Wednesday, December 15, 2021
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA
PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting in the City Council Chambers at the Spanish Fork City Office Building, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

Subject	**A. November 3, 2021**
Meeting	Dec 15, 2021 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

File Attachments
minutes.drc.11-3-2021.pdf (3,239 KB)

Subject	**B. November 10, 2021**
Meeting	Dec 15, 2021 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

File Attachments
minutes.drc.11-10-2021.pdf (1,079 KB)

Subject	**C. November 17, 2021**
Meeting	Dec 15, 2021 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

File Attachments
minutes.drc.11-17-2021.pdf (3,412 KB)

Subject	**D. December 8, 2021**
Meeting	Dec 15, 2021 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

File Attachments
minutes.drc.12-8-2021.pdf (1,944 KB)

2. General Plan Amendment

Subject	**A. CANYON CREEK PARKWAY. The proposal requests that the General Plan Land Use Map designation change from Industrial to Urban Density Residential located at 2100 North Canyon Creek Parkway.**
Meeting	Dec 15, 2021 - Development Review Committee
Category	2. General Plan Amendment
Access	Public
Type	Action, Discussion

File Attachments
report.drc.canyoncreek.generalplan.12-15-2021.pdf (590 KB)

3. Site Plan

Subject	**A. BANK OF AMERICA. The proposal involves a commercial development located at 1126 North Canyon Creek Parkway.**
Meeting	Dec 15, 2021 - Development Review Committee
Category	3. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
report.drc.bofa.12-15-2021.pdf (4,311 KB)
plans.bankofamerica.12-13-2021.pdf (15,432 KB)

Subject	**B. MOUNTAIN AMERICA CREDIT UNION. The proposal involves a commercial development located at 1308 North Canyon Creek Parkway.**
Meeting	Dec 15, 2021 - Development Review Committee
Category	3. Site Plan

Access	Public
Type	Action, Discussion

File Attachments
report.drc.mountainamerica.12-15-2021.pdf (7,705 KB)
plans.civilandlandscaping.mountainamericacreditunion.11-3-2021.pdf (15,342 KB)

Subject	**C. AMERICA FIRST CREDIT UNION. The proposal involves a commercial development located at 1351 North Canyon Creek Parkway.**
Meeting	Dec 15, 2021 - Development Review Committee
Category	3. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
report.drc.americafirst.12-15-2021.pdf (4,717 KB)
plans.americafirstcreditunion.11-29-2021.pdf (15,214 KB)

4. Zone Change

Subject	**A. 300 NORTH DUPLEX ADDITION. The proposal involves changing the current zone from R-1-6 to R-3 with the Infill Overlay to allow for an additional duplex to be built on the property located at 455 East 300 North.**
Meeting	Dec 15, 2021 - Development Review Committee
Category	4. Zone Change
Access	Public
Type	Action, Discussion

5. Preliminary Plat

Subject	**A. SUNSET VILLAGE. The proposal involves re-approval of the preliminary plat for a Master Planned Development including twenty-four residential units located at approximately 900 North 200 West.**
Meeting	Dec 15, 2021 - Development Review Committee
Category	5. Preliminary Plat
Access	Public
Type	Action, Discussion

6. Final Plat

Subject	**A. GREEN TREE SUBDIVISION PLAT A. The proposal involves the platting of a subdivision with seven industrial lots located at 1600 North 100 West.**

Meeting	Dec 15, 2021 - Development Review Committee
Category	6. Final Plat
Access	Public
Type	Action, Discussion

File Attachments
report.drc.greentreeplata.12-15-2021.pdf (3,396 KB)
plans.greentreeplata.12-13-2021.pdf (10,707 KB)

Subject	**B. JOHNSON SUBDIVISION PLAT A. The proposal involves approval of a final plat for a Master Planned Development including twenty-three residential lots located at approximately 1000 South 3400 East.**
Meeting	Dec 15, 2021 - Development Review Committee
Category	6. Final Plat
Access	Public
Type	Action, Discussion

7. Concept Review

Subject	**A. MILLER DEVELOPMENT. The concept proposes residential development of properties located at approximately 1300 North 1500 East.**
Meeting	Dec 15, 2021 - Development Review Committee
Category	7. Concept Review
Access	Public
Type	Discussion

File Attachments
plans.concept.millerdevelopment.12-3-2021.pdf (1,513 KB)

8. Site Plan

Subject	**A. PIPING FOR WASTEWATER TREATMENT PLANT (WWTP). The proposal involves offsite water reclamation facility improvements located in the vicinity of 2050 North 200 East.**
Meeting	Dec 15, 2021 - Development Review Committee
Category	8. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
plan.pipingforwwtp.11-16-2021.pdf (16,494 KB)

9. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, UT 84660
November 3, 2021

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Kimberly Brenneman, Community Development Secretary; Vaughn Pickell, City Attorney; Walter Bird, Assistant City Attorney; Michael Clark, Assistant City Engineer; Jered Johnson, Engineering Division Manager; Shelley Hendrickson, Engineering Division Secretary; Zach Hendrickson, Outside Plant Manager; Jake Theurer, Power and Light Superintendent; Garrett Elmer, Power and Light Assistant Superintendent; Bart Morrill, Parks Maintenance Supervisor. John Little, Chief Building Official; Ashlin Turcsanski, Deputy Recorder. Tom Cooper, Power & Light Senior Utility Planner. Kimberly Brenneman, Community Development Secretary.

Citizens Present: Jake Black, Trent Uresk, Jen Uresk, Marty Warren, Rod Warren, Steve Wilson, Judy Cundy.

Chris Thompson called the meeting to order at 10:07 a.m.

ANNEXATION

SIMPSON ANNEXATION

Chris Thompson began the discussion by clarifying that this is to recommend the annexation be accepted for study.

Dave Anderson stated that there are a couple of things that need to be addressed and talked about throughout the annexation process, assuming that the City Council accepts this and moves forward, and that now is the time to annex the property and talk about future land use and zoning. Dave Anderson addressed the applicant and said that he understands he is more interested in getting the property annexed than figuring out how it will be used.

Jake Black responded that that was correct.

Dave Anderson replied that he knows the applicant is anxious, but he is not sure what the process for this annexation looks like because there are moving parts outside of the City's control right now. Dave Anderson added that the City is supporting the annexation and that right now is the appropriate time to work through the land issues.

Jake Black explained that he is fine with time. Jake Black continued to say that the sewer connection will be complete in a month, and the applicant will pay for the hook up fee at that time, but that until they are officially annexed into the City they cannot actually hook up. Jack Black also asked if the applicant can put in a lateral?

Jered Johnson answered yes.

Jake Black stated that the fire suppression issue has been temporarily resolved, and that the land South East of the tracks is currently the biggest area in question of zoning assignment.

Brandon Snyder asked if the City would need the street right-of-ways included in the annexation proposal?

Chris Thompson replied to Brandon Snyder and explained that the City has not required that in the annexation because not everyone included in the annexation needs street right-of-ways. Chris Thompson asked if the annexation boundary should be moved to 1050 West?

Jered Johnson replied that he would suggest that the City include the road in the annexation.

Chris Thompson asked if this decision would come after the annexation study was complete?

Dave Anderson replied that yes, fine tuning the boundary lines would be part of the study. Dave Anderson recommended that the applicant not make any boundary changes yet until the City completes their study and recommends what they should do.

Brandon Snyder added that the City might want to look into revising the growth boundary as well.

Seth Perrins stated that there are two things the City should focus on during our study; the impact of the annexation on the electric system, and if the future boundary will

include everything up to the railroad tracks, is now the time to annex all the way to that boundary line?

Dave Anderson asked the applicant what the residents' disposition on the matter is?

Jake Black answered that he could ask around and get a temperature from them and see how they feel.

Seth Perrins explained that the main purpose of this study will be to ask a lot of questions and see how the residents feel overall.

Dave Anderson moved to recommend that the Simpson Annexation be accepted fur further study.

Seth Perrins seconded and the motion passed all in favor.

Dave Anderson asked Vaughn Pickell what the applicant should do at this point in time?

Vaughn Pickell answered that the applicant should notify the County with an application that they are intending the annex.

Seth Perrins clarified that this is a very new process.

Kimberly Brenneman told the applicant that she will send them the required form.

MINOR PLAT AMENDMENT
MARKETPLACE PHASE 1 AMENDED

Chris Thompson asked if the applicant was here to speak on the matter.

Steve Wilson stated that he is looking for more of a reapproval rather than an amendment to the plat. Steve Wilson explained that they have submitted the exact same plat that was approved over a year ago, and that it is actually currently under construction. Steve Wilson would like to get the plat reapproved so that they can continue with construction and get the plat recorded with the City.

Brandon Snyder reminded the applicant that any delinquent taxes would need to be paid before the City could record the plat, and that the City would need to be provided with

the road agreement. Brandon Snyder continued to explain that once the City receives these things, the City can record the plat in Citizenserve. Brandon further explained that since the site plan is currently under construction for phase 2, and further revisions that the applicant makes will need to be reported to the City.

Steve Wilson acknowledged these requirements.

Vaughn Pickell moved to recommend approval of the proposed Marketplace Phase 1 Minor Plat Amendment to the City Council based on the following findings and conditions:

Finding:

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

Condition:

1. That the applicant address any redline comments in Citizenserve.
2. That the applicant provides the City with a road maintenance agreement.
3. That the applicant pays any delinquent taxes.

Seth Perrins seconded and the motion passed all in favor.

SITE PLAN
DISC GOLF PARKING LOT

Chris Thompson asked the Committee members who would be speaking on this project?

Jered Johnson explained that this is an Engineering and Parks & Rec joint project to design a parking lot and future restroom. Jered Johnson also explained that the trail on this site will be relocated to tie into the parking lot sidewalk, and the elevation on part of the trail will be changed to accommodate this sidewalk extension.

Jered Johnson stated that this project is currently doing a no rise study.

Josh Robinson clarified that they actually do not need to do one, but they just have to get a letter.

Jered Johnson added to Josh Robinson that yes, there is just some documentation that the City would need to get.

Josh Robinson indicated on the project design proposal that the dashed line is the existing trail, and that they are trying to determine how to best tie it in to meet the parking lot.

Bart Morrill added that the sidewalk will not tie into the parking lot until the restrooms are completed.

Josh Robinson stated that a temporary walkway would be put in place for now.

Chris Thompson asked about the status of the water services and sewer.

Bart Morrill answered that there is currently water and sewer on site, as well as a one-inch culinary water pipe into the property and a two-inch pressurized irrigation pipe. Bart Morrill further explained that the pressurized irrigation system in place is not adequate for what will be needed when the park is complete. Bart Morrill informed the Committee that part of the park will be turf and normal park settings, but the tree area needs to be able to have access for water.

Brandon Snyder expressed his agreement with Bart Morrill's statements. Brandon Snyder expressed that he does not think the trails and sidewalks connect well with the parking lot right now. Brandon Snyder suggested that the sidewalks should like up with the ADA parking stalls. Brandon Snyder asked if the proposed parking lot design was the highest yield possible design?

Jered Johnson answered that yes, it is the highest yield design.

Dave Anderson asked if there is enough square footage with the landscaping plan?

Josh Robinson replied that they will get the landscaping plan started.

Jered Johnson commented that they are only planning on landscaping around the parking lot, and not around the trail.

Dave Anderson advised Jered Johnson and Josh Robinson to make some slight changes on the landscaping plan.

Seth Perrins asked if there are going to be lights in the parking lot?

Brandon Snyder answered Seth Perrins' question that yes, there will be two lights within the parking lot and one on the street as well.

Chris Thompson asked if this project has been fully designed?

Josh Robinson replied that yes it has been about 90% designed up to this point.

Dave Anderson moved to approve the proposed Disc Golf Parking Lot Site Plan on the condition that the applicant provides landscape plans that meets City requirements.

Jered Johnson seconded and the motion passed all in favor.

Seth Perrins asked a follow up question about how much over budget the project is?

Dale Robinson answered that based on the engineers estimate; about three to four times over budget.

CONSTRUCTION STANDARDS
PROPOSED AMENDMENTS TO POLICY 4.39 OF THE CONSTRUCTION STANDARDS

Josh Robinson explained that he would talk the Committee through every decision on the proposed construction standard amendments.

4.39.20.010 GENERAL
Easements

Chris Thompson stated that this amendment is saying that if you are a non-single family home resident, then you need a 10-foot podium easement. Chris Thompson asked Josh Robinson to move onto the next amendment.

Josh Robinson explained that this amendment has to do with septic tanks on properties.

Chris Thompson added that this amendment is a big deal because oftentimes residents will come in and say that they want to develop their property into several lots, but still want to remain on a septic system. Chris Thompson explained that the problem with

that is when a property is subdivided, the property lot is now too small to support a septic system.

Seth Perrins stated that he thinks this will be a good change to be able to now enforce this rule.

Chris Thompson added that if the resident already has a well the City will let them continue to use the well.

Dave Anderson asked if the City should just go on a case-by-case basis from now on then? Dave Anderson shared that the City currently has a property owner at 1700 East and 1510 South inquiring what is required of her. Dave Anderson continued to explain that there are two issues; one is that this property is currently unapproved to get a building permit for because it isn't a legal property and the property owner has to get laterals and utilities set up.

Chris Thompson stated that this property owner illegally subdivided their lot, and normally when a property owner subdivides, they have to pay back the connectors agreement. Chris Thompson added that if the property owner completes everything that the City requires for the subdivision process, then he doesn't have a problem calling this a legal property.

Shelly Hendrickson added that if the City does not view this property as an illegal subdivision, then the City cannot compel the property owner to get off their septic tank and onto City utilities.

Seth Perrins stated that this could be a potential problem for whoever buys the house because they would be expecting certain things as they move into a neighborhood, and will be shocked when their septic has a problem in the future. Seth Perrins added that while it may seem heavy handed at the moment, now is the time to address this issue.

Chris Thompson explained that there is a drinking well North of the property and the City does not want septics near it.

Dave Anderson asked if the City has ever compelled a resident to abandon their septic tank?

Vaughn Pickell answered that yes in the past they have.

Dave Anderson told Shelly Hendrickson that they would get together later to call the resident in question.

Chris Thompson added that if the resident wanted to subdivide their property, they would have to come onto City utilities, but if they have a well, they can stay on that.

Josh Robinson moved to the next standard and explained that calcium chloride can be used in concrete if approved by the City Engineer.

Josh Robinson also explained a change to utility improvement standards, and that all meters must now have a 48-inch precast concrete manhole.

Seth Perrins asked if this is referring to all meters in residential homes?

Chris Thompson answered yes.

Seth Perrins asked if the City is comfortable with the risk and concern of meters being left open?

Michael Clark explained that these precast lids would be a manhole lid like the ones in streets currently.

Seth Perrins expressed that he doesn't think it is necessarily a bad idea, but is asking how the City plans to mitigate risks surrounding the lids?

Chris Thompson added that these would be nice covers that are easy to walk and drive over.

Vaughn Pickell asked if it would be hard for residents to pull the manhole lid off?

Chris Thompson suggested that this discussion be pushed to the next revision of the Construction Standards when John Waters and Paul Taylor can come and address these specific concerns.

Vaughn Pickell added that the City just needs to make sure that residents can get in and turn their water off and on when needed.

Josh Robinson continued on to the meter boxes and services standard change and explained that this change adds a section that private sleeves cannot be placed under roads or alleyways.

Chris Thompson explained that this change is in response to a townhome that used alleyways to get behind the property lots, and the City's water division decided that they did not want sleeves under these alleyways for sprinklers or other uses because these alleyways and roads are the places for sewer lines and they don't want the sleeves crisscrossing these corridors.

Vaughn Pickell asked if this issue is referring to private alleyways with public water utilities?

Jered Johnson replied that yes, and then when private sleeves are placed for private water services there will be non-blue staked crossed with drinking water.

Bart Morrill added that it makes it difficult in some situations when the City is required to put in an individual connection for each home, it gets hard to monitor.

Chris Thompson asked if everyone having a separate meter would be a positive or negative thing?

Bart Morrill replied that it would be a negative effect on the maintenance side of things, but probably a positive thing for John Little's side of management.

Michael Clark added that this change specifies private sleeves and not city sleeves, and Michael Clark asked if we might want to change that wording?

Jered Johnson stated that John Little's big concern was when the City goes to replace water or sewer lines and are ripping up lines already in place, they won't know where things go.

Chris Thompson asked why the City would have this restriction if there is an alleyway that does not have utilities in it?

Michael Clark responded that so far, the City does not have an alleyway that does not have utilities in them.

Jered Johnson shared that he thinks John Waters should come and talk to the Committee about this one as well.

Josh Robinson moved to the next change which is about underground LID storage, and explained that now all landscaping in LID areas will be designed and installed per City standards.

Josh Robinson explained a change made to concrete mix standards that now allow microfiber into the mix.

Josh Robinson shared a change to an installation standard that allows conduit will be either gray PVC or rigid fiberglass now.

Chris Thompson asked if this material change makes it easier to install?

Tom Cooper replied that that is correct.

Josh Robinson brought up the next standard change which has to do with planting trees in proximity to power lines.

Brandon Snyder shared his concern that not all of the text for the change in the memo matches with the imagery included.

Bart Morrill stated that trees and shrubs will be planted at least ten feet away from power lines, and asked is this saying they are not allowed directly under them or offset from the power lines?

Tom Cooper replied offset, and explained that this standard is more so referring to vines.

Seth Perrins expressed his concern that this is a standard that the City cannot fully embrace.

Tom Cooper stated that this is a standard that the City adopted from Denver.

Seth Perrins explained that doesn't think that the City can enforce this anywhere where there is an overhead powerline.

Tom Cooper replied that this standard is trying to help decrease maintenance costs and outages. Tom Cooper also added that anything already planted and any power lines

already in place will be grandfathered in, this standard change is just trying to avoid future issues.

Brandon Snyder stated that the City still has a lot of development taking place and is concerned that this standard will cause the loss of a lot of trees to be planted.

Seth Perrins added that Rocky Mountain Power has an approved plant list of plants that meet the height requirements.

Tom Cooper also added that this standard revision refers to the tree list approved by Bart Morrill.

Garrett Elmer referred to the image displayed on the screen and explained that this image shows the breakdown of the different kinds of transmission lines and shows what plans are allowed with what kind of lines.

Vaughn Pickell asked if the approved lists of trees specified which trees are classified as low, medium, and high heights?

Brandon Snyder replied that the list contains all approved street trees, but it doesn't break it down by size.

Seth Perrins explained that his concern with this particular standard is that the City is not going to be creating very many new overhead systems, and if the City is now going to create a standard that says you can't plant certain types of trees, people are going to refer to location throughout this City where it has already taken place. Seth Perrins continued to explain that he doesn't know if this is something that the City can really enforce, but he understands the problem and supports what these standards are doing to address the problem.

Tom Cooper stated that whether the City is proactive or not about the problem they get complaints.

Bart Morrill asked if the limit should be kept at 25 feet?

Chris Thompson proposed that this standard also be pushed to the next meeting while some internal discussions take place. Chris Thompson also suggested that the rest of the construction standard revision discussion be moved to next week's meeting.

Jered Johnson let everyone know that he will sit down with Josh Robinson and vet through the rest of these revisions and make the edits suggested.

Dave Anderson moved to continue the construction Standard Amendments discussion until next week when all other parties could be present to elaborate on specific standards.

Jered Johnson seconded and the motion passed all in favor.

OTHER BUSINESS

AIRPORT LEASE AGREEMENT

Brandon Snyder asked if this is a change to the lease agreement itself or changing the template for all lease agreements.

Steve Wilson replied that from now on the lease agreements will start at the time that the airport receives a permit application. Steve Wilson also added that he would like to discuss the new hangars being built at the airport.

Cris Childs explained that this is the first section of the airport where Community Development allowed 45 days for people to submit their plans. Cris Childs continued to explain that right now they have a plan submitted to build along 700 West that includes a parking lot area and a tie down area.

Chris Thompson asked if Steve Wilson was proposing to build hangars along 700 West as well?

Cris Childs answered that yes, and added that there is a helicopter company that wants to take over some of the area along 700 West. Cris Childs explained some parts of this project would be eligible for FAA funding, so the City would pay for about 5% of the cost and the FAA would cover the remaining 95%. Cris Childs stated that he doesn't know if there will be enough funding to cover all of it, but the FAA is on board.

Chris Thompson asked what improvements are being proposed for 700 West?

Cris Childs answered that they are not proposing any improvements.

Dave Anderson stated that he would rather see the airport improved.

Seth Perrins expressed that he wants the City to be thinking in terms of "tomorrow". Seth Perrins explained that eventually there will be a road and life on all sides of the airport, and we need to start thinking about what we want it to look like, and what access to this area would look like. Seth Perrins asked the room if this would be the highest and best use for the airport in the long-term sense?

Chris Thompson explained that the Airport Board would like these lease agreements to go before the City Council because they are a little bit different kind of lease agreements. Chris Thompson continued to say that he thinks the City Council is going to want a recommendation from the Development Review Committee on whether or not we are okay with that. Chris Thompson added that we all need to be on the same page before this lease agreement goes to the City Council.

Seth Perrins stated that in essence the City is the developer in this situation, so if the City is going to make improvements then it needs to be paid for by the RDA or by leases. Seth Perrins stated that he is comfortable with developing the area without the road first.

Chris Thompson replied that one discussion is how to pay for improvements, and the other discussion is what does the City want the roadside appearance of these hangars to look like?

Dave Anderson added that the Committee has talked a little bit about what this could look like, in terms of store fronts and parking. Dave Anderson asked Cris Childs what he had in mind?

Cris Childs replied that what Steve Wilson has in mind is similar to what is being constructed right now.

Dave Anderson asked Cris Childs to clarify if what they are proposing would look similar to 2050 North as it is right now, with parking and man doors?

Seth Perrins addressed the whole Committee and asked if they would want it to be different?

Dave Anderson said considering that we are talking such long term, that the City could make the case to have the property used just as efficiently as possible for solely airport purposes, and not invest in the beautification of the property for now.

Cris Childs replied that they are discussing with their new engineers that there will not be funding available to acquire more land to build hangars on, and are having the engineers study whether or not it would make sense to lengthen the runway and move the road.

Chris Thompson asked if they would like an outside window or anything else on the outside of the hangars?

Dave Anderson answered and explained that for hangars that front a public road, the City is requiring them to have some sort of outside design.

Cris Childs replied that that is correct, and that there are some designs that could be used with a waistcoat and high windows which really changes the outward look of the building.

Dave Anderson asked what is in the way of making these designs happen?

Cris Childs replied that it would be best to discuss these designs with Steve Wilson.

Chris Thompson addressed Cris Childs and told him to take this discussion to Steve Wilson and propose dolling up the hangars that front the road, and have some renderings of what that could look like before you take your proposal to City Council.
Jered Johnson stated that since the City is not installing improvements right now, he would rather say that the City is delaying the improvements and say that the City will do the landscaping and improvements when they feel it is necessary. Jered Johnson advised that they approach the Council with the attitude that they are delaying the improvements and not denying them.

Chris Thompson stated that they will get a plan that will have to be approved by the Development Review Committee. Chris Thompson explained that all he would like before any of the new lease agreements are signed is that the Development Review Committee is able to weigh in and share their opinions on what the design would look like.

Seth Perrins informed Cris Childs that if they are going to make these improvements then they need to decide if they are needed, and whether or not the FAA can pay for them or if the City will need to.

Chris Thompson explained that the next step is for the lease agreement to go to the City Council in order to tie up the land and proceed forward with the proposed improvement plans.

Seth Perrins asked if the City is ready to commit to the development standards for Steve Wilson to be able to tie up the land? Seth Perrins added that is Steve Wilson wants the City to decide right now what he has to develop in the future, Seth Perrins does not feel like he has enough information to do that at the moment.

Chris Thompson explained that this is a discussion item, but the main flaws with this item are that the City cannot afford to develop the road right now, and the City wants to know what the plan for the store front designs are going to be.

Dave Anderson added that he thinks the lease agreement is a good next step, and any issues related to construction and road development can be addressed at the time of site plan approval.

WARREN

Judy Cundy addressed the Committee and explained that she is the realtor for the Warren's and currently has their building lot under contract. Judy Cundy further explained that the lot is a one-acre residential rural building lot that has remained as such for the past 45 years, and has been put under contract with the expectation that it can have a septic tank installed.

Chris Thompson replied that a septic tank cannot be placed on a one-acre lot, and that the requirement is five acres.

Judy Cundy exclaimed that all the other lots on the street have septic tanks.

Chris Thompson stated that the Warren's will be the twelfth person that the City says no to.

Judy Cundy explained that the applicant is fine with hooking up to the sewer eventually, but would like to be able to have a septic tank in the interim period.

Marty Warren stated that they have waited thirty years for the sewer hook up to happen, and explained that Trent Uresk (the applicant) is okay with putting in a septic tank until the sewer hookup does happen, but they don't know when that will happen.

Trent Uresk added that the property to the North of the Warren's lot has an expectation to put in a manhole about 500 feet from their lot, and if the City does bring that sewer utility line to the South East part of that property, it would in turn bring it within 500 feet of the Warren property. Trent Uresk stated that he would be willing to incur the expense to take the sewer line all the way down to the Warren's lot if that is the case, but wants to know when that development will happen.

Marty Warren asked when the sewer will come down?

Chris Thompson replied whenever the developer brings it down.

Marty Warren said that they have been waiting for thirty years for the sewer to come down, and now they would like to sell their property to live off of.

Judy Cundy also added that everyone else on the street currently has a septic tank, and that it feels like the City is denying one person when everyone else already has one.

Seth Perrins explained that the Committee is hearing about this today as a discussion item, and are trying to apply their best judgment to the situation. Seth Perrins further explained that being able to build on a lot is one thing, but what you have to have in place to build is another. Seth Perrins added that it would be useful for the City to have a broader discussion about this situation.

Seth Perrins continued to explain that one thing Chris Thompson has suggested is to change the City's standard to allow septic tanks on one acre lots, but right now the ordinance is what it is. Seth Perrins stated that the applicant is looking to the Committee for some direction, but because this issue is a discussion item, they can't give any direction at the moment.

Judy Cundy asked what if the purchaser agrees to put in all the work to meet the sewer line?

Dave Anderson stated that the City does not have a good track record for making people do the work to hook up to the City sewer lines.

Vaughn Pickell clarified that being grandfathered into City utilities is based on when the property wonders file for permits.

Trent Uresk stated that he did not research the history of the lot itself but rather researched more into his ability to get the sewer down to the property.

Dave Anderson explained that that is the problem to be solved right now. Dave Anderson also addressed the applicant and explained that he would also have to put in the curb, gutter, and sidewalk, and asked if he understood that?

Judy Cundy replied that yes, the applicant is aware of that.

Brandon Snyder asked Trent Uresk if he was planning on building the house first?

Trent Uresk replied that based upon getting the variance for a temporary septic system, he is looking for other possible uses for the property like storage, or a shop while they wait for the sewer to be installed.

Brandon Snyder replied that a shop or detached garage would not be permitted because the primary residence needs to go in first.

Trent Uresk explained that they are just in a waiting game right now so he wants to know what the value of the property is to him, and the question at hand is could there be a temporary agreement made to put in a temporary septic system with conditions that state when the sewer gets to a certain distance from the property he would pay for the rest of the sewer?

Vaughn Pickell replied that without a change to the ordinance itself he doesn't know if this would be possible.

Trent Uresk asked if the ordinance could be changed from a five-acre lot to a one-acre lot?

Seth Perrins replied that the Committee can at least honor the request to discuss the issue.

Judy Cundy asked what kind of timeframe the applicant could be looking at?

Dave Anderson replied that the Committee could talk things through by next week.

Judy Cundy followed by saying that the applicant doesn't want to close on the lot until this issue has been resolved.

Seth explained that if the applicant has waited 45 years to sell, then a little bit of patience can be extended in order for the Committee to talk about the issue. Seth Perrins asked the applicant to wait until Thanksgiving for a response. Seth Perrins asked Trent Uresk for his contact information so that they could get in touch.

CUSTOMER ANNEXATION CONNECTION FEE EXEMPTION

Garrett Elmer addressed the Committee and explained that the image being shown is the exemption map that coordinates with the City's SESD agreement. Garrett Elmer provided some background information and stated that there were two issues in discussion in regards to the SESD agreement; the agreement for pre 1998 annexations and post 1998 annexations. Garrett Elmer explained that the City agreed to take the overhead costs and charge a fee for any other post 1998 areas and annexations. Garrett Elmer continued to say that there are several annexations that have already been paid to SESD for, and those areas are not noted on the shaded area on the exemption map. Garrett Elmer stated that the fees required will be $572 for an existing SESD customer, and non-residents will pay $570 per acre.

Chris Thompson added that the $572 fee will be collected at the time of annexation for every meter within the annexed land for existing SESD customers that the City will be taking over for.

Garrett Elmer also added that for commercial lots the fee will be charged as a power connection fee.

Shelley Hendrickson asked if that fee would be charged at the time of Final Plat?

Seth Perrins stated that these are good questions that need to be determined.

Tom Cooper replied to Shelly Hendrickson that from his understanding, connection fees will be charged at the Final Plat.

Seth Perrins followed by asking since the City knows there will be a Final Plat for every development, when do they charge the fee?

Chris Thompson answered that he envisioned it being at the time that the building permit was issued.

Seth Perrins explained that it would be helpful if everyone understood that if the current agreement with SESD goes through, the City will pay $1,200 per electric meter inside of each annexation.

Shelley Hendrickson asked who is making sure that SESD is getting paid for how many meters they have per annexation?

Seth Perrins answered that the annexation study will accomplish that.

Shelley Hendrickson then asked if the next fee charged is per acre?

Seth Perrins explained that yes, the fee paid is $570 per meter that the annexation applicant pays to the City to offset some of the cost for existing meters.

Michael Clark asked if we could charge this fee as a condition of the annexation and not of the plat?

Dave Anderson answered yes.

Seth Perrins further explained that at that point the City has 180 days after certification of annexation to take over those SESD customers.

Dave Anderson stated that the City charges $200 per residential unit building permit, and if it is non-residential, it is about $570 per acre of the project.

Seth Perrins explained that the exemption fee map is critical in order to know whether or not the City has charged the applicant for a SESD buyout fee.

Chris Thompson added that the SESD map is not a snapshot of the City's boundaries as it is right now, but rather is based on what has been paid for and what has not.

Vaughn Pickell stated that the resolution of charging fees subject to the exemption map has been adopted.

Chris Thompson explained that this resolution applies to all annexations going forward.

Dave Anderson asked when the City will start charging these fees?

Seth Perrins answered that there is no official agreement right now with SESD.

Chris Thompson said that the $572 fee charged is not the applicant paying to connect, it is just the City trying to cover the buyout cost with SESD. Chris Thompson continued to add that even if the area is not in an area that the City can serve power to, we are still going to charge the $572 fee because it is helping offset the buyout cost. Chris Thompson clarified that this is not a fee to provide power, but it is an annexation fee.

Seth Perrins shared that if the City is going to approve building permits in the annexation areas in the next few months, it makes him nervous because there is no official agreement with SESD yet. Seth Perrins added that the Committee should talk about each building permit in this area before it is approved.

Brandon Snyder stated that he would recommend a moratorium on issuing building permits if this is what the City wants.

Seth Perrins clarified that Swift Creek can build in certain areas. Seth Perrins continued to state that there are competing voices in the room of people who want to know what to do and how to move forward. Seth Perrins exclaimed that he is not sure how to appease these voices for the next two months, so he would like the Committee to keep talking about it.

Seth Perrins continued to share that there are two issues at hand, the first is collecting building permits, and the second is providing power. Seth Perrins added that the City has a court ruling today that will clarify if a property has never been serviced by SESD then the City is able to service it.

John Little left the room at 11:46 am

Tom Cooper stated that he would like to have an agreement in place before the City commits to collecting fees from people, to determine if the City can provide power to them or not.

Seth Perrins agreed that yes, the City needs to be careful about this. Seth Perrins added that to clarify some concerts, this map shared is an annexation fee map and not a right to

serve power map. Seth Perrins also advised the Committee to not send developers or builders to talk with SESD, but to direct conversations through the City.

Seth Perrins closed by saying that the City wants to be the first line of contact with SESD, and the City is working on building better relationships with SESD.

Jered Johnson moved to adjourn the meeting at 12:17 pm.

Adopted:

Ashlin Turcsanski
Deputy Recorder

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, UT 84660
November 10, 2021

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Vaughn Pickell, City Attorney; Walter Bird, Assistant City Attorney; Michael Clark, Assistant City Engineer; Jered Johnson, Engineering Division Manager; Shelley Hendrickson, Engineering Division Secretary; Zach Hendrickson, Outside Plant Manager; Jake Theurer, Power and Light Superintendent; Bart Morrill, Parks Maintenance Supervisor. John Little, Chief Building Official; Ashlin Turcsanski, Deputy Recorder. Matt Johnson; Public Safety Lieutenant. Tom Cooper, Power & Light Senior Utility Planner.

Citizens Present: Jon Jensen, David Simpson, Kaden Cole, Corey Middleton, Adrian Morono, Millie Abplanslo

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

ZONE CHANGE
COMMERCE WAY OFFICE BUILDING

Brandon Snyder shared that the applicant is present today, and that the Zone Change seems pretty straightforward, and also shared that the next item on the agenda is for this same project as well.

Brandon Snyder explained that this project is for an office building South of the hospital. Brandon Snyder stated that the proposal is to rezone the project to business park.

Chris Thompson replied that it seems pretty straightforward and asked if there was anyone that wanted to speak on this item.

Dave Anderson moved to recommend approval of the proposed Commerce Way Office Building Zone Change from C-2 Zone to the Business Park Zone based on the following finding and condition:

Finding:

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

Condition:

1. That the applicant address any redline comments in Citizenserve.

John Little seconded and the motion passed all in favor.

SITE PLAN
COMMERCE WAY OFFICE BUILDING

Brandon Snyder stated that there are no major concerns regarding this Site Plan, and the applicant is currently working on addressing the redline comments that have been previously brought up. Brandon Snyder told the room that the committee is making the Site Plan approval contingent upon City Council approving the Zone Change first, and will then be able to approve the height adjustment requests.

Brandon Snyder shared that the Site Plan is pretty straightforward, and the applicant is working on the engineering side of things with Michael Clark, so at this time there are no major items to discuss individually.

Michael Clark stated that he has been working on some snow grading stuff with the applicant, but nothing big.

Chris Thompson pointed out that the Site Plan has a couple of drain points, a retention base, an isolated pond, and that the stream on the property crosses under a bridge. Chris Thompson also shared with the room that most of this site will have a manicured landscape appearance.

Vaughn Pickell moved to approve the proposed Commerce Way Office Building Site Plan based on the following finding and conditions:

Findings:

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

Conditions:

1. That the applicant meets the City's Construction Standards.
2. That the applicant address any redline comments in Citizenserve.
3. Zone Change be approved by the City Council

Jake Theurer seconded and the motion passed all in favor.

Dave Anderson asked the applicant if there is some affiliation between the building on this site and Intermountain Health Care?

Adrian Morono replied that as far as he knows, the only connection is the land deal. Adrian Morono explained that Intermountain Health Care sold them the land, but the building on this site will not be IHC branded.

TITLE 15 AMENDMENTS
ADDRESSING

Brandon Snyder explained that this amendment was submitted with the help of Shawn Beecher and Vaughn Pickell.

Vaughn Pickell shared that the concern here is that after an annexation is approved, the City wants the new property to have a Spanish Fork City address as soon as possible. Vaughn Pickell continued to explain that having a Spanish Fork address will make it easier for emergency services to respond. Vaughn Pickell stated that this would be an amendment to the text of the City's current Title 15 amendments to require that annexed property addresses be changed one month after officially being annexed into the City, and the annexation is considered final when the City receives a document from the Lieutenant Governor certifying that the annexation is complete. Vaughn Pickell clarified that when the City receives that letter from the Governor is when the City would require the one-month address change timeline to go into effect.

Brandon Snyder shared a sample letter with the room that was drafted by Shawn Beecher to be given to property owners at the time of annexation.

Chris Thompson expressed his concern that one month does not seem like a lot of time.

Vaughn Pickell replied that the City could change the timeline requirements, and that the sooner the better it would be for emergency service's needs, but the timeline could be lengthened a little bit.

Chris Thompson stated that they could try the one-month time frame until it doesn't work, and then reevaluate if needed.

Vaughn Pickell moved to recommend approval of the proposed Title 15 Amendments regarding address changes after annexation as presented to the City Council based on the following finding and condition:

Finding:

1. That the City receives the final annexation letter from the Lieutenant Governor.

Condition:

1. That the property owner has one month to apply for and officially change their address with the City.

Dave Anderson seconded and the motion passed all in favor.

OTHER BUSINESS
TITLE 15 AMENDMENTS SWIMMING LESSON

Dave Anderson motioned to move the discussion to a later time when the City Manager could weigh in on the matter.

Chris Thompson seconded and the motion passed all in favor.

OTHER BUSINESS
UTAH WEST ANNEXATION

Dave Anderson asked how close this annexation is to being finalized?

Vaughn Pickell replied that he has drafted the agreement and sent it out for comments internally, and will send it out to petitioners and property owners as well. Vaughn Pickell added that he included information about roads and utilities in the agreement draft.

Dave Anderson explained that he is aware that the applicant is in a holding pattern in terms of waiting for the final annexation, and added that at this time the applicant has proposed and submitted a plan for their infrastructure design that would be completed

before the annexation is approved. Dave Anderson expressed that he thinks it would be helpful for the applicant to talk through what they would like to happen in a best-case scenario situation.

Jon Jensen asked for clarifications on if Dave Anderson was wanting to know about the improvements on the site, or what the applicant is wanting to do overall? Jon Jensen added that their single user is looking for those roads and utilities to be put in place, so they have discussed with them about helping facilitate those needs to allow for further improvements to be made. Jon Jensen continued to explain that they are planning on submitting a Site Plan after final annexation which would require them to plan out when and where the roads will be built. Jon Jensen stated that generally speaking, they want their improvements to be existing sooner than later.

Dave Anderson asked the applicant to speak hypothetically. Dave Anderson stated that they have discussed having a large area of the site being solely occupied by one user, and that the ideal scenario would be that prior to that user occupying the site there would be a road connection to 300 West as well as an improved access road down to 100 North. Dave Anderson explained that the City would not be taking the lead on building roads and those sort of things on this site. Dave Anderson expressed that he is more worried about roads and other utilities being put in place, and that the City would have their expectations for whoever the applicant is outlined in the annexation agreement. Dave Anderson added that these expectations would require details about the first Site Plan for the area and what they are planning to do regarding roads, streets, power, light, water, and etc,.. Dave Anderson explained that he doesn't want there to be any surprises about what would be expected of the applicant or anyone wanting to build in this area.

Dave Anderson shared that he is comfortable with recommending that the City zone the area as industrial at the time of annexation.

Jon Jensen explained that part of this proposal was to demonstrate to the City the right-of-ways and other details, as well as to answer some questions that the City might have before the Site Plan is approved. Jon Jensen stated that they are just wanting to make sure they are in alignment with the City and all of their requirements.

Dave Anderson explained that the next step in this process would be to complete any additional refinement of the annexation agreement draft.

Vaughn Pickell explained that the agreement draft also includes a draft of the right-of-ways and some exhibits on those.

Dave Anderson stated that the City's public works department will need information on what is needed and when. Dave Anderson added that there are some things that will need to be improved right out of the chute, and he would like the agreement to reference those things. Dave Anderson gave an example that better access to 1000 North and 3000 West should be spelled out in the agreement.

Dave Anderson shared that he will follow up with Seth Perrins on his thoughts on things, but he is willing to say that the ball is still in the City's court. Dave Anderson explained that the next step is not to take action yet, but to refine things and take them to the City Council with more updated information.

Jon Jensen explained that they just want to ensure that their drafts of the agreement are mirroring the changes and suggestions that the City has made for them. Jon Jensen said that he would hope any changes that the City requests from here on out will be minor.

Dave Anderson replied that he doesn't see a lot of changes needed, just more detail provided.

Vaughn Pickell asked what the status of the annexation is?

Dave Anderson answered Vaughn Pickell that the Planning Commission has made a recommendation, and it has gone before the City Council. Dave Anderson added that there are a couple of differing opinions within City Council about if it should be annexed in as an industrial zoning or not.

Chris Thompson asked the applicant if they need industrial zoning?

Jon Jensen replied that they initially applied for the annexation with the expectation that it would eventually be industrial zoned.

Chris Thompson explained that usually the City would put the annexation in a holding state until the applicant brings in their industrial Site Plan, and at that point the City would approve the zoning.

Jon Jensen responded that they are doing some of the work now that would enable the City to allow the industrial zoning.

Chris Thompson asked the applicant if they are intending to build some of the infrastructure and roads before the Site Plan is presented?

Jon Jensen clarified that they would like to do them concurrently as they petition the City for an industrial zone so that it could easily be approved.

Chris Thompson explained that it makes sense to get industrial zoning, and that the applicant's process will save them money from having to invest in an engineering Site Plan.

Jon Jensen replied that they have disclosed from the beginning of this process that they are wanting to do an industrial Site Plan, and that instead of going through extra hoops they will fulfill the improvements needed and include those within the final annexation.

Jon Jensen also asked when they could get a draft of the development agreement?

Dave Anderson answered Jon Jensen that they could get it to him next week.

Dave Anderson moved to adjourn the meeting at 10:31 a.m.

Adopted:

Ashlin Turcsanski
Deputy Recorder

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, UT 84660
November 17, 2021

Staff Members Present: **Chris Thompson**, Public Works Director; **Seth Perrins**, City Manager; **Dave Anderson**, Community Development Director; **Brandon Snyder**, City Planner; **Kimberly Brenneman**, Community Development Secretary; **Vaughn Pickell**, City Attorney; **Walter Bird**, Assistant City Attorney; **Michael Clark**, Assistant City Engineer; **Jered Johnson**, Engineering Division Manager; **Shelley Hendrickson**, Engineering Division Secretary; **Zach Hendrickson**, Outside Plant Manager; **Jake Theurer**, Power and Light Superintendent; **Garrett Elmer**, Power and Light Assistant Superintendent; **Bart Morrill**, Parks Maintenance Supervisor; **John Little**, Chief Building Official; **Ashlin Turcsanski**, Deputy Recorder; **Josie Paxton,** Staff Engineer; **Josh Robinson,** Engineering Designer.

Citizens Present: Brian Gabler, Larvin Pollock

Chris Thompson called the meeting to order at 10:00 a.m.

MINUTES
September 1, 2021
October 6, 2021
October 20, 2021

Dave Anderson **moved** to approve the minutes of September 1, 2021, October 6, 2021, and October 20, 2021.

Jered Johnson **seconded** and there was discussion on the motion.

ZONE CHANGE & SITE PLAN
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.

Brandon Snyder stated that the Zone Change request presented today is applying for the Development Overlay as well as the Site Plan approval. Brandon Snyder explained that the reason for the Overlay is for parking deficiencies, and that the parking lot's interior landscape islands will be updated which will update the site and give it a nice clean look.

Chris Thompson asked Jered Johnson why the submitted design does not show the widening requirements of Expressway Lane.

Jered Johnson replied that he is unsure if the requirements have been given to the applicant or not.

Brian Gabler also replied to Chris Thompson's statement that the developer has previously indicated that they are willing to work with the City on the widening of Expressway Lane. Brian Gabler further explained that the issue now is that the submitted design shows that the widening goes past the intersection, so the developer would like to consider some other design measurements to ensure that they don't lose twenty or more parking stalls in the widening process.

Jered Johnson added that there will be a right-hand entrance, but that will not result in the loss of parking stalls. Jered Johnson stated that the City will send the drawn-up design to LEI showing that it will not affect their parking that much if at all.

Brian Gabler expressed concern about the south curb line being pulled too far south making for an awkward transition into the turn lanes.

Jered Johnson asked if the Brian Gabler could send the most updated design drawings, they have to him.

Dave Anderson asked if in the interest of time it would be better to meet face-to-face with the developer to talk things through.

Brian Gabler replied that the Enhancement Overlay could address the design issues, and if the developer were to only lose two or three stalls in order to help with the turn pocket transition, that would not be too bad.

Jered Johnson also added that if the planters need to be narrowed by eight or ten feet, that it could still look good.

Bart Morrill stated that there is also supposed to be a ten-foot-wide trail on the north side of the parking lot.

Chris Thompson explained that what needs to happen now is to have the City's engineers meet with the applicant and discuss future plans.

Brian Gabler stated that what the developer needs at the moment is for the Zone Change approval to go forward.

Dave Anderson responded that the applicant will need to get the Zone Change approval, as well as having the Site Plan approved with less parking than that of the City requirements.

Vaughn Pickell added that because this site is an older building being repurposed for a use other than what it was initially built for, it would be a development enhancement.

Dave Anderson **moved** to recommend approval of the proposed development enhancement overlay for the TLM Property, to reduce the City's parking and landscaping requirements based on the following findings and conditions:

Findings:

1. That the application conforms to the City's General Plan Designation and Zoning Map.
2. That the development overlay enhancements reduce the City's parking and landscape requirements.

Conditions:

1. That the applicant address any redline comments in Citizenserve.
2. That the applicant satisfies the requirements of the Development Enhancement Overlay.

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

Jake Theurer added that if there are other things about the site that the applicant would like to discuss, to please email the City to set up a meeting.

Dave Anderson **moved** to continue the TLM Spanish Fork Site Plan approval discussion until a later time.

Vaughn Pickell **seconded** the motion.

CONDITIONAL USE PERMIT AND SITE PLAN
Quick Quack Highway 6

The request would allow for a car wash with associated vacuum stalls in conjunction with a commercial development located at 722 South Spanish Fork Parkway.

Dave Anderson explained that the City is not quite ready for Site Plan approval yet, and there are things that need to be finalized before, but from a timing perspective he is trying to populate the Planning Commission's agenda for December. Dave Anderson recommended that the DRC continue the Site Plan discussion and make some progress on the Conditional Use Permit in the meantime.

Larvin Pollock explained that this is an odd shaped lot, but the car wash use fits well in this case. He referred to the Site Plan being displayed and explained that there is a Holiday Oil on one side of Spanish Fork Parkway, and the Quick Quack would be on the west side of Spanish Fork Parkway. Larvin Pollock added that they will construct the driveway of the car wash from the roundabout and down through to the carwash entrance, and that the driveway access point will be on a portion of the lot to the north that will be developed in the future. He highlighted that there will be a car wash stall on this site as well as a drive through drink stand; both of which will have their own designated lanes. Larvin Pollock added that Quick Quack's access lane will be a one-way motion lane that goes through the car wash and then patrons can go north to the roundabout and then either continue north or go south to Spanish Fork Parkway.

Vaughn Pickell stated that the two uses the applicant mentioned are ones that usually have long queues, but the proposed Site Plan seems to take that into account well.

Seth Perrins asked what kind of cars this plan used.

Larvin Pollock replied that they used twenty-foot-long Ford F150 type cars for the design.

Seth Perrins expressed that he doesn't feel that the roundabout access will flow very well. Seth Perrins elaborated that he likes the access, but is wondering if there is a way the design can be changed a little bit. Seth Perrins added that he doesn't want people speeding through the roundabout but also doesn't want people to get stopped within the roundabout.

Michael Clark stated that this access' radius has to be maintained to accommodate a 110-foot semi-truck.

Jered Johnson stated that the City's traffic engineers will look further into the roundabout.

Chris Thompson shared his opinion that the access point wouldn't work without the roundabout.

Jered Johnson replied that the traffic study findings will tell us that the roundabout is in fact needed, so the City will continue to look at access locations for that roundabout.

Chris Thompson added that he doesn't think that the traffic study will suggest anything other than a roundabout.

Larvin Pollock addressed the DRC and said that the question they are most concerned with is if the City is comfortable with the Conditional Use Permit moving forward.

Vaughn Pickell replied that the City could include in the Site Plan approval a requirement for the roundabout, or based on the findings of the traffic study that the applicant include a roundabout in their Site Plan.

Dave Anderson responded that the application that needs action is the Conditional Use Permit and is comfortable having the Site Plan continued when access is worked out.

Bart Morrill stated that he has a trail question that will need to be worked out; there needs to be a safe way for residents to cross Spanish Fork Parkway.

Chris Thompson replied to Bart Morrill's statement that there will be a trail crossing at each end of the roundabout.

Dave Anderson also replied that the City could put a stop bar on the south end of the trail so that people don't cross on Spanish Fork Parkway.

Chris Thompson stated that the traffic study should require addressing the trail crossing locations.

Dave Anderson stated that a car wash on this site makes sense; the shape of the property allows for lots of queueing up, and even though there will be lots of movements going lots of directions within the site, he doesn't see that being a problem. Dave Anderson stated that the use is good for the site, the design is well suited for the site, and that he does not have any concerns with recommending the Planning Commission approve the Conditional Use Permit based upon the applicant getting the Site Plan approved.

Dave Anderson added that if the general layout of the site changes, the applicant would have to go back to the Planning Commission for reapproval of the Conditional Use Permit.

The applicant stated that he understands that.

Jered Johnson shared that the traffic study will include studying access locations, trail crossings, as well as studying traffic patterns near the site.

Dave Anderson **moved** to recommend that the Planning Commission approve the Conditional Use Permit for the proposed Quick Quack Car Wash Project based on the following findings and conditions:

Findings:

1. That the site is appropriately sized for the proposed use.
2. That the site's configuration works to provide the amount of needed vehicular stacking.
3. The proposed use will not create any adverse sounds.

Conditions:

1. That the applicant receives Site Plan approval.
2. If the Site Plan changes from what it is today, it will be presented to the Planning Commission again for an amended conditional use approval.

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

Seth Perrins added that having the exit of the car wash, which is the loudest area of the site, facing a busy street is a great way for the sound to dissipate.

Dave Anderson **moved** to continue the Quick Quack Car Wash Site Plan.

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

MINOR PLAT AMENDMENTS

Ludlow Plat B

A Minor Plat Amendment resulting in two residential lots at 1265 East 1000 South.

Brandon Snyder explained that this amendment is fairly straightforward; and that currently there are two existing homes and three existing lots. Brandon Snyder further explained that one of the existing homes is owned by the Ludlow's as well as the adjacent north lot that is part of the Heritage Farms subdivision. Brandon Snyder stated that the idea was that the garage on the north lot would be taken down, but now the applicant would like to keep the garage and combine the lots so that the garage and residential home would be on the same lot.

Shelley Hendrickson stated that normally the City requires that the utilities be kept on the main lot, and that the utilities for the north lot would need to be abandoned. She asked if that is what will happen in this situation.

Chris Thompson responded that the DRC discussed this and thought that it would not be necessary or wise in this case due to the possibility of the lots being split in the future. Chris Thompson stated that the City would like the services to stay as they are now.

Chris Thompson also added that impact fees would only need to be paid once.

Shelley Hendrickson stated that she is not sure if a meter was set on this lot, but she will find out.

Vaughn Pickell **moved** to approve the Ludlow Plat B Minor Plat Amendment as presented.

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

ZONE CHANGE & PRELIMINARY PLAT

Fritzi

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

Brandon Snyder prefaced this discussion by saying that this item is a work in progress.

Dave Anderson added that this is a big project and is time sensitive due to a contract issue. Dave Anderson explained that there are currently existing industrial uses on the property owned by the current wonder of the site, and that now is a good opportunity to do away with this nonconforming use.

Dave Anderson stated that as it is currently proposed, the project conforms to the zoning requirements except for some language in Title 15 that requires an area zoned as R-1-12 to have an average lot size of 12,000 square feet, and right now the proposed design for this project has an average lot size of 900 square feet.

Dave Anderson suggested proposing that the City Council be given the ability to waive the average square footage requirements. Dave Anderson explained that this is

the first case where the City has seen that the average lot size requirement is counterproductive, because in this case it would change the allotted density on the site. Dave Anderson continued to explain that there would be fewer single-family homes in the overall mix if the City were to adhere to the 12,000 square foot lot size requirement.

Dave Anderson added that another option would be to zone the site differently as a R-1-9 zone in order to get it close to the same lot size requirements. Dave Anderson stated that he would prefer to not go this route, but looking at it from a big picture, he is not hung up on this kind of detail and would go whichever way the DRC, Planning Commission, and City Council go in regards to what the City does from a zoning perspective.

Dave Anderson shared that the current property wonder of this site also owns some property across the street, and a portion of that property would have to remain as open area, and the remaining part of the property, about 6 acres, would be donated to Spanish Fork City. Dave Anderson added that the DRC is trying the proposed Zone Change ready for a public hearing at the Planning Commission meeting in December.

Dave Anderson continued to explain that the applicant would like to keep a two-acre pasture across from the Fritzi site, and the remainder of the lot would be donated to the City for their use.

Dave Anderson asked Brandon Snyder to show a video about the project.

Seth Perrins shared that in regards to the site's Zone Change, he is not worried about changing the Title 15 text and zoning the site as R19 as long as it conforms to the R-1-9 requirements. Seth Perrins stated that he is comfortable suggesting the site be zoned as R-1-9.

Vaughn Pickell asked if the R-1-9 Zone Change would yield more units for the site.

Dave Anderson replied that it does, but the developer doesn't necessarily have anywhere to put those units.

Seth Perrins brought up that one thing that the applicant should be aware of it as they move forward with this project, keep in mind that the Planning Commission

often wants the ends of units and buildings to be more architecturally pleasing and not just a stark wall that lines the street.

Chris Thompson added that one of the things that the City has tried to steer away from is isolating different neighborhoods from one another. Chris Thompson asked what the thoughts of others were on connections between neighborhoods.

Brandon Snyder replied that there have been discussions about a connection between Phase 1 of this project and the lots along Cal Pac Road.

Applicant (Mark) responded that the developer has agreed to put that connection in, and there will be a connection to the stacked flats as well.

Dave Anderson explained that the DRC doesn't like to recommend approval of preliminary plats with a lot of loose ends. Dave Anderson added that this project has been a team effort thus far, and there is a list of outstanding issues that the applicant and home builders are currently working on.

Dave Anderson continued to state that the DRC would like the wall on Arrowhead to not just be a masonry wall, but would like something like a half-wall with open rod fence fencing and landscaping.

Dave Anderson added that another outstanding issue has to do with the severity of the slope that goes from the property on Main Street up to the area where the big warehouse is. Dave Anderson shared that the current plan is to bring in some fill to level the slope out a little bit and to also eat some of the grade of the slope by using the garage buildings to help mitigate that.

Vaughn Pickell shared that the City is working towards a development agreement for this project because there are so many unique developments on this site. Vaughn Pickell added that while looking at the phasing plan he noticed that Cal Pac Road is going to be relocated, but part of it is in Phase 2 while part of it is in Phase 4 so he is unsure how the applicant is planning on phasing the reconstruction and moving of the road throughout phases.

Dave Anderson replied that part of the proposed plan is that the developer can't do anything with the building on site until 2023. Dave Anderson added that the

applicant can start on Phase 2 of the project, but he envisions it being more than one plat.

Seth Perrins advised the applicant that they still have some math and sequencing to work out within Phases 2 and 3.

Dave Anderson expressed that he is comfortable with where the project currently stands, and that it is a big ask of the City to allow for part of the development in Phase 1 and 2 to proceed while the building on Phase 4 is still present.

Applicant (Scott) replied that they understand the City's concern, and that the developer has already made efforts with the existing tenants in the mentioned building about having them move out early. Applicant continued to explain that the developer is hoping to be able to shift things around within the building and take portions of it down at a time.

Applicant explained that there is a strong incentive to get this building issue worked out as fast as possible.

Seth Perrins added that he likes that the single-family homes are part of Phase 1.

Chris Thompson stated that there is one unique thing about the development being proposed to the West of this site, and that Cal Pac Road will run from a high-density area into a low-density area. Chris Thompson further explained that this road is currently being designed as the size of a local road and there have been some questions about what it will look like, and whether it will end up being a hodgepodge of fencing with a trail that will need to be maintained.

Dave Anderson asked if it is realistic to have a trail in this area.

Jered Johnson responded that there is already a trail on Main Street, and the trail on Del Monte Road will be removed.

Dave Anderson asked if the City wants Del Monte Road to be a dual frontage road.

Applicant replied that if the site is zoned as R-1-9 then the developer could get rid of the double frontage, and as of now the developer has reduced Del Monte Road to a local road while widening it at the corner.

Dave Anderson commented that the City would prefer not to have landscaping to take care of on this road.

Chris Thompson added that the road could have a frontage from a residential collector road with houses on one side and a wall on the opposite side, but asked if the other development will also be allowed to have dual frontage.

Dave Anderson agreed that the two developments should match and should receive the same treatment.

Chris Thompson stated that the road should be designated as a residential collector road to a certain point, and then have it be a local road. Chris Thompson also added that the Cal Pac Road full access point needs to be widened so that there can be a right and left way out.

Applicant followed Chris Thompson's statement and said that the developer is doing exactly that at the light on Cal Pac Road with a right and left way out both accounted for.

Dave Anderson **moved** to recommend approval of the proposed Fritzi Zone Change from R-R to C-2, R-4, R-3, and either R-1-12 or R-1-9, for the proposed Master Planned Development with 319 homes, to the City Council based on the following finding:

Finding:

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

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

Dave Anderson **moved** that the proposed Preliminary Plat for the Fritzi Master Planned Development be approved subject to the applicant addressing the redlines to the applicant currently has as well as any redlines that come up after further review. And subject to the applicant entering into a development agreement with the City, and subject to the City making changes to the Title 15 language.

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

Applicant asked the DRC if they could switch the proposal to say 323 homes instead of 319.

Dave Anderson replied that yes, the DRC is comfortable with 323 homes.

Applicant addressed the DRC and explained that the developer has been directed to bring sewer lines to this project, and as of now the sewer will need to be taken directly to the east of the project. The applicant continued to explain that the developer has been in touch with the McKell family, and right now they are not comfortable with allowing an easement to go through their property because they believe the City has designated their property as "undevelopable". Applicant continued to explain that the developer's best option now is to have the sewer line come across Main Street and then up to the project site, as Mike McKell believes their property is undevelopable and are not willing to cooperate with the developer or the City.

Chris Thompson recommended that the applicant work with the other McKell property owner; Brent McKell, and explained that he will be easier to work with in getting the sewer line through the McKell property.

Applicant replied that the developer is currently trying to reach out to all the property owners around the site to see what options they have.

Jered Johnson explained that if the sewer was placed next to the storm drain it would make the McKell property developable.

Applicant (Scott) asked if the DRC could also discuss some other alignment issues within the project.

Chris Thompson explained that the developer would like to bring the sewer line down through their site and then connect through the City's park.

Applicant (Scott) clarified that the developer would like the sewer line to go through the subdivision.

Seth Perrins asked if the City could help the applicant get in touch with the correct landowners on the North side of their property in order to have conversations with them about possible alignments there.

Jered Johnson answered yes.

Seth Perrins also added that the City could have a conversation with Mike McKell as well in order to help him understand the process of the TDR.

Jered Johnson stated that by looking at the volumes, this area could be serviced with a 12-inch line, and then use a 15-inch line through the City's ballpark.

Chris Thompson added that the engineering department was going to see what the capacity of the 15-inch line coming out of the ballpark could have, and ended by saying that this part of this discussion is for construction plans.

GENERAL PLAN AMENDMENT

Transportation Master Plan

The proposal involves various revisions to the Transportation Master Plan.

300 East continuation to the South

Brandon Snyder began the discussion by explaining that the DRC was concerned about this item because of the ongoing TDR process and had previously moved to hold off on this change.

Kim Brenneman replied that she understood that the thought was to hold off on any changes within the River Bottoms area for now.

Chris Thompson agreed that the DRC would like to hold off on making this change to avoid putting any more spotlight on the River Bottoms area.

Dave Anderson added that he also thinks it is a good idea to put this decision on the shelf for now.

Chris Thompson explained that the City did complete a feasibility study to determine where to place a three-lane collector street and whether or not to put in a new roundabout here, and the study determined yes for both of these questions.

Dave Anderson wanted to clarify that TDRs are not the issue, but rather the issue is whether or not there will be development in the River Bottoms.

Chris Thompson replied that he doesn't have a problem with waiting on this change for a few months.

Josie Paxton stated that she is also fine with holding off and the other cities that this change would impact should be fine with delaying the change also.

Connect and Extend 1150 West

Josie Paxton explained that these changes are proposing to place a commercial connector street in from 1000 North to 4000 South, and would be a three-lane commercial connector with a 90-foot right-of-way. Josie Paxton added that the hope is to improve these connector roads to help with future developments throughout this area.

Dave Anderson stated that this road would go through a section of the Simpson Annexation.

Josie Paxton replied that the road that would go through the annexation will follow the existing property line which will hopefully make future discussions easier.

Trail on Del Monte Road

Brandon Snyder explained that he and Bart Morrill rely on what is on the trails website to refer to the current trails as they discuss potential changes with others, and asked if he is not seeing the change on the online map, is he to assume that said change has not yet been approved.

Josie Paxton answered that that is correct.

Chris Thompson added that as soon as any changes make it to the Planning Commission, then you will be able to see said changes on the online map.

Brandon Snyder replied that he understands that changes cannot be made on the map until they are officially approved, and added that he can get those changes added to the upcoming Planning Commission agenda.

Jered Johnson **moved** to recommend approval of the proposed Transportation Master Plan revisions, not including the River Bottoms change, of the General Plan Amendment to the City Council based on the following finding and condition:

Finding:

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

Condition:

1. That the proposed changes are reviewed before being submitted to the Planning Commission.

Jake Theurer **seconded** and the motion **passed** all in favor.

Chris Thompson asked that these proposed changes also be shared with the Fritzi developer.

TITLE 15 AMENDMENTS

Impact Fees

Chris Thompson explained that the City is in a situation where its power and light impact fees are getting too high.

Eileen exclaimed that when she was briefed beforehand about what cities were the best to deal with, Spanish Fork City was highly praised.

Dave Anderson replied that they really do try.

Eileen continued to share that she is thrilled to hear about this impact fee because she will be doing all the reviews and studies of the cities in January.

Chris Thompson explained that last night at the City Council meeting, the Transportation Impact Fee was lowered to about 23%, and now the other fee that the City has been concerned about is the power and light impact fee. Chris Thompson continued and said that the City looked to see what projects could be reimbursed with impact fees; in the past the City has determined that a 600 AMP line is 100% reimbursable with impact fees, but are now backing off of that practice. Chris

Thompson further explained that when the City builds a new road there is some conduit added into the existing trench, so one thing the City does with roads in order to decrease impact fees is to say that only 'curb-to-curb' is included in the impact fee. Chris Thompson shared that the City has decided to do something similar with the 600 AMP line, and are proposing that the boxes for these lines will be a regional type facility to decrease the amount of project money that will be reimbursed from impact fees and in turn decrease the overall fee.

Eileen shared that she is stunned and considers this change very reasonable.

Josie Paxton corrected an earlier statement and stated that the correct number for the transportation fee change is 25%.

Chris Thompson explained that the City does its impact fees in house to keep them accurate.

Vaughn Pickell **moved** to recommend approval of the proposed Title 15 Amendments regarding reimbursable project and impact fees as presented to the City Council.

Jake Theurer **seconded** and the motion **passed** all in favor.

TITLE 15 AMENDMENTS
Master Planned Developments

Brandon Snyder explained that what has been proposed is to change the Title 15 text to clarify that when there is a single zoning district, the average lot size must be met, and to also remove the text that says when there are multiple zoned districts the average lot sizes are commensurate with the distinctly zoned areas.

Vaughn Pickell **moved** to recommend approval of the proposed Title 15 Amendments about the master planned developments as presented to the City Council.

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

CONSTRUCTION STANDARDS

Proposed Amendments to Policy 4.39 of the Construction Standards

Chris Thompson invited Josh Robinson to share anything that he has not yet presented to the DRC.

Jered Johnson added that there is still a lot of discussion on all the proposed water improvements.

Chris Thompson agreed that the water department needs to be present to discuss those particular improvements.

Josh Robinson replied that he will remove the water text from the proposed amendments.

Josh Robinson brought up the addition of manhole standards and explained that they did some rearranging and adding onto the City's curb and gutter standards to allow for approved alternates to be used.

Josh Robinson then touched on the electrical standard and explained that it will be similar to what it is now, but the trojan tape requirements have been removed because the City will be using PVC instead of pipe now.

Tom Cooper explained that this change is trying to avoid a resident from having a bunch of scrap pipe and putting it together to make one long run of pipe.

Josh continued with the discussion and mentioned that the next few changes are also pretty similar.

Tom Cooper added that the next few callouts are addressing fire hydrants and are trying to help with lawn maintenance and care, and keeping that clean.

Tom Cooper moved to the next change and stated that this change is about adding rigid metals to fiberglass because it is a little cheaper and easier to get a hold of now.

Tom Cooper referenced the image being projected and explained that it is a color rendering to help properly identify which conduits are what.

Chris Thompson replied that now that the construction standards are online, it will be very helpful to include color in these standards.

Tom Cooper covered the next change and explained that this one is specifying the connections the City wants to be used for secondary connections, as well as upgrading to a better and more reliable connection overall.

Tom Cooper addressed the next change which now allows PVC conduit to be used on street lighting.

Tom Cooper explained that the following change has to do with the centering of streetlights to be closer to the road and not the grass.

Tom Cooper moved to the next change and explained that on the City's 600 AMP riser poles, the lags that are pounded into the poles do not hold the weight of the pole well, so the City is now requiring that we drill and bolt the riser to the pole to prevent it coming loose over time.

Jered Johnson **moved** to approve the proposed amendments to Policy 4.39 of the Construction Standards based on the condition that any water amendments are removed at this time.
Jake Theurer **seconded** and the motion **passed** all in favor.

OTHER BUSINESS

Maple Mountain Estates Plat F Fence

Brandon Snyder opened the discussion and explained that from his understanding, the property plans called for a six-foot-tall vinyl fence to be installed. Brand Snyder added that between the park space and the neighboring property is where the developer will need to place the fence. Brandon Snyder stated that the applicant is requesting that this requirement be waived and that no fence be installed.

Bart Morrill replied that if the property owner would like to leave it open, it does not hurt the City. Bart Morrill added that he did inform the property owner that if he does not want a fence, he would have to put in a concrete curb on the south end of his property. Bart Morrill shared that the property owner has said that he thinks the landscape is pretty and would like to leave it open.

Dave Anderson replied that as long as there is something on the property to mark the boundary, that is fine.

Brandon Snyder explained that there are currently rocks and shrubs that mark the property line.

Chris Thompson added that the property owner could do the concrete curbing in lieu of the fence, and that he has no problem with that.

Vaughn Pickell stated the DRC could waive their own requirement and just require that concrete curbing is placed instead.

Bart Morrill clarified that it would actually be the developer that would be putting the fence or curb in, and not the property owner.

Chris Thompson asked if any official action needed to be taken on this.

Dave Anderson **moved** that the applicant be allowed to replace the required fence on the South side of Maple Mountain Estates Plat F with a concrete curb.

Vaughn Pickell **seconded** the motion.

OTHER BUSINESS

Humphries Landscaping

Dave Anderson spoke to the applicant and said that they claim they are ready to occupy the building, which has been converted into a welding supply shop, but none of the landscaping has been done. Dave Anderson mentioned that he wanted to discuss with the other DRC members to see about the possibility of having the applicant go ahead and bond.

Seth Perrins asked the applicant if there was any explanation for why they haven't started yet.

Applicant responded that they had the landscape plans approved at one point, and then heard that municipalities wanted to have landscaping redesigned, so they

redesigned and resubmitted, but the only changes made were going from, shrubbery to trees.

Dave Anderson asked the DRC if the applicant should be allowed to post a bond.

Applicant explained that the plan is to have all of their irrigation, rocks, and boulders done, minus the plants and trees because they can't install those in the winter.

Dave Anderson informed the applicant that he doesn't want to make this a habit; but their bond is pretty light so he will have Bart Morrill look it over and get back to him.

Applicant replied that if it all works out their plan is to move this weekend so that they could open again on Monday.

Dave Anderson responded that he understands, and will talk with the DRC about it.

Applicant asked if they will have to get another business license.

Dave Anderson replied that yes that is correct.

Dave Anderson **moved** to adjourn the meeting at 11:57 a.m.

Adopted:

Ashlin Turcsanski
Deputy Recorder

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, UT 84660
December 8, 2021

Staff Members Present: **Chris Thompson**, Public Works Director; **Seth Perrins**, City Manager; **Dave Anderson**, Community Development Director; **Brandon Snyder**, City Planner; **Kimberly Brenneman**, Community Development Secretary; **Vaughn Pickell**, City Attorney; **Walter Bird**, Assistant City Attorney; **Michael Clark**, Assistant City Engineer; **Jered Johnson**, Engineering Division Manager; **Shelley Hendrickson**, Engineering Division Secretary; **Zach Hendrickson**, Outside Plant Manager; **Jake Theurer**, Power and Light Superintendent; **Garrett Elmer**, Power and Light Assistant Superintendent; **Bart Morrill**, Parks Maintenance Supervisor. **John Little**, Chief Building Official; **Jackson Dille**, Planning Intern.

Citizens Present: Cody Brazell, John Smiley, Kevin Olson, Derek Tew, Craig Jacobsen, Peter Matson, Rob McNeel, Michael Leifson, Troy Riding, Shelly Jamison, Jeremy Endicott, David Bourne, Scott Peterson, Brian Gabbler, Byron Haslem, Jed Stewart, Vic Deauvano.

Chris Thompson called the meeting to order at 9:45 a.m.

FINAL PLAT
Canyon View Meadows Plat A

Brandon Snyder explained that this project used to be called Swift Creek. It will be developed in 2 phases.

Chris Thompson asked Michael Clark if he had anything he wanted to discuss on the development.

Michael Clark stated that the property east of lots 122 and 123 is owned by UDOT, he is unsure of what, if any, improvements should be done before the intersection is improved by UDOT. The developers of the Quiet Valley project own the other side of the intersection, they have put in improvements on their road but not down to the intersection.

Chris Thompson said it does not make a lot of sense to have a masonry wall on the portion of the property with lower elevation near 122 and 123. He thinks if the wall is placed closer to the homes it will provide more privacy to these homes.

Dave Anderson said for project fieldstone on 3400 East there is a masonry wall. He asked Peter Matson his thoughts.

Peter Matson said from a cost standpoint a fence would be cheaper but they are willing to do what is required by City standards. If they improve down to the intersection, they would have to resubmit plans to the canal company. He is unsure of the ideal placement of the masonry wall.

Brandon Snyder thinks it makes sense to have a wall on the lot lines of the homes.

Dave Anderson said a masonry wall helps alleviate security concerns as well.

Michael Clark mentioned the example of the Canyon Breeze where the wall is not visible driving along Highway 6. Will it be a vinyl fence on the bottom and a wall on the higher elevation area?

Dave Anderson said he does not want a vinyl fence there.

Chris Thompson stated that UDOT may not want a wall in lower elevation because they will need room to expand. He said it would be good to have a consistent masonry wall as opposed to having vinyl fencing in between.

Dave Anderson thinks it makes sense to stick with the standard.

Chris Thompson said they want connectivity to the Quiet Valley development across the road. He thinks it makes sense to put a handicap ramp across from the Quiet Valley development even though it is off site for this development.

Dave Anderson said he doesn't think this is a big ask.

Chris Thompson asked Michael Clark to approach DR Horton and ask them to place handicap access for the Quiet Valley Development.

Michael Clark is willing to do so. He brought up concerns about stormwater draining onto lots 124 and 125.

Peter Matson asked how high a mow strip would have to be to alleviate concerns about flooding.

Michael Clark said about a foot.

Peter Matson said he doesn't think there is an issue with a 1-foot mow strip. They will reach out to the adjoining property to see what options are available on site for irrigation drainage.

Chris Thompson brought up a concern with if they can force this development to address this concern when it is a responsibility of the adjoining property.

Michael Clark said it is a low hanging fruit to require a one-foot mow strip to mitigate the problem.

Chris Thompson thinks this should just be a suggestion.

Discussion ensued regarding fencing plans and when and where it would be built. There is no uniform fencing requirement for the site.

Peter Matson asked Brandon Snyder about what type of fencing is required.

Brandon Snyder said vinyl is preferred over chain link.

Peter Matson said they want to protect future residents and will do what is needed.

Chris asked Michael Clark about pedestrian ramps at 1000 South and 3400 East.

Michael Clark explained their location and who will build them.

Jake Theurer they will need to do a fee adjustment due to a change in phasing.

Dave Anderson **moved** to approve the proposed Canyon View Meadows Plat A Final Plat based on the following findings and conditions:

Findings:

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

2. That the application is consistent with the approved Preliminary Plat.

Conditions:

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

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

Canyon View Meadows Plat B

Dave Anderson **moved** to approve the proposed Canyon View Meadows Plat B Final Plat based on the following findings and conditions:

Findings:

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

Conditions:

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

Jake Theurer **seconded**.

Michael Clark spoke about the bulb out currently planned for the intersection of 1000 South and 3100 East. He thinks there should be less asphalt on Canyon Meadows Drive by changing the bulb out plan.

Jake Theurer said they need to submit their electrical drawings.

Peter Matson said it will be submitted.

Shelley Hendrickson said they are still waiting for the engineer to submit their bonds.

Chris Thompson asked Bart Morrill if there is anything to add regarding trails.

Bart Morrill said he wasn't sure if they should change the trail configuration regarding bulb outs.

Chris Thompson asked Dave Anderson if he would like to change his motion.

Dave Anderson **moved** to approve the proposed Canyon View Meadows Plat B Final Plat based on the applicant addressing the redlines as well as what was commented on during today's meeting.

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

GENERAL PLAN AMENDMENT
PEG

The applicant explained the site and that it is currently owned by Wasatch Pallet. Wasatch Pallet is moving and so this group was approached to develop the area with single-family homes. 1-bedroom homes would be duplexes, 2- and 3-bedroom houses would be detached. There would also be a pool and clubhouse. They need a change to urban density residential zoning.

Brandon Snyder said given the planned interchange nearby and the challenges of this site that this proposal is worth considering.

Michael Clark had no concerns.

Dave Anderson said he has no concerns with the General Plan proposal, the only thing being considered at this time.

Jake Theurer **moved** to recommend approval of the proposed PEG General Plan Amendment to the City Council based on the following findings:

Findings:

1. That the proposal helps to provide a range of housing types and price levels within the City.
2. That the location is suitable for a high-density residential development.

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

Seth Perrins said he would expect this site to have higher density, there are more things to talk about regarding the site on another day.

SITE PLAN

Canyon Creek Phase 10 Plat A Lot 2

Brandon Snyder explained that this is a small lot in front of Lowes.

Michael Clark explained the recommended changes to parking and drive through layout. They want to avoid issues they have had with Culvers.

Discussion ensued regarding how compact parking affects larger vehicles. The site has parking agreements with an adjoining property.

Seth Perrins asked how many feet short they are to have full length parking stalls.

Michael Clark explained that they provide what they need for parking, as long as the drive-thru doesn't get backed up.

Seth Perrins asked about what standards the City has. Are they allowing for future problems with compact parking backing into busy drive throughs? Is the building too large or is the landscaping?

Discussion ensued regarding what happens at Culvers and how it could be mitigated.

Dave Anderson thinks this plan is an improvement over Culvers. He thinks large vehicles will not repeatedly park in the mentioned spaces.

Discussion ensued regarding how this issue plays out in other areas around the City.

Seth Perrins said he would not want those stalls to be labelled as compact stalls due to a requirement from the City's end. The City should let them manage the site as needed. He does not want to approve parking that is substandard.

Jake Theurer told the developer to work with Tom to get their electrical plan done.

Dave Anderson **moved** to approve the proposed Canyon Creek Phase 10 Plat A Lot 2 Site Plan based on the following finding and conditions:

Finding:

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

Conditions:

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

Jake Theurer **seconded** and the motion **passed** all in favor.

Domain at the Meadows PI

Seth Perrins explained that this subdivision was built right as the Pressurized Irrigation standards came out. What they have put in has not worked at all. The City is going to improve irrigation in the area.

Dave Anderson asked what the expected budget for the problem is.

Chris Thompson said it will cost around $300,000. It will come from the PI budget. This project represents the City taking the responsibility for allowing a substandard development.

Seth Perrins clarifies that no one in the room approved this development, it was the same body just composed of different members.

Chris Thompson said no motion was necessary.

MINOR SUBDIVISION

Timbercreek Plaza

Brandon Snyder stated that the proposal is a very straightforward subdivision of an existing building.

Dave Anderson **moved** to approve the proposed Timbercreek Plaza Minor Subdivision based on the following finding and conditions:

Finding:

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

Conditions:

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

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

ZONE CHANGE AND PRELIMINARY PLAT
Modera

Brandon Snyder explained that this is the largest proposal they have ever seen with 724 homes. It is an area that is lacking in infrastructure. The City has a General Plan designation for residential and commercial uses. The proposal includes plans for future commercial lots.

Chris Thompsons asked if these are stacked units.

Dave Anderson said they are.

Brandon Snyder showed the property on the General Plan map.

Dave Anderson said they are following the General Plan in their site layout. He thinks at some point there will be more discussion on the type and number of homes. They are currently at or near the ceiling of allowed zoning. They are just under 19 units per acre. Generally, the City expects that the closer a development is to the ceiling on density, the more they expect in terms of amenities and quality.

Chris Thompson sought to emphasize that they need to make sure this site has high amenities and high architectural quality.

Dave Anderson said they have received pushback from the community on projects much less dense than this. They have received multiple proposals for the R-4 zone. It is important to do this development correctly. This is similar to but much bigger than the

project by the Neighborhood Market Walmart, but it will be by uses much larger than the Neighborhood Market as well. This will be the first development on the Spanish Fork City boundary here so it is important to start off on a good note.

Chris Thompson agrees and likes the elevations.

Seth Perrins stated that this is the right area for this. He would like to see how similar developments work across the state to know how they work out before they approve too many of them. Due to its size this is a big ask, the significance of this is not lost on him. He appreciates the developer's efforts to make a quality development.

Dave Anderson said they have overhauled the plans and meet all requirements of the R-4 zone. There is a central amenity area as well as amenities around the development.

Chris Thompson asked how pinned down the specifics of the amenities are.

Discussion ensued regarding the amenities. There will be basketball courts and pickleball courts among other things.

Scott Peterson explained that they know they have a high bar to meet with amenities. They have a presentation on amenities they can share.

Vaughn Pickell brought up a concern with the fact that the amenities will not be built until the final phase.

Scott Peterson said there will be amenities spread out in each phase.

Seth Perrins said they would like to ensure early development of the amenities phase.

Dave Anderson said they would like to have a trigger to build amenities so they don't get delayed because there is no profit in them.

Seth Perrins said there was a development built before in the City where the amenities were not built until years later. The Council and Planning Commission will share this same concern. They will want to ensure amenities are built early.

Dave Anderson said that many times the clubhouse is the leasing office. They would feel more comfortable if that is the case.

Chris Thompson asked what 2 HOA's accomplish now that both sides are the same product.

Scott Peterson clarified that there are two different products because the one to the West will be owner occupied.

Dave Anderson is starting to become concerned about the amount of for rent product and likes to see the condos there.

Chris Thompson said they need a dedicated right lane, through lane and left lane, and receiving lane for the main roads that will exit onto State Road 164.

Discussion ensued regarding the naming of these roads and what the alignment of roads will be in this area with future development.

Dave Anderson asked if now is the time to discuss intersection design. He thinks signals would be needed here.

Discussion ensued regarding what would be required in order to have signals and where they will be placed.

Scott Peterson said he thinks it works either way.

Dave Anderson said he thinks this discussion does not impact their design. He does not like the idea of people turning left out of here. He thinks this is UDOT's issue. Medians are the only thing that will stop people from turning left.

Chris Thompson said he feels uncomfortable approving this without the City doing a traffic study. He thinks now is the opportunity to have a signal built here. UDOT wants these signals built by the developer.

Michael Clark said UDOT has said there should be 2600 feet between signals.

Dave Anderson said he thinks we can go to the Planning Commission with this level of detail while studying traffic at the same time. He does not think the intersection will affect the site design.

Dave Anderson **moved** to continue the proposed Modera Zone Change from R-R to R-4 and C-2 along with the proposed Preliminary Plat to the City Council based on the following finding and conditions:

Finding:

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

Conditions:

1. That Preliminary Plat approval is contingent upon approval of the Zone Change.
2. That the applicant meet the City's Zoning requirements and Construction Standards.
3. That the applicant addresses any redlines.
4. That the applicant provides landscaping and amenities plans.

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

Seth Perrins said he wants to confirm this plan works with a traffic engineer.

CONCEPT REVIEW

D-Land East

Seth Perrins said he thinks it's premature to talk about developing this site given the TDR program is still being discussed.

Vic said he has owned this land for many years and it is unfair to call this proposal premature.

Dave Anderson explained the process of TDR's and how that program is related to this proposal.

At 11:15 Seth Perrins excused himself from the meeting due to responsibilities elsewhere.

Vic said Edge Homes creates a good product. He said that density should not be the only consideration, they should also consider the quality of the site. He thinks this proposal is coherent with the surrounding area.

Dave Anderson suggested he apply for a Zone Change in order to have an official audience with the Planning Commission.

Chris Thompson asked if staff want to know about any utility, power, water, or sewage issues.

Michael Clark said water would be a dead-end loop.

Chris Thompson said they will want to talk to a traffic engineer regarding access.

D-Land West

Dave Anderson said with this proposal the utilities are easy, but the townhomes are a landmine. Every other developer that has wanted to build townhomes here and hasn't been able to.

Chris Thompson said they probably would need to reevaluate the street plan.

There is a powerline along the west boundary. They will need to add 10 feet to expand the trail.

Discussion ensued regarding the required width of the trail and where it runs.

Vick again stated he believes quality is more important that density.

OTHER BUSINESS

Legacy Townhomes

Troy Riding explained the placement of tracks and wall here. He also spoke to the grading. After discussion with staff, they have considered redoing the grading to have one wall instead of two.

Chris Thompson wanted to see the maximum and minimum slopes of the plan in order to approve to make sure they don't end up with crazy slopes.

Bart Morrill said the slope would be ok.

Dave Anderson said he thinks the plan for two walls is the right approach.

Brandon Snyder asked what buildings this will need to be done on.

Troy Riding showed on the map which buildings would need this grading and which ones are flatter.

Chris Thompson said steps should be put in in areas bigger than 7 feet.

Dave Anderson asked what will be on top of the retaining wall.

Troy Riding said it will be flat concrete.

Discussion ensued regarding the placement of shrubs.

Dave Anderson asked about height of the guardrail.

Troy Riding said it will be 3 feet tall.

Dave Anderson asked about trees along the railroad. He said they can be no further than 30 feet apart.

Chris Thompson stated he would like to put in a minimum and maximum slope requirement.

Bart Morrill said they've gone steeper in rocky areas in other parts of the City.

Discussion ensued regarding types of decks and what will be placed there.

Dave Anderson said John Little will be the developer's contact for bonds.

Troy Riding asked if they should give John Little an estimate on the cost of the wall.

Brandon Snyder asked about the plan for stairs.

Troy Riding said they will have them on the breaks between the walls.

CONCEPT REVIEW

Leland Substation

Byron Haslem explained this proposal.

All are in favor of it.

TITLE 15 AMENDMENTS
Septic Tank Regulations

Seth Perrins **moved** to table the proposed Title 15 Amendments as presented to the City Council.

Dave Anderson **seconded**, and the motion passed all in favor.

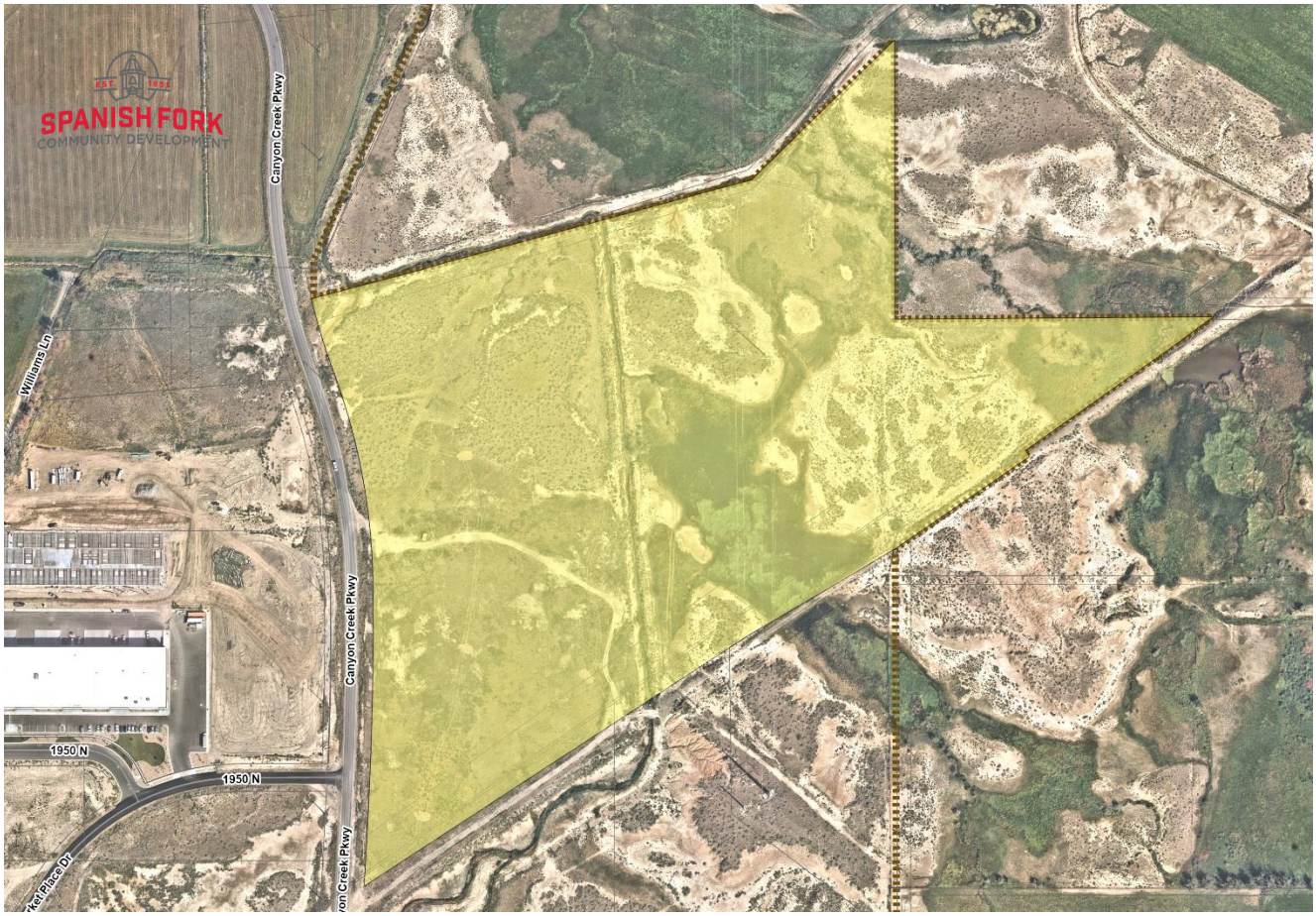
Chris Thompson explained they are taking out the connection requirement.

Chris Thompson explained it is not enforceable until payment.

Chris Thompson moved to adjourn the meeting at 12:03 p.m.

Adopted:

Jackson Dille
Planning Intern



Canyon Creek General Plan Amendment Approval Request

December 15, 2021, Development Review Committee.

Located at 2100 North Canyon Creek Parkway, including approximately 32 acres.

The applicant has requested that a General Plan Land Use Map amendment be approved. It is proposed that property be moved from the Industrial designation to Urban Density Residential.

Key Issues

1. General Plan.
2. Zoning.
3. 2700 North Area Interchange Land Use Plan.

Recommendation

That the proposed General Plan Amendment be recommended for approval based on the following findings:

Findings

1. That the proposal is generally consistent with the concepts presented in the 2700 North Area Interchange Land Use Plan.
2. That the property has access to transportation facilities that can accommodate the anticipated traffic Urban Density Residential uses would generate.



Mountain America Canyon Creek Site Plan Approval Request

December 15, 2021, Development Review Committee.

Located at 1126 North Canyon Creek Parkway, including 1.04 acres.

The subject property is zoned C-2.

The applicant has requested that a Site Plan be approved for a Financial Institution.

Key Issues

1. Canyon Creek Master Development Plan.
2. Compliance with City requirements.
3. Compliance with Canyon Creek Design Guidelines.

Recommendation

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

Findings

1. That the application conforms to the City's General Plan Designation, Zoning Map and Canyon Creek Master Development Plan.

Conditions

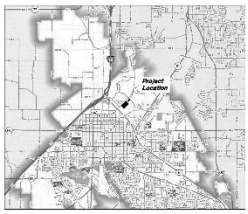
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant address any red-lines.

Exhibits

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

Canyon Creek Bank of America

1126 Canyon Creek Parkway
Spanish Fork, Utah



Vicinity Map
Not to Scale

Civil Sheet Index

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C1.1	Site Plan
C2.1	Grading Plan
C2.2	Grading Details and Notes
C2.3	Accessible Details and Notes
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C5.1	Erosion Control Plan - Phase 1
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L1.1	Landscape Plan
L2.1	Irrigation Plan
L3.1	Landscape and Irrigation Details
A09.00	Architectural Elevations
A09.01	Architectural Elevations
COVER	Exterior Lighting Design
LU-1	Photometric & Lighting Plans

Abbreviations

Legend

Flood Zone

Basis of Bearings

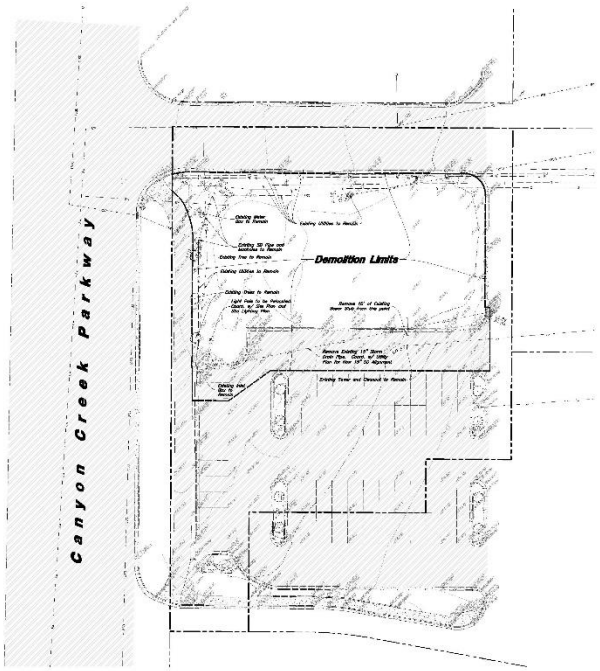
Benchmark

Legal Description

ANDERSON WAHLEN & ASSOCIATES

Cover Sheet
Canyon Creek Bank of America

27 Aug. 2021
SHEET NO.
C0.0



Scale: 1" = 20'

General Demolition Notes:

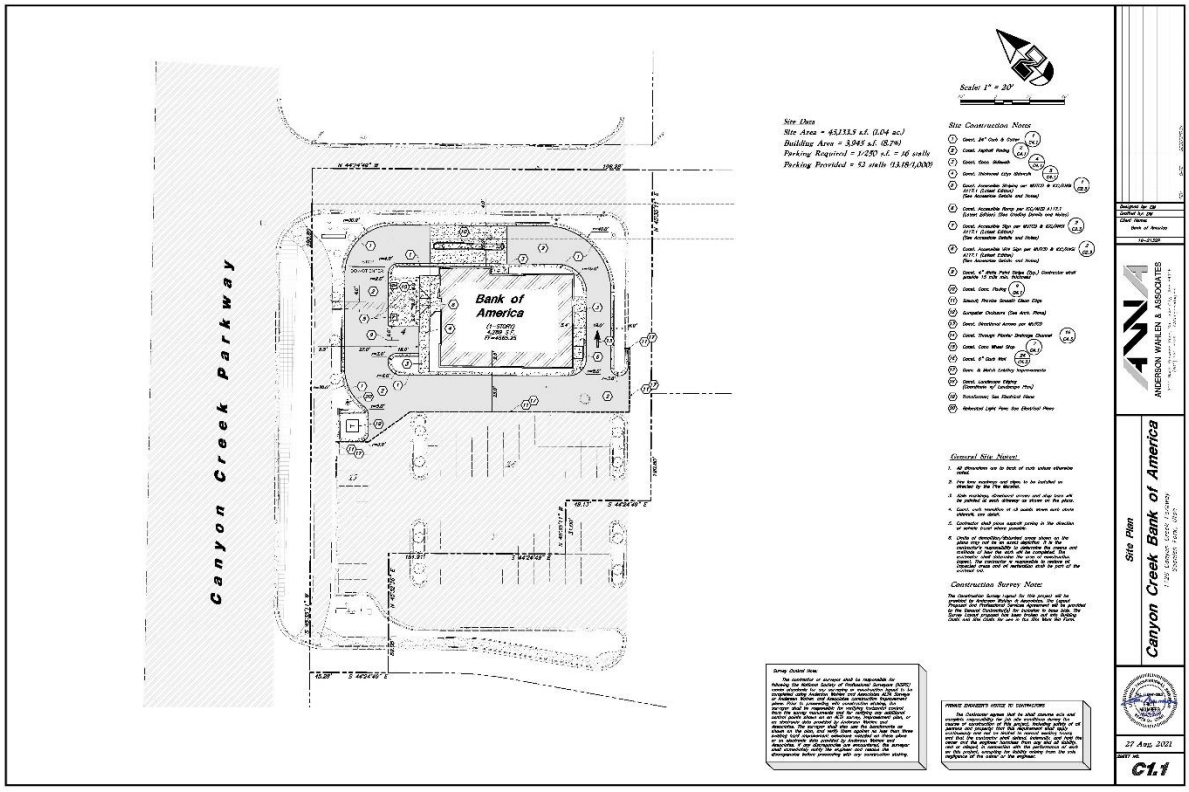
CAUTION :

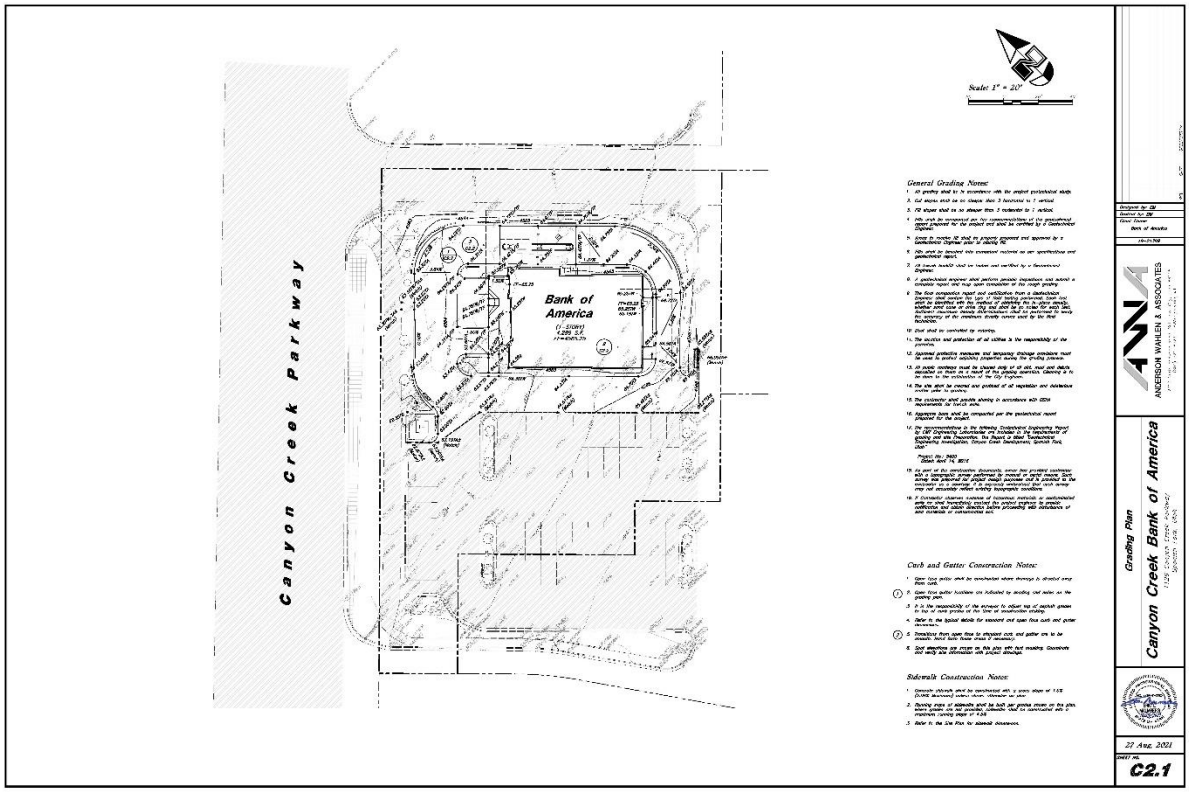
Know what's below. Call 811 before you dig.

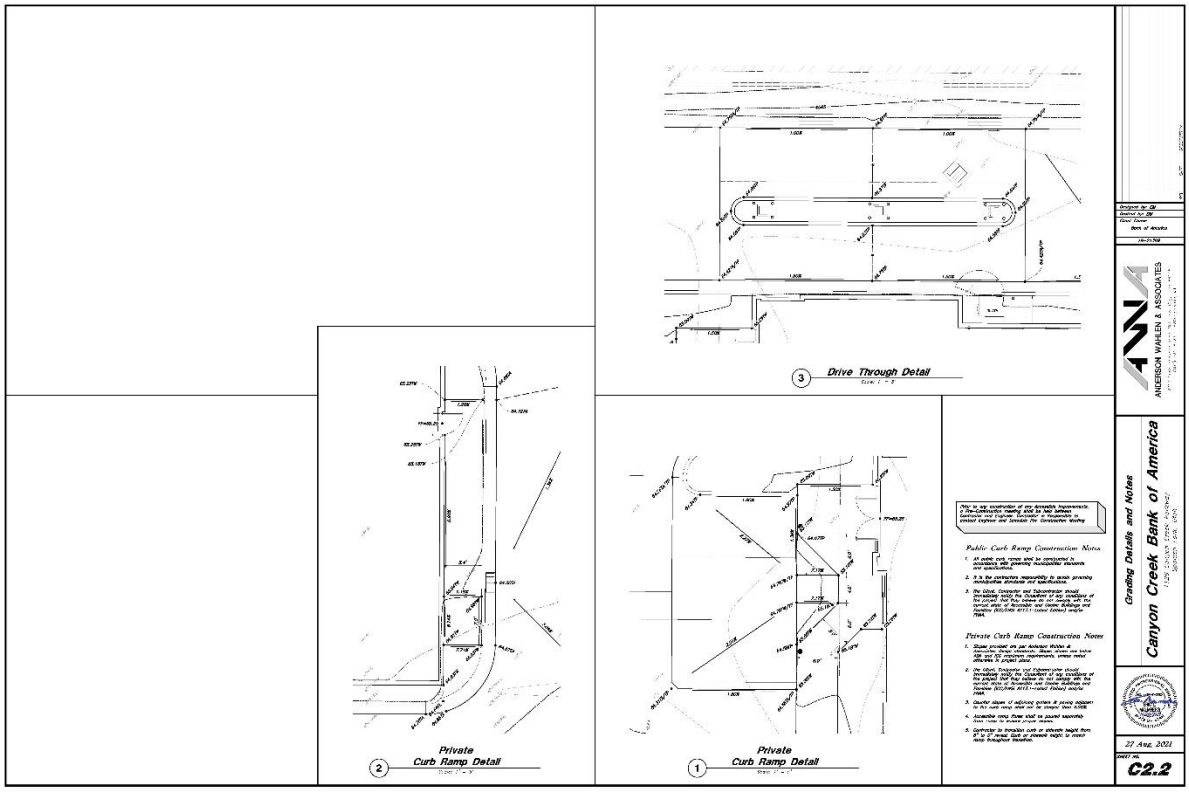
ANDERSON WAHLEN & ASSOCIATES

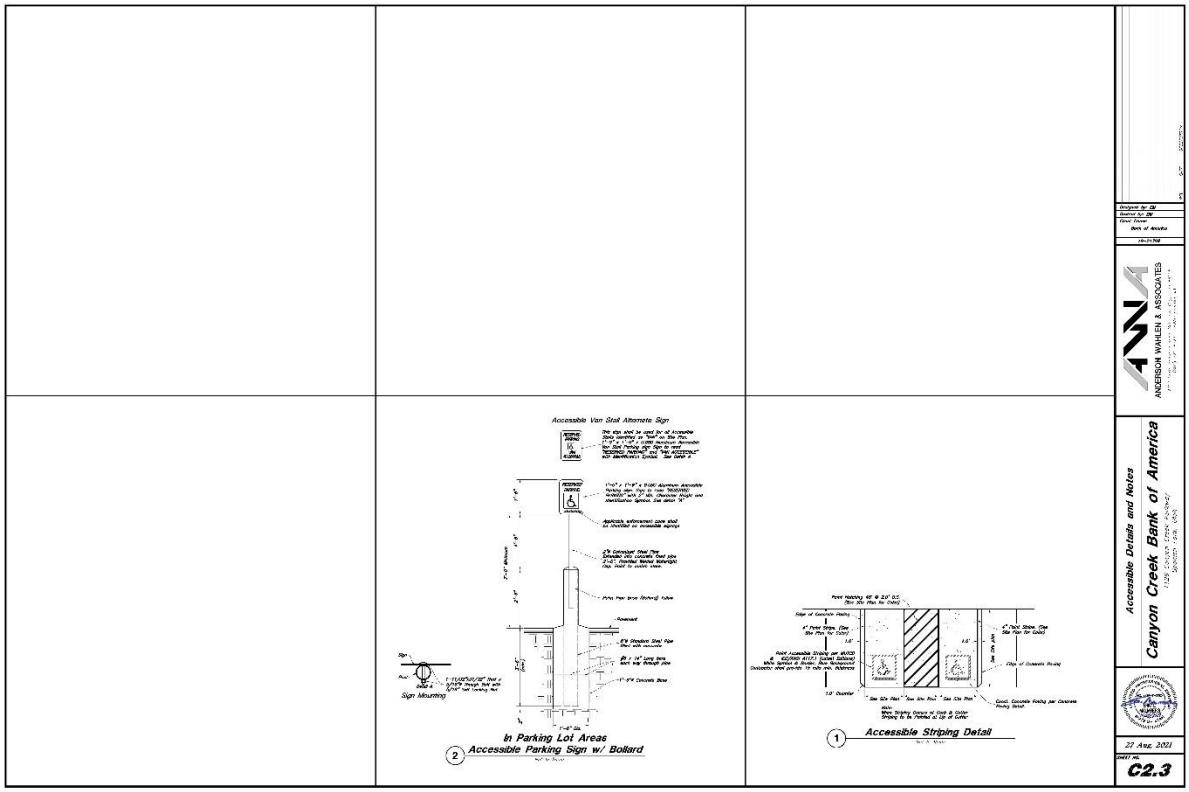
Demolition Plan
Canyon Creek Bank of America

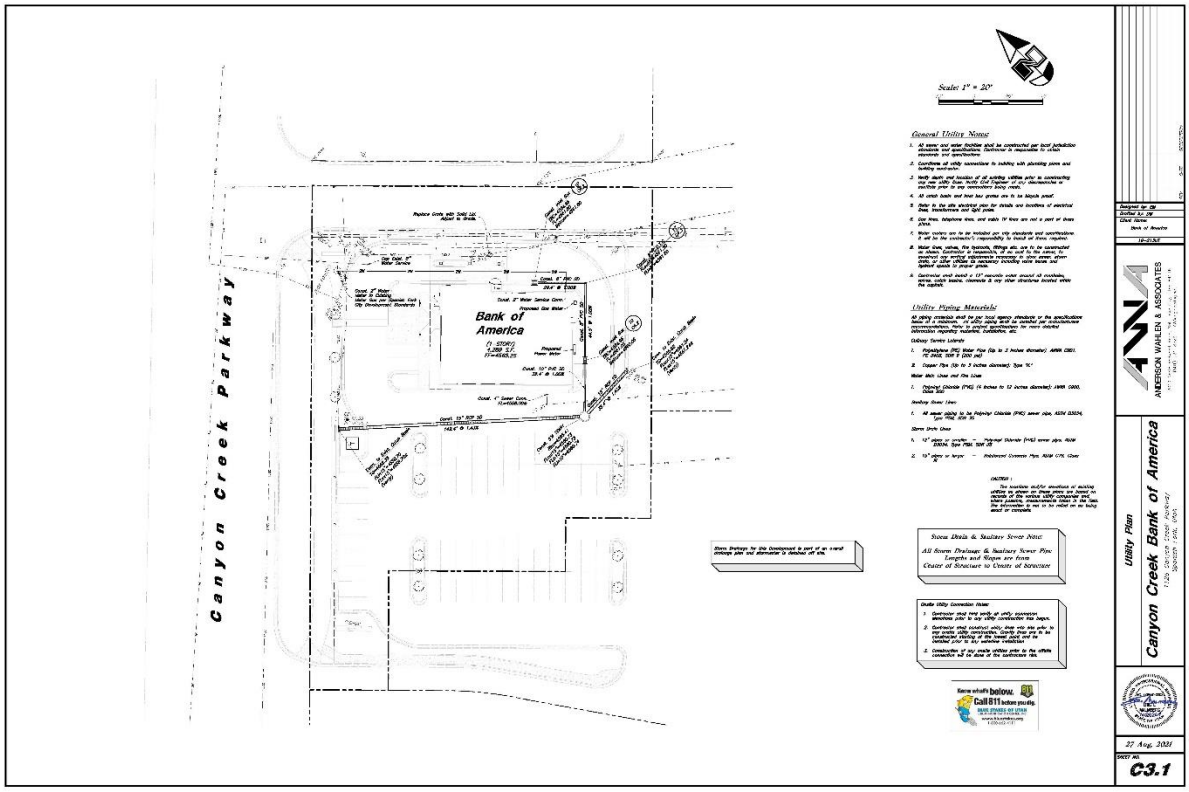
27 Aug. 2021
SHEET NO.
C0.1

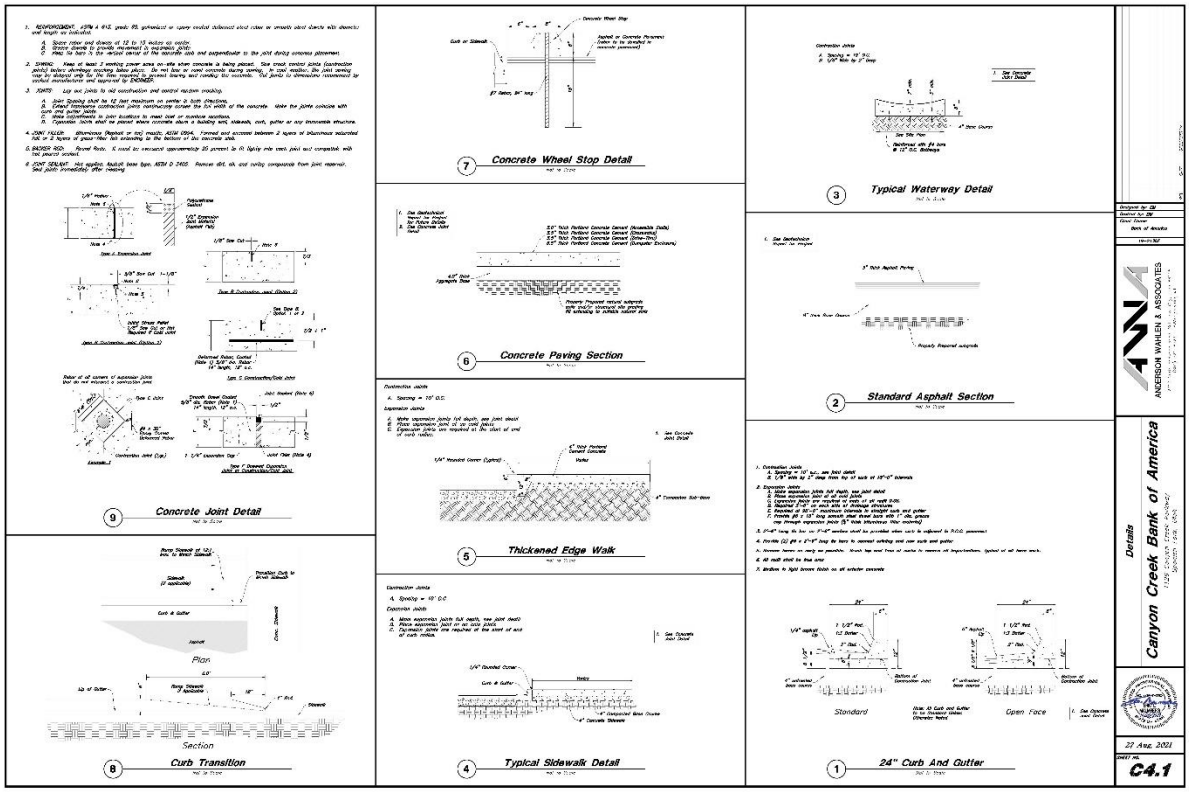

Canyon Creek Parkway
Bank of America
Scale: 1" = 20'
Site Data
Site Area = 45,333.5 s.f. (1.04 ac.)
Building Area = 3,945 s.f. (8.7%)
Parking Required = 1/250 s.f. = 16 stalls
Parking Provided = 53 stalls (3 ADA/1,000)
Site Construction Notes
General Site Notes:
Construction Survey Note:
Survey Control Note:
PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
Site Plan
Canyon Creek Bank of America
ANDERSON WAHLEN & ASSOCIATES
27 Aug, 2021
SHEET NO.
C1.1

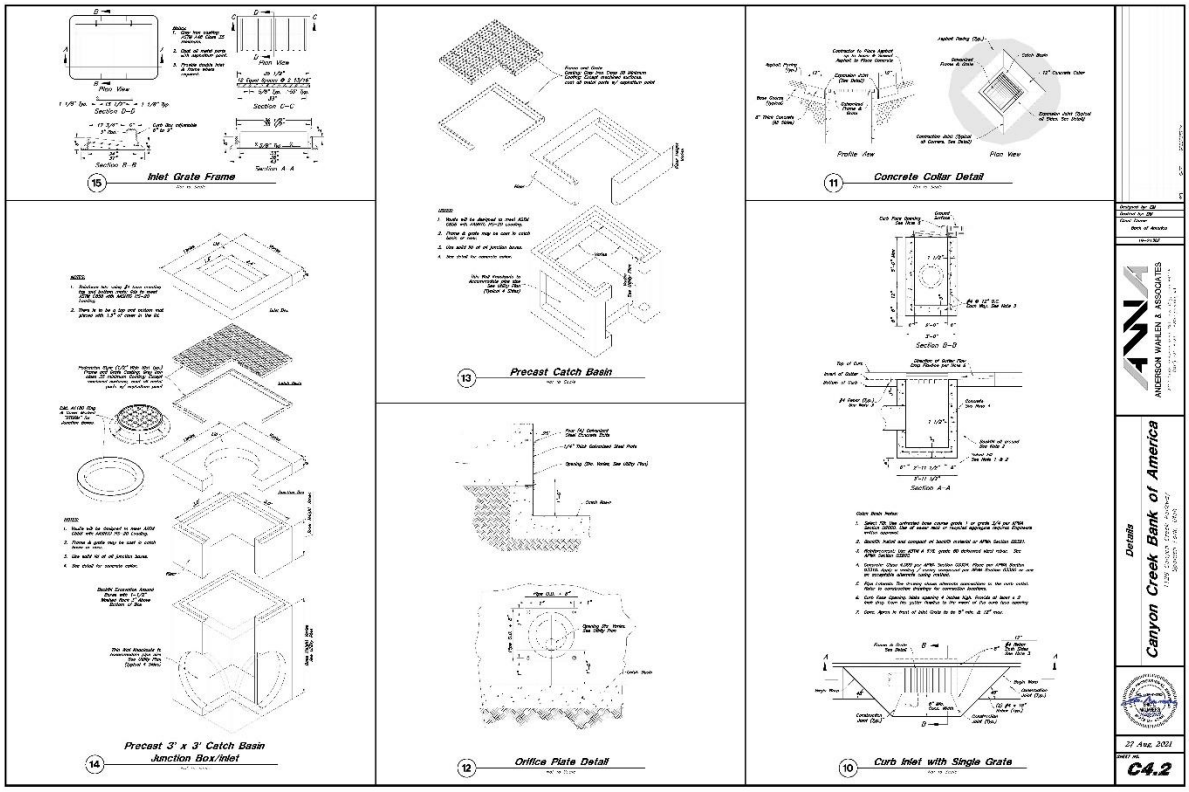

Canyon Creek Parkway
Bank of America
Scale: 1" = 20'
General Grading Notes:
Curb and Gutter Construction Notes:
Sidewalk Construction Notes:
Grading Plan
Canyon Creek Bank of America
ANDERSON WAHLEN & ASSOCIATES
22 Aug, 2021
SHEET NO.
C2.1

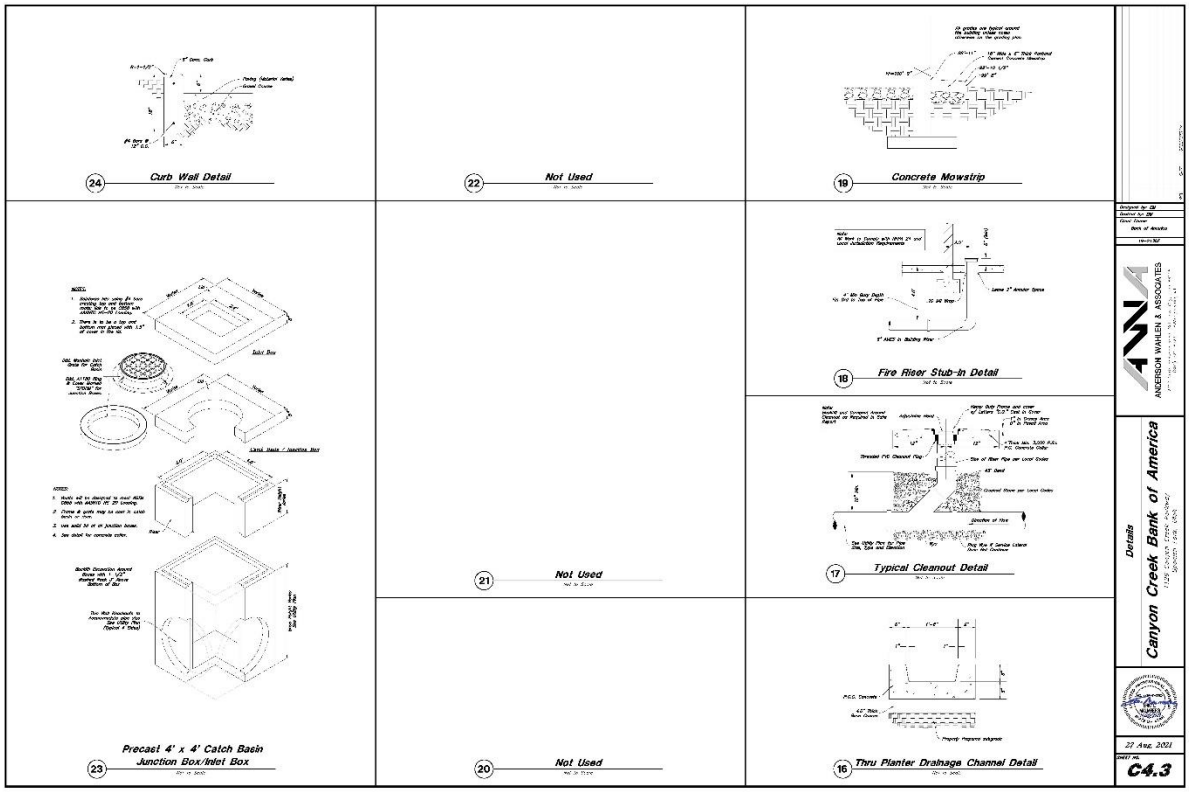

3 Drive Through Detail
2 Private Curb Ramp Detail
1 Private Curb Ramp Detail
Public Curb Ramp Construction Notes
Private Curb Ramp Construction Notes
Grading Details and Notes
Canyon Creek Bank of America
ANDERSON WAHLEN & ASSOCIATES
27 Aug. 2021
SHEET NO.
C2.2

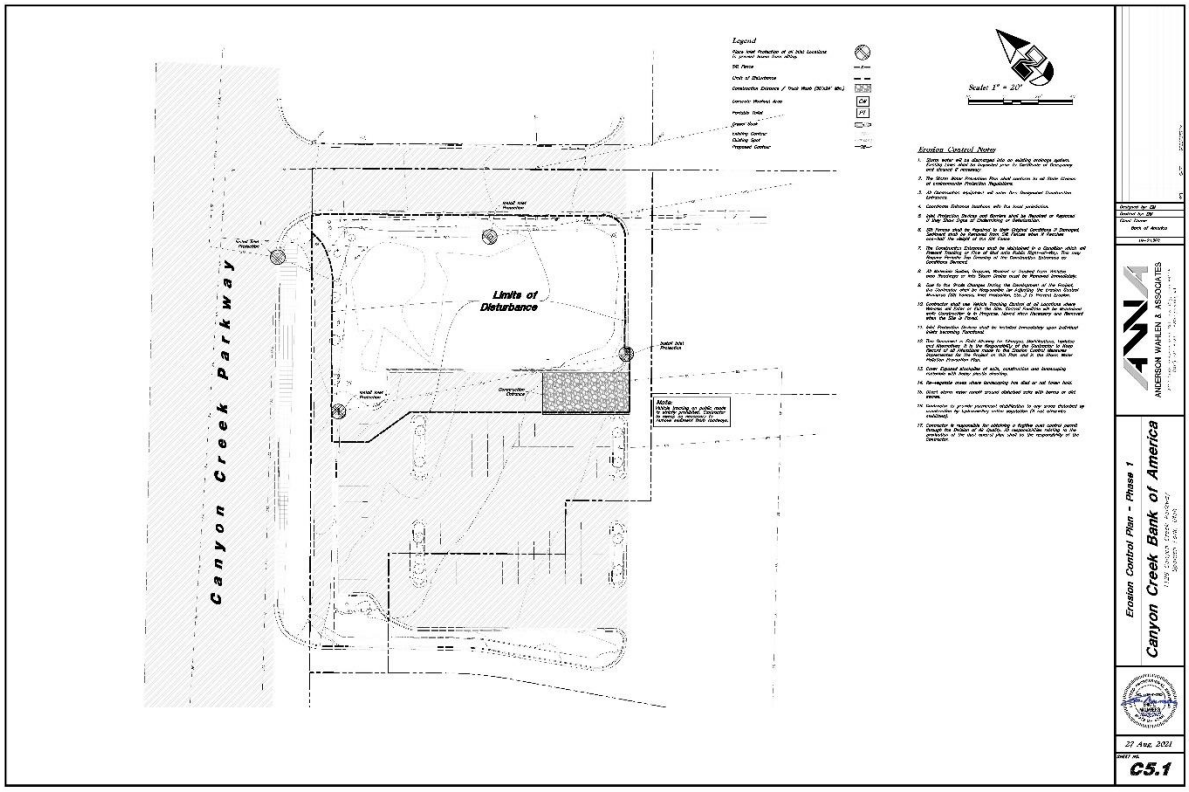

Accessible Van Stall Alternate Sign
In Parking Lot Areas
2 Accessible Parking Sign w/ Bollard
1 Accessible Striping Detail
Accessible Details and Notes
Canyon Creek Bank of America
ANDERSON WAHLEN & ASSOCIATES
22 Aug. 2021
SHEET NO.
C2.3

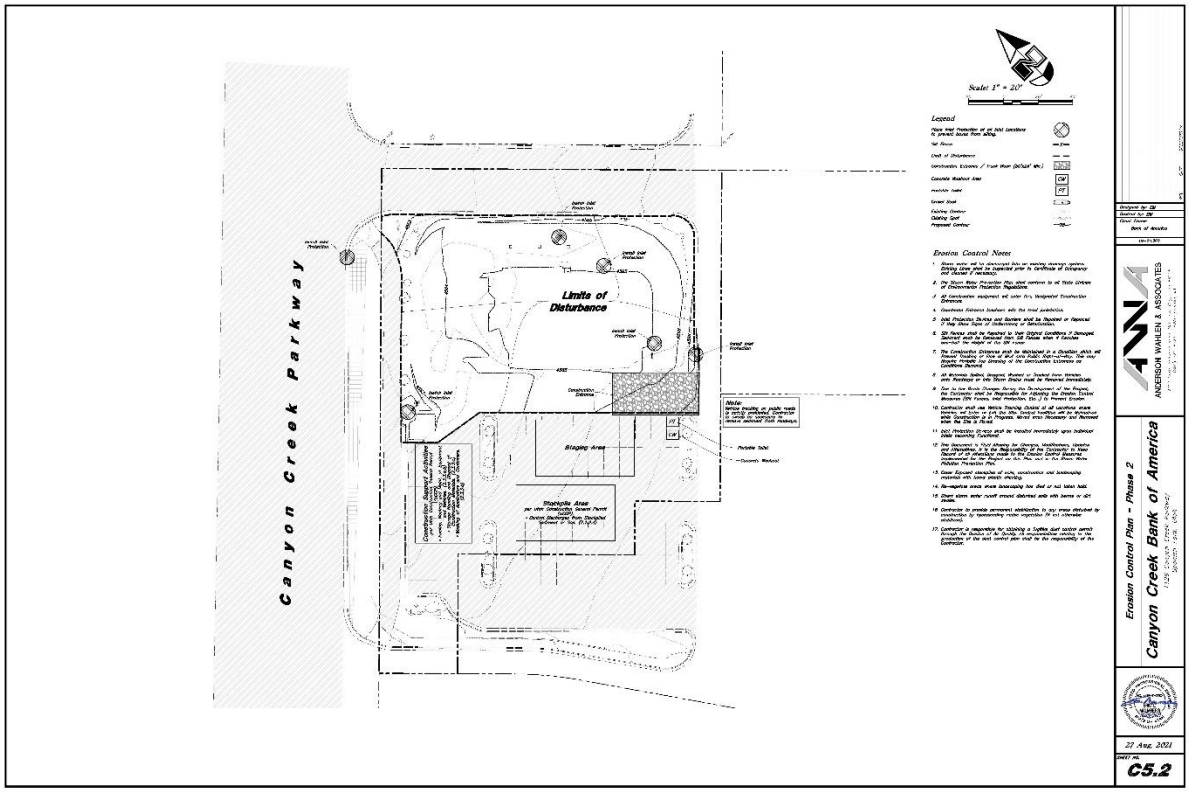

Canyon Creek Parkway
Bank of America
Scale: 1" = 20'
General Utility Notes
Utility Piping Materials
Storm Drain & Sanitary Sewer Notes:
All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure
Onsite Utility Connection Notes:
Know what's below. Call 811 before you dig.
Utility Plan
Canyon Creek Bank of America
ANDERSON WAHLEN & ASSOCIATES
27 Aug, 2021
SHEET NO.
C3.1

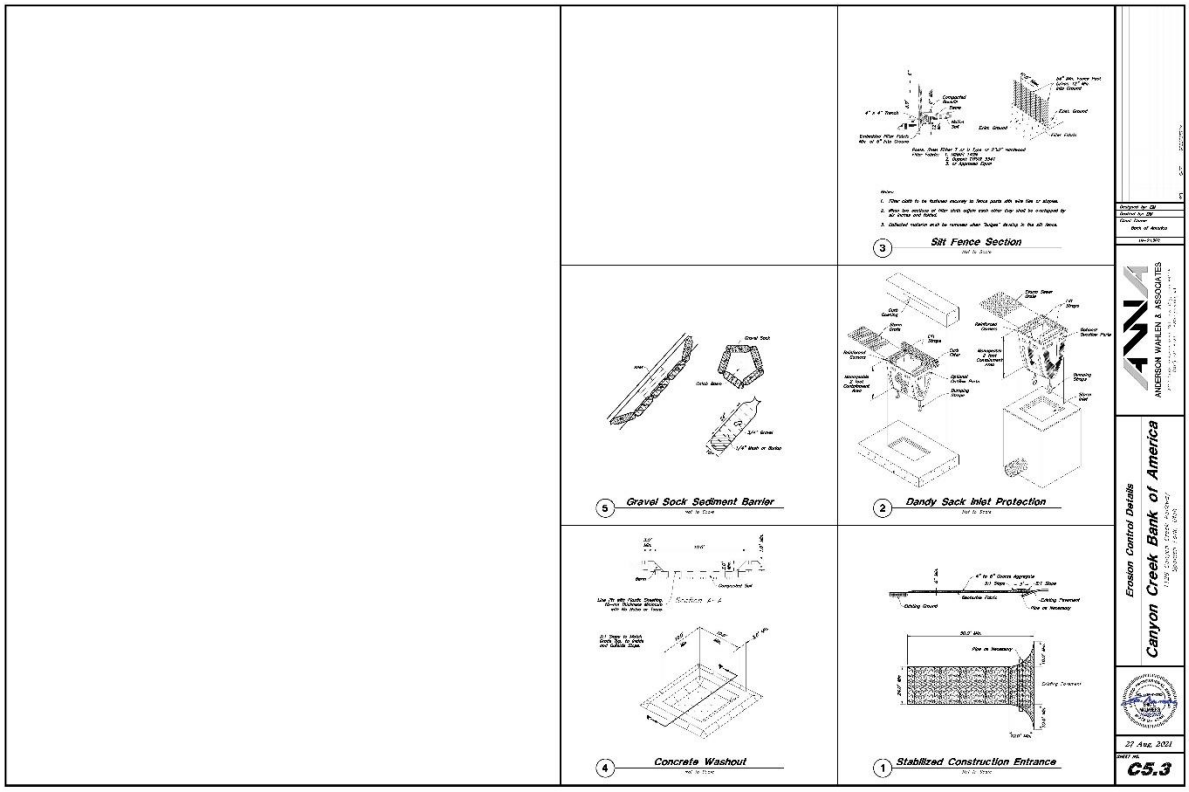

9 Concrete Joint Detail
8 Curb Transition
7 Concrete Wheel Stop Detail
6 Concrete Paving Section
5 Thickened Edge Walk
4 Typical Sidewalk Detail
3 Typical Waterway Detail
2 Standard Asphalt Section
1 24" Curb And Gutter
Standard
Open Face
Details
Canyon Creek Bank of America
ANDERSON WAHLEN & ASSOCIATES
22 Aug, 2021
SHEET NO.
C4.1

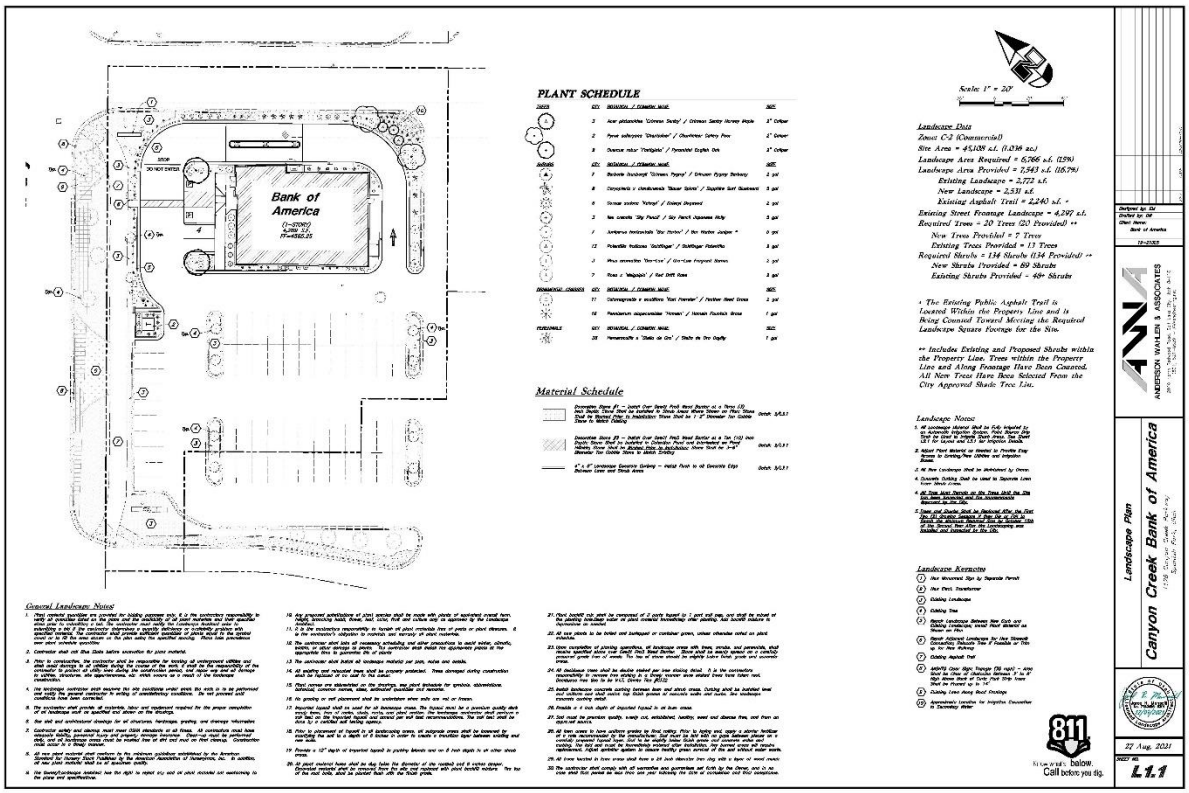

15 Inlet Grate Frame
13 Precast Catch Basin
11 Concrete Collar Detail
14 Precast 3' x 3' Catch Basin Junction Box/Inlet
12 Orifice Plate Detail
10 Curb Inlet with Single Grate
Details
Canyon Creek Bank of America
ANDERSON WAHLEN & ASSOCIATES
27 Aug. 2021
C4.2

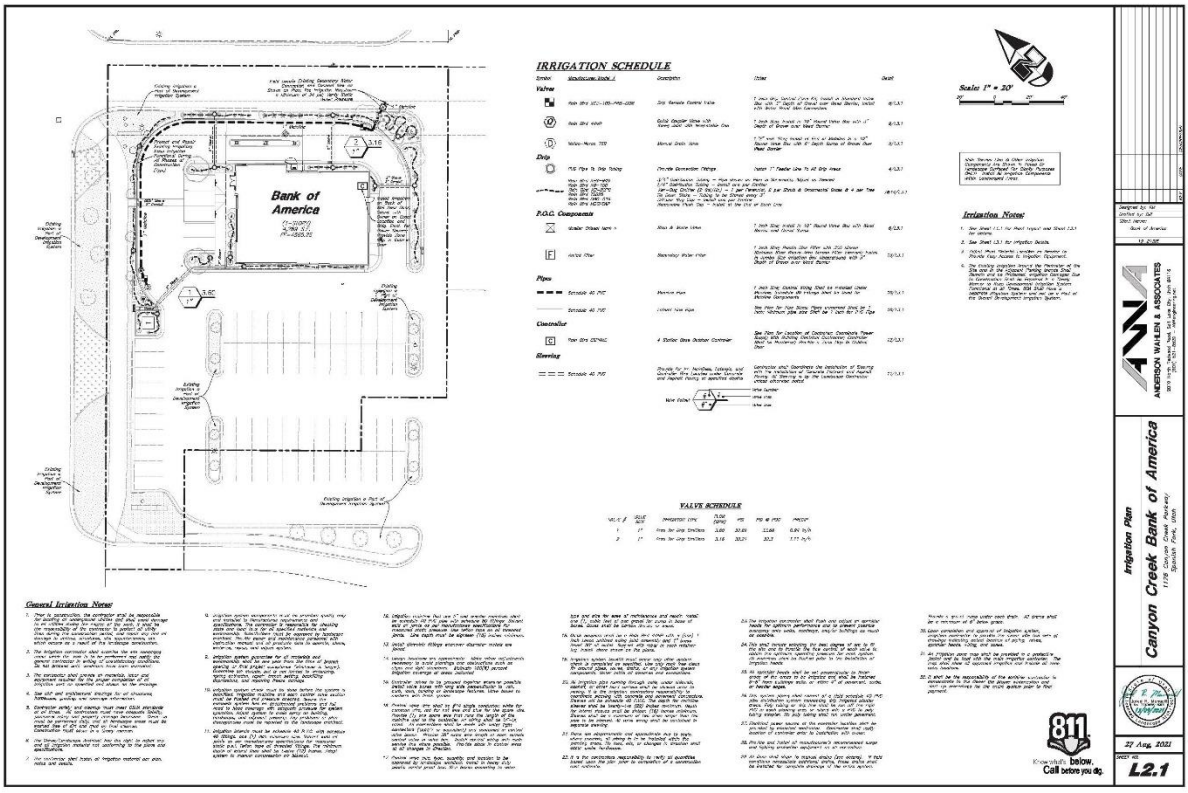

24 Curb Wall Detail
22 Not Used
19 Concrete Mowstrip
23 Precast 4' x 4' Catch Basin Junction Box/Inlet Box
21 Not Used
18 Fire Riser Stub-in Detail
17 Typical Cleanout Detail
20 Not Used
16 Thru Planter Drainage Channel Detail
Details
Canyon Creek Bank of America
ANDERSON WAHLEN & ASSOCIATES
22 Aug. 2021
C4.3

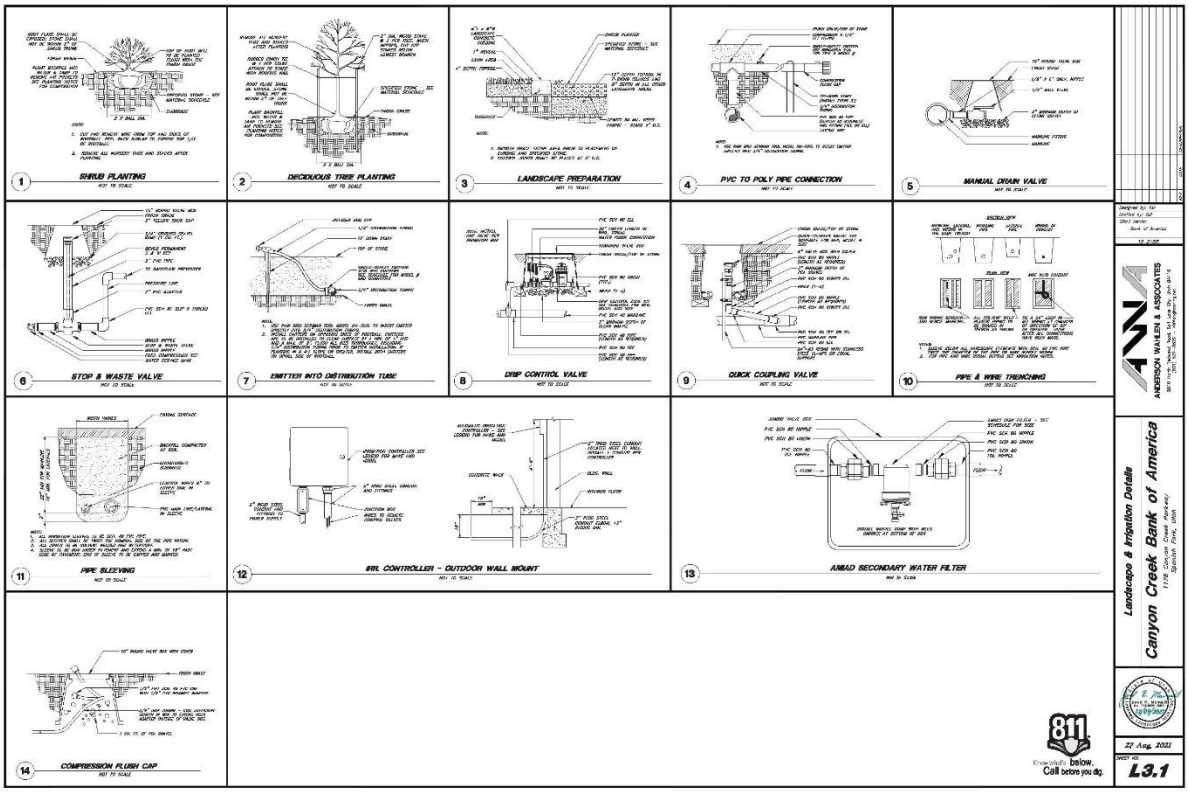

Canyon Creek Parkway
Limits of Disturbance
Legend
Scale: 1" = 20'
Erosion Control Notes
Erosion Control Plan - Phase 1
Canyon Creek Bank of America
ANDERSON WAHLEN & ASSOCIATES
27 Aug. 2021
C5.1

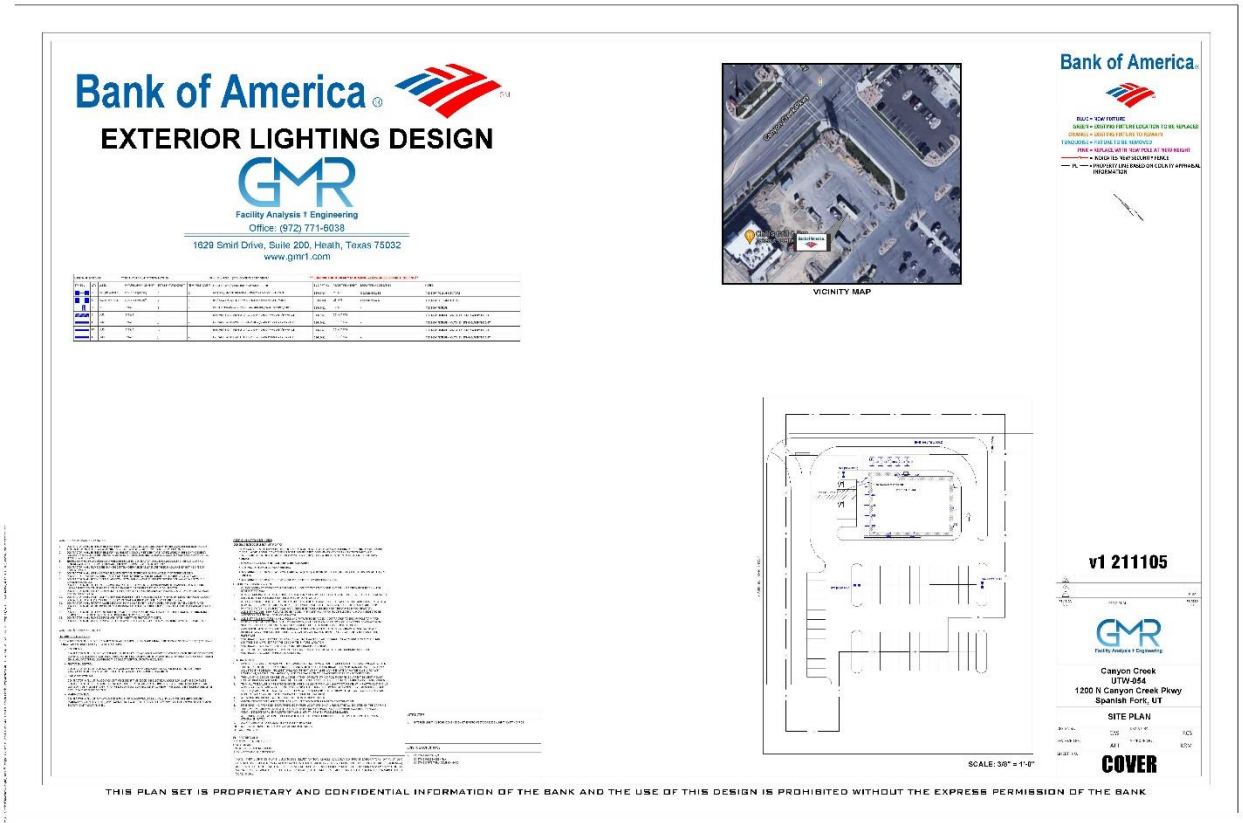

Canyon Creek Parkway
Limits of Disturbance
Staging Area
Stockpile Area
Legend
Scale: 1" = 20'
Erosion Control Notes
Erosion Control Plan - Phase 2
Canyon Creek Bank of America
ANDERSON WAHLEN & ASSOCIATES
22 Aug. 2021
C5.2

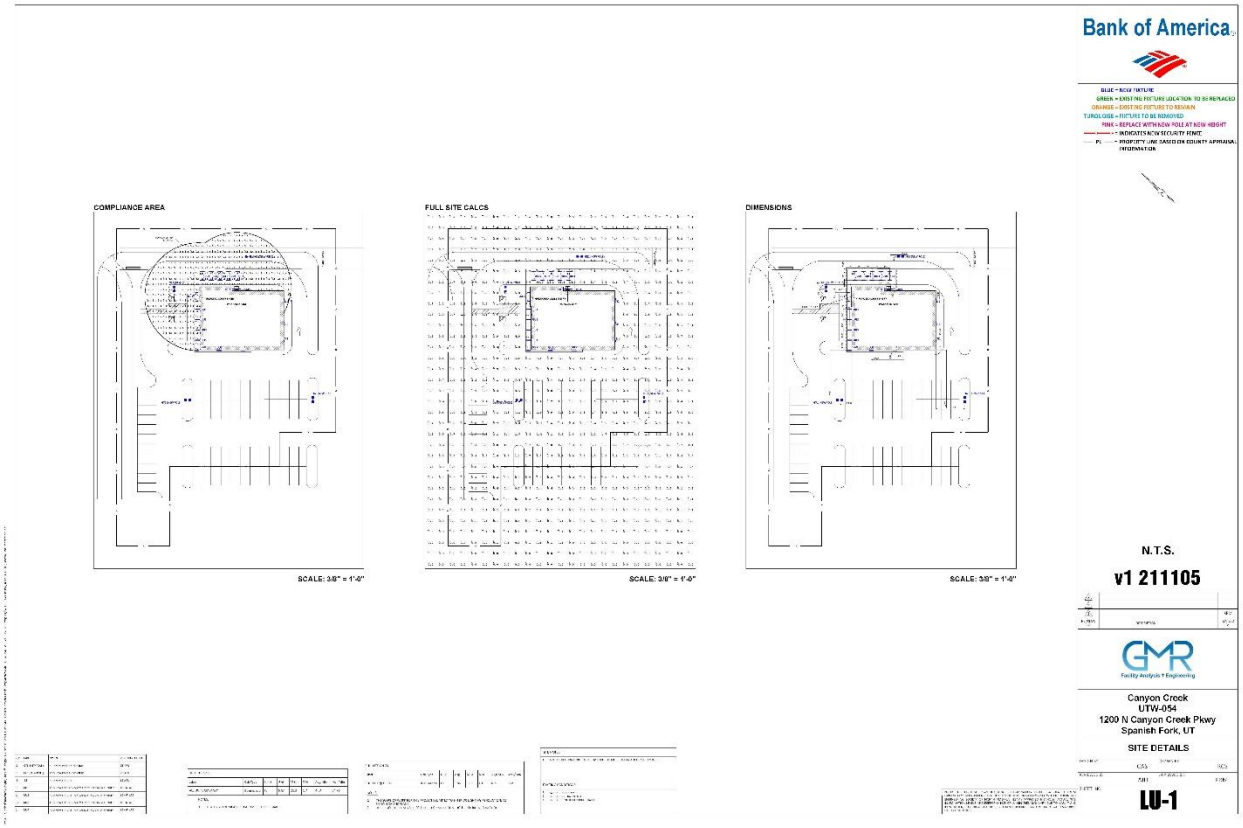

3 Silt Fence Section
5 Gravel Sock Sediment Barrier
2 Dandy Sack Inlet Protection
4 Concrete Washout
1 Stabilized Construction Entrance
Erosion Control Details
Canyon Creek Bank of America
ANDERSON WAHLEN & ASSOCIATES
27 Aug. 2021
C5.3

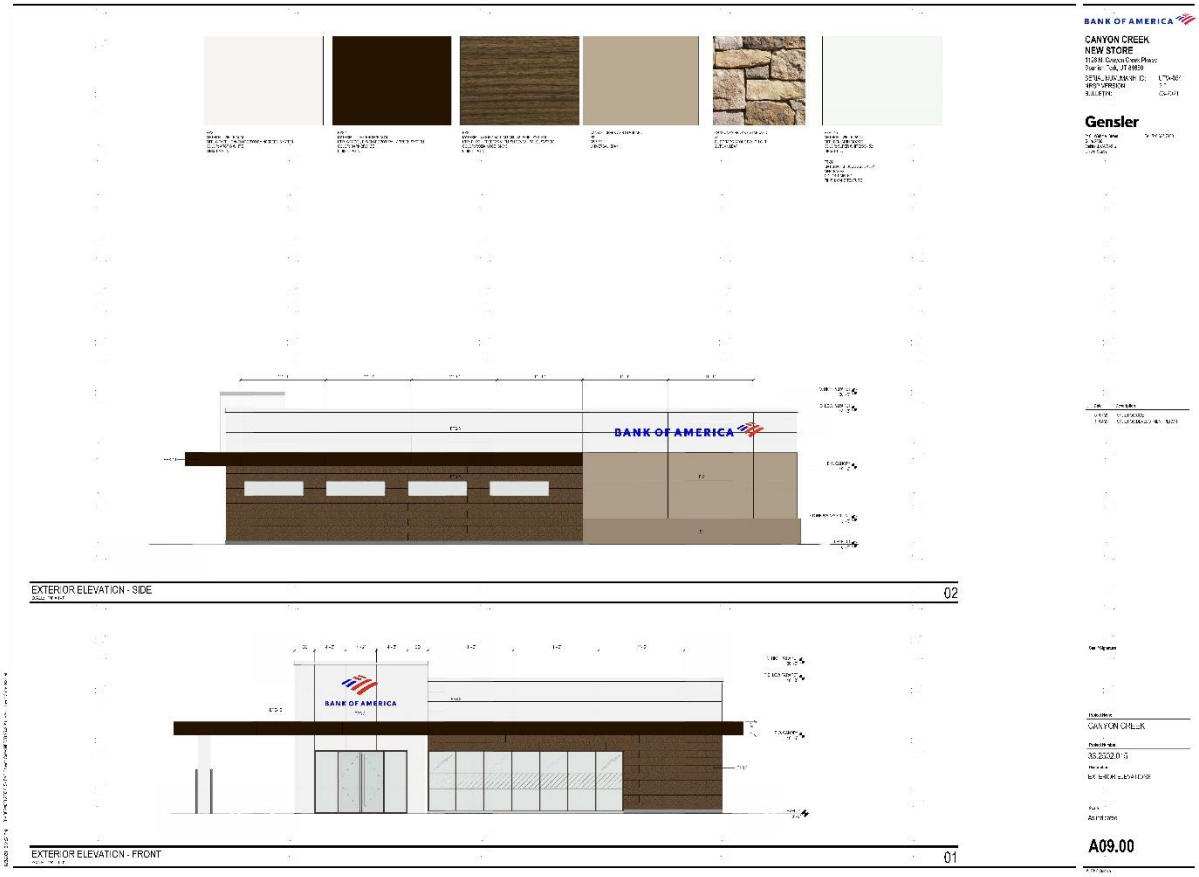

Bank of America
PLANT SCHEDULE
Material Schedule
Scale: 1" = 20'
Landscape Data
Landscape Notes
Landscape Keynotes
General Landscape Notes
Landscape Plan
Canyon Creek Bank of America
811
Call before you dig.
27 Aug. 2021
L1.1


Bank of America
IRRIGATION SCHEDULE
Scale 1" = 20'
Irrigation Notes:
General Irrigation Notes:
VALVE SCHEDULE
Irrigation Plan
Canyon Creak Bank of America
11118 Canyon Creek Parkway
Spanish Fork, Utah
ANDERSON WAHLEN & ASSOCIATES
27 Aug 2021
L2.1

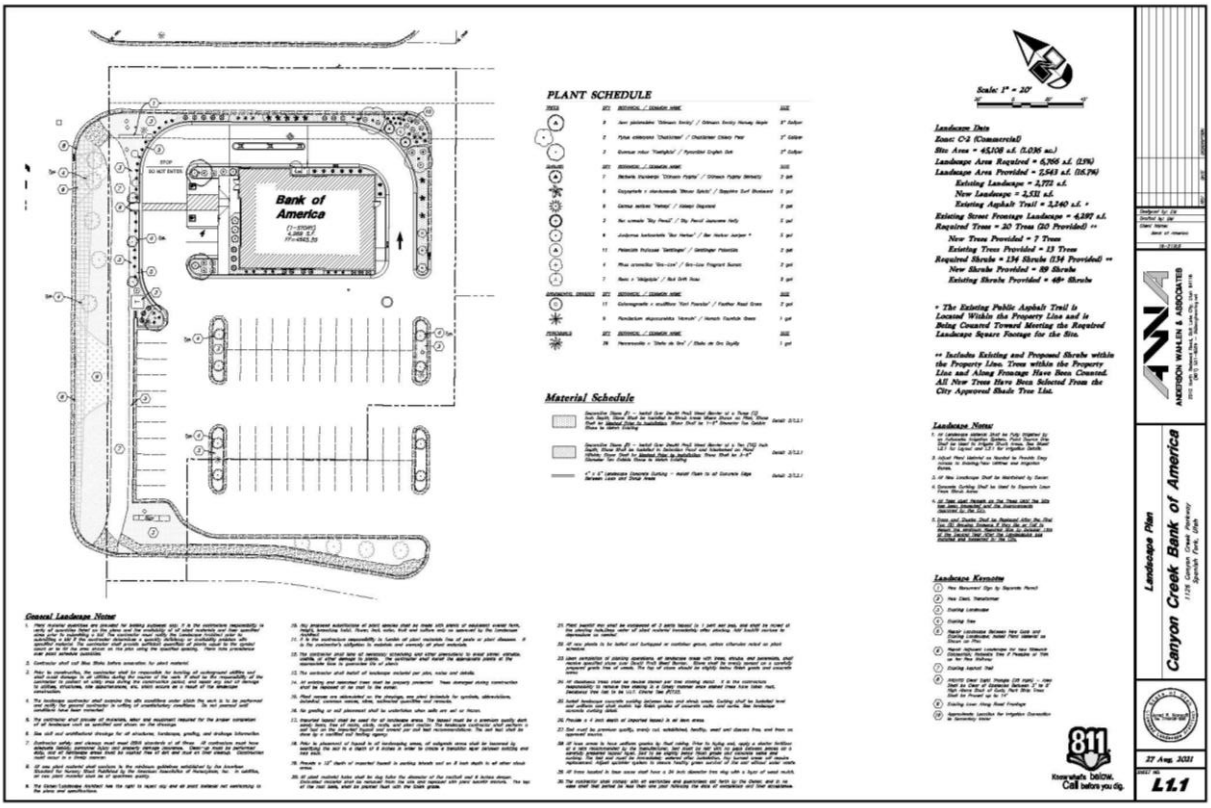

1 SHRUB PLANTING
2 DECIDUOUS TREE PLANTING
3 LANDSCAPE PREPARATION
4 PVC TO POLY PIPE CONNECTION
5 MANUAL DRAIN VALVE
6 STOP & WASTE VALVE
7 EMITTER INTO DISTRIBUTION TUBE
8 DRIP CONTROL VALVE
9 QUICK COUPLING VALVE
10 PIPE & WIRE TRENCHING
11 PIPE SLEEVING
12 IRRI. CONTROLLER - OUTDOOR WALL MOUNT
13 AMIAD SECONDARY WATER FILTER
14 COMPRESSION FLUSH CAP
Landscape & Irrigation Details
Canyon Creak Bank of America
11118 Canyon Creek Parkway
Spanish Fork, Utah
ANDERSON WAHLEN & ASSOCIATES
27 Aug 2021
L3.1

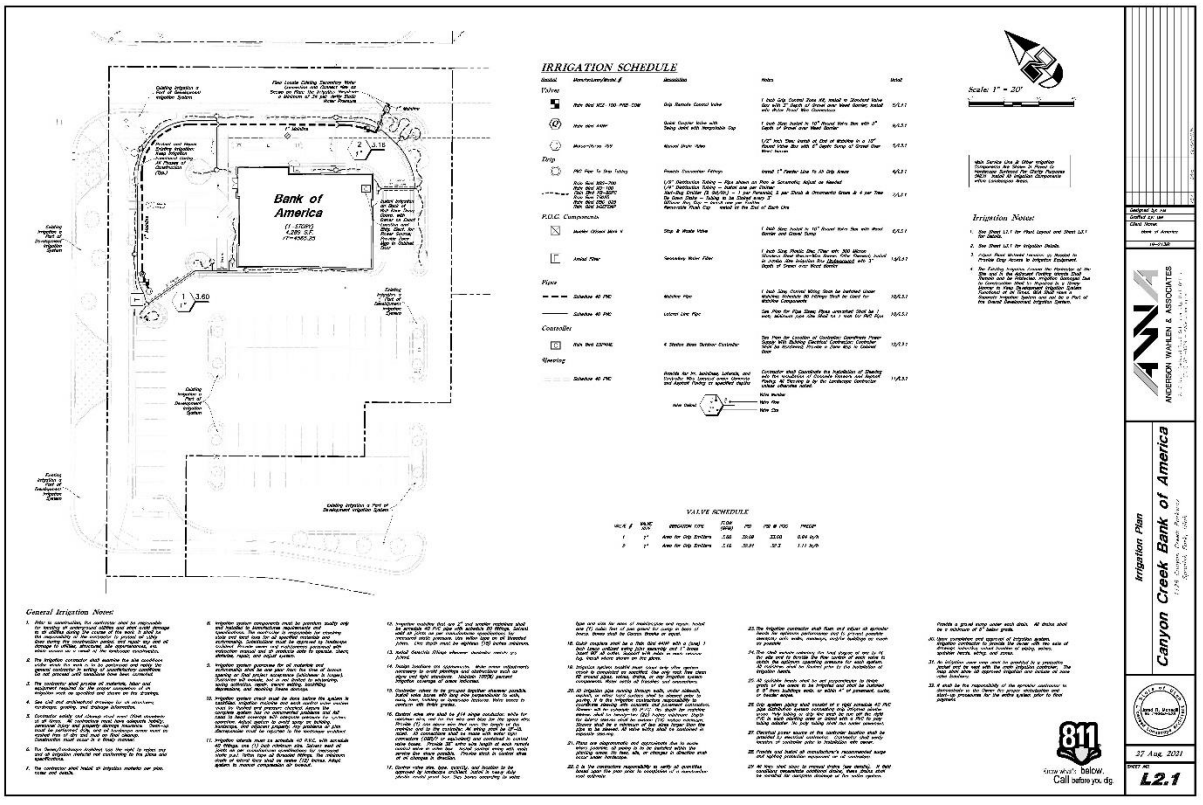

Bank of America
EXTERIOR LIGHTING DESIGN
GMR
Facility Analysis † Engineering
Office: (972) 771-6038
1629 Smirl Drive, Suite 200, Heath, Texas 75032
www.gmr1.com
VICINITY MAP
Bank of America
SCALE: 3/8" = 1'-0"
v1 211105
Canyon Creek
UTW-054
1200 N Canyon Creek Pkwy
Spanish Fork, UT
SITE PLAN
COVER
THIS PLAN SET IS PROPRIETARY AND CONFIDENTIAL INFORMATION OF THE BANK AND THE USE OF THIS DESIGN IS PROHIBITED WITHOUT THE EXPRESS PERMISSION OF THE BANK

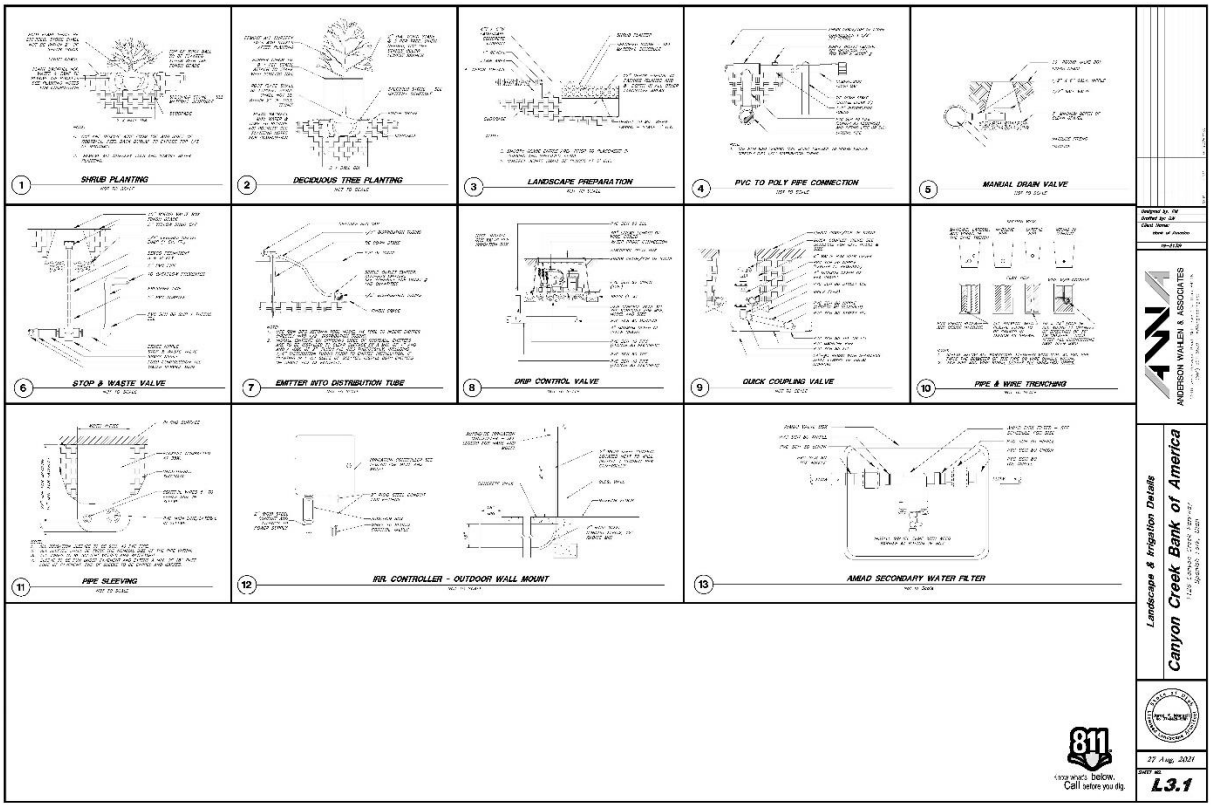

COMPLIANCE AREA
FULL SITE CALCS
DIMENSIONS
SCALE: 3/8" = 1'-0"
SCALE: 3/8" = 1'-0"
SCALE: 3/8" = 1'-0"
Bank of America
N.T.S.
v1 211105
Canyon Creek
UTW-054
1200 N Canyon Creek Pkwy
Spanish Fork, UT
SITE DETAILS
LU-1


BANK OF AMERICA
CANYON CREEK
NEW STORE
Gensler
BANK OF AMERICA
EXTERIOR ELEVATION - SIDE
02
BANK OF AMERICA
EXTERIOR ELEVATION - FRONT
01
CANYON CREEK
A09.00


BANK OF AMERICA
CANYON CREEK
NEW STORE
Gensler
BANK OF AMERICA
BANK OF AMERICA
EXTERIOR ELEVATION - DRIVE-THROUGH SIDE
03
MONUMENT SIGN
02
BANK OF AMERICA
EXTERIOR ELEVATION - REAR
01
CANYON CHILLIK
A09.01

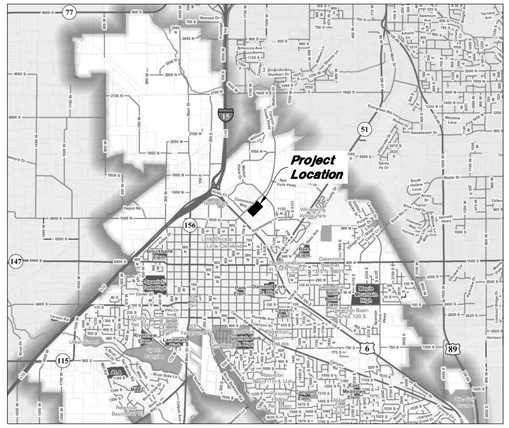

Bank of America
PLANT SCHEDULE
Material Schedule
Landscape Notes
Landscape Keynote
General Landscape Notes
Landscape Plan
Canyon Creek Bank of America
27 Aug. 2021
L1.1


Bank of America
IRRIGATION SCHEDULE
VALVE SCHEDULE
Irrigation Notes
General Irrigation Notes
Irrigation Plan
Canyon Creek Bank of America
27 Aug. 2021
L2.1


1 SHRUB PLANTING
2 DECIDUOUS TREE PLANTING
3 LANDSCAPE PREPARATION
4 PVC TO POLY PIPE CONNECTION
5 MANUAL DRAIN VALVE
6 STOP & WASTE VALVE
7 EMITTER INTO DISTRIBUTION TUBE
8 DRIP CONTROL VALVE
9 QUICK COUPLING VALVE
10 PIPE & WIRE TRENCHING
11 PIPE SLEEVING
12 IRR. CONTROLLER - OUTDOOR WALL MOUNT
13 AMIAD SECONDARY WATER FILTER
811 Know what's below. Call before you dig.
ANDERSON WAHLEN & ASSOCIATES
Landscape & Irrigation Details
Canyon Creek Bank of America
27 Aug, 2021
SHEET NO. L3.1

Canyon Creek Bank of America

1126 Canyon Creek Parkway
Spanish Fork, Utah



Vicinity Map
Not to Scale

Civil Sheet Index

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C2.2	Grading Details and Notes
C2.3	Accessible Details and Notes
C3.1	Utility Plan
C4.1	Details
C4.2	Details
C4.3	Details
C5.1	Erosion Control Plan - Phase 1
C5.2	Erosion Control Plan - Phase 2
C5.3	Erosion Control Details
L1.1	Landscape Plan
L2.1	Irrigation Plan
L3.1	Landscape and Irrigation Details
A09.00	Architectural Elevations
A09.01	Architectural Elevations
COVER	Exterior Lighting Design
LU-1	Photometric & Lighting Plans

Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Bollard	PVC	Polyvinyl Chloride
BRW	Finish Grade – Bottom of Retaining Wall	PVI	Point of Vertical Intersection
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sewer Manhole
EB	Electrical Box	SP	Signal Pole
EC	End of Curve	SS	Sanitary Sewer
ECR	End Curb Return	SVZ	Sight Visibility Zone
GB	Grade Break	SW	Secondary Water
GM	Gas Meter	TA	Top of Asphalt
HB	Hose Bib	TB	Telephone Box
HP	High Point	TBC	Top Back of Curb
I	Irrigation Line	TG	Top of Grade
ICB	Irrigation Control Box	TMH	Telephone Manhole
Lip	Lip of Gutter	TP	Top of Concrete
LP	Light Pole	TRW	Finish Grade – Top of Retaining Wall
MH	Manhole	TW	Top of Walk
Mon	Monument	VC	Vertical Curve
PC	Point of Curvature	VPC	Vertical Point of Curve
PCC	Point of Compound Curvature	VPT	Vertical Point of Tangency
PI	Point of Intersection	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	FH
Proposed Manhole		Existing Water Valve	WV
Proposed Transformer	T	Existing Overhead Power Line	
Proposed Meter Box		Existing Water	W
Proposed Water Meter		Existing Secondary Water	SW
Proposed Combo Box		Existing Sewer	S
Proposed Fire Hydrant		Existing Storm Drain	SD
Proposed Water Valve		Existing Gas	G
Proposed Water Line	W	Existing Power	P
Proposed Sanitary Sewer	S	Existing Telephone	T
Proposed Storm Drain		Existing Fence	X
Proposed Conduit Line	C	Flowline	
Proposed Power Line	P	Centerline	
Proposed Gas Line	G	Existing Contour	78
Proposed Fire Line	F	Existing Spot	+(78.00TA)
Proposed Secondary Water Line	SW	Existing Light Pole	
Proposed Roof Drain	RD	Existing Street Light	
Proposed Fence	X	Existing Building	
Ridge line	R	Existing Telephone Box	TB
Grade Break	GB	Existing Power Meter	PM
Proposed Contour	78	Existing Electrical Box	EB
Direction of Drainage		Existing Electrical Cabinet	ECAB
Proposed Spot	• 78.00TA	Existing Gas Meter	GM
ADA Accessible Route		Existing Water Meter	WM
Property Line		Existing Irrig. Control Box	ICB
Sawcut Line		Existing Bollard	BOL
Proposed Light Pole		Existing Hose Bib	HB
Proposed Street Light		Working Point	
Proposed Building		Existing Deciduous Tree	
Existing Power Pole		Existing Coniferous Tree	
Existing Power Pole w/ Guy			
Existing Utility Marker		Detail Number / Sheet Number	XX / XX
Existing Post			

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Utah County, Utah and Incorporated Areas Community Map No. 49049C0757F dated June 19, 2020. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual floodplain." (No Shading)

Basis of Bearings

The Basis of Bearing for this survey is S 0°18'06" E along the Section Line from the Northeast Corner to the East 1/4 Corner of Section 18, Township 8 South, Range 3 East, Salt Lake Base and Meridian.

Benchmark

1999 Utah County Monument for the Northeast Corner of Section 18, T8S, R3E, SLB&M
Elevation = 4556.70

Legal Description

Lot 1, Phase 9, Canyon Creek Shopping Center Subdivision, according to the official plat thereof recorded January 24, 2017, as Entry No. 6996:2017 as Map Filing No. 15383.
County Tax Parcel No. 65:500:0001

REV	DATE	DESCRIPTION

Designed by: EM
Drafted by: DW
Client Name:
Bank of America

19-213CV

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWEngineering.net

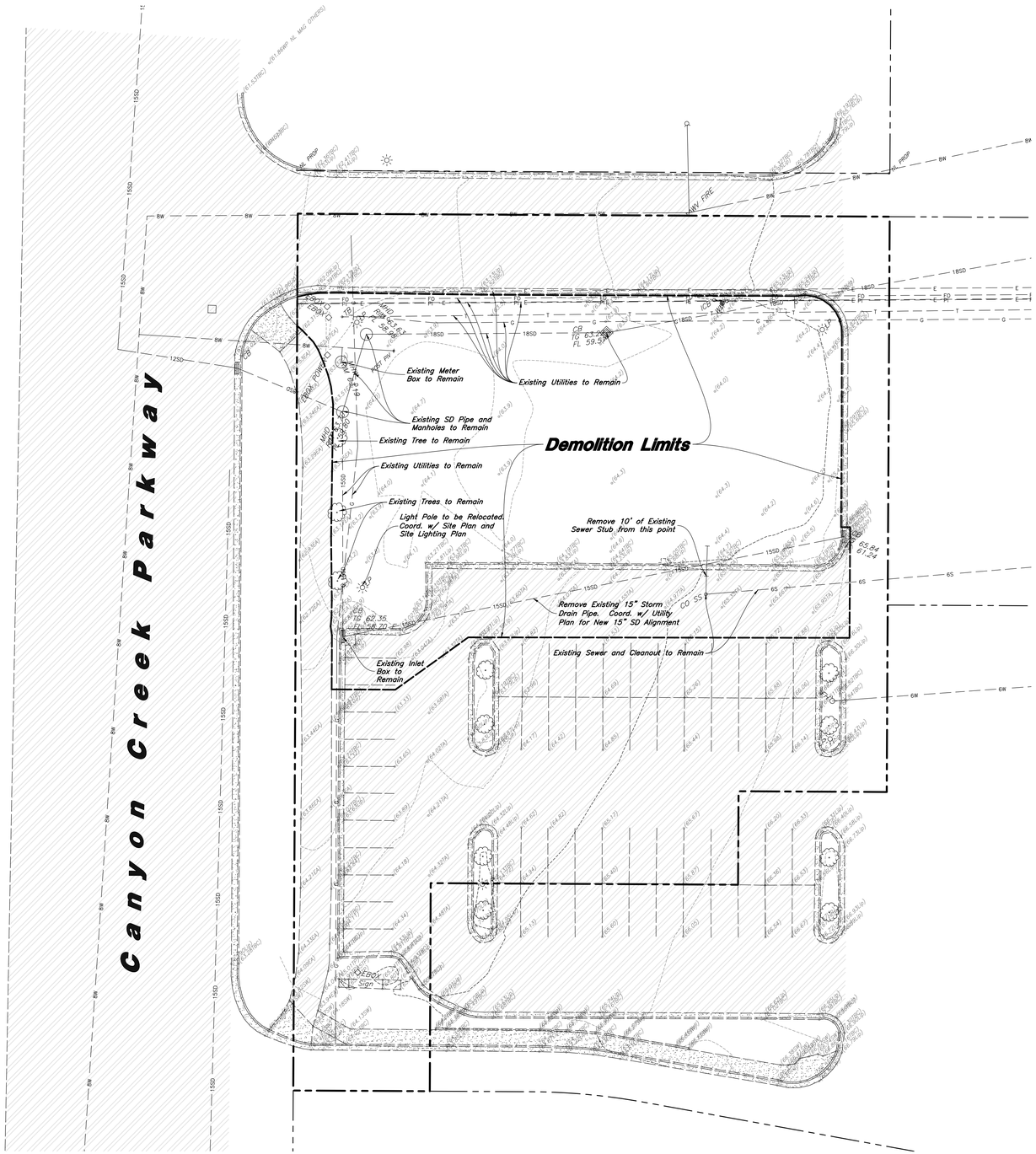
Cover Sheet

Canyon Creek Bank of America
1126 Canyon Creek Parkway
Spanish Fork, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7786445-2202
ERIC D. MAUMBERG
07/08/2021
STATE OF UTAH

27 Aug, 2021

SHEET NO.
C0.0



Scale: 1" = 20'

20' 0 20' 40'

General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
16. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

CAUTION :

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

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Call 811 before you dig.
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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

REV	DATE	DESCRIPTION

Designed by: EM
Drafted by: DW
Client Name:
Bank of America
19-213DM

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

Demolition Plan

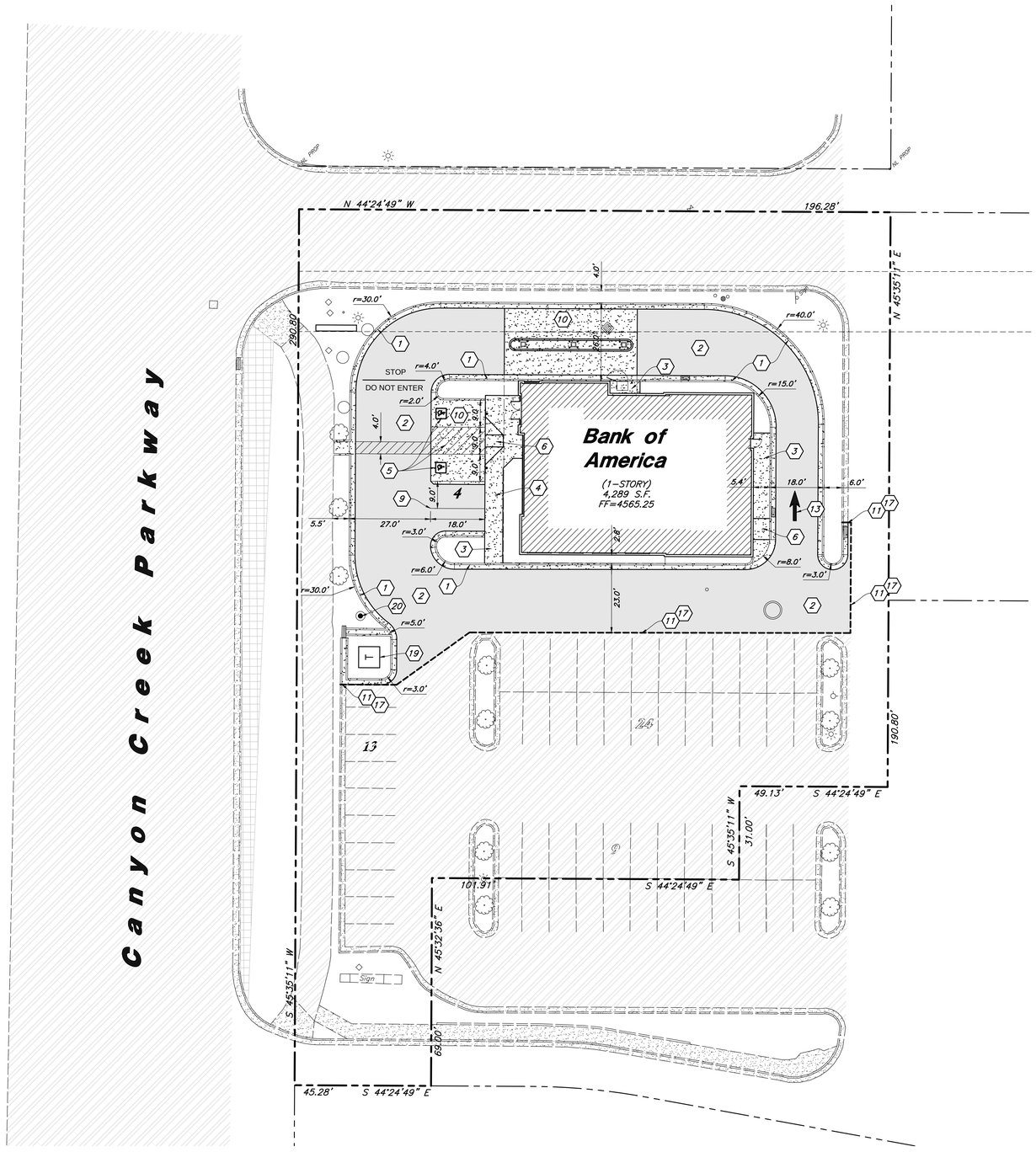
Canyon Creek Bank of America
1126 Canyon Creek Parkway
Spanish Fork, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7719441-2202
ERIC L. MALMBERG
STATE OF UTAH

27 Aug, 2021

SHEET NO.
C0.1

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Scale: 1" = 20'

20' 0 20' 40'

Site Data

Site Area = 45,133.5 s.f. (1.04 ac.)
Building Area = 3,945 s.f. (8.7%)
Parking Required = 1/250 s.f. = 16 stalls
Parking Provided = 52 stalls (13.18/1,000)

Site Construction Notes

1. Const. 24" Curb & Gutter (1 C4.1)
2. Const. Asphalt Paving (2 C4.1)
3. Const. Conc. Sidewalk (4 C4.1)
4. Const. Thickened Edge Sidewalk (5 C4.1)
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (1 C2.3)
6. Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Details and Notes)
7. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (2 C2.3)
8. Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (2 C2.3)
9. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
10. Const. Conc. Paving (6 C4.1)
11. Sawcut; Provide Smooth Clean Edge
12. Dumpster Enclosure (See Arch. Plans)
13. Const. Directional Arrows per MUTCD
14. Const. Through Planter Drainage Channel (16 C4.3)
15. Const. Conc Wheel Stop (7 C4.1)
16. Const. 6" Curb Wall (24 C4.3)
17. Conn. & Match Existing Improvements
18. Const. Landscape Edging (Coordinate w/ Landscape Plan)
19. Transformer; See Electrical Plans
20. Relocated Light Pole; See Electrical Plans

General Site Notes:

1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Const. curb transition at all points where curb abuts sidewalk, see detail.
5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
6. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The 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 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.

REV	DATE	DESCRIPTION

Designed by: EM
Drafted by: DW
Client Name:
Bank of America
19-213SP

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

Site Plan

Canyon Creek Bank of America

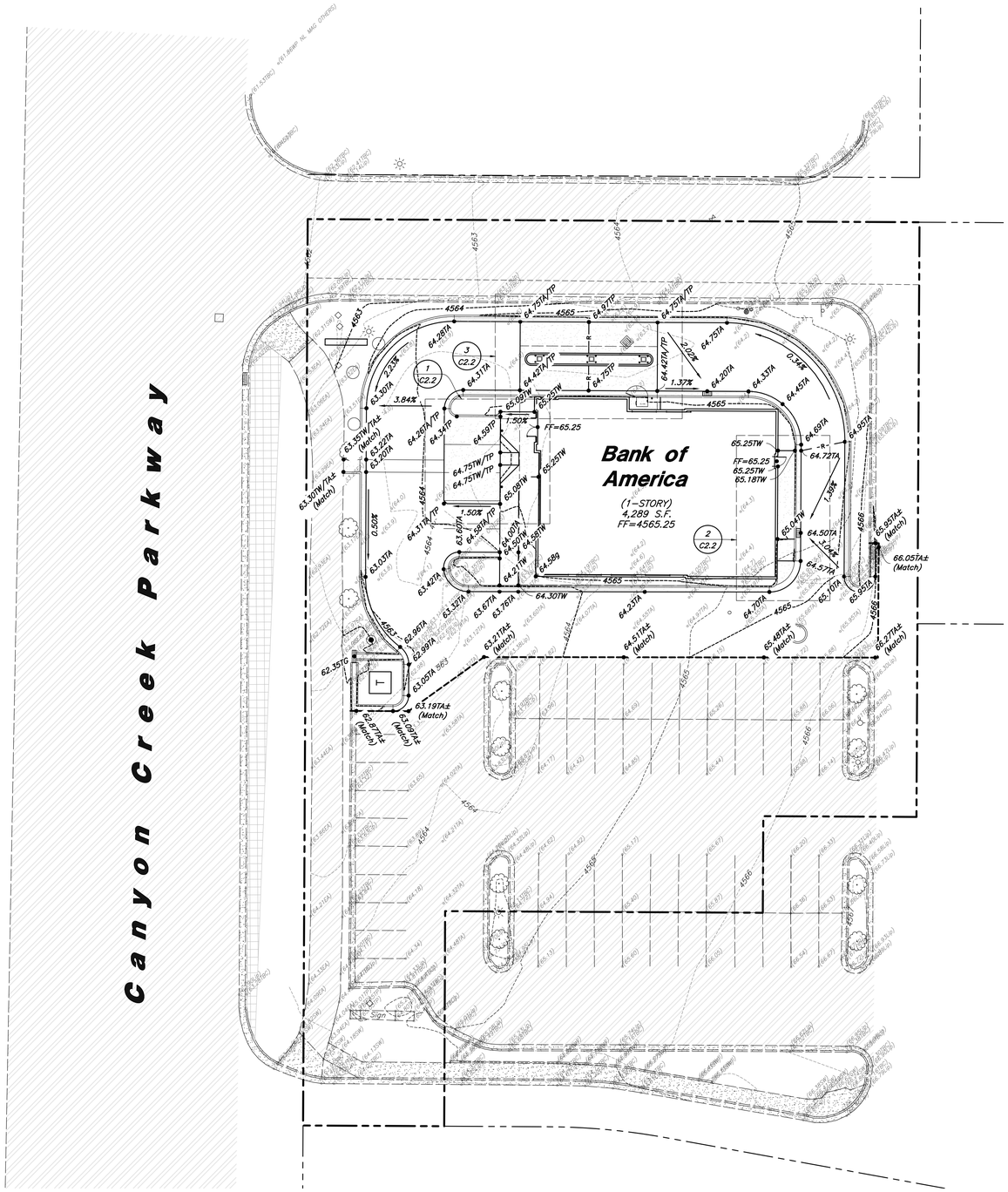
1126 Canyon Creek Parkway
Spanish Fork, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7746441-2202
ERIC C. MALMBERG
SURVEYOR
STATE OF UTAH

27 Aug, 2021

SHEET NO.
C1.1

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Scale: 1" = 20'

20' 0 20' 40'

General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by CMT Engineering Laboratories are included in the requirements of grading and site Preparation. The Report is titled "Geotechnical Engineering Investigation; Canyon Creek Development; Spanish Fork, Utah"

    Project No.: 8409
    Dated: April 14, 2016
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
(1) 2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
(2) 5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% (2.08% Maximum) unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%
3. Refer to the Site Plan for sidewalk dimensions.

REV	DATE	DESCRIPTION

Designed by: EM
Drafted by: DW
Client Name:
Bank of America

19-213GR

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

Grading Plan

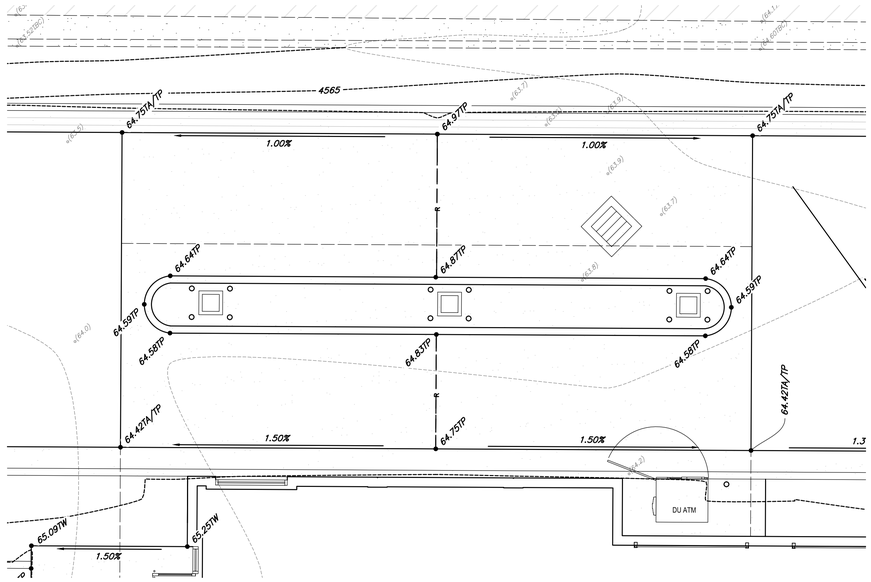
Canyon Creek Bank of America
1126 Canyon Creek Parkway
Spanish Fork, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7716441-2202
ERIC L. MALMBERG
07/07/2021
STATE OF UTAH

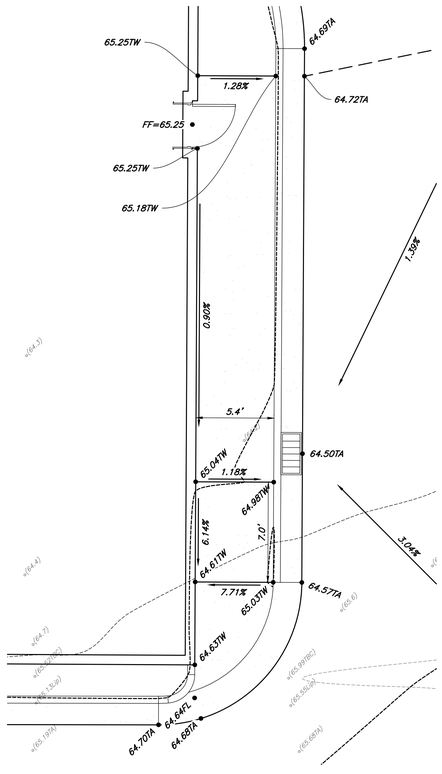
27 Aug, 2021

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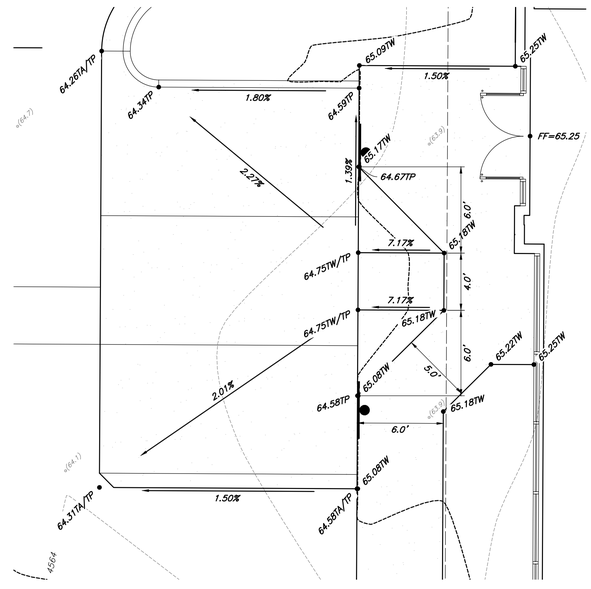
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3 **Drive Through Detail**
Scale: 1" = 5'



2 **Private Curb Ramp Detail**
Scale: 1" = 5'



1 **Private Curb Ramp Detail**
Scale: 1" = 5'

Prior to any construction of any Accessible Improvements, a Pre-Construction meeting shall be held between Contractor and Engineer. Contractor is Responsible to contact Engineer and Schedule Pre-Construction Meeting

Public Curb Ramp Construction Notes

1. *All public curb ramps shall be constructed in accordance with governing municipalities standards and specifications.*
2. *It is the contractors responsibility to obtain governing municipalities standards and specifications.*
3. *The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FHAA.*

Private Curb Ramp Construction Notes

1. *Slopes provided are per Anderson Wahlen & Associates design standards. Slopes shown are below ADA and ICC maximum requirements, unless noted otherwise in project plans.*
2. *The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FHAA.*
3. *Counter slopes of adjoining gutters & paving adjacent to the curb ramp shall not be steeper than 4.50%.*
4. *Accessible ramp flares shall be poured separately from ramp to ensure proper slopes.*
5. *Contractor to transition curb or sidewalk height from 6" to 0" reveal. Curb or sidewalk height to match ramp throughout transition.*

RDV	DATE	DESCRIPTION

Designed by: EM
Drafted by: DW
Client Name:
Bank of America
19-213GR

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

Grading Details and Notes

Canyon Creek Bank of America
1126 Canyon Creek Parkway
Spanish Fork, Utah

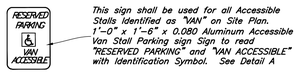
LICENSED PROFESSIONAL ENGINEER
NO. 7749441-2202
ERIC L. MALMBERG
03/08/2021
STATE OF UTAH

27 Aug, 2021

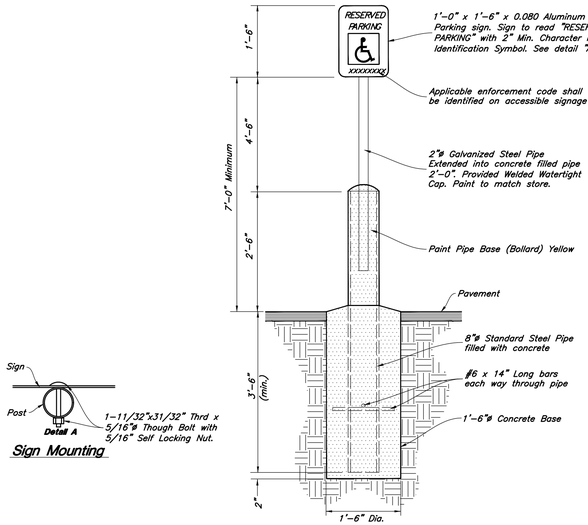
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Accessible Van Stall Alternate Sign



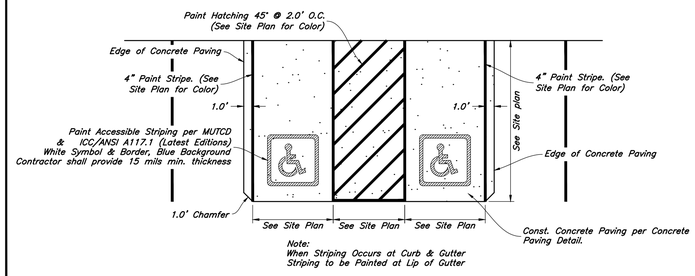
This sign shall be used for all Accessible Stalls identified as "VAN" on Site Plan. 1'-0" x 1'-6" x 0.080 Aluminum Accessible Van Stall Parking sign Sign to read "RESERVED PARKING" and "VAN ACCESSIBLE" with Identification Symbol. See Detail A



Sign Mounting

In Parking Lot Areas
2 Accessible Parking Sign w/ Bollard

Not to Scale



1 Accessible Striping Detail

Not to Scale

REV	DATE	DESCRIPTION

Designed by: EM
Drafted by: DW
Client Name:
Bank of America

19-213GR

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

Accessible Details and Notes

Canyon Creek Bank of America

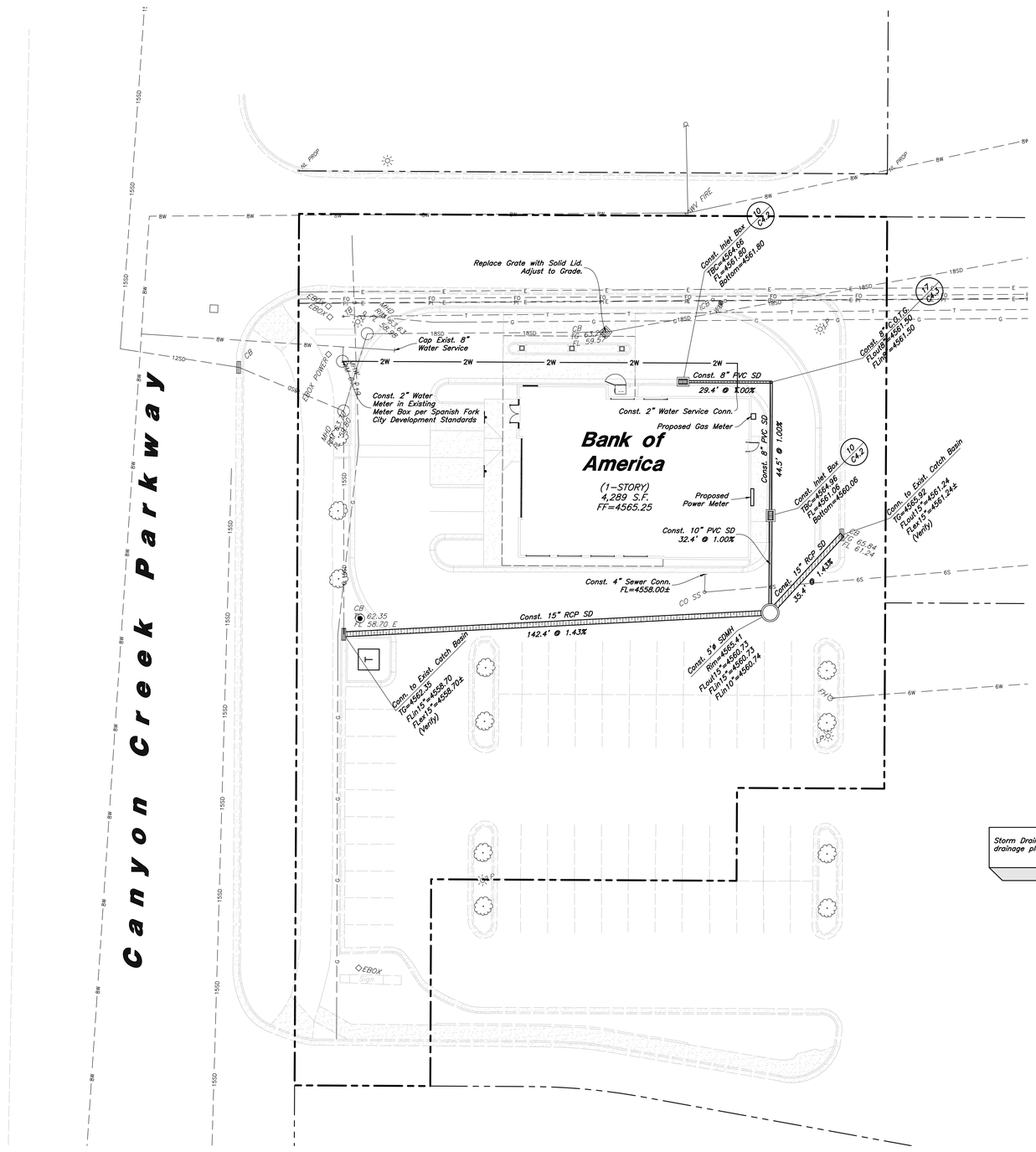
1126 Canyon Creek Parkway
Spanish Fork, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7719441-2202
ERIC L. MALMBERG
STATE OF UTAH

27 Aug, 2021

SHEET NO.
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Scale: 1" = 20'

20' 0 20' 40'

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type 'K.'

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Drainage for this Development is part of an overall drainage plan and stormwater is detained off site.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

Know what's below. 811 Call 811 before you dig. BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. www.bluestakes.org 1-800-662-4111

REV	DATE	DESCRIPTION

Designed by: EM
Drafted by: DW
Client Name:
Bank of America
19-213UT

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

Utility Plan

Canyon Creek Bank of America
1126 Canyon Creek Parkway
Spanish Fork, Utah

LICENSED PROFESSIONAL ENGINEER NO. 7719441-2202 ERIC L. MALMBERG STATE OF UTAH 8/27/2021

27 Aug, 2021

SHEET NO.
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1. REINFORCEMENT: ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.

   A. Space rebar and dowels at 12 to 15 inches on center.
   B. Grease dowels to provide movement in expansion joints.
   C. Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.

2. SAWING: Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.

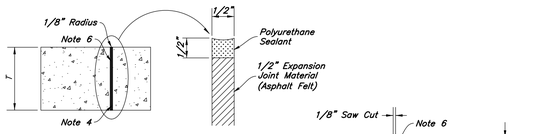
3. JOINTS: Lay out joints to aid construction and control random cracking.

   A. Joint Spacing shall be 12 feet maximum on center in both directions.
   B. Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
   C. Make adjustments in joint locations to meet inlet or manhole locations.
   D. Expansion Joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.

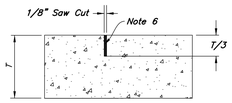
4. JOINT FILLER: Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.

5. BACKER ROD: Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.

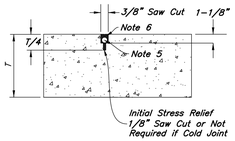
6. JOINT SEALANT: Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



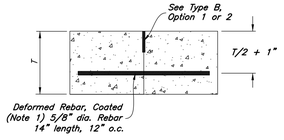
Type A Expansion Joint



Type B Contraction Joint (Option 2)

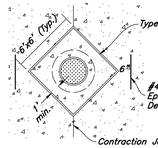


Type B Contraction Joint (Option 1)

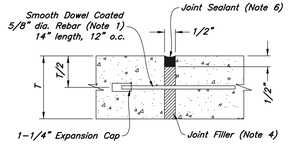


Type C Construction/Cold Joint

Rebar at all corners of expansion joints that do not intersect a contraction joint.



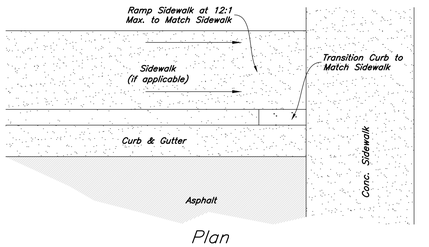
Example 1



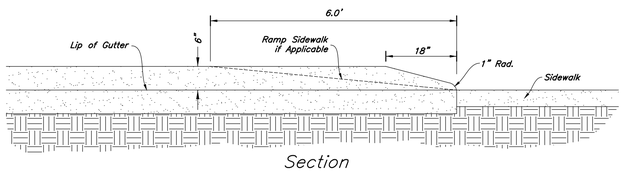
Type F Doweled Expansion Joint at Construction/Cold Joint

9 Concrete Joint Detail

Not to Scale



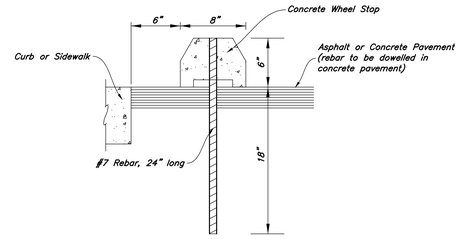
Plan



Section

8 Curb Transition

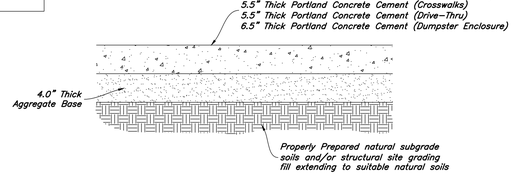
Not to Scale



7 Concrete Wheel Stop Detail

Not to Scale

1. See Geotechnical Report for Project for Future Details
2. See Concrete Joint Detail



6 Concrete Paving Section

Not to Scale

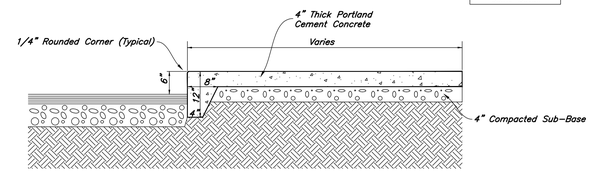
Contraction Joints

A. Spacing = 10' O.C.

Expansion Joints

A. Make expansion joints full depth, see joint deatil
B. Place expansion joint at aa cold joints
C. Expansion joints are required at the start of end of curb radius.

1. See Concrete Joint Detail



5 Thickened Edge Walk

Not to Scale

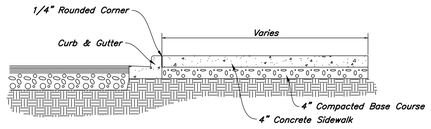
Contraction Joints

A. Spacing = 10' O.C.

Expansion Joints

A. Make expansion joints full depth, see joint deatil
B. Place expansion joint at aa cold joints
C. Expansion joints are required at the start of end of curb radius.

1. See Concrete Joint Detail



4 Typical Sidewalk Detail

Not to Scale

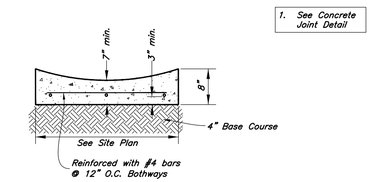
Contraction Joints

A. Spacing = 10' O.C.

Expansion Joints

A. Make expansion joints full depth, see joint deatil
B. Place expansion joint at aa cold joints
C. Expansion joints are required at the start of end of curb radius.

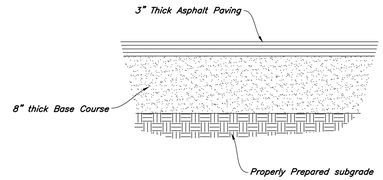
1. See Concrete Joint Detail



3 Typical Waterway Detail

Not to Scale

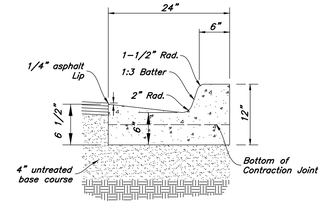
1. See Geotechnical Report for Project



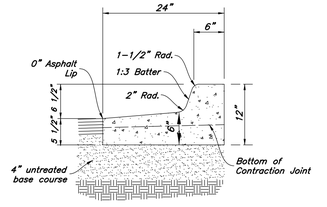
2 Standard Asphalt Section

Not to Scale

1. Contraction Joints
   A. Spacing = 10' o.c., see joint detail
   B. 1/8" wide by 2" deep from top of curb at 15'-0" intervals
2. Expansion Joints
   A. Make expansion joints full depth, see joint detail
   B. Place expansion joint at all cold joints
   C. Expansion joints are required at ends of all radii 0.08.
   D. Required 5'-0" on each side of drainage structures
   E. Required at 90'-0" maximum intervals in straight curb and gutter
   F. Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (½" thick bituminous filler material)
3. 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
4. Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter
5. Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
6. All radii shall be true arcs
7. Medium to light broom finish on all exterior concrete



Standard



Open Face

Note: All Curb and Gutter to be Standard Unless Otherwise Noted

1. See Concrete Joint Detail

1 24" Curb And Gutter

Not to Scale

REV	DATE	DESCRIPTION

Designed by: EM
Drafted by: DW
Client Name:
Bank of America

19-213DT

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWEngineering.net

Details

Canyon Creek Bank of America

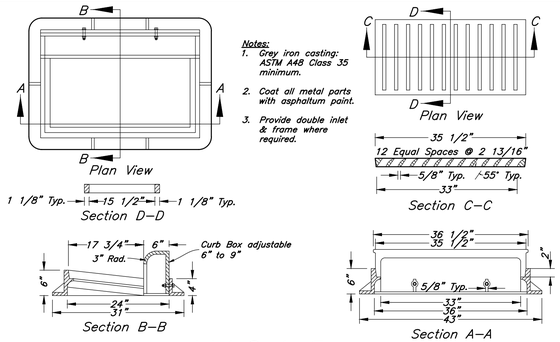
1126 Canyon Creek Parkway
Spanish Fork, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7719441-2202
ERIC L. MALMBERG
STATE OF UTAH

27 Aug, 2021

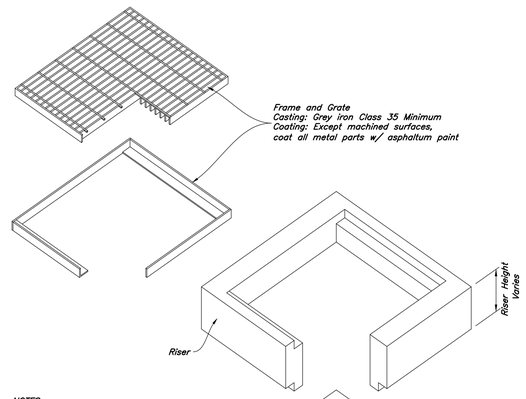
SHEET NO.
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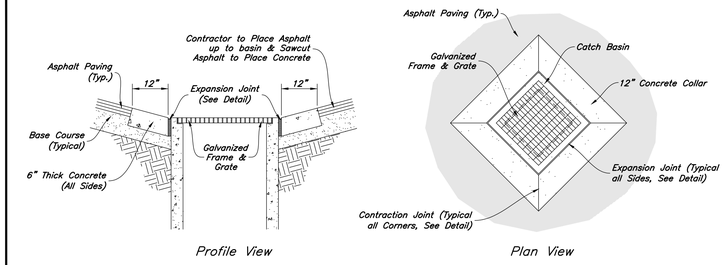
15 Inlet Grate Frame

Not to Scale



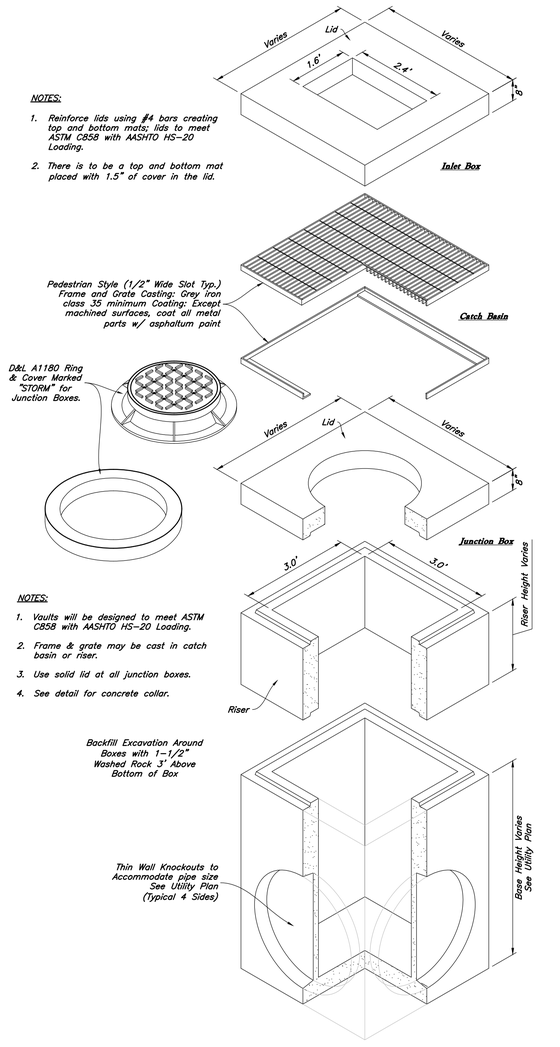
13 Precast Catch Basin

Not to Scale



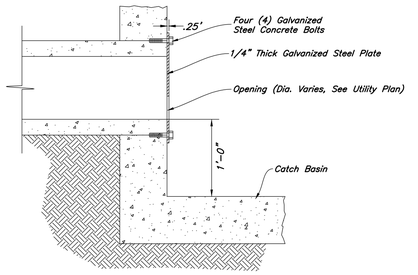
11 Concrete Collar Detail

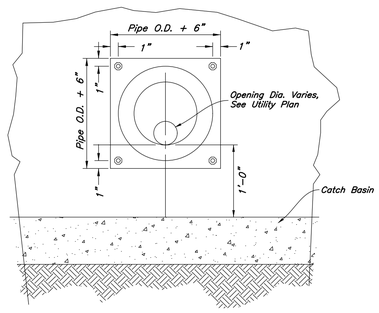
Not to Scale



14 Precast 3' x 3' Catch Basin Junction Box/inlet

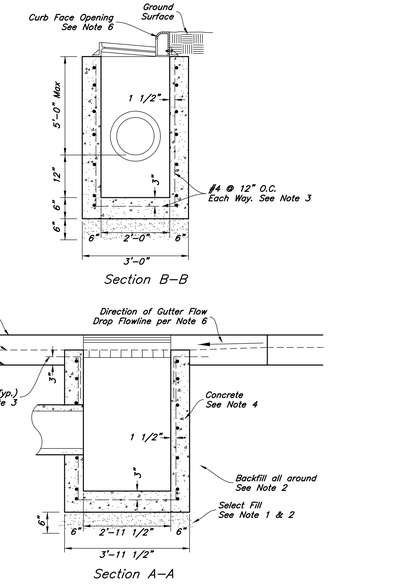
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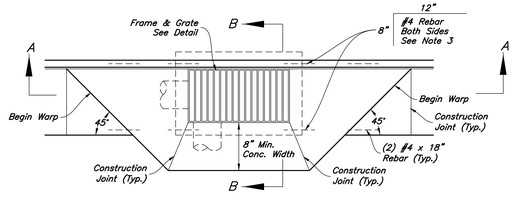
12 Orifice Plate Detail

Not to Scale



Catch Basin Notes:

1. Select Fill: Use untreated base course grade 1 or grade 3/4 per APWA Section 02060. Use of sewer rock or recycled aggregate requires Engineers written approval.
2. Backfill: Install and compact all backfill material or APWA Section 02321.
3. Reinforcement: Use ASTM A 615, grade 60 deformed steel rebar. See APWA Section 03200.
4. Concrete: Class 4,000 per APWA Section 03304. Place per APWA Section 03310. Apply a sealing / curing compound per APWA Section 03390 or use an acceptable alternate curing method.
5. Pipe Laterals: The drawing shows alternate connections to the curb outlet. Refer to construction drawings for connection locations.
6. Curb Face Opening: Make opening 4 inches high. Provide at least a 2 inch drop from the gutter flowline to the invert of the curb face opening.
7. Conc. Apron in front of Inlet Grate to be 8" min. & 12" max.



10 Curb Inlet with Single Grate

Not to Scale

REV	DATE	DESCRIPTION

Designed by: EM
Drafted by: DW
Client Name:
Bank of America
19–213DT

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521–8529 – AWengineering.net

Details

Canyon Creek Bank of America

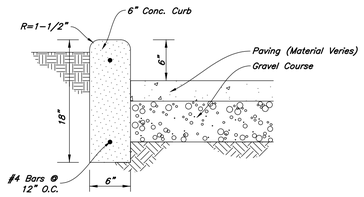
1126 Canyon Creek Parkway
Spanish Fork, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7714441-2202
ERIC L. MALMBERG
STATE OF UTAH
8/30/2021

27 Aug, 2021

SHEET NO.
C4.2

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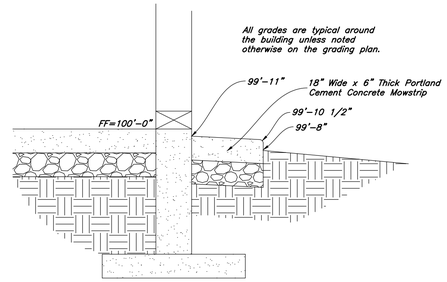


24 Curb Wall Detail

Not to Scale

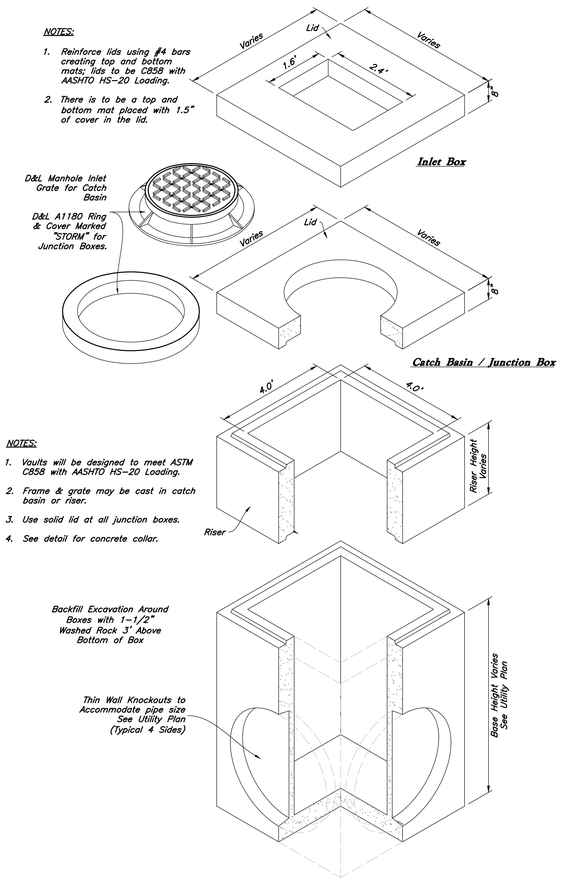
22 Not Used

Not to Scale



19 Concrete Mowstrip

Not to Scale

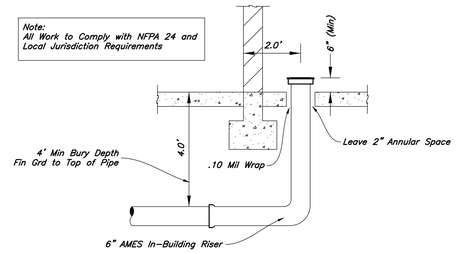


23 Precast 4' x 4' Catch Basin Junction Box/Inlet Box

Not to Scale

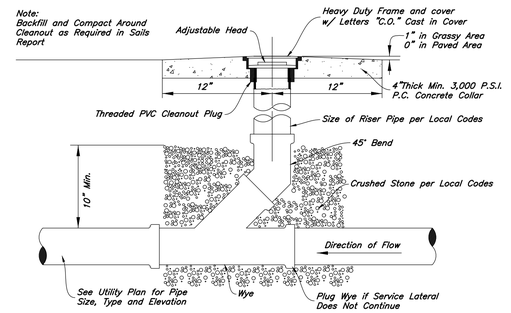
21 Not Used

Not to Scale



18 Fire Riser Stub-In Detail

Not to Scale

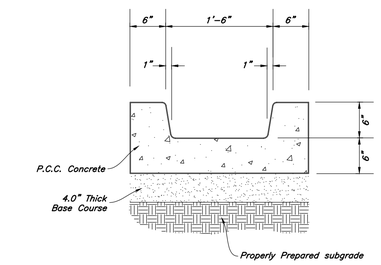


17 Typical Cleanout Detail

Not to Scale

20 Not Used

Not to Scale



16 Thru Planter Drainage Channel Detail

Not to Scale

REV	DATE	DESCRIPTION

Designed by: EM
Drafted by: DW
Client Name:
Bank of America
19-213DT

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

Details

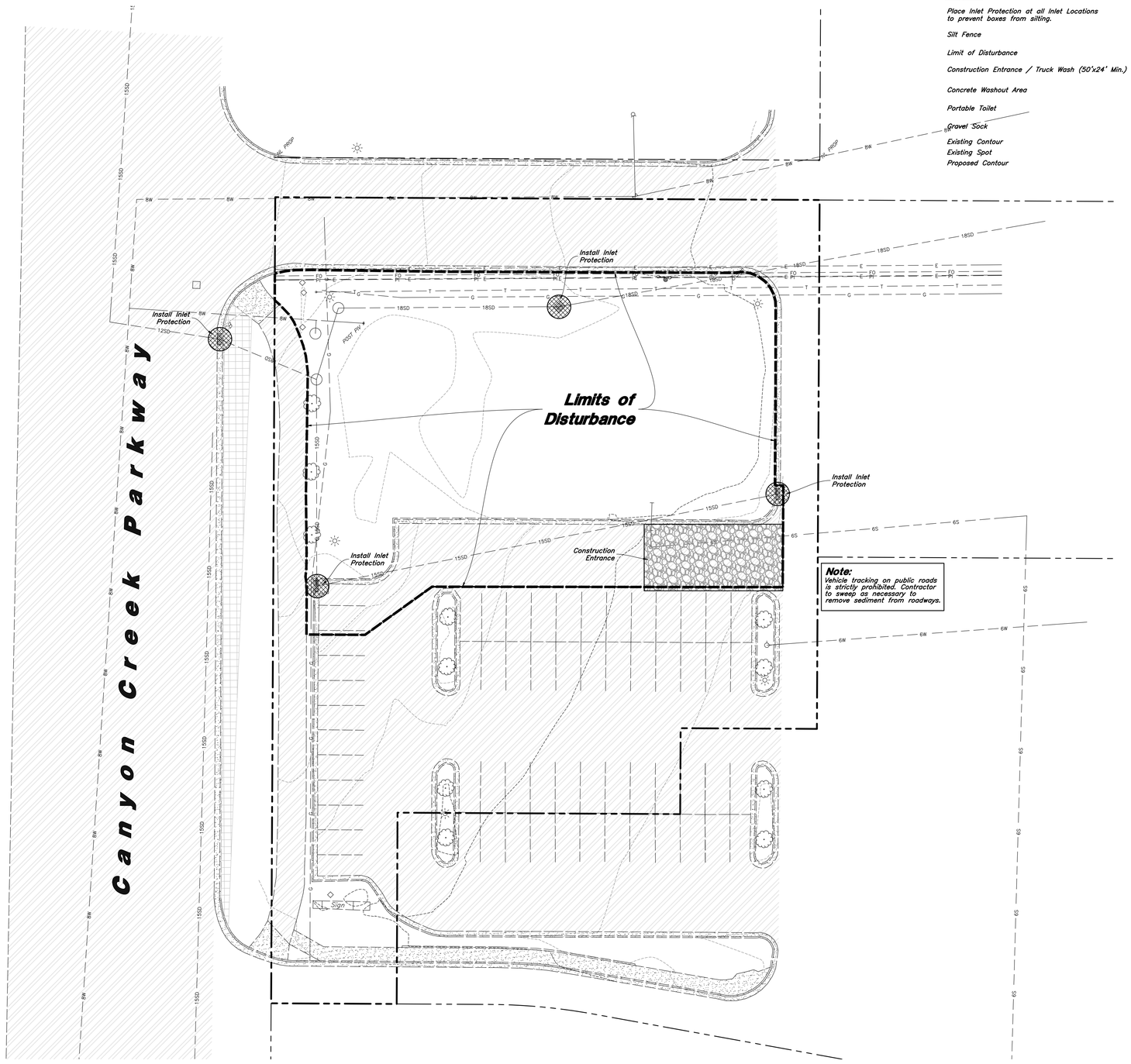
Canyon Creek Bank of America
1126 Canyon Creek Parkway
Spanish Fork, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7719441-2202
ERIC L. MALMBERG
8/27/2021
STATE OF UTAH

27 Aug, 2021

SHEET NO.
C4.3

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Legend

- Place Inlet Protection at all Inlet Locations to prevent boxes from silting.
- Silt Fence
- Limit of Disturbance
- Construction Entrance / Truck Wash (50'x24' Min.)
- Concrete Washout Area — CW
- Portable Toilet — PT
- Gravel Sock
- Existing Contour
- Existing Spot — ◦(78.00TA)
- Proposed Contour

Scale: 1" = 20'

20' 0 20' 40'

Erosion Control Notes

1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
8. All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
10. Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
11. Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

REV	DATE	DESCRIPTION

Designed by: EM
Drafted by: DW
Client Name:
Bank of America
19-213EC

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

Erosion Control Plan - Phase 1

Canyon Creek Bank of America

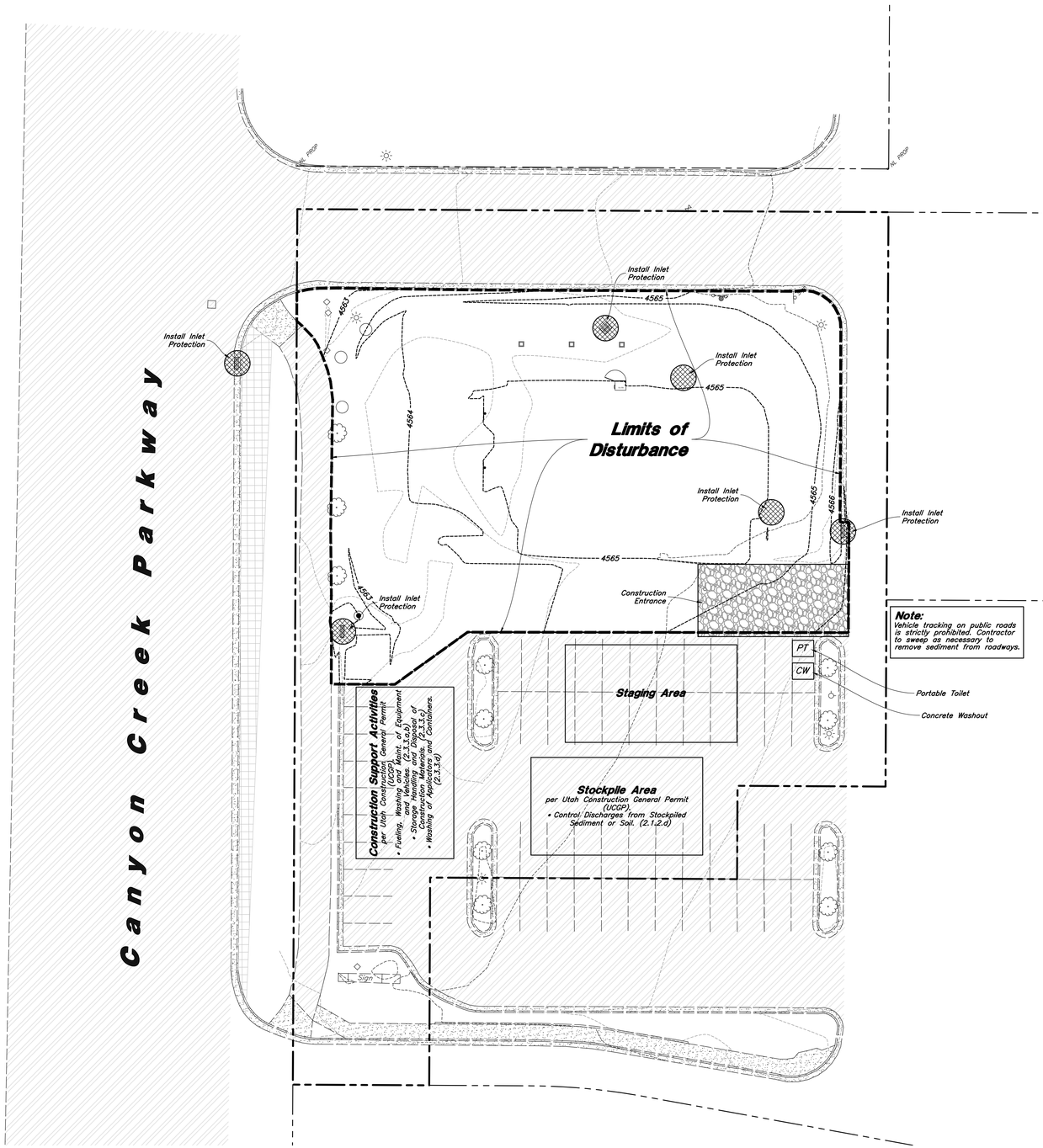
1126 Canyon Creek Parkway
Spanish Fork, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7196441-2202
ERIC L. MALMBERG
SUBLIMITY
STATE OF UTAH

27 Aug, 2021

SHEET NO.
C5.1

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Scale: 1" = 20'

20' 0 20' 40'

Legend

- Place Inlet Protection at all Inlet Locations to prevent boxes from silting.
- Silt Fence
- Limit of Disturbance
- Construction Entrance / Truck Wash (50'x24' Min.)
- Concrete Washout Area — CW
- Portable Toilet — PT
- Gravel Sock
- Existing Contour
- Existing Spot
- Proposed Contour

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REV	DATE	DESCRIPTION

Designed by: EM
Drafted by: DW
Client Name:
Bank of America
19-213EC

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

Erosion Control Plan - Phase 2

Canyon Creek Bank of America

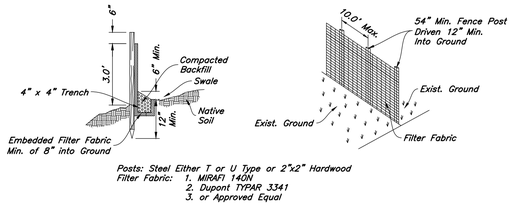
1126 Canyon Creek Parkway
Spanish Fork, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7719441-2202
ERIC P. MALMBERG
11/08/2021
STATE OF UTAH

27 Aug, 2021

SHEET NO.
C5.2

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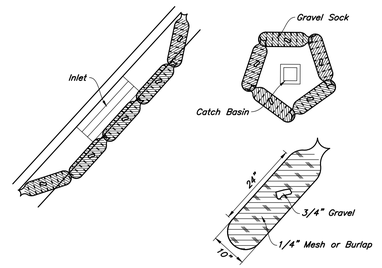
Posts: Steel Either T or U Type or 2"x2" Hardwood
Filter Fabric: 1. MIRAFI 140N
2. Dupont TYPAR 3341
3. or Approved Equal

Notes:

1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
3. Collected material shall be removed when "bulges" develop in the silt fence.

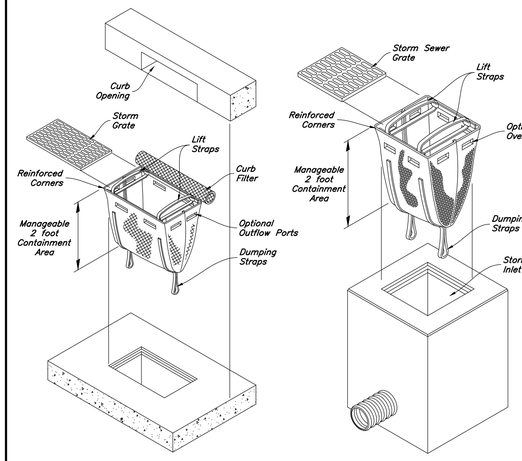
3 **Silt Fence Section**

Not to Scale



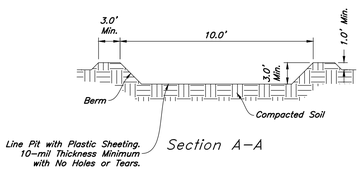
5 **Gravel Sock Sediment Barrier**

Not to Scale



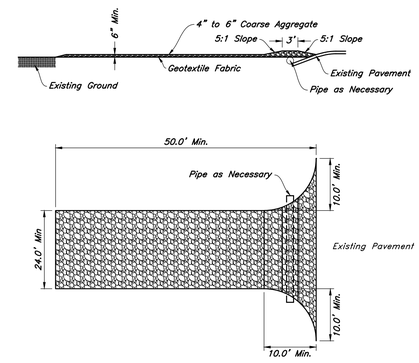
2 **Dandy Sack Inlet Protection**

Not to Scale



4 **Concrete Washout**

Not to Scale



1 **Stabilized Construction Entrance**

Not to Scale

REV	DATE	DESCRIPTION

Designed by: EM
Drafted by: DW
Client Name:
Bank of America
19-213EC

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

Erosion Control Details

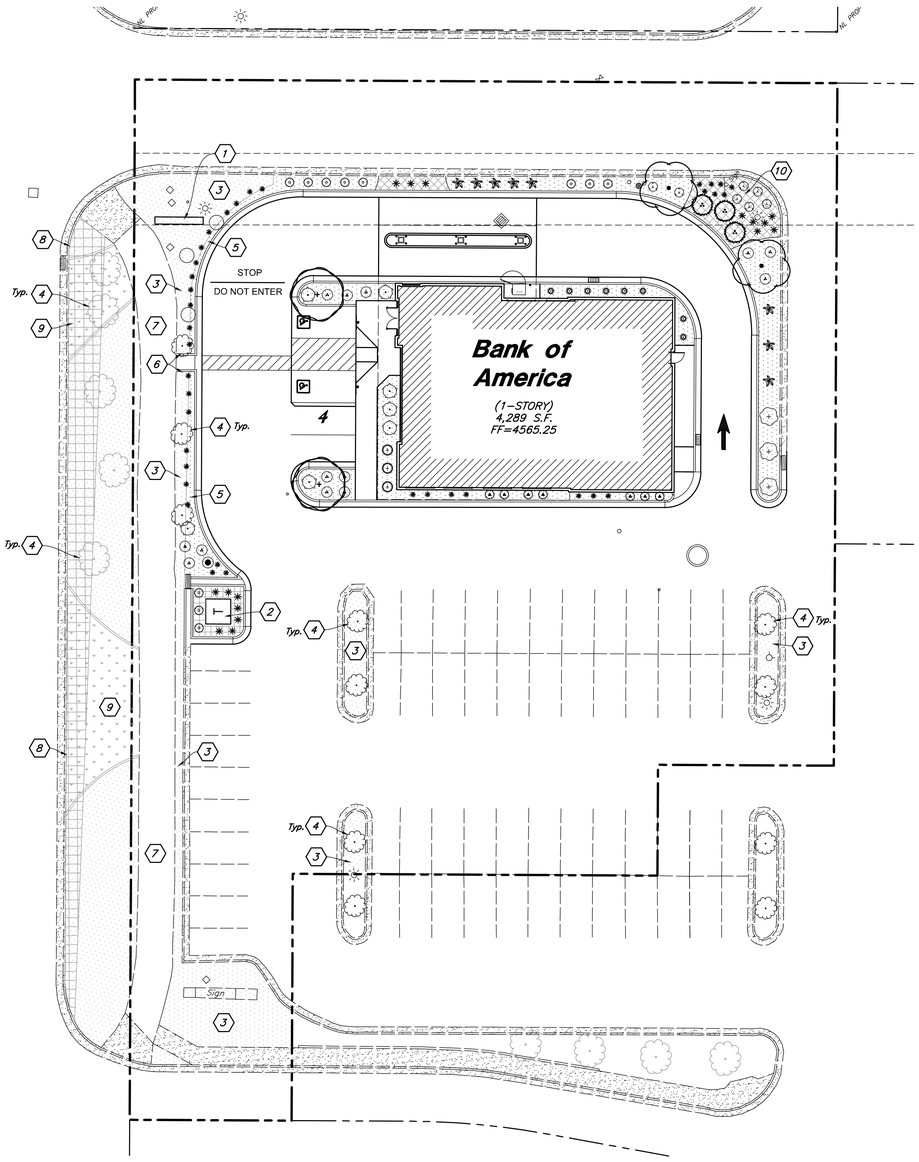
Canyon Creek Bank of America
1126 Canyon Creek Parkway
Spanish Fork, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7719441-2202
KEVIN C. WAHLEN
MEMBER
STATE OF UTAH
8/10/2021

27 Aug, 2021

SHEET NO.
C5.3

W:\19-213 BOA-Canyon Creek Spanish Fork\dwgs\19-213EC.dwg, 11/2/2021 4:58:30 PM, 1:1, DJW



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	3	Acer platanoides 'Crimson Sentry' / Crimson Sentry Norway Maple	2" Caliper
	2	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear	2" Caliper
	2	Quercus robur 'Fastigiata' / Pyramidal English Oak	2" Caliper
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	7	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	2 gal
	8	Caryopteris x clandonensis 'Blauer Splatz' / Sapphire Surf Bluebeard	5 gal
	8	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	2 gal
	3	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5 gal
	7	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Juniper *	5 gal
	13	Potentilla fruticosa 'Goldfinger' / Goldfinger Potentilla	2 gal
	3	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal
	7	Rosa x 'Meigalpio' / Red Drift Rose	2 gal
ORNAMENTAL GRASSES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	11	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal
	16	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	1 gal
PERENNIALS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	36	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal

Material Schedule

Decorative Stone #1 – Install Over Dewitt Pro5 Weed Barrier at a Three (3) Inch Depth; Stone Shall be Installed in Shrub Areas Where Shown on Plan; Stone Shall be Washed Prior to Installation; Stone Shall be 1-2" Diameter Tan Cobble Stone to Match Existing — Detail: 3/L3.1

Decorative Stone #2 – Install Over Dewitt Pro5 Weed Barrier at a Ten (10) Inch Depth; Stone Shall be Installed in Detention Pond and Interlocked on Pond Hillside; Stone Shall be Washed Prior to Installation; Stone Shall be 3-6" Diameter Tan Cobble Stone to Match Existing — Detail: 3/L3.1

4" x 6" Landscape Concrete Curbing – Install Flush to all Concrete Edge Between Lawn and Shrub Areas — Detail: 3/L3.1

Scale: 1" = 20'

20' 0 20' 40'

Landscape Data

Zone: C-2 (Commercial)
Site Area = 45,108 s.f. (1.036 ac.)
Landscape Area Required = 6,766 s.f. (15%)
Landscape Area Provided = 7,543 s.f. (16.7%)
- Existing Landscape = 2,772 s.f.
- New Landscape = 2,531 s.f.
- Existing Asphalt Trail = 2,240 s.f. *

Existing Street Frontage Landscape = 4,297 s.f.
Required Trees = 20 Trees (20 Provided) **
- New Trees Provided = 7 Trees
- Existing Trees Provided = 13 Trees

Required Shrubs = 134 Shrubs (134 Provided) **
- New Shrubs Provided = 89 Shrubs
- Existing Shrubs Provided = 48+ Shrubs

* The Existing Public Asphalt Trail is Located Within the Property Line and is Being Counted Toward Meeting the Required Landscape Square Footage for the Site.

** Includes Existing and Proposed Shrubs within the Property Line. Trees within the Property Line and Along Frontage Have Been Counted. All New Trees Have Been Selected From the City Approved Shade Tree List.

Landscape Notes:

1. All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Point Source Drip Shall be Used to Irrigate Shrub Areas. See Sheet L2.1 for Layout and L3.1 for Irrigation Details.
2. Adjust Plant Material as Needed to Provide Easy Access to Existing/New Utilities and Irrigation Boxes.
3. All New Landscape Shall be Maintained by Owner.
4. Concrete Curbing Shall be Used to Separate Lawn From Shrub Areas.
4. All Tags Must Remain on the Trees Until the Site has been Inspected and the Improvements Approved by the City.
5. Trees and Shurbs Shall be Replaced After the First Two (2) Growing Seasons if they Die or Fail to Reach the Minimum Required Size by October 15th of the Second Year After the Landscaping was Installed and Inspected by the City.

Landscape Keynotes

1. New Monument Sign by Separate Permit
2. New Elect. Transformer
3. Existing Landscape
4. Existing Tree
5. Repair Landscape Between New Curb and Existing Landscape; Install Plant Material as Shown on Plan
6. Repair Adjacent Landscape for New Sidewalk Connection; Relocate Tree if Possible or Trim up for New Walkway
7. Existing Asphalt Trail
8. AASHTO Clear Sight Triangle (35 mph) – Area Shall be Clear of Obstacles Between 3' to 8' High Above Back of Curb; Park Strip Trees Shall be Pruned up to 14'
9. Existing Lawn Along Road Frontage
10. Approximate Location for Irrigation Connection to Secondary Water

General Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call Blue Stake before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
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. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurseryman, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
13. The contractor shall install all landscape material per plan, notes and details.
14. All existing and relocated trees shall be properly protected. Trees damaged during construction shall be replaced at no cost to the owner.
15. Plant names are abbreviated on the drawings, see plant lschedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
16. No grading or soil placement shall be undertaken when soils are wet or frozen.
17. Imported topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
18. Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
19. Provide a 12" depth of imported topsoil in parking islands and an 8 inch depth in all other shrub areas.
20. 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 and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
21. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole.Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
22. All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule.
23. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Weed Barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
24. All deciduous trees shall be double staked per tree staking detail. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
25. Install landscape concrete curbing between lawn and shrub areas. Curbing shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
26. Provide a 4 inch depth of imported topsoil in all lawn areas.
27. Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
28. All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
29. All trees located in lawn areas shall have a 24 inch diameter tree ring with a layer of wood mulch.
30. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

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

REV	DATE	DESCRIPTION

Designed by: EM
Drafted by: DW
Client Name: Bank of America

19-213LS

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

Canyon Creek Bank of America

1126 Canyon Creek Parkway
Spanish Fork, Utah

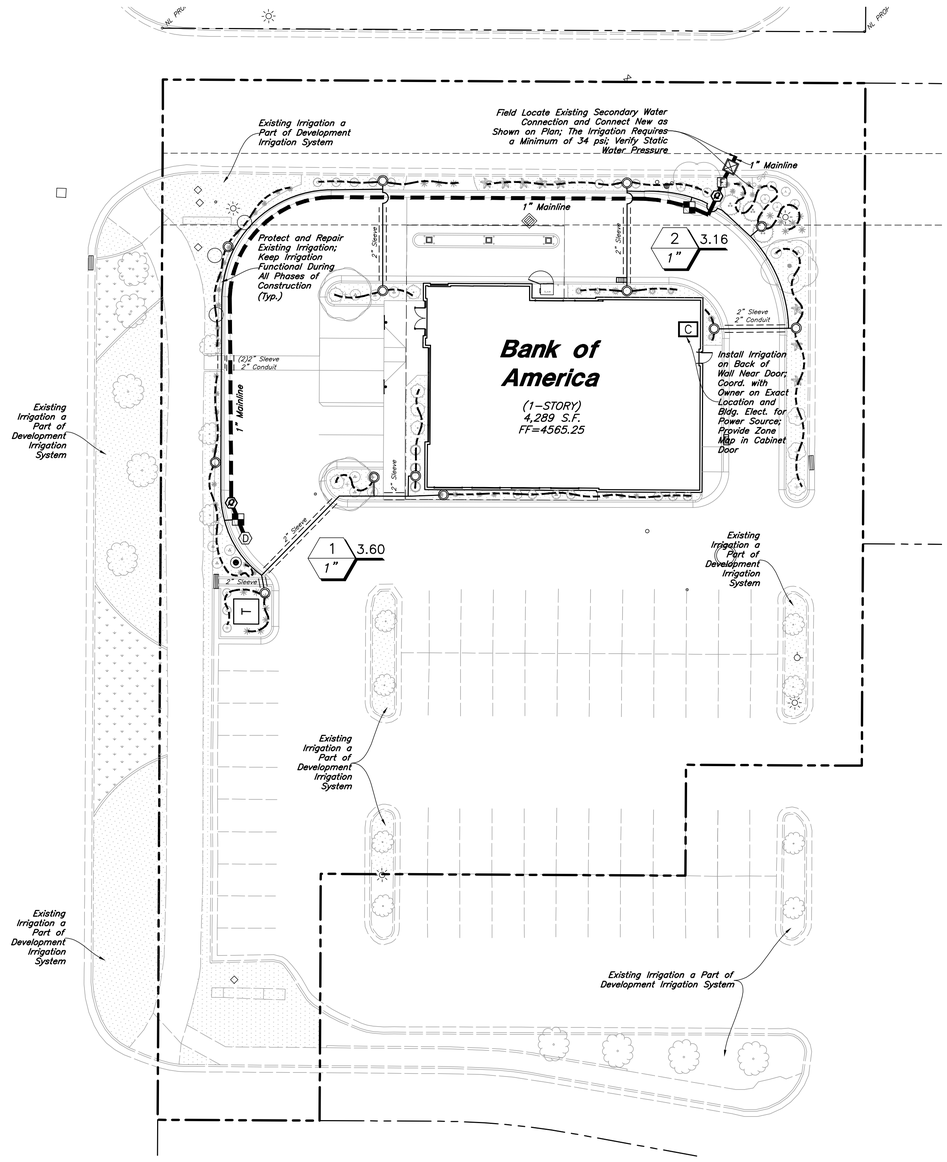
Landscape Plan

Licensed Landscape Architect
Jared R. Manscill
No. 7740426-5301
12/09/2021

27 Aug, 2021

SHEET NO.
L1.1

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IRRIGATION SCHEDULE

Symbol	Manufacturer/Model #	Description	Notes	Detail
Valves				
	Rain Bird XCZ-100-PRB-COM	Drip Remote Control Valve	1 Inch Drip Control Zone Kit; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	8/L3.1
Q	Rain Bird 44NP	Quick Coupler Valve with Swing Joint with Nonpotable Cap	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	9/L3.1
D	Matco-Norca 759	Manual Drain Valve	1/2" Inch Size; Install at End of Mainline in a 10" Round Valve Box with 6" Depth Sump of Gravel Over Weed Barrier	5/L3.1
Drip				
	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	4/L3.1
	Rain Bird XBS-940 Rain Bird XD-100 Rain Bird XB-20PC Rain Bird TS025 Rain Bird DBC-025 Rain Bird MDCFCAP	3/4" Distribution Tubing - Pipe shown on Plan is Schematic; Adjust as Needed 1/4" Distribution Tubing - Install one per Emitter Xeri-Bug Emitter (2 Gal/Hr.) - 1 per Perennial, 2 per Shrub & Ornamental Grass & 4 per Tree Tie Down Stake - Tubing to be Staked every 3' Diffuser Bug Cap - Install one per Emitter Removable Flush Cap - Install at the End of Each Line		7&14/L3.1
P.O.C. Components				
	Mueller Oriseal Mark II	Stop & Waste Valve	1 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump	6/L3.1
F	Amiad Filter	Secondary Water Filter	1 Inch Size; Plastic Disc Filter with 300 Micron Stainless Steel Weave-Wire Screen Filter Element; Install in Jumbo Size Irrigation Box Underground with 3" Depth of Gravel over Weed Barrier	13/L3.1
Pipes				
	Schedule 40 PVC	Mainline Pipe	1 Inch Size; Control Wiring Shall be Installed Under Mainline; Schedule 80 Fittings Shall be Used for Mainline Components	10/L3.1
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes unmarked Shall be 1 Inch; Minimum pipe size Shall be 1 Inch for PVC Pipe	10/L3.1
Controller				
C	Rain Bird ESP4ME	4 Station Base Outdoor Controller	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor; Controller Shall be Hardwired; Provide a Zone Map in Cabinet Door	12/L3.1
Sleeving				
	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals, and Controller Wire Located under Concrete and Asphalt Paving at specified depths	Contractor shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving is by the Landscape Contractor unless otherwise noted.	11/L3.1

Valve Callout: # (Valve Number) / # (Valve Flow) / # (Valve Size)

Scale: 1" = 20'

20' 0 20' 40'

Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Notes:

1. See Sheet L1.1 for Plant Layout and Sheet L3.1 for Details.
2. See Sheet L3.1 for Irrigation Details.
3. Adjust Plant Material Location as Needed to Provide Easy Access to Irrigation Equipment.
4. The Existing Irrigation Around the Perimeter of the Site and in the Adjacent Parking Islands Shall Remain and be Protected. Irrigation Damaged Due to Construction Shall be Repaired in a Timely Manner to Keep Development Irrigation System Functional at all Times. BOA Shall Have a Separate Irrigation System and not be a Part of the Overall Development Irrigation System.

VALVE SCHEDULE

VALVE #	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP
1	1"	Area for Drip Emitters	3.60	32.69	33.68	0.94 in/h
2	1"	Area for Drip Emitters	3.16	32.21	32.3	1.11 in/h

General Irrigation Notes:

1. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
2. The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
3. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
4. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
5. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
6. The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
7. The contractor shall install all irrigation material per plan, notes and details.
8. Irrigation system components must be premium quality only and installed to Manufactures requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
9. Irrigation system guarantee for all materials and workmanship shall be one year from the time of branch opening or final project acceptance (whichever is longer). Guarantee will include, but is not limited to winterizing, spring activation, repair, trench setting, backfilling depressions, and repairing freeze damage.
10. Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assure the complete system has no documented problems and full head to head coverage with adequate pressure for system operation. Adjust system to avoid spray on building, hardscape, and adjacent property. Any problems or plan discrepancies must be reported to the landscape architect.
11. Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings. one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.
12. Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be eighteen (18) inches minimum.
13. Install dielectric fittings whenever dissimilar metals are joined.
14. Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100(%) percent irrigation coverage of areas indicated.
15. Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
16. Control valve wire shall be #14 single conductor: white for common wire, red for hot wire and blue for the spare wire. Provide (1) one spare wire that runs the length of the mainline and to the controller. All wiring shall be UF-UL rated. All connections shall be made with water tight connectors (DBR/Y or equivalent) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.
17. Control valve size, type, quantity, and location to be approved by landscape architect. install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes shall be Carson Brooks or equal.
18. Quick couplers shall be a Rain Bird 44NP with a (one) 1 inch Lasco unitized swing joint assembly and 1" brass insert 90° ell outlet. Support with rebar in each retainer lug. Install where shown on the plans.
19. Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.
20. All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-two (22) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.
21. Plans are diagrammatic and approximate due to scale. where possible, all piping is to be installed within the planting areas. No tees, ells, or changes in direction shall occur under hardscape.
22. It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
23. The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible.
24. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.
25. All sprinkler heads shall be set perpendicular to finish grade of the areas to be irrigated and shall be installed 6-8" from buildings walls, or within 4" of pavement, curbs, or header edges.
26. Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
27. Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
28. Provide and install all manufacturer's recommended surge and lighting protection equipment on all controllers.
29. All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
30. Upon completion and approval of irrigation system, irrigation contractor to provide the owner with two sets of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.
31. An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.
32. It shall be the responsibility of the sprinkler contractor to demonstrate to the Owner the proper winterization and start-up procedures for the entire system prior to final payment.

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION

Designed by: EM
Drafted by: DW
Client Name:
Bank of America

19-213JR

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

Irrigation Plan

Canyon Creek Bank of America

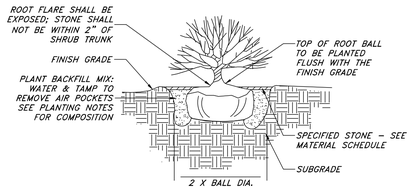
1126 Canyon Creek Parkway
Spanish Fork, Utah

State of Utah
Jared R. Manscill
No. 7740426-5301
Licensed Landscape Architect
12/09/2021

27 Aug, 2021

SHEET NO.
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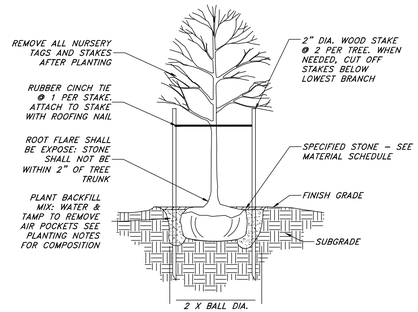
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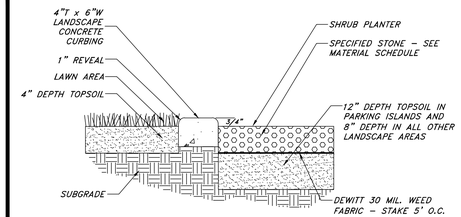
NOTE:

1. CUT AND REMOVE WIRE FROM TOP AND SIDES OF ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL.
2. REMOVE ALL NURSERY TAGS AND STACKS AFTER PLANTING.

1 SHRUB PLANTING
NOT TO SCALE



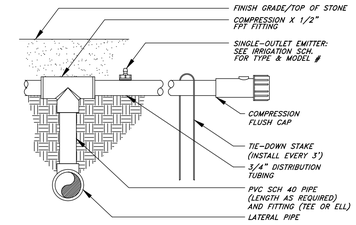
2 DECIDUOUS TREE PLANTING
NOT TO SCALE



NOTE:

1. SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT OF CURBING AND SPECIFIED STONE.
2. CONTROL JOINTS SHALL BE PLACED AT 3' O.C.

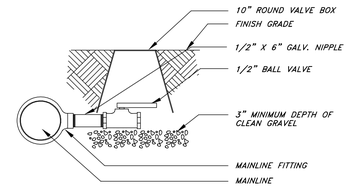
3 LANDSCAPE PREPARATION
NOT TO SCALE



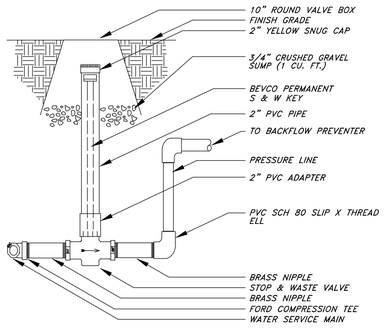
NOTE:

1. USE RAIN BIRD XERIMAN TOOL MODEL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 3/4" DISTRIBUTION TUBING.

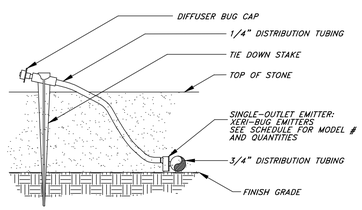
4 PVC TO POLY PIPE CONNECTION
NOT TO SCALE



5 MANUAL DRAIN VALVE
NOT TO SCALE



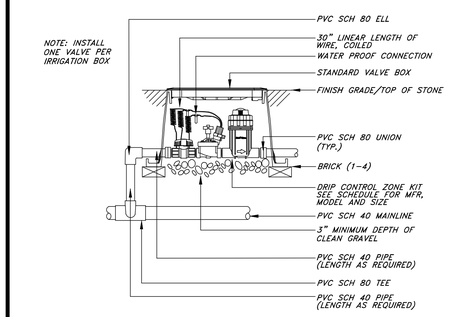
6 STOP & WASTE VALVE
NOT TO SCALE



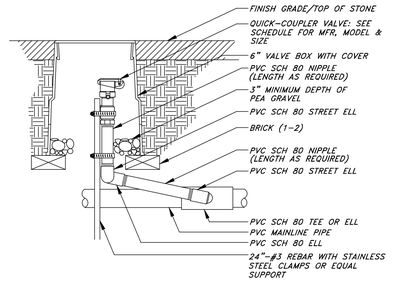
NOTE:

1. USE RAIN BIRD XERIMAN TOOL MODEL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 3/4" DISTRIBUTION TUBING.
2. INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MIN. OF 1" AND AND A MAX. OF 2". FLUSH ALL INES THOROUGHLY, INCLUDING 1/4" DISTRIBUTION TUBING PRIOR TO EMITTER INSTALLATION. IF PLANTING IN A 4:1 SLOPE OR GREATER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOTBALL.

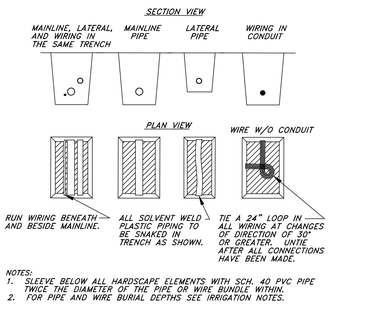
7 EMITTER INTO DISTRIBUTION TUBE
NOT TO SCALE



8 DRIP CONTROL VALVE
NOT TO SCALE



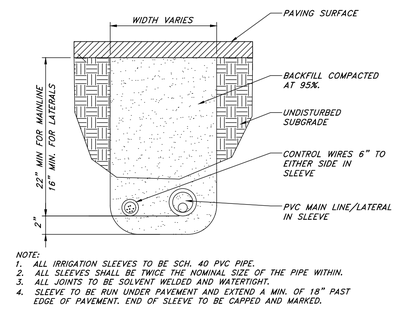
9 QUICK COUPLING VALVE
NOT TO SCALE



NOTES:

1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH. 40 PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE IRRIGATION NOTES.

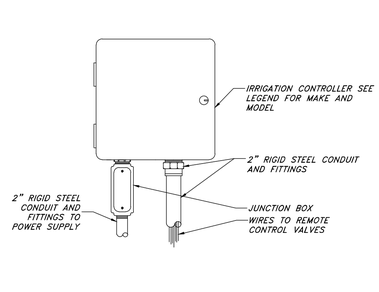
10 PIPE & WIRE TRENCHING
NOT TO SCALE

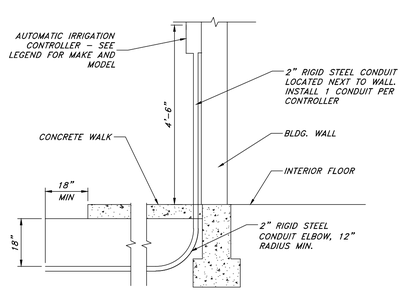


NOTE:

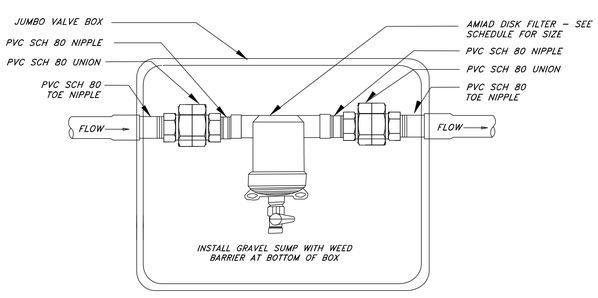
1. ALL IRRIGATION SLEEVES TO BE SCH. 40 PVC PIPE.
2. ALL SLEEVES SHALL BE TWICE THE NOMINAL SIZE OF THE PIPE WITHIN.
3. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
4. SLEEVE TO BE RUN UNDER PAVEMENT AND EXTEND A MIN. OF 18" PAST EDGE OF PAVEMENT. END OF SLEEVE TO BE CAPPED AND MARKED.

11 PIPE SLEEVING
NOT TO SCALE

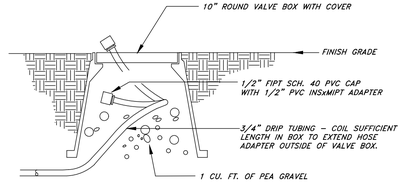




12 IRR. CONTROLLER - OUTDOOR WALL MOUNT
NOT TO SCALE



13 AMIAD SECONDARY WATER FILTER
Not to Scale



14 COMPRESSION FLUSH CAP
NOT TO SCALE

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION

Designed by: EM
Drafted by: DW
Client Name:
Bank of America

19-213JR

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

Landscape & Irrigation Details

Canyon Creek Bank of America
1126 Canyon Creek Parkway
Spanish Fork, Utah

State of Utah
Jared P. Manscill
No. 7740426-5301
Licensed Landscape Architect
12/09/2021

27 Aug, 2021

SHEET NO.
L3.1

W:\19-213 BOA-Canyon Creek Spanish Fork\dwgs\19-213JR.dwg, 12/9/2021 11:33:09 AM, 1:1

Bank of America®

EXTERIOR LIGHTING DESIGN

Facility Analysis † Engineering

Office: (972) 771-6038

1629 Smirl Drive, Suite 200, Heath, Texas 75032

www.gmr1.com

LUMINAIRE SCHEDULE — **SEE FIXTURE CLARIFICATION NOTE #9 — (NP) = NEW POLE (CBO) CONTROLLED BY OTHERS — ** CONTRACTOR TO VERIFY MOUNTING ACCESSORIES BEFORE ORDERING**

SYMBOL	QTY	LABEL	FIXTURE ARRANGEMENT	TOTAL FIXTURE COUNT	NEW POLE COUNT	FIXTURE TYPE / MOUNTING / MANUFACTURER	BUG RATING	MOUNTING HEIGHT	MOUNTING ACCESSORIES	NOTES
	2	GY1 (NEW POLE)	DOUBLE (2@180°)	4	2	(GY) OSQ-L-B-22L-40K7-SN-UL-NM-BZ / POLE MOUNT / CREE	B5-U0-G3	25' AFG	OSQ-ML-B-DA-BZ	ADD NEW POLE AND FIXTURE
	2	HG1 (NEW POLE)	DOUBLE (2@180°)	4	2	(HG) OSQ-L-B-22L-40K7-4M-UL-NM-BZ / POLE MOUNT / CREE	B3-U0-G3	25' AFG	OSQ-ML-B-DA-BZ	ADD NEW POLE AND FIXTURE
	3	SI1	SINGLE	3	-	(SI) SEC-EDG-4M-WM-02-E-UL-BZ-700-40K / WALL MOUNT / CREE	B1-U0-G1	12' AFG	-	ADD NEW FIXTURE
	2	UU1	SINGLE	2	-	EV3-WET-840-2'-IND-FLF-U-PL2-1-0-W / CANOPY MOUNT / PINNACLE	B1-U2-G1	10' - 6" AFG	-	ADD NEW FIXTURE - MATCH EXISTING CANOPY HEIGHT
	1	UU2	SINGLE	1	-	EV3-WET-840-4'-BOR-FLF-U-PL2-1-0-W / CANOPY MOUNT / PINNACLE	B1-U3-G1	10' - 6" AFG	-	ADD NEW FIXTURE - MATCH EXISTING CANOPY HEIGHT
	17	UU3	SINGLE	17	-	EV3-WET-840-4'-IND-FLF-U-PL2-1-0-W / CANOPY MOUNT / PINNACLE	B1-U3-G1	10' - 6" AFG	-	ADD NEW FIXTURE - MATCH EXISTING CANOPY HEIGHT
	1	UU4	SINGLE	1	-	EV3-WET-840-4'-EOR-FLF-U-PL2-1-0-W / CANOPY MOUNT / PINNACLE	B1-U3-G1	10' - 6" AFG	-	ADD NEW FIXTURE - MATCH EXISTING CANOPY HEIGHT

CONTRACTOR RESPONSIBILITY NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITTING, INCLUDING COORDINATION WITH THE LOCAL JURISDICTION AND ANY ASSOCIATED PERMIT FEES OR PROCESSING. CONTRACTOR SHALL NOTIFY GMR UPON RECEIPT OF PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITTING DOCUMENTS THAT ARE NOT INCLUDED IN THE LIGHTING DESIGN PACKAGE. THESE INCLUDE, BUT ARE NOT LIMITED TO, STAMPED ELECTRICAL DRAWINGS, STAMPED POLE BASE DRAWINGS, AND PROFESSIONAL SURVEYS.
3. IF PHOTOMETRIC/PHOTOMETRIC DRAWINGS BE REQUIRED, CONTRACTOR SHALL ENGAGE LOCAL ENGINEER OR LIGHTING DESIGNER AS REQUIRED TO PROVIDE STAMP ON GMR PHOTOMETRIC DESIGN DOCUMENTS.
4. CONTRACTOR SHALL PROVIDE THE BANKING CENTER NOTIFICATION AT LEAST ONE WEEK IN ADVANCE OF VISITING SITES OR STARTING WORK.
5. CONTRACTOR SHALL VERIFY VOLTAGE REQUIREMENTS FOR FIXTURES PRIOR TO PLACEMENT OF FIXTURE ORDERS.
6. CONTRACTOR TO VERIFY LIGHTING CONTROLS PRIOR TO BEGINNING CONSTRUCTION. SEE LIGHTING CONTROL NOTES.
7. CONTRACTOR SHALL RECEIVE FORMAL APPROVAL FROM GMR ON ANY FIXTURE MODIFICATIONS OR VARIATIONS FROM THE LUMINAIRE SCHEDULE.
8. CONTRACTOR SHALL VERIFY EXISTING AND PROPOSED FIXTURE MOUNTING CONDITIONS IN FIELD. ANY SPECIAL MOUNTING ACCESSORIES FOR PROPOSED FIXTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. CONTRACTOR SHALL SUPPLY ALL NEW LIGHT POLES. NEW LIGHT POLES SHALL MATCH EXISTING CONDITIONS ON SITE FOR POLE TYPE AND PAINT COLOR.
10. CONTRACTOR SHALL ORDER ALL FIXTURES FROM BORDER STATES IN ACCORDANCE WITH BANK OF AMERICA NATIONAL ACCOUNT. CONTACT NATIONAL ACCOUNT QUOTES DEPARTMENT AT BOA@BORDERSTATES.COM OR 704-372-3040.
11. CONTRACTOR SHALL PERFORM ALL NECESSARY PATCHING OR REPAINTING OF ADDED, REMOVED, OR REPLACED FIXTURES.
12. CONTRACTOR SHALL REPAIR ANY DISTURBED AREAS BACK TO EXISTING CONDITION INCLUDING PAVED AREAS, LANDSCAPED AREAS, ETC.
13. CONTRACTOR SHALL VERIFY AND DOCUMENT COMPLETED WORK DURING NIGHT HOURS. ALL FIXTURES MUST BE FUNCTIONAL DURING NIGHT HOURS PRIOR TO SCHEDULING A FINAL SURVEY WITH GMR.
14. CONTRACTOR SHALL PROVIDE BEFORE AND AFTER NIGHT TIME PHOTOS OF THE SITE.
15. CONTRACTOR SHALL RECEIVE A PUNCHLIST FROM GMR UPON FINAL SURVEY FOR ANY REMAINING ITEMS TO BE COMPLETED.

CONTROLS & ADDITIONAL NOTES:

LIGHTING CONTROL NOTES:

THE CONTRACTOR SHALL VERIFY THE CONTROLS FOR ALL EXTERIOR LIGHTING AND ATM/AHD INTERIOR LOBBIES ON THE SITE (EXCLUDING SIGNAGE) AND ADJUST ACCORDING TO THE FOLLOWING:

- IC3 CONTROL
  - CONTRACTOR SHALL VERIFY THAT EXTERIOR LIGHTING CIRCUITS ARE CONTROLLED BY THE CORRECT IC3 CIRCUIT. WHERE EXTERIOR LIGHTING IS INCLUDED ON CONTROL CIRCUITS FOR INTERIOR SYSTEMS, INTERIOR LIGHTING, OR EXTERIOR SIGNAGE, CONTRACTOR SHALL ADJUST EXTERIOR LIGHTING TO THE CORRECT CONTROL CIRCUIT AS REQUIRED.
- PHOTOCELL CONTROL:
  - CONTRACTOR SHALL REPLACE EXISTING PHOTOCELLS WITH NEW AND INSTALL IN A LOCATION BEST SUITED TO PROVIDE APPROPRIATE LIGHT EXPOSURE SUCH THAT EXTERIOR LIGHTS ARE ON DURING DARKNESS.
- TIME CLOCK CONTROL:
  - CONTRACTOR SHALL VERIFY LOCATION OF TIME CLOCK. IF TIME CLOCK IS IN ELECTRICAL ROOM ALONG WITH IC3 CONTROLS, CONTRACTOR SHALL ADJUST CIRCUIT TO BE CONTROLLED BY IC3 EXTERIOR LIGHTING CONTROLS. IF TIME CLOCK IS IN A REMOTE LOCATION NOT IN CLOSE PROXIMITY TO THE IC3 CONTROLS, CONTRACTOR SHALL VERIFY TIME CLOCK IS SET PROPERLY AND LEAVE CIRCUIT ON TIME CLOCK CONTROL.
- MANUAL CONTROL:
  - CONTRACTOR SHALL VERIFY THAT NO EXTERIOR LIGHTING IS CONTROLLED MANUALLY. IF ANY EXTERIOR LIGHTING IS ON A MANUALLY CONTROLLED CIRCUIT, CONTRACTOR SHALL ADJUST TO BE CONTROLLED BY PHOTOCELL OR IC3, WHICHEVER IS MOST ECONOMICALLY ACCOMPLISHED.

ADDITIONAL CONTRACTOR NOTES:

CONSTRUCTION COMPLETION VERIFICATION

UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE VERIFICATION IN WRITING TO THE BANK OF AMERICA PJM THAT ALL WORK IS COMPLETE ACCORDING TO THE CONSTRUCTION DOCUMENTS, AND THAT ALL EXTERIOR LIGHTING IS FUNCTIONING DURING NIGHTTIME HOURS. COMPLETION PHOTOS, TAKEN AT NIGHT, SHALL BE PROVIDED IN THE FOLLOWING FORMAT:

PROVIDE A SINGLE DOCUMENT CONTAINING THE FOLLOWING:

- SITE PHOTOS FROM ALL SIDES OF BUILDING.
- MINIMUM OF 3 PHOTOS OF EACH COMPLIANCE AREA (ATM(S), AFTER-HOUR DEPOSITORIES, ASSOCIATE ENTRY) FROM DIFFERENT ANGLES
- MINIMUM OF 2 PHOTOS OF ALL NON-COMPLIANCE AREAS FROM DIFFERENT ANGLES

FIXTURE CLARIFICATION NOTES:

1. OUT-OF-SCOPE - EXISTING FIXTURES TO REMAIN ON SITE WITHOUT MODIFICATION. NO ACTION REQUIRED UNLESS NOTED OTHERWISE.
2. REMOVE AND PATCH - EXISTING FIXTURES TO BE FULLY REMOVED AND ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED TO BE ASSESSED AND PERFORMED BY CONTRACTOR.
3. REPLACE EXISTING FIXTURE - EXISTING FIXTURE TO BE FULLY REMOVED AND REPLACED IN THE SAME LOCATION WITH A NEW FIXTURE. CONTRACTOR TO VERIFY IF POLE AND/OR POLE BASE IS SUFFICIENT FOR THE NEW FIXTURES. ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED IS TO BE ASSESSED AND PERFORMED BY CONTRACTOR.
4. ADD NEW FIXTURE - NEW FIXTURES TO BE ADDED. ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED TO BE ASSESSED AND PERFORMED BY CONTRACTOR.
5. ADD NEW POLE & FIXTURE - A NEW POLE AND FIXTURE TO BE ADDED. CONTRACTOR TO SPECIFY POLE TO MATCH EXISTING STYLE AND COLOR AND, IF NOT PROVIDED, POLE BASE DATA FOR NEW POLE LOCATIONS. CONTRACTOR TO VERIFY IF POLE AND POLE BASE IS SUFFICIENT FOR THE HEIGHT, LOCATION AND FIXTURE SPECIFIED.
6. GMR DOES NOT SPECIFY MOUNTING HARDWARE FOR ANY SPECIFIED FIXTURES. CONTRACTOR IS TO WORK WITH DISTRIBUTOR AND/OR MANUFACTURER ON A CASE BY CASE BASIS TO IDENTIFY AND ORDER REQUIRED MOUNTING HARDWARE.
7. CONTRACTOR TO VERIFY WHETHER EXISTING WIRING LOCATIONS OR THE ADDITION OF WIRING FOR NEW FIXTURE LOCATIONS IS SUFFICIENT FOR THE DESIGNATED FIXTURE LOCATION.
8. CONTRACTOR TO SPECIFY POLE COLOR AND TYPE PRIOR TO ORDERING.
9. ALL FIXTURES ARE ASSUMED BRONZE IN COLOR UNLESS NOTED OTHERWISE IN THE LUMINAIRE SCHEDULE. CONTRACTOR TO CONFIRM PRIOR TO ORDERING.

GENERAL NOTES:

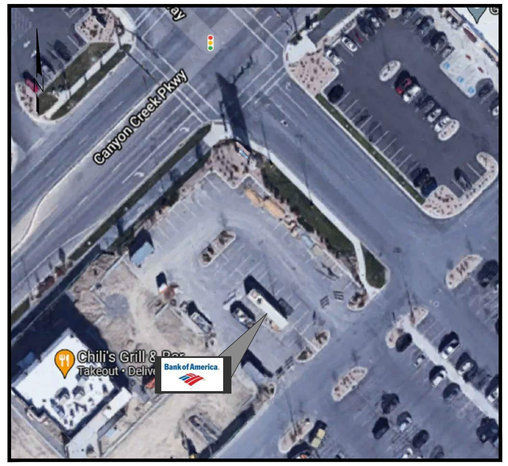
1. EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE BASED ON A LIMITED AMOUNT OF INFORMATION AVAILABLE TO THE ENGINEER. ALL SUCH CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING THE BID AND ADJUSTED IF NECESSARY. NO ADDITIONAL COMPENSATION SHALL BE GRANTED AFTER AWARDING A BID FOR ANY EQUIPMENT, MATERIAL OR LABOR REQUIRED TO REWORK OR OTHERWISE MODIFY EXISTING CONDITIONS.
2. THIS LIGHTING DESIGN IS BASED ON A COMBINATION OF STATE STANDARDS, THE BANK'S CURRENT SECURITY POLICY FOR EXTERIOR ATM AND AFTER-HOUR DEPOSITORIES AND BANK GUIDELINES FOR NON-SECURITY COMPLIANCE ZONES.
3. TRIM ALL TREES/LANDSCAPING TO MINIMIZE IMPEDING LIGHT FROM ANY LIGHT FIXTURES THAT IMPACT THE 60' RADIUS AROUND ALL ATMS AND A RADIUS OF 50' AROUND ALL AFTER-HOUR DEPOSITORIES. CONSIDERATION MUST BE GIVEN TO TREES/LANDSCAPING IN A STATE OF FULL FOLIAGE/BLOOM AND FUTURE GROWTH. ALL LANDSCAPING WORK WILL BE PERFORMED BY OTHERS WITH A SEPARATE PERMIT (IF REQUIRED).
4. ALL MOUNTING HEIGHTS ARE INTENDED TO THE BOTTOM OF THE FIXTURE.
5. CONTRACTOR TO FIELD VERIFY FIXTURE PLACEMENT DIMENSIONS PRIOR TO CONSTRUCTION.
6. DIMENSIONING PROVIDED IS FOR PROPOSED FIXTURE LOCATIONS ONLY, UNLESS OTHERWISE NOTED ON THE DRAWING.
7. THE CONTRACTOR SHALL ATTEMPT TO ELIMINATE THE USE OF EXPOSED CONDUIT WHERE POSSIBLE. IF EXPOSED CONDUIT IS NECESSARY, THE CONTRACTOR SHALL VERIFY USE WITH PROJECT MANAGER.
8. ALL EXISTING LIGHTS WILL BE REPLACED WITH LED LIGHTS AND ALL PROPOSED LIGHTS WILL ALSO BE LED, UNLESS OTHERWISE NOTED.
9. ALL FIXTURES ARE TO BE MOUNTED ABOVE FINISH GRADE.
10. UNLESS OTHERWISE NOTED, MATCH EXISTING POLE BASES.

SITE ABBREVIATIONS:

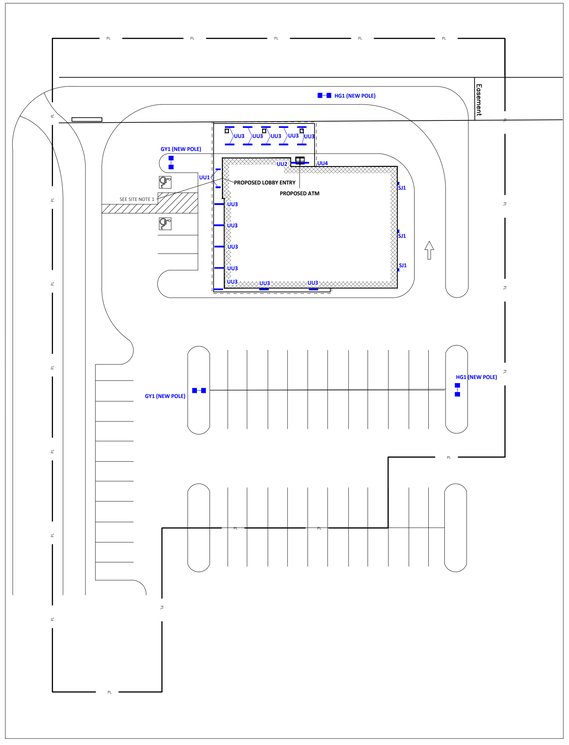
PL = PROPERTY LINE
AFG = ABOVE FINISHED GRADE
Fc = FOOTCANDLE
CBO = CONTROLLED BY OTHERS
AHD = AFTER HOUR DEPOSITORY

NOTE: THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

SITE NOTES:
1. INTERIOR LIGHTING TO BE DESIGNED BY OTHERS TO MEET BOA LOBBY LIGHTING STANDARDS.
EXISTING CONDITIONS:
1. EXISTING POLES - N/A 2. EXISTING POLE BASES - N/A 3. EXISTING DRIVE THRU CEILING - HARD



VICINITY MAP



SCALE: 3/8" = 1'-0"

Bank of America®

BLUE = NEW FIXTURE
GREEN = EXISTING FIXTURE LOCATION TO BE REPLACED
ORANGE = EXISTING FIXTURE TO REMAIN
TURQUOISE = FIXTURE TO BE REMOVED
PINK = REPLACE WITH NEW POLE AT NEW HEIGHT
= INDICATES NEW SECURITY FENCE
PL = PROPERTY LINE BASED ON COUNTY APPRAISAL INFORMATION

v1 211105

REVISION NO.	DESCRIPTION	REVISED BY
1		KRM
2		
3		

Facility Analysis † Engineering

Canyon Creek
UTW-054
1200 N Canyon Creek Pkwy
Spanish Fork, UT

SITE PLAN

DESIGN BY:	DRAWN BY:
CAS	RCS
REVIEWED BY:	APPROVED BY:
AJH	KRM

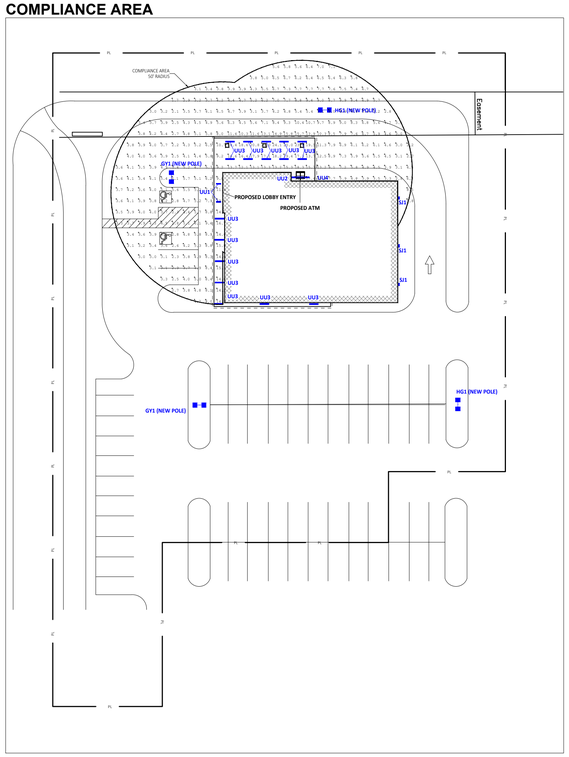
SHEET NO.

COVER

THIS PLAN SET IS PROPRIETARY AND CONFIDENTIAL INFORMATION OF THE BANK AND THE USE OF THIS DESIGN IS PROHIBITED WITHOUT THE EXPRESS PERMISSION OF THE BANK

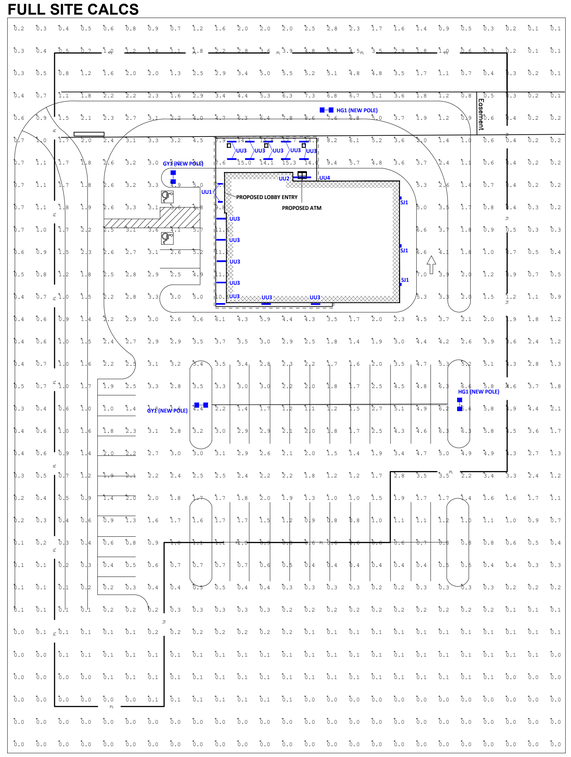
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COMPLIANCE AREA



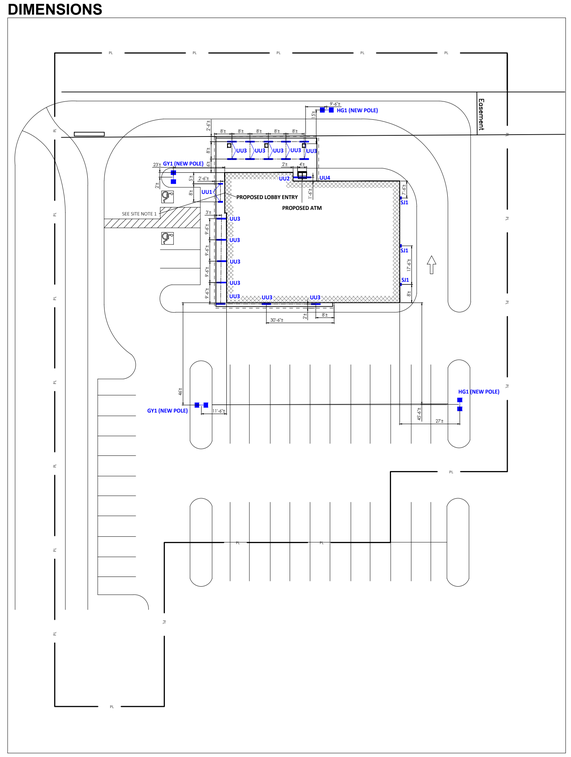
SCALE: 3/8" = 1'-0"

FULL SITE CALCS



SCALE: 3/8" = 1'-0"

DIMENSIONS



SCALE: 3/8" = 1'-0"

QTY	LABEL	NOTES	MOUNTING HEIGHT
2	GY1 (NEW POLE)	ADD NEW POLE AND FIXTURE	25' AFG
2	HG1 (NEW POLE)	ADD NEW POLE AND FIXTURE	25' AFG
3	SI1	ADD NEW FIXTURE	12' AFG
2	UU1	ADD NEW FIXTURE - MATCH EXISTING CANOPY HEIGHT	10' - 6" AFG
1	UU2	ADD NEW FIXTURE - MATCH EXISTING CANOPY HEIGHT	10' - 6" AFG
17	UU3	ADD NEW FIXTURE - MATCH EXISTING CANOPY HEIGHT	10' - 6" AFG
1	UU4	ADD NEW FIXTURE - MATCH EXISTING CANOPY HEIGHT	10' - 6" AFG

UNIT CALCS 50'

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL UNITS 50' @ 36"	Illuminance	Fc	6.87	25.0	1.7	4.04	14.71

NOTES:

1. READINGS ARE MEASURED AT 36" (3') ABOVE GRADE.

FULL SITE CALCS

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FULL SITE @ GRADE	Illuminance	Fc	1.86	17.7	0.0	N.A.	N.A.

NOTES:

1. THE SCOPE OF WORK FOR THIS PROJECT IS LIMITED TO EXTERIOR LIGHTING RENOVATIONS AS SHOWN ON THE PLANS.
2. REFERENCE THE LUMINAIRE SCHEDULE FOR ADDITIONAL LIGHT FIXTURE INFORMATION.

SITE NOTES:

1. INTERIOR LIGHTING TO BE DESIGNED BY OTHERS TO MEET BOA LOBBY LIGHTING STANDARDS.

EXISTING CONDITIONS:

1. EXISTING POLES - N/A
2. EXISTING POLE BASES - N/A
3. EXISTING DRIVE THRU CEILING - HARD

NOTE: THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

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= INDICATES NEW SECURITY FENCE
PL = PROPERTY LINE BASED ON COUNTY APPRAISAL INFORMATION

N.T.S.

v1 211105

REVISION NO.	DESCRIPTION	REVISED BY
3		
2		
1		KRM

GMR Facility Analysis † Engineering

Canyon Creek
UTW-054
1200 N Canyon Creek Pkwy
Spanish Fork, UT

SITE DETAILS

DESIGN BY:	DRAWN BY:
CAS	RCS
REVIEWED BY:	APPROVED BY:
AJH	KRM

SHEET NO.

LU-1

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Mountain America Canyon Creek Site Plan Approval Request

December 15, 2021, Development Review Committee.

Located at 1308 North Canyon Creek Parkway, including 0.83 acres.

The subject property is zoned C-2.

The applicant has requested that a Site Plan be approved for a Financial Institution.

Key Issues

1. Canyon Creek Master Development Plan.
2. Compliance with City requirements.
3. Compliance with Canyon Creek Design Guidelines.

Recommendation

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

Findings

1. That the application conforms to the City's General Plan Designation, Zoning Map and Canyon Creek Master Development Plan.

Conditions

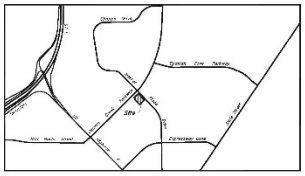
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant address any red-lines.

Exhibits

1. Site Plan.
2. Building Elevations.

MACU - Spanish Fork

1308 North Canyon Creek Parkway
Spanish Fork, Utah



Vicinity Map
Not to Scale

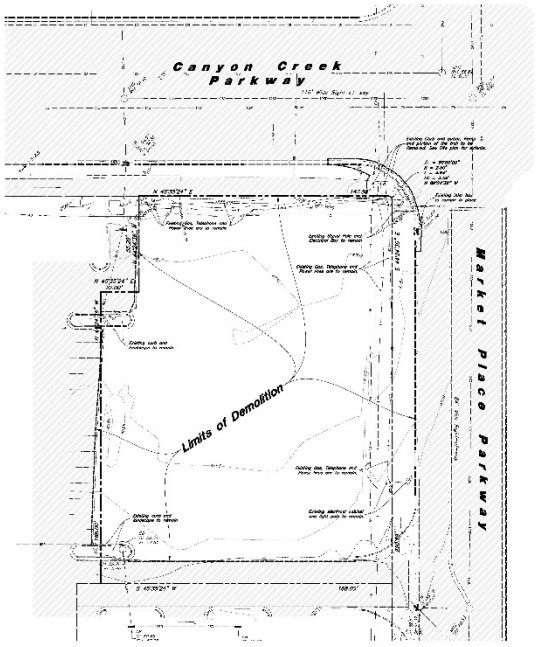
Civil Sheet Index

C0.0	Cover Sheet
	ALTA Survey
C0.1	Demolition Plan
C1.1	Site Plan
C2.1	Grading Plan
C2.2	Grading Details And Notes
C3.1	Utility Plan
C4.1	Details
C4.2	Details
C5.1	Erosion Control Plan - Phase 1
C5.2	Erosion Control Plan - Phase 2
C5.3	Erosion Control Details
L1.1	Landscape Plan
L2.1	Irrigation Plan
L3.1	Landscape & Irrigation Details

Cover Sheet
MACU - Spanish Fork
1308 North Canyon Creek Parkway
Spanish Fork, Utah

2 Nov, 2021

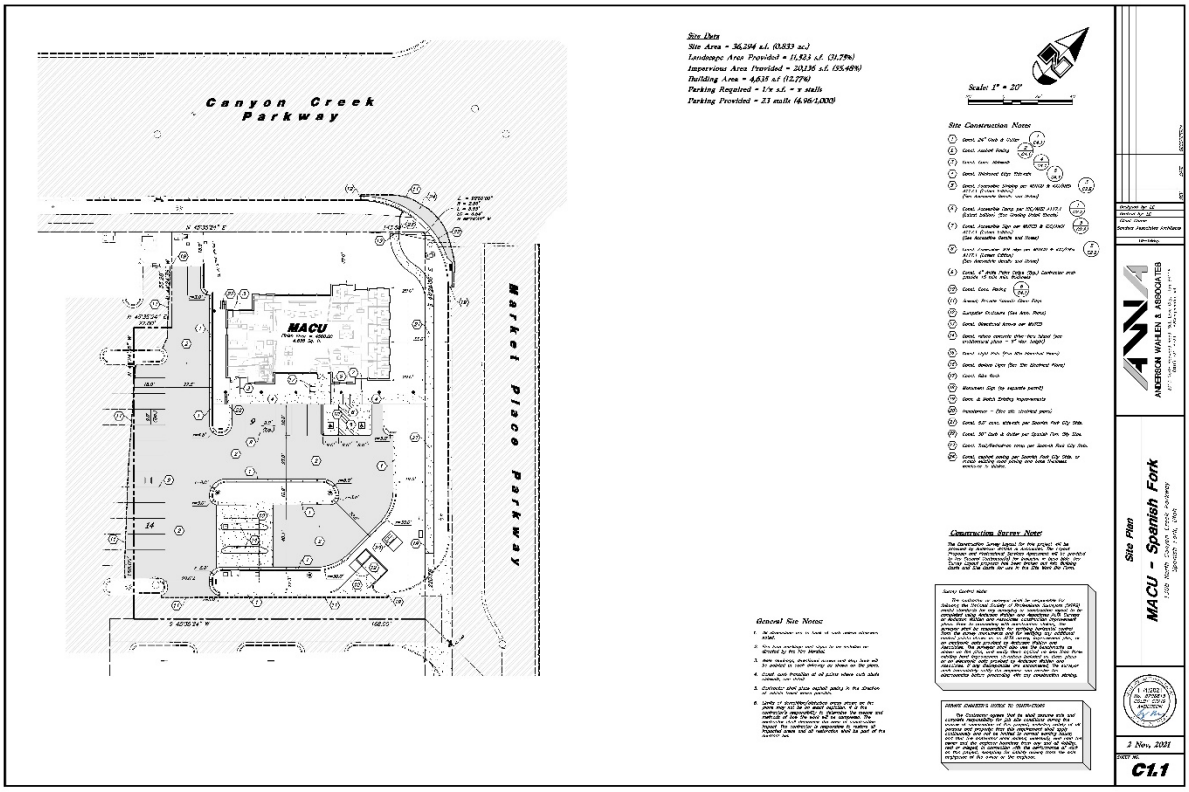
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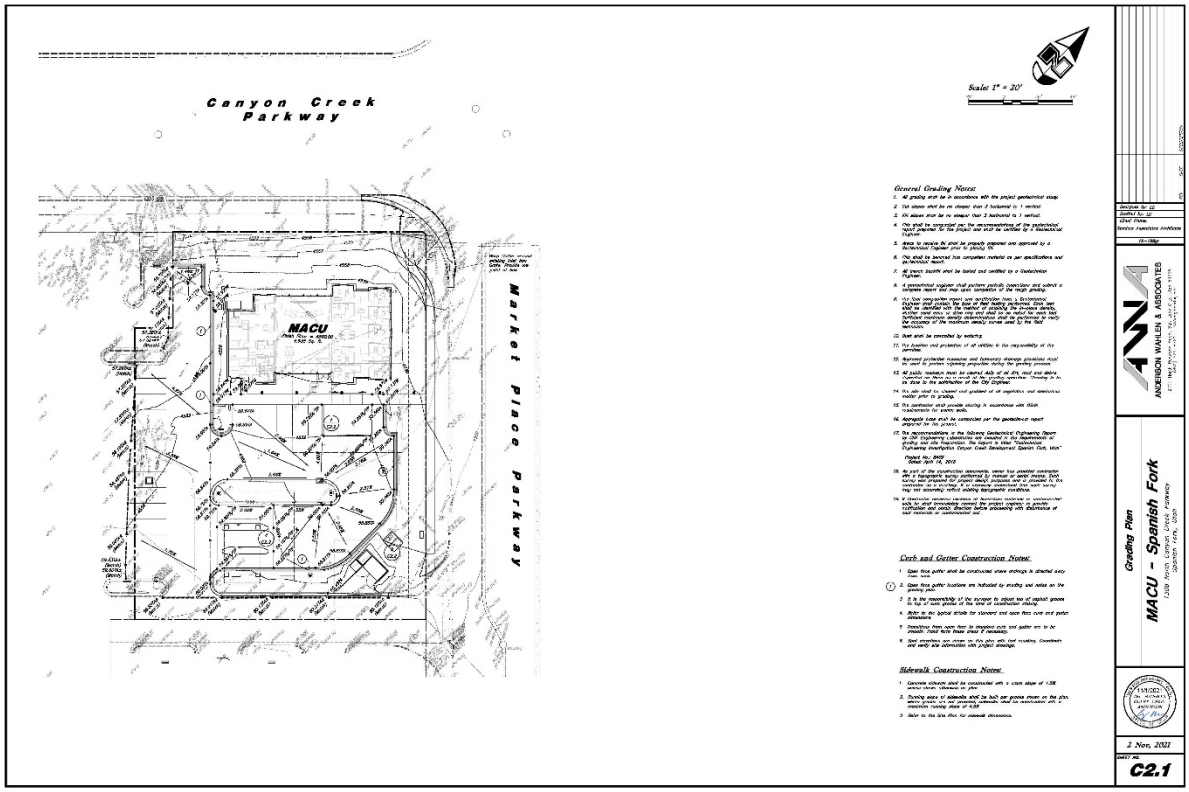


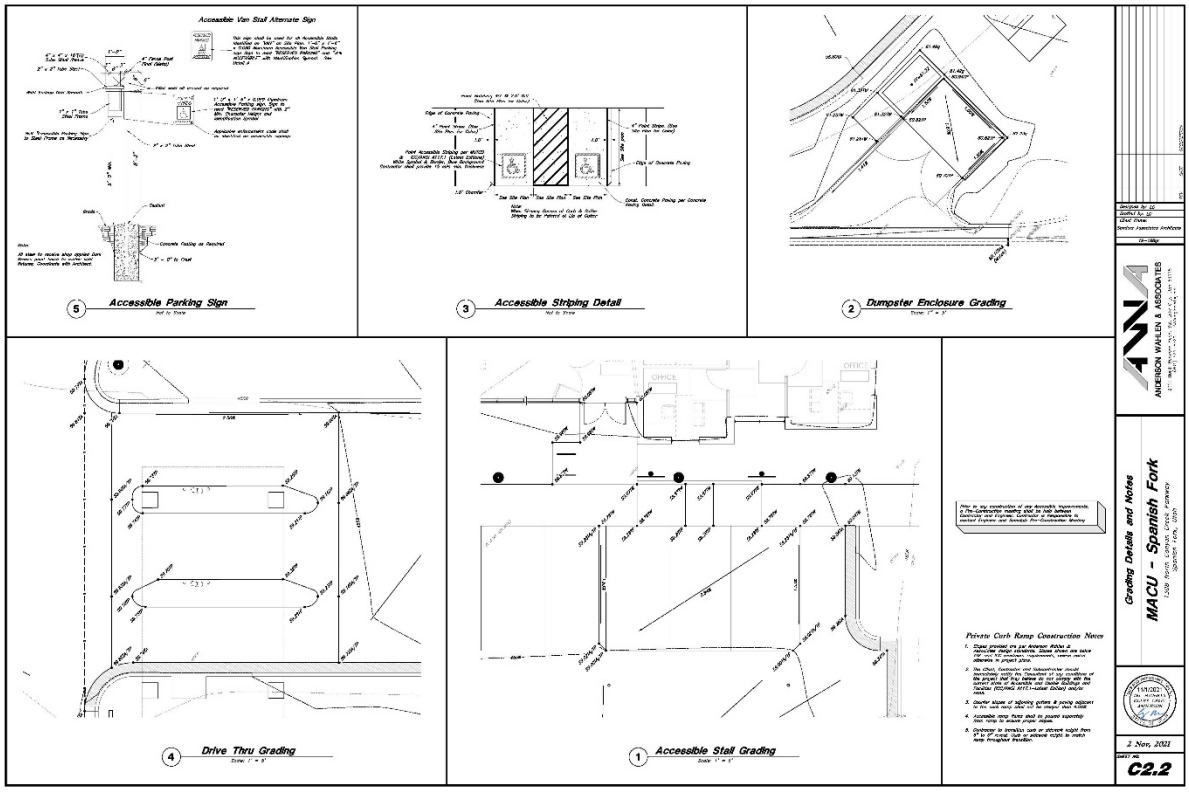
Demolition / Existing Conditions Plan
MACU - Spanish Fork
1308 North Canyon Creek Parkway
Spanish Fork, Utah

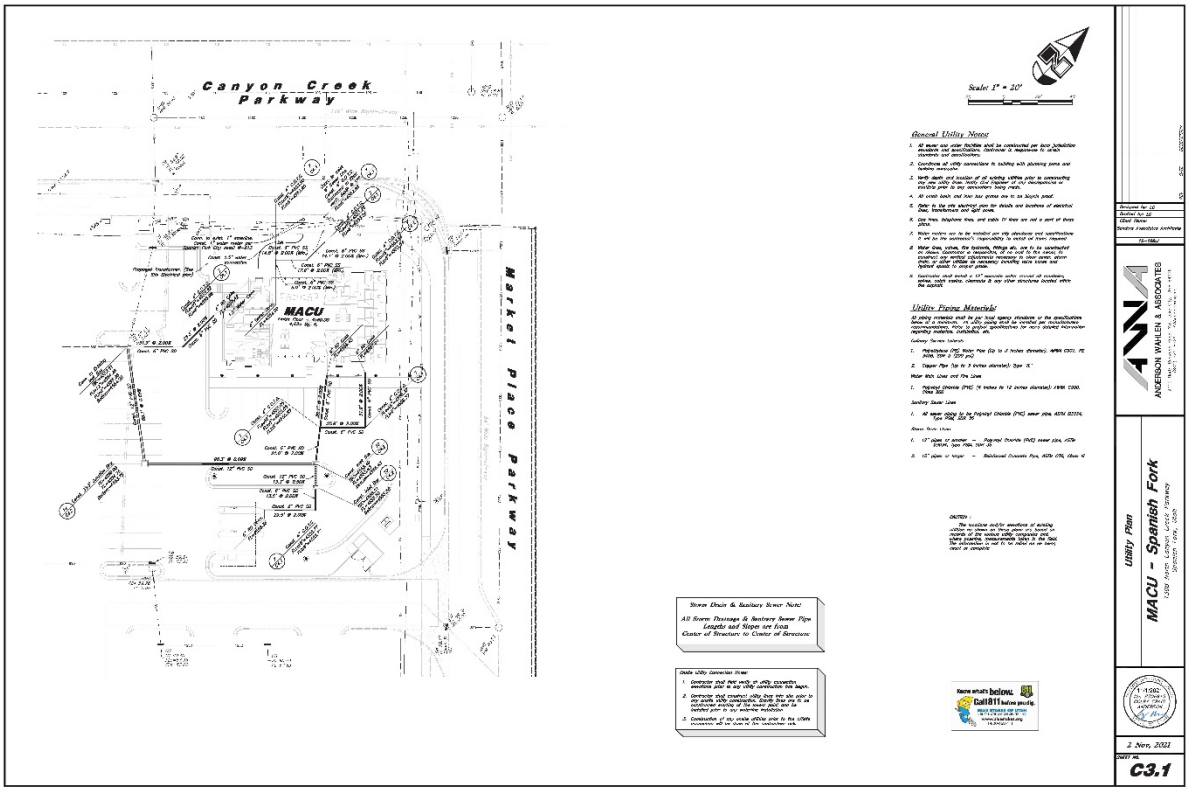
2 Nov, 2021

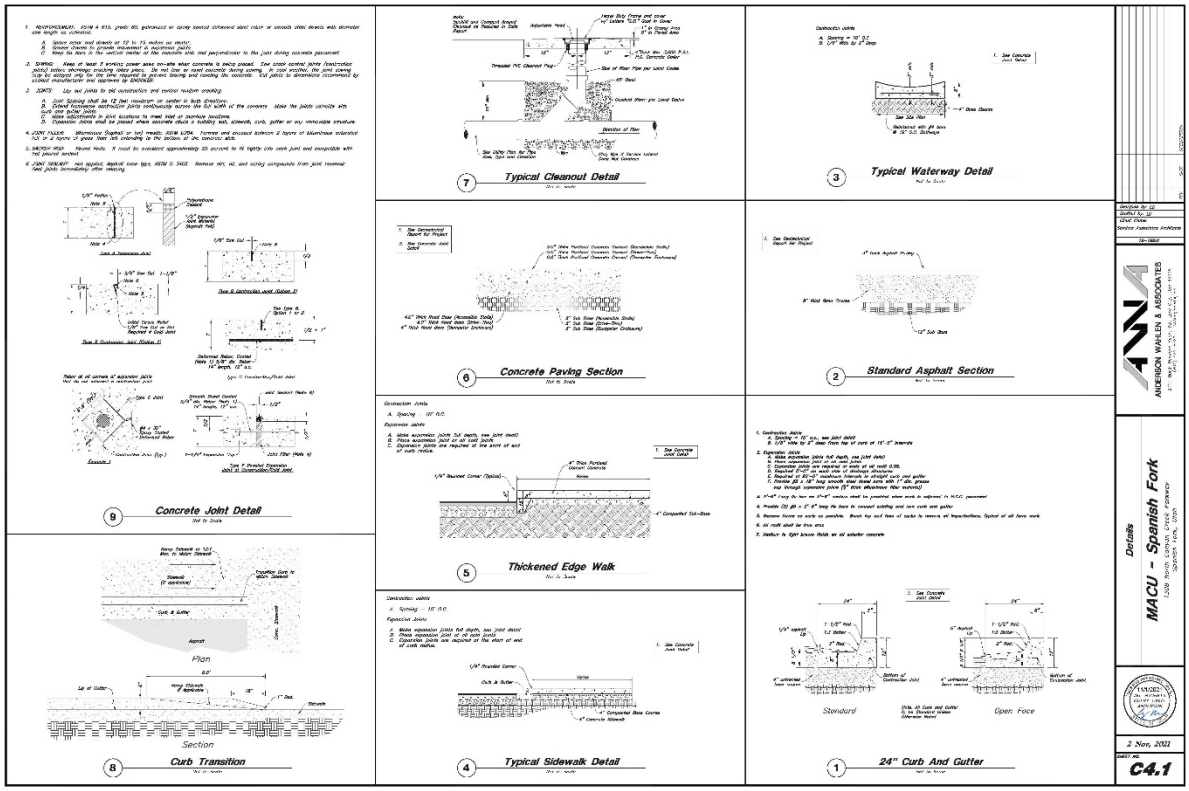
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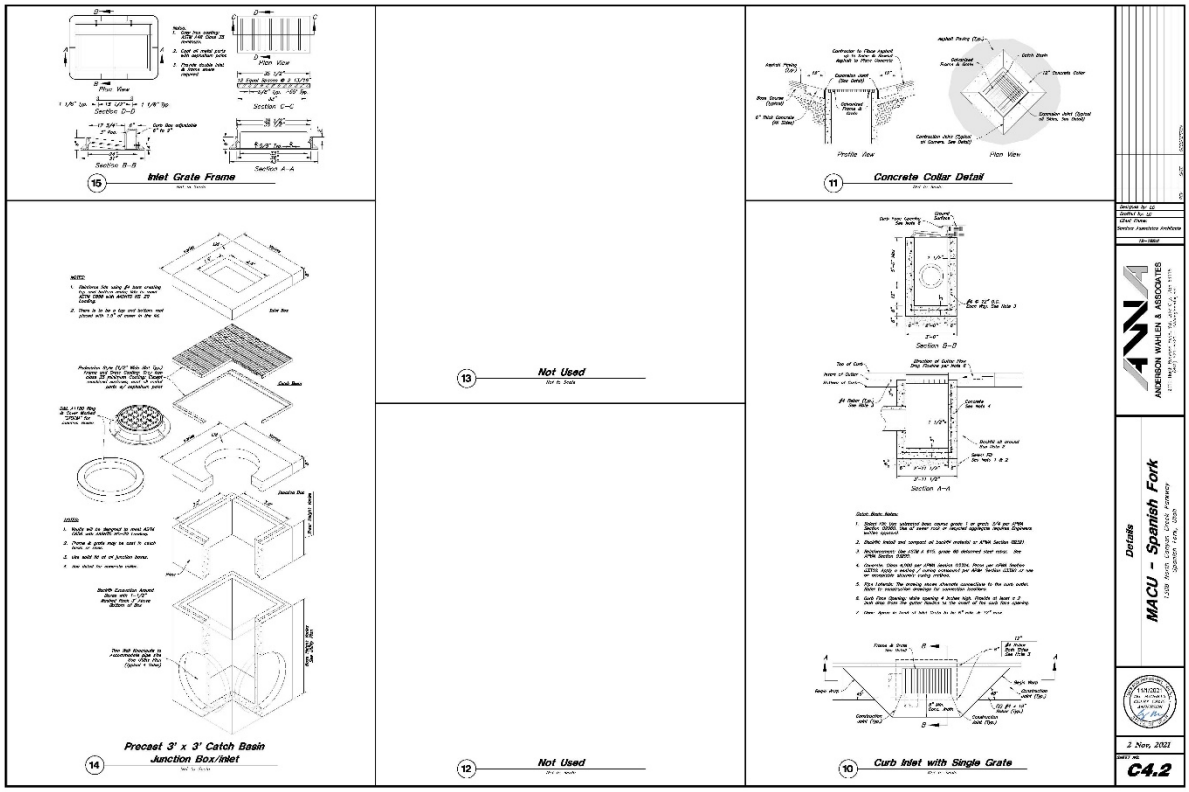

Canyon Creek Parkway
Market Place Parkway
MACU
Site Data
Site Area = 36,294 s.f. (0.833 ac.)
Landscape Area Provided = 11,933 s.f. (31.7%)
Impervious Area Provided = 20,135 s.f. (55.48%)
Building Area = 4,838 s.f. (12.7%)
Parking Required = 1/1 s.f. = x stalls
Parking Provided = 23 stalls (4.96/1,000)
Scale 1" = 20'
Site Construction Notes
General Site Notes
Construction Survey Note
Site Plan
MACU - Spanish Fork
ANDERSON WAHLEN & ASSOCIATES
2 Nov, 2021
C1.1

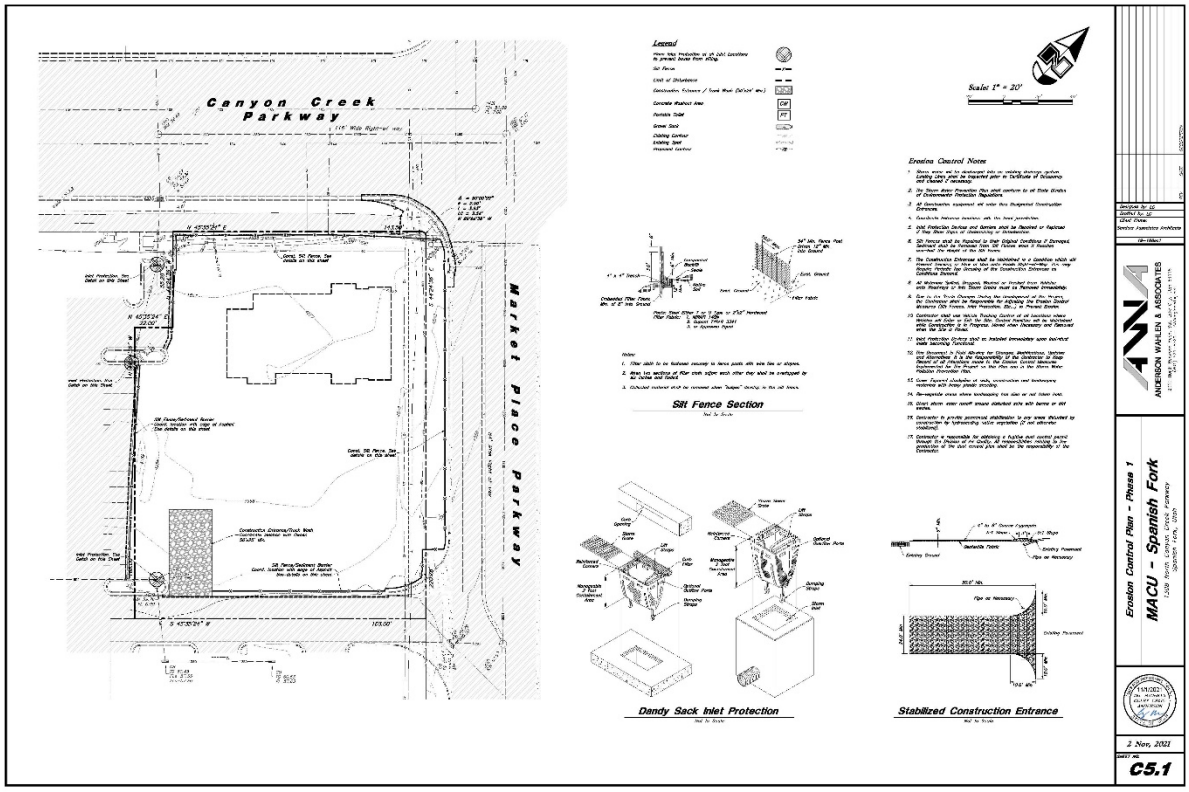

Canyon Creek Parkway
Market Place Parkway
MACU
Scale 1" = 20'
General Grading Notes
Curb and Gutter Construction Notes
Sidewalk Construction Notes
Grading Plan
MACU - Spanish Fork
ANDERSON WAHLEN & ASSOCIATES
2 Nov, 2021
C2.1

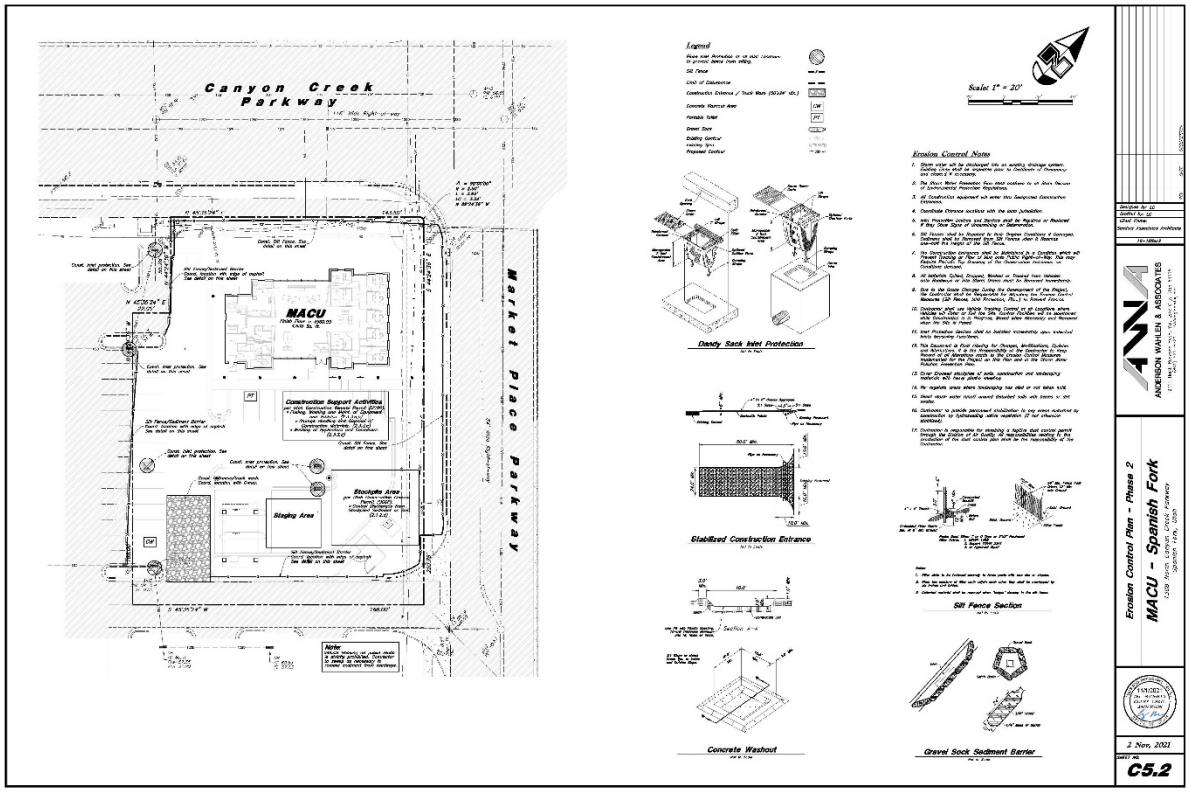

Accessible Van Stall Alternate Sign
5 Accessible Parking Sign
3 Accessible Striping Detail
2 Dumpster Enclosure Grading
4 Drive Thru Grading
1 Accessible Stall Grading
Private Curb Ramp Construction Notes
Grading Details and Notes
MACU - Spanish Fork
ANDERSON WAHLEN & ASSOCIATES
2 Nov, 2021
C2.2

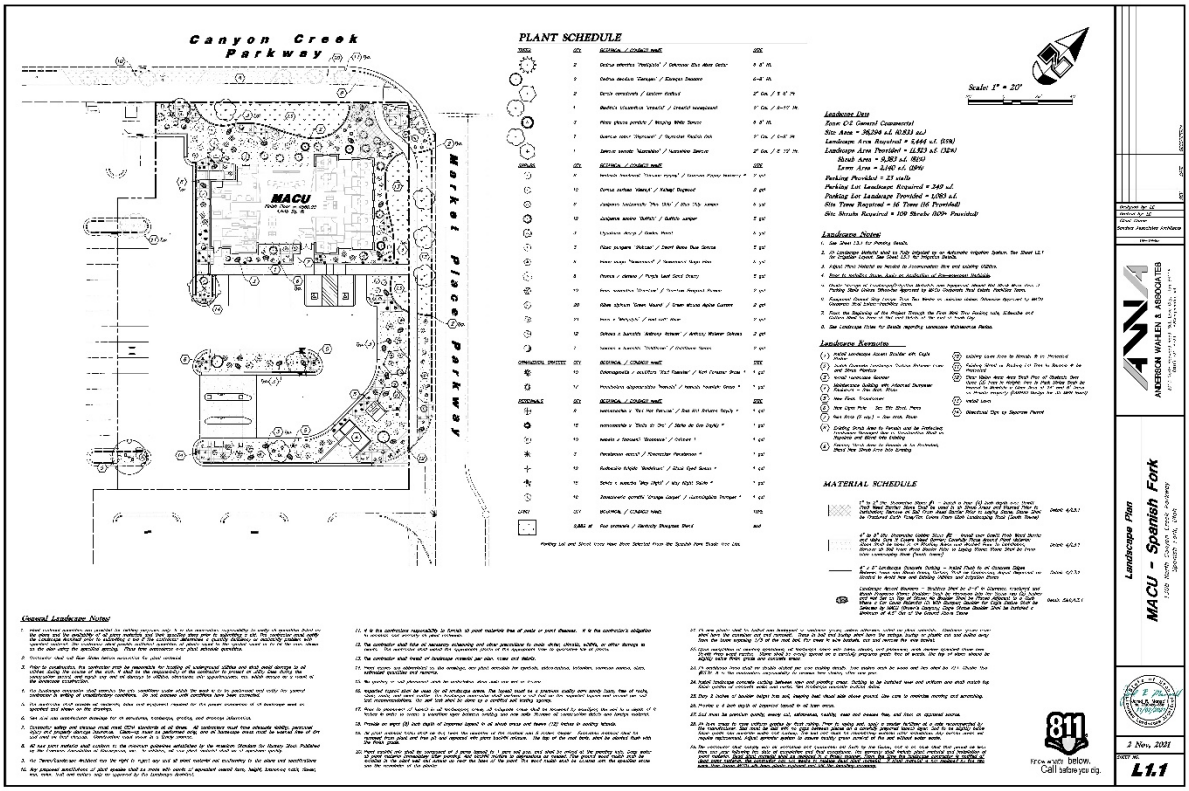

Canyon Creek Parkway
Market Place Parkway
MACU
Scale: 1" = 20'
General Utility Notes
Utility Piping Materials
Storm Drain & Sanitary Sewer Note:
All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure.
Dial before you dig
Call811 before you dig
Utility Plan
MACU - Spanish Fork
ANDERSON WAHLEN & ASSOCIATES
2 Nov, 2021
C3.1

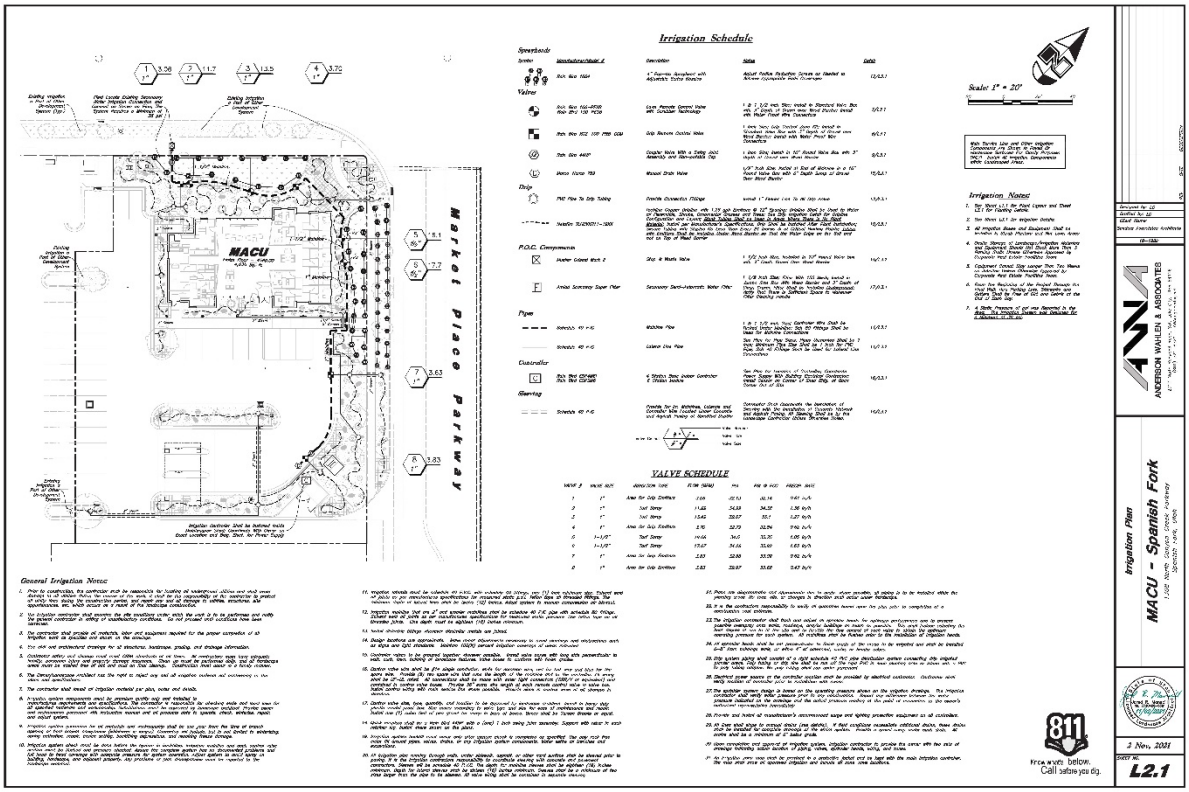

9 Concrete Joint Detail
8 Curb Transition
7 Typical Cleanout Detail
6 Concrete Paving Section
5 Thickened Edge Walk
4 Typical Sidewalk Detail
3 Typical Waterway Detail
2 Standard Asphalt Section
1 24" Curb And Gutter
Standard
Open Face
ANDERSON WAHLEN & ASSOCIATES
Details
MACU - Spanish Fork
2 Nov, 2021
C4.1


15 Inlet Grate Frame
14 Precast 3' x 3' Catch Basin Junction Box/Inlet
13 Not Used
12 Not Used
11 Concrete Collar Detail
10 Curb Inlet with Single Grate
ANDERSON WAHLEN & ASSOCIATES
Details
MACU - Spanish Fork
2 Nov, 2021
C4.2


Canyon Creek Parkway
Market Place Parkway
Legend
Scale 1" = 20'
Erosion Control Notes
Silt Fence Section
Dandy Sack Inlet Protection
Stabilized Construction Entrance
Erosion Control Plan - Phase 1
MACU - Spanish Fork
ANDERSON WAHLEN & ASSOCIATES
2 Nov, 2021
C5.1


Canyon Creek Parkway
Market Place Parkway
MACU
Construction Support Activities
Staging Area
Ecosystem Area
Legend
Scale 1" = 20'
Erosion Control Notes
Dandy Sack Inlet Protection
Stabilized Construction Entrance
Concrete Washout
Silt Fence Section
Gravel Sock Sediment Barrier
Erosion Control Plan - Phase 2
MACU - Spanish Fork
ANDERSON WAHLEN & ASSOCIATES
2 Nov, 2021
C5.2


Canyon Creek Parkway
Market Place Parkway
MACU
PLANT SCHEDULE
Scale 1" = 20'
Landscape Notes
Material Schedule
General Landscape Notes
Landscape Plan
MACU - Spanish Fork
ANDERSON WAHLEN & ASSOCIATES
811
Know what's below. Call before you dig.
3 Nov, 2021
L1.1


Irrigation Schedule
Scale 1" = 20'
Irrigation Notes
VALVE SCHEDULE
General Irrigation Notes
Irrigation Plan
MACU - Spanish Fork
ANDERSON WAHLEN & ASSOCIATES
811
Know what's below. Call before you dig.
3 Nov, 2021
L2.1

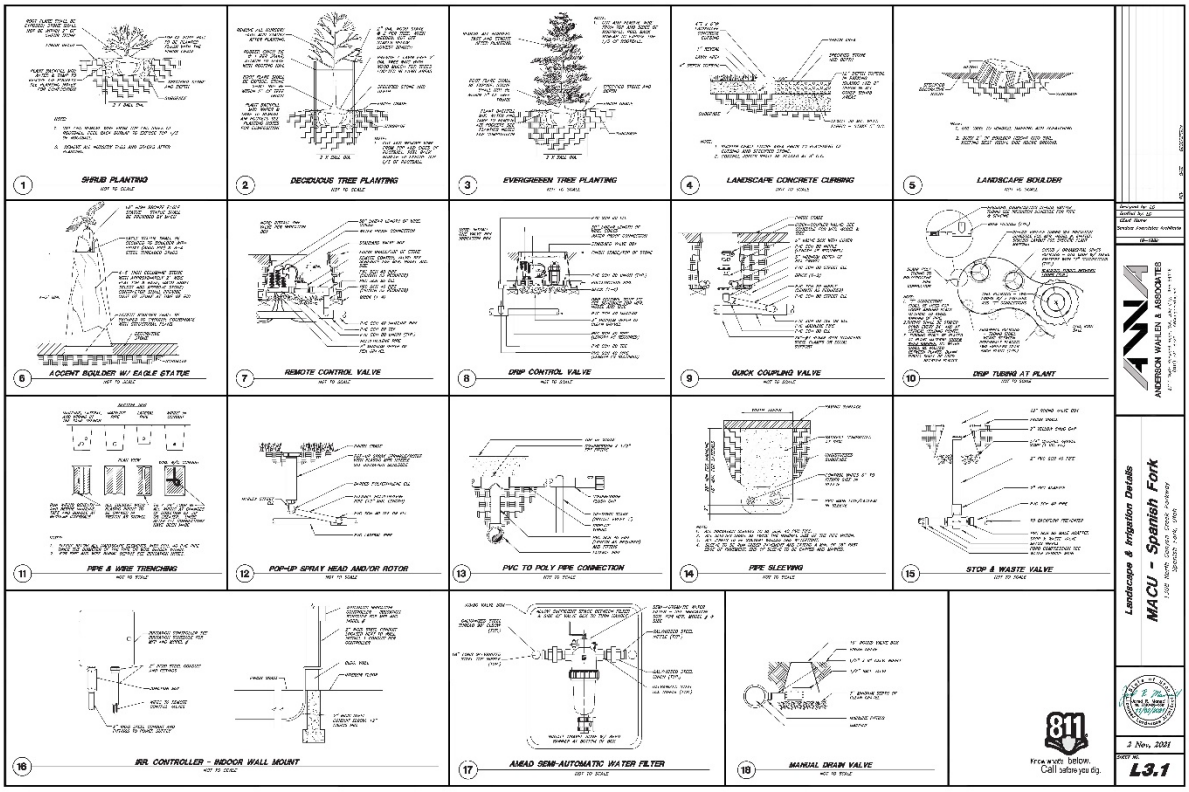
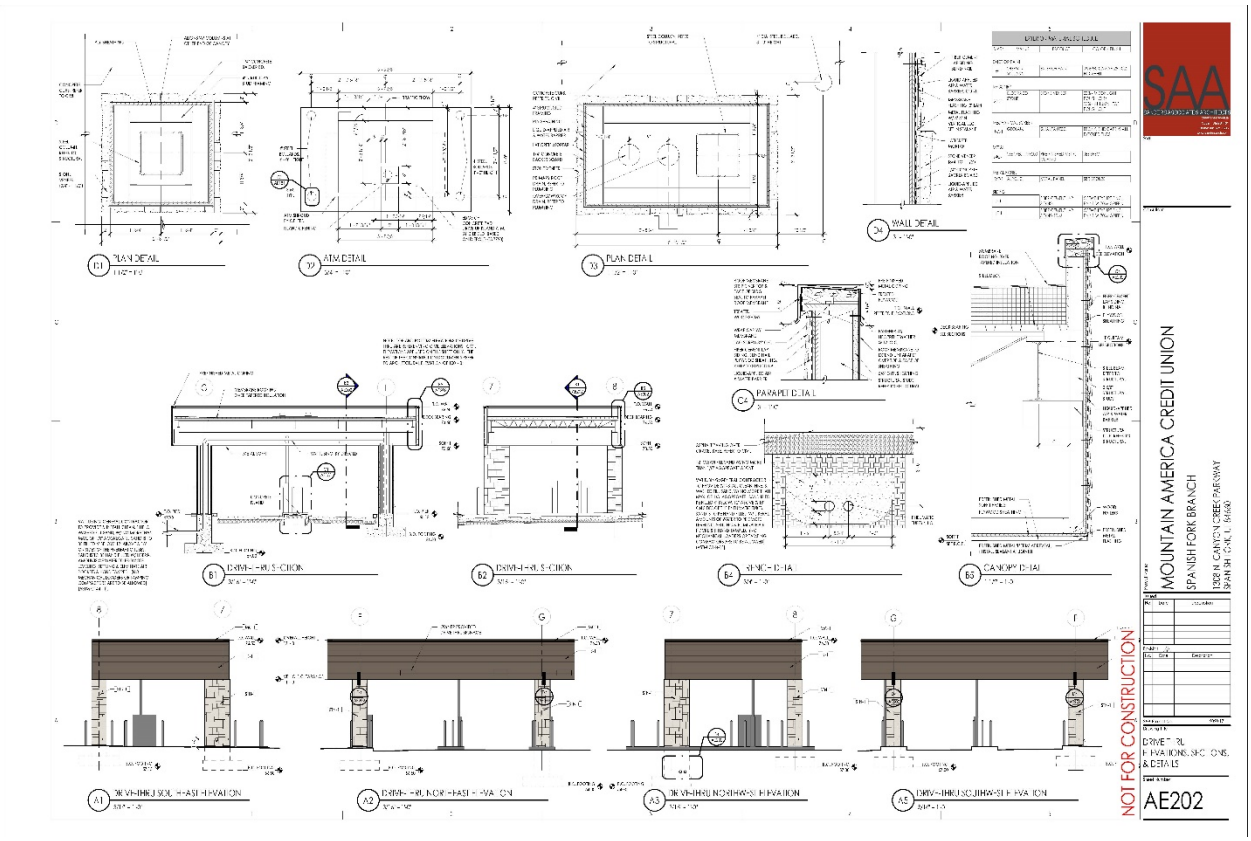
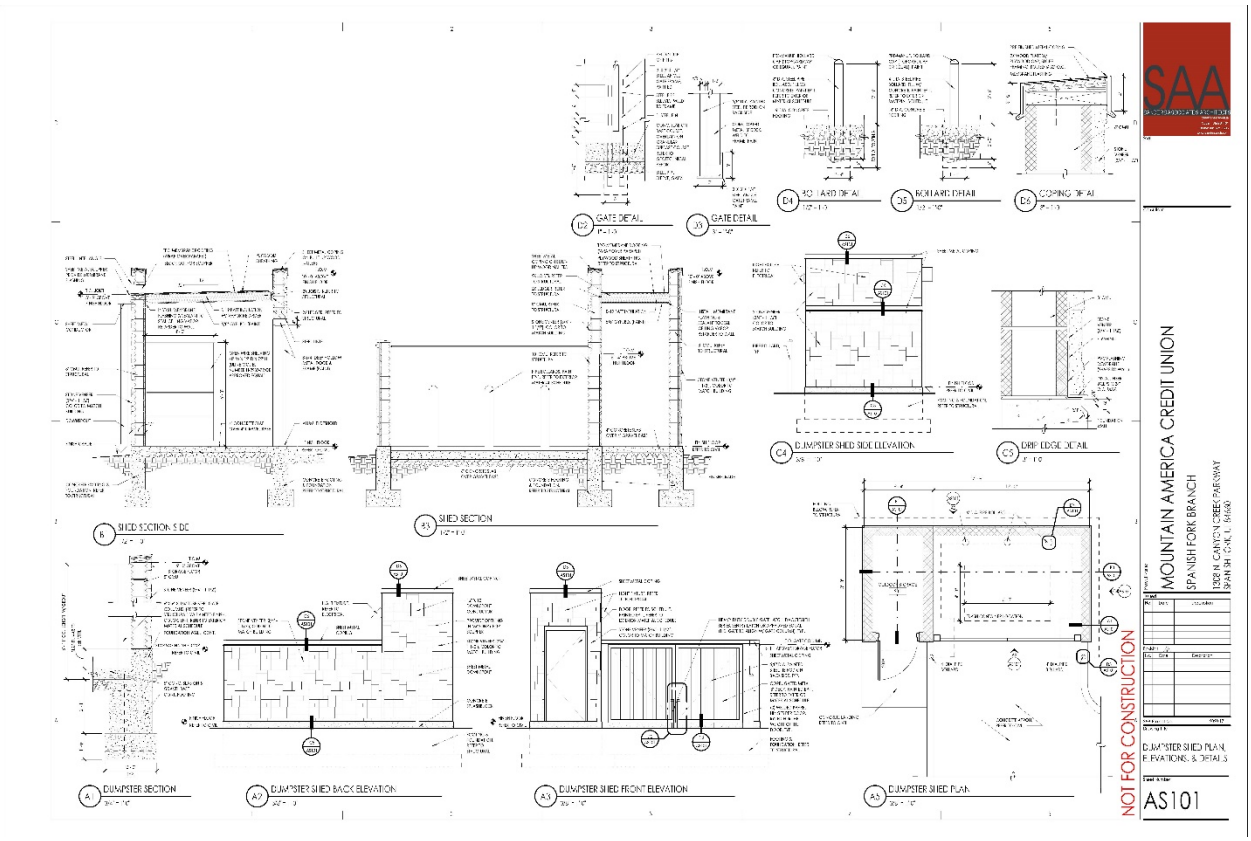
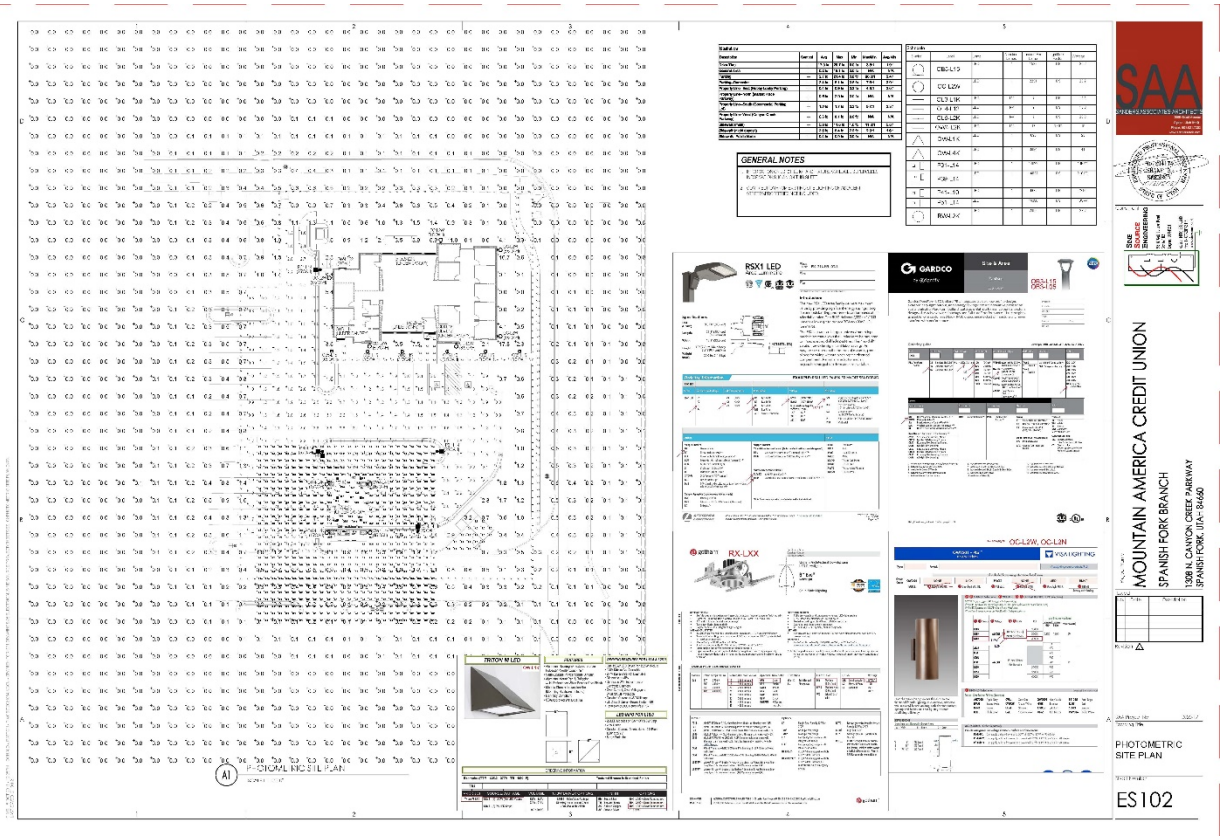

1 SHRUB PLANTING
2 DECIDUOUS TREE PLANTING
3 EVERGREEN TREE PLANTING
4 LANDSCAPE CONCRETE CURBING
5 LANDSCAPE BOULDER
6 ACCENT BOULDER W/ EAGLE STATUE
7 REMOTE CONTROL VALVE
8 DRIP CONTROL VALVE
9 QUICK COUPLING VALVE
10 DRIP TUBING AT PLANT
11 PIPE & WIRE TRENCHING
12 POP-UP SPRAY HEAD AND/OR ROTOR
13 PVC TO POLY PIPE CONNECTION
14 PIPE SLEEVING
15 STOP & WASTE VALVE
16 IRR. CONTROLLER - INDOOR WALL MOUNT
17 AMIAD SEMI-AUTOMATIC WATER FILTER
18 MANUAL DRAIN VALVE
811 Know what's below. Call before you dig.
ANDERSON WAHLEN & ASSOCIATES
Landscape & Irrigation Details
MACU - Spanish Fork
3 Nov, 2021
SHEET NO.
L3.1

Exhibit 2


SAA
MOUNTAIN AMERICA CREDIT UNION
SPANISH FORK BRANCH
AE201

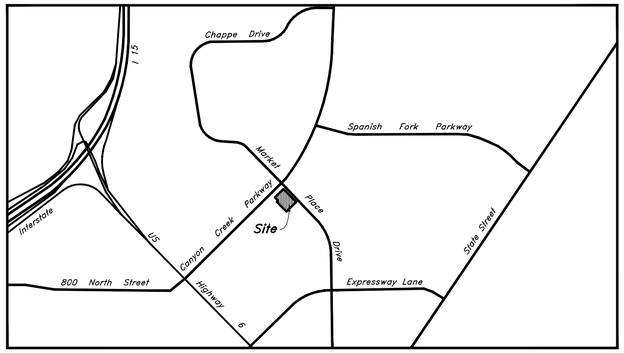

SAA
MOUNTAIN AMERICA CREDIT UNION
SPANISH FORK BRANCH
1300 N CANYON CREEK PARKWAY
SPANISH FORK, UTAH 84660
NOT FOR CONSTRUCTION
AE202


GATE DETAIL
GATE DETAIL
BOLLARD DETAIL
MORTAR DETAIL
COPING DETAIL
DUMPSTER SHED SIDE ELEVATION
DRIP EDGE DETAIL
SHED SECTION
SHED SECTION
DUMPSTER SECTION
DUMPSTER SHED BACK ELEVATION
DUMPSTER SHED FRONT ELEVATION
DUMPSTER SHED PLAN
SAA
MOUNTAIN AMERICA CREDIT UNION
SPANISH FORK BRANCH
1302 N CANYON CREEK PARKWAY
SPANISH FORK, UTAH 84660
NOT FOR CONSTRUCTION
DUMPSTER SHED PLAN, ELEVATIONS, & DETAILS
AS101


GENERAL NOTES
RSX1 LED
GARDCO
RX-LXX
OC-L2W, OC-L2N
VSA LIGHTING
SAA
MOUNTAIN AMERICA CREDIT UNION
SPANISH FORK BRANCH
1308 N. CANYON CREEK PARKWAY
SPANISH FORK, UTA- 84660
PHOTOMETRIC
SITE PLAN
ES102

MACU - Spanish Fork

1308 North Canyon Creek Parkway
Spanish Fork, Utah



Vicinity Map
Not to Scale

City Note:

All drinking water and pressurized irrigation lines up to and including the meter, all sanitary sewer mains, all electrical meters, and all electric and SFCN communication service lines up to the mast on overhead installations and to the top of the meter base for underground installations are dedicated to Spanish Fork City.

Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Bollard	PVC	Polyvinyl Chloride
BRW	Finish Grade – Bottom of Retaining Wall	PVI	Point of Vertical Intersection
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sewer Manhole
EB	Electrical Box	SP	Signal Pole
EC	End of Curve	SS	Sanitary Sewer
ECR	End Curb Return	SVZ	Sight Visibility Zone
GB	Grade Break	SW	Secondary Water
GM	Gas Meter	TA	Top of Asphalt
HB	Hose Bib	TB	Telephone Box
HP	High Point	TBC	Top Back of Curb
I	Irrigation Line	TG	Top of Grade
ICB	Irrigation Control Box	TMH	Telephone Manhole
Lip	Lip of Gutter	TP	Top of Concrete
LP	Light Pole	TRW	Finish Grade – Top of Retaining Wall
MH	Manhole	TW	Top of Walk
Mon	Monument	VC	Vertical Curve
PC	Point of Curvature	VPC	Vertical Point of Curve
PCC	Point of Compound Curvature	VPT	Vertical Point of Tangency
PI	Point of Intersection	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	FH
Proposed Manhole		Existing Water Valve	WV
Proposed Transformer	T	Existing Overhead Power Line	
Proposed Meter Box		Existing Water	W
Proposed Water Meter		Existing Secondary Water	SW
Proposed Combo Box		Existing Sewer	S
Proposed Fire Hydrant		Existing Storm Drain	SD
Proposed Water Valve		Existing Gas	G
Proposed Water Line	W	Existing Power	P
Proposed Sanitary Sewer	S	Existing Telephone	T
Proposed Storm Drain		Existing Fence	X
Proposed Conduit Line	C	Flowline	
Proposed Power Line	P	Centerline	
Proposed Gas Line	G	Existing Contour	78
Proposed Fire Line	F	Existing Spot	+(78.00TA)
Proposed Secondary Water Line	SW	Existing Light Pole	
Proposed Roof Drain	RD	Existing Street Light	
Proposed Fence	X	Existing Building	
Ridge line	R	Existing Telephone Box	TB
Grade Break	GB	Existing Power Meter	PM
Proposed Contour	78	Existing Electrical Box	EB
Direction of Drainage		Existing Electrical Cabinet	ECAB
Proposed Spot	+ 78.00TA	Existing Gas Meter	GM
ADA Accessible Route		Existing Water Meter	WM
Property Line		Existing Irrig. Control Box	ICB
Sawcut Line		Existing Bollard	BOL
Proposed Light Pole		Existing Hose Bib	HB
Proposed Street Light		Working Point	
Proposed Building		Existing Deciduous Tree	
Existing Power Pole			
Existing Power Pole w/ Guy		Existing Coniferous Tree	
Existing Utility Marker			
Existing Post		Detail Number / Sheet Number	XX / XX

Civil Sheet Index

C0.0	Cover Sheet
	ALTA Survey
C0.1	Demolition Plan
C1.1	Site Plan
C2.1	Grading Plan
C2.2	Grading Details And Notes
C3.1	Utility Plan
C4.1	Details
C4.2	Details
C5.1	Erosion Control Plan - Phase 1
C5.2	Erosion Control Plan - Phase 2
C5.3	Erosion Control Details
L1.1	Landscape Plan
L2.1	Irrigation Plan
L3.1	Landscape & Irrigation Details

Flood Zone

This property lies entirely within Flood Zone C as designated on FEMA Flood Insurance Rate Map for Spanish Fork City, Utah County, Utah and Incorporated Areas Map No. 49551703555A dated October 15, 1982. Flood Zone C is defined as "Areas of minimal flooding." (No Shading)

Basis of Bearings

A line between monuments for the East Quarter Corner and the Northeast Corner of Section 18 was assigned the UCS bearing of South 0°17'53" east as the Basis of Bearings. Field measurements were collected GPS VRS RTK in order to place the survey on the State Plane basis.

Benchmark

Brass Cap Monument for the East 1/4 Corner of Section 18, T8S, R3E, SLB&M
Elevation = 4583.39
Utah County Surveyor Tie Sheet, Published March 30, 2016
Observed Ocyober 2, 2019

Legal Description

A portion of the Northeast Quarter of Section 18, Township 8 South, Range 3 East, Salt Lake Base and Meridian, being described as follows:

Beginning at a point on the southwesterly line of Market Place Drive, said point being located S 0°18'06" E along the section line 1260.54 feet and West 568.65 feet from the Northeast Corner of Section 18, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence S 45°35'11" W 168.00 feet; thence N 44°24'49" W 168.00 feet; thence N 45°35'11" E 22.00 feet; thence N 44°24'49" W 55.28 feet to the southeasterly line of Canyon Creek Parkway; thence N 45°35'11" E along said line 143.50 feet; thence along the arc of a 2.50 foot radius curve to the right 3.93 feet through a central angle of 90°00'00" (chord: S 89°24'49" E 3.54 feet) to the Southwesterly line Market Place Drive; thence S 44°24'49" E along said line 220.78 feet to the point of beginning. (Being the proposed Lot 603, Phase 6, Canyon Creek Shopping Center Subdivision)

REV	DATE	DESCRIPTION

Designed by: LC
Drafted by: LC
Client Name:
Sanders Associates Architects

19-188cv

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

Cover Sheet

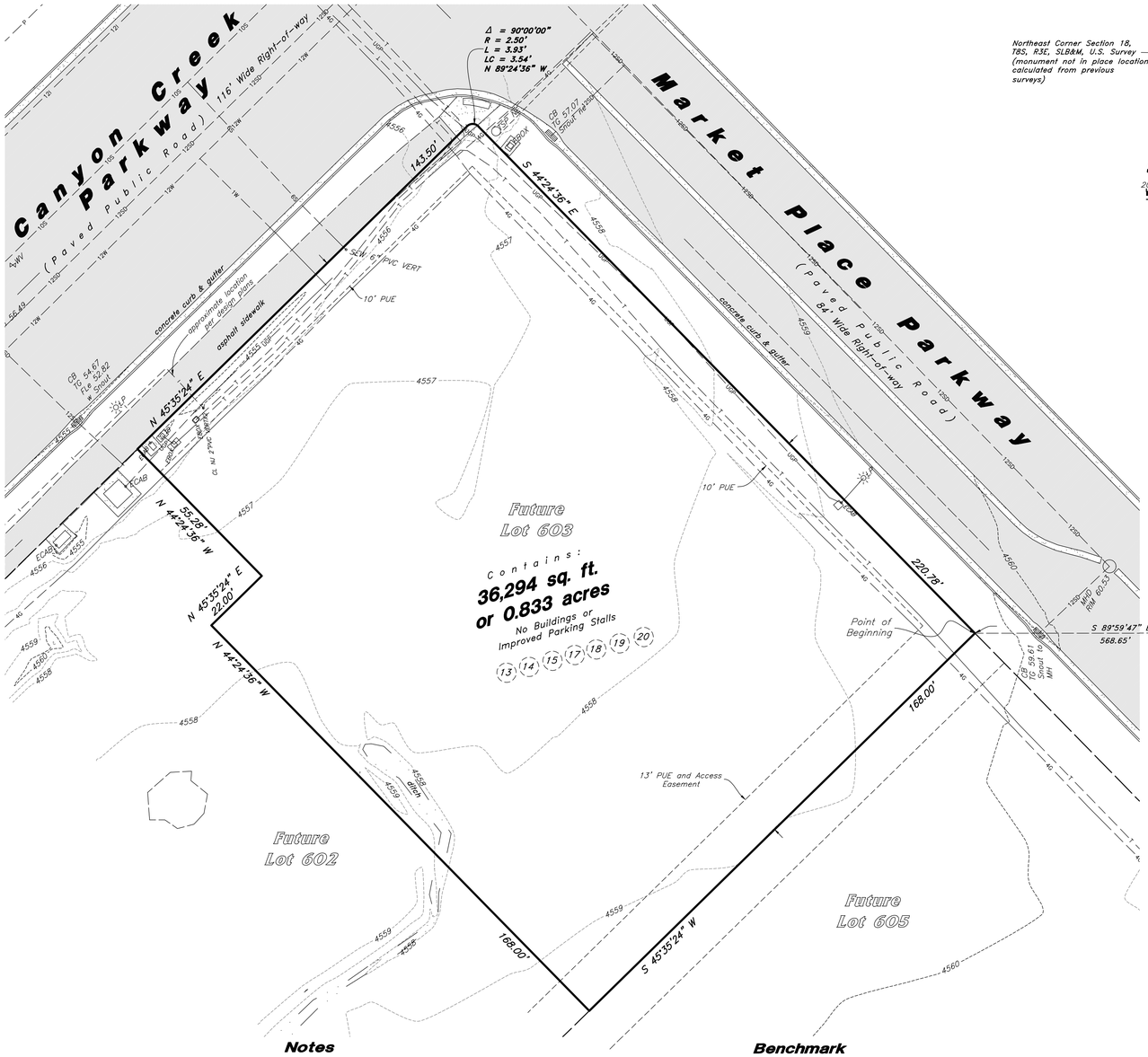
MACU - Spanish Fork
1308 North Canyon Creek Parkway
Spanish Fork, Utah

REGISTERED PROFESSIONAL ENGINEER
11/1/2021
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

2 Nov, 2021

SHEET NO.
C0.0

W:\19-188 MACU Spanish Fork\dwgs\19-188cvdwg, 11/2/2021 2:04:49 PM, 1:1, LC



Northeast Corner Section 18, T8S, R3E, SLB&M, U.S. Survey (monument not in place location calculated from previous surveys)

2,674.59' Calculated

1,260.54'

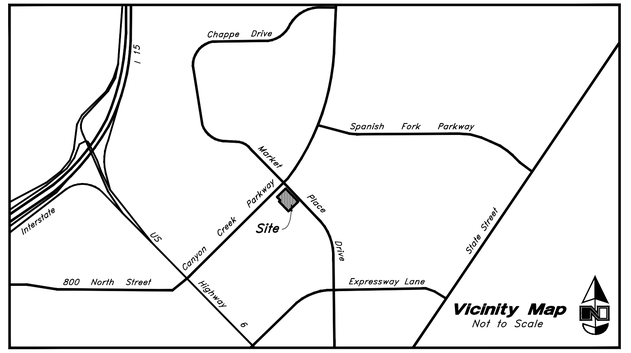
S 0°18'06" E Plat

S 0°17'53" E UCS (Basis of Bearings)

East Quarter Corner Section 18, T8S, R3E, SLB&M, U.S. Survey (found brass cap monument)

Scale: 1" = 20'

20' 0 20' 40'



Narrative

This Survey was requested by Mountain America Federal Credit Union prerequisite to development of this property.

This Survey retraces and honors the preliminary draft of the proposed Canyon Creek Shopping Center Phase 6 Subdivision.

A line between monuments for East Quarter Corner and the Northeast Corner of Section 18 was assigned the UCS bearing of South 0°17'53" East as the Basis of Bearings. Field measurements were collected GPS VRS RTK in order to place the survey on the State Plane Basis.

No Street monuments were recovered to help with the alignment of the Streets.

The preliminary Subdivision Plat and furnished metes and bounds legal description must be rotated 0°00'13" Clockwise to match the Utah County Survey Bearings.

No Property Corners were placed with this Survey.

Title Information

This survey was completed using Title Report File No. 513847 dated August 5, 2019 from Stewart Title Guaranty Company:

The following survey related items circled (Solid) from Schedule B – Part II of the title report are plotted on the survey:

The following survey related items circled (Dashed) from Schedule B – Part II of the title report blanket all or a portion of this site but contain nothing to plot:

The following survey related items not circled from Schedule B – Part II of the title report could not be plotted:

(13) Notice of Use Restrictions recorded February 4, 2014 as Entry No. 7859:2014. Acknowledgement Confirmation and Agreement recorded February 21, 2014 as Entry No. 11751:2014 Corrective Notice of Use Restrictions and the terms and conditions thereof recorded July 17, 2014 as Entry No. 49490:2014 covers this site along with more land but contains nothing to plot.

(14) Memorandum and Notice of Joint Development and Maintenance Agreement recorded February 4, 2014, as Entry No. 7860:2014 covers this site along with more land but contains nothing to plot.

(15) Easements with Covenants and Restrictions Affecting Land ("ECR") recorded February 4, 2014 as Entry No. 7894:2014. First Amendment to Easements with Covenants and Restrictions Affecting Land recorded October 5, 2015 as Entry No. 90837:2015. Second Amendment to Easements with Covenants and Restrictions Affecting Land recorded June 15, 2016 as Entry No. 54397:2016 covers this site along with more land but contains nothing to plot.

16 Memorandum of Development Agreement recorded February 4, 2014 as Entry No. 7902:2014 does not affect this site.

(17) Restrictive Covenant Agreement recorded March 30, 2017 as Entry No. 30847:2017. Amended and Restated Restrictive Covenant Agreement recorded April 12, 2017, as Entry No. 34781:2017 includes this site along with more land but contains nothing to plot.

(18) Unified Commercial Development Sign Declaration recorded December 22, 2017, as Entry No. 127892:2017 includes this site along with more land but contains nothing to plot.

(19) Cross-Easement and Maintenance Agreement recorded March 2, 2017, as Entry No. 20942:2017. First Amendment to Cross-Easement, Maintenance and Architectural Control Agreement recorded November 15, 2017, as Entry No. 113318:2017 covers this site along with more land but contains nothing to plot.

(20) Restrictions or limitations on use imposed by the provisions of that certain lease recorded April 11, 2019, as Entry No. 30193:2019 appears to cover this site along with more land but contains nothing to plot.

Record Description

A portion of the Northeast Quarter of Section 18, Township 8 South, Range 3 East, Salt Lake Base and Meridian, being described as follows:

Beginning at a point on the southwesterly line of Market Place Drive, said point being located S 0°18'06" E along the section line 1260.54 feet and West 568.65 feet from the Northeast Corner of Section 18, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence S 45°35'11" W 168.00 feet; thence N 44°24'49" W 168.00 feet; thence N 45°35'11" E 22.00 feet; thence N 44°24'49" W 55.28 feet to the southeasterly line of Canyon Creek Parkway; thence N 45°35'11" E along said line 143.50 feet; thence along the arc of a 2.50 foot radius curve to the right 3.93 feet through a central angle of 90°00'00" (chord: S 89°24'49" E 3.54 feet) to the Southwesterly line Market Place Drive; thence S 44°24'49" E along said line 220.78 feet to the point of beginning. (Being the proposed Lot 603, Phase 6, Canyon Creek Shopping Center Subdivision)

Certification

To Mountain America Federal Credit Union, Canyon Creek Commercial Center LLC. and Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 5, 6, 8, and 11 of Table A thereof. The field work was completed on October 2, 2019.

Date: 22 October 2019

PROFESSIONAL LAND SURVEYOR 362256 BRUCE D. PIMPER STATE OF UTAH

Bruce D. Pimper
Utah PLS No. 362256

Notes

The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

Pertaining to ALTA requirement No. 6: No zoning information was supplied for review, information provided was found on the City of Spanish Fork Zoning Website.

Pertaining to ALTA requirement No. 8: There were no observed areas of substantial refuse on the site.

Pertaining to ALTA requirement No. 9: There are no parking stalls on this site.

Pertaining to ALTA requirement No. 16: There is no observable evidence of earth moving work, building construction or building additions within recent months.

Pertaining to ALTA requirement No. 17: There is no observable evidence of recent street or sidewalk construction and no evidence of street right-of-way changes from the controlling jurisdiction.

Zoning Information

Zone = C-2 (General Commercial)
Building Setback Requirements
Front yard = 15'-25'
Back yard = 0'-25'
Side yard = 0'-20'
Corner = 10'-15'
Height Restrictions = 35'-48'

Flood Plain Data

This property lies entirely within Flood Zone C as designated on FEMA Flood Insurance Rate Map for Spanish Fork City, Utah County, Utah and Incorporated Areas Map Number 49551703555A dated 15 October, 1982. Flood Zone C is defined as "Areas of minimal flooding." (no shading)

Benchmark

Brass Cap Monument for the East 1/4 Corner of Section 18, T8S, R3E, SLB&M Elevation = 4583.39 feet
Utah County Surveyor Tie Sheet, Published March 30, 2016
Observed October 2, 2019

Legend

MH	Manhole	WV	Water Valve
CB	Catch Basin	GM	Gas Meter
FH	Fire Hydrant	PP	Power Pole
	Property Line	GUY	Guy Wire
	Easement Line		Sign
	Adjoiner Line	LP	Light Pole
S	Sanitary Sewer Line	TB	Telephone Box
W	Culinary Water Line	EBOX	Electrical Box
SD	Storm Drain Line		
FO	Fiber Optic Line		Deciduous Tree
G	Gas Line		
OHP	Overhead Power		Coniferous Tree
UGP	Underground Power		
CATV	Buried Cable		Asphalt
T	Telephone Line		Concrete
X	Fence Line		Utah County Survey
	Centerline	UCS	
I	Irrigation Line	PUE	Public Utility Easement

REV	DATE	DESCRIPTION

Designed by: BDP
Drafted by: TC
Client Name: MACU
19-188as

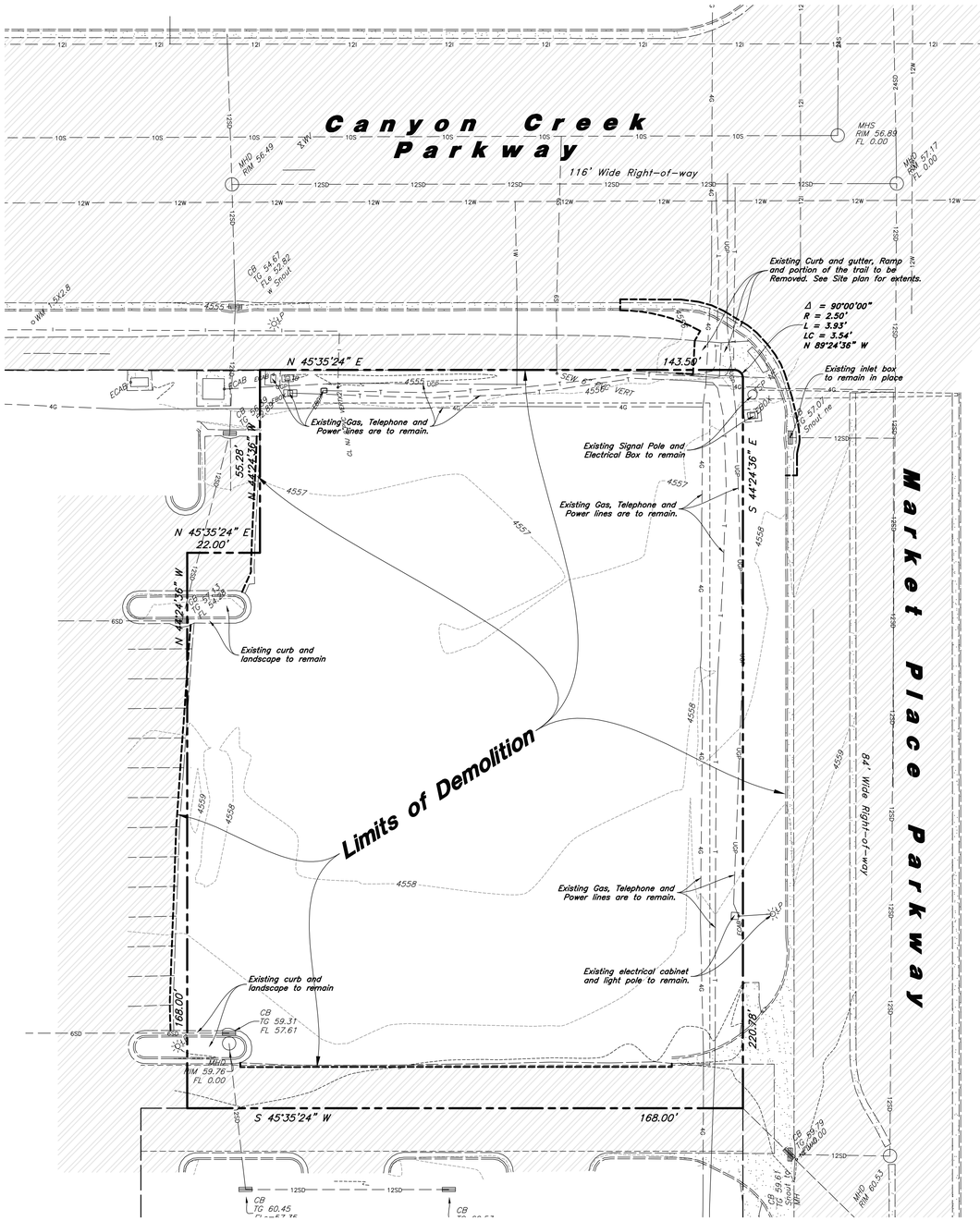
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

ALTA / NSPS Land Title Survey

MACU Spanish Fork
approximately 1308 North Canyon Creek Parkway
Spanish Fork City, Utah County, Utah
A Part of the NE 1/4 of Section 18, T8S, R3E, SLB&M, U.S. Survey

9 Oct, 2019

SHEET NO. 1 of 1



Scale: 1" = 20'

20' 0 20' 40'

General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
16. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

CAUTION :

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

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UTILITY NOTIFICATION CENTER, INC.
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1-800-662-4111

REV	DATE	DESCRIPTION

Designed by: LC
Drafted by: LC
Client Name:
Sanders Associates Architects

19-188dm

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

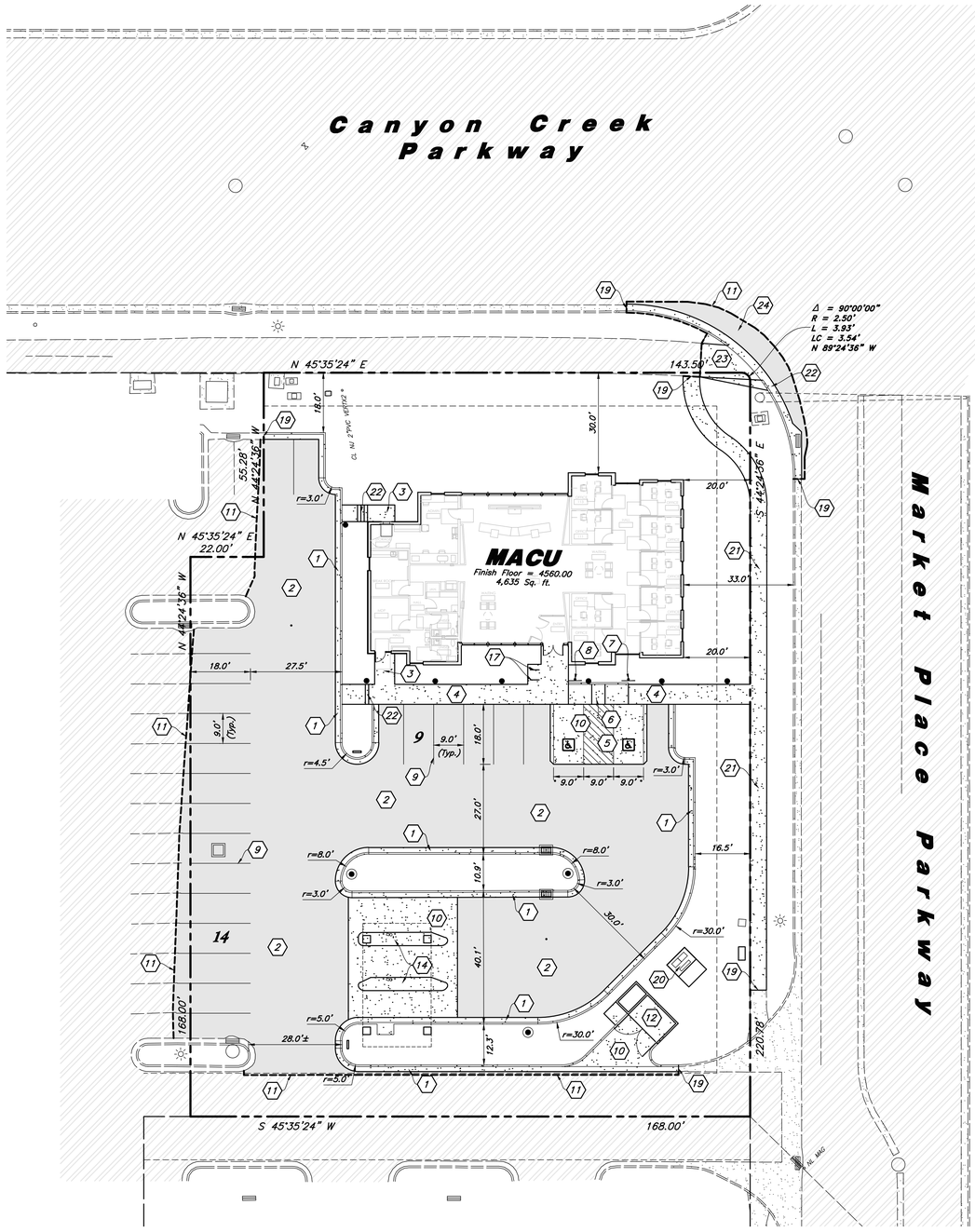
Demolition / Existing Conditions Plan

MACU - Spanish Fork
1308 North Canyon Creek Parkway
Spanish Fork, Utah

2 Nov, 2021

SHEET NO.
C0.1

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Site Data

Site Area = 36,294 s.f. (0.833 ac.)
Landscape Area Provided = 11,523 s.f. (31.75%)
Impervious Area Provided = 20,136 s.f. (55.48%)
Building Area = 4,635 s.f (12.77%)
Parking Required = 1/x s.f. = x stalls
Parking Provided = 23 stalls (4.96/1,000)

Scale: 1" = 20'

20' 0 20' 40'

Site Construction Notes

1. Const. 24" Curb & Gutter (1 C4.1)
2. Const. Asphalt Paving (2 C4.1)
3. Const. Conc. Sidewalk (4 C4.1)
4. Const. Thickened Edge Sidewalk (5 C4.1)
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (3 C2.2)
6. Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets) (1 C2.2)
7. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (5 C2.2)
8. Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (5 C2.2)
9. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
10. Const. Conc. Paving (6 C4.1)
11. Sawcut; Provide Smooth Clean Edge
12. Dumpster Enclosure (See Arch. Plans)
13. Const. Directional Arrows per MUTCD
14. Const. raised concrete drive-thru island (see architectural plans – 6" Max. height)
15. Const. Light Pole (See Site Electrical Plans)
16. Const. Bollard Light (See Site Electrical Plans)
17. Const. Bike Rack
18. Monument Sign (by separate permit)
19. Conn. & Match Existing Improvements
20. Transformer – (See site electrical plans)
21. Const. 5.0' conc. sidewalk per Spanish Fork City Stds.
22. Const. 30" Curb & Gutter per Spanish Fork City Stds.
23. Const. Trail/Pedestrian ramp per Spanish Fork City Stds.
24. Const. asphalt paving per Spanish Fork City Stds. or match existing road paving and base thickness whichever is thicker.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The 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 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.

General Site Notes:

1. *All dimensions are to back of curb unless otherwise noted.*
2. *Fire lane markings and signs to be installed as directed by the Fire Marshal.*
3. *Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.*
4. *Const. curb transition at all points where curb abuts sidewalk, see detail.*
5. *Contractor shall place asphalt paving in the direction of vehicle travel where possible.*
6. *Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.*

REV	DATE	DESCRIPTION

Designed by: LC
Drafted by: LC
Client Name:
Sanders Associates Architects
19-188sp

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

Site Plan

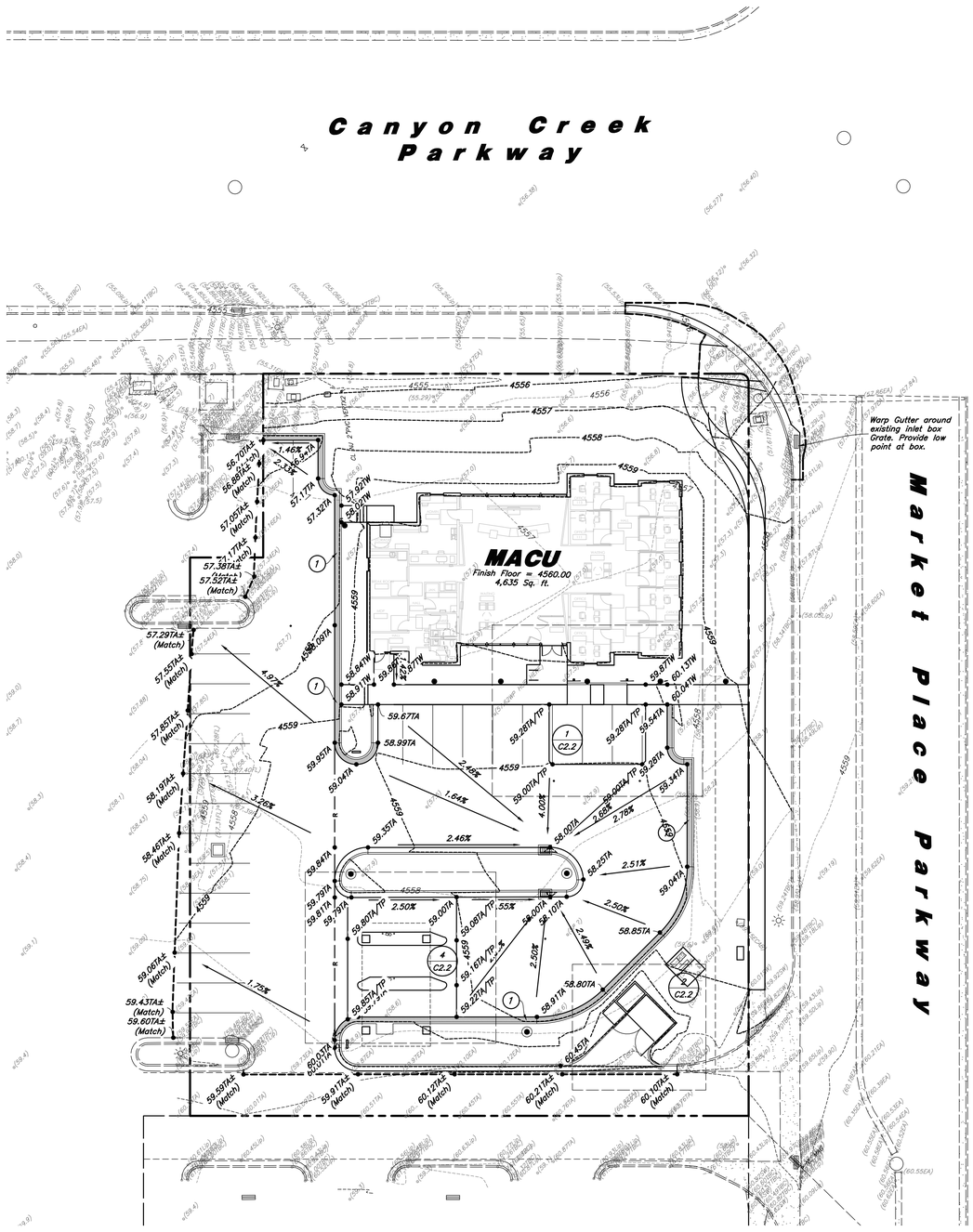
MACU - Spanish Fork
1308 North Canyon Creek Parkway
Spanish Fork, Utah

REGISTERED PROFESSIONAL ENGINEER
11/1/2021
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

2 Nov, 2021

SHEET NO.
C1.1

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Scale: 1" = 20'

20' 0 20' 40'

General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by CMT Engineering Laboratories are included in the requirements of grading and site Preparation. The Report is titled "Geotechnical Engineering Investigation Canyon Creek Development Spanish Fork, Utah"

    Project No.: 8409
    Dated: April 14, 2016
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
2. (1) Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%
3. Refer to the Site Plan for sidewalk dimensions.

REV	DATE	DESCRIPTION

Designed by: LC
Drafted by: LC
Client Name:
Sanders Associates Architects

19-188gr

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

Grading Plan

MACU - Spanish Fork
1308 North Canyon Creek Parkway
Spanish Fork, Utah

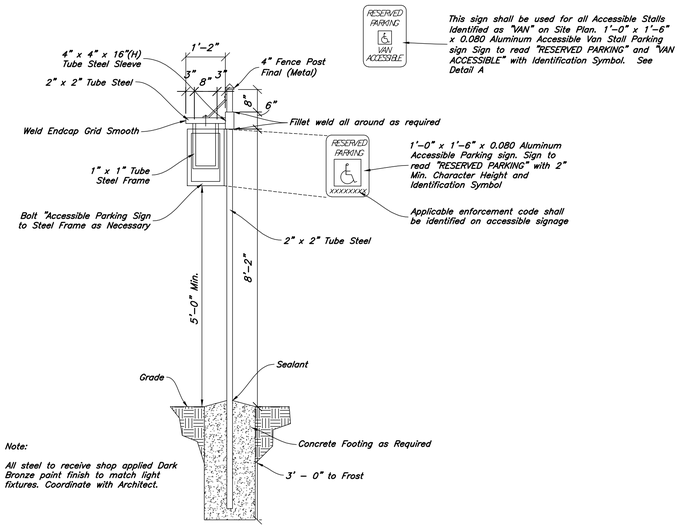
REGISTERED PROFESSIONAL ENGINEER
11/1/2021
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

2 Nov, 2021

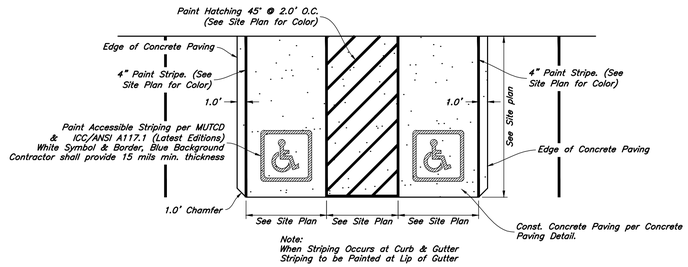
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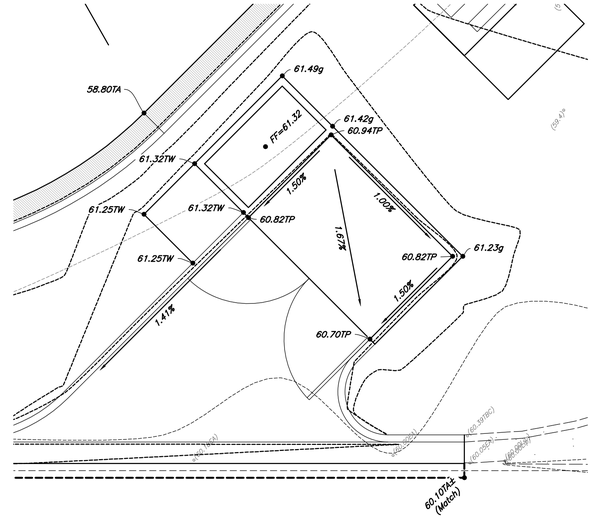
Accessible Van Stall Alternate Sign



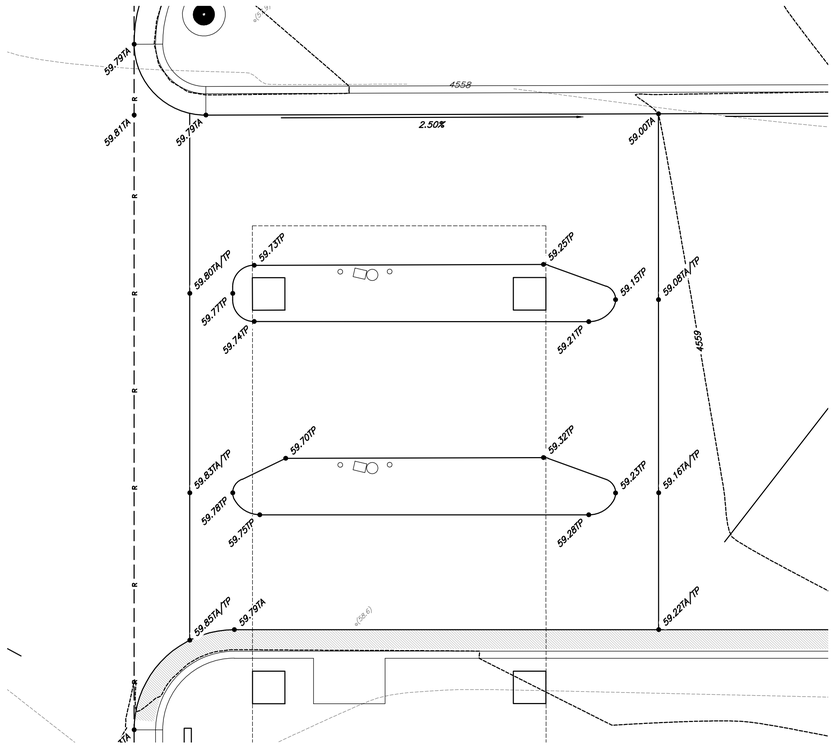
5 Accessible Parking Sign
Not to Scale



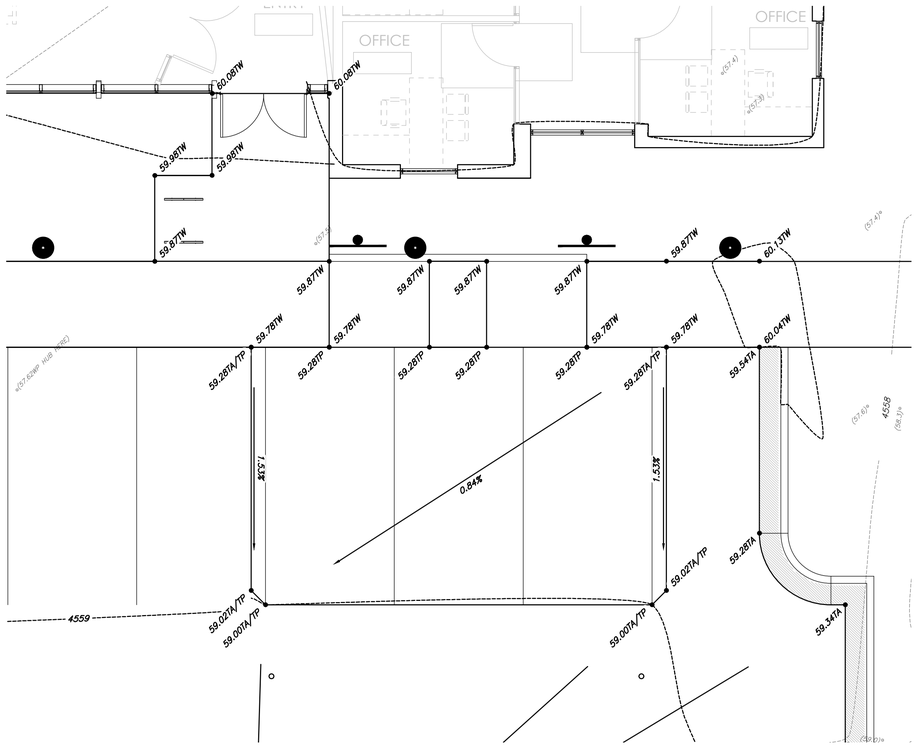
3 Accessible Striping Detail
Not to Scale



2 Dumpster Enclosure Grading
Scale: 1" = 5'



4 Drive Thru Grading
Scale: 1' = 5'



1 Accessible Stall Grading
Scale: 1' = 5'

Prior to any construction of any Accessible Improvements, a Pre-Construction meeting shall be held between Contractor and Engineer. Contractor is Responsible to contact Engineer and Schedule Pre-Construction Meeting

Private Curb Ramp Construction Notes

1. *Slopes provided are per Anderson Wahlen & Associates design standards. Slopes shown are below ADA and ICC maximum requirements, unless noted otherwise in project plans.*
2. *The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FHAA.*
3. *Counter slopes of adjoining gutters & paving adjacent to the curb ramp shall not be steeper than 4.50%.*
4. *Accessible ramp flares shall be poured separately from ramp to ensure proper slopes.*
5. *Contractor to transition curb or sidewalk height from 6" to 0" reveal. Curb or sidewalk height to match ramp throughout transition.*

REV	DATE	DESCRIPTION

Designed by: LC
Drafted by: LC
Client Name:
Sanders Associates Architects
19-188gr

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

Grading Details and Notes

MACU - Spanish Fork

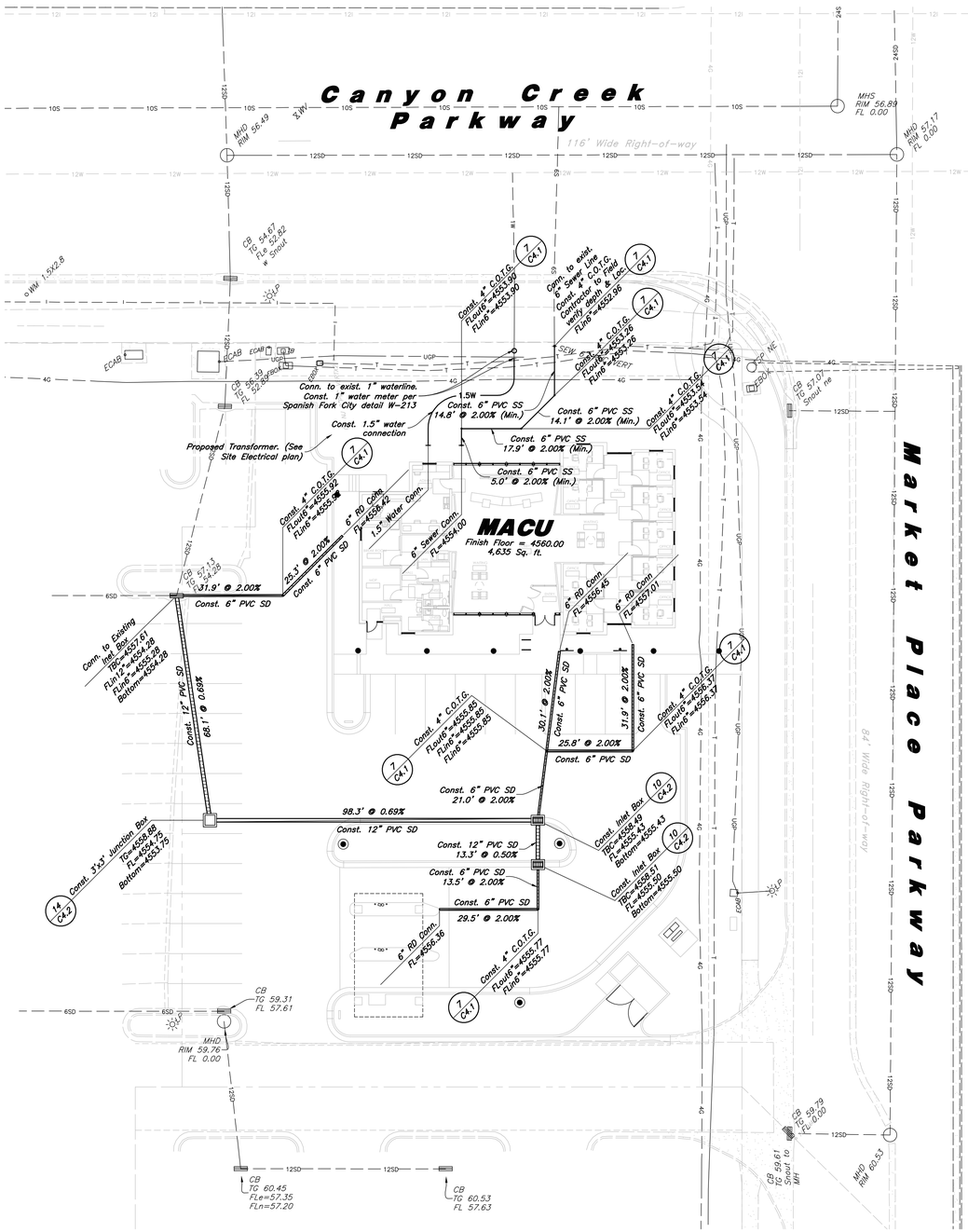
1308 North Canyon Creek Parkway
Spanish Fork, Utah

REGISTERED PROFESSIONAL ENGINEER
11/1/2021
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

2 Nov, 2021

SHEET NO.
C2.2

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Scale: 1" = 20'

20' 0 20' 40'

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type 'K.'

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

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REV	DATE	DESCRIPTION

Designed by: LC
Drafted by: LC
Client Name:
Sanders Associates Architects

19-188ut

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWEngineering.net

Utility Plan

MACU - Spanish Fork
1308 North Canyon Creek Parkway
Spanish Fork, Utah

REGISTERED PROFESSIONAL ENGINEER
11/1/2021
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

2 Nov, 2021

SHEET NO.
C3.1

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1. REINFORCEMENT: ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.

   A. Space rebar and dowels at 12 to 15 inches on center.
   B. Grease dowels to provide movement in expansion joints.
   C. Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.

2. SAWING: Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.

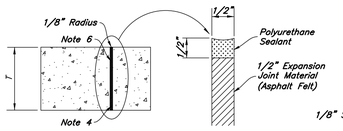
3. JOINTS: Lay out joints to aid construction and control random cracking.

   A. Joint Spacing shall be 12 feet maximum on center in both directions.
   B. Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
   C. Make adjustments in joint locations to meet inlet or manhole locations.
   D. Expansion Joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.

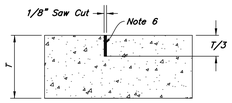
4. JOINT FILLER: Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.

5. BACKER ROD: Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.

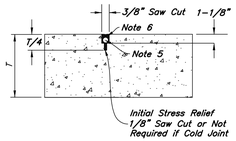
6. JOINT SEALANT: Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



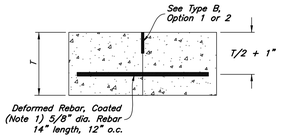
Type A Expansion Joint



Type B Contraction Joint (Option 2)

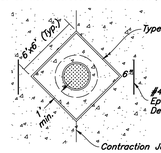


Type B Contraction Joint (Option 1)

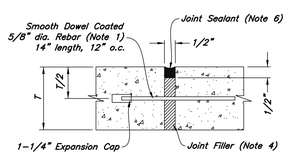


Type C Construction/Cold Joint

Rebar at all corners of expansion joints that do not intersect a contraction joint.

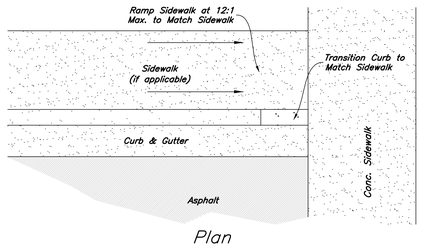


Example 1

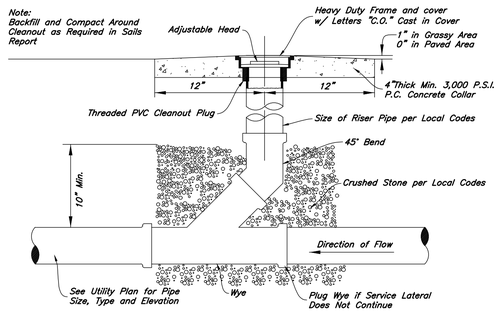


Type F Doweled Expansion Joint at Construction/Cold Joint

9 Concrete Joint Detail
Not to Scale

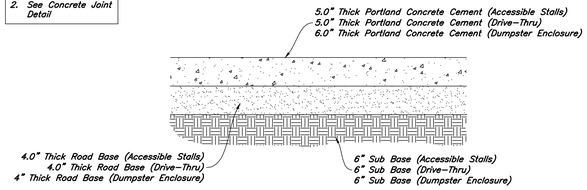


8 Curb Transition
Not to Scale



7 Typical Cleanout Detail
Not to Scale

1. See Geotechnical Report for Project
2. See Concrete Joint Detail



6 Concrete Paving Section
Not to Scale

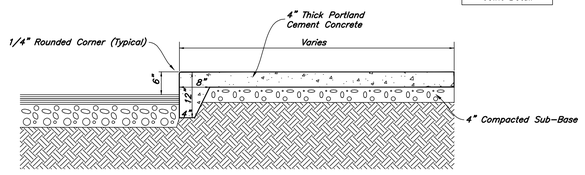
Contraction Joints

A. Spacing = 10' O.C.

Expansion Joints

A. Make expansion joints full depth, see joint deatil
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.

1. See Concrete Joint Detail



5 Thickened Edge Walk
Not to Scale

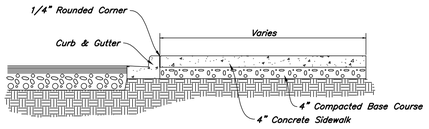
Contraction Joints

A. Spacing = 10' O.C.

Expansion Joints

A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.

1. See Concrete Joint Detail



4 Typical Sidewalk Detail
Not to Scale

Contraction Joints

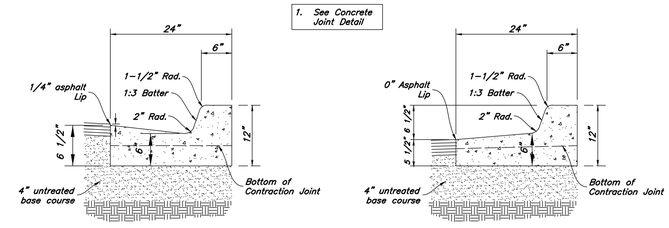
A. Spacing = 10' o.c., see joint detail
B. 1/8" wide by 2" deep from top of curb at 15'-0" intervals

Expansion Joints

A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at ends of all radii 0.08.
D. Required 5'-0" on each side of drainage structures
E. Required at 90'-0" maximum intervals in straight curb and gutter
F. Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (½" thick bituminous filler material)

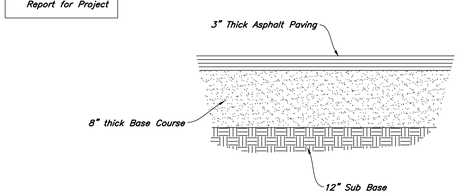
3. 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
4. Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter
5. Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
6. All radii shall be true arcs
7. Medium to light broom finish on all exterior concrete

1. See Concrete Joint Detail



Note: All Curb and Gutter to be Standard Unless Otherwise Noted

1 24" Curb And Gutter
Not to Scale

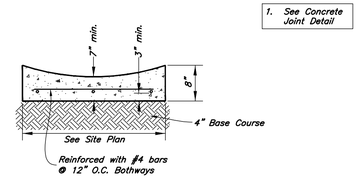


2 Standard Asphalt Section
Not to Scale

Contraction Joints

A. Spacing = 10' O.C.
B. 1/8" Wide by 2" Deep

1. See Concrete Joint Detail



3 Typical Waterway Detail
Not to Scale

REV	DATE	DESCRIPTION

Designed by: LC
Drafted by: LC
Client Name:
Sanders Associates Architects

19-188dt

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

Details

MACU - Spanish Fork

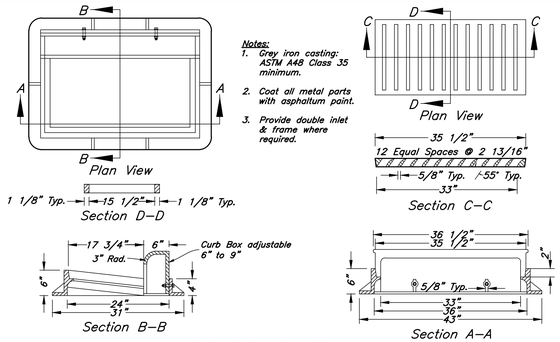
1308 North Canyon Creek Parkway
Spanish Fork, Utah

UTAH PROFESSIONAL ENGINEER
11/1/2021
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

2 Nov, 2021

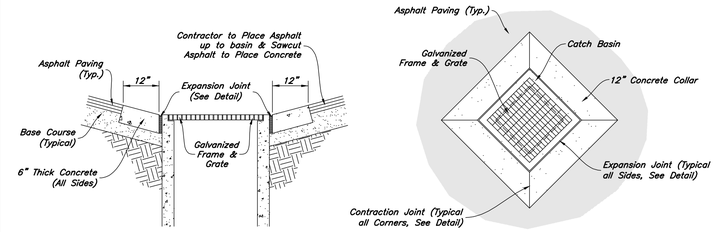
SHEET NO.
C4.1

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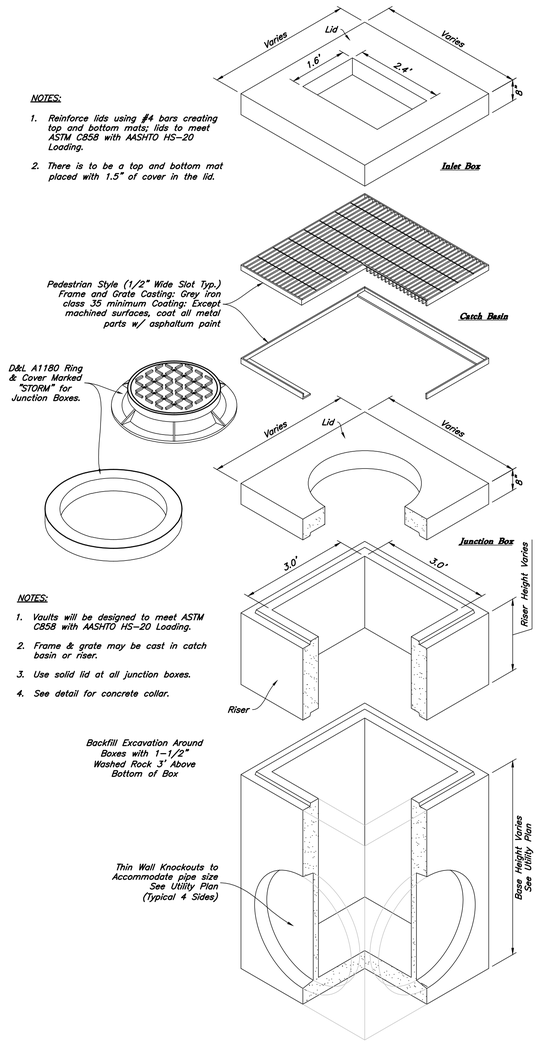


Notes:
1. Grey iron casting: ASTM A48 Class 35 minimum.
2. Coat all metal parts with asphaltum paint.
3. Provide double inlet & frame where required.

15 Inlet Grate Frame
Not to Scale



11 Concrete Collar Detail
Not to Scale



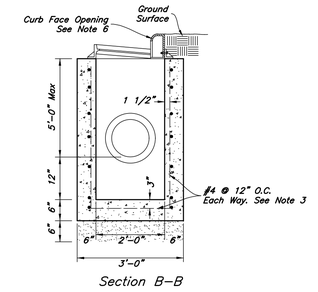
NOTES:
1. Reinforce lids using #4 bars creating top and bottom mats; lids to meet ASTM C858 with AASHTO HS–20 Loading.
2. There is to be a top and bottom mat placed with 1.5" of cover in the lid.

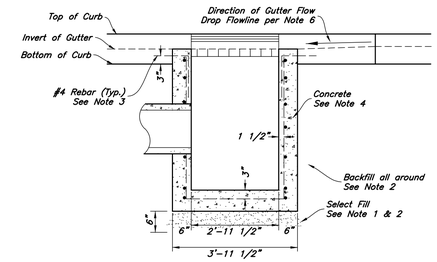
NOTES:
1. Vaults will be designed to meet ASTM C858 with AASHTO HS–20 Loading.
2. Frame & grate may be cast in catch basin or riser.
3. Use solid lid at all junction boxes.
4. See detail for concrete collar.

14 Precast 3' x 3' Catch Basin Junction Box/inlet
Not to Scale

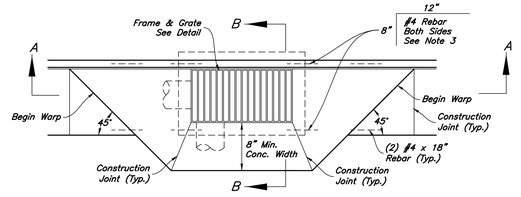
13 Not Used
Not to Scale

12 Not Used
Not to Scale





Catch Basin Notes:
1. Select Fill: Use untreated base course grade 1 or grade 3/4 per APWA Section 02060. Use of sewer rock or recycled aggregate requires Engineers written approval.
2. Backfill: Install and compact all backfill material or APWA Section 02321.
3. Reinforcement: Use ASTM A 615, grade 60 deformed steel rebar. See APWA Section 03200.
4. Concrete: Class 4,000 per APWA Section 03304. Place per APWA Section 03310. Apply a sealing / curing compound per APWA Section 03390 or use an acceptable alternate curing method.
5. Pipe Laterals: The drawing shows alternate connections to the curb outlet. Refer to construction drawings for connection locations.
6. Curb Face Opening: Make opening 4 inches high. Provide at least a 2 inch drop from the gutter flowline to the invert of the curb face opening.
7. Conc. Apron in front of Inlet Grate to be 8" min. & 12" max.



10 Curb Inlet with Single Grate
Not to Scale

REV	DATE	DESCRIPTION

Designed by: LC
Drafted by: LC
Client Name:
Sanders Associates Architects
19–188dt

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521–8529 – AWEngineering.net

Details

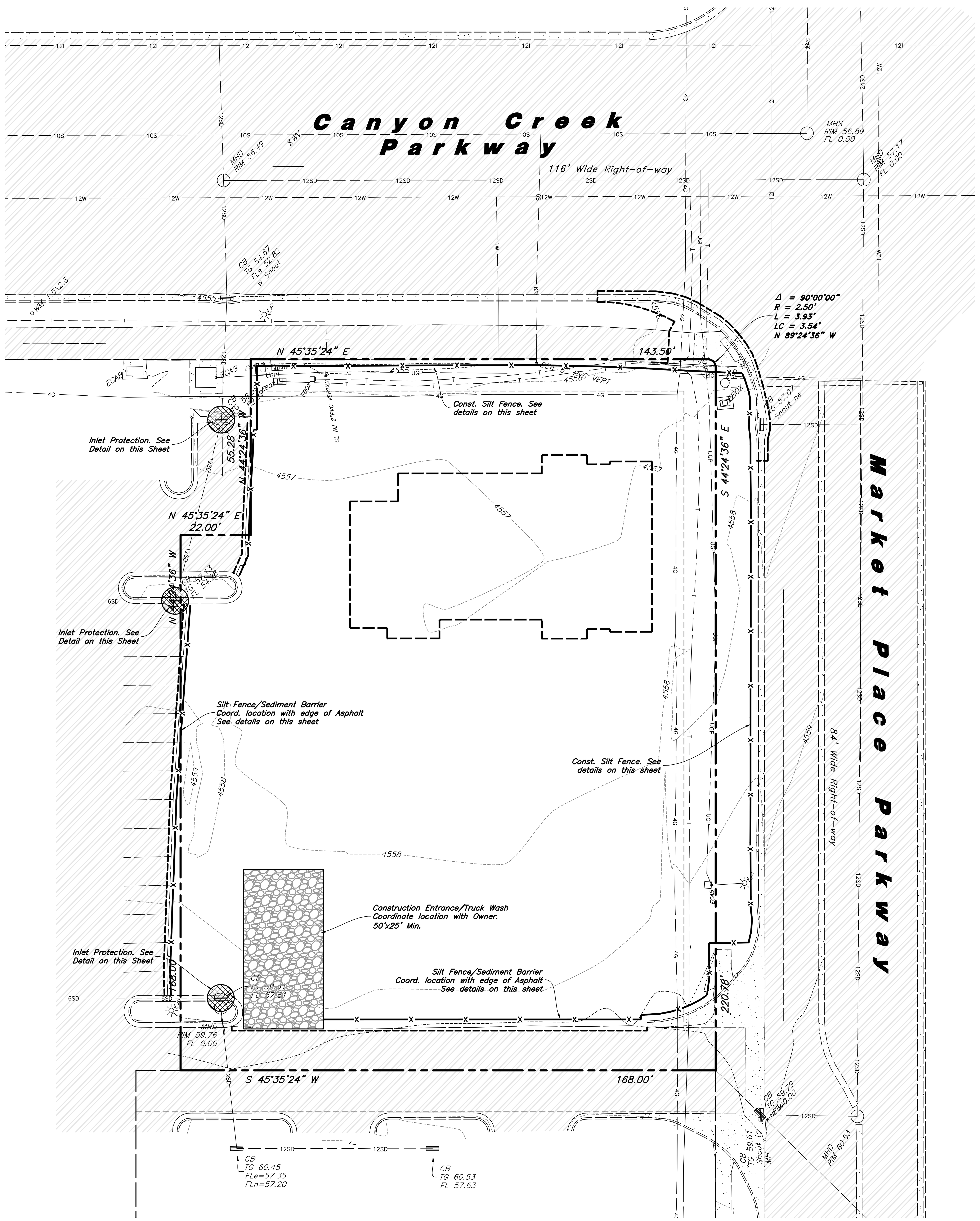
MACU – Spanish Fork
1308 North Canyon Creek Parkway
Spanish Fork, Utah

REGISTERED PROFESSIONAL ENGINEER
11/1/2021
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

2 Nov, 2021

SHEET NO.
C4.2

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Legend

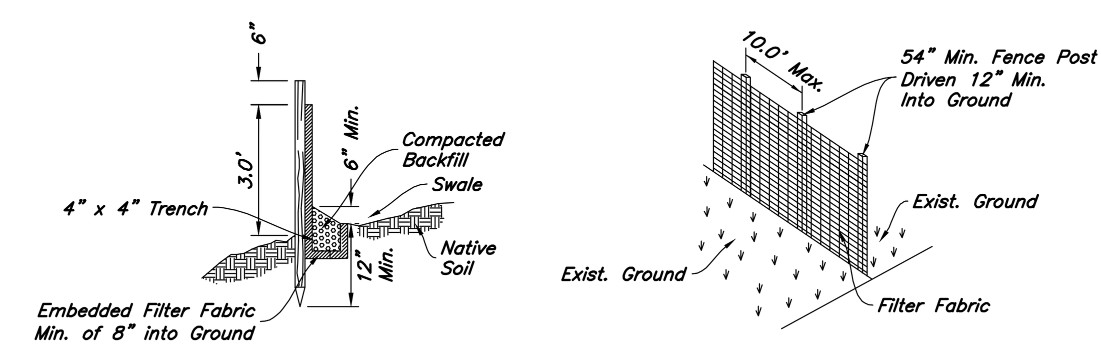
Place Inlet Protection at all Inlet Locations to prevent boxes from silting.	
Silt Fence	—x—
Limit of Disturbance	— —
Construction Entrance / Truck Wash (50'x24' Min.)	
Concrete Washout Area	CW
Portable Toilet	PT
Gravel Sock	
Existing Contour	78
Existing Spot	(78.00TA)
Proposed Contour	78

Scale: 1" = 20'

20' 0 20' 40'

Erosion Control Notes

1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
8. All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
10. Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
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13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.



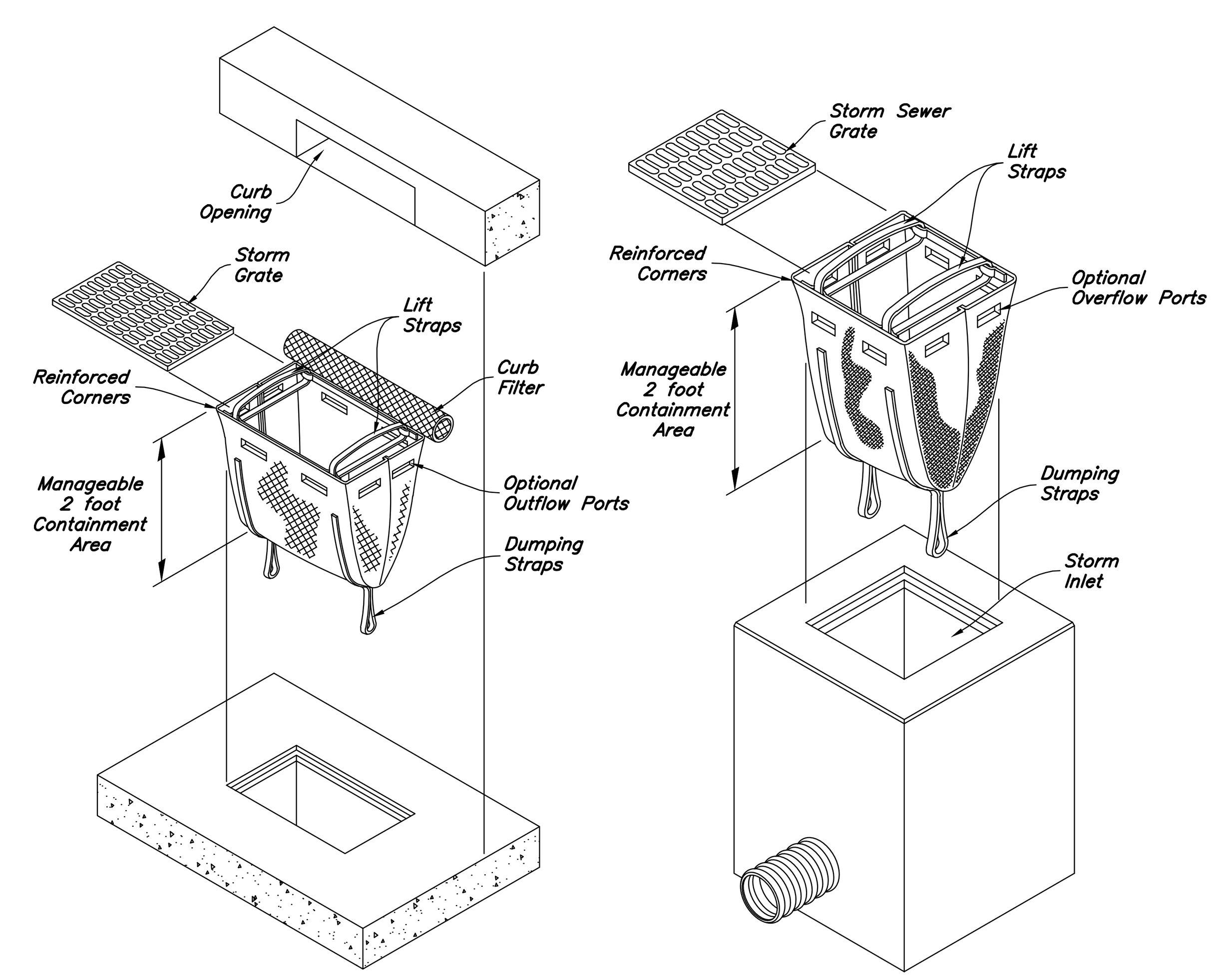
Posts: Steel Either T or U Type or 2"x2" Hardwood
Filter Fabric: 1. MIRAFI 140N
2. Dupont TYPAR 3341
3. or Approved Equal

Notes:

1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
3. Collected material shall be removed when "bulges" develop in the silt fence.

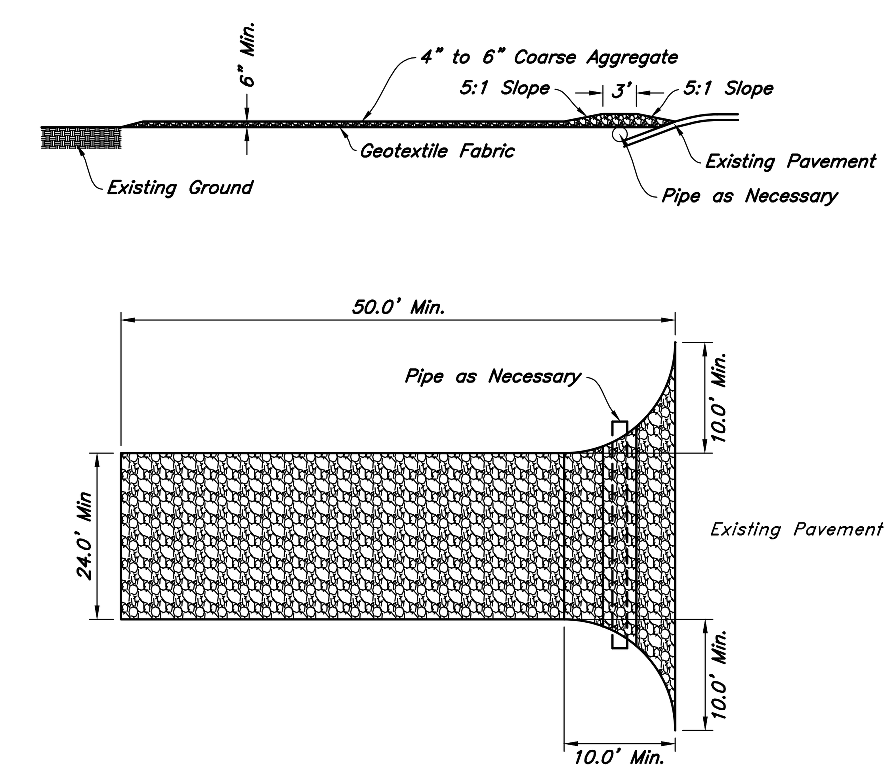
Silt Fence Section

Not to Scale



Dandy Sack Inlet Protection

Not to Scale



Stabilized Construction Entrance

Not to Scale

REV	DATE	DESCRIPTION

Designed by: LC
Drafted by: LC
Client Name:
Sanders Associates Architects

19-188ec1

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWAengineering.net

Erosion Control Plan - Phase 1

MACU - Spanish Fork

1308 North Canyon Creek Parkway
Spanish Fork, Utah

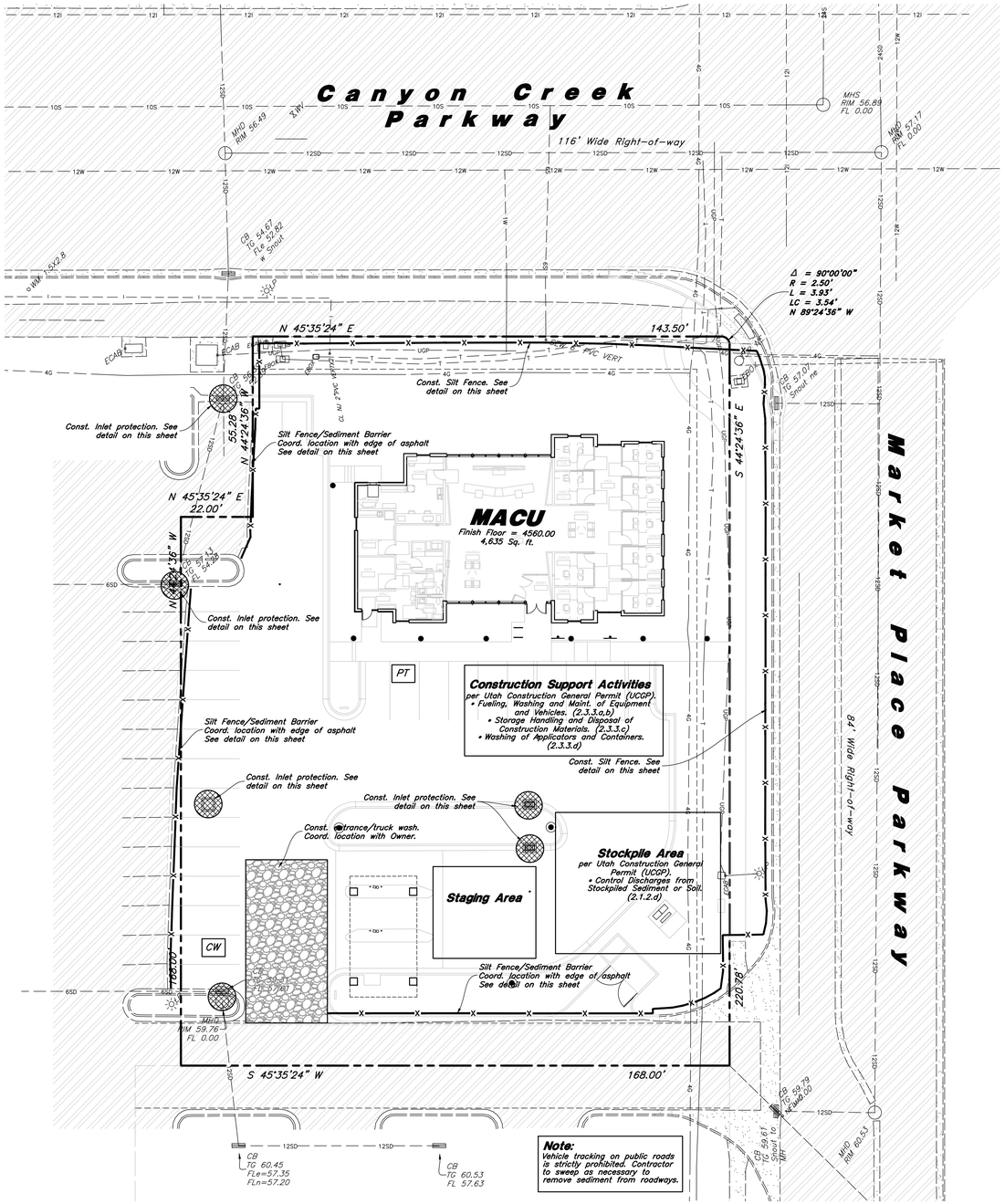
REGISTERED PROFESSIONAL ENGINEER
11/1/2021
No. 8706815
COLBY CRAIG
ANDERSON
STATE OF UTAH

2 Nov, 2021

SHEET NO.

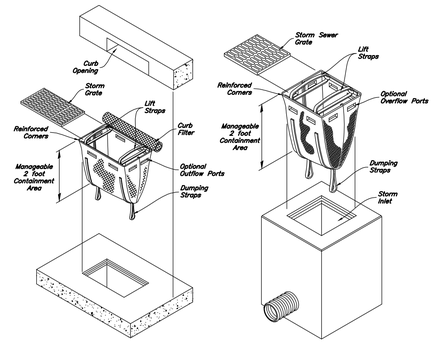
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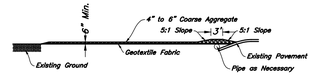


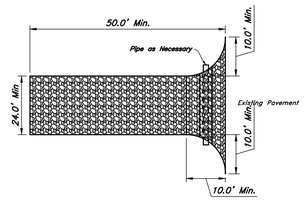
Legend

Place Inlet Protection at all Inlet Locations to prevent boxes from silting.	
Silt Fence	—X—
Limit of Disturbance	— —
Construction Entrance / Truck Wash (50'x24' Min.)	
Concrete Washout Area	CW
Portable Toilet	PT
Gravel Sock	
Existing Contour	--78--
Existing Spot	×(78.00TA)
Proposed Contour	--78--

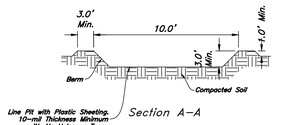


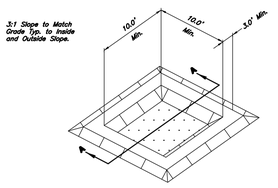
Dandy Sack Inlet Protection
Not to Scale





Stabilized Construction Entrance
Not to Scale

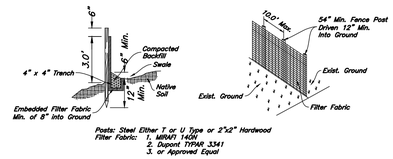




Concrete Washout
Not to Scale

Erosion Control Notes

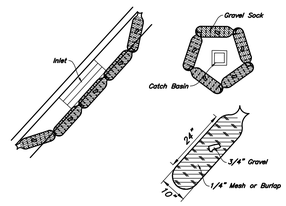
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Posts: Steel Either 1. or U Type or 2"x2" Hardwood
Filter Fabric: 1. MIRAFI 140N
2. Dupont TYPAR 3341
3. or Approved Equal

Notes:
1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
3. Collected material shall be removed when "bulges" develop in the silt fence.

Silt Fence Section
Not to Scale



Gravel Sock Sediment Barrier
Not to Scale

Scale: 1" = 20'

20' 0 20' 40'

REV	DATE	DESCRIPTION

Designed by: LC
Drafted by: LC
Client Name:
Sanders Associates Architects
19-188ec2

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

Erosion Control Plan - Phase 2

MACU - Spanish Fork

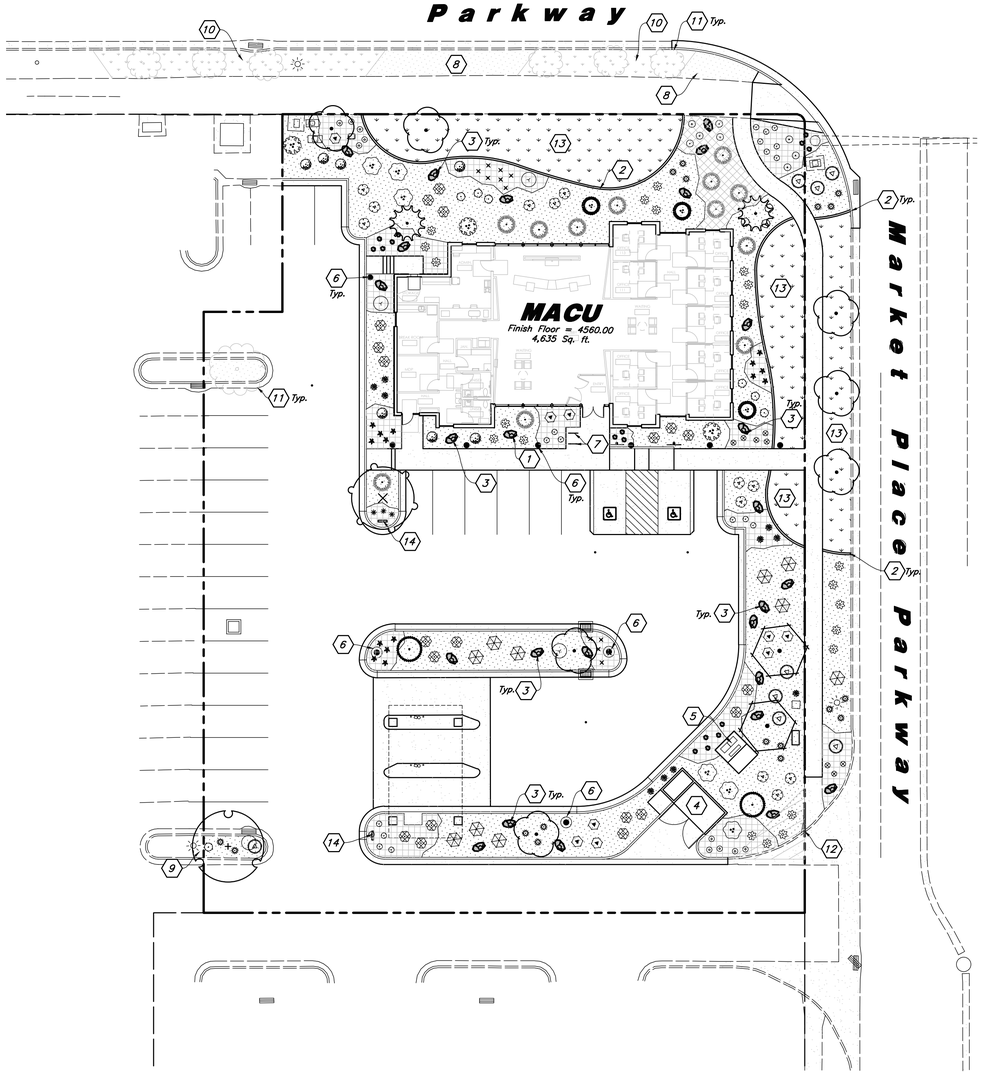
1308 North Canyon Creek Parkway
Spanish Fork, Utah

LICENSED PROFESSIONAL ENGINEER
11/1/2021
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

2 Nov, 2021

SHEET NO.
C5.2

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PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	2	Cedrus atlantica 'Fastigiata' / Columnar Blue Atlas Cedar	6–8' Ht.
	2	Cedrus deodara 'Eisregen' / Eisregen Deodara	6–8' Ht.
	2	Cercis canadensis / Eastern Redbud	2" Cal. / 6–8' Ht.
	1	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	2" Cal. / 8–10' Ht.
	3	Picea glauca pendula / Weeping White Spruce	6–8' Ht.
	7	Quercus robur 'Skyrocket' / Skyrocket English Oak	2" Cal. / 6–8' Ht.
	1	Zelkova serrata 'Musashino' / Musashino Zelkova	2" Cal. / 8–10' Ht.

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	8	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry *	2 gal
	10	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	2 gal
	8	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal
	12	Juniperus sabina 'Buffalo' / Buffalo Juniper	5 gal
	3	Ligustrum vicaryi / Golden Privet	5 gal
	3	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	5 gal
	9	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	5 gal
	6	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
	10	Rhus aromatica 'Gro–Low' / Gro–Low Fragrant Sumac	2 gal
	20	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	2 gal
	21	Rosa x 'Meigalpio' / Red Drift Rose	2 gal
	12	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	2 gal
	7	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	2 gal

ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	10	Calamagrostis x acutiflora 'Karl Foerster' / Karl Forester Grass *	1 gal
	17	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass *	1 gal

PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	8	Hemerocallis x 'Red Hot Returns' / Red Hot Returns Daylily *	1 gal
	16	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily *	1 gal
	10	Nepeta x faassenii 'Dropmore' / Catmint *	1 gal
	3	Penstemon eatonii / Firecracker Penstemon *	1 gal
	12	Rudbeckia fulgida 'Goldstrum' / Black Eyed Susan *	1 gal
	15	Salvia x superba 'May Night' / May Night Salvia *	1 gal
	18	Zauschneria garrettii 'Orange Carpet' / Hummingbird Trumpet *	1 gal

LAWN	QTY	BOTANICAL / COMMON NAME	TYPE
	2,889 sf	Poa pratensis / Kentucky Bluegrass Blend	sod

Parking Lot and Street Trees Have Been Selected From the Spanish Fork Shade Tree List.

Scale: 1" = 20'

20' 0 20' 40'

Landscape Data

Zone: C-2 General Commercial
Site Area = 36,294 s.f. (0.833 ac.)
Landscape Area Required = 5,444 s.f. (15%)
Landscape Area Provided = 11,523 s.f. (32%)
Shrub Area = 9,383 s.f. (81%)
Lawn Area = 2,140 s.f. (19%)
Parking Provided = 23 stalls
Parking Lot Landscape Required = 249 s.f.
Parking Lot Landscape Provided = 1,083 s.f.
Site Trees Required = 16 Trees (16 Provided)
Site Shrubs Required = 109 Shrubs (109+ Provided)

Landscape Notes:

1. See Sheet L3.1 for Planting Details.
2. All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. See Sheet L2.1 for Irrigation Layout. See Sheet L3.1 for Irrigation Details.
3. Adjust Plant Material as Needed to Accommodate New and Existing Utilities.
4. Prior to Installing Stone, Apply an Application of Pre-emergent Herbicide.
5. Onsite Storage of Landscape/Irrigation Materials and Equipment Should Not Block More Than 3 Parking Stalls Unless Otherwise Approved by MACU Corporate Real Estate–Facilities Team.
6. Equipment Cannot Stay Longer Than Two Weeks on Jobsites Unless Otherwise Approved by MACU Corporate Real Estate–Facilities Team.
7. From the Beginning of the Project Through the Final Walk Thru Parking Lots, Sidewalks and Gutters Shall be Free of Dirt and Debris at the End of Each Day.
8. See Landscape Notes for Details regarding Landscape Maintenance Period.

Landscape Keynotes

1. Install Landscape Accent Boulder with Eagle Statue
2. Install Concrete Landscape Curbing Between Lawn and Shrub Planters
3. Install Landscape Boulder
4. Maintenance Building with Attached Dumpster Enclosure – See Arch. Plans
5. New Elect. Transformer
6. New Light Pole – See Site Elect. Plans
7. Bike Rack (2 qty.) – See Arch. Plans
8. Existing Shrub Area to Remain and be Protected; Landscape Damaged Due to Construction Shall be Repaired and Blend into Existing
9. Existing Shrub Area to Remain & be Protected; Blend New Shrub Area into Existing
10. Existing Lawn Area to Remain & be Protected
11. Existing Street or Parking Lot Tree to Remain & be Protected
12. Clear Vision Area; Area Shall Free of Obstacle Over Three (3) Feet in Height; Tree is Park Strips Shall be Pruned to Maintain a Clear Area of 14' and 8' Trees on Private Property (AASHTO Design for 35 MPH Road)
13. Install Lawn
14. Directional Sign by Separate Permit

MATERIAL SCHEDULE

	1" to 2" Dia. Decorative Stone #1 – Install a Four (4) inch depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be Fractured Earth Tone/Tan Colors From Utah Landscaping Rock (South Towne)	Detail: 4/L3.1
	4" to 8" Dia. Decorative Cobble Stone #2 – Install over Dewitt Pro5 Weed Barrier and Make Sure it Covers Weed Barrier; Carefully Place Around Plant Material; Stone Shall be Used in all Planting Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be From Utah Landscaping Rock (South Towne)	Detail: 4/L3.1
	4" x 6" Landscape Concrete Curbing – Install Flush to all Concrete Edges Between Lawn and Shrub Areas; Curbing Shall be Continuous; Adjust Alignment as Needed to Avoid New and Existing Utilities and Irrigation Boxes	Detail: 4/L3.1
	Landscape Accent Boulders – Boulders Shall be 3–4' in Diameter, Fractured and Match Proposed Stone; Boulders Shall be Recessed into the Stone Two (2) Inches and Not Set on Top of Stone; No Boulder Shall be Placed Adjacent to a Curb Where a Car Could Potential Hit With Bumper; Boulder for Eagle Statue Shall be Selected by MACU (Brown's Canyon); Eagle Statue Boulder Shall be Installed a Minimum of 4.5' Out of the Ground Above Stone	Detail: 5&6/L3.1

General Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call Blue Stake before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
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. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean–up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurseryman, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
13. The contractor shall install all landscape material per plan, notes and details.
14. Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
15. No grading or soil placement shall be undertaken when soils are wet or frozen.
16. Imported topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
17. Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils. Remove all construction debris and foreign material.
18. Provide an eight (8) inch depth of imported topsoil in all shrub areas and twelve (12) inches in parking islands.
19. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from plant and tree pit and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
20. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed. Fine ground wood mulch shall be installed in the plant well and extend up near the base of the plant. The wood mulch shall be covered with the specified stone and the remainder of the planter.
21. All new plants shall be balled and burlapped or container grown, unless otherwise noted on plant schedule. Container grown trees shall have the container cut and removed. Trees in ball and burlap shall have the strings, burlap or plastic cut and pulled away from the trunk exposing 1/3 of the root ball. For trees in wire baskets, cut and remove the wire basket.
22. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 weed barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
23. All deciduous trees shall be double staked per tree staking details. Tree stakes shall be wood and ties shall be V.I.T. Cinche Ties #CT32. It is the contractors responsibility to remove tree staking after one year.
24. Install landscape concrete curbing between lawn and planting areas. Curbing to be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
25. Bury 2 inches of boulder height into soil, keeping best visual side above ground. Use care to minimize marring and scratching.
26. Provide a 4 inch depth of imported topsoil in all lawn areas.
27. Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
28. All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
29. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance. The warranty shall include plant material and installation of plant material. Dead plant material shall be replaced in a timely manner. From the time the landscape contractor is notified of dead plant material, the contractor has two weeks to replace dead plant material. If plant material is not replaced by the two week time frame MACU will have plants replaced and bill the installing company.

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION

Designed by: LC
Drafted by: LC
Client Name:
Sanders Associates Architects

19–188ls

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

Landscape Plan

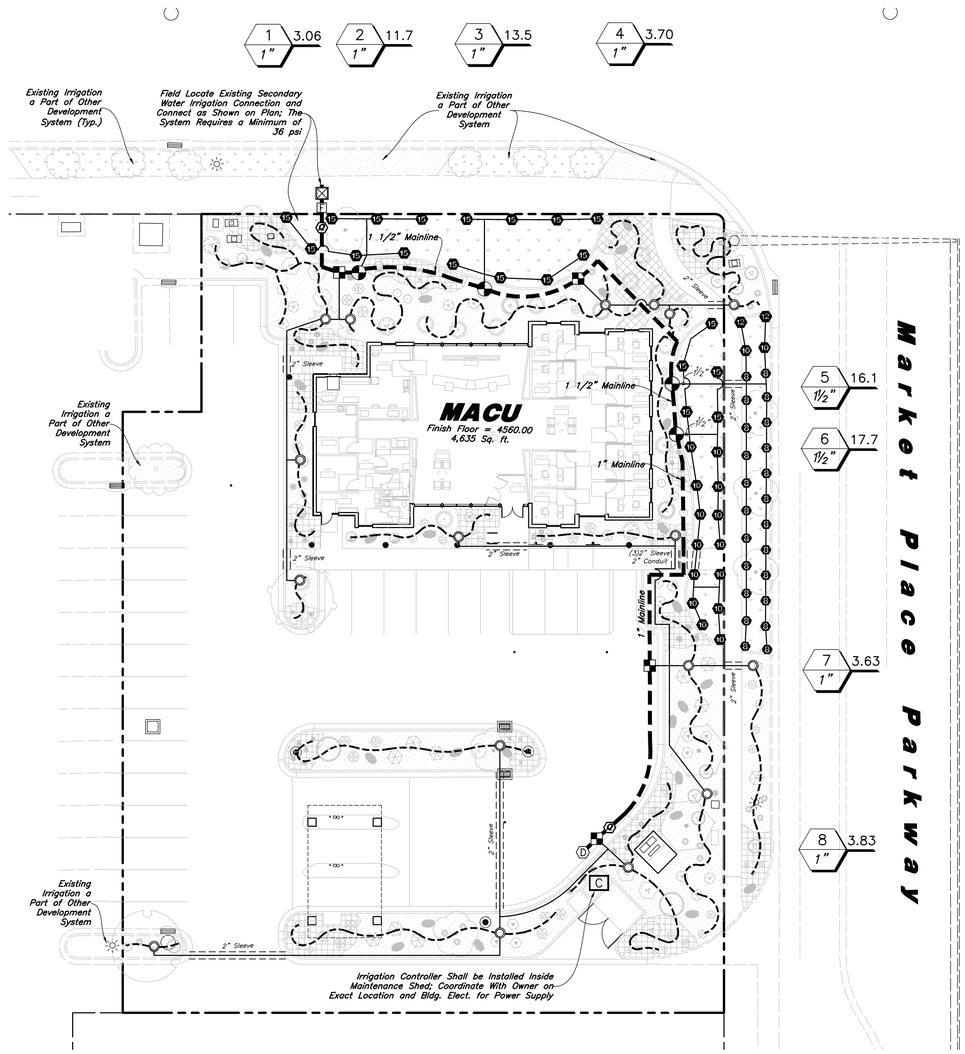
MACU – Spanish Fork
1308 North Canyon Creek Parkway
Spanish Fork, Utah

State of Utah
Jared R. Manscill
No. 7740426-5301
Licensed Landscape Architect
11/02/2021

2 Nov, 2021

SHEET NO.
L1.1

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Irrigation Schedule

Sprayheads

Symbol	Manufacturer/Model #	Description	Notes	Detail
9 10 6 11 12 15 16 18	Rain Bird 1804	4" Pop-Up Sprayhead with Adjustable Series Nozzles	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radii Coverages	12/L3.1

Valves

	Rain Bird 100-PESB Rain Bird 150-PESB	Lawn Remote Control Valve with Scrubber Technology	1 & 1 1/2 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	7/L3.1
	Rain Bird XCZ-100-PRB-COM	Drip Remote Control Valve	1 Inch Size; Drip Control Zone Kit; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	8/L3.1
Q	Rain Bird 44NP	Coupler Valve With a Swing Joint Assembly and Non-potable Cap	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	9/L3.1
D	Matco-Norca 759	Manual Drain Valve	1/2" Inch Size; Install at End of Mainline in a 10" Round Valve Box with 6" Depth Sump of Gravel Over Weed Barrier	18/L3.1

Drip

	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	13/L3.1
	Netafim TLHCVXR11-12XX	Techline Copper Dripline with 1.16 gph Emitters @ 12" Spacing; Dripline Shall be Used to Water all Perennials, Shrubs, Ornamental Grasses and Trees; See Drip Irrigation Detail for Dripline Configuration and Layout; Blank Tubing Shall be Used in Areas Where There is No Plant Material; Install per Manufacturer's Specifications; Drip Shall be Installed After Plant Installation; Secure Tubing with Staples No Less Than Every 24 Inches & at Critical Holding Points; Tubing with Emitters Shall be Installed Under Weed Barrier so That the Water Drips on the Soil and not on Top of Weed Barrier		10/L3.1

P.O.C. Components

	Mueller Oriseal Mark II	Stop & Waste Valve	1 1/2 Inch Size; Installed in 10" Round Valve Box with 3" Depth Gravel Over Weed Barrier	15/L3.1
F	Amiad Scanaway Super Filter	Secondary Semi-Automatic Water Filter	1 1/2 Inch Size; Filter With 155 Mesh; Install in Jumbo Size Box With Weed Barrier and 3" Depth of Clean Gravel; Filter Shall be Installed Underground; Verify That There is Sufficient Space to Maneuver Filter Cleaning Handle	17/L3.1

Pipes

	Schedule 40 PVC	Mainline Pipe	1 & 1 1/2 Inch Size; Controller Wire Shall be Tucked Under Mainline; Sch 80 Fittings Shall be Used for Mainline Connections	11/L3.1
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe; Sch 40 Fittings Shall be Used for Lateral Line Connections	11/L3.1

Controller

C	Rain Bird ESP4MEI Rain Bird ESPSM6	4 Station Base Indoor Controller 6 Station Module	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor; Install Sensor on Corner of Shed Bldg. at Back Corner Out of Site	16/L3.1

Sleeving

	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals and Controller Wire Located Under Concrete and Asphalt Paving at Specified Depths	Contractor Shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving Shall be by the Landscape Contractor Unless Otherwise Noted.	14/L3.1

Valve Callout: # (Valve Number), # (Valve Flow), #" (Valve Size)

VALVE SCHEDULE

VALVE #	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP. RATE
1	1"	Area for Drip Emitters	3.06	32.13	32.14	0.61 in/h
2	1"	Turf Spray	11.69	34.22	34.38	1.36 in/h
3	1"	Turf Spray	13.49	32.67	33.1	1.27 in/h
4	1"	Area for Drip Emitters	3.70	32.79	32.84	0.62 in/h
5	1-1/2"	Turf Spray	16.06	34.5	35.75	1.85 in/h
6	1-1/2"	Turf Spray	17.67	34.29	35.92	1.63 in/h
7	1"	Area for Drip Emitters	3.63	32.68	33.09	0.62 in/h
8	1"	Area for Drip Emitters	3.83	32.97	33.68	0.43 in/h

Scale: 1" = 20'

20' 0 20' 40'

Main Service Line and Other Irrigation Components Are Shown In Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Notes:

1. See Sheet L1.1 for Plant Layout and Sheet L3.1 for Planting Details.
2. See Sheet L3.1 for Irrigation Details.
3. All Irrigation Boxes and Equipment Shall be Installed in Shrub Planters and Not Lawn Areas.
4. Onsite Storage of Landscape/Irrigation Materials and Equipment Should Not Block More Than 3 Parking Stalls Unless Otherwise Approved by Corporate Real Estate-Facilities Team.
5. Equipment Cannot Stay Longer Than Two Weeks on Jobsites Unless Otherwise Approved by Corporate Real Estate-Facilities Team.
6. From the Beginning of the Project Through the Final Walk Thru Parking Lots, Sidewalks and Gutters Shall be Free of Dirt and Debris at the End of Each Day.
7. A Static Pressure of psi was Reported in the Area. The Irrigation System was Designed for a Minimum of 36 psi.

General Irrigation Notes:

1. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
2. The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
3. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
4. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
5. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
6. The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
7. The contractor shall install all irrigation material per plan, notes and details.
8. Irrigation system components must be premium quality only and installed to manufactures requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
9. Irrigation system guarantee for all materials and workmanship shall be one year from the time of branch opening or final project acceptance (whichever is longer). Guarantee will include, but is not limited to winterizing, spring activation, repair, trench setting, backfilling depressions, and repairing freeze damage.
10. Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assure the complete system has no documented problems and full head to head coverage with adequate pressure for system operation. Adjust system to avoid spray on building, hardscape, and adjacent property. Any problems or plan discrepancies must be reported to the landscape architect.
11. Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings. one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.
12. Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be eighteen (18) inches minimum.
13. Install dielectric fittings whenever dissimilar metals are joined.
14. Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100(%) percent irrigation coverage of areas indicated.
15. Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
16. Control valve wire shall be #14 single conductor: white for common wire, red for hot wire and blue for the spare wire. Provide (2) two spare wire that runs the length of the mainline and to the controller. All wiring shall be UF-UL rated. All connections shall be made with water tight connectors (DBR/Y or equivalent) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.
17. Control valve size, type, quantity, and location to be approved by landscape architect. install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes shall be Carson Brooks or equal.
18. Quick couplers shall be a Rain Bird 44NP with a (one) 1 inch swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.
19. Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.
20. All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be eighteen (18) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.
21. Plans are diagrammatic and approximate due to scale. where possible, all piping is to be installed within the planting areas. No tees, ells, or changes in direction shall occur under hardscape.
22. It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
23. The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.
24. All sprinkler heads shall be set perpendicular to finish grade of the areas to be irrigated and shall be installed 6-8" from buildings walls, or within 4" of pavement, curbs, or header edges.
25. Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
26. Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
27. The sprinkler system design is based on the operating pressure shown on the irrigation drawings. The irrigation contractor shall verify water pressure prior to any construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the point of connection to the owner's authorized representative immediately.
28. Provide and install all manufacturer's recommended surge and lighting protection equipment on all controllers.
29. All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
30. Upon completion and approval of irrigation system, irrigation contractor to provide the owner with two sets of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.
31. An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.

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

REV	DATE	DESCRIPTION

Designed by: LC
Drafted by: LC
Client Name:
Sanders Associates Architects
19-188ir

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

Irrigation Plan

MACU - Spanish Fork

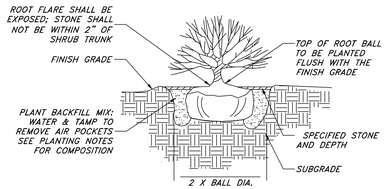
1308 North Canyon Creek Parkway
Spanish Fork, Utah

State of Utah
Jared R. Manscill
No. 7740426-5301
Licensed Landscape Architect
11/03/2021

2 Nov, 2021

SHEET NO.
L2.1

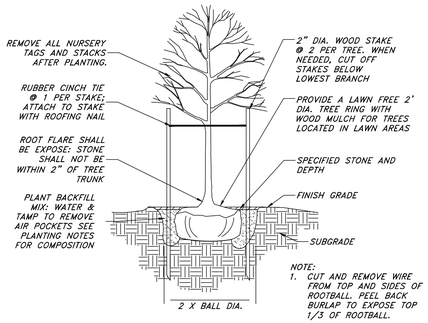
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NOTE:

1. CUT AND REMOVE WIRE FROM TOP AND SIDES OF ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL.
2. REMOVE ALL NURSERY TAGS AND STACKS AFTER PLANTING.

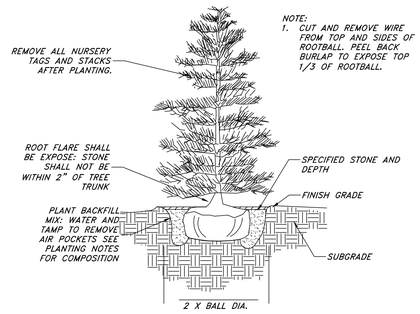
1 SHRUB PLANTING
NOT TO SCALE



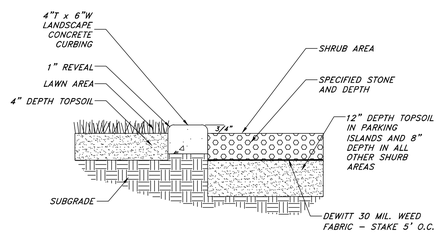
NOTE:

1. CUT AND REMOVE WIRE FROM TOP AND SIDES OF ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL.

2 DECIDUOUS TREE PLANTING
NOT TO SCALE



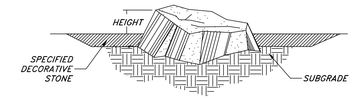
3 EVERGREEEN TREE PLANTING
NOT TO SCALE



NOTE:

1. SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT OF CURBING AND SPECIFIED STONE.
2. CONTROL JOINTS SHALL BE PLACED AT 3' O.C.

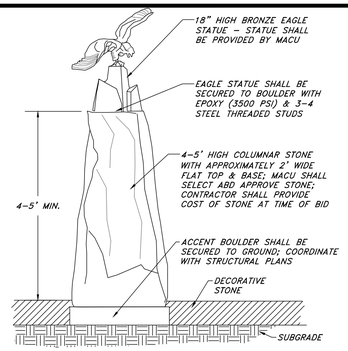
4 LANDSCAPE CONCRETE CURBING
NOT TO SCALE



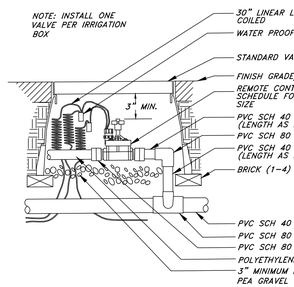
NOTE:

1. USE CARE TO MINIMIZE MARRING AND SCRATCHING
2. BURY 2" OF BOULDER HEIGHT INTO SOIL, KEEPING BEST VISUAL SIDE ABOVE GROUND.

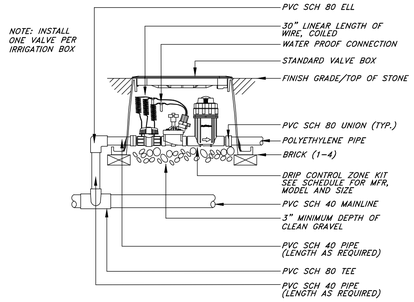
5 LANDSCAPE BOULDER
NOT TO SCALE



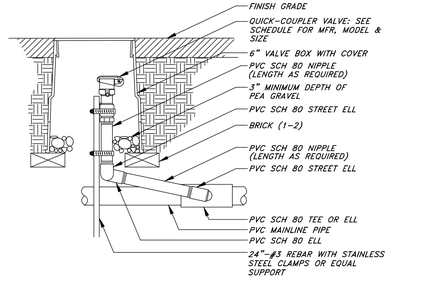
6 ACCENT BOULDER W/ EAGLE STATUE
NOT TO SCALE



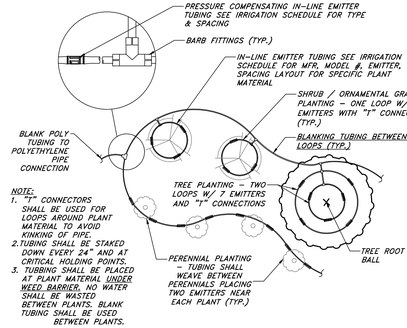
7 REMOTE CONTROL VALVE
NOT TO SCALE



8 DRIP CONTROL VALVE
NOT TO SCALE



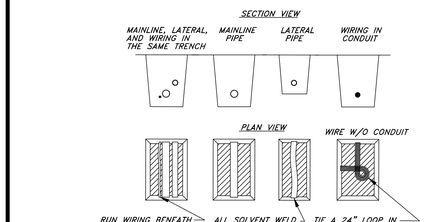
9 QUICK COUPLING VALVE
NOT TO SCALE



NOTE:

1. "T" CONNECTORS SHALL BE USED FOR LOOPS AROUND PLANT MATERIAL TO AVOID KINKING OF PIPE.
2. TUBING SHALL BE STAKED DOWN EVERY 24" AND AT CRITICAL HOLDING POINTS.
3. TUBING SHALL BE PLACED AT PLANT MATERIAL UNDER WEED BARRIER. NO WATER SHALL BE WASTED BETWEEN PLANTS. BLANK TUBING SHALL BE USED BETWEEN PLANTS.

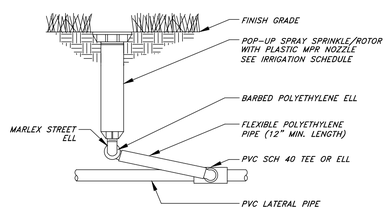
10 DRIP TUBING AT PLANT
NOT TO SCALE



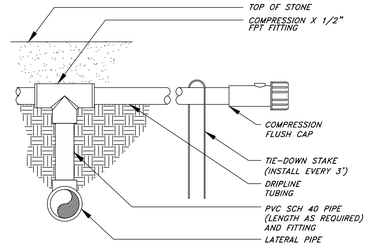
NOTES:

1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH. 40 PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE IRRIGATION NOTES.

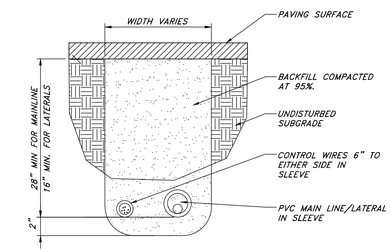
11 PIPE & WIRE TRENCHING
NOT TO SCALE



12 POP-UP SPRAY HEAD AND/OR ROTOR
NOT TO SCALE



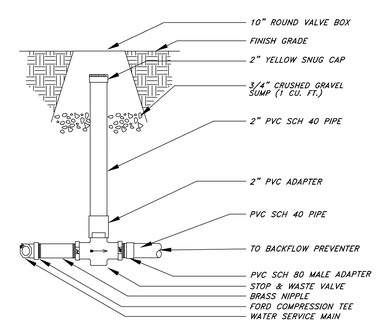
13 PVC TO POLY PIPE CONNECTION
NOT TO SCALE



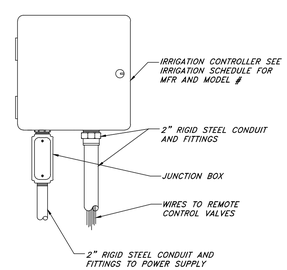
NOTE:

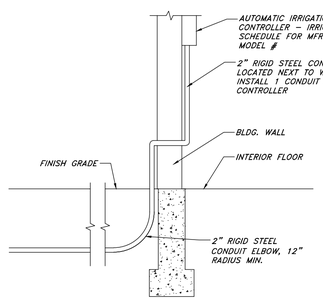
1. ALL IRRIGATION SLEEVES TO BE SCH. 40 PVC PIPE.
2. ALL SLEEVES SHALL BE TWICE THE NOMINAL SIZE OF THE PIPE WITHIN.
3. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
4. SLEEVE TO BE RUN UNDER PAVEMENT AND EXTEND A MIN. OF 18" PAST EDGE OF PAVEMENT. END OF SLEEVE TO BE CAPPED AND MARKED.

14 PIPE SLEEVING
NOT TO SCALE

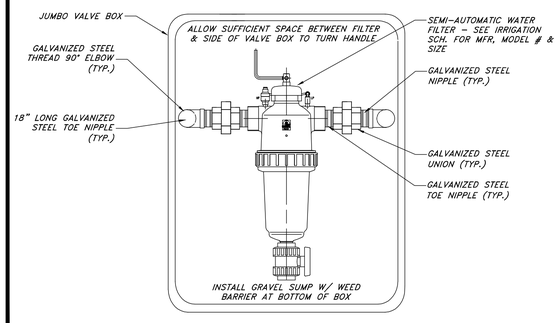


15 STOP & WASTE VALVE
NOT TO SCALE

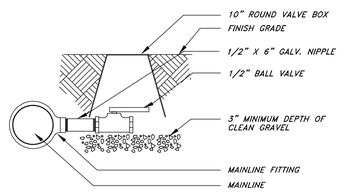




16 IRR. CONTROLLER - INDOOR WALL MOUNT
NOT TO SCALE



17 AMIAD SEMI-AUTOMATIC WATER FILTER
NOT TO SCALE



18 MANUAL DRAIN VALVE
NOT TO SCALE

Know what's below.
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REV	DATE	DESCRIPTION

Designed by: LC
Drafted by: LC
Client Name:
Sanders Associates Architects

19-188lr

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

Landscape & Irrigation Details

MACU - Spanish Fork
1308 North Canyon Creek Parkway
Spanish Fork, Utah

State of Utah
Jared R. Manscill
No. 7740426-5301
11/02/2021
Licensed Landscape Architect

2 Nov, 2021

SHEET NO.
L3.1

W:\19-188 MACU Spanish Fork\dwgs\19-188lr.dwg, 11/1/2021 5:52:17 PM, \\1, LC



America Frist Credit Union Site Plan Approval Request

December 15, 2021, Development Review Committee.

Located at 1351 North Canyon Creek Parkway, including 1.06 acres.

The subject property is zoned C-2.

The applicant has requested that a Site Plan be approved for a Financial Institution.

Key Issues

1. Canyon Creek Master Development Plan.
2. Compliance with City requirements.
3. Compliance with Canyon Creek Design Guidelines.

Recommendation

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

Findings

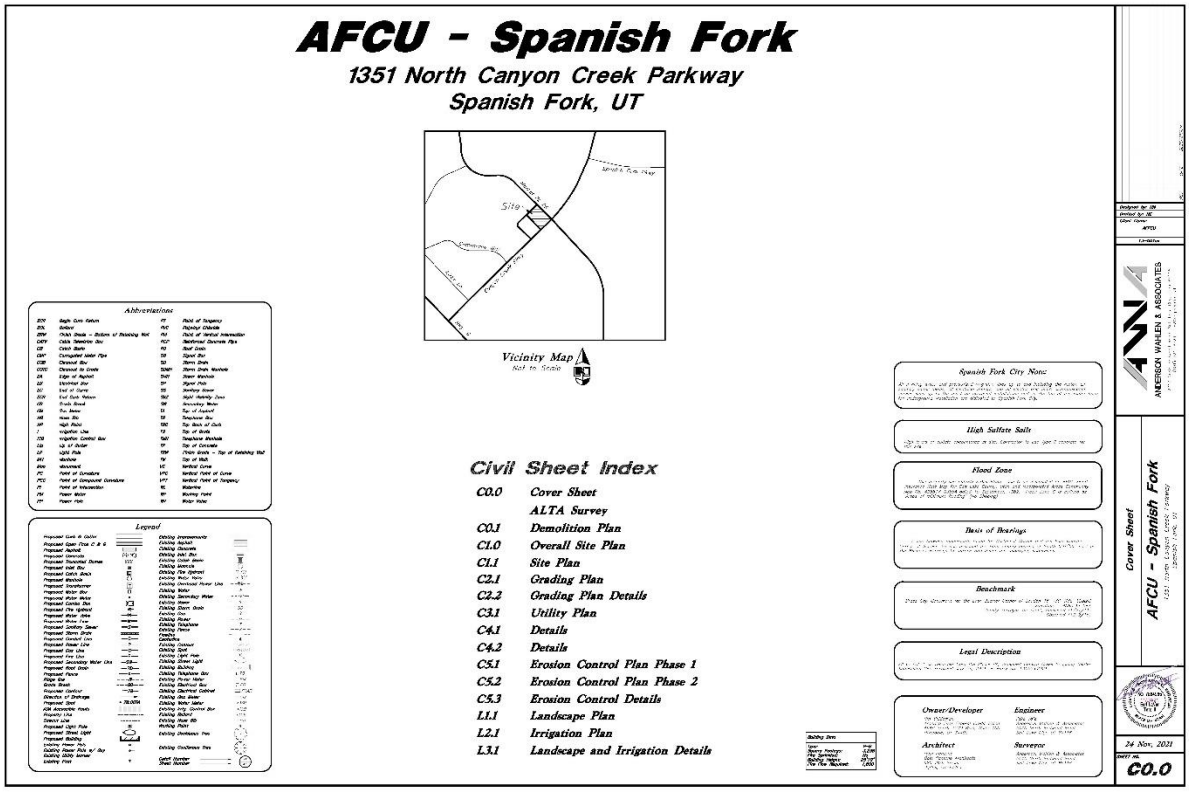
1. That the application conforms to the City's General Plan Designation, Zoning Map and Canyon Creek Master Development Plan.

Conditions

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

Exhibits

1. Site Plan.
2. Building Elevations.



AFCU - Spanish Fork

1351 North Canyon Creek Parkway
Spanish Fork, UT

Vicinity Map
Not to Scale

Civil Sheet Index

C0.0	Cover Sheet
	ALTA Survey
C0.1	Demolition Plan
C1.0	Overall Site Plan
C1.1	Site Plan
C2.1	Grading Plan
C2.2	Grading Plan Details
C3.1	Utility Plan
C4.1	Details
C4.2	Details
C5.1	Erosion Control Plan Phase 1
C5.2	Erosion Control Plan Phase 2
C5.3	Erosion Control Details
L1.1	Landscape Plan
L2.1	Irrigation Plan
L3.1	Landscape and Irrigation Details

Spanish Fork City Note:

High Saltate Salt

Flood Zone

Basis of Bearings

Benchmark

Legal Description

Owner/Developer

Engineer

Architect

Surveyor

Abbreviations

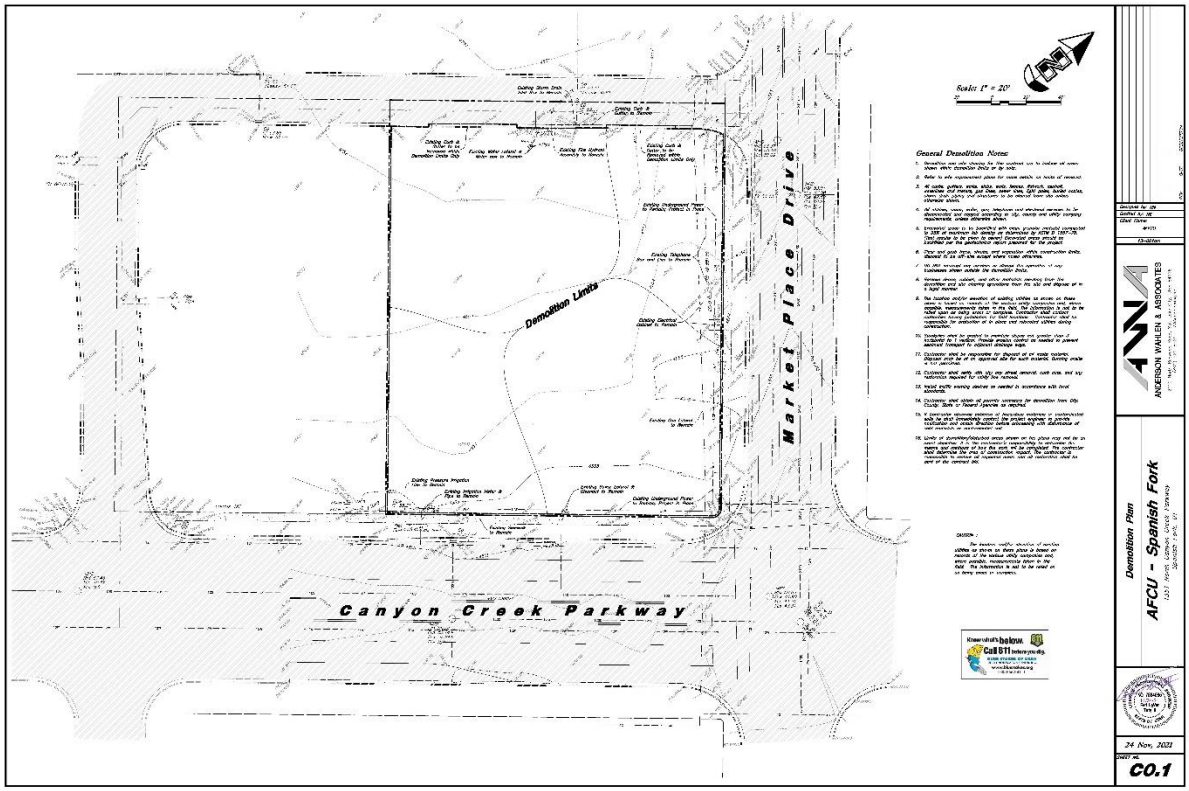
Legend

ANDERSON WAHLEN & ASSOCIATES

Cover Sheet
AFCU - Spanish Fork
1351 North Canyon Creek Parkway
Spanish Fork, UT

24 Nov, 2021

SHEET NO.
C0.0

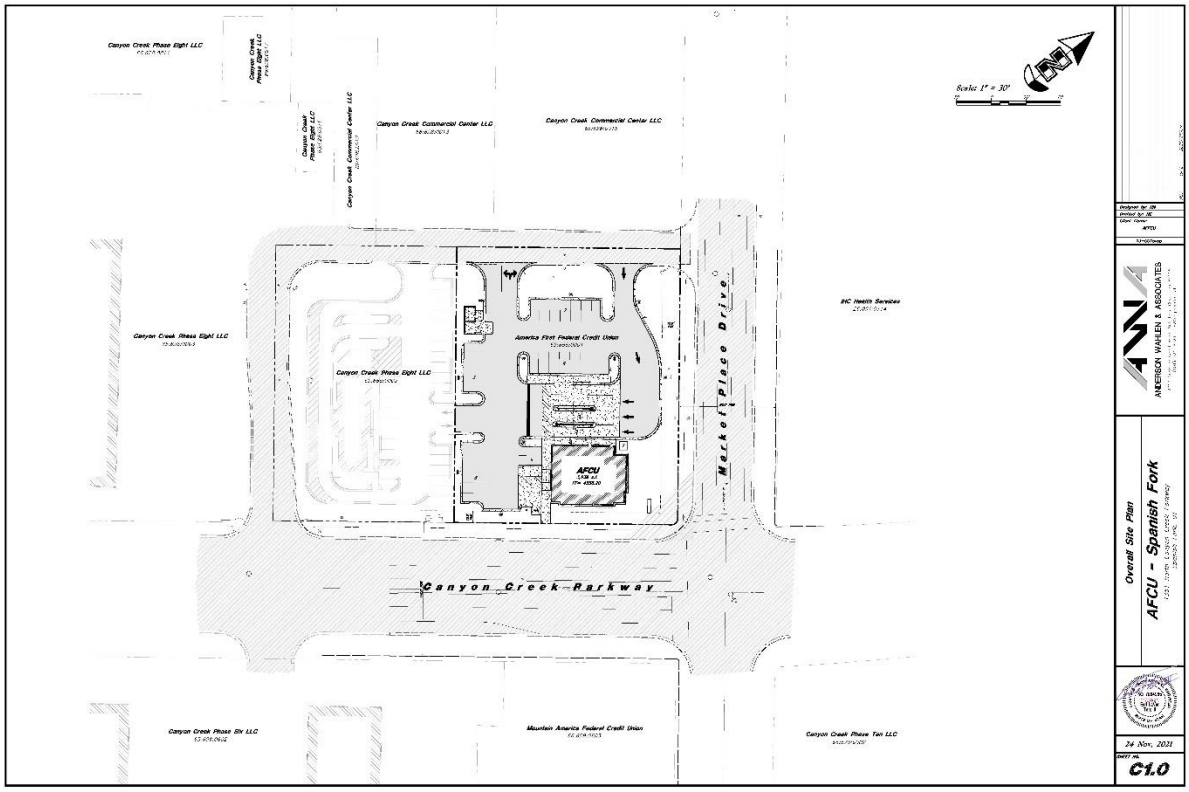


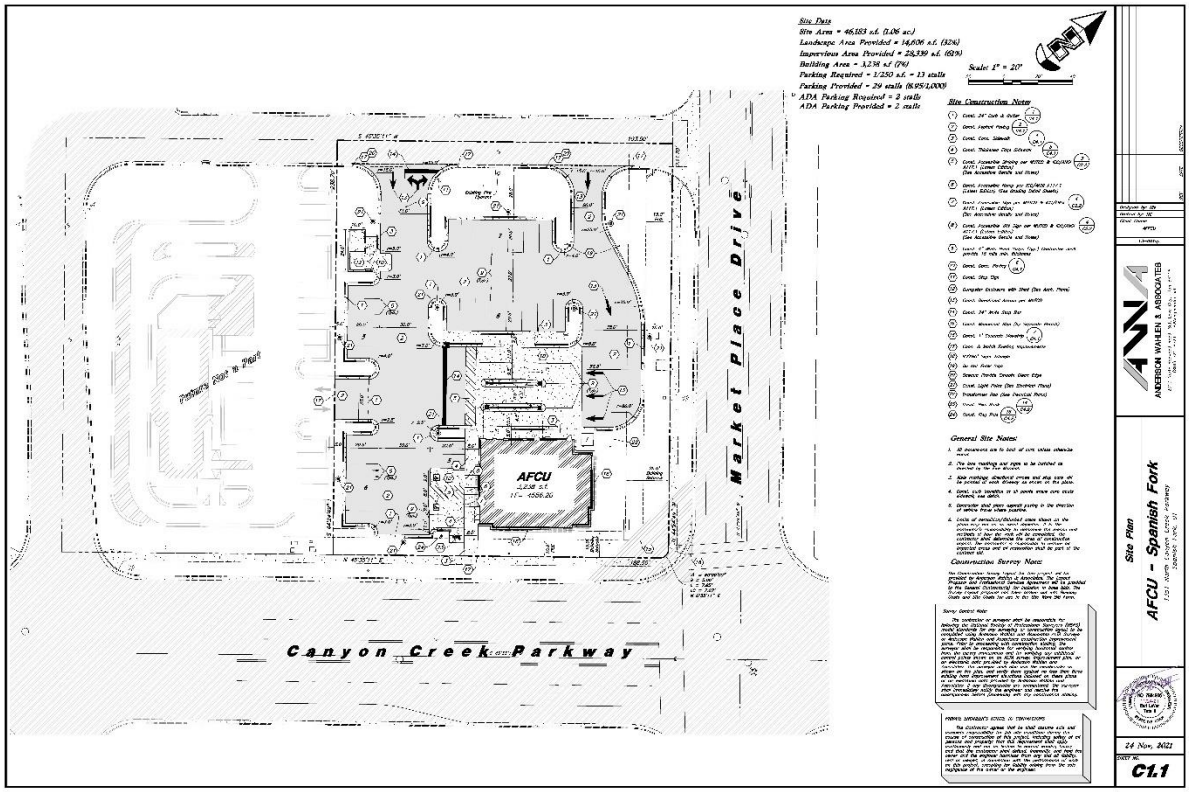
ANDERSON WAHLEN & ASSOCIATES

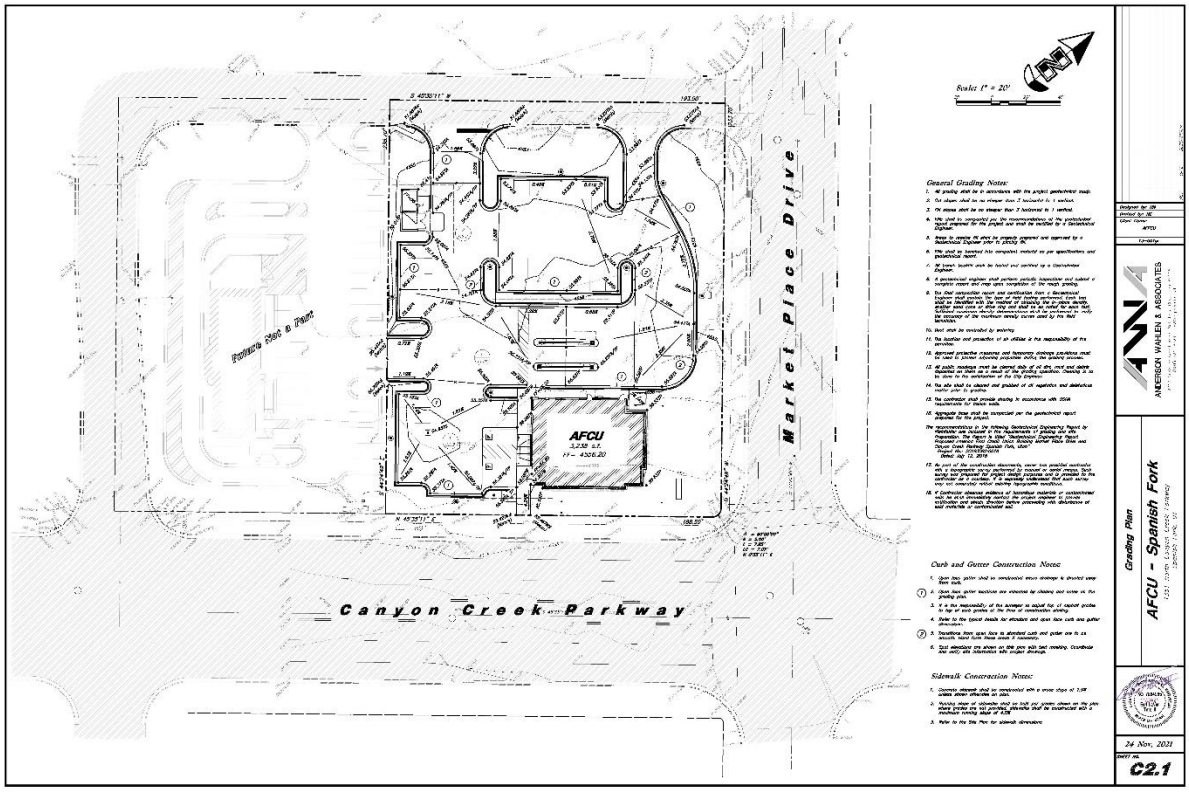
Demolition Plan
AFCU - Spanish Fork
1351 North Canyon Creek Parkway
Spanish Fork, UT

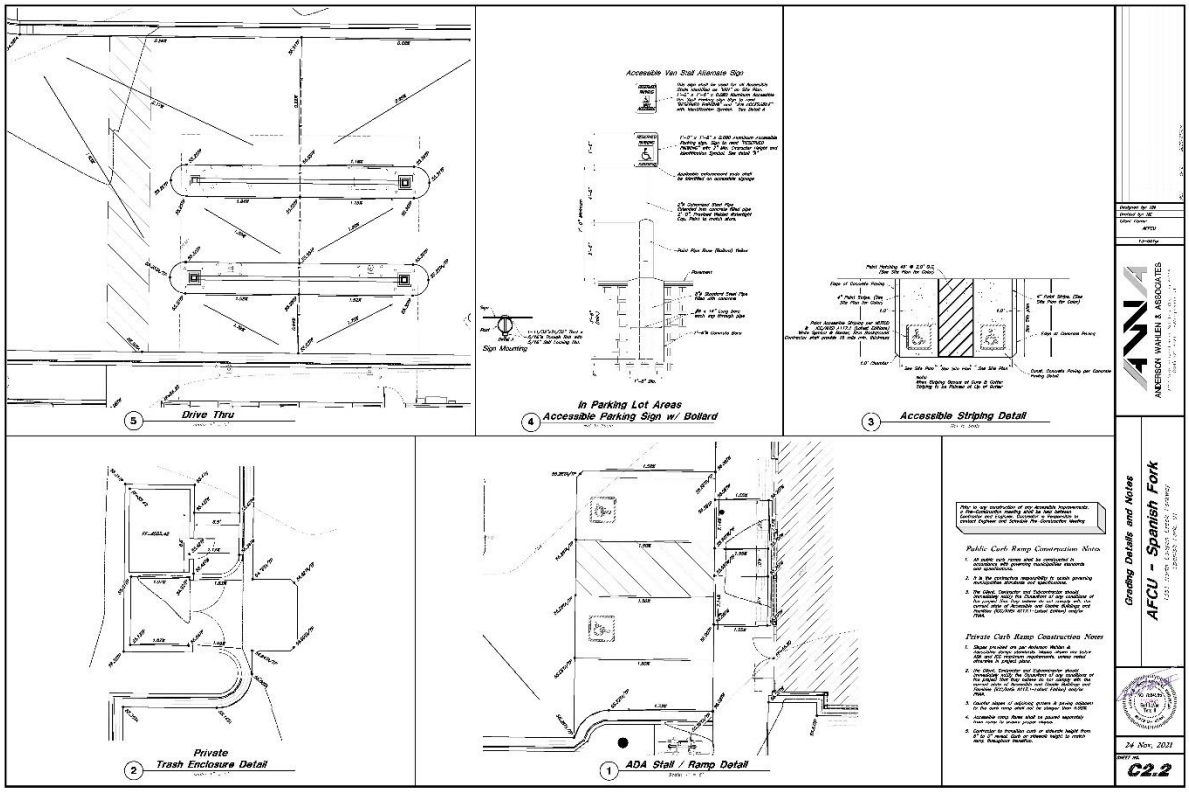
24 Nov, 2021

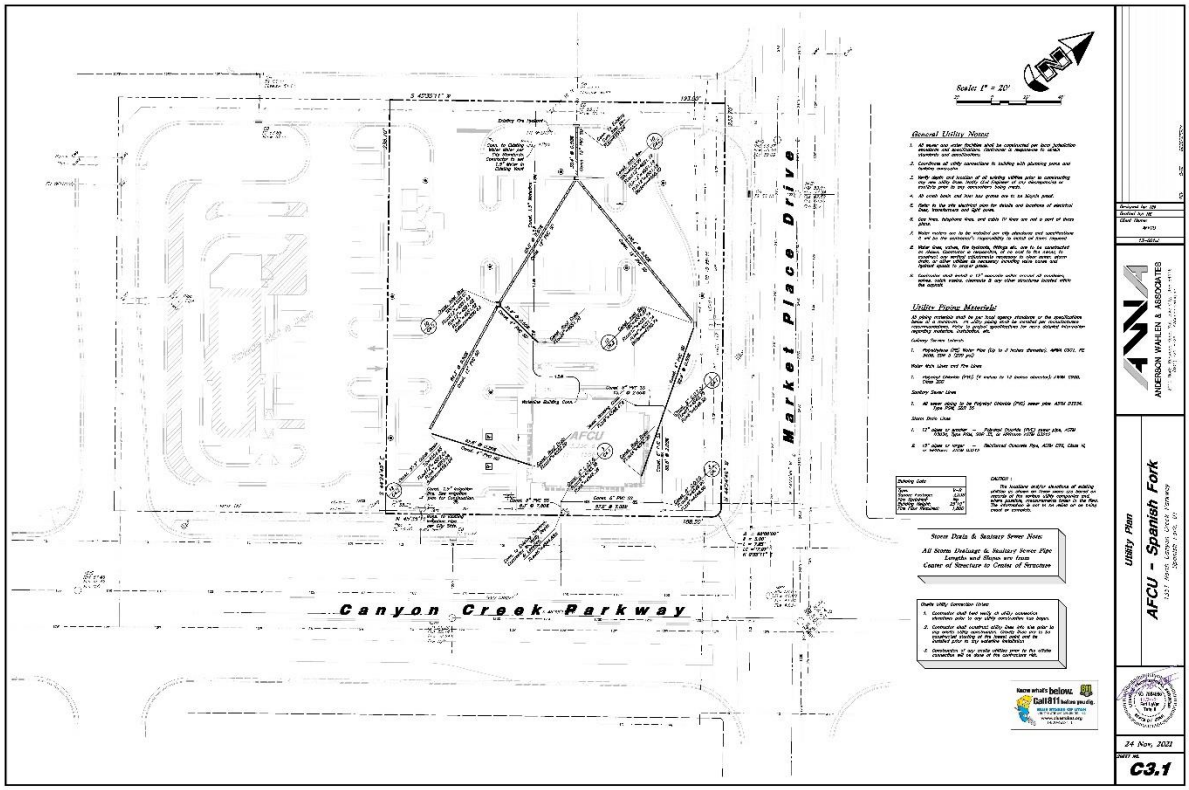
SHEET NO.
C0.1

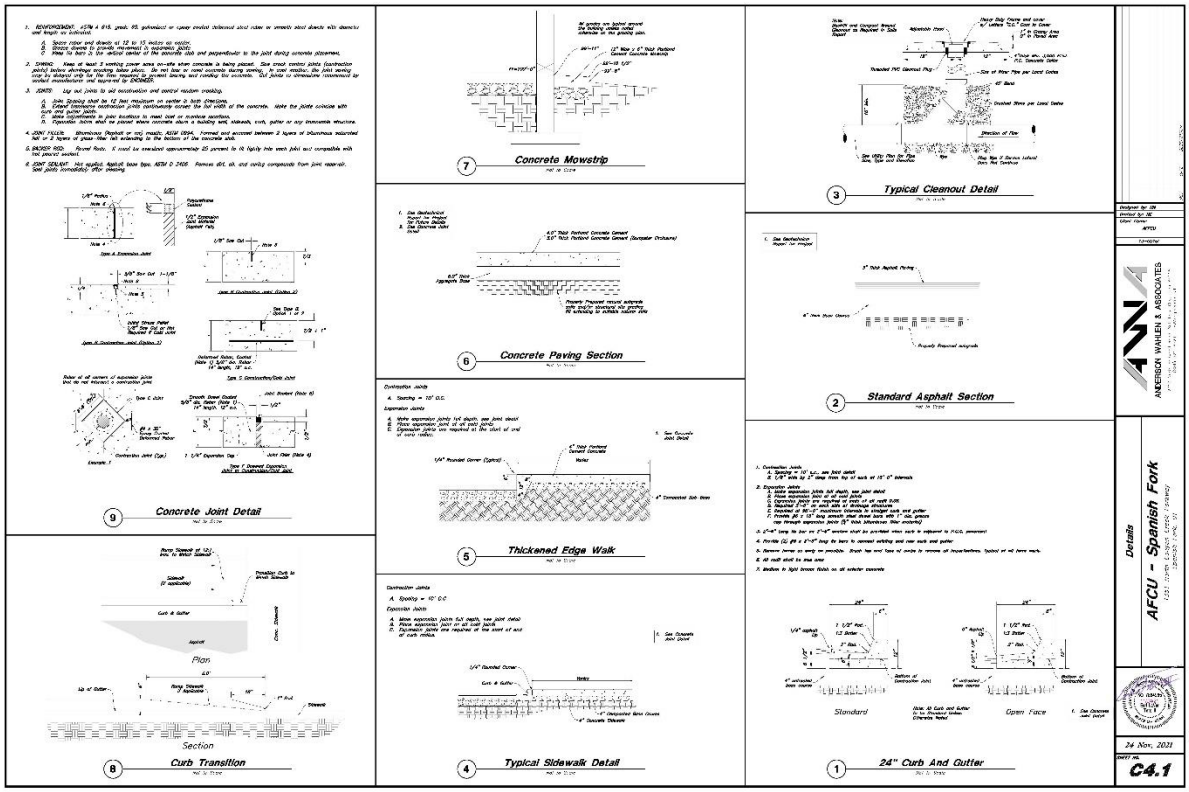

Canyon Creek Phase Eight LLC
Canyon Creek Commercial Center LLC
Canyon Creek Commercial Center LLC
Canyon Creek Phase Eight LLC
Canyon Creek Phase Eight LLC
Canyon Creek Phase Six LLC
Mountain America Federal Credit Union
Canyon Creek Phase Ten LLC
RIC Health Services
America First Federal Credit Union
AFCU
Market Place Drive
Canyon Creek Parkway
Scale 1" = 30'
Overall Site Plan
AFCU - Spanish Fork
24 Nov, 2021
C1.0

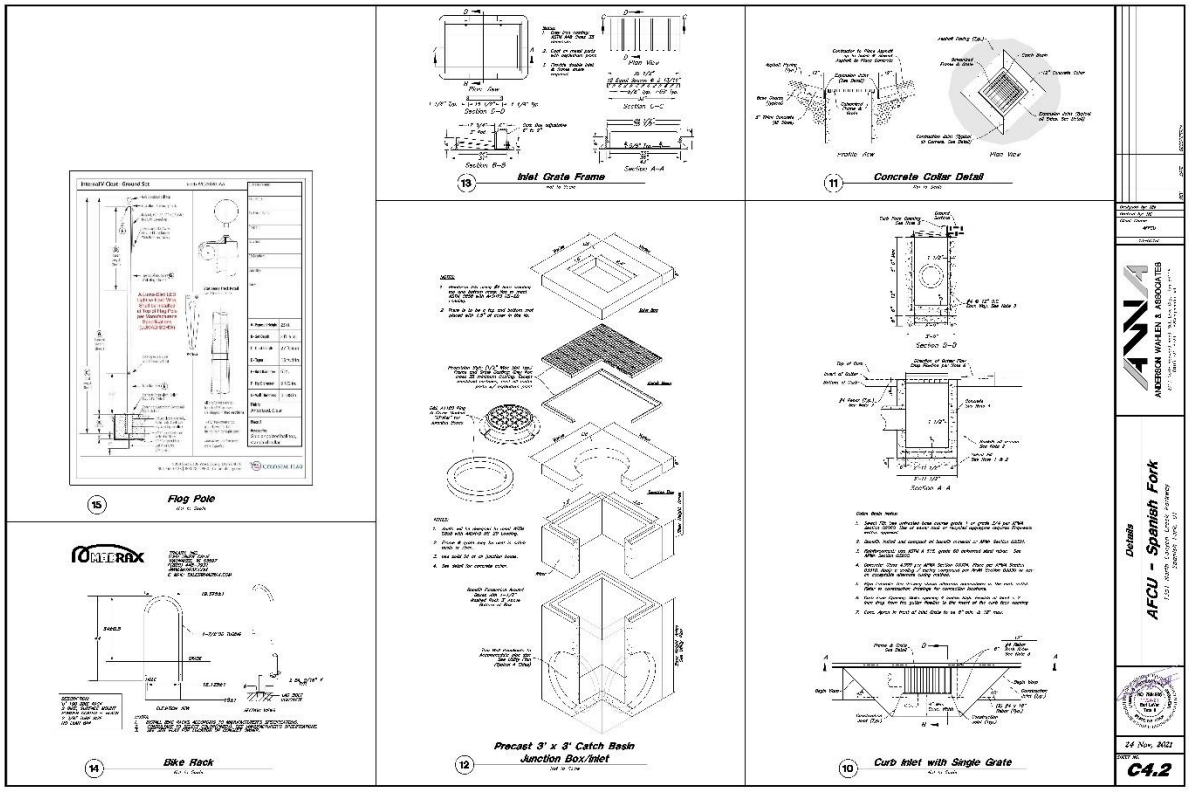

Site Data
Site Area = 465,103 s.f. (3.06 ac.)
Landscape Area Provided = 14,806 s.f. (32%)
Impervious Area Provided = 28,339 s.f. (62%)
Building Area = 3,238 s.f. (7%)
Parking Required = 1/250 s.f. = 13 stalls
Parking Provided = 29 stalls (8.95/1,000)
ADA Parking Required = 2 stalls
ADA Parking Provided = 2 stalls
Scale 1" = 20'
Site Construction Notes
General Site Notes:
Construction Survey Note:
AFCU
Market Place Drive
Canyon Creek Parkway
Site Plan
AFCU - Spanish Fork
24 Nov, 2021
C1.1

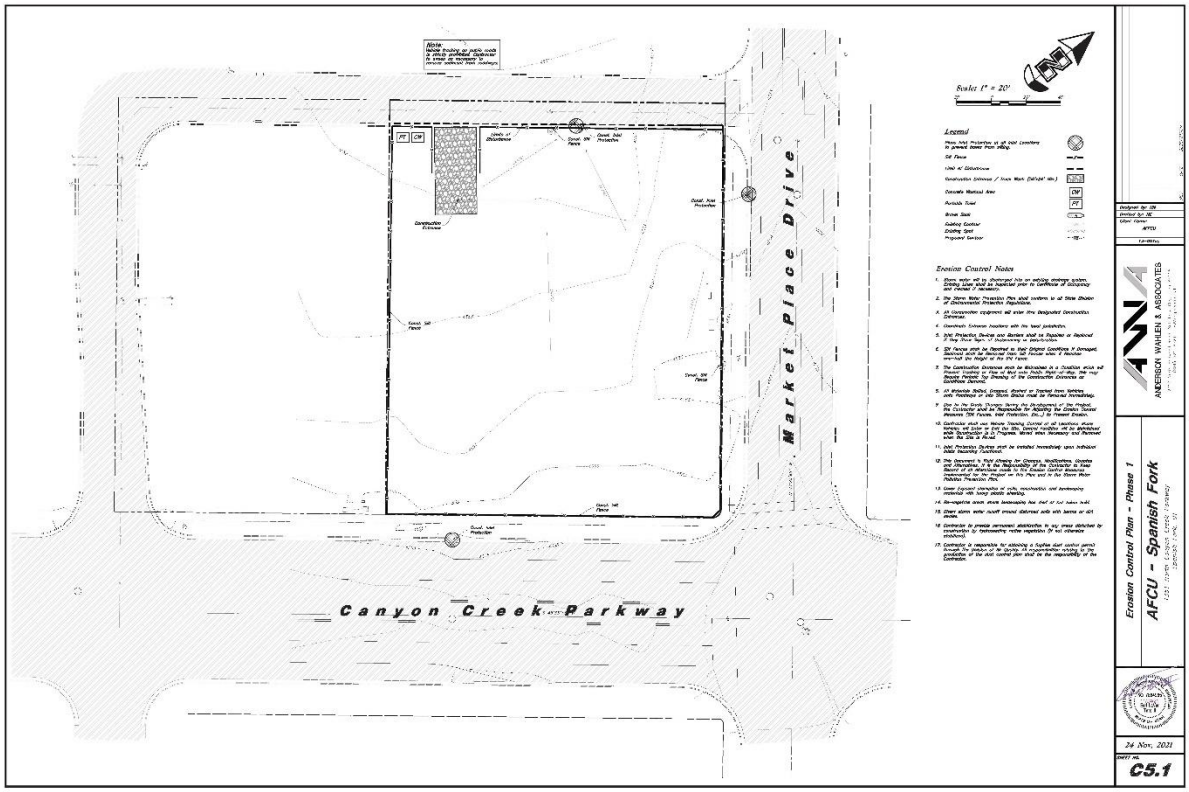

Canyon Creek Parkway
Market Place Drive
Future Site 2 Plan
AFCU
3.238 a.c.
11' - 4326.20
Scale: 1" = 20'
General Grading Notes:
Curb and Gutter Construction Notes:
Sidewalk Construction Notes:
Grading Plan
AFCU - Spanish Fork
24 Nov, 2021
C2.1

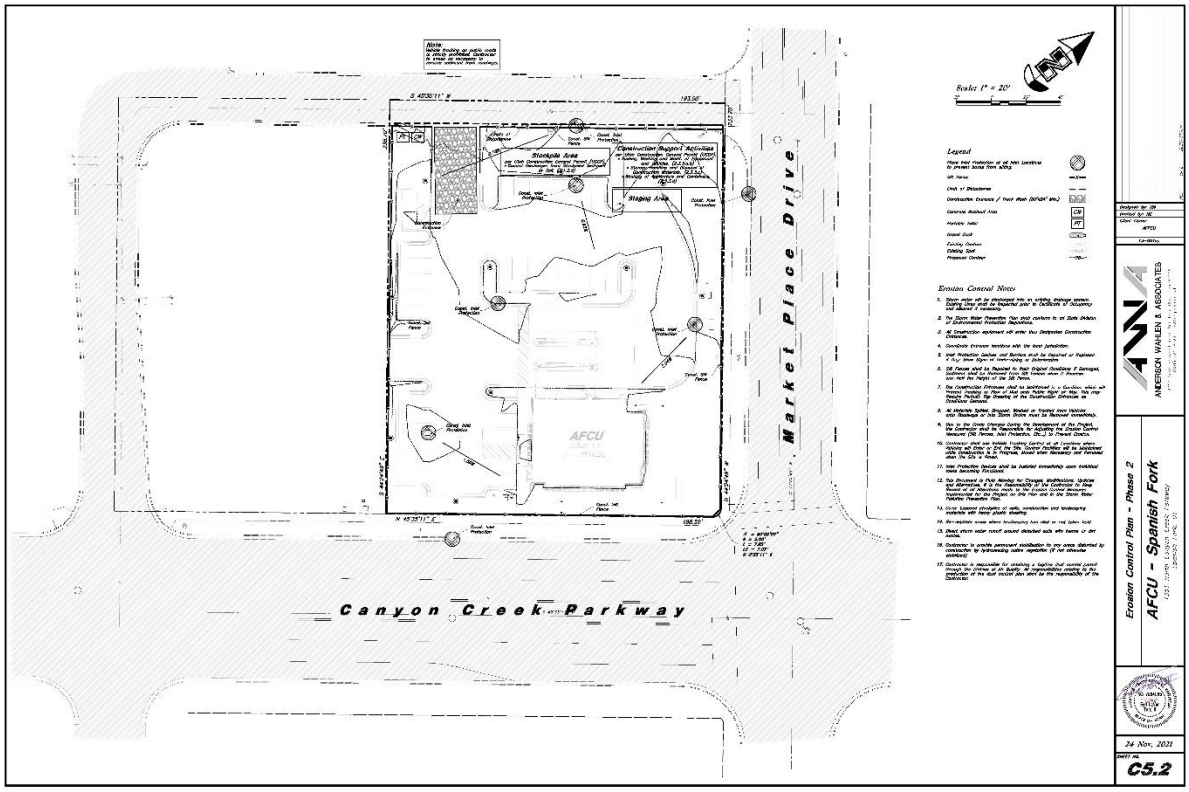

Drive Thru
Accessible Van Stall Alternate Sign
In Parking Lot Areas
Accessible Parking Sign w/ Bollard
Accessible Striping Detail
Private
Trash Enclosure Detail
ADA Stall / Ramp Detail
Public Curb Ramp Construction Notes:
Private Curb Ramp Construction Notes:
Grading Details and Notes
AFCU - Spanish Fork
24 Nov, 2021
C2.2

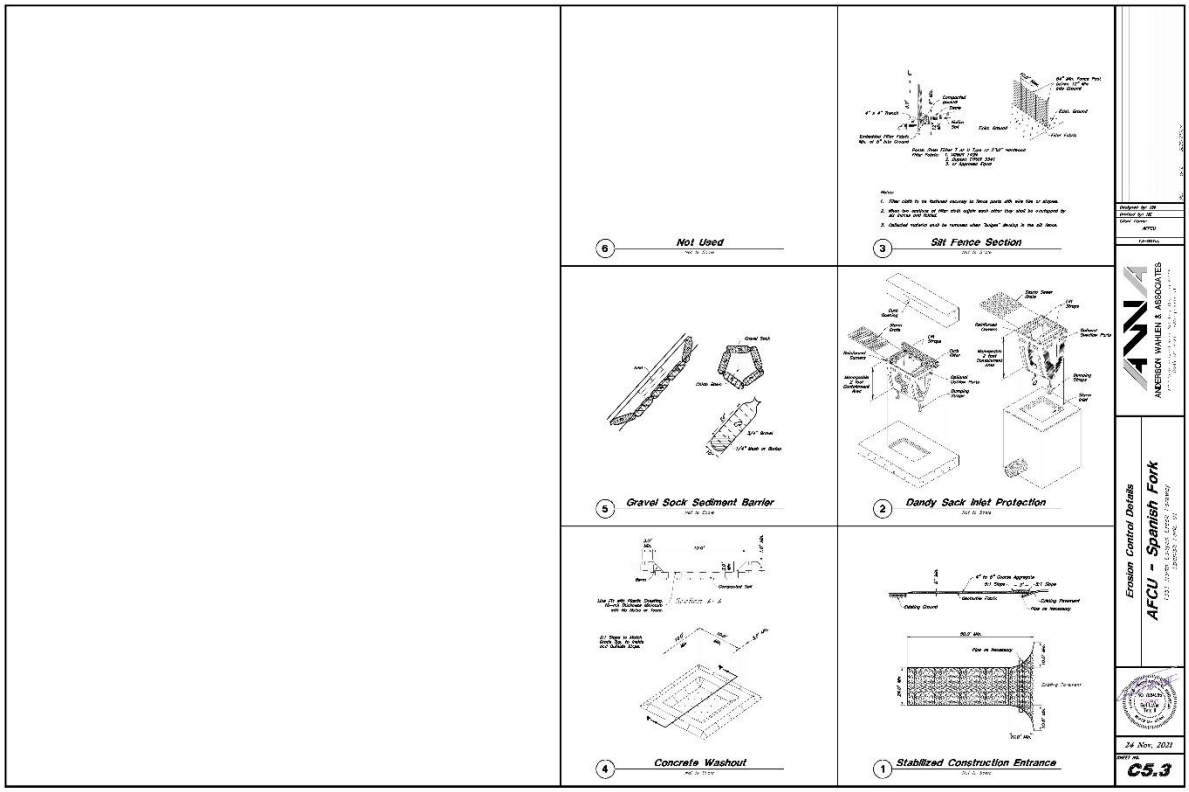

Market Place Drive
Canyon Creek Parkway
Scale 1" = 20'
General Utility Notes
Utility Piping Materials
Storm Drain & Sanitary Sewer Notes
Utility Plan
AFCU - Spanish Fork
ANDERSON WAHLEN & ASSOCIATES
24 Nov, 2021
C3.1

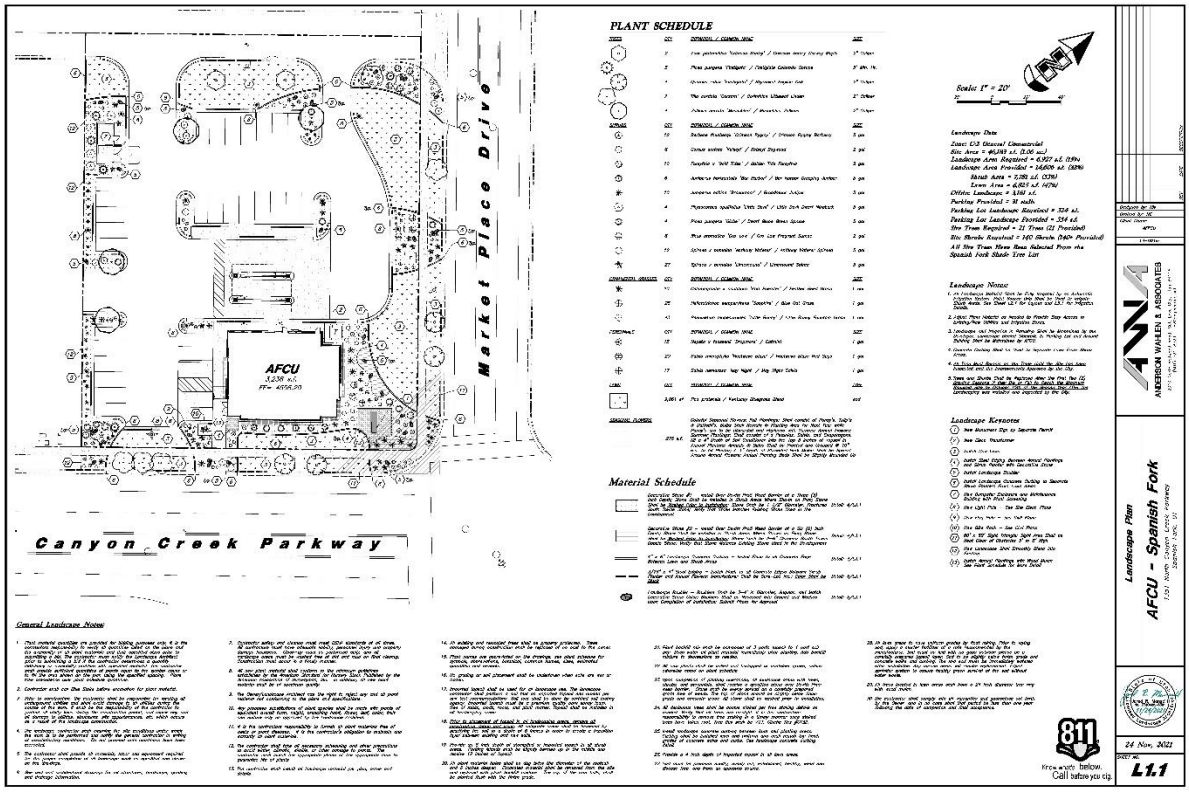

Concrete Joint Detail
Concrete Mowstrip
Concrete Paving Section
Thickened Edge Walk
Curb Transition
Typical Sidewalk Detail
Typical Cleanout Detail
Standard Asphalt Section
24" Curb And Gutter
Details
AFCU - Spanish Fork
ANDERSON WAHLEN & ASSOCIATES
24 Nov, 2021
C4.1

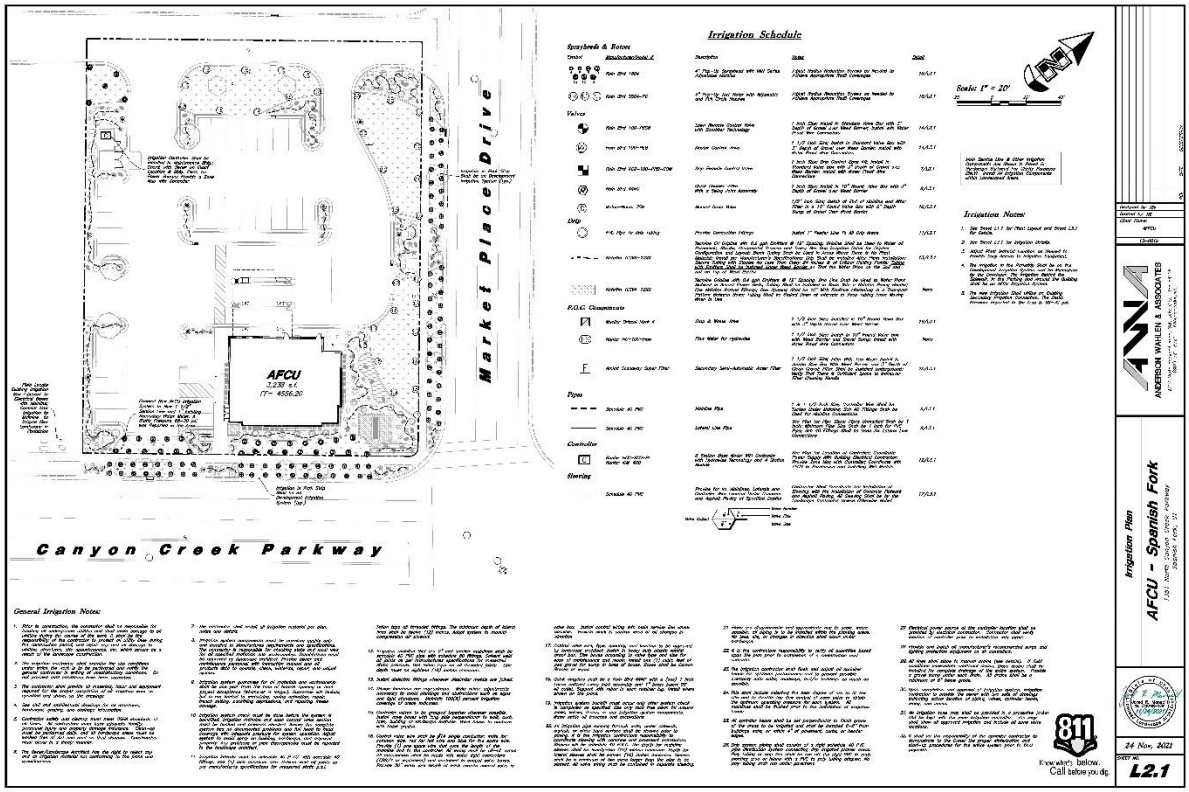

Inlet Grate Frame
Concrete Collar Detail
Flag Pole
Precast 3' x 3' Catch Basin Junction Box/Inlet
Curb Inlet with Single Grate
Bike Rack
Details
AFCU - Spanish Fork
24 Nov, 2021
C4.2

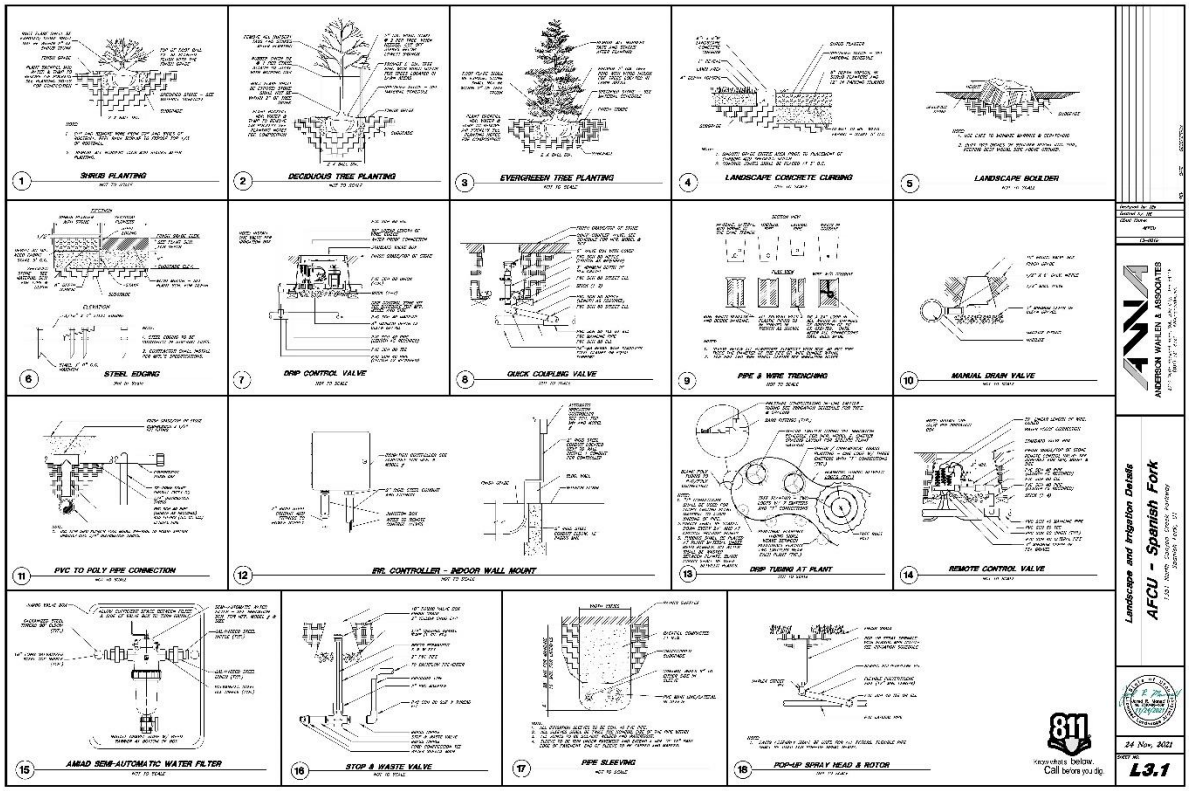

Market Place Drive
Canyon Creek Parkway
Legend
Erosion Control Notes
Erosion Control Plan - Phase 1
AFCU - Spanish Fork
24 Nov, 2021
C5.1


Market Place Drive
Canyon Creek Parkway
Scale: 1" = 20'
Legend
Erosion Control Notes
Erosion Control Plan - Phase 2
AFCU - Spanish Fork
ANDERSON WAHLEN & ASSOCIATES
24 Nov, 2021
C5.2


6 Not Used
3 Silt Fence Section
5 Gravel Sock Sediment Barrier
2 Dandy Sack Inlet Protection
4 Concrete Washout
1 Stabilized Construction Entrance
Erosion Control Details
AFCU - Spanish Fork
ANDERSON WAHLEN & ASSOCIATES
24 Nov, 2021
C5.3

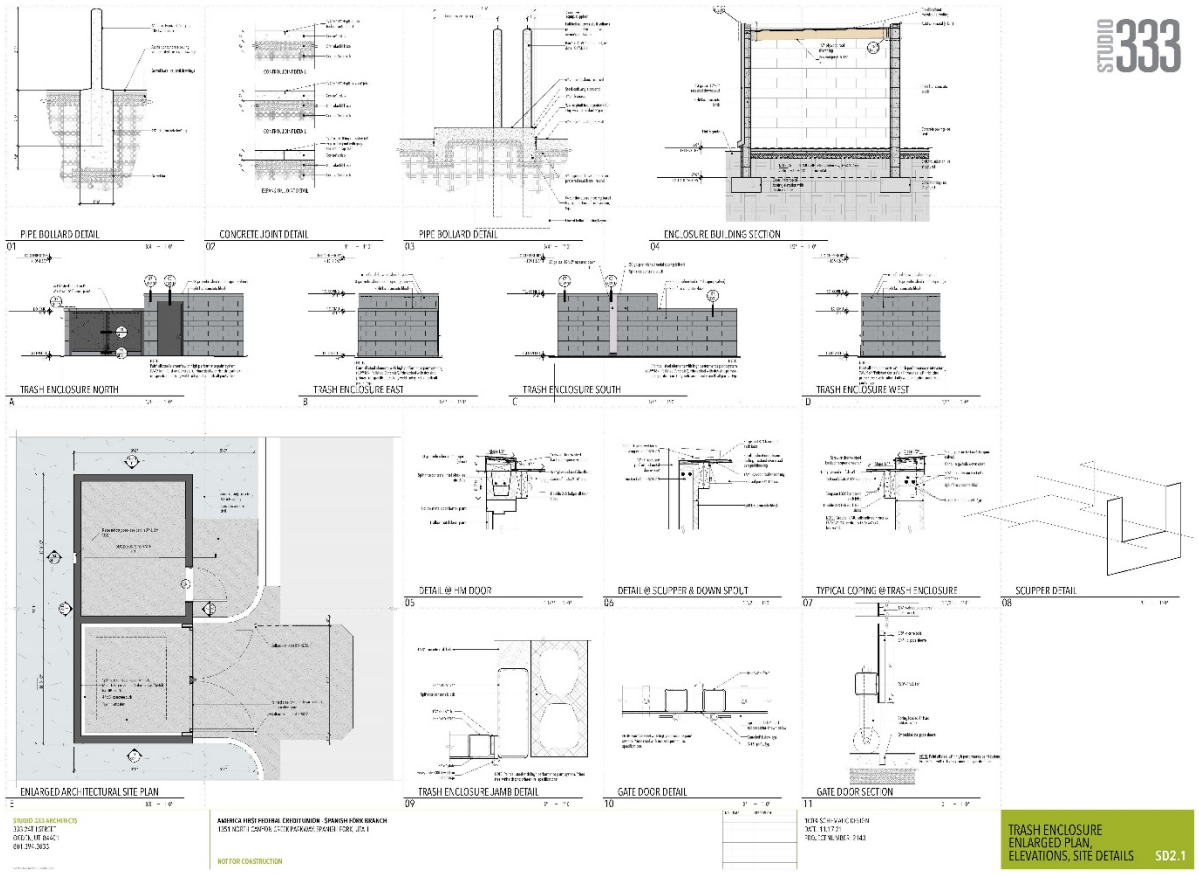

PLANT SCHEDULE
Material Schedule
General Landscape Notes
Landscape Notes
Landscape Keynotes
Market Place Drive
Canyon Creek Parkway
AFCU
3,238 s.f.
FF= 4556.00
Scale 1" = 20'
Landscape Plan
AFCU - Spanish Fork
ANDERSON WAHLEN & ASSOCIATES
24 Nov, 2021
L1.1


Irrigation Schedule
General Irrigation Notes:
Market Place Drive
Canyon Creek Parkway
AFCU
3,238 s.f.
FF= 4556.00
Scale 1" = 20'
Irrigation Plan
AFCU - Spanish Fork
ANDERSON WAHLEN & ASSOCIATES
24 Nov, 2021
L2.1


1 SHRUB PLANTING
2 DECIDUOUS TREE PLANTING
3 EVERGREEN TREE PLANTING
4 LANDSCAPE CONCRETE CURBING
5 LANDSCAPE BOULDER
6 STEEL EDGING
7 DRIP CONTROL VALVE
8 QUICK COUPLING VALVE
9 PIPE & WIRE TRENCHING
10 MANUAL DRAIN VALVE
11 PVC TO POLY PIPE CONNECTION
12 RPZ CONTROLLER - INDOOR WALL MOUNT
13 DRIP TUBING AT PLANT
14 REMOTE CONTROL VALVE
15 AMIAD SEMI-AUTOMATIC WATER FILTER
16 STOP & WASTE VALVE
17 PIPE SLEEVING
18 POP-UP SPRAY HEAD & ROTOR
ANDERSON WAHLEN & ASSOCIATES
Landscape and Irrigation Details
AFCU - Spanish Fork
24 Nov, 2021
SHEET NO.
L3.1
811
Know what's below.
Call before you dig.

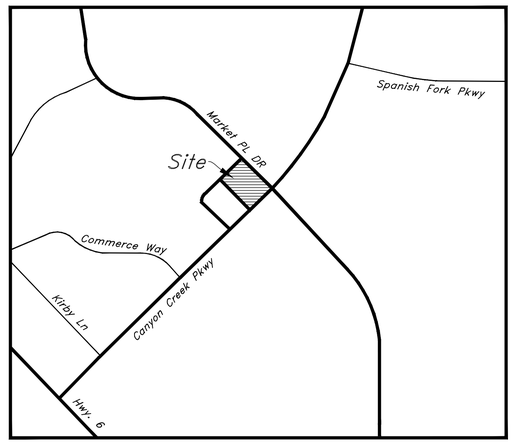

AMERICA FIRST
EAST ELEVATION
AMERICA FIRST
WEST ELEVATION
STUDIO 333
EXTERIOR ELEVATIONS
A2.2


STUDIO 333
NORTH ELEVATION
AMERICA FIRST
CREDIT UNION
SOUTH ELEVATION
NOT FOR CONSTRUCTION
EXTERIOR ELEVATIONS
A2.1


STUDIO 333
PIPE BOLLARD DETAIL
01
CONCRETE JOINT DETAIL
02
PIPE BOLLARD DETAIL
03
ENCLOSURE BUILDING SECTION
04
TRASH ENCLOSURE NORTH
A
TRASH ENCLOSURE EAST
B
TRASH ENCLOSURE SOUTH
C
TRASH ENCLOSURE WEST
D
ENLARGED ARCHITECTURAL SITE PLAN
E
DETAIL @ HM DOOR
05
DETAIL @ SCUPPER & DOWN SPOUT
06
TYPICAL COPING @ TRASH ENCLOSURE
07
SCUPPER DETAIL
08
TRASH ENCLOSURE JAMB DETAIL
09
GATE DOOR DETAIL
10
GATE DOOR SECTION
11
STUDIO 333 ARCHITECTS
NOT FOR CONSTRUCTION
TRASH ENCLOSURE
ENLARGED PLAN,
ELEVATIONS, SITE DETAILS
SD2.1

AFCU - Spanish Fork

1351 North Canyon Creek Parkway
Spanish Fork, UT



Vicinity Map
Not to Scale

Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Bollard	PVC	Polyvinyl Chloride
BRW	Finish Grade – Bottom of Retaining Wall	PVI	Point of Vertical Intersection
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sewer Manhole
EB	Electrical Box	SP	Signal Pole
EC	End of Curve	SS	Sanitary Sewer
ECR	End Curb Return	SVZ	Sight Visibility Zone
GB	Grade Break	SW	Secondary Water
GM	Gas Meter	TA	Top of Asphalt
HB	Hose Bib	TB	Telephone Box
HP	High Point	TBC	Top Back of Curb
I	Irrigation Line	TG	Top of Grade
ICB	Irrigation Control Box	TMH	Telephone Manhole
Lip	Lip of Gutter	TP	Top of Concrete
LP	Light Pole	TRW	Finish Grade – Top of Retaining Wall
MH	Manhole	TW	Top of Walk
Mon	Monument	VC	Vertical Curve
PC	Point of Curvature	VPC	Vertical Point of Curve
PCC	Point of Compound Curvature	VPT	Vertical Point of Tangency
PI	Point of Intersection	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	FH
Proposed Manhole		Existing Water Valve	WV
Proposed Transformer	T	Existing Overhead Power Line	
Proposed Meter Box		Existing Water	–W–
Proposed Water Meter		Existing Secondary Water	–SW–
Proposed Combo Box		Existing Sewer	–S–
Proposed Fire Hydrant		Existing Storm Drain	–SD–
Proposed Water Valve		Existing Gas	–G–
Proposed Water Line	W	Existing Power	–P–
Proposed Sanitary Sewer	S	Existing Telephone	–T–
Proposed Storm Drain		Existing Fence	–X–
Proposed Conduit Line	C	Flowline	
Proposed Power Line	P	Centerline	
Proposed Gas Line	G	Existing Contour	78
Proposed Fire Line	F	Existing Spot	+(78.00TA)
Proposed Secondary Water Line	SW	Existing Light Pole	
Proposed Roof Drain	RD	Existing Street Light	
Proposed Fence	X	Existing Building	
Ridge line	–R–	Existing Telephone Box	TB
Grade Break	–GB–	Existing Power Meter	PM
Proposed Contour	78	Existing Electrical Box	EB
Direction of Drainage		Existing Electrical Cabinet	ECAB
Proposed Spot	• 78.00TA	Existing Gas Meter	GM
ADA Accessible Route		Existing Water Meter	WM
Property Line		Existing Irrig. Control Box	ICB
Sawcut Line		Existing Bollard	BOL
Proposed Light Pole		Existing Hose Bib	HB
Proposed Street Light		Working Point	
Proposed Building		Existing Deciduous Tree	
Existing Power Pole			
Existing Power Pole w/ Guy		Existing Coniferous Tree	
Existing Utility Marker			
Existing Post		Detail Number / Sheet Number	XX / XX

Civil Sheet Index

C0.0	Cover Sheet
	ALTA Survey
C0.1	Demolition Plan
C1.0	Overall Site Plan
C1.1	Site Plan
C2.1	Grading Plan
C2.2	Grading Plan Details
C3.1	Utility Plan
C4.1	Details
C4.2	Details
C5.1	Erosion Control Plan Phase 1
C5.2	Erosion Control Plan Phase 2
C5.3	Erosion Control Details
L1.1	Landscape Plan
L2.1	Irrigation Plan
L3.1	Landscape and Irrigation Details

Building Data	
Type:	V–B
Square Footage:	3,238
Fire Sprinkled:	No
Building Height:	25'10"
Fire Flow Required:	1,800

Spanish Fork City Note:

All drinking water and pressurized irrigation lines up to and including the meter, all sanitary sewer mains, all electrical meters, and all electric and SFCN communication service lines up to the mast on overhead installations and to the top of the meter base for underground installation are didicated to Spanish Fork City.

High Sulfate Soils

High levels of sulfate encountered at site. Contractor to use Type II concrete for this site.

Flood Zone

This property lies entirely within Flood Zone C as designated on FEMA Flood Insurance Rate Map for Salt Lake County, Utah and Incorporated Areas Community Map No. 49511?–0354 dated 15 September, 1982. Flood Zone C is defined as "Areas of minimum flooding" (No Shading)

Basis of Bearings

A line between monuments found for Northeast Corner and the East Quarter Corner of Section 18 was assigned the Utah County bearing of South 0°18'06" East as the Basis of Bearings to retrace and honor the underlying subdivision.

Benchmark

Brass Cap Monument for the East Quarter Corner of Section 18, T8S, R3E, SLB&M
Elevation = 4583.39 feet
County Surveyor Tie Sheet, Published (1/27/11)
Observed (12/2/15)

Legal Description

All of Lot 1 as recorded from the Phase 8A, Amended Canyon Creek Shopping Center Subdivision Plat recorded July 28, 2021 as Entry No. 131625:2021.

Owner/Developer

Tim Snideman
America First Federal Credit Union
4646 South 1500 West, Suite 100
Riverdale, UT 84405

Engineer

Jake Tate
Anderson, Wahlen & Associates
2010 North Redwood Road
Salt Lake City, UT 84116

Architect

Tony Pantone
Bott Pantone Architects
620 24th Street
Ogden, UT 84401

Surveyor

Anderson, Wahlen & Associates
2010 North Redwood Road
Salt Lake City, UT 84116

REV	DATE	DESCRIPTION

Designed by: NN
Drafted by: NE
Client Name: AFFCU
13–001cv

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521–8529 – AWEngineering.net

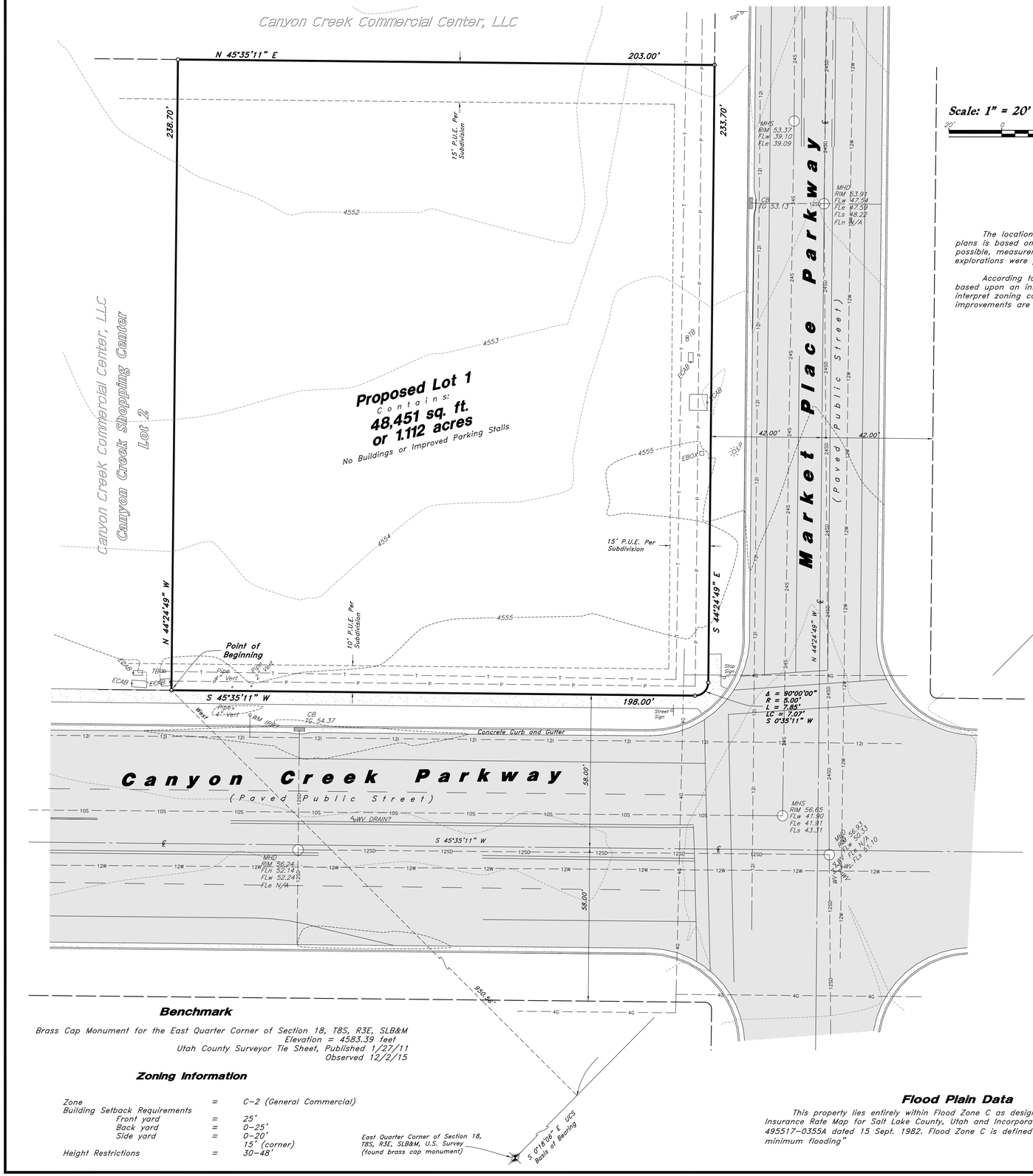
Cover Sheet

AFCU – Spanish Fork
1351 North Canyon Creek Parkway
Spanish Fork, UT

LICENSED PROFESSIONAL ENGINEER
NO. 7884935
11/24/21
Earl LaVar Tate II
STATE OF UTAH

24 Nov, 2021

SHEET NO.
C0.0



Scale: 1" = 20'

20' 0 20' 40'

Benchmark

Brass Cap Monument for the East Quarter Corner of Section 18, T8S, R3E, SLB&M
Elevation = 4583.39 feet
Utah County Surveyor Tie Sheet, Published 1/27/11
Observed 12/2/15

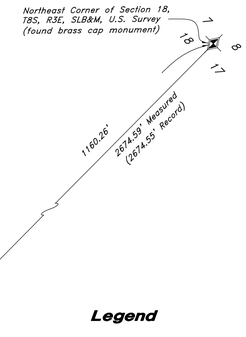
Zoning Information

Zone	=	C-2 (General Commercial)
Building Setback Requirements		
Front yard	=	25'
Back yard	=	0-25'
Side yard	=	0-20'
		15' (corner)
Height Restrictions	=	30-48'

Notes

The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.



Legend

	Manhole
WV	Water Valve
T	Buried Phone Cable
S	Sanitary Sewer Line
W	Culinary Water Line
G	Gas Line
SD	Storm Drain Line
I	Irrigation Water Line
P	Buried Power Line
	Sign
TB	Telephone Box
EB	Electrical Box
ECAB	Electrical Cabinet
LP	Light Pole
	Asphalt
	Concrete
	Inlet Box
CB	Catch Basin
	Contour
UCS	Utah County Survey
P.U.E.	Public Utility Easement

Flood Plain Data

This property lies entirely within Flood Zone C as designated on FEMA Flood Insurance Rate Map for Salt Lake County, Utah and Incorporated Areas Map Number 495517-0355A dated 15 Sept. 1982. Flood Zone C is defined as "Areas of minimum flooding"

Narrative

This Survey was requested by America First Credit Union prerequisite to development of this property.

This Survey retraces and honors the underlying proposed Canyon Creek Shopping Center Subdivision.

A line between monuments found for Northeast Corner and the East Quarter Corner of Section 18 was assigned the Utah County bearing of South 0°18'06" East as the Basis of Bearings to retrace and honor the underlying subdivision.

No Property Corners were placed with this Survey.

Title Information

This survey was completed using Title Report File No. 68779 3rd Amendment dated October 26, 2015 from First American Title Insurance Company issued by Title West Title Company:

The following survey related items from Schedule B – Part II of the title report could not be plotted:

10 Notice of adoption of Kirby Lane Redevelopment Plan recorded January 21, 1992 as Entry No. 2468 in Book 2878 at Page 440 plots west off of this site.

11 Certificate of Creation of the Utah Valley Dispatch Special Service District recorded October 22, 2008 as Entry No. 114949:2008 covers this site along with more land but contains nothing to plot.

12 Easement to Spanish Fork City recorded September 13, 1995 as Entry No. 61042 in Book 3766 at Page 535 plots West off this site.

13 Notice of Use Restrictions recorded February 4, 2014 as Entry No. 7859:2014 and corrective Notice of Use Restrictions recorded July 17, 2014 as Entry No. 49490:2014 blankets this site along with more land but contains nothing to plot.

14 Memorandum and Notice of Joint Development and Maintenance Agreement recorded February 4, 2014 as Entry No. 7860:2014 blankets this site along with more land but contains nothing to plot. Labels Easterly line of site as restricted view property.

15 Declaration and Grant of Easements recorded February 4, 2014 as Entry No. 7862:2014. This property is listed under the recitals however the easements granted do not cover this property.

16 Temporary License Agreement recorded February 4, 2014 as Entry No. 7865:2014. This property is listed under the recitals however the easements granted do not cover this property.

17 Declaration and Grant of Easements of Temporary Utility Easement recorded February 4, 2014 as Entry No. 7867:2014. This property is listed under the recitals however the easements granted do not cover this property.

18 Declaration and Grant of Easement of Temporary Utility Easement, recorded February 4, 2014 as Entry No. 7868:2014 does not affect this site.

19 Easement with Covenants and Restrictions recorded February 4, 2014 as Entry No. 7894:2014 and First Amendment to Easements with Covenants and Restrictions recorded October 5, 2015, as Entry No. 90837:2015 blankets this site along with more land but contains nothing to plot.

Description

A portion of the Northeast Quarter of Section 18, Township 8 South, Range 3 East, Salt Lake Base and Meridian, located in Utah County, State of Utah, described as follows:

Beginning at a point located South 00°18'06" East along the Section Line 1160.26 feet and West 950.56 feet from the Northeast Corner of Section 18, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 44°24'49" West 238.70 feet; thence North 45°35'11" East 203.00 feet to the Southwesterly line of Market Place Drive; thence South 44°24'29" East along said line 233.70 feet; thence along the arc of a 5.00 foot radius curve to the right 7.85 feet through a central angle of 90°00'00" (chord: South 00°35'11" West 7.07 feet) to a point of the Northwesterly line of Canyon Creek Parkway; thence South 45°35'11" West along said line 198.00 feet to the point of beginning.

(Being the proposed Lot 1, Phase 8A, Canyon Creek Shopping Center Subdivision)

Certification

To America First Credit Union, Canyon Creek Commercial Center, First American Title Insurance Company, Title West Title Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6, 8, 9, 11b, 13, and 14 of Table A thereof. The field work was completed on December 2, 2015.

Date: 18 Dec, 2015

Bruce D. Pimper
Utah PLS No. 362256

REV	DATE	DESCRIPTION

Designed by: ---
Drafted by: np
Client Name: AFCU

15-131as

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWengineering.net

ALTA / ACSM Land Title Survey

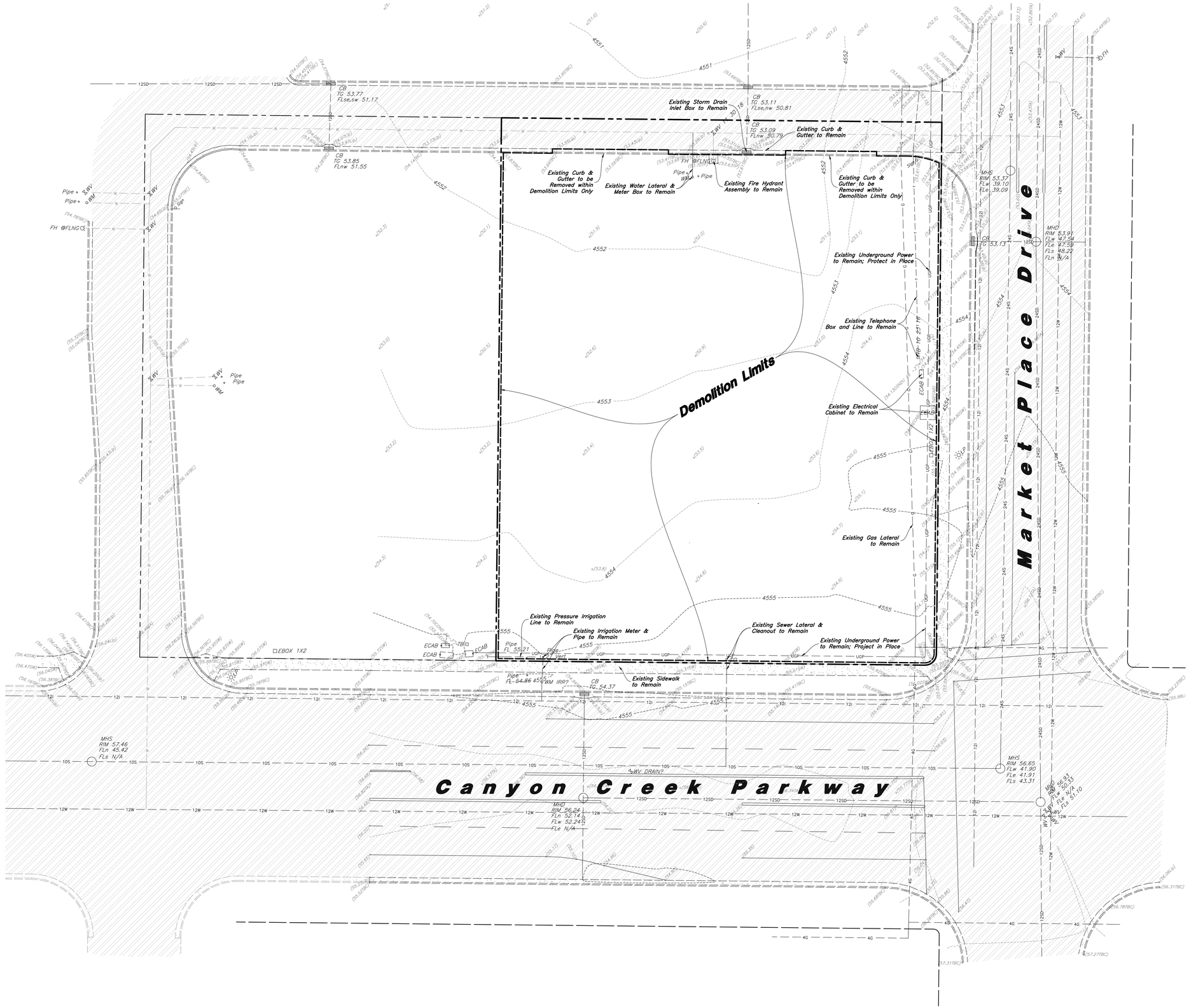
AFCU Spanish Fork

Canyon Creek Parkway and Market Place Drive
Spanish Fork City, Utah County, Utah
A Part of the NE 1/4 of Section 18, T8S, R3E, SLB&M, U.S. Survey

15 Dec, 2015

SHEET NO. 1 of 1

W:\15-131 AFCU Spanish Fork\dwgs\15-131as.dwg, 12/18/2015 8:20:27 AM, 1:1,



General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
16. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

CAUTION :

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

REV	DATE	DESCRIPTION

Designed by: NN
Drafted by: NE
Client Name:
AFFCU
13-001dm

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

Demolition Plan

AFCU - Spanish Fork

1351 North Canyon Creek Parkway
Spanish Fork, UT

LICENSED PROFESSIONAL ENGINEER
NO. 7884935
11/24/21
Earl LaVar Tate II
STATE OF UTAH

24 Nov, 2021

SHEET NO.
C0.1

W:\13-001 AFCU - Spanish Fork\dwgs\13-001 dem.dwg 11/24/2021 7:54:49 PM nwilkins

Canyon Creek Phase Eight LLC
66:628:0011

Canyon Creek Phase Eight LLC
65:628:0017

Canyon Creek Phase Eight LLC
65:628:0016

Canyon Creek Commercial Center LLC
66:628:0012

Canyon Creek Commercial Center LLC
66:628:0013

Canyon Creek Commercial Center LLC
65:626:0015

IHC Health Services
26:051:0114

Canyon Creek Phase Eight LLC
65:628:0003

Canyon Creek Phase Eight LLC
65:666:0002

America First Federal Credit Union
65:666:0001

AFCU
3,238 s.f.
FF= 4556.20

Market Place Drive

Canyon Creek Parkway

Canyon Creek Phase Six LLC
65:609:0602

Mountain America Federal Credit Union
66:609:0603

Canyon Creek Phase Ten LLC
66:575:0002

Scale: 1" = 30'

30' 0 30' 60'

REV	DATE	DESCRIPTION

Designed by: NN
Drafted by: NE
Client Name:
AFFCU

13-001ovsp

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

Overall Site Plan

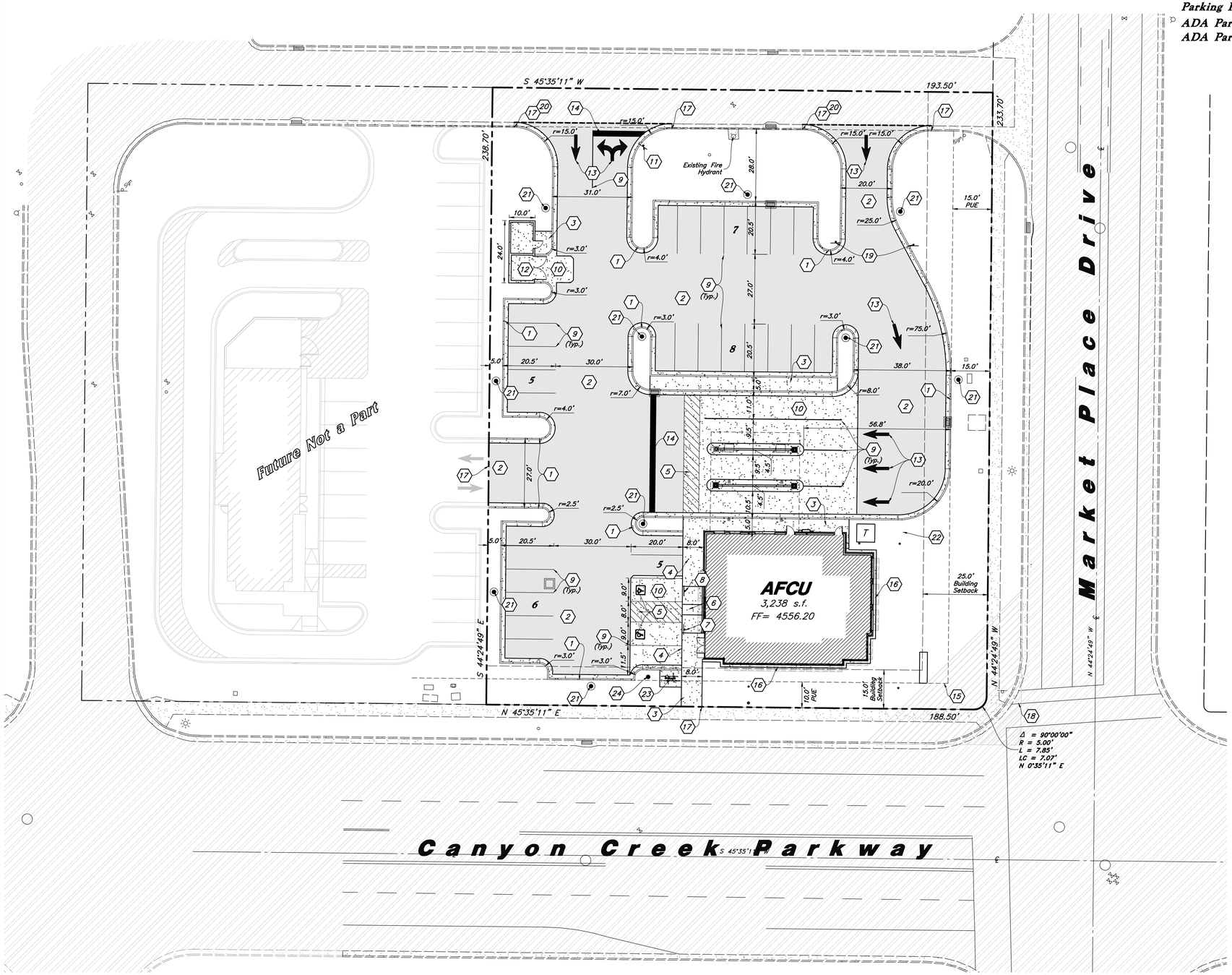
AFCU - Spanish Fork

1351 North Canyon Creek Parkway
Spanish Fork, UT

LICENSED PROFESSIONAL ENGINEER
NO. 7884935
11/24/21
Earl LaVar Tate II
STATE OF UTAH

24 Nov, 2021

SHEET NO.
C1.0



Site Data

Site Area = 46,183 s.f. (1.06 ac.)
Landscape Area Provided = 14,606 s.f. (32%)
Impervious Area Provided = 28,339 s.f. (61%)
Building Area = 3,238 s.f (7%)
Parking Required = 1/250 s.f. = 13 stalls
Parking Provided = 29 stalls (8.95/1,000)
ADA Parking Required = 2 stalls
ADA Parking Provided = 2 stalls

Scale: 1" = 20'

20' 0 20' 40'

Site Construction Notes

1. Const. 24" Curb & Gutter (1 C4.1)
2. Const. Asphalt Paving (2 C4.1)
3. Const. Conc. Sidewalk (4 C4.1)
4. Const. Thickened Edge Sidewalk (5 C4.1)
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (3 C2.2)
6. Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
7. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (4 C2.2)
8. Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (4 C2.2)
9. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
10. Const. Conc. Paving (6 C4.1)
11. Const. Stop Sign
12. Dumpster Enclosure with Shed (See Arch. Plans)
13. Const. Directional Arrows per MUTCD
14. Const. 24" White Stop Bar
15. Const. Monument Sign (by Separate Permit)
16. Const. 1' Concrete Mowstrip (7 C4.1)
17. Conn. & Match Existing Improvements
18. 60'X60' Sight Triangle
19. Do Not Enter Sign
20. Sawcut; Provide Smooth Clean Edge
21. Const. Light Poles (See Electrical Plans)
22. Transformer Pad (See Electrical Plans)
23. Const. Bike Rack (14 C4.2)
24. Const. Flag Pole (15 C4.2)

General Site Notes:

1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Const. curb transition at all points where curb abuts sidewalk, see detail.
5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
6. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The 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 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.

REV	DATE	DESCRIPTION

Designed by: NN
Drafted by: NE
Client Name: AFFCU
13-001sp

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

AFCU - Spanish Fork

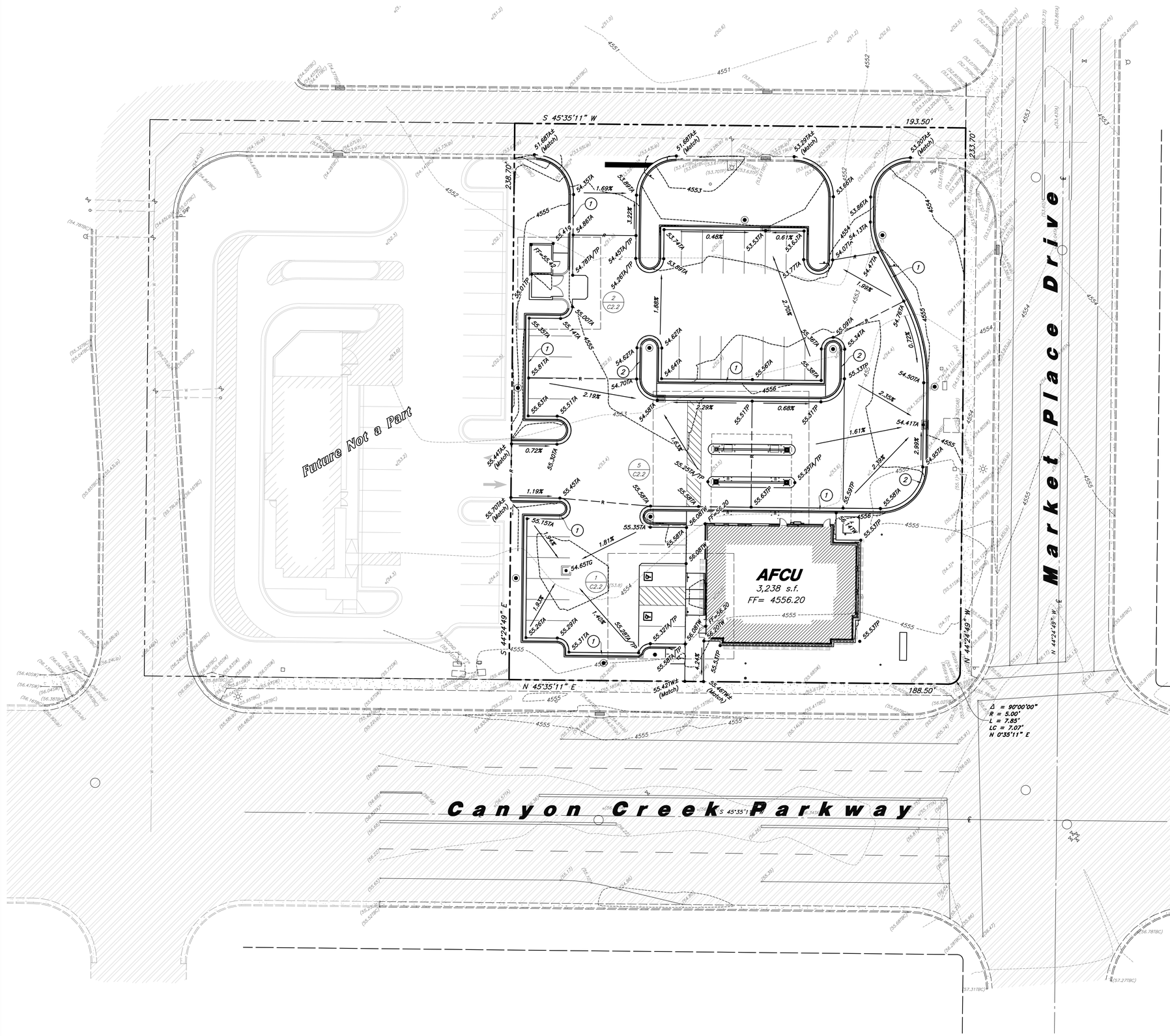
1351 North Canyon Creek Parkway
Spanish Fork, UT

Site Plan

LICENSED PROFESSIONAL ENGINEER
NO. 7884935
11/24/21
Earl LaVar Tate II
STATE OF UTAH

24 Nov, 2021

SHEET NO.
C1.1



Scale: 1" = 20'

20' 0 20' 40'

General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.

The recommendations in the following Geotechnical Engineering Report by Kleinfelder are included in the requirements of grading and site Preparation. The Report is titled "Geotechnical Engineering Report Proposed America First Credit Union Building Market Place Drive and Canyon Creek Parkway Spanish Fork, Utah"
Project No.: 20163082:001A
Dated: July 12, 2016

17. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
18. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%
3. Refer to the Site Plan for sidewalk dimensions.

REV	DATE	DESCRIPTION

Designed by: NN
Drafted by: NE
Client Name:
AFFCU
13-001gr

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

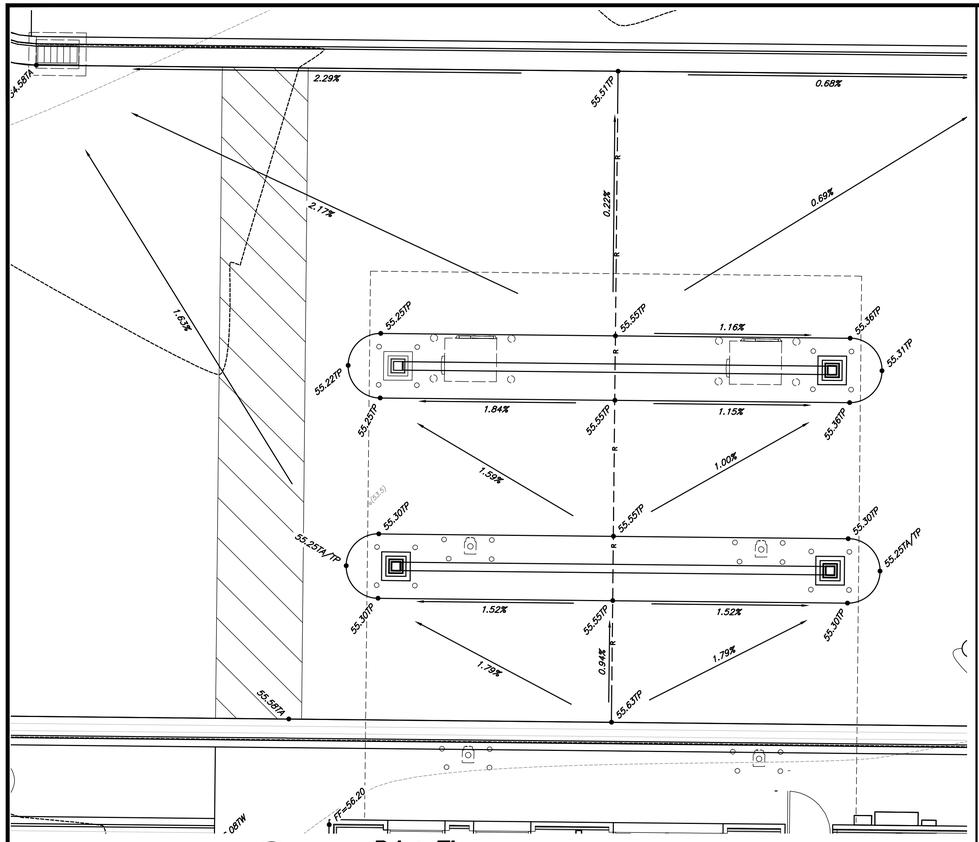
Grading Plan

AFCU - Spanish Fork
1351 North Canyon Creek Parkway
Spanish Fork, UT

LICENSED PROFESSIONAL ENGINEER
NO. 7884935
11/24/21
Earl LaVar Tate II
STATE OF UTAH

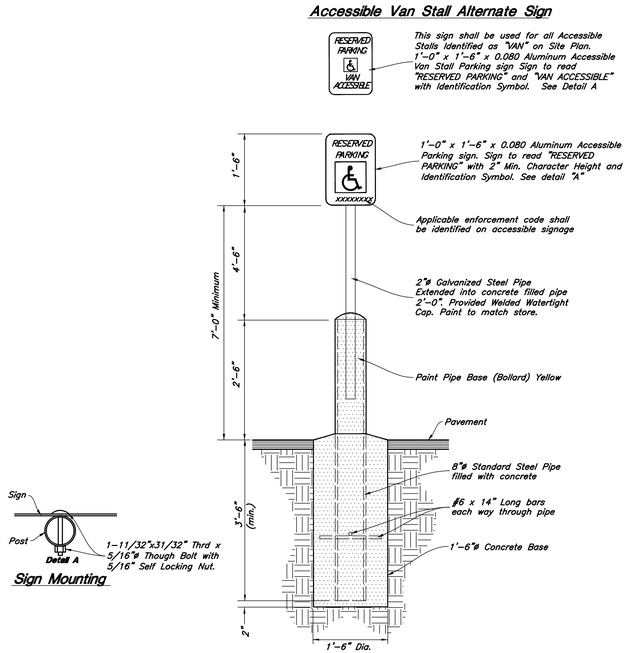
24 Nov, 2021

SHEET NO.
C2.1



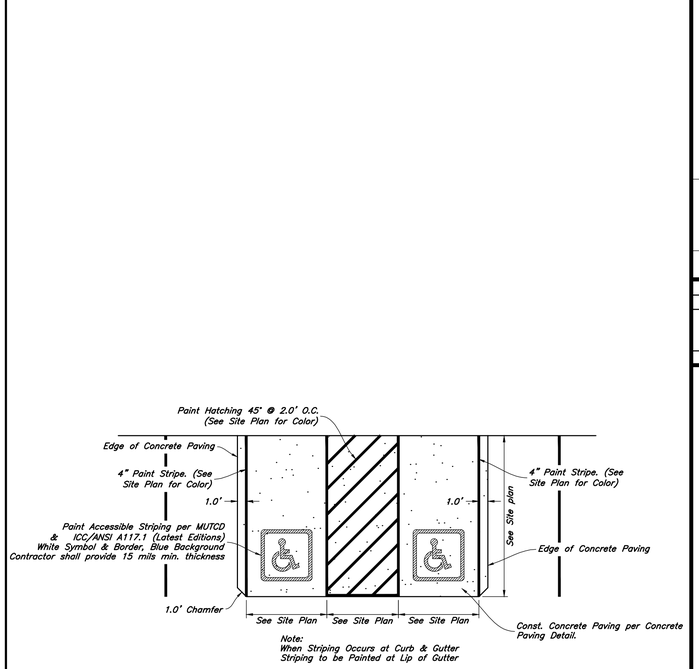
Drive Thru

5 Scale: 1" = 5'



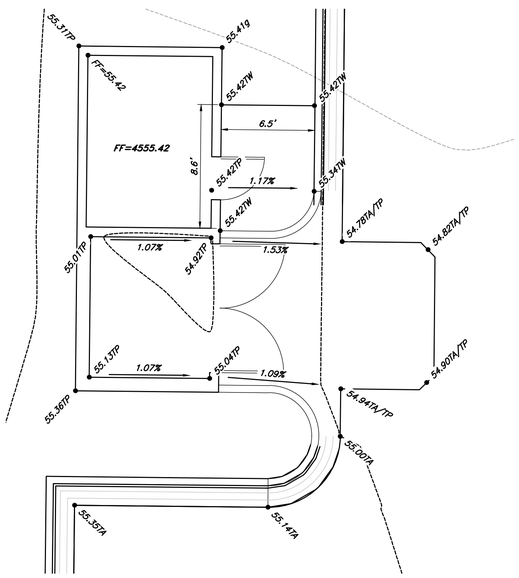
In Parking Lot Areas
Accessible Parking Sign w/ Bollard

4 Not to Scale



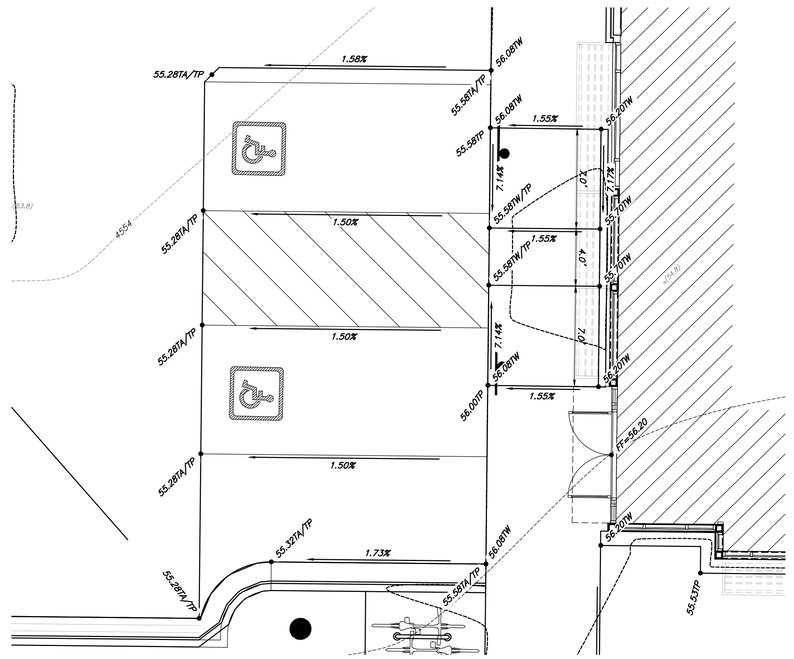
Accessible Striping Detail

3 Not to Scale



Private
Trash Enclosure Detail

2 Scale: 1" = 5'



ADA Stall / Ramp Detail

1 Scale: 1' = 5'

Prior to any construction of any Accessible Improvements, a Pre-Construction meeting shall be held between Contractor and Engineer. Contractor is Responsible to contact Engineer and Schedule Pre-Construction Meeting

Public Curb Ramp Construction Notes

1. *All public curb ramps shall be constructed in accordance with governing municipalities standards and specifications.*
2. *It is the contractors responsibility to obtain governing municipalities standards and specifications.*
3. *The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FHAA.*

Private Curb Ramp Construction Notes

1. *Slopes provided are per Anderson Wahlen & Associates design standards. Slopes shown are below ADA and ICC maximum requirements, unless noted otherwise in project plans.*
2. *The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FHAA.*
3. *Counter slopes of adjoining gutters & paving adjacent to the curb ramp shall not be steeper than 4.50%.*
4. *Accessible ramp flares shall be poured separately from ramp to ensure proper slopes.*
5. *Contractor to transition curb or sidewalk height from 6" to 0" reveal. Curb or sidewalk height to match ramp throughout transition.*

REV	DATE	DESCRIPTION

Designed by: NN
Drafted by: NE
Client Name:
AFFCU
13-001gr

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

Grading Details and Notes

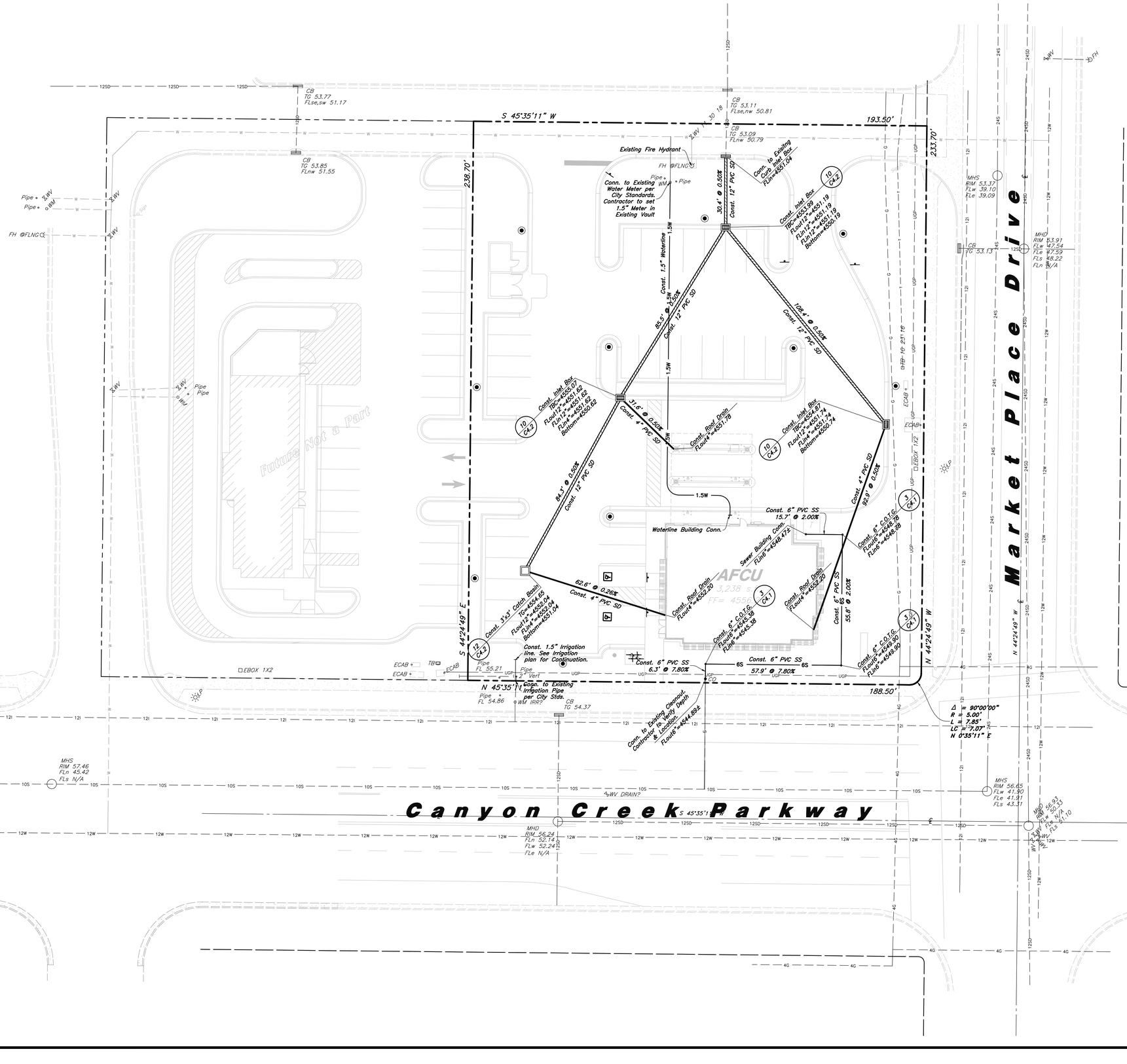
AFCU - Spanish Fork

1351 North Canyon Creek Parkway
Spanish Fork, UT

LICENSED PROFESSIONAL ENGINEER
NO. 7884935
11/24/21
Earl LaVar Tate II
STATE OF UTAH

24 Nov, 2021

SHEET NO.
C2.2



Scale: 1" = 20'

20' 0 20' 40'

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35, or HPStorm ASTM D3212
2. 15" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III, or HPStorm ASTM D3212

Building Data	
Type:	V–B
Square Footage:	3,238
Fire Sprinkled:	No
Building Height:	25'10"
Fire Flow Required:	1,800

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

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UTILITY NOTIFICATION CENTER, INC.
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RCV	DATE	DESCRIPTION

Designed by: NN
Drafted by: NE
Client Name: AFCU
13–001ut

ANDERSON WAHLEN & ASSOCIATES
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Utility Plan

AFCU – Spanish Fork

1351 North Canyon Creek Parkway
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24 Nov, 2021

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C3.1

1. REINFORCEMENT: ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.

   A. Space rebar and dowels at 12 to 15 inches on center.
   B. Grease dowels to provide movement in expansion joints.
   C. Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.

2. SAWING: Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.

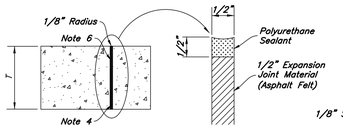
3. JOINTS: Lay out joints to aid construction and control random cracking.

   A. Joint Spacing shall be 12 feet maximum on center in both directions.
   B. Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
   C. Make adjustments in joint locations to meet inlet or manhole locations.
   D. Expansion Joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.

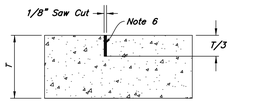
4. JOINT FILLER: Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.

5. BACKER ROD: Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.

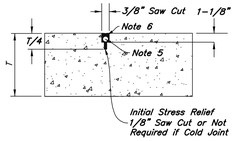
6. JOINT SEALANT: Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



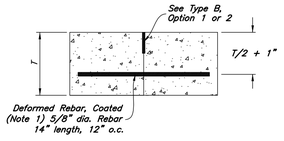
Type A Expansion Joint



Type B Contraction Joint (Option 2)

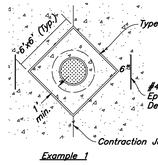


Type B Contraction Joint (Option 1)

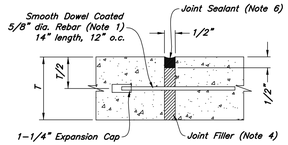


Type C Construction/Cold Joint

Rebar at all corners of expansion joints that do not intersect a contraction joint.



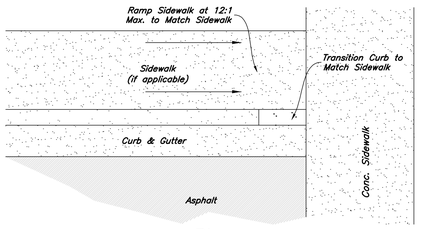
Example 1



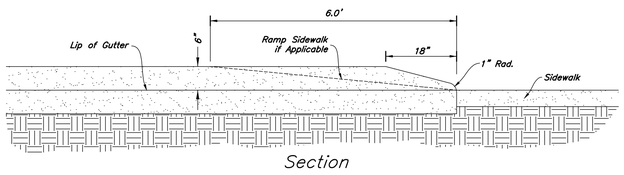
Type F Doweled Expansion Joint at Construction/Cold Joint

9 Concrete Joint Detail

Not to Scale



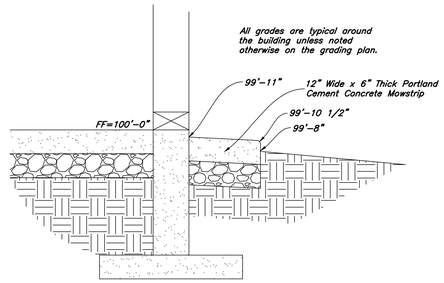
Plan



Section

8 Curb Transition

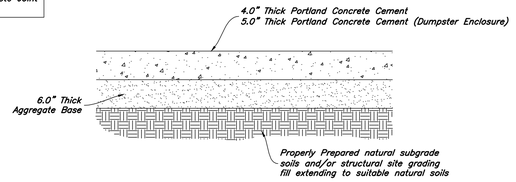
Not to Scale



7 Concrete Mowstrip

Not to Scale

1. See Geotechnical Report for Project for Future Details
2. See Concrete Joint Detail



6 Concrete Paving Section

Not to Scale

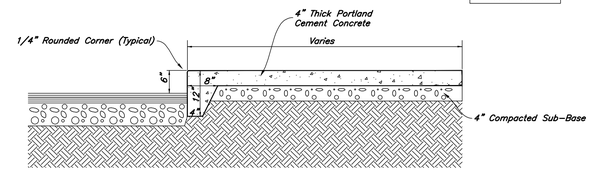
Contraction Joints

A. Spacing = 10' O.C.

Expansion Joints

A. Make expansion joints full depth, see joint deatil
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.

1. See Concrete Joint Detail



5 Thickened Edge Walk

Not to Scale

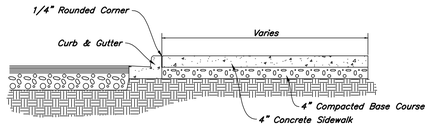
Contraction Joints

A. Spacing = 10' O.C.

Expansion Joints

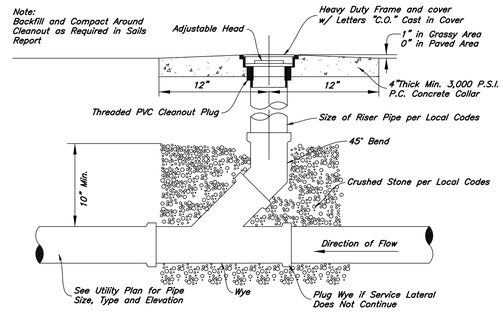
A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.

1. See Concrete Joint Detail



4 Typical Sidewalk Detail

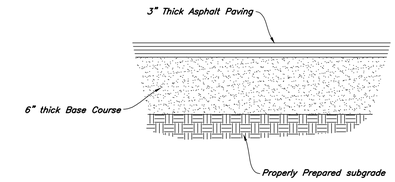
Not to Scale



3 Typical Cleanout Detail

Not to Scale

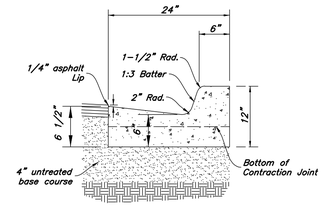
1. See Geotechnical Report for Project



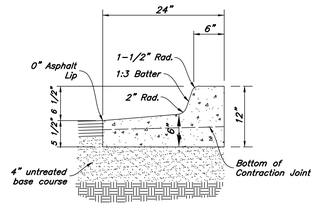
2 Standard Asphalt Section

Not to Scale

1. Contraction Joints
   A. Spacing = 10' o.c., see joint detail
   B. 1/8" wide by 2" deep from top of curb at 15'-0" intervals
2. Expansion Joints
   A. Make expansion joints full depth, see joint detail
   B. Place expansion joint at all cold joints
   C. Expansion joints are required at ends of all radii 0.08.
   D. Required 5'-0" on each side of drainage structures
   E. Required at 90'-0" maximum intervals in straight curb and gutter
   F. Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (½" thick bituminous filler material)
3. 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
4. Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter
5. Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
6. All radii shall be true arcs
7. Medium to light broom finish on all exterior concrete



Standard



Open Face

Note: All Curb and Gutter to be Standard Unless Otherwise Noted

1. See Concrete Joint Detail

1 24" Curb And Gutter

Not to Scale

REV	DATE	DESCRIPTION

Designed by: NN
Drafted by: NE
Client Name: AFFCU
13-001dt

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2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWEngineering.net

Details

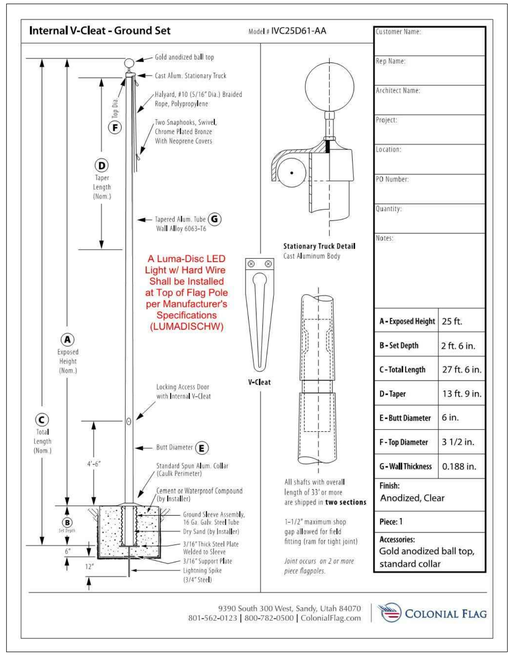
AFCU - Spanish Fork

1351 North Canyon Creek Parkway
Spanish Fork, UT

LICENSED PROFESSIONAL ENGINEER
NO. 7884935
11/24/21
Earl LaVar Tate II
STATE OF UTAH

24 Nov, 2021

SHEET NO.
C4.1

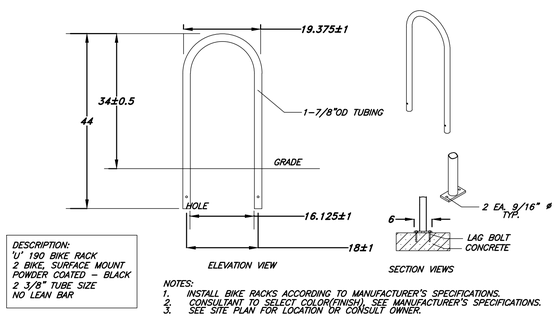


15 **Flog Pole**

Not to Scale

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1080 UNEK DRIVE
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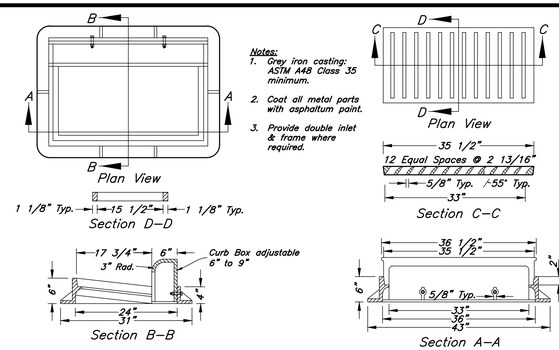


DESCRIPTION:
'U' 190 BIKE RACK
2 BIKE, SURFACE MOUNT
POWDER COATED - BLACK
2 3/8" TUBE SIZE
NO LEAN BAR

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR(FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

14 **Bike Rack**

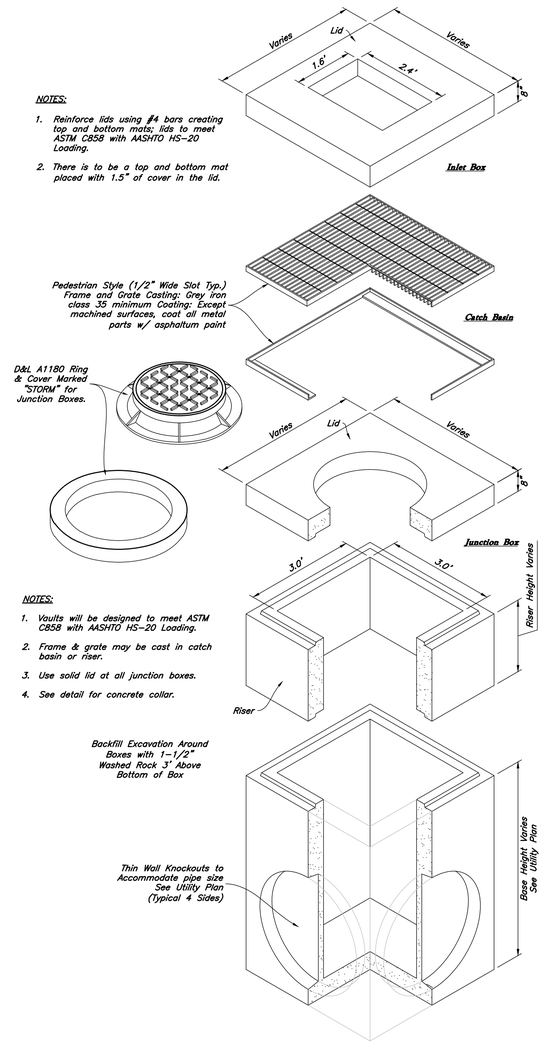
Not to Scale



Notes:
1. Grey iron casting: ASTM A48 Class 35 minimum.
2. Coat all metal parts with asphaltum paint.
3. Provide double inlet & frame where required.

13 **Inlet Grate Frame**

Not to Scale

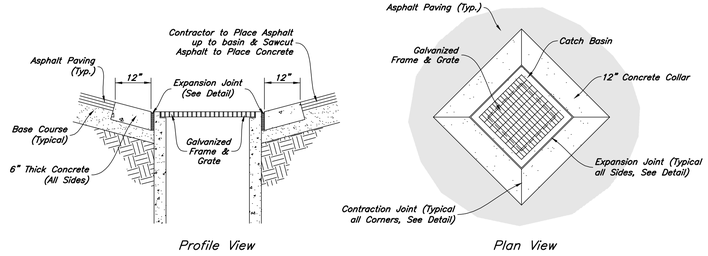


NOTES:
1. Reinforce lids using #4 bars creating top and bottom mats; lids to meet ASTM C858 with AASHTO HS-20 Loading.
2. There is to be a top and bottom mat placed with 1.5" of cover in the lid.

NOTES:
1. Vaults will be designed to meet ASTM C858 with AASHTO HS-20 Loading.
2. Frame & grate may be cast in catch basin or riser.
3. Use solid lid at all junction boxes.
4. See detail for concrete collar.

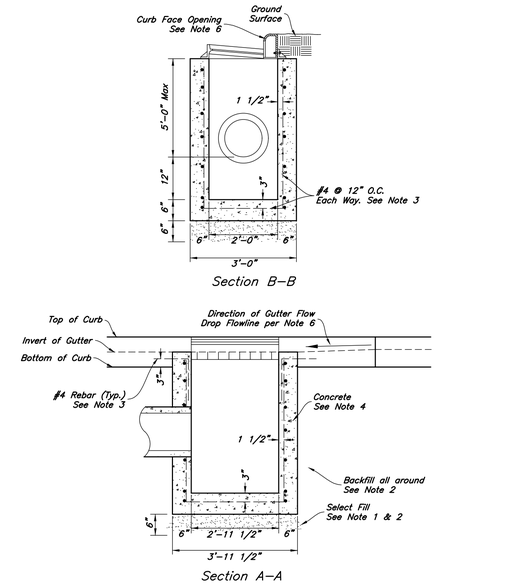
12 **Precast 3' x 3' Catch Basin Junction Box/inlet**

Not to Scale

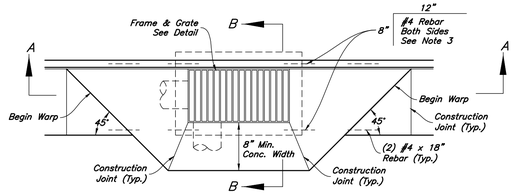


11 **Concrete Collar Detail**

Not to Scale



Catch Basin Notes:
1. Select Fill: Use untreated base course grade 1 or grade 3/4 per APWA Section 02060. Use of sewer rock or recycled aggregate requires Engineers written approval.
2. Backfill: Install and compact all backfill material or APWA Section 02321.
3. Reinforcement: Use ASTM A 615, grade 60 deformed steel rebar. See APWA Section 03200.
4. Concrete: Class 4,000 per APWA Section 03304. Place per APWA Section 03310. Apply a sealing / curing compound per APWA Section 03390 or use an acceptable alternate curing method.
5. Pipe Laterals: The drawing shows alternate connections to the curb outlet. Refer to construction drawings for connection locations.
6. Curb Face Opening: Make opening 4 inches high. Provide at least a 2 inch drop from the gutter flowline to the invert of the curb face opening.
7. Conc. Apron in front of Inlet Grate to be 8" min. & 12" max.



10 **Curb Inlet with Single Grate**

Not to Scale

REV	DATE	DESCRIPTION

Designed by: NN
Drafted by: NE
Client Name: AFFCU
13-001dt

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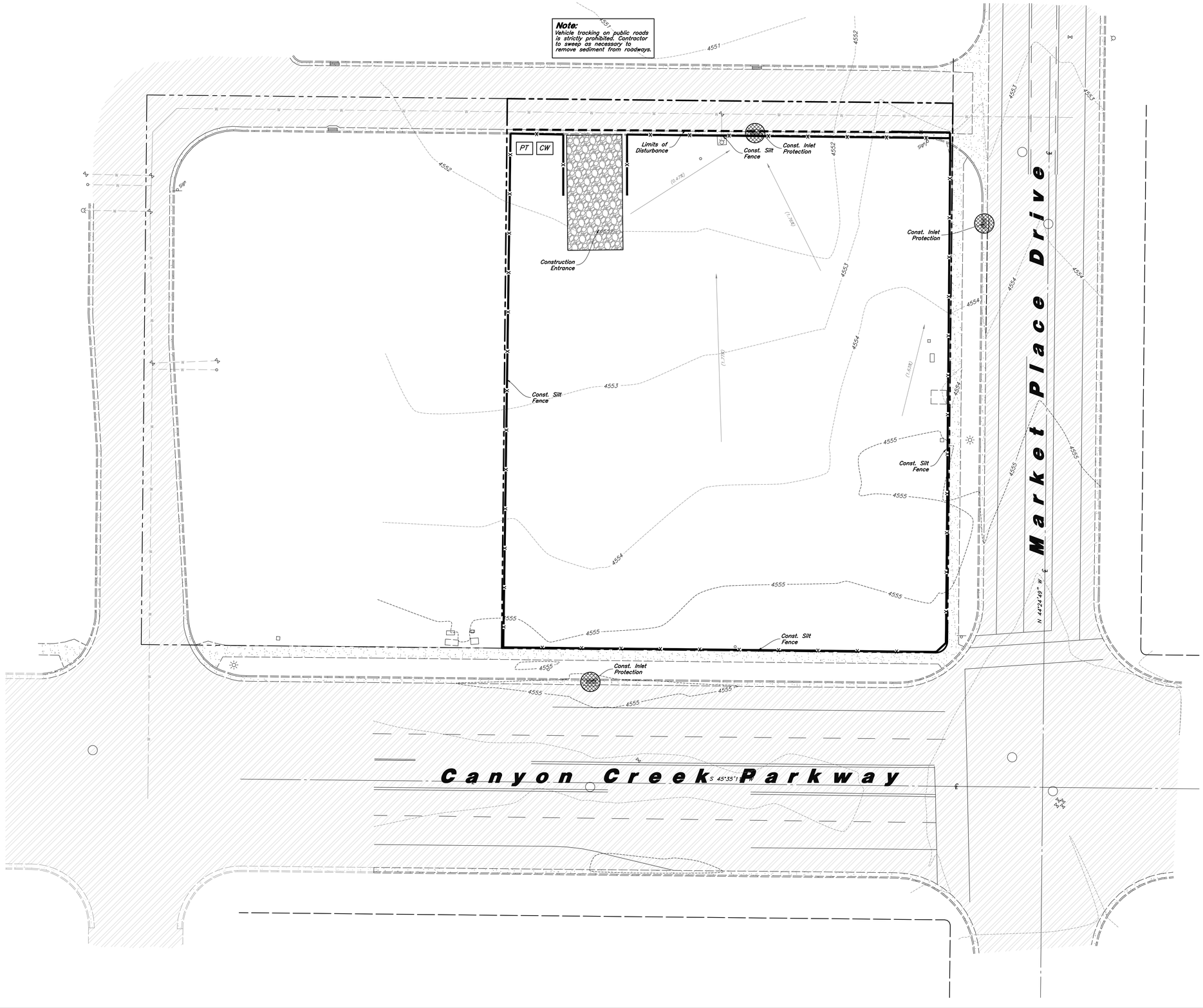
Details

AFCU - Spanish Fork
1351 North Canyon Creek Parkway
Spanish Fork, UT

LICENSED PROFESSIONAL ENGINEER
NO. 7884935
11/24/21
Earl LaVer Tate II
STATE OF UTAH

24 Nov, 2021

SHEET NO.
C4.2



Scale: 1" = 20'

20' 0 20' 40'

Legend

- Place Inlet Protection at all Inlet Locations to prevent boxes from silting.
- Silt Fence
- Limit of Disturbance
- Construction Entrance / Truck Wash (50'x24' Min.)
- Concrete Washout Area — CW
- Portable Toilet — PT
- Gravel Sock
- Existing Contour — 78 —
- Existing Spot — +(78.00TA)
- Proposed Contour — --78--

Erosion Control Notes

1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
8. All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
10. Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
11. Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

REV	DATE	DESCRIPTION

Designed by: NN
Drafted by: NE
Client Name: AFFCU
13-001ec

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2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

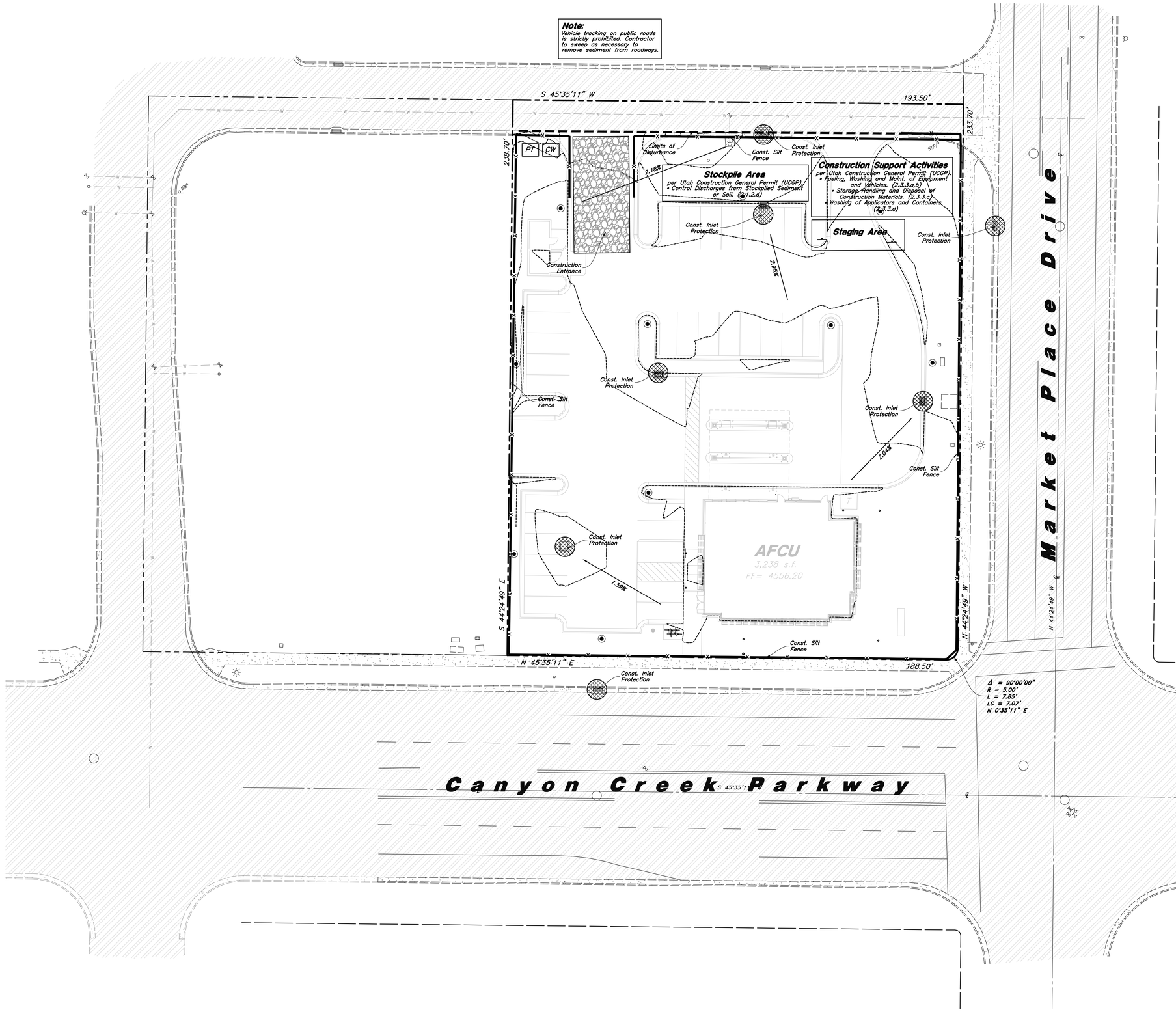
Erosion Control Plan - Phase 1

AFCU - Spanish Fork
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Spanish Fork, UT

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NO. 7884935
11/24/21
Earl LaVer Tate II
STATE OF UTAH

24 Nov, 2021

SHEET NO.
C5.1



Scale: 1" = 20'

20' 0 20' 40'

Legend

- Place Inlet Protection at all Inlet Locations to prevent boxes from silting.
- Silt Fence
- Limit of Disturbance
- Construction Entrance / Truck Wash (50'x24' Min.)
- Concrete Washout Area (CW)
- Portable Toilet (PT)
- Gravel Sock
- Existing Contour (78)
- Existing Spot +(78.00TA)
- Proposed Contour 78

Erosion Control Notes

1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
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3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
8. All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
10. Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
11. Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

REV	DATE	DESCRIPTION

Designed by: NN
Drafted by: NE
Client Name: AFFCU
13-001ec

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWEngineering.net

Erosion Control Plan - Phase 2

AFCU - Spanish Fork

1351 North Canyon Creek Parkway
Spanish Fork, UT

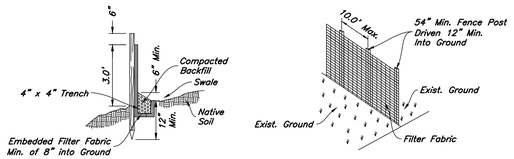
LICENSED PROFESSIONAL ENGINEER
NO. 7884935
11/24/21
Earl LaVer Tate II
STATE OF UTAH

24 Nov, 2021

SHEET NO.
C5.2

6 Not Used

Not to Scale



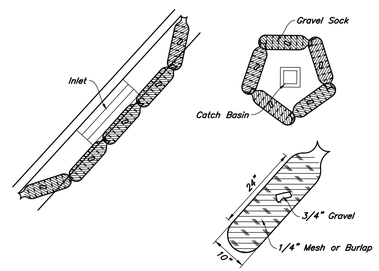
Posts: Steel Either T or U Type or 2"x2" Hardwood
Filter Fabric: 1. MIRAFI 140N
2. Dupont TYPAR 3341
3. or Approved Equal

Notes:

1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
3. Collected material shall be removed when "bulges" develop in the silt fence.

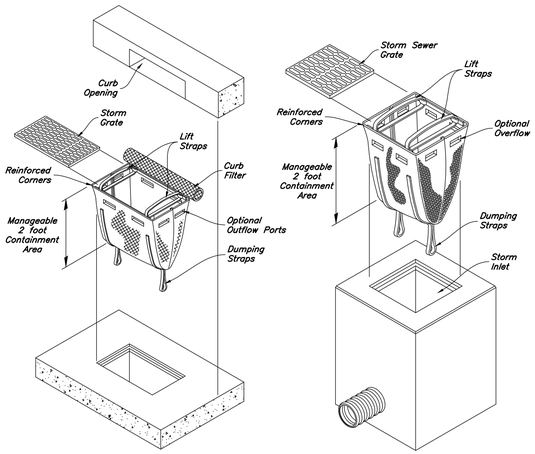
3 Silt Fence Section

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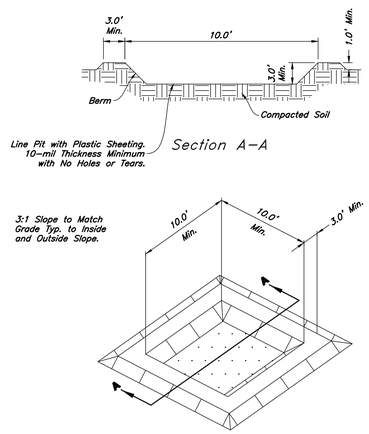
5 Gravel Sock Sediment Barrier

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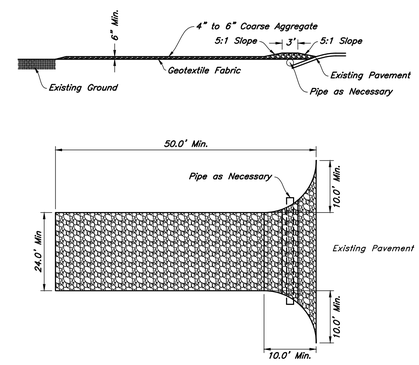
2 Dandy Sack Inlet Protection

Not to Scale



4 Concrete Washout

Not to Scale



1 Stabilized Construction Entrance

Not to Scale

RDY	DATE	DESCRIPTION

Designed by: NN
Drafted by: NE
Client Name:
AFFCU

13-001ec

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWEngineering.net

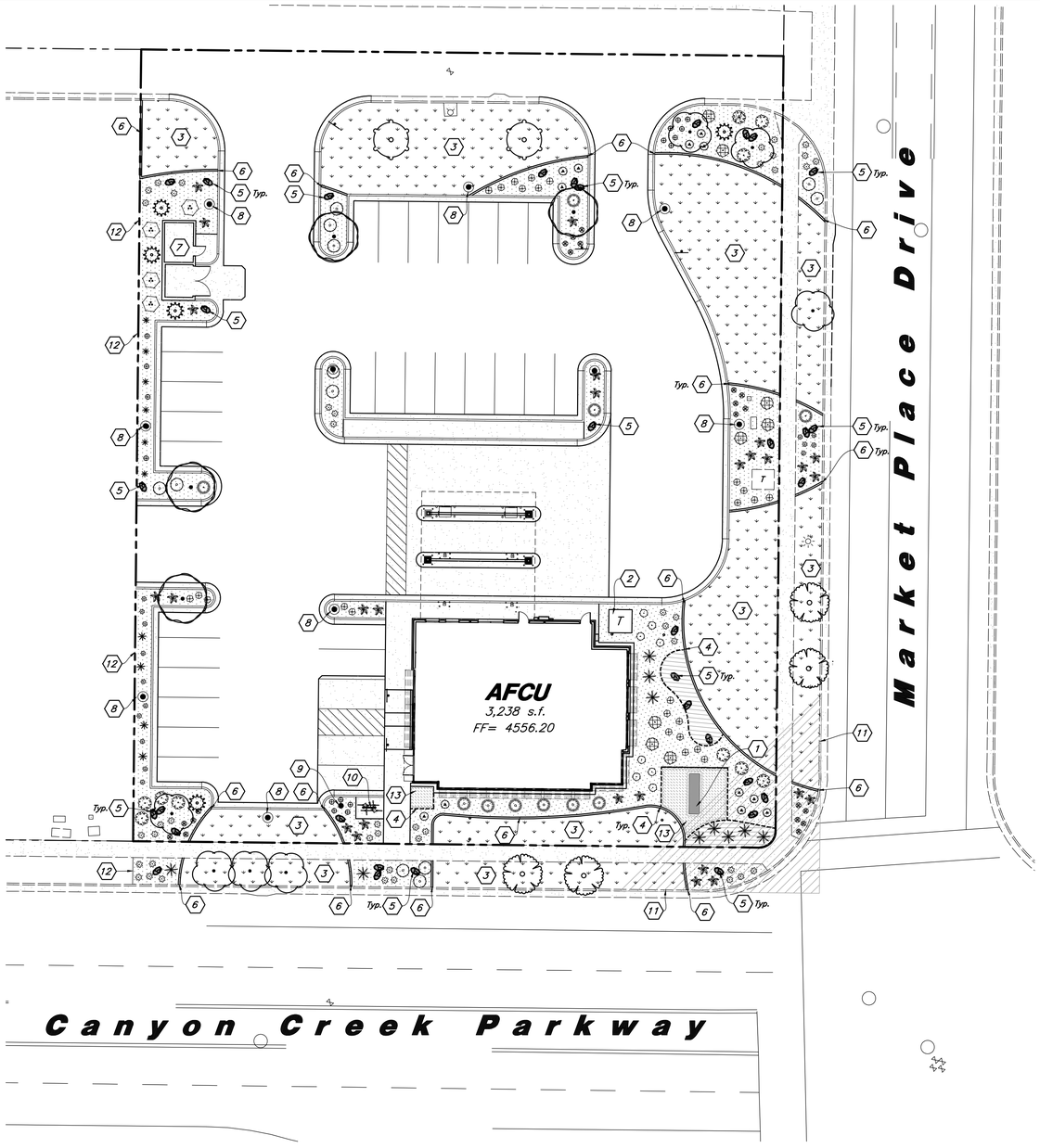
Erosion Control Details

AFCU - Spanish Fork
1351 North Canyon Creek Parkway
Spanish Fork, UT

LICENSED PROFESSIONAL ENGINEER
NO. 7884935
11/24/21
Earl LaVar Tate II
STATE OF UTAH

24 Nov, 2021

SHEET NO.
C5.3



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	2	Acer platanoides 'Crimson Sentry' / Crimson Sentry Norway Maple	2" Caliper
	5	Picea pungens 'Fastigata' / Fastigiate Colorado Spruce	5' Min. Ht.
	4	Quercus robur 'Fastigiata' / Skyrocket English Oak	2" Caliper
	7	Tilia cordata 'Corzam' / Corinthian Littleleaf Linden	2" Caliper
	4	Zelkova serrata 'Musashino' / Musashino Zelkova	2" Caliper

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	12	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	5 gal
	8	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	2 gal
	10	Forsythia x 'Gold Tides' / Golden Tide Forsythia	5 gal
	6	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal
	10	Juniperus sabina 'Broodmoor' / Broodmoor Juniper	5 gal
	4	Physocarpus opulifolius 'Little Devil' / Little Devil Dwarf Ninebark	5 gal
	4	Picea pungens 'Globe' / Dwarf Globe Green Spruce	5 gal
	8	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal
	12	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	5 gal
	27	Spiraea x bumalda 'Limemound' / Limemound Spirea	5 gal

ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	10	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal
	25	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	1 gal
	43	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1 gal

PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	15	Nepeta x faassenii 'Dropmore' / Catmint	1 gal
	20	Salvia microphylla 'Heatwave Blaze' / Heatwave Blaze Red Sage	1 gal
	17	Salvia nemorosa 'May Night' / May Night Salvia	1 gal

LAWN	QTY	BOTANICAL / COMMON NAME	TYPE
	9,061 sf	Poa pratensis / Kentucky Bluegrass Blend	sod

SEASONAL FLOWERS		
	275 s.f.	Colorful Seasonal Flowers: Fall Plantings: Shall consist of Pansy's, Tulip's & Daffodil's. Bulbs Shall Remain in Planting Area for Next Year while Pansy's are to be Discarded and Replaced with Summer Annual Flowers; Summer Plantings: Shall consist of a Petunias, Salvia, and Snapdragons. Till a 4" Depth of Soil Conditioner into the Top 8 inches of Topsoil in Annual Planters; Annuals & Bulbs Shall be Planted and Grouped @ 10" o.c. to fill Planter; A 1" Depth of Shredded Bark Mulch Shall be Spread Around Annual Flowers; Annual Planting Beds Shall be Slightly Mounded Up

Material Schedule

	Decorative Stone #1 – Install Over Dewitt Pro5 Weed Barrier at a Three (3) Inch Depth; Stone Shall be Installed in Shrub Areas Where Shown on Plan; Stone Shall be Washed Prior to Installation; Stone Shall be 1 1/2" Diameter, Fractured South Towne Stone; Verify that Stone Matches Existing Stone Used in the Development	Detail: 4/L3.1
	Decorative Stone #2 – Install Over Dewitt Pro5 Weed Barrier at a Six (6) Inch Depth; Stone Shall be Installed in Shrub Areas Where Shown on Plan; Stone Shall be Washed Prior to Installation; Stone Shall be 2-6" Diameter South Towne Cobble Stone; Verify that Stone Matches Existing Stone Used in the Development	Detail: 4/L3.1
	4" x 6" Landscape Concrete Curbing – Install Flush to all Concrete Edge Between Lawn and Shrub Areas	Detail: 4/L3.1
	3/16" x 4" Steel Edging – Install Flush to all Concrete Edges Between Shrub Planter and Annual Flowers; Manufacturer Shall be Sure-Loc Inc.; Color Shall be Black	Detail: 6/L3.1
	Landscape Boulder – Boulders Shall be 3-4' in Diameter, Angular, and Match Decorative Stone Color; Boulders Shall be Recessed into Ground and Washed Upon Completion of Installation; Submit Photo for Approval	Detail: 5/L3.1

Scale: 1" = 20'

20' 0 20' 40'

Landscape Data

Zone: C-2 General Commercial
Site Area = 46,183 s.f. (1.06 ac.)
Landscape Area Required = 6,927 s.f. (15%)
Landscape Area Provided = 14,606 s.f. (32%)
Shrub Area = 7,781 s.f. (53%)
Lawn Area = 6,825 s.f. (47%)
Offsite Landscape = 3,161 s.f.
Parking Provided = 31 stalls
Parking Lot Landscape Required = 324 s.f.
Parking Lot Landscape Provided = 354 s.f.
Site Trees Required = 21 Trees (21 Provided)
Site Shrubs Required = 140 Shrubs (140+ Provided)
All Site Trees Have Been Selected From the Spanish Fork Shade Tree List

Landscape Notes:

1. All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Point Source Drip Shall be Used to Irrigate Shurb Areas. See Sheet L2.1 for Layout and L3.1 for Irrigation Details.
2. Adjust Plant Material as Needed to Provide Easy Access to Existing/New Utilities and Irrigation Boxes.
3. Landscape and Irrigation in Parkstrip Shall be Maintained by the Developer. Landscape Behind Sidewalk, in Parking Lot and Around Building Shall be Maintained by AFCU.
4. Concrete Curbing Shall be Used to Separate Lawn From Shrub Areas.
4. All Tags Must Remain on the Trees Until the Site has been Inspected and the Improvements Approved by the City.
5. Trees and Shurbs Shall be Replaced After the First Two (2) Growing Seasons if they Die or Fail to Reach the Minimum Required Size by October 15th of the Second Year After the Landscaping was Installed and Inspected by the City.

Landscape Keynotes

1. New Monument Sign by Separate Permit
2. New Elect. Transformer
3. Install New Lawn
4. Install Steel Edging Between Annual Plantings and Shrub Planter with Decorative Stone
5. Install Landscape Boulder
6. Install Landscape Concrete Curbing to Separate Shrub Planters From Lawn Areas
7. New Dumpster Enclosure and Maintenance Building with Plant Screening
8. New Light Pole – See Site Elect. Plans
9. New Flag Pole – See Civil Plans
10. New Bike Rack – See Civil Plans
11. 60' x 60' Sight Triangle; Sight Area Shall be Kept Clear of Obstacles 3' to 8' High
12. New Landscape Shall Smoothly Blend into Existing
13. Install Annual Plantings with Wood Mulch – See Plant Schedule for More Detail

General Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call Blue Stake before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
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. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
13. The contractor shall install all landscape material per plan, notes and details.
14. All existing and relocated trees shall be properly protected. Trees damaged during construction shall be replaced at no cost to the owner.
15. Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
16. No grading or soil placement shall be undertaken when soils are wet or frozen.
17. Imported topsoil shall be used for all landscape use. The landscape contractor shall perform a soil test on imported topsoil and amend per soil test recommendations. Soil test shall be done by certified soil testing agency. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. Topsoil shall be installed in all landscaping areas.
18. Prior to placement of topsoil in all landscaping areas, remove all construction debris and trash. All subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
19. Provide an 8 inch depth of stockpiled or imported topsoil in all shrub areas. Parking islands shall be slightly bermed up in the middle and receive 12 inches of topsoil.
20. 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 and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
21. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
22. All new plants shall be balled and burlapped or container grown, unless otherwise noted on plant schedule.
23. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive a specified stone over Dewitt Pro5 weed barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas. All stone shall be washed prior to installation.
24. All deciduous trees shall be double staked per tree staking details as needed. Verify that all trees are straight. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Tree ties shall be V.I.T. Cinche Ties #CT32.
25. Install landscape concrete curbing between lawn and planting areas. Curbing shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
26. Provide a 4 inch depth of imported topsoil in all lawn areas.
27. Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
28. All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
29. All trees located in lawn areas shall have a 24 inch diameter tree ring with wood mulch.
30. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

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

REV	DATE	DESCRIPTION

Designed by: NN
Drafted by: NE
Client Name: AFCU
13-001ls

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

Landscape Plan

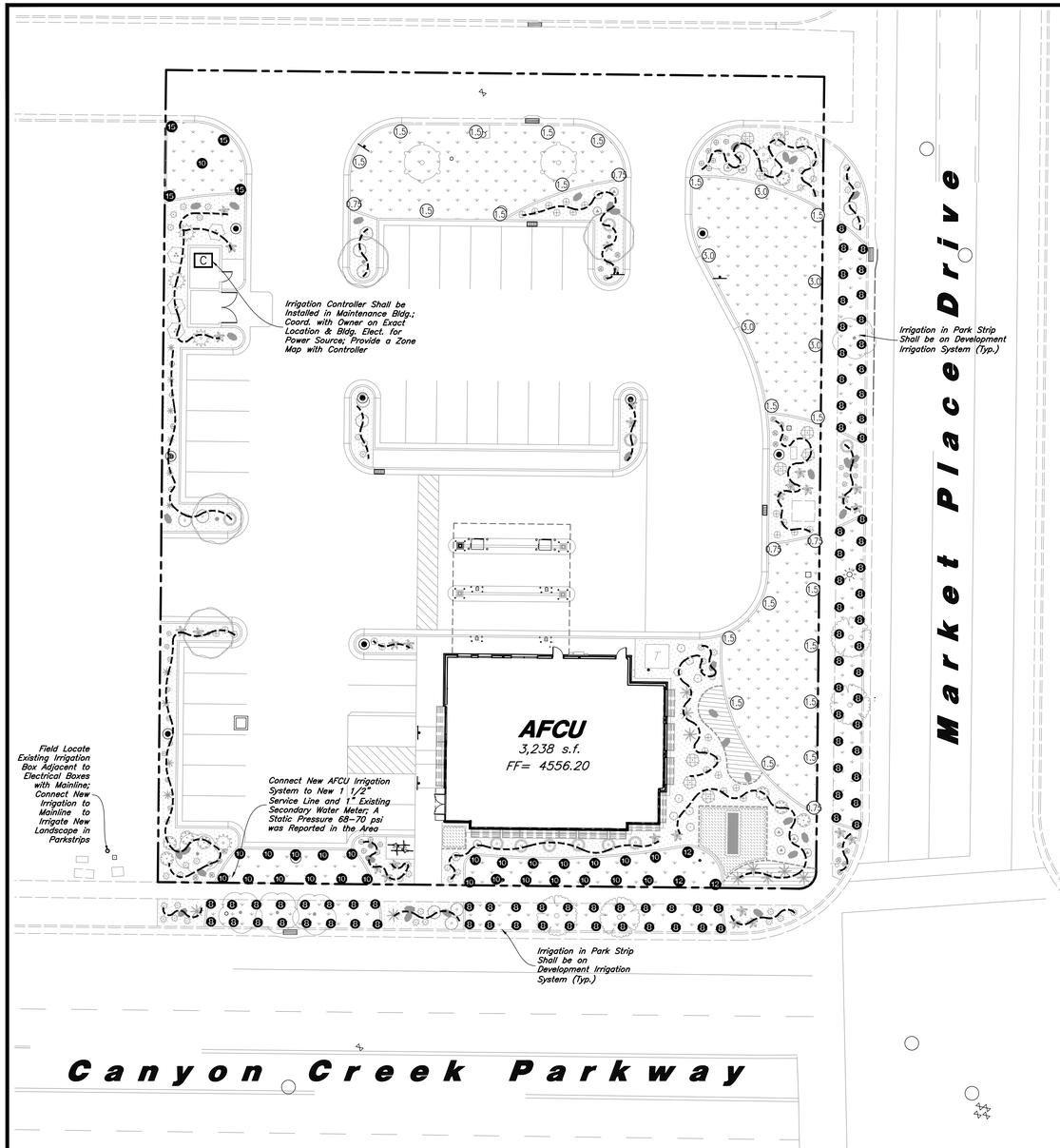
AFCU - Spanish Fork
1351 North Canyon Creek Parkway
Spanish Fork, UT

State of Utah
Licensed Landscape Architect
Jared R. Manscill
No. 7740426-5301
11/24/2021

24 Nov, 2021

SHEET NO.
L1.1

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Irrigation Schedule

Sprayheads & Rotors

Symbol	Manufacturer/Model #	Description	Notes	Detail
4 5 6 8 10 12 15 18	Rain Bird 1804	4" Pop-Up Sprayhead with VAN Series Adjustable Nozzles	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radii Coverages	18/L3.1
1.75 1.5 3.0	Rain Bird 3504-PC	4" Pop-Up Turf Rotor with Adjustable and Full Circle Nozzles	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radii Coverages	18/L3.1

Valves

	Rain Bird 100-PESB	Lawn Remote Control Valve with Scrubber Technology	1 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	14/L3.1
MV	Rain Bird 100-PEB	Master Control Valve	1 1/2 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	14/L3.1
	Rain Bird XCZ-100-PRB-COM	Drip Remote Control Valve	1 Inch Size; Drip Control Zone Kit; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	7/L3.1
	Rain Bird 44RC	Quick Coupler Valve With a Swing Joint Assembly	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	8/L3.1
D	Matco-Norca 759	Manual Drain Valve	1/2" Inch Size; Install at End of Mainline and After Filter in a 10" Round Valve Box with 6" Depth Sump of Gravel Over Weed Barrier	10/L3.1

Drip

	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	11/L3.1
	Netafim TLCV9-12XX	Techline CV Dripline with 0.9 gph Emitters @ 12" Spacing; Dripline Shall be Used to Water all Perennials, Shrubs, Ornamental Grasses and Trees; See Drip Irrigation Detail for Dripline Configuration and Layout; Blank Tubing Shall be Used in Areas Where There is No Plant Material; Install per Manufacturer's Specifications; Drip Shall be Installed After Plant Installation; Secure Tubing with Staples No Less Than Every 24 Inches & at Critical Holding Points; Tubing with Emitters Shall be Installed Under Weed Barrier so That the Water Drips on the Soil and not on Top of Weed Barrier		13/L3.1
	Netafim TLCV4-12XX	Techline Dripline with 0.4 gph Emitters @ 12" Spacing; Drip Line Shall be Used to Water Plant Material in Annual Flower Beds; Tubing Shall be Installed in Rows With a Netafim Piping Header; Use Netafim Barbed Fittings; Row Spacing Shall be 10" With Emitters Alternating in a Triangular Pattern Between Rows; Tubing Shall be Staked Down at Intervals to Keep Tubing From Moving When in Use		None

P.O.C. Components

	Mueller Oriseal Mark II	Stop & Waste Valve	1 1/2 Inch Size; Installed in 10" Round Valve Box with 3" Depth Gravel Over Weed Barrier	16/L3.1
FS	Hunter HC-100-Flow	Flow Meter for Hydrawise	1 1/2 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump; Install with Water Proof Wire Connectors	None
F	Amiad Scanaway Super Filter	Secondary Semi-Automatic Water Filter	1 1/2 Inch Size; Filter With 155 Mesh; Install in Jumbo Size Box With Weed Barrier and 3" Depth of Clean Gravel; Filter Shall be Installed Underground; Verify That There is Sufficient Space to Maneuver Filter Cleaning Handle	15/L3.1

Pipes

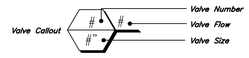
	Schedule 40 PVC	Mainline Pipe	1 & 1 1/2 Inch Size; Controller Wire Shall be Tucked Under Mainline; Sch 40 Fittings Shall be Used for Mainline Connections	9/L3.1
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe; Sch 40 Fittings Shall be Used for Lateral Line Connections	9/L3.1

Controller

C	Hunter HCC-800-PL Hunter ICM-400	8 Station Base Model WIFI Controller with Hydrawise Technology and 4 Station Module	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor; Provide Zone Map with Controller; Coordinate with AFCU in Purchasing and Installing WIFI Module	12/L3.1

Sleeving

	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals and Controller Wire Located Under Concrete and Asphalt Paving at Specified Depths	Contractor Shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving Shall be by the Landscape Contractor Unless Otherwise Noted.	17/L3.1





Scale: 1" = 20'

20' 0 20' 40'

Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Notes:

1. See Sheet L1.1 for Plant Layout and Sheet L3.1 for Details.
2. See Sheet L3.1 for Irrigation Details.
3. Adjust Plant Material Location as Needed to Provide Easy Access to Irrigation Equipment.
4. The Irrigation in the Parkstrip Shall be on the Development Irrigation System and be Maintained by the Developer. The Irrigation Behind the Sidewalk, in the Parking and Around the Building Shall be on AFCU Irrigation System.
5. The New Irrigation Shall Utilize an Existing Secondary Irrigation Connection. The Static Pressure Reported in the Area is 68-70 psi.

General Irrigation Notes:

1. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
2. The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
3. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
4. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
5. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
6. The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
7. The contractor shall install all irrigation material per plan, notes and details.
8. Irrigation system components must be premium quality only and installed to Manufactures requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
9. Irrigation system guarantee for all materials and workmanship shall be one year from the time of branch opening or final project acceptance (whichever is longer). Guarantee will include, but is not limited to winterizing, spring activation, repair, trench setting, backfilling depressions, and repairing freeze damage.
10. Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assure the complete system has no documented problems and full head to head coverage with adequate pressure for system operation. Adjust system to avoid spray on building, hardscape, and adjacent property. Any problems or plan discrepancies must be reported to the landscape architect.
11. Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings. one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adopt system to manual compression air blowout.
12. Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be eighteen (18) inches minimum.
13. Install dielectric fittings whenever dissimilar metals are joined.
14. Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100(%) percent irrigation coverage of areas indicated.
15. Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
16. Control valve wire shall be #14 single conductor: white for common wire, red for hot wire and blue for the spare wire. Provide (1) one spare wire that runs the length of the mainline and to the controller. All wiring shall be UF-UL rated. All connections shall be made with water tight connectors (DBR/Y or equivalent) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.
17. Control valve size, type, quantity, and location to be approved by landscape architect. install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes shall be Carson Brooks or equal.
18. Quick couplers shall be a Rain Bird 44NP with a (one) 1 inch Lasco unitized swing joint assembly and 1" brass insert 90° ell outlet. Support with rebar in each retainer lug. Install where shown on the plans.
19. Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.
20. All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-two (22) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.
21. Plans are diagrammatic and approximate due to scale. where possible, all piping is to be installed within the planting areas. No tees, ells, or changes in direction shall occur under hardscape.
22. It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
23. The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible.
24. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.
25. All sprinkler heads shall be set perpendicular to finish grade of the areas to be irrigated and shall be installed 6-8" from buildings walls, or within 4" of pavement, curbs, or header edges.
26. Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
27. Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
28. Provide and install all manufacturer's recommended surge and lighting protection equipment on all controllers.
29. All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
30. Upon completion and approval of irrigation system, irrigation contractor to provide the owner with two sets of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.
31. An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.
32. It shall be the responsibility of the sprinkler contractor to demonstrate to the Owner the proper winterization and start-up procedures for the entire system prior to final payment.

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

REV	DATE	DESCRIPTION

Designed by: NN
Drafted by: NE
Client Name: AFCU
13-001ir

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

Irrigation Plan

AFCU - Spanish Fork

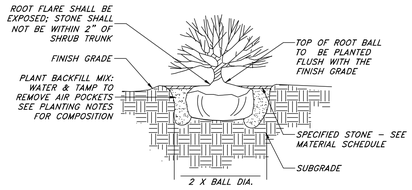
1351 North Canyon Creek Parkway
Spanish Fork, UT

State of Utah
Jared R. Manscill
No. 7740426-5301
Licensed Landscape Architect
11/24/2021

24 Nov, 2021

SHEET NO.
L2.1

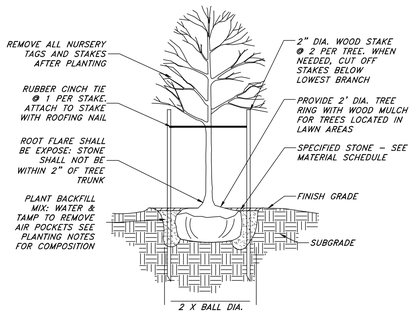
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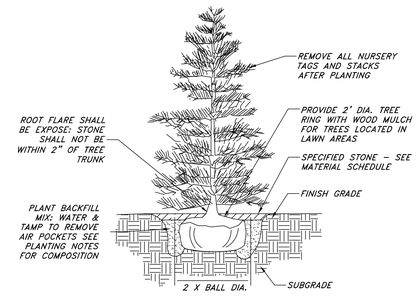
NOTE:

1. CUT AND REMOVE WIRE FROM TOP AND SIDES OF ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL.
2. REMOVE ALL NURSERY TAGS AND STACKS AFTER PLANTING.

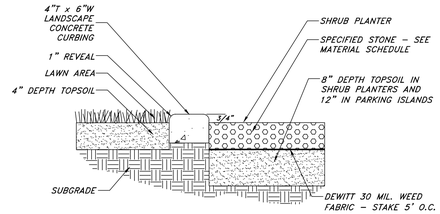
1 SHRUB PLANTING
NOT TO SCALE



2 DECIDUOUS TREE PLANTING
NOT TO SCALE



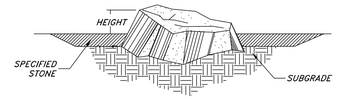
3 EVERGREEEN TREE PLANTING
NOT TO SCALE



NOTE:

1. SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT OF CURBING AND SPECIFIED MULCH.
2. CONTROL JOINTS SHALL BE PLACED AT 3' O.C.

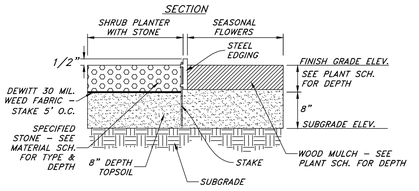
4 LANDSCAPE CONCRETE CURBING
NOT TO SCALE



NOTE:

1. USE CARE TO MINIMIZE MARRING & SCRATCHING
2. BURY TWO INCHES OF BOULDER HEIGHT INTO SOIL, KEEPING BEST VISUAL SIDE ABOVE GROUND.

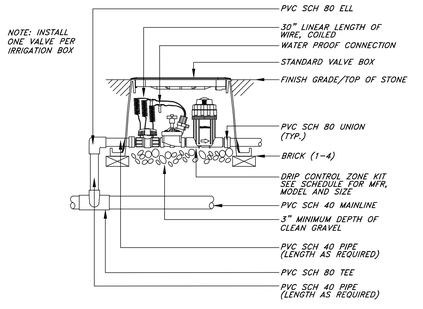
5 LANDSCAPE BOULDER
NOT TO SCALE



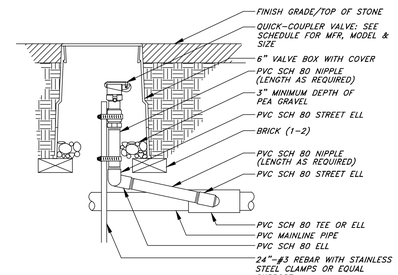
NOTE:

1. STEEL EDGING TO BE CONSTRUCT IN STRAIGHT LINES.
2. CONTRACTOR SHALL INSTALL PER MFR.'S SPECIFICATIONS.

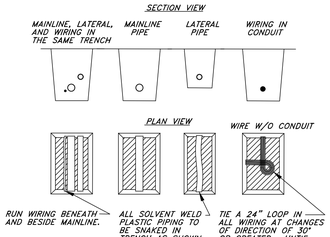
6 STEEL EDGING
Not to Scale



7 DRIP CONTROL VALVE
NOT TO SCALE



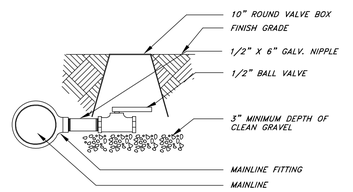
8 QUICK COUPLING VALVE
NOT TO SCALE



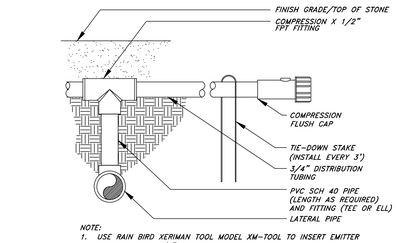
NOTES:

1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH. 40 PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE IRRIGATION NOTES.

9 PIPE & WIRE TRENCHING
NOT TO SCALE



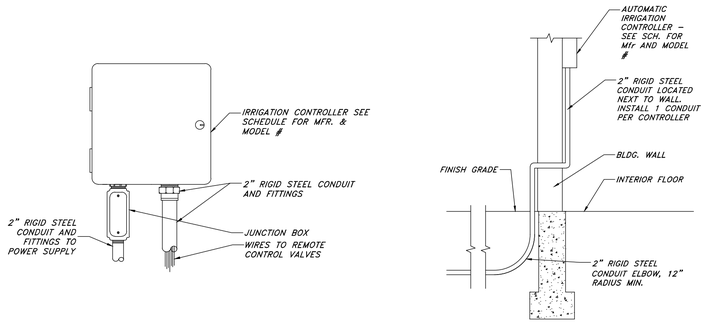
10 MANUAL DRAIN VALVE
NOT TO SCALE



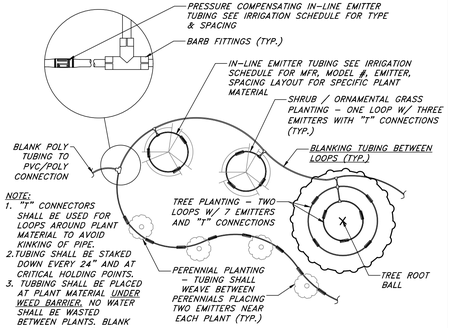
NOTE:

1. USE RAIN BIRD XERIMAN TOOL MODEL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 3/4" DISTRIBUTION TUBING.

11 PVC TO POLY PIPE CONNECTION
NOT TO SCALE



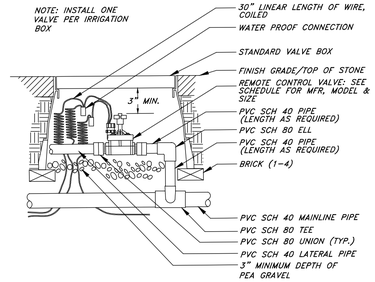
12 IRR. CONTROLLER - INDOOR WALL MOUNT
NOT TO SCALE



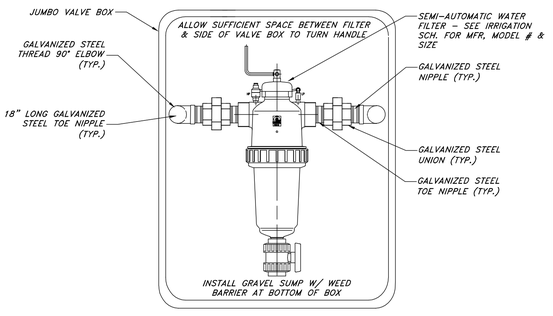
NOTE:

1. "T" CONNECTORS SHALL BE USED FOR LOOPS AROUND PLANT MATERIAL TO AVOID KINKING OF PIPE.
2. TUBING SHALL BE STAKED DOWN EVERY 24" AND AT CRITICAL HOLDING POINTS.
3. TUBBING SHALL BE PLACED AT PLANT MATERIAL UNDER WEED BARRIER. NO WATER SHALL BE WASTED BETWEEN PLANTS. BLANK TUBING SHALL BE USED BETWEEN PLANTS.

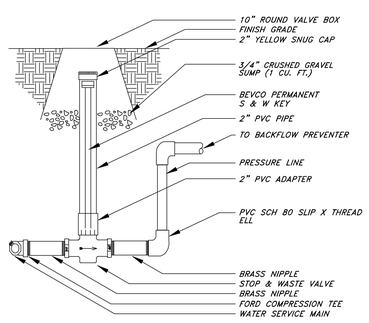
13 DRIP TUBING AT PLANT
NOT TO SCALE



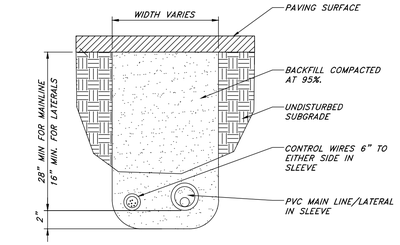
14 REMOTE CONTROL VALVE
NOT TO SCALE



15 AMIAD SEMI-AUTOMATIC WATER FILTER
NOT TO SCALE



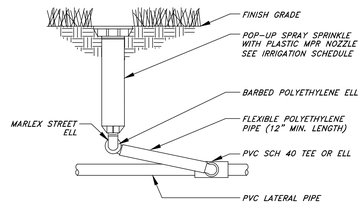
16 STOP & WASTE VALVE
NOT TO SCALE



NOTE:

1. ALL IRRIGATION SLEEVES TO BE SCH. 40 PVC PIPE.
2. ALL SLEEVES SHALL BE TWICE THE NOMINAL SIZE OF THE PIPE WITHIN.
3. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
4. SLEEVE TO BE RUN UNDER PAVEMENT AND EXTEND A MIN. OF 18" PAST EDGE OF PAVEMENT. END OF SLEEVE TO BE CAPPED AND MARKED.

17 PIPE SLEEVING
NOT TO SCALE



NOTE:

1. SWING ASSEMBLY SHALL BE USED FOR ALL ROTORS. FLEXIBLE PIPE SHALL BE USED FOR POP-UP SPRAY HEADS.

18 POP-UP SPRAY HEAD & ROTOR
NOT TO SCALE

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

REV	DATE	DESCRIPTION

Designed by: NN
Drafted by: NE
Client Name: AFFCU
13-001ir

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

Landscape and Irrigation Details

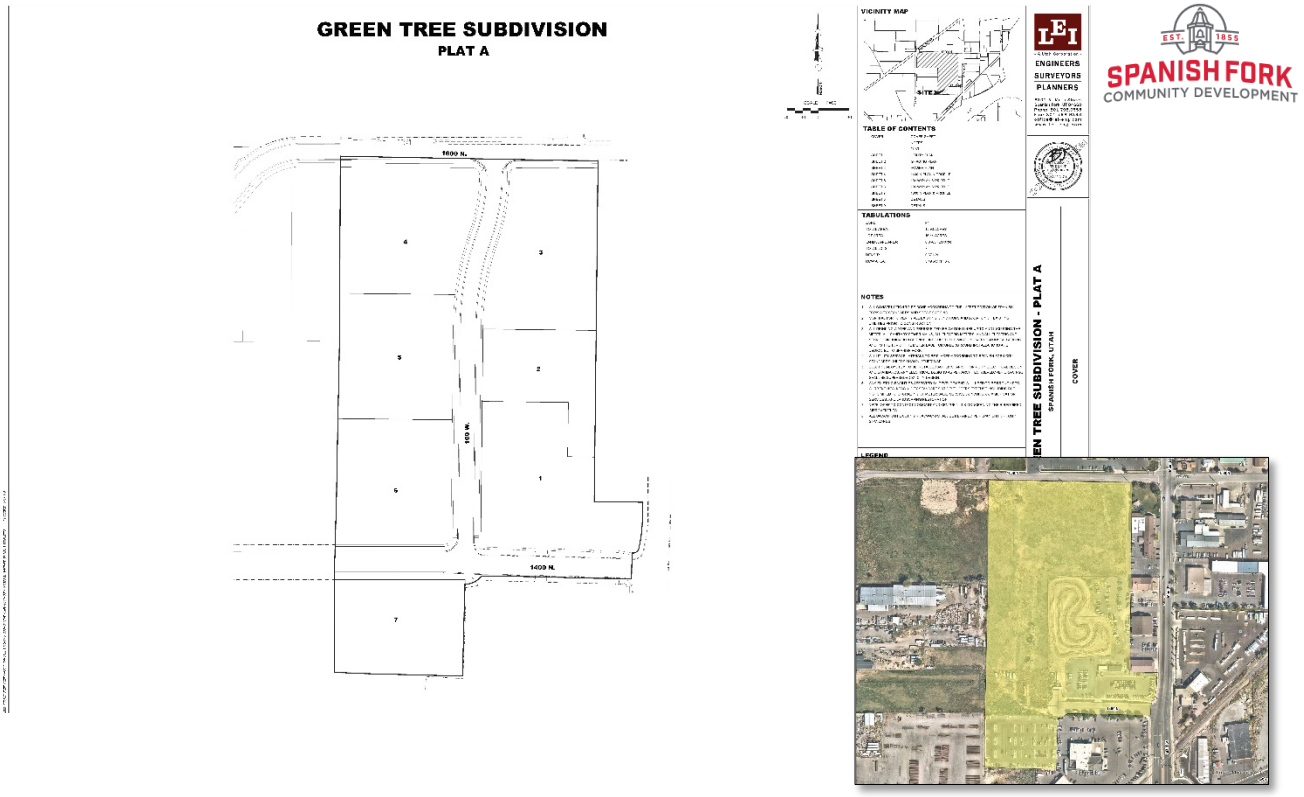
AFCU - Spanish Fork
1351 North Canyon Creek Parkway
Spanish Fork, UT

State of Utah — Jared R. Mansell — No. 7740426-5301 — Licensed Landscape Architect — 11/24/2021

24 Nov, 2021

SHEET NO. **L3.1**

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Green Tree Plat A, Final Plat Approval Request

December 15, 2021, Development Review Committee Meeting.

Located at 1600 North 100 West, including 18.93 acres.

The subject property is zoned I-1.

The applicant has requested that a Final Plat of seven (7) lots be approved.

Key Issues

1. Development Agreement.
2. Utilities.
3. Power.

Recommendation

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

Findings

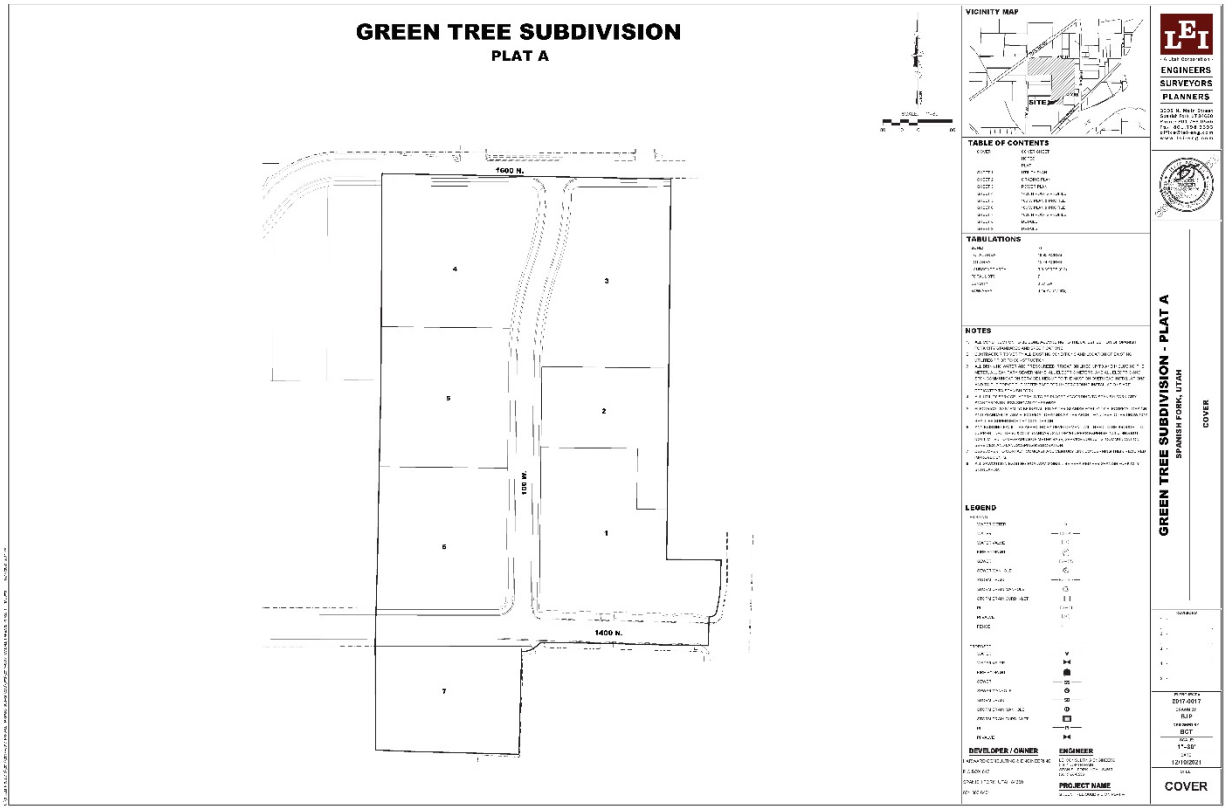
1. That the proposal conforms to the City's Zoning Map.
2. That the proposal is consistent with the approved Preliminary Plat.

Conditions

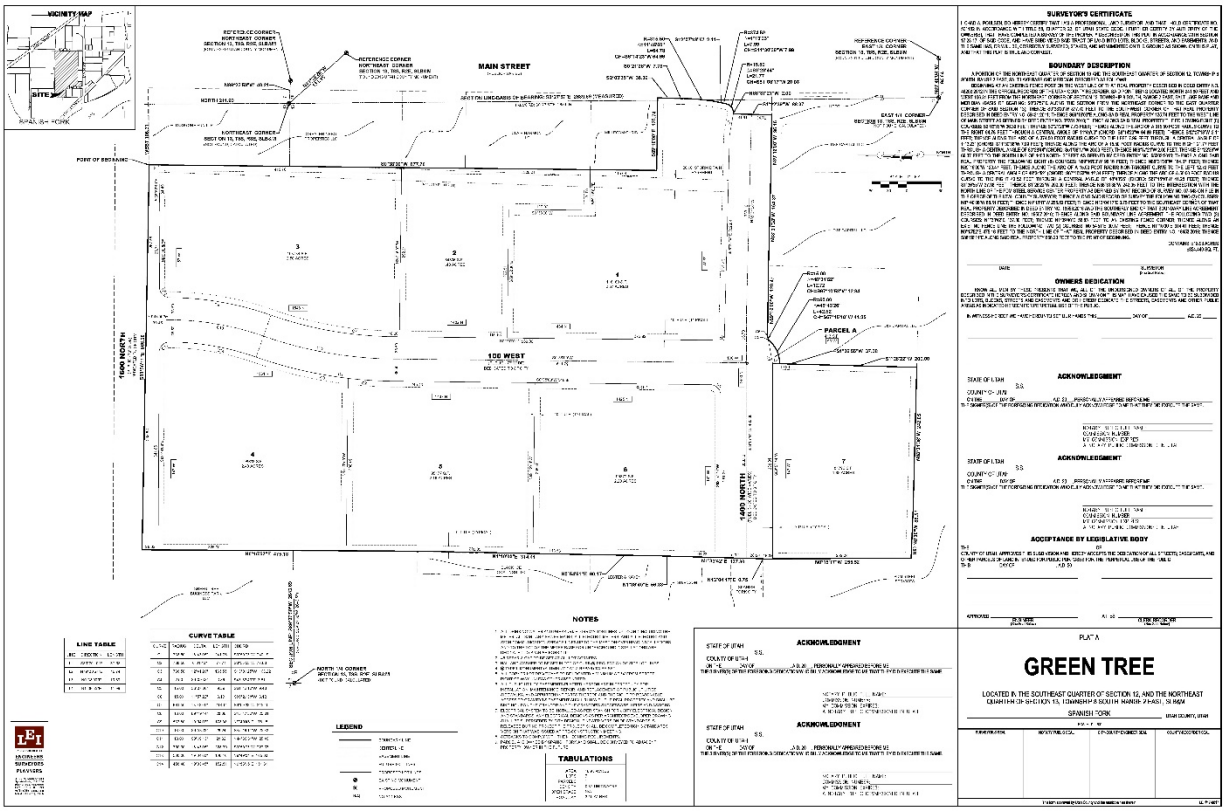
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant enters into a Development Agreement.

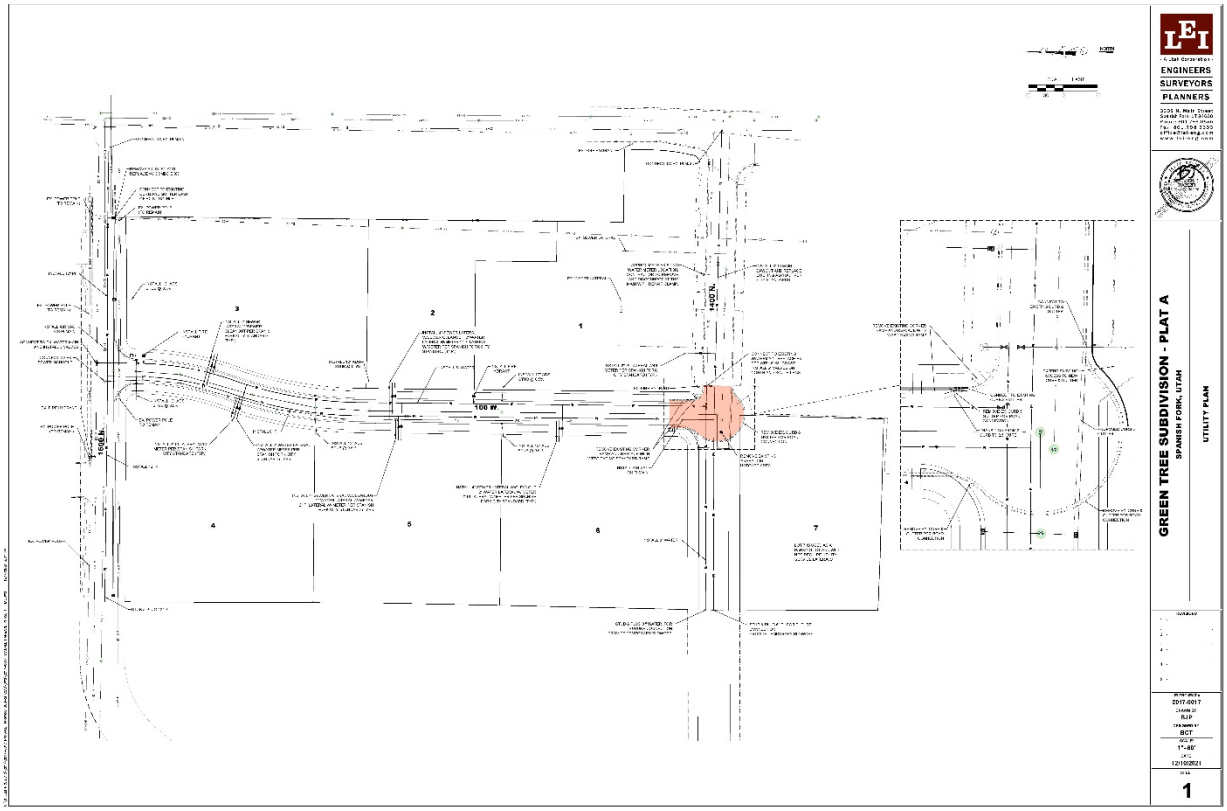
Exhibits

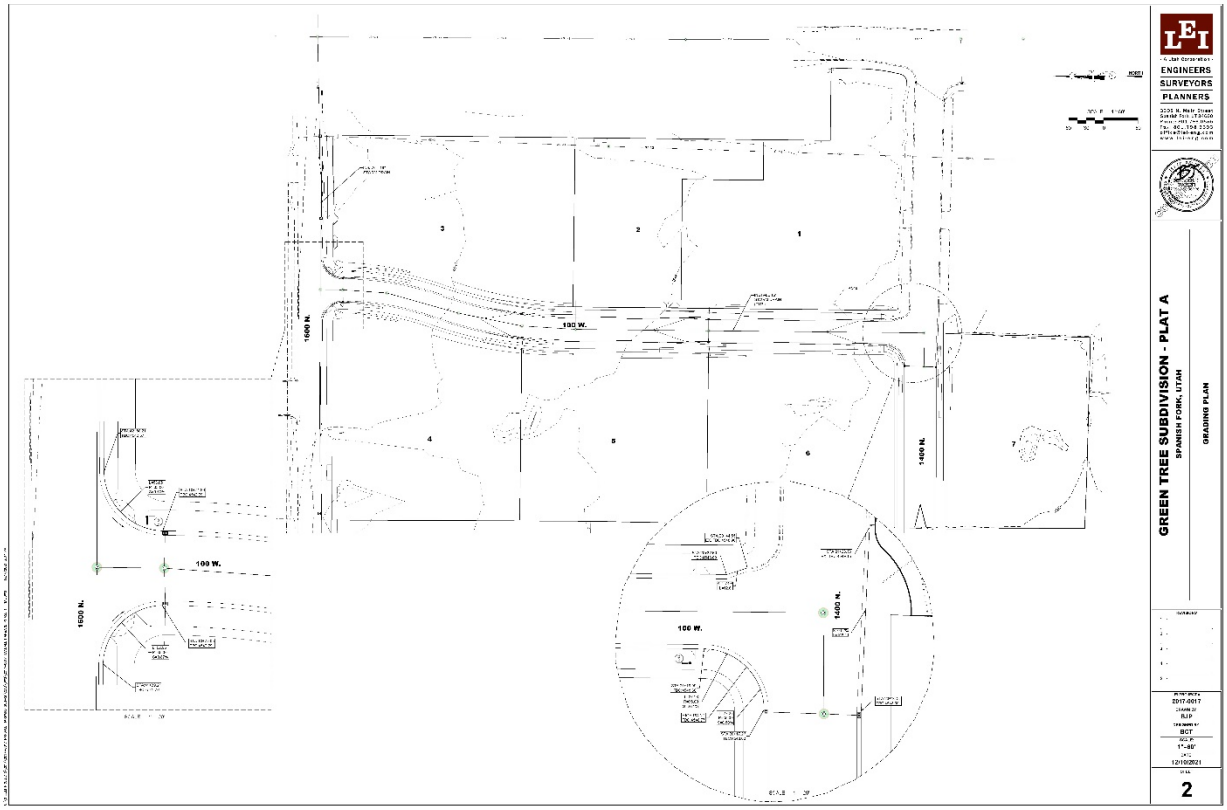
1. Final Plat.

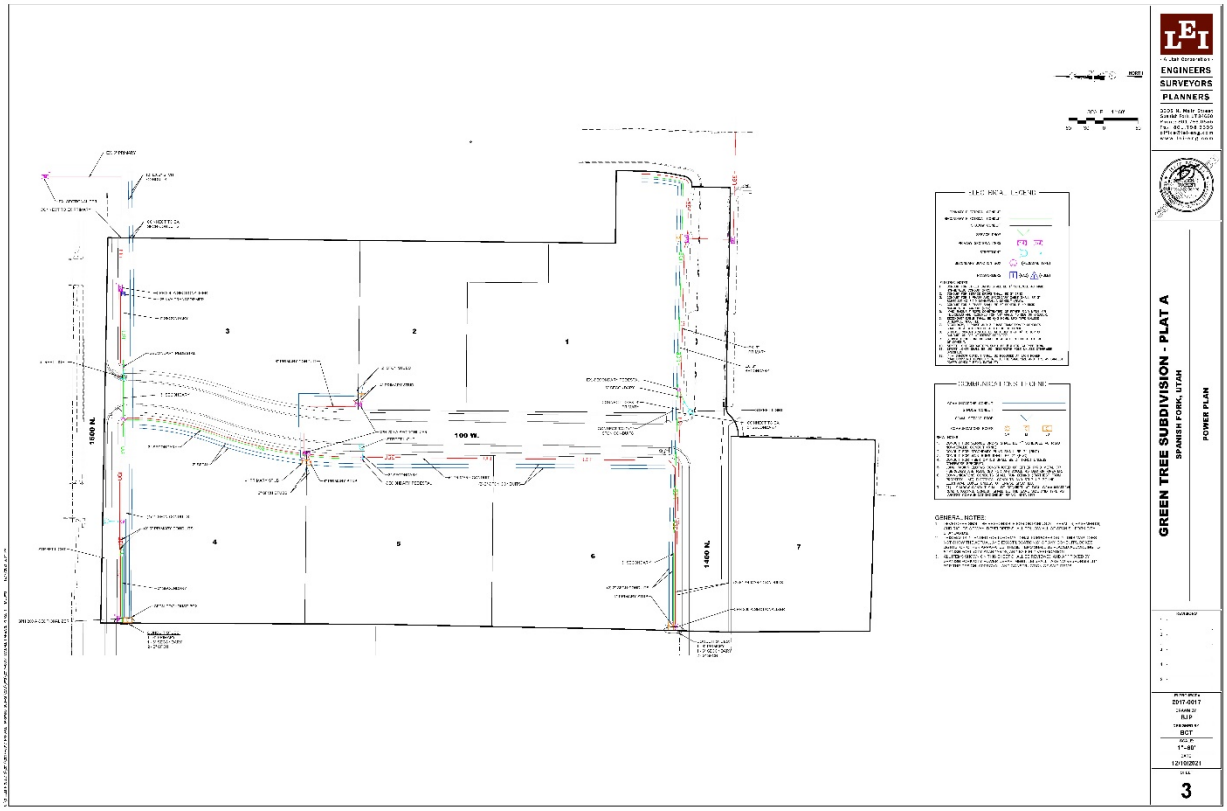

GREEN TREE SUBDIVISION
PLAT A
1600 N.
1400 W.
1400 N.
1
2
3
4
5
6
7
VICINITY MAP
SITE
TABLE OF CONTENTS
TABULATIONS
NOTES
LEGEND
DEVELOPER / OWNER
ENGINEER
PROJECT NAME
ENGINEERS
SURVEYORS
PLANNERS
GREEN TREE SUBDIVISION - PLAT A
SPANISH FORK, UTAH
COVER
2017-0017
BCT
12/10/2021
COVER

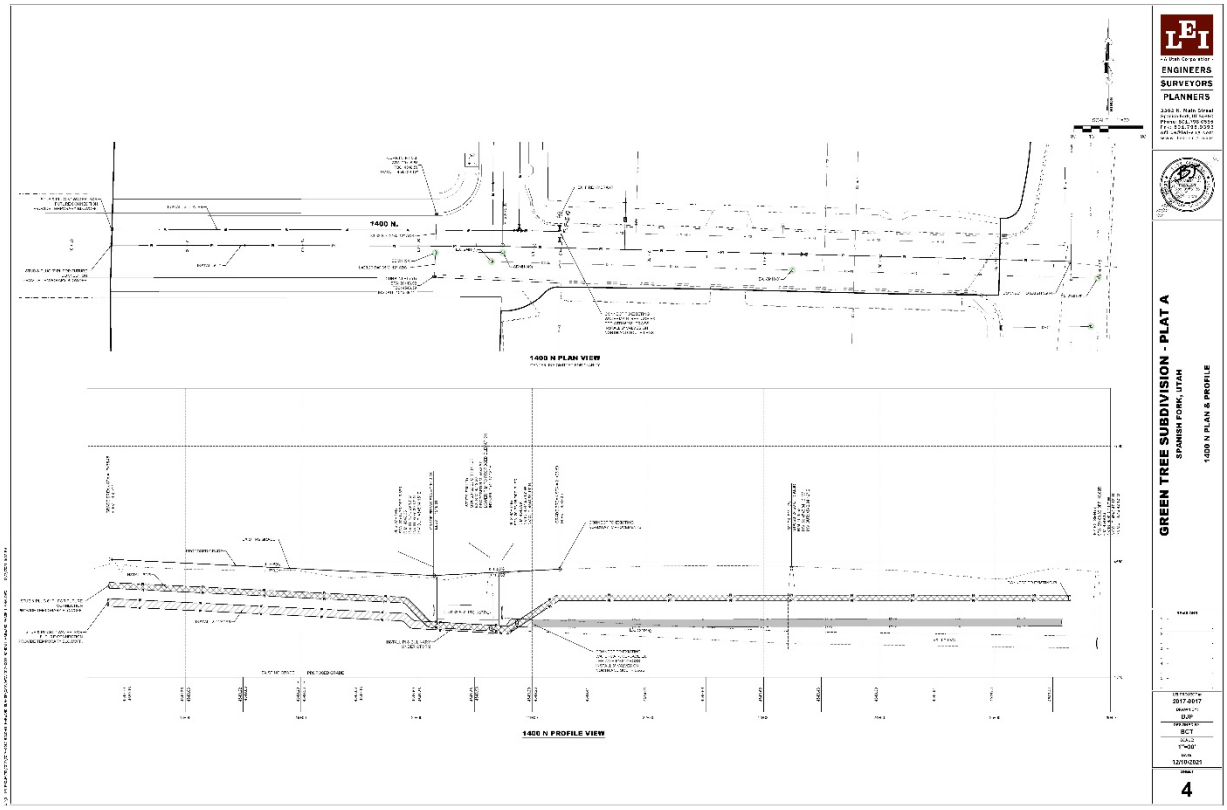

GENERAL NOTES
GENERAL UTILITY NOTES
ELECTRONIC FILE NOTES
GENERAL CLEARING AND GRADING NOTES
ENGINEERS
SURVEYORS
PLANNERS
GREEN TREE SUBDIVISION - PLAT A
SPANISH FORK, UTAH
GENERAL NOTES
2017-0017
BCT
NONE
12/10/2021
NOTES

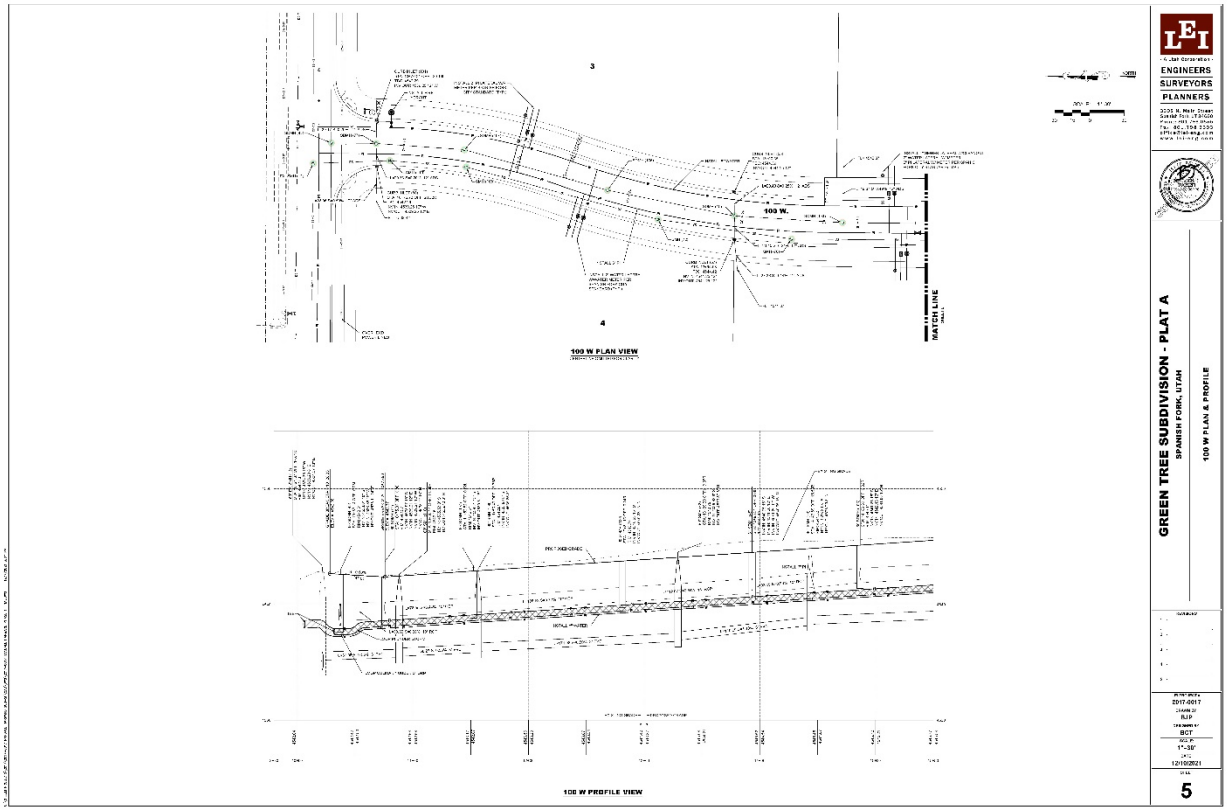

VICINITY MAP
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
MAIN STREET
100 WEST
1600 NORTH
PARCEL A
OWNERS DEDICATION
ACKNOWLEDGMENT
ACCEPTANCE BY LEGISLATIVE BODY
NOTES
LEGEND
TABULATIONS
PLAT A
GREEN TREE
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SLB&M
SPANISH FORK
UTAH COUNTY, UTAH

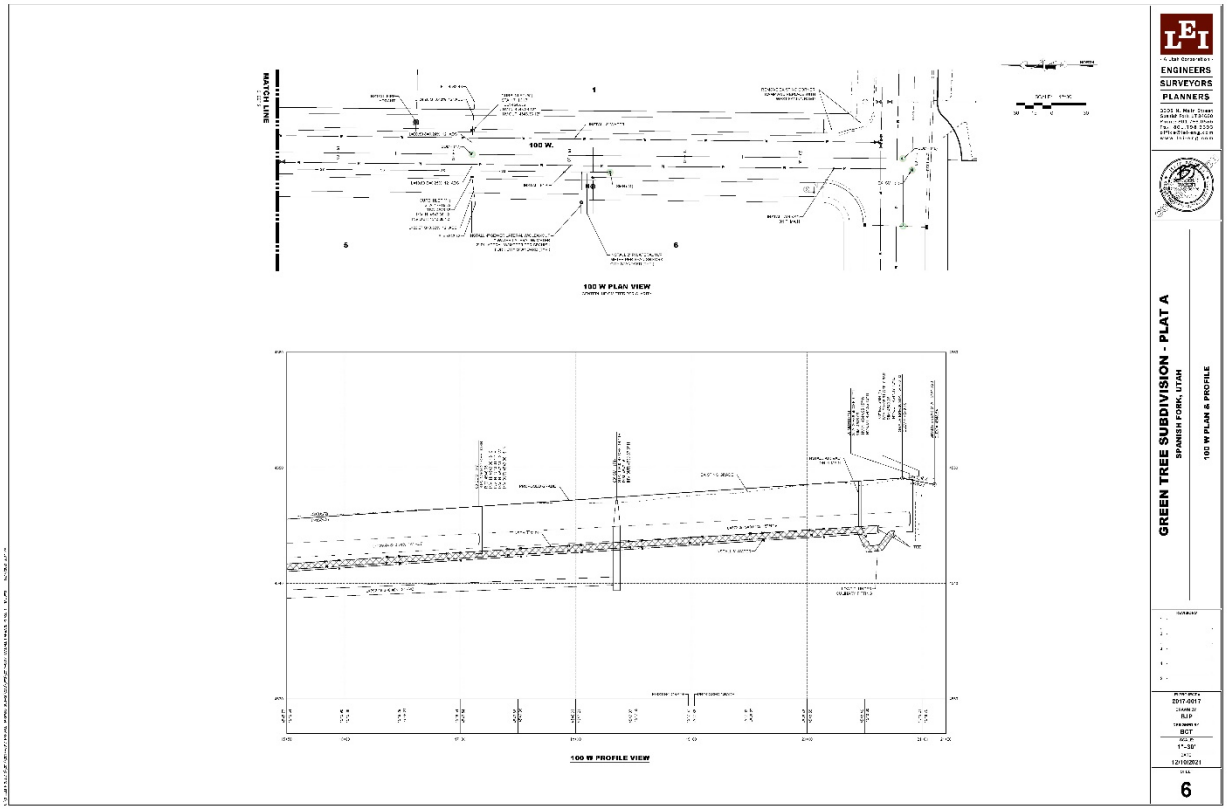

ENGINEERS
SURVEYORS
PLANNERS
GREEN TREE SUBDIVISION - PLAT A
SPANISH FORK, UTAH
UTILITY PLAN
1

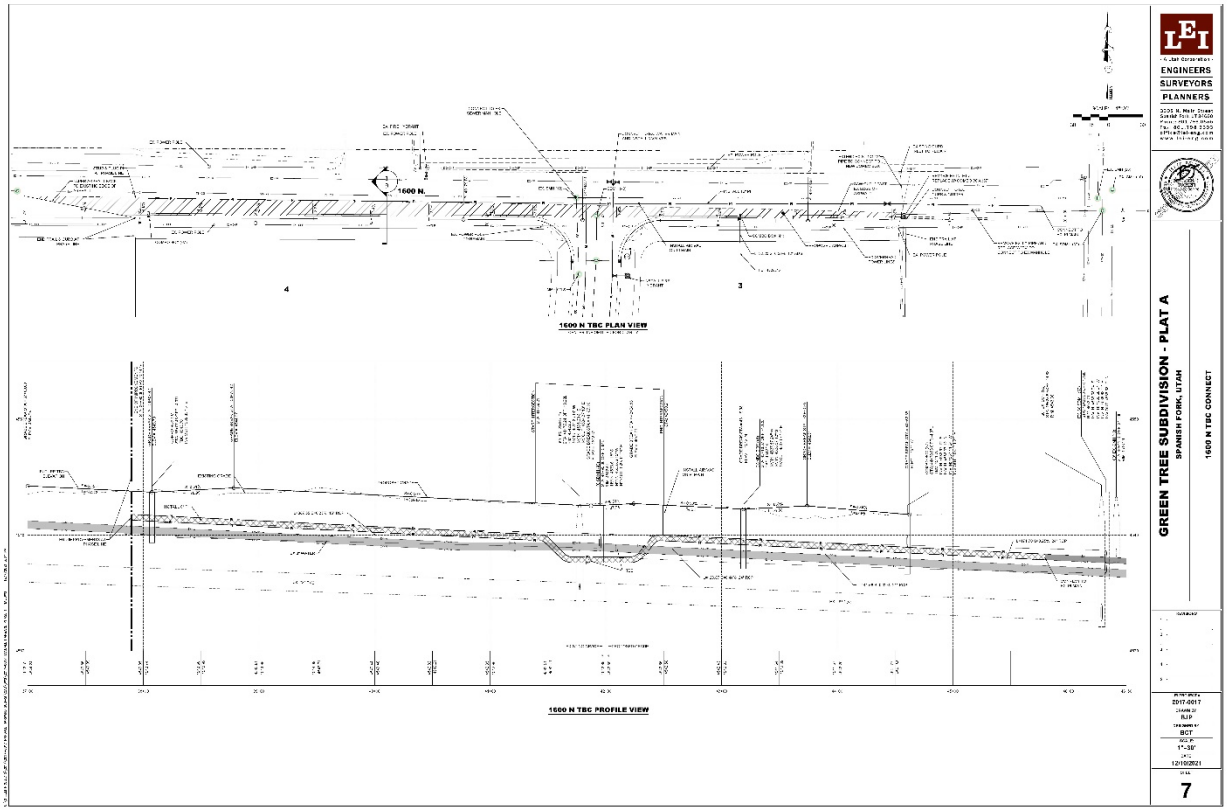

LEI
ENGINEERS
SURVEYORS
PLANNERS
GREEN TREE SUBDIVISION - PLAT A
SPANISH FORK, UTAH
GRADING PLAN
2017-0017
BJP
BCT
1"=40'
12/10/2021
2
100 W.
1600 N.
1400 N.

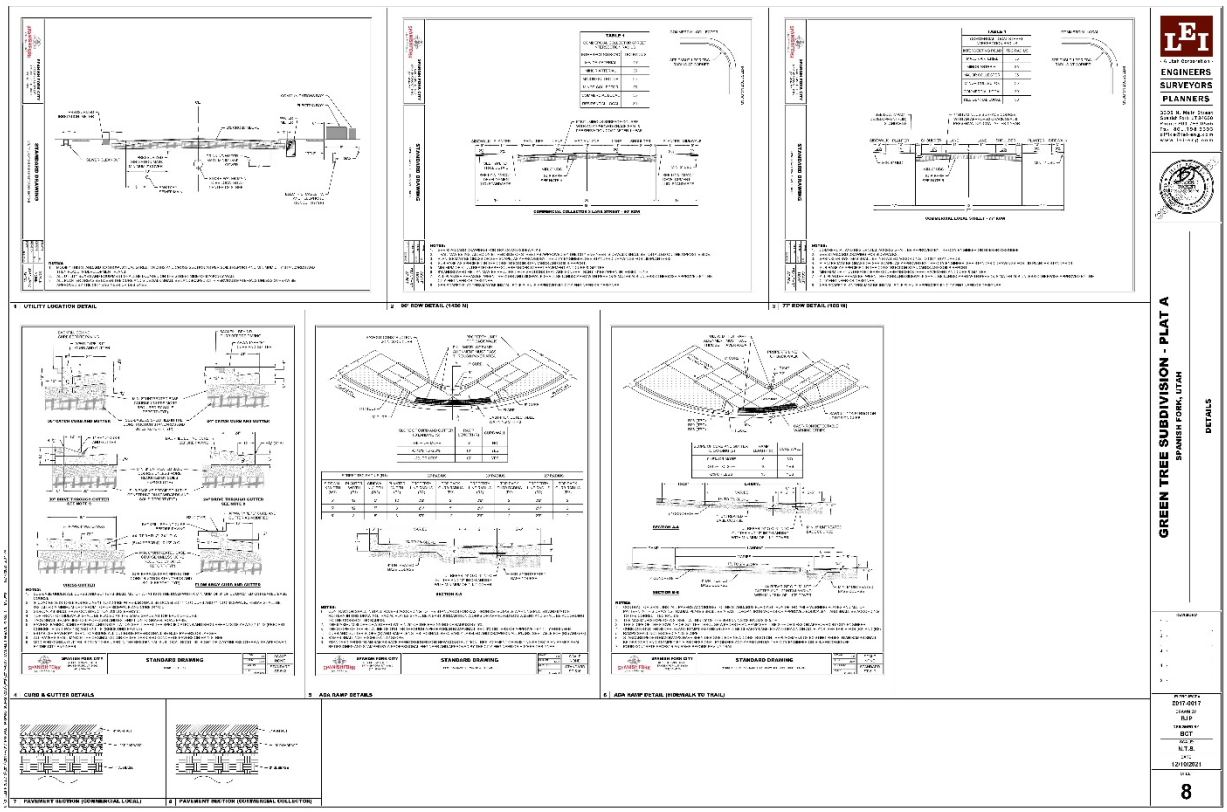

LEI
ENGINEERS
SURVEYORS
PLANNERS
GREEN TREE SUBDIVISION - PLAT A
SPANISH FORK, UTAH
POWER PLAN
2017-0017
BJP
BCT
1"=40'
12/10/2021
3
100 W.
1600 N.
1400 N.
GENERAL NOTES:


1400 N.
1400 N PLAN VIEW
1400 N PROFILE VIEW
LEI
ENGINEERS
SURVEYORS
PLANNERS
GREEN TREE SUBDIVISION - PLAT A
SPANISH FORK, UTAH
1400 N PLAN & PROFILE
2017-0017
BJP
BCT
1"=30'
12/10/2021
4


100 W.
100 W PLAN VIEW
MATCH LINE
100 W PROFILE VIEW
LEI
ENGINEERS
SURVEYORS
PLANNERS
GREEN TREE SUBDIVISION - PLAT A
SPANISH FORK, UTAH
100 W PLAN & PROFILE
2017-0017
BJP
BCT
1"=30'
12/10/2021
5


MATCH LINE
100 W.
100 W PLAN VIEW
100 W PROFILE VIEW
LEI
ENGINEERS
SURVEYORS
PLANNERS
GREEN TREE SUBDIVISION - PLAT A
SPANISH FORK, UTAH
100 W PLAN & PROFILE
6


1600 N.
1600 N TBC PLAN VIEW
1600 N TBC PROFILE VIEW
LEI
ENGINEERS
SURVEYORS
PLANNERS
GREEN TREE SUBDIVISION - PLAT A
SPANISH FORK, UTAH
1600 N TBC CONNECT
7

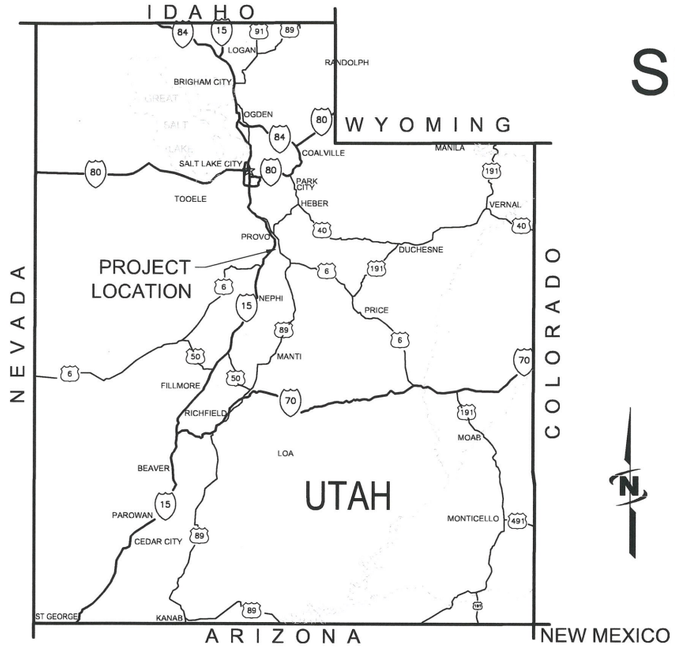

1 UTILITY LOCATION DETAIL
2 66' ROW DETAIL (1450 N)
3 77' ROW DETAIL (100 N)
4 CURB & GUTTER DETAILS
5 ADA RAMP DETAILS
6 ADA RAMP DETAIL (SIDEWALK TO TRAIL)
7 PAVEMENT SECTION (COMMERCIAL LOCAL)
8 PAVEMENT SECTION (COMMERCIAL COLLECTOR)
LEI
ENGINEERS
SURVEYORS
PLANNERS
GREEN TREE SUBDIVISION - PLAT A
SPANISH FORK, UTAH
DETAILS
8


4 1900 NORTH CROSS SECTION (COMMERCIAL COLLECTOR)
LEI
ENGINEERS
SURVEYORS
PLANNERS
GREEN TREE SUBDIVISION - PLAT A
SPANISH FORK, UTAH
DETAILS
9

SPANISH FORK & MAPLETON WRF

SPANISH FORK CITY CORPORATION

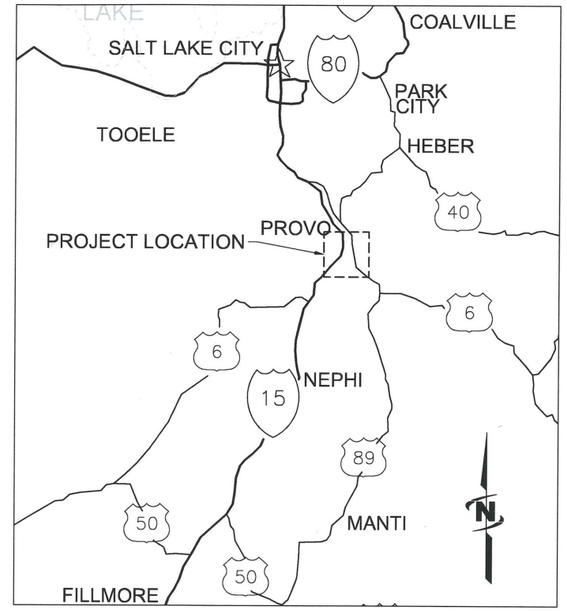
October 2021



AREA MAP

SPANISH FORK
PRIDE & PROGRESS

MAPLETON
UTAH



VICINITY MAP

CONSTRUCTION SET

OFF-SITE PIPING
GMP SET

PROJECT NO. 55-20-124

J-U-B ENGINEERS, INC.

392 E. Winchester St., Suite 300, Salt Lake City, UT 84107
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THE LANGDON GROUP
GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES

PROFESSIONAL ENGINEER
No. 6693679-2202
JORDAN B. PUGMIRE
10/14/21
STATE OF UTAH

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

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

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LAST UPDATED: 10/12/2021

DRAWING: 05-G-001

SHEET: 1 OF 20

Plot Date: 10/13/2021 5:23 PM Plotted By: Whitney Davidson
Date Created: 7/19/2021 \\JUB.COM\CENTRAL\CLIENTS\UT\SPANISHFORK\GT\VP\PROJECTS\55-20-124_SPANISHFORK&MAPLETONWRF\DESIGN\DESIGN\CAD\SHEET\CIVIL\OFFSITE\55-20-124_05G-001_COVER.DWG

GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIAL SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, INCLUDING ALL APPLICABLE SECTIONS OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS AVAILABLE AT WWW.SPANISHFORK.ORG. ANY CONSTRUCTION AND MATERIAL NOT EXPLICITLY IDENTIFIED IN THE CONTRACT DOCUMENTS OR THE SPANISH FORK CITY CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION PUBLISHED BY THE UTAH CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA).REFERENCE SPECIFICATION SECTIONS ARE GIVEN FOR INFORMATION ONLY AND MAY NOT BE INCLUSIVE OF ALL APPLICABLE SECTIONS.

2. SPANISH FORK CITY AND THE ENGINEER HAVE JURISDICTION OVER THIS PROJECT. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND BUSINESS LICENSES PRIOR TO CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE FOR DUST ABATEMENT AND ANY LIABILITY ISSUES RELATED TO DUST AT ANY LOCATION WHICH MAY BE CAUSED BY THIS PROJECT.

4. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL AND PROTECTION OF PEDESTRIANS IN AND AROUND THIS WORK. REFERENCE THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD LATEST EDITION FOR WORK ZONE TRAFFIC CONTROL).

5. ANY WORK DONE WITHIN A PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE TRANSPORTATION AGENCY AND SHALL MEET THE REQUIREMENTS OF THAT AGENCY AND, IN PARTICULAR, REQUIREMENTS OF ANY RIGHT-OF-WAY SPECIAL USE PERMIT, OR OTHER PERMIT. ALL WORK SHALL MEET CURRENT OSHA REQUIREMENTS.

6. WHERE WORK IS PERFORMED ON EASEMENTS, THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO ELIMINATE ANY ADVERSE EFFECTS ON THE ADJACENT PROPERTY AND/OR TO RESTORE IT TO ITS ORIGINAL CONDITION.

7. ALL DISTANCES AND DATA SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. IN CASE OF CONFLICT THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY SO THAT CLARIFICATION MAY BE MADE PRIOR TO THE START OF THE WORK.

8. THE CONTRACTOR SHALL ARRANGE FOR, SECURE AND PAY FOR DIRECTLY, ANY AND ALL TEMPORARY UTILITY SUPPLIES (E.G. WATER POWER, AND TELEPHONE) IT MAY REQUIRE FOR PROSECUTION OF ITS WORK. THE COST OF SUCH UTILITIES SHALL BE INCLUDED IN THE APPROPRIATE BID ITEM WITH WHICH IT IS ASSOCIATED.

9. SHOULD CONSTRUCTION BE HALTED BECAUSE OF INCLEMENT WEATHER CONDITIONS, THE CONTRACTOR WILL COMPLETELY CLEAN UP ALL AREAS AND MAINTAIN THE SURFACE IN GOOD CONDITION DURING THE SHUT-DOWN PERIOD.

10. THE CONTRACTOR'S PERSONNEL, EQUIPMENT, AND OPERATIONS SHALL COMPLY FULLY WITH ALL APPLICABLE STANDARDS, REGULATIONS, AND REQUIREMENTS OF EXISTING FEDERAL, UTAH STATE, AND LOCAL GOVERNMENTAL AGENCIES.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LOCAL, STATE, AND FEDERAL PERMITS REQUIRED FOR STORMWATER POLLUTION PREVENTION AS A RESULT OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN FOR APPROVAL BY THE ENGINEER. IF THE CONSTRUCTION WILL DISTURB MORE THAN ONE ACRE, THE CONTRACTOR SHALL OBTAIN A COPY OF THE U.S. ENVIRONMENTAL PROTECTION AGENCY'S NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (OTHERWISE KNOWN AS THE CONSTRUCTION GENERAL PERMIT OR CGP) AND SUBMIT A "NOTICE OF INTENT" (NOI)[EPA FORM 3510-9 (6/03)] FOR PERMIT COVERAGE UNDER THE GENERAL PERMIT. THE CGP MAY BE FOUND ON THE INTERNET AT <HTTP://WWW.EPA.GOV/NPDES/STORMWATER/CGP> OR BY CONTACTING THE U.S. EPA OFFICE OF WATER DIRECTLY AT (800) 424-4372. THE NOI MAY BE FILED ELECTRONICALLY AT THE FOLLOWING WEBSITE: <HTTP://CFPUB.EPA.GOV/NPDES/STORMWATER/ENOI.CFM>. THE CGP DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH OTHER REGULATIONS OR CONTRACT REQUIREMENTS REGARDING STORMWATER POLLUTION PREVENTION INCLUDING BUT NOT LIMITED TO: PROTECTION OF SURFACE WATERS, PREVENTION OF SOIL RUNOFF INTO DRAINS, DUST CONTROL, PREVENTION OF TRACKING SOILS TO ADJACENT STREETS, FUEL CONTAINMENT, SPILL CONTROL, ETC.

12. OBTAIN PERMIT FROM SPANISH FORK WEST FIELD IRRIGATION COMPANY.

13. ALL WORK SHALL BE CONTAINED IN OR LIMITED TO THE CITY'S PROPERTY, EASEMENTS, OR APPROVED STAGING AREAS.

14. SLOPE ON ALL FOOTING DRAINS TO BE MINIMUM OF 0.5%.

15. THE GEOTECHNICAL EVALUATION FOR THIS PROJECT IS FOUND IN THE PROJECT SPECIFICATIONS. RECOMMENDATIONS FROM THE REPORT SHALL BE FOLLOWED. IN THE EVENT OF A CONFLICT WITH THE PROJECT SPECIFICATIONS, THE ENGINEER AND THE GEOTECHNICAL ENGINEER WILL APPROVE THE PROPER COURSE OF ACTION. REFER TO GEOTECHNICAL REPORT FOR SUBSURFACE SOILS INFORMATION.

16. CONTRACTOR TO PROVIDE, CONSTRUCT, MAINTAIN AND REMOVE A TEMPORARY FENCE AROUND THE CONSTRUCTION SITE USED TO PROTECT NEIGHBORING PROPERTIES FROM DAMAGE. CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTION TO SAFE GUARD THE WORK SITE. PAY ITEM TO BE INCLUDED IN MOBILIZATION.

17. THE ENGINEER WILL PROVIDE VERTICAL AND HORIZONTAL CONTROLS ONE TIME ON THE PROJECT SITE. ANY ADDITIONAL CONSTRUCTION STAKING REQUIRED TO COMPLETE THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

18. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITIES AND BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES AND EXISTING IMPROVEMENTS AS A RESULT OF THE CONTRACTOR'S CONSTRUCTION ACTIVITIES.

19. DURING CONSTRUCTION, ALL OPEN ENDS OF ALL PIPE LINES AND TANK ACCESS SHALL BE COVERED AND SEALED AT THE END OF THE WORK DAY

20. INTERIOR SURFACES OR COATINGS SHALL CONSIST OF PRODUCTS WHICH ARE CERTIFIED BY LABORATORIES APPROVED BY ANSI AND WHICH COMPLY WITH ANSI/NSF STANDARD 61. THIS REQUIREMENT APPLIES TO ANY PIPES AND FITTINGS, PROTECTIVE MATERIALS (E.G. PAINTS, COATINGS, CONCRETE ADMIXTURES, CONCRETE RELEASE AGENTS, CONCRETE SEALERS), JOINING AND SEALING MATERIALS (E.G. ADHESIVES, CAULKS, GASKETS, PRIMERS, AND SEALANTS) AND MECHANICAL DEVICES (E.G. ELECTRICAL WIRE, SWITCHES, SENSORS, VALVES) WHICH ARE LOCATED AS TO COME IN CONTACT WITH THE DRINKING WATER.

21. THE MINIMUM COVER FOR ALL WATER LINES SHALL BE 4' UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

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EXISTING UTILITIES

1. APPROXIMATE LOCATIONS OF UTILITIES ARE SHOWN ON THE PLANS. THEY ARE TO BE USED FOR GENERAL INFORMATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE APPROPRIATE UTILITY COMPANIES WHEN CONSTRUCTION MIGHT INTERFERE WITH NORMAL OPERATION OF ANY UTILITIES. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE THE APPROPRIATE UTILITY COMPANY FIELD-LOCATE ANY UTILITY INSTALLATIONS WHICH MIGHT BE AFFECTED BY CONSTRUCTION PRIOR TO BEGINNING WORK IN THAT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SERVICE OF EXISTING UTILITIES AND FOR RESTORING ANY UTILITIES DAMAGED DUE TO CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER. DEPTHS AND ELEVATIONS OF UTILITIES ARE UNKNOWN UNLESS OTHERWISE SHOWN. CONTRACTOR SHALL FIELD VERIFY UTILITY DEPTHS, ELEVATIONS, ANY DISCREPANCIES AND/OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

INSPECTION AND TESTING

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MATERIALS TESTING INCLUDING BUT NOT LIMITED TO CONCRETE, FLUSHING, DISINFECTION, LEAK, PRESSURE, BACTERIOLOGICAL, AND COMPACTION. ALL TESTS SHALL MEET MINIMUM ENGINEER REQUIREMENTS. SEE THE CONTRACT DOCUMENTS AND DRAWINGS FOR FREQUENCY OF TESTING. RESULTS ARE TO BE DELIVERED TO SPECIAL INSPECTOR, OWNER AND ENGINEER.

2. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH ENGINEER AND SPECIAL INSPECTOR FOR INSPECTIONS OF WORK AT APPROPRIATE INTERVALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PAY FOR ADDITIONAL INSPECTIONS THAT ARE THE RESULT OF HIS WORKMANSHIP.

CONTACT PHONE NUMBERS

SPANISH FORK CITY -		
CORY PIERCE	801-804-4466 o	WASTEWATER DIVISION MANAGER
KEITH BROADHEAD	801-804-4551 o	PROJECT MANAGER
PUBLIC WORKS	801-804-4550 o	
TRAVIS WARREN	801-804-4557 o	CITY SURVEYOR
JAKE THEURER	801-804-4438 o	POWER SUPERINTENDENT
ENGINEER -		
JORDAN PUGMIRE	385-707-5314 m	PROJECT ENGINEER
GARY VANCE	801-750-4771 m	PROJECT MANAGER
JIM GOODLEY	435-400-0204 m	PROJECT ENGINEER
SPANISH FORK WEST FIELD IRRIGATION COMPANY -		
GERALD HILL	801-360-9440	PRESIDENT
LYNN CRISLER	801-836-6541	WATER MASTER
DOMINION ENERGY -		
CUSTOMER SERVICE	800-323-5517	
JEFF ROBERTS	801-324-3985	ENGINEER

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10/14/21
STATE OF UTAH

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NO.	DESCRIPTION	DATE	BY	APP.
	REVISION			

SPANISH FORK & MAPLETON WRF
SPANISH FORK CITY CORPORATION

GENERAL NOTES

FILE: 55-20-124_05G-002_G_NOTES
JUB PROJ. # : 55-20-124
DRAWN BY: JTB
DESIGN BY: JBP
CHECKED BY: JJG / GMV
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 10/14/2021

DRAWING:
05-G-002

SHEET: 2 OF 20

Plot Date:10/14/2021 9:05 AM Plotted By: Whitney Davidson
Date Created:7/19/2021 \\JUB.COM\CENTRAL\CLIENTS\UT\SPANISHFORKCITY\PROJECTS\55-20-124_SPANISHFORK&MAPLETONWRFDESIGN\DESIGN\CAD\SHEET\CIVIL\OFFSITE\55-20-124_05G-002_G_NOTES.DWG

LINE LEGEND

LINE DESCRIPTION	PROPOSED LINE	EXISTING LINE
POWER / COMMUNICATIONS		
OVERHEAD POWER	OHP	OHP
UNDERGROUND POWER	UP	UP
OVERHEAD TELEPHONE	OHT	OHT
UNDERGROUND TELEPHONE	UT	UT
FIBER OPTIC	F/O	F/O
CABLE TELEVISION	CTV	CTV
UNDERGROUND POWER, TEL, CABLE TV		P,T,CTV
UNDERGROUND POWER, TEL, CABLE TV, GAS		P,T,CTV,G
STORM DRAIN		
STORM DRAIN (GENERAL)	SD	SD
STORM DRAIN	X"SD	X"SD
ROOF DRAIN	RD	RD
LAND DRAIN	LD	LD
SANITARY SEWER		
SANITARY SEWER (GENERAL)	SS	SS
SANITARY SEWER	X"SS	X"SS
SANITARY SEWER SERVICE	SS SS	SS SS
SEWER FORCE MAIN	FM	FM
WATER		
WATER (GENERAL)	W	W
WATER (SPECIFIED SIZE)	X"W	X"W
WATER SERVICE	WS WS	WS WS
IRRIGATION		
IRRIGATION	IRR	IRR
GRAVITY IRRIGATION	GIRR	GIRR
PRESSURE IRRIGATION	PIRR	PIRR
POTABLE WATER	PW	PW
NON-POTABLE WATER	NPW	NPW
GAS		
NATURAL GAS	G	G
NATURAL GAS SERVICE	G G	G G
HIGH PRESSURE GAS	HPG	HPG
LIQUID GAS	LG	LG
UTILITY		
CHLORINE LINE	CHL	CHL
INDUSTRIAL WASTE WATER	IWW	IWW
DRAIN LINE	DL	DL

LINE DESCRIPTION	PROPOSED LINE	EXISTING LINE
BOUNDARY		
PROPERTY LINE	P/L	P/L
PROPERTY LINE		
RIGHT OF WAY	R/W	R/W
TEMPORARY EASEMENT	T/E	T/E
PERMANENT EASEMENT	P/E	P/E
TOWNSHIP AND RANGE		
SECTION LINE		
QUARTER SECTION LINE		
1/16 SECTION LINE		
STATE LINE		
COUNTY LINE		
SITE		
FENCE	X	X
MAJOR CONTOUR	2521	
MINOR CONTOUR		
GRADE BREAK		GB
TOP OF BANK		TOB
TOE OF SLOPE		TOE
CUT LIMITS		
CUT LIMITS	CUT	
FILL LIMITS		
FILL LIMITS	FILL	
DITCH		
STORM SWALE		
EDGE OF WATER		
HIGH WATER		
WETLAND		WET
WETLAND BOG		BOG
WETLAND MARSH		MRSH
WETLAND SWAMP		SWMP
ROADWAY		
ROAD SHOULDER		
ROAD CENTERLINE		
ROAD ASPHALT		EP
ROAD GRAVEL	EG	EG
TOP BACK OF CURB		
LIP OF GUTTER		
LANDSCAPING LIMITS	LS	LS

SHEET NUMBERING

SAMPLE: C-101

- C – DISCIPLINE DESIGNATOR
- 1 – SHEET TYPE DESIGNATOR
- 01 – SHEET SEQUENCE NUMBER

DISCIPLINE DESIGNATORS

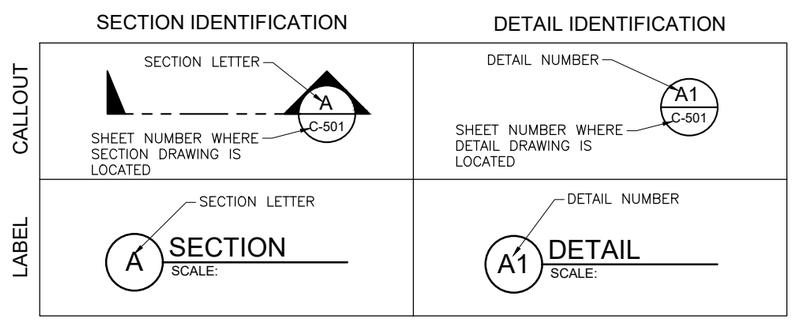
DISCIPLINE	DESIGNATOR	DESCRIPTION
GENERAL	G	ALL GENERAL
	GI	GENERAL INFORMATION
	GC	GENERAL CONTRACTUAL
	GR	GENERAL RESOURCE
SURVEY/MAPPING	V	ALL SURVEY
GEOTECHNICAL	B	ALL GEOTECHNICAL
CIVIL	C	ALL CIVIL
LANDSCAPE	L	ALL LANDSCAPE
STRUCTURAL	S	ALL STRUCTURAL
ARCHITECTURAL	A	ALL ARCHITECTURE
EQUIPMENT	Q	ALL EQUIPMENT
MECHANICAL	M	ALL MECHANICAL
ELECTRICAL	E	ALL ELECTRICAL
PLUMBING	P	ALL PLUMBING
PROCESS	D	ALL PROCESS
RESOURCE	R	ALL RESOURCE

SHEET TYPE DESIGNATORS

DESIGNATOR	SHEET TYPE
0	GENERAL (SYMBOLS, LEGENDS, NOTES, ETC.)
1	PLANS (HORIZONTAL VIEWS)
2	ELEVATIONS, PROFILES, COMBINED PLAN & PROFILES
3	SECTIONS (SECTIONAL VIEWS)
4	LARGE-SCALE VIEWS (PLANS, ELEVATIONS, ECT.)
5	DETAILS OR COMBINED DETAILS AND SECTIONS
6	SCHEDULES AND DIAGRAMS
7	USER DEFINED
8	USER DEFINED
9	3D REPRESENTATIONS (ISOMETRICS, PERSPECTIVES, PHOTOS)

SECTION AND DETAIL IDENTIFIERS

NOTE:
A DASH MAY BE PLACED IN THE LOWER PORTION OF THE IDENTIFIER IF THE DETAIL DRAWING OR SECTION VIEW IS LOCATED ON THE SAME SHEET.



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NO.	DESCRIPTION	BY	APP'D	DATE
	REVISION			

SPANISH FORK & MAPLETON WRF
SPANISH FORK CITY CORPORATION

LINE LEGEND & DETAIL KEY

FILE: 55-20-124_05G-003_LINE_DE
JUB PROJ. # : 55-20-124
DRAWN BY: JTB
DESIGN BY: JBP
CHECKED BY: JJG / GMV
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 10/14/2021

DRAWING:
05-G-003

SHEET: 3 OF 20

Plot Date:10/14/2021 9:06 AM Plotted By: Whitney Davidson
Date Created:7/19/2021 \\JUB.COM\CENTRAL\CLIENTS\UT\SPANISHFORK\CITY\PROJECTS\55-20-124_SPANISHFORK&MAPLETONWRF\DESIGN\DESIGN\CAD\SHEET\CIVIL\OFFSITE\55-20-124_05G-003_LINE_DET.DWG

SYMBOL DESCRIPTION	EXISTING SYMBOL	PROPOSED SYMBOL
SURVEY		
CAP (ALUMINUM)		
CAP (BRASS)		
CHISELED X		
CTRL PT GENERIC		
CTRL PT ½" REBAR	1/2" PIN CONTROL PT	
CTRL PT ⅝" REBAR	5/8" PIN CONTROL PT	
CTRL PT 60D NAIL	60D	
CTRL PT HUB & TACK	HT	
CTRL PT PK NAIL	PK	
CTRL PT TEMP BENCH MARK	TBM	
NAIL		
NAIL AND TAG	N/T	
NAIL (PK)	PK	
BOLT		
DRILL STEEL		
REBAR (½")		
REBAR (⅝")		
STAINLESS STEEL ROD		
IRON PIPE		
RAILROAD SPIKE		
R/W MONUMENT		
STONE		
SECTION CORNER. MON.	22 15 21 16	
SECTION QUARTER MON.	15 22	
SITE		
BOLLARD		
BOULDER		
DRINKING FOUNTAIN	DF	DF
FLAGPOLE	F	F
GATE		
MAIL BOX	M	M
PARKING METER	PM	PM
POST		
SIGN		
SPOT ELEVATION		
TREE (SHRUB)		
TREE (STUMP)		
TREE (CONIFEROUS)		
TREE (DECIDUOUS)		
TEST HOLE	TH	
WELL	W	
WELL (MONITORING)	M	M

SYMBOL DESCRIPTION	EXISTING SYMBOL	PROPOSED SYMBOL
UTILITIES		
MANHOLE (GENERIC)		
PRESSURE CLEAN OUT AT GRADE	PCO	PCO
THRUST BLOCK		
VAULT	V	V
COMMUNICATION		
TELE. MANHOLE	T	
TELE. PEDESTAL	T	T
TELE. POLE		
TV PEDESTAL	TV	TV
GUY WIRE		
DOMESTIC WATER		
FIRE HYDRANT		
SPIGOT		
YARD HYDRANT		
WATER MANHOLE	W	
WATER METER		
WATER VALVE	W	W
ELECTRIC		
ELEC. MANHOLE	E	
ELEC. METER	E	E
ELEC. TRANS.	E	E
JUNCTION BOX	J	J
POWER POLE		
POWER STUB	E	E
STREET LIGHT		
TRAFFIC SIGNAL POLE		
IRRIGATION		
IRRIGATION VALVE	IRR	IRR
IRRIGATION VALVE BOX	I	I
SPRINKLER		
NATURAL GAS		
GAS METER	G	G
GAS VALVE	G	G
SANITARY SEWER		
CLEANOUT		
SEWER STUB	S	S
SS MANHOLE		
STORM DRAIN		
CATCH BASIN		
DRY WELL	DW	DW
FLARE END		
GREASE TRAP		
SD MANHOLE	D	

SYMBOL DESCRIPTION	EXISTING SYMBOL	PROPOSED SYMBOL
FITTINGS		
BEND (11.25°)		
BEND (22.5°)		
BEND (45°)		
BEND (90°)		
CAP		
COUPLING		
CROSS		
REDUCER (CONCENTRIC)		
REDUCER (ECCENTRIC)		
TEE		
TRUE UNION		
WYE		
VALVES		
AIR VALVE	A	A
BLOW OFF	B	B
COMBO VALVE	C	C
BALL VALVE (N.C.)		
BALL VALVE (N.O.)		
BUTTERFLY VALVE		
CHECK VALVE		
CHECK VALVE (FLANGE)		
CHECK VALVE (MJ)		
GATE VALVE		
PLUG VALVE (N.C.)		
PLUG VALVE (N.O.)		
ROAD MARKINGS		
TURN ARROW		
ARROW STRAIGHT		
ARROW STRAIGHT/TURN		
BICYCLE ROUTE		
CAR		
HANDICAP SYMBOL		
ROADWAY		
INTERSTATE ROUTE	25	
MAST ARM		
PEDESTRIAN SIGNAL		
STATE ROUTE	14	
TRAFFIC LIGHT		

SYMBOL DESCRIPTION	EXISTING SYMBOL	PROPOSED SYMBOL
ROADWAY (CONT.)		
TYPE 2 BARRICADE		
US ROUTE	287	
TRAFFIC ATTENUATOR		
JERSEY BARRIER		

ABBREVIATIONS

ASSY	ASSEMBLY
>	ANGLE
@	AT (MEASUREMENTS)
BLDG	BUILDING
BM	BENCH MARK
BSC	BITUMINOUS SURFACE COURSE
BSW	BACK OF SIDEWALK
BW	BOTH WAYS
C	CHANNEL (STRUCTURAL)
C/L	CENTER LINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONT	CONTINUOUS
CPLG	COUPLING
CU FT	CUBIC FEET
CU YD	CUBIC YARD
DEG OR °	DEGREE
DET	DETAIL
DIA OR ø	DIAMETER
DIP	DUCTILE IRON PIPE
DIST	DISTRIBUTION
DWG	DRAWING
EA	EACH
ELB	ELBOW
ELEV	ELEVATION
EW	EACH WAY
EXIST	EXISTING
FG	FINISH GRADE
FH	FIRE HYDRANT
FLG	FLANGE
FT OR '	FEET
GV	GATE VALVE
HORIZ	HORIZONTAL
ID	INSIDE DIAMETER
IN OR "	INCH
LB OR #	POUND
LF	LINEAL FEET
LN	LINEAL
MAX	MAXIMUM
MIN	MINIMUM
NO OR #	NUMBER
PE	POLYETHYLENE
PL	PLATE
PL	PROPERTY LINE
PVC	POLYVINYL–CHLORIDE
R	RADIUS
RP	RADIUS POINT
R&R	REMOVE & REPLACE
REM	REMOVE
REQ'D	REQUIRED
REV	REVISION
R/W	RIGHT–OF–WAY

S	SLOPE
SPEC	SPECIFICATION
STA	STATION
STD	STANDARD
STL	STEEL
ST STL	STAINLESS STEEL
TBC	TOP BACK OF CURB
TYP	TYPICAL
TFC	TOP FACE OF CONCRETE
W/	WITH
W/O	WITHOUT
W/REQ'D	WHERE REQUIRED

J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
392 E. Winchester St., Suite 300
Salt Lake City, UT 84107
Phone: 801.547.0393
www.jub.com

CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
No. 6693679-2202
JORDAN B. PUGMIRE
10/14/21
STATE OF UTAH

SET

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENTS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APP'L	DATE
	REVISION			

SPANISH FORK & MAPLETON WRF
SPANISH FORK CITY CORPORATION

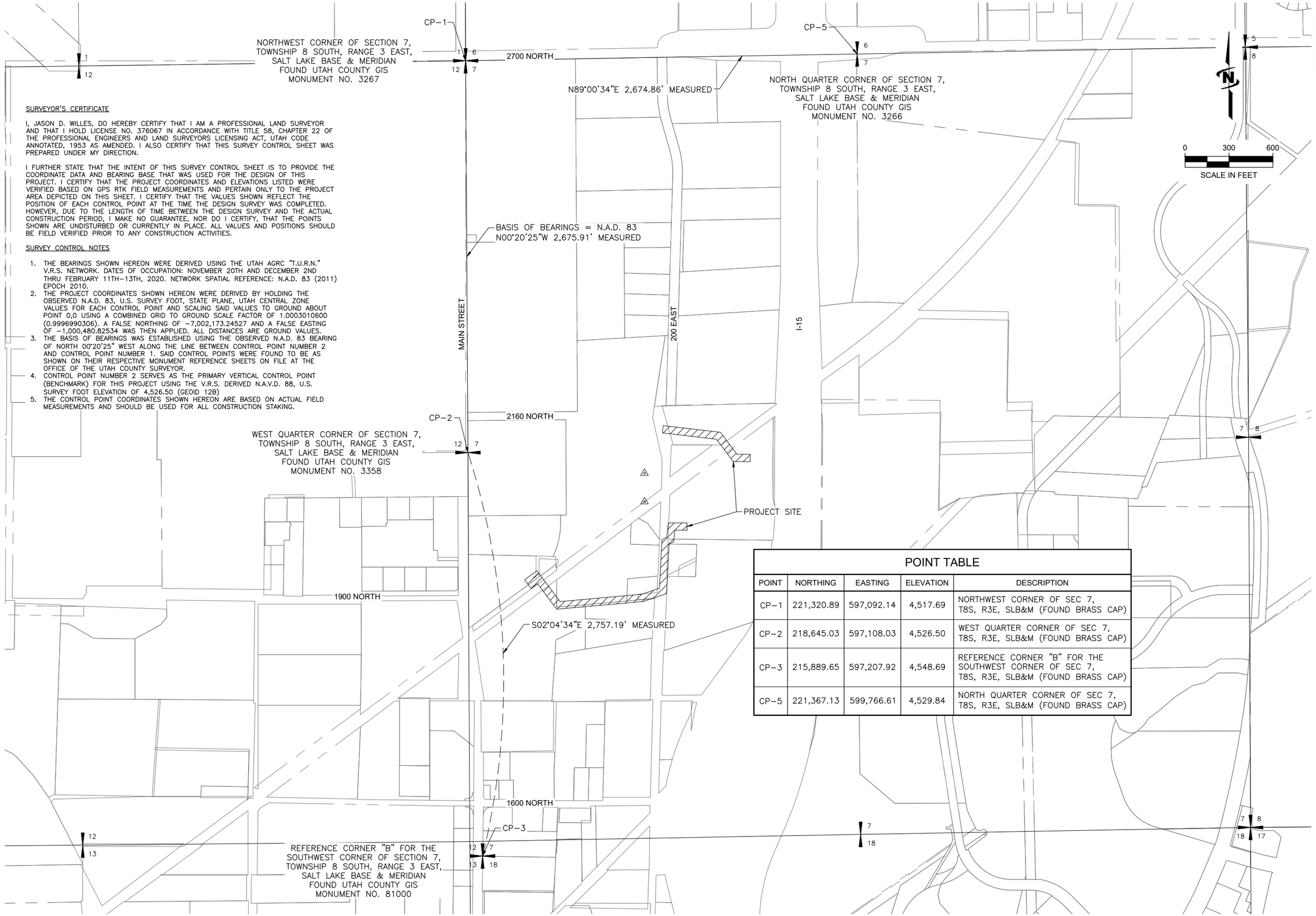
SYMBOL LEGEND & ABBREVIATIONS

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JUB PROJ. # : 55-20-124
DRAWN BY: JTB
DESIGN BY: JBP
CHECKED BY: JJG / GMV
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 10/14/2021

DRAWING:
05-G-004

SHEET: 4 OF 20

Plot Date:10/14/2021 9:07 AM Plotted By: Whitney Davidson
Date Created:7/19/2021 \\JUB.COM\CENTRAL\CLIENTS\UT\SPANISHFORKCITY\PROJECTS\55-20-124_SPANISHFORK&MAPLETONWRFDESIGN\DESIGN\CAD\SHEET\CIVIL\OFFSITE\55-20-124_05G-004_SYM_ABBR.DWG



SURVEYOR'S CERTIFICATE

I, JASON D. WILLES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 376067 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I ALSO CERTIFY THAT THIS SURVEY CONTROL SHEET WAS PREPARED UNDER MY DIRECTION.

I FURTHER STATE THAT THE INTENT OF THIS SURVEY CONTROL SHEET IS TO PROVIDE THE COORDINATE DATA AND BEARING BASE THAT WAS USED FOR THE DESIGN OF THIS PROJECT. I CERTIFY THAT THE PROJECT COORDINATES AND ELEVATIONS LISTED WERE VERIFIED BASED ON GPS RTK FIELD MEASUREMENTS AND PERTAIN ONLY TO THE PROJECT AREA DEPICTED ON THIS SHEET. I CERTIFY THAT THE VALUES SHOWN REFLECT THE POSITION OF EACH CONTROL POINT AT THE TIME THE DESIGN SURVEY WAS COMPLETED. HOWEVER, DUE TO THE LENGTH OF TIME BETWEEN THE DESIGN SURVEY AND THE ACTUAL CONSTRUCTION PERIOD, I MAKE NO GUARANTEE, NOR DO I CERTIFY, THAT THE POINTS SHOWN ARE UNDISTURBED OR CURRENTLY IN PLACE. ALL VALUES AND POSITIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.

SURVEY CONTROL NOTES

1. THE BEARINGS SHOWN HEREON WERE DERIVED USING THE UTAH AGRC "T.U.R.N." V.R.S. NETWORK. DATES OF OCCUPATION: NOVEMBER 20TH AND DECEMBER 2ND THRU FEBRUARY 11TH–13TH, 2020. NETWORK SPATIAL REFERENCE: N.A.D. 83 (2011) EPOCH 2010.
2. THE PROJECT COORDINATES SHOWN HEREON WERE DERIVED BY HOLDING THE OBSERVED N.A.D. 83, U.S. SURVEY FOOT, STATE PLANE, UTAH CENTRAL ZONE VALUES FOR EACH CONTROL POINT AND SCALING SAID VALUES TO GROUND ABOUT POINT 0,0 USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.000301060 (0.999699030 6). A FALSE NORTHING OF −7,002,173.24527 AND A FALSE EASTING OF −1,000,480.82534 WAS THEN APPLIED. ALL DISTANCES ARE GROUND VALUES.
3. THE BASIS OF BEARINGS WAS ESTABLISHED USING THE OBSERVED N.A.D. 83 BEARING OF NORTH 00°20'25" WEST ALONG THE LINE BETWEEN CONTROL POINT NUMBER 2 AND CONTROL POINT NUMBER 1. SAID CONTROL POINTS WERE FOUND TO BE AS SHOWN ON THEIR RESPECTIVE MONUMENT REFERENCE SHEETS ON FILE AT THE OFFICE OF THE UTAH COUNTY SURVEYOR.
4. CONTROL POINT NUMBER 2 SERVES AS THE PRIMARY VERTICAL CONTROL POINT (BENCHMARK) FOR THIS PROJECT USING THE V.R.S. DERIVED N.A.V.D. 88, U.S. SURVEY FOOT ELEVATION OF 4,526.50 (GEOID 12B)
5. THE CONTROL POINT COORDINATES SHOWN HEREON ARE BASED ON ACTUAL FIELD MEASUREMENTS AND SHOULD BE USED FOR ALL CONSTRUCTION STAKING.

POINT TABLE

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP−1	221,320.89	597,092.14	4,517.69	NORTHWEST CORNER OF SEC 7, T8S, R3E, SLB&M (FOUND BRASS CAP)
CP−2	218,645.03	597,108.03	4,526.50	WEST QUARTER CORNER OF SEC 7, T8S, R3E, SLB&M (FOUND BRASS CAP)
CP−3	215,889.65	597,207.92	4,548.69	REFERENCE CORNER "B" FOR THE SOUTHWEST CORNER OF SEC 7, T8S, R3E, SLB&M (FOUND BRASS CAP)
CP−5	221,367.13	599,766.61	4,529.84	NORTH QUARTER CORNER OF SEC 7, T8S, R3E, SLB&M (FOUND BRASS CAP)

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CONSTRUCTION

PROFESSIONAL ENGINEER
REGISTERED
No. 8693679-2202
JORDAN B PUGMIRE
10/14/21
STATE OF UTAH

SET

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APP'D	DATE
	REVISION			

SPANISH FORK & MAPLETON WRF
SPANISH FORK CITY CORPORATION

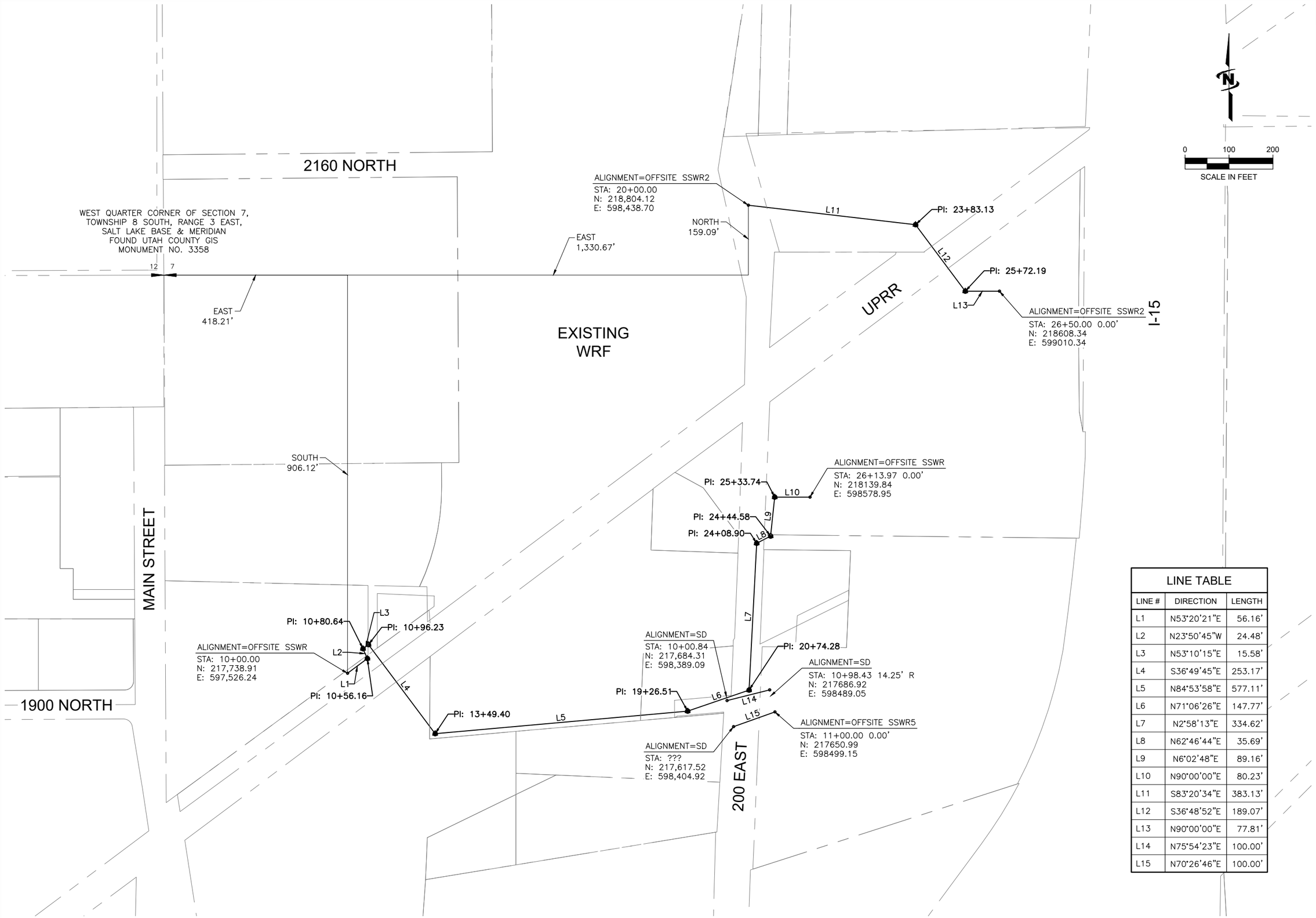
SURVEY CONTROL

FILE: 55-20-124_05V-101_S_CNTRL
JUB PROJ. #: 55-20-124
DRAWN BY: JTB
DESIGN BY: JTB
CHECKED BY: JDW
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 10/12/2021

DRAWING:
05-V-101

SHEET: 5 OF 20

Plot Date:10/13/2021 5:24 PM Plotted By: Whitney Davidson
Date Created:8/20/2021 \\JUB.COM\CENTRAL\CLIENTS\UT\SPANISHFORK\CITY\PROJECTS\55-20-124_SPANISHFORK&MAPLETONWRF\DESIGN\DESIGN\CAD\SHEET\CIVIL\OFFSITE\55-20-124_05V-101_S_CNTRL.DWG



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N53°20'21"E	56.16'
L2	N23°50'45"W	24.48'
L3	N53°10'15"E	15.58'
L4	S36°49'45"E	253.17'
L5	N84°53'58"E	577.11'
L6	N71°06'26"E	147.77'
L7	N2°58'13"E	334.62'
L8	N62°46'44"E	35.69'
L9	N6°02'48"E	89.16'
L10	N90°00'00"E	80.23'
L11	S83°20'34"E	383.13'
L12	S36°48'52"E	189.07'
L13	N90°00'00"E	77.81'
L14	N75°54'23"E	100.00'
L15	N70°26'46"E	100.00'

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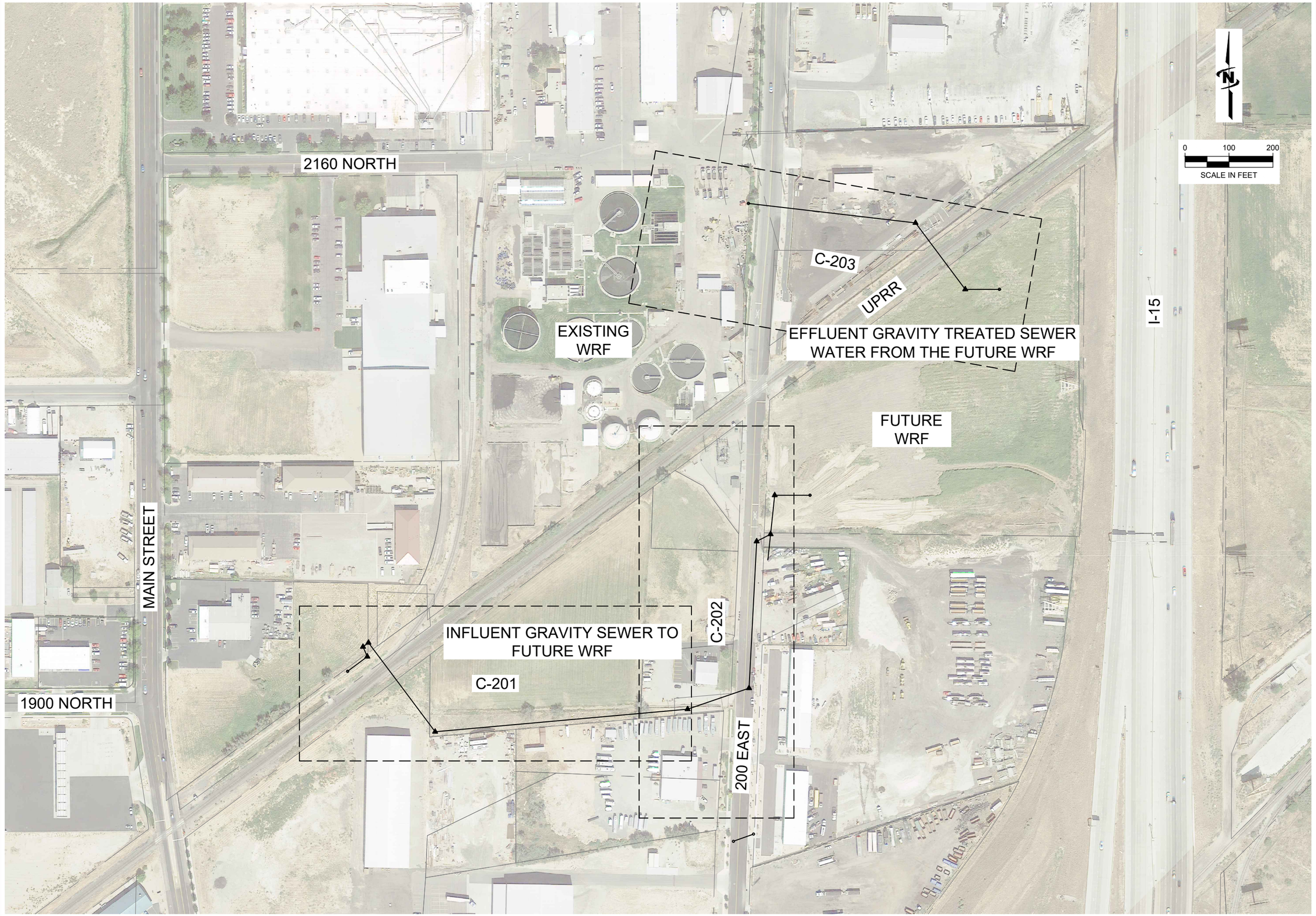
ALIGNMENTS

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DESIGN BY: JBP
CHECKED BY: JJG / GMV
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 10/12/2021

DRAWING:
05-V-102

SHEET: 6 OF 20

Plot Date:10/13/2021 5:24 PM Plotted By: Whitney Davidson
Date Created:8/16/2021 \\JUB.COM\CENTRAL\CLIENTS\UT\SPANISHFORKCITY\PROJECTS\55-20-124 - SPANISHFORK&MAPLETONWRF\DESIGN\DESIGN\CAD\SHEET\CIVIL\OFFSITE\55-20-124_05V-102_ALGN.DWG



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CONSTRUCTION SET

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JORDAN B. PUGMIRE
10/14/21
STATE OF UTAH

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SPANISH FORK & MAPLETON WRF
SPANISH FORK CITY CORPORATION

SHEET KEY

FILE: 55-20-124_05C-001_S_KEY
JUB PROJ. # : 55-20-124
DRAWN BY: JTB
DESIGN BY: JBP
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ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 10/13/2021

DRAWING:
05-C-001

SHEET: 7 OF 20

Plot Date:10/14/2021 8:48 AM Plotted By: Whitney Davidson
Date Created:7/19/2021 \\JUB.COM\CENTRAL\CLIENTS\UT\SPANISHFORKCITY\PROJECTS\55-20-124_SPANISHFORK&MAPLETONWRFDESIGN\DESIGN\CAD\SHEETCIVIL\OFFSITE\55-20-124_05C-001_S_KEY.DWG

EXISTING WRF

200 EAST

UPRR

7' SSMH #15

7' SSMH #14

SS BOX #13

SS BOX #12

9' SSMH #11

9' SSMH #10

6' SSMH #9

6' SSMH #8

6' SSMH #7

6' SSMH #6

6' SSMH #5

6' SSMH #2

6' SSMH #1

SS BOX #4

SS BOX #3

4'x4' S.D. BOX #3

4'x4' S.D. BOX #2

4'x4' S.D. BOX #1

CONCEPTUAL ALIGNMENT OF PROPOSED PLANT WATER FROM FUTURE WASTEWATER RECLAMATION FACILITY TO BE CONSTRUCTED AT A LATER DATE

CONCEPTUAL ALIGNMENT OF PROPOSED WASTE ACTIVATED SLUDGE LINE FROM FUTURE WASTEWATER RECLAMATION FACILITY TO BE CONSTRUCTED AT A LATER DATE

CONCEPTUAL ALIGNMENT OF PROPOSED PLANT DRAIN FROM EXISTING WASTEWATER RECLAMATION FACILITY TO BE CONSTRUCTED AT A LATER DATE

CONCEPTUAL ALIGNMENTS OF PROPOSED FORCE MAINS TO BE CONNECTED TO SS BOX #3 WHEN NEW WRF IS ACCEPTING FLOWS

0 100 200

SCALE IN FEET

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SPANISH FORK & MAPLETON WRF
SPANISH FORK CITY CORPORATION

OVERALL UTILITY PLAN

FILE: 55-20-124_05C-101_UTILITY
JUB PROJ. # : 55-20-124
DRAWN BY: JTB
DESIGN BY: JBP
CHECKED BY: JJG / GMV

ONE INCH
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LAST UPDATED: 10/13/2021

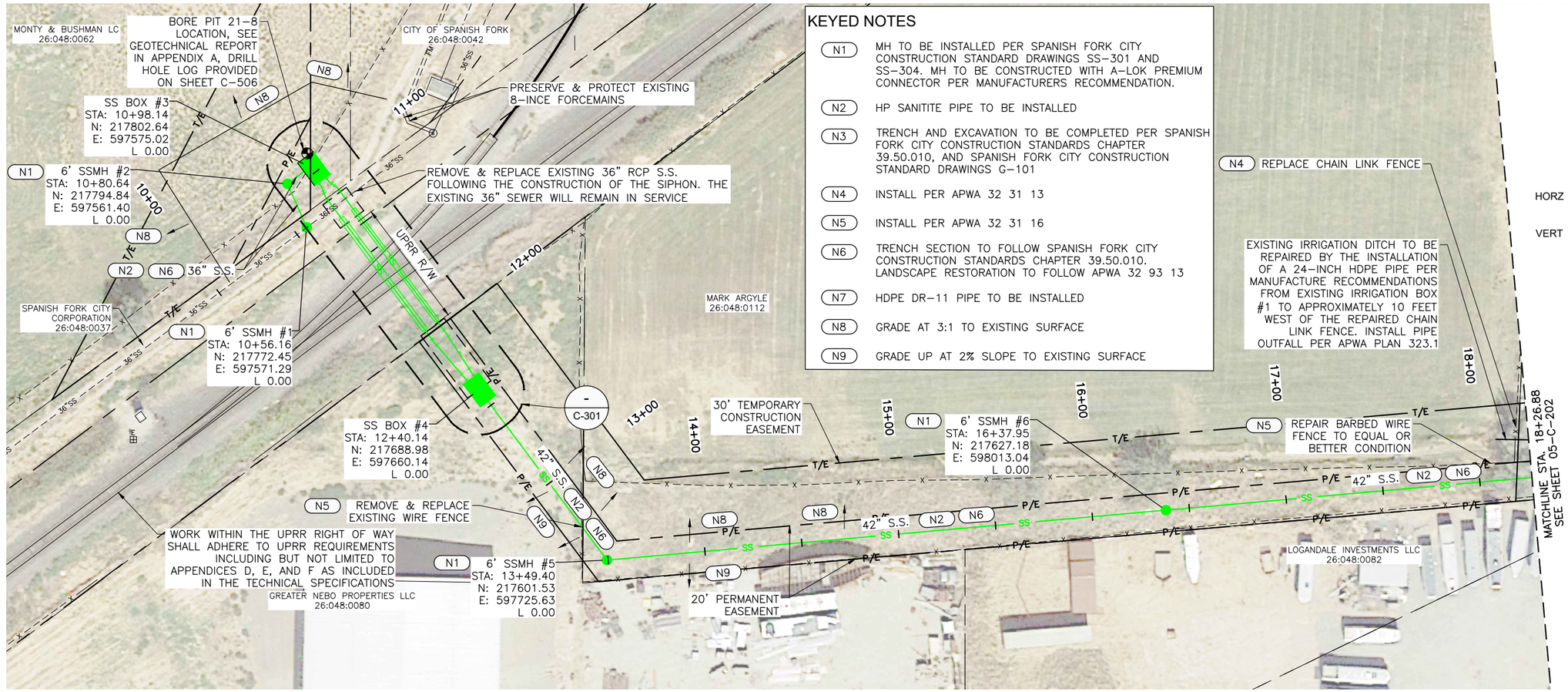
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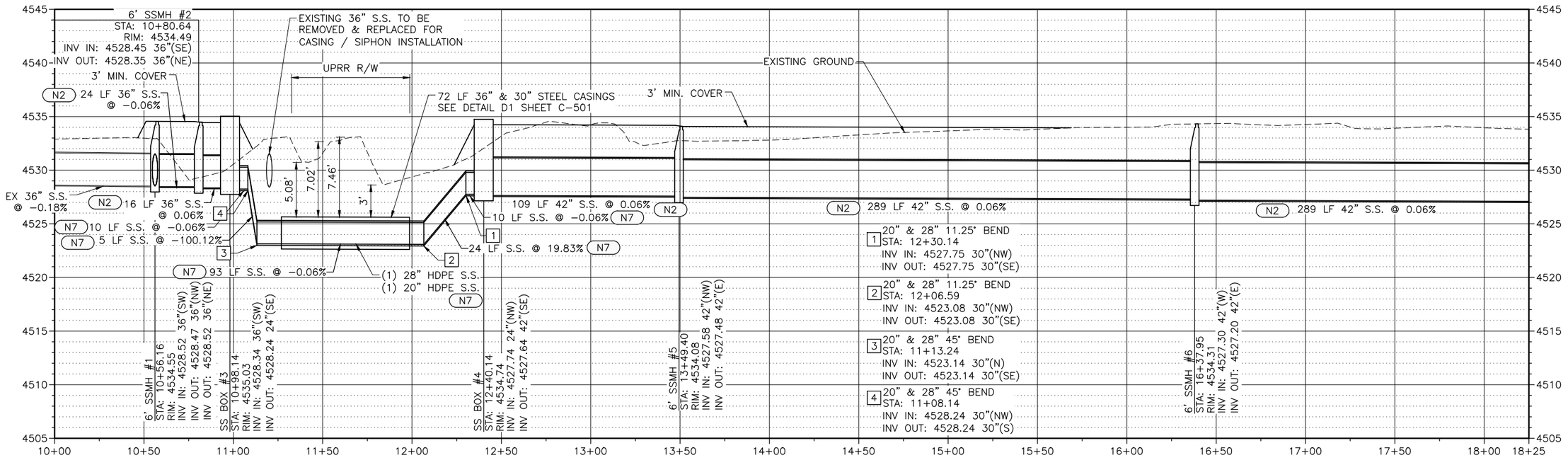
SHEET: 8 OF 20

Plot Date:10/13/2021 5:26 PM Plotted By: Whitney Davidson
Date Created:7/19/2021 \\JUB.COM\CENTRAL\CLIENTS\UT\SPANISHFORK\CITYPROJECTS\55-20-124_SPANISHFORK&MAPLETONWRFDESIGN\DESIGN\CAD\SHEET\CIVIL\OFFSITE\55-20-124_05C-101_UTILITY.DWG

KEYED NOTES

N1	MH TO BE INSTALLED PER SPANISH FORK CITY CONSTRUCTION STANDARD DRAWINGS SS–301 AND SS–304. MH TO BE CONSTRUCTED WITH A–LOK PREMIUM CONNECTOR PER MANUFACTURERS RECOMMENDATION.
N2	HP SANITITE PIPE TO BE INSTALLED
N3	TRENCH AND EXCAVATION TO BE COMPLETED PER SPANISH FORK CITY CONSTRUCTION STANDARDS CHAPTER 39.50.010, AND SPANISH FORK CITY CONSTRUCTION STANDARD DRAWINGS G–101
N4	INSTALL PER APWA 32 31 13
N5	INSTALL PER APWA 32 31 16
N6	TRENCH SECTION TO FOLLOW SPANISH FORK CITY CONSTRUCTION STANDARDS CHAPTER 39.50.010. LANDSCAPE RESTORATION TO FOLLOW APWA 32 93 13
N7	HDPE DR–11 PIPE TO BE INSTALLED
N8	GRADE AT 3:1 TO EXISTING SURFACE
N9	GRADE UP AT 2% SLOPE TO EXISTING SURFACE





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CONSTRUCTION

RS521STERED PROFESSIONAL ENGINEER
No. 8693679–2202
JORDAN B. PUGMIRE
10/14/21
STATE OF UTAH

SET

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SPANISH FORK & MAPLETON WRF
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OFFSITE PLAN & PROFILE STA 10+00 TO STA 18+25

FILE : 55-20-124_05C-201X_OFFSITE
JUB PROJ. # : 55-20-124
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DESIGN BY: JBP
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ONE INCH
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LAST UPDATED: 10/13/2021

DRAWING:
05-C-201

SHEET: 9 OF 20

Plot Date:10/13/2021 5:28 PM Plotted By: Whitney Davidson
Date Created:8/30/2021 \\JUB.COM\CENTRAL\CLIENTS\UT\SPANISHFORK\CITYPROJECTS\55-20-124_SPANISHFORK&MAPLETONWRFDESIGN\DESIGN\CAD\SHEET\CIVIL\OFFSITE\55-20-124_05C-201X_OFFSITE.DWG

SEE SHEET 05-C-201
MATCHLINE STA. 18+26.88

EXISTING IRRIGATION DITCH TO BE REPAIRED BY THE INSTALLATION OF A 24-INCH HDPE PIPE PER MANUFACTURE RECOMMENDATIONS FROM EXISTING IRRIGATION BOX #1 TO APPROXIMATELY 10 FEET WEST OF THE REPAIRED CHAIN LINK FENCE. INSTALL PIPE OUTFALL PER APWA PLAN 323.1

REPLACE CHAIN LINK FENCE N7

20' PERMANENT EASEMENT

42" S.S. N2 N9

6' SSMH #7 N1
STA: 19+26.51
N: 217652.84
E: 598300.45
L 0.00

PRESERVE & PROTECT EXISTING STREET LIGHT

30' TEMPORARY CONSTRUCTION EASEMENT

N7 REMOVE & REPLACE EXISTING CHAIN LINK FENCE

42" S.S. N2 N3 N9

PRESERVE & PROTECT EXISTING STREET LIGHT

EXISTING IRRIGATION BOX #1

LOGANDALE INVESTMENTS LLC
26:048:0082

MARK ARGYLE
26:048:0112

DENNIS ARGYLE
26:048:0095

REMOVE & REPLACE EXISTING CHAIN LINK FENCE N7

REPAIR CURB AND GUTTER N8

N5 4'x4' S.D. BOX #1
STA: 10+34.67
N: 217685.22
E: 598423.74
L 0.00

EX 24" ADS S.D. TO BE REMOVED FROM SS BOX 1 TO SS BOX 3

4'x4' S.D. BOX #3 N5
STA: 20+61.05
N: 217705.19
E: 598424.74
L 9.29
RIM: 4536.16
INV OUT: 4528.54 24" (N)

SPANISH FORK CITY CORPORATION
26:048:0090

SPANISH FORK CITY
26:048:0111

N6 32 LF 24" RCP S.D. @ -9.63%

INSTALL TWO PLUGS TO DIVERT 24" S.S. FLOW TO EX 36" S.S. PIPE. PLUGS TO REMAIN IN PLACE UNTIL FUTURE WRF IS ABLE TO ACCEPT SEWER FLOWS.

EX SSMH
STA: 10+34.38
N: 217629.03
E: 598437.32
L 0.00

B1 C-204

D1 C-204

200 EAST

6' SSMH #9 (SEE NOTES 1 & 2)
STA: 24+08.90
N: 218034.86
E: 598457.60
L 0.00

FLOW FILL 184 LF OF EXISTING 24" SS FROM 200 EAST TO EXISTING VAULT DOWNSTREAM TO PREVENT SEWER FLOW PER APWA: 31 05 15

N2 31 LF 24" S.S. @ -2.14%

48" S.S. N2 N3

N3

EX SSMH
STA: 10+65.62
N: 217639.49
E: 598466.76
L 0.00

N4 4'x4' S.D. BOX #2
STA: 10+66.52
N: 217692.97
E: 598454.64
L L 0.00

N8 REPAIR CURB AND GUTTER

DEMO EXISTING 24" SS FROM STA 20+74.28 TO STA 23+98

36" SS TO BE CONSTRUCTED TO WITHIN 10-FEET OF EXISTING MH AND CONNECTED IN THE FUTURE WHEN NEW WRF IS ABLE TO ACCEPT SEWER FLOWS. CAP AND PLUG FOR FUTURE TIE-IN. (SEE NOTE 2)
INV. AT 10-FT SETBACK FROM EXISTING MH: 4528.74
SLOPE: 5.75%
LENGTH: 30 LF

N2 N9 36" S.S.

60" S.S. N2 N9

HEADWORKS BUILDING
STA: 25+53.74
N: 218139.84
E: 598518.73

N1 6' SSMH #8
STA: 20+74.28
N: 217700.69
E: 598440.26
L 0.00

E&K LAND PROPERTIES LLC
26:048:0113

BLAINE EVANS HOLDINGS LLC
26:048:0088

N1 9' SSMH #10
STA: 24+44.58
N: 218051.18
E: 598489.33
L 0.00

N1 9' SSMH #11
STA: 25+33.74
N: 218139.84
E: 598498.73
L 0.00

CAP AND PLUG FOR FUTURE TIE-IN

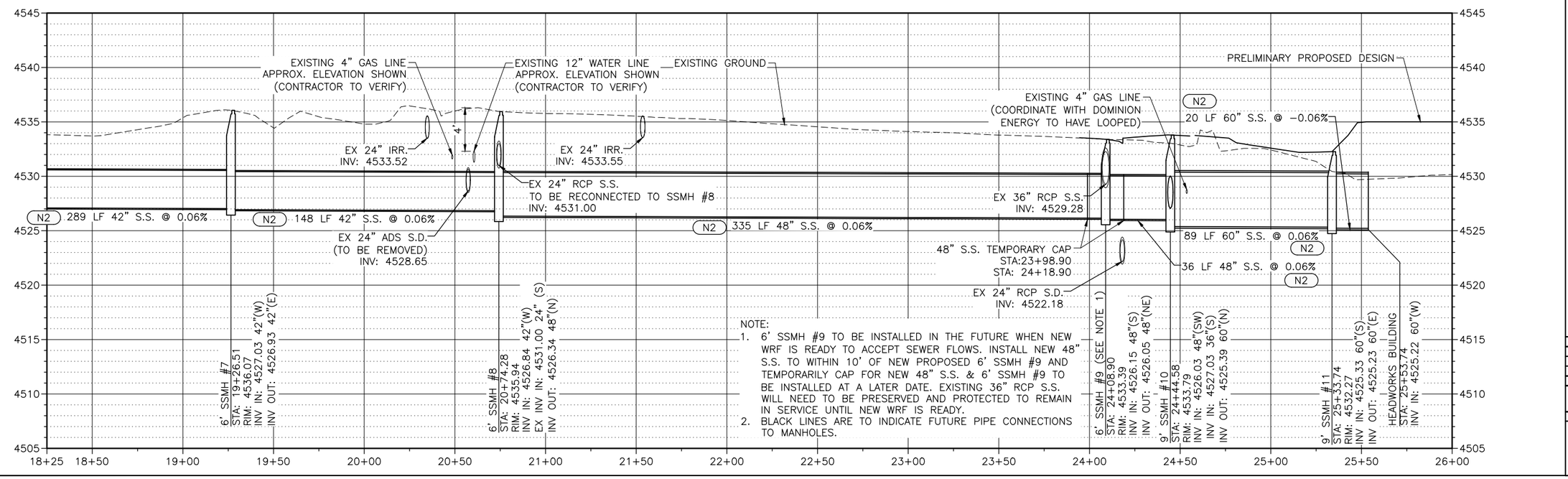
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SPANISH FORK CITY
26:048:0110

HORZ 0 30 60
VERT 0 5 10
SCALE IN FEET

KEYED NOTES

- N1 MH TO BE INSTALLED PER SPANISH FORK CITY CONSTRUCTION STANDARD DRAWINGS SS-301 AND SS-304. MH TO BE CONSTRUCTED WITH A-LOK PREMIUM CONNECTOR PER MANUFACTURERS RECOMMENDATION.
- N2 HP SANITITE PIPE TO BE INSTALLED
- N3 TRENCH AND EXCAVATION TO BE COMPLETED PER SPANISH FORK CITY CONSTRUCTION STANDARDS CHAPTER 39.50.010 & SPANISH FORK CITY CONSTRUCTION STANDARD DRAWINGS G-101
- N4 SD BOX TO BE INSTALLED PER SPANISH FORK CITY CONSTRUCTION STANDARD DRAWINGS SD-403
- N5 SD BOX TO BE INSTALLED PER SPANISH FORK CITY CONSTRUCTION STANDARD DRAWINGS SD-401
- N6 SD RCP PIPES TO BE INSTALLED PER SPANISH FORK CITY CONSTRUCTION STANDARDS CHAPTER 39.55
- N7 INSTALL PER APWA 32 31 13
- N8 INSTALL 30" CATCH CURB AND GUTTER PER SPANISH FORK CITY STANDARD CONSTRUCTION DRAWING ST-512
- N9 TRENCH SECTION TO FOLLOW SPANISH FORK CITY CONSTRUCTION STANDARDS CHAPTER 39.50.010. LANDSCAPE RESTORATION TO FOLLOW APWA 32 93 13



NOTE:
1. 6' SSMH #9 TO BE INSTALLED IN THE FUTURE WHEN NEW WRF IS READY TO ACCEPT SEWER FLOWS. INSTALL NEW 48" S.S. TO WITHIN 10' OF NEW PROPOSED 6' SSMH #9 AND TEMPORARILY CAP FOR NEW 48" S.S. & 6' SSMH #9 TO BE INSTALLED AT A LATER DATE. EXISTING 36" RCP S.S. WILL NEED TO BE PRESERVED AND PROTECTED TO REMAIN IN SERVICE UNTIL NEW WRF IS READY.
2. BLACK LINES ARE TO INDICATE FUTURE PIPE CONNECTIONS TO MANHOLES.

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CONSTRUCTION

RJ52 LICENSED PROFESSIONAL ENGINEER No. 6693679-2202 JORDAN B. PUGMIRE 10/14/21 STATE OF UTAH

SET

NO.	DESCRIPTION	BY	APP'D	DATE
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SPANISH FORK & MAPLETON WRF
SPANISH FORK CITY CORPORATION

OFFSITE PLAN & PROFILE STA 18+25 TO STA 26+00

FILE: 55-20-124_05C-201X_OFFSITE
JUB PROJ. #: 55-20-124
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AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 10/14/2021

DRAWING:
05-C-202

SHEET: 10 OF 20

Plot Date:10/14/2021 9:47 AM Plotted By: Whitney Davidson
Date Created:8/30/2021 \\JUB.COM\CENTRAL\CLIENTS\UT\SPANISHFORKCITY\PROJECTS\55-20-124_SPANISHFORK&MAPLETONWRF\DESIGN\DESIGN\CAD\SHEET\CIVIL\OFFSITE\55-20-124_05C-201X_OFFSITE.DWG

KEYED NOTES

- (N1) MH TO BE INSTALLED PER SPANISH FORK CITY CONSTRUCTION STANDARD DRAWINGS SS-301 AND SS-304. MH TO BE CONSTRUCTED WITH A-LOK PREMIUM CONNECTOR PER MANUFACTURERS RECOMMENDATION.
- (N2) HP SANITITE PIPE TO BE INSTALLED
- (N3) TRENCH AND EXCAVATION TO BE COMPLETED PER SPANISH FORK CITY CONSTRUCTION STANDARDS CHAPTER 39.50.010, AND SPANISH FORK CITY CONSTRUCTION STANDARD DRAWINGS G-101
- (N4) INSTALL PER APWA 32 31 13
- (N5) INSTALL PER APWA 32 31 16
- (N6) HDPE DR-11 PIPE TO BE INSTALLED
- (N7) TRENCH SECTION TO FOLLOW SPANISH FORK CITY CONSTRUCTION STANDARDS CHAPTER 39.50.010. LANDSCAPE RESTORATION TO FOLLOW APWA 32 93 13.
- (N8) INSTALL 30" CATCH CURB AND GUTTER PER SPANISH FORK CITY STANDARD CONSTRUCTION DRAWING ST-512

D1 C-504

7' SSMH #15
STA: 20+42.65
N: 218799.18
E: 598481.06
L 0.00

SPANISH FORK CITY CORPORATION 26:048:0046

SPANISH FORK CITY 26:049:0003 (COORDINATE WITH CITY TO RELOCATE MATERIALS IN CONSTRUCTION AREA AS WELL AS SPECIFIC SURFACE RESTORATION)

REMOVE & REPLACE EXISTING CONCRETE FENCE PANEL PER SPANISH FORK STANDARD DRAWING G-113

REPAIR CURB AND GUTTER (N8)

REPAIR ROADWAY AND BIKE PATH (N3)

N1 7' SSMH #14
STA: 23+83.13
N: 218759.71
E: 598819.24
L 0.00

C-302

N2 N7 60" S.S.

N2 60" S.S.
N7

SS BOX #13
STA: 24+14.13
N: 218734.89
E: 598837.82
L -0.01

N4 REMOVE & REPLACE EXISTING CHAIN LINK FENCE

N5 REMOVE & REPLACE EXISTING WIRE FENCE

±66' UPRR R/W

SS BOX #12
STA: 25+27.73
N: 218643.95
E: 598905.89
L 0.00

60" S.S. N2 N7

N5 REMOVE & REPLACE EXISTING WIRE FENCE

WORK WITHIN THE UPRR RIGHT OF WAY SHALL ADHERE TO UPRR REQUIREMENTS INCLUDING BUT NOT LIMITED TO APPENDICES D, E, AND F AS INCLUDED IN THE TECHNICAL SPECIFICATIONS

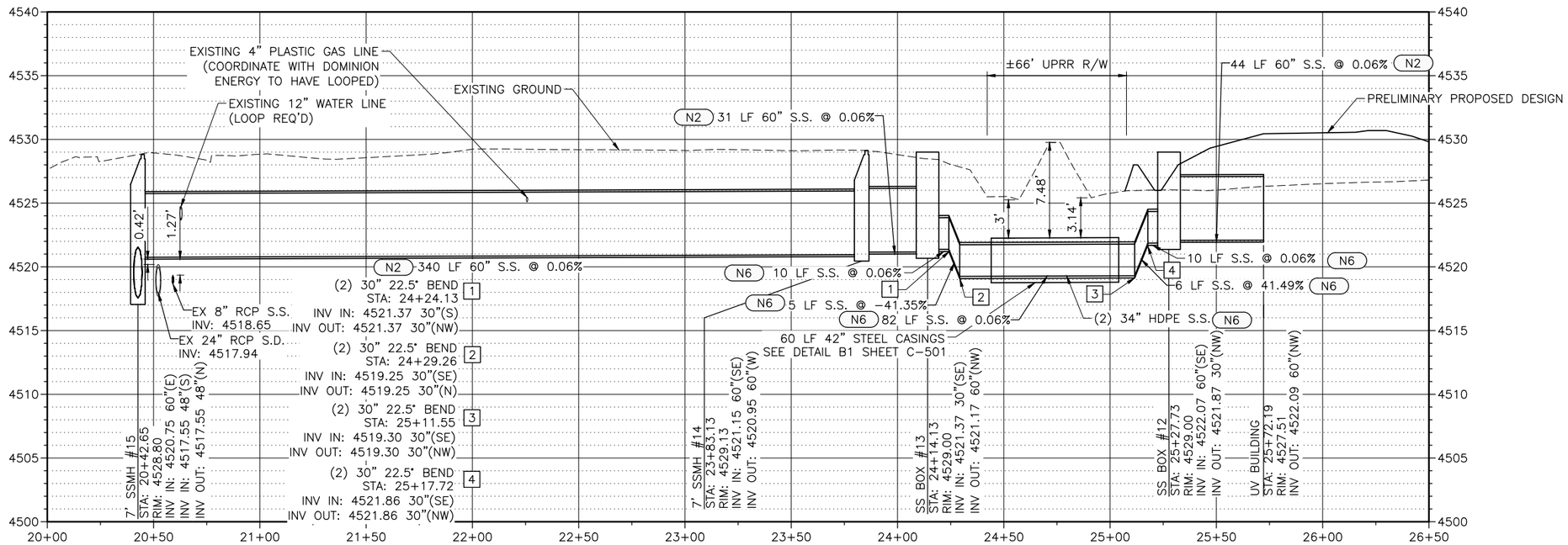
SPANISH FORK CITY 26:049:0003

UNION PACIFIC RAIL ROAD

BORE PIT 21-6 LOCATION, SEE GEOTECHNICAL REPORT IN APPENDIX, DRILL HOLE LOG PROVIDED ON SHEET C-506

200 EAST

HORZ 0 30 60
VERT 0 5 10
SCALE IN FEET



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J-U-B ENGINEERS, INC.
392 E. Winchester St., Suite 300
Salt Lake City, UT 84107
Phone: 801.547.0393
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CONSTRUCTION SET

REGISTERED PROFESSIONAL ENGINEER No. 8693679-2202 JORDAN B. PUGMIRE 10/14/21 STATE OF UTAH

REUSE OF DRAWINGS
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NO.	DESCRIPTION	BY	APP'D	DATE
	REVISION			

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SPANISH FORK CITY CORPORATION

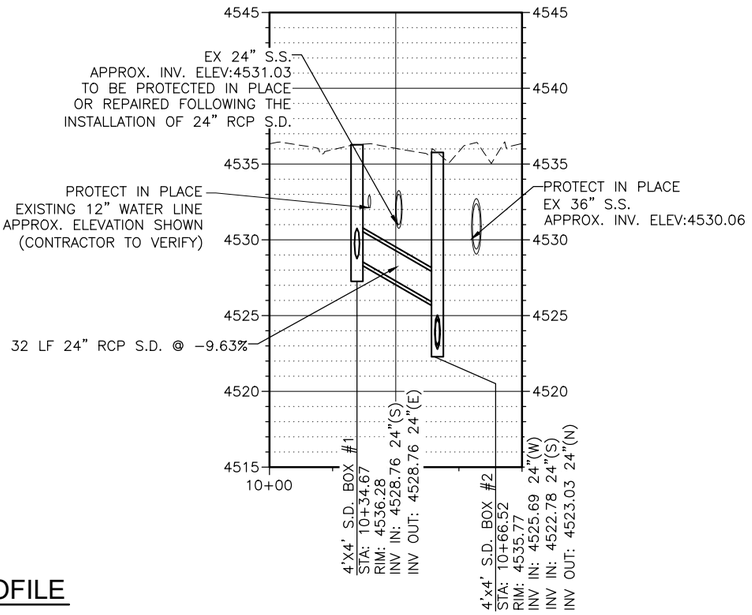
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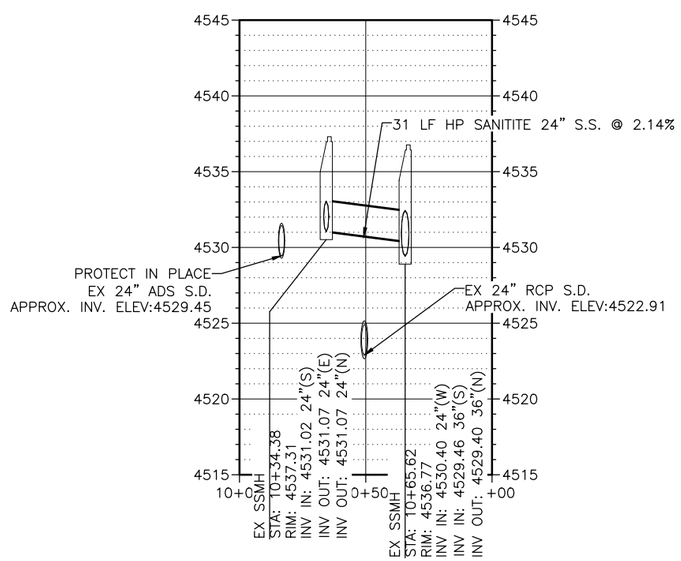
DRAWING:
05-C-203

SHEET: 11 OF 20

Plot Date:10/13/2021 5:29 PM Plotted By: Whitney Davidson
Date Created:8/30/2021 \\JUB.COM\CENTRAL\CLIENTS\UT\SPANISHFORK\CITY\PROJECTS\55-20-124_SPANISHFORK&MAPLETONWRFDESIGN\DESIGN\CAD\SHEET\CIVIL\OFFSITE\55-20-124_05C-201X_OFFSITE.DWG



B1 S.D. PROFILE



D1 S.S. PROFILE

HORZ 0 30 60
VERT 0 5 10
SCALE IN FEET

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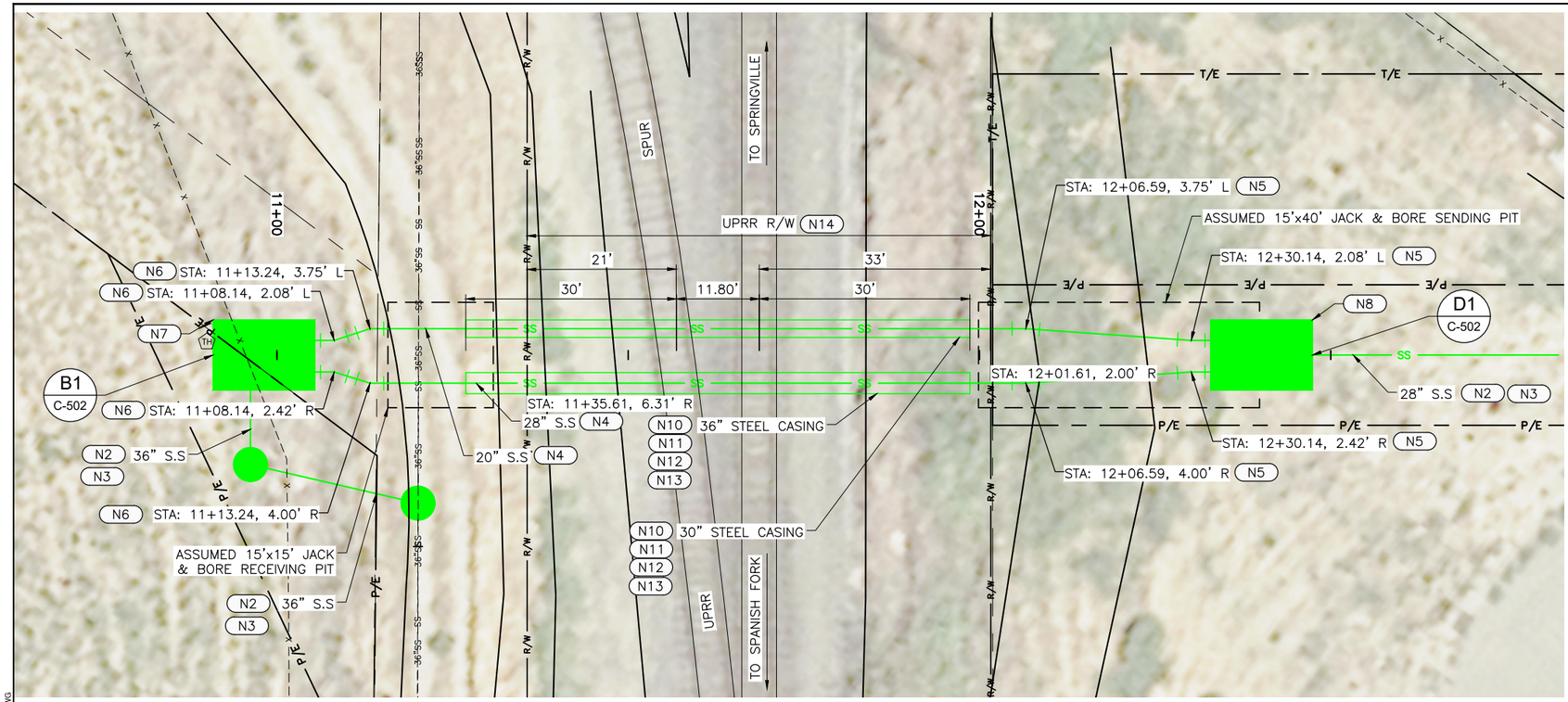
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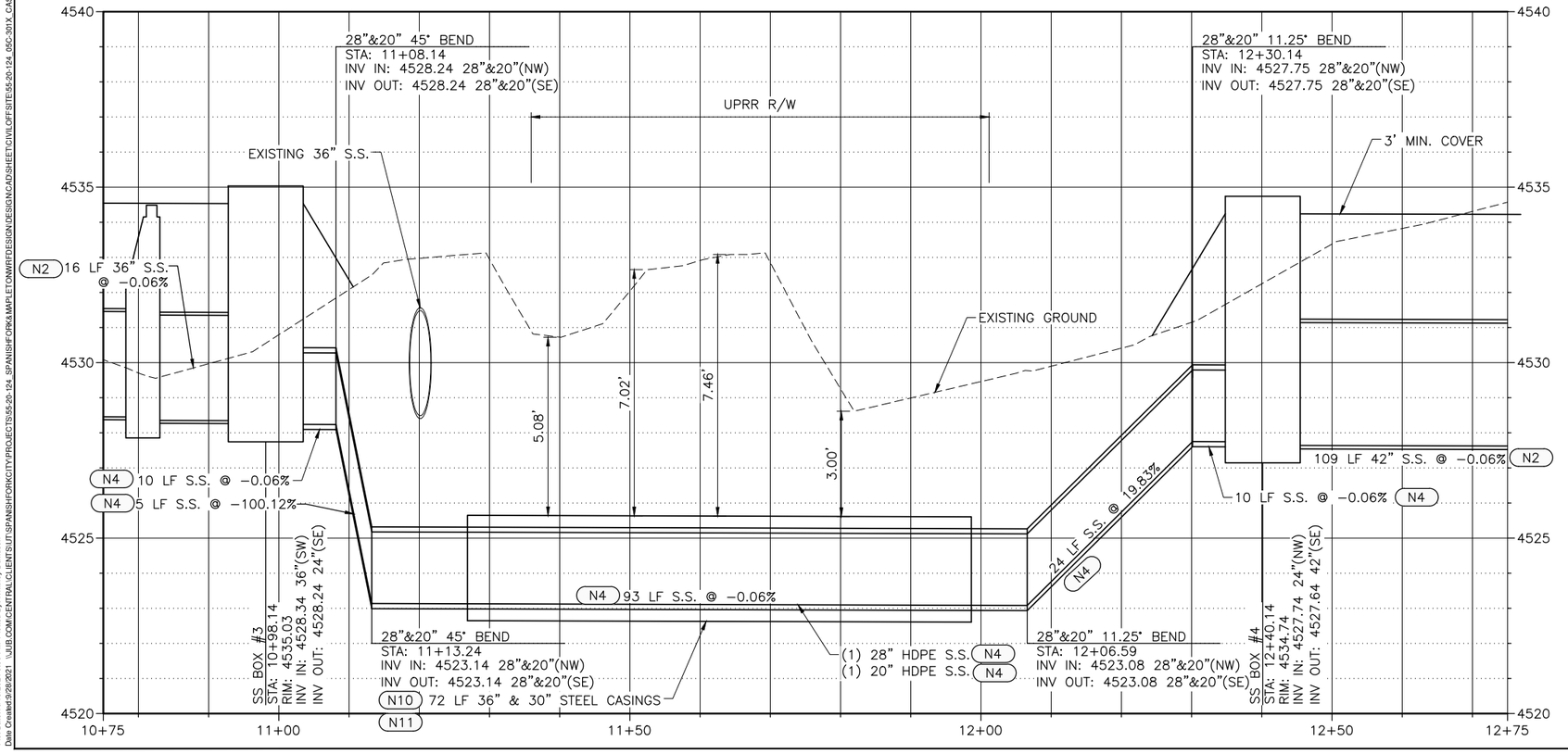
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DRAWING:
05-C-204

SHEET: 12 OF 20

Plot Date:10/13/2021 5:29 PM Plotted By: Whitney Davidson
Date Created:8/30/2021 \\JUB.COM\CENTRAL\CLIENTS\UT\SPANISHFORKCITY\PROJECTS\55-20-124_SPANISHFORK&MAPLETONWRFDESIGN\DESIGN\CAD\SHEET\CIVIL\OFFSITE\55-20-124_05C-201X_OFFSITE.DWG







HORZ 0 10 20
VERT 0 5 10
SCALE IN FEET

KEYED NOTES

- (N1) MH TO BE INSTALLED PER SPANISH FORK CITY CONSTRUCTION STANDARD DRAWINGS SS-301 AND SS-304
- (N2) HP SANITITE PIPE TO BE INSTALLED
- (N3) TRENCH AND EXCAVATION TO BE COMPLETED PER SPANISH FORK CITY CONSTRUCTION STANDARDS CHAPTER 39.50.010, AND SPANISH FORK CITY CONSTRUCTION STANDARD DRAWINGS G-101
- (N4) HDPE DR-11 PIPE TO BE INSTALLED
- (N5) HDPE 11.25° BEND TO BE INSTALLED
- (N6) HDPE 45° BEND TO BE INSTALLED
- (N7) INSTALL SOUTH INFLUENT SIPHON BOX, SEE DETAIL (B1/05-C-502)
- (N8) INSTALL SOUTH EFFLUENT SIPHON BOX, SEE DETAIL (D1/05-C-502)
- (N9) INSTALL PIPE CASING, SEE DETAIL (B1/05-C-501)
- (N10) INSTALL PIPE CASING, SEE DETAIL (D1/05-C-501)
- (N11) INSTALL PIPE CASING, SEE DETAIL (D3/05-C-501)
- (N12) INSTALL PIPE UNDER RAILWAY, SEE DETAIL (B3/05-C-501)
- (N13) JACK AND BORE TO BE COMPLETED ACCORDING TO SPECIFICATION SECTION 02 44 50 BORING AND JACKING
- (N14) WORK WITHIN THE UPRR RIGHT OF WAY SHALL ADHERE TO UPRR REQUIREMENTS INCLUDING BUT NOT LIMITED TO APPENDICES D, E, AND F AS INCLUDED IN THE TECHNICAL SPECIFICATIONS

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	REVISION	APR	

SPANISH FORK & MAPLETON WRF
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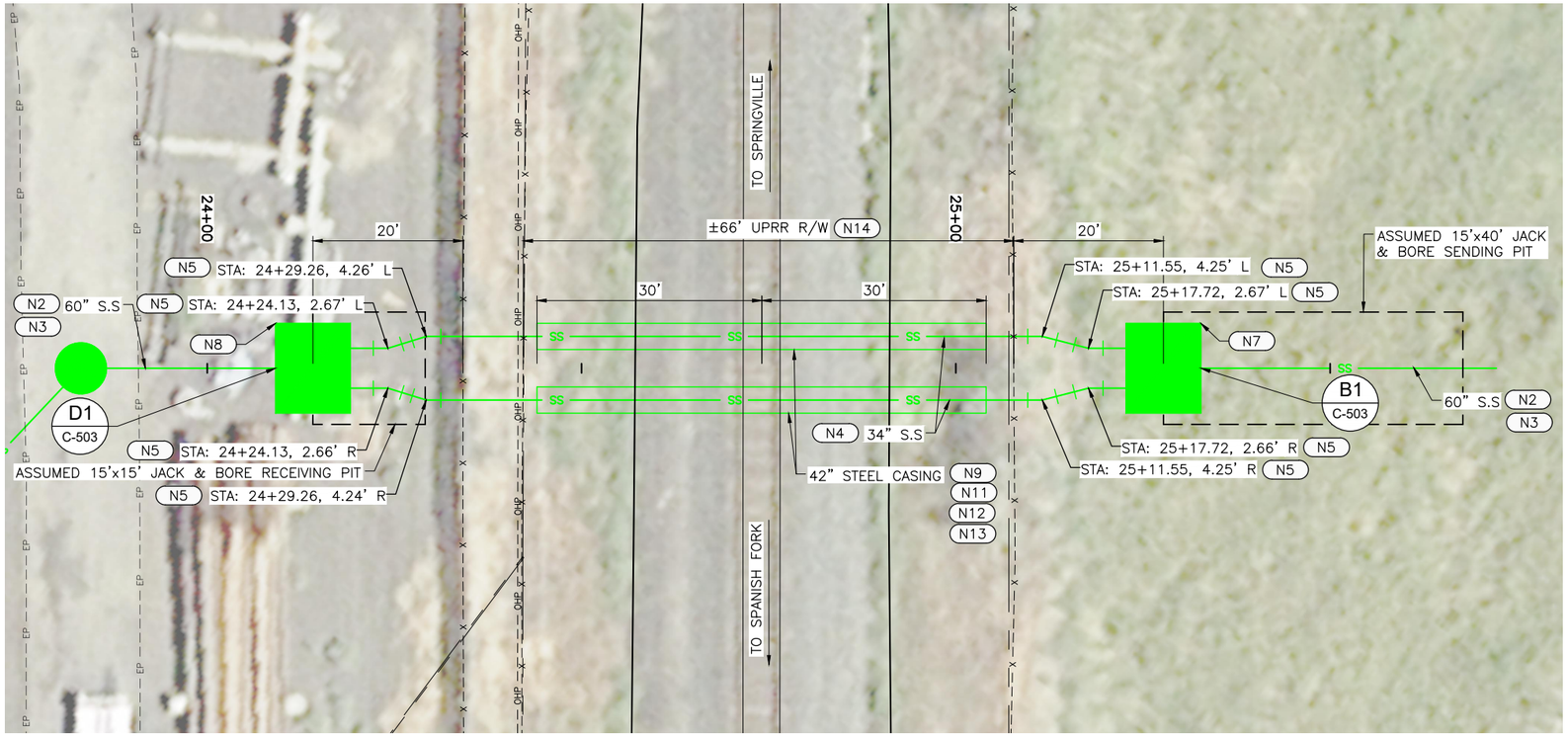
INFLUENT CASING PLAN & PROFILE

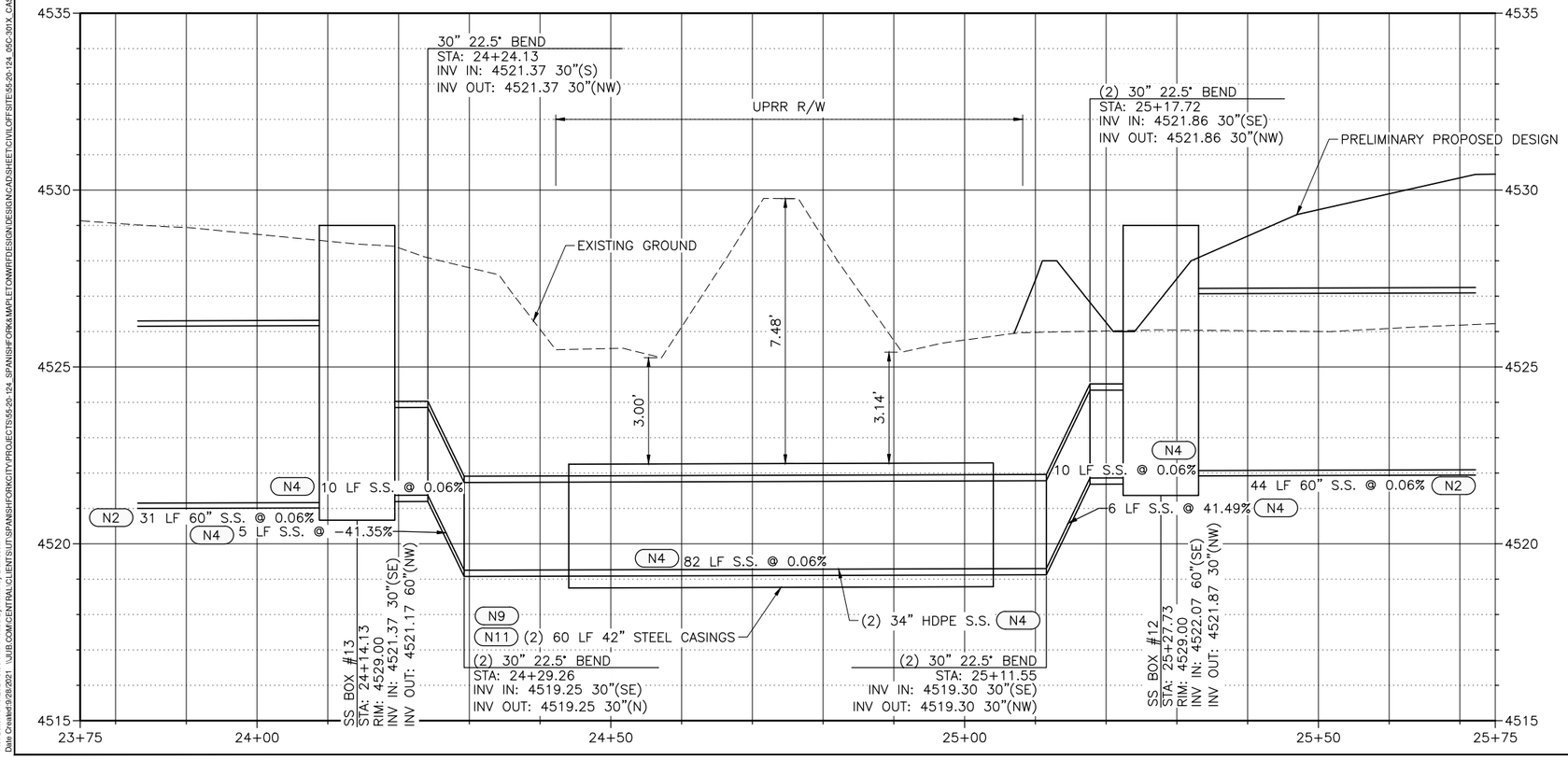
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LAST UPDATED: 10/13/2021

DRAWING:
05-C-301

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Plot Date:10/13/2021 5:30 PM Plotted By: Whitney Davidson
Date Created:9/28/2021 \\JUB.COM\CENTRAL\CLIENT\SUT\SPANISHFORK\CITY\PROJECTS\55-20-124_SPANISHFORK&MAPLETONWRF\DESIGN\DESIGN\CAD\SHEET\CIVIL\OFFSITE\55-20-124_05C-301X_CASING.DWG





HORZ 0 10 20
VERT 0 5 10
SCALE IN FEET

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- (N4) HDPE DR-11 PIPE TO BE INSTALLED
- (N5) HDPE 22.5° BEND TO BE INSTALLED
- (N6) HDPE 45° BEND TO BE INSTALLED
- (N7) INSTALL NORTH INFLUENT SIPHON BOX, SEE DETAIL (B3/05-C-503)
- (N8) INSTALL NORTH EFFLUENT SIPHON BOX, SEE DETAIL (D3/05-C-503)
- (N9) INSTALL PIPE CASING, SEE DETAIL (B1/05-C-501)
- (N10) INSTALL PIPE CASING, SEE DETAIL (D1/05-C-501)
- (N11) INSTALL PIPE CASING, SEE DETAIL (D3/05-C-501)
- (N12) INSTALL PIPE UNDER RAILWAY, SEE DETAIL (B3/05-C-501)
- (N13) JACK AND BORE TO BE COMPLETED ACCORDING TO SPECIFICATION SECTION 02 44 50 BORING AND JACKING
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SPANISH FORK CITY CORPORATION

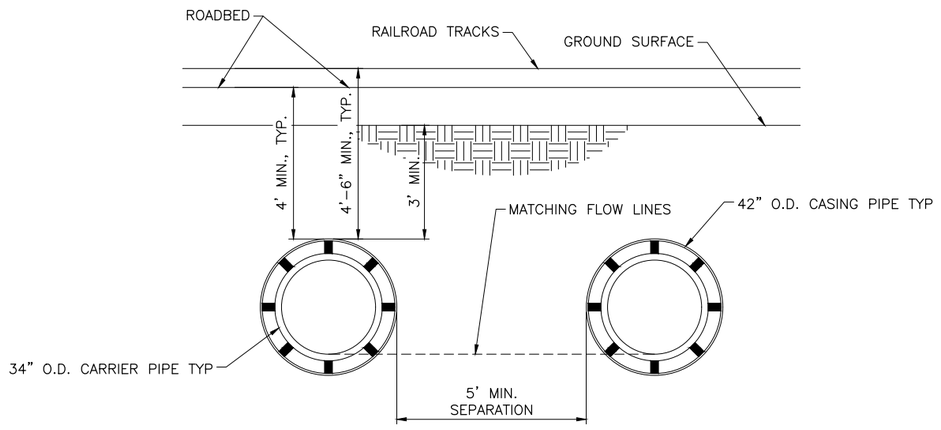
EFFLUENT CASING PLAN & PROFILE

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LAST UPDATED: 10/13/2021

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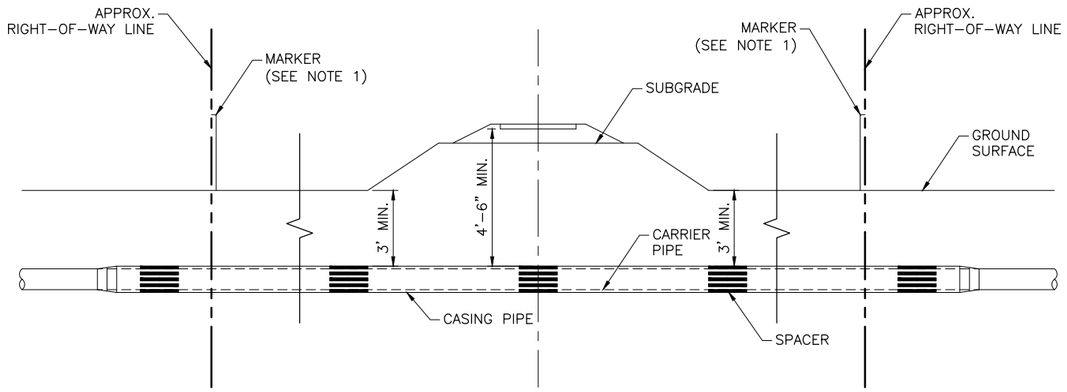
SHEET: 14 OF 20

Plot Date:10/13/2021 5:30 PM Plotted By: Whitney Davidson
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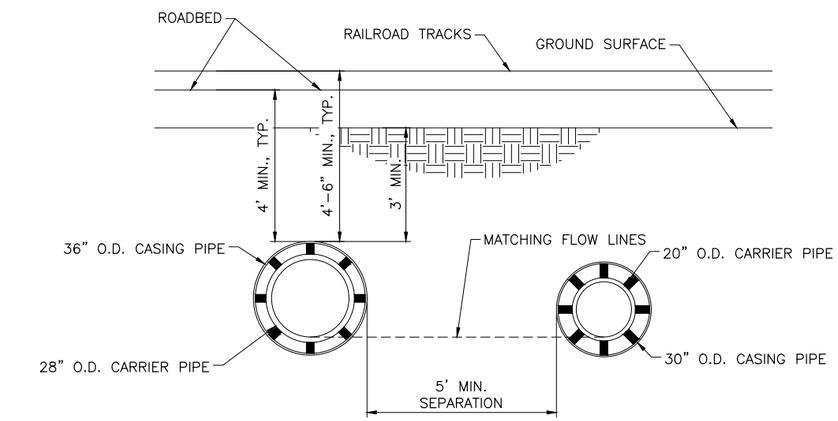
B1 PIPE CASING LAYOUT-LOOKING NORTHWEST

SCALE: N.T.S.



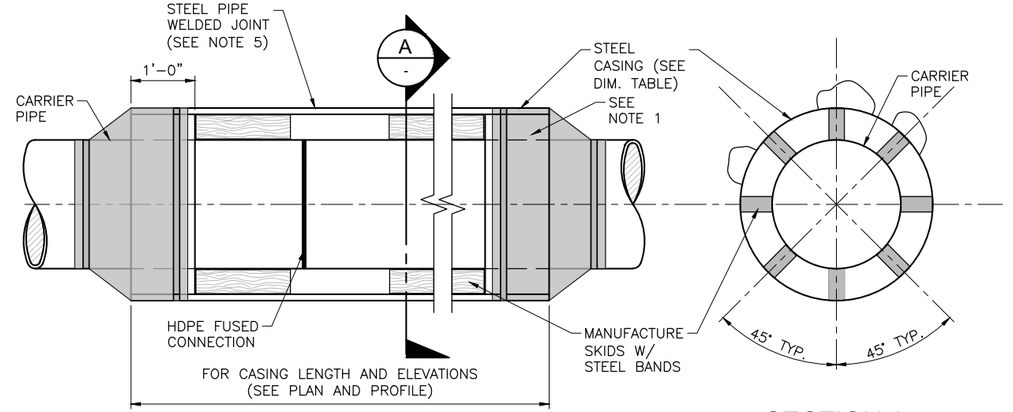
B3 TYPICAL RAILWAY CROSSING

SCALE: N.T.S.



D1 PIPE CASING LAYOUT-LOOKING NORTHWEST

SCALE: N.T.S.



SECTION A

DIMENSION TABLE		
CARRIER PIPE	STEEL CASING PIPE	
DIAMETER (INCHES)	DIAMETER (INCHES)	MIN. WALL THICKNESS
20"	30"	0.500"
28"	36"	0.531"
34"	42"	0.625"

NOTES:
1. INSTALL NEOPRENE PULL-ON END SEAL AT ENDS OF STEEL CASING
2. STEEL PIPE TO HAVE A MINIMUM YIELD STRENGTH OF 42,000 PSI.
3. SPACERS SHALL BE SECURELY ATTACHED TO CARRIER PIPE PER MANUFACTURE'S REQUIREMENTS.
4. POLYETHYLENE CASING SPACERS MANUFACTURED BY ADVANCED PRODUCTS & SYSTEMS (APS) MODEL CI OR EQUAL SPACED EVERY 5 FEET TO CENTER OF PIPE INSIDE CASING. PIPE THROUGHOUT THE LENGTH OF THE CASING SHALL BE AT A CONTINUOUS GRADE AS SHOWN IN DRAWINGS.
5. STEEL PIPE TO HAVE PLAIN ENDS FOR WELDED JOINTS.
6. SUBMIT CASING AND SPACERS SPECIFICATIONS FOR ENGINEER APPROVAL.

D3 TYPICAL CASING DETAIL

SCALE: N.T.S.

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SPANISH FORK CITY CORPORATION

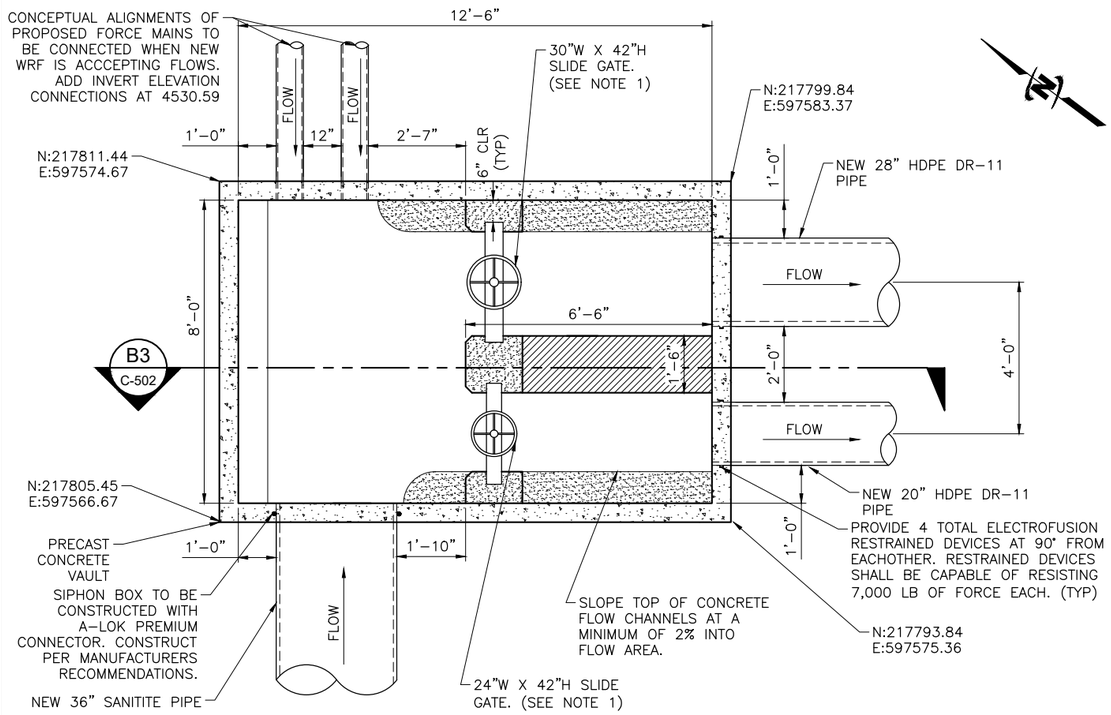
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05-C-501

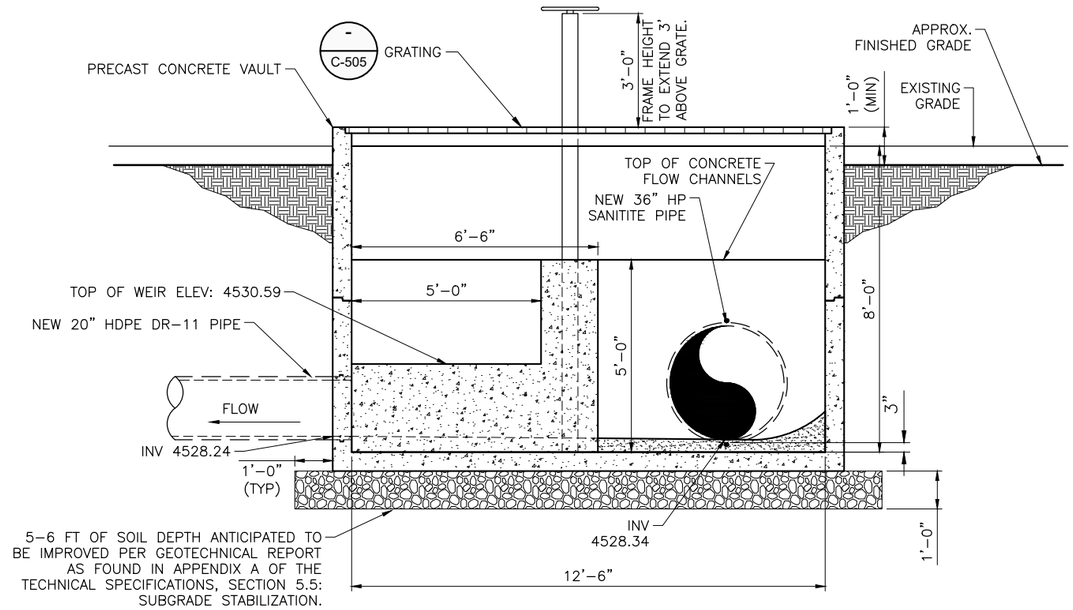
SHEET: 15 OF 20

Plot Date:10/13/2021 5:30 PM Plotted By: Whitney Davidson
Date Created:9/2/2021 \\JUB.COM\CENTRAL\CLIENTS\UT\SPANISHFORKCITY\PROJECTS\55-20-124_SPANISHFORK&MAPLETONWRFDESIGN\DESIGN\CAD\SHEET\CIVIL\OFFSITE\55-20-124_05C-501X.DWG

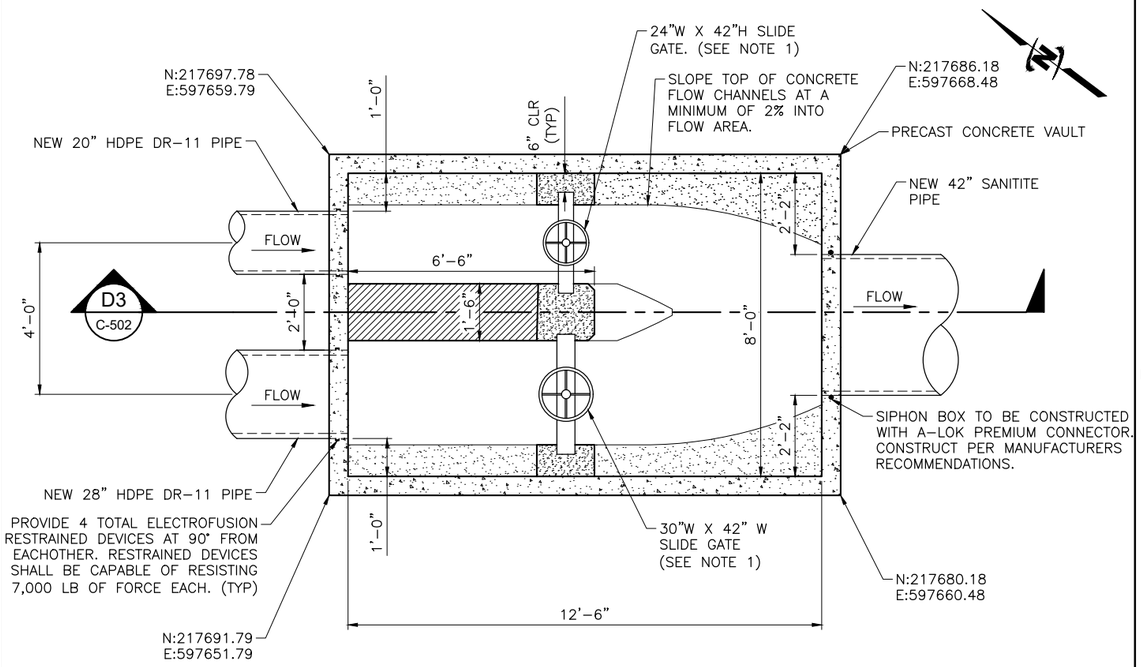


B1 SOUTH SIPHON INFLUENT PRECAST CONCRETE BOX (PLAN VIEW)
SCALE: 1/2" = 1'-0"

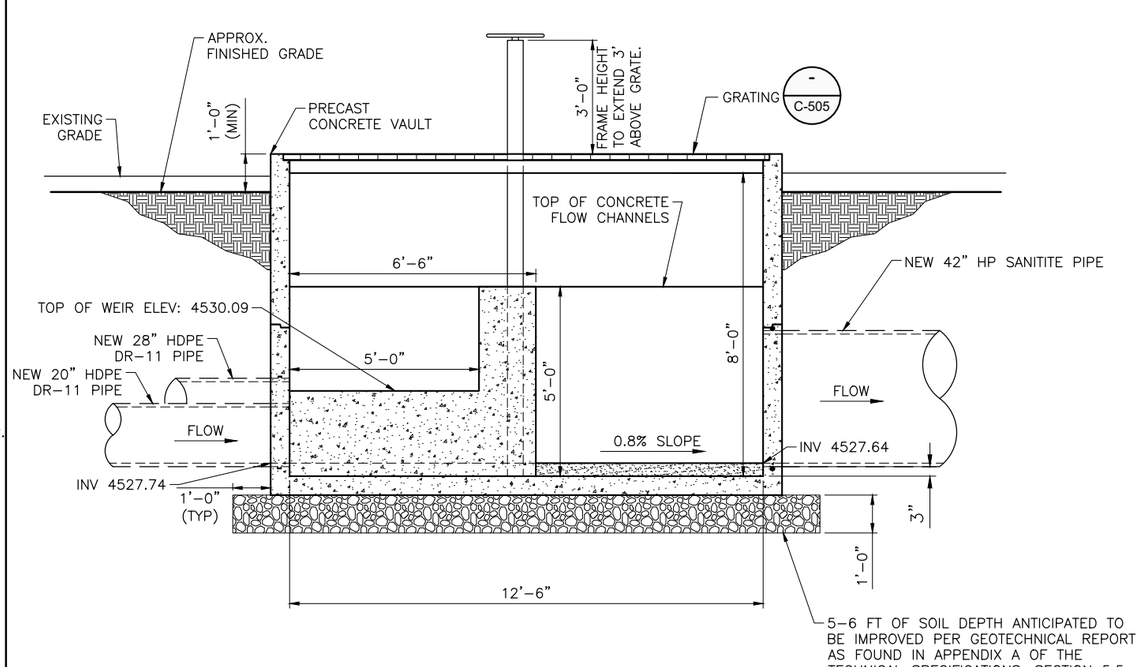
NOTES:
1. FRESNO 8200 SERIES #316 STAINLESS STEEL FR/FSTR WITH REMOVABLE HAND WHEEL SLIDE GATE.



B3 SOUTH SIPHON INFLUENT PRECAST CONCRETE BOX (SECTION VIEW)
SCALE: 1/2" = 1'-0"



D1 SOUTH SIPHON EFFLUENT PRECAST CONCRETE BOX (PLAN VIEW)
SCALE: 1/2" = 1'-0"



D3 SOUTH SIPHON EFFLUENT PRECAST CONCRETE BOX (SECTION VIEW)
SCALE: 1/2" = 1'-0"

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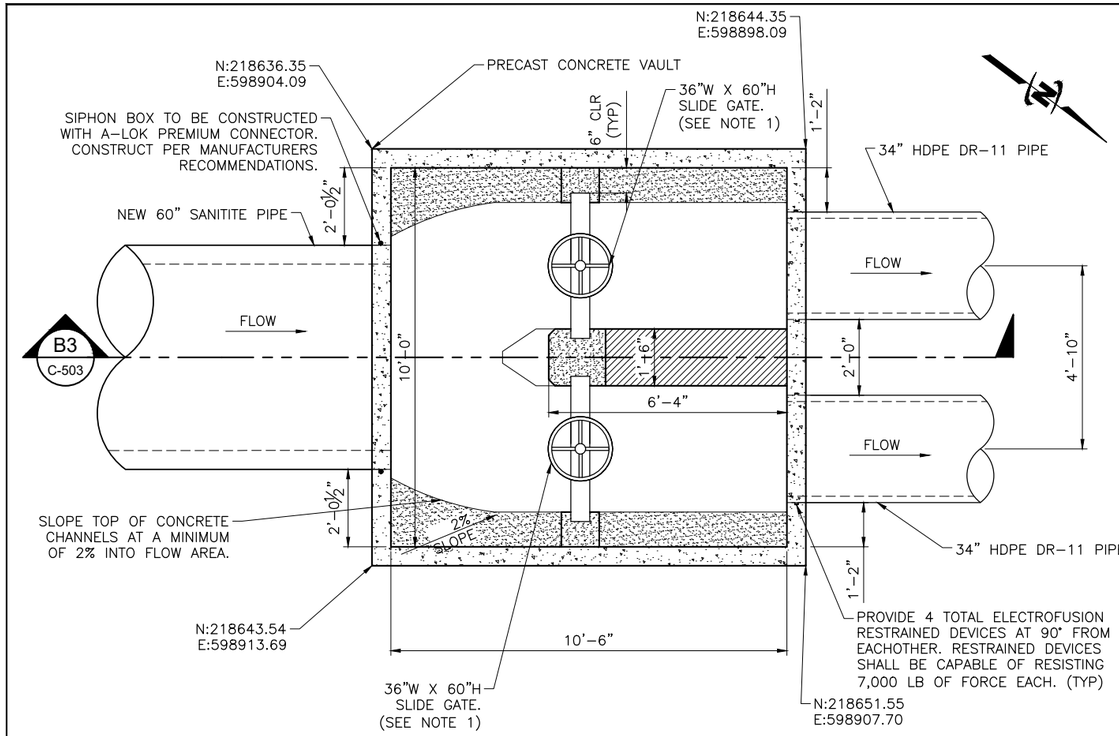
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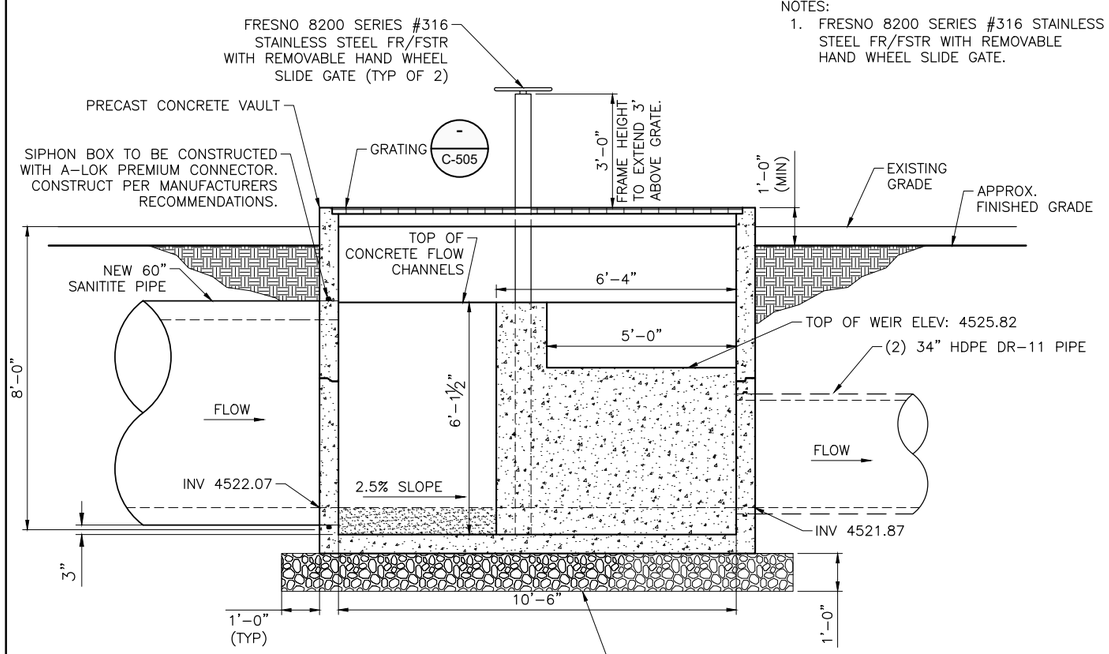
DRAWING:
05-C-502

SHEET: 16 OF 20

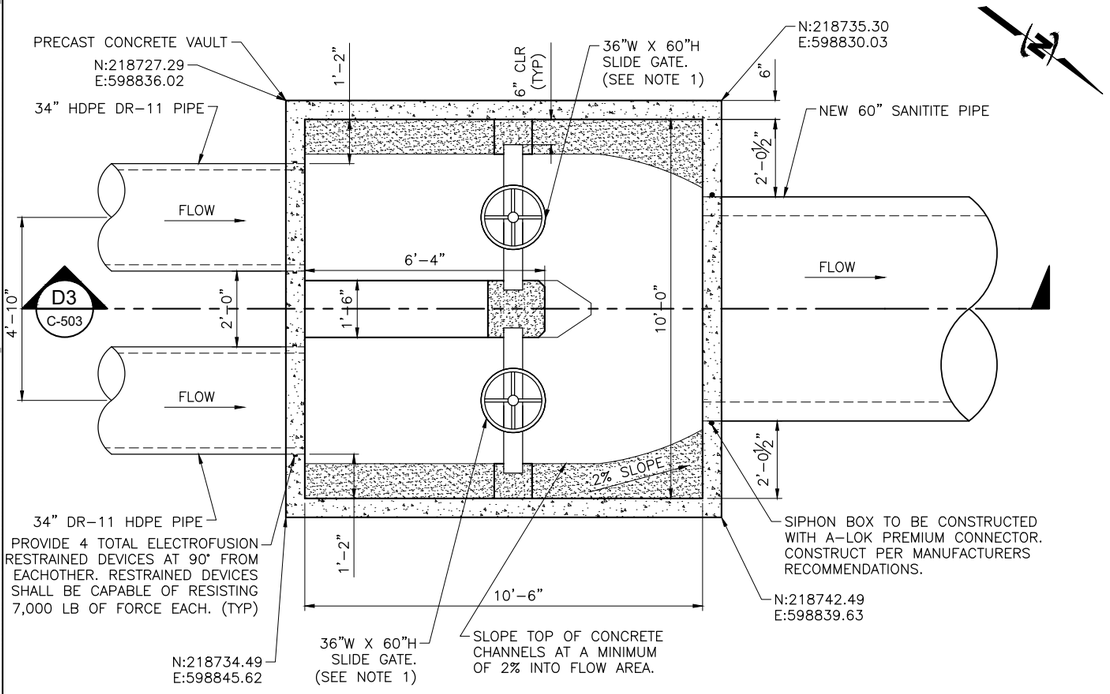
Plot Date:10/14/2021 9:25 AM Plotted By: Whitney Davidson
Date Created:9/2/2021 \\JUB.COM\CENTRAL\CLIENTS\UT\SPANISHFORKCITY\PROJECTS\55-20-124_SPANISHFORK&MAPLETONWRFDESIGN\DESIGN\CAD\SHEETS\VILLOFFSITE\55-20-124_05C-501X.DWG



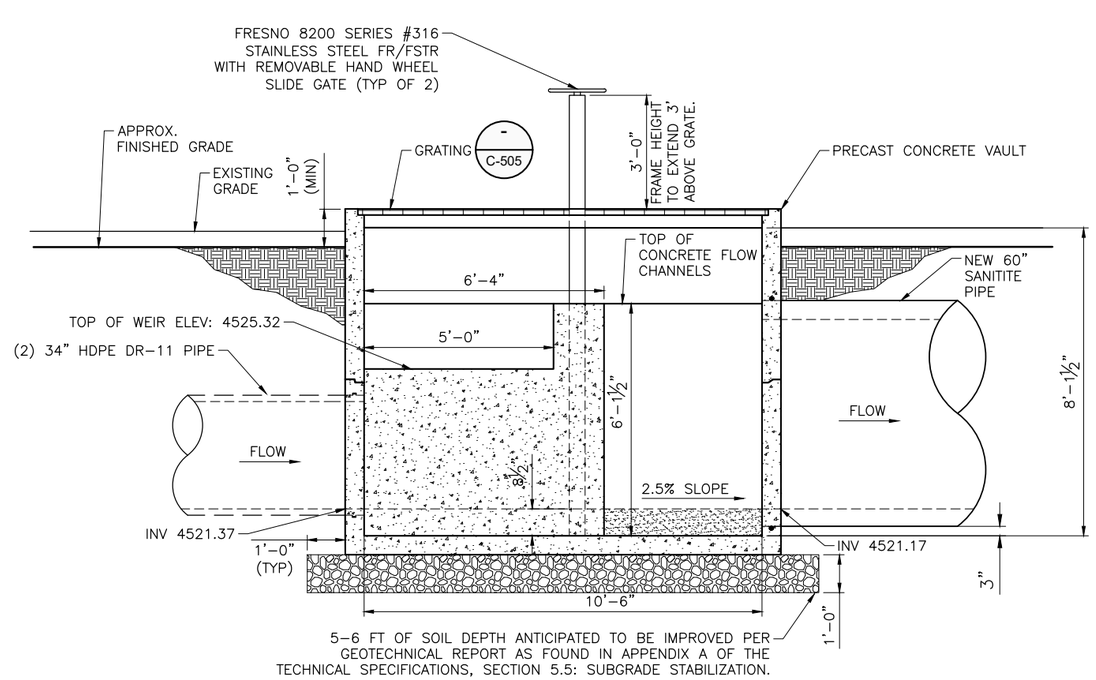
B1 NORTH SIPHON INFLUENT PRECAST CONCRETE BOX (PLAN VIEW)
SCALE: 1/2" = 1'-0"



B3 NORTH SIPHON INFLUENT BOX (SECTION VIEW)
SCALE: 1/2" = 1'-0"



D1 NORTH SIPHON EFFLUENT PRECAST CONCRETE BOX (PLAN VIEW)
SCALE: 1/2" = 1'-0"



D3 NORTH SIPHON EFFLUENT PRECAST CONCRETE BOX (SECTION VIEW)
SCALE: 1/2" = 1'-0"

J-U-B ENGINEERS, INC.
J-U-B ENGINEERS, INC.
392 E. Winchester St., Suite 300
Salt Lake City, UT 84107
Phone: 801.547.0393
www.jub.com

CONSTRUCTION

PROFESSIONAL ENGINEER
REGISTERED
No. 6693679-2202
JORDAN B. PUGMIRE
10/14/21
STATE OF UTAH

SET

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENTS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APP'D	DATE
	REVISION			

SPANISH FORK & MAPLETON WRF
SPANISH FORK CITY CORPORATION

DETAILS

FILE: 55-20-124_05C-501X
JUB PROJ. #: 55-20-124
DRAWN BY: LMS
DESIGN BY: JBP
CHECKED BY: JJG / GMV
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 10/13/2021

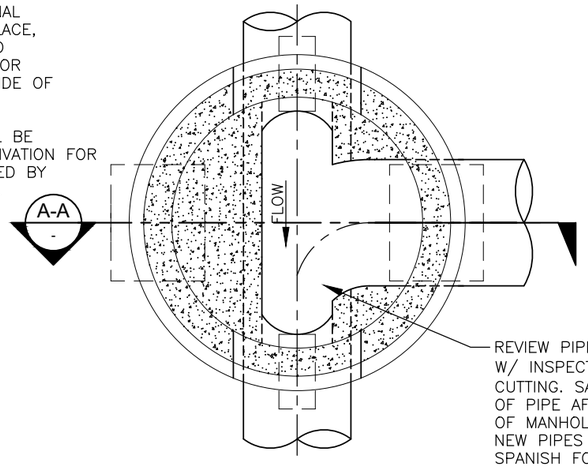
DRAWING:
05-C-503

SHEET: 17 OF 20

Plot Date: 10/13/2021 5:31 PM Plotted By: Whitney Davidson
Date Created: 9/2/2021 \\JUB.COM\CENTRAL\CLIENTS\UT\SPANISHFORKCITY\PROJECTS\55-20-124_SPANISHFORK&MAPLETONWRFDESIGN\DESIGN\CAD\SHEET\CIVIL\OFFSITE\55-20-124_05C-501X.DWG

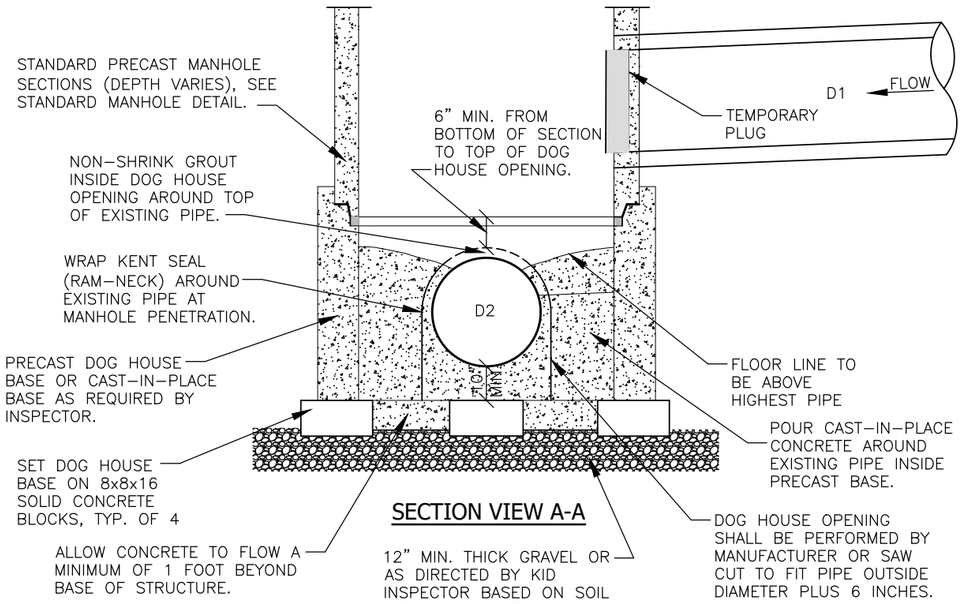
NOTES:

1. INVERT D1 SHALL MATCH THE 0.75 DEPTH POINT OF D2, UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
2. AFTER ALL GRADING AROUND MANHOLE HAS BEEN COMPLETED AND FINAL SURFACING IS IN PLACE, REMOVE DEBRIS AND TEMPORARY PLUGS OR PLYWOOD FROM INSIDE OF MANHOLES.
3. STUBS FOR FUTURE CONNECTIONS SHALL BE PLUGGED UNTIL ACTIVATION FOR SERVICE IS APPROVED BY SPANISH FORK CITY.



REVIEW PIPE OPENING SIZE W/ INSPECTOR PRIOR TO CUTTING. SAWCUT UPPER 1/3 OF PIPE AFTER COMPLETION OF MANHOLE. SAWCUT FOR NEW PIPES AS APPROVED BY SPANISH FORK CITY.

PLAN VIEW



SECTION VIEW A-A

D1 DROP MANHOLE
SCALE: NTS

J-U-B ENGINEERS, INC.

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CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
No. 6693679-2202
JORDAN B PUGMIRE
10/14/21
STATE OF UTAH

SET

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NO.	DESCRIPTION	BY	APP.	DATE
	REVISION			

SPANISH FORK & MAPLETON WRF
SPANISH FORK CITY CORPORATION

DETAILS

FILE: 55-20-124_05C-501X
JUB PROJ. #: 55-20-124
DRAWN BY: WVD
DESIGN BY: JBP
CHECKED BY: JJG / GMV

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 10/13/2021

DRAWING:
05-C-504

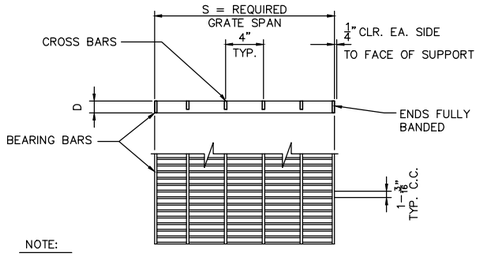
SHEET: 18 OF 20

Plot Date:10/13/2021 5:31 PM Plotted By: Whitney Davidson
Date Created:9/2/2021 \\JUB.COM\CENTRAL\CLIENTS\UT\SPANISHFORK\CITY\PROJECTS\55-20-124_SPANISHFORK&MAPLETONWRF\DESIGN\DESIGN\CAD\SHEET\CIVIL\OFFSITE\55-20-124_05C-501X.DWG

1. ALL ALUMINUM TO BE ALLOY 6061 TEMPER T6, UNLESS NOTED OTHERWISE.
2. MEMBERS NOTED AS ALUMINUM PIPE SHALL BE ROUND ALUMINUM TUBING:
   (A) OUTSIDE DIAMETER, O.D. = 2.00"
   (B) MINIMUM WALL THICKNESS, Tw = 0.25"
3. ALL WELDING OF ALUMINUM MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY (AWS) D1.2 STRUCTURAL WELDING CODE, ALUMINUM, CURRENT EDITION.
4. COMPLETE RAIL ASSEMBLY, BRACKETS AND MISCELLANEOUS PIECES SHALL BE FINISHED WITH AN ELECTRO-CHEMICAL (CLEAR) ANODIZED SURFACE.
5. STRUCTURAL BOLTS, NUTS & WASHERS SHALL BE STAINLESS STEEL.; PER ASTM A320 GRADE B8M, CLASS 2, TYPE 316.
6. ALL STEEL PLATES & SHAPES SHALL BE STAINLESS STEEL, TYPE 316.
7. ALL WELDING OF STAINLESS STEEL SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY (AWS) D1.6 STRUCTURAL WELDING CODE, STAINLESS STEEL, CURRENT EDITION.
8. EXPANSION ANCHORS TO BE HILTI KWIK-BOLT II OR APPROVED EQUAL. INSTALL EXPANSION ANCHORS PER MANUFACTURER'S WRITTEN INSTRUCTIONS. EXPANSION ANCHOR BOLTS, NUTS & WASHERS SHALL BE STAINLESS STEEL.
9. REFER TO OTHER DETAILS FOR CONCRETE REINFORCING REQUIREMENTS.
10. COORDINATE REBAR PLACEMENT IN CONCRETE TO MISS ANCHOR BOLTS.
11. FIELD SPICES SHALL BE MADE UTILIZING ALUMINUM PIPE SLEEVE INSERTS AND STAINLESS STEEL BOLTS, NUTS & WASHERS.
12. ANODIZED AREAS THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AS APPROVED BY THE ENGINEER.
13. EPOXY SET ANCHORS SHALL UTILIZE HILTI HAS STAINLESS STEEL THREADED RODS AND THE HILTI HIT HY 150 CONSTRUCTION ADHESIVE SYSTEM.
14. APPLY ONE COAT OF BITUMINOUS PAINT TO ALL CONCEALED ALUMINUM SURFACES IN CONTACT WITH CEMENTIOUS OR DISSIMILAR MATERIALS.
15. MINIMUM SUPPORTED LIVE LOAD FOR BAR GRATE FLOORING IS 100 PSF.

A1 GENERAL ALUMINUM BAR GRATE FLOORING NOTES

SCALE: NOT TO SCALE



NOTE:

BAR GRATE TYPE:	GAL (PER McMICHOLS COMPANY)
BEARING BARS:	"D" DEEP BY "T" THICK
CROSS BARS:	LOCKED BY SWAGING
MATERIAL:	ALUMINUM ALLOY 6063
FINISH:	MILL FINISH
WIDTH:	REFER TO FLOOR PLANS.
SPAN:	REFER TO FLOOR PLANS
DEPTH, D:	PER ALUMINUM STEEL BAR GRATE SCHEDULE.

** FURNISH BAR GRATE IN SECTIONS NOT TO EXCEED 4'-0" IN LENGTH AND/OR 200-LBS PER SECTION UNLESS OTHER WISE NOTED.

A2 TYPICAL ALUMINUM BAR GRATE FLOOR DETAIL

SCALE: NOT TO SCALE

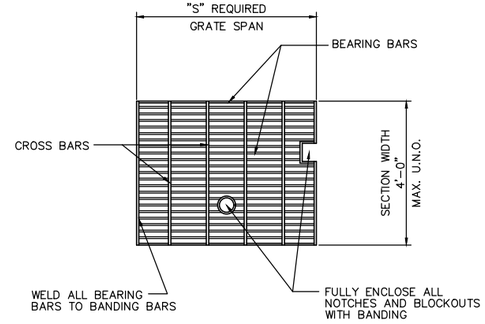
GRATE SPAN	BEARING BAR SIZE	
"S"	"D"	"T"
UP TO 2'-0"	1"	1/8"
2'-1" TO 3'-0"	1 1/4"	1/8"
3'-1" TO 4'-0"	1 1/4"	3/16"
4'-1" TO 5'-0"	1 1/2"	3/16"
5'-1" TO 6'-0"	1 3/4"	3/16"
6'-1" TO 7'-0"	2"	3/16"
7'-1" TO 8'-0"	2 1/4"	3/16"

NOTE:

BAR GRATE SHALL SUPPORT A MINIMUM LIVE LOAD OF 100 PSF.
FOR ALUMINUM WITH AN ALLOWABLE BENDING STRESS OF 12 KSI.
FOR 1-3/16" CENTER TO CENTER BAR SPACING, TYPICAL.
REFER TO TYPICAL ALUMINUM BAR GRATE FLOORING DETAIL.

A3 TYPICAL ALUMINUM BAR GRATE FLOOR SCHEDULE

SCALE: NOT TO SCALE

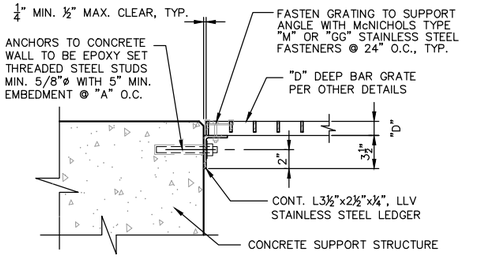


NOTE:

REFER TO OTHER TYPICAL DETAILS FOR ADDITIONAL REQUIREMENTS.
REFER TO PLAN VIEWS FOR LOCATION OF OPENINGS AND NOTCHES.

A4 TYPICAL BAR GRATE FLOOR OPENING/NOTCH DETAIL

SCALE: NOT TO SCALE



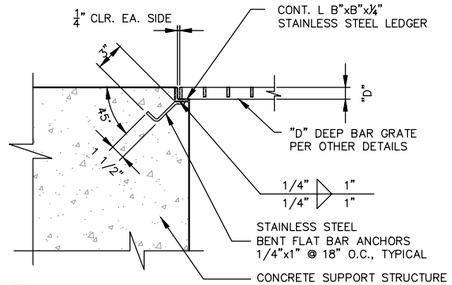
BAR GRATE SPAN "S"	UP TO 4'-0"	4'-1" TO 6'-0"	6'-1" TO 8'-0"
ANCHOR ROD SPACING "A"	24" O.C.	18" O.C.	12" O.C.

NOTE:

SET TOP OF BAR GRATE FLUSH WITH CONCRETE SURFACE.
COAT SIDE OF ALUMINUM LEDGER IN CONTACT w/ CONCRETE w/ BITUMINOUS PAINT.
PROVIDE (1) ANCHOR BOLT 6" FROM EACH END OF LEDGER ANGLE.
ANCHOR RODS, NUTS, WASHERS & MISC. ITEMS SHALL BE STAINLESS STEEL.
REFER TO OTHER DETAILS FOR CONCRETE REINFORCING REQUIREMENTS.

B1 TYPICAL BAR GRATE FACE-MOUNT LEDGER SUPPORT DETAIL

SCALE: NOT TO SCALE



NOTE:

ANGLE LEG "B" SHALL BE EQUAL TO "D" + 1/4"
SET GRATE & EMBEDDED ANGLE FLUSH WITH TOP CONCRETE SURFACE.
REFER TO OTHER DETAILS FOR ALL CONC. REINFORCING REQUIREMENTS.

B2 TYPICAL BAR GRATE EMBEDDED LEDGER SUPPORT DETAIL

SCALE: NOT TO SCALE

B3 RESERVED

SCALE: NOT TO SCALE

B4 RESERVED

SCALE: NOT TO SCALE

C1 RESERVED

SCALE: NOT TO SCALE

C2 RESERVED

SCALE: NOT TO SCALE

C3 RESERVED

SCALE: NOT TO SCALE

C4 RESERVED

SCALE: NOT TO SCALE

J-U-B ENGINEERS, INC.
J-U-B ENGINEERS, INC.
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CONSTRUCTION SET

REGISTERED PROFESSIONAL ENGINEER
No. 6693679-2202
JORDAN B. PUGMIRE
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STATE OF UTAH

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NO.	DESCRIPTION	BY	APP'L	DATE
	REVISION			

SPANISH FORK & MAPLETON WRF
SPANISH FORK CITY CORPORATION

DETAILS

FILE : 55-20-124_05C-501X
JUB PROJ. # : 55-20-124
DRAWN BY: WVD
DESIGN BY: JBP
CHECKED BY: JBP
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 10/14/2021

DRAWING:
05-C-505

SHEET: 19 OF 20

Plot Date:10/14/2021 9:52 AM Plotted By: Whitney Davidson
Date Created:9/2/2021 \\JUB.COM\CENTRALGL\IENTS\UT\SPANISHFORK\CITYPROJECTS\55-20-124_SPANISHFORK&MAPLETONWRF\DESIGN\DESIGN\CAD\SHEET\CIVIL\OFFSITE\55-20-124_05C-501X.DWG

DRILL HOLE LOG — BORING NO. 21-6

SHEET 1 OF 1

PROJECT: SPANISH FORK CITY WWTP - FINAL DESIGN INVESTIGATIONS
CLIENT: J-U-B ENGINEERS, INC.
LOCATION: N: 218,560 E: 598,897
DRILLING METHOD: 08-CME-55 / NW CASING TO 25'
DRILLER: D.K.
DEPTH TO WATER - INITIAL: ▽ 14.8' **AFTER 24 HOURS:** ▼ 3.8' 6/25/21

PROJECT NUMBER: 202101-033
DATE STARTED: 6/23/21
DATE COMPLETED: 6/23/21
GROUND ELEVATION: 4526.3'
LOGGED BY: W.R., J.B.

Elev. (ft)	Depth (ft)	Lithology	Sample Type	Sample Rec. (in)	Sample See Legend	Sample USCS (AASHTO)	Material Description	Permeability (ft/yr)	Dry Density (pcf)	Moisture Content (%)	Atter. Liquid Limit	Atter. Plast. Index	Gradation Gravel (%)	Gradation Sand (%)	Gradation Silt/Clay (%)	Other Tests
4525				17	10,8,7,(33)	SM	lt. brown, sl. moist, dense — SILTY SAND slightly plastic									
	5			15	2,1,3,(9)	SM	lt. brown, wet, loose			22.8		NP	0	75	25	Hyd.
4520				15	2,3,4,(16)	SM	lt. brown, wet, med. dense — SILTY SAND									
	10			15	1,1,3,(9)	SM	lt. brown, wet, loose			29.2		NP	0	63	37	Hyd.
4515				15	2,2,2,(8) *T 0.35*	SM,SC,CL	lt. brown, wet, loose and firm — INTERBEDDED SEAMS OF SILTY SAND, CLAYEY SAND & LEAN CLAY									
	15			18	Pushed *T 0.41*	CL	lt. gray-brown, very moist, firm — LEAN CLAY trace gravels		94.5	31.4	34	14				CT UC 2,430 psf
4510				18	1,1,1,(3) *T 0.31*	CL	lt. brown-gray, very moist, firm									
	20						LEAN CLAY silt lenses									
4505				18	0,1,1,(3) *T 0.56*	CL	lt. brown, moist, stiff									
	25			18	Pushed *T 0.50*	CL	lt. gray, moist, stiff		92.9	31.6	39	16	0	0	100	CT
4500							LEAN CLAY									
	30			18	1,3,3,(8) *T 0.53*	CL	lt. gray, moist, stiff									
4495							BOTTOM OF HOLE									
							**No Measurable Loss									

Permeability: NMI 1E-4 (-100), 240 (-190), 55 (-200), 32 (-34), 6.5

RB&G ENGINEERING, INC.

LEGEND:

- 2" OD Split Spoon (SPT) — Split Spoon Sample
- 2.5" OD Split Spoon
- 3" OD Split Spoon — Thin-Walled Tube Sample
- 2,3,2,(6) ← Blow Count per 6" ($(N_1)_{60}$ Value)
- *T 0.45* ← Torvane (tsf)
- *PP 2.0* ← Pocket Penetrometer (tsf) With Liners
- Pushed *T 0.45* ← Torvane (tsf); *PP 2.0* ← Pocket Penetrometer (tsf)

OTHER TESTS
UC = Unconfined Compression
CT = Consolidation
DS = Direct Shear
UU = Unconsolidated, Undrained
CU = Consolidated, Undrained
Chem. = pH, Resistivity, Sulfate, Chloride
Hyd. = Hydrometer
DC = Dispersive Clay
SS = Soluble Salts

DH_LOG_V8-2014-1_SFC_WWTP_FINAL.GPJ_US.EVAL.GDT 8/23/21

DRILL HOLE LOG — BORING NO. 21-8

SHEET 1 OF 1

PROJECT: SPANISH FORK CITY WWTP - FINAL DESIGN INVESTIGATIONS
CLIENT: J-U-B ENGINEERS, INC.
LOCATION: N: 217,810 E: 597,572
DRILLING METHOD: 08-CME-55 / NW CASING TO 20'
DRILLER: D.K.
DEPTH TO WATER - INITIAL: ▽ 6.8' **AFTER 24 HOURS:** ▼ 6.7'

PROJECT NUMBER: 202101-033
DATE STARTED: 7/6/21
DATE COMPLETED: 7/6/21
GROUND ELEVATION: 4530.3'
LOGGED BY: W.R., J.B.

Elev. (ft)	Depth (ft)	Lithology	Sample Type	Sample Rec. (in)	Sample See Legend	Sample USCS (AASHTO)	Material Description	Dry Density (pcf)	Moisture Content (%)	Atter. Liquid Limit	Atter. Plast. Index	Gradation Gravel (%)	Gradation Sand (%)	Gradation Silt/Clay (%)	Other Tests
4530				10	20,27,27,(99+)	GM	lt. brown, sl. moist, hard — SILTY GRAVEL W/SAND organics								
	5			7	16,16,14,(65)	GM	brown, very moist to moist, very dense — SILTY GRAVEL W/SAND								
4525						GM	brown, wet								
				13	4,2,2,(9) *T 1.23*	CL	brown, moist, very stiff — LEAN CLAY								
	10			5	3,2,2,(8)	SM	lt. brown, wet, loose		18.2		NP	14	59	27	Hyd.
4520				16	3,3,3,(11)	SM	lt. brown, wet, med. dense — SILTY SAND trace gravels								
	15														
4515				0	6,6,5,(18)	-	no recovery								
				16	3,2,2,(6)	ML	brown-green, wet, soft — SILT W/SAND clay seams		33.0	21	3	0	29	71	
	20														
4510				18	Pushed *T 0.33*	CL	lt. gray, wet, firm — LEAN CLAY	96.4	29.3	28	11				UC 1,259 psf
	25			18	0,1,2,(4) *T 0.20*	CL	gray, wet, soft — LEAN CLAY silt lenses								
4505							BOTTOM OF HOLE								

RB&G ENGINEERING, INC.

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- 2.5" OD Split Spoon
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DC = Dispersive Clay
SS = Soluble Salts

DH_LOG_V8-2014-1_SFC_WWTP_FINAL.GPJ_US.EVAL.GDT 8/23/21

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392 E. Winchester St., Suite 300
Salt Lake City, UT 84107
Phone: 801.547.0393
www.jub.com

CONSTRUCTION

RB&G LISTERED PROFESSIONAL ENGINEER No. 6693679-2202 JORDAN B PUGMIRE 10/14/21 STATE OF UTAH

SET

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	REVISION			

SPANISH FORK & MAPLETON WRF
SPANISH FORK CITY CORPORATION

DETAILS

FILE : 55-20-124_05C-501X
JUB PROJ. # : 55-20-124
DRAWN BY: WVD
DESIGN BY: JBP
CHECKED BY: JBP

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 10/13/2021

DRAWING:
05-C-506

SHEET: 20 OF 20

Plot Date:10/13/2021 5:31 PM Plotted By: Whitney Davidson
Date Created:9/2/2021 \\JUB.COM\CENTRAL\CLIENT\SUT\SPANISHFORK\CITY\PROJECTS\55-20-124_SPANISHFORK&MAPLETONWRFDESIGN\DESIGN\CAD\SHEET\CIVIL\OFFSITE\55-20-124_05C-501X.DWG

GREEN TREE SUBDIVISION

PLAT A





SCALE: 1"=80'

80 40 0 80

VICINITY MAP

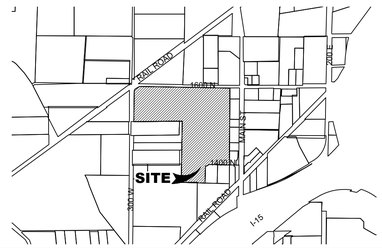


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SHEET 3	POWER PLAN
SHEET 4	1400 N PLAN & PROFILE
SHEET 5	100 W PLAN & PROFILE
SHEET 6	100 W PLAN & PROFILE
SHEET 7	1600 N PLAN & PROFILE
SHEET 8	DETAILS
SHEET 9	DETAILS

TABULATIONS

ZONE:	I-1
TOTAL AREA:	18.93 ACRES
LOT AREA:	15.44 ACRES
LANDSCAPE AREA:	0.0 ACRES (0%)
TOTAL LOTS:	7
DENSITY:	0.37 L/A
ROW AREA:	3.49 AC (17.6%)

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 FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWINGS SHALL BE SUPERSEDED BY CITY DESIGN.
6. 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.
7. DEVELOPER TO CONTACT COMCAST AND CENTURY LINK CONCERNING THEIR REQUIRED IMPROVEMENTS.
8. ALL SAWCUTS IN EXISTING ROADWAYS SHALL BE REPAIRED PER SPANISH FORK CITY STANDARDS.

LEGEND

EXISTING

WATER METER	
WATER	EX-W
WATER VALVE	
FIRE HYDRANT	
SEWER	EX-SS
SEWER MANHOLE	
STORM DRAIN	EX-SD
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI	EX-PI
PI VALVE	
FENCE	X

PROPOSED

WATER	W
WATER VALVE	
FIRE HYDRANT	
SEWER	SS
SEWER MANHOLE	
STORM DRAIN	SD
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI	PI
PI VALVE	

DEVELOPER / OWNER

HARWARD CONSULTING & ENGINEERING

P.O BOX 847

SPANISH FORK, UTAH 84660

801-360-6401

ENGINEER

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

PROJECT NAME

GREEN TREE SUBDIVISION PLAT A

LEI

- A Utah Corporation -

ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
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STATE OF UTAH
BRADLEY J. PRICE
TUCKETT
No. 8786726
12/10/21
REGISTERED PROFESSIONAL ENGINEER
COMMISSION

GREEN TREE SUBDIVISION - PLAT A

SPANISH FORK, UTAH

COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2017-0017

DRAWN BY: BJP

DESIGNED BY: BCT

SCALE: 1"=80'

DATE: 12/10/2021

SHEET

COVER

N:_LEI PROJECTS\2017\2017-0017 RANDALL HARWARD SUB-SF\CAD\DWG\2017-0017 RANDALL HARWARD PHASE 1 FINAL.DWG 12/7/2021 3:07 PM

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 PRECONSTRUCTION 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 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 AND AT THE SOLE RISK OF THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER.
10. CONTRACTOR IS RESPONSIBLE TO REMOVE, SALVAGE, AND REPLACE FENCE LINES WHICH ARE DISTURBED DURING CONSTRUCTION.
11. SANITARY SEWER TO BE INSTALLED A MINIMUM OF 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY FROM ALL WATER LINES.
12. ALL PIPE LENGTHS SHOWN ON PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS NOTED OTHERWISE.
13. 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.

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.

LEI
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PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
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Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

STATE OF UTAH — BRANDON J. TUCKETT — No. 9786726 — 12/10/21 — REGISTERED PROFESSIONAL ENGINEER

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GREEN TREE SUBDIVISION - PLAT A

SPANISH FORK, UTAH

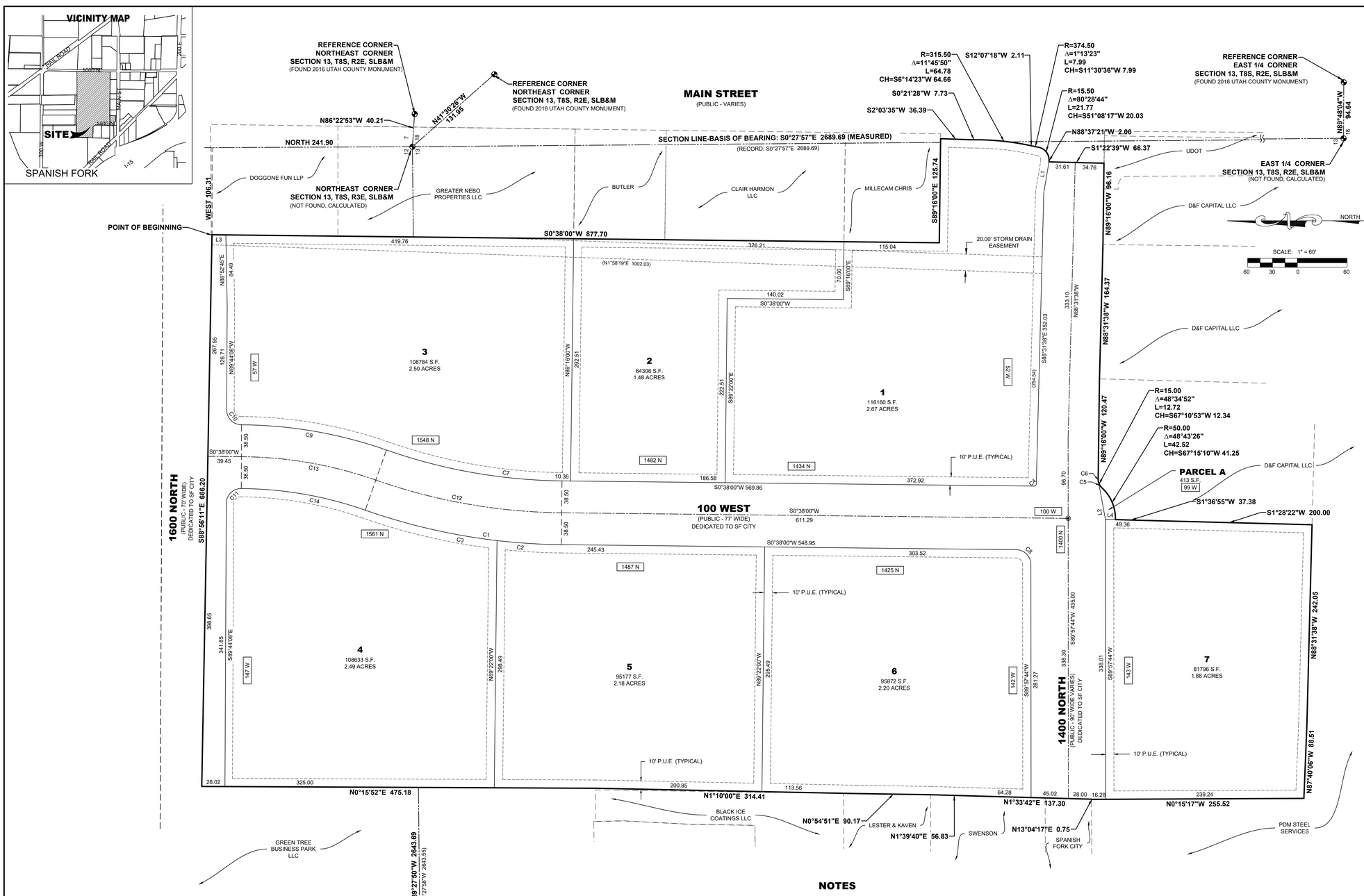
GENERAL NOTES

REVISIONS
1 -
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LEI PROJECT #: 2017-0017
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: NONE
DATE: 12/10/2021

SHEET
NOTES

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SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 13 AND THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING FENCE POST ON THE WEST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 48202:2012 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED NORTH 241.90 FEET AND WEST 106.31 FEET FROM THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING: S0°27'57"E ALONG THE SECTION FROM THE NORTHEAST CORNER TO THE EAST QUARTER CORNER OF SAID SECTION 13); THENCE S0°38'00"W 877.70 FEET TO THE SOUTHWEST CORNER OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 59421:2011; THENCE S89°16'00"E ALONG SAID REAL PROPERTY 125.74 FEET TO THE WEST LINE OF MAIN STREET AS DEFINED BY DEED ENTRY NO. 37251:2010; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING EIGHT (8) COURSES: S2°03'35"W 36.39 FEET; THENCE S0°21'28"W 7.73 FEET; THENCE ALONG THE ARC OF A 315.50 FOOT RADIUS CURVE TO THE RIGHT 64.78 FEET THROUGH A CENTRAL ANGLE OF 11°45'50" (CHORD: S6°14'23"W 64.66 FEET); THENCE S12°07'18"W 2.11 FEET; THENCE ALONG THE ARC OF A 374.50 FOOT RADIUS CURVE TO THE LEFT 7.99 FEET THROUGH A CENTRAL ANGLE OF 1°13'23" (CHORD: S11°30'36"W 7.99 FEET); THENCE ALONG THE ARC OF A 15.50 FOOT RADIUS CURVE TO THE RIGHT 21.77 FEET THROUGH A CENTRAL ANGLE OF 80°28'44" (CHORD: S51°08'17"W 20.03 FEET); THENCE N88°37'21"W 2.00 FEET; THENCE S1°22'39"W 66.37 FEET TO THE SOUTH LINE OF 1400 NORTH STREET AS DEFINED BY DEED ENTRY NO. 65302:2015; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING EIGHT (8) COURSES: N89°16'00"W 96.16 FEET; THENCE N88°31'38"W 164.37 FEET; THENCE N89°16'00"W 120.47 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 12.72 FEET THROUGH A CENTRAL ANGLE OF 48°34'52" (CHORD: S67°10'53"W 12.34 FEET); THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT 42.52 FEET THROUGH A CENTRAL ANGLE OF 48°43'26" (CHORD: S67°15'10"W 41.25 FEET); THENCE S1°36'55"W 37.38 FEET; THENCE S1°28'22"W 200.00 FEET; THENCE N88°31'38"W 242.05 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE PDM STEEL SERVICE CENTER PROPERTY AS DEFINED BY THAT RECORD OF SURVEY NO. 07-143 ON FILE IN THE OFFICE OF THE UTAH COUNTY SURVEYOR; THENCE ALONG SAID RECORD OF SURVEY THE FOLLOWING TWO (2) COURSES: N87°40'06"W 88.51 FEET; THENCE N0°15'17"W 255.52 FEET; THENCE N13°04'17"E 0.75 FEET TO THE SOUTHEAST CORNER OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 19558:2016 AND THE SOUTHERLY END OF THAT BOUNDARY LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 19557:2016; THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING TWO (2) COURSES: N1°33'42"E 137.30 FEET; THENCE N1°39'40"E 56.83 FEET TO AN EXISTING FENCE CORNER; THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING TWO (2) COURSES: N0°54'51"E 90.17 FEET; THENCE N1°10'00"E 314.41 FEET; THENCE N0°15'52"E 475.18 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 18453:2016; THENCE S88°56'11"E ALONG SAID REAL PROPERTY 666.20 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±18.93 ACRES
±824,449 SQ. FT.

DATE

SURVEYOR
(See Seal Below)

OWNERS DEDICATION

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

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

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE_____DAY OF_____, A.D. 20___, PERSONALLY APPEARED BEFORE ME _____
THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME:
COMMISSION NUMBER:
MY COMMISSION EXPIRES:
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE_____DAY OF_____, A.D. 20___, PERSONALLY APPEARED BEFORE ME _____
THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME:
COMMISSION NUMBER:
MY COMMISSION EXPIRES:
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC
THIS_____DAY OF_____, A.D. 20____

APPROVED _____
ENGINEER
(See Seal Below)

ATTEST _____
CLERK-RECORDER
(See Seal Below)

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S80°20'10"E	37.68
L2	N79°30'57"E	46.74
L3	N0°38'00"E	16.69
L4	N1°36'55"E	11.99

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	738.50	18°43'05"	241.26	S9°59'33"W 240.19
C2	738.50	6°01'45"	77.71	S3°38'53"W 77.68
C3	738.50	12°41'20"	163.55	S13°00'25"W 163.22
C4	2.50	89°09'38"	3.89	S43°56'49"E 3.51
C5	15.00	36°37'30"	9.59	S61°12'12"W 9.43
C6	15.00	11°57'22"	3.13	S85°29'38"W 3.12
C7	661.50	18°43'05"	216.11	S9°59'33"W 215.15
C8	18.00	89°19'44"	28.06	S45°17'52"W 25.31
C9	537.80	19°04'03"	178.98	N9°49'48"E 178.15
C10	18.00	89°53'23"	28.24	S45°19'11"W 25.43
C11	18.00	90°09'13"	28.32	N44°39'31"W 25.49
C12	700.00	18°43'05"	228.69	S9°59'33"W 227.67
C13	500.00	19°04'03"	166.40	N9°49'04"E 165.63
C14	458.40	19°03'45"	152.51	N9°53'05"E 151.81

NOTES

1. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
2. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS.
3. NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
4. ◉ TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET.
5. ALL CORNER LOT DRIVEWAYS TO BE LOCATED A MINIMUM OF 34' FROM STREET RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
6. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
7. 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. 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. SETBACKS TO COMPLY WITH THE I-1 ZONING REQUIREMENTS.
9. PARCEL A IS OWNED BY SPANISH FORK AND SHALL BE CONVEYED TO ADJACENT PROPERTY OWNER IN THE FUTURE.

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- FUTURE LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PROPOSED MONUMENT
- N/A NO ACCESS

TABULATIONS

AREA:	18.93 ACRES
LOTS:	7
PARCELS:	1
DENSITY:	0.37 UNITS/ACRE
OPEN SPACE:	N/A
ROADWAY:	3.49 ACRES

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office@lei-eng.com
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ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE_____DAY OF_____, A.D. 20___, PERSONALLY APPEARED BEFORE ME _____
THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME:
COMMISSION NUMBER:
MY COMMISSION EXPIRES:
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE_____DAY OF_____, A.D. 20___, PERSONALLY APPEARED BEFORE ME _____
THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME:
COMMISSION NUMBER:
MY COMMISSION EXPIRES:
A NOTARY PUBLIC COMMISSIONED IN UTAH

PLAT A

GREEN TREE

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SLB&M

SPANISH FORK — UTAH COUNTY, UTAH

SCALE: 1" = 60'

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

This form approved by Utah County and the municipalities therein.

LEI #17-0017

NORTH

SCALE: 1"=60'

60 30 0 60

CONNECT TO EX. PI MAIN
REMOVE EX. INLET AND REPLACE W/ COMBO BOX
CONNECT TO EXISTING CURB AND GUTTER EAST OF EXISTING INLET
EX. POWER POLE (TO REMAIN)
EX. POWER POLE (TO REMAIN)
INSTALL 12" PI
INSTALL 12" ADS STUB @ 0.5%
EX. POWER POLE (TO REMAIN)
INSTALL AIR VAC ON PI MAIN
CONNECT TO EX. WATER MAIN AND INSTALL 3 VALVES
CONNECT TO EX. SEWER MANHOLE
INSTALL FIRE HYDRANT
INSTALL 4" SEWER LATERAL W/SEWER CLEANOUT PER SPANISH FORK CITY STANDARD (TYP.)
EX. FIRE HYDRANT
EX. POWER POLE (TO REMAIN)
1600 N.
INSTALL 12" ADS STUB @ 0.5%
EX. POWER POLE TO REMAIN
INSTALL 2" PI LATERAL W/PI METER PER SPANISH FORK CITY STANDARD (TYP.)
INSTALL 2" WATER LATERAL W/WATER METER PER SPANISH FORK CITY STANDARD (TYP.)
INSTALL 6" PI
INSTALL 12" ADS STUB @ 0.5%
INSTALL 12" PI
INSTALL 4" SEWER LATERAL W/CLEANOUT 2" WATER LATERAL W/ METER 2" PI LATERAL W/ METER PER SPANISH FORK CITY STANDARD (TYP.)
INSTALL 4" SEWER LATERAL W/SEWER CLEANOUT, 2" WATER LATERAL W/METER 2" PI LATERAL W/METER PER SPANISH FORK CITY STANDARD (TYP.)
INSTALL 8" WATER
INSTALL FIRE HYDRANT
INSTALL 12" ADS STUB @ 0.5%
100 W.
INSTALL 12" ADS STUB @ 0.5%
INSTALL 4" SEWER LATERAL W/CLEANOUT 2" WATER LATERAL W/ METER 2" PI LATERAL W/ METER PER SPANISH FORK CITY STANDARD (TYP.)
EX. SEWER LATERAL
EX. WATER LATERAL
APPROXIMATE EXISTING WATER METER LOCATION. CONTRACTOR TO REMOVE AND DISCONNECT AT THE MAIN WITH REPAIR CLAMP.
INSTALL 6" PI MAIN. SAWCUT AND REPLACE EXISTING ASPHALT PER CITY STANDARDS
1400 N.
INSTALL 2" PI LATERAL W/PI METER PER SPANISH FORK CITY STANDARD (TYP.)
CONNECT TO EXISTING WATERMAIN. REPLACE EX. TEE WITH 6"X6" CROSS. INSTALL 6" VALVES ON NORTH AND SOUTH LEGS
EX. FIRE HYDRANT
CONNECT TO EX. PI MAIN
REMOVE EX. CURB & GUTTER FOR ROAD CONNECTION
REMOVE EXISTING ASPHALT IN HATCHED AREA
REMOVE EXISTING CORNER RAMP AND REPLACE WITH WEST FACING STANDARD RAMP
INSTALL AIR VAC ON PI MAIN
INSTALL 8" WATER
LOT 7 IS USED AS A PARKING LOT AND WILL NOT REQUIRE UTILITY SERVICE LATERALS
STUB & PLUG 12" PI
STUB & PLUG 8 " WATER FOR FUTURE CONNECTION PROVIDE TEMPORARY BLOWOFF.
STUB & PLUG 6" PI FOR FUTURE CONNECTION PROVIDE TEMPORARY BLOWOFF.
EX. POWER POLE
1
2
3
4
5
6
7

REMOVE EXISTING CORNER RAMP AND REPLACE WITH WEST FACING RAMP
CONNECT TO EXISTING CURB & GUTTER
EXTEND EXISTING ACCESS TO NEW CURB & GUTTER
CONNECT TO EXISTING CURB & GUTTER
REMOVE EX. CURB & GUTTER FOR ROAD CONNECTION
TRANSITION FROM 2' CURB TO 2.5' CURB
PROPOSED CURB & GUTTER
REMOVE EX. CURB & GUTTER FOR ROAD CONNECTION
REMOVE EX. CURB & GUTTER FOR ROAD CONNECTION

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GREEN TREE SUBDIVISION - PLAT A

SPANISH FORK, UTAH

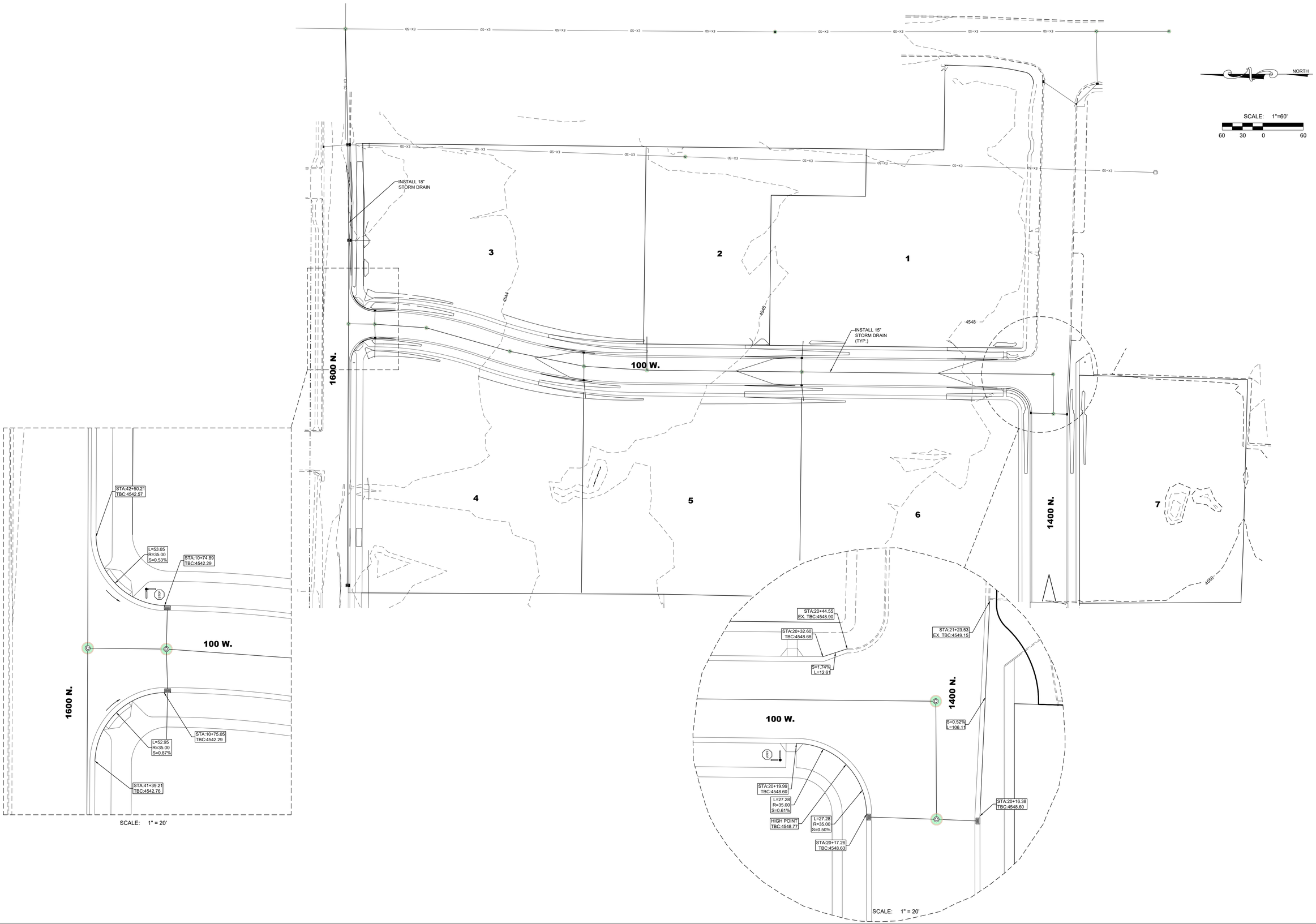
UTILITY PLAN

REVISIONS
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LEI PROJECT #: 2017-0017
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 12/10/2021

SHEET 1

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BRANDON J. TUCKETT
No. 8786726
12/10/21
REGISTERED PROFESSIONAL ENGINEER
COMMISSION

GREEN TREE SUBDIVISION - PLAT A

SPANISH FORK, UTAH

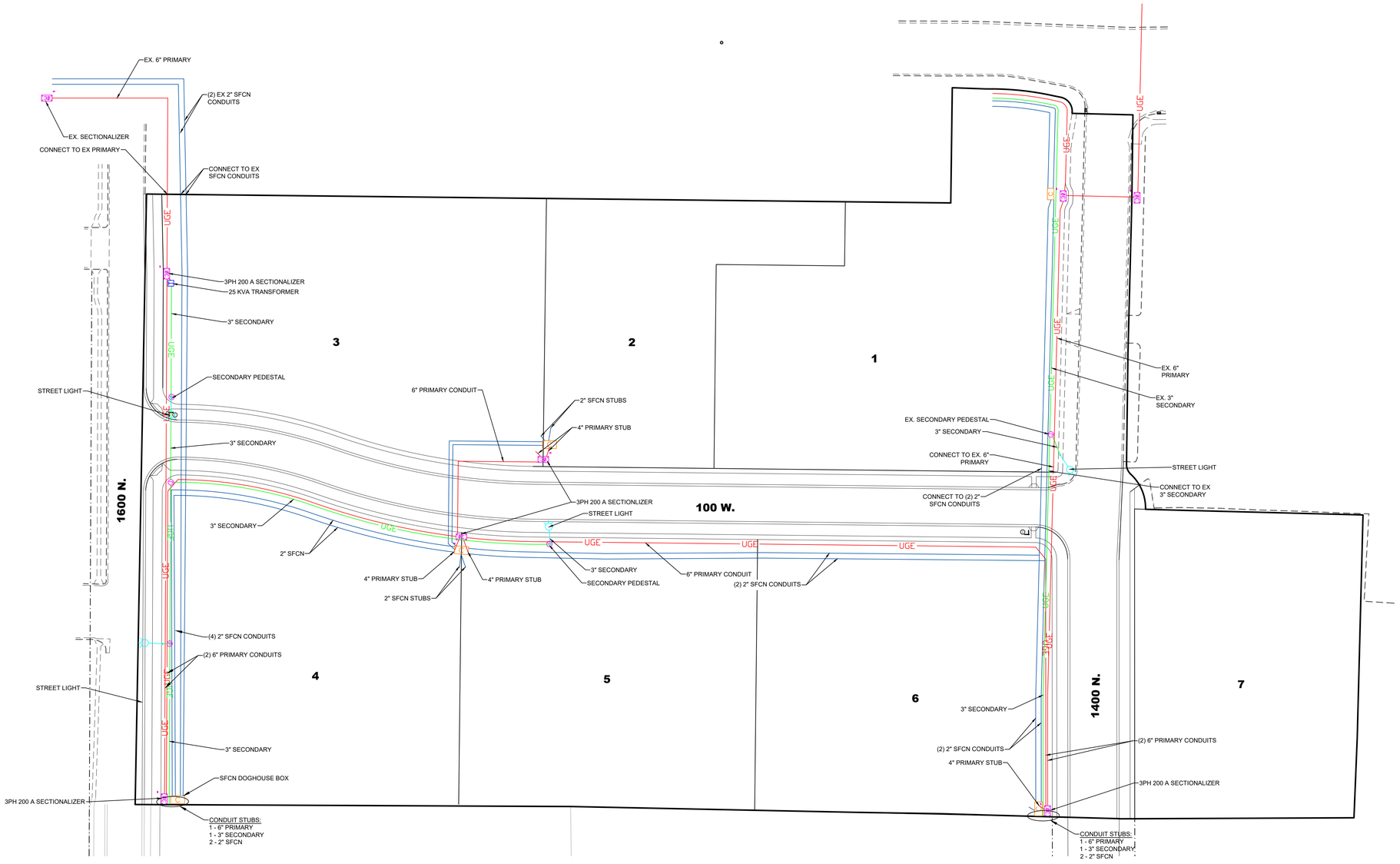
GRADING PLAN

REVISIONS
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SHEET 2

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NORTH

SCALE: 1"=60'

60 30 0 60

ELECTRICAL LEGEND

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

ELECTRIC NOTES:

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

COMMUNICATIONS LEGEND

- COMMUNICATIONS CONDUIT
- SHADOW CONDUIT
- COMM. SERVICE DROP
- COMMUNICATIONS BOXES (SM) (M) (LG)

SFCN NOTES:

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

GENERAL NOTES:

1. DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, EASEMENTS, AND RIGHTS-OF-WAY. DEVELOPER SHALL FOLLOW ALL OF SPANISH FORK CITY STANDARDS.
2. THIS MAP IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT SHOW THE ACTUAL, AND EXACT LOCATION(S) OF ANY CONDUITS, BOXES, LIGHTS, OR OTHER APPARATUS. THESE ITEMS SHALL BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS, AND BY FIELD VERIFICATION.
3. ALL ITEMS SHOWN ON THIS SHEET SHALL BE REVIEWED AND APPROVED BY SPANISH FORK CITY POWER DEPARTMENT. LEI SHALL TAKE NO RESPONSIBILITY FOR THE DESIGN, APPROVAL, AND CONSTRUCTION OF SAID ITEMS.

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STATE OF UTAH BRADLEY J. TUCKETT 8986726 12/10/21 LICENSED PROFESSIONAL ENGINEER

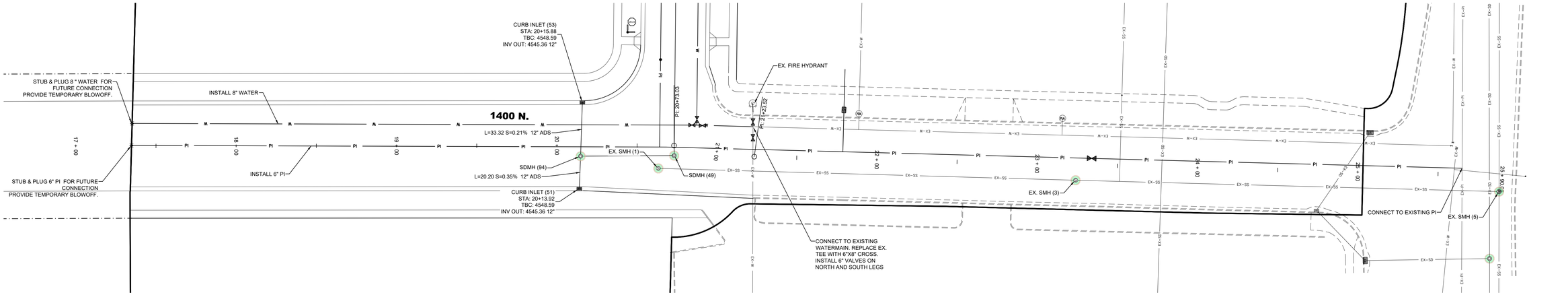
GREEN TREE SUBDIVISION - PLAT A
SPANISH FORK, UTAH
POWER PLAN

REVISIONS
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LEI PROJECT #: 2017-0017
DRAWN BY: BJP
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SCALE: 1"=60'
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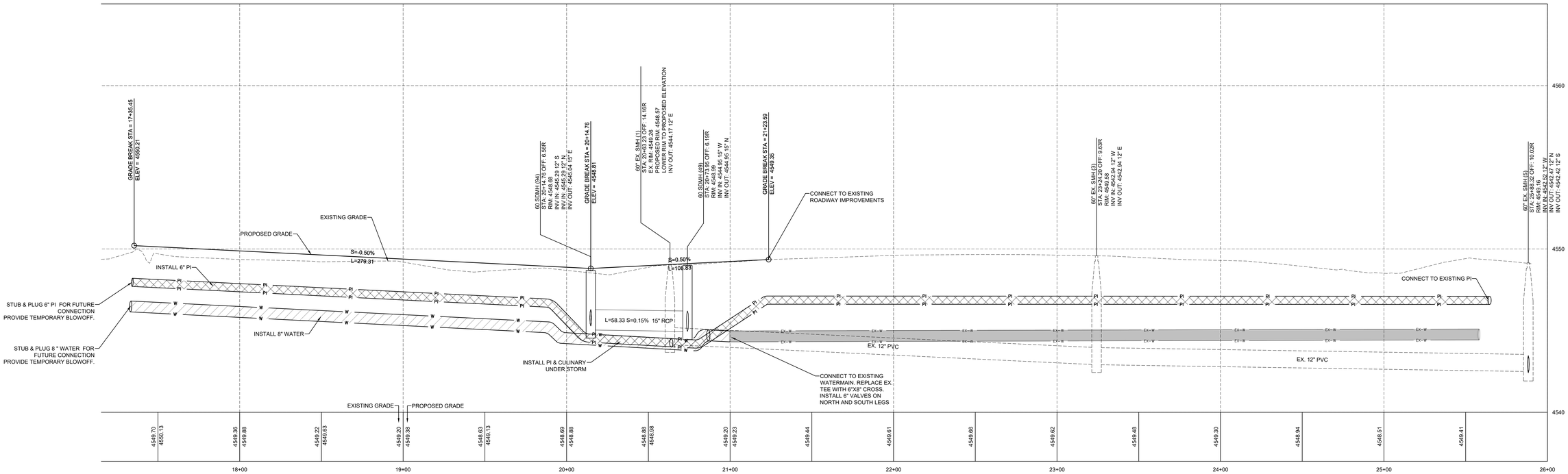
SHEET 3

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1400 N PLAN VIEW

CENTERLINE OMITTED FOR CLARITY



1400 N PROFILE VIEW

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BENJAMIN J. TUCKETT No. 9086726 10/24

GREEN TREE SUBDIVISION - PLAT A

SPANISH FORK, UTAH

1400 N PLAN & PROFILE

REVISIONS
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LEI PROJECT #: 2017-0017

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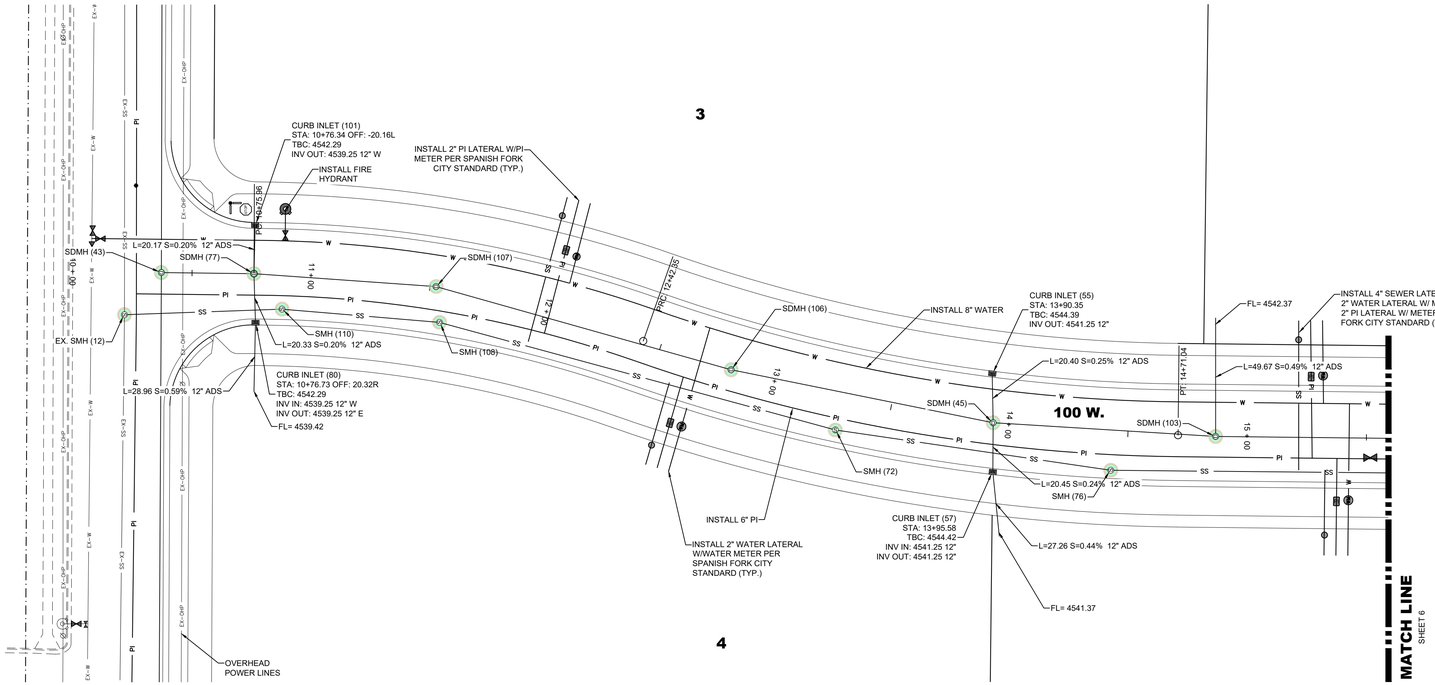
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SCALE: 1"=30'

DATE: 12/10/2021

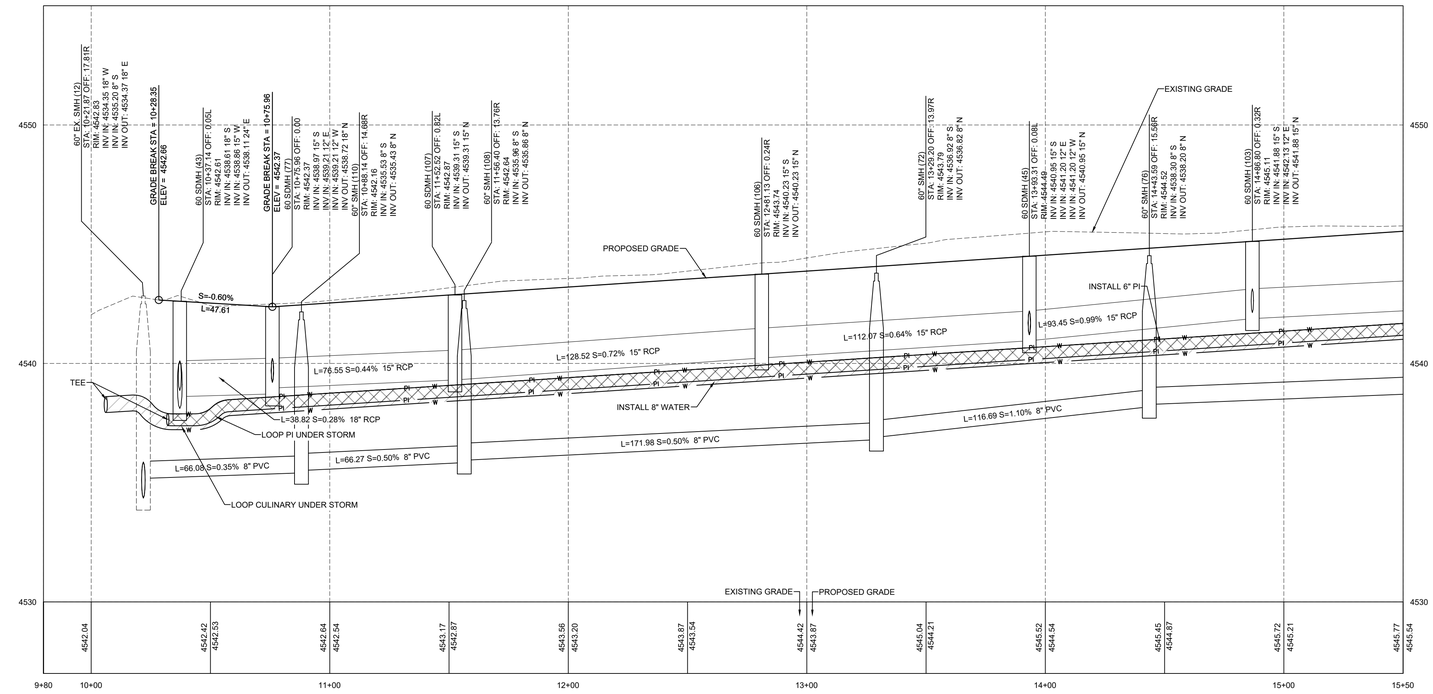
SHEET 4

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100 W PLAN VIEW

CENTERLINE OMITTED FOR CLARITY



100 W PROFILE VIEW

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NORTH

SCALE: 1"=30'

30 15 0 30

BRADLEY J. TUCKETT
No. 8786726
12/10/21

GREEN TREE SUBDIVISION - PLAT A

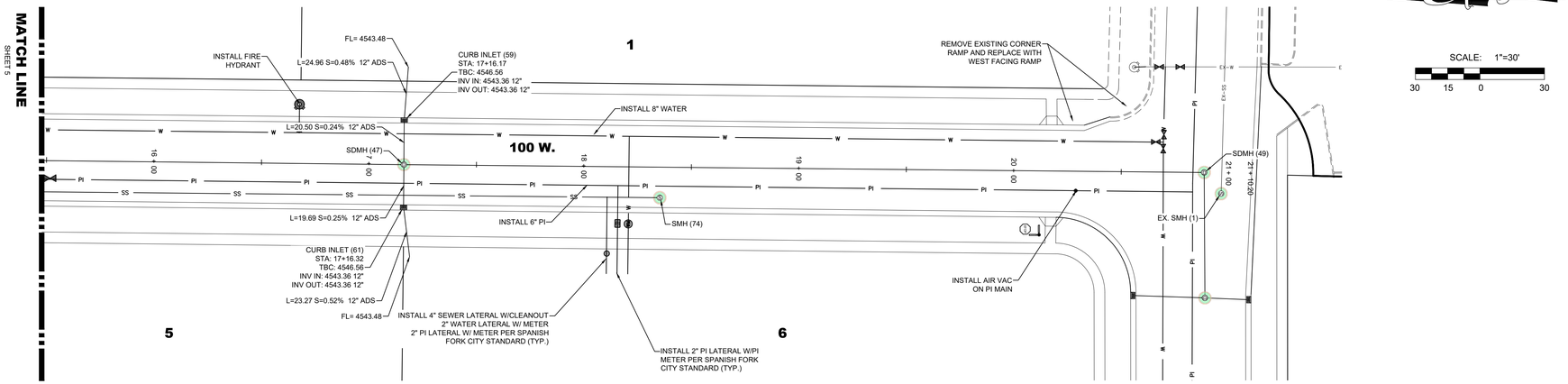
SPANISH FORK, UTAH

100 W PLAN & PROFILE

REVISIONS
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SHEET: 5

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100 W PLAN VIEW

CENTERLINE OMITTED FOR CLARITY

100 W PROFILE VIEW

NORTH

SCALE: 1"=30'

30 15 0 30

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STATE OF UTAH — BRANDON J. TUCKETT — No. 8786726 — 12/10/21 — LICENSED PROFESSIONAL ENGINEER

GREEN TREE SUBDIVISION - PLAT A

SPANISH FORK, UTAH

100 W PLAN & PROFILE

REVISIONS
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LEI PROJECT #: 2017-0017

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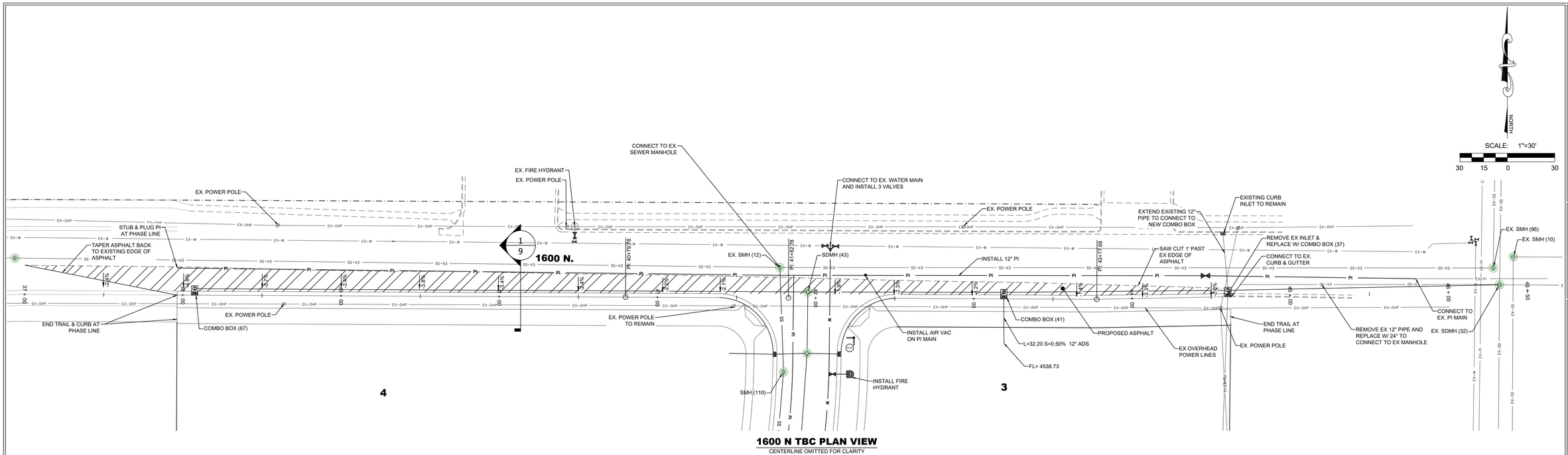
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SCALE: 1"=30'

DATE: 12/10/2021

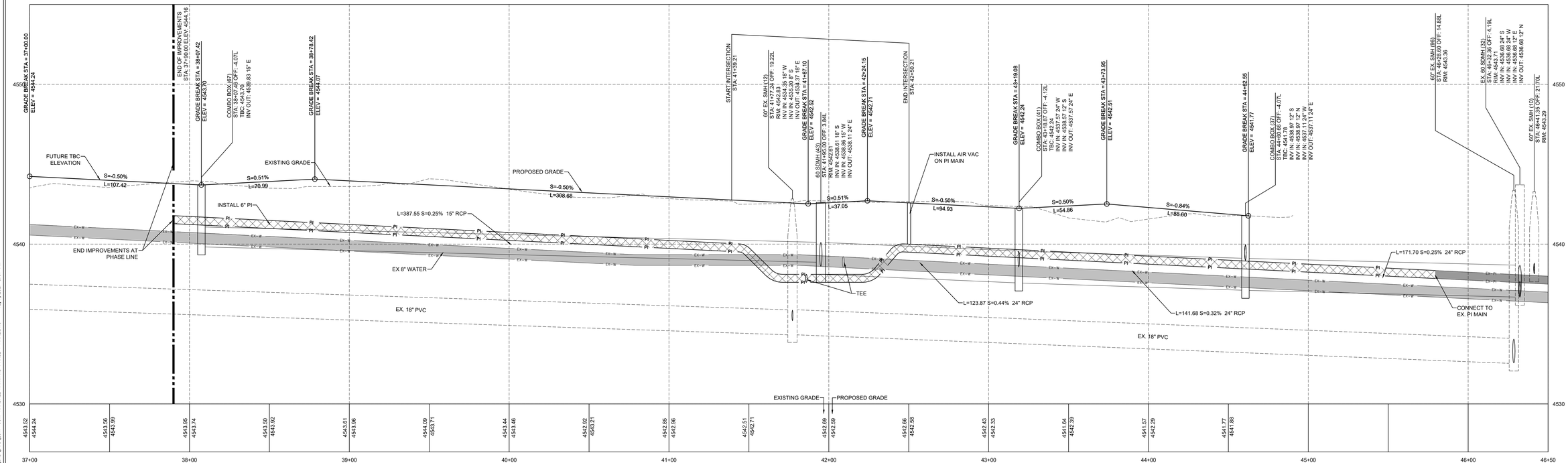
SHEET 6

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1600 N TBC PLAN VIEW

CENTERLINE OMITTED FOR CLARITY



1600 N TBC PROFILE VIEW

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GREEN TREE SUBDIVISION - PLAT A

SPANISH FORK, UTAH

1600 N TBC CONNECT

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LEI PROJECT #: 2017-0017
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=30'
DATE: 12/10/2021
SHEET: 7

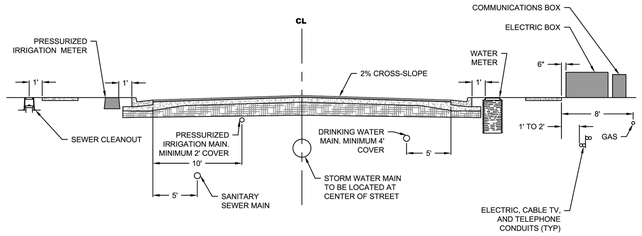
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SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

STANDARD DRAWING
UTILITY LOCATION FOR STREET CROSS SECTIONS

DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 8/19/2019

SCALE NONE | STANDARD ST-510



NOTES:
1. MODIFY THIS STANDARD TO SHOW ACTUAL STREET WIDTHS AND CROSS SECTION AS PER SOILS REPORT AND MINIMUM CITY STANDARDS AND THEN PLACE IN DEVELOPMENT PLANS.
2. ALL UTILITY BOXES AND EQUIPMENT SHALL BE LOCATED ON THE STREET SIDE OF MASONRY WALL.
3. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.

1 | UTILITY LOCATION DETAIL

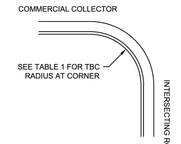
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

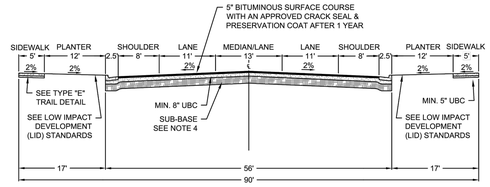
STANDARD DRAWING
COMMERCIAL COLLECTOR 3 LANE STREET

DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 8/19/2019

SCALE NONE | STANDARD ST-507

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 3 LANE STREET - 90' 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.

2 | 90' ROW DETAIL (1400 N)

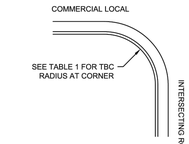
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40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

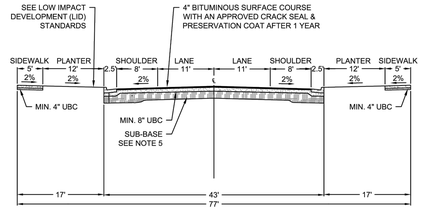
STANDARD DRAWING
COMMERCIAL LOCAL 2 LANE STREET

DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 8/19/2019

SCALE NONE | STANDARD ST-504

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

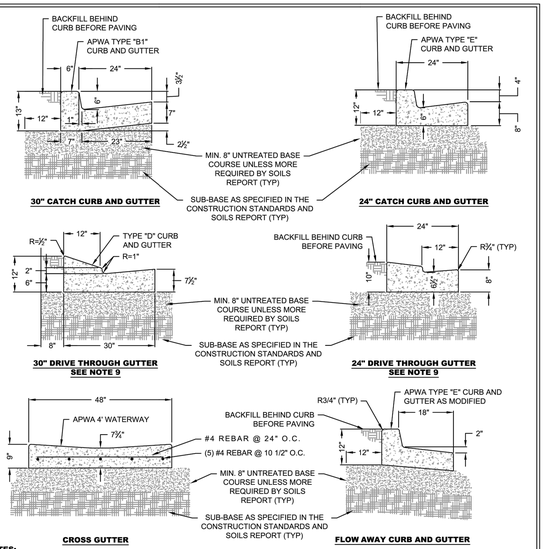




COMMERCIAL LOCAL STREET - 77' ROW

NOTES:
1. COMMERCIAL AND RESIDENTIAL ACCESS SHALL BE APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.
2. SEE STANDARD DRAWING FOR SIDEWALKS.
3. SPRINKLER SYSTEMS SHALL BE INSTALLED ACCORDING TO CITY STANDARDS.
4. PLANTER MAY BE GRASS OR XERISCAPE, AS APPROVED BY THE CITY ENGINEER. SEE STANDARD DRAWINGS FOR LID PLANTER STANDARDS.
5. SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT.
6. MINIMUM OF 8" UNTREATED BASE COURSE UNDER STREET PAVEMENT AND CURB & GUTTER.
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.

3 | 77' ROW DETAIL (100 W)



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.

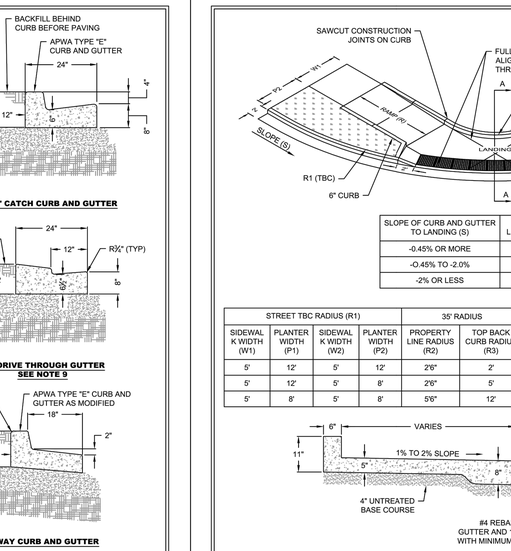
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

STANDARD DRAWING
CURB & GUTTERS

DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 6/19/2018

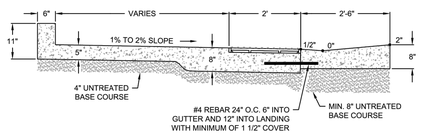
SCALE NONE | STANDARD ST-512

4 | CURB & GUTTER DETAILS



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

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



SECTION A-A

NOTES:
1. CONTRACTOR SHALL INSTALL PAVERS ACCORDING TO THE STANDARDS FOR CAST-IRON DETECTABLE WARNING PLATES AND MATCH PATTERN IN THIS DRAWING. RADIAL PLATES SHALL BE A EAST JORDAN IRON WORKS OR APPROVED EQUIVALENT AND SHALL BE ACCORDING TO THE CORRECT TBC RADIUS.
2. THE MAXIMUM SLOPE OF A STREET WITHIN 25' OF THE BEGINNING OF RADIUS IS 5.5%.
3. THE SLOPE OF THE FLOWLINE OF GUTTER THROUGH A PEDESTRIAN RAMP SHALL BE 2.0% OR LESS OR APPROVED BY CITY ENGINEER.
4. CURB AND GUTTER SLOPE (S) AND RAMP LENGTHS (R) SHALL BE CLEARLY LABELED AND DRAWN ON ALL PLANS, SEE TABLE FOR (R2) AND (R3).
5. RAMPS SHALL NOT EXCEED A 1:12 SLOPE.
6. STANDARD PEDESTRIAN RAMPS HAVE BEEN DESIGNED FOR NEW CONSTRUCTION. REPLACEMENT OF EXISTING PEDESTRIAN RAMPS SHALL BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER AND APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.

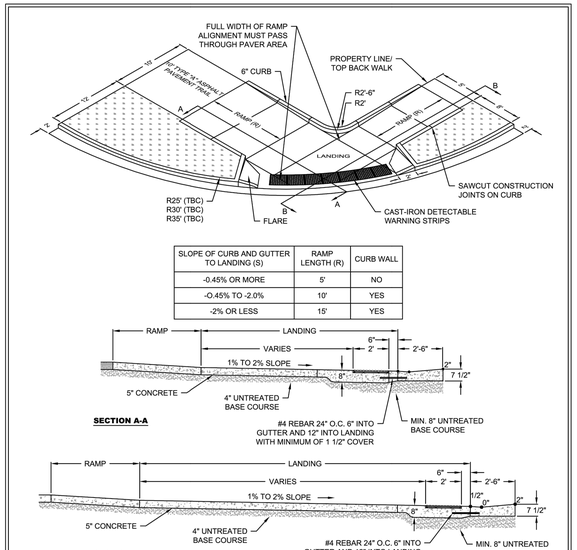
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

STANDARD DRAWING
PEDESTRIAN RAMP SIDEWALKS WITH PLANTERS

DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 6/19/2018

SCALE NONE | STANDARD ST-516

5 | ADA RAMP DETAILS



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

SECTION A-A

SECTION B-B

NOTES:
1. CONTRACTOR SHALL INSTALL PAVERS ACCORDING TO THE STANDARDS FOR CAST-IRON DETECTABLE WARNING PLATES AND MATCH PATTERN IN THIS DRAWING. RADIAL PLATES SHALL BE A EAST JORDAN IRON WORKS OR APPROVED EQUIVALENT AND SHALL BE ACCORDING TO THE CORRECT TBC RADIUS.
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5. RAMPS SHALL NOT EXCEED A 1:12 SLOPE.
6. STANDARD PEDESTRIAN RAMPS HAVE BEEN DESIGNED FOR NEW CONSTRUCTION. REPLACEMENT OF EXISTING PEDESTRIAN RAMPS SHALL BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER AND APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.
7. POUR CONCRETE PEDESTRIAN RAMP BEFORE PAVING TRAIL.

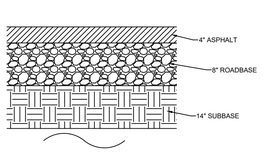
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

STANDARD DRAWING
CORNER PEDESTRIAN RAMP FOR SIDEWALKS CONNECTING TO TRAILS

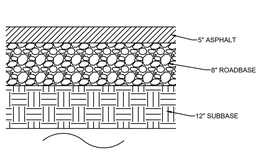
DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 6/19/2018

SCALE NONE | STANDARD ST-519

6 | ADA RAMP DETAIL (SIDEWALK TO TRAIL)



7 | PAVEMENT SECTION (COMMERCIAL LOCAL)



8 | PAVEMENT SECTION (COMMERCIAL COLLECTOR)

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

STATE OF UTAH
BRANDON J. TUCKETT
No. 8786726
10/12/21
REGISTERED PROFESSIONAL ENGINEER
COMMERCIAL

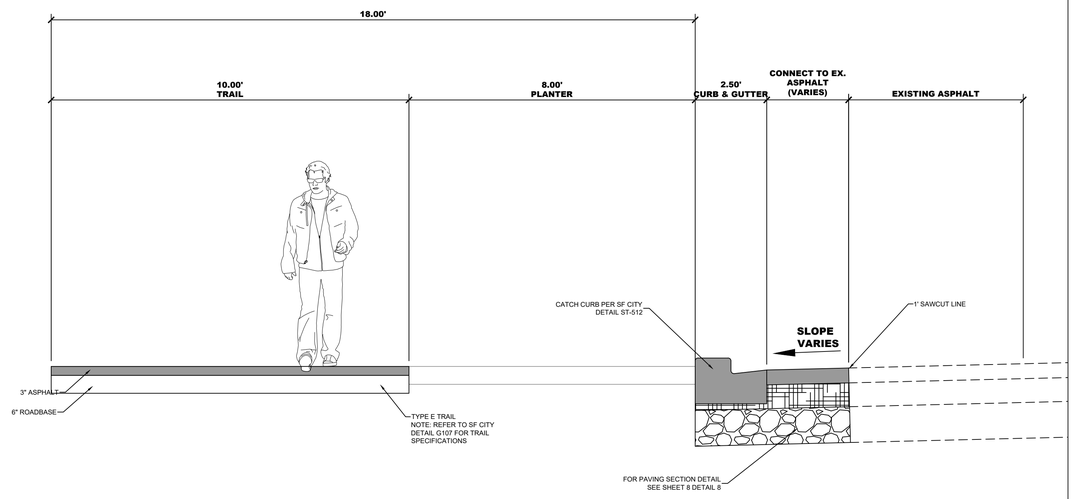
GREEN TREE SUBDIVISION - PLAT A
SPANISH FORK, UTAH
DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2017-0017
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: N.T.S.
DATE: 12/10/2021

SHEET 8

G:\2017 PROJECTS\2017-0017 RANDALL HARWARD SUB-SF\CAD\DWG\2017-0017 RANDALL HARWARD PHASE 1 FINAL.DWG 12/7/2021 3:07 PM



1	1600 NORTH CROSS SECTION (COMMERCIAL COLLECTOR)

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ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

STATE OF UTAH
BENJAMIN J. TUCKETT
No. 8786726
12/10/21
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATION

GREEN TREE SUBDIVISION - PLAT A

SPANISH FORK, UTAH

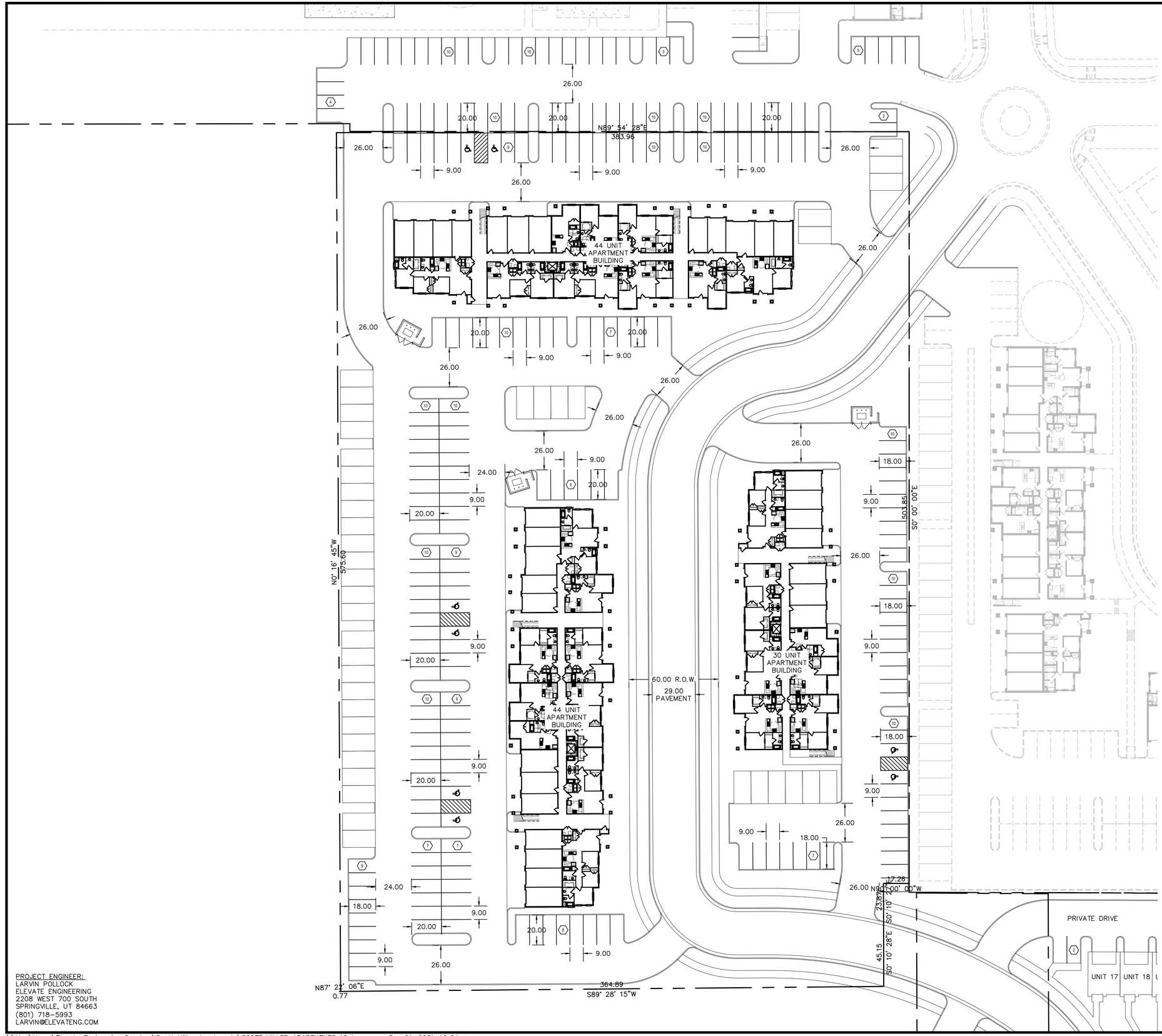
DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2017-0017
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: N.T.S.
DATE: 12/10/2021

SHEET 9

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LEGEND

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

SITE DATA

LOT AREA:	218,471	SF (5.02 ACRES)
BUILDING AREA:	40,082	SF± 18.3%
PAVEMENT AREA:	XX,XXX	SF± XX.X%
LANDSCAPE AREA:	XX,XXX	SF± XX.X%

CURRENT ZONE: R-R
NOT PERMITTED
PROPOSED ZONE: R-4
PERMITTED USE
PARCEL ID#: 270100129

DEVELOPMENT STANDARDS

MAX HEIGHT=50 FEET
MAX DENSITY=20 UNITS PER ACRE
MIN OPEN SPACE=30%

BUILDING DATA

CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
SETBACKS:
FRONT=20 FEET
REAR=25 FEET
SIDE=10 FEET

NUMBER OF UNITS: 118
DENSITY: 23.51 UNITS PER ACRE

PARKING TABULATION

REQUIRED: 2.5 SPACES FOR EACH UNIT. (GARAGES SHALL PROVIDE FOR 60% OF THE UNITS AND 0.25 SPACES SHALL BE MADE AVAILABLE FOR GUEST PARKING.)

118 UNITS X 2.5 = 295 STALLS REQUIRED
118 UNITS X 60% = 71 GARAGES REQUIRED

PROVIDED: 315 STALLS (71 GARAGES)
8 ADA STALLS

TOTAL PROJECT OVERVIEW:

TOTAL PROJECT ACREAGE:	26.54 ACRES
TOTAL PROPOSED UNITS:	492
TOTAL PROPOSED UNITS PER ACRE:	18.54
TOTAL REQUIRED PARKING:	1,222
TOTAL PARKING PROVIDED:	1,223

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

NORTH

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

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

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DR

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

ELEVATE ENGINEERING

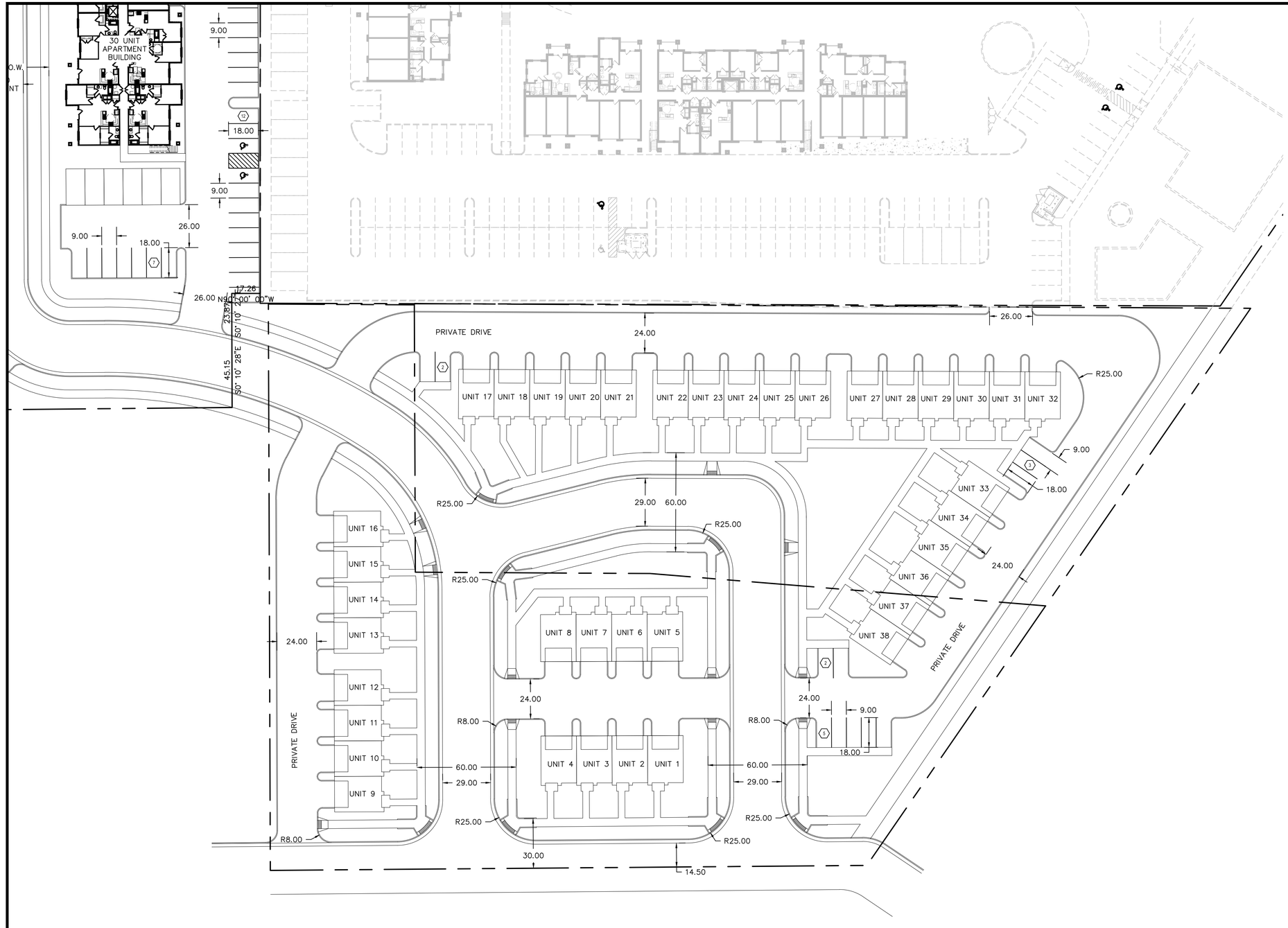
SCOTT MILLER APARTMENTS
SITE PLAN
SPANISH FORK PKWY AND STATE ST, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER
9/01/2021
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C-1

DATE: Sep 01, 2021

\\Mac\Home\Elevate Engineering Dropbox\Scott Miller Apartments\SCOTT MILLER APARTMENTS 1C.dwg – – Sep 01, 2021–12:04pm



LEGEND

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

SITE DATA

LOT AREA:	162,388	SF (3.73 ACRES)
BUILDING AREA:	23,527	SF± 14.5%
PAVEMENT AREA:	XX,XXX	SF± XX.X%
LANDSCAPE AREA:	XX,XXX	SF± XX.X%

CURRENT ZONE: C-2
NOT PERMITTED
PROPOSED ZONE: R-4
PERMITTED USE
PARCEL ID#: 270100127, 270100128

NUMBER OF UNITS: 38
DENSITY: 11.28 UNITS PER ACRE

PARKING TABULATION

REQUIRED: 2 SPACES PER UNIT PLUS ONE GUEST STALL PER EVERY 3 UNITS.

38 X 2 + 38 X 0.3 = 87 STALLS

PROVIDED: 88 STALLS (38 TWO CAR GARAGES INCLUDED)

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

NORTH

SCALE: 1" = 30'

0 15 30 45 60 90

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

\\Mac\Home\Elevate Engineering Dropbox\Scott Miller Apartments\SCOTT MILLER APARTMENTS 1C.dwg – – Sep 01, 2021–12:08pm

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DR

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

ELEVATE ENGINEERING

SCOTT MILLER APARTMENTS
TOWNHOMES
SPANISH FORK PKWY AND STATE ST, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER
9/01/2021
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-1

DATE: Sep 01, 2021