Wednesday, March 16, 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. Annexation

Subject	**A. 3400 EAST ANNEXATION. This proposal involves annexing some 25 acres located at approximately 3400 East 700 South.**
Meeting	Mar 16, 2022 - Development Review Committee
Category	1. Annexation
Access	Public
Type	Action, Discussion

File Attachments
report.drc.3400eastannex.3-16-2022.pdf (1,252 KB)
plat.3400eastannexation.12-20-2021.pdf (337 KB)

2. Zone Change and Preliminary Plat

Subject	**A. MODERA. The proposal involves changing the current zone from R-R to R-4 and Commercial-2 along with a Master Planned Development located in the vicinity of 2000 West 1900 South.**
Meeting	Mar 16, 2022 - Development Review Committee
Category	2. Zone Change and Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
report.drc.modera.3-16-2022.pdf (15,950 KB)
plans.civil.modera.3-10-2022.pdf (6,420 KB)

3. Concept Review

Subject	**A. WILLOWBROOK.**

Meeting	Mar 16, 2022 - Development Review Committee
Category	3. Concept Review
Access	Public
Type	Discussion

File Attachments
plan.concept.willowbrook.3-10-2022.pdf (3,544 KB)

4. Construction Standards

Subject	**A. CONSTRUCTION STANDARDS 22-02. Proposed amendments to Policy 4.39 of the Construction Standards.**
Meeting	Mar 16, 2022 - Development Review Committee
Category	4. Construction Standards
Access	Public
Type	Action, Discussion

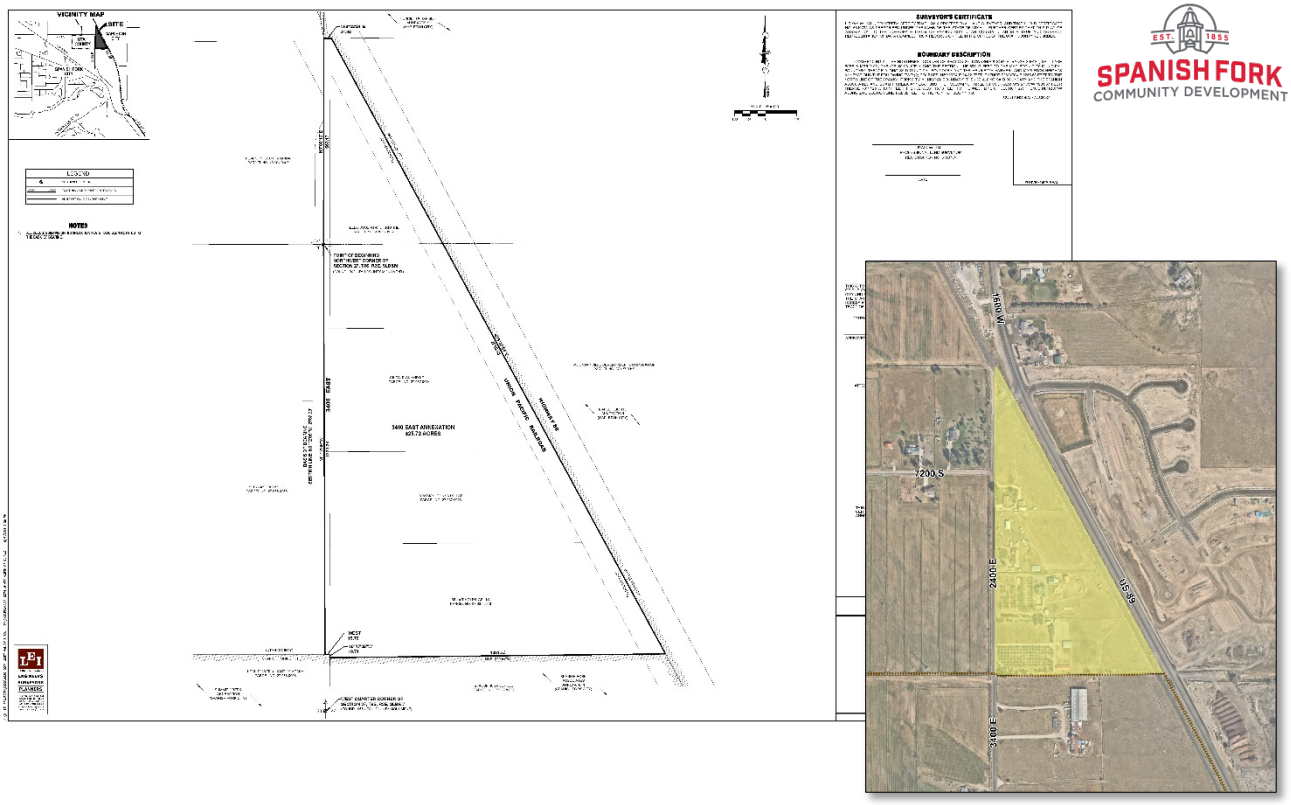
File Attachments
CC Memo - Proposed Construction Standards Revisions (22.02) 3-10-2022.pdf (2,030 KB)

5. Other Business

Subject	**A. 900 SOUTH SUBDIVISION.**
Meeting	Mar 16, 2022 - Development Review Committee
Category	5. Other Business
Access	Public
Type	Discussion

Subject	**B. TRAILS ON MAIN.**
Meeting	Mar 16, 2022 - Development Review Committee
Category	5. Other Business
Access	Public
Type	Discussion

6. Adjourn



3400 East Annexation Approval Request

March 16, 2022, Development Review Committee Meeting.

Located at approximately 3400 East 700 South, including approximately 25.7 acres.

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

Recommendation

That the proposed Annexation be recommended for approval with R-R zoning based on the following findings:

Findings

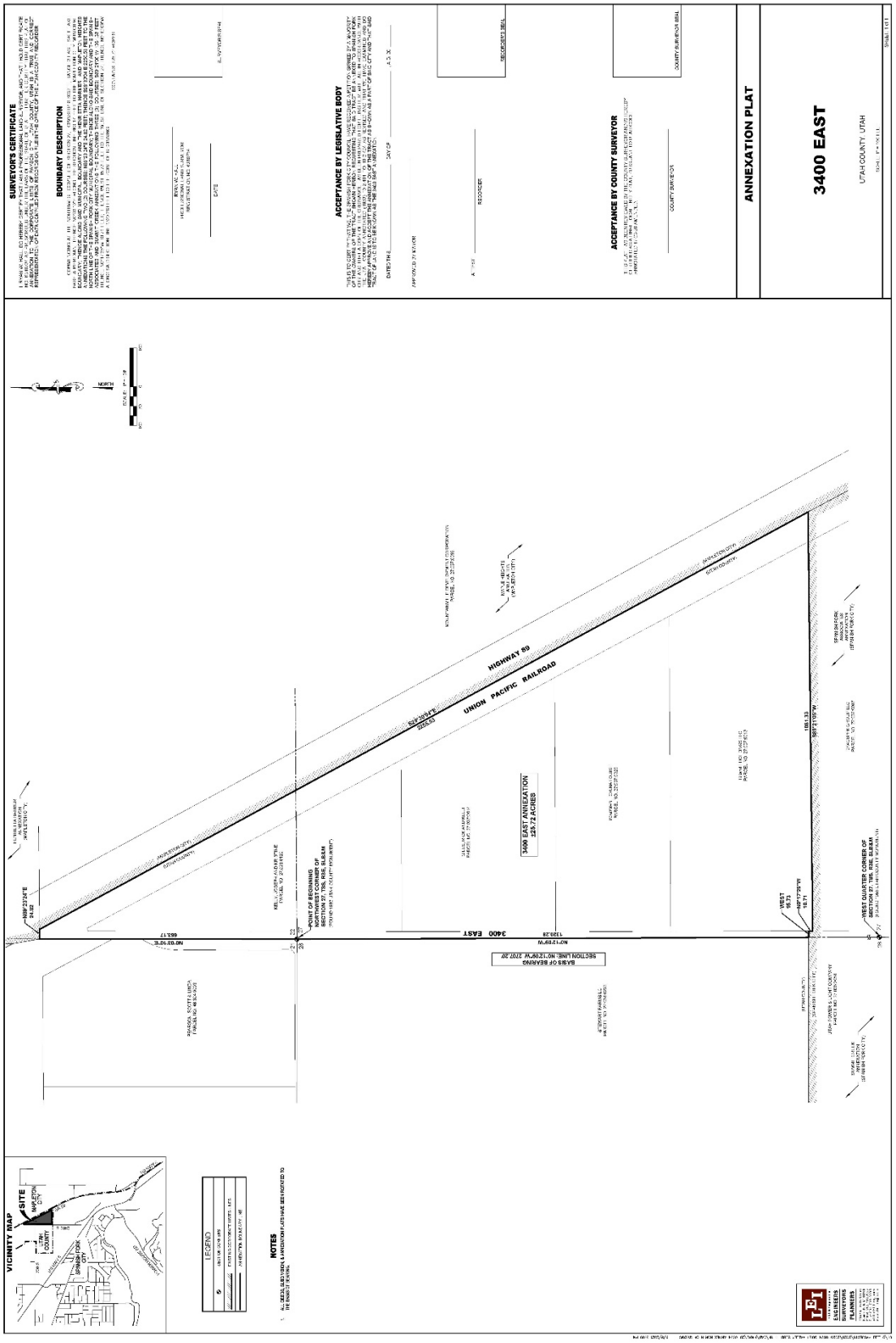
1. That the subject property is located within the City's Annexation Policy Boundary.
2. That the property is within the City's Growth Boundary.
3. That the General Plan Land Use Designation is Estate Density Residential.

Key Issues

1. Railroad Crossing.
2. Improvements.
3. 3400 East Dedication.
4. Utilities.
5. Power.

Exhibits

1. Annexation Plat.
2. Annexation Feasibility Report.


SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
ACCEPTANCE BY LEGISLATIVE BODY
ACCEPTANCE BY COUNTY SURVEYOR
ANNEXATION PLAT
3400 EAST
UTAH COUNTY, UTAH
VICINITY MAP
SITE
NOTES
LEGEND
3400 EAST ANNEXATION
129.72 ACRES
HIGHWAY 89
UNION PACIFIC RAILROAD
POINT OF BEGINNING
WEST QUARTER CORNER OF
SECTION 27, T8S, R3E, SLB&M
3400 EAST
ENGINEERS
SURVEYORS
PLANNERS

Spanish Fork City

Annexation Feasibility Report

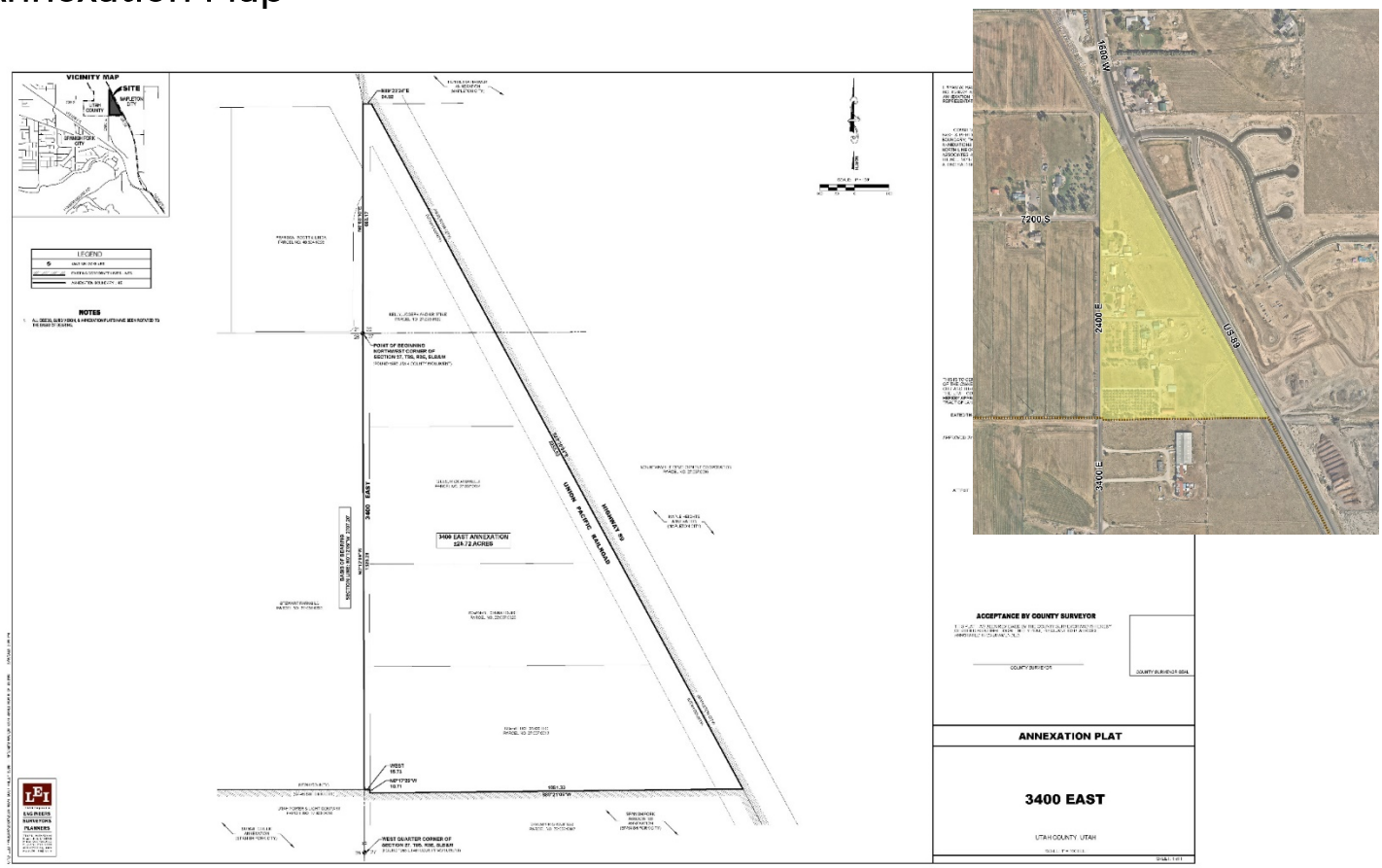
Agenda Date: March 16, 2022, Development Review Committee

Staff Contacts: Dave Anderson, Community and Economic Development Director

Reviewed By: Development Review Committee

Subject: Proposed 3400 East Annexation

Annexation Map



Development Review Committee recommendation date: March 16, 2022

Planning Commission recommendation date: April 6, 2022

City Council meeting date: April 15, 2022

Section 1

In accordance with 15.3.08.030 (B) of the Municipal Code, the following items are addressed in Section 1 of the Annexation Report:

1. **Whether the proposed annexation is within the Growth Management Boundary of the General Plan.**

   The proposed annexation is entirely within the Growth Management Boundary.

2. **Present and proposed land use and zoning.**

   The property currently contains 4 structures. The property is currently zoned Residential Agriculture 5 in Utah County. It is proposed that the property be incorporated into the Rural Residential (RR) zone.

3. **Present and potential demand for various municipal services.**

   Spanish Fork City has Pressurized Irrigation, Sanitary Sewer, and Culinary Water lines that are currently adjacent to this property. The property is currently outside the reach of Spanish Fork's current infrastructure for other utilities. However, capacity is available in the City's systems to serve the annexation property and there are no substantial obstacles that would prevent the delivery of those services to the area.

4. **Distances from existing utility lines, public schools, parks, and shopping areas.**

   Power and Communication are currently located 1,700 feet west on 700 South and 2300 East. A 4" indicated horsepower gas pipeline (IHP) is located 400 feet south of the annexation property on 3400 East.

   Section 2 below provides additional information regarding proximity to existing utilities.

   The nearest High School is Maple Mountain High School which is 1.3 miles northwest of the property. The nearest Elementary School is Sierra Bonita Elementary School which is 1.8 miles northwest of the property. The nearest Junior High School is Spanish Fork Junior High School which is 3 miles west of the property. The closest park to the annexation property is Canyon View Park, located approximately 1.25 miles southwest of the property. The shopping area nearest to the property is the Walmart Neighborhood Market which is .9 miles to the west.

5. **Specific time tables for extension of service to the area and how these services would be financed.**

   Culinary Water, Pressurized Irrigation, and Sanitary Sewer are already adjacent to the property and will not take any significant amount of time to connect to.

Power and Communication are located 1,700 feet west of the development on 700 South and will be looped from 700 South down 3400 East to Highway 6.

Dominion Energy has a 4" IHP line located 400 feet south of the development.

The time table for the extension of service to the area would be dependent on the intention of the developer. The construction of any new utility services will be the responsibility of the property owner(s) or the developer(s) to fund.

6. Potential Impact on existing and proposed streets.

   Any lot with frontage along 3400 East will be required to make improvements on half the street plus 13 feet. It is anticipated that traffic generated from the development of the annexation area will not have a substantial impact on the surrounding streets.

7. The effect that the annexation will have upon the City boundaries and whether the annexation will create potential for islands or difficult service areas.

   The annexation will not create an island or peninsula that would make the provision of services difficult for the City.

8. Estimate of potential revenue verses potential service costs.

   In most cases, annexations do not bring revenue to cities. Specifically, if the proposed annexation results in a residential use, such as 100 apartments, the residential use would not generate revenue for the City. However, if the annexation properties were developed industrially for example, there would be potential to bring in revenue for the City. Even if the annexation properties were to be revenue positive, it still most likely would not have a significant impact on the City's finances.

9. Requirements imposed by State Law.

   Staff is aware of no requirements imposed by State Law, aside from following the requisite procedure for the annexation, which would impact the annexation area.

Section 2

In order to evaluate the City's ability to provide municipal services to the proposed annexation, this section of the report outlines major utility issues but does not represent all of the utility issues that may arise during the development process.

Conformity to Master Plans for public utilities and facilities:

The City's various plans to provide utility services to the subject property all contemplate the property being served and plans are in place to define what facilities would be required to serve the property.

Culinary Water:

Culinary water is already adjacent to the property.

Pressurized Irrigation:

Pressurized irrigation is already adjacent to the property.

Sanitary Sewer:

Sanitary Sewer is already adjacent to the property.

Storm Water:

Any development on this site will need to follow the City's Low Impact Standards for storm water retention.

Power and Communications:

This site can be connected to existing utilities at 700 South and 2300 East.

Gas:

Dominion Energy has a 4" IHP along 3400 East that could provide sufficient service this area.

Streets:

Street frontage will need to be improved as the property develops. Any new street construction in the area will need to include extra road base due to environmental conditions. There are currently no obstacles with streets or access.

Presence of utility/facility needs or requirements:

Nothing other than what has otherwise been noted in this report.

Presence of irrigation or other ditches and related facilities:

To our knowledge, there are no ditches or related facilities that need to be addressed with the annexation.

Public Safety evaluation:

This annexation is not expected to have any adverse impact on public safety because the area is already by Spanish Fork's emergency services.

Presence of Sensitive Lands or Watershed Protected issues:

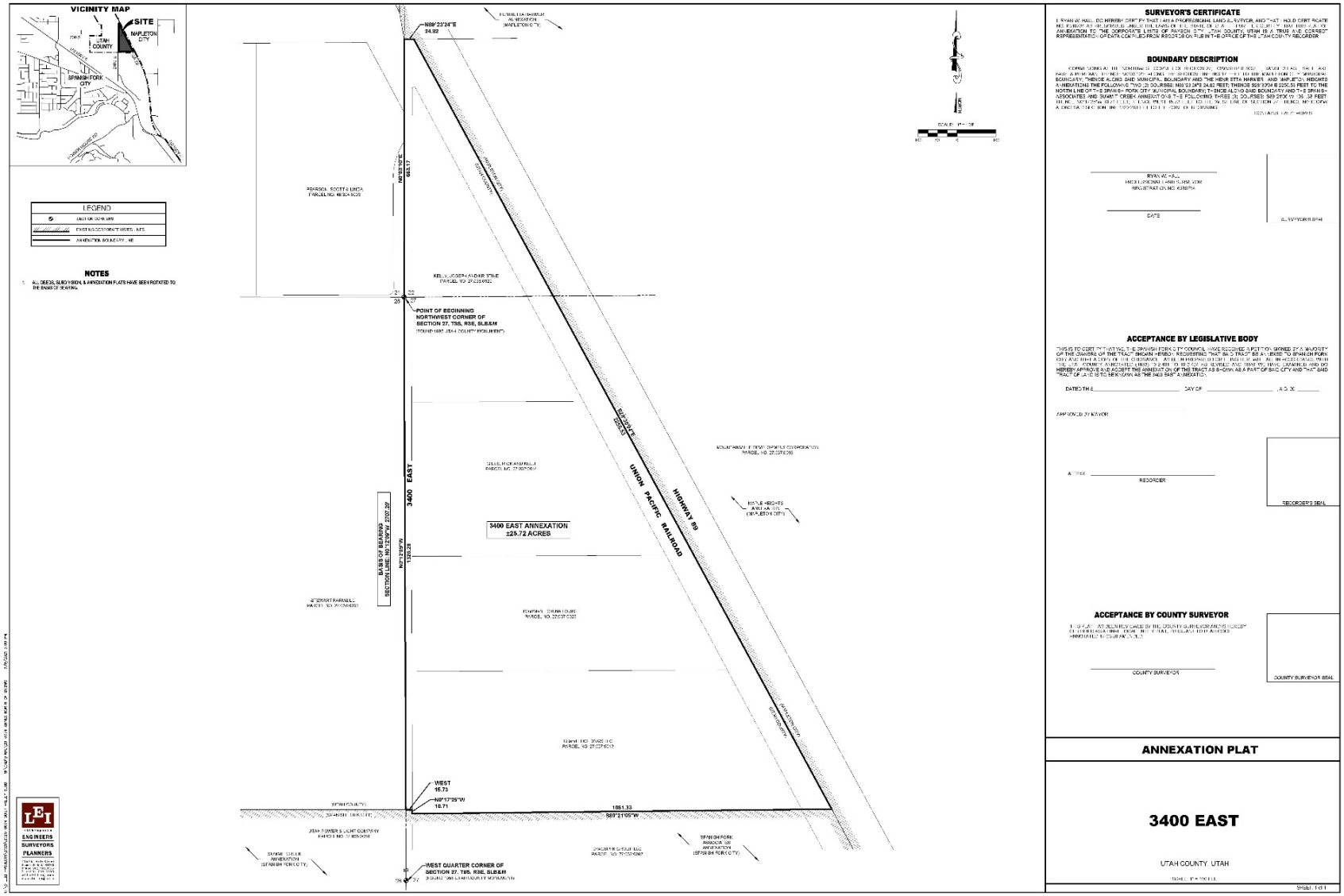
To our knowledge, there are no sensitive lands or watershed issues with the annexation area.

Concept Plan's conformity with proposed zoning:

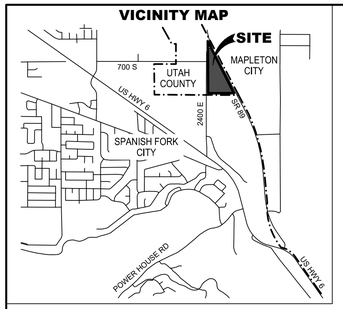
No concept plan has been submitted for review because there is currently no proposed development for the site.

Annexation Agreement:

It is not anticipated that there will be an annexation agreement with this annexation.


VICINITY MAP
SITE
MAPLETON CITY
UTAH COUNTY
SPANISH FORK CITY
LEGEND
NOTES
1. ALL DEEDS, SUBDIVISION, & ANNEXATION PLATS HAVE BEEN ROTATED TO THE BASIS OF BEARING.
N09°23'24"E
24.92
POINT OF BEGINNING
NORTHWEST CORNER OF
SECTION 27, T8S, R3E, SLB&M
(FOUND NAIL AND UTAH COUNTY MONUMENT)
3400 EAST
3400 EAST ANNEXATION
±29.72 ACRES
SOUTHWEST CORNER OF
SECTION 27, T8S, R3E, SLB&M
(FOUND TBM & UTAH COUNTY MONUMENT)
WEST
16.73
N89°17'25"W
16.71
1061.33
S89°21'05"W
SCALE: 1" = 200'
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
ACCEPTANCE BY LEGISLATIVE BODY
ACCEPTANCE BY COUNTY SURVEYOR
ANNEXATION PLAT
3400 EAST
UTAH COUNTY, UTAH
SHEET 1 of 1

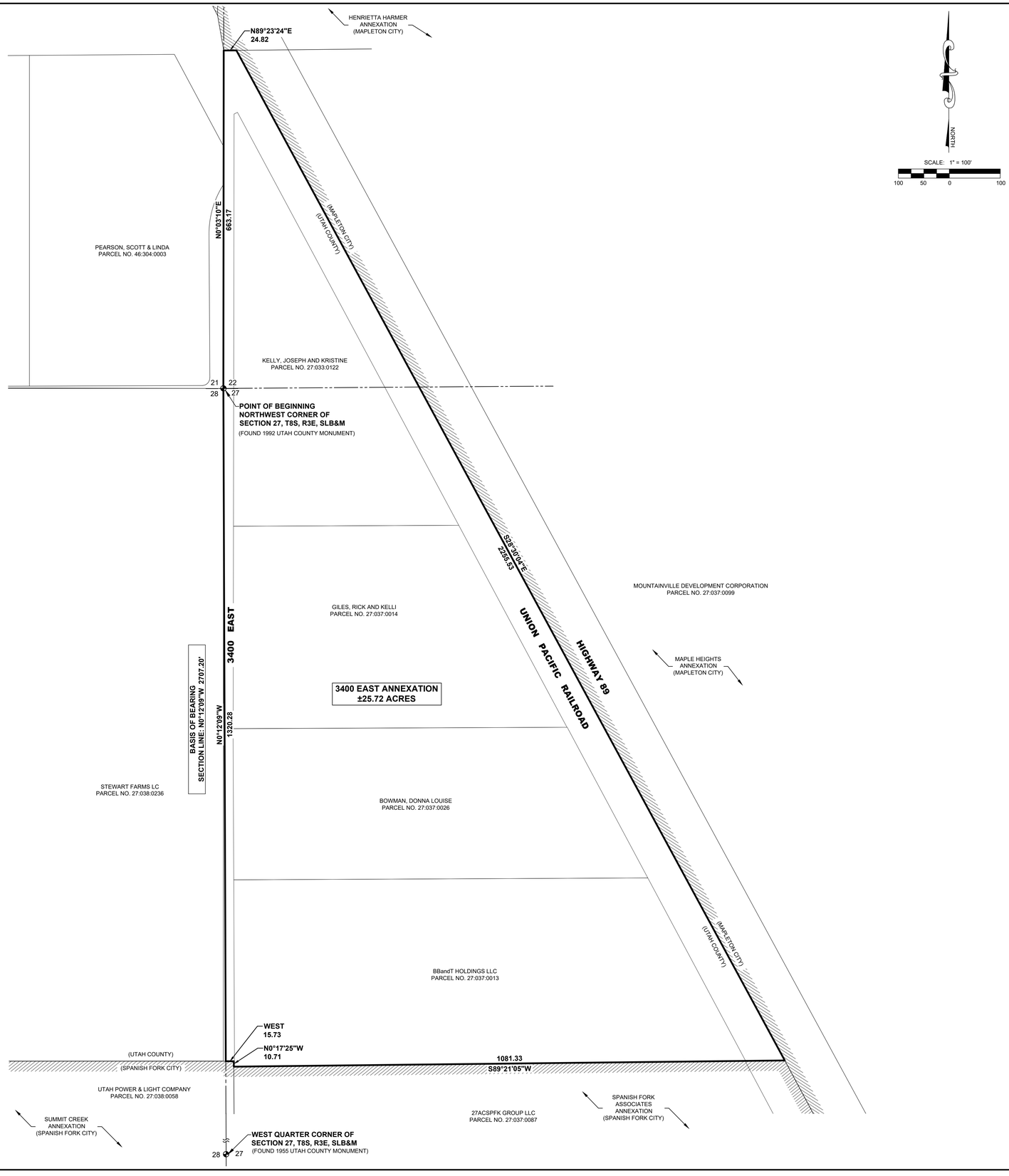
VICINITY MAP



LEGEND	
	SECTION CORNERS
	EXISTING CORPORATE LIMITS LINES
	ANNEXATION BOUNDARY LINE

NOTES

1. ALL DEEDS, SUBDIVISION, & ANNEXATION PLATS HAVE BEEN ROTATED TO THE BASIS OF BEARING.



SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS PLAT OF ANNEXATION TO THE CORPORATE LIMITS OF PAYSON CITY, UTAH COUNTY, UTAH IS A TRUE AND CORRECT REPRESENTATION OF DATA COMPILED FROM RECORDS ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

BOUNDARY DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE N0°03'10"E ALONG THE SECTION LINE 663.17 FEET TO THE MAPLETON CITY MUNICIPAL BOUNDARY; THENCE ALONG SAID MUNICIPAL BOUNDARY AND THE HENRIETTA HARMER AND MAPLETON HEIGHTS ANNEXATIONS THE FOLLOWING TWO (2) COURSES: N89°23'24"E 24.82 FEET; THENCE S28°30'04"E 2255.53 FEET TO THE NORTH LINE OF THE SPANISH FORK CITY MUNICIPAL BOUNDARY; THENCE ALONG SAID BOUNDARY AND THE SPANISH ASSOCIATES AND SUMMIT CREEK ANNEXATIONS THE FOLLOWING THREE (3) COURSES: S89°21'05"W 1081.33 FEET; THENCE N0°17'25"W 10.71 FEET; THENCE WEST 15.73 FEET TO THE WEST LINE OF SECTION 27; THENCE N0°12'09"W ALONG SAID SECTION LINE 1320.28 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±25.72 ACRES

RYAN W. HALL
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6310734

DATE

SURVEYOR'S SEAL

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE SPANISH FORK CITY COUNCIL, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO SPANISH FORK CITY AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH THE UTAH COUNTY ANNOTATED (1953) 10-2-401 TO 10-2-424 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN AS THE 3400 EAST ANNEXATION.

DATED THIS _____ DAY OF _____ , A.D. 20 _____

APPROVED BY MAYOR

ATTEST: _____
RECORDER

RECORDER'S SEAL

ACCEPTANCE BY COUNTY SURVEYOR

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

COUNTY SURVEYOR

COUNTY SURVEYOR SEAL

ANNEXATION PLAT

3400 EAST

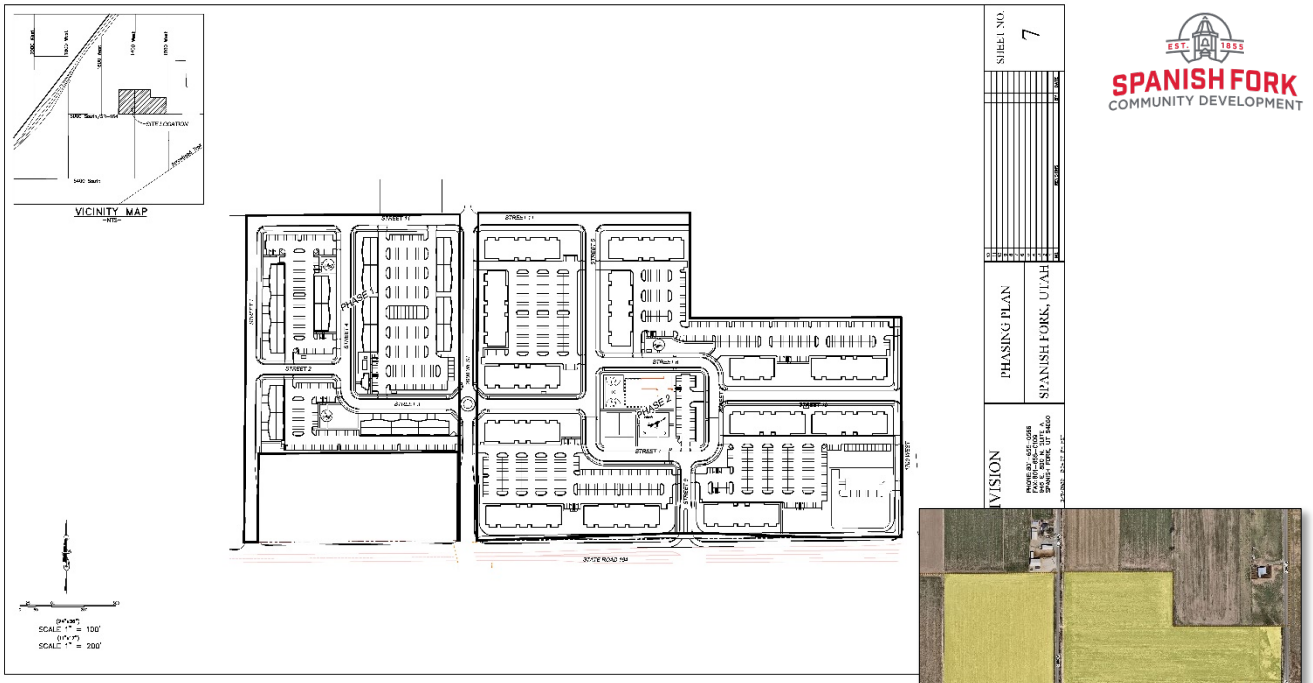
UTAH COUNTY, UTAH

SCALE: 1" = 100 FEET

SHEET: 1 of 1

- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

U:\0_LEI PROJECTS\2020\2020-0074 QUIET VALLEY SUBD. - SF\CAD\FINAL\20-0074 ANNEX NORTH OF OV.DWG 9/8/2021 5:09 PM



Modera Subdivision Zone Change and Preliminary Plat Approval Request

March 16, 2022, Development Review Committee.

Located at 2000 West 1900 South, including 42.7 acres.

The subject property is zoned R-R. The applicant has requested a Zone Change to the R-4 and C-2 Zones.

The applicant has also requested that a Preliminary Plat of six hundred and sixty-eight (668) residential units be approved.

Key Issues

1. Development Agreement.
2. Zoning.
3. Public Improvements.
4. Landscaping.
5. Power.
6. Utilities.
7. Amenities.
8. Elevations.
9. Lighting.

Recommendation

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

Findings

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

Conditions

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

Exhibits

1. Preliminary Plat.
2. Master Plan Layout.
3. Residential Building Elevations (East).
4. Residential Building Elevations (West).
5. Clubhouse (East).
6. Proposed Zoning.

MODERA SUBDIVISION

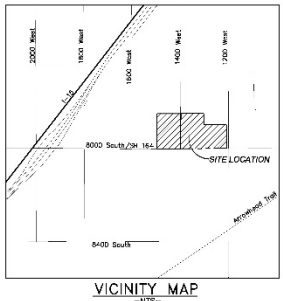
A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2A	OVERALL BOUNDARY
2B	OVERALL BOUNDARY
3A	OVERALL SITE PLAN
3B	OVERALL SITE PLAN
3C	OFFSITE UTILITIES
3D	OFFSITE UTILITIES
4A	EXISTING TOPOGRAPHY
4B	EXISTING TOPOGRAPHY
5A	DRAINAGE PLAN
5B	DRAINAGE PLAN
6A	ELECTRICAL PLAN
6B	ELECTRICAL PLAN
7	PHASING PLAN
8	TRANSPORTATION PLAN
9A	UDOT ACCESS PLAN
9B	UDOT ACCESS PLAN
DT-01	DETAIL SHEET
ALTA	ALTA SURVEY

GENERAL NOTES:
1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUBMISSION BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF T-E 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 T-E 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.

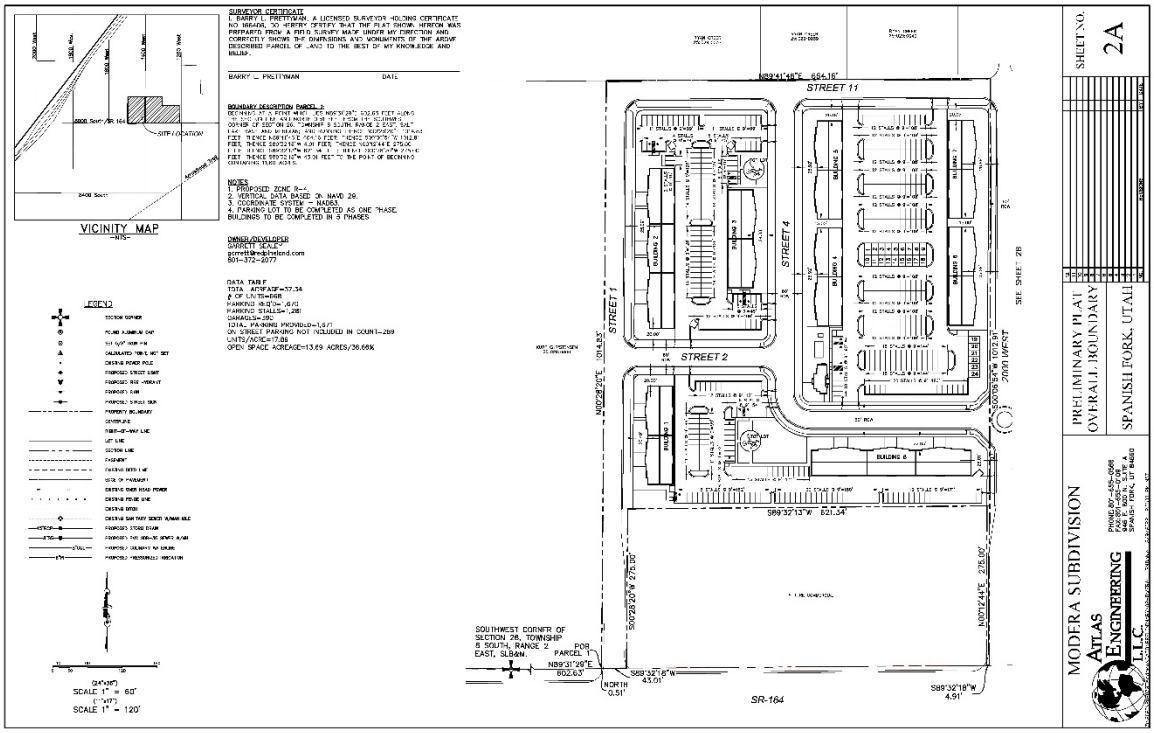
ELECTRICAL NOTES:
1. ANY SESD SERVICES ON THE PROPERTY WILL NEED TO BE REMOVED.
2. ENCROACHMENT APPLICATION WILL NEED TO BE MADE WITH THE BUREAU OF RECLAMATIONS IN ORDER TO ENCROACH INSIDE THEIR EASEMENT ALONG 1400 WEST.

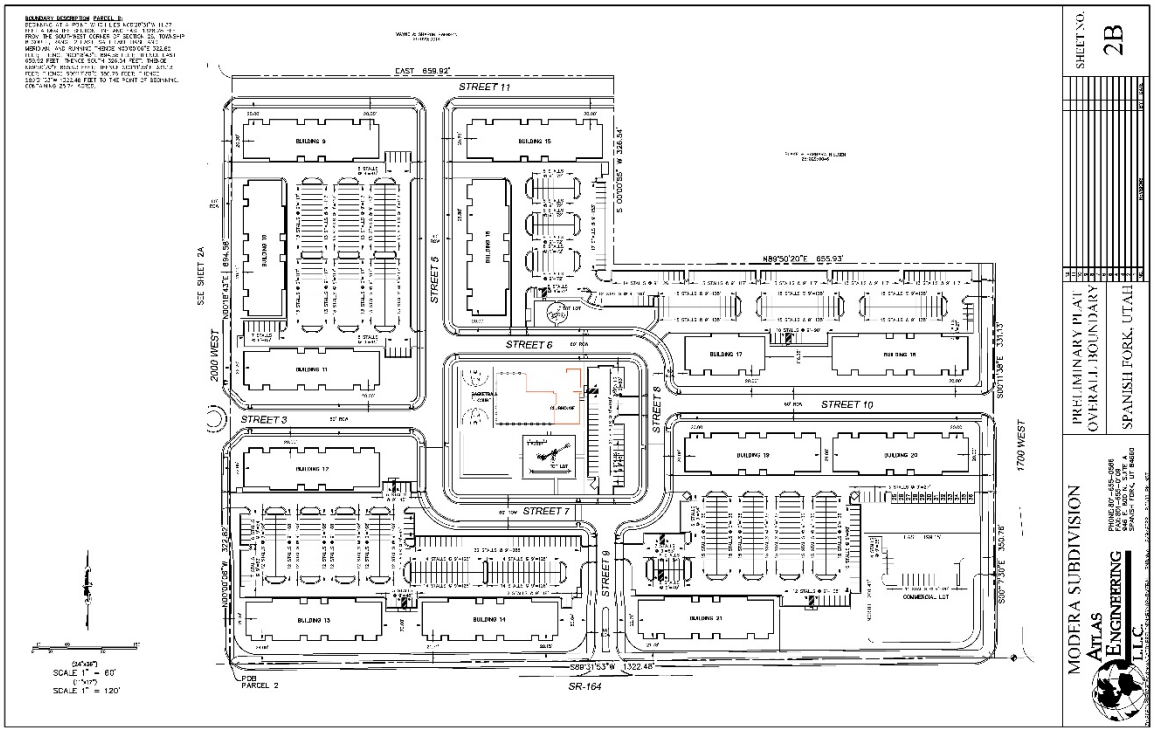


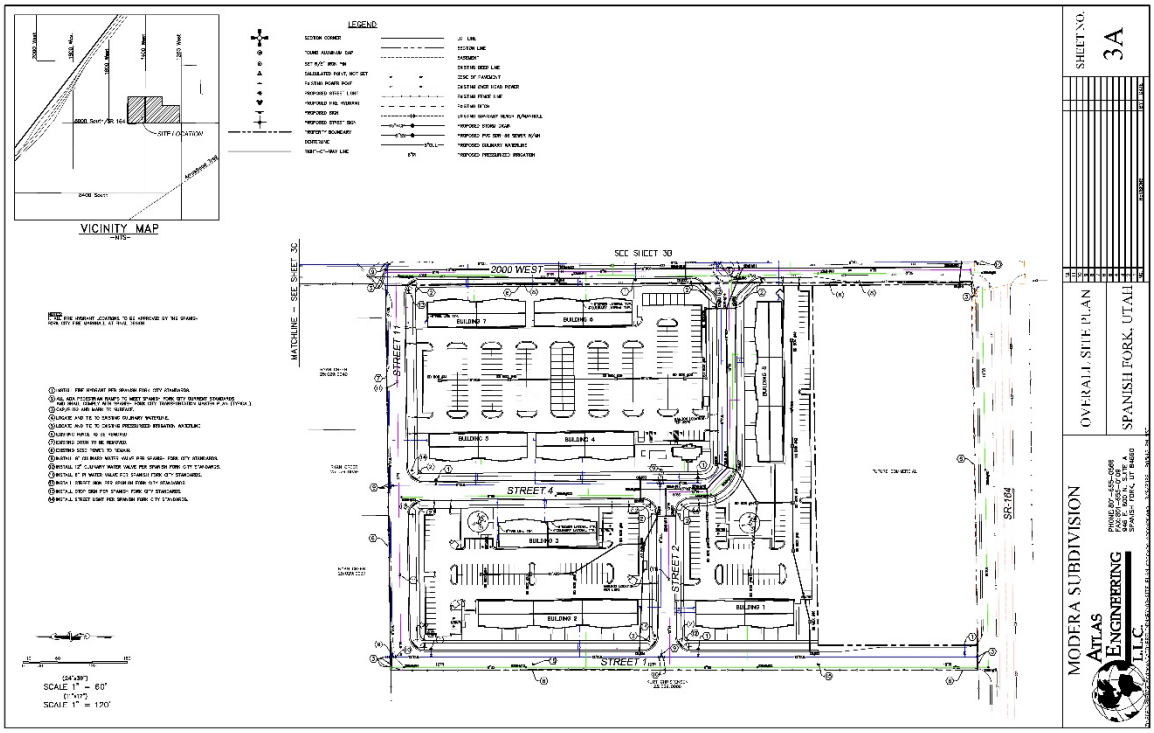
VICINITY MAP
-NTS-

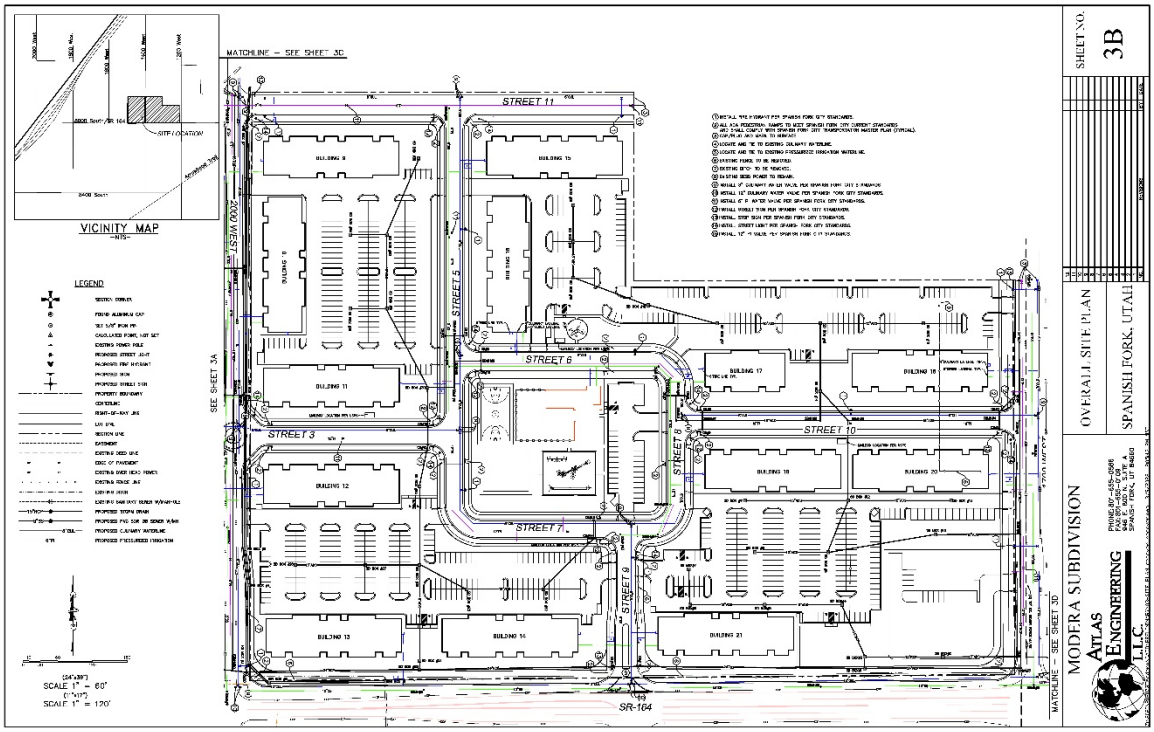
OWNER/DEVELOPER
GARRETT SEALEY
garrett@redp^elanc.com
801-372-2077

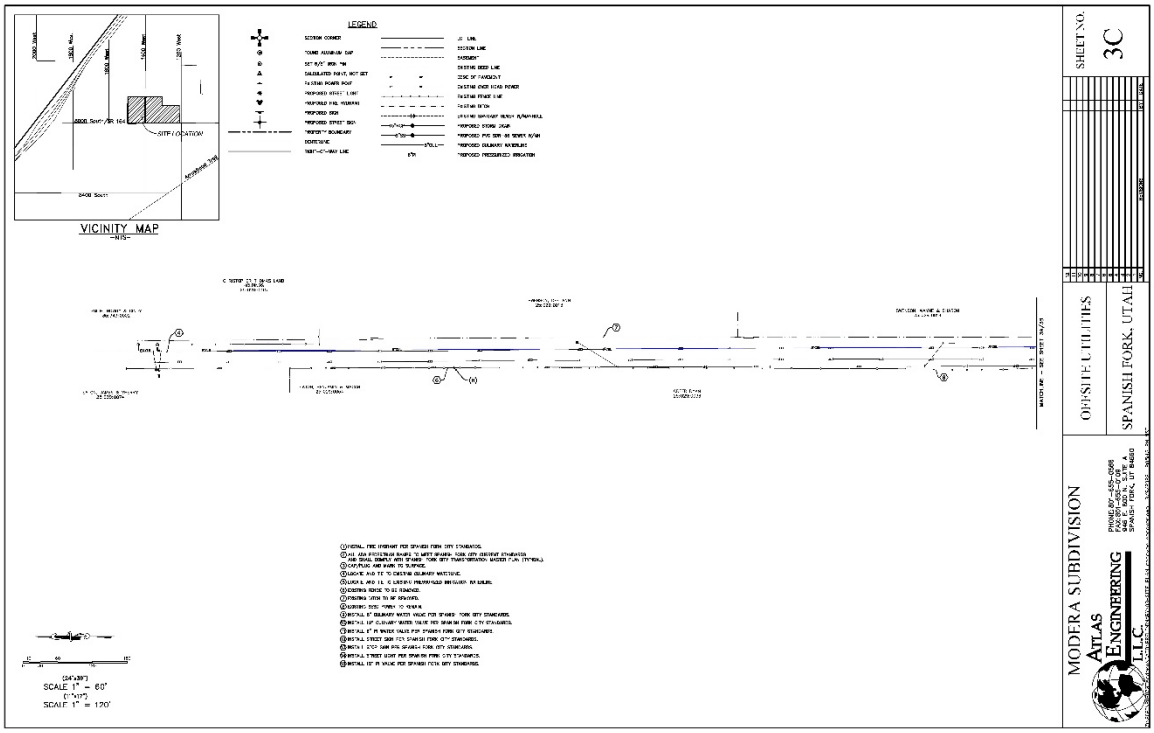
ATLAS ENGINEERING L.L.C.
PHONE 801-655-0566
FAX 801-655-0109
944 E. 800 N. SUITE A
SPANISH FORK, UT 84660

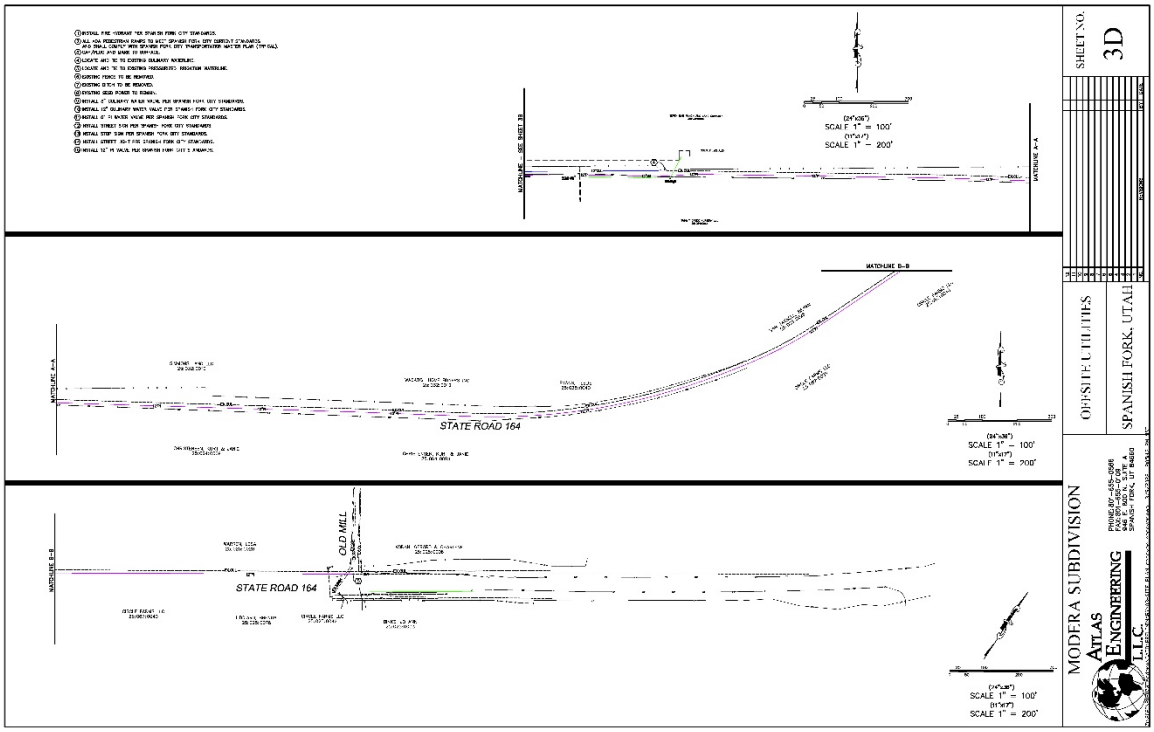


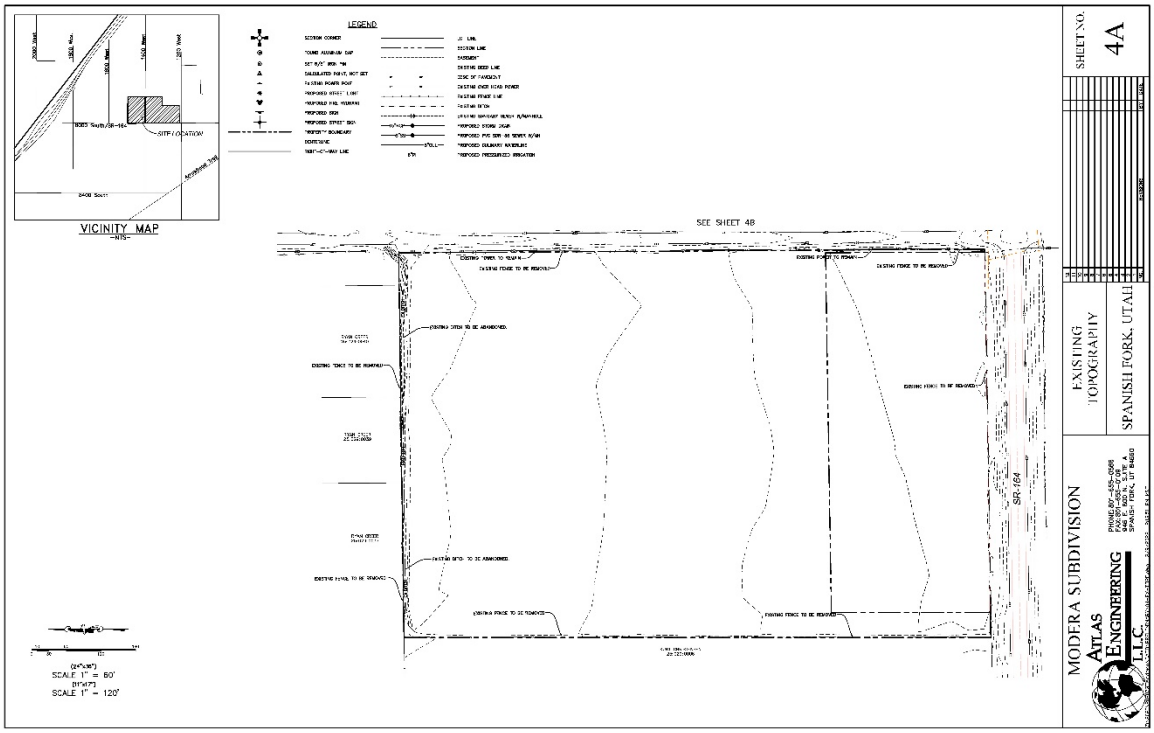

SHEET NO. 2B
PRELIMINARY PLAT
OVERALL BOUNDARY
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
EAST 659.92'
STREET 11
BUILDING 9
BUILDING 15
BUILDING 16
BUILDING 10
BUILDING 11
STREET 5
STREET 6
STREET 8
STREET 10
BUILDING 17
BUILDING 18
BUILDING 19
BUILDING 20
STREET 3
STREET 7
STREET 9
BUILDING 12
BUILDING 13
BUILDING 14
BUILDING 21
COMMERCIAL LOT
2000 WEST
1700 WEST
SEE SHEET 2A
N89°50'20"E 655.93'
S89°31'53"W 1322.48'
SR-164
PARCEL 2
SCALE 1" = 60'
SCALE 1" = 120'

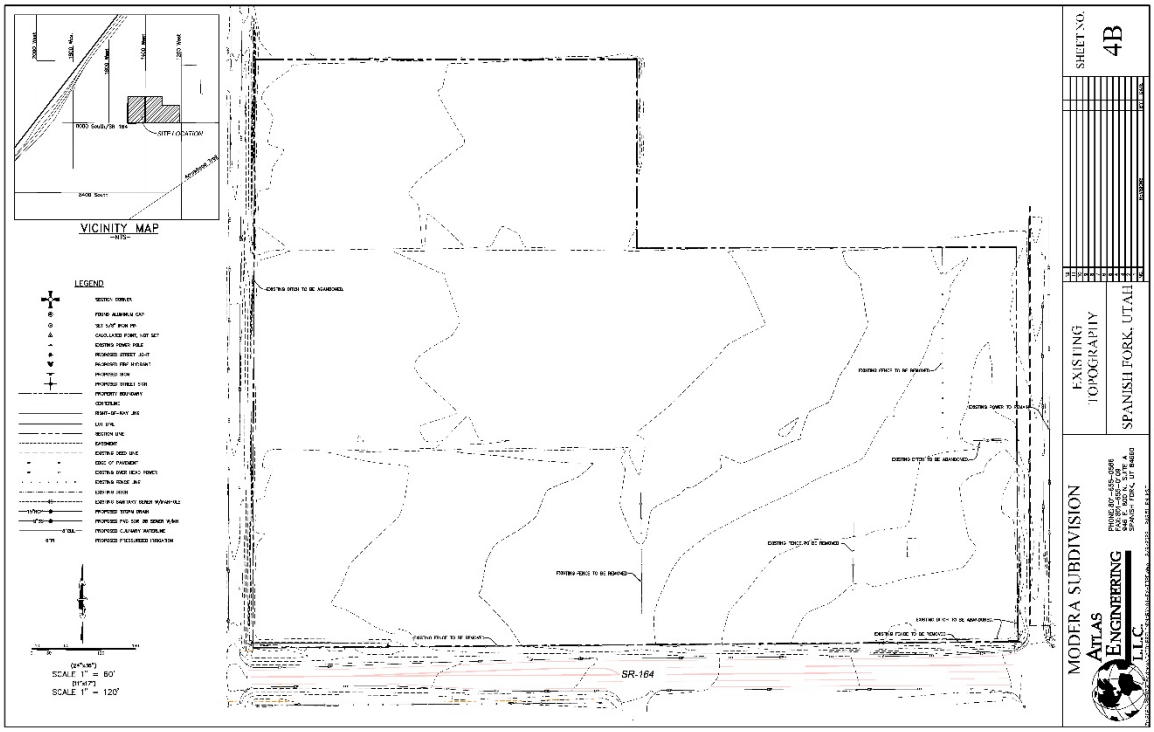

SHEET NO. 3A
OVERALL SITE PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
LEGEND
VICINITY MAP
SITE LOCATION
SEE SHEET 3B
MATCHLINE - SEE SHEET 3C
2000 WEST
STREET 11
STREET 4
STREET 2
STREET 1
BUILDING 7
BUILDING 6
BUILDING 5
BUILDING 4
BUILDING 3
BUILDING 2
BUILDING 1
SR-164
SCALE 1" = 60'
SCALE 1" = 120'

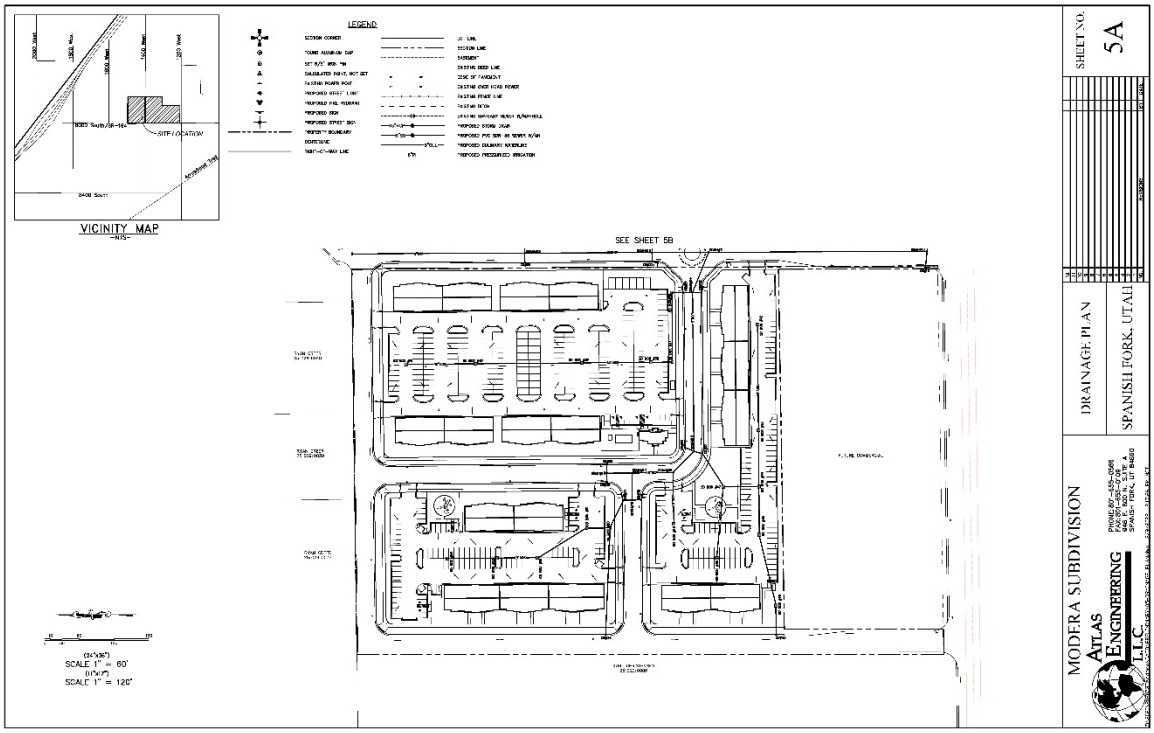

MATCHLINE – SEE SHEET 3C
STREET 11
STREET 5
STREET 6
STREET 3
STREET 7
STREET 8
STREET 9
STREET 10
BUILDING 9
BUILDING 10
BUILDING 11
BUILDING 12
BUILDING 13
BUILDING 14
BUILDING 15
BUILDING 16
BUILDING 17
BUILDING 18
BUILDING 19
BUILDING 20
BUILDING 21
SEE SHEET 3A
MATCHLINE – SEE SHEET 3D
SR-164
VICINITY MAP
LEGEND
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO.
3B
OVERALL SITE PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

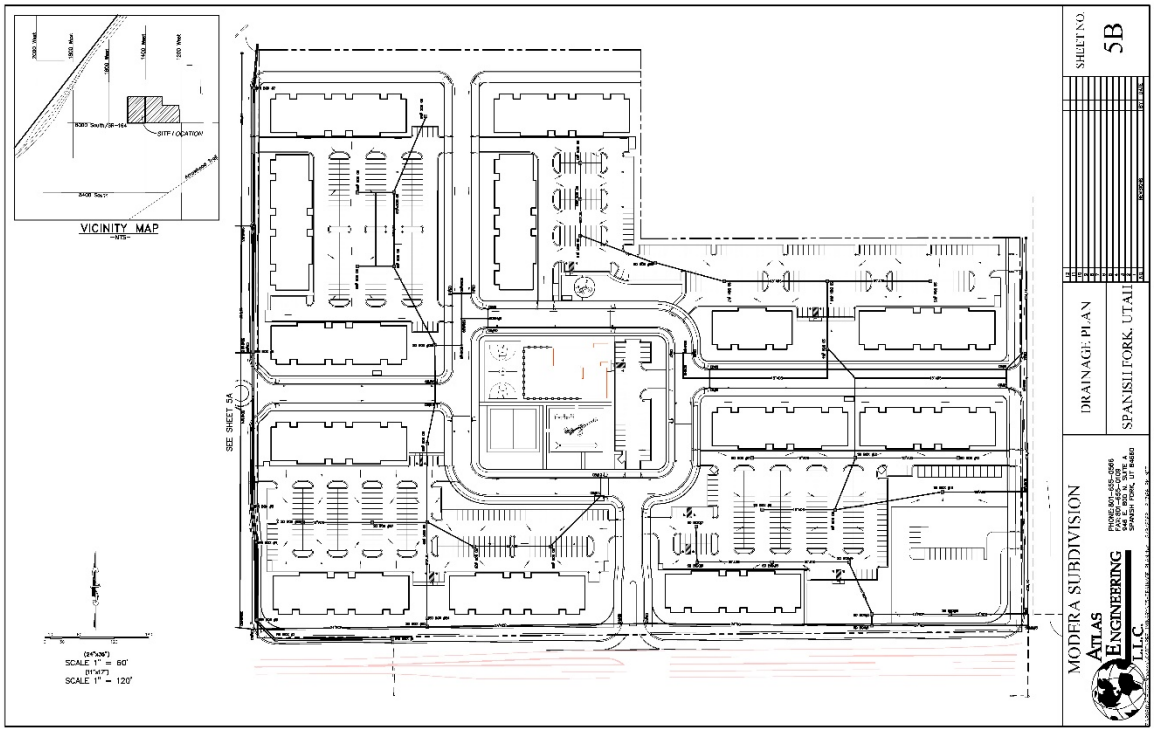

VICINITY MAP
LEGEND
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO.
3C
OFFSITE UTILITIES
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

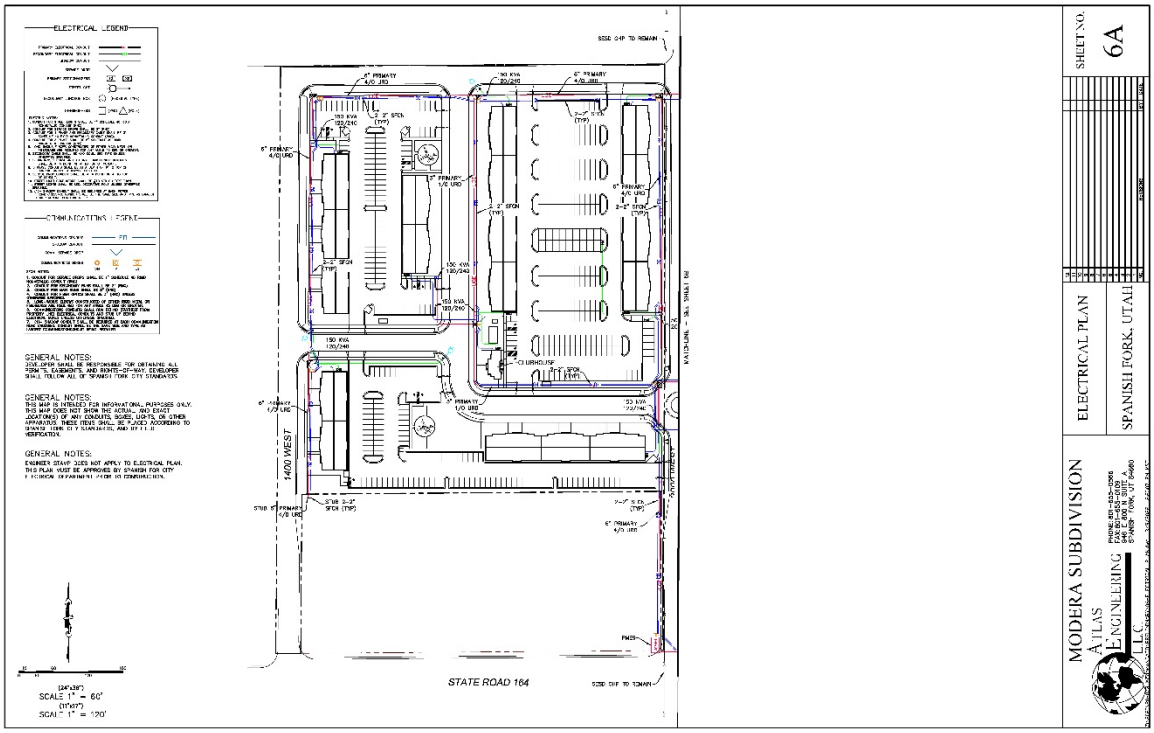

SHEET NO.
3D
OFFSITE UTILITIES
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
STATE ROAD 164
OLD MILL
SCALE 1" = 100'
SCALE 1" = 200'

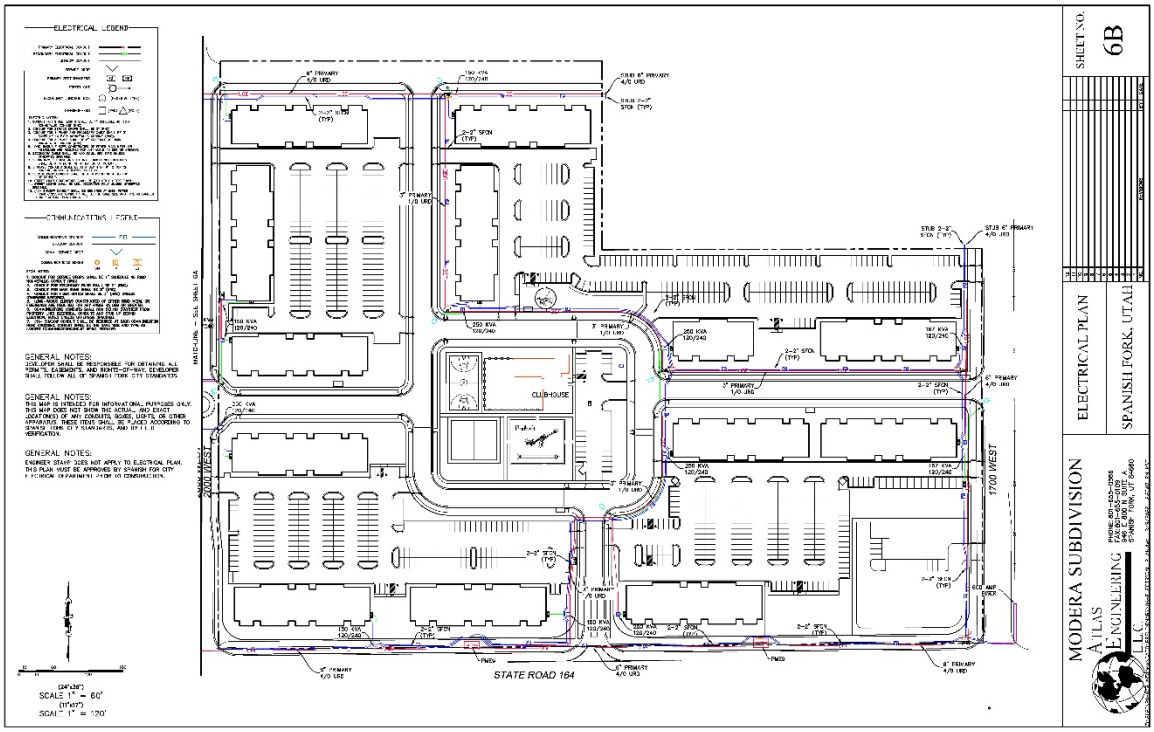

SHEET NO.
4A
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
LEGEND
VICINITY MAP
-NTS-
SITE LOCATION
SEE SHEET 4B
SR-164
SCALE 1" = 60'
SCALE 1" = 120'

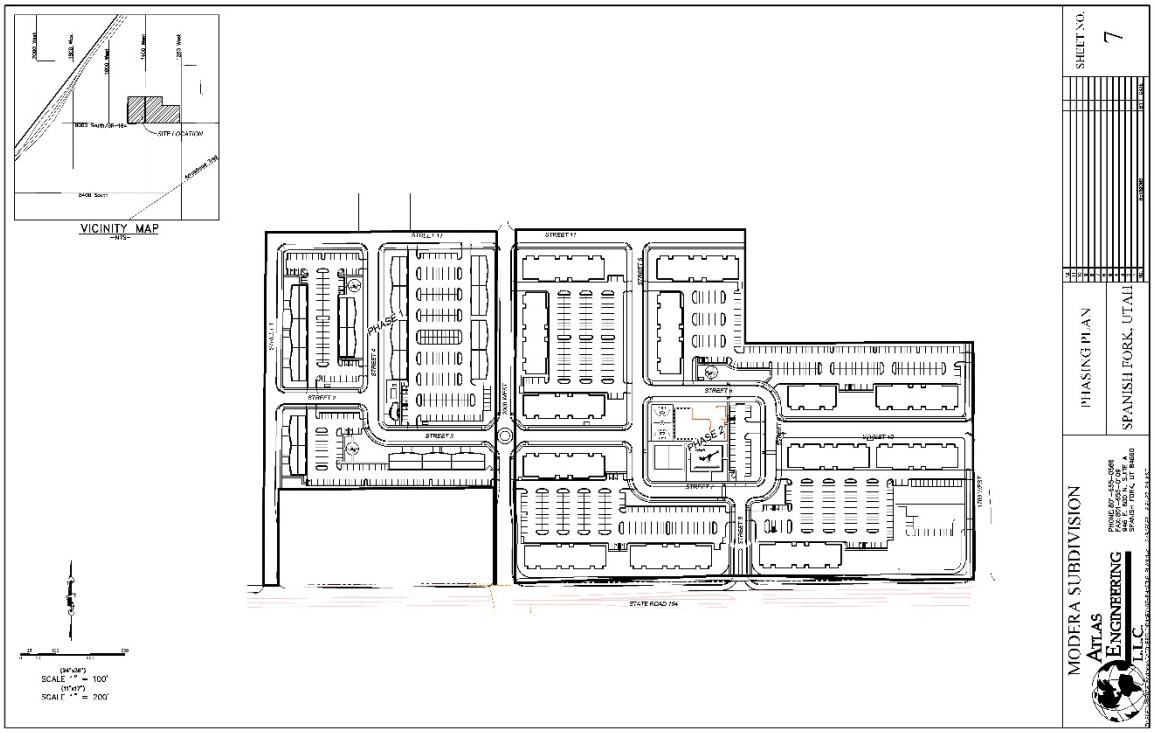

VICINITY MAP
-NTS-
LEGEND
SCALE 1" = 60'
SCALE 1" = 120'
SR-164
SHEET NO.
4B
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

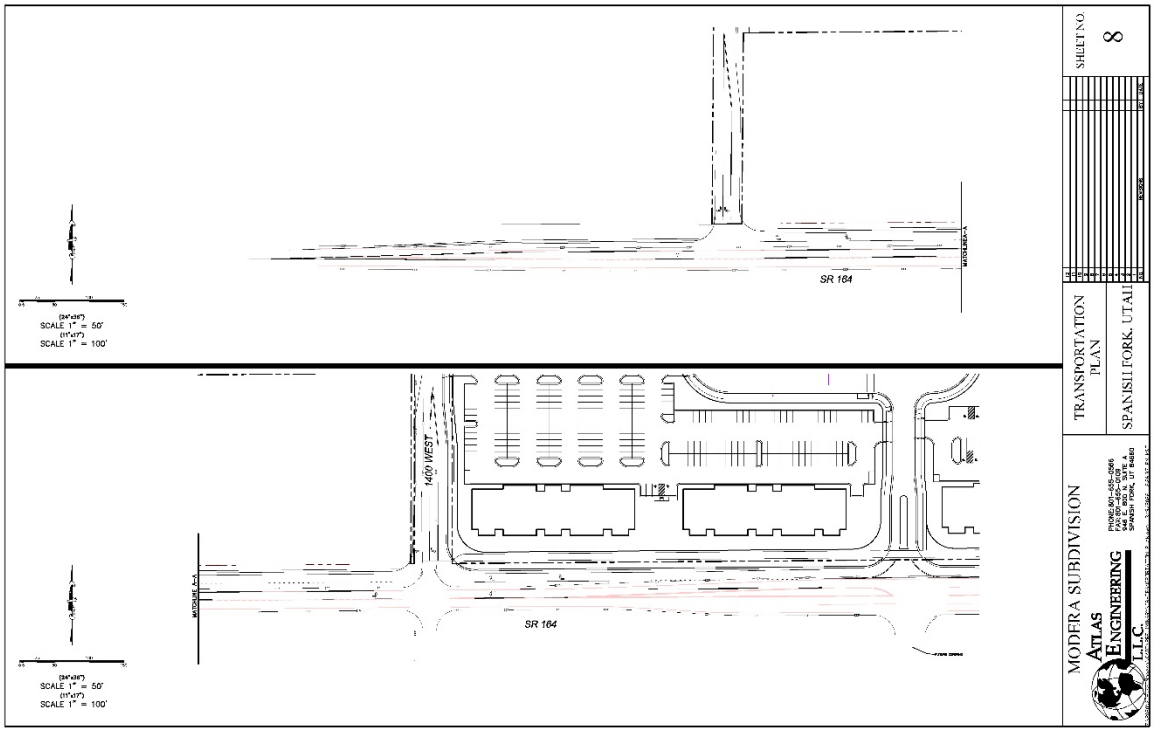

VICINITY MAP
-NTS-
LEGEND
SEE SHEET 5B
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO.
5A
DRAINAGE PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.


VICINITY MAP
SITE LOCATION
SEE SHEET 5A
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO.
5B
DRAINAGE PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

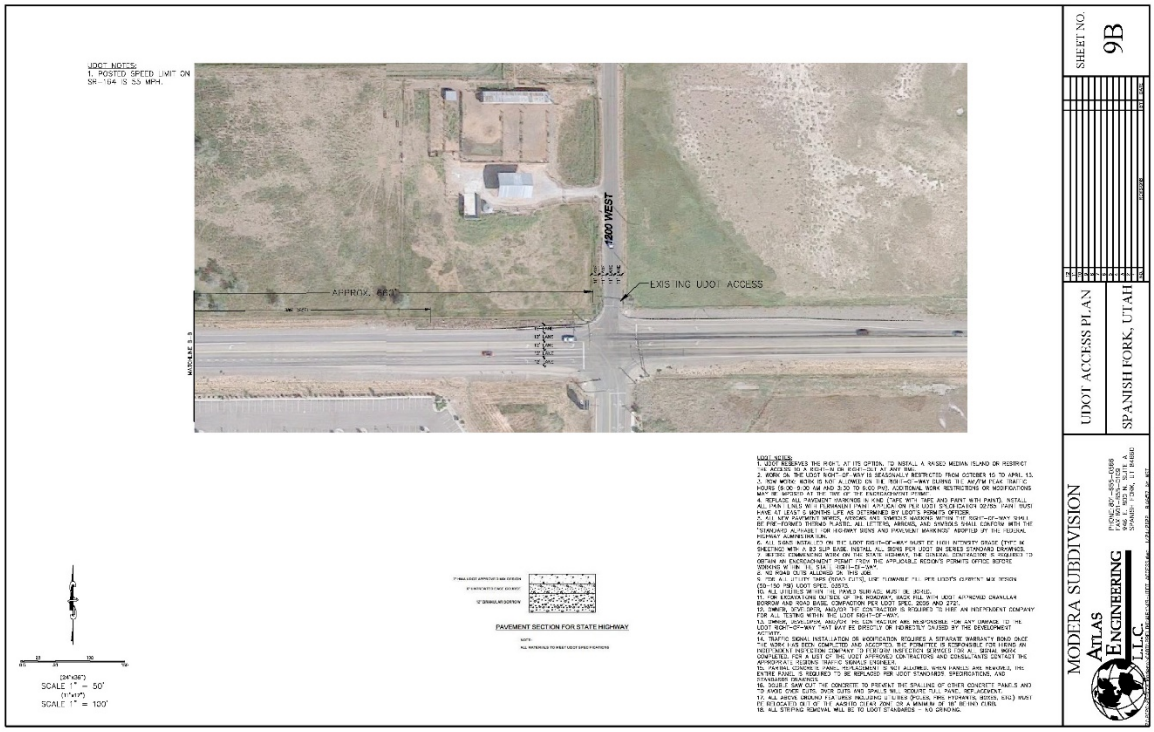

ELECTRICAL LEGEND
GENERAL NOTES:
GENERAL NOTES:
GENERAL NOTES:
1400 WEST
STATE ROAD 164
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO.
6A
ELECTRICAL PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

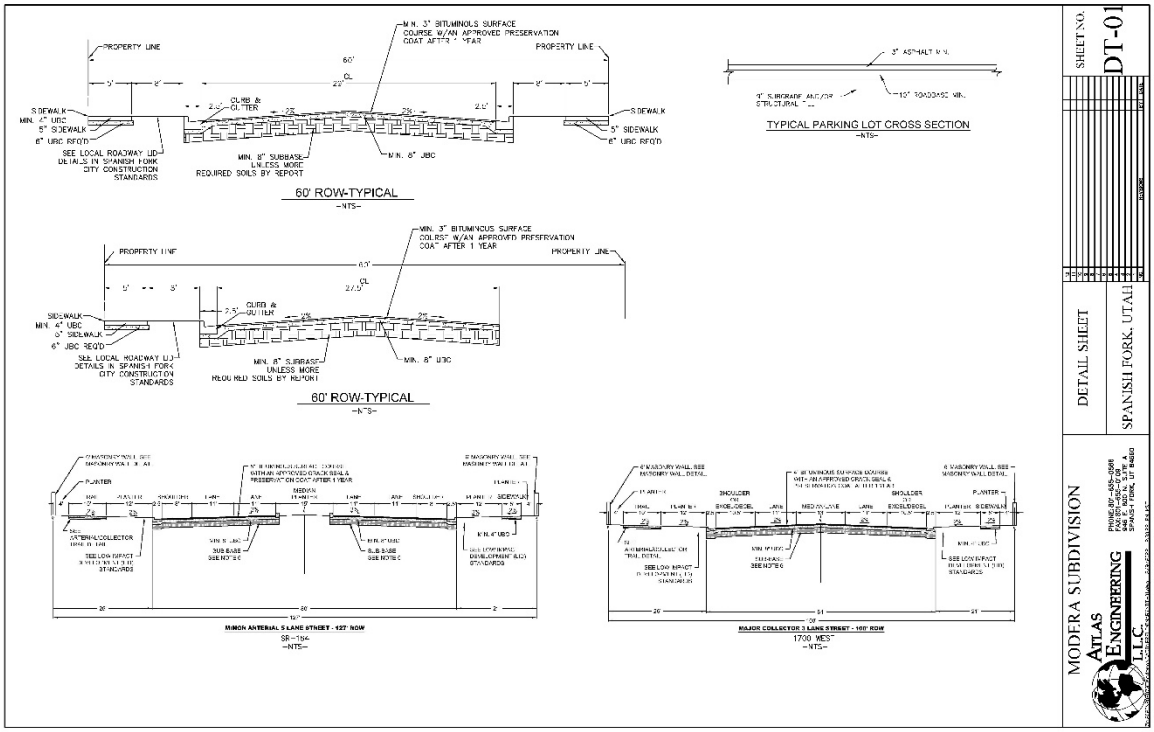

ELECTRICAL LEGEND
COMMUNICATIONS LEGEND
GENERAL NOTES:
GENERAL NOTES:
GENERAL NOTES:
CLUBHOUSE
2600 WEST
1700 WEST
STATE ROAD 164
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO. 6B
ELECTRICAL PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C

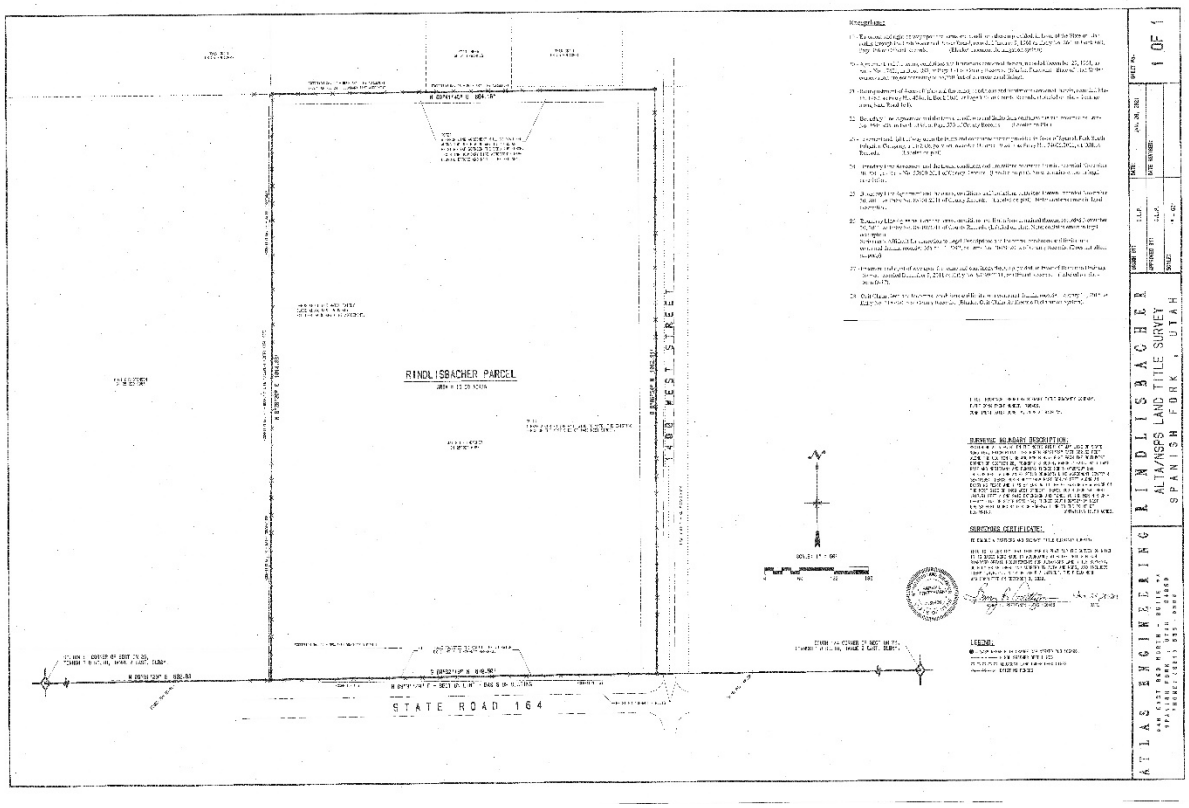

VICINITY MAP
-NTS-
SITE LOCATION
PHASE 1
PHASE 2
STATE ROAD 164
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO. 7
PHASING PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C


SR 164
SCALE 1" = 50'
SCALE 1" = 100'
1400 WEST
SR 164
SCALE 1" = 50'
SCALE 1" = 100'
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
TRANSPORTATION PLAN
SPANISH FORK, UTAH
SHEET NO. 8


UDOT NOTES:
1. POSTED SPEED LIMIT ON SR-164 IS 55 MPH.
1600 WEST
1500 WEST
APPROX. 662' TO 1600 WEST
APPROX. 629'
UDOT ACCESS CATEGORY 5
SR 164
SCALE 1" = 50'
SCALE 1" = 100'
1400 WEST
1300 WEST
UDOT ACCESS CATEGORY 5
EXISTING UDOT ACCESS
APPROX. 842'
SR 164
SCALE 1" = 50'
SCALE 1" = 100'
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
UDOT ACCESS PLAN
SPANISH FORK, UTAH
SHEET NO. 9A


UDOT NOTES:
1. POSTED SPEED LIMIT ON SR-194 IS 55 MPH.
1200 WEST
APPROX. 660'
EXISTING UDOT ACCESS
PAVEMENT SECTION FOR STATE HIGHWAY
SCALE 1" = 50'
SCALE 1" = 100'
SHEET NO. 9B
UDOT ACCESS PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.


PROPERTY LINE
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
SIDEWALK MIN. 4" UBC 5" SIDEWALK 6" UBC REQ'D
CURB & GUTTER
MIN. 8" SUBBASE UNLESS MORE REQUIRED SOILS BY REPORT
MIN. 6" UBC
SEE LOCAL ROADWAY UD DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
60' ROW-TYPICAL
-NTS-
3" ASPHALT M.V.
9" SUBGRADE AND/OR STRUCTURAL
10" ROADBASE MIN.
TYPICAL PARKING LOT CROSS SECTION
-NTS-
MINOR ARTERIAL 5 LANE STREET - 122' ROW
SR-194
-NTS-
MAJOR COLLECTOR 3 LANE STREET - 100' ROW
1700 WEST
-NTS-
SHEET NO. DT-01
DETAIL SHEET
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.


RINDLISBACHER PARCEL
STATE ROAD 164
RINDLISBACHER
ALTA/NSPS LAND TITLE SURVEY
SPANISH FORK, UTAH
ATLAS ENGINEERING
SURVEYOR'S CERTIFICATE:
LEGEND:

Townhome Master Plan



Master Plan Data

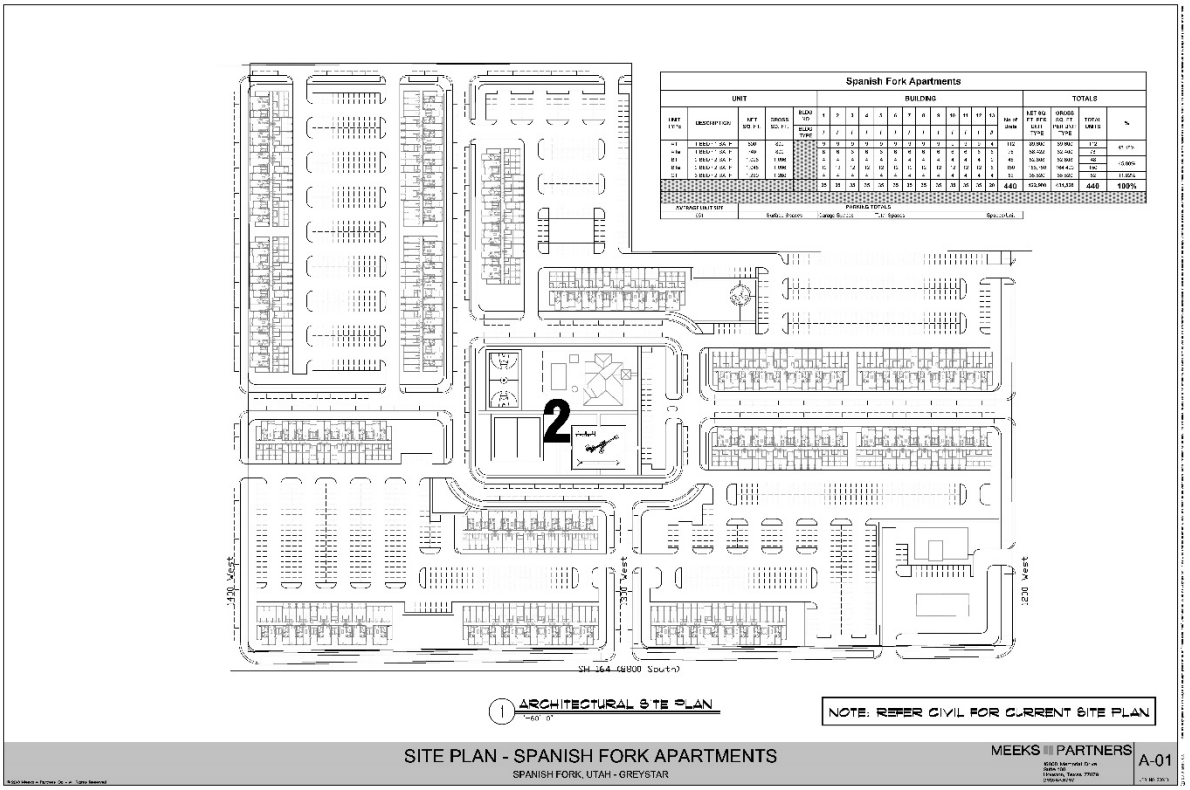
8- 4 story 28 and 42 Plex Buildings
13 - 3 story 20 and 30 Plex Buildings
1 Large Club House w/pool— 1 Small Club House w/splash pad
1 BB Court— 2 PB Courts — 1 Large Playground— 1 Park
3 Open Space Parks—3 Dog Parks
3 Playground Parks

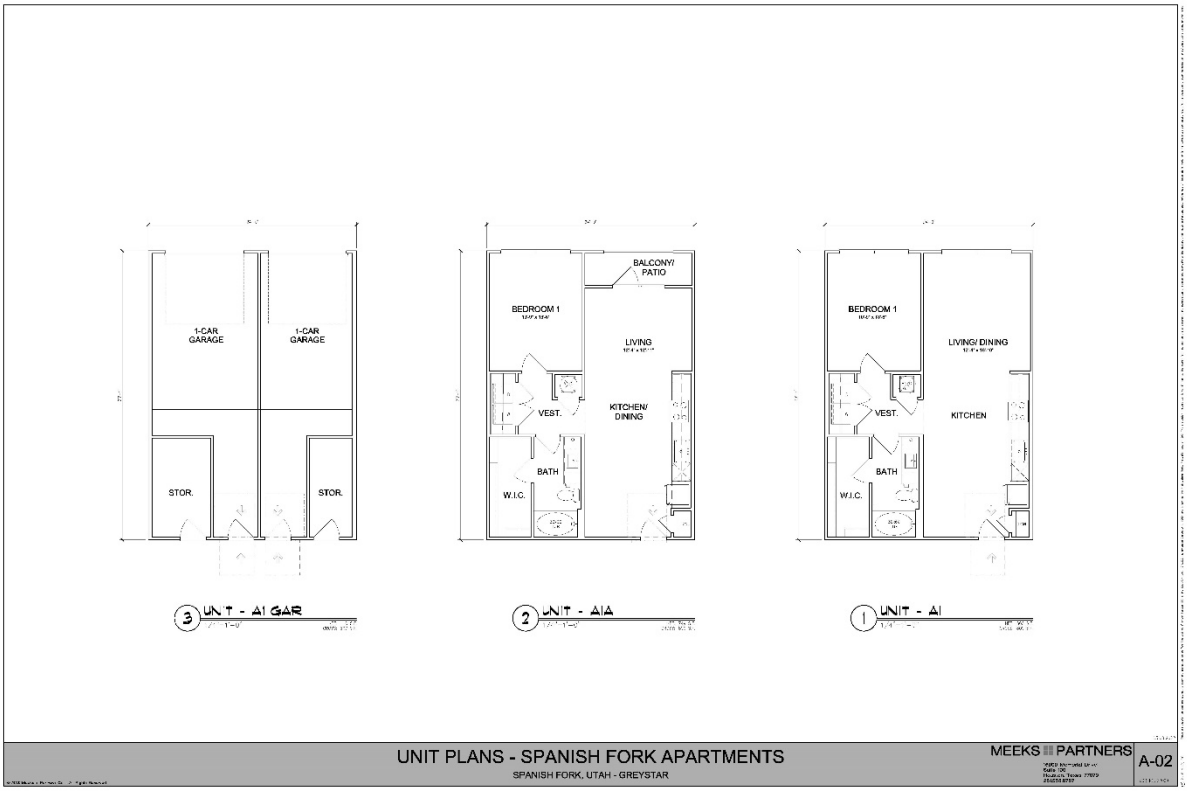
MODERA VILLAGE

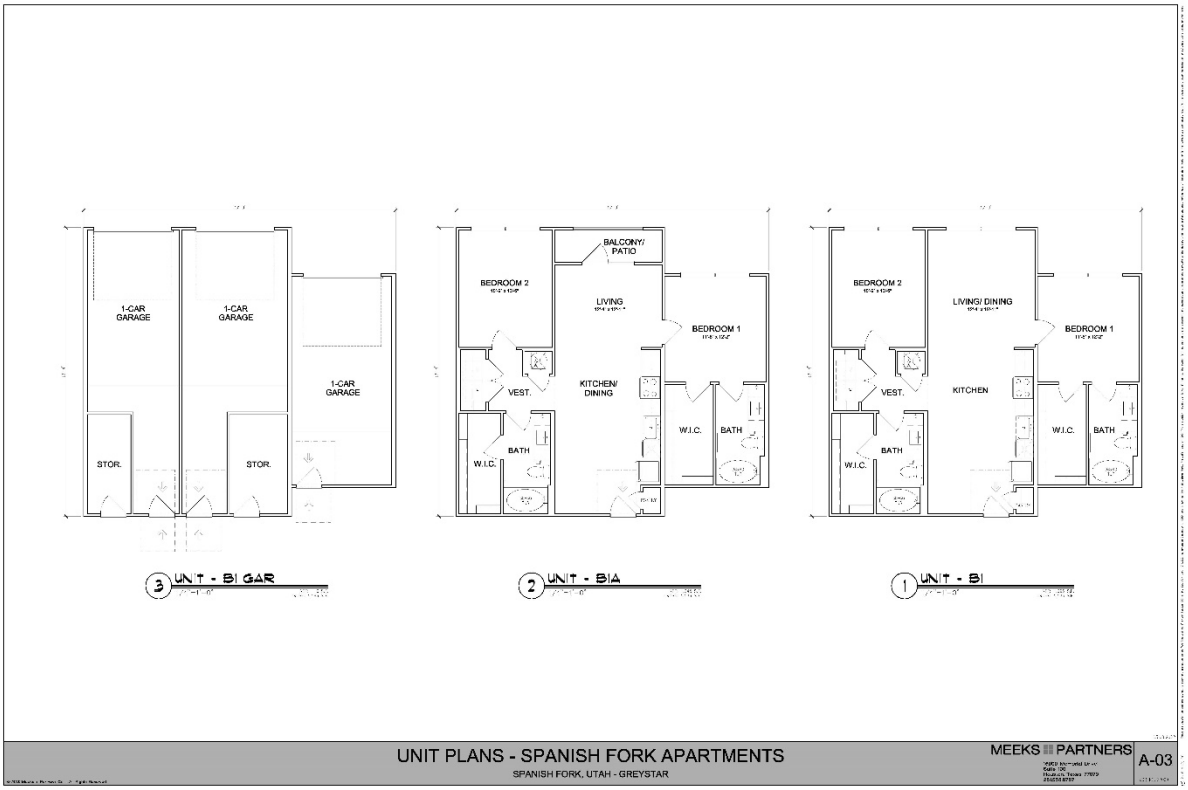
Spanish Fork, Utah

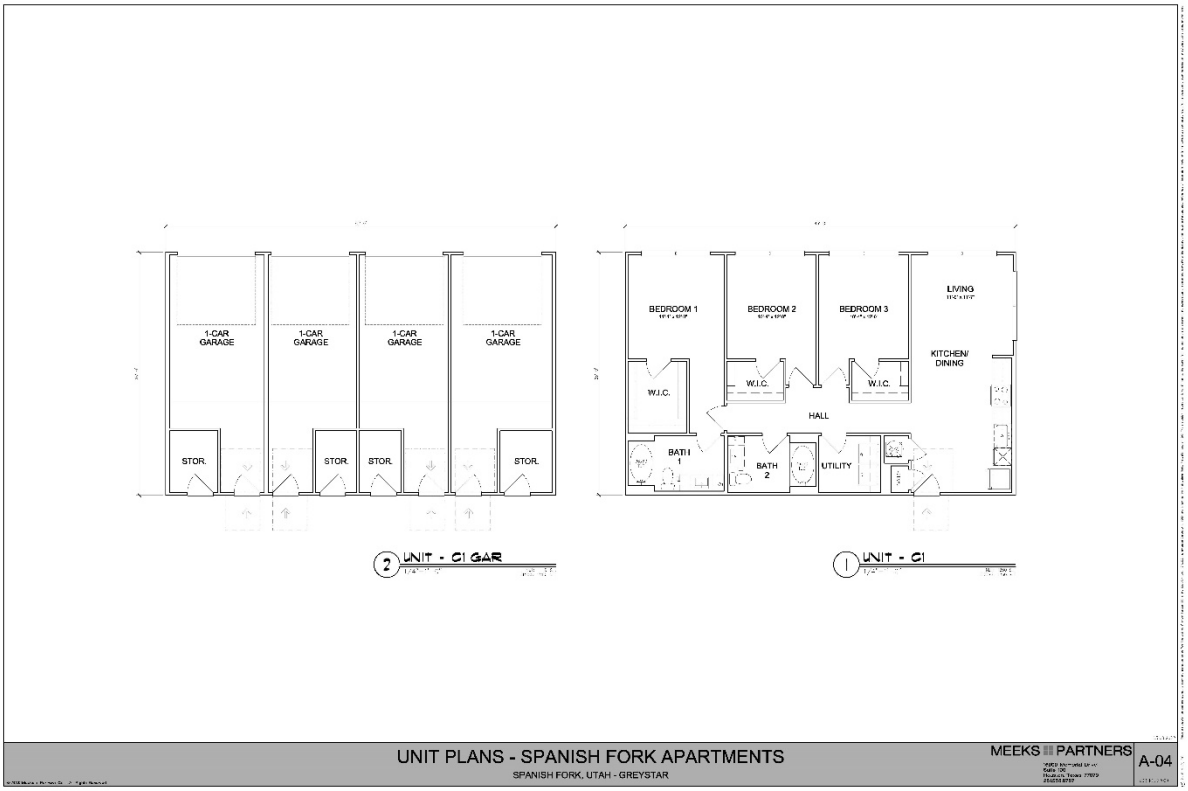


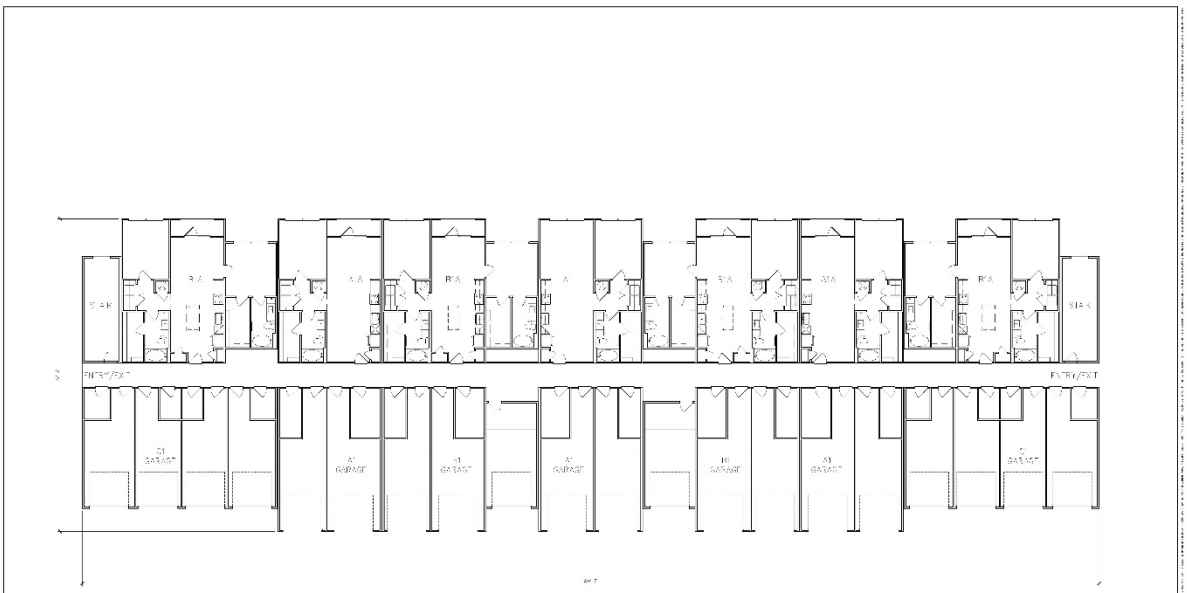



Spanish Fork Apartments
UNIT
BUILDING
TOTALS
1420 West
1330 West
1200 West
SH-164 (6800 South)
2
1 ARCHITECTURAL SITE PLAN
NOTE: REFER CIVIL FOR CURRENT SITE PLAN
SITE PLAN - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-01


1-CAR GARAGE
1-CAR GARAGE
STOR.
STOR.
3 UNIT - A1 GAR
BEDROOM 1
BALCONY/ PATIO
LIVING
VEST.
KITCHEN/ DINING
BATH
W.I.C.
2 UNIT - A1A
BEDROOM 1
LIVING/ DINING
VEST.
KITCHEN
BATH
W.I.C.
1 UNIT - A1
UNIT PLANS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-02


1-CAR GARAGE
1-CAR GARAGE
1-CAR GARAGE
STOR.
STOR.
3 UNIT - B1 GAR
BALCONY/ PATIO
BEDROOM 2
LIVING
BEDROOM 1
VEST.
KITCHEN/ DINING
W.I.C.
BATH
W.I.C.
BATH
2 UNIT - B1A
BEDROOM 2
LIVING/ DINING
BEDROOM 1
VEST.
KITCHEN
W.I.C.
BATH
BATH
W.I.C.
1 UNIT - B1
UNIT PLANS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-03


1-CAR GARAGE
1-CAR GARAGE
1-CAR GARAGE
1-CAR GARAGE
STOR.
STOR.
STOR.
STOR.
2 UNIT - C1 GAR
BEDROOM 1
BEDROOM 2
BEDROOM 3
LIVING
KITCHEN/ DINING
W.I.C.
W.I.C.
W.I.C.
HALL
BATH 1
BATH 2
UTILITY
1 UNIT - C1
UNIT PLANS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-04



1 BUILDING TYPE 1 - LEVEL 1

FLOOR PLAN - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR

MEEKS PARTNERS

A-05

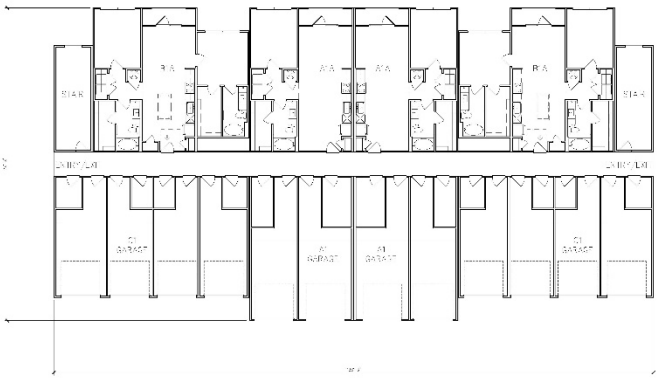


1 BUILDING TYPE 1 - LEVEL 2 & 3

FLOOR PLAN - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR

MEEKS PARTNERS

A-06

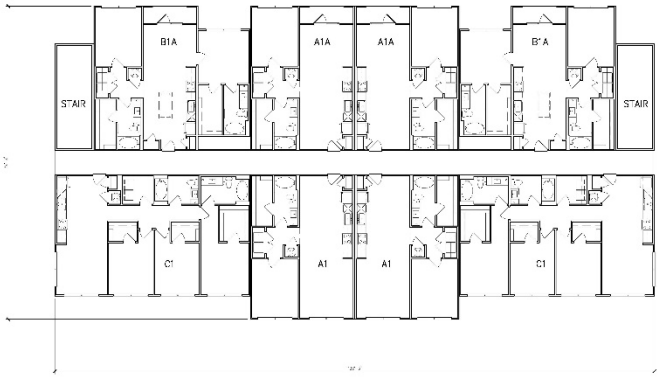


1 BUILDING TYPE 2 - LEVEL 1

FLOOR PLAN - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR

MEEKS PARTNERS

A-07

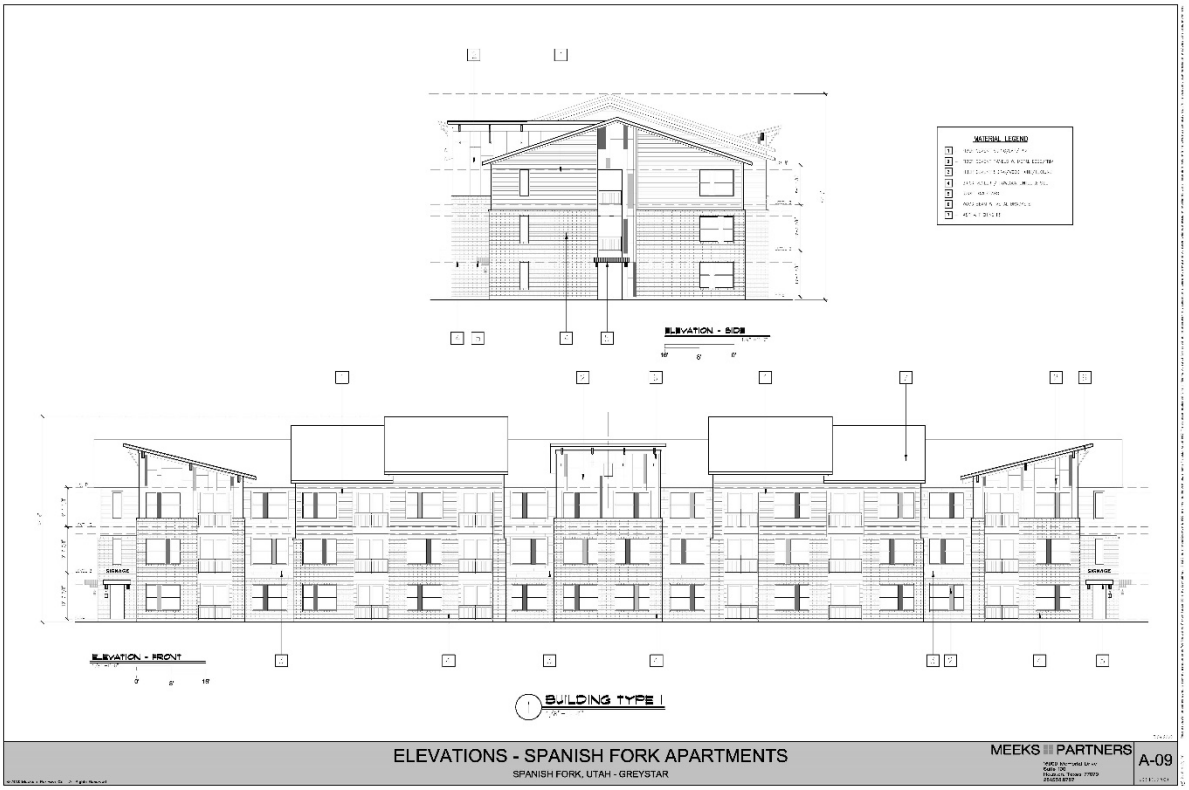


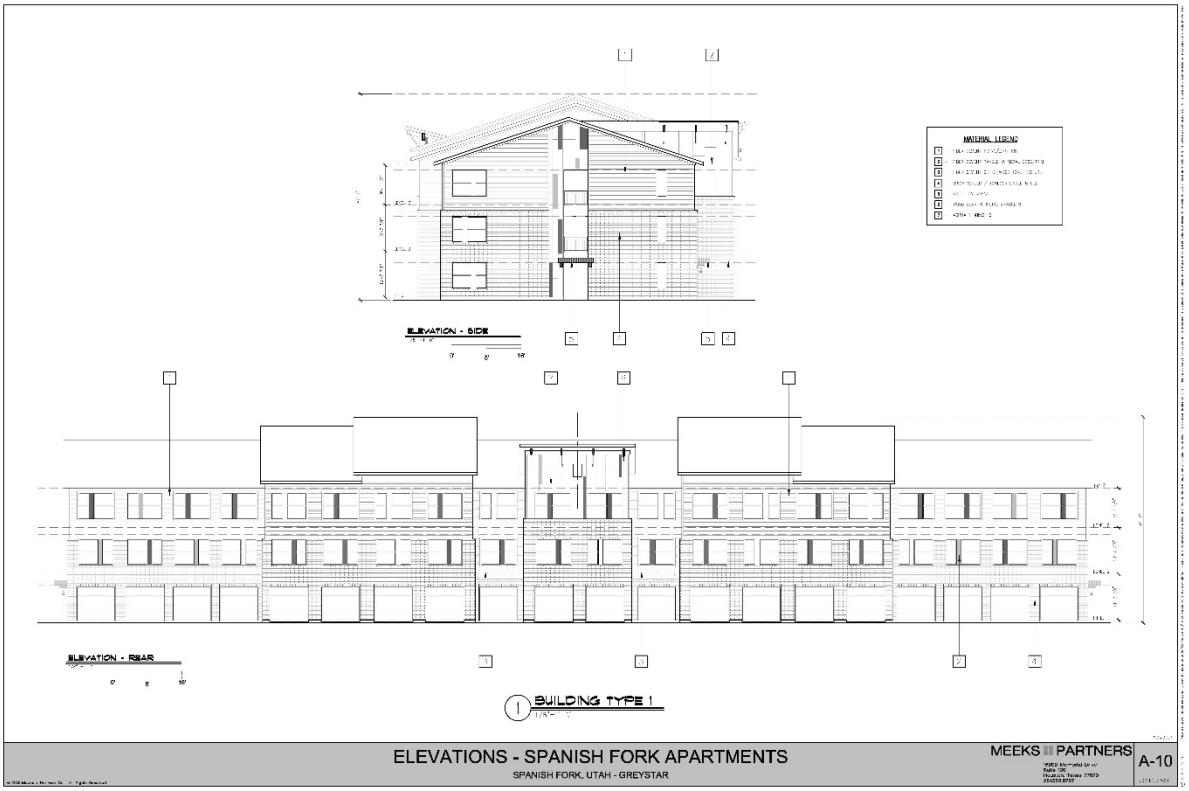
1 BUILDING TYPE 2 - LEVEL 2 & 3

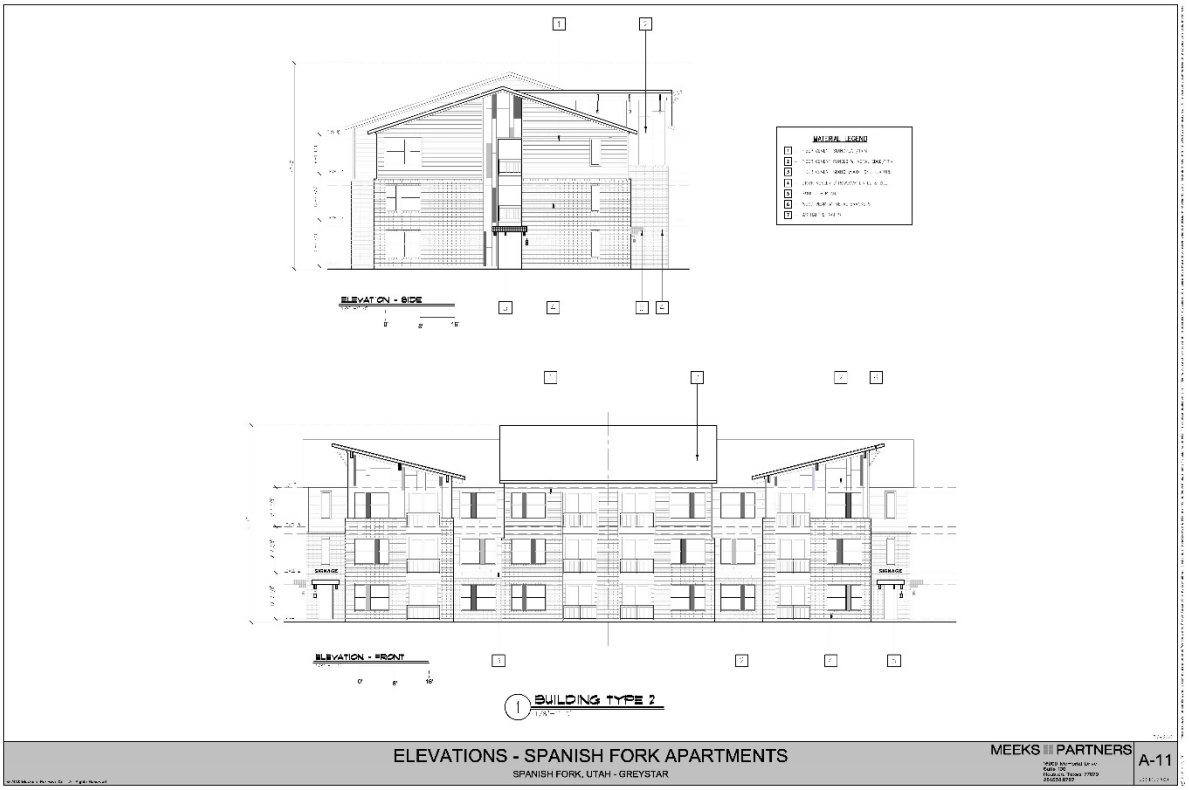
FLOOR PLAN - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR

MEEKS PARTNERS

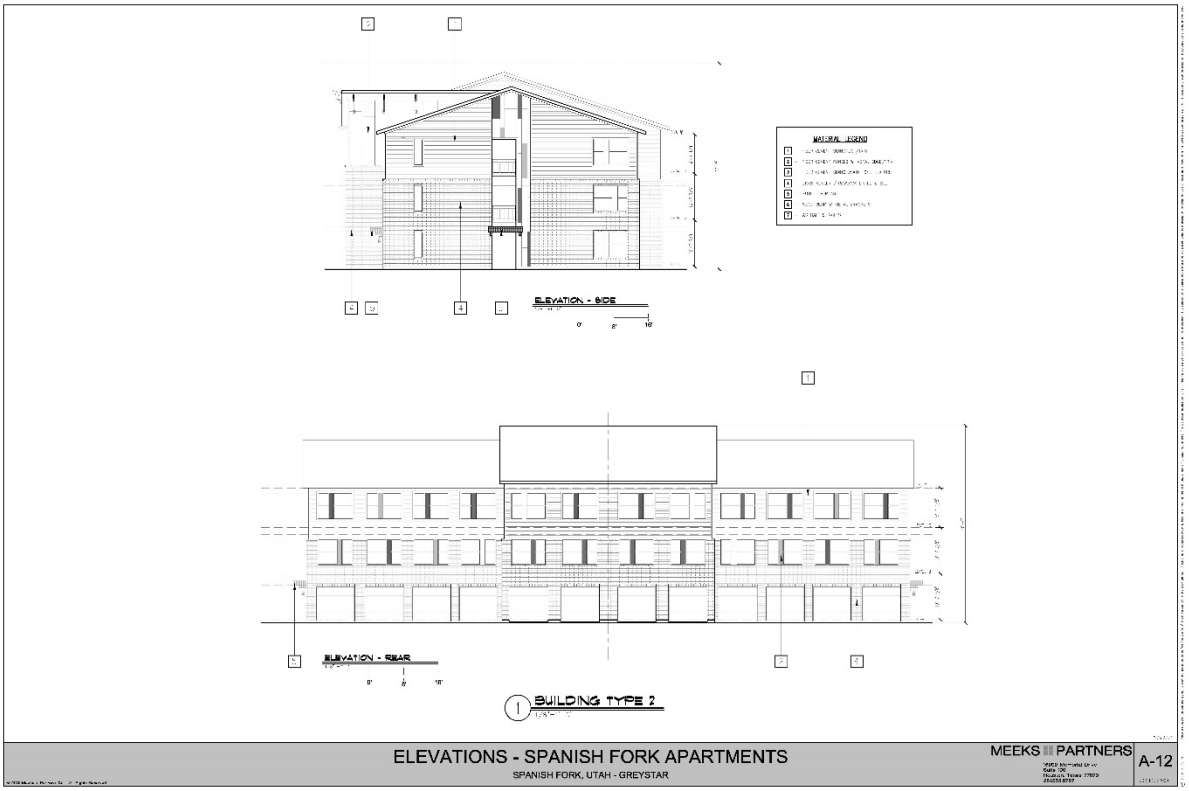
A-08


MATERIAL LEGEND
ELEVATION - SIDE
ELEVATION - FRONT
GARAGE
GARAGE
1 BUILDING TYPE 1
ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-09


MATERIAL LEGEND
ELEVATION - SIDE
ELEVATION - REAR
1 BUILDING TYPE 1
ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-10



ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-11



ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-12



1 TYP. BUILDING
1/16" = 1'-0"

3D IMAGE - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR

MEEKS PARTNERS

A-13



1 TYP. BUILDING
1/16" = 1'-0"

3D IMAGE - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR

MEEKS PARTNERS

A-14


ELEVATION - TYP. SIDE
ELEVATION - FRONT
1 BUILDING TYPE 1
ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-17


ELEVATION - TYP. SIDE
ELEVATION - REAR
1 BUILDING TYPE 1
ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-18


ELEVATION - TYP. SIDE
ELEVATION - FRONT
1 BUILDING TYPE 1
ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-19


ELEVATION - TYP. SIDE
ELEVATION - REAR
1 BUILDING TYPE 1
ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-20



ELEVATION - TYP. SIDE



ELEVATION - FRONT

1 BUILDING TYPE 2

ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR

MEEKS PARTNERS

A-21



ELEVATION - TYP. SIDE



ELEVATION - REAR

1 BUILDING TYPE 2

ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR

MEEKS PARTNERS

A-22

Project Master Plan



MODERA VILLAGE

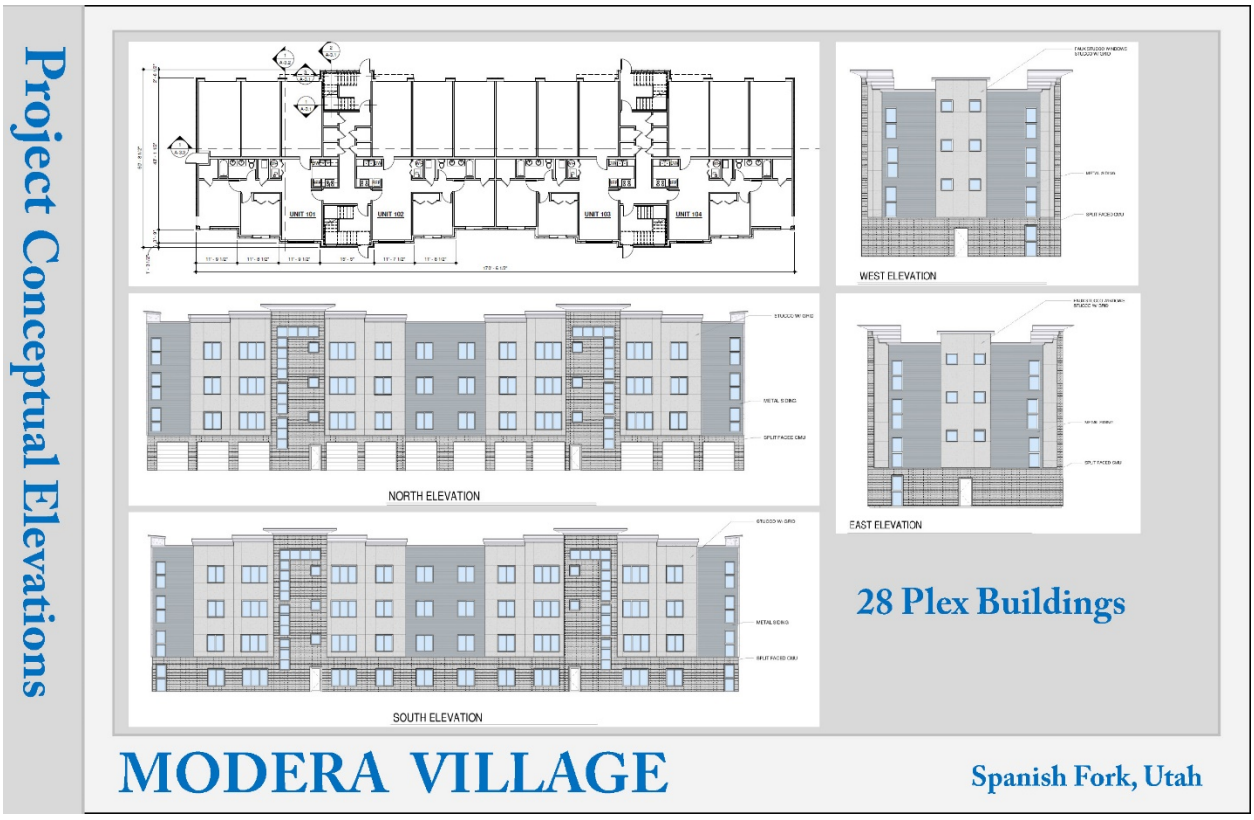
Spanish Fork, Utah



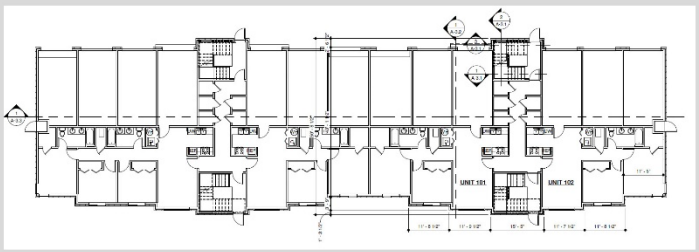


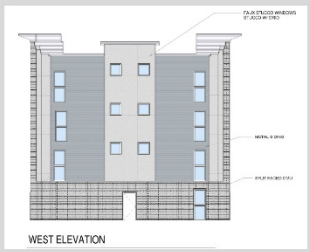




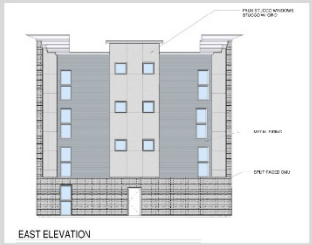

Project Conceptual Elevations
UNIT 101
UNIT 102
UNIT 103
UNIT 104
WEST ELEVATION
NORTH ELEVATION
EAST ELEVATION
SOUTH ELEVATION
28 Plex Buildings
MODERA VILLAGE
Spanish Fork, Utah

Project Conceptual Elevations











28 Plex Buildings

MODERA VILLAGE

Spanish Fork, Utah

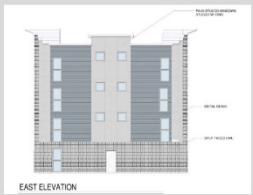
Project Conceptual Elevations









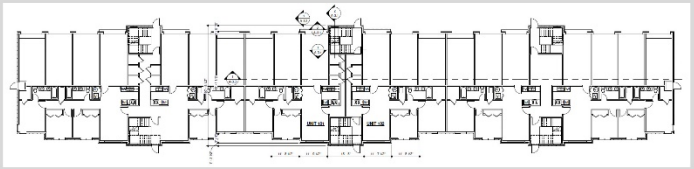


42 Plex Buildings

MODERA VILLAGE

Spanish Fork, Utah

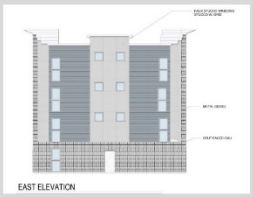
Project Conceptual Elevations







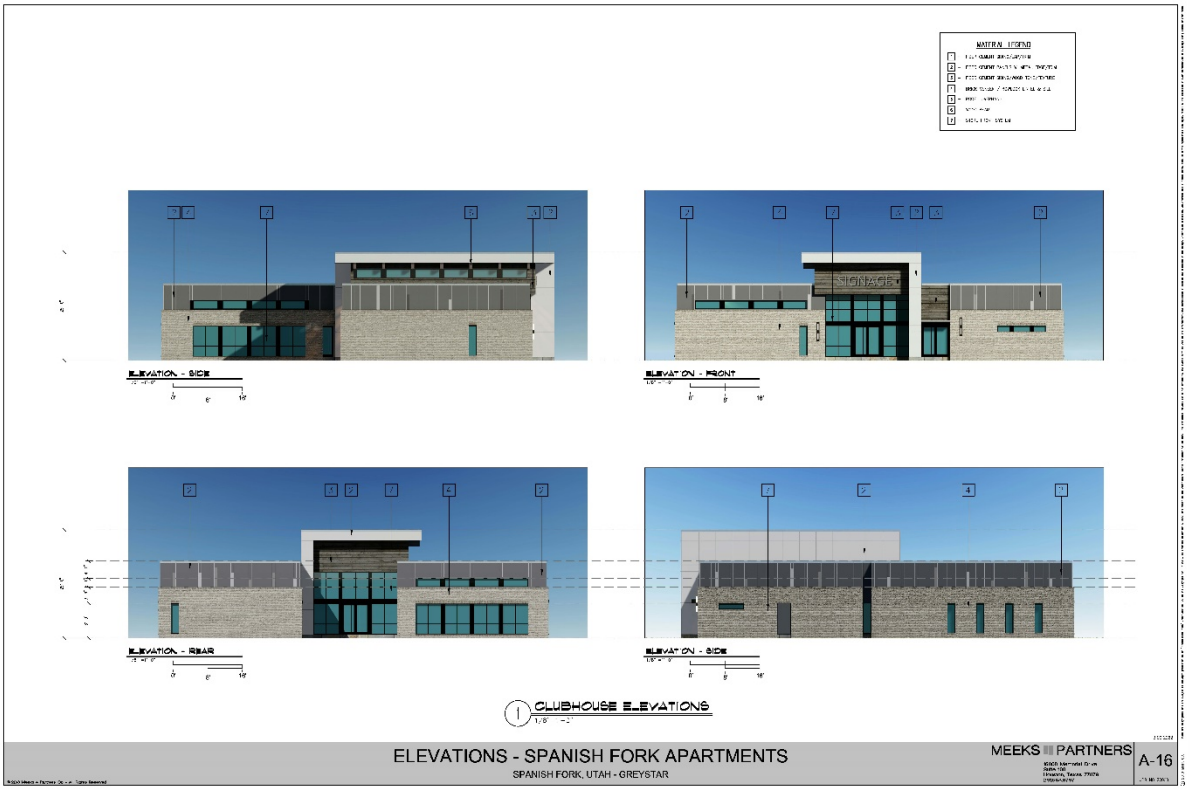


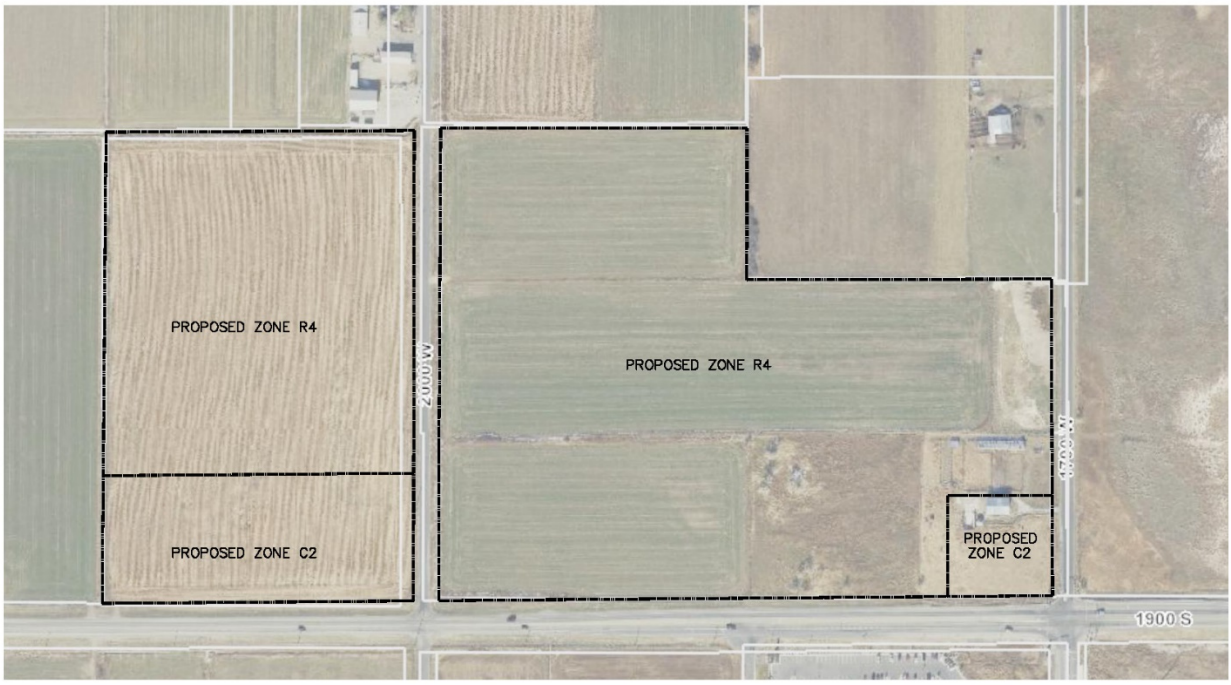


42 Plex Buildings

MODERA VILLAGE

Spanish Fork, Utah


MATERIAL LEGEND
ELEVATION - SIDE
ELEVATION - FRONT
SIGNAGE
ELEVATION - REAR
ELEVATION - SIDE
CLUBHOUSE ELEVATIONS
ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-16

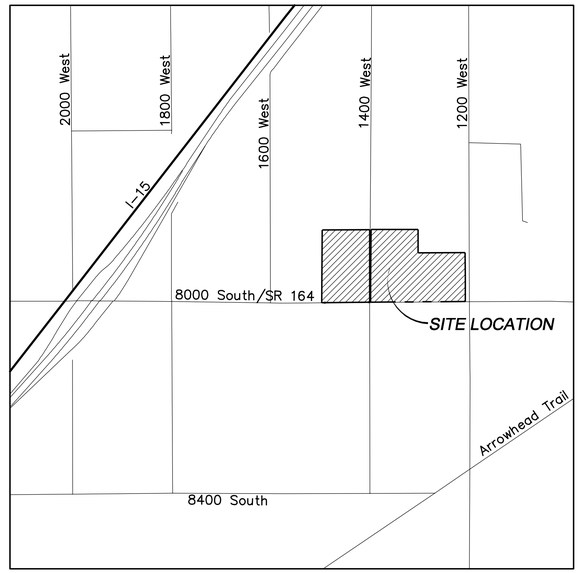

PROPOSED ZONE R4
PROPOSED ZONE C2
2000 W
PROPOSED ZONE R4
1700 W
PROPOSED ZONE C2
1900 S

MODERA SUBDIVISION

A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2A	OVERALL BOUNDARY
2B	OVERALL BOUNDARY
3A	OVERALL SITE PLAN
3B	OVERALL SITE PLAN
3C	OFFSITE UTILITIES
3D	OFFSITE UTILITIES
4A	EXISTING TOPOGRAPHY
4B	EXISTING TOPOGRAPHY
5A	DRAINAGE PLAN
5B	DRAINAGE PLAN
6A	ELECTRICAL PLAN
6B	ELECTRICAL PLAN
7	PHASING PLAN
8	TRANSPORTATION PLAN
9A	UDOT ACCESS PLAN
9B	UDOT ACCESS PLAN
DT-01	DETAIL SHEET
ALTA	ALTA SURVEY



VICINITY MAP
-NTS-

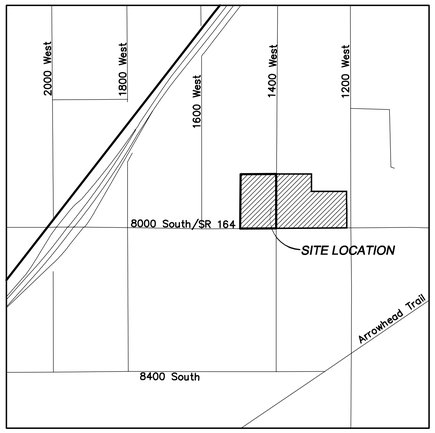
GENERAL NOTES:
1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL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

ELECTRICAL NOTES:
1. ANY SESD SERVICES ON THE PROPERTY WILL NEED TO BE REMOVED.
2. ENCROACHMENT APPLICATION WILL NEED TO BE MADE WITH THE BUREAU OF RECLAMATIONS IN ORDER TO ENCROACH INSIDE THEIR EASEMENT ALONG 1400 WEST.

OWNER/DEVELOPER
GARRETT SEALEY
garrett@redpineland.com
801-372-2077

REGISTERED PROFESSIONAL ENGINEER
SCOTT B. PETERSON
No. 362274
3/9/22
STATE OF UTAH

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



VICINITY MAP
-NTS-

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

BOUNDARY DESCRIPTION PARCEL 1:
BEGINNING AT A POINT WHICH LIES N89°31'29"E 602.63 FEET ALONG THE SECTION LINE AND NORTH 0.51 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°28'20"E 1014.83 FEET; THENCE N89°41'46"E 664.16 FEET; THENCE S00°06'54"W 1012.91 FEET; THENCE S89°32'18"W 4.91 FEET; THENCE N00°12'44"E 275.00 FEET; THENCE S89°32'13"W 621.34 FEET; THENCE S00°28'20"W 275.00 FEET; THENCE S89°32'18"W 43.01 FEET TO THE POINT OF BEGINNING. CONTAINING 11.60 ACRES.

NOTES
1. PROPOSED ZONE R-4.
2. VERTICAL DATA BASED ON NAVD 29.
3. COORDINATE SYSTEM = NAD83.
4. PARKING LOT TO BE COMPLETED AS ONE PHASE. BUILDINGS TO BE COMPLETED IN 5 PHASES.

OWNER/DEVELOPER
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801-372-2077

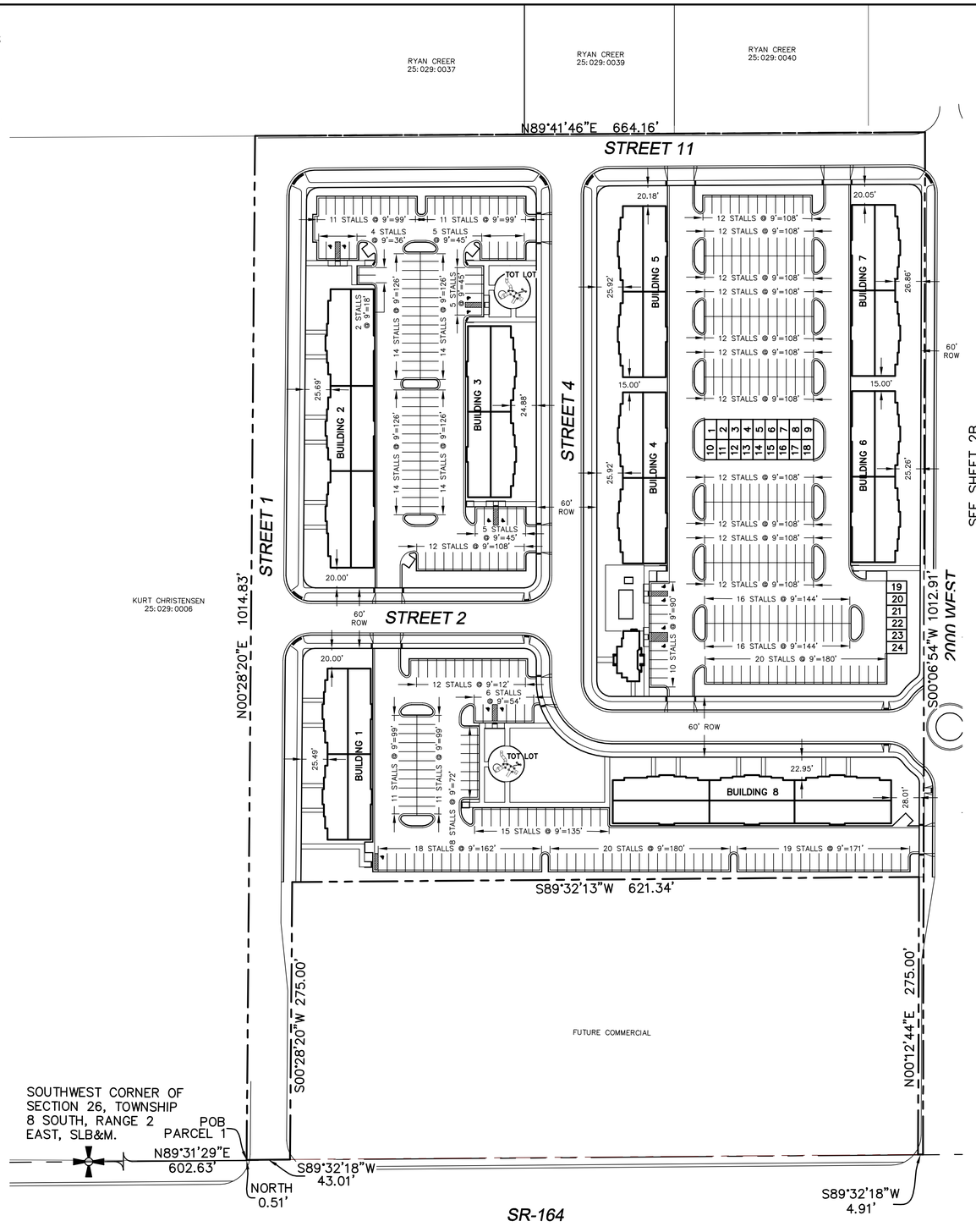
DATA TABLE
TOTAL ACREAGE=37.34
OF UNITS=668
PARKING REQ'D=1,670
PARKING STALLS=1,281
GARAGES=390
TOTAL PARKING PROVIDED=1,671
ON STREET PARKING NOT INCLUDED IN COUNT=289
UNITS/ACRE=17.89
OPEN SPACE ACREAGE=13.69 ACRES/36.66%

LEGEND

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

10 0 30 60 120 180

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



SHEET NO. 2A

NO.	REVISIONS	BY	DATE
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PRELIMINARY PLAT
OVERALL BOUNDARY

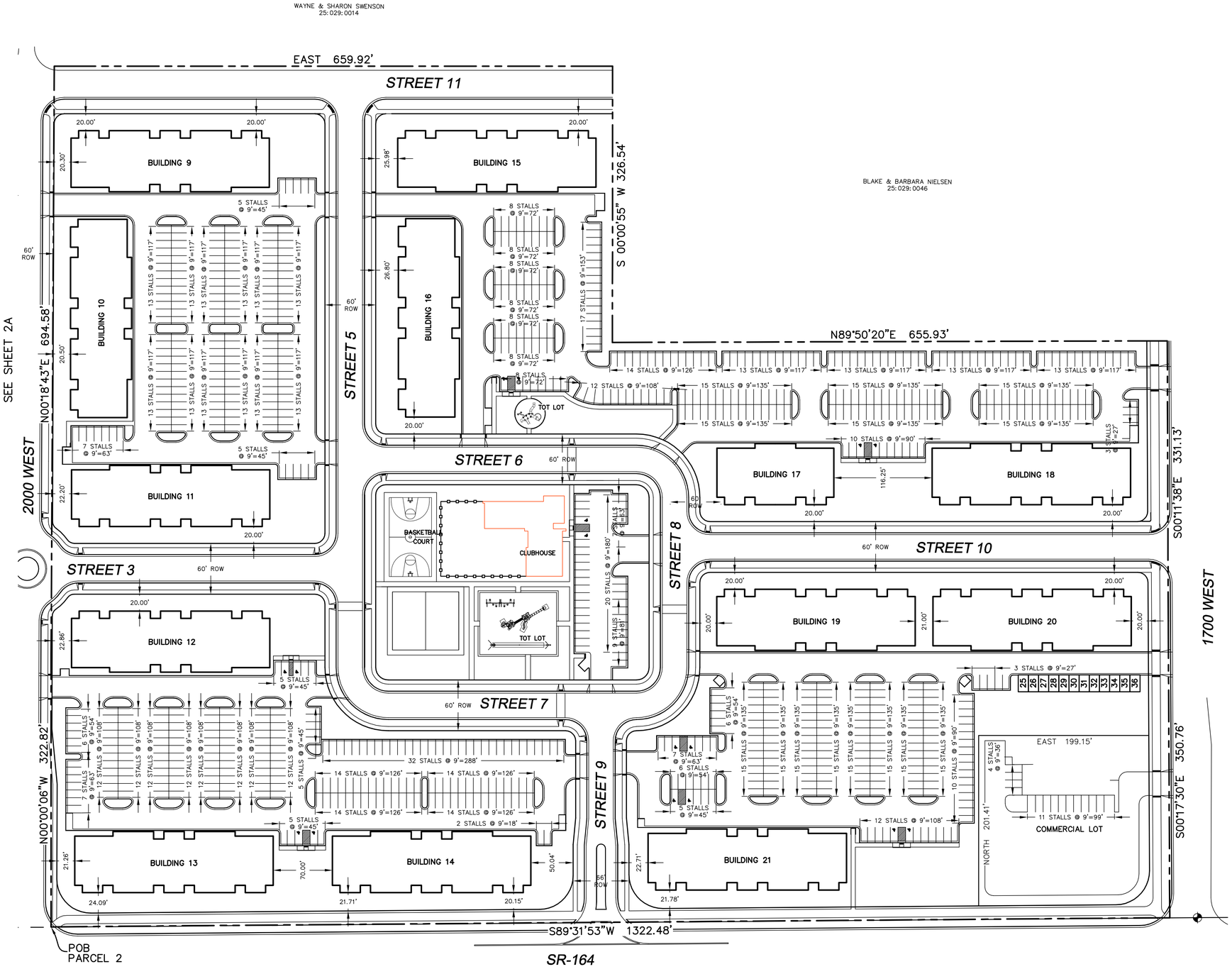
SPANISH FORK, UTAH

MODERA SUBDIVISION

ATLAS ENGINEERING L.L.C.
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BOUNDARY DESCRIPTION PARCEL 2:
BEGINNING AT A POINT WHICH LIES N00°28'31"W 11.37 FEET ALONG THE SECTION LINE AND EAST 1328.28 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°00'06"E 322.82 FEET; THENCE N00°18'43"E 694.58 FEET; THENCE EAST 659.92 FEET; THENCE SOUTH 326.54 FEET; THENCE N89°50'20"E 655.93 FEET; THENCE S00°11'38"E 331.13 FEET; THENCE S00°17'30"E 350.76 FEET; THENCE S89°31'53"W 1322.48 FEET TO THE POINT OF BEGINNING. CONTAINING 25.74 ACRES.



10 0 30 60 120 180

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

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SHEET NO. 2B

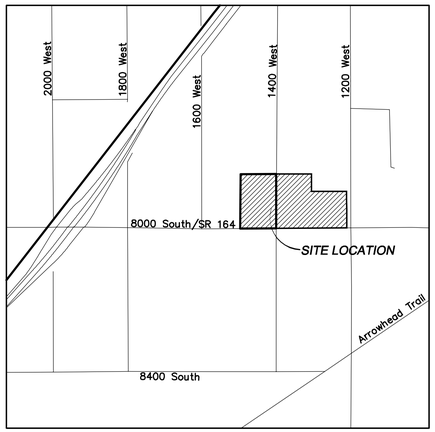
PRELIMINARY PLAT
OVERALL BOUNDARY

SPANISH FORK, UTAH

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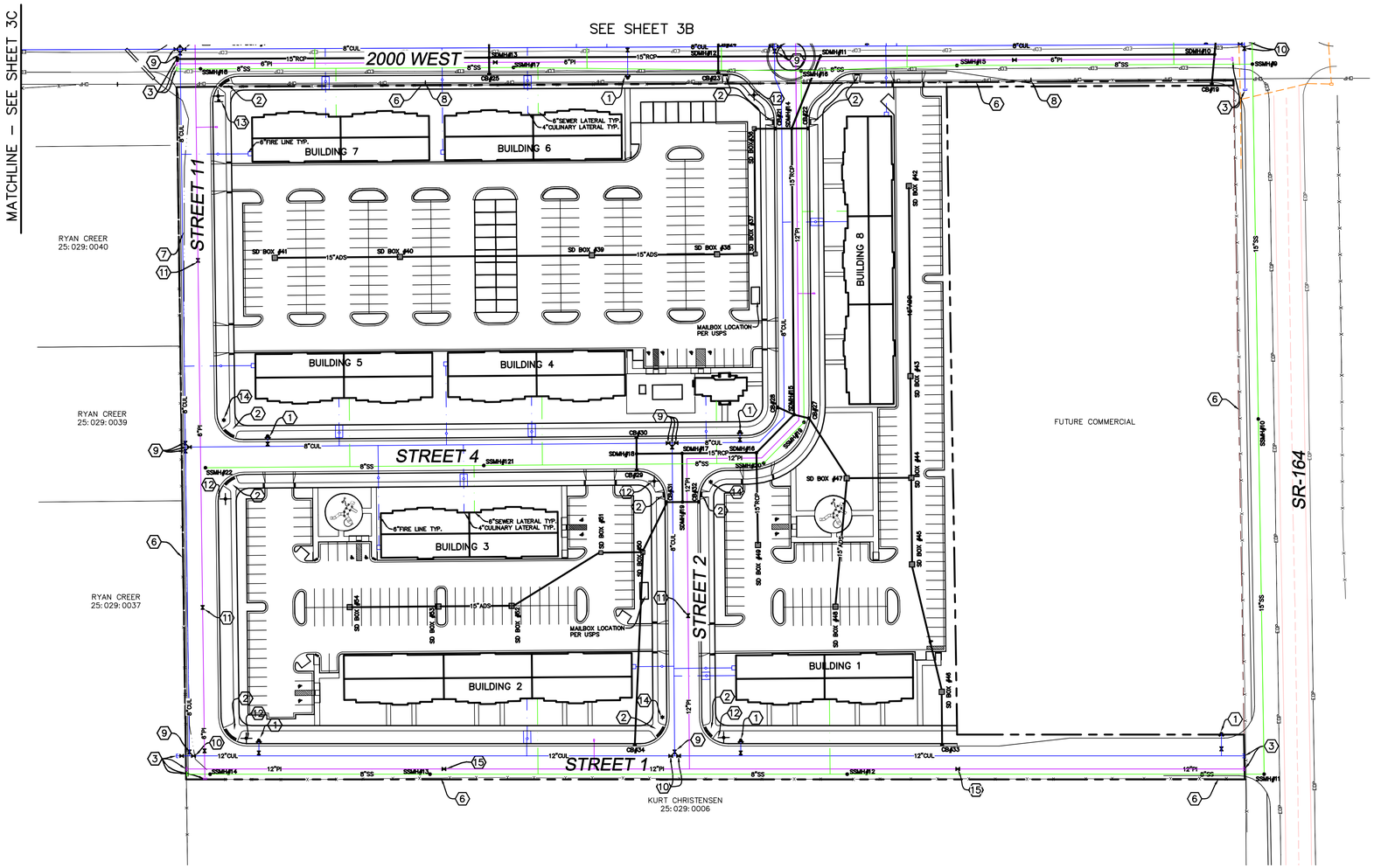


VICINITY MAP
-NTS-

LEGEND

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

NOTES:
1. ALL FIRE HYDRANT LOCATIONS TO BE APPROVED BY THE SPANISH FORK CITY FIRE MARSHALL AT FINAL DESIGN.



1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN (TYPICAL).
3. CAP/PLUG AND MARK TO SURFACE.
4. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
5. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
6. EXISTING FENCE TO BE REMOVED.
7. EXISTING DITCH TO BE REMOVED.
8. EXISTING SESD POWER TO REMAIN.
9. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
10. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
11. INSTALL 6" PI WATER VALVE PER SPANISH FORK CITY STANDARDS.
12. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
13. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
14. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.

10 0 30 60 120 180

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

SHEET NO. 3A

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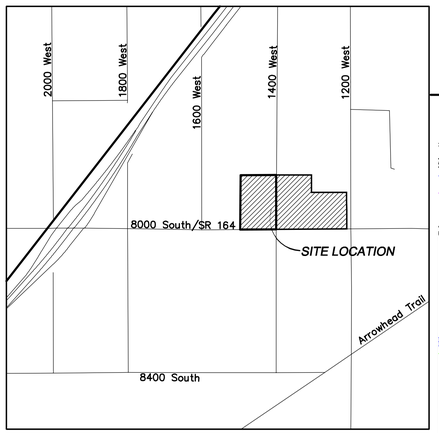
OVERALL SITE PLAN

SPANISH FORK, UTAH

MODERA SUBDIVISION

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VICINITY MAP
-NTS-

MATCHLINE – SEE SHEET 3C

MATCHLINE – SEE SHEET 3A

MATCHLINE – SEE SHEET 3D

STREET 11
STREET 5
STREET 6
STREET 3
STREET 10
STREET 8
STREET 7
STREET 9
2000 WEST
1700 WEST
SR-164

BUILDING 9
BUILDING 15
BUILDING 10
BUILDING 16
BUILDING 11
BUILDING 17
BUILDING 18
BUILDING 12
BUILDING 19
BUILDING 20
BUILDING 13
BUILDING 14
BUILDING 21

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN (TYPICAL).
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8. EXISTING SESD POWER TO REMAIN.
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12. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
13. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
14. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
15. INSTALL 12" PI VALVE PER SPANISH FORK CITY STANDARDS.

LEGEND

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

0 30 60 120 180

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

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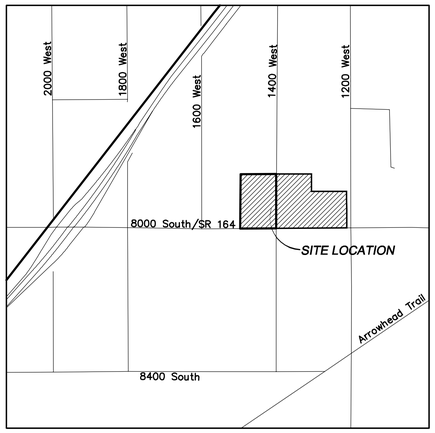
OVERALL SITE PLAN

SPANISH FORK, UTAH

MODERA SUBDIVISION

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PHONE: 801-655-0566
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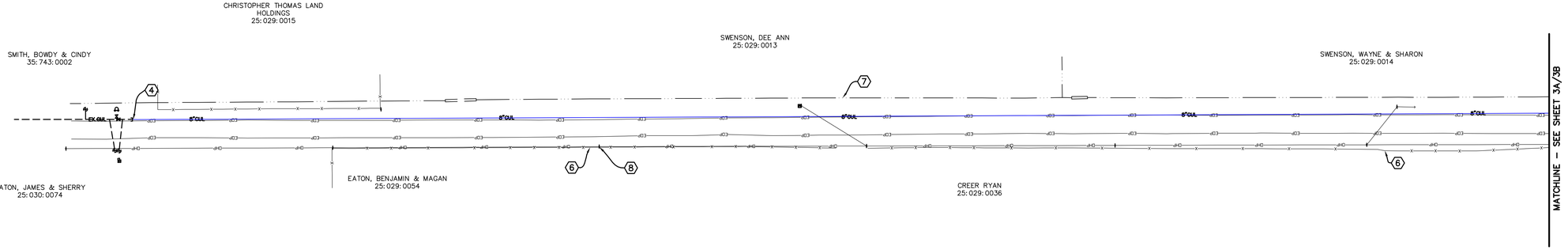
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VICINITY MAP
-NTS-

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



1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN (TYPICAL).
3. CAP/PLUG AND MARK TO SURFACE.
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6. EXISTING FENCE TO BE REMOVED.
7. EXISTING DITCH TO BE REMOVED.
8. EXISTING SESD POWER TO REMAIN.
9. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
10. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
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13. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
14. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
15. INSTALL 12" PI VALVE PER SPANISH FORK CITY STANDARDS.

0 10 30 60 120 180

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

SHEET NO. 3C

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OFFSITE UTILITIES

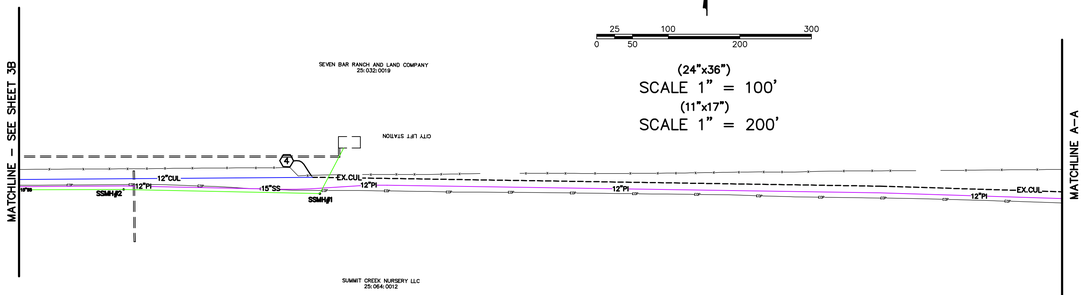
SPANISH FORK, UTAH

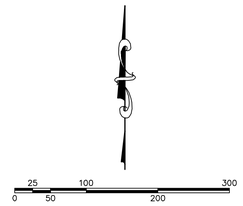
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PHONE: 801-655-0566
FAX: 801-655-0109
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SPANISH FORK, UT 84660

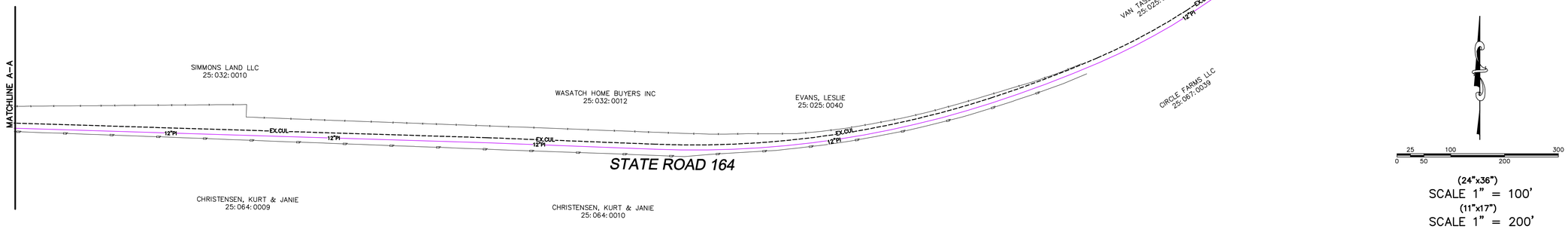
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1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN (TYPICAL).
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4. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
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6. EXISTING FENCE TO BE REMOVED.
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8. EXISTING SESD POWER TO REMAIN.
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13. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
14. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
15. INSTALL 12" PI VALVE PER SPANISH FORK CITY STANDARDS.

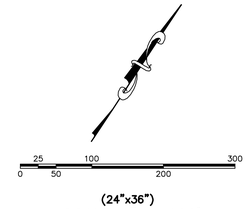




(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'



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



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

SHEET NO. 3D

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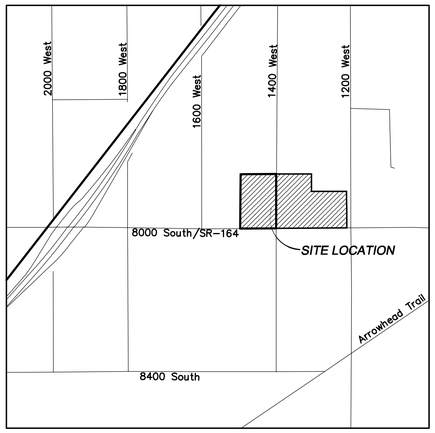
OFFSITE UTILITIES

SPANISH FORK, UTAH

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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

SEE SHEET 4B

EXISTING POWER TO REMAIN
EXISTING FENCE TO BE REMOVED
EXISTING POWER TO REMAIN
EXISTING FENCE TO BE REMOVED
EX. DITCH
EXISTING DITCH TO BE ABANDONED.
RYAN CREER
25:029:0040
EXISTING FENCE TO BE REMOVED
EXISTING FENCE TO BE REMOVED
RYAN CREER
25:029:0039
EX. DITCH
RYAN CREER
25:029:0037
EXISTING DITCH TO BE ABANDONED.
EXISTING FENCE TO BE REMOVED
EX. DITCH
EXISTING FENCE TO BE REMOVED
EXISTING FENCE TO BE REMOVED
KURT CHRISTENSEN
25:029:0006
SR-164

10 0 60 30 180 120

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

SHEET NO. 4A

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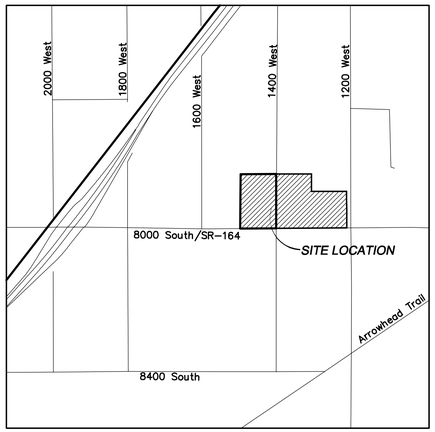
EXISTING TOPOGRAPHY

SPANISH FORK, UTAH

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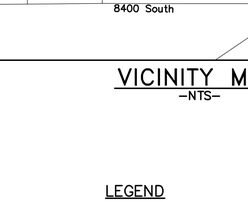
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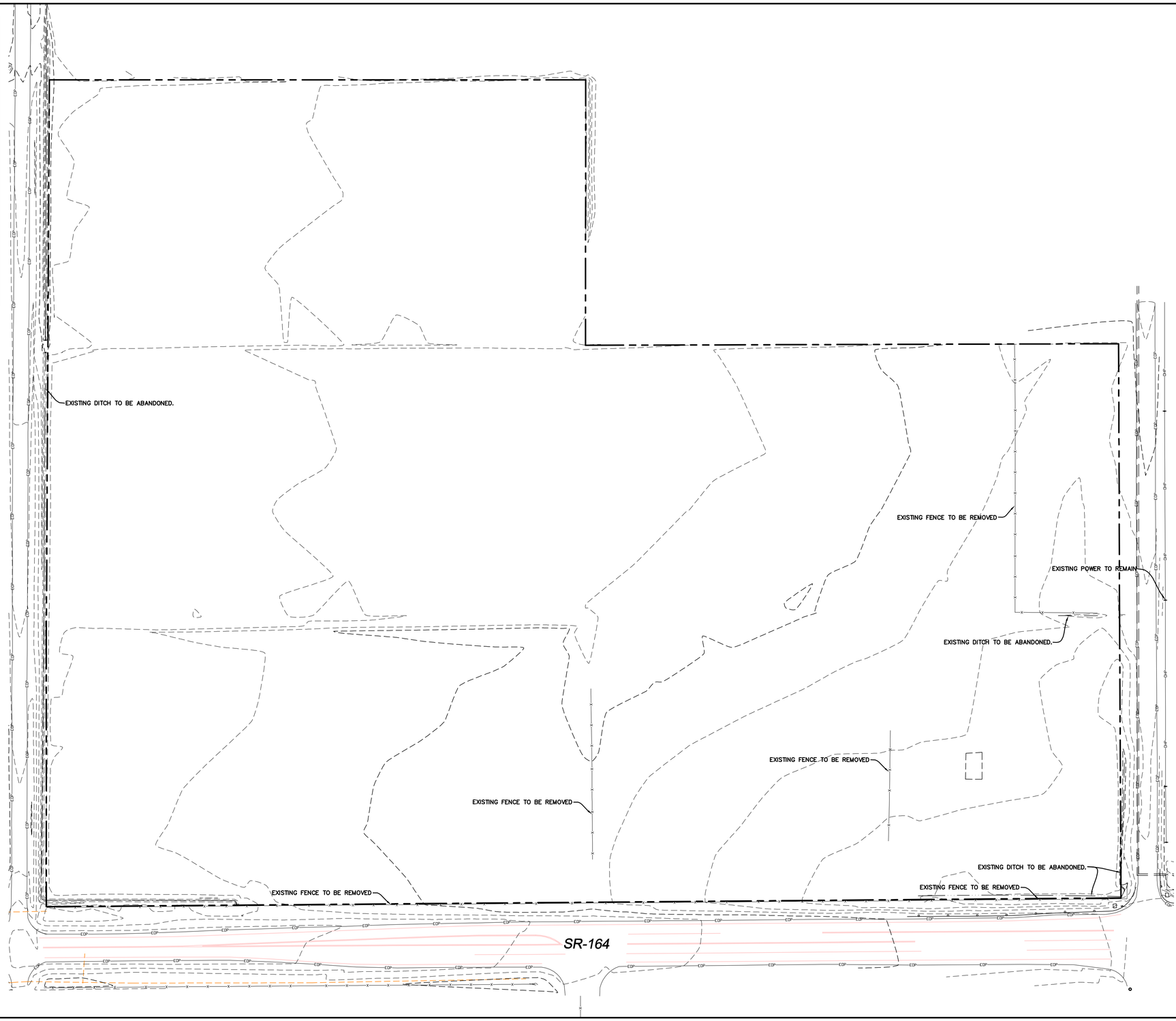
VICINITY MAP
-NTS-

LEGEND

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



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



SHEET NO. 4B

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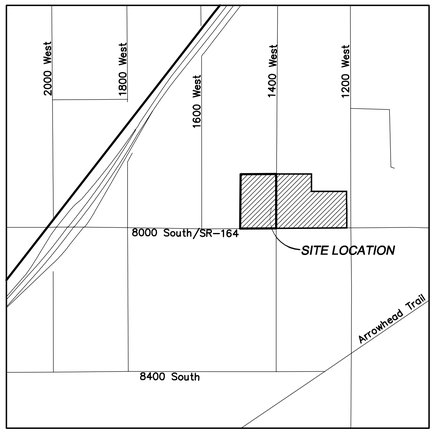
EXISTING TOPOGRAPHY

SPANISH FORK, UTAH

MODERA SUBDIVISION

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

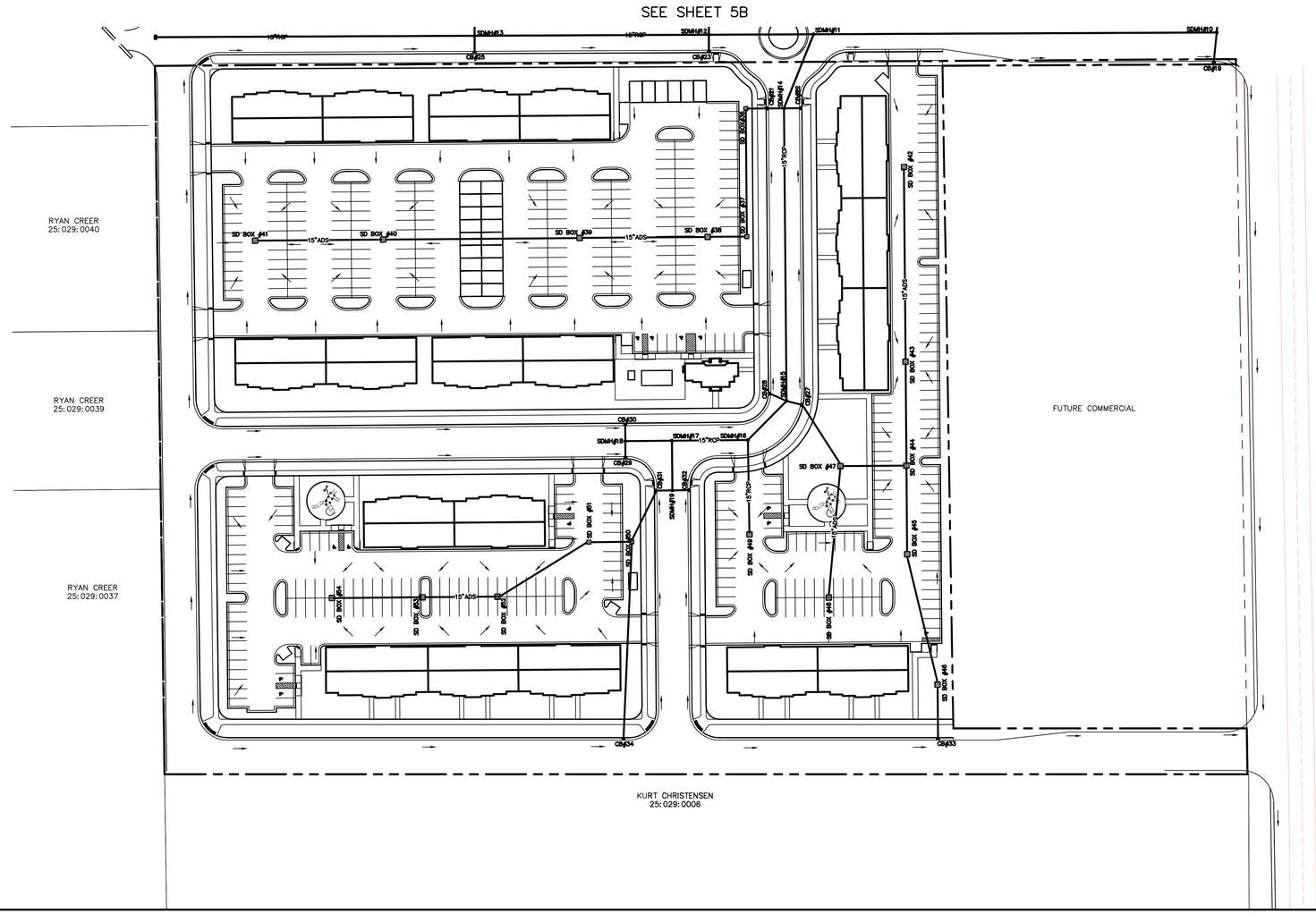
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VICINITY MAP
-NTS-

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	PROPOSED STORM DRAIN
CENTERLINE	PROPOSED PVC SDR-35 SEWER W/MH
RIGHT-OF-WAY LINE	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION



10 60 180
0 30 120

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

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DRAINAGE PLAN

SPANISH FORK, UTAH

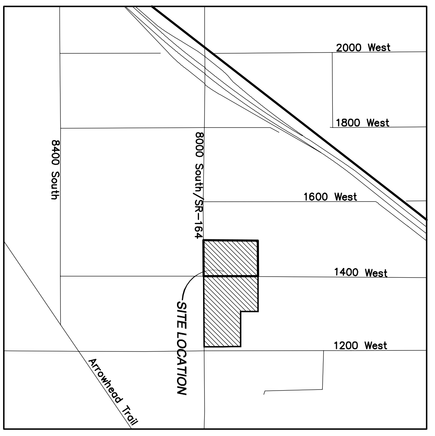
MODERA SUBDIVISION

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SPANISH FORK, UT 84660

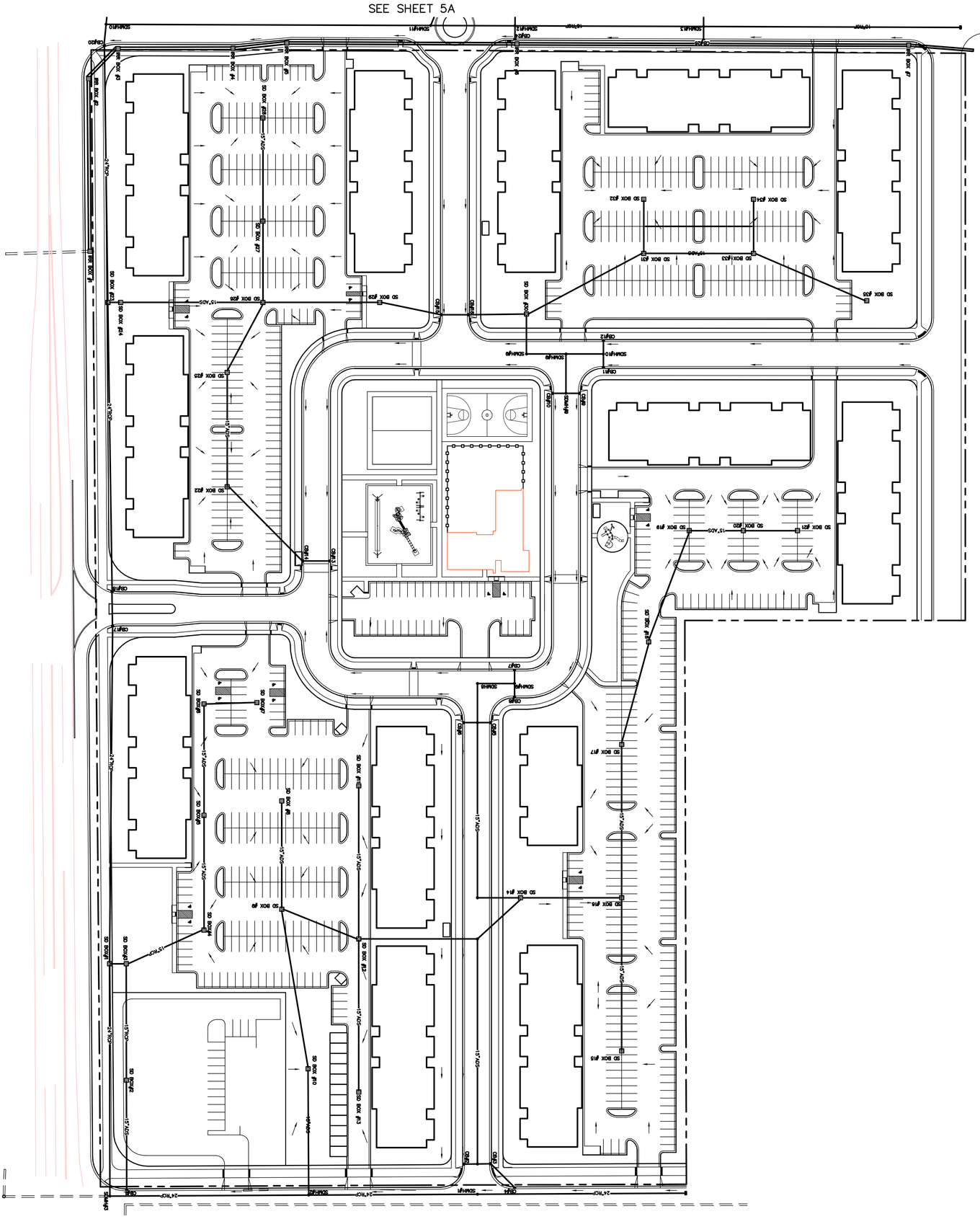
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SCALE 1" = 60'
(24"x36")
(11"x17")
SCALE 1" = 120'

0 10 30 60 120 180



SEE SHEET 5A



MODERA SUBDIVISION

DRAINAGE PLAN

SPANISH FORK, UTAH

SHEET NO.

5B

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ELECTRICAL LEGEND

PRIMARY ELECTRICAL CONDUIT — UGE

SECONDARY ELECTRICAL CONDUIT — UGE

SHADOW CONDUIT

SERVICE DROP

PRIMARY SECTIONALIZERS — 10 — 30

STREETLIGHT

SECONDARY JUNCTION BOX — J (PEDESTAL TYPE)

TRANSFORMERS — T (PAD) — (POLE)

ELECTRIC NOTES:
1. CONDUIT FOR STREET LIGHTS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SERVICE DROPS SHALL BE 2" (RNC).
3. CONDUIT FOR 1 PHASE AND SECONDARY CABLE SHALL BE 3" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
4. CONDUIT FOR 3 PHASE SHALL BE 6" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. SECONDARY CABLE SHALL BE 4/0 KCMIL URD TYPE UNLESS OTHERWISE SPECIFIED.
7. SECONDARY, 1 PHASE AND 3 PHASE TRANSFORMER CONDUITS SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
8. 3 PHASE CONDUITS SHALL BE AT A DEPTH OF 6' TO TOP OF CONDUIT, UNLESS OTHERWISE SPECIFIED.
9. SERVICE DROP CONDUIT SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
10. STREET LIGHT CONDUCTORS SHALL BE #10 STR CU TYPE THWN.
11. STREET LIGHTS SHALL BE LED, DECORATIVE POLE UNLESS OTHERWISE SPECIFIED.
12. {1}– SHADOW CONDUIT SHALL BE REQUIRED AT EACH POWER ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST POWER CONDUIT BEING INSTALLED

COMMUNICATIONS LEGEND

COMMUNICATIONS CONDUIT — 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 COMMUNICATIONCONDUIT BEING INSTALLED

GENERAL NOTES:

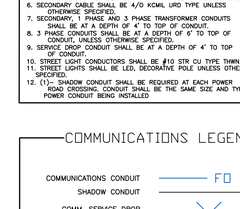
DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, EASEMENTS, AND RIGHTS–OF–WAY. DEVELOPER SHALL FOLLOW ALL OF SPANISH FORK CITY STANDARDS.

GENERAL NOTES:

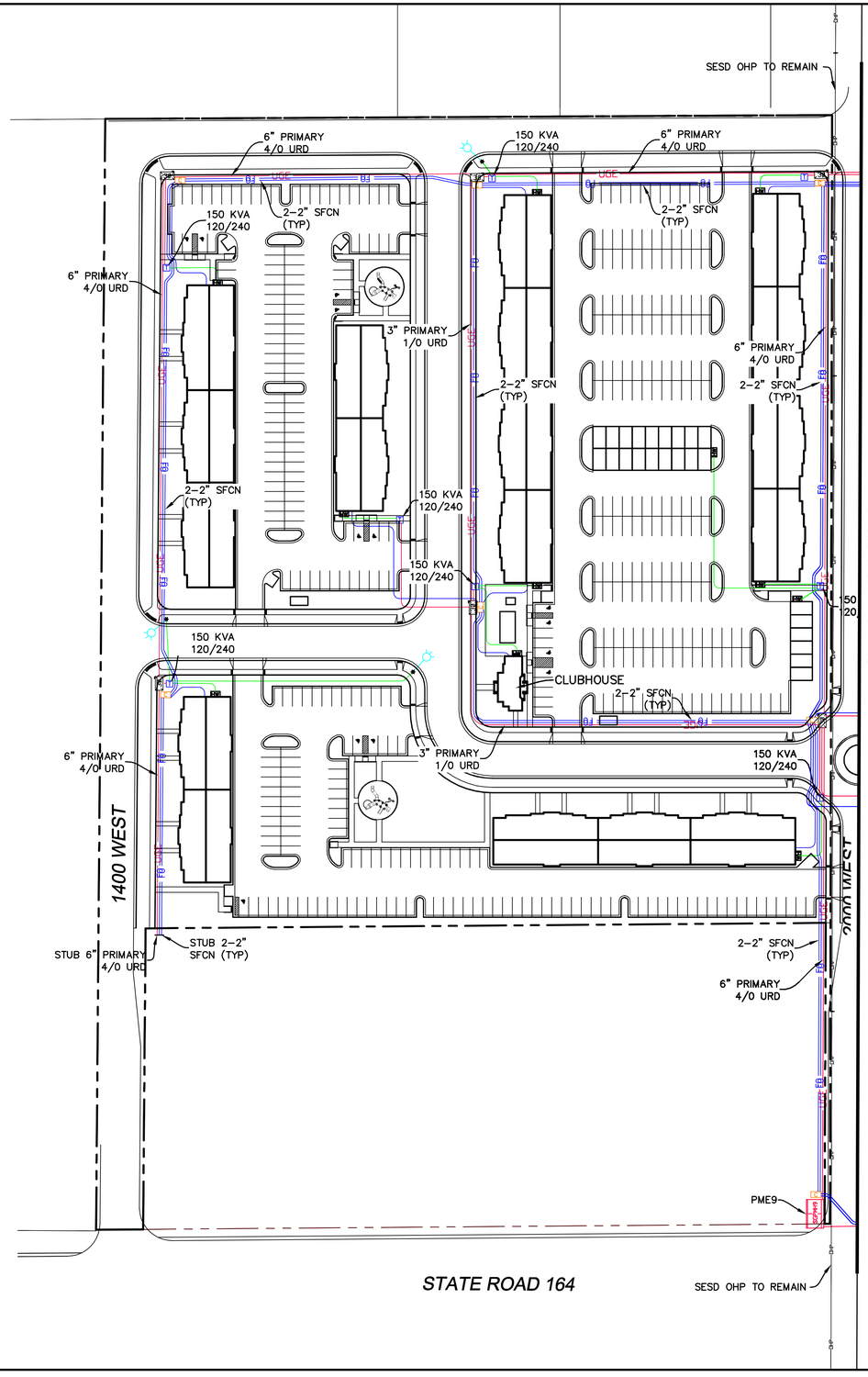
THIS MAP IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT SHOW THE ACTUAL, AND EXACT LOCATION(S) OF ANY CONDUITS, BOXES, LIGHTS, OR OTHER APPARATUS. THESE ITEMS SHALL BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS, AND BY FIELD VERIFICATION.

GENERAL NOTES:

ENGINEER STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THIS PLAN MUST BE APPROVED BY SPANISH FOR CITY ELECTRICAL DEPARTMENT PRIOR TO CONSTRUCTION.



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



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ELECTRICAL PLAN

SPANISH FORK, UTAH

MODERA SUBDIVISION

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

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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

COMMUNICATIONS LEGEND

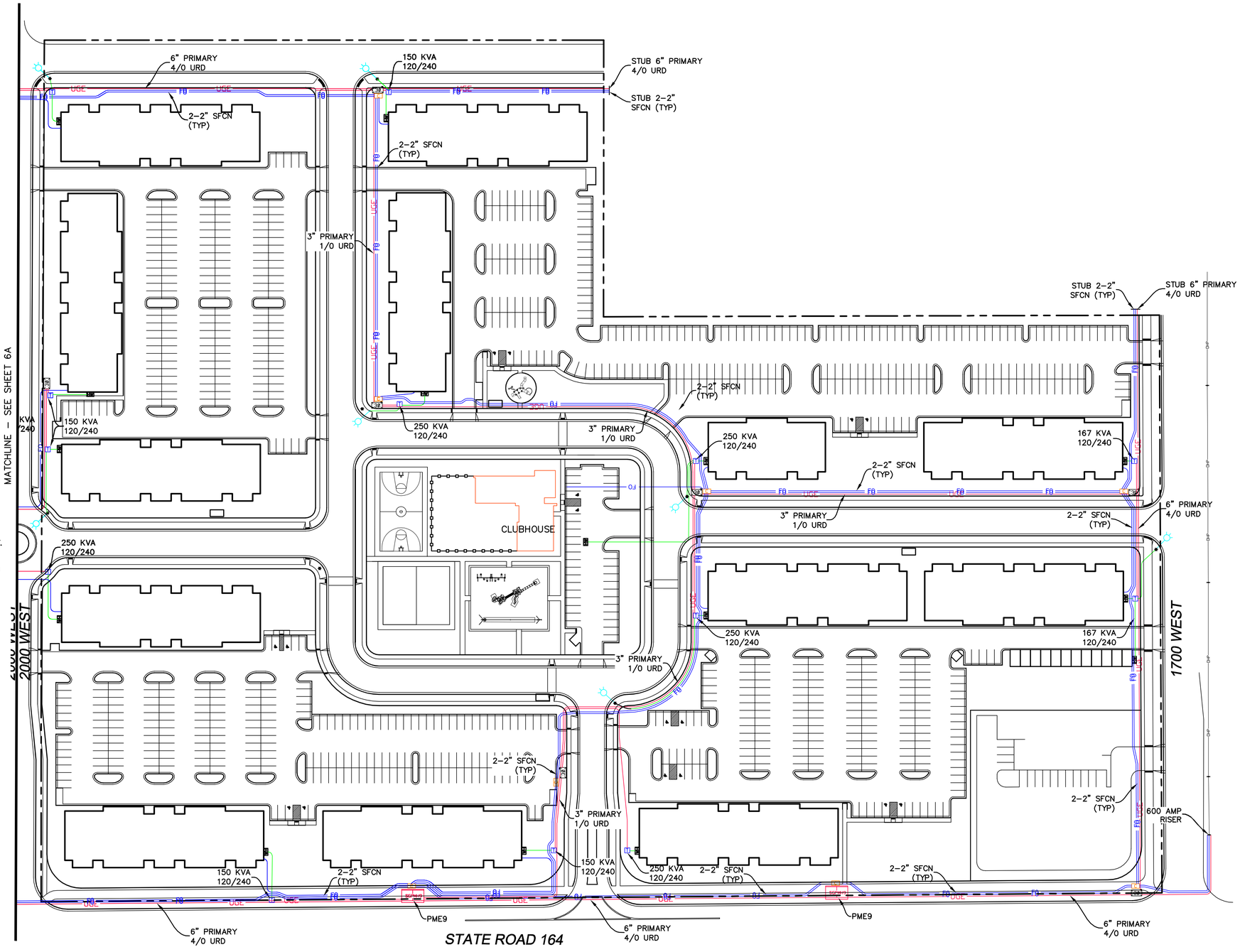
COMMUNICATIONS CONDUIT — FO
SHADOW CONDUIT
COMM. SERVICE DROP
COMMUNICATIONS BOXES — SM, M, LG

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 COMMUNICATIONCONDUIT BEING INSTALLED

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

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

GENERAL NOTES:
ENGINEER STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THIS PLAN MUST BE APPROVED BY SPANISH FOR CITY ELECTRICAL DEPARTMENT PRIOR TO CONSTRUCTION.



10 60 180
0 30 120

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

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SHEET NO. 6B

ELECTRICAL PLAN

SPANISH FORK, UTAH

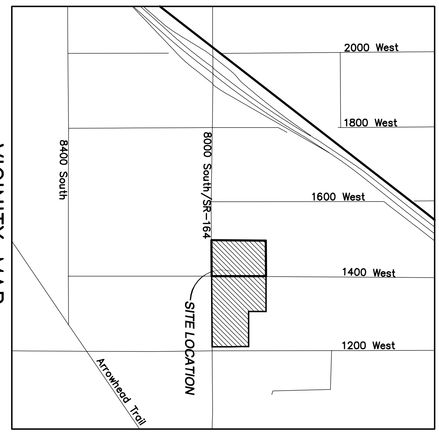
MODERA SUBDIVISION

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

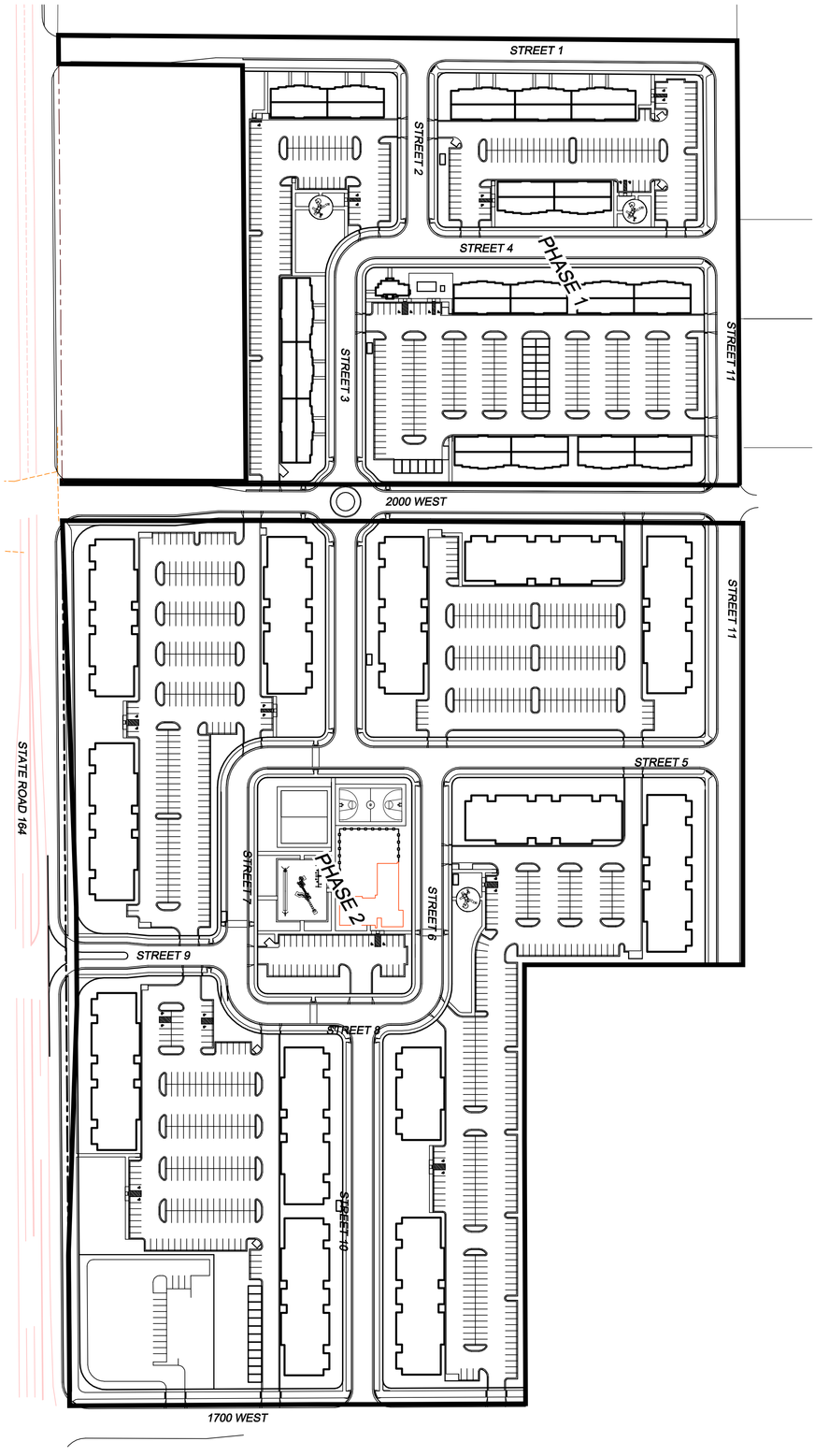
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SCALE 1" = 100' (24"x36")
SCALE 1" = 200' (11"x17")

0 25 50 100 200 300



VICINITY MAP
-NTS-



MODERA SUBDIVISION

PHASING PLAN

SPANISH FORK, UTAH

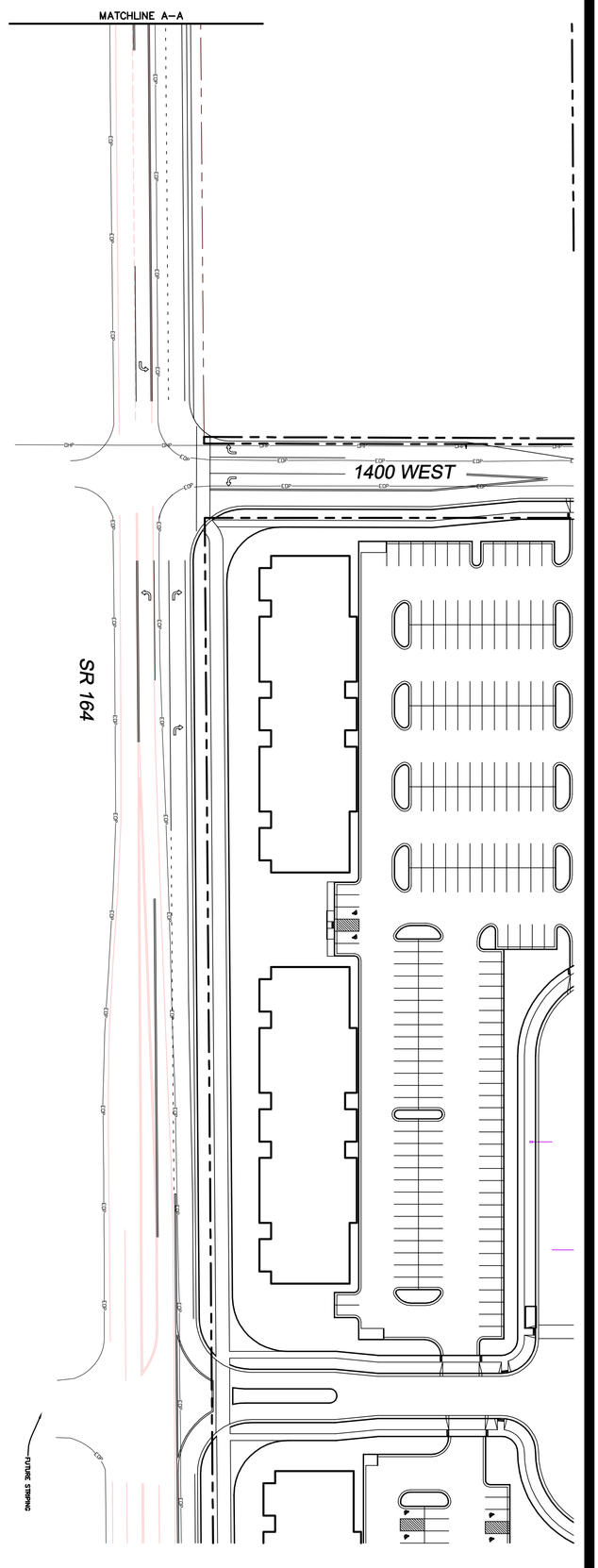
ATLAS ENGINEERING L.L.C.
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FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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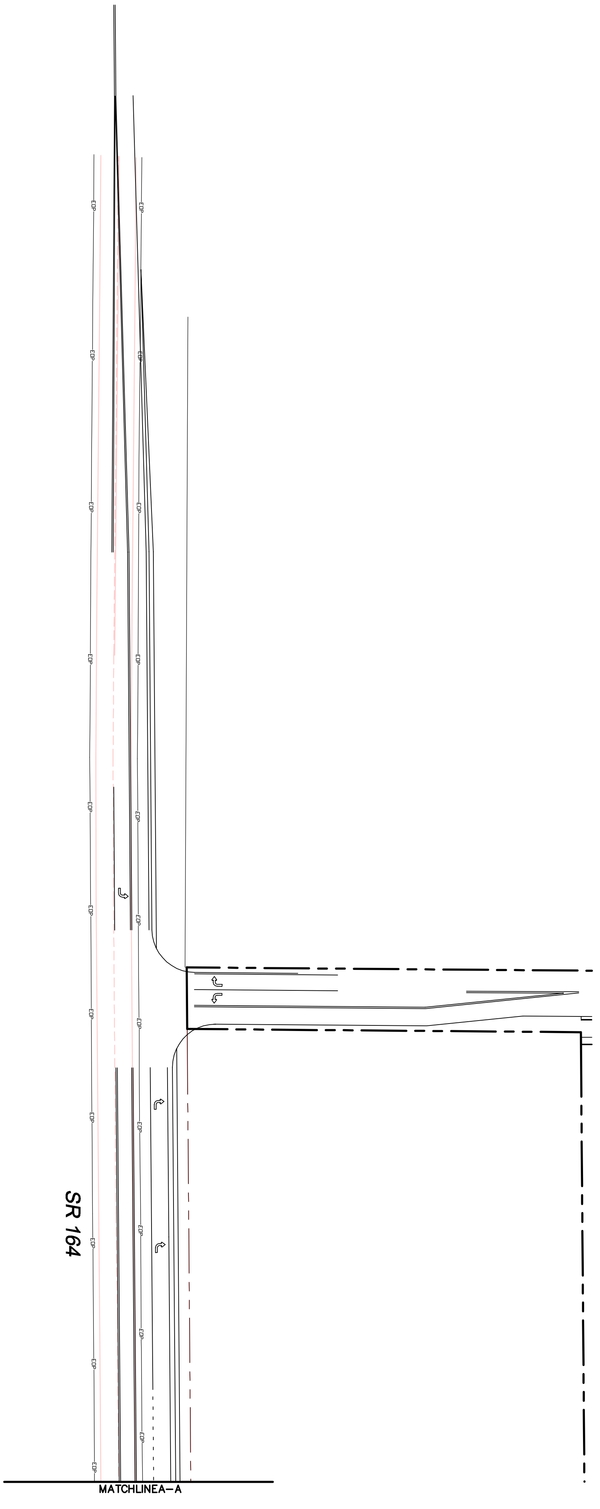
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SCALE 1" = 50'
(24"x36")
SCALE 1" = 100'
(11"x17")



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



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TRANSPORTATION PLAN

SPANISH FORK, UTAH

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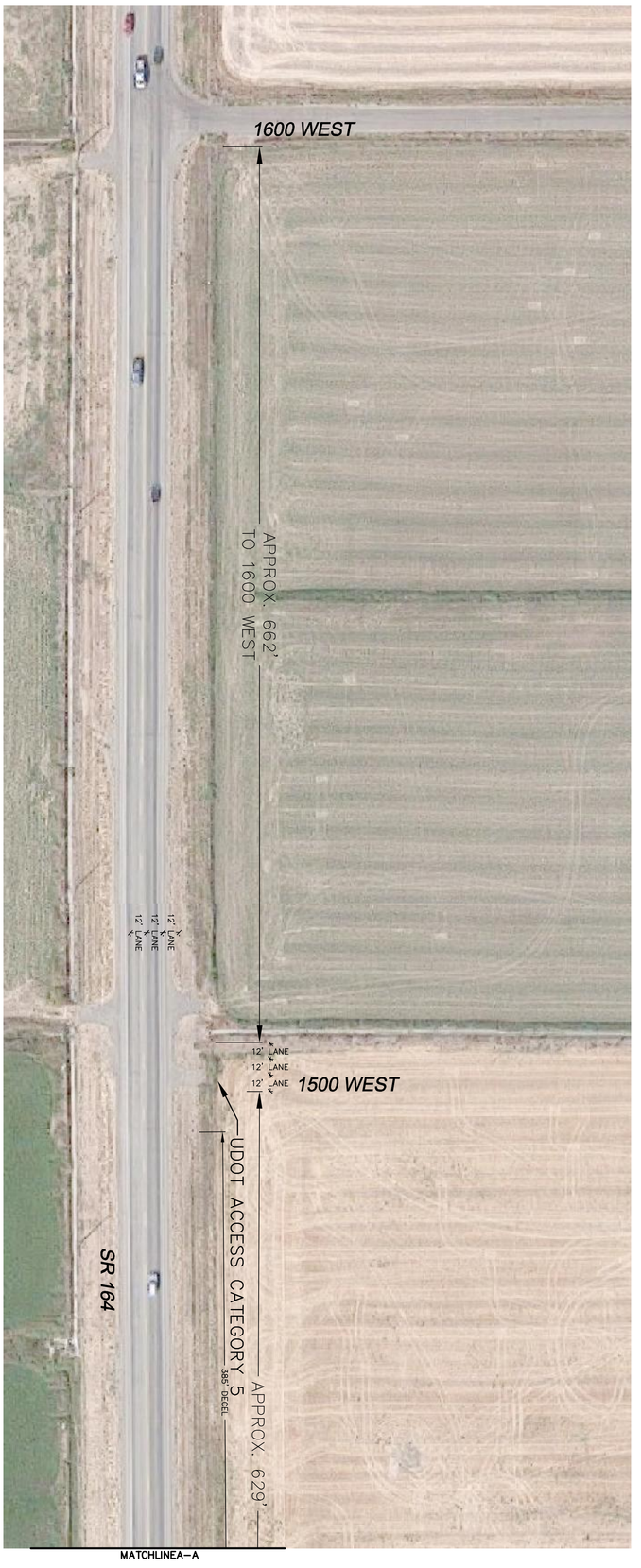
(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'



0.5 25 50 100 150

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

UDOT NOTES:
1. POSTED SPEED LIMIT ON SR-164 IS 55 MPH.



MODERA SUBDIVISION

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UDOT ACCESS PLAN

SPANISH FORK, UTAH

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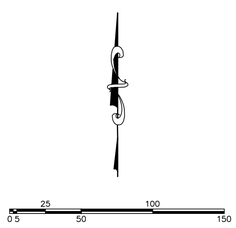
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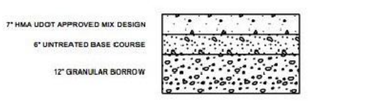
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UDOT NOTES:
1. POSTED SPEED LIMIT ON SR-164 IS 55 MPH.





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



PAVEMENT SECTION FOR STATE HIGHWAY

NOTE:
ALL MATERIALS TO MEET UDOT SPECIFICATIONS

UDOT NOTES:
1. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
2. WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
3. ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00-9:00 AM AND 3:30 TO 6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
4. REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
5. ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE IX SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
8. NO ROAD CUTS ALLOWED ON THIS JOB.
9. FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI) UDOT SPEC. 03575.
10. ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
11. FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.
12. OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
13. OWNER, DEVELOPER, AND/OR THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
14. TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGIONS TRAFFIC SIGNALS ENGINEER.
15. PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARDS DRAWINGS.
16. DOUBLE-SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
17. ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.
18. ALL STRIPING REMOVAL WILL BE TO UDOT STANDARDS – NO GRINDING.

SHEET NO. 9B

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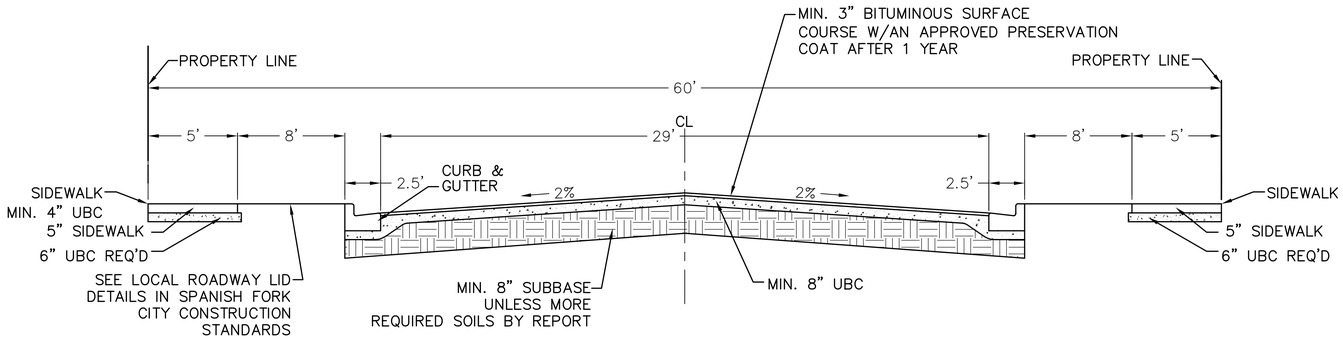
UDOT ACCESS PLAN

SPANISH FORK, UTAH

MODERA SUBDIVISION

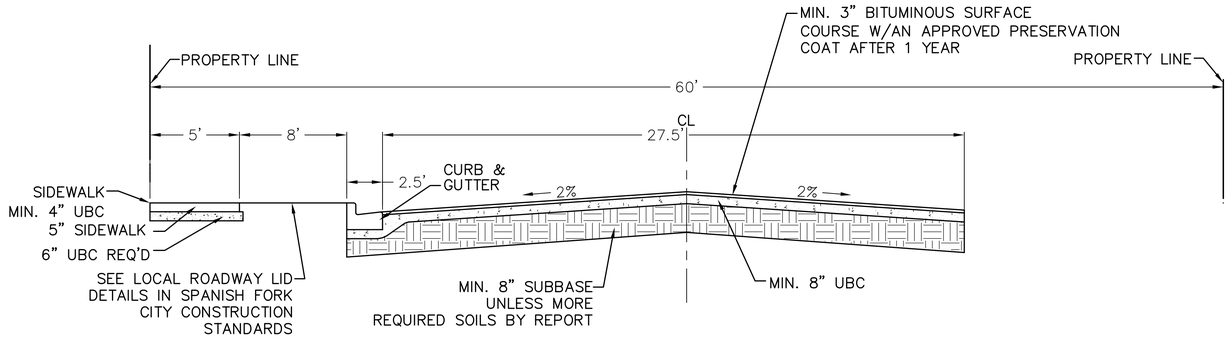
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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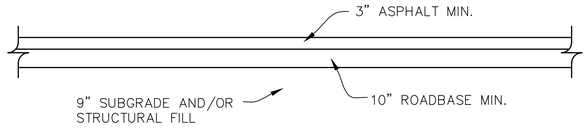
60' ROW-TYPICAL

–NTS–



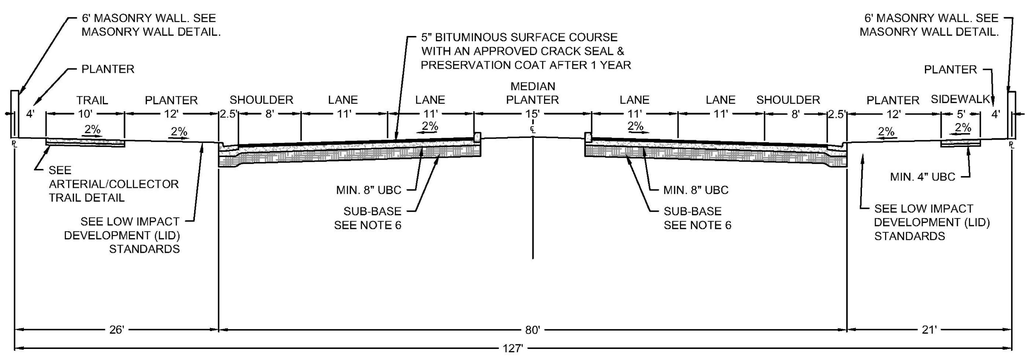
60' ROW-TYPICAL

–NTS–



TYPICAL PARKING LOT CROSS SECTION

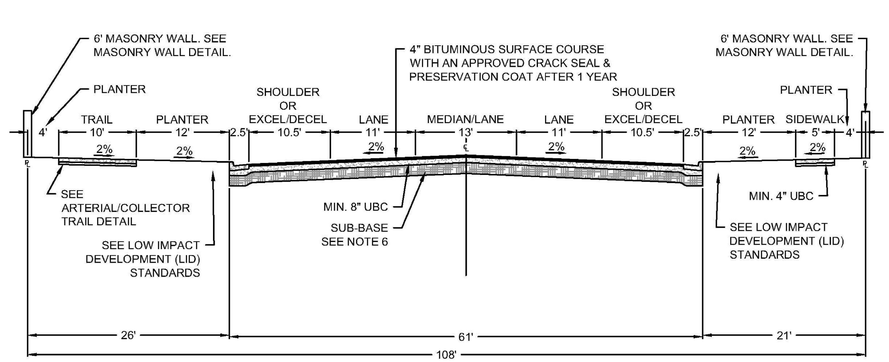
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MINOR ARTERIAL 5 LANE STREET - 127' ROW

SR–164

–NTS–



MAJOR COLLECTOR 3 LANE STREET - 108' ROW

1700 WEST

–NTS–

SHEET NO. DT-01

NO.	REVISIONS	BY	DATE
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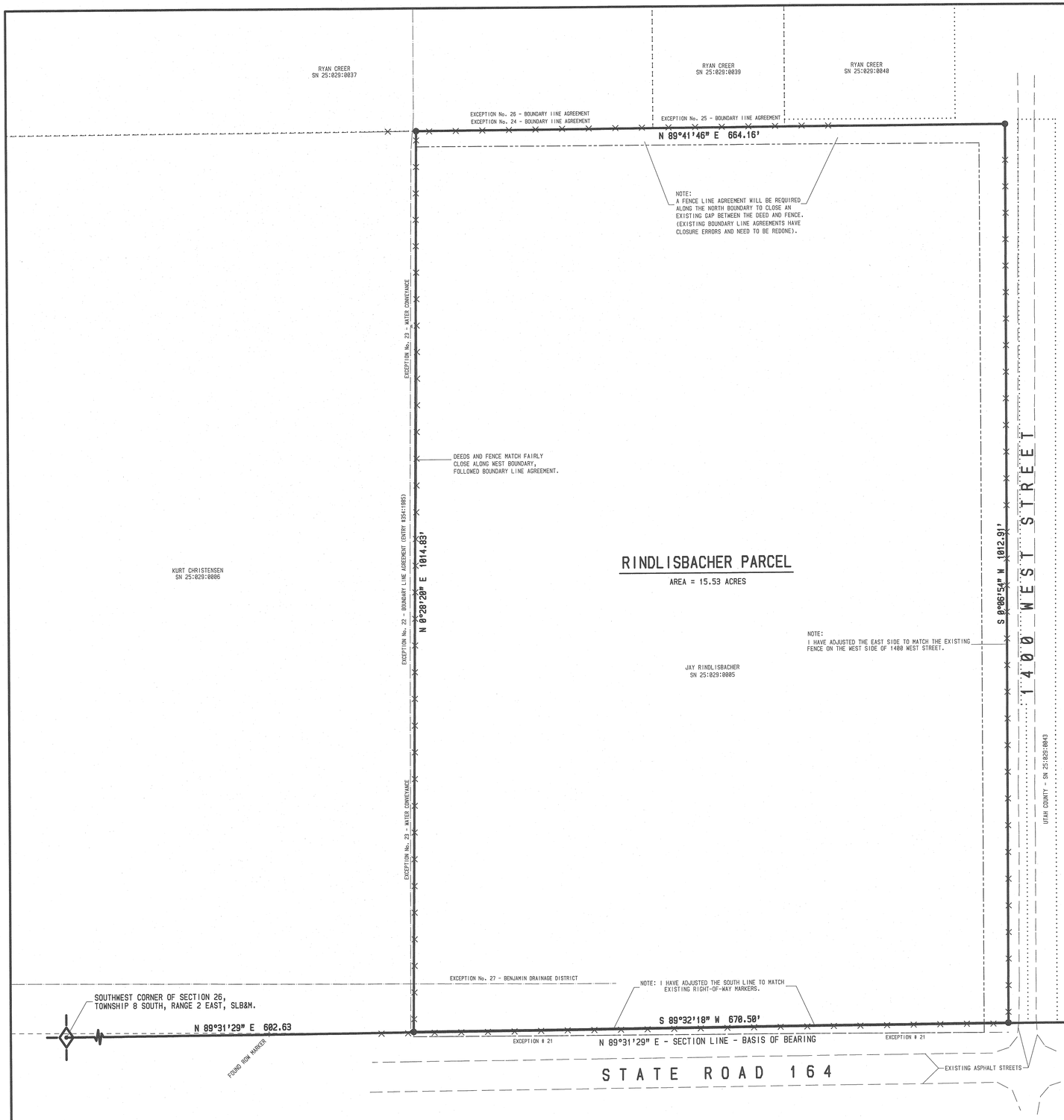
DETAIL SHEET

SPANISH FORK, UTAH

MODERA SUBDIVISION

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

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Exceptions:

19 - Easement and right-of-way upon the terms and conditions therein provided, in favor of the State of Utah, acting through the Utah Water and Power Board, recorded January 9, 1961 as Entry No. 260, in Book 863, Page 356 of Official Records. (Blanket easement for irrigation system).

20 - Agreement and the terms, conditions and limitations contained therein, recorded December 29, 1961, as Entry No. 17481, in Book 892, at Page 171 of County Records. (Blanket Easement - State of Utah Water conservation project consisting of 58,250 feet of concrete canal lining).

21 - Relinquishment of Access Rights and the terms, conditions and limitations contained therein, recorded May 15, 1967, as Entry No. 4886, in Book 1081, at Page 120, of County Records. (Labeled on plat - frontage along State Road 164).

22 - Boundary Line Agreement and the terms, conditions and limitations contained therein, recorded as Entry No. 354:1985, in Book 2188, at Page 550 of County Records. (Labeled on Plat).

23 - Easement and right of way upon the terms and conditions therein provided in favor of Spanish Fork South Irrigation Company, a Utah Corporation, recorded October 19 2011 as Entry No. 74606:2011, of Official Records. (Labeled on plat).

24 - Boundary Line Agreement and the terms, conditions and limitations contained therein, recorded November 30, 2011, as Entry No. 85900:2011 of County Records. (Labeled on plat). Note: contains errors in legal description.

25 - Boundary Line Agreement and the terms, conditions and limitations contained therein, recorded November 30, 2011, as Entry No. 85901:2011 of County Records. (Labeled on plat). Note: contains errors in legal description..

26 - Boundary Line Agreement and the terms, conditions and limitations contained therein, recorded November 30, 2011, as Entry No. 85902:2011 of County Records. (Labeled on plat). Note: contains errors in legal description.
Scrivener's Affidavit for correction to Legal Descriptions and the terms, conditions and limitations contained therein, recorded March 14, 2012, as Entry No. 20458:2012 of County Records. (Does not affect property).

27 - Easement and right of way upon the terms and conditions therein provided, in favor of Benjamin Drainage District, recorded December 9, 2011 as Entry No. 88699:2011, of Official Records. (Labeled on plat - Drain D-17).

28 - Quit Claim Deed and the terms, conditions and limitations contained therein, recorded January 14, 2015, as Entry No. 3187:2015 of County Records. (Blanket Quit Claim for Electric Distribution System).

TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY.
TITLE COMMITMENT NUMBER: 796486.
COMMITMENT DATE: JUNE, 9, 2020 AT 8:00 AM.

SURVEYED BOUNDARY DESCRIPTION:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 164, WHICH POINT LIES NORTH 89°31'29" EAST 602.63 FEET ALONG THE SECTION LINE AND NORTH 0.51 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 0°28'20" EAST 1014.83 FEET ALONG AN EXISTING BOUNDARY LINE AGREEMENT (ENTRY # 354:1985; THENCE NORTH 89°41'46" EAST 664.16 FEET ALONG AN EXISTING FENCE AND IT'S EXTENSION TO THE EXTENSION OF A FENCE ON THE WEST SIDE OF 1400 WEST STREET; THENCE SOUTH 0°06'54" WEST 1012.91 FEET ALONG SAID EXTENSION AND FENCE TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 164; THENCE SOUTH 89°32'18" WEST 670.50 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 15.53 ACRES.

SURVEYORS CERTIFICATE:

TO DOUBLE A PARTNERS AND STEWART TITLE GUARANTY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,4,8,11a, & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 8, 2020.

REGISTERED LAND SURVEYOR
BARRY L. PRETTYMAN
#166406
STATE OF UTAH

BARRY L. PRETTYMAN - PLS 166406 — DATE: Jan. 21, 2021

LEGEND:

- ● = 5/8" REBAR WITH ORANGE CAP MARKED PLS 166406.
- ——— RINDLISBACHER DEED LINES
- - - - - ADJACENT LAND OWNER DEED LINES
- ×—×—× EXISTING FENCES

SHEET No. 1 OF 1

DATE: JAN. 28, 2021
DATE REVISED:

DRAWN BY: B.L.P.
APPROVED BY: B.L.P.
SCALE: 1" = 60'

RINDLISBACHER

ALTA/NSPS LAND TITLE SURVEY

SPANISH FORK, UTAH

ATLAS ENGINEERING
946 EAST 800 NORTH - SUITE #A
SPANISH FORK, UTAH - 84660
PHONE: (801) 655-0566

WILLOWBROOK SITE
CONCEPT PLAN

NORTH

SCALE: 1"=50'

50 25 0 50

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
EX W	W	CULINARY WATER PIPE
		FIRE HYDRANT
		SERVICE & METER (W)
		VALVE (W & SW)
EX PI	PI	PRESSURIZED IRRIGATION
X	X	FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX FO		FIBER OPTIC
EX GAS		GAS
	OHP	OVERHEAD POWER
		FLOW ARROW
		CONTOURS

TABULATIONS

OVERALL PROJECT

TOTAL AREA: 13.28 AC

IMPROVED LANDSCAPE AREA: 0.99 AC

WETLAND AREA (NATIVE): 4.12 AC

IMPERVIOUS AREA: 5.2 AC

OFFSITE LANDSCAPE AREA: 0.33 AC

PHASE 1

BUILDING AREA: 83,2000 SF

PARKING PROVIDED: 136 STALLS

RATIO: 1.63 STALLS/1000 SF

PARKING REQUIRED: 1 STALL/EMPLOYEE

VICINITY MAP

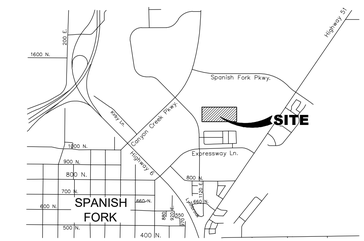
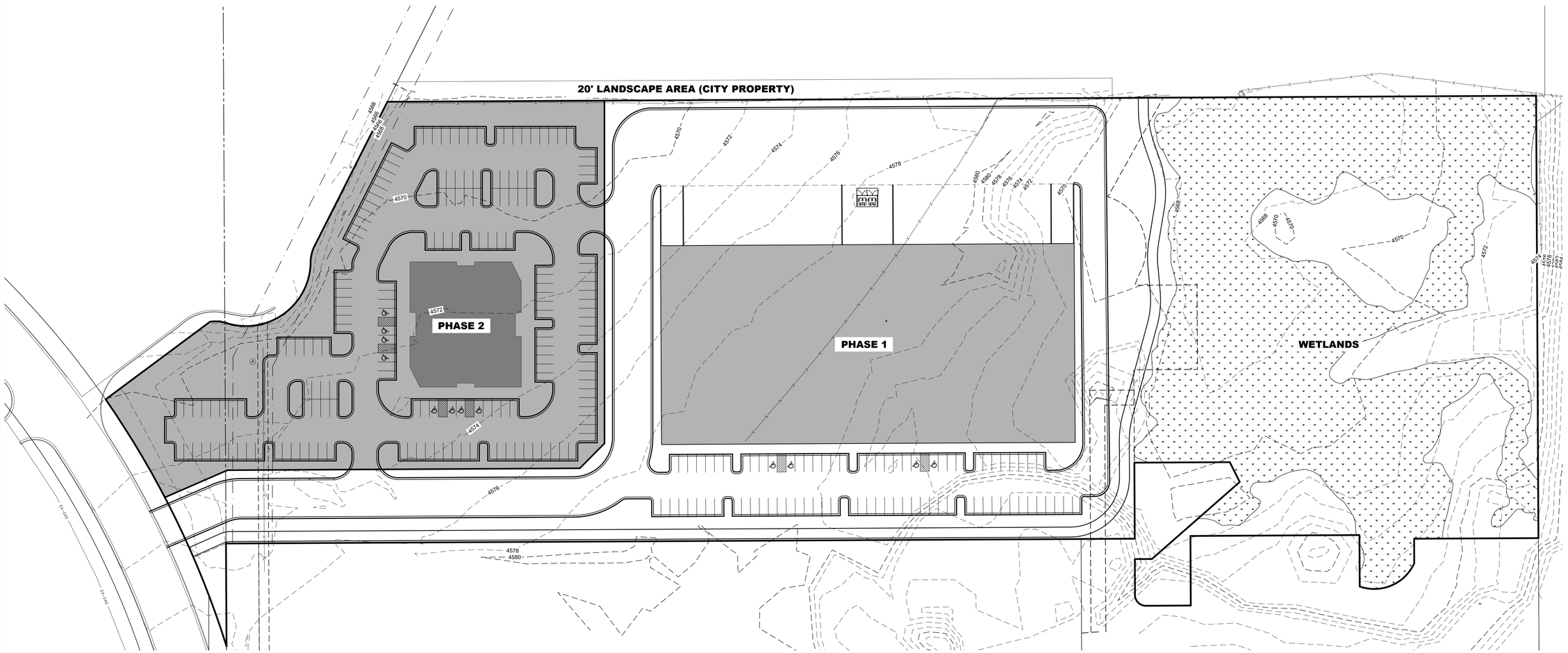


TABLE OF CONTENTS

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	FINAL PLAT
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SHEET C201	UTILITY PLAN
SHEET C301	GRADING PLAN
SHEET C401	DETAILS
SHEET C501	SWPPP
SHEET C502	SWPPP DETAILS



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Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

WILLOWBROOK SITE PLAN
LOCATION
COVER

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #: 2019-0021
DRAWN BY: BSR
DESIGNED BY: BTG
SCALE: 1"=50'
DATE: 03/07/2022

SHEET
COVER

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GENERAL NOTES

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

GENERAL CLEARING AND GRADING NOTES

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

GENERAL UTILITY NOTES

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

ELECTRONIC FILE NOTES

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

SPANISH FORK CITY NOTES

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

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NOT FOR CONSTRUCTION

WILLOWBROOK SITE PLAN
LOCATION

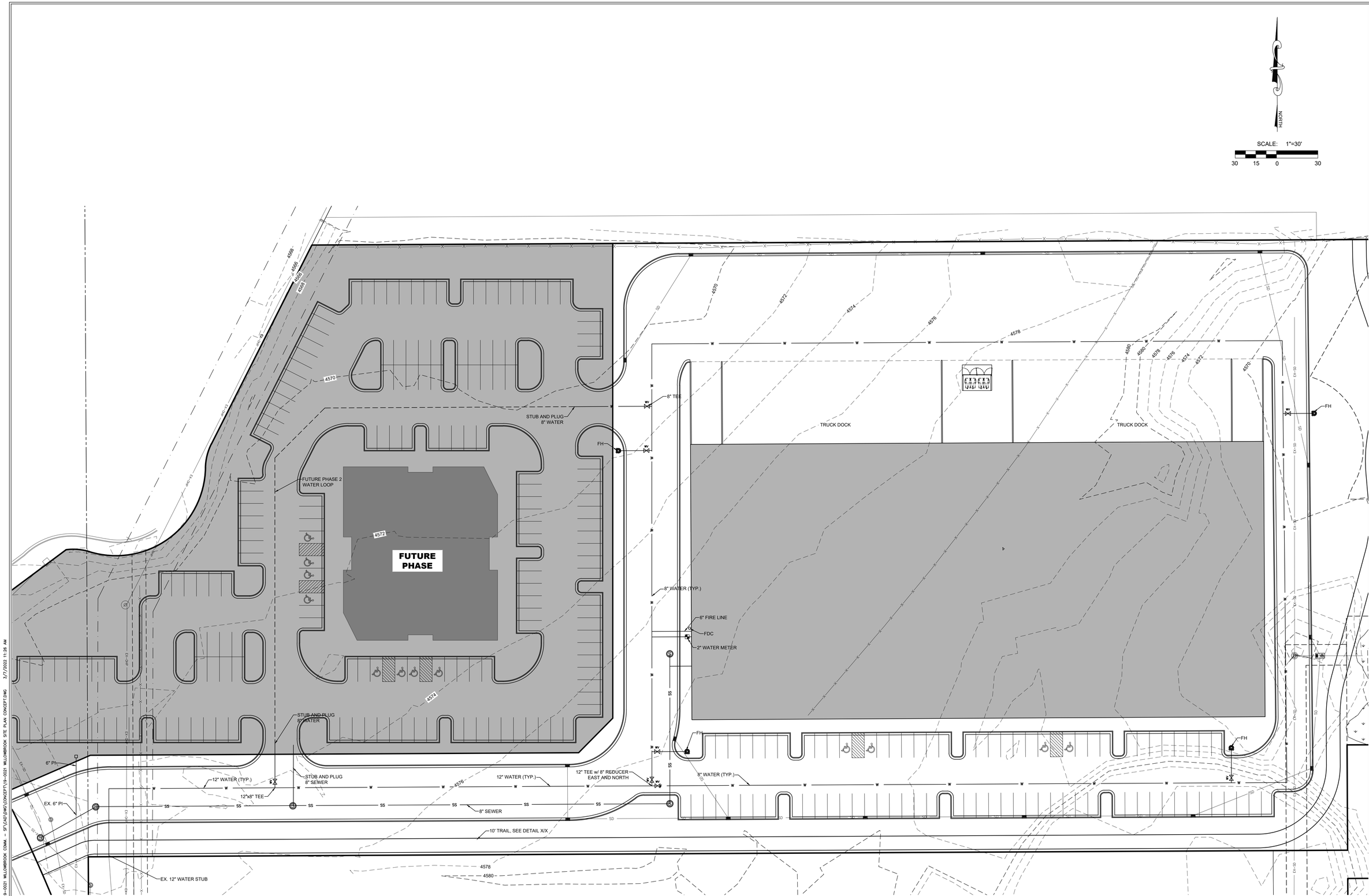
GENERAL NOTES

REVISIONS
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DRAWN BY: BSR
DESIGNED BY: BTG
SCALE: 1"=NA
DATE: 03/07/2022

SHEET
C101

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NOT FOR CONSTRUCTION

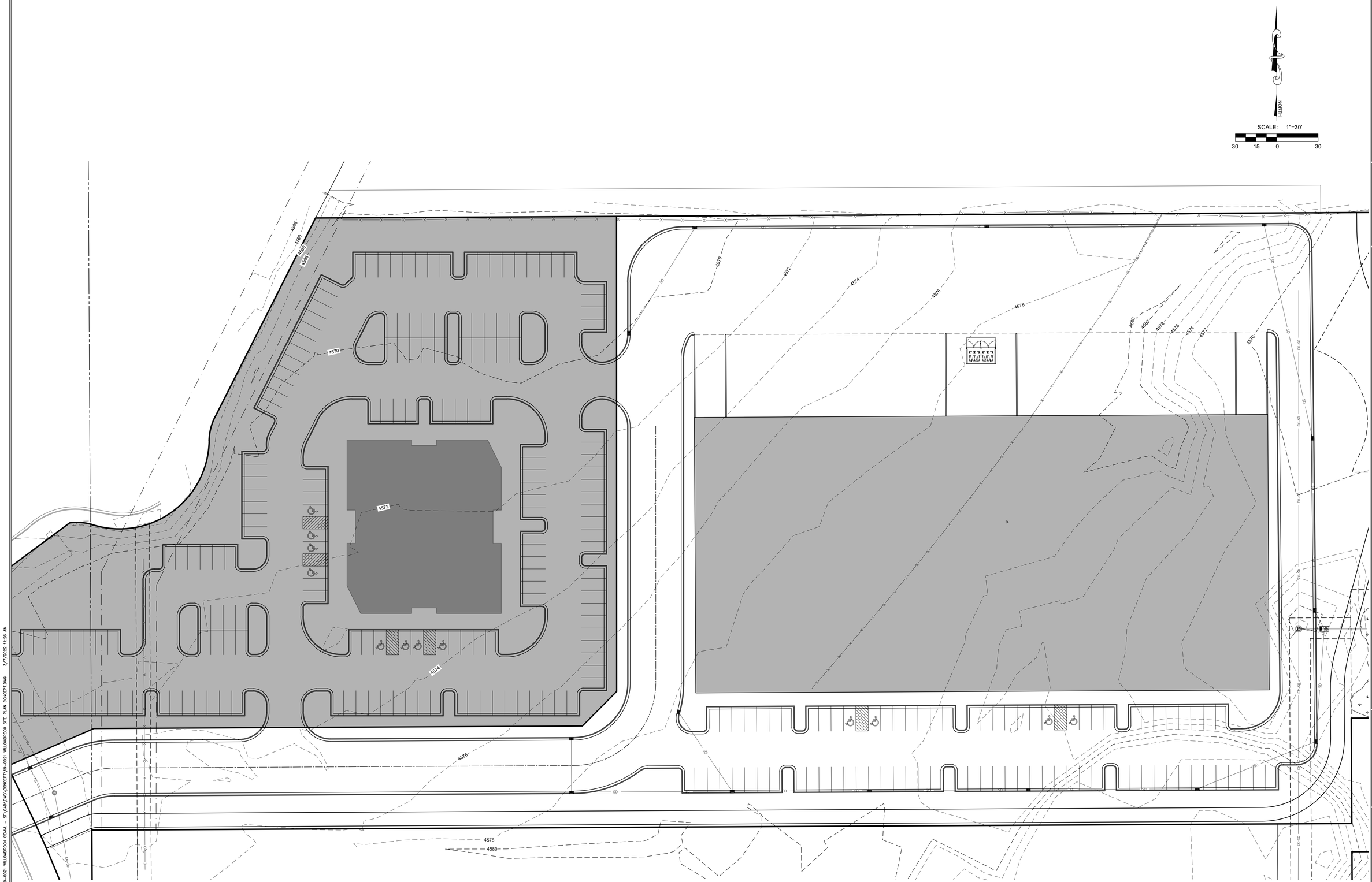
WILLOWBROOK SITE PLAN
LOCATION

UTILITY PLAN

REVISIONS
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LEI PROJECT #:	2019-0021
DRAWN BY:	BSR
DESIGNED BY:	BTG
SCALE:	1"=30'
DATE:	03/07/2022
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NOT FOR CONSTRUCTION

WILLOWBROOK SITE PLAN

LOCATION

GRADING PLAN

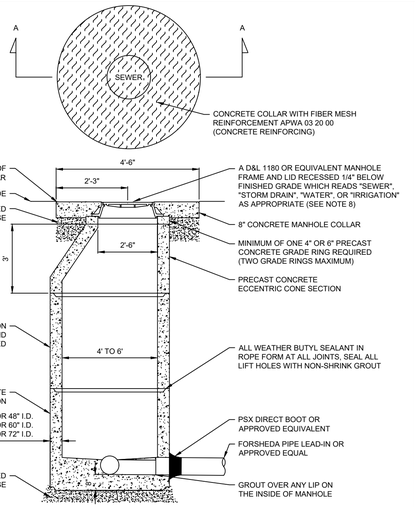
REVISIONS

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LEI PROJECT #: 2019-0021
DRAWN BY: BSR
DESIGNED BY: BTG
SCALE: 1"=30'
DATE: 03/07/2022

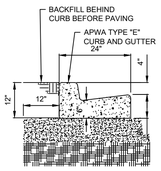
SHEET
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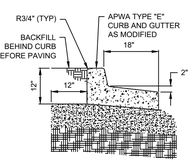


NOTES:
1. USE 4' I.D. MANHOLES FOR MAIN LINES LESS THEN 18" IN DIAMETER; 5' I.D. MANHOLES FOR MAIN LINES 18" TO 30" IN DIAMETER, AND 6' I.D. FOR MAIN LINES GREATER THAN 30" IN DIAMETER.
2. FLAT LIDS MAY BE USED IN LIEU OF ECCENTRIC CONES WHERE NECESSARY. FLAT LIDS SHALL BE OF ECCENTRIC DESIGN AND MEET H20 LIVE LOADING. NO FLAT RING AND COVERS WILL BE ALLOWED UNLESS APPROVED BY CITY ENGINEER OR HIS/HER DESIGNEE.
3. MANHOLE RIMS PLACED IN FIELDS SHALL HAVE SOLID LIDS AND BE BURIED 2 FEET DEEP.
4. MANHOLE RIMS OUT OF STREETS SHALL BE PLACED 4 INCHES ABOVE GRADE.
5. CONCRETE COLLAR AND RIM SHALL BE INSTALLED 1/4" BELOW PAVEMENT SURFACE AFTER THE 1 YEAR PRESERVATION COAT.
6. MANHOLE COLLARS AND RINGS SHALL BE PROTECTED BY A COVERING DURING A SEAL COAT.
7. CONCRETE COLLAR SHALL BE PLACED AFTER THE 1 YEAR PRESERVATION COAT WHEN APPLICABLE.
8. IN PAVED AREAS WITH A SLOPE GREATER THAN 5% USE AN EJIW 3624 TWIST BASE OR APPROVED EQUIVALENT.
9. FIVE (5) FOOT DIAMETER MANHOLES ARE REQUIRED IN THE FOLLOWING SITUATIONS:
   a. AT ALL INTERSECTIONS OF 3 OR MORE 8-INCH OR LARGER PIPE LINES.
   b. WHERE THE DEFLECTION ANGLE OF THE PIPE LINE IS 90 DEGREES OR GREATER.
   c. IN MANHOLES WITH PIPE SIZES FIFTEEN (15) OR EIGHTEEN (18) INCHES IN DIAMETER.
   d. IN MANHOLES GREATER THAN FIFTEEN (15) FEET DEEP.
   e. IN MANHOLES WITH A GRADE GREATER THAN TWENTY (20) PERCENT THROUGH THE MANHOLE, I.E. GREATER THAN
   f. A ONE (1) FOOT DROP.

1 | SEWER MANHOLE



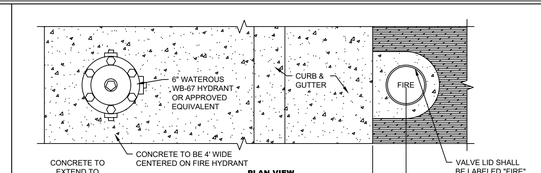
24" CATCH CURB AND GUTTER



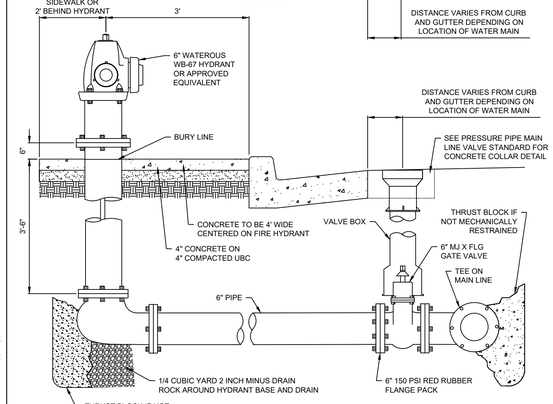
FLOW AWAY CURB AND GUTTER

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

5 | CURB AND GUTTER



PLAN VIEW



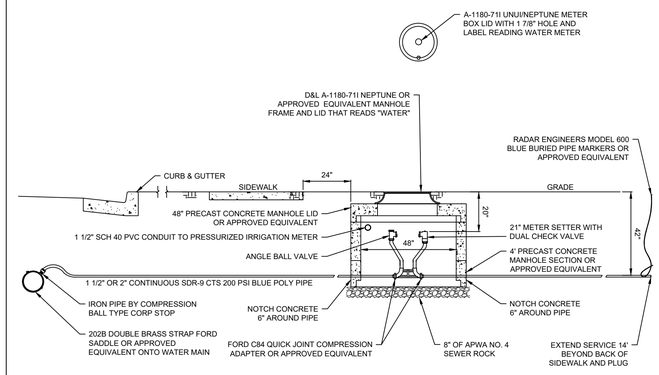
NOTES:
1. FIRE HYDRANTS SHALL BE PAINTED RED.
2. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
3. IF THERE IS NOT A PLANTER STRIP, THE CENTER OF THE HYDRANT SHALL BE LOCATED 24" BEHIND THE SIDEWALK WITH A 4' BY 4' CONCRETE PAD CENTERED ON THE HYDRANT.
4. THERE SHALL BE NO OBSTACLES INCLUDING BUT NOT LIMITED TO POLES, UTILITY BOXES, TREES, FENCES, OR WALLS WITHIN 3' OF HYDRANT.
5. RISERS MAY ONLY BE USED WHEN AUTHORIZED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.

2 | FIRE HYDRANT

TYPE "A" TRAIL

NOTES:
1. ALL TREES, SHRUBS AND OTHER VEGETATION SHALL BE REMOVED FROM THE CLEAR ZONE.
2. CITY SHALL INSPECT EACH BASE COURSE OR FABRIC LAYER BEFORE COVERING.
3. ALL WEEDS SHALL BE SPRAYED AND KILLED WITH ROUNDUP OR AN APPROVED EQUIVALENT ONE WEEK BEFORE ANY WORK MAY BE PERFORMED, AND WITHIN 3 WEEKS OF THE PLACEMENT OF UNTREATED BASE COURSE.
4. TRAIL LANES SHALL BE DELINEATED BY A CENTER, SINGLE, DASHED, YELLOW LINE.

6 | 10' TYPE A TRAIL

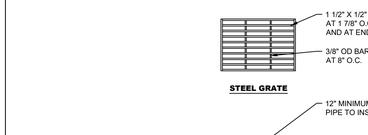


NOTES:
1. BURY CONDUIT 18" BELOW GRADE.
2. CONTRACTOR SHALL INSTALL 1 1/2" AND 2" METERS (METER TO BE PROVIDED BY SPANISH FORK CITY).
3. TYPE OF METER TO BE USED SHALL BE DETERMINED BY THE CITY.

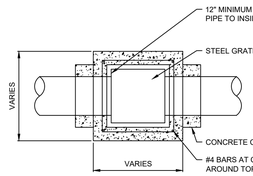
3 | 2" WATER METER

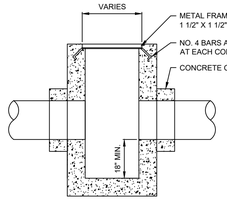
NOTES:
1. ADJUST ALL APPURTENANCES TO AN EQUIVALENT 1 1/2" SIZE FOR 1 1/2" SERVICES.
2. METER BOX SHALL BE A CARSON BROOKS 24X36 1730-18 BOX OR APPROVED EQUIVALENT. WITH A 1730-3B LID OR APPROVED EQUIVALENT.
3. STAINLESS STEEL LINER INSERTS SHALL BE REQUIRED INSIDE POLYPROPYLENE PIPE AT COMPRESSION FITTINGS.
4. 1-1/2" POLY CONDUIT TO WATER METER SHALL BE BURIED 12" BELOW GRADE.
5. SPRINKLER SLEEVE SHALL NOT BE IN LINE WITH ANY UTILITY BOXES.
6. ANY INFIELD RELOCATION OF PI METER BOX IS TO BE APPROVED BY THE CITY ENGINEER.

7 | 2" PRESSURIZED IRRIGATION METER



STEEL GRATE

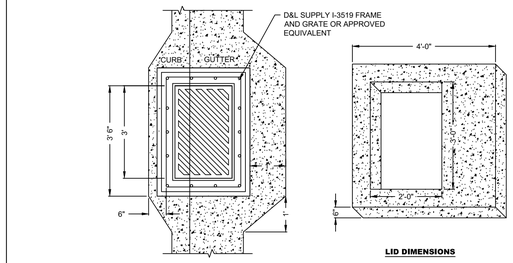




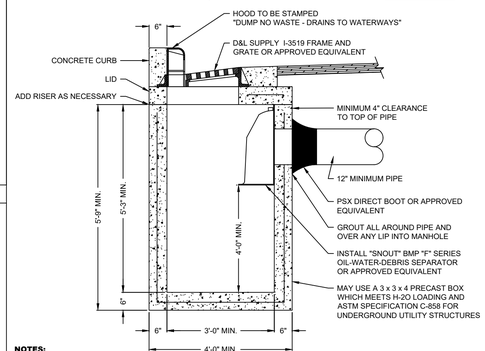
STANDARD CLEANOUT BOX

NOTES:
1. GRATE SHALL BE BICYCLE SAFE AND TRAFFIC RATED.
2. BOX SHALL BE SIZED ACCORDING TO TABLE ON STANDARD #29.

4 | STORM DRAIN CLEANOUT BOX

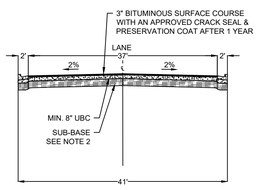


LID DIMENSIONS



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

8 | STORM DRAIN INLET



RESIDENTIAL LOCAL STREET - 75.5' ROW

NOTES:
1. SEE STANDARD DRAWINGS FOR SIDEWALKS.
2. SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT.
3. MINIMUM OF 8" UNTREATED BASE COURSE UNDER STREET PAVEMENT AND CURB & GUTTER UNLESS MORE REQUIRED BY SOILS REPORT, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.

9 | ACCESS ROAD X-SECTION

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Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

WILLOWBROOK SITE PLAN

LOCATION

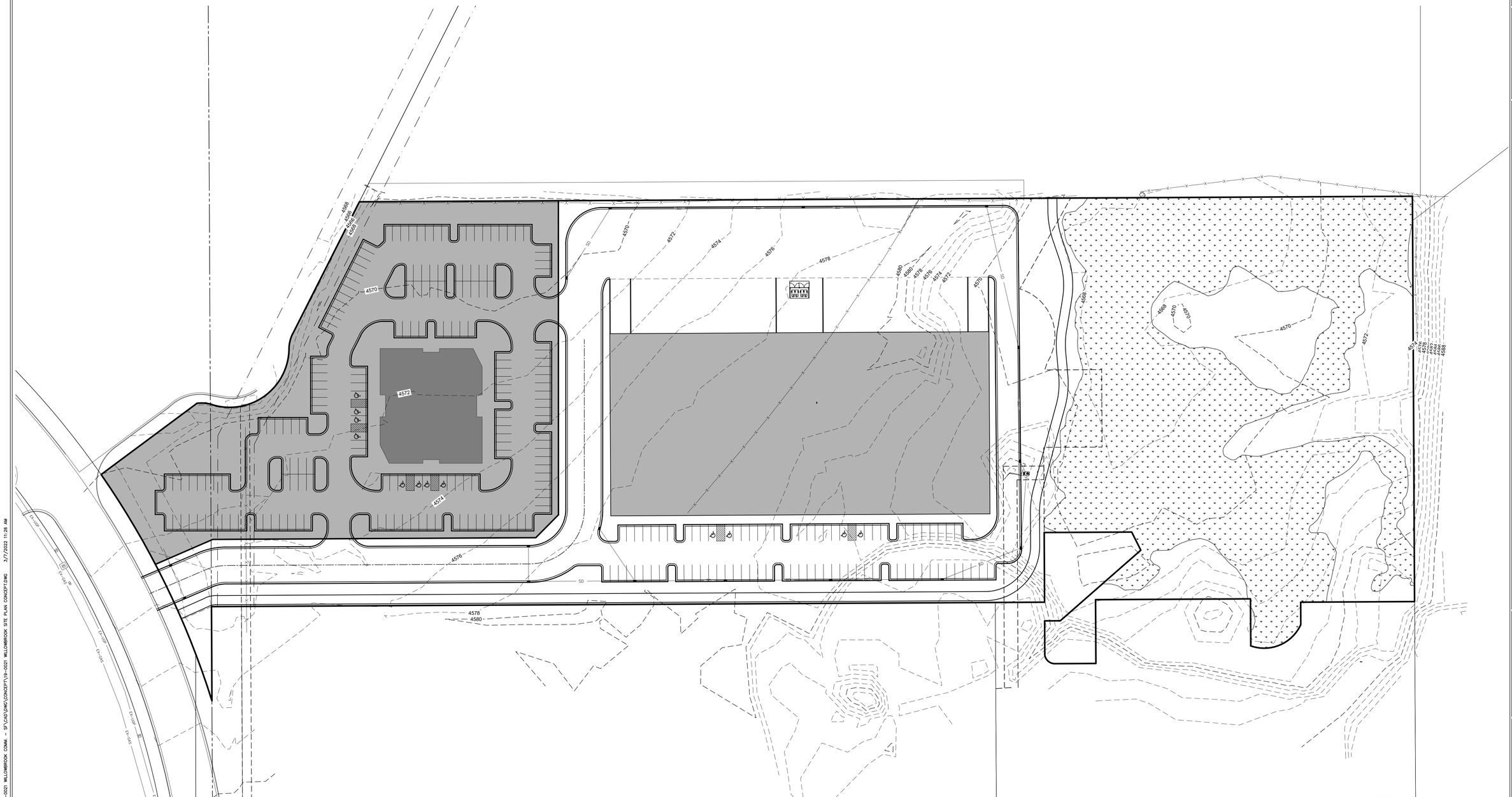
DETAILS

REVISIONS
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LEI PROJECT #: 2019-0021
DRAWN BY: BSR
DESIGNED BY: BTG
SCALE: 1"=NA
DATE: 03/07/2022

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WILLOWBROOK SITE PLAN

LOCATION

SWPPP

REVISIONS
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2 -
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LEI PROJECT #: 2019-0021
DRAWN BY: BSR
DESIGNED BY: BTG
SCALE: 1"=50'
DATE: 03/07/2022

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EROSION CONTROL NOTES

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.

2. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) HAS BEEN SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.

4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPES. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.

5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.

6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATION BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.

7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL BE INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.

8. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES.

9. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.

10. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.

11. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.

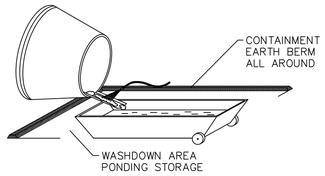
12. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.

13. ANY TREE 12" IN DIAMETER OR LARGER WILL NOT BE REMOVED UNTIL LOCATED BY SURVEY AND THE REMOVAL APPROVED BY THE OWNER OR EQUAL.

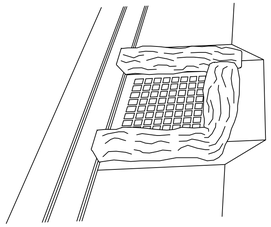
14. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.

15. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

16. INLET PROTECTION REQUIRED ON ALL INLETS WITHIN 500' DOWNSTREAM OF SITE.

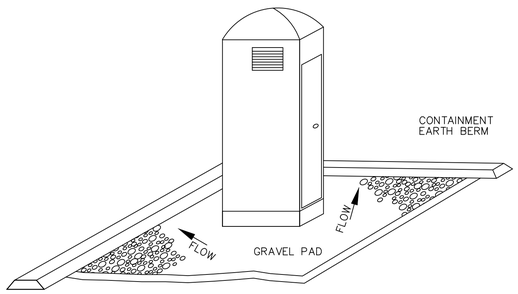


CONCRETE WASTE MANAGEMENT



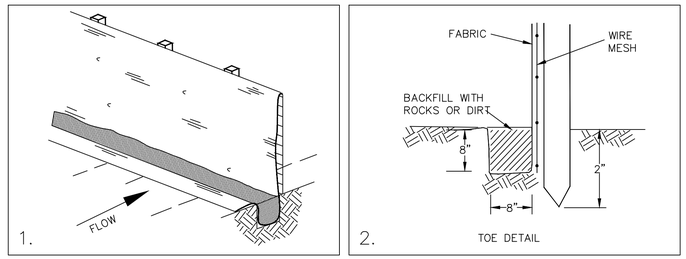
INLET PROTECTION - WATTLE

WATTLE MAY BE GRAVEL FILLED OR STRAW FILLED. INSTALL WHEN CONSTRUCTION OF CURB AND GUTTER AND ROADWAYS IS COMPLETE.



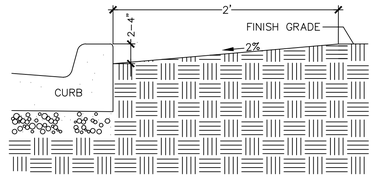
PORTABLE TOILET

PORTABLE TOILETS TO BE INSTALLED DURING HOMEBUILDING PHASE.

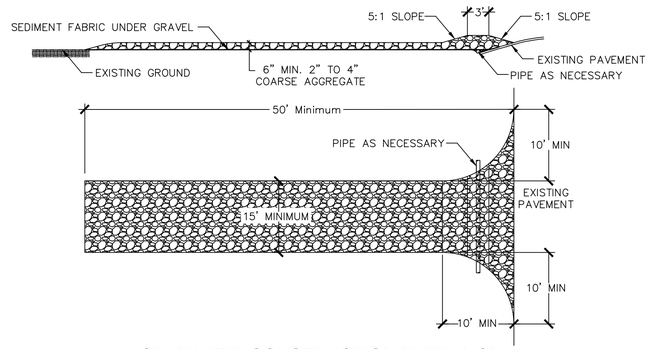


SILT FENCE

SILT FENCE MAY BE INSTALLED FOR PERIMETER CONTROL. A MINIMUM 20–FOOT VEGETATED BUFFER MAY ALSO BE SUBSTITUTED FOR PERIMETER CONTROL (PRESERVATION OF EXISTING VEGETATION).



CURB SEDIMENTATION TRAP



STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL SUCH TIME AS ROADS ARE ASPHALTED AND INDIVIDUAL HOME LOTS ARE BEING DEVELOPED. SEE APWA – 2012

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NOT FOR CONSTRUCTION

WILLOWBROOK SITE PLAN

LOCATION

SWPPP DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0021
DRAWN BY: BSR
DESIGNED BY: BTG
SCALE: 1"=NA
DATE: 03/07/2022

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Memo

To: Mayor and City Council

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

Date: April 19 , 2022

Re: Ordinance Construction Standards Revision (22.02)

Staff Report

RECOMMENDED ACTION

Approve Ordinance to revise the construction standards.

BACKGROUND

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

- Modifies standards ST-515, to remove reducing width on the T leg of a reduced width intersection.
- Modifies video inspections for Sewer and storm drain lines
- Adding section for underground storm water chamber inspections
- Adding section for manhole lining

Attached: proposed revisions

ORDINANCE _____

ROLL CALL

VOTING	YES	NO
MIKE MENDENHALL Mayor (votes only in case of tie)		
BRANDON B. GORDON Councilmember		
CHAD ARGYLE Councilmember		
SHANE MARSHALL Councilmember		
STACY BECK Councilmember		
KEVIN OYLER Councilmember		

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

ORDINANCE _____

AN ORDINANCE AUTHORIZING AMENDMENTS TO THE CONSTRUCTION STANDARDS OF THE CITY

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

WHEREAS, the purpose of the construction standards is to assure a high quality infrastructure product which is free of defects and

which will provide a source of reliability for the residents of the City; and

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

WHEREAS, a public hearing was held before the Planning Commission on April 6, 2022, whereat public comment was received; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on April 19, 2022, whereat additional public comment was received; and

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

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

I.

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

II.

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

III.

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

DATED this 19th day of April, 2022.

_____
Mike Mendenhall, Mayor

Attest:

_____
Tara Silver, City Recorder

NOTICE OF A
PUBLIC HEARING

The Spanish Fork Planning Commission and City Council will review Amendments to City Standards Policy 39 on Wednesday, April 6, Tuesday, April 19, at approximately 6:00 p.m. The meeting will be held in the Council Chambers at 40 South Main Street in Spanish Fork. If you have any questions or comments concerning the Amendments, or if you are unable to attend the meeting, please contact the Community Development Department, at 801.804.4580 and your written comments will be forwarded to the Planning Commission and City Council.

Published in the Daily Herald March 16, 2022



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

Construction Standards

Chapter 4.39.10. General Provisions

4.39.10.020. Definitions.

E. City Engineer. The City Engineer for Spanish Fork City or his/her authorized representative. ~~person appointed by the City to be the City Engineer.~~

4.39.20.030. Street Improvements

A. Driveway and Intersection Location. Driveways and street intersection locations shall be designed according to Spanish Fork City Transportation Master Plan. No driveways shall be constructed within the following distances from an adjoining street. These distances are from Top Back Curb(TBC) to the edge of driveway for accesses:
   1. Along Local Streets:
      a. 34' from an adjoining local street,
      b. 100' from adjoining collector/arterial (approach),
      c. 120' from adjoining collector/arterial (departure).
   2. Curb cuts shall only be allowed for driveways. Driveways shall be a minimum of 3 feet from any above grade utility box or hydrant. All accesses and streets onto collectors and arterials must be approved by the City Engineer or his/her designee.
   3. No street intersection, commercial or industrial access shall be allowed within 250 feet from the railroad right-of-way.

G. Pedestrian Ramps. Pedestrian ramps shall be placed at all corners of intersections and at all other locations of regular pedestrian traffic across roads as determined by the City Engineer or his/her designee. All ramps shall conform to the requirements of the Americans with Disabilities Act and City standards. Utilities shall not be within 3' from closest edge of ADA ramp

4.39.20.040. Utility Improvements

G. Unneeded Utility Service. Unneeded water services shall be disconnected at the main, saddle and or corp stop shall be removed and a Romac Industries stainless steel repair clamp (Style SS1) shall be installed. Unneeded sewer services shall have a cleanout at property line with a water tight plug on the private property side of the cleanout wye.

4.39.25.080. Sanitary Sewer

E. Video Inspection. Contractor shall clean all sanitary sewer lines prior to video inspection. The City shall ~~and~~ video inspect all sanitary sewer main lines prior to paving. ~~Cost for video inspection shall be paid as p~~ ~~The City must approve the video inspection company. The video inspection company must use NASSCO PACP standards. Videos and a~~

~~location map shall be uploaded to the link provided by the Wastewater Division. Video Identification shall match manhole ID's and pipe ID's of approved plans or shall be labeled with address names on manhole ID and pipe ID. The video process must be performed no later than 4 hours after the cleaning of the sewer main.~~

4.39.25.090. Storm, Land and Groundwater Drains

C. Video Inspection. Contractor shall clean all storm, land and groundwater drains lines prior to video inspection. The City shall video inspect all sanitary storm, land and groundwater drains lines prior to paving. ~~Contractor shall clean and then video inspect all storm, land and groundwater drain lines before paving. The City must approve the video inspection company.~~

Cleaning shall be done using a high pressure jet cleaning machine, producing a minimum of 800 psi. Debris shall not be permitted to enter the City storm drain system.

~~Video inspection shall clearly show any debris, broken pipe, misaligned pipe, displaced pipe and defective joints for all sections of the main line. All defects and their location shall be detailed on a separate video log report. Videos and location map shall be uploaded to the link provided by the City at the Pre-construction meeting.~~

~~Log reports shall be submitted on the City video form or an approved equivalent. Log reports must be submitted with an 11x17 copy of the plans. All manholes in the log report must reference the labeled manholes numbers on the plans. Each manhole must also have a street address clearly shown on the log report~~.

D. Underground Storm Water Chamber Inspection. Contractor shall ensure storage chamber quantities are correct and installed per Construction Standards. The chambers must be free of any debris. A City Inspector may require a fire hydrant be opened for a minimum of 5 minutes with the water directed to the lowest storm water inlet connected to chambers and adjacent planter strips. Voids, sinkholes, debris filled chambers or inspection ports will not be accepted. It will be the contractor's responsibility to resolve all punch list items.

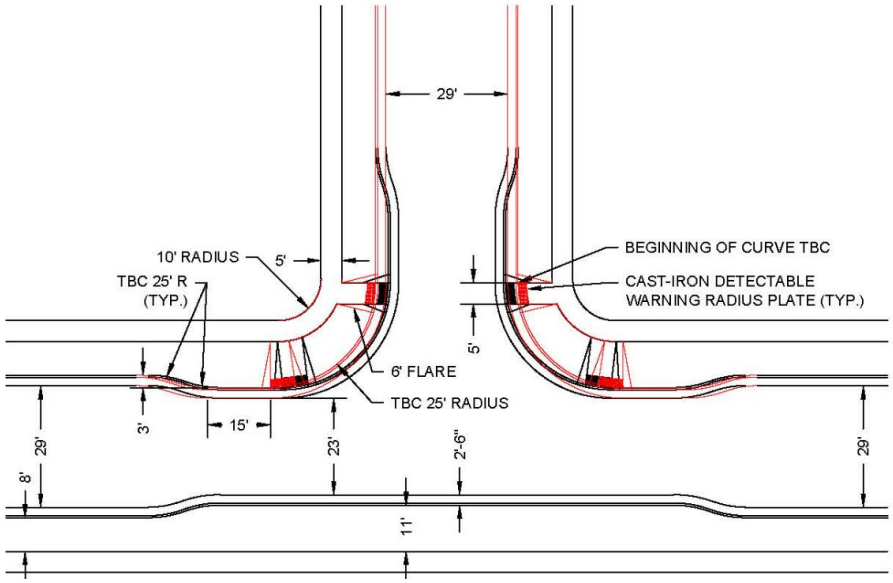
Main line determined to be defective by the City Engineer or his/her designee shall be remedied by the Contractor. Contractor shall then clean and video inspect the main lines again.

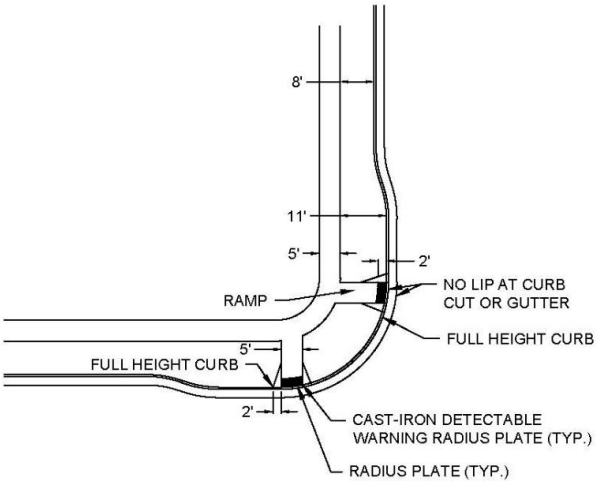
4.39.50.010. General

M. Manhole Lining. Pre-cast polymer manholes shall be used, or manholes shall be lined using an epoxy coating or polyurea coating at force main tie into gravity sewer and the immediate downstream manhole.

4.39.50.030. Services

B. Clean-outs. There shall be no bend in a service line between the main line and the property line clean out. A clean-out shall be installed on all service lines located at the property line according to Standard drawings. Cleanouts shall be installed every 75 feet on all service lines.





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 RADIUS PLATES. PLATES SHALL BE AN EAST JORDAN IRON WORKS OR APPROVED EQUIVALENT. 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".
3. LOCATE DETECTABLE WARNING SURFACE SO THE CORNERS NEAREST THE STREET ARE WITHIN 1" OF THE BACK OF CURB.
4. CONCRETE SHALL BE 5" THICK THROUGHOUT RAMP.
5. RAMP THAT IS TO BE POURED NEXT TO A CURB, SHALL HAVE #4 REBAR SHALL BE DOWELED 6" INTO CURB AND 12" INTO RAMP. REBAR SHALL BE INSTALLED A MINIMUM OF 2" FROM TOP OF CURB 24" O.C.
6. CURB FLARE SHALL HAVE A 1:4 MAXIMUM SLOPE. MODIFICATIONS TO THIS STANDARD MUST BE APPROVED BY THE CITY.
7. REDUCED WIDTH INTERSECTION TO BE USED WITH LOCAL TO LOCAL ROADS. NOT TO BE USED WITH COLLECTOR/ ARTERIAL ROADS.
8. UTILITIES SHALL NOT BE WITHIN 3'-0" FROM CLOSEST EDGE OF ADA RAMP.

SPANISH FORK ENGINEERING

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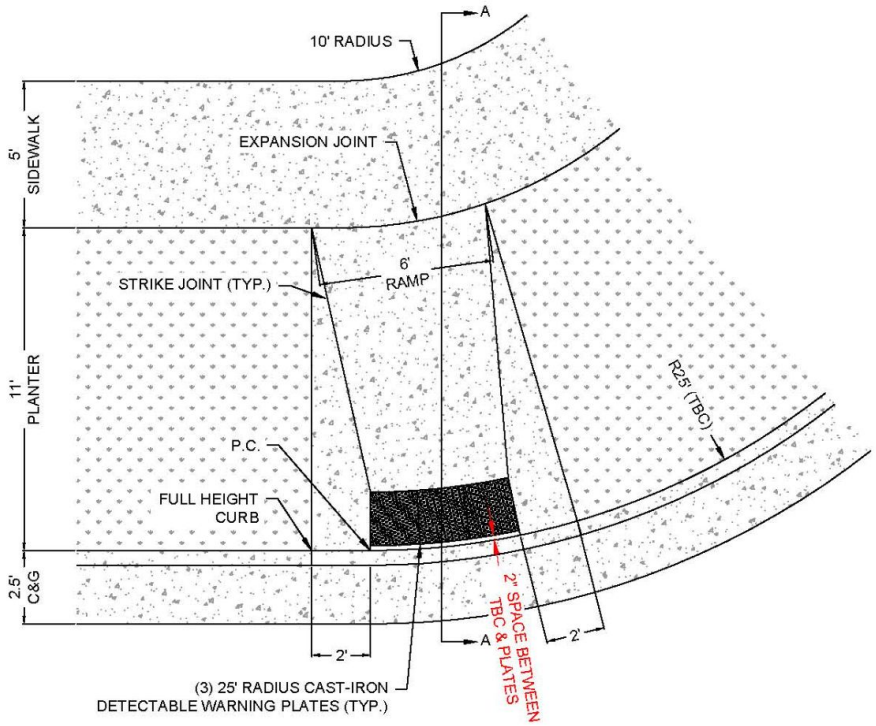
STANDARD DRAWING

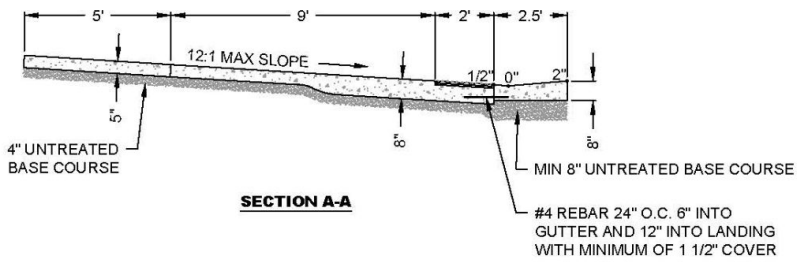
REDUCED WIDTH INTERSECTION (LOCAL TO LOCAL)

DRAWN:	JLR
DESIGN:	MHC
REVISION:	
DATE:	1/18/2022

SCALE NONE

STANDARD ST-515





SECTION A-A

NOTES:

1. RAMPS SHALL HAVE A 1:12 MAXIMUM SLOPE, WITH A MAXIMUM 2% CROSS SLOPE. ALL OTHER SIDEWALK AND LANDING SHALL HAVE A 1:48 MAXIMUM SLOPE.
2. CONTRACTOR SHALL INSTALL PAVERS ACCORDING TO THE STANDARDS FOR CAST-IRON DETECTABLE WARNING PLATES AND MATCH PATTERN IN THIS DRAWING. RADIAL PLATES SHALL BE A EAST JORDAN IRON WORKS OR APPROVED EQUIVALENT AND SHALL BE ACCORDING TO THE CORRECT TBC RADIUS.
3. CONCRETE SHALL BE 7 INCHES THICK THROUGHOUT RAMP.
4. IF CONCRETE IS TO BE POURED NEXT TO A CURB, #4 REBAR SHALL BE DOWELED 6" INTO CURB AND 12" INTO SIDEWALK. REBAR SHALL BE INSTALLED A MINIMUM OF 1 1/2" FROM TOP OF THE SIDEWALK AND CURB 24" O.C.
5. MODIFICATIONS TO THIS STANDARD MUST BE APPROVED BY THE CITY.
6. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN, A HEIGHT OF NOMINAL 0.2 IN AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN.
7. UTILITIES SHALL NOT BE WITHIN 3' FROM CLOSEST EDGE OF ADA RAMP

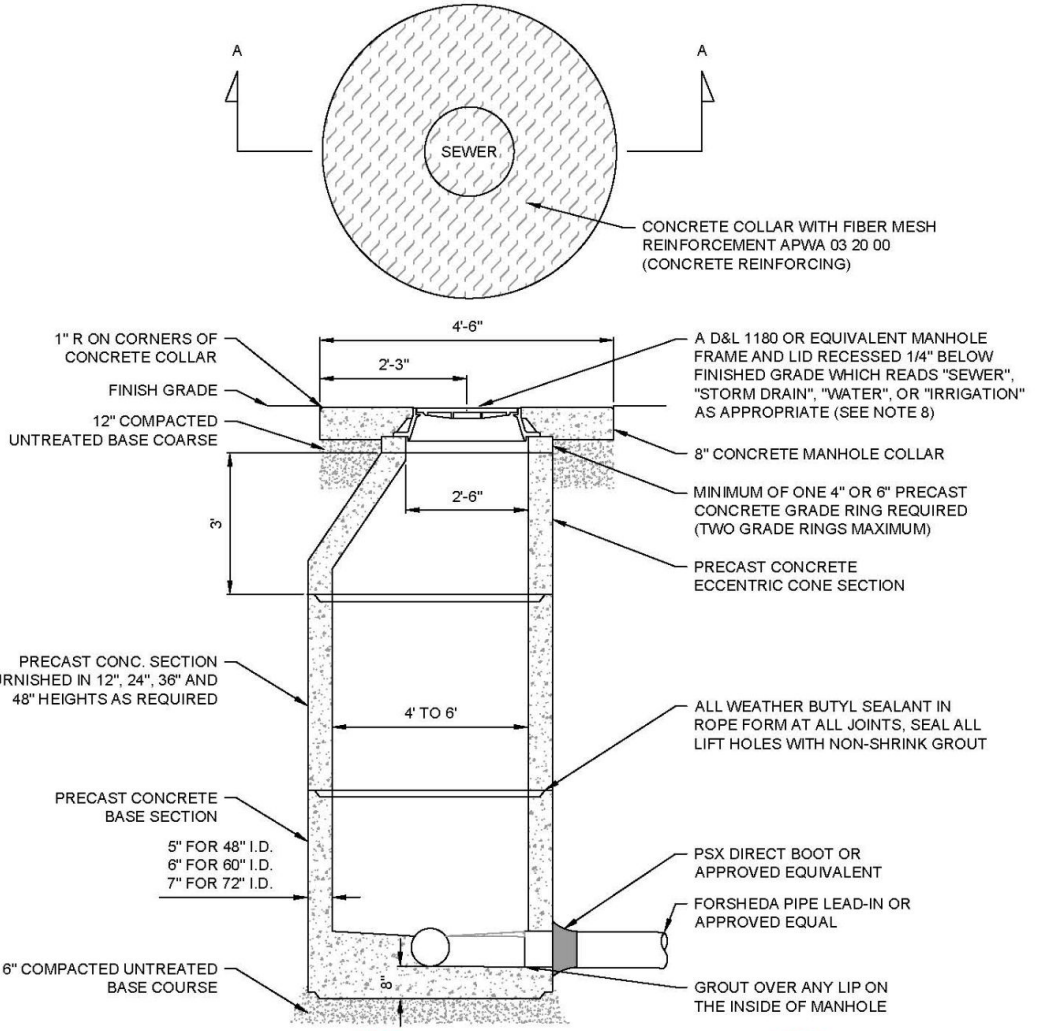
SPANISH FORK ENGINEERING

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

STANDARD DRAWING
REDUCED WIDTH RAMP DESIGN

DRAWN:	JLR
DESIGN:	MHC
REVISION:	
DATE:	10/6/2020

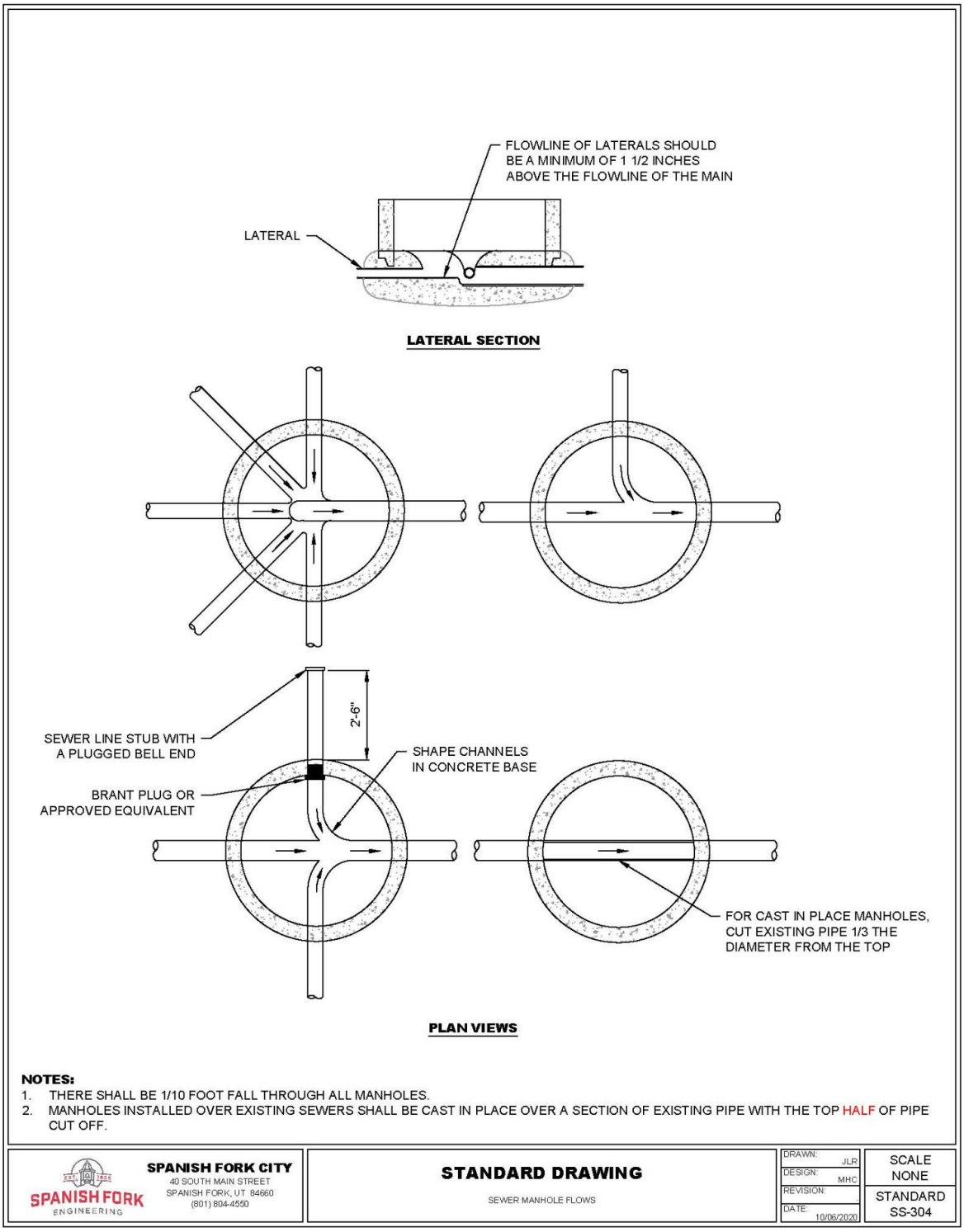
SCALE NONE
STANDARD ST-521

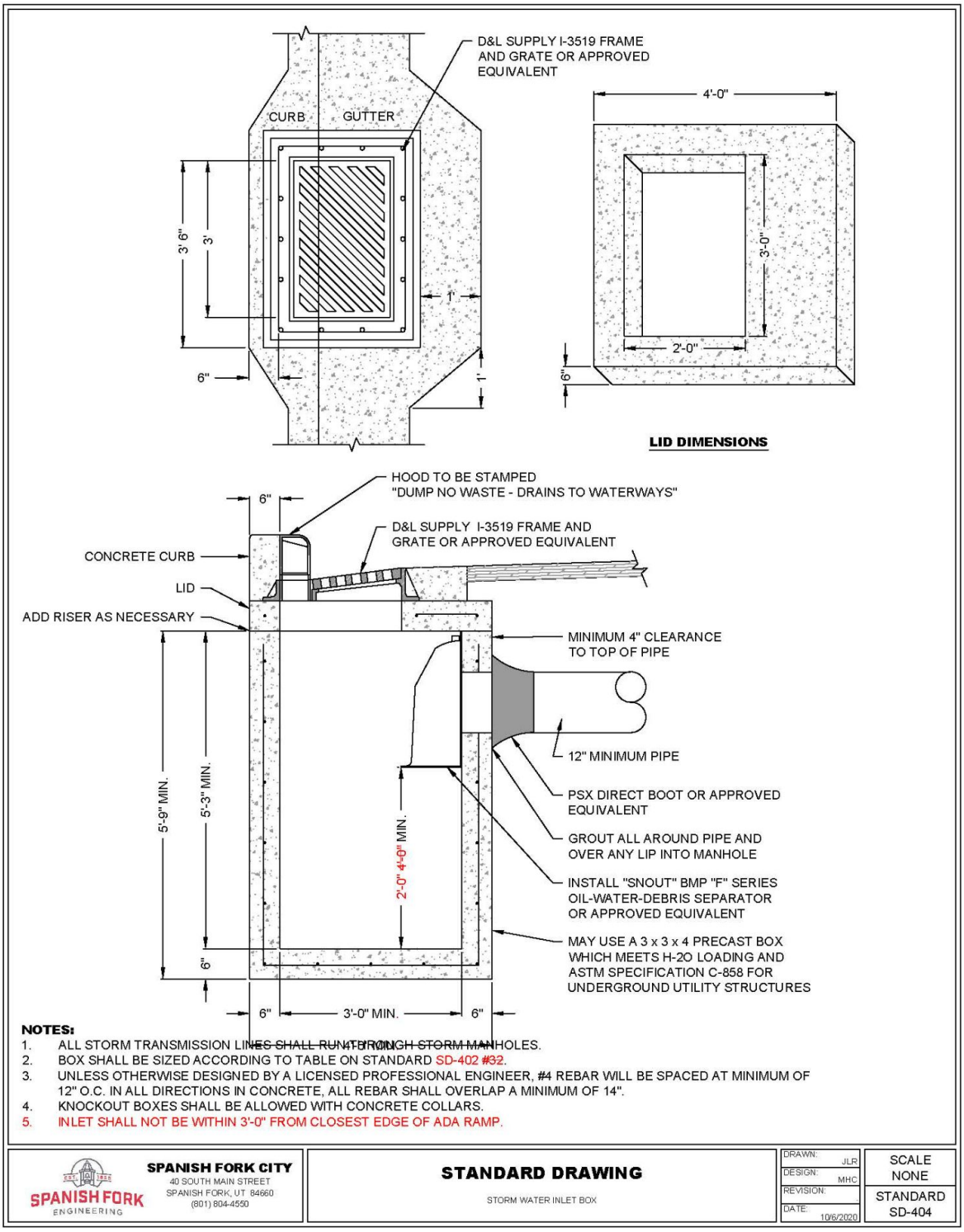


NOTES:

1. USE 4' I.D. MANHOLES FOR MAIN LINES LESS THEN 15" ~~18"~~ IN DIAMETER; 5' I.D. MANHOLES FOR MAIN LINES 15" ~~18"~~ TO 30" IN DIAMETER, AND 6' I.D. FOR MAIN LINES GREATER THAN 30" IN DIAMETER.
2. FLAT LIDS MAY BE USED IN LIEU OF ECCENTRIC CONES WHERE NECESSARY. FLAT LIDS SHALL BE OF ECCENTRIC DESIGN AND MEET H20 LIVE LOADING. NO FLAT RING AND COVERS WILL BE ALLOWED UNLESS APPROVED BY CITY ENGINEER OR HIS/HER DESIGNEE.
3. MANHOLE RIMS PLACED IN FIELDS SHALL HAVE SOLID LIDS AND BE BURIED 2 FEET DEEP.
4. MANHOLE RIMS OUT OF STREETS SHALL BE PLACED 4 INCHES ABOVE GRADE.
5. CONCRETE COLLAR AND RIM SHALL BE INSTALLED 1/4" BELOW PAVEMENT SURFACE AFTER THE 1 YEAR PRESERVATION COAT.
6. MANHOLE COLLARS AND RINGS SHALL BE PROTECTED BY A COVERING DURING A SEAL COAT.
7. CONCRETE COLLAR SHALL BE PLACED AFTER THE 1 YEAR PRESERVATION COAT WHEN APPLICABLE.
8. IN PAVED AREAS WITH A SLOPE GREATER THAN 5% USE AN EJIW 3624 TWIST BASE OR APPROVED EQUIVALENT.
9. FIVE (5) FOOT DIAMETER MANHOLES ARE REQUIRED IN THE FOLLOWING SITUATIONS:
   a. AT ALL INTERSECTIONS OF 3 OR MORE 8-INCH OR LARGER PIPE LINES.
   b. ~~WHERE THE DEFLECTION ANGLE OF THE PIPE LINE IS~~ ALL 90 DEGREES OR GREATER MANHOLES.
   c. ~~IN MANHOLES WITH PIPE SIZES FIFTEEN (15) OR EIGHTEEN (18) INCHES IN DIAMETER.~~
   d. IN MANHOLES GREATER THAN FIFTEEN (15) FEET DEEP.
   e. IN MANHOLES WITH A GRADE GREATER THAN TWENTY (20) PERCENT THROUGH THE MANHOLE, I.E. GREATER THAN
   f. A ONE (1) FOOT DROP.

SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** SEWER MANHOLE	DRAWN: JLR DESIGN: MHC REVISION: DATE: 1/18/2022	SCALE NONE STANDARD SS-301


FLOWLINE OF LATERALS SHOULD BE A MINIMUM OF 1 1/2 INCHES ABOVE THE FLOWLINE OF THE MAIN
LATERAL
LATERAL SECTION
2'-6"
SEWER LINE STUB WITH A PLUGGED BELL END
BRANT PLUG OR APPROVED EQUIVALENT
SHAPE CHANNELS IN CONCRETE BASE
FOR CAST IN PLACE MANHOLES, CUT EXISTING PIPE 1/3 THE DIAMETER FROM THE TOP
PLAN VIEWS
NOTES:
1. THERE SHALL BE 1/10 FOOT FALL THROUGH ALL MANHOLES.
2. MANHOLES INSTALLED OVER EXISTING SEWERS SHALL BE CAST IN PLACE OVER A SECTION OF EXISTING PIPE WITH THE TOP HALF OF PIPE CUT OFF.
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40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550
STANDARD DRAWING
SEWER MANHOLE FLOWS
DRAWN: JLR
DESIGN: MHC
REVISION:
DATE: 10/06/2020
SCALE NONE
STANDARD SS-304


D&L SUPPLY I-3519 FRAME AND GRATE OR APPROVED EQUIVALENT
CURB
GUTTER
3' 6"
3'
1'
6"
1'
4'-0"
3'-0"
2'-0"
6"
LID DIMENSIONS
HOOD TO BE STAMPED "DUMP NO WASTE - DRAINS TO WATERWAYS"
6"
D&L SUPPLY I-3519 FRAME AND GRATE OR APPROVED EQUIVALENT
CONCRETE CURB
LID
ADD RISER AS NECESSARY
MINIMUM 4" CLEARANCE TO TOP OF PIPE
12" MINIMUM PIPE
PSX DIRECT BOOT OR APPROVED EQUIVALENT
GROUT ALL AROUND PIPE AND OVER ANY LIP INTO MANHOLE
INSTALL "SNOUT" BMP "F" SERIES OIL-WATER-DEBRIS SEPARATOR OR APPROVED EQUIVALENT
MAY USE A 3 x 3 x 4 PRECAST BOX WHICH MEETS H-20 LOADING AND ASTM SPECIFICATION C-858 FOR UNDERGROUND UTILITY STRUCTURES
5'-9" MIN.
5'-3" MIN.
2'-0" 4'-0" MIN.
6"
6"
3'-0" MIN.
6"
NOTES:
1. ALL STORM TRANSMISSION LINES SHALL RUN THROUGH STORM MANHOLES.
2. BOX SHALL BE SIZED ACCORDING TO TABLE ON STANDARD SD-402 #32.
3. UNLESS OTHERWISE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER, #4 REBAR WILL BE SPACED AT MINIMUM OF 12" O.C. IN ALL DIRECTIONS IN CONCRETE, ALL REBAR SHALL OVERLAP A MINIMUM OF 14".
4. KNOCKOUT BOXES SHALL BE ALLOWED WITH CONCRETE COLLARS.
5. INLET SHALL NOT BE WITHIN 3'-0" FROM CLOSEST EDGE OF ADA RAMP.
SPANISH FORK ENGINEERING
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550
STANDARD DRAWING
STORM WATER INLET BOX
DRAWN: JLR
DESIGN: MHC
REVISION:
DATE: 10/6/2020
SCALE NONE
STANDARD SD-404