Wednesday, July 20, 2022
Development Review Committee

AMENDED 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)

Subject **C. WHEELER.**

Meeting Jul 20, 2022 - Development Review Committee

Category 3. Concept Review

Access Public

Type Discussion

File Attachments
Wheeler - Spanish Fork 07.08.2022.pdf (6,007 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

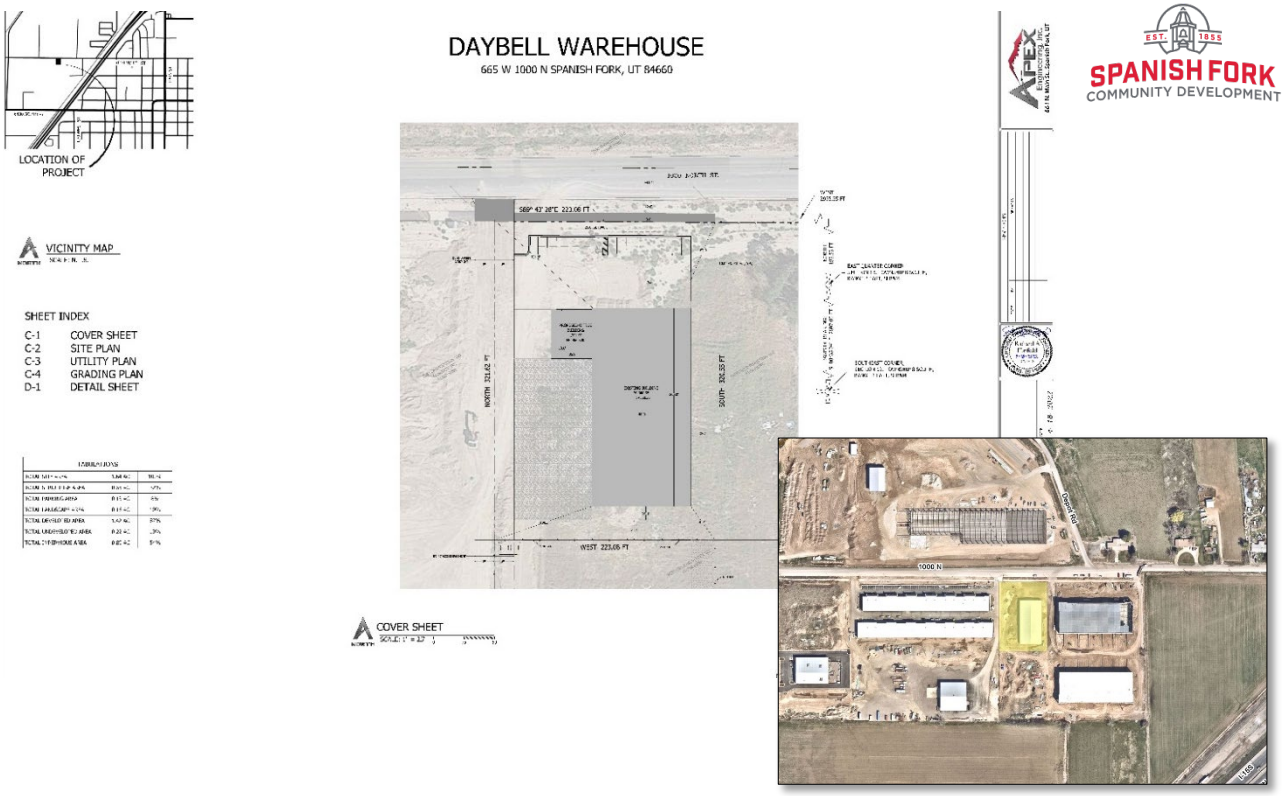
GENERAL PLAN

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



Daybell Warehouse Addition Site Plan Approval Request

July 20, 2022, Development Review Committee Meeting.

Located at 665 West 1000 North, including 3.34 acres.

The subject property is zoned I-1.

The applicant has requested that an amended Site Plan be approved in order to allow for an office addition and creation of an outdoor display area for rental equipment.

Key Issues

1. Landscaping.
2. Detention.
3. Power.
4. Site Plan.
5. Subdivision.

Recommendation

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

Findings

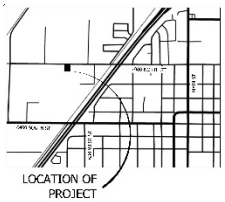
1. That the application conforms to the City's General Plan Designation and Zoning Map.

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. Building Elevations.
3. Landscape Plan.



DAYBELL WAREHOUSE

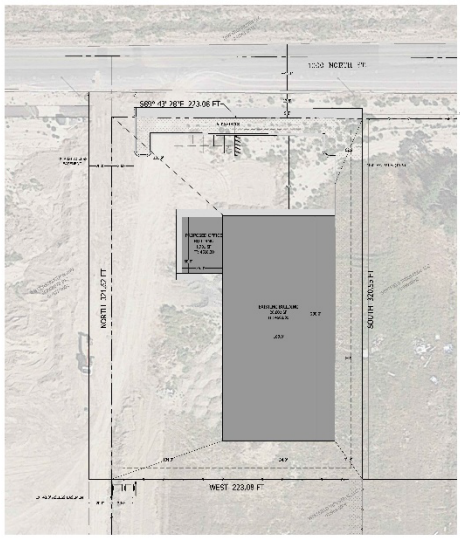
665 W 1000 N SPANISH FORK, UT 84660

VICINITY MAP
SCALE: N.T.S.

SHEET INDEX

C-1	COVER SHEET
C-2	SITE PLAN
C-3	UTILITY PLAN
C-4	GRADING PLAN
D-1	DETAIL SHEET

TABULATIONS		
TOTAL SITE AREA	3.11 AC	100%
TOTAL BUILDING AREA	0.37 AC	12%
TOTAL PARKING AREA	0.18 AC	6%
TOTAL LANDSCAPE AREA	0.33 AC	10%
TOTAL IMPROVED AREA	2.11 AC	94%
TOTAL UNDEVELOPED AREA	0.22 AC	6%
TOTAL DISTURBED AREA	2.45 AC	40%



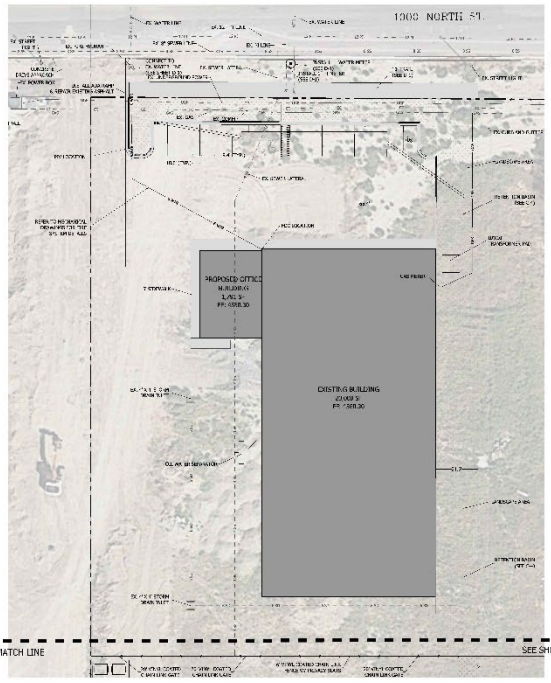
COVER SHEET
SCALE: 1" = 30'

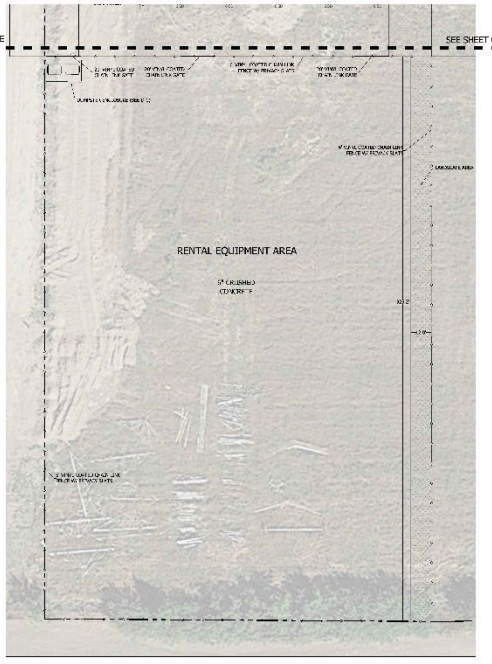
DEVELOPER: WESTFIELD INDUSTRIAL, LLC P.O. BOX 1569 SPANISH FORK, UT
ENGINEER: RICHARD HATFIELD 561 NORTH MAIN ST., SPANISH FORK, UT

APEX Engineering, Inc. 6614 N. Main St., Spanish Fork, UT

DAYBELL WAREHOUSE
COVER SHEET
WESTFIELD INDUSTRIAL LLC SPANISH FORK, UT
7-8-2022

C- 1





SITE PLAN
SCALE: 1" = 30'

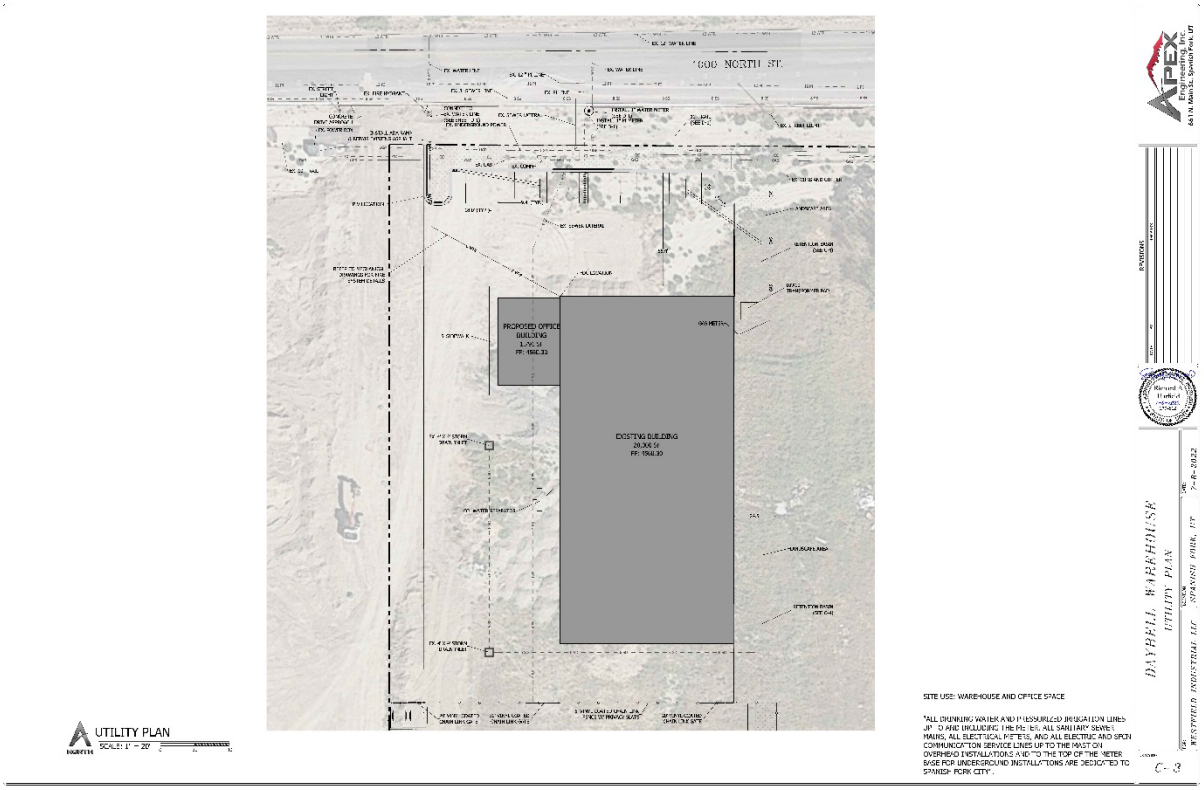
SITE USE: WAREHOUSE AND OFFICE SPACE

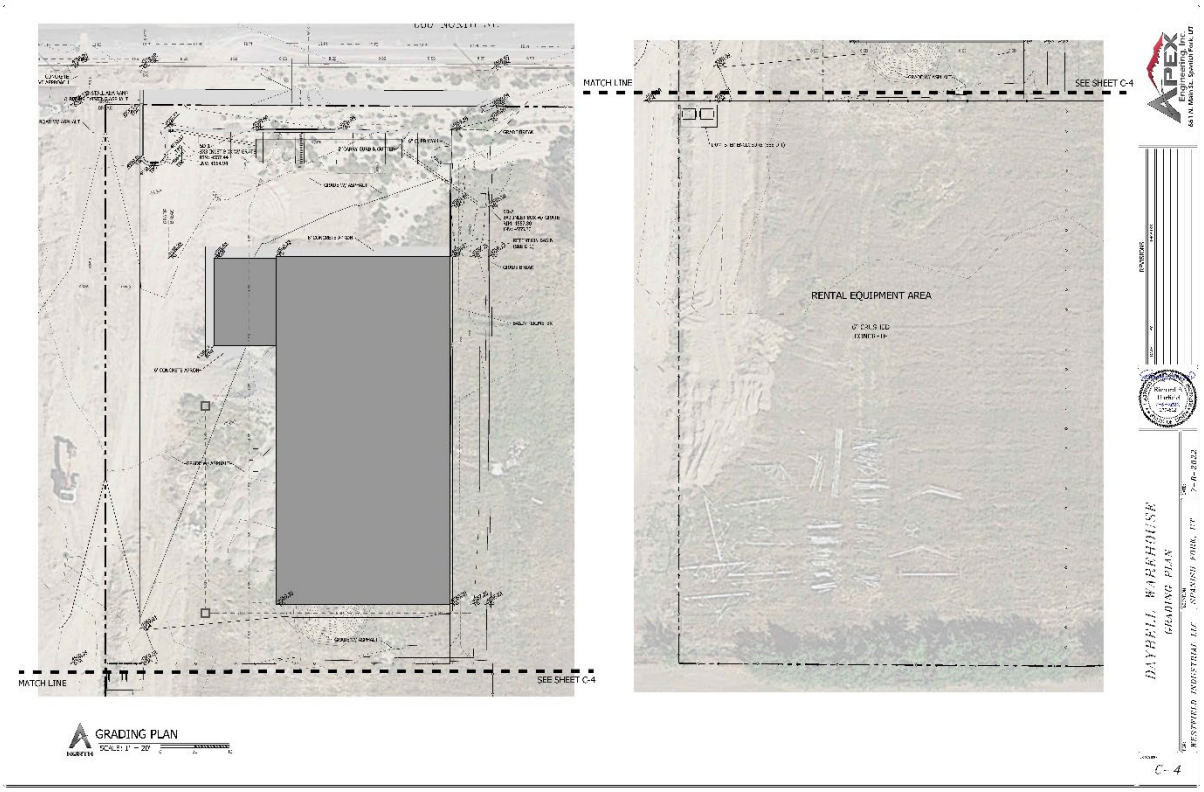
"ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL WIRES AND ALL ELECTRIC AND SPCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED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

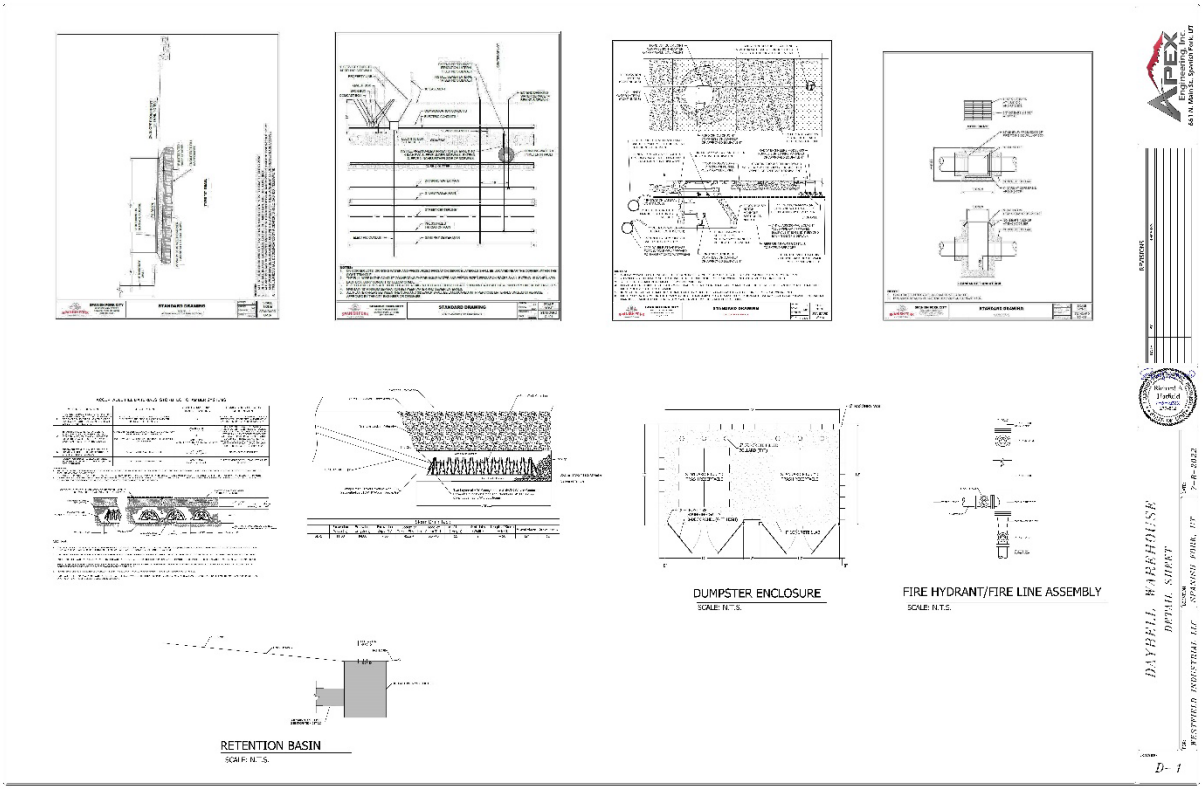
APEX Engineering, Inc. 6614 N. Main St., Spanish Fork, UT

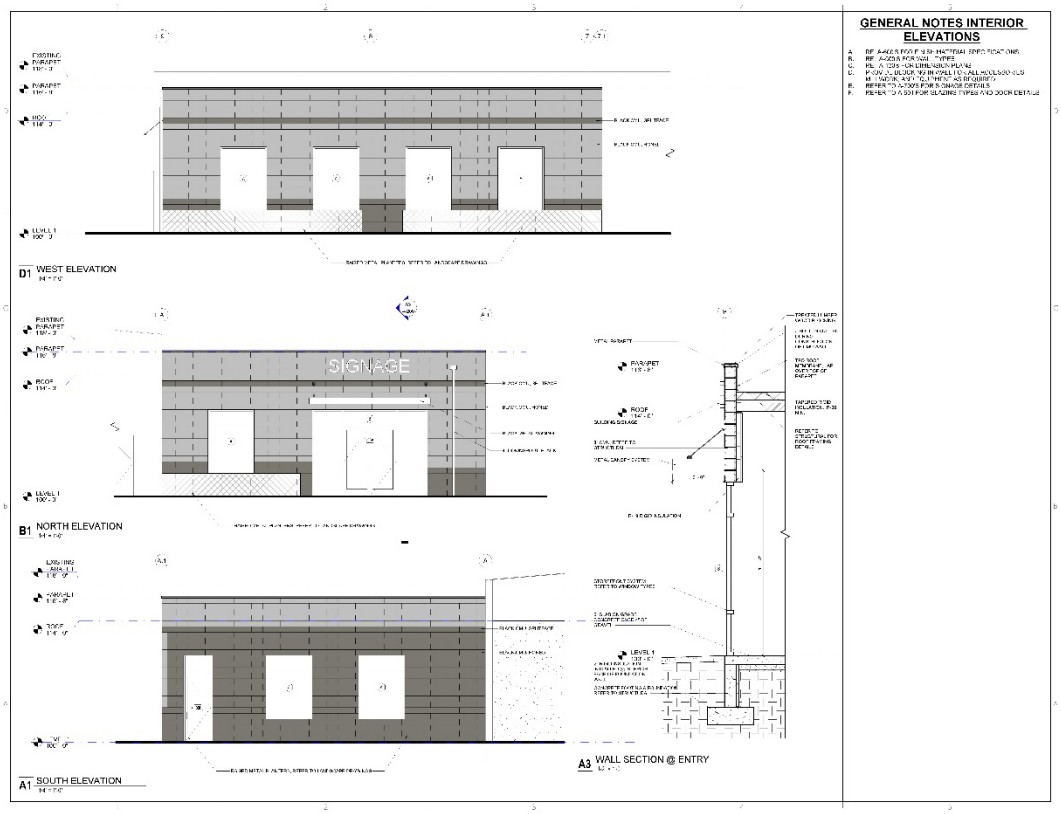
DAYBELL WAREHOUSE
SITE PLAN
WESTFIELD INDUSTRIAL LLC SPANISH FORK, UT
7-8-2022

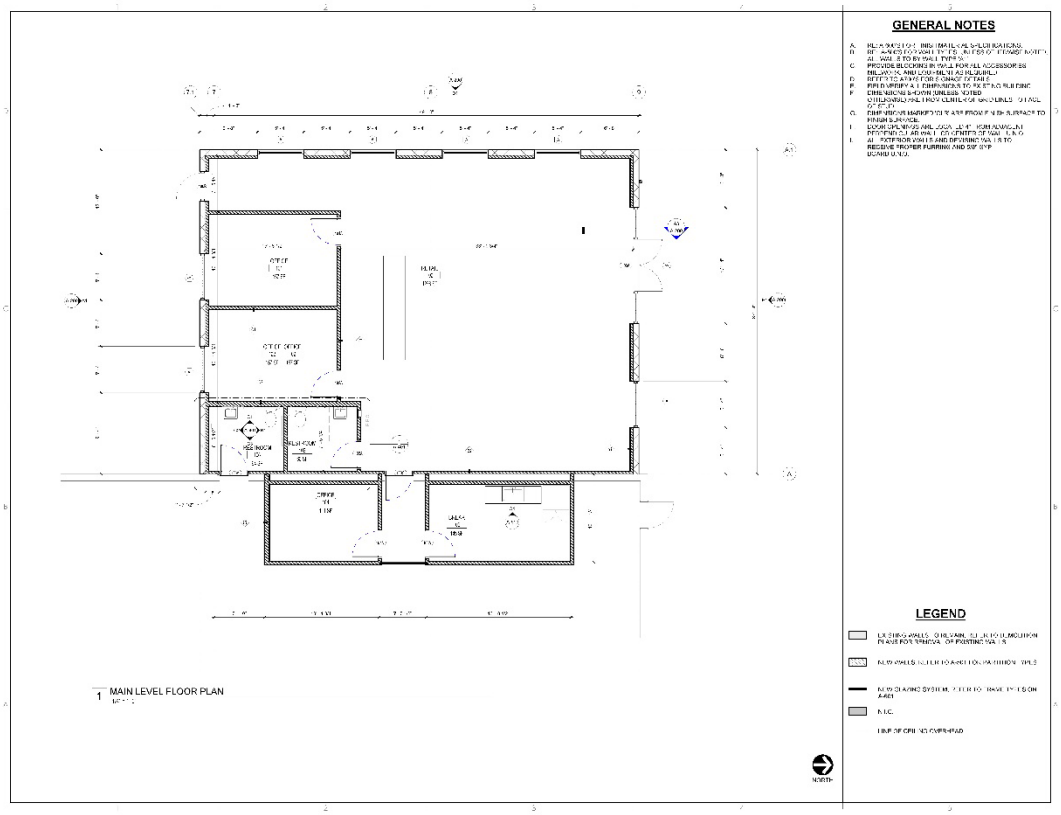
C- 2

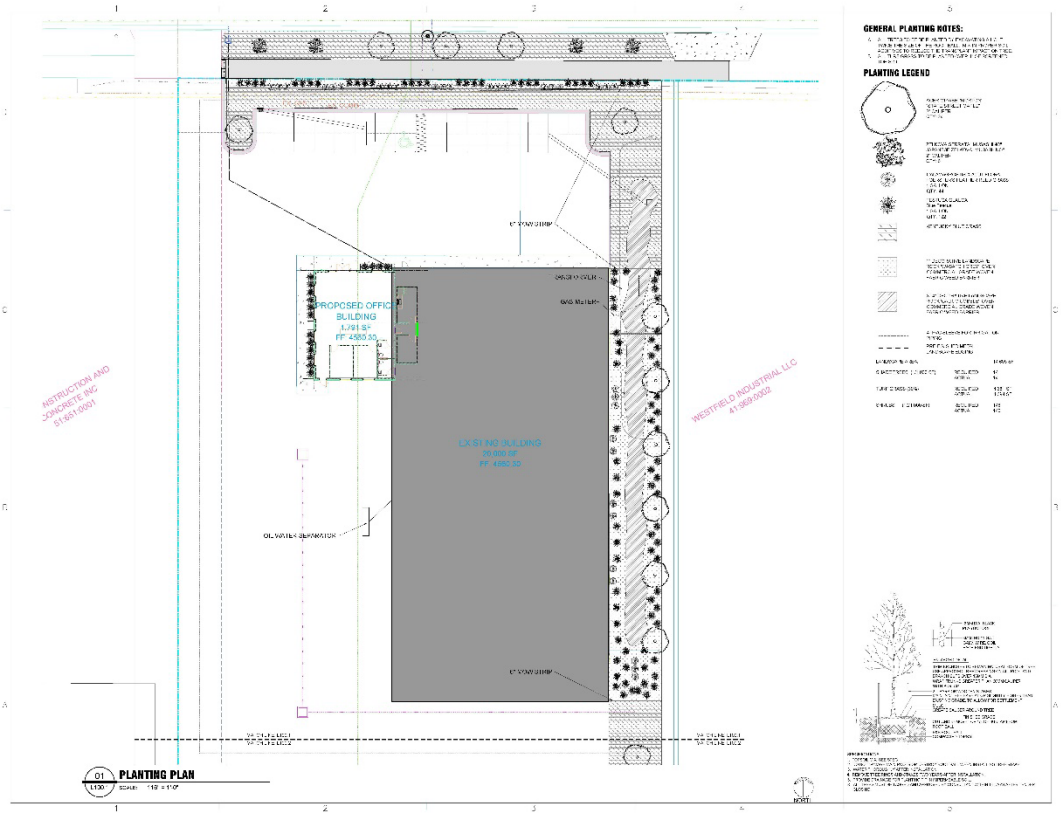

600 NORTH ST.
PROPOSED OFFICE BUILDING
EXISTING BUILDING
UTILITY PLAN
SITE USE: WAREHOUSE AND OFFICE SPACE
DAYBELL WAREHOUSE
UTILITY PLAN
C-3

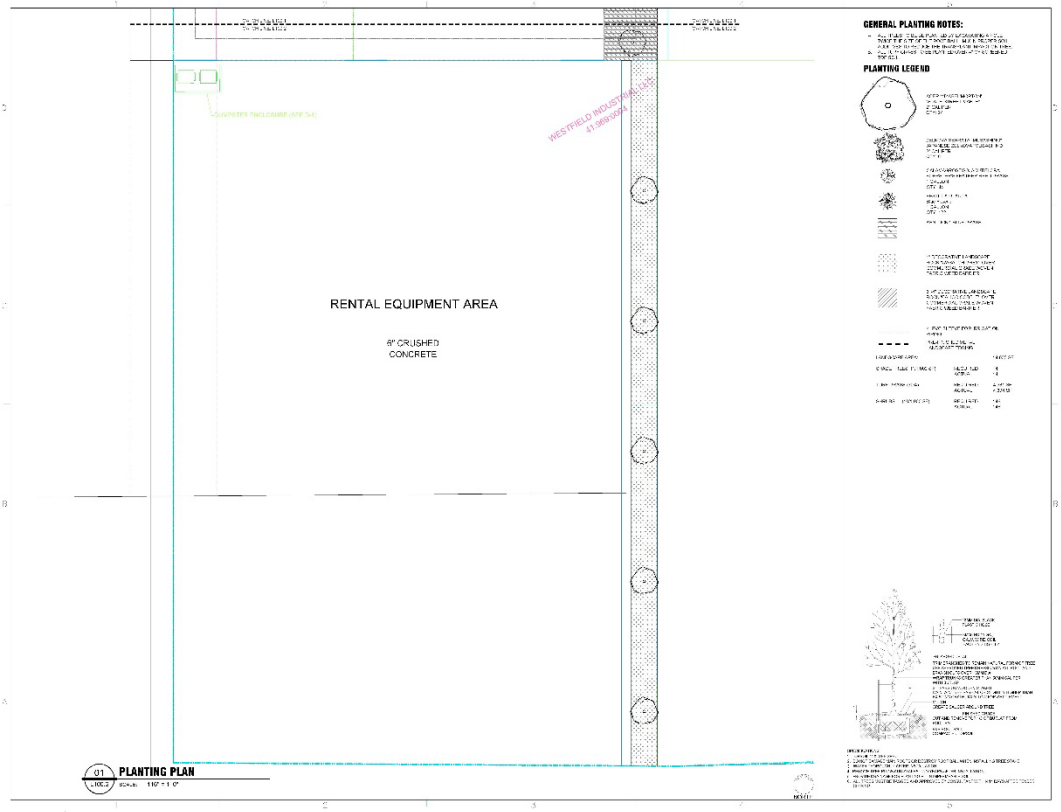

MATCH LINE
SEE SHEET C-4
RENTAL EQUIPMENT AREA
GRADING PLAN
DAYBELL WAREHOUSE
GRADING PLAN
C-4

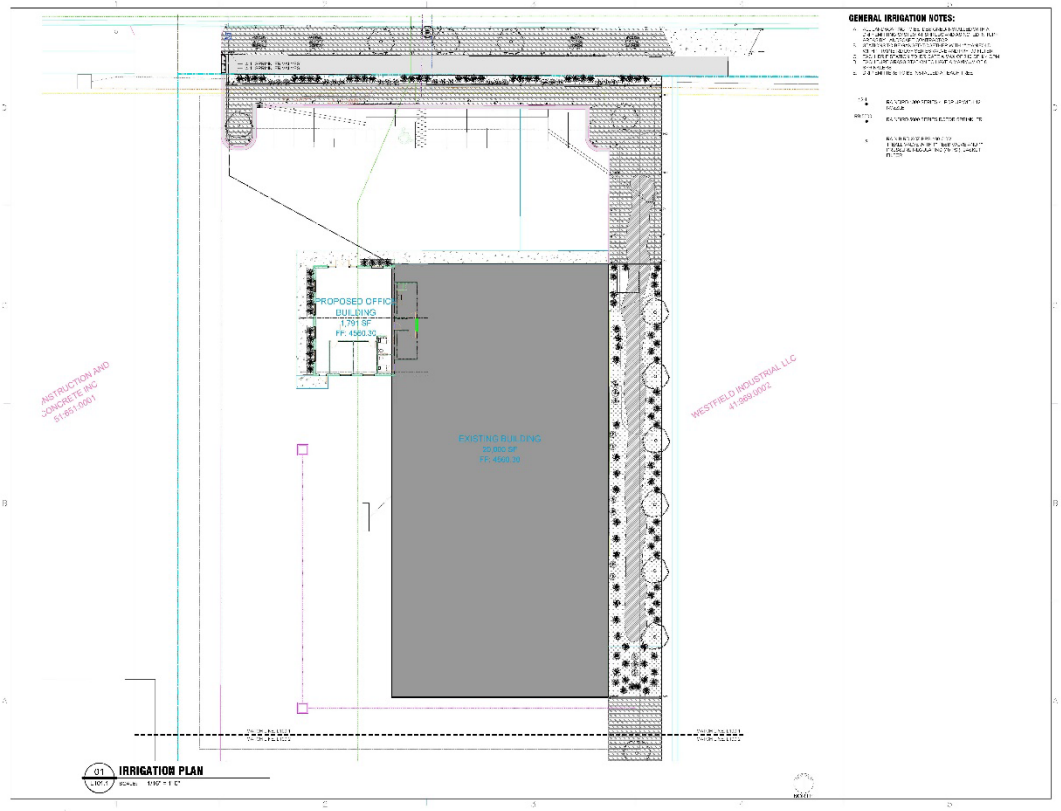

DUMPSTER ENCLOSURE
SCALE: N.T.S.
FIRE HYDRANT/FIRE LINE ASSEMBLY
SCALE: N.T.S.
RETENTION BASIN
SCALE: N.T.S.
APEX Engineering, Inc.
DAYBELL WAREHOUSE
DETAIL SHEET
D- 1

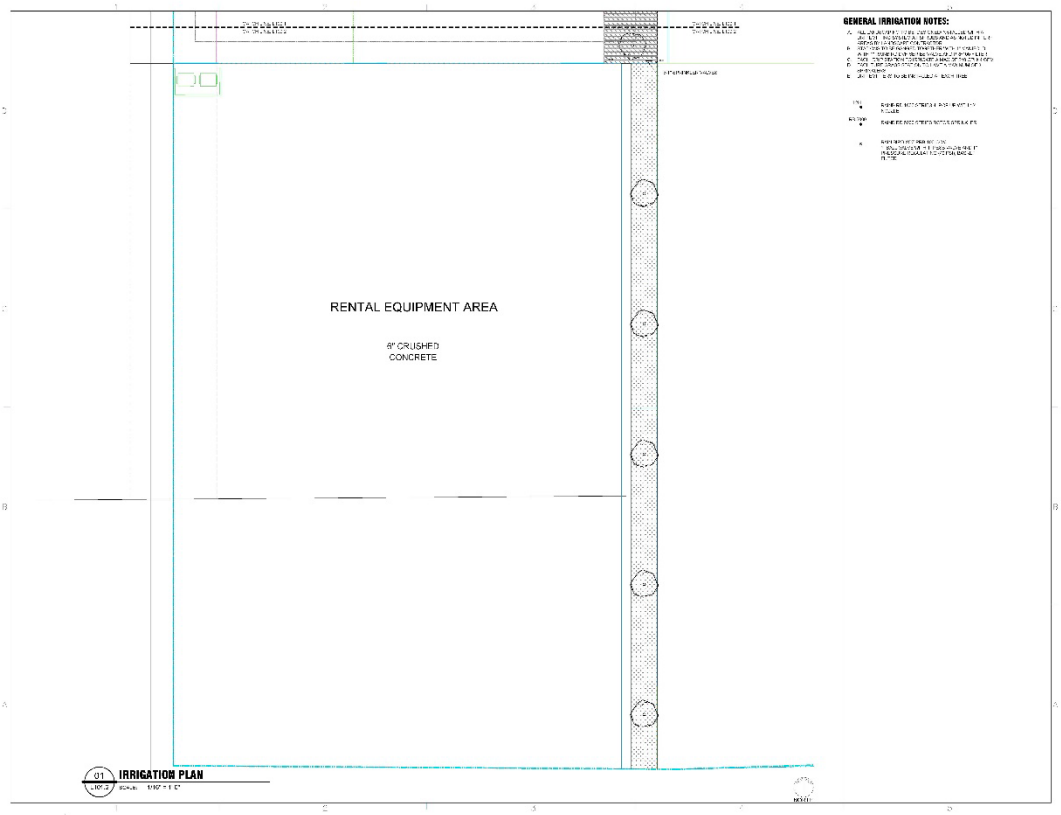

GENERAL NOTES INTERIOR ELEVATIONS
D1 WEST ELEVATION
B1 NORTH ELEVATION
A1 SOUTH ELEVATION
A3 WALL SECTION @ ENTRY
SIGNAGE
alchemy
PROJECT
SPANISH FORK DAYBELL
REVISIONS:
TITLE
EXTERIOR ELEVATIONS
SHEET:
A-200

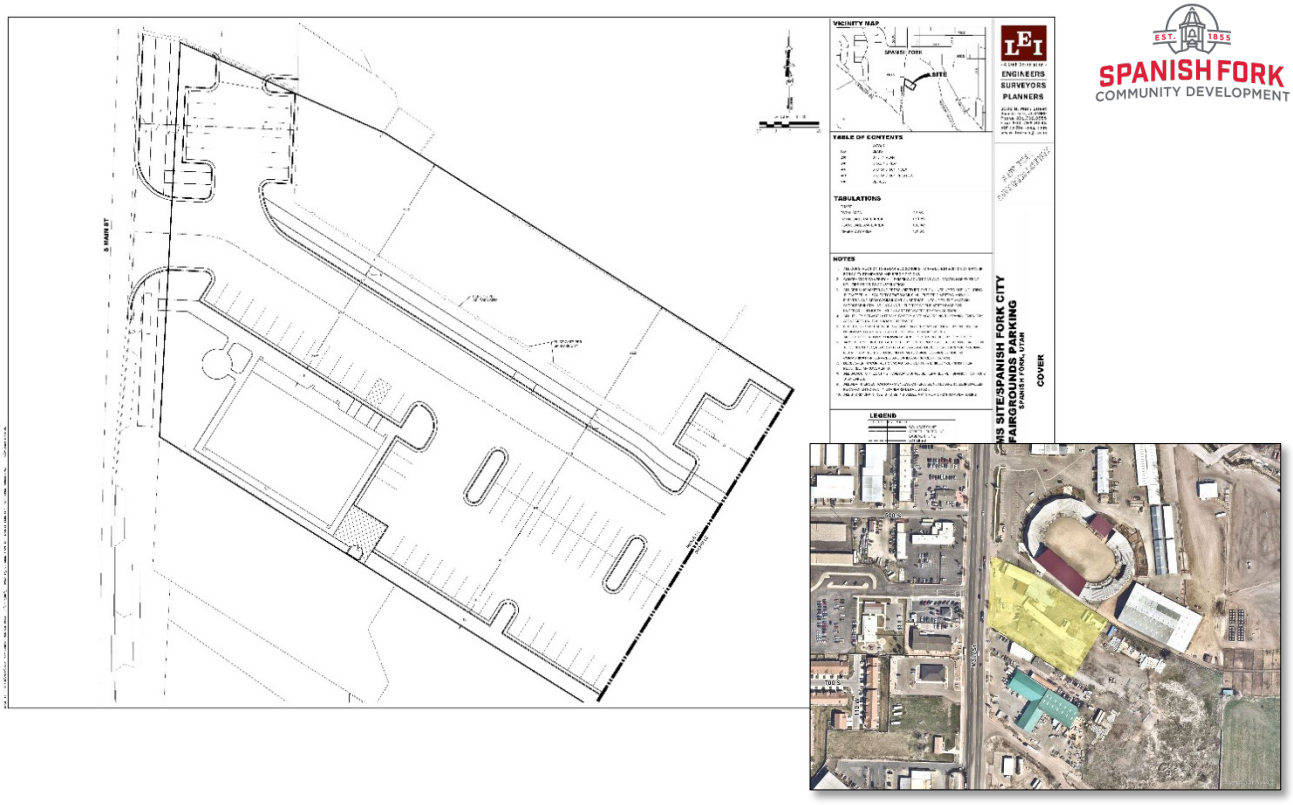

GENERAL NOTES
1 MAIN LEVEL FLOOR PLAN
LEGEND
alchemy
PROJECT
SPANISH FORK DAYBELL
REVISIONS:
TITLE
FLOOR PLAN
SHEET:
A-100


GENERAL PLANTING NOTES:
PLANTING LEGEND
PROPOSED OFFICE BUILDING
EXISTING BUILDING
OIL WATER SEPARATOR
WESTFIELD INDUSTRIAL LLC
INSTRUCTION AND CONCRETE INC
01 PLANTING PLAN
DAYBELL WAREHOUSE
LANDSCAPE PLAN
L100.1


GENERAL PLANTING NOTES:
PLANTING LEGEND
RENTAL EQUIPMENT AREA
6" CRUSHED CONCRETE
WESTFIELD INDUSTRIAL LLC
01 PLANTING PLAN
DAYBELL WAREHOUSE
LANDSCAPE PLAN
L100.2


GENERAL IRRIGATION NOTES:
PROPOSED OFFICE BUILDING
1,791 SF
FF: 4560.30
EXISTING BUILDING
22,600 SF
FF: 4560.30
WESTFIELD INDUSTRIAL LLC
01 IRRIGATION PLAN
PROJECT
DAYBELL WAREHOUSE
IRRIGATION PLAN
L101.1


GENERAL IRRIGATION NOTES:
RENTAL EQUIPMENT AREA
6" CRUSHED CONCRETE
01 IRRIGATION PLAN
PROJECT
DAYBELL WAREHOUSE
IRRIGATION PLAN
L101.2



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

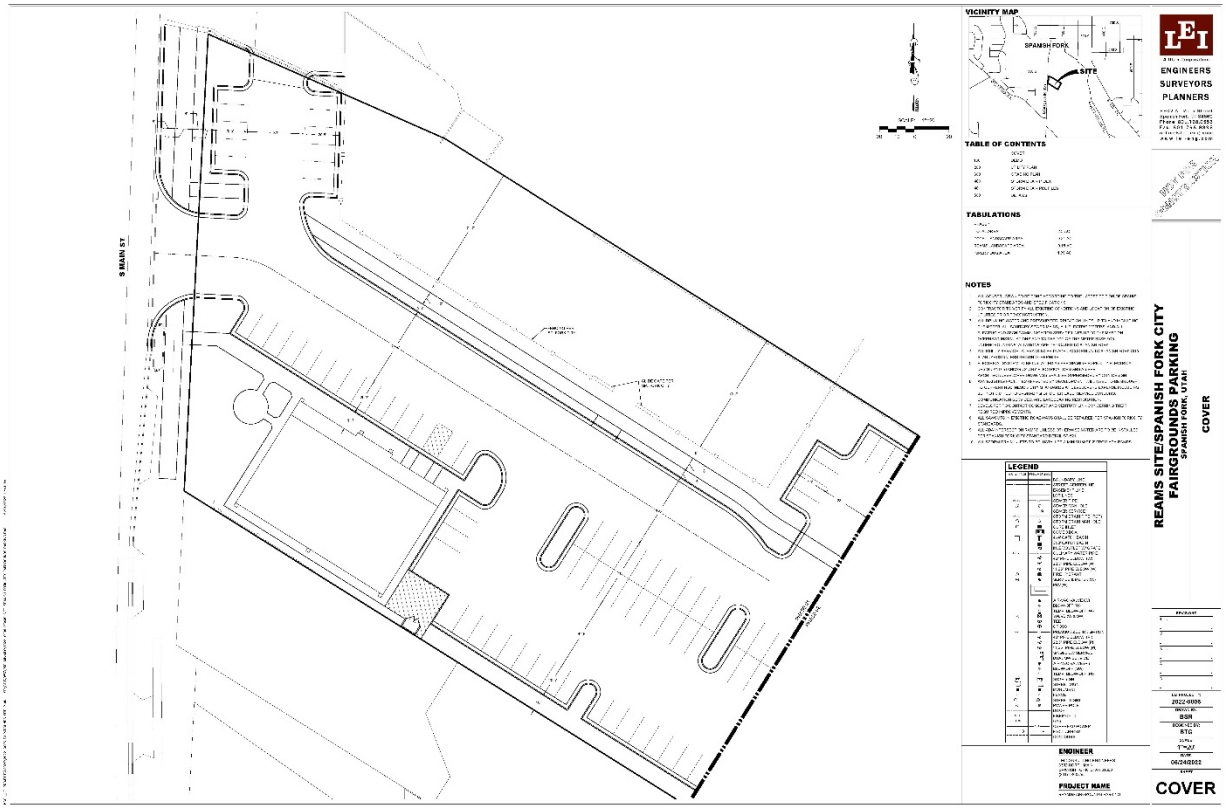
1. That the application conforms to the City's General Plan Designation and Zoning Map.

Conditions

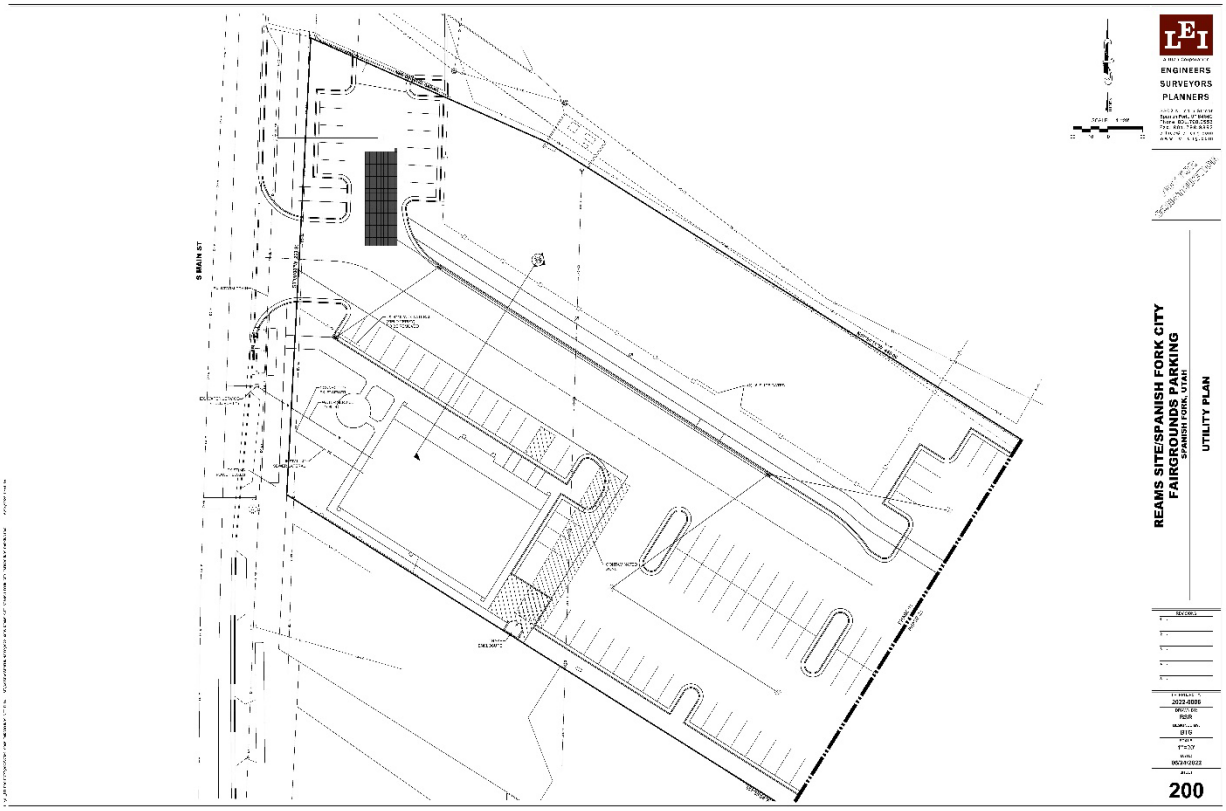
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

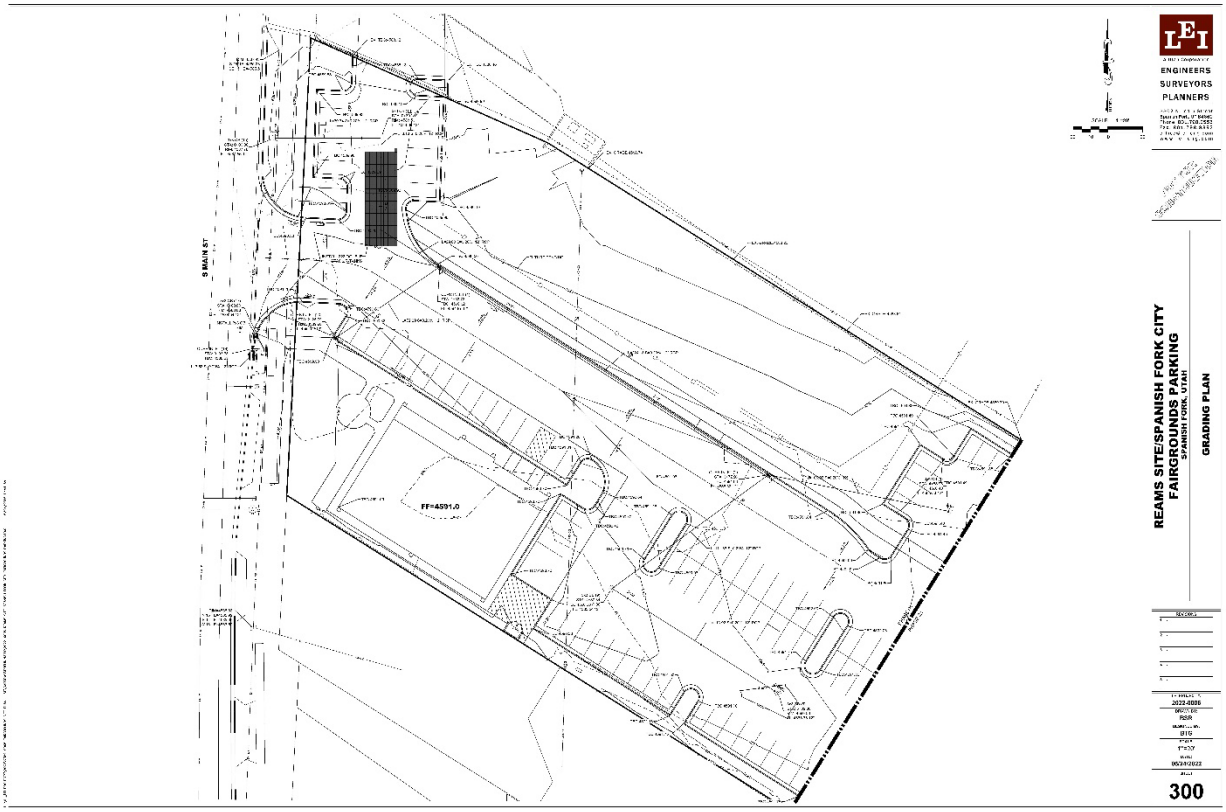
Exhibits

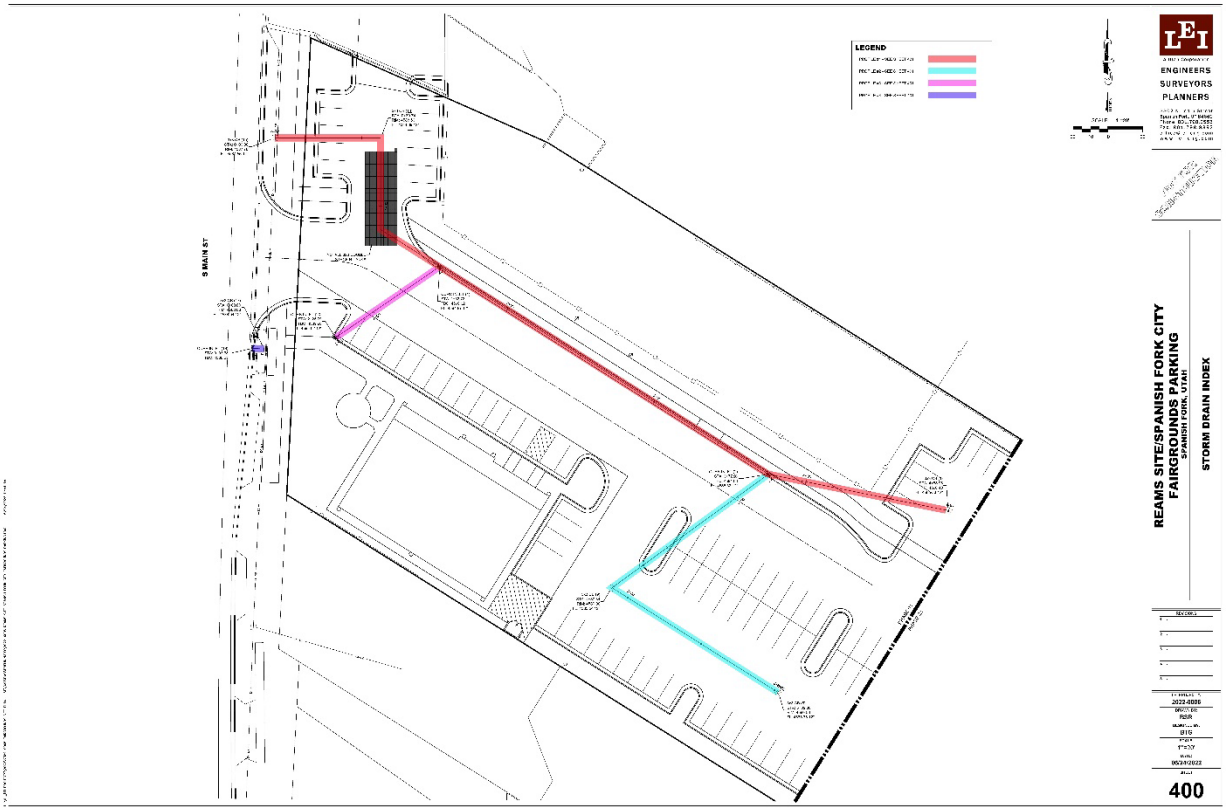
1. Site Plan.
2. Landscape Plan.
3. Building Elevations.
4. Plat.

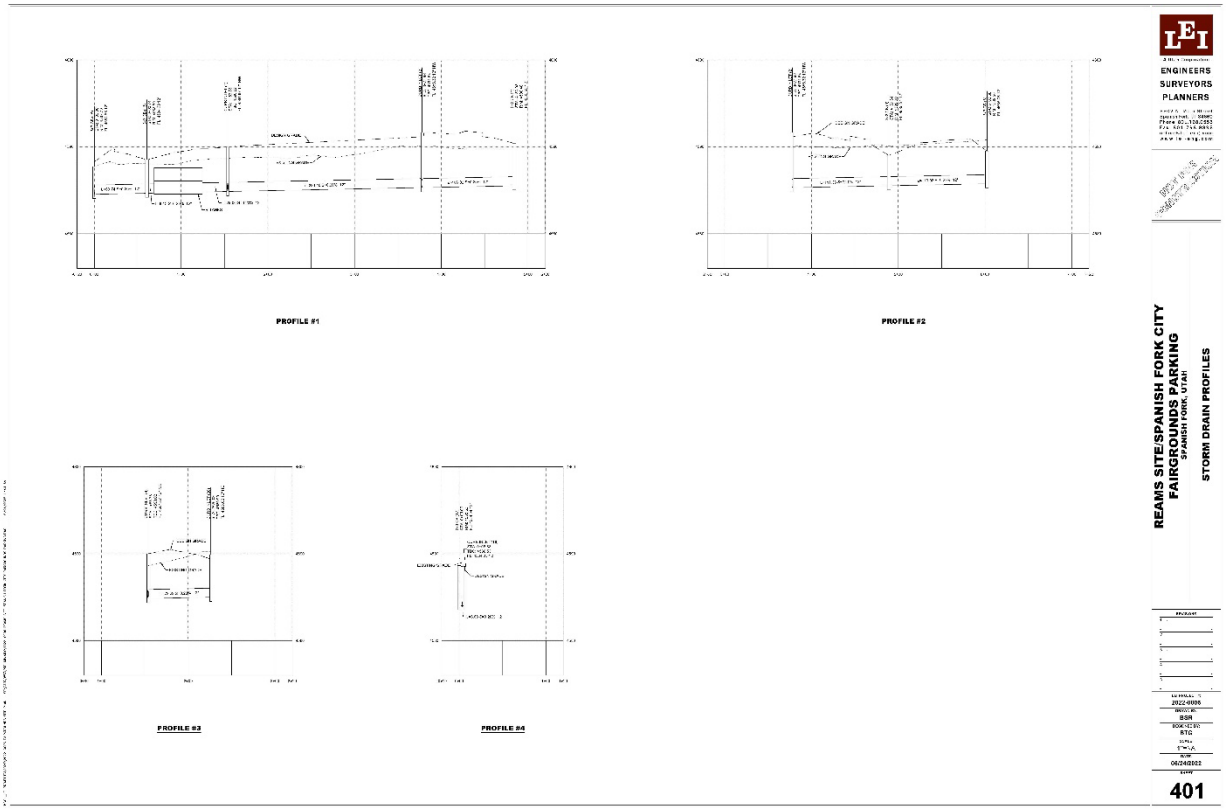

S MAIN ST
VICINITY MAP
SPANISH FORK
SITE
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LEGEND
ENGINEER
PROJECT NAME
ENGINEERS
SURVEYORS
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FAIRGROUNDS PARKING
SPANISH FORK, UTAH
COVER
2022-0035
BSR
RTG
06/24/2022
COVER

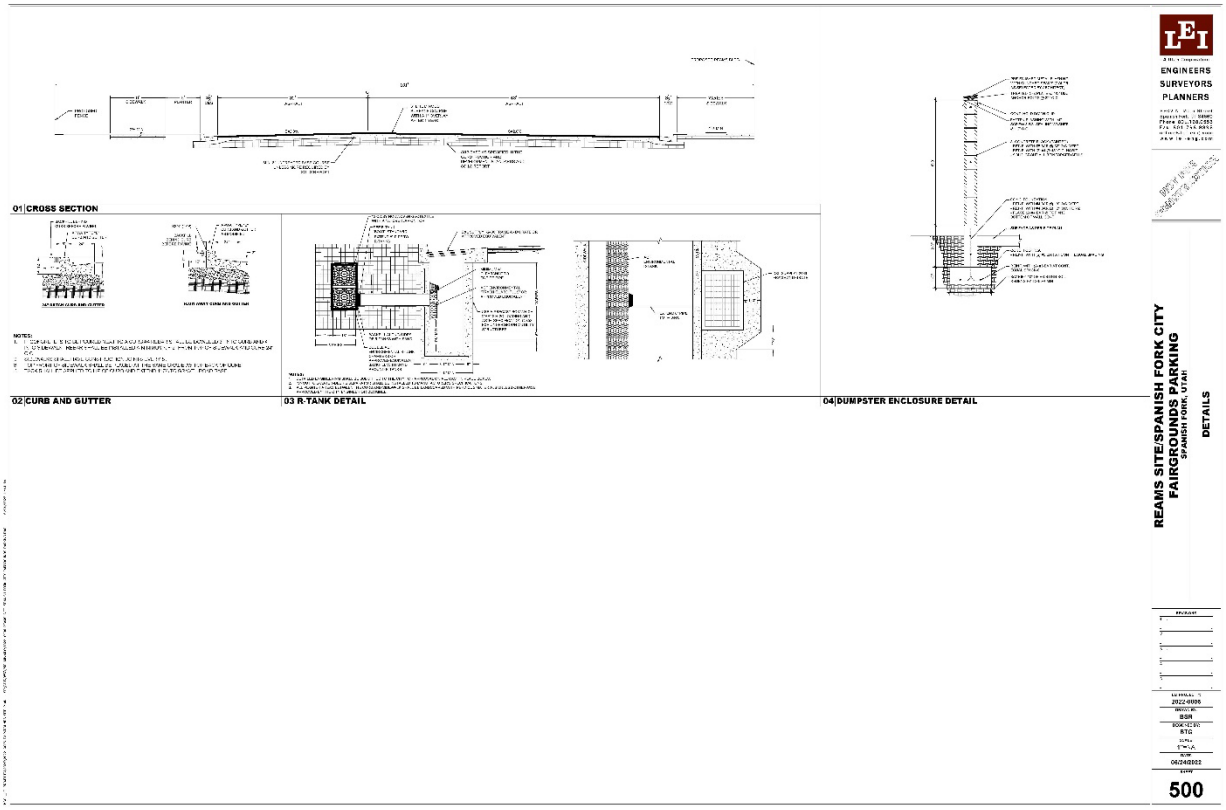

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ENGINEERS
SURVEYORS
PLANNERS
REAMS SITE/SPANISH FORK CITY
FAIRGROUNDS PARKING
SPANISH FORK, UTAH
DEMO PLAN
2022-0035
BSR
RTG
06/24/2022
100


S MAIN ST
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ENGINEERS
SURVEYORS
PLANNERS
REAMS SITE/SPANISH FORK CITY
FAIRGROUNDS PARKING
SPANISH FORK, UTAH
UTILITY PLAN
2022-0026
RSR
BTG
06/29/2022
200


S MAIN ST
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LEI
ENGINEERS
SURVEYORS
PLANNERS
REAMS SITE/SPANISH FORK CITY
FAIRGROUNDS PARKING
SPANISH FORK, UTAH
GRADING PLAN
2022-0026
RSR
BTG
06/29/2022
300


LEGEND
S MAIN ST
LEI
ENGINEERS
SURVEYORS
PLANNERS
REAMS SITE/SPANISH FORK CITY
FAIRGROUNDS PARKING
SPANISH FORK, UTAH
STORM DRAIN INDEX
400


PROFILE #1
PROFILE #2
PROFILE #3
PROFILE #4
LEI
ENGINEERS
SURVEYORS
PLANNERS
REAMS SITE/SPANISH FORK CITY
FAIRGROUNDS PARKING
SPANISH FORK, UTAH
STORM DRAIN PROFILES
401


01 CROSS SECTION
02 CURB AND GUTTER
03 R-TANK DETAIL
04 DUMPSTER ENCLOSURE DETAIL
LEI
ENGINEERS
SURVEYORS
PLANNERS
REAMS SITE/SPANISH FORK CITY
FAIRGROUNDS PARKING
SPANISH FORK, UTAH
DETAILS
500

SURFACE AREAS

	AREA (SQ. FT.)	AREA (ACRE)	% OF SITE
LANDSCAPED AREA			
(LANDSCAPED AREA (NET))	60,640.00 FT.	2.02 AC	5.1%
TOTAL LANDSCAPED AREA (GROSS)	224,276.00 FT.	5.15 AC	19.3%
% ALL LANDSCAPED AREA	9,420.00 S.F.	0.22 AC	0.8%
IMPERVIOUS AREA	AREA (SQ. FT.)	AREA (ACRE)	% OF SITE
BUILDING FOOTPRINT	127,756 FT.	2.93 AC	10.9%
PAVED PARKING AREA (INCLUDES ADA)	168,860.00 FT.	3.88 AC	14.5%
CONCRETE AREA	74,480.00 FT.	1.71 AC	6.4%
TOTAL SITE AREA	371,096.00 FT.	8.52 AC	100%
PARKING STALLS	406	1,624 SQ. FT.	13,792 SQ. FT.

PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
	Plant Species, Variety	Plant Variety	1	2" CAL	Total Area = 11,000 SF
	Shade Tree Species, Variety	Shade Tree Variety	1	2" CAL	Spacing = 30' O.C.
	Evergreen Tree Species	Evergreen Tree Variety	1	6' HT	Spacing = 30' O.C.
	Ornamental Grass Species	Ornamental Grass Variety	3	5 GAL	Total Area = 1,000 SF

LANDSCAPE ROCK NOTES "TYPE 01"
LANDSCAPE ROCK NOTES "TYPE 02"

SHEET NOTES:

GENERAL NOTES:

LANDSCAPE / FENCE PLAN

SPRINKLER DESIGN WILL OCCUR AFTER SITE PLAN APPROVAL

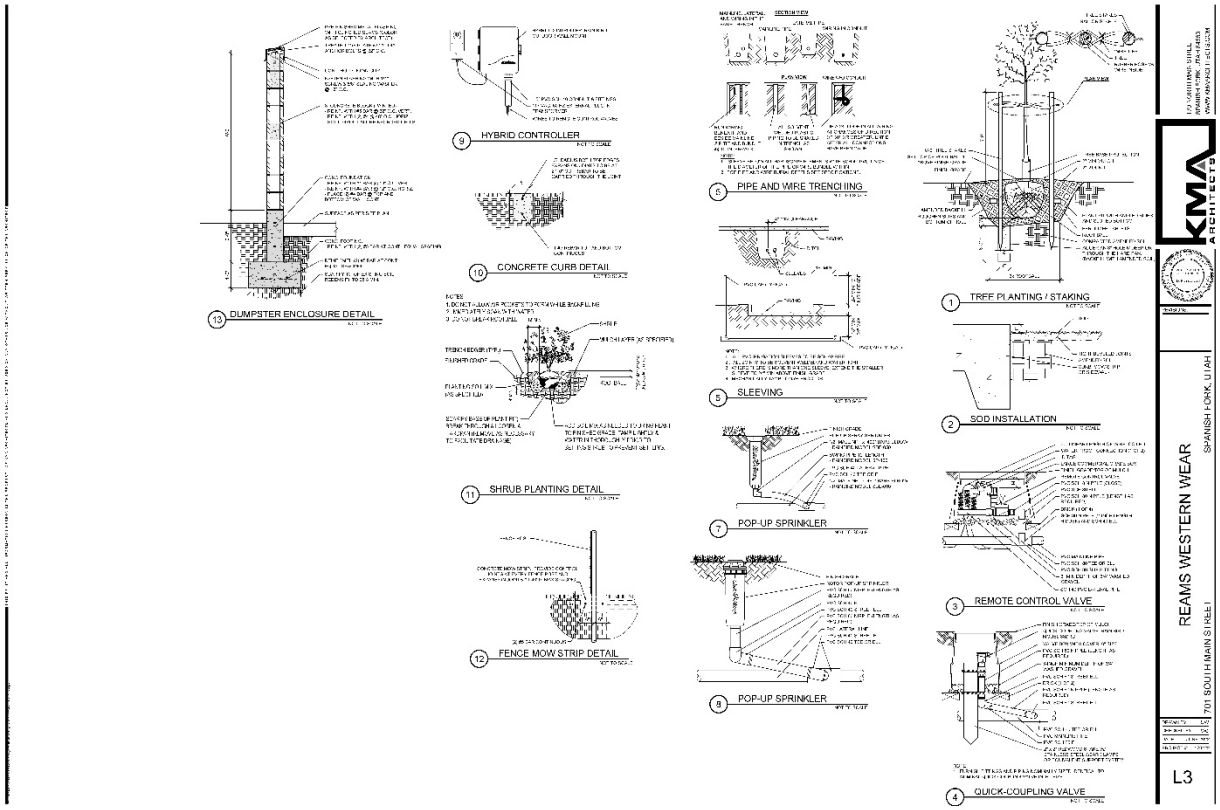
GENERAL NOTES:

LANDSCAPE PLAN

KMA ARCHITECTS

REAMS WESTERN WEAR
701 SOUTH MAIN STREET
SPANISH FORK, UTAH

L1


13 DUMPSTER ENCLOSURE DETAIL
9 HYBRID CONTROLLER
10 CONCRETE CURB DETAIL
11 SHRUB PLANTING DETAIL
12 FENCE MOW STRIP DETAIL
5 PIPE AND WIRE TRENCHING
5 SLEEVING
7 POP-UP SPRINKLER
8 POP-UP SPRINKLER
1 TREE PLANTING / STAKING
2 SOD INSTALLATION
3 REMOTE CONTROL VALVE
4 QUICK-COUPLING VALVE
KMA ARCHITECTS
REAMS WESTERN WEAR
701 SOUTH MAIN STREET
SPANISH FORK, UTAH
L3

REAMS WESTERN WEAR

NEW REAMS WESTERN OUTFITTERS
SPANISH FORK, UTAH

621 SOUTH MAIN STREET — SPANISH FORK, UTAH

PROJECT CONTACTS

OWNER	ARCHITECTURAL	STRUCTURAL	MECHANICAL	ELECTRICAL
REAMS WESTERN WEAR 621 SOUTH MAIN STREET SPANISH FORK, UTAH 84660 (801) 794-3196	KMA ARCHITECTS, INC. 170 NORTH MAIN STREET SPANISH FORK, UTAH 84660 (801) 377-5002	DYNAMIC STRUCTURES 1867 NORTH 1120 WEST PROVO, UTAH 84604 (801) 356-1140	OLSEN & PETERSON ENGINEERING 14 EAST 2700 SOUTH SALT LAKE CITY, UTAH 84115 (801) 486-4646	BNA CONSULTING 635 SOUTH STATE STREET SALT LAKE CITY, UTAH 84111 (801) 532-2196

GRAPHIC SYMBOLS

ENGINEERED FILL · PLYWOOD · WALL TYPE TAG · DETAIL TAG
LAND · LUMBER · DOOR NUMBER · ELEVATION MARK
CONCRETE · RIGID INSULATION · WINDOW TYPE · SECTION MARK
ASPHALT · BATT INSULATION · CEILING HEIGHT
BRICK VENEER · BLOCKING · SHEET NOTE
STONE VENEER · GYPSUM BOARD · BUILDING ELEVATION MARK
WOOD STUDS · PROPERTY LINE · ROOM NUMBER

PROJECT DATA

MAIN FLOOR AREA	79,559 SQ. FT.
MEZZANINE FLOOR AREA	4,196 SQ. FT.
TOTAL FLOOR AREA	83,755 SQ. FT.
INTERNATIONAL BUILDING CODE	- 2015
TYPE OF CONSTRUCTION	- II B
RUNNING OCCUPANCY	- F
SEISMIC DESIGN CATEGORY	- D
SEISMIC OCCUPANCY CATEGORY	- III
WIND EXPOSURE	- C
3 SECOND WIND GUST SPEED	126 MPH
ROOF SNOW LOAD	- 33 PSF
ROOF LOADS	
LIVE LOAD	- 20 PSF
DEAD LOAD	- 25 PSF
SOILS REPORT BY	- EARTHTEC ENGINEERING
DATED	- NOV. 2018
ALLOWABLE SOIL BEARING	- 2,500 PSI
FIRE PROTECTION	- 100% FIRE SPRINKLED

INDEX OF DRAWINGS

SITE, LANDSCAPING, AND SPRINKLING

100 -	DEMO PLAN	400 -	STORM DRAIN INDEX
200 -	UTILITY PLAN	401 -	STORM DRAIN PROFILES
300 -	GRADING PLAN	500 -	DETAILS

ARCHITECTURAL

A0.1 -	CODE COMPLIANCE	A3.2 -	EXTERIOR ELEVATIONS
A1.1 -	MAIN FLOOR PLAN	A6.1 -	BUILDING SECTIONS
A1.2 -	SECOND FLOOR & WALL TYPES	A8.1 -	DOOR AND WINDOW TYPES
A2.1 -	REFLECTED CEILING PLAN	A8.2 -	DOOR AND WINDOW DETAILS
A2.2 -	ROOF PLAN	A9.1 -	INTERIOR ELEVATIONS
A3.1 -	EXTERIOR ELEVATIONS	A9.2 -	INTERIOR ELEVATIONS

STRUCTURAL

S0.1 -	GENERAL NOTES	T4 -	CALCULATIONS
S0.2 -	INSPECTION SCHEDULE	T5 -	ROOF FRAMING PLAN
S1.1 -	FOOTING AND FOUNDATION PLAN	T6 -	LEFT SIDEWALL FRAMING & SHEETING
S1.2 -	FOOTING AND FOUNDATION DETAILS	T7 -	RIGHT SIDEWALL FRAMING & SHEETING
S2.1 -	MEZZANINE FRAMING PLAN	T8 -	FRONT SIDEWALL FRAMING & SHEETING
S3.1 -	MAIN FLOOR SHEARWALL PLAN	T9 -	REAR SIDEWALL FRAMING & SHEETING
S4.1 -	FRAMING DETAILS	T10 -	HIGH LEVEL ELEVATION
S5.1 -	ROOF FRAMING DETAILS	T11 -	DETAILS
T1	TITLE	T12 -	DETAILS
T2	GENERAL NOTES	T13 -	DETAILS
T3 -	ANCHOR BOLT PLAN	T14 -	DETAILS

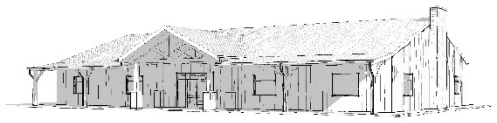
MECHANICAL AND PLUMBING

M0.1 -	GENERAL NOTES & PROVISIONS	M5.1 -	MECHANICAL DETAILS
M0.2 -	GENERAL NOTES & PROVISIONS	P1.1 -	OVERALL PLUMBING FLOOR PLANS
M0.3 -	GENERAL NOTES & PROVISIONS	P1.2 -	ENLARGED PLUMBING FLOOR PLANS
M1.1 -	MECHANICAL FLOOR PLANS	P5.1 -	PLUMBING DETAILS
M5.1 -	MECHANICAL SCHEDULES	P6.1 -	PLUMBING DETAILS

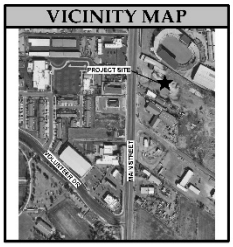
ELECTRICAL

E0.1 -	GENERAL NOTES
E0.2 -	FIXTURES AND EQUIPMENT
E1.0 -	ELECTRICAL SITE PLAN
E2.1 -	LIGHTING PLANS
E3.1 -	POWER PLANS
E4.1 -	SYSTEMS PLANS
E5.1 -	SYSTEMS SCHEDULES

RENDERING

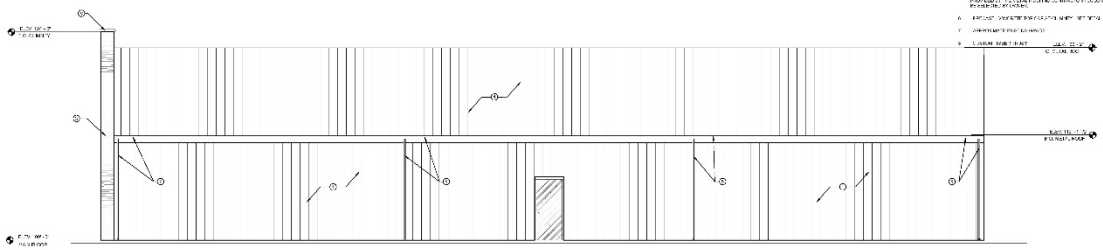


VICINITY MAP

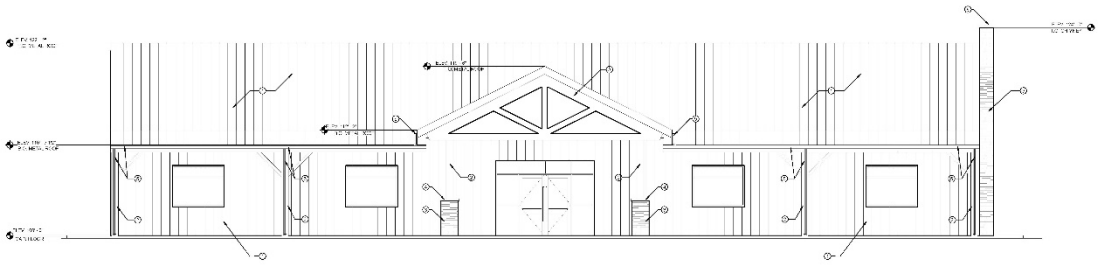


REAMS - SPANISH FORK
NEW REAMS - SPANISH FORK
SPANISH FORK, UTAH
621 SOUTH MAIN STREET
PROJECT TITLE
DRAWN BY:
CHECKED BY:
DATE:
PROJECT #:
TITLE

SHEET NOTES

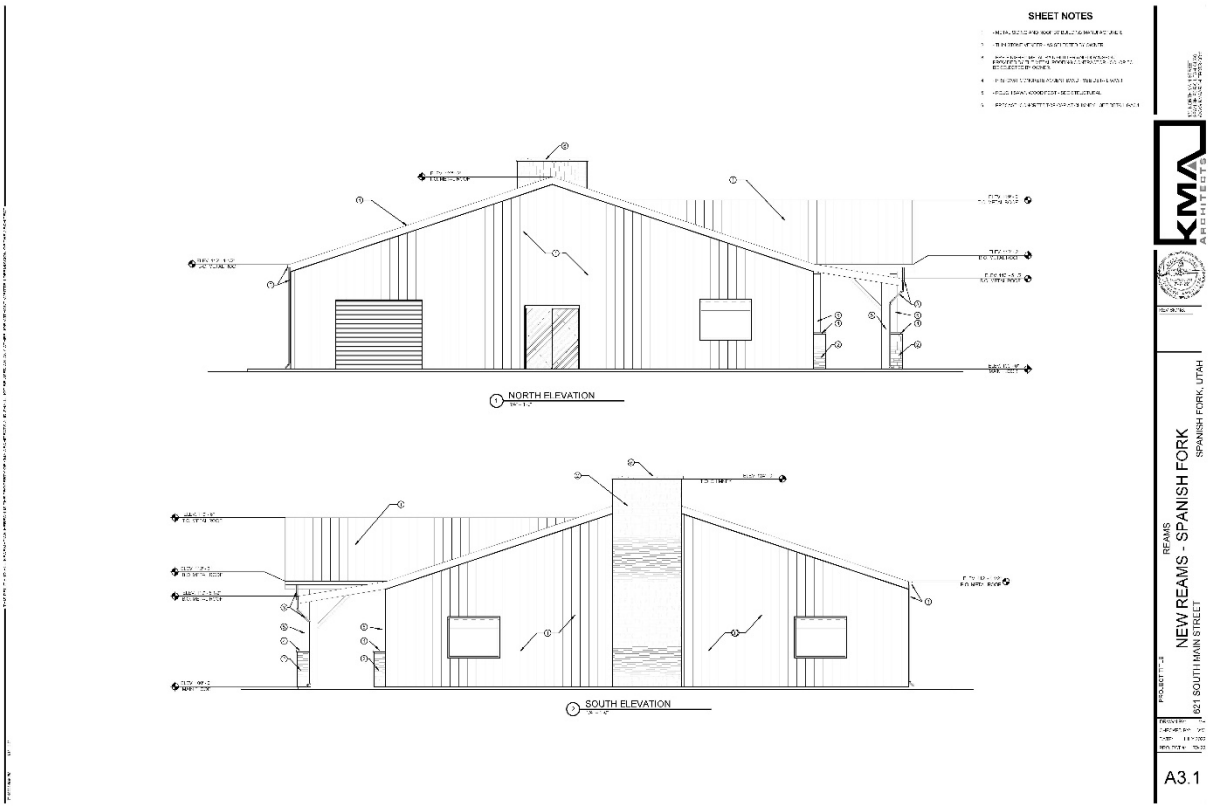


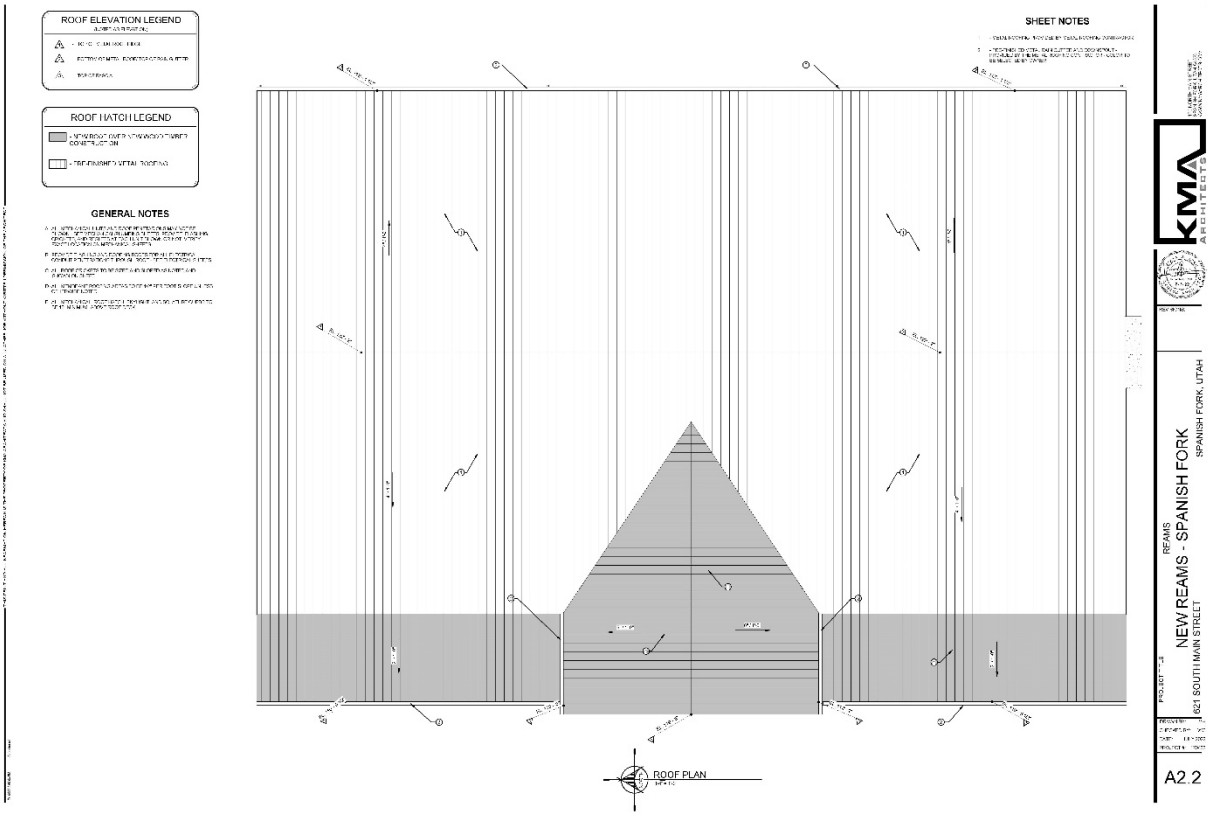
WEST ELEVATION

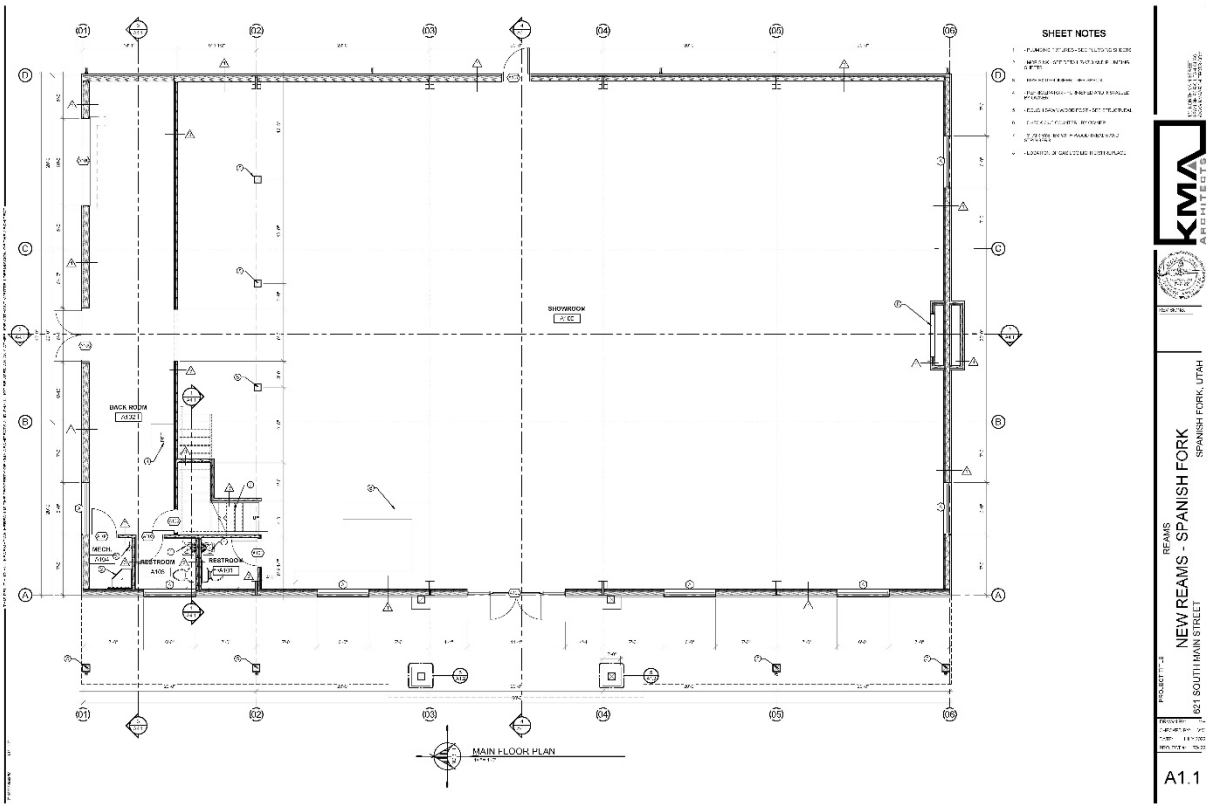


EAST ELEVATION

REAMS - SPANISH FORK
NEW REAMS - SPANISH FORK
SPANISH FORK, UTAH
621 SOUTH MAIN STREET
PROJECT #:
A3.2

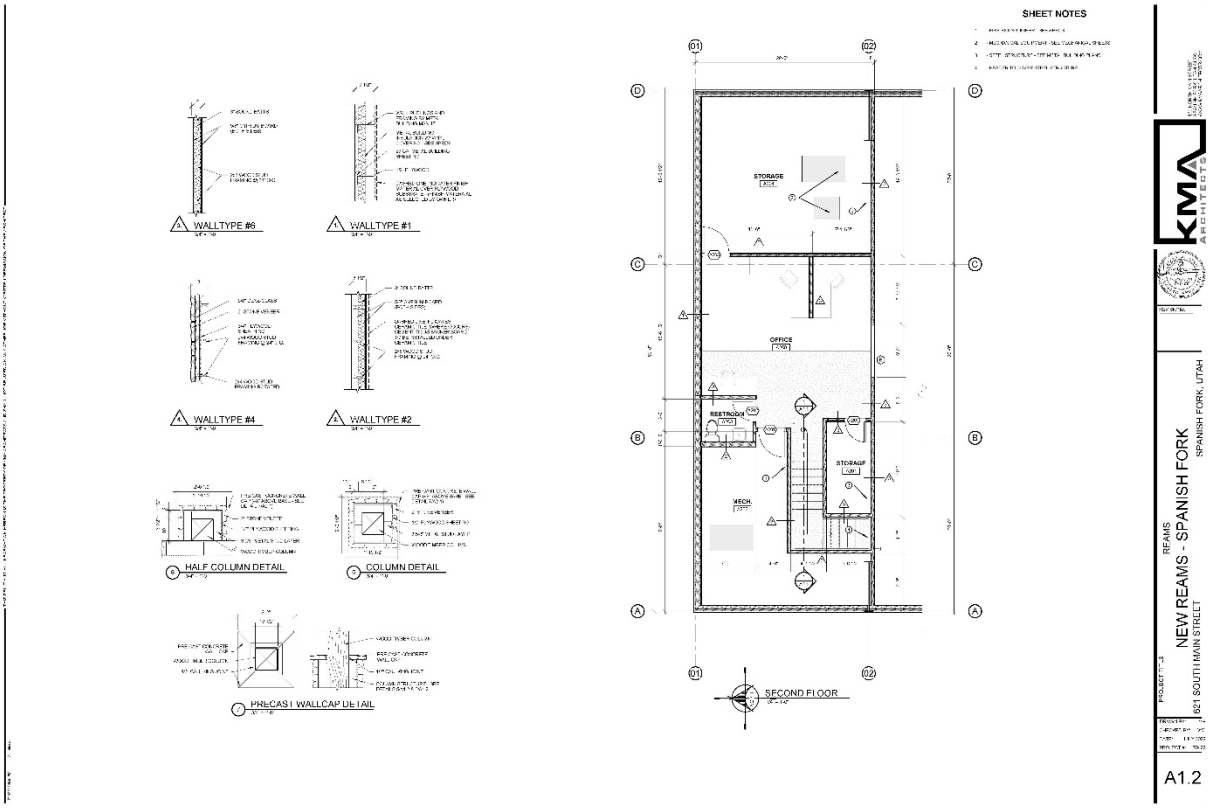

SHEET NOTES
NORTH ELEVATION
SOUTH ELEVATION
KMA ARCHITECTS
REAMS
NEW REAMS - SPANISH FORK
SPANISH FORK, UTAH
621 SOUTH MAIN STREET
A3.1


ROOF ELEVATION LEGEND
ROOF HATCH LEGEND
GENERAL NOTES
SHEET NOTES
ROOF PLAN
KMA ARCHITECTS
REAMS
NEW REAMS - SPANISH FORK
SPANISH FORK, UTAH
621 SOUTH MAIN STREET
A2.2



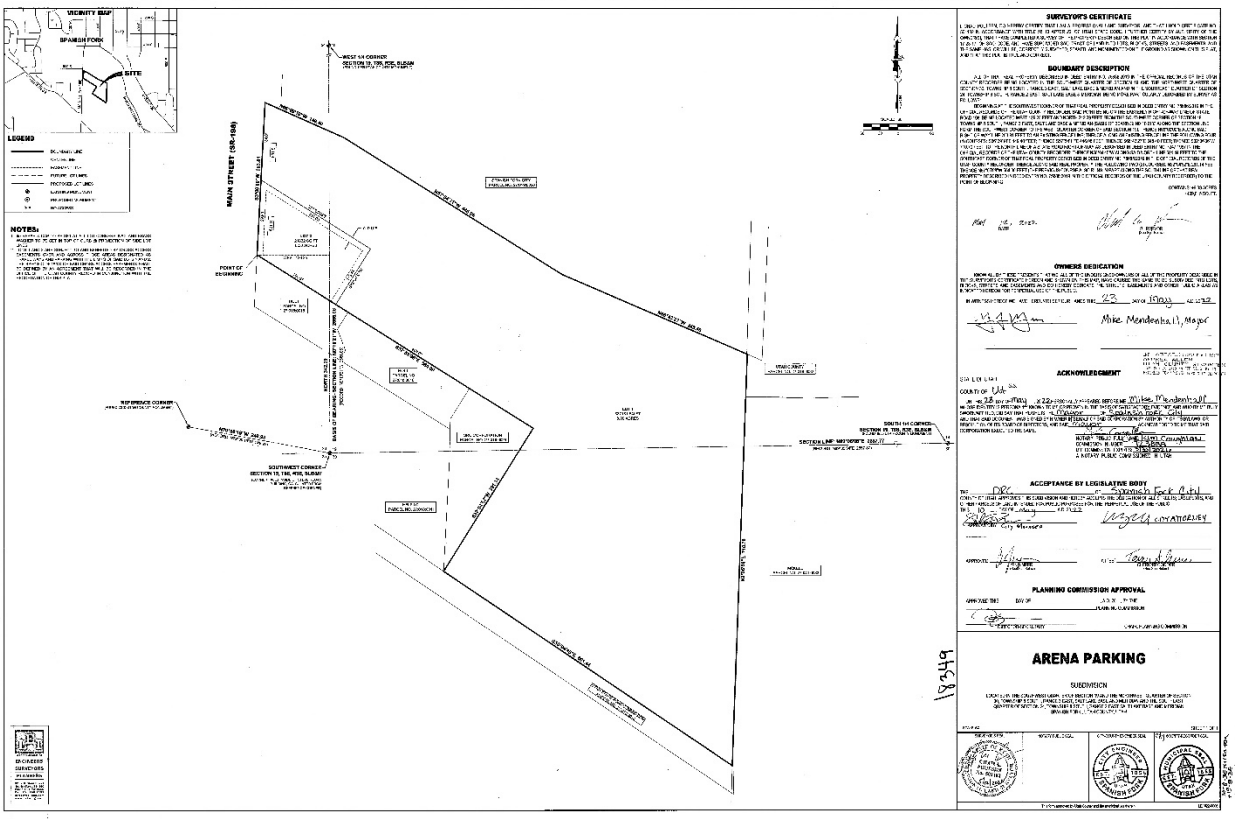
REAMS
NEW REAMS - SPANISH FORK
621 SOUTH MAIN STREET
SPANISH FORK, UTAH

A1.1



REAMS
NEW REAMS - SPANISH FORK
621 SOUTH MAIN STREET
SPANISH FORK, UTAH

A1.2


VICINITY MAP
SPANISH FORK
SITE
LEGEND
NOTES:
MAIN STREET (SR-164)
POINT OF BEGINNING
REFERENCE CORNER
SOUTHWEST CORNER SECTION 10, T6S, R1E, SLB&M
SOUTH 1/4 CORNER SECTION 10, T6S, R1E, SLB&M
SECTION LINE, MEASURED S89°58'E
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNERS DEDICATION
Mike Mendenhall, Mayor
ACKNOWLEDGEMENT
ACCEPTANCE BY LEGISLATIVE BODY
PLANNING COMMISSION APPROVAL
ARENA PARKING
SUBDIVISION
18549

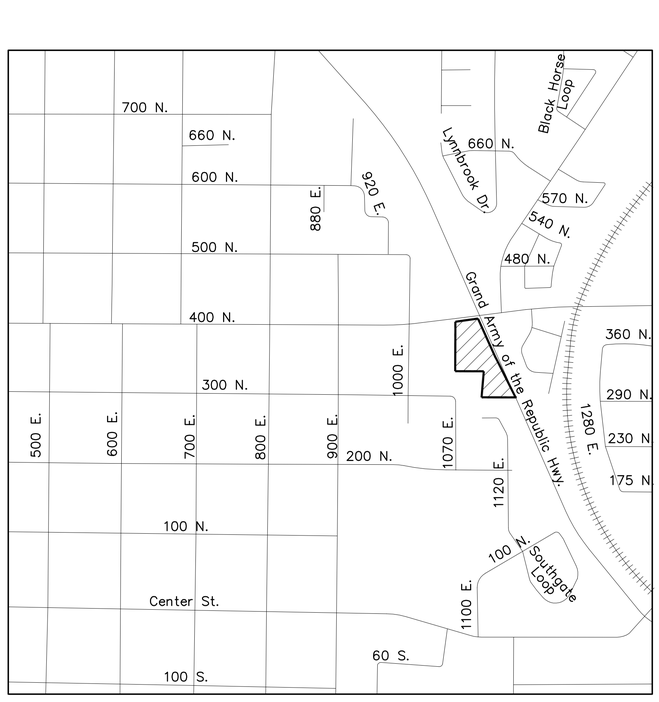
ESCALANTE TOWNHOMES

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. SESD 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
-NTS-

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

ESCALANTE TOWNHOMES

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

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

DATA TABLE:
TOTAL ACREAGE=2.11
TOTAL # OF UNITS=20
TOTAL ACREAGE OF UNITS=0.37
ACREAGE IN ROADS=0.00
DENSITY (UNITS/ACRE)=9.48
TOTAL ACREAGE OF OPEN SPACE/PONDS=0.89
% OF OPEN SPACE=42.18%

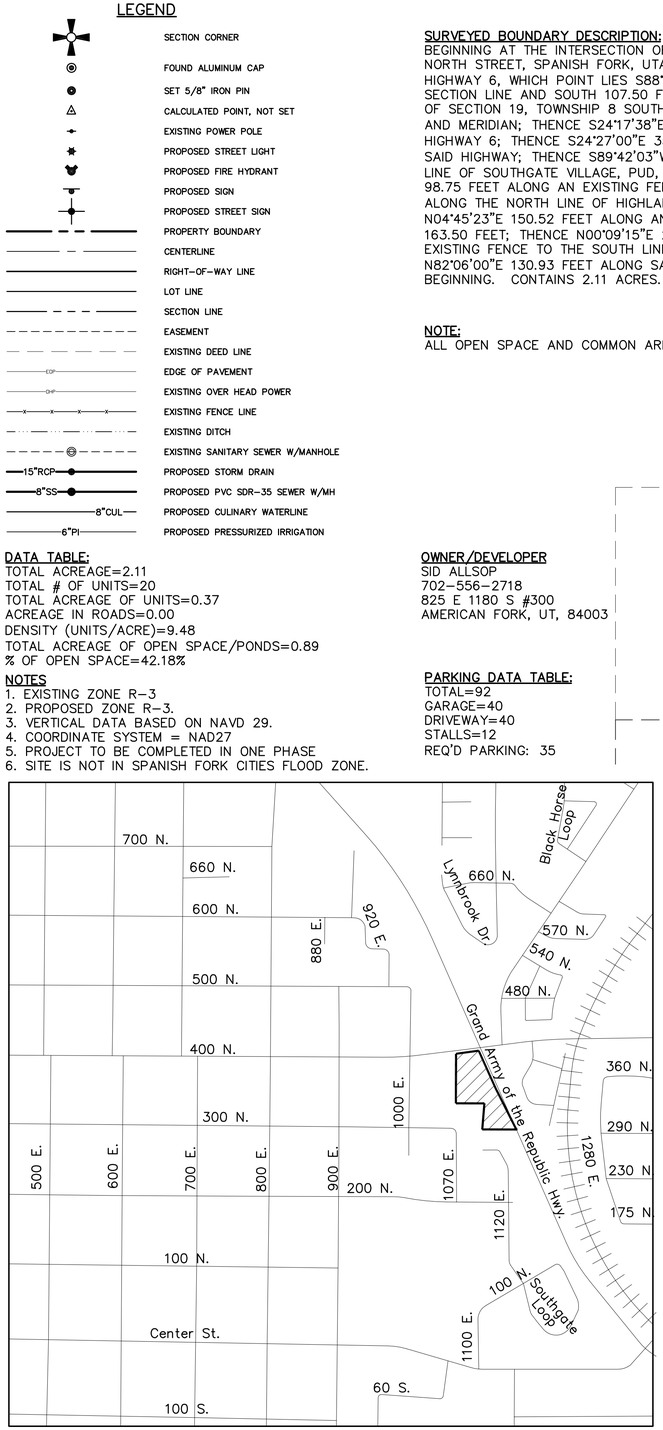
NOTES
1. EXISTING ZONE R-3
2. PROPOSED ZONE R-3.
3. VERTICAL DATA BASED ON NAVD 29.
4. COORDINATE SYSTEM = NAD27
5. PROJECT TO BE COMPLETED IN ONE PHASE
6. SITE IS NOT IN SPANISH FORK CITIES FLOOD ZONE.

SURVEYED BOUNDARY DESCRIPTION:
BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF 400 NORTH STREET, SPANISH FORK, UTAH, AND THE WESTERLY LINE OF HIGHWAY 6, WHICH POINT LIES S88°28'13"W 102.54 FEET ALONG THE SECTION LINE AND SOUTH 107.50 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S24°17'38"E 247.41 FEET ALONG SAID HIGHWAY 6; THENCE S24°27'00"E 356.00 FEET CONTINUING ALONG SAID HIGHWAY; THENCE S89°42'03"W 143.79 FEET ALONG THE NORTH LINE OF SOUTHGATE VILLAGE, PUD, PHASE 4; THENCE N00°37'09"E 98.75 FEET ALONG AN EXISTING FENCE; THENCE WEST 85.85 FEET ALONG THE NORTH LINE OF HIGHLAND ESTATES, PLAT "A"; THENCE N04°45'23"E 150.52 FEET ALONG AN EXISTING FENCE; THENCE WEST 163.50 FEET; THENCE N00°09'15"E 283.59 FEET PARTIALLY ALONG AN EXISTING FENCE TO THE SOUTH LINE OF 400 NORTH STREET; THENCE N82°06'00"E 130.93 FEET ALONG SAID STREET TO THE POINT OF BEGINNING. CONTAINS 2.11 ACRES.

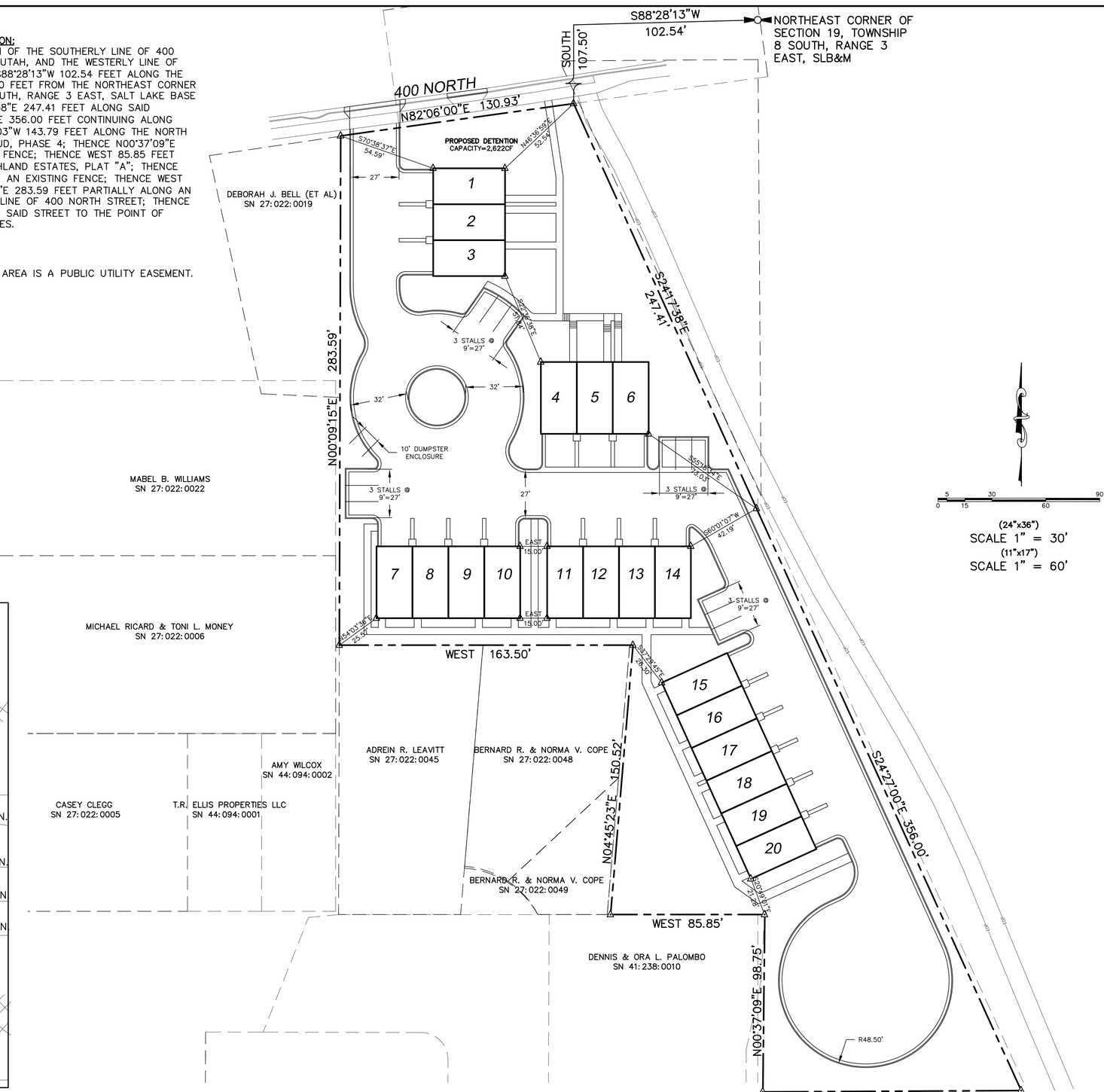
NOTE:
ALL OPEN SPACE AND COMMON AREA IS A PUBLIC UTILITY EASEMENT.

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

PARKING DATA TABLE:
TOTAL=92
GARAGE=40
DRIVEWAY=40
STALLS=12
REQ'D PARKING: 35



VICINITY MAP
-NTS-



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

SHEET NO. 2

NO.	REVISIONS	BY	DATE
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OVERALL BOUNDARY

SPANISH FORK, UTAH

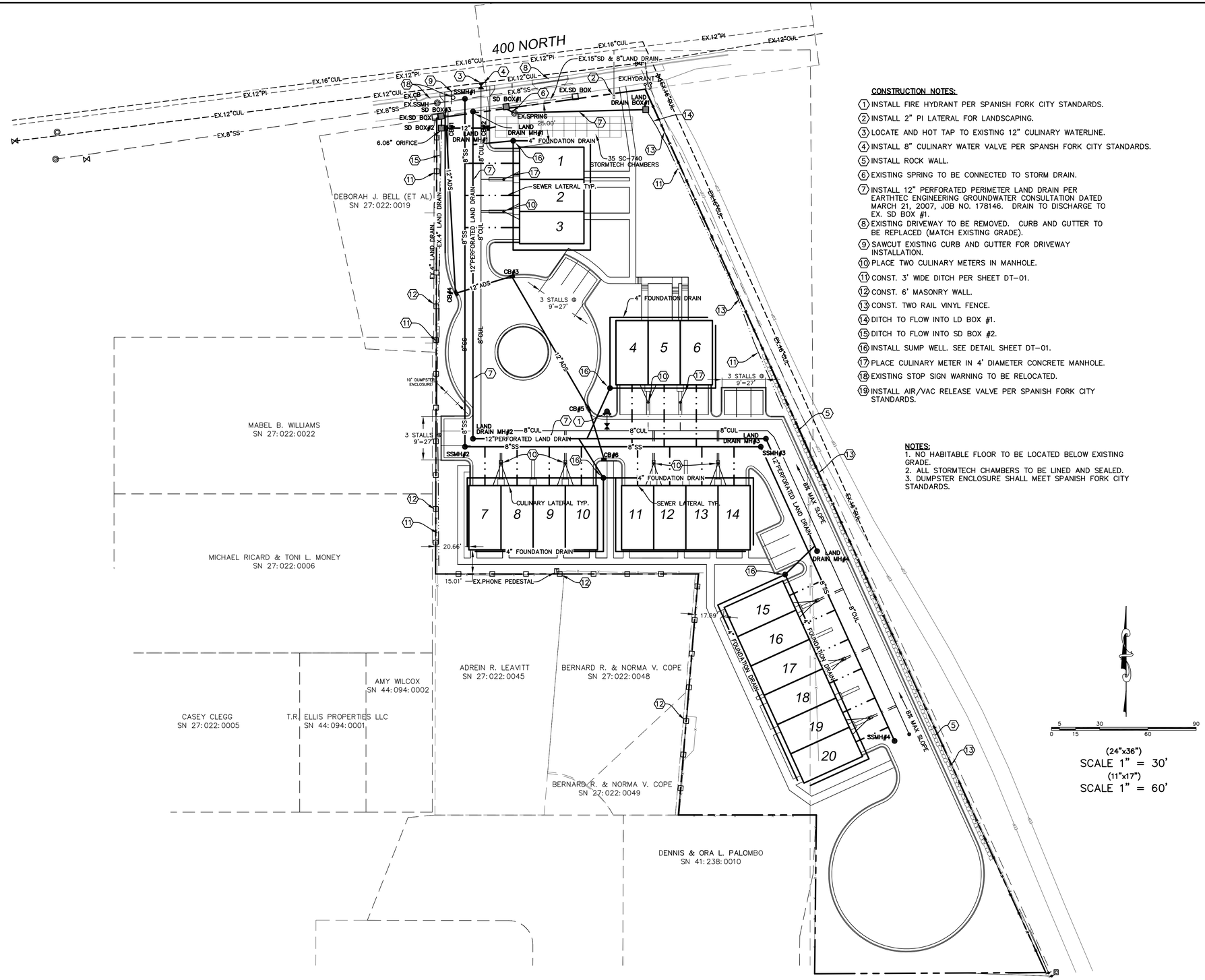
ESCALANTE TOWNHOMES
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

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LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- 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

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



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

CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. INSTALL 2" PI LATERAL FOR LANDSCAPING.
3. LOCATE AND HOT TAP TO EXISTING 12" CULINARY WATERLINE.
4. INSTALL 8" CULINARY WATER VALVE PER SPANSH FORK CITY STANDARDS.
5. INSTALL ROCK WALL.
6. EXISTING SPRING TO BE CONNECTED TO STORM DRAIN.
7. INSTALL 12" PERFORATED PERIMETER LAND DRAIN PER EARTHTEC ENGINEERING GROUNDWATER CONSULTATION DATED MARCH 21, 2007, JOB NO. 178146. DRAIN TO DISCHARGE TO EX. SD BOX #1.
8. EXISTING DRIVEWAY TO BE REMOVED. CURB AND GUTTER TO BE REPLACED (MATCH EXISTING GRADE).
9. SAWCUT EXISTING CURB AND GUTTER FOR DRIVEWAY INSTALLATION.
10. PLACE TWO CULINARY METERS IN MANHOLE.
11. CONST. 3' WIDE DITCH PER SHEET DT-01.
12. CONST. 6' MASONRY WALL.
13. CONST. TWO RAIL VINYL FENCE.
14. DITCH TO FLOW INTO LD BOX #1.
15. DITCH TO FLOW INTO SD BOX #2.
16. INSTALL SUMP WELL. SEE DETAIL SHEET DT-01.
17. PLACE CULINARY METER IN 4' DIAMETER CONCRETE MANHOLE.
18. EXISTING STOP SIGN WARNING TO BE RELOCATED.
19. INSTALL AIR/VAC RELEASE VALVE PER SPANISH FORK CITY STANDARDS.

NOTES:

1. NO HABITABLE FLOOR TO BE LOCATED BELOW EXISTING GRADE.
2. ALL STORMTECH CHAMBERS TO BE LINED AND SEALED.
3. DUMPSTER ENCLOSURE SHALL MEET SPANISH FORK CITY STANDARDS.

SHEET NO. 3

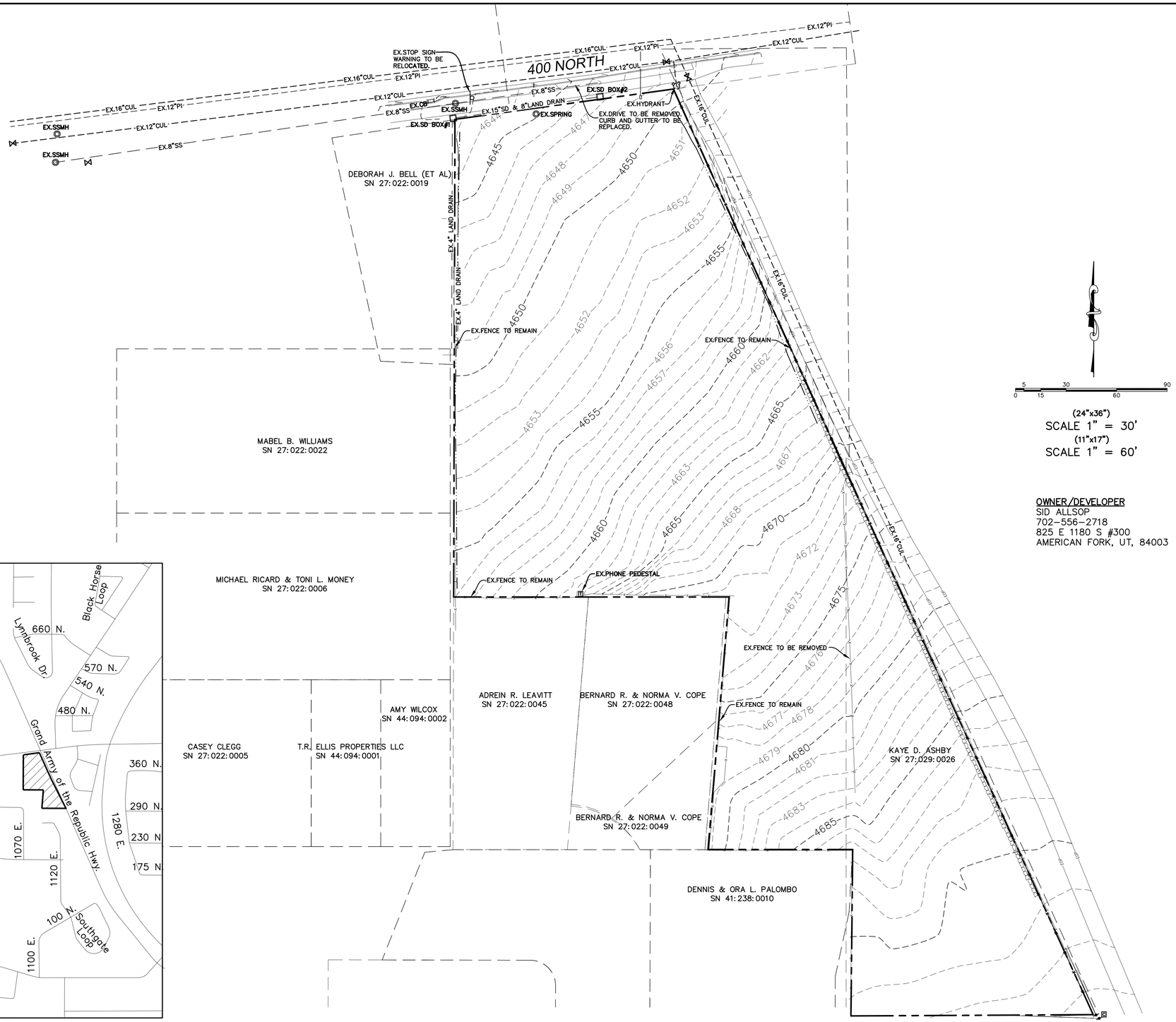
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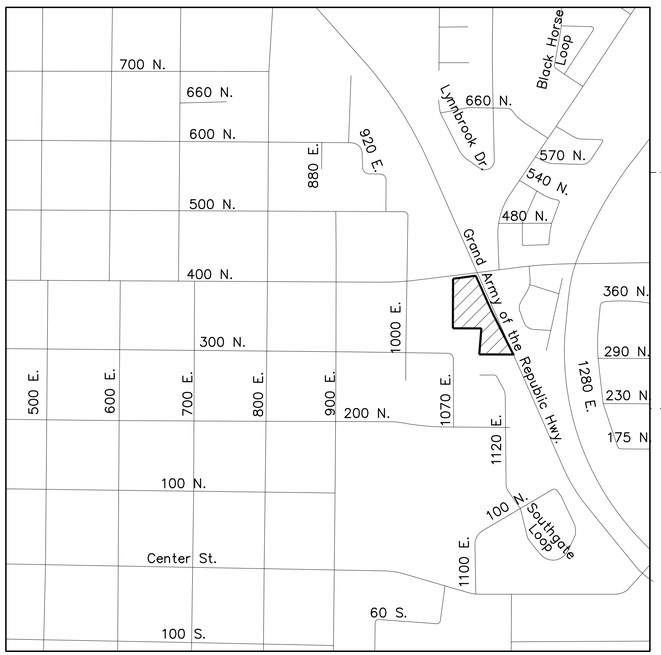
OVERALL SITE PLAN

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

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VICINITY MAP
–NTS–

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

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

SHEET NO. 4

NO.	REVISIONS	BY	DATE
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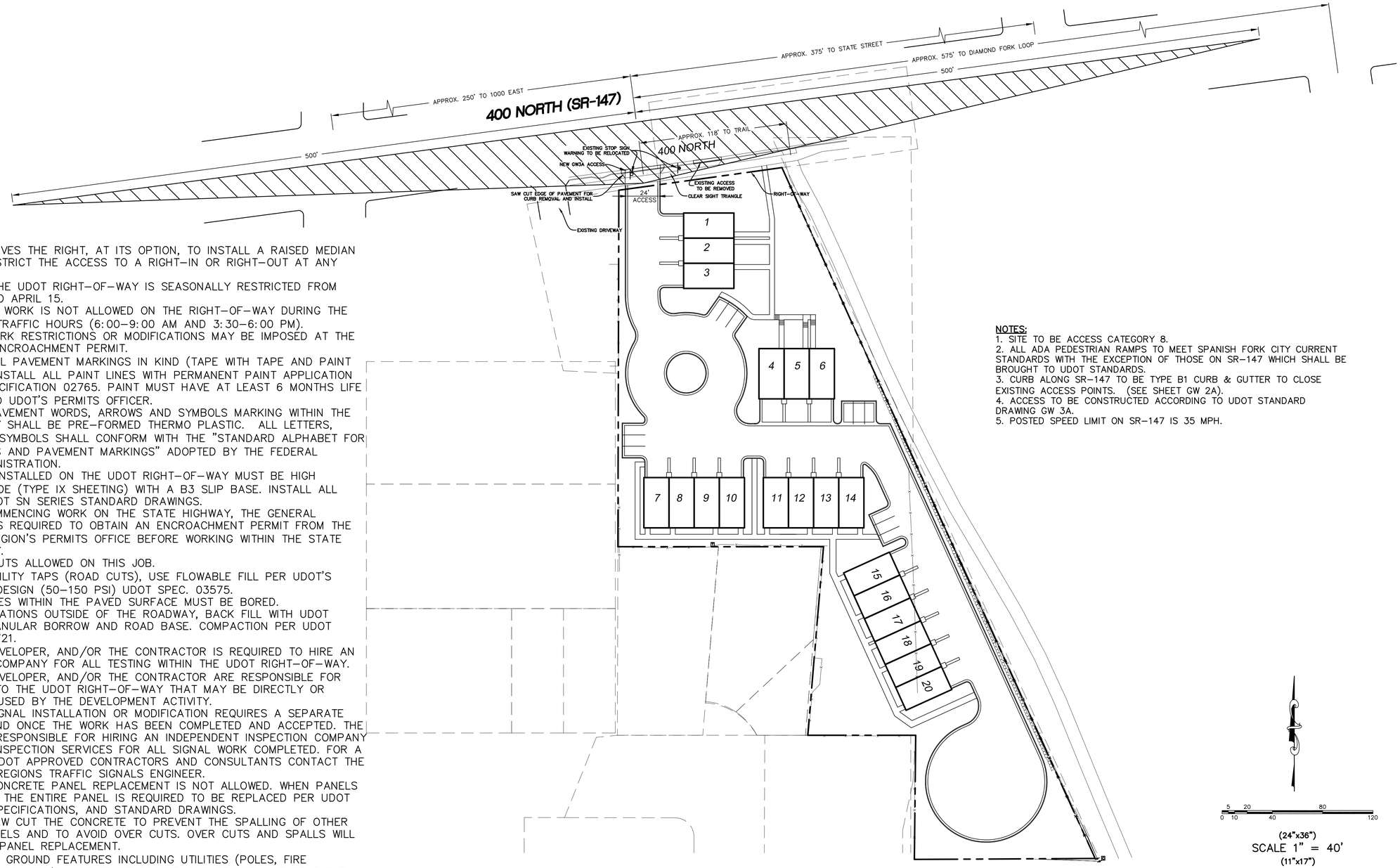
EXISTING TOPOGRAPHY

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

Z:\2017\17-063 Perez Townhomes\CAD\CPRELIMINARY\04-EXISTING TOPOGRAPHY.dwg 8/10/2017 2:15:55 PM MDT



<u>UDOT NOTES:</u>

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 3:30-6:00 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 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 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 STANDARD 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.

<u>NOTES:</u>

1. SITE TO BE ACCESS CATEGORY 8.
2. 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.
3. CURB ALONG SR-147 TO BE TYPE B1 CURB & GUTTER TO CLOSE EXISTING ACCESS POINTS. (SEE SHEET GW 2A).
4. ACCESS TO BE CONSTRUCTED ACCORDING TO UDOT STANDARD DRAWING GW 3A.
5. POSTED SPEED LIMIT ON SR-147 IS 35 MPH.

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

SHEET NO. 5

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UDOT ACCESS PLAN

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

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ELECTRICAL LEGEND

PRIMARY ELECTRICAL CONDUIT — UGE

SECONDARY ELECTRICAL CONDUIT — UGE

SHADOW CONDUIT

SERVICE DROP

PRIMARY SECTIONALIZERS — 18 — 30

STREETLIGHT

SECONDARY JUNCTION BOX — J (PEDESTAL TYPE)

TRANSFORMERS — T (PAD) — T (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 XLPE 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

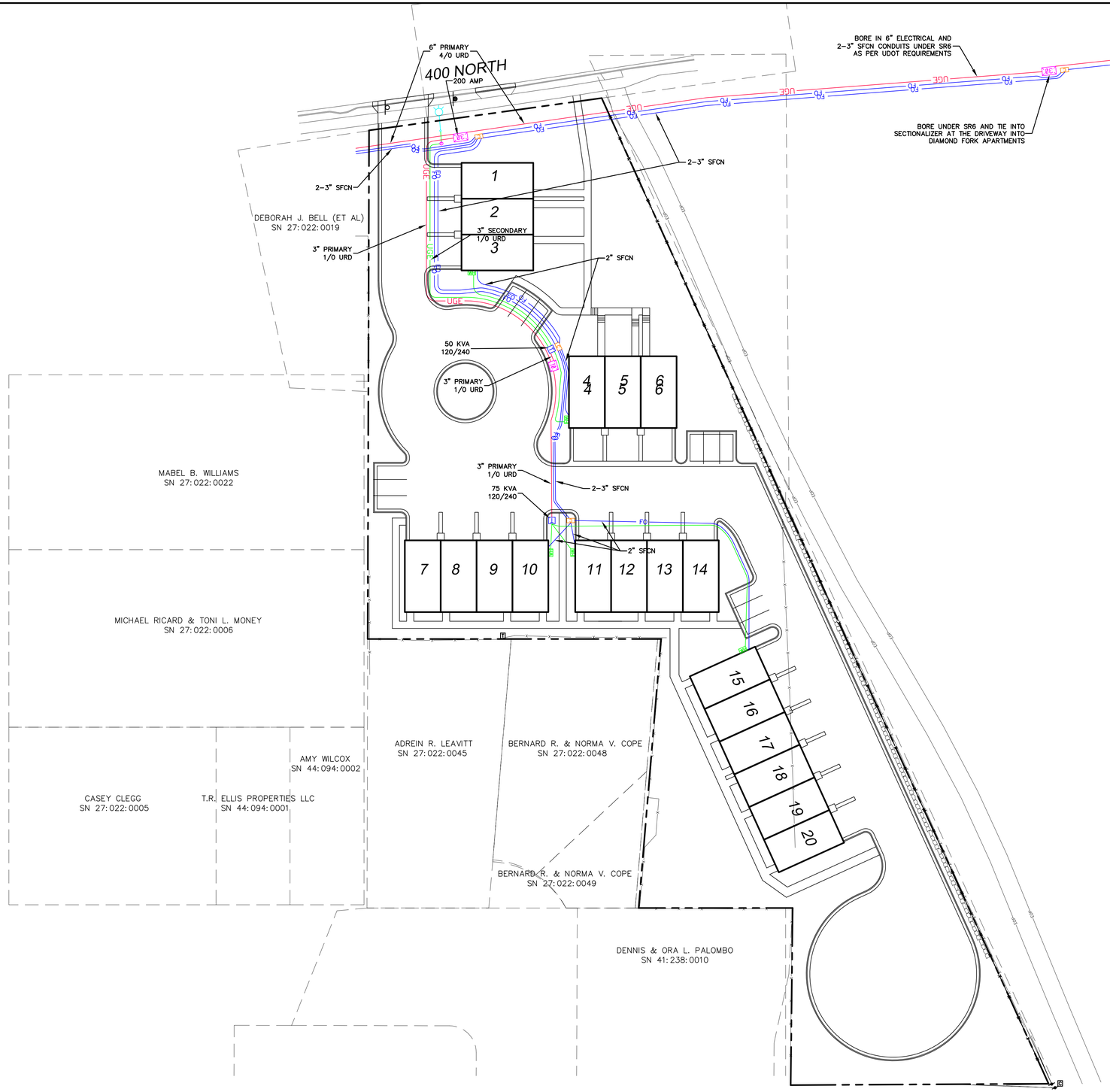
SFCN NOTES:
1. CONDUIT FOR SERVICE DROPS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SECONDARY RUNS SHALL BE 2" (RNC).
3. CONDUIT FOR MAIN RUNS SHALL BE 2" (RNC).
4. CONDUIT FOR FIBER OPTICS SHALL BE 3" (RNC) UNLESS OTHERWISE SPECIFIED.
5. LONG-RADIUS ELBOWS CONSTRUCTED OF 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.



0 5 15 30 60 90

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

SHEET NO. 6

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ELECTRICAL DESIGN

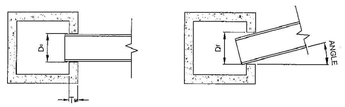
SPANISH FORK, UTAH

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

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CLEANOUT AND INLET SIZING GUIDELINES



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

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

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

ANGLE: THE ANGLE AT WHICH THE PIPE IS SKEWED.

FORMULA:

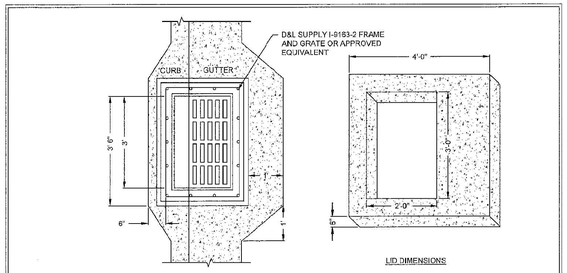
$D_R = (OD \times 1/COS(ANGLE)) + (TAN(ANGLE) \times T_W)$

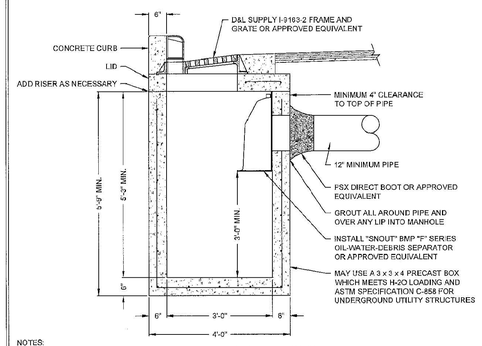
CONCRETE PIPE OUTER DIAMETERS BASED ON 6" CLEANOUT WALL THICKNESS AND PIPE ANGLE AT CLEANOUT

ANGLE OF PIPE ENTERING BOX	0°	5°	10°	15°	20°	30°	45°
INSIDE DIAMETER (ID)	OUTSIDE BARREL DIAMETER (OD)						
12.0"	16.5"	17.1"	17.8"	18.7"	19.7"	22.5"	29.3"
15.0"	19.8"	20.4"	21.1"	22.1"	23.2"	26.3"	33.9"
18.0"	23.0"	23.6"	24.4"	25.4"	26.7"	30.0"	38.5"
21.0"	27.0"	27.6"	28.5"	29.6"	30.9"	34.6"	44.2"
24.0"	30.0"	30.6"	31.5"	32.7"	34.1"	38.1"	48.4"
27.0"	35.0"	35.7"	36.6"	37.8"	39.4"	43.9"	55.5"
30.0"	38.3"	38.9"	39.9"	41.2"	42.9"	47.6"	60.1"
36.0"	45.6"	46.6"	47.6"	49.1"	51.0"	56.4"	
42.0"	62.2"	53.0"	54.1"	55.7"	57.8"	63.8"	
48.0"	59.4"	60.2"	61.4"	63.1"			
54.0"							
60.0"							
66.0"							
72.0"							
84.0"							
90.0"							
96.0"							

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

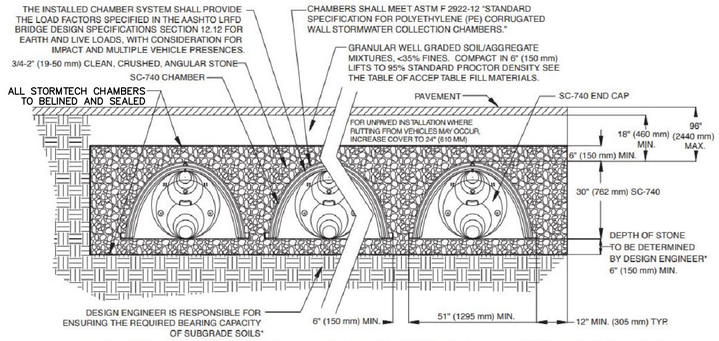
SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	STANDARD DRAWING BOX SIZING	DRAWN: JLR DESIGN: CJP CHECK: CMT DATE: 5/10/18	SCALE: NONE STANDARD 34





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

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	STANDARD DRAWING STORM WATER INLET BOX	DRAWN: JLR DESIGN: CJP CHECK: CMT DATE: 3/16/18	SCALE: NONE STANDARD 26

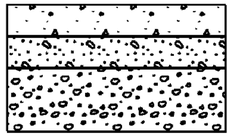


THIS CROSS SECTION DETAILS THE REQUIREMENTS NECESSARY TO SATISFY THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS USING STORMTECH CHAMBERS

7" HMA UDOT APPROVED MIX DESIGN

6" UNTREATED BASE COURSE

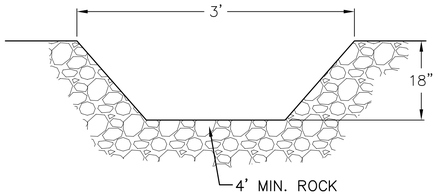
12" GRANULAR BORROW



PAVEMENT SECTION FOR STATE HIGHWAY

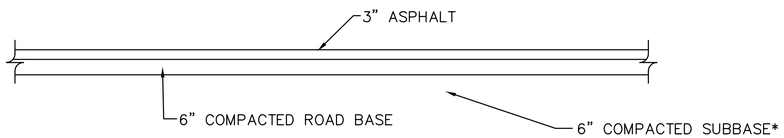
NOTE:

ALL MATERIALS TO MEET UDOT SPECIFICATIONS



DITCH SECTION

–NTS–

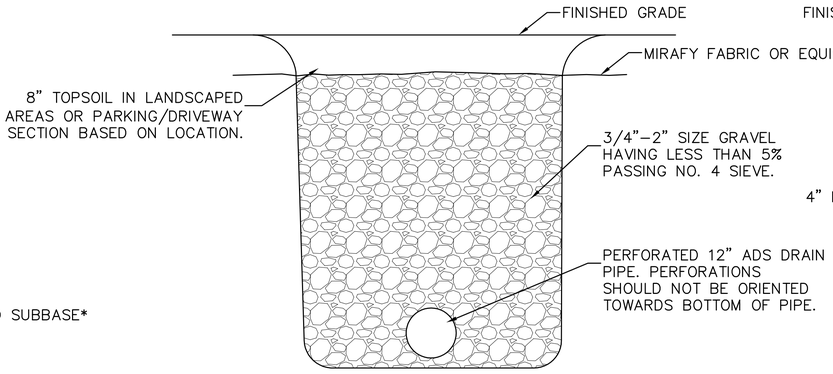


*STABILIZATION MAY BE REQUIRED

TYPICAL PARKING/DRIVEWAY SECTION

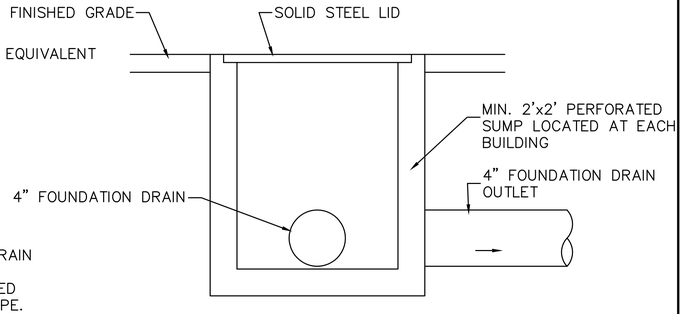
–NTS–

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



LAND DRAIN DETAIL

–NTS–



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.

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DETAIL SHEET

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

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REVISIONS

NO.	REMARKS	BY	DATE

BRADSHAW SUBDIVISION
420 EAST 1158 SOUTH
SPANISH FORK, UTAH

SCALE: 1:20
DATE: 3/9/2022
DESIGNED BY: IJR
CHECKED BY: IJR

WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-448-1173

APPROVED

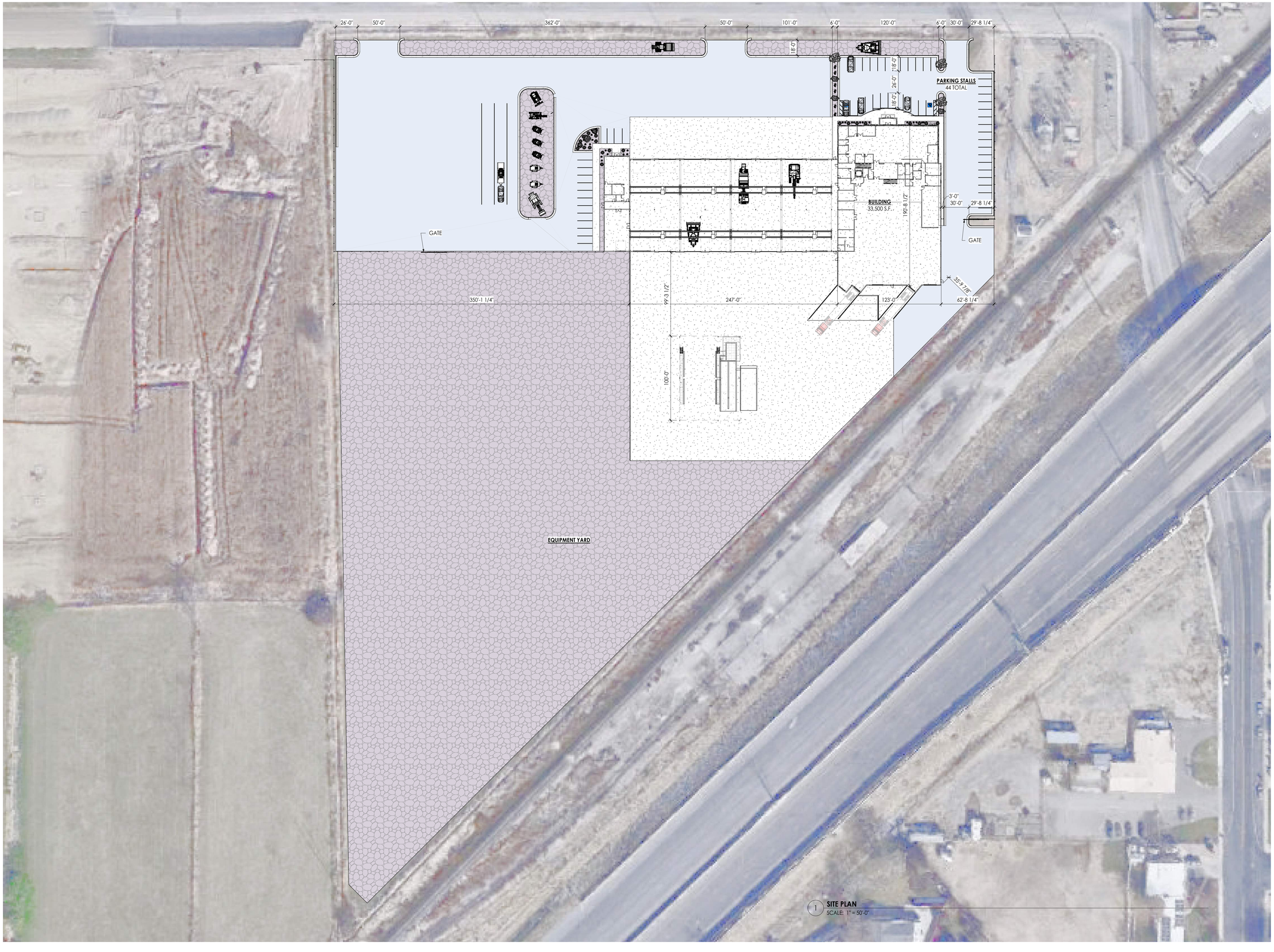
PROFESSIONAL ENGINEER

PROJECT: BRADSHAW SUBDIVISION
420 EAST 1158 SOUTH

PROJECT NUMBER: TBD

SITE PLAN

SHEET NO. C300



1 **SITE PLAN**
SCALE: 1" = 50'-0"

HUGHES
GENERAL CONTRACTORS

CORPORATE OFFICE
900 North Redwood Road
P.O. Box 540700
North Salt Lake, Utah 84054-0700

Phone: 801.292.1411
Fax: 801.292.0530

ST. GEORGE OFFICE
62 W. Washington City Ind. Drive
Washington City, Utah 84780

Phone 435.628.0047
Fax: 435.628.0328

CONSULTANT

PROJECT
WHEELER MACHINERY SPANISH FORK

PROJECT ADDRESS
1000 N 300 W
Spanish Fork, Utah

DATE
06.29.2022

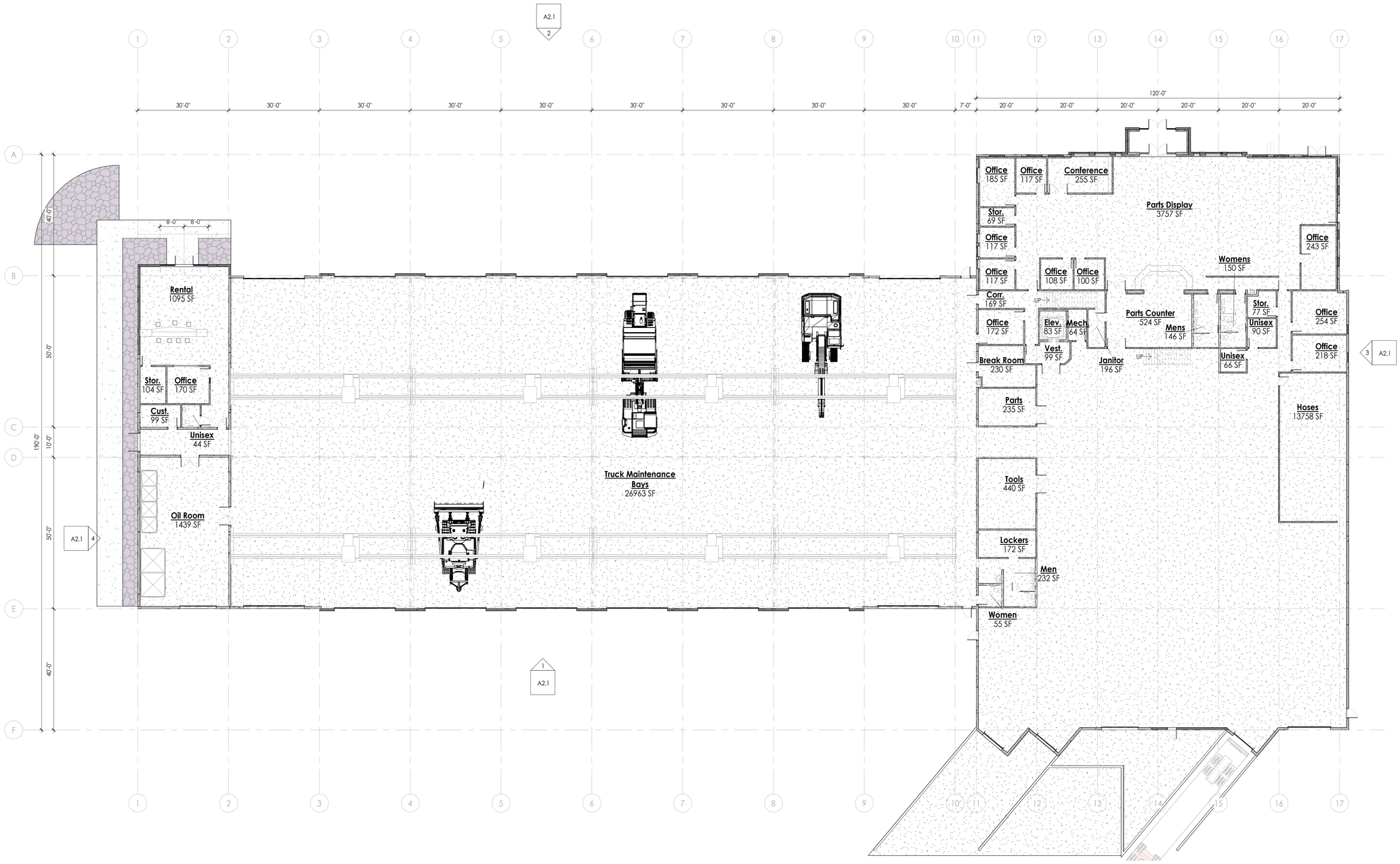
REVISONS

DELTA	DATE	DESCRIPTION

SHEET NAME
SITE PLAN

REVIEW SET

SHEET NUMBER
AS1.1



1 **MAIN LEVEL FLOOR PLAN**
SCALE: 1/16" = 1'-0"

HUGHES
GENERAL CONTRACTORS

CORPORATE OFFICE
900 North Redwood Road
P.O. Box 540700
North Salt Lake, Utah 84054-0700

Phone: 801.292.1411
Fax: 801.292.0530

ST. GEORGE OFFICE
62 W. Washington City Ind. Drive
Washington City, Utah 84780

Phone 435.628.0047
Fax: 435.628.0328

CONSULTANT

PROJECT
WHEELER MACHINERY SPANISH FORK

PROJECT ADDRESS
1000 N 300 W
Spanish Fork, Utah

DATE
06.29.2022

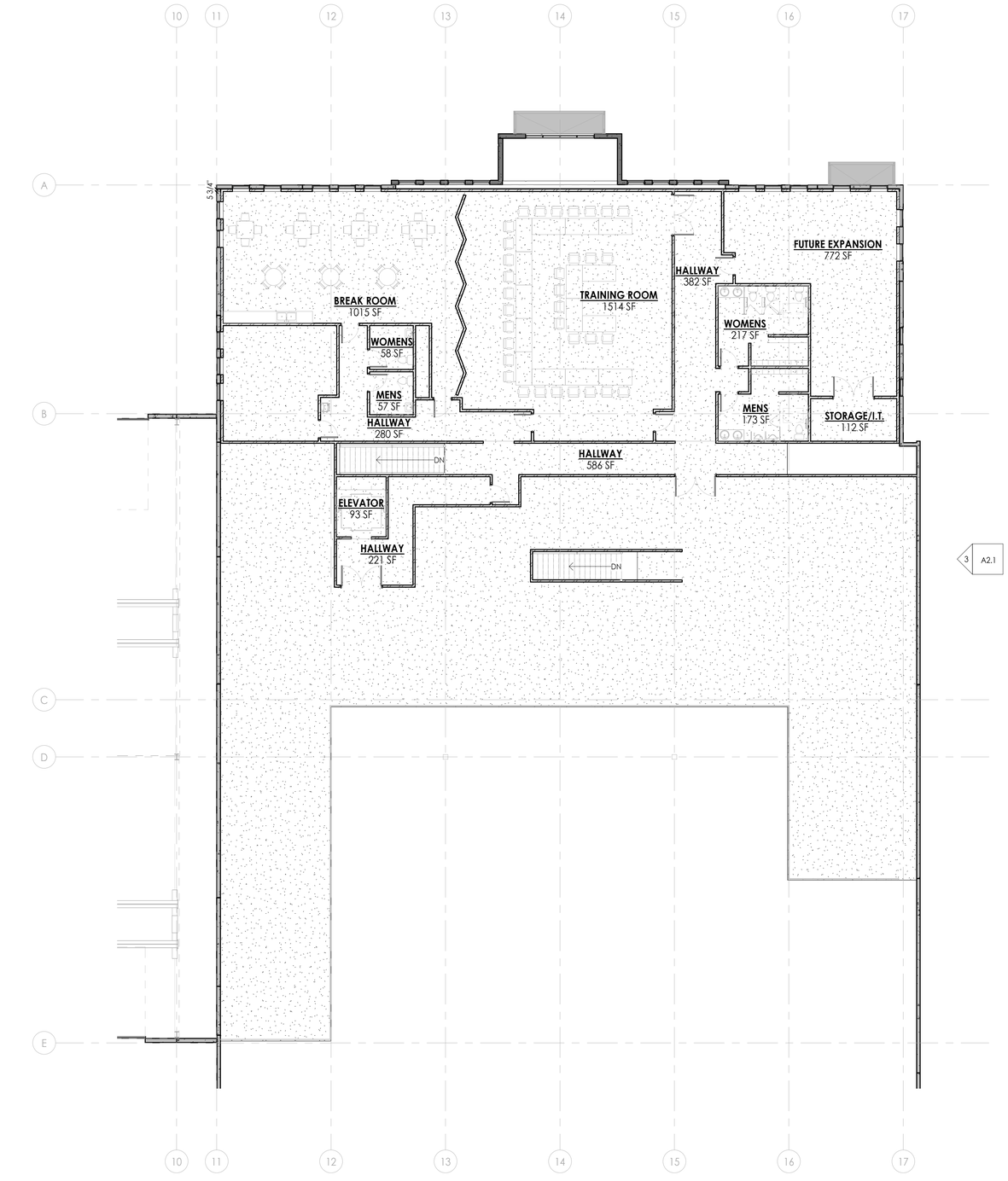
REVISONS

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MAIN LEVEL FLOOR PLAN

SHEET NUMBER
A1.1

REVIEW SET



1 **UPPER LEVEL FLOOR PLAN**
SCALE: 3/32" = 1'-0"

REVIEW SET

HUGHES
GENERAL CONTRACTORS

CORPORATE OFFICE
900 North Redwood Road
P.O. Box 540700
North Salt Lake, Utah 84054-0700

Phone: 801.292.1411
Fax: 801.292.0530

ST. GEORGE OFFICE
62 W. Washington City Ind. Drive
Washington City, Utah 84780

Phone 435.628.0047
Fax: 435.628.0328

CONSULTANT

PROJECT

WHEELER MACHINERY SPANISH FORK

PROJECT ADDRESS

1000 N 300 W
Spanish Fork, Utah

DATE

06.29.2022

REVISONS

DELTA	DATE	DESCRIPTION

SHEET NAME

UPPER LEVEL FLOOR PLAN

SHEET NUMBER

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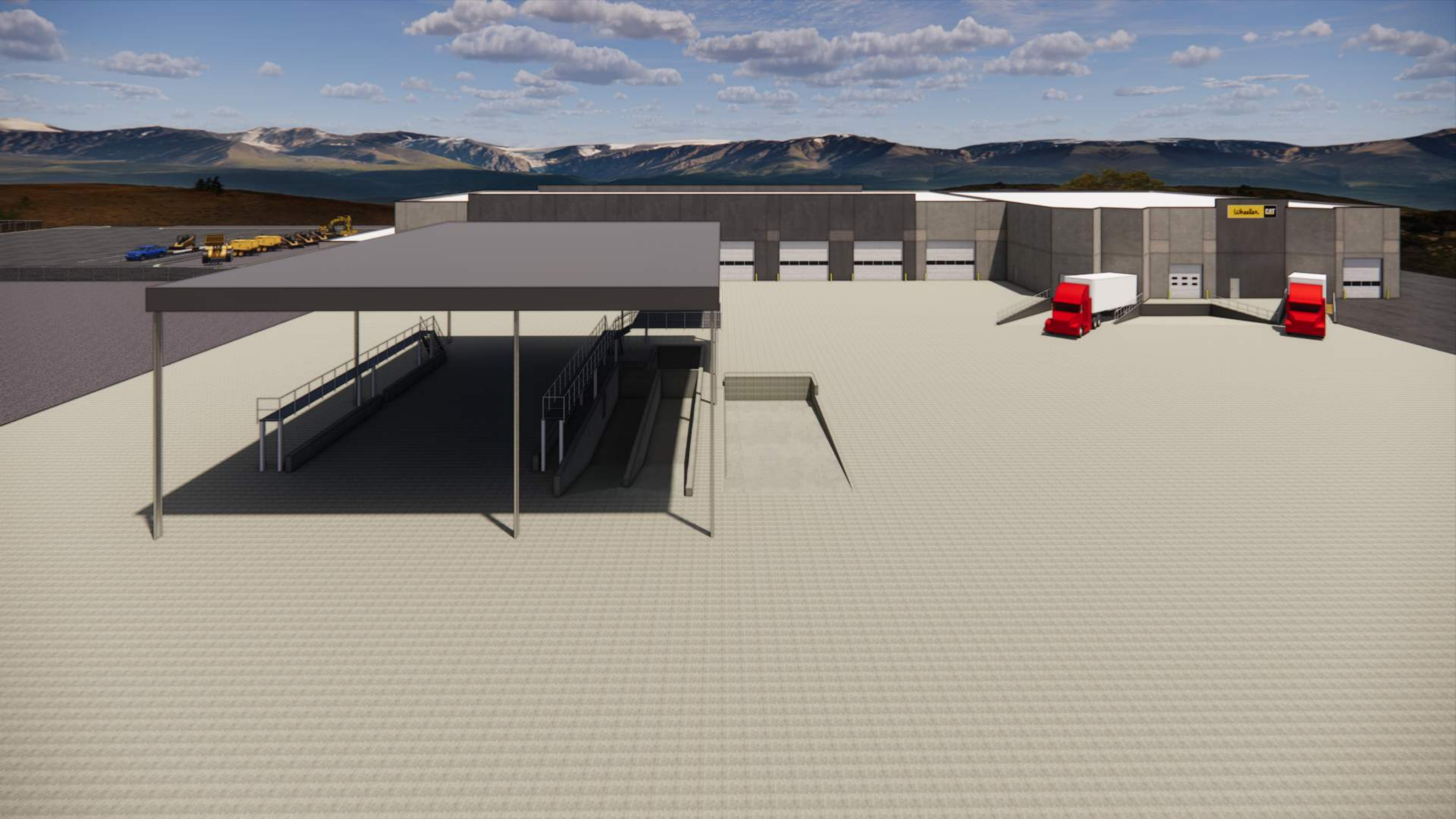

Wheeler
CAT


Wheeler
CAT


Wheeler
CAT
CAT


Wheeler
CAT
RETAIL OFFICE


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Wheeler
CAT