Wednesday, February 9, 2022
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. January 26, 2022**
Meeting	Feb 9, 2022 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

File Attachments
minutes.drc.1-26-2022.pdf (1,528 KB)

2. Conditional Use Permit

Subject	**A. 500 SOUTH VERIZON 2022 CELL TOWER MODIFICATION. The proposal involves upgrading equipment and adding additional equipment on an existing tower located at approximately 144 West 500 South.**
Meeting	Feb 9, 2022 - Development Review Committee
Category	2. Conditional Use Permit
Access	Public
Type	Action, Discussion

File Attachments
report.drc.500southverizon2022.2-9-2022.pdf (5,484 KB)

3. Final Plat

Subject	**A. HIGH SKY ESTATES PLAT C. The proposal involves reapproving a subdivision with 14 single-family homes located at 2300 East Canyon Crest Drive.**
Meeting	Feb 9, 2022 - Development Review Committee
Category	3. Final Plat

Access Public

Type Action, Discussion

File Attachments
report.drc.highskyestatesc.2-9-2022.pdf (12,135 KB)
plat.highskyestatesplatc.7-8-2021.pdf (7,200 KB)
plan.landscape.highskyestatesplatc.7-8-2021.pdf (5,446 KB)

4. Site Plan

Subject **A. SPANISH FORK 3 PARKING LOT. The proposal involves the expansion of a parking lot located at 55 South 300 East.**

Meeting Feb 9, 2022 - Development Review Committee

Category 4. Site Plan

Access Public

Type Action, Discussion

File Attachments
report.drc.spanishfork3parkinglot.2-9-2022.pdf (2,818 KB)
siteplan.spanishfork3parkinglot.2-2-2022.pdf (2,776 KB)
plan.landscape.spanishfork3parkinglot.2-2-2022.pdf (867 KB)

Subject **B. SIMPSON BUSINESS PARK. The proposal involves development of an industrial site located at 1400 North 300 West**

Meeting Feb 9, 2022 - Development Review Committee

Category 4. Site Plan

Access Public

Type Action, Discussion

File Attachments
report.drc.simpsonbusinesspark.2-9-2022.pdf (6,258 KB)
plan.simpsonbusinesspark.1-26-2022.pdf (2,653 KB)
doc.elevations.simpsonbusinesspark.11-30-2021.pdf (2,637 KB)

5. Concept Review

Subject **A. BRADSHAW SUBDIVISION.**

Meeting Feb 9, 2022 - Development Review Committee

Category 5. Concept Review

Access Public

Type Discussion

File Attachments
plan.concept.bradshawsubdivision.1-26-2022.pdf (510 KB)

memo.bradshawsubdivision.1-26-2022.pdf (209 KB)

6. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, UT 84660
January 26, 2022

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; **Jake Theurer**, Power and Light Superintendent; **Dale Robinson**, Parks and Recreation Director; **John Little**, Chief Building Official; **John Waters**, Water Division Manager; **Josh Robinson**, Engineering Designer; **Travis Warren**, City Surveyor; **Tom Cooper**, P&L Senior Utility Planner; **Paul Taylor**, Assistant Water Division Manager; **Bryan Perry**, IS/SFCN Director.

Citizens Present: AJ DelPivo, Marty Warren, Judy Cundy, Simon Kirchman, Monte Bingham, Sam Ireland.

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

MINUTES
January 5, 2022
January 19, 2022

Dave Anderson **moved** to approve the minutes of January 5, 2022 and January 19, 2022.

John Little **seconded** and there was discussion on the motion.

PRELIMINARY PLAT
J-6

Brandon Snyder stated that the Preliminary Plat is pretty straight forward with 3 lots. He asked if there needs to be any notes on the plat as this development is at the north end of the Spanish Fork Airport runway.

Michael Clark stated he does not have any concerns.

Chris Thompson expressed concern about the north property not being within the proposed development.

Dave Anderson asked if any notes have been made in Citizenserve regarding the storm drain crossing SR 77. He stated this is an area of town that does not have many utilities nearby.

It was stated that as a motion of recommendation the DRC needs to be deliberate and clear that there will be a lot of offsite work needed to supply utilities for development.

Seth Perrins asked if any of the utilities will need to be looped at time of installation.

Chris Thompson stated that there will probably need to be a loop on the waterline.

Michael Clark stated that it depends on what the end user needs are and the scale of the business.

Chris Thompson stated that maybe the motion could have a condition that utility looping will be based on modeling for the particular uses.

Jake Theurer does not have any comments other than power is dependent upon the end user.

Dave Anderson **moved** to recommend approval of the proposed J-6 Preliminary Plat to the Planning Commission based on the following finding and conditions:

Finding:

1. That the application conforms to the City's General Plan Designation, Zoning Map and to the subdivision requirements for the I-1 zone.

Condition:

1. That the applicant with either a Final Plat or Site Plan application address all offsite utility requirements which currently include building an offsite water line west of the airport to connect to existing City utility services south of the airport.
2. That the applicant completes offsite power improvements that will need to be sized based on the ultimate use of the site.

3. That the applicant completes offsite road improvements.
4. That the applicant completes sewer improvements.
5. That the applicant devises a plan to address stormwater requirements.
6. That the applicant addresses all other related utility requirements for the project.
7. That the applicant adds any language to the plat for the airport easements and restrictions.
8. That the applicant addresses any red-lines.

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

ZONE CHANGE AND PRELIMINARY PLAT
Modera

Dave Anderson **moved** to continue the proposed Modera Zone Change and Preliminary Plat.

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

TITLE 15 AMENDMENTS
Septic Tank Regulations

Chris Thompson stated this is a change to Title 13 and Title 15. He detailed the changes as stated in the memo.

- Septic tanks or any other private wastewater disposal systems shall not be allowed within water source protection zones.
- The septic system shall be at least 25 feet from the property line on all sides.
- A parcel may be approved with a septic system sanitary sewer if it is no smaller than one (1) acre if created before January 1, 2000 or five (5) acres if created after January 1, 2000.
- Lot size was found to be discussed in two different ordinances. It was removed from Title 13.
- A lien is required instead of a connection because we felt a connection was unenforceable.
- If accessible sanitary sewer is within 1,000 feet of the parcel, a septic system will not be approved.

With regard to bullet point three, Chris Thompson stated that most cities allow septic tanks on one-acre parcels or larger. The idea is to grandfather in older lots within the community.

Chris Thompson addressed bullet point 5 stating that if an existing property that is on a septic tank has development occur around them where there then becomes available sewer within 300 feet of the property line; the code stated that the property would be required to connect to the sewer system. This is a big ask to knock on a property owner's door and tell them they now need to spend $25,000; and logistically this is not enforceable.

Vaughn Pickell stated that he likes the general idea but wondering if it needs to be more clear stating something to say if sewer is within 300 feet it shall be connected, until which time a lien is required.

Chris Thompson asked if the language indicated that liens should be applied to existing homes with septic systems.

Vaughn Pickell stated that it would be for new structures. He proposed that the language be clear with that.

With regard to bullet point 6, Travis Warren stated that he feels it could be excessive if it is for a subdivision that is 1 or 2 lots opposed to a larger subdivision.

Jered Johnson stated that a sewer line in a road is about $100 per foot.

Chris Thompson stated that he does agree that can be excessive. He suggested that the 1,000 feet be changed to 300 feet for item 15.4.16.060(6)

Chris Thompson stated with regard to the base rate, this is something that Provo does. The example of this is there are sewer lines in the original grid block of Spanish Fork City, but at that time not all properties connected to the sewer. The idea is they should be paying for maintenance of the line that runs in front of their home.

Jake Theurer stated that he does not think that charging the base rate makes sense as they are not connected to the system, unlike power where they are connected to power, but may not use it.

Vaughn Pickell stated that it would sync up with what the ordinance states that connection needs to be made within 300 feet.

There was discussion of if there is state law that requires a connection to a sewer line along with the cost difference between improved and unimproved lots.

John Water feels this could impact some elderly residents that may not be connected to the utilities.

Chris Thompson stated that it is part of the terms of the loan for the sewer treatment plant that connection to the sewer be made and septic tanks be abandoned when possible.

Vaughn Pickell **moved** to recommend approval of the proposed Septic Tank Regulation Amendments to Title 15 to the City Council as proposed with the following:

- Clarifying language in 15.4.16.060(A)(2) regarding liens and connections with regarding mandatory sewer connection with a clearer statement in section 2 that a connection is required.
- That the distance requirement that would trigger connection or lien be evaluated.

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

Proposed Amendments to Various Zoning Requirements

Dave Anderson stated that there are 5 or 6 main changes. There are proposed changes that align the R-4 and R-5 zone with requirements in the Master Planned Development language. There was the addition of requiring street trees to be planted by developers who do a Master Planned Development. The language is to sync up with direction from the Planning Commission.

Going back in history many years ago developers used to be able to get base density with Master Planned Development. Effectively, for about a decade now, the base density is the max allowed density. There was removal of the word “base” from the development table to clarify the number is actually the maximum density. There was a definition created for unbuildable land, which is different from sensitive land.

These items have come up when completing development reviews or with conversations with developers in very pointed conversations. There is nothing proposed that changes the standard but to be clear and user friendly. This is a significant and overdue clean up.

Seth Perrins stated he likes the changes within the R-5 zone definition.

There were a couple corrections suggested.

Vaughn Pickell **moved** to recommend approval of the Amendments to Various Zoning Requirements to the City Council with staff striking the In Fill Overlay language from the R-4 and R-5 section and changing "unbuildable lands" to singular.

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

CONSTRUCTION STANDARDS

Construction Standards 22-01

Jered Johnson discussed that in a conversation with the Parks Department they are requesting that 4.39.45.050 be continued for further internal discussions.

Paul Taylor showed a conservative price breakdown of the vault versus the two separate boxes. The cost of the materials is a little different, but the cost of the installation is the same. Jered Johnson gave the example of excavators digging a trench for utilities to two boxes or one man hole is the same.

Michael Clark stated when working with Arive Homes, Dean Ingram supported the proposed change as he is making this change all the time.

Seth Perrins asked why this is an issue if we have regulations that they cannot be in a driveway or sidewalk.

It was explained that there is no reason for a resident to access the meters, also the lot widths are narrow. It saves future homeowners approximately $7,000 should they need to change the location for driveways.

Paul Taylor added that when a subdivision receives final approval and enters into warranty, the City assures that all these covers are in pristine condition, but after the home builders come in those lids need to be replaced.

John Waters added that if the setter needs to be repaired, the property owner's landscaping does not need to be disturbed.

Jered Johnson **moved** to recommend approval of the proposed Construction Standards 22-01 to the City Council as proposed subject to removing the sleeve standard.

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

CONCEPT REVIEW
Monte Bingham

Simon Kirchman stated in discussions with Dave Anderson and Brandon Snyder that there was townhome fatigue. As such they are proposing a higher density single-family detached home product that would be for rent. A General Plan change will be required.

Chris Thompson stated he does not see the City Council approving a Zone Change for higher density residential in the area.

Dave Anderson stated that he is not aware of a project that has been done in the state like this. He is aware of a few other developers proposing this type of development.

Simon Kirchman stated to clarify the properties are detached single-family homes that are for rent only, and not for purchase.

The proposal is for 25'x50' building pads. This is similar in form to what Canyon Breeze looks like, but unlike Canyon Breeze the detached homes will not be for sale.

The density is about 8 ½ units to the acre. Some of the reasons he is hoping this could be approved is that 400 North is a busier street. This can be expected to be a very beautiful community. There will be no HOA and this would be managed by a management group. The lot lines in the proposal are a little misleading as it will be one plat and will not be subdivided.

Seth Perrins asked Vaughn Pickell if there is some kind of mechanism that would restrict this development from ever being subdivided in the future. He thinks the area does have townhome fatigue. The General Plan for this area has been stretched to maximum and there is density fatigue where the Legacy Farms area is R- 1-12 but acts more as R-1-9. The

next part is the rental product is scary for the City Council. There is a management group that has purchased a row of single-family homes in a subdivision and one particular council member is having an issue with those properties already. Seth Perrins really feels the product type and density are some major hurdles to overcome with the City Council.

Dave Anderson stated that this area is not a bad area to have a little higher density, however staff supported a proposal to the south east of this property and that blew up. The newness of this concept is hard to support when he cannot take the City Council or Planning Commission to go and see the product in person. Dave Anderson stated this is cutting edge but does not feel the City has a desire to be cutting edge on this type of product.

Chris Thompson stated if the lot lines are removed, are they private roads or driveways? The fact that all gas tax in Spanish Fork goes to maintaining the road, but that a renter in this area would still be paying a fee to the maintenance group for any road improvements needed or plowing roads and such.

There was feedback of the road width and setbacks of the homes of the right of way. Dave Anderson stated there should be greater rear setbacks on the lots that back 400 North and the adjacent single-family homes. Also, Dave Anderson noted to change the design to not have so many long straight streets.

Chris Thompson cautioned the applicant to weigh investing in updating the design and reconfiguring the development based on the feedback with the idea that what he is proposing could not be favorable to the City Council.

Dave Anderson suggested having the applicant discuss the proposal with the Planning Commission on 2/2/2022.

SFCN Building

There was discussion of keeping the meandering trail along Center Street. Travis Warren stated that the skin and color of the building elevations shown have not been finalized.

Jered Johnson stated that the widening of 630 West will be done in conjunction with the Nebo School District and that the school district will be putting in a signal at the intersection of Center Street and 630 West.

A concern with the islands along 630 West, would force the City to improve the intersection on 100 South. Meridian is working on the road design of 630 West.

The fenced storage area must be surrounded by a masonry wall as it is outdoor storage.

Dave Anderson is concerned about the look of the storage area once the Center Street Interchange is constructed.

Brian Perry stated that he is putting minimal improvements to that area of the site with the outdoor storage so that it is not a weed patch and the idea that it can be repurposed in the future.

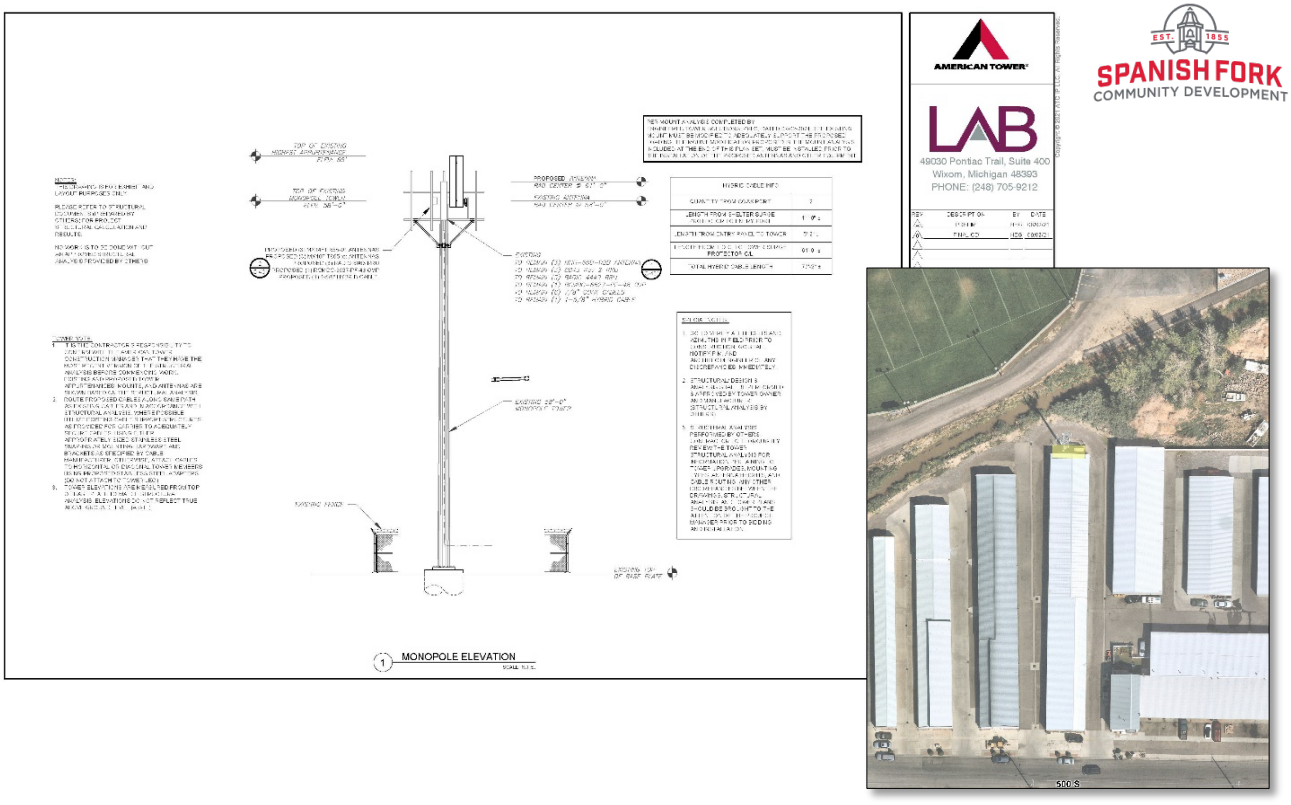
There was additional discussion of the site with the current location of the dumpster and the location of where the dumpster is proposed. There was discussion of electrical vehicle charging stations.

Discussion ensued with regard to the project being a GMP and entering into a professional service agreement.

Seth Perrins moved to adjourn the meeting at 11:51 a.m.

Adopted:

Kimberly Brenneman
Department Secretary



500 South Cell Tower Modification Conditional Use Permit Request

February 9, 2022, Development Review Committee Meeting.

Located at 144 West 500 South.

The subject property is zoned I-1.

The applicant has requested that a conditional use permit be approved to allow for improvements on an existing tower.

Key Issues

1. No Issues.

Recommendation

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

Findings

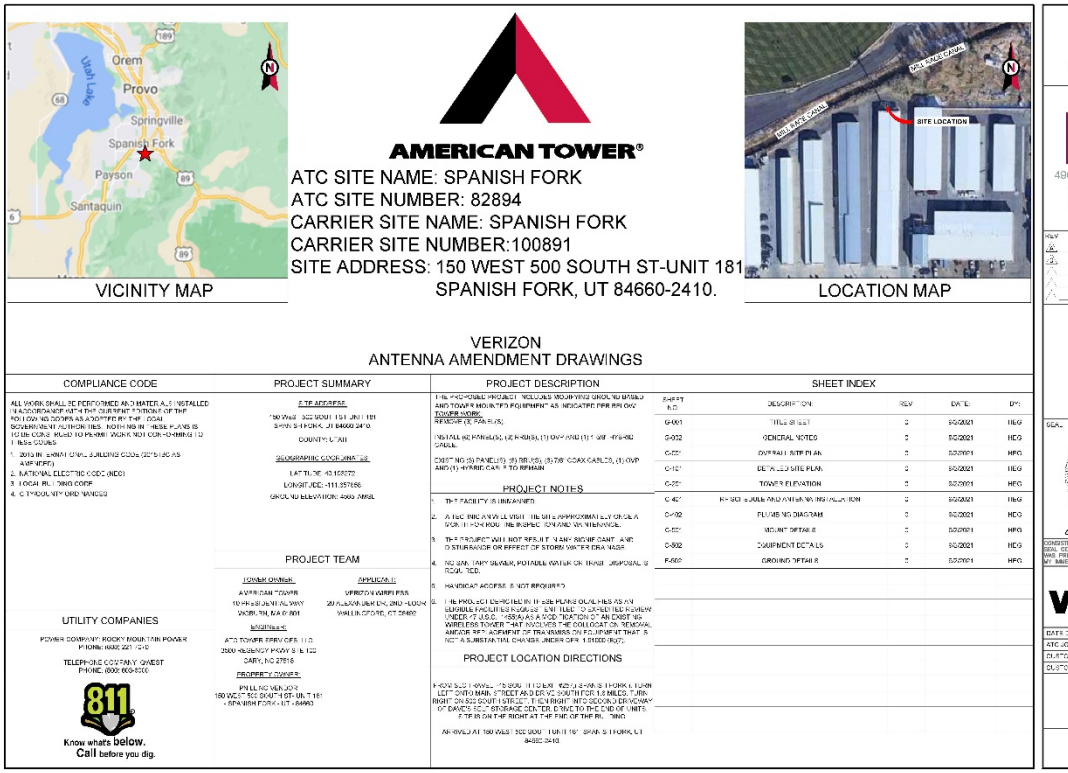
1. That the project conforms to the City's Zoning Map.

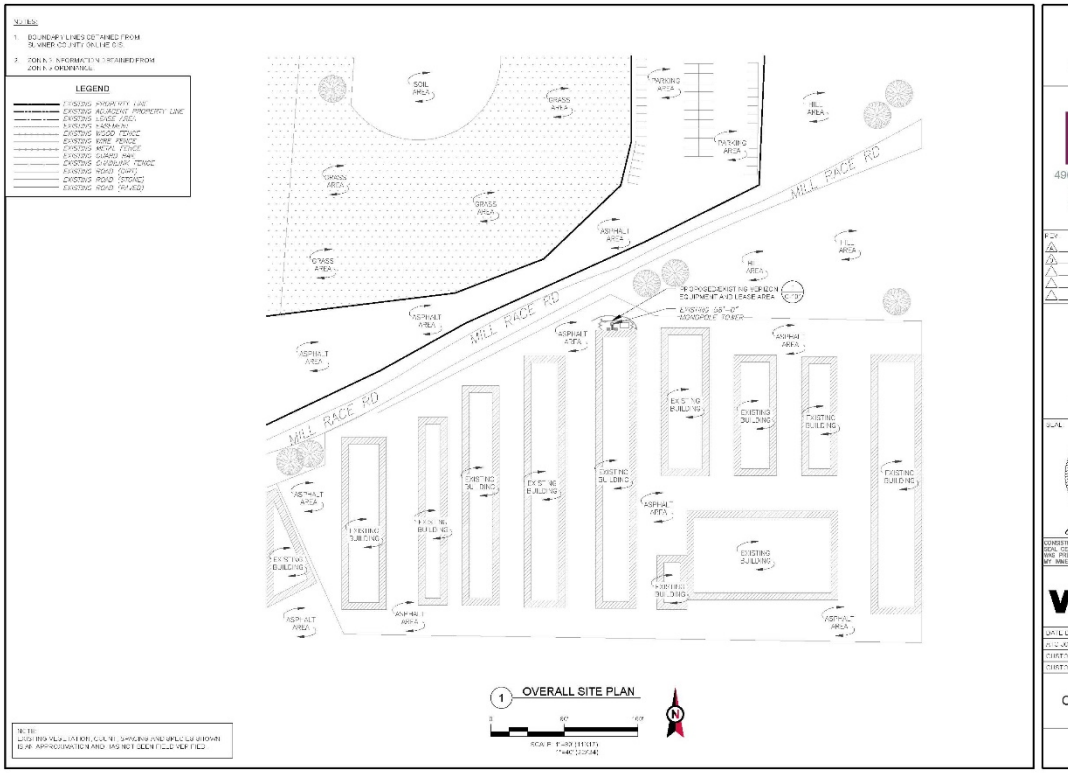
Conditions

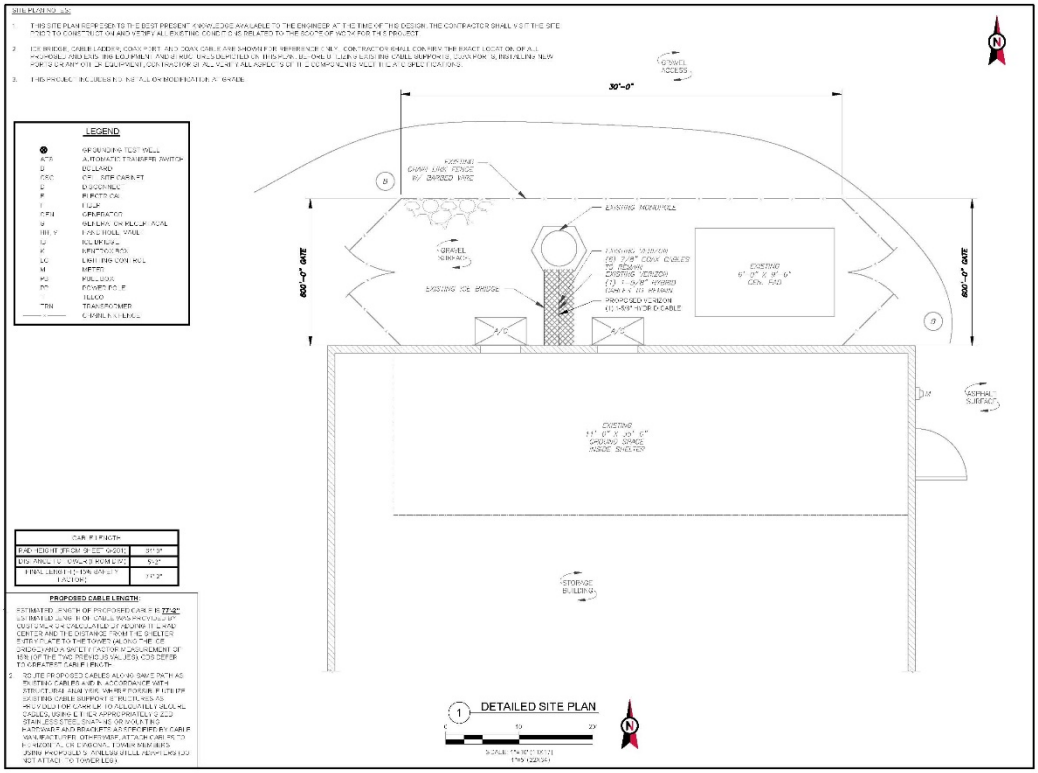
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

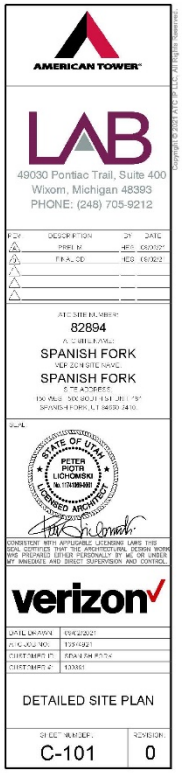
Exhibits

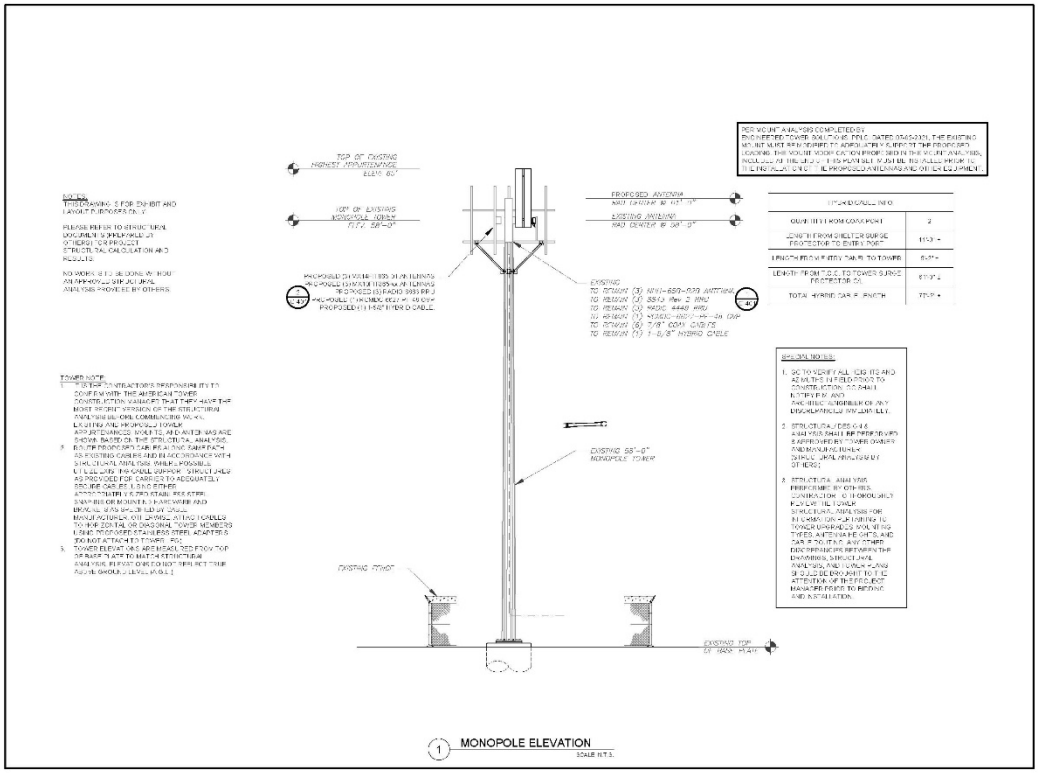
1. Plans.


AMERICAN TOWER®
ATC SITE NAME: SPANISH FORK
ATC SITE NUMBER: 82894
CARRIER SITE NAME: SPANISH FORK
CARRIER SITE NUMBER:100891
SITE ADDRESS: 150 WEST 500 SOUTH ST-UNIT 181
SPANISH FORK, UT 84660-2410.
VICINITY MAP
LOCATION MAP
SITE LOCATION
VERIZON
ANTENNA AMENDMENT DRAWINGS
COMPLIANCE CODE
PROJECT SUMMARY
PROJECT DESCRIPTION
SHEET INDEX
PROJECT NOTES
PROJECT TEAM
UTILITY COMPANIES
PROJECT LOCATION DIRECTIONS
TITLE SHEET
G-001
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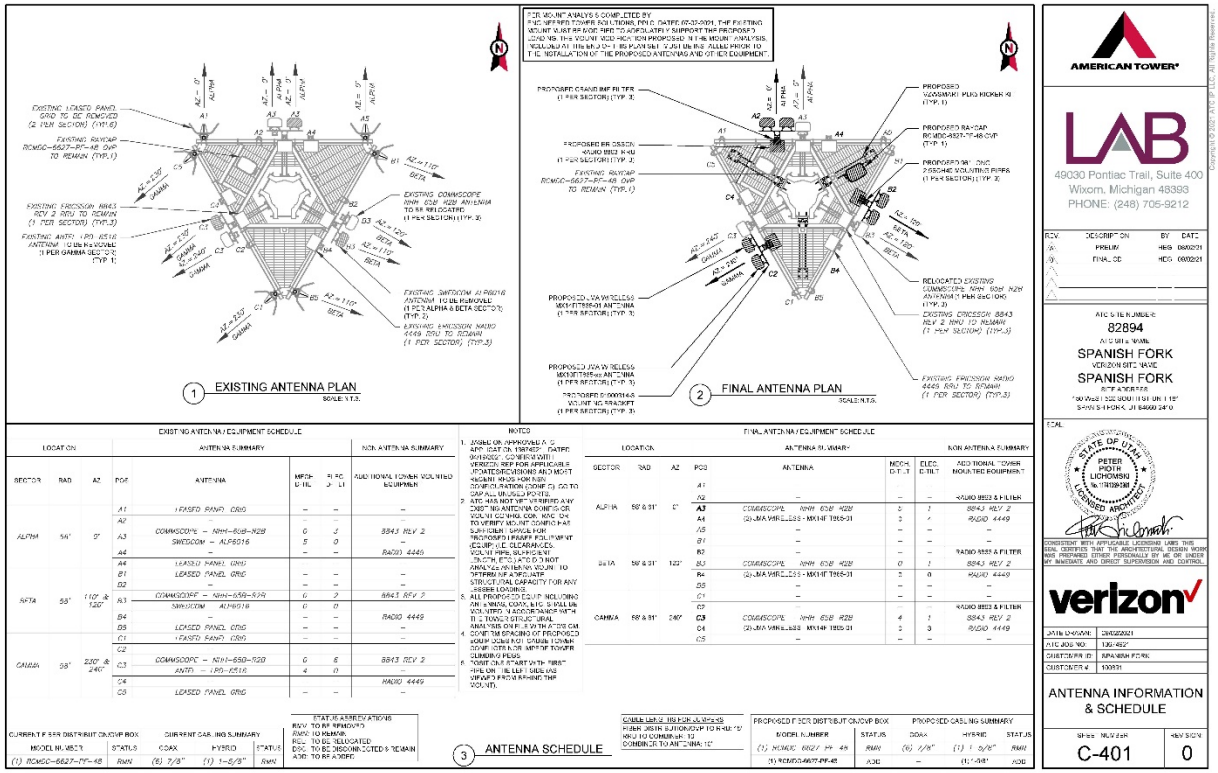

LEGEND
OVERALL SITE PLAN
MILL RACE RD
EXISTING BUILDING
ASPHALT AREA
GRASS AREA
SOIL AREA
PARKING AREA
OVERALL SITE PLAN
C-001
0

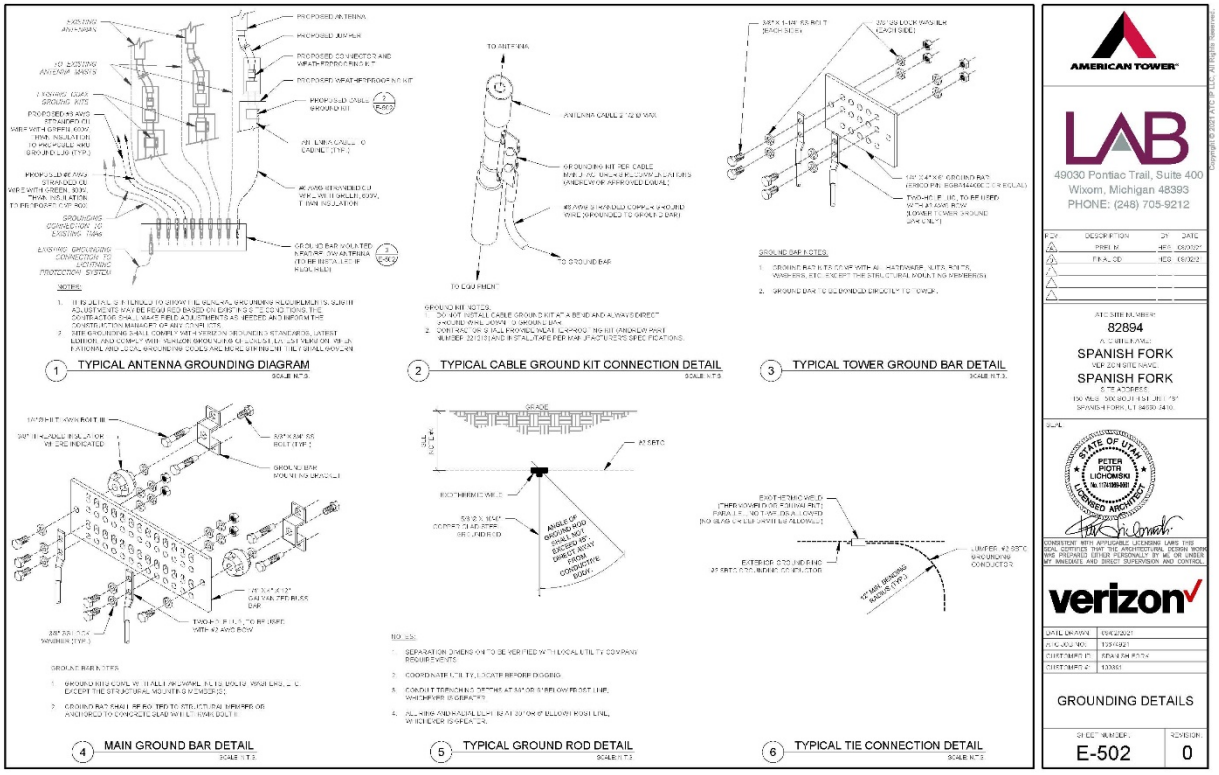

SITE PLAN NOTES
LEGEND
EXISTING MONOPOLE
EXISTING ICE BRIDGE
EXISTING 6' 3" X 9' 6" GEN. PAD
EXISTING 11' 0" X 23' 6" GROUND SPACE INSIDE SHELTER
STORAGE BUILDING
GRAVEL ACCESS
ASPHALT SURFACE
600'-0" GATE
30'-0"
CABLE LENGTH
PROPOSED CABLE LENGTH
1 DETAILED SITE PLAN


AMERICAN TOWER
LAB
49030 Pontiac Trail, Suite 400
Wixom, Michigan 48393
PHONE: (248) 705-9212
REV DESCRIPTION BY DATE
ATC SITE NUMBER:
82894
SPANISH FORK
SPANISH FORK
SEAL
verizon
DETAILED SITE PLAN
SHEET NUMBER:
C-101
REVISION:
0


NOTES
TOWER NOTE
TOP OF EXISTING HIGHEST APPURTENANCE ELEV. 60'
TOP OF EXISTING MONOPOLE TOWER ELEV. 58'-0"
PROPOSED ANTENNA RAD CENTER @ 60'-0"
EXISTING ANTENNA RAD CENTER @ 58'-0"
EXISTING TO REMAIN (3) RFV1-65D-20 ANTENNAS
TO REMOVE (3) SBNH New 2 RRU
TO REMAIN (3) HBSC 4449 RRU
TO REMOVE (1) VHSCC-1007-H-H-3A DIP
TO REMAIN (6) 7/8" COAX CABLES
TO REMAIN (1) 1 - 5/8" HYBRID CABLE
EXISTING 58'-0" MONOPOLE TOWER
EXISTING TYPHT
EXISTING TOP OF MAST PLATE
SPECIAL NOTES
1 MONOPOLE ELEVATION


AMERICAN TOWER
LAB
49030 Pontiac Trail, Suite 400
Wixom, Michigan 48393
PHONE: (248) 705-9212
REV DESCRIPTION BY DATE
ATC SITE NUMBER:
82894
SPANISH FORK
SPANISH FORK
SEAL
verizon
MONOPOLE TOWER ELEVATION
SHEET NUMBER:
C-201
REVISION:
0


1 EXISTING ANTENNA PLAN
2 FINAL ANTENNA PLAN
EXISTING ANTENNA SCHEDULE
FINAL ANTENNA SCHEDULE
NOTES
3 ANTENNA SCHEDULE
AMERICAN TOWER
LAB
49030 Pontiac Trail, Suite 400
Wixom, Michigan 48393
PHONE: (248) 705-9212
verizon
SPANISH FORK
SPANISH FORK
ANTENNA INFORMATION & SCHEDULE
C-401
0


1 TYPICAL ANTENNA GROUNDING DIAGRAM
2 TYPICAL CABLE GROUND KIT CONNECTION DETAIL
3 TYPICAL TOWER GROUND BAR DETAIL
4 MAIN GROUND BAR DETAIL
5 TYPICAL GROUND ROD DETAIL
6 TYPICAL TIE CONNECTION DETAIL
AMERICAN TOWER
LAB
49030 Pontiac Trail, Suite 400
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PHONE: (248) 705-9212
verizon
SPANISH FORK
SPANISH FORK
GROUNDING DETAILS
E-502
0

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Raleigh, NC 27615
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Doug.Kosiba@ets-pllc.com

Post-Mod Antenna Mount Analysis Report and PMI Requirements

Mount Fix

SMART Tool Project #: 10081085
ETS, PLLC Job #: 21093923.STR.1894

July 2, 2021

Site Information	*Site ID:*	*100891-VZW / SPANISH FORK*
	Site Name:	*SPANISH FORK*
	Carrier Name:	*Verizon Wireless*
	Address:	*150 WEST 500 SOUTH UNIT 181* *SPANISH FORK, Utah 84660, Utah County*
	Latitude:	*40.103272°*
	Longitude:	*-111.657658°*
Structure Information	*Tower Type:*	*60-Ft Monopole*
	Mount Type:	*12.67-Ft Platform*

FUZE ID # 16497082

Analysis Results

Platform: **69.7% Pass**

******Contractor PMI Requirements:***
Included at the end of this MA report
Available & Submitted via portal at https://pmi.vzwsmart.com
Contractor - Please Review Specific Site PMI Requirements Upon Award
Requirements also Noted on Mount Modification Drawings
Requirements may also be Noted on A & E drawings

Report Prepared By: Ray Marshall

Jeffrey Arthur, PE

7/2/2021

REGISTERED PROFESSIONAL ENGINEER
No. 9148070-2202
JEFFREY A. ARTHUR
STATE OF UTAH

Final Loading Configuration:

The following equipment has been considered for the analysis of the mount:

Mount Elevation (ft)	Equipment Elevation (ft)	Quantity	Manufacturer	Model	Status
58.00	61.00	3	JMA Wireless	MX10FIT865-xx	Added
		3	JMA Wireless	MX14FIT865-01	
		3	Ericsson	8863**	
		3	Ericsson	4449	Retained
		3	Ericsson	8843	
		2	Raycap	RHSDC-3315-PF-48*	
	58.00	3	Commscope	NHH-65B-R2B	

***** Equipment is mounted to secondary ring mount. They are not mounted on the platform and have not been included in this analysis.

****Equipment mounted to existing double mount pipes along the platform face horizontal. They are not shown in the placement, but they are included in this analysis.

It is acceptable to install up to any three (3) of the OVP model numbers listed below as required at any location other than the mount face without affecting the structural capacity of the mount. If OVP units are installed on the mount face, a mount re-analysis may be required unless replacing an existing OVP.

Model Number	Ports	AKA
RRODC-6627-PF-48	12	OVP-12

Standard Conditions:

1. All engineering services are performed on the basis that the information provided to Engineered Tower Solutions, PLLC and used in this analysis is current and correct. The existing equipment loading has been applied at locations determined from the supplied documentation. Any deviation from the loading locations specified in this report shall be communicated to Engineered Tower Solutions, PLLC to verify deviation will not adversely impact the analysis.

2. Mounts are assumed to have been properly fabricated, installed and maintained in good condition, twist free and plumb in accordance with its original design and manufacturer's specifications.

   Obvious safety and structural issues/deficiencies noticed at the time of the mount mapping and reported in the Mount Mapping Report are assumed to be corrected and documented as part of the PMI process and are not considered in the mount analysis.

   The mount analysis and the mount mapping are not a condition assessment of the mount. Proper maintenance and condition assessments are still required post analysis.

3. For mount analyses completed from other data sources (including new replacement mounts) and not specifically mapped by ETS, PLLC, the mounts are assumed to have been properly fabricated, installed and maintained in good condition, twist free and plumb in accordance with its original design and manufacturer's specifications.

4. All member connections are assumed to have been designed to meet or exceed the load carrying capacity of the connected member unless otherwise specified in this report.

5. The mount was checked up to, and including, the bolts that fasten it to the mount collar/attachment and threaded rod connections in collar members if applicable. Local deformation and interaction between the mount collar/attachment and the supporting tower structure are outside the scope of this analysis.

6. All services are performed, results obtained, and recommendations made in accordance with generally accepted engineering principles and practices. Engineered Tower Solutions, PLLC is not responsible for the conclusion, opinions, and recommendations made by others based on the information supplied.

7. Structural Steel Grades have been assumed as follows, if applicable, unless otherwise noted in this analysis:
   - Channel, Solid Round, Angle, Plate — ASTM A36 (Gr. 36)
   - HSS (Rectangular) — ASTM 500 (Gr. B-46)
   - Pipe — ASTM A53 (Gr. B-35)
   - Threaded Rod — F1554 (Gr. 36)
   - Bolts — ASTM A325

8. Any mount modifications listed under Sources of Information are assumed to have been installed per the design specifications.

Discrepancies between in-field conditions and the assumptions listed above may render this analysis invalid unless explicitly approved by Engineered Tower Solutions, PLLC.

Analysis Results:

Component	Utilization %	Pass/Fail
Face Mount Horizontal	51.1%	Pass
Side Arm Horizontal	14.5%	Pass
Mount Pipe	64.2%	Pass
Side Arm Bracing	5.3%	Pass
Corner Plate	69.7%	Pass
Side Arm Kicker Support	9.3%	Pass
Mount to Tower Connection	13.7%	Pass

Structure Rating – ***(Controlling Utilization of all Components)***	**69.7%**

Recommendation:

The existing mounts will be **SUFFICIENT** for the final loading after the proposed modifications are successfully completed.

ANSI/ASSP rigging plan review services compliant with the requirements of ANSI/TIA 322 are available for a Construction Class IV site or other, if required. Separate review fees will apply.

Attachments:

1. Mount Photos
2. Desktop Mount Mapping (for reference only)
3. Analysis Calculations
4. **Contractor Required Post Installation Inspection (PMI) Report Deliverables**
5. Antenna Placement Diagrams

verizon

MOUNT MODIFICATION DRAWINGS

PROPOSED CARRIER: VERIZON
TOWER OWNER: ATC
TOWER OWNER SITE #: 82894
CARRIER SITE #/NAME: 100891 / SPANISH FORK
LATITUDE: 40.1033° N, LONGITUDE: 111.6577° W

FUZE ID # 16497082

CONTRACTOR PMI REQUIREMENTS	
PMI LOCATION:	HTTPS://PMI.VZSMART.COM
SMART TOOL PROJECT #:	16281039
MW LOCATION CODE (PSLC):	100891

PROJECT INFORMATION	
PROJECT MANAGER:	
COMPANY:	ENGINEERED TOWER SOLUTIONS, PLLC
CONTACT:	DOUG KOSLOW
EMAIL:	DOUG.KOSLOW@ETS-TLC.COM
PASS/NO MOUNT ANALYSIS REPORT:	
ETS PROJECT #:	21080623.STR.1084
ANALYSIS DATE:	07/02/2021

SHEET INDEX		
SHEET	SHEET TITLE	REV.
ST-1	TITLE SHEET	0
BOM	BILL OF MATERIALS	0
GN-1	MODIFICATION NOTES	0
SCF-1	CLIMBING FACILITIES DETAILS	0
RD-1	MODIFICATION DETAILS	0
SS-2	MOUNT PHOTOS	0
	SPECIFICATION SHEETS	

ETS
ENGINEERED TOWER SOLUTIONS, PLLC
3227 WELLINGTON COURT
RALEIGH, NC 27615
www.engineeredtowersolutions.com

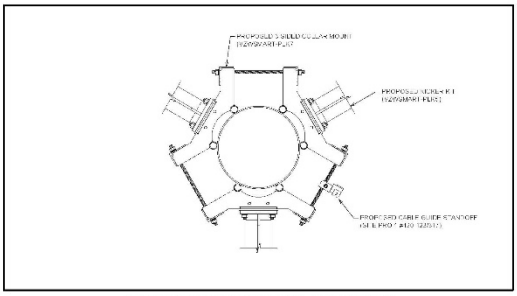
verizon

SITE INFO: SITE NAME: SPANISH FORK
SITE NUMBER: 100891
180 WEST 530 SOUTH UNIT 181
SPANISH FORK, UT 84660
UTAH COUNTY

REV	DATE	DESCRIPTION
0	07/02/2021	FOR CONSTRUCTION

SEAL: REGISTERED PROFESSIONAL ENGINEER No. 9148070-2202 JEFFREY A. ARTHUR STATE OF UTAH PE

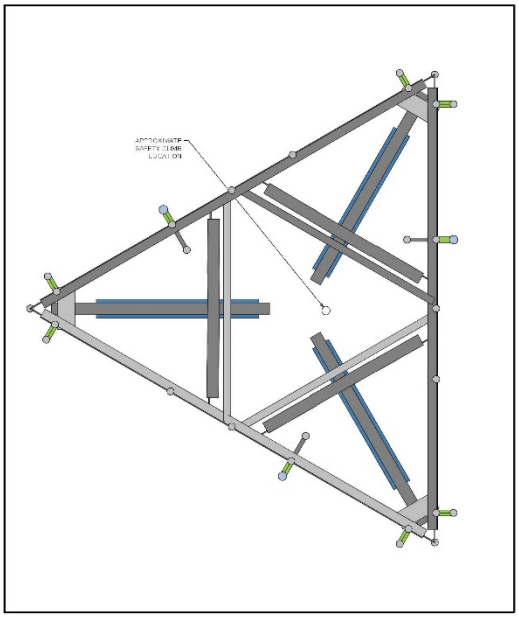
SHEET TITLE: TITLE SHEET
SHEET #: ST-1
ETS JOB # 21080623.STR.1084



CLIMBING FACILITIES DETAIL (PLAN VIEW)
SCALE: N.T.S.



PHOTO OF CLIMBING FACILITIES



LOCATION OF CLIMBING FACILITIES (PLAN VIEW)
SCALE: N.T.S.

MODIFICATION NOTES:

1. PER THE MOUNT MAPPING COMPLETED ON THE VICINITY OF SPANISH FORK, THE SAFETY CLIMB AND CLIMBING FACILITIES UP TO THE VERIZON MOUNT (ELEVATION 158.00') ARE IN GOOD CONDITION. ETS, PLLC DOES NOT WARRANT THE INFORMATION PROVIDED BY OTHER.
2. INSTALL SHALL NOT CAUSE DAMAGE TO THE STRUCTURE, CLIMBING FACILITY, SAFETY CLIMB OR ANY EQUIPMENT INSTALLED ON THE STRUCTURE. MUST NOTE AND DOCUMENT ANY OF SMALL DEVIATIONS FROM CONTRACTOR'S "TO FIELD" OR "AS-BUILT" STRUCTURAL DESIGN THAT AFFECT STRUCTURAL DESIGN AND MAY REQUIRE TO MEET THE RF SYSTEM DESIGN REQUIREMENTS AND PERFORMANCE.

verizon

SITE INFO: SITE NAME: SPANISH FORK
SITE NUMBER: 100891
180 WEST 530 SOUTH UNIT 181
SPANISH FORK, UT 84660
UTAH COUNTY

REV	DATE	DESCRIPTION
0	07/02/2021	FOR CONSTRUCTION

SEAL: REGISTERED PROFESSIONAL ENGINEER No. 9148070-2202 JEFFREY A. ARTHUR STATE OF UTAH PE

SHEET TITLE: CLIMBING FACILITIES DETAIL
SHEET #: SCF-1
ETS JOB # 21080623.STR.1084

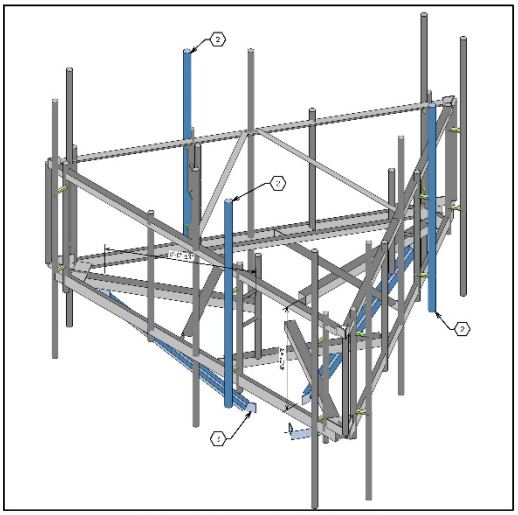
MOUNT MODIFICATION SCHEDULE

NO.	ELEVATION	MOUNT MODIFICATION DESCRIPTION
1	SEE	CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MEMBER SIZES SHOWN IN THE BELOW DETAILS. DOCUMENT ALL VARIATIONS OR DEVIATIONS VIA PHOTOS AND SKETCHES AND REVISE TO THE EOR FOR EVALUATION.
2		REPLACE EXISTING POS. 2 SOLDIER PIPE WITH NEW 10'-0" LONG 3.0SCH 40 PIPE PER SECTION 3 TOTAL. CONNECT WITH PIPE TO PIPE CLAMPS (MDMSMART-PIPE) PER SECTION 3 TOTALS.
3		INSTALL KICKER KIT (MDMSMART-PLK) 1 TOTAL) ALONG WITH 3-SIDED COLLAR MOUNT (MDMSMART-PLK), 1 TOTAL).

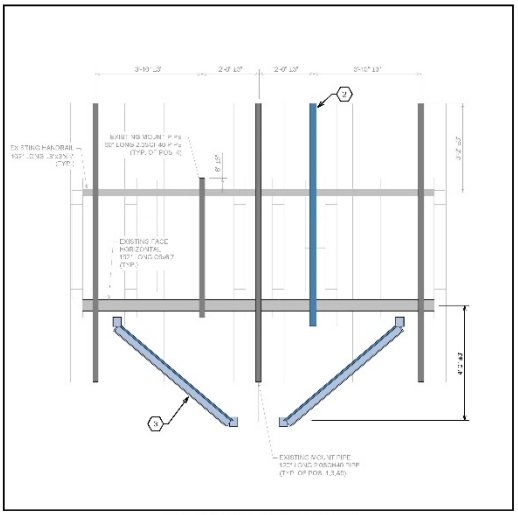
NEW ZEES, W BLUE ARE NEW REINFORCEMENTS AND MEMBERS IN PINK ARE FOR MEMBERS BEING RELOCATED OR BY OWNER. SOME MOUNT MEMBERS MAY NOT BE SHOWN FOR CLARITY PURPOSES. U.N.O.

INSTALL ANCHOR TAIL ROD (TYP.) INSTALL AS ADJUSTED VERTICALLY AS NEEDED IN ORDER TO ACHIEVE INSTALLATION OF HORIZONTAL AS BY OWNER. SOME MAY NOT BE INSTALLED IF EQUIPMENT NEEDS TO BE RELOCATED TO ANOTHER MOUNT PIPE.

ALL GALVANIZED SURFACES DAMAGED SHALL BE REPAIRED BY COLD GALVANIZING (ZRC93A OR ZINC COTE).



PROPOSED MOUNT ISOMETRIC VIEW
SCALE: N.T.S.



PROPOSED MOUNT SIDE VIEW
SCALE: N.T.S.

ETS ENGINEERED TOWER SOLUTIONS, PLLC
3227 WELLINGTON COURT
RALEIGH, NC 27615
p 919-750-2310, f 919-435-0931
www.engineeredtowersolutions.com

verizon

SITE INFO: SITE NAME: SPANISH FORK SITE NUMBER: 00891
1541 WEST 820 SOUTH, UNIT 101 SPANISH FORK, UT 84660 UTAH COUNTY

REV	DATE	DESCRIPTION
0	2/9/2022	FOR CONSTRUCTION

SEAL: REGISTERED PROFESSIONAL ENGINEER No. 9148070-2202 JEFFREY A. ARTHUR STATE OF UTAH PE

SHEET TITLE: MODIFICATION DETAILS

SHEET #: SS-1



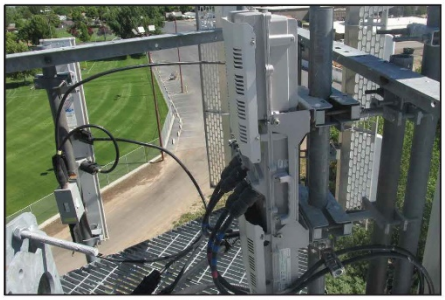
MOUNT PHOTO 1



MOUNT PHOTO 2



MOUNT PHOTO 3



MOUNT PHOTO 4

ETS ENGINEERED TOWER SOLUTIONS, PLLC
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RALEIGH, NC 27615
p 919-750-2310, f 919-435-0931
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verizon

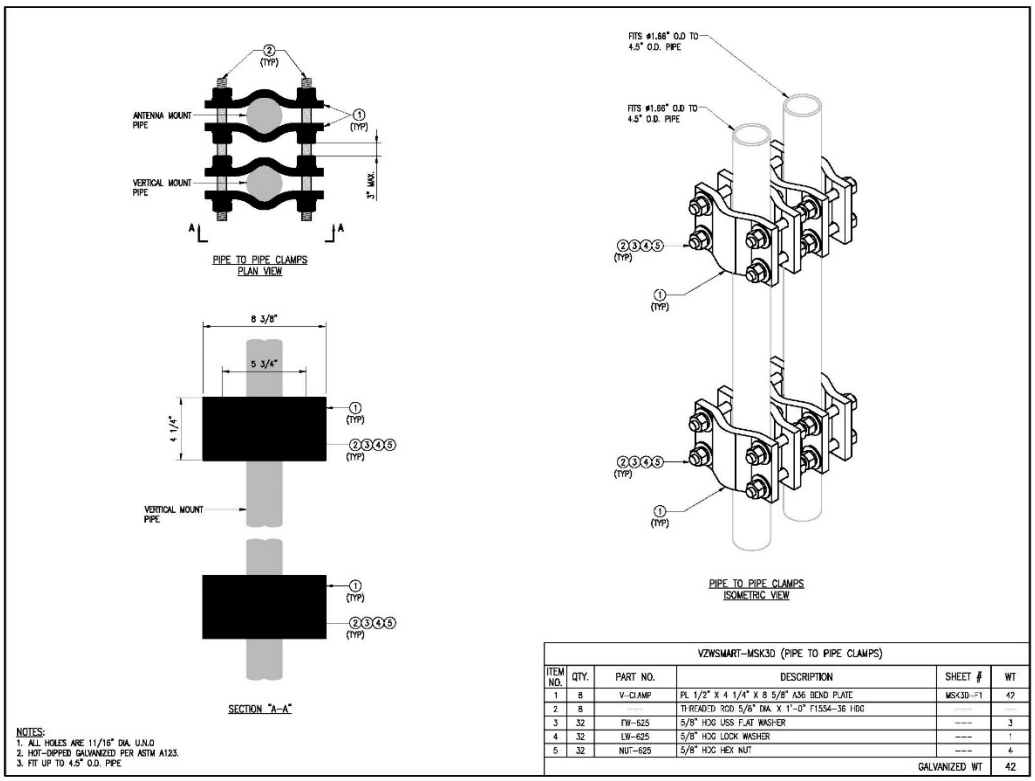
SITE INFO: SITE NAME: SPANISH FORK SITE NUMBER: 00891
1541 WEST 820 SOUTH, UNIT 101 SPANISH FORK, UT 84660 UTAH COUNTY

REV	DATE	DESCRIPTION
1	2/9/2022	FOR CONSTRUCTION

SEAL: REGISTERED PROFESSIONAL ENGINEER No. 9148070-2202 JEFFREY A. ARTHUR STATE OF UTAH PE

SHEET TITLE: MOUNT PHOTOS

SHEET #: SS-2



VZWSMART-MSK3D (PIPE TO PIPE CLAMPS)

ITEM NO.	QTY.	PART NO.	DESCRIPTION	SHEET #	WT
1	8	V-CLAMP	PL 1/2" X 4 1/4" X 8 5/8" A36 BEND PLATE	MSK3D-F1	42
2	8	----	TH-READED ROD 5/8" DIA. X 1'-0" F1554-36 HDG	----	----
3	32	FW-625	5/8" HDG USS FLAT WASHER	----	3
4	32	LW-625	5/8" HDG LOCK WASHER	----	1
5	32	NUT-625	5/8" HDG HEX NUT	----	4
				GALVANIZED WT	42

VzW SMART Tool© Vendor

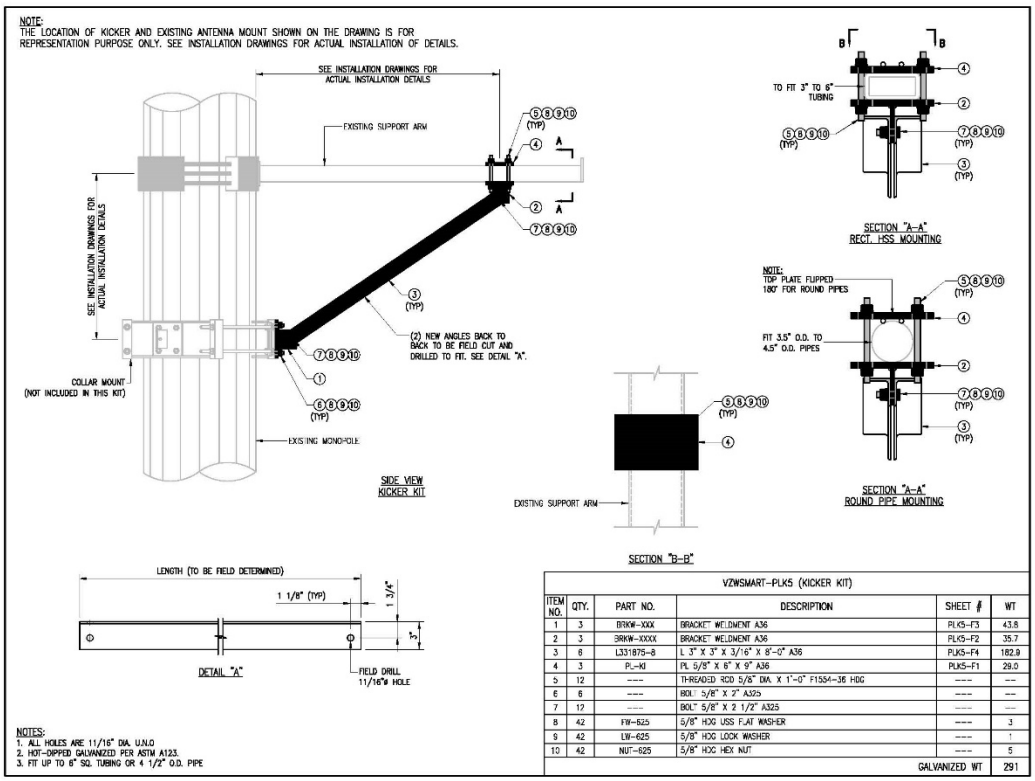
verizon

DRAWN BY: BT CHECKED BY: HMA/KOH

REV.	DESCRIPTION	BY	DATE
1	FIRST ISSUE	BT	05/06/20

SHEET TITLE: VZWSMART-MSK3D PIPE TO PIPE CLAMPS

SHEET NUMBER: VZWSMART-MSK3D REV #: 0



VZWSMART-PLK5 (KICKER KIT)

ITEM NO.	QTY.	PART NO.	DESCRIPTION	SHEET #	WT
1	3	BRKW-XXX	BRACKET WELDMENT A36	PLK5-F3	43.8
2	3	BRKW-XXXX	BRACKET WELDMENT A36	PLK5-F2	35.7
3	6	L331875-8	L 3" X 3" X 3/16" X 8'-0" A36	PLK5-F4	182.9
4	3	PL-KI	PL 5/8" X 6" X 9" A36	PLK5-F1	29.0
5	12	----	TH-READED ROD 5/8" DIA. X 1'-0" F1554-36 HDG	----	----
6	6	----	BOLT 5/8" X 2" A325	----	----
7	17	----	BOLT 5/8" X 2 1/2" A325	----	----
8	42	FW-625	5/8" HDG USS FLAT WASHER	----	3
9	42	LW-625	5/8" HDG LOCK WASHER	----	1
10	42	NUT-625	5/8" HDG HEX NUT	----	5
				GALVANIZED WT	291

VzW SMART Tool© Vendor

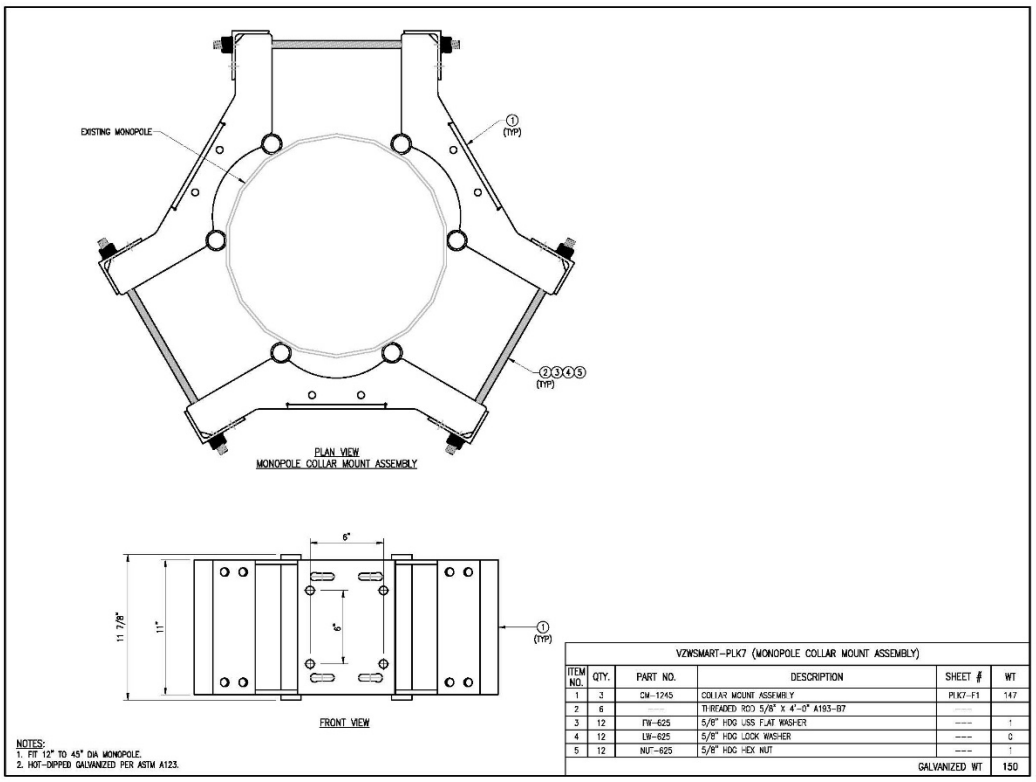
verizon

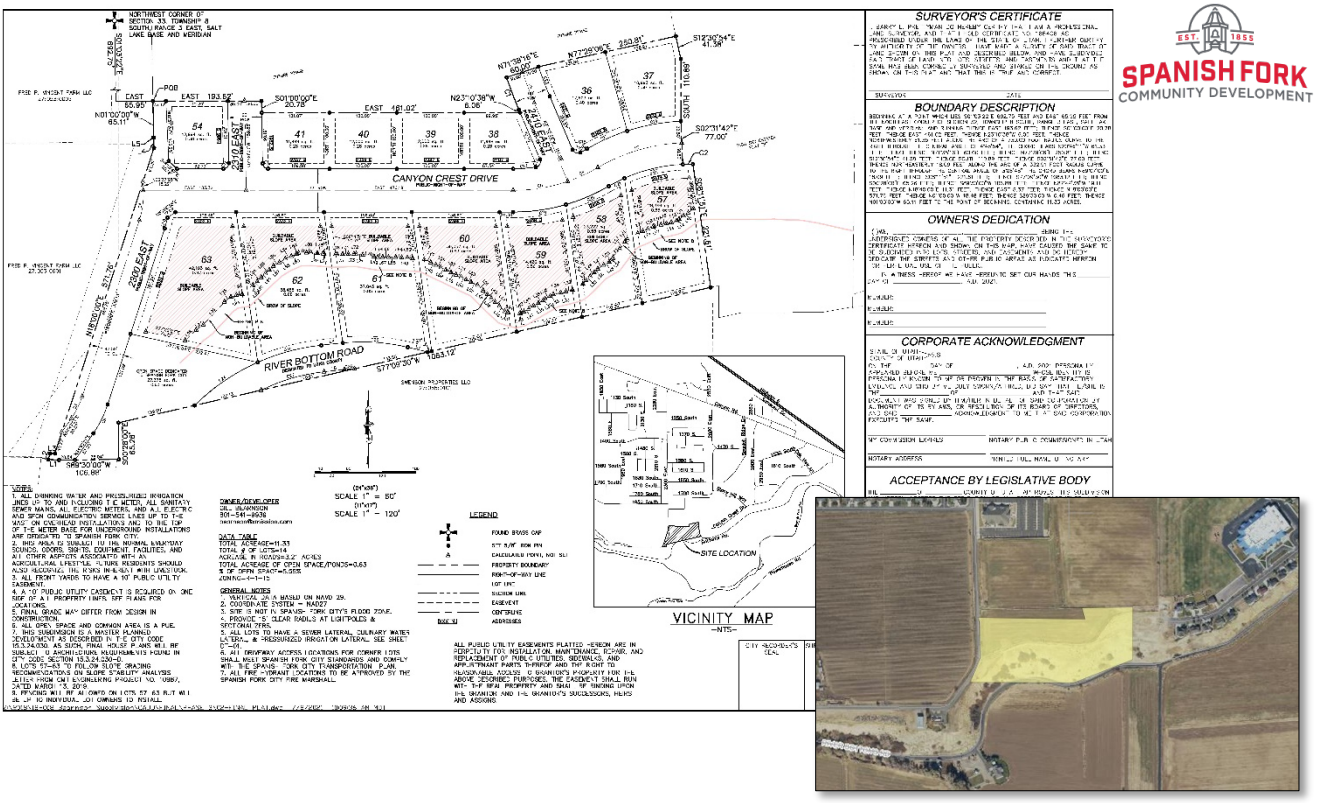
DRAWN BY: MN CHECKED BY: HMA/KOH

REV.	DESCRIPTION	BY	DATE
1	FIRST ISSUE	MN	05/06/20

SHEET TITLE: VZWSMART-PLK5 KICKER KIT

SHEET NUMBER: VZWSMART-PLK5 REV #: 0


EXISTING MONOPOLE
1 (TYP)
2 3 4 5 (TYP)
PLAN VIEW
MONOPOLE COLLAR MOUNT ASSEMBLY
6"
11 7/8"
11"
6"
1 (TYP)
FRONT VIEW
NOTES:
1. FIT 12" TO 45" DIA MONOPOLE.
2. HOT-DIPPED GALVANIZED PER ASTM A123.
VZWSMART-PLK7 (MONOPOLE COLLAR MOUNT ASSEMBLY)
ITEM NO. | QTY. | PART NO. | DESCRIPTION | SHEET # | WT
1 | 3 | CM-1245 | COLLAR MOUNT ASSEMBLY | PLK7-F1 | 147
2 | 6 | ---- | THREADED ROD 5/8" X 4'-0" A193-B7 | ---- |
3 | 12 | FW-625 | 5/8" HDG USS FLAT WASHER | ---- | 1
4 | 12 | LW-625 | 5/8" HDG LOCK WASHER | ---- | 0
5 | 12 | NUT-625 | 5/8" HDG HEX NUT | ---- | 1
GALVANIZED WT 150
VzW SMART Tool© Vendor
verizon
DRAWN BY: BT CHECKED BY: HMA/KDH
REV DESCRIPTION BY DATE
1 FIRST ISSUE BT 05/11/20
SHEET TITLE:
VZWSMART-PLK7 MONOPOLE COLLAR MOUNT ASSEMBLY
SHEET NUMBER: VZWSMART-PLK7
REV #: 0



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

February 9, 2022, Development Review Committee Meeting.

Located at 2300 East Canyon Crest Drive, including 11.33 acres.

The subject property is zoned R-1-15.

The applicant has requested that a Final Plat of fourteen (14) lots be approved.

Key Issues

1. Access.
2. Utilities.
3. Hillside.

Recommendation

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

Findings

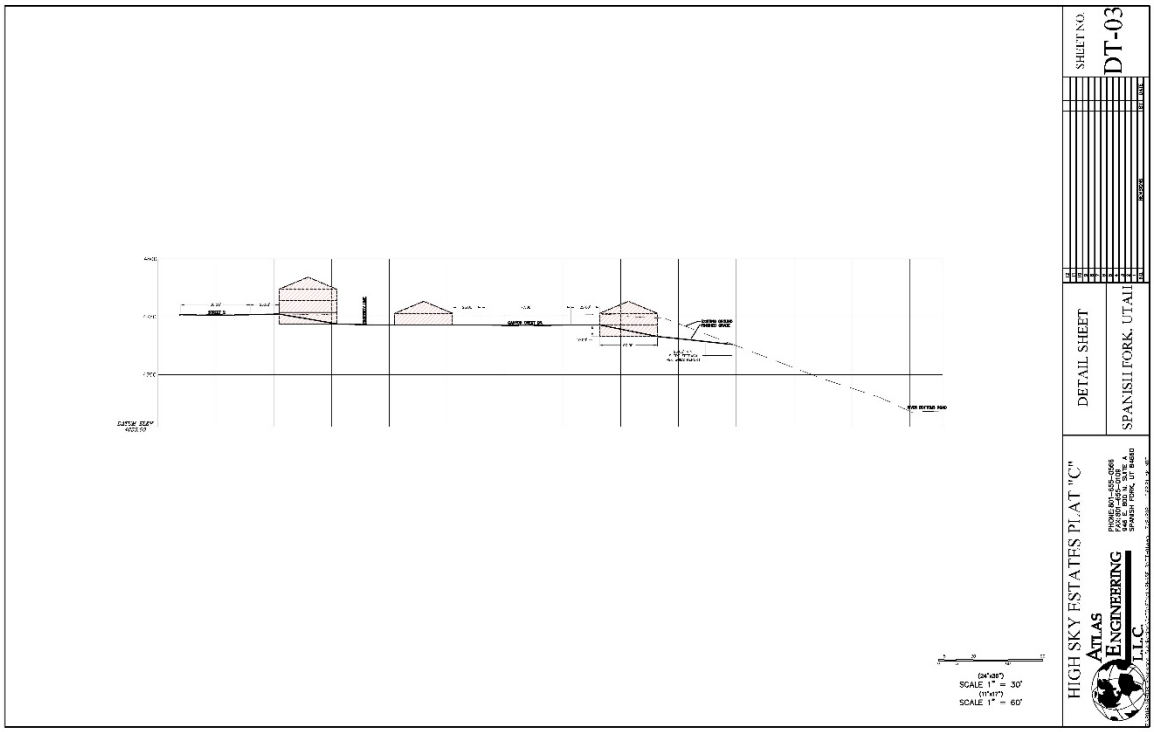
1. That the application conforms to the City's General Plan Designation and Zoning Map.
2. That the application is consistent with the approved Preliminary Plat.

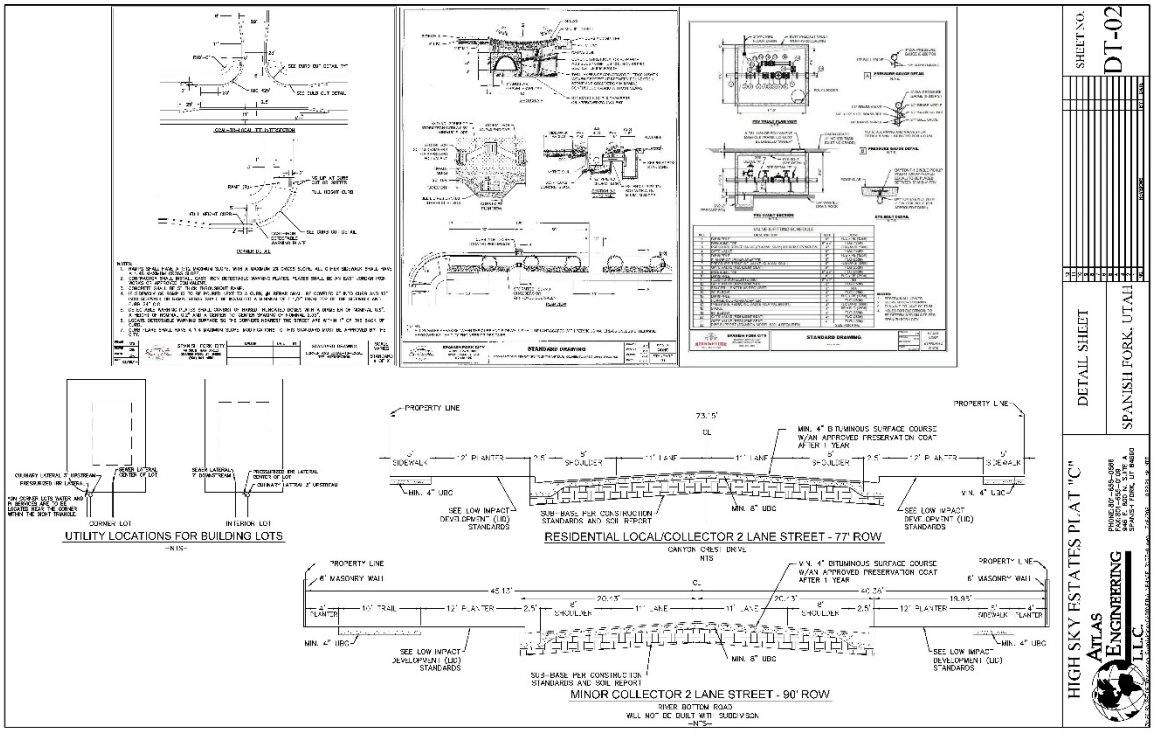
Conditions

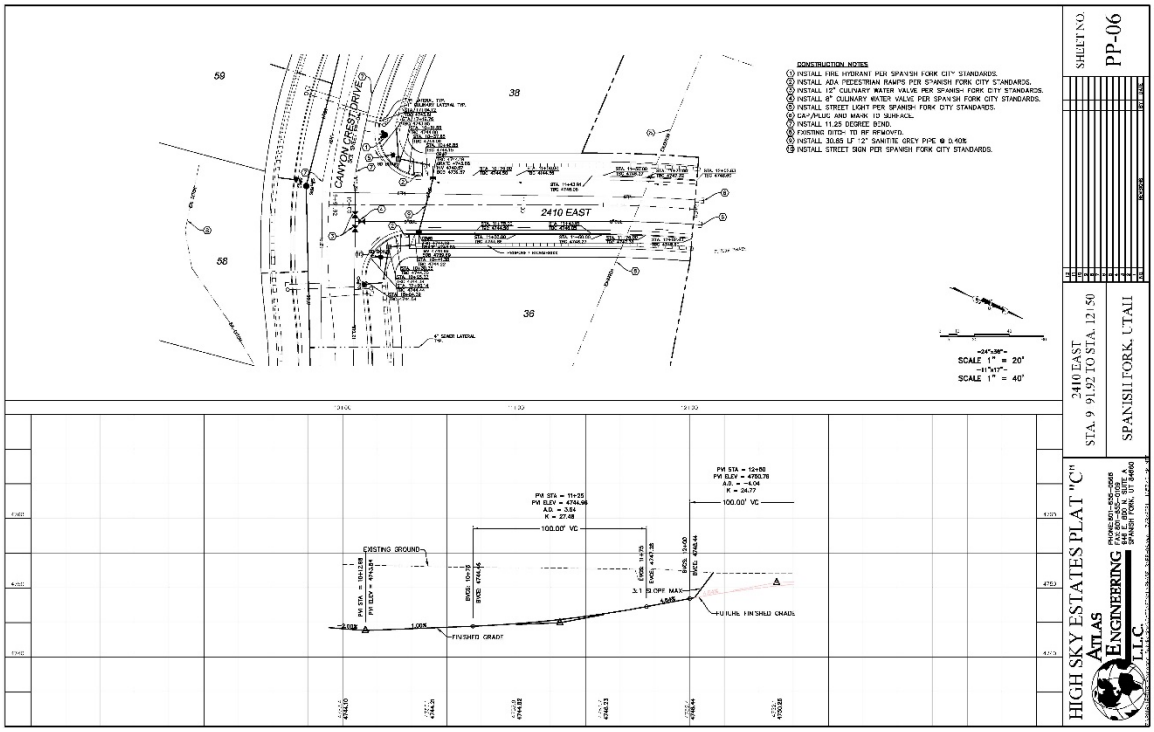
1. That the applicant meets the City's Construction Standards.
2. That the applicant addresses any red-lines.

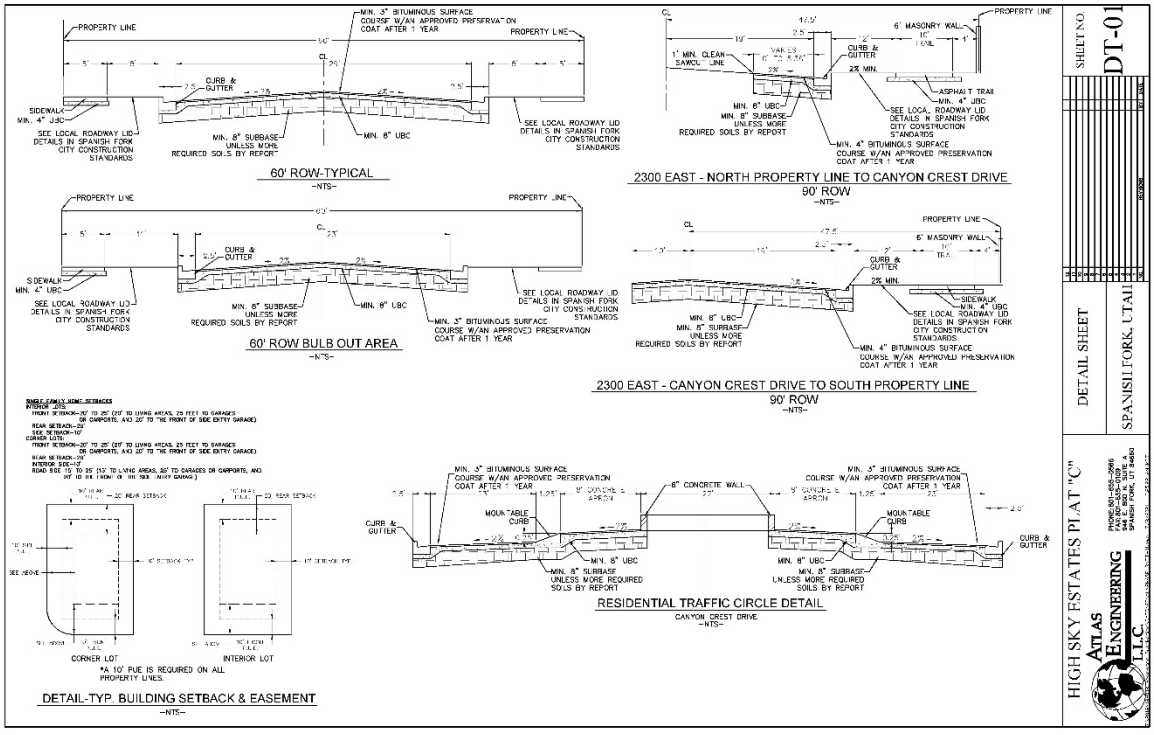
Exhibits

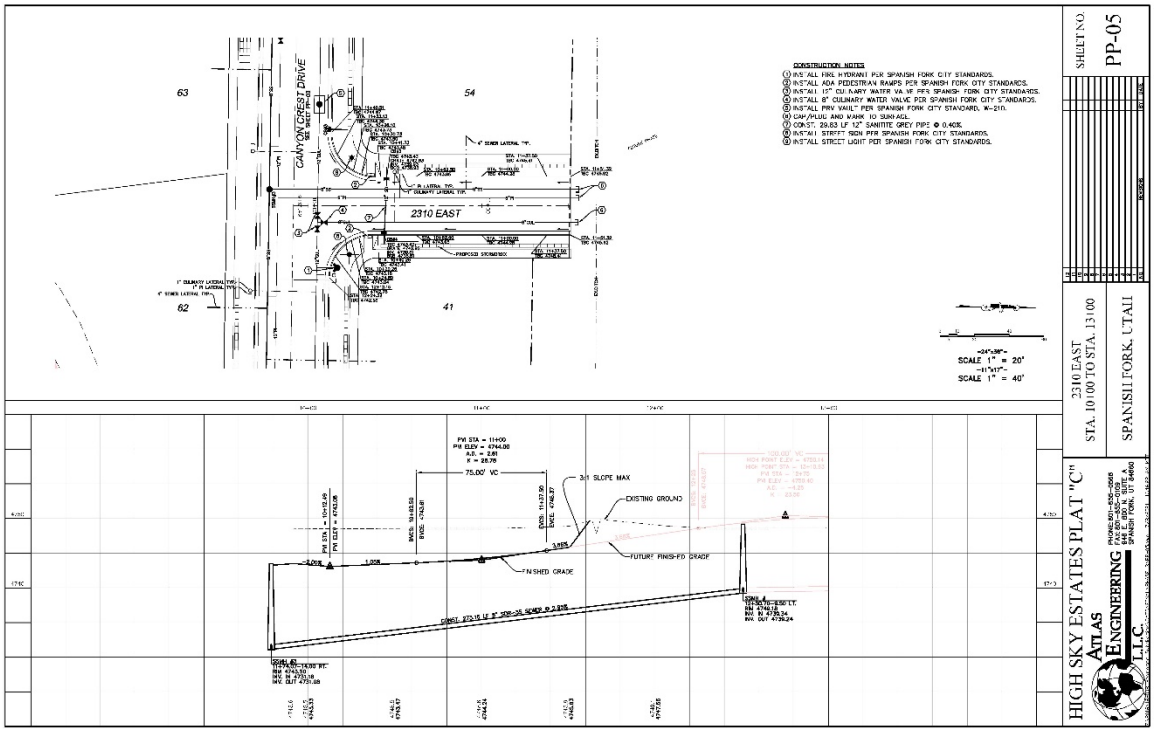
1. Final Plat.
2. Landscaping Plan.
3. CC&R's.

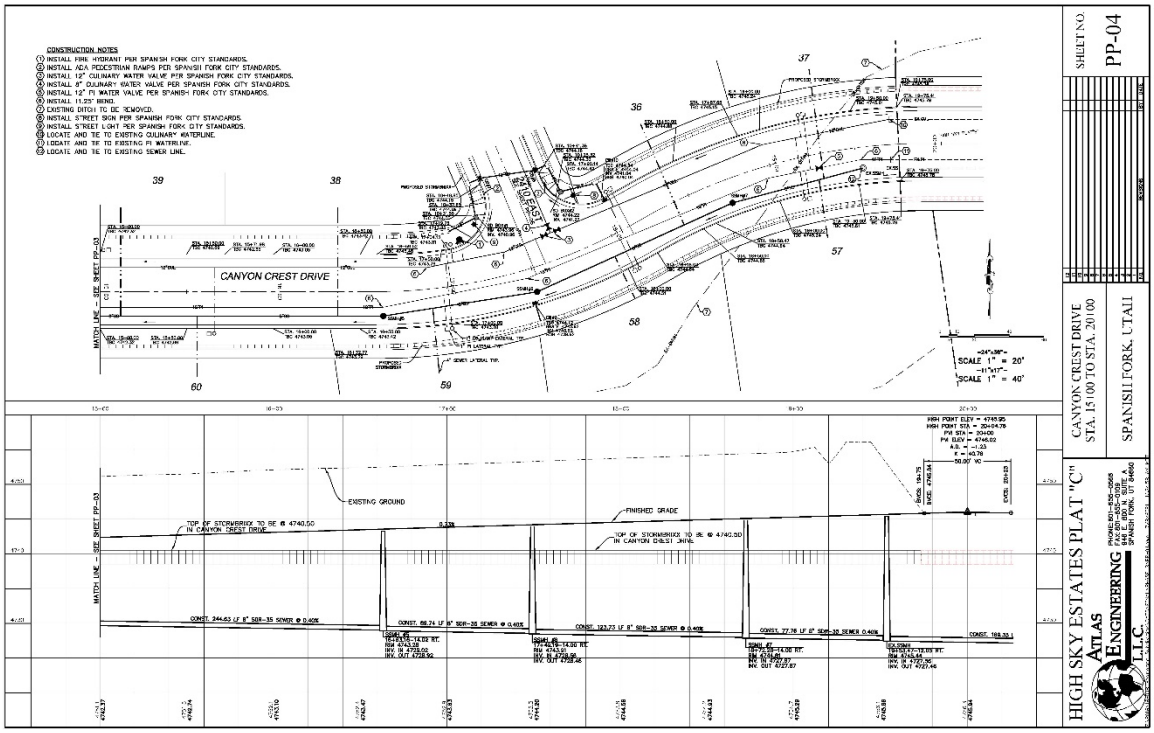

SHEET NO.
DT-03
DETAIL SHEET
SPANISH FORK, UTAH
HIGH SKY ESTATES PLAT "C"
ATLAS ENGINEERING L.L.C.
SCALE 1" = 30'
SCALE 1" = 60'

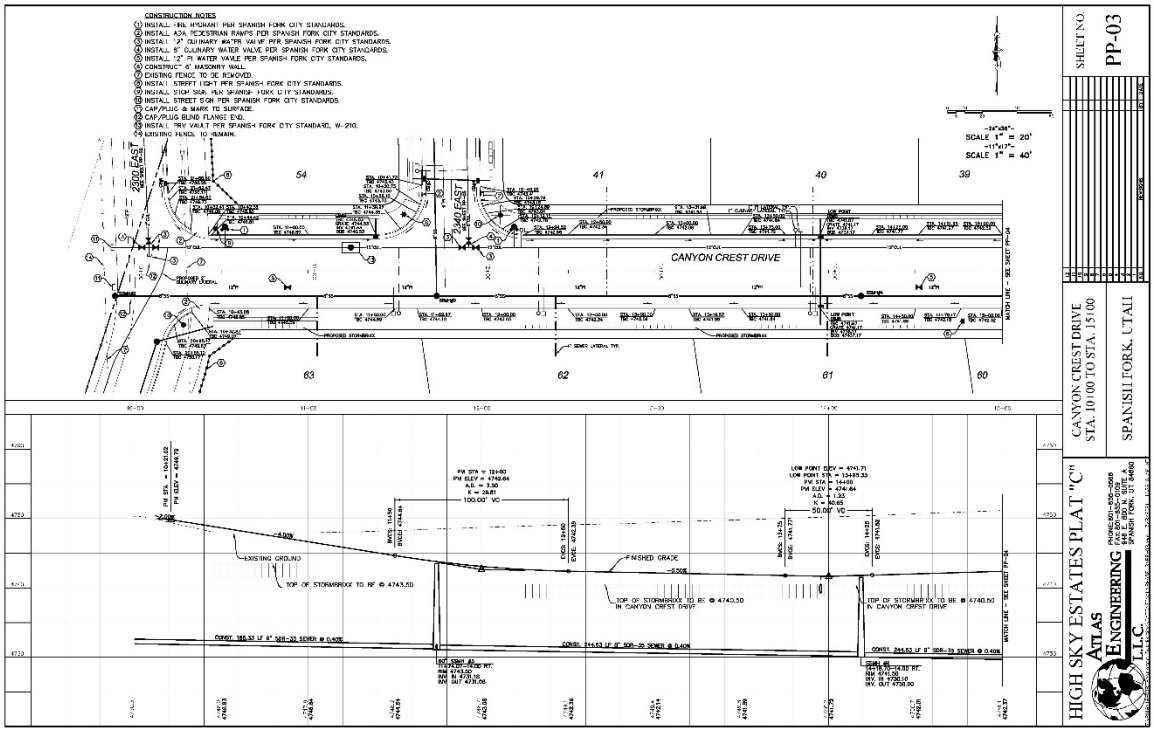

SHEET NO.
DT-02
DETAIL SHEET
SPANISH FORK, UTAH
HIGH SKY ESTATES PLAT "C"
ATLAS ENGINEERING L.L.C.
UTILITY LOCATIONS FOR BUILDING LOTS
CORNER LOT
INTERIOR LOT
RESIDENTIAL LOCAL/COLLECTOR 2 LANE STREET - 77' ROW
PROPERTY LINE
MIN. 4" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
SIDEWALK
PLANTER
SHOULDER
LANE
MIN. 4" UBC
MIN. 8" UBC
SEE LOW IMPACT DEVELOPMENT (LID) STANDARDS
SUB-BASE PER CONSTRUCTION STANDARDS AND SOIL REPORT
MINOR COLLECTOR 2 LANE STREET - 90' ROW
CANYON CREST DRIVE
RIVER BOTTOM ROAD
WILL NOT BE BUILT WITH SUBDIVISION
8' MASONRY WALL
10' TRAIL
12' PLANTER
SEE LOW IMPACT DEVELOPMENT (LID) STANDARDS

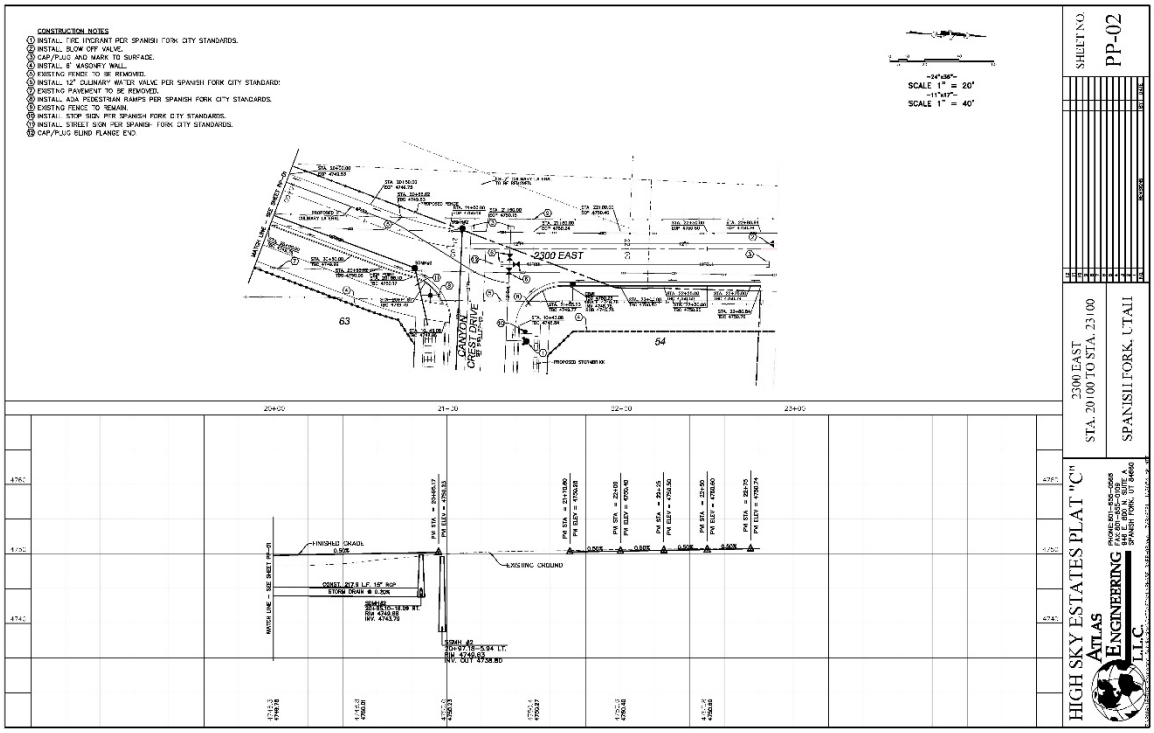

CANYON CREST DRIVE
2410 EAST
59
58
38
36
CONSTRUCTION NOTES
1 INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2 INSTALL ADA PEDESTRIAN RAMPS PER SPANISH FORK CITY STANDARDS.
3 INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
4 INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
5 INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
6 CAP/PLUG AND MARK TO SURFACE.
7 INSTALL 11.25 DEGREE BEND.
8 EXISTING BITS- TO BE REMOVED.
9 INSTALL 30.85 LF "2" SANITE GREY PIPE @ 0.40%
10 INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISHED GRADE
100.00' VC
3:1 SLOPE MAX
BUILDING FINISHED GRADE
SHEET NO.
PP-06
2410 EAST
STA. 9 91.92 TO STA. 12+50
SPANISH FORK, UTAH
HIGH SKY ESTATES PLAT "C"
ATLAS ENGINEERING L.L.C.

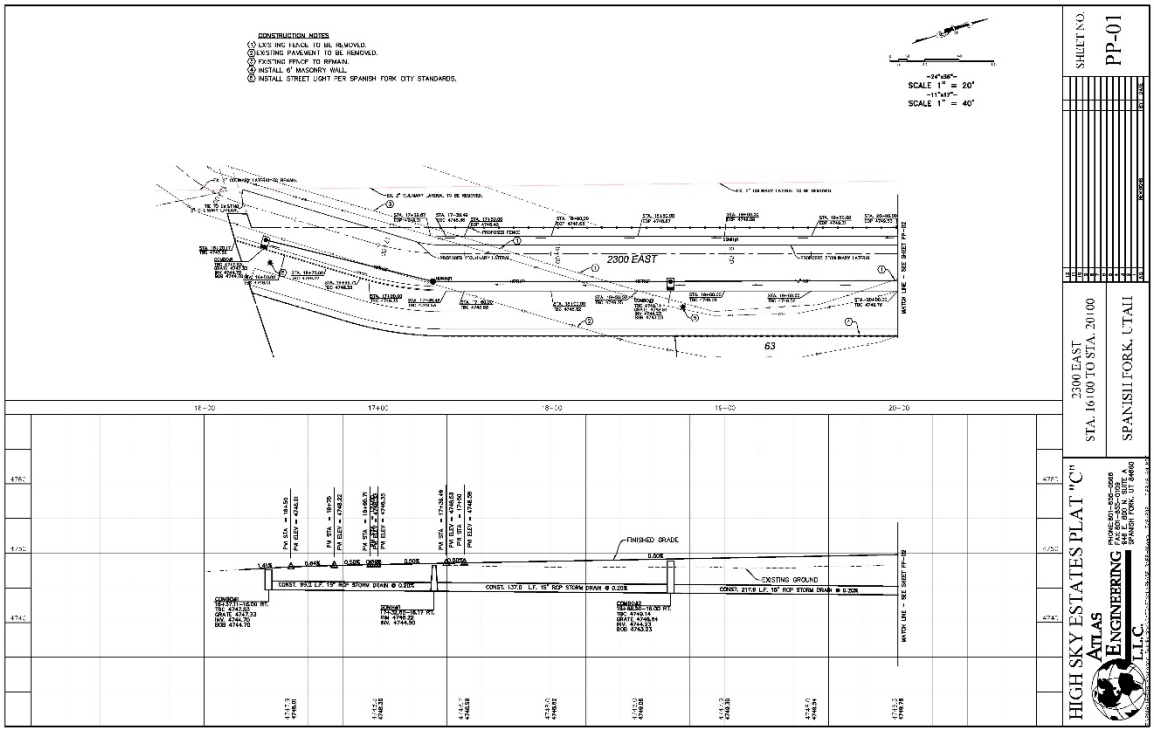

PROPERTY LINE
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
CURB & GUTTER
SIDEWALK MIN. 4" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
MIN. 8" SUBBASE UNLESS MORE REQUIRED SOILS BY REPORT
MIN. 8" UBC
60' ROW-TYPICAL
-NTS-
6' MASONRY WALL
1' MIN. CLEAN SAWCL. LINE
2% MIN.
ASPHALT TRAIL
MIN. 4" UBC
MIN. 8" UBC
MIN. 8" SUBBASE UNLESS MORE REQUIRED SOILS BY REPORT
MIN. 4" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
2300 EAST - NORTH PROPERTY LINE TO CANYON CREST DRIVE
90' ROW
60' ROW BULB OUT AREA
2300 EAST - CANYON CREST DRIVE TO SOUTH PROPERTY LINE
90' ROW
SINGLE FAMILY HOME SETBACKS
INTERIOR LOTS:
FRONT SETBACK-20' TO 25' (25' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
REAR SETBACK-20'
SIDE SETBACK-10'
CORNER LOTS:
FRONT SETBACK-20' TO 25' (25' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
REAR SETBACK-20'
INTERIOR SIDE-10'
ROAD SIDE 15 TO 25' (15' TO LIVING AREAS, 20' TO GARAGES OR CARPORTS, AND 20' TO SIDE FRONT OF SIDE ENTRY GARAGE)
CORNER LOT
INTERIOR LOT
*A 10' PUE IS REQUIRED ON ALL PROPERTY LINES.
DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-
6" CONCRETE WALL
MOUNTABLE CURB
MIN. 8" SUBBASE UNLESS MORE REQUIRED SOILS BY REPORT
RESIDENTIAL TRAFFIC CIRCLE DETAIL
CANYON CREST DRIVE
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
HIGH SKY ESTATES PLAT "C"
ATLAS ENGINEERING L.L.C.

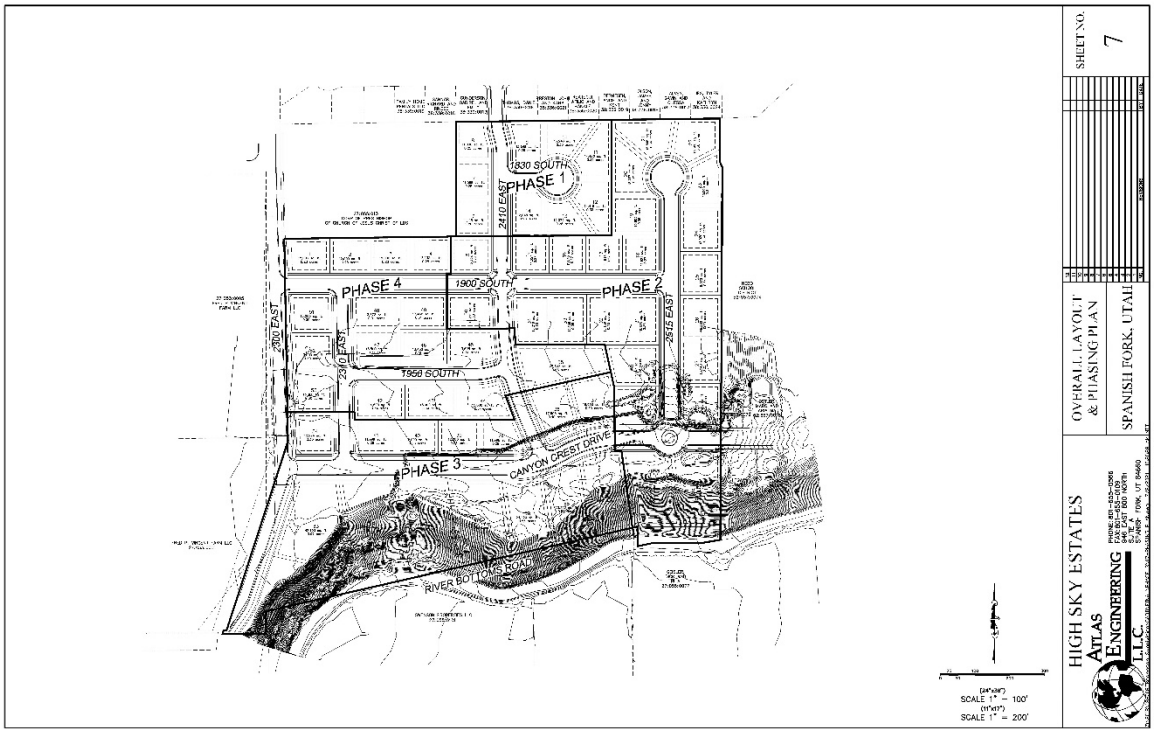

CONSTRUCTION NOTES
(1) INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
(2) INSTALL ADA PEDESTRIAN RAMPS PER SPANISH FORK CITY STANDARDS.
(3) INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
(4) INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
(5) INSTALL PRV VAULT PER SPANISH FORK CITY STANDARD, W-210.
(6) CAP/PLUG AND MARK TO SUNSAGL.
(7) CONST. 29.63 LF 12" SANITITE GREY PIPE @ 0.40%
(8) INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
(9) INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
CANYON CREST DRIVE
2310 EAST
63
54
62
41
SCALE 1" = 20'
SCALE 1" = 40'
PVI STA = 11+00
PVI ELEV = 4744.00
A.G. = 2.61
K = 28.76
75.00' VC
3:1 SLOPE MAX
EXISTING GROUND
FINISHED GRADE
FUTURE FINISHED GRADE
3.61%
-2.00%
1.00%
CONST. 373.15 LF 8" SDR-35 SEWER @ 2.93%
SHEET NO.
PP-05
2310 EAST
STA. 10+00 TO STA. 13+00
SPANISH FORK, UTAH
HIGH SKY ESTATES PLAT "C"
ATLAS ENGINEERING L.L.C.

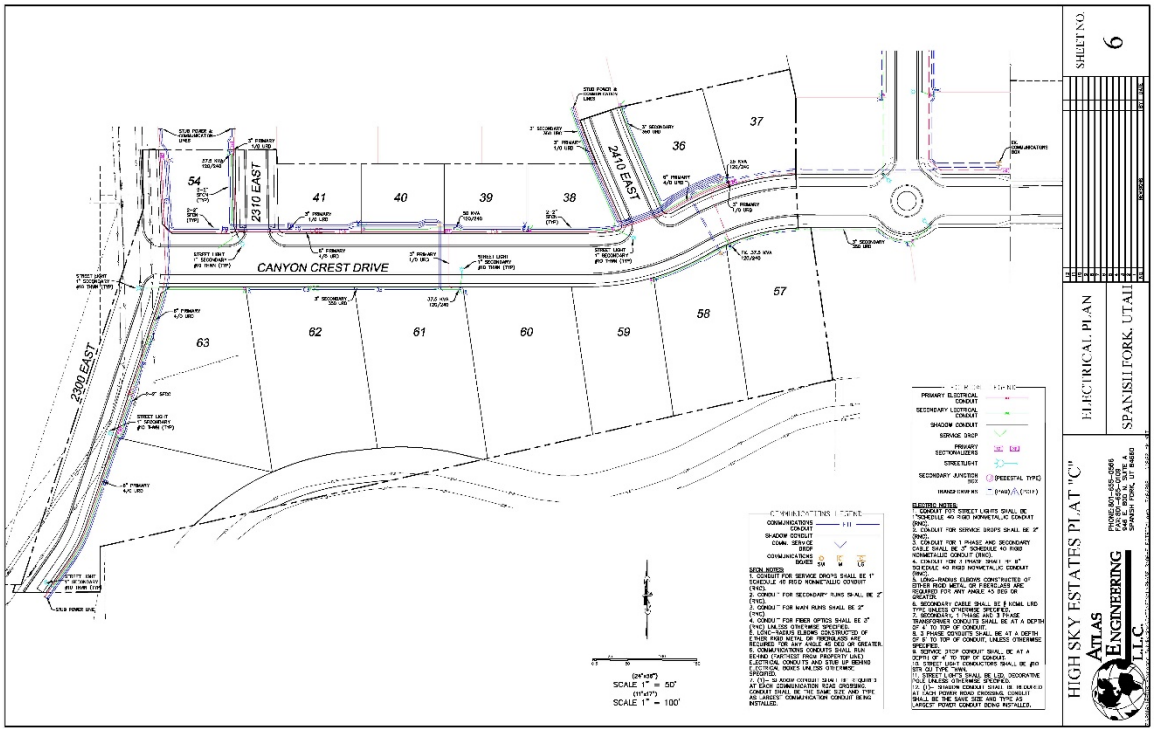

CONSTRUCTION NOTES
(1) INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
(2) INSTALL ADA PEDESTRIAN RAMPS PER SPANISH FORK CITY STANDARDS.
(3) INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
(4) INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
(5) INSTALL 12" PI WATER VALVE PER SPANISH FORK CITY STANDARDS.
(6) INSTALL 11.25° BEND.
(7) EXISTING DITCH TO BE REMOVED.
(8) INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
(9) INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
(10) LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
(11) LOCATE AND TIE TO EXISTING PI WATERLINE.
(12) LOCATE AND TIE TO EXISTING SEWER LINE.
CANYON CREST DRIVE
2310 EAST
MATCH LINE - SEE SHEET PP-03
39
38
36
37
57
58
60
59
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISHED GRADE
TOP OF STORMDRIX TO BE @ 4740.50 IN CANYON CREST DRIVE
TOP OF STORMDRIX TO BE @ 4740.50 IN CANYON CREST DRIVE
CONST. 244.63 LF 8" SDR-35 SEWER @ 0.40%
CONST. 86.74 LF 8" SDR-35 SEWER @ 0.40%
CONST. 123.73 LF 8" SDR-35 SEWER @ 0.40%
CONST. 77.76 LF 8" SDR-35 SEWER 0.40%
CONST. 168.33 L
SHEET NO.
PP-04
CANYON CREST DRIVE
STA. 15+00 TO STA. 20+00
SPANISH FORK, UTAH
HIGH SKY ESTATES PLAT "C"
ATLAS ENGINEERING L.L.C.

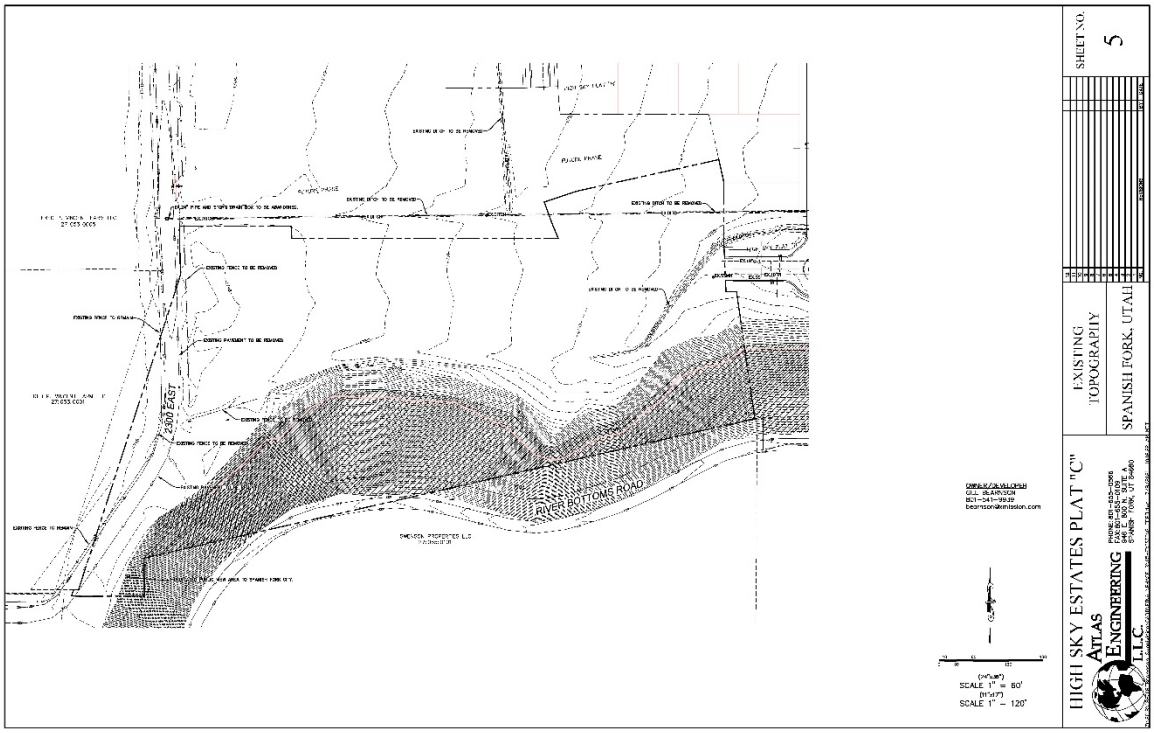

CONSTRUCTION NOTES
1 INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2 INSTALL ADA PEDESTRIAN RAMPS PER SPANISH FORK CITY STANDARDS.
3 INSTALL 2" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
4 INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
5 INSTALL 12" PI WATER VALVE PER SPANISH FORK CITY STANDARDS.
6 CONSTRUCT 6" MASONRY WALL.
7 EXISTING FENCE TO BE REMOVED.
8 INSTALL STRIPE LIGHT PER SPANISH FORK CITY STANDARDS.
9 INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
10 INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
11 CAP/PLUG & MARK TO SURFACE.
12 CAP/PLUG BLIND FLANGE END.
13 INSTALL PRV VAULT PER SPANISH FORK CITY STANDARD, W-210.
14 EXISTING FENCE TO REMAIN.
SCALE 1" = 20'
SCALE 1" = 40'
2300 EAST
2340 EAST
CANYON CREST DRIVE
54
41
40
39
63
62
61
60
FINISHED GRADE
EXISTING GROUND
TOP OF STORMBRIXX TO BE @ 4745.50
TOP OF STORMBRIXX TO BE @ 4740.50 IN CANYON CREST DRIVE
TOP OF STORMBRIXX TO BE @ 4740.50 IN CANYON CREST DRIVE
SHEET NO. PP-03
CANYON CREST DRIVE STA. 10+00 TO STA. 15+00
SPANISH FORK, UTAH
HIGH SKY ESTATES PLAT "C"
ATLAS ENGINEERING L.L.C.

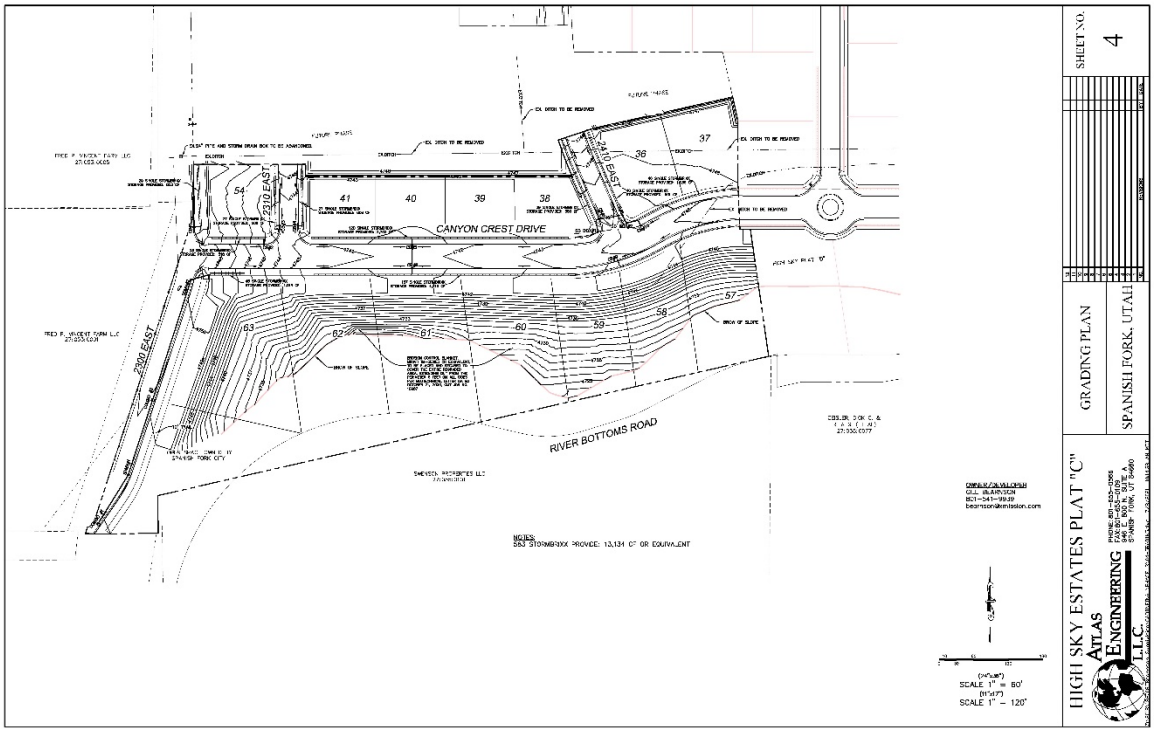

CONSTRUCTION NOTES
1 INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2 INSTALL SLOW OFF VALVE.
3 CAP/PLUG AND MARK TO SURFACE.
4 INSTALL 8" MASONRY WALL.
5 EXISTING FENCE TO BE REMOVED.
6 INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARD
7 EXISTING PAVEMENT TO BE REMOVED.
8 INSTALL ADA PEDESTRIAN RAMPS PER SPANISH FORK CITY STANDARDS.
9 EXISTING FENCE TO REMAIN.
10 INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
11 INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
12 CAP/PLUG BLIND FLANGE END
SCALE 1" = 20'
SCALE 1" = 40'
2300 EAST
CANYON CREST DRIVE
63
54
FINISHED GRADE
EXISTING GROUND
SHEET NO. PP-02
2300 EAST STA. 20+00 TO STA. 23+00
SPANISH FORK, UTAH
HIGH SKY ESTATES PLAT "C"
ATLAS ENGINEERING L.L.C.

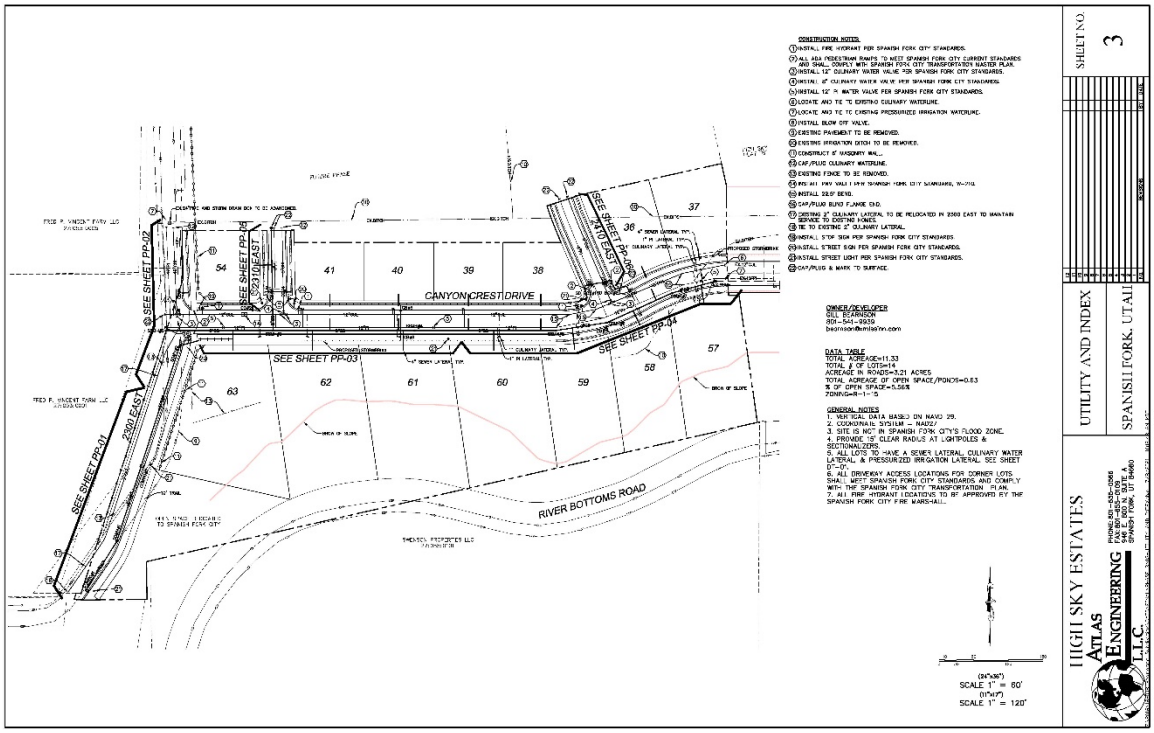

CONSTRUCTION NOTES
1 EXISTING FENCE TO BE REMOVED.
2 EXISTING PAVEMENT TO BE REMOVED.
3 EXISTING RPCP TO REMAIN.
4 INSTALL 6' MASONRY WALL.
5 INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
SCALE 1" = 20'
SCALE 1" = 40'
2300 EAST
63
FINISHED GRADE
EXISTING GROUND
CONST. 902 L.F. 15" RCP STORM DRAIN @ 0.20%
CONST. 137.0 L.F. 15" RCP STORM DRAIN @ 0.20%
CONST. 217.0 L.F. 15" RCP STORM DRAIN @ 0.20%
SHEET NO.
PP-01
2300 EAST
STA. 16+00 TO STA. 20+00
SPANISH FORK, UTAH
HIGH SKY ESTATES PLAT "C"
ATLAS ENGINEERING L.L.C.

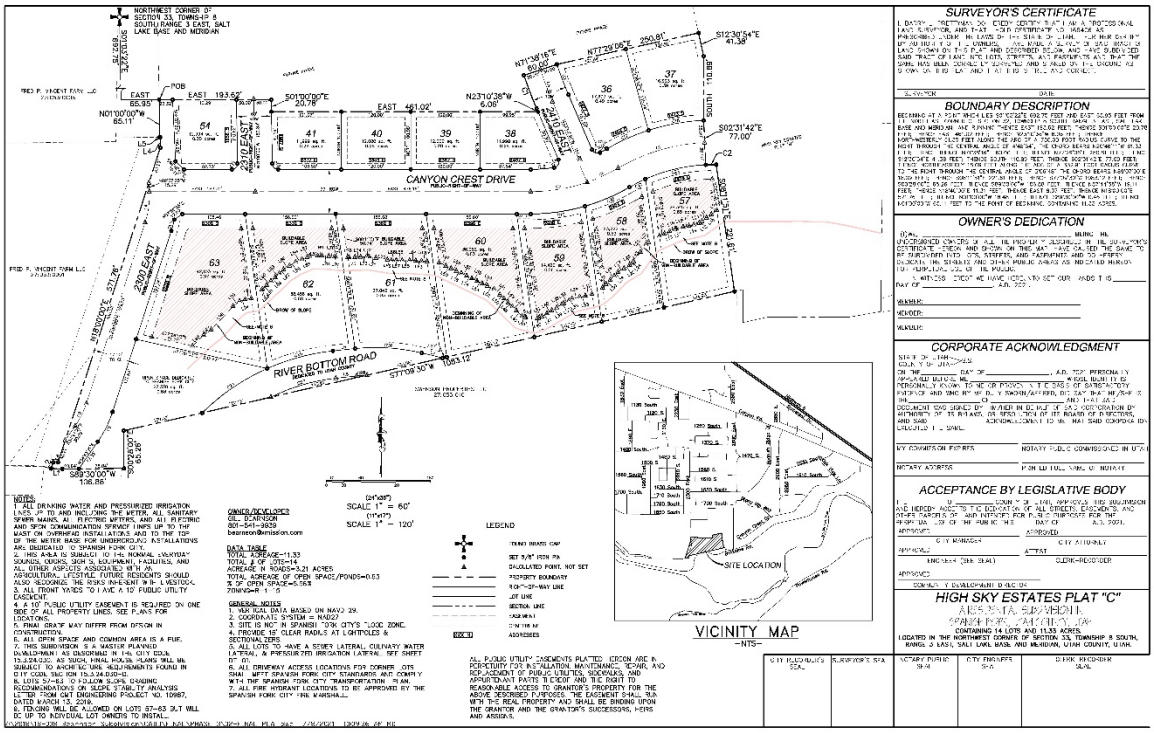

1830 SOUTH
PHASE 1
2410 EAST
PHASE 4
1900 SOUTH
PHASE 2
2515 EAST
2300 EAST
1950 SOUTH
PHASE 3
CANYON CREST DRIVE
RIVER BOTTOMS ROAD
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO.
7
OVERALL LAYOUT & PHASING PLAN
SPANISH FORK, UTAH
HIGH SKY ESTATES
ATLAS ENGINEERING L.L.C.

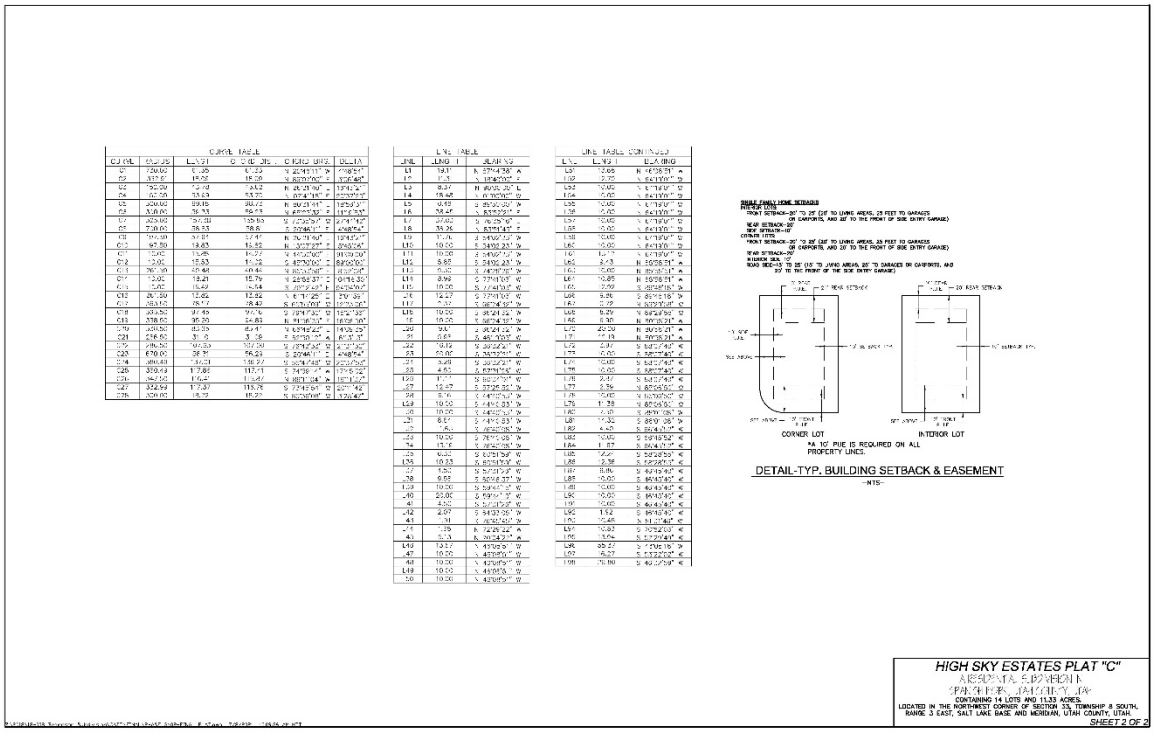

CANYON CREST DRIVE
2310 EAST
2410 EAST
2300 EAST
54
41
40
39
38
36
37
63
62
61
60
59
58
57
SCALE 1" = 50'
SCALE 1" = 100'
HIGH SKY ESTATES PLAT "C"
ELECTRICAL PLAN
SPANISH FORK, UTAH
SHEET NO. 6


RIVER BOTTOMS ROAD
2300 EAST
SCALE 1" = 60'
SCALE 1" = 120'
HIGH SKY ESTATES PLAT "C"
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
SHEET NO. 5


CANYON CREST DRIVE
2310 EAST
2300 EAST
RIVER BOTTOMS ROAD
SCALE 1" = 80'
SCALE 1" = 120'
HIGH SKY ESTATES PLAT "C"
ATLAS ENGINEERING L.L.C.
GRADING PLAN
SPANISH FORK, UTAH
SHEET NO. 4


CONSTRUCTION NOTES
CANYON CREST DRIVE
SEE SHEET PP-01
SEE SHEET PP-02
SEE SHEET PP-03
SEE SHEET PP-04
2310 EAST
2300 EAST
RIVER BOTTOMS ROAD
OWNER/DEVELOPER
DATA TABLE
GENERAL NOTES
SCALE 1" = 80'
SCALE 1" = 120'
HIGH SKY ESTATES
ATLAS ENGINEERING L.L.C.
UTILITY AND INDEX
SPANISH FORK, UTAH
SHEET NO. 3


SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION
CORPORATE ACKNOWLEDGMENT
ACCEPTANCE BY LEGISLATIVE BODY
HIGH SKY ESTATES PLAT "C"
RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH COUNTY, UTAH
CONTAINING 14 LOTS AND 11.33 ACRES.
LOCATED IN THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.
CANYON CREST DRIVE
RIVER BOTTOM ROAD
2300 EAST
2470 EAST
VICINITY MAP
-NTS-
SITE LOCATION
LEGEND
NOTES:
OWNER/DEVELOPER:
GIL BJARNSON
801-541-9939
bearnson@mission.com
DATA TABLE
TOTAL ACREAGE=11.33
TOTAL # OF LOTS=14
ACREAGE in ROADS=3.21 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=0.63
% OF OPEN SPACE=5.56%
ZONING=R-1-6
GENERAL NOTES
1. NAD 83 DATA BASED ON NAVD 29.
2. COORDINATE SYSTEM = NAD27
3. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE.
4. PROVIDE 15' CLEAR RADIUS AT LIGHTPOLES & SECTIONAL ZERO.
5. ALL LOTS TO HAVE A SEWER LATERAL, CULINARY WATER LATERAL, & PRESSURIZED IRRIGATION LATERAL. NET SHEET P. 01.
6. ALL DRIVEWAY ACCESS LOCATIONS FOR CORNER LOTS SHALL MEET SPANISH FORK CITY STANDARDS AND COMPLY WITH THE SPANISH FORK CITY TRANSPORTATION PLAN.
7. ALL FIRE HYDRANT LOCATIONS TO BE APPROVED BY THE SPANISH FORK CITY FIRE MARSHALL.
ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE A PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS. EXCEPT AND TILE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.


CURVE TABLE
LINE TABLE
LINE TABLE CONTINUED
SINGLE FAMILY HOME SETBACKS
INTERIOR LOTS
CORNER LOT
INTERIOR LOT
*A 10' PUE IS REQUIRED ON ALL PROPERTY LINES.
DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-
HIGH SKY ESTATES PLAT "C"
RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH COUNTY, UTAH
CONTAINING 14 LOTS AND 11.33 ACRES.
LOCATED IN THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.
SHEET 2 OF 2

HIGH SKY ESTATES PLAT "C"

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

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY & INDEX
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
6	ELECTRIC PLAN
7	PHASING PLAN
PP-01	PLAN & PROFILE – 2300 EAST – STA. 16+00.00 TO STA. 20+00.00
PP-02	PLAN & PROFILE – 2300 EAST – STA. 20+00.00 TO STA. 23+00.00
PP-03	PLAN & PROFILE – CANYON CREST DRIVE – STA. 10+00.00 TO STA. 15+00.00
PP-04	PLAN & PROFILE – CANYON CREST DRIVE – STA. 15+00.00 TO STA. 20+00.00
PP-05	PLAN & PROFILE – 2310 EAST – STA. 10+00.00 TO STA. 13+00.00
PP-06	PLAN & PROFILE – 2410 EAST – STA. 09+91.92 TO STA. 12+50.00
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET
DT-03	DETAIL SHEET

OWNER/DEVELOPER
GIL BEARNSON
801 - 541 - 9939
bearnson@mtnlogan.com

LEGEND
(APPLIES TO ALL SHEETS)

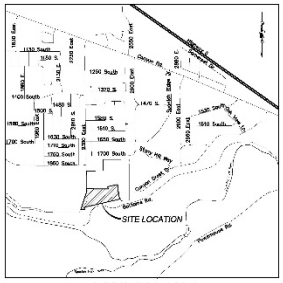
SECTION CORNER
SET 5/8" IRON PIN
CALCULATED POINT, NOT SET
EXISTING POWER POLE
EXISTING FIRE HYDRANT
EXISTING STREET LIGHT
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED SIGN
PROPOSED STREET SIGN
PROPOSED CLUSTER MAILBOX
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
EXISTING WOOD LINE
EDGE OF PAVEMENT
EXISTING OVER-HEAD POWER
EXISTING FENCE LINE
EXISTING DITCH
EXISTING STRAIGHT GRAVEL W/SYMBOLS
EXISTING CULINARY WATERLINE
EXISTING PRESSURIZED IRRIGATION
PROPOSED FIRE SUPPLY STUB W/GATE
PROPOSED CULINARY WATERLINE
PROPOSED PRESSURIZED IRRIGATION
PROPOSED 4" SEWER LATERAL
PROPOSED 8" CULINARY WATER LATERAL
PROPOSED 8" MASONRY WALL

GENERAL NOTES

1. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERCEDED BY CITY DESIGN.
2. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
3. ANY EXISTING FACILITIES AFFECTED BY DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF M.P.F. RISER, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
4. IF NEWER VERSIONS OF STANDARDS IS RELEASED DURING PROJECT ONE PROJECT SHALL BE COMPLETED TO THE STANDARDS VERSION THAT WAS ISSUED AT PCE CONSTRUCTION MEETING.
5. PROJECT TO MEET SPANISH FORK CITY DESIGN AND STANDARDS.
6. PROJECT TO FOLLOW ALL RECOMMENDATIONS OF GEOTECHNICAL STUDY BY GMT ENGINEERING DATED: AUGUST 20TH, 2020, PROJECT NO. 1-20-0040.
7. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
8. ANY AND ALL DESIGN CHANGES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
9. FENCING WILL BE ALLOWED ON LOTS 57-63 BUT WILL BE UP TO INDIVIDUAL LOT OWNERS TO INSTALL.

DATA TABLE
TOTAL ACREAGE=11.33
TOTAL # OF LOTS=14
ACREAGE IN ROADS=3.21 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=0.63
% OF OPEN SPACE=5.56%
ZONING=R-1-8

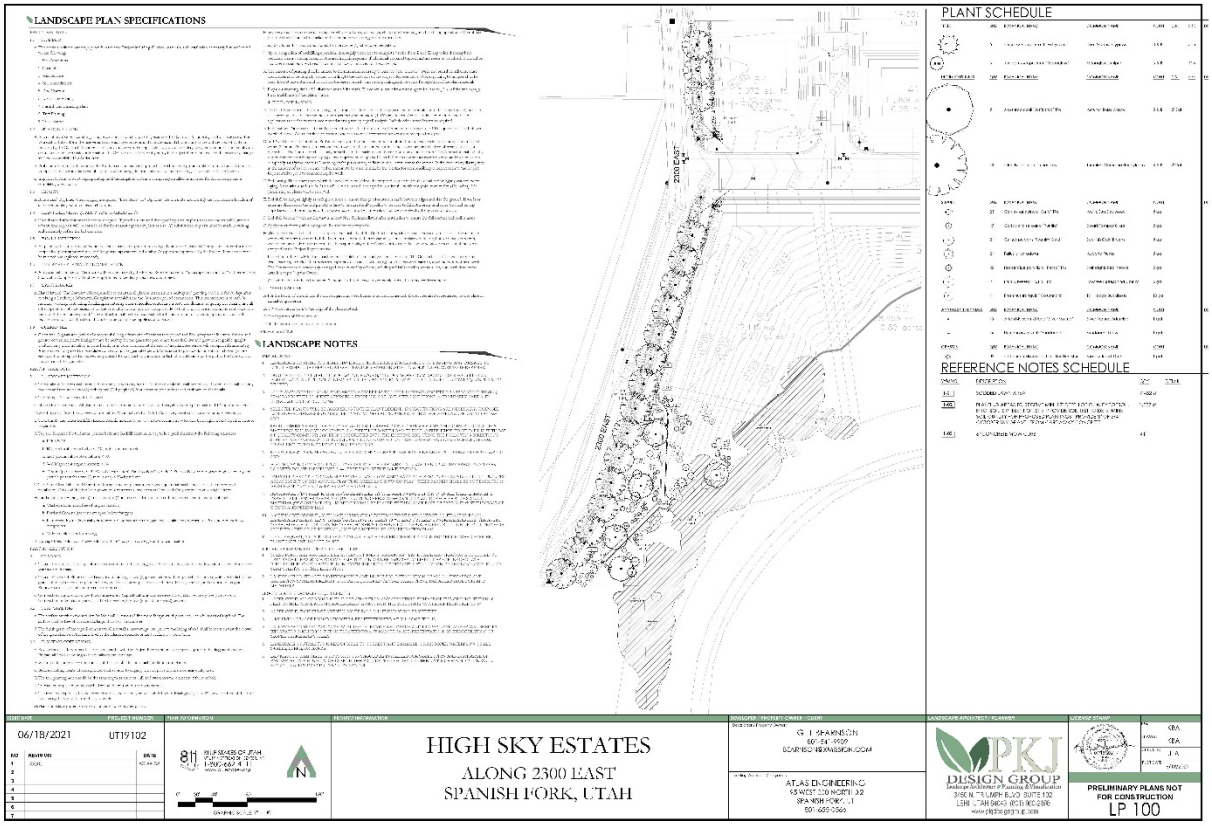
NOTICE
BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

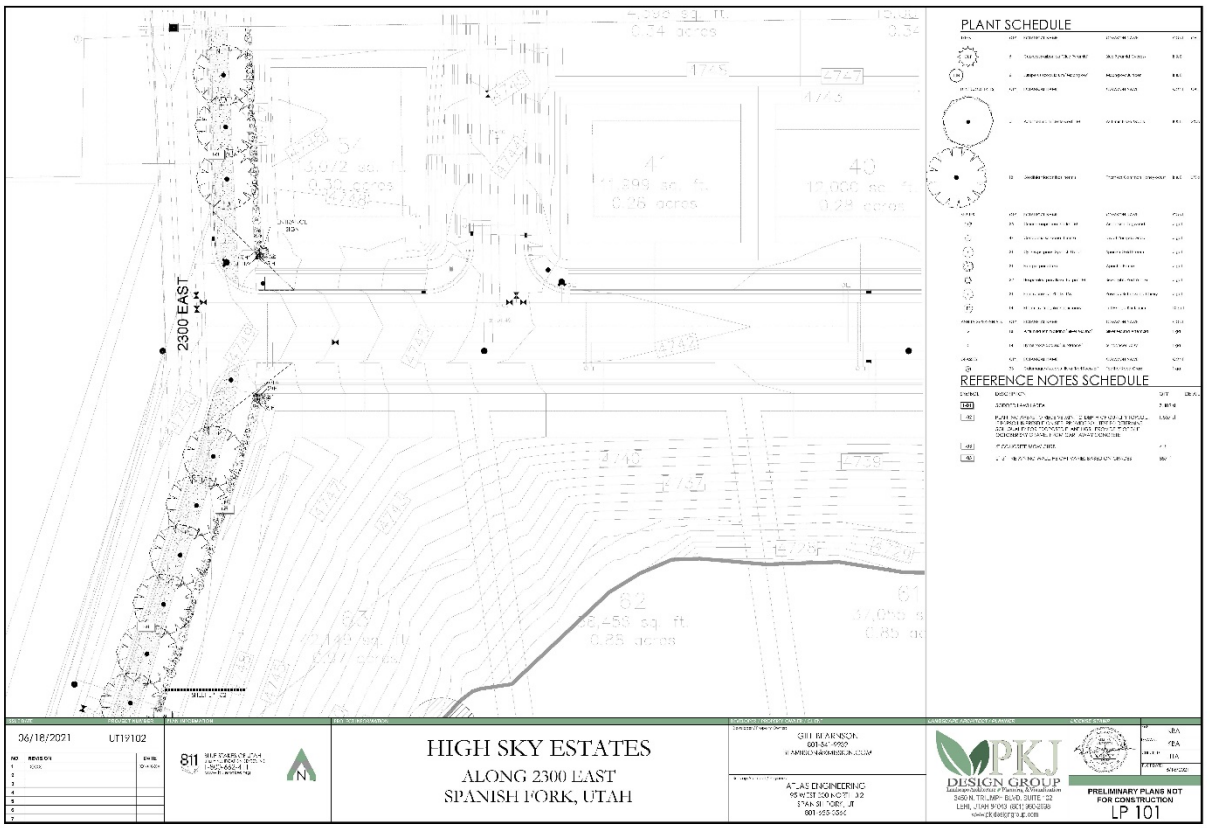


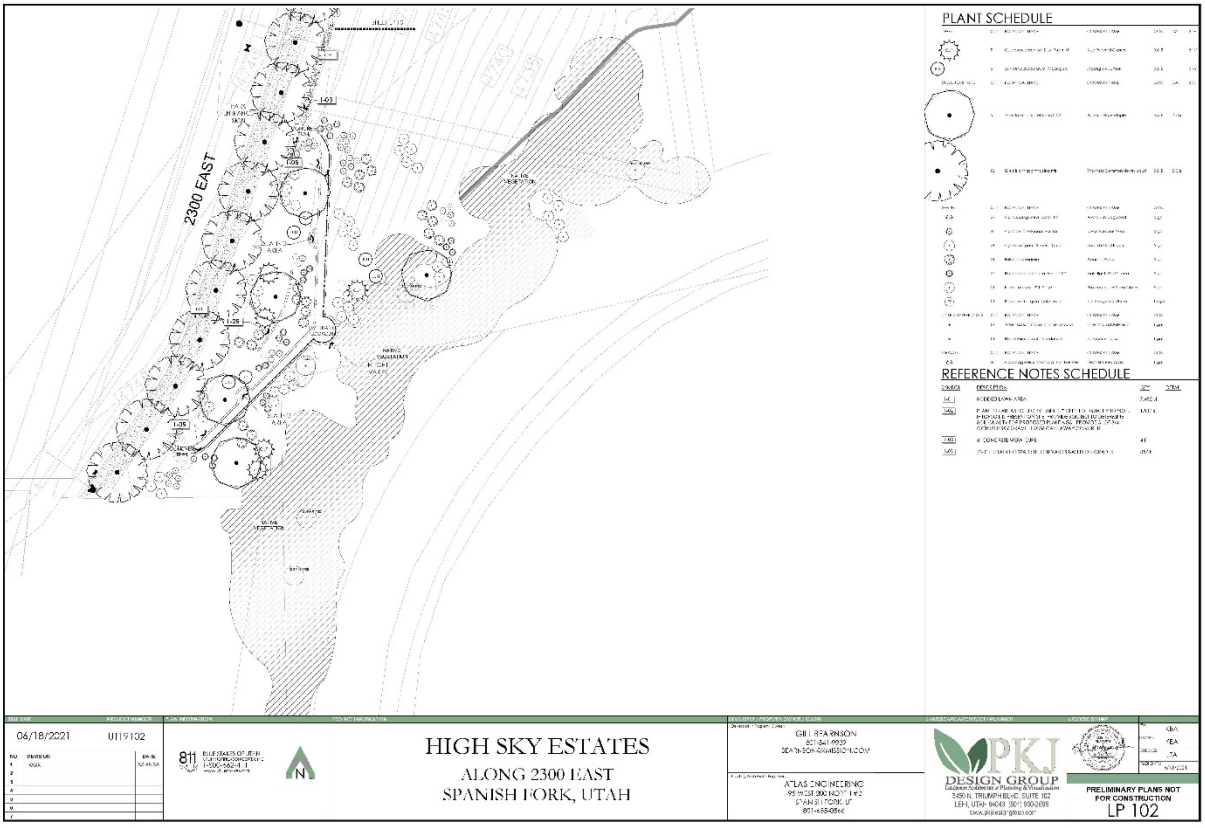
VICINITY MAP
-NTS-

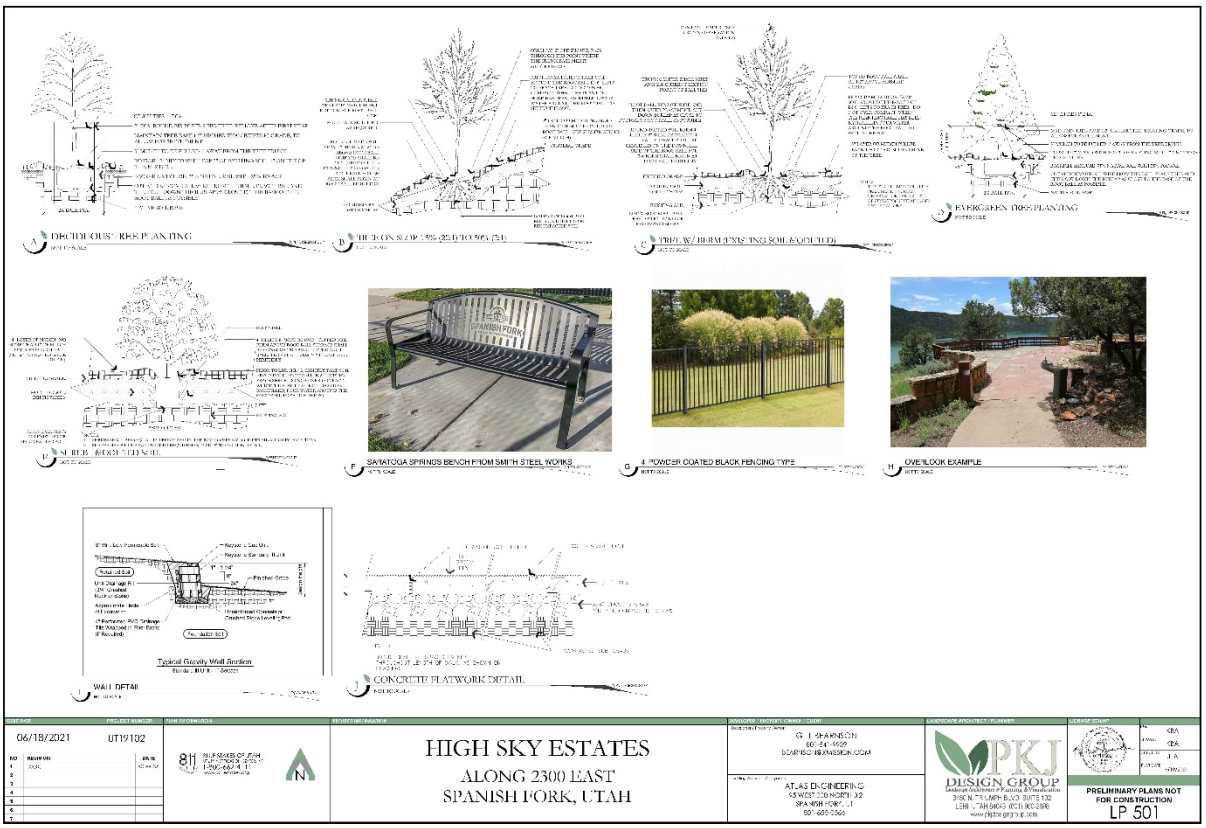
HIGH SKY ESTATES
PLAT "C"

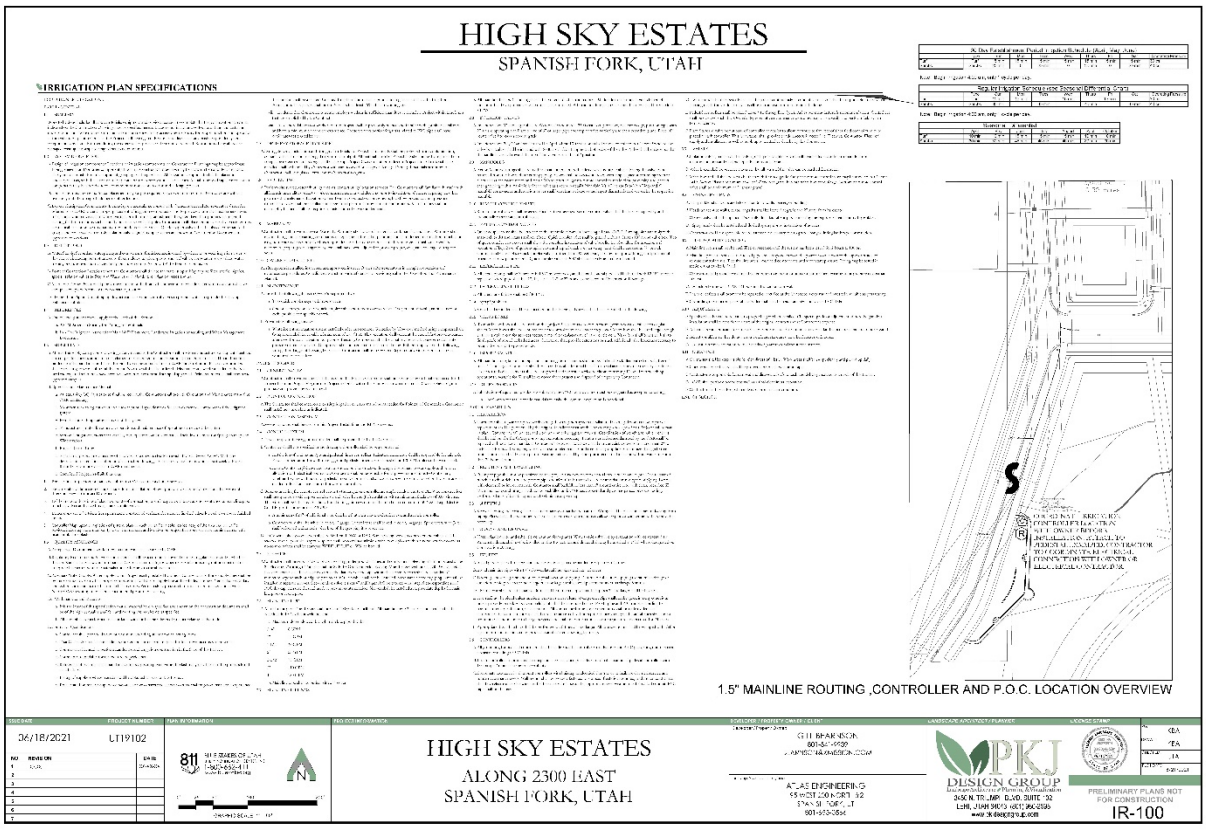
ATLAS ENGINEERING L.L.C.
PHONE:801-855-0568
FAX:801-655-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

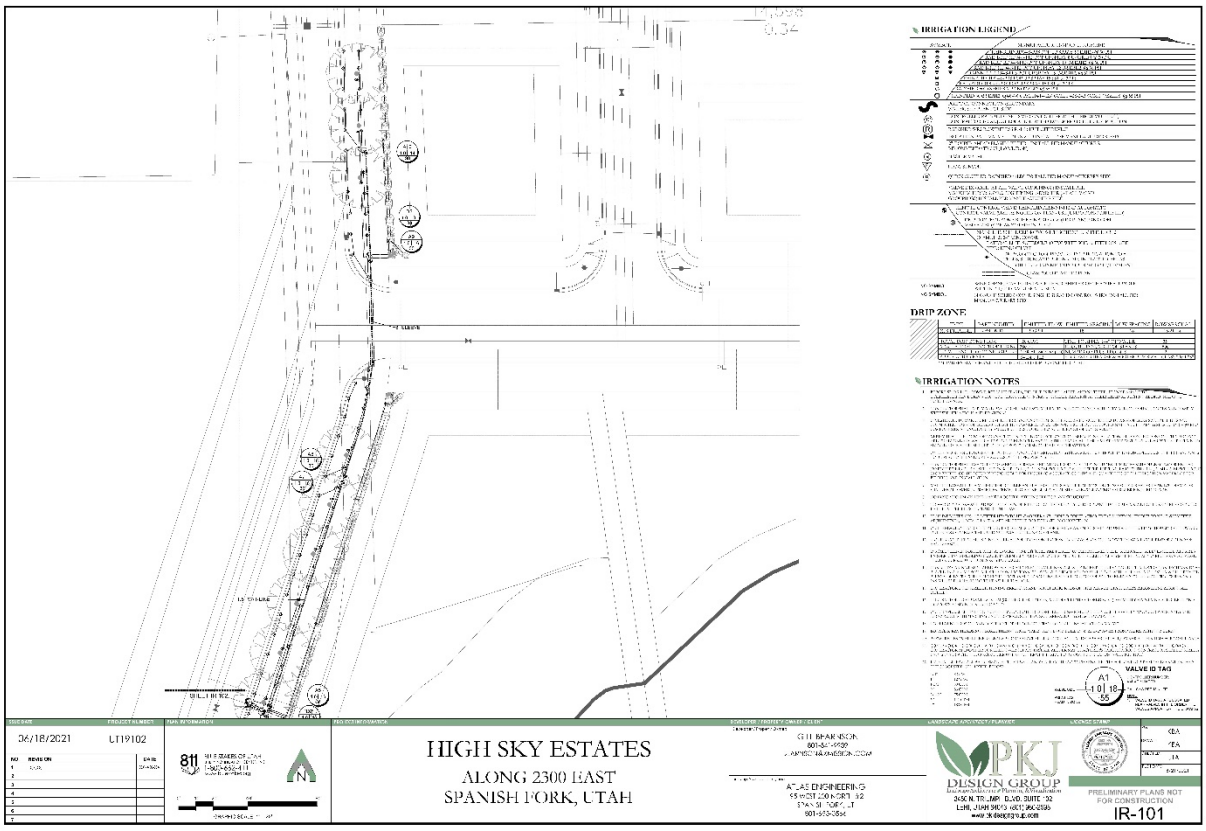

LANDSCAPE PLAN SPECIFICATIONS
LANDSCAPE NOTES
PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
2300 EAST
06/18/2021
UT19102
HIGH SKY ESTATES
ALONG 2300 EAST
SPANISH FORK, UTAH
PKJ
DESIGN GROUP
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP 100

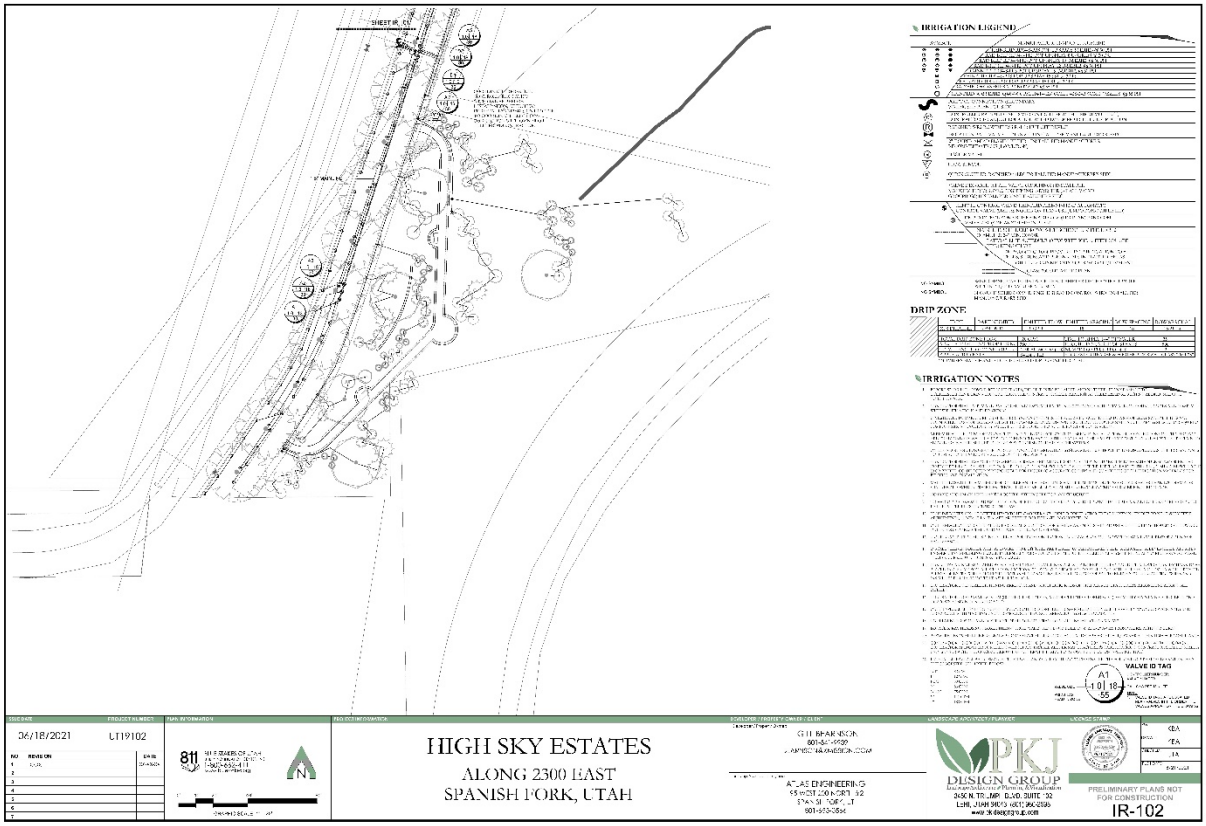

PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
2300 EAST
06/18/2021
UT19102
HIGH SKY ESTATES
ALONG 2300 EAST
SPANISH FORK, UTAH
PKJ
DESIGN GROUP
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP 101


2300 EAST
PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
06/18/2021
UT19102
HIGH SKY ESTATES
ALONG 2300 EAST
SPANISH FORK, UTAH
GILL BRANSON
ATLAS ENGINEERING
PKJ
DESIGN GROUP
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
LP 102


DECIDUOUS TREE PLANTING
TREE ON SLOPE 15% -25% TO 50% (2:1)
TREE W/ BERM (NO SOIL AMENDED)
EVERGREEN TREE PLANTING
SHRUB AMENDED SOIL
SARATOGA SPRINGS BENCH FROM SMITH STEEL WORKS
4' POWDER COATED BLACK PENCING TYPE
OVERLOOK EXAMPLE
WALL DETAIL
CONCRETE FLATWORK DETAIL
06/18/2021
UT19102
HIGH SKY ESTATES
ALONG 2300 EAST
SPANISH FORK, UTAH
GILL BRANSON
ATLAS ENGINEERING
PKJ
DESIGN GROUP
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
LP 501


HIGH SKY ESTATES
SPANISH FORK, UTAH
IRRIGATION PLAN SPECIFICATIONS
1.5" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW
06/18/2021
UT19102
HIGH SKY ESTATES
ALONG 2300 EAST
SPANISH FORK, UTAH
PKJ DESIGN GROUP
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-100


IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
06/18/2021
UT19102
HIGH SKY ESTATES
ALONG 2300 EAST
SPANISH FORK, UTAH
PKJ DESIGN GROUP
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-101


IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
HIGH SKY ESTATES
ALONG 2300 EAST
SPANISH FORK, UTAH
PKJ
DESIGN GROUP
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-102

When recorded, mail to:
High Sky Estates, LLC
Gill Bearnson
1324 E Wilson Ave
Salt Lake City, UT 84105

Declaration of Covenants, Conditions, and Restrictions for High Sky Estates Subdivision Plat B

Whereas High Sky Estates, LLC is the owner of the following described real property located in Spanish Fork, County of Utah, State of Utah (the "Property"):

> All of lots 5, 15-34, 50, 55-56, High Sky Estates Subdivision Plat B, Spanish Fork, Utah, according the official plat thereof on file in the office of the Utah County Recorder.

And Whereas it is the developer's desire to restrict the use to which the Property is put, and for this purpose executes these covenants and building restrictions.

And Whereas the Property covered by said covenants has been platted and is designated and known as High Sky Estates, (the subdivision), and a plat thereof was accepted by the Spanish Fork City Council and the Mayor of Spanish Fork City and has been recorded in the office of the County Recorder of Utah County.

NOW THEREFORE, all of the lots shown on the Subdivision plat of the High Sky Estates Subdivision, are held and shall be conveyed subject to the restrictions and covenants hereinafter set forth, and all persons and corporations who hereafter own or have any interest in any agreement and covenant with the other owners, their heirs, successors and assigns, to conform to and observe the same for a period of twenty (20) years from the date of recording, provided, however, that said restrictions and covenants shall be renewed and automatically continue thereafter for successive periods of ten (10) years each, unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

1 DWELLING QUALITY AND SIZE:

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

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

1.3 For a two-story dwelling, the finished area above grade will be not less than One

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

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

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

1.6 OTHER STYLES OF HOMES: Modular homes, round homes, octagon homes, pre-fab homes, pre-built homes, all-wood homes, all-aluminum homes, log homes, mobile homes, steel homes, concrete homes, or similar homes shall not be permitted in this Subdivision.

1.7 All structures shall have, at a minimum, brick and/or stone on no less than 25% of the front street-facing side of the home's exterior. The balance of the exterior shall consist of brick, stone, stucco and/or fiber cement plank siding. Structures shall be constructed with aluminum soffit and fascia; however, tongue and groove wood soffit may be used under open, but covered, patios and decks that are not exposed to the elements. Fiber cement plank siding may be used for accent design. Exterior earth-tone colors within a neutral, moderate color scheme must be used, with appropriate accent colors. White may be used as an exterior color. All exterior colors and materials must be approved by the Architectural Control Committee. Exceptions to this section may be granted by the unanimous consent of the Architectural Control Committee.

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

2 SPECIFICATIONS:

2.1 To maintain a degree of protection to the investment of homeowners in this area, homes must be approved by the Architectural Control Committee in advance of the commencement of construction. All designs, elevations and slopes of building lots must be approved by the Committee prior to construction. The owner and contractor will be responsible for any problems resulting from their design or elevations. All lots must slope away from the home. Water needs to be managed for the building lot, and channel drains must be installed to move water from the lot to the street

following large rainstorms.

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

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

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

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

2.3.3 No improvements shall be built unless they conform to all laws, ordinances, and

requirements of the Federal, State and local governing authorities.

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

3 MAINTENANCE:

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

3.2 No lot shall be used or maintained as a dumping ground for rubbish or debris. Trash, garbage or other waste shall not be kept except in sanitary containers. All containers used for the storage or disposal of such materials shall be kept in a clean and sanitary condition. During construction, excess building materials and debris shall not be permitted to accumulate.

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

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

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

3.6 Landscaping is required, including not less than 40% grass in the landscaped area. A full underground sprinkling system is required. Trees are required in the planter strip between the sidewalk and gutter, with 2 trees required in the strip on corner lots and on interior lots and 1 tree inside the bulb of the cul-de-sac lots. The trees must be 2" caliper at planting, be of a type not to exceed a height of 40 feet, have a deep root system that will not lift concrete as it matures, and otherwise be suitable for a planter strip. Trees must be on the Spanish Fork City approved list (SFCC 12.08.010), and may include Golden Raintree, Bechtel Crabapple tree, Littleleaf Linden, and Trident Maple. Trees must be planted within twelve (12) months from when the final inspection is completed.

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

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

4 RESTRICTIONS ON USES:

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

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

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

and restrictions from time to time concerning specific breeds or types of dogs or any other animal.

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

4.5 No lot line fence over six (6) feet high will be allowed. Wrought iron, brick, vinyl, block, or pre-cast concrete fences are allowed. Properties along the south hillside may not have fences that obstruct the overlook view, and thus the options in most circumstances include no fence, a low fence, or a wrought iron fence. Fencing for hillside lots must be approved by the Architectural Control Committee. Fences along lot lines will be the responsibility of all neighbors to work out together on colors and installation. All grades and drainage must be worked out between neighbors. If disputes between neighbors arise that cannot be resolved, fencing issues will be resolved by the Committee. All grades will need to be considered and followed at the time of plan approval.

4.6 Swamp coolers will not be allowed.

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

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

4.9 No commercial activity of a permanent nature may be conducted within the Subdivision without the express written consent of the Committee. The Committee will consider the community interest in maintaining the residential environment, the nature of the business, the amount of traffic and noise the business may create, and the general impact on the property owners.

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

5 ENFORCEMENT RIGHTS:

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

6 ARCHITECTURAL CONTROL COMMITTEE:

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

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

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

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

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

7 GENERAL PROVISIONS:

7.1 The declarant for this document has the right to modify or amend this document at the sole discretion of the declarant. The declarant is Gill Bearnson or his successor as manager of High Sky Estates, LLC.

7.2 After initial occupancy permits for all structures in the subdivision have been issued, this document can be amended at any time by a written instrument executed in recordable form by not less than 75 % of the property owners within the Subdivision.

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

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

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

In Witness whereof, Gill Bearnson, Manager, High Sky Estates, LLC has executed this Declaration on the _____ day of _____, 2021.

High Sky Estates, LLC

_____

Gill Bearnson, Manager

COUNTY OF UTAH)
: ss.
STATE OF UTAH)

On the _____ day of _____, 2021, personally appeared before me Gill Bearnson, Manager of High Sky Estates, L.L.C., a Utah limited liability company, the signor of the within instrument who duly acknowledged before me that he executed the same

_____

NOTARY PUBLIC

HIGH SKY ESTATES PLAT "C"

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

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY & INDEX
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
6	ELECTRIC PLAN
7	PHASING PLAN
PP-01	PLAN & PROFILE - 2300 EAST - STA. 16+00.00 TO STA. 20+00.00
PP-02	PLAN & PROFILE - 2300 EAST - STA. 20+00.00 TO STA. 23+00.00
PP-03	PLAN & PROFILE - CANYON CREST DRIVE - STA. 10+00.00 TO STA. 15+00.00
PP-04	PLAN & PROFILE - CANYON CREST DRIVE - STA. 15+00.00 TO STA. 20+00.00
PP-05	PLAN & PROFILE - 2310 EAST - STA. 10+00.00 TO STA. 13+00.00
PP-06	PLAN & PROFILE - 2410 EAST - STA. 09+91.92 TO STA. 12+50.00
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET
DT-03	DETAIL SHEET

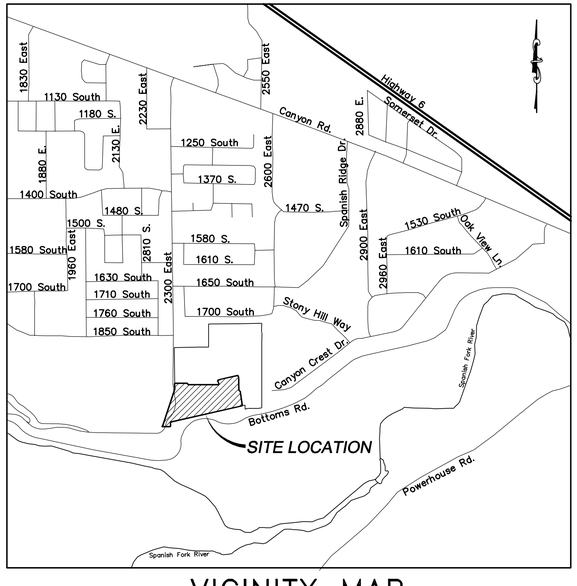
OWNER/DEVELOPER
GILL BEARNSON
801-541-9939
bearnson@xmission.com

LEGEND
(APPLIES TO ALL SHEETS)

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

GENERAL NOTES
1. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
2. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
3. ANY EXISTING FACILITIES AFFECTED BY DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WAS ISSUED AT PER-CONSTRUCTION MEETING.
5. PROJECT TO MEET SPANISH FORK CITY DESIGN AND STANDARDS.
6. PROJECT TO FOLLOW ALL RECOMMENDATIONS OF GEOTECHNICAL STUDY BY CMT ENGINEERING DATED: MARCH 19, 2018, PROJECT NO. 10987.
7. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DESCREPANCIES TO THE ENGINEER.
8. ANY AND ALL DESCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
9. FENCING WILL BE ALLOWED ON LOTS 57-63 BUT WILL BE UP TO INDIVIDUAL LOT OWNERS TO INSTALL.

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
7/8/21
STATE OF UTAH



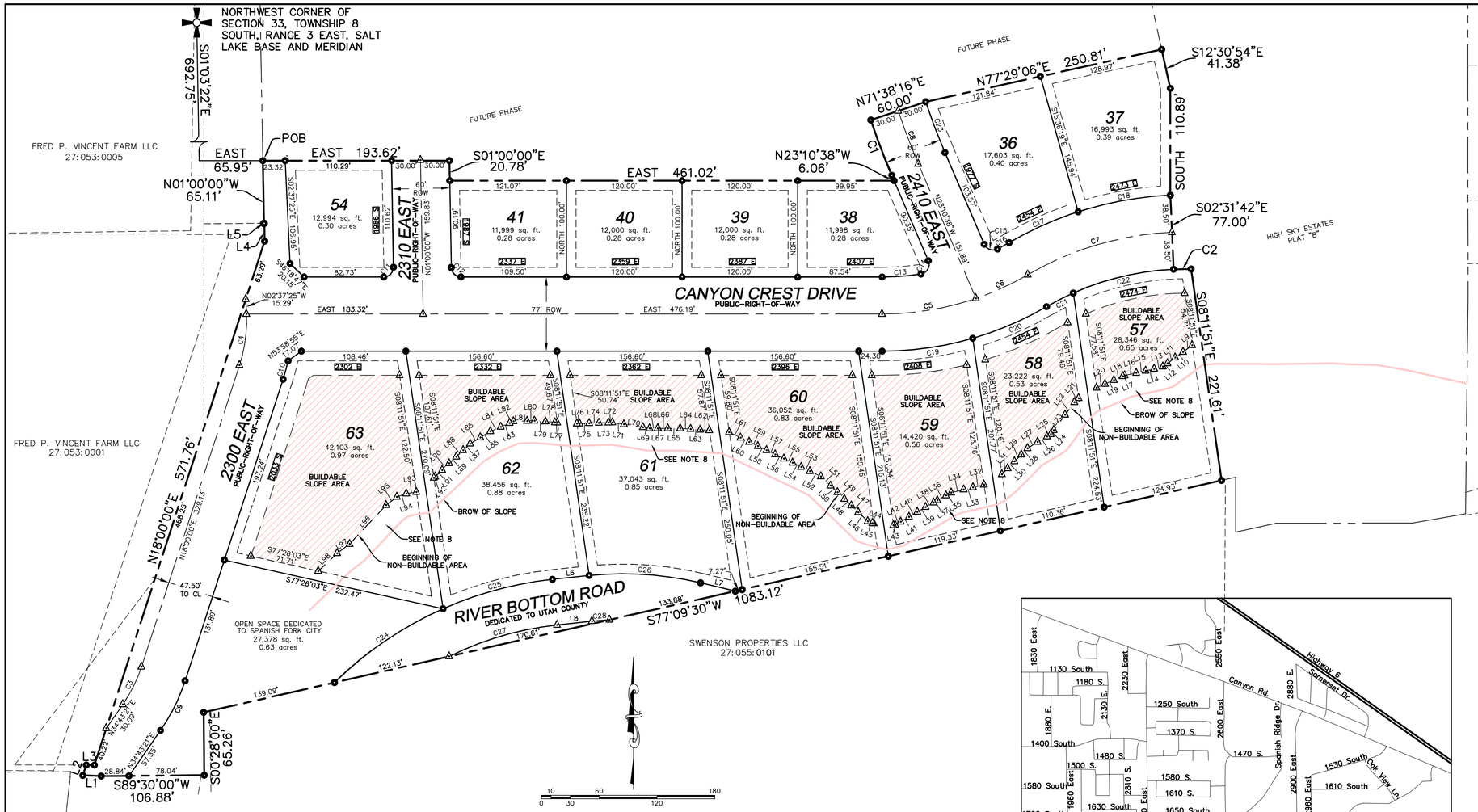
VICINITY MAP
-NTS-

DATA TABLE
TOTAL ACREAGE=11.33
TOTAL # OF LOTS=14
ACREAGE IN ROADS=3.21 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=0.63
% OF OPEN SPACE=5.56%
ZONING=R-1-15

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

HIGH SKY ESTATES
PLAT "C"

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



SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

SURVEYOR DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S01°03'22"E 692.75 FEET AND EAST 65.95 FEET FROM THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 193.62 FEET; THENCE S01°00'00"E 20.78 FEET; THENCE EAST 461.02 FEET; THENCE N23°10'38"W 6.06 FEET; THENCE NORTHWESTERLY 61.35 FEET ALONG THE ARC OF A 730.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 4°48'54", THE CHORD BEARS N20°46'11"W 61.33 FEET; THENCE THENCE N71°38'16"E 60.00 FEET; THENCE N77°29'06"E 250.81 FEET; THENCE S12°30'54"E 41.38 FEET; THENCE SOUTH 110.89 FEET; THENCE S02°31'42"E 77.00 FEET; THENCE NORTHEASTERLY 18.09 FEET ALONG THE ARC OF A 332.91 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 3°06'48" THE CHORD BEARS N89°07'00"E 18.09 FEET; THENCE S08°11'51"E 221.61 FEET; THENCE S77°09'30"W 1083.12 FEET; THENCE S00°28'00"E 65.26 FEET; THENCE S89°30'00"W 106.88 FEET; THENCE N87°44'38"W 19.11 FEET; THENCE N18°40'00"E 11.31 FEET; THENCE EAST 8.37 FEET; THENCE N18°00'00"E 571.76 FEET; THENCE N01°00'00"W 18.48 FEET; THENCE S89°30'00"W 0.46 FEET; THENCE N01°00'00"W 65.11 FEET TO THE POINT OF BEGINNING. CONTAINING 11.33 ACRES.

OWNER'S DEDICATION

(I)WE, _____, _____ BEING THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

MEMBER: _____

MEMBER: _____

MEMBER: _____

CORPORATE ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES | NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS | PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

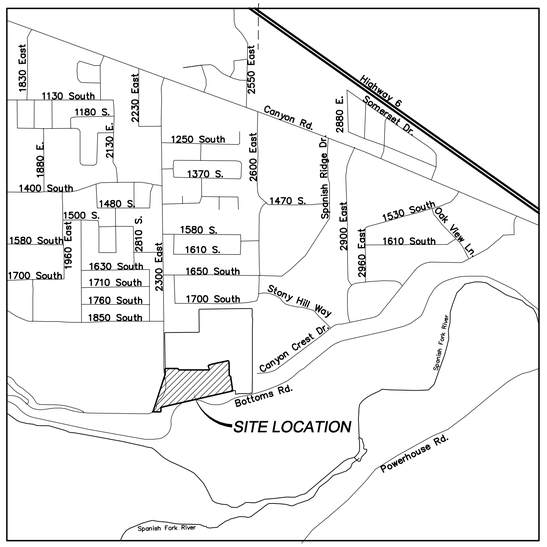
APPROVED — CITY MANAGER
APPROVED — CITY ATTORNEY
APPROVED — ENGINEER (SEE SEAL)
ATTEST — CLERK-RECORDER
APPROVED — COMMUNITY DEVELOPMENT DIRECTOR

HIGH SKY ESTATES PLAT "C"

A RESIDENTIAL SUBDIVISION IN SPANISH FORK, UTAH COUNTY, UTAH

CONTAINING 14 LOTS AND 11.33 ACRES.

LOCATED IN THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.



VICINITY MAP
-NTS-

NOTES:
1. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
2. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
3. ALL FRONT YARDS TO HAVE A 10' PUBLIC UTILITY EASEMENT.
4. A 10' PUBLIC UTILITY EASEMENT IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES. SEE PLANS FOR LOCATIONS.
5. FINAL GRADE MAY DIFFER FROM DESIGN IN CONSTRUCTION.
6. ALL OPEN SPACE AND COMMON AREA IS A PUE.
7. THIS SUBDIVISION IS A MASTER PLANNED DEVELOPMENT AS DESCRIBED IN THE CITY CODE 15.3.24.030. AS SUCH, FINAL HOUSE PLANS WILL BE SUBJECT TO ARCHITECTURE REQUIREMENTS FOUND IN CITY CODE SECTION 15.3.24.030-D.
8. LOTS 57-63 TO FOLLOW SLOPE GRADING RECOMMENDATIONS ON SLOPE STABILITY ANALYSIS LETTER FROM CMT ENGINEERING PROJECT NO. 10987, DATED MARCH 13, 2019.
9. FENCING WILL BE ALLOWED ON LOTS 57-63 BUT WILL BE UP TO INDIVIDUAL LOT OWNERS TO INSTALL.

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

DATA TABLE
TOTAL ACREAGE=11.33
TOTAL # OF LOTS=14
ACREAGE IN ROADS=3.21 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=0.63
% OF OPEN SPACE=5.56%
ZONING=R-1-15

GENERAL NOTES
1. VERTICAL DATA BASED ON NAVD 29.
2. COORDINATE SYSTEM = NAD27
3. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE.
4. PROVIDE 15' CLEAR RADIUS AT LIGHTPOLES & SECTIONALIZERS.
5. ALL LOTS TO HAVE A SEWER LATERAL, CULINARY WATER LATERAL, & PRESSURIZED IRRIGATION LATERAL. SEE SHEET DT-01.
6. ALL DRIVEWAY ACCESS LOCATIONS FOR CORNER LOTS SHALL MEET SPANISH FORK CITY STANDARDS AND COMPLY WITH THE SPANISH FORK CITY TRANSPORTATION PLAN.
7. ALL FIRE HYDRANT LOCATIONS TO BE APPROVED BY THE SPANISH FORK CITY FIRE MARSHALL.

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

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

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

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CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	730.00	61.35	61.33	N 20°46'11" W	4°48'54"
C2	332.91	18.09	18.09	N 89°07'00" E	3°06'48"
C3	150.00	43.78	43.62	N 26°21'40" E	16°43'21"
C4	150.00	53.99	53.70	N 07°41'18" E	20°37'25"
C5	300.00	99.18	98.73	N 80°31'44" E	18°56'31"
C6	300.00	59.33	59.23	N 65°23'32" E	11°19'53"
C7	325.00	157.38	155.85	S 73°35'57" W	27°44'42"
C8	700.00	58.83	58.81	S 20°46'11" E	4°48'54"
C9	197.50	57.64	57.44	N 26°21'40" E	16°43'21"
C10	197.50	19.83	19.82	N 15°07'27" E	5°45'06"
C11	10.00	15.88	14.27	N 44°30'00" E	91°00'00"
C12	10.00	15.53	14.02	S 45°30'00" E	89°00'00"
C13	261.50	40.48	40.44	N 85°33'56" E	8°52'08"
C14	10.00	18.21	15.79	N 28°58'37" E	104°18'30"
C15	10.00	16.42	14.64	S 70°12'42" E	94°04'07"
C16	261.50	13.82	13.82	N 61°14'25" E	3°01'39"
C17	363.50	78.57	78.42	S 65°55'09" W	12°23'06"
C18	363.50	97.45	97.16	S 79°47'30" W	15°21'36"
C19	338.50	95.20	94.89	N 81°56'35" E	16°06'50"
C20	338.50	83.65	83.44	N 66°48'23" E	14°09'35"
C21	286.50	31.10	31.09	S 62°50'12" W	6°13'13"
C22	286.50	107.63	107.00	S 76°42'33" W	21°31'30"
C23	670.00	56.31	56.29	S 20°46'11" E	4°48'54"
C24	380.49	137.01	136.27	S 55°47'46" W	20°37'53"
C25	380.49	117.88	117.41	S 74°59'14" W	17°45'02"
C26	347.50	116.41	115.87	N 86°11'04" W	19°11'37"
C27	332.99	117.37	116.76	S 73°45'54" W	20°11'42"
C28	300.00	18.22	18.22	S 85°36'08" W	3°28'47"

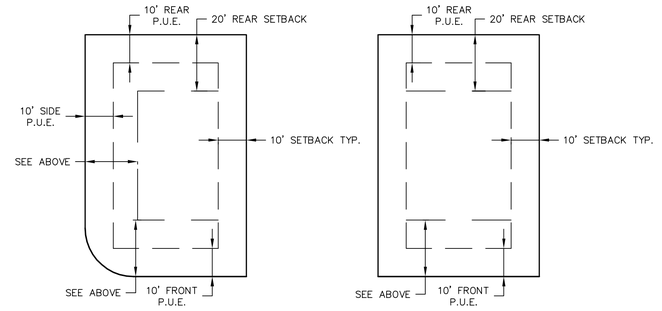
LINE TABLE		
LINE	LENGTH	BEARING
L1	19.11	N 87°44'38" W
L2	11.31	N 18°40'00" E
L3	8.37	N 90°00'00" E
L4	18.48	N 01°00'00" W
L5	0.46	S 89°30'00" W
L6	38.45	N 83°52'21" E
L7	37.03	S 76°35'16" E
L8	36.29	N 83°51'45" E
L9	11.76	S 54°02'23" W
L10	10.00	S 54°02'23" W
L11	10.00	S 54°02'23" W
L12	5.85	S 54°02'23" W
L13	9.30	S 74°28'29" W
L14	8.99	S 77°41'03" W
L15	10.00	S 77°41'03" W
L16	12.27	S 77°41'03" W
L17	2.37	S 66°24'32" W
L18	10.00	S 66°24'32" W
L19	10.00	S 66°24'32" W
L20	9.61	S 66°24'32" W
L21	5.98	S 46°19'03" W
L22	16.12	S 36°32'21" W
L23	20.00	S 36°32'21" W
L24	5.29	S 36°32'21" W
L25	4.50	S 57°31'26" W
L26	11.14	S 60°34'01" W
L27	12.47	S 57°25'52" W
L28	9.16	S 44°40'53" W
L29	10.00	S 44°40'53" W
L30	10.00	S 44°40'53" W
L31	8.64	S 44°40'53" W
L32	11.63	S 76°40'08" W
L33	10.00	S 76°40'08" W
L34	13.19	S 76°40'08" W
L35	6.30	S 60°51'59" W
L36	10.23	S 60°51'59" W
L37	4.50	S 57°31'26" W
L38	9.58	S 60°46'37" W
L39	10.00	S 59°44'15" W
L40	20.00	S 59°44'15" W
L41	4.50	S 57°31'26" W
L42	2.07	S 64°33'05" W
L43	1.91	S 76°45'45" W
L44	1.35	N 72°29'22" W
L45	5.13	N 70°04'22" W
L46	13.67	N 46°08'51" W
L47	10.00	N 46°08'51" W
L48	10.00	N 46°08'51" W
L49	10.00	N 46°08'51" W
L50	10.00	N 46°08'51" W

LINE TABLE CONTINUED		
LINE	LENGTH	BEARING
L51	13.68	N 46°08'51" W
L52	12.70	N 64°19'01" W
L53	10.00	N 64°19'01" W
L54	10.00	N 64°19'01" W
L55	10.00	N 64°19'01" W
L56	10.00	N 64°19'01" W
L57	10.00	N 64°19'01" W
L58	10.00	N 64°19'01" W
L59	10.00	N 64°19'01" W
L60	10.00	N 64°19'01" W
L61	13.12	N 64°19'01" W
L62	9.43	N 85°58'51" W
L63	10.00	N 85°58'51" W
L64	10.85	N 85°58'51" W
L65	12.92	S 89°48'18" W
L66	9.86	S 89°48'18" W
L67	0.72	N 89°29'58" W
L68	8.29	N 89°29'58" W
L69	6.90	N 80°58'21" W
L70	20.00	N 80°58'21" W
L71	12.19	N 80°58'21" W
L72	3.97	S 88°07'40" W
L73	10.00	S 88°07'40" W
L74	10.00	S 88°07'40" W
L75	10.00	S 88°07'40" W
L76	2.87	S 88°07'40" W
L77	2.39	N 85°06'50" W
L78	10.00	N 85°06'50" W
L79	11.38	N 85°06'50" W
L80	7.50	S 88°01'08" W
L81	14.32	S 88°01'08" W
L82	4.40	S 66°45'52" W
L83	10.00	S 66°45'52" W
L84	11.67	S 66°45'52" W
L85	12.24	S 58°28'55" W
L86	12.36	S 58°28'55" W
L87	9.86	S 46°45'40" W
L88	10.00	S 46°45'40" W
L89	10.00	S 46°45'40" W
L90	10.00	S 46°45'40" W
L91	10.00	S 46°45'40" W
L92	1.92	S 46°45'40" W
L93	10.48	S 81°31'46" W
L94	10.53	S 70°52'03" W
L95	13.94	S 52°29'49" W
L96	55.37	S 43°08'18" W
L97	16.27	S 53°22'02" W
L98	26.80	S 46°32'59" W

SINGLE FAMILY HOME SETBACKS

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

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



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

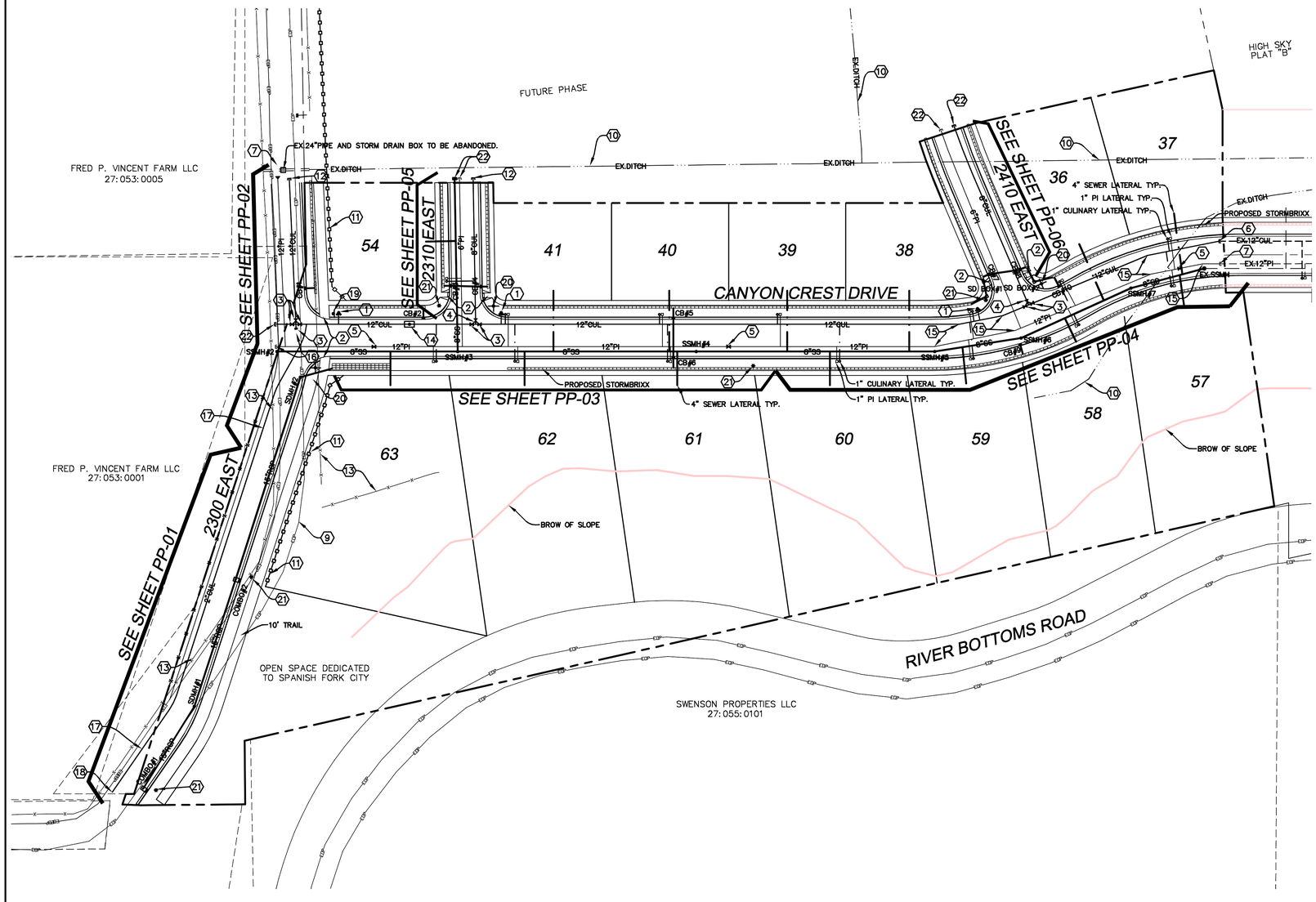
DETAIL-TYP. BUILDING SETBACK & EASEMENT

–NTS–

HIGH SKY ESTATES PLAT "C"

A RESIDENTIAL SUBDIVISION IN
SPANISH FORK, UTAH COUNTY, UTAH
CONTAINING 14 LOTS AND 11.33 ACRES.
LOCATED IN THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

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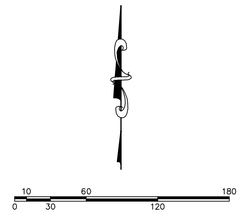
CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN.
3. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
4. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CTY STANDARDS.
5. INSTALL 12" PI WATER VALVE PER SPANISH FORK CITY STANDARDS.
6. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
7. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
8. INSTALL BLOW OFF VALVE.
9. EXISTING PAVEMENT TO BE REMOVED.
10. EXISTING IRRIGATION DITCH TO BE REMOVED.
11. CONSTRUCT 6' MASONRY WALL.
12. CAP/PLUG CULINARY WATERLINE.
13. EXISTING FENCE TO BE REMOVED.
14. INSTALL PRV VAULT PER SPANISH FORK CITY STANDARD, W-210.
15. INSTALL 22.5° BEND.
16. CAP/PLUG BLIND FLANGE END.
17. EXISTING 2" CULINARY LATERAL TO BE RELOCATED IN 2300 EAST TO MAINTAIN SERVICE TO EXISTING HOMES.
18. TIE TO EXISTING 2" CULINARY LATERAL.
19. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
20. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
21. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
22. CAP/PLUG & MARK TO SURFACE.

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

DATA TABLE
TOTAL ACREAGE=11.33
TOTAL # OF LOTS=14
ACREAGE IN ROADS=3.21 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=0.63
% OF OPEN SPACE=5.56%
ZONING=R-1-15

GENERAL NOTES
1. VERTICAL DATA BASED ON NAVD 29.
2. COORDINATE SYSTEM = NAD27
3. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE.
4. PROVIDE 15' CLEAR RADIUS AT LIGHTPOLES & SECTIONALIZERS.
5. ALL LOTS TO HAVE A SEWER LATERAL, CULINARY WATER LATERAL, & PRESSURIZED IRRIGATION LATERAL. SEE SHEET DT-01.
6. ALL DRIVEWAY ACCESS LOCATIONS FOR CORNER LOTS SHALL MEET SPANISH FORK CITY STANDARDS AND COMPLY WITH THE SPANISH FORK CITY TRANSPORTATION PLAN.
7. ALL FIRE HYDRANT LOCATIONS TO BE APPROVED BY THE SPANISH FORK CITY FIRE MARSHALL.



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

SHEET NO. 3

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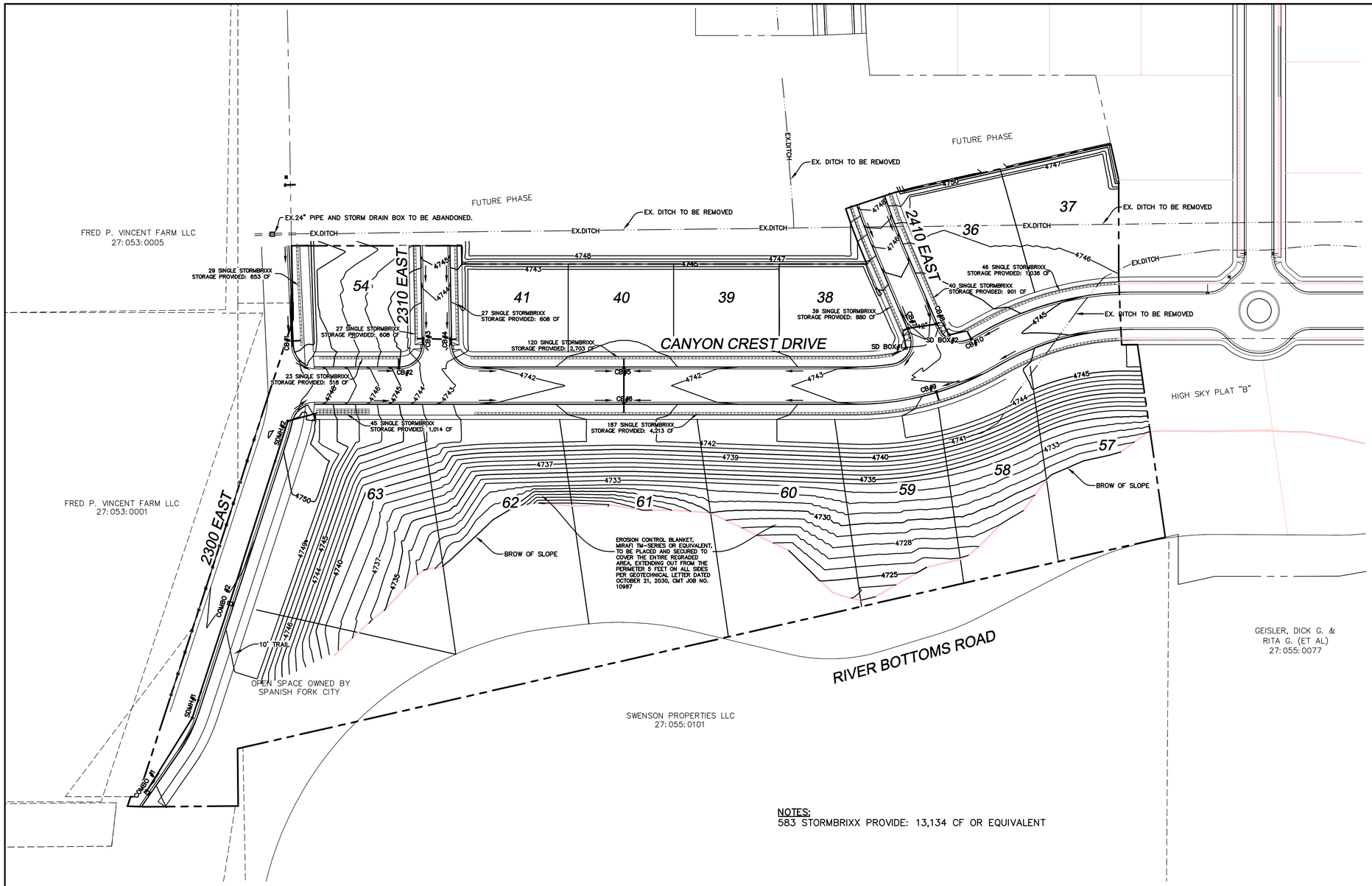
UTILITY AND INDEX

SPANISH FORK, UTAH

HIGH SKY ESTATES

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

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NOTES:
583 STORMBRIXX PROVIDE: 13,134 CF OR EQUIVALENT

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

0 10 30 60 120 180

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

SHEET NO. 4

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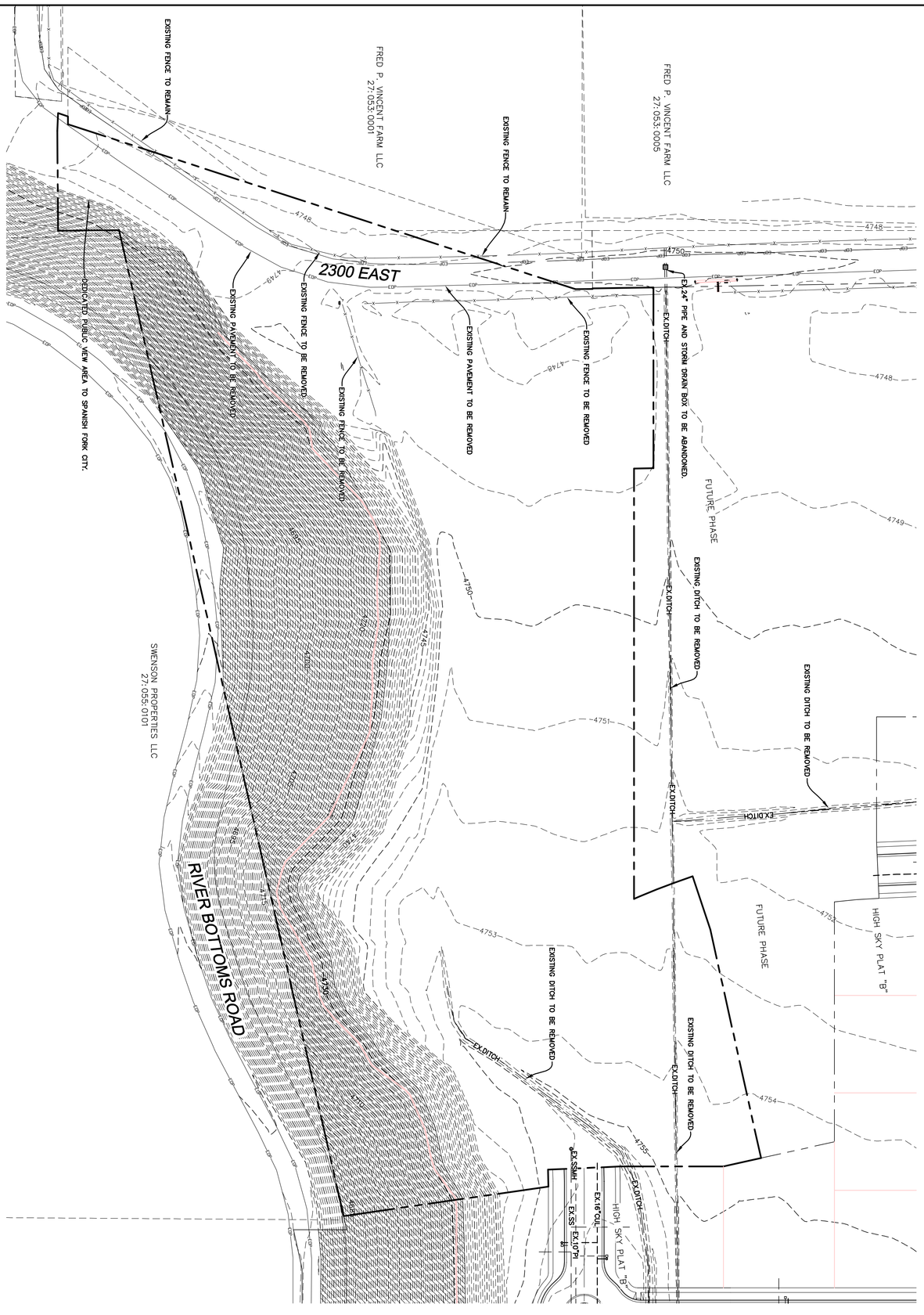
GRADING PLAN

SPANISH FORK, UTAH

HIGH SKY ESTATES PLAT "C"

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

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

0 30 60 120 180

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

HIGH SKY ESTATES PLAT "C"

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

EXISTING TOPOGRAPHY

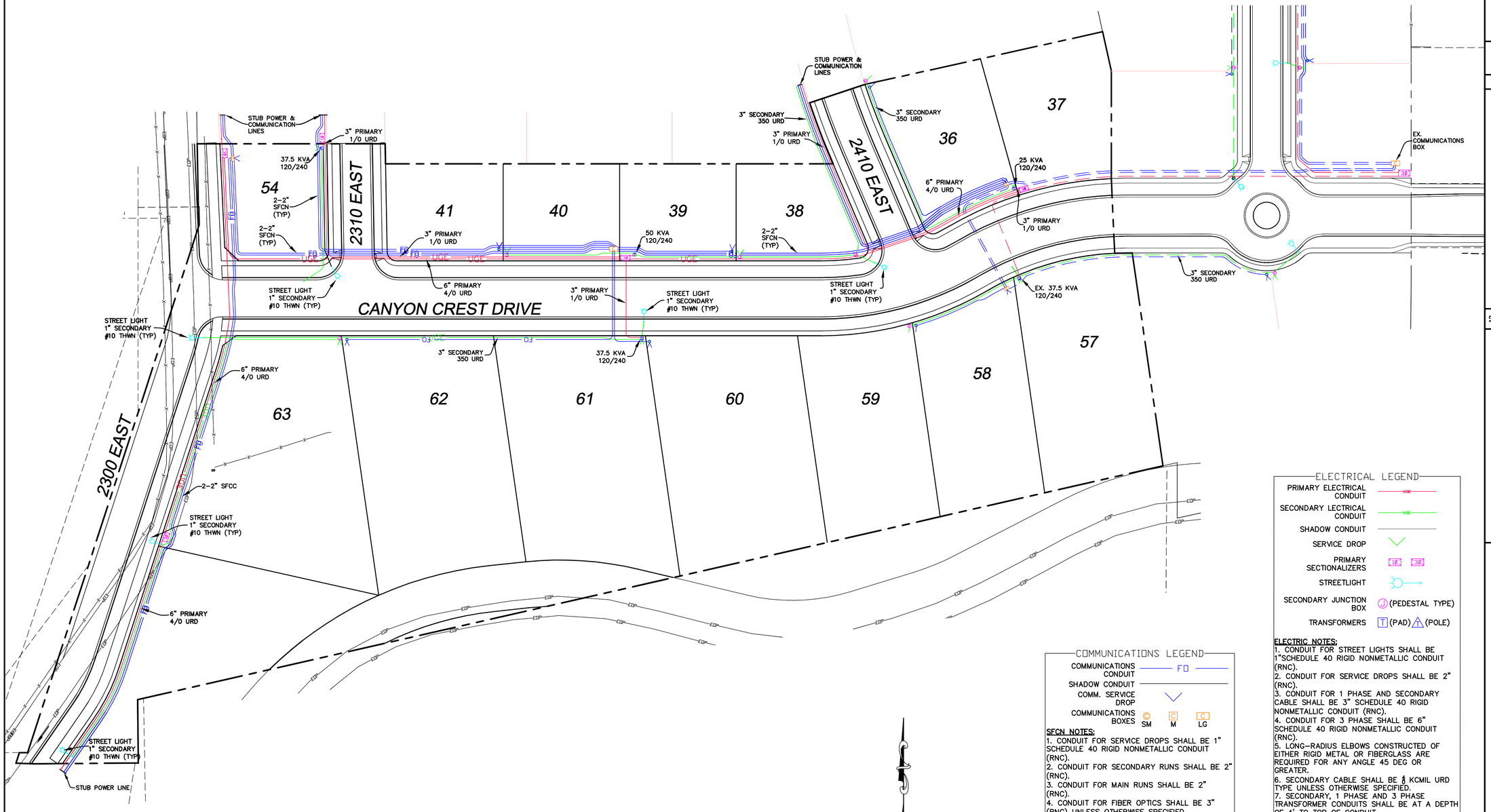
SPANISH FORK, UTAH

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SHEET NO.

5

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

0.5 25 50 100 150

COMMUNICATIONS LEGEND

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

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

ELECTRICAL LEGEND

- PRIMARY ELECTRICAL CONDUIT — UGE —
- SECONDARY LECTRICAL CONDUIT — UGE —
- SHADOW CONDUIT
- SERVICE DROP
- PRIMARY SECTIONALIZERS 10 30
- 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.

SHEET NO. 6

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ELECTRICAL PLAN

SPANISH FORK, UTAH

HIGH SKY ESTATES PLAT "C"

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

Z:\2018\18-005 Emerson Shadow\CAD\FINAL\PHASE 3\06-ELECTRICAL.dwg 7/8/2021 10:18:22 AM MDT



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

HIGH SKY ESTATES

OVERALL LAYOUT & PHASING PLAN

SPANISH FORK, UTAH

SHEET NO. 7

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

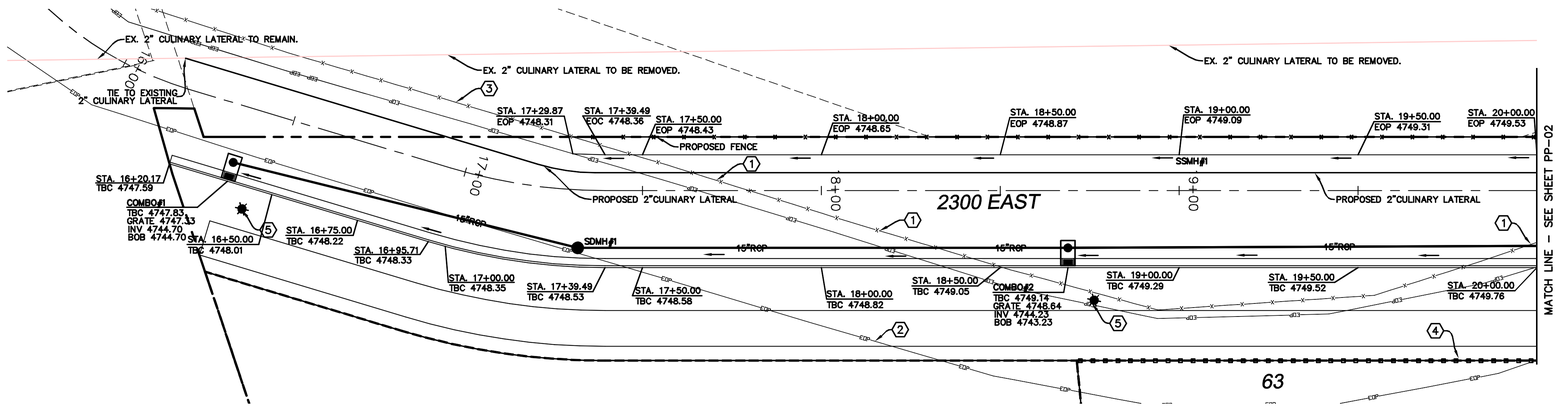
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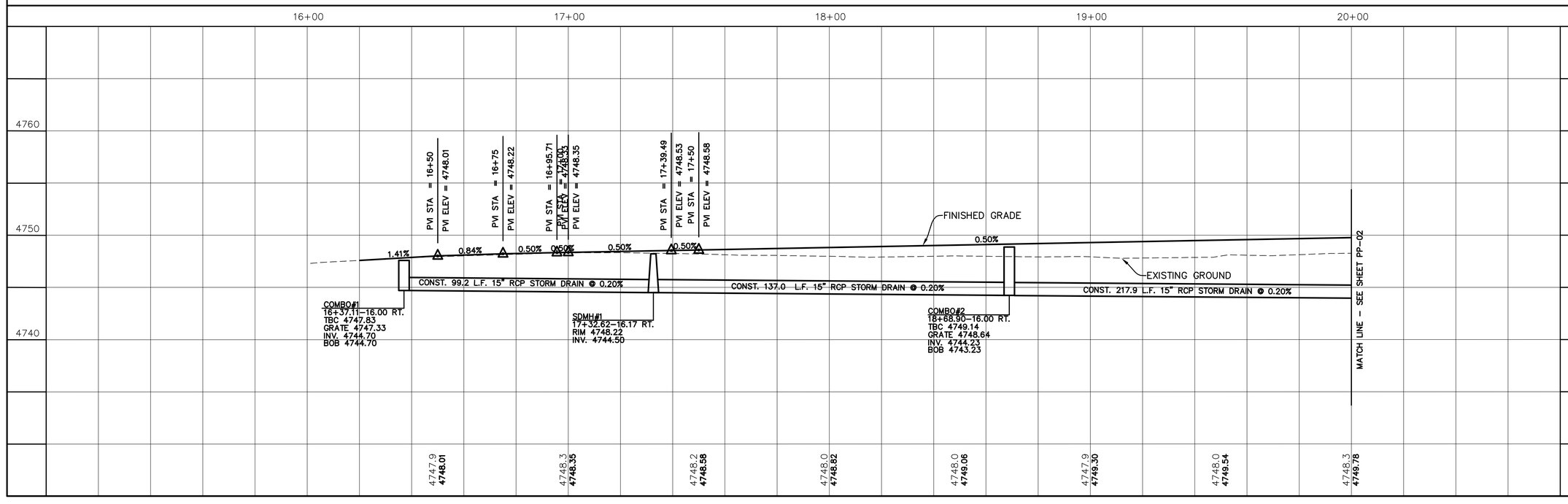
CONSTRUCTION NOTES

1. EXISTING FENCE TO BE REMOVED.
2. EXISTING PAVEMENT TO BE REMOVED.
3. EXISTING FENCE TO REMAIN.
4. INSTALL 6' MASONRY WALL.
5. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.

0 5 10 20 40 60

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





SHEET NO. PP-01

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2300 EAST
STA. 16+00 TO STA. 20+00

SPANISH FORK, UTAH

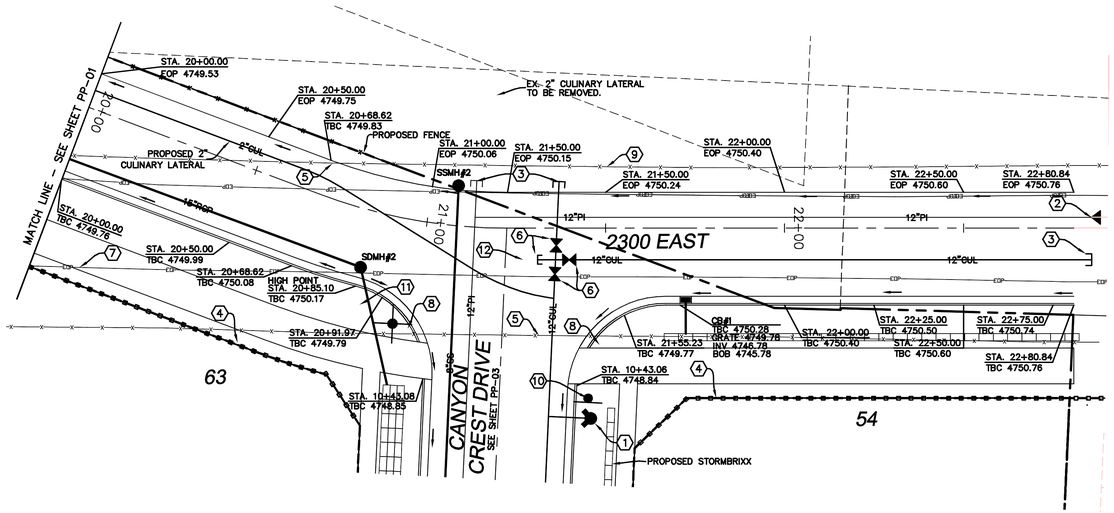
HIGH SKY ESTATES PLAT "C"

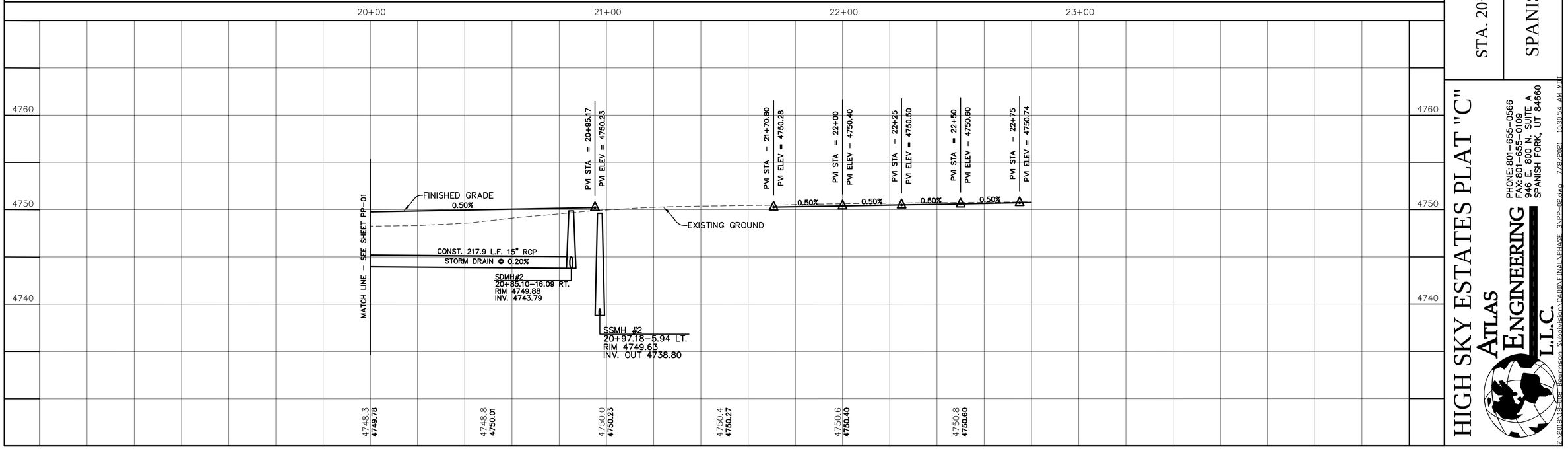
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2018\18-008 Pearson Subdivision\CADD\FINAL\PHASE 3\PP-01.dwg 7/8/2021 10:28:46 AM MDT

CONSTRUCTION NOTES

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. INSTALL BLOW OFF VALVE.
3. CAP/PLUG AND MARK TO SURFACE.
4. INSTALL 6' MASONRY WALL.
5. EXISTING FENCE TO BE REMOVED.
6. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS
7. EXISTING PAVEMENT TO BE REMOVED.
8. INSTALL ADA PEDESTRIAN RAMPS PER SPANISH FORK CITY STANDARDS.
9. EXISTING FENCE TO REMAIN.
10. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
11. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
12. CAP/PLUG BLIND FLANGE END.





0 5 10 20 40 60

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

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SHEET NO.
PP-02

2300 EAST
STA. 20+00 TO STA. 23+00

SPANISH FORK, UTAH

HIGH SKY ESTATES PLAT "C"

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

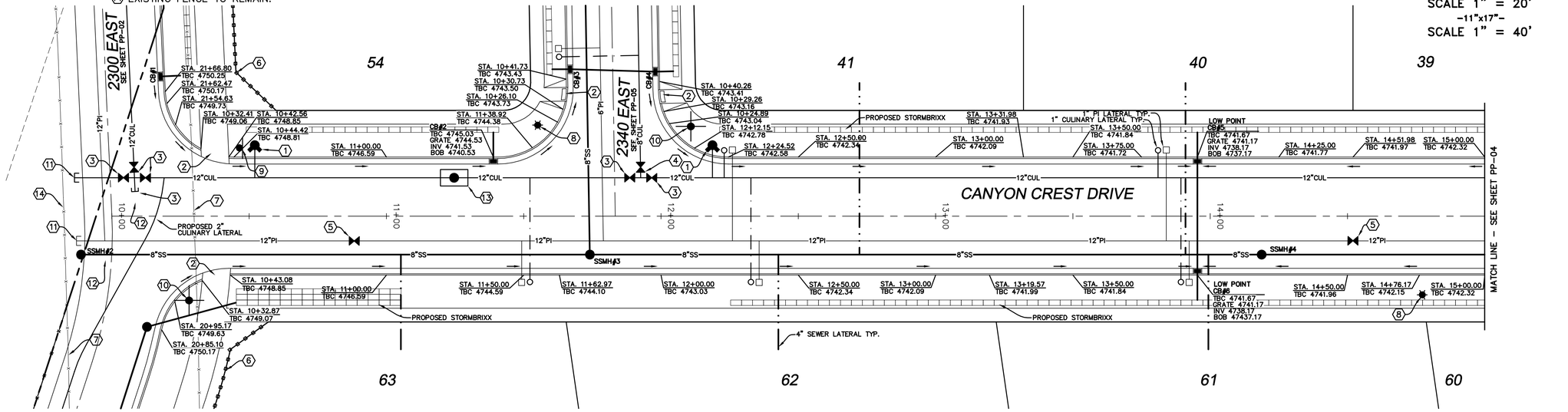
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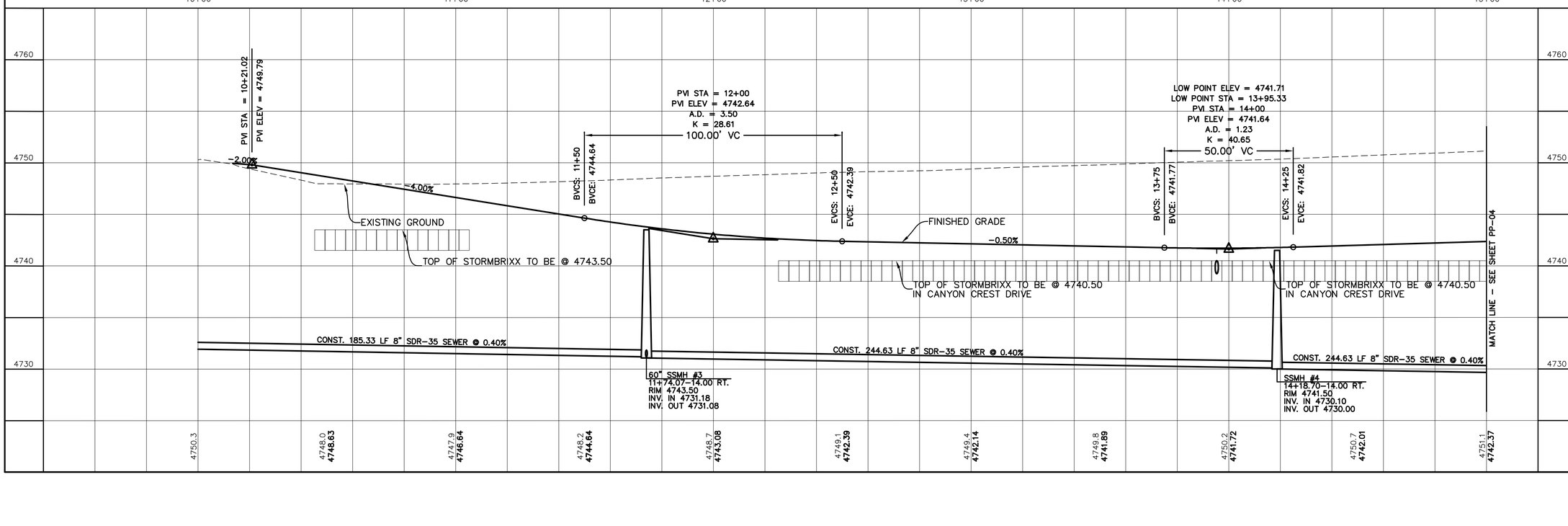
CONSTRUCTION NOTES

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. INSTALL ADA PEDESTRIAN RAMPS PER SPANISH FORK CITY STANDARDS.
3. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
4. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
5. INSTALL 12" PI WATER VAVLE PER SPANISH FORK CITY STANDARDS.
6. CONSTRUCT 6' MASONRY WALL.
7. EXISTING FENCE TO BE REMOVED.
8. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
9. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
10. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
11. CAP/PLUG & MARK TO SURFACE.
12. CAP/PLUG BLIND FLANGE END.
13. INSTALL PRV VAULT PER SPANISH FORK CITY STANDARD, W-210.
14. EXISTING FENCE TO REMAIN.

0 10 40
5 20 60

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





SHEET NO. PP-03

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CANYON CREST DRIVE
STA. 10+00 TO STA. 15+00

SPANISH FORK, UTAH

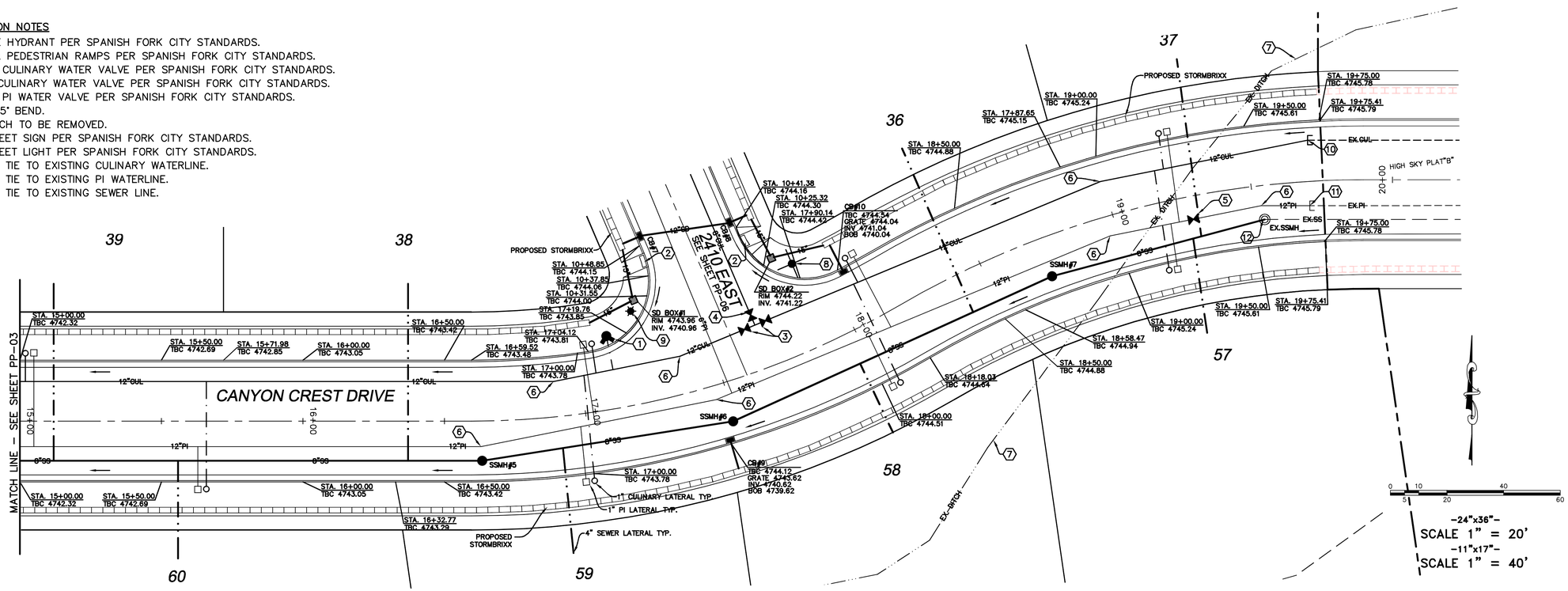
HIGH SKY ESTATES PLAT "C"

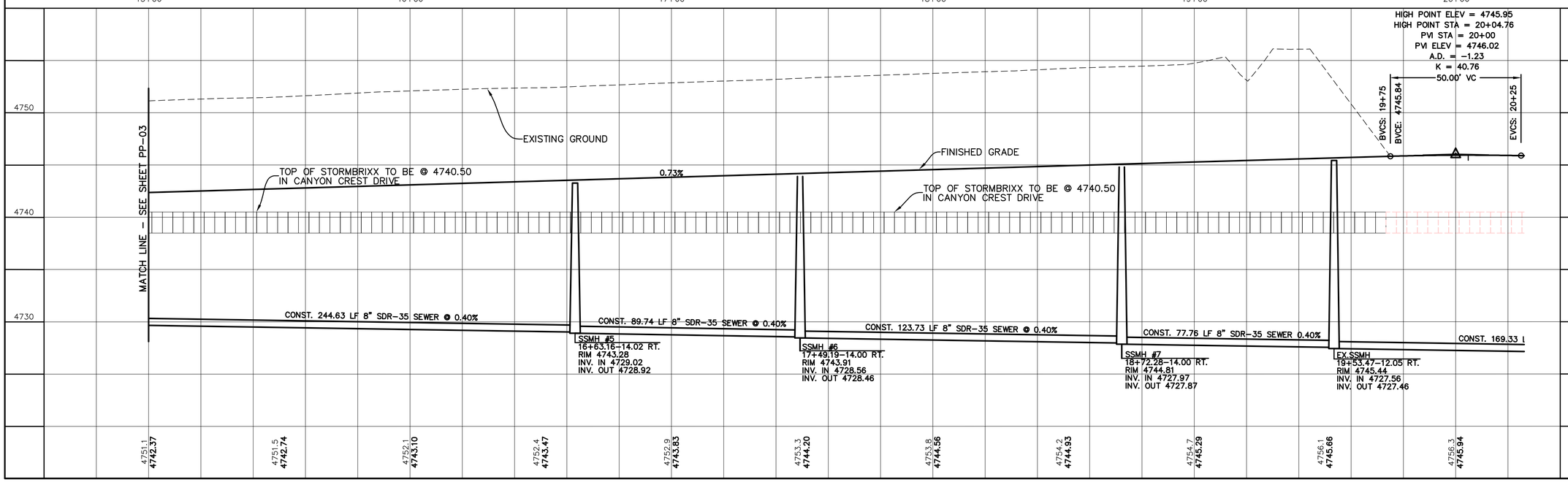
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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CONSTRUCTION NOTES

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. INSTALL ADA PEDESTRIAN RAMPS PER SPANISH FORK CITY STANDARDS.
3. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
4. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
5. INSTALL 12" PI WATER VALVE PER SPANISH FORK CITY STANDARDS.
6. INSTALL 11.25° BEND.
7. EXISTING DITCH TO BE REMOVED.
8. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
9. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
10. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
11. LOCATE AND TIE TO EXISTING PI WATERLINE.
12. LOCATE AND TIE TO EXISTING SEWER LINE.





SHEET NO. PP-04

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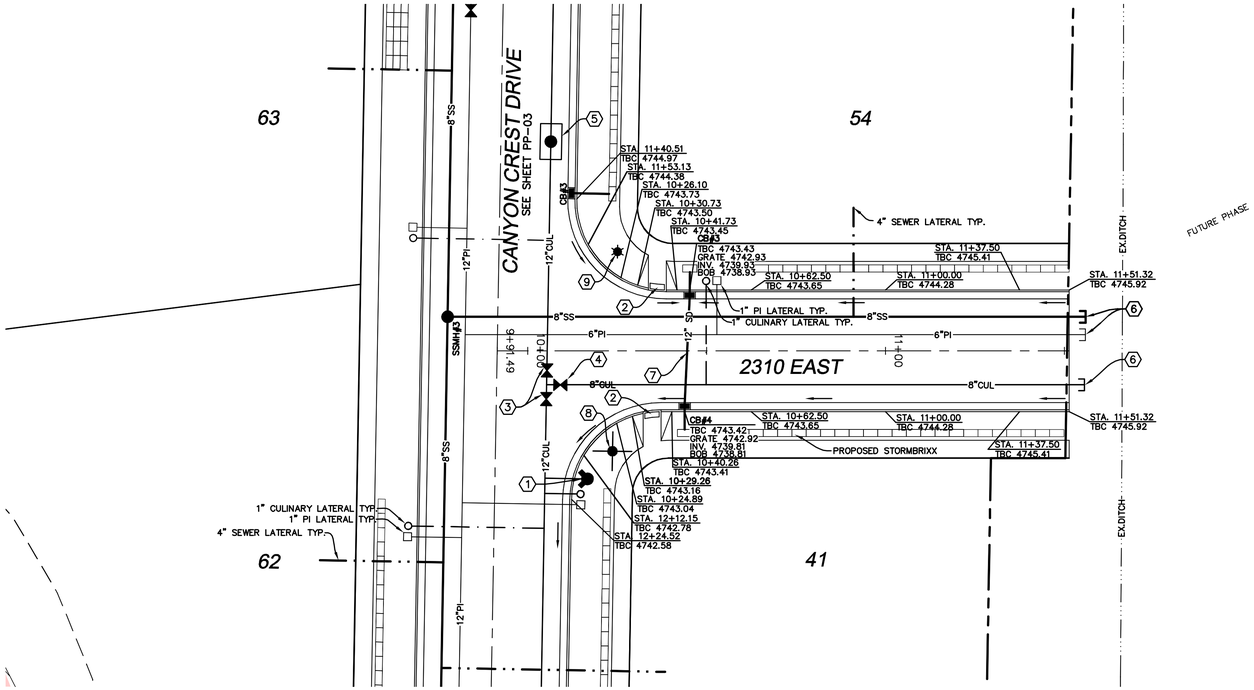
CANYON CREST DRIVE
STA. 15+00 TO STA. 20+00

SPANISH FORK, UTAH

HIGH SKY ESTATES PLAT "C"

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

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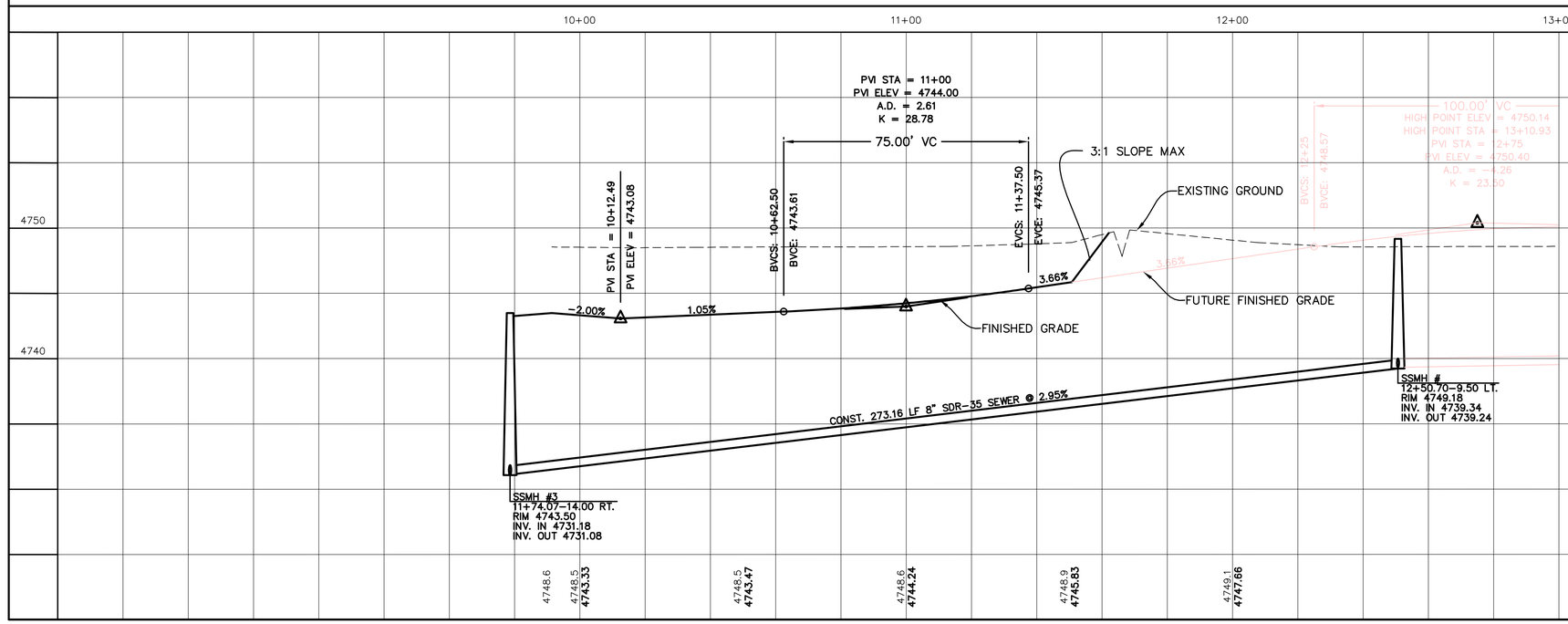


CONSTRUCTION NOTES

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. INSTALL ADA PEDESTRIAN RAMPS PER SPANISH FORK CITY STANDARDS.
3. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
4. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
5. INSTALL PRV VAULT PER SPANISH FORK CITY STANDARD, W-210.
6. CAP/PLUG AND MARK TO SURFACE.
7. CONST. 29.83 LF 12" SANITITE GREY PIPE @ 0.40%.
8. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
9. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.

0 10 40
5 20 60

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



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SHEET NO.
PP-05

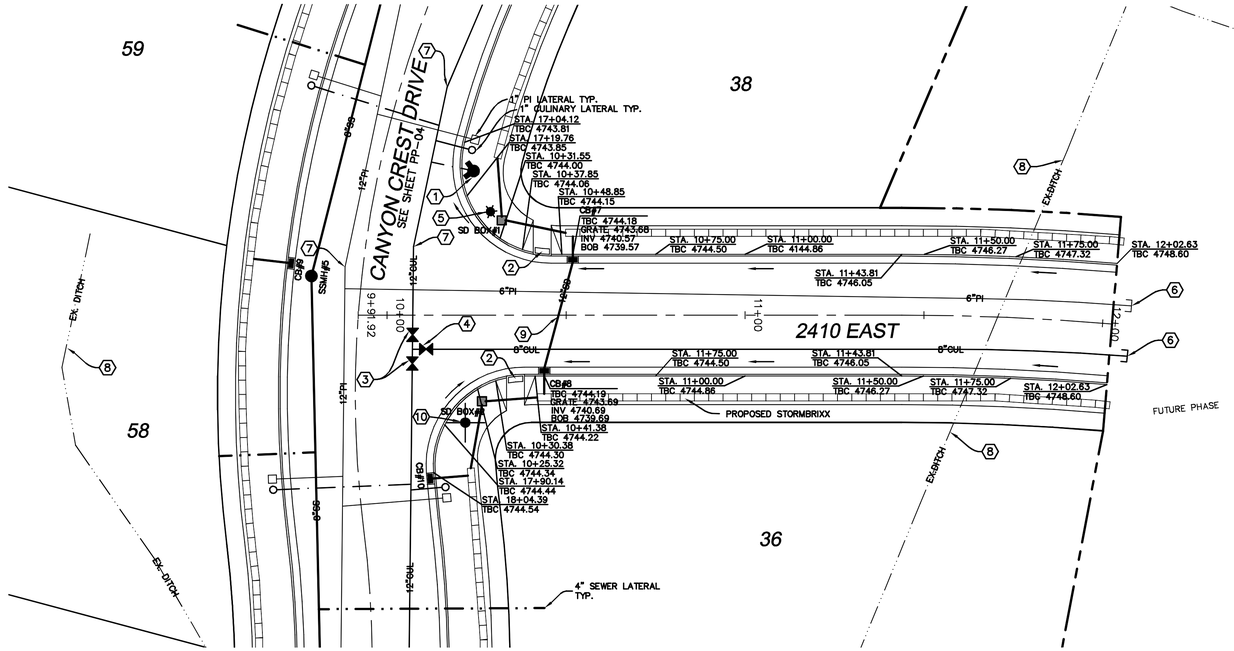
2310 EAST
STA. 10+00 TO STA. 13+00

SPANISH FORK, UTAH

HIGH SKY ESTATES PLAT "C"

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

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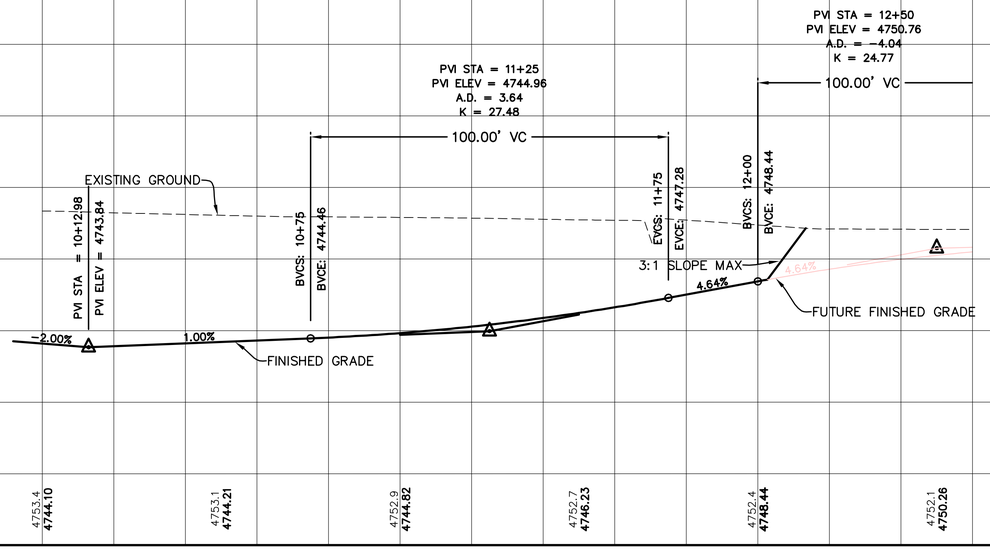


CONSTRUCTION NOTES

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. INSTALL ADA PEDESTRIAN RAMPS PER SPANISH FORK CITY STANDARDS.
3. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
4. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
5. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
6. CAP/PLUG AND MARK TO SURFACE.
7. INSTALL 11.25 DEGREE BEND.
8. EXISTING DITCH TO BE REMOVED.
9. INSTALL 30.85 LF 12" SANITITE GREY PIPE @ 0.40%
10. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.

0 10 40
5 20 60

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



SHEET NO. PP-06

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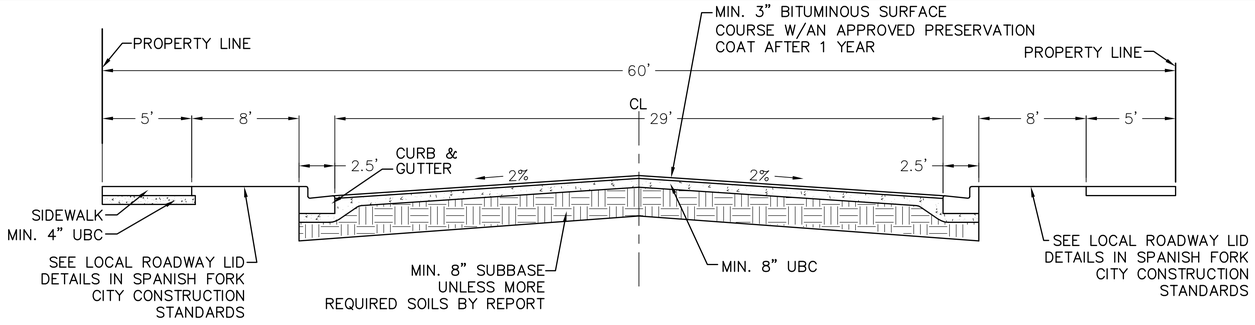
2410 EAST
STA. 9+91.92 TO STA. 12+50

SPANISH FORK, UTAH

HIGH SKY ESTATES PLAT "C"

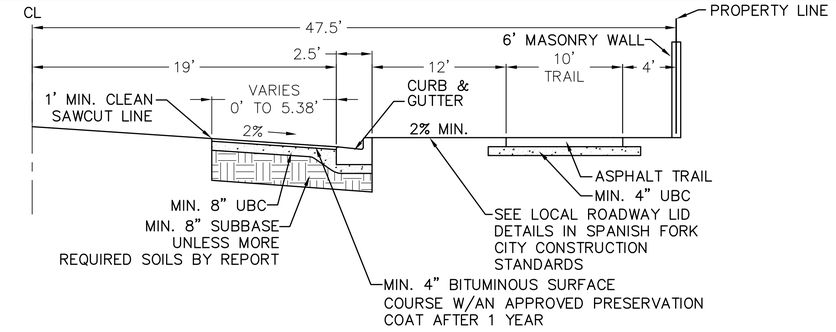
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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60' ROW-TYPICAL

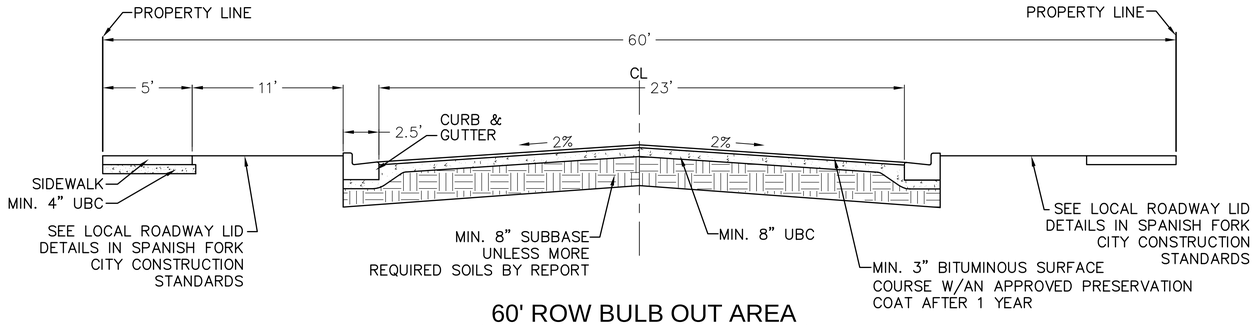
–NTS–



2300 EAST - NORTH PROPERTY LINE TO CANYON CREST DRIVE

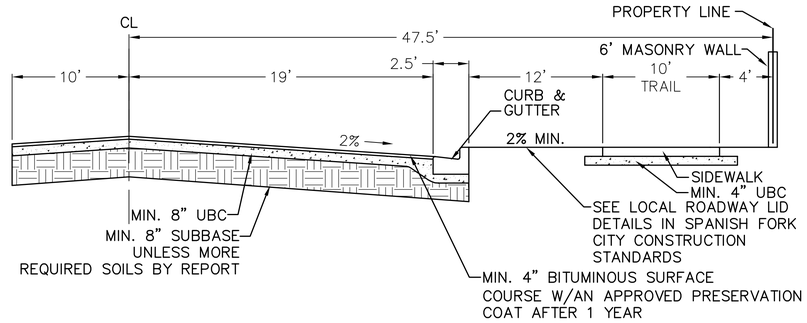
90' ROW

–NTS–



60' ROW BULB OUT AREA

–NTS–



2300 EAST - CANYON CREST DRIVE TO SOUTH PROPERTY LINE

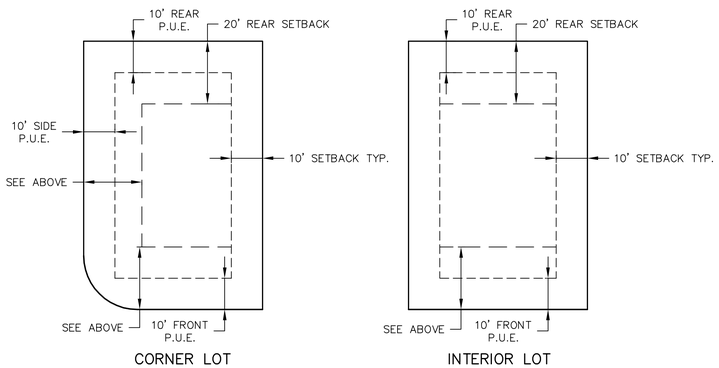
90' ROW

–NTS–

SINGLE FAMILY HOME SETBACKS

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

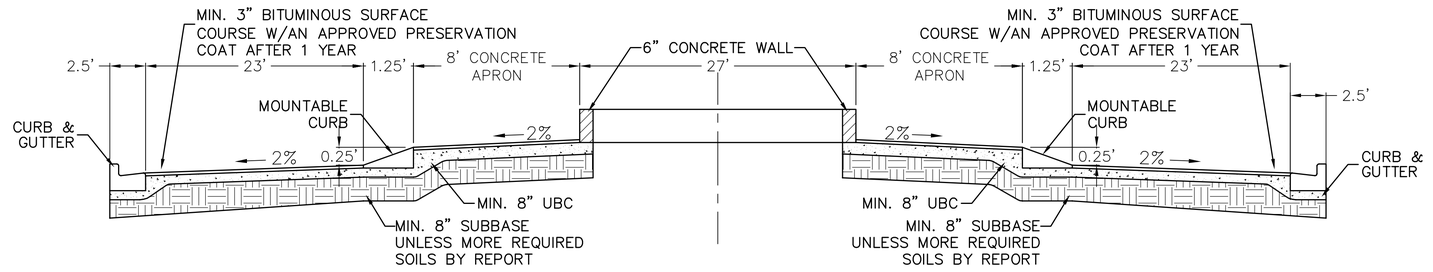
CORNER LOTS:
- FRONT SETBACK–20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
- REAR SETBACK–20'
- INTERIOR SIDE–10'
- ROAD SIDE–15' TO 25' (15' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF THE SIDE ENTRY GARAGE)



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

DETAIL-TYP. BUILDING SETBACK & EASEMENT

–NTS–



RESIDENTIAL TRAFFIC CIRCLE DETAIL

CANYON CREST DRIVE

–NTS–

SHEET NO. DT-01

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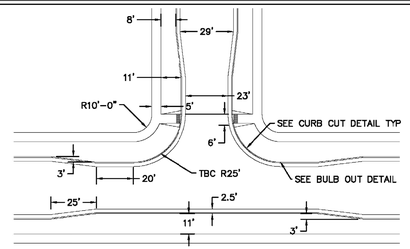
DETAIL SHEET

SPANISH FORK, UTAH

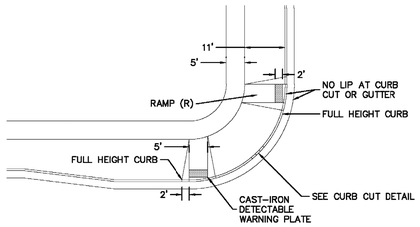
HIGH SKY ESTATES PLAT "C"

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

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LOCAL-TO-LOCAL TEE INTERSECTION



CORNER DETAIL

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

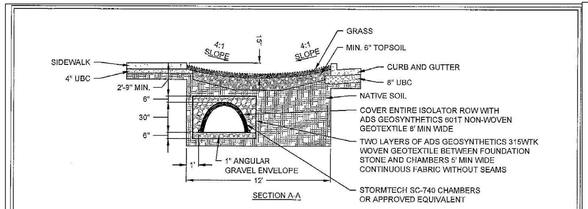
DRAWN	CTO
DESIGN	CRM
CHECK	LDA
DATE	02/28/14

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

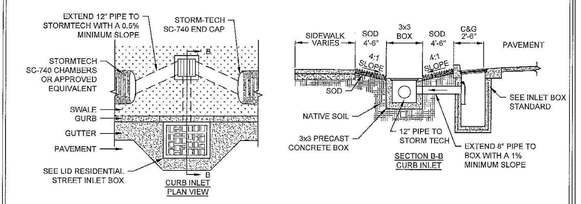
REVISION	DATE	BY

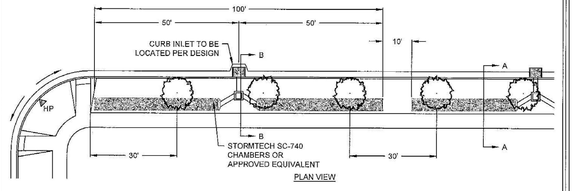
STANDARD DRAWING
CORNER AND LOCAL-TO-LOCAL TEE INTERSECTION

SCALE VARIES
STANDARD X OF X



SECTION A-A





PLAN VIEW

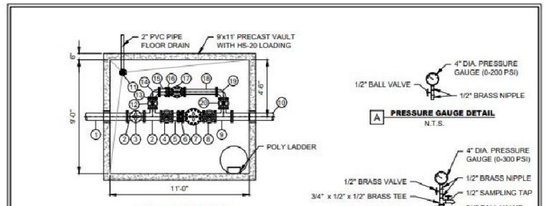
NOTES:
1. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.

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

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

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

SCALE: NONE
STANDARD 31

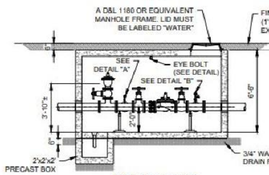


PRV VAULT PLAN VIEW
N.T.S.

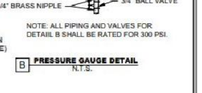
A PRESSURE GAUGE DETAIL
N.T.S.

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

B PRESSURE GAUGE DETAIL
N.T.S.



PRV VAULT SECTION
N.T.S.



EYE BOLT DETAIL
N.T.S.

VALVE & FITTING SCHEDULE

NO.	DESCRIPTION	SIZE	JOINT
1	DIP NIPPLE	6"	FLG x PE (125#)
2	REDUCING TEE	6" x 4"	FLG (125#)
3	PRESSURE RELIEF VALVE (CLA-VAL 50-01) AS PER CITY NEEDS	4"	FLG (ANSI 150#)
4	GATE VALVE	6"	FLG (150#)
5	DIP NIPPLE	6"	FLG x PE (125#)
6	FLANGE COUPLING ADAPTER	6"	FLG (250#)
7	PRESSURE REDUCING VALVE (CLA-VAL 90-01)	6"	FLG (ANSI 300#)
8	GATE VALVE (RESILIENT SEAT)	6"	FLG (250#)
9	REDUCING TEE	6" x 4"	FLG (250#)
10	DIP NIPPLE	6"	FLG x PE (250#)
11	FLOOR DRAIN (ZURN Z-950)	6" x 2"	MJ
12	GATE VALVE (RESILIENT SEAT)	4"	FLG (150#)
13	SPACER - LENGTH AS REQUIRED	4"	N/A
14	90° ELBOW	4"	FLG (125#)
15	DIP NIPPLE	4"	FLG x PE (125#)
16	FLANGE COUPLING ADAPTER	4"	FLG (250#)
17	PRESSURE REDUCING VALVE (CLA-VAL 690-01)	4"	FLG (ANSI 300#)
18	SPOOL	4"	PE x PLG (250#)
19	90° ELBOW	4"	FLG (250#)
20	GATE VALVE (RESILIENT SEAT)	4"	FLG (250#)
21	GATE VALVE (RESILIENT SEAT)	4"	FLG (150#)
22	PIPE SUPPORT (STANDON MODEL 592 - 4 REQUIRED)	SIZE FOR PIPE	

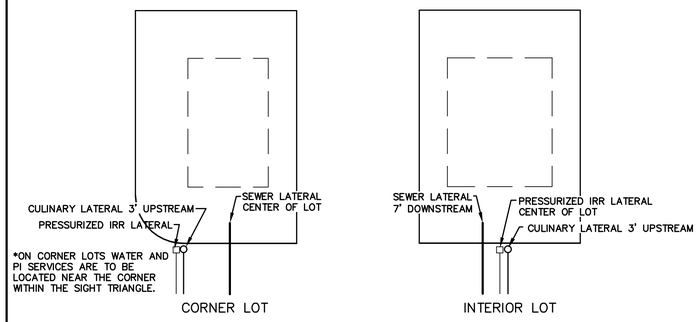
NOTES:
1. RESTRAIN ALL JOINTS.
2. SLOPE FLOOR TO DRAIN.
3. CLA-VALS TO HAVE SS TRIM
4. HOLES FOR ELECTRICAL TO BE DETERMINED ON SITE PER SPANISH FORK CITY.

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

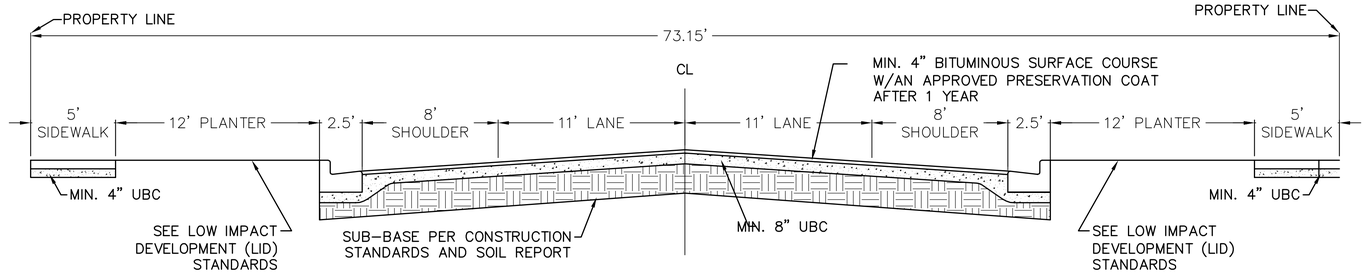
STANDARD DRAWING
PRV DETAIL

DRAWN:	JLR
DESIGN:	MHL
REVISIONS:	
DATE:	10/18/2021

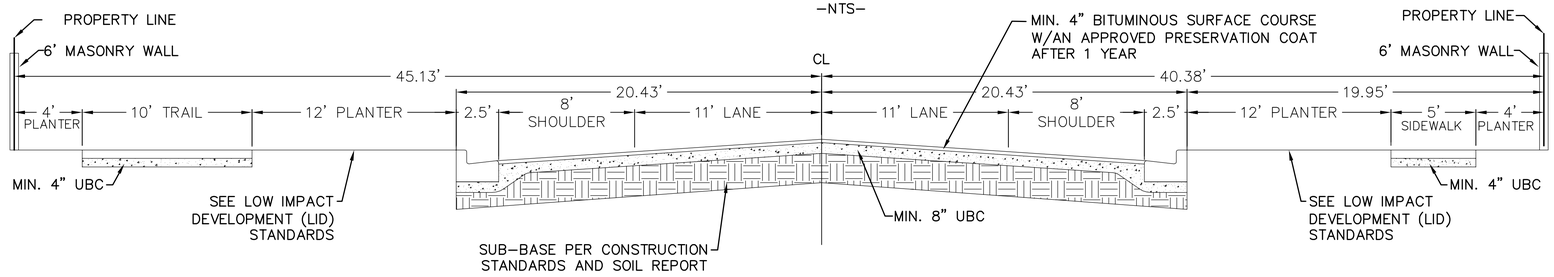
SCALE NONE
STANDARD W-210



UTILITY LOCATIONS FOR BUILDING LOTS
-NTS-



RESIDENTIAL LOCAL/COLLECTOR 2 LANE STREET - 77' ROW
CANYON CREST DRIVE
-NTS-



MINOR COLLECTOR 2 LANE STREET - 90' ROW
RIVER BOTTOM ROAD
WILL NOT BE BUILT WITH SUBDIVISON
-NTS-

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SHEET NO.
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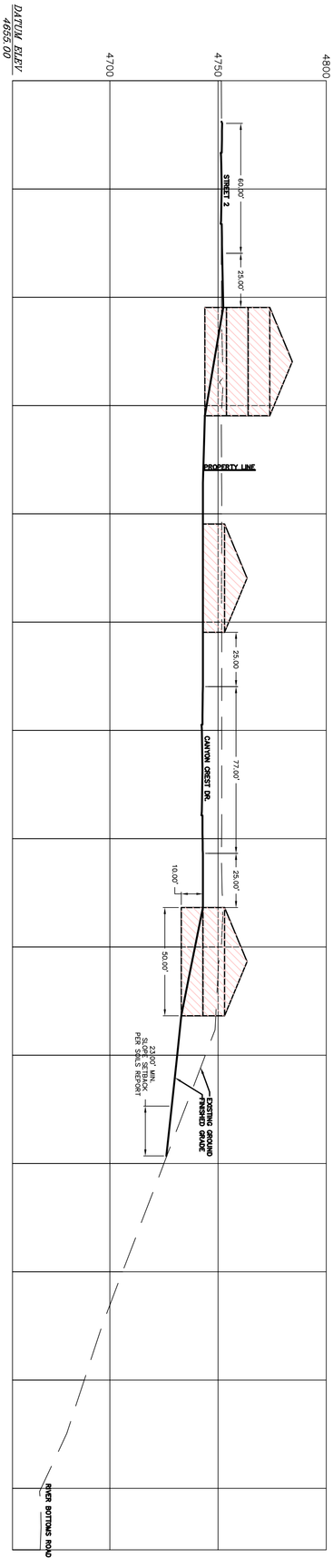
DETAIL SHEET

SPANISH FORK, UTAH

HIGH SKY ESTATES PLAT "C"

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

Z:\2018\18-008 Thompson Subdivision\CAD\FINAL\PHASE 3\DT-01.dwg 7/8/2021 10:22:21 AM MDT



SCALE 1" = 30' (24"x36")
SCALE 1" = 60' (11"x17")

0 15 30 60 120

HIGH SKY ESTATES PLAT "C"

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

DETAIL SHEET

SPANISH FORK, UTAH

NO.	REVISIONS	BY	DATE
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SHEET NO.

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LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

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

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

1.2 SITE CONDITIONS

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

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

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

1.3 PERMITS

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

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

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

1.5 FINAL INSPECTION

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

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewitcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5

b. EC (electrical conductivity): < 2.0 mmhos per centimeter

c. SAR (sodium absorption ration): < 3.0

d. % OM (percent organic matter): >1%

e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.

b. Portland Cement (see concrete spec. below for type)

c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.

d. Only potable water for mixing.

I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a courser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

4. TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blemishes. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

G. Apply water directly after laying sod. Rainfall is not acceptable.

H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.

B. Cut weed barrier back to the edge of the plant rootball.

C. Overlap rows of fabric min. 6"

D. Stable fabric edges and overlaps to ground.

END OF SECTION

LANDSCAPE NOTES

INSTALLATION

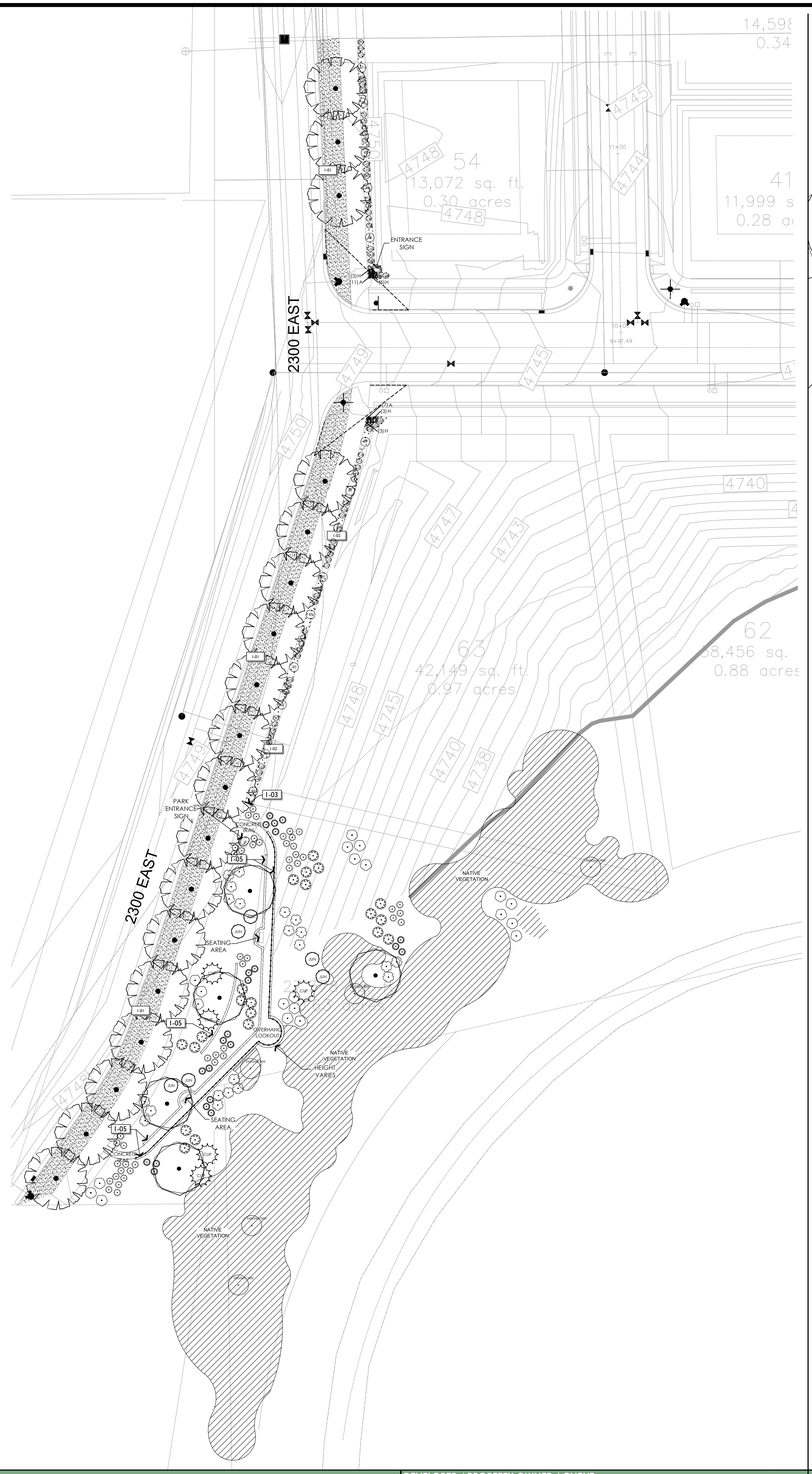
1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 2-3" OF QUALITY COMPOST) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.
8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DeWitt 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHICHEVER DISTANCE IS GREATER



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	DE
CUP	5	Cupressus arizonica `Blue Pyramid`	Blue Pyramid Cypress	B & B		5'-6'	
JUN	6	Juniperus scopulorum `Moonglow`	Moonglow Juniper	B & B		5'-6'	

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	DE
	5	Acer freemanii `Jeffersred` TM	Autumn Blaze Maple	B & B	2"Cal		
	18	Gleditsia triacanthos inermis	Thornless Common Honeylocust	B & B	2"Cal		

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DE
CO2	25	Cornus sanguinea `Cato` TM	Arctic Sun Dogwood	5 gal	
	47	Cortaderia selloana `Pumila`	Dwarf Pampas Grass	5 gal	
	21	Cytisus purgans `Spanish Gold`	Spanish Gold Broom	5 gal	
	21	Fallugia paradoxa	Apache Plume	5 gal	
	22	Hesperaloe parviflora `Perpa` TM	Brakelights Red Yucca	5 gal	
	21	Prunus besseyi `P011S` TM	Pawnee Buttes Sand Cherry	5 gal	
RH	14	Rhamnus frangula `Columnaris`	Tall Hedge Buckthorn	10 gal	

ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DE
	18	Artemisia schmidtiana `Silver Mound`	Silver Mound Artemisia	1 gal	
	14	Hymenoxys acaulis `Sundancer`	Sundancer Daisy	1 gal	

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DE
CO	33	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1-01	SODDED LAWN AREA	7,482 sf	
1-02	PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" OF 3/4" OCTOBER SKY GRAVEL FROM CART AWAY CONCRETE	1,537 sf	
1-03	6" CONCRETE MOW CURB	4 lf	

ISSUE DATE	PROJECT NUMBER
06/18/2021	UT19102

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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PLAN INFORMATION

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

N

0' 20' 40' 80' 160'
GRAPHIC SCALE: 1" = 40'

PROJECT INFORMATION

HIGH SKY ESTATES

ALONG 2300 EAST
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
GILL BEARNSON
801-541-9939
BEARNSON@XMISSION.COM

Building Architect / Engineer:
ATLAS ENGINEERING
95 WEST 200 NORTH #2
SPANISH FORK, UT
801-655-0566

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

REGISTERED LANDSCAPE ARCHITECT KRISTINA AINSWORTH 06/18/2021 LICENSE NO. 6294806-5301 STATE OF UTAH

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	6/18/2021

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP 100



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
CUP	5	Cupressus arizonica `Blue Pyramid`	Blue Pyramid Cypress	B & B	
JUN	6	Juniperus scopulorum `Moonglow`	Moonglow Juniper	B & B	

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	5	Acer freemanii `Jeffersred` TM	Autumn Blaze Maple	B & B	2"Cal
	18	Gleditsia triacanthos inermis	Thornless Common Honeylocust	B & B	2"Cal

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
Co2	25	Cornus sanguinea `Cato` TM	Arctic Sun Dogwood	5 gal
	47	Cortaderia selloana `Pumila`	Dwarf Pampas Grass	5 gal
	21	Cytisus purgans `Spanish Gold`	Spanish Gold Broom	5 gal
	21	Fallugia paradoxa	Apache Plume	5 gal
	22	Hesperaloe parviflora `Perpa` TM	Brakelights Red Yucca	5 gal
	21	Prunus besseyi `P011S` TM	Pawnee Buttes Sand Cherry	5 gal
R1	14	Rhamnus frangula `Columnaris`	Tall Hedge Buckthorn	10 gal

ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	18	Artemisia schmidtiana `Silver Mound`	Silver Mound Artemisia	1 gal
	14	Hymenoxys acaulis `Sundancer`	Sundancer Daisy	1 gal

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT
Co	33	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal

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I-03	6" CONCRETE MOW CURB	4 lf	
I-05	2`-3` - RETAINING WALL: HEIGHT VARIES BASED ON GRADES	857 lf	

ISSUE DATE: 06/18/2021
PROJECT NUMBER: UT19102

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PLAN INFORMATION

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Building Architect / Engineer:
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LANDSCAPE ARCHITECT / PLANNER

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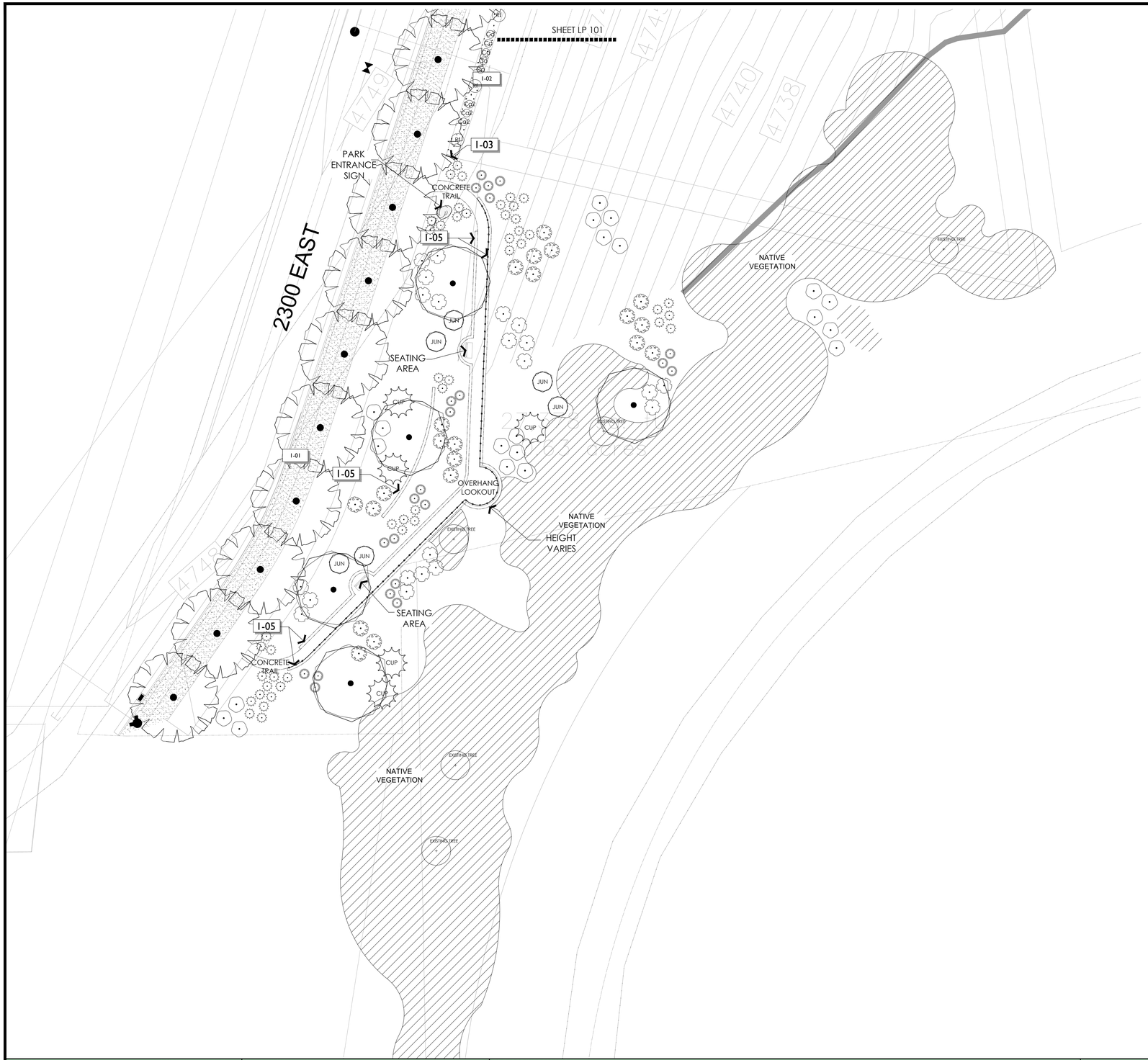
LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
KRISTINA A. KNORTH
06/18/2021
STATE OF UTAH

PM: KBA
DRAWN: KBA
CHECKED: JTA
PLOT DATE: 6/18/2021

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP 101



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
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JUN	6	Juniperus scopulorum `Moonglow`	Moonglow Juniper	B & B		5`-6`

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
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I-03	6" CONCRETE MOW CURB	4 lf	
I-05	2`-3` - RETAINING WALL: HEIGHT VARIES BASED ON GRADES	857 lf	

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SPANISH FORK, UT
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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
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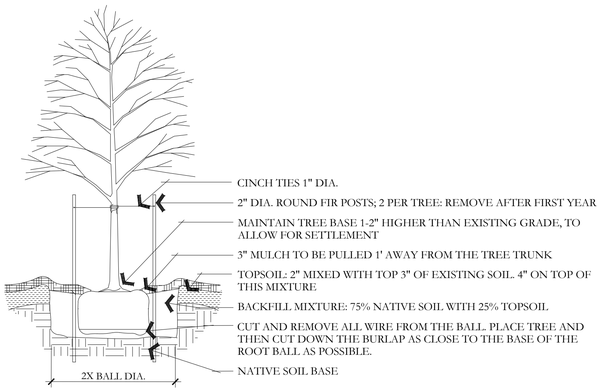
LICENSE STAMP



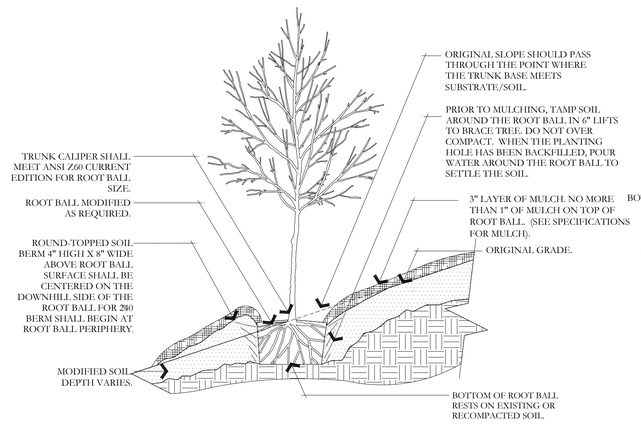
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PLOT DATE:	6/18/2021

PRELIMINARY PLANS NOT FOR CONSTRUCTION

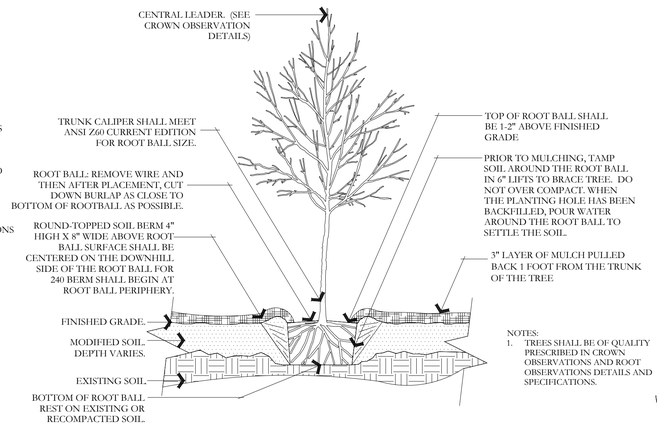
LP 102



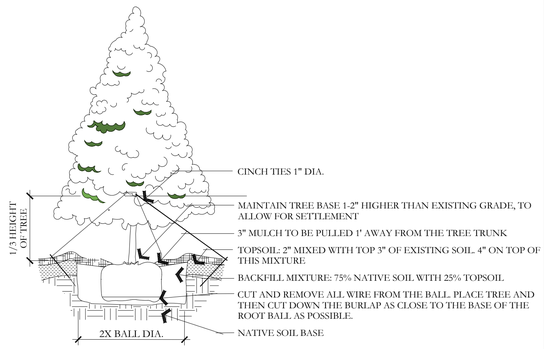
A DECIDUOUS TREE PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



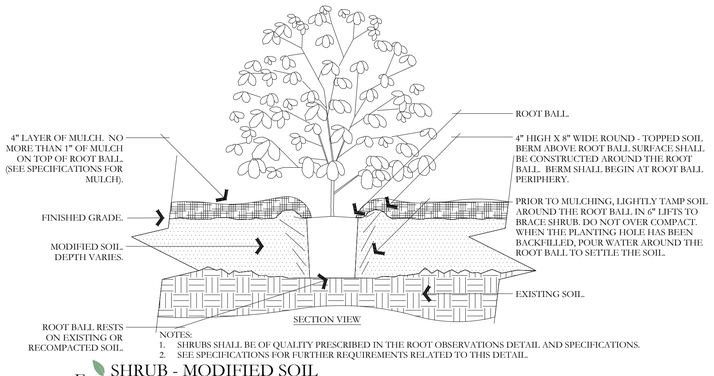
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE
PKJ DESIGN GROUP



C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE
PKJ DESIGN GROUP



D EVERGREEN TREE PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



E SHRUB - MODIFIED SOIL
NOT TO SCALE
PKJ DESIGN GROUP



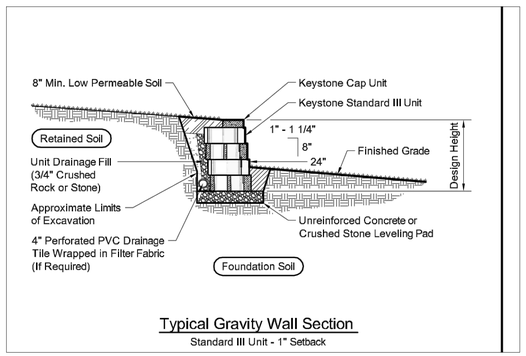
F SARATOGA SPRINGS BENCH FROM SMITH STEEL WORKS
NOT TO SCALE
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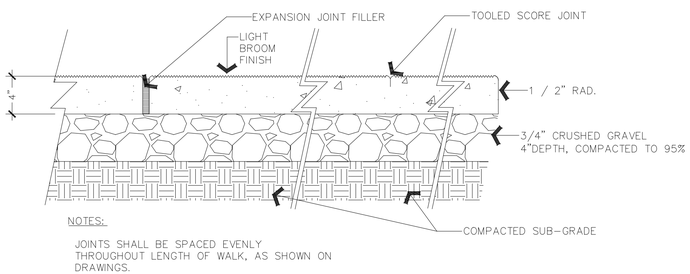
G 4' POWDER COATED BLACK FENCING TYPE
NOT TO SCALE
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H OVERLOOK EXAMPLE
NOT TO SCALE
PKJ DESIGN GROUP



I WALL DETAIL
NOT TO SCALE
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J CONCRETE FLATWORK DETAIL
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ISSUE DATE	PROJECT NUMBER
06/18/2021	UT19102

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
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7		

PLAN INFORMATION

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

N

PROJECT INFORMATION

HIGH SKY ESTATES

ALONG 2300 EAST
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
GILL BEARNSON
801-541-9939
BEARNSON@XMISSION.COM

Building Architect / Engineer:
ATLAS ENGINEERING
95 WEST 200 NORTH #2
SPANISH FORK, UT
801-655-0566

LANDSCAPE ARCHITECT / PLANNER

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
KRISTINA ANDREETH
STATE OF UTAH
06/18/2021
ELECTRONIC SEAL
STATE OF UTAH

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	6/18/2021

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP 501

HIGH SKY ESTATES

SPANISH FORK, UTAH

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

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

1.2 SYSTEM DESCRIPTION

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

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

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

1.3 DEFINITIONS

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

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

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

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

1.4 REFERENCES

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

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

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

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

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

1.6 QUALITY ASSURANCE

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

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

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

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

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

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

1.7 DELIVERY-STORAGE-HANDLING

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

1.8 SEQUENCING

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

1.9 WARRANTY

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

1.10 OWNER'S INSTRUCTION

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

1.11 MAINTENANCE

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

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

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

PART 2 - PRODUCTS

2.1 GENERAL NOTES

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

2.2 POINT OF CONNECTION

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

2.3 CONNECTION ASSEMBLY

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

2.4 CONTROL SYSTEM

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

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

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

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

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

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.

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

2.5 SLEEVING

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

2.6 MAIN LINE PIPE

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

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

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

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

2.7 MAIN LINE FITTINGS

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

2.8 ISOLATION VALVES

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

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

2.9 MANIFOLDS

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

2.10 REMOTE CONTROL VALVES

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

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¾" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

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

2.14 Spray Sprinklers

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

2.15 VALVE BOXES

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

2.16 IMPORT BACKFILL

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

2.17 OTHER PRODUCTS

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

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

PART 3 - EXECUTION

3.1 PREPARATION

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

3.2 TRENCHING AND BACKFILLING

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

3.3 SLEEVING

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

3.4 GRADES AND DRAINAGE

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

3.5 PVC PIPE

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

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

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

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

E. Pipe shall not be glued unless ambient temperature is at least 50 degress F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

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

3.6 CONTROLLERS

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

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

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

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

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

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

3.7 VALVES

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

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

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of ¾" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

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

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

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

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

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

3.9 FIELD QUALITY CONTROL

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

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

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

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

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

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

3.10 ADJUSTMENT

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

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

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

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

3.11 CLEANING

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

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

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

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

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

END OF SECTION

90 Day Establishment Period Irrigation Schedule (April, May, June)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

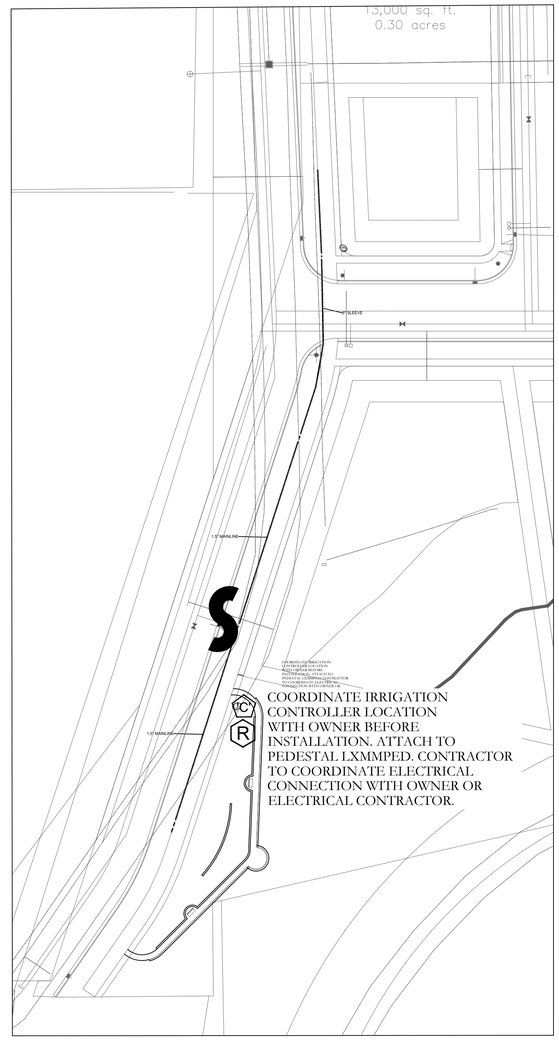
Regular Irrigation Schedule (see Seasonal Differential Chart)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential

	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min



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

ISSUE DATE	PROJECT NUMBER
06/18/2021	UT19102

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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PLAN INFORMATION

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

N

0' 25' 50' 100' 200'

GRAPHIC SCALE: 1" = 50'

PROJECT INFORMATION

HIGH SKY ESTATES

ALONG 2300 EAST
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
GILL BEARNSON
801-541-9939
BEARNSON@XMISSION.COM

Building Architect / Engineer:
ATLAS ENGINEERING
95 WEST 200 NORTH #2
SPANISH FORK, UT
801-655-0566

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

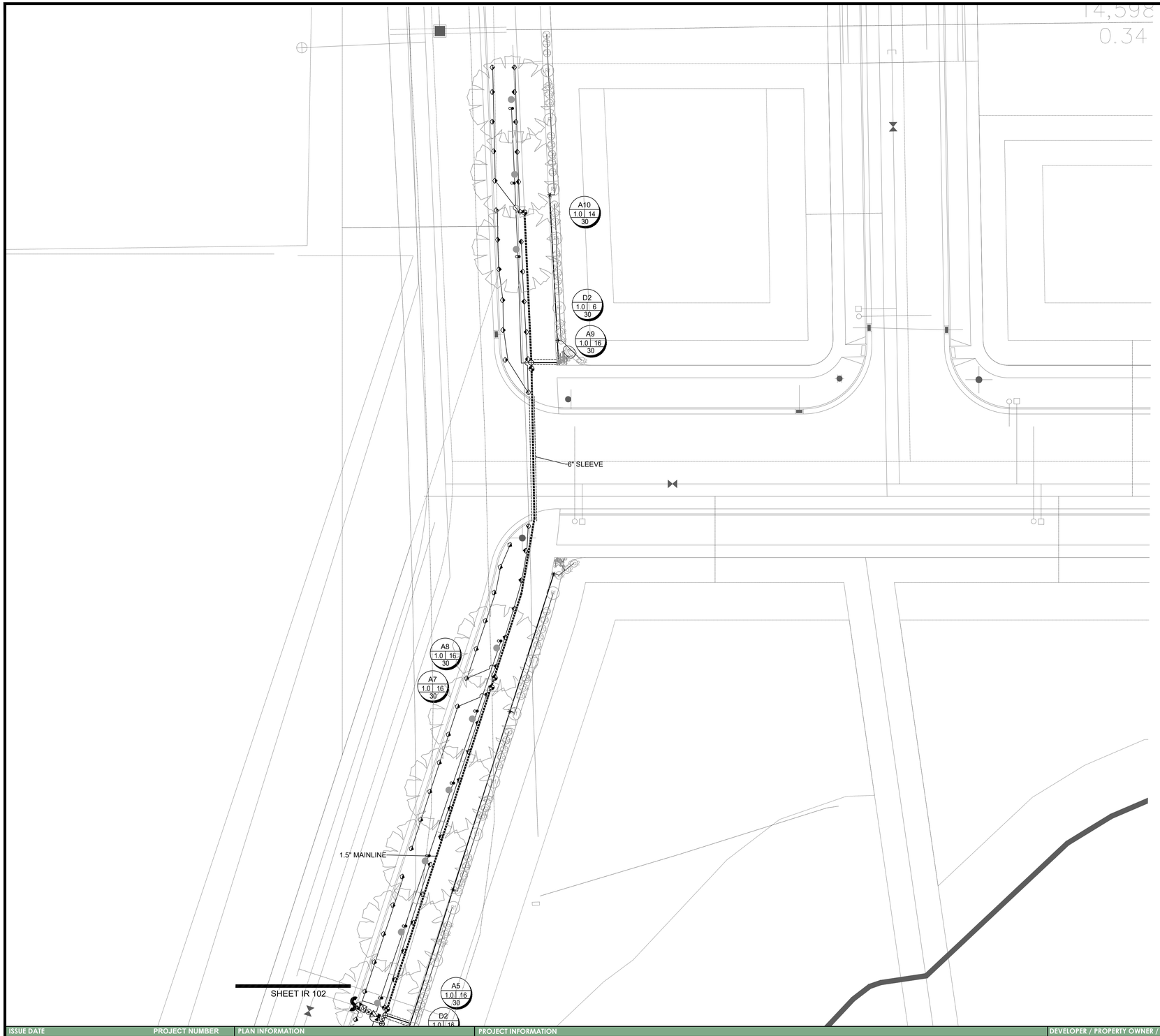
LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
KRISTINA AINSWORTH
8013264-5301
06/18/2021
STATE OF UTAH

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	6/21/2021

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-100



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
C	CONTROLLER:RAINBIRD ESP-LXME CONTROLLER WITH LIMR REMOTE KIT, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
R	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
	REMOTE CONTROL VALVE: RAINBIRD PESB-NP-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID)
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM
NO SYMBOL	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC.

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.
TOTAL DRIP ZONE FLOW		20 GPM	TIME TO APPLY 1/4" OF WATER		23
MAX. LATERAL LENGTH OF TUBING		350 FT	REQUIRED NUMBER OF STAKES		500
TOTAL LENGTH OF ZONE DRIPLINE		2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS		2
APPLICATION RATE		.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE		CLASS 200 1.25"

*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

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

VALVE ID TAG

A1 — CONTROLLER NUMBER, VALVE NUMBER
1.0 — VALVE SIZE
18 — GALLONS PER MINUTE
55 — PSI AT LAST HEAD IN ZONE

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

ISSUE DATE	PROJECT NUMBER
06/18/2021	UT19102

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
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7		

PLAN INFORMATION

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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

HIGH SKY ESTATES

ALONG 2300 EAST
SPANISH FORK, UTAH

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PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — KRISTINA AINSWORTH — (#6172641-5301) — 06/18/2021 — STATE OF UTAH

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	6/21/2021

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-101



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
C	CONTROLLER:RAINBIRD ESP-LXME CONTROLLER WITH LIMR REMOTE KIT, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
R	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
	REMOTE CONTROL VALVE: RAINBIRD PESB-NP-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID)
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM
NO SYMBOL	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC.

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.
TOTAL DRIP ZONE FLOW		20 GPM	TIME TO APPLY 1/4" OF WATER		23
MAX. LATERAL LENGTH OF TUBING		350 FT	REQUIRED NUMBER OF STAKES		500
TOTAL LENGTH OF ZONE DRIPLINE		2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS		2
APPLICATION RATE		.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE		CLASS 200 1.25"

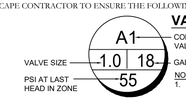
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
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4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
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6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
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18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

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

VALVE ID TAG



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

ISSUE DATE	PROJECT NUMBER
06/18/2021	UT19102

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

HIGH SKY ESTATES

ALONG 2300 EAST
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
GILL BEARNSON
801-541-9939
BEARNSON@XMISSION.COM

Building Architect / Engineer:
ATLAS ENGINEERING
95 WEST 200 NORTH #2
SPANISH FORK, UT
801-655-0566

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
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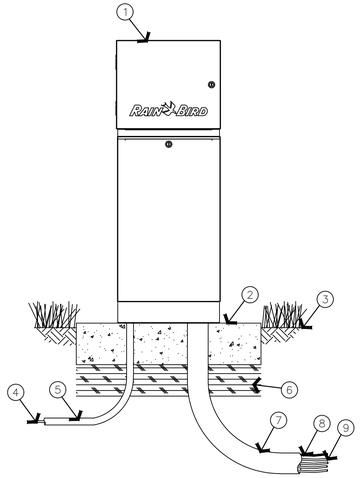
LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
KRISTINA ANDWORTH
8617064-5301
06/18/2021
STATE OF UTAH

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	6/21/2021

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-102



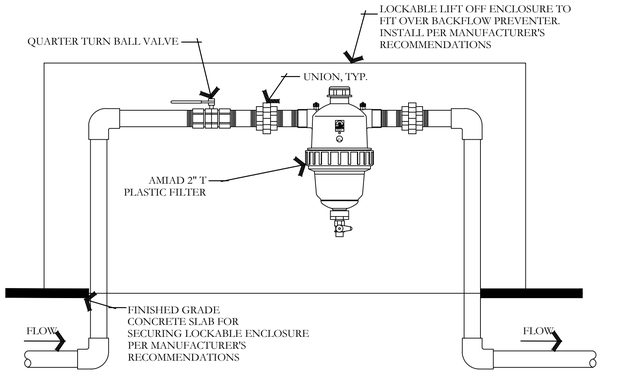
1. IRRIGATION CONTROLLER: RAIN BIRD ESP-LXMEF CONTROLLER WITH FLOW SMART MODULE IN LXMM METAL CABINET AND LXMMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.
2. CONCRETE PAD: 6-INCH MINIMUM THICKNESS
3. FINISH GRADE
4. POWER SUPPLY WIRE
5. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
6. COMPACTED SUBGRADE
7. 3-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR STATION WIRES
8. FLOW SENSOR WIRE (PE 39, 89 OR 54) TO FLOW SENSOR
9. MASTER VALVE AND REMOTE CONTROL VALVE WIRES

NOTES:
1. ESP-LXMEF CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODULES IN 4-, 8- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.
2. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

A ESP-LXMEF CONTROLLER WITH FLOW SMART MODULE IN METAL PEDESTAL

NOT TO SCALE

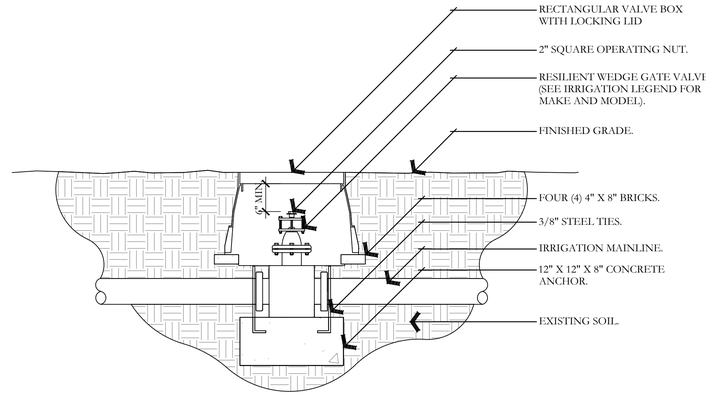
PKJ DESIGN GROUP



B 2" PLASTIC FILTER DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

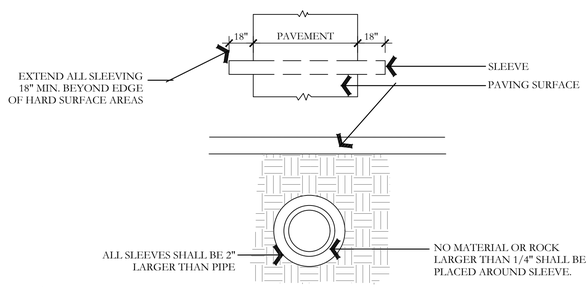


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL

NOT TO SCALE

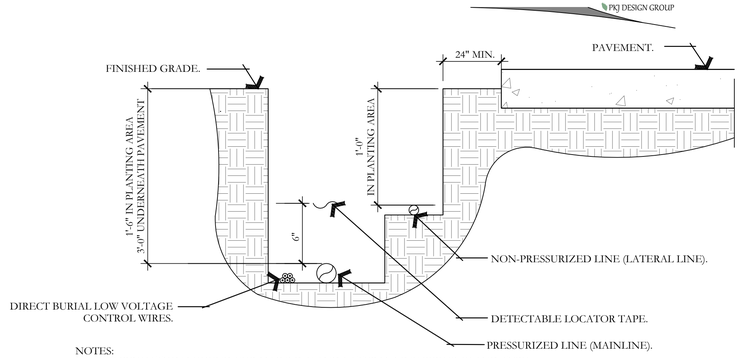
PKJ DESIGN GROUP



D TYPICAL SLEEVING DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

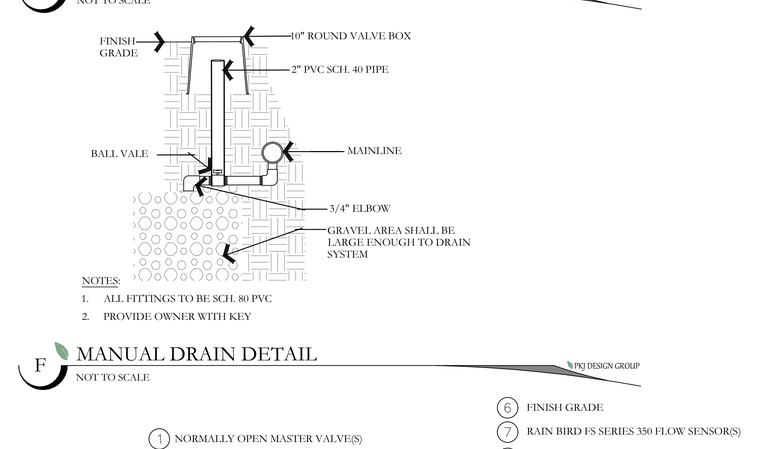


NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

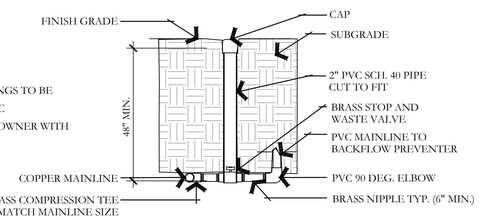


NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

H STOP AND WASTE VALVE ASSEMBLY DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

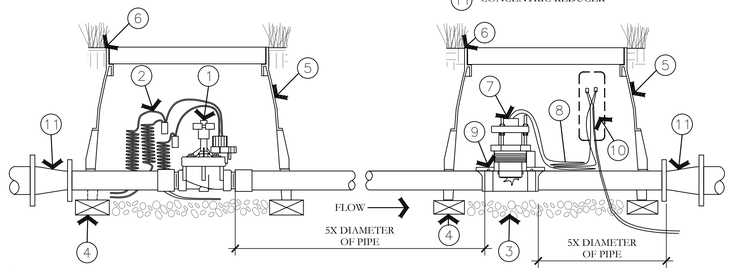
NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

1. NORMALLY OPEN MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
4. BRICK (1 OF 4)
5. VALVE BOX WITH COVER - 12-INCH SIZE
6. FINISH GRADE
7. RAIN BIRD FS SERIES 350 FLOW SENSOR(S)
8. 36-INCH LENGTH OF COILED PE-CABLE TO FLOW SENSING EQUIPMENT AT CCU/SATELLIT CONTROLLER ASSEMBLY
9. DOUBLE-STRAP SADDLE
10. SEE MAXICOM DETAIL 611 FOR SPLICE. SEE FLOW SENSOR DETAIL FOR WIRING DIAGRAM.
11. CONCENTRIC REDUCER



I MASTER VALVE AND FLOW SENSOR DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
06/18/2021	UT19102

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

N

PROJECT INFORMATION

HIGH SKY ESTATES

ALONG 2300 EAST SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
GILL BEARNSON
801-541-9939
BEARNSON@XMISSION.COM

Building Architect / Engineer:
ATLAS ENGINEERING
95 WEST 200 NORTH #2
SPANISH FORK, UT
801-655-0566

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

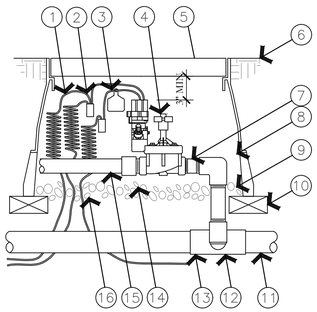
LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — KRISTINA AINSWORTH — 8617044-5301 — 06/18/2021 — STATE OF UTAH

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	6/21/2021

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-501

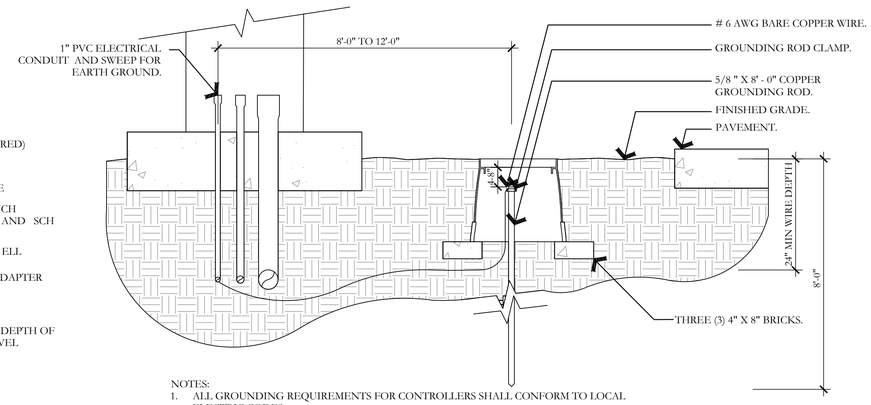


1. 30-INCH LINEAR LENGTH OF WIRE, COILED.
2. WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PESB-PRS-D WITH NP-HAN
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL

J ELECTRIC REMOTE-CONTROL VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

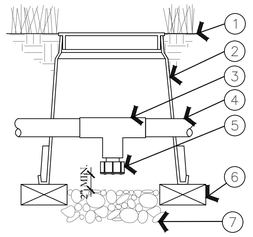


NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

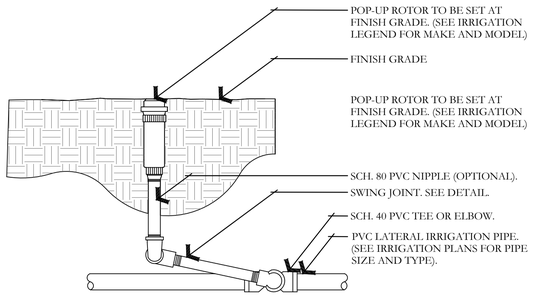


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L LATERAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

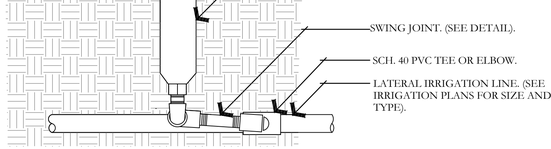


NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

M ROTOR SPRAYHEAD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



NOTE:
1. 6" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

N POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
06/18/2021	UT19102

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1	XXXX	XX-XX-XX
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811 BLUE STAKES OF UTAH
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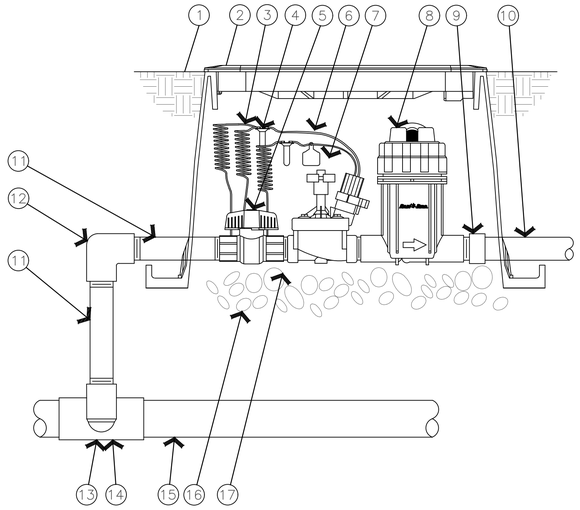
LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
KRISTINA AINSWORTH
8617064-5301
06/18/2021
STATE OF UTAH

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	6/21/2021

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-502

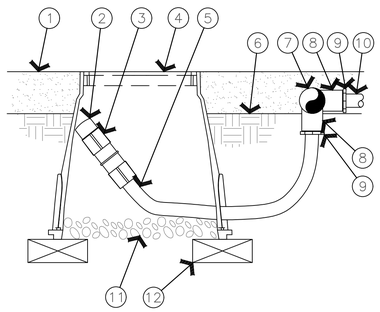


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

O DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



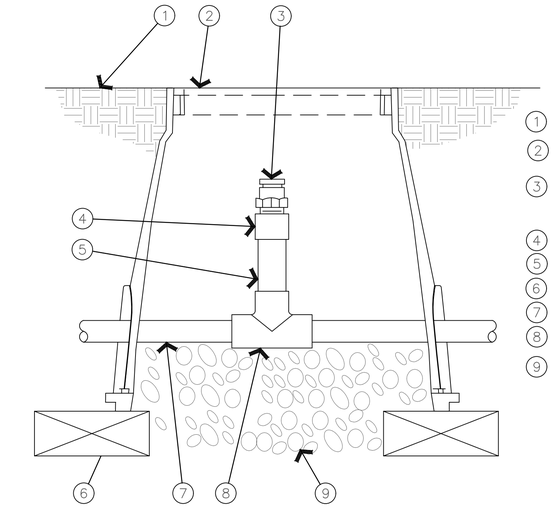
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL
12. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

P ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

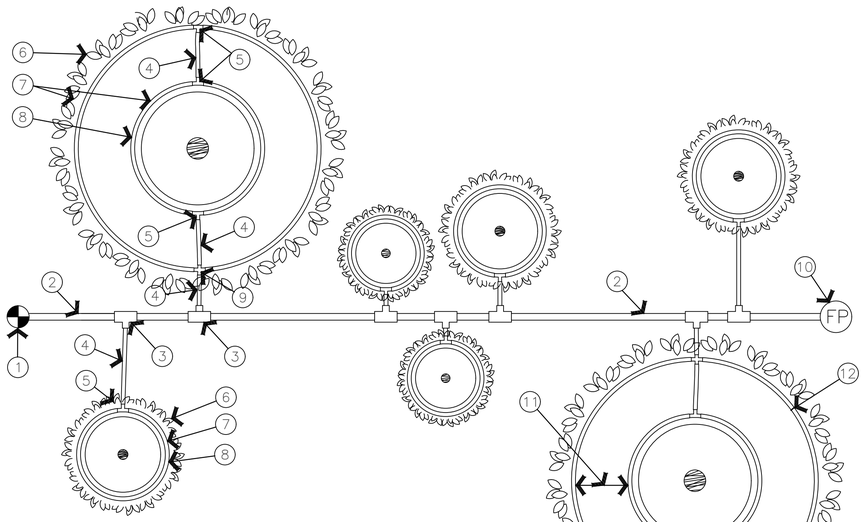


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

Q AIR RELIEF VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP MANIFOLD PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES BLANK TUBING (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

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

R ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
06/18/2021	UT19102

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
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PROJECT INFORMATION

HIGH SKY ESTATES

ALONG 2300 EAST
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
KRISTINA AINSWORTH
8617064-5301
06/18/2021
STATE OF UTAH

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	6/21/2021

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-503



Spanish Fork 3 Parking Lot Site Plan Approval Request

February 9, 2022, Development Review Committee Meeting.

Located at 55 South 300 East, including .17 acres.

The subject property is zoned R-1-6.

The applicant has requested that a Site Plan be approved.

Key Issues

1. Access.
2. Utilities.

Recommendation

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

Findings

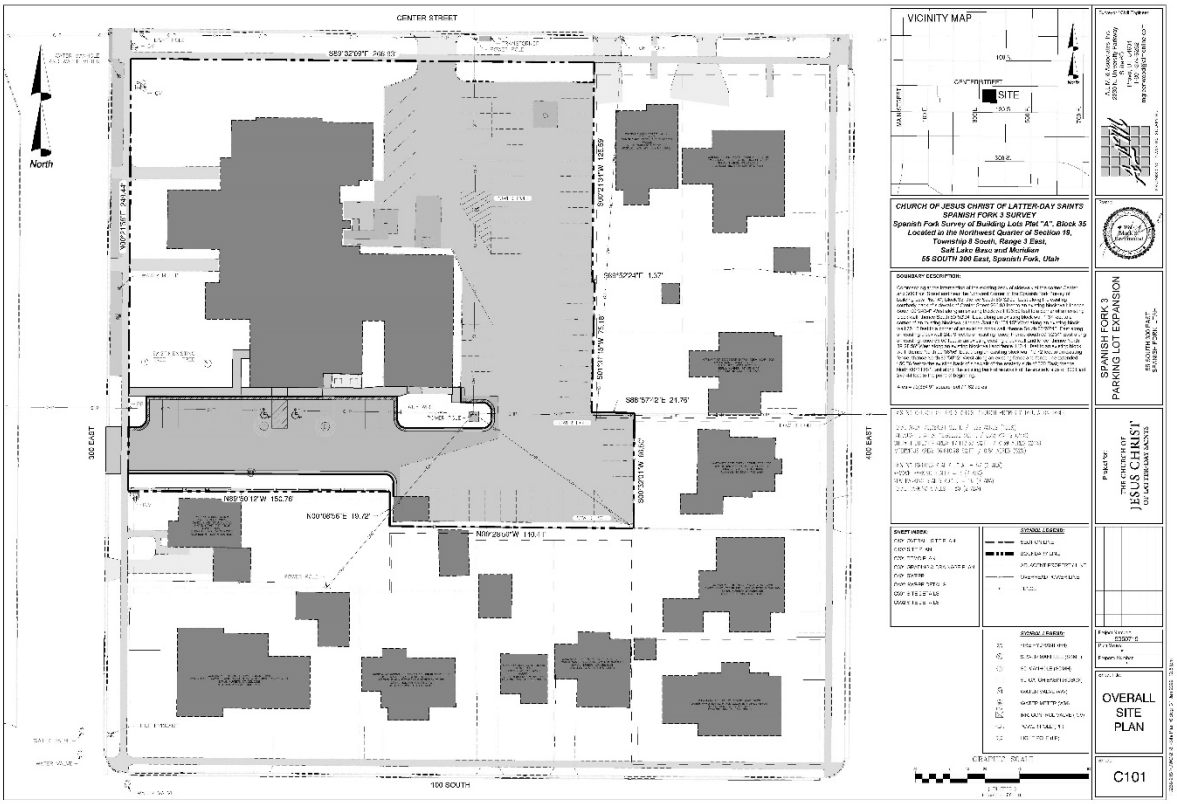
1. That the project conforms to the City's General Plan Land Use Designation and Zoning Map.

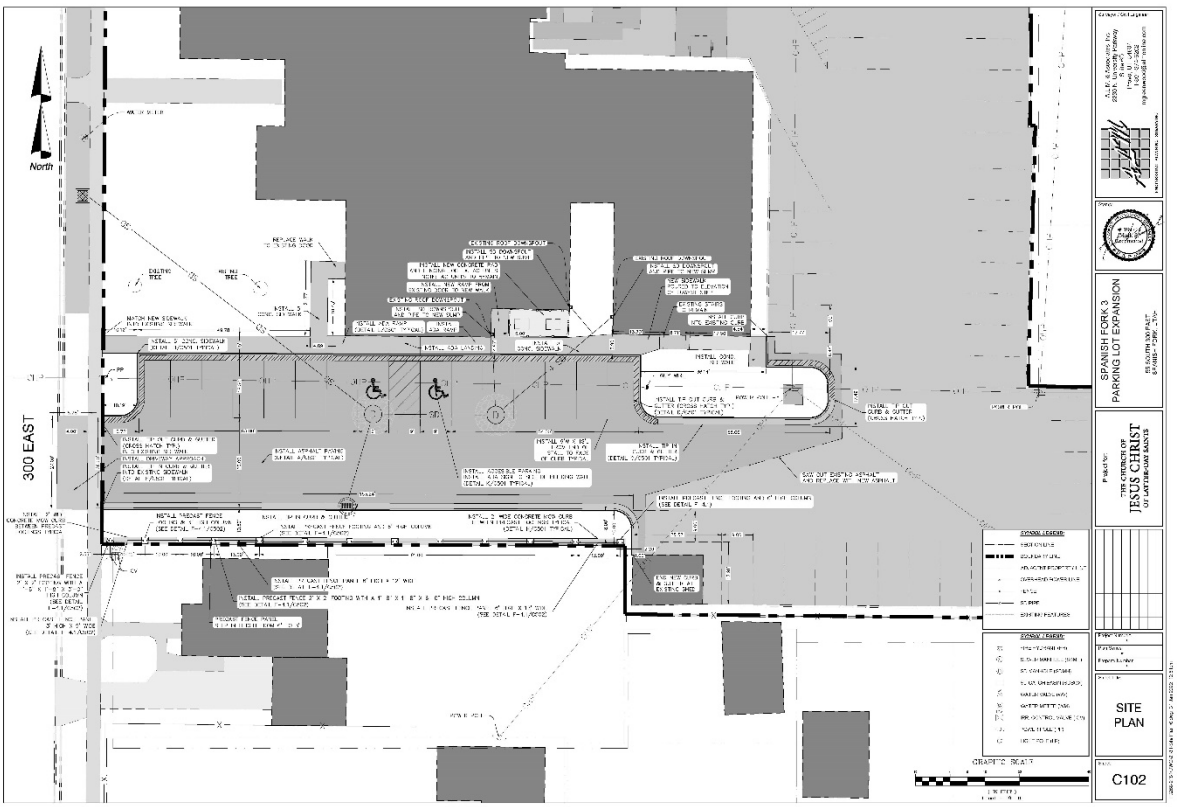
Conditions

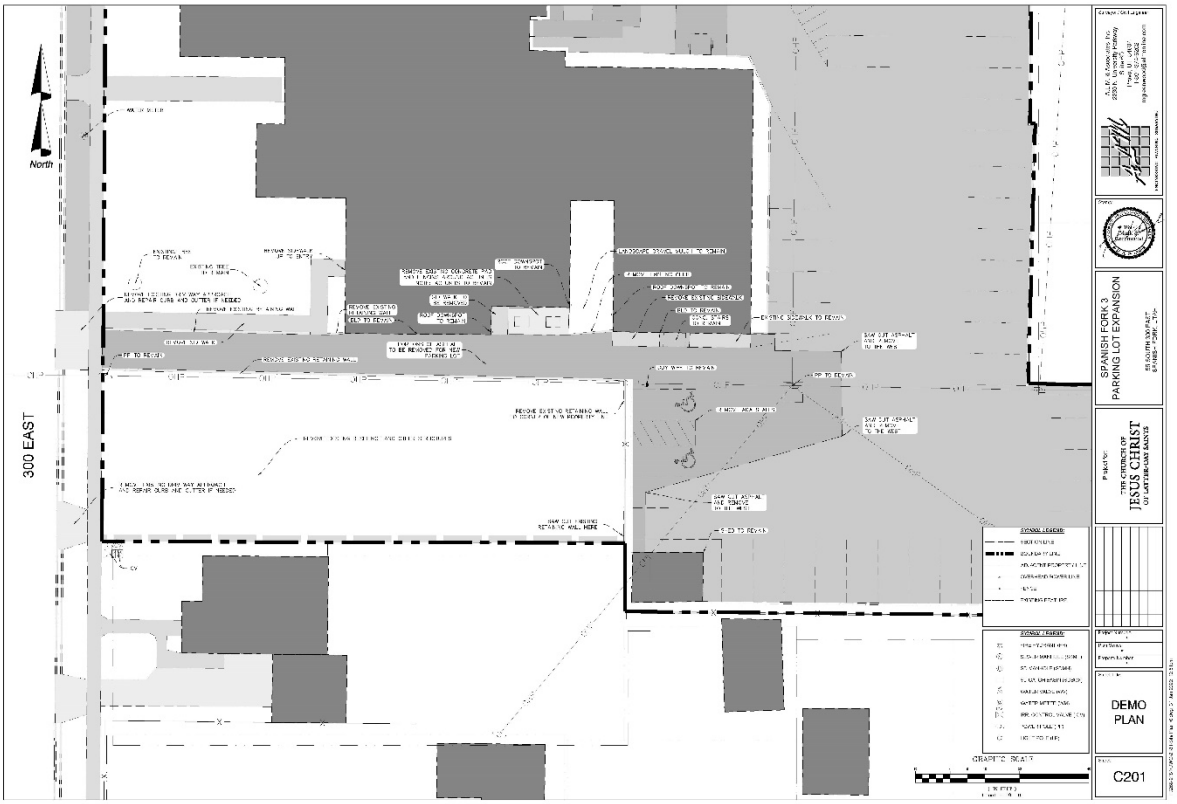
1. That the applicant meets the City's Zoning Requirements and Construction Standards.
2. That the applicant addresses any red-lines.

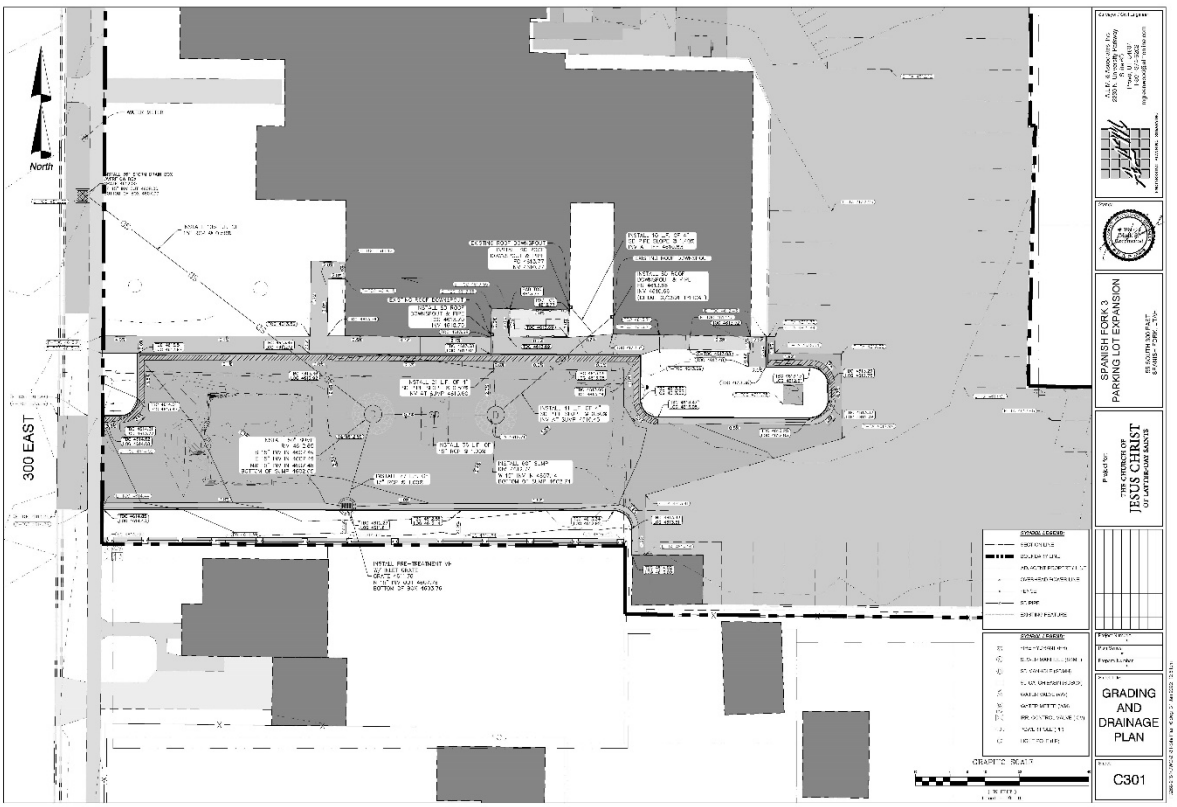
Exhibits

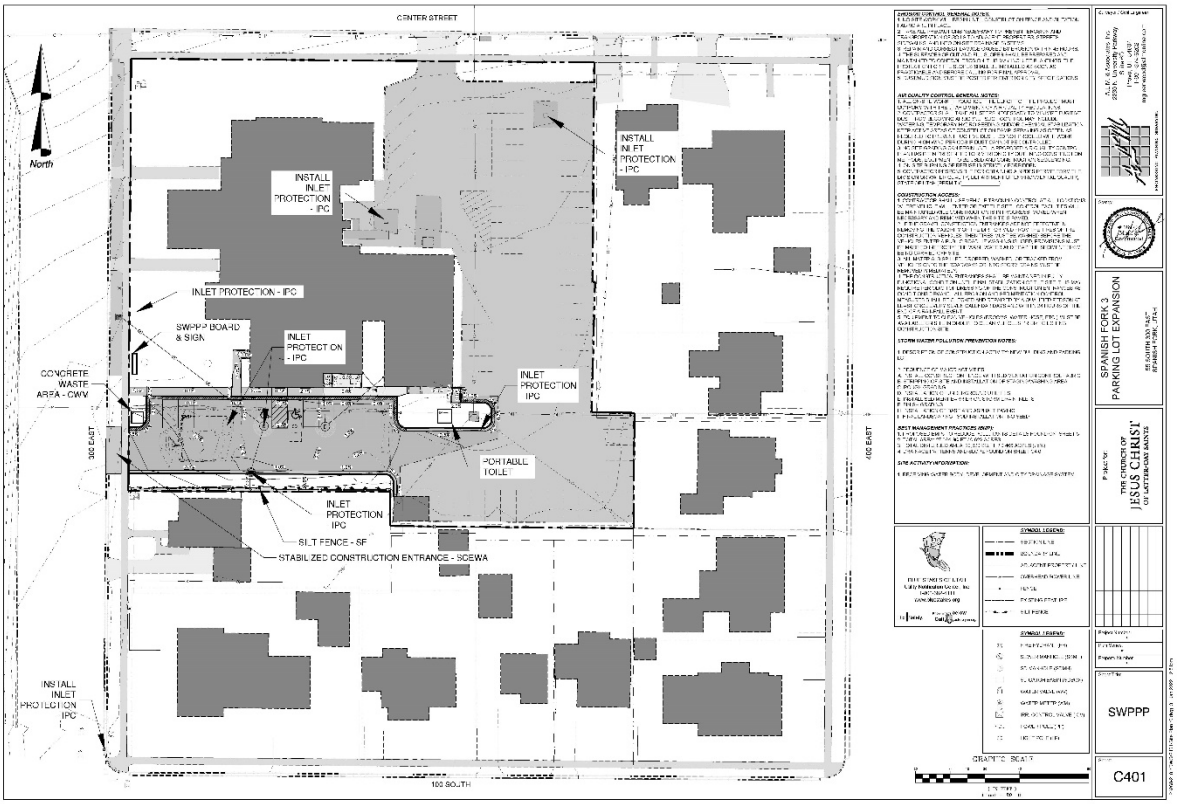
1. Site Plan.
2. Landscaping Plan.

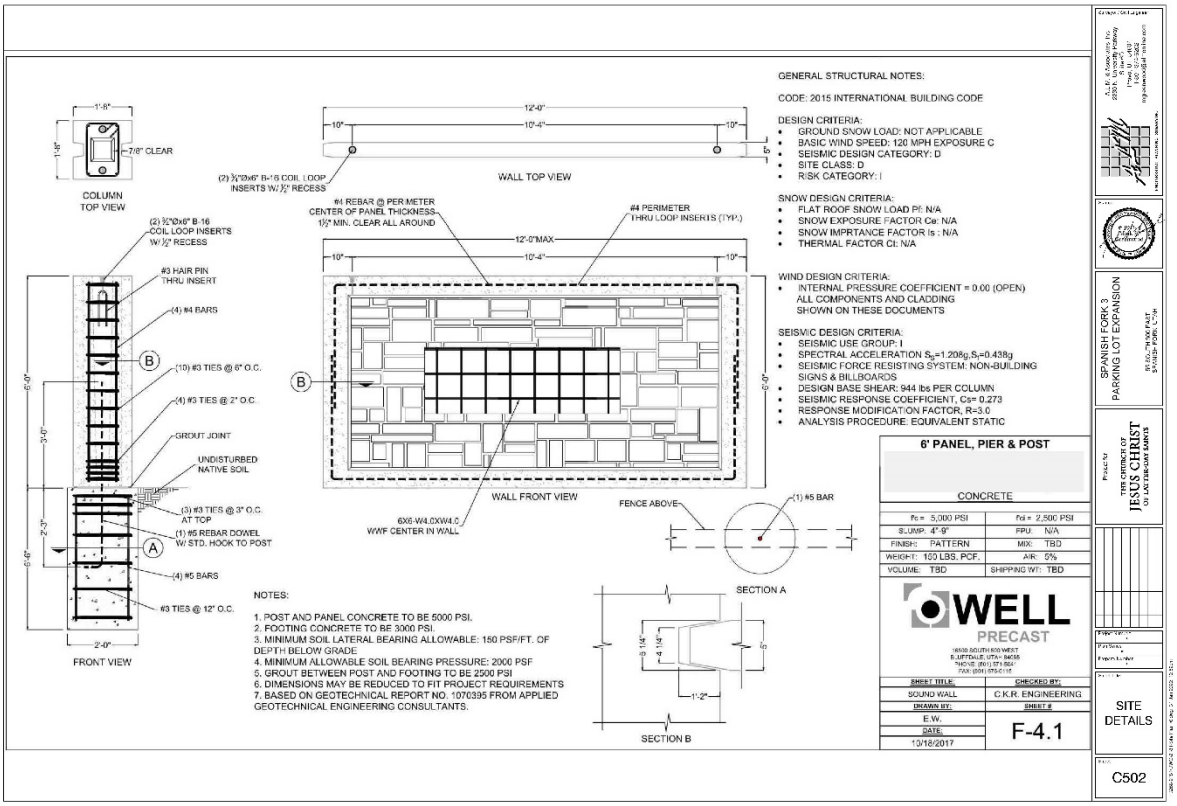

CENTER STREET
100 SOUTH
300 EAST
400 EAST
North
VICINITY MAP
SITE
CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
SPANISH FORK 3 SURVEY
Spanish Fork Survey of Building Lots Plat "A", Block 35
Located in the Northwest Quarter of Section 19,
Township 8 South, Range 3 East,
Salt Lake Base and Meridian
65 SOUTH 300 East, Spanish Fork, Utah
BOUNDARY DESCRIPTION:
SPANISH FORK 3
PARKING LOT EXPANSION
65 SOUTH 300 EAST
SPANISH FORK, UTAH
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS
OVERALL
SITE
PLAN
C101


North
300 EAST
SPANISH FORK 3
PARKING LOT EXPANSION
65 SOUTH 300 EAST
SPANISH FORK, UTAH
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS
SITE
PLAN
C102


North
300 EAST
SPANISH FORK 3
PARKING LOT EXPANSION
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS
DEMO
PLAN
C201


North
300 EAST
SPANISH FORK 3
PARKING LOT EXPANSION
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS
GRADING
AND
DRAINAGE
PLAN
C301


CENTER STREET
North
INSTALL INLET PROTECTION - IPC
INSTALL INLET PROTECTION - IPC
INLET PROTECTION - IPC
SWPPP BOARD & SIGN
INLET PROTECTION - IPC
CONCRETE WASTE AREA - CWW
INLET PROTECTION IPC
PORTABLE TOILET
INLET PROTECTION IPC
SILT FENCE - SF
STABILIZED CONSTRUCTION ENTRANCE - SCEWA
INSTALL INLET PROTECTION IPC
100 EAST
100 SOUTH
GRAPHIC SCALE
SPANISH FORK 3 PARKING LOT EXPANSION
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
SWPPP
C401


COLUMN TOP VIEW
WALL TOP VIEW
(2) ¾"Ø x6" B-16 COIL LOOP INSERTS W/ ½" RECESS
#4 REBAR @ PER METER CENTER OF PANEL THICKNESS- 1½" MIN. CLEAR ALL AROUND
#4 PERIMETER THRU LOOP INSERTS (TYP.)
#3 HAIR PIN THRU INSERT
(4) #4 BARS
(10) #3 TIES @ 6" O.C.
(4) #3 TIES @ 2" O.C.
GROUT JOINT
UNDISTURBED NATIVE SOIL
(3) #3 TIES @ 3" O.C. AT TOP
(1) #5 REBAR DOWEL W/ STD. HOOK TO POST
(4) #5 BARS
#3 TIES @ 12" O.C.
FRONT VIEW
WALL FRONT VIEW
6X6-W4.0XW4.0 WWF CENTER IN WALL
FENCE ABOVE
(1) #5 BAR
SECTION A
SECTION B
NOTES:
1. POST AND PANEL CONCRETE TO BE 5000 PSI.
2. FOOTING CONCRETE TO BE 3000 PSI.
3. MINIMUM SOIL LATERAL BEARING ALLOWABLE: 150 PSF/FT. OF DEPTH BELOW GRADE
4. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF
5. GROUT BETWEEN POST AND FOOTING TO BE 2500 PSI
6. DIMENSIONS MAY BE REDUCED TO FIT PROJECT REQUIREMENTS
7. BASED ON GEOTECHNICAL REPORT NO. 1070395 FROM APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS.
GENERAL STRUCTURAL NOTES:
CODE: 2015 INTERNATIONAL BUILDING CODE
DESIGN CRITERIA:
GROUND SNOW LOAD: NOT APPLICABLE
BASIC WIND SPEED: 120 MPH EXPOSURE C
SEISMIC DESIGN CATEGORY: D
SITE CLASS: D
RISK CATEGORY: I
SNOW DESIGN CRITERIA:
FLAT ROOF SNOW LOAD Pf: N/A
SNOW EXPOSURE FACTOR Ce: N/A
SNOW IMPRTANCE FACTOR Is : N/A
THERMAL FACTOR Ct: N/A
WIND DESIGN CRITERIA:
INTERNAL PRESSURE COEFFICIENT = 0.00 (OPEN)
ALL COMPONENTS AND CLADDING SHOWN ON THESE DOCUMENTS
SEISMIC DESIGN CRITERIA:
SEISMIC USE GROUP: I
SPECTRAL ACCELERATION S_{DS}=1.208g,S_1=0.438g
SEISMIC FORCE RESISTING SYSTEM: NON-BUILDING SIGNS & BILLBOARDS
DESIGN BASE SHEAR: 944 lbs PER COLUMN
SEISMIC RESPONSE COEFFICIENT, Cs= 0.273
RESPONSE MODIFICATION FACTOR, R=3.0
ANALYSIS PROCEDURE: EQUIVALENT STATIC
6' PANEL, PIER & POST
CONCRETE
f'c = 5,000 PSI
f'ci = 2,500 PSI
SLUMP: 4"-6"
FPU: N/A
FINISH: PATTERN
MIX: TBD
WEIGHT: 150 LBS. PCF.
AIR: 5%
VOLUME: TBD
SHIPPING WT: TBD
WELL PRECAST
SHEET TITLE: SOUND WALL
CHECKED BY: C.K.R. ENGINEERING
DRAWN BY: E.W.
SHEET #: F-4.1
DATE: 10/18/2017
SPANISH FORK 3 PARKING LOT EXPANSION
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
SITE DETAILS
C502

KNELL ARCHITECTS, P.C.
45 EAST 300 NORTH, PROVO, UTAH 84606
PHONE (801) 373-6834 FAX (801) 377-1061

02/01/2022

SPANISH FORK 3
PARKING LOT EXPANSION
55 SOUTH 300 EAST
SPANISH FORK, UTAH

Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Project Number: 5050715

Sheet Title: LANDSCAPE PLAN

Sheet: L101

E. A. Lyman
Landscape Architecture
Land Planning
Urban Design
8188 South Highland Dr. D7
Sandy, Utah 84093
Telephone: 801.913.6564
Fax 801.943.6526

SCHEDULE NOTE - QUANTITIES ARE PROVIDED FOR CONTRACTORS CONVENIENCE ONLY. CONTRACTOR IS TO VERIFY ALL QUANTITIES. CONTRACTOR SHALL ALSO VERIFY THAT ALL SHRUBS SHOWN ON THE PLANS ARE SHOWN ON THE SCHEDULE AND SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.

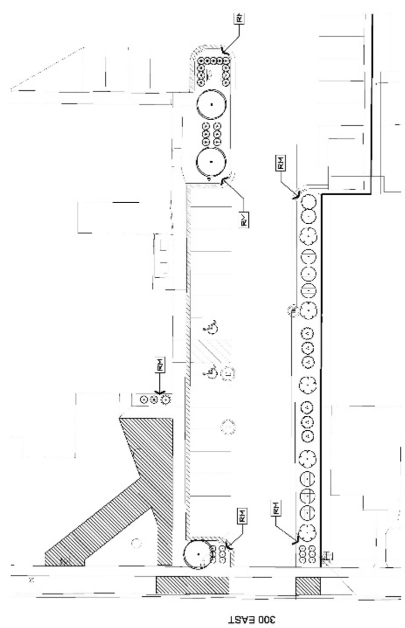
PLANT SCHEDULE

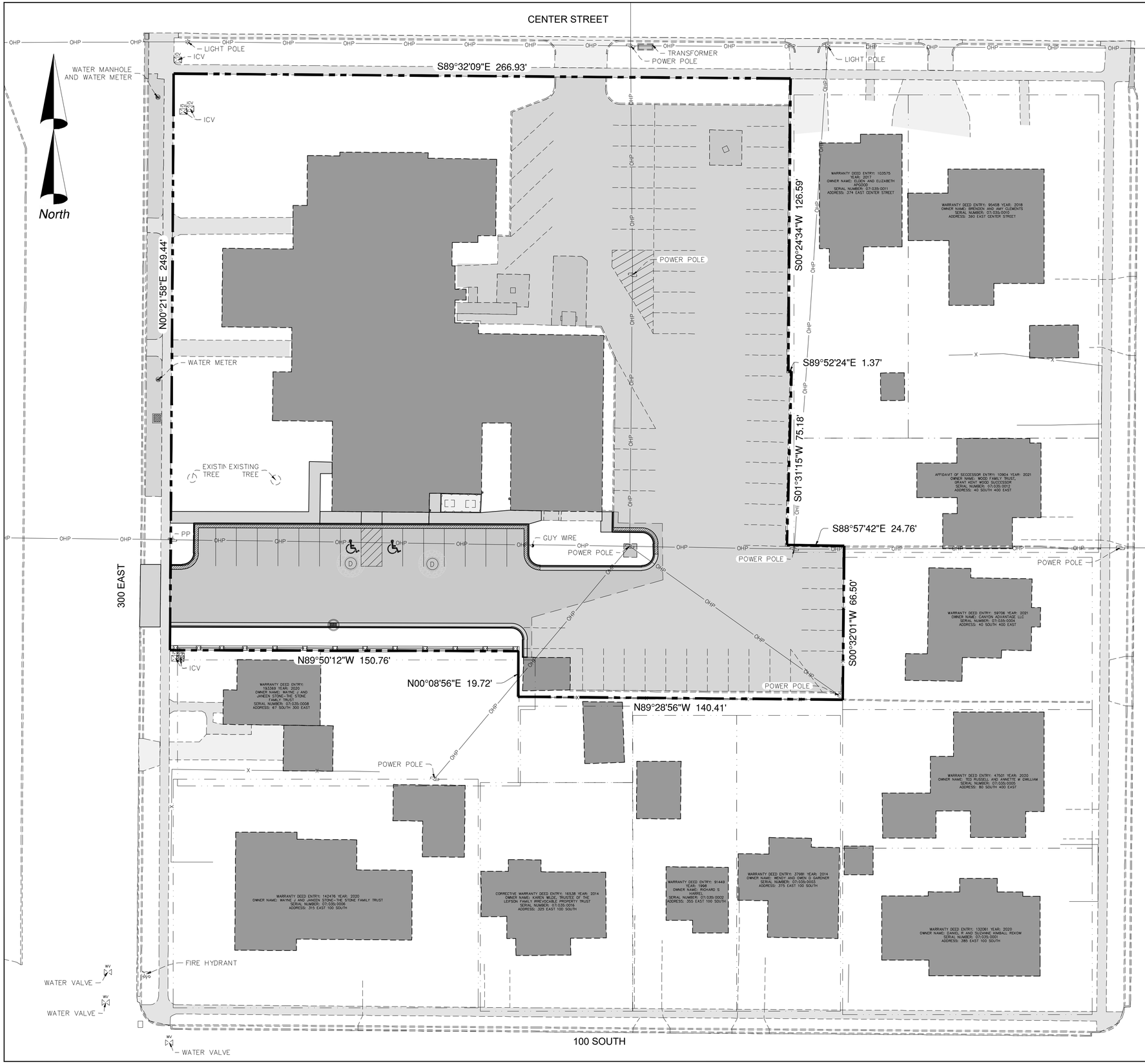
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	5	Malus x 'JFS KW5' / KW5 TM	Ivory Spear Crabapple	2" Cal.	B&B
	3	Malus x 'JFS-KW207' TM	Sparkling Sprite Crabapple	2" Cal.	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	[illegible]	Buxus microphylla japonica 'Winter Gem'	Winter Gem Japanese Boxwood	5 gal.	Container
	6	Prunus incisa 'Ripes' TM	Zuzu Fuji Cherry	5 gal.	Container
	[illegible]	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal	Container
	6	Syringa patula 'Miss Kim'	Miss Kim Lilac	2 gal.	Container
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	12	Achillea x 'Firefly Amethyst'	Firefly Amethyst Yarrow	1 gal.	Container
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	19	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	Container

MISC	
	Kentucky Bluegrass Sod Contractor to replace lawn damaged during construction that may be outside of designated area.
RM	Install 3" depth 1" - 2" washed Bountiful Cobble (Utah Landscape Rock). Install over DeWitt Pro 5 Weed Barrier.
NOTES:	1. See details and specifications for additional information.

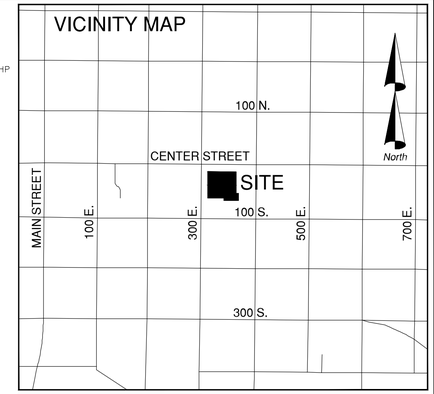
NORTH

SCALE: 1" = 20'





VICINITY MAP



CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
SPANISH FORK 3 SURVEY
Spanish Fork Survey of Building Lots Plat "A", Block 35
Located in the Northwest Quarter of Section 19,
Township 8 South, Range 3 East,
Salt Lake Base and Meridian
55 SOUTH 300 East, Spanish Fork, Utah

BOUNDARY DESCRIPTION:

Commencing at the intersection of the existing back of sidewalk at the corner Center and 300 East Street and near the Nortwest Corner of the Spanish Fork Survey of Building Lots Plat "A", Block 35; thence South 89°32'09" East along the existing southerly back of sidewalk of Center Street 266.93 feet to an existing block wall; thence South 00°24'34" West along an existing block wall 126.59 feet to a corner of an existing block wall; thence South 89°52'24" East along an existing block wall 1.37 feet to a corner of an existing block wall; thence South 01°31'15" West along an existing block wall 75.18 feet to a corner of an existing block wall; thence South 88°57'42" East along an existing block wall 24.76 feet to an existing fence; thence South 00°32'01" East along an existing fence 66.50 feet to an existing existing block wall and fence; thence North 89°28'56" West along an existing block wall and fence 140.41 feet to an existing block wall; thence North 00°08'56" East along an existing block wall 19.72 feet to an existing fence; thence North 89°50'12" West along an existing fence and fence line extended 150.76 feet to the existing back of sidewalk of the easterly side of 300 East; thence North 00°21'58" East along the existing back of sidewalk of the easterly side of 300 East 249.44 feet to the point of beginning.

Area = 70,384.91 square feet / 1.62 acres

EXISTING CHURCH OF JESUS CHRIST CHURCH PROPERTY TABULATION TABLE

TOTAL AREA: 70,384.91 SQ.FT. / 1.62 ACRES (100%)
LANDSCAPED AREA: 16,660.60 SQ.FT. / 0.38 ACRES (24%)
CHURCH BUILDING AREA: 17,113.33 SQ.FT. / 0.39 ACRES (24%)
IMPERVIOUS AREA: 36,610.98 SQ.FT. / 0.84 ACRES (52%)

EXISTING PARKING STALLS TOTAL = 67 (2 ADA)
REMOVE PARKING STALLS = 3 (2 ADA)
NEW PARKING STALLS ADDED = 16 (2 ADA)
TOTAL PARKING STALLS = 80 (2 ADA)

SHEET INDEX:

C101 OVERALL SITE PLAN
C102 SITE PLAN
C201 DEMO PLAN
C301 GRADING & DRAINAGE PLAN
C401 SWPPP
C402 SWPPP DETAILS
C501 SITE DETAILS
C502 SITE DETAILS

SYMBOL LEGEND:

- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- OVERHEAD POWER LINE
- FENCE

SYMBOL LEGEND:

- FIRE HYDRANT (FH)
- SEWER MANHOLE (SSMH)
- SD MANHOLE (SDMH)
- SD CATCH BASIN (SDBOX)
- WATER VALVE (WV)
- WATER METER (WM)
- IRR. CONTROL VALVE (ICV)
- POWER POLE (PP)
- LIGHT POLE (LP)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Surveyor / Civil Engineer:
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2230 N. University Parkway
Suite 6D
Provo, UT 84604
1-801-374-6262
mgreenwood@almonline.com
ENGINEERING PLANNING SURVEYING

Stamp:
LICENSED PROFESSIONAL ENGINEER
189744
Mark S. Greenwood
STATE OF UTAH

SPANISH FORK 3
PARKING LOT EXPANSION

55 SOUTH 300 EAST
SPANISH FORK, UTAH

Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Project Number: 5050715
Plan Series: *
Property Number: *

Sheet Title:
OVERALL SITE PLAN

Sheet: C101

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North

300 EAST

WATER METER

REPLACE WALK TO EXISTING DOOR

EXISTING TREE

EXISTING TREE

INSTALL 5' CONC. SIDEWALK

MATCH NEW SIDEWALK INTO EXISTING SIDEWALK

INSTALL 5' CONC. SIDEWALK (DETAIL B/C501 TYPICAL)

INSTALL ADA RAMP (DETAIL L/C501 TYPICAL)

INSTALL ADA RAMP

INSTALL ADA LANDING

EXISTING ROOF DOWNSPOUT

INSTALL SD DOWNSPOUT AND PIPE TO NEW SUMP

INSTALL NEW CONCRETE PAD AND FENCING FOR EX. AC UNITS NOTE: AC UNITS TO REMAIN

INSTALL NEW RAMP FROM EXISTING DOOR TO NEW WALK

EXISTING ROOF DOWNSPOUT

INSTALL SD DOWNSPOUT AND PIPE TO NEW SUMP

INSTALL 5' CONC. SIDEWALK

EXISTING ROOF DOWNSPOUT

INSTALL SD DOWNSPOUT AND PIPE TO NEW SUMP

NEW SIDEWALK POURED TO ELEVATION OF LOWEST STEP

EXISTING STAIRS TO REMAIN

INSTALL CURB INTO EXISTING CURB

INSTALL CONC. SIDEWALK

GUY WIRE

INSTALL TIP OUT CURB & GUTTER (CROSS HATCH TYP.) (DETAIL D/C501 TYPICAL)

POWER POLE

INSTALL TIP OUT CURB & GUTTER (CROSS HATCH TYP.)

POWER POLE

INSTALL TIP OUT CURB & GUTTER (CROSS HATCH TYP.) INTO EXISTING SIDEWALK

INSTALL DRIVEWAY APPROACH

INSTALL TIP IN CURB & GUTTER INTO EXISTING SIDEWALK (DETAIL F/C501 TYPICAL)

INSTALL ASPHALT PAVING (DETAIL A/C501 TYPICAL)

INSTALL 9'W X 18'L FROM END OF STALL TO FACE OF CURB TYPICAL

INSTALL TIP IN CURB & GUTTER (DETAIL C/C501 TYPICAL)

INSTALL ACCESIBLE PARKING
INSTALL ADA SIGN TO SIDE OF BUILDING WALL (DETAIL K/C501 TYPICAL)

SAW CUT EXISTING ASPHALT AND REPLACE WITH NEW ASPHALT

INSTALL PRECAST FENCE FOOTING AND 6' HIGH COLUMN (SEE DETAIL F-4.1)

INSTALL 2' WIDE CONCRETE MOW CURB BETWEEN PRECAST FOOTINGS TYPICAL

INSTALL PRECAST FENCE FOOTING & 3' HIGH COLUMN (SEE DETAIL F-4.1/C502)

INSTALL TIP IN CURB & GUTTER

INSTALL PRECAST FENCE FOOTING AND 6' HIGH COLUMN (SEE DETAIL F-4.1/C502)

INSTALL 2' WIDE CONCRETE MOW CURB BETWEEN PRECAST FOOTINGS TYPICAL (DETAIL H/C501 TYPICAL)

ICV

INSTALL PRECAST FENCE 2' X 2' FOOTING WITH A 1'-8" X 1'-8" X 3'-0" HIGH COLUMN (SEE DETAIL F-4.1/C502)

INSTALL PRECAST FENCE PANEL 3' HIGH X 9' WIDE (SEE DETAIL F-4.1/C502)

INSTALL PRECAST FENCE PANEL 6' HIGH X 12' WIDE (SEE DETAIL F-4.1/C502)

INSTALL PRECAST FENCE 2' X 2' FOOTING WITH A 1'-8" X 1'-8" X 6'-0" HIGH COLUMN

PRECAST FENCE PANEL STEP IN HEIGHT FROM 6' TO 3'

INSTALL PRECAST FENCE PANEL 6' HIGH X 12' WIDE (SEE DETAIL F-4.1/C502)

END NEW CURB & GUTTER AT EXISTING SHED

POWER POLE

OHP

OS

SD

D

PP

X

4.00' 10.72' 63.00' 9' 9' 9' 54.00' 55.06'

8.78' 10.19' 27.00' 26.00' 26.00' 18.50' 5' 10.12' 49.78' 21.77' 16.43' 4.89' 4.97' 5.90' 5.00' 13.70' 8.71' 17.50' 4.54' 17.77' 9.00' 8.44' 36.14' 17.49'

153.24'

2.56' 10.00' 10.00' 10.00' 13.00' 91.00' 13.00' 1.00' 2.26' 25.52' 9.00' 9.00' 10.50' 8.00' 10.00' 17.91'

SYMBOL LEGEND:

- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- OVERHEAD POWER LINE
- FENCE
- SD PIPE
- EXISTING FEATURES

SYMBOL LEGEND:

- FIRE HYDRANT (FH)
- SEWER MANHOLE (SSMH)
- SD MANHOLE (SDMH)
- SD CATCH BASIN (SDBOX)
- WV — WATER VALVE (WV)
- WM — WATER METER (WM)
- ICV — IRR. CONTROL VALVE (ICV)
- POWER POLE (PP)
- LIGHT POLE (LP)

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

Surveyor / Civil Engineer:

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ENGINEERING PLANNING SURVEYING

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189734
Mark S. Greenwood
STATE OF UTAH

SPANISH FORK 3
PARKING LOT EXPANSION

55 SOUTH 300 EAST
SPANISH FORK, UTAH

Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Project Number: *

Plan Series: *

Property Number: *

Sheet Title:
SITE PLAN

Sheet:
C102

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North

300 EAST

WATER METER

EXISTING TREE TO REMAIN

EXISTING TREE TO REMAIN

REMOVE SIDEWALK UP TO ENTRY

REMOVE EXISTING DRIVEWAY APPROACH AND REPAIR CURB AND GUTTER IF NEEDED

REMOVE EXISTING RETAINING WALL

REMOVE SIDEWALK

PP TO REMAIN

REMOVE EXISTING RETAINING WALL

REMOVE EXISTING CONCRETE PAD AND FENCING AROUND AC UNITS NOTE: AC UNITS TO REMAIN

ROOF DOWNSPOT TO REMAIN

SIDEWALK TO BE REMOVED

REMOVE EXISTING RETAINING WALL

BLD TO REMAIN

ROOF DOWNSPOT TO REMAIN

PORTIONS OF ASPHALT TO BE REMOVED FOR NEW PARKING LOT

LANDSCAPE GRAVEL MULCH TO REMAIN

REMOVE EXISTING CURB

ROOF DOWNSPOT TO REMAIN

REMOVE EXISTING SIDEWALK

BLD TO REMAIN

CONC. STAIRS TO REMAIN

EXISTING SIDEWALK TO REMAIN

SAW CUT ASPHALT AND REMOVE TO THE WEST

GUY WIRE TO REMAIN

PP TO REMAIN

REMOVE ADA STALLS

SAW CUT ASPHALT AND REMOVE TO THE WEST

SAW CUT ASPHALT AND REMOVE TO THE WEST

REMOVE EXISTING RETAINING WALL TO CORNER OF NEW PROPERTY LINE

REMOVE EXISTING RESIDENCE AND OTHER STRUCTURES

REMOVE EXISTING DRIVEWAY APPROACH AND REPAIR CURB AND GUTTER IF NEEDED

SAW CUT EXISTING RETAINING WALL HERE

SHED TO REMAIN

ICV

OHP

X

SYMBOL LEGEND:

- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- OVERHEAD POWER LINE
- FENCE
- EXISTING FEATURE

SYMBOL LEGEND:

- FIRE HYDRANT (FH)
- SEWER MANHOLE (SSMH)
- SD MANHOLE (SDMH)
- SD CATCH BASIN (SDBOX)
- WATER VALVE (WV)
- WATER METER (WM)
- IRR. CONTROL VALVE (ICV)
- POWER POLE (PP)
- LIGHT POLE (LP)

GRAPHIC SCALE

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(IN FEET)

1 inch = 10 ft.

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STATE OF UTAH

SPANISH FORK 3
PARKING LOT EXPANSION

55 SOUTH 300 EAST
SPANISH FORK, UTAH

Project for:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Project Number: *

Plan Series: *

Property Number: *

Sheet Title:

DEMO PLAN

Sheet:

C201

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North

300 EAST

WATER METER

INSTALL 36" STORM DRAIN BOX
OVERFLOW BOX
GRATE 4612.00
E 15" INV OUT 4608.00
BOTTOM OF BOX 4607.00

INSTALL 105 L.F. OF
15" RCP @ 0.50%

EXISTING ROOF DOWNSPOUT
INSTALL SD ROOF
DOWNSPOUT & PIPE
FG 4613.77
INV 4610.77

EXISTING ROOF DOWNSPOUT
INSTALL SD ROOF
DOWNSPOUT & PIPE
TOC 4613.70
INV 4610.70

INSTALL 10 L.F. OF 4"
SD PIPE SLOPE @ 1.40%
INV AT TEE 4610.63

EXISTING ROOF DOWNSPOUT
INSTALL SD ROOF
DOWNSPOUT & PIPE
FG 4613.66
INV 4610.66
(DETAIL G/C501 TYPICAL)

INSTALL 21 L.F. OF 4"
SD PIPE SLOPE @ 0.50%
INV AT SUMP 4610.60

INSTALL 41 L.F. OF 4"
SD PIPE SLOPE @ 0.50%
INV AT SUMP 4610.45

INSTALL 60" SUMP
RIM 4612.65
S 15" INV IN 4607.49
E 15" INV IN 4607.49
NW 15" INV IN 4607.48
BOTTOM OF SUMP 4602.65

INSTALL 36 L.F. OF
15" RCP @ 1.00%

INSTALL 60" SUMP
RIM 4612.74
W 15" INV IN 4607.14
BOTTOM OF SUMP 4602.74

INSTALL 27 L.F. OF
15" RCP @ 1.00%

INSTALL PRE-TREATMENT MH
W/ INLET GRATE
GRATE 4611.76
N 15" INV OUT 4607.76
BOTTOM OF BOX 4603.76

SYMBOL LEGEND:

- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- OVERHEAD POWER LINE
- FENCE
- SD PIPE
- EXISTING FEATURE

SYMBOL LEGEND:

- FIRE HYDRANT (FH)
- SEWER MANHOLE (SSMH)
- SD MANHOLE (SDMH)
- SD CATCH BASIN (SDBOX)
- WATER VALVE (WV)
- WATER METER (WM)
- IRR. CONTROL VALVE (ICV)
- POWER POLE (PP)
- LIGHT POLE (LP)

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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SPANISH FORK 3
PARKING LOT EXPANSION

55 SOUTH 300 EAST
SPANISH FORK, UTAH

Project for:
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JESUS CHRIST
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Project Number:
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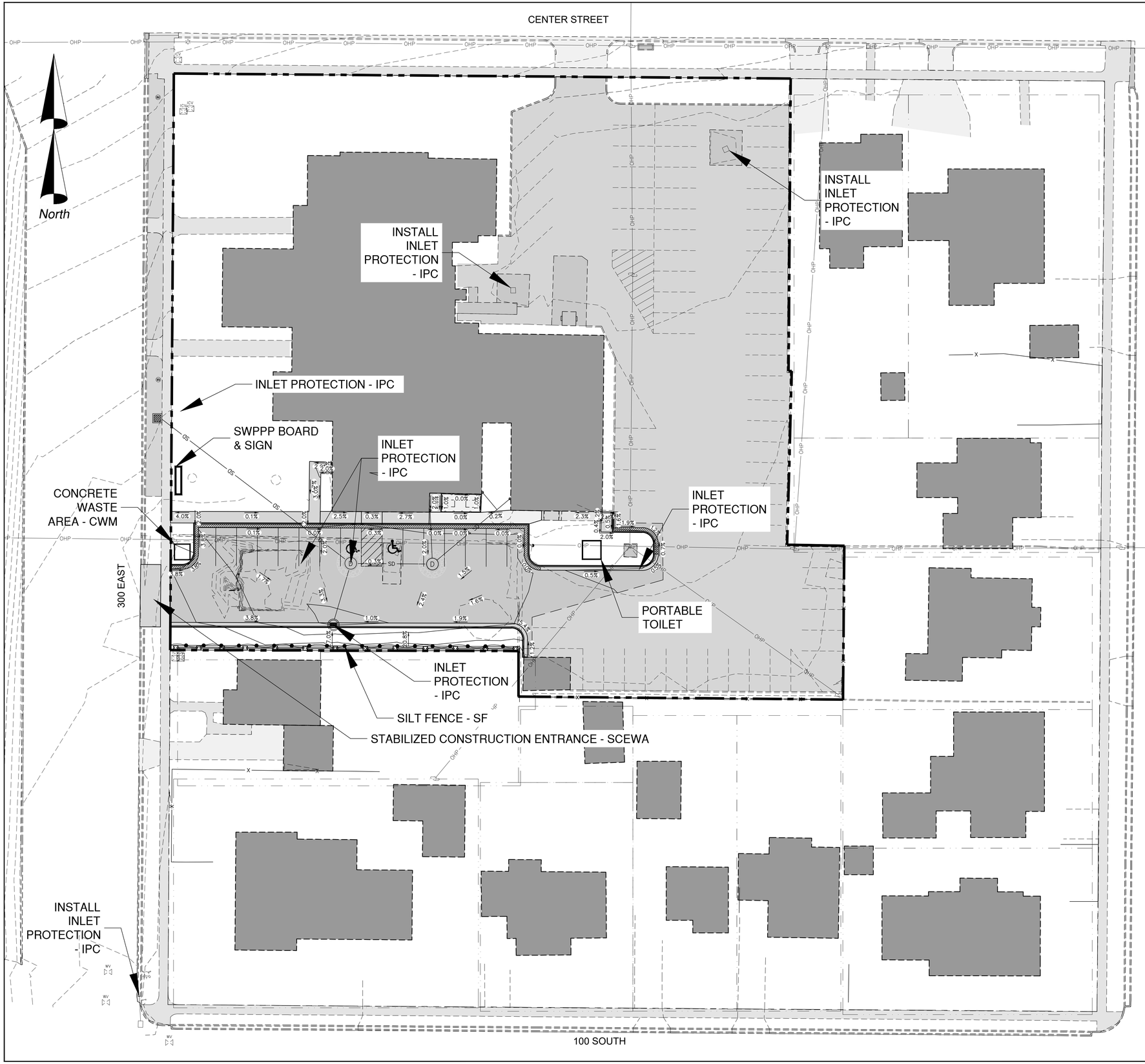
Plan Series:
*

Property Number:
*

Sheet Title:
GRADING AND DRAINAGE PLAN

Sheet:
C301

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EROSION CONTROL GENERAL NOTES:

1. NO SITE WORK WILL BEGIN UNTIL CONSTRUCTION FENCE AND SILTATION FABRIC ARE IN PLACE.
2. TAKE ALL PRECAUTIONS NECESSARY TO PREVENT EROSION AND TRANSPORTATION OF SOILS TO ADJACENT PROPERTIES, STREETS, SIDEWALKS, AND INTO ON-SITE DRAINAGE SYSTEMS.
3. REPAIR AND CORRECT DAMAGE CAUSED BY EROSION WITHIN 48 HOURS.
4. THE SURFACES OF CUT AND FILL SLOPES SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION. THIS MAY INCLUDE PLANTINGS. THE PROTECTION FOR THE SLOPES SHALL BE INSTALLED AS SOON AS PRACTICABLE AND BEFORE CALLING FOR FINAL APPROVAL.
5. DUST/MUD SIGN MUST BE POSTED PER RIVERTON CITY SPECIFICATIONS.

AIR QUALITY CONTROL GENERAL NOTES:

1. ALL ON-SITE WORK THROUGHOUT THE LENGTH OF THE PROJECT MUST CONFORM WITH THE UTAH DIVISION OF AIR QUALITY REGULATIONS.
2. CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO MINIMIZE FUGITIVE DUST FROM BECOMING AIRBORNE. SUCH CONTROL MAY INCLUDE WATERING, TEMPORARY HYDRO-SEEDING AND/OR CHEMICAL STABILIZATION. KEEP ACTIVE AREAS OF CONSTRUCTION DAMP, SPRAYING AS OFTEN AS REQUIRED TO PREVENT FUGITIVE DUST. DO NOT PROCEED WITH WORK DURING HIGH WIND PERIODS IF DUST CANNOT BE CONTROLLED.
3. NO SITE GRADING CAN BEGIN UNTIL A PROPOSED AIR QUALITY CONTROL PLAN HAS BEEN PRESENTED TO RIVERTON CITY OUTLINING CONSTRUCTION METHODS, EQUIPMENT TO BE USED AND CONSTRUCTION SEQUENCING.
4. ON-SITE BURNING OF REFUSE IS STRICTLY FORBIDDEN.
5. CONTRACTOR RESPONSIBLE FOR OBTAINING A NPDES PERMIT FORM THE DIVISION OR WATER QUALITY, DEPARTMENT OF ENVIRONMENTAL QUALITY, STATE OF UTAH (PERMIT #_____)

CONSTRUCTION ACCESS:

1. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLE WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
2. IF THE GRAVEL CONSTRICTION ENTRANCES ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF THE DIRT OR MUD FROM THE TIRES OF THE CONSTRUCTION VEHICLES, THEN TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT FROM BEING CARRIED OFF SITE.
3. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO THE ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED AND REPAIRED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT.
5. EQUIPMENT TO CLEAN VEHICLES (BROOMS, WATER HOSE, ETC.) MUST BE AVAILABLE ON SITE IN ORDER TO CLEAN VEHICLES PRIOR TO EXITING CONSTRUCTION SITE.

STORM WATER POLLUTION PREVENTION NOTES:

1. DESCRIPTION OF CONSTRUCTION ACTIVITY: NEW BUILDING AND PARKING LOT.

2. SEQUENCE OF MAJOR ACTIVITIES:
A. INSTALL CONSTRUCTION FENCE WITH SEDIMENTATION CONTROL FABRIC
B. STRIPPING OF SITE AND INSTALLATION OF STAGING/WASHING AREA
C. ROUGH GRADING
D. INSTALLATION OF UNDERGROUND UTILITIES
E. INSTALL SEDIMENT BARRIER ON STORM DRAIN INLETS
F. FINISH GRADING
H. INSTALLATION OF BASE AND ASPHALT PAVING
I. FINAL LANDSCAPING - SOD INSTALLATION - NO SEED

BEST MANAGEMENT PRACTICES (BMP):

1. PROPOSED BMPs TO REDUCE POLLUTANTS DETAILS FOUND ON SHEET 5
2. TOTAL AREA: 27,094 SQ.FT / 0.622 ACRES
3. TOTAL DISTURBED AREA: 20,320 SQ.FT. / 0.466 ACRES (75%)
4. DRAINAGE PATTERNS AND SLOPE FOUND ON SHEET C4.0

SITE ACTIVITY INFORMATION:

1. RECEIVING WATER BODY: DEVELOPMENT AND CITY DRAINAGE SYSTEM.

BLUE STAKES OF UTAH
Utility Notification Center, Inc
1-800-662-4111
www.bluestakes.org
Dig Safely. Know what's below Call 811 before you dig.

SYMBOL LEGEND:

- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- OVERHEAD POWER LINE
- FENCE
- EXISTING FEATURE
- SILT FENCE

SYMBOL LEGEND:

- FIRE HYDRANT (FH)
- SEWER MANHOLE (SSMH)
- SD MANHOLE (SDMH)
- SD CATCH BASIN (SDBOX)
- WATER VALVE (WV)
- WATER METER (WM)
- IRR. CONTROL VALVE (ICV)
- POWER POLE (PP)
- LIGHT POLE (LP)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Surveyor / Civil Engineer:
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2230 N. University Parkway
Suite 6D
Provo, UT 84604
1-801-374-6262
mgreenwood@almonline.com
ENGINEERING PLANNING SURVEYING

Stamp:
LICENSED PROFESSIONAL ENGINEER
189744
Mark S. Greenwood
STATE OF UTAH

SPANISH FORK 3
PARKING LOT EXPANSION
55 SOUTH 300 EAST
SPANISH FORK, UTAH

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

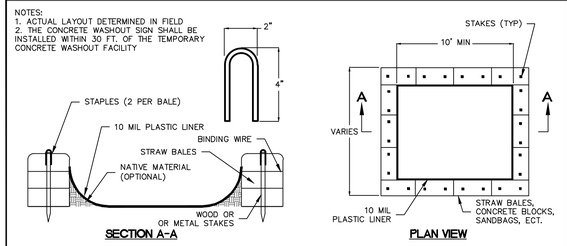
Project Number: *
Plan Series: *
Property Number: *

Sheet Title:
SWPPP

Sheet:
C401

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BMP: Concrete Waste Management — CWM



DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:
This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:
> Store dry and wet materials under cover, away from drainage areas.
> Avoid mixing excess amounts of fresh concrete or cement on-site.
> Perform washout of concrete trucks off-site or in designated areas only.
> Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
> Do not allow excess concrete to be dumped on-site, except in designated areas.
> When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
> Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:
> Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:
> Inspect subcontractors to ensure that concrete wastes are being properly managed.
> If using a temporary pit, dispose hardened concrete on a regular basis.

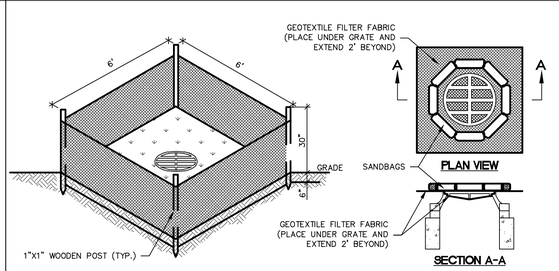
OBJECTIVES:
- ☐ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

TARGETED POLLUTANTS:
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

IMPLEMENTATION REQUIREMENTS:
- ☐ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☒ Training

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

BMP: Inlet Protection — IP



DESCRIPTION:
Silt fencing or sand bags placed around inlet to storm drain system.

APPLICATION:
Construct at inlets in paved and unpaved areas where upgradient area is to be disturbed by construction activities.

INSTALLATION/APPLICATION CRITERIA:
> Place geotextile filter fabric around inlet grate extending two feet past the grate in all directions with fencing.
> Place geotextile filter fabric around and under inlet grate extending two feet past the grate in all directions with sand bags around grate.

LIMITATIONS:
> Recommended for maximum drainage area of one acre.
> Excess flows may bypass the inlet requiring down gradient controls.
> Ponding will occur at inlet.

MAINTENANCE:
> Inspect inlet protection after every large storm event and at a minimum of once monthly.
> Remove sediment accumulated when it reaches 4-inches in depth.
> Replace filter fabric and clean if clogging is apparent.

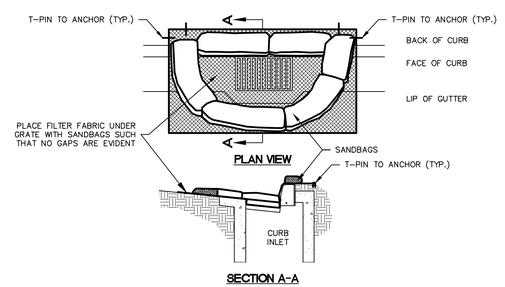
OBJECTIVES:
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

TARGETED POLLUTANTS:
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Waste

IMPLEMENTATION REQUIREMENTS:
- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

BMP: Inlet Protection Curb — IPC



DESCRIPTION:
Filter fabric and sand bags placed around inlet to storm drain system.

APPLICATION:
Construct at inlets in paved and unpaved areas where upgradient area is to be disturbed by construction activities.

INSTALLATION/APPLICATION CRITERIA:
> Place geotextile filter fabric around and under inlet grate extending two feet past the grate in all directions with sand bags around grate.

LIMITATIONS:
> Recommended for maximum drainage area of one acre.
> Excess flows may bypass the inlet requiring down gradient controls.
> Ponding will occur at inlet.

MAINTENANCE:
> Inspect inlet protection after every large storm event and at a minimum of once monthly.
> Remove sediment accumulated when it reaches 4-inches in depth.
> Replace filter fabric and clean if clogging is apparent.

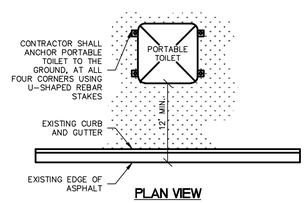
OBJECTIVES:
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

TARGETED POLLUTANTS:
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Waste

IMPLEMENTATION REQUIREMENTS:
- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

BMP: Portable Toilets — PT



DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:
< Locate portable toilets in convenient locations throughout the site.
< Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
< Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.
< Stake toilets to prevent them from tipping.

LIMITATIONS:
No limitations.

MAINTENANCE:
< Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
< Regular waste collection should be arranged with licensed service.
< All waste should be deposited in sanitary

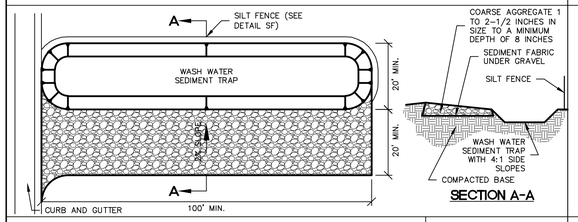
OBJECTIVES:
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- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
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TARGETED POLLUTANTS:
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

IMPLEMENTATION REQUIREMENTS:
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

BMP: Stabilized Construction Entrance & Wash Area — SCEWA



DESCRIPTION:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface. The area can be used to spray off vehicles before they leave the site.

APPLICATIONS:
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:
< Clear and grub area and grade to provide maximum slope of 2%.
< Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months).
< Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.
< Provide water to the area that can be used to spray off vehicles as needed to prevent the tracking of mud off of the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions.
< Provide berming as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site.

LIMITATIONS:
< Requires periodic top dressing with additional stones.
< Should be used in conjunction with street sweeping on adjacent public right-ofway.
< Must be situated such that waste water does not run off site.

MAINTENANCE:
< Inspect daily for loss of gravel or sediment buildup.
< Inspect adjacent roadway for sediment deposit and clean by shoveling and sweeping.
< Repair entrance and replace gravel as required to maintain control in good working condition.

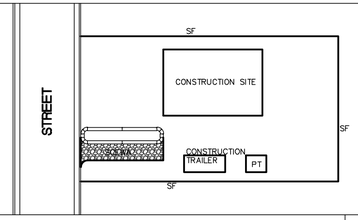
OBJECTIVES:
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- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☐ Control Internal Erosion

TARGETED POLLUTANTS:
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

IMPLEMENTATION REQUIREMENTS:
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

BMP: Sediment Control on Small Construction Sites — SCSCS



DESCRIPTION:
Control the perimeter, vehicular access, and the delivery of materials to small construction sites so that sediment, landscaping materials and other construction debris is not in the street. This BMP is intended to be applied to residential construction sites and small nonresidential sites.

APPROACH:
> Prior to any building construction on a site, identify the point of access to the property. This should generally be the location of the future driveway. Fence the remainder of the street frontage of the property, as well as side lot lines (as far as necessary to prevent access) with temporary fencing (silt fence may be used where silt fence is needed). This fencing is to remain in place until all construction or landscape material deliveries are complete. **No access is to be made at any point other than the designated point of access.**
> Control the perimeter of the site so that sediment-laden storm water does not leave the site during construction. This may involve sediment control measures such as silt fences, drainage swales or berms, straw or hay bale barriers, or rock check dams.
> Either utilize the curb cut or leave the curb, gutter and sidewalk in place (and replace it if needed when work is complete). **Do not place anything in the gutter, including dirt ramps.**
> Excavate for and place a bed of gravel or drain rock the full width of the future driveway (16' minimum), a distance of 27 feet back from the back of sidewalk. Place the rock to the depth necessary to prevent material delivery vehicles from contacting the on-site soils.
> At the proper time, the gravel or rock bed can be modified to serve as the base for concrete driveway placement. At that point, the concrete driveway will prevent delivery and other vehicles from coming into contact with on-site soils.

LIMITATIONS:
> It may be necessary to pump concrete to locations away from the bed of gravel or rock.
> Parking of workers' vehicles may require that the bed of gravel or rock be enlarged to make space for vehicle parking that keeps the vehicles from contacting the on-site soils.
> Builders, subcontractors, material suppliers, vendors and other visitors to the site must be educated to adhere to the practices outlined.
> Landscaping and construction materials must be placed on the lot, not the street or walk.

MAINTENANCE:
> Repair fencing as needed to maintain control of access.
> Repair sediment control measures as needed during construction.
> Replenish and dress up the gravel/rock area as needed during the course of construction.
> Any tracking of soil onto the adjacent street indicates inadequate performance of this BMP. Remove soil tracked onto the street at the end of any day that it occurs and take corrective measures to prevent soil tracking onto the street from recurring.

APPLICATIONS:
- ☐ Manufacturing
- ☒ Material Handling
- ☐ Vehicle Maintenance
- ☒ Construction
- ☐ Commercial Activities
- ☐ Roadways
- ☐ Waste Containment
- ☒ Housekeeping Practices

TARGETED POLLUTANTS:
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☒ Floatable Materials
- ☐ Other Waste

IMPLEMENTATION REQUIREMENTS:
- ☒ Capital Costs
- ☐ O&M Costs
- ■ Maintenance
- ■ Training

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

BMP: Spill Clean UP — SCU

DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

APPLICATION:
All sites

GENERAL:
> Store controlled materials within a storage area.
> Educate personnel on prevention and clean-up techniques.
> Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
> Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:
> Clean-up spills/leaks immediately and remediate cause.
> Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
> Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
> Document all spills with date, location, substance, volume, actions taken and other pertinent data.
> Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #801-536-4100) for any spill of reportable quantity.

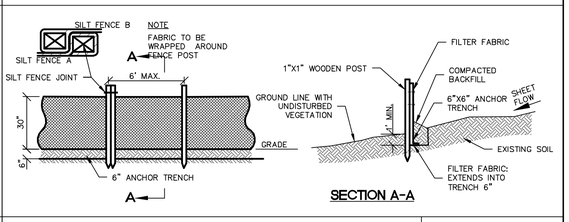
OBJECTIVES:
- ☒ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

TARGETED POLLUTANTS:
- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

IMPLEMENTATION REQUIREMENTS:
- ☒ Capital Costs
- ☐ O&M Costs
- ☐ Maintenance
- ■ Training

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

BMP: Silt Fence — SF



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

APPLICATION:
> Perimeter control: place barrier at downgradient limits of disturbance
> Sediment barrier: place barrier at toe of slope or soil stockpile
> Protection of existing waterways: place barrier near top of stream bank
> Inlet protection: place fence surrounding catch basins

INSTALLATION/APPLICATION CRITERIA:
> Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
> Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
> Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
> Backfill trench over filter fabric to anchor.

LIMITATIONS:
> Recommended maximum drainage area of 0.5 acre per 100 feet of fence
> Recommended maximum upgradient slope length of 150 feet
> Recommended maximum uphill grade of 2:1 (50%)
> Recommended maximum flow rate of 0.5 cfs
> Ponding should not be allowed behind fence

MAINTENANCE:
> Inspect immediately after any rainfall and at least daily during prolonged rainfall.
> Look for runoff bypassing ends of barriers or undercutting barriers.
> Repair or replace damaged areas of the barrier and remove accumulated sediment.
> Reanchor fence as necessary to prevent shortcutting.
> Remove accumulated sediment when it reaches ½ the height of the fence.

OBJECTIVES:
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

TARGETED POLLUTANTS:
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IMPLEMENTATION REQUIREMENTS:
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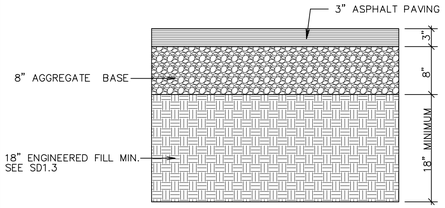
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Project Number: *
Plan Series: *
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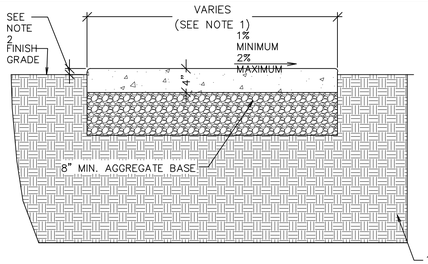
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SWPPP DETAILS

Sheet:
C402

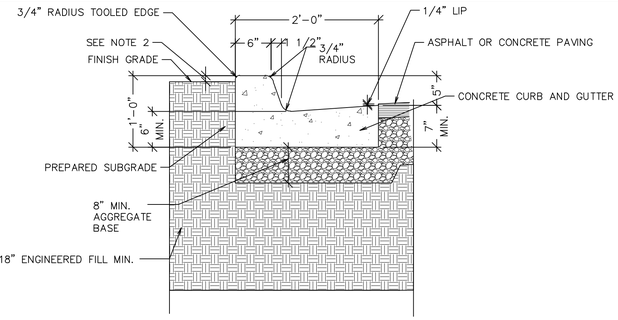
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A ASPHALT PAVING

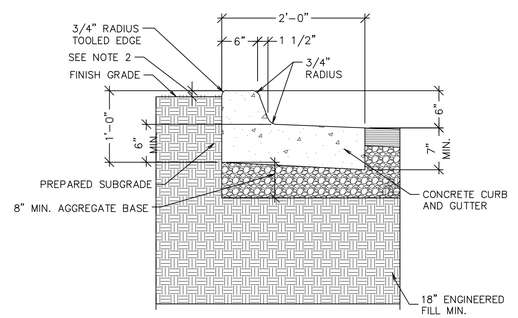


B SIDEWALK DETAIL



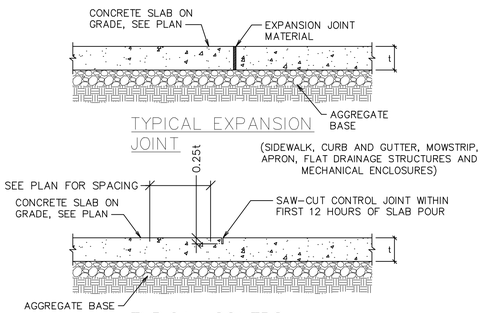
FOR USE WHERE WATER DRAINS TOWARD CURB

C CURB AND GUTTER – IN FLOW



FOR USE WHERE WATER DRAINS AWAY FROM CURB

D CURB AND GUTTER – OUT FLOW

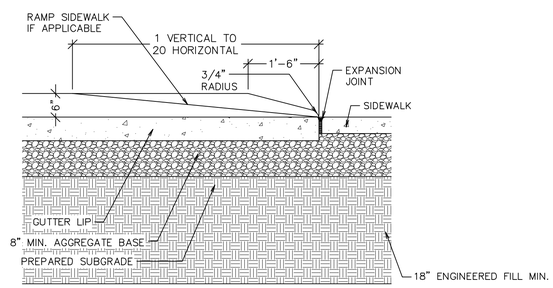


TYPICAL EXPANSION JOINT

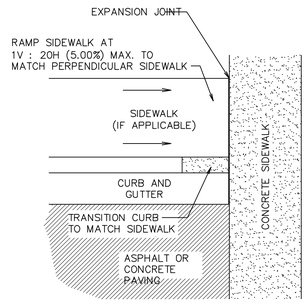
(SIDEWALK, CURB AND GUTTER, MOWSTRIP, APRON, FLAT DRAINAGE STRUCTURES AND MECHANICAL ENCLOSURES)

TYPICAL CONTROL JOINT

E EXPANSION AND CONTROL JOINT

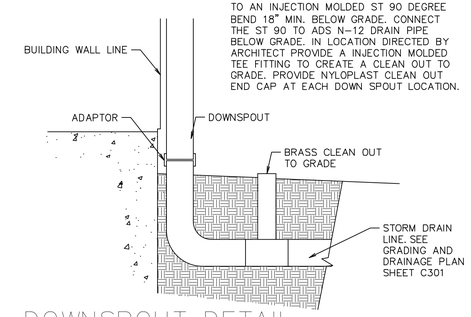


SECTION

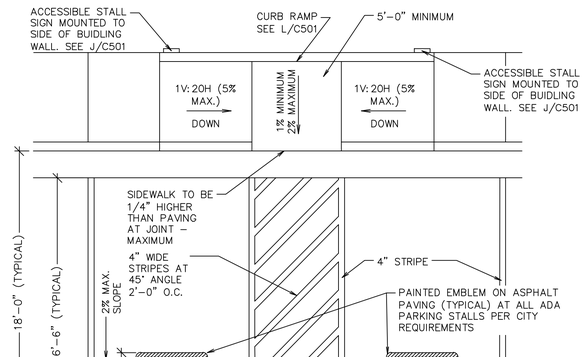


PLAN

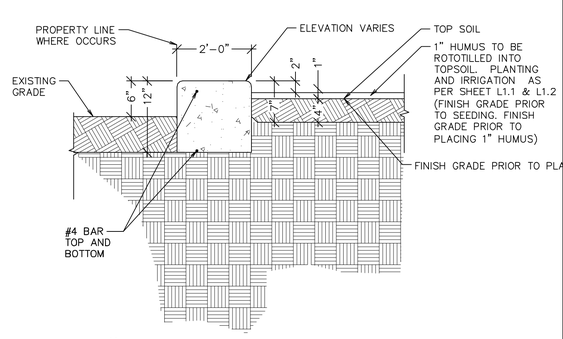
F CURB TRANSITION



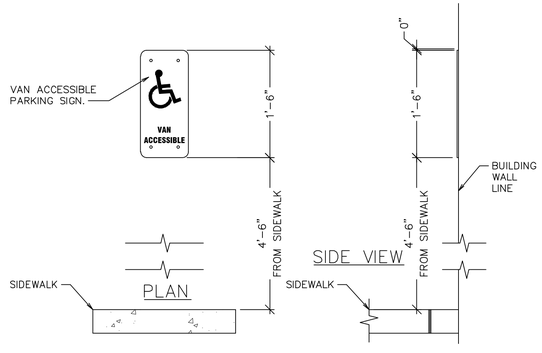
G DOWNSPOUT DETAIL



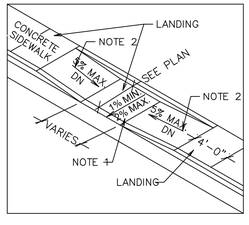
K ACCESSIBLE PARKING



H 24" FENCE MOW CURB



J ACCESSIBLE STALL SIGN



NOTES:

1. PROVIDE DETECTABLE WARNING PANELS PER ADA REQUIREMENTS AT PUBLIC RIGHT-OF-WAYS (MINIMUM OF 2' DEEP BY THE WIDTH OF RAMP).
2. UNLESS REQUIRED OTHERWISE BY THE AUTHORITY HAVING JURISDICTION, USE A LIGHT BROOM FINISH ON RAMPS AND LANDINGS TO MATCH THE FINISHES ON THE SIDEWALKS.
3. 5% (MAXIMUM) IN DIRECTION OF TRAVEL. LIMIT CROSS SLOPE ON SIDEWALKS 2%.
4. ALL LANDINGS MUST HAVE 1:48 CROSS SLOPE AND RUNNING SLOPE. LANDING MUST BE AS WIDE AS THE RAMP.
5. CROSS SLOPE ON RAMP MUST BE 1:48 OR LESS.
6. COUNTER SLOPES OF ADJOINING GUTTERS AND PAVING ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20 (5%). ALTHOUGH CODE ALLOWS A 1V/12H (8.33%) SLOPE.

L CURB RAMP

GENERAL NOTES

1. SEE SITE PLAN FOR APRON, MOW STRIP AND SIDEWALK LOCATIONS AND WIDTHS.
2. 1" PRIOR TO SEEDING, 2" PRIOR TO SODDING AND 4" IN PLANTING AREAS.
3. EXPANSION JOINT MATERIAL SHALL BE RECESSED 1/4" WHERE SEALANT IS NOT APPLIED, AND 1/2" WHERE SEALANT IS APPLIED.
4. EXTERIOR CONCRETE : USE 4,500 PSI. MIN. IF EXPOSED TO FREEZE-THAW CYCLES AND/OR DE-ICER SALTS.
5. CONTRACTOR TO INSTALL EXPANSION AND CONTROL JOINTS AS REQUIRED PER THE SPECIFICATIONS.
6. ALL AGGREGATES SHALL SATISFY ASTM AND DEPARTMENT OF TRANSPORTATION STRENGTH AND DURABILITY REQUIREMENTS. GRANITE AGGREGATES ARE PREFERRED BUT HIGH QUALITY LIMESTONE AGGREGATES ARE ACCEPTABLE. SEE SPECIFICATION

SITE OBSERVATIONS BY CIVIL ENGINEER

THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN HE HAS REACHED THE CONSTRUCTION STAGE LISTED BELOW AND BEFORE THE WORK TO BE OBSERVED IS COVERED UP OR OTHERWISE BECOMES IN-ACCESSIBLE TO ANY NECESSARY CORRECTIONS. SITE OBSERVATIONS SHALL BE DONE BY THE ENGINEER OF RECORD OR AN APPROVED LICENSED CIVIL ENGINEER AT THE STAGES OF CONSTRUCTION LISTED BELOW.

1. PRIOR TO PLACEMENT OF CONCRETE, VERIFY THAT THE CONSTRUCTION DIMENSIONS AND SPOT ELEVATIONS FOR LOCATIONS OF FORMS FOR CONCRETE FOOTINGS, STEM WALLS, BUILDING SLABS, MECHANICAL AND ELECTRICAL EQUIPMENT SLABS, CURBS, GUTTERS, WALKWAYS, AND DRAINAGE SYSTEMS ARE CORRECT.
2. PRIOR TO PLACEMENT OF PAVING AGGREGATE BASE, AND TOPSOIL, THAT THE ELEVATIONS OF THE ROUGH GRADING ARE CORRECT AND THAT THE WORK CONFORMS TO THE CONTRACT DOCUMENTS. PERFORM PROOF-ROLL TO DETECT UNSTABLE AREAS OF SUBGRADE.
3. PRIOR TO PLACEMENT OF PAVING, VERIFY ROAD BASE THICKNESS, GRADING, AND COMPACTION TESTING.
4. DURING PLACEMENT OF PAVING, VERIFY THICKNESS, SMOOTHNESS, METHOD, AND COMPACTION TESTING.

Surveyor / Civil Engineer:
A.L.M. & Associates, Inc
2230 N. University Parkway
Suite 6D
Provo, UT 84604
1-801-374-6262
mgreenwood@almonline.com
ENGINEERING PLANNING SURVEYING

Stamp:

LICENSED PROFESSIONAL ENGINEER
189744
Mark S. Greenwood
STATE OF UTAH

SPANISH FORK 3
PARKING LOT EXPANSION

55 SOUTH 300 EAST
SPANISH FORK, UTAH

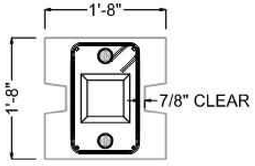
Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Project Number: *
Plan Series: *
Property Number: *

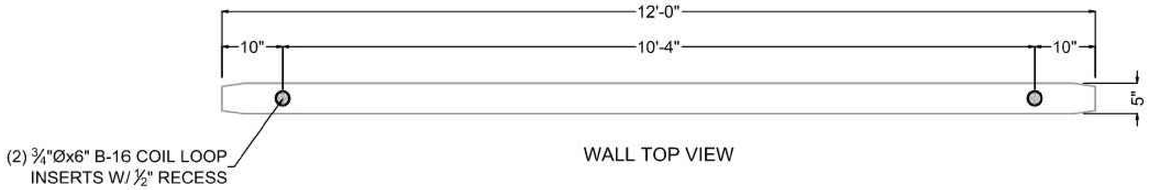
Sheet Title:
SITE
DETAILS

Sheet:
C501

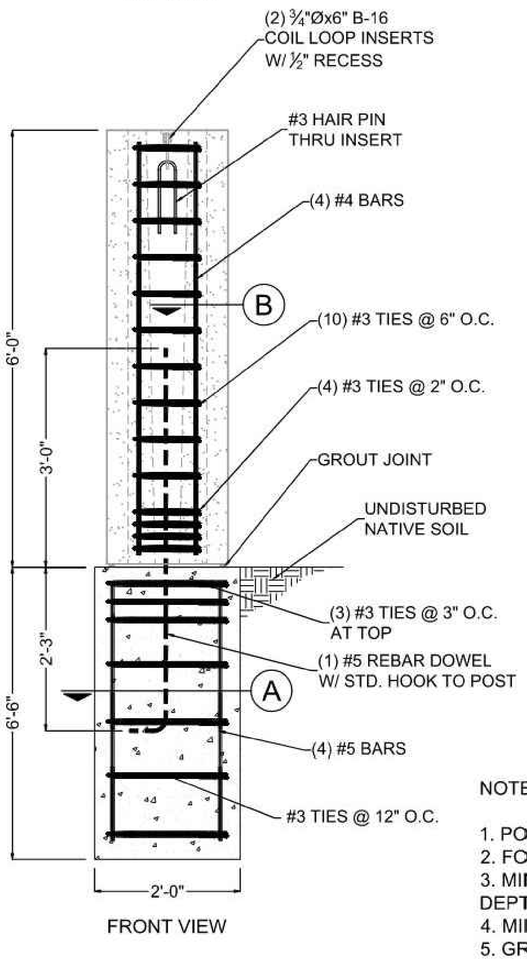
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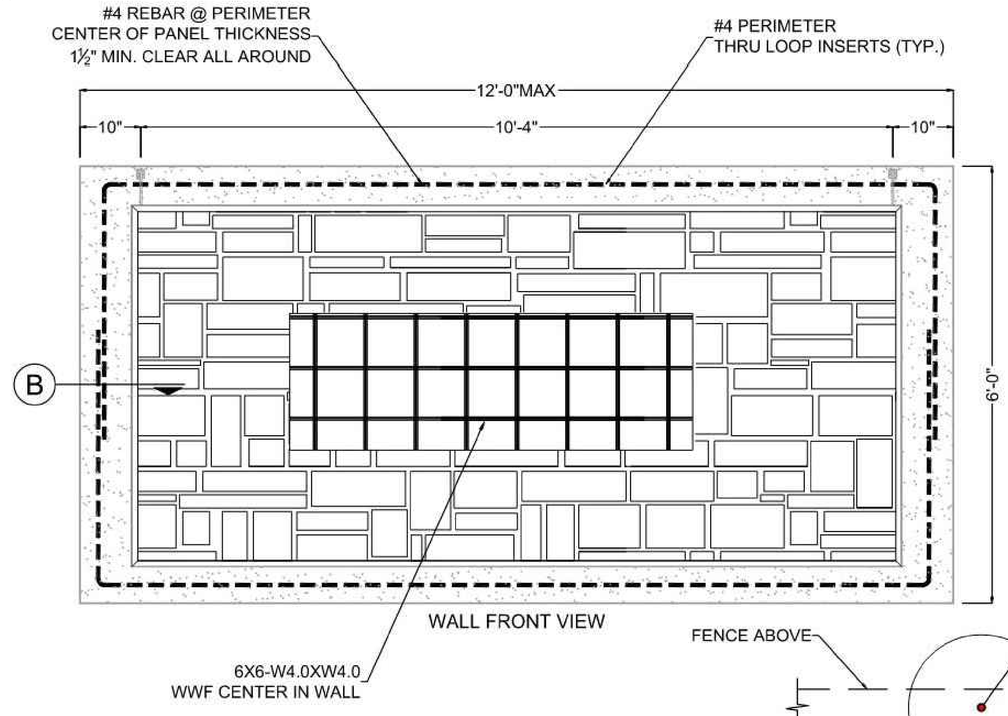
COLUMN
TOP VIEW



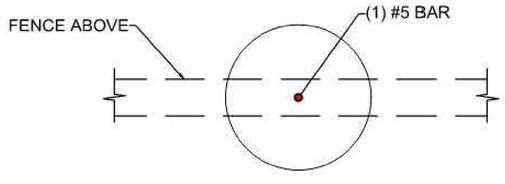
WALL TOP VIEW



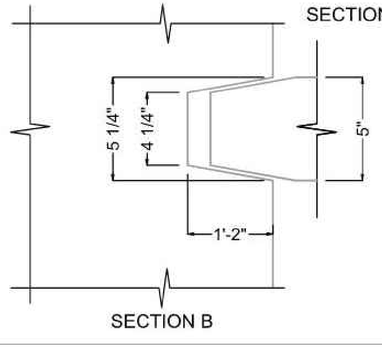
FRONT VIEW



WALL FRONT VIEW



SECTION A



SECTION B

NOTES:

1. POST AND PANEL CONCRETE TO BE 5000 PSI.
2. FOOTING CONCRETE TO BE 3000 PSI.
3. MINIMUM SOIL LATERAL BEARING ALLOWABLE: 150 PSF/FT. OF DEPTH BELOW GRADE
4. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF
5. GROUT BETWEEN POST AND FOOTING TO BE 2500 PSI
6. DIMENSIONS MAY BE REDUCED TO FIT PROJECT REQUIREMENTS
7. BASED ON GEOTECHNICAL REPORT NO. 1070395 FROM APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS.

GENERAL STRUCTURAL NOTES:

CODE: 2015 INTERNATIONAL BUILDING CODE

DESIGN CRITERIA:
- GROUND SNOW LOAD: NOT APPLICABLE
- BASIC WIND SPEED: 120 MPH EXPOSURE C
- SEISMIC DESIGN CATEGORY: D
- SITE CLASS: D
- RISK CATEGORY: I

SNOW DESIGN CRITERIA:
- FLAT ROOF SNOW LOAD Pf: N/A
- SNOW EXPOSURE FACTOR Ce: N/A
- SNOW IMPRTANCE FACTOR Is : N/A
- THERMAL FACTOR Ct: N/A

WIND DESIGN CRITERIA:
- INTERNAL PRESSURE COEFFICIENT = 0.00 (OPEN)
  ALL COMPONENTS AND CLADDING
  SHOWN ON THESE DOCUMENTS

SEISMIC DESIGN CRITERIA:
- SEISMIC USE GROUP: I
- SPECTRAL ACCELERATION S_S=1.208g,S_1=0.438g
- SEISMIC FORCE RESISTING SYSTEM: NON-BUILDING SIGNS & BILLBOARDS
- DESIGN BASE SHEAR: 944 lbs PER COLUMN
- SEISMIC RESPONSE COEFFICIENT, Cs= 0.273
- RESPONSE MODIFICATION FACTOR, R=3.0
- ANALYSIS PROCEDURE: EQUIVALENT STATIC

6' PANEL, PIER & POST

CONCRETE

f'c = 5,000 PSI	f'ci = 2,500 PSI
SLUMP: 4"-9"	FPU: N/A
FINISH: PATTERN	MIX: TBD
WEIGHT: 150 LBS. PCF.	AIR: 5%
VOLUME: TBD	SHIPPING WT: TBD

WELL PRECAST
16500 SOUTH 500 WEST
BLUFFDALE, UTAH 84065
PHONE: (801) 571-5041
FAX: (801) 676-0115

SHEET TITLE:	CHECKED BY:
SOUND WALL	C.K.R. ENGINEERING
DRAWN BY:	SHEET #
E.W.	F-4.1
DATE:	
10/18/2017	

Surveyor / Civil Engineer:
A.L.M. & Associates, Inc
2230 N. University Parkway
Suite 6D
Provo, UT 84604
1-801-374-6262
mgreenwood@almonline.com
ENGINEERING PLANNING SURVEYING

Stamp:
LICENSED PROFESSIONAL ENGINEER
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Mark S. Greenwood
STATE OF UTAH

SPANISH FORK 3
PARKING LOT EXPANSION
55 SOUTH 300 EAST
SPANISH FORK, UTAH

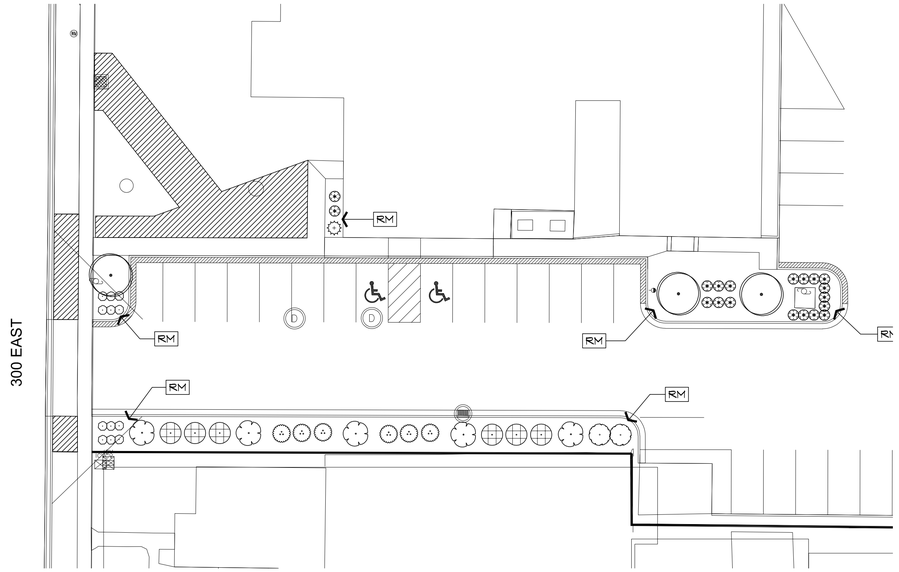
Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Project Number: *
Plan Series: *
Property Number: *

Sheet Title:
SITE
DETAILS

Sheet:
C502

P:\268-2161\DWG\2161-Site Plan r6.dwg 31 Jan 2022 12:52pm



SCHEDULE NOTE - QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR IS TO VERIFY ALL QUANTITIES. CONTRACTOR SHALL ALSO VERIFY THAT ALL SHRUBS SHOWN ON THE PLANS ARE SHOWN ON THE SCHEDULE AND SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	5	Malus x 'JFS KW214MX' TM	Ivory Spear Crabapple	2" Cal.	B&B
	3	Malus x 'JFS-KW207' TM	Sparkling Sprite Crabapple	2" Cal.	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	1	Buxus microphylla japonica 'Winter Gem'	Winter Gem Japanese Boxwood	5 gal.	Container
	6	Prunus incisa 'Rinpo' TM	Zuzu Fuji Cherry	5 gal.	Container
	2	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	5 gal	Container
	6	Syringa patula `Miss Kim`	Miss Kim Lilac	2 gal.	Container
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	12	Achillea x `Firefly Amethyst`	Firefly Amethyst Yarrow	1 gal.	Container
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	19	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal.	Container

MISC		
		Kentucky Bluegrass Sod Contractor to replace lawn damaged during construction that may be outside of designated area.
RM		Install 3" depth 1" - 2" washed Southtown Cobble (Utah Landscape Rock). Install over DeWitt Pro-5 Weed Barrier.
NOTES:		1. See details and specifications for additional information.

NORTH

SCALE: 1" = 20'

0 20 40 60 100

E. A. Lyman
Landscape Architecture
Land Planning
Urban Design

8188 South Highland Dr. D7
Sandy, Utah 84093
Telephone: 801.943.6364
Fax: 801.943.6526
E-mail: eric@ealyman.com

Architect / Engineer:
KNELL ARCHITECTS, P.C.
45 EAST 300 NORTH, PROVO, UTAH 84606
PHONE: (801) 373-6134 FAX: (801) 377-1061

Stamp:
STATE OF UTAH
Eric A. Lyman
88-103729
5301
REGISTERED LANDSCAPE ARCHITECT
02/01/2022

SPANISH FORK 3
PARKING LOT EXPANSION
55 SOUTH 300 EAST
SPANISH FORK, UTAH

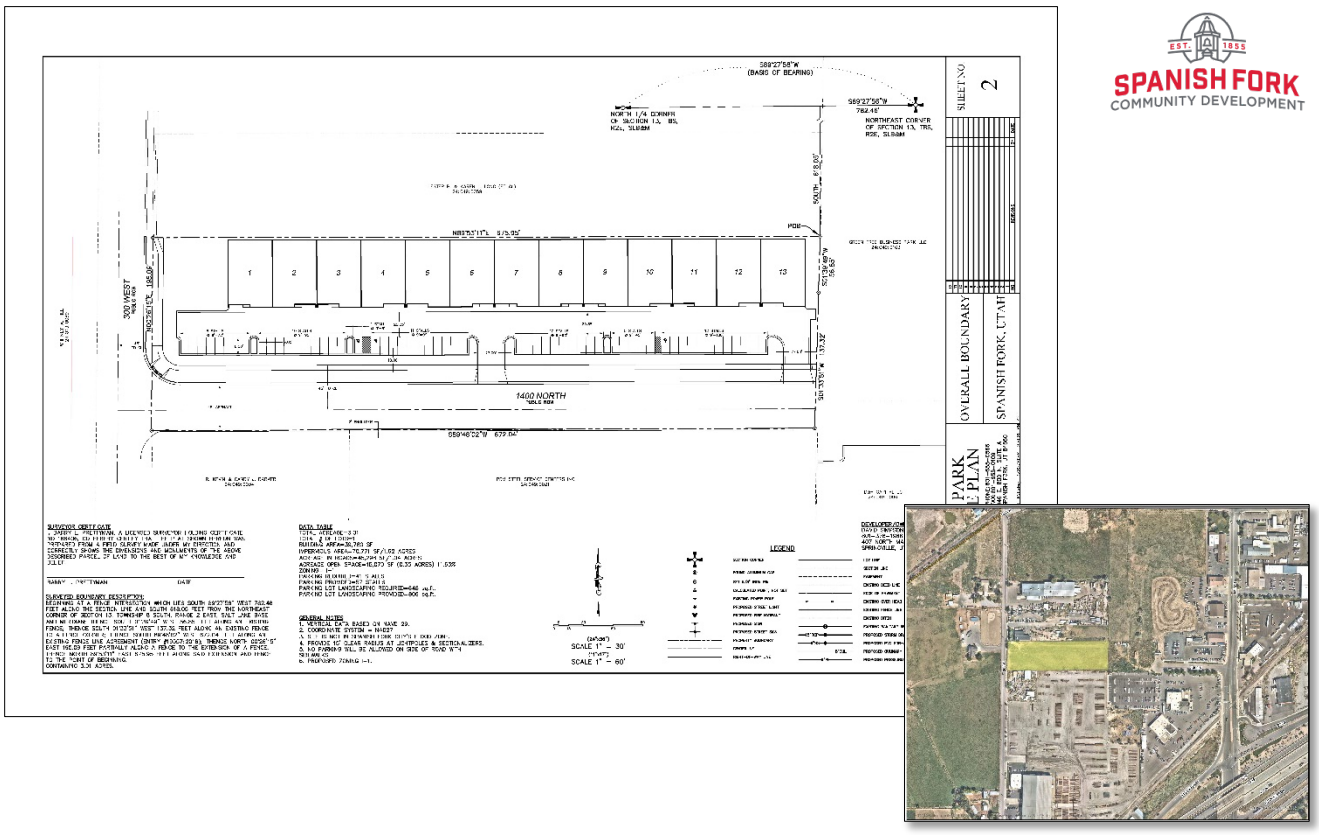
Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Mark	Date (24-hr)	Description

Project Number: 5050715
Plan Series: ***
Property Number: ***

Sheet Title: LANDSCAPE PLAN

Sheet: L101



Simpson Business Park Site Plan Approval Request

February 9, 2022, Development Review Committee Meeting.

Located at 1400 North 300 West, including 3.01 acres.

The subject property is zoned I-1.

The applicant has requested that a Site Plan be approved.

Key Issues

1. Utilities.
2. Building Plans.
3. Landscaping.

Recommendation

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

Findings

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

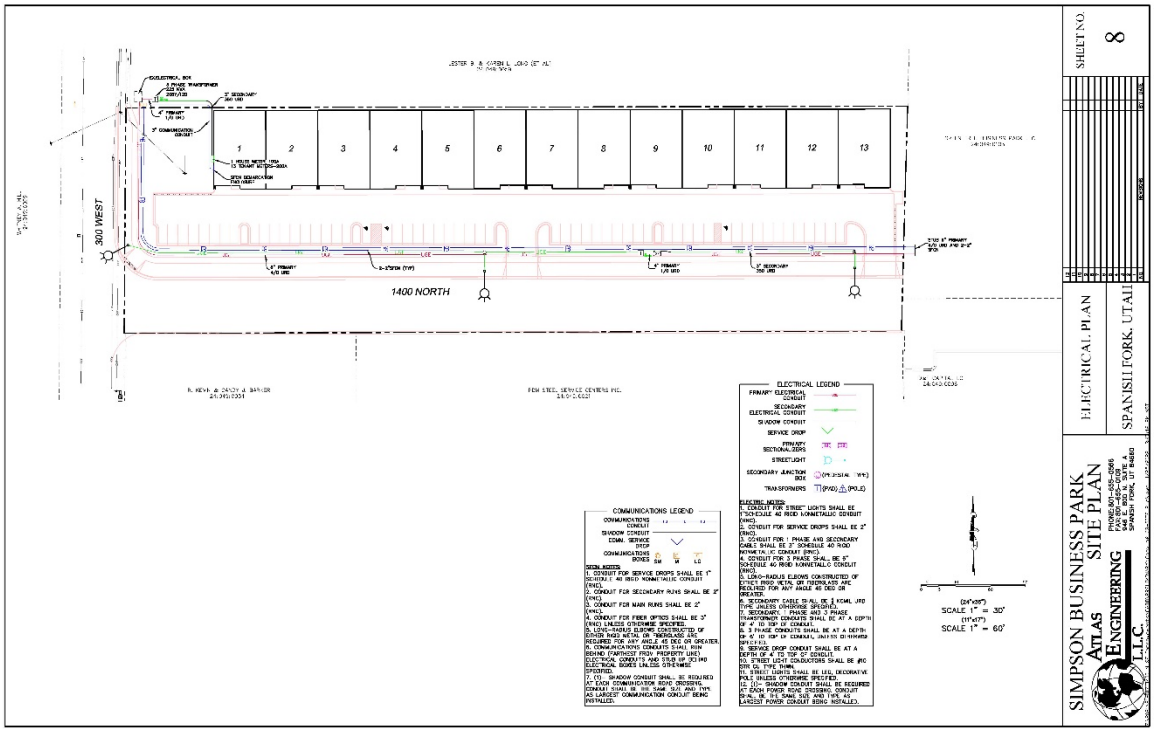
Conditions

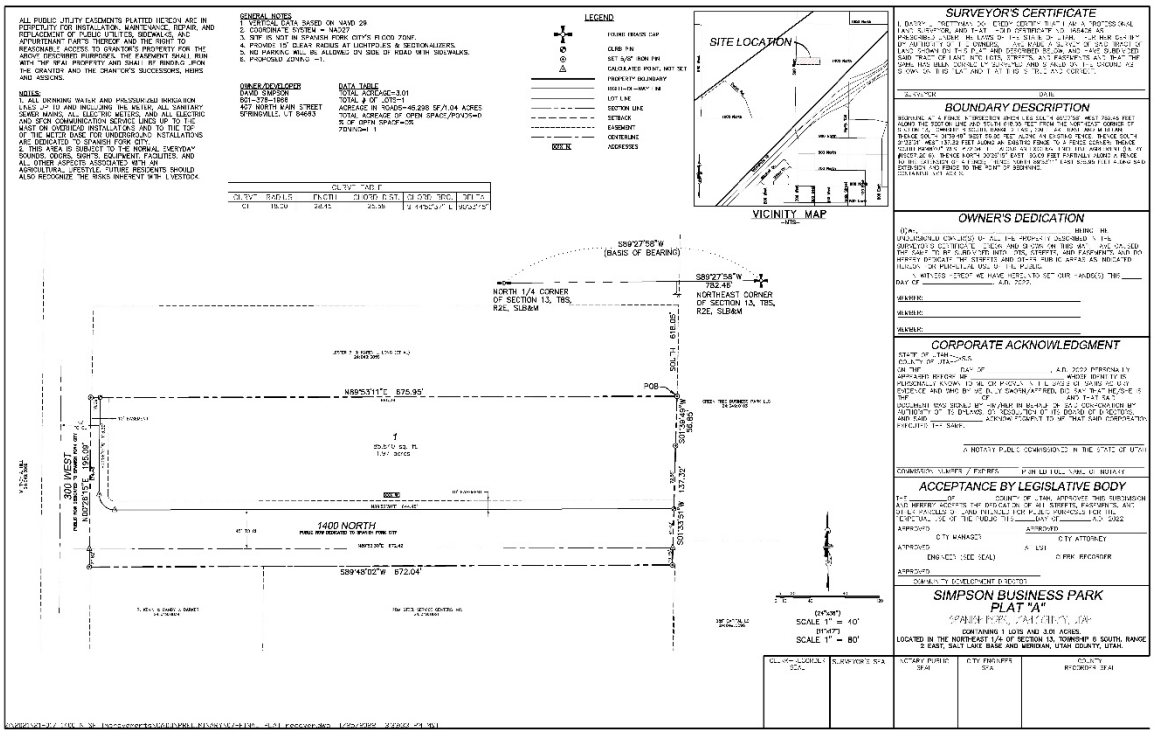
1. That the applicant meets the City's Zoning Requirements and Construction Standards.
2. That the applicant addresses any red-lines.

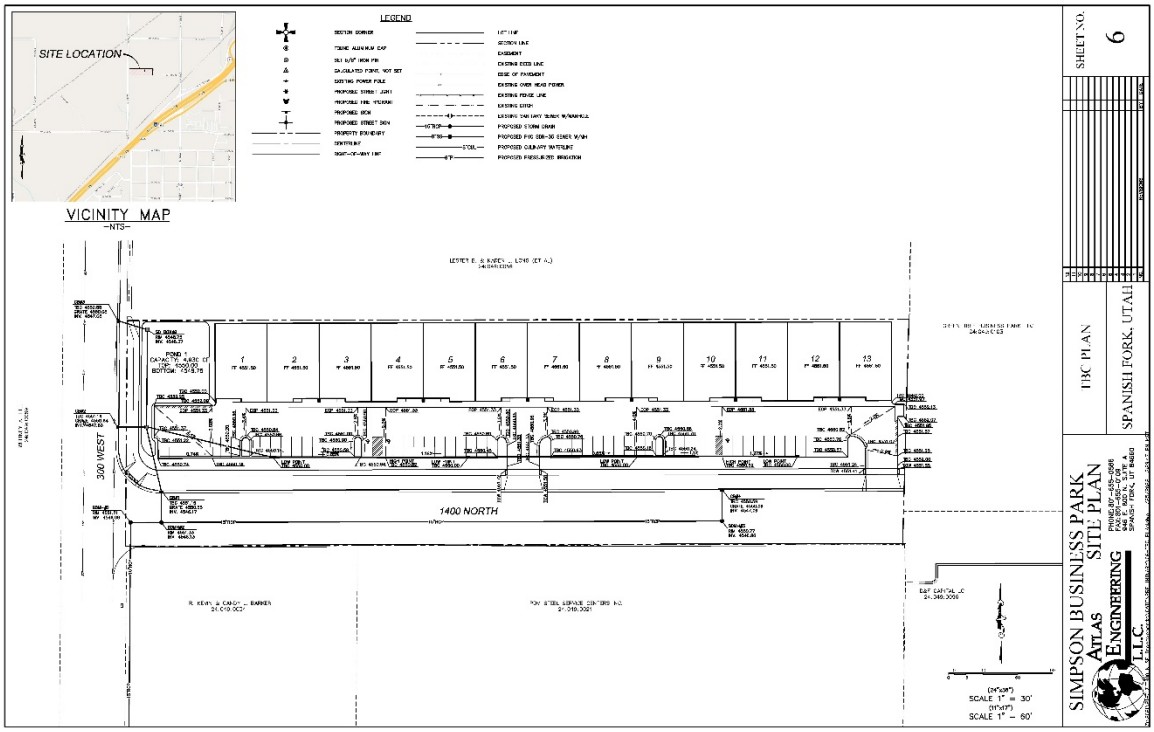
Exhibits

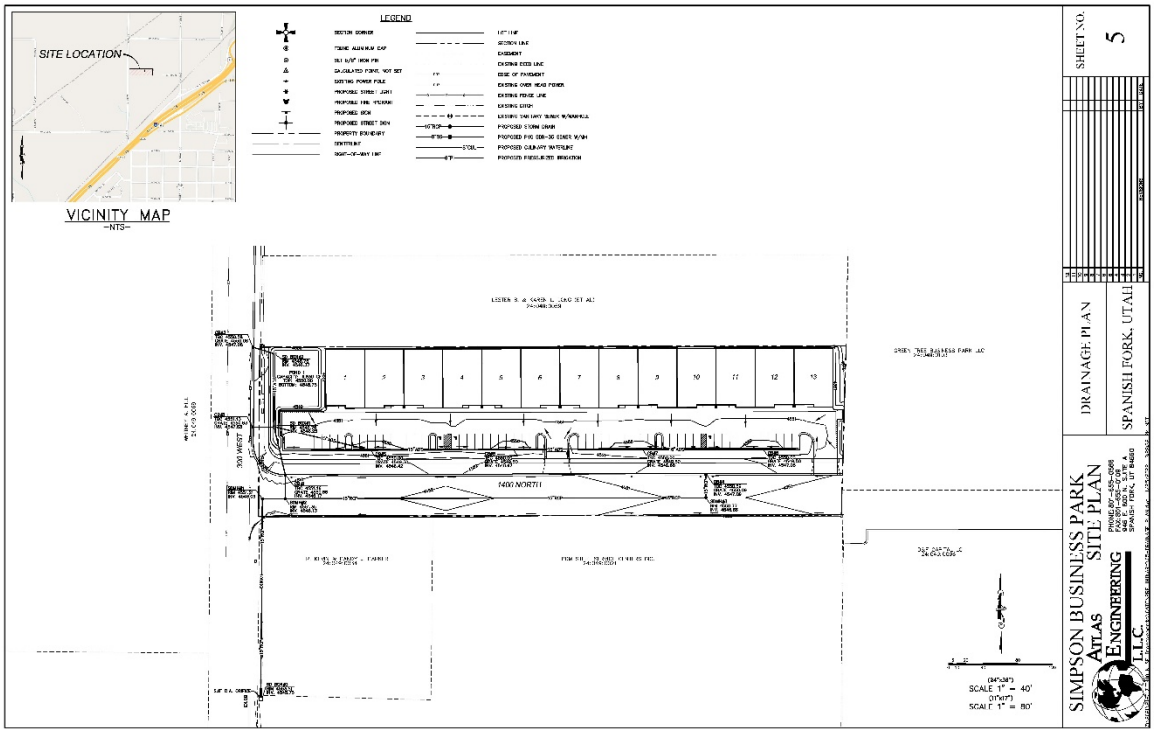
1. Site Plan.
2. Landscaping Plan.
3. Elevations.

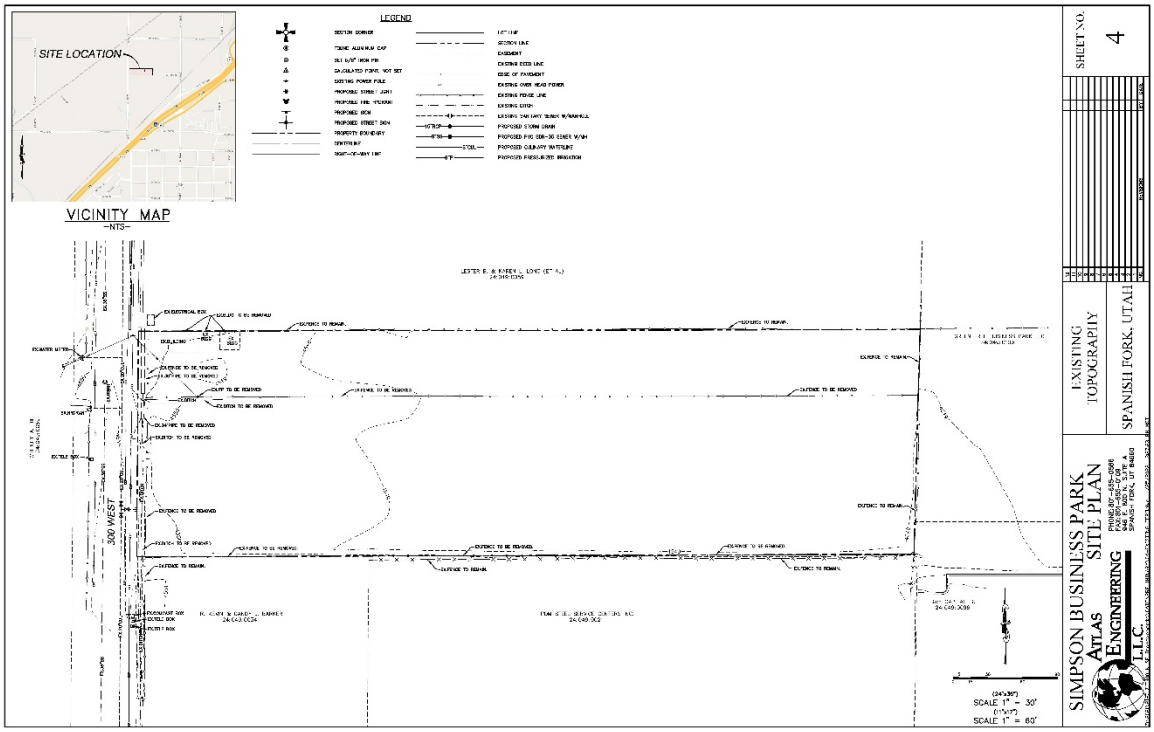
Exhibit 1

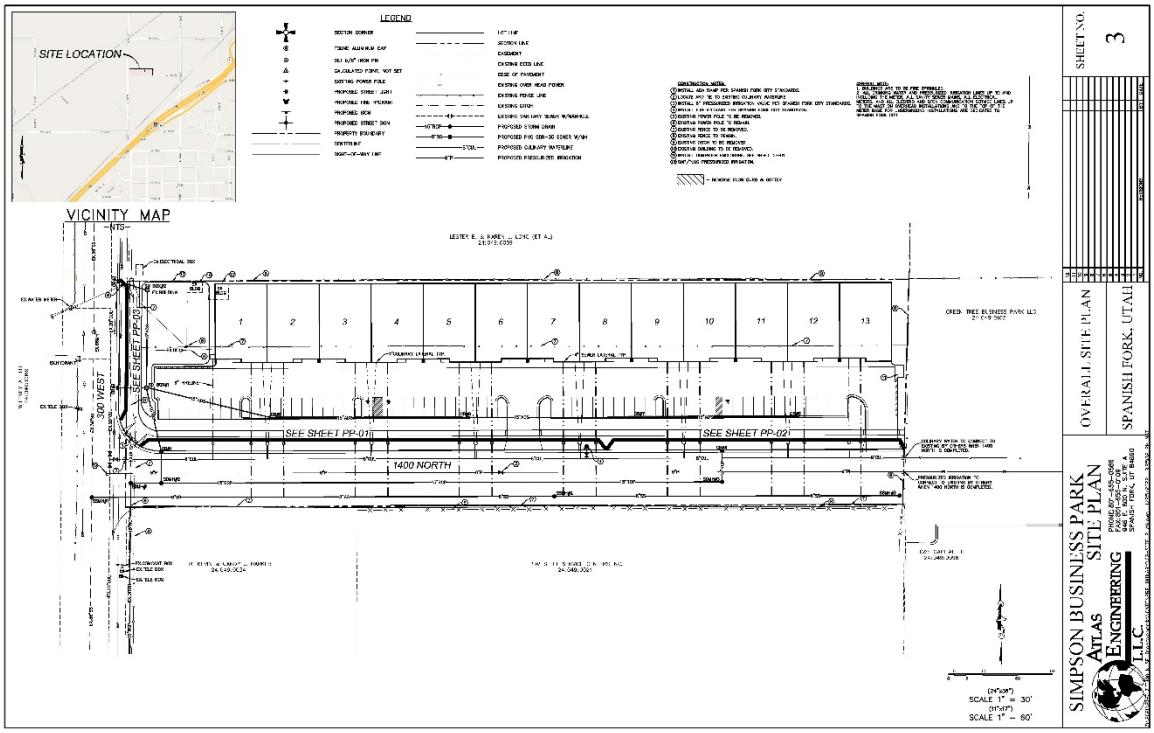

SHEET NO.
8
ELECTRICAL PLAN
SPANISH FORK, UTAH
SIMPSON BUSINESS PARK
SITE PLAN
ATLAS ENGINEERING L.L.C.
300 WEST
1400 NORTH
1 2 3 4 5 6 7 8 9 10 11 12 13
ELECTRICAL LEGEND
COMMUNICATIONS LEGEND
SCALE 1" = 30'
SCALE 1" = 60'

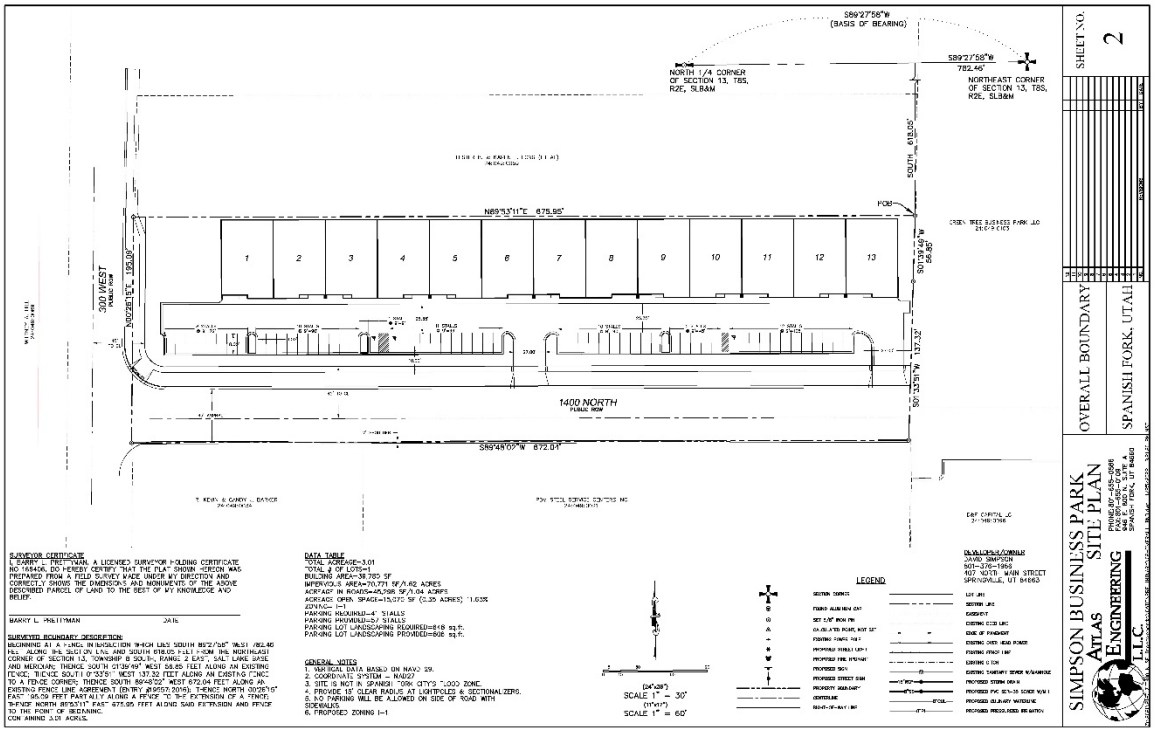

GENERAL NOTES
LEGEND
SITE LOCATION
VICINITY MAP
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION
CORPORATE ACKNOWLEDGMENT
ACCEPTANCE BY LEGISLATIVE BODY
SIMPSON BUSINESS PARK
PLAT "A"
S89°27'58"W
(BASIS OF BEARING)
782.48'
NORTHEAST CORNER
OF SECTION 13, TBS,
R2E, SLB&M
NORTH 1/4 CORNER
OF SECTION 13, TBS,
R2E, SLB&M
POB
N89°53'11"E 675.95'
S89°48'02"W 672.04'
300 WEST
1400 NORTH
SCALE 1" = 40'
SCALE 1" = 80'


SITE LOCATION
VICINITY MAP
-NTS-
LEGEND
300 WEST
1400 NORTH
SHEET NO. 6
SIMPSON BUSINESS PARK
SITE PLAN
ATLAS ENGINEERING L.L.C.
PHONE 801-655-0866
946 E. 800 N. SUITE A
SPANISH FORK, UTAH 84660
SPANISH FORK, UTAH
IBC PLAN
SCALE 1" = 30'
SCALE 1" = 60'


SITE LOCATION
VICINITY MAP
-NTS-
LEGEND
300 WEST
1400 NORTH
SHEET NO. 5
SIMPSON BUSINESS PARK
SITE PLAN
ATLAS ENGINEERING L.L.C.
PHONE 801-655-0866
946 E. 800 N. SUITE A
SPANISH FORK, UTAH 84660
SPANISH FORK, UTAH
DRAINAGE PLAN
SCALE 1" = 40'
SCALE 1" = 80'


SITE LOCATION
VICINITY MAP
-NTS-
LEGEND
300 WEST
SCALE 1" = 30'
SCALE 1" = 60'
SHEET NO. 4
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
SIMPSON BUSINESS PARK SITE PLAN
ATLAS ENGINEERING L.L.C.


SITE LOCATION
VICINITY MAP
-NTS-
LEGEND
300 WEST
SEE SHEET PP-01
SEE SHEET PP-02
1400 NORTH
1
2
3
4
5
6
7
8
9
10
11
12
13
SCALE 1" = 30'
SCALE 1" = 60'
SHEET NO. 3
OVERALL SITE PLAN
SPANISH FORK, UTAH
SIMPSON BUSINESS PARK SITE PLAN
ATLAS ENGINEERING L.L.C.



SIMPSON BUSINESS PARK

SPANISH FORK, UTAH
FINAL SITE PLAN

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
6	TBC PLAN
7	FINAL PLAT
8	ELECTRICAL PLAN
PP-01	PLAN & PROFILE – 1400 NORTH – STA. 10+00 TO STA. 14+50
PP-02	PLAN & PROFILE – 1400 NORTH – STA. 14+50 TO STA. 17+50
PP-03	PLAN & PROFILE – 300 WEST – STA. 10+00 TO STA. 12+91.27
DT-01	DETAIL SHEET

LEGEND
(APPLIES TO ALL SHEETS)



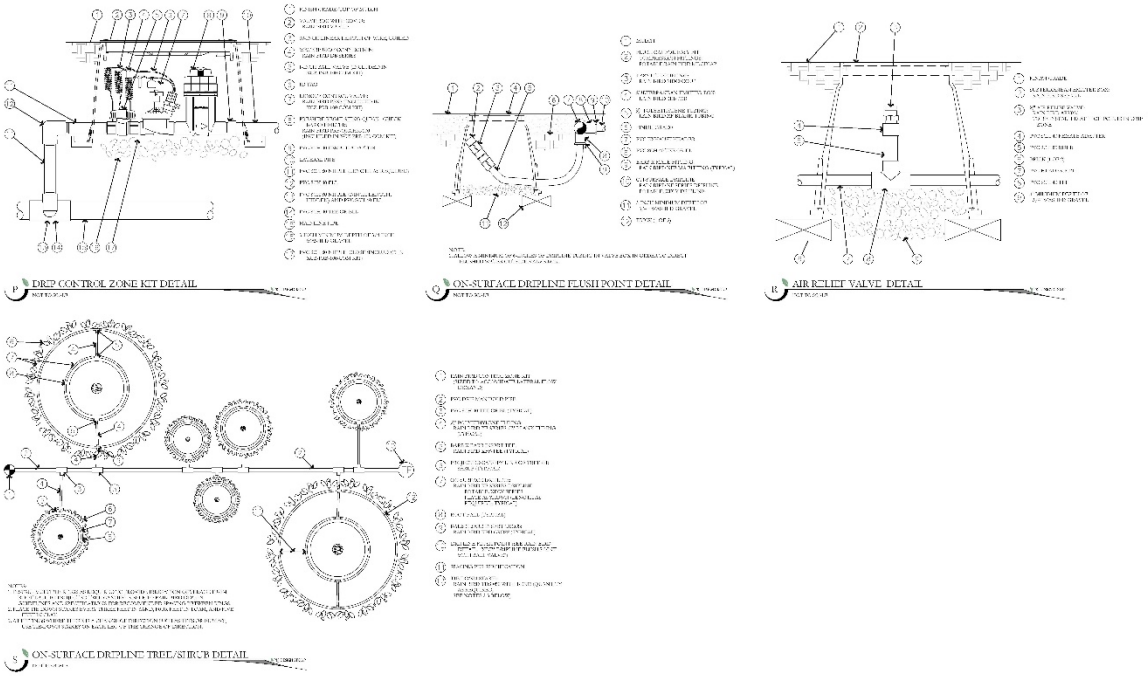
VICINITY MAP
-NTS-

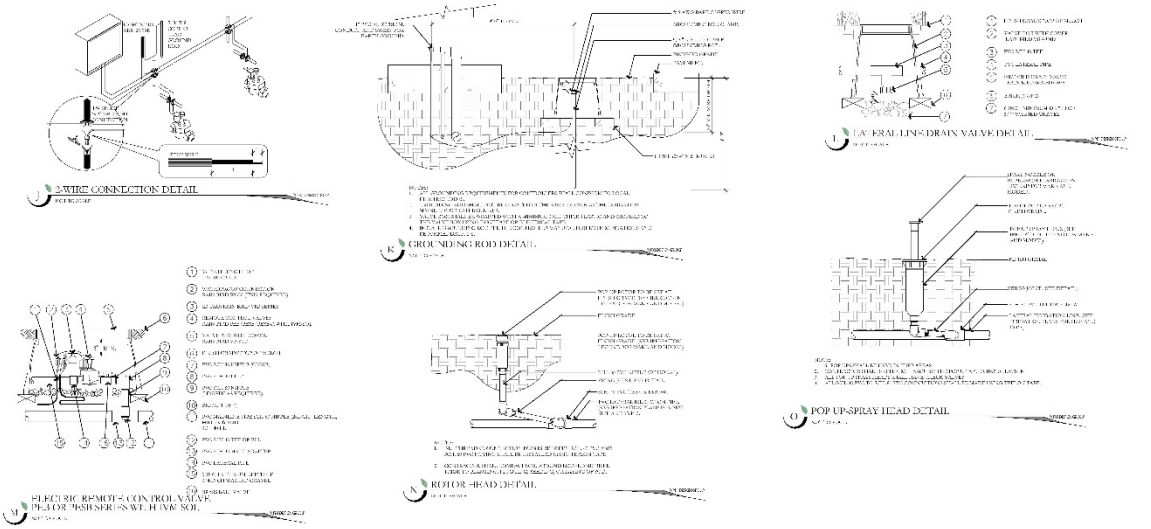
NOTES:
1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE-CONSTRUCTION MEETING.
5. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
6. HOA TO MAINTAIN ALL COMMON AREAS, DETENTION BASINS, AND PARK STRIPS.
7. ENGINEER'S STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRICAL DEPARTMENT.

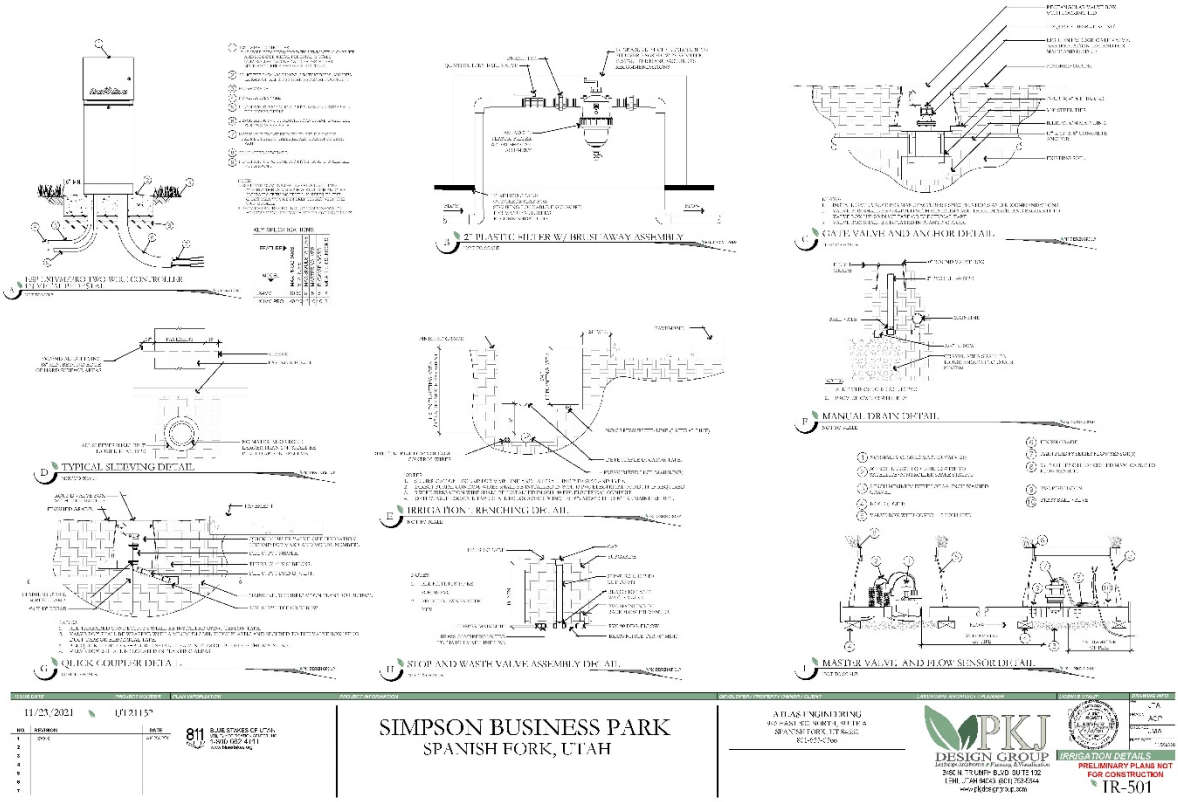
GENERAL NOTES:
1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

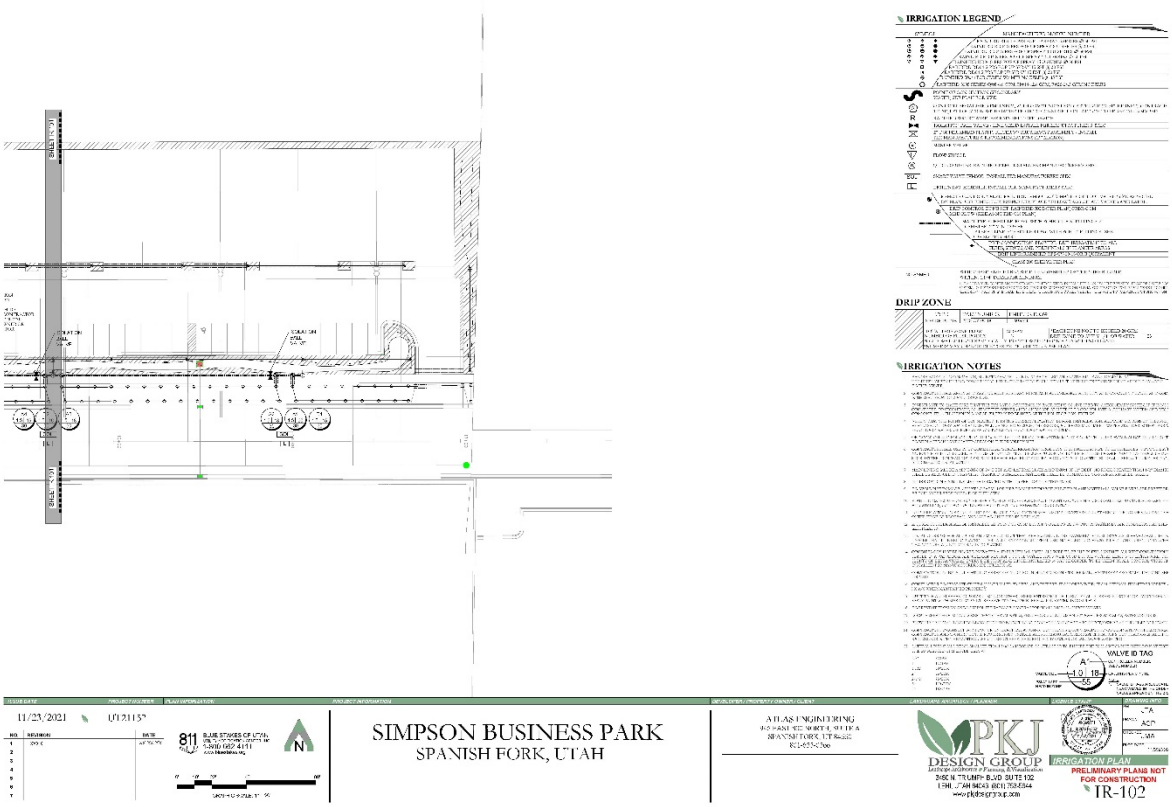
SIMPSON BUSINESS PARK
SITE PLAN

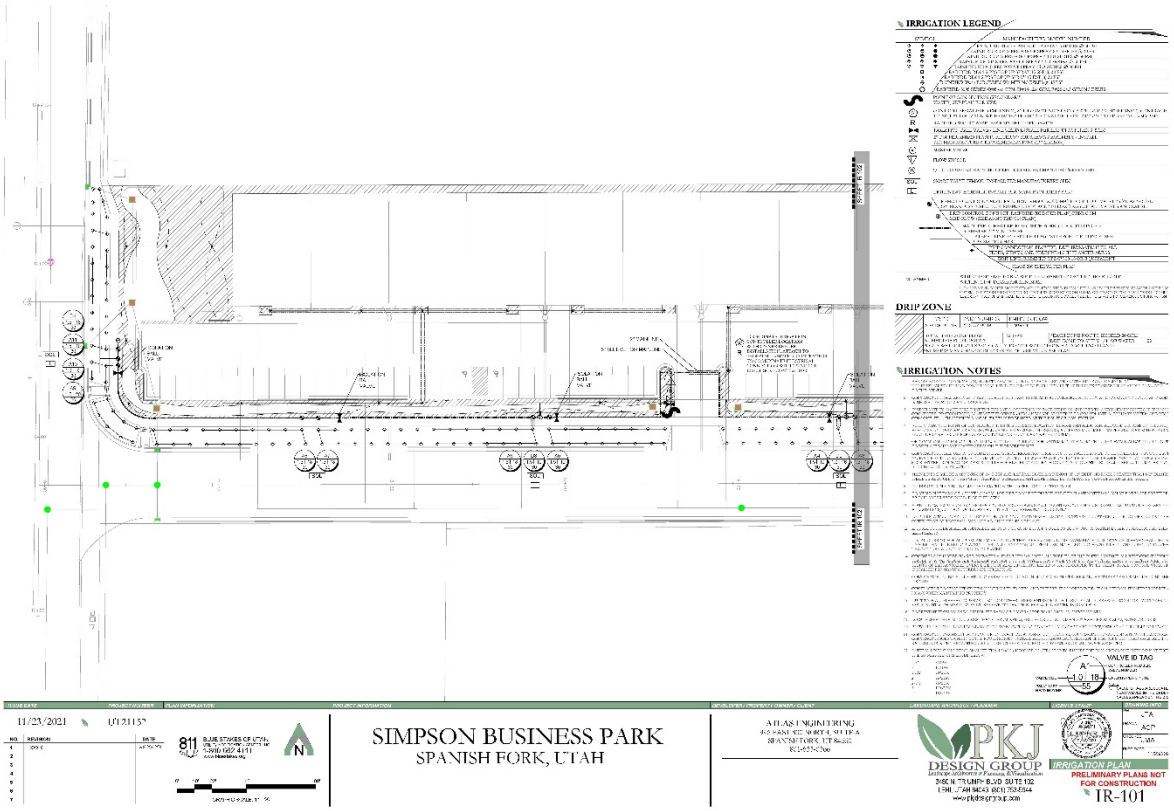
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0709
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

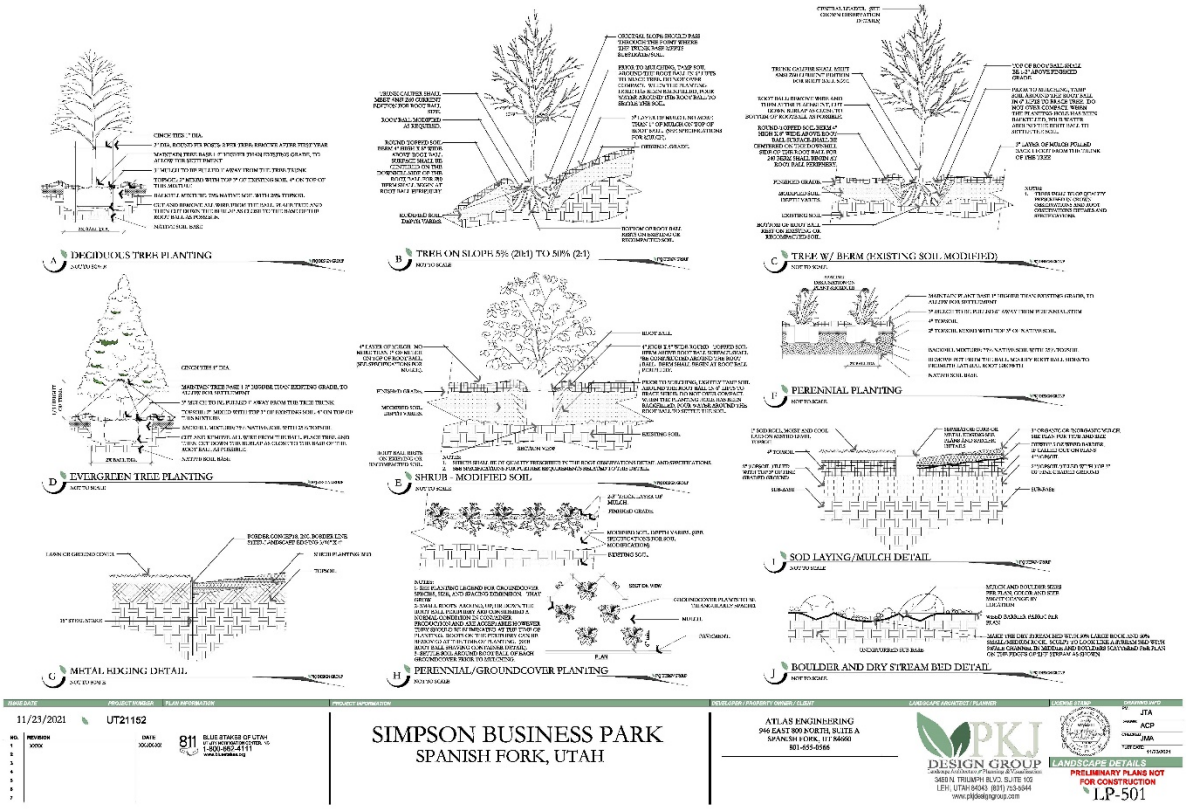

P DRIP CONTROL ZONE KIT DETAIL
Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL
R AIR RELIEF VALVE DETAIL
S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
11/23/2021
UT12115?
811 BLUE STAKES OF UTAH
SIMPSON BUSINESS PARK
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-503

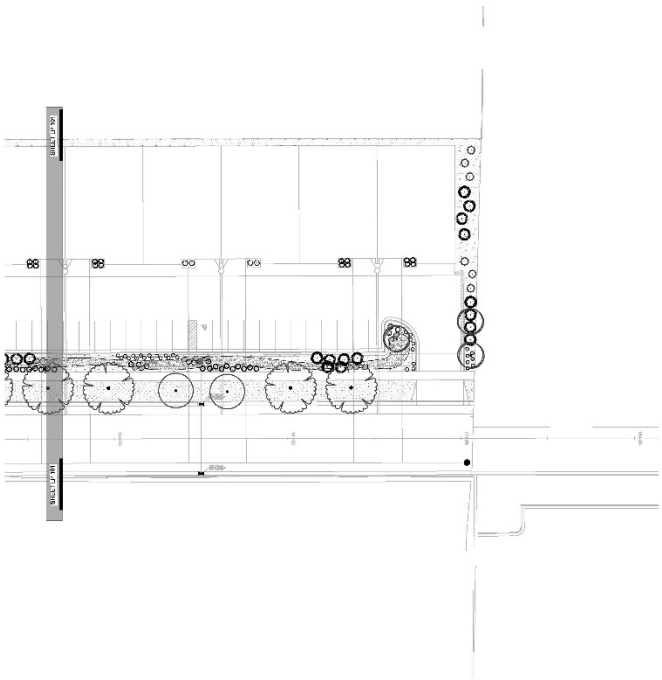

J 2-WIRE CONNECTION DETAIL
K GROUNDING ROD DETAIL
L LATERAL LINE DRAIN VALVE DETAIL
M ELECTRIC REMOTE CONTROL VALVE
N ROTOR HEAD DETAIL
O POP UP-SPRAY HEAD DETAIL
11/23/2021
UT12115?
811 BLUE STAKES OF UTAH
SIMPSON BUSINESS PARK
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-502

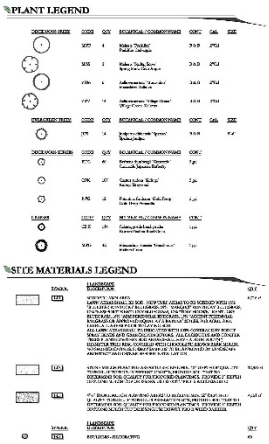

SIMPSON BUSINESS PARK
SPANISH FORK, UTAH
PKJ DESIGN GROUP
IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-501


IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
SIMPSON BUSINESS PARK
SPANISH FORK, UTAH
PKJ DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-102


IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
11/23/2021
UT21152
811
SIMPSON BUSINESS PARK
SPANISH FORK, UTAH
ATLAS ENGINEERING
946 EAST 800 NORTH, SUITE A
SPANISH FORK, UT 84660
801-655-0588
PKJ DESIGN GROUP
3480 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 763-5944
www.pkjdesigngroup.com
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-101


A DECIDUOUS TREE PLANTING
B TREE ON SLOPES 5% (20:1) TO 50% (2:1)
C TREE W/ BERM (EXISTING SOIL MODIFIED)
D EVERGREEN TREE PLANTING
E SHRUB - MODIFIED SOIL
F PERENNIAL PLANTING
G METAL EDGING DETAIL
H PERENNIAL/GROUNDCOVER PLANTING
I SOD LAYING/MULCH DETAIL
J BOULDER AND DRY STREAM BED DETAIL
11/23/2021
UT21152
811
SIMPSON BUSINESS PARK
SPANISH FORK, UTAH
ATLAS ENGINEERING
946 EAST 800 NORTH, SUITE A
SPANISH FORK, UT 84660
801-655-0588
PKJ DESIGN GROUP
3480 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 763-5944
www.pkjdesigngroup.com
LANDSCAPE DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-501





11/23/2021 UT21152

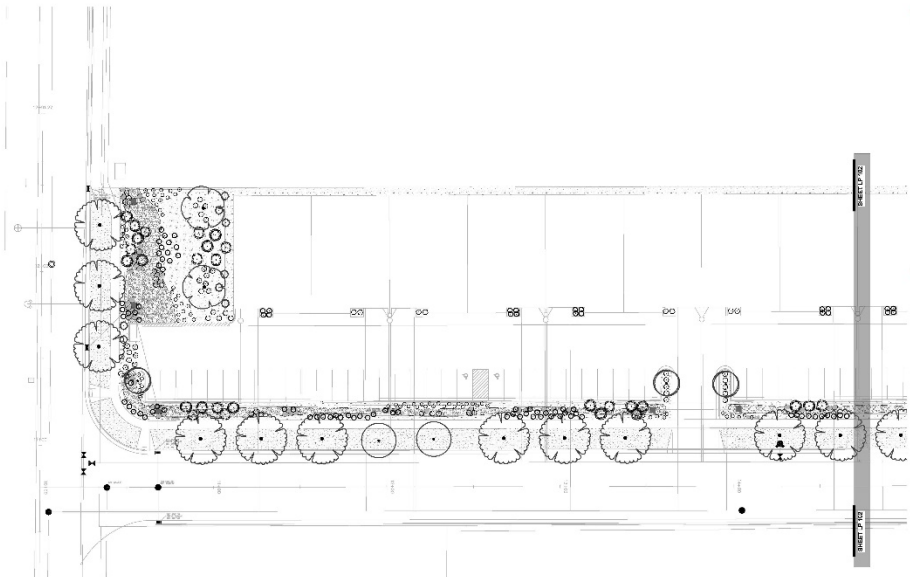
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SPANISH FORK, UTAH

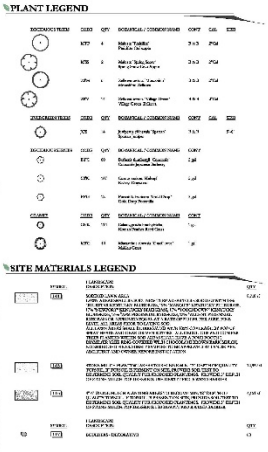
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801-655-0566

PKJ DESIGN GROUP
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JTA
ACP
JMA
11/23/2021

LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-102





11/23/2021 UT21152

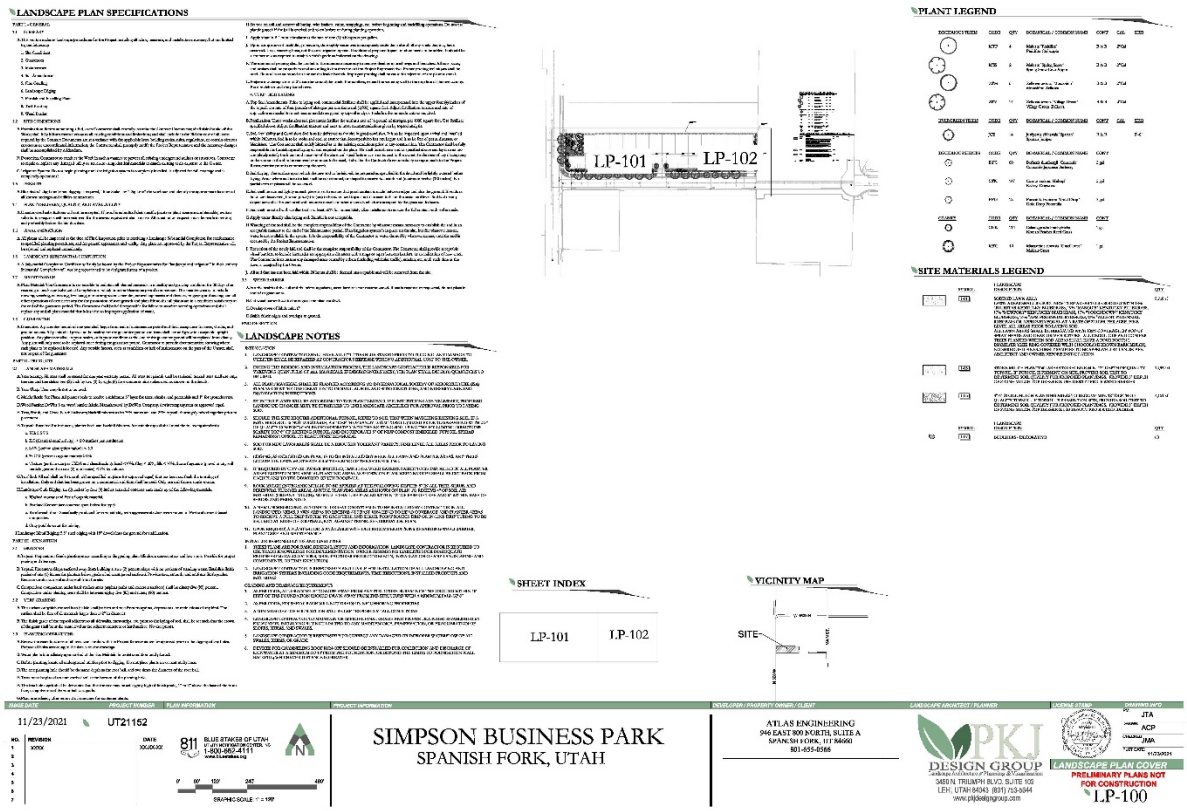
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SPANISH FORK, UTAH

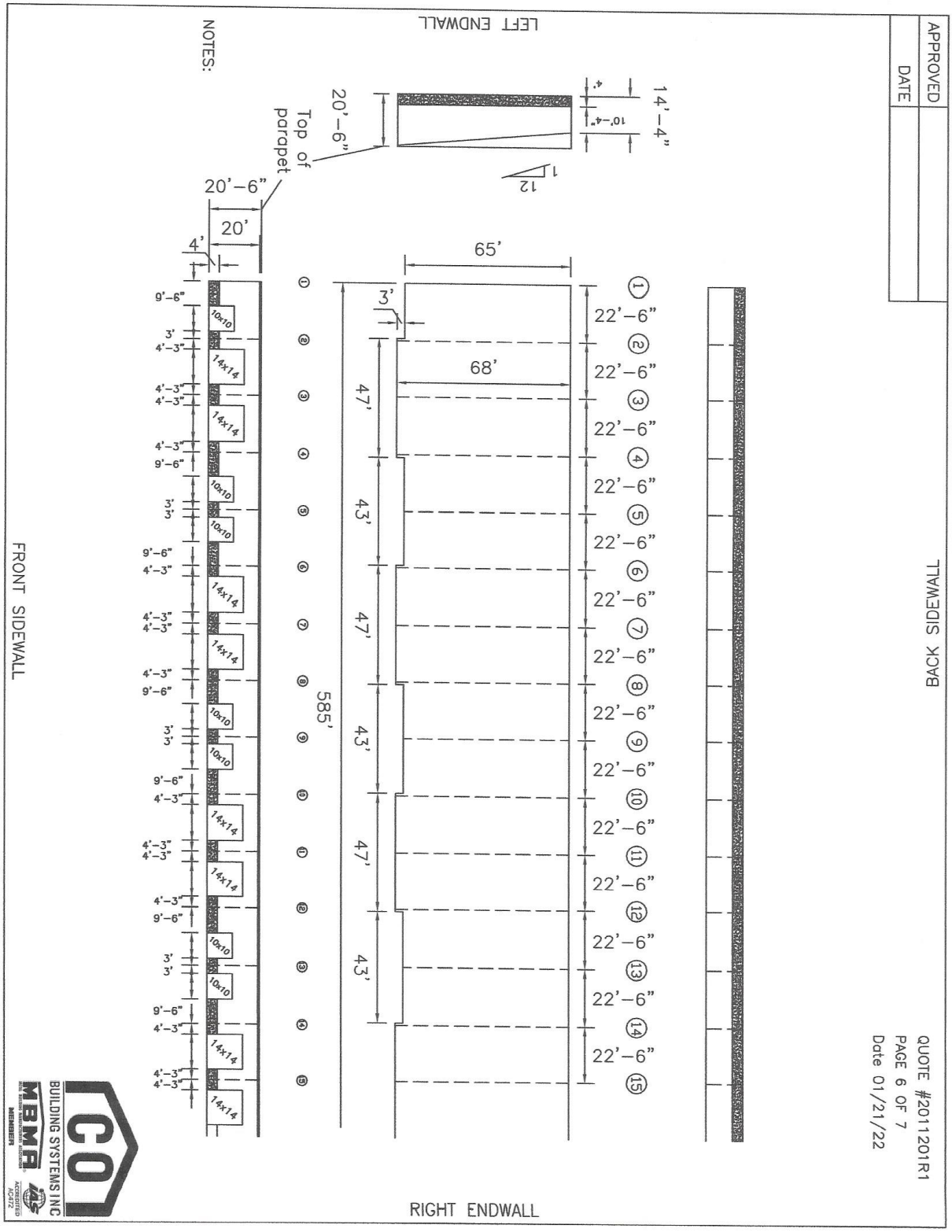
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946 EAST 800 NORTH, SUITE A
SPANISH FORK, UT 84660
801-655-0566

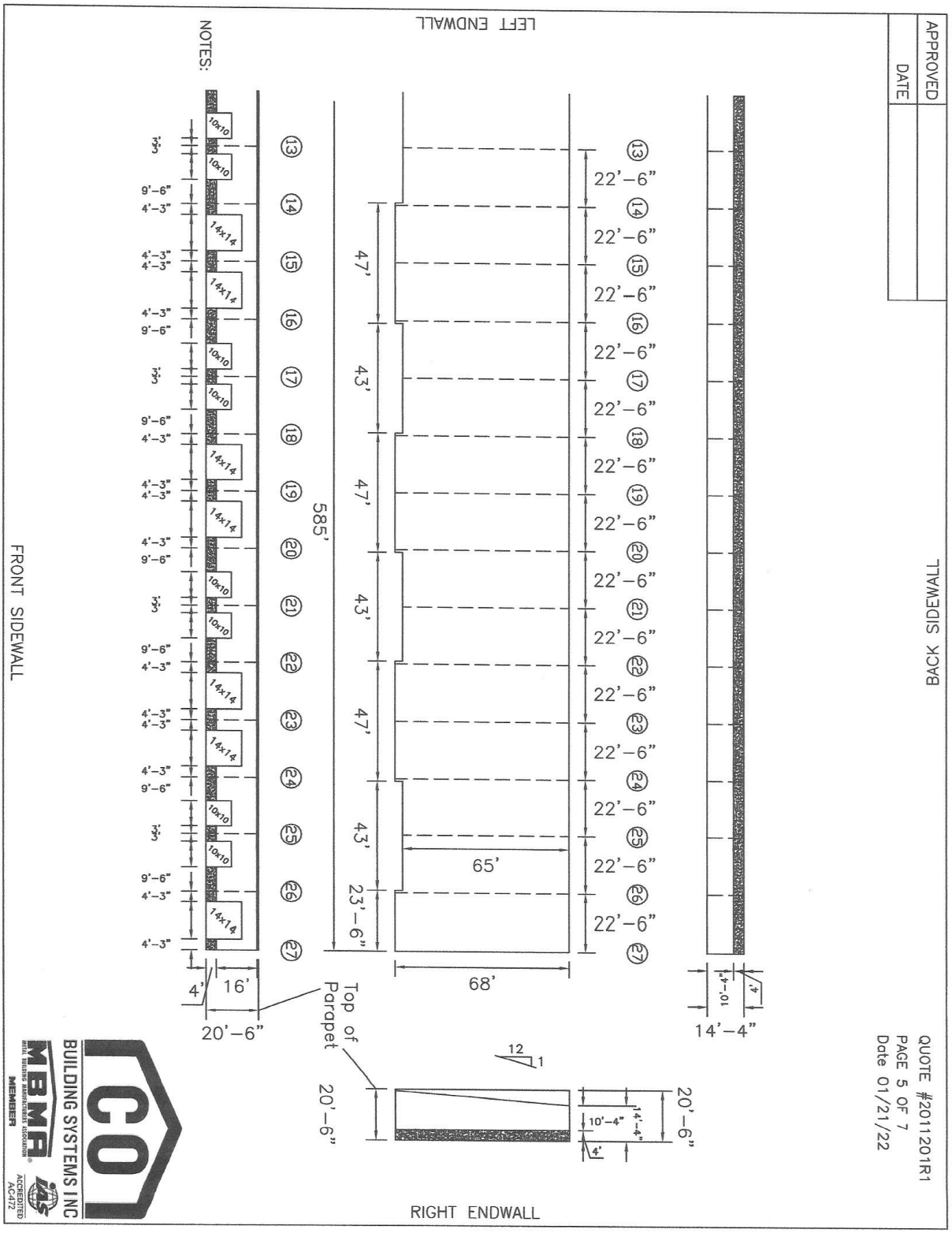
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3450 N. TRIUMPH BLVD. SUITE 102
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www.pkjdesigngroup.com

JTA
ACP
JMA
11/23/2021

LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-101


LANDSCAPE PLAN SPECIFICATIONS
LANDSCAPE NOTES
LP-101
LP-102
SHEET INDEX
LP-101 LP-102
VICINITY MAP
SITE
PLANT LEGEND
SITE MATERIALS LEGEND
11/23/2021
UT21152
SIMPSON BUSINESS PARK
SPANISH FORK, UTAH
ATLAS ENGINEERING
946 EAST 900 NORTH, SUITE A
SPANISH FORK, UT 84660
801-655-6566
PKJ DESIGN GROUP
3460 N. TRIUMPH BLVD, SUITE 100
LEHI, UTAH 84043 (801) 753-9344
www.pkjdesigngroup.com
JTA
ACP
JMA
LANDSCAPE PLAN COVER
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-100


APPROVED
DATE
QUOTE #20112011R1
PAGE 6 OF 7
Date 01/21/22
BACK SIDEWALL
LEFT ENDWALL
NOTES:
14'-4"
20'-6"
Top of parapet
20'-6"
20'
4'
65'
68'
585'
3'
47'
43'
22'-6"
FRONT SIDEWALL
RIGHT ENDWALL
BUILDING SYSTEMS INC
MBMA


APPROVED
DATE
QUOTE #20112O1R1
PAGE 5 OF 7
Date 01/21/22
BACK SIDEWALL
LEFT ENDWALL
NOTES:
FRONT SIDEWALL
RIGHT ENDWALL
585'
68'
65'
47'
43'
22'-6"
23'-6"
14'-4"
20'-6"
16'
4'
Top of Parapet
12
1
10'-4"
BUILDING SYSTEMS INC
MBMA
MEMBER
ACCREDITED
AC472

SIMPSON BUSINESS PARK

SPANISH FORK, UTAH
FINAL SITE PLAN

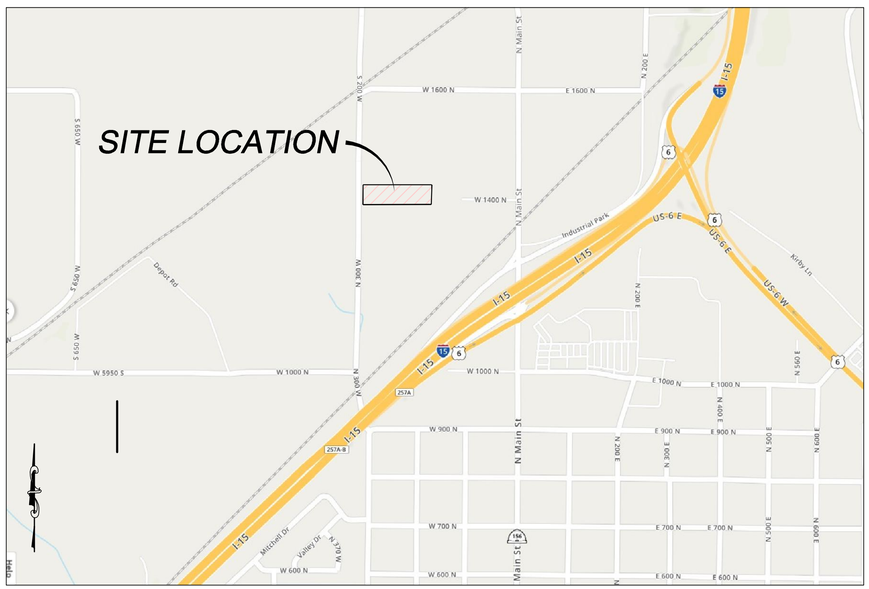
-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
6	TBC PLAN
7	FINAL PLAT
8	ELECTRICAL PLAN
PP-01	PLAN & PROFILE – 1400 NORTH – STA. 10+00 TO STA. 14+50
PP-02	PLAN & PROFILE – 1400 NORTH – STA. 14+50 TO STA. 17+50
PP-03	PLAN & PROFILE – 300 WEST – STA. 10+00 TO STA. 12+91.27
DT-01	DETAIL SHEET

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
1/25/22
STATE OF UTAH

LEGEND
(APPLIES TO ALL SHEETS)

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



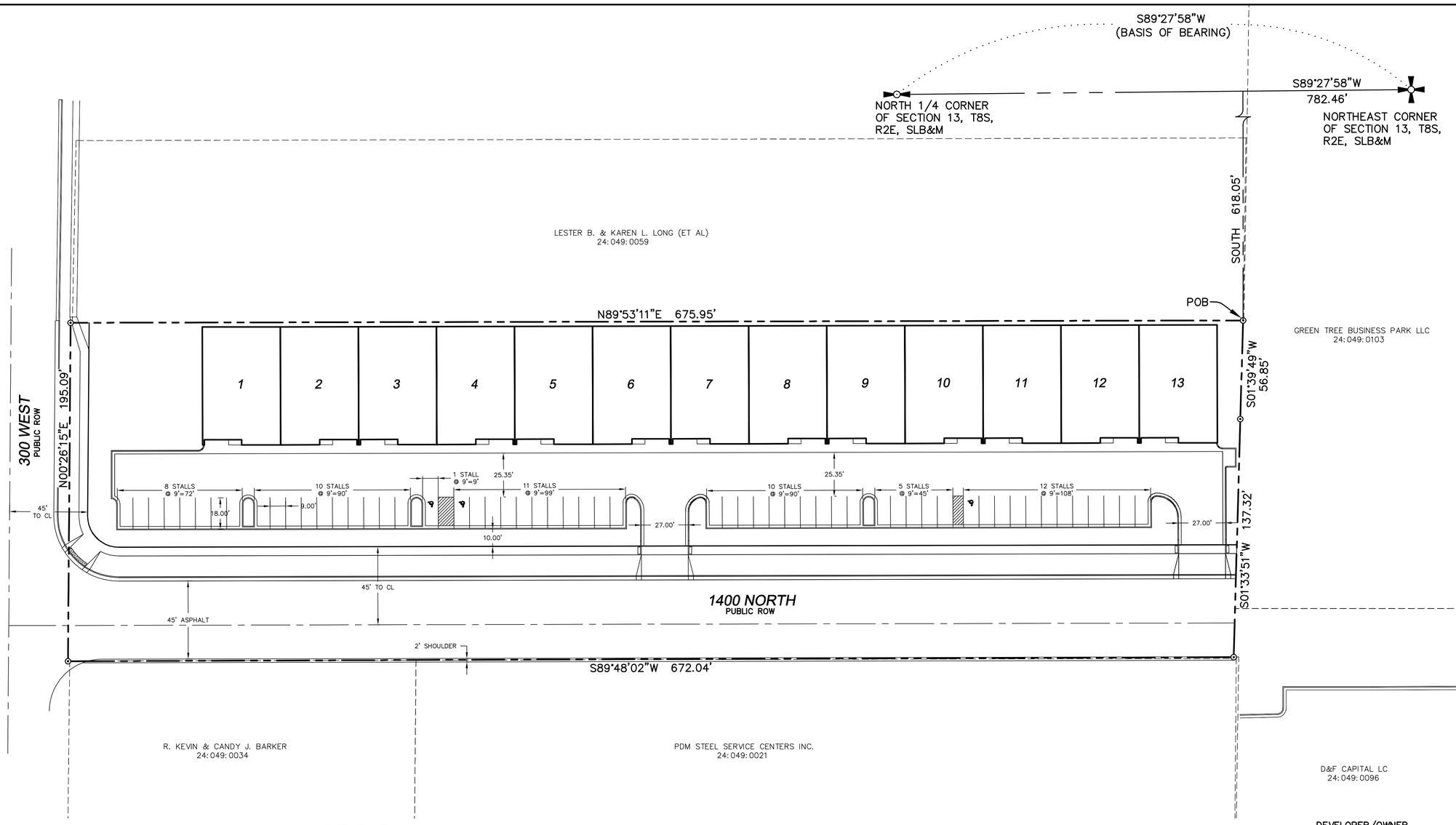
VICINITY MAP
–NTS–

NOTES:
1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE-CONSTRUCTION MEETING.
5. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
6. HOA TO MAINTAIN ALL COMMON AREAS, DETENTION BASINS, AND PARK STRIPS.
7. ENGINEER'S STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRICAL DEPARTMENT.

GENERAL NOTES:
1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISREPANCIES TO THE ENGINEER.

SIMPSON BUSINESS PARK
SITE PLAN

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



SURVEYOR CERTIFICATE

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

BARRY L. PRETTYMAN DATE

SURVEYED BOUNDARY DESCRIPTION:

BEGINNING AT A FENCE INTERSECTION WHICH LIES SOUTH 89°27'58" WEST 782.46 FEET ALONG THE SECTION LINE AND SOUTH 618.05 FEET FROM THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 01°39'49" WEST 56.85 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 01°33'51" WEST 137.32 FEET ALONG AN EXISTING FENCE TO A FENCE CORNER; THENCE SOUTH 89°48'02" WEST 672.04 FEET ALONG AN EXISTING FENCE LINE AGREEMENT (ENTRY #19557:2016); THENCE NORTH 00°26'15" EAST 195.09 FEET PARTIALLY ALONG A FENCE TO THE EXTENSION OF A FENCE; THENCE NORTH 89°53'11" EAST 675.95 FEET ALONG SAID EXTENSION AND FENCE TO THE POINT OF BEGINNING.
CONTAINING 3.01 ACRES.

DATA TABLE

TOTAL ACREAGE=3.01
TOTAL # OF LOTS=1
BUILDING AREA=39,780 SF
IMPERVIOUS AREA=70,771 SF/1.62 ACRES
ACREAGE IN ROADS=45,298 SF/1.04 ACRES
ACREAGE OPEN SPACE=15,070 SF (0.35 ACRES) 11.63%
ZONING= I-1
PARKING REQUIRED=41 STALLS
PARKING PROVIDED=57 STALLS
PARKING LOT LANDSCAPING REQUIRED=648 sq.ft.
PARKING LOT LANDSCAPING PROVIDED=806 sq.ft.

GENERAL NOTES

1. VERTICAL DATA BASED ON NAVD 29.
2. COORDINATE SYSTEM = NAD27
3. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE.
4. PROVIDE 15' CLEAR RADIUS AT LIGHTPOLES & SECTIONALIZERS.
5. NO PARKING WILL BE ALLOWED ON SIDE OF ROAD WITH SIDEWALKS.
6. PROPOSED ZONING I-1.

0 15 30 60 90

(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

LEGEND

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

DEVELOPER/OWNER
DAVID SIMPSON
801-376-1966
407 NORTH MAIN STREET
SPRINGVILLE, UT 84663

SHEET NO. 2

NO.	REVISIONS	BY	DATE
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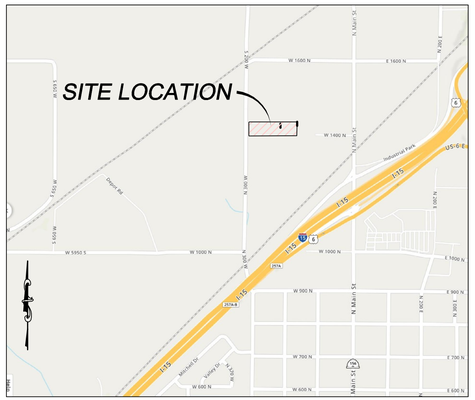
OVERALL BOUNDARY

SPANISH FORK, UTAH

SIMPSON BUSINESS PARK
SITE PLAN

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

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LEGEND

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

CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
2. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
3. INSTALL 6" PRESSURIZED IRRIGATION VALVE PER SPANISH FORK CITY STANDARDS.
4. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
5. EXISTING POWER POLE TO BE REMOVED.
6. EXISTING POWER POLE TO REMAIN.
7. EXISTING FENCE TO BE REMOVED.
8. EXISTING FENCE TO REMAIN.
9. EXISTING DITCH TO BE REMOVED.
10. EXISTING BUILDING TO BE REMOVED.
11. INSTALL DUMPSTER ENCLOSURE. SEE SHEET DT-01.
12. CAP/PLUG PRESSURIZED IRRIGATION.

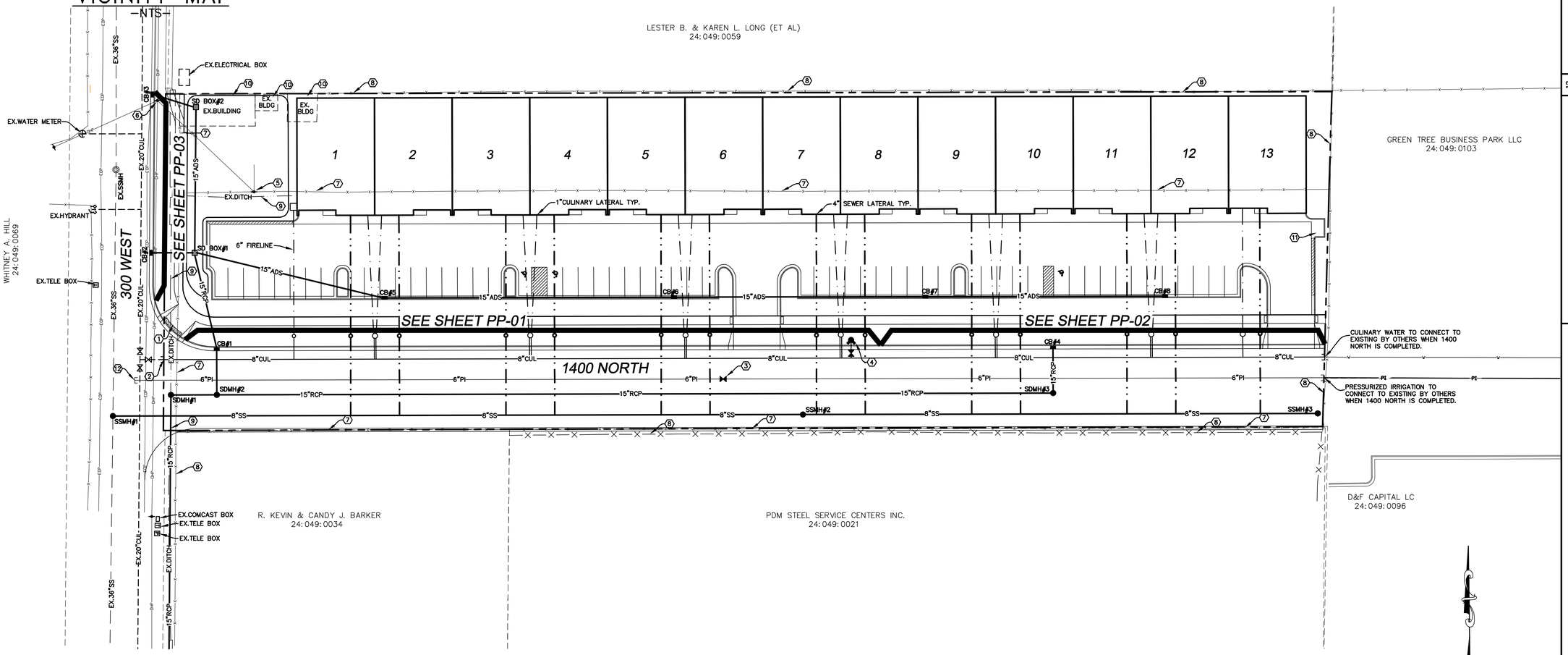
– REVERSE FLOW CURB & GUTTER

GENERAL NOTE:

1. BUILDINGS ARE TO BE FIRE SPRINKLED.
2. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITY 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.

VICINITY MAP

NTS



0 5 15 30 60 90

(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

SHEET NO. 3

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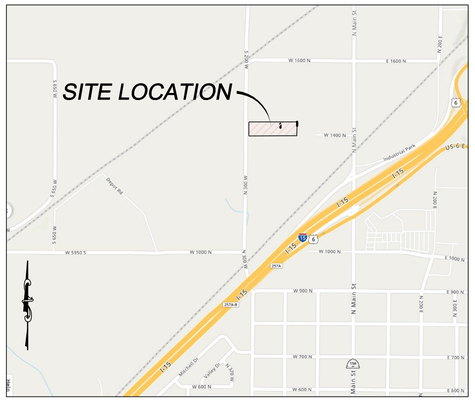
OVERALL SITE PLAN

SPANISH FORK, UTAH

SIMPSON BUSINESS PARK
SITE PLAN

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

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VICINITY MAP
–NTS–

LEGEND

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

LESTER B. & KAREN L. LONG (ET AL)
24:049:0059

GREEN TREE BUSINESS PARK LLC
24:049:0103

WHITNEY A. HILL
24:049:0069

R. KEVIN & CANDY J. BARKER
24:049:0034

PDM STEEL SERVICE CENTERS INC.
24:049:0021

D&F CAPITAL LC
24:049:0096

300 WEST

EX.ELECTRICAL BOX
EX.BLDG TO BE REMOVED
EX.BUILDING
EX. BLDG
EX. BLDG
EX.FENCE TO REMAIN.
EX.WATER METER
EX.FENCE TO BE REMOVED
EX.36"PIPE TO BE REMOVED
EX.PP TO BE REMOVED
EX.DITCH
EX.DITCH TO BE REMOVED
EX.HYDRANT
EX.24"PIPE TO BE REMOVED
EX.DITCH TO BE REMOVED
EX.TELE BOX
EX.36"SS
EX.20"CUL
EX.SSMH
EX.FENCE TO BE REMOVED.
EX.COMCAST BOX
EX.TELE BOX
EX.TELE BOX
4550
4549
4551

(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

SHEET NO. 4

NO.	REVISIONS	BY	DATE
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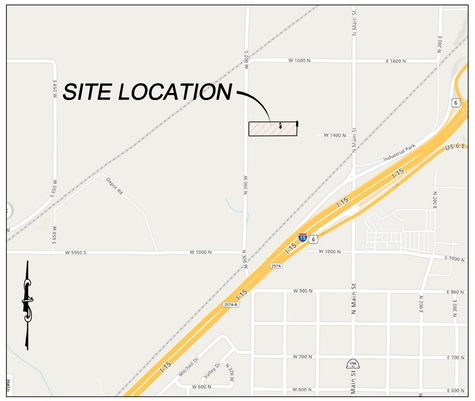
EXISTING TOPOGRAPHY

SPANISH FORK, UTAH

SIMPSON BUSINESS PARK
SITE PLAN

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

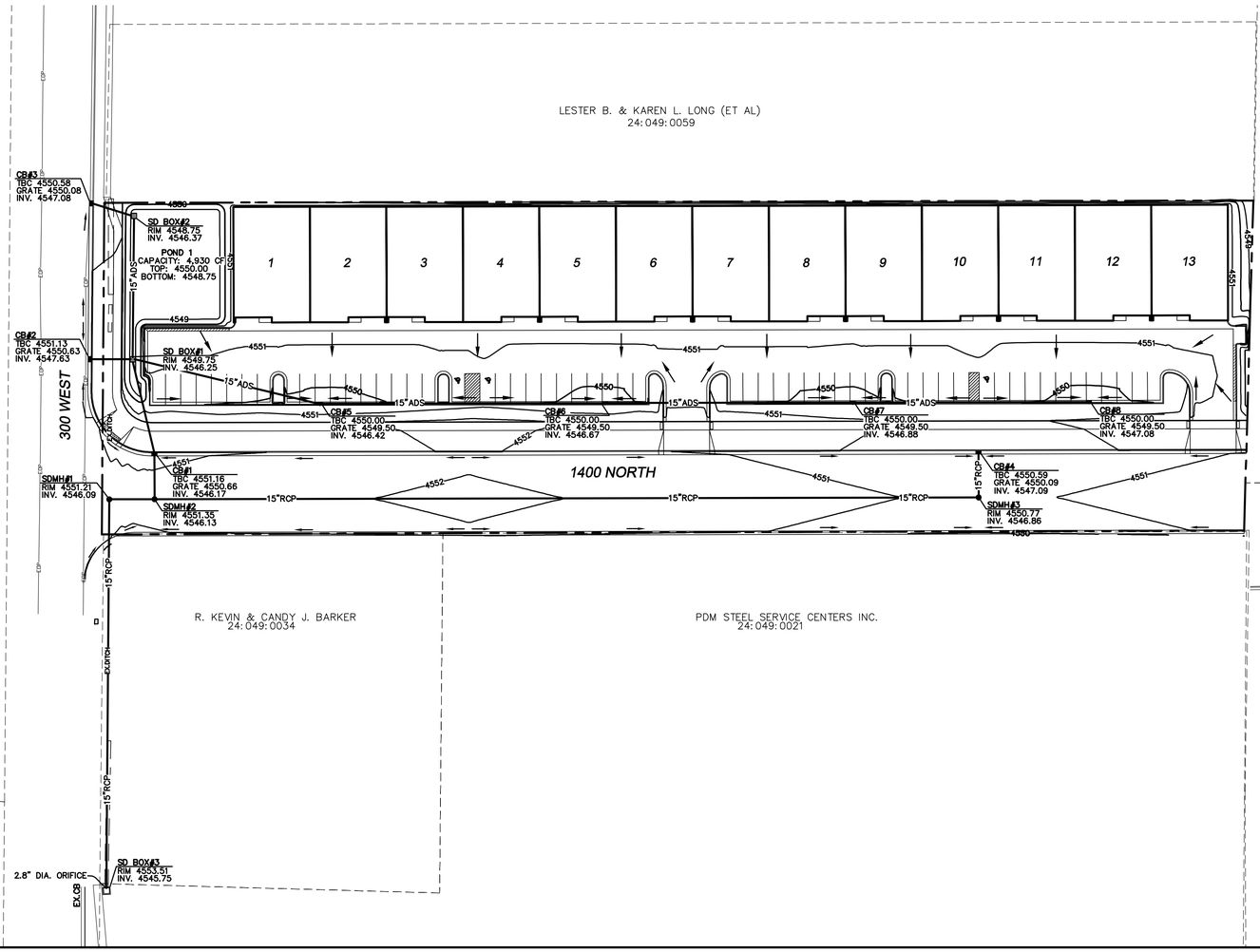
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VICINITY MAP
–NTS–

LEGEND

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



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

SHEET NO. 5

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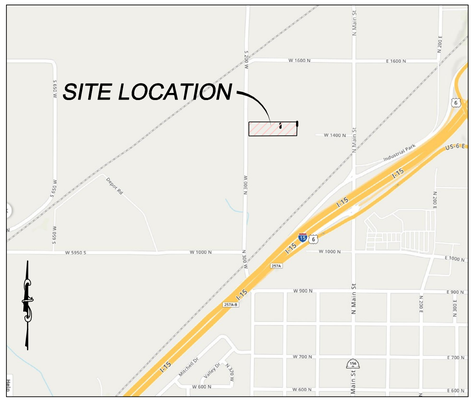
DRAINAGE PLAN

SPANISH FORK, UTAH

SIMPSON BUSINESS PARK
SITE PLAN

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

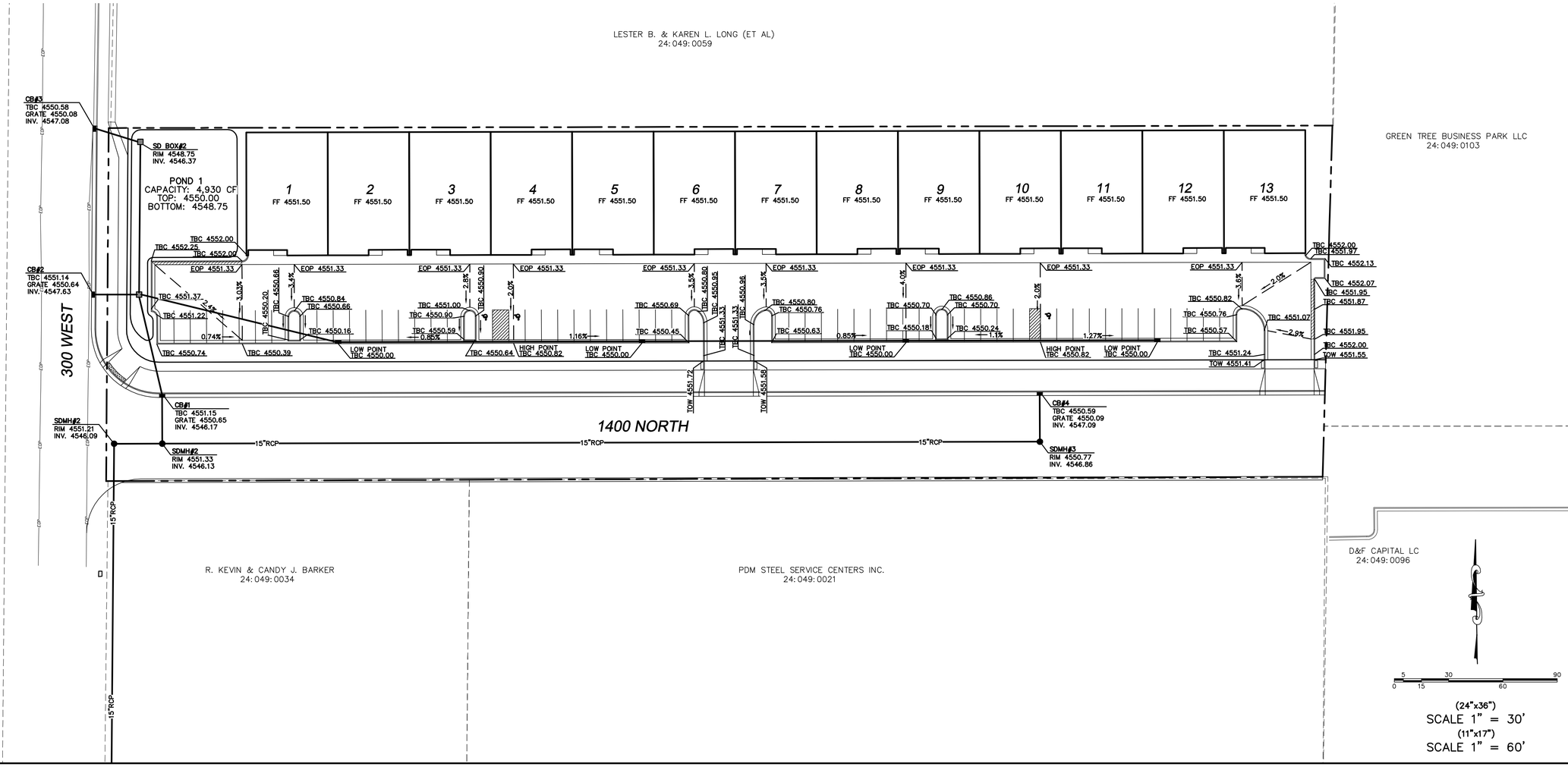
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VICINITY MAP
-NTS-

LEGEND

SECTION CORNER	LOT LINE
FOUND ALUMINUM CAP	SECTION LINE
SET 5/8" IRON PIN	EASEMENT
CALCULATED POINT, NOT SET	EXISTING DEED LINE
EXISTING POWER POLE	EDGE OF PAVEMENT
PROPOSED STREET LIGHT	EXISTING OVER HEAD POWER
PROPOSED FIRE HYDRANT	EXISTING FENCE LINE
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RIGHT-OF-WAY LINE	8"CUL — PROPOSED CULINARY WATERLINE
	6"PI — PROPOSED PRESSURIZED IRRIGATION



(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

SHEET NO. 6

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TBC PLAN

SPANISH FORK, UTAH

SIMPSON BUSINESS PARK
SITE PLAN

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

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

NOTES:
1. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
2. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

GENERAL NOTES
1. VERTICAL DATA BASED ON NAVD 29.
2. COORDINATE SYSTEM = NAD27
3. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE.
4. PROVIDE 15' CLEAR RADIUS AT LIGHTPOLES & SECTIONALIZERS.
5. NO PARKING WILL BE ALLOWED ON SIDE OF ROAD WITH SIDEWALKS.
6. PROPOSED ZONING I-1.

OWNER/DEVELOPER
DAVID SIMPSON
801-376-1966
407 NORTH MAIN STREET
SPRINGVILLE, UT 84663

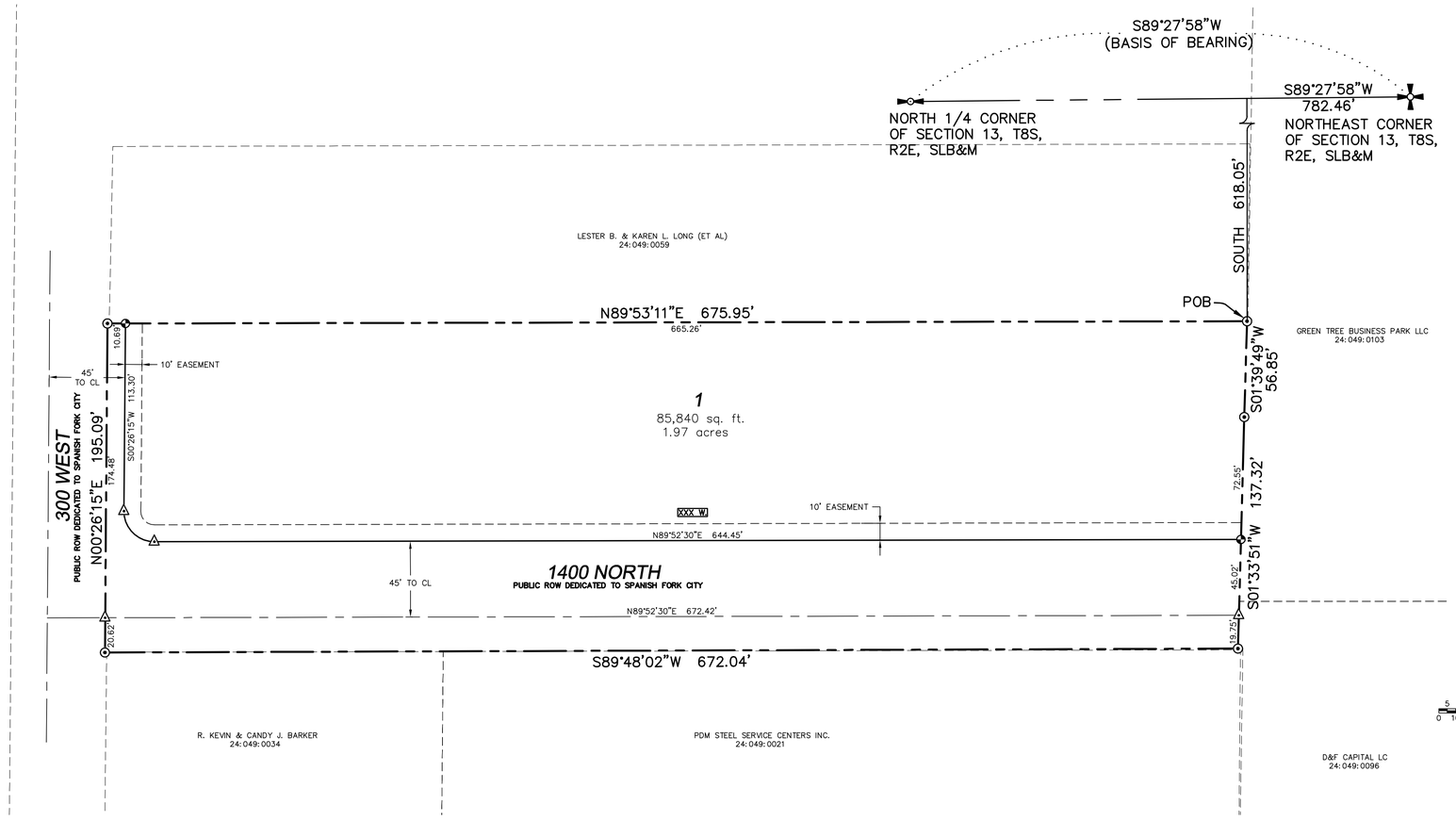
DATA TABLE
TOTAL ACREAGE=3.01
TOTAL # OF LOTS=1
ACREAGE IN ROADS=45,298 SF/1.04 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=0
% OF OPEN SPACE=0%
ZONING=I-1

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	18.00	28.45	25.58	S 44°50'37" E	90°33'45"

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



VICINITY MAP
-NTS-



5 20 80
0 10 40 120

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

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

SURVEYOR _____ DATE _____

BOUNDARY DESCRIPTION

BEGINNING AT A FENCE INTERSECTION WHICH LIES SOUTH 89°27'58" WEST 782.46 FEET ALONG THE SECTION LINE AND SOUTH 618.05 FEET FROM THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 01°39'49" WEST 56.85 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 01°33'51" WEST 137.32 FEET ALONG AN EXISTING FENCE TO A FENCE CORNER; THENCE SOUTH 89°48'02" WEST 672.04 FEET ALONG AN EXISTING FENCE LINE AGREEMENT (ENTRY #19557:2016); THENCE NORTH 00°26'15" EAST 195.09 FEET PARTIALLY ALONG A FENCE TO THE EXTENSION OF A FENCE; THENCE NORTH 89°53'11" EAST 675.95 FEET ALONG SAID EXTENSION AND FENCE TO THE POINT OF BEGINNING.
CONTAINING 3.01 ACRES.

OWNER'S DEDICATION

(I)WE, _____, _____ BEING THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS _____ DAY OF _____. A.D. 2022.

MEMBER: _____

MEMBER: _____

MEMBER: _____

CORPORATE ACKNOWLEDGMENT

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

ON THE _____ DAY OF _____, A.D. 2022 PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

_____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

_____ _____
COMMISSION NUMBER / EXPIRES PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 2022.

APPROVED _____ APPROVED _____
CITY MANAGER CITY ATTORNEY

APPROVED _____ ATTEST _____
ENGINEER (SEE SEAL) CLERK-RECORDER

APPROVED _____
COMMUNITY DEVELOPMENT DIRECTOR

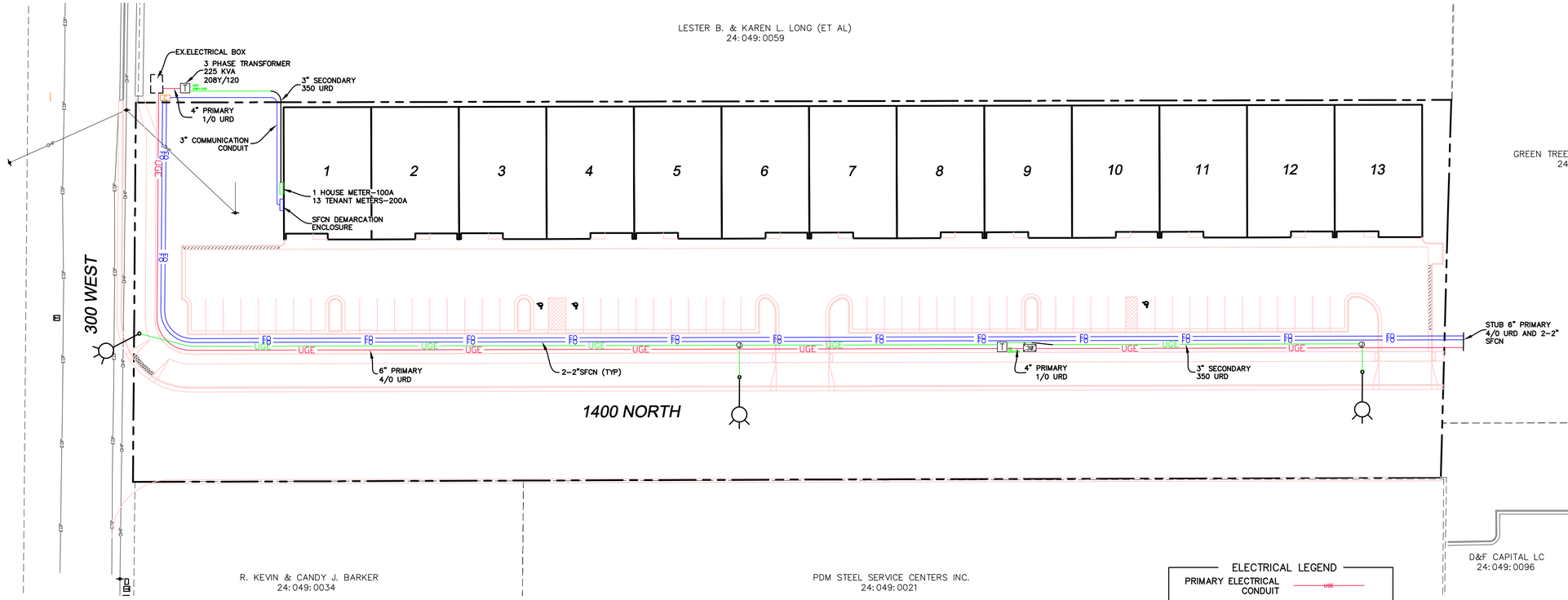
SIMPSON BUSINESS PARK PLAT "A"

SPANISH FORK, UTAH COUNTY, UTAH

CONTAINING 1 LOTS AND 3.01 ACRES.
LOCATED IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

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

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COMMUNICATIONS LEGEND

COMMUNICATIONS CONDUIT — FO — FO — FO —

SHADOW CONDUIT

COMM. SERVICE DROP

COMMUNICATIONS BOXES: SM, M, LG

SFCN NOTES:

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

ELECTRICAL LEGEND

PRIMARY ELECTRICAL CONDUIT — UGE —

SECONDARY ELECTRICAL CONDUIT — UGE —

SHADOW CONDUIT

SERVICE DROP

PRIMARY SECTIONALIZERS

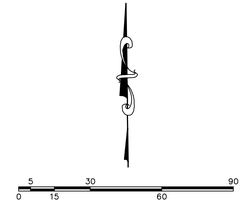
STREETLIGHT

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.



(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

SHEET NO. 8

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ELECTRICAL PLAN

SPANISH FORK, UTAH

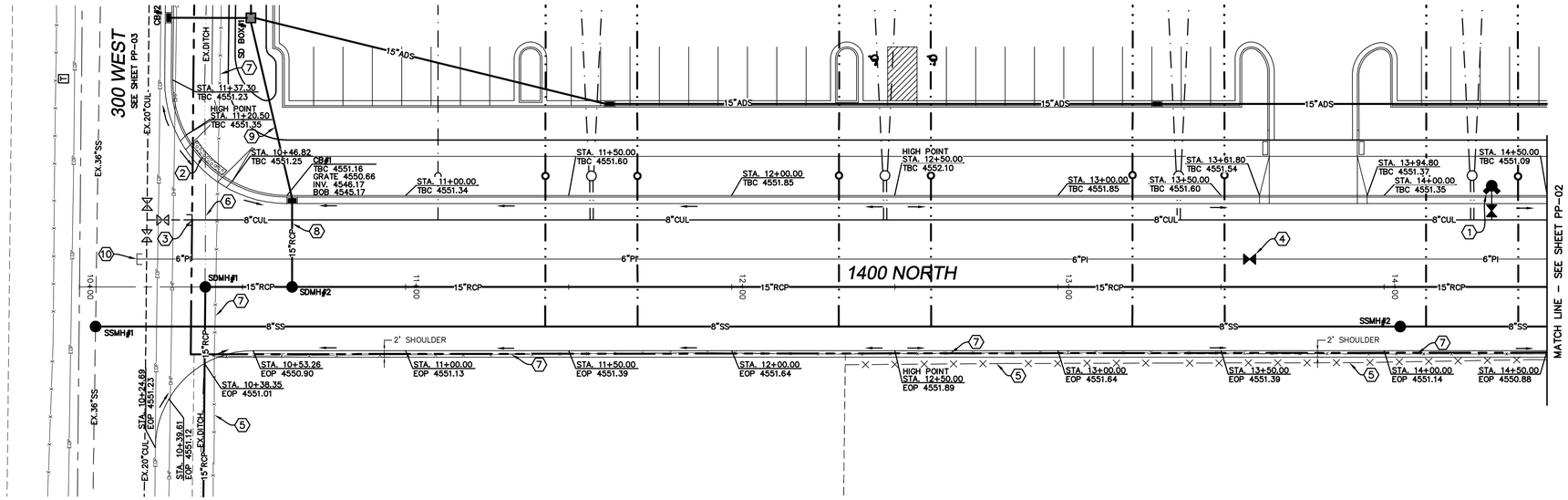
SIMPSON BUSINESS PARK
SITE PLAN

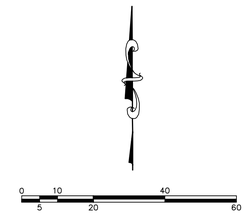
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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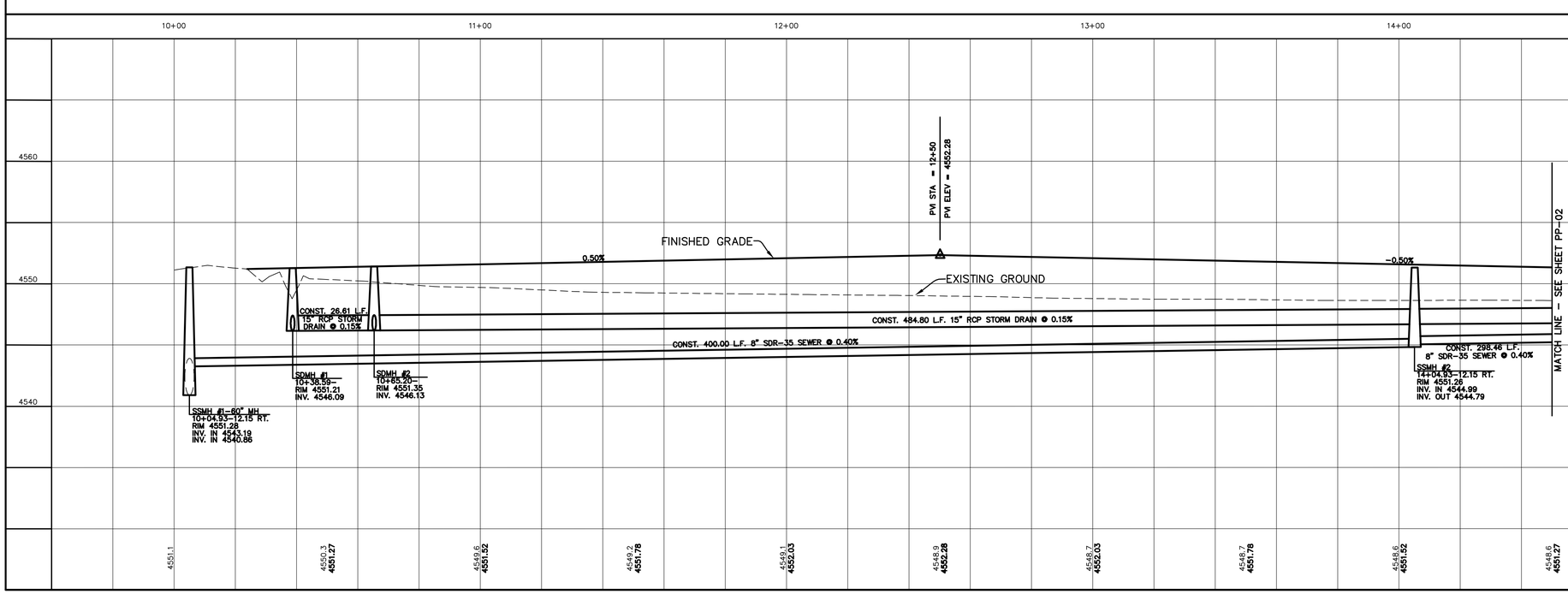
CONSTRUCTION NOTES

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. CONST. PEDESTRIAN ACCESS RAMP PER SPANISH FORK CITY STANDARDS.
3. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
4. INSTALL 6" PRESSURIZED IRRIGATION VALVE.
5. EXISTING FENCE TO REMAIN
6. EXISTING DITCH TO BE REMOVED.
7. EXISTING FENCE TO BE REMOVED.
8. CONST. 25.90 LF 15" RCP STORM DRAIN @ 0.15%.
9. CONST. 55.55 LF 15" RCP STORM DRAIN @ 0.15%.
10. CAP/PLUG PRESSURIZED IRRIGATION.





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



SHEET NO. PP-01

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1400 NORTH
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SPANISH FORK, UTAH

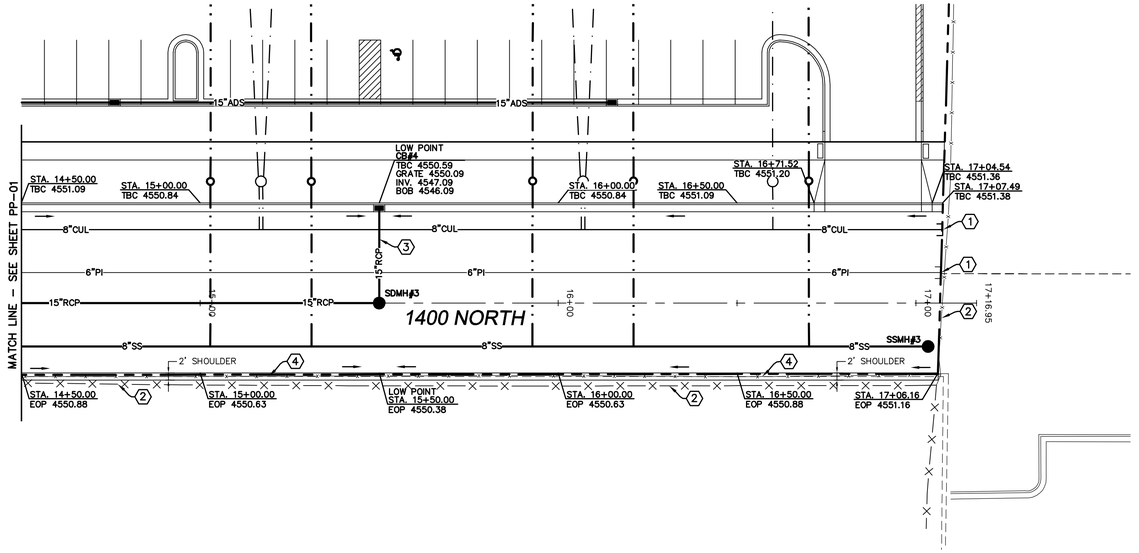
SIMPSON BUSINESS PARK
SITE PLAN

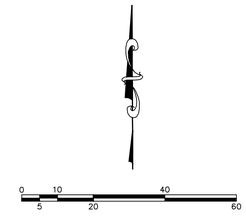
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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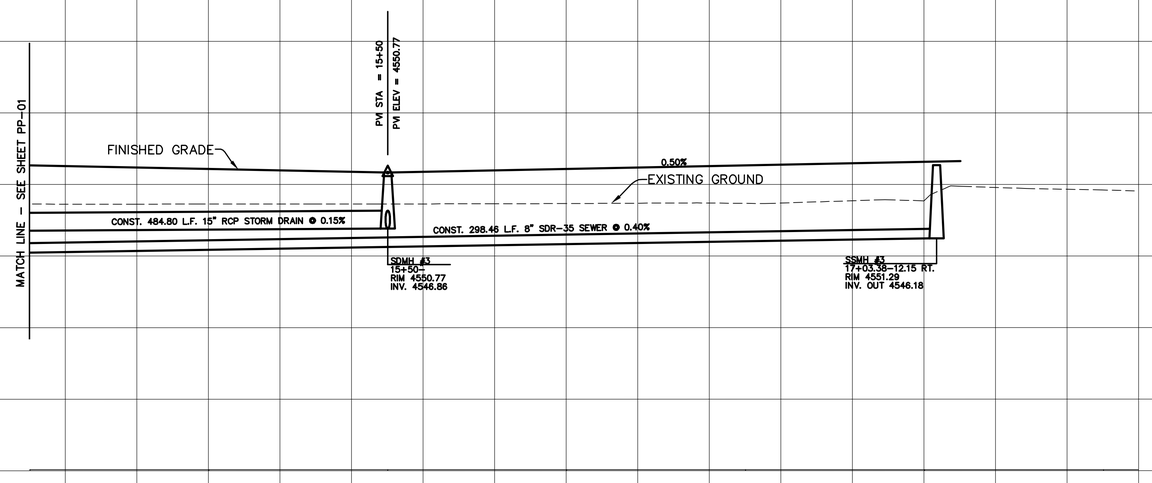
CONSTRUCTION NOTES

1. CAP/PLUG & MARK TO SURFACE.
2. EXISTING FENCE TO REMAIN.
3. CONST. 25.90 LF 15" RCP STORM DRAIN @ 0.89%.
4. EXISTING FENCE TO BE REMOVED.





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



SHEET NO. PP-02

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1400 NORTH
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SPANISH FORK, UTAH

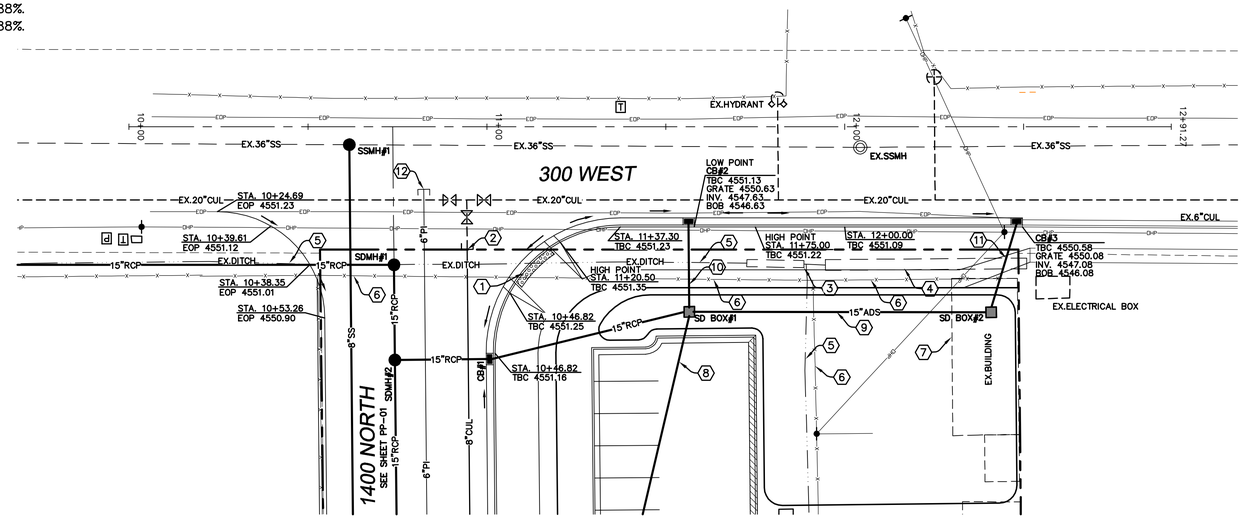
SIMPSON BUSINESS PARK
SITE PLAN

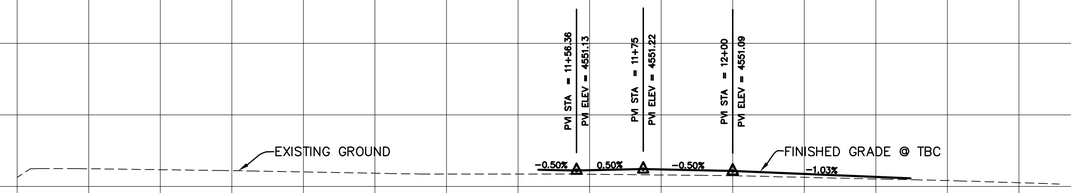
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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CONSTRUCTION NOTES

1. CONST. PEDESTRIAN ACCESS RAMP PER SPANISH FORK CITY STANDARDS.
2. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
3. EXISTING 24" PIPE TO BE REMOVED.
4. EXISTING 36" PIPE TO BE REMOVED.
5. EXISTING DITCH TO BE REMOVED.
6. EXISTING FENCE TO BE REMOVED.
7. EXISTING BUILDING TO BE REMOVED.
8. CONST. 110.79 LF 15" ADS STORM DRAIN @ 0.15%.
9. CONST. 81.98 LF 15" ADS STORM DRAIN @ 0.15%.
10. CONST. 23.45 LF 15" RCP STORM DRAIN @ 5.88%.
11. CONST. 24.63 LF 15" RCP STORM DRAIN @ 2.88%.
12. CAP/PLUG PRESSURIZED IRRIGATION.





0 10 40
5 20 60

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

SHEET NO. PP-03

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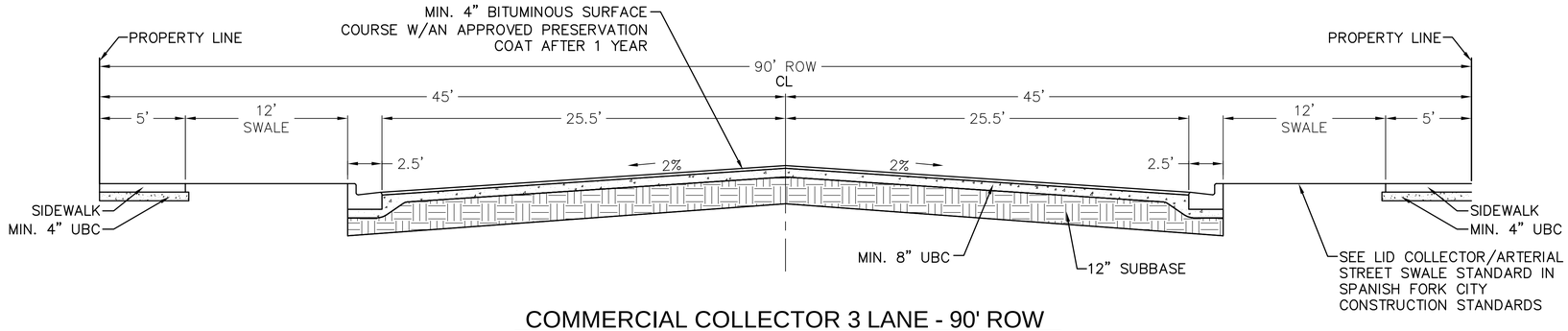
300 WEST
STA. 10+00 TO STA. 12+91.27

SPANISH FORK, UTAH

SIMPSON BUSINESS PARK
SITE PLAN

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

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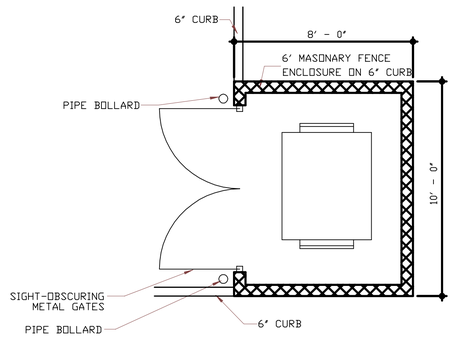


COMMERCIAL COLLECTOR 3 LANE - 90' ROW

300 WEST & 1400 NORTH
–NTS–

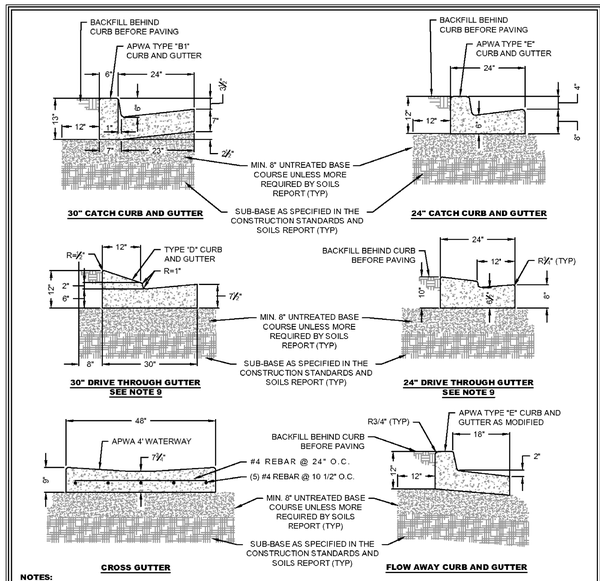
PARKING LOT CROSS SECTION

–NTS–



DUMPSTER ENCLOSURE

SCREENED ON THREE (3) SIDES WITH A MASONRY WALL HAVING A HEIGHT OF AT LEAST ONE (1') FOOT ABOVE RECEPTIACLE. A STEEL SITE–OBSCURING GATE AT LEAST SIX (6') FEET HIGH IS REQUIRED.



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. ESTABUSH 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:	JLB	SCALE NONE
DESIGN:	MHE	
REVISION:		STANDARD ST-512
DATE:	6/19/2018	

SHEET NO. DT-01

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DETAIL SHEET

SPANISH FORK, UTAH

SIMPSON BUSINESS PARK
SITE PLAN

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

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NORTH

CONCEPT PLAN C

SCALE: 1" = 30' 0 30 60

APEX Engineering, Inc.
661 N. Main St., Spanish Fork, UT

REVISIONS

DATE	BY	REMARKS

SPANISH FORK SUBDIVISION
CONCEPT PLAN C (6,000 SF MINIMUM)

DATE: 1-20-2022

LOCATION: SPANISH FORK, UT

FOR: RYAN BRADSHAW

DRAWING: CONCEPT

To: Spanish Fork DRC

From: Ryan Bradshaw

Date: January 21, 2022

Subject: Bradshaw Concept Review

Project Outline: The 2.14 acre parcel (parcel #270410035) bordering the Annie's Acres development on the North is being considered for development. The property is currently zoned as R-R. The Spanish Fork Master plan recommends that this parcel be considered for rezoning as "Medium Density Residential." The Annie's Acres subdivision to the south is zoned R-1-6 and the River Run development to the east is zoned R-3. In communicating with city planners, it is apparent that the vision for the remainder of River Bottoms is low density residential or open space. We have approached our concept as a buffer between the higher density developments and the envisioned lower density. We therefore have targeted this development as R-1-6 with lot sizes ranging from 6,039 sq. ft. up to 10,228 sq. ft. The developer would maintain several lots to build homes for family members and sell the remaining lots.

Key points for DRC consideration:

- **Zoning:** Do the members of the DRC feel that a rezoning of R-1-6 is realistic? We have attempted to configure the property based on higher densities, but were unable to fit sufficient lots to break even with the land development costs.
- **Traffic Layout:** Development of the property would be dependent on the city restructuring Volunteer Drive to intersect with River Bottoms Road further North instead of at the intersection of Bradford Lane as presently proposed. Rerouting Volunteer Drive would reduce the number of properties the city would need to affect to construct the road (4 instead of 6); would eliminate the need to demolish the home located on parcel #270410017; would eliminate property "islands" (small segments of properties that become isolated by constructing Volunteer Drive); and would reduce the number of roads intersecting Bradford lane making for easier construction of the traffic circle.



- **Cul-de-sac layout:** Do the members of the DRC feel that the cul-de-sac design would meet city requirements and be approved?
- **Utilities access and capacity:** Will the area in question have necessary access to culinary water, PI, and sewer services? Do those services have capacity for 9 lots with homes estimated to be 2500-3000 sq. ft?
- **Frontage Requirement:** We plan to keep the home located at 7462 S Bradford Lane standing. Current designs for Bradford Lane would leave 10 ft. between sidewalk and the front steps. Would the city consider an allowance?
- **TDR:** Is the city considering a TDR for any land affected by the proposed development?

We appreciate any and all feedback from DRC members and their departments and look forward to working with Spanish Fork.

Ryan Bradshaw
Bradshaw Carpentry and Construction