



Wednesday, July 20, 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 at the Spanish Fork City Council Chamber, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

Subject	A. July 13, 2022
Meeting	Jul 20, 2022 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

File Attachments
[minutes.drc.7-13-2022.pdf \(818 KB\)](#)

2. Site Plan

Subject	A. DAYBELL WAREHOUSE ADDITION. The proposal involves an addition to the industrial development located at 665 West 1000 North.
Meeting	Jul 20, 2022 - Development Review Committee
Category	2. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
[report.drc.daybelladdition.7-20-2022.pdf \(5,277 KB\)](#)

Subject	B. FAIRGROUND PARKING - REAMS. The proposal includes parking improvements and a commercial development to be located at 621 South Main Street.
Meeting	Jul 20, 2022 - Development Review Committee
Category	2. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
[report.drc.fairgroundparking-reams.7-20-2022.pdf \(4,567 KB\)](#)

3. Concept Review

Subject	A. ESCALANTE TOWNHOMES.
Meeting	Jul 20, 2022 - Development Review Committee
Category	3. Concept Review
Access	Public
Type	Discussion

File Attachments
[plans.escalantetownhomes.7-8-2022.pdf \(3,574 KB\)](#)

Subject	B. BRADSHAW.
Meeting	Jul 20, 2022 - Development Review Committee
Category	3. Concept Review
Access	Public
Type	Discussion

File Attachments
[plan.bradshawconcept.7-8-2022.pdf \(339 KB\)](#)

4. Discussion Items

Subject	A. PARKING REQUIREMENTS.
Meeting	Jul 20, 2022 - Development Review Committee
Category	4. Discussion Items
Access	Public
Type	Discussion

Subject	B. GENERAL PLAN.
Meeting	Jul 20, 2022 - Development Review Committee
Category	4. Discussion Items
Access	Public
Type	Discussion

5. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah 84660
July 13, 2022

Staff Members Present: **Chris Thompson**, Public Works Director; **Dave Anderson**, Community Development Director; **Brandon Snyder**, Senior Planner; **Kimberly Brenneman**, Community Development Secretary; **Vaughn Pickell**, City Attorney; **Ana Burgi**, Assistant City Attorney; **Michael Clark**, Assistant City Engineer; **Marcie Clark**, Engineering Department Secretary; **Jered Johnson**, Engineering Division Manager; **Zach Hendrickson**, Outside Plant Manager; **Jake Theurer**, Power and Light Superintendent; **Bart Morrill**, Parks Maintenance Supervisor. **John Little**, The Chief Building Official, **Kasey Woodard**, Division Secretary.

Citizens Present: Jens Nielsen, Chris Poulsen, Jake Isaac, Amber Prior.

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

MINUTES

July 6, 2022

Jake Theurer **moved** to approve the minutes of July 6, 2022.

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

SITE PLAN

WIGGY WASH 3

Brandon Snyder stated there are a few redlines needing to be addressed, he stated there is a concern regarding the existing access onto 1000 North and if any modifications need to be made with the island or the KFC access. Wiggy Wash is

proposing leaving KFC's access to the east alone and removing a small portion of the 1000 North landscaped island.

Chris Thompson stated this issue was discussed with engineering and it was thought to be more of a fire issue and he feels there needs to be some council with Jason Turner. He asks if there is any benefit to having double accesses when they are located side by side or is it just as good having a single access.

Jason Turner stated if the single access is wide enough you can just have one access. He recommends not removing the portion of the island, and just painting it.

Chris Thompson stated, from a traffic stand point, this is good advice.

Michael Clark stated the concern that there will be a conflict between the two left turn lanes and he believes the new use will create more traffic. Dave Anderson stated the positive side is that car wash land use is very regulated so it cannot produce too high of a traffic volume.

Chris Thompson suggested a long-term plan of possibly removing the south access and only having one access and Chris Poulsen stated the developer agreed to having a condition of their approval be entering into an agreement with KFC that if they ever redeveloped, they would allow access through their access and have a shared access.

There was discussion of there being no cross-access easement and Vaughn Pickell stated there could be cause for complaint from KFC if car wash traffic is cutting through their parking lot if there is no prior agreement in place. But that will not encroach on their business as it is not competing restaurant traffic.

Chris Thompson questioned if removal of the island will cause any issue for the left turn lane and it was stated there was never any historical issues with not having the island in place.

It was decided for now the island will be left in place.

There was discussion on if they are running pressurized irrigation services to the site and Chris Poulsen stated they are installing a culinary meter.

John Little asked if they have calculated their water usage for their landscaping and Chris Poulsen stated they would not coincide as they will do the irrigation at off peak hours.

Chris Thompson stated they will have to pay for pressurized irrigation and an impact fee if the property is within 300 feet of a pressurized irrigation line. He stated they will have to pay the base rate, and the drinking water impact fee instead of the pressurized irrigation impact fee.

Chris Poulsen stated he will provide the anticipated annual water usage report.

Tom Cooper asked if there were any plans to fix a leaning light pole that has been hit several times and Chris Poulsen stated it is located on KFC's property so they do not have any plans to fix this.

Dave Anderson **moved** to approve the proposed Wiggy Wash 3 Site Plan based on the following finding and conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines
3. That the applicant provides a cross access and cross parking easement (on the east side) for the City Attorney to review and approve prior to the issuance of the Building Permit.
4. That the landscaped island in 1000 North remains intact for the time being.

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

FINAL PLAT

HALL INDUSTRIAL PLAT D

Brandon Snyder stated this is a re-approval of Plat D, the applicant is looking to combine lots. He stated there are two existing access easements on the lot, and Chris Thompson asked if there will be a need for a third easement for the property to the east.

Dave Anderson stated there needs to be additional details added regarding the potential cross access easement on the plat.

Michael Clark stated they need to make sure there is 26 feet of asphalt added for emergency vehicle access included to the plat as well. He suggested coordinating with the neighbor to get that access and have the paving done at one time.

Jake Theurer stated power will need to be stubbed in as they were only planning for 4 lots.

Dave Anderson **moved** to approve the proposed Hall Industrial Plat D Final Plat based on the following findings and conditions:

Findings:

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

Conditions:

1. That the applicant meets the City's Zoning Requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the plat be updated to include the anticipated cross access (shared access) easement on the East property line.

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

OTHER BUSINESS

FIRE CODES (STATE FIRE CODE AND APPENDIX "D")

Vaughn Pickell stated he requested to continue this discussion item until City Manager Seth Perrins can be in attendance, but he stated the main point is the state adopts the fire code statewide but excludes the appendices.

Jason Turner stated this appendix is a reference for him that in a way can be used as a standard that gives basic guidance according to the fire code.

Dave Anderson stated it would be a benefit for staff members to be proactive and sit down with some of the designers that do work around Spanish Fork, and review the fire standards together so the standards are laid out and not reliant on the review process as it would become a building standard.

Chris Thompson suggested Jason Turner review both City standards and the appendix for and conflicts.

LELAND MILL

Jake Isaac stated there is no formal proposal, but they have hopes to remove the old mill as it is not in use and replace it with additional storage in the form of upright grain bins. He is bringing these improvement ideas to the DRC to seek suggestions. He hopes that the new storage can occupy the same footprint or possibly smaller than the existing mill. He stated in time they also would like to add fencing and lighting for security purposes.

Chris Thompson stated he believes there should be a layout of 900 S and Mill Road that can be provided to the applicant and Jered Johnson stated it was all laid out years ago along with curbing.

Jake Isaac gave a brief history of the Old Mill and what business is conducted on site today.

Dave Anderson asked if the applicant has a time frame in mind as to when they would like to start making the changes and Jake Isaac stated they hope 5 years is the best-case scenario with 10 years being the worst-case scenario.

PARKING REQUIREMENTS

GENERAL PLAN

Dave Anderson suggested continuing these discussion items until City Manager Seth Perrins can be present.

Dave Anderson moved to adjourn the meeting at 11:04 a.m.

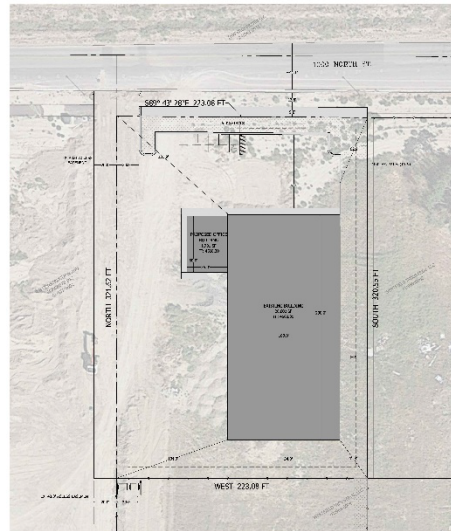
Adopted:

Kasey Woodard
Community Development
Secretary

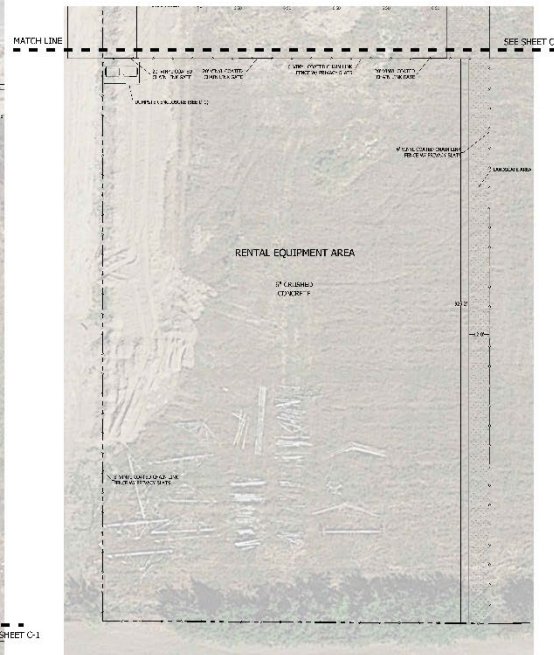




665 W 1000 N SPANISH FORK, UT 84660

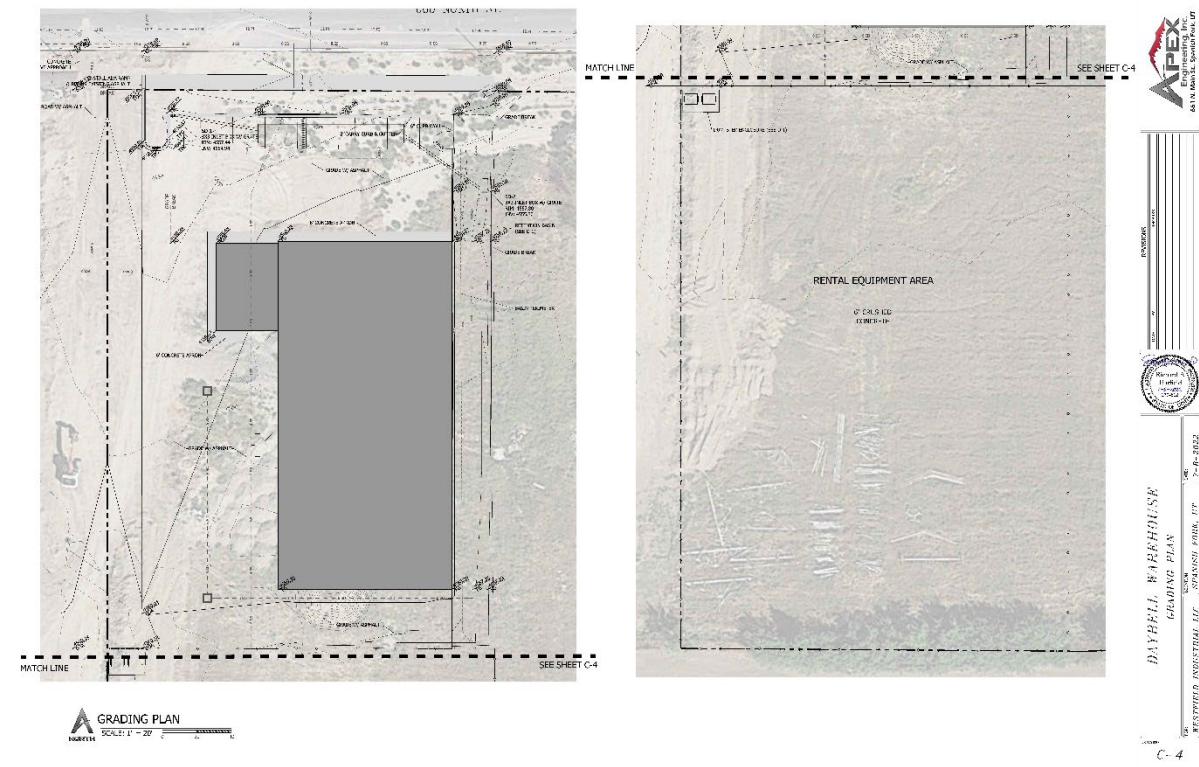
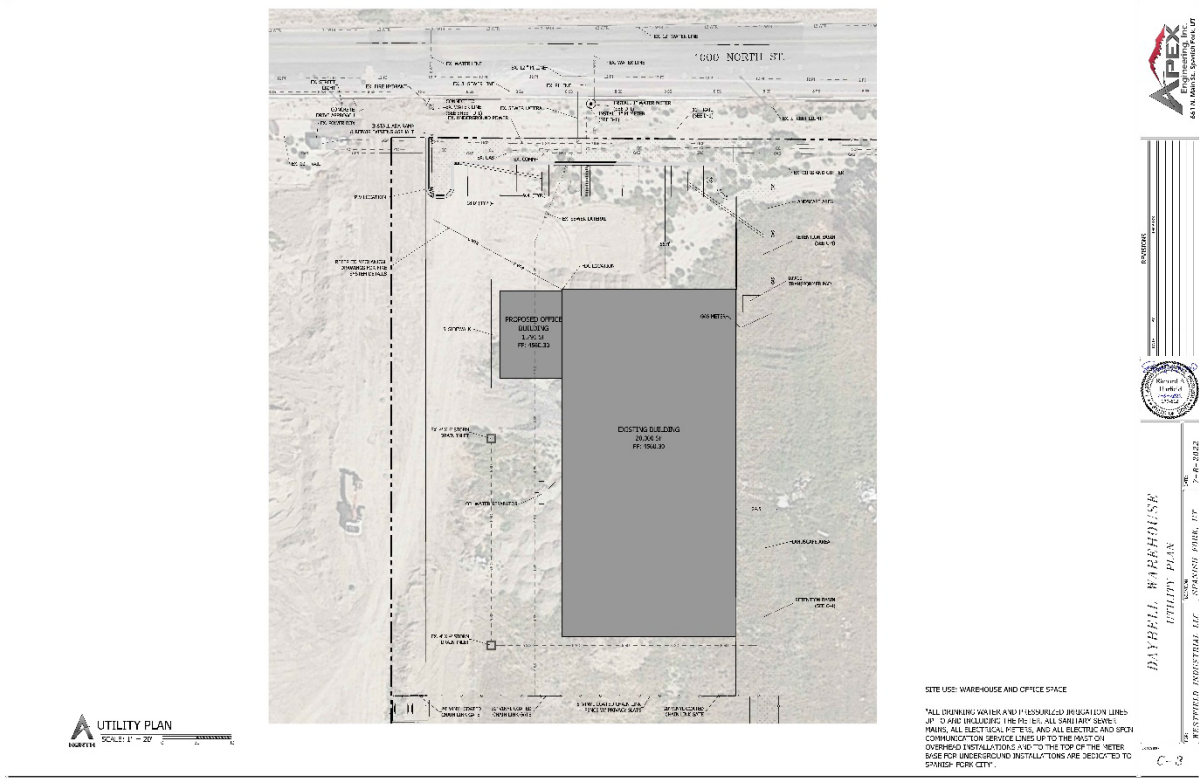


DEVELOPER: WESTFIELD INDUSTRIA, LLC P.O. BOX 1505 SPANISH FORK, UT
ENGINEER: RICHARD HARTFIELD 661 NORTH PALM ST., SPANISH FORK, UT

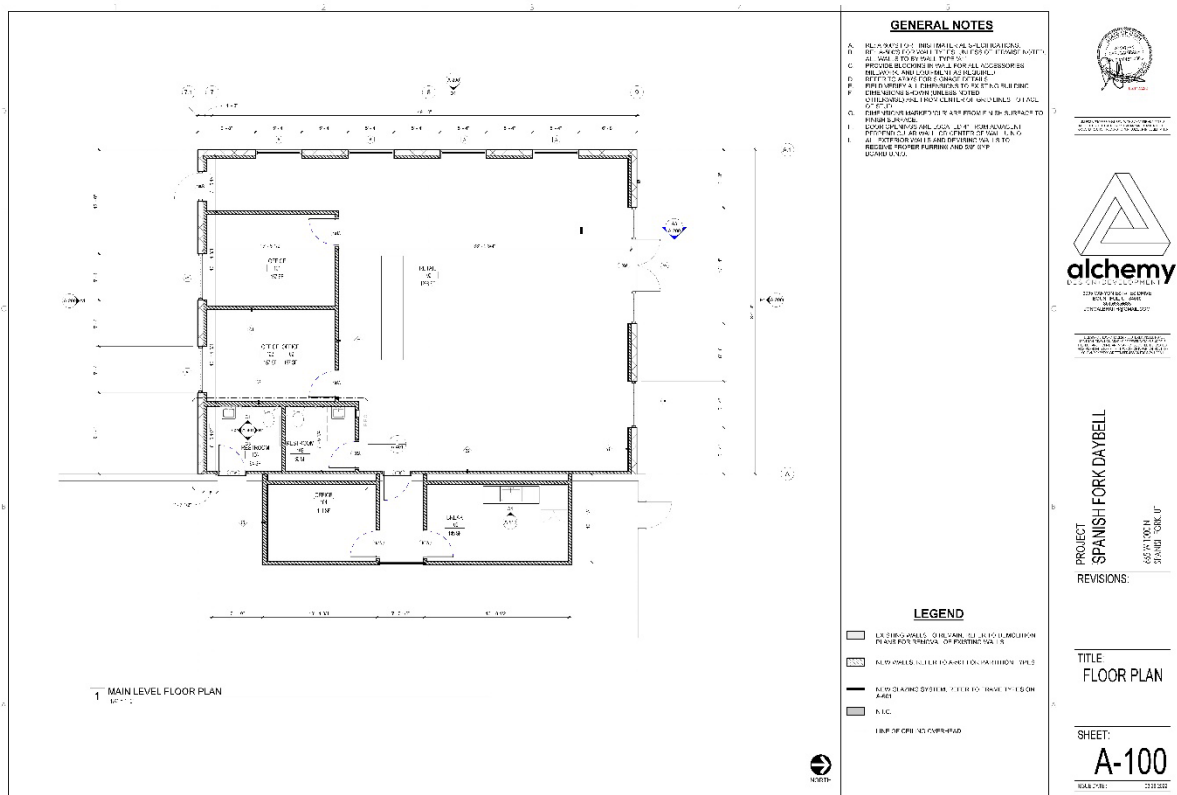
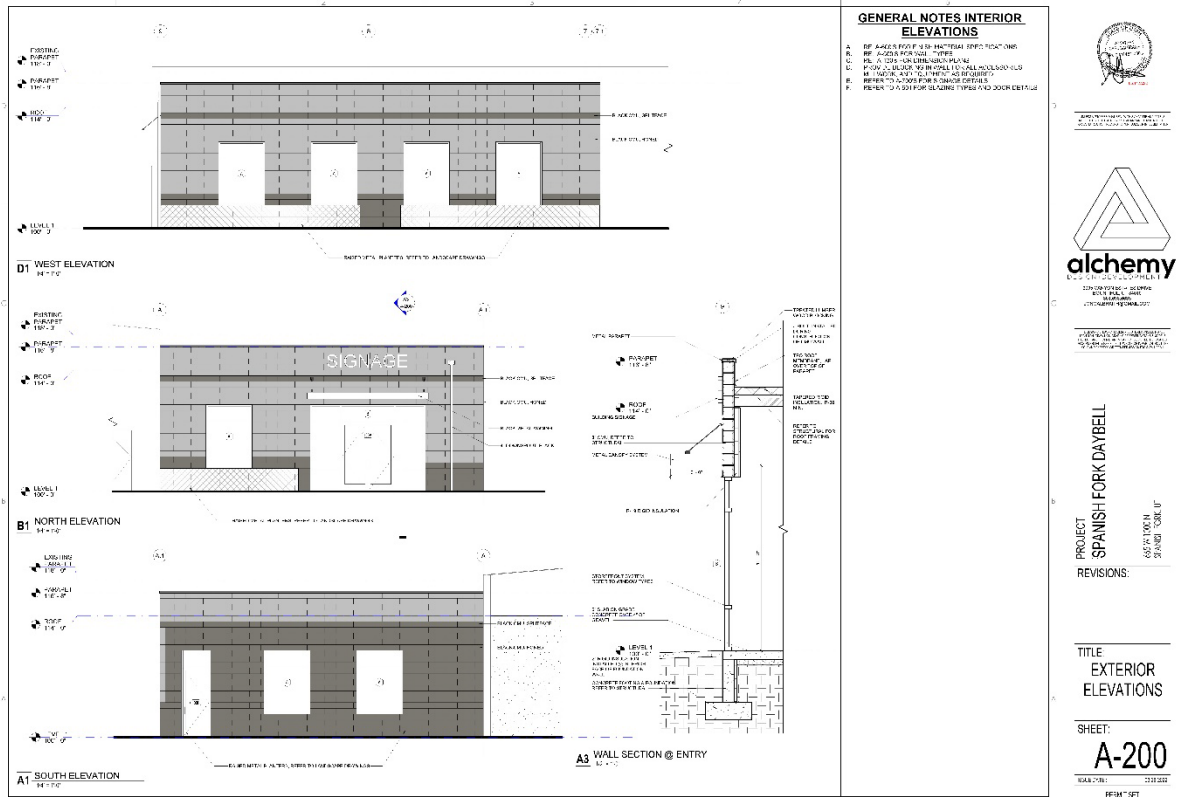


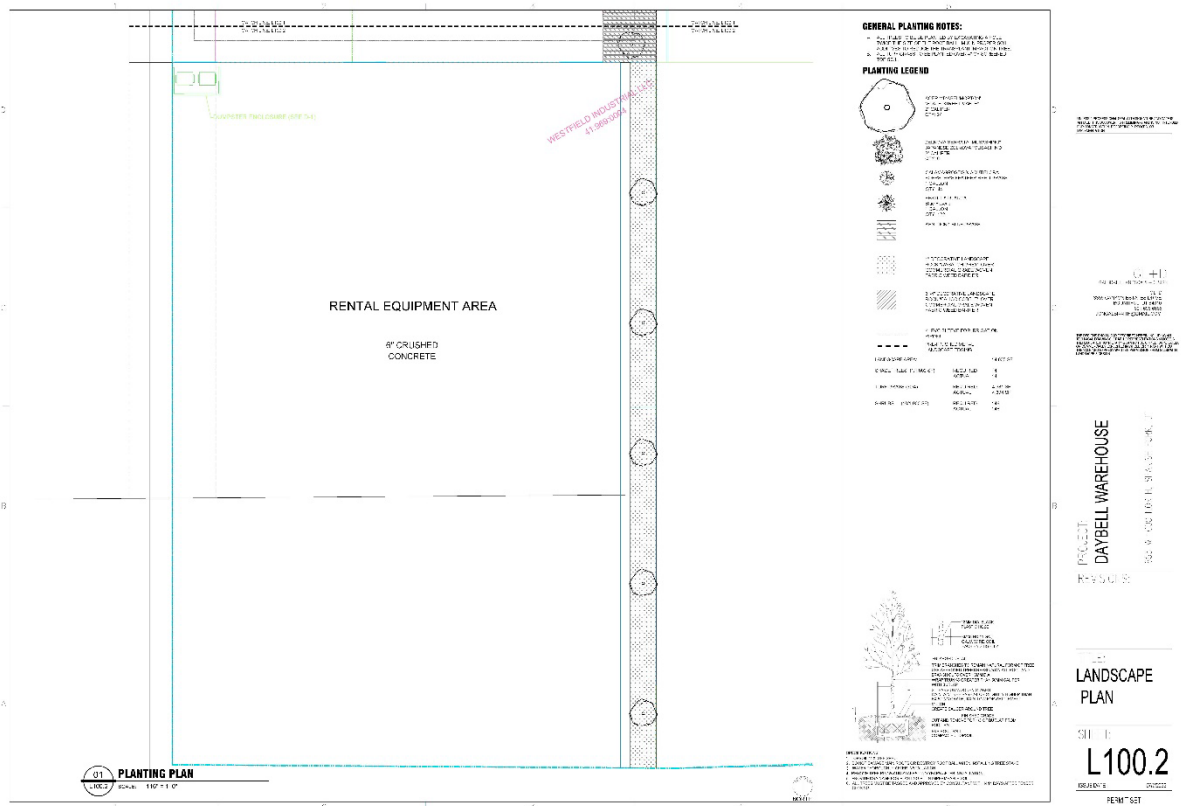
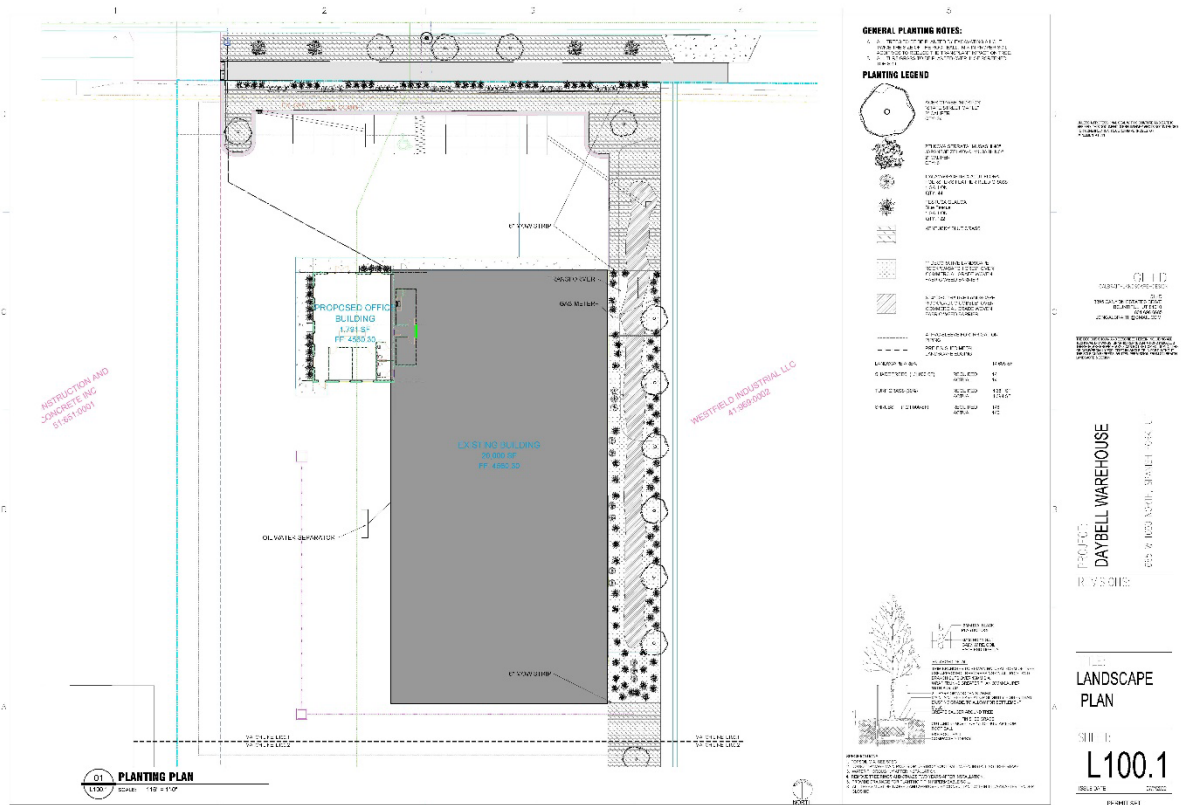
SITE USE: WAREHOUSE AND OFFICE SPACE

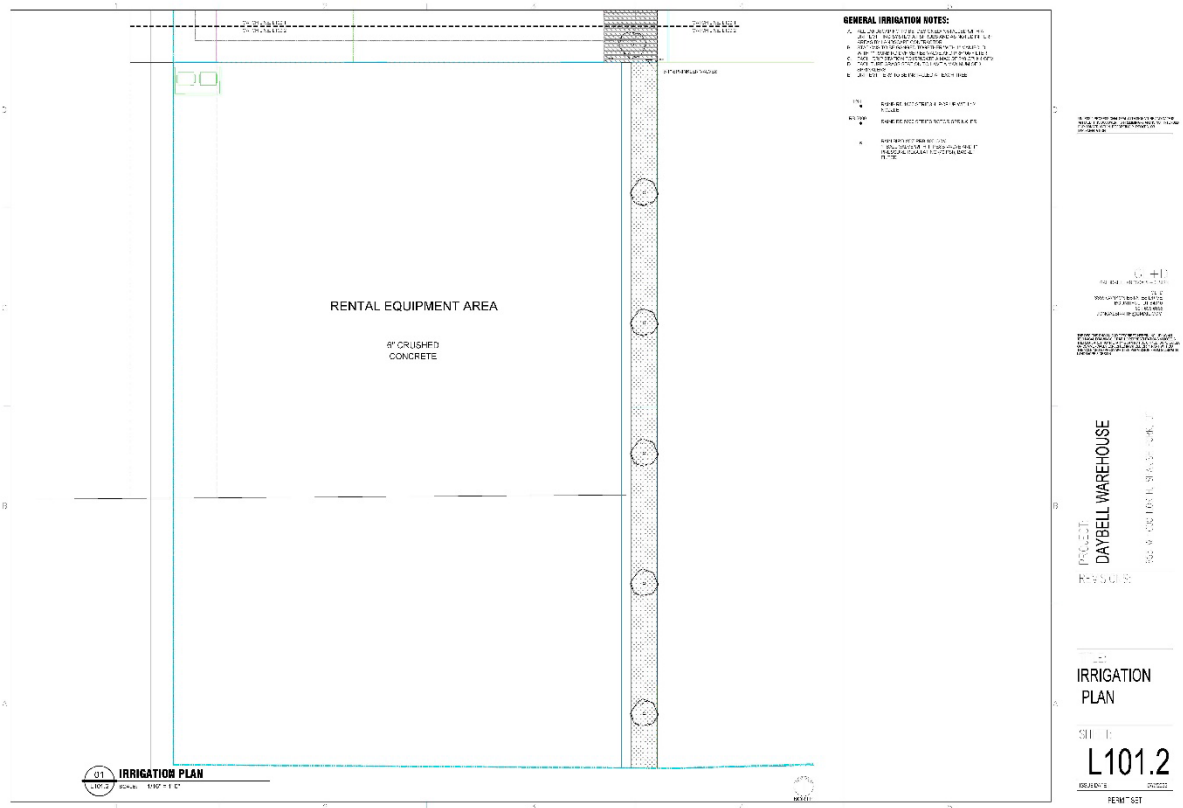
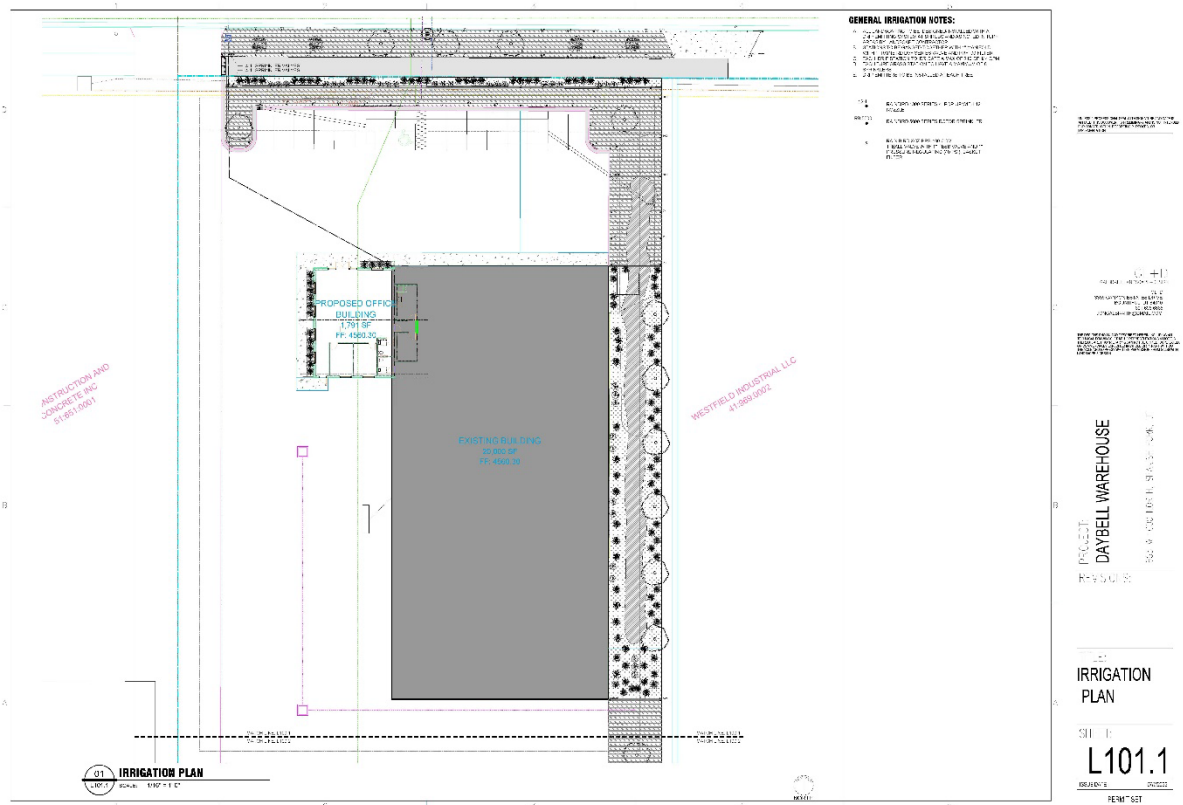
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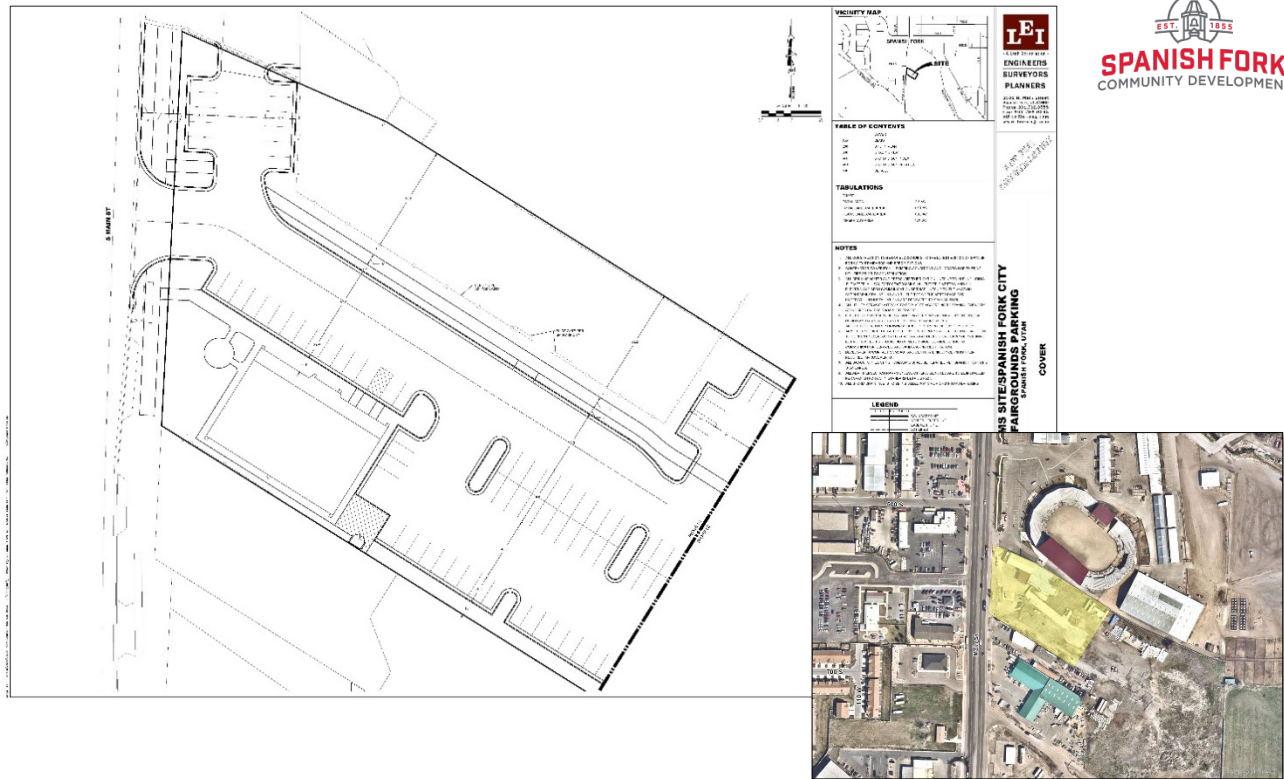












Fairground Parking - Reams Site Plan Approval Request

July 20, 2022, Development Review Committee Meeting.

Located at 621 South Main Street, including 2.3 acres.

The subject property is zoned C-2.

The applicant has requested that a Site Plan be approved in order to allow for additional fairground parking as well as the construction of a new commercial building.

Key Issues

1. Landscaping.
2. Improvements.
3. Access.
4. Utilities.

Recommendation

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

Findings

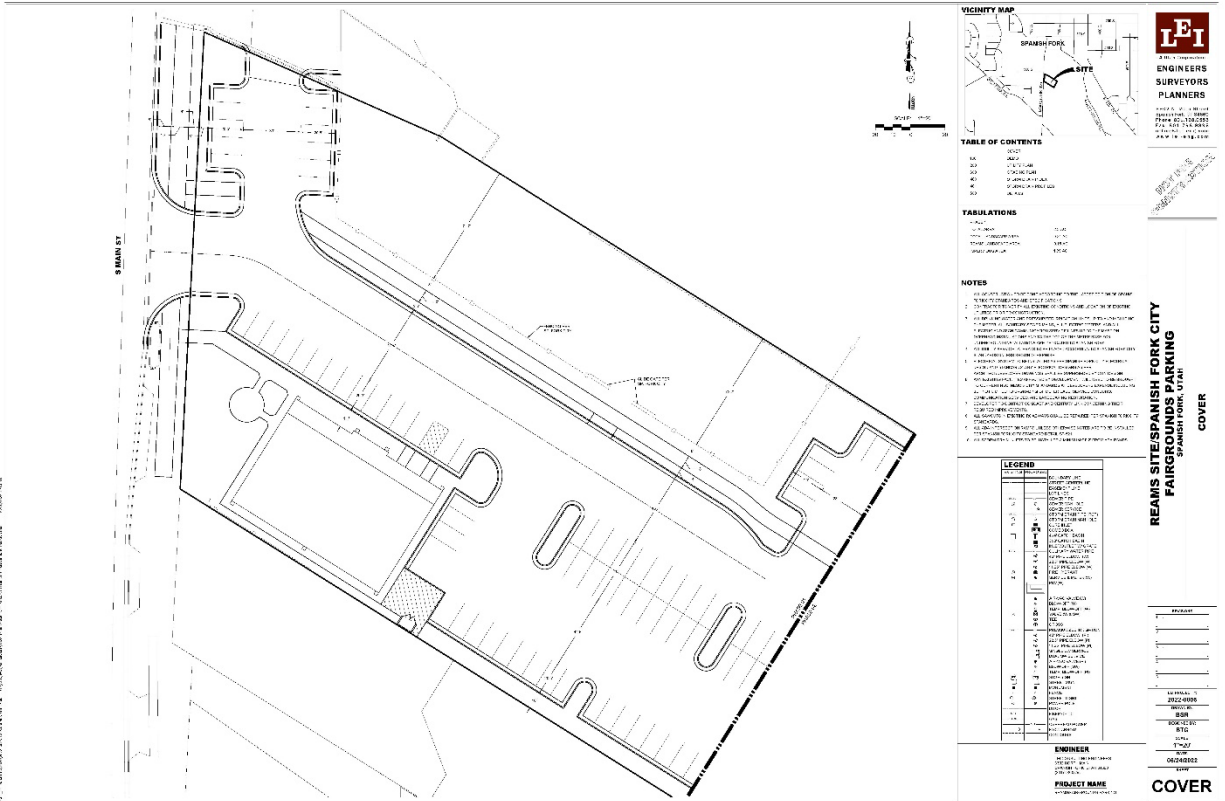
1. That the application conforms to the City's General Plan Designation and Zoning Map.

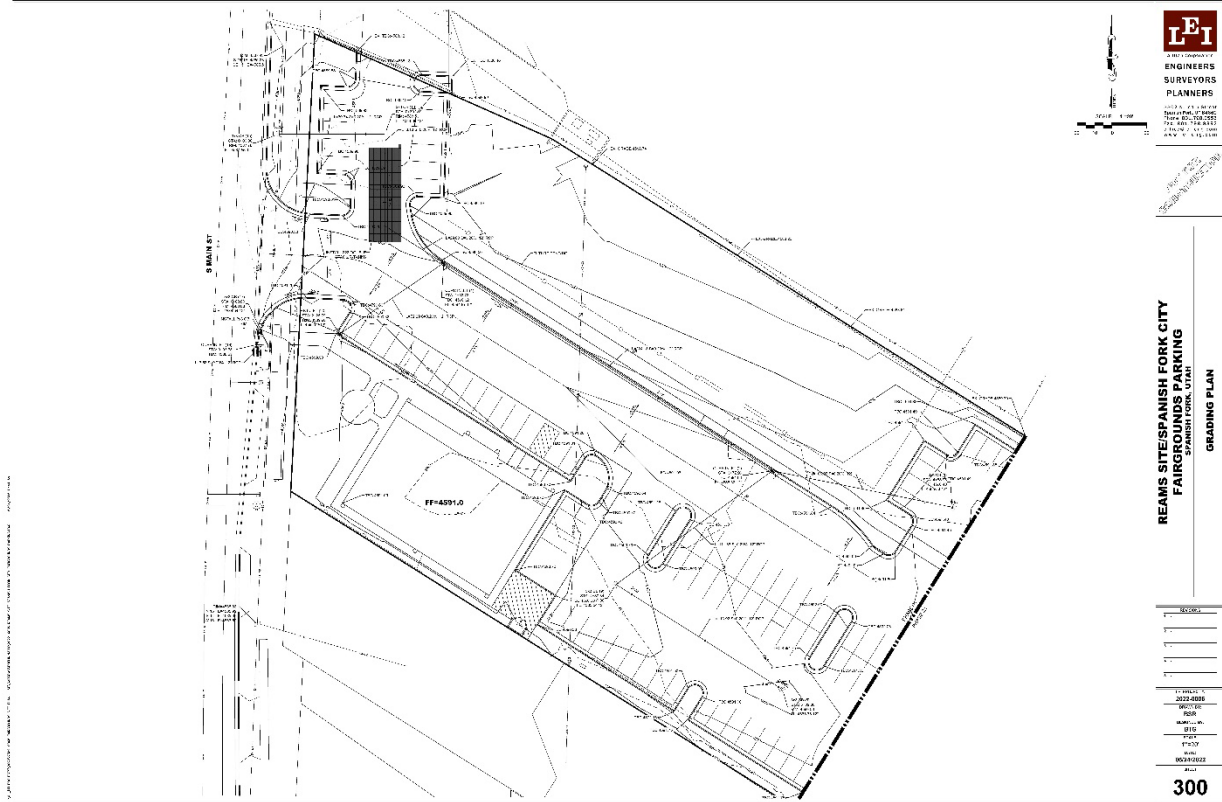
Conditions

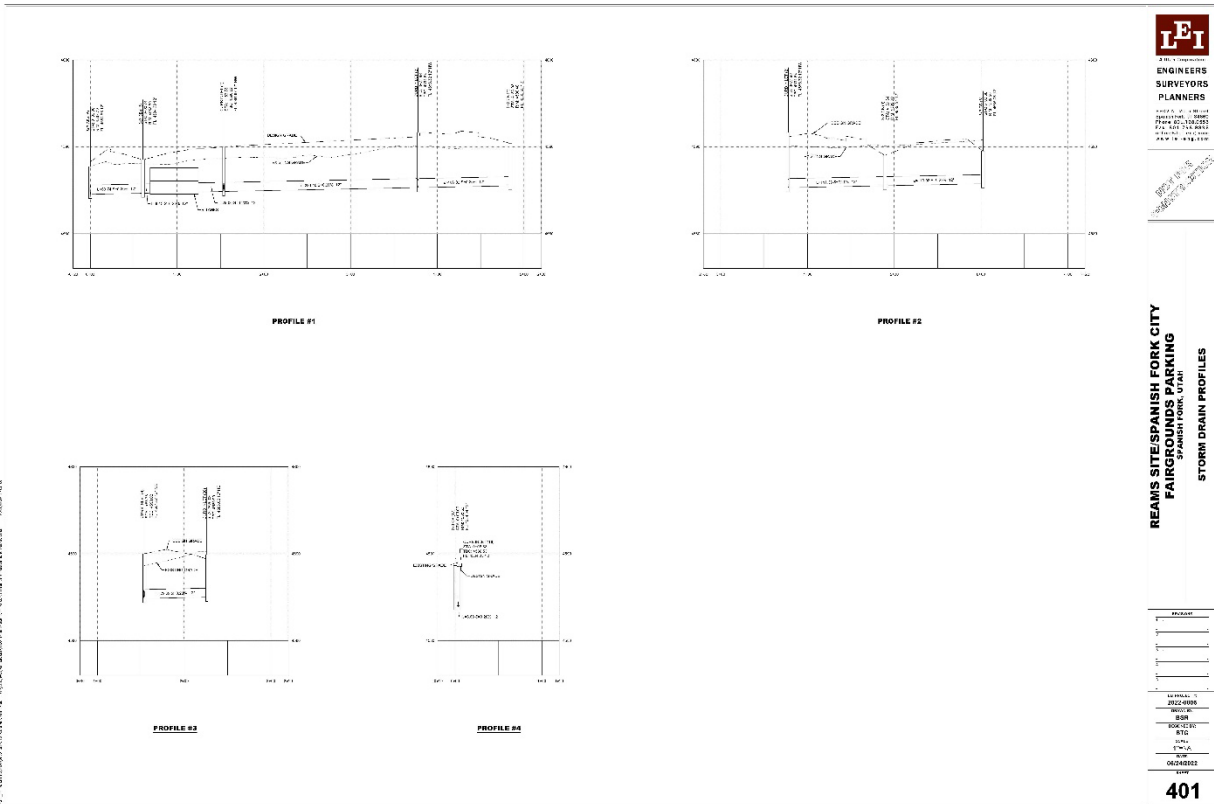
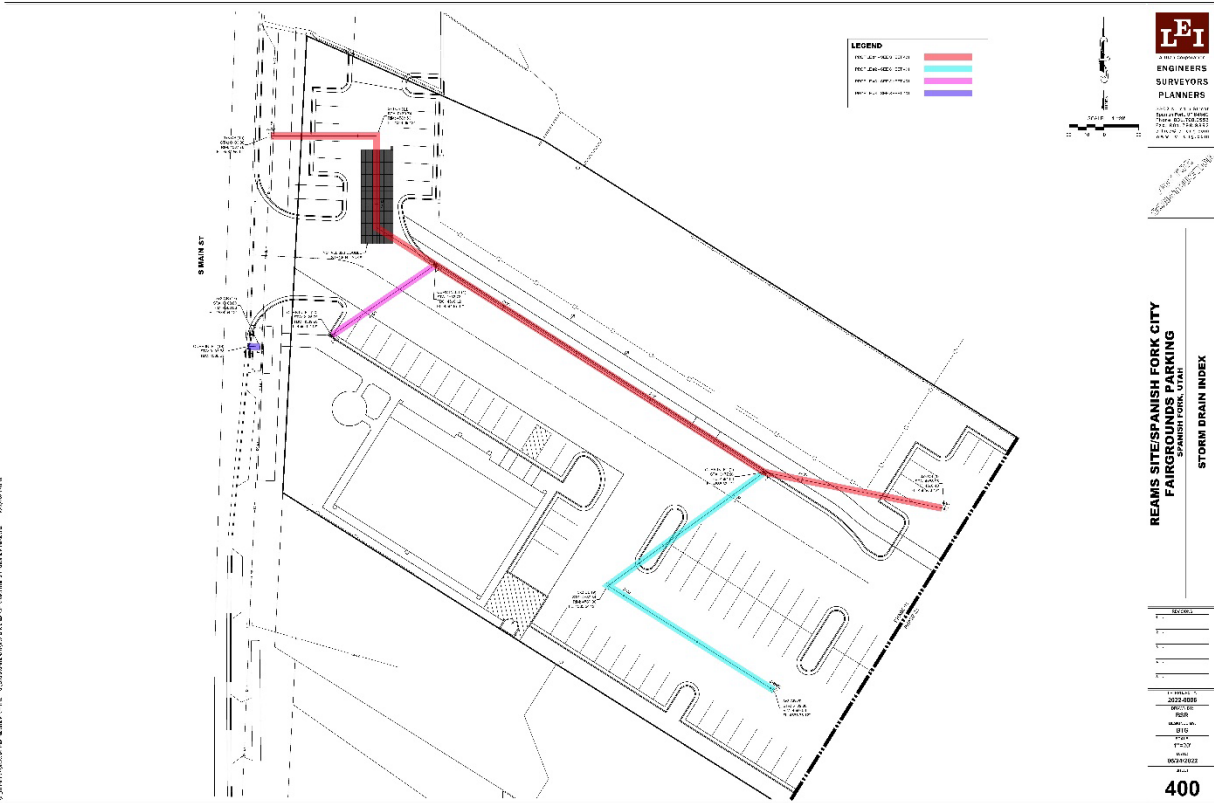
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Exhibits

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







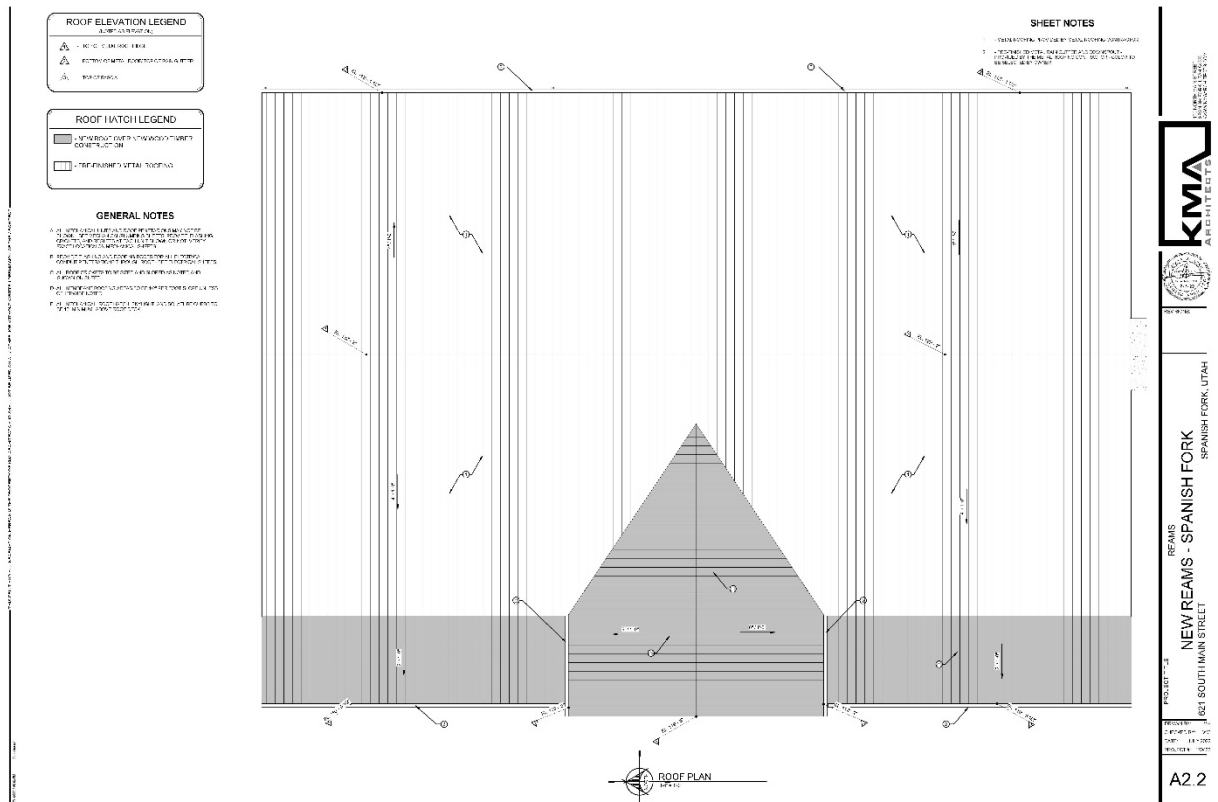


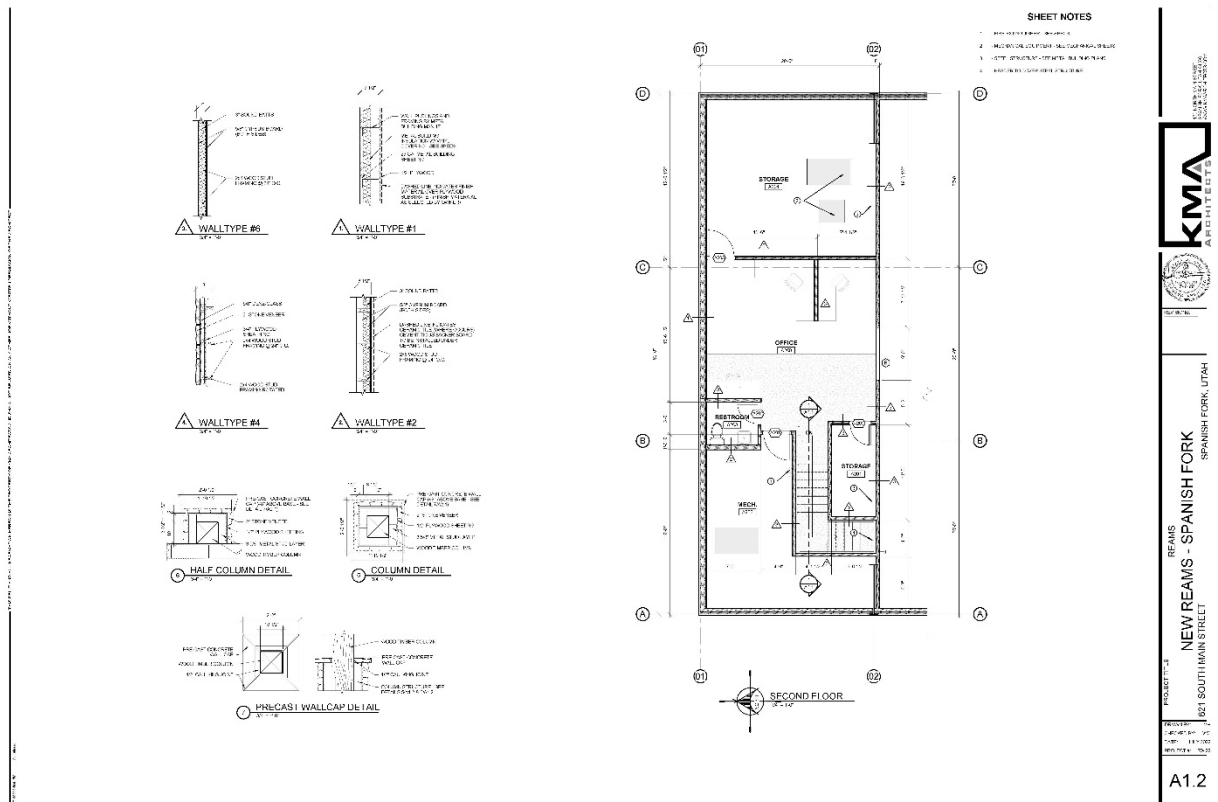
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ESCALANTE TOWNHOMES

A RESIDENTIAL SUBDIVISION

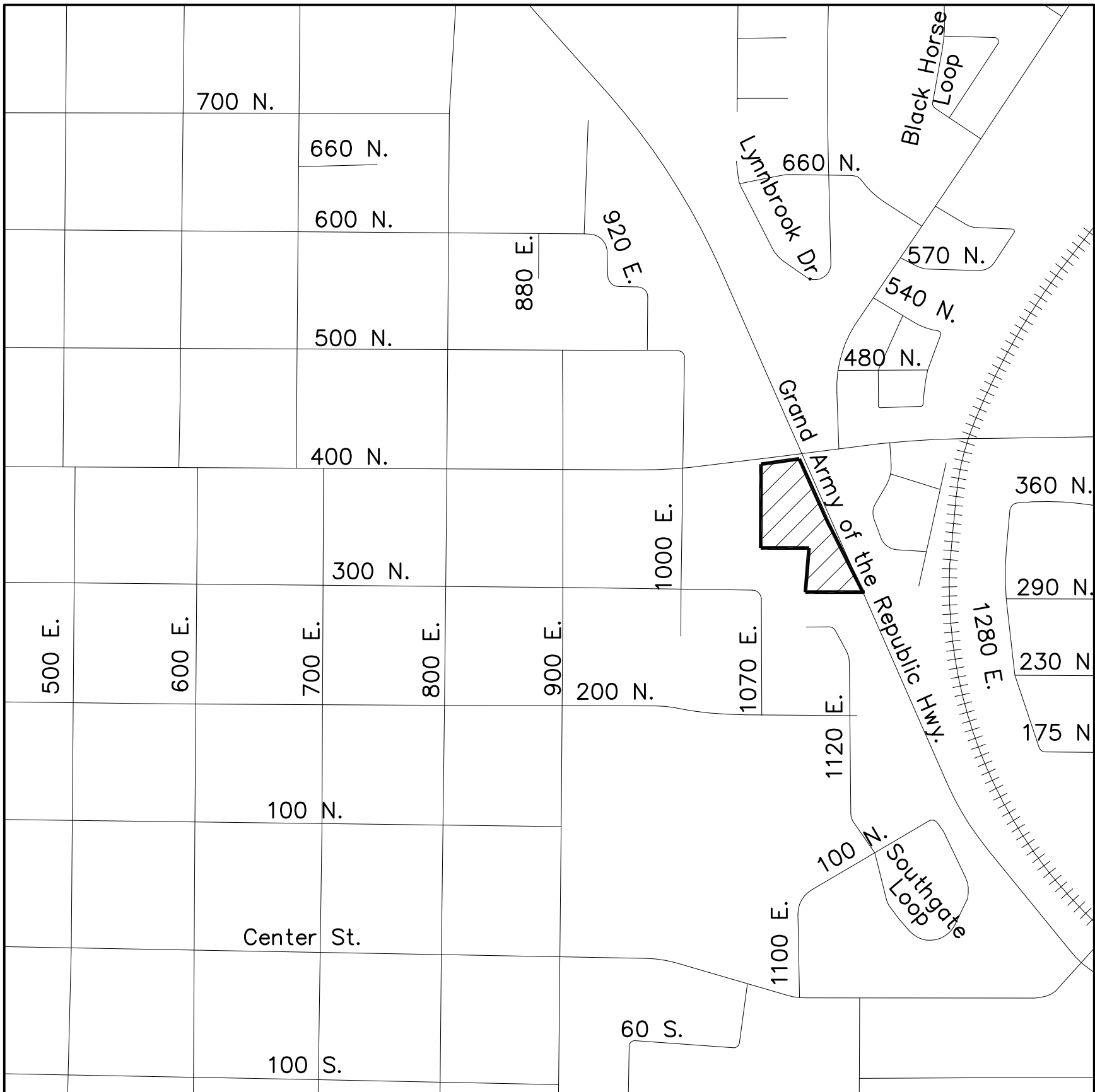
SPANISH FORK, UTAH

PRELIMINARY PLAN SET

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	UDOT ACCESS PLAN
6	ELECTRICAL PLAN
DT-01	DETAIL SHEET
7	RECORD OF SURVEY – BY OTHERS

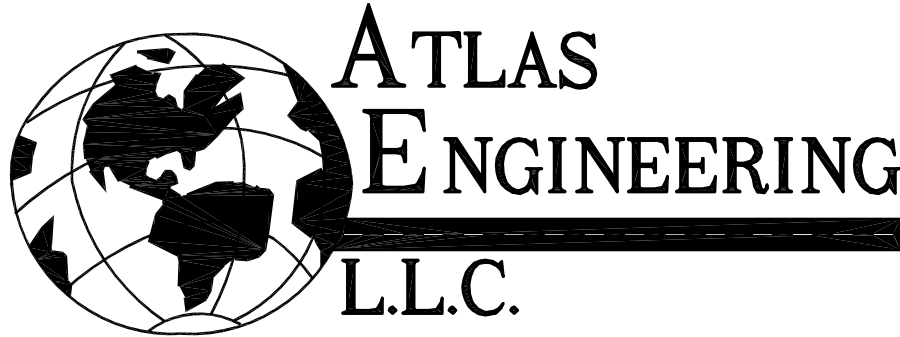
GENERAL NOTES:
1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. OVERHEAD OFFSITE IMPROVEMENT COSTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THERE WILL NOTE BE ANY CONNECTORS AGREEMENTS OR REIMBURSABLE COSTS ASSOCIATED WITH THESE IMPROVEMENTS. THESE FACILITIES ARE INSTALLED ON A TEMPORARY BASIS AND WILL BE REMOVED AS DEVELOPMENT IMPACTS THE AREA.
3. 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.
4. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
5. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE-CONSTRUCTION MEETING.
6. 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.
7. SEDD BUY OUT WILL HAVE TO BE COMPLETED WITH ZONING BEFORE SUBDIVISION CAN PROCEED.
8. OVERHEAD OFFSITE IMPROVEMENTS COSTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THERE WILL NOT BE ANY CONNECTORS AGREEMENTS OR REIMBURSABLE COSTS ASSOCIATED WITH THESE IMPROVEMENTS. THESE FACILITIES ARE INSTALLED ON A TEMPORARY BASIS AND WILL BE REMOVED AS DEVELOPMENT IMPACTS THESE AREAS.
9. ALL CONSTRUCTION TO FOLLOW RECOMMENDATIONS OF GEOTECHNICAL STUDY 141020 AND GROUNDWATER CONSULTATION 178146, BOTH BY EARTHTEC ENGINEERING.



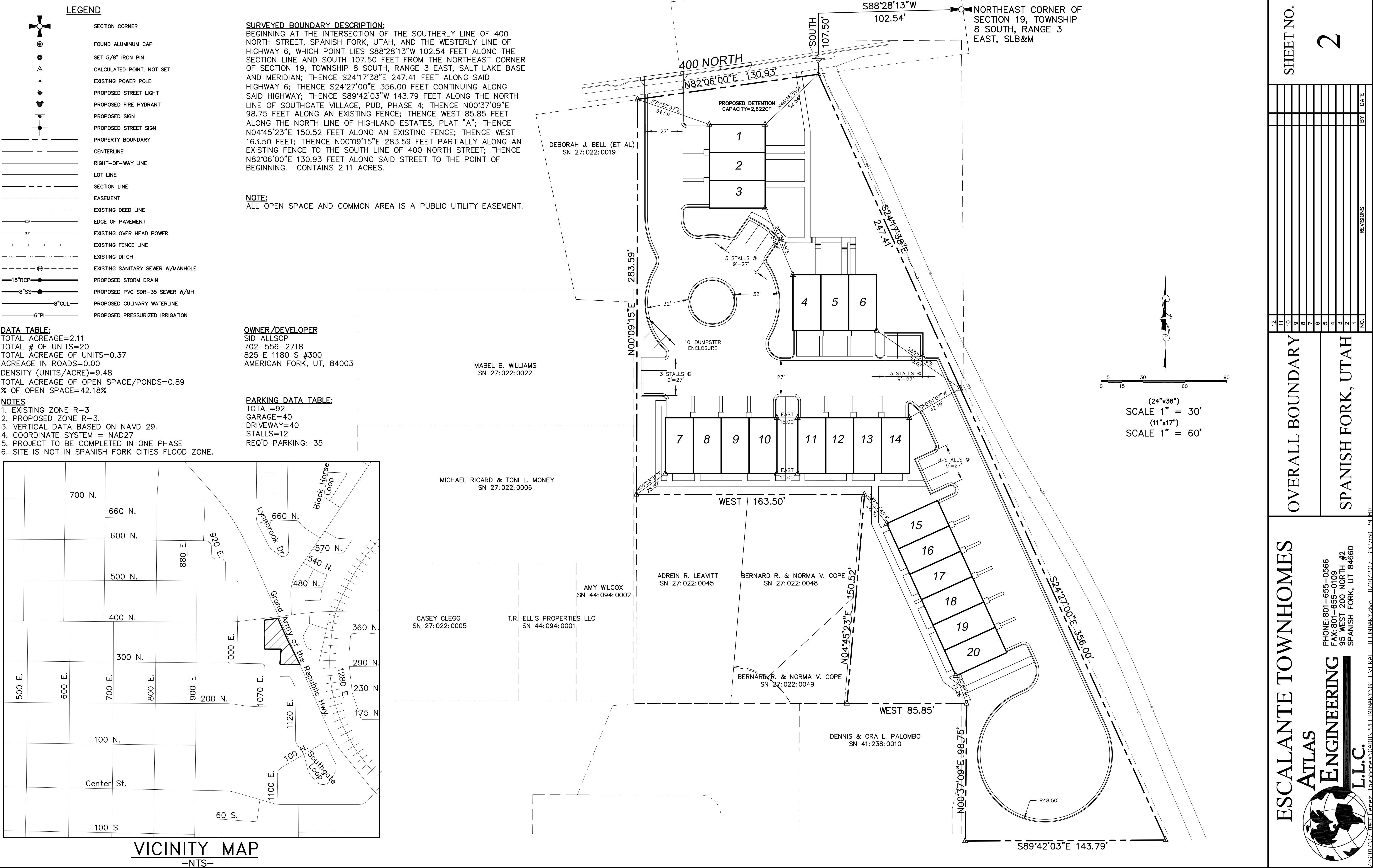
VICINITY MAP
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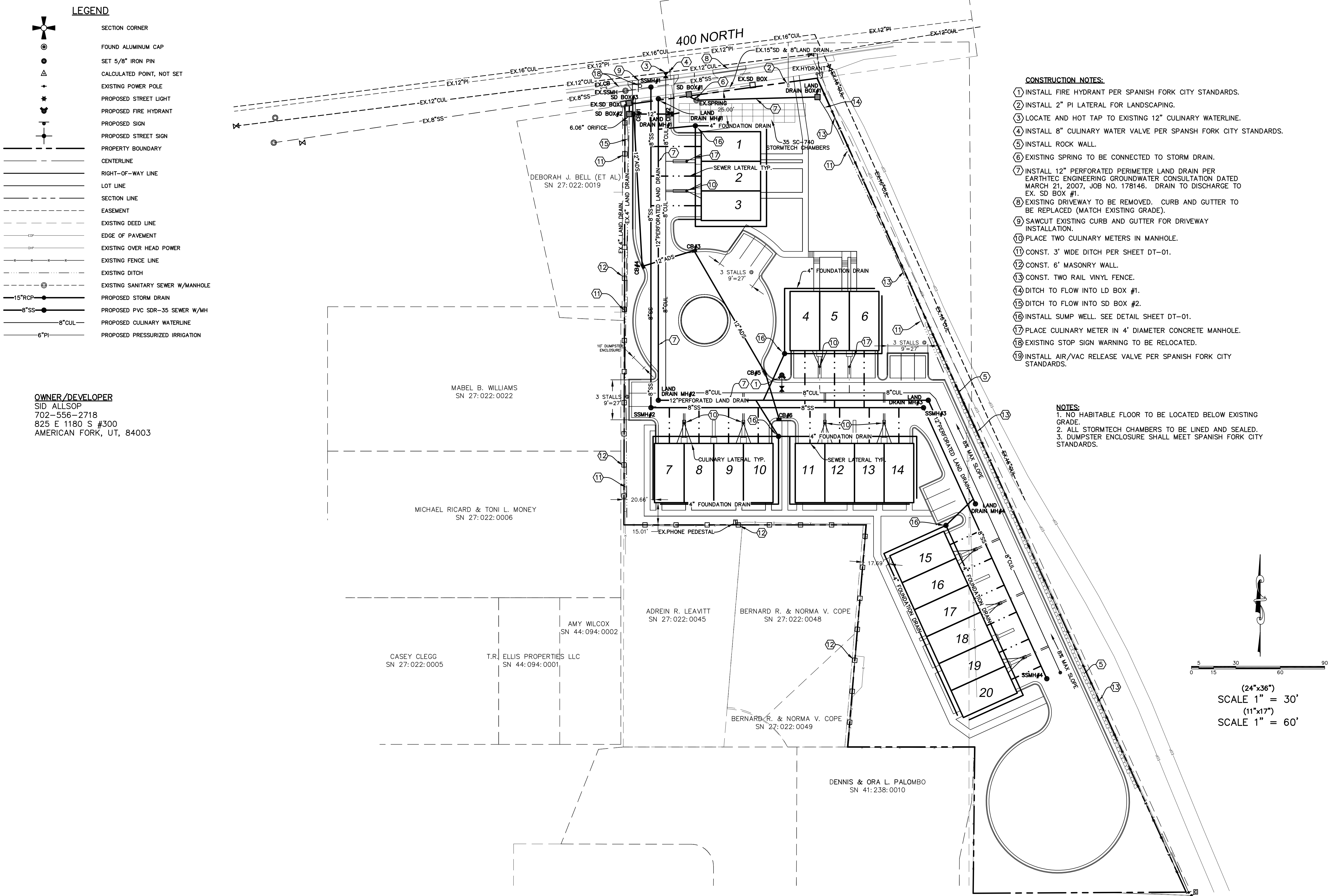
OWNER/DEVELOPER
SID ALLSOP
702-556-2718
825 E 1180 S #300
AMERICAN FORK, UT, 84003

ESCALANTE TOWNHOMES



PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660





SHEET NO.
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OVERALL
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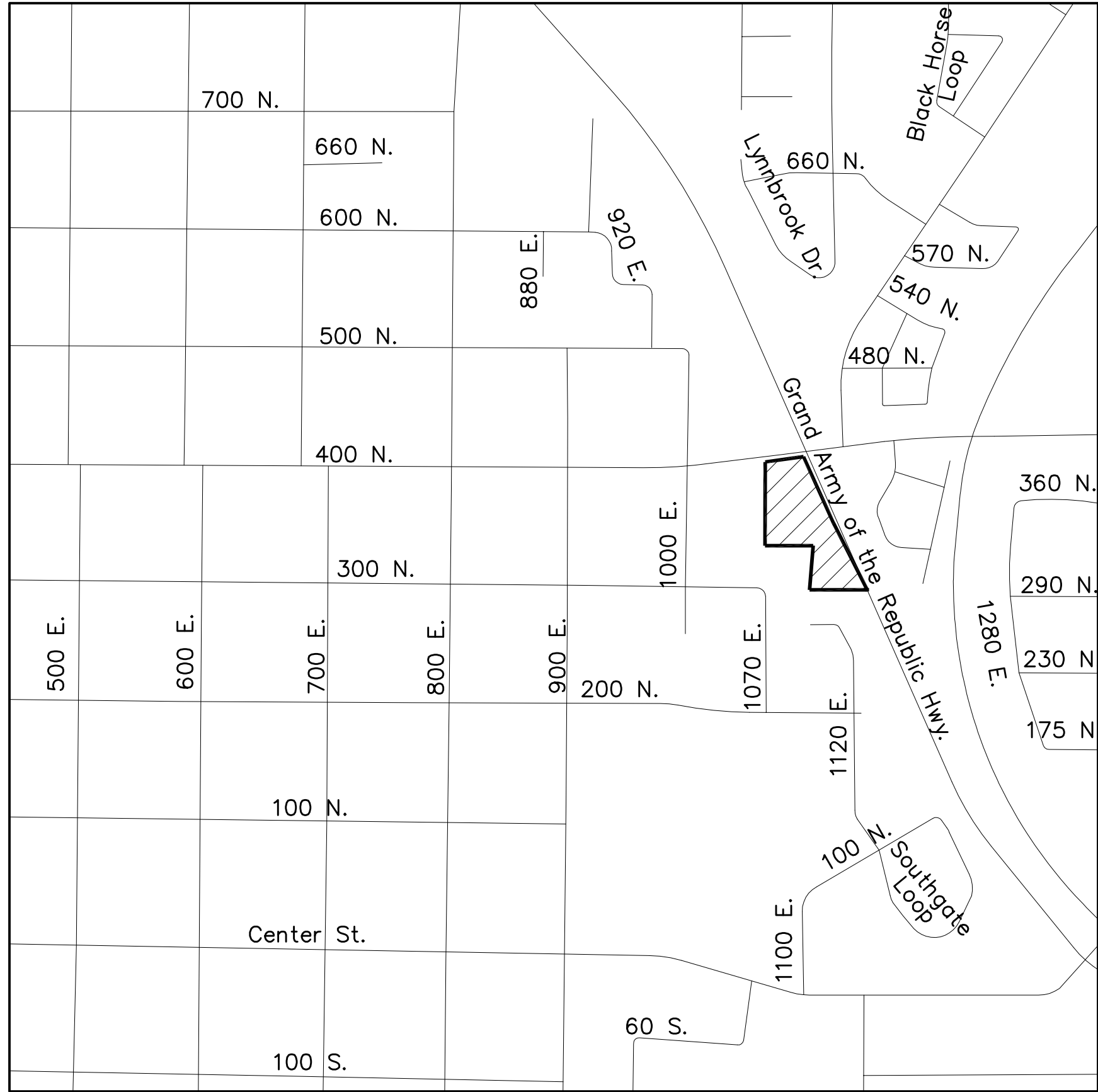
SPANISH FORK, UTAH

ESCALANTE TOWNHOMES

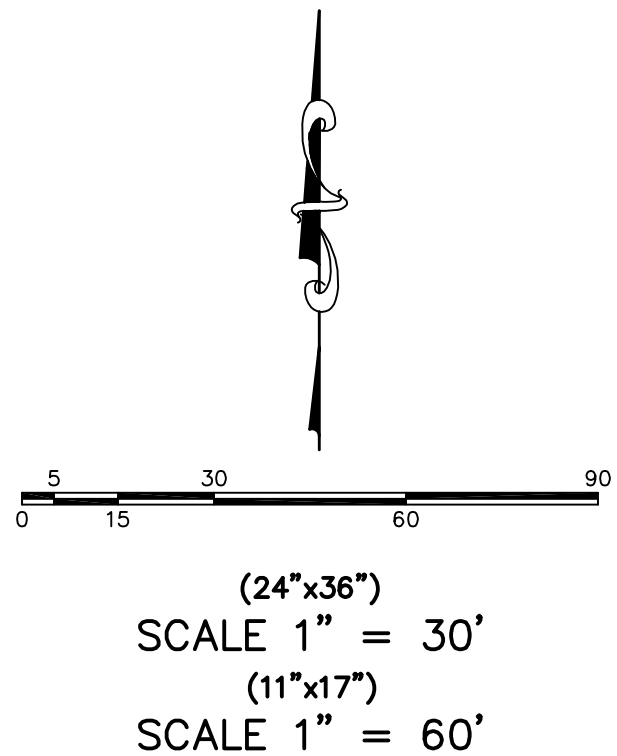
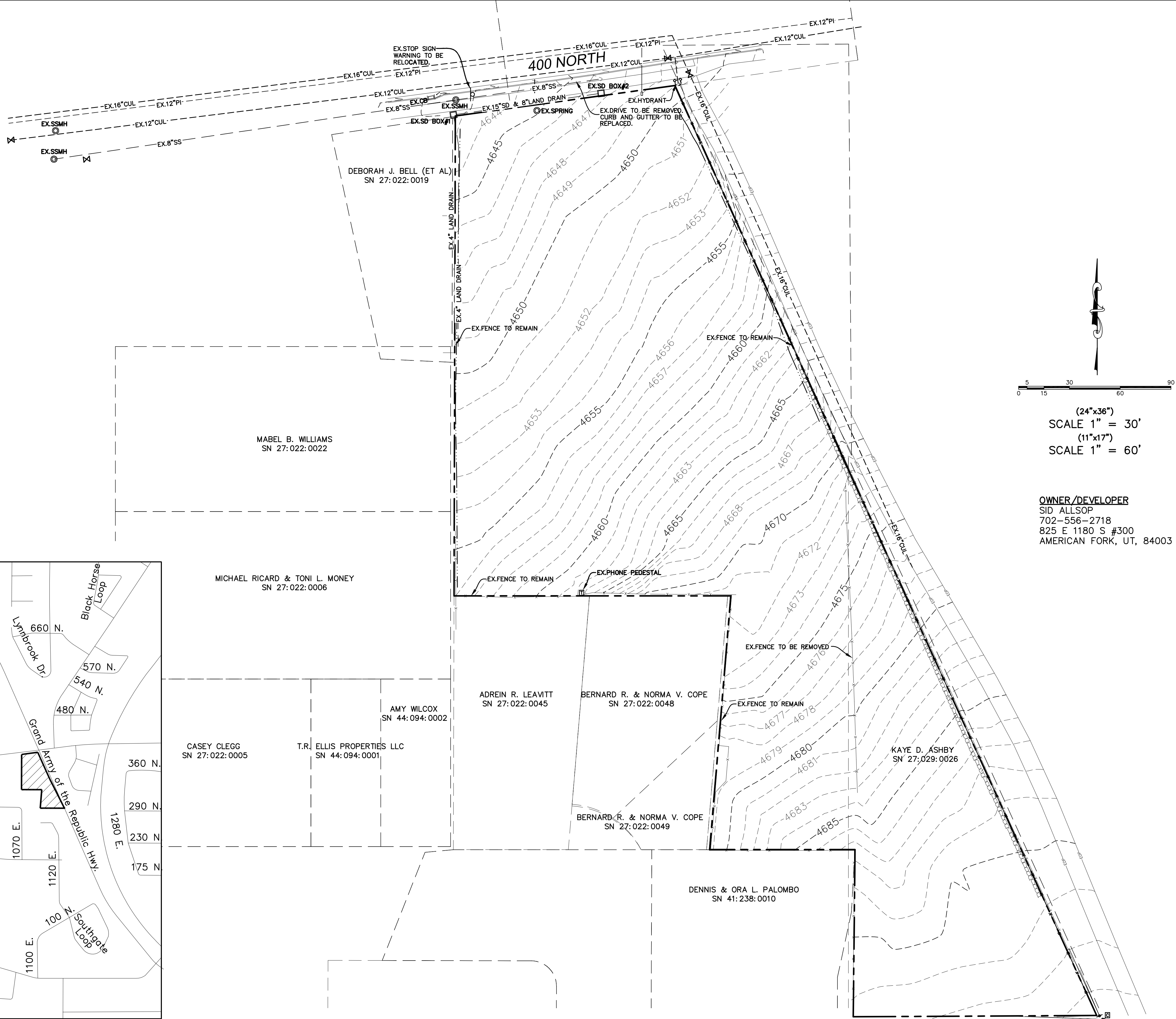
ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

9/15/2017 11:25:13 AM MST



VICINITY MAP
-NTS-



OWNER/DEVELOPER
SID ALLSOP
702-556-2718
825 E 1180 S #300
AMERICAN FORK, UT, 84003

ESCALANTE TOWNHOMES



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FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

EXISTING
TOPOGRAPHY

SPANISH FORK, UTAH

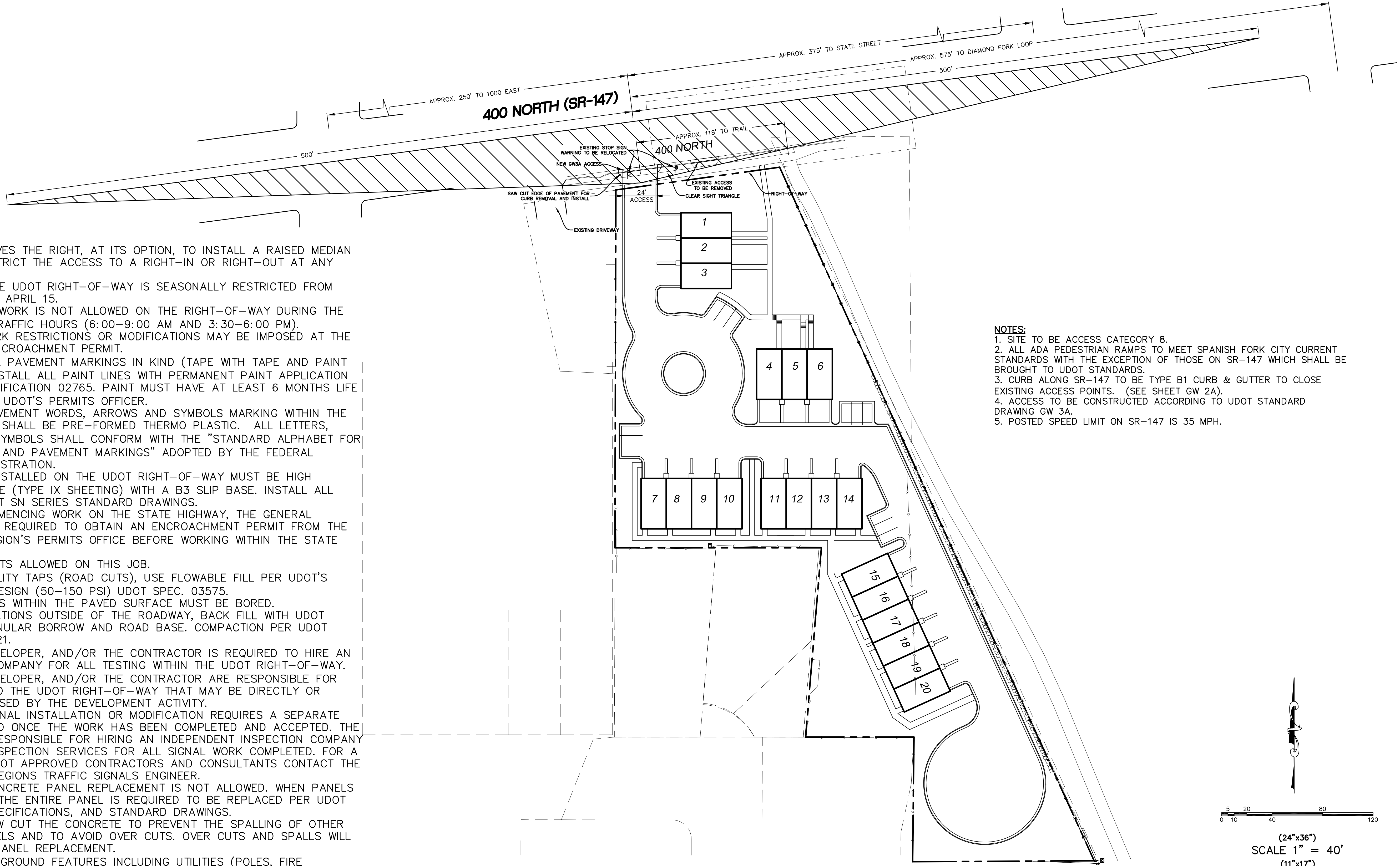
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UDOT NOTES:

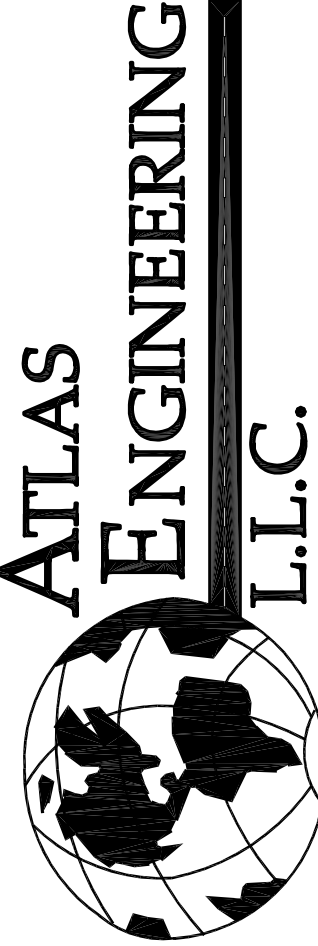
- UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
- WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
- ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00-9:00 AM AND 3:30-6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
- 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 UDOT'S PERMITS OFFICER.
- 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.
- 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.
- 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.
- NO ROAD CUTS ALLOWED ON THIS JOB.
- FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI) UDOT SPEC. 03575.
- ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
- FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 2721.
- OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
- 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.
- 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.
- PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS.
- 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.
- 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.



NOTES:

- SITE TO BE ACCESS CATEGORY 8.
- ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS WITH THE EXCEPTION OF THOSE ON SR-147 WHICH SHALL BE BROUGHT TO UDOT STANDARDS.
- CURB ALONG SR-147 TO BE TYPE B1 CURB & GUTTER TO CLOSE EXISTING ACCESS POINTS. (SEE SHEET GW 2A).
- ACCESS TO BE CONSTRUCTED ACCORDING TO UDOT STANDARD DRAWING GW 3A.
- POSTED SPEED LIMIT ON SR-147 IS 35 MPH.

ESCALANTE TOWNHOMES



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

24.2017-12-28 Perez Townhomes/Atlas Engineering L.L.C. ACCESS PLAN.dwg 2/17/2022 1:29:28 PM MST

UDOT ACCESS PLAN

SPANISH FORK, UTAH

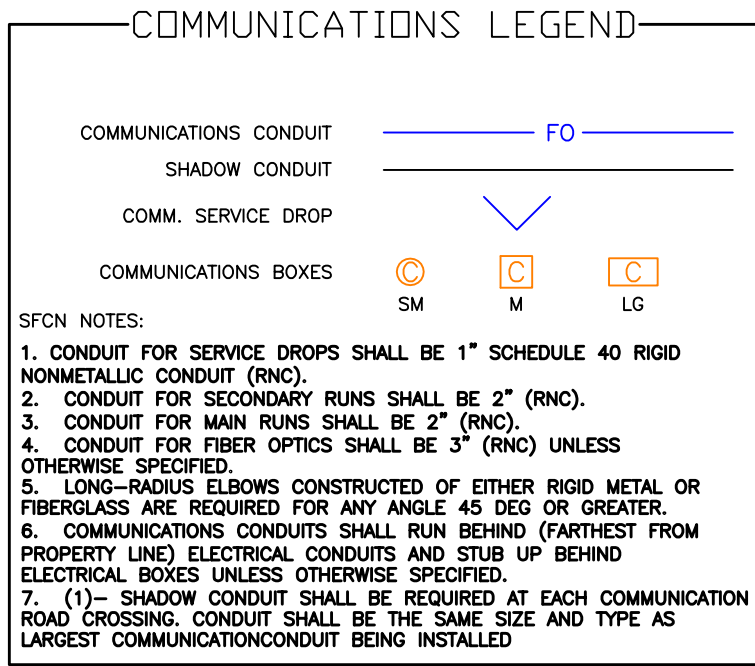
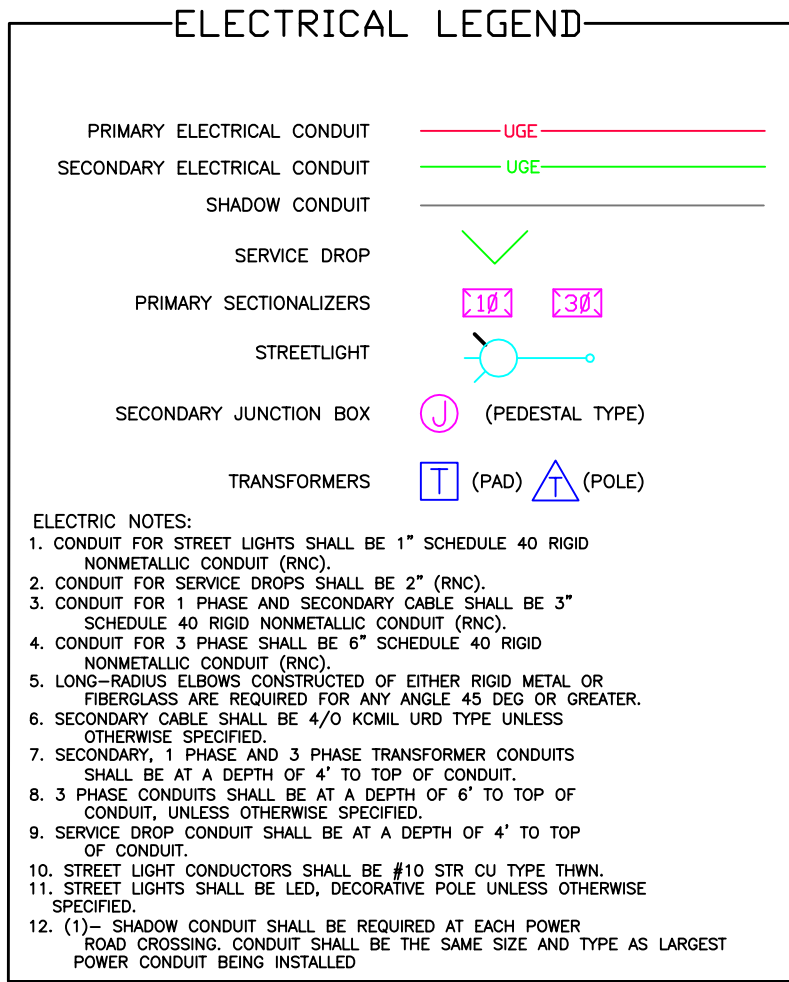
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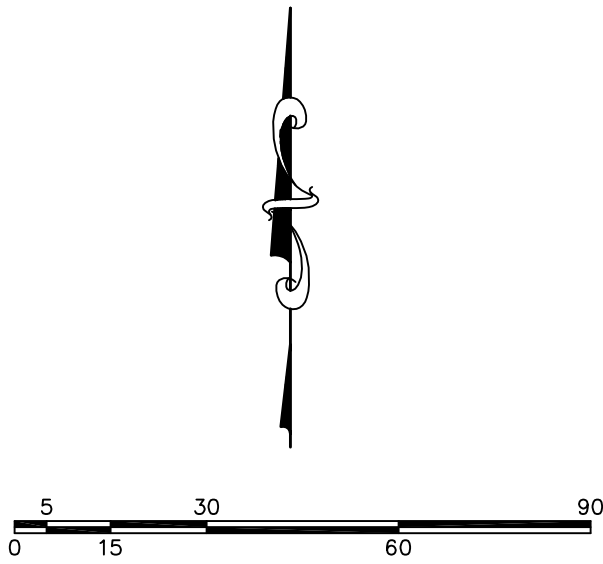
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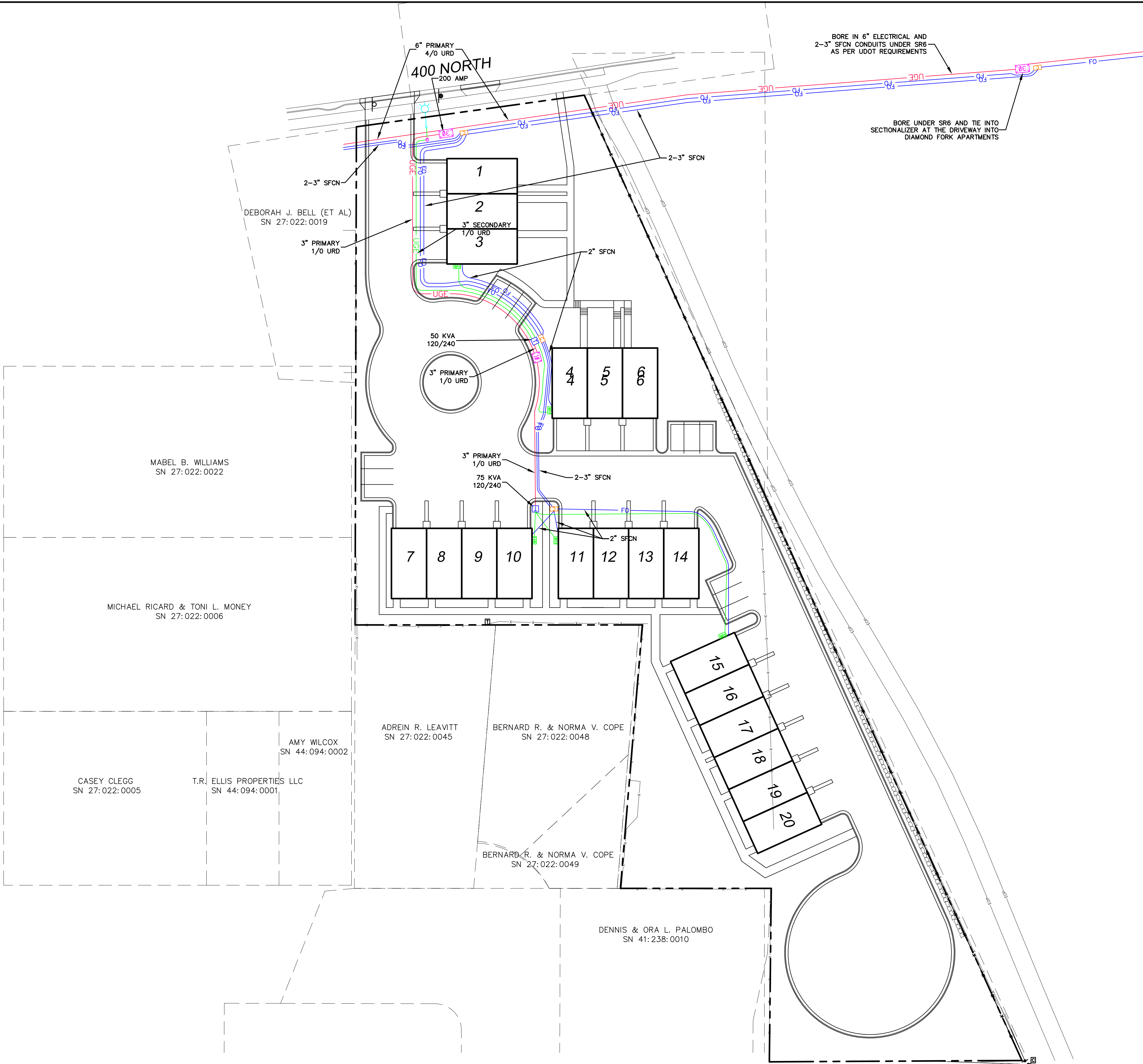


GENERAL NOTES:
DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, EASEMENTS, AND RIGHTS-OF-WAY. DEVELOPER SHALL FOLLOW ALL OF SPANISH FORK CITY STANDARDS.

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.



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



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ELECTRICAL DESIGN

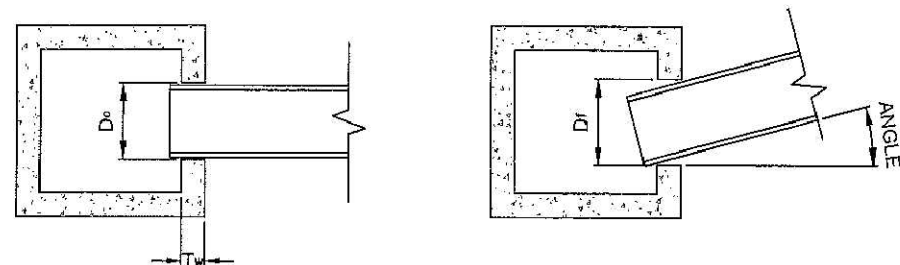
SPANISH FORK, UTAH

ESCALANTE TOWNHOMES

ATLAS ENGINEERING L.L.C.

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

CLEANOUT AND INLET SIZING GUIDELINES



D₁: THE ORIGINAL DIAMETER OF THE INLET OR THE OUTER DIAMETER (OD) OF THE PIPE IF THE PIPE IS PERPENDICULAR TO THE INLET BOX.

D₂: THE FINAL ADJUSTED SIZE OF THE INLET WHEN THE PIPE IS SKEWED.

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

ANGLE: THE ANGLE AT WHICH THE PIPE IS SKEWED.

FORMULA:

$$D_2 = (OD \times 1/\cos(\text{ANGLE})) + (TAN(\text{ANGLE}) \times T_w)$$

CONCRETE PIPE OUTER DIAMETERS BASED ON 6" CLEANOUT WALL THICKNESS AND PIPE ANGLE AT CLEANOUT							
ANGLE OF PIPE ENTERING BOX	0°	5°	10°	15°	20°	30°	45°
INSIDE DIAMETER (ID)	OUTSIDE BARREL DIAMETER (OD)						
12.0"	16.6"	17.1"	17.8"	18.7"	19.7"	22.5"	29.3"
15.0"	19.6"	20.4"	21.1"	22.1"	23.2"	26.3"	33.9"
18.0"	23.0"	23.8"	24.4"	25.4"	26.7"	30.0"	39.5"
21.0"	27.0"	27.8"	28.5"	29.6"	30.9"	34.6"	44.2"
24.0"	30.0"	30.8"	31.5"	32.7"	34.1"	38.1"	48.4"
27.0"	35.0"	35.7"	36.6"	37.8"	39.4"	43.9"	55.5"
30.0"	38.3"	38.9"	39.9"	41.2"	42.9"	47.6"	60.1"
36.0"	45.9"	46.0"	47.6"	48.1"	51.0"	56.4"	
42.0"	52.0"	53.0"	54.1"	55.7"	57.6"	63.6"	
48.0"	59.4"	60.2"	61.4"	63.1"			
54.0"							
60.0"							
66.0"							
72.0"							
84.0"							
90.0"							
96.0"							

NOTES:

- TABLE IS BASED ON A 6" WALL THICKNESS AND PIPE ANGLE AT CLEANOUT.
- SHADED AREAS BELOW THE DARK LINE INDICATE PIPE SIZES AND ANGLES THAT WILL NOT FIT WITHIN A STANDARD 6" WALL BOX. SPECIAL BOX SIZES ARE NECESSARY FOR THESE CONDITIONS.
- USE OF THIS TABLE (INCLUDING DESIGN & DIMENSIONS) SHOULD BE ANALYZED AND CHECKED BY THE USER'S ENGINEER TO ENSURE ADEQUACY FOR THE INTENDED USE.
- ALL BOXES SHALL HAVE A MINIMUM OF 8" OF SURROUNDING CONCRETE BOX COVERAGE.

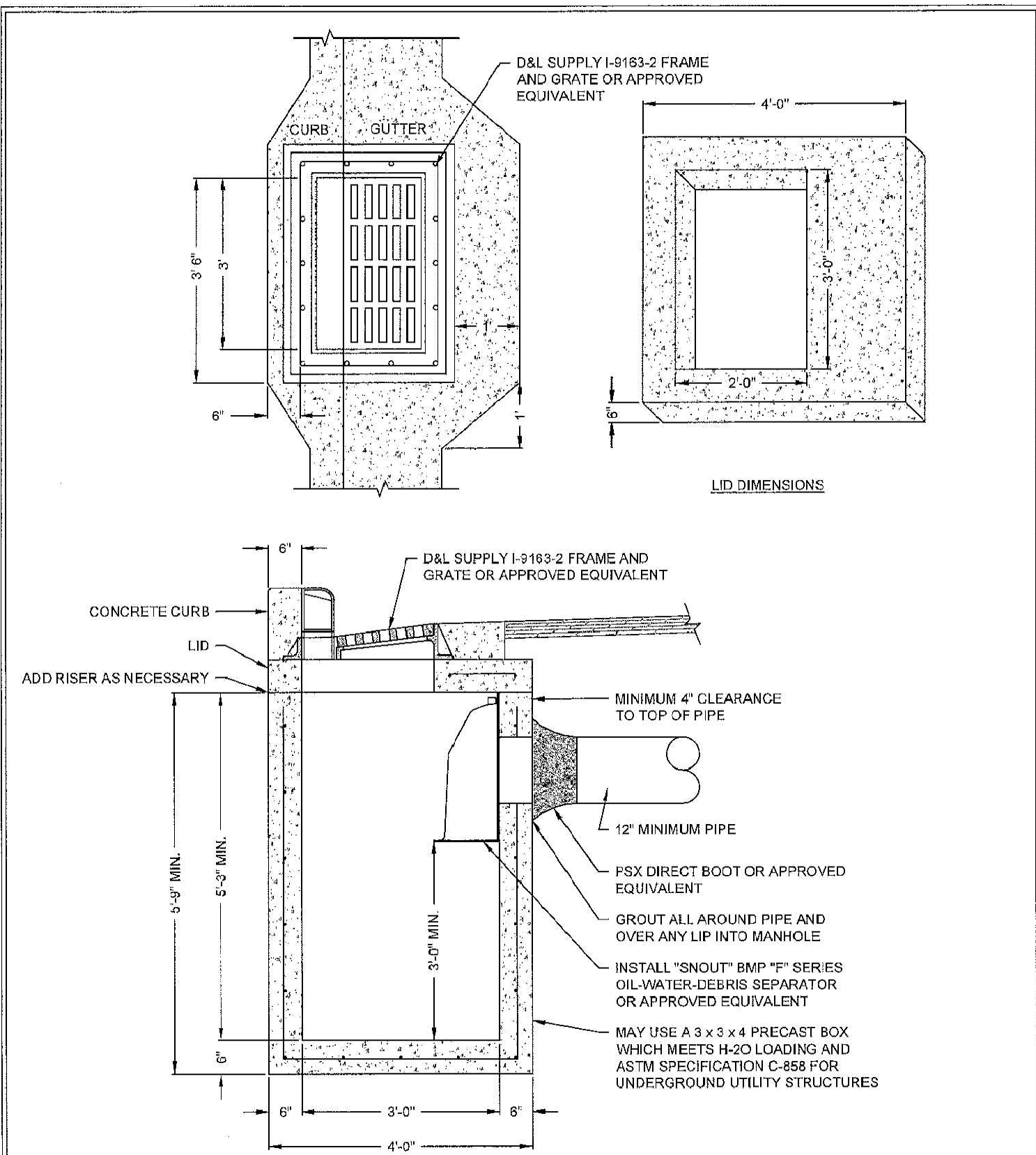


SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84603
(801) 884-4550

STANDARD DRAWING
BOX SIZING

DRAWN: JLM
DESIGN: CJP
CHECK: DMT
DATE: 3/1/19

SCALE: NONE
STANDARD
5A



Labels: CURB, GUTTER, D&L SUPPLY 1-2183-2 FRAME AND GRATE OR APPROVED EQUIVALENT, LID, CONCRETE CURB, 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 "P" SERIES OIL-WATER-LEAKS SEPARATOR OR APPROVED EQUIVALENT, MAY USE A 3 x 3 x 4 PRECAST BOX WHICH MEETS H-20 LOADING AND ASTM SPECIFICATION C-885 FOR UNDERGROUND UTILITY STRUCTURES.

NOTES:
1. ALL STORM TRANSMISSION LINES SHALL RUN THROUGH STORM MANHOLES.
2. BOX SHALL BE SIZED ACCORDING TO TABLE ON STANDARD #52.
3. UNLESS OTHERWISE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER, #4 REBAR WILL BE SPACED AT MINIMUM OF 12" O.C. IN ALL DIRECTIONS IN CONCRETE, ALL REBAR SHALL OVERLAP A MINIMUM OF 14".



SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84603
(801) 884-4550

STANDARD DRAWING
STORM WATER INLET BOX

DRAWN: JLM
DESIGN: CJP
CHECK: DMT
DATE: 3/1/19

SCALE: NONE
STANDARD
2B

THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS, WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.

3/4-2" (19-50 mm) CLEAN, CRUSHED, ANGULAR STONE

CHAMBERS SHALL MEET ASTM F 2022-12 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS."

GRANULAR WELL GRADED SOIL/AGGREGATE MIXTURES, <35% FINES. COMPACT IN 6" (150 mm) LIFTS TO 95% STANDARD PROCTOR DENSITY. SEE THE TABLE OF ACCEPTABLE FILL MATERIALS.

PAVEMENT

SC-740 CHAMBER

SC-740 END CAP

FOR UNPAVED INSTALLATION WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 24" (610 MM).

18" (460 mm) (2440 mm) MAX.

8" (150 mm) MIN.

30" (762 mm) SC-740

DEPTH OF STONE TO BE DETERMINED BY DESIGN ENGINEER* 6" (150 mm) MIN.

6" (150 mm) MIN.

51" (1295 mm) MIN.

12" MIN. (305 mm) TYP

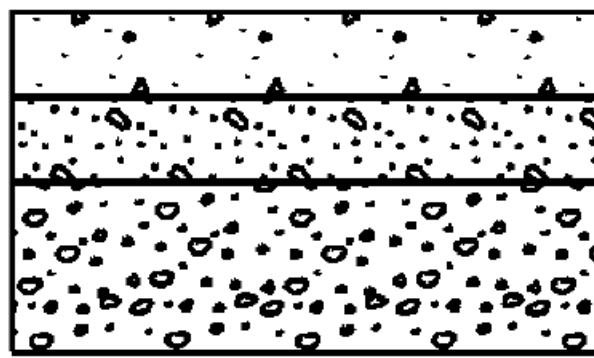
DESIGN ENGINEER IS RESPONSIBLE FOR ENSURING THE REQUIRED BEARING CAPACITY OF SUBGRADE SOILS*

THIS CROSS SECTION DETAILS THE REQUIREMENTS NECESSARY TO SATISFY THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS USING STORMTECH CHAMBERS

7" HMA UDOT APPROVED MIX DESIGN

6" UNTREATED BASE COURSE

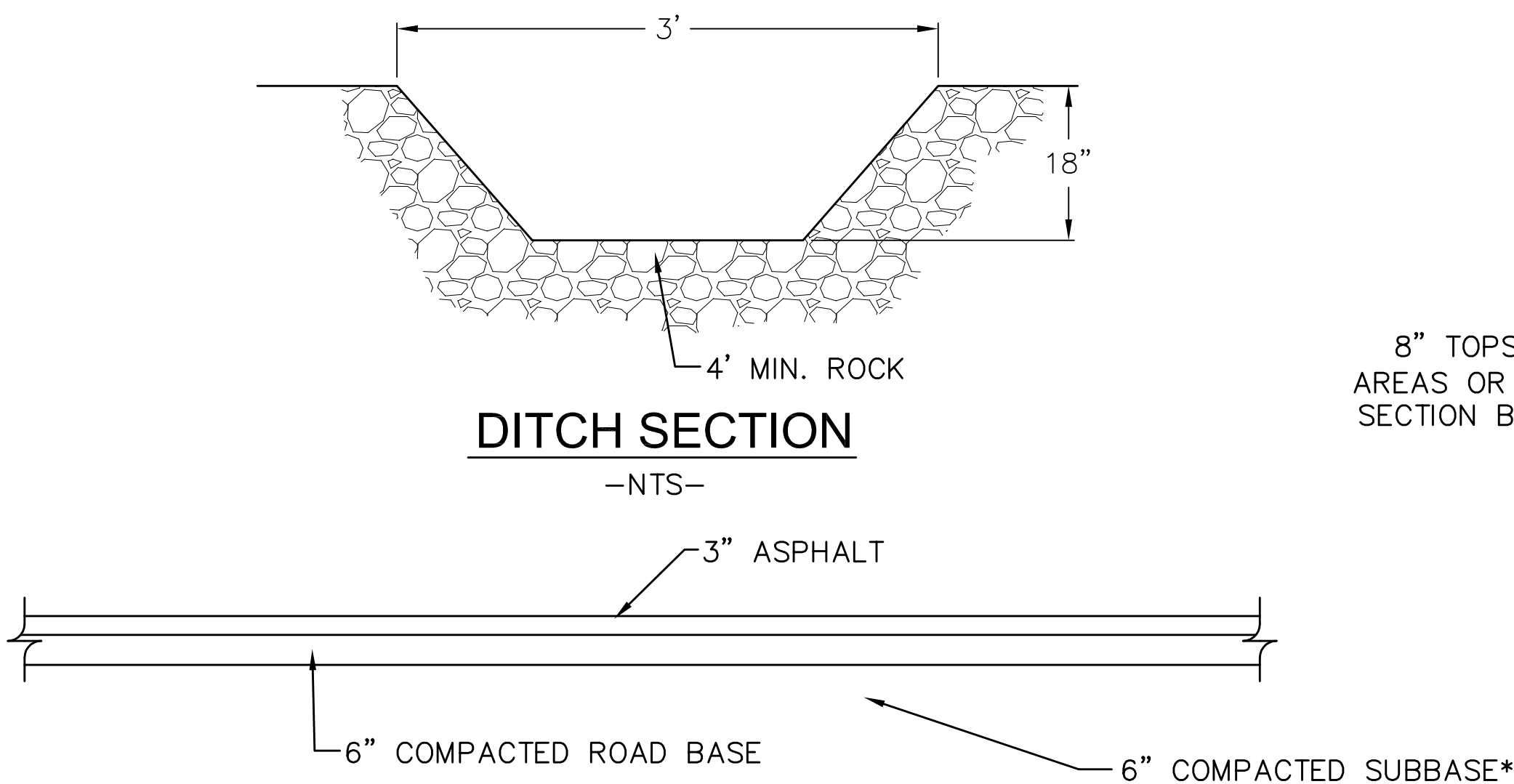
12" GRANULAR BORROW



PAVEMENT SECTION FOR STATE HIGHWAY

NOTE:

ALL MATERIALS TO MEET UDOT SPECIFICATIONS



Labels: 3', 18", 4' MIN. ROCK, 3" ASPHALT, 6" COMPACTED ROAD BASE, 6" COMPACTED SUBBASE*

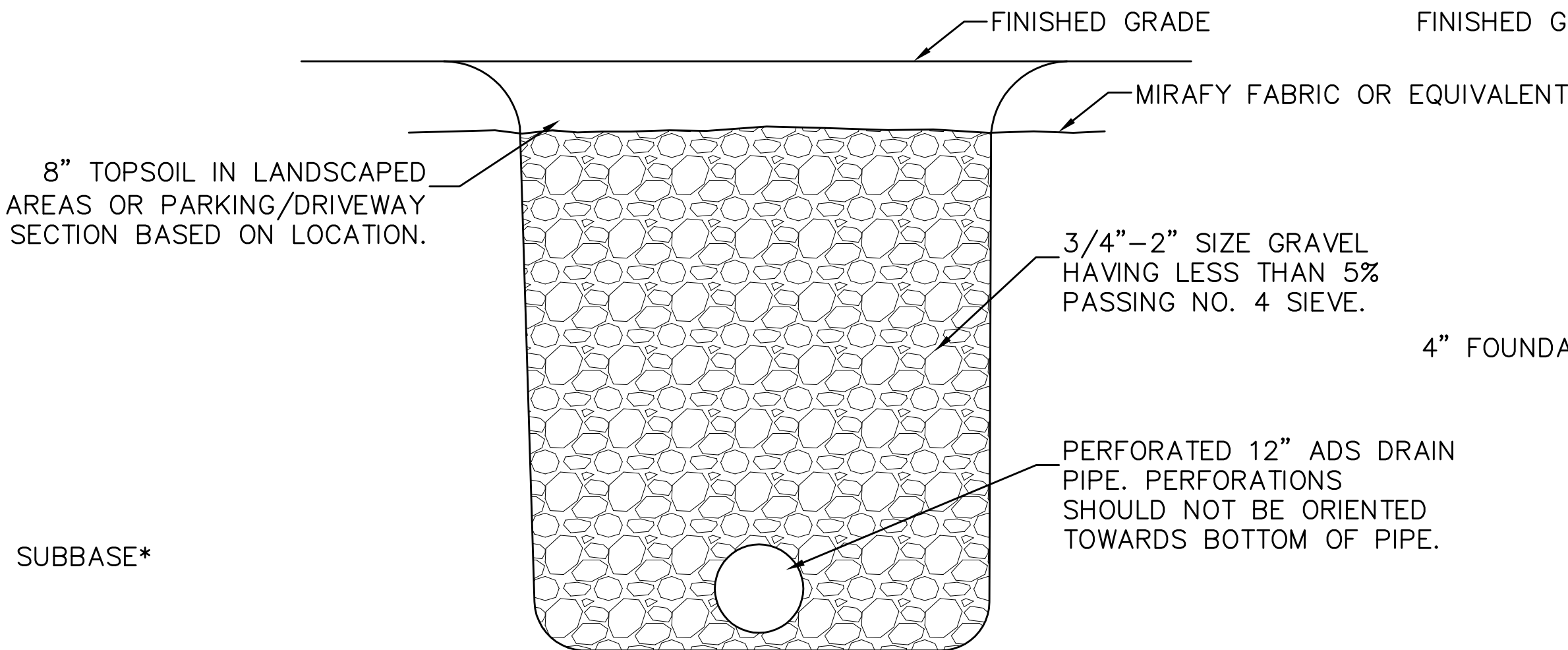
*STABILIZATION MAY BE REQUIRED

TYPICAL PARKING/DRIVEWAY SECTION

-NTS-

NOTE:

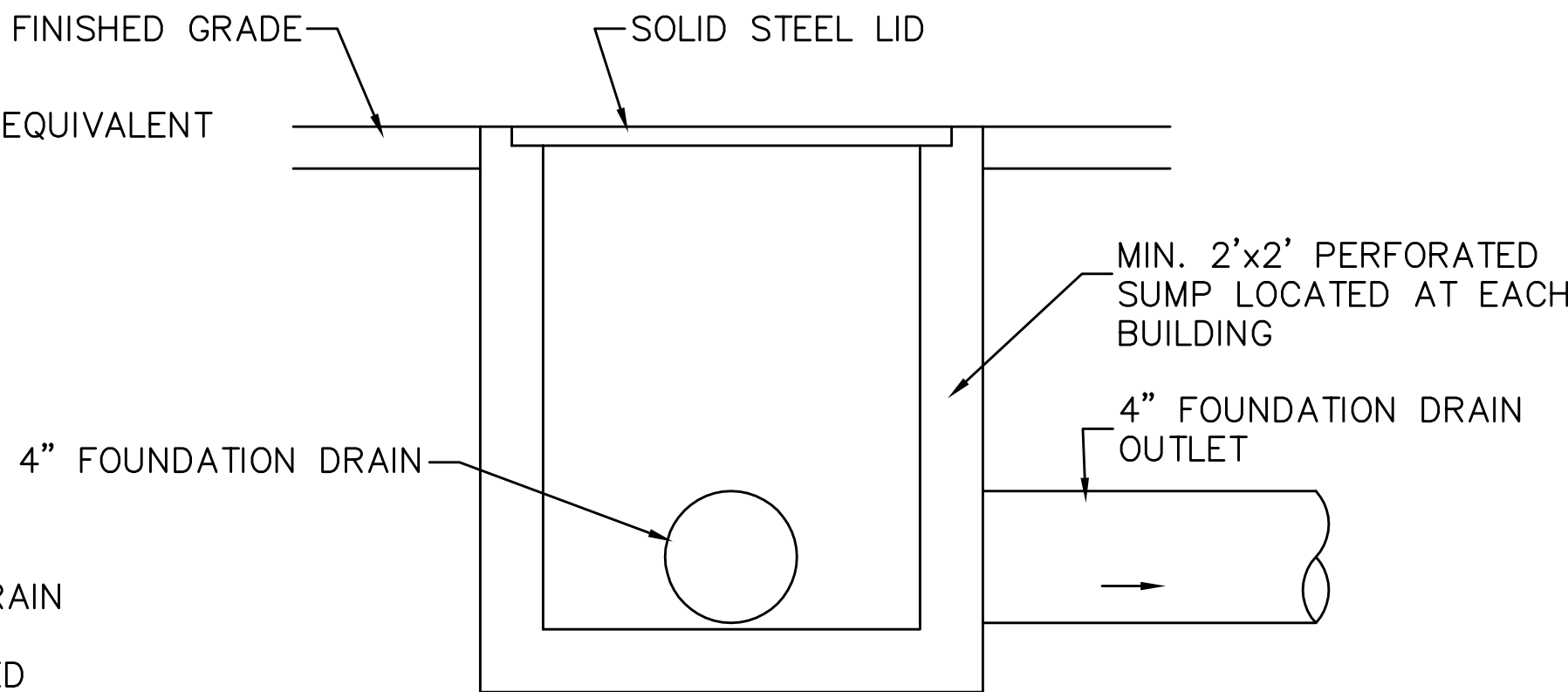
ASPHALT, ROAD BASE, AND SUBBASE THICKNESSES BASED ON GEOTECHNICAL STUDY 141020 BY EARTHTEC ENGINEERING.



Labels: FINISHED GRADE, MIRAFY FABRIC OR EQUIVALENT, 3/4"-2" SIZE GRAVEL HAVING LESS THAN 5% PASSING NO. 4 SIEVE, 4" FOUNDATION DRAIN, PERFORATED 12" ADS DRAIN PIPE. PERFORATIONS SHOULD NOT BE ORIENTED TOWARDS BOTTOM OF PIPE.

LAND DRAIN DETAIL

-NTS-



Labels: FINISHED GRADE, SOLID STEEL LID, MIN. 2'x2' PERFORATED SUMP LOCATED AT EACH BUILDING, 4" FOUNDATION DRAIN OUTLET

SUMP WELL DETAIL

-NTS-

NOTE:

EACH BUILDING TO HAVE SUMP WELL SO PUMP CAN BE USED IN THE EVENT OF A LAND/FOUNDATION DRAIN FAILURE.

SHEET NO.

DT-01

DETAIL SHEET

SPANISH FORK, UTAH

ESCALANTE TOWNHOMES

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



TA-2017-0001-Perez-Townhomes-ESCALANTE-UT-01.dwg 2/17/2022 1:32:39 PM JST

File Path: C:\Users\User\OneDrive\Desktop\SITE FINAL_1_19512_07635619.DWG Jun 29, 2022 - 4:36pm

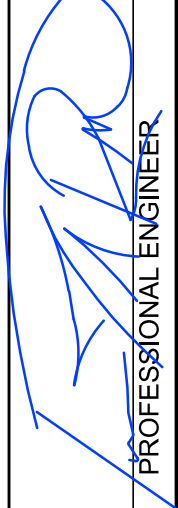


PROJECT	BRADSHAW SUBDIVISION		BRADSHAW SUBDIVISION		REVISIONS	
	420 EAST 1158 SOUTH		420 EAST 1158 SOUTH			
PROJECT NUMBER	TBD		SPANISH FORK, UTAH			
	SITE PLAN					
SHEET NO.		C300		SCALE: 1"=20'	DATE: 3/9/2022	
				DESIGNED BY: JLR	CHECKED BY: JLR	
					REMARKS	
					BY	
					NO.	
					DATE	



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