP INTO MANHOLE
INSTALL "SNOUT" BMP "F" SERIES OIL-WATER-DEBRIS SEPARATOR OR APPROVED EQUIVALENT
MAY USE A 3 x 3 x 4 PRECAST BOX WHICH MEETS H-2O LOADING AND ASTM SPECIFICATION C-858 FOR UNDERGROUND UTILITY STRUCTURES
5'-9" MIN.
5'-3" MIN.
3'-0" MIN.
6"
6"
3'-0"
6"
4'-0"

NOTES:

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

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STANDARD DRAWING

STORM WATER INLET BOX

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DESIGN: CJP	
CHECK: CMT	STANDARD SD-4
DATE: 6/21/17	

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No. 8028950-2202
THOMAS M.
ROMNEY
11/17/21

COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 848660
DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
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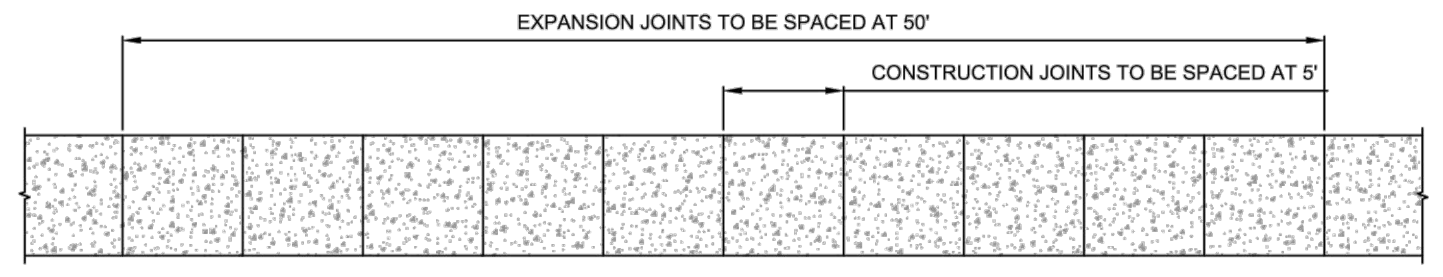
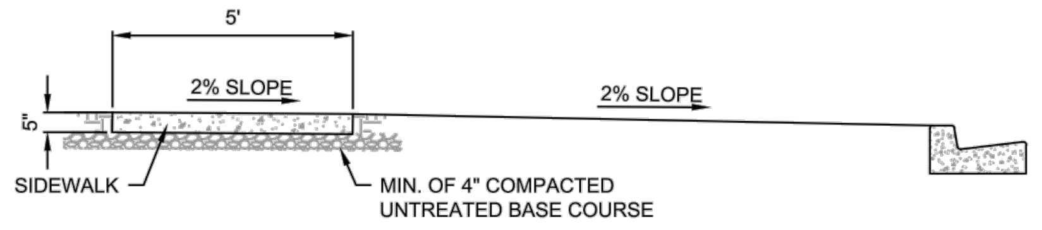
DETAILS

Scale: NTS	Drawn: AMO
Date: 11/17/2021	Job #: 21-0353
Sheet: D1	

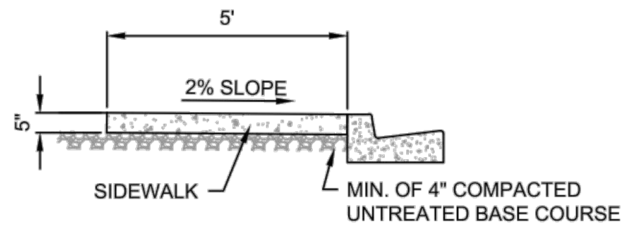
Z:_2021\21-0353 Spanish Fork MOB\design 21-0353\dwg\sheets\D1- DETAILS.dwg


EXPANSION JOINTS TO BE SPACED AT 50'
CONSTRUCTION JOINTS TO BE SPACED AT 5'

PLAN VIEW


5'
2% SLOPE
2% SLOPE
5"
SIDEWALK
MIN. OF 4" COMPACTED UNTREATED BASE COURSE

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


5'
2% SLOPE
5"
SIDEWALK
MIN. OF 4" COMPACTED UNTREATED BASE COURSE

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

NOTES:

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

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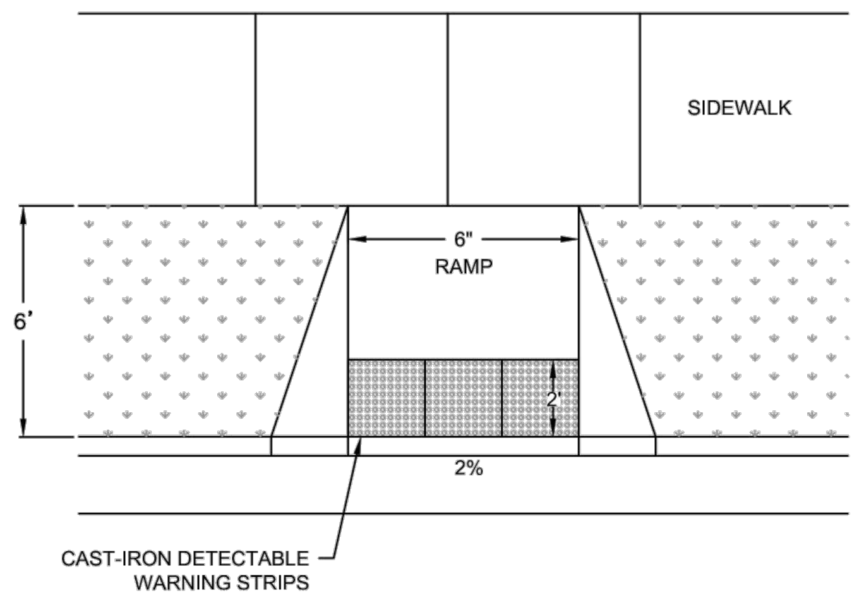
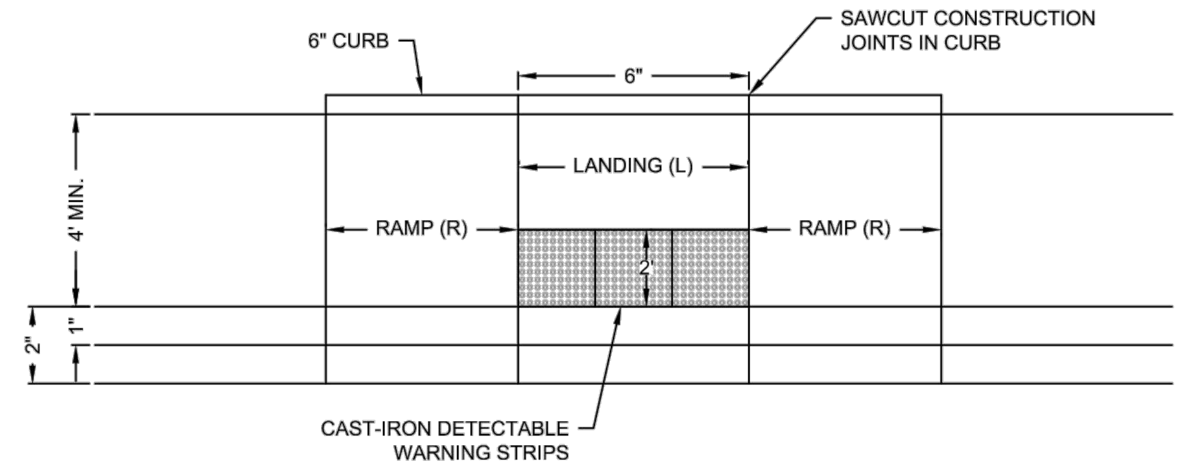
STANDARD DRAWING
SIDEWALK

DRAWN: JLR
DESIGN: CJP
CHECK: CMT
DATE: 6/21/17
SCALE: NONE
STANDARD ST-13


SIDEWALK
6'
6"
RAMP
2'
2%
CAST-IRON DETECTABLE WARNING STRIPS


6" CURB
SAWCUT CONSTRUCTION JOINTS IN CURB
6"
LANDING (L)
RAMP (R)
RAMP (R)
4' MIN.
2'
2"
1"
CAST-IRON DETECTABLE WARNING STRIPS

NOTES:

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

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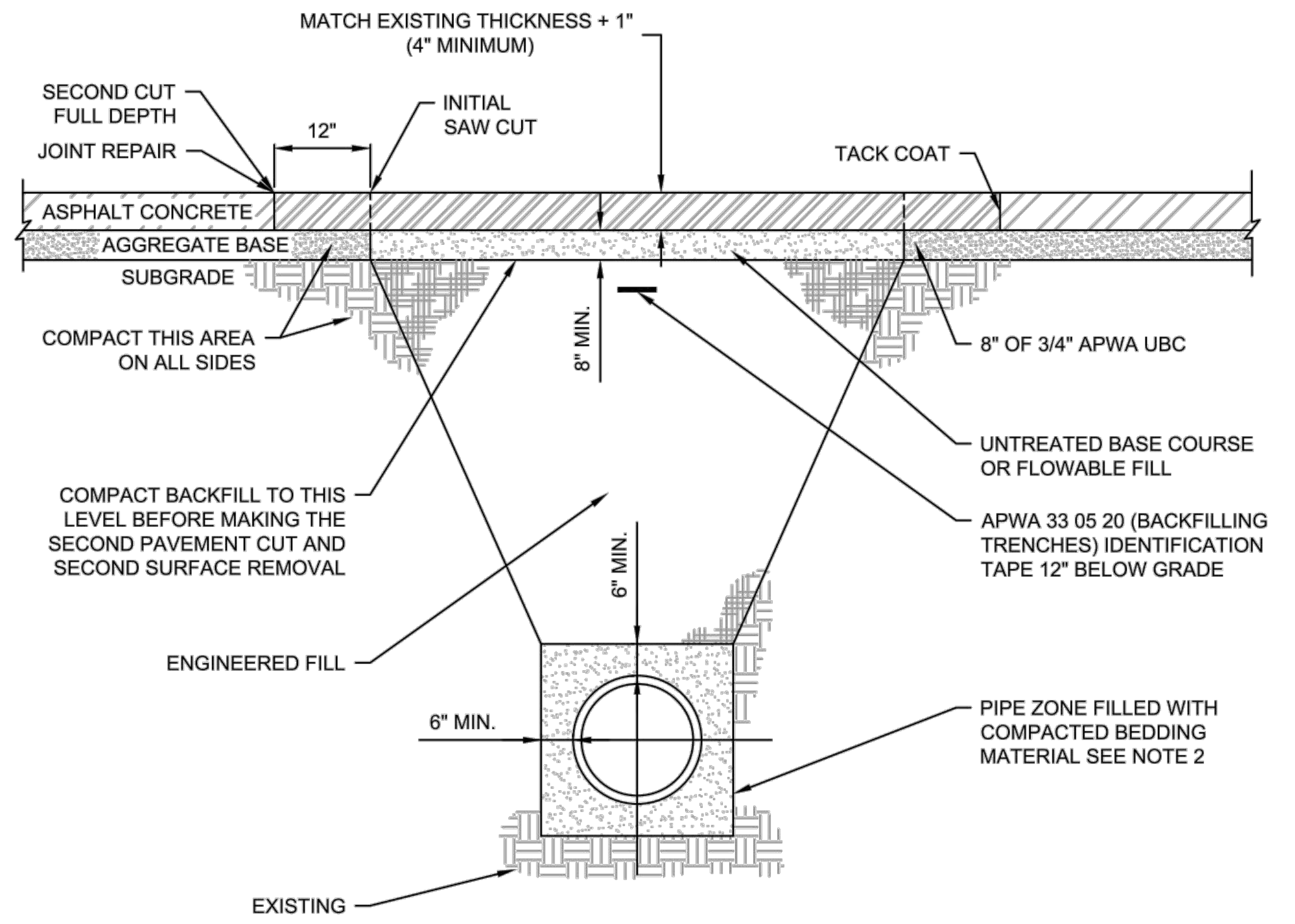
STANDARD DRAWING
MID BLOCK PEDESTRIAN RAMP DESIGN GUIDELINES

DRAWN: JLR
DESIGN: CJP
CHECK: CMT
DATE: 6/21/17
SCALE: NONE
STANDARD ST-19


MATCH EXISTING THICKNESS + 1" (4" MINIMUM)
SECOND CUT FULL DEPTH
JOINT REPAIR
12"
INITIAL SAW CUT
TACK COAT
ASPHALT CONCRETE
AGGREGATE BASE
SUBGRADE
COMPACT THIS AREA ON ALL SIDES
8" MIN.
8" OF 3/4" APWA UBC
UNTREATED BASE COURSE OR FLOWABLE FILL
COMPACT BACKFILL TO THIS LEVEL BEFORE MAKING THE SECOND PAVEMENT CUT AND SECOND SURFACE REMOVAL
APWA 33 05 20 (BACKFILLING TRENCHES) IDENTIFICATION TAPE 12" BELOW GRADE
6" MIN.
ENGINEERED FILL
6" MIN.
PIPE ZONE FILLED WITH COMPACTED BEDDING MATERIAL SEE NOTE 2
EXISTING

NOTES:

1. PAVEMENT CUTS SHALL BE A MINIMUM OF 3' X 3' AND ALSO BE MADE 12 INCHES OUTSIDE THE EDGE OF TRENCH FOR TRENCHES DEEPER THAN 4 FEET.
2. BEDDING MATERIAL SHALL EXTEND A MINIMUM OF 3" BELOW THE PIPE. FOR CONCRETE PIPE LARGER THAN 24" I.D. A MINIMUM OF 6" OF BEDDING MATERIAL SHALL BE PLACED BELOW THE PIPE. BEDDING MATERIAL PER 39.35.040 B.
3. ASPHALT SHALL BE CUT TO THE SPECIFIED WIDTH DURING PIPELINE CONSTRUCTION AND SUBSURFACE RESTORATION. THE FINAL SAW-CUT SHALL BE AN ADDITIONAL 12" WIDER THAN THE EXISTING TRENCH ON EACH SIDE, REMOVING THE ASPHALT AND PROCEEDING WITH THE REMAINDER OF THE RESTORATION.

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SPANISH FORK, UT 84660
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STANDARD DRAWING
ASPHALT RESTORATION
DEEP EXCAVATION & UTILITY POTHOLE REPAIR

DRAWN: JLR
DESIGN: CJP
CHECK: CMT
DATE: 6/21/17
SCALE: NONE
STANDARD G-1

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STATE OF UTAH

COMMERCE WAY OFFICE BUILDING

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Date: 11/17/2021	Job #: 21-0353
Sheet: D2	

Z:_2021\21-0353 Spanish Fork MOB\design 21-0353\dwg\sheets\D2- DETAILS.dwg

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

Advanced Drainage Systems, Inc.

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COMMERCE WAY OFFICE BUILDING

SPANISH FORK, UT

SC-160LP STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-160LP.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 1.5".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-160LP SYSTEM

1. STORMTECH SC-160LP CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-160LP CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-160LP CONSTRUCTION GUIDE".
3. FOUNDATION STONE AND EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE; AASHTO M43 #3,357, 4, 467, 5, 56, OR 57.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. THE DEPTH OF FOUNDATION STONE SHALL BE DETERMINED BASED ON THE SUBGRADE BEARING CAPACITY PROVIDED BY THE SITE DESIGN ENGINEER.
6. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES CONCERNING CHAMBER FOUNDATION DESIGN AND SUBGRADE BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
7. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
8. CHAMBERS SHALL BE INSTALLED "TOE TO TOE". NO ADDITIONAL SPACING BETWEEN ROWS IS REQUIRED.
9. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
10. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-160LP CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-160LP CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-106LP CONSTRUCTION GUIDE".
2. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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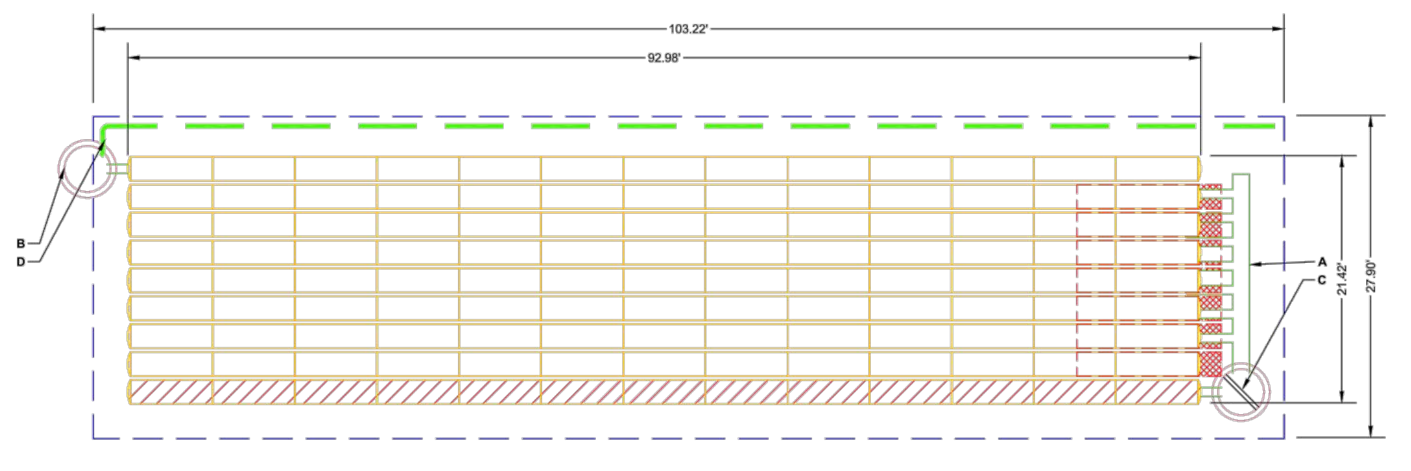
PROPOSED LAYOUT	
117	STORMTECH SC-160LP CHAMBERS
18	STORMTECH SC-160LP END CAPS
6	STONE ABOVE (in)
6	STONE BELOW (in)
40	STONE VOID
2785	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)
2880	SYSTEM AREA (SF)
262.2	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	4555.80
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	4547.47
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4546.97
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4546.97
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4546.97
TOP OF STONE:	4546.30
TOP OF SC-160LP CHAMBER:	4545.80
8" ISOLATOR ROW PLUS INVERT:	4544.88
8" BOTTOM CONNECTION INVERT:	4544.88
15" x 8" BOTTOM MANIFOLD INVERT (8" PIPE):	4544.86
BOTTOM OF SC-160LP CHAMBER:	4544.80
15" x 8" BOTTOM MANIFOLD INVERT (15" PIPE):	4544.56
UNDERDRAIN INVERT:	4544.30
BOTTOM OF STONE:	4544.30

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
MANIFOLD	A	15" x 8" ADS N-12 (15" PIPE) 15" x 8" ADS N-12 (8" PIPE)	-2.88" 0.66"	
CONCRETE STRUCTURE	B	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		0.7 CFS OUT
CONCRETE STRUCTURE W/WEIR	C	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		5.2 CFS IN
UNDERDRAIN	D	4" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		



▨ ISOLATOR ROW PLUS (SEE DETAIL)

▩ PLACE MINIMUM 12.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

— — BED LIMITS

NOTES
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

COMMERCE WAY OFFICE BUILDING
SPANISH FORK, UT
DATE:
DRAWN: BA
PROJECT #:
CHECKED: N/A

REV	DRW	CHK	DESCRIPTION

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Chamber System
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1-800-733-7473

0 10' 20'

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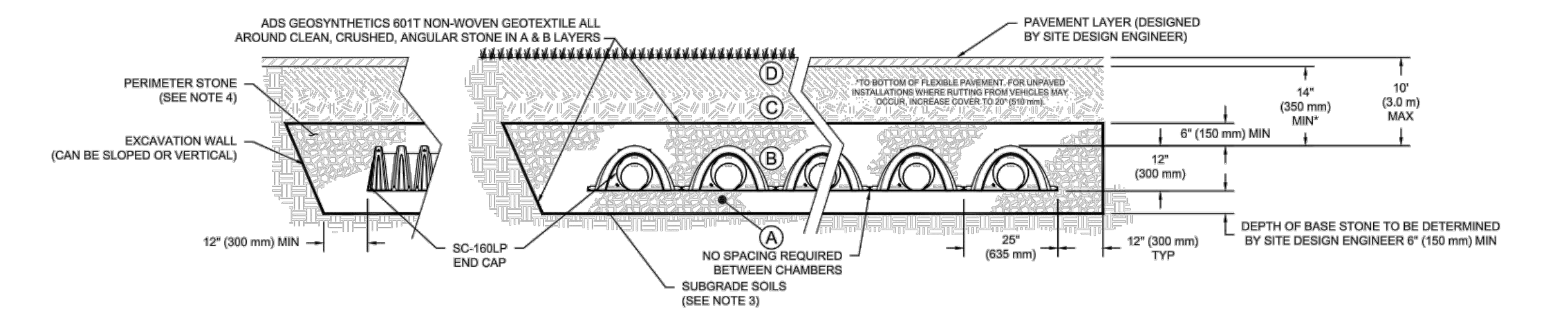
SHEET
2 OF 5

ACCEPTABLE FILL MATERIALS: STORMTECH SC-160LP CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 14" (355 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

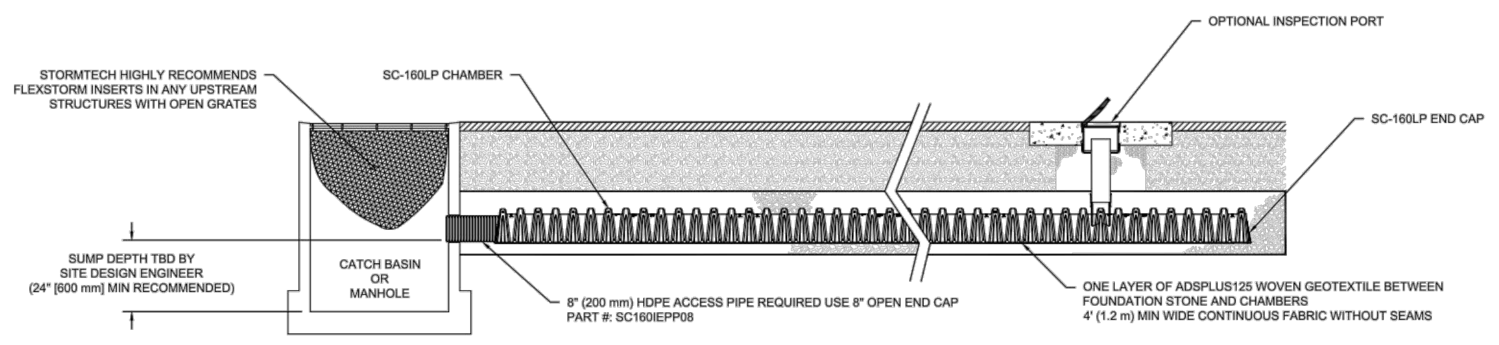
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.


ADS GEOSYNTHETICS 601T NON-WOVEN GEOTEXTILE ALL AROUND CLEAN, CRUSHED, ANGULAR STONE IN A & B LAYERS
PAVEMENT LAYER (DESIGNED BY SITE DESIGN ENGINEER)
PERIMETER STONE (SEE NOTE 4)
EXCAVATION WALL (CAN BE SLOPED OR VERTICAL)
D
C
B
A
*TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 20" (510 mm).
14" (350 mm) MIN*
10' (3.0 m) MAX
6" (150 mm) MIN
12" (300 mm)
12" (300 mm) MIN
SC-160LP END CAP
NO SPACING REQUIRED BETWEEN CHAMBERS
SUBGRADE SOILS (SEE NOTE 3)
25" (635 mm)
12" (300 mm) TYP
DEPTH OF BASE STONE TO BE DETERMINED BY SITE DESIGN ENGINEER 6" (150 mm) MIN

NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 1.5"
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

COMMERCE WAY OFFICE BUILDING
SPANISH FORK, UT
DATE:
DRAWN: BA
PROJECT #:
CHECKED: N/A
REV DRW CHK DESCRIPTION
StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

SHEET
3 OF 5


OPTIONAL INSPECTION PORT
STORMTECH HIGHLY RECOMMENDS FLEXSTORM INSERTS IN ANY UPSTREAM STRUCTURES WITH OPEN GRATES
SC-160LP CHAMBER
SC-160LP END CAP
SUMP DEPTH TBD BY SITE DESIGN ENGINEER (24" [600 mm] MIN RECOMMENDED)
CATCH BASIN OR MANHOLE
8" (200 mm) HDPE ACCESS PIPE REQUIRED USE 8" OPEN END CAP PART #: SC160IEPP08
ONE LAYER OF ADSPLUS125 WOVEN GEOTEXTILE BETWEEN FOUNDATION STONE AND CHAMBERS 4' (1.2 m) MIN WIDE CONTINUOUS FABRIC WITHOUT SEAMS

SC-160LP ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

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SHEET
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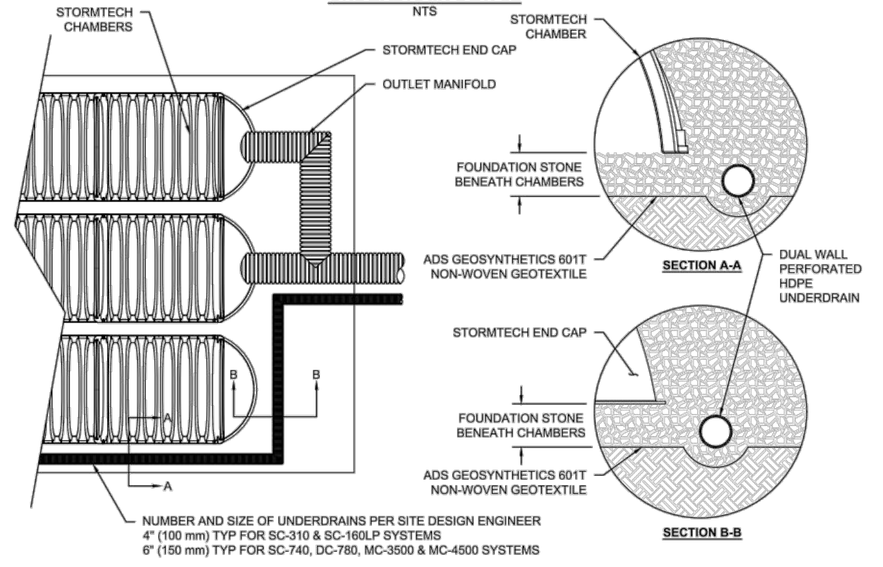
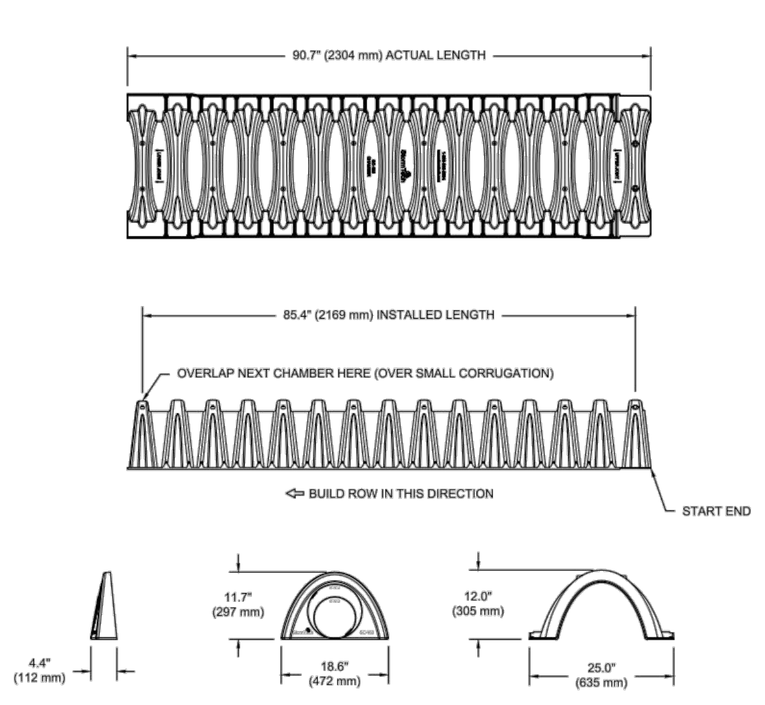
UNDERDRAIN DETAIL
NTS


STORMTECH CHAMBERS
STORMTECH CHAMBER
STORMTECH END CAP
OUTLET MANIFOLD
FOUNDATION STONE BENEATH CHAMBERS
ADS GEOSYNTHETICS 601T NON-WOVEN GEOTEXTILE
SECTION A-A
DUAL WALL PERFORATED HDPE UNDERDRAIN
STORMTECH END CAP
FOUNDATION STONE BENEATH CHAMBERS
ADS GEOSYNTHETICS 601T NON-WOVEN GEOTEXTILE
SECTION B-B
A
B
NUMBER AND SIZE OF UNDERDRAINS PER SITE DESIGN ENGINEER
4" (100 mm) TYP FOR SC-310 & SC-160LP SYSTEMS
6" (150 mm) TYP FOR SC-740, DC-780, MC-3500 & MC-4500 SYSTEMS

SC-160LP TECHNICAL SPECIFICATION
NTS

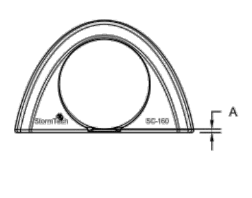

90.7" (2304 mm) ACTUAL LENGTH
85.4" (2169 mm) INSTALLED LENGTH
OVERLAP NEXT CHAMBER HERE (OVER SMALL CORRUGATION)
BUILD ROW IN THIS DIRECTION
START END
4.4" (112 mm)
11.7" (297 mm)
18.6" (472 mm)
12.0" (305 mm)
25.0" (635 mm)

NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	25.0" X 12.0" X 85.4"	(635 mm X 305 mm X 2169 mm)
CHAMBER STORAGE	6.85 CUBIC FEET	(0.19 m³)
MINIMUM INSTALLED STORAGE*	16.0 CUBIC FEET	(0.45 m³)
WEIGHT	24.0 lbs.	(10.9 kg)

*ASSUMES 6" (152 mm) ABOVE, 6" (152 mm) BELOW, AND STONE BETWEEN CHAMBERS WITH 40% STONE POROSITY.

PART #	STUB	A
SC160EPP	6" (150 mm)	0.66" (16 mm)
	8" (200 mm)	0.80" (20 mm)
SC160EPP08	8" (200 mm)	0.96" (24 mm)



ALL STUBS ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

NOTE: ALL DIMENSIONS ARE NOMINAL

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No. 8028950-2202
THOMAS M. ROMNEY
11/17/21

COMMERCE WAY OFFICE BUILDING

COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 848660

STORM TECH DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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STORM TECH DETAILS

Scale: NTS	Drawn: AMO
Date: 11/17/2021	Job #: 21-0353
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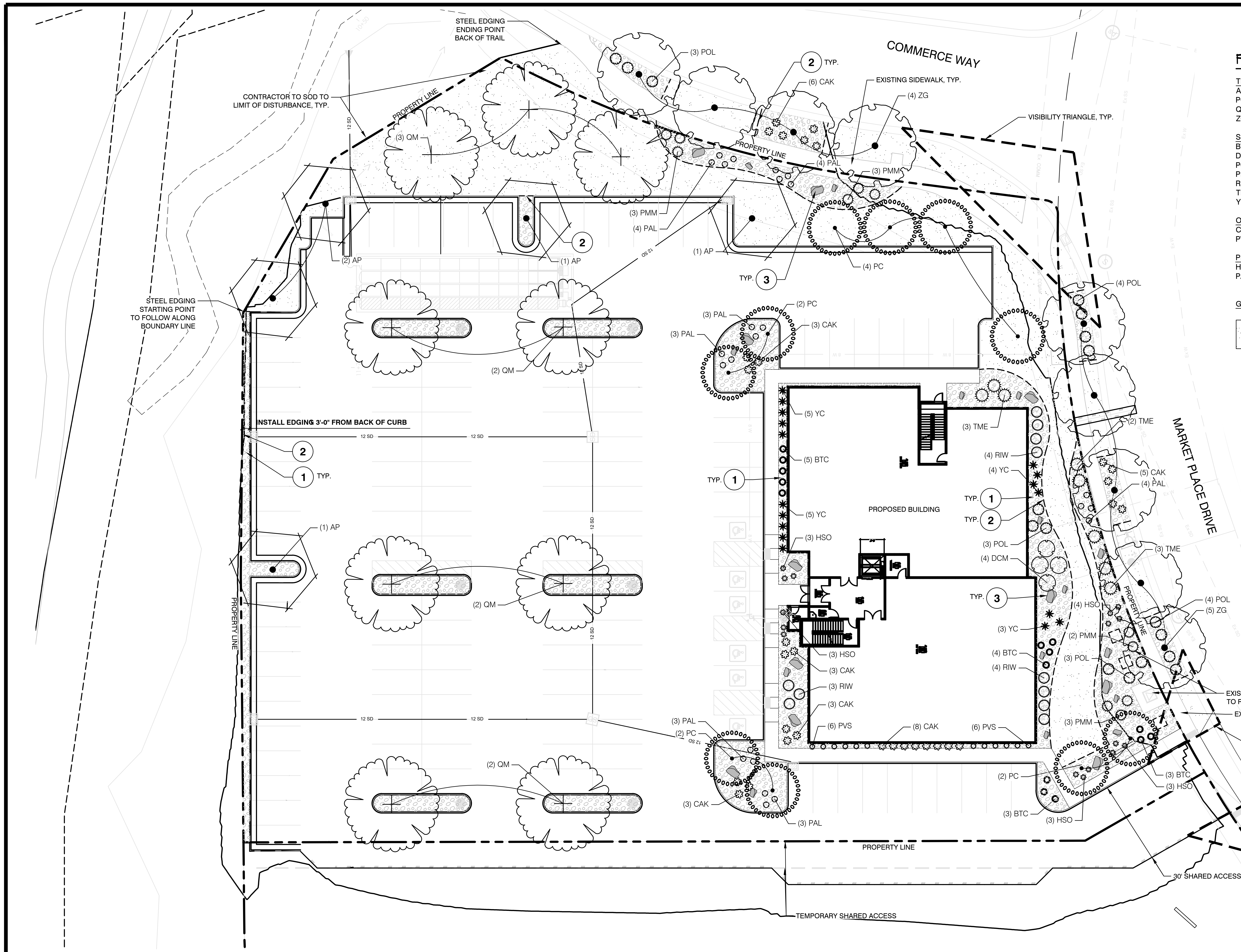
STEEL EDGING ENDING POINT BACK OF TRAIL
CONTRACTOR TO SOD TO LIMIT OF DISTURBANCE, TYP.
PROPERTY LINE
(3) POL
COMMERCE WAY
(2) TYP.
(6) CAK
EXISTING SIDEWALK, TYP.
(4) ZG
VISIBILITY TRIANGLE, TYP.
(3) QM
(4) PAL
(3) PMM
(3) PMM
(4) PAL
(2) AP
(1) AP
(1) AP
(4) PC
TYP. (3)
(4) POL
STEEL EDGING STARTING POINT TO FOLLOW ALONG BOUNDARY LINE
(3) PAL
(2) PC
(3) CAK
(3) PAL
(2) QM
INSTALL EDGING 3'-0" FROM BACK OF CURB
(5) YC
(3) TME
(2) TME
(2)
(1) TYP.
(5) BTC
(4) RIW
(4) YC
TYP. (1)
MARKET PLACE DRIVE
(5) CAK
(4) PAL
(5) YC
PROPOSED BUILDING
TYP. (1)
TYP. (2)
(1) AP
(3) HSO
(3) POL
(4) DCM
(3) TME
PROPERTY LINE
(2) QM
TYP. (3)
(4) HSO
(4) POL
(5) ZG
(3) YC
(2) PMM
(3) HSO
(4) BTC
(4) RIW
(3) POL
(3) CAK
(3) RIW
(3) CAK
EXISTING UTILITIES TO REMAIN.
EXISTING SIDEWALK, TYP.
(3) PAL
(2) PC
(6) PVS
(8) CAK
(6) PVS
(3) PMM
VISIBILITY TRIANGLE
(2) QM
(2) PC
(3) BTC
(3) HSO
(3) CAK
(3) PAL
(3) BTC
(3) HSO
PROPERTY LINE
30' SHARED ACCESS
TEMPORARY SHARED ACCESS
12 SD

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AP	Acer platanoides 'Emerald Queen	Emeral Queen Norway Maple	2" Cal.	5
PC	Pyrus calleryana `Chanticleer`	Chanticleer Flowering Pear	2" Cal.	10
QM	Quercus muehlenbergii	Chinkapin Oak	2" Cal.	9
ZG	Zelkova serrata `Green Vase`	Green Vase Sawleaf Zelkova	2" Cal.	9
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
BTC	Berberis thunbergii `Concorde`	Concorde Japanese Barberry	2 gal.	15
DCM	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	5 gal.	4
POL	Physocarpus opulifolius `Donna May` TM	Little Devil Ninebark	5 gal.	17
PMM	Pinus mugo `Mops`	Mugo Pine	5 gal.	11
RIW	Rosa x `Iceburg`	Iceburg White Rose	5 gal.	11
TME	Taxus x media `Everlow`	Everlow Yew	5 gal.	8
YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	2 gal.	17
ORNAMENTAL GRASSES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
CAK	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	1 gal.	31
PVS	Panicum virgatum `Shenandoah`	Shenandoah Switch Grass	1 gal.	12
PERENNIALS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
HSO	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal.	16
PAL	Perovskia atriplicifolia `Little Spire`	Little Spire Russian Sage	1 gal.	24

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
▨	PP2	Poa pratensis	Kentucky Bluegrass	sod	11,710 sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
①	RIVER ROCK MULCH, SIZE 2"- 4", TYPE: SOUTHTOWN COBBLE FROM UTAH LANDSCAPING ROCK OR APPROVED EQUAL.	8,621 sf
②	STEEL EDGING, 3/16" X 4"	430 lf
③	BOULDER, SIZE 2` - 3`, TYPE: SOUTHTOWN BOULDERS BY UTAH LANDSCAPING ROCK OR APPROVED EQUAL	26

LANDSCAPE NOTES

1. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER.
2. NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS . FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
3. ALL PLANTING BEDS SHALL HAVE 4" DEPTH ROCK MULCH AS SHOWN IN SCHEDULE.
4. SANDY LOAM TOPSOIL TO BE INSTALLED AT 4" DEPTH. INCLUDE MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING IN ALL NEW LAWN AREAS.
5. PARK STRIPS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL. THE FINISH GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
6. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
7. LAY SOD IN ROWS WITH JOINTS STAGGERED WITHOUT OVERLAPPING OR LEAVING GAPS.
8. WATER SODDED AREAS IMMEDIATELY AFTER SOD LAYING AND ROLLING SMOOTH.
9. INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.

LANDSCAPE TABLE

ITEM	AMOUNT	%
TOTAL LANDSCAPE AREA	19,664 SQ.FT.	100
LAWN (TURF GRASS)	11,043 SQ.FT.	56
PLANT BEDS & ROCK MULCH	8,621 SQ.FT.	44

PROPERTY OVERVIEW

TOTAL ACREAGE - 1.8 ACRES

ZONING - C-2 COMMERCIAL

LANDSCAPE TABULATIONS

TOTAL LANDSCAPE AREA REQUIRED (20%)

(1.8 ACRES X .15 = 6.7 ACRES X (25%) = 0.27 ACRES (11,761 SF) (20%)

TOTAL LANDSCAPE AREA PROVIDED ----- 0.45 ACRES (19,664 SF) (21%)

TURF GRASS PROVIDED	0.25 ACRES (11,043 SF)
PLANTER BED PROVIDED	0.20 ACRES (8,621 SF)

THE TOTAL NUMBER OF REQUIRED TREES AND SHRUBS FOR EVERY 1,000 SQUARE FEET OF REQUIRED LANDSCAPING SHALL EQUAL (2) TREES AND (10) SHRUBS. SHADE TREES PLACED WITH A MAXIMUM SPACING OF 30 FEET SHALL BE PROVIDED ADJACENT TO ALL PUBLIC STREETS.

REQUIRED TREE QTY.	33
PROVIDED TREE QTY.	33
REQUIRED SHRUB QTY.	166
PROVIDED SHRUB QTY.	166

GRAPHIC SCALE

20
0
10
20
40
80

(IN FEET)
1 inch = 20 ft.

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PLANTING PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
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PLANTING PLAN

Scale:	1"=20'	Drawn:	LBW
Date:	11/17/2021	Job #:	21-0353
Sheet:	L1.0		

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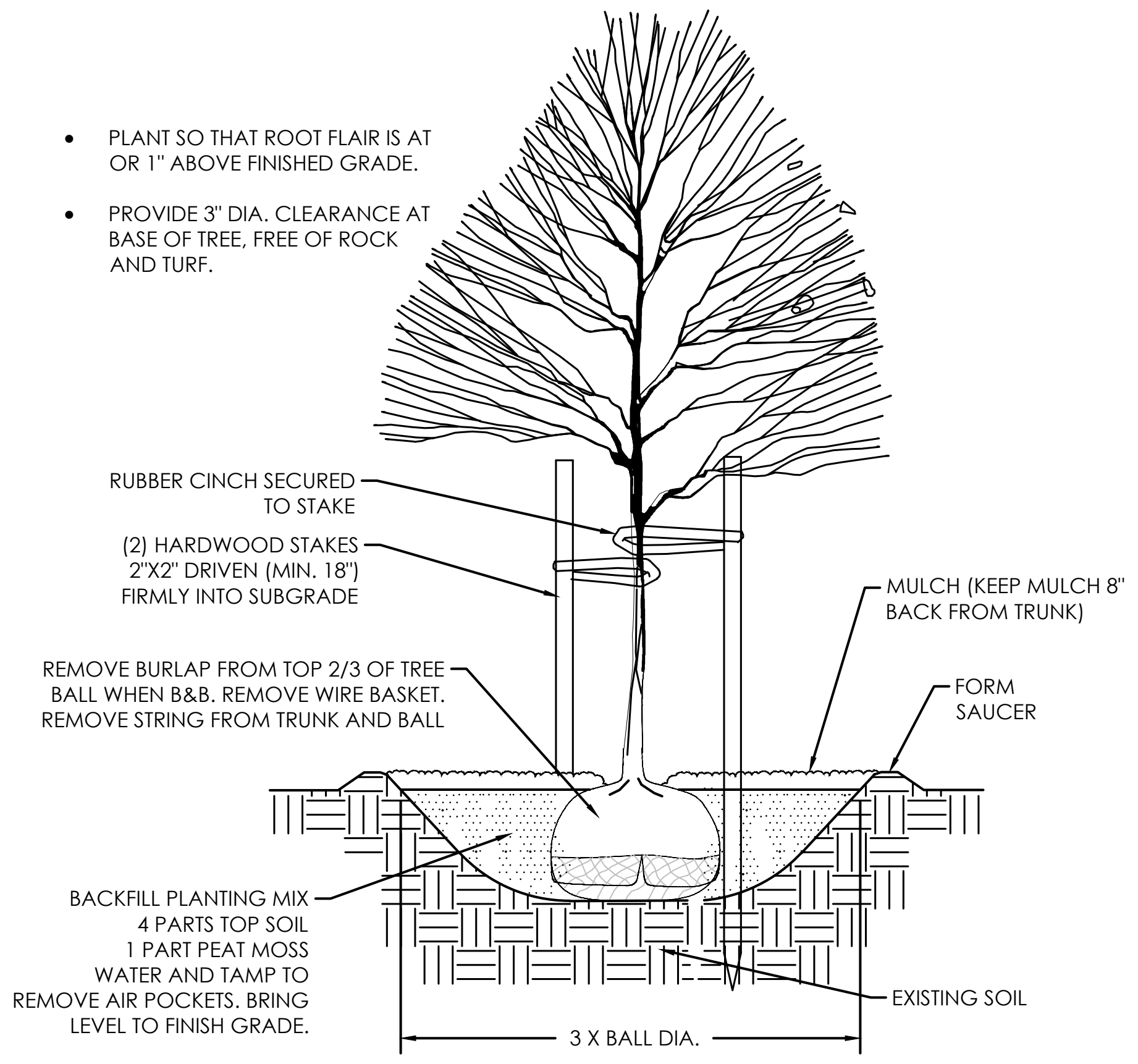
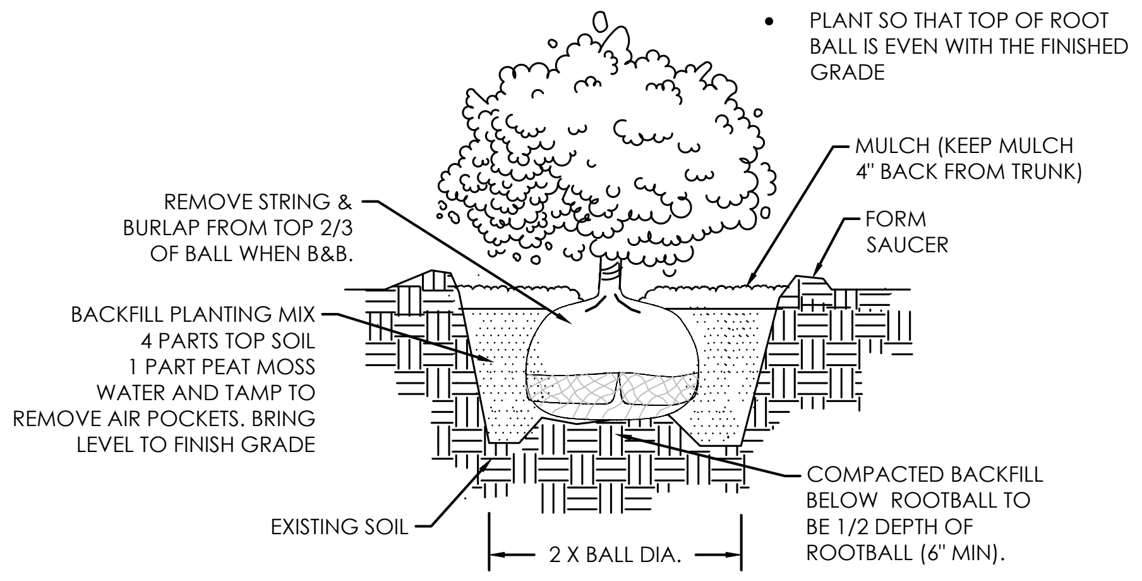

RUBBER CINCH SECURED TO STAKE
(2) HARDWOOD STAKES 2"X2" DRIVEN (MIN. 18") FIRMLY INTO SUBGRADE
REMOVE BURLAP FROM TOP 2/3 OF TREE BALL WHEN B&B. REMOVE WIRE BASKET. REMOVE STRING FROM TRUNK AND BALL
BACKFILL PLANTING MIX 4 PARTS TOP SOIL 1 PART PEAT MOSS WATER AND TAMP TO REMOVE AIR POCKETS. BRING LEVEL TO FINISH GRADE.
MULCH (KEEP MULCH 8" BACK FROM TRUNK)
FORM SAUCER
EXISTING SOIL
3 X BALL DIA.

- PLANT SO THAT ROOT FLAIR IS AT OR 1" ABOVE FINISHED GRADE.
- PROVIDE 3" DIA. CLEARANCE AT BASE OF TREE, FREE OF ROCK AND TURF.

(A) TREE PLANTING & STAKING

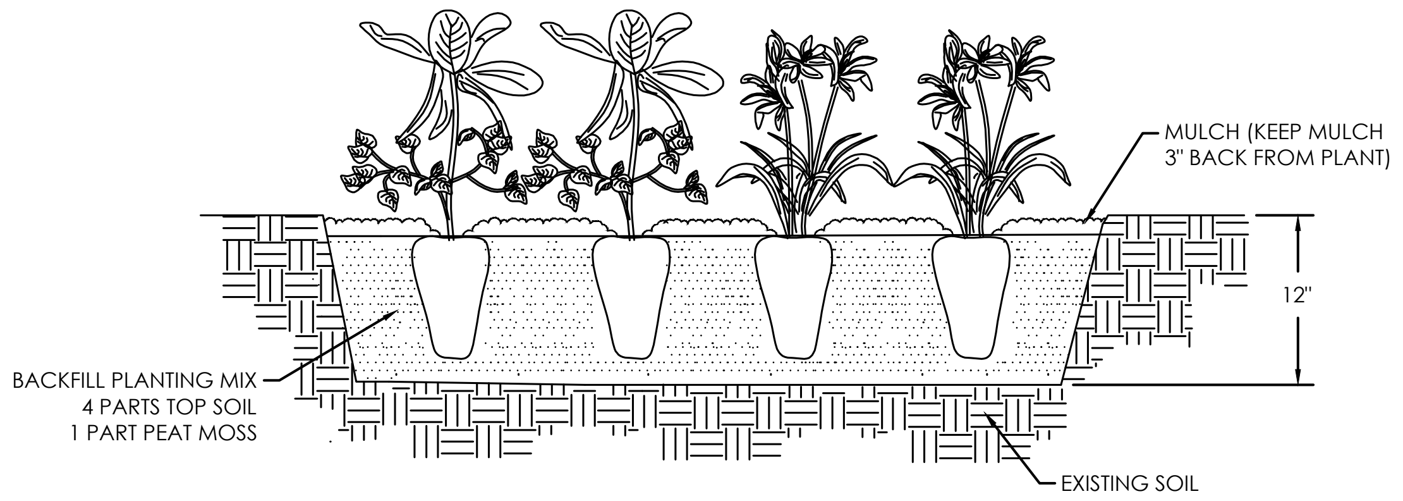
NOT TO SCALE


REMOVE STRING & BURLAP FROM TOP 2/3 OF BALL WHEN B&B.
BACKFILL PLANTING MIX 4 PARTS TOP SOIL 1 PART PEAT MOSS WATER AND TAMP TO REMOVE AIR POCKETS. BRING LEVEL TO FINISH GRADE
EXISTING SOIL
2 X BALL DIA.
MULCH (KEEP MULCH 4" BACK FROM TRUNK)
FORM SAUCER
COMPACTED BACKFILL BELOW ROOTBALL TO BE 1/2 DEPTH OF ROOTBALL (6" MIN).

- PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE

(C) SHRUB PLANTING

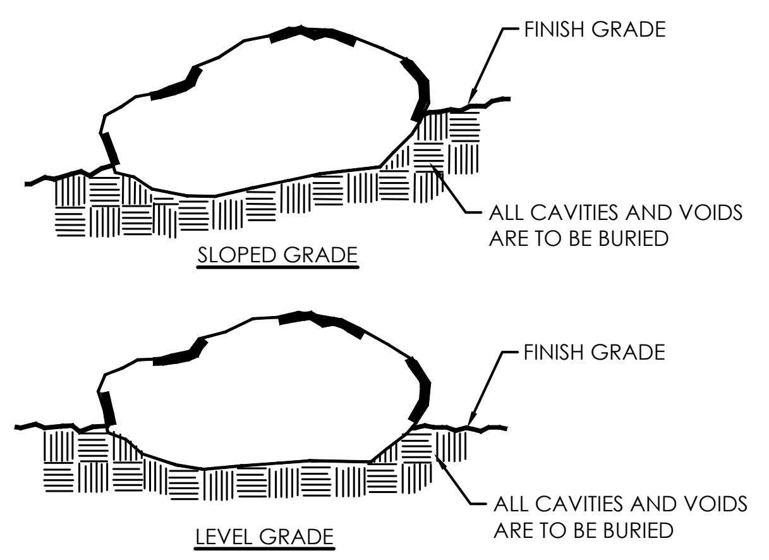
NOT TO SCALE


MULCH (KEEP MULCH 3" BACK FROM PLANT)
12"
BACKFILL PLANTING MIX 4 PARTS TOP SOIL 1 PART PEAT MOSS
EXISTING SOIL

(D) PERENNIAL PLANTING

NOT TO SCALE

BOULDER NOTES:
1. INSTALLER IS TO BE RESPONSIBLE TO PREVENT ANY SEVERE CHIPPING OR DAMAGE TO BOULDERS DURING THE PLACEMENT PROCESS.
2. BOULDERS ARE TO BE PLACED USING CABLES FROM A LOADER BOOM OR A BOULDER PLACEMENT BOOM.
3. BOULDER IS TO ULTIMATELY BE SET TO A MINIMUM OF 1/3 BURIED (SEE DETAIL).
4. ALL CAVITIES AND VOIDS NEAR THE BOTTOM OF THE BOULDER ARE TO BE SET BELOW FINISH GRADE.


FINISH GRADE
ALL CAVITIES AND VOIDS ARE TO BE BURIED
SLOPED GRADE
FINISH GRADE
ALL CAVITIES AND VOIDS ARE TO BE BURIED
LEVEL GRADE

NOTE: BOULDERS IN CLUSTERS ARE TO BE SET AT VARIED HEIGHTS

(E) BOULDER DETAIL

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ROMNEY
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COMMERCE WAY OFFICE BUILDING

COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 848660

PLANTING DETAILS

REVISION BLOCK

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PLANTING
DETAILS

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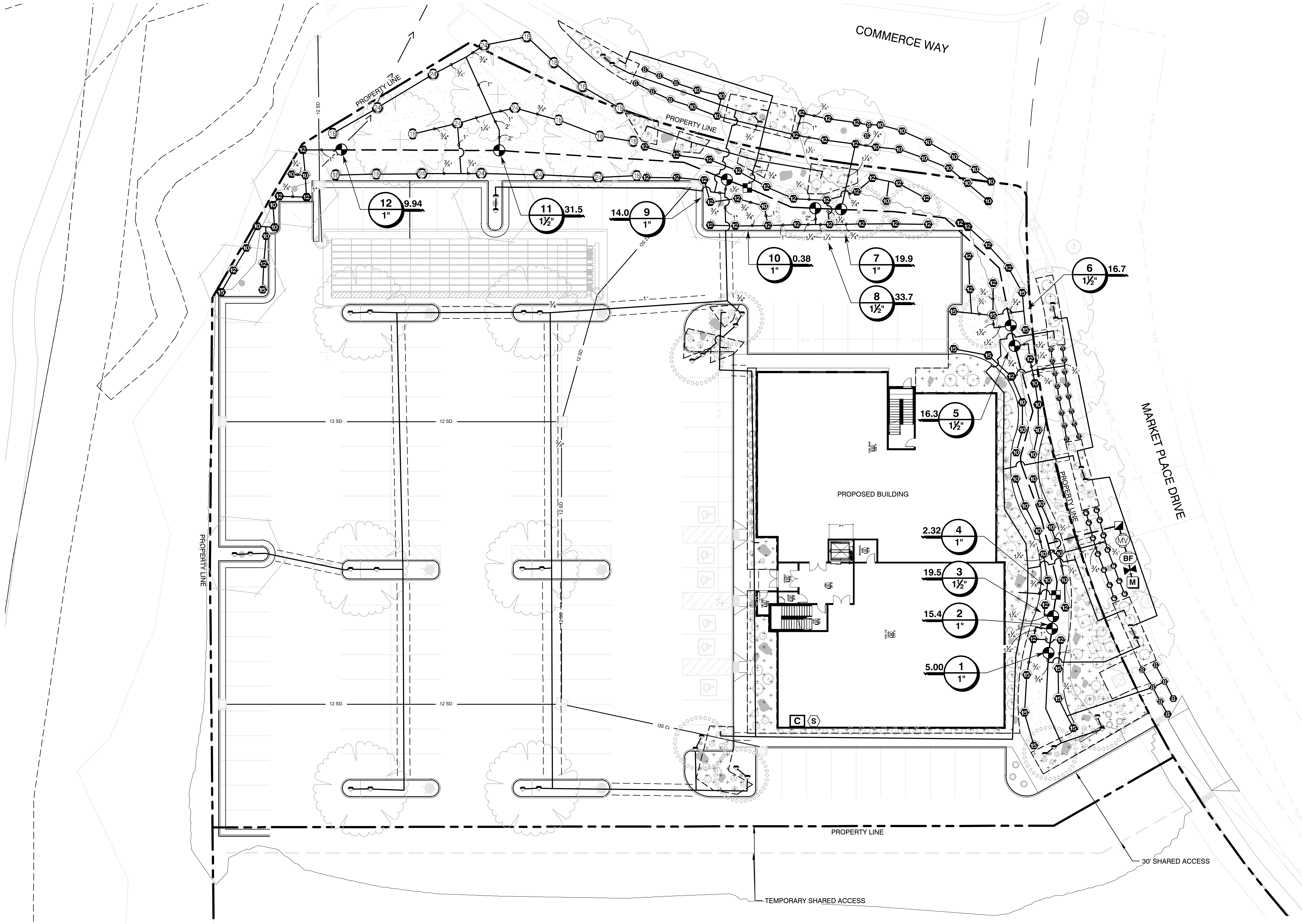


IRRIGATION NOTES

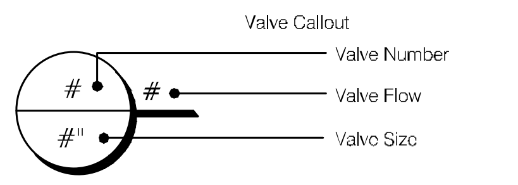
1. THIS SYSTEM IS BASED UPON AN AVAILABLE STATIC PRESSURE OF 50 PSI MINIMUM. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONFIRM THE STATIC WATER PRESSURE AND THE SIZE OF THE POINT OF CONNECTION (POC).
2. COORDINATE AND LOCATE ALL EXISTING UTILITIES ON THE SITE PRIOR TO EXCAVATION.
3. THIS PLAN IS DIAGRAMMATIC. SOME EQUIPMENT MAY BE SHOWN IN PAVED AREAS AND BUILDINGS FOR PLAN CLARITY.
4. INSTALL PVC SCHEDULE 40 SLEEVES UNDER ALL PAVED SURFACES WHERE LINES AND CONTROL WIRES CROSS INCLUDING ALL SIDEWALKS. SLEEVE SIZE SHALL BE 2 TIMES LARGER THAN THE LINE. EXTEND 6" BEYOND THE PAVED SURFACE ON EACH SIDE. INSTALL A SEPARATE SLEEVE FOR THE CONTROL WIRES.
5. INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS ALONG IRRIGATION MAIN LINE AND EACH SIDE OF DRIVEWAY WHERE MAIN LINE CROSSES UNDER.
6. INSTALL VARIABLE ARC NOZZLES ON SPRINKLER HEADS WHERE ANGLE IS DIFFERENT THAN STANDARD NOZZLES.
7. ALL PIPE FITTINGS SHALL BE SCHEDULE 80 ON MAIN LINE.
8. XBS TUBING SHALL BE INSTALLED UNDER BARK OR ROCK MULCH.
9. INSTALL 3/4" MANUAL FLUSH VALVE IN AN 10" ROUND VALVE BOX AT THE END OF ALL DRIP LINES.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
Q H F	Rain Bird 1804-PRS 5 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.
Q T H F	Rain Bird 1804-PRS 8 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.
Q T H F	Rain Bird 1804-PRS 10 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.
Q T H TQ F	Rain Bird 1804-PRS 12 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.
Q T H TQ F	Rain Bird 1804-PRS 15 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.
4 6 8 10 12 15 18	Rain Bird 1804-PRS ADJ Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.
18 ADJ 18 F	Rain Bird R-VAN18 1804-SAM-P45 Turf Rotary, 13`-18` 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.
24 ADJ 24 F	Rain Bird R-VAN24 1804-SAM-P45 Turf Rotary, 17`-24` 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.
1401 1402 1404 1408	Rain Bird 1812-SAM-NP-1400 Flood 1401 Flood Bubbler 12" popup with check valve, and non-potable purple cap.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
▚	Rain Bird XCZ-100-PRF 1" Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3 GPM-15 GPM.	2
▨	Area to Receive Drip Emitters Rain Bird XB-PC	5,505 s.f.
	Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5 GPH=blue, Comes with a self-piercing barb inlet x barb outlet. Emitter Notes:	
	0.5 GPH emitters (1 assigned to each 1 gal. plant)	83
	0.5 GPH emitters (2 assigned to each 2 gal. plant)	58
	0.5 GPH emitters (2 assigned to each 5 gal. plant)	102

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
◕	Rain Bird PEB (ZONE VALVE) 1-1/2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	5
◕	Rain Bird PEB (ZONE VALVE) 1" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	5
◪	Rain Bird 44-LRC 1" 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	1
⋈	2" MUELLER STOP & WASTE VALVE FOR SHUT-OFF	1
MV	Rain Bird PEB (MASTER VALVE) 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	1
BF	Zurn 375 2" Reduced Pressure Principle Assembly.	1
C	Rain Bird ESP8LXME-LXMM w/ (1) ESPLXMSM12 20 Station, Traditionally-Wired, Commercial Controller.(1) ESP8LXME 8-Station, Indoor/Outdoor, Plastic Wall-Mount Enclosure w/ (1) ESPLXMSM12 - 12-Station Expansion Modules. Install in LXMM Powder Coated, Metal Wall-Mounted Cabinet.	1
S	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.	1
M	Water Meter 1-1/2"	1
———	Irrigation Lateral Line: PVC Schedule 40 3/4"	3,251 l.f.
———	Irrigation Lateral Line: PVC Schedule 40 1"	251.3 l.f.
———	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	161.8 l.f.
———	Irrigation Lateral Line: PVC Schedule 40 2"	20.1 l.f.
— — —	Irrigation Mainline: PVC Schedule 40	441.3 l.f.
═ ═ ═	Pipe Sleeve: PVC Class 200 SDR 21	496.7 l.f.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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11/17/21
STATE OF UTAH

COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 848660
IRRIGATION PLAN

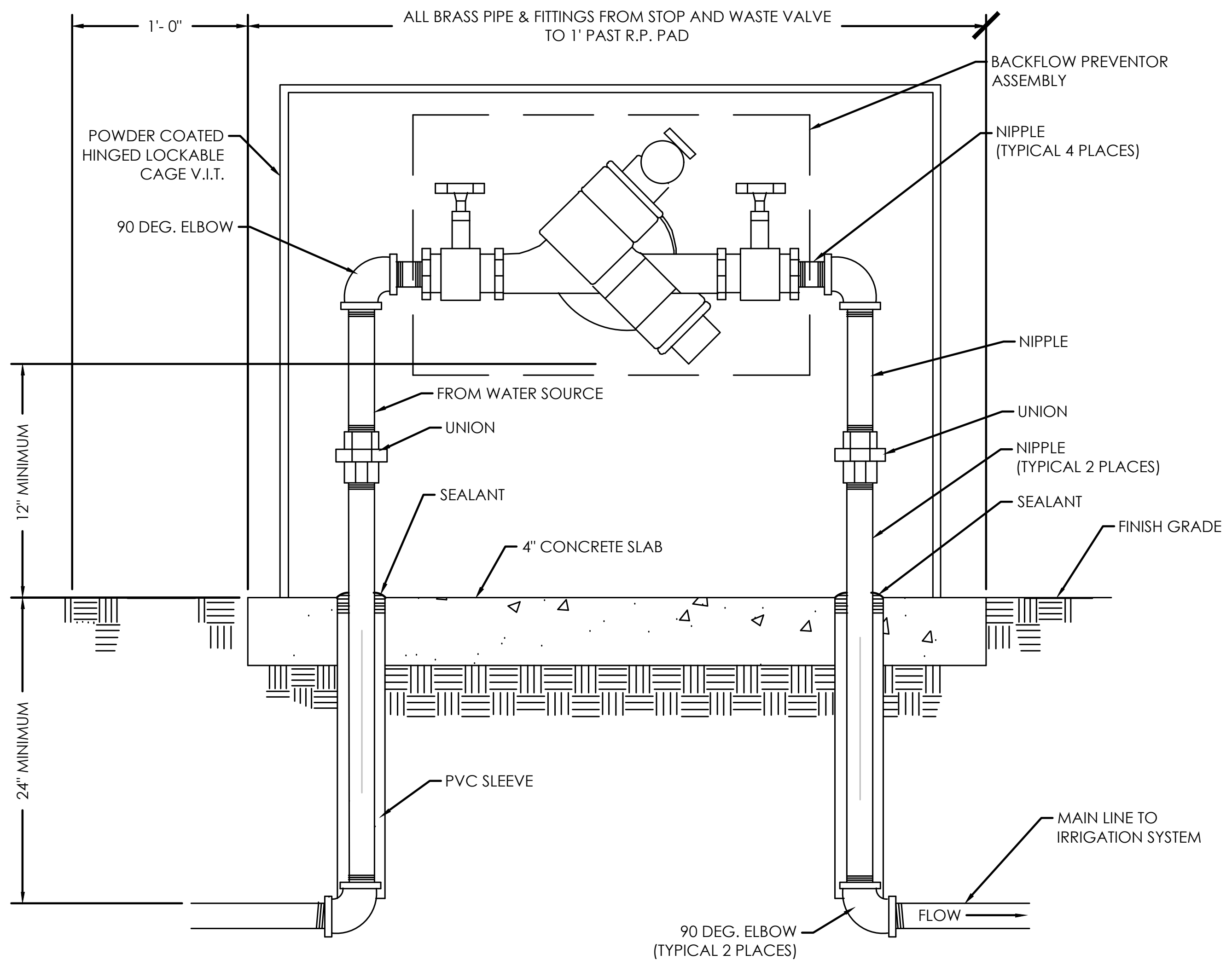
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

IRRIGATION PLAN

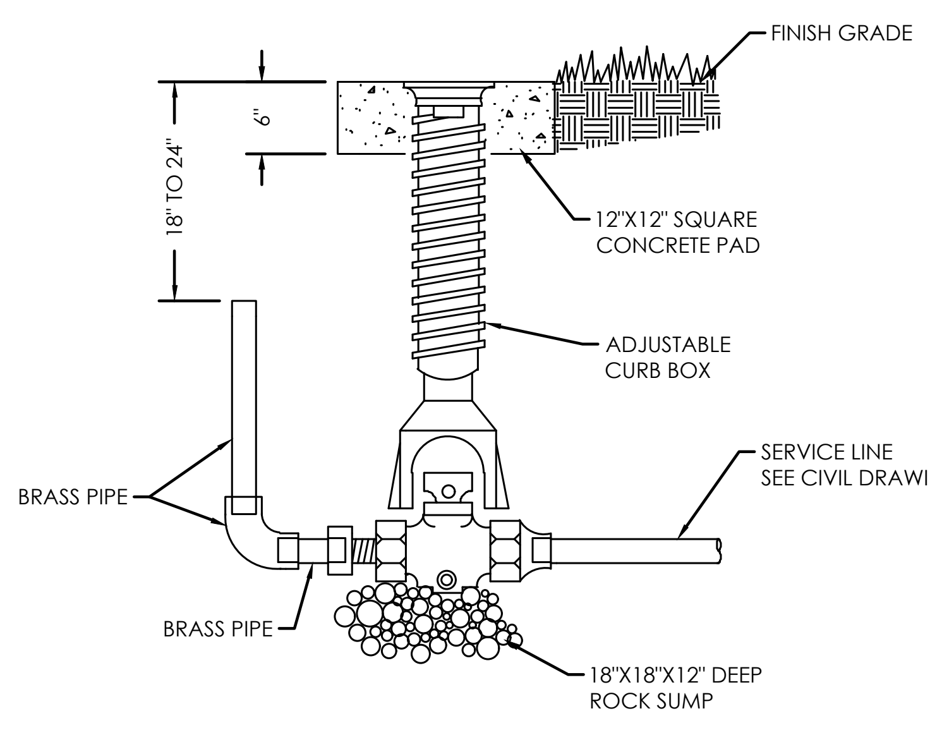
Scale: 1"=20'	Drawn: LBW
Date: 9/29/2021	Job #: 21-0353
Sheet: L2.0	

Z:_2021\21-0353 Spanish Fork MOB\design 21-0353\dwg\sheets\L2.0 L2.XX- IRRIGATION PLAN.dwg

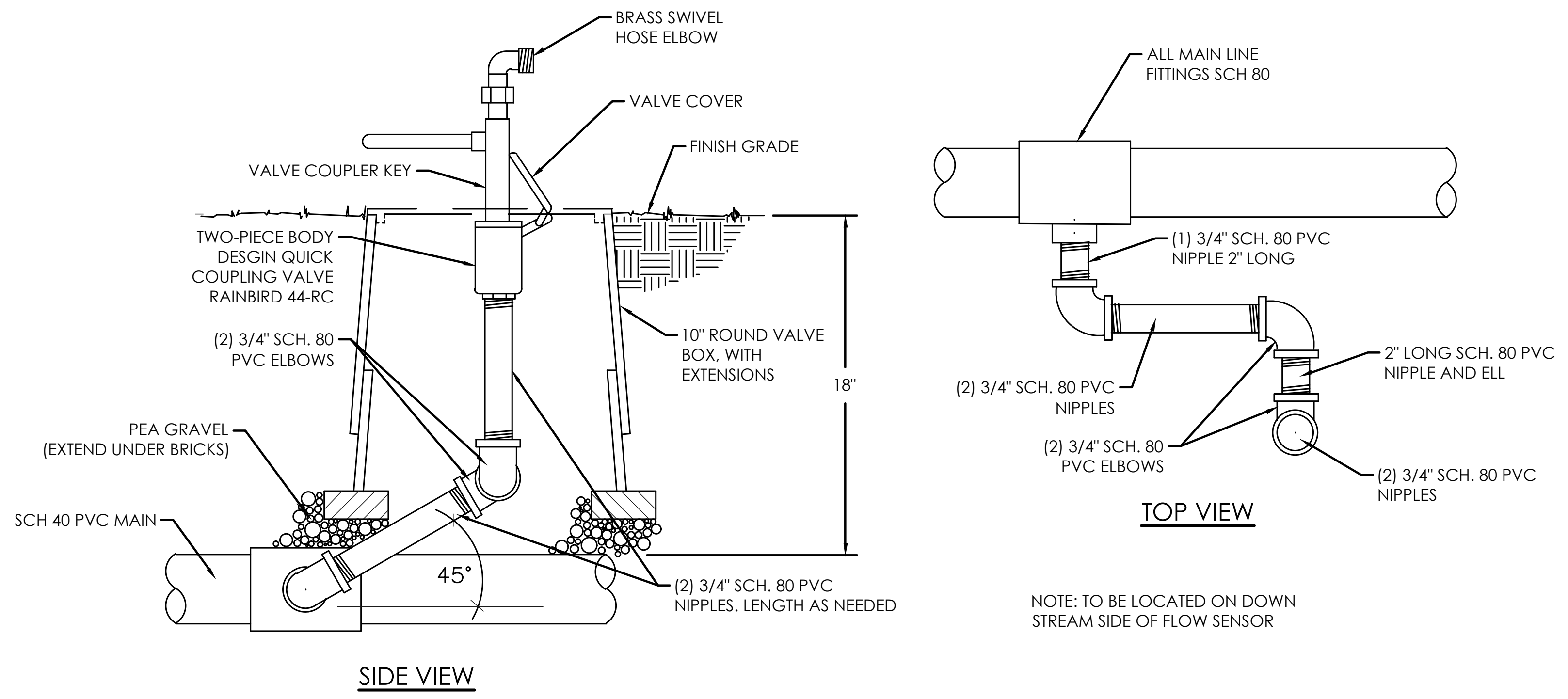

1'- 0"
ALL BRASS PIPE & FITTINGS FROM STOP AND WASTE VALVE TO 1' PAST R.P. PAD
BACKFLOW PREVENTOR ASSEMBLY
POWDER COATED HINGED LOCKABLE CAGE V.I.T.
NIPPLE (TYPICAL 4 PLACES)
90 DEG. ELBOW
NIPPLE
FROM WATER SOURCE
UNION
UNION
NIPPLE (TYPICAL 2 PLACES)
SEALANT
SEALANT
FINISH GRADE
4" CONCRETE SLAB
12" MINIMUM
24" MINIMUM
PVC SLEEVE
MAIN LINE TO IRRIGATION SYSTEM
90 DEG. ELBOW (TYPICAL 2 PLACES)
FLOW

A REDUCED PRESSURE BACKFLOW PREVENTER
NOT TO SCALE

NOTE: ALL BRASS PIPE & FITTINGS FROM STOP AND WASTE VALVE TO 1' PAST R.P. PAD

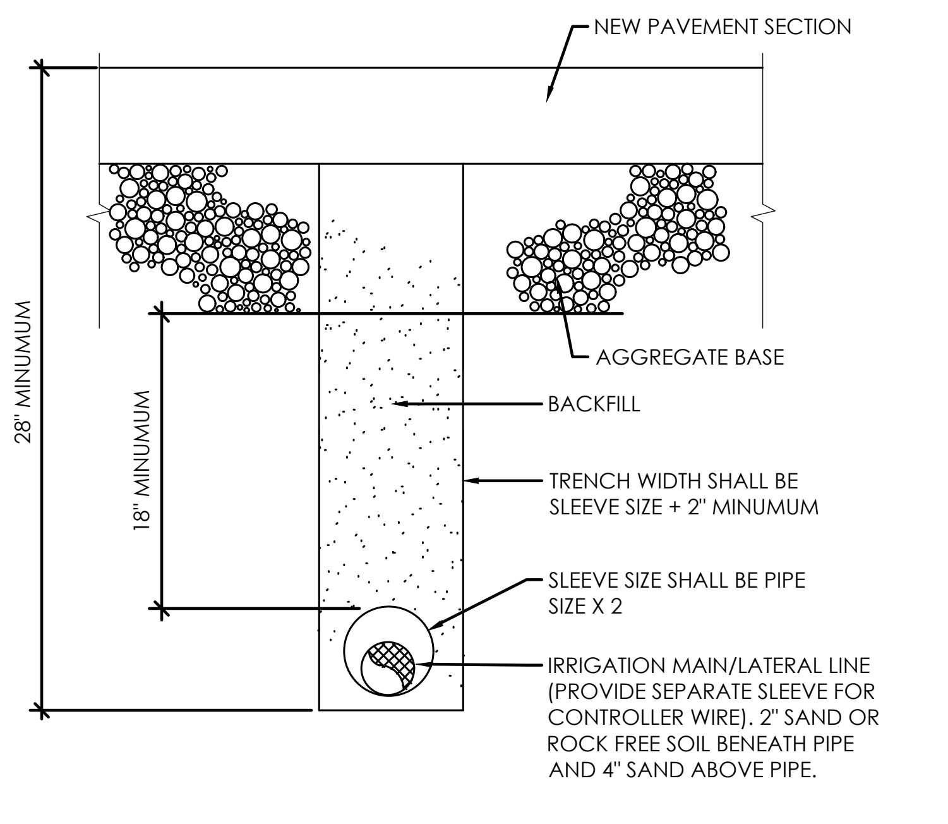

FINISH GRADE
6"
18" TO 24"
12"X12" SQUARE CONCRETE PAD
ADJUSTABLE CURB BOX
SERVICE LINE SEE CIVIL DRAWINGS
BRASS PIPE
BRASS PIPE
18"X18"X12" DEEP ROCK SUMP

B STOP & WASTE VALVE DETAIL
NOT TO SCALE

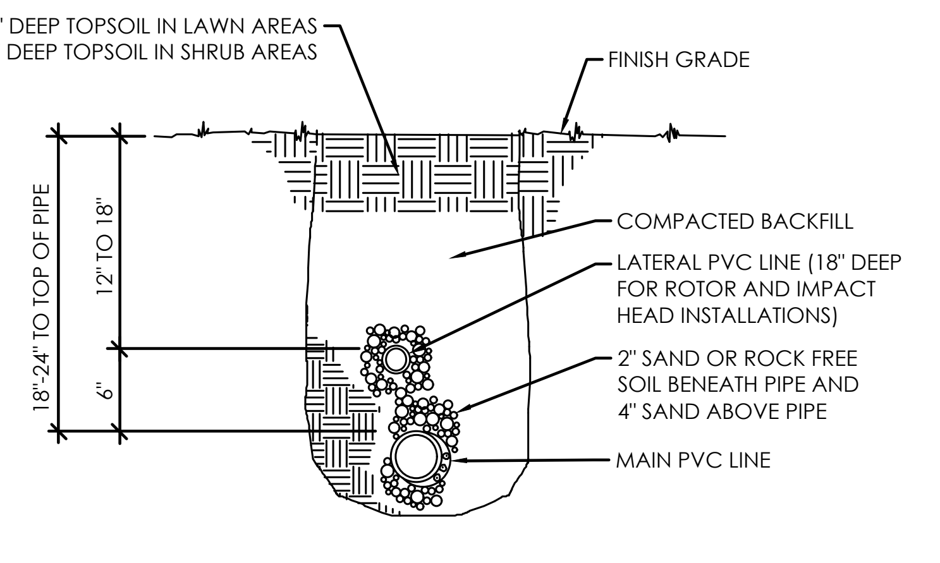

BRASS SWIVEL HOSE ELBOW
VALVE COVER
FINISH GRADE
VALVE COUPLER KEY
TWO-PIECE BODY DESGIN QUICK COUPLING VALVE RAINBIRD 44-RC
(2) 3/4" SCH. 80 PVC ELBOWS
10" ROUND VALVE BOX, WITH EXTENSIONS
18"
PEA GRAVEL (EXTEND UNDER BRICKS)
SCH 40 PVC MAIN
45°
(2) 3/4" SCH. 80 PVC NIPPLES. LENGTH AS NEEDED
SIDE VIEW
ALL MAIN LINE FITTINGS SCH 80
(1) 3/4" SCH. 80 PVC NIPPLE 2" LONG
(2) 3/4" SCH. 80 PVC NIPPLES
2" LONG SCH. 80 PVC NIPPLE AND ELL
(2) 3/4" SCH. 80 PVC ELBOWS
(2) 3/4" SCH. 80 PVC NIPPLES
TOP VIEW

NOTE: TO BE LOCATED ON DOWN STREAM SIDE OF FLOW SENSOR

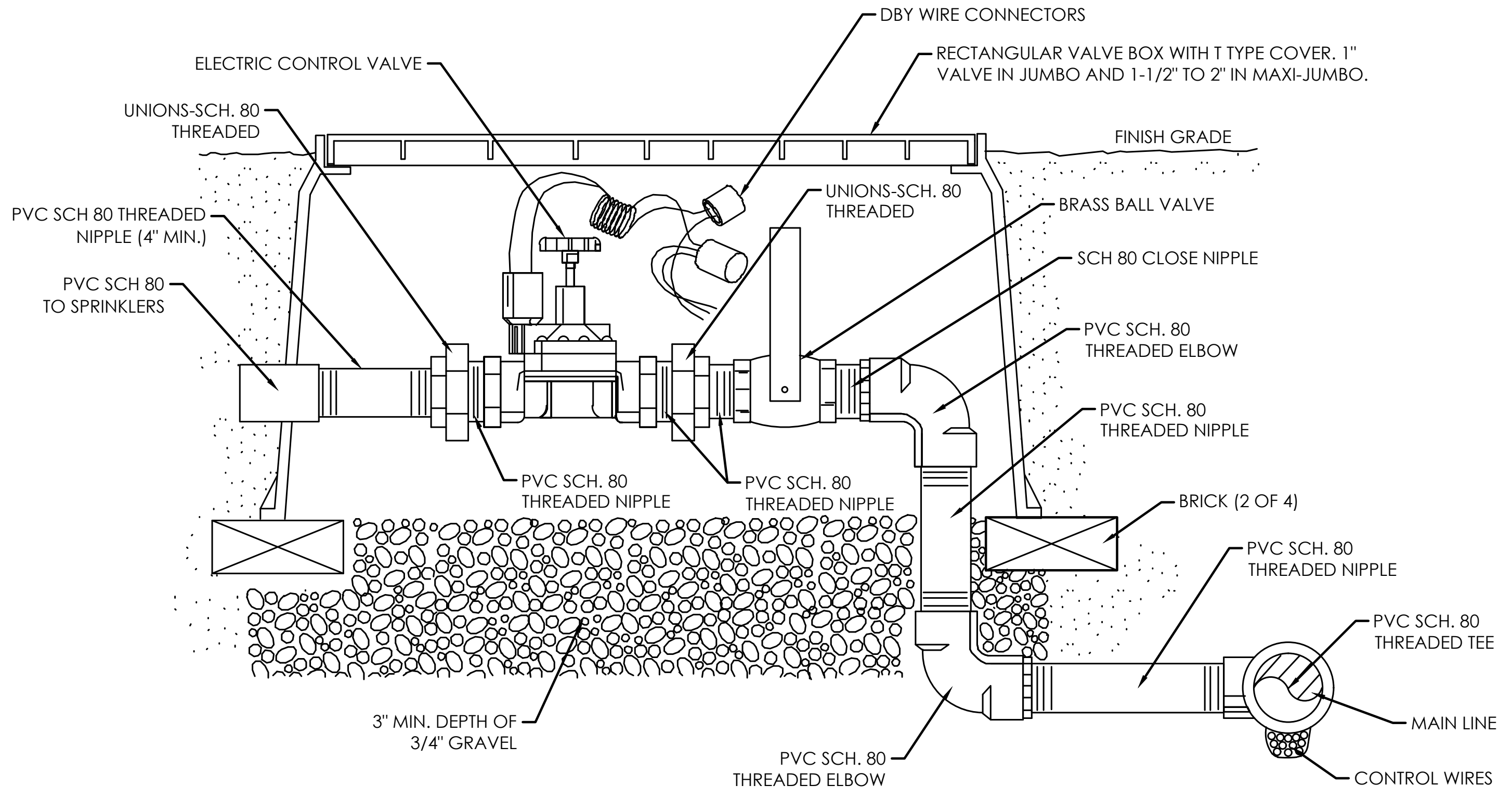
C QUICK COUPLING VALVE
NOT TO SCALE


NEW PAVEMENT SECTION
28" MINUMUM
18" MINUMUM
AGGREGATE BASE
BACKFILL
TRENCH WIDTH SHALL BE SLEEVE SIZE + 2" MINUMUM
SLEEVE SIZE SHALL BE PIPE SIZE X 2
IRRIGATION MAIN/LATERAL LINE (PROVIDE SEPARATE SLEEVE FOR CONTROLLER WIRE). 2" SAND OR ROCK FREE SOIL BENEATH PIPE AND 4" SAND ABOVE PIPE.

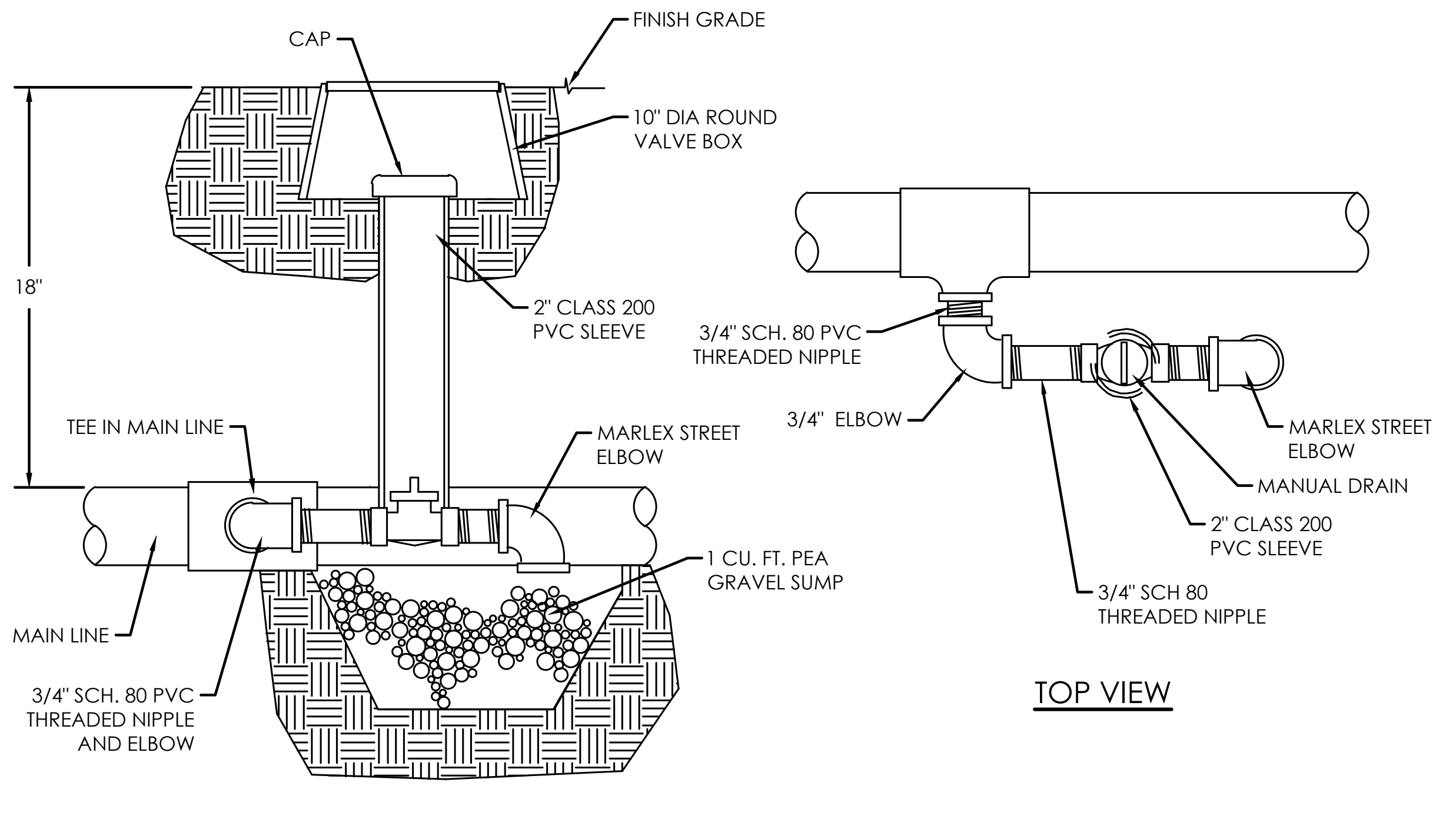
D PIPE TRENCH DETAIL (NEW PAVEMENT AREAS)
NOT TO SCALE


5" DEEP TOPSOIL IN LAWN AREAS
12" DEEP TOPSOIL IN SHRUB AREAS
FINISH GRADE
COMPACTED BACKFILL
LATERAL PVC LINE (18" DEEP FOR ROTOR AND IMPACT HEAD INSTALLATIONS)
2" SAND OR ROCK FREE SOIL BENEATH PIPE AND 4" SAND ABOVE PIPE
MAIN PVC LINE
18"-24" TO TOP OF PIPE
12" TO 18"
6"

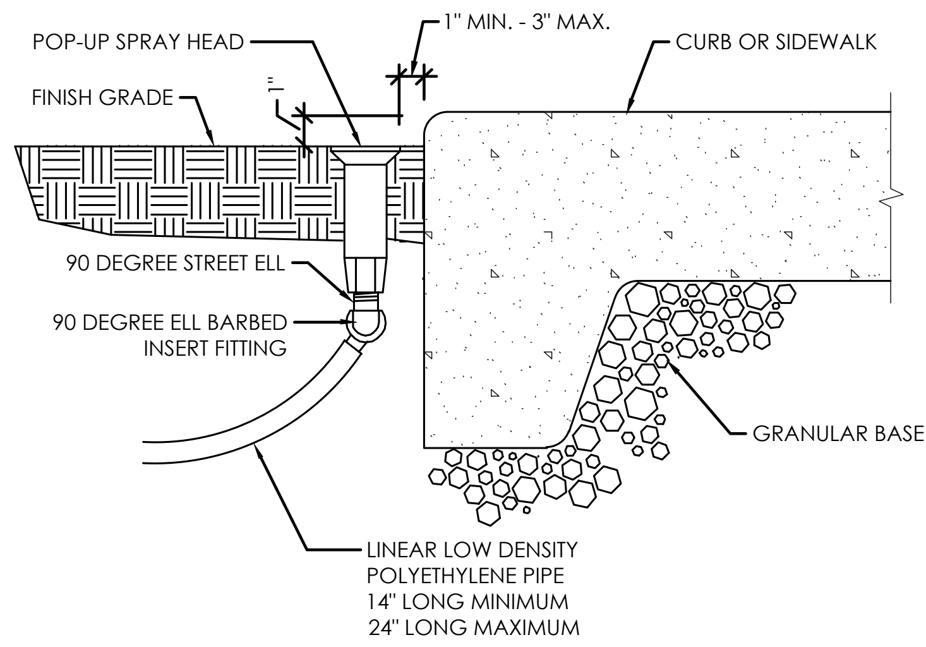
E TRENCH SECTION
NOT TO SCALE


DBY WIRE CONNECTORS
RECTANGULAR VALVE BOX WITH T TYPE COVER. 1" VALVE IN JUMBO AND 1-1/2" TO 2" IN MAXI-JUMBO.
ELECTRIC CONTROL VALVE
UNIONS-SCH. 80 THREADED
FINISH GRADE
PVC SCH 80 THREADED NIPPLE (4" MIN.)
UNIONS-SCH. 80 THREADED
BRASS BALL VALVE
SCH 80 CLOSE NIPPLE
PVC SCH 80 TO SPRINKLERS
PVC SCH. 80 THREADED ELBOW
PVC SCH. 80 THREADED NIPPLE
PVC SCH. 80 THREADED NIPPLE
PVC SCH. 80 THREADED NIPPLE
BRICK (2 OF 4)
PVC SCH. 80 THREADED NIPPLE
PVC SCH. 80 THREADED TEE
MAIN LINE
CONTROL WIRES
3" MIN. DEPTH OF 3/4" GRAVEL
PVC SCH. 80 THREADED ELBOW

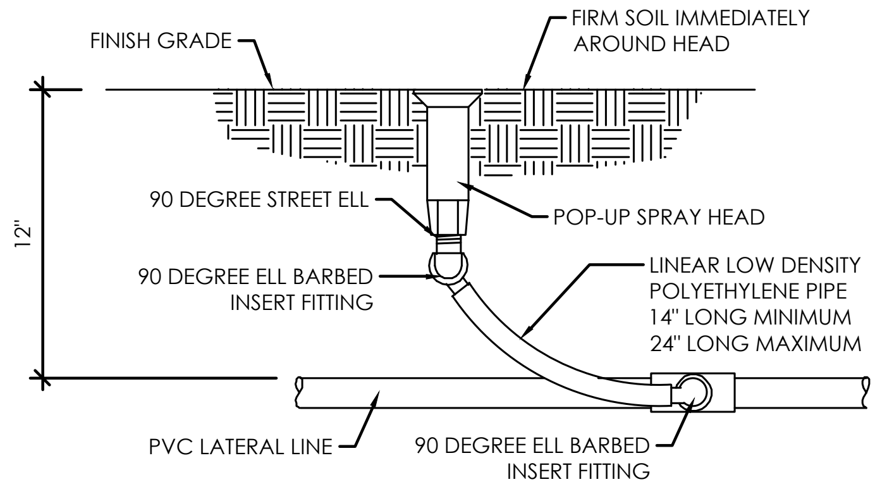
F ELECTRONIC CONTROL VALVE
NOT TO SCALE


CAP
FINISH GRADE
10" DIA ROUND VALVE BOX
18"
2" CLASS 200 PVC SLEEVE
TEE IN MAIN LINE
MARLEX STREET ELBOW
1 CU. FT. PEA GRAVEL SUMP
MAIN LINE
3/4" SCH. 80 PVC THREADED NIPPLE AND ELBOW
SIDE VIEW
3/4" SCH. 80 PVC THREADED NIPPLE
3/4" ELBOW
MARLEX STREET ELBOW
MANUAL DRAIN
2" CLASS 200 PVC SLEEVE
3/4" SCH 80 THREADED NIPPLE
TOP VIEW

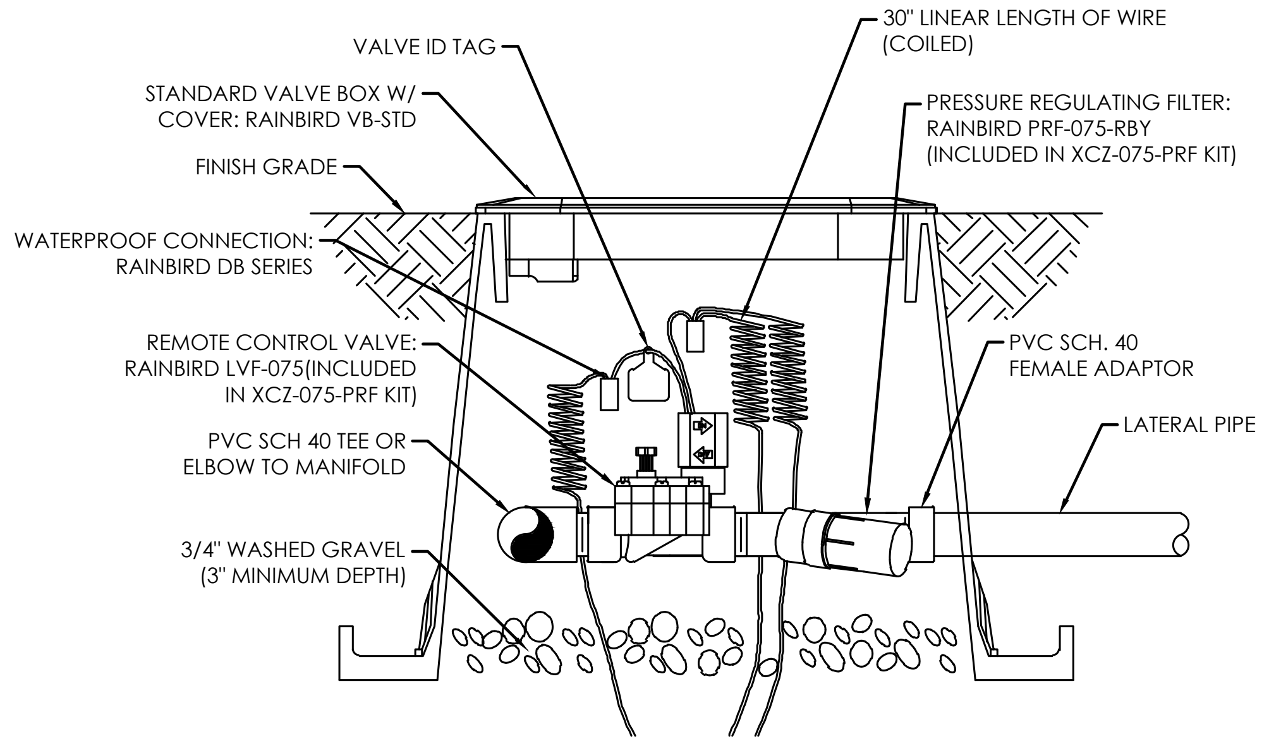
G MANUAL DRAIN VALVE
NOT TO SCALE


POP-UP SPRAY HEAD
1" MIN. - 3" MAX.
CURB OR SIDEWALK
FINISH GRADE
1"
90 DEGREE STREET ELL
90 DEGREE ELL BARBED INSERT FITTING
GRANULAR BASE
LINEAR LOW DENSITY POLYETHYLENE PIPE 14" LONG MINIMUM 24" LONG MAXIMUM

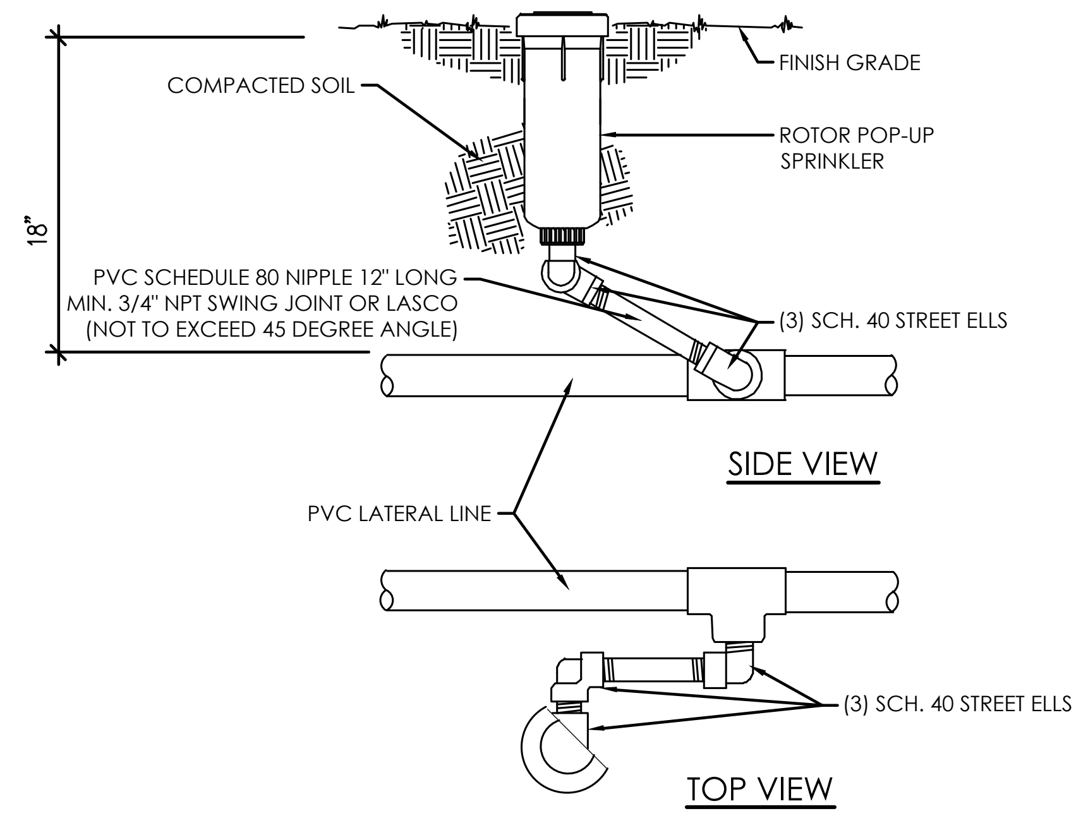
H SPRAY HEAD NEXT TO CURB OR WALK
NOT TO SCALE


FINISH GRADE
FIRM SOIL IMMEDIATELY AROUND HEAD
12"
90 DEGREE STREET ELL
POP-UP SPRAY HEAD
90 DEGREE ELL BARBED INSERT FITTING
LINEAR LOW DENSITY POLYETHYLENE PIPE 14" LONG MINIMUM 24" LONG MAXIMUM
PVC LATERAL LINE
90 DEGREE ELL BARBED INSERT FITTING

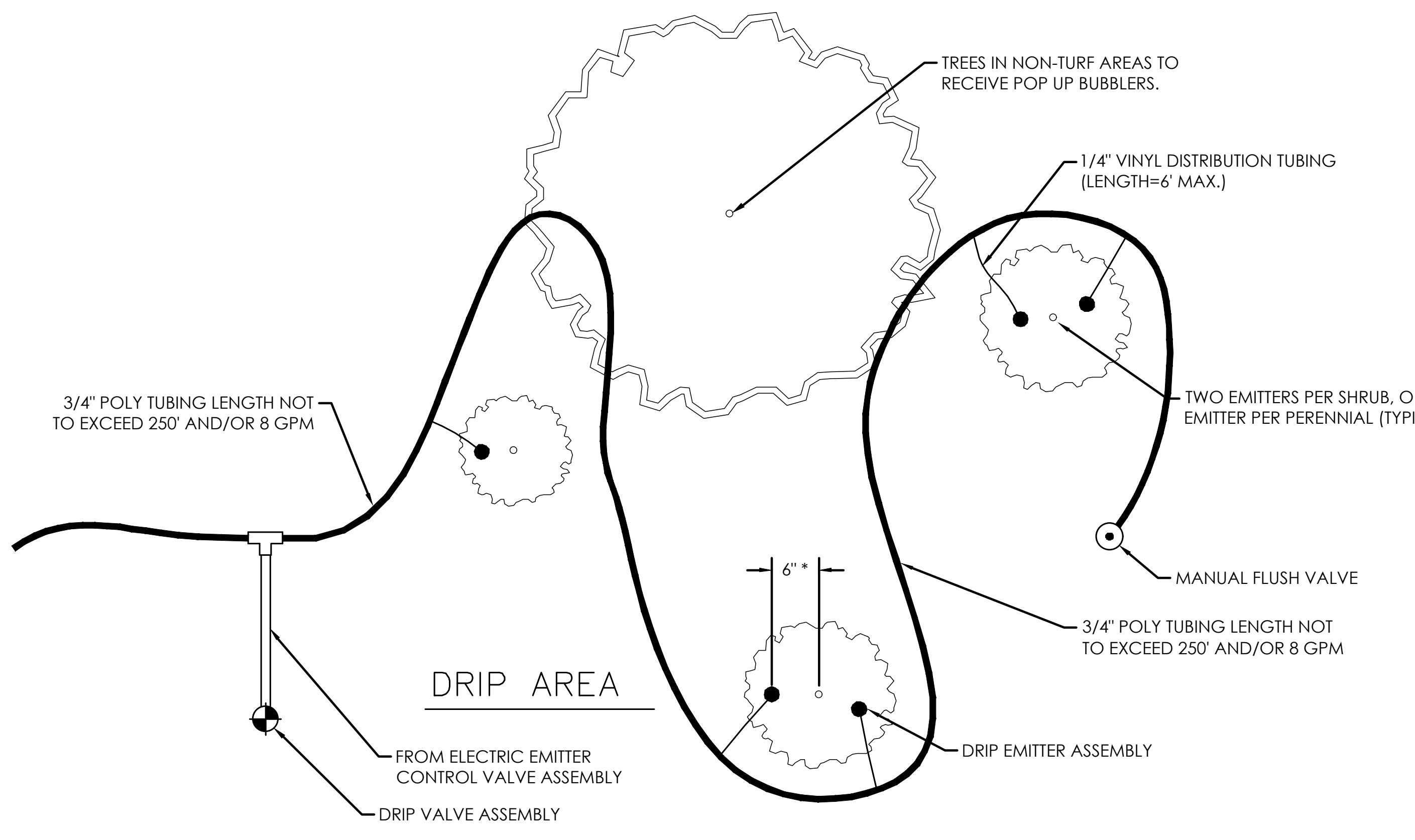
I SPRAY HEAD ASSEMBLY
NOT TO SCALE


VALVE ID TAG
30" LINEAR LENGTH OF WIRE (COILED)
STANDARD VALVE BOX W/ COVER: RAINBIRD VB-STD
PRESSURE REGULATING FILTER: RAINBIRD PRF-075-RBY (INCLUDED IN XCZ-075-PRF KIT)
FINISH GRADE
WATERPROOF CONNECTION: RAINBIRD DB SERIES
REMOTE CONTROL VALVE: RAINBIRD LVF-075(INCLUDED IN XCZ-075-PRF KIT)
PVC SCH. 40 FEMALE ADAPTOR
LATERAL PIPE
PVC SCH 40 TEE OR ELBOW TO MANIFOLD
3/4" WASHED GRAVEL (3" MINIMUM DEPTH)

J CONTROL ZONE KIT
NOT TO SCALE

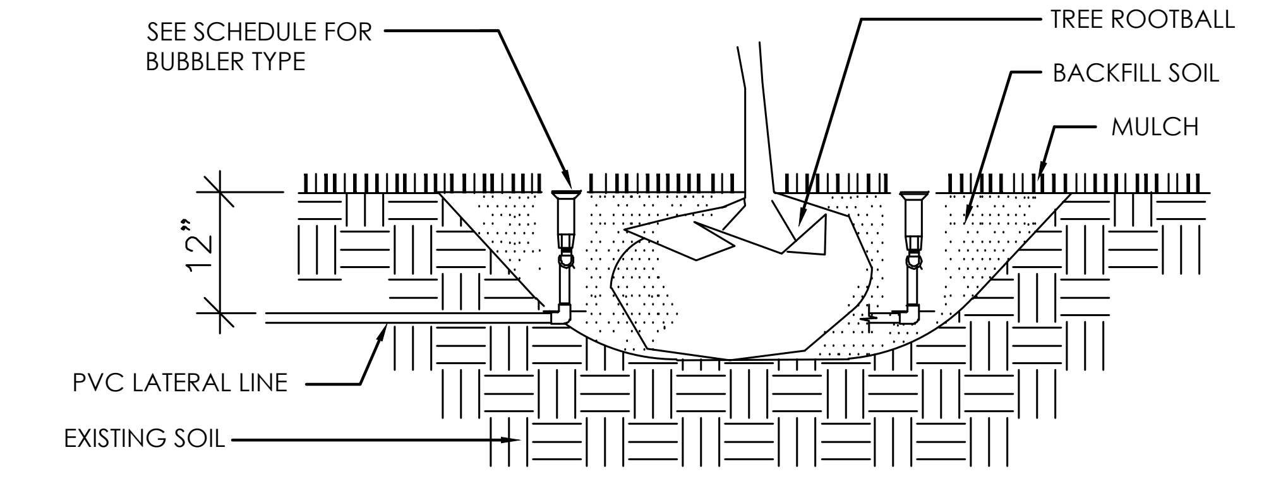

FINISH GRADE
COMPACTED SOIL
ROTOR POP-UP SPRINKLER
18"
PVC SCHEDULE 80 NIPPLE 12" LONG MIN. 3/4" NPT SWING JOINT OR LASCO (NOT TO EXCEED 45 DEGREE ANGLE)
(3) SCH. 40 STREET ELLS
SIDE VIEW
PVC LATERAL LINE
(3) SCH. 40 STREET ELLS
TOP VIEW

K ROTOR POP-UP HEAD
NOT TO SCALE


TREES IN NON-TURF AREAS TO RECEIVE POP UP BUBBLERS.
1/4" VINYL DISTRIBUTION TUBING (LENGTH=6' MAX.)
TWO EMITTERS PER SHRUB, ONE EMITTER PER PERENNIAL (TYPICAL)
3/4" POLY TUBING LENGTH NOT TO EXCEED 250' AND/OR 8 GPM
MANUAL FLUSH VALVE
6" *
3/4" POLY TUBING LENGTH NOT TO EXCEED 250' AND/OR 8 GPM
DRIP AREA
FROM ELECTRIC EMITTER CONTROL VALVE ASSEMBLY
DRIP EMITTER ASSEMBLY
DRIP VALVE ASSEMBLY

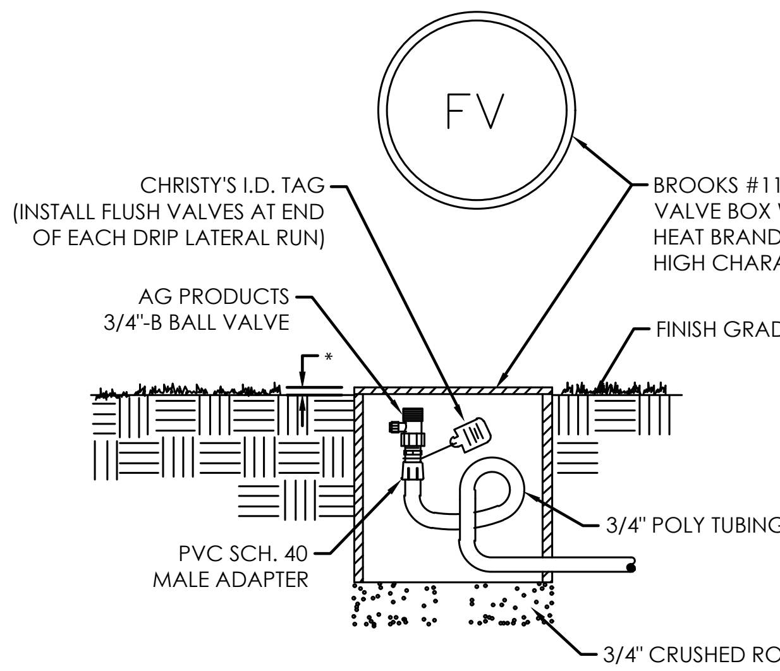
NOTE: WHENEVER POSSIBLE PLACE EMITTER UPHILL FROM SHRUB

L TYPICAL DRIP EMITTER LAYOUT
NOT TO SCALE


SEE SCHEDULE FOR BUBBLER TYPE
TREE ROOTBALL
BACKFILL SOIL
MULCH
12"
PVC LATERAL LINE
EXISTING SOIL

NOTE: TWO BUBBLERS PER TREE ON ALL TREES LOCATED OUTSIDE LAWN AREAS.

M TREE BUBBLER DETAIL
NOT TO SCALE


FV
CHRISTY'S I.D. TAG (INSTALL FLUSH VALVES AT END OF EACH DRIP LATERAL RUN)
BROOKS #1100 10"X10" ROUND VALVE BOX WITH GREEN COVER. HEAT BRAND "FV" ON COVER IN 2" HIGH CHARACTERS.
AG PRODUCTS 3/4"-B BALL VALVE
FINISH GRADE
*
3/4" POLY TUBING
PVC SCH. 40 MALE ADAPTER
3/4" CRUSHED ROCK 6" DEPTH

* 1" IN LAWN AREAS
2" IN SHRUB AREAS

N MANUAL FLUSH VALVE
NOT TO SCALE

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STATE OF UTAH

COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 848660
IRRIGATION DETAILS

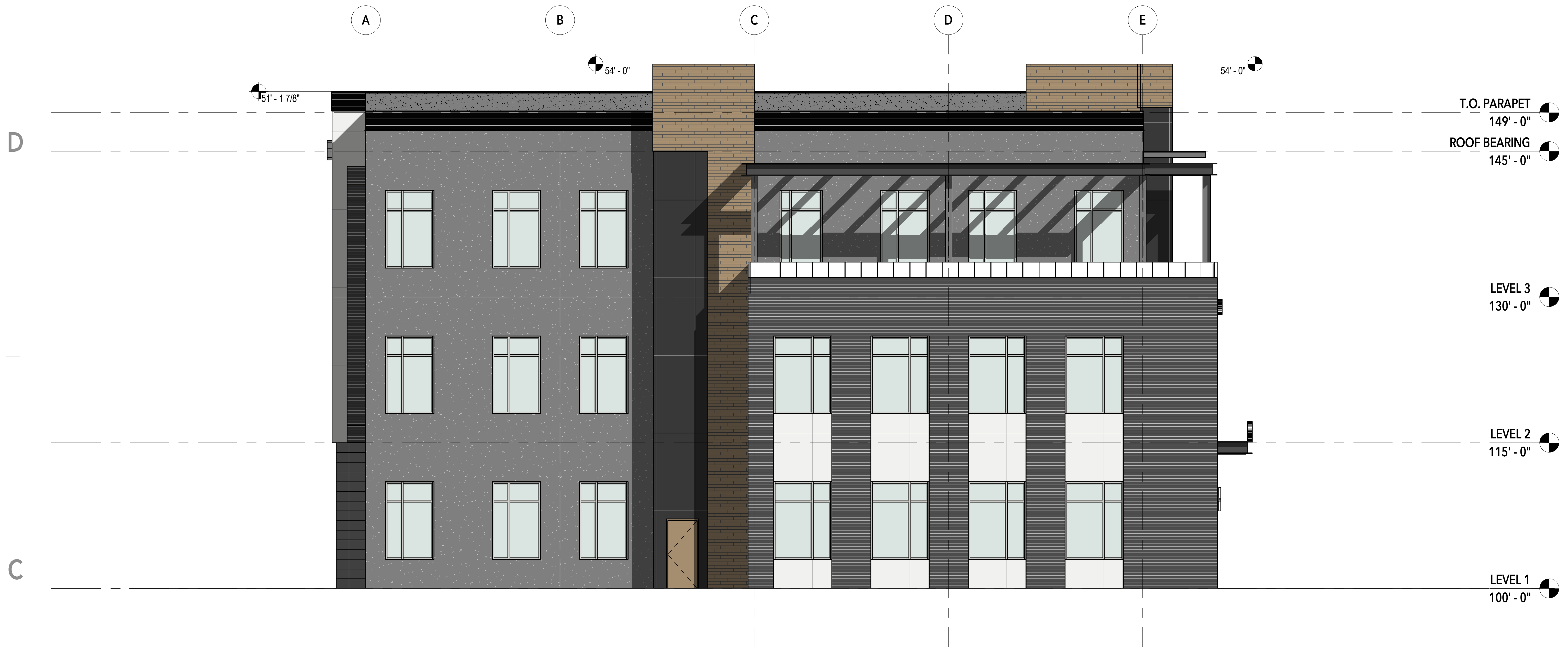
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

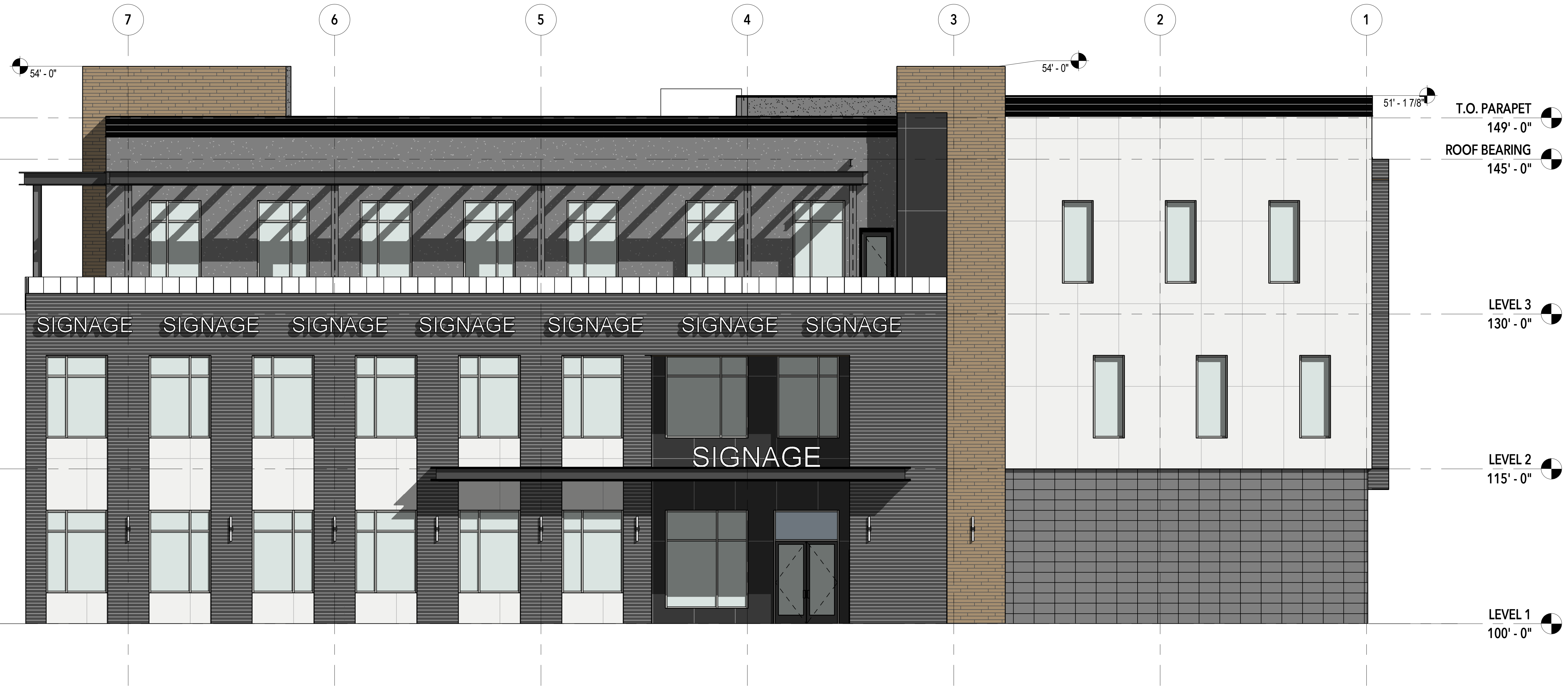
IRRIGATION DETAILS

Scale:	Drawn: LBW
Date: 9/29/2021	Job #: 21-0353
Sheet: L2.1	

Z:_2021\21-0353 Spanish Fork MOB\design 21-0353\dwg\sheets\L2.0 L2.XX- IRRIGATION PLAN.dwg


A
B
C
D
E
51' - 1 7/8"
54' - 0"
54' - 0"
T.O. PARAPET
149' - 0"
ROOF BEARING
145' - 0"
LEVEL 3
130' - 0"
LEVEL 2
115' - 0"
LEVEL 1
100' - 0"

B2
A201
WEST ELEVATION (COMMERCE WAY ELEVATION)
1/8" = 1'-0"


7
6
5
4
3
2
1
54' - 0"
54' - 0"
51' - 1 7/8"
T.O. PARAPET
149' - 0"
ROOF BEARING
145' - 0"
LEVEL 3
130' - 0"
LEVEL 2
115' - 0"
LEVEL 1
100' - 0"
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE

A2
A201
SOUTH ELEVATION
1/8" = 1'-0"

EXERIOR MATERIALS

MATERIAL	AREA	%
NORTH		
BOXED METAL PANEL	1,545 SF	9%
EFIS - BLACK 4 X 8 GRID	698 SF	4%
EFIS - WHITE 4 X 8 GRID	4,861 SF	27%
EIFS - GREY	3,303 SF	18%
EXTERIOR TILE - 12 X 24	2,426 SF	13%
GLASS - 1" CLEAR INSULATED	3,555 SF	20%
WOOD SIDING	1,652 SF	9%
	18,040 SF	100%
APPROXIMATE TOTAL S.F.	18,040 SF	

EXTERIOR MATERIAL

☐	EIFS - WHITE
▨	EIFS - GREY
■	BOX METAL PANEL
▦	EXTERIOR TILE
▤	EXTERIOR WOOD
■	METAL POWDER COAT

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COREY WAYNE MIDDLETON
No. 7679191-0301

Corey Middleton

DRAWN BY
Author

REV. DATE	REV. DESCRIPTION	#

ISS. DATE	ISSUE DESCRIPTION	MARK

COMMERCE WAY OFFICE BUILDING

COMMERCE WAY & MARKET PLACE DR.
SPANISH FORK, UTAH 84660

NOT FOR CONSTRUCTION

ISSUE DATE
09.30.21

SCHEMATIC
ELEVATIONS

SHEET
A201

PRINTED AT 9/30/2021 9:31:02 AM C:\Users\lmso\OneDrive\Documents\SPANISH FORK - MOB-2_V21_rsorensen5YGUS.rvt

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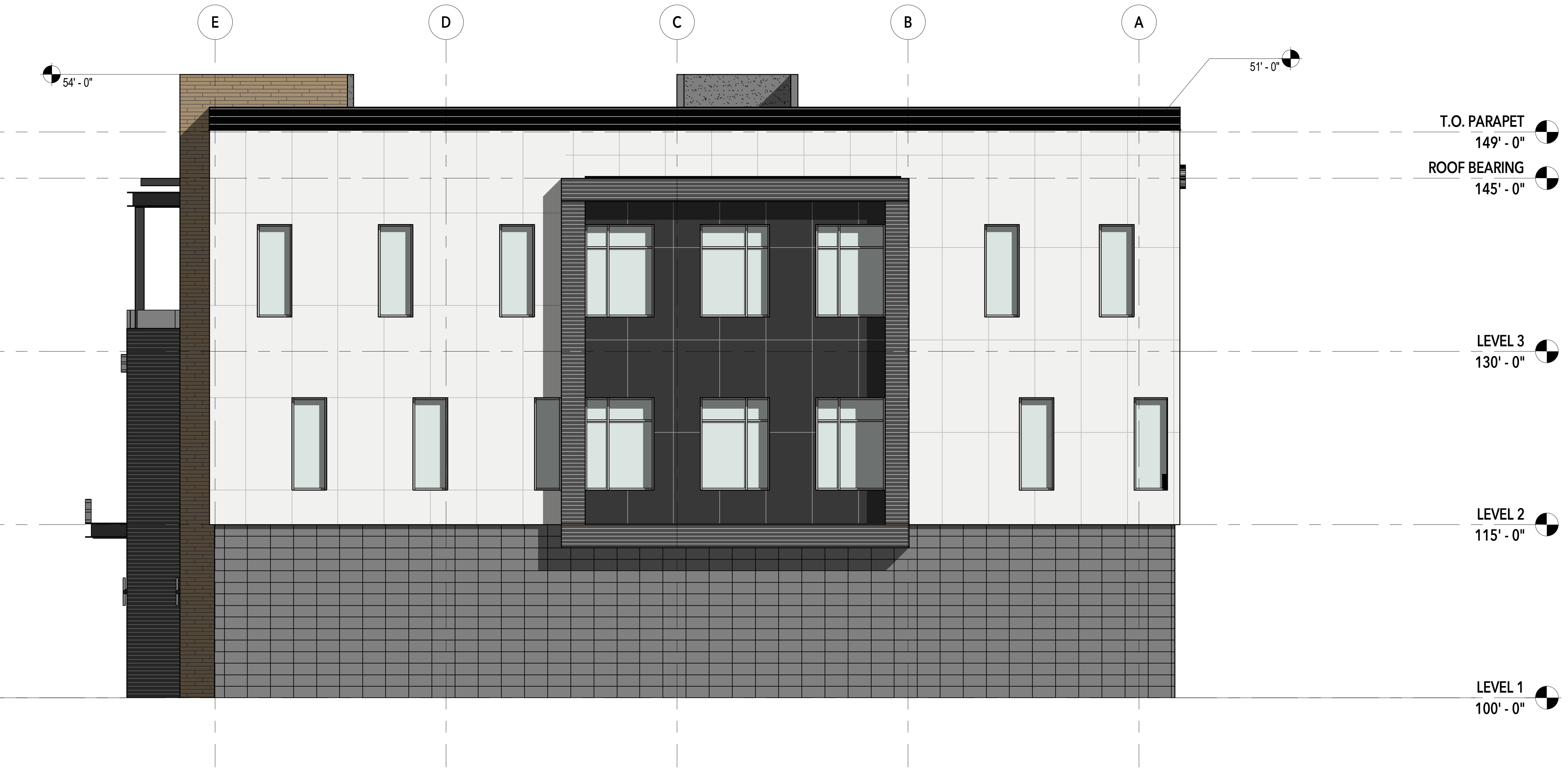
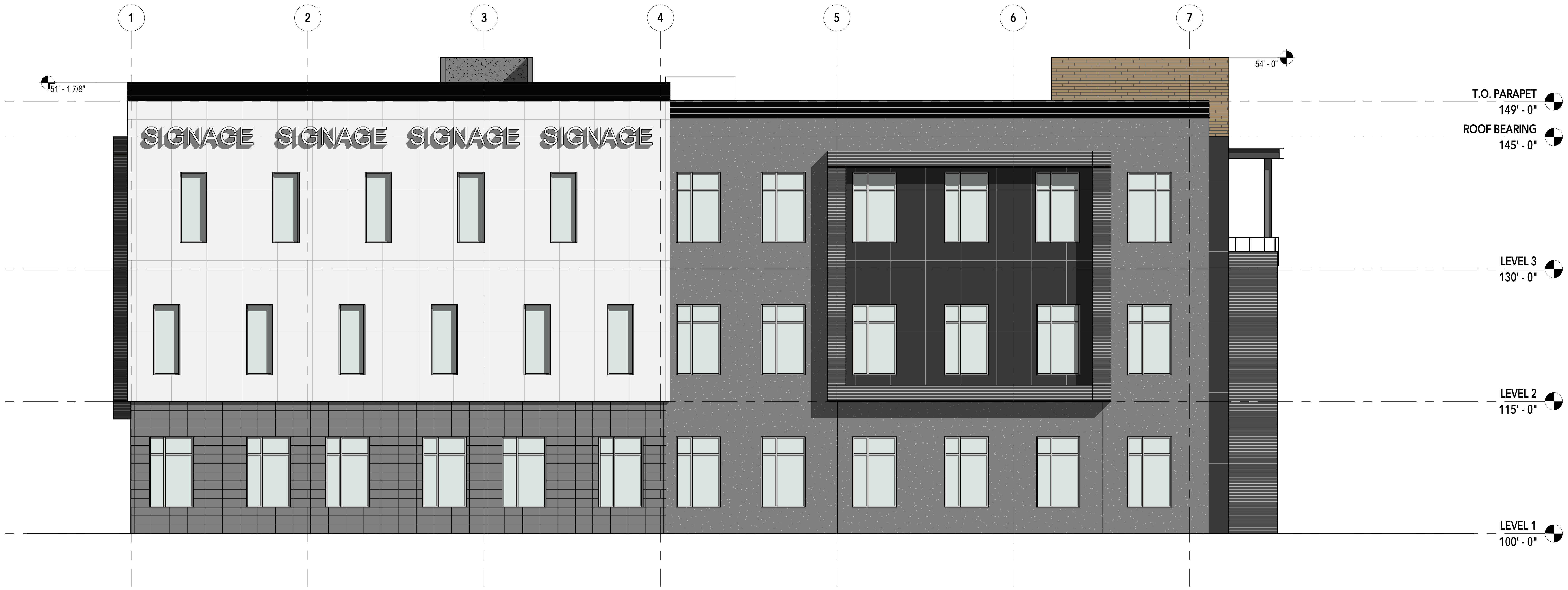

E
D
C
B
A
54' - 0"
51' - 0"
T.O. PARAPET
149' - 0"
ROOF BEARING
145' - 0"
LEVEL 3
130' - 0"
LEVEL 2
115' - 0"
LEVEL 1
100' - 0"

C2
A202
EAST ELEVATION
1/8" = 1'-0"


1
2
3
4
5
6
7
51' - 1 7/8"
54' - 0"
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
T.O. PARAPET
149' - 0"
ROOF BEARING
145' - 0"
LEVEL 3
130' - 0"
LEVEL 2
115' - 0"
LEVEL 1
100' - 0"

A2
A202
NORTH ELEVATION (MARKET PLACE DRIVE ELEVATION)
1/8" = 1'-0"

EXERIOR MATERIALS

MATERIAL	AREA	%
NORTH		
BOXED METAL PANEL	1,545 SF	9%
EFIS - BLACK 4 X 8 GRID	698 SF	4%
EFIS - WHITE 4 X 8 GRID	4,861 SF	27%
EIFS - GREY	3,303 SF	18%
EXTERIOR TILE - 12 X 24	2,426 SF	13%
GLASS - 1" CLEAR INSULATED	3,555 SF	20%
WOOD SIDING	1,652 SF	9%
	18,040 SF	100%
APPROXIMATE TOTAL S.F.	18,040 SF	

EXTERIOR MATERIAL

☐	EIFS - WHITE
▨	EIFS - GREY
■	BOX METAL PANEL
▦	EXTERIOR TILE
▨	EXTERIOR WOOD
■	METAL POWDER COAT

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ARCHITECTURE
7585 S UNION PARK AVE., STE 100
SANDY, UT 84047
PHONE: 801.996.3646
www.buildwithmint.com

STATE OF UTAH
COREY WAYNE MIDDLETON
No. 7679191-0301
LICENSED ARCHITECT

DRAWN BY
Author

REV. DATE	REV. DESCRIPTION	#

ISS. DATE	ISSUE DESCRIPTION	MARK

COMMERCE WAY OFFICE BUILDING

COMMERCE WAY & MARKET PLACE DR.
SPANISH FORK, UTAH 84660

NOT FOR CONSTRUCTION

ISSUE DATE
09.30.21

SCHEMATIC ELEVATIONS

SHEET
A202

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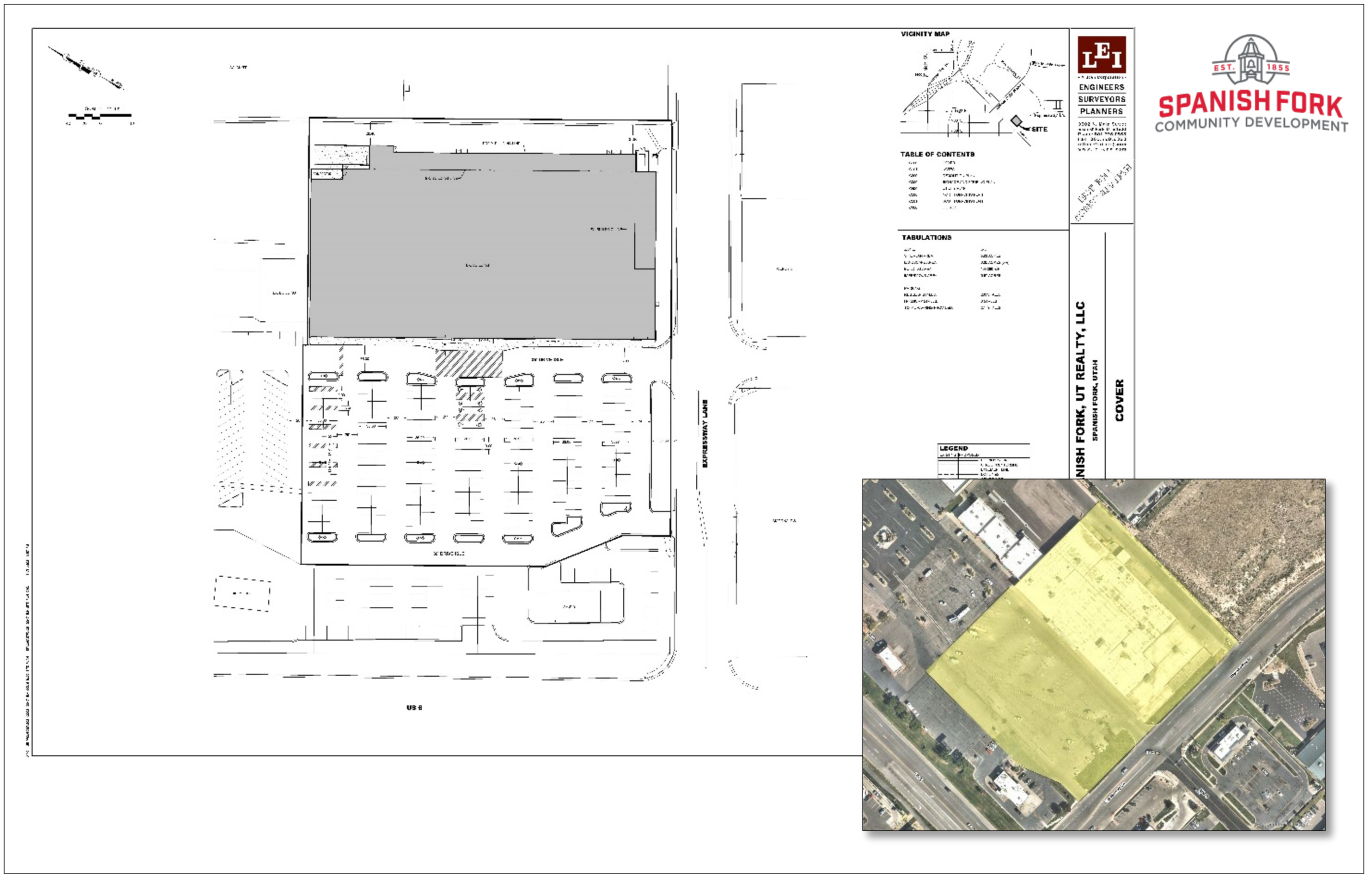
PRINTED AT 9/30/2021 9:31:07 AM C:\Users\rlmso\OneDrive\Documents\SPANISH FORK - MOB-2_V21_rsorensen5YGUS.rvt


VICINITY MAP
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PLANNERS
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SPANISH FORK, UTAH
COVER
EST. 1855
SPANISH FORK
COMMUNITY DEVELOPMENT

TLM Spanish Fork Zone Change Approval Request

December 1, 2021, Planning Commission Meeting.

Located at 900 East Expressway Lane, including 5.92 acres.

The subject property is zoned S-C.

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

Key Issues

1. Landscaping.
2. Street Improvements.
3. Parking.
4. Access.

Recommendation

That the proposed Zone Change to apply the Development Enhancement Overlay in order to reduce the required parking and landscaping 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 proposal qualifies for the Development Enhancement Overlay.
3. That the potential redevelopment of the site is very beneficial to the area and the community.

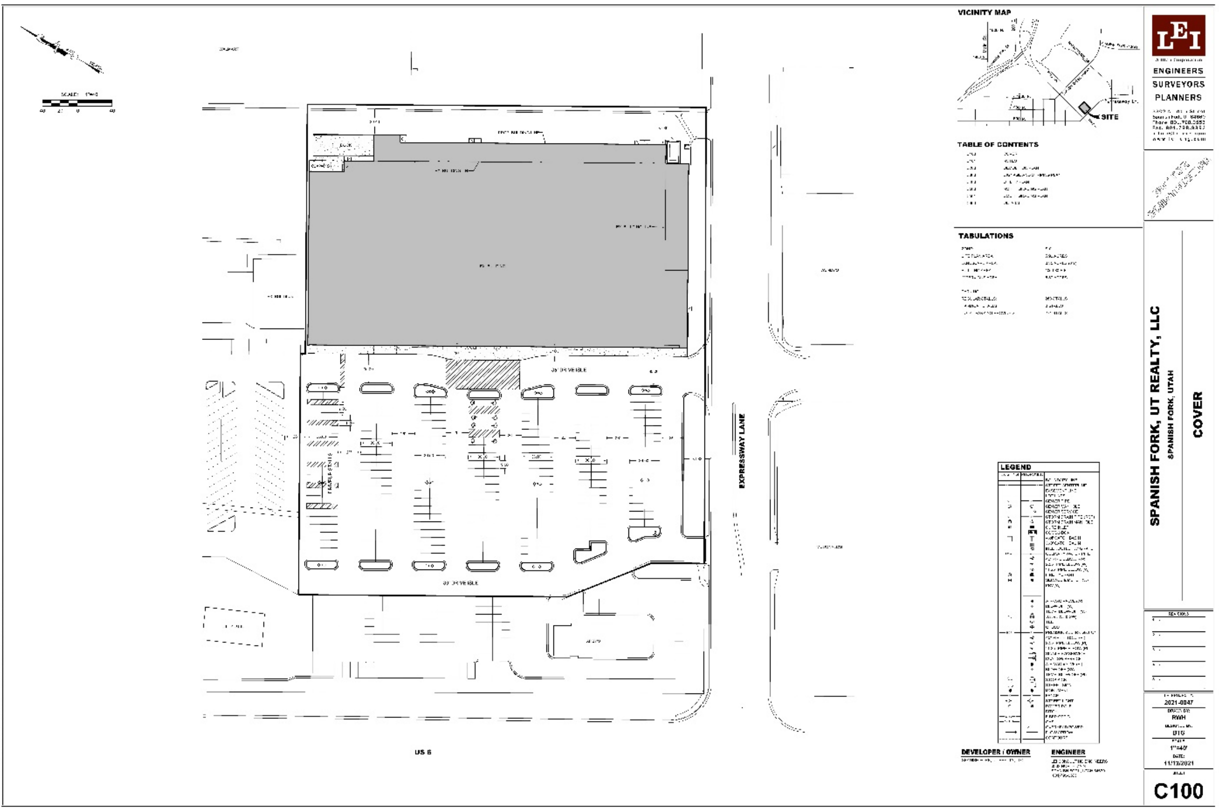
Conditions

1. That the applicant meets the City's Construction Standards.
2. That the applicant addresses any Zone Change and Site Plan red-lines.

Exhibits

1. Site Plan.
2. Landscaping Plan.

Exhibit 1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SPANISH FORK, UTAH
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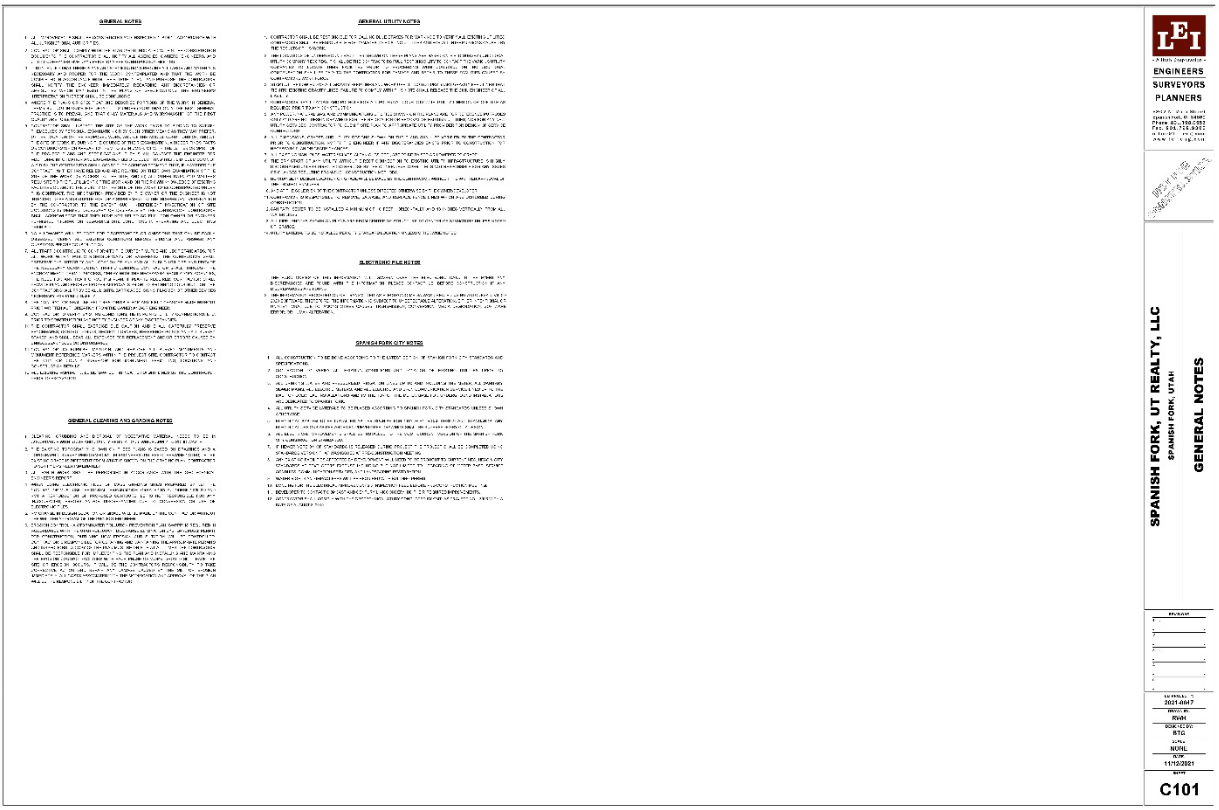
2021-0047
RWH
BTG
1"=40'
11/12/2021
C100



GENERAL NOTES

GENERAL UTILITY NOTES

ELECTRONIC FILE NOTES

SPANISH FORK CITY NOTES

GENERAL CLEARING AND GRADING NOTES

LEI
ENGINEERS
SURVEYORS
PLANNERS

SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH
GENERAL NOTES

2021-0047
RWH
BTG
NONE
11/12/2021
C101

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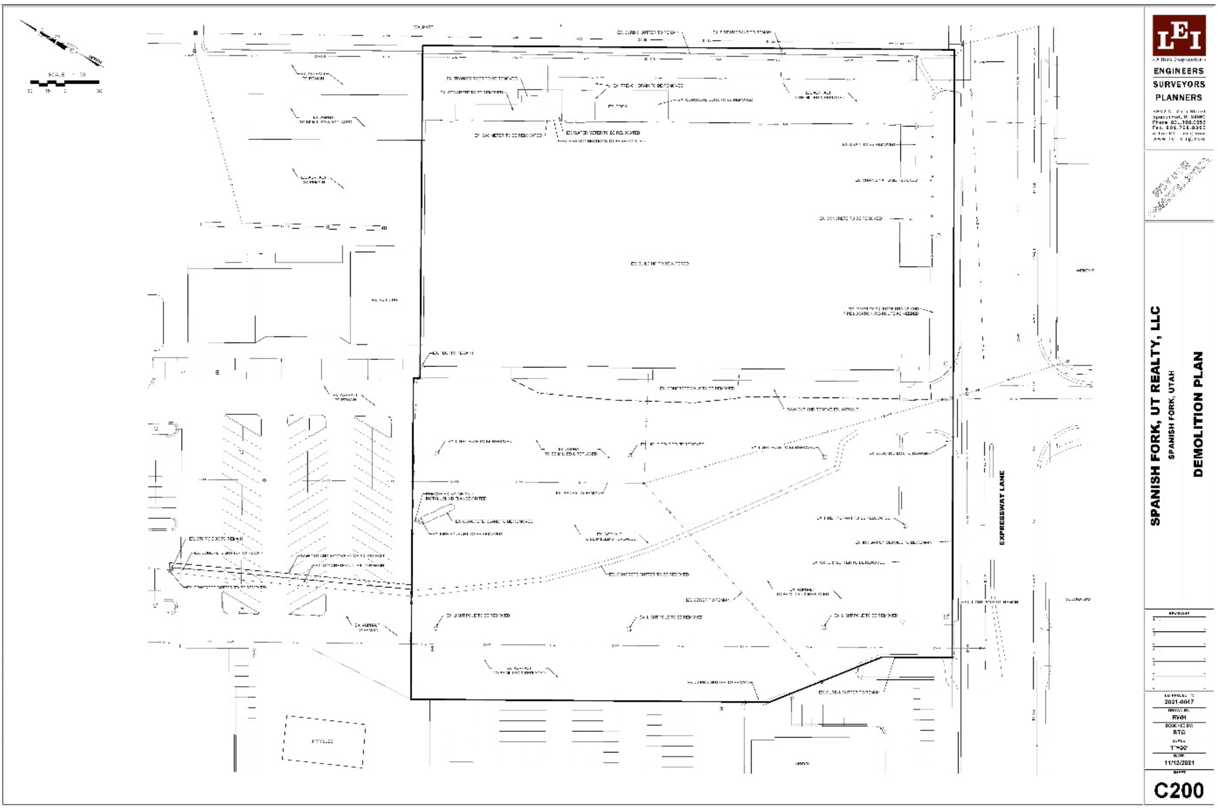
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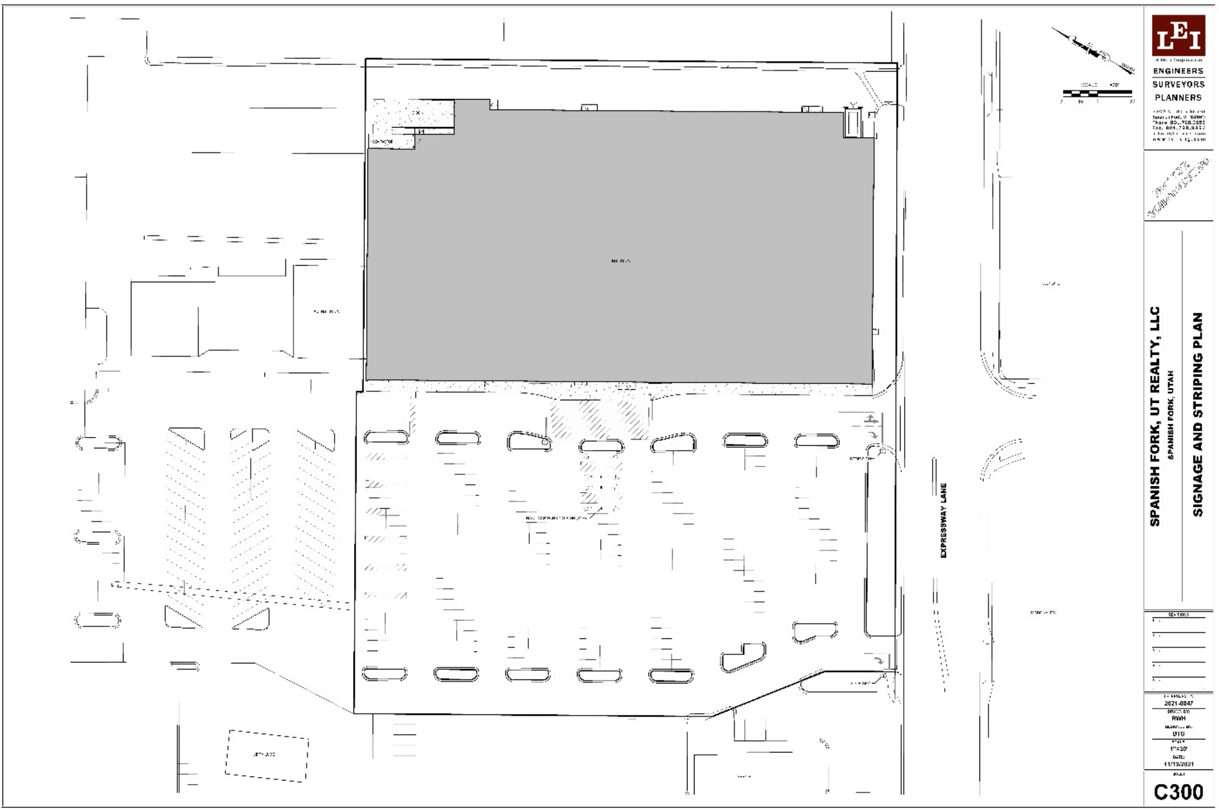
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SURVEYORS
PLANNERS
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SPANISH FORK, UTAH
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2021-0047
RWH
BTG
1"=30'
11/12/2021
C300

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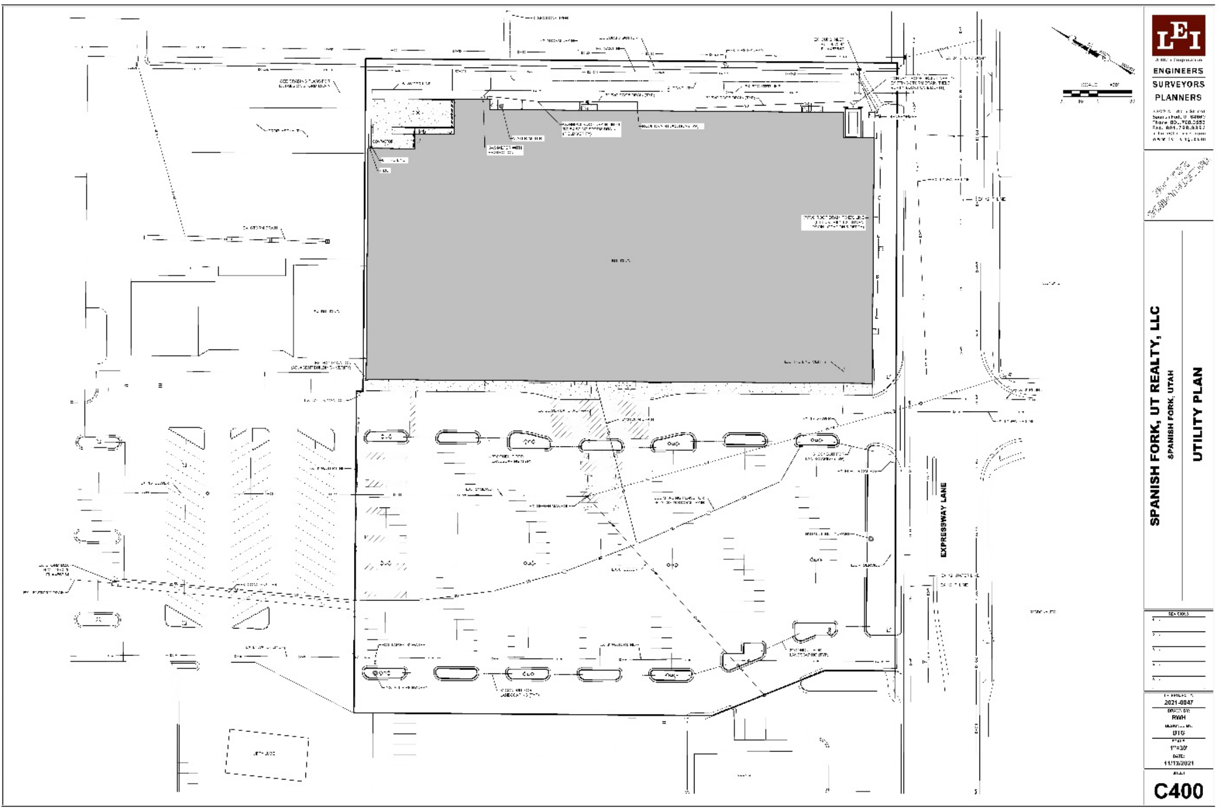
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SPANISH FORK, UTAH
UTILITY PLAN
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2021-0047
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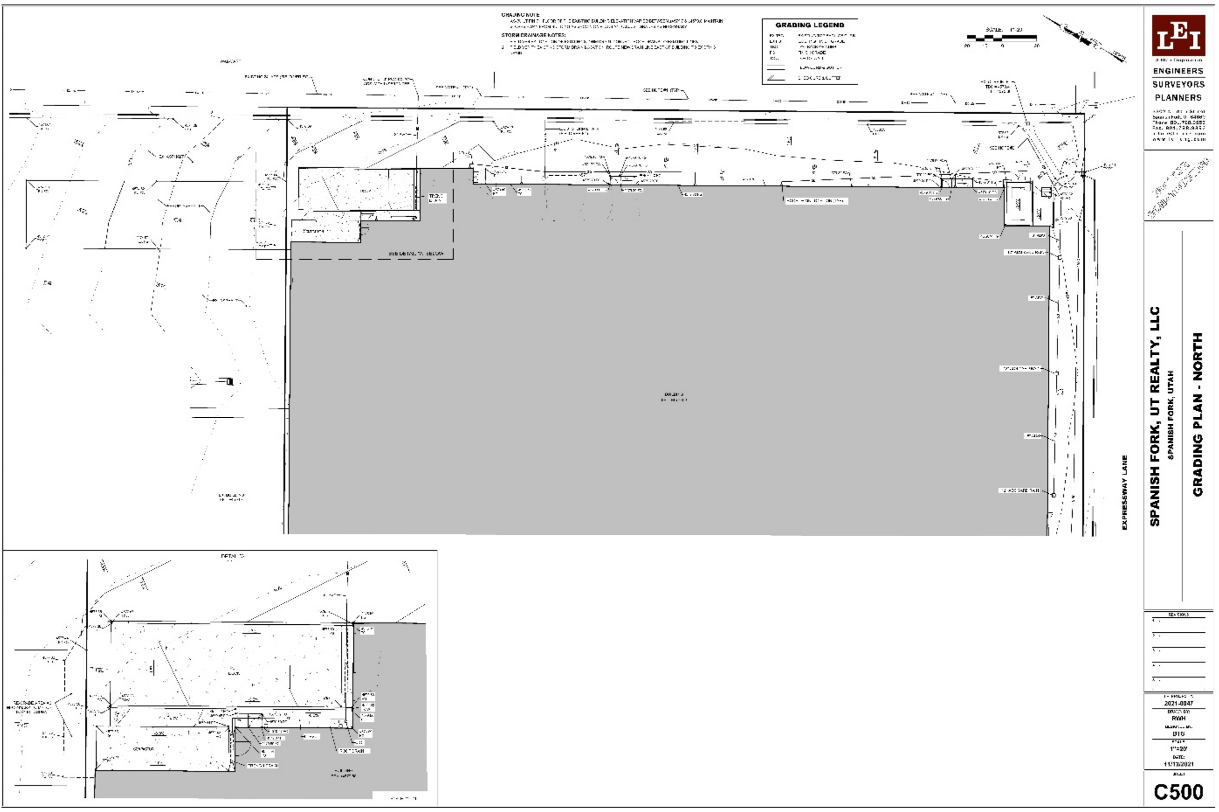
DATE:
11/13/2021
C400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SURVEYORS
PLANNERS
SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH
GRADING PLAN - NORTH
EXPRESSWAY LANE
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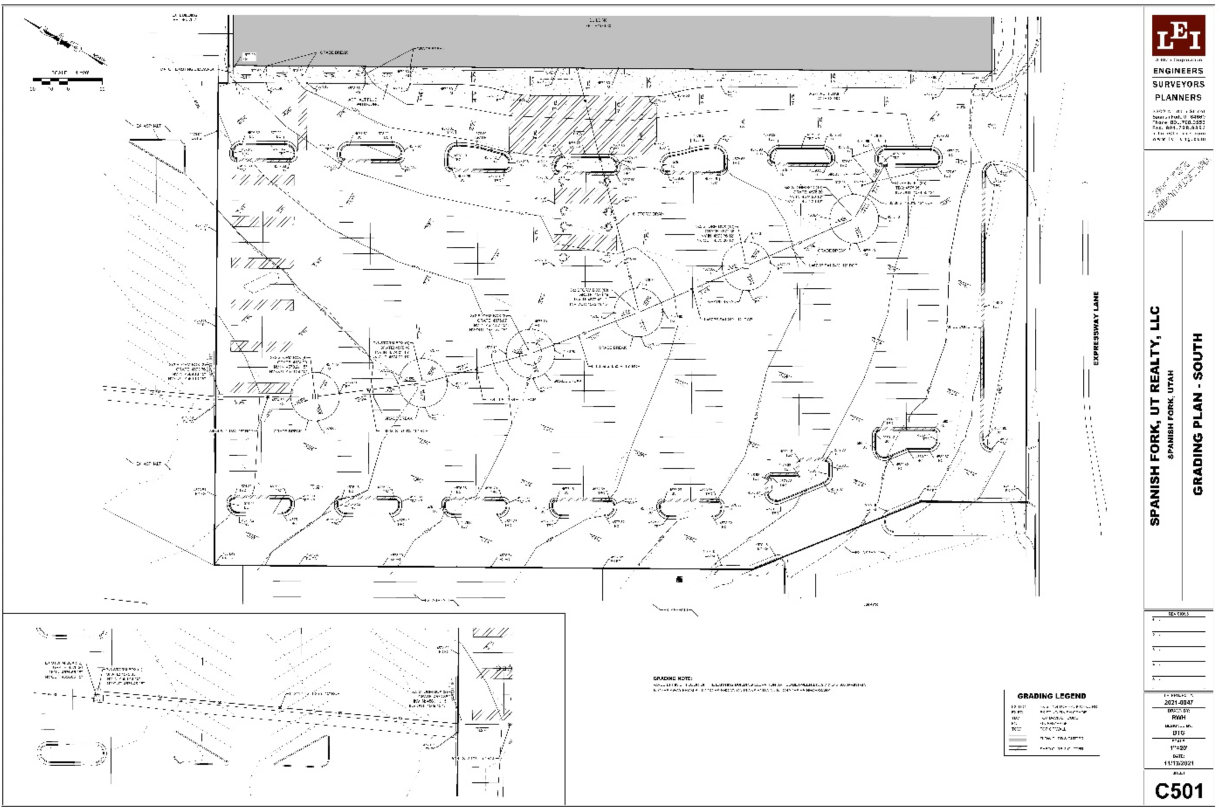
2021-0047
RWH
DTG
1"=30'
11/13/2021
C500

Exhibit 1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SPANISH FORK, UTAH
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2021-0047
RWH
BTG
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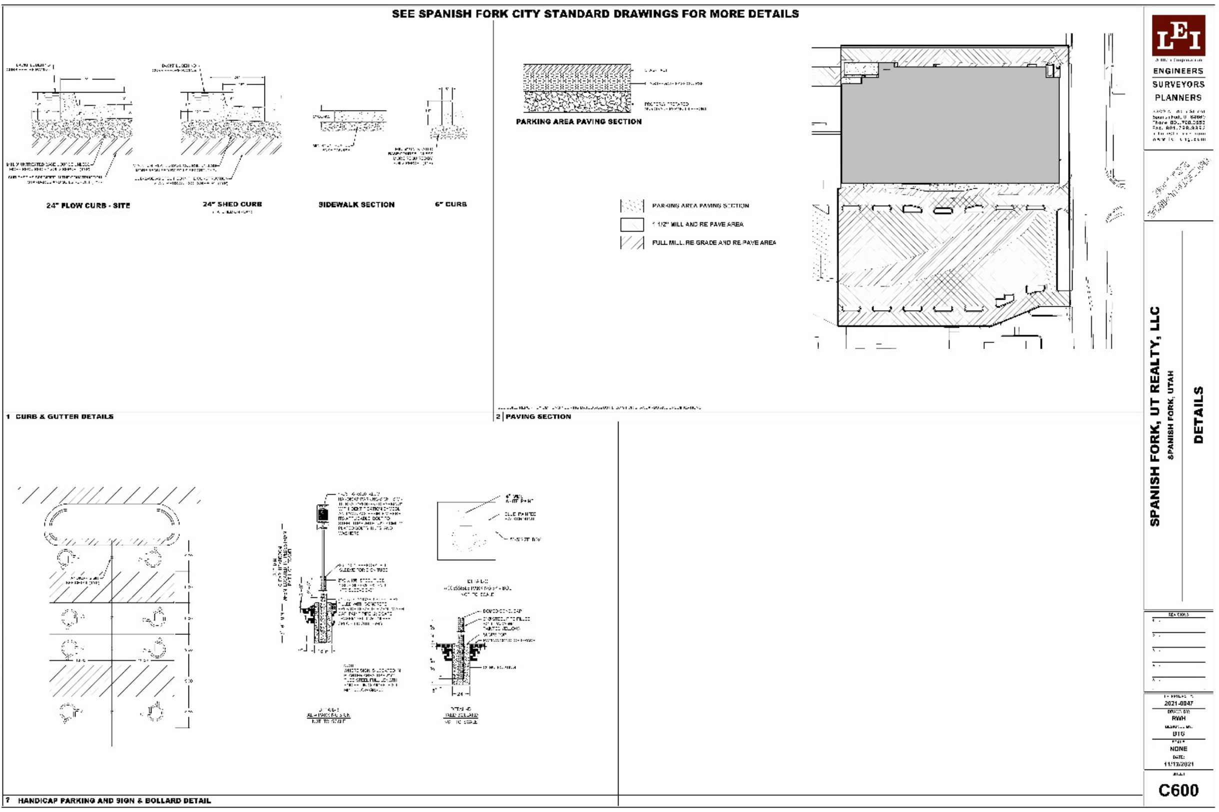
11/13/2021
C501


SEE SPANISH FORK CITY STANDARD DRAWINGS FOR MORE DETAILS
24" FLOW CURB - SITE
24" SHED CURB
SIDEWALK SECTION
6" CURB
1 CURB & GUTTER DETAILS
PARKING AREA PAVING SECTION
PARKING AREA PAVING SECTION
1 1/2" MILL AND RE PAVE AREA
FULL MILL, RE GRADE AND RE PAVE AREA
2 PAVING SECTION
7 HANDICAP PARKING AND SIGN & BOLLARD DETAIL
LEI
ENGINEERS
SURVEYORS
PLANNERS
SPANISH FORK, UT REALTY, LLC
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11/13/2021
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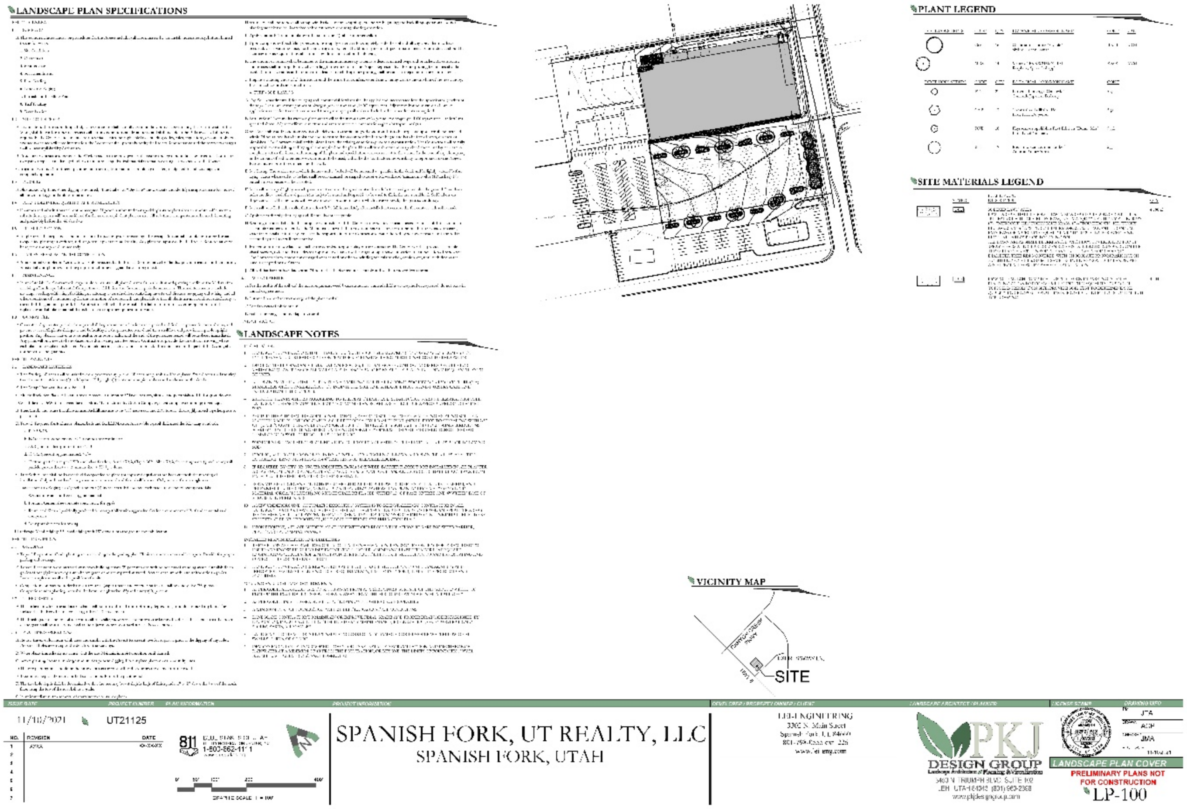
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LANDSCAPE NOTES
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SITE MATERIALS LEGEND
VICINITY MAP
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LANDSCAPE ARCHITECT / PLANNER
LICENSE STAMP
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11/18/2021
UT21125
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REVISION
DATE
811
1-800-662-4111
GRAPHIC SCALE 1" = 100'
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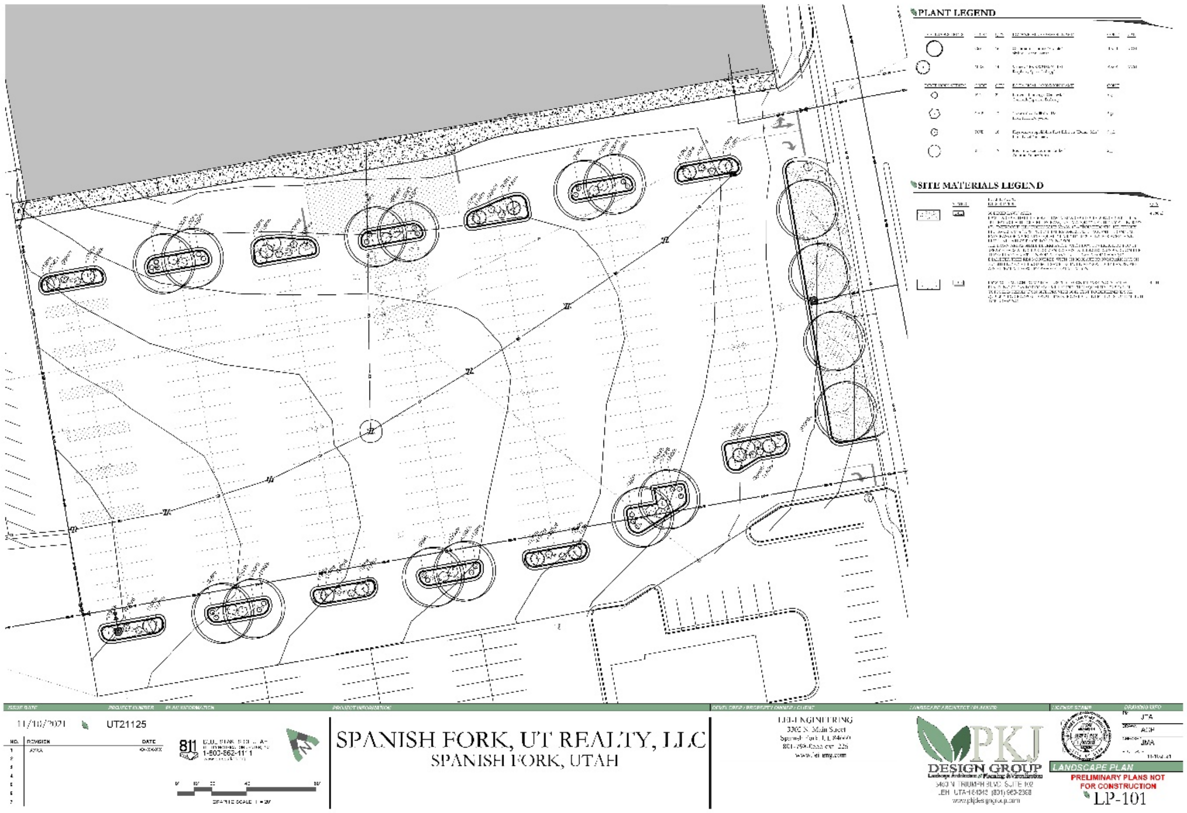
JTA
ACF
JMA
11-18-2021
LANDSCAPE PLAN COVER
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-100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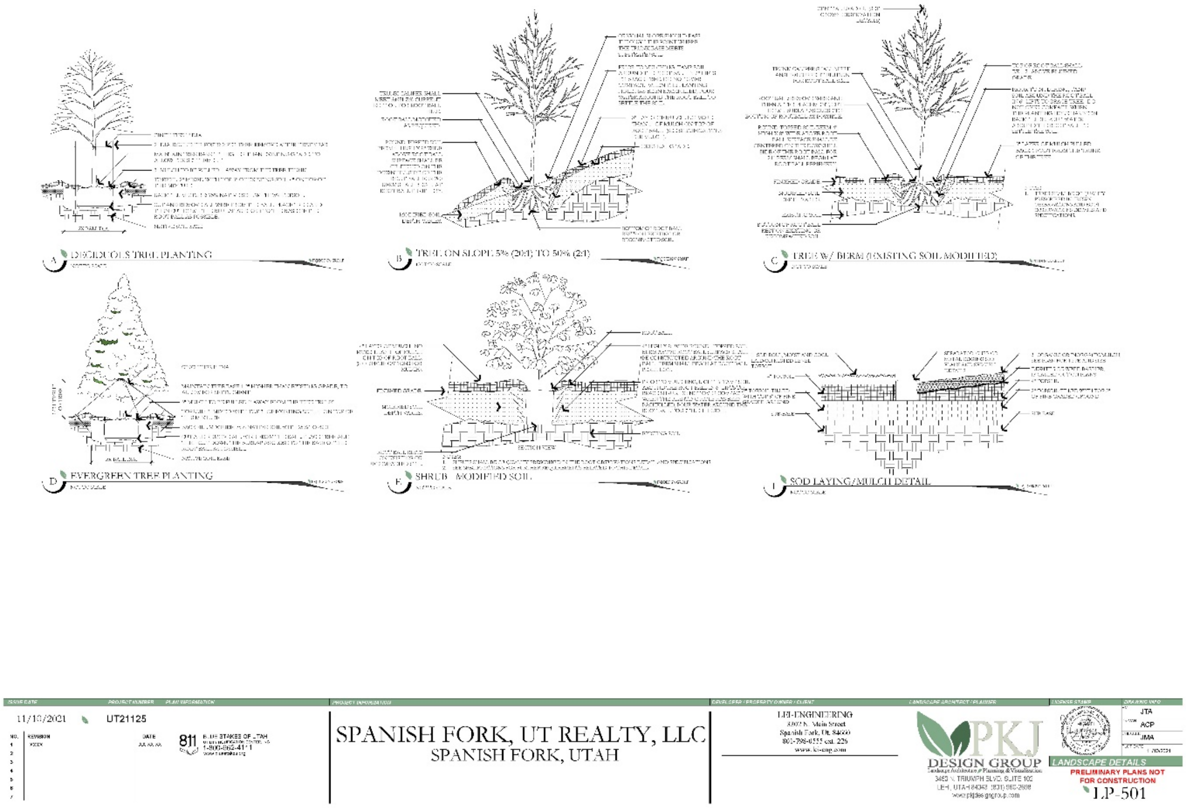
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-101

Exhibit 2


A DECIDUOUS TREE PLANTING
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
C TREE W/ BERM (EXISTING SOIL MODIFIED)
D EVERGREEN TREE PLANTING
E SHRUB - MODIFIED SOIL
F SOD LAYING/MULCH DETAIL

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LANDSCAPE DETAILS
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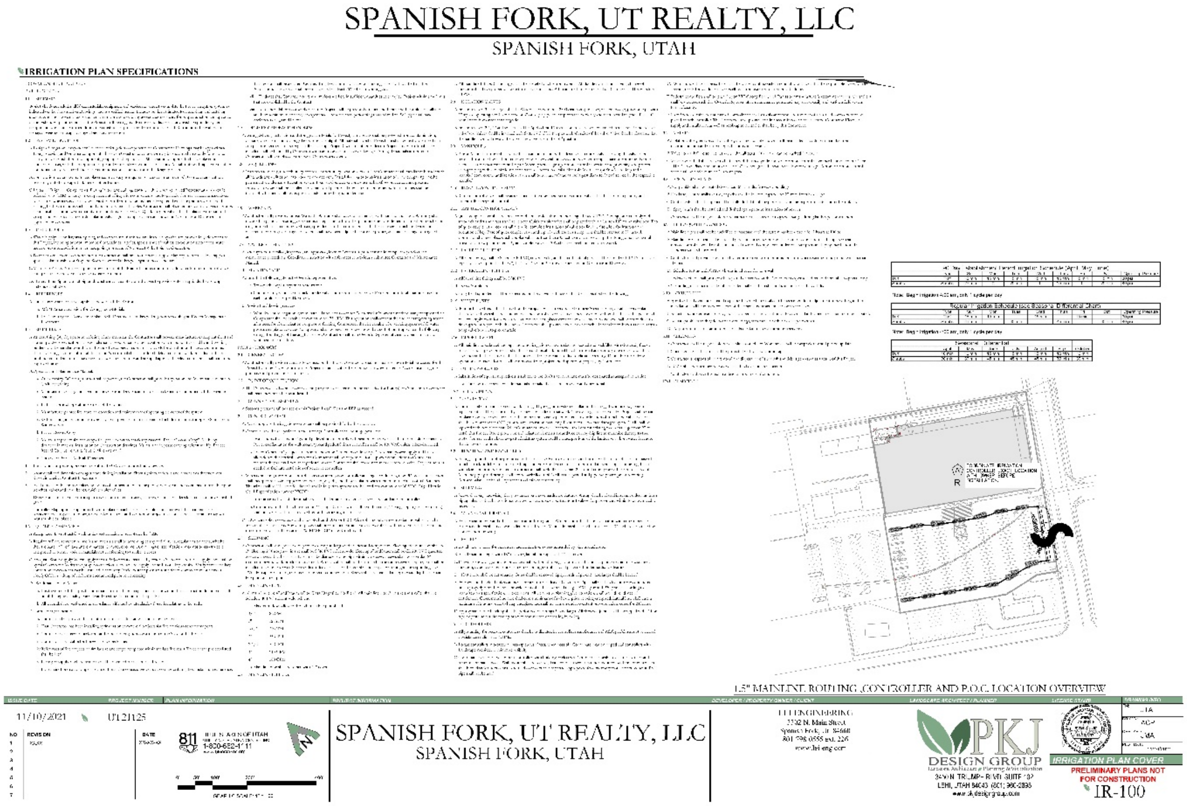
LP-501



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SPANISH FORK, UTAH

IRRIGATION PLAN SPECIFICATIONS

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

11/10/2021 UT21125

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IRRIGATION PLAN COVER
PRELIMINARY PLANS NOT FOR CONSTRUCTION
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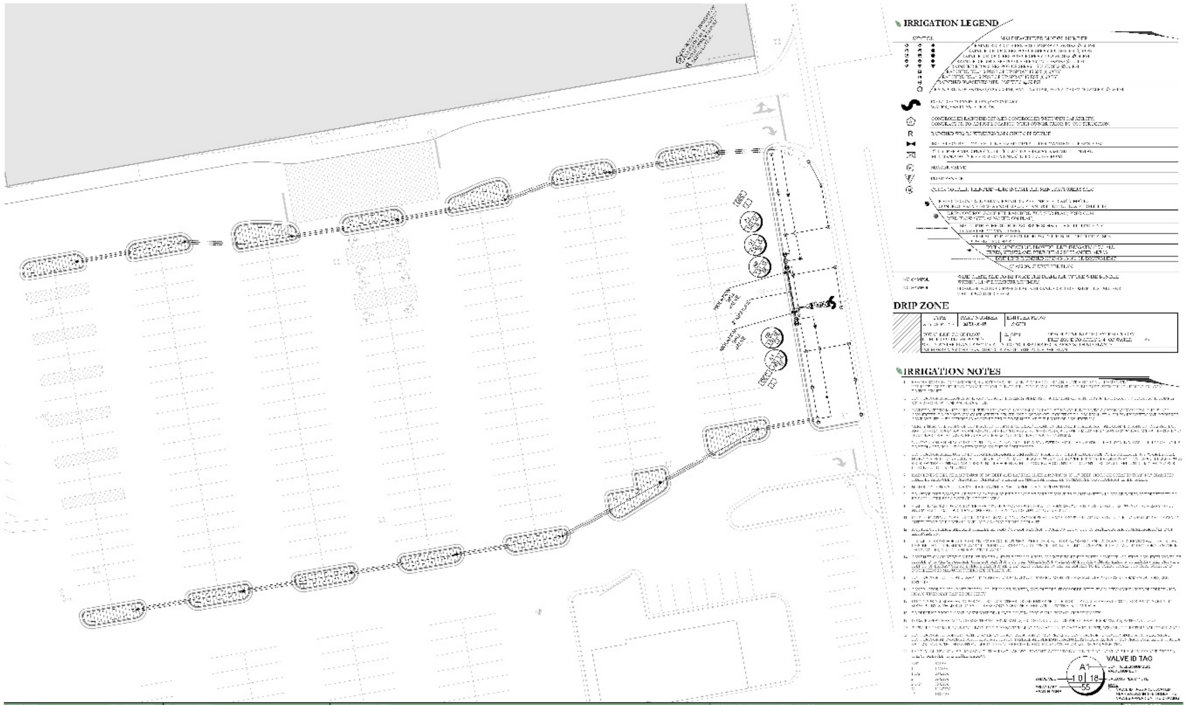
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IRRIGATION NOTES
VALVE ID TAG
A1
1.0
18
55

ISSUE DATE | PROJECT NUMBER | PLAN INFORMATION | PROJECT INFORMATION | DEVELOPER / PROPERTY OWNER / CLIENT | LANDSCAPE ARCHITECT / PLANNER | LICENSE STAMP | DRAWING INFO

11/10/2021

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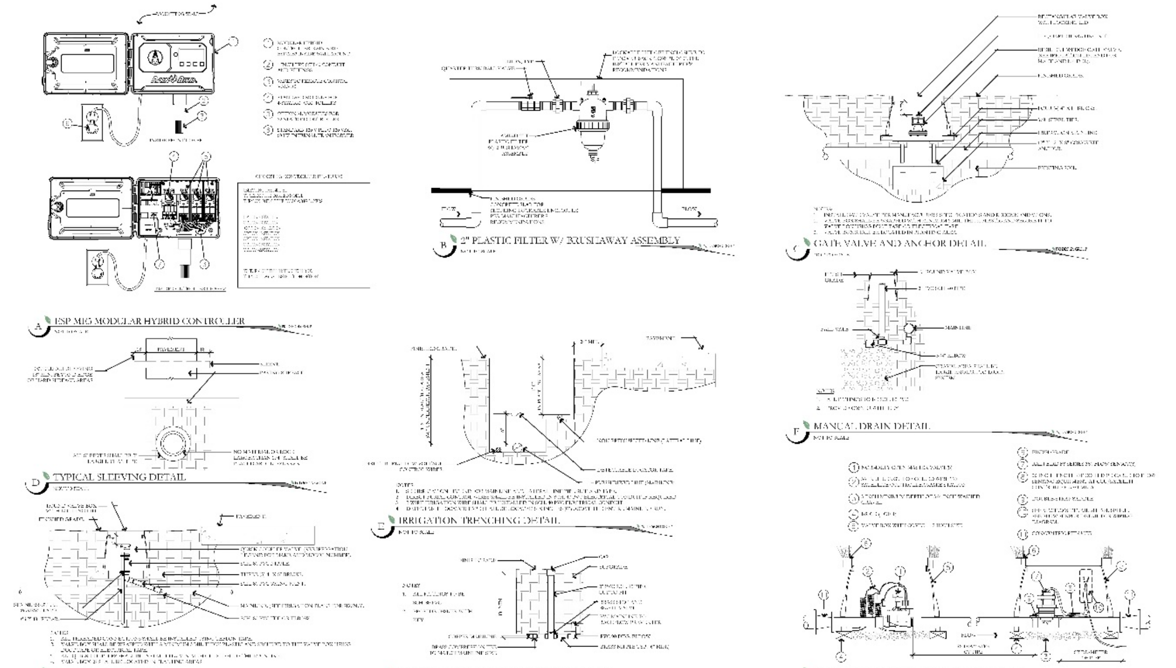
IRRIGATION PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-101


A ESP MIG MODULAR HYBRID CONTROLLER
B 2" PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY
C GATE VALVE AND ANCHOR DETAIL
D TYPICAL SLEEVING DETAIL
E IRRIGATION TRENCHING DETAIL
F MANUAL DRAIN DETAIL
G QUICK COUPLER DETAIL
H STOP AND WASTE VALVE ASSEMBLY DETAIL
J MASTER VALVE AND FLOW SENSOR DETAIL

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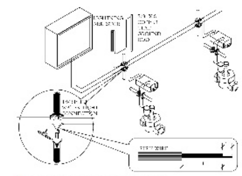
IRRIGATION DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-501

Exhibit 2



J 2-WIRE CONNECTION DETAIL

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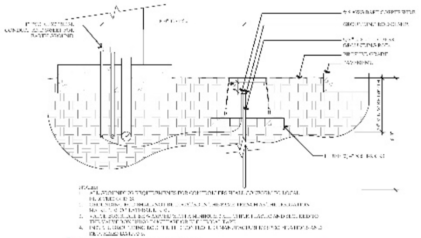

K GROUNDING ROD DETAIL

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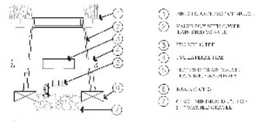

L LATERAL LINE DRAIN VALVE DETAIL

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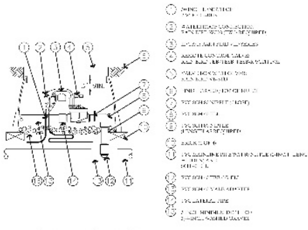
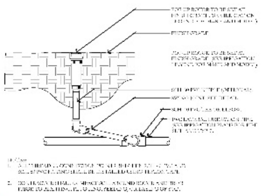


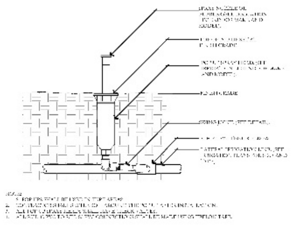
M ELECTRIC REMOTE CONTROL VALVE PEB OR PESB SERIES WITH TVM

NOT TO SCALE



N ROTOR SPRAY HEAD DETAIL

NOT TO SCALE



O POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

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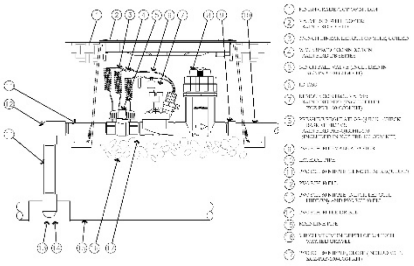
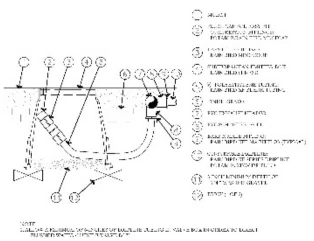


P DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE



Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

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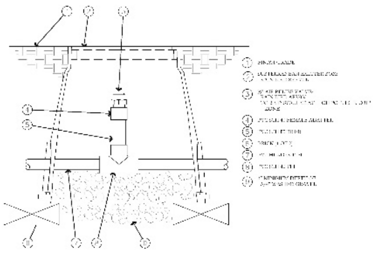

R AIR RELIEF VALVE DETAIL

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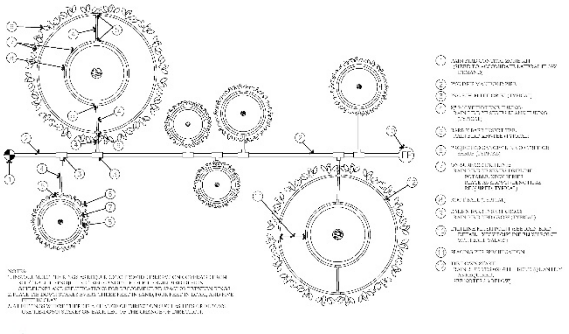
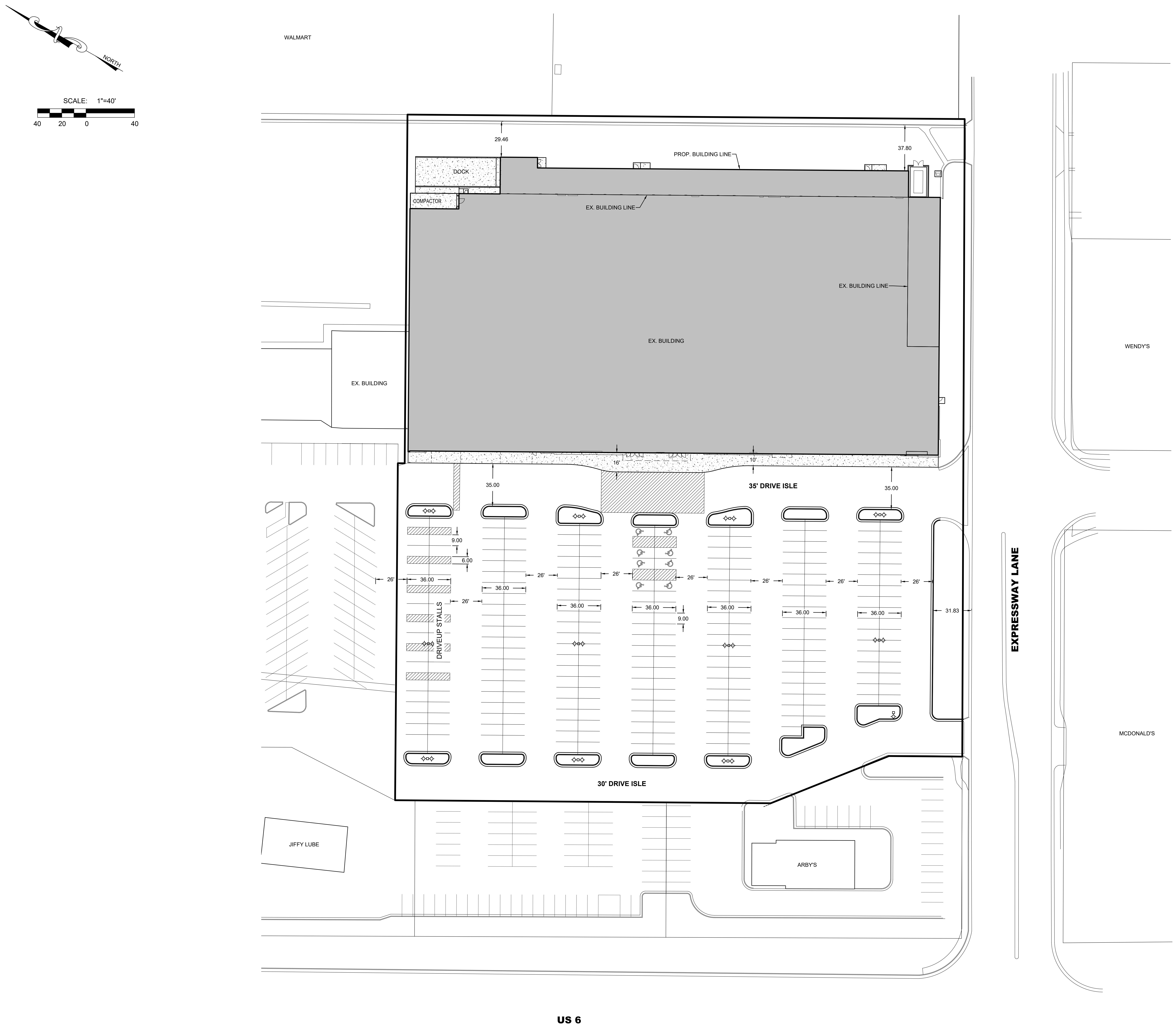


S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
11/10/2021	UT21125	811 BLUE STAKES OF UTAH 1-800-662-4111 www.bluestakes.org	SPANISH FORK, UT REALTY, LLC SPANISH FORK, UTAH	LEI-ENGINEERING Spanish Fork, Ut 84660 www.lei-eng.com	PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 900-2898 www.pkjdesigngroup.com		JTA ACP JMA IRRIGATION DETAILS PRELIMINARY PLANS NOT FOR CONSTRUCTION IR-503


NORTH
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40 20 0 40
WALMART
29.46
37.80
PROP. BUILDING LINE
DOCK
COMPACTOR
EX. BUILDING LINE
EX. BUILDING LINE
EX. BUILDING
EX. BUILDING
WENDY'S
16'
10'
35.00
35.00
35' DRIVE ISLE
9.00
6.00
26'
36.00
26'
DRIVEUP STALLS
36.00
26'
36.00
26'
36.00
9.00
26'
36.00
26'
36.00
26'
36.00
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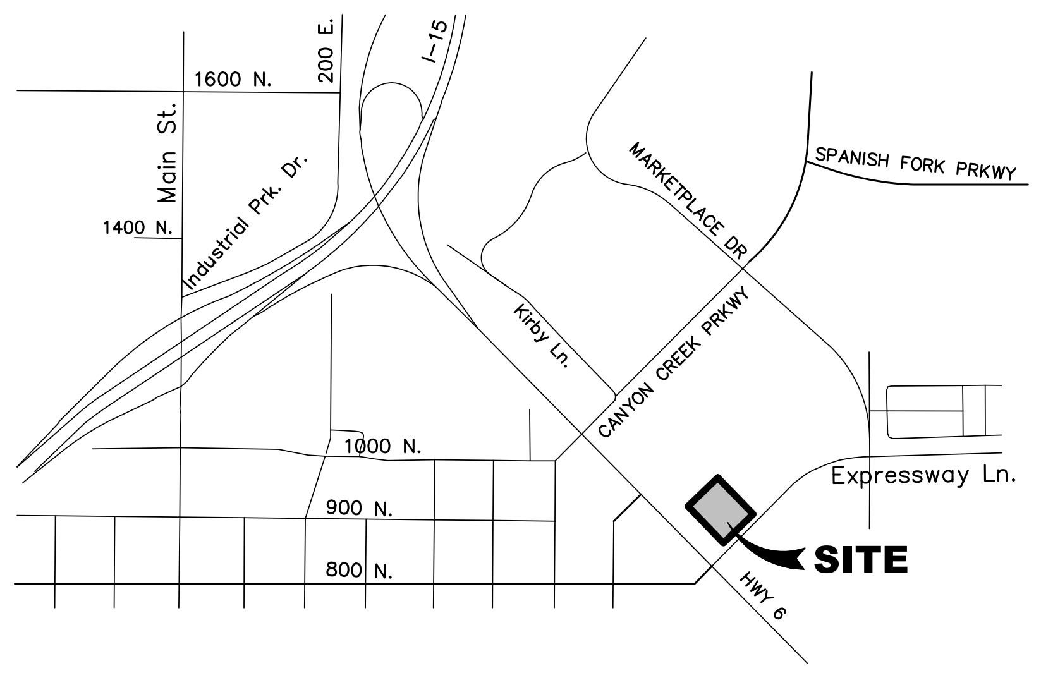
EXPRESSWAY LANE
MCDONALD'S
30' DRIVE ISLE
JIFFY LUBE
ARBY'S
US 6

VICINITY MAP


1600 N.
200 E.
I-15
Main St.
1400 N.
Industrial Prk. Dr.
MARKETPLACE DR
SPANISH FORK PRKWY
Kirby Ln.
CANYON CREEK PRKWY
1000 N.
900 N.
800 N.
Expressway Ln.
SITE
HWY 6

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C400 UTILITY PLAN
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
Ⓢ	Ⓢ	SEWER MANHOLE
	—○	SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
Ⓓ	Ⓓ	STORM DRAIN MANHOLE
▥	■	CURB INLET
	▣	COMBO BOX
□	▥	4'x4' CATCH BASIN
□	▥	3'x3' CATCH BASIN
	◁	INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
◎	●	FIRE HYDRANT
⊞	■	SERVICE & METER (W)
		PRV (W)
	◆	AIR-VAC VALVE (W)
	◆	BLOW-OFF (W)
	◇	TEMP. BLOW-OFF (W)
⋈	WV ⋈	VALVE (W & SW)
		TEE
		CROSS
EX-PI	PI	PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
	◆	AIR-VAC VALVE (PI)
	◆	BLOW-OFF (SW)
	◇	TEMP. BLOW-OFF (PI)
STOP	STOP	STOP SIGN
		STREET SIGN
⊕	⊕	MONUMENT
—X—	—X—	FENCE
		STREET LIGHT
∅	∅	POWER POLE
		DITCH
EX-FO		FIBER OPTIC
EX GAS		GAS
———	OHP	OVERHEAD POWER
→	→	FLOW ARROW
- - -	═══	CONTOURS

DEVELOPER / OWNER

SPANISH FORK, UT REALTY, LLC

ENGINEER

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NOT FOR CONSTRUCTION

SPANISH FORK, UT REALTY, LLC

SPANISH FORK, UTAH

COVER

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

SHEET
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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 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.
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.

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NOT FOR CONSTRUCTION

SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH
GENERAL NOTES

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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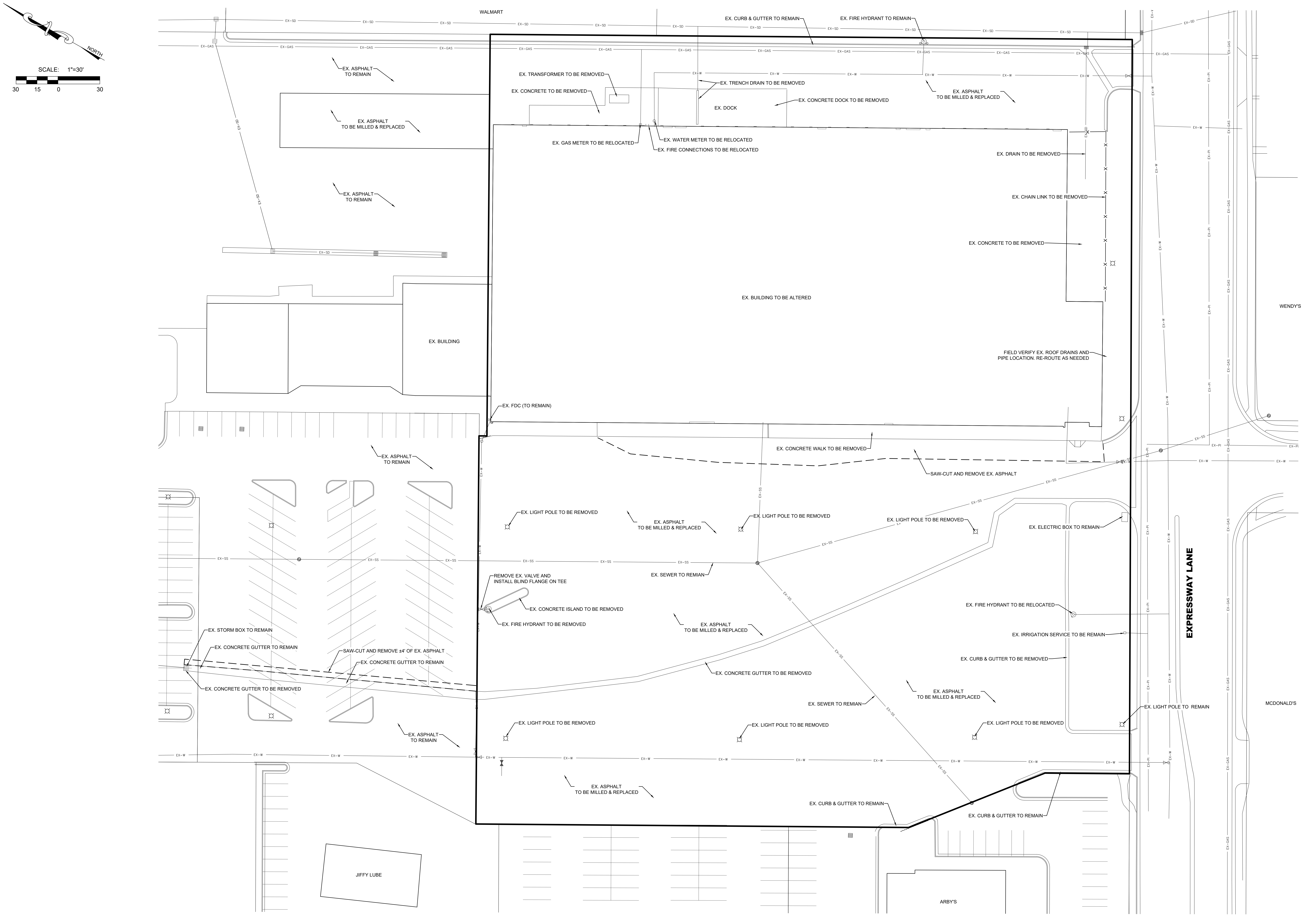
NORTH
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30 15 0 30
WALMART
EX. CURB & GUTTER TO REMAIN
EX. FIRE HYDRANT TO REMAIN
EX. ASPHALT TO REMAIN
EX. TRANSFORMER TO BE REMOVED
EX. CONCRETE TO BE REMOVED
EX. TRENCH DRAIN TO BE REMOVED
EX. DOCK
EX. CONCRETE DOCK TO BE REMOVED
EX. ASPHALT TO BE MILLED & REPLACED
EX. ASPHALT TO BE MILLED & REPLACED
EX. GAS METER TO BE RELOCATED
EX. WATER METER TO BE RELOCATED
EX. FIRE CONNECTIONS TO BE RELOCATED
EX. DRAIN TO BE REMOVED
EX. ASPHALT TO REMAIN
EX. CHAIN LINK TO BE REMOVED
EX. CONCRETE TO BE REMOVED
EX. BUILDING TO BE ALTERED
WENDY'S
EX. BUILDING
FIELD VERIFY EX. ROOF DRAINS AND PIPE LOCATION. RE-ROUTE AS NEEDED
EX. FDC (TO REMAIN)
EX. CONCRETE WALK TO BE REMOVED
SAW-CUT AND REMOVE EX. ASPHALT
EX. ASPHALT TO REMAIN
EX. LIGHT POLE TO BE REMOVED
EX. ASPHALT TO BE MILLED & REPLACED
EX. LIGHT POLE TO BE REMOVED
EX. LIGHT POLE TO BE REMOVED
EX. ELECTRIC BOX TO REMAIN
EX. SEWER TO REMIAN
REMOVE EX. VALVE AND INSTALL BLIND FLANGE ON TEE
EX. CONCRETE ISLAND TO BE REMOVED
EX. FIRE HYDRANT TO BE REMOVED
EX. ASPHALT TO BE MILLED & REPLACED
EX. FIRE HYDRANT TO BE RELOCATED
EXPRESSWAY LANE
EX. IRRIGATION SERVICE TO BE REMAIN
EX. STORM BOX TO REMAIN
EX. CONCRETE GUTTER TO REMAIN
SAW-CUT AND REMOVE ±4' OF EX. ASPHALT
EX. CONCRETE GUTTER TO REMAIN
EX. CURB & GUTTER TO BE REMOVED
EX. CONCRETE GUTTER TO BE REMOVED
EX. CONCRETE GUTTER TO BE REMOVED
EX. ASPHALT TO BE MILLED & REPLACED
EX. SEWER TO REMIAN
MCDONALD'S
EX. LIGHT POLE TO REMAIN
EX. ASPHALT TO REMAIN
EX. LIGHT POLE TO BE REMOVED
EX. LIGHT POLE TO BE REMOVED
EX. LIGHT POLE TO BE REMOVED
EX. ASPHALT TO BE MILLED & REPLACED
EX. CURB & GUTTER TO REMAIN
EX. CURB & GUTTER TO REMAIN
JIFFY LUBE
ARBY'S
EX-SD
EX-GAS
EX-W
EX-SS
EX-PI

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SPANISH FORK, UT REALTY, LLC

SPANISH FORK, UTAH

DEMOLITION PLAN

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LEI PROJECT #:
2021-0047
DRAWN BY:
RWH
DESIGNED BY:
BTG
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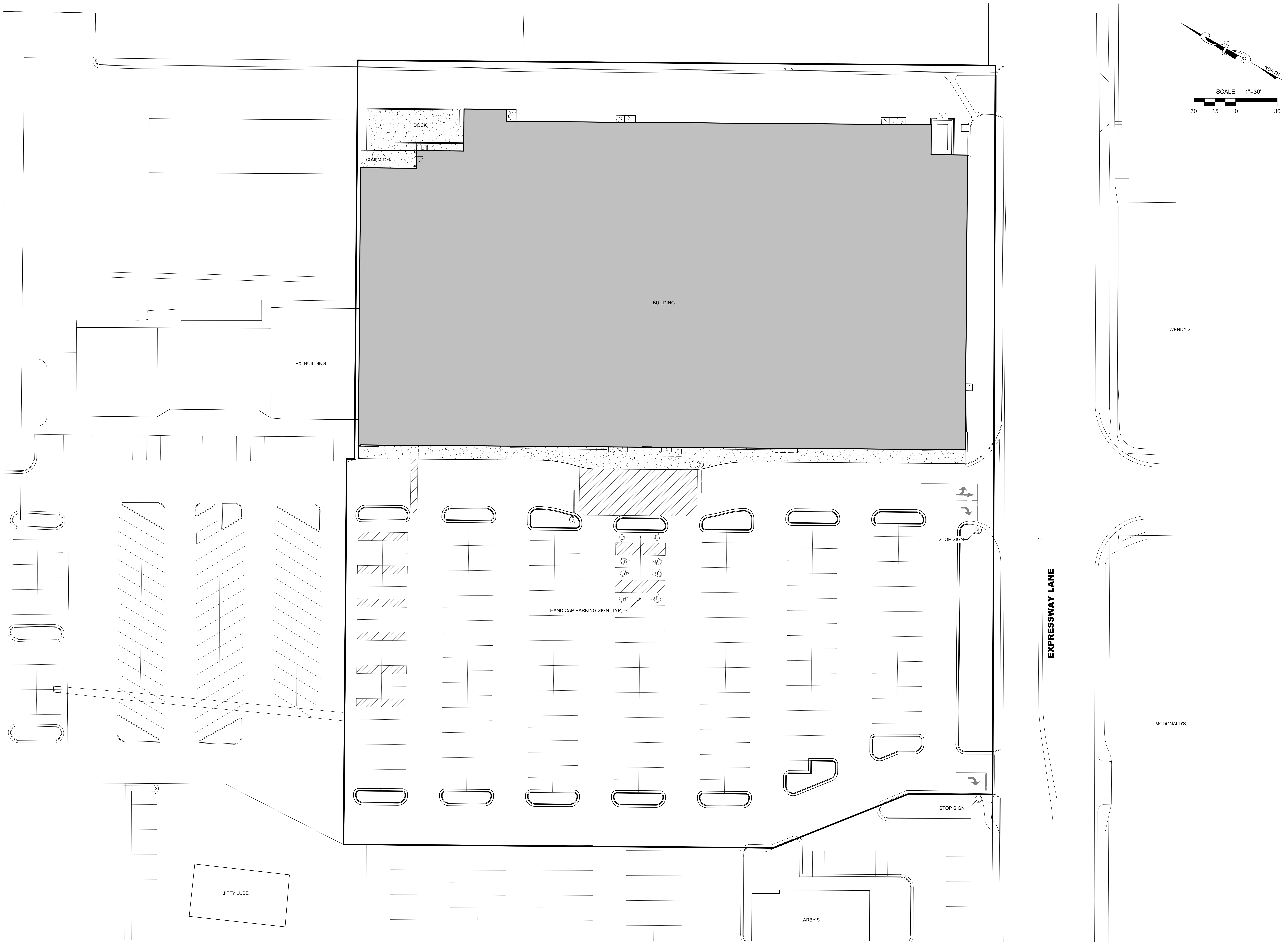
NORTH
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30
15
0
30
DOCK
COMPACTOR
BUILDING
EX. BUILDING
WENDY'S
MCDONALD'S
EXPRESSWAY LANE
STOP SIGN
STOP SIGN
HANDICAP PARKING SIGN (TYP)
JIFFY LUBE
ARBY'S

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SPANISH FORK, UT REALTY, LLC

SPANISH FORK, UTAH

SIGNAGE AND STRIPING PLAN

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LEI PROJECT #:
2021-0047

DRAWN BY:
RWH

DESIGNED BY:
BTG

SCALE:
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DATE:
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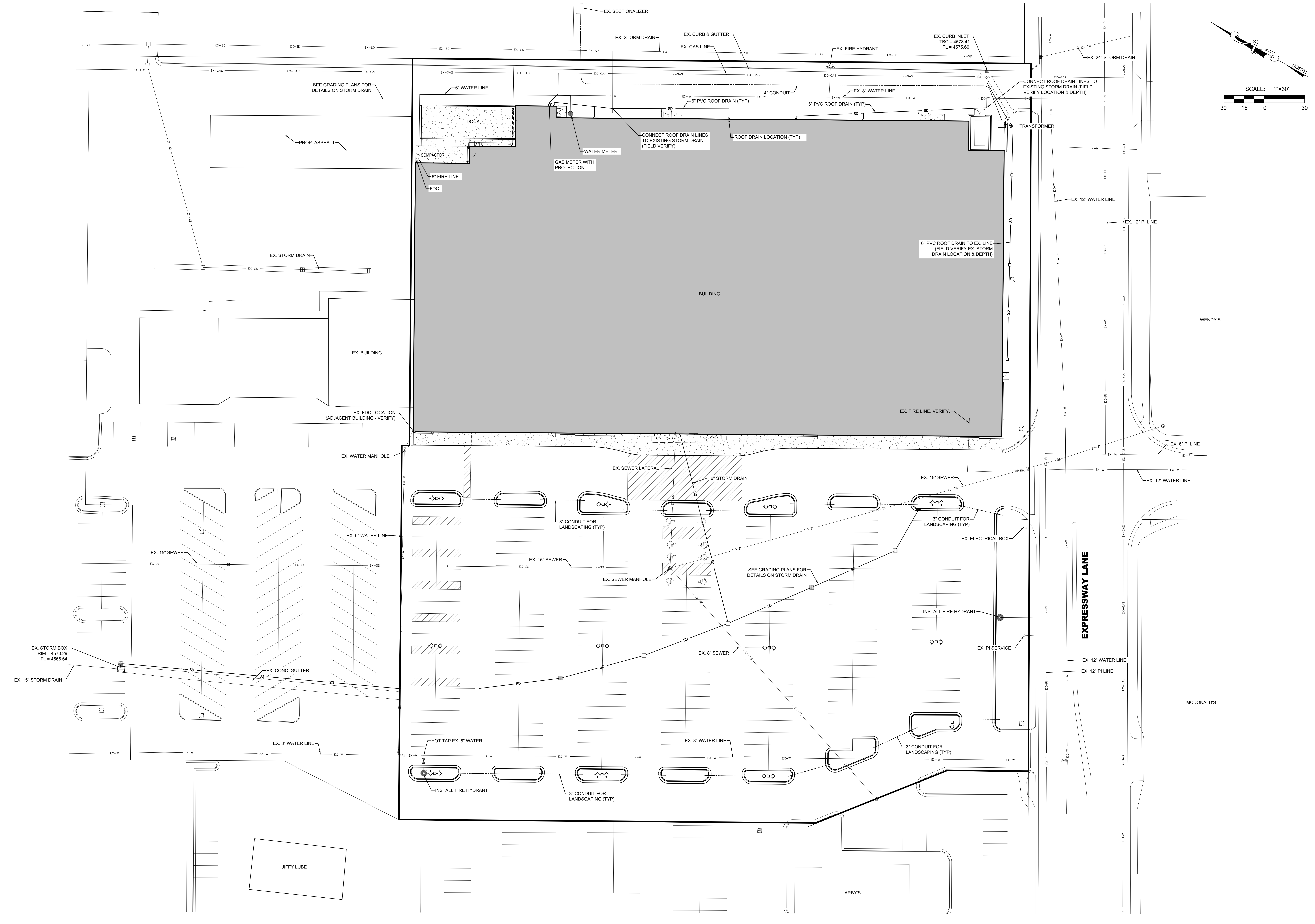
EX. SECTIONALIZER
EX. STORM DRAIN
EX. CURB & GUTTER
EX. GAS LINE
EX. FIRE HYDRANT
EX. CURB INLET
TBC = 4578.41
FL = 4575.60
EX. 24" STORM DRAIN
NORTH
SCALE: 1"=30'
30
15
0
30
SEE GRADING PLANS FOR DETAILS ON STORM DRAIN
6" WATER LINE
4" CONDUIT
EX. 8" WATER LINE
6" PVC ROOF DRAIN (TYP)
6" PVC ROOF DRAIN (TYP)
CONNECT ROOF DRAIN LINES TO EXISTING STORM DRAIN (FIELD VERIFY LOCATION & DEPTH)
TRANSFORMER
DOCK
COMPACTOR
PROP. ASPHALT
CONNECT ROOF DRAIN LINES TO EXISTING STORM DRAIN (FIELD VERIFY)
ROOF DRAIN LOCATION (TYP)
WATER METER
GAS METER WITH PROTECTION
6" FIRE LINE
FDC
EX. 12" WATER LINE
EX. 12" PI LINE
EX. STORM DRAIN
6" PVC ROOF DRAIN TO EX. LINE (FIELD VERIFY EX. STORM DRAIN LOCATION & DEPTH)
BUILDING
WENDY'S
EX. BUILDING
EX. FDC LOCATION (ADJACENT BUILDING - VERIFY)
EX. FIRE LINE. VERIFY.
EX. 6" PI LINE
EX. WATER MANHOLE
EX. SEWER LATERAL
6" STORM DRAIN
EX. 15" SEWER
EX. 12" WATER LINE
3" CONDUIT FOR LANDSCAPING (TYP)
3" CONDUIT FOR LANDSCAPING (TYP)
EX. ELECTRICAL BOX
EX. 6" WATER LINE
EX. 15" SEWER
EX. 15" SEWER
EX. SEWER MANHOLE
SEE GRADING PLANS FOR DETAILS ON STORM DRAIN
EXPRESSWAY LANE
INSTALL FIRE HYDRANT
EX. PI SERVICE
EX. 8" SEWER
EX. STORM BOX
RIM = 4570.29
FL = 4566.64
EX. CONC. GUTTER
EX. 15" STORM DRAIN
EX. 12" WATER LINE
EX. 12" PI LINE
MCDONALD'S
EX. 8" WATER LINE
HOT TAP EX. 8" WATER
EX. 8" WATER LINE
3" CONDUIT FOR LANDSCAPING (TYP)
INSTALL FIRE HYDRANT
3" CONDUIT FOR LANDSCAPING (TYP)
JIFFY LUBE
ARBY'S
EX-SD
EX-GAS
EX-W
EX-SS
EX-PI
SD

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SPANISH FORK, UT REALTY, LLC

SPANISH FORK, UTAH

UTILITY PLAN

REVISIONS

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LEI PROJECT #:
2021-0047

DRAWN BY:
RWH

DESIGNED BY:
BTG

SCALE:
1"=30'

DATE:
11/12/2021

SHEET

C400

GRADING NOTE:

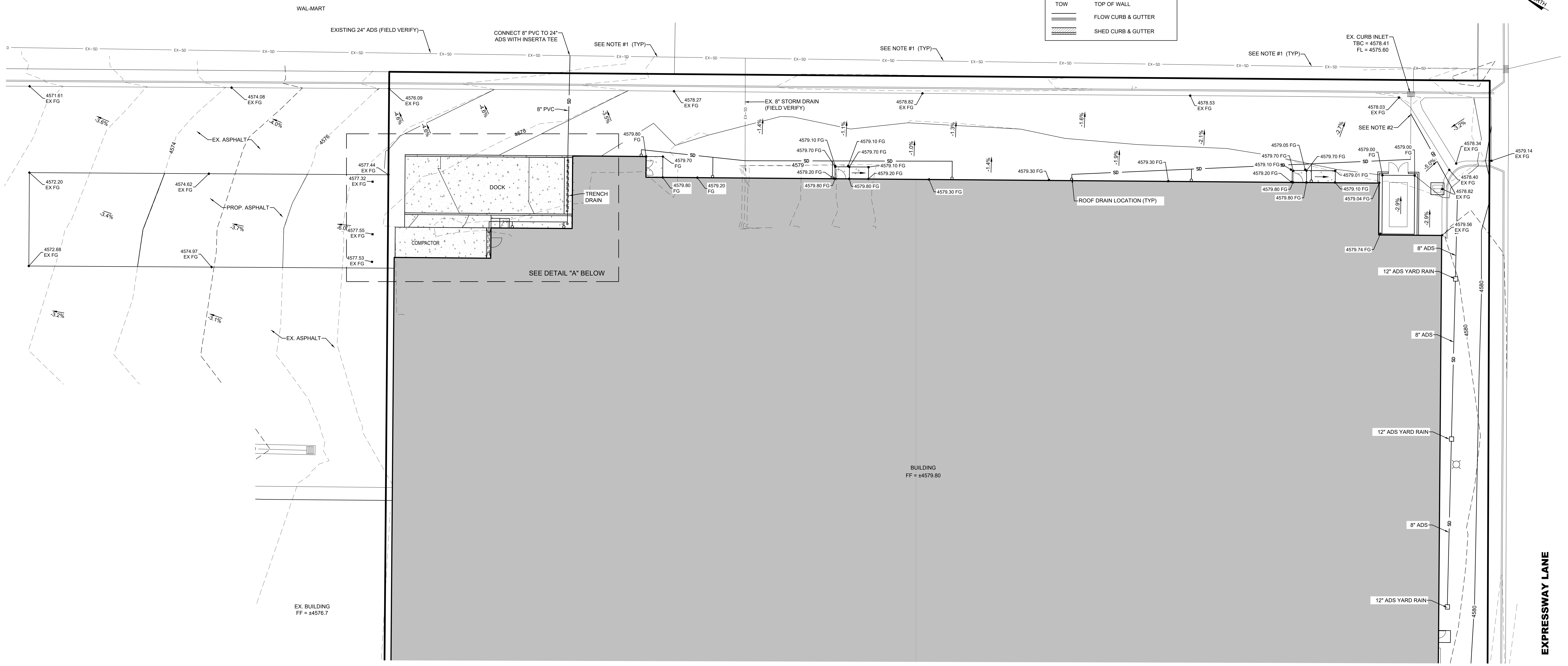
1. AS-BUILT FINISH FLOOR OF THE EXISTING BUILDING ELEVATION VARIED BETWEEN ±4579.7 & ±4579.8. MAINTAIN SLOPES AWAY FROM BUILDING AS SHOWN ON PLANS AND ADJUST GRADES AS NECESSARY.

STORM DRAINAGE NOTES:

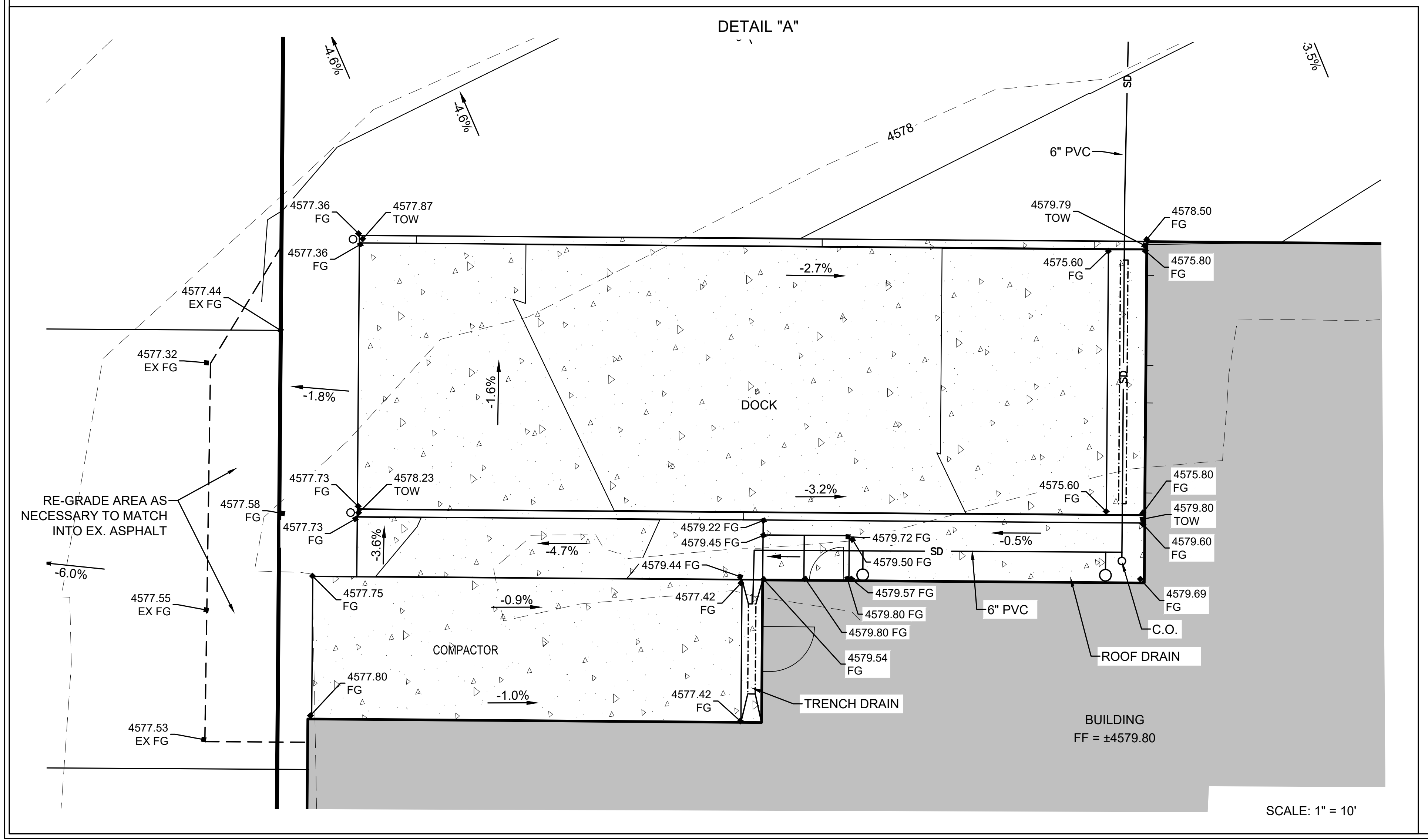
1. FIELD VERIFY LOCATION OF EXISTING STORM DRAIN. CONNECT ROOF DRAINS TO EXISTING LINES.
2. FIELD VERIFY EXISTING STORM DRAIN LOCATION. ROUTE NEW DRAIN LINE EAST OF BUILDING TO EXISTING DRAIN.

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'
20 10 0 20
NORTH
WAL-MART
EXISTING 24" ADS (FIELD VERIFY)
CONNECT 8" PVC TO 24" ADS WITH INSERTA TEE
SEE NOTE #1 (TYP)
EX-SD
8" PVC
SD
4571.61 EX FG
4574.08 EX FG
4576.09 EX FG
4578.27 EX FG
4578.82 EX FG
4578.53 EX FG
EX. 8" STORM DRAIN (FIELD VERIFY)
-3.6%
-4.0%
-4.6%
-3.5%
4574
4576
4578
4579
EX. ASPHALT
PROP. ASPHALT
4572.20 EX FG
4574.62 EX FG
4572.68 EX FG
4574.97 EX FG
-3.4%
-3.7%
-3.2%
-3.1%
-6.0%
4577.44 EX FG
4577.32 EX FG
4577.55 EX FG
4577.53 EX FG
DOCK
COMPACTOR
TRENCH DRAIN
SEE DETAIL "A" BELOW
4579.80 FG
4579.70 FG
4579.20 FG
4579.10 FG
4579.70 FG
4579.20 FG
4579.80 FG
4579.30 FG
-1.4%
-1.1%
-1.3%
-1.0%
-1.6%
-1.9%
-2.1%
-2.7%
ROOF DRAIN LOCATION (TYP)
EX. CURB INLET
TBC = 4578.41
FL = 4575.60
4578.03 EX FG
SEE NOTE #2
-3.2%
4579.05 FG
4579.70 FG
4579.10 FG
4579.20 FG
4579.01 FG
4579.80 FG
4579.10 FG
4579.04 FG
4579.00 FG
4578.34 EX FG
4579.14 EX FG
-5.0%
4578.40 EX FG
4578.82 EX FG
-2.9%
4579.56 EX FG
4579.74 FG
8" ADS
12" ADS YARD RAIN
4580
BUILDING
FF = ±4579.80
EX. BUILDING
FF = ±4576.7
EXPRESSWAY LANE

DETAIL "A"


-4.6%
3.5%
4578
6" PVC
SD
4577.36 FG
4577.87 TOW
4577.36 FG
4579.79 TOW
4578.50 FG
4575.60 FG
4575.80 FG
4577.44 EX FG
4577.32 EX FG
-2.7%
-1.8%
-1.6%
DOCK
-3.2%
4577.73 FG
4578.23 TOW
4577.73 FG
4577.58 FG
RE-GRADE AREA AS NECESSARY TO MATCH INTO EX. ASPHALT
-6.0%
-3.6%
-4.7%
4579.22 FG
4579.45 FG
4579.72 FG
4579.50 FG
-0.5%
4575.60 FG
4575.80 FG
4579.80 TOW
4579.60 FG
4579.44 FG
4579.57 FG
4579.80 FG
4579.80 FG
4579.54 FG
4579.69 FG
6" PVC
C.O.
ROOF DRAIN
4577.75 FG
-0.9%
4577.42 FG
4577.55 EX FG
COMPACTOR
4577.80 FG
-1.0%
4577.42 FG
TRENCH DRAIN
4577.53 EX FG
BUILDING
FF = ±4579.80

SCALE: 1" = 10'

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www.lei-eng.com

NOT FOR CONSTRUCTION

SPANISH FORK, UT REALTY, LLC

SPANISH FORK, UTAH

GRADING PLAN - NORTH

REVISIONS

1 -
- -
2 -
- -
3 -
- -
4 -
- -
5 -
- -

LEI PROJECT #:
2021-0047

DRAWN BY:
RWH

DESIGNED BY:
BTG

SCALE:
1"=20'

DATE:
11/12/2021

SHEET
C500

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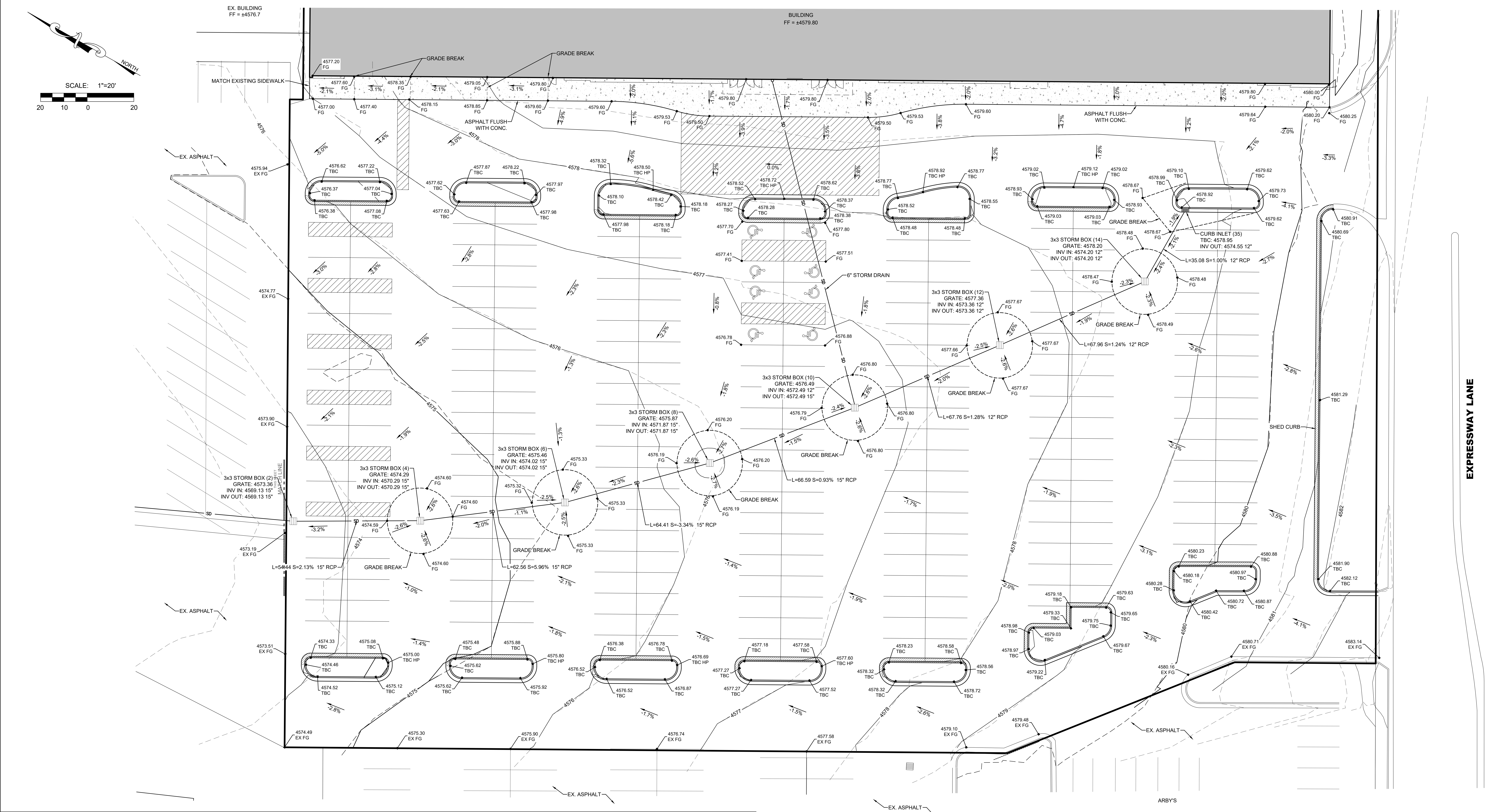
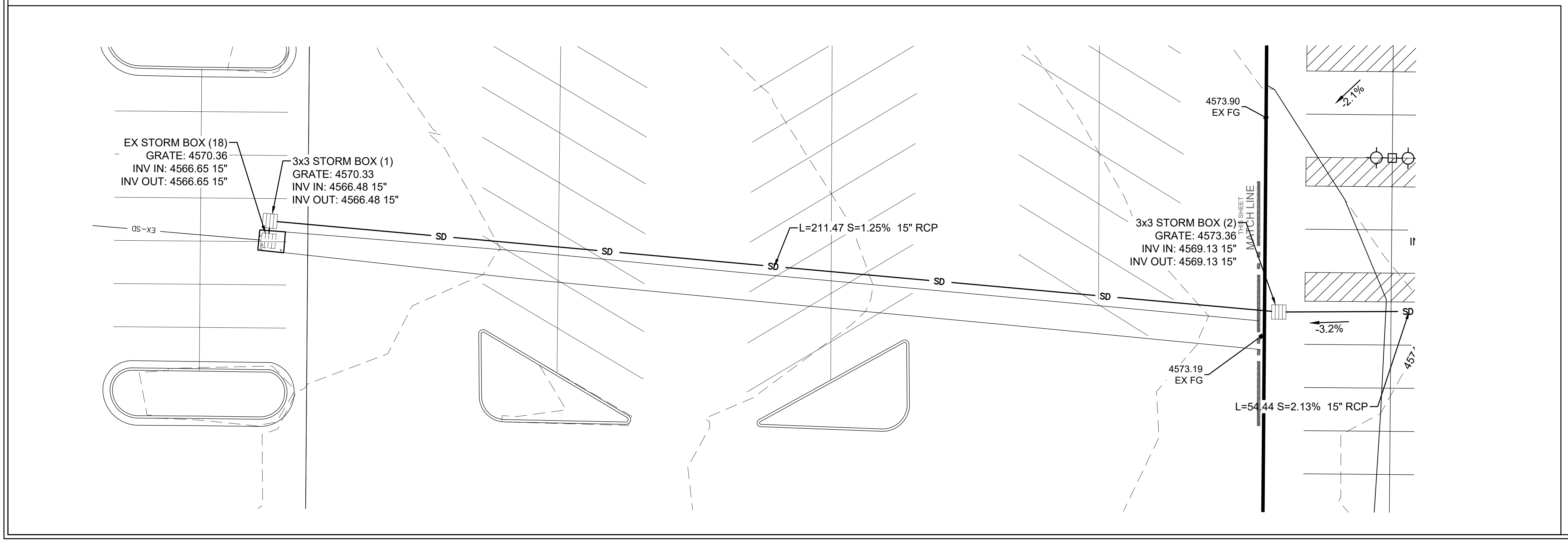

NORTH
SCALE: 1"=20'
20 10 0 20
EX. BUILDING
FF = ±4576.7
BUILDING
FF = ±4579.80
GRADE BREAK
MATCH EXISTING SIDEWALK
ASPHALT FLUSH WITH CONC.
EX. ASPHALT
6" STORM DRAIN
3x3 STORM BOX (2)
GRATE: 4573.36
INV IN: 4569.13 15"
INV OUT: 4569.13 15"
3x3 STORM BOX (4)
GRATE: 4574.29
INV IN: 4570.29 15"
INV OUT: 4570.29 15"
3x3 STORM BOX (6)
GRATE: 4575.46
INV IN: 4574.02 15"
INV OUT: 4574.02 15"
3x3 STORM BOX (8)
GRATE: 4575.87
INV IN: 4571.87 15"
INV OUT: 4571.87 15"
3x3 STORM BOX (10)
GRATE: 4576.49
INV IN: 4572.49 12"
INV OUT: 4572.49 15"
3x3 STORM BOX (12)
GRATE: 4577.36
INV IN: 4573.36 12"
INV OUT: 4573.36 12"
3x3 STORM BOX (14)
GRATE: 4578.20
INV IN: 4574.20 12"
INV OUT: 4574.20 12"
CURB INLET (35)
TBC: 4578.95
INV OUT: 4574.55 12"
L=54.44 S=2.13% 15" RCP
L=62.56 S=5.96% 15" RCP
L=64.41 S=-3.34% 15" RCP
L=66.59 S=0.93% 15" RCP
L=67.76 S=1.28% 12" RCP
L=67.96 S=1.24% 12" RCP
L=35.08 S=1.00% 12" RCP
SHED CURB
EXPRESSWAY LANE
ARBY'S
MATCH LINE


EX STORM BOX (18)
GRATE: 4570.36
INV IN: 4566.65 15"
INV OUT: 4566.65 15"
3x3 STORM BOX (1)
GRATE: 4570.33
INV IN: 4566.48 15"
INV OUT: 4566.48 15"
L=211.47 S=1.25% 15" RCP
3x3 STORM BOX (2)
GRATE: 4573.36
INV IN: 4569.13 15"
INV OUT: 4569.13 15"
4573.90 EX FG
4573.19 EX FG
L=54.44 S=2.13% 15" RCP
-3.2%
MATCH LINE

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.

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

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SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH

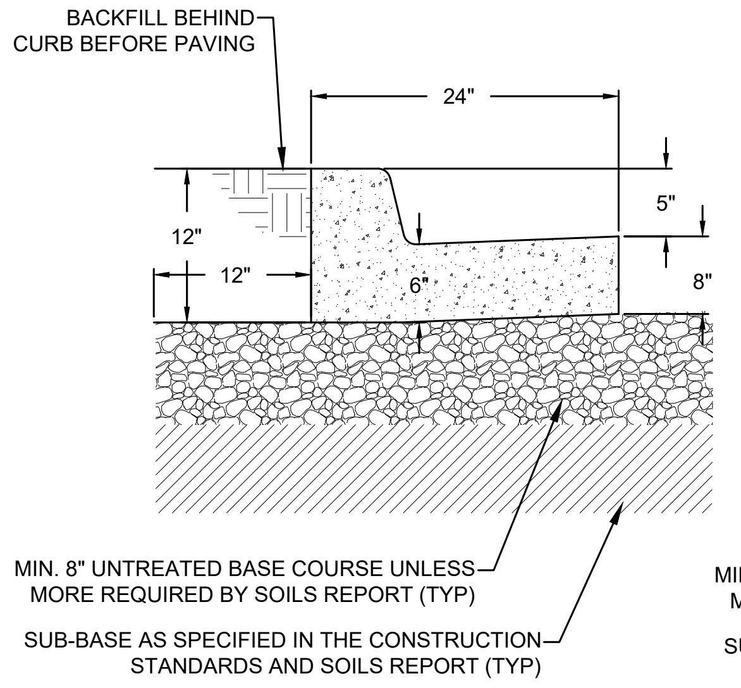
GRADING PLAN - SOUTH

REVISIONS
1 -
2 -
3 -
4 -
5 -

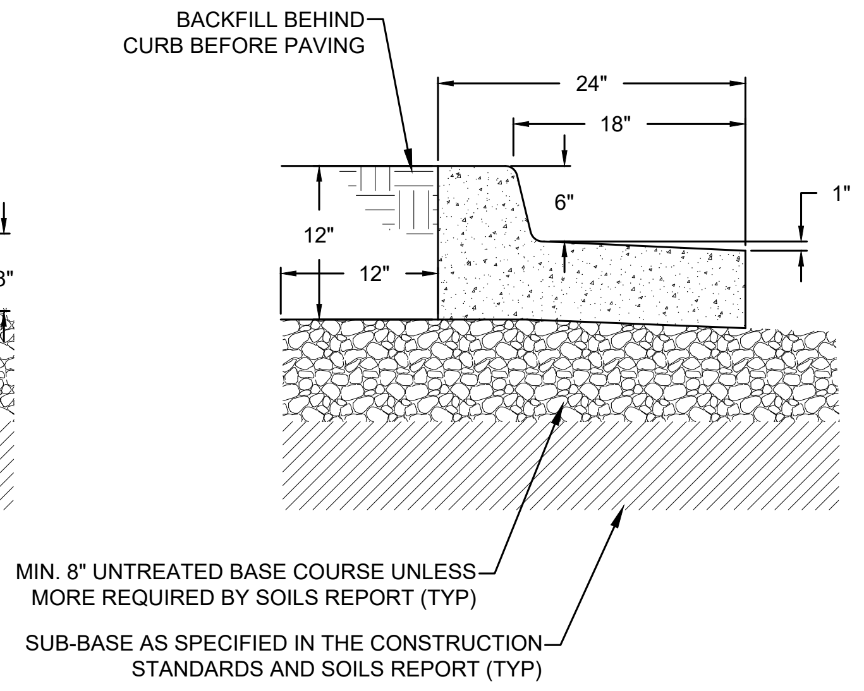
LEI PROJECT #:
2021-0047
DRAWN BY:
RWH
DESIGNED BY:
BTG
SCALE:
1"=20'
DATE:
11/12/2021
SHEET
C501

U:\0 _LEI PROJECTS\2021\2021-0047 TLM COMM BLDG SITE PLAN - SF\CAD\DWG\21-0047 TLM SITE PLAN.DWG 11/11/2021 4:57 PM

SEE SPANISH FORK CITY STANDARD DRAWINGS FOR MORE DETAILS

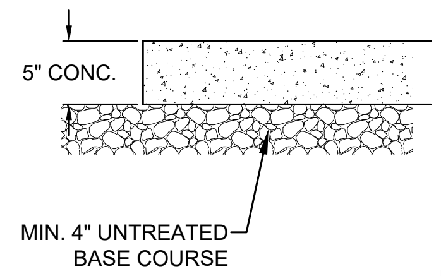

BACKFILL BEHIND CURB BEFORE PAVING
24"
5"
12"
12"
6"
8"
MIN. 8" UNTREATED BASE COURSE UNLESS MORE REQUIRED BY SOILS REPORT (TYP)
SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT (TYP)

24" FLOW CURB - SITE

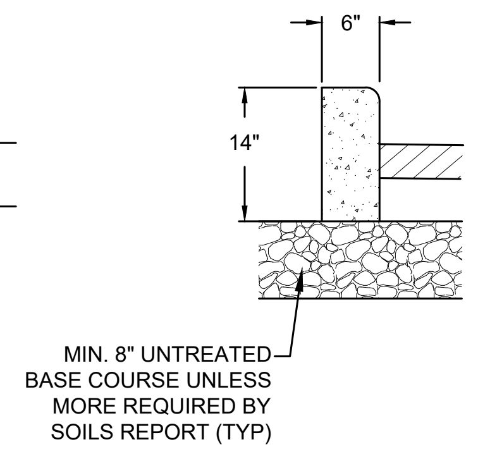

BACKFILL BEHIND CURB BEFORE PAVING
24"
18"
6"
1"
12"
12"
MIN. 8" UNTREATED BASE COURSE UNLESS MORE REQUIRED BY SOILS REPORT (TYP)
SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT (TYP)

24" SHED CURB

(HATCHED ON PLAN)

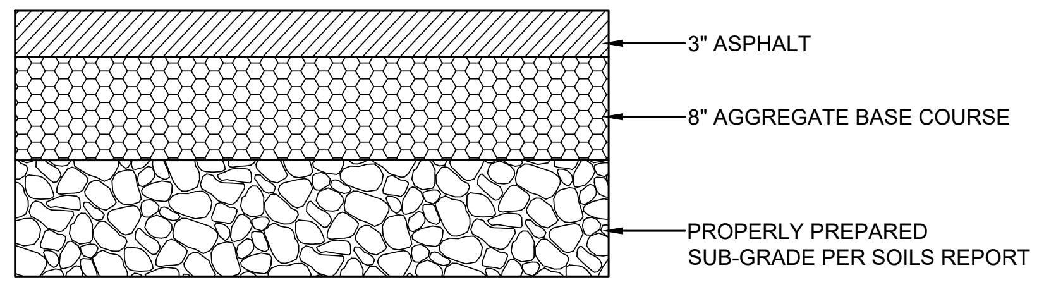

5" CONC.
MIN. 4" UNTREATED BASE COURSE

SIDEWALK SECTION

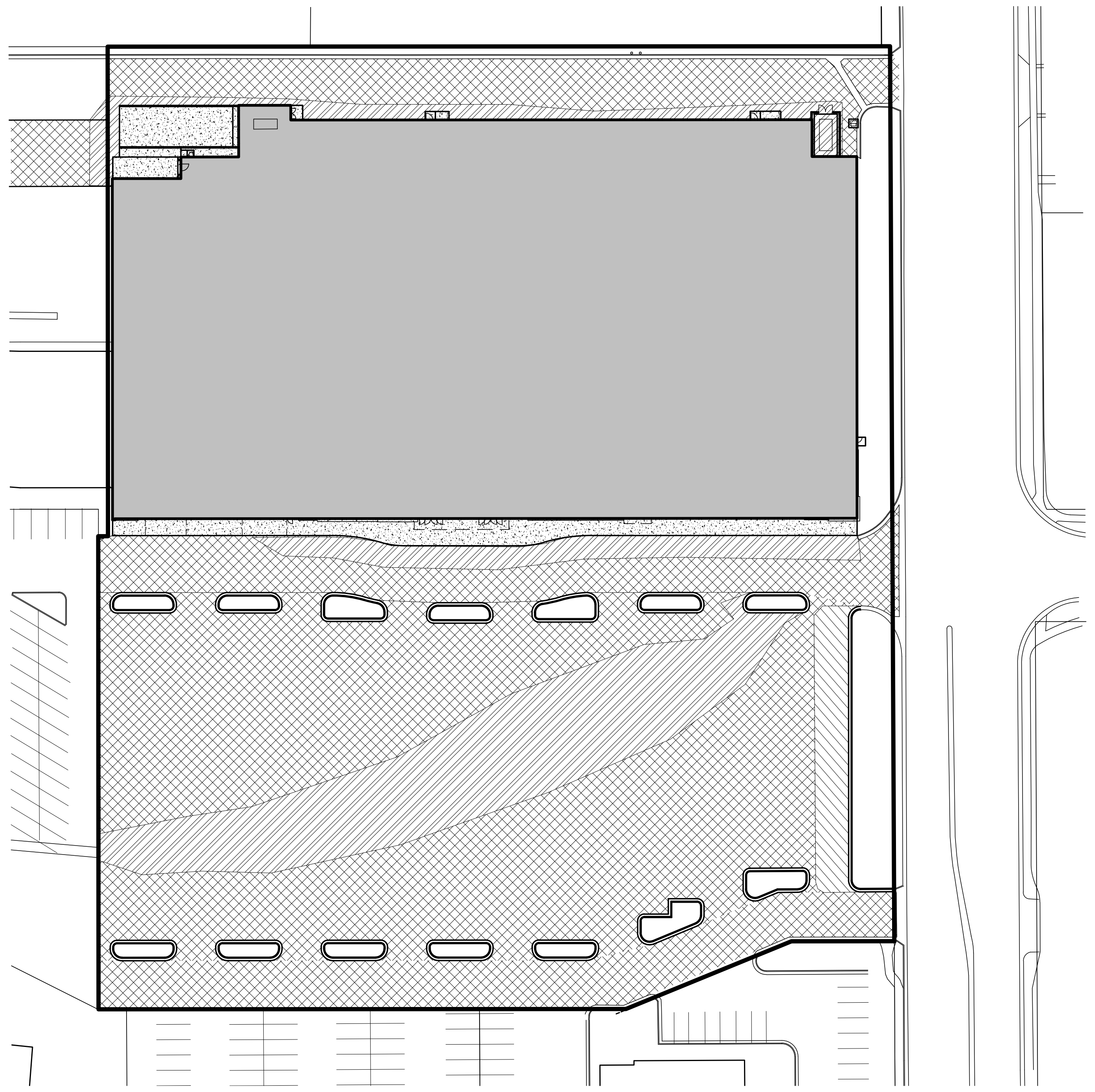

6"
14"
MIN. 8" UNTREATED BASE COURSE UNLESS MORE REQUIRED BY SOILS REPORT (TYP)

6" CURB

1 CURB & GUTTER DETAILS


3" ASPHALT
8" AGGREGATE BASE COURSE
PROPERLY PREPARED SUB-GRADE PER SOILS REPORT

PARKING AREA PAVING SECTION



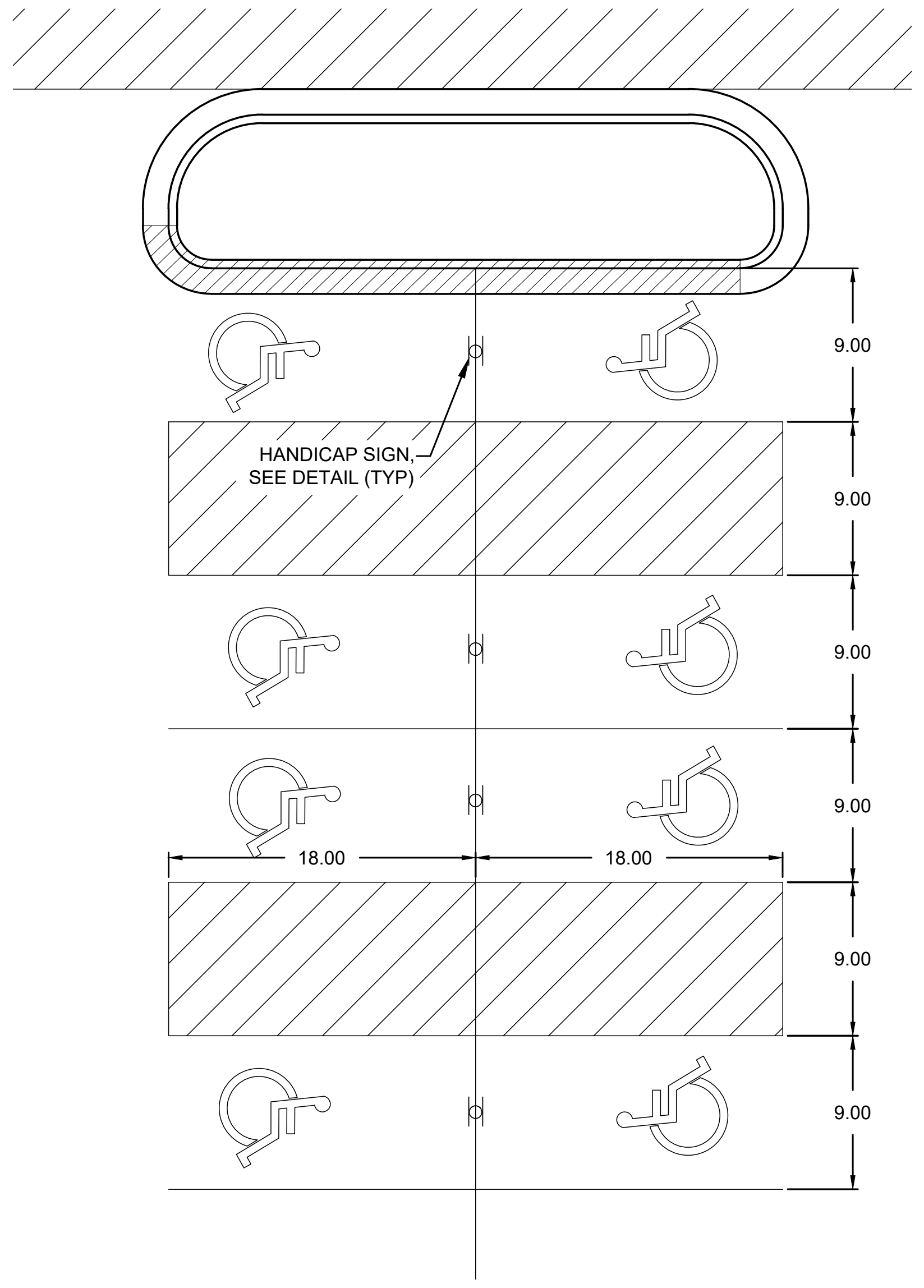
▨ PARKING AREA PAVING SECTION

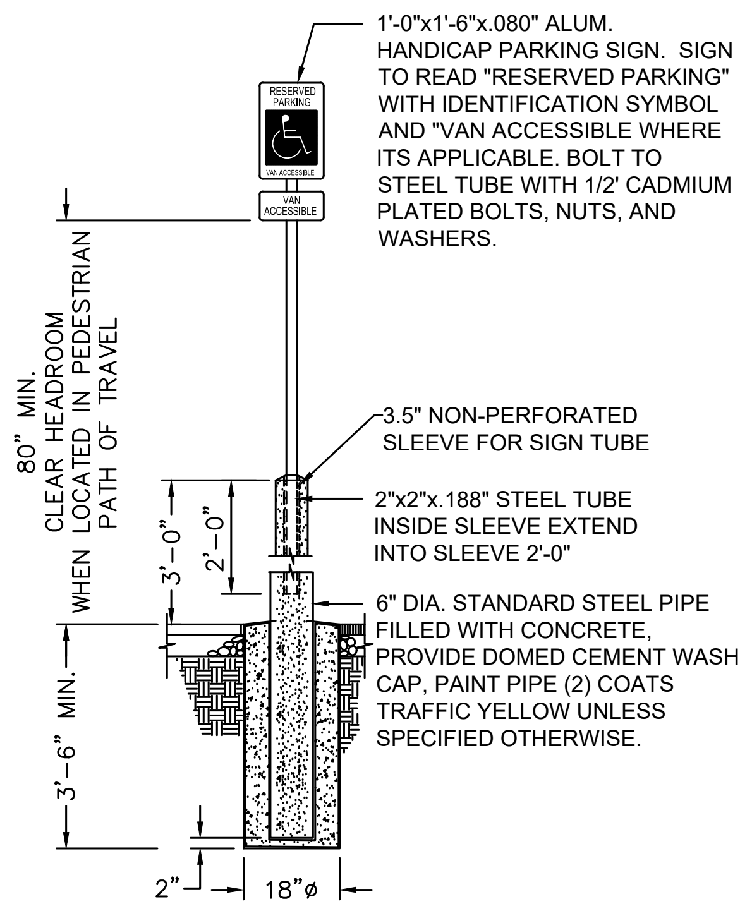
▩ 1-1/2" MILL AND RE-PAVE AREA

▨ FULL MILL, RE-GRADE AND RE-PAVE AREA

SEE SOILS REPORT BY CMT ENGINEERING DATED AUGUST 8, 2019 FOR STANDARDS AND SPECIFICATIONS

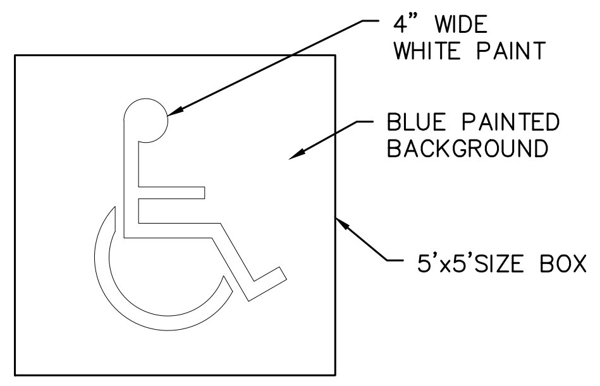
2 PAVING SECTION


HANDICAP SIGN SEE DETAIL (TYP)
9.00
9.00
9.00
9.00
9.00
9.00
18.00
18.00

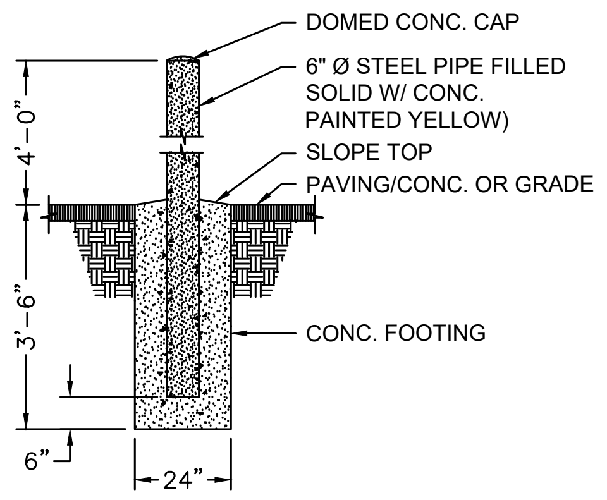

1'-0"x1'-6"x.080" ALUM. HANDICAP PARKING SIGN. SIGN TO READ "RESERVED PARKING" WITH IDENTIFICATION SYMBOL AND "VAN ACCESSIBLE WHERE ITS APPLICABLE. BOLT TO STEEL TUBE WITH 1/2' CADMIUM PLATED BOLTS, NUTS, AND WASHERS.
RESERVED PARKING
VAN ACCESSIBLE
VAN ACCESSIBLE
80" MIN. CLEAR HEADROOM WHEN LOCATED IN PEDESTRIAN PATH OF TRAVEL
3.5" NON-PERFORATED SLEEVE FOR SIGN TUBE
2"x2"x.188" STEEL TUBE INSIDE SLEEVE EXTEND INTO SLEEVE 2'-0"
3'-0"
2'-0"
6" DIA. STANDARD STEEL PIPE FILLED WITH CONCRETE, PROVIDE DOMED CEMENT WASH CAP, PAINT PIPE (2) COATS TRAFFIC YELLOW UNLESS SPECIFIED OTHERWISE.
3'-6" MIN.
2"
18"ø

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

DETAIL-B
ADA PARKING SIGN
NOT TO SCALE


4" WIDE WHITE PAINT
BLUE PAINTED BACKGROUND
5'x5'SIZE BOX

DETAIL-C
ACCESSIBLE PARKING SYMBOL
NOT TO SCALE


DOMED CONC. CAP
6" Ø STEEL PIPE FILLED SOLID W/ CONC. PAINTED YELLOW)
SLOPE TOP
PAVING/CONC. OR GRADE
4'-0"
3'-6"
CONC. FOOTING
6"
24"

DETAIL-D
FIXED BOLLARD
NOT TO SCALE

? HANDICAP PARKING AND SIGN & BOLLARD DETAIL

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SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH

DETAILS

REVISIONS
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LEI PROJECT #:
2021-0047
DRAWN BY:
RWH
DESIGNED BY:
BTG
SCALE:
NONE
DATE:
11/12/2021

SHEET
C600

EST. 1855
SPANISH FORK
PRIDE & PROGRESS

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 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.
- 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 Councilmember		
MIKE MENDENHALL Councilmember		
SHANE MARSHALL Councilmember		
STACY BECK Councilmember		
CHAD ARGYLE Councilmember		

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 December 1, 2021, whereat public comment was received; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on December 7, 2021, 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 7th day of December, 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

EST. 1855
SPANISH FORK
PRIDE & PROGRESS

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

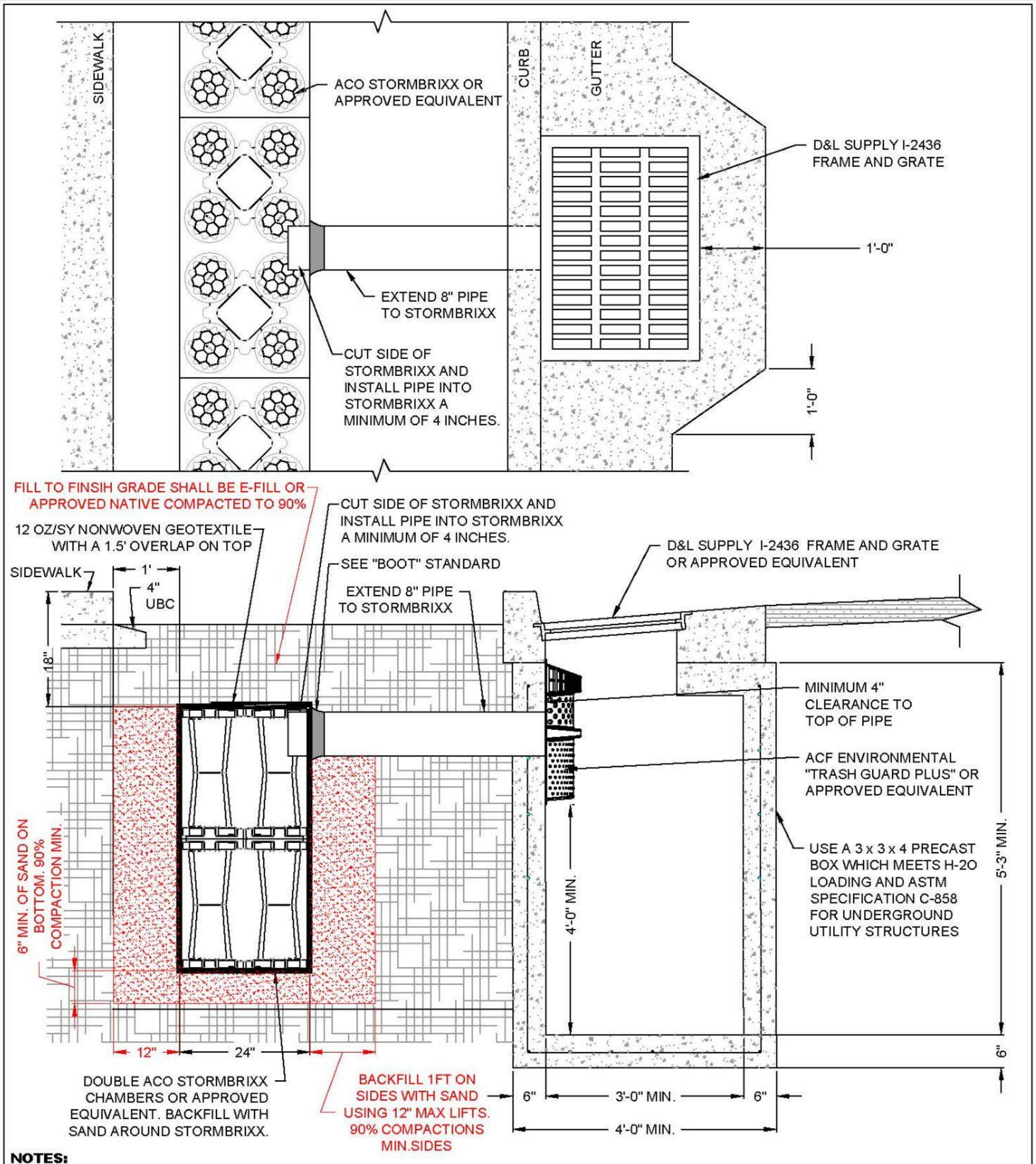
A. Mix Design. Concrete mix designs shall meet the following requirements:

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


SIDEWALK
ACO STORMBRIXX OR APPROVED EQUIVALENT
CURB
GUTTER
D&L SUPPLY I-2436 FRAME AND GRATE
1'-0"
EXTEND 8" PIPE TO STORMBRIXX
CUT SIDE OF STORMBRIXX AND INSTALL PIPE INTO STORMBRIXX A MINIMUM OF 4 INCHES.
1'-0"
FILL TO FINSIH GRADE SHALL BE E-FILL OR APPROVED NATIVE COMPACTED TO 90%
12 OZ/SY NONWOVEN GEOTEXTILE WITH A 1.5' OVERLAP ON TOP
SIDEWALK
1'
4" UBC
18"
CUT SIDE OF STORMBRIXX AND INSTALL PIPE INTO STORMBRIXX A MINIMUM OF 4 INCHES.
SEE "BOOT" STANDARD
EXTEND 8" PIPE TO STORMBRIXX
D&L SUPPLY I-2436 FRAME AND GRATE OR APPROVED EQUIVALENT
MINIMUM 4" CLEARANCE TO TOP OF PIPE
ACF ENVIRONMENTAL "TRASH GUARD PLUS" OR APPROVED EQUIVALENT
USE A 3 x 3 x 4 PRECAST BOX WHICH MEETS H-20 LOADING AND ASTM SPECIFICATION C-858 FOR UNDERGROUND UTILITY STRUCTURES
5'-3" MIN.
4'-0" MIN.
6" MIN. OF SAND ON BOTTOM. 90% COMPACTION MIN.
12"
24"
6"
DOUBLE ACO STORMBRIXX CHAMBERS OR APPROVED EQUIVALENT. BACKFILL WITH SAND AROUND STORMBRIXX.
BACKFILL 1FT ON SIDES WITH SAND USING 12" MAX LIFTS. 90% COMPACTIONS MIN.SIDES
6"
3'-0" MIN.
6"
4'-0" MIN.

NOTES:

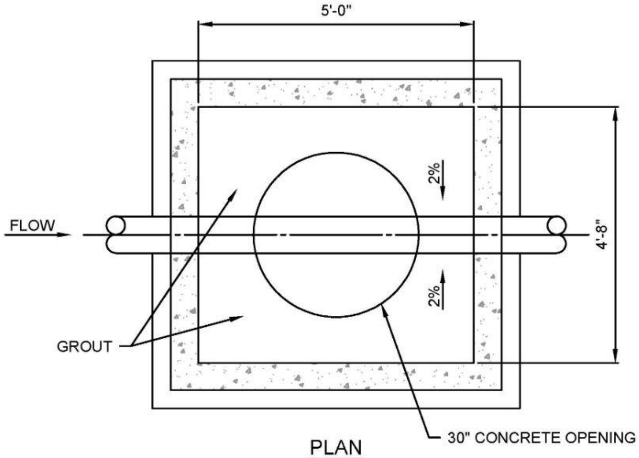
1. DETAILED ENGINEERING SHALL BE SUBMITTED TO THE CITY FOR APPROVAL ON ALL CAST IN PLACE BOXES.
2. "SNOUT" OIL-WATER-DEBRIS SEPARATOR SHALL BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
3. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED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

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

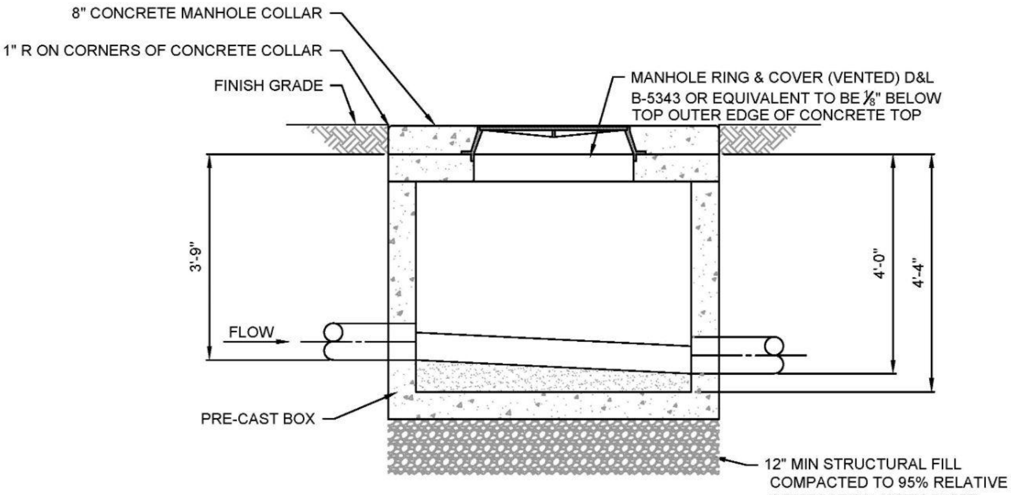
STANDARD DRAWING

LOW IMPACT DEVELOPMENT (LID) RESIDENTIAL STREET INLET BOX

DRAWN: JLR		SCALE NONE
DESIGN: MHC		
REVISION:		STANDARD SD-405
DATE: 10/6/2020		


5'-0"
FLOW
2%
2%
4'-8"
GROUT
30" CONCRETE OPENING

PLAN


8" CONCRETE MANHOLE COLLAR
1" R ON CORNERS OF CONCRETE COLLAR
FINISH GRADE
MANHOLE RING & COVER (VENTED) D&L B-5343 OR EQUIVALENT TO BE ⅛" BELOW TOP OUTER EDGE OF CONCRETE TOP
3'-9"
4'-0"
4'-4"
FLOW
PRE-CAST BOX
12" MIN STRUCTURAL FILL COMPACTED TO 95% RELATIVE COMPACTION (ASTM D1557)

SECTION

NOTES:

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

SPANISH FORK
ENGINEERING

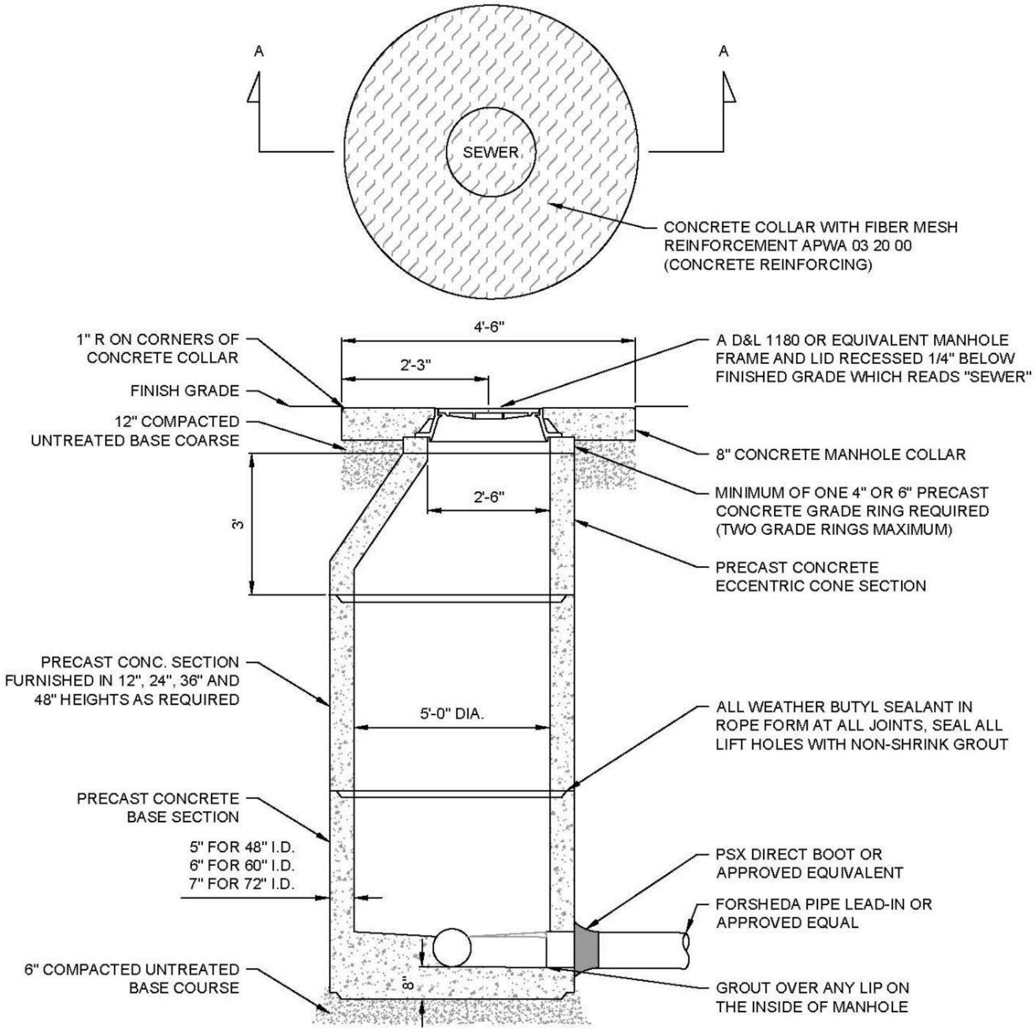
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

STANDARD DRAWING
SAMPLING MANHOLE 4FT OR LESS

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

SCALE
NONE

STANDARD
SS-306


A
A
SEWER
CONCRETE COLLAR WITH FIBER MESH REINFORCEMENT APWA 03 20 00 (CONCRETE REINFORCING)
1" R ON CORNERS OF CONCRETE COLLAR
4'-6"
2'-3"
A D&L 1180 OR EQUIVALENT MANHOLE FRAME AND LID RECESSED 1/4" BELOW FINISHED GRADE WHICH READS "SEWER"
FINISH GRADE
12" COMPACTED UNTREATED BASE COARSE
8" CONCRETE MANHOLE COLLAR
MINIMUM OF ONE 4" OR 6" PRECAST CONCRETE GRADE RING REQUIRED (TWO GRADE RINGS MAXIMUM)
3'
2'-6"
PRECAST CONCRETE ECCENTRIC CONE SECTION
PRECAST CONC. SECTION FURNISHED IN 12", 24", 36" AND 48" HEIGHTS AS REQUIRED
5'-0" DIA.
ALL WEATHER BUTYL SEALANT IN ROPE FORM AT ALL JOINTS, SEAL ALL LIFT HOLES WITH NON-SHRINK GROUT
PRECAST CONCRETE BASE SECTION
5" FOR 48" I.D.
6" FOR 60" I.D.
7" FOR 72" I.D.
PSX DIRECT BOOT OR APPROVED EQUIVALENT
FORSHEDA PIPE LEAD-IN OR APPROVED EQUAL
6" COMPACTED UNTREATED BASE COURSE
8"
GROUT OVER ANY LIP ON THE INSIDE OF MANHOLE

NOTES:

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

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

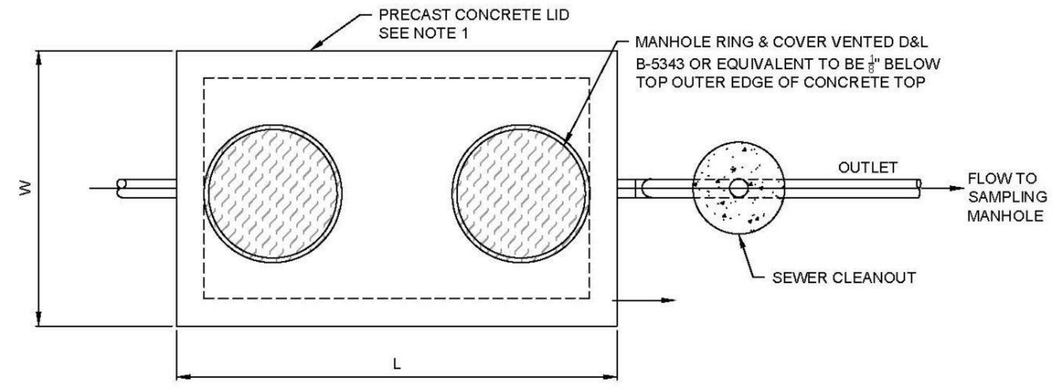
STANDARD DRAWING

SAMPLING MANHOLE 4FT OR DEEPER

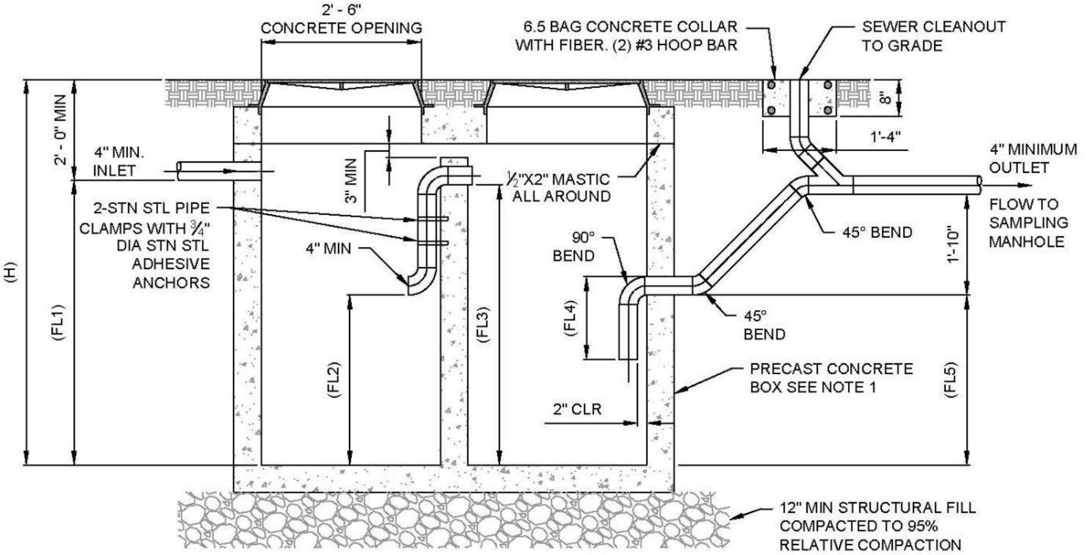
DRAWN: JLR
DESIGN: MHC
REVISION:
DATE: 4/16/2019

SCALE
NONE

STANDARD
SS-307


PRECAST CONCRETE LID
SEE NOTE 1
MANHOLE RING & COVER VENTED D&L
B-5343 OR EQUIVALENT TO BE ⅛" BELOW
TOP OUTER EDGE OF CONCRETE TOP
W
OUTLET
FLOW TO
SAMPLING
MANHOLE
SEWER CLEANOUT
L

PLAN


2' - 6"
CONCRETE OPENING
6.5 BAG CONCRETE COLLAR
WITH FIBER. (2) #3 HOOP BAR
SEWER CLEANOUT
TO GRADE
8"
2' - 0" MIN
4" MIN.
INLET
3" MIN
½"X2" MASTIC
ALL AROUND
1'-4"
4" MINIMUM
OUTLET
2-STN STL PIPE
CLAMPS WITH ¾"
DIA STN STL
ADHESIVE
ANCHORS
FLOW TO
SAMPLING
MANHOLE
45° BEND
4" MIN
90°
BEND
1'-10"
(H)
(FL1)
(FL2)
(FL3)
(FL4)
45°
BEND
PRECAST CONCRETE
BOX SEE NOTE 1
(FL5)
2" CLR
12" MIN STRUCTURAL FILL
COMPACTED TO 95%
RELATIVE COMPACTION
(ASTM D1557)

SECTION

1000 - 1200 GALLON GREASE TRAP SCHEDULES

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

NOTES:

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

SPANISH FORK
ENGINEERING

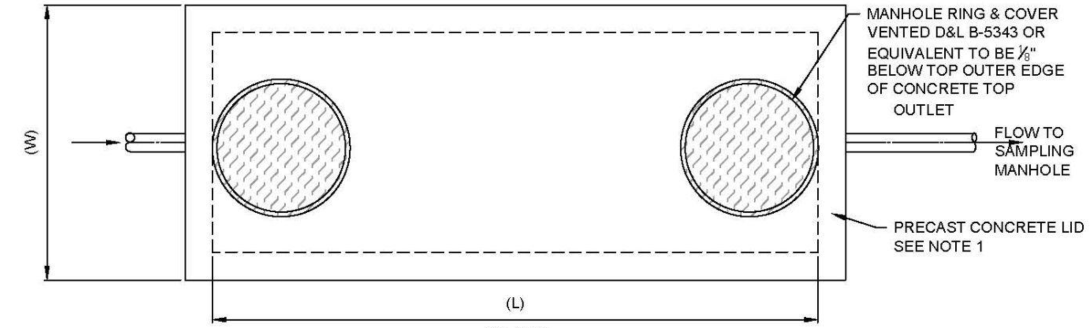
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

STANDARD DRAWING
1000 - 1200 GALLON GREASE TRAPS

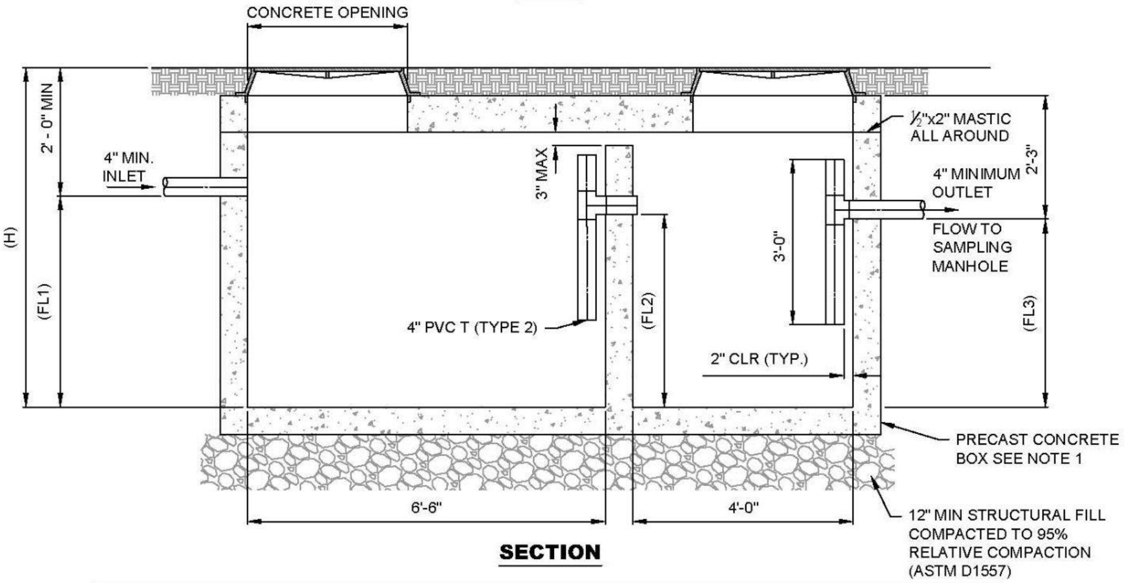
DRAWN:	JLR
DESIGN:	MHC
REVISION:	
DATE:	4/16/2019

SCALE
NONE

STANDARD
SS-308


MANHOLE RING & COVER VENTED D&L B-5343 OR EQUIVALENT TO BE 1/8" BELOW TOP OUTER EDGE OF CONCRETE TOP
OUTLET
FLOW TO SAMPLING MANHOLE
PRECAST CONCRETE LID SEE NOTE 1
(W)
(L)

PLAN


2' - 6" CONCRETE OPENING
2' - 0" MIN
4" MIN. INLET
(H)
(FL1)
3" MAX
4" PVC T (TYPE 2)
(FL2)
3'-0"
1/2"x2" MASTIC ALL AROUND
4" MINIMUM OUTLET
2'-3"
FLOW TO SAMPLING MANHOLE
(FL3)
2" CLR (TYP.)
PRECAST CONCRETE BOX SEE NOTE 1
6'-6"
4'-0"
12" MIN STRUCTURAL FILL COMPACTED TO 95% RELATIVE COMPACTION (ASTM D1557)

SECTION

1500 - 6000 GALLON GREASE TRAP SCHEDULES

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

NOTES:

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

SPANISH FORK ENGINEERING

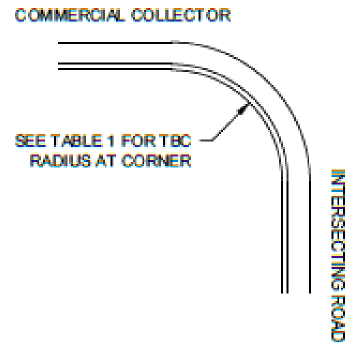
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

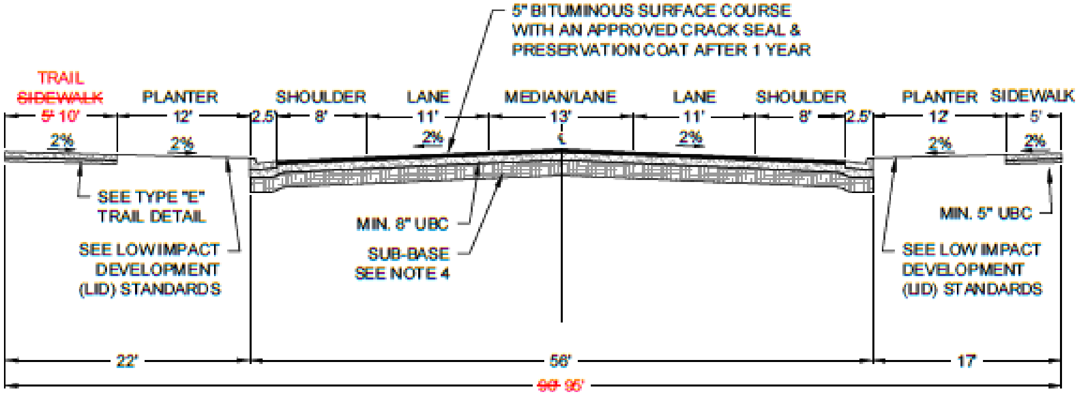
STANDARD DRAWING
1500-6000 GALLON GREASE TRAPS

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

SCALE NONE
STANDARD SS-309

TABLE 1	
COMMERCIAL COLLECTOR STREET INTERSECTION RADIUS	
INTERSECTING ROAD	TBC RADIUS
MAJOR ARTERIAL	40'
MINOR ARTERIAL	35'
MAJOR COLLECTOR	35'
MINOR COLLECTOR	35'
COMMERCIAL LOCAL	35'
RESIDENTIAL LOCAL	30'


COMMERCIAL COLLECTOR
SEE TABLE 1 FOR TBC RADIUS AT CORNER
INTERSECTING ROAD


5" BITUMINOUS SURFACE COURSE WITH AN APPROVED CRACK SEAL & PRESERVATION COAT AFTER 1 YEAR
TRAIL
~~SIDEWALK~~
~~5'~~ 10'
PLANTER
12'
SHOULDER
2.5'
8'
LANE
11'
MEDIAN/LANE
13'
℄
LANE
11'
SHOULDER
8'
2.5'
PLANTER
12'
SIDEWALK
5'
2%
2%
2%
2%
2%
2%
SEE TYPE "E" TRAIL DETAIL
SEE LOW IMPACT DEVELOPMENT (LID) STANDARDS
MIN. 8" UBC
SUB-BASE SEE NOTE 4
MIN. 5" UBC
SEE LOW IMPACT DEVELOPMENT (LID) STANDARDS
22'
56'
17'
~~90'~~ 95'

COMMERCIAL COLLECTOR 3 LANE STREET - ~~90'~~ 95' ROW

NOTES:

1. SEE STANDARD DRAWINGS FOR TRAILS AND SIDEWALKS.
2. TRAIL MAY BE INSTALLED ON EITHER SIDE OF STREET AS APPROVED BY THE CITY ENGINEER. SIDEWALK SHALL BE INSTALLED ON THE OPPOSITE SIDE.
3. PLANTER MAY BE GRASS OR XERISCAPE, AS APPROVED BY THE CITY ENGINEER. SEE STANDARD DRAWINGS FOR LID PLANTERS.
4. SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT.
5. MINIMUM OF 8" UNTREATED BASE COURSE UNDER STREET PAVEMENT AND CURB & GUTTER.
6. 8' LANDSCAPED MEDIAN MAY BE REQUIRED FOR SECTIONS THAT ARE LONGER THAN 500' BETWEEN INTERSECTIONS.
7. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.
8. XERISCAPED PLANTERS MAY BE INSTALLED IF PLAN IS APPROVED BY CITY ENGINEER OR DESIGNEE.

SPANISH FORK
ENGINEERING

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

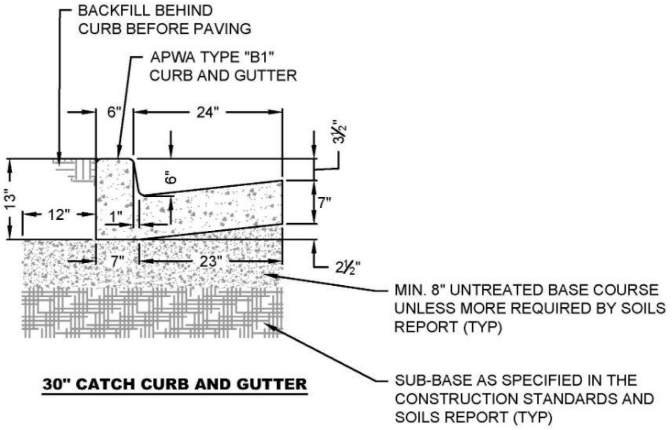
STANDARD DRAWING

COMMERCIAL COLLECTOR 3 LANE STREET

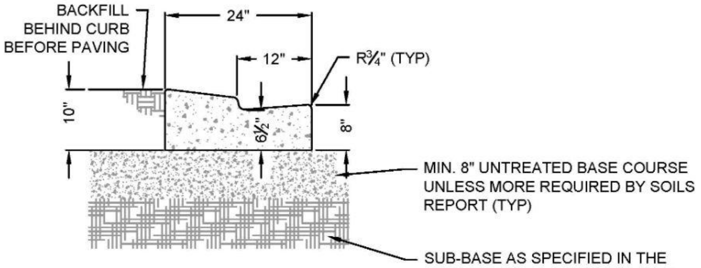
DRAWN: JLR
DESIGN: MHC
REVISION:
DATE: 2/02/2021

SCALE
NONE

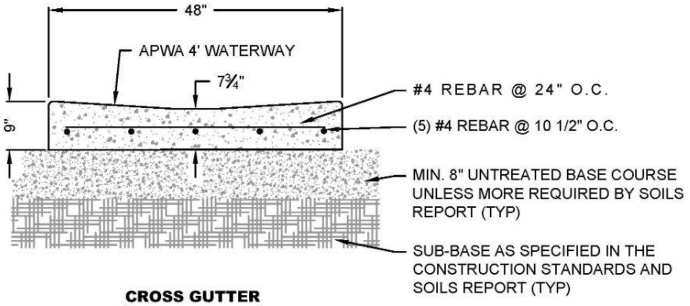
STANDARD
ST-507


BACKFILL BEHIND CURB BEFORE PAVING
APWA TYPE "B1" CURB AND GUTTER
6"
24"
3½"
13"
12"
6"
1"
7"
7"
23"
2½"
MIN. 8" UNTREATED BASE COURSE UNLESS MORE REQUIRED BY SOILS REPORT (TYP)
SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT (TYP)

30" CATCH CURB AND GUTTER


BACKFILL BEHIND CURB BEFORE PAVING
24"
12"
R¾" (TYP)
10"
6½"
8"
MIN. 8" UNTREATED BASE COURSE UNLESS MORE REQUIRED BY SOILS REPORT (TYP)
SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT (TYP)

24" DRIVE THROUGH GUTTER
SEE NOTE 9


48"
APWA 4' WATERWAY
7¾"
#4 REBAR @ 24" O.C.
(5) #4 REBAR @ 10 1/2" O.C.
9"
MIN. 8" UNTREATED BASE COURSE UNLESS MORE REQUIRED BY SOILS REPORT (TYP)
SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT (TYP)

CROSS GUTTER

NOTES:

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

SPANISH FORK
ENGINEERING

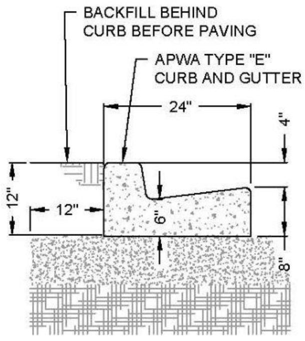
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

STANDARD DRAWING
APPROVED CURB & GUTTERS

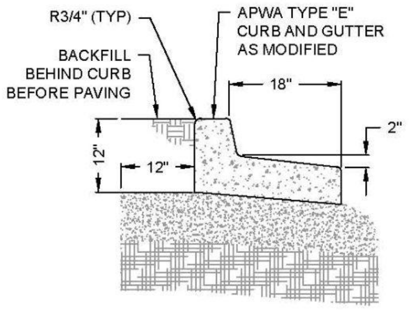
DRAWN: JLR
DESIGN: MHC
REVISION:
DATE: 2/02/2021

SCALE
NONE

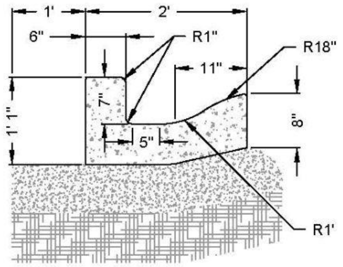
STANDARD
ST-512


BACKFILL BEHIND
CURB BEFORE PAVING
APWA TYPE "E"
CURB AND GUTTER
24"
4"
12"
12"
6"
8"

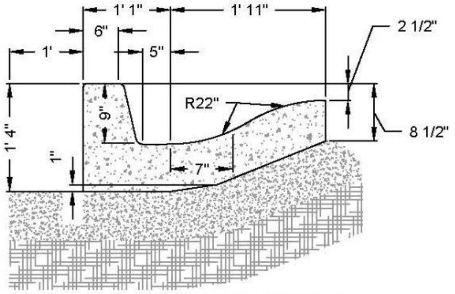
24" CATCH CURB AND GUTTER


R3/4" (TYP)
APWA TYPE "E"
CURB AND GUTTER
AS MODIFIED
BACKFILL
BEHIND CURB
BEFORE PAVING
18"
2"
12"
12"

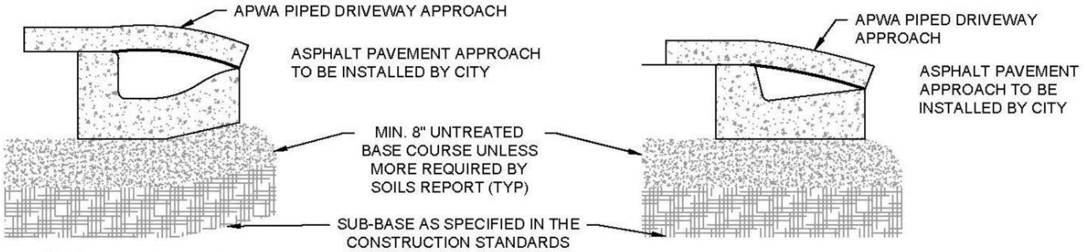
FLOW AWAY CURB AND GUTTER


1'
2'
6"
R1"
R18"
11"
7"
1' 1"
8"
5"
R1'

TYPE A IRRIGATION GUTTER


1' 1"
1' 11"
6"
1'
5"
2 1/2"
R22"
9"
1' 4"
1"
7"
8 1/2"

TYPE B IRRIGATION GUTTTER


APWA PIPED DRIVEWAY APPROACH
ASPHALT PAVEMENT APPROACH
TO BE INSTALLED BY CITY
MIN. 8" UNTREATED
BASE COURSE UNLESS
MORE REQUIRED BY
SOILS REPORT (TYP)
SUB-BASE AS SPECIFIED IN THE
CONSTRUCTION STANDARDS
AND SOILS REPORT (TYP)
APWA PIPED DRIVEWAY
APPROACH
ASPHALT PAVEMENT
APPROACH TO BE
INSTALLED BY CITY

PIPED DEEP GUTTER
DRIVEWAY APPROACH

PIPED STANDARD GUTTER
DRIVEWAY APPROACH

NOTES:

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

SPANISH FORK
ENGINEERING

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

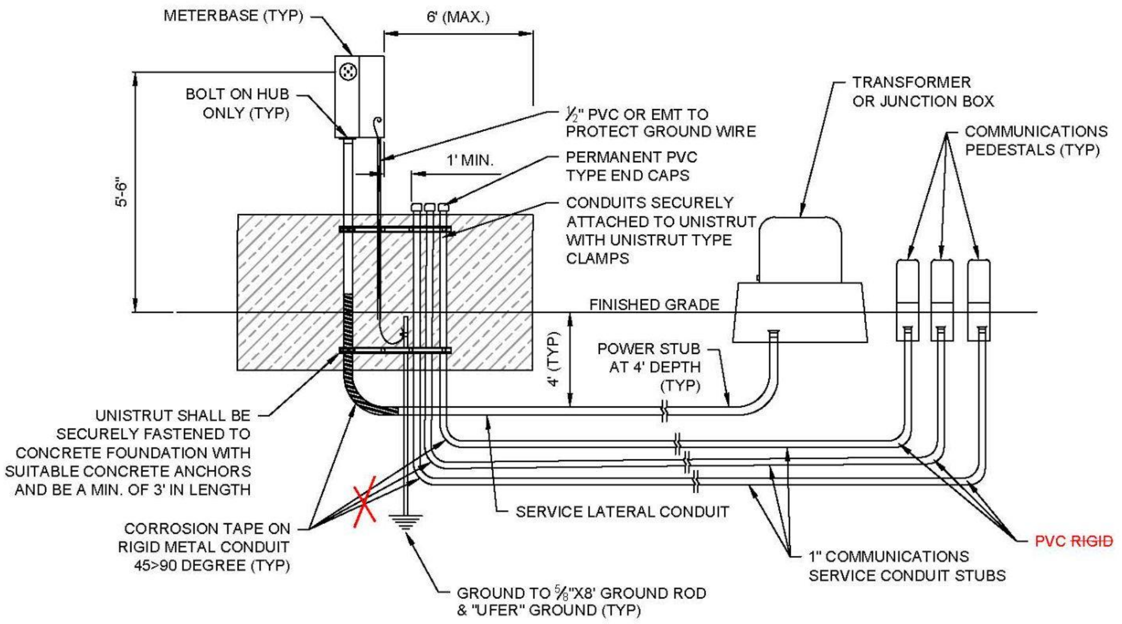
STANDARD DRAWING
ALTERNATE CURB & GUTTERS ~~DEEP GUTTERS~~

DRAWN: JLR
DESIGN: MHC
REVISION:
DATE: 2/02/2021

SCALE
NONE

STANDARD
ST-513

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


METERBASE (TYP)
6' (MAX.)
BOLT ON HUB ONLY (TYP)
5'-6"
½" PVC OR EMT TO PROTECT GROUND WIRE
1' MIN.
PERMANENT PVC TYPE END CAPS
CONDUITS SECURELY ATTACHED TO UNISTRUT WITH UNISTRUT TYPE CLAMPS
TRANSFORMER OR JUNCTION BOX
COMMUNICATIONS PEDESTALS (TYP)
FINISHED GRADE
4' (TYP)
POWER STUB AT 4' DEPTH (TYP)
UNISTRUT SHALL BE SECURELY FASTENED TO CONCRETE FOUNDATION WITH SUITABLE CONCRETE ANCHORS AND BE A MIN. OF 3' IN LENGTH
CORROSION TAPE ON RIGID METAL CONDUIT 45>90 DEGREE (TYP)
SERVICE LATERAL CONDUIT
PVC ~~RIGID~~
1" COMMUNICATIONS SERVICE CONDUIT STUBS
GROUND TO ⅝"X8' GROUND ROD & "UFER" GROUND (TYP)

SURFACE MOUNT FRONT VIEW

NOTES:

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

SPANISH FORK
ENGINEERING

SPANISH FORK CITY
40 SOUTH MAIN STREET
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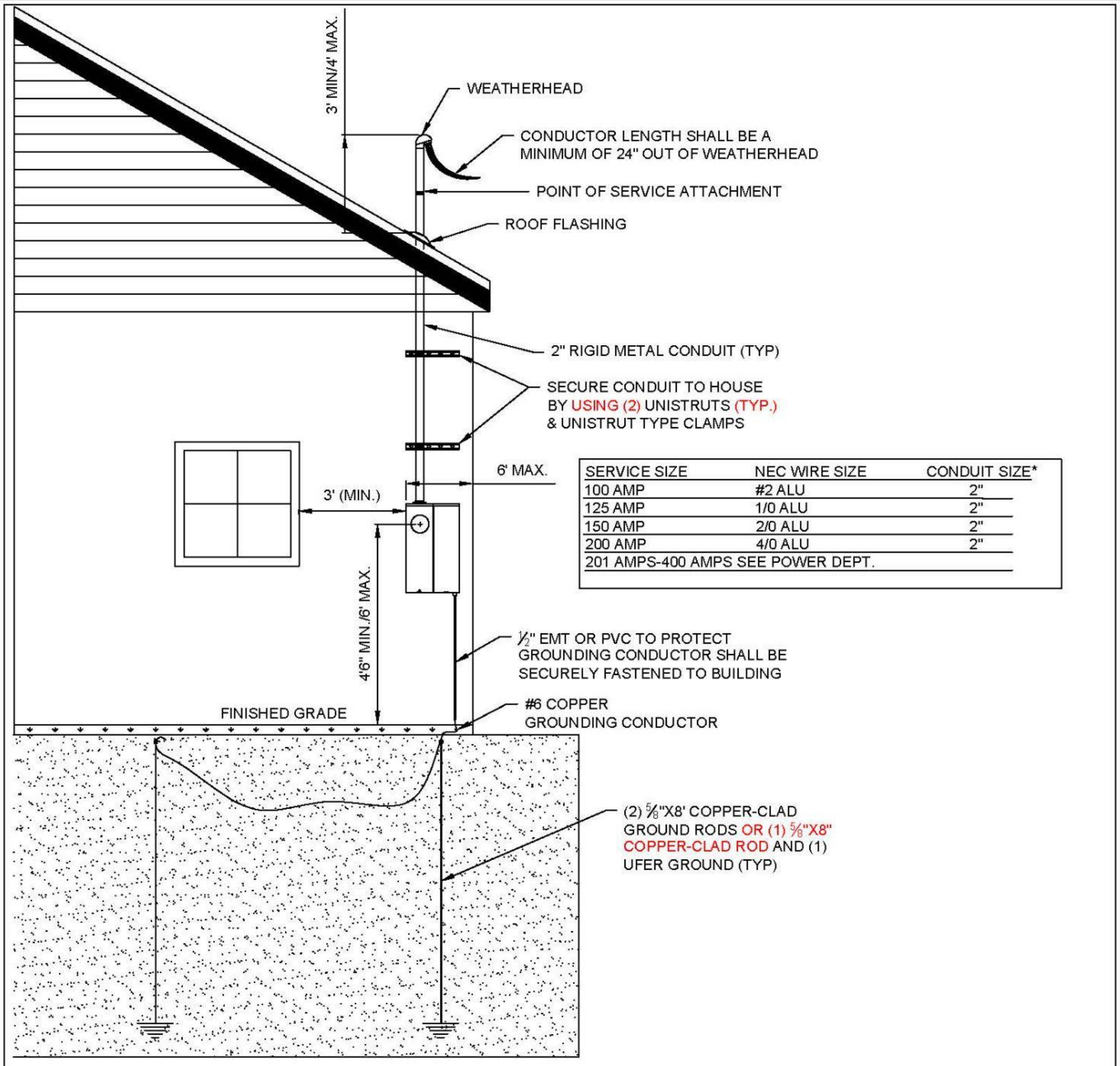
STANDARD DRAWING

RESIDENTIAL UNDERGROUND SERVICE 200 AMPS OR LESS

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

SCALE
NONE

STANDARD
E-602


3' MIN/4' MAX.
WEATHERHEAD
CONDUCTOR LENGTH SHALL BE A MINIMUM OF 24" OUT OF WEATHERHEAD
POINT OF SERVICE ATTACHMENT
ROOF FLASHING
2" RIGID METAL CONDUIT (TYP)
SECURE CONDUIT TO HOUSE BY USING (2) UNISTRUTS (TYP.) & UNISTRUT TYPE CLAMPS
6' MAX.
3' (MIN.)
4'6" MIN./6' MAX.
½" EMT OR PVC TO PROTECT GROUNDING CONDUCTOR SHALL BE SECURELY FASTENED TO BUILDING
FINISHED GRADE
#6 COPPER GROUNDING CONDUCTOR
(2) ⅝"X8' COPPER-CLAD GROUND RODS OR (1) ⅝"X8" COPPER-CLAD ROD AND (1) UFER GROUND (TYP)

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

RESIDENTIAL OVERHEAD SERVICE

NOTES:

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

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STANDARD DRAWING

RESIDENTIAL OVERHEAD SERVICE 200 AMPS OR LESS

DRAWN:	TC
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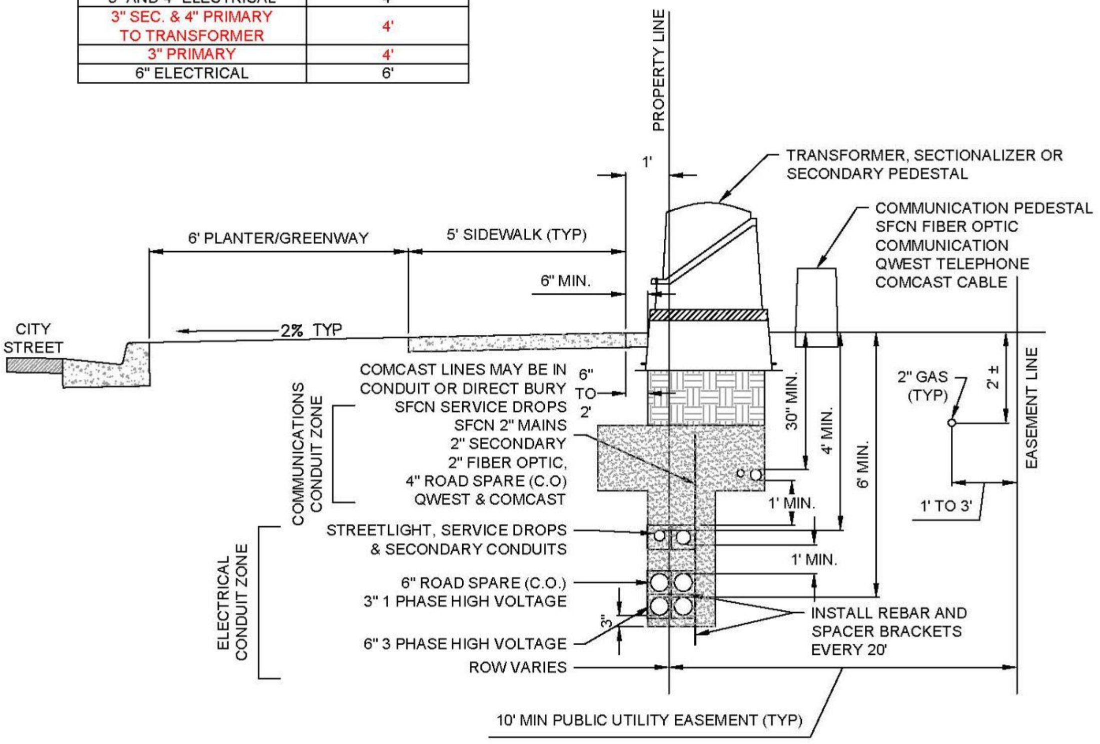
DATE:	4/16/2019

SCALE
NONE

STANDARD
E-603

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

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


PROPERTY LINE
1'
TRANSFORMER, SECTIONALIZER OR SECONDARY PEDESTAL
COMMUNICATION PEDESTAL
SFCN FIBER OPTIC COMMUNICATION
QWEST TELEPHONE
COMCAST CABLE
6' PLANTER/GREENWAY
5' SIDEWALK (TYP)
6" MIN.
CITY STREET
2% TYP
COMCAST LINES MAY BE IN CONDUIT OR DIRECT BURY
6" TO 2'
SFCN SERVICE DROPS
SFCN 2" MAINS
2" SECONDARY
2" FIBER OPTIC,
4" ROAD SPARE (C.O)
QWEST & COMCAST
COMMUNICATIONS CONDUIT ZONE
30" MIN.
4' MIN.
6' MIN.
2" GAS (TYP)
2' ±
EASEMENT LINE
1' MIN.
1' TO 3'
STREETLIGHT, SERVICE DROPS & SECONDARY CONDUITS
1' MIN.
ELECTRICAL CONDUIT ZONE
6" ROAD SPARE (C.O.)
3" 1 PHASE HIGH VOLTAGE
3"
INSTALL REBAR AND SPACER BRACKETS EVERY 20'
6" 3 PHASE HIGH VOLTAGE
ROW VARIES
10' MIN PUBLIC UTILITY EASEMENT (TYP)

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

NOTES:

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

SPANISH FORK ENGINEERING

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STANDARD DRAWING

ELECTRIC AND COMMUNICATION CONDUIT JOINT TRENCH DETAIL

DRAWN:	TC
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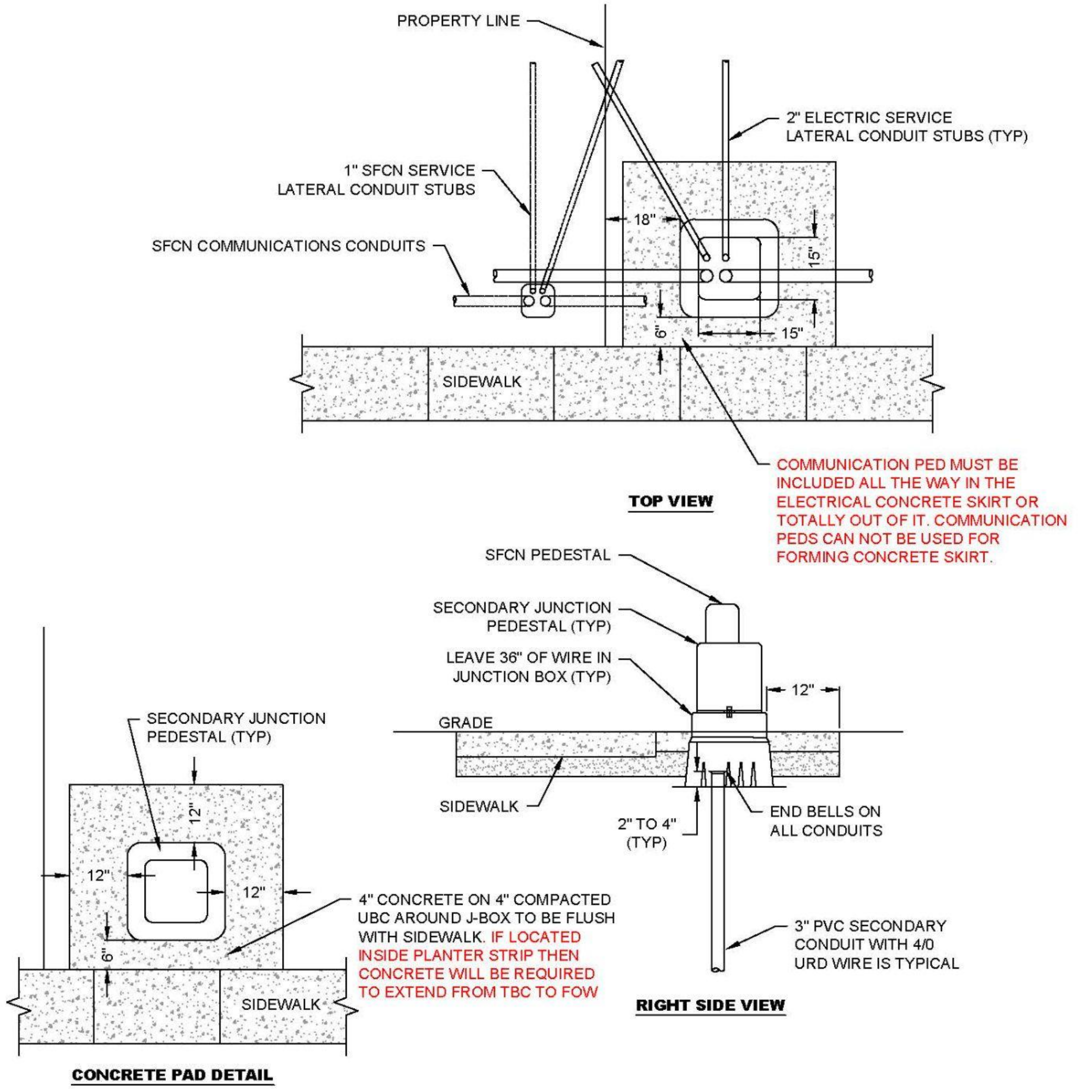
DATE:	4/16/2019

SCALE
NONE

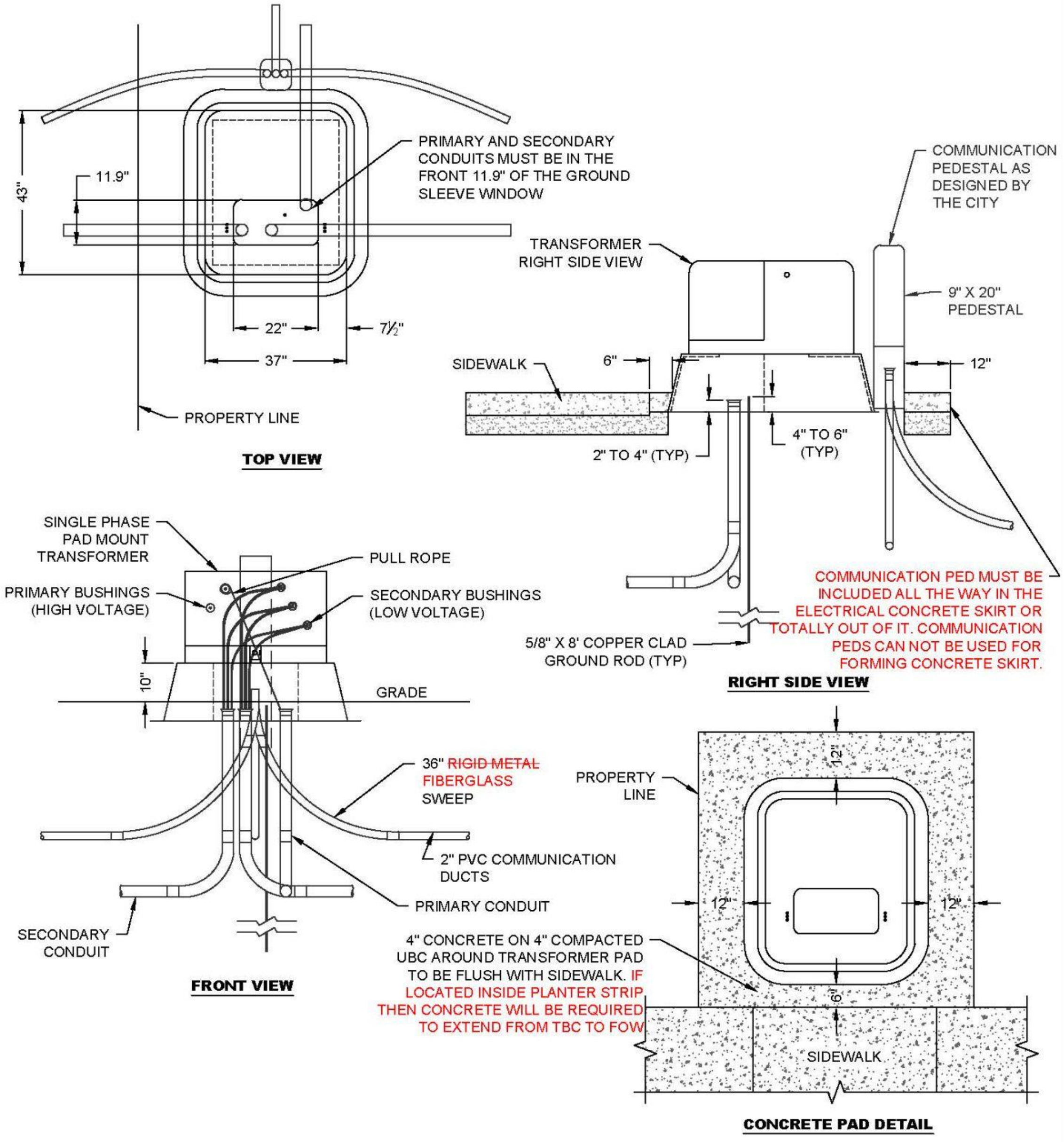
STANDARD
E-604


PROPERTY LINE
2" ELECTRIC SERVICE LATERAL CONDUIT STUBS (TYP)
1" SFCN SERVICE LATERAL CONDUIT STUBS
SFCN COMMUNICATIONS CONDUITS
18"
15"
15"
6"
SIDEWALK
TOP VIEW
COMMUNICATION PED MUST BE INCLUDED ALL THE WAY IN THE ELECTRICAL CONCRETE SKIRT OR TOTALLY OUT OF IT. COMMUNICATION PEDS CAN NOT BE USED FOR FORMING CONCRETE SKIRT.
SFCN PEDESTAL
SECONDARY JUNCTION PEDESTAL (TYP)
LEAVE 36" OF WIRE IN JUNCTION BOX (TYP)
12"
GRADE
SIDEWALK
2" TO 4" (TYP)
END BELLS ON ALL CONDUITS
3" PVC SECONDARY CONDUIT WITH 4/0 URD WIRE IS TYPICAL
RIGHT SIDE VIEW
SECONDARY JUNCTION PEDESTAL (TYP)
12"
12"
12"
6"
4" CONCRETE ON 4" COMPACTED UBC AROUND J-BOX TO BE FLUSH WITH SIDEWALK. IF LOCATED INSIDE PLANTER STRIP THEN CONCRETE WILL BE REQUIRED TO EXTEND FROM TBC TO FOW
SIDEWALK
CONCRETE PAD DETAIL

NOTES:

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

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


43"
11.9"
PRIMARY AND SECONDARY CONDUITS MUST BE IN THE FRONT 11.9" OF THE GROUND SLEEVE WINDOW
22"
7½"
37"
PROPERTY LINE
TOP VIEW
COMMUNICATION PEDESTAL AS DESIGNED BY THE CITY
TRANSFORMER RIGHT SIDE VIEW
9" X 20" PEDESTAL
SIDEWALK
6"
12"
4" TO 6" (TYP)
2" TO 4" (TYP)
COMMUNICATION PED MUST BE INCLUDED ALL THE WAY IN THE ELECTRICAL CONCRETE SKIRT OR TOTALLY OUT OF IT. COMMUNICATION PEDS CAN NOT BE USED FOR FORMING CONCRETE SKIRT.
5/8" X 8' COPPER CLAD GROUND ROD (TYP)
RIGHT SIDE VIEW
SINGLE PHASE PAD MOUNT TRANSFORMER
PULL ROPE
PRIMARY BUSHINGS (HIGH VOLTAGE)
SECONDARY BUSHINGS (LOW VOLTAGE)
10"
GRADE
36" ~~RIGID METAL~~ FIBERGLASS SWEEP
2" PVC COMMUNICATION DUCTS
PRIMARY CONDUIT
SECONDARY CONDUIT
FRONT VIEW
PROPERTY LINE
12"
12"
12"
6"
4" CONCRETE ON 4" COMPACTED UBC AROUND TRANSFORMER PAD TO BE FLUSH WITH SIDEWALK. IF LOCATED INSIDE PLANTER STRIP THEN CONCRETE WILL BE REQUIRED TO EXTEND FROM TBC TO FOW
SIDEWALK
CONCRETE PAD DETAIL

NOTES:

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

SPANISH FORK ENGINEERING

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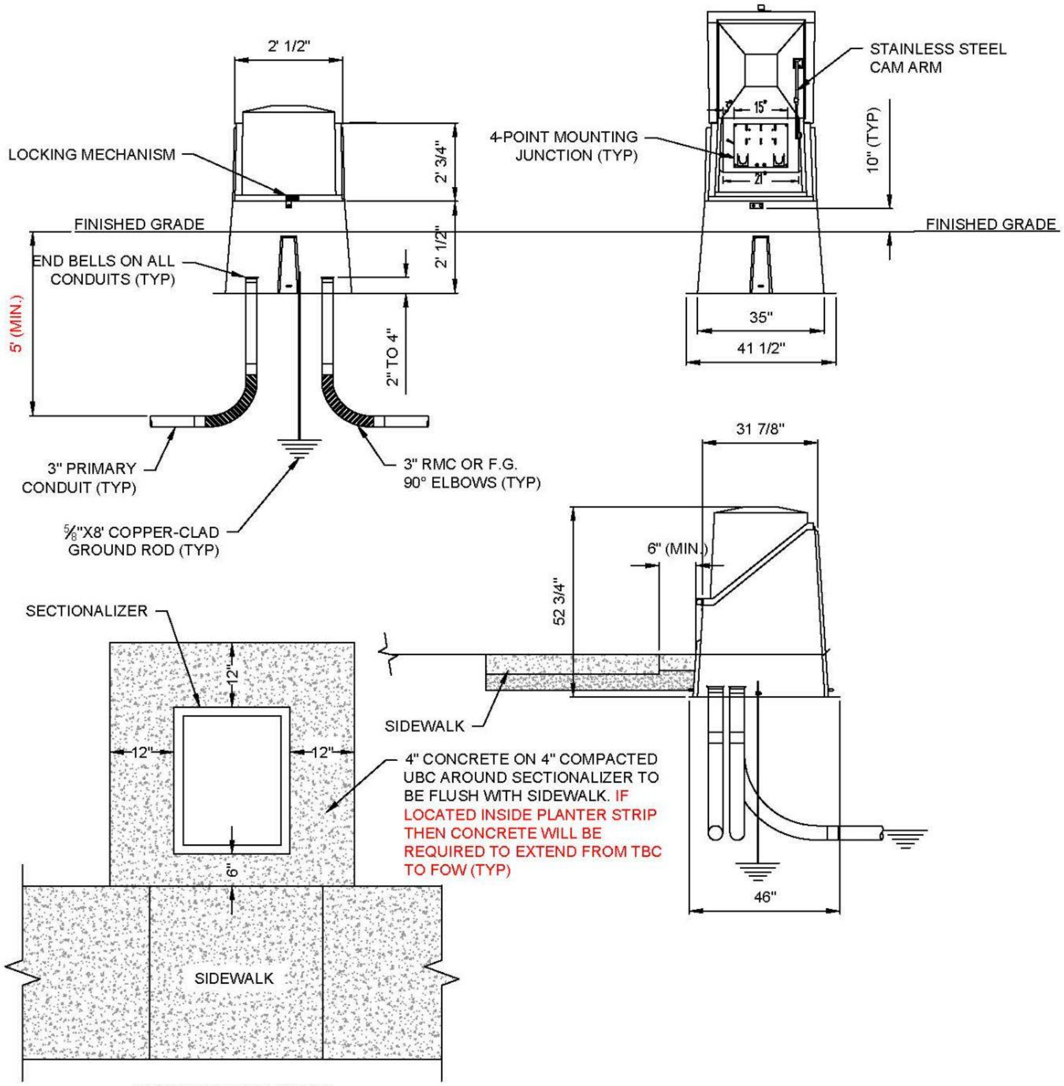
STANDARD DRAWING

SINGLE PHASE PAD MOUNT TRANSFORMER

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

SCALE
NONE

STANDARD
E-606

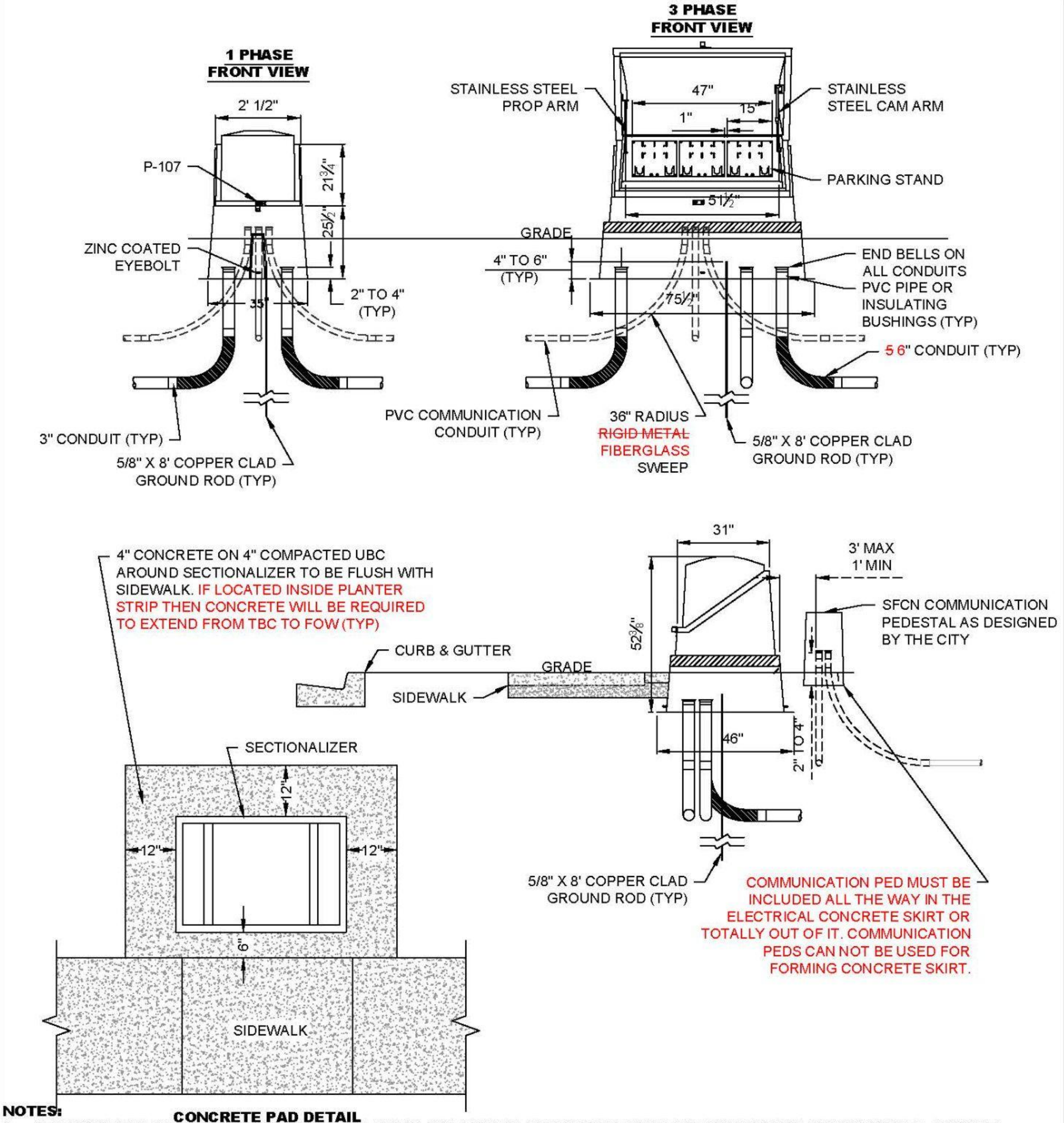

2' 1/2"
LOCKING MECHANISM
2' 3/4"
FINISHED GRADE
END BELLS ON ALL CONDUITS (TYP)
2' 1/2"
5' (MIN.)
2" TO 4"
3" PRIMARY CONDUIT (TYP)
3" RMC OR F.G. 90° ELBOWS (TYP)
⅝"X8' COPPER-CLAD GROUND ROD (TYP)
STAINLESS STEEL CAM ARM
4-POINT MOUNTING JUNCTION (TYP)
15"
21"
10" (TYP)
FINISHED GRADE
35"
41 1/2"
31 7/8"
6" (MIN.)
52 3/4"
SIDEWALK
46"
SECTIONALIZER
12"
12"
12"
6"
4" CONCRETE ON 4" COMPACTED UBC AROUND SECTIONALIZER TO BE FLUSH WITH SIDEWALK. IF LOCATED INSIDE PLANTER STRIP THEN CONCRETE WILL BE REQUIRED TO EXTEND FROM TBC TO FOW (TYP)
SIDEWALK

CONCRETE PAD DETAIL

NOTES:

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

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


1 PHASE
FRONT VIEW
2' 1/2"
P-107
21¾"
25½"
ZINC COATED
EYEBOLT
35"
2" TO 4"
(TYP)
3" CONDUIT (TYP)
5/8" X 8' COPPER CLAD
GROUND ROD (TYP)
3 PHASE
FRONT VIEW
STAINLESS STEEL
PROP ARM
47"
1"
15"
STAINLESS
STEEL CAM ARM
PARKING STAND
51½"
GRADE
4" TO 6"
(TYP)
75½"
END BELLS ON
ALL CONDUITS
PVC PIPE OR
INSULATING
BUSHINGS (TYP)
~~5~~ 6" CONDUIT (TYP)
PVC COMMUNICATION
CONDUIT (TYP)
36" RADIUS
~~RIGID METAL~~
FIBERGLASS
SWEEP
5/8" X 8' COPPER CLAD
GROUND ROD (TYP)
4" CONCRETE ON 4" COMPACTED UBC
AROUND SECTIONALIZER TO BE FLUSH WITH
SIDEWALK. IF LOCATED INSIDE PLANTER
STRIP THEN CONCRETE WILL BE REQUIRED
TO EXTEND FROM TBC TO FOW (TYP)
31"
52⅜"
3' MAX
1' MIN
SFCN COMMUNICATION
PEDESTAL AS DESIGNED
BY THE CITY
CURB & GUTTER
GRADE
SIDEWALK
46"
2" TO 4"
SECTIONALIZER
12"
12"
12"
6"
SIDEWALK
5/8" X 8' COPPER CLAD
GROUND ROD (TYP)
COMMUNICATION PED MUST BE
INCLUDED ALL THE WAY IN THE
ELECTRICAL CONCRETE SKIRT OR
TOTALLY OUT OF IT. COMMUNICATION
PEDS CAN NOT BE USED FOR
FORMING CONCRETE SKIRT.
CONCRETE PAD DETAIL

NOTES:

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

SPANISH FORK
ENGINEERING

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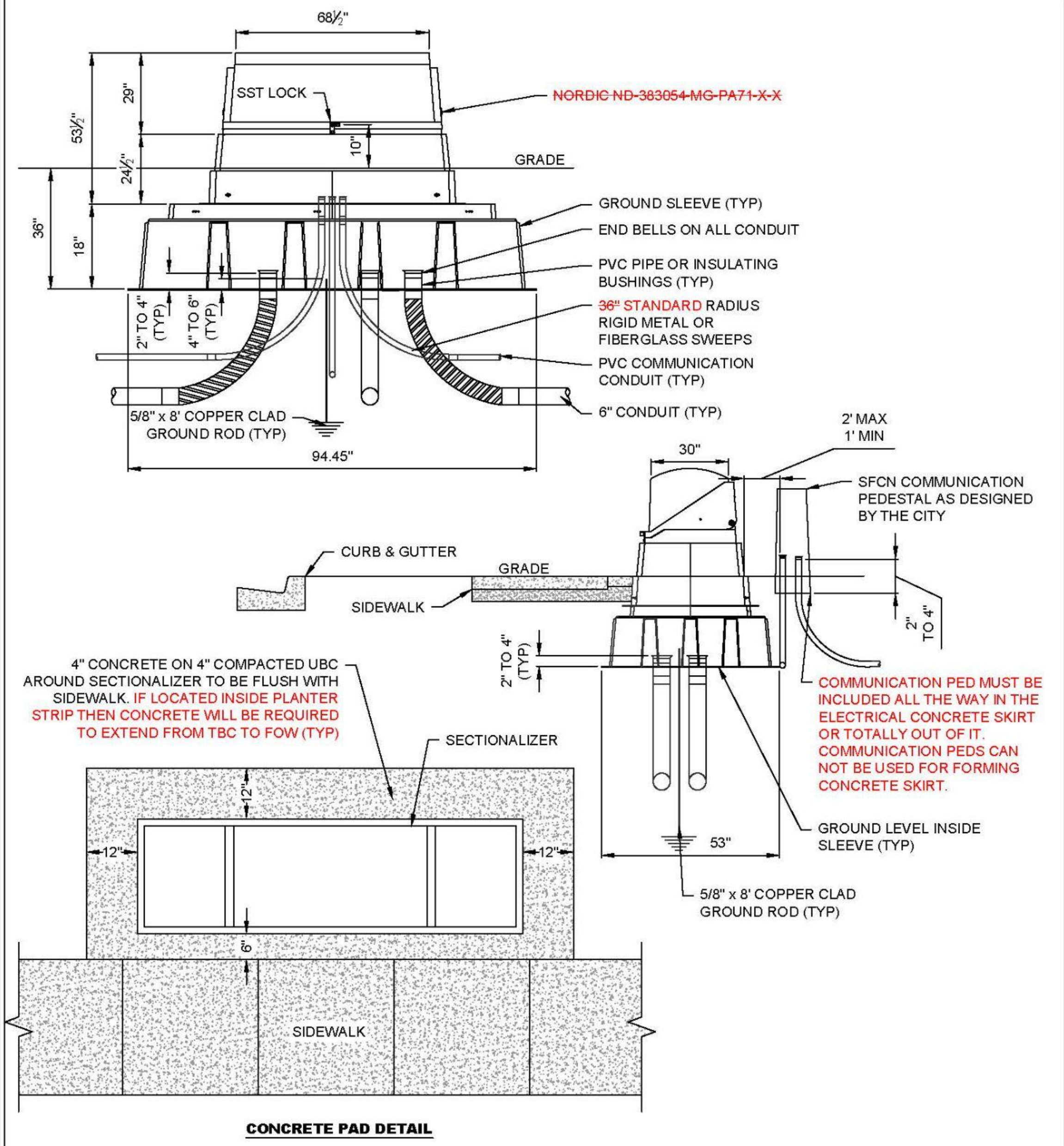
STANDARD DRAWING

200-AMP 1 AND 3 PHASE FIBERGLASS SECTIONALIZER

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

SCALE
NONE

STANDARD
E-608


68½"
SST LOCK
~~NORDIC ND-383054-MG-PA71-X-X~~
29"
53½"
10"
GRADE
24½"
36"
18"
GROUND SLEEVE (TYP)
END BELLS ON ALL CONDUIT
PVC PIPE OR INSULATING BUSHINGS (TYP)
~~36"~~ STANDARD RADIUS RIGID METAL OR FIBERGLASS SWEEPS
PVC COMMUNICATION CONDUIT (TYP)
2" TO 4" (TYP)
4" TO 6" (TYP)
6" CONDUIT (TYP)
5/8" x 8' COPPER CLAD GROUND ROD (TYP)
94.45"
2' MAX
1' MIN
30"
SFCN COMMUNICATION PEDESTAL AS DESIGNED BY THE CITY
CURB & GUTTER
GRADE
SIDEWALK
2" TO 4"
2" TO 4" (TYP)
4" CONCRETE ON 4" COMPACTED UBC AROUND SECTIONALIZER TO BE FLUSH WITH SIDEWALK. IF LOCATED INSIDE PLANTER STRIP THEN CONCRETE WILL BE REQUIRED TO EXTEND FROM TBC TO FOW (TYP)
COMMUNICATION PED MUST BE INCLUDED ALL THE WAY IN THE ELECTRICAL CONCRETE SKIRT OR TOTALLY OUT OF IT. COMMUNICATION PEDS CAN NOT BE USED FOR FORMING CONCRETE SKIRT.
SECTIONALIZER
12"
12"
12"
6"
GROUND LEVEL INSIDE SLEEVE (TYP)
53"
5/8" x 8' COPPER CLAD GROUND ROD (TYP)
SIDEWALK

CONCRETE PAD DETAIL

NOTES:

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

SPANISH FORK
ENGINEERING

SPANISH FORK CITY
40 SOUTH MAIN STREET
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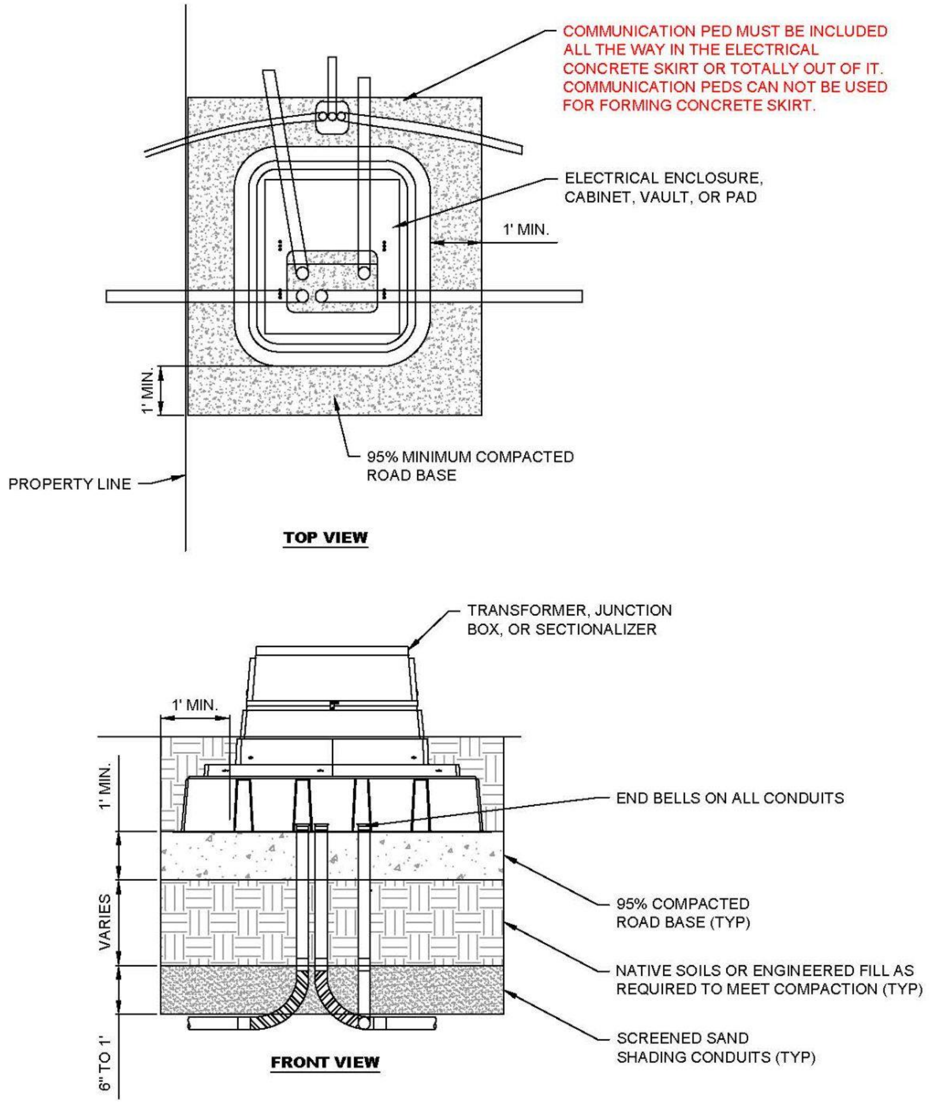
STANDARD DRAWING
600-AMP 3 PHASE FIBERGLASS SECTIONALIZER

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

SCALE
NONE

STANDARD
E-609


COMMUNICATION PED MUST BE INCLUDED ALL THE WAY IN THE ELECTRICAL CONCRETE SKIRT OR TOTALLY OUT OF IT. COMMUNICATION PEDS CAN NOT BE USED FOR FORMING CONCRETE SKIRT.
ELECTRICAL ENCLOSURE, CABINET, VAULT, OR PAD
1' MIN.
1' MIN.
95% MINIMUM COMPACTED ROAD BASE
PROPERTY LINE
TOP VIEW
TRANSFORMER, JUNCTION BOX, OR SECTIONALIZER
1' MIN.
1' MIN.
END BELLS ON ALL CONDUITS
VARIES
95% COMPACTED ROAD BASE (TYP)
NATIVE SOILS OR ENGINEERED FILL AS REQUIRED TO MEET COMPACTION (TYP)
6" TO 1'
SCREENED SAND SHADING CONDUITS (TYP)
FRONT VIEW

NOTES:

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

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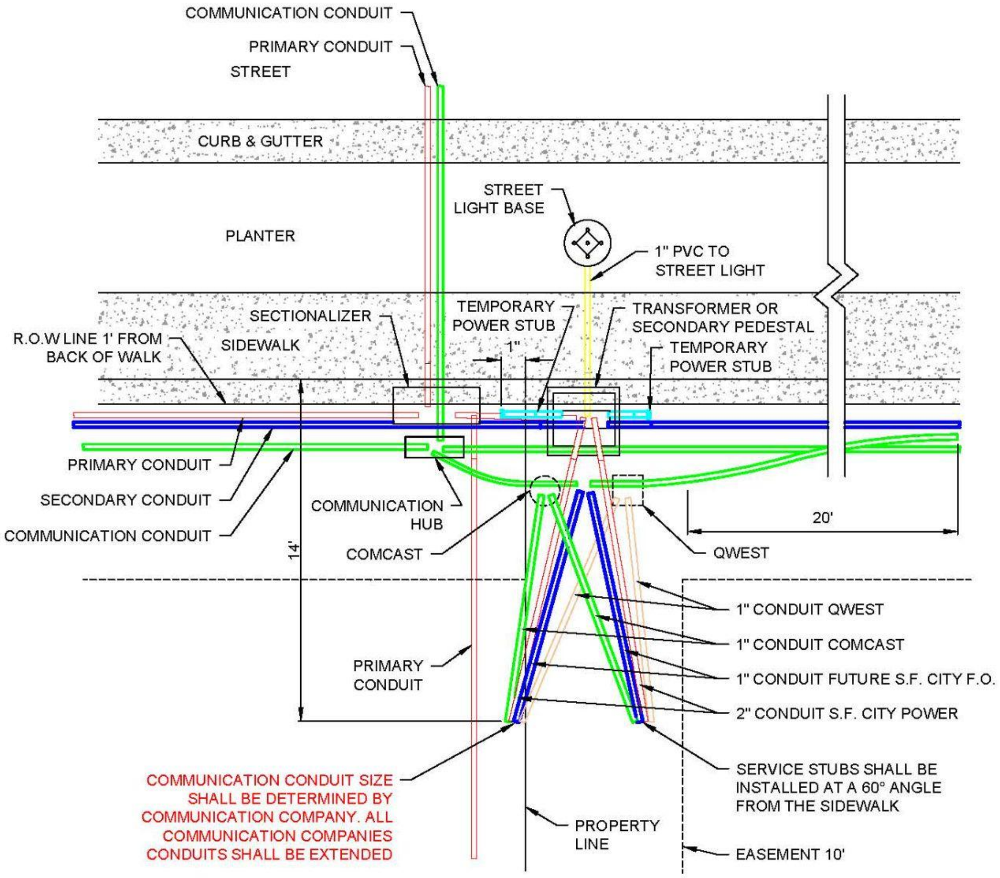
STANDARD DRAWING
ELECTRICAL BOX BACKFILL & COMPACTION

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

SCALE
NONE

STANDARD
E-610


COMMUNICATION CONDUIT
PRIMARY CONDUIT
STREET
CURB & GUTTER
STREET LIGHT BASE
PLANTER
1" PVC TO STREET LIGHT
TEMPORARY POWER STUB
TRANSFORMER OR SECONDARY PEDESTAL
SECTIONALIZER
R.O.W LINE 1' FROM BACK OF WALK
SIDEWALK
1"
TEMPORARY POWER STUB
PRIMARY CONDUIT
SECONDARY CONDUIT
COMMUNICATION CONDUIT
COMMUNICATION HUB
20'
COMCAST
QWEST
14'
1" CONDUIT QWEST
1" CONDUIT COMCAST
PRIMARY CONDUIT
1" CONDUIT FUTURE S.F. CITY F.O.
2" CONDUIT S.F. CITY POWER
COMMUNICATION CONDUIT SIZE SHALL BE DETERMINED BY COMMUNICATION COMPANY. ALL COMMUNICATION COMPANIES CONDUITS SHALL BE EXTENDED
SERVICE STUBS SHALL BE INSTALLED AT A 60° ANGLE FROM THE SIDEWALK
PROPERTY LINE
EASEMENT 10'

NOTES:

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

SPANISH FORK ENGINEERING

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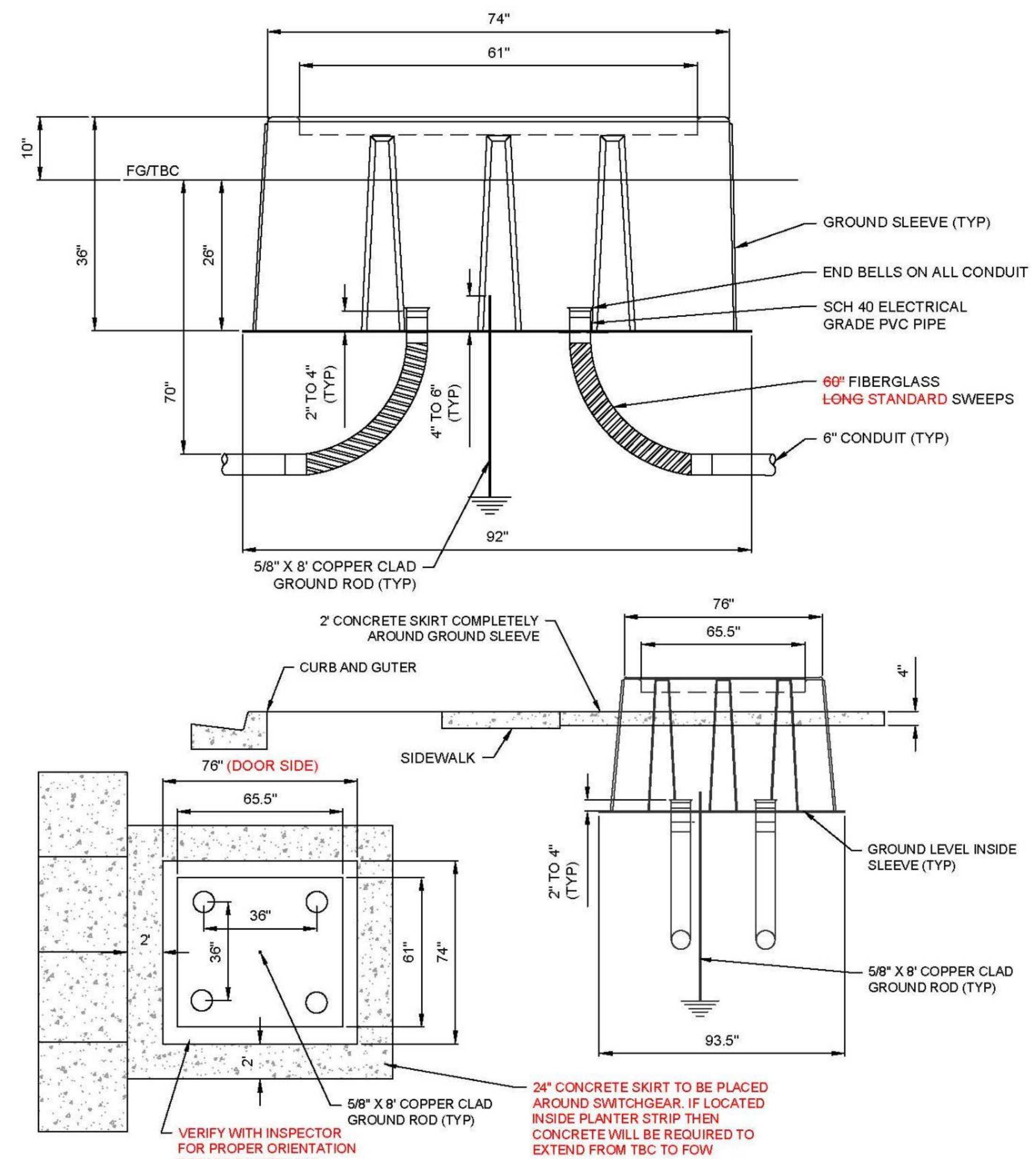
STANDARD DRAWING
CONDUIT ROUTING

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

SCALE
NONE

STANDARD
E-611


74"
61"
10"
FG/TBC
36"
26"
GROUND SLEEVE (TYP)
END BELLS ON ALL CONDUIT
SCH 40 ELECTRICAL GRADE PVC PIPE
70"
2" TO 4" (TYP)
4" TO 6" (TYP)
~~60"~~ FIBERGLASS ~~LONG~~ STANDARD SWEEPS
6" CONDUIT (TYP)
92"
5/8" X 8' COPPER CLAD GROUND ROD (TYP)
2' CONCRETE SKIRT COMPLETELY AROUND GROUND SLEEVE
76"
65.5"
4"
CURB AND GUTER
SIDEWALK
76" (DOOR SIDE)
65.5"
36"
36"
2'
61"
74"
2'
2" TO 4" (TYP)
GROUND LEVEL INSIDE SLEEVE (TYP)
5/8" X 8' COPPER CLAD GROUND ROD (TYP)
93.5"
5/8" X 8' COPPER CLAD GROUND ROD (TYP)
24" CONCRETE SKIRT TO BE PLACED AROUND SWITCHGEAR. IF LOCATED INSIDE PLANTER STRIP THEN CONCRETE WILL BE REQUIRED TO EXTEND FROM TBC TO FOW
VERIFY WITH INSPECTOR FOR PROPER ORIENTATION BEFORE BACKFILLING

NOTES:

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

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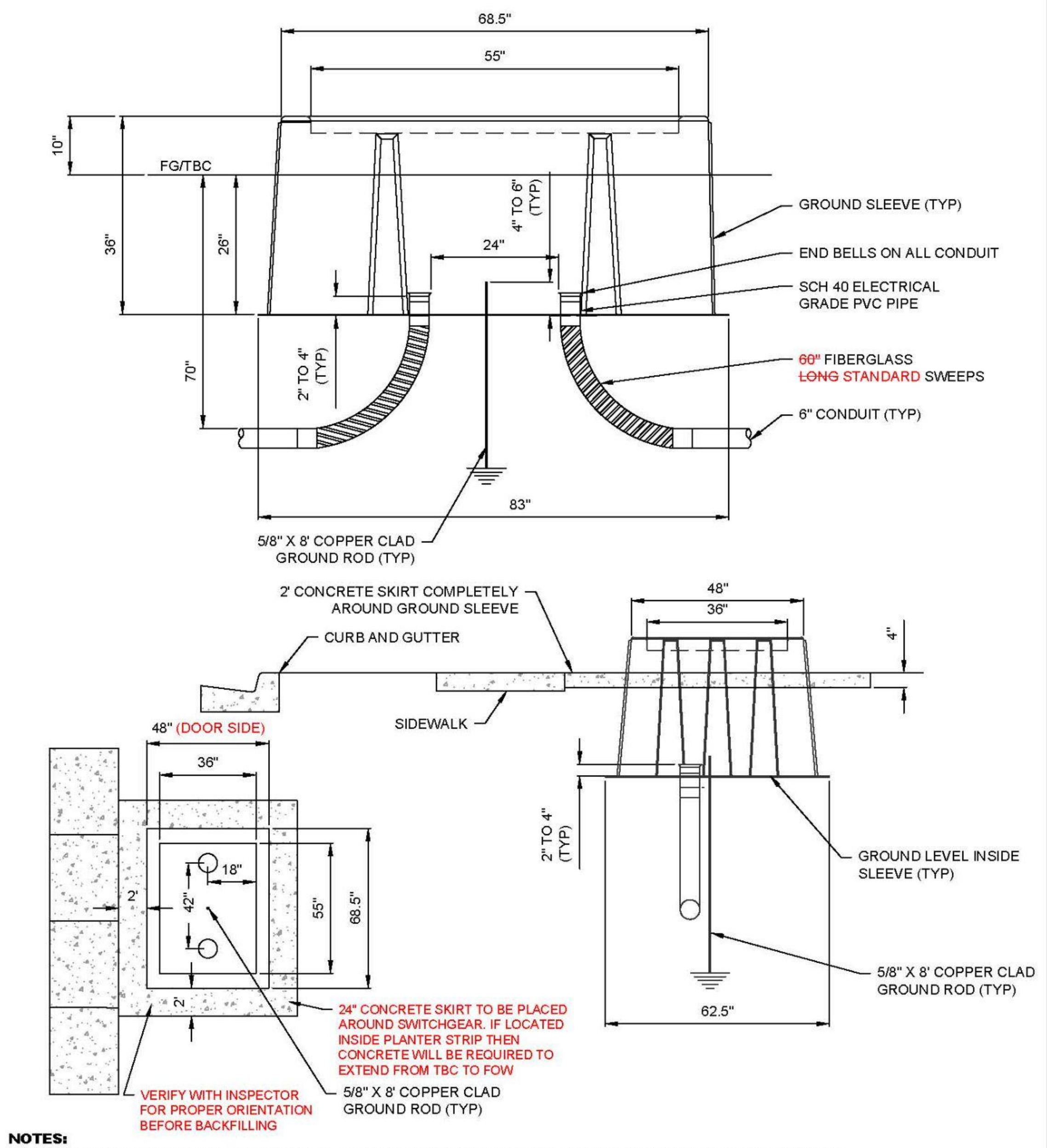
STANDARD DRAWING

600 AMP PSE 9/11 SWITCHGEAR

DRAWN: TC		SCALE NONE
DESIGN: TC		
REVISION:		STANDARD E-613
DATE: 4/16/2019		


68.5"
55"
10"
FG/TBC
36"
26"
4" TO 6" (TYP)
24"
70"
2" TO 4" (TYP)
83"
GROUND SLEEVE (TYP)
END BELLS ON ALL CONDUIT
SCH 40 ELECTRICAL GRADE PVC PIPE
~~60"~~ FIBERGLASS ~~LONG~~ STANDARD SWEEPS
6" CONDUIT (TYP)
5/8" X 8' COPPER CLAD GROUND ROD (TYP)
2' CONCRETE SKIRT COMPLETELY AROUND GROUND SLEEVE
CURB AND GUTTER
SIDEWALK
48"
36"
4"
48" (DOOR SIDE)
36"
18"
2'
42"
55"
68.5"
2'
2" TO 4" (TYP)
GROUND LEVEL INSIDE SLEEVE (TYP)
5/8" X 8' COPPER CLAD GROUND ROD (TYP)
62.5"
24" CONCRETE SKIRT TO BE PLACED AROUND SWITCHGEAR. IF LOCATED INSIDE PLANTER STRIP THEN CONCRETE WILL BE REQUIRED TO EXTEND FROM TBC TO FOW
VERIFY WITH INSPECTOR FOR PROPER ORIENTATION BEFORE BACKFILLING
5/8" X 8' COPPER CLAD GROUND ROD (TYP)

NOTES:

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

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STANDARD DRAWING
600 AMP PSE 3/5 SWITCHGEAR

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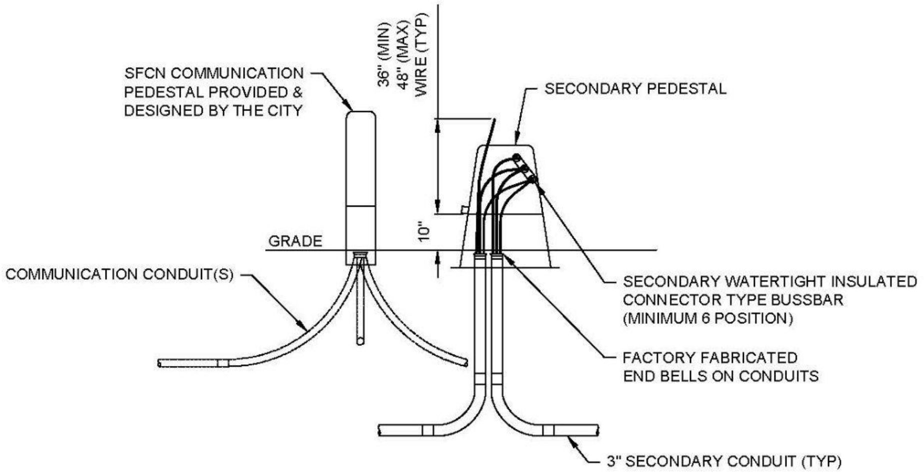
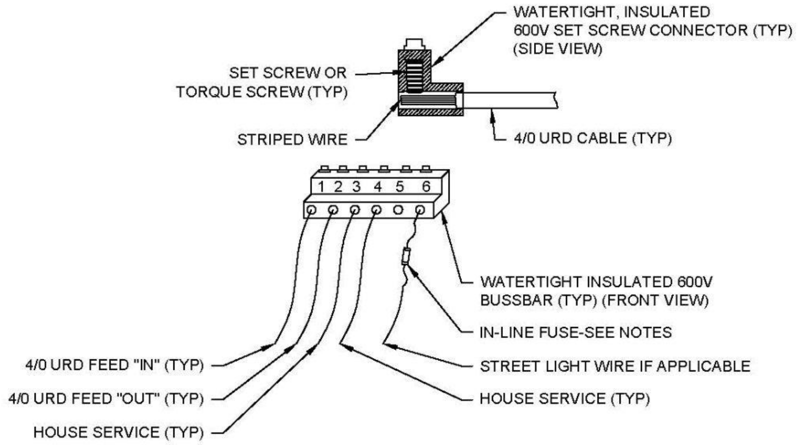
DESIGN: TC
REVISION:
DATE: 4/16/2019

SCALE
NONE

STANDARD
E-614


SFCN COMMUNICATION PEDESTAL PROVIDED & DESIGNED BY THE CITY
36" (MIN)
48" (MAX)
WIRE (TYP)
SECONDARY PEDESTAL
GRADE
10"
COMMUNICATION CONDUIT(S)
SECONDARY WATERTIGHT INSULATED CONNECTOR TYPE BUSSBAR (MINIMUM 6 POSITION)
FACTORY FABRICATED END BELLS ON CONDUITS
3" SECONDARY CONDUIT (TYP)

SECONDARY CONNECTIONS


WATERTIGHT, INSULATED 600V SET SCREW CONNECTOR (TYP) (SIDE VIEW)
SET SCREW OR TORQUE SCREW (TYP)
STRIPED WIRE
4/0 URD CABLE (TYP)
1 2 3 4 5 6
WATERTIGHT INSULATED 600V BUSSBAR (TYP) (FRONT VIEW)
IN-LINE FUSE-SEE NOTES
STREET LIGHT WIRE IF APPLICABLE
HOUSE SERVICE (TYP)
4/0 URD FEED "IN" (TYP)
4/0 URD FEED "OUT" (TYP)
HOUSE SERVICE (TYP)

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.

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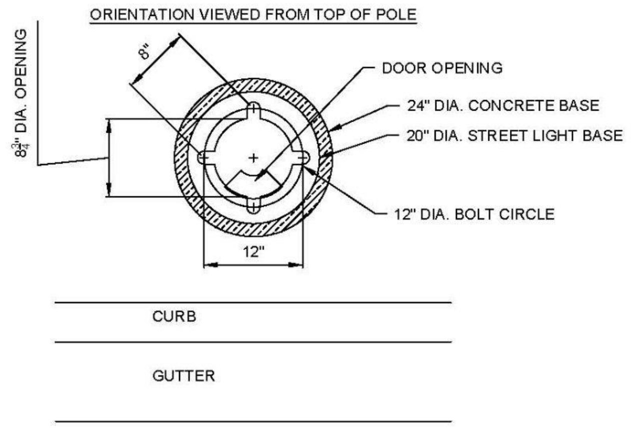
STANDARD DRAWING

SECONDARY PEDESTAL, WIRE & CONNECTIONS

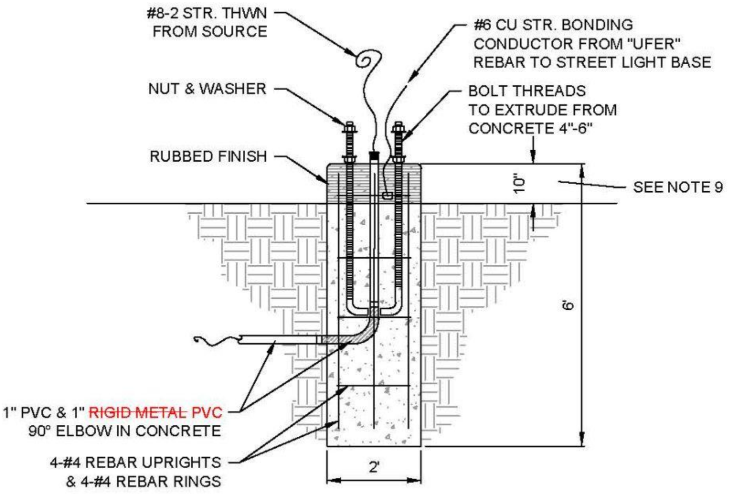
DRAWN: JLR
DESIGN: MHC
REVISION:
DATE: 4/16/2019

SCALE
NONE

STANDARD
E-615


ORIENTATION VIEWED FROM TOP OF POLE
8"
8¾" DIA. OPENING
DOOR OPENING
24" DIA. CONCRETE BASE
20" DIA. STREET LIGHT BASE
12" DIA. BOLT CIRCLE
12"
CURB
GUTTER

STREET LIGHT BASE DETAIL


#8-2 STR. THWN
FROM SOURCE
#6 CU STR. BONDING
CONDUCTOR FROM "UFER"
REBAR TO STREET LIGHT BASE
NUT & WASHER
BOLT THREADS
TO EXTRUDE FROM
CONCRETE 4"-6"
RUBBED FINISH
10"
SEE NOTE 9
6'
1" PVC & 1" ~~RIGID METAL PVC~~
90° ELBOW IN CONCRETE
4-#4 REBAR UPRIGHTS
& 4-#4 REBAR RINGS
2'

NOTES:

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

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STANDARD DRAWING

STREET LIGHT POLE BASE DETAIL

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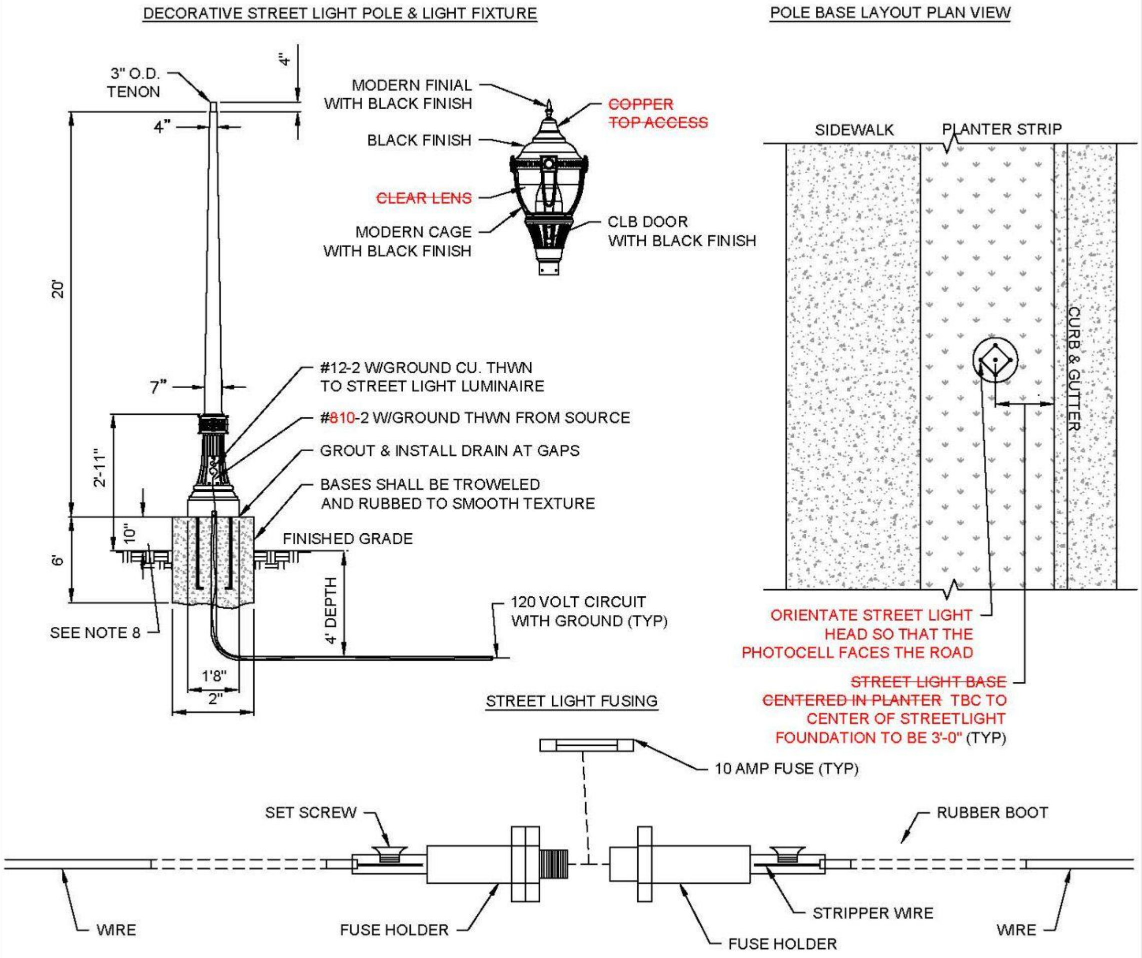
DESIGN: MHC
REVISION:
DATE: 4/16/2019

SCALE
NONE

STANDARD
E-616


DECORATIVE STREET LIGHT POLE & LIGHT FIXTURE
3" O.D. TENON
4"
4"
MODERN FINIAL WITH BLACK FINISH
~~COPPER TOP ACCESS~~
BLACK FINISH
~~CLEAR LENS~~
MODERN CAGE WITH BLACK FINISH
CLB DOOR WITH BLACK FINISH
20'
7"
#12-2 W/GROUND CU. THWN TO STREET LIGHT LUMINAIRE
#~~8~~10-2 W/GROUND THWN FROM SOURCE
GROUT & INSTALL DRAIN AT GAPS
BASES SHALL BE TROWELED AND RUBBED TO SMOOTH TEXTURE
2'-11"
10"
FINISHED GRADE
6'
4' DEPTH
SEE NOTE 8
120 VOLT CIRCUIT WITH GROUND (TYP)
1'8"
2"
POLE BASE LAYOUT PLAN VIEW
SIDEWALK
PLANTER STRIP
CURB & GUTTER
ORIENTATE STREET LIGHT HEAD SO THAT THE PHOTOCELL FACES THE ROAD
~~STREET LIGHT BASE CENTERED IN PLANTER~~ TBC TO CENTER OF STREETLIGHT FOUNDATION TO BE 3'-0" (TYP)
STREET LIGHT FUSING
10 AMP FUSE (TYP)
SET SCREW
RUBBER BOOT
WIRE
FUSE HOLDER
STRIPPER WIRE
FUSE HOLDER
WIRE

NOTES:

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

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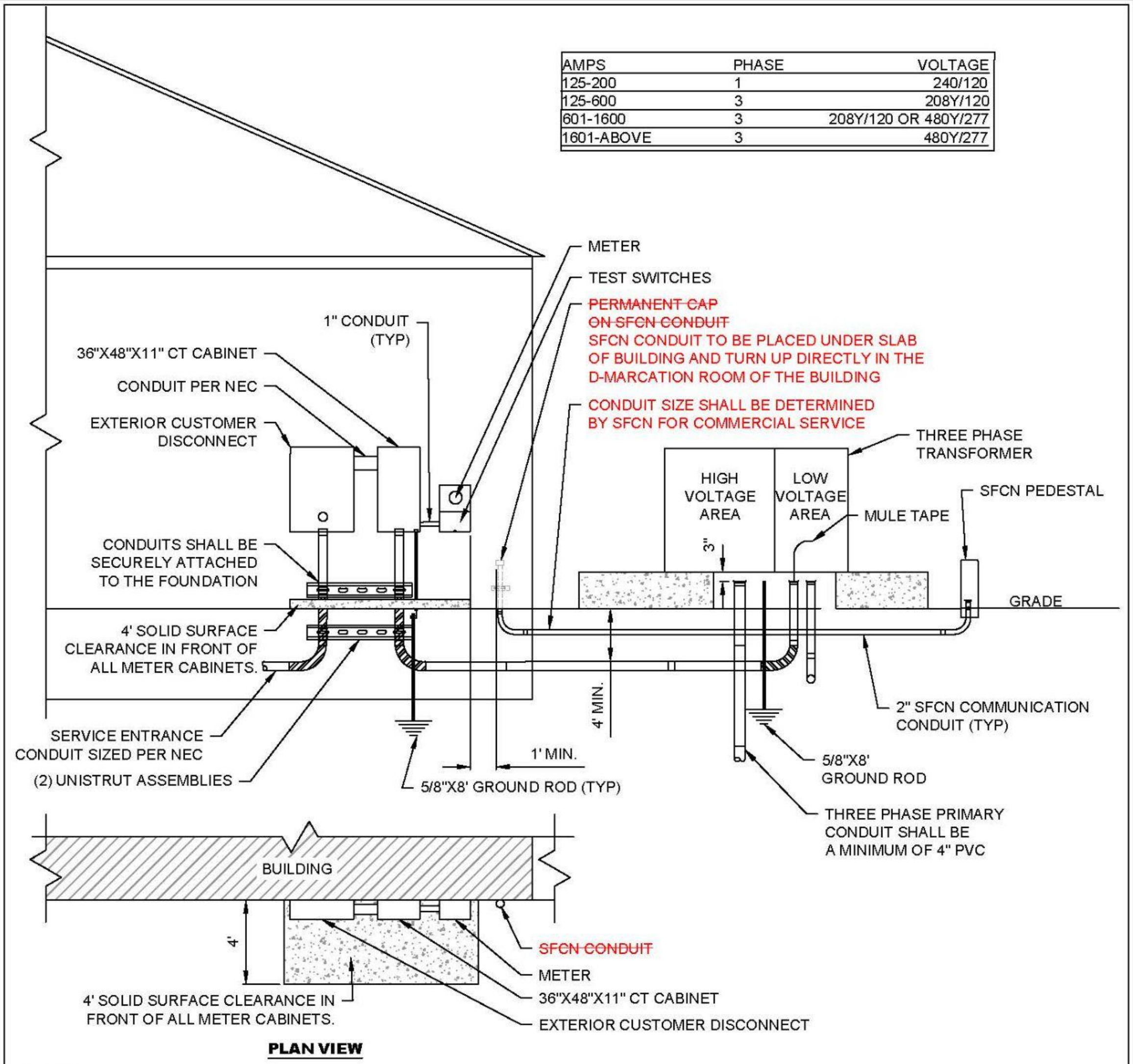
STANDARD DRAWING
DECORATIVE STREET LIGHT POLE AND FIXTURE

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

SCALE
NONE

STANDARD
E-617

AMPS	PHASE	VOLTAGE
125-200	1	240/120
125-600	3	208Y/120
601-1600	3	208Y/120 OR 480Y/277
1601-ABOVE	3	480Y/277


METER
TEST SWITCHES
~~PERMANENT CAP ON SFCN CONDUIT~~
SFCN CONDUIT TO BE PLACED UNDER SLAB OF BUILDING AND TURN UP DIRECTLY IN THE D-MARCATION ROOM OF THE BUILDING
CONDUIT SIZE SHALL BE DETERMINED BY SFCN FOR COMMERCIAL SERVICE
1" CONDUIT (TYP)
36"X48"X11" CT CABINET
CONDUIT PER NEC
EXTERIOR CUSTOMER DISCONNECT
THREE PHASE TRANSFORMER
HIGH VOLTAGE AREA
LOW VOLTAGE AREA
MULE TAPE
SFCN PEDESTAL
3"
CONDUITS SHALL BE SECURELY ATTACHED TO THE FOUNDATION
GRADE
4' SOLID SURFACE CLEARANCE IN FRONT OF ALL METER CABINETS.
4' MIN.
2" SFCN COMMUNICATION CONDUIT (TYP)
SERVICE ENTRANCE CONDUIT SIZED PER NEC
1' MIN.
5/8"X8' GROUND ROD
(2) UNISTRUT ASSEMBLIES
5/8"X8' GROUND ROD (TYP)
THREE PHASE PRIMARY CONDUIT SHALL BE A MINIMUM OF 4" PVC
BUILDING
4'
~~SFCN CONDUIT~~
METER
36"X48"X11" CT CABINET
4' SOLID SURFACE CLEARANCE IN FRONT OF ALL METER CABINETS.
EXTERIOR CUSTOMER DISCONNECT
PLAN VIEW

NOTES:

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

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STANDARD DRAWING

3 PHASE UNDERGROUND SERVICE 201-800 AMPS

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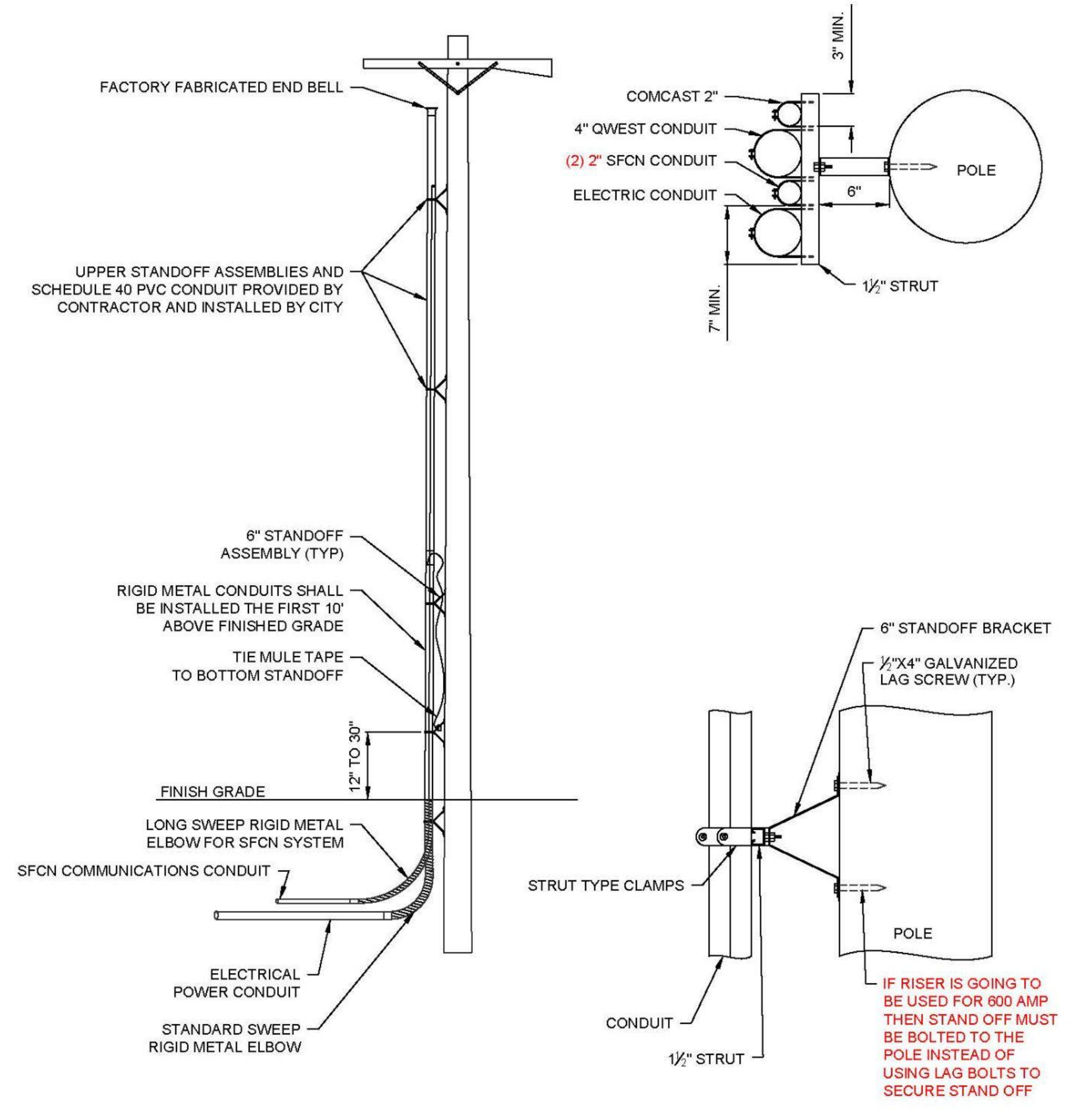
DESIGN: MHC
REVISION:
DATE: 4/16/2019

SCALE
NONE

STANDARD
E-619


FACTORY FABRICATED END BELL
UPPER STANDOFF ASSEMBLIES AND SCHEDULE 40 PVC CONDUIT PROVIDED BY CONTRACTOR AND INSTALLED BY CITY
6" STANDOFF ASSEMBLY (TYP)
RIGID METAL CONDUITS SHALL BE INSTALLED THE FIRST 10' ABOVE FINISHED GRADE
TIE MULE TAPE TO BOTTOM STANDOFF
12" TO 30"
FINISH GRADE
LONG SWEEP RIGID METAL ELBOW FOR SFCN SYSTEM
SFCN COMMUNICATIONS CONDUIT
ELECTRICAL POWER CONDUIT
STANDARD SWEEP RIGID METAL ELBOW
3" MIN.
COMCAST 2"
4" QWEST CONDUIT
(2) 2" SFCN CONDUIT
ELECTRIC CONDUIT
6"
POLE
7" MIN.
1½" STRUT
6" STANDOFF BRACKET
½"X4" GALVANIZED LAG SCREW (TYP.)
STRUT TYPE CLAMPS
POLE
CONDUIT
1½" STRUT

IF RISER IS GOING TO BE USED FOR 600 AMP THEN STAND OFF MUST BE BOLTED TO THE POLE INSTEAD OF USING LAG BOLTS TO SECURE STAND OFF

NOTES:

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

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STANDARD DRAWING
TYPICAL RISER POLE

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

SCALE
NONE

STANDARD
E-620

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

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

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

1.2 SITE CONDITIONS

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

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

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

1.3 PERMITS

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

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

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

1.5 FINAL INSPECTION

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

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

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

1.7 MAINTENANCE

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

1.8 GUARANTEE

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

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

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

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

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

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

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

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

a. PH: 5.5-7.5

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

c. SAR (sodium absorption ration): < 3.0

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

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

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

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

a. Washed mortar sand free of organic material.

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

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

d. Only potable water for mixing.

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

PART III - EXECUTION

3.1 GRADING

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

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

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

3.2 TURF GRADING

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

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

3.3 PLANTING OPERATIONS

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

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

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

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

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

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

G. Plant immediately after removal of container for container 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 courser mix as required to establish finish grade as indicated on the drawings.

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

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

4. TURF - SOD LAYING

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

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

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

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

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

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

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

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

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

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

3.5 WEED BARRIER

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

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

C. Overlap rows of fabric min. 6"

D. Stable fabric edges and overlaps to ground.

END OF SECTION

LANDSCAPE NOTES

INSTALLATION

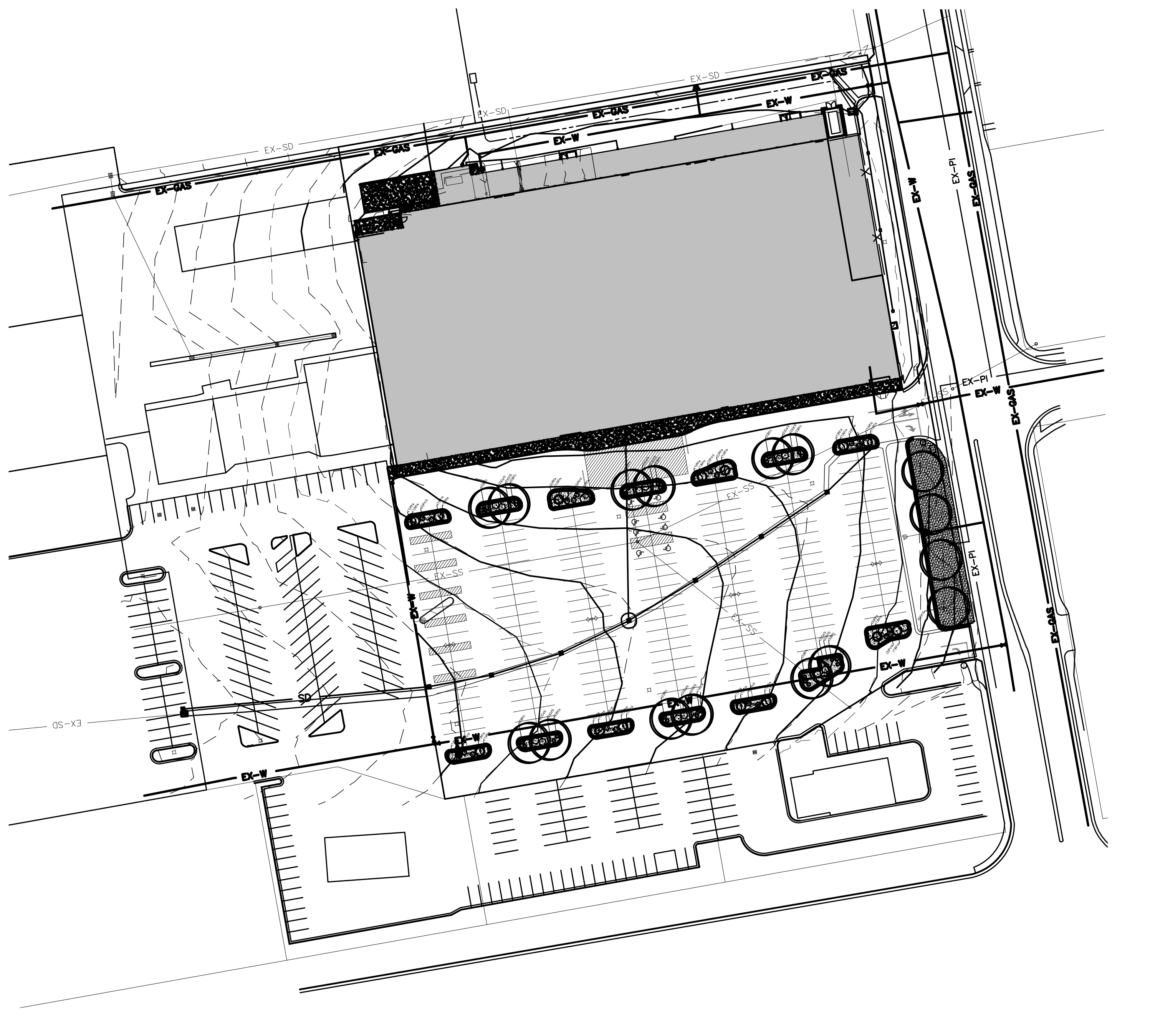
1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL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

INSTALLER RESPONSIBILITIES AND LIABILITIES

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

GRADING AND DRAINAGE REQUIREMENTS

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



PLANT LEGEND

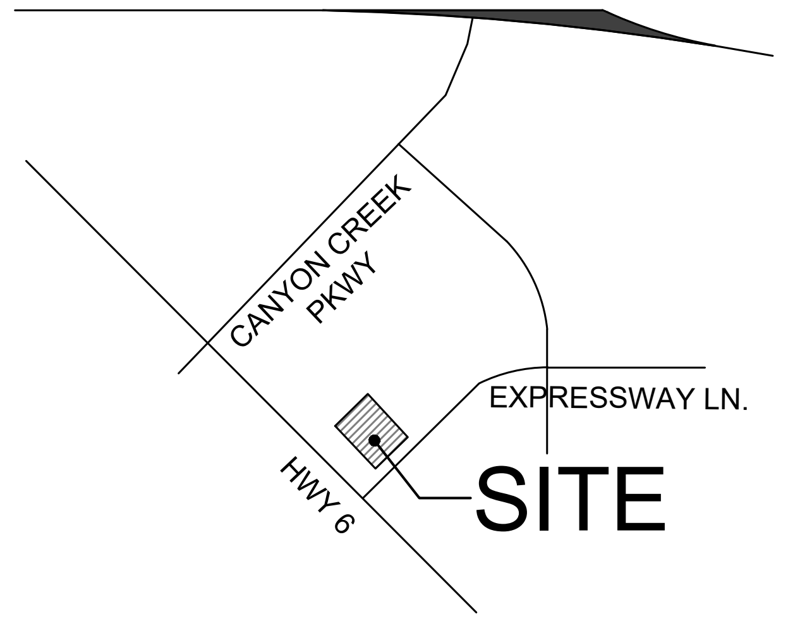
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
◎	Gt's	16	Gleditsia triacanthos `Skycole` Skyline Honey Locust	B & B	2"Cal
✺	M'RS	14	Malus x `JFS KW213MX` TM Raspberry Spear Crabapple	B & B	2"Cal

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
✺	BT'C	27	Berberis thunbergii `Concorde` Concorde Japanese Barberry	5 gal
⬡	CA'B	13	Cornus alba `Bailhalo` TM Ivory Halo Dogwood	5 gal
✿	PO'D	18	Physocarpus opulifolius First Editions `Donna May` Little Devil Ninebark	5 gal
○	Rt'a	19	Rhus trilobata `Autumn Amber` Autumn Amber Sumac	5 gal

SITE MATERIALS LEGEND

	SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
░	1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4`) DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	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
11/10/2021	UT21125

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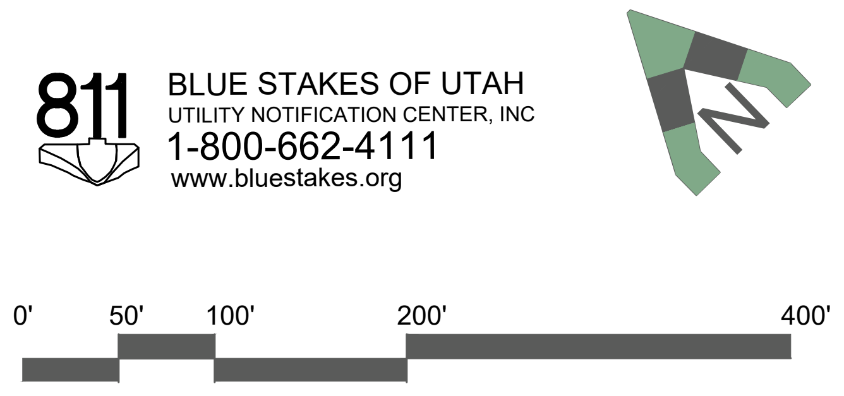
7		

PLAN INFORMATION

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



GRAPHIC SCALE: 1" = 100'

PROJECT INFORMATION

SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

LEI-ENGINEERING
3302 N. Main Street
Spanish Fork, Ut. 84660
801-798-0555 ext. 226
www.lei-eng.com

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

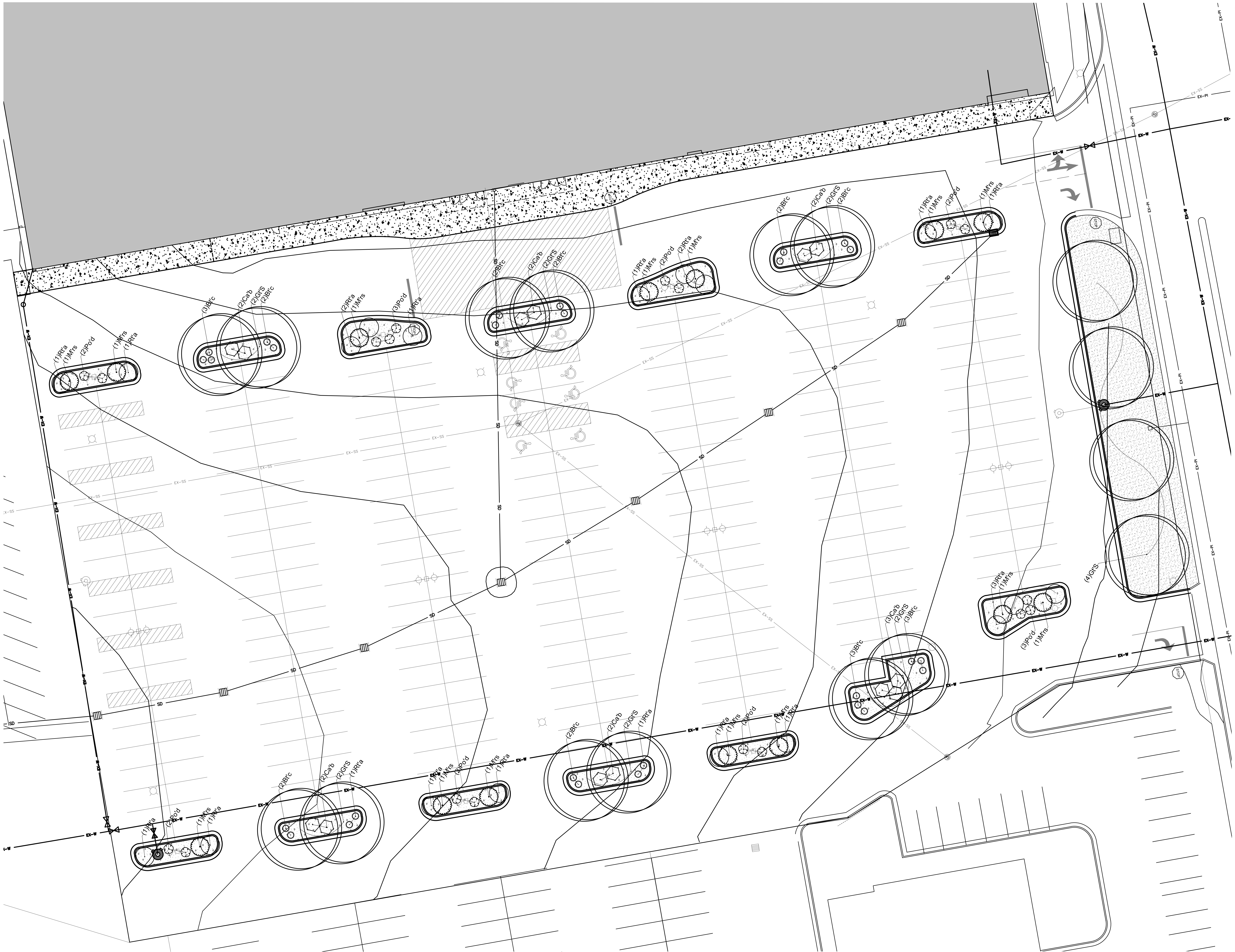
JEREMY AINSWORTH
8128121-5301
11/10/2021

DRAWING INFO
PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 11/10/2021

LANDSCAPE PLAN COVER

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100



PLANT LEGEND

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▨	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

ISSUE DATE 11/10/2021

PROJECT NUMBER UT21125

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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PLAN INFORMATION

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

N

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

PROJECT INFORMATION

SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

LEI-ENGINEERING
3302 N. Main Street
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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
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LICENSE STAMP

JEREMY AINSWORTH
8128121-5301
11/10/2021
ELECTRONIC SEAL

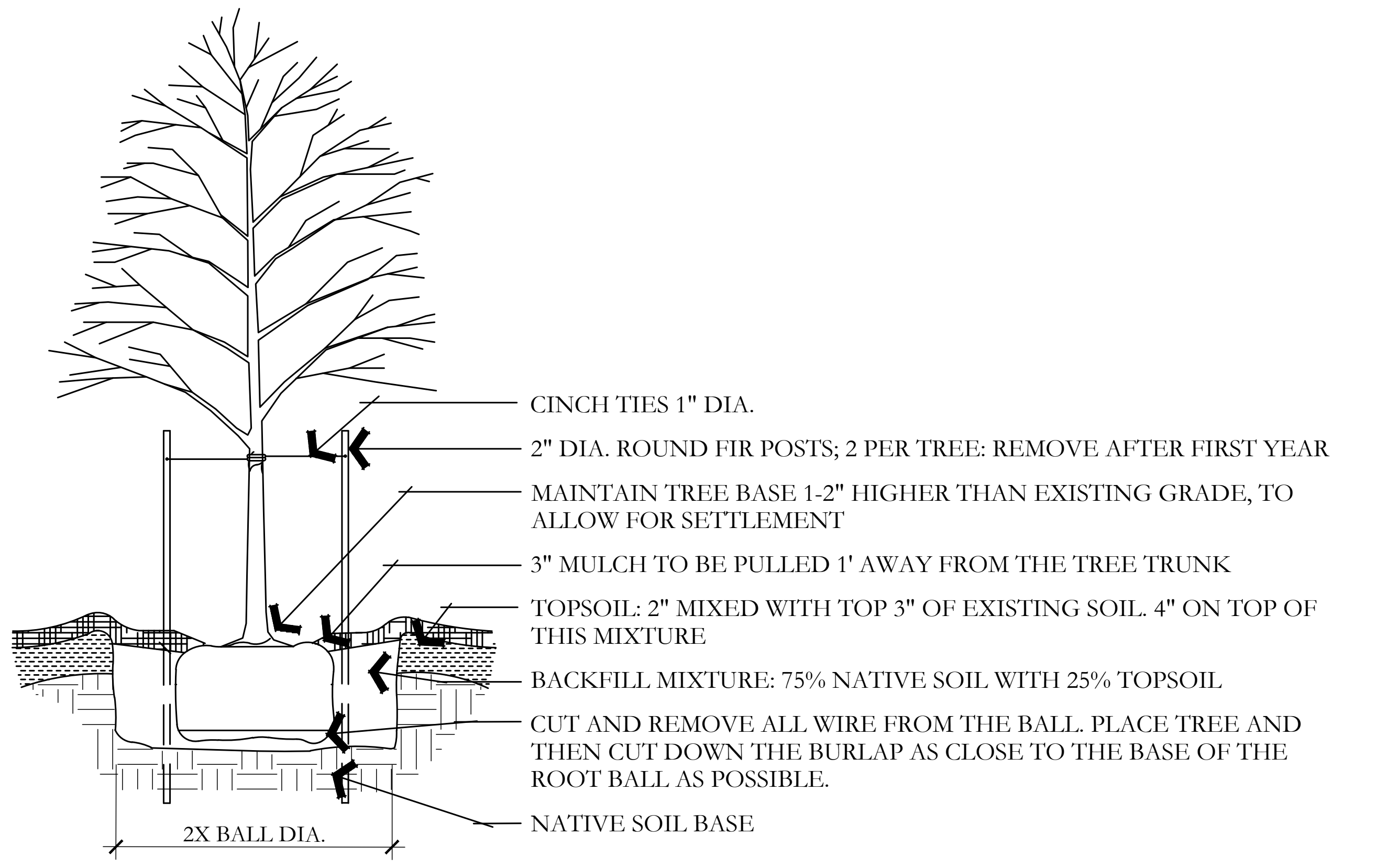
DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 11/10/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

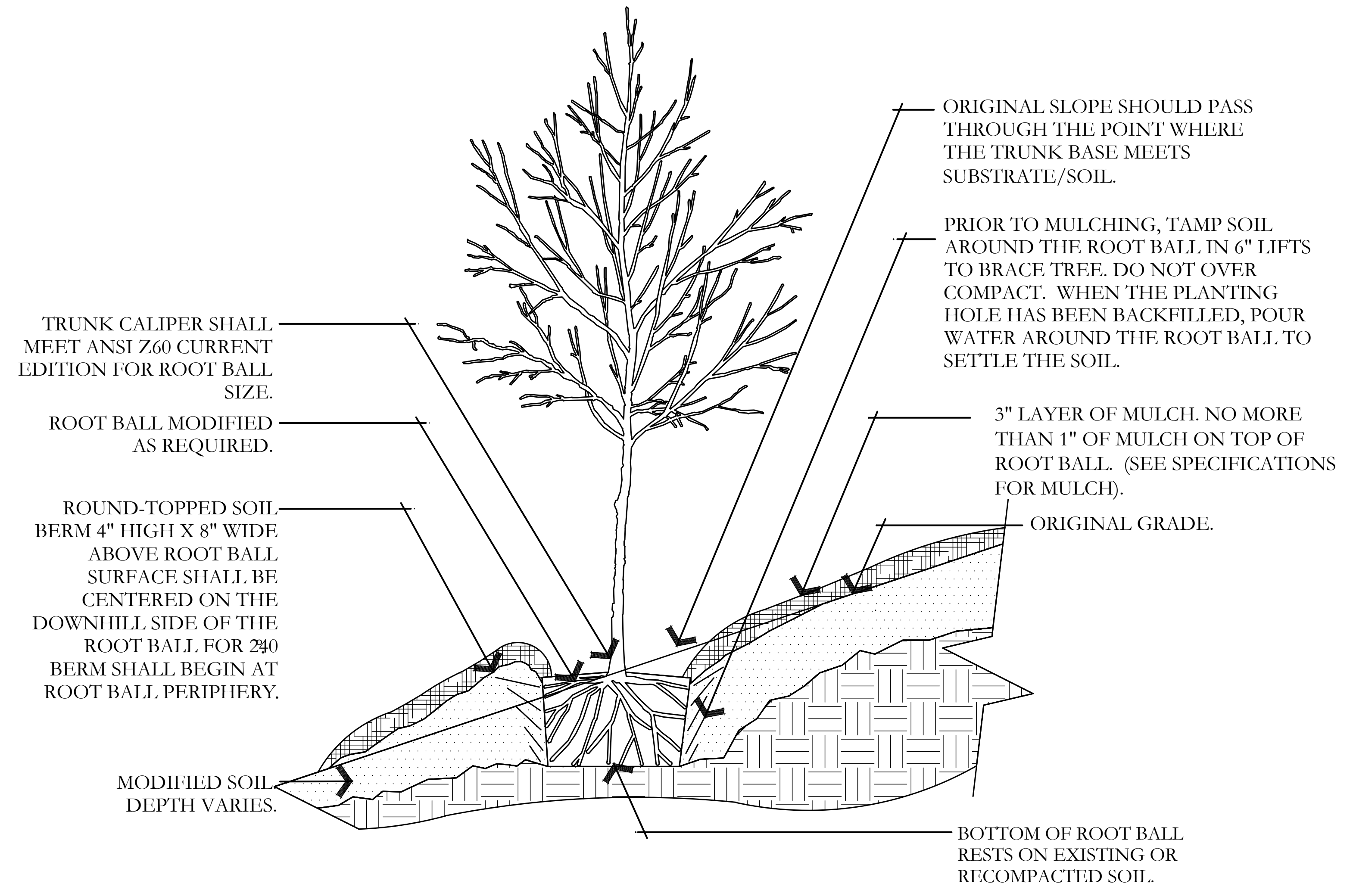
LP-101


CINCH TIES 1" DIA.
2" DIA. ROUND FIR POSTS; 2 PER TREE: REMOVE AFTER FIRST YEAR
MAINTAIN TREE BASE 1-2" HIGHER THAN EXISTING GRADE, TO ALLOW FOR SETTLEMENT
3" MULCH TO BE PULLED 1' AWAY FROM THE TREE TRUNK
TOPSOIL: 2" MIXED WITH TOP 3" OF EXISTING SOIL. 4" ON TOP OF THIS MIXTURE
BACKFILL MIXTURE: 75% NATIVE SOIL WITH 25% TOPSOIL
CUT AND REMOVE ALL WIRE FROM THE BALL. PLACE TREE AND THEN CUT DOWN THE BURLAP AS CLOSE TO THE BASE OF THE ROOT BALL AS POSSIBLE.
NATIVE SOIL BASE
2X BALL DIA.

A DECIDUOUS TREE PLANTING

NOT TO SCALE

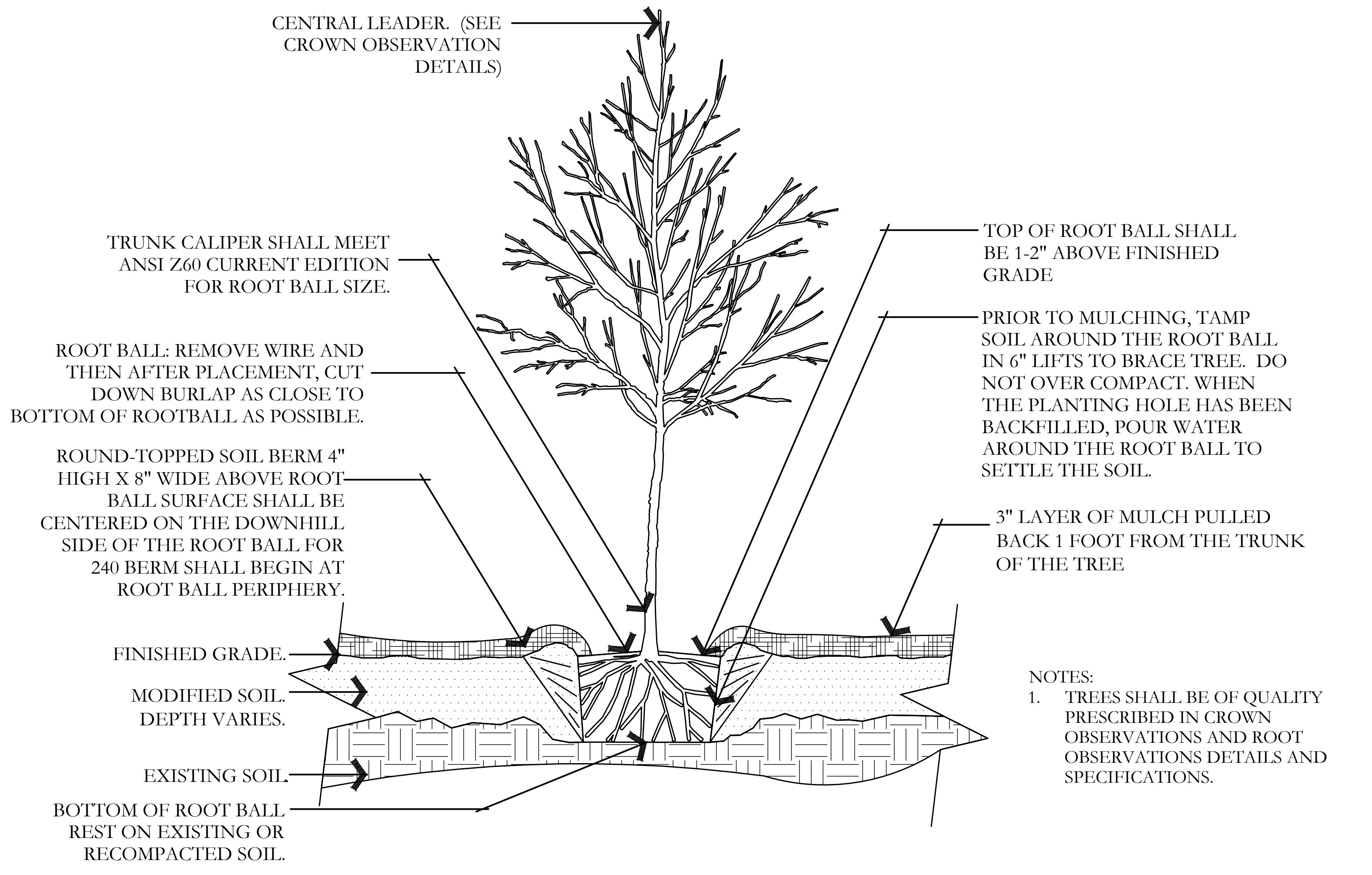
PKJ DESIGN GROUP


ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SUBSTRATE/SOIL.
PRIOR TO MULCHING, TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE.
ROOT BALL MODIFIED AS REQUIRED.
3" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECIFICATIONS FOR MULCH).
ORIGINAL GRADE.
ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL FOR 240 BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
MODIFIED SOIL. DEPTH VARIES.
BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.

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

NOT TO SCALE

PKJ DESIGN GROUP

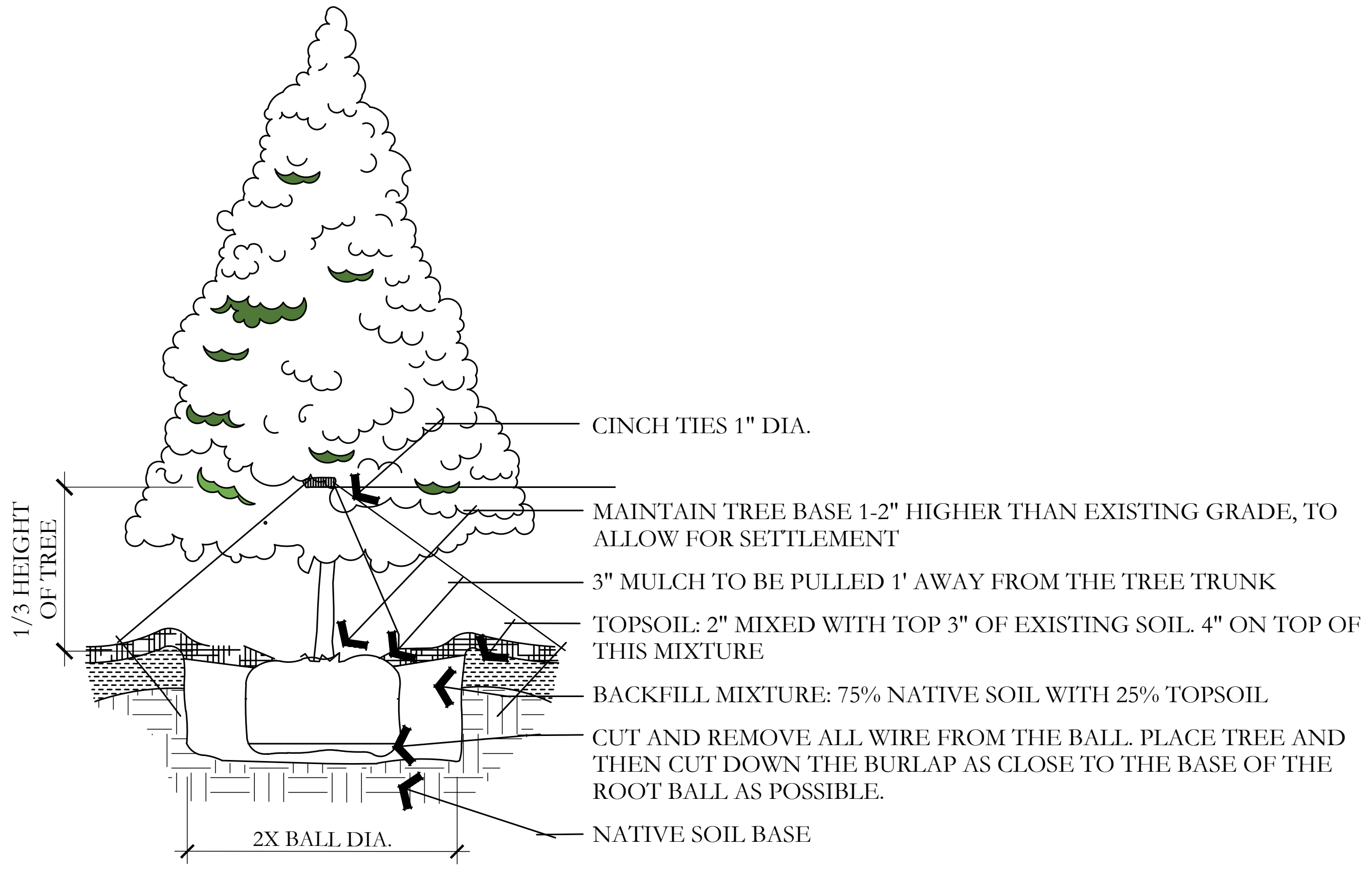

CENTRAL LEADER. (SEE CROWN OBSERVATION DETAILS)
TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE.
TOP OF ROOT BALL SHALL BE 1-2" ABOVE FINISHED GRADE
ROOT BALL: REMOVE WIRE AND THEN AFTER PLACEMENT, CUT DOWN BURLAP AS CLOSE TO BOTTOM OF ROOTBALL AS POSSIBLE.
PRIOR TO MULCHING, TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL FOR 240 BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
3" LAYER OF MULCH PULLED BACK 1 FOOT FROM THE TRUNK OF THE TREE
FINISHED GRADE.
MODIFIED SOIL. DEPTH VARIES.
EXISTING SOIL.
BOTTOM OF ROOT BALL REST ON EXISTING OR RECOMPACTED SOIL.

NOTES:
1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.

C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE

PKJ DESIGN GROUP


CINCH TIES 1" DIA.
MAINTAIN TREE BASE 1-2" HIGHER THAN EXISTING GRADE, TO ALLOW FOR SETTLEMENT
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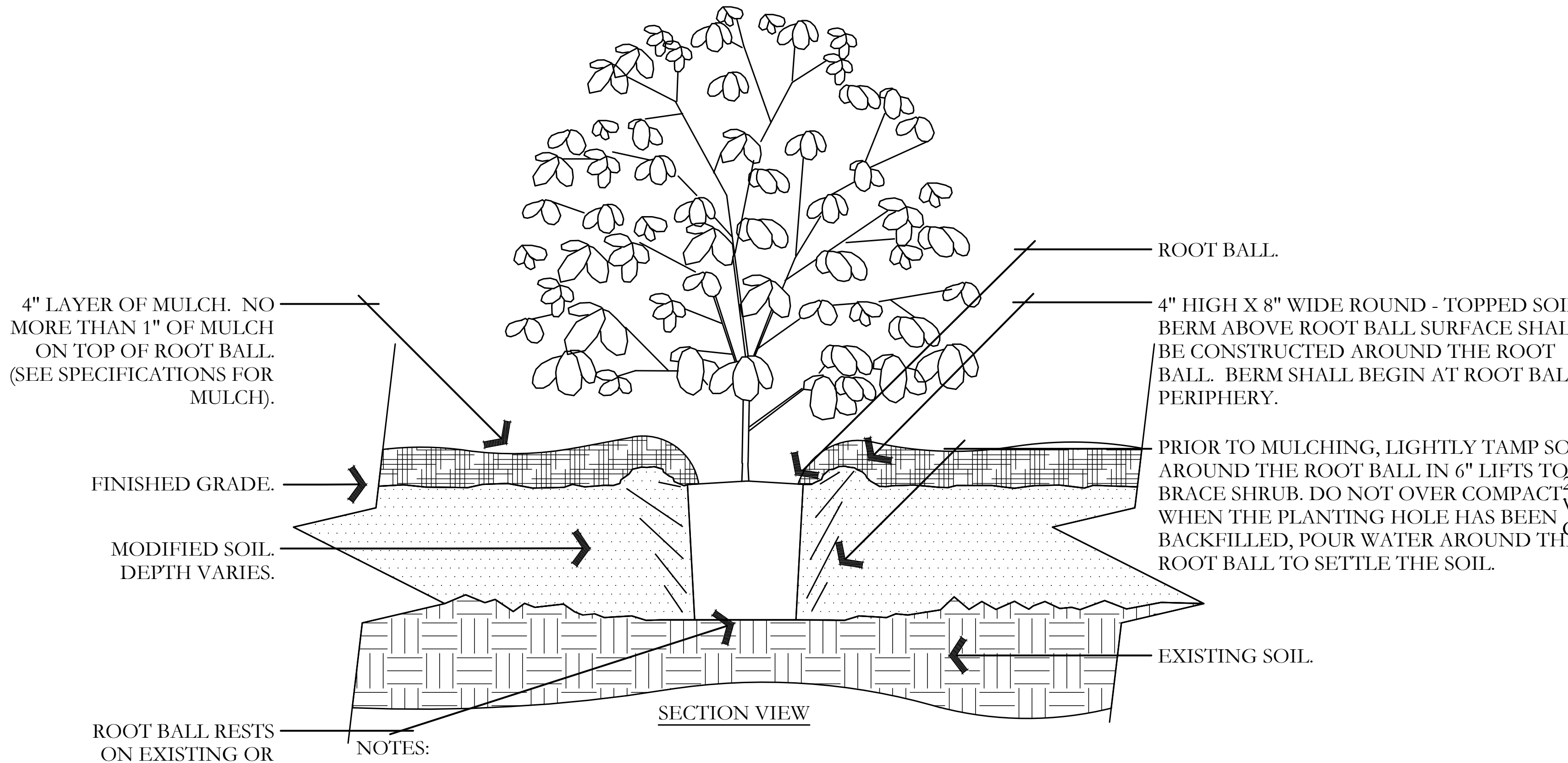
BACKFILL MIXTURE: 75% NATIVE SOIL WITH 25% TOPSOIL
CUT AND REMOVE ALL WIRE FROM THE BALL. PLACE TREE AND THEN CUT DOWN THE BURLAP AS CLOSE TO THE BASE OF THE ROOT BALL AS POSSIBLE.
NATIVE SOIL BASE
1/3 HEIGHT OF TREE
2X BALL DIA.

D EVERGREEN TREE PLANTING

NOT TO SCALE

PKJ DESIGN GROUP

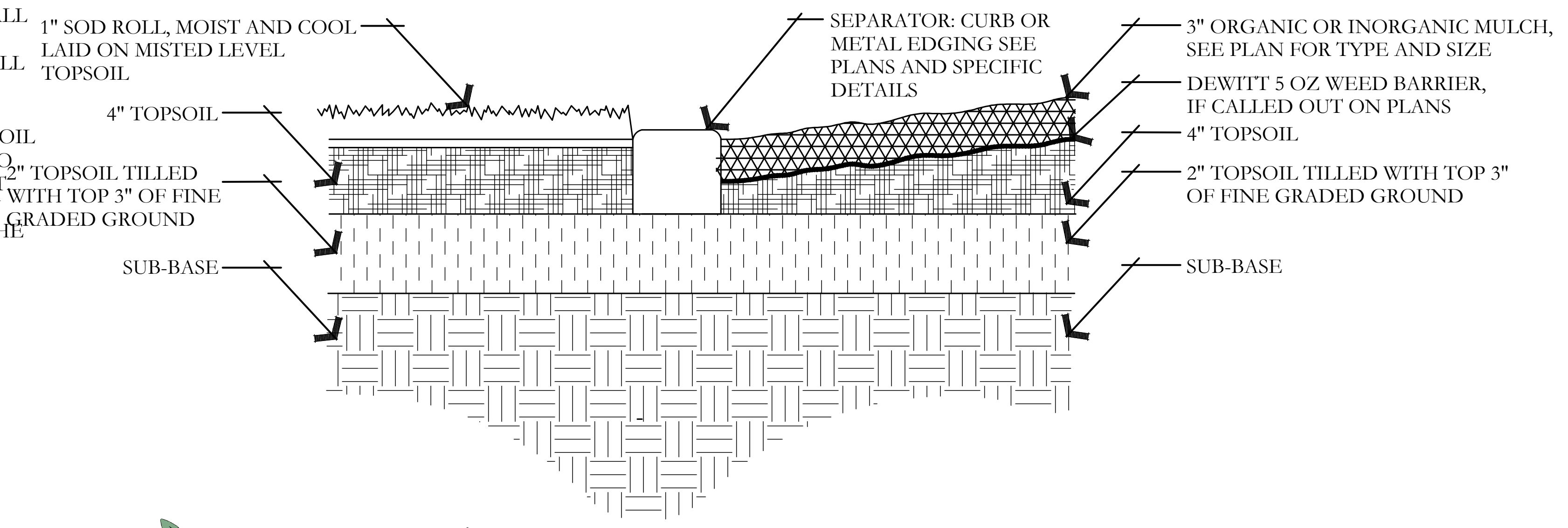

ROOT BALL.
4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECIFICATIONS FOR MULCH).
4" HIGH X 8" WIDE ROUND - TOPPED SOIL BERM ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
FINISHED GRADE.
MODIFIED SOIL. DEPTH VARIES.
EXISTING SOIL.
SECTION VIEW
ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.

NOTES:
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

E SHRUB - MODIFIED SOIL

NOT TO SCALE

PKJ DESIGN GROUP


1" SOD ROLL, MOIST AND COOL LAID ON MISTED LEVEL TOPSOIL
SEPARATOR: CURB OR METAL EDGING SEE PLANS AND SPECIFIC DETAILS
3" ORGANIC OR INORGANIC MULCH, SEE PLAN FOR TYPE AND SIZE
DEWITT 5 OZ WEED BARRIER, IF CALLED OUT ON PLANS
4" TOPSOIL
2" TOPSOIL TILLED WITH TOP 3" OF FINE GRADED GROUND
SUB-BASE
4" TOPSOIL
2" TOPSOIL TILLED WITH TOP 3" OF FINE GRADED GROUND
SUB-BASE

I SOD LAYING/MULCH DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE 11/10/2021

PROJECT NUMBER UT21125

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

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

PROJECT INFORMATION

SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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LANDSCAPE ARCHITECT / PLANNER

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Landscape Architecture Planning & Visualization
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LICENSE STAMP

JEREMY AINSWORTH
8128121-5301
11/10/2021
ELECTRONIC SEAL

DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 11/10/2021

LANDSCAPE DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-501

SPANISH FORK, UT REALTY, LLC

SPANISH FORK, UTAH

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART I - 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 pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

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

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

1.3 DEFINITIONS

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

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

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

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

1.4 REFERENCES

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

a. ASTM-American Society for Testing and Materials

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

1.5 SUBMITTALS

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

B. Operation and Maintenance Manual:

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

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

ii. Parts list for each operating element of the system

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

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

b. Project Record Copy

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

ii. Completed Project As-Built Drawings

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

2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.

3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.

4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.

5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

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

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

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

D. Workmanship and Materials:

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

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

E. Contractor Qualifications:

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

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

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

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

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

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

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

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

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

1.7 DELIVERY-STORAGE-HANDLING

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

1.8 SEQUENCING

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

1.9 WARRANTY

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

1.10 OWNER'S INSTRUCTION

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

1.11 MAINTENANCE

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

a. Two quick coupler keys with hose swivels.

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

B. Provide the following services:

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

PART 2 - PRODUCTS

2.1 GENERAL NOTES

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

2.2 POINT OF CONNECTION

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

2.3 CONNECTION ASSEMBLY

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

2.4 CONTROL SYSTEM

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

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

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

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

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

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

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

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

2.5 SLEEVING

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

2.6 MAIN LINE PIPE

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

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

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

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

2.7 MAIN LINE FITTINGS

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

2.8 ISOLATION VALVES

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

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

2.9 MANIFOLDS

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

2.10 REMOTE CONTROL VALVES

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

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¾" 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 ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

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

2.14 Spray Sprinklers

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

2.15 VALVE BOXES

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

2.16 IMPORT BACKFILL

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

2.17 OTHER PRODUCTS

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

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

PART 3 - EXECUTION

3.1 PREPARATION

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

3.2 TRENCHING AND BACKFILLING

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

3.3 SLEEVING

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

3.4 GRADES AND DRAINAGE

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

3.5 PVC PIPE

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

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

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

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

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

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

3.6 CONTROLLERS

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

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

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

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

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

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

3.7 VALVES

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

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

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of ¾" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

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

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

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

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

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

3.9 FIELD QUALITY CONTROL

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

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

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

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

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

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

3.10 ADJUSTMENT

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

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

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

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

3.11 CLEANING

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

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

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

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

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

END OF SECTION

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

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

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

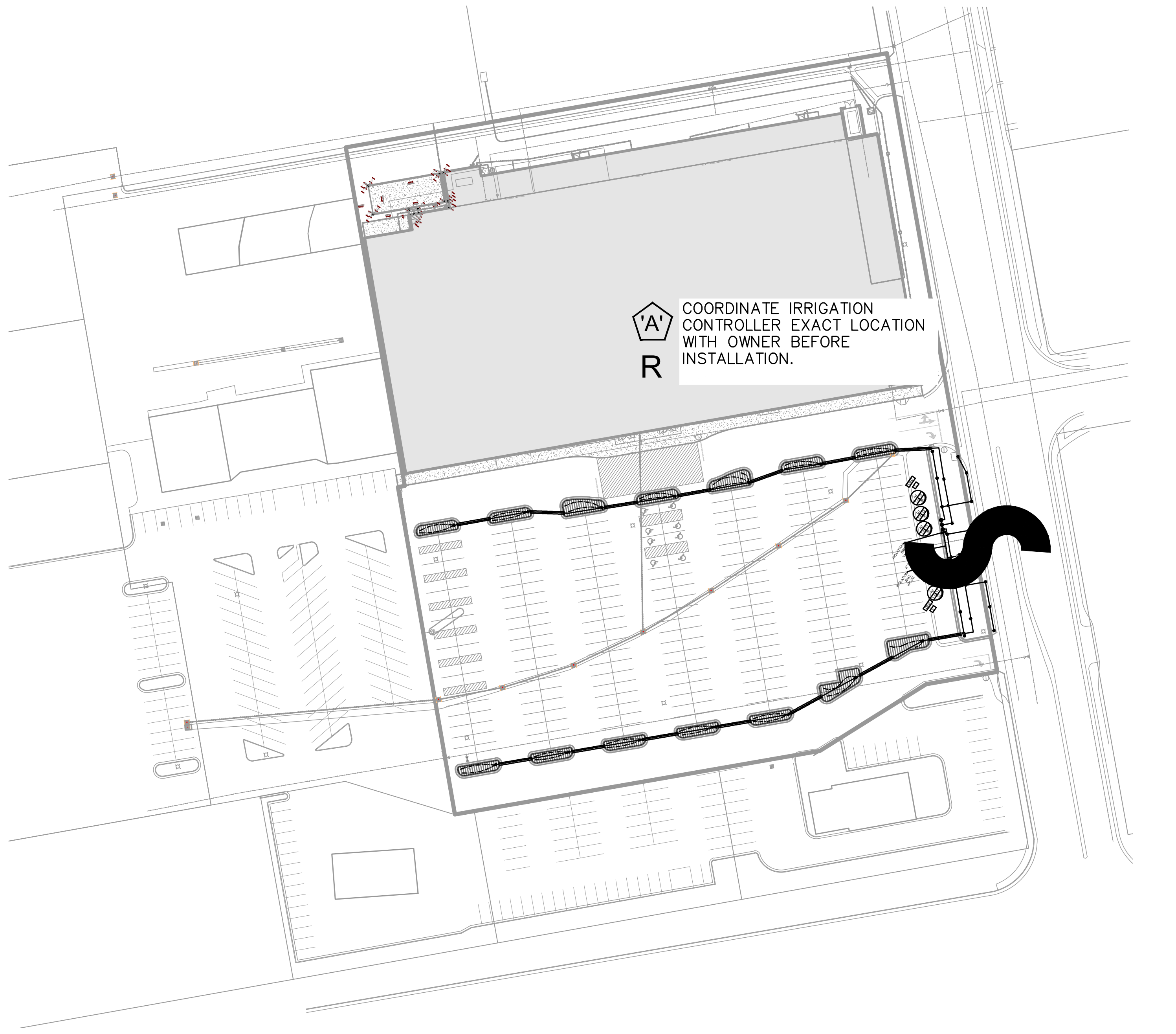
Regular Irrigation Schedule (see Seasonal Differential Chart)

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

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

Seasonal Differential

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


'A'
R
COORDINATE IRRIGATION CONTROLLER EXACT LOCATION WITH OWNER BEFORE INSTALLATION.

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

ISSUE DATE
11/10/2021

PROJECT NUMBER
UT21125

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

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

N

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

PROJECT INFORMATION

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SPANISH FORK, UTAH

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LICENSE STAMP

JEREMY AINSWORTH
8128121-5301
11/10/2021

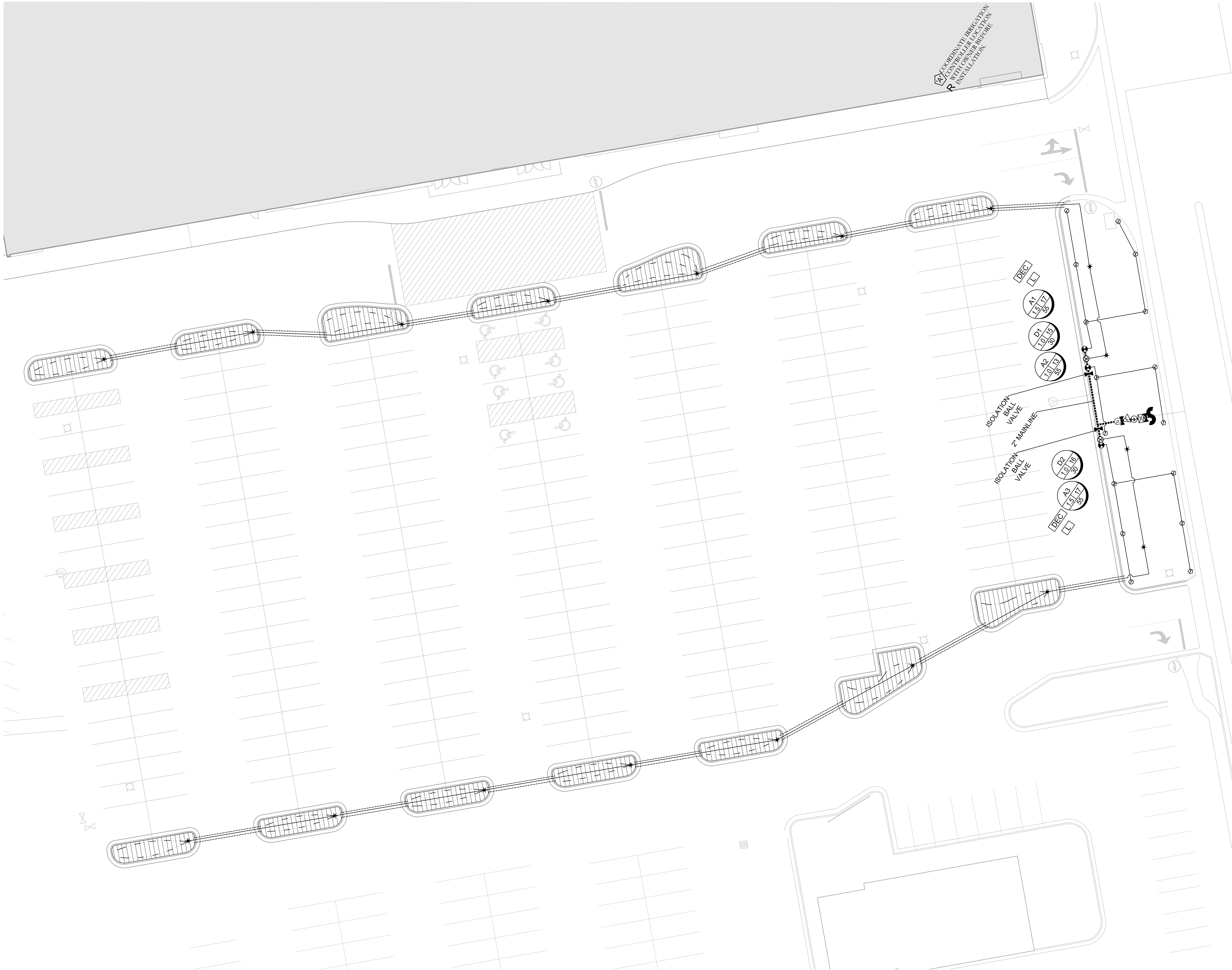
DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 11/10/2021

IRRIGATION PLAN COVER

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-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, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
'A'	CONTROLLER:RAINBIRD ESP-ME3 CONTROLLER WITH WIFI CAPABILITY, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
⋈	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
☒	2" T SUPER AMIAD PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
Ⓜ	MASTER VALVE
F	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" DIAMETER 24" MIN. COVER
───	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
✱	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
-----	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
-----	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM
NO SYMBOL	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC.

DRIP ZONE

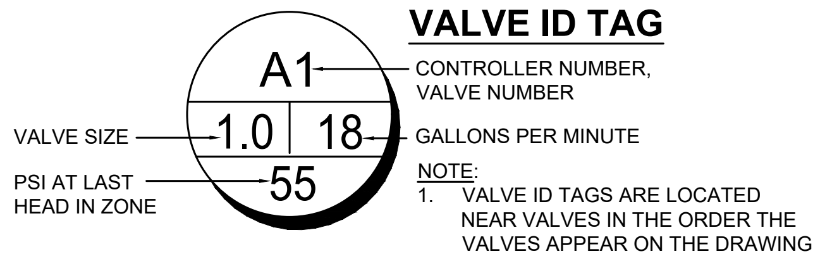
▨	TYPE	PART NUMBER	EMITTER FLOW		
	XFS DRIPLINE	XFSP-09-18	.9 GPH		
	TOTAL DRIP ZONE FLOW	20 GPM		*EACH ZONE NOT TO EXCEED 20 GPM	
	NUMBER OF FLUSH POINTS	2		DRIP ZONE TO APPLY 1/4" OF WATER	23
	*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS				
	*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN				

IRRIGATION NOTES

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

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

VALVE ID TAG



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

ISSUE DATE 11/10/2021

PROJECT NUMBER UT21125

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

PLAN INFORMATION

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

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

PROJECT INFORMATION

SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

LEI-ENGINEERING
3302 N. Main Street
Spanish Fork, Ut. 84660
801-798-0555 ext. 226
www.lei-eng.com

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

JEREMY AINSWORTH
8128121-5301
11/10/2021

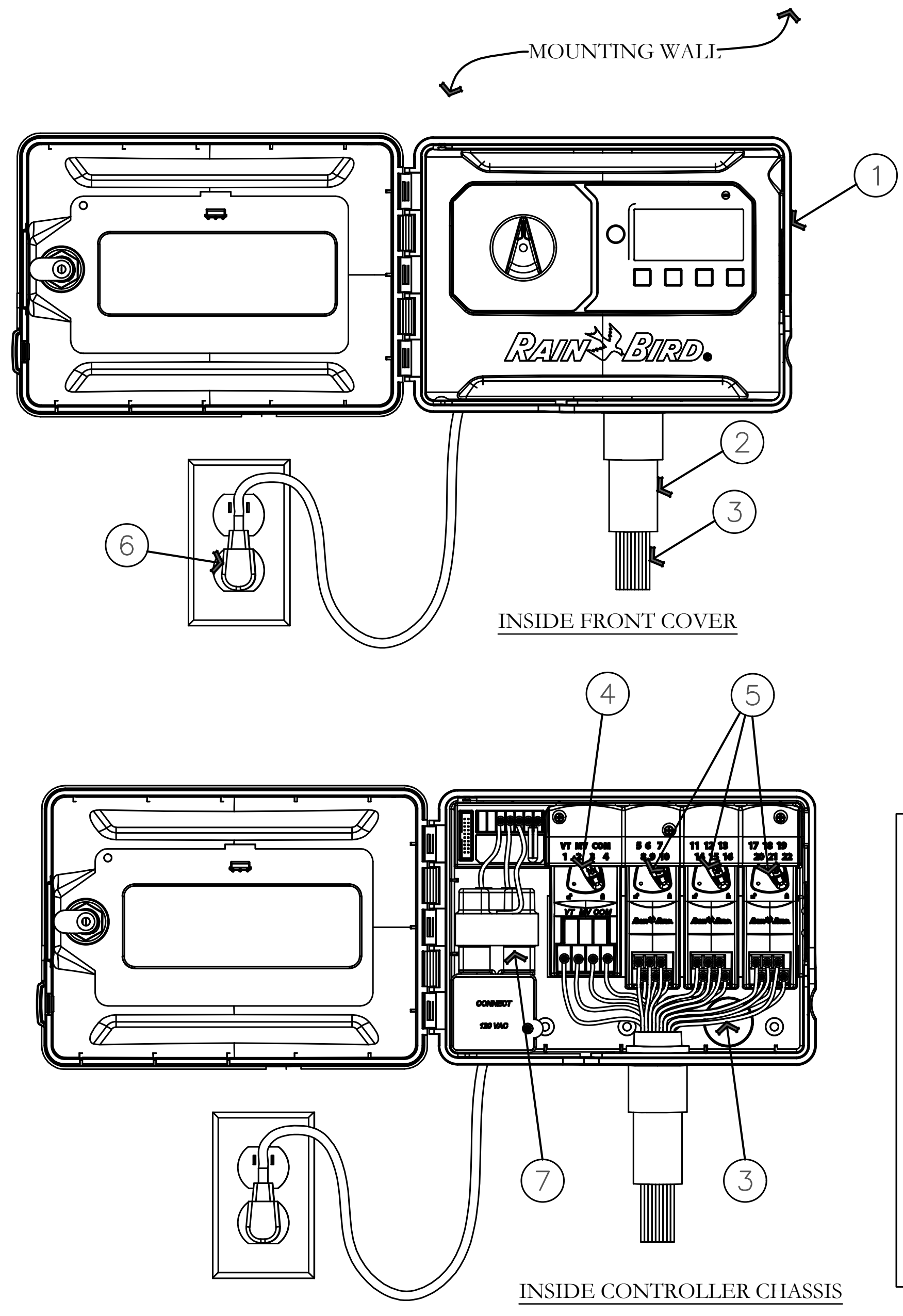
DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 11/10/2021

IRRIGATION PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-101


MOUNTING WALL
1
2
3
6
RAIN BIRD
INSIDE FRONT COVER
4
5
7
3
INSIDE CONTROLLER CHASSIS

1. MODULAR HYBRID CONTROLLER: RAIN BIRD ESP-ME3 INSIDE WALL MOUNT
2. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES
4. STANDARD MODULE FOR 4-STATION CONTOLLERS
5. OPTIONAL MODULES FOR 22-STATION CONTROLLER
6. STANDARD 120 V PLUG 120 VAC, 60 HZ INTERNAL TRANSFORMER

CHOOSING CONTROLLER FEATURES

SELECTING THE MODEL
TO SELECT THE DESIRED MODEL
TURN ON ONE OF THE FOLLOWING LAYERS

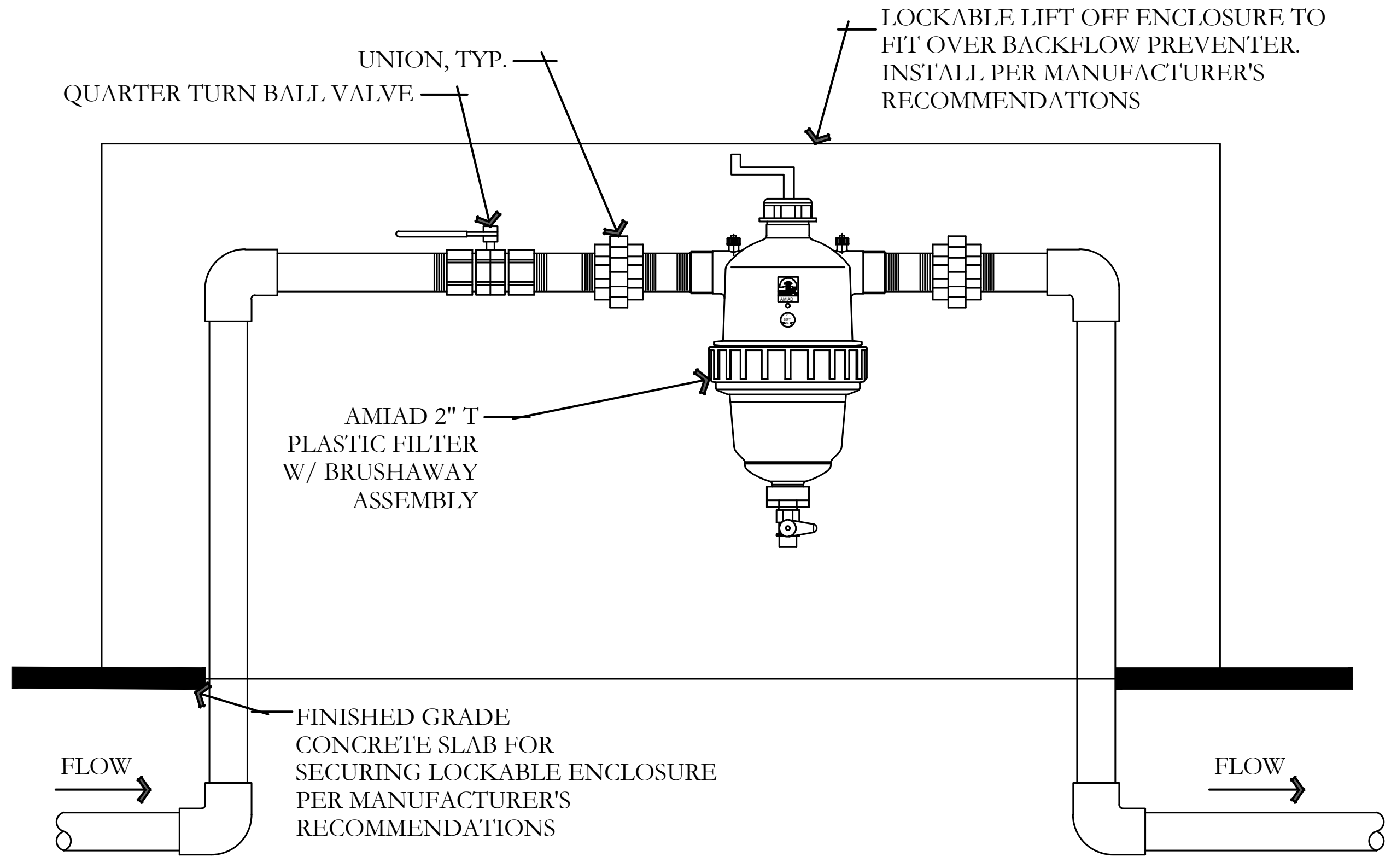
OPTION-4-STATION
OPTION-7-STATION
OPTION-10-STATION
OPTION-13-STATION
OPTION-16-STATION
OPTION-19-STATION
OPTION-22-STATION

TO TURN OFF THIS INSTRUCITON BOX,
TURN OFF LAYER "INSTRUCTION-OPTION".

A ESP-ME3 MODULAR HYBRID CONTROLLER

NOT TO SCALE

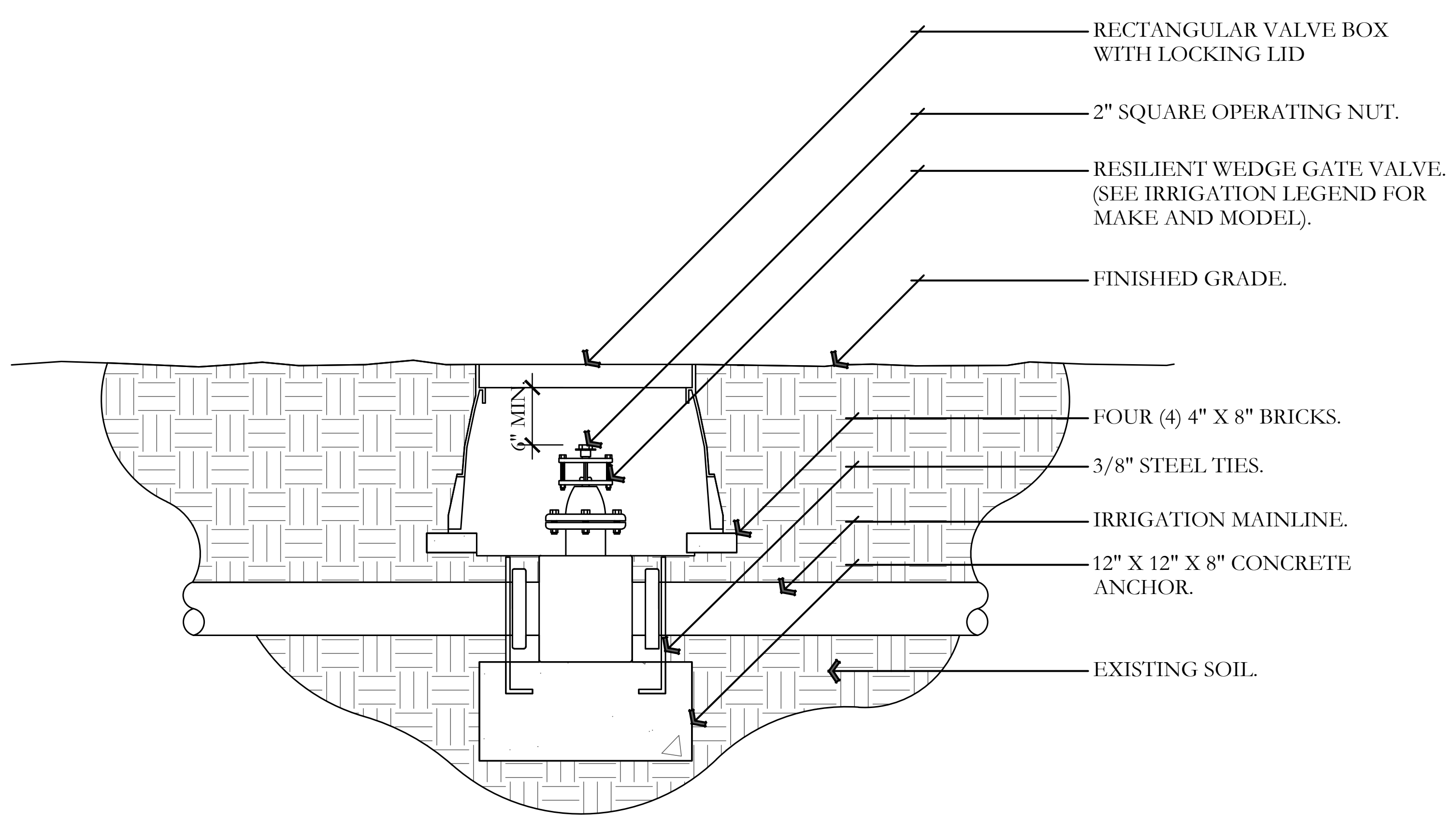
PKJ DESIGN GROUP


UNION, TYP.
QUARTER TURN BALL VALVE
LOCKABLE LIFT OFF ENCLOSURE TO FIT OVER BACKFLOW PREVENTER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS
AMIAD 2" 'T' PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY
FINISHED GRADE
CONCRETE SLAB FOR SECURING LOCKABLE ENCLOSURE PER MANUFACTURER'S RECOMMENDATIONS
FLOW
FLOW

B 2" PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY

NOT TO SCALE

PKJ DESIGN GROUP

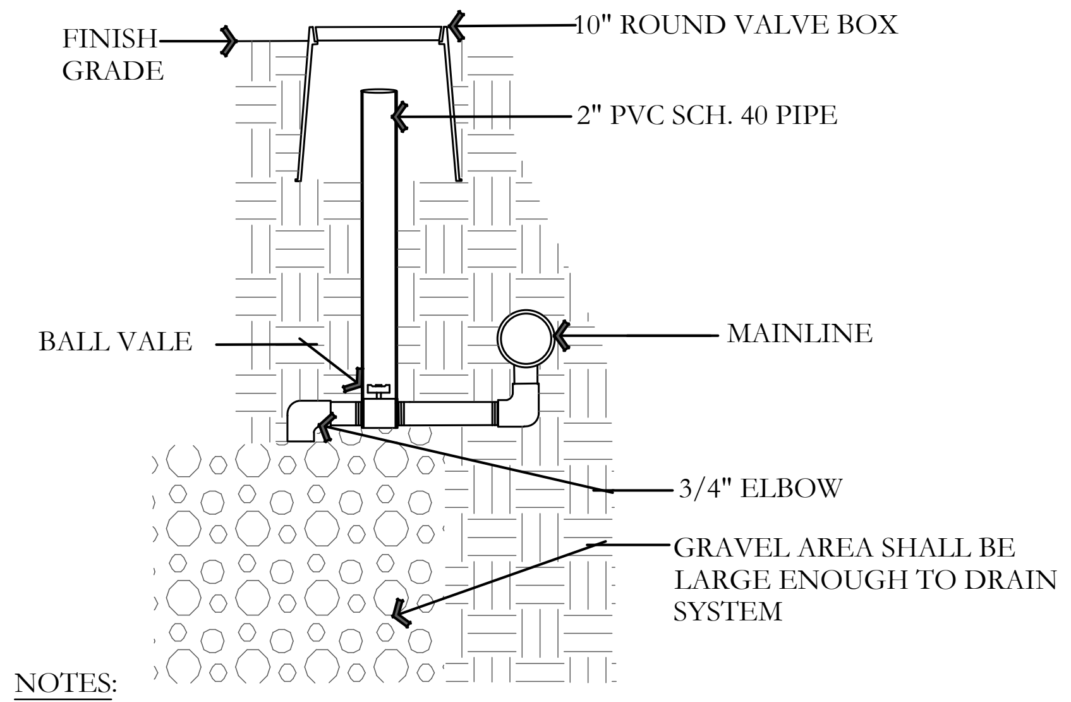

RECTANGULAR VALVE BOX WITH LOCKING LID
2" SQUARE OPERATING NUT.
RESILIENT WEDGE GATE VALVE. (SEE IRRIGATION LEGEND FOR MAKE AND MODEL).
FINISHED GRADE.
6" MIN.
FOUR (4) 4" X 8" BRICKS.
3/8" STEEL TIES.
IRRIGATION MAINLINE.
12" X 12" X 8" CONCRETE ANCHOR.
EXISTING SOIL.

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

C GATE VALVE AND ANCHOR DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

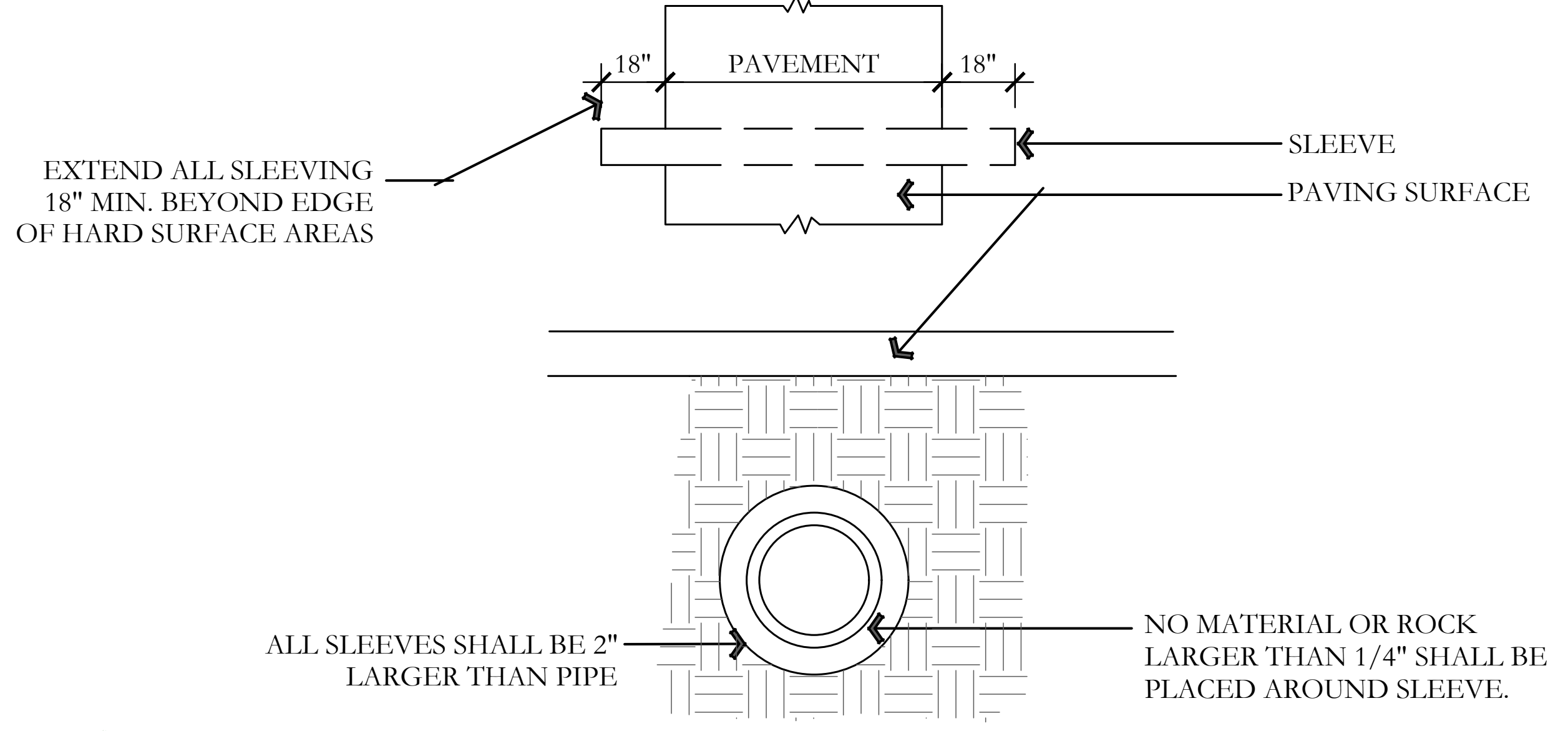

FINISH GRADE
10" ROUND VALVE BOX
2" PVC SCH. 40 PIPE
BALL VALE
MAINLINE
3/4" ELBOW
GRAVEL AREA SHALL BE LARGE ENOUGH TO DRAIN SYSTEM

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

F MANUAL DRAIN DETAIL

NOT TO SCALE

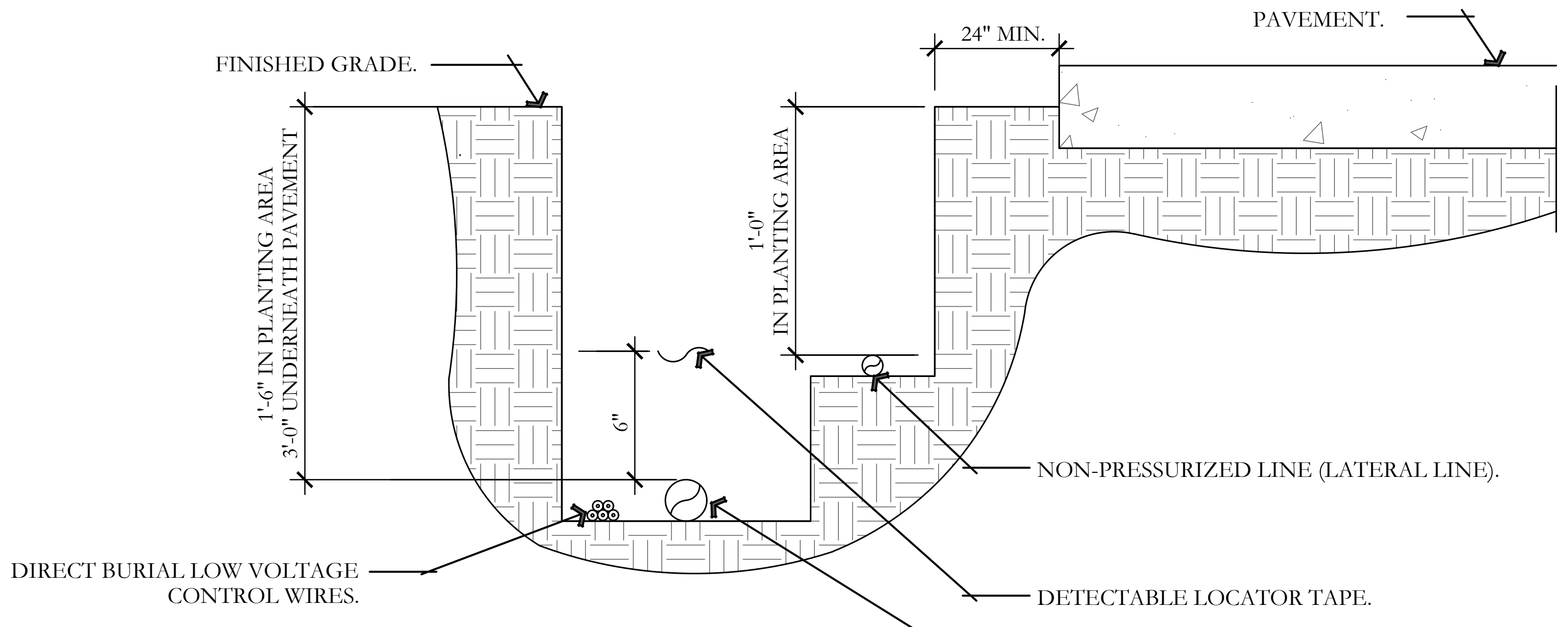
PKJ DESIGN GROUP


18"
PAVEMENT
18"
EXTEND ALL SLEEVING 18" MIN. BEYOND EDGE OF HARD SURFACE AREAS
SLEEVE
PAVING SURFACE
ALL SLEEVES SHALL BE 2" LARGER THAN PIPE
NO MATERIAL OR ROCK LARGER THAN 1/4" SHALL BE PLACED AROUND SLEEVE.

D TYPICAL SLEEVING DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

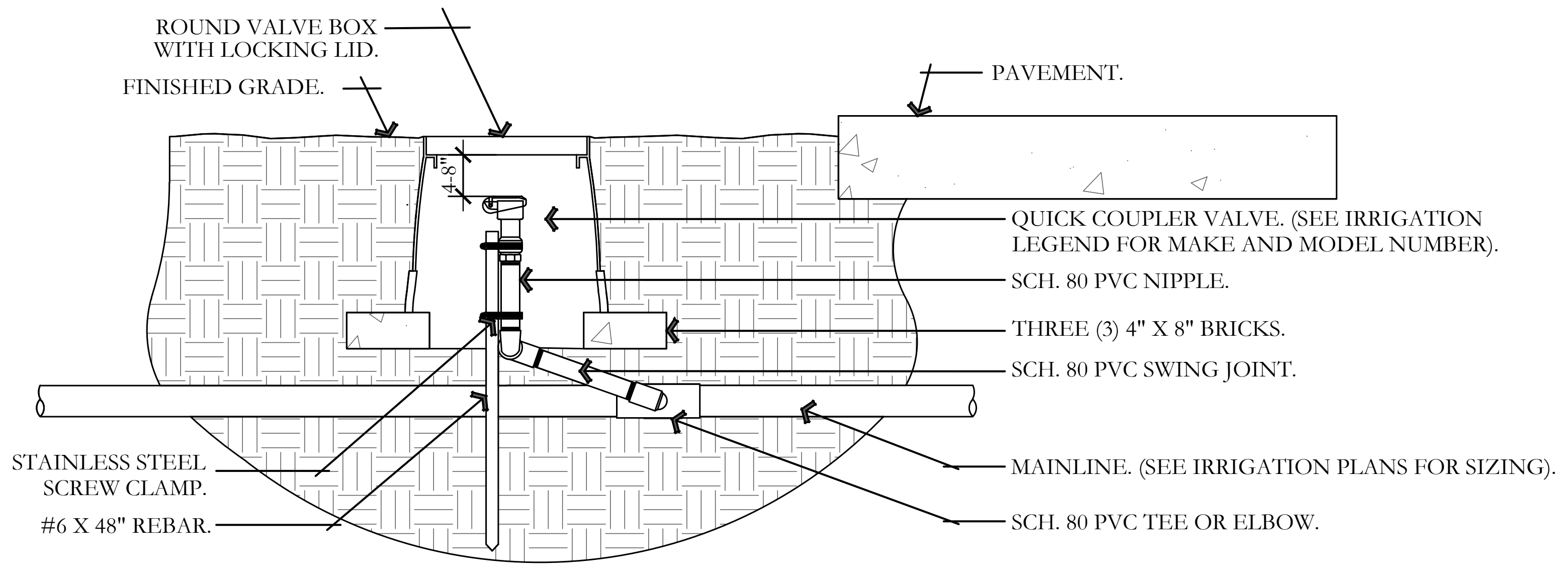

FINISHED GRADE.
24" MIN.
PAVEMENT.
1'-6" IN PLANTING AREA
3'-0" UNDERNEATH PAVEMENT
1'-0" IN PLANTING AREA
6"
NON-PRESSURIZED LINE (LATERAL LINE).
DIRECT BURIAL LOW VOLTAGE CONTROL WIRES.
DETECTABLE LOCATOR TAPE.
PRESSURIZED LINE (MAINLINE).

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

E IRRIGATION TRENCHING DETAIL

NOT TO SCALE

PKJ DESIGN GROUP


ROUND VALVE BOX WITH LOCKING LID.
FINISHED GRADE.
PAVEMENT.
1"-3"
QUICK COUPLER VALVE. (SEE IRRIGATION LEGEND FOR MAKE AND MODEL NUMBER).
SCH. 80 PVC NIPPLE.
THREE (3) 4" X 8" BRICKS.
SCH. 80 PVC SWING JOINT.
STAINLESS STEEL SCREW CLAMP.
MAINLINE. (SEE IRRIGATION PLANS FOR SIZING).
#6 X 48" REBAR.
SCH. 80 PVC TEE OR ELBOW.

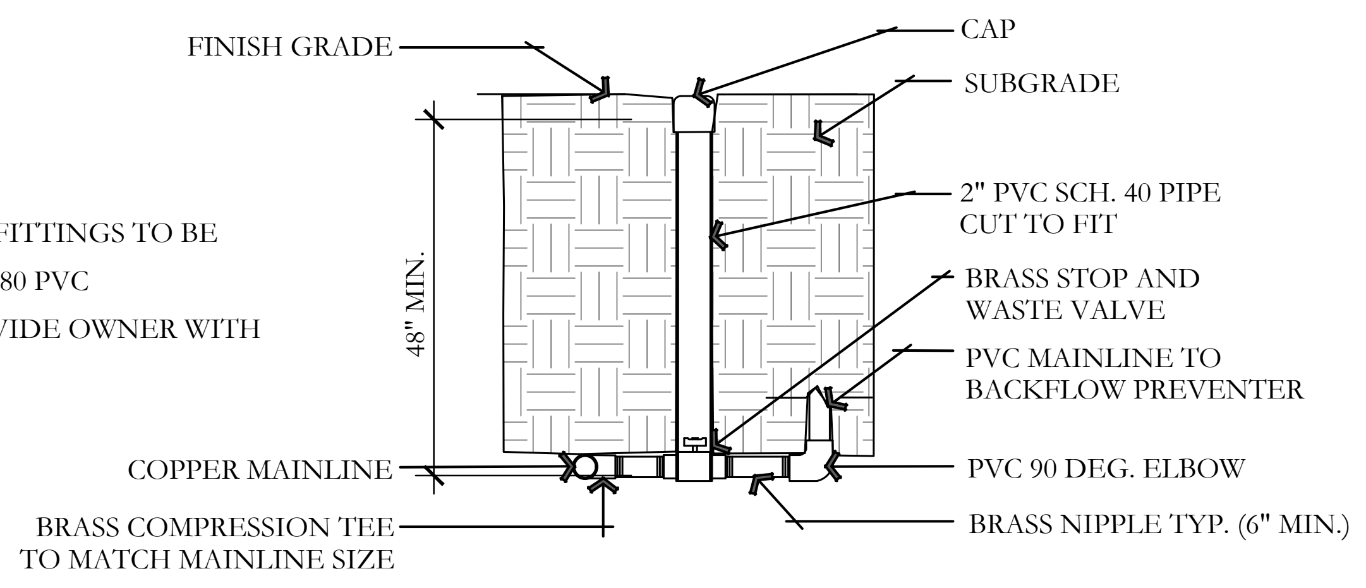
NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL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

G QUICK COUPLER DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

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

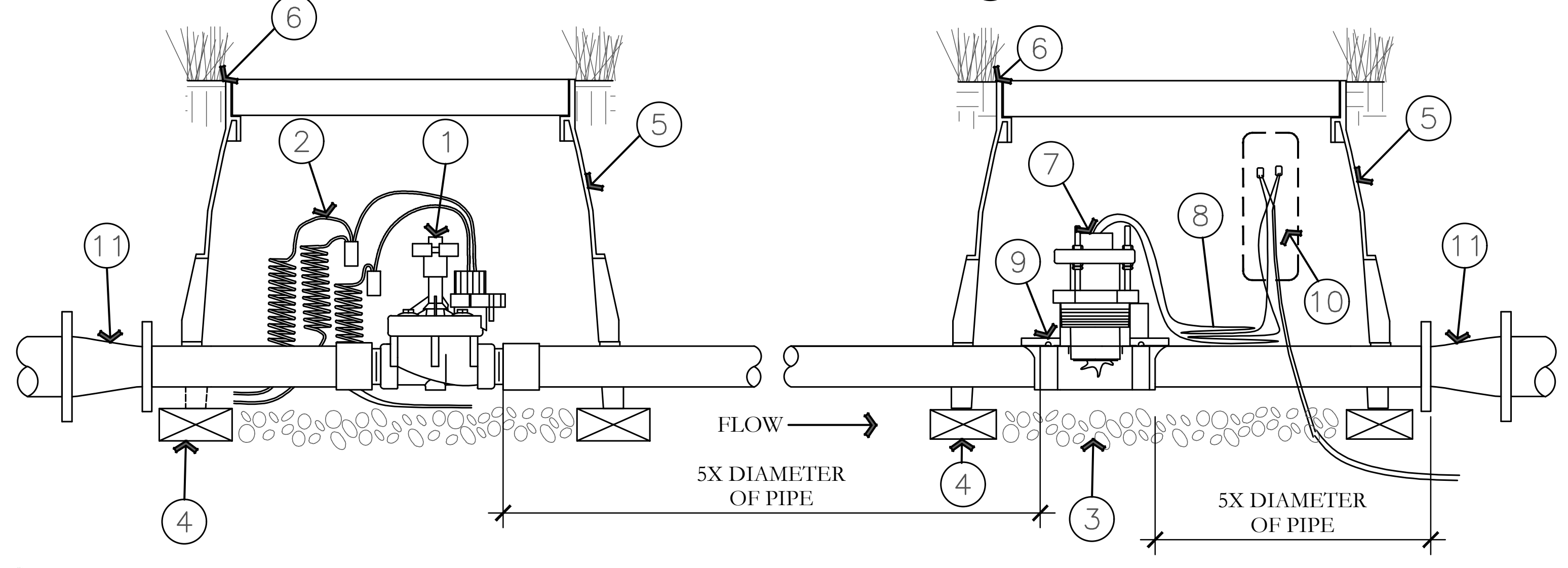

FINISH GRADE
CAP
SUBGRADE
2" PVC SCH. 40 PIPE CUT TO FIT
48" MIN.
BRASS STOP AND WASTE VALVE
PVC MAINLINE TO BACKFLOW PREVENTER
COPPER MAINLINE
PVC 90 DEG. ELBOW
BRASS COMPRESSION TEE TO MATCH MAINLINE SIZE
BRASS NIPPLE TYP. (6" MIN.)

H STOP AND WASTE VALVE ASSEMBLY DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

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


6
5
2
1
11
4
FLOW
5X DIAMETER OF PIPE
6
7
8
5
9
10
11
4
3
5X DIAMETER OF PIPE

I MASTER VALVE AND FLOW SENSOR DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE 11/10/2021

PROJECT NUMBER UT21125

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

PLAN INFORMATION

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

PROJECT INFORMATION

SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH

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

JEREMY AINSWORTH
8128121-5301
11/10/2021
ELECTRONIC SEAL

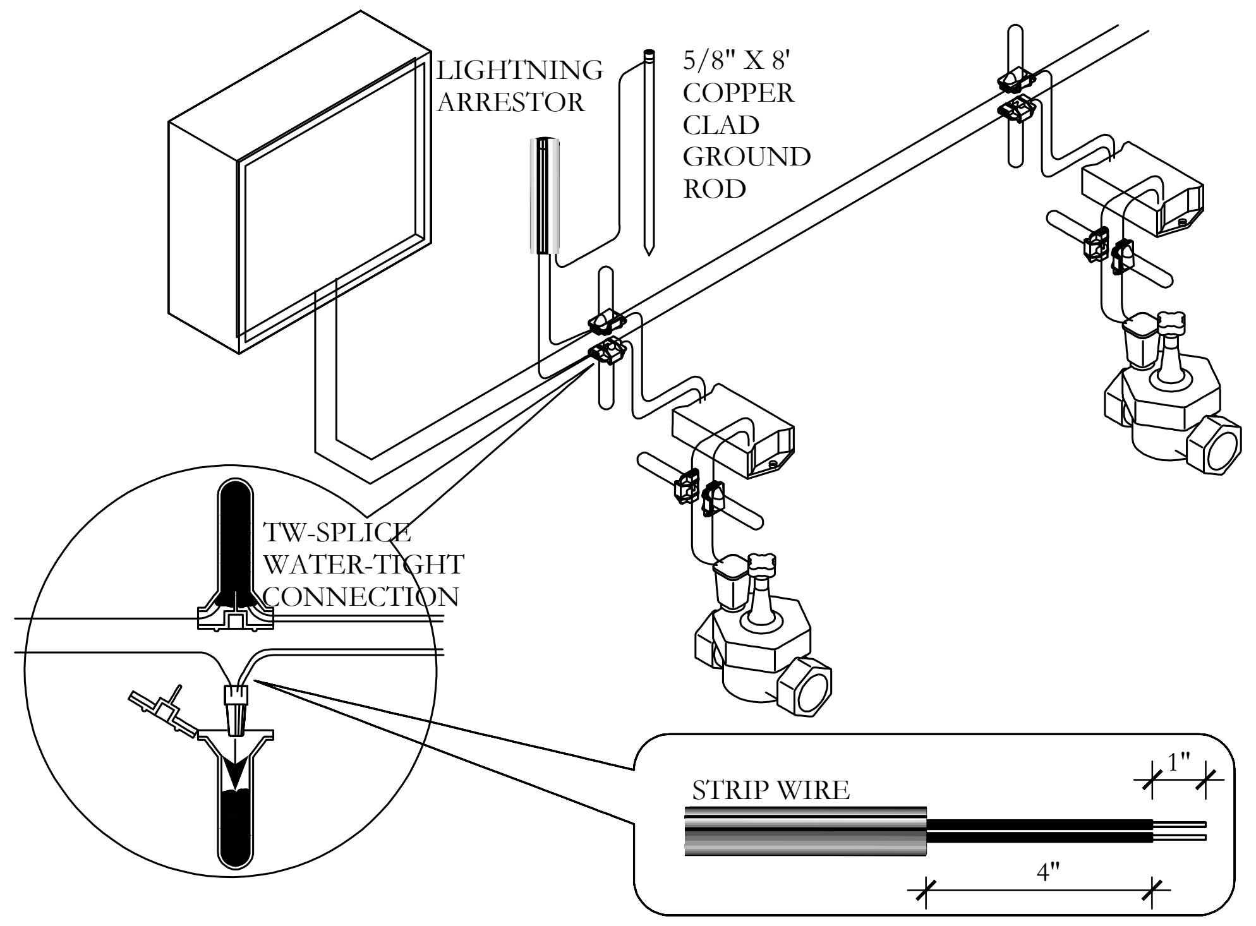
DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 11/10/2021

IRRIGATION DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

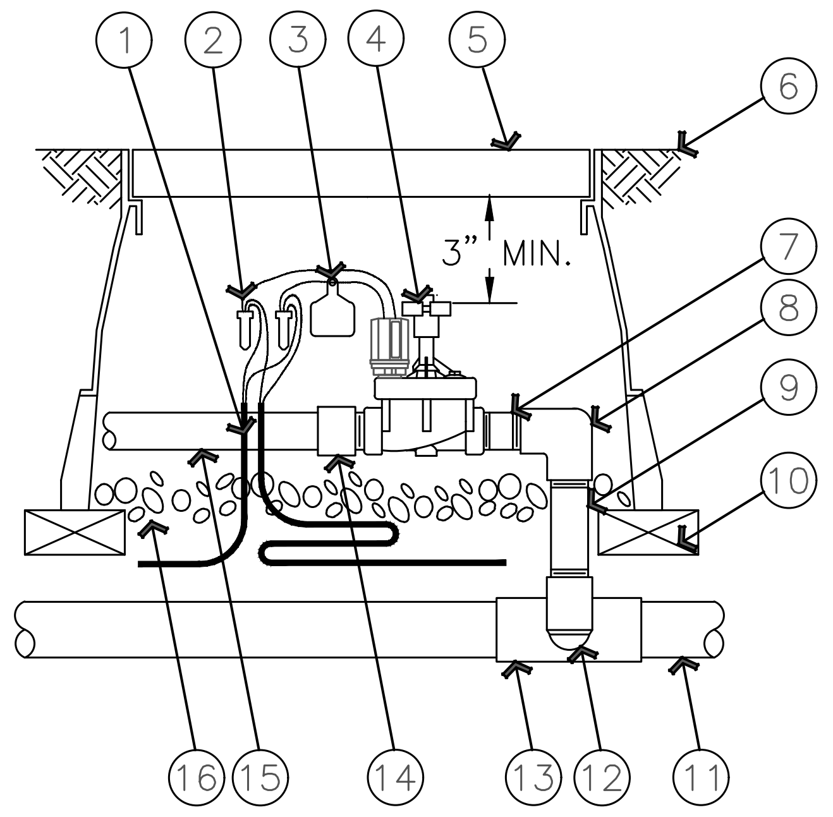
IR-501


LIGHTNING ARRESTOR
5/8" X 8' COPPER CLAD GROUND ROD
TW-SPLICE WATER-TIGHT CONNECTION
STRIP WIRE
1"
4"

J 2-WIRE CONNECTION DETAIL

NOT TO SCALE

PKJ DESIGN GROUP


1
2
3
4
5
6
3" MIN.
7
8
9
10
16
15
14
13
12
11

① 30-INCH LENGTH OF 2-WIRE CABLE

② WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)

③ ID TAG: RAIN BIRD VID SERIES

④ REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM

⑤ VALVE BOX WITH COVER: RAIN BIRD VB-STD

⑥ FINISH GRADE/TOP OF MULCH

⑦ PVC SCH 80 NIPPLE (CLOSE)

⑧ PVC SCH 40 ELL

⑨ PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)

⑩ BRICK (1 OF 4)

⑪ PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL

⑫ PVC SCH 40 TEE OR ELL

⑬ PVC SCH 40 MALE ADAPTER

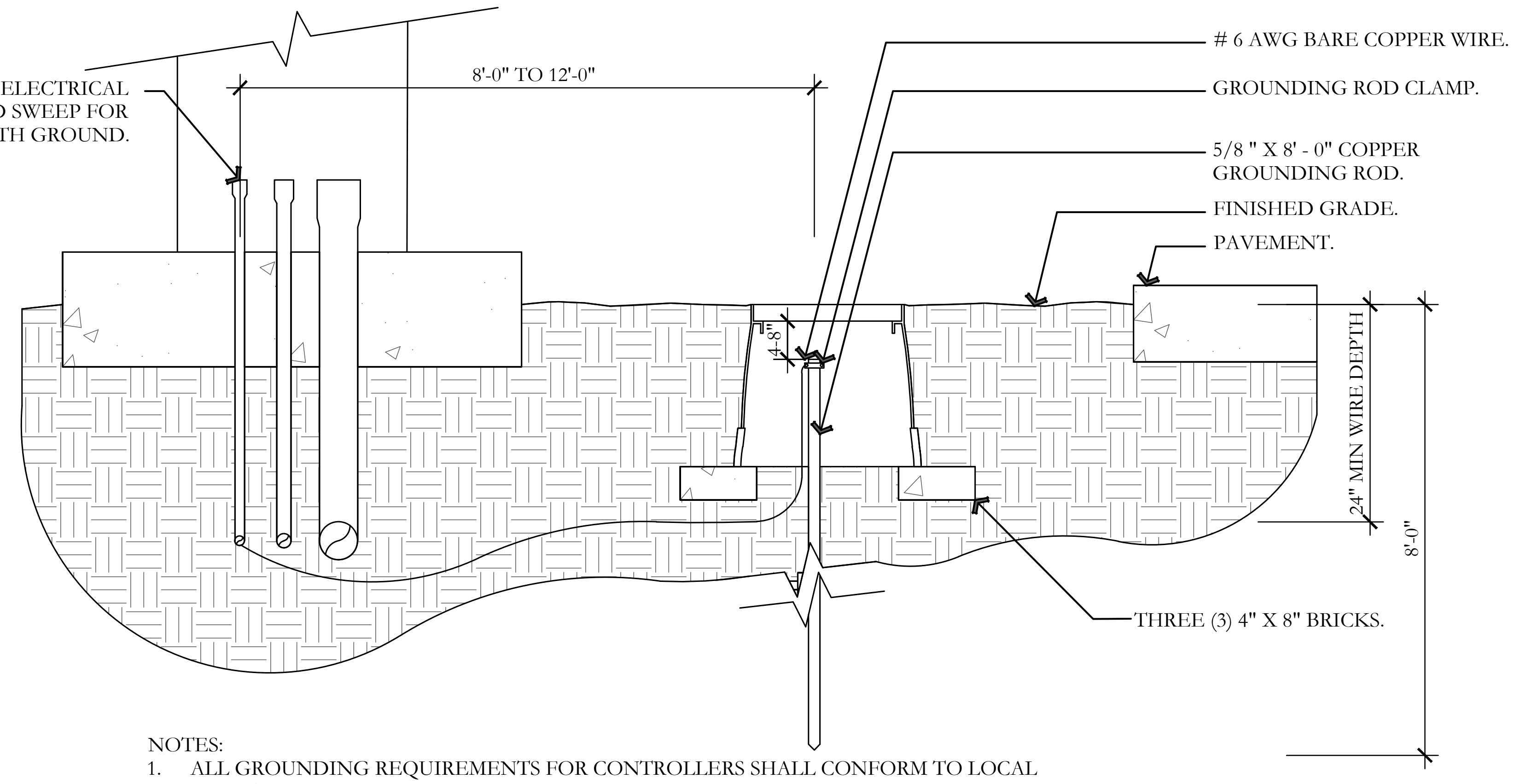
⑭ PVC LATERAL PIPE

⑮ 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

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

NOT TO SCALE

PKJ DESIGN GROUP

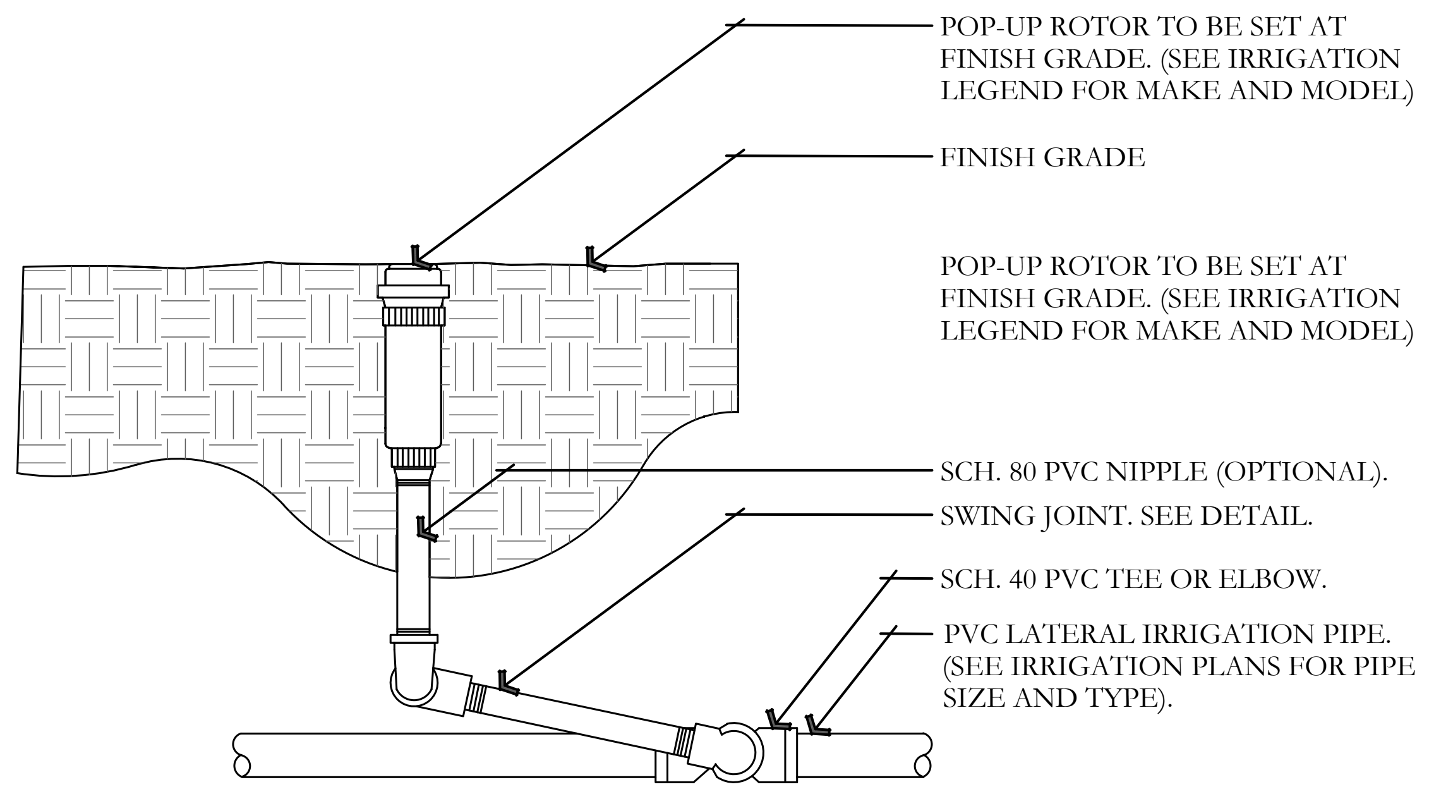

1" PVC ELECTRICAL CONDUIT AND SWEEP FOR EARTH GROUND.
8'-0" TO 12'-0"
# 6 AWG BARE COPPER WIRE.
GROUNDING ROD CLAMP.
5/8 " X 8' - 0" COPPER GROUNDING ROD.
FINISHED GRADE.
PAVEMENT.
4-8"
24" MIN WIRE DEPTH
8'-0"
THREE (3) 4" X 8" BRICKS.

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

K GROUNDING ROD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP


POP-UP ROTOR TO BE SET AT FINISH GRADE. (SEE IRRIGATION LEGEND FOR MAKE AND MODEL)
FINISH GRADE
POP-UP ROTOR TO BE SET AT FINISH GRADE. (SEE IRRIGATION LEGEND FOR MAKE AND MODEL)
SCH. 80 PVC NIPPLE (OPTIONAL).
SWING JOINT. SEE DETAIL.
SCH. 40 PVC TEE OR ELBOW.
PVC LATERAL IRRIGATION PIPE. (SEE IRRIGATION PLANS FOR PIPE SIZE AND TYPE).

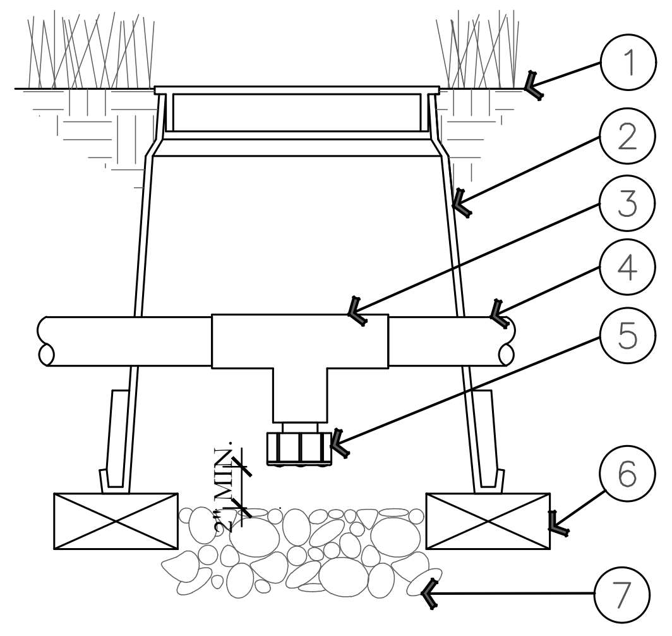
NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.

2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR SPRAYHEAD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP


1
2
3
4
5
6
7
2" MIN.

① FINISH GRADE/TOP OF MULCH

② VALVE BOX WITH COVER: RAIN BIRD VB-6RND

③ PVC SCH 40 TEE

④ PVC LATERAL PIPE

⑤ FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075

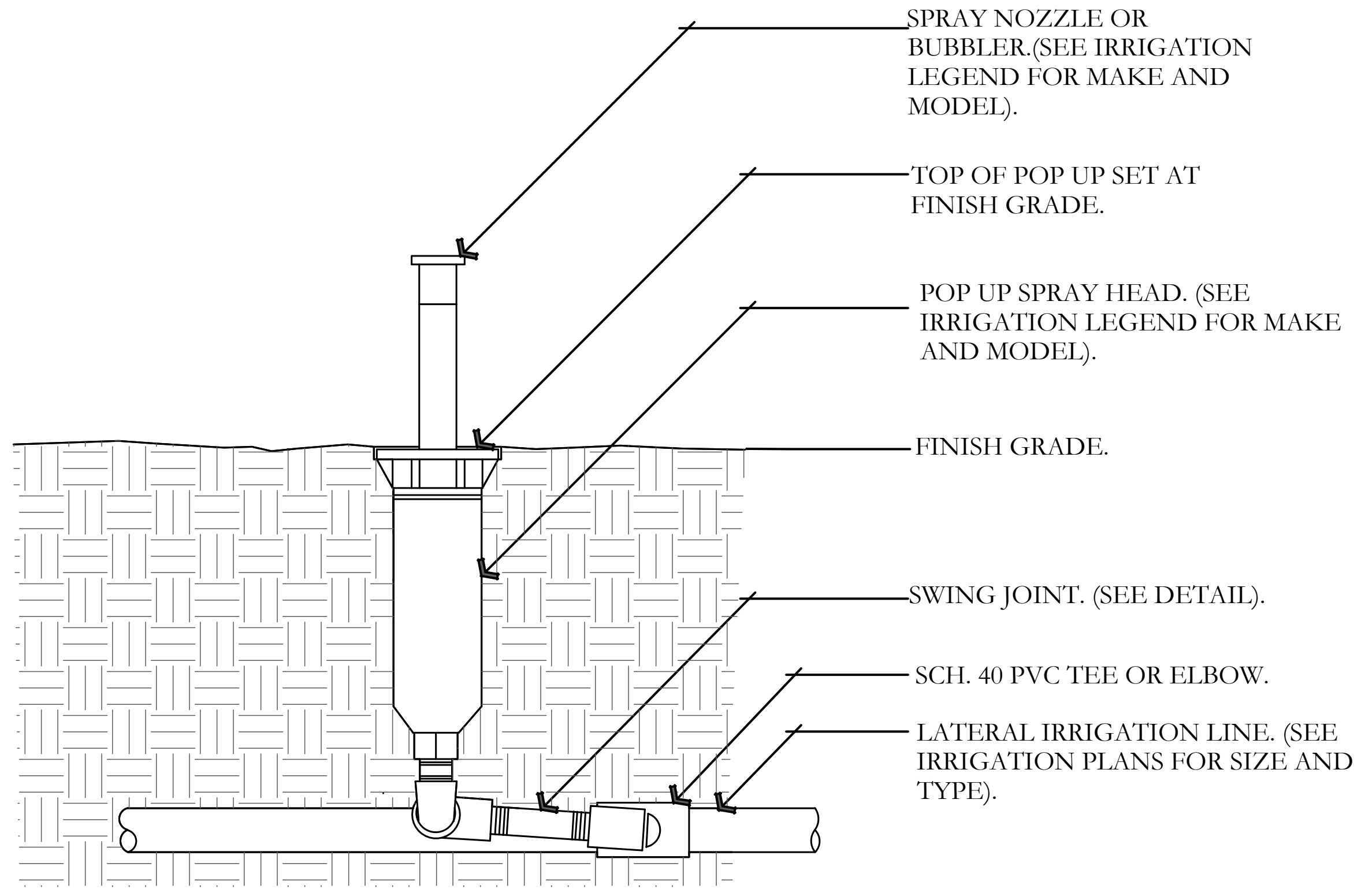
⑥ BRICK (1 OF 2)

⑦ 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L LATERAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP


SPRAY NOZZLE OR BUBBLER.(SEE IRRIGATION LEGEND FOR MAKE AND MODEL).
TOP OF POP UP SET AT FINISH GRADE.
POP UP SPRAY HEAD. (SEE IRRIGATION LEGEND FOR MAKE AND MODEL).
FINISH GRADE.
SWING JOINT. (SEE DETAIL).
SCH. 40 PVC TEE OR ELBOW.
LATERAL IRRIGATION LINE. (SEE IRRIGATION PLANS FOR SIZE AND TYPE).

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

O POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE
11/10/2021

PROJECT NUMBER
UT21125

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

PLAN INFORMATION

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

PROJECT INFORMATION

SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

LEI-ENGINEERING
3302 N. Main Street
Spanish Fork, Ut. 84660
801-798-0555 ext. 226
www.lei-eng.com

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

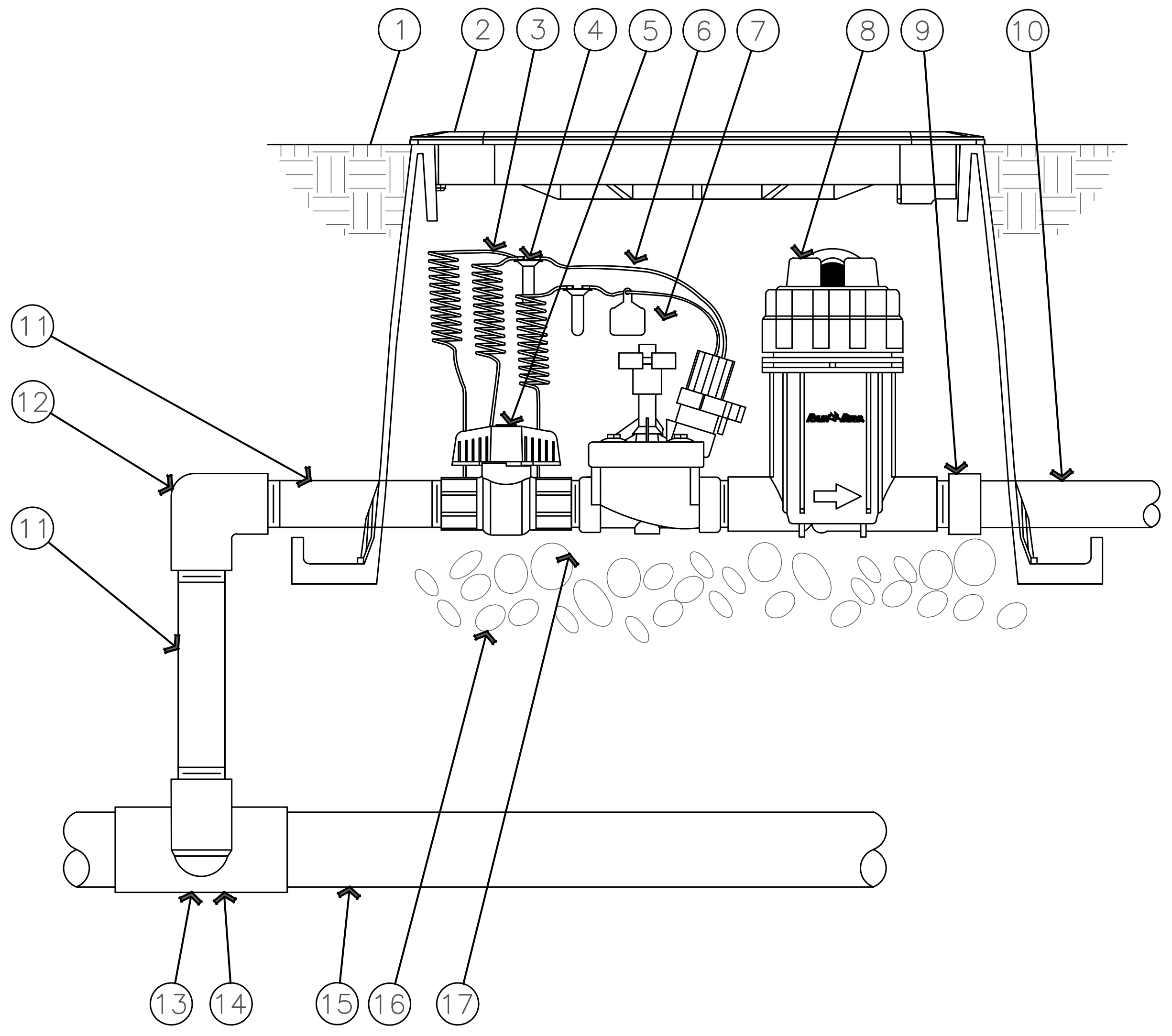
JEREMY AINSWORTH
8128121-5301
11/10/2021
ELECTRONIC SEAL

DRAWING INFO
PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 11/10/2021

IRRIGATION DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-502

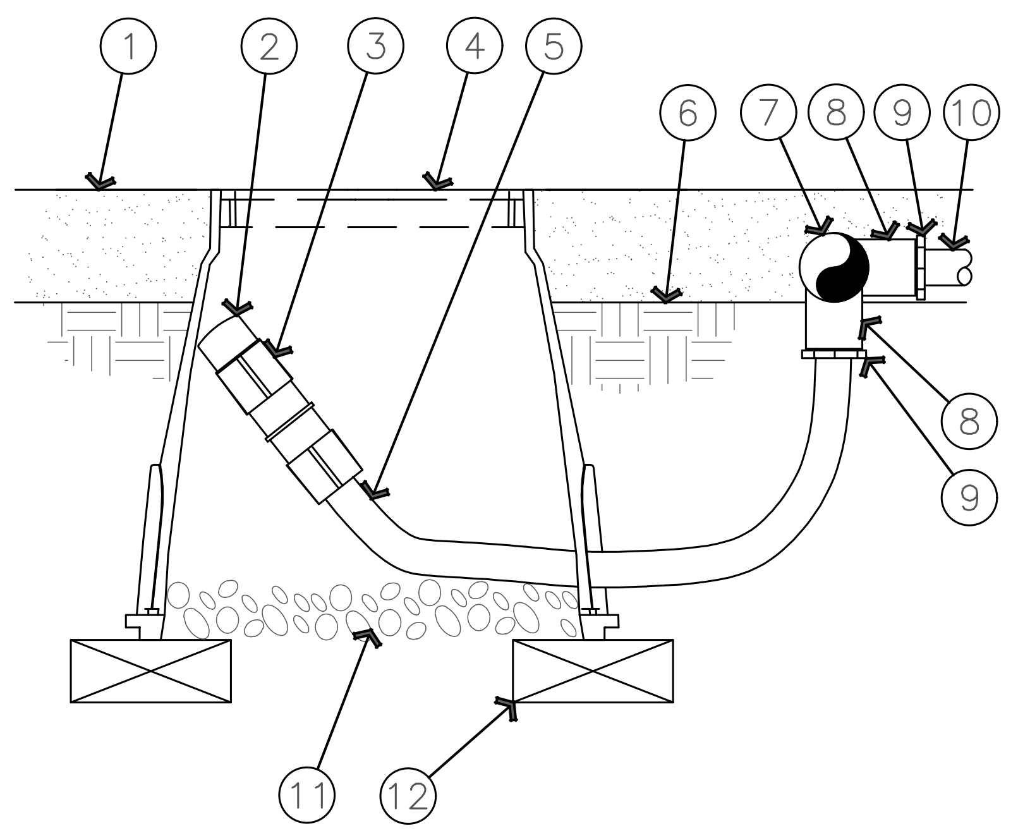


① FINISH GRADE/TOP OF MULCH
② VALVE BOX WITH COVER:
RAIN BIRD VB-STD
③ 30-INCH LINEAR LENGTH OF WIRE, COILED
④ WATERPROOF CONNECTION:
RAIN BIRD DB SERIES
⑤ 1-INCH BALL VALVE (INCLUDED IN
XCZ-PRB-100-COM KIT)
⑥ ID TAG
⑦ REMOTE CONTROL VALVE:
RAIN BIRD PESB (INCLUCED IN
XCZ-PRB-100-COM KIT)
⑧ PRESSURE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

P DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



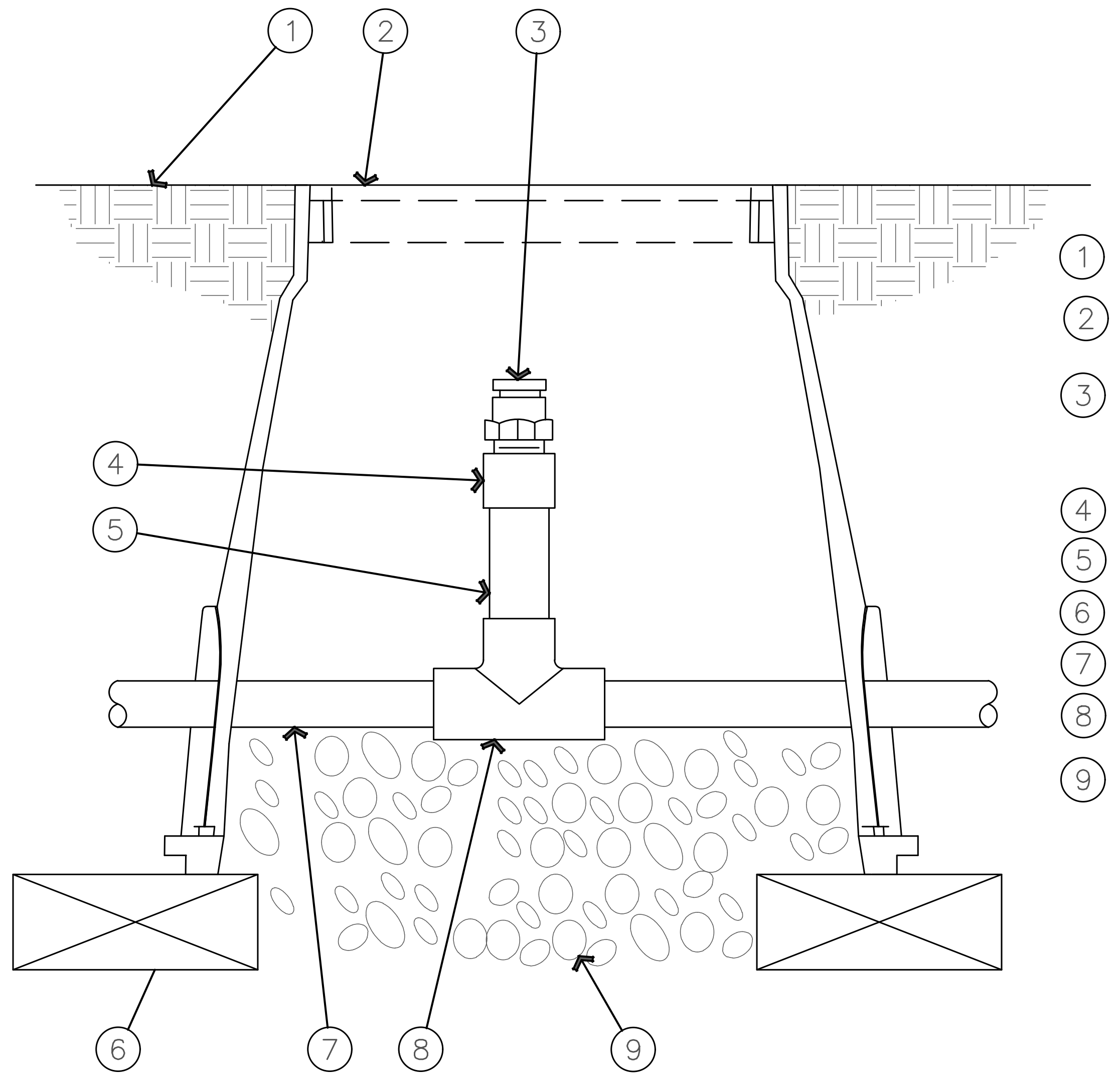
① MULCH
② FLUSH CAP FOR EASY FIT
COMPRESSION FITTINGS:
POTABLE:RAIN BIRD MDCFCAP
③ EASY FIT COUPLING:
RAIN BIRD MDCFCOUP
④ SUBTERRANEAN EMITTER BOX:
RAIN BIRD SEB 7XB
⑤ ½" POLYETHYLENE TUBING:
RAIN BIRD XF BLANK TUBING
⑥ FINISH GRADE
⑦ PVC EXHAUST HEADER
⑧ PVC SCH 40 TEE OR EL
⑨ BARB X MALE FITTING: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

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

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

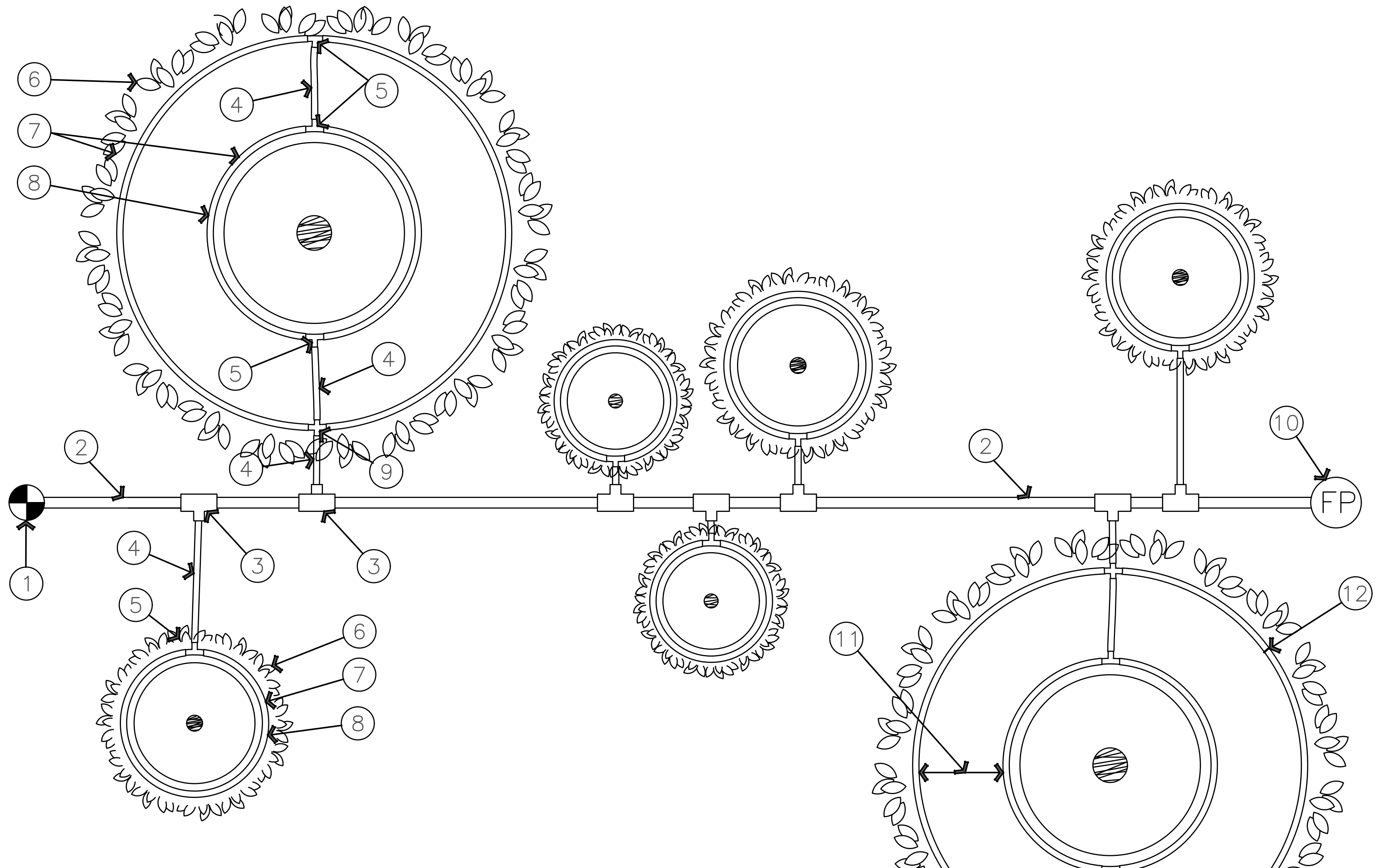


① FINISH GRADE
② SUBTERRANEAN EMITTER BOX:
RAIN BIRD SEB 7XB
③ ½" AIR RELIEF VALVE:
RAIN BIRD ARV050
TO BE INSTALLED AT HIGH POINTS IN DRIP
ZONE
④ PVC SCH 40 FEMALE ADAPTER
⑤ PVC SCH 80 RISER
⑥ BRICK (1 OF 2)
⑦ PVC HEADER PIPE
⑧ PVC SCH 40 TEE
⑨ 3" MINIMUM DEPTH OF
3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



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

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, F0UR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
11/10/2021	UT21125

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

PLAN INFORMATION

811
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
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PROJECT INFORMATION

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SPANISH FORK, UTAH

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LEI-ENGINEERING
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Spanish Fork, Ut. 84660
801-798-0555 ext. 226
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LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
11/10/2021
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO
PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 11/10/2021

IRRIGATION DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-503

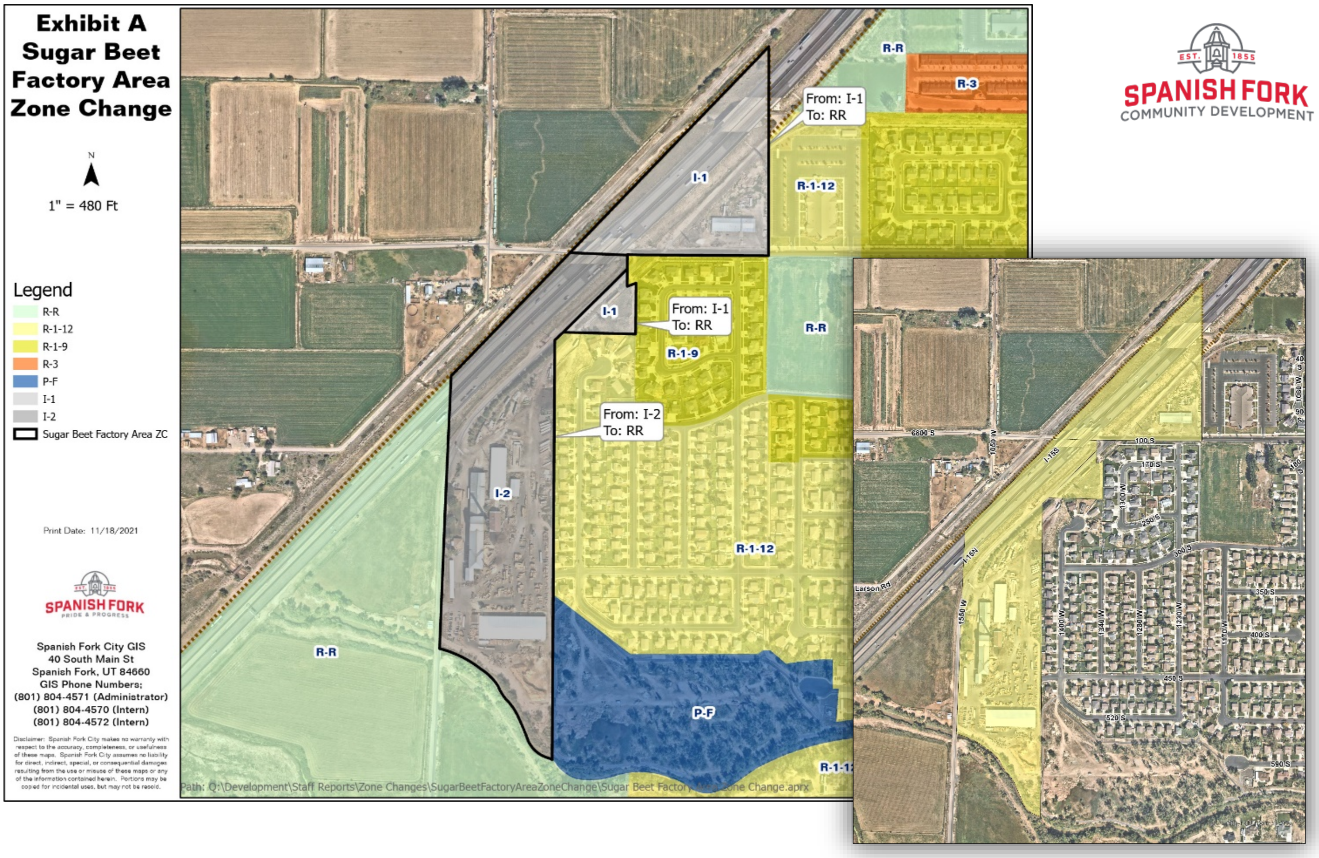
Exhibit A
Sugar Beet Factory Area Zone Change
N
1" = 480 Ft
Legend
R-R
R-1-12
R-1-9
R-3
P-F
I-1
I-2
Sugar Beet Factory Area ZC
Print Date: 11/18/2021
Spanish Fork City GIS
40 South Main St
Spanish Fork, UT 84660
GIS Phone Numbers;
(801) 804-4571 (Administrator)
(801) 804-4570 (Intern)
(801) 804-4572 (Intern)
Disclaimer: Spanish Fork City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Spanish Fork City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps or any of the information contained herein. Portions may be copied for incidental uses, but may not be resold.
From: I-1
To: RR
From: I-1
To: RR
From: I-2
To: RR
R-R
R-3
I-1
R-1-12
I-1
R-1-9
R-R
I-2
R-1-12
R-R
P-F
R-1-12
Larson Rd
1550 W
100 S
450 S
520 S
590 S

Sugar Beet Factory Area Zone Change Approval Request

December 1, 2021, Planning Commission Meeting.

Located in the general vicinity of 200 South 1550 West, including approximately 37 acres.

The subject parcels are currently zoned I-1 and I-2.

The applicant has requested that a Zone Change to the R-R be approved.

Key Issues

1. Zoning.
2. Land Use.

Recommendation

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

Findings

1. That the proposal would be more consistent with the City's General Plan Land Use Designations.
2. That the proposal helps to plan for appropriate land uses.

Exhibits

1. Proposal.

Exhibit A Sugar Beet Factory Area Zone Change

N

1" = 480 Ft

Legend

🟩	R-R
🟨	R-1-12
🟨	R-1-9
🟧	R-3
🟦	P-F
⬜	I-1
⬛	I-2
▭	Sugar Beet Factory Area ZC

Print Date: 11/18/2021

SPANISH FORK
PRIDE & PROGRESS

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

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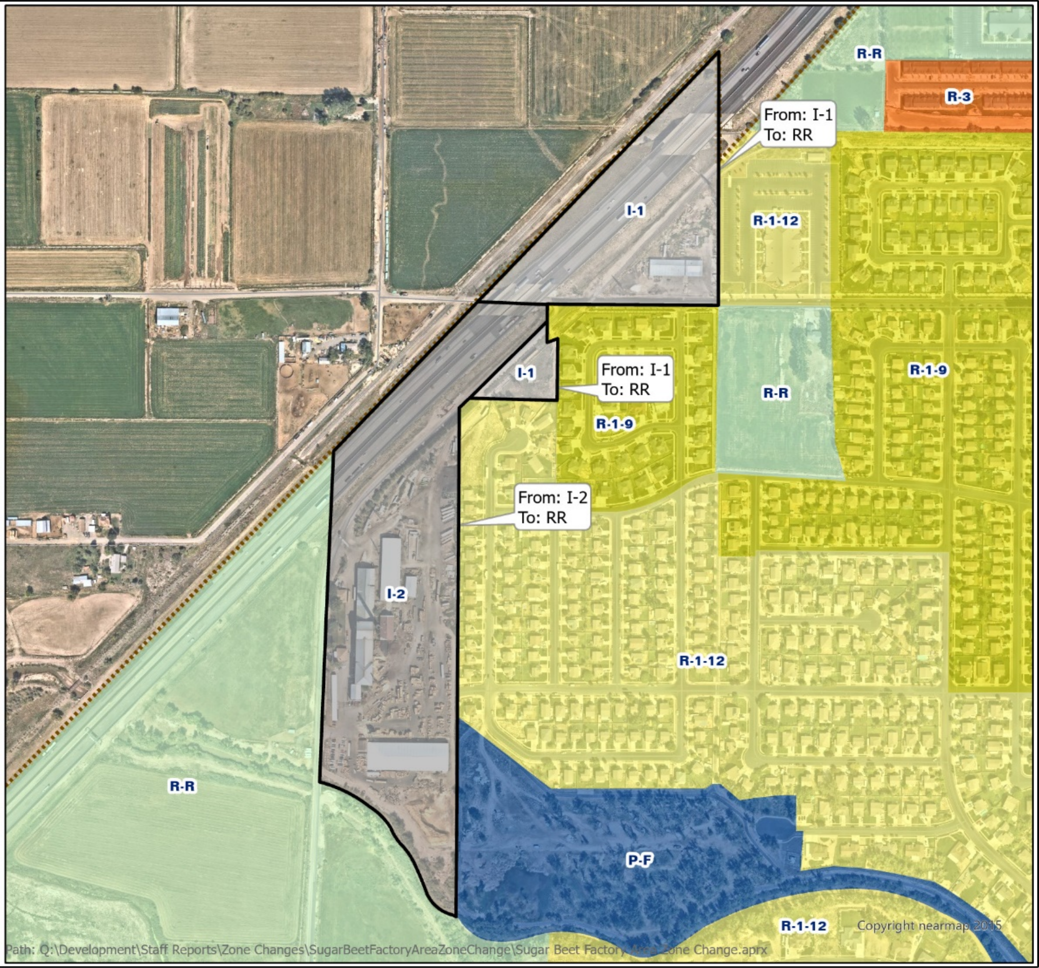
R-R
R-3
From: I-1
To: RR
I-1
R-1-12
I-1
From: I-1
To: RR
R-1-9
R-R
R-1-9
From: I-2
To: RR
I-2
R-1-12
R-R
P-F
R-1-12
Copyright nearmap 2015
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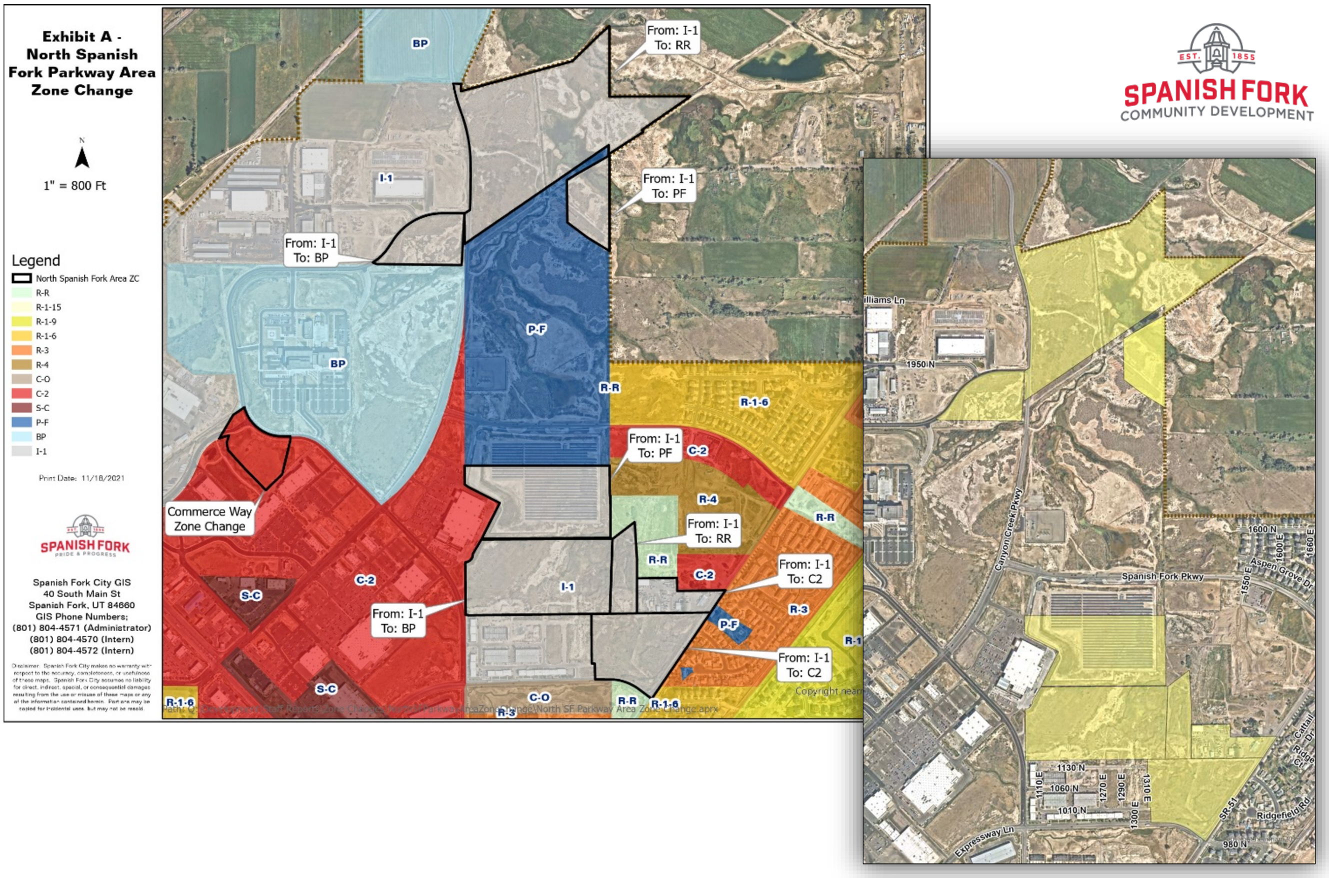
Exhibit A - North Spanish Fork Parkway Area Zone Change
N
1" = 800 Ft
Legend
North Spanish Fork Area ZC
R-R
R-1-15
R-1-9
R-1-6
R-3
R-4
C-O
C-2
S-C
P-F
BP
I-1
Print Date: 11/18/2021
SPANISH FORK PRIDE & PROGRESS
Spanish Fork City GIS
40 South Main St
Spanish Fork, UT 84660
GIS Phone Numbers;
(801) 804-4571 (Administrator)
(801) 804-4570 (Intern)
(801) 804-4572 (Intern)
Disclaimer: Spanish Fork City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Spanish Fork City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps or any of the information contained herein. Portions may be copied for incidental uses, but may not be resold.
From: I-1 To: RR
From: I-1 To: PF
From: I-1 To: BP
From: I-1 To: PF
From: I-1 To: RR
From: I-1 To: C2
From: I-1 To: BP
From: I-1 To: C2
Commerce Way Zone Change
BP
I-1
P-F
R-R
R-1-6
C-2
R-4
R-3
S-C
C-O
EST. 1855 SPANISH FORK COMMUNITY DEVELOPMENT
Williams Ln
1950 N
Canyon Creek Pkwy
1600 N
Spanish Fork Pkwy
Aspen Grove Dr
1550 E
1130 N
1060 N
1010 N
Expressway Ln
SR-51
Ridgefield Rd
980 N

North Spanish Fork Parkway Area Zone Change Approval Request

December 1, 2021, Planning Commission Meeting.

Located in the general vicinity of 1250 East Spanish Fork Parkway, including approximately 94 acres.

The subject parcels are currently zoned I-1.

The applicant has requested that a Zone Change to the R-R, P-F, C-2 and B-P be approved.

Key Issues

1. Zoning.
2. Land Use.

Recommendation

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

Findings

1. That the proposal would be more consistent with the City's General Plan Land Use Designations.
2. That the proposal helps to plan for appropriate land uses.
3. That the proposal helps to provide conveniently located business park and commercial areas.

Exhibits

1. Proposal.

Exhibit 1

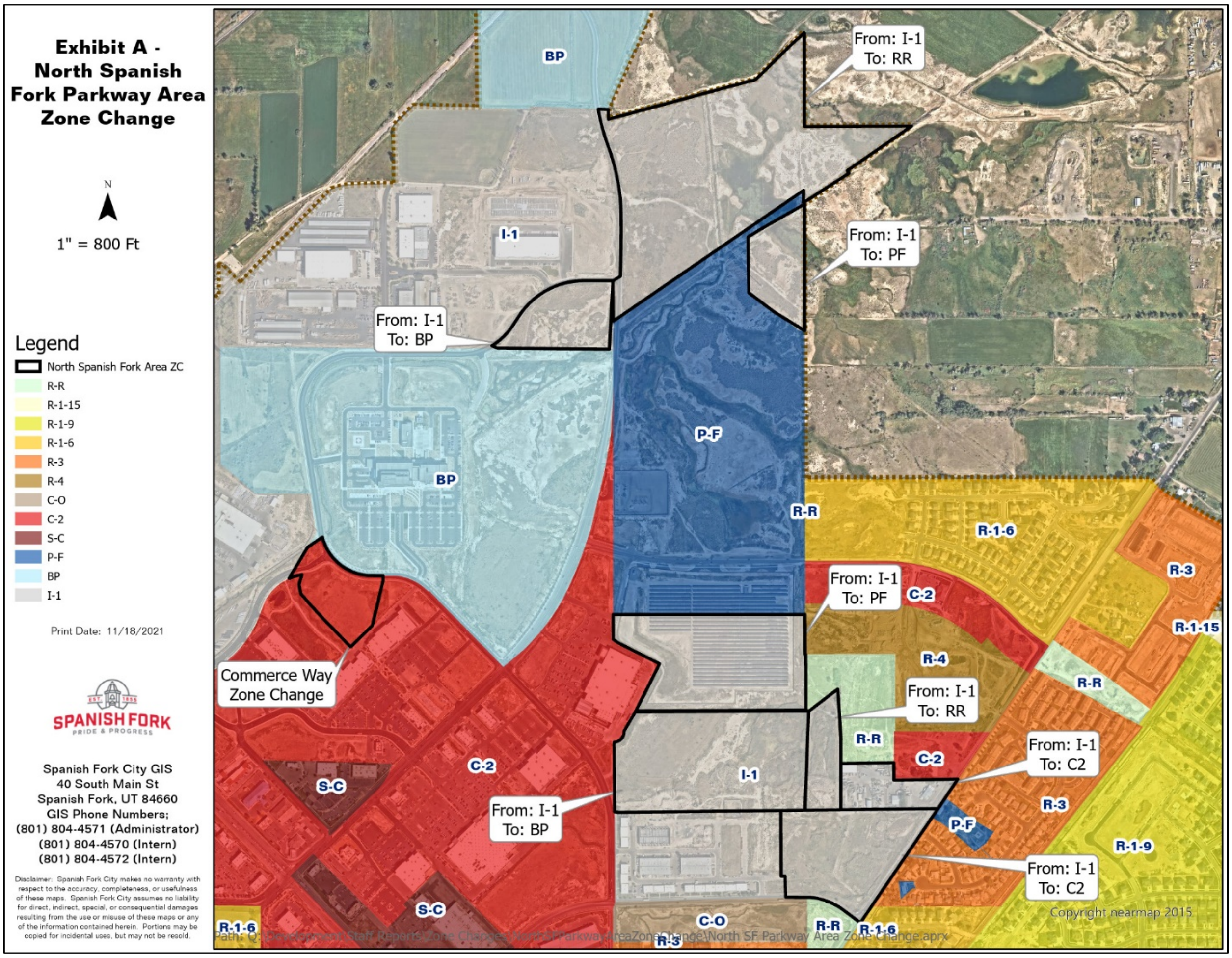

Exhibit A -
North Spanish Fork Parkway Area Zone Change

N
1" = 800 Ft
Legend
▭ North Spanish Fork Area ZC
🟩 R-R
🟨 R-1-15
🟨 R-1-9
🟨 R-1-6
🟧 R-3
🟫 R-4
🟫 C-O
🟥 C-2
🟫 S-C
🟦 P-F
🟦 BP
⬜ I-1
Print Date: 11/18/2021
SPANISH FORK
PRIDE & PROGRESS
EST 1855
BP
From: I-1
To: RR
I-1
From: I-1
To: PF
From: I-1
To: BP
P-F
BP
R-R
R-1-6
From: I-1
To: PF
C-2
R-3
R-1-15
R-4
Commerce Way
Zone Change
From: I-1
To: RR
R-R
R-R
C-2
From: I-1
To: C2
C-2
S-C
I-1
From: I-1
To: BP
R-3
P-F
R-1-9
From: I-1
To: C2
Copyright nearmap 2015
S-C
C-O
R-1-6
R-R
R-1-6
R-3

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

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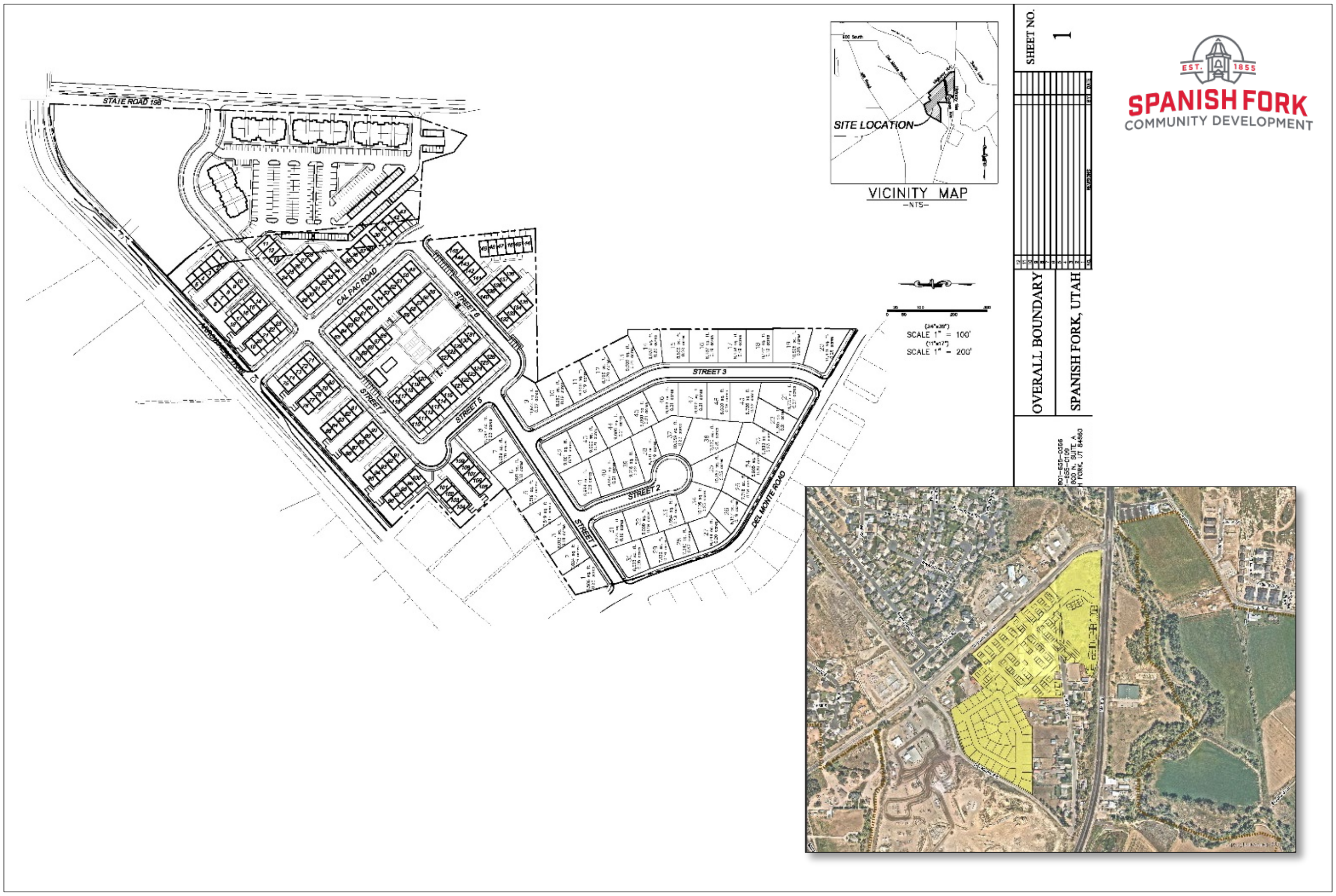
Path: Q:\Development\Staff Reports\Zone Changes\NorthSFParkwayAreaZoneChange\North SF Parkway Area Zone Change.aprx


STATE ROAD 198
CALPAC ROAD
STREET 1
STREET 2
STREET 3
STREET 5
STREET 6
DEL MONTE ROAD
SITE LOCATION
VICINITY MAP
—NTS—
SCALE 1" = 100'
SCALE 1" = 200'
OVERALL BOUNDARY
SPANISH FORK, UTAH
SHEET NO.
1
EST. 1855
SPANISH FORK
COMMUNITY DEVELOPMENT

Skye Meadows (Fritzi) Subdivision Preliminary Plat and Zone Change Approval Request

December 1, 2021, Planning Commission Meeting.

Located at approximately 1422 South Calpac Avenue, including 36.05 acres.

The subject parcel is currently zoned R-R. The applicant has requested a Zone Change to the R-4, R-3, R-1-12 or R-1-9, and C-2.

The applicant has requested Preliminary Plat approval for a Master Planned Development with up to 323 units.

Key Issues

1. Zoning.
2. Landscaping.
3. Parking.
4. Elevations.
5. Access.
6. Utilities.
7. Amenities.
8. Grading.

Recommendation

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

Findings

1. That the application is consistent with the City's General Plan.

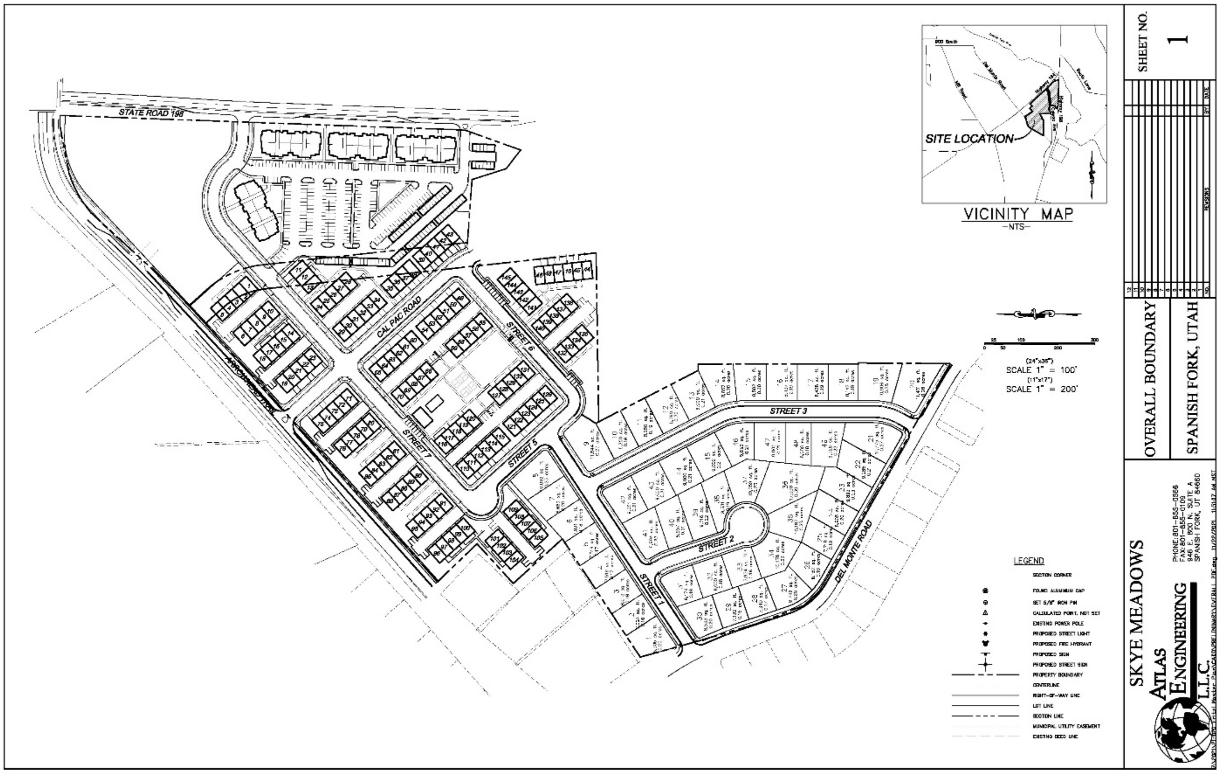
Conditions

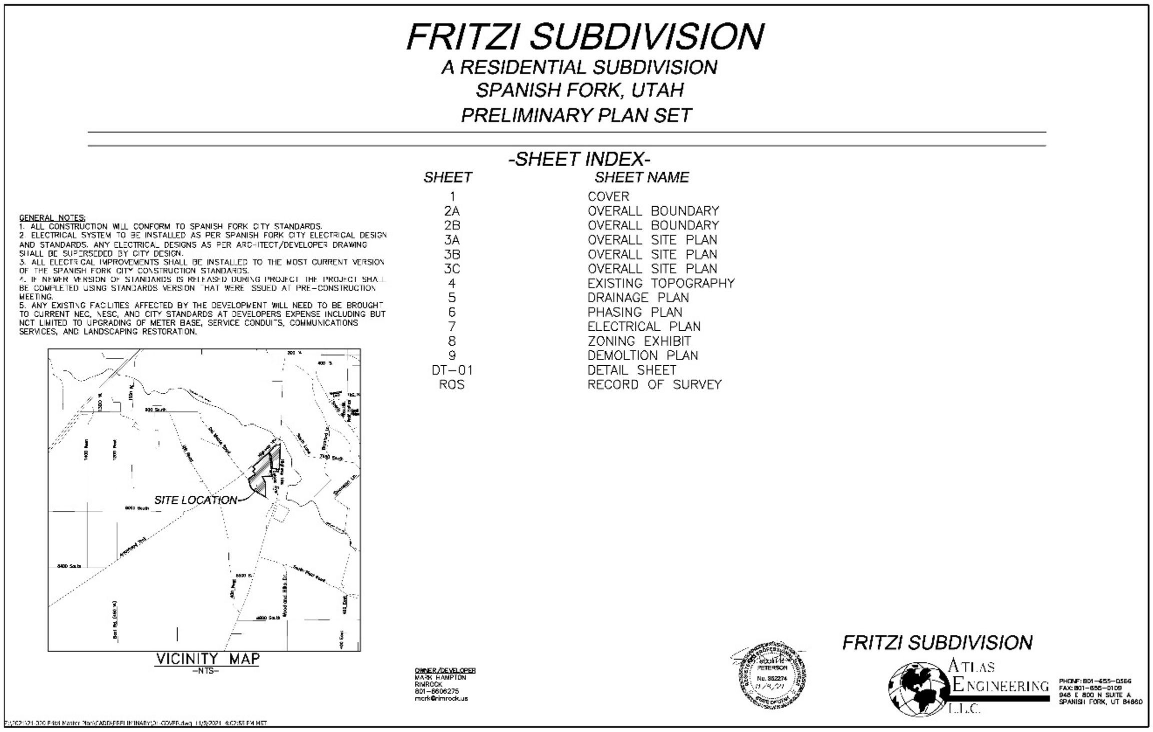
1. That the applicant addresses any red-lines.
2. That the applicant enters into a development agreement.
3. That Preliminary Plat approval is contingent upon approval of the Zone Change.

Exhibits

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

Exhibit 1


STATE ROAD 198
CAL PAC ROAD
STREET 1
STREET 2
STREET 3
STREET 5
STREET 6
STREET 7
DEL MONTE ROAD
SITE LOCATION
VICINITY MAP
-NTS-
(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'
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
MUNICIPAL UTILITY EASEMENT
EXISTING DEED LINE
SHEET NO.
1
OVERALL BOUNDARY
SPANISH FORK, UTAH
SKYE MEADOWS
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660



FRITZI SUBDIVISION

A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2A	OVERALL BOUNDARY
2B	OVERALL BOUNDARY
3A	OVERALL SITE PLAN
3B	OVERALL SITE PLAN
3C	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
6	PHASING PLAN
7	ELECTRICAL PLAN
8	ZONING EXHIBIT
9	DEMOLTION PLAN
DT-01	DETAIL SHEET
ROS	RECORD OF SURVEY

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.

SITE LOCATION
VICINITY MAP
-NTS-

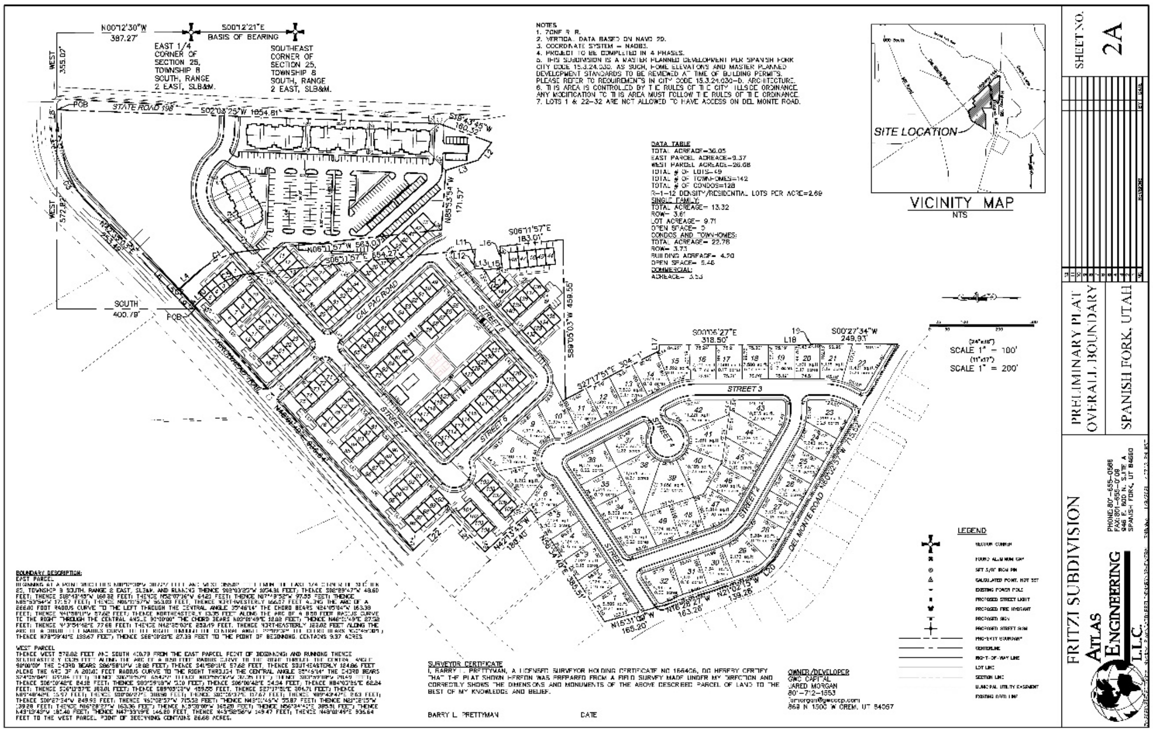
OWNER/DEVELOPER
MARK HAMPTON
RIMROCK
801-6606275
mark@rimrock.us

PETERSON
No. 362274

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

Exhibit 1


N00°12'30"W
387.27'
S00°12'21"E
BASIS OF BEARING
EAST 1/4 CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SLB&M.
SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SLB&M.
WEST 355.02'
POB
STATE ROAD 198
S02°03'25"W 1054.81'
WEST 572.82'
SOUTH 400.79'
POB
N06°11'57"W 563.03'
S06°11'57"E 654.27'
S06°11'57"E 183.01'
N85°53'54"W 171.57'
S89°05'03"W 459.55'
S27°17'51"E 304.71'
S00°06'27"E 318.50'
S00°27'34"W 249.93'
N15°31'09"W 165.20'
N16°28'27"W 163.26'
N21°02'15"W 139.28'
CALPAC ROAD
STREET 3
STREET 4
STREET 5
STREET 6
DEL MONTE ROAD
SITE LOCATION
VICINITY MAP
NTS
(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'
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
MUNICIPAL UTILITY EASEMENT
EXISTING DEED LINE
FRITZI SUBDIVISION
ATLAS ENGINEERING L.L.C.
PHONE 801-655-0566
FAX 801-655-0108
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
PRELIMINARY PLAT
OVERALL BOUNDARY
SPANISH FORK, UTAH
SHEET NO.
2A

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. ANY MODIFICATION TO THIS AREA MUST FOLLOW THE RULES OF THE ORDINANCE.
7. LOTS 1 & 22-32 ARE NOT ALLOWED TO HAVE ACCESS ON DEL MONTE ROAD.

DATA TABLE
TOTAL ACREAGE=36.05
EAST PARCEL ACREAGE=9.37
WEST PARCEL ACREAGE=26.68
TOTAL # OF LOTS=49
TOTAL # OF TOWNHOMES=142
TOTAL # OF CONDOS=128
R-1-12 DENSITY/RESIDENTIAL LOTS PER ACRE=2.69
SINGLE FAMILY:
TOTAL ACREAGE= 13.32
ROW= 3.61
LOT ACREAGE= 9.71
OPEN SPACE= 0
CONDOS AND TOWNHOMES:
TOTAL ACREAGE= 22.78
ROW= 3.73
BUILDING ACREAGE= 4.20
OPEN SPACE= 5.46
COMMERCIAL:
ACREAGE= 3.53

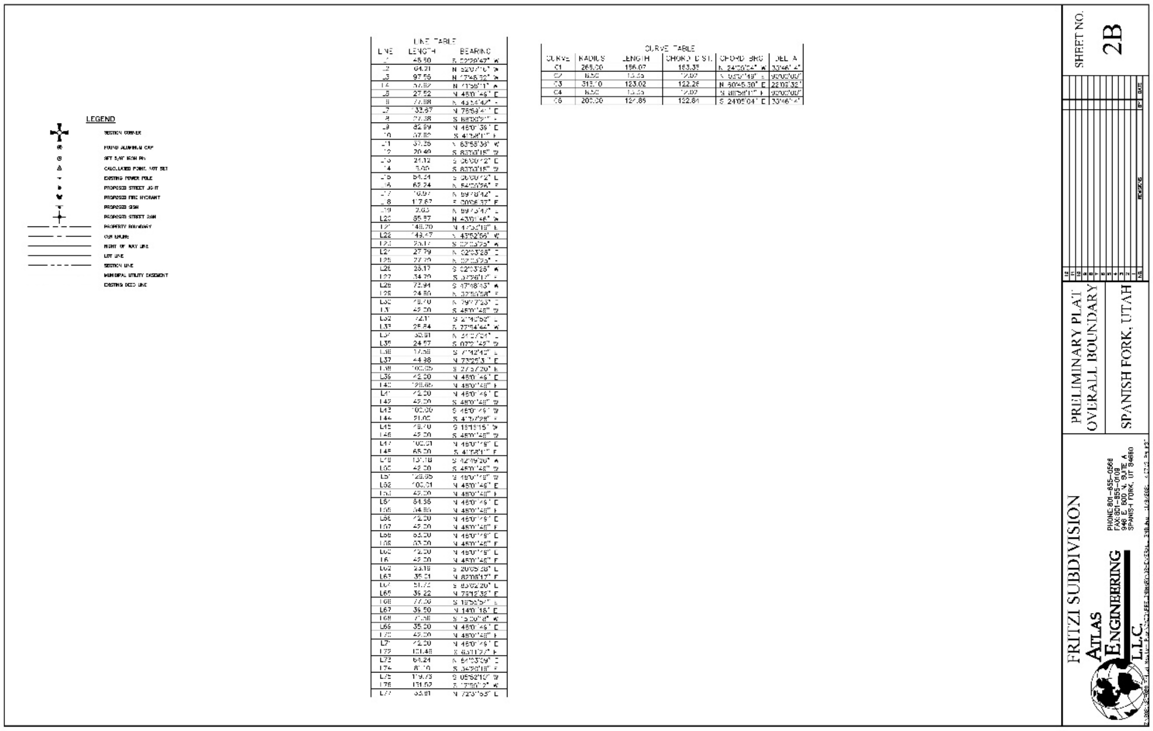
BOUNDARY DESCRIPTION:
EAST PARCEL
BEGINNING AT A POINT WHICH LIES N00°12'30"W 387.27 FEET AND WEST 355.02 FEET FROM THE EAST 1/4 CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SLB&M. AND RUNNING THENCE S02°03'25"W 1054.81 FEET; THENCE S02°29'47"W 48.60 FEET; THENCE S18°43'45"W 160.32 FEET; THENCE N52°07'16"W 64.21 FEET; THENCE N17°46'52"W 97.55 FEET; THENCE N85°53'54"W 171.57 FEET; THENCE N06°11'57"W 563.03 FEET; THENCE NORTHWESTERLY 156.07 FEET ALONG THE ARC OF A 265.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE 33°46'14" THE CHORD BEARS N24°05'04"W 153.38 FEET; THENCE N41°58'11"W 57.62 FEET; THENCE NORTHEASTERLY 13.35 FEET ALONG THE ARC OF A 8.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE 90°00'00" THE CHORD BEARS N03°01'49"E 12.02 FEET; THENCE N48°01'49"E 27.52 FEET; THENCE N43°54'42"E 77.68 FEET; THENCE N42°35'03"E 253.49 FEET; THENCE NORTHEASTERLY 123.02 FEET ALONG THE ARC OF A [illegible] RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE [illegible] THE CHORD BEARS [illegible]; THENCE N78°59'43"E 133.67 FEET; THENCE S66°00'21"E 27.39 FEET TO THE POINT OF BEGINNING. CONTAINS 9.37 ACRES.

WEST PARCEL
THENCE WEST 572.82 FEET AND SOUTH 400.79 FROM THE EAST PARCEL POINT OF BEGINNING; AND RUNNING THENCE SOUTHEASTERLY 13.35 FEET ALONG THE ARC OF A 8.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE 90°00'00" THE CHORD BEARS S86°58'11"W 12.02 FEET; THENCE S41°58'11"E 57.62 FEET; THENCE SOUTHEASTERLY 124.86 FEET ALONG THE ARC OF A 200.00 FEET RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE 33°46'14" THE CHORD BEARS S24°05'04"E 122.84 FEET; THENCE S06°11'57"E 654.27 FEET; THENCE [illegible] 37.05 FEET; THENCE [illegible] 21.49 FEET; THENCE S06°00'42"E 24.12 FEET; THENCE S83°59'18"W 5.00 FEET; THENCE S06°00'42"E 54.34 FEET; THENCE N84°03'26"E 62.24 FEET; THENCE S06°11'57"E 183.01 FEET; THENCE S89°05'03"W 459.55 FEET; THENCE S27°17'51"E 304.71 FEET; THENCE N89°40'42"E 16.97 FEET; THENCE S00°06'27"E 318.50 FEET; THENCE S00°06'37"E 117.67 FEET; THENCE N89°43'47"E 2.63 FEET; THENCE S00°27'34"W 249.93 FEET; THENCE N60°02'57"W 715.52 FEET; THENCE N43°01'46"W 55.87 FEET; THENCE N21°02'15"W 139.28 FEET; THENCE N16°28'27"W 163.36 FEET; THENCE N15°30'09"W 165.20 FEET; THENCE N56°34'40"E 385.51 FEET; THENCE N43°13'43"W 185.40 FEET; THENCE N47°33'19"E 146.20 FEET; THENCE N43°52'56"W 149.47 FEET; THENCE N48°01'49"E 936.64 FEET TO THE WEST PARCEL POINT OF BEGINNING. CONTAINS 26.68 ACRES.

SURVEYOR 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 DATE

OWNER/DEVELOPER
GWC CAPITAL
JARED MORGAN
801-712-1553
jmorgan@gwccp.com
868 N 1500 W OREM, UT 84057


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
MUNICIPAL UTILITY EASEMENT
EXISTING DEED LINE
FRITZI SUBDIVISION
ATLAS ENGINEERING L.L.C.
PHONE 801-655-0566
FAX 801-655-0108
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
PRELIMINARY PLAT
OVERALL BOUNDARY
SPANISH FORK, UTAH
SHEET NO.
2B

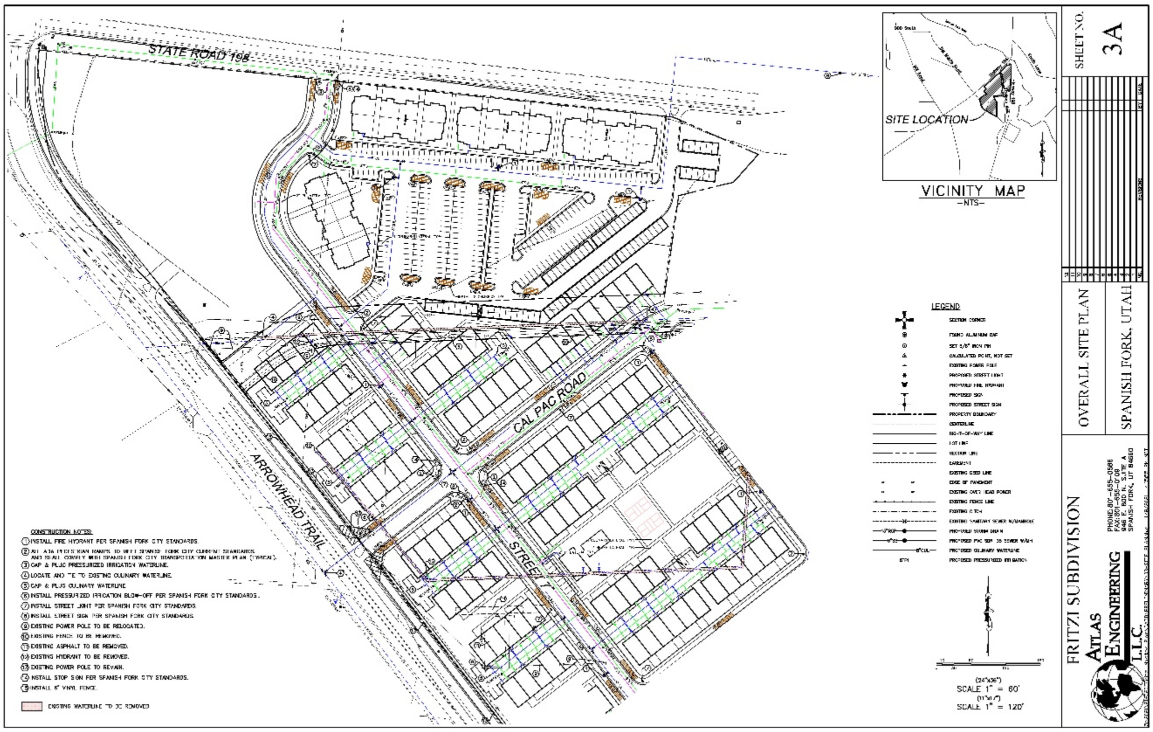
LINE TABLE

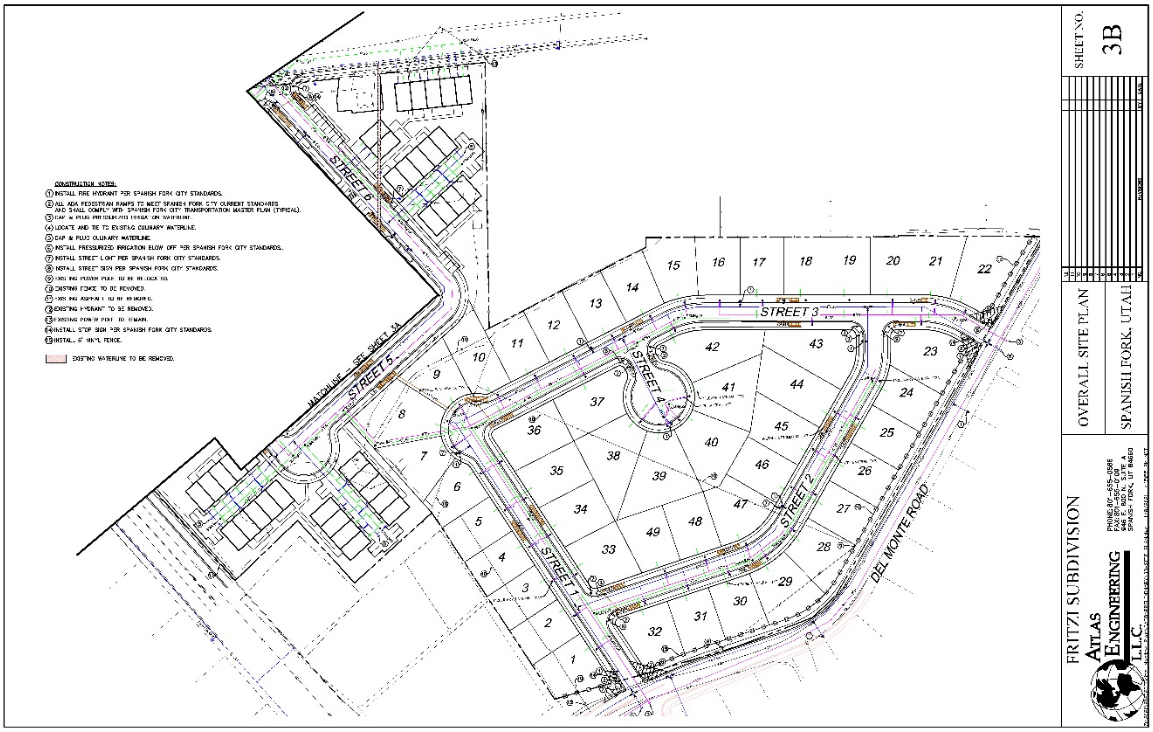
LINE	LENGTH	BEARING
L1	46.50	S 02°29'47" W
L2	64.21	N 52°07'16" W
L3	97.55	N 17°46'52" W
L4	57.62	N 41°58'11" W
L5	27.52	N 45°01'46" E
L6	77.68	N 43°54'42" E
L7	133.67	N 78°59'41" E
L8	27.38	S 66°00'21" E
L9	82.99	N 45°01'36" E
L10	57.62	S 41°58'11" E
L11	37.25	N 63°55'36" W
L12	20.49	S 83°59'15" W
L13	24.12	S 06°00'42" E
L14	5.00	S 83°59'15" W
L15	54.34	S 06°00'42" E
L16	62.24	N 84°03'26" E
L17	16.97	N 89°40'42" E
L18	117.67	S 00°06'37" E
L19	2.63	N 89°43'47" E
L20	55.87	N 43°01'46" W
L21	148.70	N 47°52'18" E
L22	149.47	N 43°52'56" W
L23	25.17	S 02°03'25" W
L24	27.79	N 02°03'25" E
L25	27.79	N 02°03'25" E
L26	25.17	S 02°03'25" W
L27	34.79	S 37°26'17" E
L28	73.94	S 47°48'43" W
L29	24.80	N 32°50'58" E
L30	48.70	N 79°17'23" E
L31	42.00	S 45°01'48" W
L32	42.11	S 21°40'52" E
L33	25.84	S 77°54'44" W
L34	30.81	N 31°07'24" E
L35	24.57	S 07°21'42" W
L36	17.58	S 71°12'40" E
L37	44.98	N 73°25'31" E
L38	100.05	S 27°57'20" E
L39	42.00	N 45°01'46" E
L40	128.65	N 45°01'48" E
L41	42.00	N 45°01'46" E
L42	42.00	S 45°01'48" W
L43	100.00	S 45°01'49" W
L44	21.05	S 41°57'28" E
L45	48.70	S 18°13'15" W
L46	42.00	S 45°01'48" W
L47	100.01	N 45°01'49" E
L48	65.00	S 41°58'11" E
L49	131.18	S 42°49'26" W
L50	42.00	S 45°01'48" W
L51	128.65	S 45°01'48" W
L52	100.01	N 45°01'46" E
L53	42.00	N 45°01'48" E
L54	54.36	N 45°01'46" E
L55	54.80	N 45°01'48" E
L56	42.00	N 45°01'49" E
L57	42.00	N 45°01'48" E
L58	53.00	N 45°01'49" E
L59	53.00	N 45°01'48" E
L60	42.00	N 45°01'49" E
L61	42.00	N 45°01'48" E
L62	23.18	S 20°05'26" E
L63	35.01	N 82°05'17" E
L64	51.72	S 85°02'20" E
L65	39.22	N 78°12'32" E
L66	77.00	S 19°55'57" E
L67	36.50	N 14°01'16" E
L68	71.58	S 15°00'18" W
L69	35.00	N 45°01'46" E
L70	42.00	N 45°01'48" E
L71	42.00	N 45°01'49" E
L72	101.48	S 65°11'27" E
L73	64.24	N 64°03'09" E
L74	81.10	S 34°20'18" E
L75	119.73	S 05°52'10" W
L76	131.52	S 17°50'12" W
L77	53.81	N 72°31'53" E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG	DELTA
C1	265.00	156.07	153.35	N 24°05'04" W	33°46'14"
C2	8.50	13.35	12.02	N 03°01'49" E	90°00'00"
C3	318.10	123.02	122.26	N 60°45'30" E	22°09'32"
C4	8.50	13.35	12.02	S 86°58'11" E	90°00'00"
C5	200.00	124.86	122.84	S 24°05'04" E	33°46'14"

Exhibit 1


STATE ROAD 198
CAL PAC ROAD
ARROWHEAD TRAIL
STREET
SITE LOCATION
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 OVERHEAD 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
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.
EXISTING WATERLINE TO BE REMOVED
(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'
FRITZI SUBDIVISION
OVERALL SITE PLAN
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.
SHEET NO.
3A


STREET 6
STREET 5
STREET 3
STREET 4
STREET 2
STREET 1
DEL MONTE ROAD
MATCHLINE SEE SHEET 3A
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
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31
32
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34
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38
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40
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42
43
44
45
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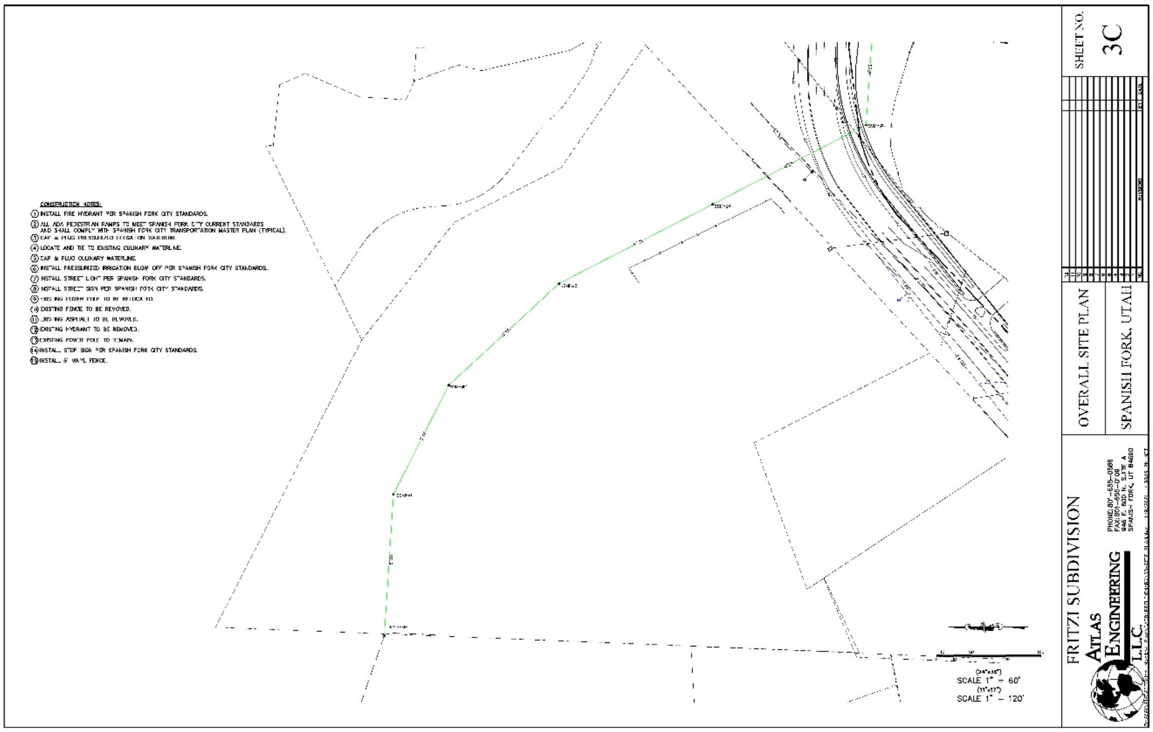
49
CONSTRUCTION NOTES:
① INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
② ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN (TYPICAL).
③ CAP & PLUG PRESSURIZED IRRIGATION WATERLINE.
④ LOCATE AND TIE TO EXISTING 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.
EXISTING WATERLINE TO BE REMOVED.
FRITZI SUBDIVISION
OVERALL SITE PLAN
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.
SHEET NO.
3B

December 1, 2021

Exhibit 1


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
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0108
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
OVERALL SITE PLAN
SPANISH FORK, UTAH
SHEET NO.
3C

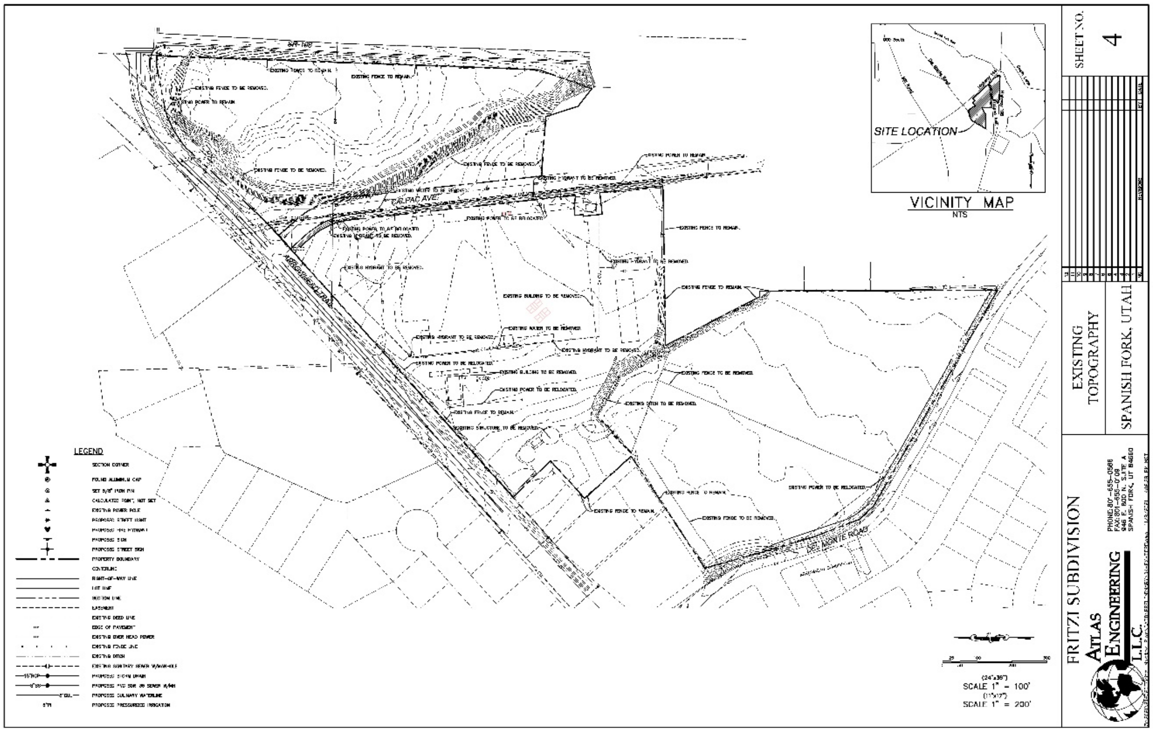
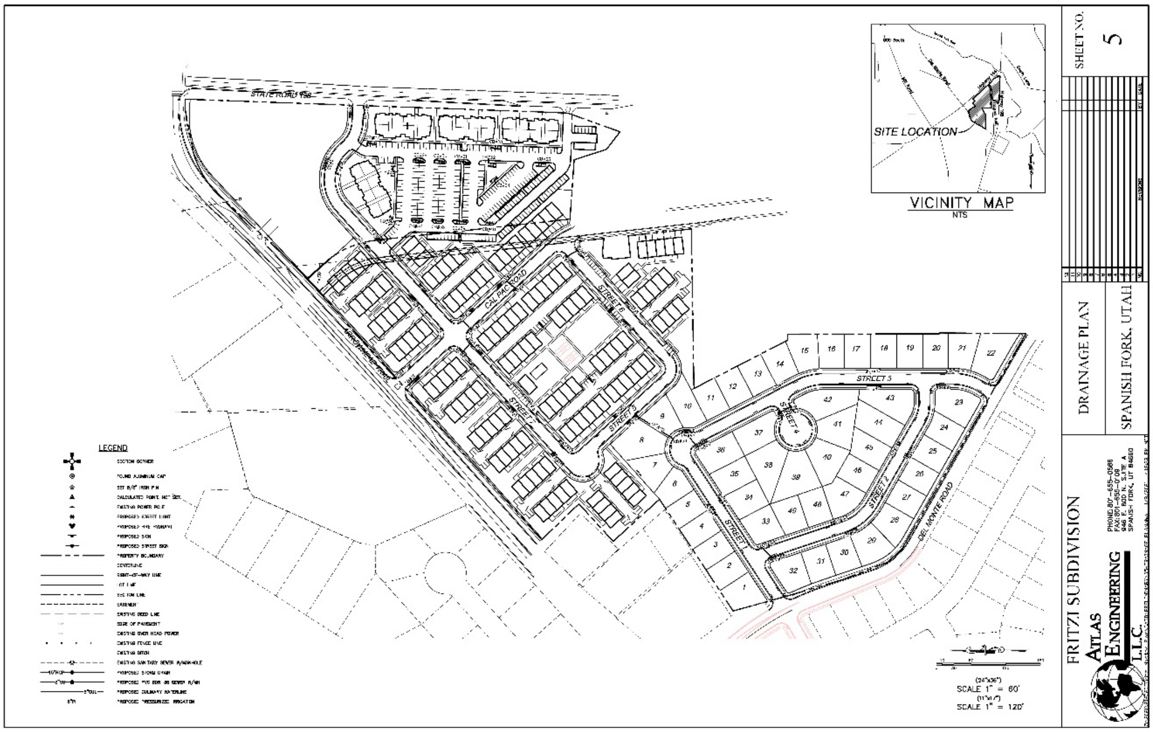

SITE LOCATION
VICINITY MAP
NTS
CALPAC AVE.
DEL MONTE ROAD
EXISTING FENCE TO REMAIN
EXISTING FENCE TO BE REMOVED
EXISTING POWER TO REMAIN
EXISTING POWER TO BE RELOCATED
EXISTING BUILDING TO BE REMOVED
EXISTING HYDRANT TO BE REMOVED
EXISTING WATER TO BE REMOVED
EXISTING DITCH TO BE REMOVED
EXISTING STRUCTURE TO BE REMOVED
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/MAN-HOLE
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
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0108
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
SHEET NO.
4

Exhibit 1


STATE ROAD 198
CAL PAC ROAD
STREET 1
STREET 2
STREET 3
STREET 4
STREET 5
STREET 6
DEL MONTE ROAD
SITE LOCATION
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'
FRITZI SUBDIVISION
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0108
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
DRAINAGE PLAN
SPANISH FORK, UTAH
SHEET NO.
5

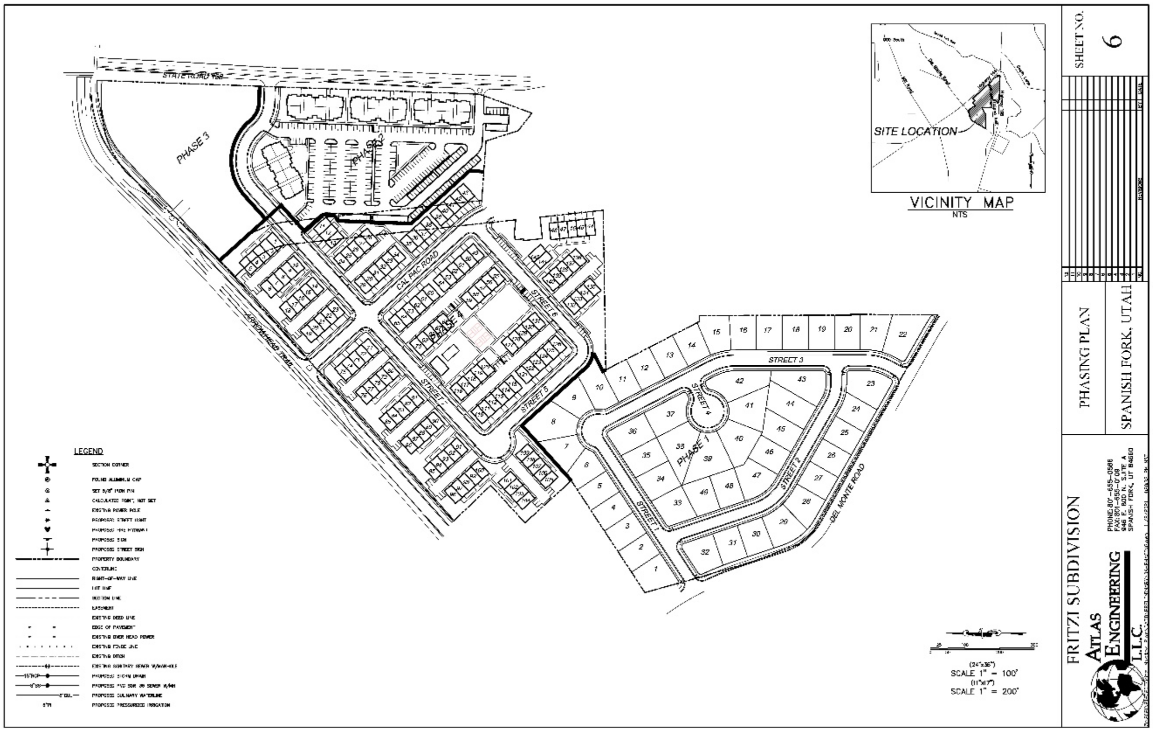
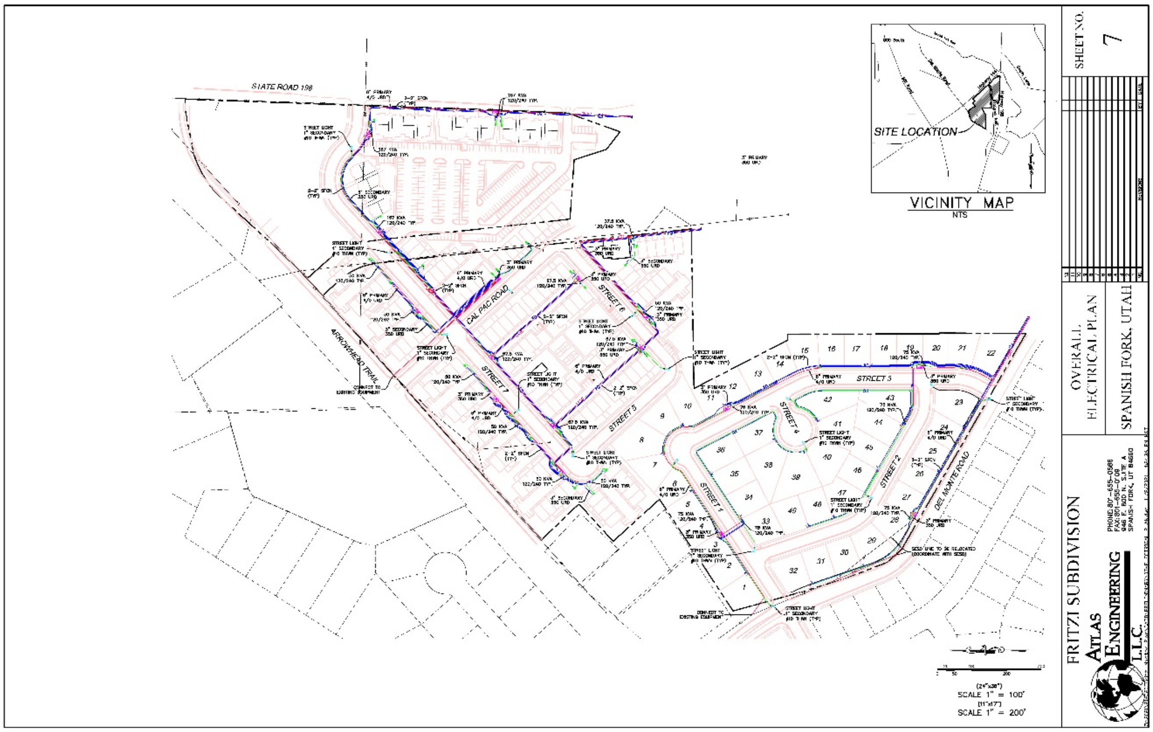
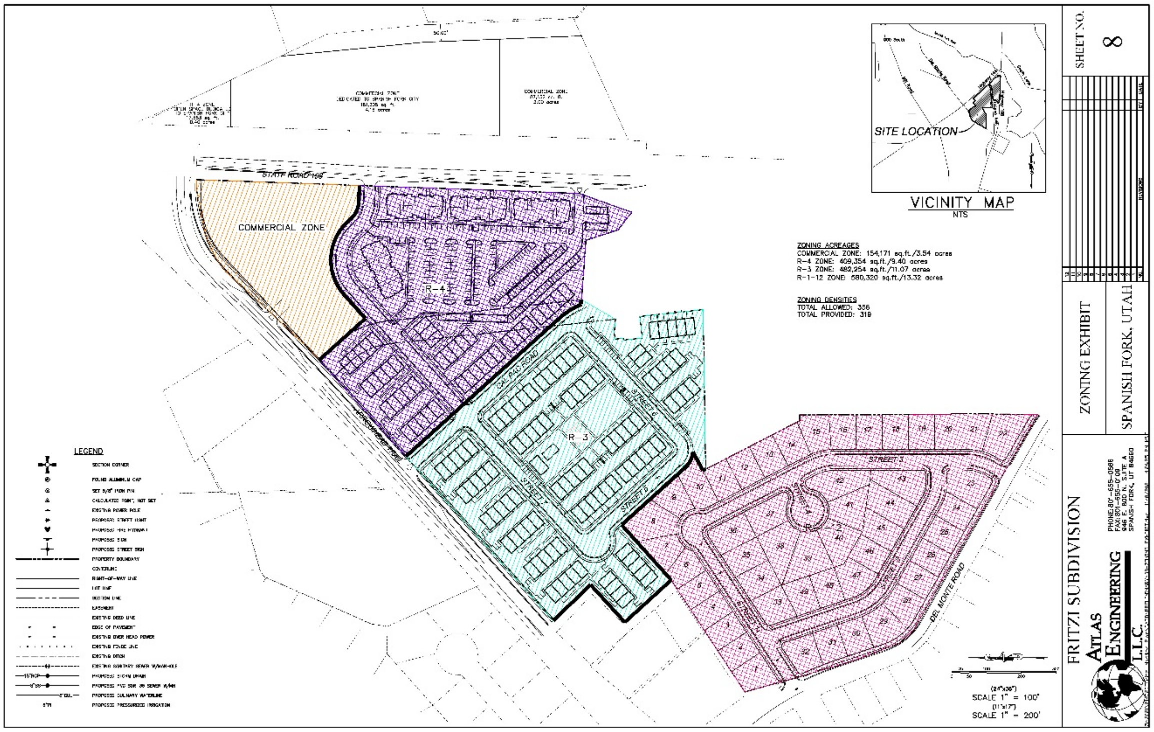

STATE ROAD 198
PHASE 3
PHASE 2
PHASE 1
CAL PAC ROAD
STREET 1
STREET 2
STREET 3
STREET 4
STREET 5
STREET 6
DEL MONTE ROAD
SITE LOCATION
VICINITY MAP
NTS
LEGEND
SECTION CORNER
FOUND ALUMINUM CAP
SET 5/8" IRON PIN
CALCULATED POINT, NOT SET
EXISTING POWER POLE
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
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'
FRITZI SUBDIVISION
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0108
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
PHASING PLAN
SPANISH FORK, UTAH
SHEET NO.
6

Exhibit 1

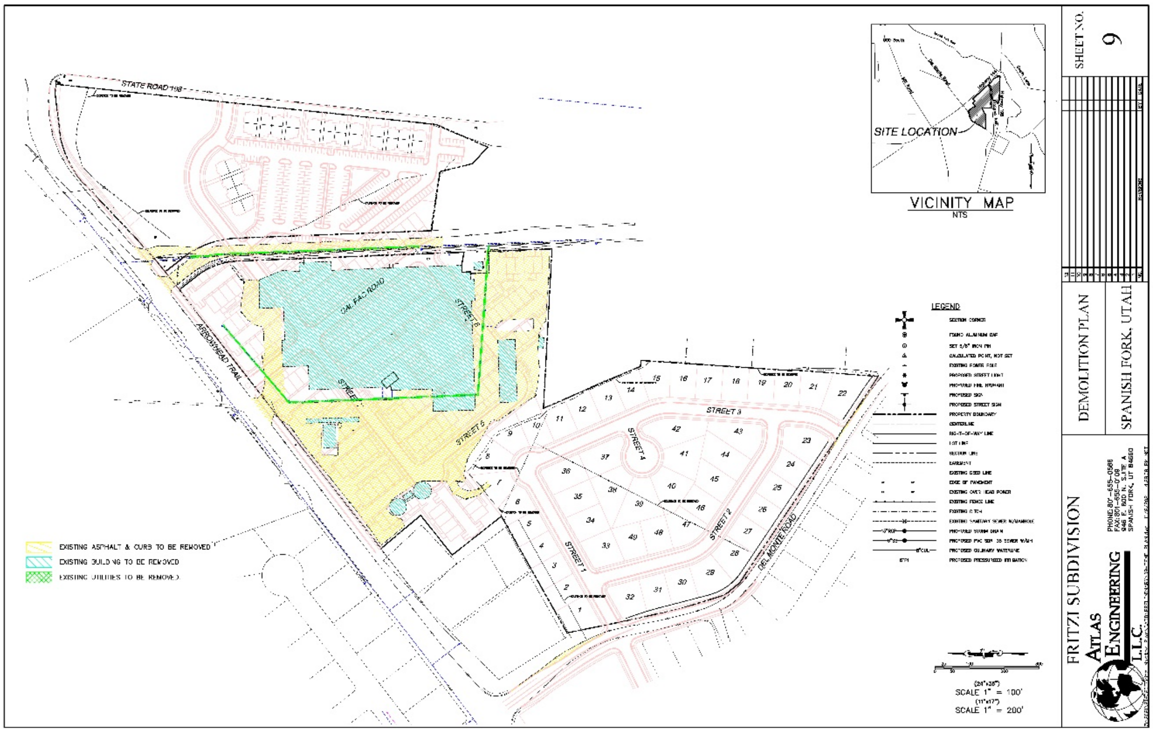

STATE ROAD 198
ARROWHEAD TRAIL
CAL PAC ROAD
STREET 1
STREET 2
STREET 3
STREET 4
STREET 5
STREET 6
STREET 7
DEL MONTE ROAD
SITE LOCATION
VICINITY MAP
NTS
(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'
FRITZI SUBDIVISION
ATLAS ENGINEERING L.L.C.
OVERALL ELECTRICAL PLAN
SPANISH FORK, UTAH
SHEET NO.
7


STATE ROAD 198
COMMERCIAL ZONE
R-4
R-3
CAL PAC ROAD
STREET 5
DEL MONTE ROAD
SITE LOCATION
VICINITY MAP
NTS
LEGEND
SECTION CORNER
PROPERTY BOUNDARY
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'
FRITZI SUBDIVISION
ATLAS ENGINEERING L.L.C.
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
ZONING EXHIBIT
SPANISH FORK, UTAH
SHEET NO.
8

ZONING ACREAGES
COMMERCIAL ZONE: 154,171 sq.ft./3.54 acres
R-4 ZONE: 409,354 sq.ft./9.40 acres
R-3 ZONE: 482,254 sq.ft./11.07 acres
R-1-12 ZONE 580,320 sq.ft./13.32 acres

ZONING DENSITIES
TOTAL ALLOWED: 356
TOTAL PROVIDED: 319

Exhibit 1


VICINITY MAP
NTS
SITE LOCATION
STATE ROAD 198
ARROWHEAD TRAIL
OAL FA ROAD
STREET 1
STREET 2
STREET 3
STREET 4
STREET 5
STREET 6
DEL MONTE ROAD
EXISTING ASPHALT & CURB TO BE REMOVED
EXISTING BUILDING TO BE REMOVED
EXISTING UTILITIES TO BE REMOVED
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 OVERHEAD 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'
FRITZI SUBDIVISION
DEMOLITION PLAN
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0108
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
SHEET NO.
9

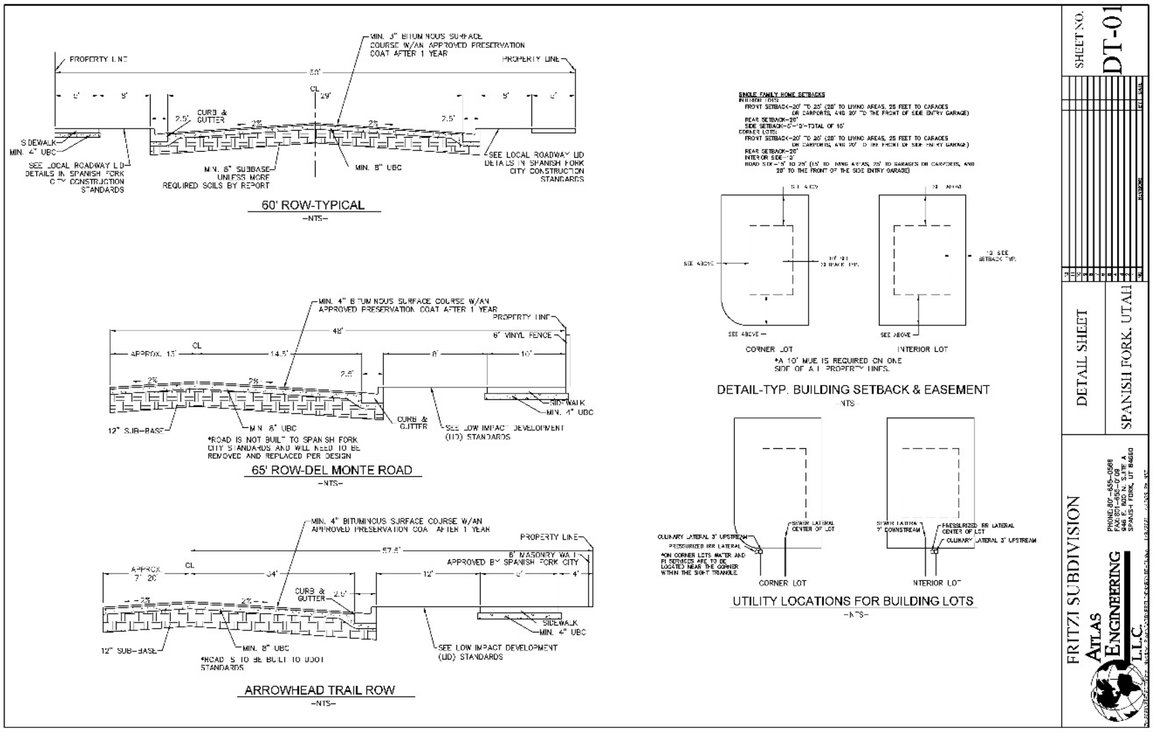
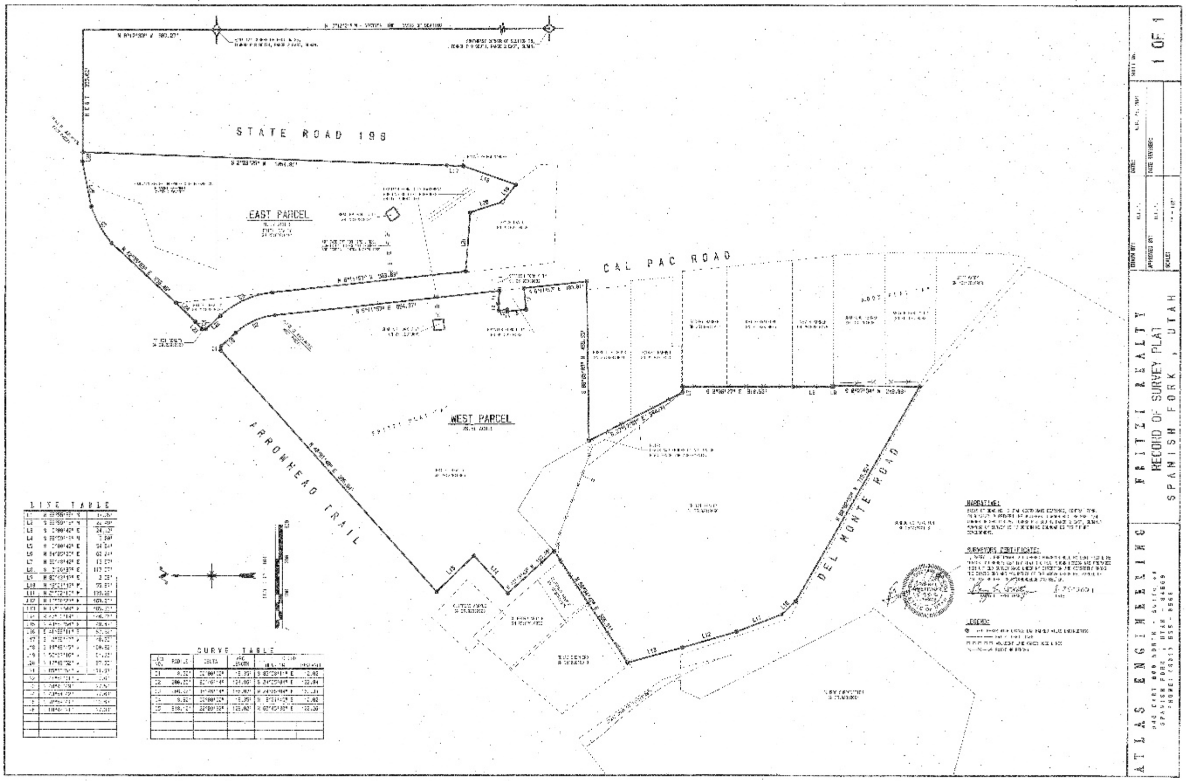
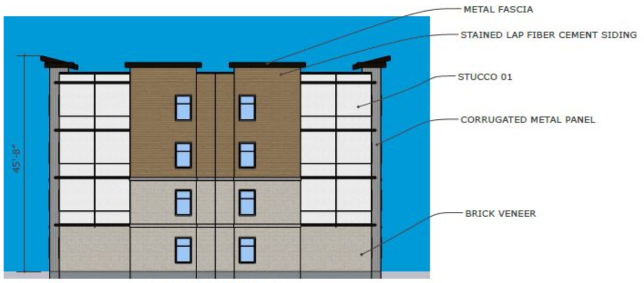

PROPERTY LINE
60'
CL
2.5'
2%
CURB & GUTTER
SIDEWALK MIN. 4" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
MIN. 8" SUBBASE-UNLESS MORE REQUIRED SOILS BY REPORT
MIN. 8" UBC
60' ROW-TYPICAL
-NTS-
MIN. 4" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
48'
APPROX. 13'
14.5'
6' VINYL FENCE
12" SUB-BASE
MIN. 8" UBC
*ROAD IS NOT BUILT TO SPANISH FORK CITY STANDARDS AND WILL NEED TO BE REMOVED AND REPLACED PER DESIGN
SEE LOW IMPACT DEVELOPMENT (LID) STANDARDS
65' ROW-DEL MONTE ROAD
-NTS-
57.5'
APPROX. 7' 20'
34'
12'
6' MASONRY WALL APPROVED BY SPANISH FORK CITY
*ROAD IS TO BE BUILT TO UDOT STANDARDS
ARROWHEAD TRAIL ROW
-NTS-
SINGLE FAMILY HOME SETBACKS
INTERIOR LOTS:
FRONT SETBACK-20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
REAR SETBACK-20'
SIDE SETBACK-6'-10'-TOTAL OF 16'
CORNER LOTS:
FRONT SETBACK-20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
REAR SETBACK-20'
INTERIOR SIDE-10'
ROAD SIDE-15' TO 25' (15' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF THE SIDE ENTRY GARAGE)
SEE ABOVE
10' SIDE SETBACK TYP.
CORNER LOT
INTERIOR LOT
*A 10' MUE IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES.
DETAIL-TYP. BUILDING SETBACK & EASEMENT
NTS
CULINARY LATERAL 3' UPSTREAM
PRESSURIZED IRR LATERAL
SEWER LATERAL CENTER OF LOT
SEWER LATERAL 7' DOWNSTREAM
PRESSURIZED IRR LATERAL CENTER OF LOT
*ON CORNER LOTS WATER AND PI SERVICES ARE TO BE LOCATED NEAR THE CORNER WITHIN THE SIGHT TRIANGLE
UTILITY LOCATIONS FOR BUILDING LOTS
-NTS-
FRITZI SUBDIVISION
DETAIL SHEET
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0108
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
SHEET NO.
DT-01

Exhibit 1

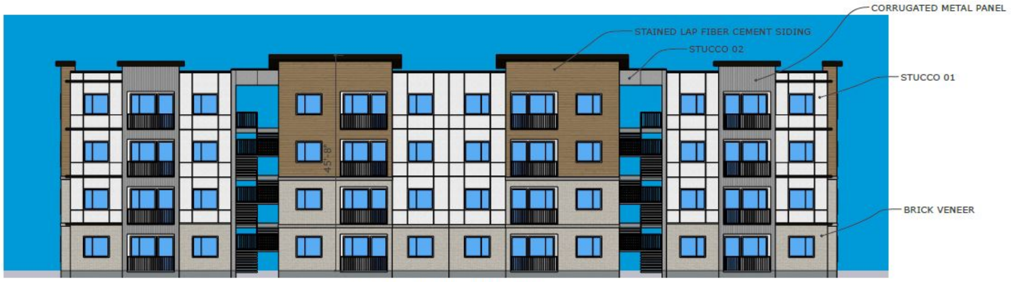

STATE ROAD 198
CAL PAC ROAD
ARROWHEAD TRAIL
DEL MONTE ROAD
EAST PARCEL
WEST PARCEL
LINE TABLE
CURVE TABLE
ATLAS ENGINEERING
SPANISH FORK, UTAH
FRITZI REALTY
RECORD OF SURVEY PLAT
SPANISH FORK, UTAH
1 OF 1

December 1, 2021

Exhibit 2


METAL FASCIA
STAINED LAP FIBER CEMENT SIDING
STUCCO 01
CORRUGATED METAL PANEL
BRICK VENEER
45'-8"

SIDE ELEVATION


CORRUGATED METAL PANEL
STAINED LAP FIBER CEMENT SIDING
STUCCO 02
STUCCO 01
BRICK VENEER
45'-8"

FRONT / BACK ELEVATION

JARRETT ARCHITECTURE

November 9, 2021 Elevations | SPANISH FORK FRITZI A 03

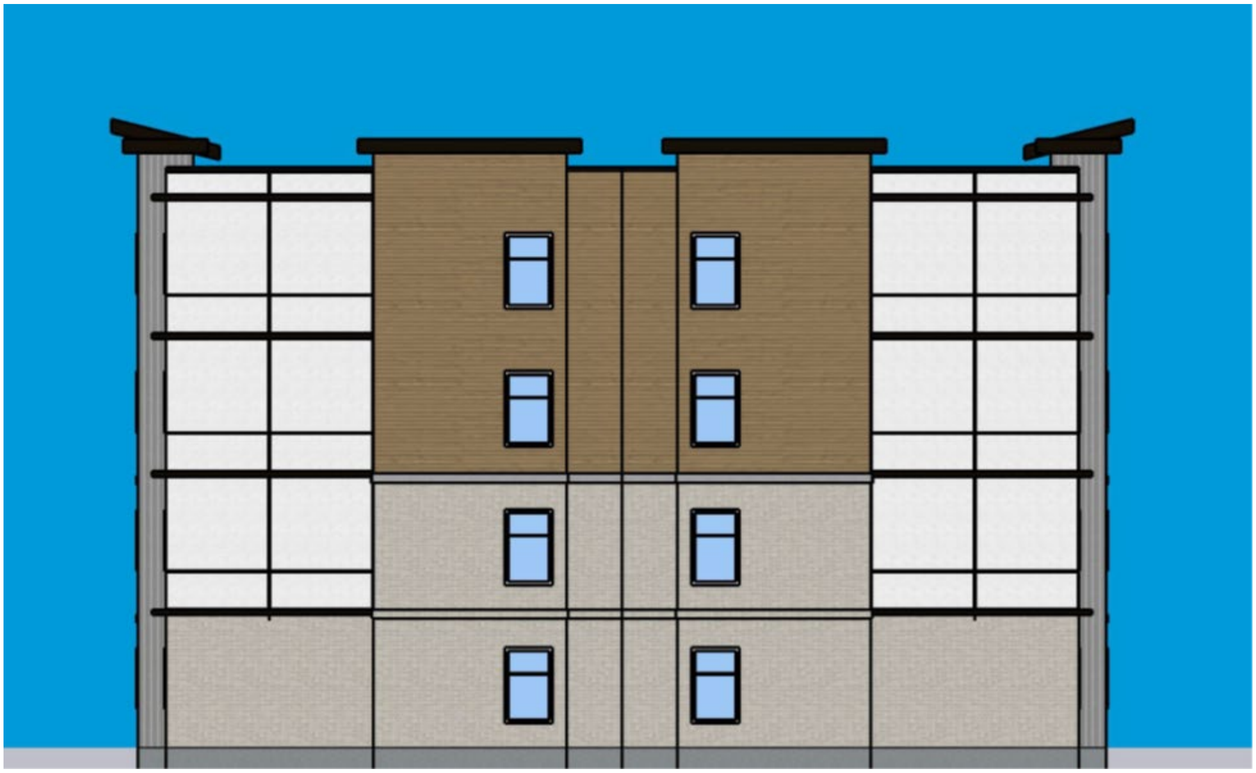
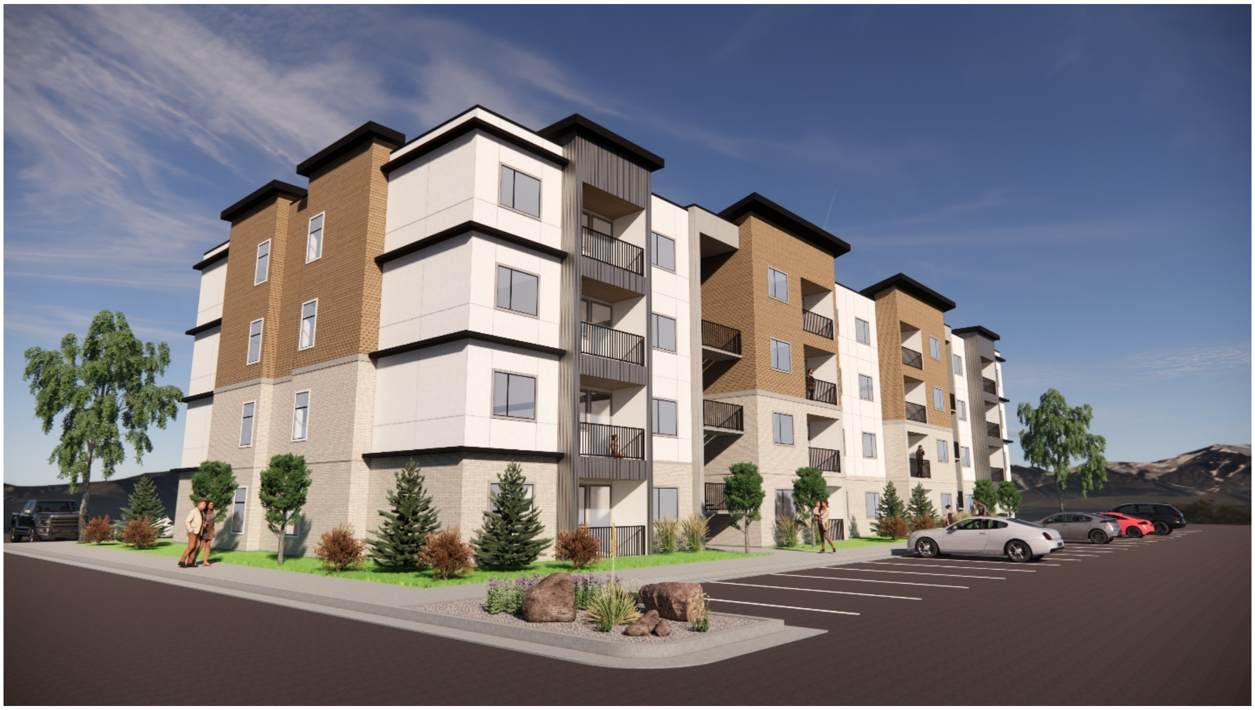
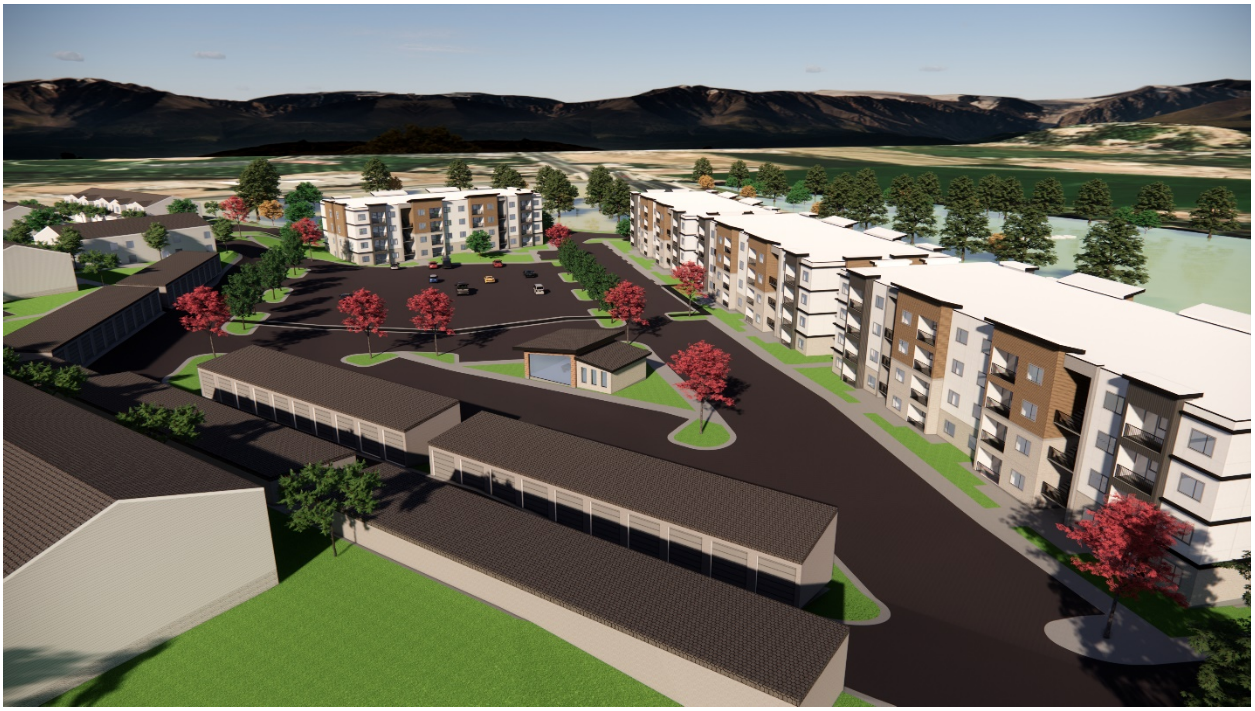


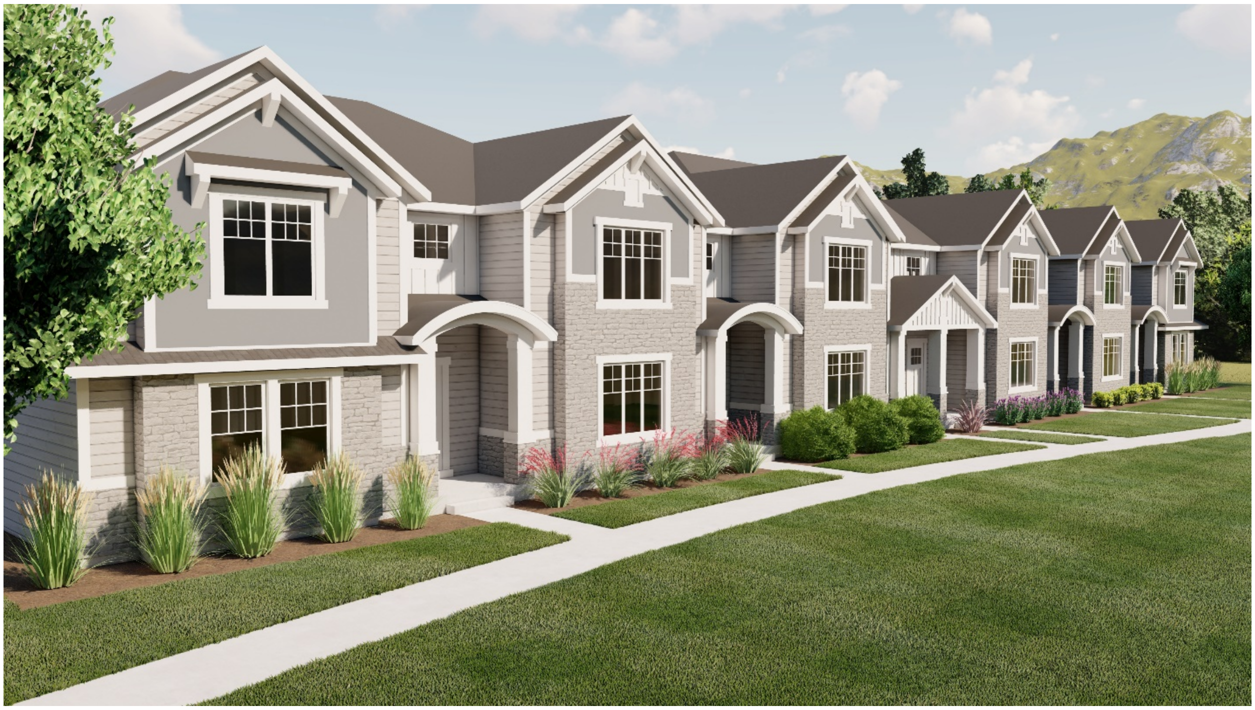
Exhibit 2

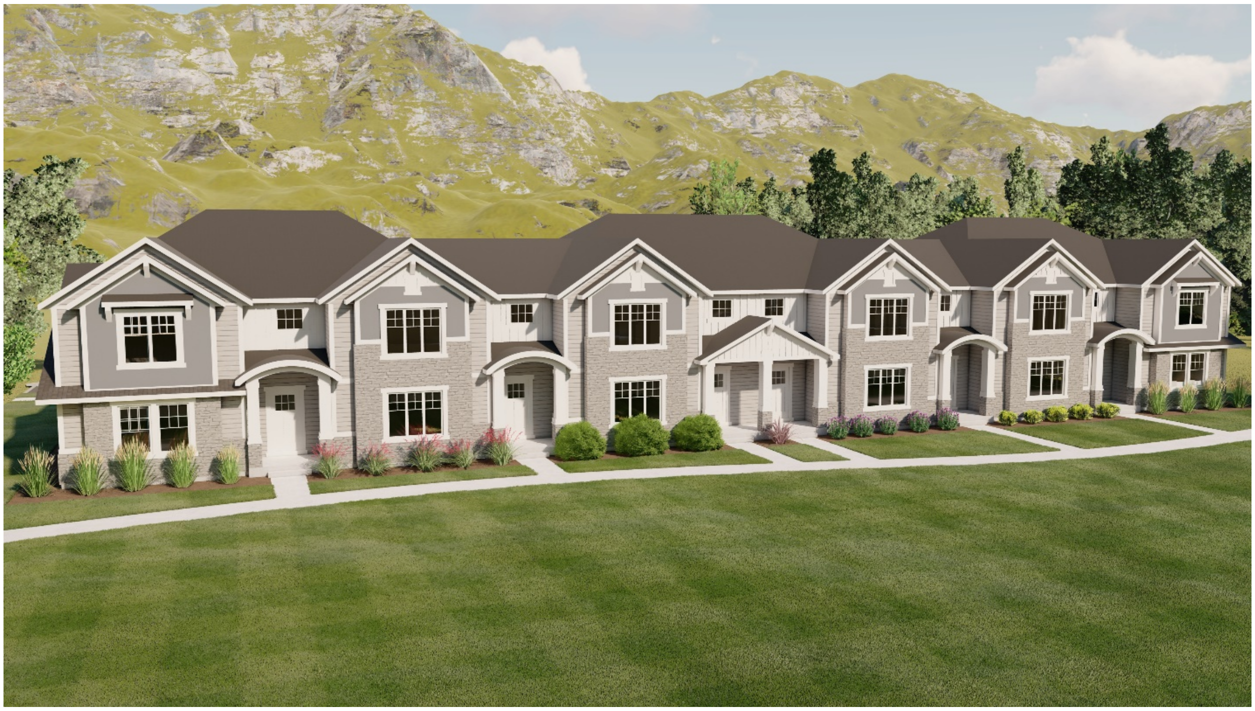




December 1, 2021

Exhibit 2





December 1, 2021

Exhibit 2

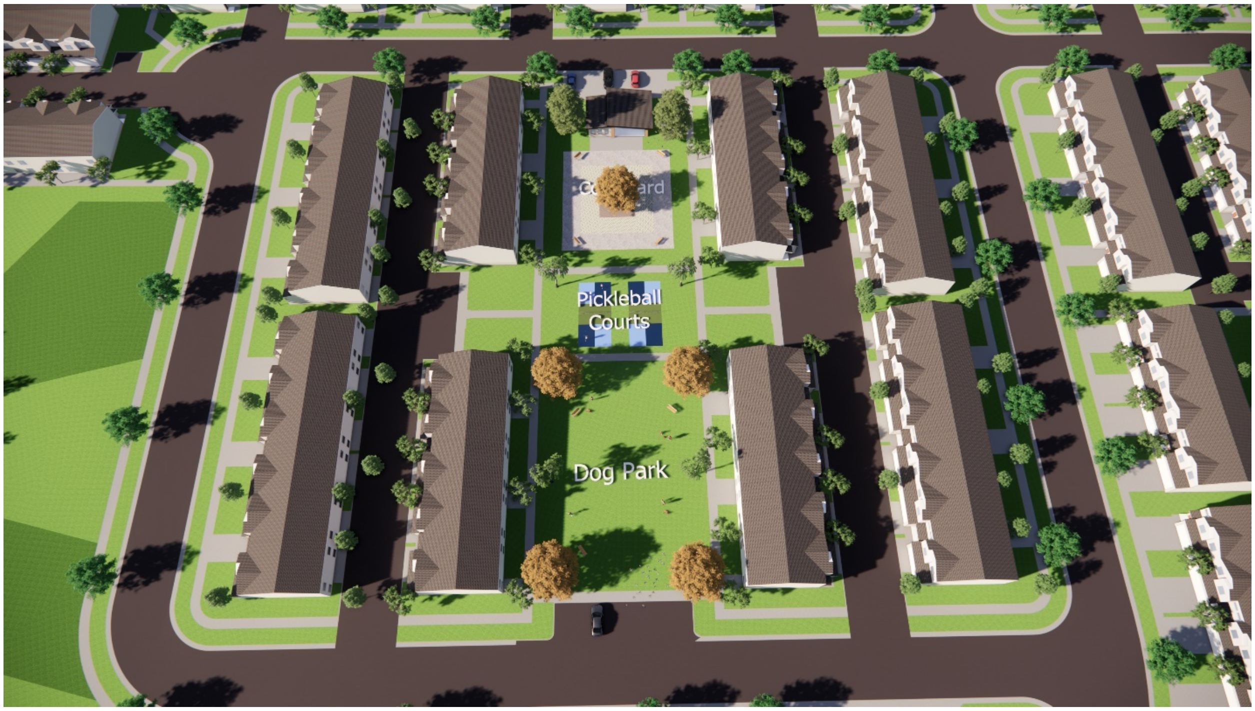
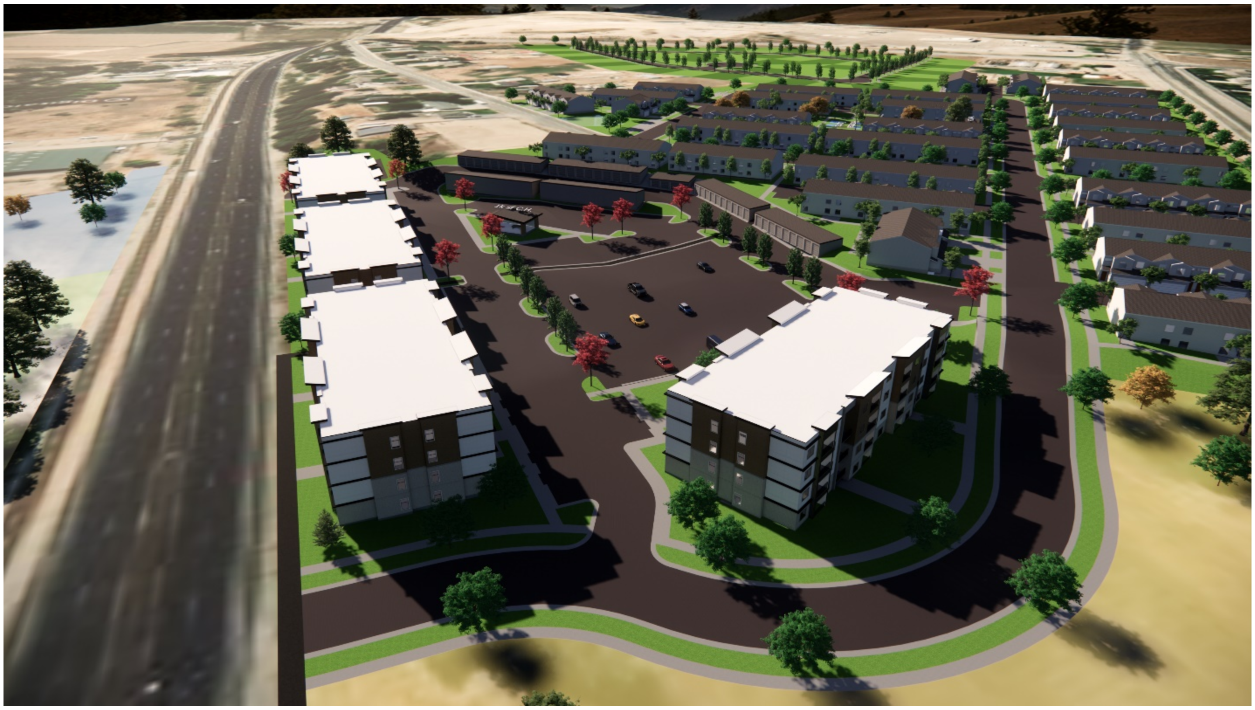

Pickleball Courts
Dog Park

Exhibit 2



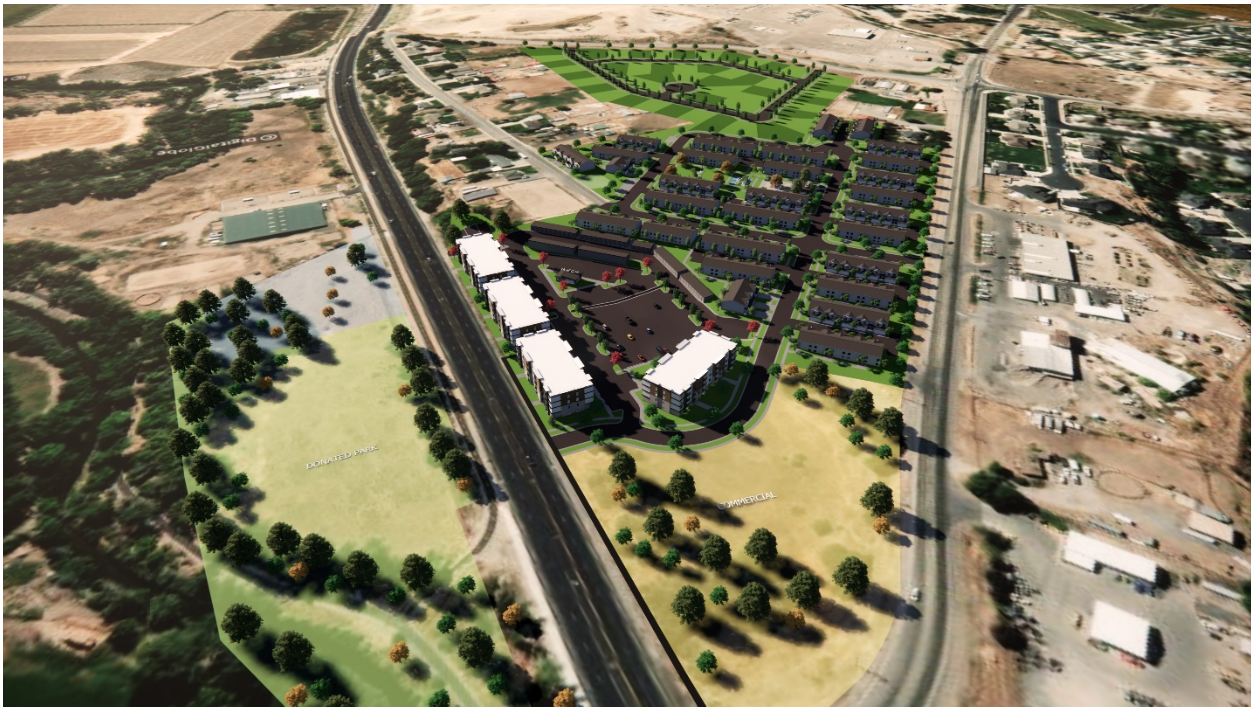
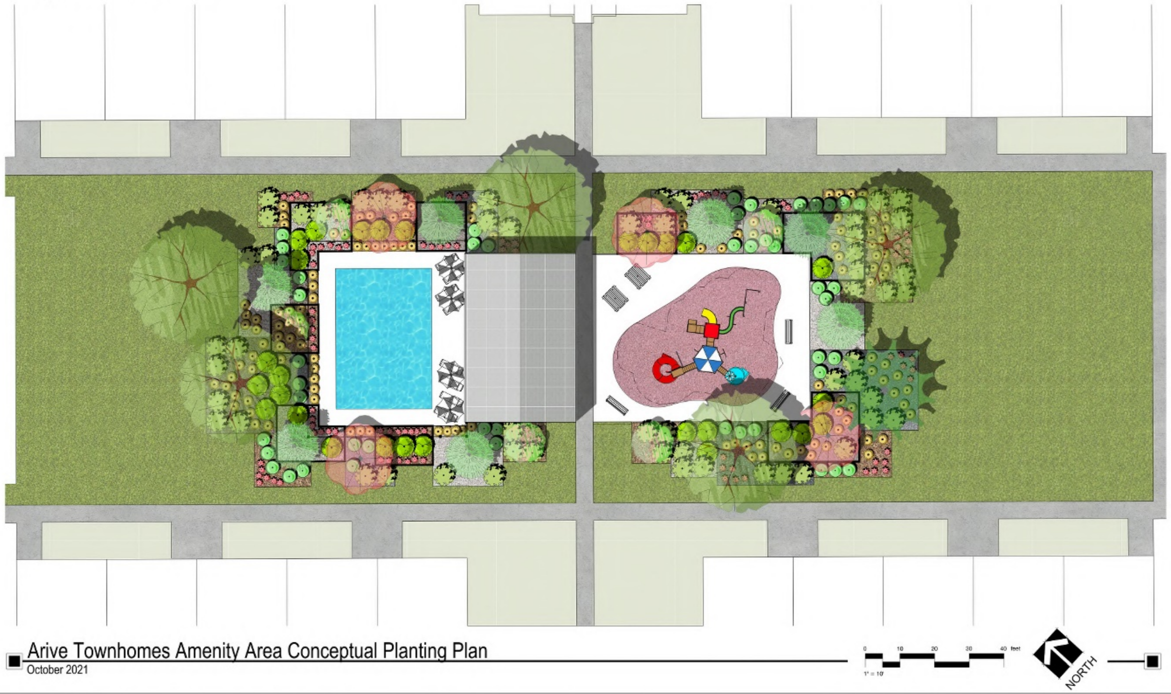

DigitalGlobe
DONATED PARK
COMMERCIAL

Exhibit 3

Fritzi Multi-Family

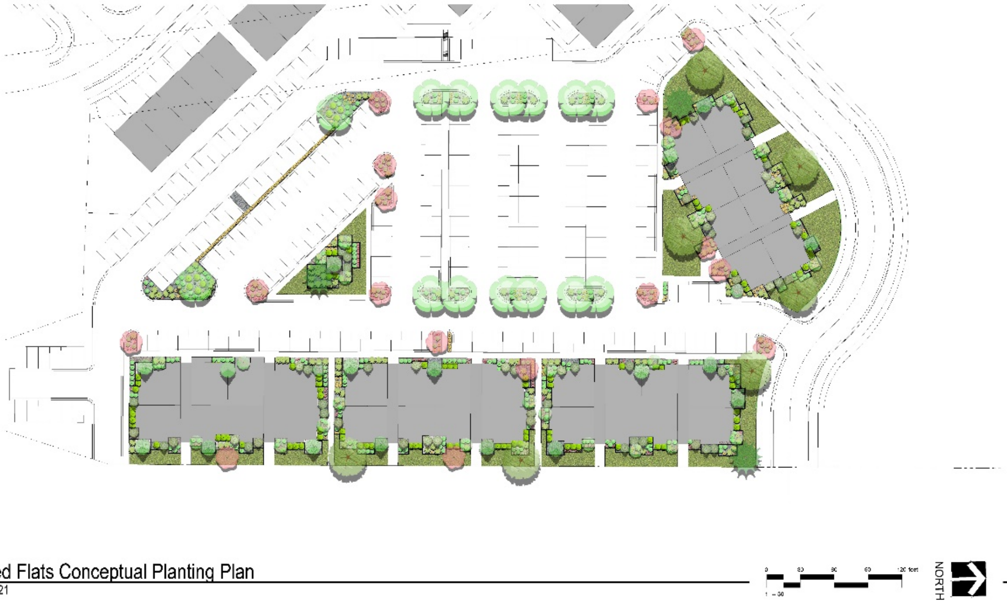
Spanish Fork, Utah


0
10
20
30
40 feet
1" = 10'
NORTH

Arive Townhomes Amenity Area Conceptual Planting Plan
October 2021

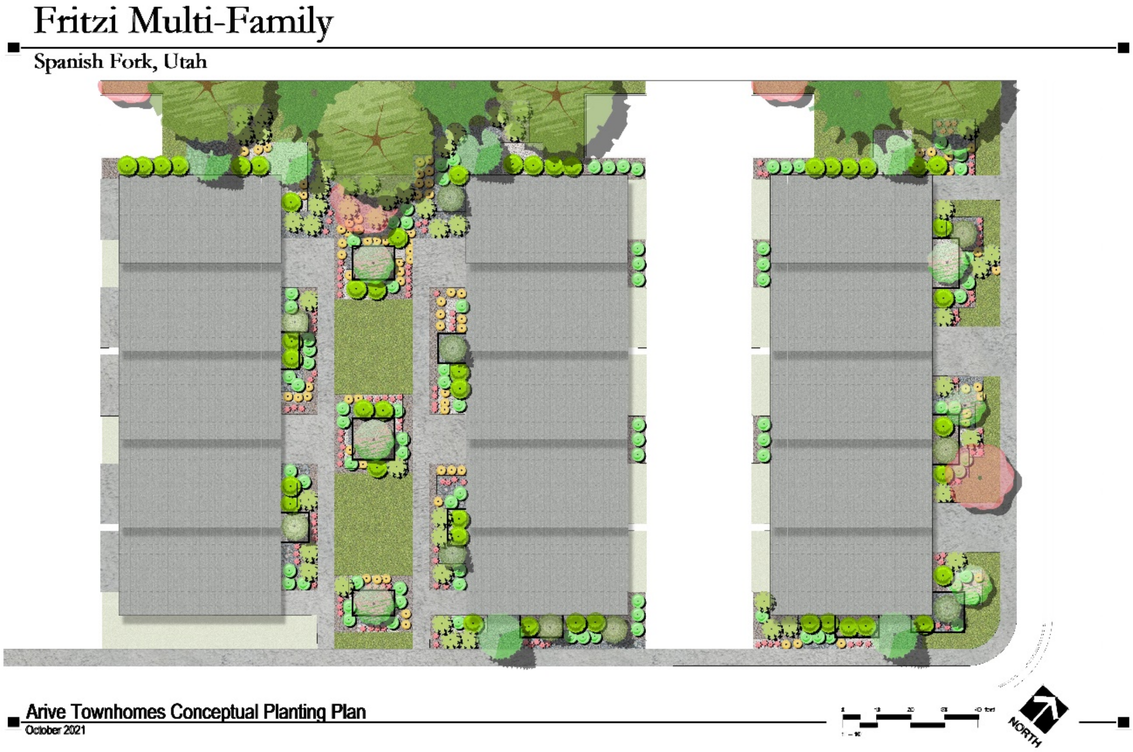
Fritzi Multi-Family

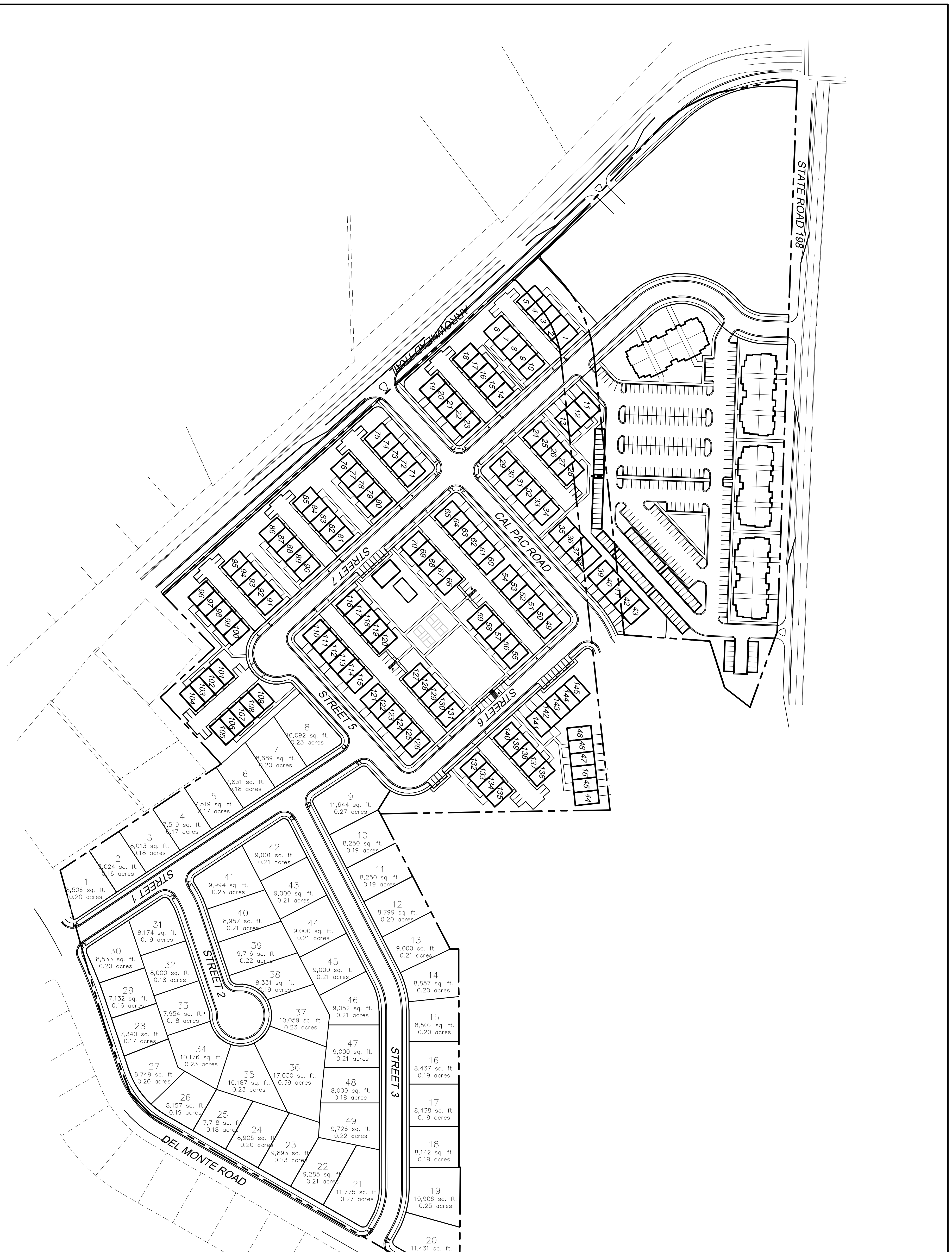
Spanish Fork, Utah


0
30
60
90
120 feet
1" = 30'
NORTH

Stacked Flats Conceptual Planting Plan
October 2021

Exhibit 3


Fritzi Multi-Family
Spanish Fork, Utah
Arive Townhomes Conceptual Planting Plan
October 2021
0
10
20
30
40 feet
NORTH

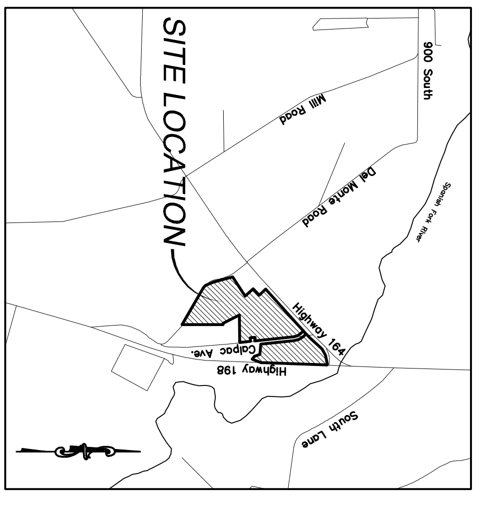

STATE ROAD 198
ARROWHEAD TRAIL
CAL PAC ROAD
STREET 7
STREET 5
STREET 6
STREET 1
STREET 2
STREET 3
DEL MONTE ROAD
1 8,506 sq. ft. 0.20 acres
2 7,024 sq. ft. 0.16 acres
3 8,013 sq. ft. 0.18 acres
4 7,519 sq. ft. 0.17 acres
5 7,519 sq. ft. 0.17 acres
6 7,831 sq. ft. 0.18 acres
7 8,689 sq. ft. 0.20 acres
8 10,092 sq. ft. 0.23 acres
9 11,644 sq. ft. 0.27 acres
10 8,250 sq. ft. 0.19 acres
11 8,250 sq. ft. 0.19 acres
12 8,799 sq. ft. 0.20 acres
13 9,000 sq. ft. 0.21 acres
14 8,857 sq. ft. 0.20 acres
15 8,502 sq. ft. 0.20 acres
16 8,437 sq. ft. 0.19 acres
17 8,438 sq. ft. 0.19 acres
18 8,142 sq. ft. 0.19 acres
19 10,906 sq. ft. 0.25 acres
20 11,431 sq. ft. 0.26 acres
21 11,775 sq. ft. 0.27 acres
22 9,285 sq. ft. 0.21 acres
23 9,893 sq. ft. 0.23 acres
24 8,905 sq. ft. 0.20 acres
25 7,718 sq. ft. 0.18 acres
26 8,157 sq. ft. 0.19 acres
27 8,749 sq. ft. 0.20 acres
28 7,340 sq. ft. 0.17 acres
29 7,132 sq. ft. 0.16 acres
30 8,533 sq. ft. 0.20 acres
31 8,174 sq. ft. 0.19 acres
32 8,000 sq. ft. 0.18 acres
33 7,954 sq. ft. 0.18 acres
34 10,176 sq. ft. 0.23 acres
35 10,187 sq. ft. 0.23 acres
36 17,030 sq. ft. 0.39 acres
37 10,059 sq. ft. 0.23 acres
38 8,331 sq. ft. 0.19 acres
39 9,716 sq. ft. 0.22 acres
40 8,957 sq. ft. 0.21 acres
41 9,994 sq. ft. 0.23 acres
42 9,001 sq. ft. 0.21 acres
43 9,000 sq. ft. 0.21 acres
44 9,000 sq. ft. 0.21 acres
45 9,000 sq. ft. 0.21 acres
46 9,052 sq. ft. 0.21 acres
47 9,000 sq. ft. 0.21 acres
48 8,000 sq. ft. 0.18 acres
49 9,726 sq. ft. 0.22 acres

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
MUNICIPAL UTILITY EASEMENT
EXISTING DEED LINE

0 25 50 100 200 300

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


VICINITY MAP
-NTS-
SITE LOCATION
900 South
Mill Road
Del Monte Road
Spanish Fork River
Highway 164
Calpac Ave.
Highway 198
South Lane

SKYE MEADOWS

ATLAS ENGINEERING L.L.C.

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

OVERALL BOUNDARY

SPANISH FORK, UTAH

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

SHEET NO.

1

Z:\2021\21-020 Fritzl Master Plan\CADD\PRELIMINARY\OVERALL PDF.dwg 11/22/2021 11:51:07 AM MST

FRITZI SUBDIVISION

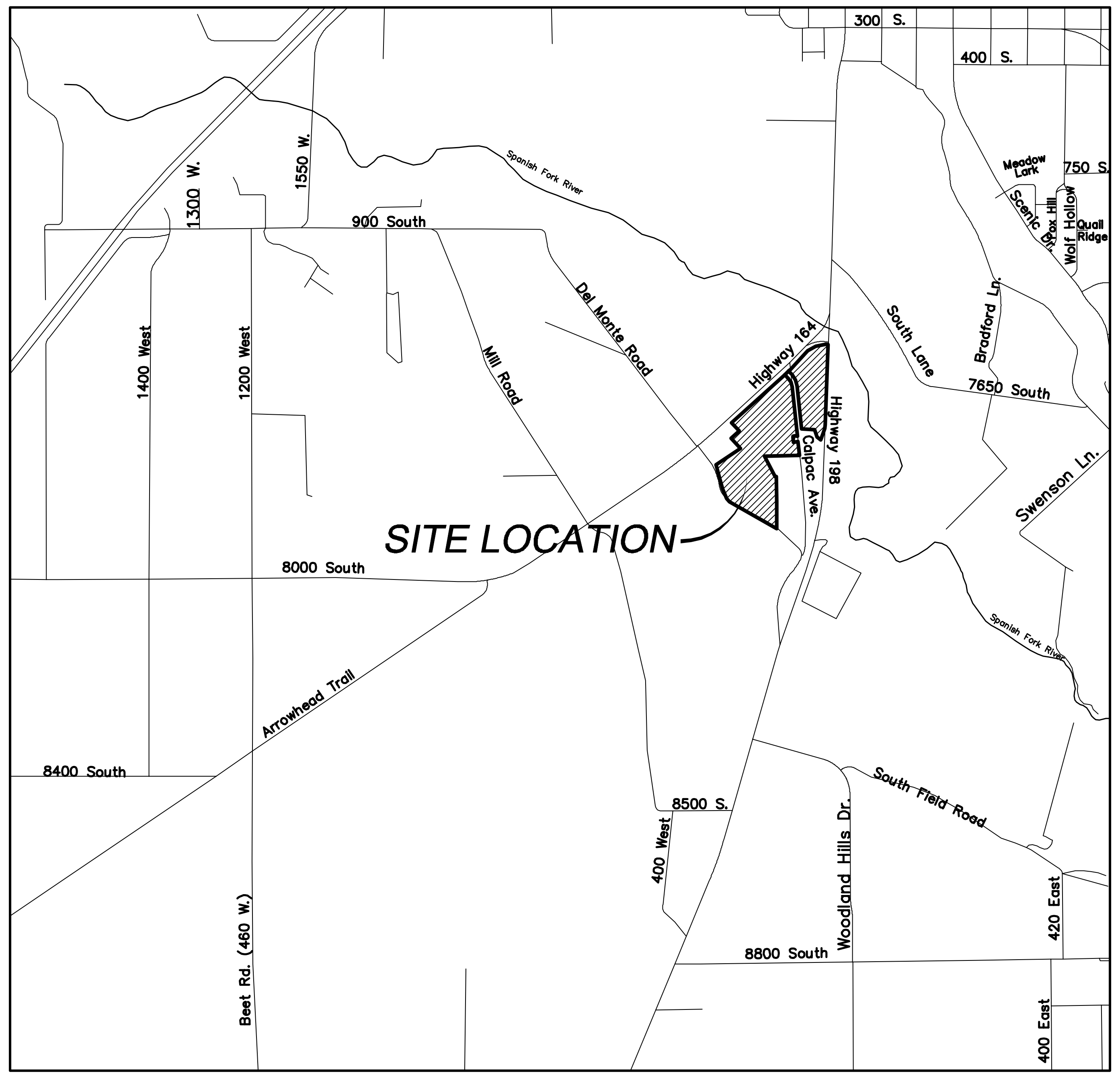
A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET

-SHEET INDEX-

SHEET	*SHEET NAME*
1	COVER
2A	OVERALL BOUNDARY
2B	OVERALL BOUNDARY
3A	OVERALL SITE PLAN
3B	OVERALL SITE PLAN
3C	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
6	PHASING PLAN
7	ELECTRICAL PLAN
8	ZONING EXHIBIT
9	DEMOLTION PLAN
DT–01	DETAIL SHEET
ROS	RECORD OF SURVEY

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.


300 S.
400 S.
1550 W.
1300 W.
Spanish Fork River
Meadow Lark
750 S.
Scenic Dr.
Fox Hill
Wolf Hollow
Quail Ridge
900 South
1400 West
1200 West
Mill Road
Del Monte Road
Highway 164
Highway 198
Calpac Ave.
South Lane
Bradford Ln.
7650 South
Swenson Ln.
SITE LOCATION
8000 South
Spanish Fork River
Arrowhead Trail
8400 South
8500 S.
400 West
Woodland Hills Dr.
South Field Road
420 East
8800 South
Beet Rd. (460 W.)
400 East

VICINITY MAP
–NTS–

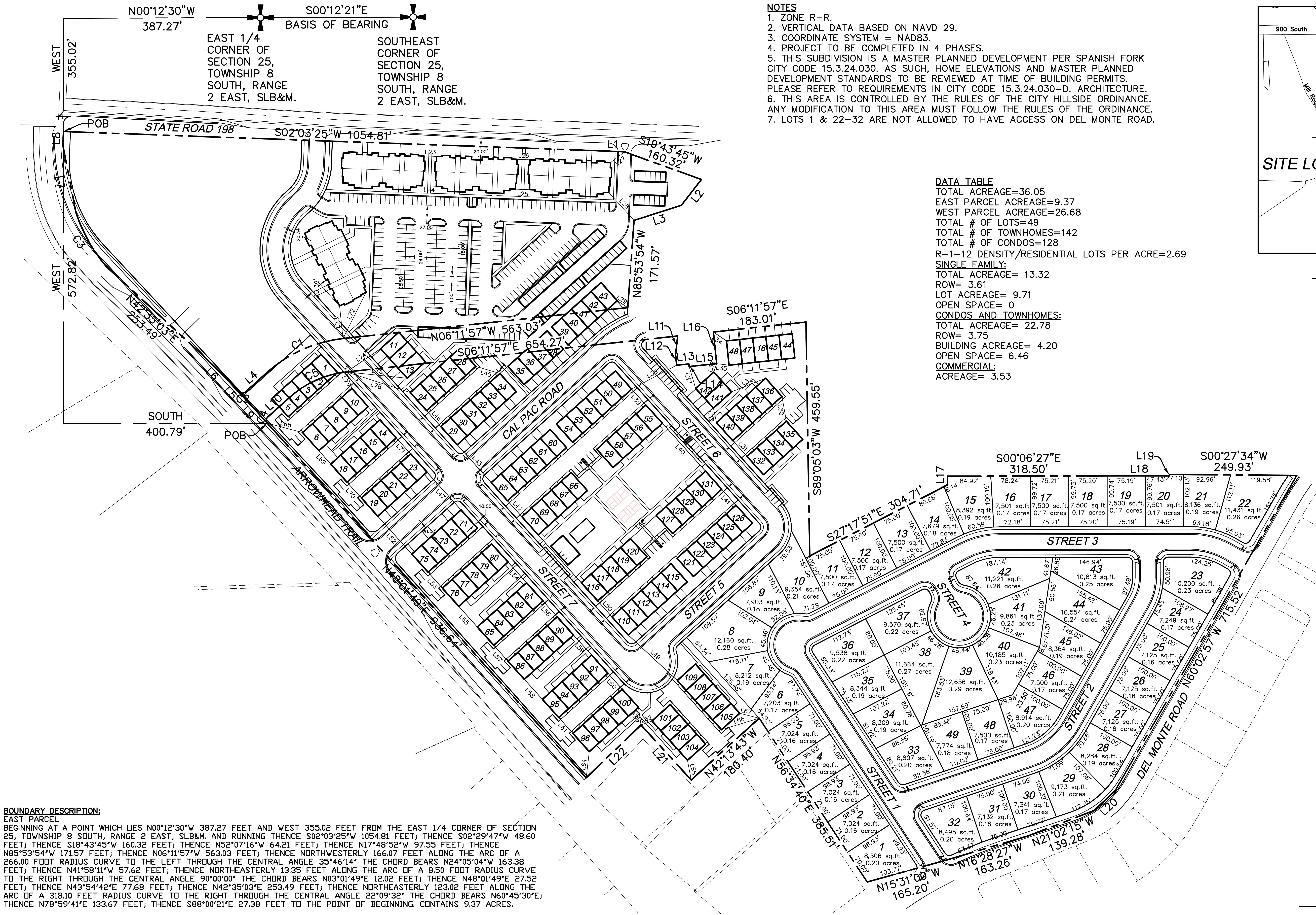
OWNER/DEVELOPER
MARK HAMPTON
RIMROCK
801–8606275
mark@rimrock.us

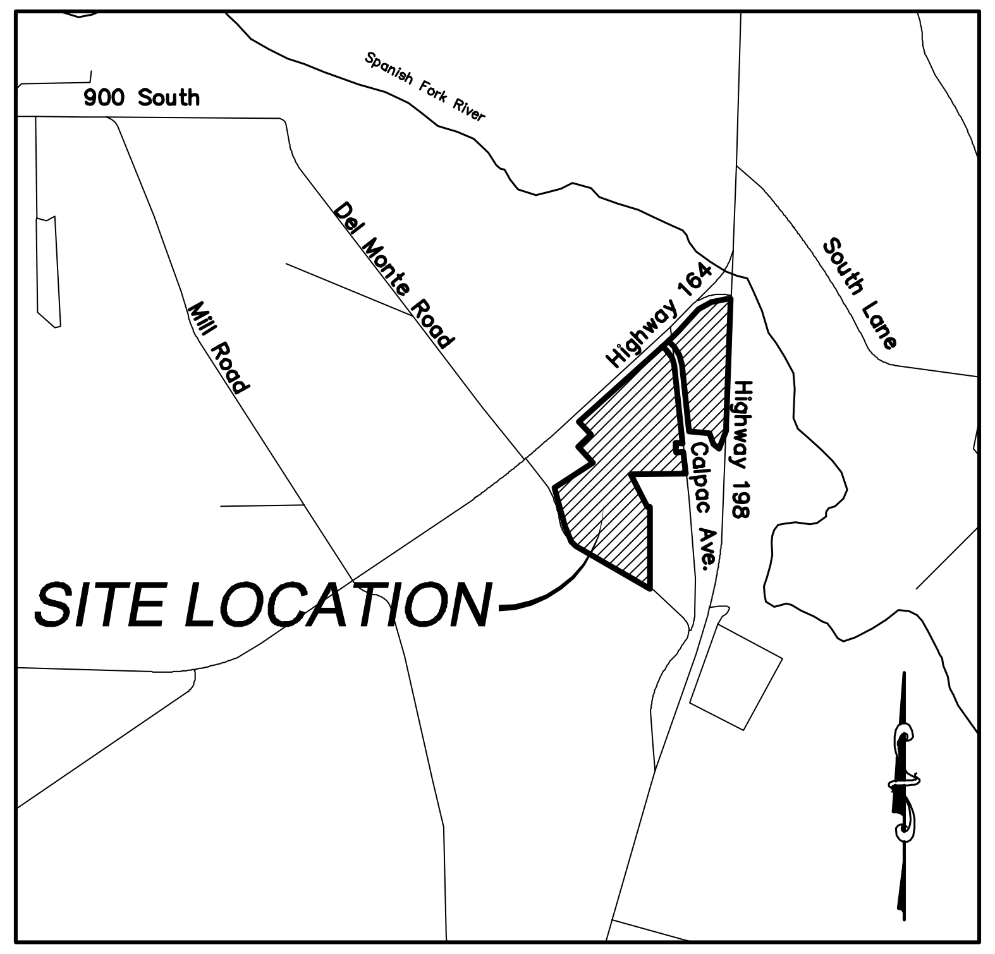
SCOTT D. PETERSON
No. 362274
11/8/21

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


N00°12'30"W
387.27'
S00°12'21"E
BASIS OF BEARING
EAST 1/4 CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SLB&M.
SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SLB&M.
WEST 355.02'
POB
STATE ROAD 198
S02°03'25"W 1054.81'
S19°43'45"W 160.32'
L1
L2
L3
N85°53'54"W 171.57'
WEST 572.82'
C3
N42°35'03"E 253.49'
C1
N06°11'57"W 563.03'
S06°11'57"E 654.27'
S06°11'57"E 183.01'
L4
L5
L6
L8
SOUTH 400.79'
POB
CAL PAC ROAD
STREET 6
STREET 7
STREET 5
ARROWHEAD TRAIL
N48°01'49"E 936.64'
S89°05'03"W 459.55'
S27°17'51"E 304.71'
S00°06'27"E 318.50'
L17
L18
L19
S00°27'34"W 249.93'
STREET 3
STREET 4
STREET 2
STREET 1
DEL MONTE ROAD N60°02'57"W 715.52'
L20
N21°02'15"W 139.28'
N16°28'27"W 163.26'
N15°31'00"W 165.20'
N56°34'40"E 385.51'
N42°13'43"W 180.40'
L21
L22


900 South
Spanish Fork River
Del Monte Road
Mill Road
Highway 164
Highway 198
South Lane
SITE LOCATION

VICINITY MAP

–NTS–

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. ANY MODIFICATION TO THIS AREA MUST FOLLOW THE RULES OF THE ORDINANCE.
7. LOTS 1 & 22–32 ARE NOT ALLOWED TO HAVE ACCESS ON DEL MONTE ROAD.

DATA TABLE
TOTAL ACREAGE=36.05
EAST PARCEL ACREAGE=9.37
WEST PARCEL ACREAGE=26.68
TOTAL # OF LOTS=49
TOTAL # OF TOWNHOMES=142
TOTAL # OF CONDOS=128
R–1–12 DENSITY/RESIDENTIAL LOTS PER ACRE=2.69
SINGLE FAMILY:
TOTAL ACREAGE= 13.32
ROW= 3.61
LOT ACREAGE= 9.71
OPEN SPACE= 0
CONDOS AND TOWNHOMES:
TOTAL ACREAGE= 22.78
ROW= 3.75
BUILDING ACREAGE= 4.20
OPEN SPACE= 6.46
COMMERCIAL:
ACREAGE= 3.53

0 25 50 100 200 300

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

BOUNDARY DESCRIPTION:
EAST PARCEL
BEGINNING AT A POINT WHICH LIES N00°12'30"W 387.27 FEET AND WEST 355.02 FEET FROM THE EAST 1/4 CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SLB&M. AND RUNNING THENCE S02°03'25"W 1054.81 FEET; THENCE S02°29'47"W 48.60 FEET; THENCE S18°43'45"W 160.32 FEET; THENCE N52°07'16"W 64.21 FEET; THENCE N17°48'52"W 97.55 FEET; THENCE N85°53'54"W 171.57 FEET; THENCE N06°11'57"W 563.03 FEET; THENCE NORTHWESTERLY 166.07 FEET ALONG THE ARC OF A 266.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE 35°46'14" THE CHORD BEARS N24°05'04"W 163.38 FEET; THENCE N41°58'11"W 57.62 FEET; THENCE NORTHEASTERLY 13.35 FEET ALONG THE ARC OF A 8.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE 90°00'00" THE CHORD BEARS N03°01'49"E 12.02 FEET; THENCE N48°01'49"E 27.52 FEET; THENCE N43°54'42"E 77.68 FEET; THENCE N42°35'03"E 253.49 FEET; THENCE NORTHEASTERLY 123.02 FEET ALONG THE ARC OF A 318.10 FEET RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE 22°09'32" THE CHORD BEARS N60°45'30"E; THENCE N78°59'41"E 133.67 FEET; THENCE S88°00'21"E 27.38 FEET TO THE POINT OF BEGINNING. CONTAINS 9.37 ACRES.

WEST PARCEL
THENCE WEST 572.82 FEET AND SOUTH 400.79 FROM THE EAST PARCEL POINT OF BEGINNING; AND RUNNING THENCE SOUTHEASTERLY 13.35 FEET ALONG THE ARC OF A 8.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE 90°00'00" THE CHORD BEARS S86°58'11"W 12.02 FEET; THENCE S41°58'11"E 57.62 FEET; THENCE SOUTHEASTERLY 124.86 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE 35°46'14" THE CHORD BEARS S24°05'04"E 122.84 FEET; THENCE S06°11'57"E 654.27' THENCE N83°55'36"W 37.35 FEET; THENCE S83°59'18"W 20.49 FEET; THENCE S06°00'42"E 24.12 FEET; THENCE S83°59'18"W 5.00 FEET; THENCE S06°00'42"E 54.34 FEET; THENCE N84°05'26"E 62.24 FEET; THENCE S06°11'57"E 183.01 FEET; THENCE S89°05'03"W 459.55 FEET; THENCE S27°17'51"E 304.71 FEET; THENCE N89°48'42"E 16.97 FEET; THENCE S00°06'27"E 318.50 FEET; THENCE S00°06'37"E 117.67 FEET; THENCE N89°43'47"E 2.63 FEET; THENCE S00°27'34"W 249.93 FEET; THENCE N60°02'57"W 715.52 FEET; THENCE N43°01'46"W 55.87 FEET; THENCE N21°02'15"W 139.28 FEET; THENCE N16°28'27"W 163.36 FEET; THENCE N15°31'00"W 165.20 FEET; THENCE N56°34'40"E 385.51 FEET; THENCE N43°13'43"W 180.40 FEET; THENCE N47°33'19"E 146.20 FEET; THENCE N43°52'56"W 149.47 FEET; THENCE N48°01'49"E 936.64 FEET TO THE WEST PARCEL POINT OF BEGINNING. CONTAINS 26.68 ACRES.

SURVEYOR 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 DATE

OWNER/DEVELOPER
GWC CAPITAL
JARED MORGAN
801–712–1553
jamorgan@gwccap.com
869 N 1500 W OREM, UT 84057

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
– – – – – – –	MUNICIPAL UTILITY EASEMENT
— — — — —	EXISTING DEED LINE

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

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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
- - - - - - - - - -	MUNICIPAL UTILITY EASEMENT
— — — — —	EXISTING DEED LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	48.60	S 02°29'47" W
L2	64.21	N 52°07'16" W
L3	97.55	N 17°48'52" W
L4	57.62	N 41°58'11" W
L5	27.52	N 48°01'49" E
L6	77.68	N 43°54'42" E
L7	133.67	N 78°59'41" E
L8	27.38	S 88°00'21" E
L9	82.99	N 48°01'39" E
L10	57.62	S 41°58'11" E
L11	37.35	N 83°55'36" W
L12	20.49	S 83°59'18" W
L13	24.12	S 06°00'42" E
L14	5.00	S 83°59'18" W
L15	54.34	S 06°00'42" E
L16	62.24	N 84°05'26" E
L17	16.97	N 89°48'42" E
L18	117.67	S 00°06'37" E
L19	2.63	N 89°43'47" E
L20	55.87	N 43°01'46" W
L21	146.20	N 47°33'19" E
L22	149.47	N 43°52'56" W
L23	25.17	S 02°03'25" W
L24	27.79	N 02°03'25" E
L25	27.79	N 02°03'25" E
L26	25.17	S 02°03'25" W
L27	34.79	S 37°26'17" E
L28	73.94	S 47°48'43" W
L29	24.65	N 32°55'58" E
L30	49.40	N 79°47'23" E
L31	42.00	S 48°01'49" W
L32	72.11	S 21°40'52" E
L33	28.84	S 77°54'44" W
L34	30.91	N 34°07'04" E
L35	24.57	S 07°21'42" W
L36	17.59	S 71°42'40" E
L37	44.98	N 73°25'31" E
L38	100.05	S 27°57'20" E
L39	42.00	N 48°01'49" E
L40	126.65	N 48°01'49" E
L41	42.00	N 48°01'49" E
L42	42.00	S 48°01'49" W
L43	100.00	S 48°01'49" W
L44	21.00	S 41°57'28" E
L45	49.40	S 16°16'15" W
L46	42.00	S 48°01'49" W
L47	100.01	N 48°01'49" E
L48	68.00	S 41°58'11" E
L49	131.18	S 42°49'26" W
L50	42.00	S 48°01'49" W
L51	126.65	S 48°01'49" W
L52	100.01	N 48°01'49" E
L53	42.00	N 48°01'49" E
L54	54.65	N 48°01'49" E
L55	54.65	N 48°01'49" E
L56	42.00	N 48°01'49" E
L57	42.00	N 48°01'49" E
L58	53.00	N 48°01'49" E
L59	53.00	N 48°01'49" E
L60	42.00	N 48°01'49" E
L61	42.00	N 48°01'49" E
L62	23.19	S 20°05'38" E
L63	35.01	N 82°06'17" E
L64	51.73	S 83°02'20" E
L65	39.22	N 79°12'32" E
L66	77.36	S 16°55'54" E
L67	39.50	N 14°01'18" E
L68	71.56	S 15°00'18" W
L69	35.00	N 48°01'49" E
L70	42.00	N 48°01'49" E
L71	42.00	N 48°01'49" E
L72	101.46	S 63°11'27" E
L73	64.24	N 84°03'09" E
L74	81.10	S 34°20'16" E
L75	119.76	S 05°52'10" W
L76	131.52	S 17°55'12" W
L77	33.81	N 72°31'53" E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	266.00	166.07	163.38	N 24°05'04" W	35°46'14"
C2	8.50	13.35	12.02	N 03°01'49" E	90°00'00"
C3	318.10	123.02	122.26	N 60°45'30" E	22°09'32"
C4	8.50	13.35	12.02	S 86°58'11" E	90°00'00"
C5	200.00	124.86	122.84	S 24°05'04" E	35°46'14"

SHEET NO.
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PRELIMINARY PLAT
OVERALL BOUNDARY

SPANISH FORK, UTAH

FRITZI SUBDIVISION

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L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
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SPANISH FORK, UT 84660

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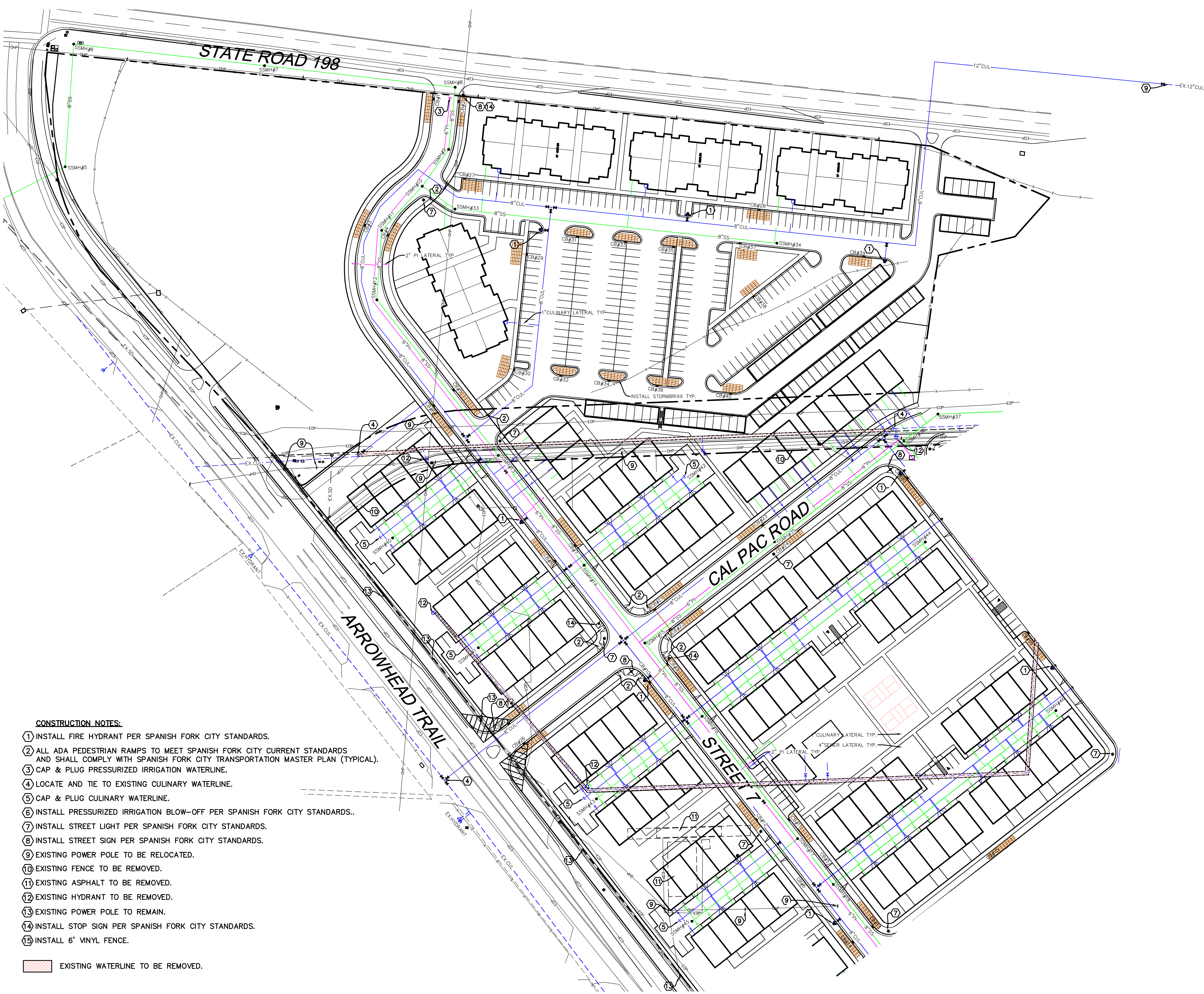
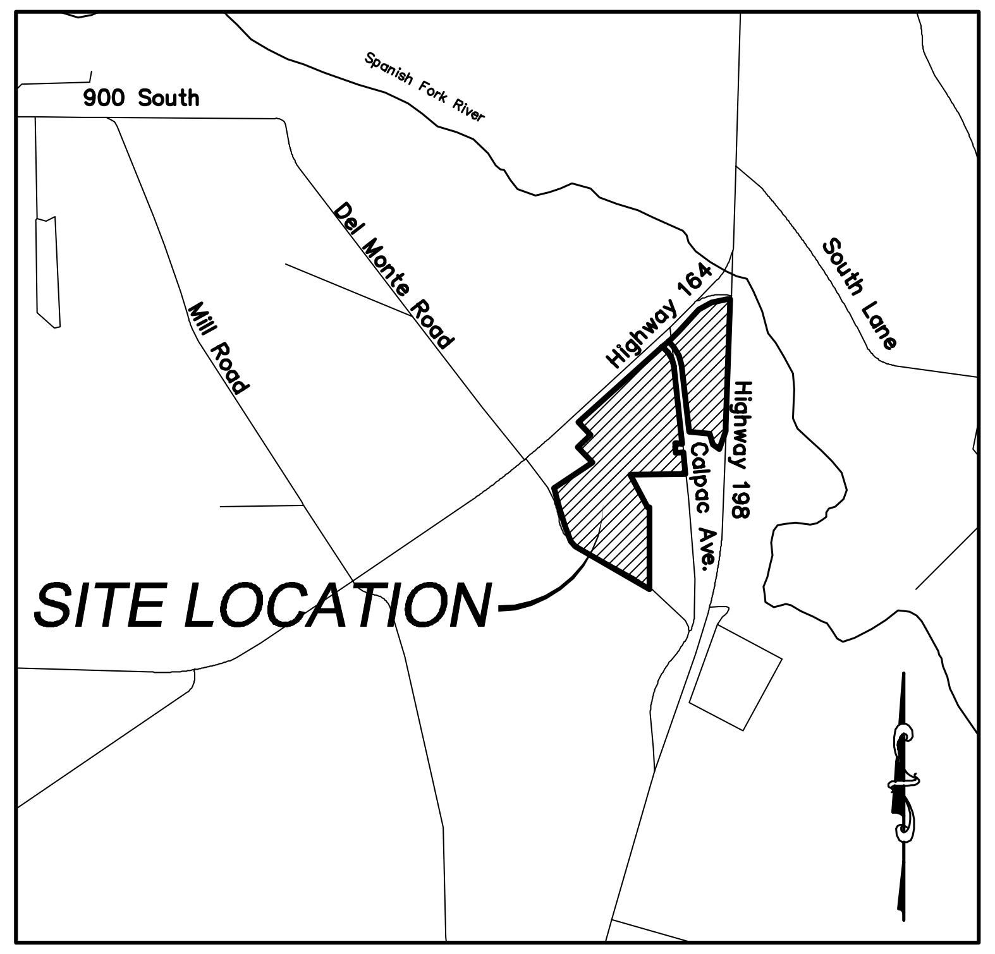

STATE ROAD 198
ARROWHEAD TRAIL
CAL PAC ROAD
STREET 7
INSTALL STORMBRIXX TYP.
2" PI LATERAL TYP.
1" CULINARY LATERAL TYP.
1" CULINARY LATERAL TYP.
4" SEWER LATERAL TYP.
2" PI LATERAL TYP.
EX.12"CUL
12"CUL
8"CUL
8"SS
6"PI
EX.CUL
EX.SD
EX.HYDRANT


900 South
Spanish Fork River
Del Monte Road
Mill Road
Highway 164
Highway 198
Cal Pac Ave.
South Lane
SITE LOCATION

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
—EOP—	EDGE OF PAVEMENT
—OHP—	EXISTING OVER HEAD POWER
—x—x—	EXISTING FENCE LINE
—···—	EXISTING DITCH
- - ⊜ - -	EXISTING SANITARY SEWER W/MANHOLE
—15"RCP—●—	PROPOSED STORM DRAIN
—8"SS—●—	PROPOSED PVC SDR-35 SEWER W/MH
—8"CUL—	PROPOSED CULINARY WATERLINE
—6"PI—	PROPOSED PRESSURIZED IRRIGATION

10 0 30 60 120 180

(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 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.

▨ EXISTING WATERLINE TO BE REMOVED.

SHEET NO.
3A

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OVERALL SITE PLAN

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

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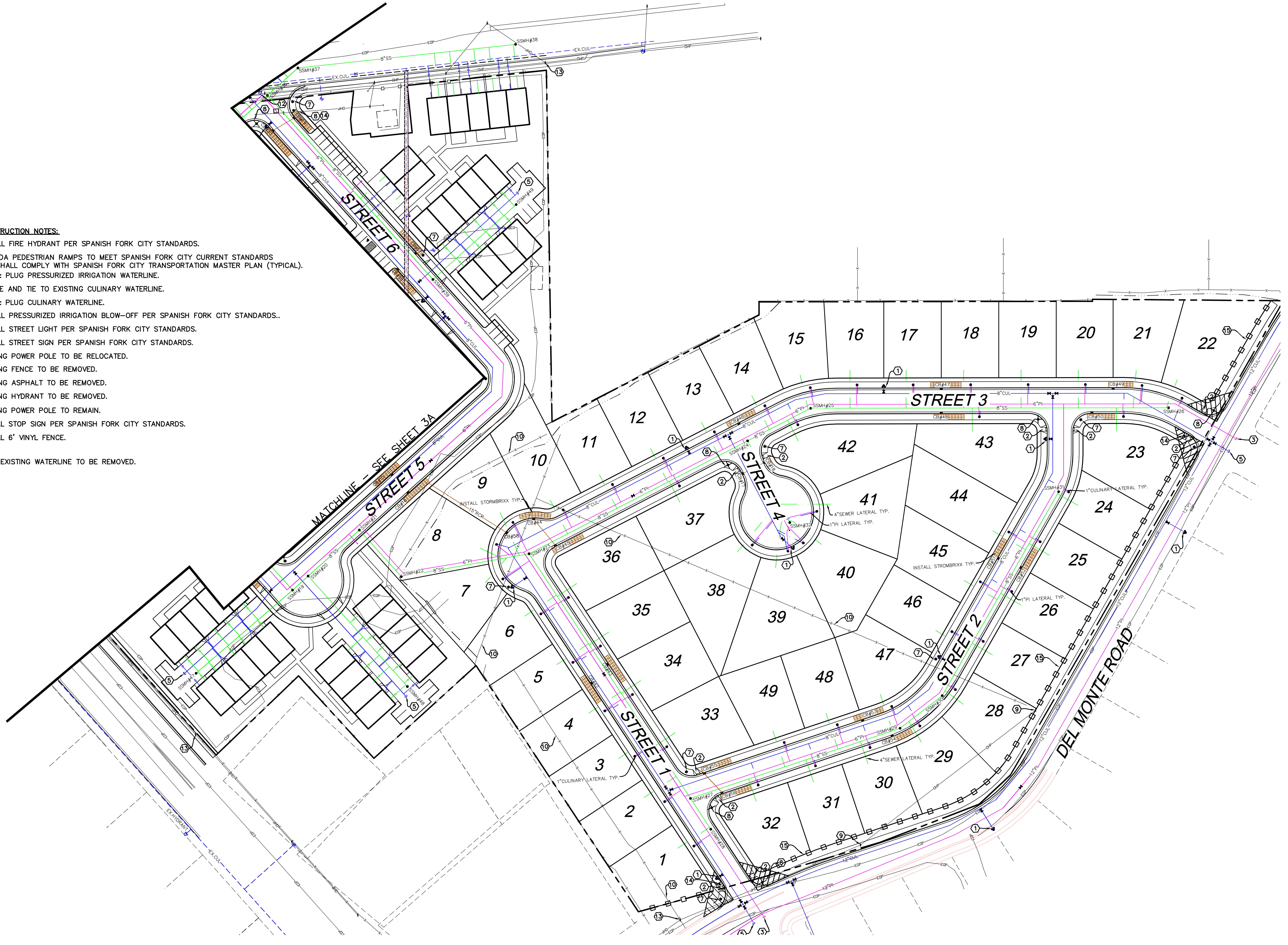
STREET 1
STREET 2
STREET 3
STREET 4
STREET 5
STREET 6
DEL MONTE ROAD
MATCHLINE – SEE SHEET 3A
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INSTALL STORMBRIXX TYP.
1"CULINARY LATERAL TYP.
4"SEWER LATERAL TYP.
1"PI LATERAL TYP.
SSMH#38
SSMH#37
SSMH#26
SSMH#25
SSMH#27
8"SS
8"CUL
6"PI
12"CUL
12"PI
EX.CUL
EX.HYDRANT

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.

▨ 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
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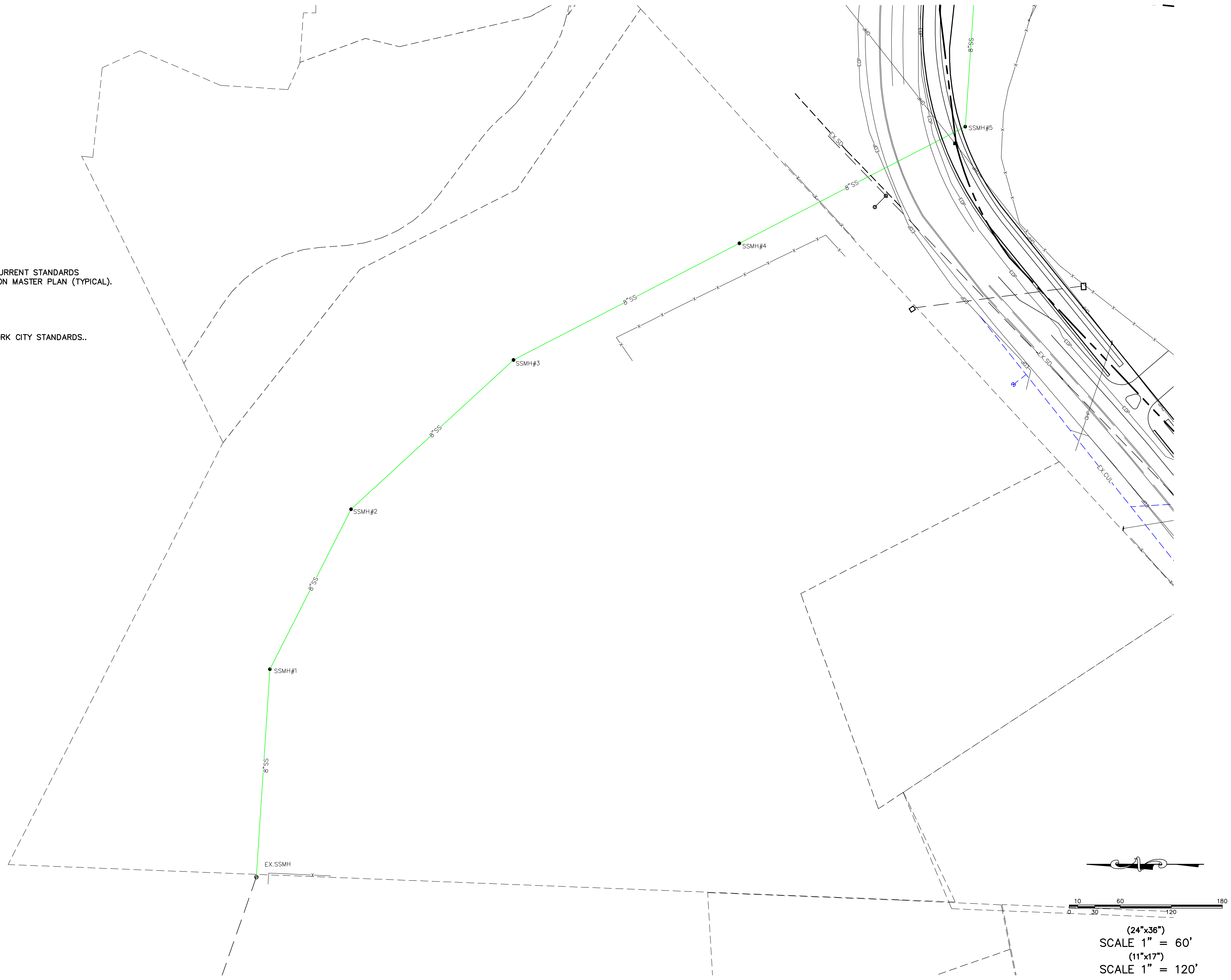
CONSTRUCTION NOTES:

⟨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.



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OVERALL SITE PLAN

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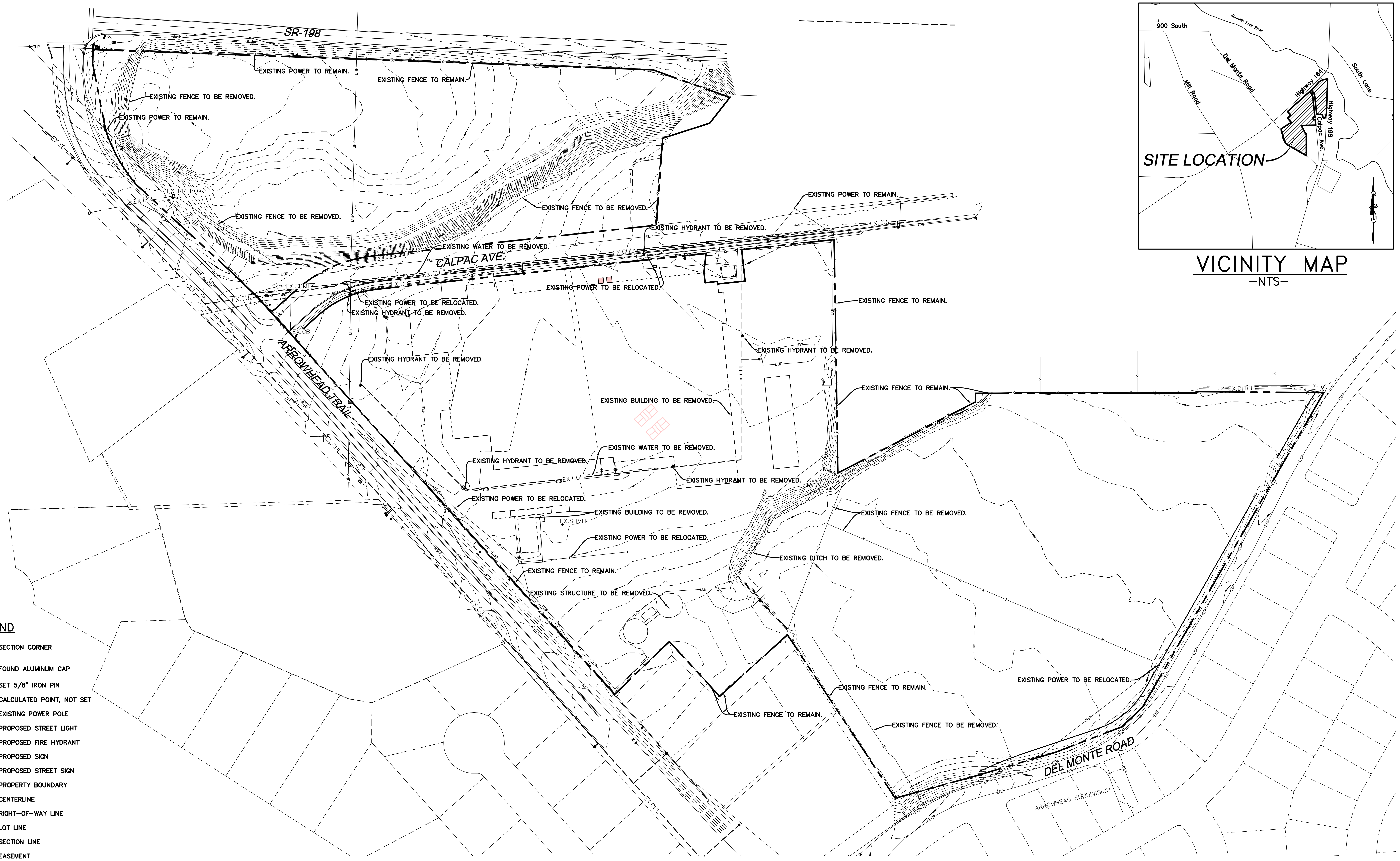
SR-198
EXISTING POWER TO REMAIN.
EXISTING FENCE TO REMAIN.
EXISTING FENCE TO BE REMOVED.
EXISTING POWER TO REMAIN.
EX.IRR BOX
EX.IRR
EX.SD
EXISTING FENCE TO BE REMOVED.
EXISTING FENCE TO BE REMOVED.
EXISTING POWER TO REMAIN.
EXISTING HYDRANT TO BE REMOVED.
EXISTING WATER TO BE REMOVED.
CALPAC AVE.
EX.CUL
EX.SDMH
EX.CB
EXISTING POWER TO BE RELOCATED.
EXISTING POWER TO BE RELOCATED.
EXISTING HYDRANT TO BE REMOVED.
EXISTING FENCE TO REMAIN.
EXISTING HYDRANT TO BE REMOVED.
EXISTING HYDRANT TO BE REMOVED.
ARROWHEAD TRAIL
EXISTING BUILDING TO BE REMOVED.
EXISTING FENCE TO REMAIN.
EX.DITCH
EXISTING WATER TO BE REMOVED.
EXISTING HYDRANT TO BE REMOVED.
EXISTING HYDRANT TO BE REMOVED.
EXISTING POWER TO BE RELOCATED.
EXISTING BUILDING TO BE REMOVED.
EXISTING FENCE TO BE REMOVED.
EX.SDMH
EXISTING POWER TO BE RELOCATED.
EXISTING DITCH TO BE REMOVED.
EXISTING FENCE TO REMAIN.
EXISTING STRUCTURE TO BE REMOVED.
EXISTING FENCE TO REMAIN.
EXISTING FENCE TO REMAIN.
EXISTING POWER TO BE RELOCATED.
EXISTING FENCE TO BE REMOVED.
DEL MONTE ROAD
ARROWHEAD SUBDIVISION
EX.CUL
EOP
OHP
900 South
Spanish Fork River
Del Monte Road
Mill Road
Highway 164
Highway 198
Calpac Ave.
South Lane
SITE LOCATION

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
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——EOP——	EDGE OF PAVEMENT
——OHP——	EXISTING OVER HEAD POWER
—x—x—x—x—	EXISTING FENCE LINE
—— ··· —— ··· ——	EXISTING DITCH
- - -◎- - -	EXISTING SANITARY SEWER W/MANHOLE
—15"RCP—●—	PROPOSED STORM DRAIN
—8"SS—●—	PROPOSED PVC SDR-35 SEWER W/MH
——8"CUL—	PROPOSED CULINARY WATERLINE
——6"PI——	PROPOSED PRESSURIZED IRRIGATION

25 100 300
0 50 200

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

SHEET NO.
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EXISTING TOPOGRAPHY

SPANISH FORK, UTAH

FRITZI SUBDIVISION

ATLAS ENGINEERING L.L.C.

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SPANISH FORK, UT 84660

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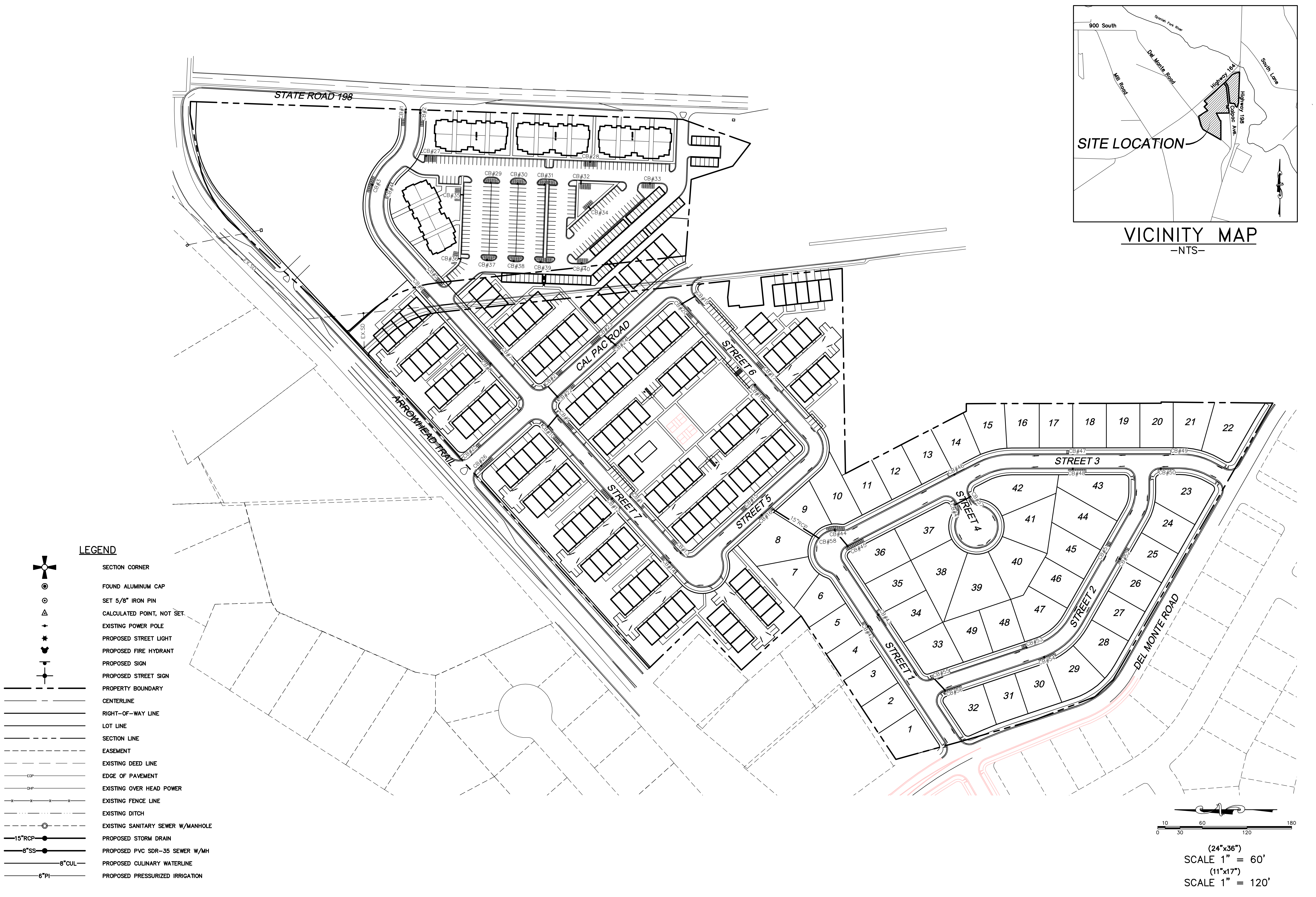
STATE ROAD 198
ARROWHEAD TRAIL
CAL PAC ROAD
STREET 1
STREET 2
STREET 3
STREET 4
STREET 5
STREET 6
STREET 7
DEL MONTE ROAD
EX.SD
15"RCP
CB#27
CB#28
CB#29
CB#30
CB#31
CB#32
CB#33
CB#34
CB#35
CB#36
CB#37
CB#38
CB#39
CB#40
CB#44
CB#45
CB#46
CB#47
CB#48
CB#49
CB#50
CB#58
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44
45
46
47
48
49
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
EOP
EDGE OF PAVEMENT
OHP
EXISTING OVER HEAD POWER
EXISTING FENCE LINE
EXISTING DITCH
EXISTING SANITARY SEWER W/MANHOLE
15"RCP
PROPOSED STORM DRAIN
8"SS
PROPOSED PVC SDR-35 SEWER W/MH
8"CUL
PROPOSED CULINARY WATERLINE
6"PI
PROPOSED PRESSURIZED IRRIGATION
900 South
Spanish Fork River
Del Monte Road
Mill Road
Highway 164
Highway 198
Calpac Ave.
South Lane
SITE LOCATION
VICINITY MAP
-NTS-
10
60
180
0
30
120
(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

SHEET NO.
5

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
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10			
11			
12			

DRAINAGE PLAN

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

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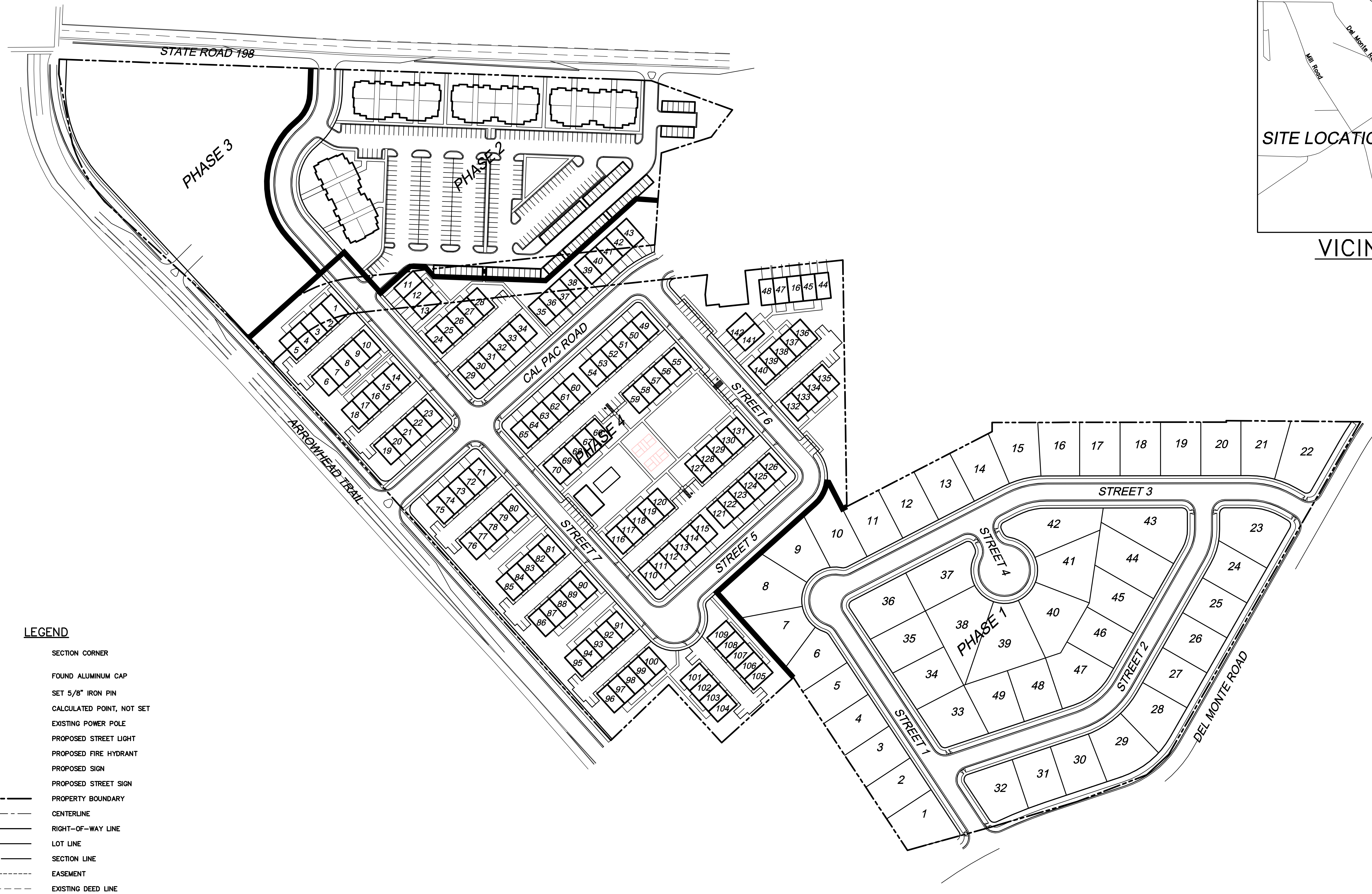
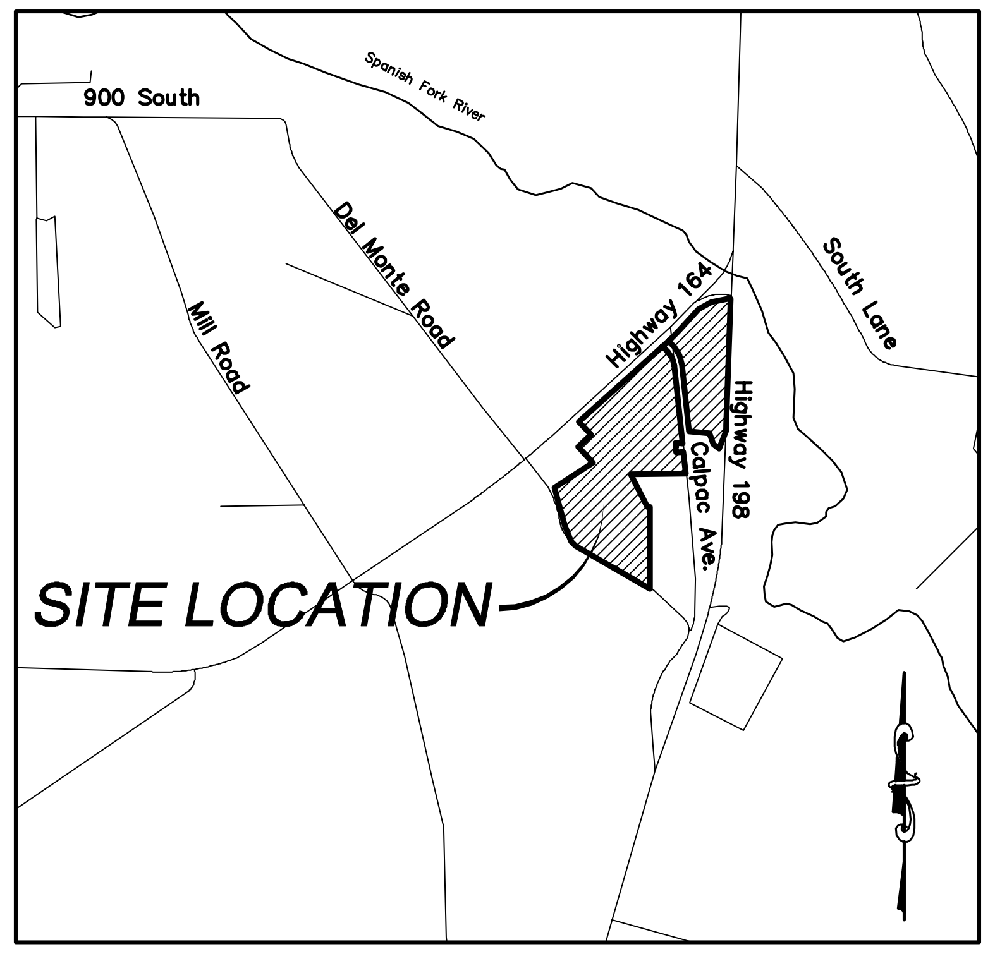

STATE ROAD 198
PHASE 3
PHASE 2
PHASE 4
PHASE 1
ARROWHEAD TRAIL
CAL PAC ROAD
STREET 1
STREET 2
STREET 3
STREET 4
STREET 5
STREET 6
STREET 7
DEL MONTE ROAD


900 South
Spanish Fork River
Del Monte Road
Mill Road
Highway 164
Highway 198
Calpac Ave
South Lane
SITE LOCATION

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
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- 15"RCP — PROPOSED STORM DRAIN
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- 8"CUL — PROPOSED CULINARY WATERLINE
- 6"PI — PROPOSED PRESSURIZED IRRIGATION

0
25
50
100
200
300

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

SHEET NO.
6

NO.	REVISIONS	BY	DATE
12			
11			
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6			
5			
4			
3			
2			
1			

PHASING PLAN

SPANISH FORK, UTAH

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

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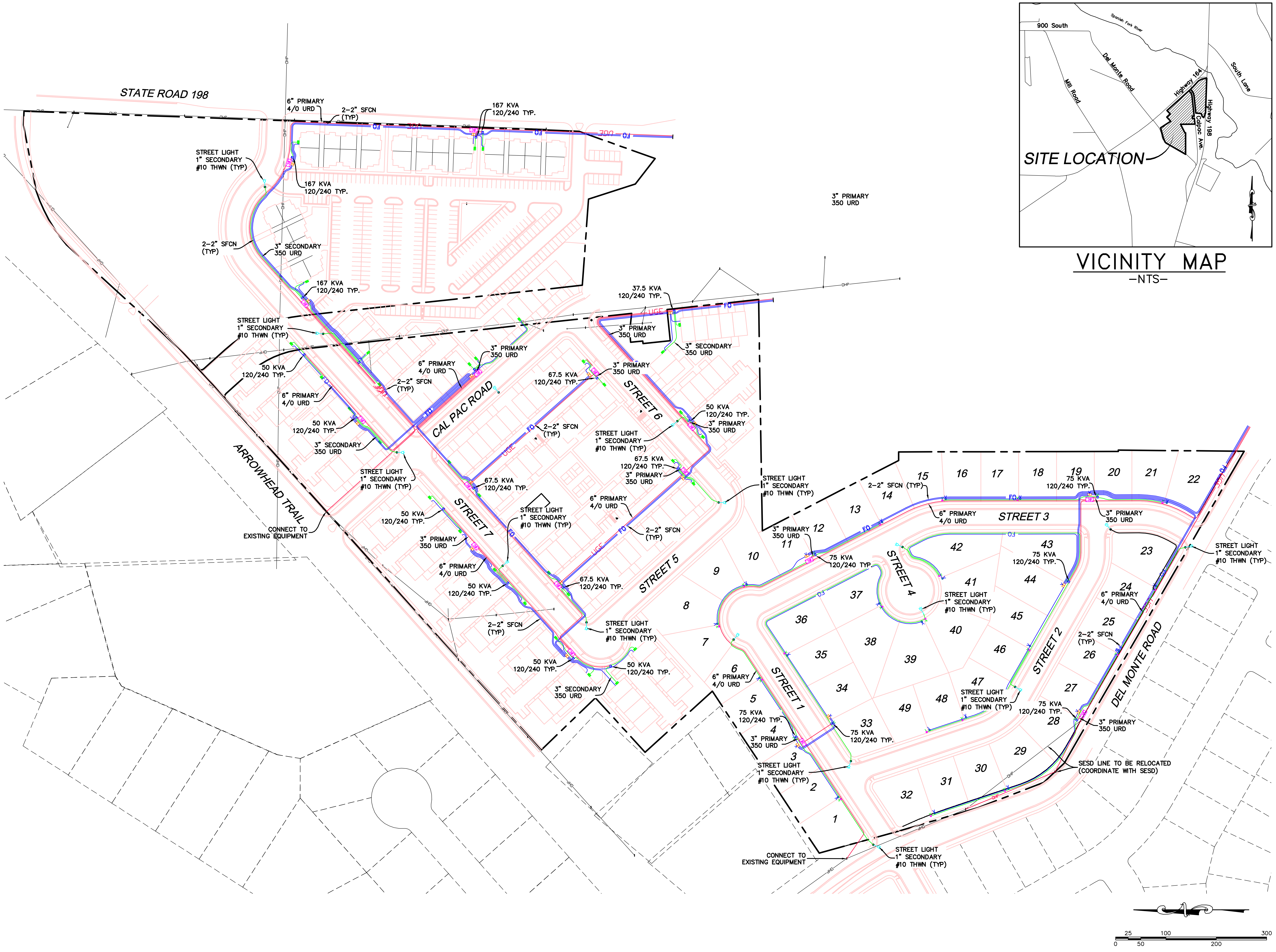
STATE ROAD 198
6" PRIMARY 4/0 URD
2-2" SFCN (TYP)
167 KVA 120/240 TYP.
STREET LIGHT 1" SECONDARY #10 THWN (TYP)
167 KVA 120/240 TYP.
3" PRIMARY 350 URD
2-2" SFCN (TYP)
3" SECONDARY 350 URD
167 KVA 120/240 TYP.
37.5 KVA 120/240 TYP.
STREET LIGHT 1" SECONDARY #10 THWN (TYP)
3" PRIMARY 350 URD
3" SECONDARY 350 URD
50 KVA 120/240 TYP.
6" PRIMARY 4/0 URD
3" PRIMARY 350 URD
6" PRIMARY 4/0 URD
2-2" SFCN (TYP)
67.5 KVA 120/240 TYP.
3" PRIMARY 350 URD
CAL PAC ROAD
STREET 6
50 KVA 120/240 TYP.
3" PRIMARY 350 URD
50 KVA 120/240 TYP.
3" SECONDARY 350 URD
2-2" SFCN (TYP)
STREET LIGHT 1" SECONDARY #10 THWN (TYP)
ARROWHEAD TRAIL
STREET LIGHT 1" SECONDARY #10 THWN (TYP)
67.5 KVA 120/240 TYP.
67.5 KVA 120/240 TYP.
3" PRIMARY 350 URD
STREET LIGHT 1" SECONDARY #10 THWN (TYP)
STREET 7
50 KVA 120/240 TYP.
CONNECT TO EXISTING EQUIPMENT
STREET LIGHT 1" SECONDARY #10 THWN (TYP)
6" PRIMARY 4/0 URD
3" PRIMARY 350 URD
2-2" SFCN (TYP)
6" PRIMARY 4/0 URD
50 KVA 120/240 TYP.
67.5 KVA 120/240 TYP.
STREET 5
2-2" SFCN (TYP)
STREET LIGHT 1" SECONDARY #10 THWN (TYP)
50 KVA 120/240 TYP.
50 KVA 120/240 TYP.
3" SECONDARY 350 URD
STREET LIGHT 1" SECONDARY #10 THWN (TYP)
2-2" SFCN (TYP)
6" PRIMARY 4/0 URD
STREET 3
19 75 KVA 120/240 TYP.
3" PRIMARY 350 URD
3" PRIMARY 350 URD
75 KVA 120/240 TYP.
STREET 4
43 75 KVA 120/240 TYP.
STREET LIGHT 1" SECONDARY #10 THWN (TYP)
STREET LIGHT 1" SECONDARY #10 THWN (TYP)
6" PRIMARY 4/0 URD
2-2" SFCN (TYP)
STREET 2
DEL MONTE ROAD
6" PRIMARY 4/0 URD
STREET 1
75 KVA 120/240 TYP.
3" PRIMARY 350 URD
75 KVA 120/240 TYP.
STREET LIGHT 1" SECONDARY #10 THWN (TYP)
75 KVA 120/240 TYP.
3" PRIMARY 350 URD
STREET LIGHT 1" SECONDARY #10 THWN (TYP)
SESD LINE TO BE RELOCATED (COORDINATE WITH SESD)
CONNECT TO EXISTING EQUIPMENT
STREET LIGHT 1" SECONDARY #10 THWN (TYP)
1
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48
49
900 South
Spanish Fork River
Del Monte Road
Mill Road
Highway 164
Highway 198
Calpac Ave.
South Lane
SITE LOCATION
VICINITY MAP
-NTS-
0
25
50
100
200
300

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

SHEET NO.
7

NO.	REVISIONS	BY	DATE
12			
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2			
1			

OVERALL ELECTRICAL PLAN

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

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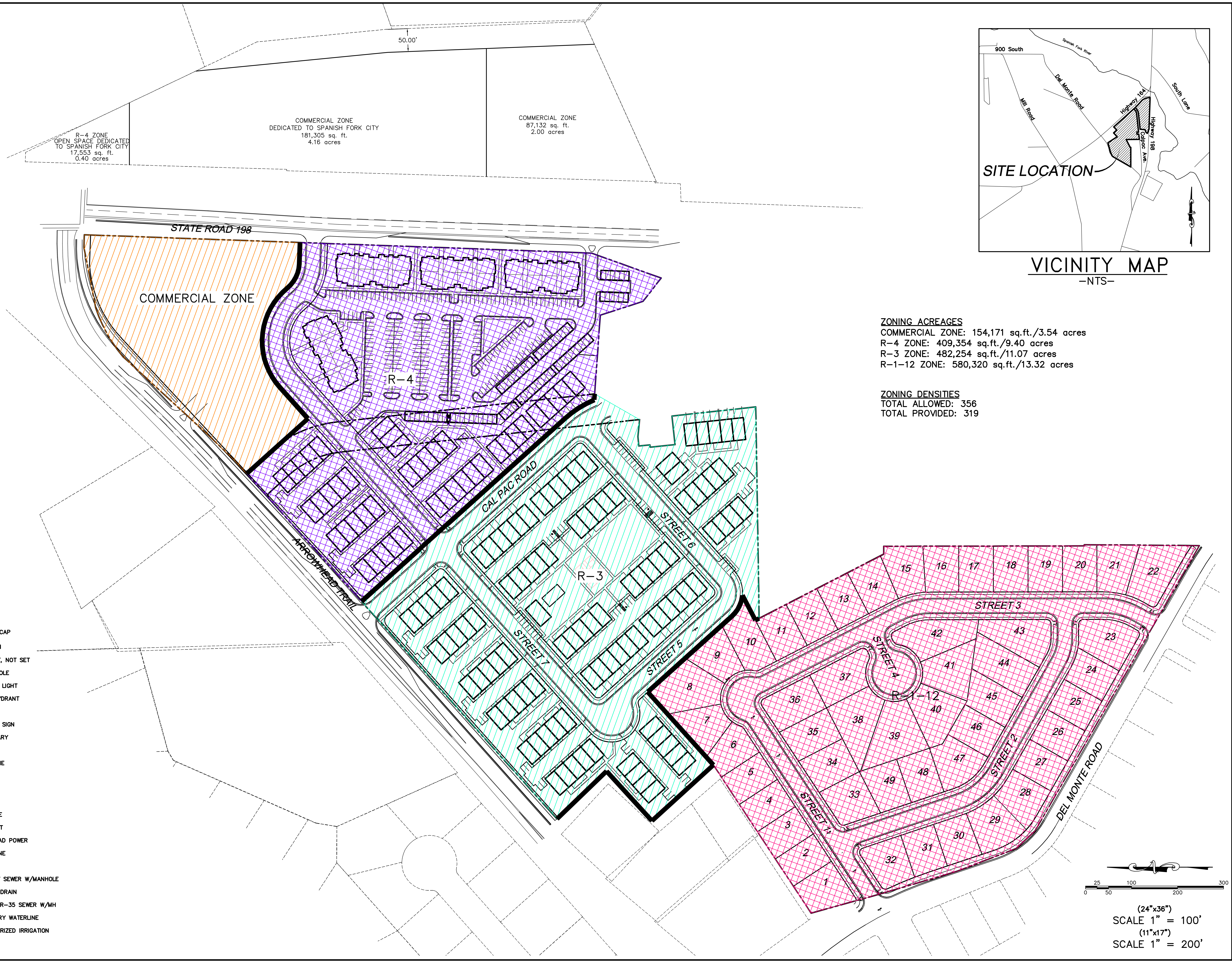
50.00'
R-4 ZONE
OPEN SPACE DEDICATED
TO SPANISH FORK CITY
17,553 sq. ft.
0.40 acres
COMMERCIAL ZONE
DEDICATED TO SPANISH FORK CITY
181,305 sq. ft.
4.16 acres
COMMERCIAL ZONE
87,132 sq. ft.
2.00 acres
STATE ROAD 198
COMMERCIAL ZONE
R-4
R-3
R-1-12
CAL PAC ROAD
ARROWHEAD TRAIL
STREET 1
STREET 2
STREET 3
STREET 4
STREET 5
STREET 6
STREET 7
DEL MONTE ROAD
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900 South
Spanish Fork River
Del Monte Road
Mill Road
Highway 164
Highway 198
Calpac Ave.
South Lane
SITE LOCATION
VICINITY MAP
-NTS-
0
25
50
100
200
300

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

ZONING ACREAGES
COMMERCIAL ZONE: 154,171 sq.ft./3.54 acres
R-4 ZONE: 409,354 sq.ft./9.40 acres
R-3 ZONE: 482,254 sq.ft./11.07 acres
R-1-12 ZONE: 580,320 sq.ft./13.32 acres

ZONING DENSITIES
TOTAL ALLOWED: 356
TOTAL PROVIDED: 319

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
—EOP—EOP—	EDGE OF PAVEMENT
—OHP—OHP—	EXISTING OVER HEAD POWER
—x—x—x—	EXISTING FENCE LINE
—···—···—	EXISTING DITCH
- - - ◎ - - -	EXISTING SANITARY SEWER W/MANHOLE
—15"RCP—●—	PROPOSED STORM DRAIN
—8"SS—●—	PROPOSED PVC SDR-35 SEWER W/MH
———8"CUL—	PROPOSED CULINARY WATERLINE
——6"PI——	PROPOSED PRESSURIZED IRRIGATION

SHEET NO.
8

NO.	REVISIONS	BY	DATE
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ZONING EXHIBIT

SPANISH FORK, UTAH

FRITZI SUBDIVISION

ATLAS ENGINEERING L.L.C.

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946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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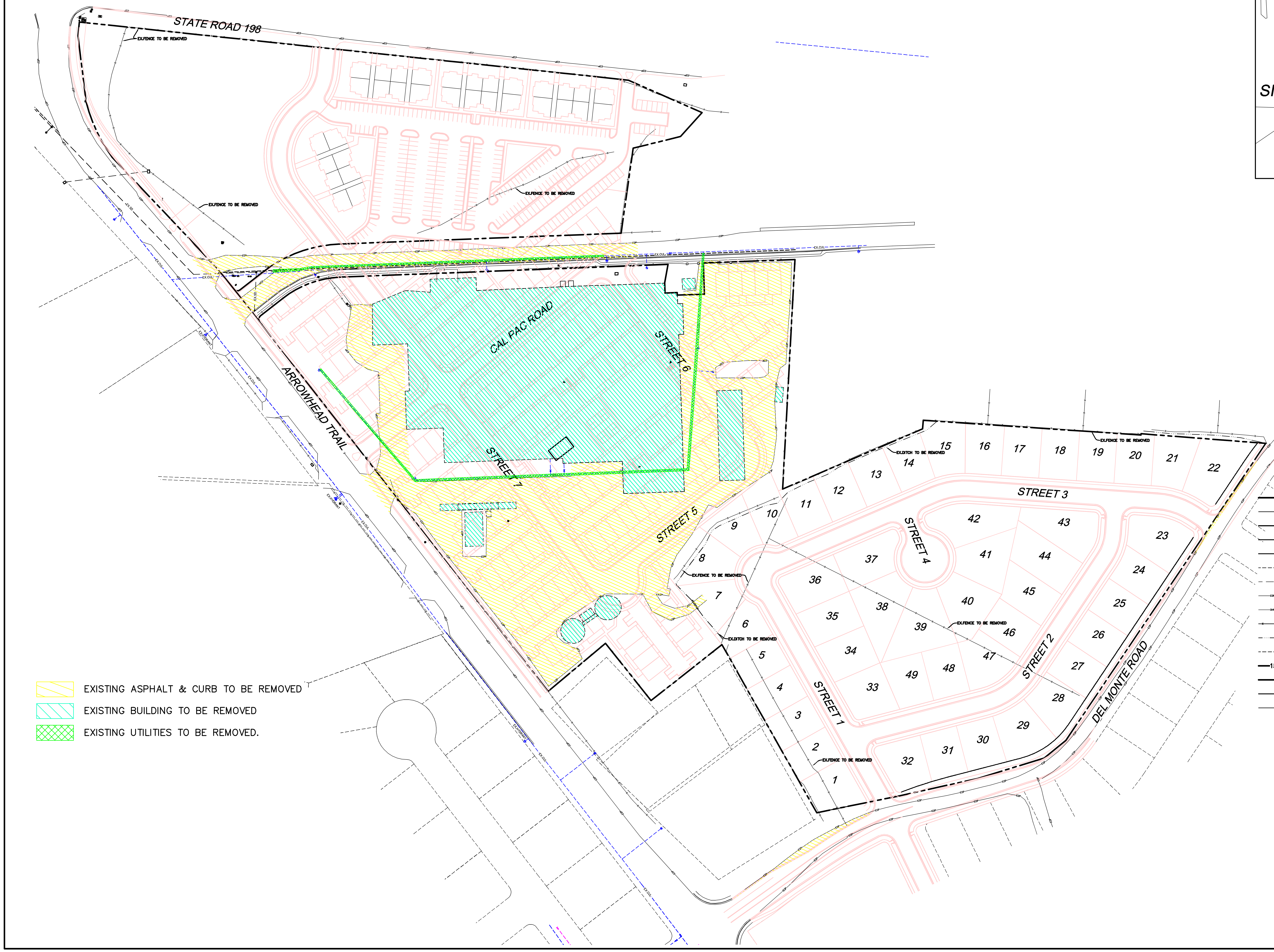
STATE ROAD 198
EX.FENCE TO BE REMOVED
CAL PAC ROAD
STREET 6
STREET 7
STREET 5
ARROWHEAD TRAIL
STREET 3
STREET 4
STREET 2
STREET 1
DEL MONTE ROAD
EX.DITCH TO BE REMOVED
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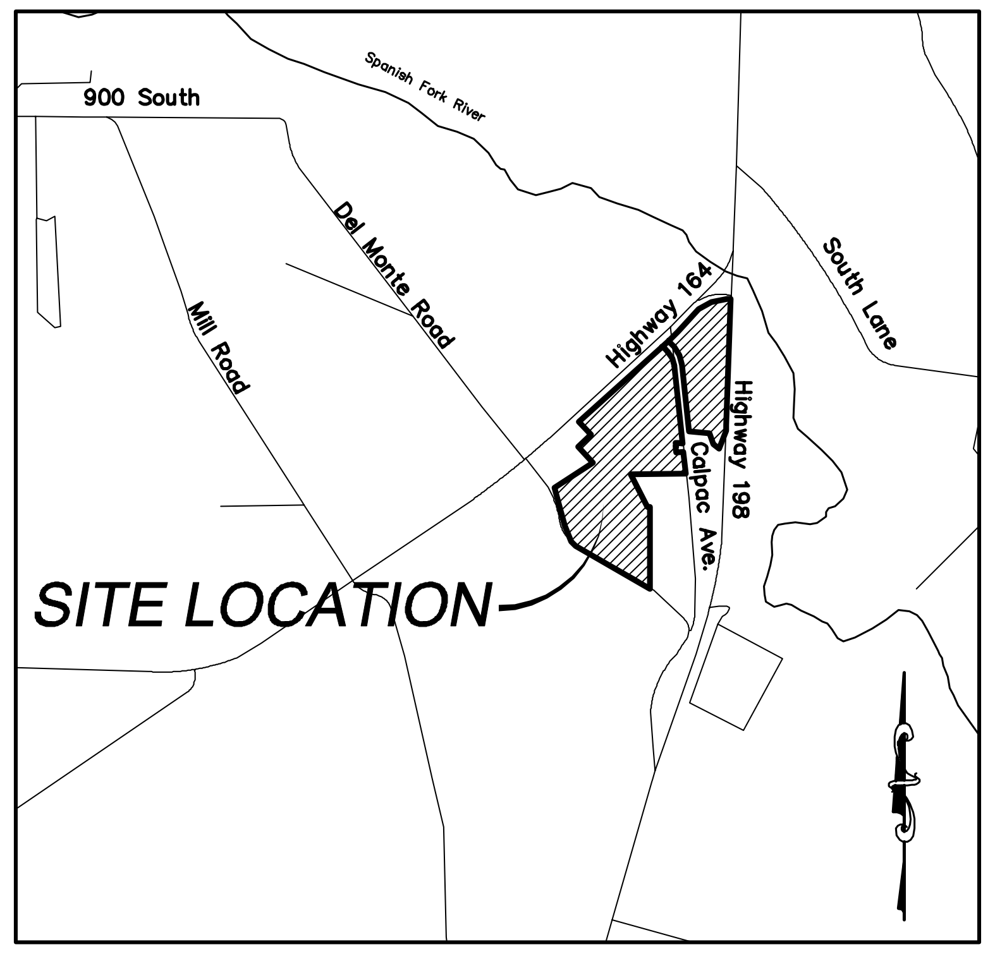
🟨	EXISTING ASPHALT & CURB TO BE REMOVED
🟦	EXISTING BUILDING TO BE REMOVED
🟩	EXISTING UTILITIES TO BE REMOVED.


900 South
Spanish Fork River
Del Monte Road
Mill Road
Highway 164
Highway 198
Calpac Ave
South Lane
SITE LOCATION

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
—EOP—	EDGE OF PAVEMENT
—OHP—	EXISTING OVER HEAD POWER
—x—x—	EXISTING FENCE LINE
—··—··—	EXISTING DITCH
- - -⊜- - -	EXISTING SANITARY SEWER W/MANHOLE
—15"RCP—●—	PROPOSED STORM DRAIN
—8"SS—●—	PROPOSED PVC SDR–35 SEWER W/MH
——8"CUL—	PROPOSED CULINARY WATERLINE
—6"PI—	PROPOSED PRESSURIZED IRRIGATION

25 50 100 200 300
0

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

NO.	REVISIONS	BY	DATE
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SHEET NO.
9

DEMOLITION PLAN

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

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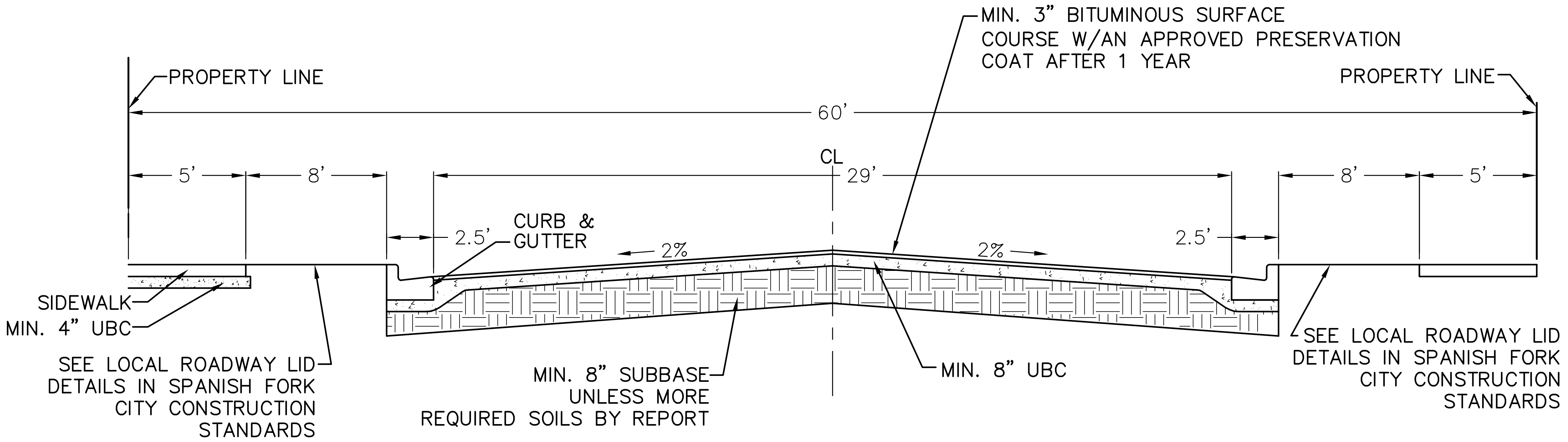
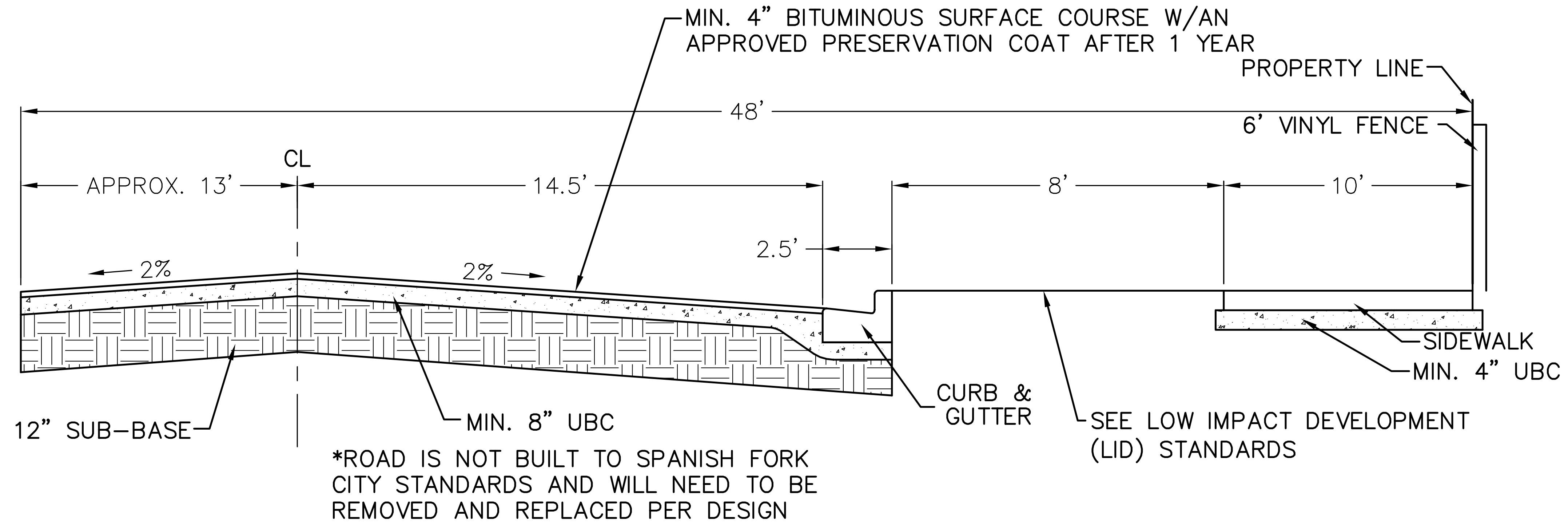

MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
PROPERTY LINE
PROPERTY LINE
60'
CL
5'
8'
29'
8'
5'
2.5'
CURB & GUTTER
2%
2%
2.5'
SIDEWALK
MIN. 4" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
MIN. 8" SUBBASE UNLESS MORE REQUIRED SOILS BY REPORT
MIN. 8" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS

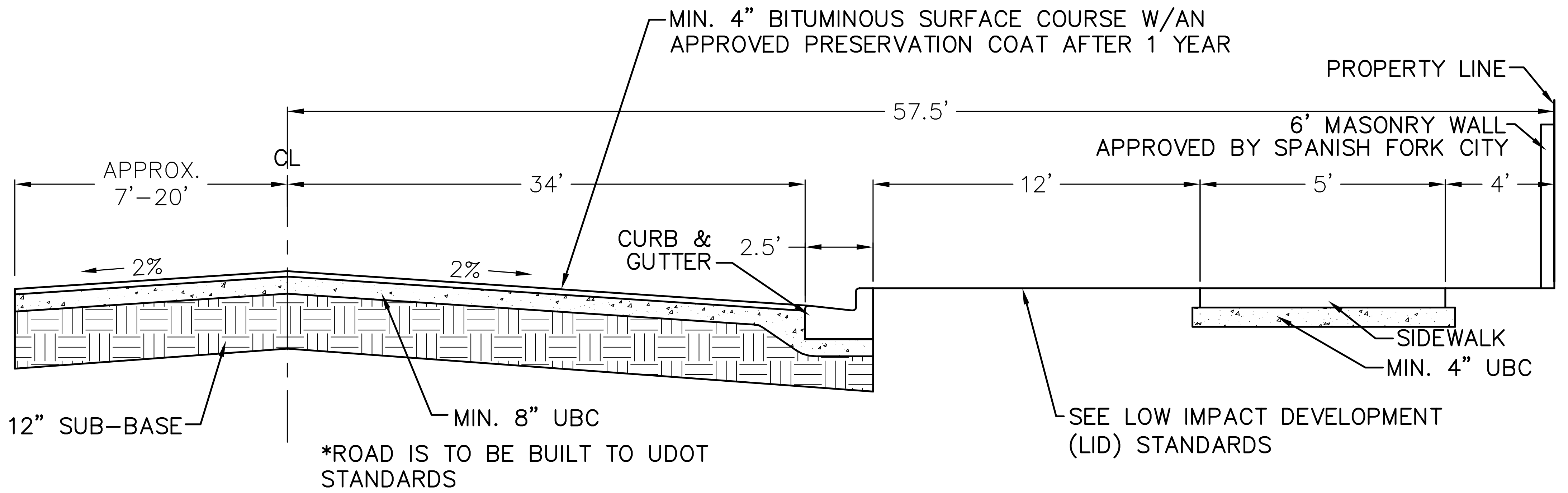
60' ROW-TYPICAL

–NTS–


MIN. 4" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
PROPERTY LINE
48'
6' VINYL FENCE
CL
APPROX. 13'
14.5'
8'
10'
2.5'
2%
2%
SIDEWALK
MIN. 4" UBC
12" SUB-BASE
MIN. 8" UBC
CURB & GUTTER
SEE LOW IMPACT DEVELOPMENT (LID) STANDARDS
*ROAD IS NOT BUILT TO SPANISH FORK CITY STANDARDS AND WILL NEED TO BE REMOVED AND REPLACED PER DESIGN

65' ROW-DEL MONTE ROAD

–NTS–

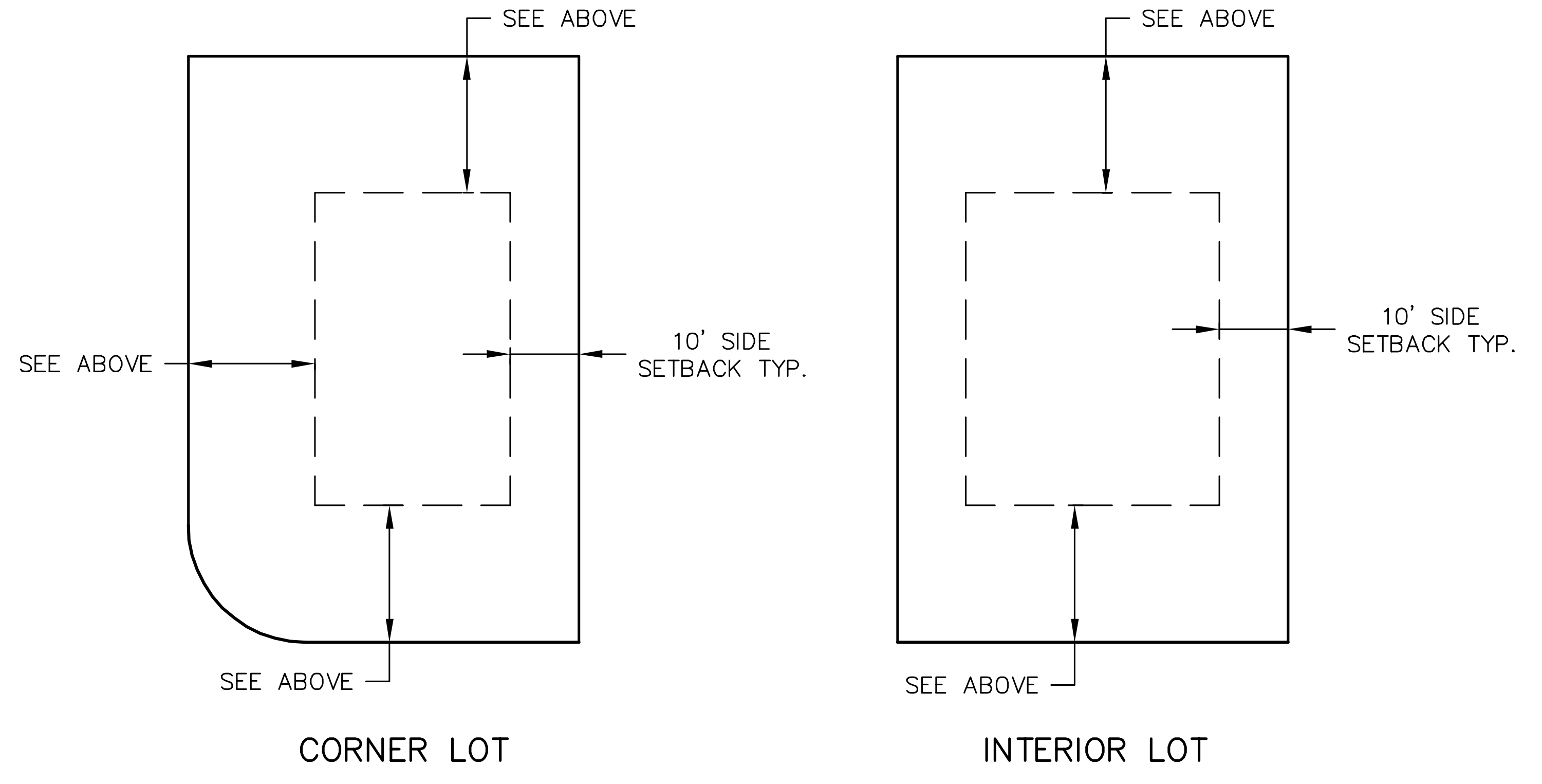

MIN. 4" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
PROPERTY LINE
57.5'
6' MASONRY WALL APPROVED BY SPANISH FORK CITY
APPROX. 7'-20'
CL
34'
12'
5'
4'
CURB & GUTTER
2.5'
2%
2%
SIDEWALK
MIN. 4" UBC
12" SUB-BASE
MIN. 8" UBC
SEE LOW IMPACT DEVELOPMENT (LID) STANDARDS
*ROAD IS TO BE BUILT TO UDOT STANDARDS

ARROWHEAD TRAIL ROW

–NTS–

SINGLE FAMILY HOME SETBACKS

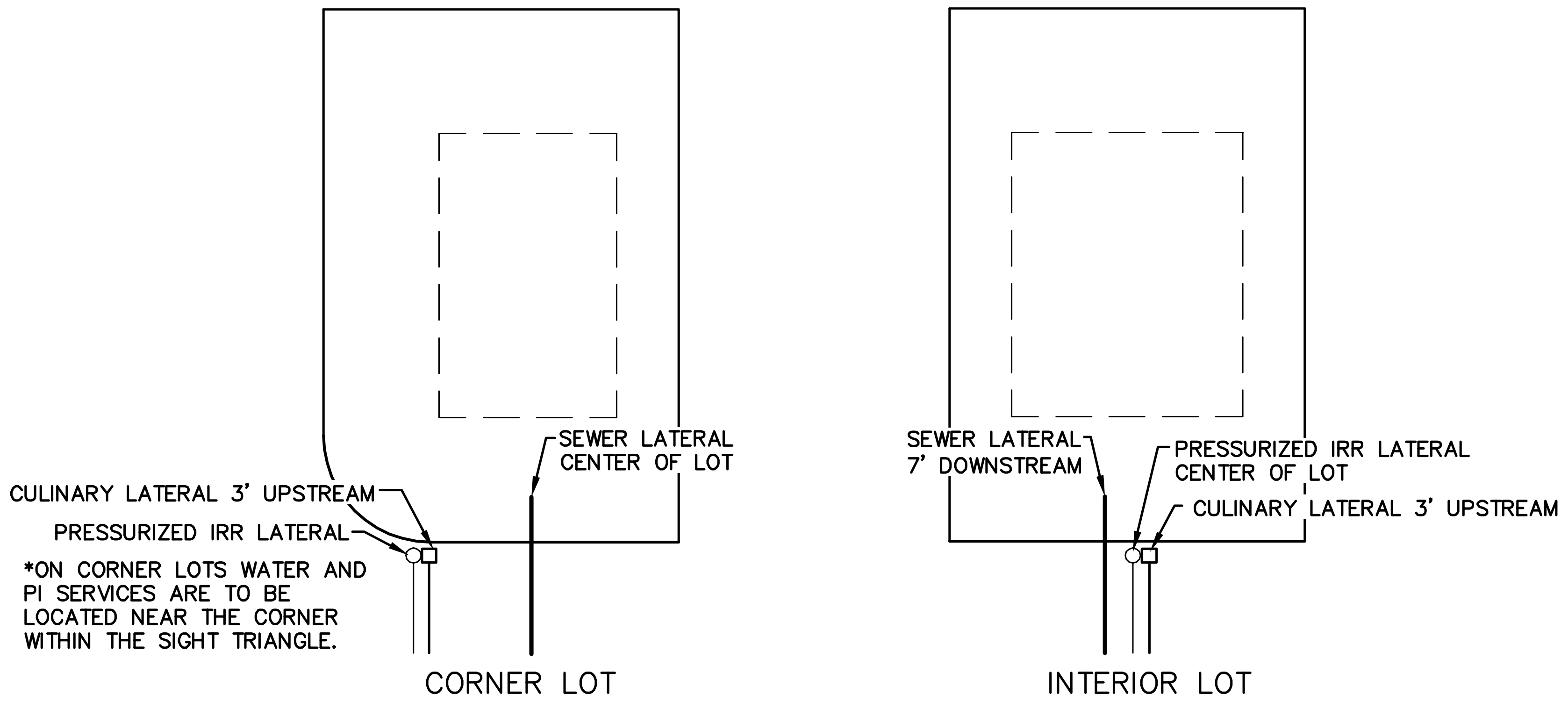
INTERIOR LOTS:
FRONT SETBACK–20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
REAR SETBACK–20'
SIDE SETBACK–5'–10'–TOTAL OF 15'
CORNER LOTS:
FRONT SETBACK–20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
REAR SETBACK–20'
INTERIOR SIDE–10'
ROAD SIDE–15' TO 25' (15' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF THE SIDE ENTRY GARAGE)


SEE ABOVE
SEE ABOVE
SEE ABOVE
10' SIDE SETBACK TYP.
SEE ABOVE
SEE ABOVE
10' SIDE SETBACK TYP.
SEE ABOVE
CORNER LOT
INTERIOR LOT

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

DETAIL-TYP. BUILDING SETBACK & EASEMENT

–NTS–


CULINARY LATERAL 3' UPSTREAM
PRESSURIZED IRR LATERAL
SEWER LATERAL CENTER OF LOT
CORNER LOT
SEWER LATERAL 7' DOWNSTREAM
PRESSURIZED IRR LATERAL CENTER OF LOT
CULINARY LATERAL 3' UPSTREAM
INTERIOR LOT

*ON CORNER LOTS WATER AND PI SERVICES ARE TO BE LOCATED NEAR THE CORNER WITHIN THE SIGHT TRIANGLE.

UTILITY LOCATIONS FOR BUILDING LOTS

–NTS–

SHEET NO.
DT-01

NO.	REVISIONS	BY	DATE
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12			

DETAIL SHEET

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

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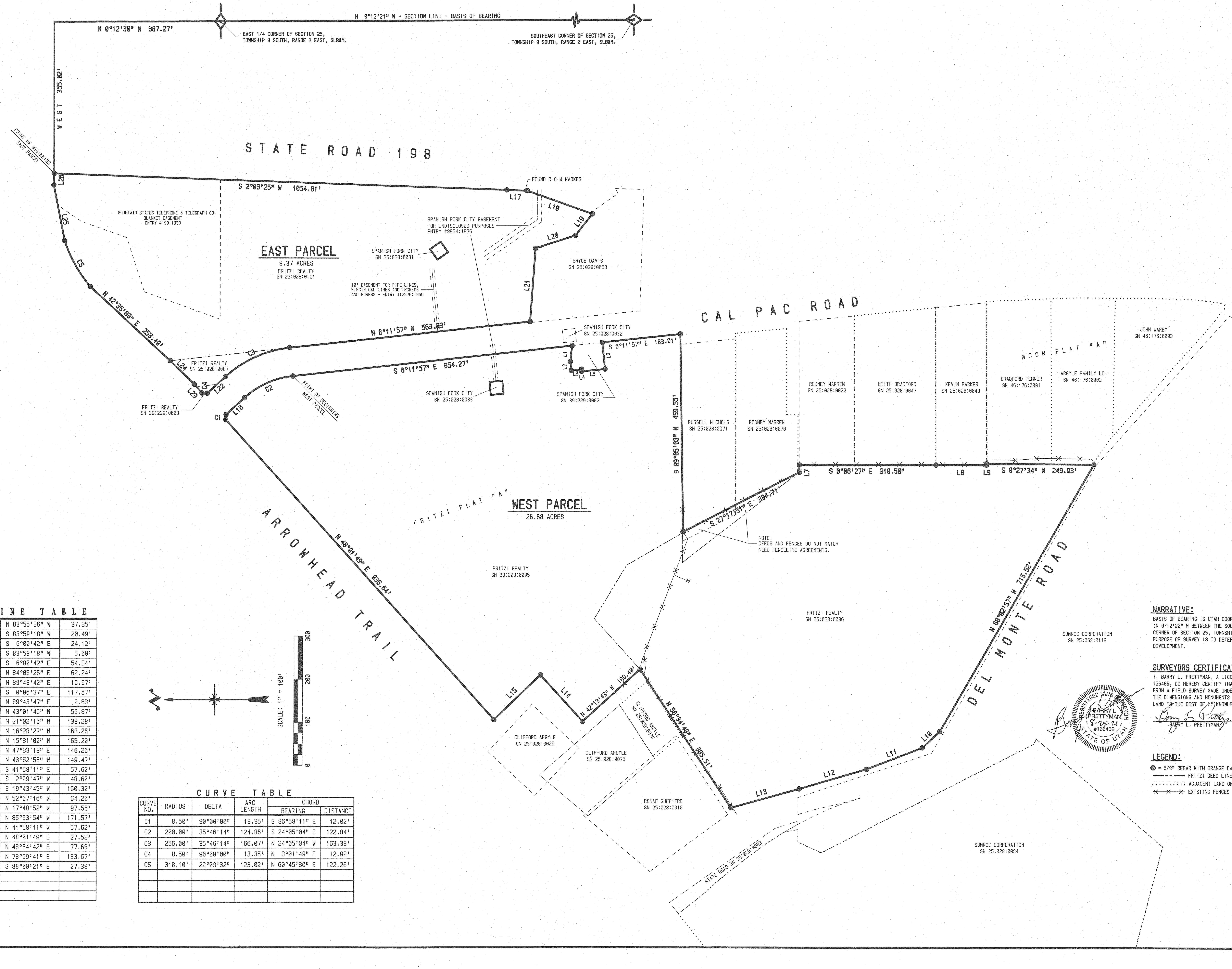

N 0°12'21" W - SECTION LINE - BASIS OF BEARING
N 0°12'30" W 387.27'
EAST 1/4 CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SLB&M.
SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SLB&M.
WEST 355.02'
POINT OF BEGINNING EAST PARCEL
STATE ROAD 198
S 2°03'25" W 1054.81'
FOUND R-O-W MARKER
MOUNTAIN STATES TELEPHONE & TELEGRAPH CO. BLANKET EASEMENT ENTRY #190:1933
SPANISH FORK CITY EASEMENT FOR UNDISCLOSED PURPOSES ENTRY #9964:1976
EAST PARCEL
9.37 ACRES
FRITZI REALTY
SN 25:028:0101
SPANISH FORK CITY SN 25:028:0031
10' EASEMENT FOR PIPE LINES, ELECTRICAL LINES AND INGRESS AND EGRESS - ENTRY #12576:1969
BRYCE DAVIS SN 25:028:0068
N 42°35'03" E 253.49'
N 6°11'57" W 563.03'
CAL PAC ROAD
SPANISH FORK CITY SN 25:028:0032
S 6°11'57" E 183.01'
S 6°11'57" E 654.27'
FRITZI REALTY SN 25:028:0087
FRITZI REALTY SN 39:229:0003
POINT OF BEGINNING WEST PARCEL
SPANISH FORK CITY SN 25:028:0033
SPANISH FORK CITY SN 39:229:0002
S 89°05'03" W 459.55'
RUSSELL NICHOLS SN 25:028:0071
RODNEY WARREN SN 25:028:0070
RODNEY WARREN SN 25:028:0022
KEITH BRADFORD SN 25:028:0047
KEVIN PARKER SN 25:028:0048
MOON PLAT "A"
BRADFORD FEHNER SN 46:176:0001
ARGYLE FAMILY LC SN 46:176:0002
JOHN WARBY SN 46:176:0003
S 0°06'27" E 318.50'
S 0°27'34" W 249.93'
S 27°17'51" E 304.71'
NOTE: DEEDS AND FENCES DO NOT MATCH NEED FENCELINE AGREEMENTS.
FRITZI PLAT "A"
WEST PARCEL
26.68 ACRES
FRITZI REALTY SN 39:229:0005
ARROWHEAD TRAIL
N 48°01'49" E 936.64'
FRITZI REALTY SN 25:028:0086
N 60°02'57" W 715.52'
DEL MONTE ROAD
SUNROC CORPORATION SN 25:068:0113
N 42°13'43" W 180.40'
N 56°34'40" E 385.51'
CLIFFORD ARGYLE SN 25:028:0029
CLIFFORD ARGYLE SN 25:028:0075
CLIFFORD ARGYLE SN 25:028:0076
RENAE SHEPHERD SN 25:028:0010
STATE ROAD SN 25:028:0083
SUNROC CORPORATION SN 25:028:0084
L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26
C1 C2 C3 C4 C5
SCALE: 1" = 100'
0
100
200
300
N

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
BARRY L. PRETTYMAN DATE

BARRY L PRETTYMAN 8-25-21 #166406

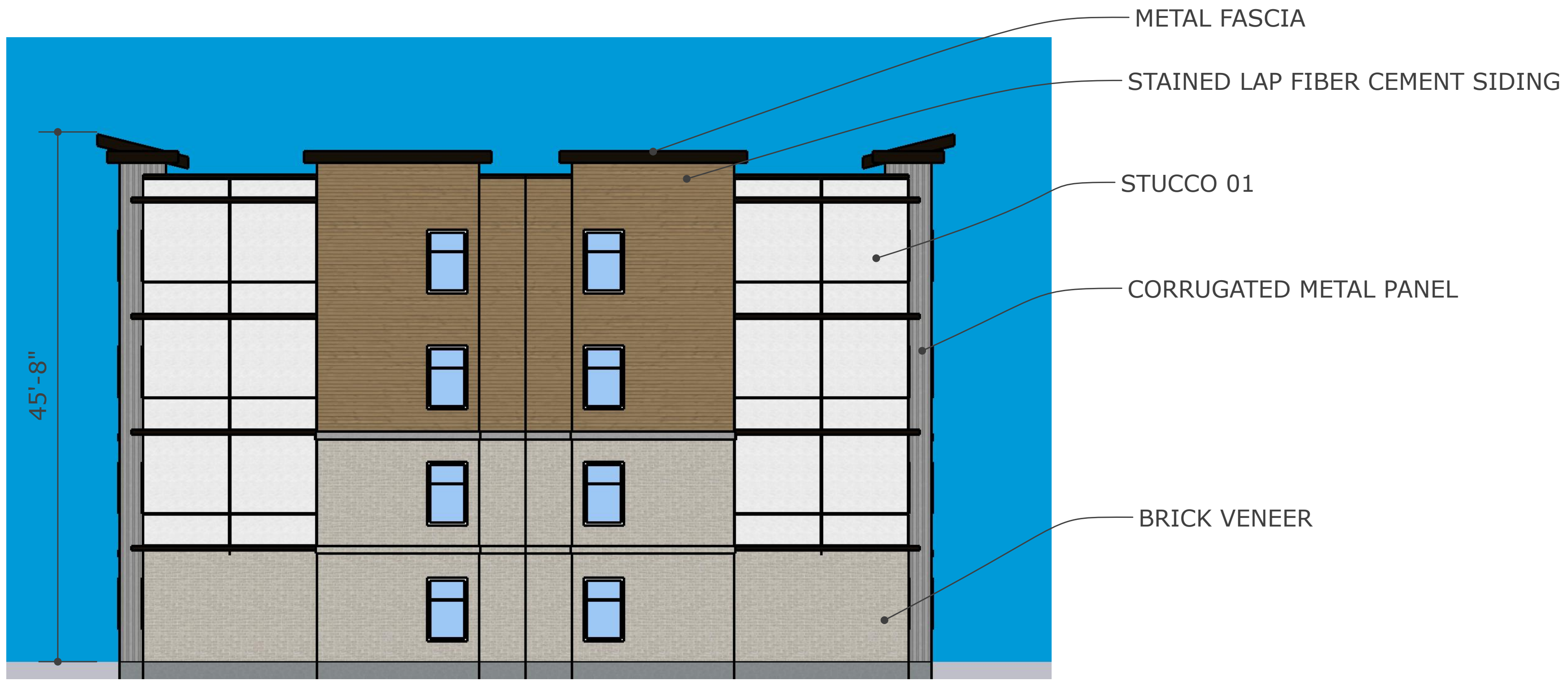
LEGEND:

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

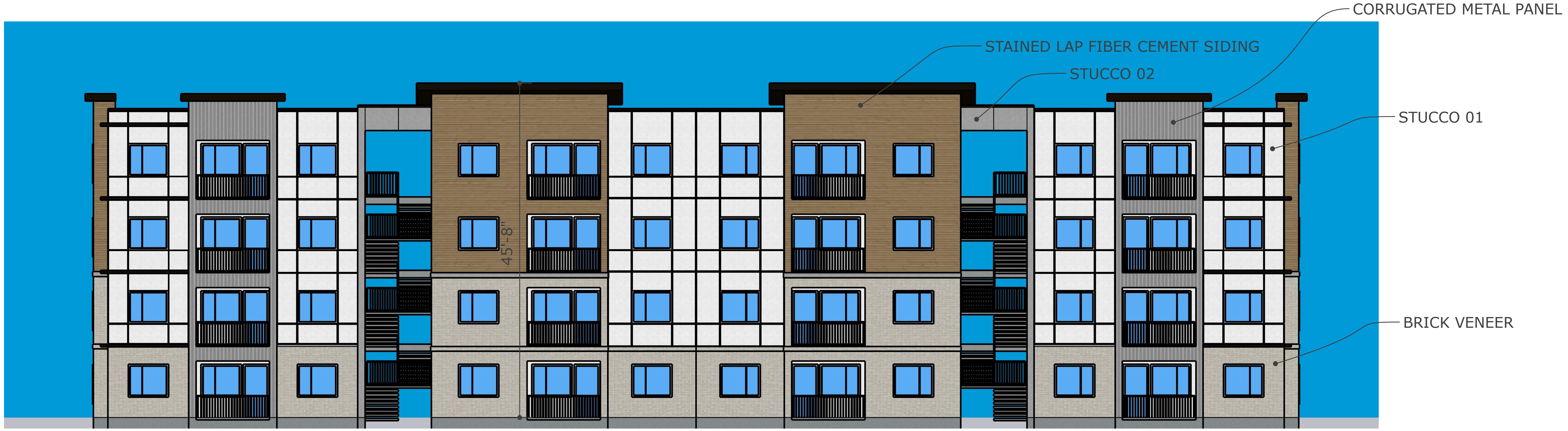
FRITZI REALTY
RECORD OF SURVEY PLAT
SPANISH FORK, UTAH

DRAWN BY:	B.L.P.
APPROVED BY:	B.L.P.
SCALE:	1" = 100'
DATE:	AUG. 25, 2021
DATE REVISED:	
SHEET No.	1 OF 1

ATLAS ENGINEERING
946 EAST 800 NORTH - SUITE #A
SPANISH FORK, UTAH - 84660
PHONE: (801) 655-0566


METAL FASCIA
STAINED LAP FIBER CEMENT SIDING
STUCCO 01
CORRUGATED METAL PANEL
BRICK VENEER
45'-8"

SIDE ELEVATION


CORRUGATED METAL PANEL
STAINED LAP FIBER CEMENT SIDING
STUCCO 02
STUCCO 01
BRICK VENEER
45'-8"

FRONT / BACK ELEVATION

SPANISH FORK
PRIDE & PROGRESS

TO: Honorable Mayor, Esteemed Council

FROM: Dave Anderson, AICP

DATE: November 16, 2021

RE: Proposed Amendment to Master Planned Development Requirements

15.3.24.30 Master Planned Development (PUD)

A. Purpose: The purpose of the Master Planned Development concept is to:
  1. Allow for designs that provide for more efficient utilization of public infrastructure than what is achieved in a standard subdivision.
  2. Allow for deviations from typical zoning standards in order to permit uniquely configured or situated properties to be developed in a functional manner that enhances the City.
  3. Allow developments to include a total number of units that matches the base density found in the underlying zone as identified in Table 1 - Residential Development Standards of Title 15.
  4. Establish residential neighborhoods with a distinct character and convey a sense of unity.

B. Permitted Uses:
  1. All uses listed in R 1 and R-3 Districts, subject to the same restrictions or limitations of the use.
  2. Multi-family homes with more than four (4) attached units.

C. Subdivision Design:
  1. For purposes of calculating base density, sensitive lands shall be excluded from the calculation.
  2. The minimum size of a Master Planned Development is five (5) contiguous acres, except in R-1-6 and R-3 zones, where two (2) contiguous acres are required. School and church sites are to be excluded from the acreage calculation.
  3. Density Calculations and Lot Size - Church sites, school sites, for other non-residential uses and land that is unbuildable because of easements or other restrictions may not be counted in the density calculations. For projects that include lands in only one zoning district, the average lot size for any development must meet or exceed the minimum lot size required for a standard subdivision in that zone. For projects that include land with multiple zoning districts, the total allowed density will be the sum of the allowed density for each of the distinctly zoned areas. This density may be dispersed throughout the project ~~provided that average lot sizes in the project are~~

~~commensurate with the distinctly zoned areas~~. Where projects include features that serve as amenities for the development, plazas, entrance features, private park..., the land area of those features may be included in the lot area for purposes of calculating average lot size. Where projects include uniquely large lots, the area of the uniquely large lots that is included for purposes of calculating project density and average lot size shall be limited to twice the minimum lot size of the Zoning District.

4. Street Design - Local streets shall not exceed 600 feet in length without an intersecting street.

EST. 1855
SPANISH FORK
PRIDE & PROGRESS

Memo

To: City Council
From: Chris Thompson, P.E., Public Works Director/City Engineer
Date: December 7, 2021
Re: Title 15 Revision for Reimbursable Projects

Staff Report

RECOMMENDED ACTION

Approve the revision to the Title **15.4.12.070 Reimbursable Projects**

BACKGROUND

This amendment proposes to only allow 28% of 600 amp distribution lines to be reimbursed through impact fees. These lines are typically placed in required trenches so we only want to include a reasonable amount of the cost for reimbursement otherwise impact fees would be too high.

15.4.12.070 Reimbursable Projects

Growth related infrastructure that does not have local connections shall be eligible for 100% reimbursement through impact fees. All roads along non-residential and multifamily development shall be considered to have local connection to the development. Parks shall not be considered to have local connection. If there are local connections, the difference between the regional and local infrastructure cost shall be eligible for reimbursement from impact fees. 600 amp ~~and larger~~ electric lines are ~~fully~~ 28% reimbursable from impact fees. Street lights are included in the cost of the street cross-section. Roadway impact fee reimbursement shall only apply to improvements and land from back of curb to back of curb unless offsite along previously developed land.

Eligible projects become reimbursable once they are added to the Impact Fee Facilities Plan (IFFP). The City Public Works Director will determine when projects will be added to the IFFP.

ORDINANCE No. _____

ROLL CALL

VOTING	YES	NO
STEVE LEIFSON Mayor *(votes only in case of tie)*		
CHAD ARGYLE *Councilmember*		
STACY BECK *Councilmember*		
BRANDON B. GORDON *Councilmember*		
SHANE MARSHALL *Councilmember*		
MIKE MENDENHALL *Councilmember*		

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

ORDINANCE No.

AN ORDINANCE AMENDING TITLE 15 REQUIRING ADDRESS CHANGE FOR ANNEXED PROPERTIES

WHEREAS Spanish Fork City has enacted a land use ordinance to regulate the development of land within the City, establish zoning to protect property values, and establish administrative rules concerning land use;

WHEREAS the City has adopted Section 15.3.08.030 of the Spanish Fork Municipal Code dealing with the process of approving annexations;

WHEREAS amendments to the land use ordinance need to be made from time to time in order to remain compliant with state and federal law, become more efficient, and to keep standards in line with best construction and safety practices; and

WHEREAS properties that have been annexed into Spanish Fork City should bear a Spanish Fork address to eliminate confusion for emergency response;

WHEREAS a public hearing was held before the Planning Commission on ___________________, 2021, whereat public comment was received; and

WHEREAS a public hearing was held before the Spanish Fork City Council on _________________, 2021, whereat additional public comment was received;

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

Section 1. Amendment of Code. Spanish Fork Municipal Code § 15.3.08.030 Annexations" is hereby amended as follows:

15.3.08.030 Annexations

A. **Application**: A party seeking Annexation to the City shall submit an Annexation petition. Petition is made by following the instructions on the electronic form provided by the Community Development Department, which meets the criteria established by state law. The petition will be placed on the Council agenda for rejection or acceptance for further review, the City Recorder shall publish the notices, and provide the written notices as required by state law and follow the requirements of state law. During the publication period, the petition will be forwarded to the Community Development Director for presentation to the DRC and Commission, for their recommendations. A petition for Annexation expires if it is not approved by the City within 36 months from the time its application is submitted and accepted. The City may also initiate an Annexation as outlined in Utah Code Ann. § 10-2-418 where islands or peninsulas exist within its boundaries.

B. **Development Review Committee**: The DRC shall address the following items in its review of the Annexation petition:

   1. Whether the proposed property is within the Growth Management Boundary

of the General Plan.

2. Present and proposed land use and zoning.
3. Present and potential demand for various municipal services.
4. Distances from existing utility lines, public schools, parks, and shopping areas.
5. Specific time tables for extension of services to the area and how these services would be financed.
6. Potential impact on existing and proposed streets.
7. The effect that the Annexation will have upon City boundaries and whether the Annexation will create potential for islands, or difficult service areas.
8. An estimate of potential revenue versus potential service costs.
9. Requirements imposed by State law.

C. **Planning Commission Review**: The Commission shall consider the DRC recommendation, together with testimony from the petitioner and other interested parties, and make a recommendation on the Annexation and zoning districts to the Council.

D. **City Council Review**: If no protest is filed, a public hearing shall be scheduled before the Council to act upon the petition. If a protest is filed, the Council shall schedule a public hearing to act upon the petition after the Boundary Commission has rendered its decision. The petitioners shall be responsible for the costs of any feasibility studies, which payment shall be made in advance of the study. The Council may schedule the matter at any time to deny the petition.

E. **Granting of Petition**: If an Annexation petition is granted, an ordinance accepting the Annexation and designating the zoning shall be prepared for the territory shown on the plat map. A certified copy of the Annexation Ordinance and the Plat shall be filed in the office of the County Recorder.

F. **Address Change:** The address of annexed properties shall be changed to a Spanish Fork address within one month from the date the annexation becomes final. The Engineering Division shall file the appropriate documents to formally change the address and street coordinates. Property owners shall change the address marker on the property and mailbox.

Section 2. Effective Date. This ordinance shall be effective twenty days after passage and publication.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH: ____________, 2021.

STEVE LEIFSON, Mayor

Attest:

TARA SILVER, City Recorder

SPANISH FORK
PRIDE & PROGRESS

September 30, 2021

RE: ADDRESS CORRECTION

TO WHOM IT MAY CONCERN:

Due to a recent Annexation, because of city policy, and Public Safety concerns we will be changing your address of 349 E 7650 S. Your address is now in the city limits of Spanish Fork. Your new address will be 493 E 1350 S Spanish Fork, Utah.

What does this mean for you:

- The city will take care of changing your address and notifying all major entities (Post Office, County Recorder, County, Utility Billing, Dominion Energy, Business Licensing, E-911 Services, Spanish Fork Public Safety and Public Works, Bluestakes)

- Once all parties are notified, a change of address form must be filed with the post office so that any mail coming to the old address will be forwarded for at least a year allowing resident to know which entities needs the updated address change.

- Change the address on house/mailbox or any other physical place address is shown.

- Let all other entities know of address change including fixing checks, credit card companies, etc.

- The city will send out a notification of the address change. If you would like a copy of said notification to let other entities know, or to have for personal records, please contact the city with the location of where to send the information via email or other specified.

In order to ensure this process is completed we will be submitting this address change no later than (*1 month from today's date*). Once you have received this notice, please notify the city for verification of receipt. If you have any questions please feel free to contact us using the information provided below.

SINCERELY,

Shawn Beecher, GISP	Brandon Ward
Engineering	Engineering
GIS Administrator	GIS Specialist
801.804.4571	801.804.4572
sbeecher@spanishfork.org	bward@spanishfork.org
www.spanishfork.org	www.spanishfork.org

EST. 1855
SPANISH FORK
PRIDE & PROGRESS

Memo

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

Staff Report

RECOMMENDED ACTION

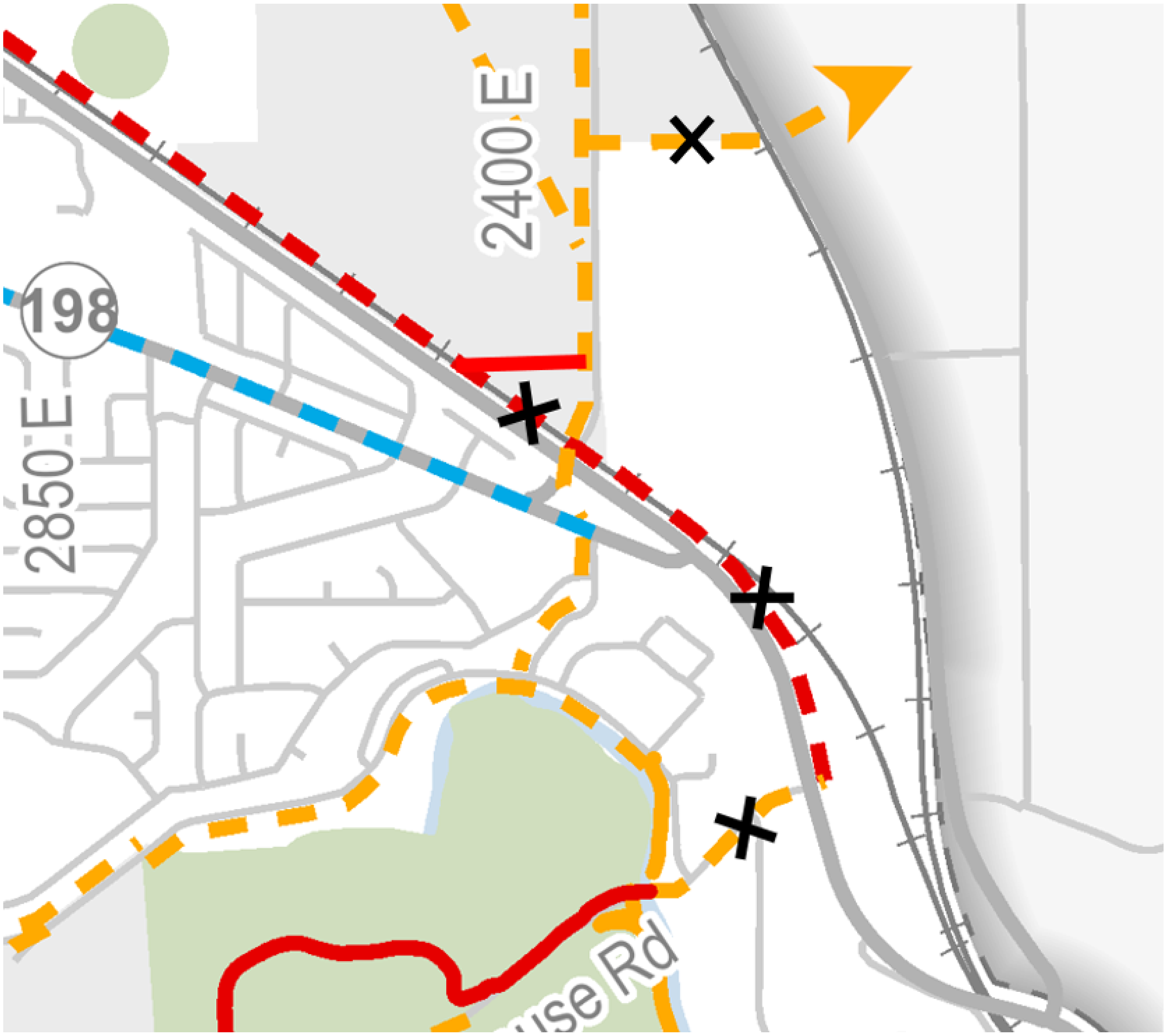
Approve the revision to the Transportation Master Plan.

BACKGROUND

- Moved regional trail to east side of SR-198, replaced local multi-use trail to east of Main St to Fairgrounds
- Removed trail along US-6 near swift creek. Also removed trail connection to Mapleton near 2400 E
- Removed trails on Del Monte Dr and near Woodland Hills Dr/Arrowhead Trail
- Main St from 400 S to 1400 N trail goes from a regional multi-use to a bike lane
- Main St to show as a 5 lane road, not 7 lane road
- Trail moved to the south side of Dry Creek and north side of 3450 N. Trail removed on Main St north of 3450 N
- Roundabouts on Canyon Rd at 1700 E and 2300 E changed to signalized intersections
- 1200 W changed from a 3 lane major collector to a 5 lane minor arterial to better manage future (2050) traffic ADT and improve level of service
- 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

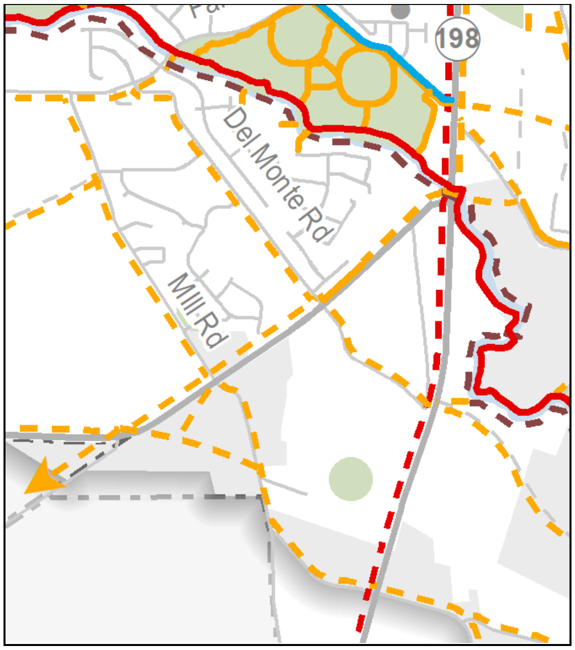
Trail Changes at Swift Creek


2400 E
198
2850 E
use Rd

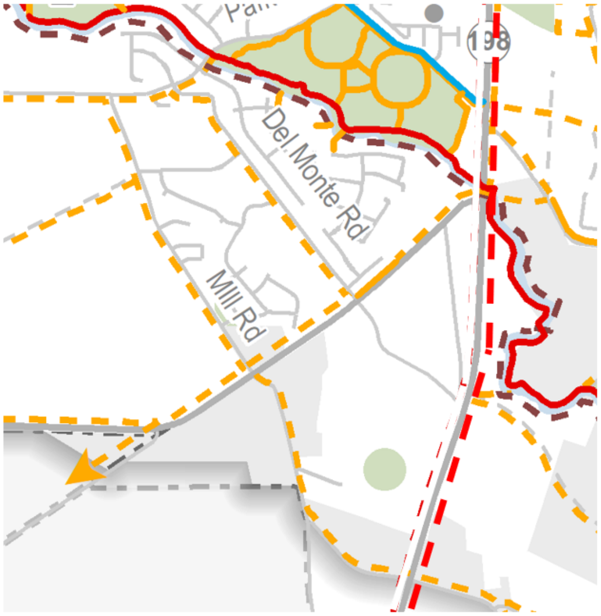
* Previously approved at Planning Commission (8/4/21)

Trail Changes to Del Monte Rd, Woodland Hills Dr, and Main St

Existing

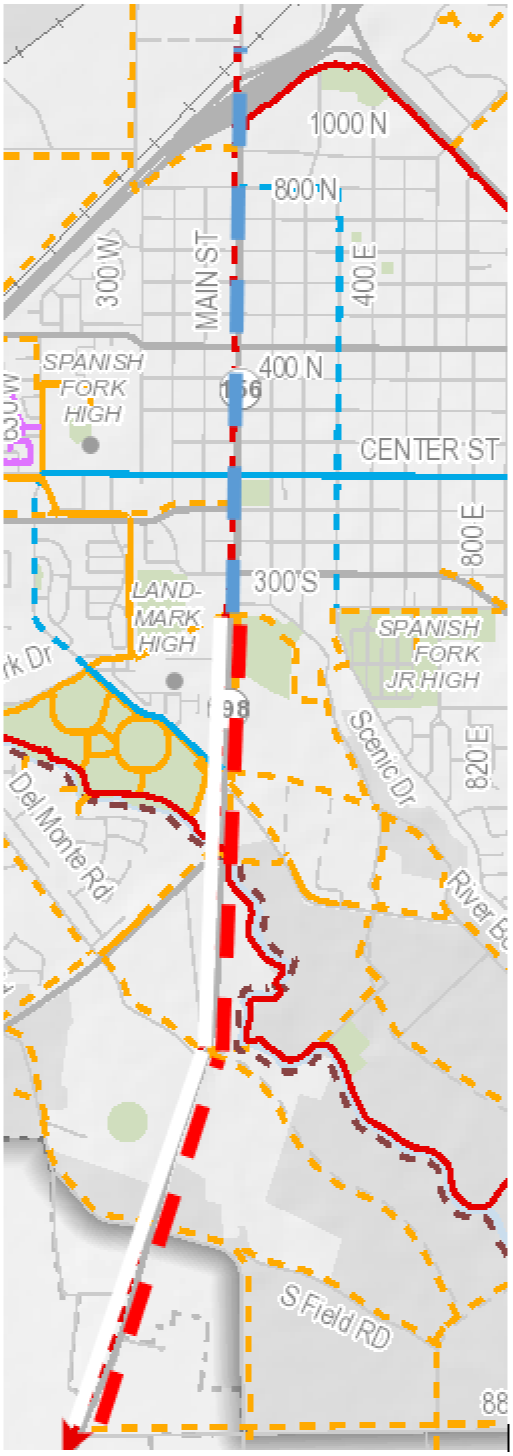

198
Del Monte Rd
Mill Rd

Proposed

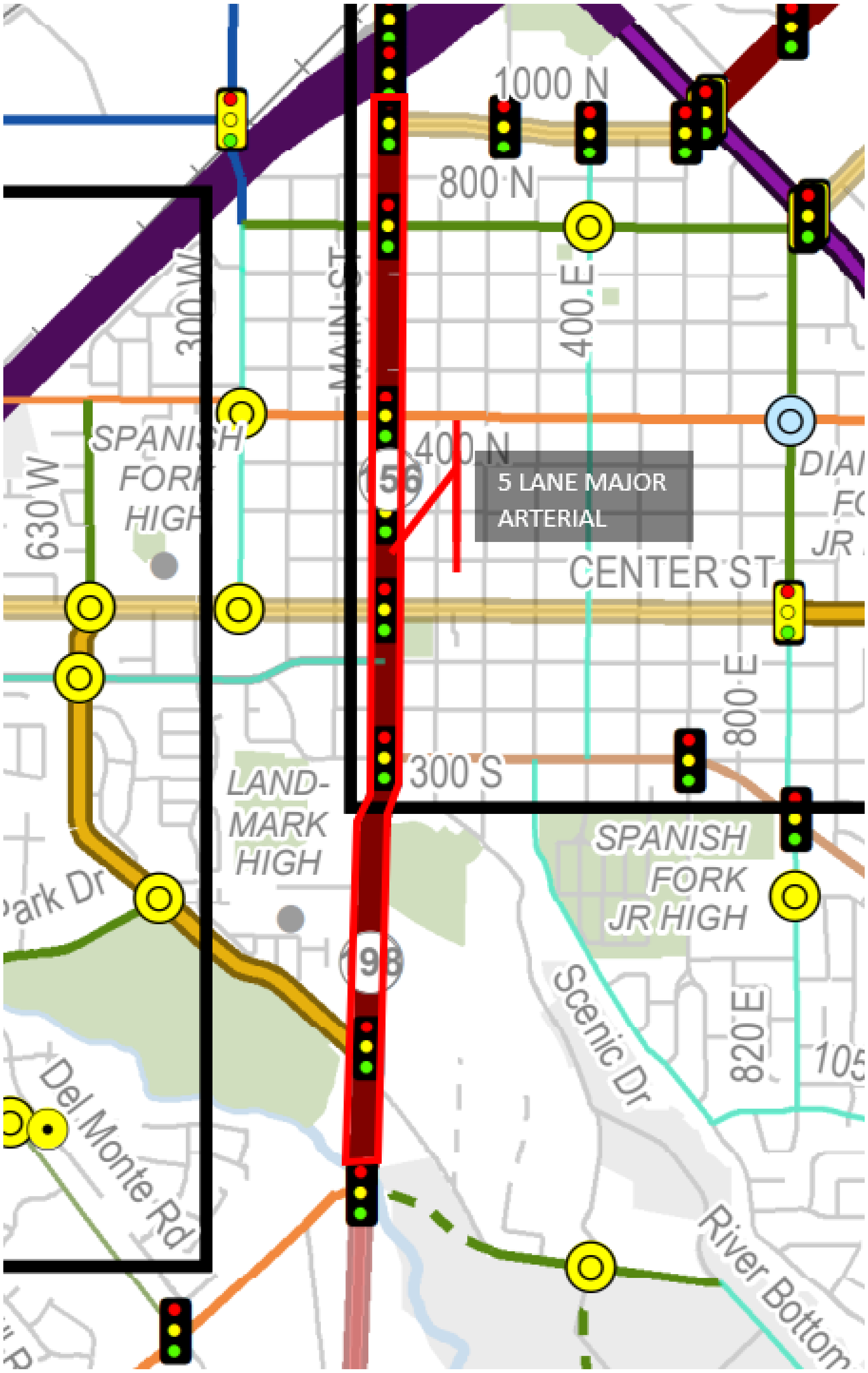

198
Del Monte Rd
Mill Rd

* Previously approved at Planning Commission (8/4/21)

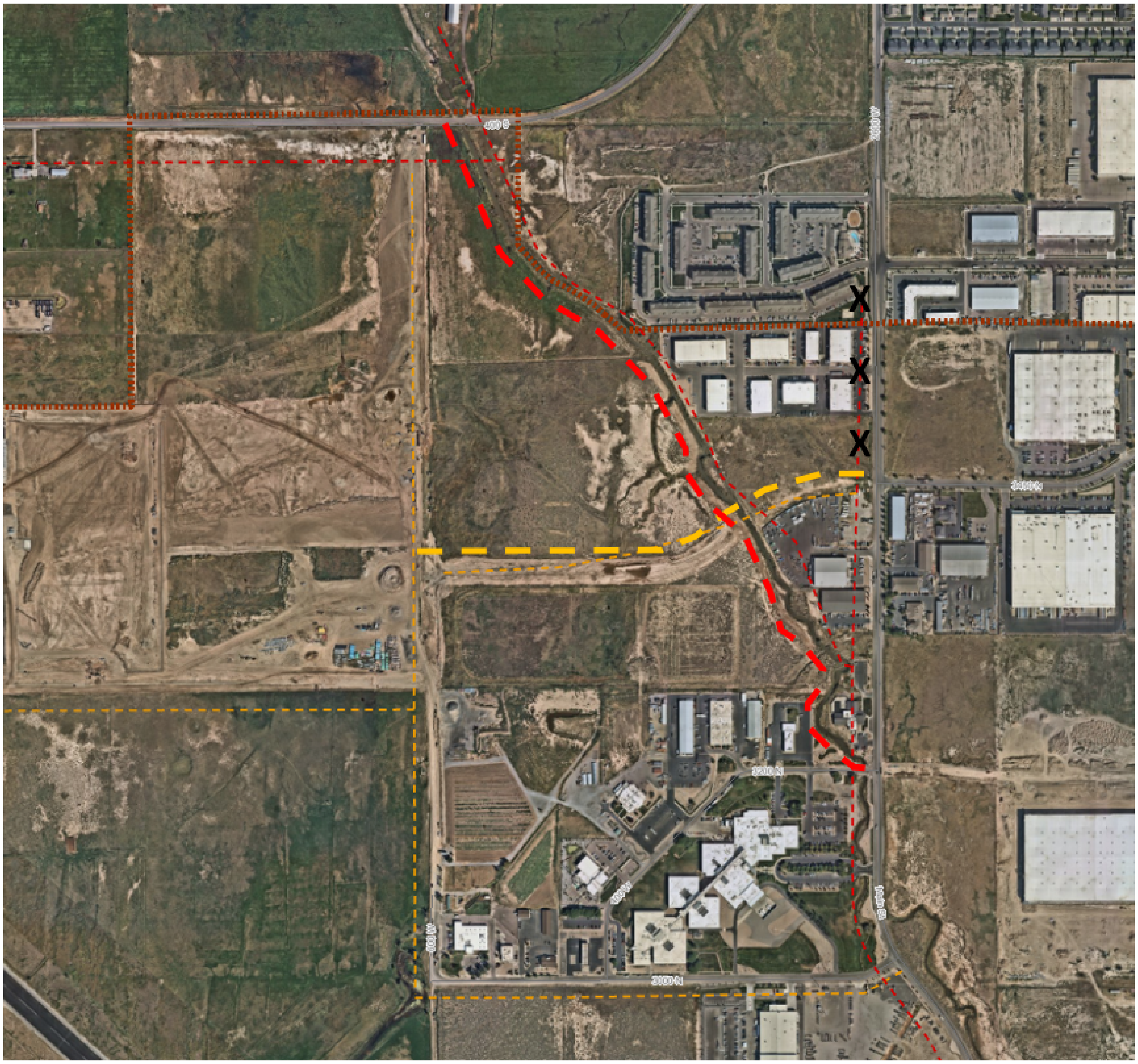
Main St Bike Lane


1000 N
800 N
300 W
MAIN ST
400 E
SPANISH FORK HIGH
400 N
156
CENTER ST
800 E
300 S
LAND-MARK HIGH
SPANISH FORK JR HIGH
rk Dr
198
Scenic Dr
820 E
Del Monte Rd
River Bo
S Field RD
88

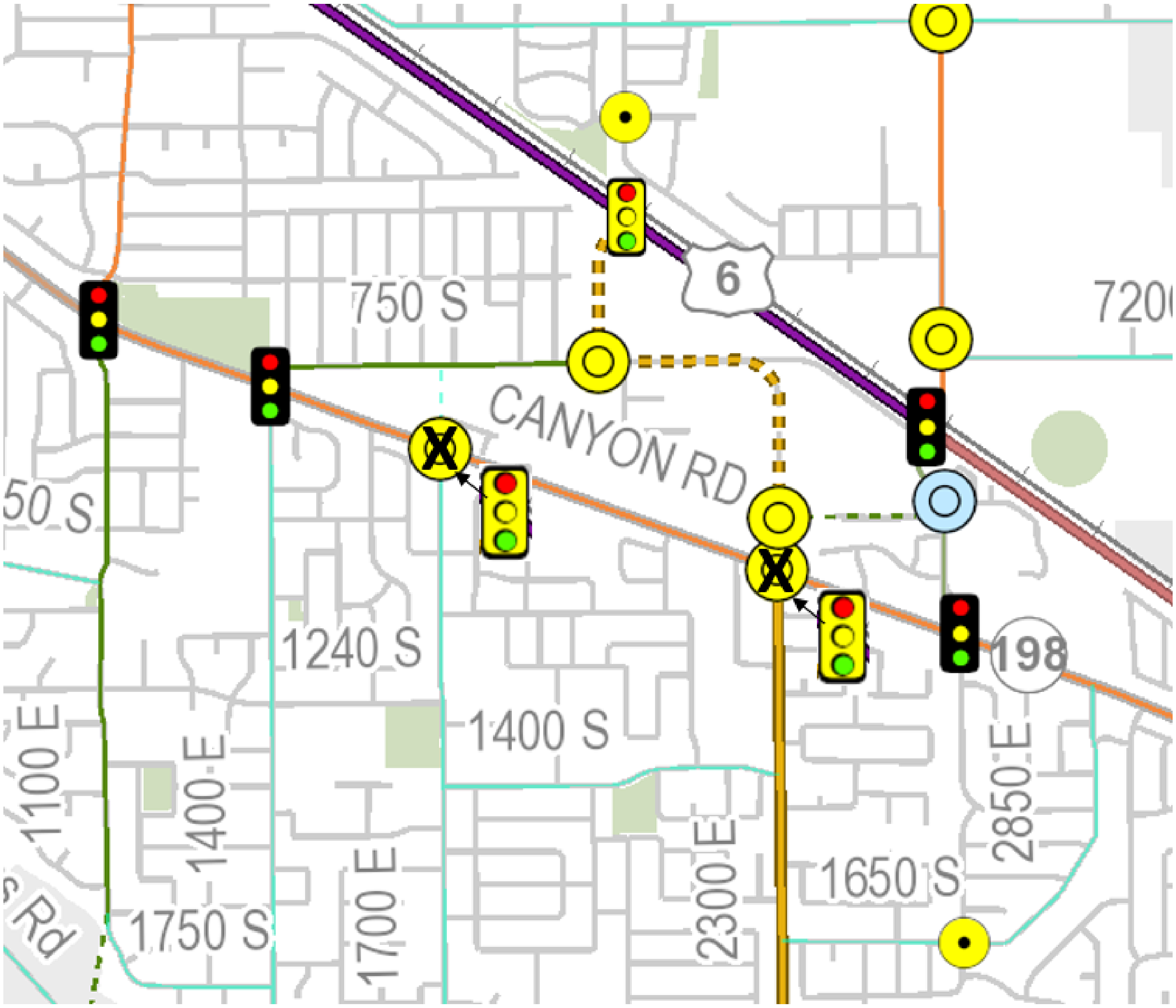
Main St Shown as 5-Lane Major Arterial


1000 N
800 N
MAIN ST
300 W
400 E
400 N
56
5 LANE MAJOR ARTERIAL
SPANISH FORK HIGH
630 W
CENTER ST
DIAI FC JR
800 E
300 S
LAND-MARK HIGH
SPANISH FORK JR HIGH
Park Dr
98
Scenic Dr
820 E
105
Del Monte Rd
River Bottom

Trail Changes at Dry Creek and 3450 N

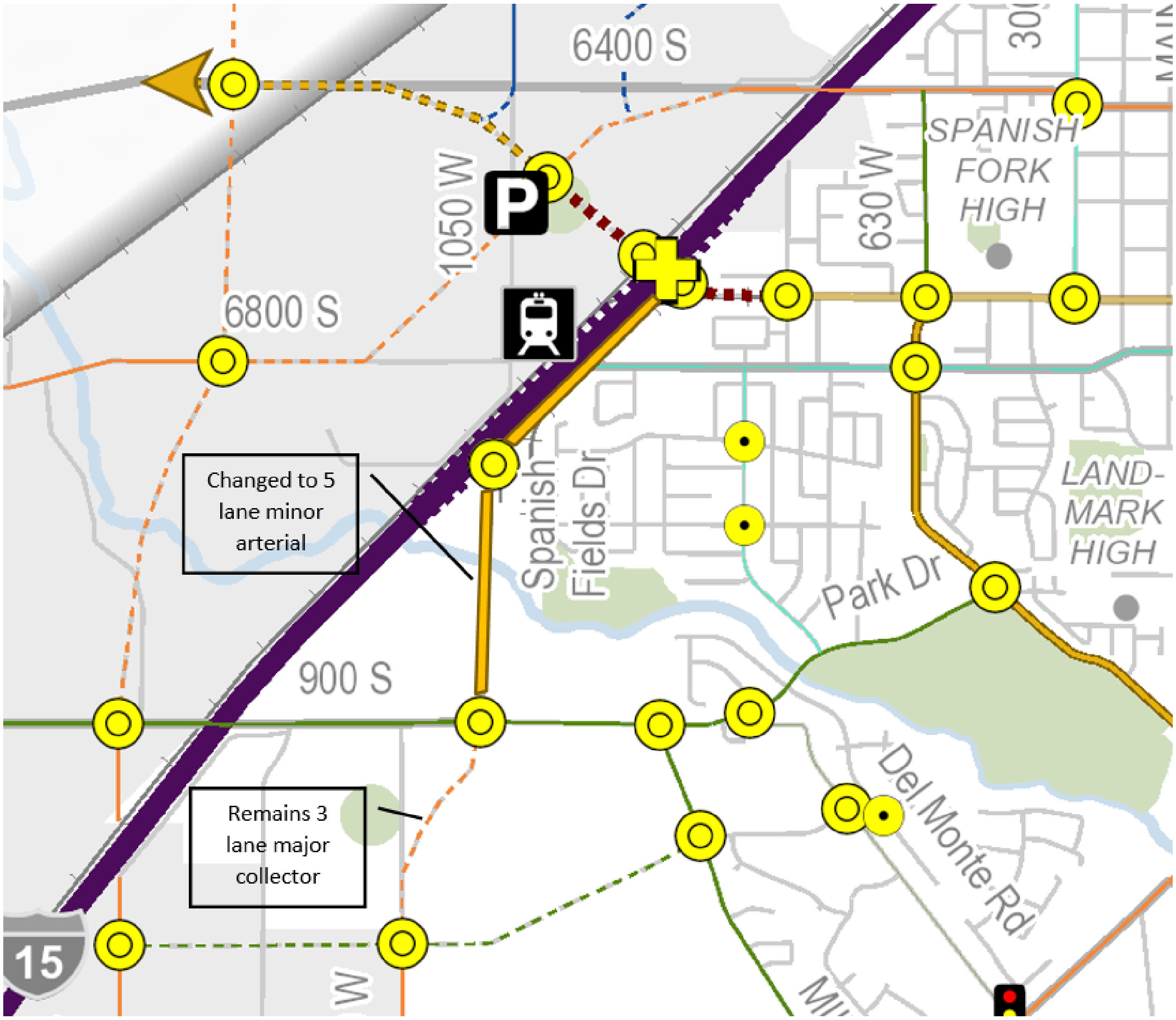

400 S
3450 N
3200 N
Main St
3000 N

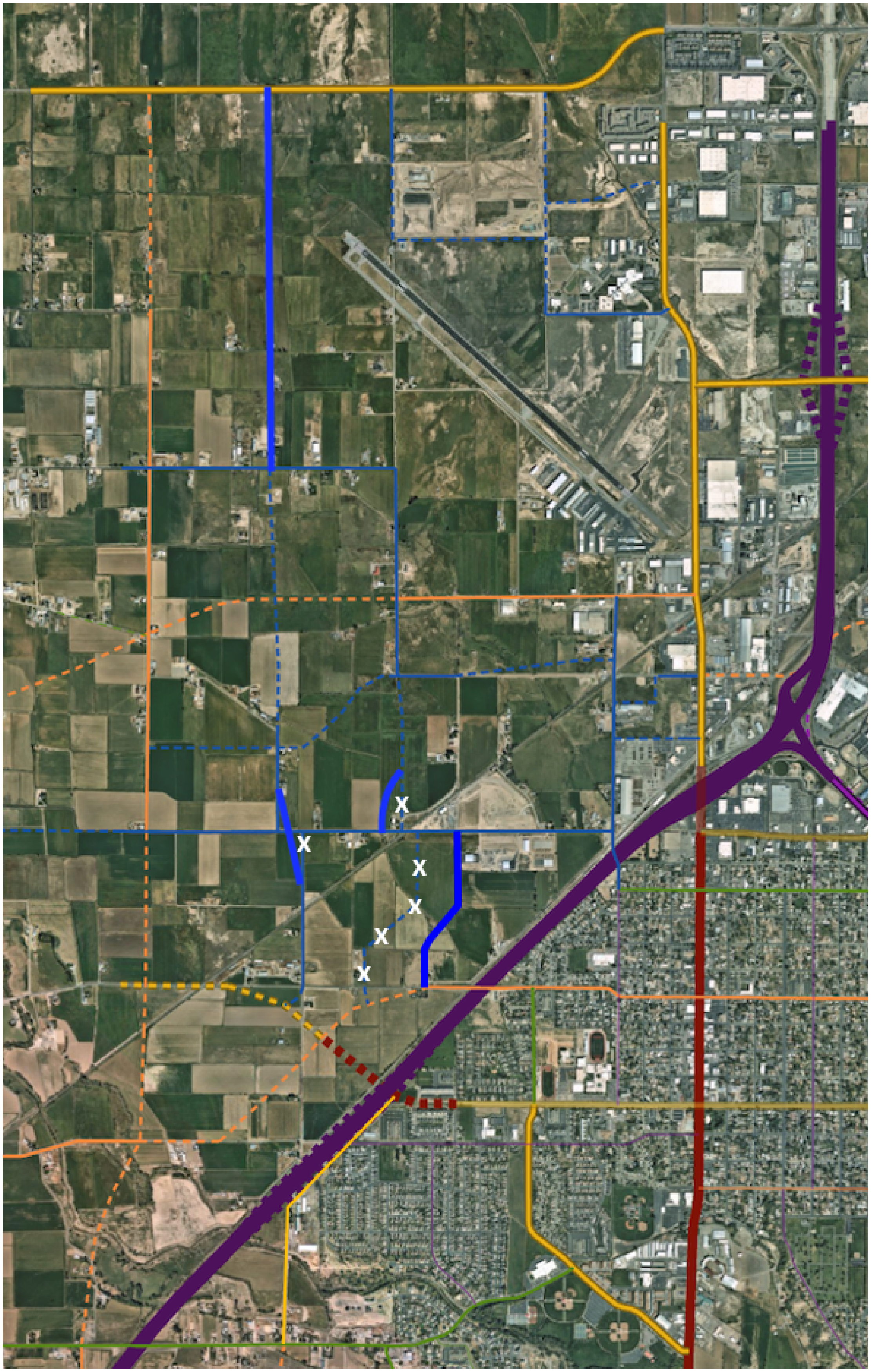
Roundabouts Changed to Signals at Canyon Rd/1700 E and Canyon Rd/2300 E



6
750 S
7200
CANYON RD
50 S
1240 S
1400 S
198
1100 E
1400 E
2850 E
1650 S
1750 S
1700 E
2300 E
s Rd

1200 W Change from 3 Lane Major Collector to 5 Lane Minor Arterial


6400 S
1050 W
630 W
SPANISH FORK HIGH
6800 S
Changed to 5 lane minor arterial
Spanish Fields Dr
Park Dr
LAND-MARK HIGH
900 S
Del Monte Rd
Remains 3 lane major collector
15

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