



**Wednesday, October 5, 2022
Planning Commission**

Planning Commission Agenda

PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting at the City Council Chambers, 40 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:30 p.m. and Planning Commission Meeting commencing at 6:00 p.m. on **October 5, 2022.**

Planning Commissioners

**Jesse Cardon
John Mendenhall
Todd Mitchell
Shauna Warnick
Joseph Earnest
Michelle Carroll**

SPANISH FORK CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Planning Commission Meetings located at the City Council Chambers, 40 South Main Street, Spanish Fork. If you need special accommodation to participate in the meeting, please contact the Community Development Office at 801-804-4580.

1. 5:30pm WORK SESSION -No formal actions are taken in a work session.

2. Minutes

Subject	A. September 7, 2022
Meeting	Oct 5, 2022 - Planning Commission
Category	2. Minutes
Access	Public
Type	Action, Minutes

File Attachments
[minutes.planningcommission.9-7-2022.pdf \(1,179 KB\)](#)

3. Preliminary Plat

Subject	A. ESCALANTE TOWNHOMES. The proposal involves Preliminary Plat approval of a Master Planned Development that includes 20 residential townhome units to be located at 1060 East 400 North.
Meeting	Oct 5, 2022 - Planning Commission
Category	3. Preliminary Plat

Access	Public
Type	Action, Discussion

File Attachments

[report.pc.escalantetownhomes.10-5-2022.pdf](#) (8,701 KB)

[plans.escalantetownhomes.9-12-2022.pdf](#) (3,299 KB)

4. Other Discussion

5. Adjourn

Draft Minutes
Spanish Fork City Planning Commission
40 South Main Street
Spanish Fork, Utah
September 7, 2022

Commission Members Present: Chairman Jesse Cardon, Commissioners John Mendenhall, Shauna Warnick, Joseph Earnest, Michelle Carroll.

Staff Members Present: Dave Anderson, Community Development Director; Brandon Snyder Snyder, City Planner; Michael Clark, Staff Engineering; Ana Burgi, Assistant City Attorney; Jackson Dille, Planning Intern.

Citizens Present: Chris Child, Cody Brazell.

WORK SESSION

Chairman Cardon called the meeting to order at 6:07 PM.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Mendenhall led the pledge.

MINUTES

August 3, 2022

Commissioner Warnick moved to approve the minutes from August 3, 2022.

Commissioner Carroll seconded and the motion passed all in favor.

PRELIMINARY PLAT

Parkway Plaza

Dave Anderson gave a brief background on the site's location and history. The approval tonight is necessary for the applicant to get the plat recorded. It has been hard to find good space for professional buildings in Spanish Fork, so they are excited to have this proposal. There have not been a lot of new office space projects in Spanish Fork. Retail, industrial, and residential uses have all grown much faster than office use. One design proposal is similar to an office space in north Springville that has been well received.

The applicant, Chris Child, rose to speak about their plans for the site. COVID slowed down their plans for the site, they are excited to start progressing. They already have buyers for some buildings. There seems to be more demand for a contemporary design. The completion of a road nearby will increase visibility and demand for the project.

Commissioner Earnest moved to recommend approval of the Parkway Plaza Preliminary Plat based on the following findings and subject to the following condition.

Findings:

1. That convenience stores, professional offices, and preschools are all permitted uses in the Commercial-2 Zone.
2. That the proposed plans are consistent with the City's Construction Standards.

Condition:

1. That the applicant addresses any redlines provided by Staff.

Commissioner Carroll seconded and the motion passed all in favor.

PROJECT SIGNAGE PLAN

Canyon Creek Project Signage Plan Amended

Dave Anderson gave a background of how the Project Signage Plan allows for more signs than would typically be allowed. The Project Signage Plan for this area has been

amended twice. The current plan allows for the construction of a 40-foot sign along Commerce Way. Approval of the proposed plan would allow for the construction of a 45-foot sign along commerce way. Dave Anderson said the difference would be negligible.

Chairman Cardon asked for a street view. He is concerned about how the proposed sign would interact with the existing Wiggy Wash sign.

Discussion ensued regarding the location of the sign.

Commissioner Mendenhall said he is concerned that this sign would interfere with Wiggy Wash.

Commissioner Earnest said if Wiggy Wash approves this plan that would change the Commission's considerations.

Commissioner Mendenhall mentioned that this intersection is a very busy area. Those going onto the freeway will have a better vantage point of the sign than most other motorists.

Michael Clark asked why the sign is proposed for that specific location.

Cody Brazell said the location of utilities on the site makes the proposed location the best site.

Discussion ensued regarding proximity of the proposed sign to the Wiggy Wash sign.

Commissioner Mendenhall said businesses along Highway 6 already have a lot of visibility. Most of the sign space will be used by interior stores.

Commissioner Earnest said he thinks he is in favor of the plan.

Chairman Cardon asked if the Commission will just be making a recommendation on this item tonight.

Dave Anderson said yes they will.

Chairman Cardon said he doesn't need to see the proposal again if Wiggy Wash is involved in the process.

Commissioner Earnest asked what would happen if Wiggy Wash was not ok with it.

Chairman Cardon said he would want another solution.

Commissioner Mendenhall asked what the conditions of approval should be.

Commissioner Carroll moved to recommend approval of the Canyon Creek Project Signage Plan Amended Project Signage Plan subject to the following condition.

Condition:

1. That Woodbury Corporation come to the City Council with information regarding Wiggy Wash's support of the proposed signage plan.

Commissioner Mendenhall seconded and the motion passed all in favor.

TITLE 15 AMENDMENTS (PUBLIC HEARING)

Travel Trailers and Dwellings

Dave Anderson said he doesn't view this as changing the rules. He views this as a clarification that fifth wheels cannot be classified as a dwelling. What's proposed tonight will make it easier for code enforcers to help residents come into compliance. Defining recreational vehicles and ADU's will help to clarify the purpose of the existing law. Recreational vehicles cannot be used as dwellings. It is a small change but it is required to hold a public hearing on the issue.

Commissioner Mendenhall said the main concern is long-term habitation, not someone staying in an RV as they renovate their home.

Brandon Snyder said both are a concern, but the long-term habitation is the biggest concern.

Dave Anderson said this language has some latitude, it applies more to a dwelling unit situation rather than a temporary situation. Code enforcement will have some room for interpretation of events and longitude of situation.

Commissioner Mendenhall clarified this is like having a flat tire versus having a broken car in your driveway for 8 years.

Commissioner Earnest said the municipal code does not clarify duration, so an officer could give a ticket after one night. But if the code were to clarify one night is allowed, the door would be opened to overnight rentals.

Dave Anderson said this issue was already raised in a previous meeting. They want to keep code concise. Staff has decided that letting the code enforcers exercise reasonable judgment is the best course. Dave Anderson said the changes proposed are not intended to make enforcement more aggressive.

Commissioner Earnest gave the example of cousins staying in an RV in the driveway overnight. He does not want situations like those enforced.

Ana Burgi, the Assistant City Attorney, clarified there is further definition on the issue in the code.

Discussion ensued regarding what can be defined as a residence and a dwelling unit. The Commission is more comfortable with the word "use" being replaced by the word "reside" so as to clarify the situations the code is intended to prevent.

Ana Burgi agreed that the proposed word change would be appropriate and helpful.

Chairman Jesse Cardon opened public hearing 6:51 PM.

There was no comment.

Chairman Jesse Cardon closed public hearing at 6:51 PM.

Commissioner Earnest moved to recommend approval of the Travel Trailers and Dwellings Title 15 Amendment subject to the following condition.

Condition:

1. That the proposed use of the word “use” in the text be replaced with the word “reside”.

Commissioner Mendenhall seconded and the motion passed all in favor.

Reimbursable Projects

Michael Clark is excited to be here and give this information. He said that the original language in this text was up to interpretation. This proposed change gives a set defined size for what is reimbursable.

Chairman Jesse Cardon opened public hearing at 6:54 PM.

There was no comment

Chairman Jesse Cardon closed public hearing 6:54 PM.

Commissioner Warnick moved to recommend approval of the Reimbursable Projects Title 15 Amendment.

Commissioner Carroll seconded and the motion passed all in favor.

GENERAL PLAN (PUBLIC HEARING)

Moderate Income Housing Element

Dave Anderson spoke about how for the past 20 years the state has required cities to provide a moderate income housing plan. The City has had a moderate income housing plan in place for a while. The new deadline is October 1, 2022. The public hearing held today will allow the City to have a public hearing for final approval with the City Council before the deadline. This is a rough draft and will see some tweaks.

Commissioner Earnest asked what the moderate income housing plan is and how it differs from the general plan.

Dave Anderson defined moderate income housing per the state code, which is housing that is affordable for those making 80% of the Area Median Income (AMI).

Commissioner Carroll said the state legislature is considering tougher enforcement if housing affordability is not enforced.

Commissioner Mendenhall spoke to his concerns about state enforcement overriding local control.

Commissioner Carroll commended Spanish Fork for choosing seven strategies and not just doing the bare minimum of three.

Commissioner Mendenhall spoke to the need for local regulation and building codes.

Dave Anderson spoke to the issue of rising fees and housing costs. Communities are under pressure to provide more housing. There are communities that have been good actors and communities that have been bad actors, and this needs to be a group effort. The selected strategies reflect Spanish Fork's efforts to provide moderate income housing. Dave Anderson then detailed the different strategies listed in the proposed moderate income housing report and the reasoning behind these strategies.

Commissioner Earnest said he wants to make sure moderate income housing includes large bedrooms for the families and good designs. He wants to make sure ADU's are large enough to provide for families.

Commissioner Warnick mentioned that those provisions are already in the code.

Discussion ensued regarding more strategies and the reasoning behind them.

Commissioner Carroll mentioned that the state asks for higher density land usage around interchanges because the state wants to see a return on their investment in the area.

Commissioner Earnest asked why low density land use around an interchange is a bad investment for the state.

Dave Anderson said that an interchange can accommodate much more intense uses that can generate much more economic growth.

Commissioner Earnest mentioned Arrowhead and Main as an area where higher density has been allowed near a transportation corridor.

Discussion ensued regarding TDR's.

Dave Anderson outlined the last remaining strategies on the plan.

Commissioner Earnest said he would love to see moderate income housing plans from other cities.

Dave Anderson said there is a wide variety of plans and efforts taken on them. Staff will provide examples.

Chairman Jesse Cardon opened public hearing at 7:38 PM.

There was no comment.

Chairman Jesse Cardon closed public hearing at 7:38 PM.

Chairman Jesse Cardon expressed appreciation of past City Councils for the action they have taken to provide moderate income housing. He thanked staff for their work on the report.

Commissioner Warnick said she wants staying power for the moderate income housing provided.

Commissioner Earnest said the City could allow smaller townhomes as long as they still allow adequate living space.

Commissioner Warnick mentioned her experience in other cities that high density residences can have staying power.

Chairman Jesse Cardon mentioned the need for requirements that will provide staying power.

Discussion ensued regarding changing needs and struggles to the affordable housing crisis.

Commissioner Earnest asked Commissioner Carroll her thoughts.

Commissioner Carroll said she's impressed with Spanish Fork City's track record and is excited for the station area plan.

Discussion ensued regarding affordable housing.

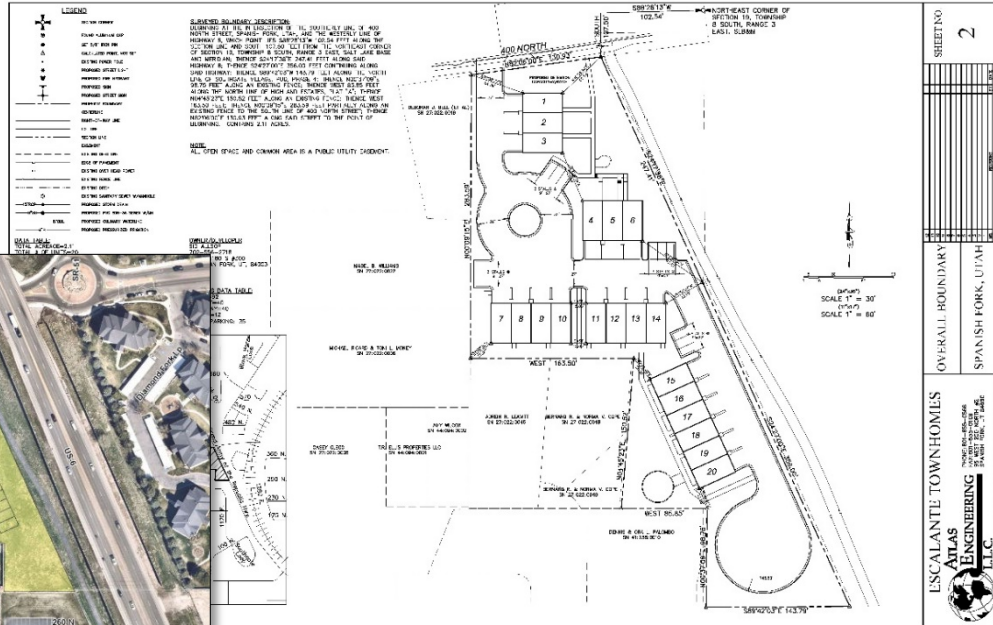
Commissioner Warnick moved to recommend to approve the Moderate Income Housing Element of the General Plan.

Commissioner Mendenhall seconded and the motion passed all in favor.

Chairman Jesse Cardon adjourned the meeting at 7:50 PM.

Adopted:

Jackson Dille
Planning Intern



Escalante Townhomes Preliminary Plat Approval Request

October 5, 2022, Planning Commission Meeting.

Located at 1060 East 400 North, including 2.11 acres.

The applicant has requested Preliminary Plat approval for a Master Planned Development that includes 20 residential townhome units.

The subject property is zoned R-3 Residential. A portion of the current proposal was previously approved for an Infill Overlay project. That approval has since expired.

Key Issues

1. General Plan Designation.
2. Building Elevations.
3. Landscaping.
4. Amenities.
5. Setbacks.
6. Parking.
7. Utilities.
8. Walls.
9. CC&Rs.

Exhibits

1. Preliminary Plat.
2. Landscaping.
3. Building Elevations.

Recommendation

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

Finding

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

Conditions

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That all of the parking areas be concrete.
4. That a grading plan for the southwest open space area be provided.
5. That a detail of the wood two rail fence with an 18-inch mow strip along the trail be provided.
6. That the south off-street parking stall on the west side of the development be removed and the curb moved north.
7. That the autoturn conflict with the parking of unit 14 with regard to the fire truck be resolved.
8. That the cobblestone ditch be shown on the landscape plan and have a slight meander.
9. That a manhole be installed on the intersection on the ground storm water drain just north of unit 10.

ESCALANTE TOWNHOMES

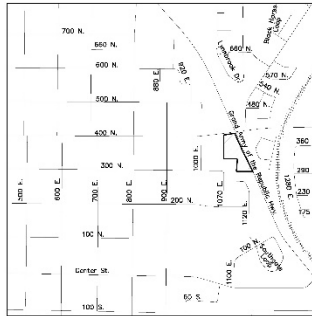
A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	UDOT ACCESS PLAN
6	ELECTRICAL PLAN
7	FIRE ACCESS EXHIBIT
DT-01	DETAIL SHEET
8	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 NOT BE ANY CONNECTOR AGREEMENTS OR REBURSABLE 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 ATO/ITEC/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, NEC-5, AND CITY STANDARDS AT DEVELOPER'S EXPENSE INCLUDING BUT NOT LIMITED TO: UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
7. SEED 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 CONNECTOR AGREEMENTS OR REBURSABLE 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 EARTH-TEC ENGINEERING.

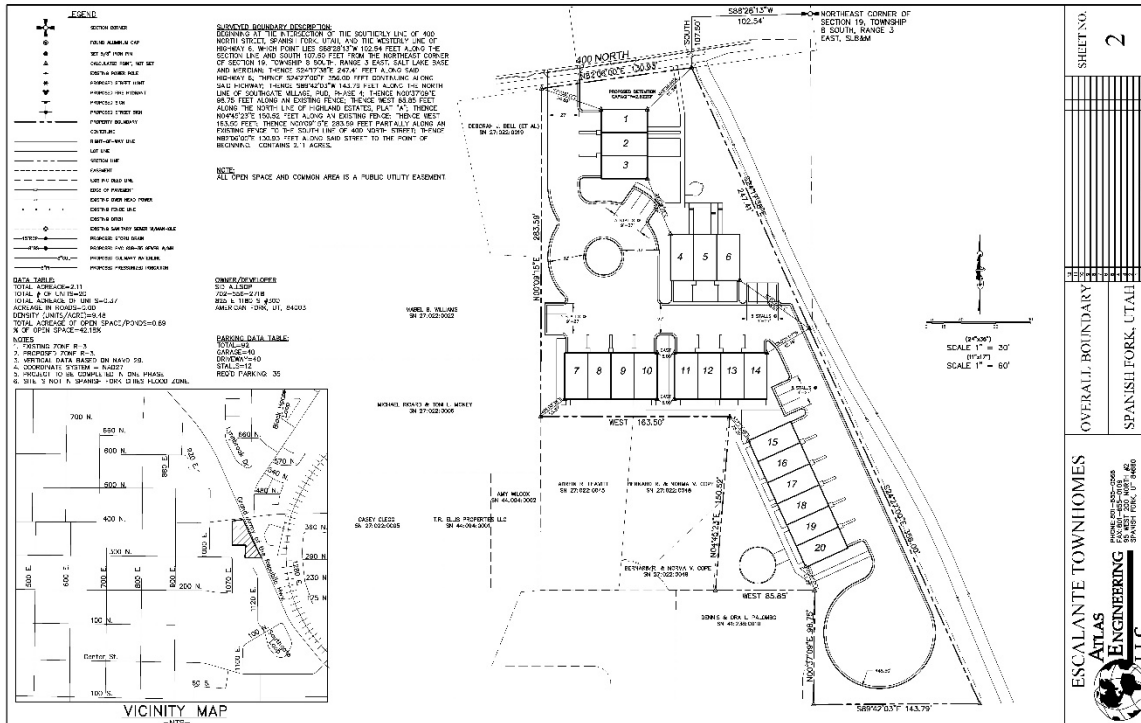


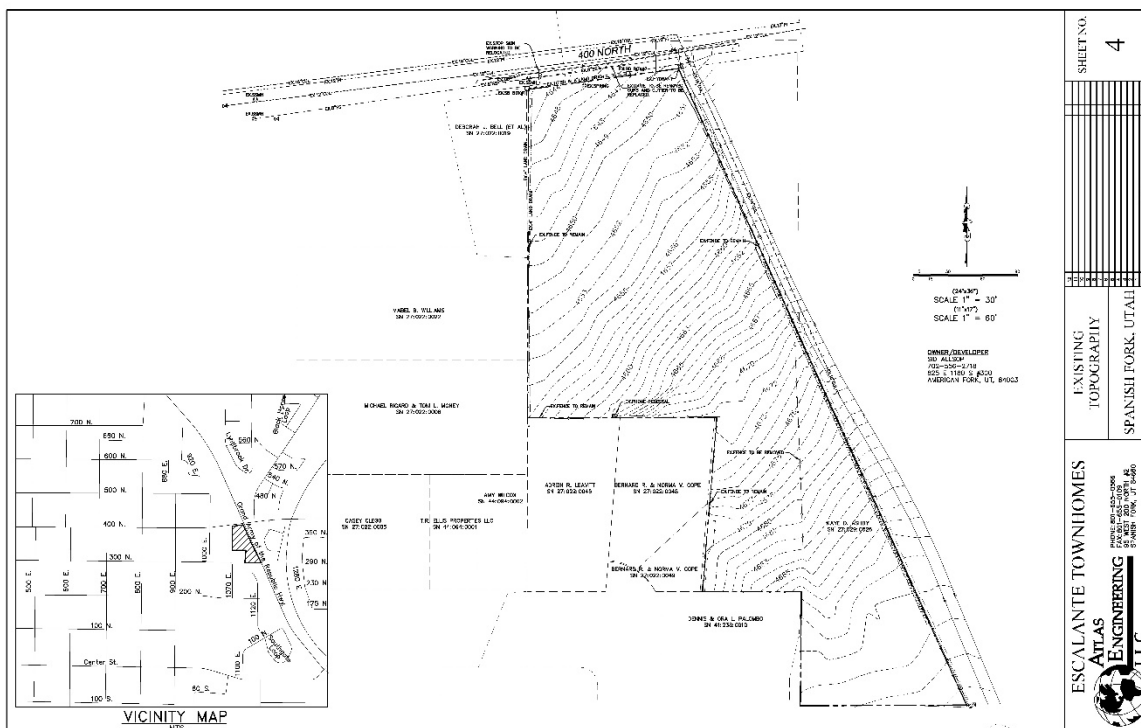
VICINITY MAP
NTS

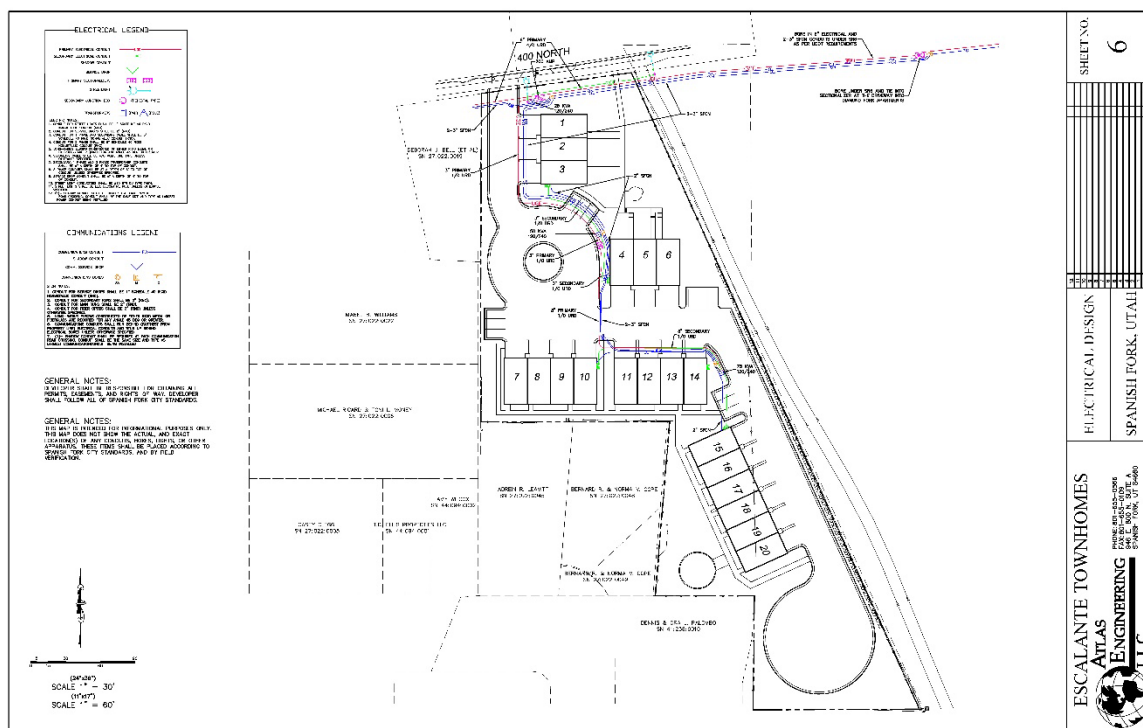
ESCALANTE TOWNHOMES

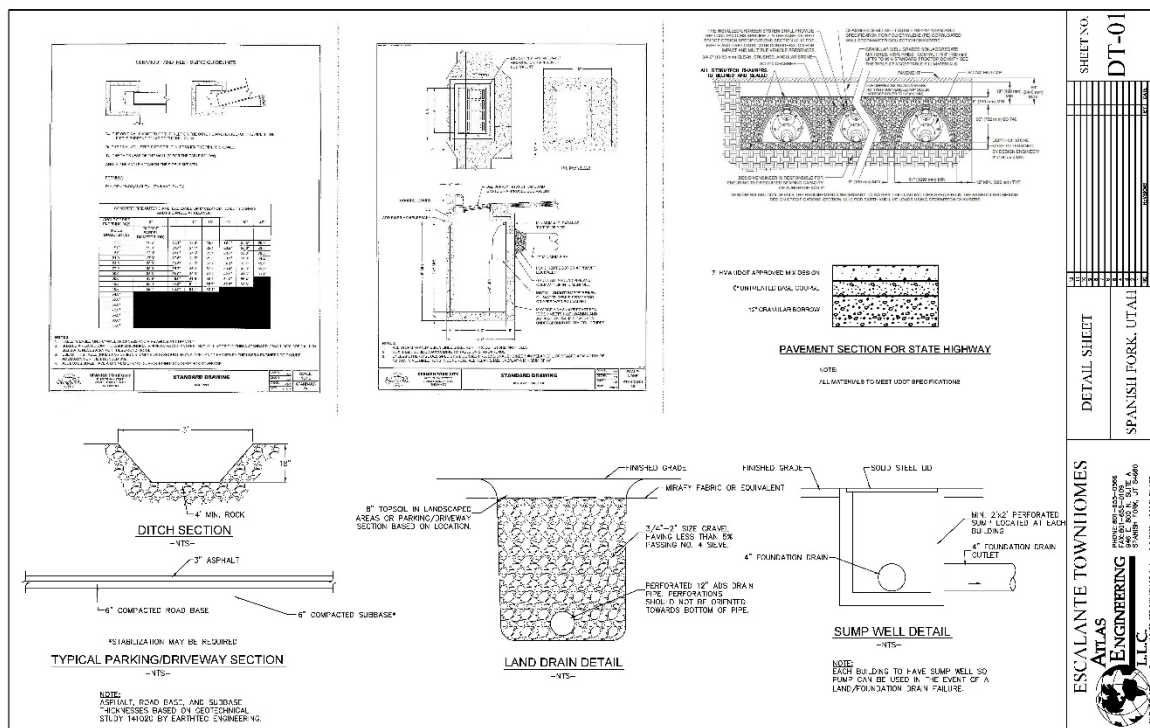
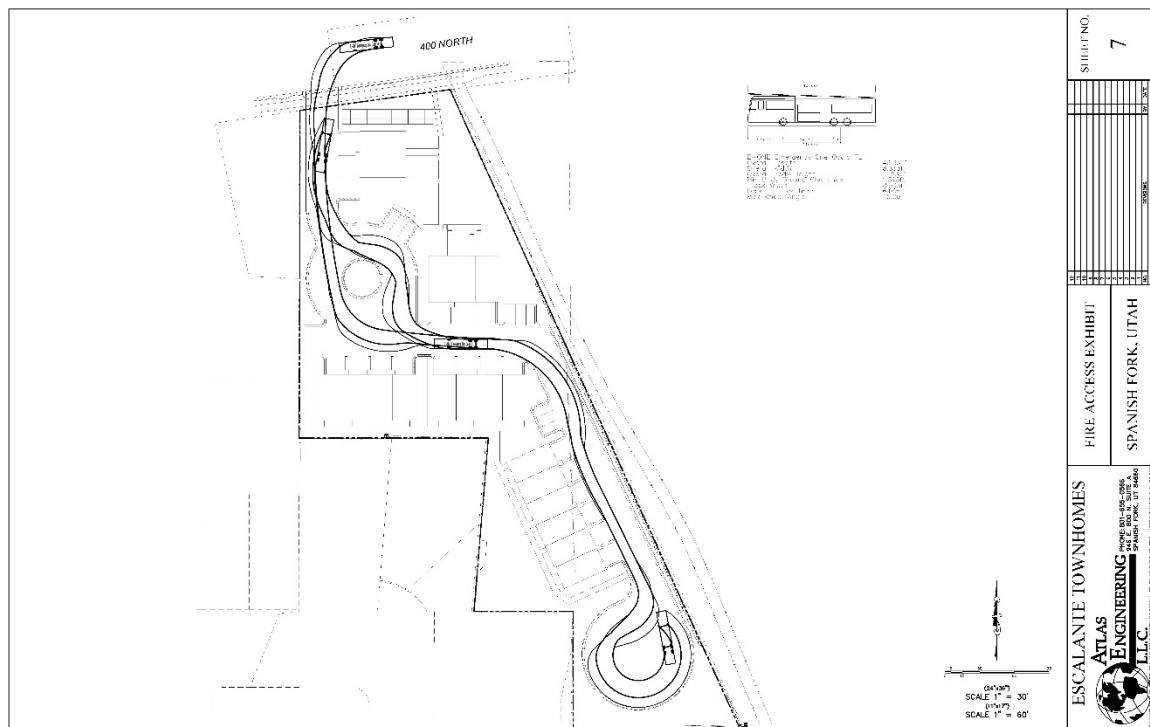


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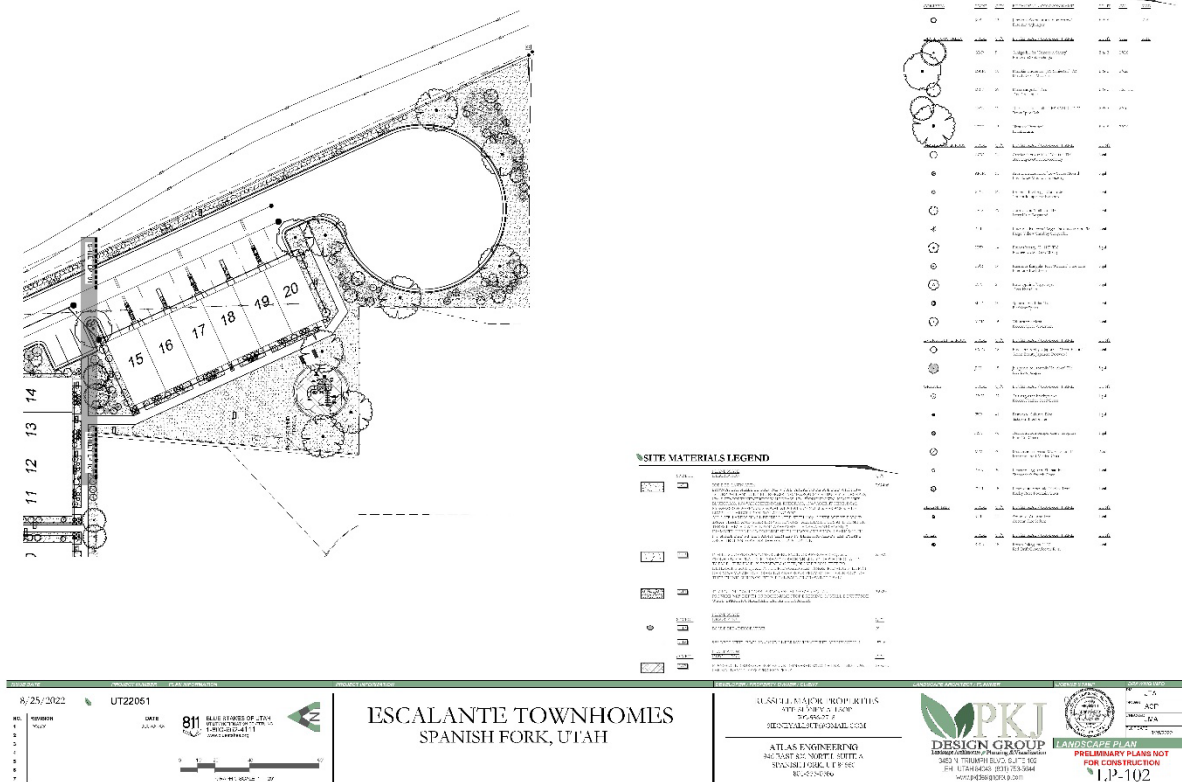
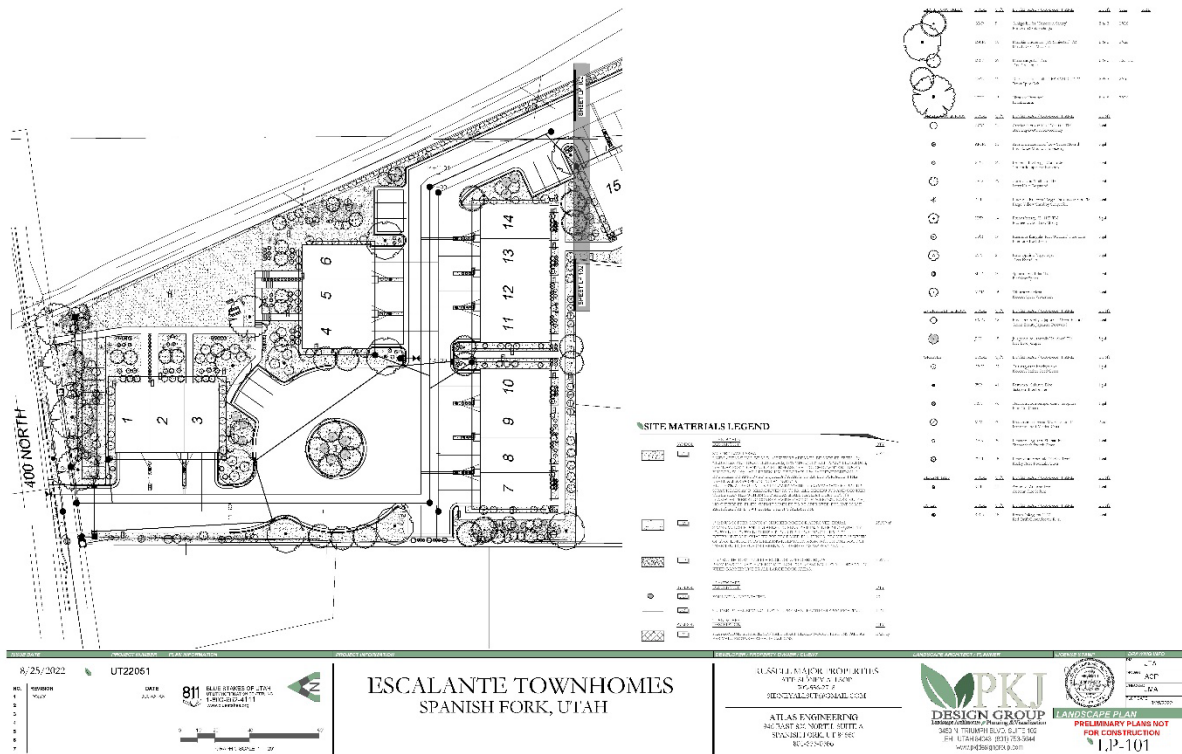


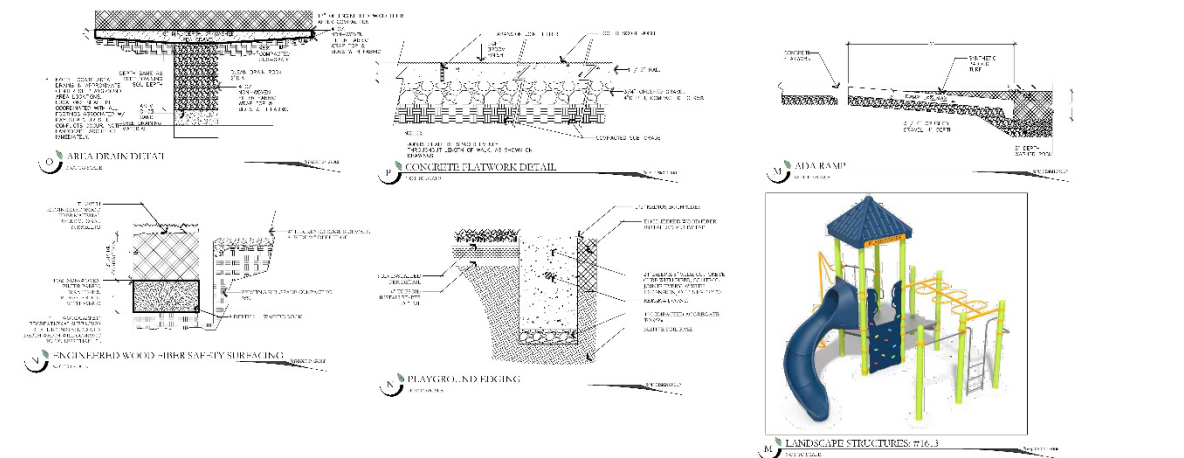
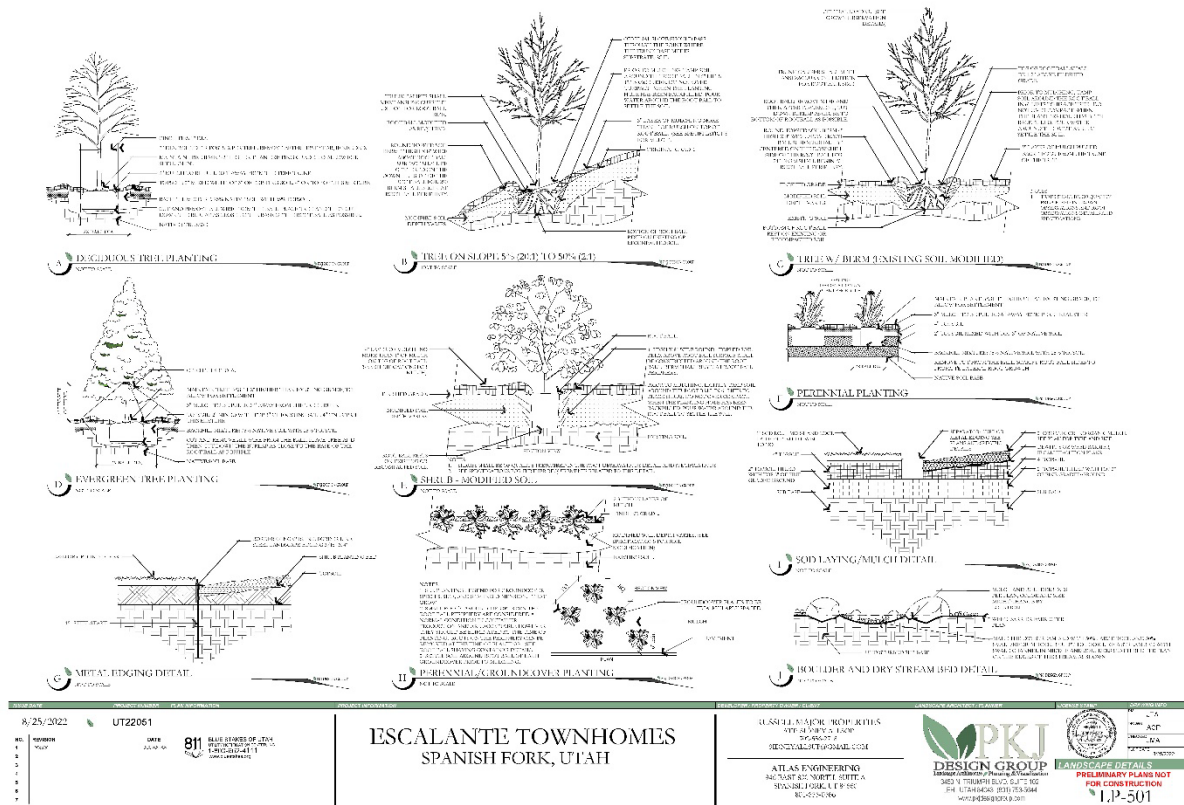












IRRIGATION PLAN SPECIFICATIONS

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 2. *Environ. Biol. Fish.* 1997, 48: 17-29.
 3. *Environ. Biol. Fish.* 1997, 48: 31-42.
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 103. *Environ. Biol. Fish.* 1997, 48: 1231-1242.
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 105. *Environ. Biol.*

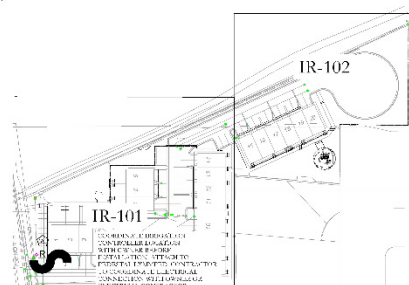
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Scenario 1 - 100% Probability of Success						
Year	0	1	2	3	4	5
Initial Investment	-100					
Operating Cash Flow		20	20	20	20	20
Salvage Value						20
NPV	0					

NPV = 0, so the project is acceptable.

Scenario 2 - 50% Probability of Success						
Year	0	1	2	3	4	5
Initial Investment	-100					
Operating Cash Flow		20	20	20	20	20
Salvage Value						20
NPV	0					

NPV = 0, so the project is acceptable.



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

ESCALANTE TOWNHOMES
SPANISH FORK, UTAH

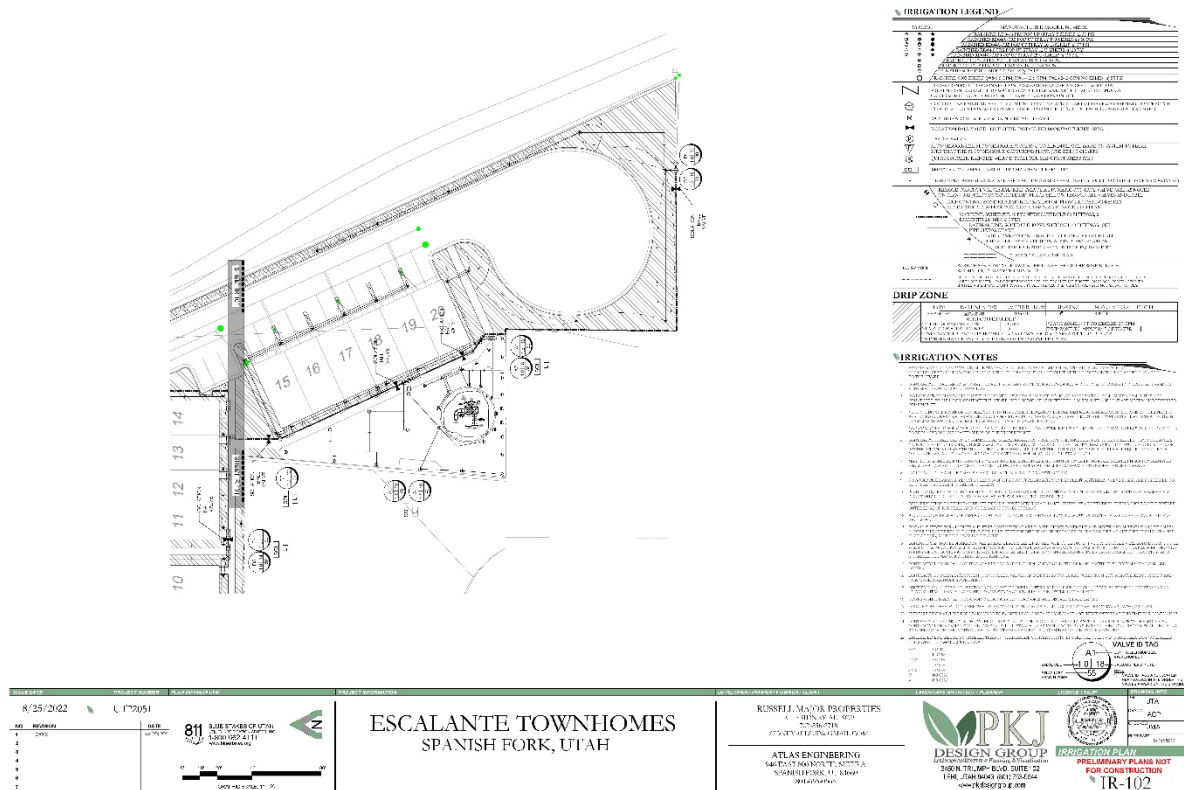
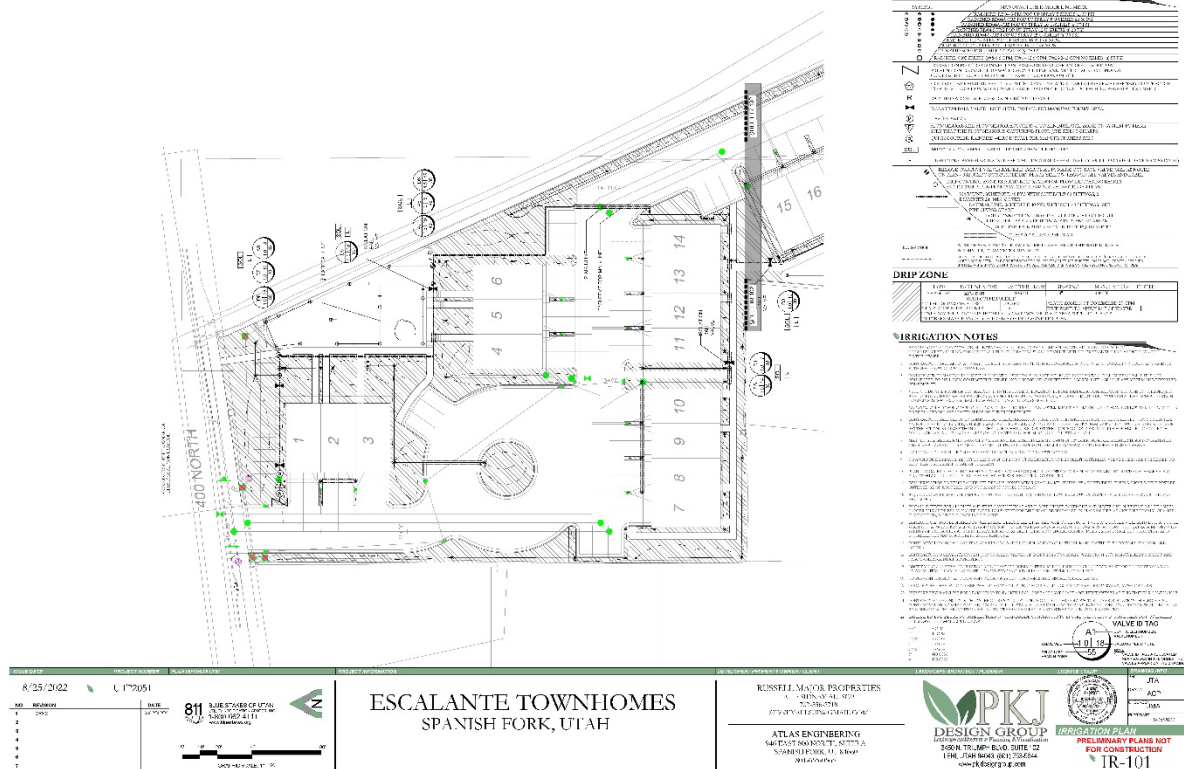
PROJECT INFORMATION
DATE: 8/25/2022
PROJECT: ESCALANTE TOWNHOMES
SHEET: 1 OF 1

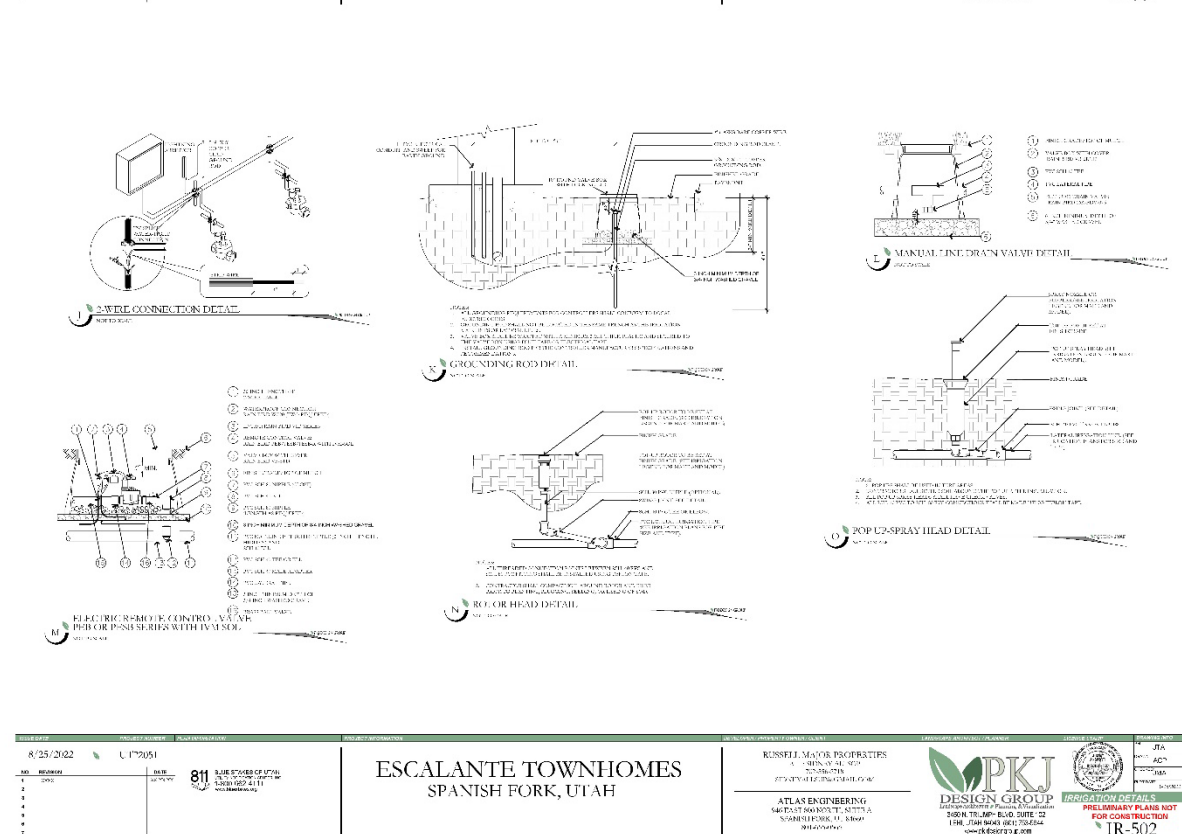
CLIENT INFORMATION
RUSSELL MAYOR PROPERTIES
400 EAST KIMBROUGH BLVD. SUITE 100
SPANISH FORK, UT 84406
907.466.0000

DESIGNER INFORMATION
ATLAS ENGINEERING
440 EAST KIMBROUGH BLVD. SUITE 100
SPANISH FORK, UT 84406
907.466.0000

DESIGN GROUP
1800 N. TRAIL BLVD. SUITE 100
1000 W. MAIN BLVD. SUITE 100
907.466.0000

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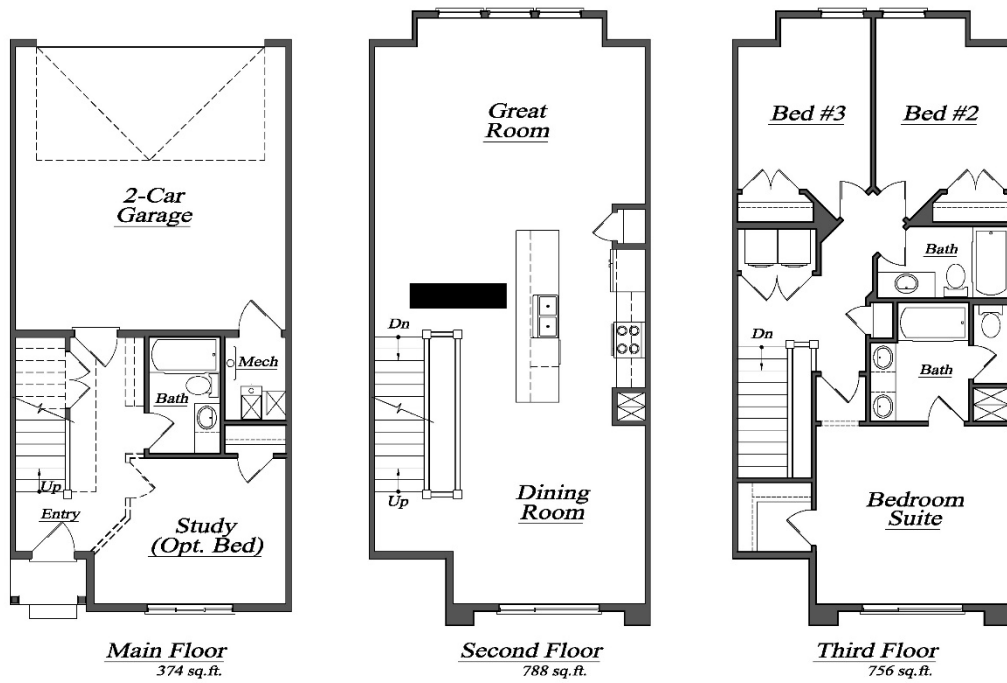








Escalante Townhomes



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
7	FIRE ACCESS EXHIBIT
DT-01	DETAIL SHEET
8	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.

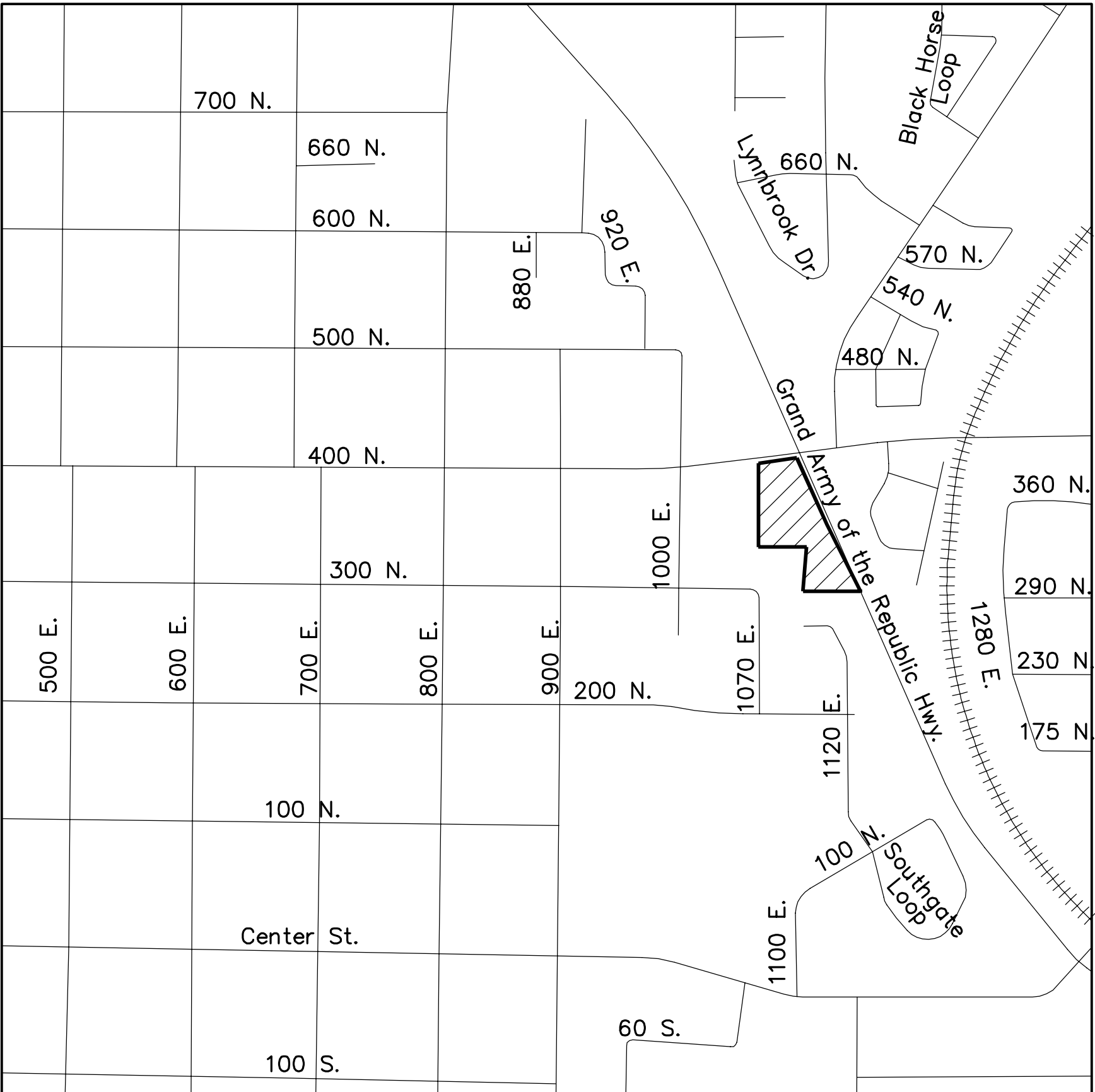
5. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE-CONSTRUCTION MEETING.

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.

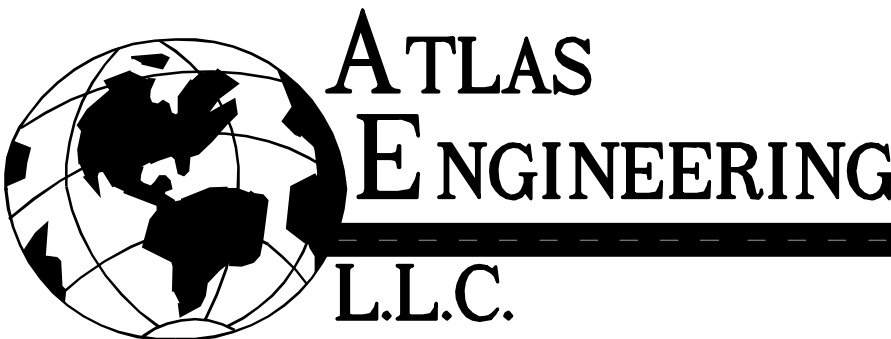


VICINITY MAP
-NTS-

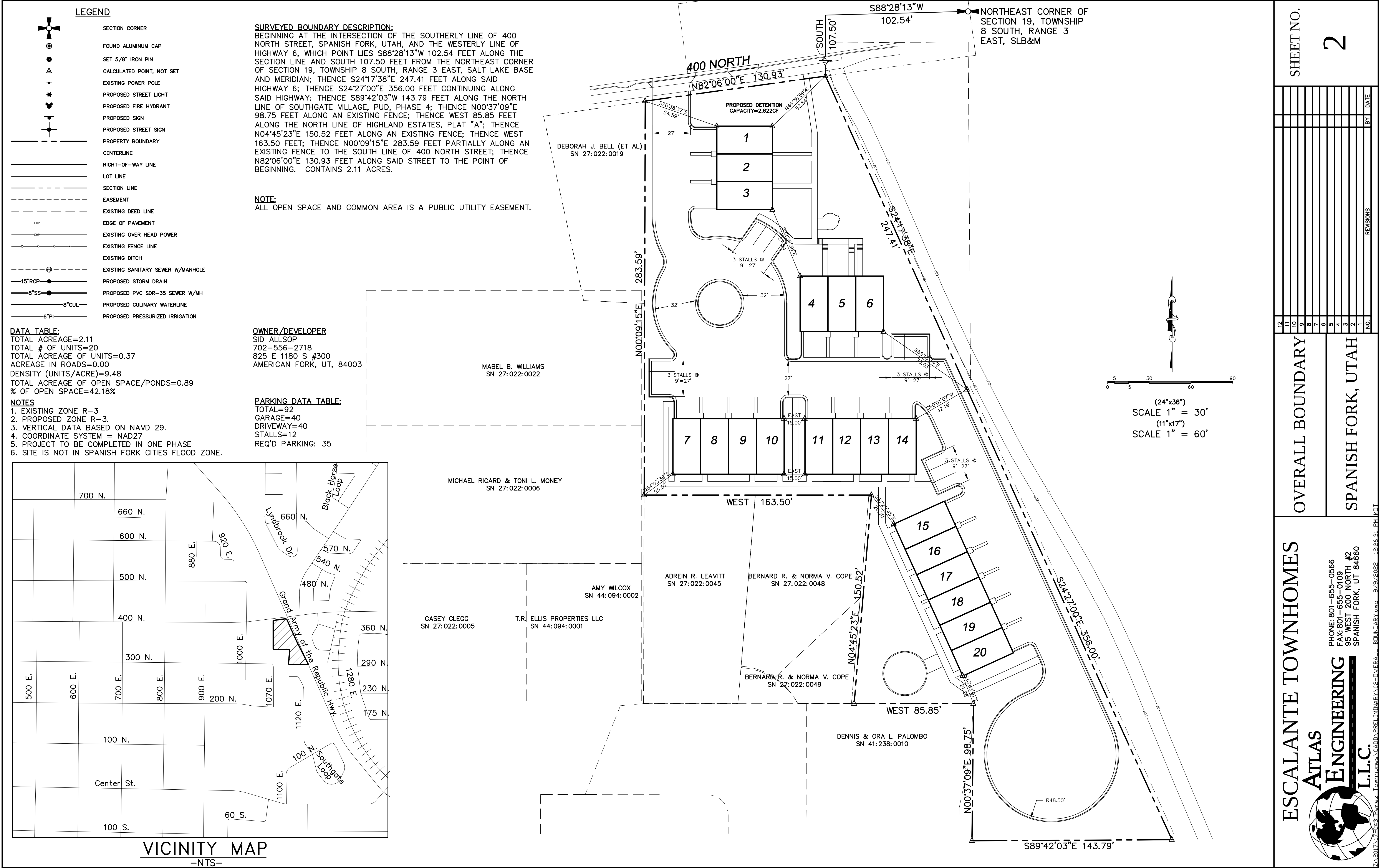
OWNER/DEVELOPER
SID ALLSOP
702-556-2718
825 E 1180 S #300
AMERICAN FORK, UT, 84003

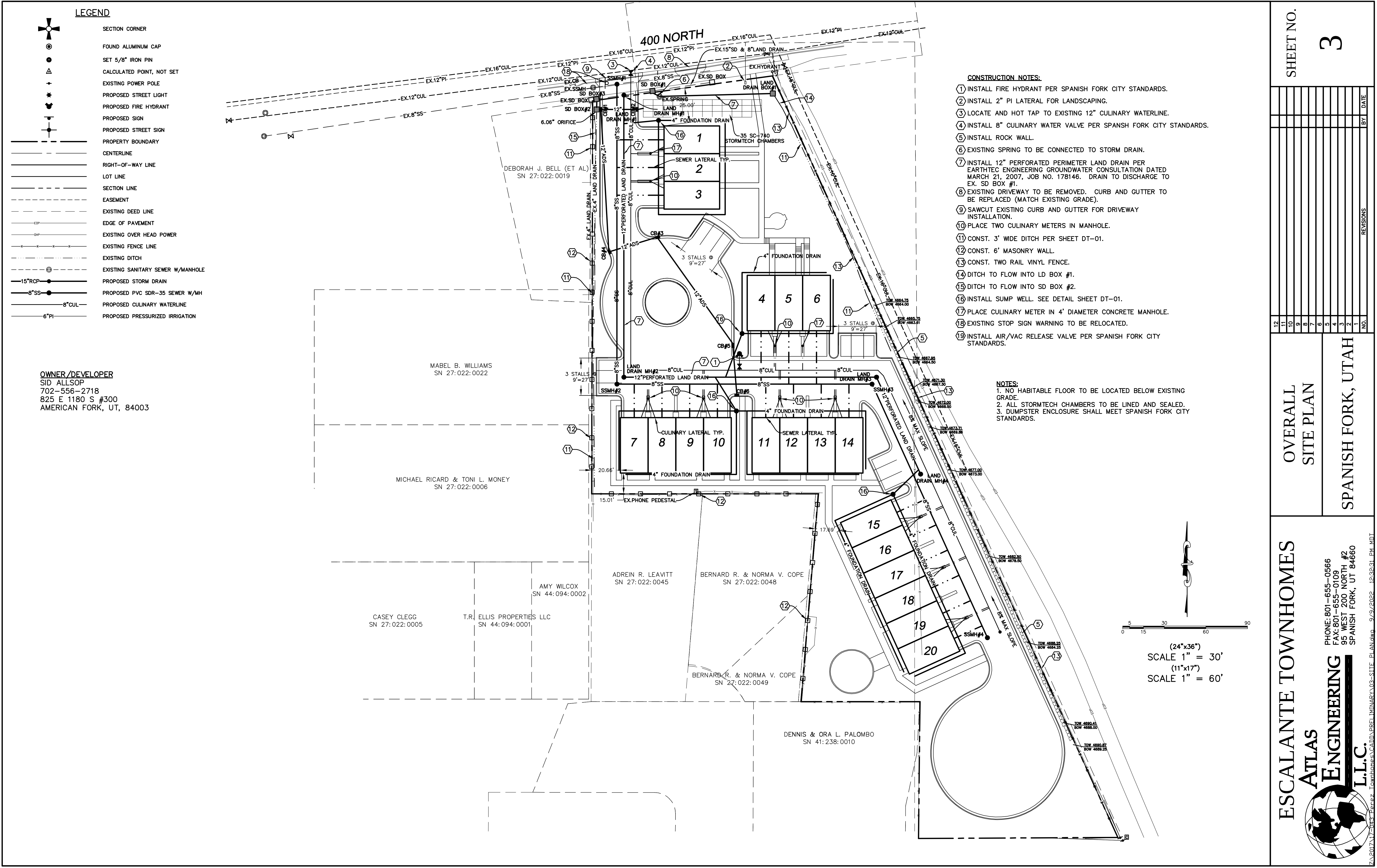


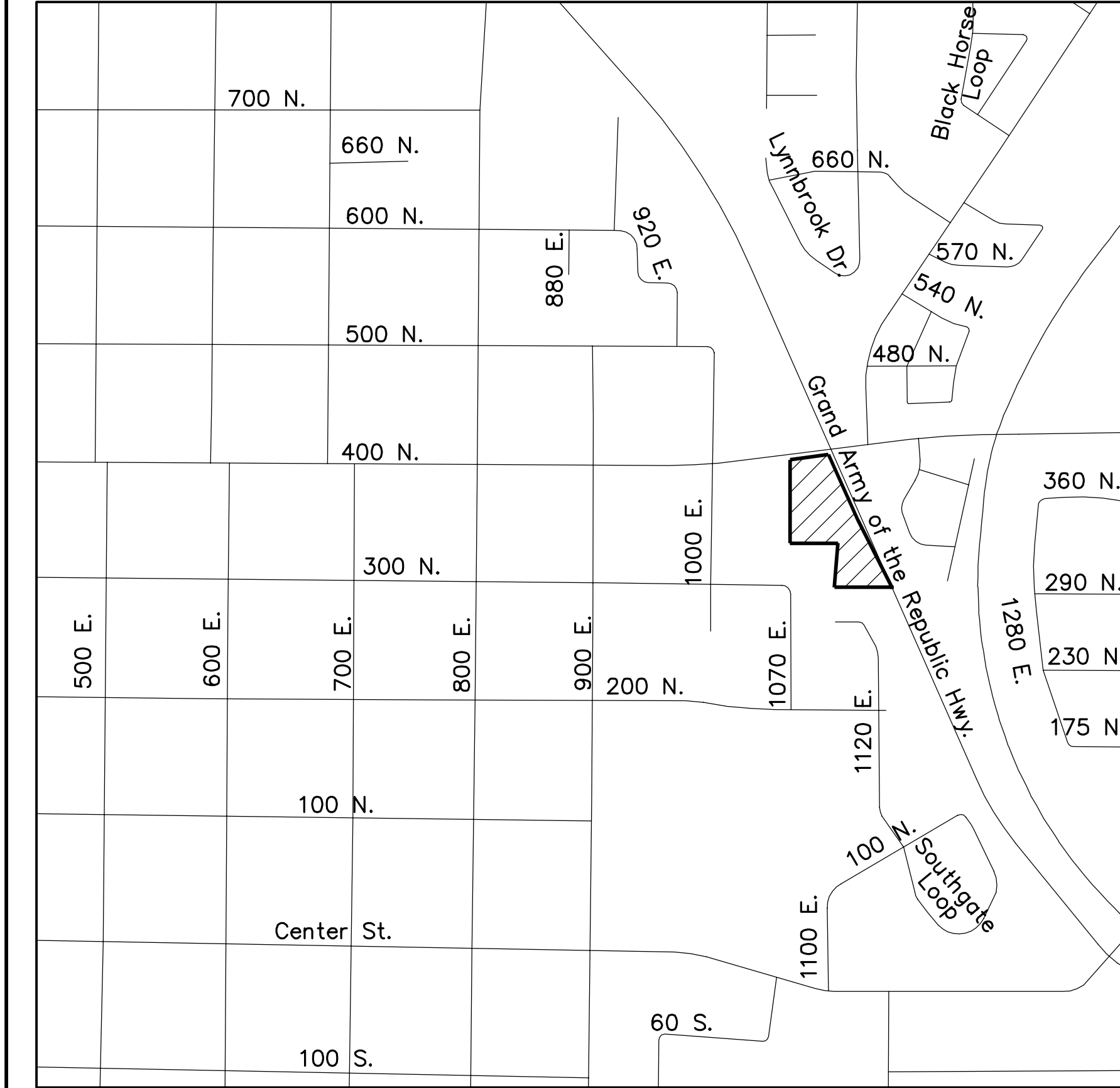
ESCALANTE TOWNHOMES



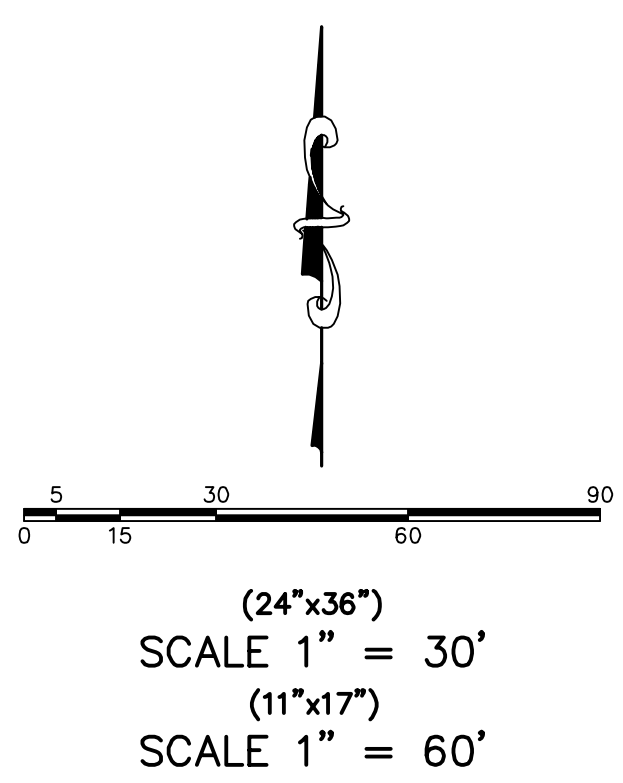
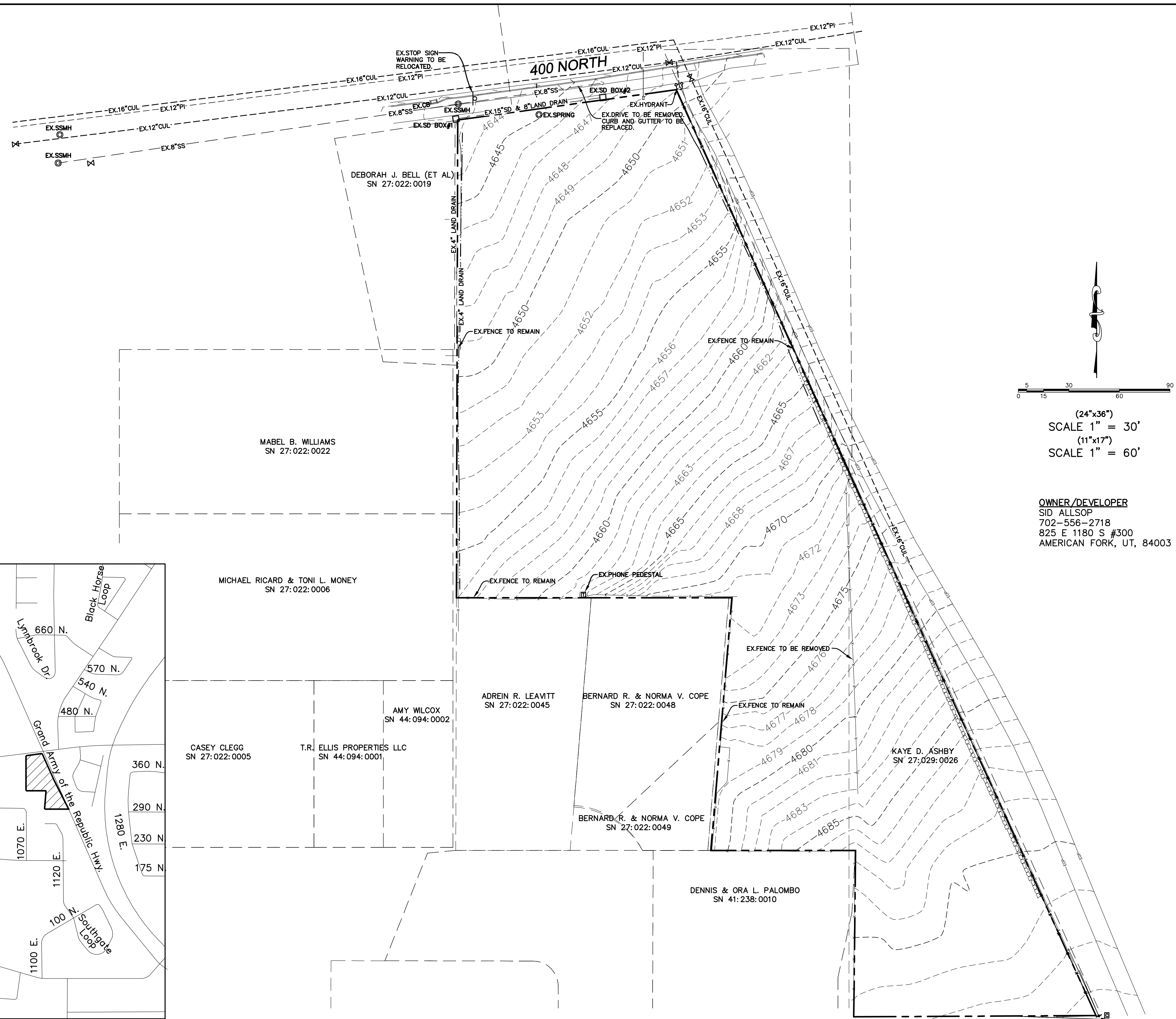
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660







VICINITY MAP
-NTS-



ESCALANTE TOWNHOMES

ATLAS
ENGINEERING
L.L.C.

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

EXISTING
TOPOGRAPHY

SPANISH FORK, UTAH

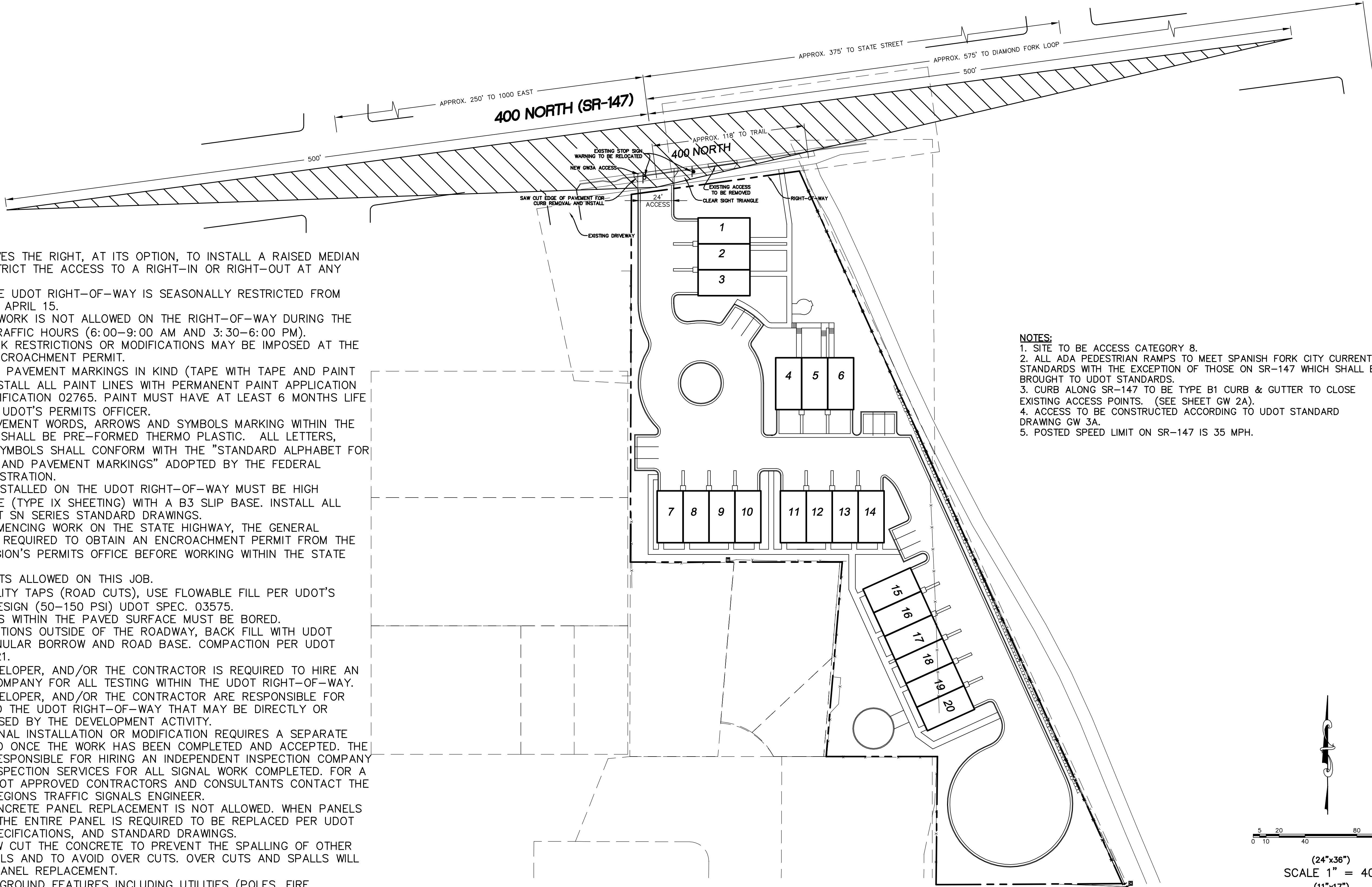
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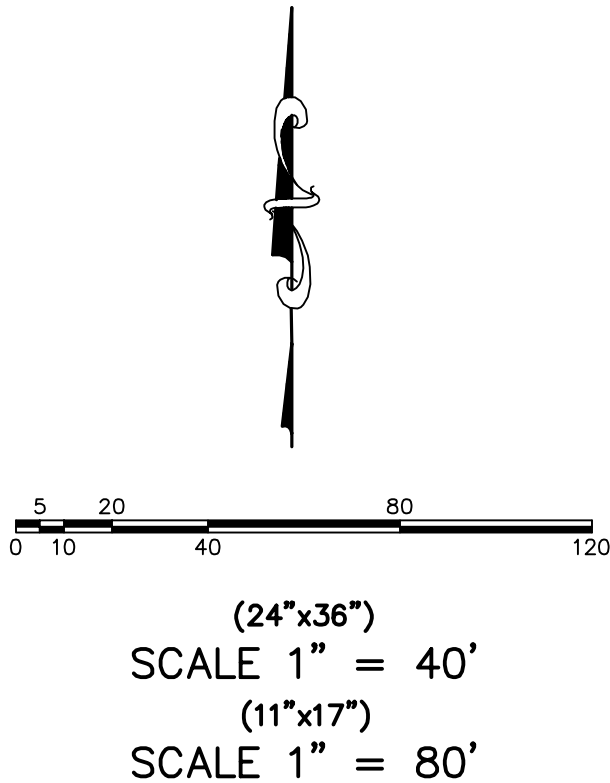
4

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

ATLAS ENGINEERING L.L.C.

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946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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UDOT ACCESS PLAN

SPANISH FORK, UTAH

REVISIONS												NO.	DATE	BY
12	11	10	9	8	7	6	5	4	3	2	1			

SHEET NO. 5

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 CONDUITORS 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.

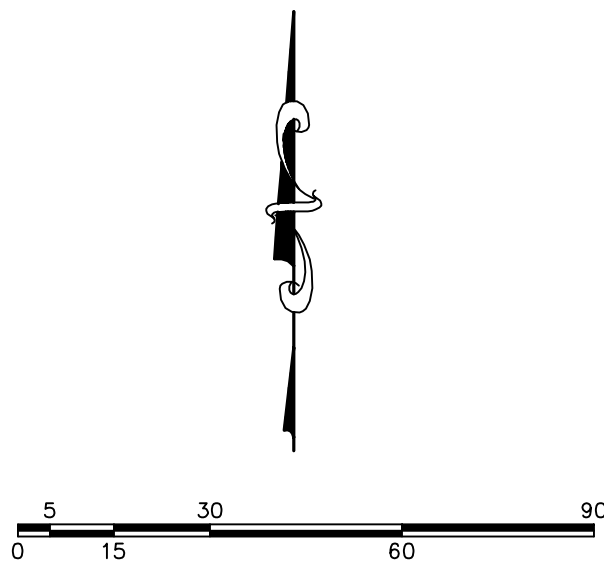
COMMUNICATIONS LEGEND

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

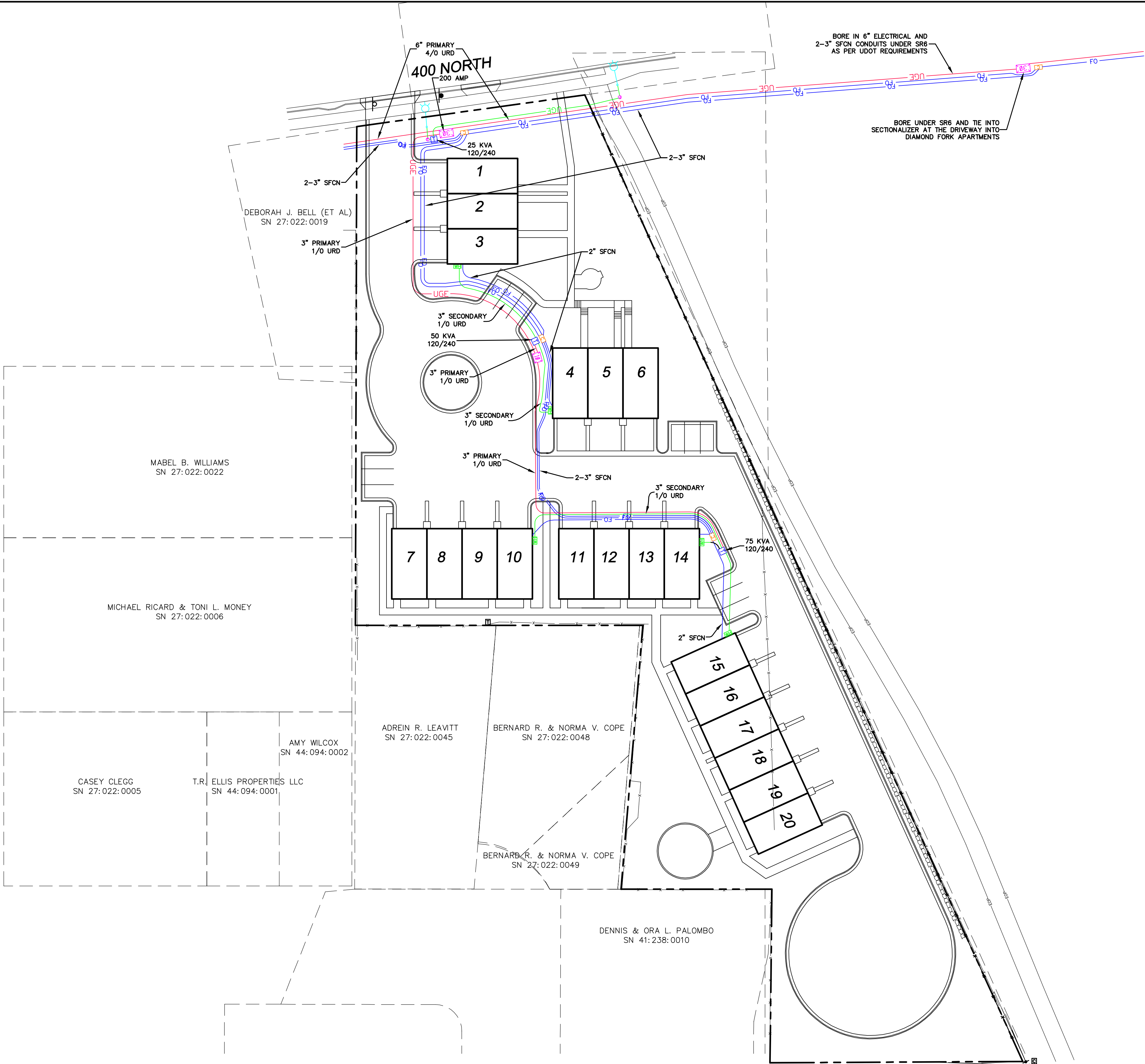
SFCN NOTES:
1. CONDUIT FOR SERVICE DROPS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SECONDARY RUNS SHALL BE 2" (RNC).
3. CONDUIT FOR MAIN RUNS SHALL BE 2" (RNC).
4. CONDUIT FOR FIBER OPTICS SHALL BE 3" (RNC) UNLESS OTHERWISE SPECIFIED.
5. LONG-RADIUS ELBOWS CONSTRUCTED OF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



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



SHEET NO.

6

ELECTRICAL DESIGN

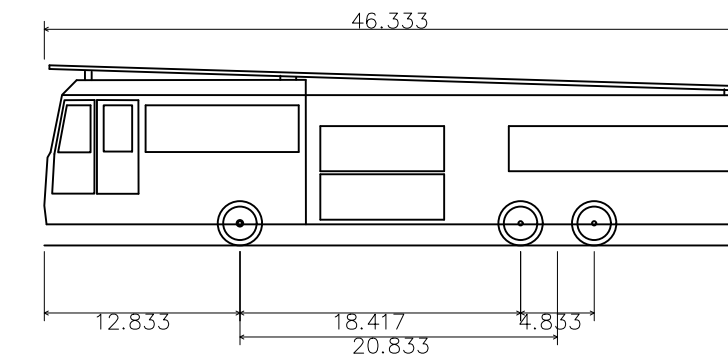
SPANISH FORK, UTAH

ESCALANTE TOWNHOMES

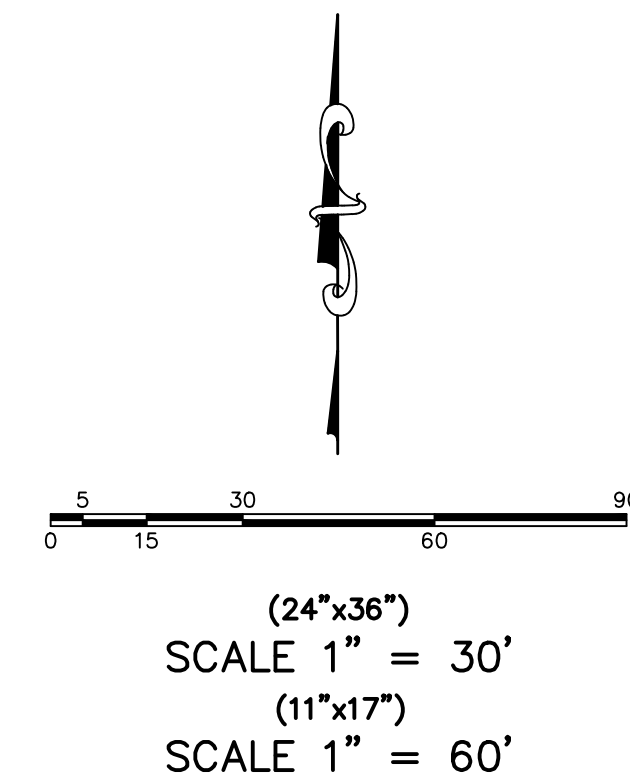
ATLAS ENGINEERING L.L.C.

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946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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E-ONE Emergency One Ocala FL	
Overall Length	46.333ft
Overall Width	8.333ft
Overall Body Height	11.833ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°



ESCALANTE TOWNHOMES



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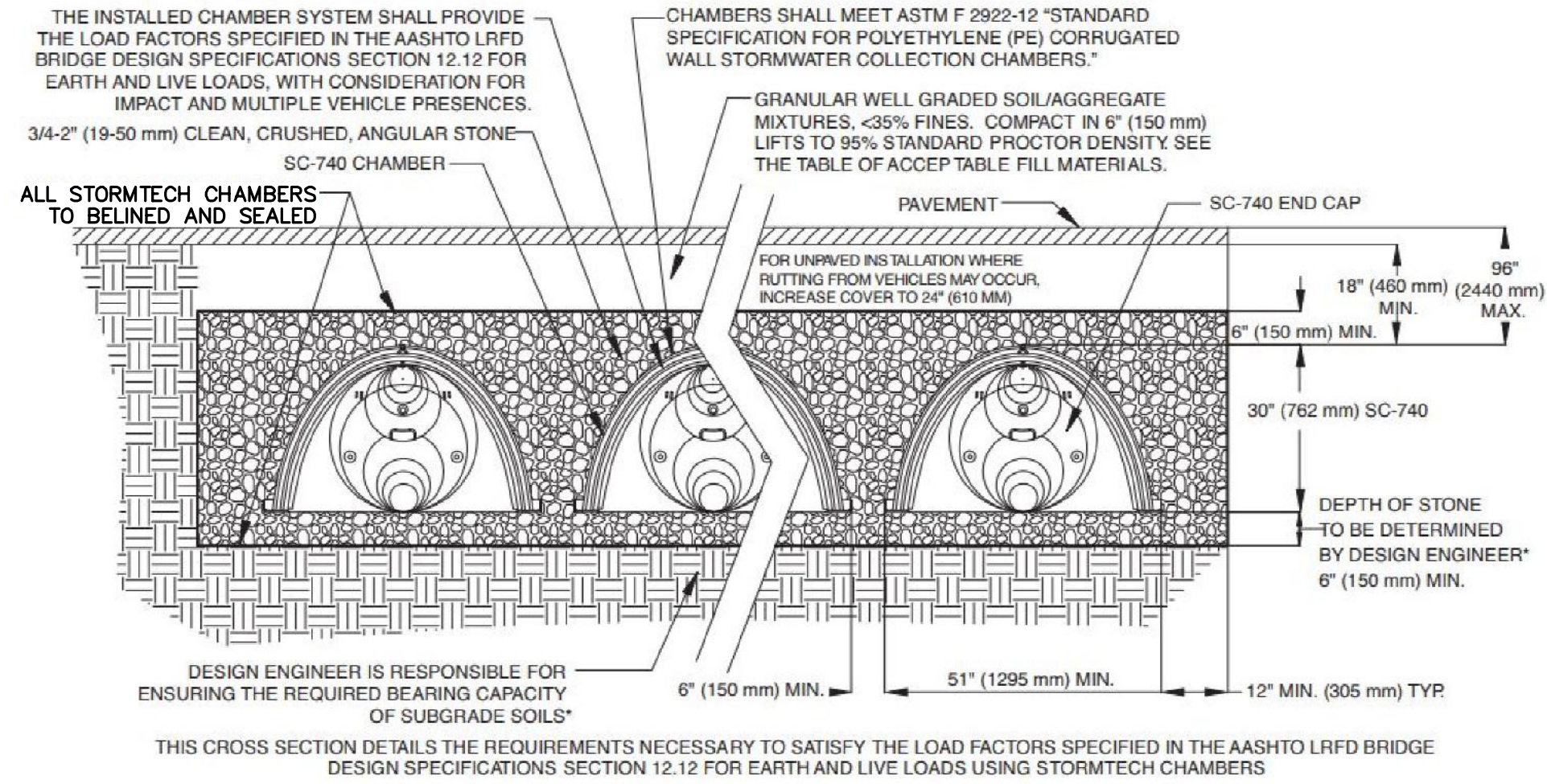
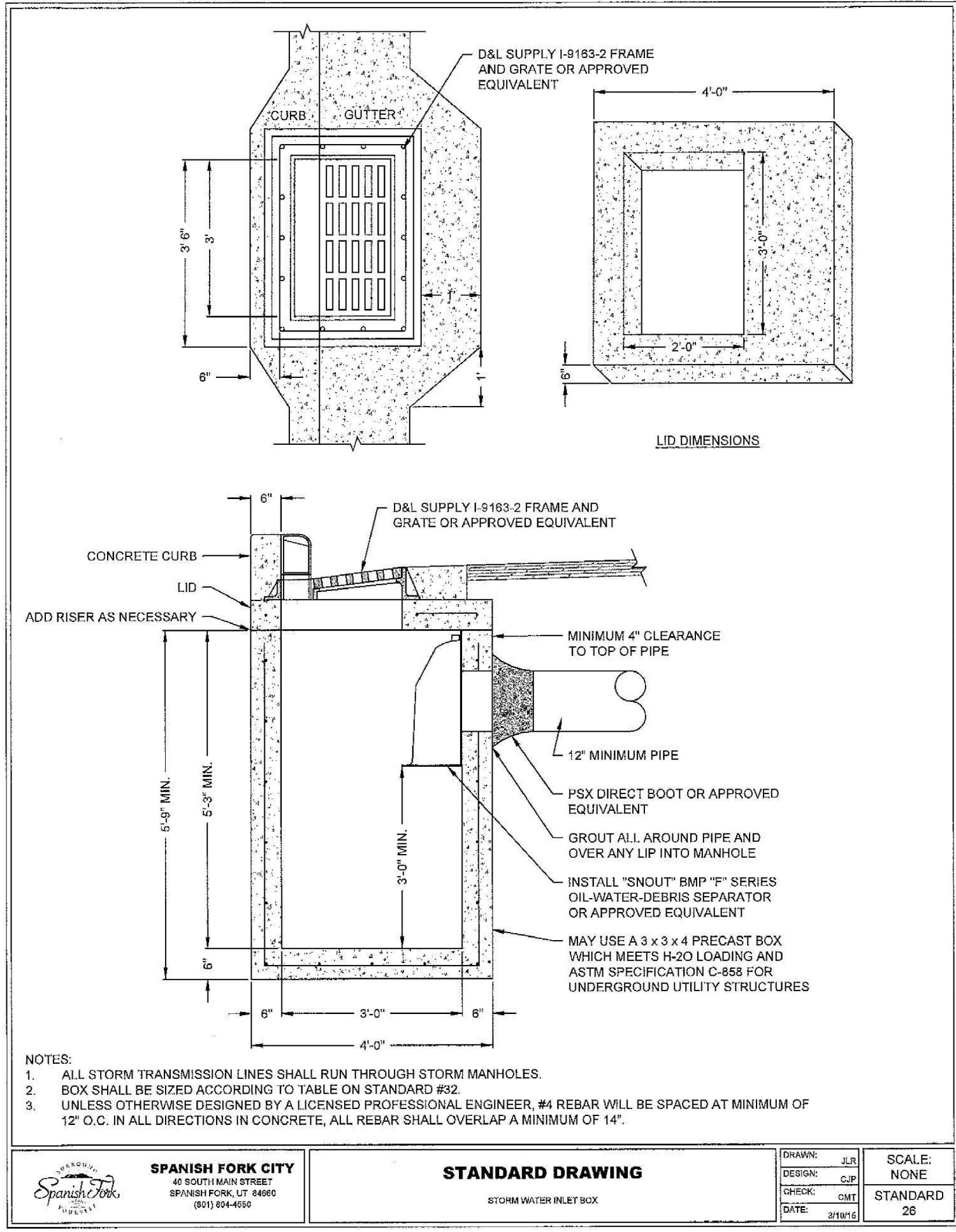
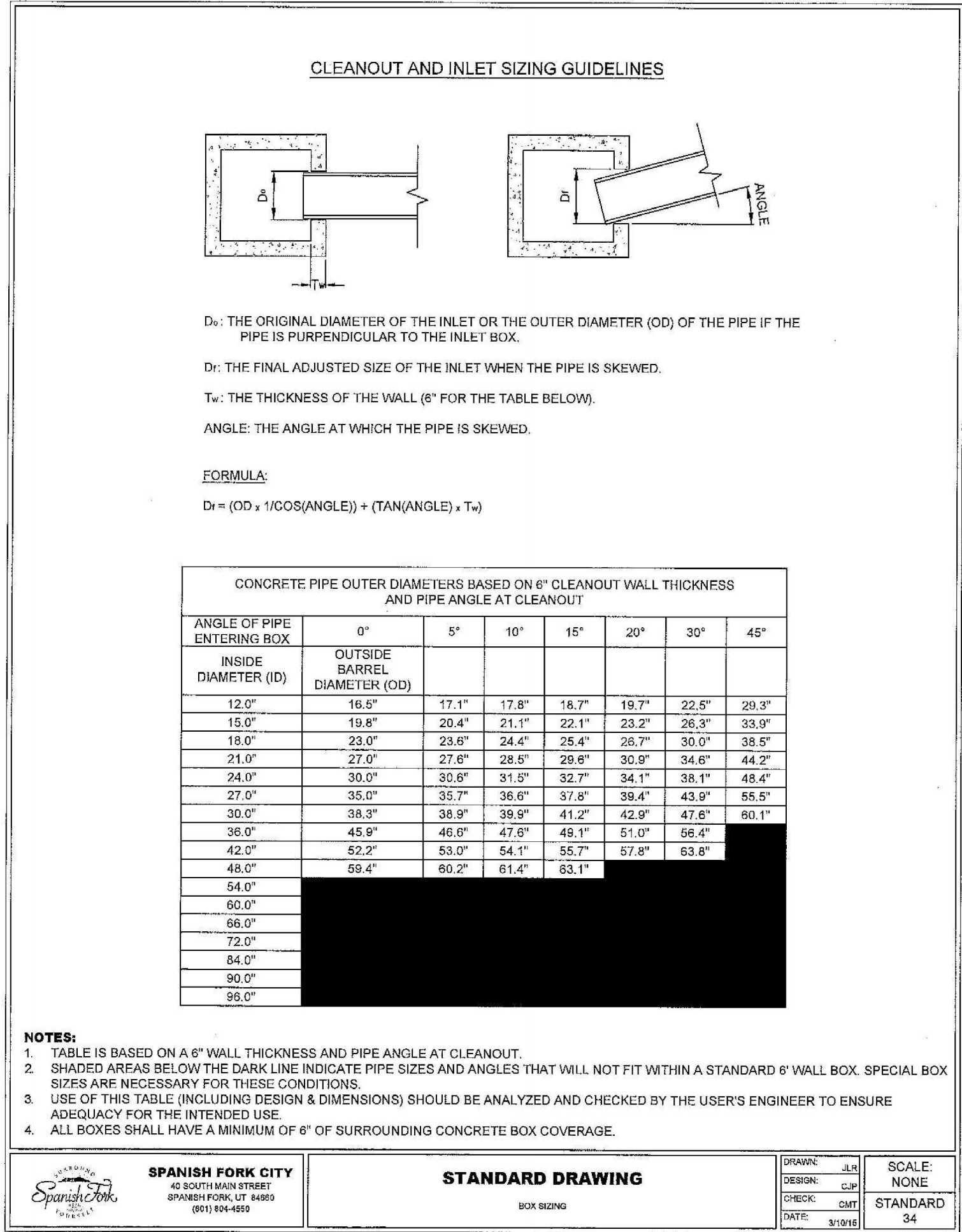
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SHEET NO.

7

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NO.	REVISIONS	BY DATE

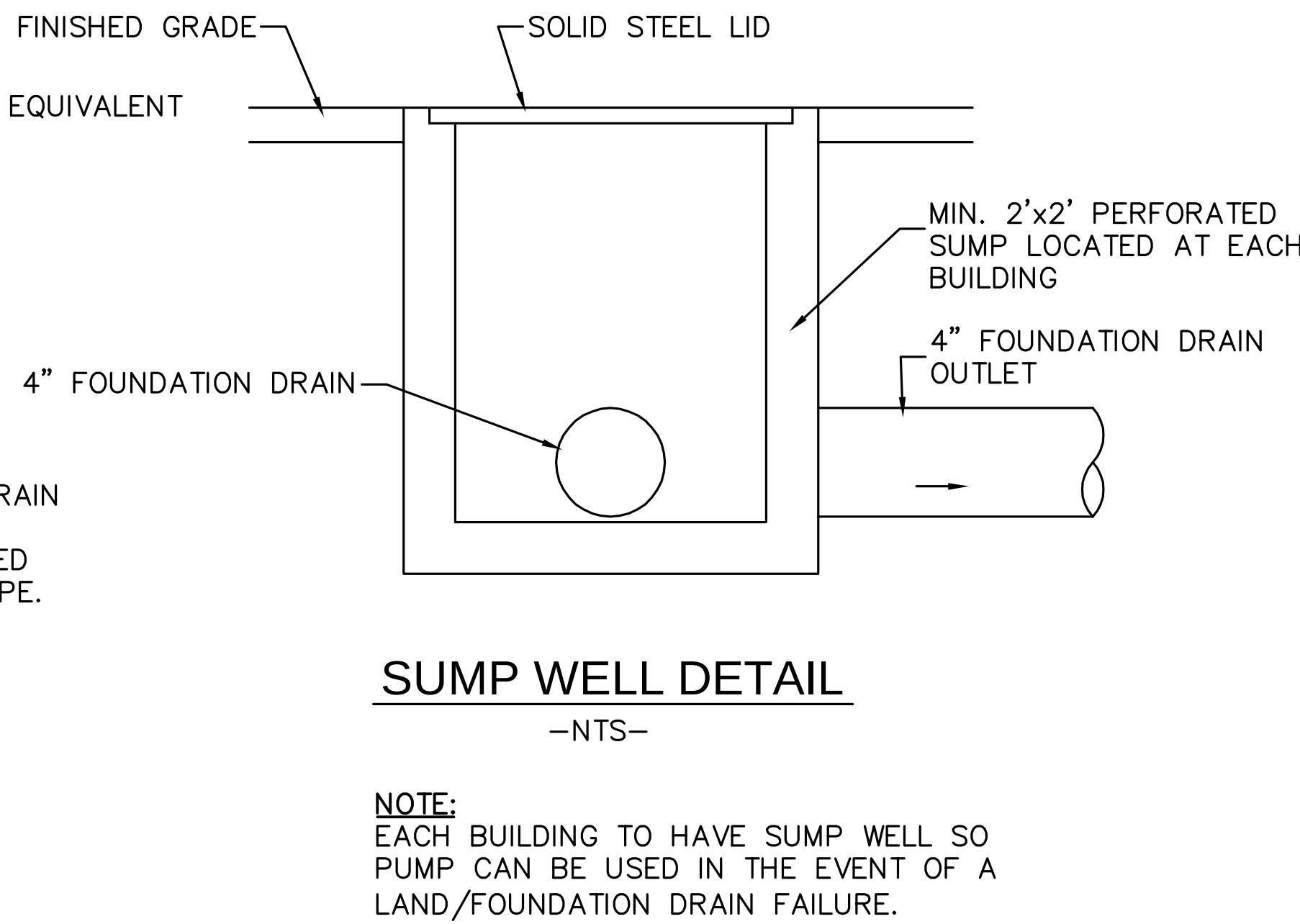
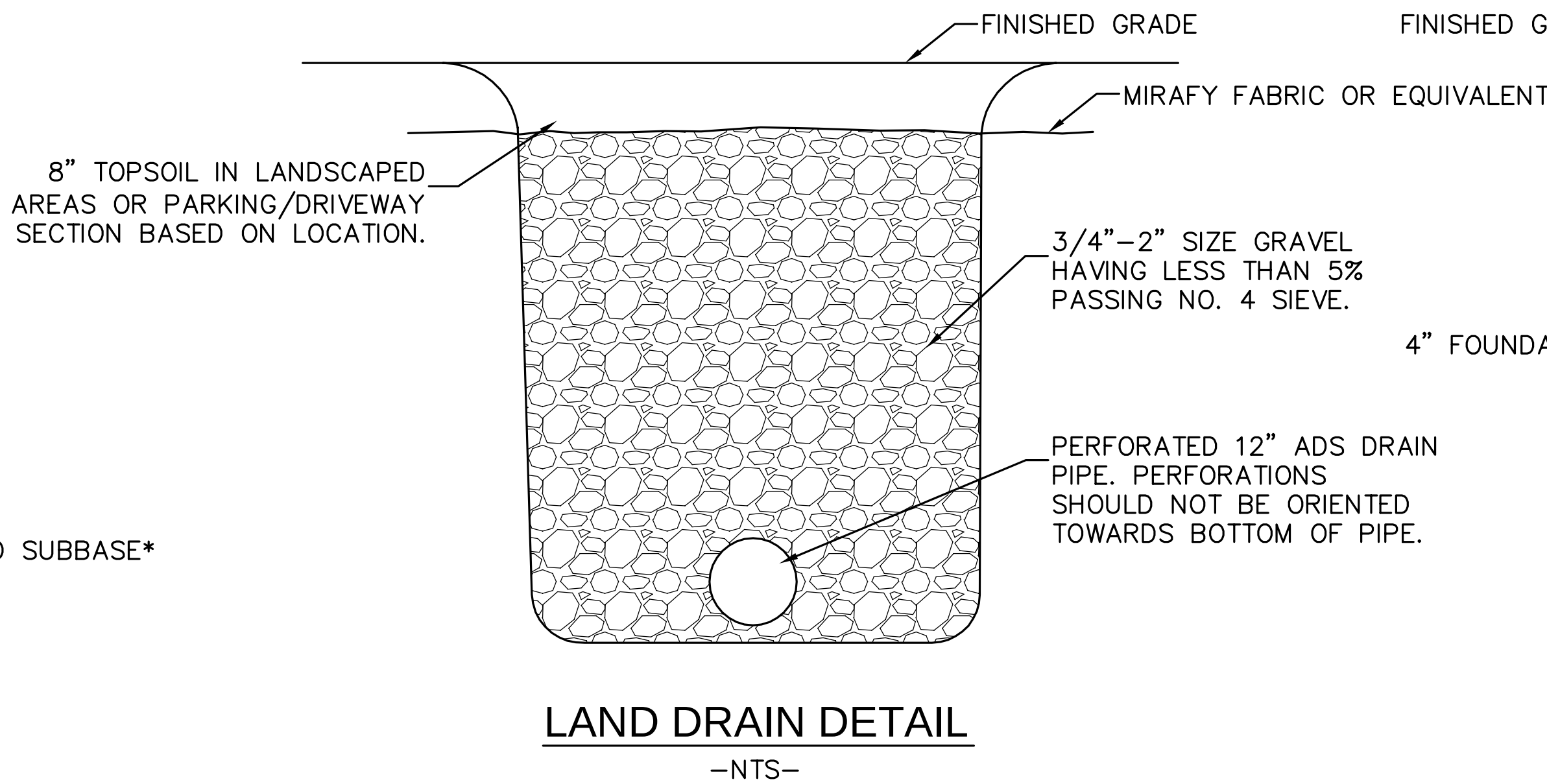
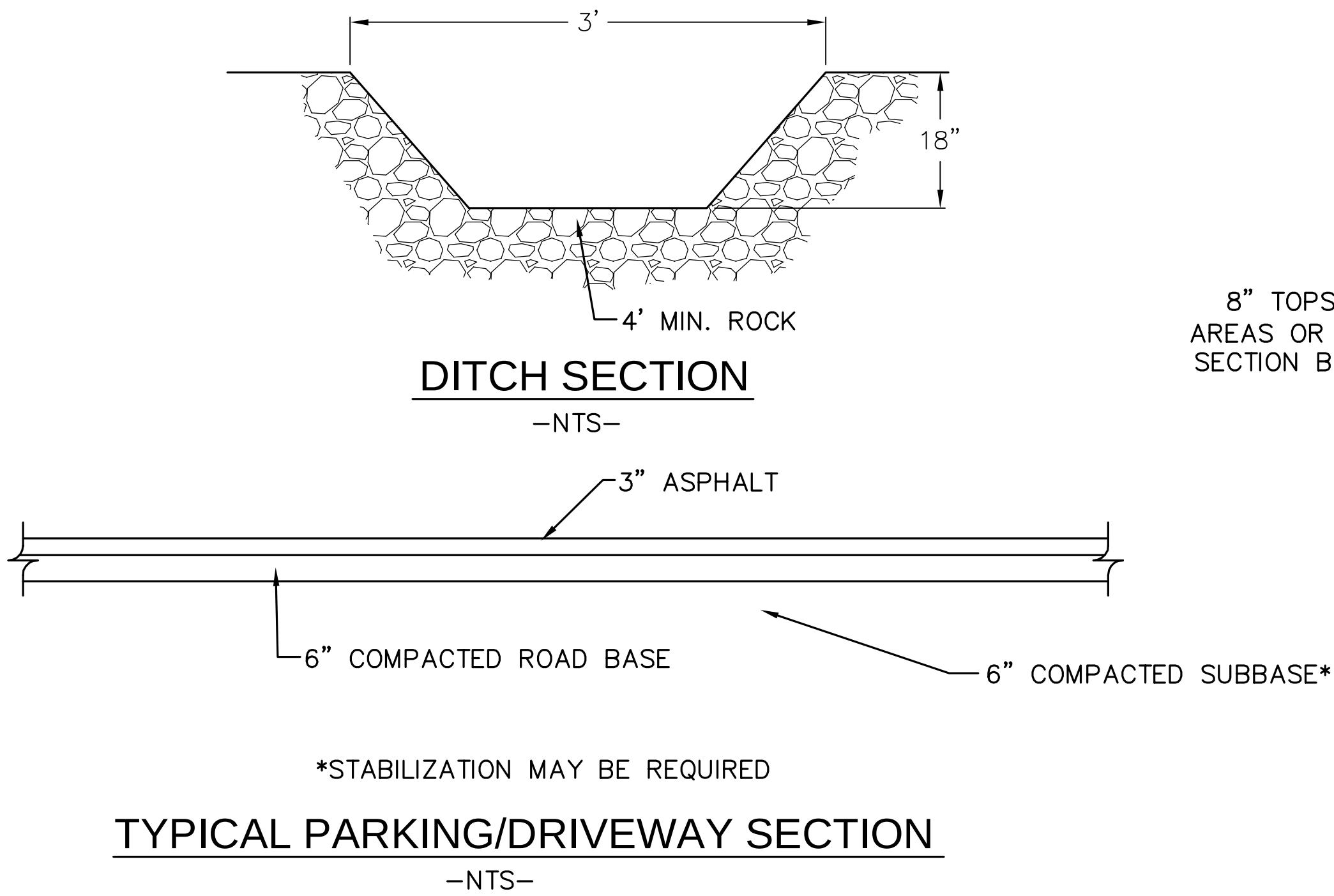


7" HMA UDOT APPROVED MIX DESIGN

6" UNTREATED BASE COURSE

12" GRANULAR BORROW

NOTE:
ALL MATERIALS TO MEET UDOT SPECIFICATIONS



SHEET NO.

DT-01

DETAIL SHEET

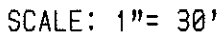
SPANISH FORK, UTAH

ESCALANTE TOWNHOMES

ATLAS
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L.L.C.

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

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LEGEND:

- = 5/8" REBAR WITH ORANGE CAP MARKED RLS 166406.
- — — — — PEREZ DEED LINES
- · · · · ADJACENT LAND OWNER DEED LINES
- ✕ — ✕ — ✕ — EXISTING FENCES

A circular professional seal for Barry L. Prettyman, a Registered Land Surveyor in the State of Utah. The seal features a double-lined circular border. Between the lines, the words "REGISTERED LAND SURVEYOR" are written in a semi-circle at the top, and "STATE OF UTAH" is written in a semi-circle at the bottom. In the center of the seal, the name "BARRY L. PRETTYMAN" is printed in a larger font, with the license number "#166406" printed directly below it.