Wednesday, November 16, 2022
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA
PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting 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. November 2, 2022**
Meeting	Nov 16, 2022 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

File Attachments
minutes.drc.11-2-2022.pdf (1,033 KB)

2. Preliminary Plat

Subject	**A. MEADOW CREEK RIDGE AMENDED. The proposal involves Preliminary Plat approval of a residential subdivision that includes 39 residential lots to be located at 1470 East Spanish Fork Parkway.**
Meeting	Nov 16, 2022 - Development Review Committee
Category	2. Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
report.drc.meadowcreekridgeamendedpp.11-16-2022.pdf (3,844 KB)
plans.meadowcreekridgeamended.9-1-2022.pdf (4,976 KB)

3. Final Plat

Subject	**A. QUIET VALLEY PLAT D. The proposal involves approval of a final plat with 161 dwelling units, including townhomes and cottage lots as part of a Master Planned Development located at approximately 3200 East 700 South.**
Meeting	Nov 16, 2022 - Development Review Committee
Category	3. Final Plat

Access	Public
Type	Action, Discussion

File Attachments
report.drc.quietvalleyplatd.11-16-2022.pdf (23,956 KB)
plans.quietvalleyplatd.11-1-2022.pdf (12,205 KB)

Subject	**B. GREEN TREE PLAT B. The proposal involves creating an industrial subdivision of two lots located at approximately 1600 North 300 West.**
Meeting	Nov 16, 2022 - Development Review Committee
Category	3. Final Plat
Access	Public
Type	Action, Discussion

File Attachments
report.drc.greentreeplatb.11-16-2022.pdf (5,317 KB)
plans.greentreeplatb.10-19-2022.pdf (11,254 KB)

4. Site Plan

Subject	**A. RAVEN 3 INDUSTRIAL. The proposal involves industrial development of a parcel located at 863 East 1950 North.**
Meeting	Nov 16, 2022 - Development Review Committee
Category	4. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
report.drc.raven3.11-16-2022.pdf (8,736 KB)
plans.civil.raven3.10-26-2022.pdf (9,928 KB)

Subject	**B. FIRE STATION 61 TEMPORARY HOUSING UNIT. The proposal involves the construction of temporary housing units to be located at 370 North Main Street.**
Meeting	Nov 16, 2022 - Development Review Committee
Category	4. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
plan.site.firestation61temporaryhousingunit.11-01-2022.pdf (463 KB)

5. Zone Change

Subject	**A. VOORHEES DUPLEX ADDITION. The proposal involves changing the current zone from R-3 to R-3 with the Infill Overlay to allow for an additional duplex to be built on the property located at 117 North 200 West.**
Meeting	Nov 16, 2022 - Development Review Committee
Category	5. Zone Change
Access	Public
Type	Action, Discussion

File Attachments
report.drc.voorheesduplexaddition.11-16-2022.pdf (4,979 KB)
siteplan.voorheesduplex.8-19-2022.pdf (228 KB)
plan.landscape.vooheesduplex.8-19-2022.pdf (4,288 KB)
plans.elevations.voorheesduplex.10-24-2022.pdf (288 KB)

6. Text Amendment

Subject	**A. TITLE 15 COMMERCIAL DOWNTOWN AMENDMENT (EVENT CENTERS). The proposal would amend Title 15 to allow event centers as a permitted or conditional use in the C-D Downtown Commercial zone.**
Meeting	Nov 16, 2022 - Development Review Committee
Category	6. Text Amendment
Access	Public
Type	Action, Discussion

File Attachments
memo.commercialdowntownamendment.pc.12-7-2022.pdf (392 KB)

7. Concept Review

Subject	**A. VESTA TOWNHOMES CONCEPT.**
Meeting	Nov 16, 2022 - Development Review Committee
Category	7. Concept Review
Access	Public
Type	Discussion

File Attachments
plan.vestatownhomesconcept.10-6-2022.pdf (3,220 KB)

Subject	**B. ANDERSON TOWNHOMES CONCEPT.**
Meeting	Nov 16, 2022 - Development Review Committee
Category	7. Concept Review

Access	Public
Type	Discussion

File Attachments
plan.andersontownhomesconcept.11-2-2022.pdf (1,493 KB)
pictures.buildingelevations.andersontownhomesconcept.11-2-2022.pdf (2,587 KB)

8. General Plan Amendment

Subject	**A. TRANSPORTATION ELEMENT OF THE GENERAL PLAN 22.06. The proposal involves a revision to the Transportation Master Plan.**
Meeting	Nov 16, 2022 - Development Review Committee
Category	8. General Plan Amendment
Access	Public
Type	Action, Discussion

File Attachments
22.06 TMP DRC Memo (effective Jan 1, 2023) - Dillon Muirbrook.pdf (384 KB)

9. Other Discussion

10. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, UT
November 2, 2022

Staff Members Present: **Chris Thompson**, Public Works Director; **Seth Perrins**, City Manager; **Dave Anderson**, Community Development Director; **Brandon Snyder**, City Planner; **Kimberly Brenneman**, Community Development Secretary; **Vaughn Pickell**, City Attorney; **John Little**, Chief Building Official; **Michael Clark**, Assistant City Engineer; **Marcie Clark,** Engineering Department Secretary; **Jered Johnson**, Engineering Division Manager; **Zach Hendrickson**, Outside Plant Manager; **Garrett Elmer,** P&L Assistant Superintendent; **Jason Turner,** Fire Marshal; **Dale Robinson,** Parks and Recreation Director; **Kasey Woodard**, Division Secretary.

Citizens Present: Clint Garner, Pete Mittanck, AJ Delpivo, Dean Ingram, Shanice Hone, Jackie Larson.

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

MINUTES

OCTOBER 26, 2022

Dave Anderson **moved** to approve the minutes of October 26, 2022.

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

FINAL PLAT

NORTH AIRPORT INDUSTRIAL PLAT A

Brandon Snyder gave a brief description and location.

Michael Clark, Engineering, has no comments.

Garrett Elmer, Power, stated there are a few things to be finished but has no other comments.

Michael Clark asked the DRC if there was any value in referencing the maximum allowable height of the buildings on the plat due to the project's proximity to the airport.

Brandon Snyder stated there are notes on the subdivision plat that mentions the height restrictions and height study.

AJ Delpivo stated there was a study conducted that specified areas that could only build up to 27 feet.

There was brief discussion regarding building height restrictions and FAA rules.

Dave Anderson **moved** to approve the proposed North Airport Industrial Plat A 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.
2. That the application is consistent with the approved Preliminary Plat.

Conditions:

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

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

NORTH AIRPORT INDUSTRIAL PLAT B

Brandon Snyder gave a brief description of the second plat of this proposal.

Michael Clark has no comments.

Garrett Elmer stated the same comments from Plat A apply and were the only comments from power.

Seth Perrins asked if there were any comments regarding Plat C or Phase 3 of the development in the future?

AJ Delpivo stated this is dependent on the study being done on the airport runway.

There was discussion about the future placement of lots and cross access easements.

Michael Clark feels this may be too early to be discussing.

Chris Thompson disagreed.

Dave Anderson **moved** to approve the proposed North Airport Industrial Plat B 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.
2. That the application is consistent with the approved Preliminary Plat.

Conditions:

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

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

JUNIPER RIDGE TOWNHOMES

Brandon Snyder gave a brief description of the proposal and stated there are a few redlines that need to be addressed.

Michael Clark stated there is a minor storm line redline comment that has been previously shared with AJ Delpivo.

There was a discussion about the connecting roads.

Seth Perrins asked if the committee is comfortable with the connecting points from commercial to residential.

It was stated there was a previous discussion stating yes, that staff is comfortable with those connection points. It was also stated it would be wise to add an easement through the commercial property to ensure that it connects to the public road for the townhome use. It was stated this will not be the main access, but this will be a future connection from the right-in right-out, access off of Main Street.

Dave Anderson moved to approve the proposed Juniper Ridge Townhomes 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.
2. That the application is consistent with the approved Preliminary Plat.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. Prior to the plat being recorded, a cross access easement to the public street on the townhomes, connecting it to Main Street through the commercial property, be provided.

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

SITE PLAN

MOUNTAIN COUNTRY FOODS PLANT 1 ADDITION

The applicant has requested this be continued to a later date.

Dave Anderson **moved** to continue the proposed Mountain Country Foods Plant 1 Addition Site Plan.

John Little **seconded** and the motion **was Continued** all in favor.

ADDITIONAL DISCUSSION ITEM:

Dave Anderson asked Dean Ingram for his thoughts on potentially amending the process of the Building Department by delaying inspections by one day if the building inspector comes to the build and can visually see more than 15 correction items that still need to be addressed. It was agreed this could be a benefit.

NEW BUSINESS

MODERA

Dave Anderson stated the applicant is requesting to amend a portion of the conditions of approval specifically condition number 4, to remove the owner-occupancy requirement. He stated this project was presented and reviewed by the different bodies as a project with two distinct housing options, featuring a side that has for sale properties and a side that has strictly for rent properties. He stated it was reviewed with the idea that the for sale side would be subdivided. During the review process it was asked how many of the properties would be reserved for homeownership and it was stated that roughly 50% would be set aside for homeownership and this was recorded as a condition of approval.

Clint Garner addressed the growing concerns of not being able to sell their future units due to the climbing interest rates and why they are asking for this change. They are trying to make the process more affordable to the buyers.

There was a discussion on the growing concern of climbing interest rates and climbing rental rates and that it is the goal for most to be home owners in place of renting.

Seth Perrins stated the City is looking at the best interest of the residents of Spanish Fork. His concern is that if this turns into a rental project, then it will never be anything other than rental units.

There was discussion on developers and investors buying single-family homes and tuning them into rental units and removing the possibility of first-time home buyers being able to have affording housing options. It was stated it was the idea of the city to limit this practice to enable people to be able to own their homes instead of renting.

Dean Ingram discussed the issues regarding supply shortage and a shortage of affordable housing options and he believes there should be more projects being approved to address the housing shortage.

Dave Anderson brought up the growing concern for allowing so many rental projects and the buyers paying up to $2,400 in rent, they will never be able to save the down payment needed to be able to get into a single-family home.

Seth Perrins feels this isn't something that is going to be resolved today and is something that needs to be discussed further to come to a solution.

Vaughn Pickell **moved** to deny the amendment to the conditions of approval.

Dave Anderson **seconded** and the motion to deny was all in favor.

CONSTRUCTION STANDARDS 22.03

Chris Thompson stated these items have been previously reviewed and approved by the DRC and will be going together as a group of revisions before the Planning Commission, and after City Council approval will go into effect January 1, 2023.

Michael Clark briefly reviewed the revisions being presented and there were no comments or concerns on the revisions that needed to be addressed before the revisions go before the Planning Commission.

Chris Thompson asked if the notices have been sent out and it was stated they were sent and there were no concerns presented with revisions.

Jered Johnson **moved** to approve of the revisions to the Construction Standards 22.03 based on the condition of approval of the removal of the section of the unacceptable meter locations. The Power Department indicates they would like to further review unacceptable meter locations.

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

OTHER DISCUSSION

10 MINUTE WALK PROGRAM

Dale Robinson in parks and recreation gave a brief presentation of the initiative.

Seth Perrins asked how appropriate it would be to preemptively zone an area for a future park.

Dale Robinson stated the initiative is to ensure there will be an open space that can be within a 10-minute walk for a child, and it does not need to be located within a development. He stated it is just important to incorporate accessibility to open spaces for local residents.

CENTRAL UTAH WATER

Dave Anderson stated this has been a tough item, he stated there are two revisions that would limit residents to have more than a third of their total landscaped area as turf. He stated there has been a struggle to obtain a clear answer from Central Utah Water regarding this item. He stated this impacts residents with smaller lots and restricts what they are able to do regarding landscaping options.

Brandon Snyder stated there has been communication with surrounding municipalities.

There was a discussion regarding the discrepancy between park strip landscaping standards. It was stated the verbiage is unclear as to what the requirements are and what constitutes new construction.

There was discussion regarding the water usage in Spanish Fork.

Seth Perrins suggested setting a meeting to have further discussion on this item as he does not feel this will be adopted by the end of 2022.

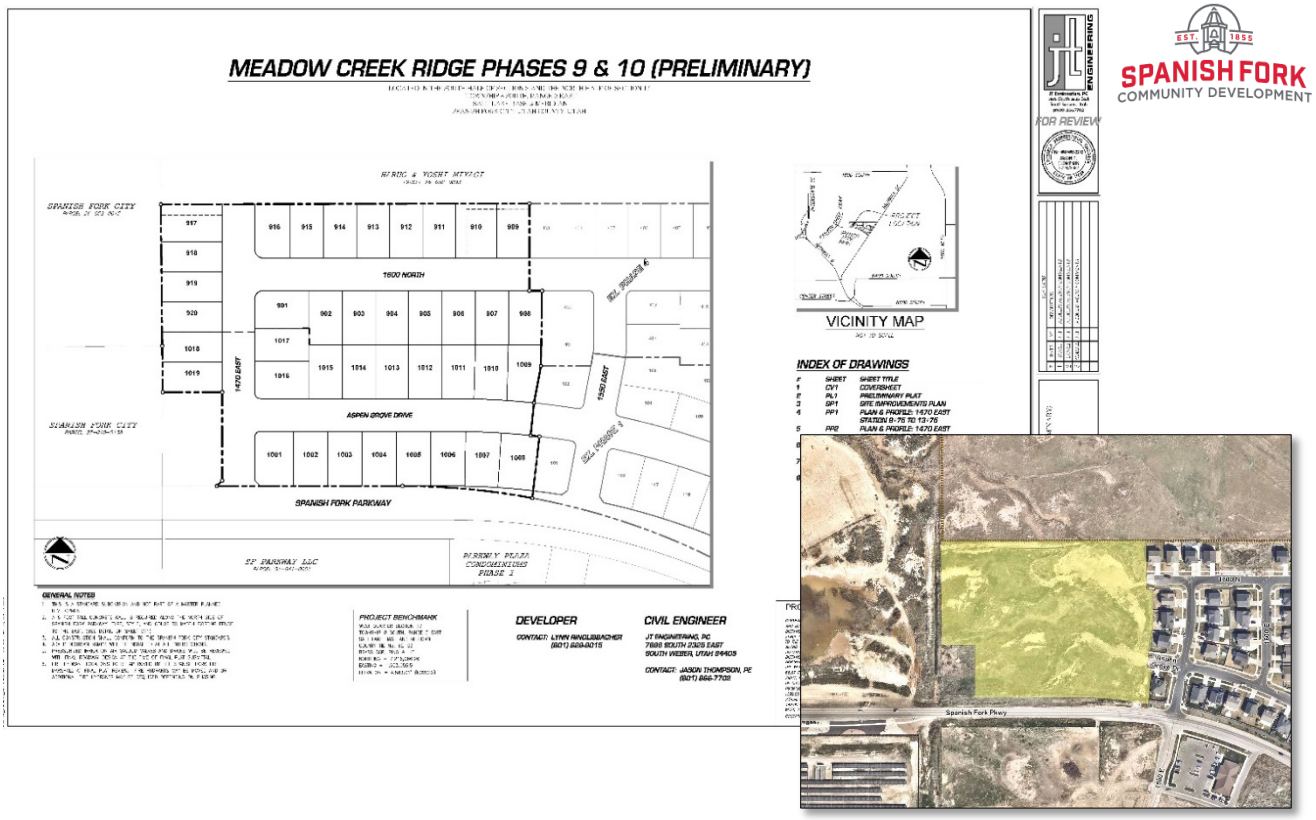
OTHER DISCUSSION

John Little brought up the cabins on Canyon Road and stated that it was determined that they are on septic tanks. Chris Thompson stated they will not be made to connect until the use changes or the site is expanded or improved.

Vaughn Pickell moved to adjourn the meeting at 11:33 a.m.

Adopted:

Kasey Woodard
Division Secretary



Meadow Creek Ridge Amended Preliminary Plat Approval Request

November 16, 2022, Development Review Committee Meeting.

Located at 1470 East Spanish Fork Parkway, including 7.74 acres.

The Subject property is zoned R-1-6.

The applicant has requested Preliminary Plat approval for a standard subdivision that includes thirty-nine (39) residential lots.

Key Issues

1. Wetlands.
2. Grading.
3. Access.
4. Connectivity.
5. Easements.
6. Utilities.
7. Landscaping.
8. Walls.

Recommendation

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

Findings

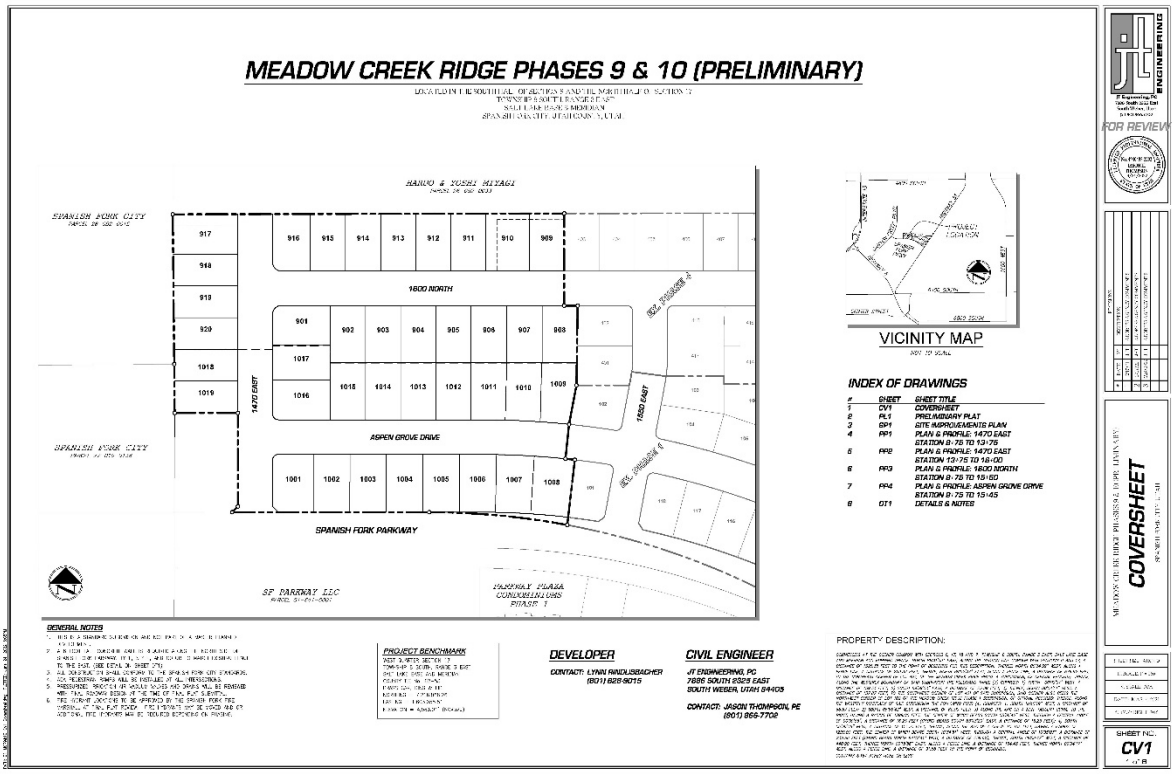
1. That the application conforms to the City's General Plan Designation and Zoning Map.

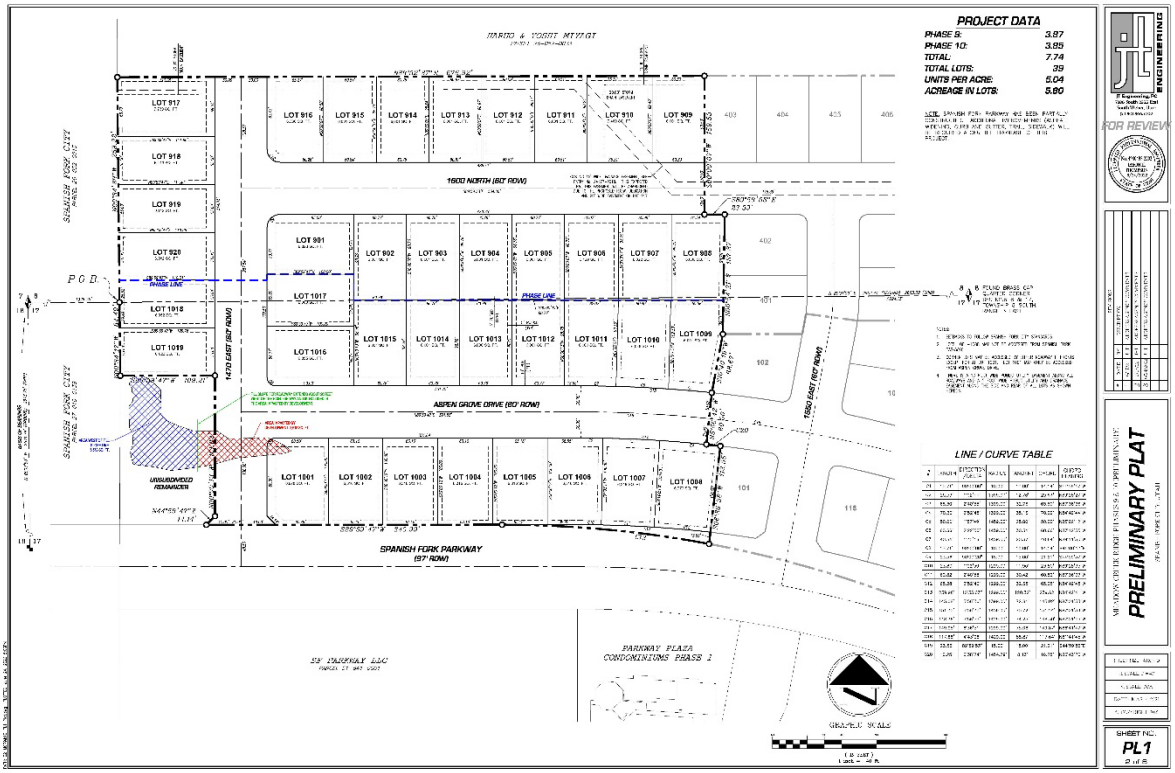
Conditions

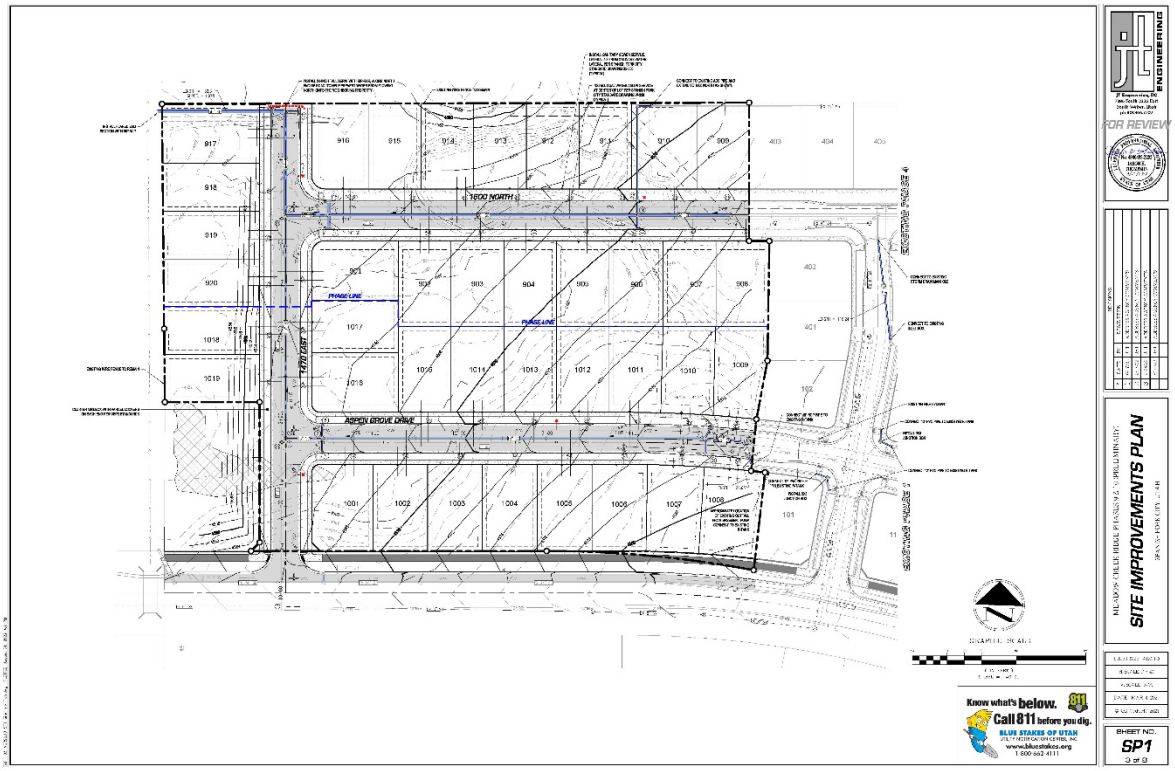
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

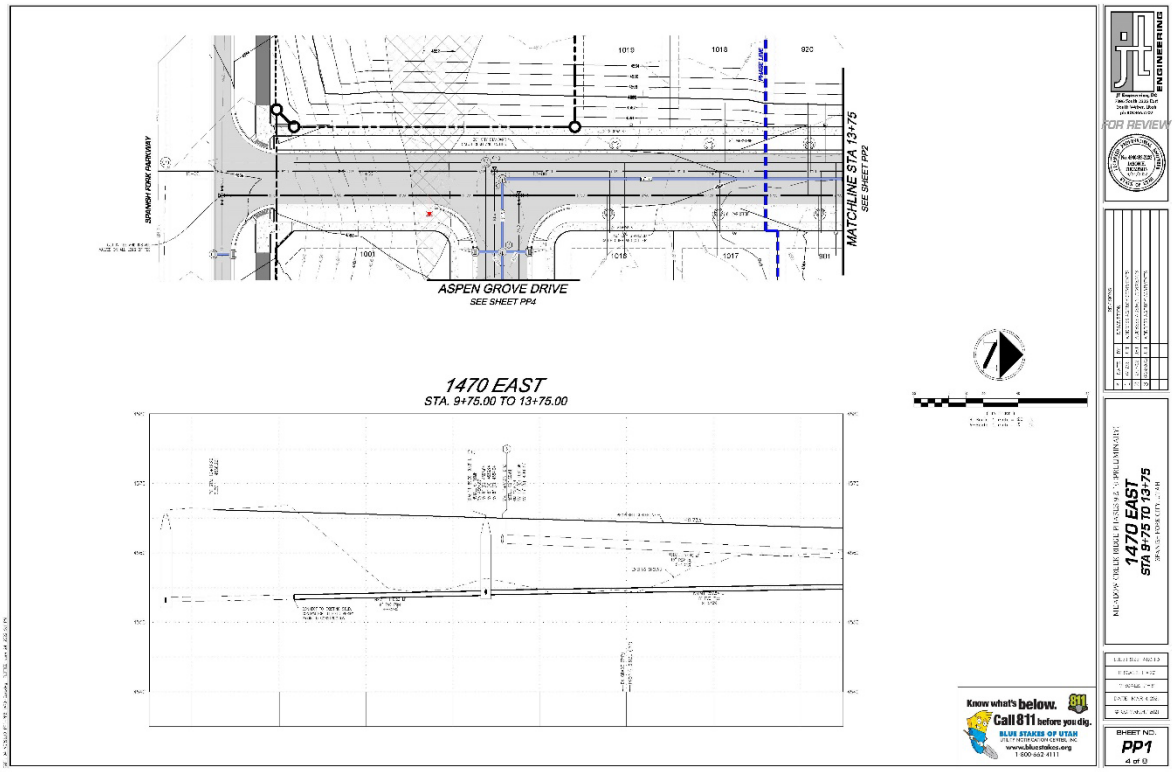
Exhibits

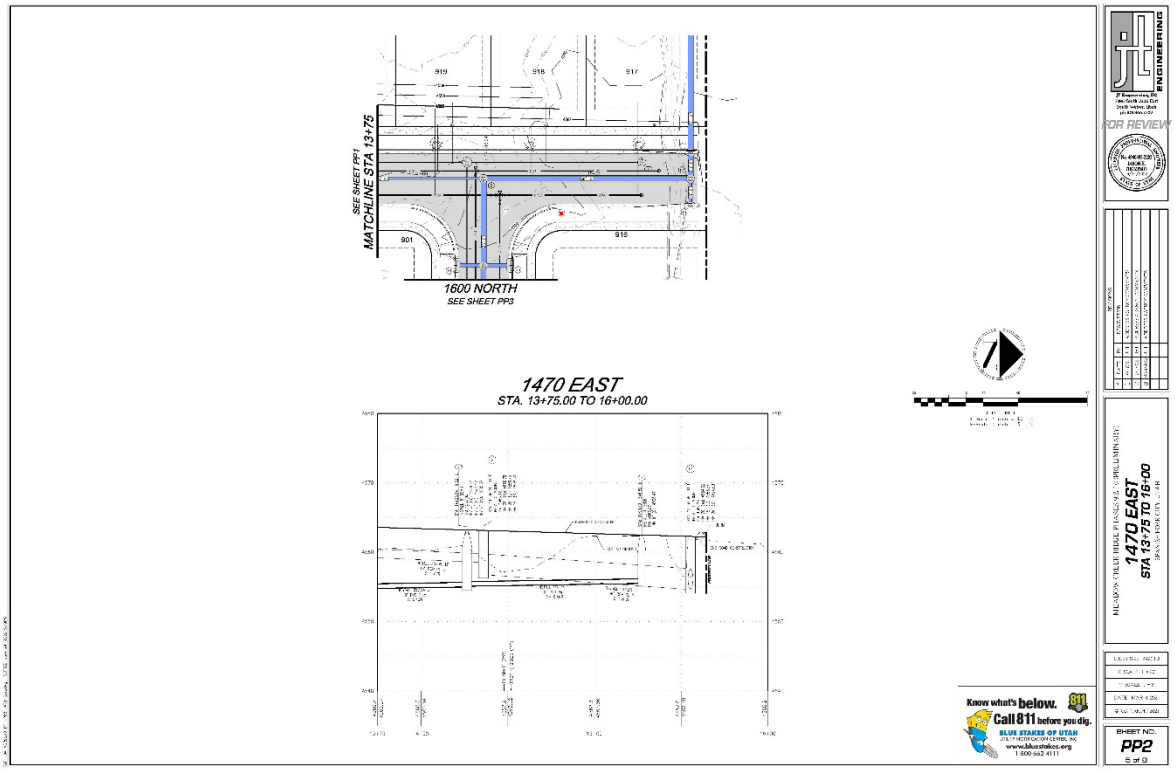
1. Preliminary Plat.

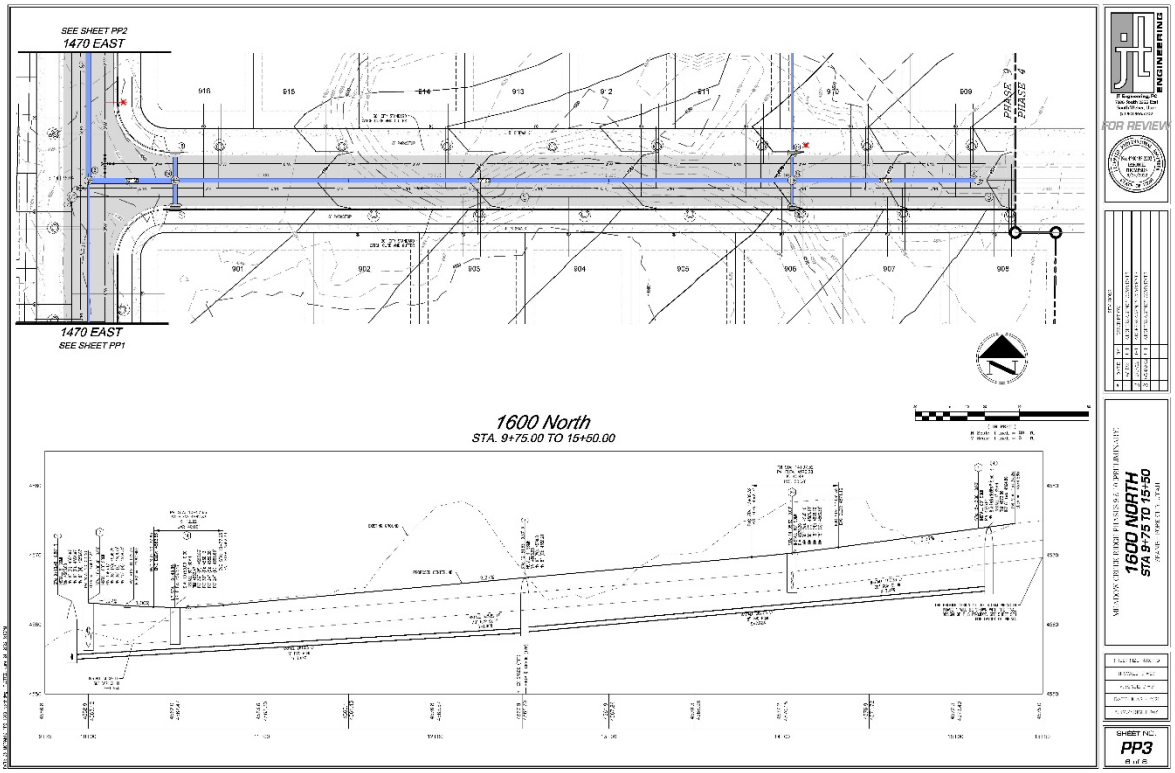

MEADOW CREEK RIDGE PHASES 9 & 10 (PRELIMINARY)
HARUO & YUSHI MIYAGI
SPANISH FORK CITY
1600 NORTH
ASPEN GROVE DRIVE
1470 EAST
1650 EAST
SPANISH FORK PARKWAY
SF PARKWAY LLC
PARKWAY PLAZA CONDOMINIUMS PHASE 1
VICINITY MAP
INDEX OF DRAWINGS
SHEET SHEET TITLE
1 CV1 COVERSHEET
2 PL1 PRELIMINARY PLAT
3 SP1 SITE IMPROVEMENTS PLAN
4 PP1 PLAN & PROFILE: 1470 EAST STATION 9+75 TO 13+75
5 PP2 PLAN & PROFILE: 1470 EAST STATION 13+75 TO 18+00
6 PP3 PLAN & PROFILE: 1600 NORTH STATION 9+75 TO 15+50
7 PP4 PLAN & PROFILE: ASPEN GROVE DRIVE STATION 9+75 TO 15+45
8 DT1 DETAILS & NOTES
GENERAL NOTES
PROJECT BENCHMARK
DEVELOPER
CONTACT: LYNN RADLOSBACHER
(801) 828-9015
CIVIL ENGINEER
JT ENGINEERING, PC
7886 SOUTH 2525 EAST
SOUTH WEBER, UTAH 84405
CONTACT: JASON THOMPSON, PE
(801) 866-7702
PROPERTY DESCRIPTION:
JT ENGINEERING
FOR REVIEW
COVERSHEET
SHEET NO.
CV1

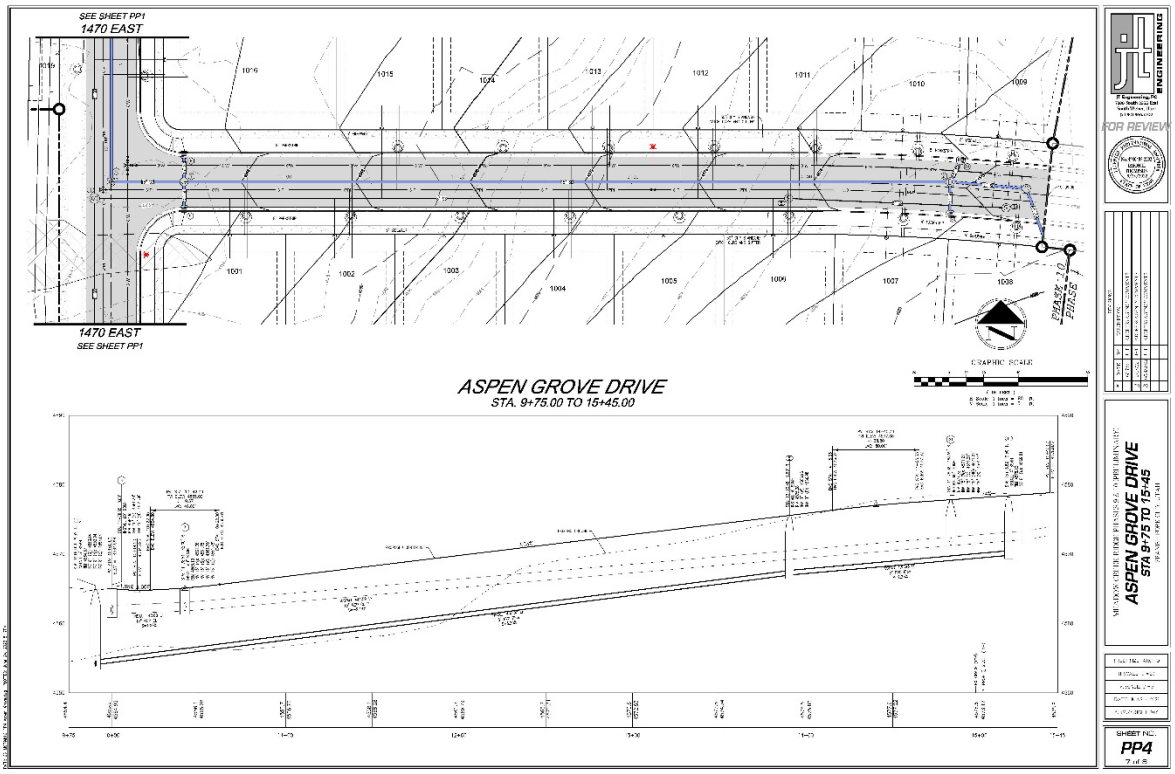

HARUO & YUSHI MIYAGI
PROJECT DATA
PHASE 9: 3.87
PHASE 10: 3.85
TOTAL: 7.74
TOTAL LOTS: 39
UNITS PER ACRE: 5.04
ACREAGE IN LOTS: 5.80
1600 NORTH (80' ROW)
ASPEN GROVE DRIVE (80' ROW)
SPANISH FORK PARKWAY (97' ROW)
1470 EAST (80' ROW)
1650 EAST (80' ROW)
P.O.B.
PHASE LINE
UNSUBDIVIDED REMAINDER
SF PARKWAY LLC
PARKWAY PLAZA CONDOMINIUMS PHASE 1
LINE / CURVE TABLE
JT ENGINEERING
FOR REVIEW
PRELIMINARY PLAT
SHEET NO.
PL1

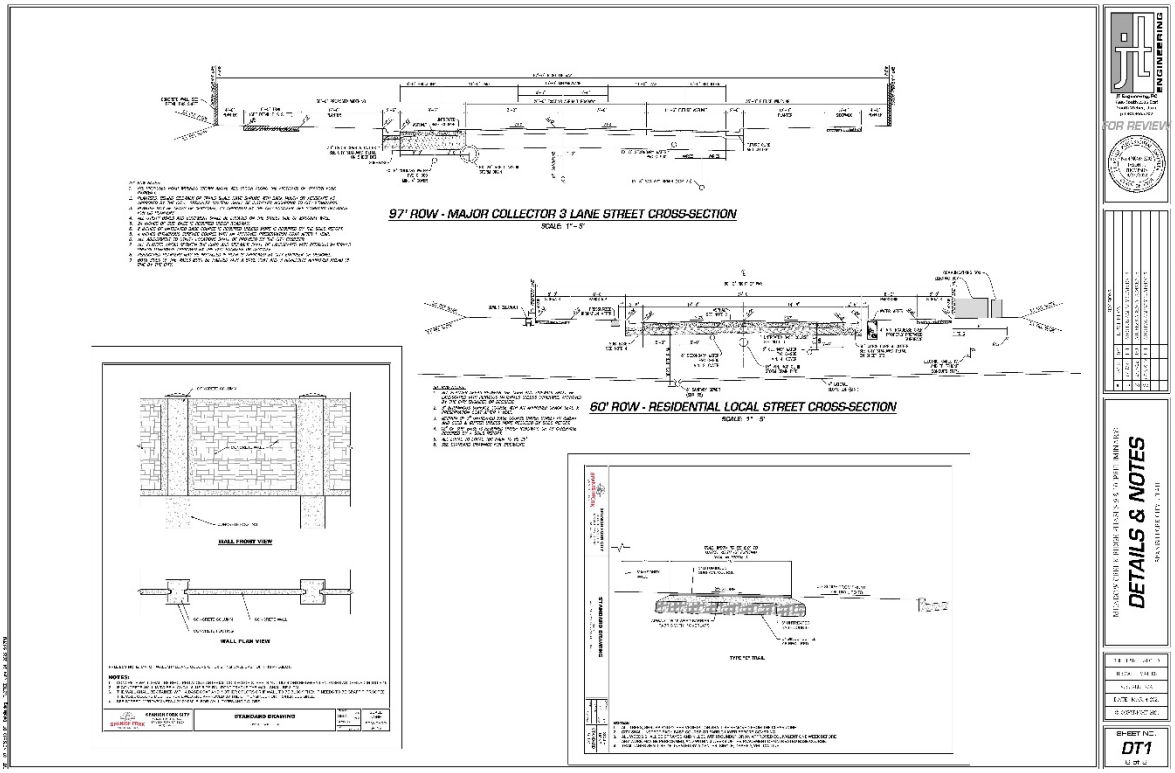

1600 NORTH
1470 EAST
ASPEN GROVE DRIVE
PHASE LINE
EXISTING PHASE 4
EXISTING PHASE 3
FOR REVIEW
SITE IMPROVEMENTS PLAN
Know what's below.
Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111
SHEET NO.
SP1
3 of 9


SPANISH FORK PARKWAY
MATCHLINE STA 13+75
SEE SHEET PP2
ASPEN GROVE DRIVE
SEE SHEET PP4
1470 EAST
STA. 9+75.00 TO 13+75.00
FOR REVIEW
1470 EAST
STA 9+75 TO 13+75
Know what's below.
Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111
SHEET NO.
PP1
4 of 9


SEE SHEET PP1
MATCHLINE STA 13+75
1600 NORTH
SEE SHEET PP3
1470 EAST
STA. 13+75.00 TO 16+00.00
Know what's below.
Call 811 before you dig.
BLUE STAKES OF UTAH
FOR REVIEW
1470 EAST
STA 13+75 TO 16+00
SHEET NO.
PP2

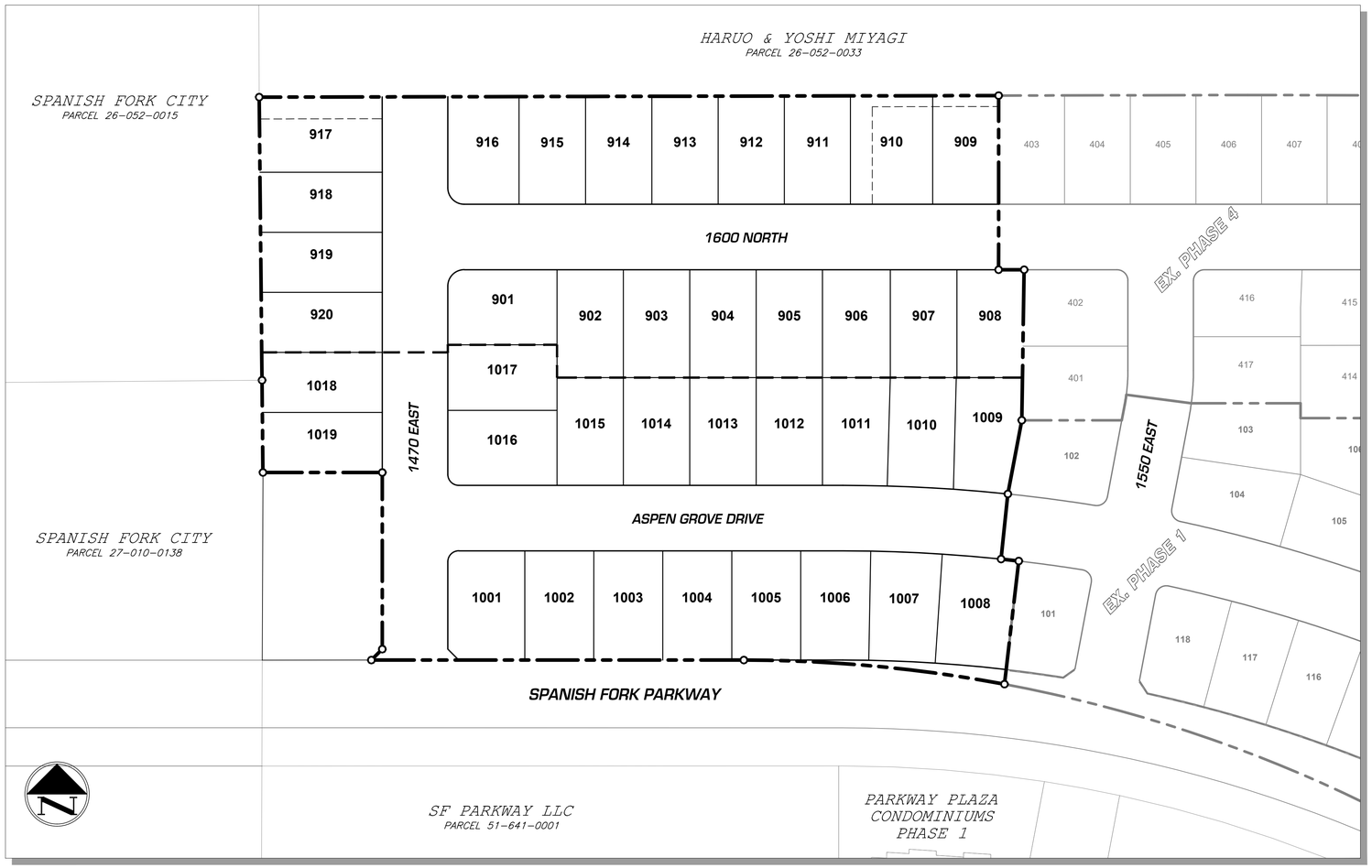

SEE SHEET PP2
1470 EAST
1470 EAST
SEE SHEET PP1
1600 North
STA. 9+75.00 TO 15+50.00
FOR REVIEW
1600 NORTH
STA 9+75 TO 15+50
SHEET NO.
PP3

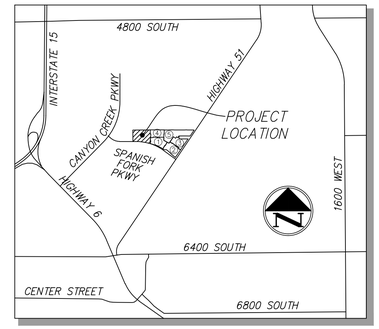

SEE SHEET PP1
1470 EAST
1470 EAST
SEE SHEET PP1
ASPEN GROVE DRIVE
STA. 9+75.00 TO 15+45.00
GRAPHIC SCALE
FOR REVIEW
ASPEN GROVE DRIVE
STA 9+75 TO 15+45
SHEET NO.
PP4


97' ROW - MAJOR COLLECTOR 3 LANE STREET CROSS-SECTION
SCALE: 1" = 5'
60' ROW - RESIDENTIAL LOCAL STREET CROSS-SECTION
SCALE: 1" = 5'
WALL FRONT VIEW
WALL PLAN VIEW
STANDARD DRAWING
TYPE 'G' TRAIL
FOR REVIEW
DETAILS & NOTES
SHEET NO.
DT1

MEADOW CREEK RIDGE PHASES 9 & 10 (PRELIMINARY)

LOCATED IN THE SOUTH HALF OF SECTION 8 AND THE NORTH HALF OF SECTION 17
TOWNSHIP 8 SOUTH, RANGE 3 EAST
SALT LAKE BASE & MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH





VICINITY MAP

NOT TO SCALE

INDEX OF DRAWINGS

#	SHEET	SHEET TITLE
1	CV1	COVERSHEET
2	PL1	PRELIMINARY PLAT
3	SP1	SITE IMPROVEMENTS PLAN
4	PP1	PLAN & PROFILE: 1470 EAST STATION 9+75 TO 13+75
5	PP2	PLAN & PROFILE: 1470 EAST STATION 13+75 TO 16+00
6	PP3	PLAN & PROFILE: 1600 NORTH STATION 9+75 TO 15+50
7	PP4	PLAN & PROFILE: ASPEN GROVE DRIVE STATION 9+75 TO 15+45
8	DT1	DETAILS & NOTES

GENERAL NOTES

1. THIS IS A STANDARD SUBDIVISION AND NOT PART OF A MASTER PLANNED DEVELOPMENT.
2. A 6 FOOT TALL CONCRETE WALL IS REQUIRED ALONG THE NORTH SIDE OF SPANISH FORK PARKWAY. TYPE, STYLE, AND COLOR TO MATCH EXISTING FENCE TO THE EAST. (SEE DETAIL ON SHEET DT1)
3. ALL CONSTRUCTION SHALL CONFORM TO THE SPANISH FORK CITY STANDARDS.
4. ADA PEDESTRIAN RAMPS WILL BE INSTALLED AT ALL INTERSECTIONS.
5. PRESSURIZED IRRIGATION AIR VACUUM VALVES AND DRAINS WILL BE REVIEWED WITH FINAL ROADWAY DESIGN AT THE TIME OF FINAL PLAT SUBMITTAL.
6. FIRE HYDRANT LOCATIONS TO BE APPROVED BY THE SPANISH FORK FIRE MARSHALL AT FINAL PLAT REVIEW. FIRE HYDRANTS MAY BE MOVED AND OR ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED DEPENDING ON PHASING.

PROJECT BENCHMARK

WEST QUARTER SECTION 17
TOWHSHIP 8 SOUTH, RANGE 3 EAST
SALT LAKE BASE AND MERIDIAN
COUNTY TIE No. 62-53
BRASS CAP, RING & LID
NORTHING = 7,216,066.26
EASTING = 1,603,055.51
ELEVATION = 4,583.01' (NGVD29)

DEVELOPER

CONTACT: LYNN RINDLISBACHER
(801) 628-9015

CIVIL ENGINEER

JT ENGINEERING, PC
7886 SOUTH 2325 EAST
SOUTH WEBER, UTAH 84405

CONTACT: JASON THOMPSON, PE
(801) 866-7702

PROPERTY DESCRIPTION:

COMMENCING AT THE CORNER COMMON WITH SECTIONS 8, 17, 18 AND 7, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, NORTH 89°31'09" EAST, ALONG THE SECTION LINE COMMON WITH SECTIONS 8 AND 17, A DISTANCE OF 1326.35 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, NORTH 00°34'39" WEST, ALONG A FENCE LINE, A DISTANCE OF 259.32 FEET; THENCE, NORTH 89°52'37" EAST, ALONG A FENCE LINE, A DISTANCE OF 676.92 FEET, TO THE NORTHEAST CORNER OF LOT 403, OF THE MEADOW CREEK RIDGE PHASE 4 SUBDIVISION, OF OFFICIAL RECORDS; THENCE, ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: 1) SOUTH 00°00'07" WEST, A DISTANCE OF 159.53 FEET; 2) SOUTH 89°59'53" EAST, A DISTANCE OF 23.39 FEET; 3) THENCE, SOUTH 00°54'21" WEST, A DISTANCE OF 137.87 FEET, TO THE SOUTHWEST CORNER OF LOT 401 OF SAID SUBDIVISON, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 102 OF THE MEADOW CREEK RIDGE PHASE 1 SUBDIVISION, OF OFFICIAL RECORDS; THENCE, ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 10°40'19" WEST, A DISTANCE OF 68.67 FEET; 2) SOUTH 05°56'42" WEST, A DISTANCE OF 60.00 FEET; 3) ALONG THE ARC OR A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,399.00 FEET, THE CENTER OF WHICH BEARS SOUTH 05°56'42" WEST, THROUGH A CENTRAL ANGLE OF 00°39'56", A DISTANCE OF 16.25 FEET (CHORD BEARS SOUTH 83°43'20" EAST, A DISTANCE OF 16.25 FEET); 4) SOUTH 06°36'38" WEST, A DISTANCE OF 113.55 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1299.00 FEET, THE CENTER OF WHICH BEARS SOUTH 10°34'51" WEST, THROUGH A CENTRAL ANGLE OF 10°35'03", A DISTANCE OF 239.96 FEET (CHORD BEARS NORTH 84°42'41" WEST, A DISTANCE OF 239.62); THENCE, SOUTH 89°59'47" WEST, A DISTANCE OF 440.90 FEET; THENCE NORTH 00°15'56" EAST, ALONG A FENCE LINE, A DISTANCE OF 164.43 FEET; THENCE NORTH 00°34'17" WEST, ALONG A FENCE LINE, A DISTANCE OF 91.88 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.167 ACRES MORE OR LESS

JT ENGINEERING
JT Engineering, PC
7886 South 2325 East
South Weber, Utah
ph 801.866.7702

FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
6/24/2022
STATE OF UTAH

REVISIONS

#	DATE	BY	DESCRIPTION
1	6/17/21	JHT	ADDRESS AGENCY COMMENTS
2	2/17/22	JHT	ADDRESS AGENCY COMMENTS
3	6/24/2022	JHT	ADDRESS AGENCY COMMENTS

MEADOW CREEK RIDGE PHASES 9 & 10 (PRELIMINARY)

COVERSHEET

SPANISH FORK CITY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 150'
V. SCALE: N/A
DATE: MAR. 4, 2021
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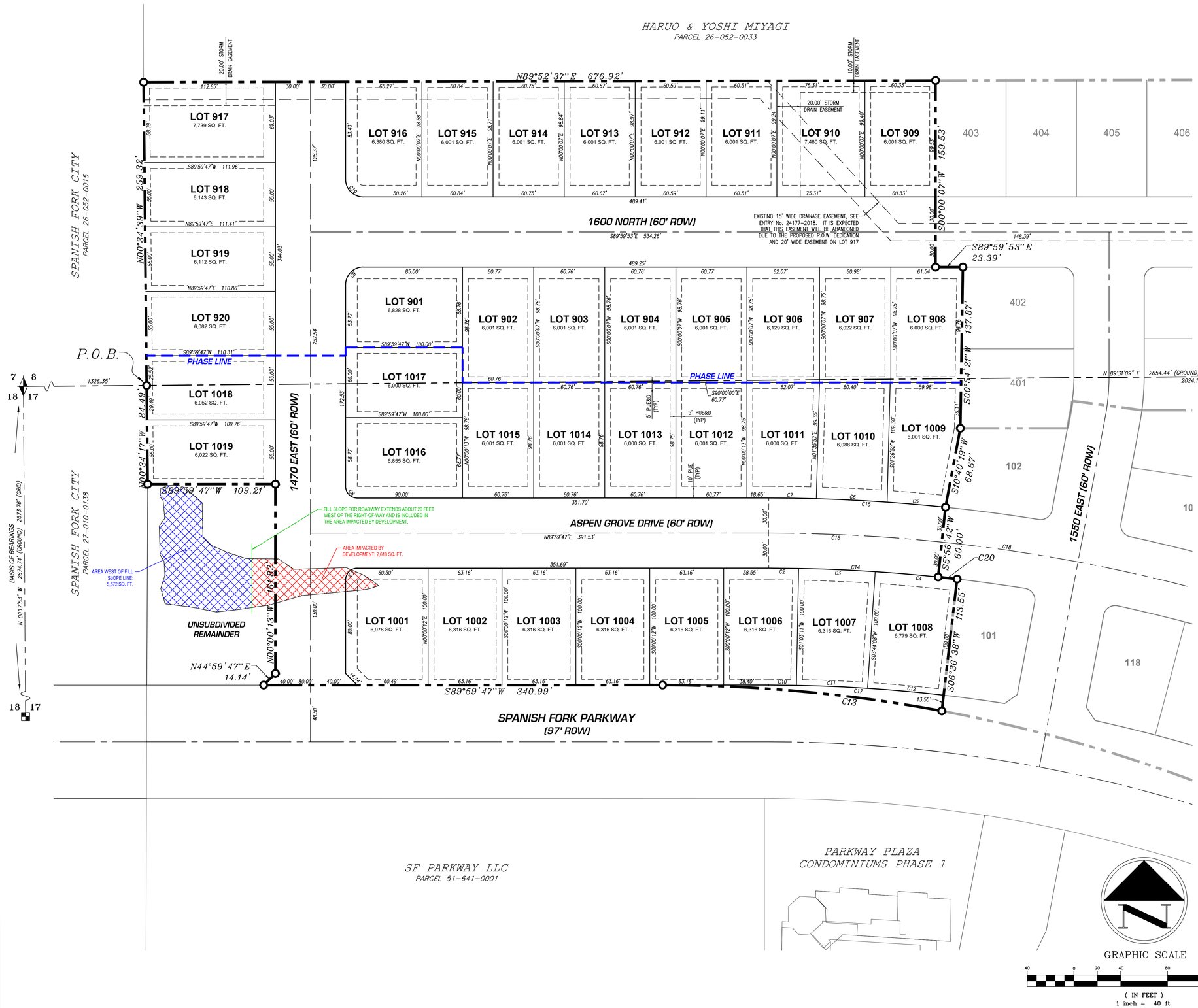
SHEET NO.
CV1
1 of 8

PATH: 01_MCRR&TO_CV1 Coversheet.dwg PLOTTED: June 24, 2022 5:05PM



PROJECT DATA

PHASE 9:	3.87
PHASE 10:	3.85
TOTAL:	7.74
TOTAL LOTS:	39
UNITS PER ACRE:	5.04
ACREAGE IN LOTS:	5.60

NOTE: SPANISH FORK PARKWAY HAS BEEN PARTIALLY CONSTRUCTED. ADDITIONAL IMPROVEMENTS (ASPHALT WIDENING, CURB AND GUTTER, TRAIL, SIDEWALK) WILL BE REQUIRED ALONG THE FRONTAGE OF THIS PROJECT.

NOTES:

1. SETBACKS TO FOLLOW SPANISH FORK CITY STANDARDS.
2. LOTS 1001-1008 MAY NOT BE ACCESSED FROM SPANISH FORK PARKWAY.
3. CORNER LOTS MAY BE ACCESSED BY EITHER ROADWAY IT FRONTS EXCEPT FOR AT LOT 1001. LOT 1001 MAY ONLY BE ACCESSED FROM ASPEN GROVE DRIVE.
4. THERE IS A 10 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL ROADWAYS AND A 5 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE SIDE AND REAR OF ALL LOTS AS SHOWN HEREON.

LINE / CURVE TABLE

#	LENGTH	DIRECTION / DELTA	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	15.71'	90°00'00"	10.00'	10.00'	14.14'	S44°59'47"W
C2	25.53'	1°02'44"	1399.00'	12.76'	25.53'	N89°28'27"W
C3	65.50'	2°40'58"	1399.00'	32.76'	65.50'	N87°36'36"W
C4	70.30'	2°52'45"	1399.00'	35.16'	70.29'	N84°49'44"W
C5	50.00'	1°57'49"	1459.00'	25.00'	50.00'	N85°02'12"W
C6	60.66'	2°22'56"	1459.00'	30.34'	60.66'	N87°12'35"W
C7	40.64'	1°35'46"	1459.00'	20.32'	40.64'	N89°11'55"W
C8	15.71'	90°00'00"	10.00'	10.00'	14.14'	S45°00'13"E
C9	23.56'	90°00'20"	15.00'	15.00'	21.21'	S44°59'57"W
C10	23.80'	1°02'59"	1299.00'	11.90'	23.80'	N89°28'35"W
C11	60.82'	2°40'58"	1299.00'	30.42'	60.82'	N87°36'37"W
C12	65.28'	2°52'46"	1299.00'	32.65'	65.28'	N84°49'45"W
C13	239.96'	10°35'03"	1299.00'	120.32'	239.62'	N84°42'41"W
C14	145.08'	5°56'30"	1399.00'	72.61'	145.02'	N87°01'33"W
C15	151.30'	5°56'30"	1459.00'	75.72'	151.24'	N87°01'33"W
C16	148.36'	5°56'55"	1429.00'	74.25'	148.30'	N87°01'45"W
C17	149.95'	6°36'51"	1299.00'	75.06'	149.87'	N86°41'47"W
C18	117.68'	4°43'06"	1429.00'	58.87'	117.64'	N81°41'45"W
C19	23.56'	89°59'53"	15.00'	15.00'	21.21'	S44°59'56"E
C20	16.25'	0°38'24"	1454.79'	8.13'	16.25'	N83°43'20"W

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FOR REVIEW

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JASON H. THOMPSON
6/24/2022
STATE OF UTAH

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3	6/24/2022	JHT	ADDRESS AGENCY COMMENTS

MEADOW CREEK RIDGE PHASES 9 & 10 (PRELIMINARY)

PRELIMINARY PLAT

SPANISH FORK CITY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 40'
V. SCALE: N/A
DATE: MAR. 4, 2021
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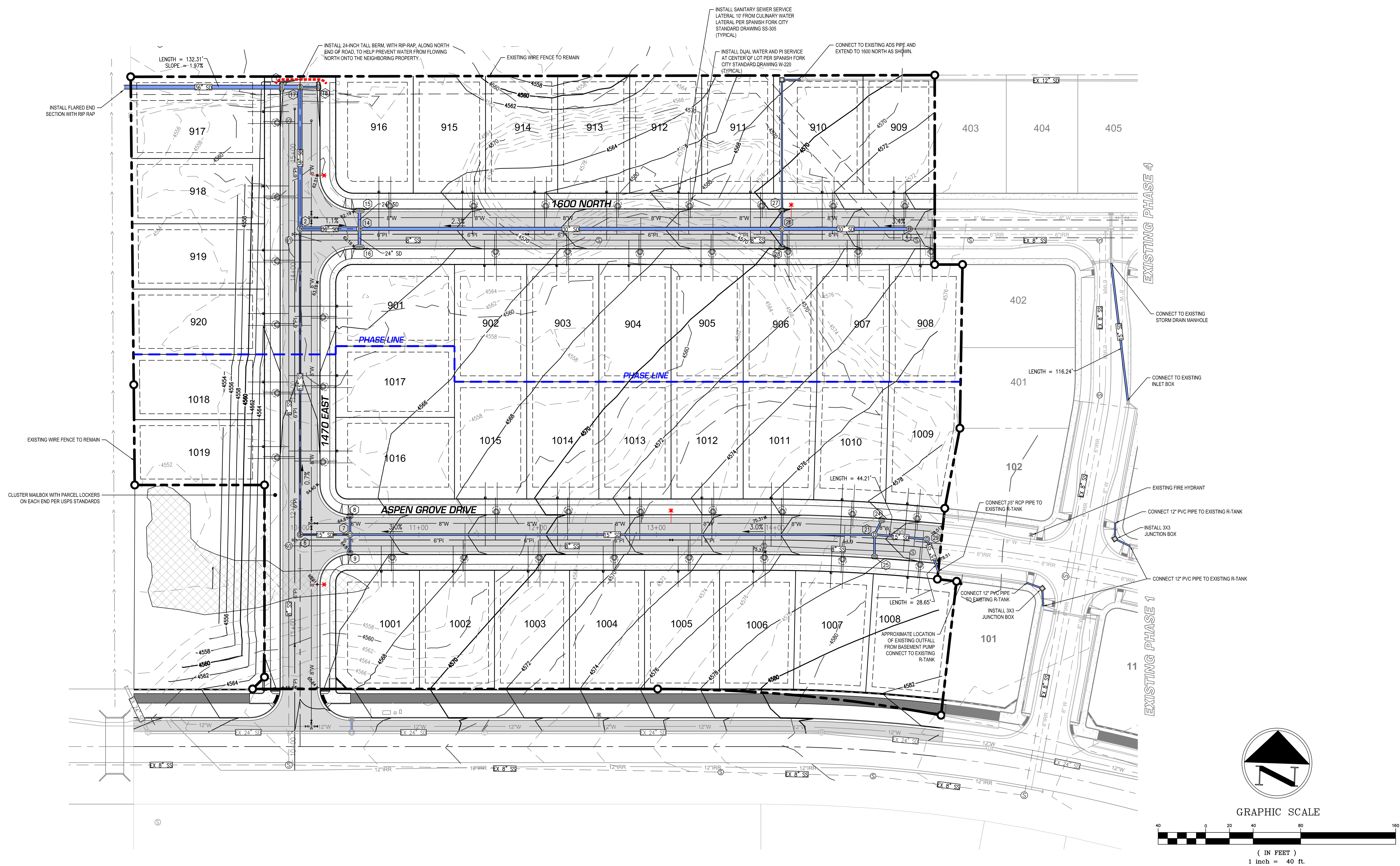
SHEET NO.
PL1
2 of 8

PATH: 02_MCR9&10_PL1 Plat.dwg PLOTTED: June 24, 2022 5:08PM



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PROFESSIONAL ENGINEER
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JASON H. THOMPSON
8/31/2022
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	8/31/22	JHT	ADDRESS AGENCY COMMENTS

MEADOW CREEK RIDGE PHASES 9 & 10 (PRELIMINARY)

SITE IMPROVEMENTS PLAN

SPANISH FORK CITY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 40'
V. SCALE: N/A
DATE: MAR. 4, 2021
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SHEET NO.
SP1
3 of 8

Know what's below. 811
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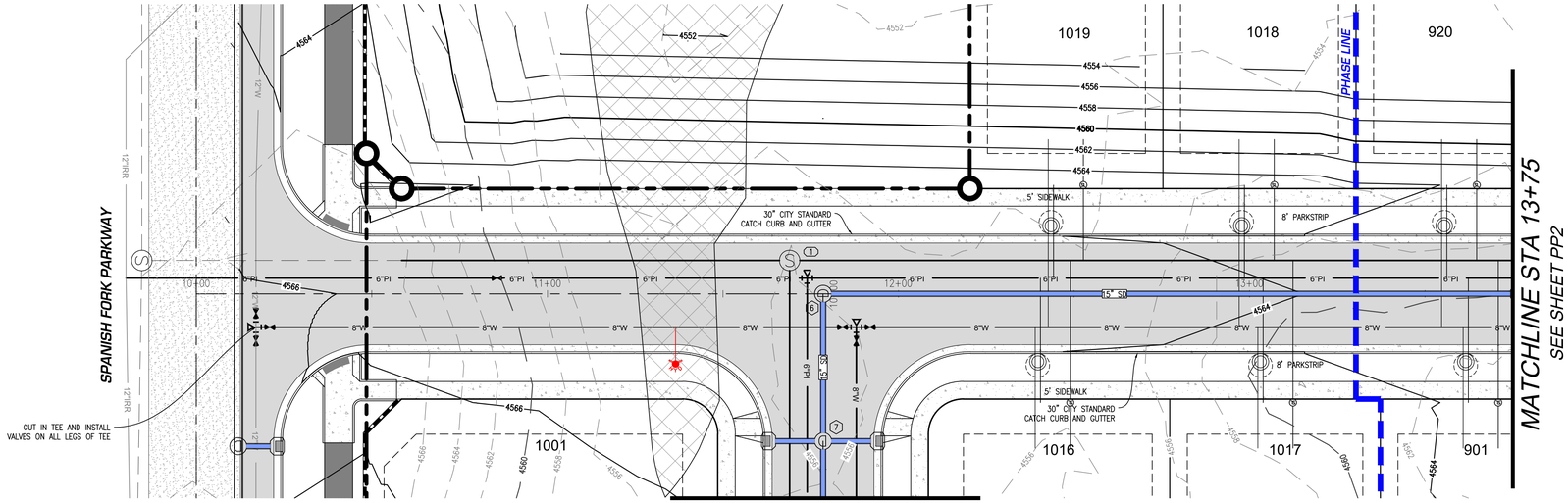
PATH: 03_MCR9&10_SP1 Site Imp Plan.dwg PLOTTED: August 31, 2022 4:21PM

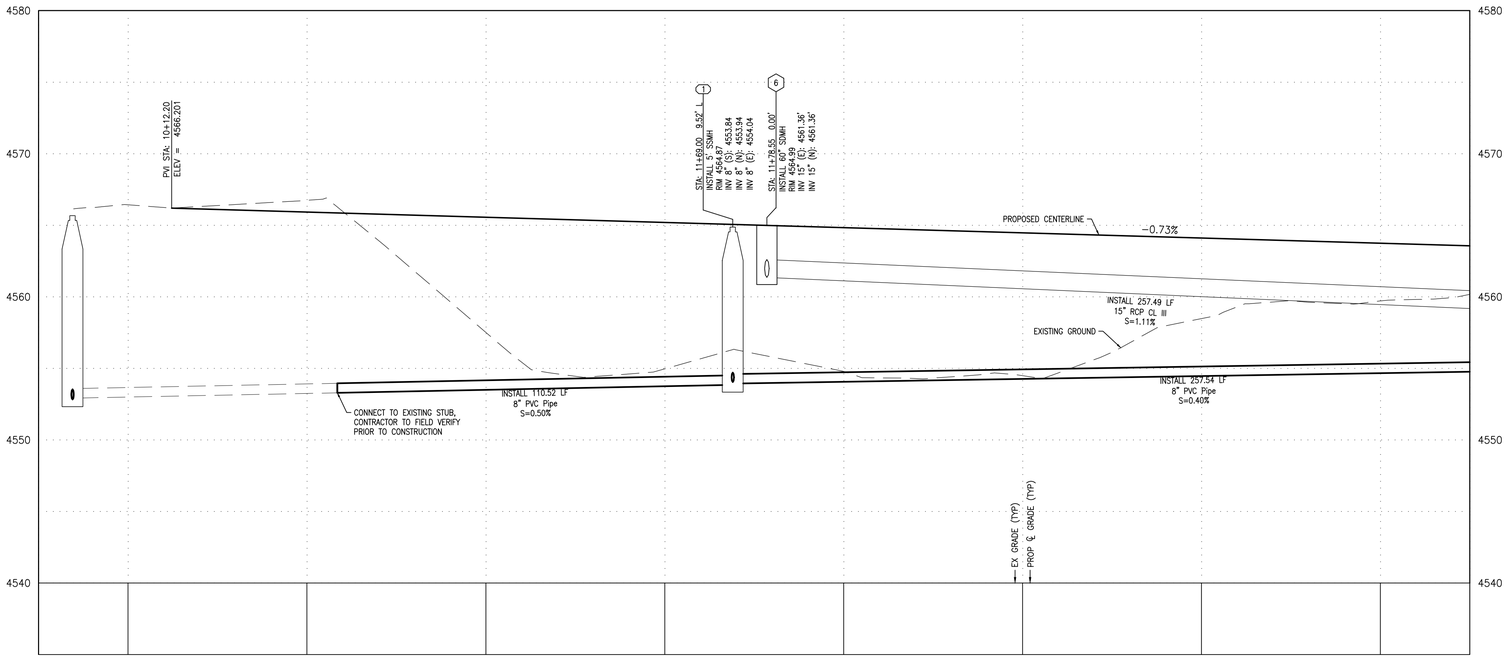


ASPEN GROVE DRIVE

SEE SHEET PP4

1470 EAST

STA. 9+75.00 TO 13+75.00



(IN FEET)
H-Scale 1 inch = 20 ft.
V-Scale 1 inch = 5 ft.

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MEADOW CREEK RIDGE PHASES 9 & 10 (PRELIMINARY)

1470 EAST
STA 9+75 TO 13+75
SPANISH FORK CITY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 20'
V. SCALE: 1" = 5'
DATE: MAR. 4, 2021
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SHEET NO.
PP1
4 of 8

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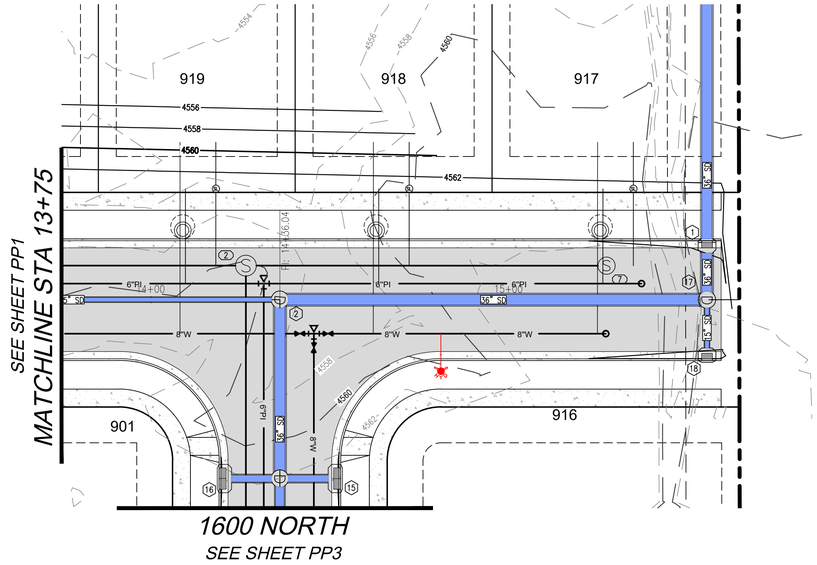
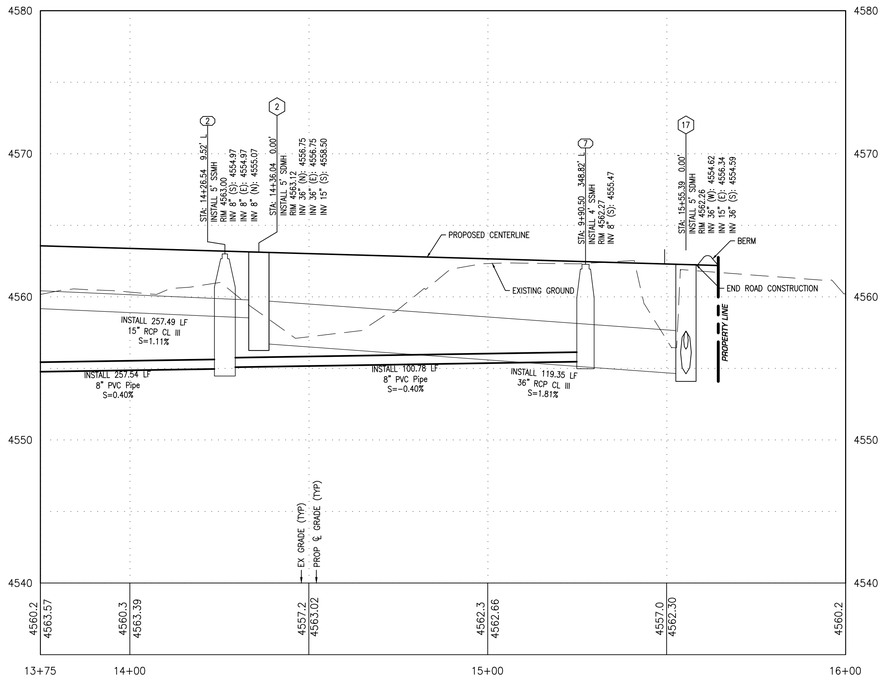
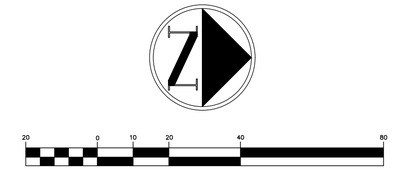


1470 EAST

STA. 13+75.00 TO 16+00.00





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MEADOW CREEK RIDGE PHASES 9 & 10 (PRELIMINARY)

1470 EAST
STA 13+75 TO 16+00
SPANISH FORK CITY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 20'
V. SCALE: 1" = 5'
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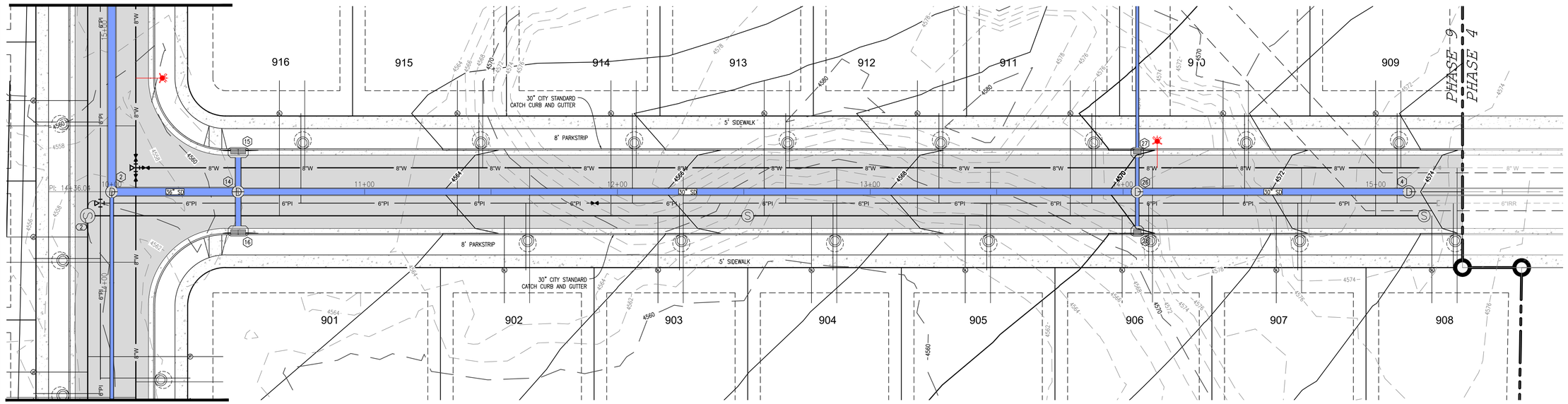
SHEET NO.
PP2
5 of 8

PATH: 04_MCR9&10_PP1-PP2 1470-East.dwg PLOTTED: June 24, 2022 5:10PM

SEE SHEET PP2

1470 EAST

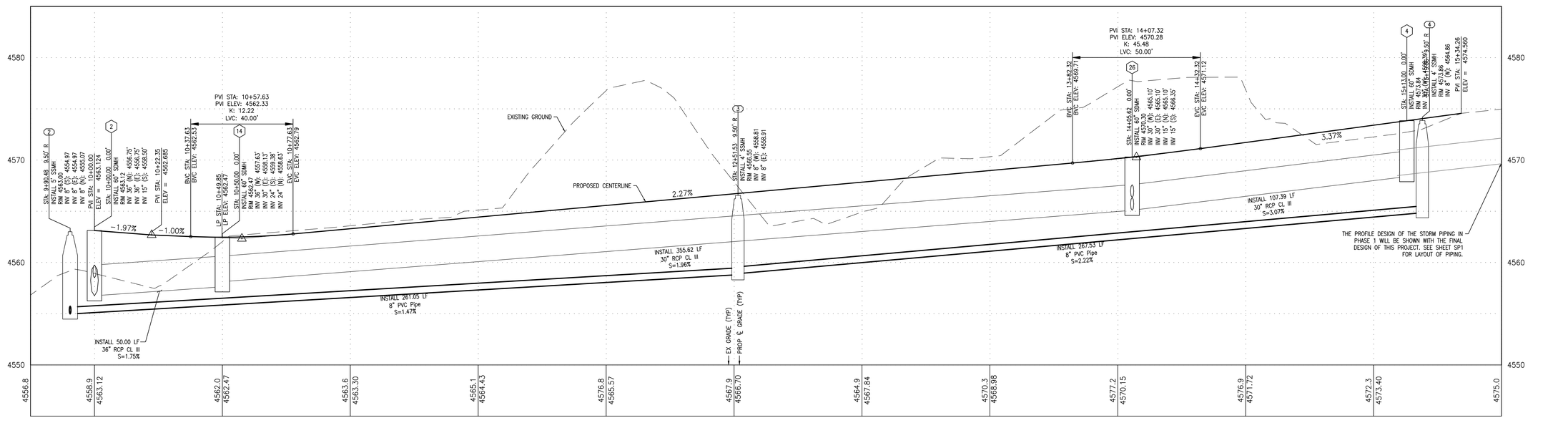


1470 EAST

SEE SHEET PP1

1600 North

STA. 9+75.00 TO 15+50.00



(IN FEET)
H-Scale 1 inch = 20 ft.
V-Scale 1 inch = 5 ft.

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FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
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JASON H. THOMPSON
6/24/2022
STATE OF UTAH

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3	6/24/2022	JHT	ADDRESS AGENCY COMMENTS

MEADOW CREEK RIDGE PHASES 9 & 10 (PRELIMINARY)

1600 NORTH

STA 9+75 TO 15+50

SPANISH FORK CITY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 20'
V. SCALE: 1" = 5'
DATE: MAR. 4, 2021
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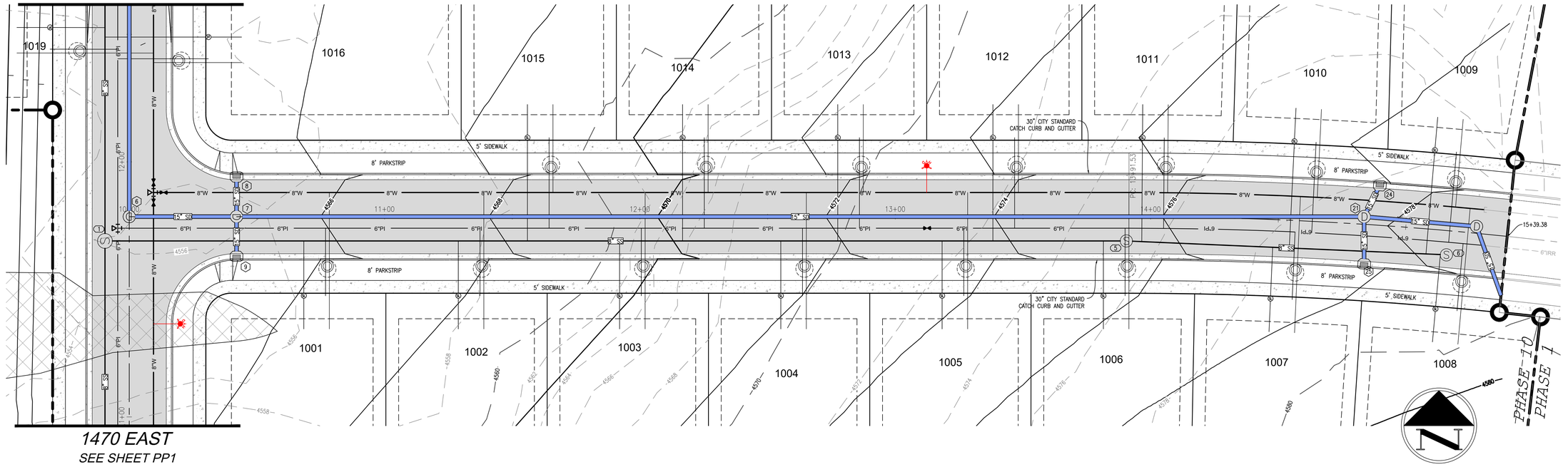
SHEET NO.

PP3

6 of 8

PATH: 05_MCR9&10_PP3 1600-North.dwg PLOTTED: June 24, 2022 5:13PM



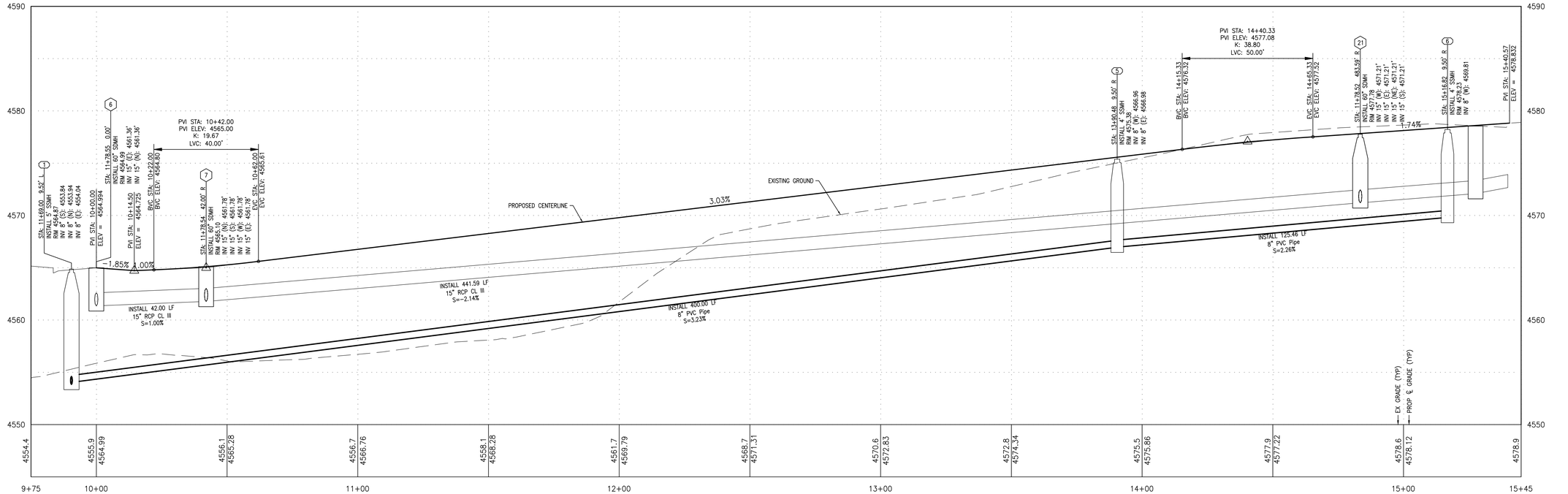
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
H-Scale 1 inch = 20 ft.
V-Scale 1 inch = 5 ft.

ASPEN GROVE DRIVE

STA. 9+75.00 TO 15+45.00



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MEADOW CREEK RIDGE PHASES 9 & 10 (PRELIMINARY)

ASPEN GROVE DRIVE

STA 9+75 TO 15+45

SPANISH FORK CITY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 20'
V. SCALE: 1" = 5'
DATE: MAR. 4, 2021
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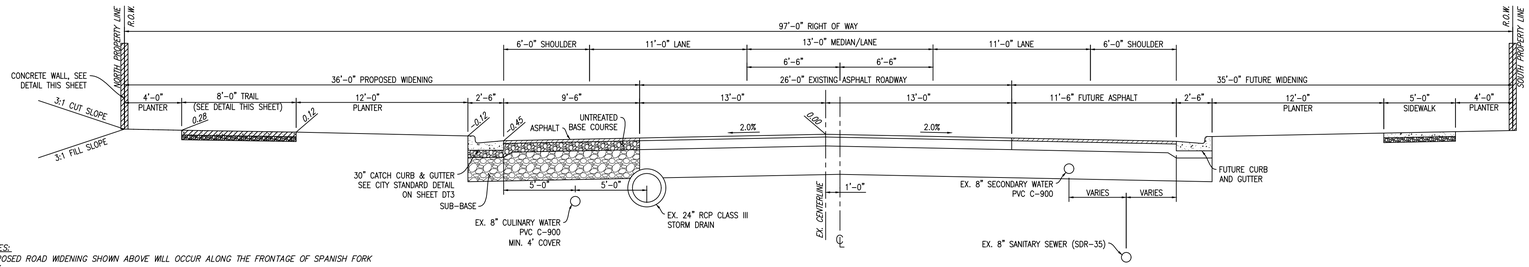
SHEET NO.
PP4
7 of 8

PATH: 06_MCR9&10_PP4 Aspen-Grove.dwg PLOTTED: June 24, 2022 5:17PM

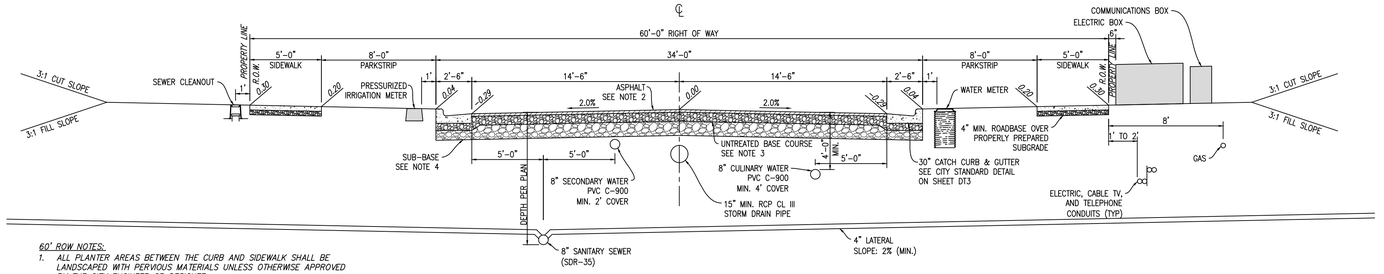


97' ROW NOTES:

1. *THE PROPOSED ROAD WIDENING SHOWN ABOVE WILL OCCUR ALONG THE FRONTAGE OF SPANISH FORK PARKWAY.*
2. *PLANTERS, BEHIND SIDEWALK OR TRAILS SHALL HAVE SHRUBS WITH BARK MULCH OR XERISCAPE AS APPROVED BY THE CITY. SPRINKLER SYSTEMS SHALL BE INSTALLED ACCORDING TO CITY STANDARDS..*
3. *PLANTER MAY BE GRASS OR XERISCAPE, AS APPROVED BY THE CITY ENGINEER. SEE STANDARD DRAWINGS FOR LID PLANTERS..*
4. *ALL UTILITY BOXES AND EQUIPMENT SHALL BE LOCATED ON THE STREET SIDE OF MASONRY WALL.*
5. *24 INCHES OF SUB-BASE IS REQUIRED UNDER ROADWAY.*
6. *8 INCHES OF UNTREATED BASE COURSE IS REQUIRED UNLESS MORE IS REQUIRED BY THE SOILS REPORT.*
5. *4 INCHES BITUMINOUS SURFACE COURSE WITH AN APPROVED PRESERVATION COAT AFTER 1 YEAR.*
6. *ALL ADJUSTMENT TO UTILITY LOCATIONS SHALL BE PROVIDED BY THE CITY ENGINEER.*
7. *ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.*
8. *XERISCAPED PLANTERS MAY BE INSTALLED IF PLAN IS APPROVED BY CITY ENGINEER OR DESIGNEE.*
9. *BOTH SIDES OF THE WALLS MUST BE PAINTED WITH A BASE COAT AND 3 HIGHLIGHTS APPROVED AHEAD OF TIME BY THE CITY.*

97' ROW - MAJOR COLLECTOR 3 LANE STREET CROSS-SECTION

SCALE: 1" = 5'

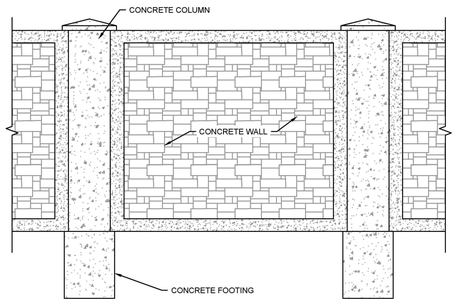


60' ROW NOTES:

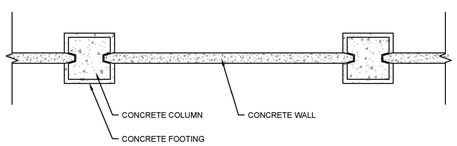
1. *ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.*
2. *3" BITUMINOUS SURFACE COURSE WITH AN APPROVED CRACK SEAL & PRESERVATION COAT AFTER 1 YEAR.*
3. *MINIMUM OF 8" UNTREATED BASE COURSE UNDER STREET PAVEMENT AND CURB & GUTTER UNLESS MORE REQUIRED BY SOILS REPORT.*
4. *12" OF SUB-BASE IS REQUIRED UNDER ROADWAY, OR AS OTHERWISE REQUIRED BY A SOILS REPORT.*
5. *ALL LOCAL TO LOCAL TBC RADII TO BE 25'.*
6. *SEE STANDARD DRAWINGS FOR SIDEWALKS.*

60' ROW - RESIDENTIAL LOCAL STREET CROSS-SECTION

SCALE: 1" = 5'



WALL FRONT VIEW



WALL PLAN VIEW

PROJECT NOTE: MATCH WALL STYLE AND COLORS OF EXISTING WALL EAST OF THIS PROJECT.

NOTES:

1. CONCRETE WALL SHALL BE REQUIRED ALONG ARTERIAL, COLLECTOR STREETS AND DIVISIONS BETWEEN LAND USES AS DEFINED IN TITLE 15.
2. IF CONCRETE WALL IS TO BE ALONG I-15, US-6 OR RAILROAD TRACKS THE WALL SHALL BE 8' TALL.
3. THE WALL SHALL BE STAINED WITH A BASE COAT AND 3 OTHER COLORS OR IF WALL TO BE BLOCK THEN IT NEEDS TO BE GRAFFITI PROOFED. THE WALL COLORS MUST BE REVIEWED AND APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.
4. SEE STREET IMPROVEMNETS 4.39.20.030. F. FOR WALL TYPES AND COLORS.

SPANISH FORK CITY, 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4500	**STANDARD DRAWING** CONCRETE WALL DETAIL	DRAWN: JLD; DESIGN: MHC; REVISION:; DATE: 10/6/2020	SCALE NONE; STANDARD G-113

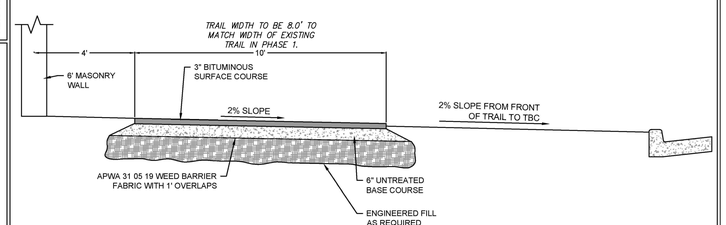
SPANISH FORK CITY, 40 SOUTH MAIN STREET, SPANISH FORK, UTAH 84660, (801) 804-4500

STANDARD DRAWING

ARTERIAL / COLLECTOR TRAIL SECTIONS

DATE	REVISION	DESIGN
10/6/2020		JLD

SCALE NONE; STANDARD G-107



TYPE "E" TRAIL

NOTES:

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

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2	2/17/22	JHT	ADDRESS AGENCY COMMENTS
3	6/24/2022	JHT	ADDRESS AGENCY COMMENTS

MEADOW CREEK RIDGE PHASES 9 & 10 (PRELIMINARY)

DETAILS & NOTES

SPANISH FORK CITY, UTAH

SHEET SIZE: ARCH D
H. SCALE: VARIES
V. SCALE: N/A
DATE: MAR. 4, 2021
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SHEET NO.
DT1
8 of 8

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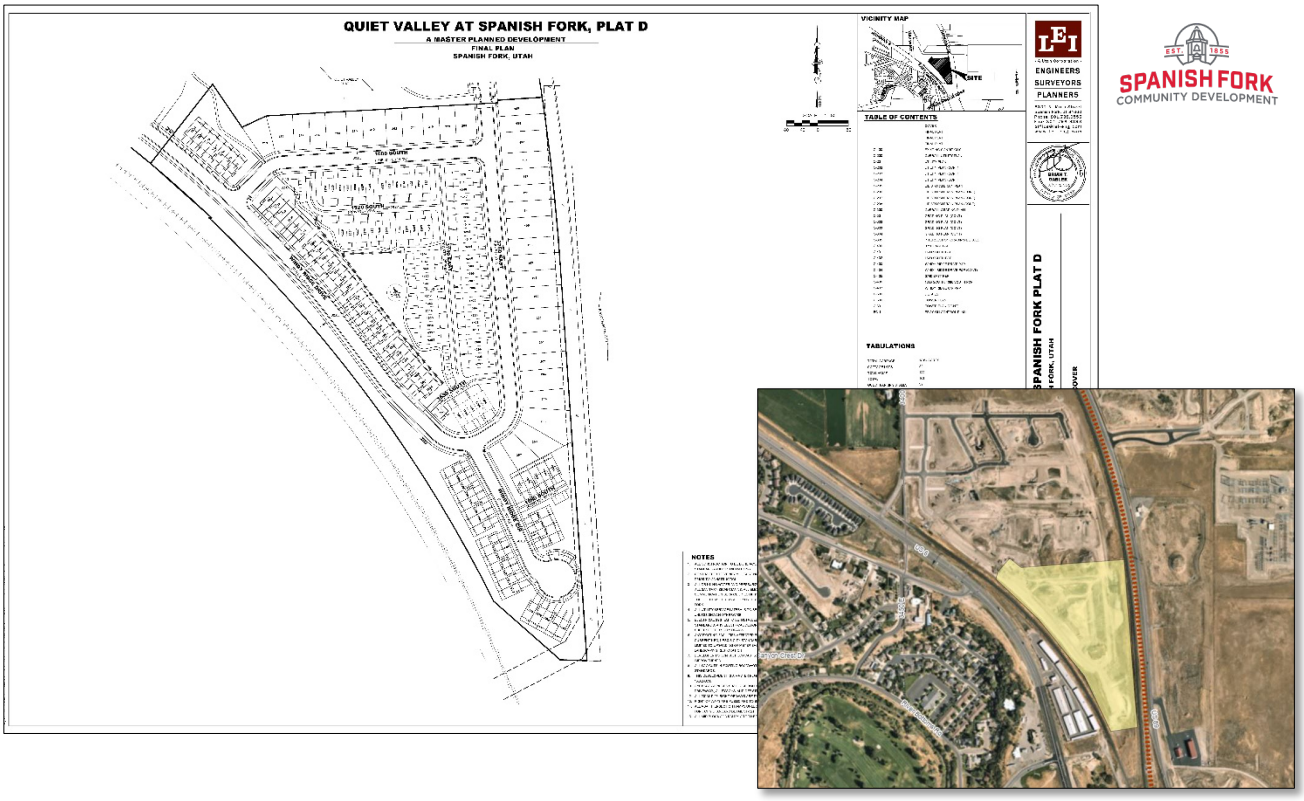


Quiet Valley Plat D Final Plat Approval Request

November 16, 2022, Development Review Committee Meeting.

Located at 3200 East 700 South, including 18.64 acres.

The subject property is zoned R-3.

The applicant has requested Final Plat approval for 161 dwelling units, including cottage lots and townhomes.

Key Issues

1. Consistency with the approved Preliminary Plat.
2. Landscaping.
3. Power.
4. Utilities.
5. Access.

Recommendation

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

Findings

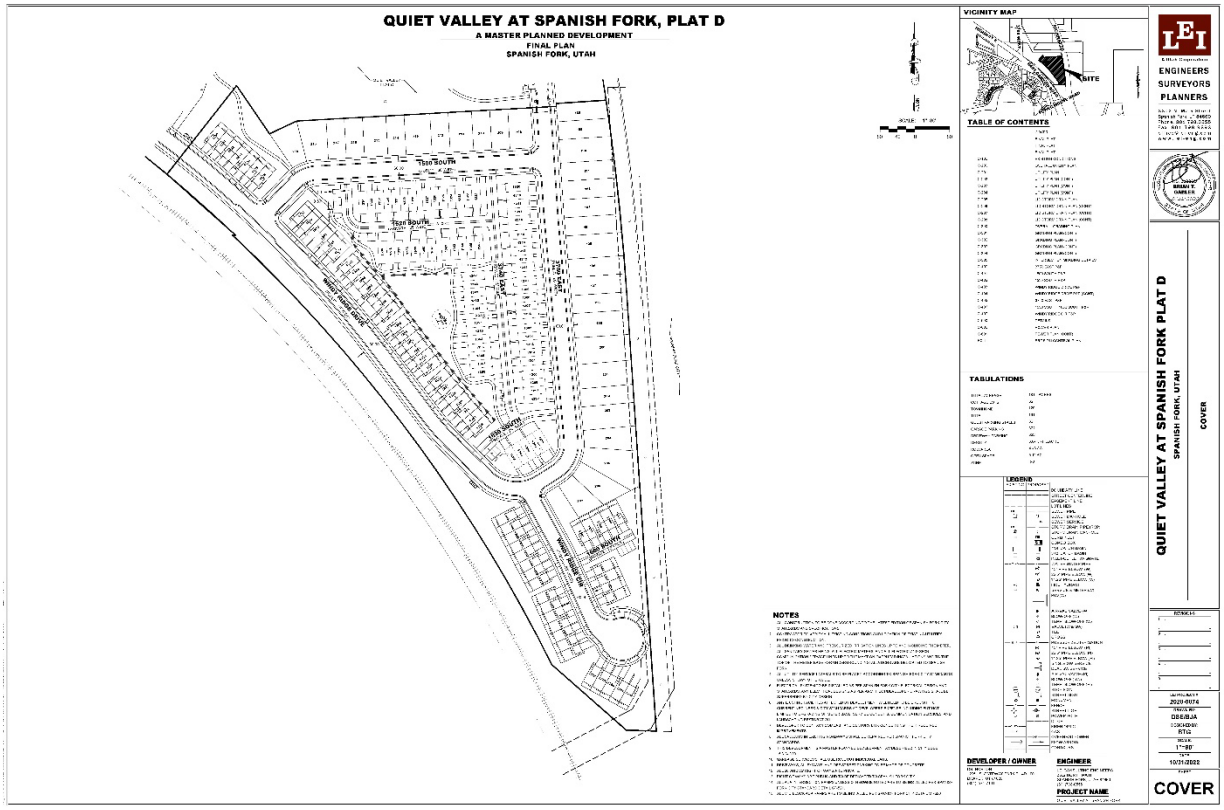
1. That the proposal conforms to the City's General Plan Designation and Zoning Map.
2. That the proposal is consistent with the approved Preliminary Plat.

Conditions

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

Exhibits

1. Final Plat.
2. Landscaping Plans.


QUIET VALLEY AT SPANISH FORK, PLAT D
A MASTER PLANNED DEVELOPMENT
FINAL PLAN
SPANISH FORK, UTAH
VICINITY MAP
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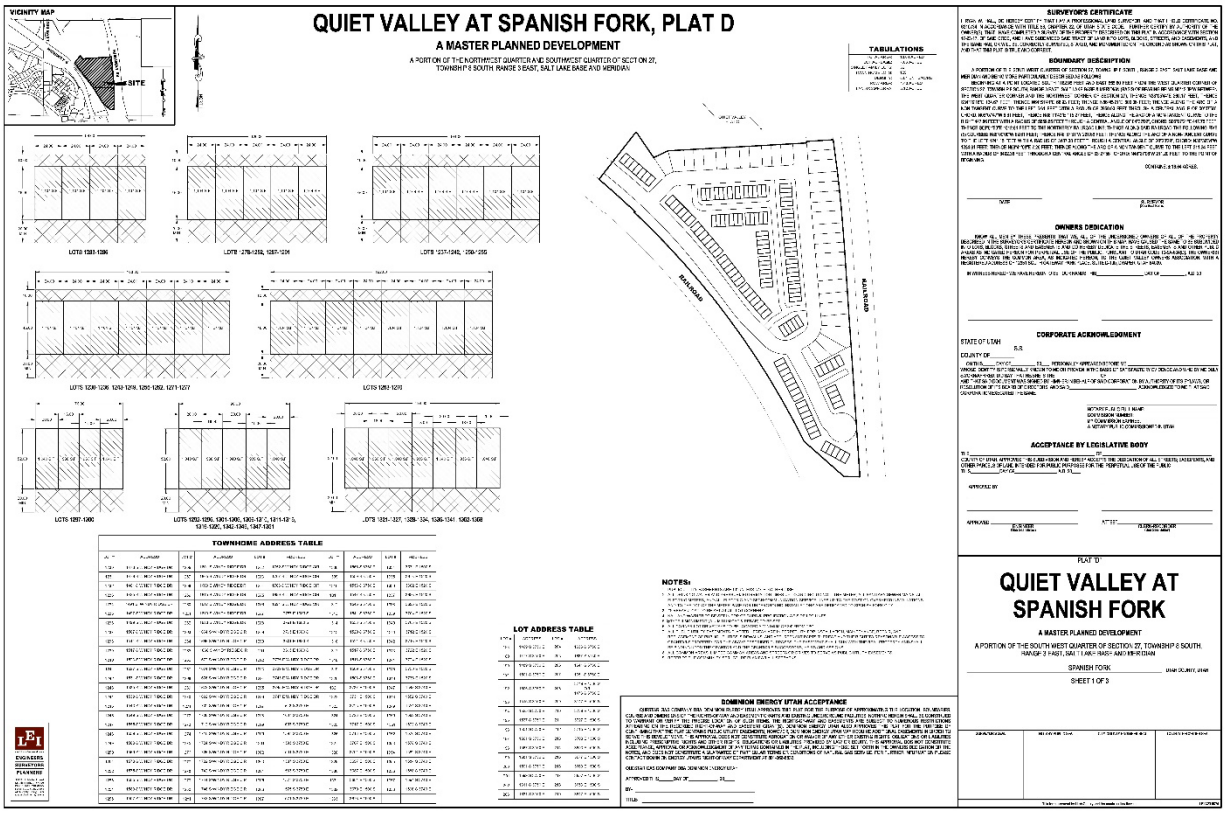
DEVELOPER / OWNER
ENGINEER
PROJECT NAME
ENGINEERS
SURVEYORS
PLANNERS
QUIET VALLEY AT SPANISH FORK PLAT D
SPANISH FORK, UTAH
COVER
COVER


VICINITY MAP
SITE
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A MASTER PLANNED DEVELOPMENT
A PORTION OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
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BOUNDARY DESCRIPTION
OWNERS DEDICATION
CORPORATE ACKNOWLEDGMENT
ACCEPTANCE BY LEGISLATIVE BODY
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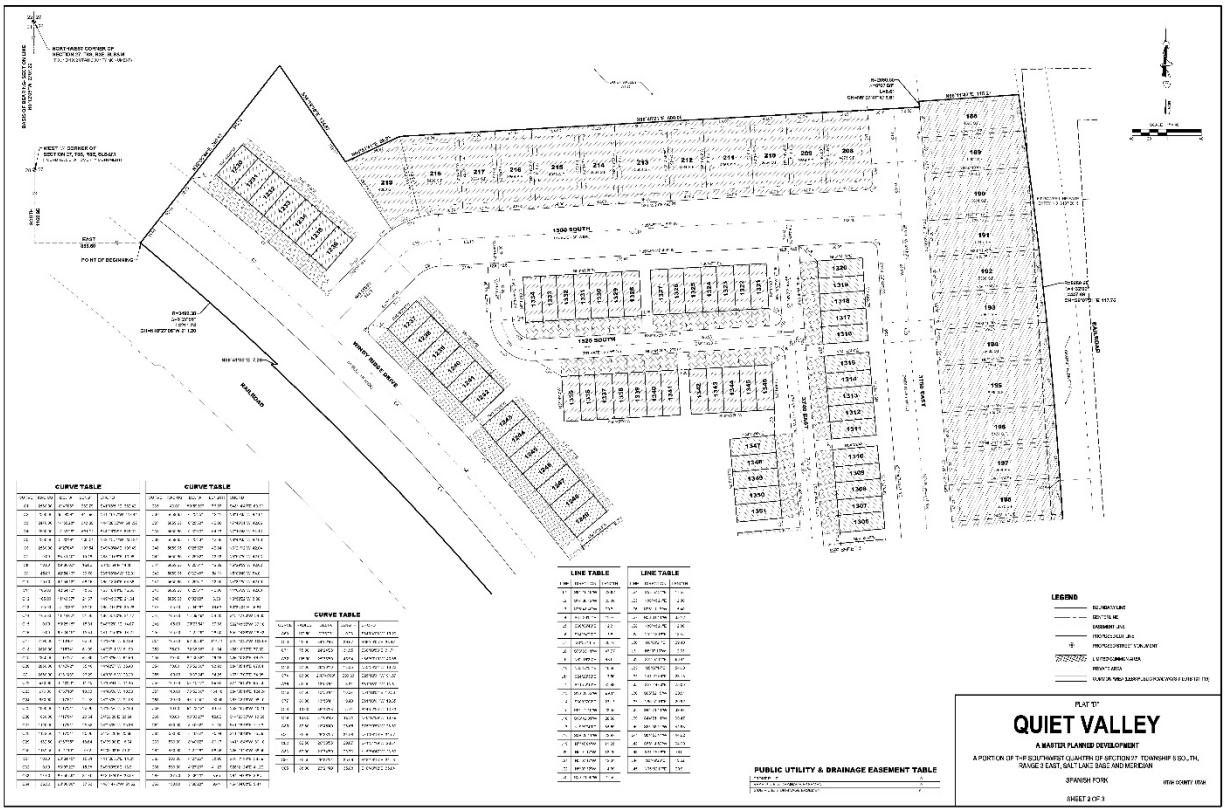
A PORTION OF THE SOUTH WEST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
SPANISH FORK
SHEET 1 OF 3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A MASTER PLANNED DEVELOPMENT
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
SPANISH FORK
UTAH COUNTY, UTAH
SHEET 2 OF 3
PUBLIC UTILITY & DRAINAGE EASEMENT TABLE
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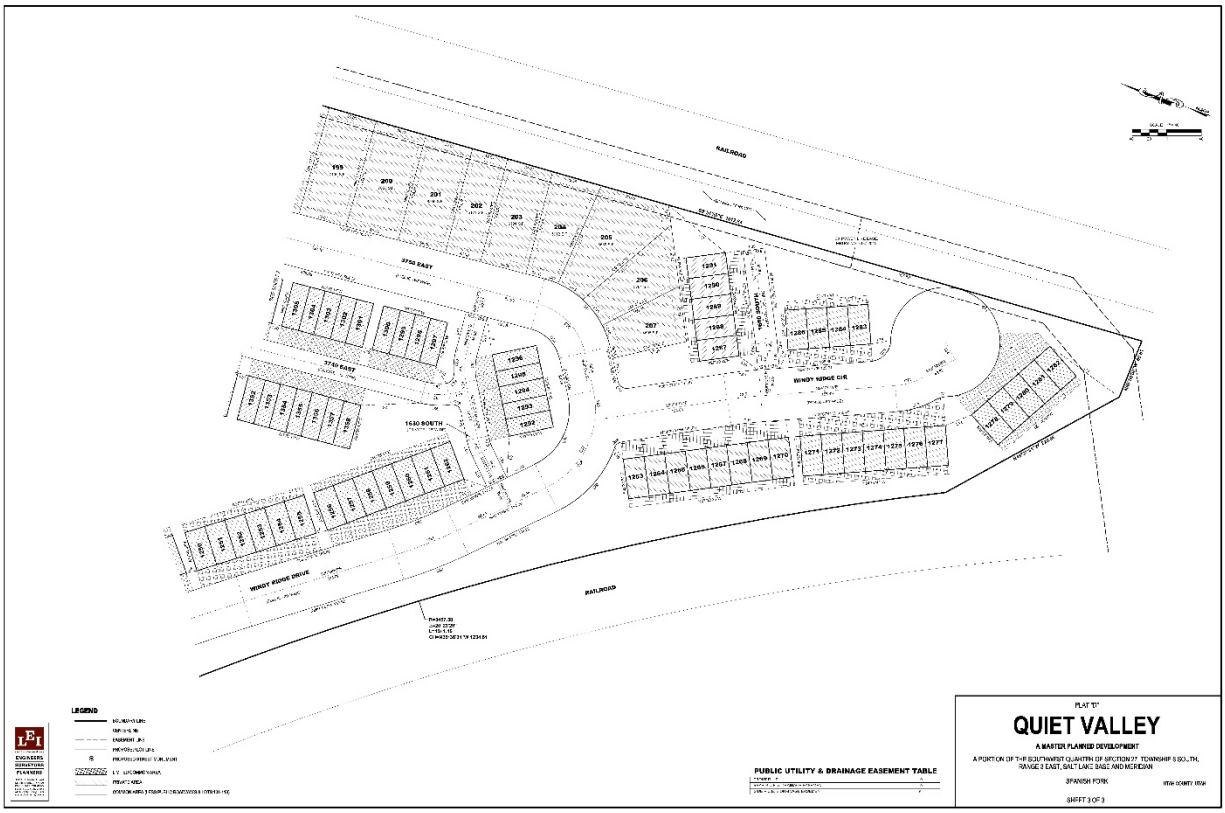
1520 SOUTH
WINDY RIDGE DRIVE
RAILROAD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A MASTER PLANNED DEVELOPMENT
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
SPANISH FORK
UTAH COUNTY, UTAH
SHEET 3 OF 3
PUBLIC UTILITY & DRAINAGE EASEMENT TABLE
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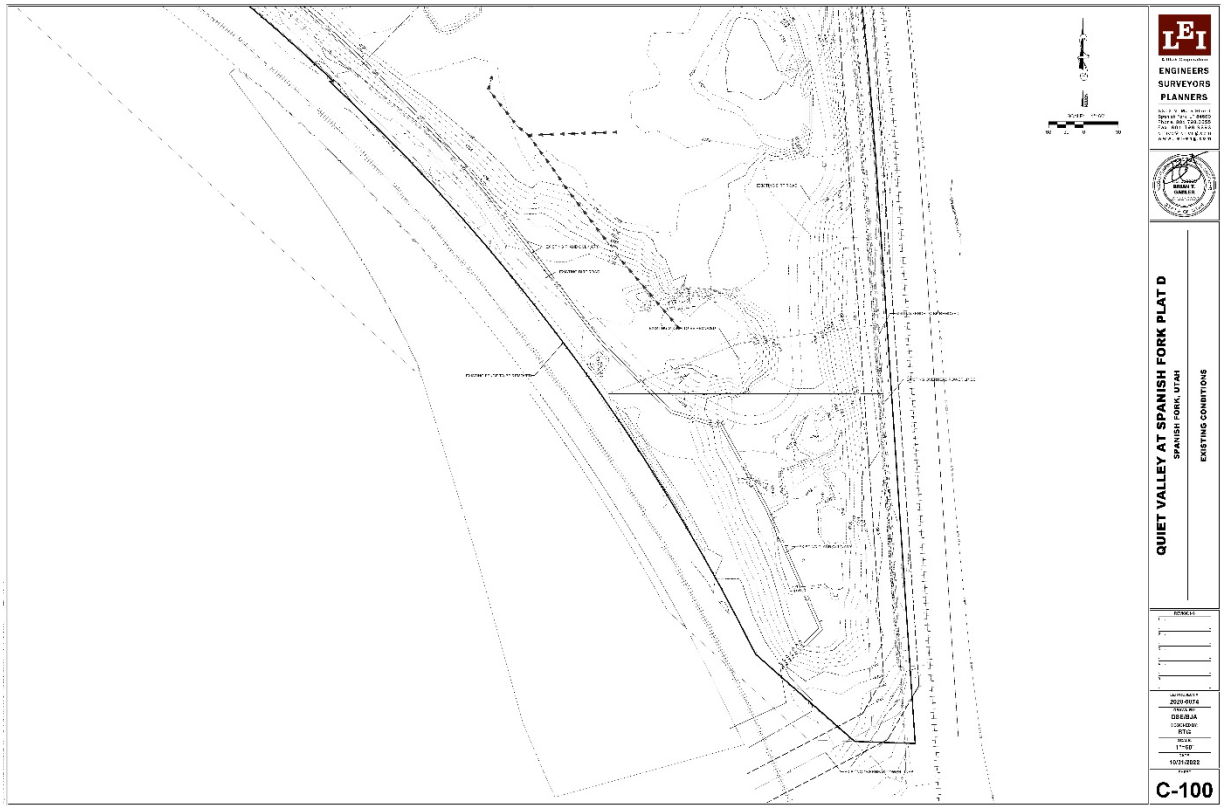
WINDY RIDGE DRIVE
RAILROAD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SURVEYORS
PLANNERS
QUIET VALLEY AT SPANISH FORK PLAT D
SPANISH FORK, UTAH
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LEI
ENGINEERS
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PLANNERS
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LEI
ENGINEERS
SURVEYORS
PLANNERS
QUIET VALLEY AT SPANISH FORK PLAT D
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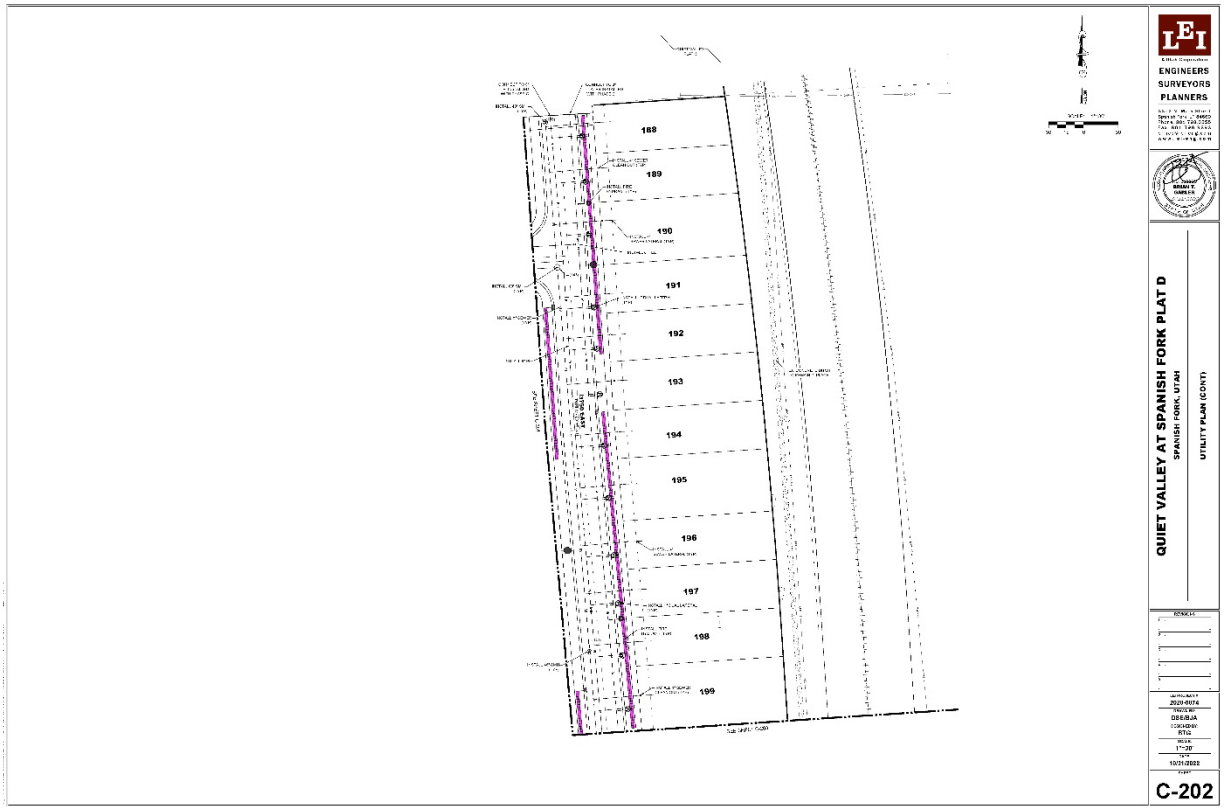
C-201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PLANNERS
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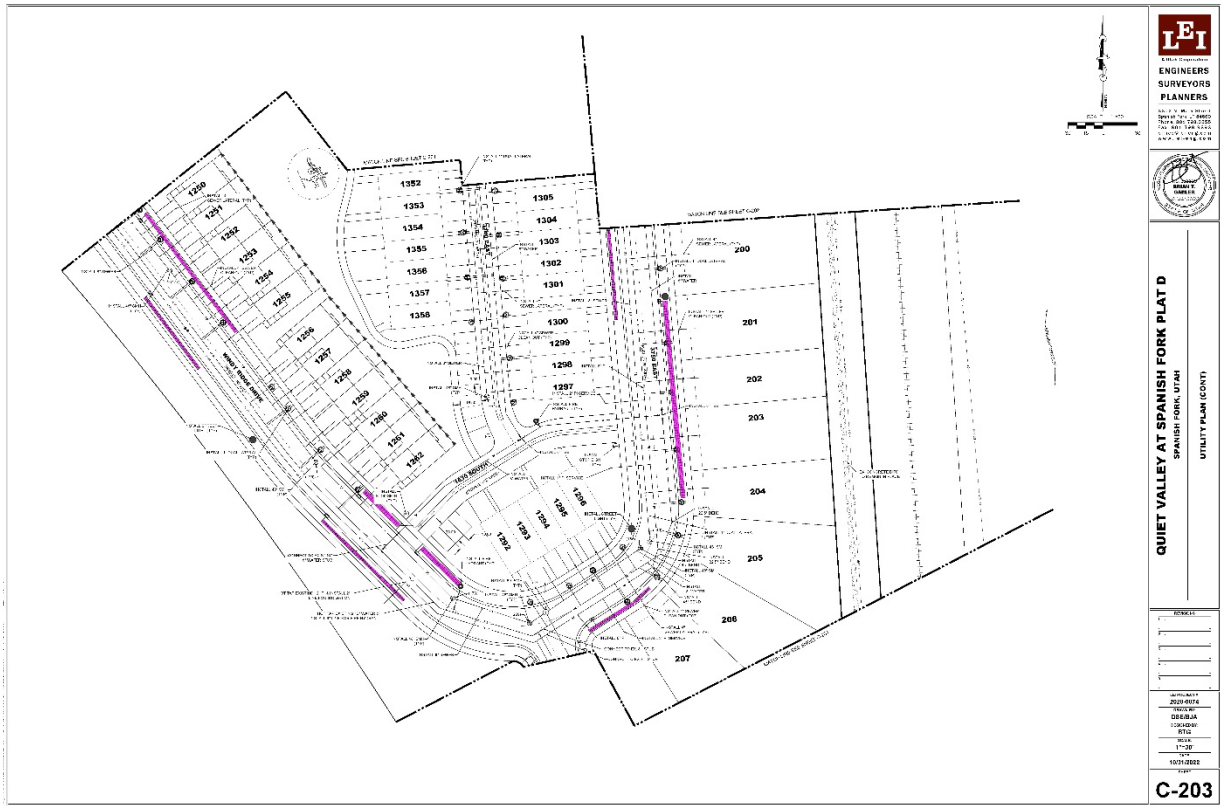
SPANISH FORK, UTAH
UTILITY PLAN (CONT)
C-202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SURVEYORS
PLANNERS
QUIET VALLEY AT SPANISH FORK PLAT D
SPANISH FORK, UTAH
UTILITY PLAN (CONT)
C-203

ENGINEERS
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PLANNERS
QUIET VALLEY AT SPANISH FORK PLAT D
SPANISH FORK, UTAH
UTILITY PLAN (CONT)
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LEI
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SURVEYORS
PLANNERS
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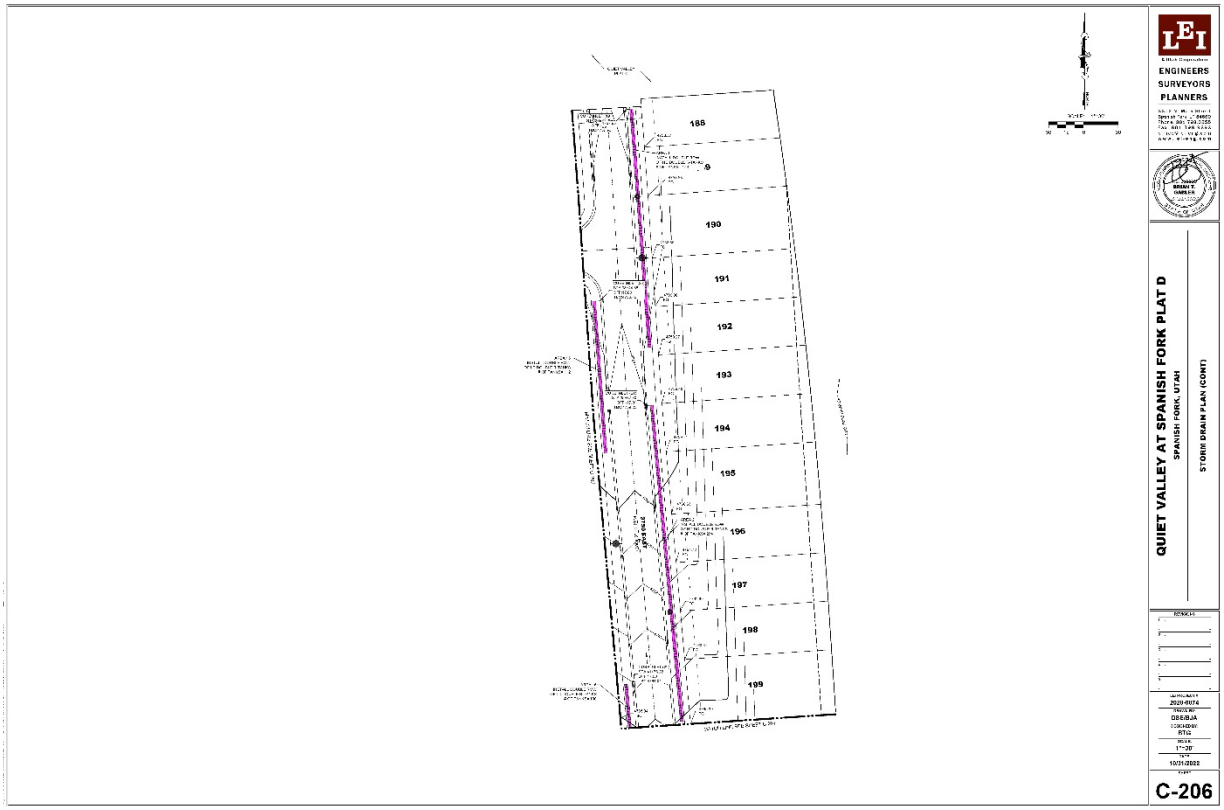
SPANISH FORK, UTAH
STORM DRAIN PLAN
C-205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SURVEYORS
PLANNERS
QUIET VALLEY AT SPANISH FORK PLAT D
SPANISH FORK, UTAH
STORM DRAIN PLAN (CONT)
C-206

LEI
ENGINEERS
SURVEYORS
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QUIET VALLEY AT SPANISH FORK PLAT D
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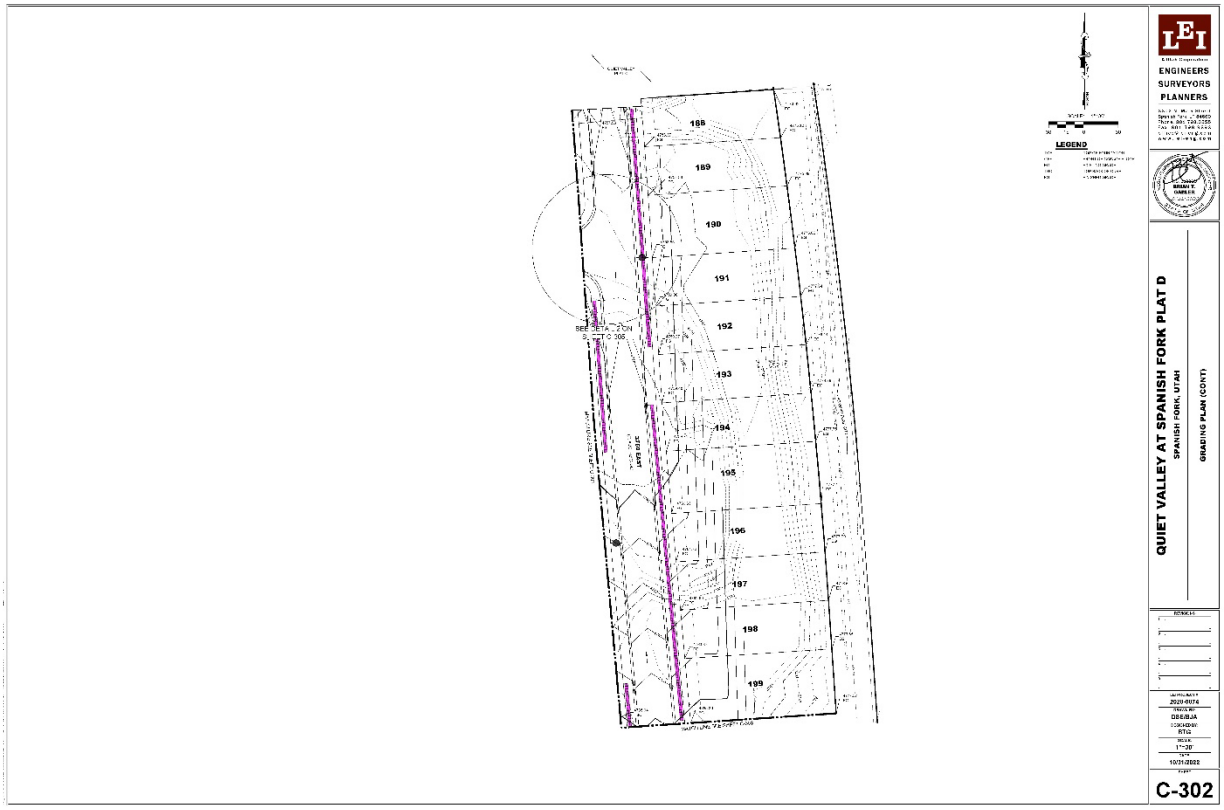
C-207

LEI
ENGINEERS
SURVEYORS
PLANNERS
QUIET VALLEY AT SPANISH FORK PLAT D
SPANISH FORK, UTAH
STORM DRAIN PLAN (CONT)
C-208

LEI
ENGINEERS
SURVEYORS
PLANNERS
QUIET VALLEY AT SPANISH FORK PLAT D
SPANISH FORK, UTAH
OVERALL GRADING PLAN
1500 SOUTH
1520 SOUTH
WINDY RIDGE DRIVE
WINDY RIDGE CIR
C-300

LEI
ENGINEERS
SURVEYORS
PLANNERS
LEGEND
QUIET VALLEY AT SPANISH FORK PLAT D
SPANISH FORK, UTAH
GRADING PLAN (CONT)
1500 SOUTH
1520 SOUTH
C-301


LEGEND
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SURVEYORS
PLANNERS
QUIET VALLEY AT SPANISH FORK PLAT D
SPANISH FORK, UTAH
GRADING PLAN (CONT)
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LEGEND
ENGINEERS
SURVEYORS
PLANNERS
QUIET VALLEY AT SPANISH FORK PLAT D
SPANISH FORK, UTAH
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C-303

LEGEND
SEE DETAIL ON SHEET C-305
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SURVEYORS
PLANNERS
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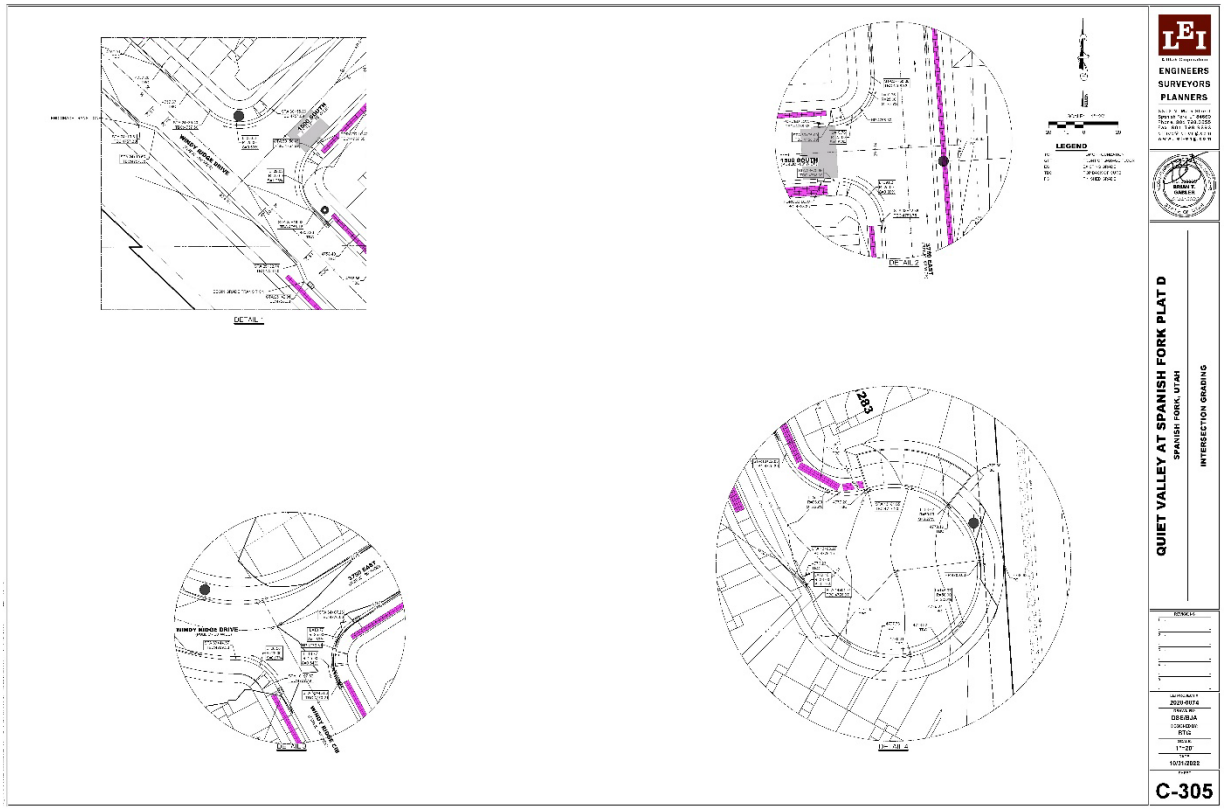
SPANISH FORK, UTAH
GRADING PLAN (CONT)
C-304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DETAIL 1
DETAIL 2
DETAIL 3
DETAIL 4
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PLANNERS
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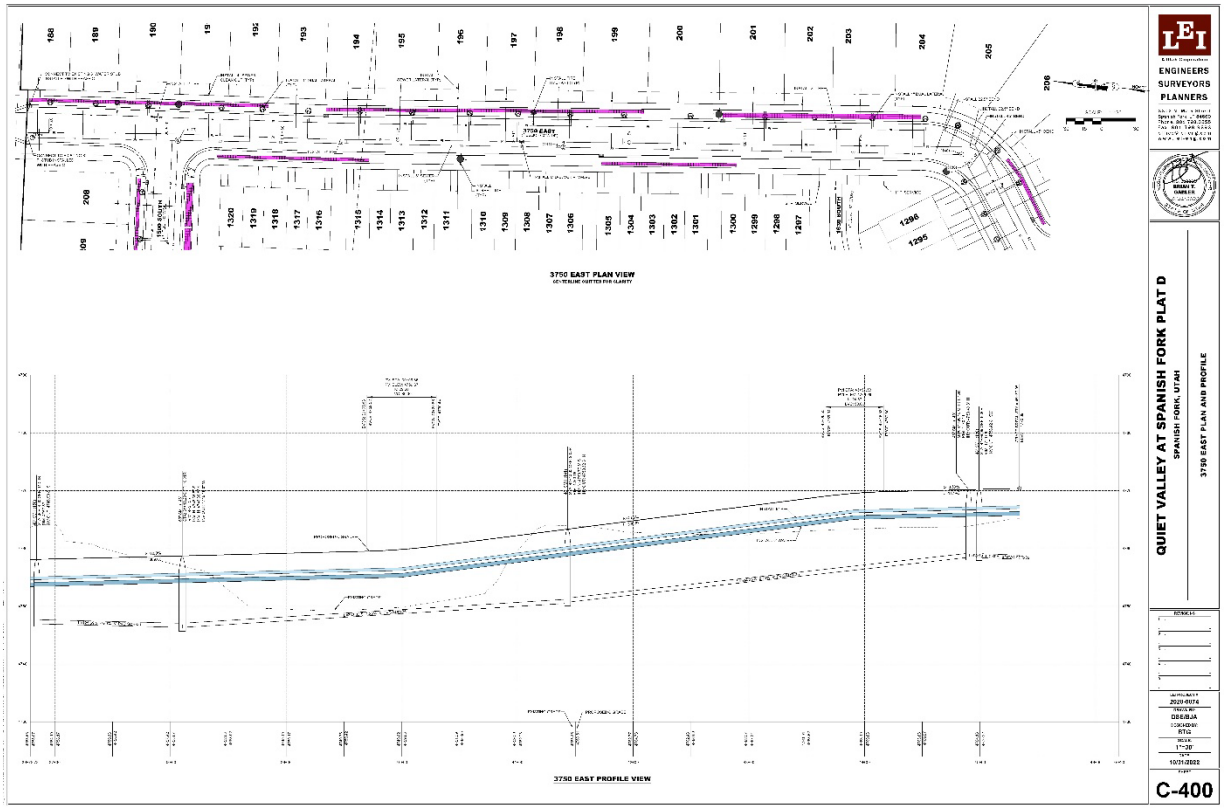
SPANISH FORK, UTAH
INTERSECTION GRADING
C-305


3750 EAST PLAN VIEW
3750 EAST PROFILE VIEW
LEI
ENGINEERS
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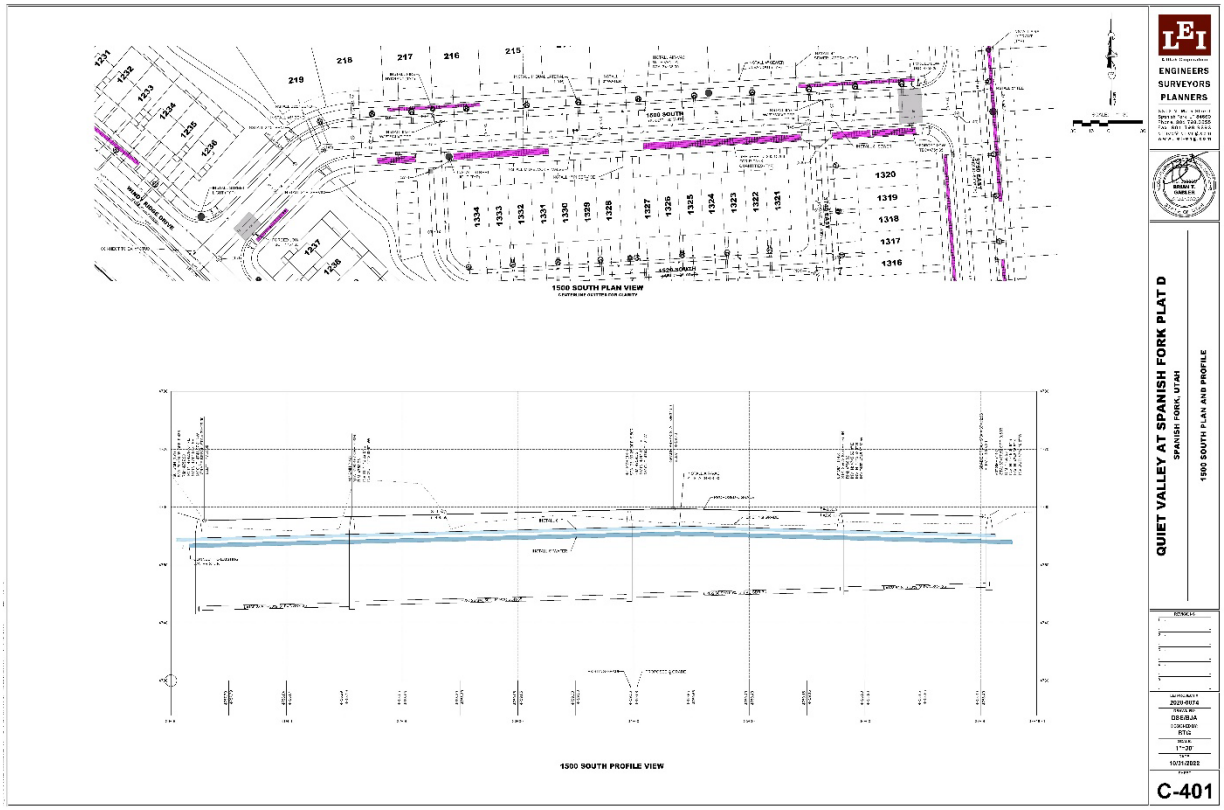
PLANNERS
QUIET VALLEY AT SPANISH FORK PLAT D
SPANISH FORK, UTAH
3750 EAST PLAN AND PROFILE
C-400


1500 SOUTH PLAN VIEW
1500 SOUTH PROFILE VIEW
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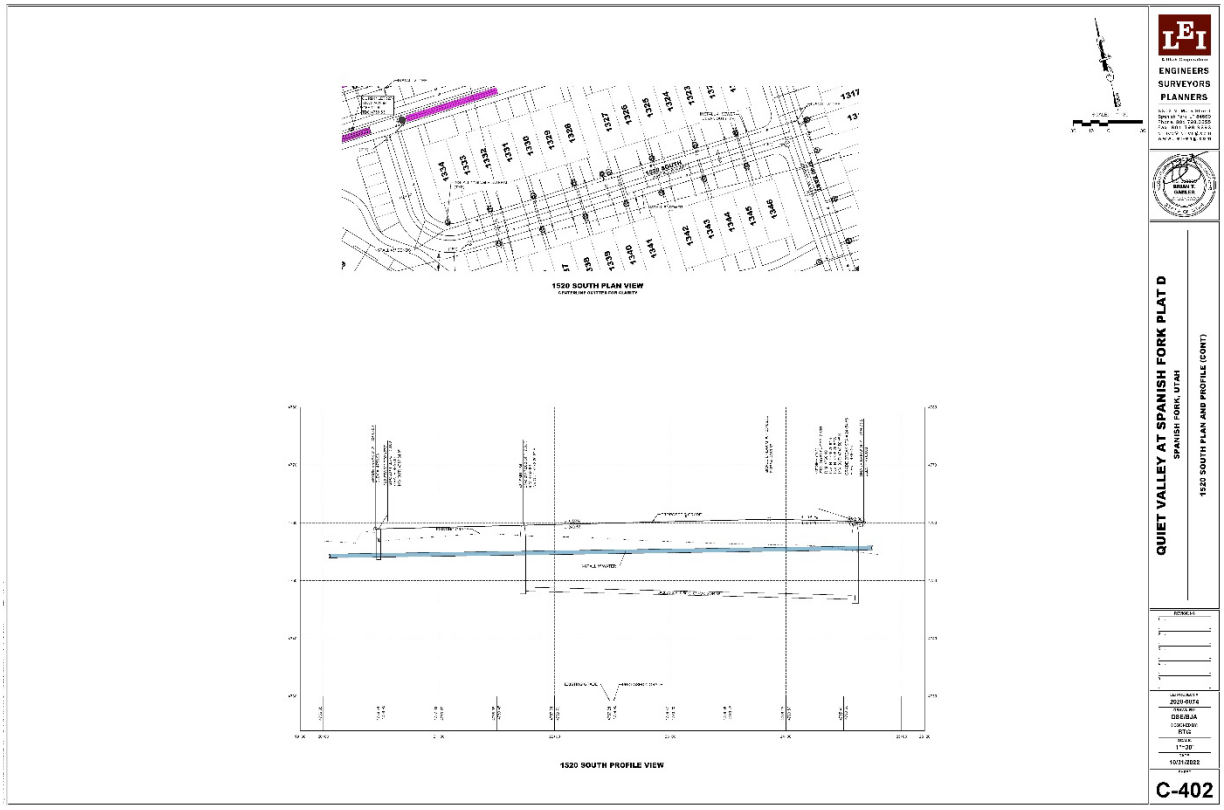
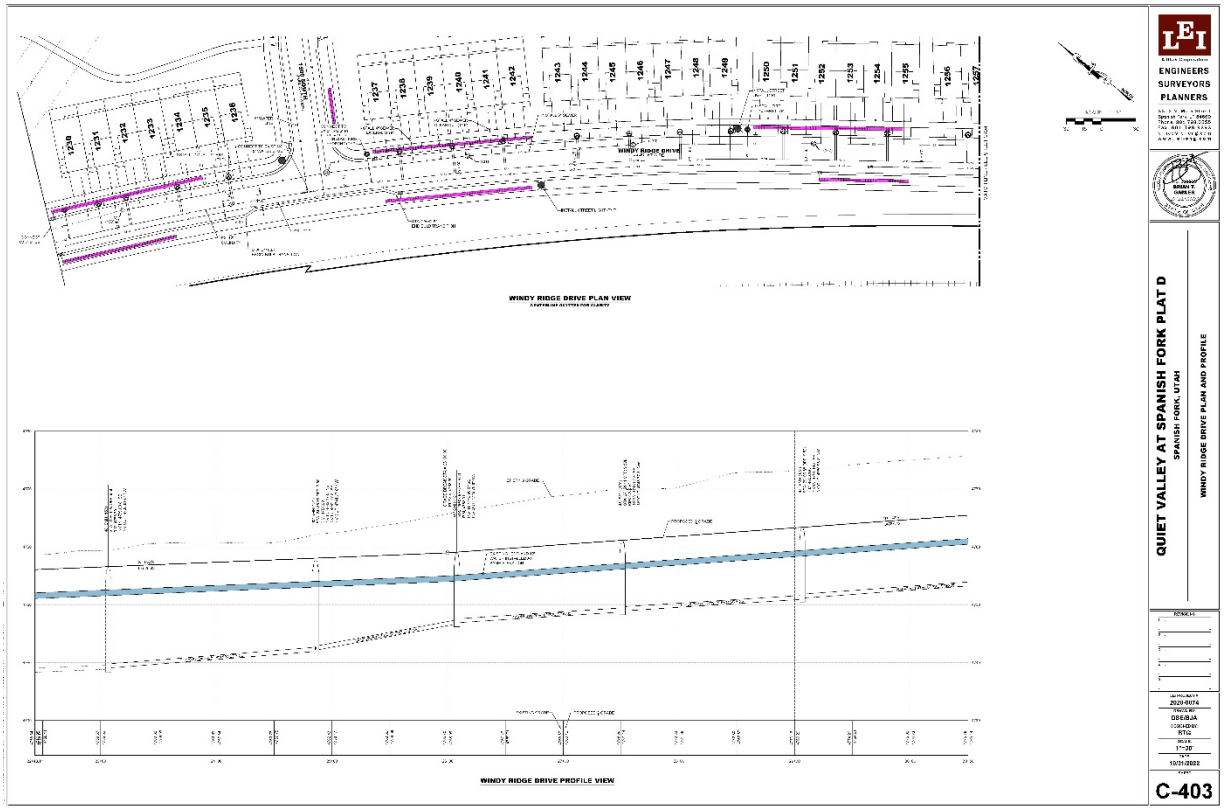
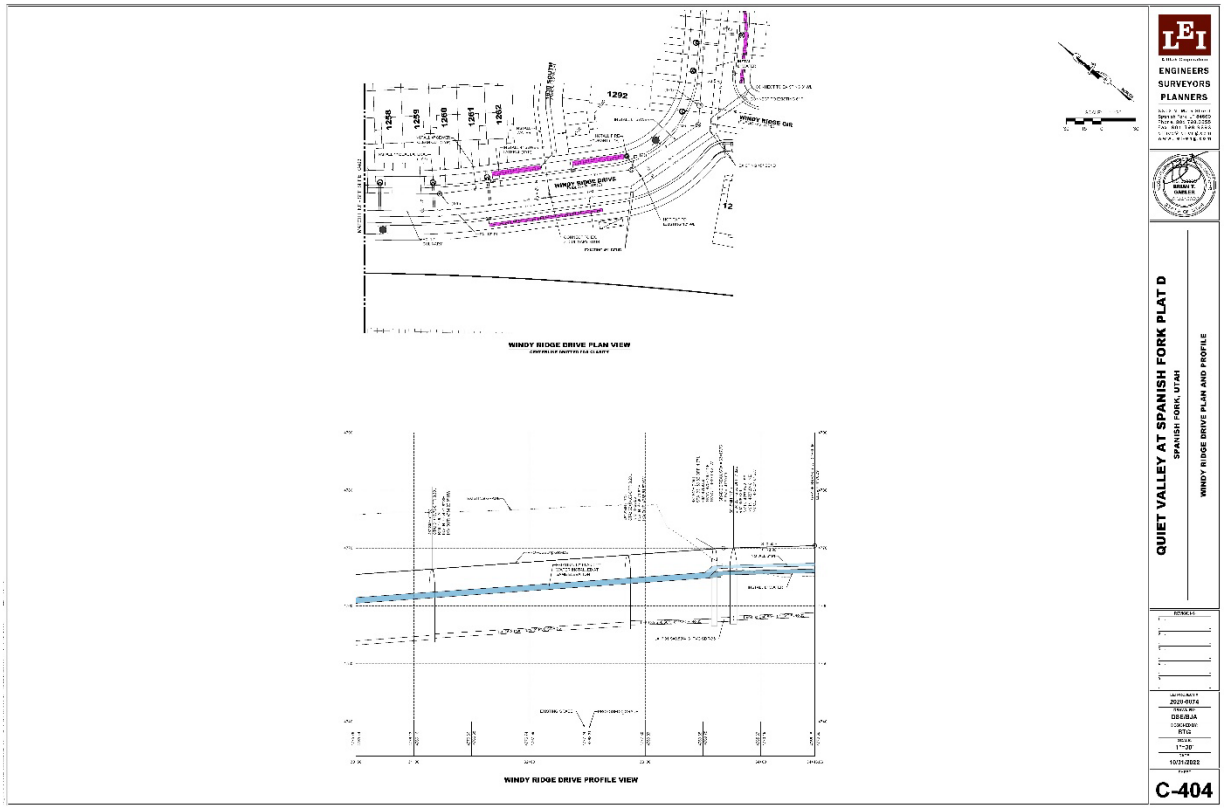
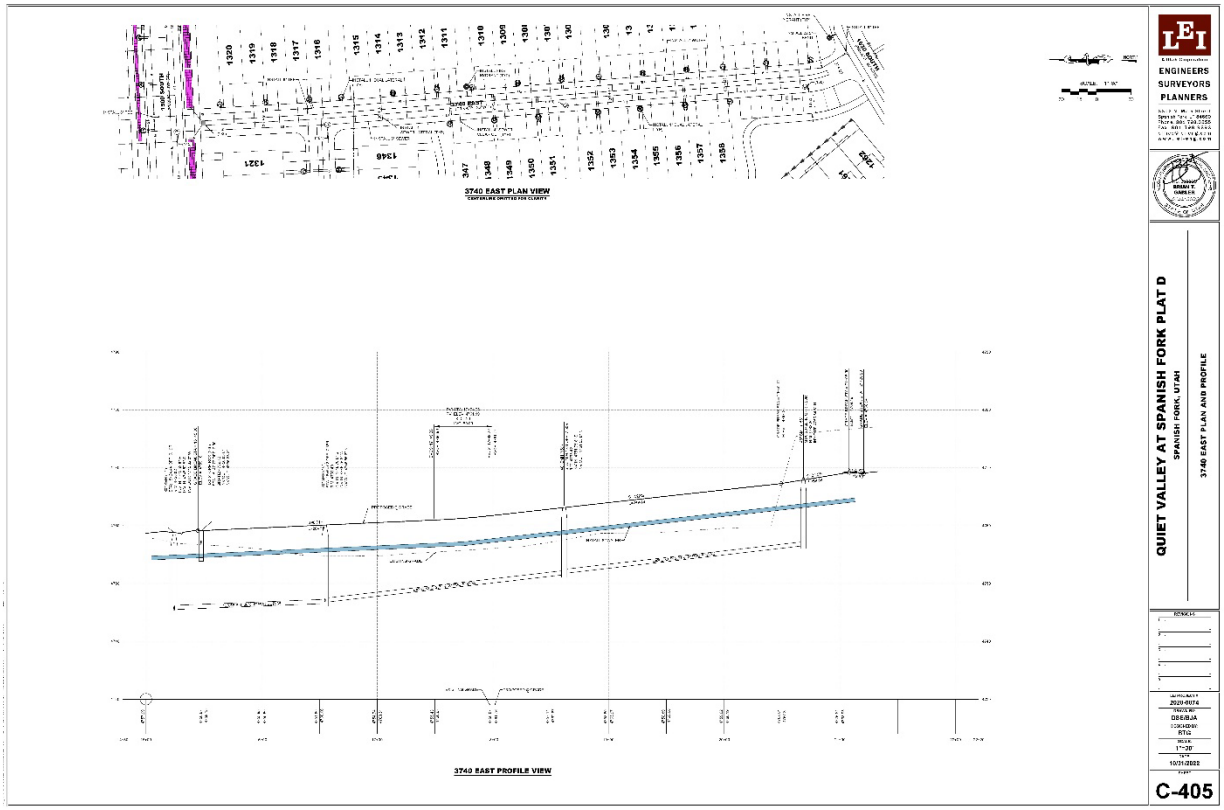
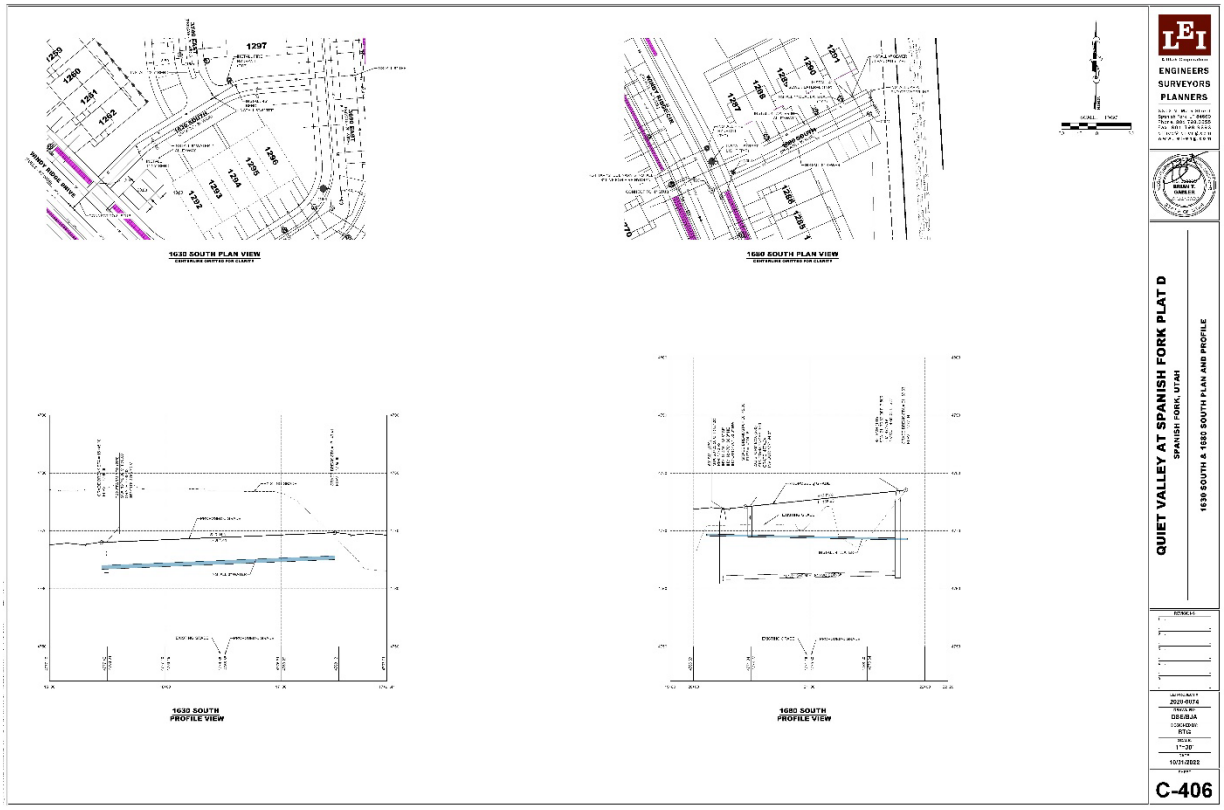
PLANNERS
QUIET VALLEY AT SPANISH FORK PLAT D
SPANISH FORK, UTAH
1500 SOUTH PLAN AND PROFILE
C-401


1520 SOUTH PLAN VIEW
1520 SOUTH PROFILE VIEW
ENGINEERS
SURVEYORS
PLANNERS
QUIET VALLEY AT SPANISH FORK PLAT D
SPANISH FORK, UTAH
1520 SOUTH PLAN AND PROFILE (CONT)
C-402


WINDY RIDGE DRIVE PLAN VIEW
WINDY RIDGE DRIVE PROFILE VIEW
ENGINEERS
SURVEYORS
PLANNERS
QUIET VALLEY AT SPANISH FORK PLAT D
SPANISH FORK, UTAH
WINDY RIDGE DRIVE PLAN AND PROFILE
C-403


WINDY RIDGE DRIVE PLAN VIEW
WINDY RIDGE DRIVE PROFILE VIEW
ENGINEERS
SURVEYORS
PLANNERS
QUIET VALLEY AT SPANISH FORK PLAT D
SPANISH FORK, UTAH
WINDY RIDGE DRIVE PLAN AND PROFILE
C-404


3740 EAST PLAN VIEW
3740 EAST PROFILE VIEW
ENGINEERS
SURVEYORS
PLANNERS
QUIET VALLEY AT SPANISH FORK PLAT D
SPANISH FORK, UTAH
3740 EAST PLAN AND PROFILE
C-405


1630 SOUTH PLAN VIEW
1680 SOUTH PLAN VIEW
1630 SOUTH PROFILE VIEW
1680 SOUTH PROFILE VIEW
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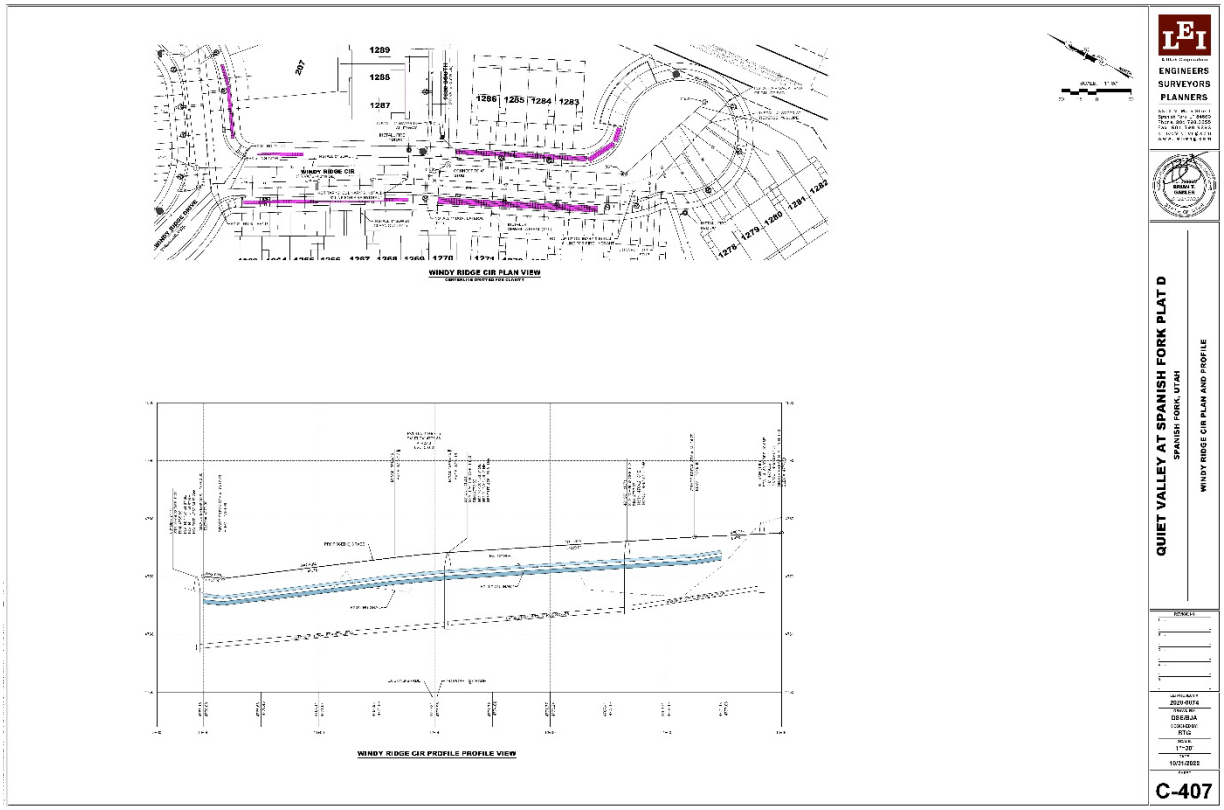
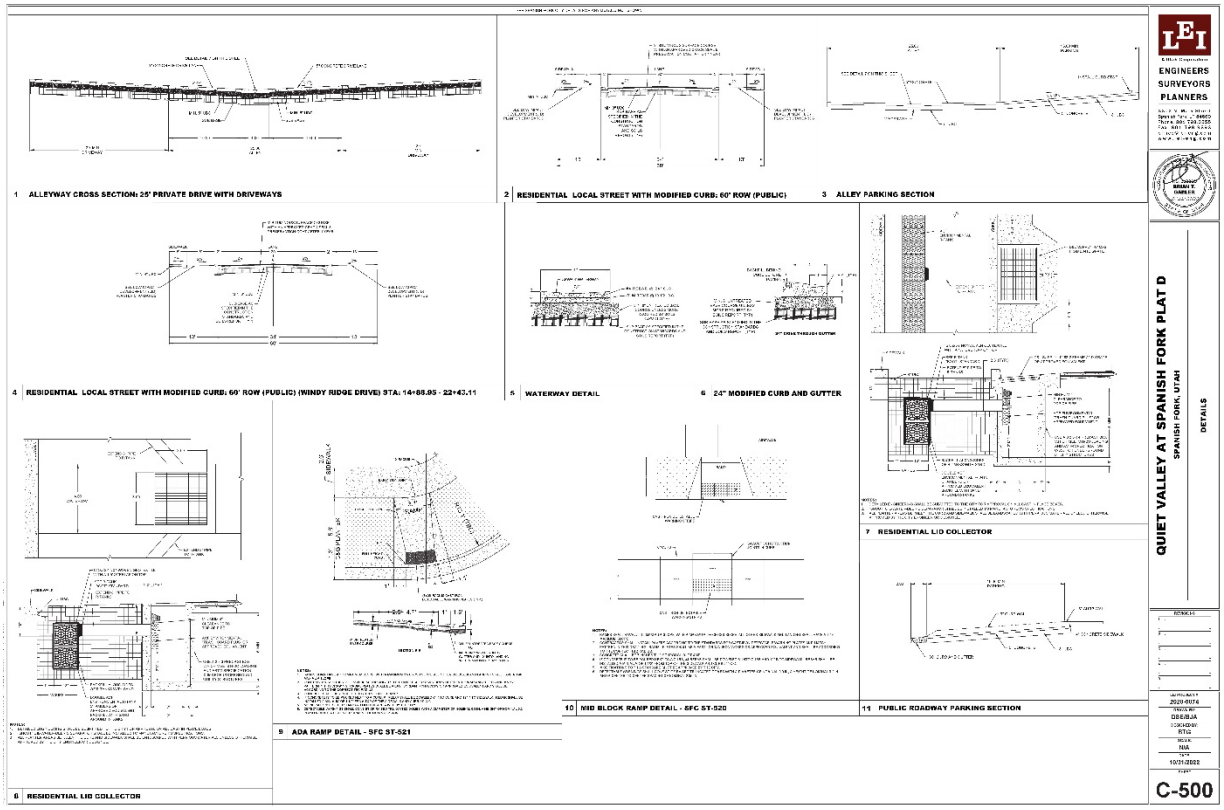
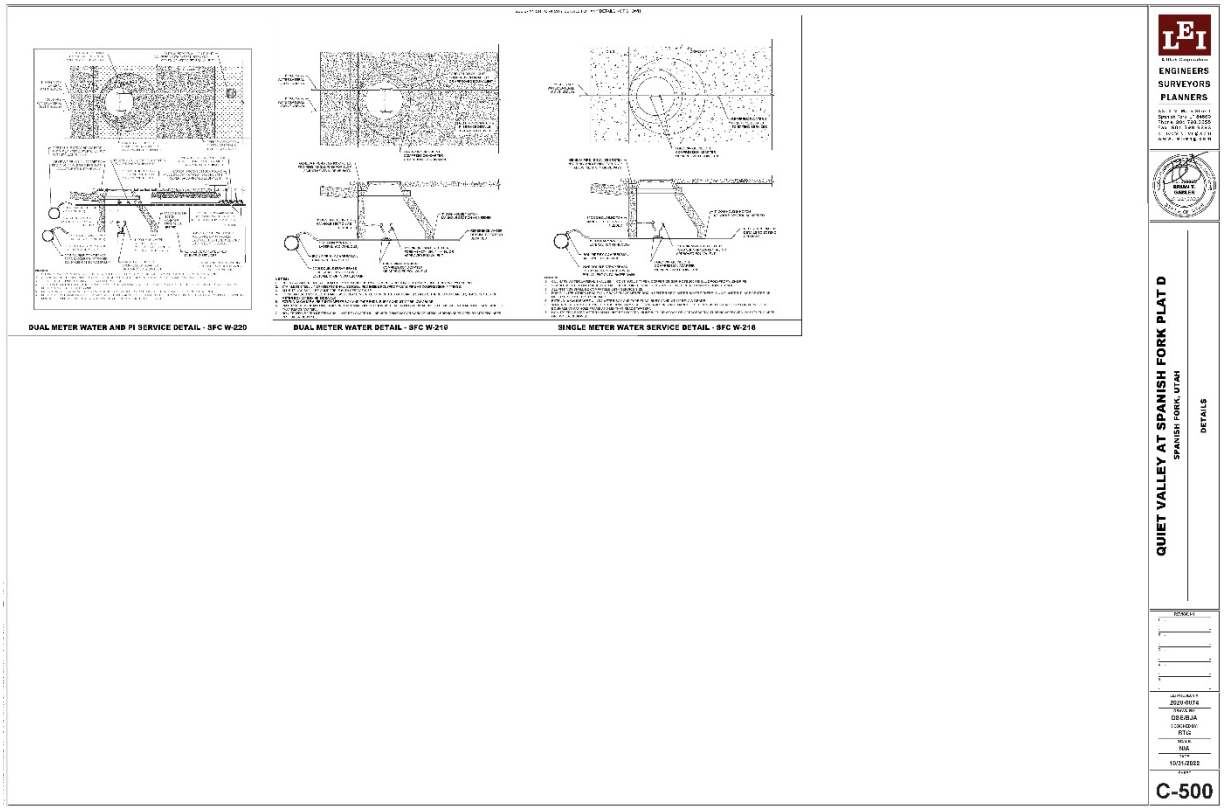
SURVEYORS
PLANNERS
QUIET VALLEY AT SPANISH FORK PLAT D
SPANISH FORK, UTAH
1630 SOUTH & 1680 SOUTH PLAN AND PROFILE
C-406


WINDY RIDGE CIR PLAN VIEW
WINDY RIDGE CIR PROFILE PROFILE VIEW
ENGINEERS
SURVEYORS
PLANNERS
QUIET VALLEY AT SPANISH FORK PLAT D
SPANISH FORK, UTAH
WINDY RIDGE CIR PLAN AND PROFILE
C-407


1 ALLEYWAY CROSS SECTION: 25' PRIVATE DRIVE WITH DRIVEWAYS
2 RESIDENTIAL LOCAL STREET WITH MODIFIED CURB: 60' ROW (PUBLIC)
3 ALLEY PARKING SECTION
4 RESIDENTIAL LOCAL STREET WITH MODIFIED CURB: 60' ROW (PUBLIC) (WINDY RIDGE DRIVE) STA: 14+88.95 - 22+43.11
5 WATERWAY DETAIL
6 24" MODIFIED CURB AND GUTTER
7 RESIDENTIAL LID COLLECTOR
8 RESIDENTIAL LID COLLECTOR
9 ADA RAMP DETAIL - SFC ST-521
10 MID BLOCK RAMP DETAIL - SFC ST-520
11 PUBLIC ROADWAY PARKING SECTION
ENGINEERS
SURVEYORS
PLANNERS
QUIET VALLEY AT SPANISH FORK PLAT D
SPANISH FORK, UTAH
DETAILS
2020-0074
DSE/BJA
C-500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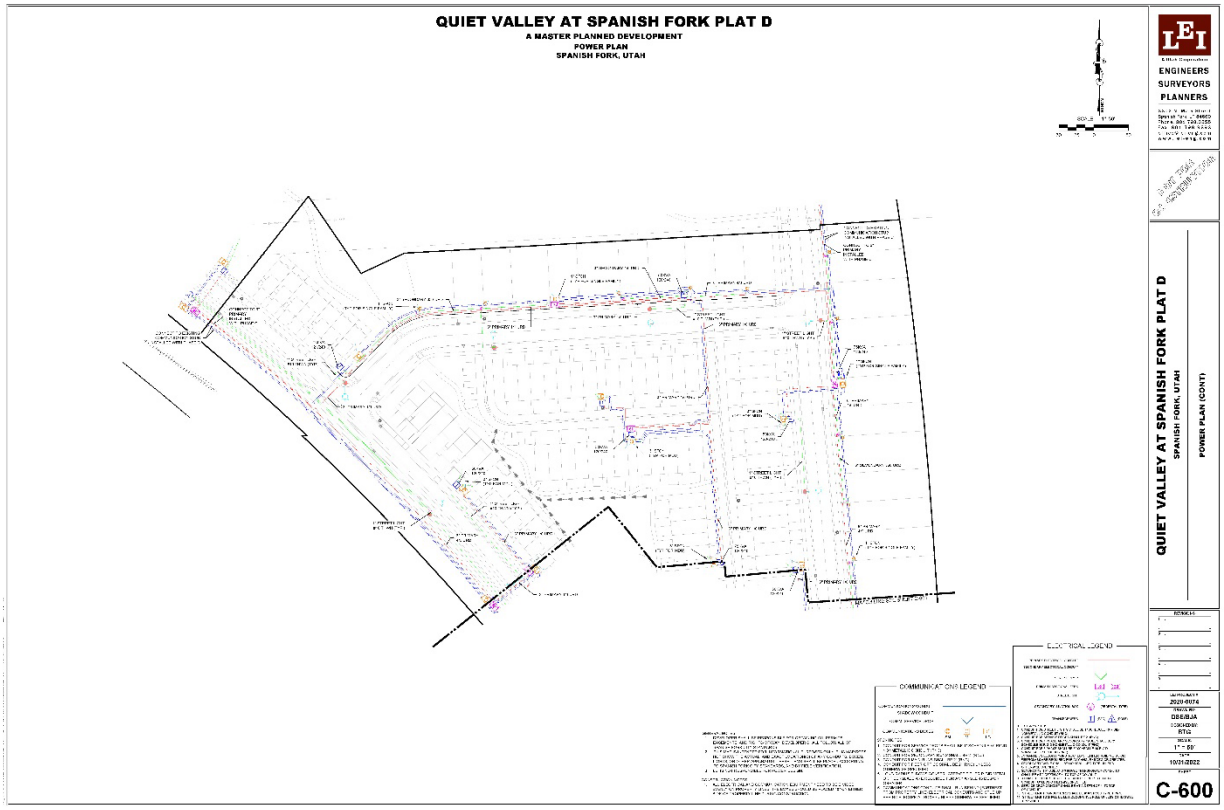
DUAL METER WATER DETAIL - SFC W-219
SINGLE METER WATER SERVICE DETAIL - SFC W-218
ENGINEERS
SURVEYORS
PLANNERS
QUIET VALLEY AT SPANISH FORK PLAT D
SPANISH FORK, UTAH
DETAILS
2020-0074
DSE/BJA
C-500


QUIET VALLEY AT SPANISH FORK PLAT D
A MASTER PLANNED DEVELOPMENT
POWER PLAN
SPANISH FORK, UTAH
ENGINEERS
SURVEYORS
PLANNERS
QUIET VALLEY AT SPANISH FORK PLAT D
SPANISH FORK, UTAH
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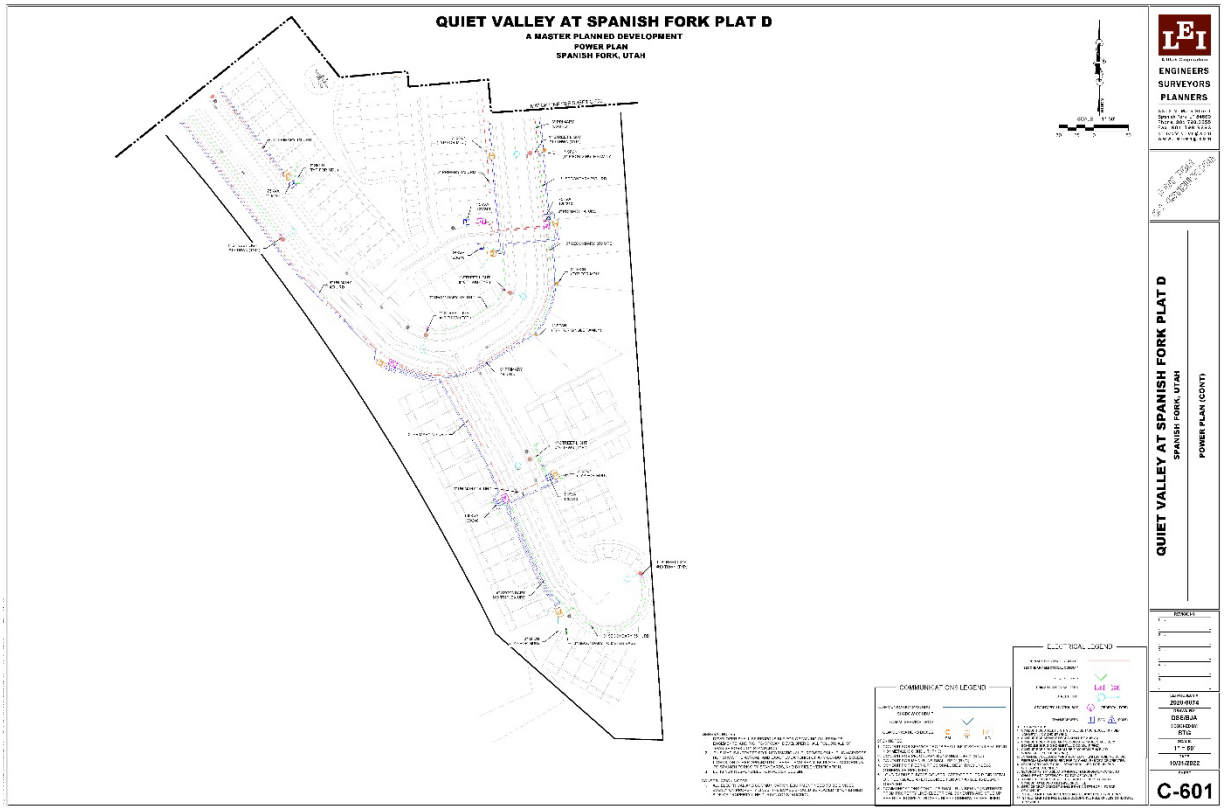
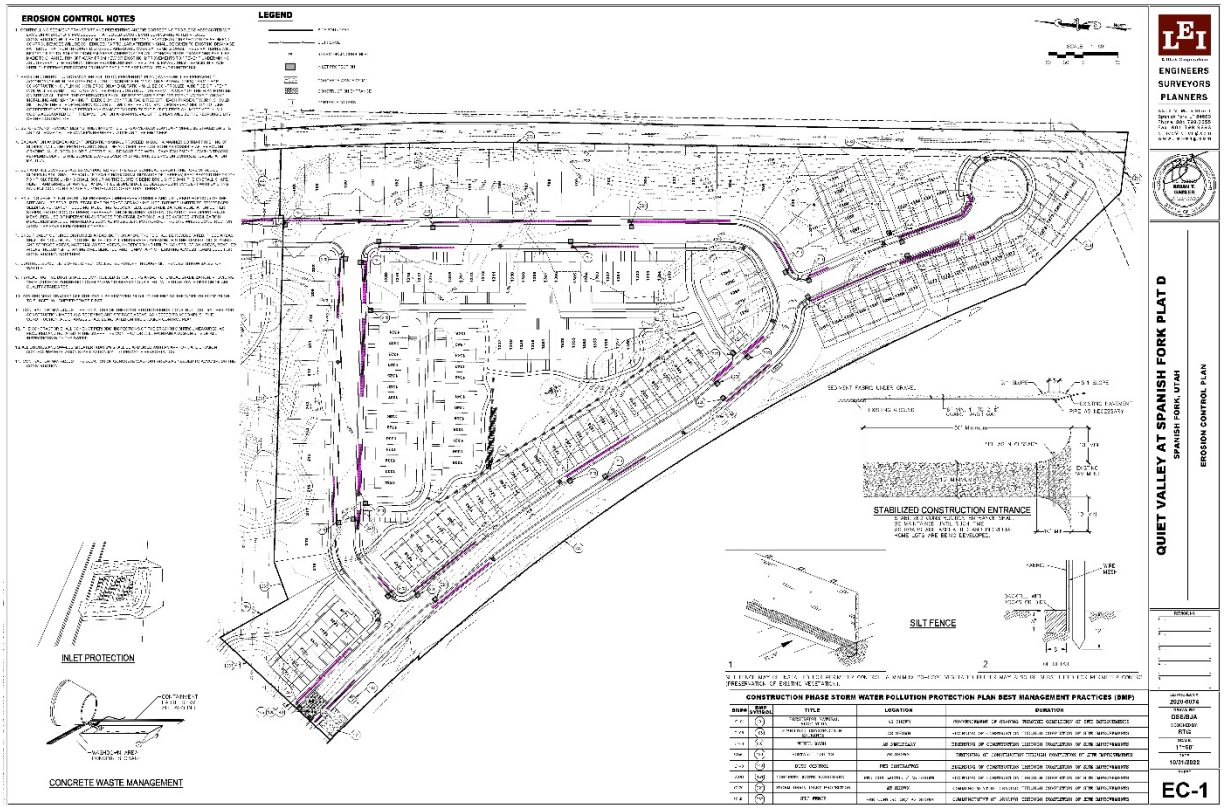
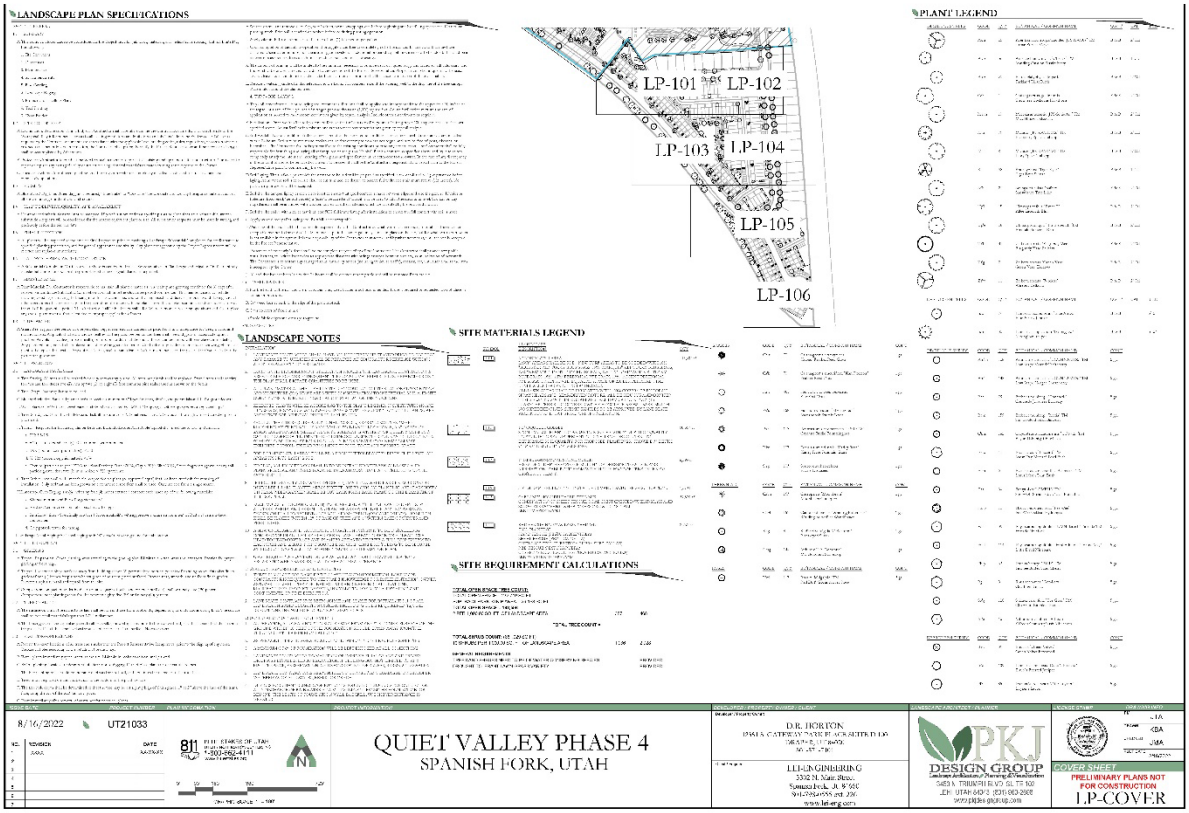
ELECTRICAL LEGEND
C-600


QUIET VALLEY AT SPANISH FORK PLAT D
A MASTER PLANNED DEVELOPMENT
POWER PLAN
SPANISH FORK, UTAH
ENGINEERS
SURVEYORS
PLANNERS
QUIET VALLEY AT SPANISH FORK PLAT D
SPANISH FORK, UTAH
POWER PLAN (CONT)
COMMUNICATIONS LEGEND
ELECTRICAL LEGEND
C-601


EROSION CONTROL NOTES
LEGEND
INLET PROTECTION
CONCRETE WASTE MANAGEMENT
STABILIZED CONSTRUCTION ENTRANCE
SILT FENCE
CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)
ENGINEERS
SURVEYORS
PLANNERS
QUIET VALLEY AT SPANISH FORK PLAT D
SPANISH FORK, UTAH
EROSION CONTROL PLAN
EC-1


LANDSCAPE PLAN SPECIFICATIONS
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LP-103
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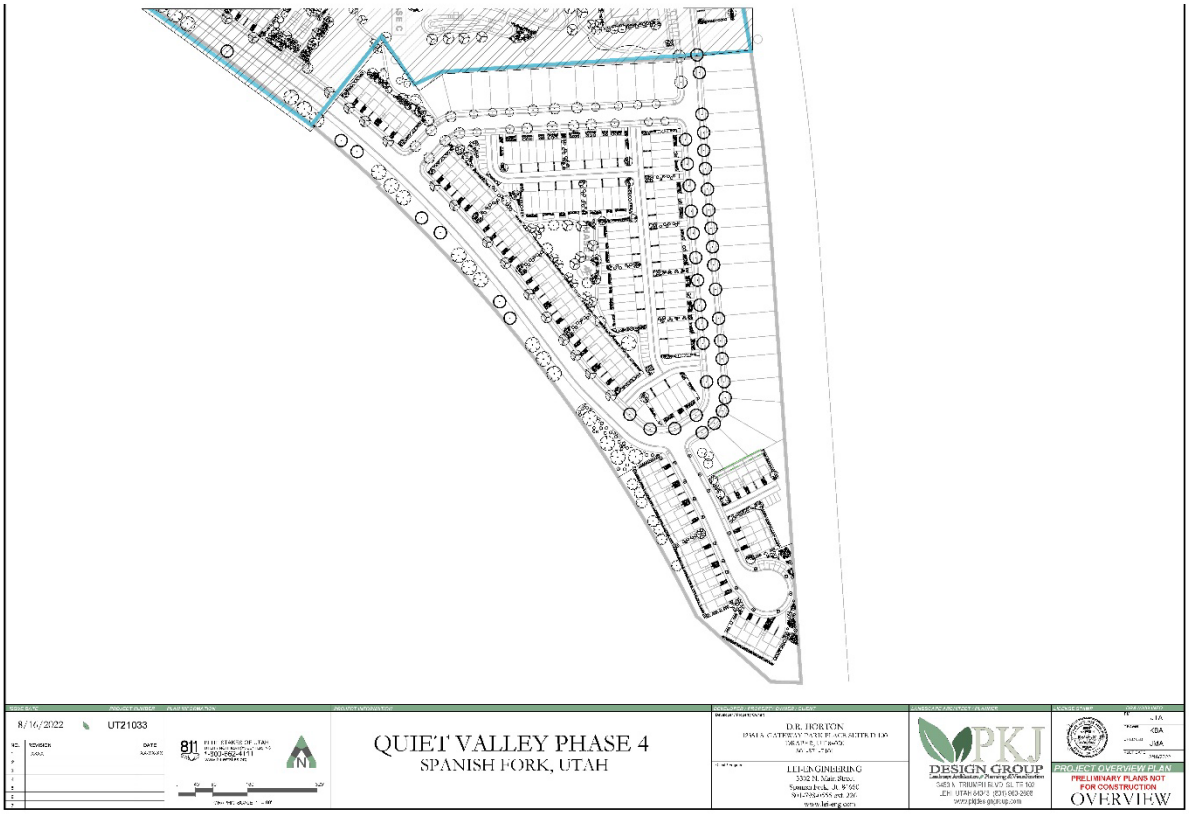
LP-105
LP-106
PLANT LEGEND
LANDSCAPE NOTES
SITE MATERIALS LEGEND
SITE REQUIREMENT CALCULATIONS
8/16/2022
UT21033
QUIET VALLEY PHASE 4
SPANISH FORK, UTAH
D.R. HORTON
LEI-GIN GINSBURG
PKJ DESIGN GROUP
COVER SHEET
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-COVER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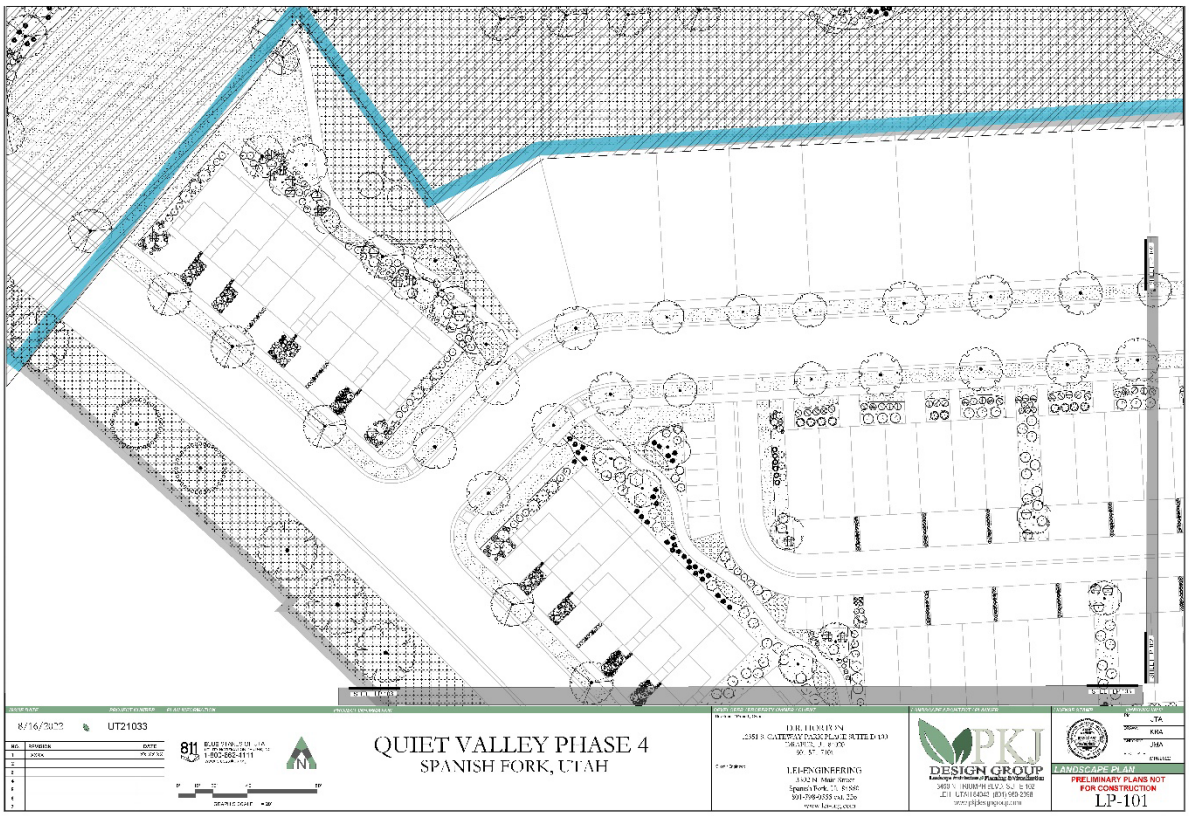
UT21033
QUIET VALLEY PHASE 4
SPANISH FORK, UTAH
D.R. HORTON
LEI-GIN GINSBURG
PKJ DESIGN GROUP
PROJECT OVERVIEW PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
OVERVIEW


8/16/2022
UT21033
QUIET VALLEY PHASE 4
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D.R. HORTON
LEI ENGINEERING
PKJ DESIGN GROUP
LANDSCAPE PLAN
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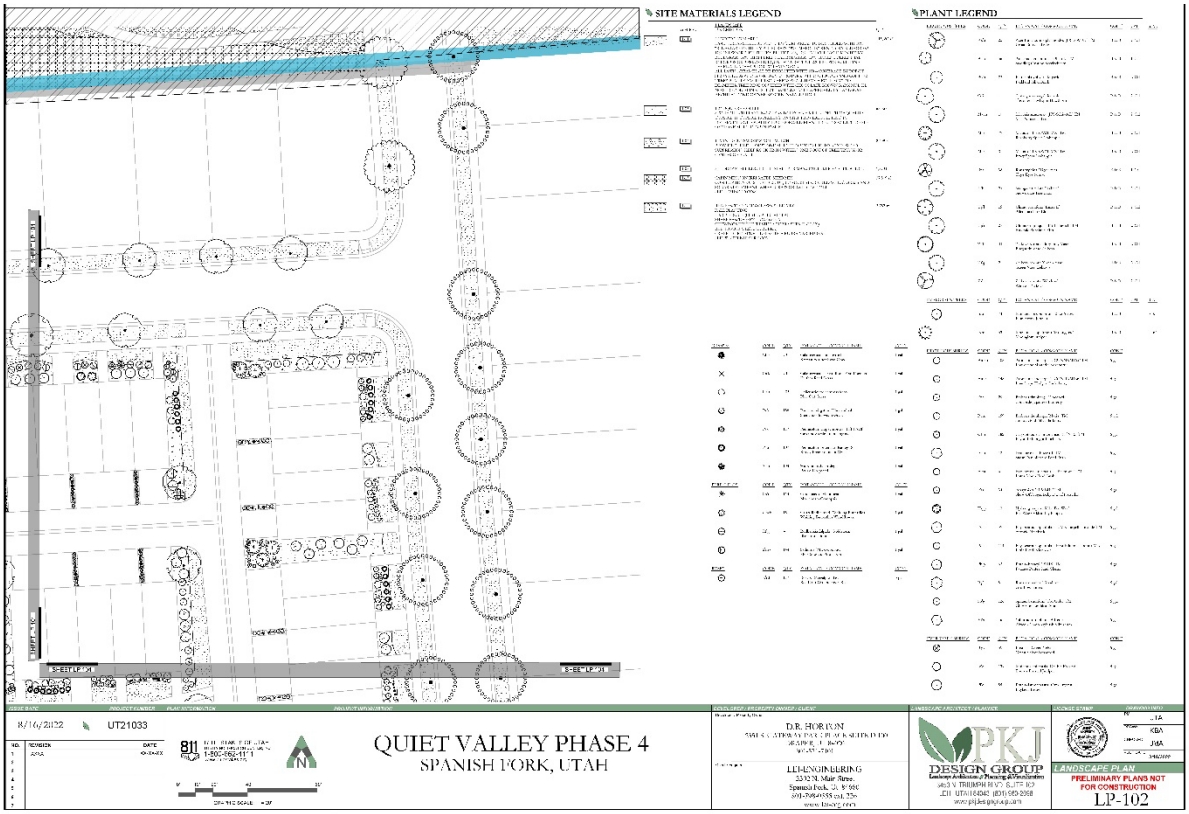
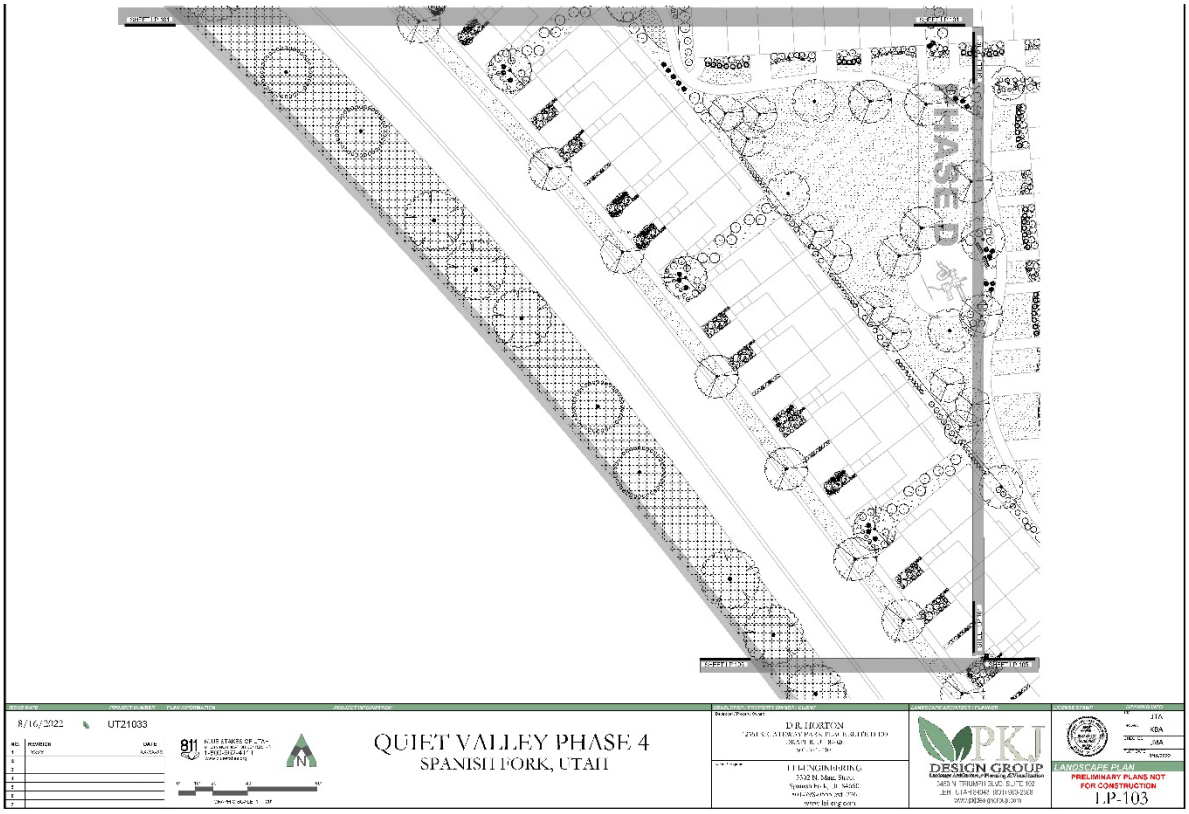
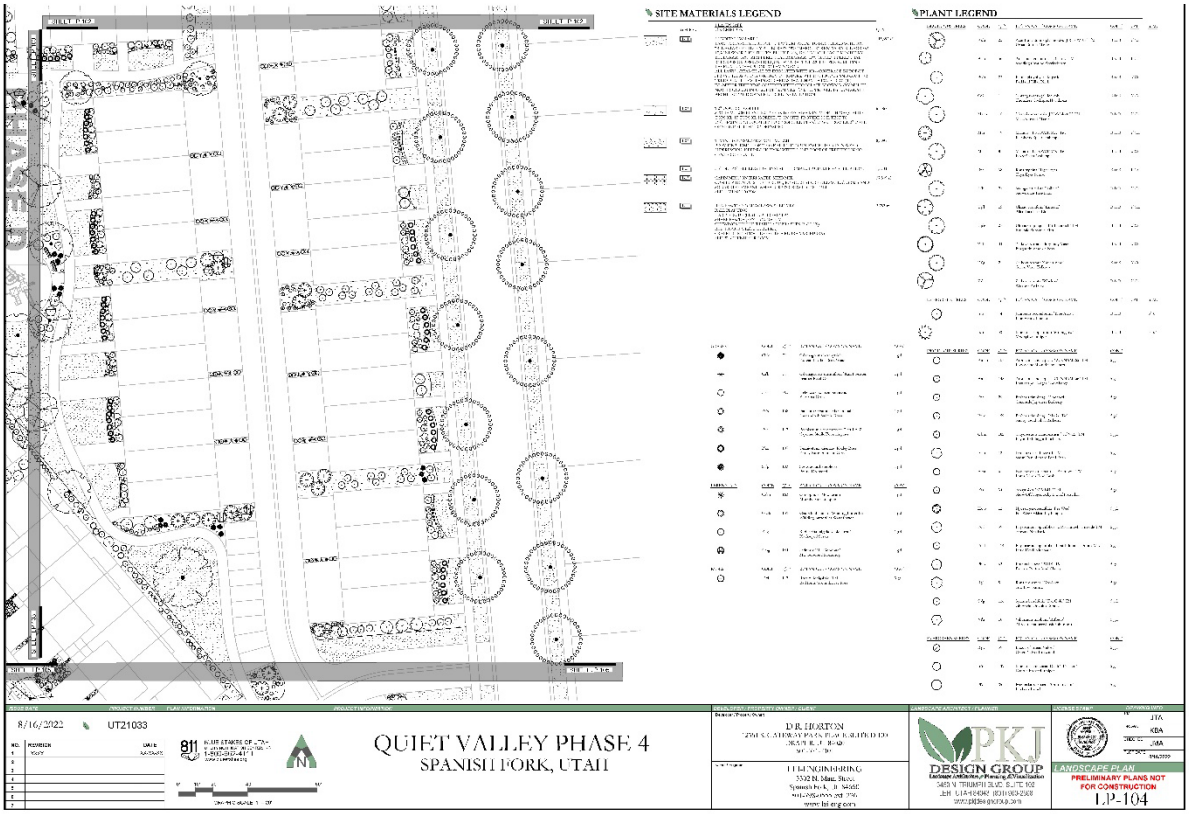
LP-101


SITE MATERIALS LEGEND
PLANT LEGEND
8/16/2022
UT21033
QUIET VALLEY PHASE 4
SPANISH FORK, UTAH
D.R. HORTON
LEI ENGINEERING
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-102


PHASE 4
8/16/2022
UT21033
QUIET VALLEY PHASE 4
SPANISH FORK, UTAH
D.R. HORTON
TT ENGINEERING
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-103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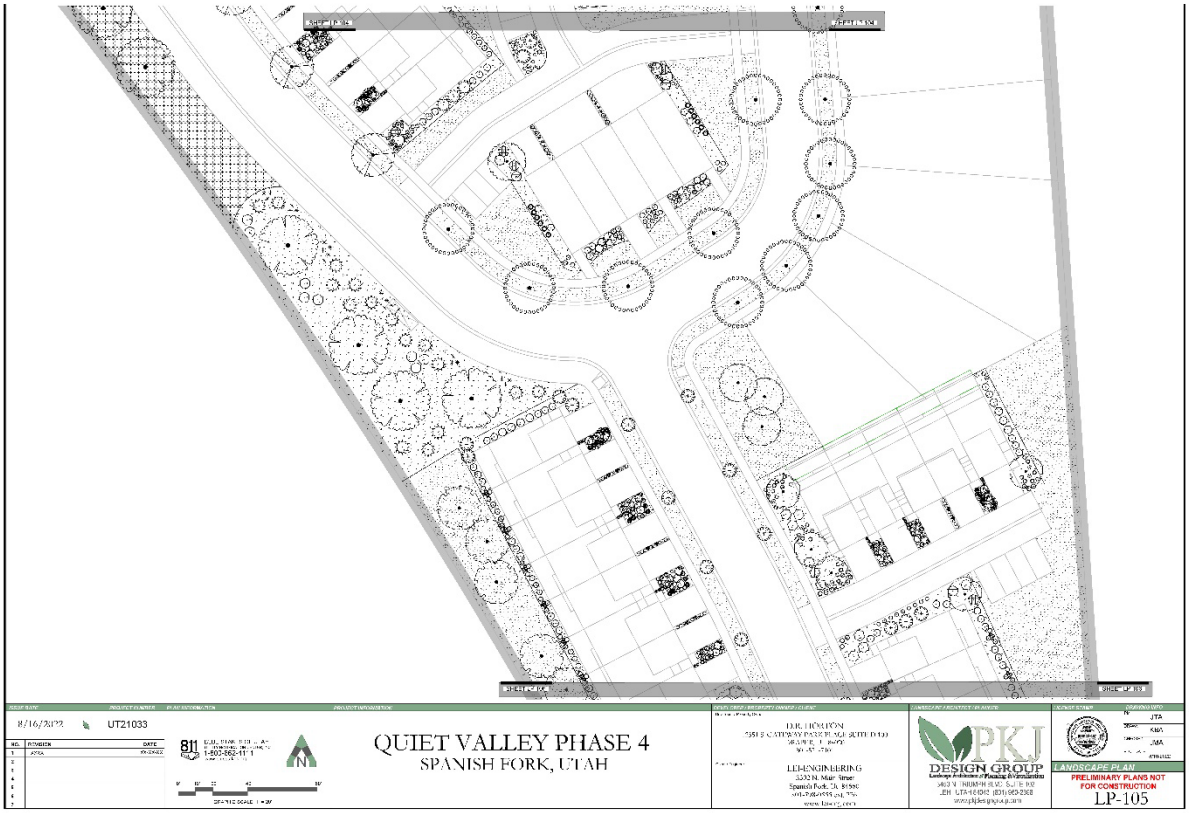
PLANT LEGEND
PHASE 4
8/16/2022
UT21033
QUIET VALLEY PHASE 4
SPANISH FORK, UTAH
D.R. HORTON
TT ENGINEERING
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-104


QUIET VALLEY PHASE 4
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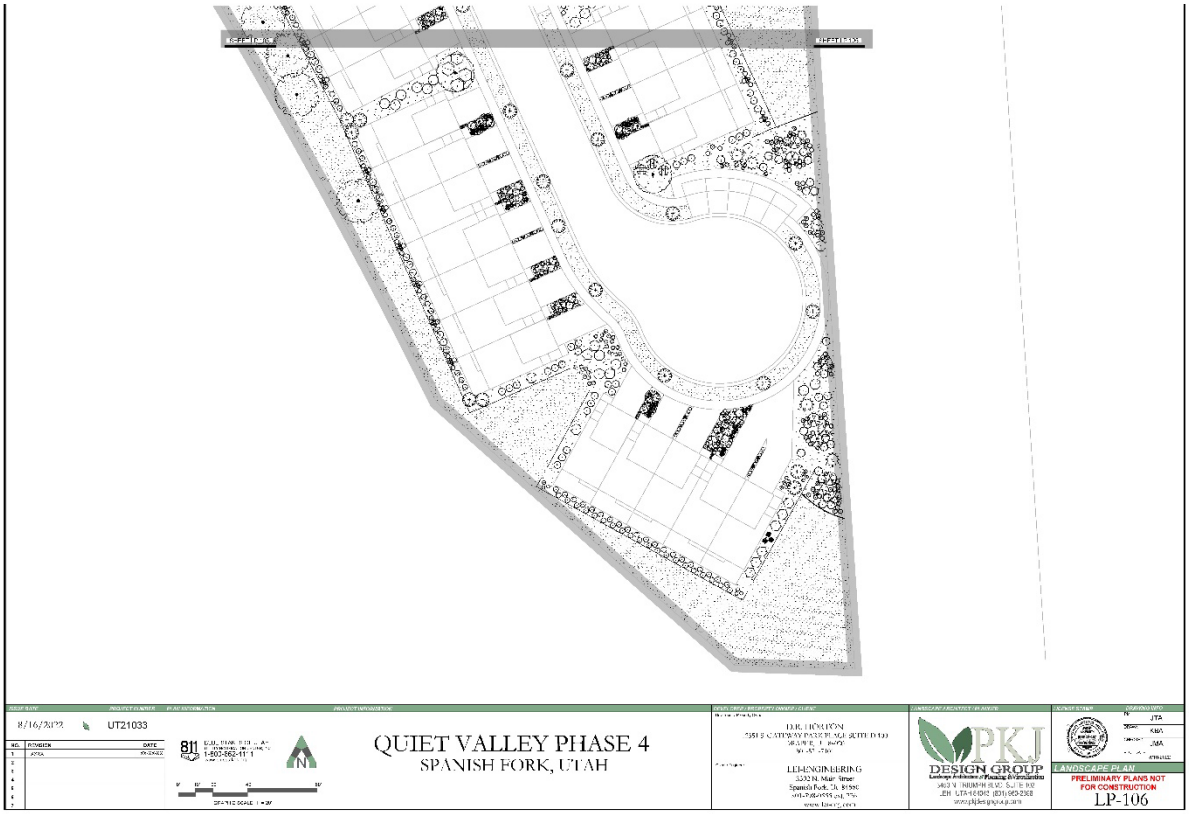
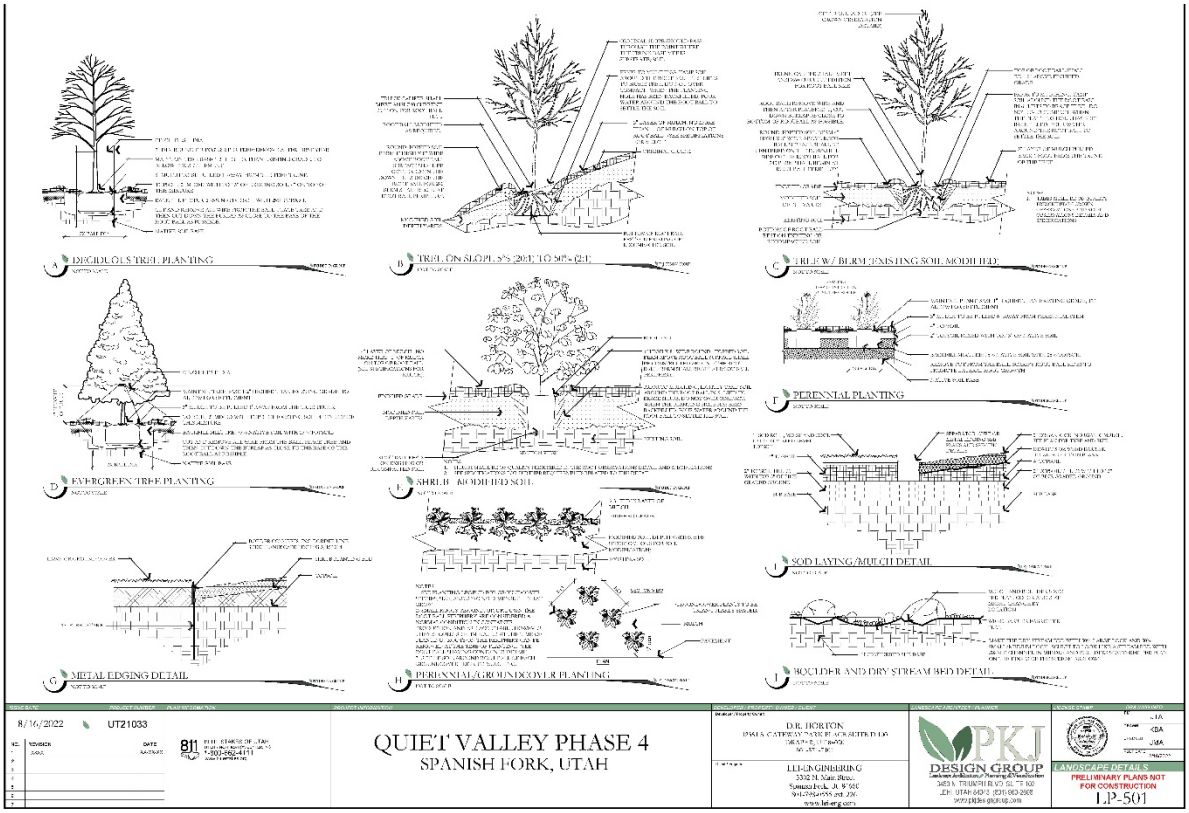
8/16/2022
UT21033
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-105


QUIET VALLEY PHASE 4
SPANISH FORK, UTAH
8/16/2022
UT21033
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-106


A DECIDUOUS TREE PLANTING
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
C TREE W/ BERM (EXISTING SOIL MODIFIED)
D EVERGREEN TREE PLANTING
E SHRUB MODIFIED SOIL
F PERENNIAL PLANTING
G METAL EDGING DETAIL
H PERENNIAL/GROUNDCOVER PLANTING
I SOD LAYING/MULCH DETAIL
J BOULDER AND DRY STREAMBED DETAIL
8/16/2022 UT21033
811 BLUE STAKES OF UTAH
1-800-662-4111
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D.R. HORTON
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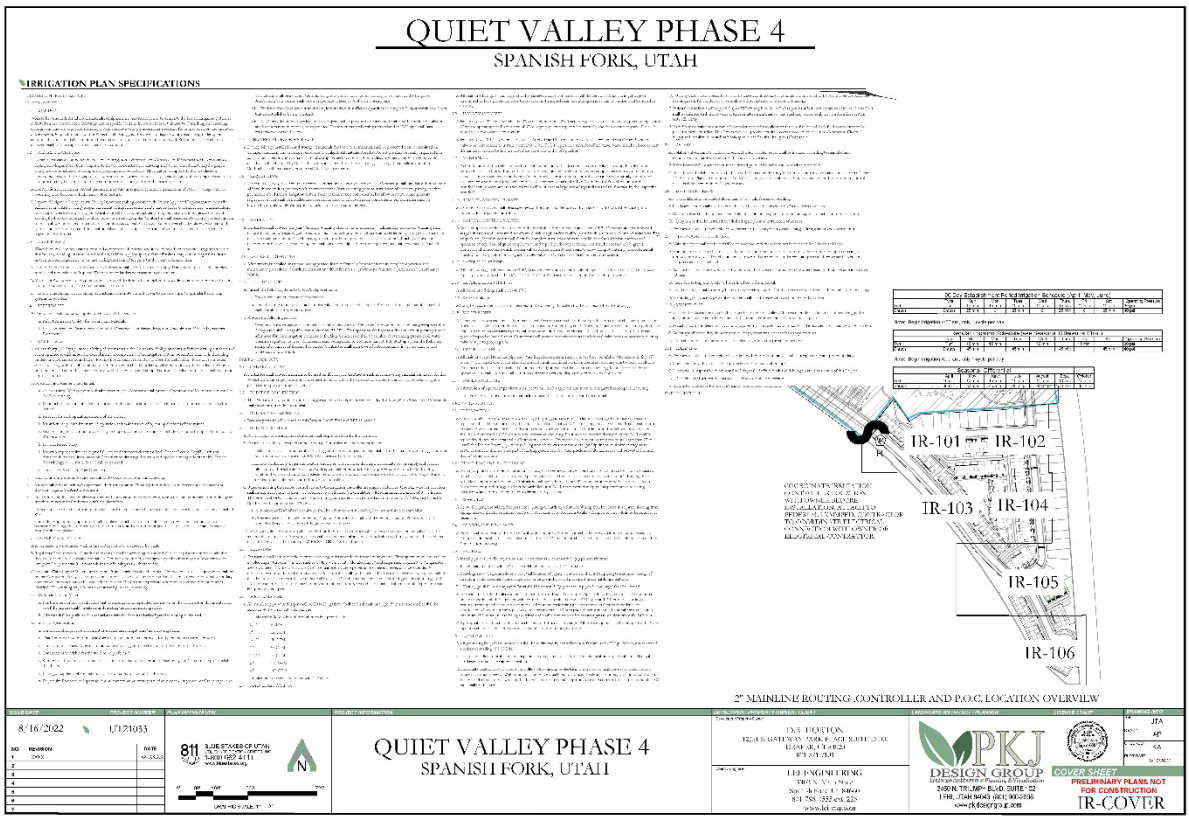
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8/16/2022 UT21033
811 BLUE STAKES OF UTAH
1-800-662-4111
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D.R. HORTON
LANDSCAPE ARCHITECT
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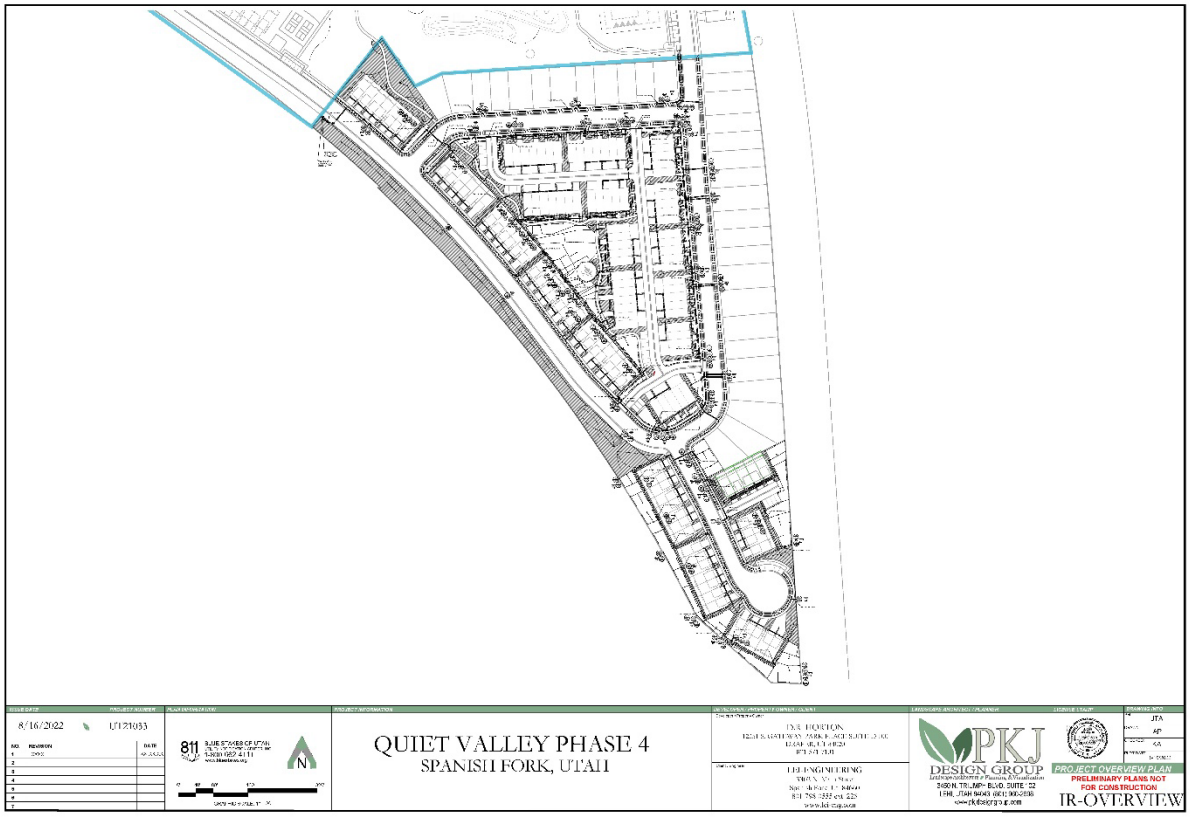
COVER SHEET
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-COVER


8/16/2022
LT121033
811
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PKJ
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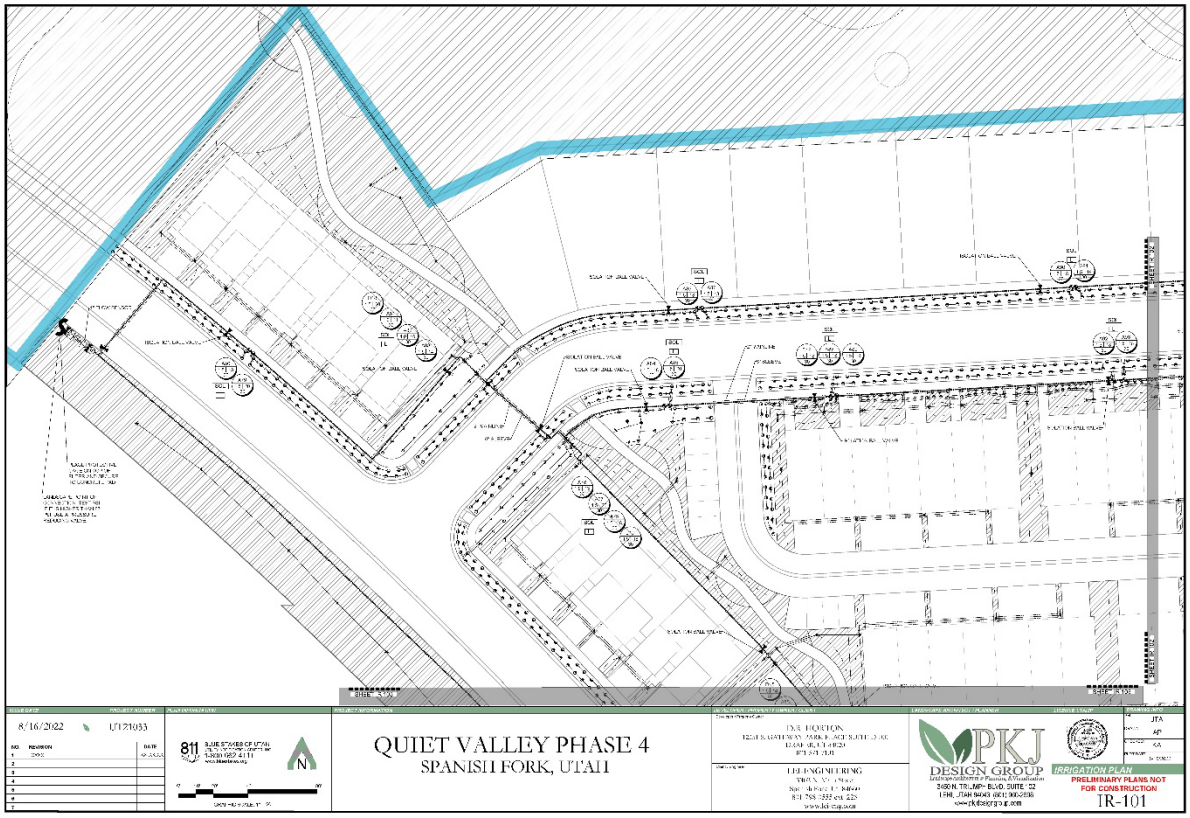
PROJECT OVERVIEW PLAN
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
IR-OVERVIEW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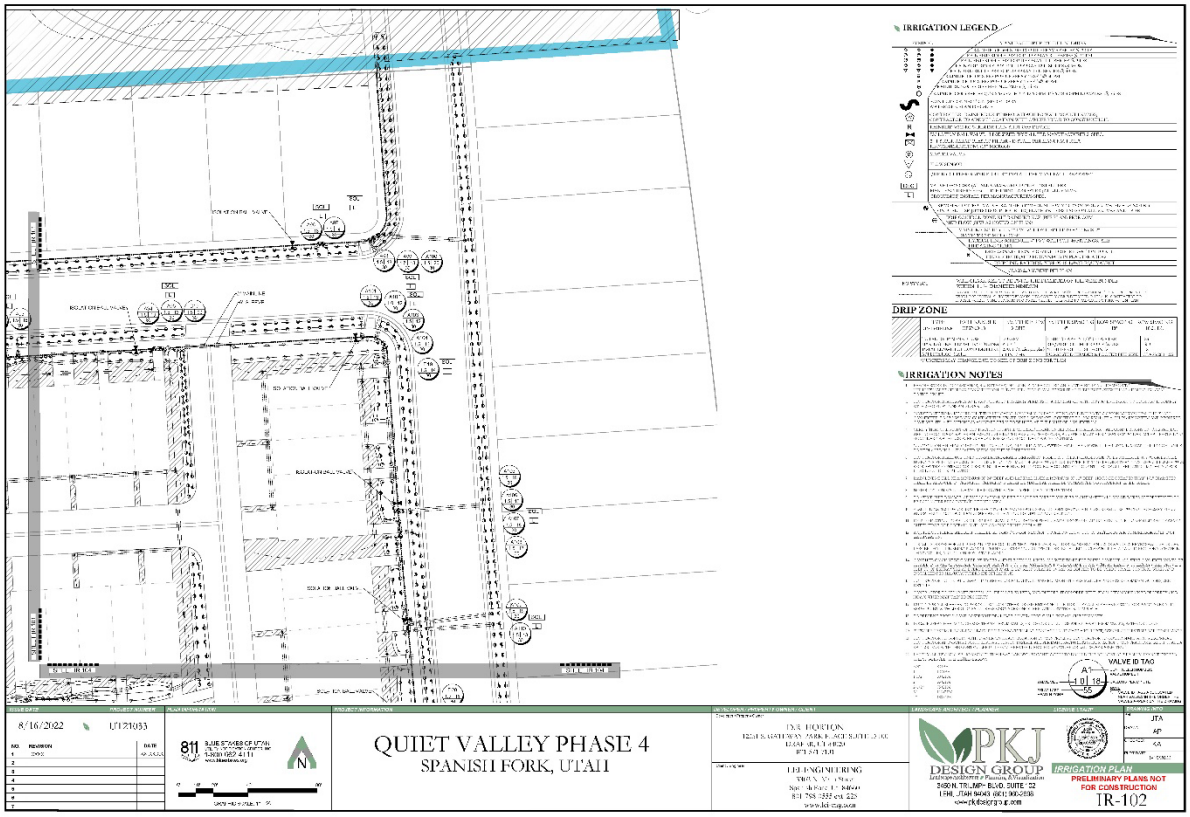
IR-101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DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
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PKJ
DESIGN GROUP
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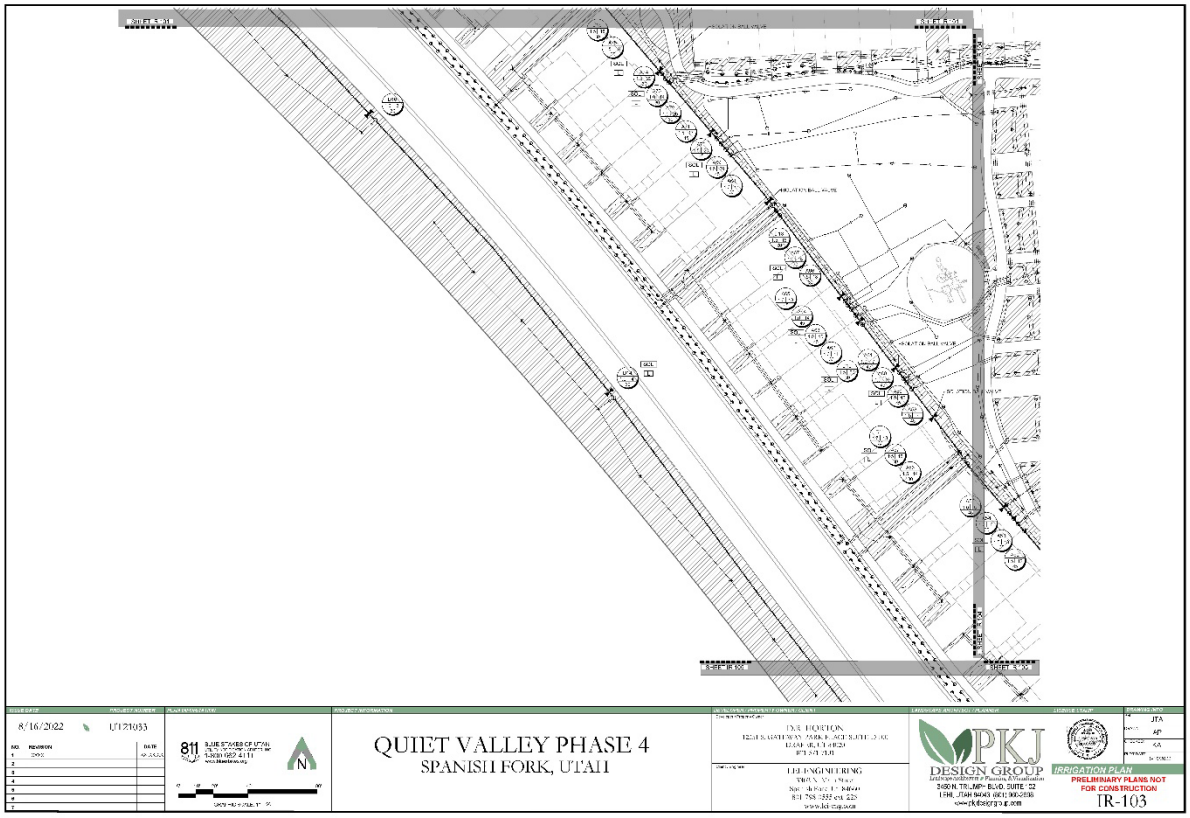
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-102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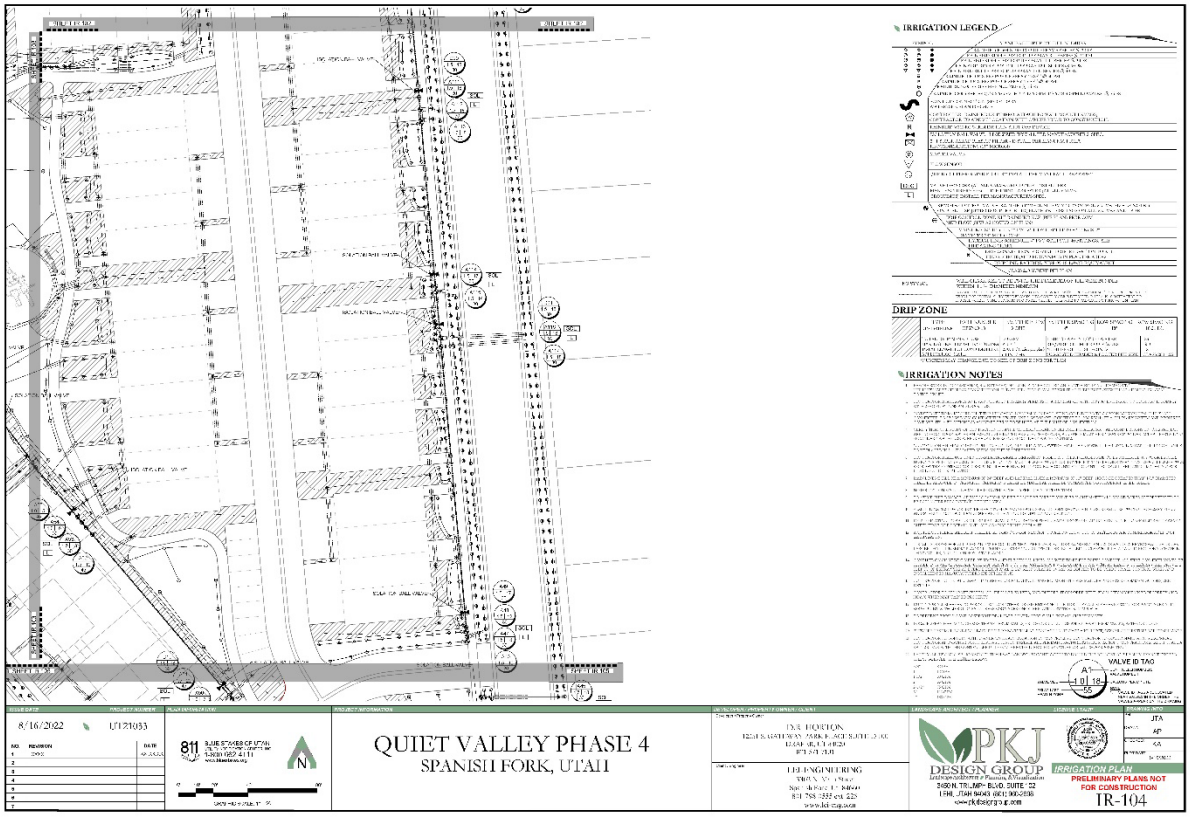
SPANISH FORK, UTAH
PKJ
DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-103


IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
8/16/2022
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QUIET VALLEY PHASE 4
SPANISH FORK, UTAH
PKJ DESIGN GROUP
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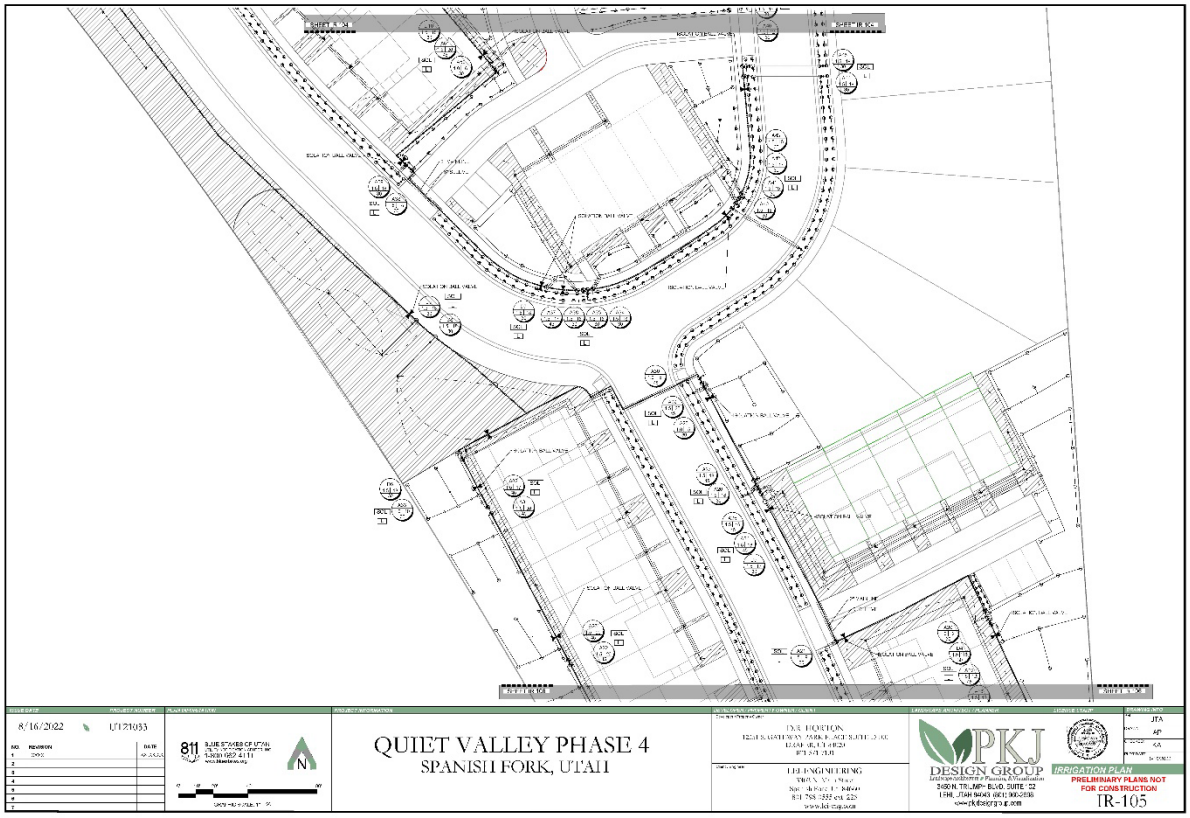
IR-104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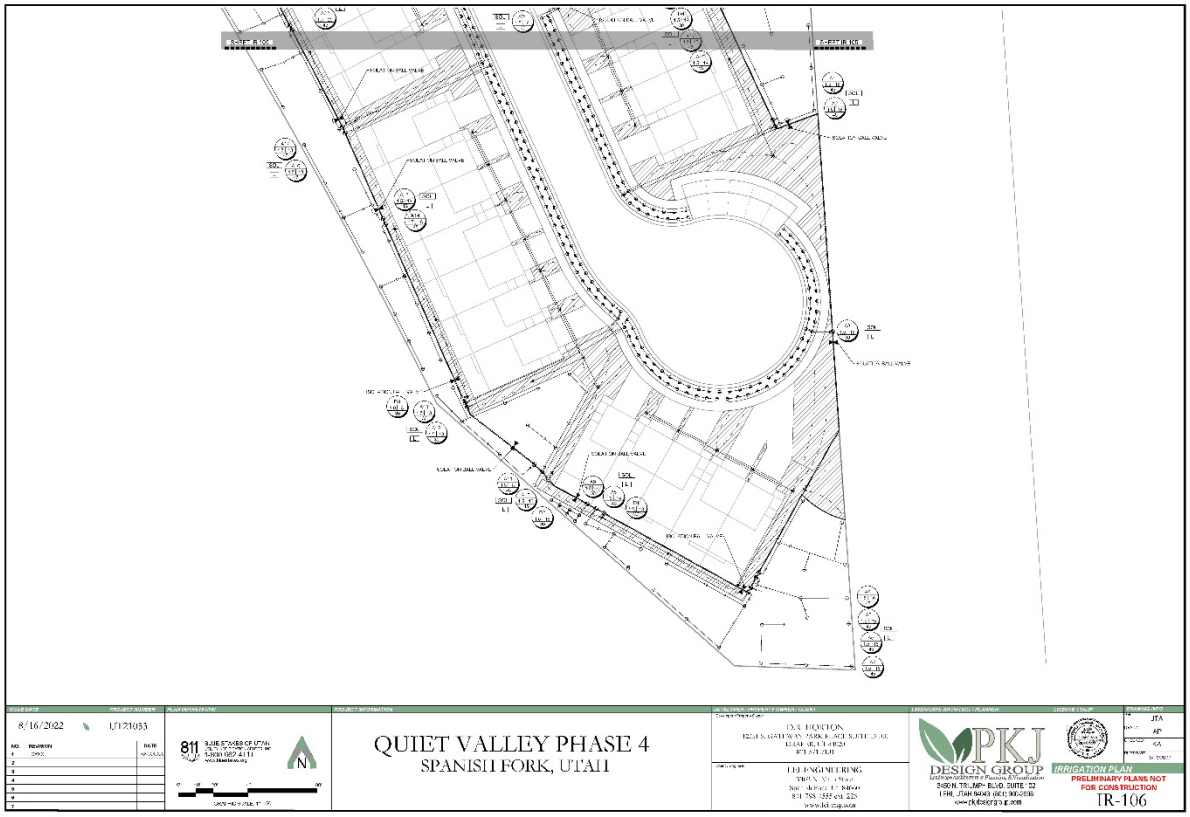
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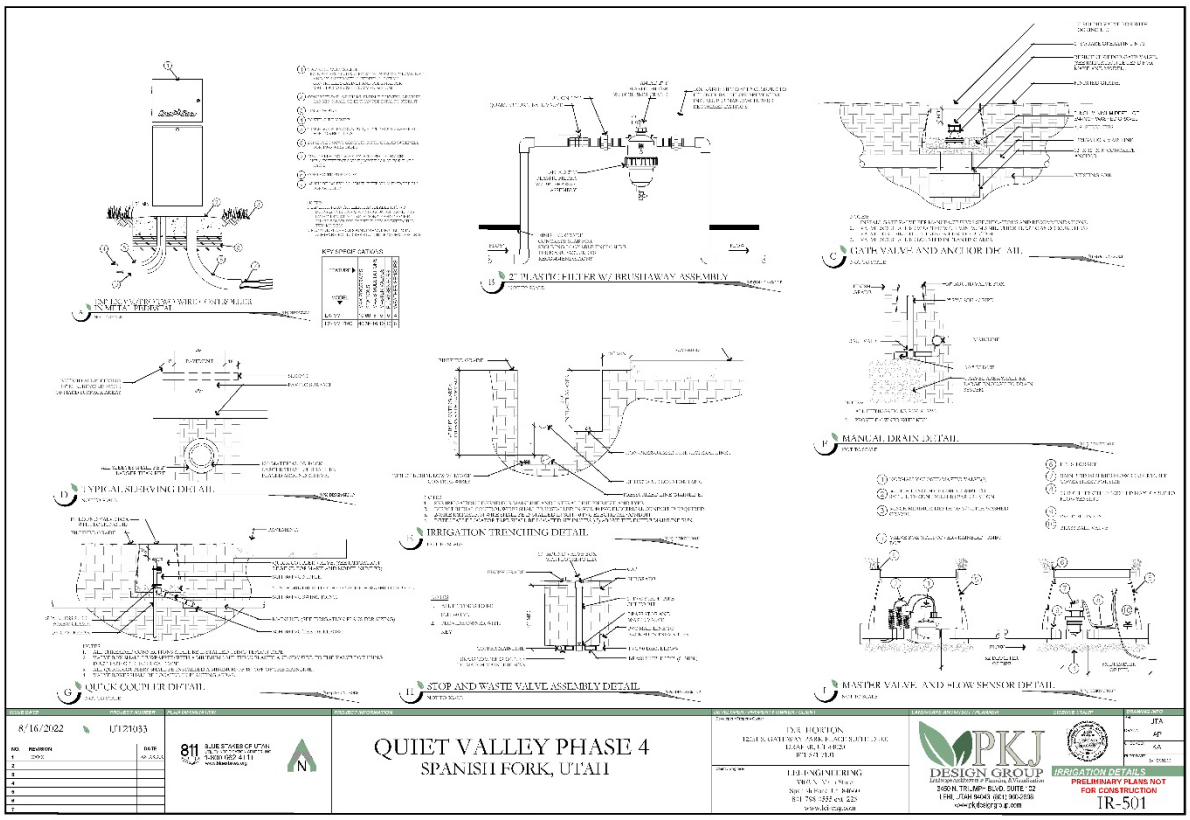
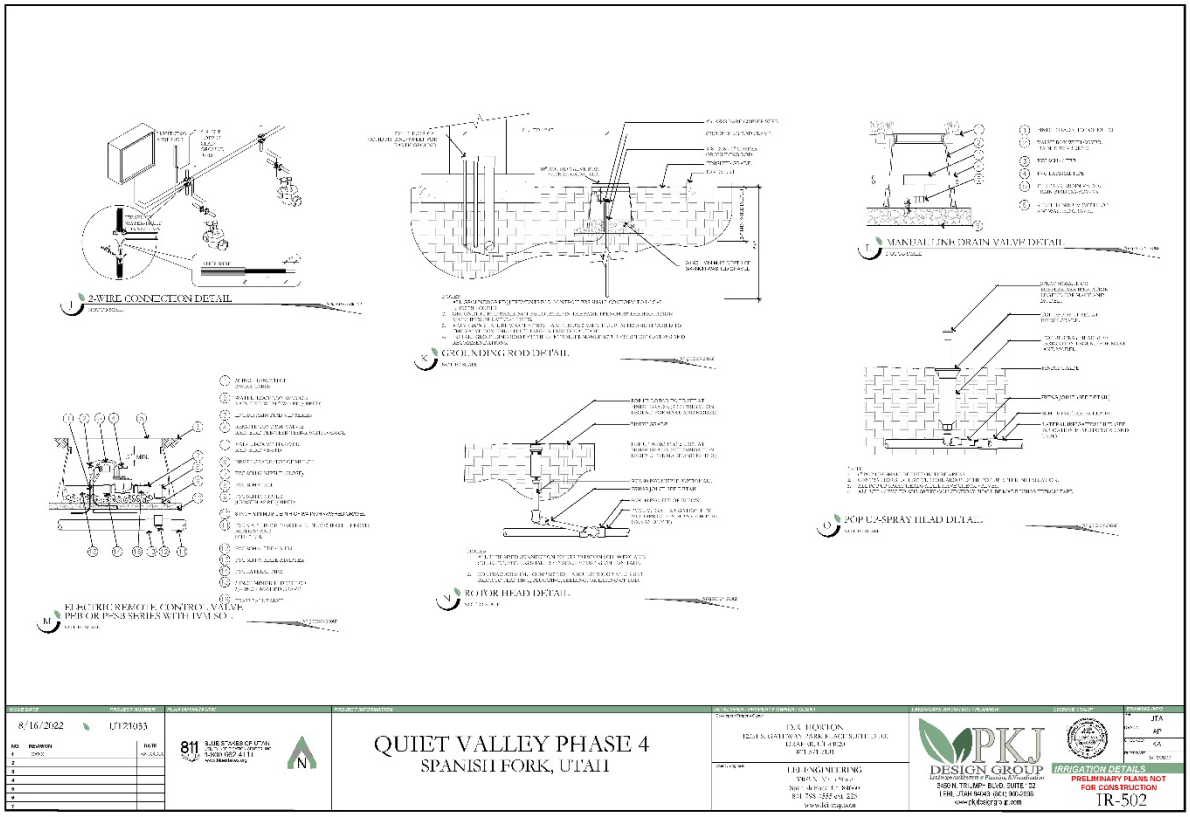
IR-106


2" PLASTIC HETER W/ BRUSH AWAY ASSEMBLY
GATE VALVE AND ANCHOR DIC AIL
MANUAL DRAIN DETAIL
TYPICAL SLEEVING DETAIL
IRRIGATION TRENCHING DETAIL
QUICK COUPLER DETAIL
STOP AND WASTE VALVE ASSEMBLY DETAIL
MASTER VALVE AND FLOW SENSOR DETAIL
8/16/2022
U121033
811
QUIET VALLEY PHASE 4
SPANISH FORK, UTAH
PKJ DESIGN GROUP
IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-501


2-WIRE CONNECTION DETAIL
GROUNDING ROD DETAIL
MANUAL LINE DRAIN VALVE DETAIL
ELECTRIC REMOTE CONTROL VALVE
PEB OR PESB SERIES WITH IVM SO...
ROTOR HEAD DETAIL
POP UP-SPRAY HEAD DETAIL
8/16/2022
QUIET VALLEY PHASE 4
SPANISH FORK, UTAH
PKJ DESIGN GROUP
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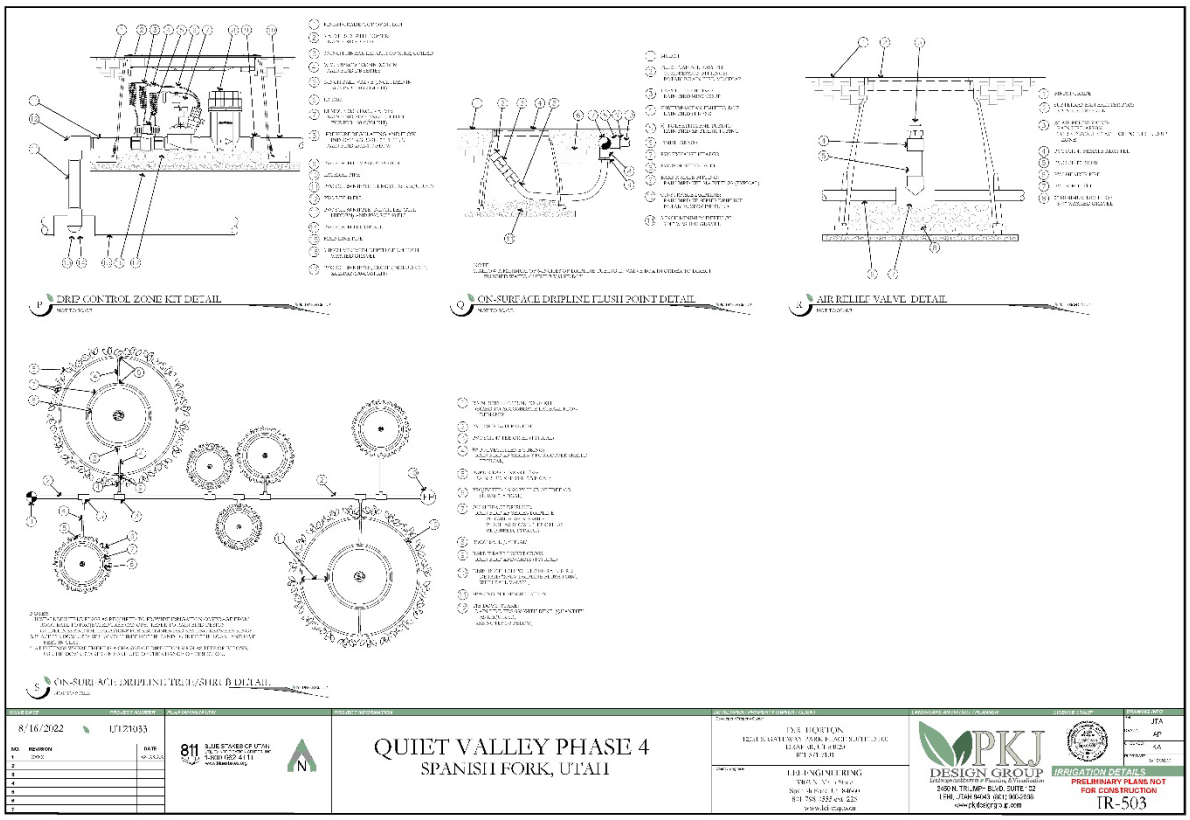
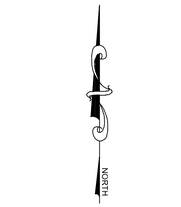
IR-502

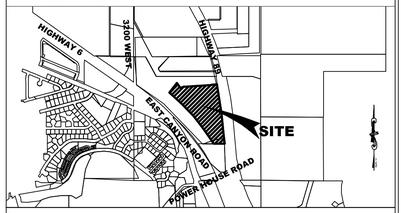

DRIP CONTROL ZONE KIT DETAIL
ON-SURFACE DRIPLINE FLUSH POINT DETAIL
AIR RELIEF VALVE DETAIL
ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
8/16/2022
QUIET VALLEY PHASE 4
SPANISH FORK, UTAH
PKJ DESIGN GROUP
IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-503

QUIET VALLEY AT SPANISH FORK, PLAT D

A MASTER PLANNED DEVELOPMENT
FINAL PLAN
SPANISH FORK, UTAH



VICINITY MAP



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	FINAL PLAT
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C-600	POWER PLAN
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TABULATIONS

TOTAL ACREAGE	18.64 ACRES
COTTAGE LOTS	32
TOWNHOME	129
TOTAL	161
GUEST PARKING STALLS	32
GARAGE PARKING	322
DRIVEWAY PARKING	322
DENSITY	8.64 UNITS/ACRE
ROW AREA	4.48 AC
OPEN SPACE	5.12 AC
ZONE:	R-3

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	WATER WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV(W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX PI	PI	PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
STOP	STOP	STOP SIGN
		STREET SIGN
		MONUMENT
X	X	FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX FO		FIBER OPTIC
EX GAS		GAS
OHP	OHP	OVERHEAD POWER
		FLOW ARROW
		CONTOURS

NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE LATEST EDITION OF SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK.
4. ALL UTILITY SERVICE LATERALS TO BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS UNLESS SHOWN OTHERWISE.
5. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWINGS SHALL BE SUPERSEDED BY CITY DESIGN.
6. ANY EXISTING FACILITIES AFFECTED BY DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC & CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATION SERVICES, AND LANDSCAPING RESTORATION.
7. DEVELOPER TO CONTACT COMCAST AND CENTURY LINK CONCERNING THEIR REQUIRED IMPROVEMENTS.
8. ALL SAWCUTS IN EXISTING ROADWAYS SHALL BE REPAIRED PER SPANISH FORK CITY STANDARDS.
9. THIS DEVELOPMENT IS A MASTER PLANNED DEVELOPMENT AS DESCRIBED IN CITY CODE 15.3.24.030.
10. GARBAGE SERVICES SHALL USE ROLL OUT INDIVIDUAL CANS.
11. DRIVEWAYS, ALLEYWAYS, AND OFF STREET PARKING TO BE MADE OF CONCRETE.
12. ALL 20' AND 25' RIGHT OF WAYS ARE PRIVATE.
13. RIGHT OF WAYS ARE PUBLIC AND TO BE DEDICATED TO SPANISH FORK CITY.
14. ALL ADA INTERSECTION RAMPS UNLESS OTHERWISE NOTED ARE TO BE INSTALLED PER SPANISH FORK CITY STANDARD DETAIL ST-521.
15. ALL MID BLOCK ADA RAMPS ARE TO BE INSTALLED PER SPANISH FORK CITY DETAIL ST-520

DEVELOPER / OWNER

DR. HORTON
12351 S. GATEWAY PARK PL #D-100
DRAPER, UT 84020
(801) 571-7101

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

QUIET VALLEY AT SPANISH FORK

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

REGISTERED PROFESSIONAL ENGINEER
NO. 353836
BRIAN T. GABLER
10/31/2022
STATE OF UTAH

QUIET VALLEY AT SPANISH FORK PLAT D
SPANISH FORK, UTAH
COVER

REVISIONS
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3 -
4 -
5 -

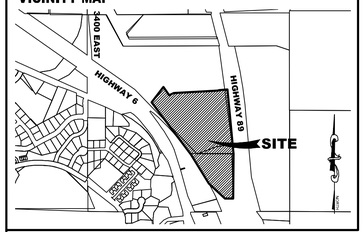
LEI PROJECT #: 2020-0074
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=80'
DATE: 10/31/2022
SHEET: COVER

QUIET VALLEY AT SPANISH FORK, PLAT D

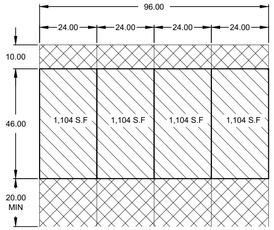
A MASTER PLANNED DEVELOPMENT

A PORTION OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

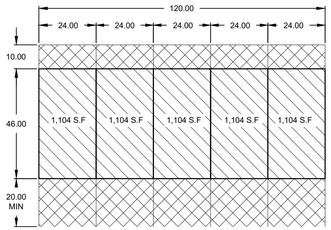
VICINITY MAP



TABULATIONS	
TOTAL AREA:	18.64 ACRES
LOT ACREAGE:	7.08 ACRES
SINGLE FAMILY LOTS:	32
TOWN HOME LOTS:	129
DENSITY:	8.64 UNITS/ACRE
ROW AREA:	4.48 ACRES
LANDSCAPE AREA:	5.12 ACRES



LOTS 1283-1286



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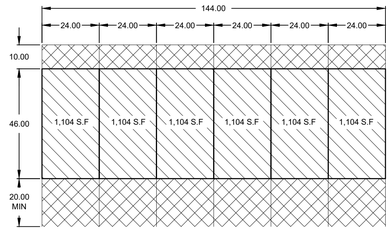

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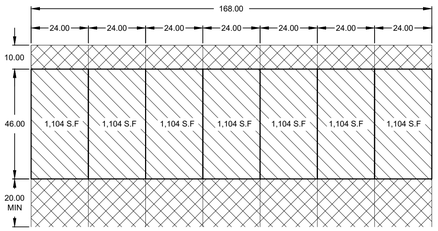

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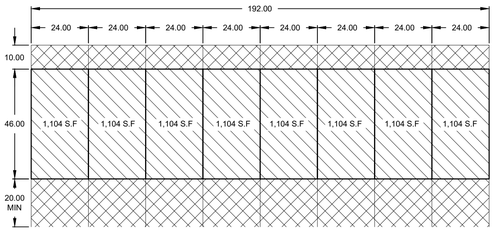

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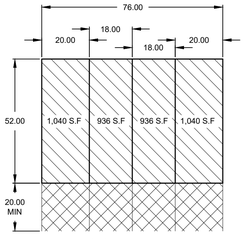
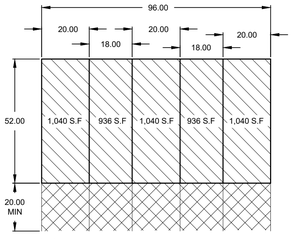
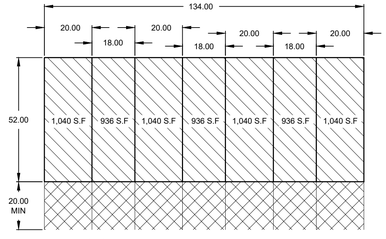


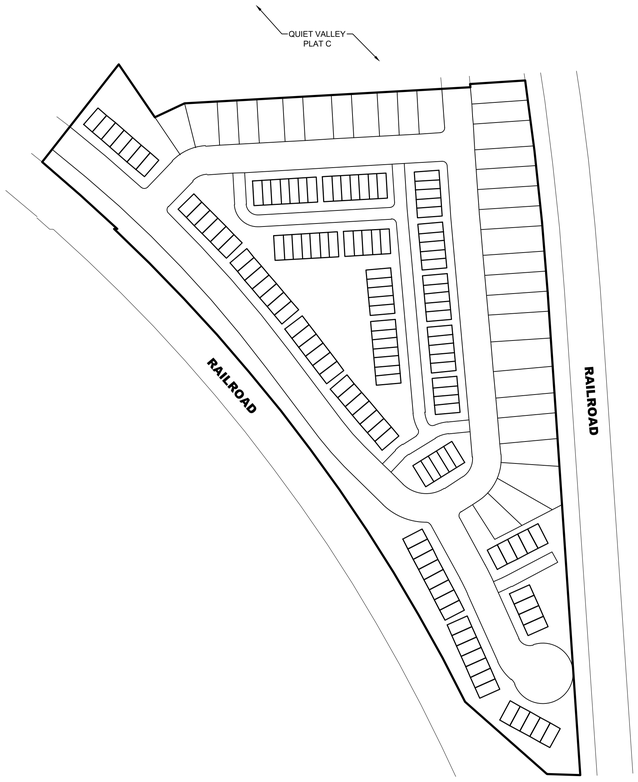
LOTS 1297-1300



LOTS 1292-1296, 1301-1305, 1306-1310, 1311-1315,
1316-1320, 1342-1346, 1347-1351



LOTS 1321-1327, 1328-1334, 1335-1341, 1352-1358



TOWNHOME ADDRESS TABLE

LOT #	ADDRESS	LOT #	ADDRESS	LOT #	ADDRESS	LOT #	ADDRESS	LOT #	ADDRESS
1230	1473 S WINDY RIDGE DR	1256	1601 S WINDY RIDGE DR	1282	1752 S WINDY RIDGE CIR	1308	1565 S 3750 E	1334	3671 E 1500 S
1231	1479 S WINDY RIDGE DR	1257	1605 S WINDY RIDGE DR	1283	1707 S WINDY RIDGE CIR	1309	1559 S 3750 E	1335	3678 E 1520 S
1232	1481 S WINDY RIDGE DR	1258	1609 S WINDY RIDGE DR	1284	1703 S WINDY RIDGE CIR	1310	1553 S 3750 E	1336	3682 E 1520 S
1233	1485 S WINDY RIDGE DR	1259	1615 S WINDY RIDGE DR	1285	1699 S WINDY RIDGE CIR	1311	1547 S 3750 E	1337	3688 E 1520 S
1234	1491 S WINDY RIDGE DR	1260	1617 S WINDY RIDGE DR	1286	1691 S WINDY RIDGE CIR	1312	1545 S 3750 E	1338	3698 E 1520 S
1235	1497 S WINDY RIDGE DR	1261	1619 S WINDY RIDGE DR	1287	3787 E 1680 S	1313	1541 S 3750 E	1339	3704 E 1520 S
1236	1499 S WINDY RIDGE DR	1262	1623 S WINDY RIDGE DR	1288	3791 E 1680 S	1314	1533 S 3750 E	1340	3708 E 1520 S
1237	1507 S WINDY RIDGE DR	1263	1664 S WINDY RIDGE CIR	1289	3795 E 1680 S	1315	1529 S 3750 E	1341	3712 E 1520 S
1238	1511 S WINDY RIDGE DR	1264	1666 S WINDY RIDGE CIR	1290	3801 E 1680 S	1316	1521 S 3750 E	1342	3718 E 1520 S
1239	1517 S WINDY RIDGE DR	1265	1668 S WINDY RIDGE CIR	1291	3805 E 1680 S	1317	1517 S 3750 E	1343	3722 E 1520 S
1240	1523 S WINDY RIDGE DR	1266	1672 S WINDY RIDGE CIR	1292	3735 E WINDY RIDGE DR	1318	1513 S 3750 E	1344	3724 E 1520 S
1241	1527 S WINDY RIDGE DR	1267	1674 S WINDY RIDGE CIR	1293	3739 E WINDY RIDGE DR	1319	1509 S 3750 E	1345	3736 E 1520 S
1242	1531 S WINDY RIDGE DR	1268	1676 S WINDY RIDGE CIR	1294	3743 E WINDY RIDGE DR	1320	1503 S 3750 E	1346	3738 E 1520 S
1243	1535 S WINDY RIDGE DR	1269	1678 S WINDY RIDGE CIR	1295	3745 E WINDY RIDGE DR	1321	3737 E 1500 S	1347	1548 S 3740 E
1244	1539 S WINDY RIDGE DR	1270	1692 S WINDY RIDGE CIR	1296	3747 E WINDY RIDGE DR	1322	3731 E 1500 S	1348	1552 S 3740 E
1245	1543 S WINDY RIDGE DR	1271	1702 S WINDY RIDGE CIR	1297	1613 S 3750 E	1323	3725 E 1500 S	1349	1554 S 3740 E
1246	1549 S WINDY RIDGE DR	1272	1706 S WINDY RIDGE CIR	1298	1607 S 3750 E	1324	3723 E 1500 S	1350	1562 S 3740 E
1247	1555 S WINDY RIDGE DR	1273	1712 S WINDY RIDGE CIR	1299	1603 S 3750 E	1325	3717 E 1500 S	1351	1572 S 3740 E
1248	1559 S WINDY RIDGE DR	1274	1718 S WINDY RIDGE CIR	1300	1597 S 3750 E	1326	3713 E 1500 S	1352	1576 S 3740 E
1249	1563 S WINDY RIDGE DR	1275	1724 S WINDY RIDGE CIR	1301	1593 S 3750 E	1327	3707 E 1500 S	1353	1578 S 3740 E
1250	1569 S WINDY RIDGE DR	1276	1726 S WINDY RIDGE CIR	1302	1591 S 3750 E	1328	3701 E 1500 S	1354	1582 S 3740 E
1251	1573 S WINDY RIDGE DR	1277	1732 S WINDY RIDGE CIR	1303	1587 S 3750 E	1329	3697 E 1500 S	1355	1584 S 3740 E
1252	1575 S WINDY RIDGE DR	1278	1742 S WINDY RIDGE CIR	1304	1583 S 3750 E	1330	3687 E 1500 S	1356	1588 S 3740 E
1253	1585 S WINDY RIDGE DR	1279	1744 S WINDY RIDGE CIR	1305	1577 S 3750 E	1331	3681 E 1500 S	1357	1594 S 3740 E
1254	1589 S WINDY RIDGE DR	1280	1746 S WINDY RIDGE CIR	1306	1575 S 3750 E	1332	3679 E 1500 S	1358	1596 S 3740 E
1255	1597 S WINDY RIDGE DR	1281	1748 S WINDY RIDGE CIR	1307	1571 S 3750 E	1333	3673 E 1500 S		

LOT ADDRESS TABLE

LOT #	ADDRESS	LOT #	ADDRESS
188	1469 S 3750 E	204	1633 S 3750 E
189	1477 S 3750 E	205	1637 S 3750 E
190	1489 S 3750 E	206	1641 S 3750 E
191	1501 S 3750 E	207	1651 S 3750 E
192	1505 S 3750 E	208	3749 E 1500 S OR 1473 S 3750 E
193	1515 S 3750 E	209	3747 E 1500 S
194	1525 S 3750 E	210	3739 E 1500 S
195	1537 S 3750 E	211	3727 E 1500 S
196	1551 S 3750 E	212	3715 E 1500 S
197	1561 S 3750 E	213	3703 E 1500 S
198	1567 S 3750 E	214	3693 E 1500 S
199	1581 S 3750 E	215	3677 E 1500 S
200	1591 S 3750 E	216	3669 E 1500 S
201	1599 S 3750 E	217	3657 E 1500 S
202	1611 S 3750 E	218	3653 E 1500 S
203	1631 S 3750 E	219	3647 E 1500 S

NOTES:

1. PUBLIC UTILITY EASEMENTS ARE 10' UNLESS NOTED OTHERWISE.
2. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
3. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS
4. NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
5. ⊕TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET
6. ALL CORNER LOT DRIVEWAYS TO BE LOCATED A MINIMUM OF 34' FROM TBC.
7. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
8. ALL COMMON AREAS, LIMITED COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
9. REFER TO THE COMMUNITY STRUCTURE PLAN FOR ALL SETBACKS.

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOS NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS_____DAY OF_____, 20____

BY- _____

TITLE- _____

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

SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 1162.95 FEET AND EAST 855.60 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING BEING N0°12'09"W BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 27); THENCE N38°05'44"E 260.17 FEET; THENCE S34°19'16"E 134.67 FEET; THENCE N64°51'41"E 68.93 FEET; THENCE N86°45'21"E 600.06 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 6.61 FEET WITH A RADIUS OF 2850.00 FEET THROUGH A CENTRAL ANGLE OF 00°07'58", CHORD: N05°07'47"W 6.61 FEET; THENCE N86°11'43"E 115.27 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 447.86 FEET WITH A RADIUS OF 5659.65 FEET THROUGH A CENTRAL ANGLE OF 04°32'02", CHORD: S06°07'21"E 447.75 FEET; THENCE S03°51'20"E 1012.84 FEET TO THE NORTHERLY RAILROAD LINE; THENCE ALONG SAID RAILROAD THE FOLLOWING FIVE (5) COURSES: N88°00'00"W 69.61 FEET; THENCE N48°37'31"W 228.66 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 1241.15 FEET WITH A RADIUS OF 3487.38 FEET THROUGH A CENTRAL ANGLE OF 20°23'29", CHORD: N36°36'34"W 1234.61 FEET; THENCE N89°41'08"E 7.26 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 211.24 FEET WITH A RADIUS OF 3492.38 FEET THROUGH A CENTRAL ANGLE OF 03°27'56", CHORD: N48°27'06"W 211.20 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 18.64 ACRES.

_____ DATE

_____ SURVEYOR (See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, PURSUANT TO UTAH CODE 10-9A-604(D). THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE QUIET VALLEY OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 12351 SOUTH GATEWAY PARK PLACE, SUITE D-100, DRAPER, UTAH 84020.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS_____ DAY OF _____, A.D. 20

_____ _____

_____ _____

_____ _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF_____

ON THIS_____ DAY OF_____, 20___, PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT HE/SHE IS THE _____ OF_____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID_____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

_____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC
THIS_____DAY OF_____, A.D. 20___

_____ _____

APPROVED BY_____

_____ _____

_____ _____

APPROVED _____ ATTEST_____
ENGINEER (See Seal Below) CLERK-RECORDER (See Seal Below)

PLAT "D"

QUIET VALLEY AT SPANISH FORK

A MASTER PLANNED DEVELOPMENT

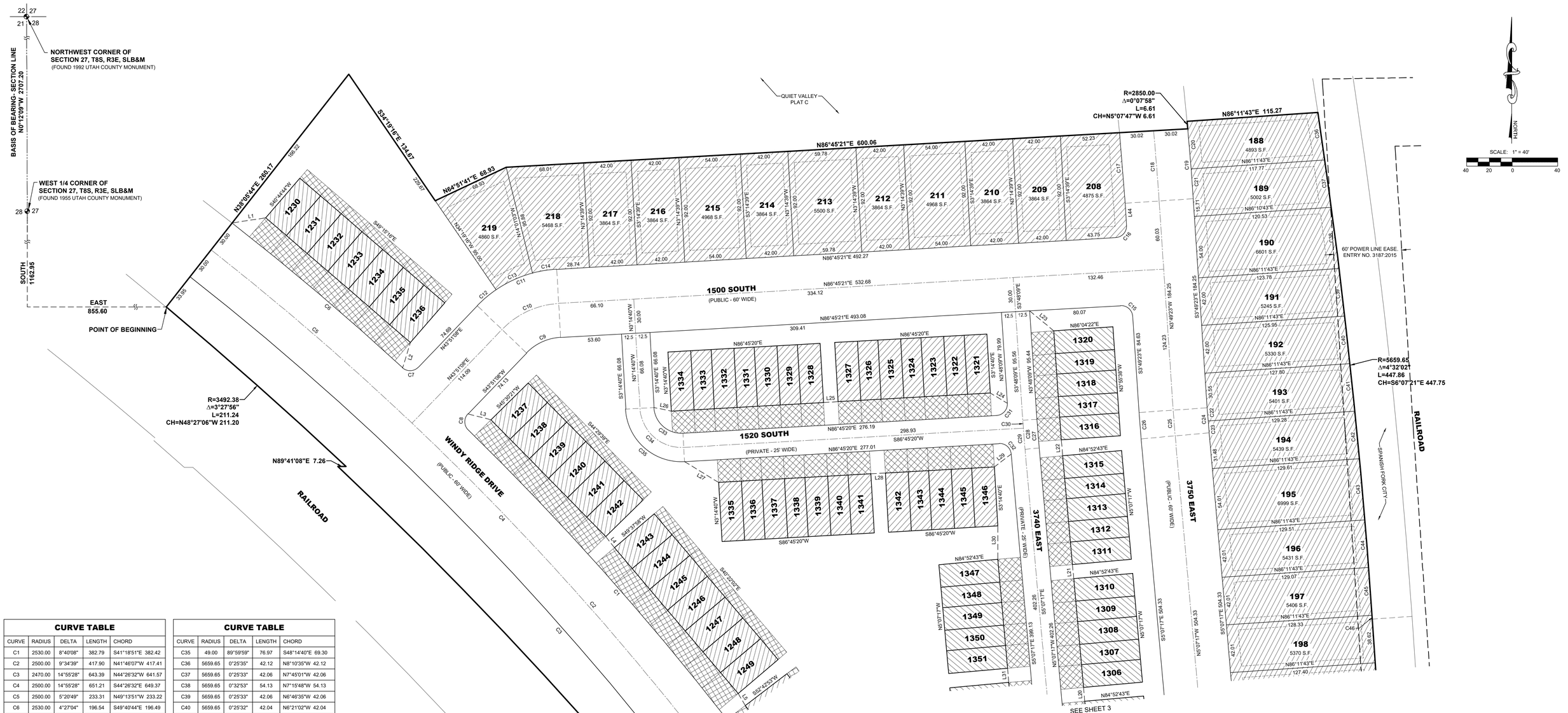
A PORTION OF THE SOUTH WEST QUARTER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

SPANISH FORK UTAH COUNTY, UTAH

SHEET 1 OF 3

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

This form approved by Utah County and the municipalities therein. LEI #20-0074



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	2530.00	8°40'08"	382.79	S41°18'51"E 382.42
C2	2500.00	9°34'39"	417.90	N41°46'07"W 417.41
C3	2470.00	14°55'28"	643.39	N44°26'32"W 641.57
C4	2500.00	14°55'28"	651.21	S44°26'32"E 649.37
C5	2500.00	5°20'49"	233.31	N49°13'51"W 233.22
C6	2530.00	4°27'04"	196.54	S49°40'44"E 196.49
C7	10.00	88°41'40"	15.48	N88°11'58"E 13.98
C8	10.00	89°30'03"	15.62	S0°53'54"E 14.08
C9	45.00	42°54'13"	33.70	S65°18'14"W 32.91
C10	75.00	42°54'13"	56.16	N65°18'14"E 54.86
C11	105.00	42°54'13"	78.63	N65°18'14"E 76.80
C12	105.00	11°49'37"	21.67	N49°45'56"E 21.64
C13	105.00	19°20'35"	35.45	N65°21'02"E 35.28
C14	105.00	11°44'02"	21.50	N80°53'20"E 21.47
C15	10.00	89°25'15"	15.61	S32°48'55"W 37.18
C16	10.00	90°34'45"	15.81	N41°27'59"E 14.21
C17	2790.00	1°16'45"	62.30	N4°27'46"W 62.29
C18	2820.00	1°15'34"	61.99	N4°27'11"W 61.99
C19	2850.00	1°14'25"	61.69	N4°26'36"W 61.69
C20	2850.00	0°42'42"	35.40	N4°42'27"W 35.40
C21	2850.00	0°31'43"	26.29	N4°05'15"W 26.29
C22	970.00	0°40'36"	11.45	N4°09'41"W 11.45
C23	970.00	0°37'18"	10.53	N4°48'38"W 10.53
C24	970.00	1°17'54"	21.98	N4°28'20"W 21.98
C25	1000.00	1°17'54"	22.66	N4°28'20"W 22.66
C26	1030.00	1°17'54"	23.34	S4°28'20"E 23.34
C27	1120.00	1°17'54"	25.38	N4°28'20"W 25.38
C28	1132.50	1°17'54"	25.66	S4°28'20"E 25.66
C29	1132.50	0°56'35"	18.64	S4°39'00"E 18.64
C30	1132.50	0°21'19"	7.02	S4°00'03"E 7.02
C31	10.00	90°34'45"	15.81	N41°28'36"E 14.21
C32	10.00	88°07'22"	15.38	S49°10'59"E 13.91
C33	24.00	89°59'59"	37.70	S48°14'40"E 33.94
C34	36.50	90°00'00"	57.33	N48°14'40"W 51.62

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C35	49.00	89°59'59"	76.97	S48°14'40"E 69.30
C36	5659.65	0°25'35"	42.12	N8°10'35"W 42.12
C37	5659.65	0°25'33"	42.06	N7°45'01"W 42.06
C38	5659.65	0°32'53"	54.13	N7°15'48"W 54.13
C39	5659.65	0°25'33"	42.06	N6°46'35"W 42.06
C40	5659.65	0°25'32"	42.04	N6°21'02"W 42.04
C41	5659.65	0°25'32"	42.03	N5°55'30"W 42.03
C42	5659.65	0°25'31"	42.02	N5°29'59"W 42.02
C43	5659.65	0°32'48"	54.01	N5°00'49"W 54.01
C44	5659.65	0°25'31"	42.00	N4°31'39"W 42.00
C45	5659.65	0°25'31"	42.00	N4°06'09"W 42.00
C46	5659.65	0°02'03"	3.38	N3°52'22"W 3.38
C47	105.00	9°04'26"	16.63	S0°35'04"E 16.61
C48	105.00	18°39'49"	34.20	S13°17'03"W 34.05
C49	105.00	20°23'54"	37.38	S32°48'55"W 37.18
C50	105.00	14°27'29"	26.50	S50°14'36"W 26.43
C51	105.00	62°35'38"	114.71	S26°10'32"W 109.09
C52	75.00	62°35'38"	81.94	N26°10'32"E 77.92
C53	45.00	62°35'38"	49.16	N26°10'32"E 46.75
C54	70.00	76°52'50"	93.93	S84°05'14"E 87.04
C55	100.00	19°37'24"	34.25	N67°17'02"E 34.08
C56	100.00	57°15'27"	99.93	S74°16'33"E 95.83
C57	100.00	76°52'50"	134.18	S84°05'14"E 124.34
C58	130.00	44°19'59"	100.59	N67°48'49"W 98.10
C59	10.00	61°23'42"	10.72	N59°16'58"W 10.21
C60	10.00	86°03'27"	15.02	S14°26'31"W 13.65
C61	470.00	8°40'02"	71.10	S41°18'48"E 71.03
C62	500.00	8°40'02"	75.64	S41°18'48"E 75.56
C63	530.00	8°40'02"	80.17	N41°18'48"W 80.10
C64	470.00	4°27'26"	36.56	N26°21'24"W 36.55
C65	500.00	4°27'26"	38.90	S26°21'24"E 38.89
C66	530.00	4°27'26"	41.23	S26°21'24"E 41.22
C67	137.50	3°36'23"	8.65	N64°04'08"E 8.65
C68	150.00	3°36'23"	9.44	N64°04'08"E 9.44

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C69	162.50	3°36'23"	10.23	S64°04'08"W 10.23
C70	25.00	84°02'48"	36.67	S66°09'05"E 33.47
C71	75.00	24°24'25"	31.95	S36°19'53"E 31.71
C72	105.00	25°36'59"	46.94	N36°56'10"W 46.55
C73	27.00	28°20'10"	13.35	N35°34'34"W 13.22
C74	63.00	266°46'00"	293.33	S25°12'31"W 91.57
C75	55.00	13°53'41"	13.34	S51°18'01"W 13.31
C76	67.50	13°53'41"	16.37	N51°18'01"E 16.33
C77	80.00	13°53'41"	19.40	S51°18'01"W 19.35
C78	10.00	86°43'58"	15.14	S14°52'53"W 13.73
C79	10.00	87°09'45"	15.21	N70°17'09"W 13.79
C80	87.50	18°45'49"	28.65	S75°30'53"W 28.53
C81	75.00	26°38'55"	34.88	N71°34'19"E 34.57
C82	62.50	26°38'55"	29.07	S71°34'19"W 28.81
C83	63.00	21°34'59"	23.73	N15°54'47"W 23.59
C84	75.50	26°37'51"	35.09	S18°26'13"E 34.78
C85	88.00	23°21'49"	35.88	S16°48'12"E 35.64

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S81°16'18"W	29.82
L2	S17°30'12"W	23.09
L3	N75°48'40"W	20.71
L4	S37°39'51"E	12.40
L5	S30°06'43"E	12.31
L6	S34°34'26"E	13.81
L7	S0°53'11"E	28.40
L8	S73°33'11"W	47.77
L9	N62°19'33"E	43.51
L10	N33°27'54"E	16.60
L11	S24°22'32"E	13.50
L12	S41°52'12"E	32.63
L13	S16°20'32"W	99.11
L14	S30°06'02"E	23.13
L15	N84°12'10"W	23.08
L16	S16°42'01"W	26.88
L17	N19°59'40"E	85.59
L18	S39°28'11"W	22.97
L19	N7°45'04"W	11.85
L20	N5°07'17"W	12.25
L21	N5°07'17"W	12.34
L22	N5°03'32"W	14.09
L23	N50°21'58"W	27.50

LINE TABLE		
LINE	DIRECTION	LENGTH
L24	S58°57'31"E	17.58
L25	N86°45'20"E	12.80
L26	N78°11'17"W	15.40
L27	N58°31'41"W	35.12
L28	N86°45'20"E	12.80
L29	N52°48'18"E	18.49
L30	N0°00'21"E	29.40
L31	N5°07'16"W	12.63
L32	S22°07'11"E	68.41
L33	S5°07'17"E	54.00
L34	N41°27'54"E	23.13
L35	S27°44'03"E	25.00
L36	S65°52'19"W	20.91
L37	N65°52'19"E	20.92
L38	S44°21'11"W	39.47
L39	S44°21'11"W	39.47
L40	S84°53'47"W	44.93
L41	S84°53'47"W	44.92
L42	S58°14'52"W	34.09
L43	S31°45'08"E	16.91
L44	S3°49'23"E	19.62
L45	N65°52'19"E	20.91

PUBLIC UTILITY & DRAINAGE EASEMENT TABLE

FRONT P.U.E.	10'
REAR P.U.E. & DRAINAGE EASEMENT	10'
SIDE P.U.E. & DRAINAGE EASEMENT	5'

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- PROPOSED LOT LINE
- PROPOSED STREET MONUMENT
- LIMITED COMMON AREA
- PRIVATE AREA
- COMMON AREA (LESS PUBLIC ROADWAYS & LOTS 101-118)

PLAT "D"

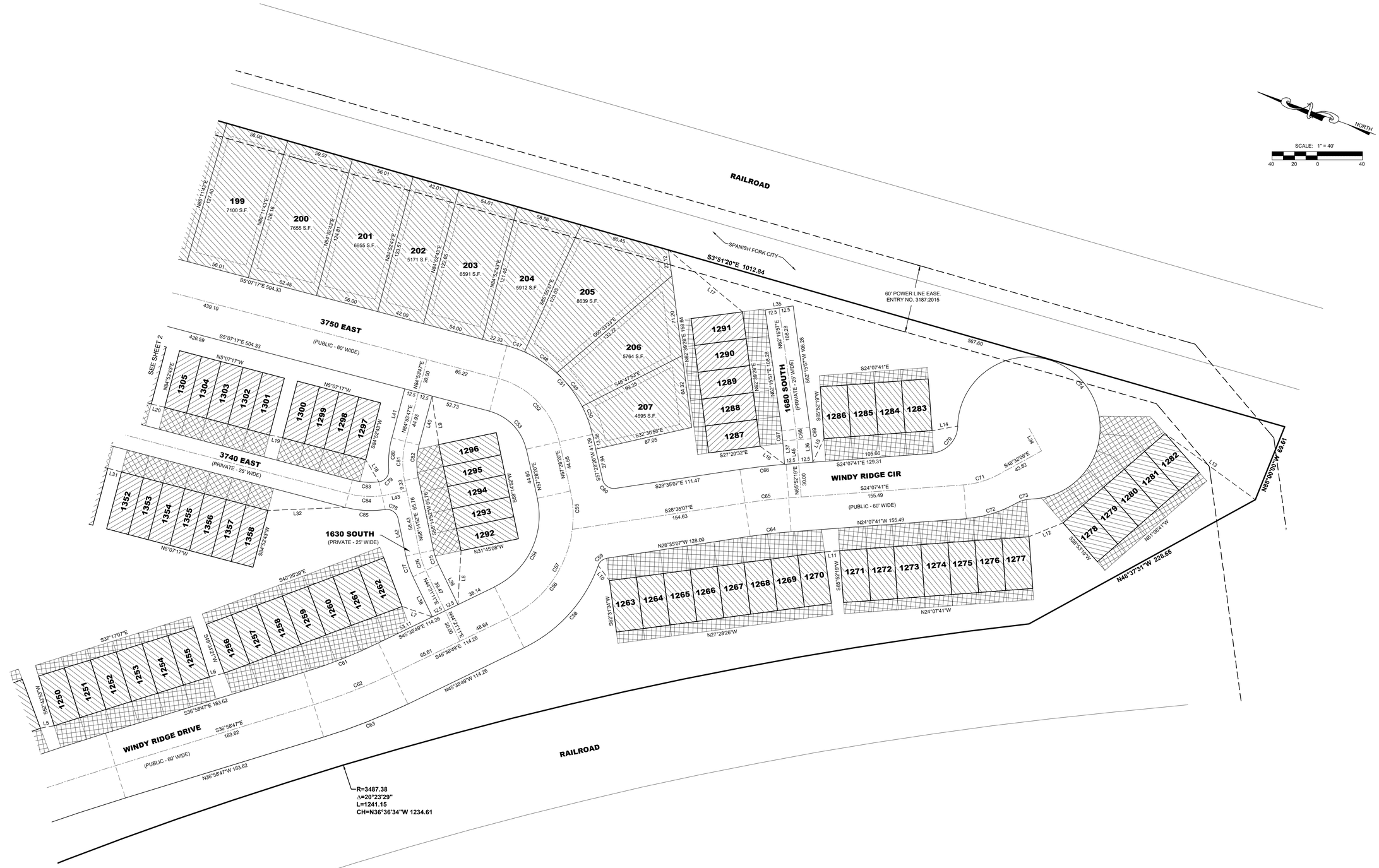
QUIET VALLEY

A MASTER PLANNED DEVELOPMENT

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

SPANISH FORK — UTAH COUNTY, UTAH

SHEET 2 OF 3



LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- PROPOSED LOT LINE
- PROPOSED STREET MONUMENT
- LIMITED COMMON AREA
- PRIVATE AREA
- COMMON AREA (LESS PUBLIC ROADWAYS & LOTS 101-118)

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www.lei-eng.com

PUBLIC UTILITY & DRAINAGE EASEMENT TABLE

FRONT P.U.E.	10'
REAR P.U.E. & DRAINAGE EASEMENT	10'
SIDE P.U.E. & DRAINAGE EASEMENT	5'

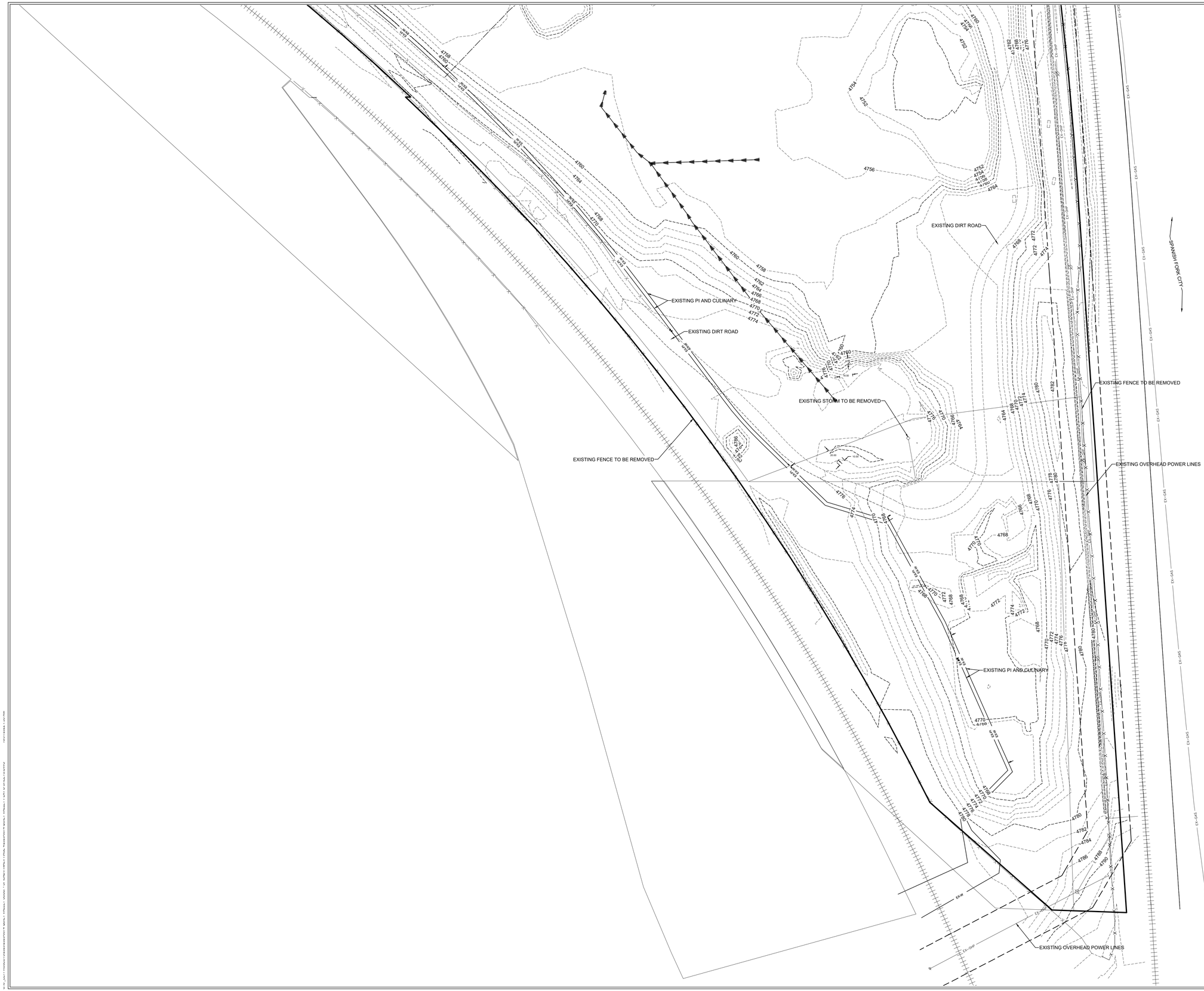
PLAT "D"

QUIET VALLEY

A MASTER PLANNED DEVELOPMENT

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

SPANISH FORK — UTAH COUNTY, UTAH



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10/31/2022
STATE OF UTAH

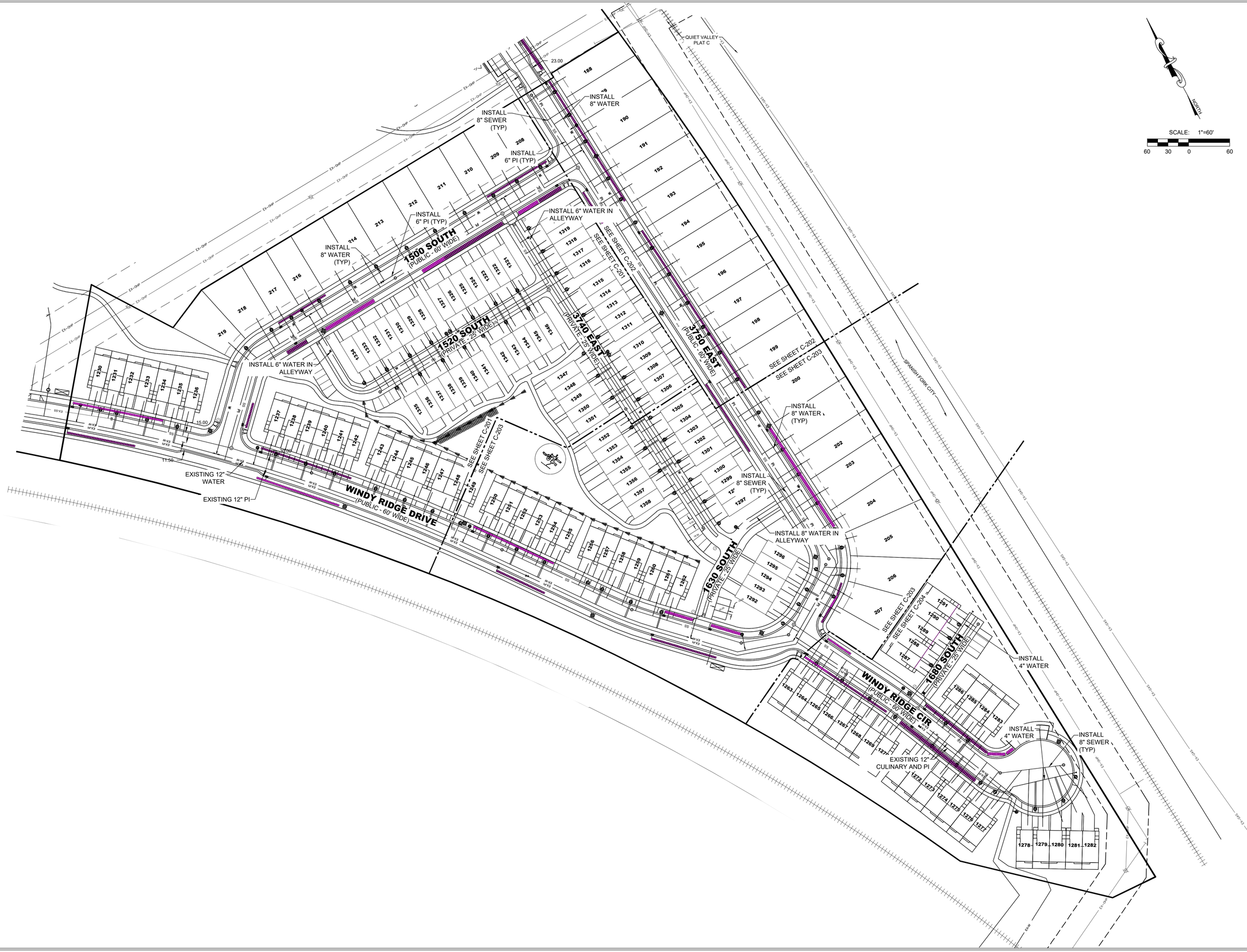
QUIET VALLEY AT SPANISH FORK PLAT D

SPANISH FORK, UTAH

EXISTING CONDITIONS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #:	2020-0074
DRAWN BY:	DSE/BJA
DESIGNED BY:	BTG
SCALE:	1"=60'
DATE:	10/31/2022
SHEET	C-100



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QUIET VALLEY AT SPANISH FORK PLAT D

SPANISH FORK, UTAH

OVERALL UTILITY PLAN

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:	2020-0074
DRAWN BY:	DSE/BJA
DESIGNED BY:	BTG
SCALE:	1"=60'
DATE:	10/31/2022
SHEET	C-200

NORTH

SCALE: 1"=30'

30 15 0 30

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QUIET VALLEY AT SPANISH FORK PLAT D

SPANISH FORK, UTAH

UTILITY PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0074

DRAWN BY: DSE/BJA

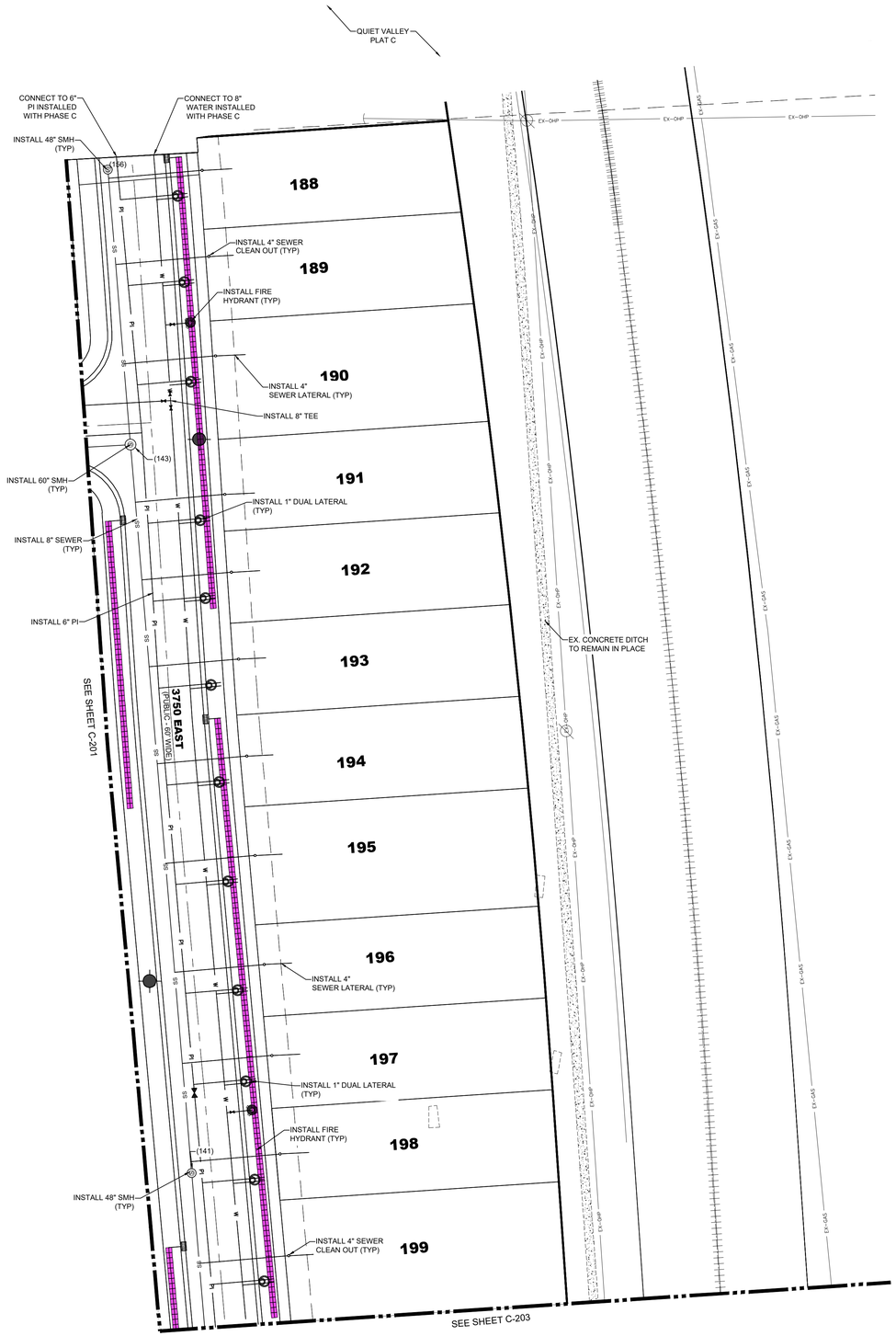
DESIGNED BY: BTG

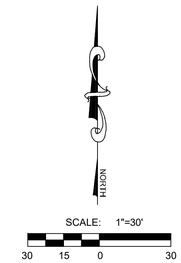
SCALE: 1"=30'

DATE: 10/31/2022

SHEET

C-201





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STATE OF UTAH

QUIET VALLEY AT SPANISH FORK PLAT D

SPANISH FORK, UTAH

UTILITY PLAN (CONT)

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0074
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=30'
DATE: 10/31/2022

SHEET
C-202

NORTH

SCALE: 1"=30'

30 15 0 30

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STATE OF UTAH

QUIET VALLEY AT SPANISH FORK PLAT D

SPANISH FORK, UTAH

UTILITY PLAN (CONT)

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0074

DRAWN BY: DSE/BJA

DESIGNED BY: BTG

SCALE: 1"=30'

DATE: 10/31/2022

SHEET

C-203

NORTH

SCALE: 1"=30'

30 15 0 30

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10/31/2022
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QUIET VALLEY AT SPANISH FORK PLAT D

SPANISH FORK, UTAH

UTILITY PLAN (CONT)

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0074

DRAWN BY: DSE/BJA

DESIGNED BY: BTG

SCALE: 1"=30'

DATE: 10/31/2022

SHEET

C-204

C:\LEI\PROJECTS\2020\2020-0074 QUIET VALLEY AT SPANISH FORK PLAT D\DRAWINGS\PLAT\PLAT.DWG, 10/31/2022 2:04:29 PM

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QUIET VALLEY AT SPANISH FORK PLAT D

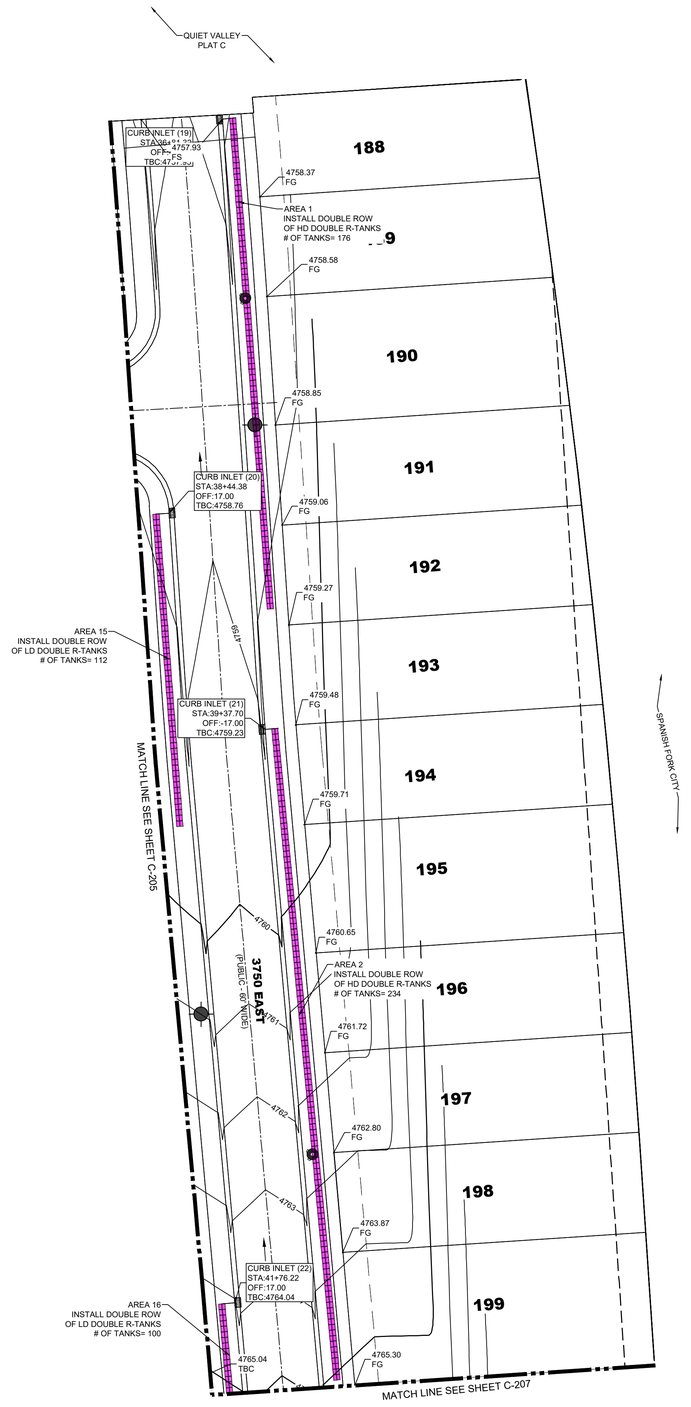
SPANISH FORK, UTAH

STORM DRIAN PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0074
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=30'
DATE: 10/31/2022

SHEET
C-205



NORTH

SCALE: 1"=30'

30 15 0 30

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QUIET VALLEY AT SPANISH FORK PLAT D

SPANISH FORK, UTAH

STORM DRAIN PLAN (CONT)

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:	2020-0074
DRAWN BY:	DSE/BJA
DESIGNED BY:	BTG
SCALE:	1"=30'
DATE:	10/31/2022
SHEET	C-206

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STATE OF UTAH

QUIET VALLEY AT SPANISH FORK PLAT D

SPANISH FORK, UTAH

STORM DRAIN PLAN (CONT)

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0074
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=30'
DATE: 10/31/2022

SHEET
C-207

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QUIET VALLEY AT SPANISH FORK PLAT D

SPANISH FORK, UTAH

STORM DRAIN PLAN (CONT)

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0074

DRAWN BY: DSE/BJA

DESIGNED BY: BTG

SCALE: 1"=30'

DATE: 10/31/2022

SHEET

C-208

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QUIET VALLEY AT SPANISH FORK PLAT D

SPANISH FORK, UTAH

OVERALL GRADING PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0074
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=60'
DATE: 10/31/2022

SHEET
C-300

NORTH

SCALE: 1"=30'

30 15 0 30

LEGEND

TOF	TOP OF FOUNDATION
GFF	FRONT OF GARAGE FLOOR
EG	EXISTING GRADE
TBC	TOP BACK OF CURB
FG	FINISHED GRADE

LEI

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QUIET VALLEY AT SPANISH FORK PLAT D

SPANISH FORK, UTAH

GRADING PLAN (CONT)

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0074

DRAWN BY: DSE/BJA

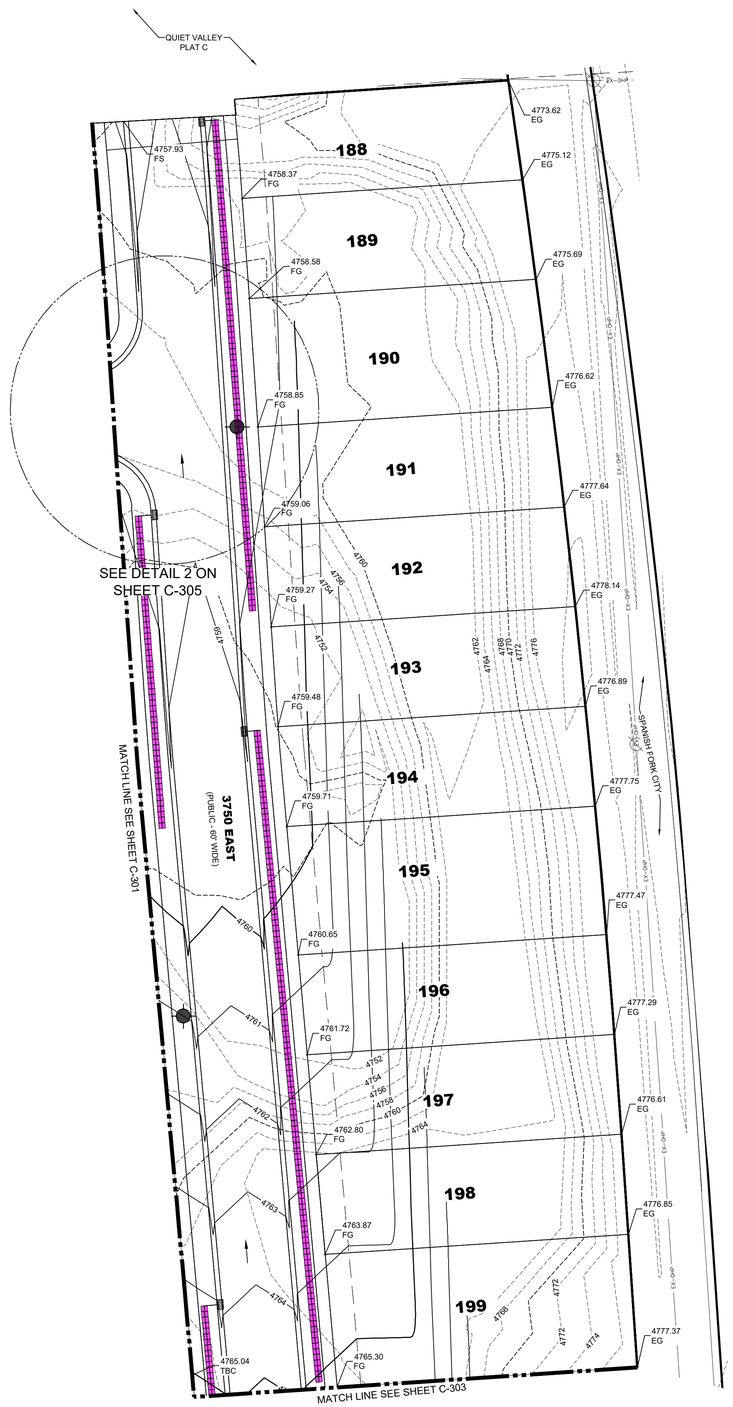
DESIGNED BY: BTG

SCALE: 1"=30'

DATE: 10/31/2022

SHEET

C-301



SCALE: 1"=30'

30 15 0 30

LEGEND

TOF	TOP OF FOUNDATION
GFF	FRONT OF GARAGE FLOOR
EG	EXISTING GRADE
TBC	TOP BACK OF CURB
FG	FINISHED GRADE

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10/31/2022
STATE OF UTAH

QUIET VALLEY AT SPANISH FORK PLAT D

SPANISH FORK, UTAH

GRADING PLAN (CONT)

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0074

DRAWN BY: DSE/BJA

DESIGNED BY: BTG

SCALE: 1"=30'

DATE: 10/31/2022

SHEET

C-302

LEGEND

TOF	TOP OF FOUNDATION
GFF	FRONT OF GARAGE FLOOR
EG	EXISTING GRADE
TBC	TOP BACK OF CURB
FG	FINISHED GRADE

SCALE: 1"=30'

30 15 0 30

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10/31/2022
STATE OF UTAH

QUIET VALLEY AT SPANISH FORK PLAT D

SPANISH FORK, UTAH

GRADING PLAN (CONT)

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0074
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=30'
DATE: 10/31/2022

SHEET
C-303

SCALE: 1"=30'

30 15 0 30

NORTH

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10/31/2022
STATE OF UTAH

QUIET VALLEY AT SPANISH FORK PLAT D

SPANISH FORK, UTAH

GRADING PLAN (CONT)

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0074

DRAWN BY: DSE/BJA

DESIGNED BY: BTG

SCALE: 1"=30'

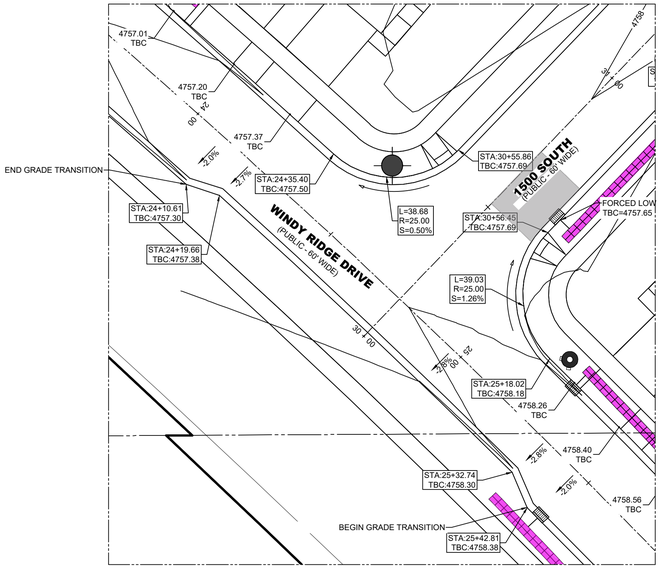
DATE: 10/31/2022

SHEET

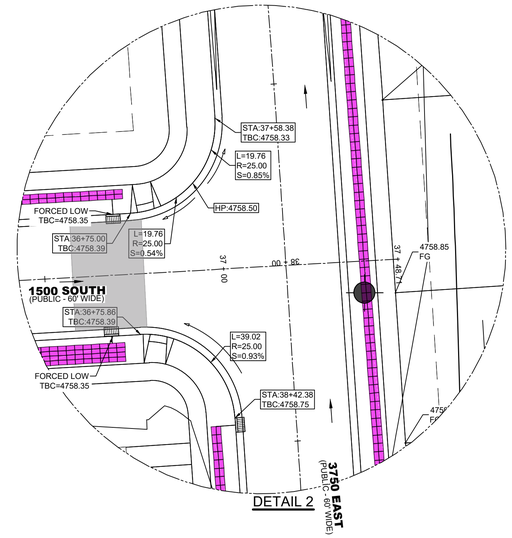
C-304

LEGEND

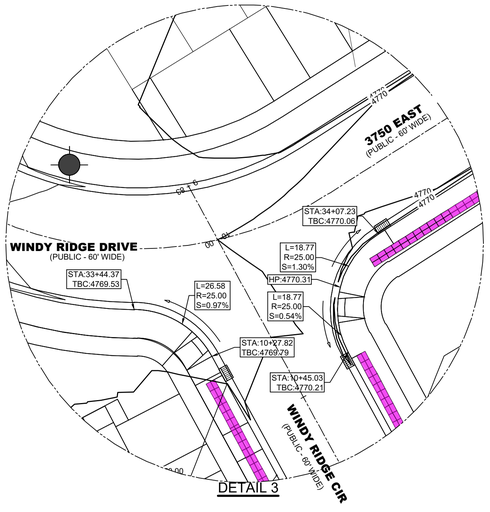
TOF	TOP OF FOUNDATION
GFF	FRONT OF GARAGE FLOOR
EG	EXISTING GRADE
TBC	TOP BACK OF CURB
FG	FINISHED GRADE



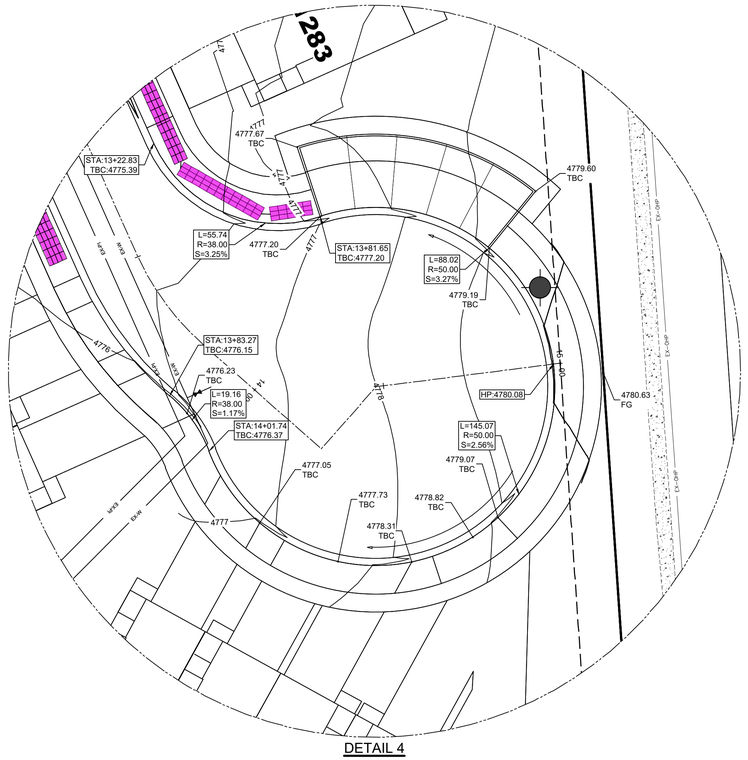
DETAIL 1



DETAIL 2



DETAIL 3



DETAIL 4

NORTH

SCALE: 1"=20'

20 10 0 20

LEGEND

TOF	TOP OF FOUNDATION
GFF	FRONT OF GARAGE FLOOR
EG	EXISTING GRADE
TBC	TOP BACK OF CURB
FG	FINISHED GRADE

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10/31/2022
STATE OF UTAH

QUIET VALLEY AT SPANISH FORK PLAT D

SPANISH FORK, UTAH

INTERSECTION GRADING

REVISIONS

1 -
2 -
3 -
4 -
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LEI PROJECT #: 2020-0074

DRAWN BY: DSE/BJA

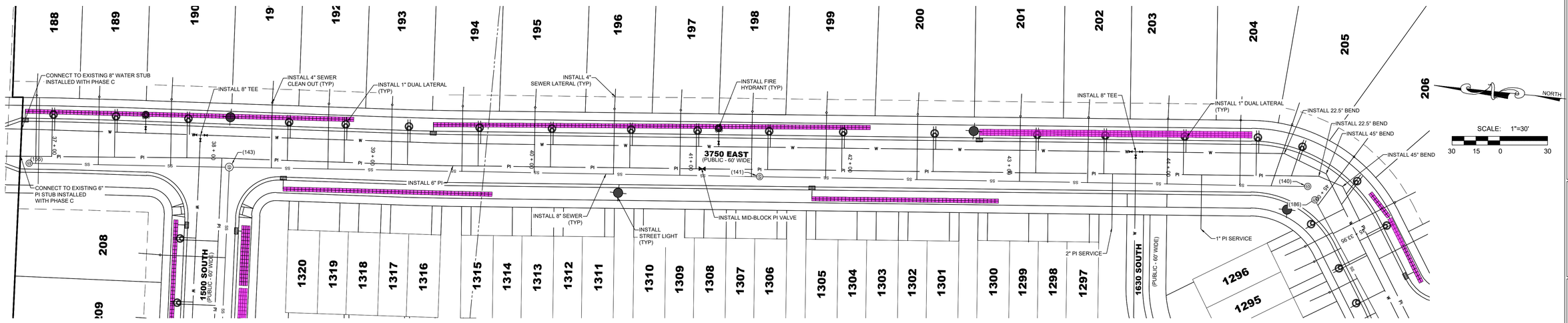
DESIGNED BY: BTG

SCALE: 1"=20'

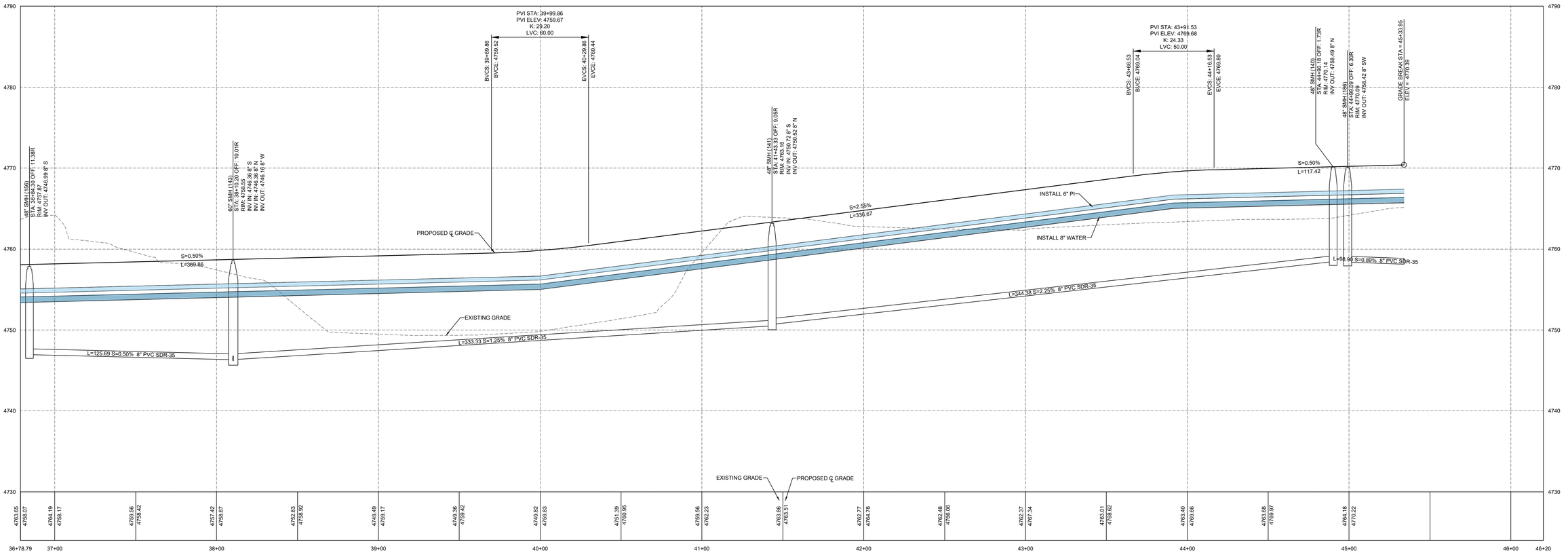
DATE: 10/31/2022

SHEET

C-305



3750 EAST PLAN VIEW
CENTERLINE OMITTED FOR CLARITY



3750 EAST PROFILE VIEW

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10/31/2022
STATE OF UTAH

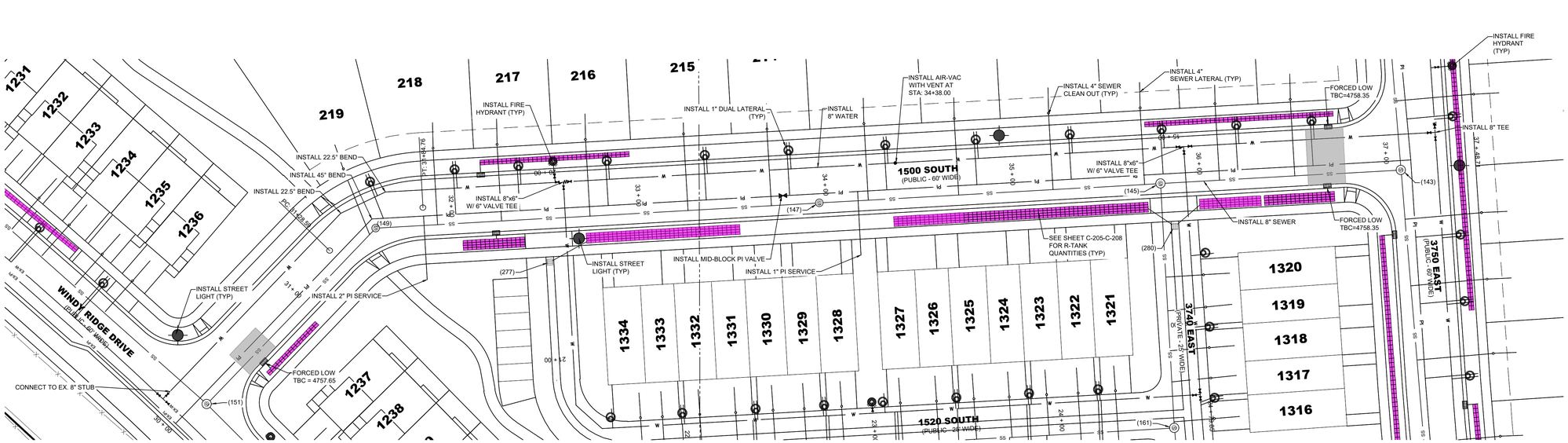
QUIET VALLEY AT SPANISH FORK PLAT D
SPANISH FORK, UTAH

3750 EAST PLAN AND PROFILE

REVISIONS
1 -
2 -
3 -
4 -
5 -

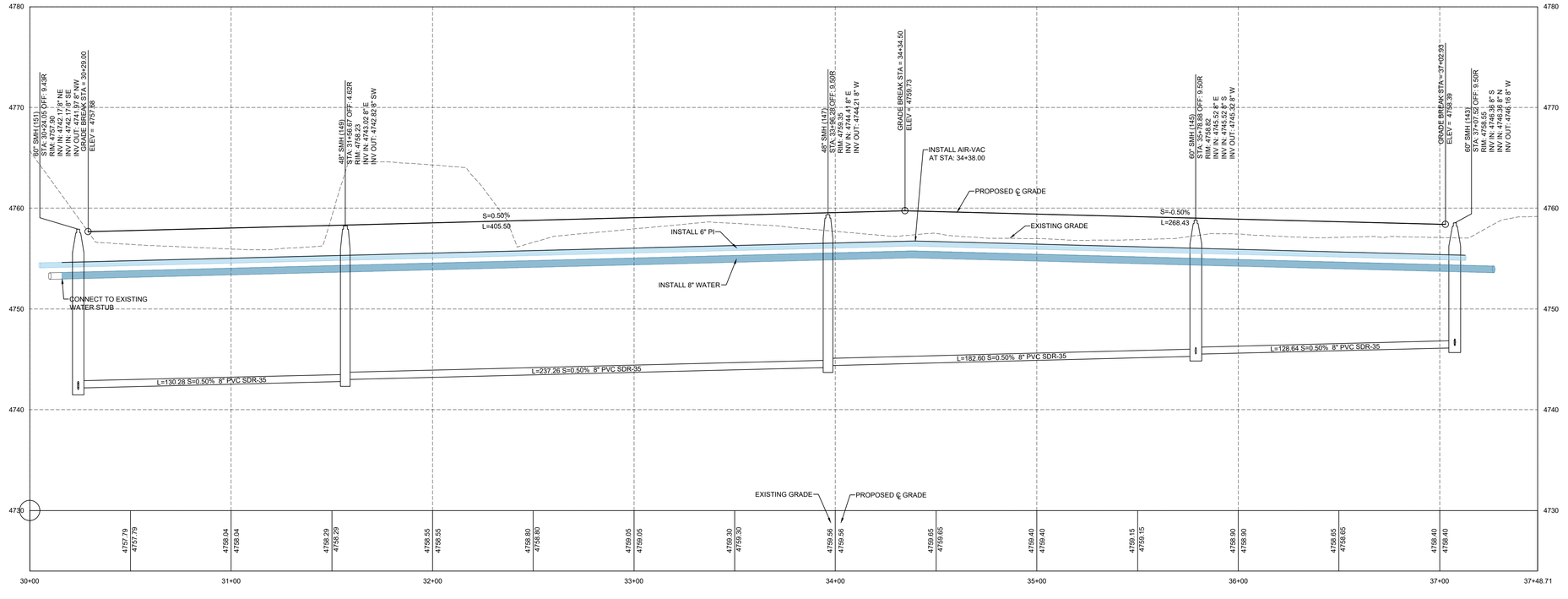
LEI PROJECT #: 2020-0074
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=30'
DATE: 10/31/2022

SHEET
C-400



1500 SOUTH PLAN VIEW

CENTERLINE OMITTED FOR CLARITY



1500 SOUTH PROFILE VIEW

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STATE OF UTAH

QUIET VALLEY AT SPANISH FORK PLAT D

SPANISH FORK, UTAH

1500 SOUTH PLAN AND PROFILE

REVISIONS
1 -
2 -
3 -
4 -
5 -

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DRAWN BY: DSE/BJA
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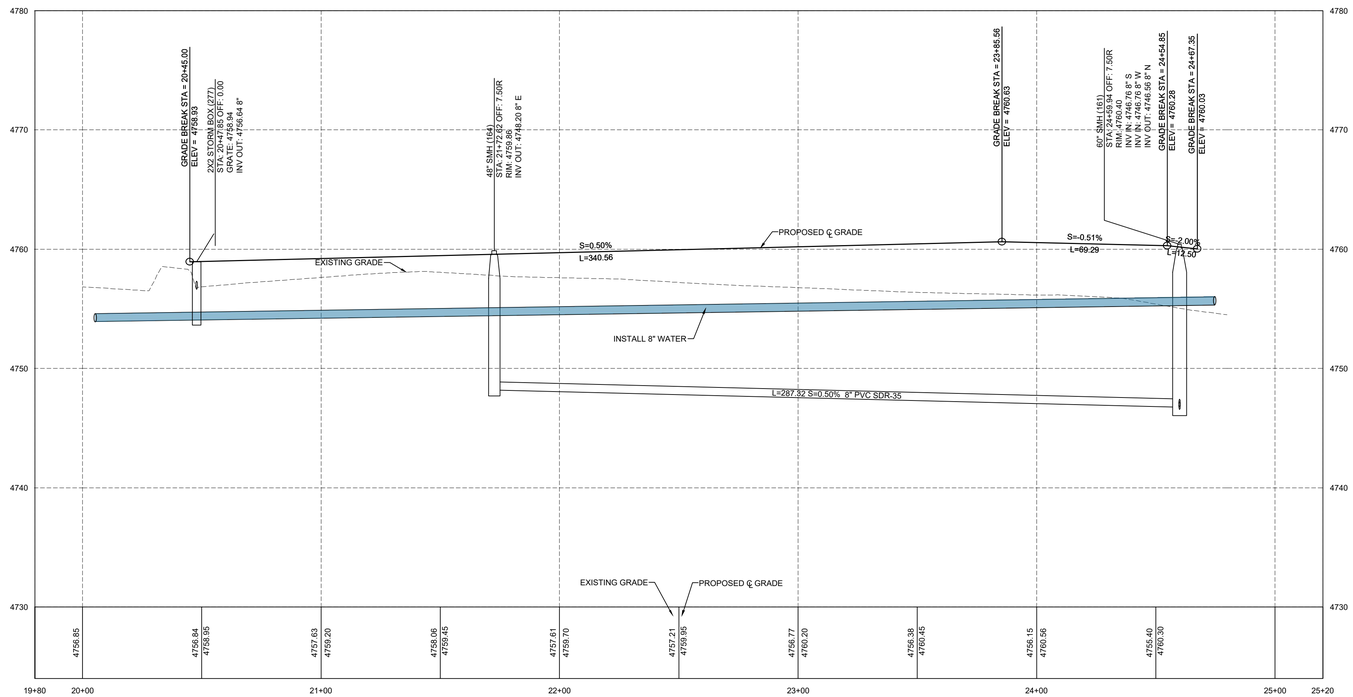
SCALE: 1"=30'
DATE: 10/31/2022

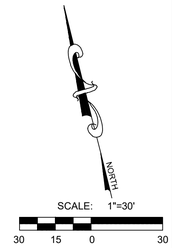
SHEET
C-401

1520 SOUTH PLAN VIEW

CENTERLINE OMITTED FOR CLARITY



1520 SOUTH PROFILE VIEW



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QUIET VALLEY AT SPANISH FORK PLAT D

SPANISH FORK, UTAH

1520 SOUTH PLAN AND PROFILE (CONT)

REVISIONS

1 -
2 -
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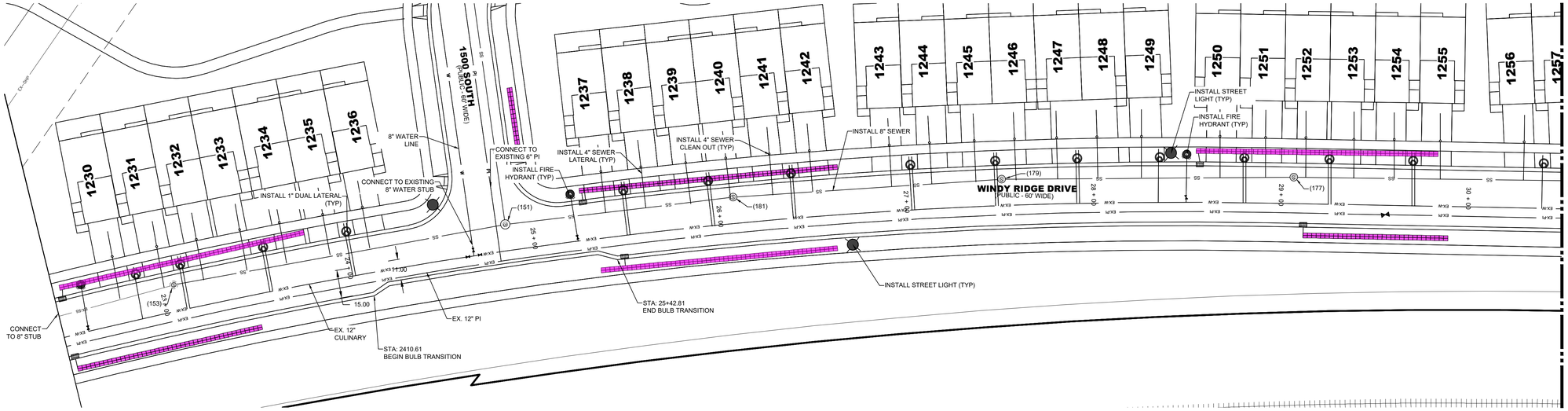
5 -

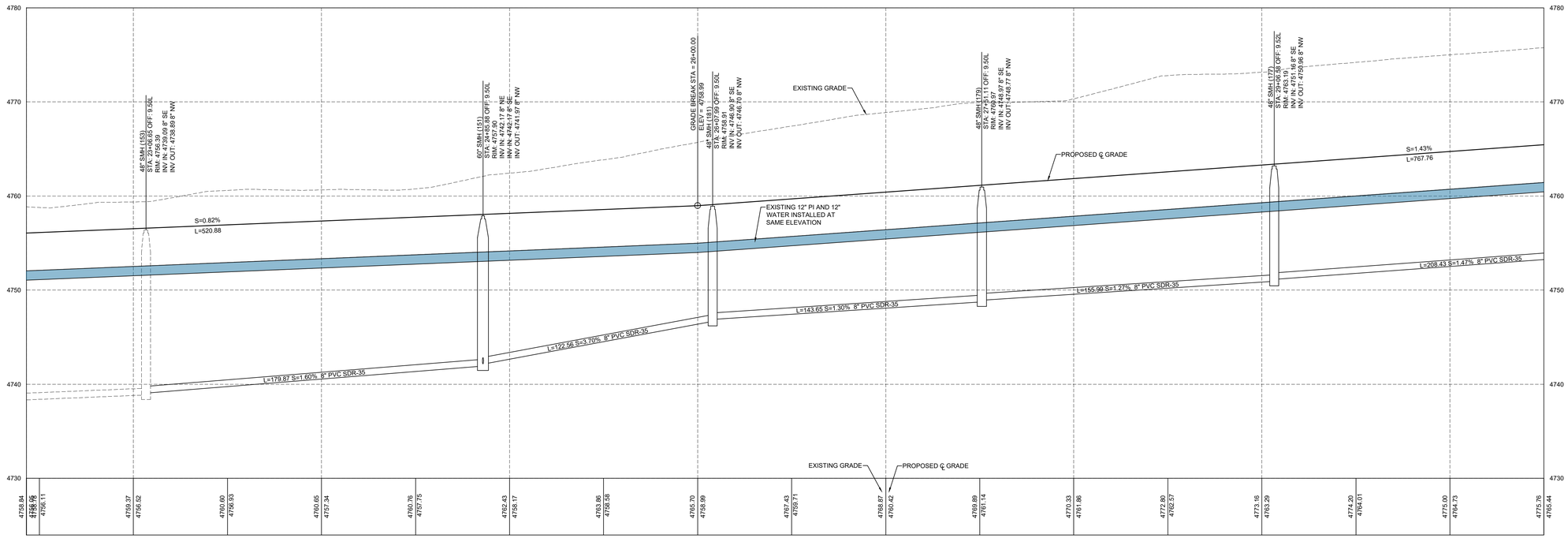
LEI PROJECT #: 2020-0074
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=30'
DATE: 10/31/2022

SHEET
C-402



WINDY RIDGE DRIVE PLAN VIEW

CENTERLINE OMITTED FOR CLARITY



WINDY RIDGE DRIVE PROFILE VIEW

LEI
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office@lei-eng.com
www.lei-eng.com

REGISTERED PROFESSIONAL ENGINEER
NO. 353886
BRIAN T. GABLER
10/31/2022
STATE OF UTAH

QUIET VALLEY AT SPANISH FORK PLAT D

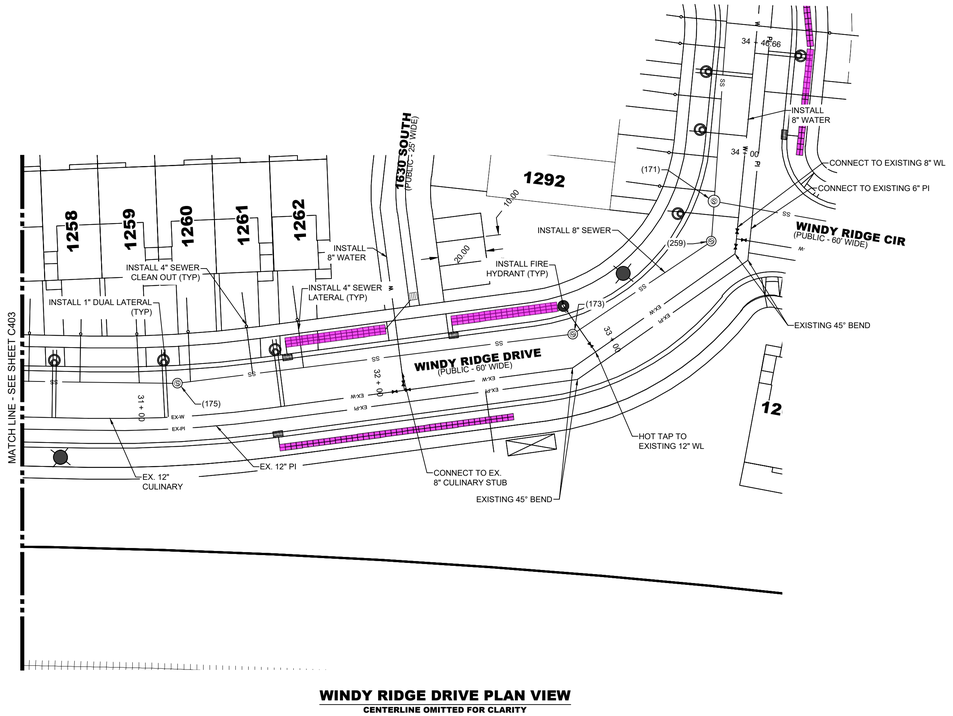
SPANISH FORK, UTAH

WINDY RIDGE DRIVE PLAN AND PROFILE

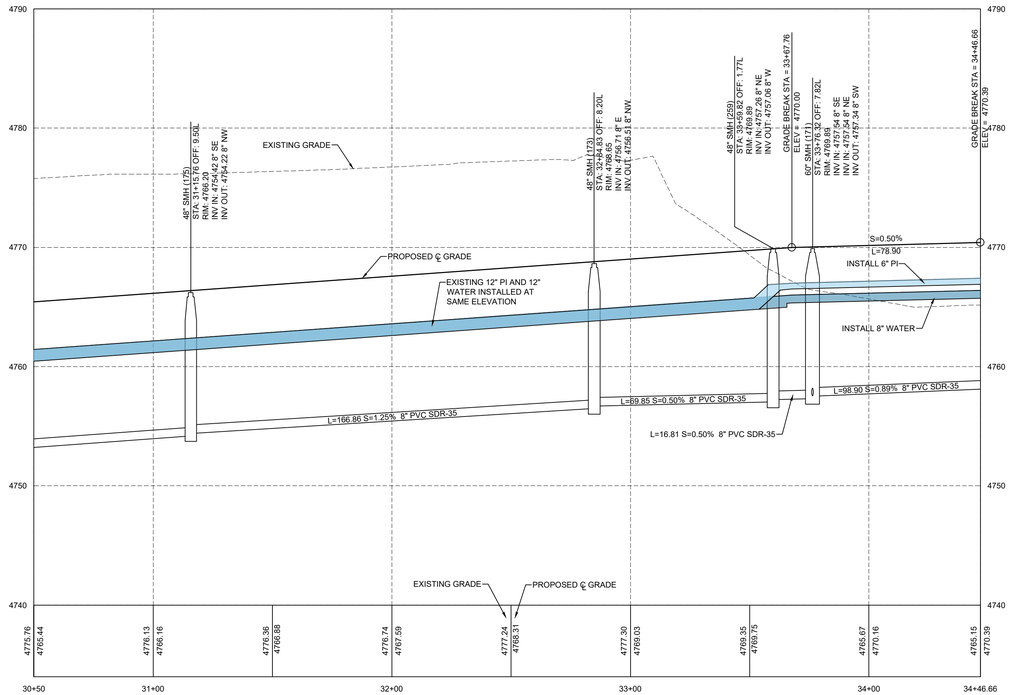
REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #: 2020-0074
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=30'
DATE: 10/31/2022

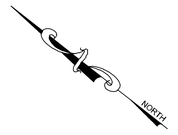
SHEET
C-403



WINDY RIDGE DRIVE PLAN VIEW
CENTERLINE OMITTED FOR CLARITY



WINDY RIDGE DRIVE PROFILE VIEW



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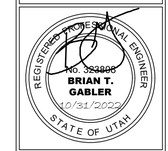


QUIET VALLEY AT SPANISH FORK PLAT D

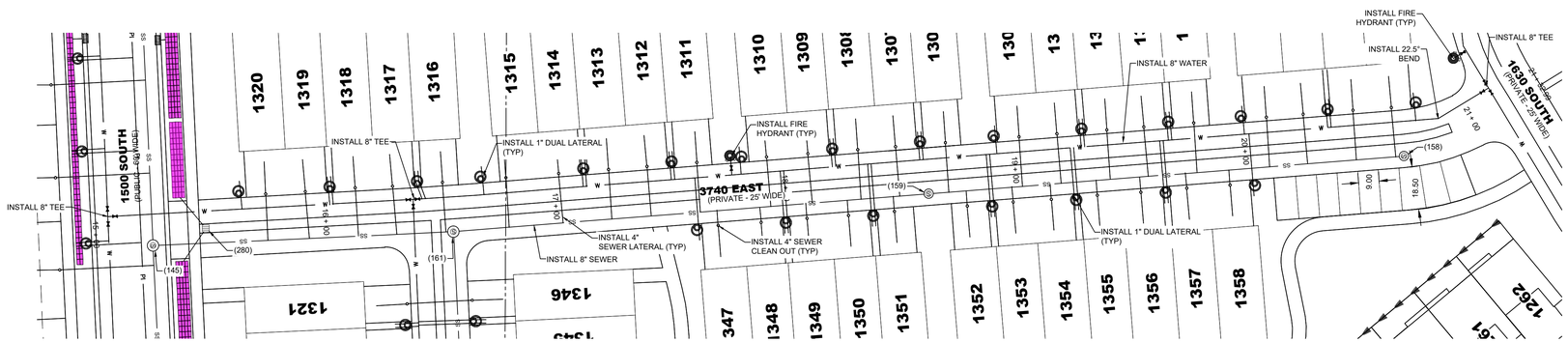
SPANISH FORK, UTAH

WINDY RIDGE DRIVE PLAN AND PROFILE

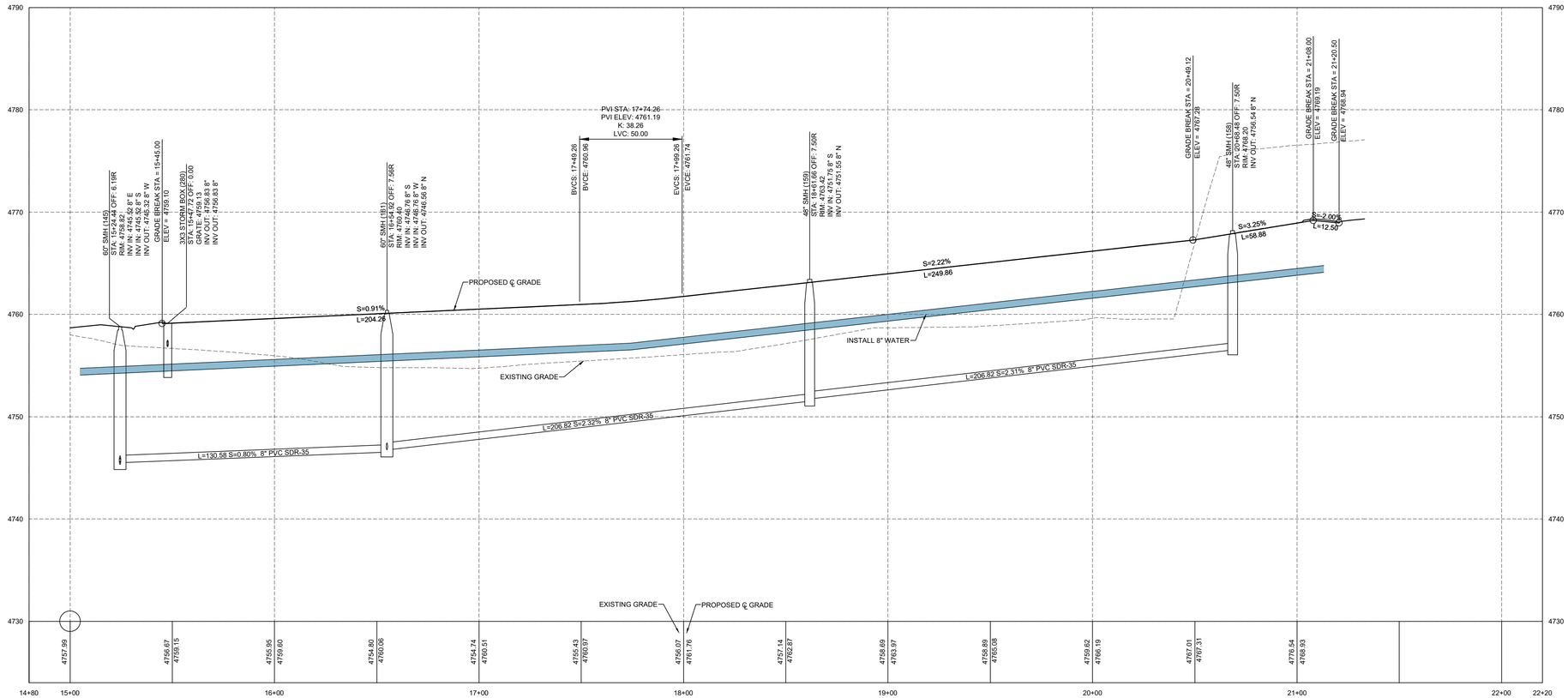
REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #: 2020-0074
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=30'
DATE: 10/31/2022

SHEET
C-404



3740 EAST PLAN VIEW
CENTERLINE OMITTED FOR CLARITY



3740 EAST PROFILE VIEW

NORTH

SCALE: 1"=30'

30 15 0 30

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REGISTERED PROFESSIONAL ENGINEER
NO. 353808
BRIAN T. GABLER
10/31/2022
STATE OF UTAH

QUIET VALLEY AT SPANISH FORK PLAT D

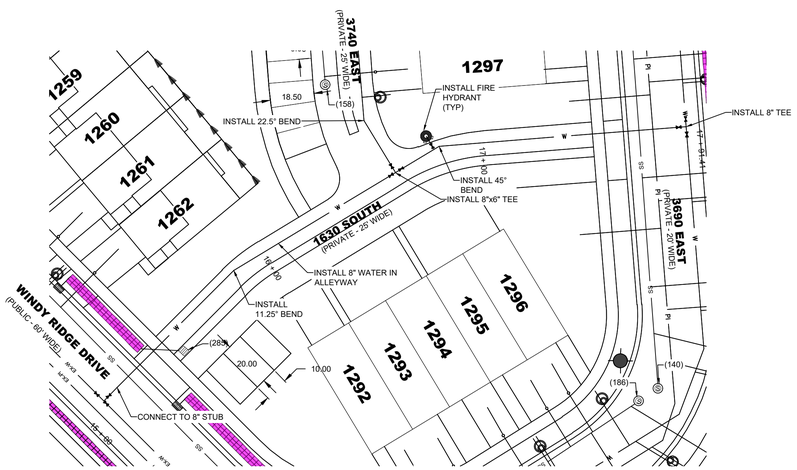
SPANISH FORK, UTAH

3740 EAST PLAN AND PROFILE

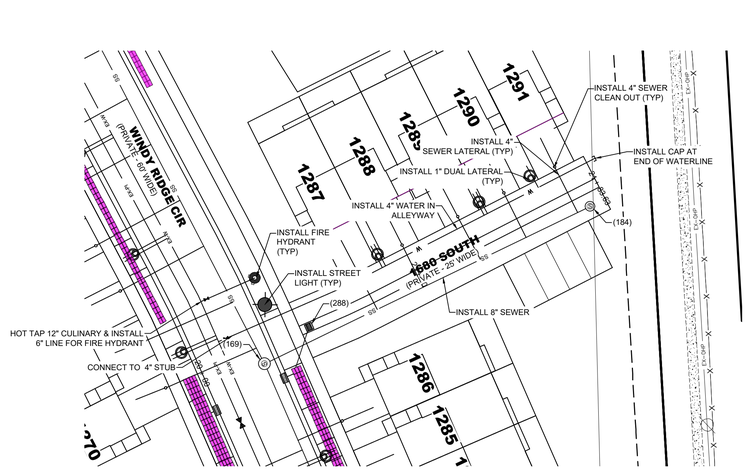
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0074
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=30'
DATE: 10/31/2022

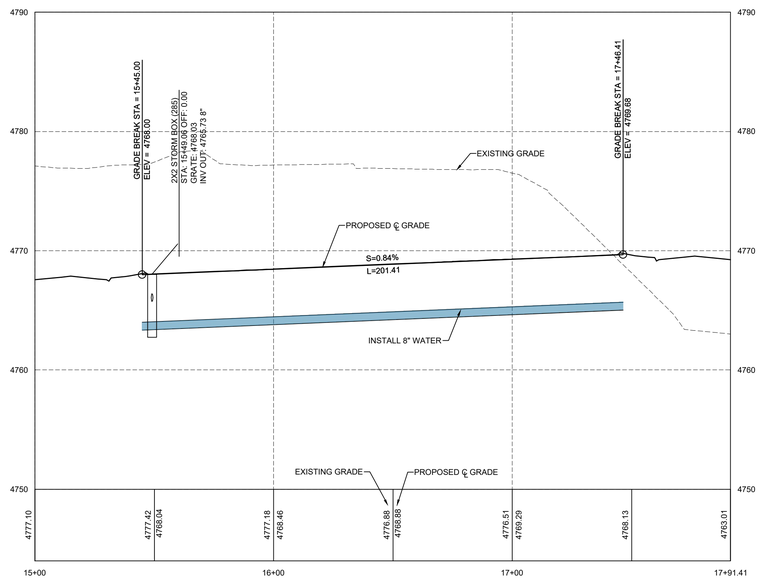
SHEET
C-405



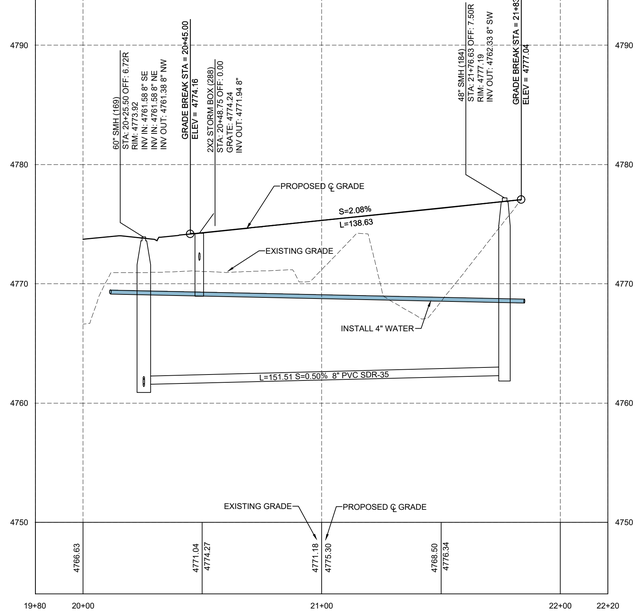
1630 SOUTH PLAN VIEW
CENTERLINE OMITTED FOR CLARITY



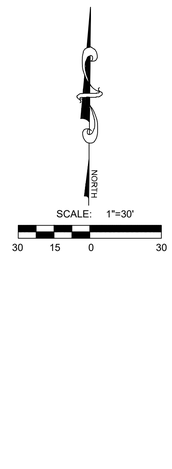
1680 SOUTH PLAN VIEW
CENTERLINE OMITTED FOR CLARITY



1630 SOUTH
PROFILE VIEW



1680 SOUTH
PROFILE VIEW



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BRIAN T. GABLER
10/31/2022
STATE OF UTAH

QUIET VALLEY AT SPANISH FORK PLAT D

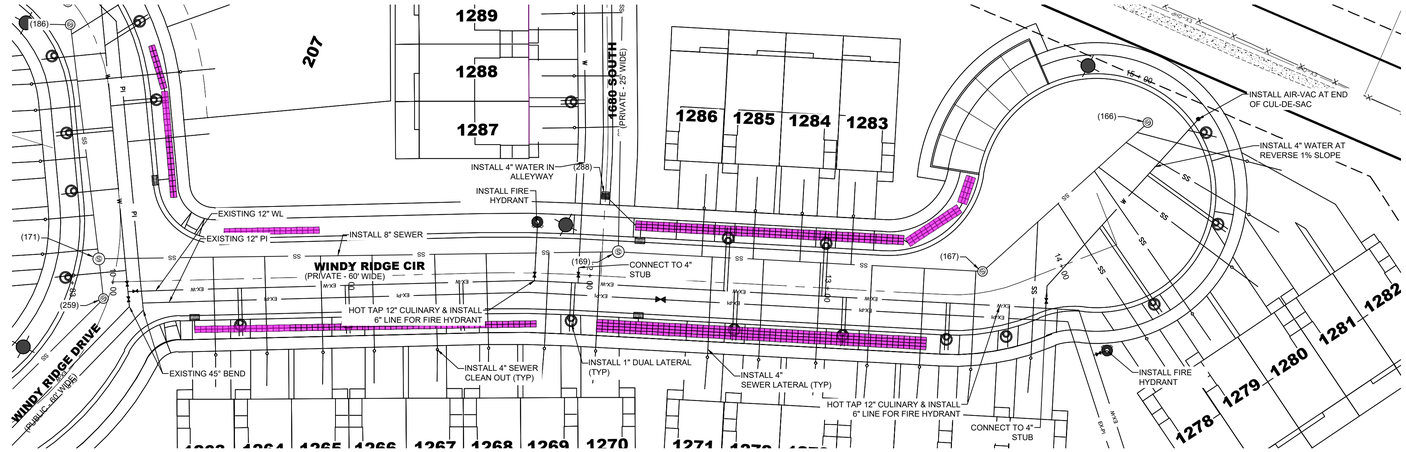
SPANISH FORK, UTAH

1630 SOUTH & 1680 SOUTH PLAN AND PROFILE

REVISIONS	
1	-
2	-
3	-
4	-
5	-

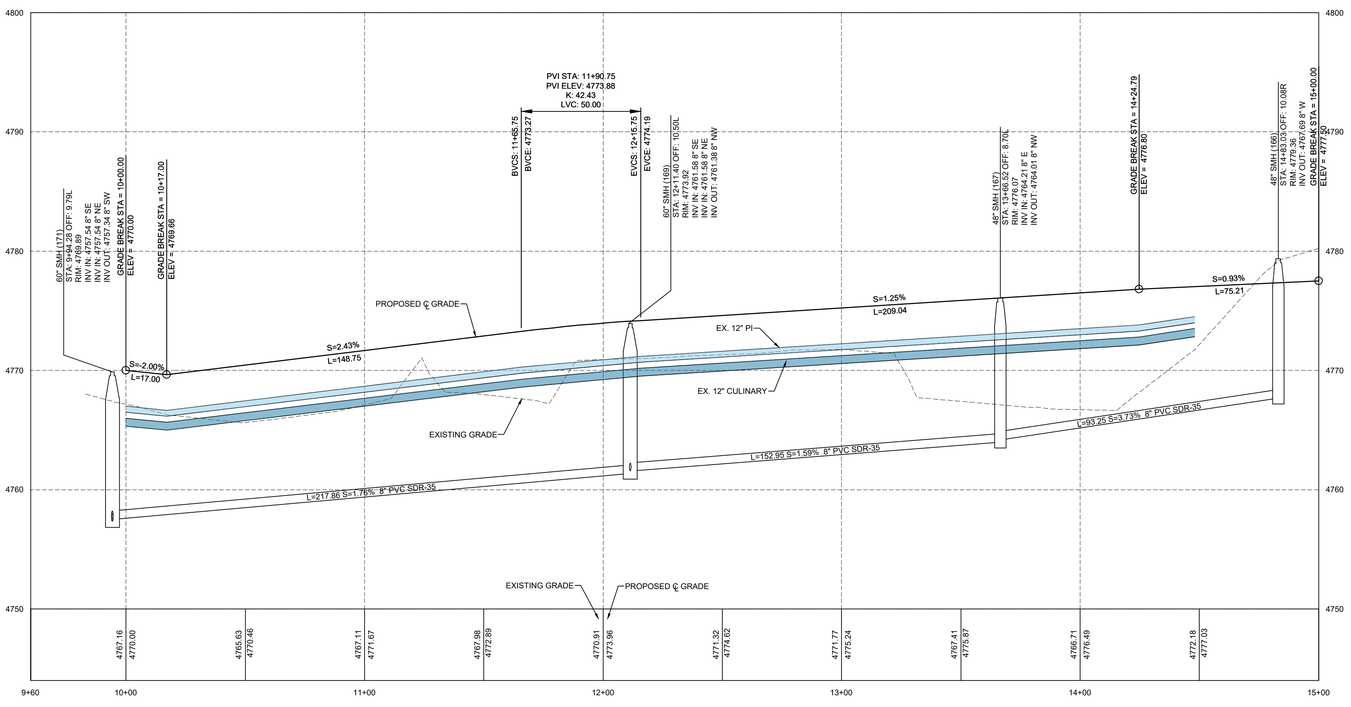
LEI PROJECT #: 2020-0074
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=30'
DATE: 10/31/2022

SHEET
C-406

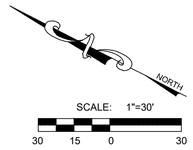


WINDY RIDGE CIR PLAN VIEW

CENTERLINE OMITTED FOR CLARITY



WINDY RIDGE CIR PROFILE PROFILE VIEW



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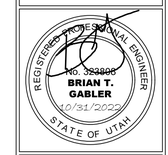

QUIET VALLEY AT SPANISH FORK PLAT D

SPANISH FORK, UTAH

WINDY RIDGE CIR PLAN AND PROFILE

REVISIONS	
1	-
2	-
3	-
4	-
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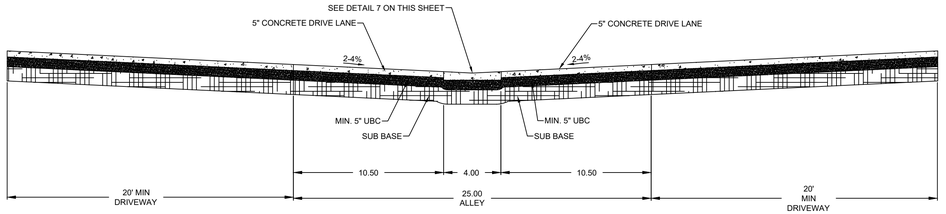
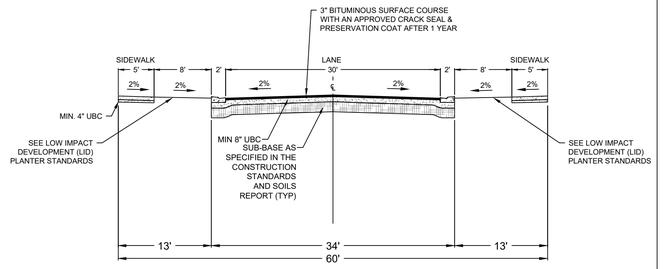
LEI PROJECT #:	2020-0074
DRAWN BY:	DSE/BJA
DESIGNED BY:	BTG
SCALE:	1"=30'
DATE:	10/31/2022
SHEET	C-407

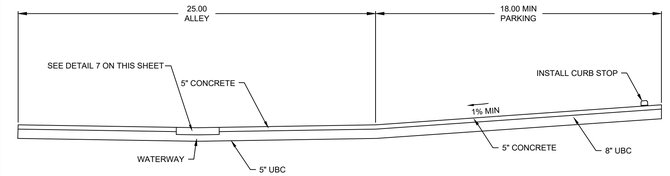
SEE SPANISH FORK CITY DETAILS FOR ANY DETAILS NOT SHOWN



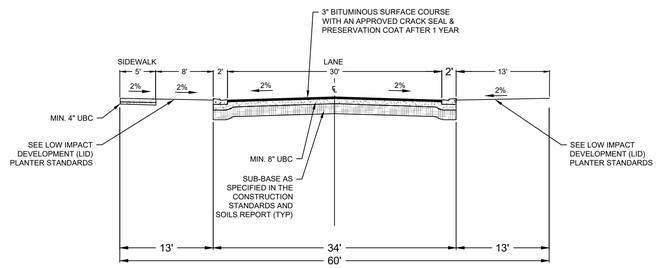
1 ALLEYWAY CROSS SECTION: 25' PRIVATE DRIVE WITH DRIVEWAYS



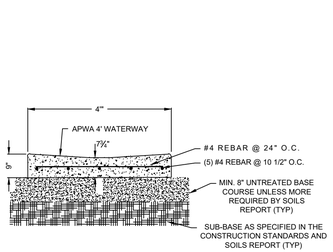
2 RESIDENTIAL LOCAL STREET WITH MODIFIED CURB: 60' ROW (PUBLIC)



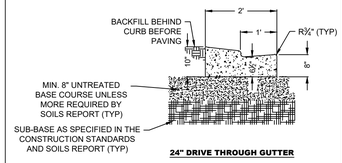
3 ALLEY PARKING SECTION



4 RESIDENTIAL LOCAL STREET WITH MODIFIED CURB: 60' ROW (PUBLIC) (WINDY RIDGE DRIVE) STA: 14+88.95 - 22+43.11

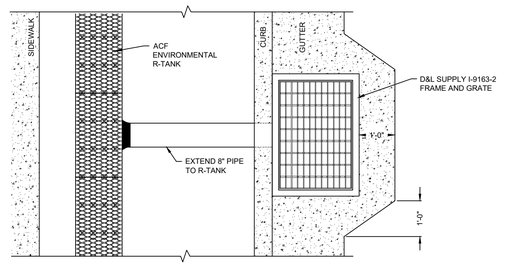


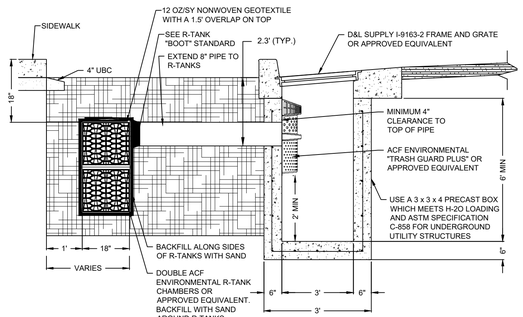
5 WATERWAY DETAIL



24" DRIVE THROUGH GUTTER

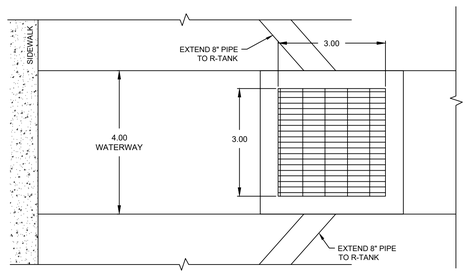
6 24" MODIFIED CURB AND GUTTER

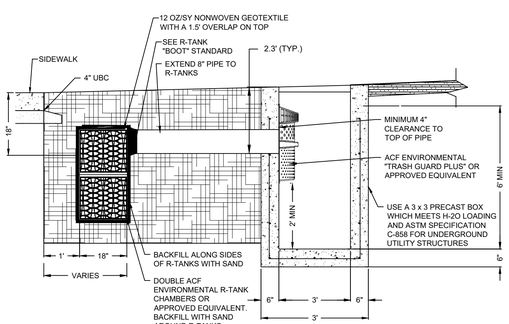




NOTES:
1. DETAILED ENGINEERING SHALL BE SUBMITTED TO THE CITY FOR APPROVAL ON ALL CAST IN PLACE BOXES.
2. "SNOUT" OIL-WATER-DEBRIS SEPARATOR SHALL BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
3. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.

7 RESIDENTIAL LID COLLECTOR





NOTES:
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2. "SNOUT" OIL-WATER-DEBRIS SEPARATOR SHALL BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
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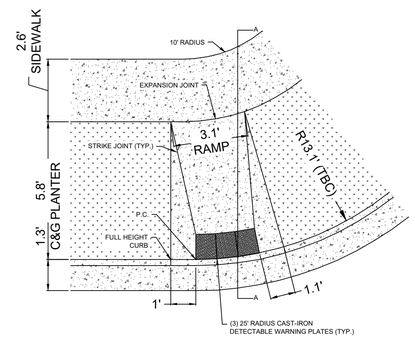
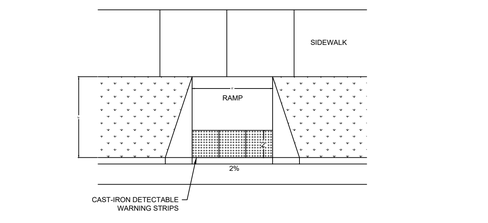
8 RESIDENTIAL LID COLLECTOR



SECTION A-A

NOTES:
1. RAMPS SHALL HAVE A 1:12 MAXIMUM SLOPE, WITH A MAXIMUM 2% CROSS SLOPE. ALL OTHER SIDEWALK AND LANDING SHALL HAVE A 1:48 MAXIMUM SLOPE.
2. CONTRACTOR SHALL INSTALL PAVERS ACCORDING TO THE STANDARDS FOR CAST-IRON DETECTABLE WARNING PLATES AND MATCH PATTERN IN THIS DRAWING. RADIAL PLATES SHALL BE A EAST JORDAN IRON WORKS OR APPROVED EQUIVALENT AND SHALL BE ACCORDING TO THE CORRECT TBC RADIUS.
3. CONCRETE SHALL BE 7 INCHES THICK THROUGHOUT RAMP.
4. IF CONCRETE IS TO BE POURED NEXT TO A CURB, #4 REBAR SHALL BE DOWELED 6" INTO CURB AND 12" INTO SIDEWALK. REBAR SHALL BE INSTALLED A MINIMUM OF 1 1/2" FROM TOP OF THE SIDEWALK AND CURB 24" O.C.
5. MODIFICATIONS TO THIS STANDARD MUST BE APPROVED BY THE CITY.
6. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN, A HEIGHT OF NOMINAL 0.2 IN AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN.

9 ADA RAMP DETAIL - SFC ST-521



NOTES:
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3. CONCRETE SHALL BE 7 INCHES THICK THROUGHOUT RAMP.
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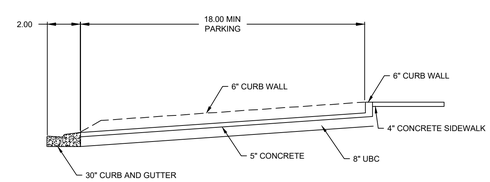
5. MODIFICATIONS TO THIS STANDARD MUST BE APPROVED BY THE CITY.
6. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN, A HEIGHT OF NOMINAL 0.2 IN AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN.

10 MID BLOCK RAMP DETAIL - SFC ST-520



11 PUBLIC ROADWAY PARKING SECTION

LEI
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REGISTERED PROFESSIONAL ENGINEER
NO. 353808
BRIAN T. GABLER
10/31/2022
STATE OF UTAH

QUIET VALLEY AT SPANISH FORK PLAT D

SPANISH FORK, UTAH

DETAILS

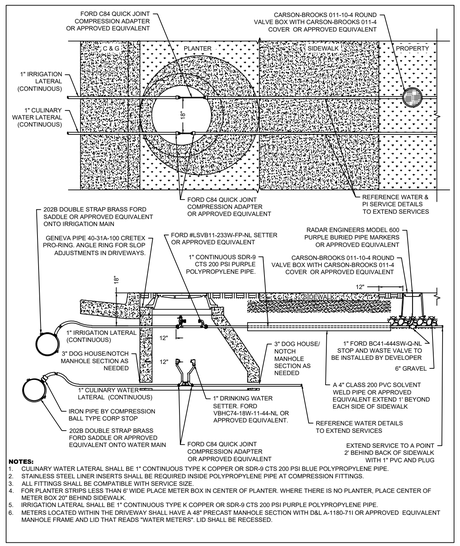
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0074
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: N/A
DATE: 10/31/2022

SHEET
C-500

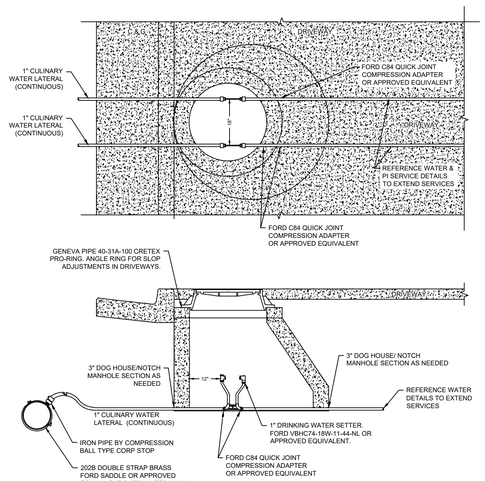
THE ALLEY STANDARDS SHOWN ARE CONCEPTUAL ONLY. ALL ALLEYS SHALL COMPLY WITH FINAL TRANSPORTATION MANUAL STANDARDS. STANDARDS ARE SUBJECT TO CHANGE

SEE SPANISH FORK CITY DETAILS FOR ANY DETAILS NOT SHOWN



NOTES:
1. CULINARY WATER LATERAL SHALL BE 1" CONTINUOUS TYPE K COPPER OR SDR-9 CTS 200 PSI BLUE POLYPROPYLENE PIPE.
2. STAINLESS STEEL LINER INSERTS SHALL BE REQUIRED INSIDE POLYPROPYLENE PIPE AT COMPRESSION FITTINGS.
3. ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.
4. FOR PLANTER STRIPS LESS THAN 6' WIDE PLACE METER BOX IN CENTER OF PLANTER. WHERE THERE IS NO PLANTER, PLACE CENTER OF METER BOX 20" BEHIND SIDEWALK.
5. IRRIGATION LATERAL SHALL BE 1" CONTINUOUS TYPE K COPPER OR SDR-9 CTS 200 PSI PURPLE POLYPROPYLENE PIPE.
6. METERS LOCATED WITHIN THE DRIVEWAY SHALL HAVE A 48" PRECAST MANHOLE SECTION WITH D&L A-1180-711 OR APPROVED EQUIVALENT MANHOLE FRAME AND LID THAT READS "WATER METERS". LID SHALL BE RECESSED.

DUAL METER WATER AND PI SERVICE DETAIL - SFC W-220



NOTES:
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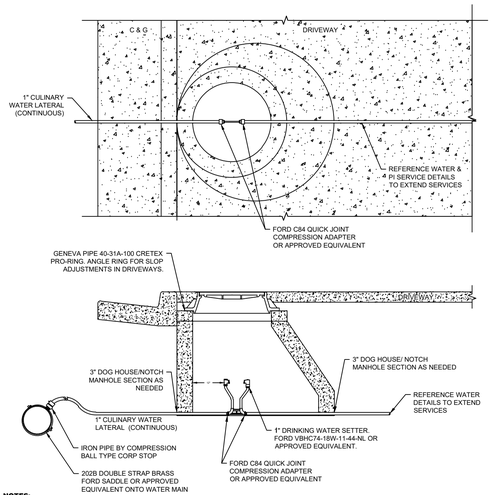
2. STAINLESS STEEL LINER INSERTS SHALL BE REQUIRED INSIDE POLYPROPYLENE PIPE AT COMPRESSION FITTINGS.
3. ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.
4. FOR PLANTER STRIPS LESS THAN 6' WIDE PLACE METER BOX IN CENTER OF PLANTER. WHERE THERE IS NO PLANTER, PLACE CENTER OF METER BOX 20" BEHIND SIDEWALK.
5. EXTEND 18 GAUGE WIRE 3' INTO METER BOX AND TAPE ENDS. BURY CONDUIT 12" BELOW GRADE.
6. WATER METERS SHALL HAVE A 48" PRECAST MANHOLE SECTION WITH D&L A-1180-711 OR APPROVED EQUIVALENT MANHOLE FRAME AND LID THAT READS "WATER".
7. NON-TRAFFIC RATED METERS SHALL NOT BE LOCATED INLINE WITH DRIVEWAY OR GARAGE WITHOUT BEING APPROVED BY CITY ENGINEER OR HIS/HER DESIGNEE.

DUAL METER WATER DETAIL - SFC W-219



NOTES:
1. CULINARY WATER LATERAL SHALL BE 1" CONTINUOUS TYPE K COPPER OR SDR-9 CTS 200 PSI BLUE POLYPROPYLENE PIPE.
2. STAINLESS STEEL LINER INSERTS SHALL BE REQUIRED INSIDE POLYPROPYLENE PIPE AT COMPRESSION FITTINGS.
3. ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.
4. FOR PLANTER STRIPS LESS THAN 6' WIDE PLACE METER BOX IN CENTER OF PLANTER. WHERE THERE IS NO PLANTER, PLACE CENTER OF METER BOX 20" BEHIND SIDEWALK.
5. EXTEND 18 GAUGE WIRE 3' INTO METER BOX AND TAPE ENDS. BURY CONDUIT 12" BELOW GRADE.
6. WATER METERS LOCATED WITHIN THE DRIVEWAY SHALL HAVE A 48" PRECAST MANHOLE SECTION WITH D&L A-1180-711 OR APPROVED EQUIVALENT MANHOLE FRAME AND LID THAT READS "WATER".
7. NON-TRAFFIC RATED METERS SHALL NOT BE LOCATED INLINE WITH DRIVEWAY OR GARAGE WITHOUT BEING APPROVED BY CITY ENGINEER OR HIS/HER DESIGNEE.

SINGLE METER WATER SERVICE DETAIL - SFC W-218

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

REGISTERED PROFESSIONAL ENGINEER
NO. 353806
BRIAN T. GABLER
10/31/2022
STATE OF UTAH

QUIET VALLEY AT SPANISH FORK PLAT D

SPANISH FORK, UTAH

DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0074
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: N/A
DATE: 10/31/2022

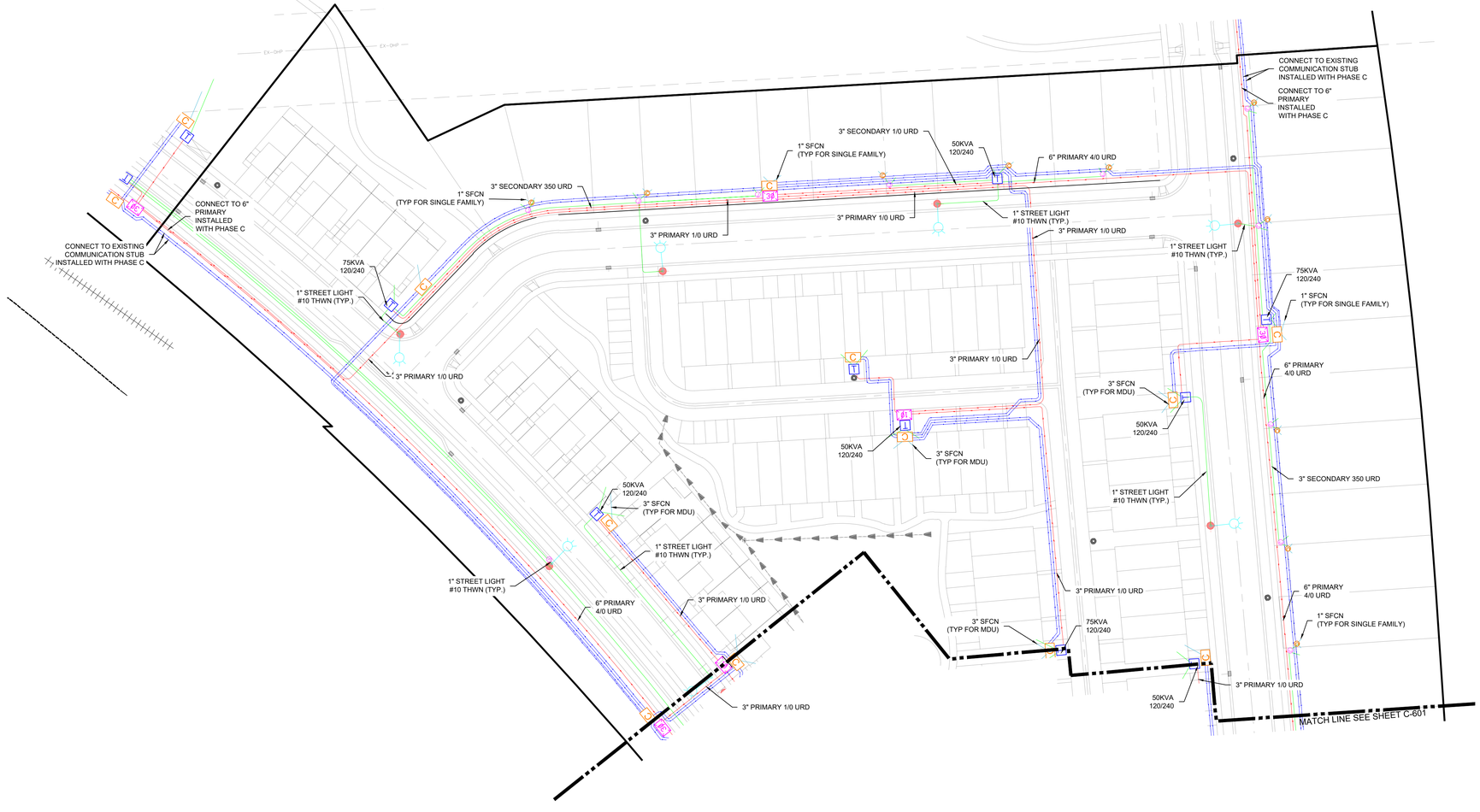
SHEET
C-500

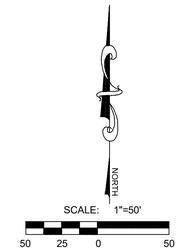
QUIET VALLEY AT SPANISH FORK PLAT D

A MASTER PLANNED DEVELOPMENT

POWER PLAN

SPANISH FORK, UTAH





GENERAL NOTES:
1. DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, EASEMENTS, AND RIGHTS-OF-WAY. DEVELOPER SHALL FOLLOW ALL OF SPANISH FORK CITY STANDARDS.
2. 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.
3. LEI IS NOT RESPONSIBLE FOR POWER DESIGN.

CONSTRUCTION NOTES:
1. ALL ELECTRICAL AND COMMUNICATION EQUIPMENT NEED TO BE DIVIDED EVENLY ON PROPERTY LINES. THE BOXES SHOULD BE PLACED 18" ON EITHER SIDE OF PROPERTY LINE DURING CONSTRUCTION

COMMUNICATIONS LEGEND

- COMMUNICATIONS CONDUIT
- 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 2" (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.

ELECTRICAL LEGEND

- PRIMARY ELECTRICAL CONDUIT
- SECONDARY ELECTRICAL CONDUIT
- SERVICE DROP
- PRIMARY SECTIONALIZERS — 1Ø, 3Ø
- 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/O KCMIL URD TYPE UNLESS OTHERWISE SPECIFIED.
7. SECONDARY, 1 PHASE AND 3 PHASE TRANSFORMER CONDUITS SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
8. 3 PHASE CONDUITS SHALL BE AT A DEPTH OF 6' TO TOP OF CONDUIT, UNLESS OTHERWISE SPECIFIED.
9. SERVICE DROP CONDUIT SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
10. STREET LIGHT CONDUCTORS SHALL BE #10 STR CU TYPE THWN.
11. STREET LIGHTS SHALL BE LED, DECORATIVE POLE UNLESS OTHERWISE SPECIFIED.

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office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

QUIET VALLEY AT SPANISH FORK PLAT D
SPANISH FORK, UTAH
POWER PLAN (CONT)

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0074
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1" = 50'
DATE: 10/31/2022

SHEET
C-600

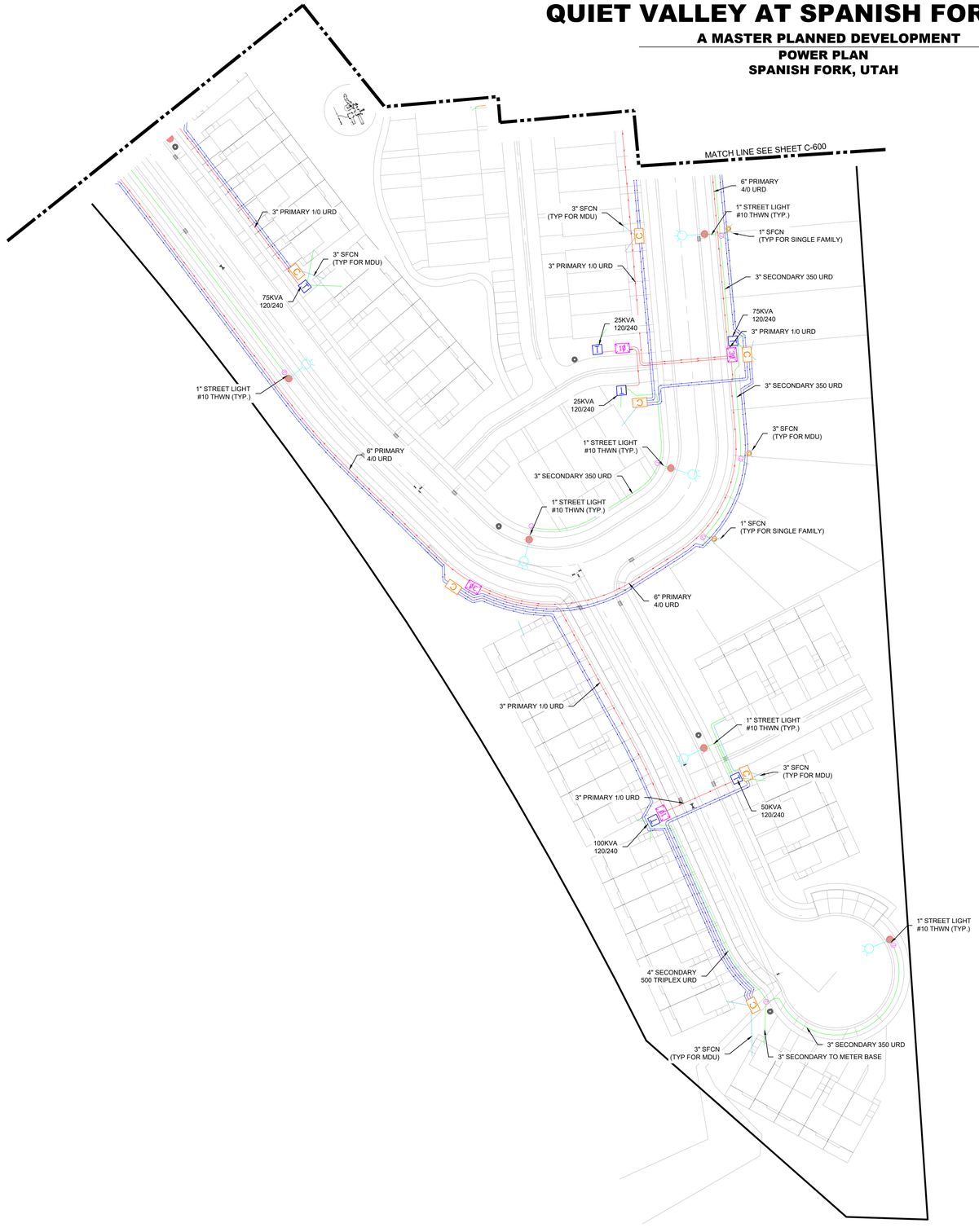
THESE PLANS ARE THE PROPERTY OF LEI AND ARE NOT TO BE USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF LEI

QUIET VALLEY AT SPANISH FORK PLAT D

A MASTER PLANNED DEVELOPMENT

POWER PLAN

SPANISH FORK, UTAH



NORTH

SCALE: 1"=50'

50 25 0 50

GENERAL NOTES:
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2. 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.
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SHADOW CONDUIT
COMM. SERVICE DROP
COMMUNICATIONS BOXES — SM, M, LG

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ELECTRICAL LEGEND

PRIMARY ELECTRICAL CONDUIT
SECONDARY ELECTRICAL CONDUIT
SERVICE DROP
PRIMARY SECTIONALIZERS — 1Ø, 3Ø
STREETLIGHT
SECONDARY JUNCTION BOX (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).
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10. STREET LIGHT CONDUCTORS SHALL BE #10 STR CU TYPE THWN.
11. STREET LIGHTS SHALL BE LED, DECORATIVE POLE UNLESS OTHERWISE SPECIFIED.

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NOT FOR CONSTRUCTION

QUIET VALLEY AT SPANISH FORK PLAT D
SPANISH FORK, UTAH
POWER PLAN (CONT)

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0074
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1" = 50'
DATE: 10/31/2022

SHEET
C-601

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EROSION CONTROL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

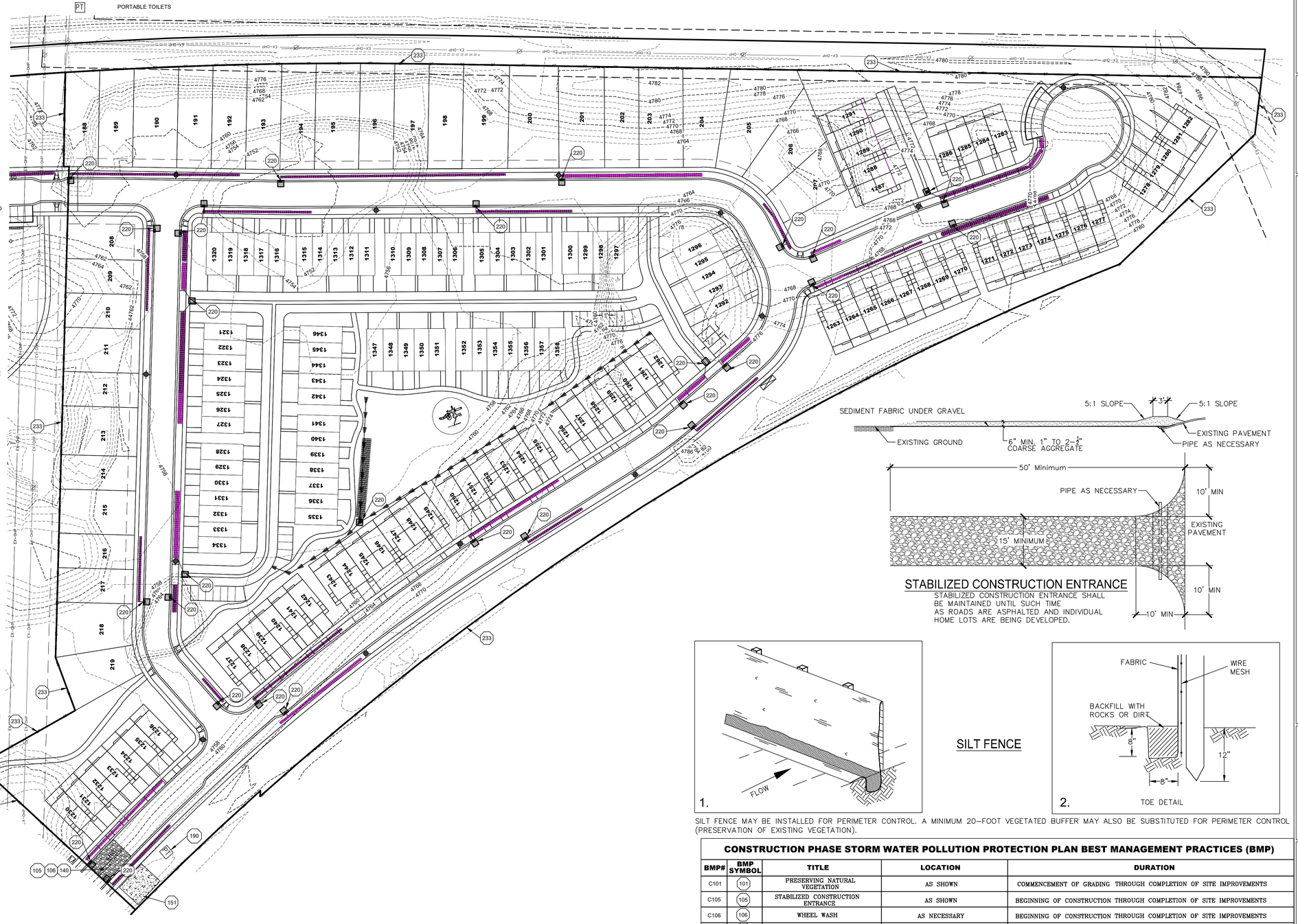
LEGEND

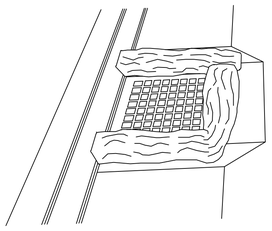
- SITE BOUNDARY
- SF SILT FENCE SF
- STORM DRAIN CURB INLET
- INLET PROTECTION
- CONCRETE WASTE MGMT.
- CONSTRUCTION ENTRANCE
- PT PORTABLE TOILETS

NORTH

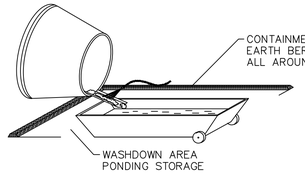
SCALE: 1"=60'

60 30 0 60





INLET PROTECTION



CONCRETE WASTE MANAGEMENT

STABILIZED CONSTRUCTION ENTRANCE

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

1.

SILT FENCE

2. TOE DETAIL

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

CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION
C101	101	PRESERVING NATURAL VEGETATION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C106	106	WHEEL WASH	AS NECESSARY	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C190	190	PORTABLE TOILETS	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C140	140	DUST CONTROL	PER CONTRACTOR	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C151	151	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR / AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C220	220	STORM DRAIN INLET PROTECTION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	233	SILT FENCE	PER CONTRACTOR/ AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS

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REGISTERED PROFESSIONAL ENGINEER
NO. 353836
BRIAN T. GABLER
10/31/2022
STATE OF UTAH

QUIET VALLEY AT SPANISH FORK PLAT D

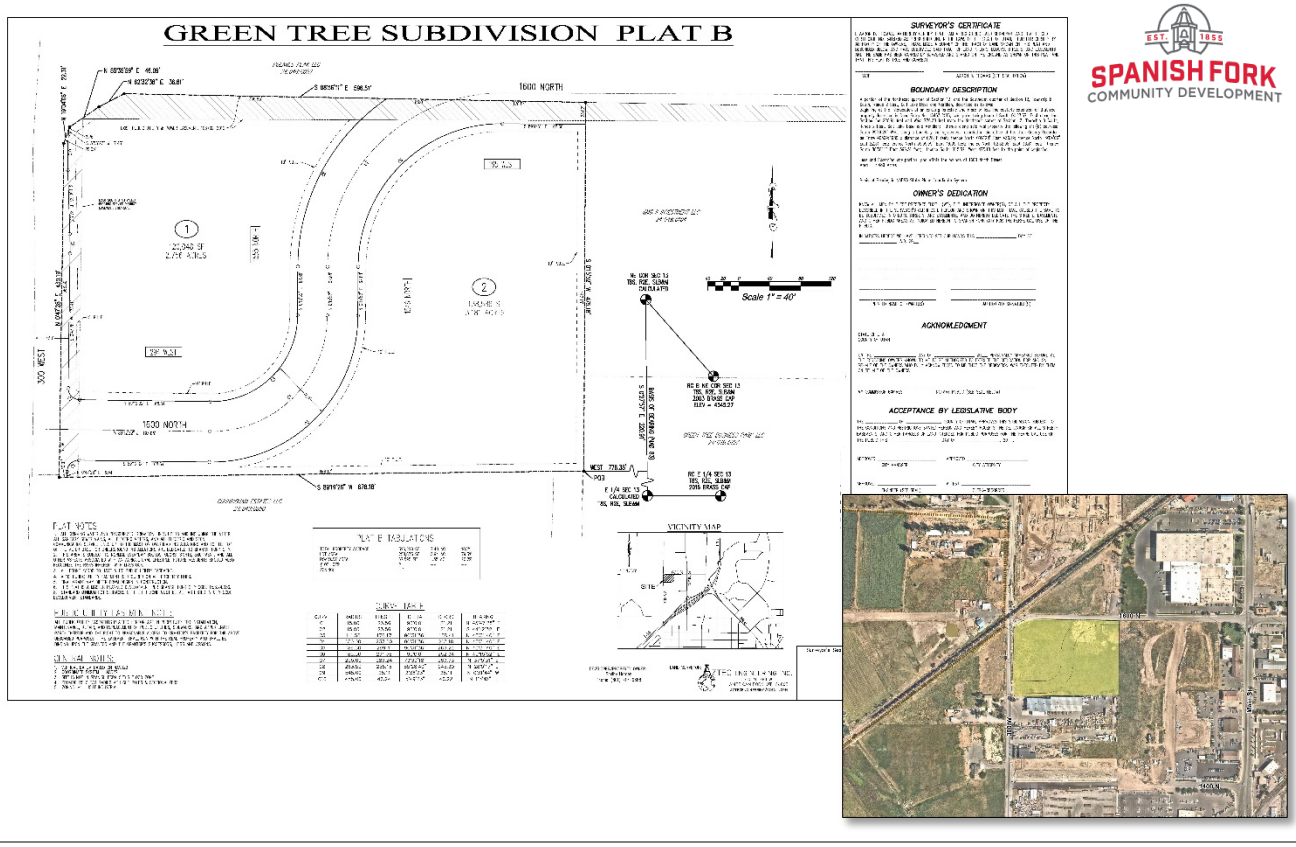
SPANISH FORK, UTAH

EROSION CONTROL PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0074
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=60'
DATE: 10/31/2022

SHEET
EC-1



SPANISH FORK COMMUNITY DEVELOPMENT

Green Tree Plat B, Final Plat Approval Request

November 16, 2022, Development Review Committee Meeting.

Located at 1600 North 300 West, including 7.48 acres.

The subject property is zoned I-1.

The applicant has requested that a Final Plat of two (2) lots be approved.

Key Issues

1. Development Agreement.
2. Road Realignment.
3. Railroad Crossing.
4. Improvements.
5. Utilities.
6. Storm Drainage.
7. Power.

Recommendation

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

Findings

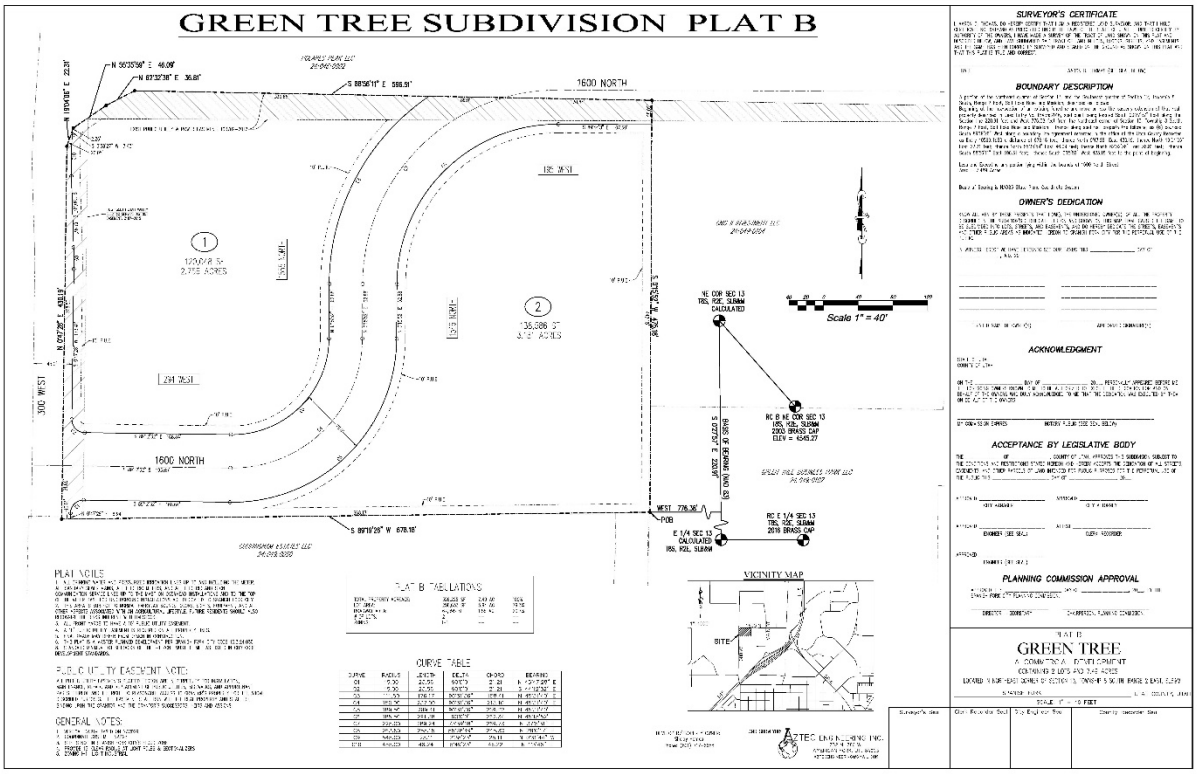
1. That the proposal conforms to the City's Zoning Map.
2. That the proposal is consistent with the approved Preliminary Plat.

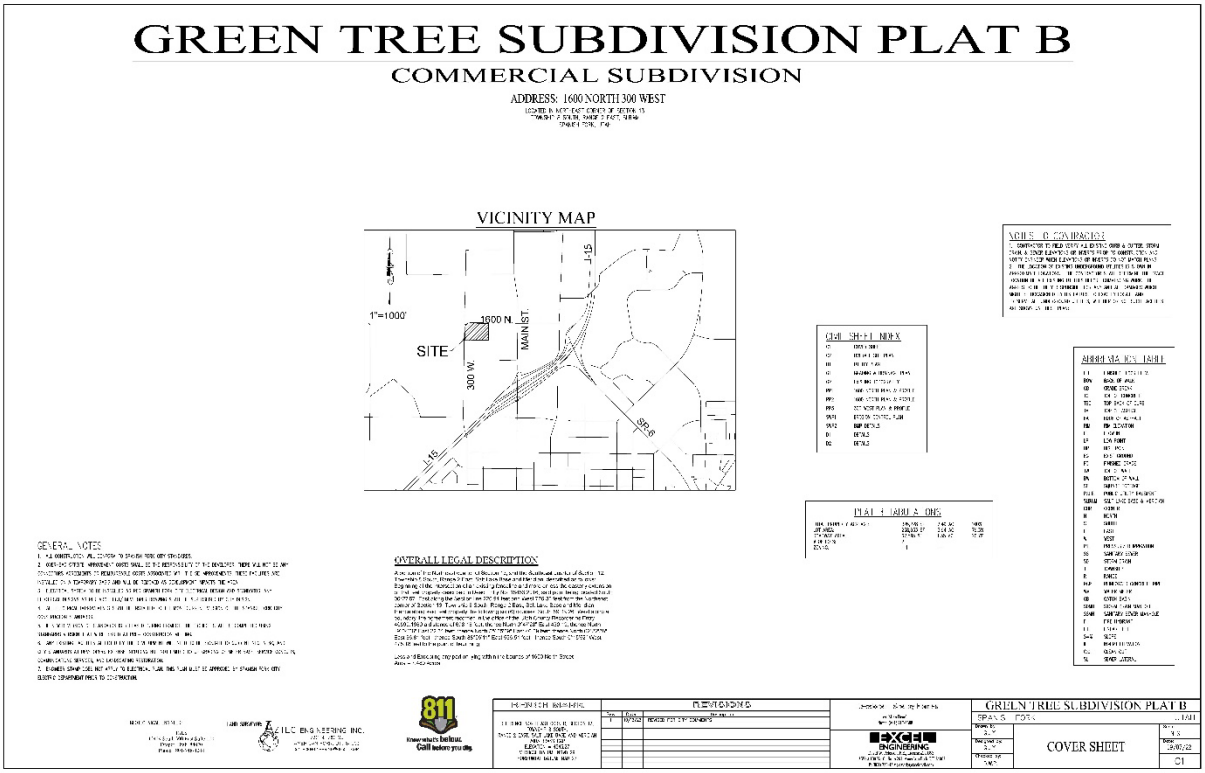
Conditions

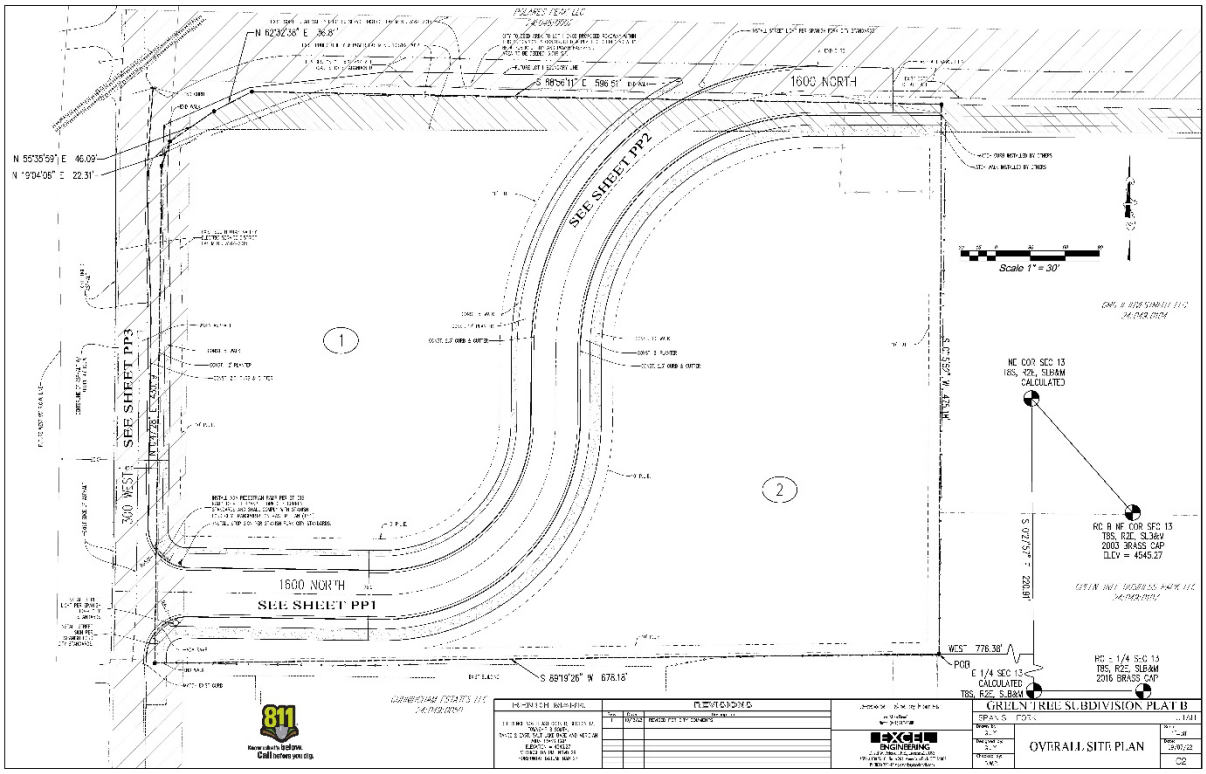
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

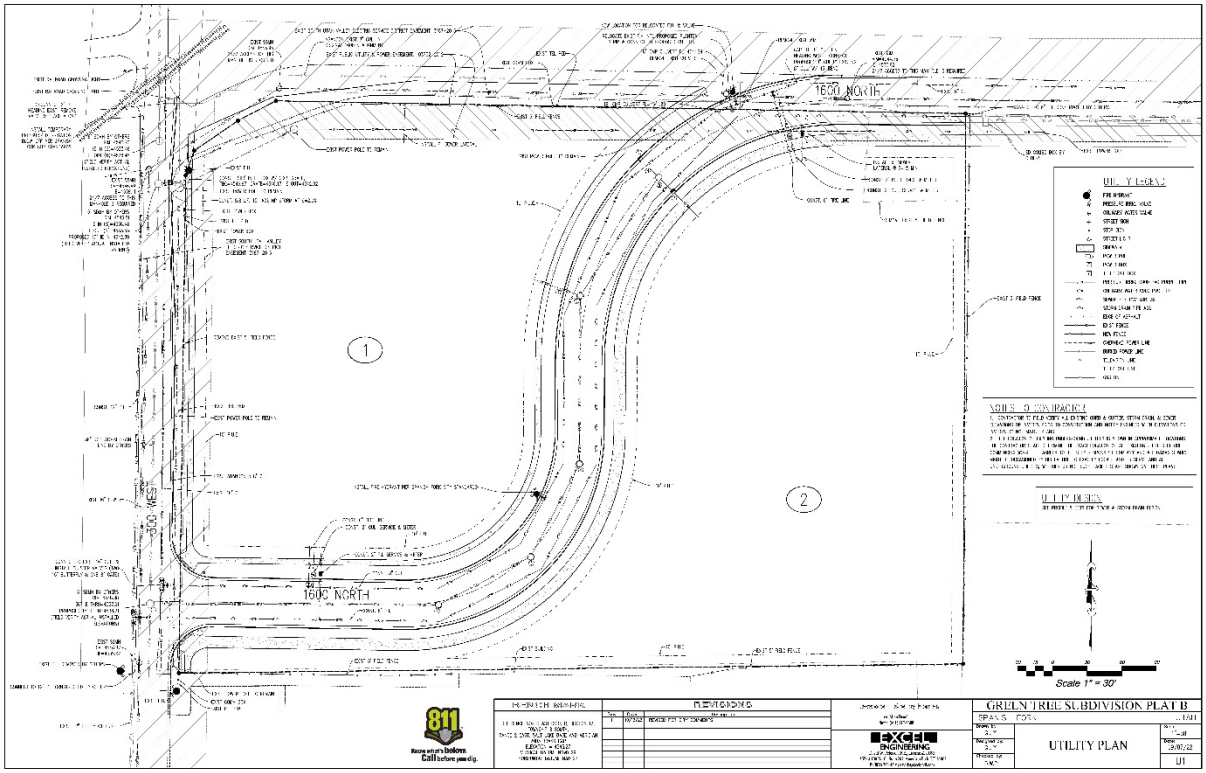
Exhibits

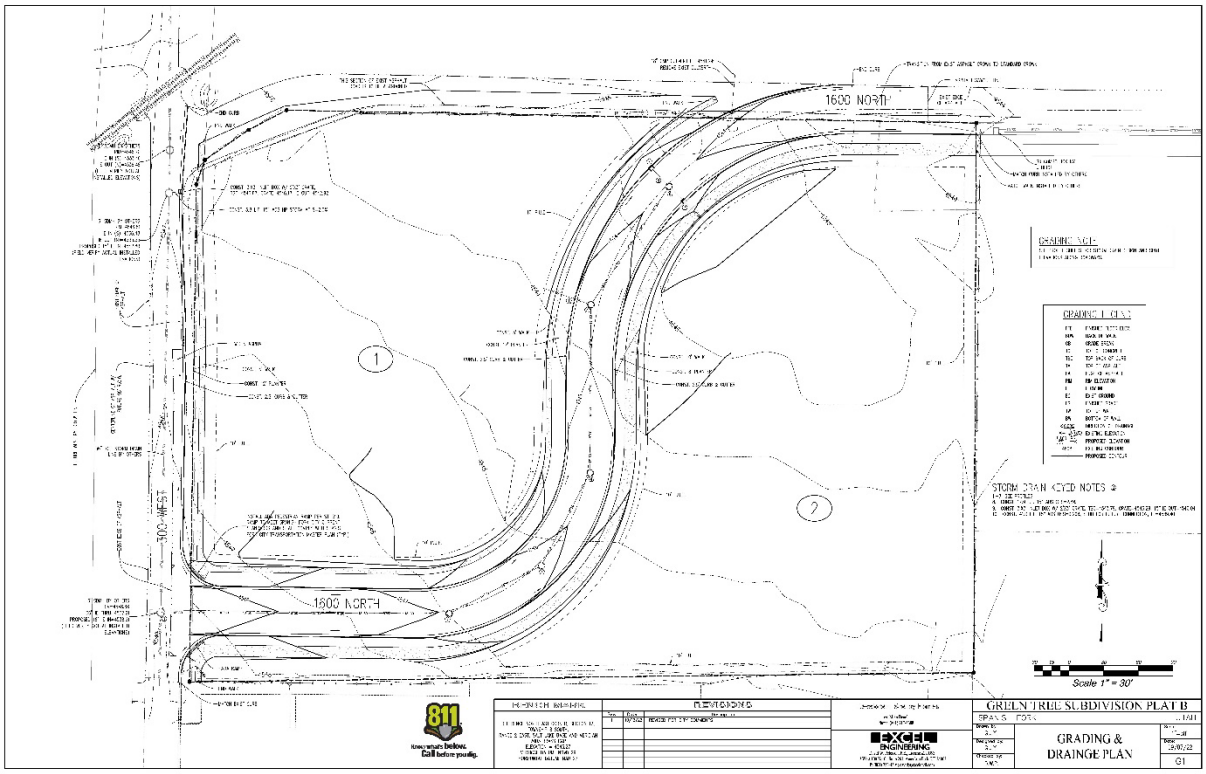
1. Final Plat.

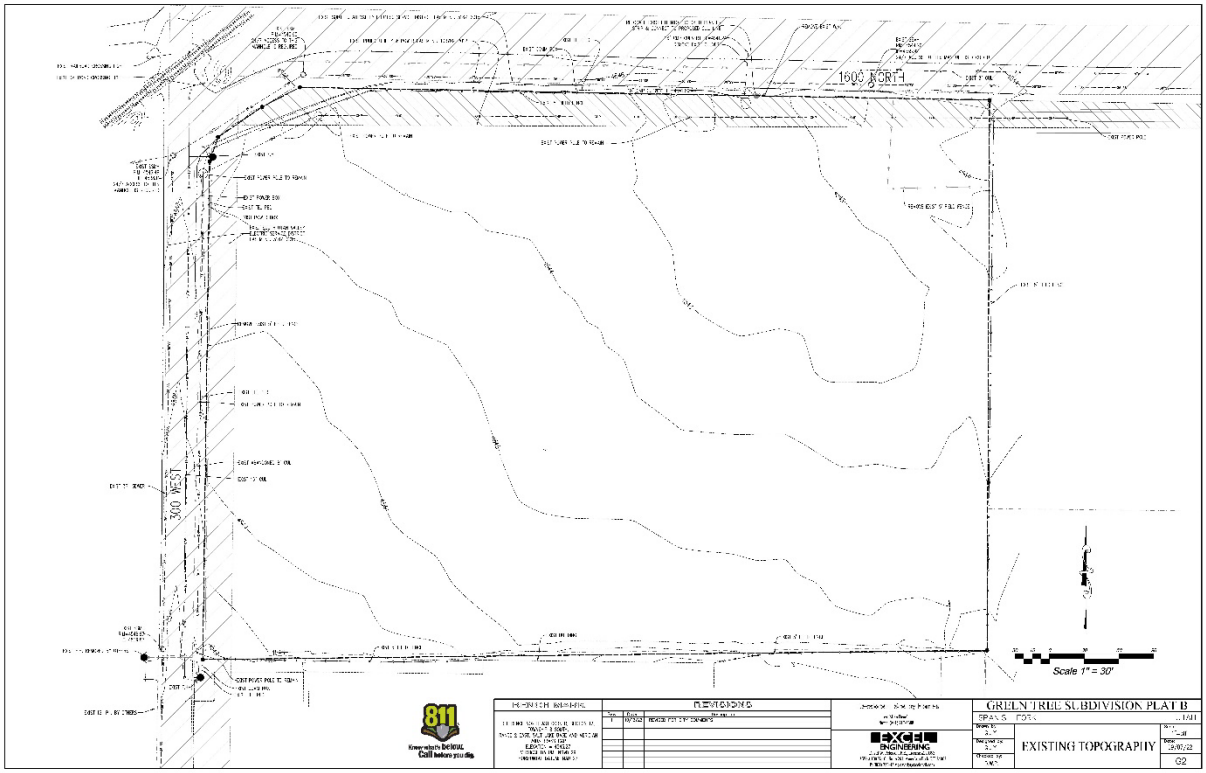

GREEN TREE SUBDIVISION PLAT B
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION
ACKNOWLEDGMENT
ACCEPTANCE BY LEGISLATIVE BODY
PLANNING COMMISSION APPROVAL
1600 NORTH
300 WEST
Scale 1" = 40'
VICINITY MAP
SITE
PLAT B TABULATIONS
CURVE TABLE
PLAT NOTES
PUBLIC UTILITY EASEMENT NOTE:
GENERAL NOTES:
GREEN TREE
COMMERCIAL DEVELOPMENT

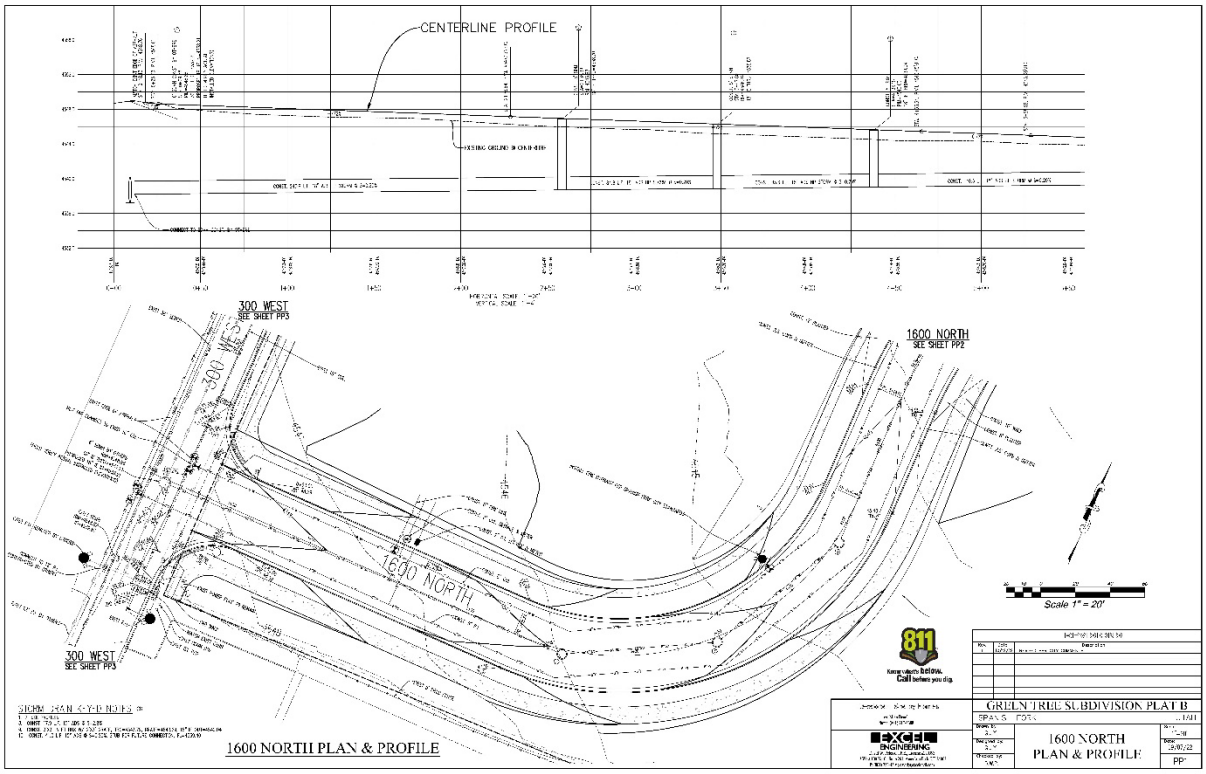

GREEN TREE SUBDIVISION PLAT B
COMMERCIAL SUBDIVISION
ADDRESS: 1600 NORTH 300 WEST
VICINITY MAP
1"=1000'
SITE
1600 N.
300 W.
MAIN ST.
SR-6
GENERAL NOTES
OVERALL LEGAL DESCRIPTION
GREEN TREE SUBDIVISION PLAT B
COVER SHEET
ENGINEERING

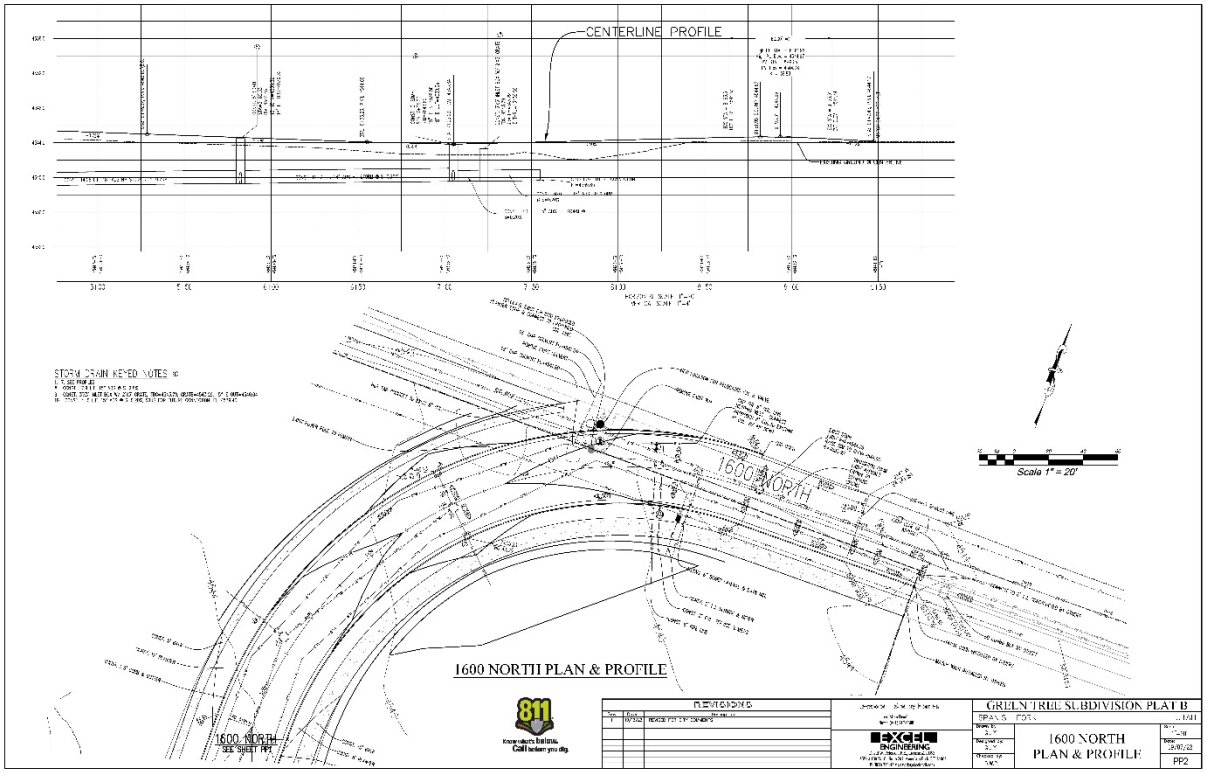

1600 NORTH
SEE SHEET PP2
SEE SHEET PP3
SEE SHEET PP1
300 WEST
Scale 1" = 30'
NC COR SEC 13
T8S, R2E, SLB&M
CALCULATED
RC & NF COR SEC 13
T8S, R2E, SLB&M
2003 BRASS CAP
ELEV = 4545.27
POB
E 1/4 SEC 13
CALCULATED
T8S, R2E, SLB&M
RC - 1/4 SEC 13
T8S, R2E, SLB&M
2016 BRASS CAP
GREEN TREE SUBDIVISION PLAT B
OVERALL SITE PLAN
EXCEL ENGINEERING

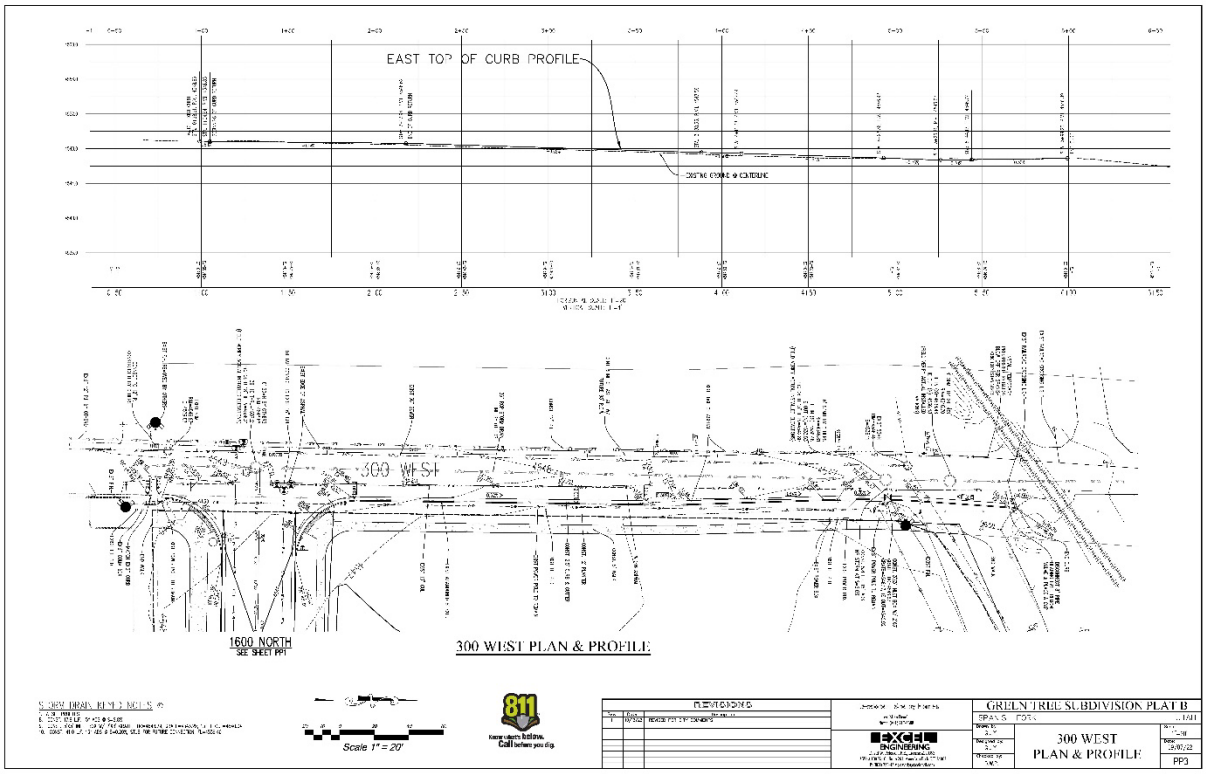

1600 NORTH
300 WEST
Scale 1" = 30'
GREEN TREE SUBDIVISION PLAT B
UTILITY PLAN
EXCEL ENGINEERING

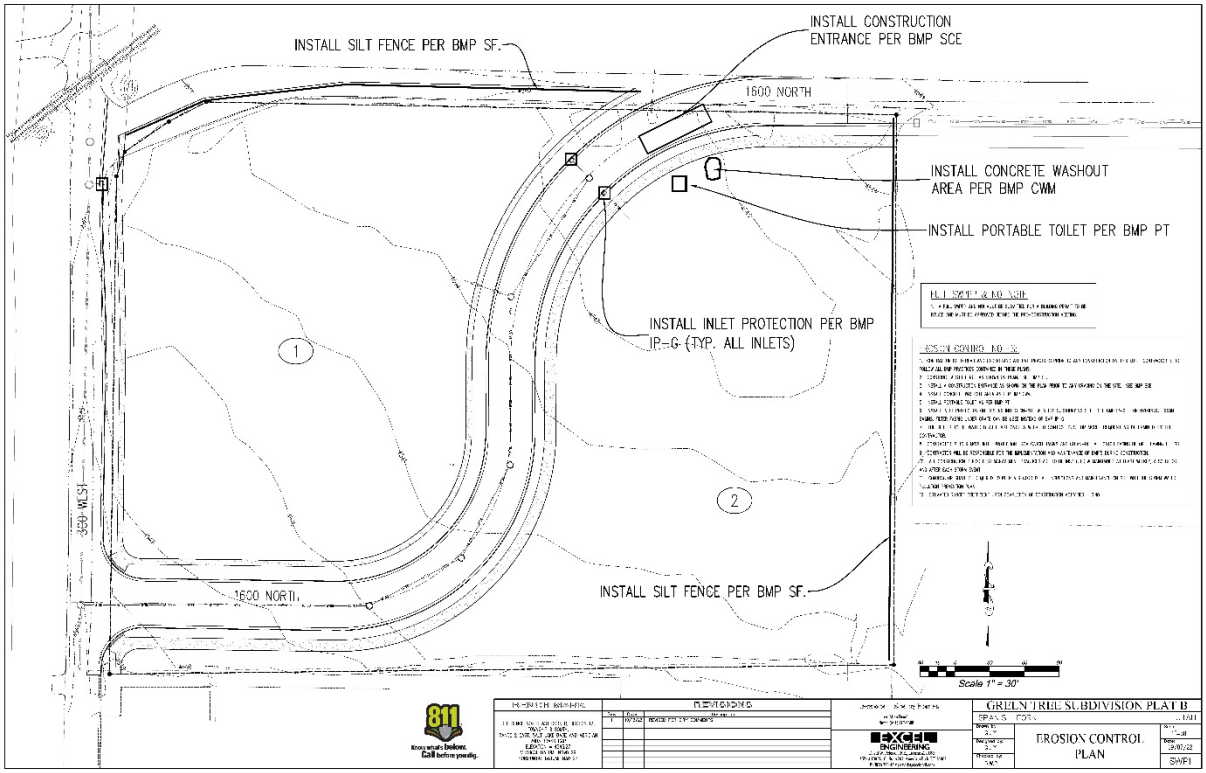

1600 NORTH
300 WEST
1600 NORTH
GRADING KEY
GRADING LEGEND
STORM DRAIN KEYED NOTES
Scale 1" = 30'
811
Know what's Below.
Call before you dig.
EXCEL ENGINEERING
GREEN TREE SUBDIVISION PLAT B
GRADING & DRAINGE PLAN
G1

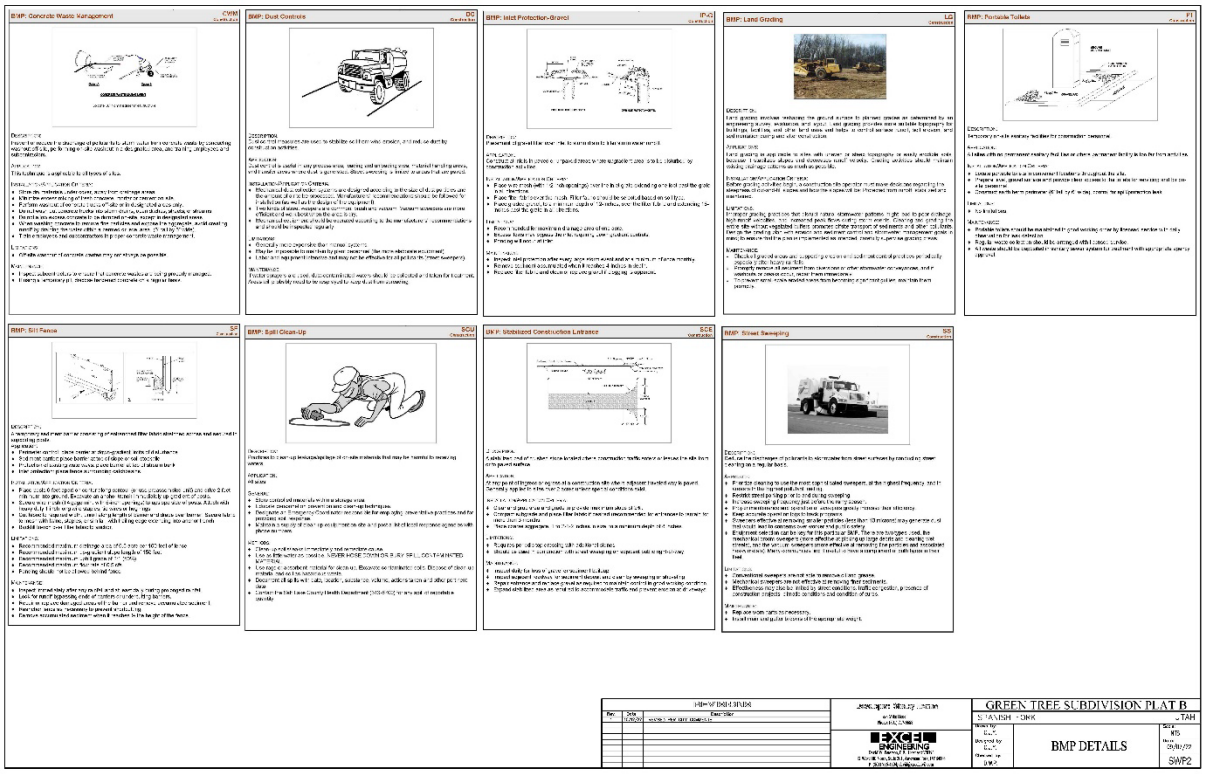

1600 NORTH
300 WEST
Scale 1" = 30'
811
Know what's Below.
Call before you dig.
EXCEL ENGINEERING
GREEN TREE SUBDIVISION PLAT B
EXISTING TOPOGRAPHY
G2

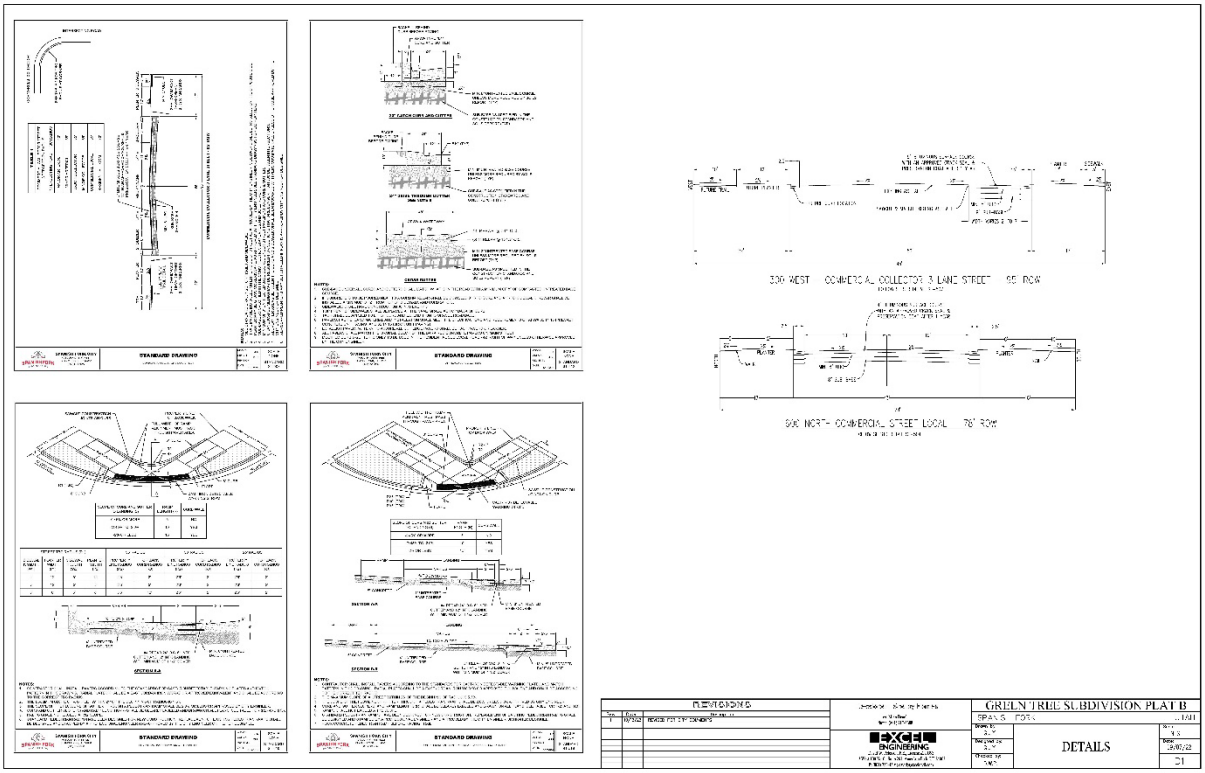

CENTERLINE PROFILE
300 WEST
SEE SHEET PP3
1600 NORTH
SEE SHEET PP2
300 WEST
SEE SHEET PP3
1600 NORTH
Scale 1" = 20'
1600 NORTH PLAN & PROFILE
GREEN TREE SUBDIVISION PLAT B
1600 NORTH
PLAN & PROFILE
PP1

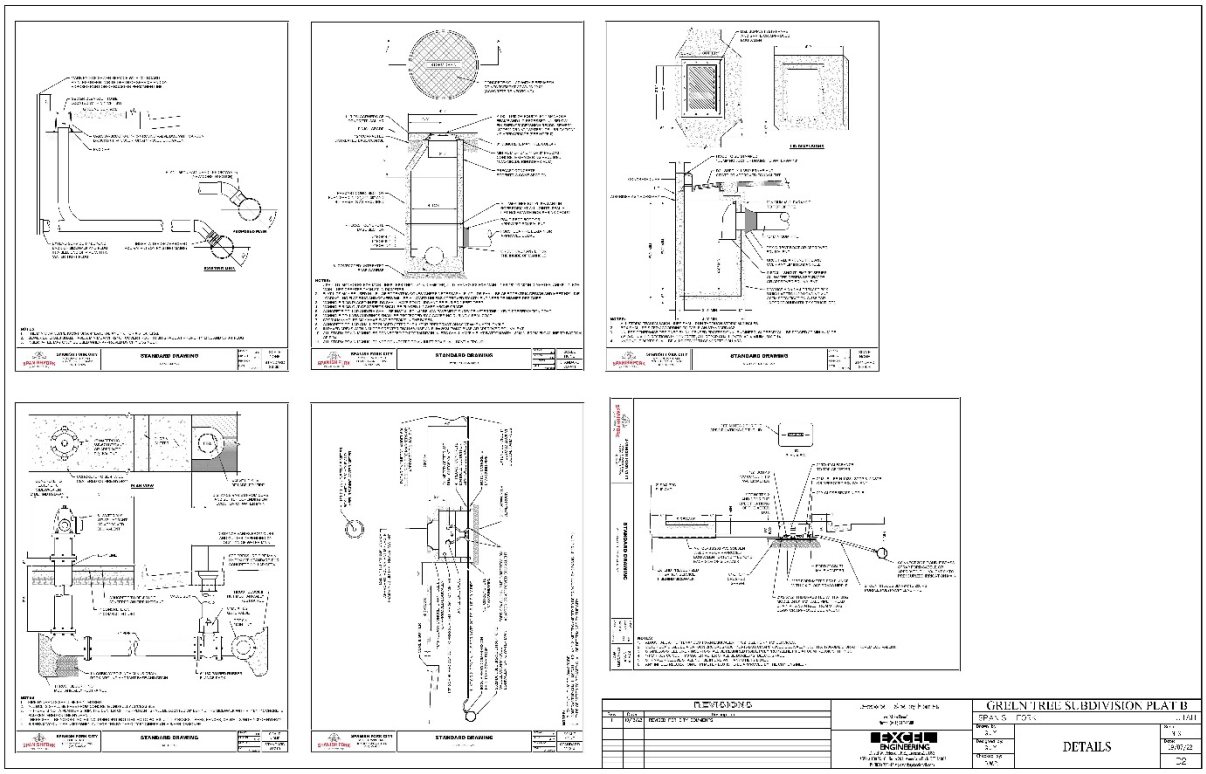

CENTERLINE PROFILE
1600 NORTH
Scale 1" = 20'
1600 NORTH PLAN & PROFILE
1600 NORTH
SEE SHEET PP1
REVISIONS
GREEN TREE SUBDIVISION PLAT B
1600 NORTH
PLAN & PROFILE
PP2


EAST TOP OF CURB PROFILE
300 WEST
1600 NORTH
SEE SHEET PP1
300 WEST PLAN & PROFILE
Scale 1" = 20'
GREEN TREE SUBDIVISION PLAT B
300 WEST
PLAN & PROFILE
PP3

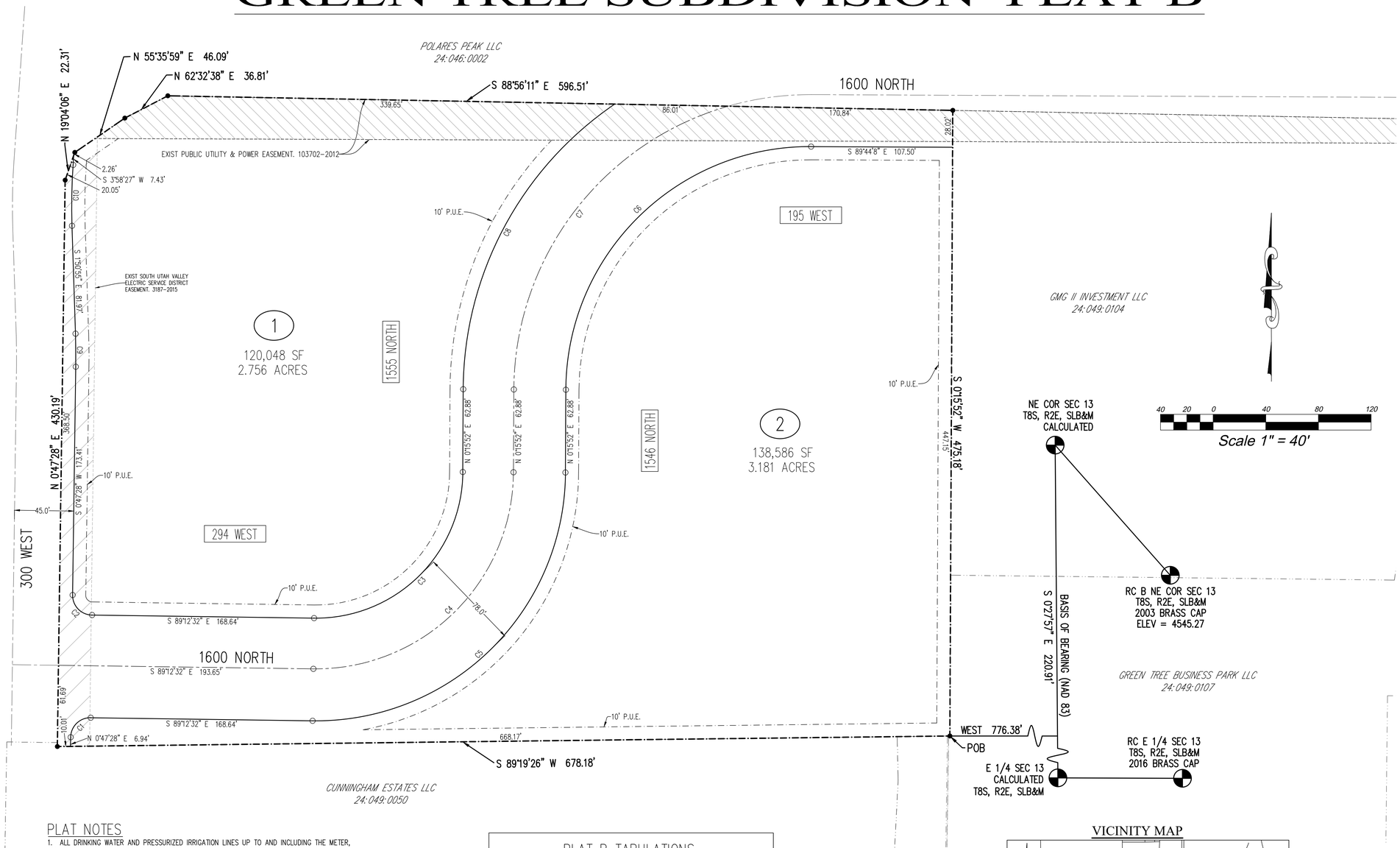

INSTALL SILT FENCE PER BMP SF.
INSTALL CONSTRUCTION ENTRANCE PER BMP SCE
1600 NORTH
INSTALL CONCRETE WASHOUT AREA PER BMP CWM
INSTALL PORTABLE TOILET PER BMP PT
INSTALL INLET PROTECTION PER BMP IP-G (TYP. ALL INLETS)
1
2
350 WEST
1600 NORTH
INSTALL SILT FENCE PER BMP SF.
Scale 1" = 30'
GREEN TREE SUBDIVISION PLAT B
EROSION CONTROL PLAN
SWP1


BMP: Concrete Waste Management
BMP: Dust Controls
BMP: Inlet Protection-Gravel
BMP: Land Grading
BMP: Portable Toilets
BMP: Silt Fence
BMP: Spill Clean-Up
UNP: Stabilized Construction Entrance
BMP: Street Sweeping
GREEN TREE SUBDIVISION PLAT B
BMP DETAILS
SWP2


STANDARD DRAWING
300 WEST COMMERCIAL COLLECTOR 3 LANE STREET 66' ROW
900 NORTH COMMERCIAL STREET LOCAL 76' ROW
GREEN TREE SUBDIVISION PLAT B
DETAILS
D1


STANDARD DRAWING
STANDARD DRAWING
STANDARD DRAWING
STANDARD DRAWING
STANDARD DRAWING
REVISIONS
REVISED PER CITY COMMENTS
EXCEL ENGINEERING
GREEN TREE SUBDIVISION PLAT B
DETAILS

GREEN TREE SUBDIVISION PLAT B



PLAT NOTES

1. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
2. THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
3. ALL FRONT YARDS TO HAVE A 10' PUBLIC UTILITY EASEMENT.
4. A 10' PUBLIC UTILITY EASEMENT IS REQUIRED ON ALL PROPERTY LINES.
5. FINAL GRADE MAY DIFFER FROM DESIGN IN CONSTRUCTION.
6. THIS PLAT IS A MASTER PLANNED DEVELOPMENT PER SPANISH FORK CITY CODE 15.3.24.030.
8. STANDARD MINIMUM LOT SETBACKS OF THE I-1 ZONE MUST BE MET AS LISTED IN CITY CODE DEVELOPMENT STANDARDS.

PUBLIC UTILITY EASEMENT NOTE:

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

GENERAL NOTES:

1. VERTICAL DATUM BASED ON NAVD29
2. COORDINATE SYSTEM = NAD27
3. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE
4. PROVIDE 15' CLEAR RADIUS AT LIGHT POLES & SECTIONALIZERS
5. ZONING I-1 LIGHT INDUSTRIAL

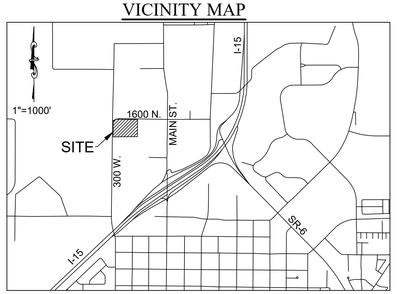
PLAT B TABULATIONS

TOTAL PROPERTY ACREAGE:	326,228 SF	7.49 AC	100%
LOT AREA:	258,633 SF	5.94 AC	79.3%
ROADWAY AREA:	67,595 SF	1.55 AC	20.7%
# OF LOTS:	2	--	--
ZONING:	I-1	--	--

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	23.56	90°0'0"	21.21	N 45°47'28" E
C2	15.00	23.56	90°0'0"	21.21	S 44°12'32" E
C3	111.50	176.17	90°31'36"	158.41	N 45°31'40" E
C4	150.00	237.00	90°31'36"	213.10	N 45°31'40" E
C5	189.50	299.41	90°31'36"	269.22	N 45°31'40" E
C6	185.50	291.38	90°0'0"	262.34	N 45°15'52" E
C7	225.00	289.24	73°39'18"	269.73	N 37°5'31" E
C8	263.50	255.15	55°28'49"	245.30	N 28°0'17" E
C9	545.00	25.11	2°38'23"	25.11	N 0°31'44" W
C10	455.00	46.24	5°49'23"	46.22	N 1°3'46" E

VICINITY MAP



DEVELOPER/PROPERTY OWNER:
Shelby Homes
Phone: (801) 717-6688

LAND SURVEYOR:
AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE — AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A portion of the Northeast quarter of Section 13, and the Southeast quarter of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian, described as follows:
Beginning at the intersection of an existing fenceline and more or less the easterly extension of that real property described in Deed Entry No. 18453:2016, said point being located South 00°27'57" East along the Section line 220.91 feet and West 776.38 feet from the Northeast corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence along said real property the following six (6) courses: South 89°19'26" West along a boundary line agreement recorded in the office of the Utah County Recorder as Entry 40599:1980 a distance of 678.18 feet; thence North 0°47'28" East 430.19; thence North 19°04'06" East 22.31 feet; thence North 55°35'59" East 46.09 feet; thence North 62°32'38" East 36.81 feet; thence South 88°56'11" East 596.51 feet; thence South 0°15'52" West 475.18 feet to the point of beginning.

Less and Excepting any portion lying within the bounds of 1600 North Street
Area = 7.489 Acres

Basis of Bearing is NAD83 State Plane Coordinate System

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I (WE), THE UNDERSIGNED OWNER(S), OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO SPANISH FORK CITY FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20__

PRINTED NAME OF OWNER(S) — AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME THE FOREGOING OWNERS KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES — NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20__.

APPROVED _____ CITY MANAGER
APPROVED _____ CITY ATTORNEY
APPROVED _____ ENGINEER (SEE SEAL)
ATTEST _____ CLERK-RECORDER
APPROVED _____ ENGINEER (SEE SEAL)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20__, BY THE SPANISH FORK CITY PLANNING COMMISSION.

DIRECTOR - SECRETARY — CHAIRPERSON, PLANNING COMMISSION.

PLAT B

GREEN TREE

A COMMERCIAL DEVELOPMENT
CONTAINING 2 LOTS AND 7.49 ACRES
LOCATED IN NORTHEAST CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SLB&M

SPANISH FORK — UTAH COUNTY, UTAH
SCALE: 1" = 40 FEET

Surveyor's Seal	Clerk Recorder Seal	City Engineer Seal	County-Recorder Seal

GREEN TREE SUBDIVISION PLAT B

COMMERCIAL SUBDIVISION

ADDRESS: 1600 NORTH 300 WEST

LOCATED IN NORTHEAST CORNER OF SECTION 13
TOWNSHIP 8 SOUTH, RANGE 2 EAST, SLB&M
SPANISH FORK, UTAH

VICINITY MAP

NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

CIVIL SHEET INDEX

C1	COVER SHEET
C2	OVERALL SITE PLAN
U1	UTILITY PLAN
G1	GRADING & DRAINAGE PLAN
G2	EXISTING TOPOGRAPHY
PP1	1600 NORTH PLAN & PROFILE
PP2	1600 NORTH PLAN & PROFILE
PP3	300 WEST PLAN & PROFILE
SWP1	EROSION CONTROL PLAN
SWP2	BMP DETAILS
D1	DETAILS
D2	DETAILS

ABBREVIATION TABLE

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
LP	LOW POINT
HP	HIGH POINT
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
SF	SQUARE FOOTAGE
P.U.E.	PUBLIC UTILITY EASEMENT
SLB&M	SALT LAKE BASE & MERIDIAN
COR	CORNER
N	NORTH
S	SOUTH
E	EAST
W	WEST
P.I.	PRESSURIZED IRRIGATION
SS	SANITARY SEWER
SD	STORM DRAIN
T	TOWNSHIP
R	RANGE
RCP	REINFORCED CONCRETE PIPE
WM	WATER METER
CB	CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT
L.F.	LINEAR FEET
S=%	SLOPE
IE	INVERT ELEVATION
C.O.	CLEAN OUT
SL	SEWER LATERAL

PLAT B TABULATIONS

TOTAL PROPERTY ACREAGE:	326,228 SF	7.49 AC	100%
LOT AREA:	258,633 SF	5.94 AC	79.3%
ROADWAY AREA:	67,595 SF	1.55 AC	20.7%
# OF LOTS:	2	--	--
ZONING:	I-1	--	--

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 CONNECTORS AGREEMENTS OR REIMBURSABLE COSTS ASSOCIATED WITH THE SE 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 UP GRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
7. ENGINEER STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THIS PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRIC DEPARTMENT PRIOR TO CONSTRUCTION.

OVERALL LEGAL DESCRIPTION

A portion of the Northeast quarter of Section 13, and the Southeast quarter of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian, described as follows:
Beginning at the intersection of an existing fenceline and more or less the easterly extension of that real property described in Deed Entry No. 18453:2016, said point being located South 00°27'57" East along the Section line 220.91 feet and West 776.38 feet from the Northeast corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence along said real property the following six (6) courses: South 89°19'26" West along a boundary line agreement recorded in the office of the Utah County Recorder as Entry 40599:1980 a distance of 678.18 feet; thence North 0°47'28" East 430.19; thence North 19°04'06" East 22.31 feet; thence North 55°35'59" East 46.09 feet; thence North 62°32'38" East 36.81 feet; thence South 88°56'11" East 596.51 feet; thence South 0°15'52" West 475.18 feet to the point of beginning.

Less and Excepting any portion lying within the bounds of 1600 North Street
Area = 7.489 Acres

GEOTECHNICAL ENGINEER:
IGES
12429 South 300 East Suite 100
Draper, Utah 84020
Phone: 801-748-4044

LAND SURVEYOR:
AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

811 Know what's below. Call before you dig.

BENCH MARK

REFERENCE NORTHEAST CORNER, SECTION 13, TOWNSHIP 8 SOUTH,
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
2003 BRASS CAP
ELEVATION = 4545.27
VERTICAL DATUM: NGVD 29
HORIZONTAL DATUM: NAD 27

REVISIONS

Rev.	Date	Description
1	10/12/22	REVISED PER CITY COMMENTS

Developer: Shelby Homes
c/o Mike Deuel
Phone: (801) 717-6688

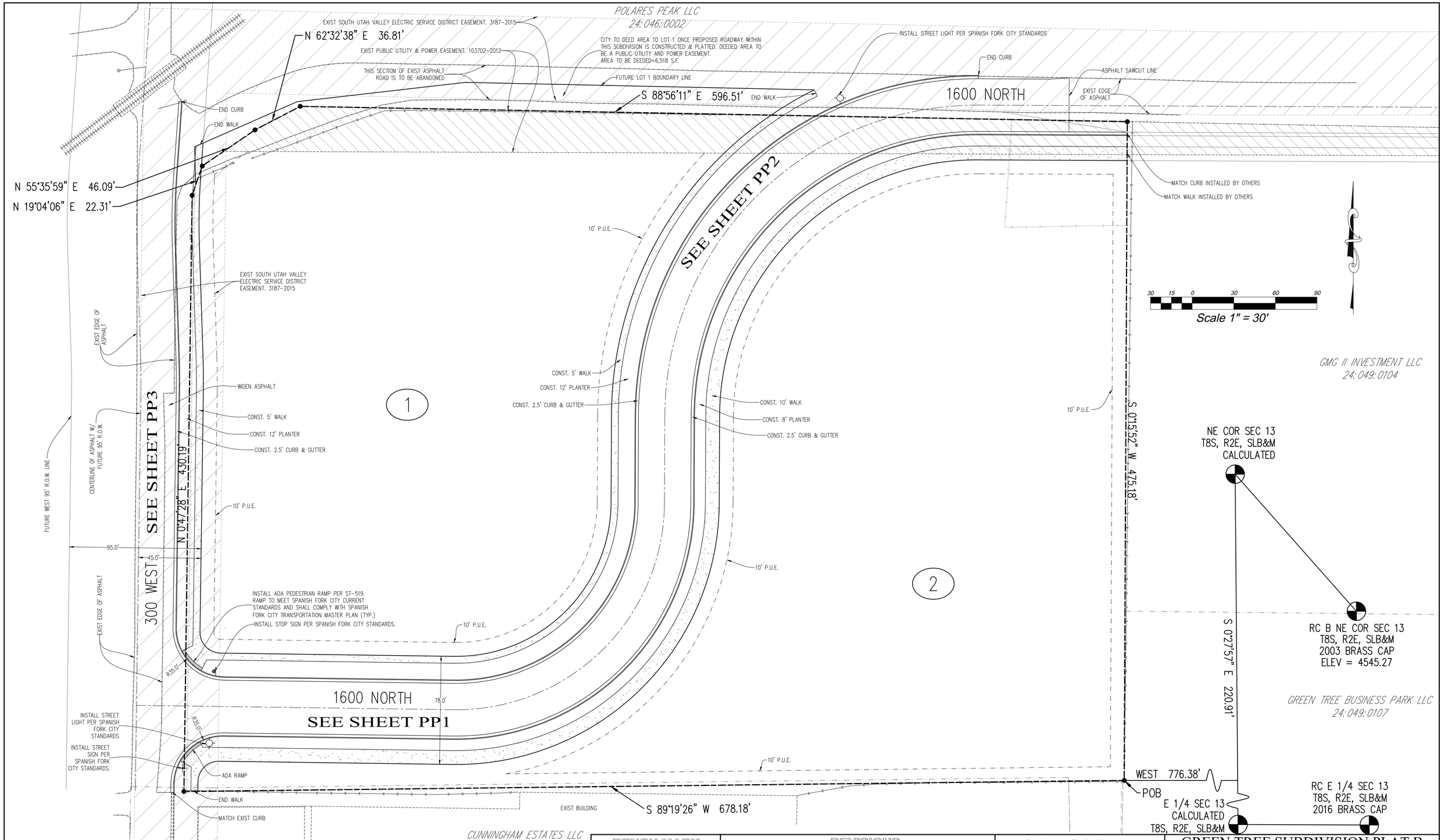
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

GREEN TREE SUBDIVISION PLAT B
SPANISH FORK UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

COVER SHEET

Scale: NTS
Date: 09/07/22
C1



BENCH MARK	REVISIONS		
	Rev.	Date	Description
REFERENCE NORTHEAST CORNER, SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN 2003 BRASS CAP ELEVATION = 4545.27 VERTICAL DATUM: NGVD 29 HORIZONTAL DATUM: NAD 27	1	10/12/22	REVISED PER CITY COMMENTS

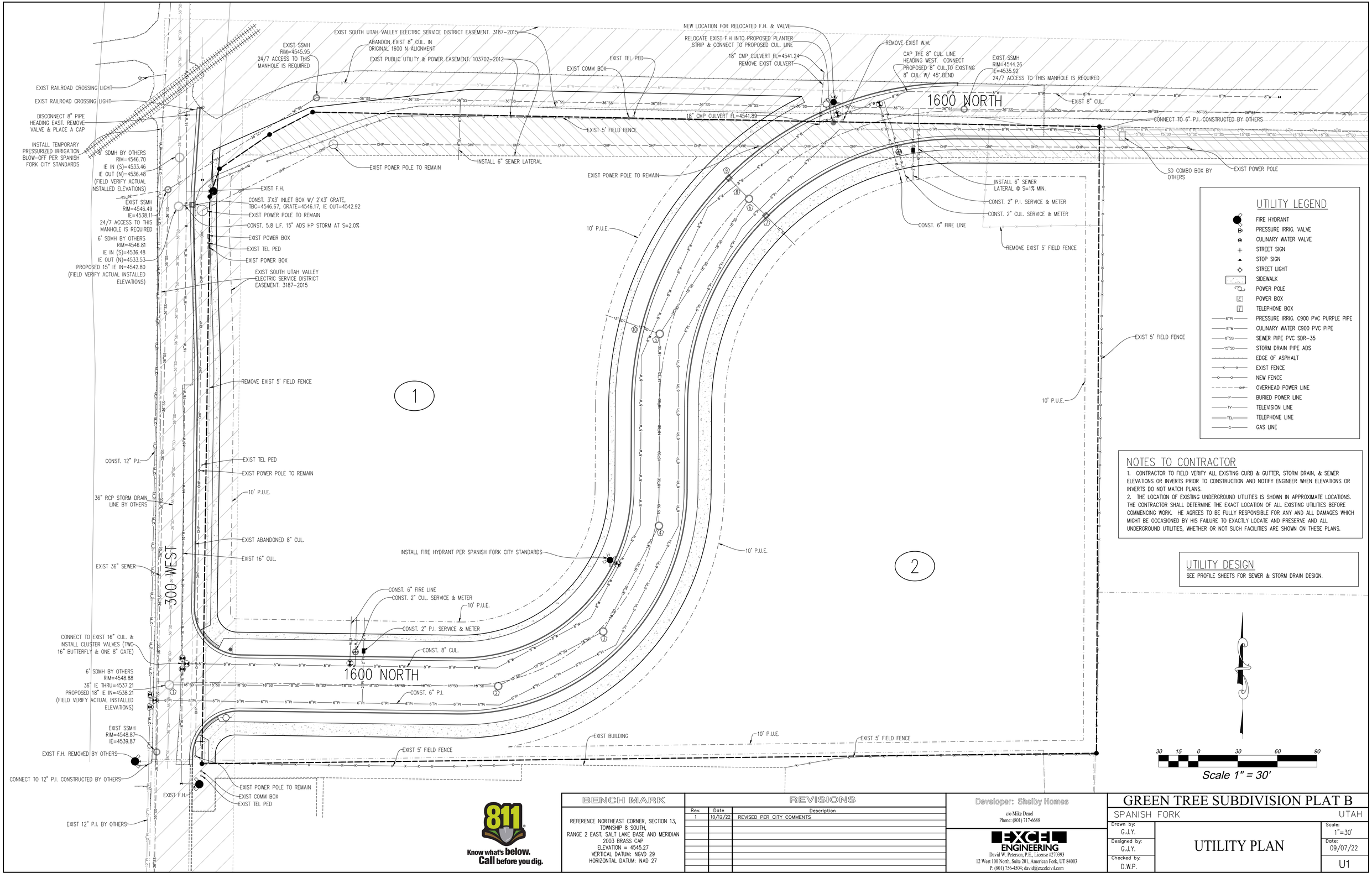
Developer: Shelby Homes
c/o Mike Deuel
Phone: (801) 717-6688

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

GREEN TREE SUBDIVISION PLAT B

SPANISH FORK UTAH

Drawn by: G.J.Y.	OVERALL SITE PLAN	Scale: 1"=30'
Designed by: G.J.Y.		Date: 09/07/22
Checked by: D.W.P.		C2



UTILITY LEGEND

- FIRE HYDRANT
- PRESSURE IRRIG. VALVE
- CULINARY WATER VALVE
- STREET SIGN
- STOP SIGN
- STREET LIGHT
- SIDEWALK
- POWER POLE
- POWER BOX
- TELEPHONE BOX
- 6"PI — PRESSURE IRRIG. C900 PVC PURPLE PIPE
- 8"W — CULINARY WATER C900 PVC PIPE
- 8"SS — SEWER PIPE PVC SDR-35
- 15"SD — STORM DRAIN PIPE ADS
- EDGE OF ASPHALT
- X X — EXIST FENCE
- O O — NEW FENCE
- OHP — OVERHEAD POWER LINE
- P — BURIED POWER LINE
- TV — TELEVISION LINE
- TEL — TELEPHONE LINE
- G — GAS LINE

NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE AND ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

UTILITY DESIGN

SEE PROFILE SHEETS FOR SEWER & STORM DRAIN DESIGN.

30 15 0 30 60 90

Scale 1" = 30'

Know what's below. Call before you dig.

BENCH MARK

REFERENCE NORTHEAST CORNER, SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
2003 BRASS CAP
ELEVATION = 4545.27
VERTICAL DATUM: NGVD 29
HORIZONTAL DATUM: NAD 27

REVISIONS

Rev.	Date	Description
1	10/12/22	REVISED PER CITY COMMENTS

Developer: Shelby Homes
c/o Mike Deuel
Phone: (801) 717-6688

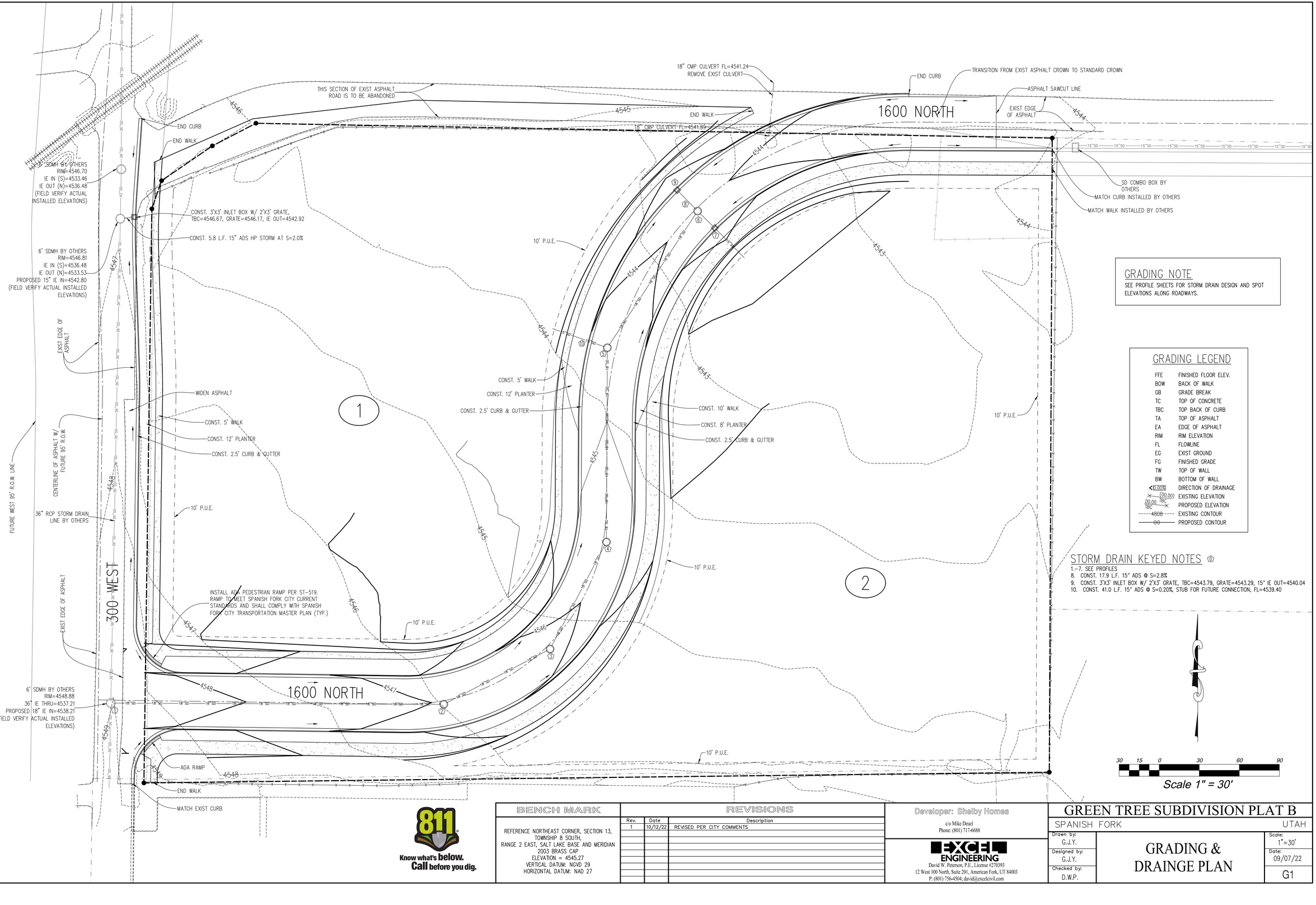
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

GREEN TREE SUBDIVISION PLAT B

SPANISH FORK UTAH

Drawn by: G.J.Y.	Scale: 1"=30'
Designed by: G.J.Y.	Date: 09/07/22
Checked by: D.W.P.	U1

UTILITY PLAN



GRADING NOTE

SEE PROFILE SHEETS FOR STORM DRAIN DESIGN AND SPOT ELEVATIONS ALONG ROADWAYS.

GRADING LEGEND

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
0.00%	DIRECTION OF DRAINAGE
(00.00)	EXISTING ELEVATION
00.00 TBC	PROPOSED ELEVATION
4808	EXISTING CONTOUR
00	PROPOSED CONTOUR

STORM DRAIN KEYED NOTES

1.-7. SEE PROFILES
8. CONST. 17.9 L.F. 15" ADS @ S=2.8%
9. CONST. 3'X3' INLET BOX W/ 2'X3' GRATE, TBC=4543.79, GRATE=4543.29, 15" IE OUT=4540.04
10. CONST. 41.0 L.F. 15" ADS @ S=0.20%, STUB FOR FUTURE CONNECTION, FL=4539.40

30 15 0 30 60 90

Scale 1" = 30'

Know what's below. Call before you dig.

BENCH MARK

REFERENCE NORTHEAST CORNER, SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
2003 BRASS CAP
ELEVATION = 4545.27
VERTICAL DATUM: NGVD 29
HORIZONTAL DATUM: NAD 27

REVISIONS

Rev.	Date	Description
1	10/12/22	REVISED PER CITY COMMENTS

Developer: Shelby Homes
c/o Mike Deuel
Phone: (801) 717-6688

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

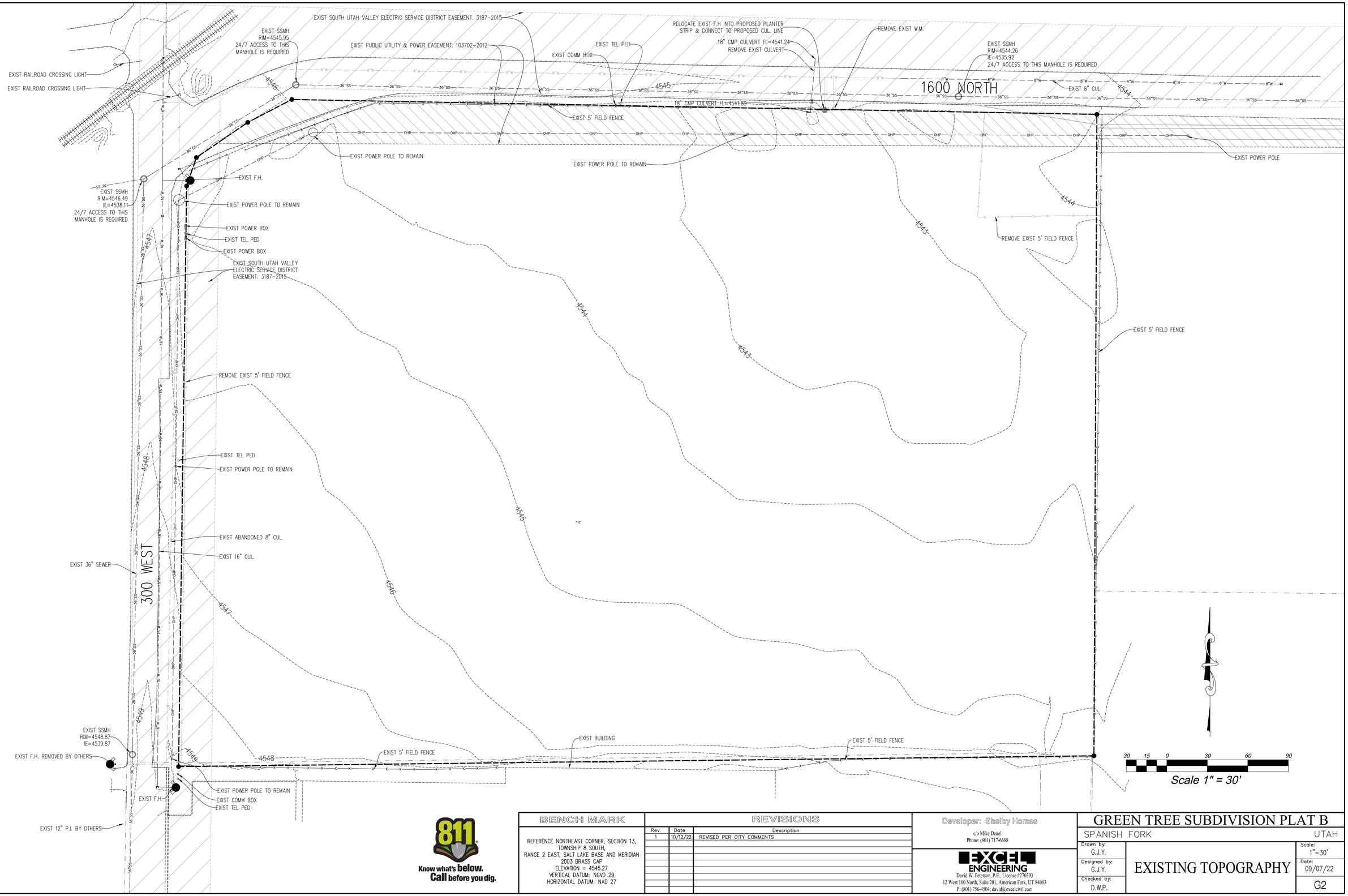
GREEN TREE SUBDIVISION PLAT B

SPANISH FORK UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

GRADING & DRAINGE PLAN

Scale: 1"=30'
Date: 09/07/22
G1



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BENCH MARK

REFERENCE NORTHEAST CORNER, SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
2003 BRASS CAP
ELEVATION = 4545.27
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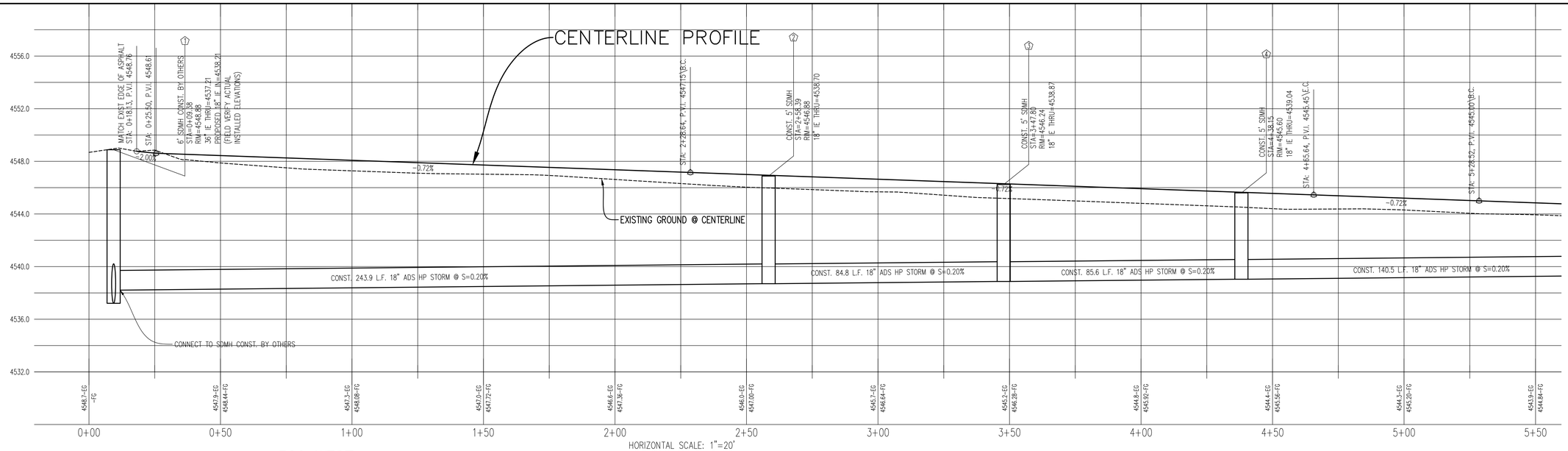
GREEN TREE SUBDIVISION PLAT B

SPANISH FORK UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

EXISTING TOPOGRAPHY

Scale: 1"=30'
Date: 09/07/22
G2



STORM DRAIN KEYED NOTES

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1600 NORTH PLAN & PROFILE

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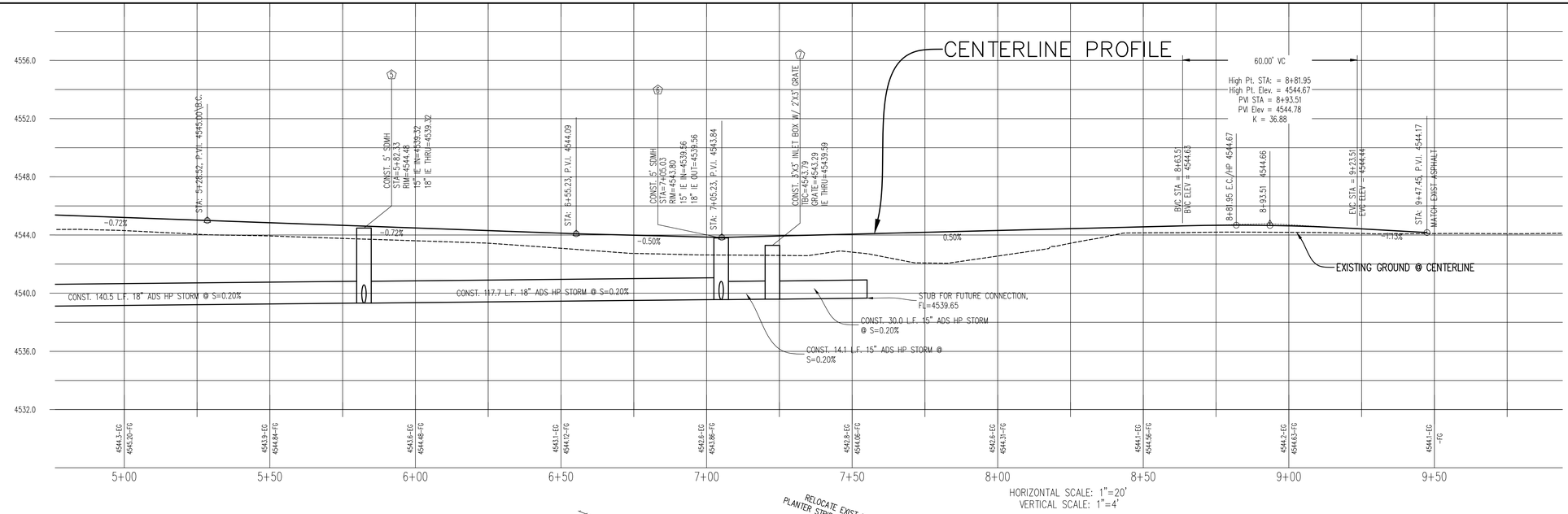
GREEN TREE SUBDIVISION PLAT B
SPANISH FORK UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

1600 NORTH PLAN & PROFILE

Scale: 1"=20'
Date: 09/07/22
PP1



HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'

STORM DRAIN KEYED NOTES

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8. CONST. 17.9 L.F. 15" ADS @ S=2.8%
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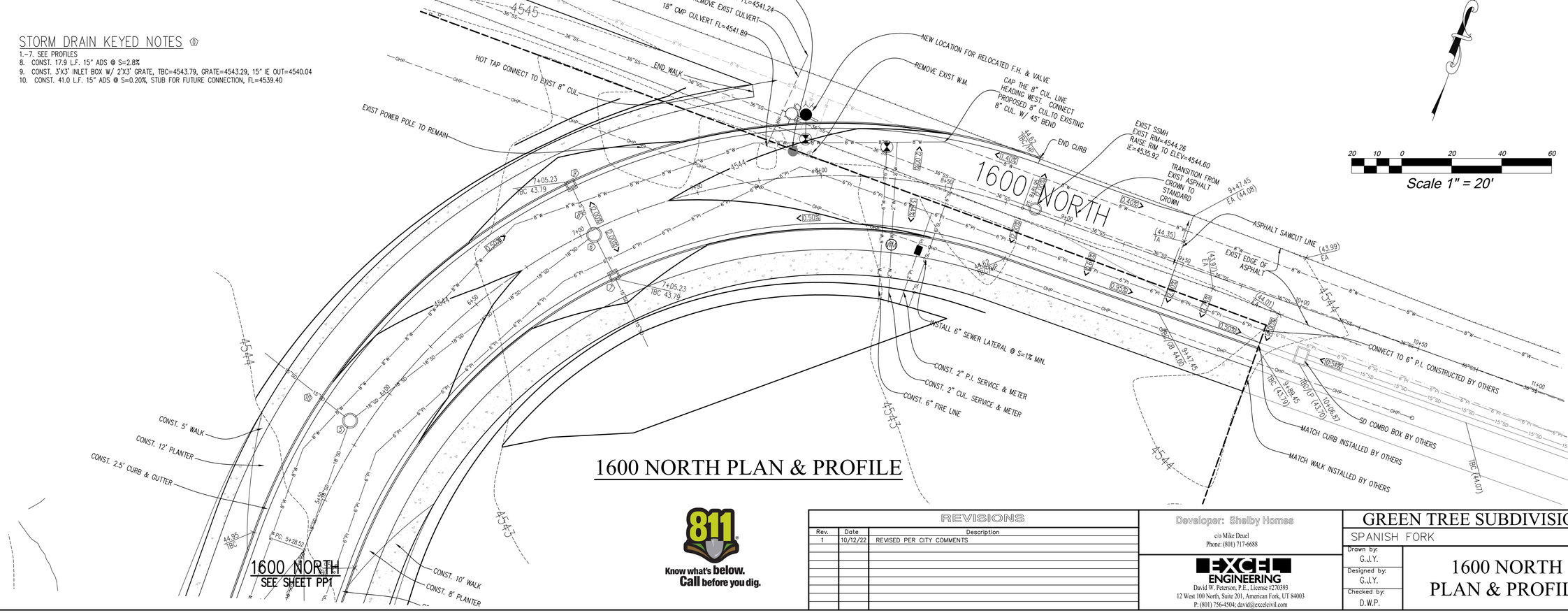

1600 NORTH PLAN & PROFILE

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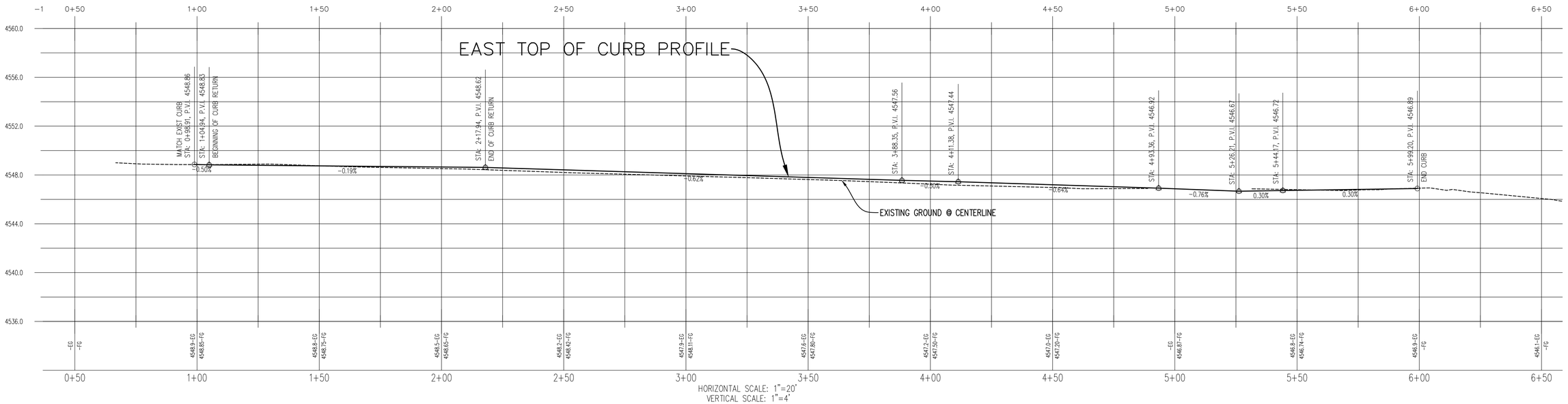
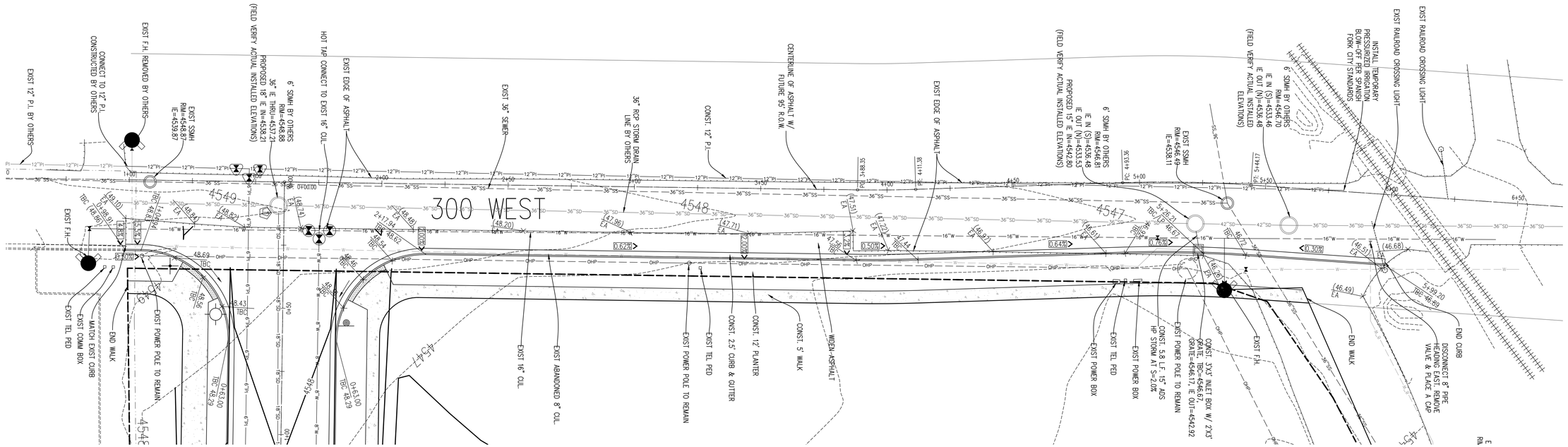
GREEN TREE SUBDIVISION PLAT B
SPANISH FORK UTAH

Drawn by: G.J.Y.	Scale: 1"=20'
Designed by: G.J.Y.	Date: 09/07/22
Checked by: D.W.P.	PP2

1600 NORTH PLAN & PROFILE





1600 NORTH
SEE SHEET PP1

300 WEST PLAN & PROFILE

STORM DRAIN KEYED NOTES

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20 10 0 20 40 60
Scale 1" = 20'

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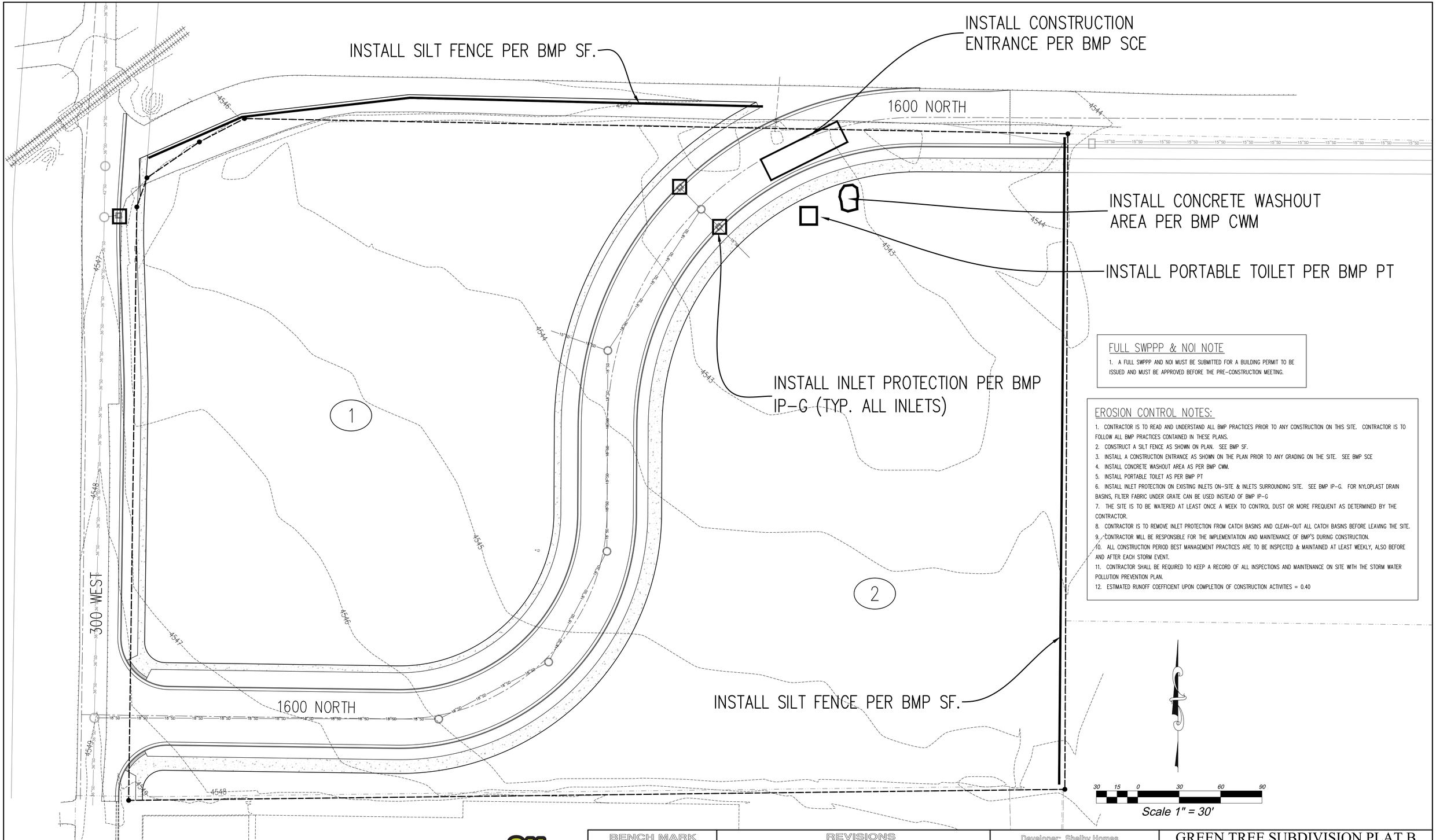
GREEN TREE SUBDIVISION PLAT B
SPANISH FORK UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.
Scale: 1"=20'
Date: 09/07/22
PP3



FULL SWPPP & NOI NOTE

1. A FULL SWPPP AND NOI MUST BE SUBMITTED FOR A BUILDING PERMIT TO BE ISSUED AND MUST BE APPROVED BEFORE THE PRE-CONSTRUCTION MEETING.

EROSION CONTROL NOTES:

1. CONTRACTOR IS TO READ AND UNDERSTAND ALL BMP PRACTICES PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO FOLLOW ALL BMP PRACTICES CONTAINED IN THESE PLANS.
2. CONSTRUCT A SILT FENCE AS SHOWN ON PLAN. SEE BMP SF.
3. INSTALL A CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN PRIOR TO ANY GRADING ON THE SITE. SEE BMP SCE
4. INSTALL CONCRETE WASHOUT AREA AS PER BMP CWM.
5. INSTALL PORTABLE TOILET AS PER BMP PT
6. INSTALL INLET PROTECTION ON EXISTING INLETS ON-SITE & INLETS SURROUNDING SITE. SEE BMP IP-G. FOR NYLOPLAST DRAIN BASINS, FILTER FABRIC UNDER GRATE CAN BE USED INSTEAD OF BMP IP-G
7. THE SITE IS TO BE WATERED AT LEAST ONCE A WEEK TO CONTROL DUST OR MORE FREQUENT AS DETERMINED BY THE CONTRACTOR.
8. CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS AND CLEAN-OUT ALL CATCH BASINS BEFORE LEAVING THE SITE.
9. CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
10. ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED & MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
11. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
12. ESTIMATED RUNOFF COEFFICIENT UPON COMPLETION OF CONSTRUCTION ACTIVITIES = 0.40

811 Know what's below. Call before you dig.

BENCH MARK

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GREEN TREE SUBDIVISION PLAT B

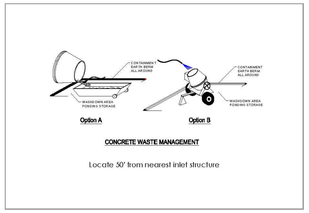
SPANISH FORK UTAH

EROSION CONTROL PLAN

Drawn by:	Scale:
G.J.Y.	1"=30'
Designed by:	Date:
G.J.Y.	09/07/22
Checked by:	SWP1
D.W.P.	

BMP: Concrete Waste Management

CWM
Construction



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

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

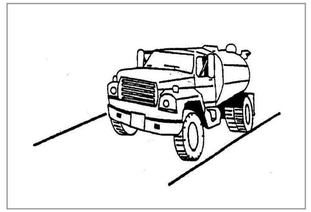
INSTALLATION/APPLICATION CRITERIA:
- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (6" tall by 6" wide).
- Train employees and subcontractors in proper concrete waste management.

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

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

BMP: Dust Controls

DC
Construction



DESCRIPTION:
Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.

APPLICATION:
Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.

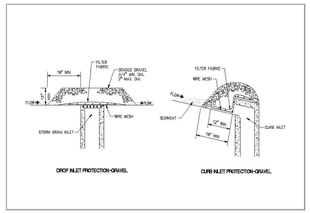
INSTALLATION/APPLICATION CRITERIA:
- Mechanical dust collection systems are designed according to the size of dust particles and the amount of air to be processed. Manufacturers' recommendations should be followed for installation (as well as the design of the equipment).
- Two kinds of street weepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.

LIMITATIONS:
- Generally more expensive than manual systems.
- May be impossible to maintain by plant personnel (the more elaborate equipment).
- Labor and equipment intensive and may not be effective for all pollutants (street sweepers).

MAINTENANCE:
If water sprayers are used, dust-contaminated waters should be collected and taken for treatment. Areas will probably need to be resprayed to keep dust from spreading.

BMP: Inlet Protection-Gravel

IP-G
Construction



DESCRIPTION:
Placement of gravel filter over inlet to storm drain to filter storm water runoff.

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

INSTALLATION/APPLICATION CRITERIA:
- Place wire mesh (with 1/2 inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions.

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

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

BMP: Land Grading

LG
Construction

DESCRIPTION:
Land grading involves reshaping the ground surface to planned grades as determined by an engineering survey, evaluation, and layout. Land grading provides more suitable topography for buildings, facilities, and other land uses and helps to control surface runoff, soil erosion, and sedimentation during and after construction.

APPLICATIONS:
Land grading is applicable to sites with uneven or steep topography or easily erodible soils, because it stabilizes slopes and decreases runoff velocity. Grading activities should maintain existing drainage patterns as much as possible.

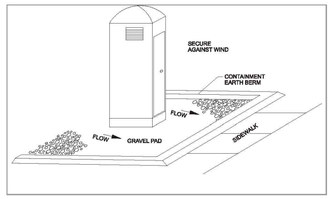
INSTALLATION/APPLICATION CRITERIA:
Before grading activities begin, a construction site operator must make decisions regarding the steepness of cut-and-fill slopes and how the slopes will be: Protected from runoff, stabilized and maintained.

LIMITATIONS:
Improper grading practices that disrupt natural stormwater patterns might lead to poor drainage, high-runoff velocities, and increased peak flows during storm events. Clearing and grading the entire site without vegetated buffers promotes offsite transport of sediments and other pollutants. Design the grading plan with erosion and sediment control and stormwater management goals in mind; to ensure that the plan is implemented as intended, carefully supervise grading crews.

MAINTENANCE:
- Check all graded areas and supporting erosion and sediment control practices periodically, especially after heavy rainfalls.
- Promptly remove all sediment from diversions or other stormwater conveyances, and if washouts or breaks occur, repair them immediately.
- To prevent small-scale eroded areas from becoming significant gullies, maintain them promptly.

BMP: Portable Toilets

PT
Construction



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

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

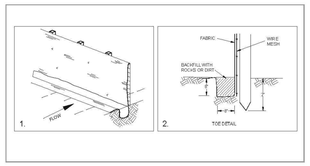
INSTALLATION/APPLICATION CRITERIA:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (6" tall by 6" wide), control for spill/protection leak.

LIMITATIONS:
- No limitations.

MAINTENANCE:
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

BMP: Silt Fence

SF
Construction



DESCRIPTION:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.
Application:
- Perimeter control: place barrier at down-gradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catchbasins

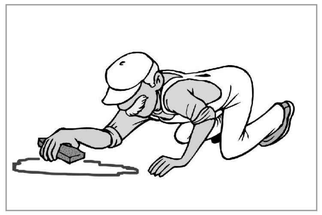
INSTALLATION/APPLICATION CRITERIA:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately up-gradient of posts.
- Secure wire mesh (14 gage min. with 6-inch openings) to upslope side of posts. Attach with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

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

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

BMP: Spill Clean-Up

SCU
Construction



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

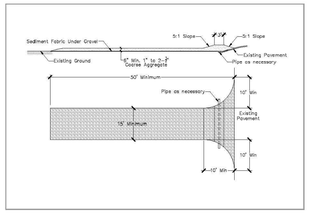
APPLICATION:
All sites

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

METHODS:
- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact the Salt Lake County Health Department (313-6700) for any spill of reportable quantity.

BMP: Stabilized Construction Entrance

SCE
Construction



DESCRIPTION:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

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

INSTALLATION/APPLICATION CRITERIA:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

LIMITATIONS:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

MAINTENANCE:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

BMP: Street Sweeping

SS
Construction

DESCRIPTION:
Reduce the discharges of pollutants to stormwater from street surfaces by conducting street cleaning on a regular basis.

APPROACH:
- Prioritize cleaning to use the most sophisticated sweepers, at the highest frequency, and in areas with the highest pollutant loading.
- Restrict street parking prior to and during sweeping.
- Increase sweeping frequency just before the rainy season.
- Proper maintenance and operation of sweepers greatly increase their efficiency.
- Keep accurate operation logs to track programs.
- Sweepers effective at removing smaller particles (less than 10 microns) may generate dust that would lead to concerns over worker and public safety.
- Equipment selection can be key for this particular BMP. There are two types used, the mechanical broom sweepers (more effective at picking up large debris and cleaning wet streets), and the vacuum sweepers (more effective at removing fine particles and associated heavy metals). Many communities find it useful to have a compliment of both types in their fleet.

LIMITATIONS:
- Conventional sweepers are not able to remove oil and grease.
- Mechanical sweepers are not effective at removing finer sediments.
- Effectiveness may also be limited by street conditions, traffic congestion, presence of construction projects, climatic conditions and condition of curbs.

MAINTENANCE:
- Replace worn parts as necessary.
- Install main and gutter brooms of the appropriate weight.

REVISIONS

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c/o Mike Deuel
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GREEN TREE SUBDIVISION PLAT B

SPANISH FORK UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

BMP DETAILS

Scale: NTS
Date: 09/07/22
SWP2

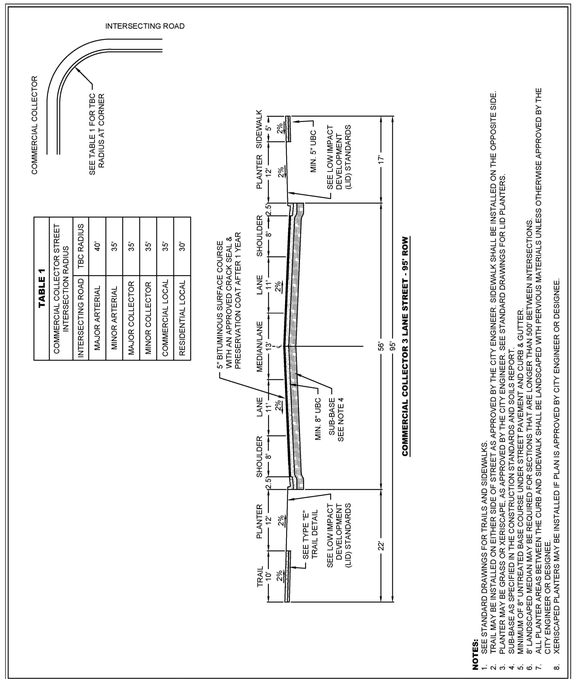
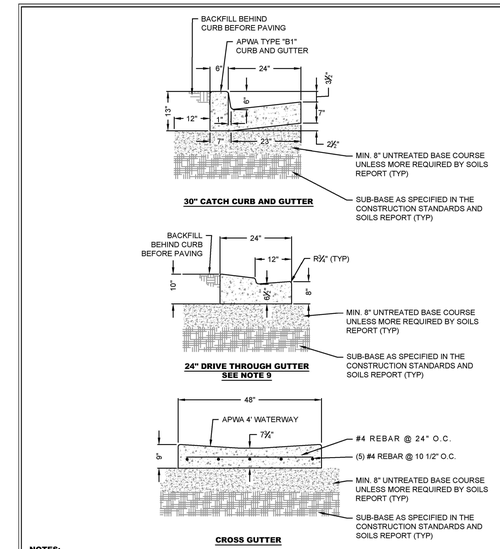


TABLE 1

COMMERCIAL COLLECTOR STREET INTERSECTION RADIUS	
INTERSECTING ROAD	TBC RADIUS
MAJOR ARTERIAL	40'
MINOR ARTERIAL	35'
MAJOR COLLECTOR	35'
MINOR COLLECTOR	35'
COMMERCIAL LOCAL	35'
RESIDENTIAL LOCAL	30'

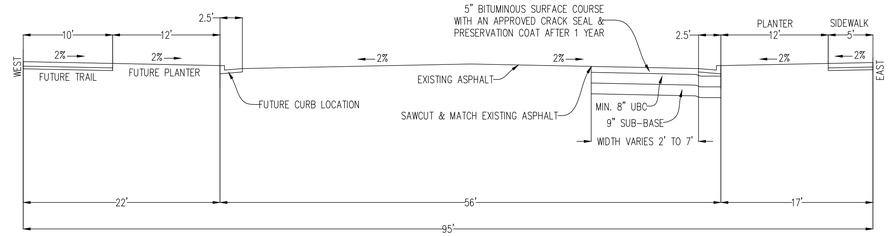
NOTES:
1. SEE STANDARD DRAWINGS FOR TRAILS AND SIDEWALKS.
2. TRAIL MAY BE INSTALLED ON EITHER SIDE OF STREET AS APPROVED BY THE CITY ENGINEER. SIDEWALK SHALL BE INSTALLED ON THE OPPOSITE SIDE.
3. PLANTER STRIP SHALL BE INSTALLED AS APPROVED BY THE CITY ENGINEER. PLANTING AND DRAINAGE COLLECTION PLANTERS.
4. SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT.
5. 8" UNDERCUT AND SUB-BASE REQUIRED FOR SECTIONS THAT ARE LONGER THAN 500' BETWEEN INTERSECTIONS.
6. 8" LANDSCAPED MEDIAN MAY BE REQUIRED FOR SECTIONS THAT ARE LONGER THAN 500' BETWEEN INTERSECTIONS.
7. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.
8. XERISCAPED PLANTERS MAY BE INSTALLED IF PLAN IS APPROVED BY CITY ENGINEER OR DESIGNEE.

SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR / DESIGN: MHC / REVISION: / DATE: 1/18/2022	SCALE NONE	STANDARD ST-507
40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	COMMERCIAL COLLECTOR 3 LANE STREET			



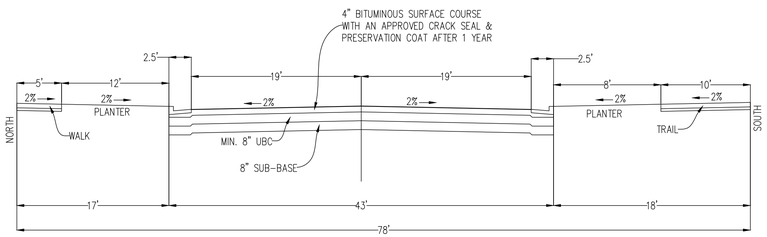
NOTES:
1. SUB-BASE UNDER ALL CURBS AND GUTTERS SHALL MATCH WHAT IS IN THE ROAD WITH A MINIMUM OF 8" OF COMPACTED UNTREATED BASE COURSE.
2. IF CONCRETE IS TO BE POURED NEXT TO A CURB #4 REBAR SHALL BE DOWELED 3" INTO CURB AND 4" INTO SIDEWALK. REBAR SHALL BE INSTALLED A MINIMUM OF 2" FROM TOP OF SIDEWALK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

SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR / DESIGN: MHC / REVISION: / DATE: 1/18/2022	SCALE NONE	STANDARD ST-512
40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	APPROVED CURB & GUTTERS			



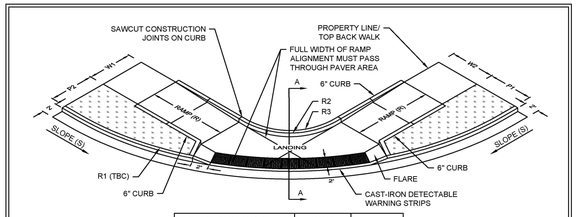
300 WEST – COMMERCIAL COLLECTOR 3 LANE STREET – 95' ROW

FOLLOW SF STD DETAIL ST-507



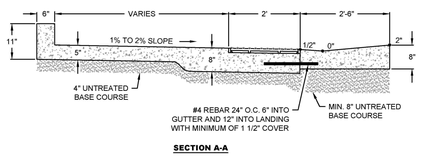
1600 NORTH COMMERCIAL STREET LOCAL – 78' ROW

FOLLOW SF STD DETAIL ST-504



SLOPE OF CURB AND GUTTER TO LANDING (S)	RAMP LENGTH (R)	CURB WALL
-0.45% OR MORE	5'	NO
-0.45% TO -2.0%	10'	YES
-2% OR LESS	15'	YES

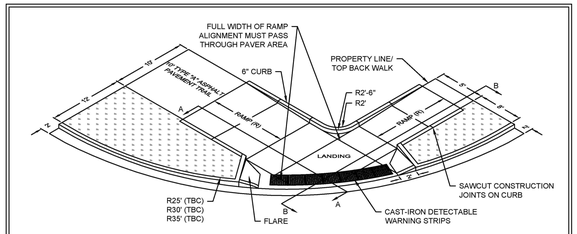
STREET TBC RADIUS (R1)				35' RADIUS		30' RADIUS		25' RADIUS	
SIDEWALK WIDTH (W1)	PLANTER WIDTH (P1)	SIDEWALK WIDTH (W2)	PLANTER WIDTH (P2)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)
5'	12'	5'	12'	2'6"	2'	2'6"	2'	2'6"	2'
5'	12'	5'	8'	2'6"	5'	2'6"	2'	2'6"	2'
5'	8'	5'	8'	5'6"	12'	2'6"	2'	2'6"	2'



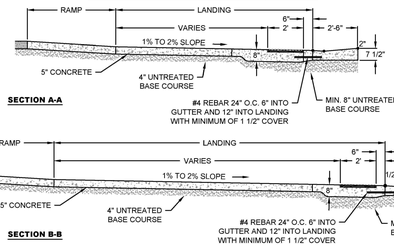
SECTION A-A

NOTES:
1. CONTRACTOR SHALL INSTALL PAVERS ACCORDING TO THE STANDARDS FOR CAST-IRON DETECTABLE WARNING PLATES AND MATCH PATTERN IN THIS DRAWING. RADIAL PLATES SHALL BE A EAST JORDAN IRON WORKS OR APPROVED EQUIVALENT AND SHALL BE ACCORDING TO THE CORRECT TBC RADIUS.
2. THE MAXIMUM SLOPE OF A STREET WITHIN 25' OF THE BEGINNING OF RADIUS IS 5.5%.
3. THE SLOPE OF THE FLOWLINE OF GUTTER THROUGH A PEDESTRIAN RAMP SHALL BE 2.0% OR LESS OR APPROVED BY CITY ENGINEER.
4. CURB AND GUTTER SLOPE (S) AND RAMP LENGTHS (R) SHALL BE CLEARLY LABELED AND DRAWN ON ALL PLANS, SEE TABLE FOR (R2) AND (R3).
5. RAMPS SHALL NOT EXCEED A 1:12 SLOPE.
6. STANDARD PEDESTRIAN RAMPS HAVE BEEN DESIGNED FOR NEW CONSTRUCTION. REPLACEMENT OF EXISTING PEDESTRIAN RAMPS SHALL BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER AND APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.

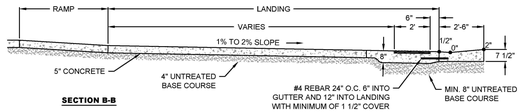
SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR / DESIGN: MHC / REVISION: / DATE: 6/15/2018	SCALE NONE	STANDARD ST-516
40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	PEDESTRIAN RAMP SIDEWALKS WITH PLANTERS			



SLOPE OF CURB AND GUTTER TO LANDING (S)	RAMP LENGTH (R)	CURB WALL
-0.45% OR MORE	5'	NO
-0.45% TO -2.0%	10'	YES
-2% OR LESS	15'	YES



SECTION A-A



SECTION B-B

NOTES:
1. CONTRACTOR SHALL INSTALL PAVERS ACCORDING TO THE STANDARDS FOR CAST-IRON DETECTABLE WARNING PLATES AND MATCH PATTERN IN THIS DRAWING. RADIAL PLATES SHALL BE A EAST JORDAN IRON WORKS OR APPROVED EQUIVALENT AND SHALL BE ACCORDING TO THE CORRECT TBC RADIUS.
2. THE MAXIMUM SLOPE OF A STREET WITHIN 25' OF THE BEGINNING OF RADIUS IS 5.5%.
3. THE SLOPE OF THE FLOWLINE OF GUTTER THROUGH A PEDESTRIAN RAMP SHALL BE 2.0% OR LESS OR APPROVED BY CITY ENGINEER.
4. CURB AND GUTTER SLOPE (S) AND RAMP LENGTHS (R) SHALL BE CLEARLY LABELED AND DRAWN ON ALL PLANS, SEE TABLE FOR (R2) AND (R3).
5. RAMPS SHALL NOT EXCEED A 1:12 SLOPE.
6. STANDARD PEDESTRIAN RAMPS HAVE BEEN DESIGNED FOR NEW CONSTRUCTION. REPLACEMENT OF EXISTING PEDESTRIAN RAMPS SHALL BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER AND APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.
7. POUR CONCRETE PEDESTRIAN RAMP BEFORE PAVING TRAIL.

SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR / DESIGN: MHC / REVISION: / DATE: 6/15/2018	SCALE NONE	STANDARD ST-519
40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	CORNER PEDESTRIAN RAMP FOR SIDEWALKS CONNECTING TO TRAILS			

REVISIONS		
Rev.	Date	Description
1	10/12/22	REVISED PER CITY COMMENTS

Developer: Shelby Homes
c/o Mike Deuel
Phone: (801) 717-6688

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

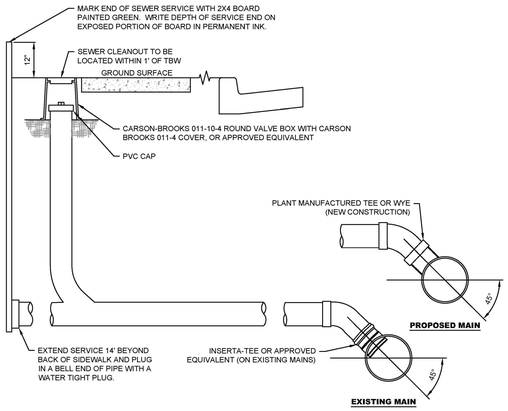
GREEN TREE SUBDIVISION PLAT B

SPANISH FORK UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

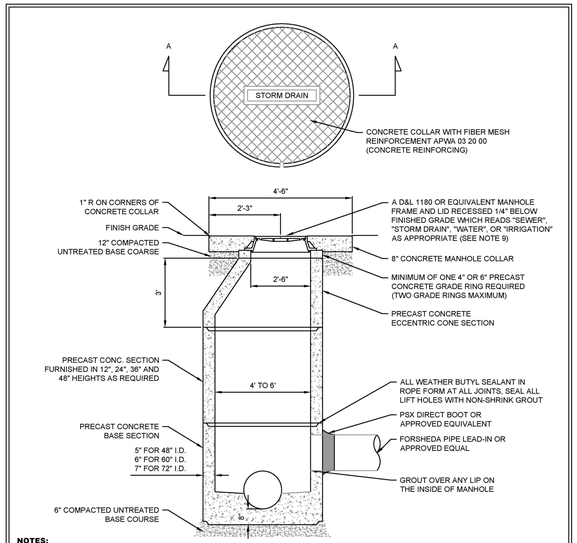
DETAILS

Scale: NTS
Date: 09/07/22
D1



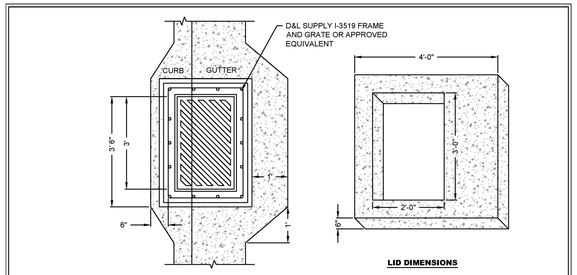
NOTES:
1. THE MINIMUM SLOPE IS 2% FOR A 4" LATERAL AND 1% FOR A 6" LATERAL.
2. SEWER LATERALS SHALL HAVE A MINIMUM OF 42" OF COVER FROM FINISH GRADE AT PROPERTY LINE AND 36" AT PLUG.
3. INSERTA-TEE MAY ONLY BE USED WHEN APPROVED BY CITY ENGINEER.

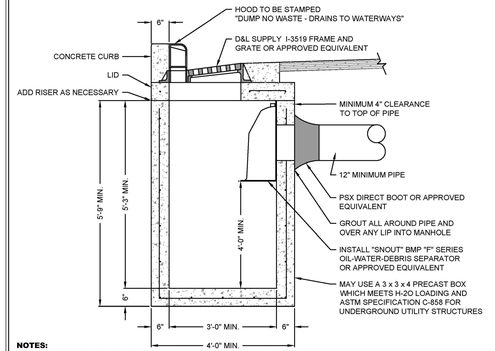
SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	STANDARD DRAWING SEWER SERVICE	DRAWN: JLP · DESIGN: MHC · REVISION: · DATE: 10/6/2020	SCALE NONE	STANDARD SS-305



NOTES:
1. USE 4' I.D. MANHOLES FOR MAIN LINES LESS THEN 18" IN DIAMETER; 5' I.D. MANHOLES FOR MAIN LINES 18" TO 30" IN DIAMETER, AND 6' I.D. FOR MAIN LINES GREATER THAN 30" IN DIAMETER.
2. FLAT LIDS MAY BE USED IN LIEU OF ECCENTRIC CONES WHERE NECESSARY. FLAT LIDS SHALL BE OF ECCENTRIC DESIGN AND MEET H20 LIVE LOADING. NO FLAT RING AND COVERS WILL BE ALLOWED UNLESS APPROVED BY CITY ENGINEER OR HIS/HER DESIGNEE.
3. MANHOLE RIMS PLACED IN FIELDS SHALL HAVE SOLID LIDS AND BE BURIED 2 FEET DEEP.
4. MANHOLE RIMS OUT OF STREETS SHALL BE PLACED 4 INCHES ABOVE GRADE.
5. CONCRETE COLLAR AND RIM SHALL BE INSTALLED 1/4" BELOW PAVEMENT SURFACE AFTER THE 1 YEAR PRESERVATION COAT.
6. MANHOLE COLLARS AND RINGS SHALL BE PROTECTED BY A COVERING DURING A SEAL COAT.
7. STORM MANHOLES MAY HAVE FLAT BOTTOMS IN THE BASES.
8. CONCRETE COLLAR SHALL BE PLACED AFTER THE 1 YEAR PRESERVATION COAT WHEN APPLICABLE.
9. IN PAVED AREAS WITH A SLOPE GREATER THAN 5% USE AN EJIW 3624 TWIST BASE OR APPROVED EQUIVALENT.
10. ALL STORM DRAIN MANHOLES CONNECTED TO STORM DRAIN INLETS SHALL HAVE A FLAT BOTTOM WITH 18" MIN. FROM FLOW LINE TO BOTTOM OF BOX.
11. ALL STORM DRAIN MANHOLES NOT CONNECTED TO AN INLET BOX SHALL HAVE A TROUGH.

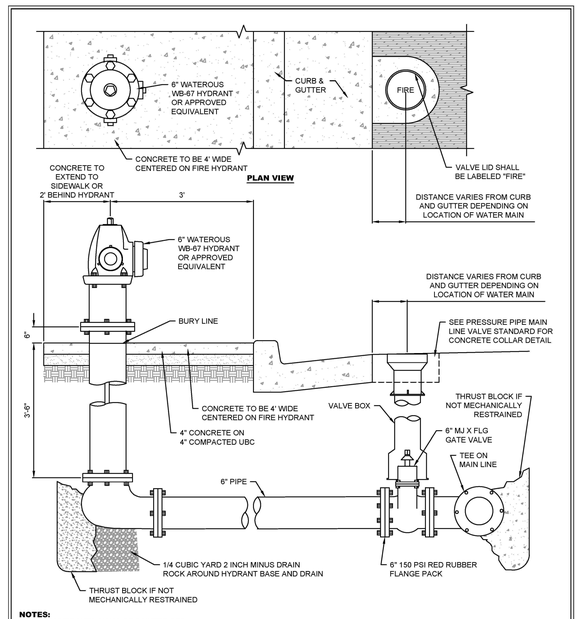
SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	STANDARD DRAWING STORM DRAIN MANHOLE	DRAWN: JLP · DESIGN: MHC · REVISION: · DATE: 6/10/2022	SCALE NONE	STANDARD SD-401





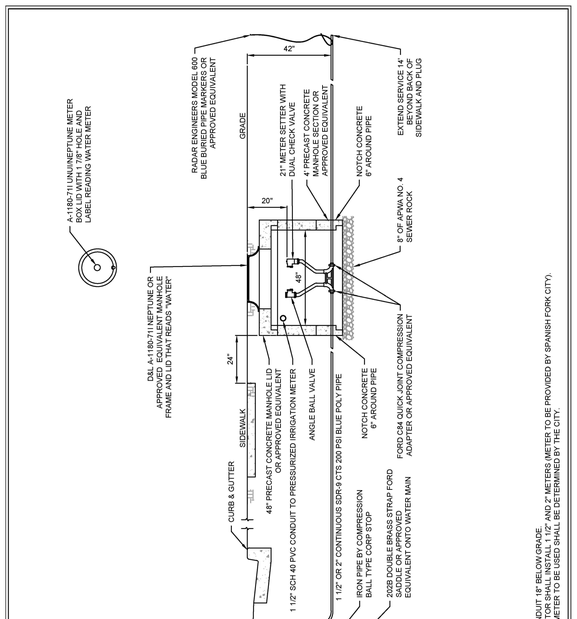
NOTES:
1. ALL STORM TRANSMISSION LINES SHALL RUN THROUGH STORM MANHOLES.
2. BOX SHALL BE SIZED ACCORDING TO TABLE ON STANDARD #32.
3. UNLESS OTHERWISE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER, #4 REBAR WILL BE SPACED AT MINIMUM OF 12" O.C. IN ALL DIRECTIONS IN CONCRETE. ALL REBAR SHALL OVERLAP A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

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	STANDARD DRAWING STORM WATER INLET BOX	DRAWN: JLP · DESIGN: MHC · REVISION: · DATE: 10/6/2020	SCALE NONE	STANDARD SD-404



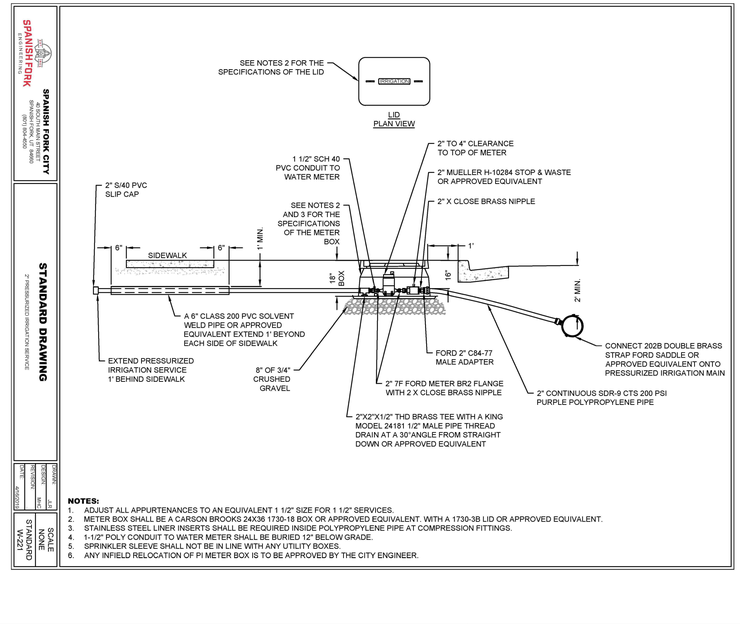
NOTES:
1. FIRE HYDRANTS SHALL BE PAINTED RED.
2. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
3. IF THERE IS NOT A PLANTER STRIP, THE CENTER OF THE HYDRANT SHALL BE LOCATED 24" BEHIND THE SIDEWALK WITH A 4' BY 4' CONCRETE PAD CENTERED ON THE HYDRANT.
4. THERE SHALL BE NO OBSTACLES INCLUDING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

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	STANDARD DRAWING FIRE HYDRANT	DRAWN: JLP · DESIGN: MHC · REVISION: · DATE: 4/16/2019	SCALE NONE	STANDARD W-210



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

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	STANDARD DRAWING 2" WATER SERVICE	DRAWN: JLP · DESIGN: MHC · REVISION: · DATE: 2/15/2022	SCALE NONE	STANDARD W-214



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

REVISIONS		
Rev.	Date	Description
1	10/12/22	REVISED PER CITY COMMENTS

Developer: Shelby Homes
c/o Mike Deuel
Phone: (801) 717-6688

EXCEL ENGINEERING
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P: (801) 756-4504; david@excelcivil.com

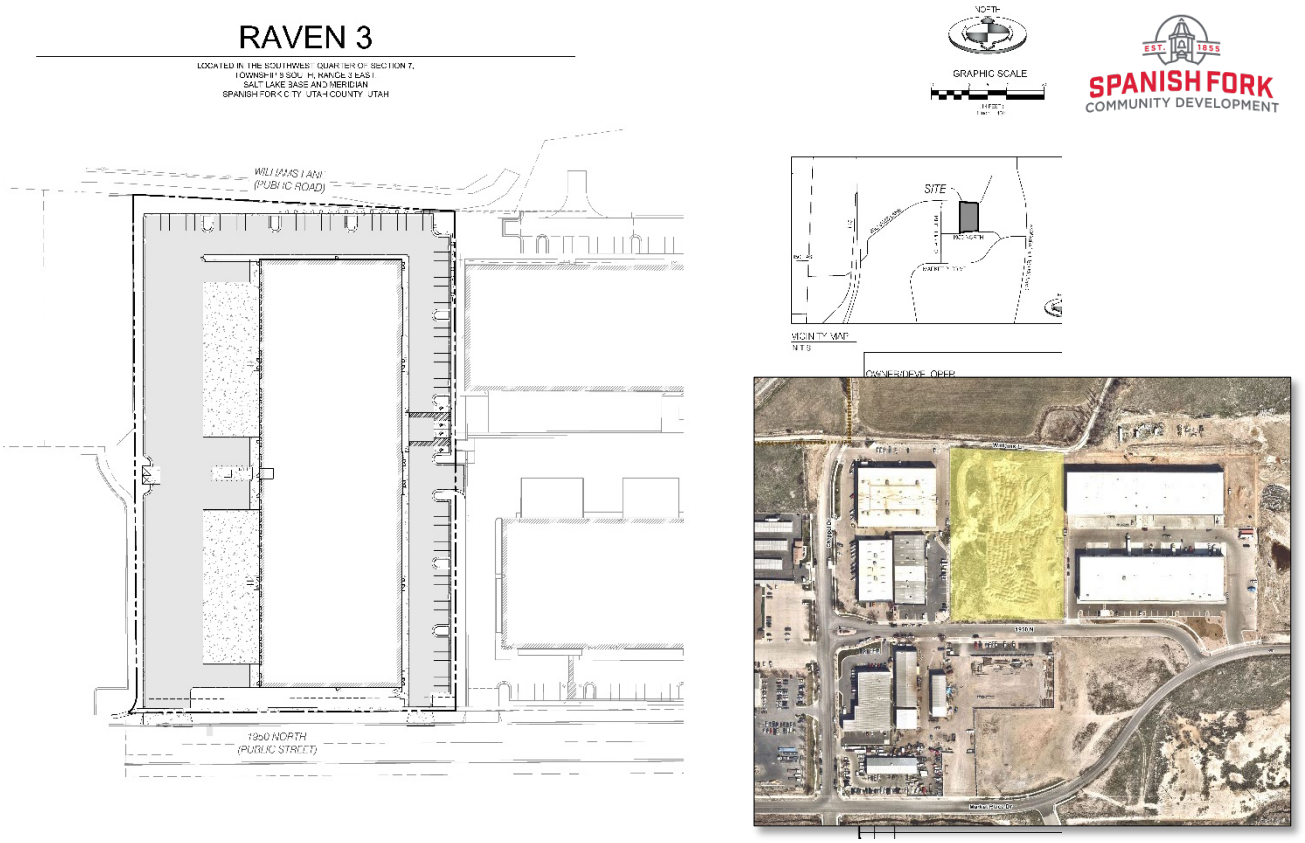
GREEN TREE SUBDIVISION PLAT B

SPANISH FORK UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

DETAILS

Scale: NTS
Date: 09/07/22
D2



Raven 3 Industrial Site Plan Approval Request

November 16, 2022, Development Review Committee Meeting.

Located at 863 East 1950 North, including 4.24 acres.

The subject parcel is currently zoned I-1.

The applicant has requested that a Site Plan be approved.

Key Issues

1. Road Dedication Plat.
2. Setbacks.
3. Easements.
4. Trail.
5. Improvements.
6. Access.
7. Power.
8. Utilities.

Recommendation

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

Finding

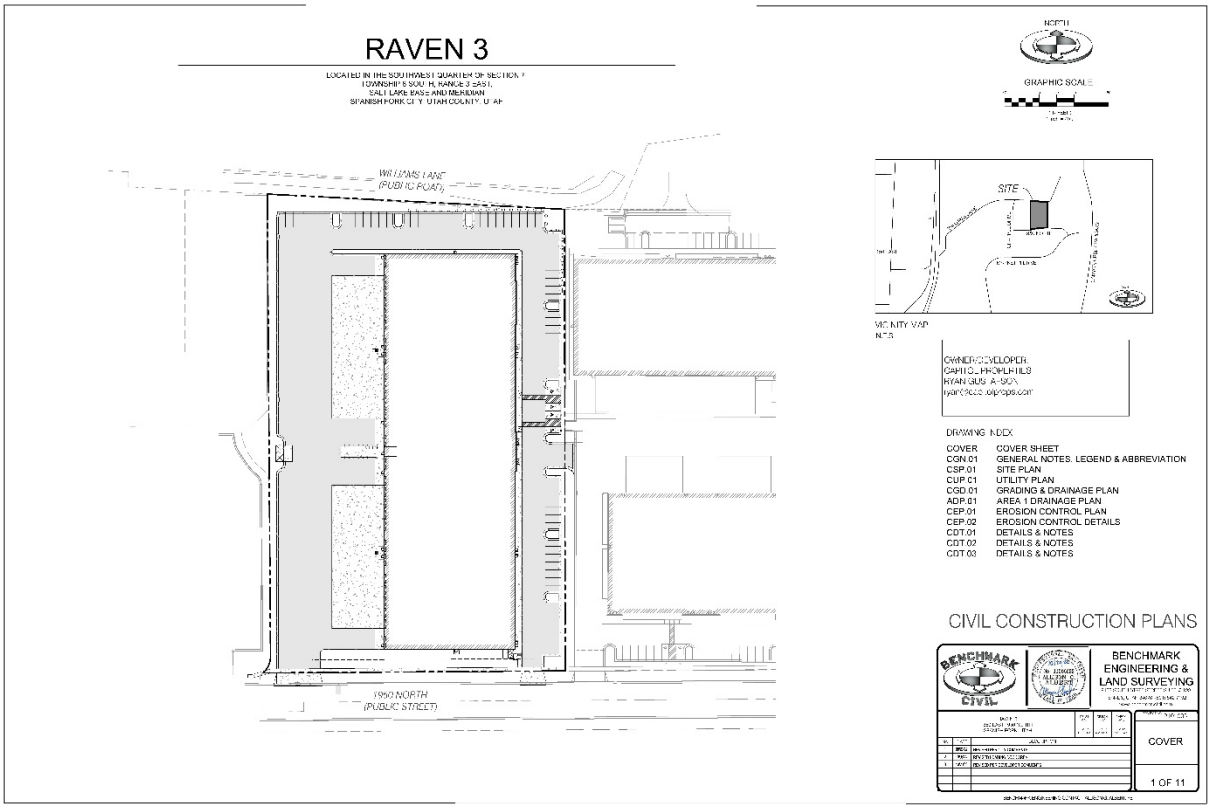
1. That the project conforms to the City's General Plan Land Use Designation and Zoning Map.

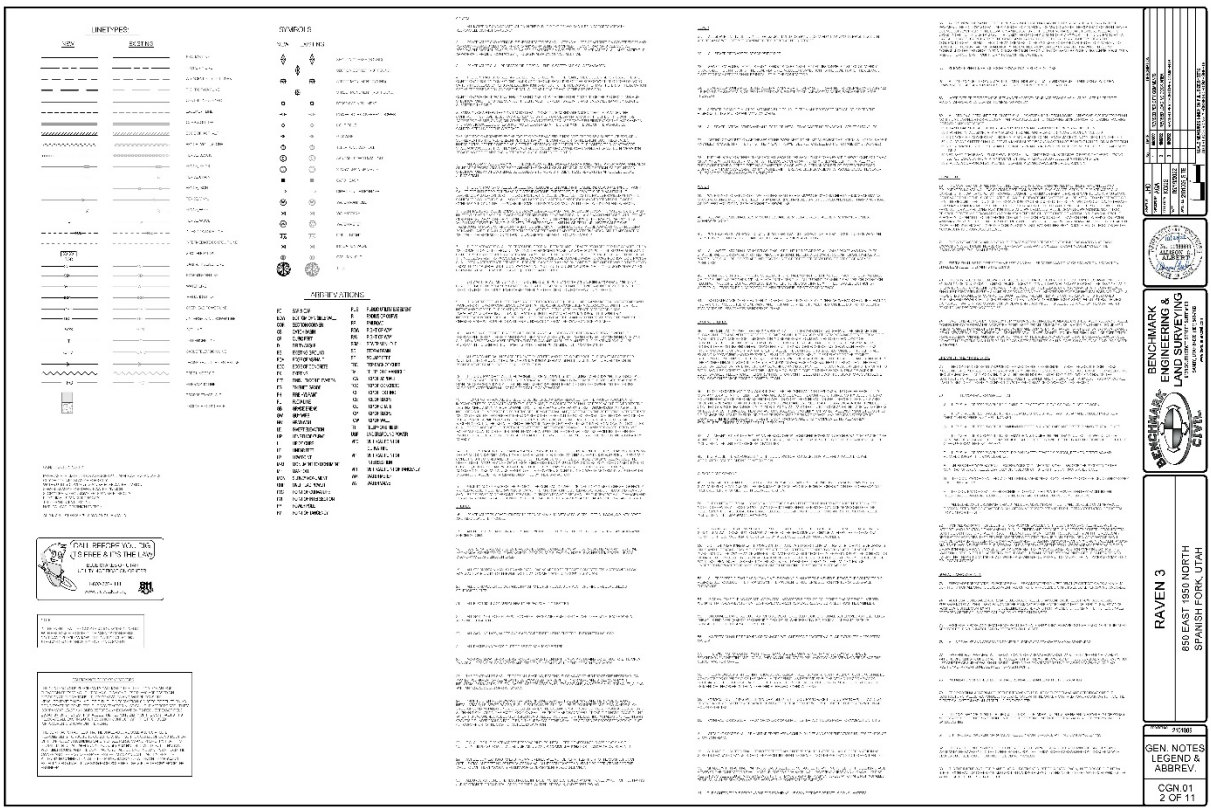
Conditions

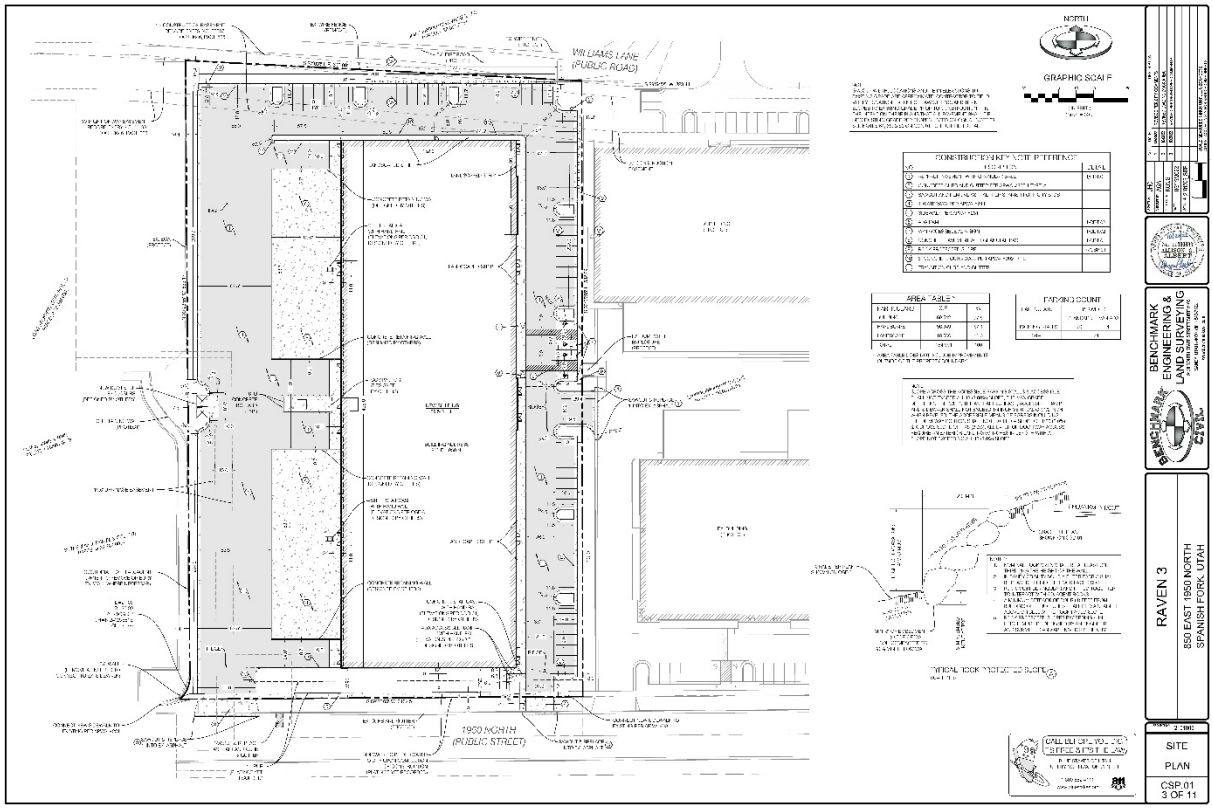
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the Site Plan be revised to comply with setback requirements.
4. That the applicant provides the plat and easements for review and recordation.

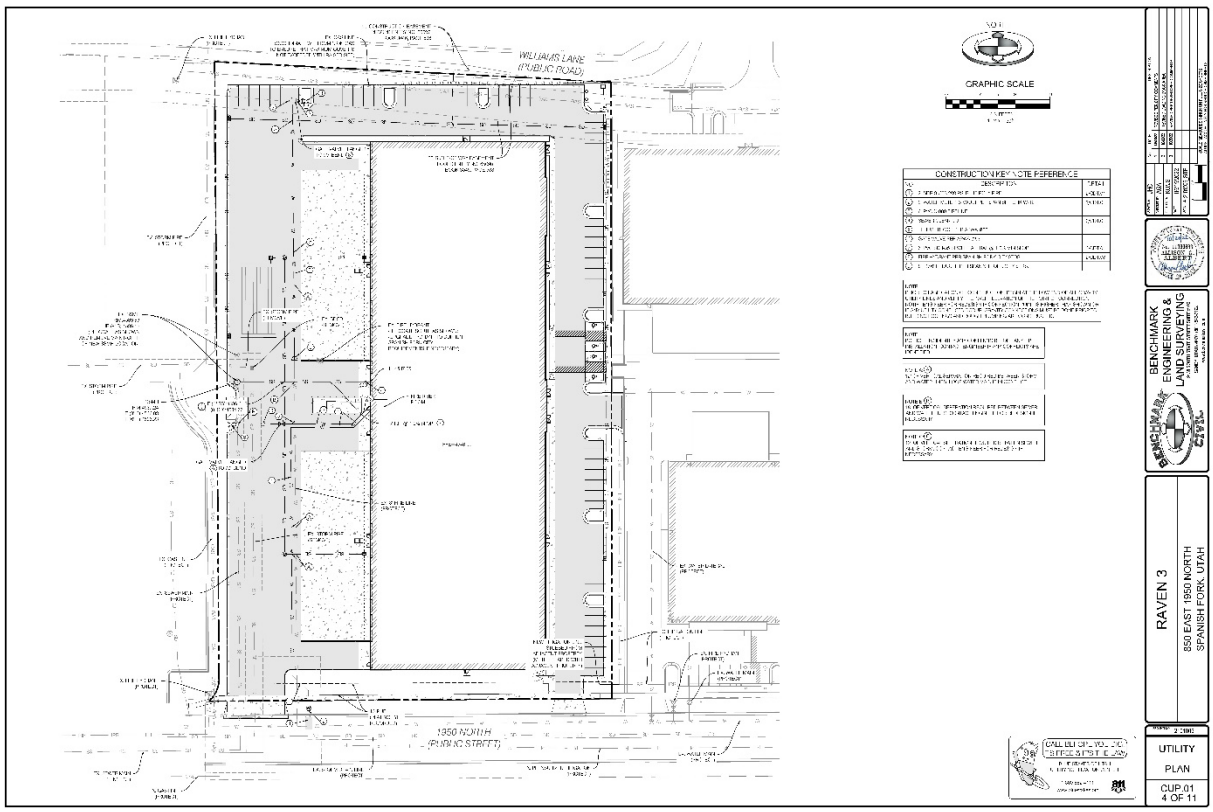
Exhibits

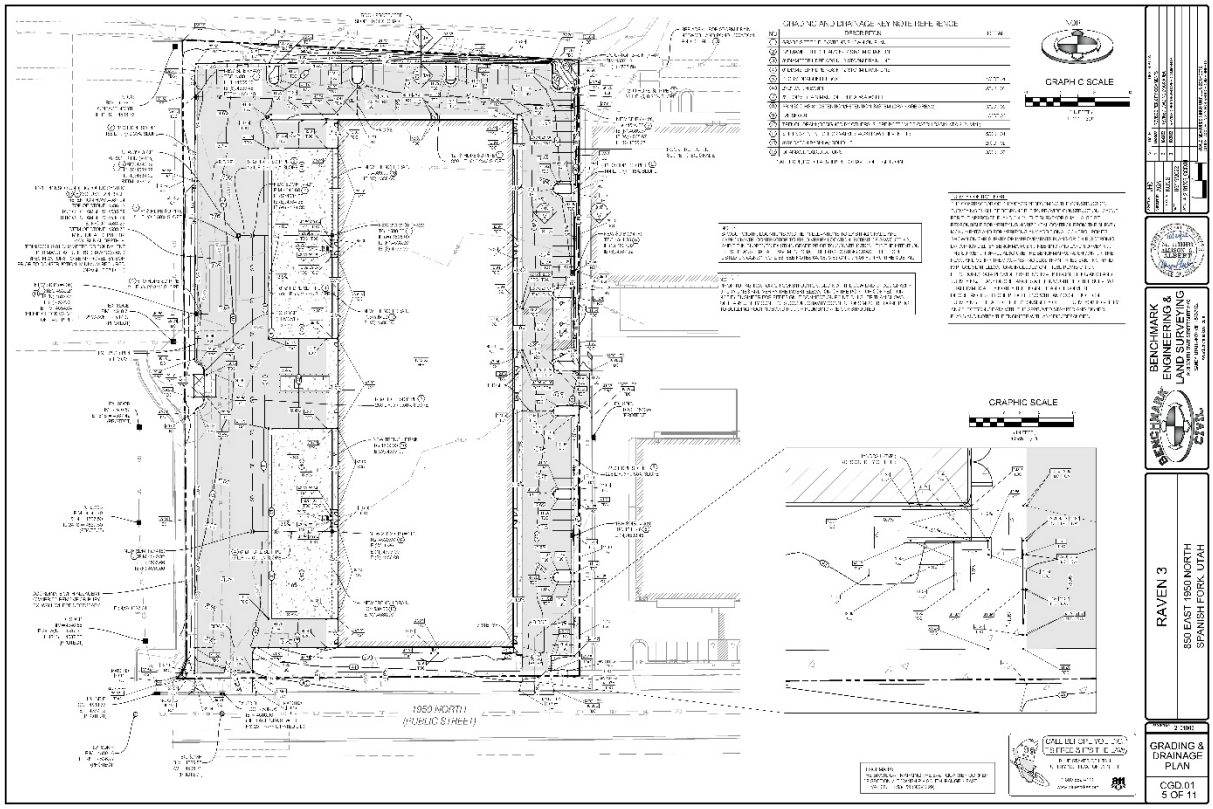
1. Site Plan.
2. Landscaping.
3. Building Elevations.

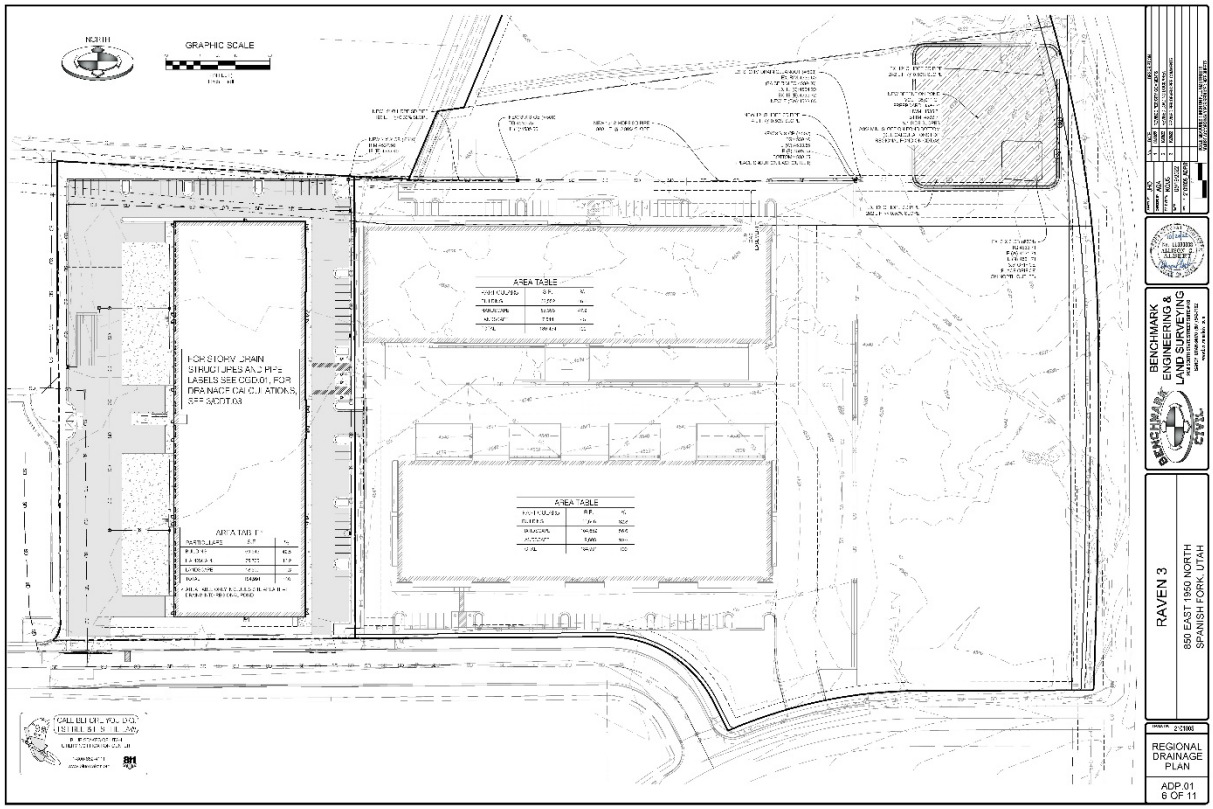

RAVEN 3
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7
TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH
WILLIAMS LANE
(PUBLIC ROAD)
1950 NORTH
(PUBLIC STREET)
NORTH
GRAPHIC SCALE
SITE
VICINITY MAP
N.T.S.
OWNER/DEVELOPER:
CAPITOL PROPERTIES
RYAN GUSTAFSON
DRAWING INDEX
COVER COVER SHEET
CGN.01 GENERAL NOTES, LEGEND & ABBREVIATION
CSP.01 SITE PLAN
CUP.01 UTILITY PLAN
CGD.01 GRADING & DRAINAGE PLAN
ADP.01 AREA 1 DRAINAGE PLAN
CEP.01 EROSION CONTROL PLAN
CEP.02 EROSION CONTROL DETAILS
CDT.01 DETAILS & NOTES
CDT.02 DETAILS & NOTES
CDT.03 DETAILS & NOTES
CIVIL CONSTRUCTION PLANS
BENCHMARK ENGINEERING & LAND SURVEYING
COVER
1 OF 11


LINETYPES:
SYMBOLS
ABBREVIATIONS
BENCHMARK ENGINEERING & LAND SURVEYING
RAVEN 3
850 EAST 1950 NORTH
SPANISH FORK, UTAH
GEN. NOTES
LEGEND &
ABBREV.
CGN.01
2 OF 11


WILLIAMS LANE
(PUBLIC ROAD)
1950 NORTH
(PUBLIC STREET)
NORTH
GRAPHIC SCALE
CONSTRUCTION KEY NOTE REFERENCE
AREA TABLES
PARKING COUNT
BENCHMARK ENGINEERING & LAND SURVEYING
RAVEN 3
850 EAST 1950 NORTH
SPANISH FORK, UTAH
SITE PLAN
CSP.01
3 OF 11


WILLIAMS LANE
(PUBLIC ROAD)
1950 NORTH
(PUBLIC STREET)
NORTH
GRAPHIC SCALE
CONSTRUCTION KEY NOTE REFERENCE
BENCHMARK ENGINEERING & LAND SURVEYING
RAVEN 3
850 EAST 1950 NORTH
SPANISH FORK, UTAH
UTILITY PLAN
CUP.01
4 OF 11


GRADING AND DRAINAGE KEY NOTE LEGEND
GRAPHIC SCALE
1950 NORTH
(PUBLIC STREET)
BENCHMARK ENGINEERING & LAND SURVEYING
RAVEN 3
850 EAST 1950 NORTH
SPANISH FORK, UTAH
GRADING & DRAINAGE PLAN
CGD.01
5 OF 11


NORTH
GRAPHIC SCALE
AREA TABLE
FOR STORM DRAIN STRUCTURES AND PIPE LABELS SEE CGD.01, FOR DRAINAGE CALCULATIONS, SEE SHEET XX
BENCHMARK ENGINEERING & LAND SURVEYING
RAVEN 3
850 EAST 1950 NORTH
SPANISH FORK, UTAH
REGIONAL DRAINAGE PLAN
ADP.01
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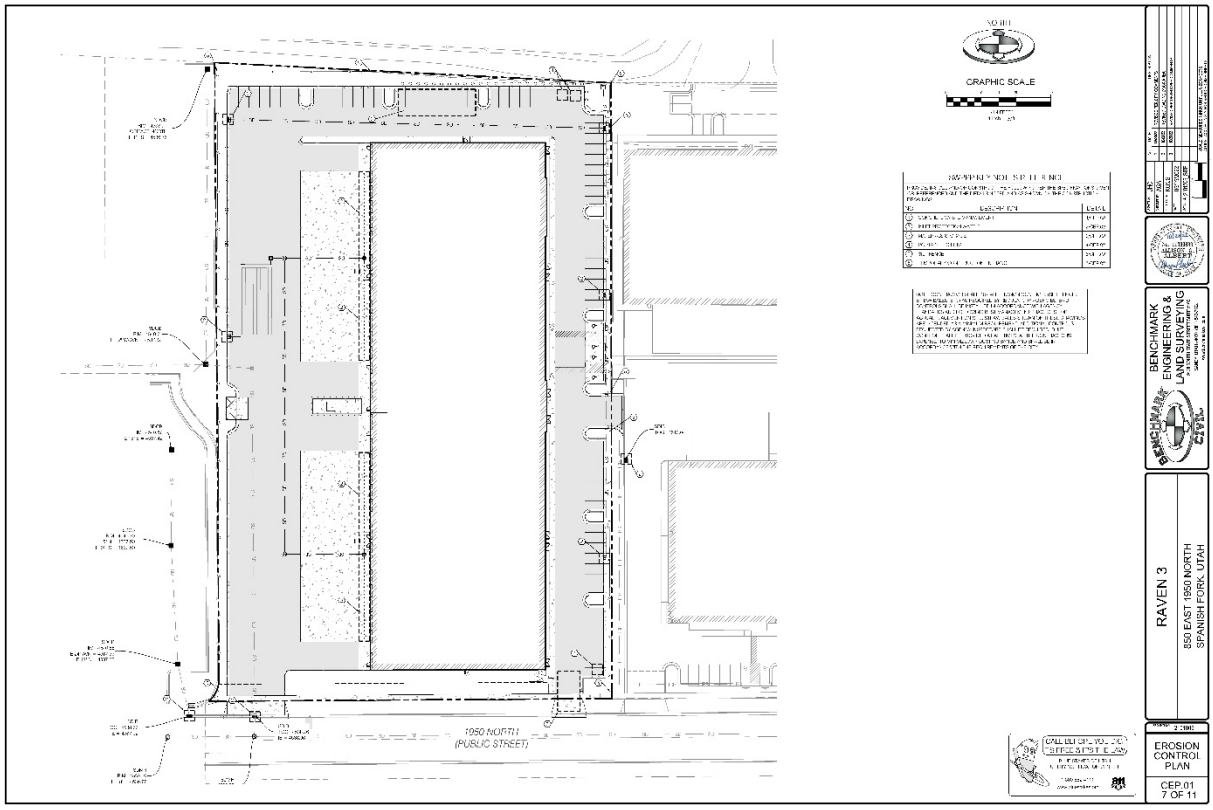
GRAPHIC SCALE
1950 NORTH
(PUBLIC STREET)
BENCHMARK ENGINEERING & LAND SURVEYING
RAVEN 3
850 EAST 1950 NORTH
SPANISH FORK, UTAH
EROSION CONTROL PLAN
CEP.01
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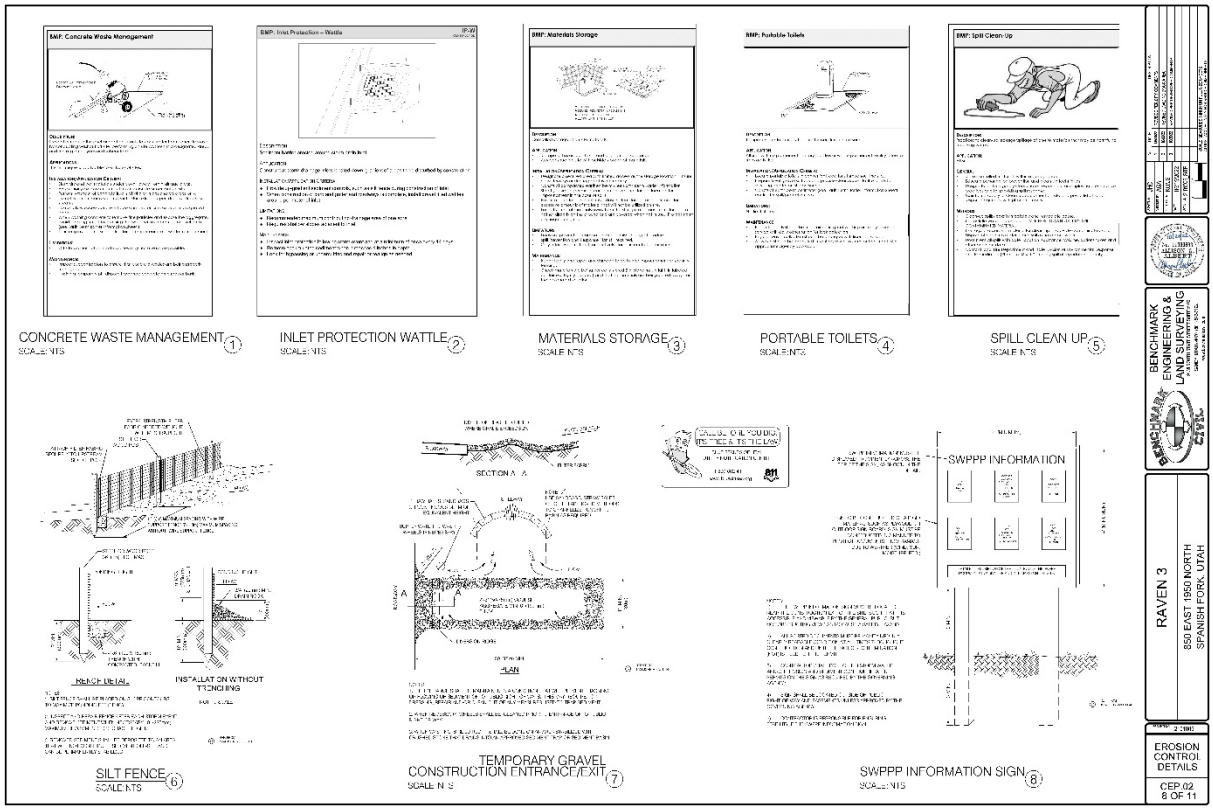
CONCRETE WASTE MANAGEMENT ①
SCALE: NTS
INLET PROTECTION WATTLE ②
SCALE: NTS
MATERIALS STORAGE ③
SCALE: NTS
PORTABLE TOILETS ④
SCALE: NTS
SPILL CLEAN UP ⑤
SCALE: NTS
SILT FENCE ⑥
SCALE: NTS
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT ⑦
SCALE: N.T.S
SWPPP INFORMATION SIGN ⑧
SCALE: NTS
SWPPP INFORMATION
BENCHMARK ENGINEERING & LAND SURVEYING
RAVEN 3
850 EAST 1950 NORTH
SPANISH FORK, UTAH
EROSION CONTROL DETAILS
CEP.02
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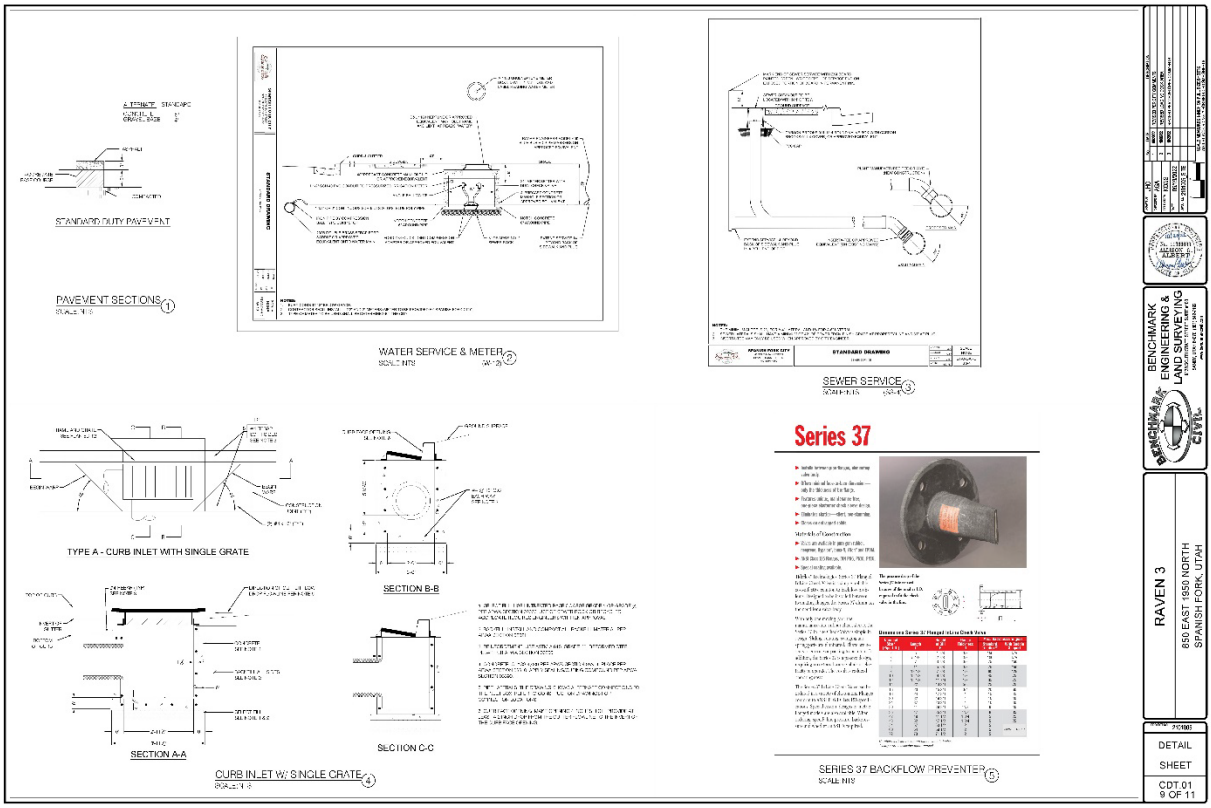
STANDARD DUTY PAVEMENT
PAVEMENT SECTIONS
WATER SERVICE & METER
SEWER SERVICE
TYPE A - CURB INLET WITH SINGLE GRATE
SECTION B-B
SECTION A-A
SECTION C-C
CURB INLET W/ SINGLE GRATE
Series 37
SERIES 37 BACKFLOW PREVENTER
BENCHMARK ENGINEERING & LAND SURVEYING
RAVEN 3
850 EAST 1950 NORTH
SPANISH FORK, UTAH
DETAIL SHEET
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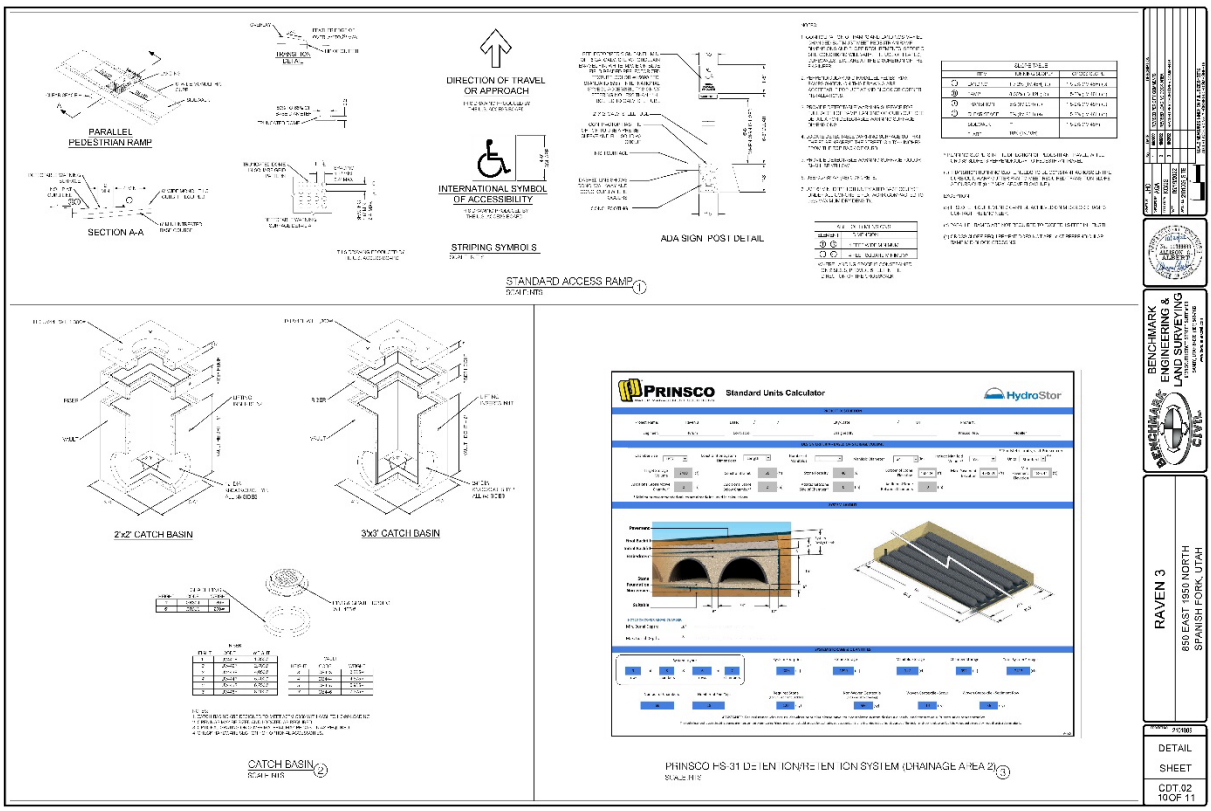
PARALLEL PEDESTRIAN RAMP
SECTION A-A
DIRECTION OF TRAVEL OR APPROACH
INTERNATIONAL SYMBOL OF ACCESSIBILITY
STRIPING SYMBOLS
ADA SIGN POST DETAIL
STANDARD ACCESS RAMP
2'x2' CATCH BASIN
3'x3' CATCH BASIN
CATCH BASIN
PRINSCO
Standard Units Calculator
HydroStor
PRINSCO HS-31 DETENTION/RETENTION SYSTEM (DRAINAGE AREA 2)
BENCHMARK ENGINEERING & LAND SURVEYING
RAVEN 3
850 EAST 1950 NORTH
SPANISH FORK, UTAH
DETAIL SHEET
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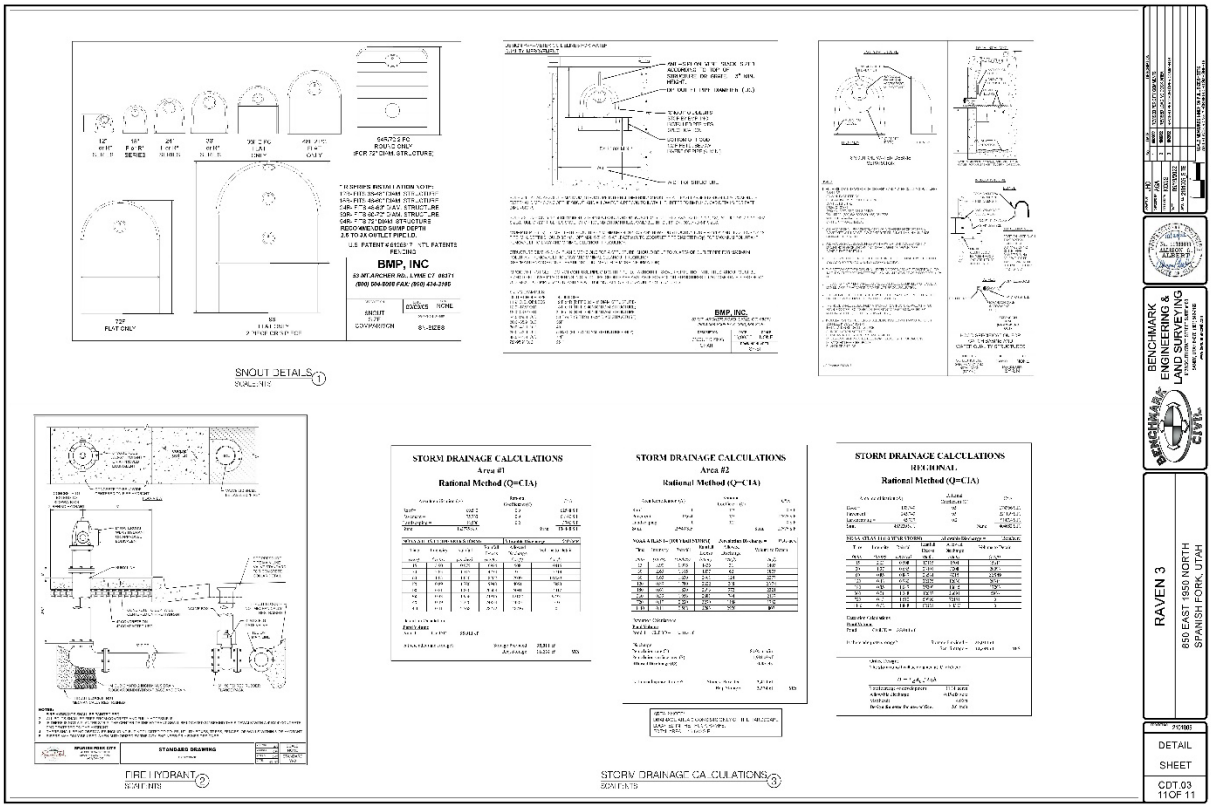
SNOUT DETAILS
STORM DRAINAGE CALCULATIONS
Area #1
Rational Method (Q=CIA)
STORM DRAINAGE CALCULATIONS
Area #2
Rational Method (Q=CIA)
STORM DRAINAGE CALCULATIONS
ADDITIONAL
Rational Method (Q=CIA)
FIRE HYDRANT
STORM DRAINAGE CALCULATIONS
BMP, INC
BENCHMARK ENGINEERING & LAND SURVEYING
RAVEN 3
850 EAST 1950 NORTH
SPANISH FORK, UTAH
DETAIL SHEET
CDT.03
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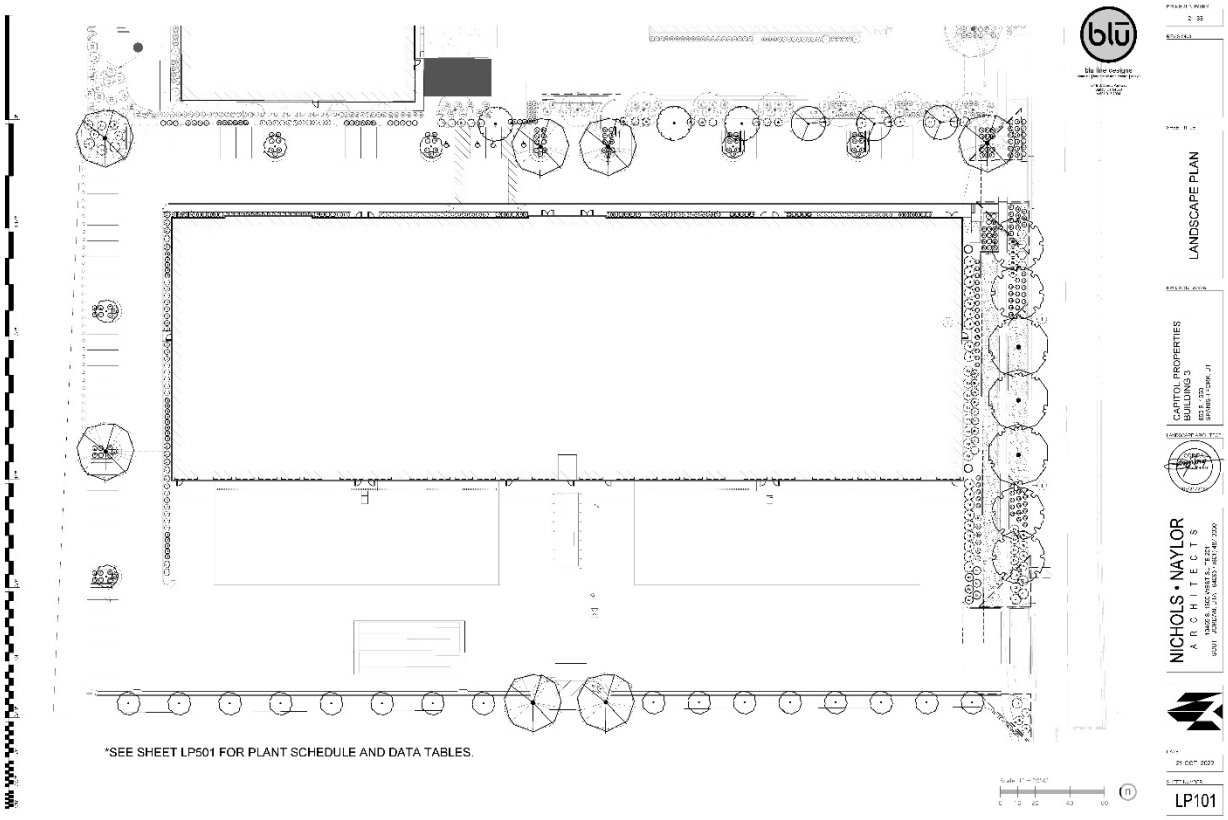
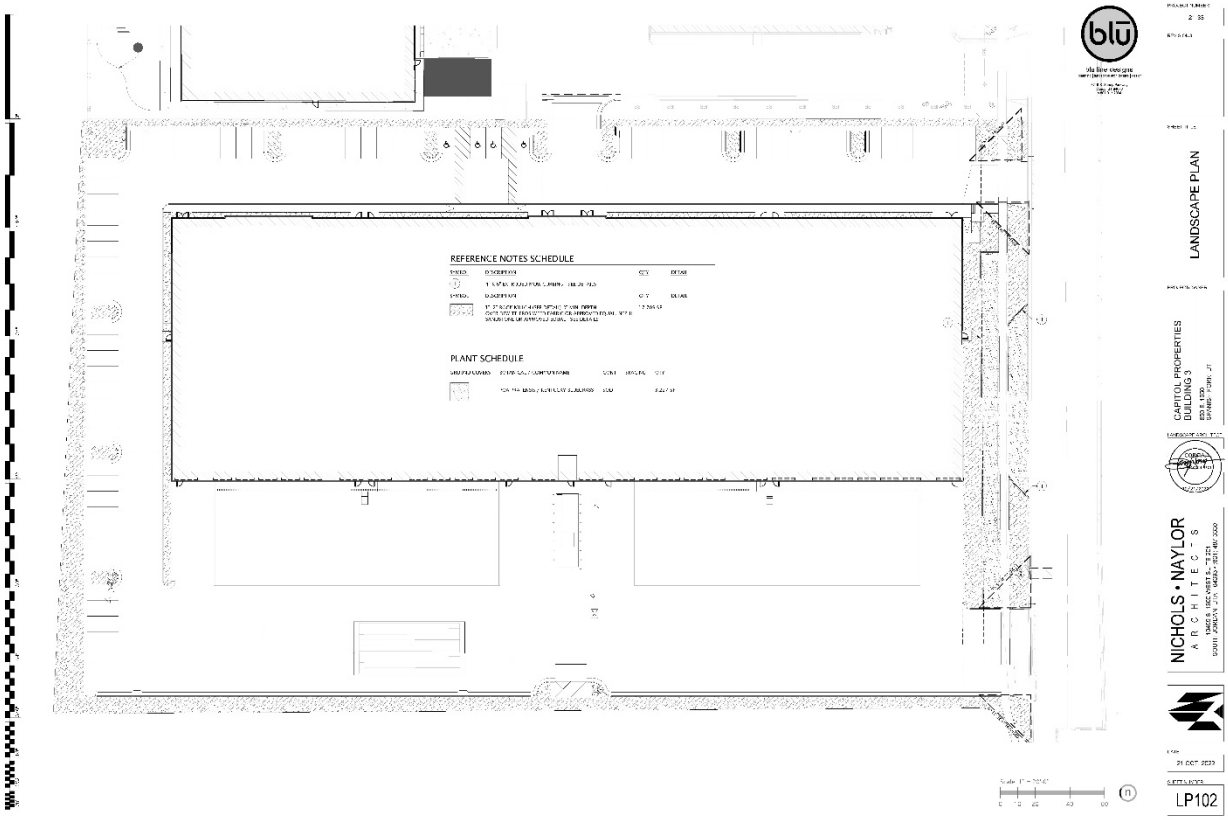
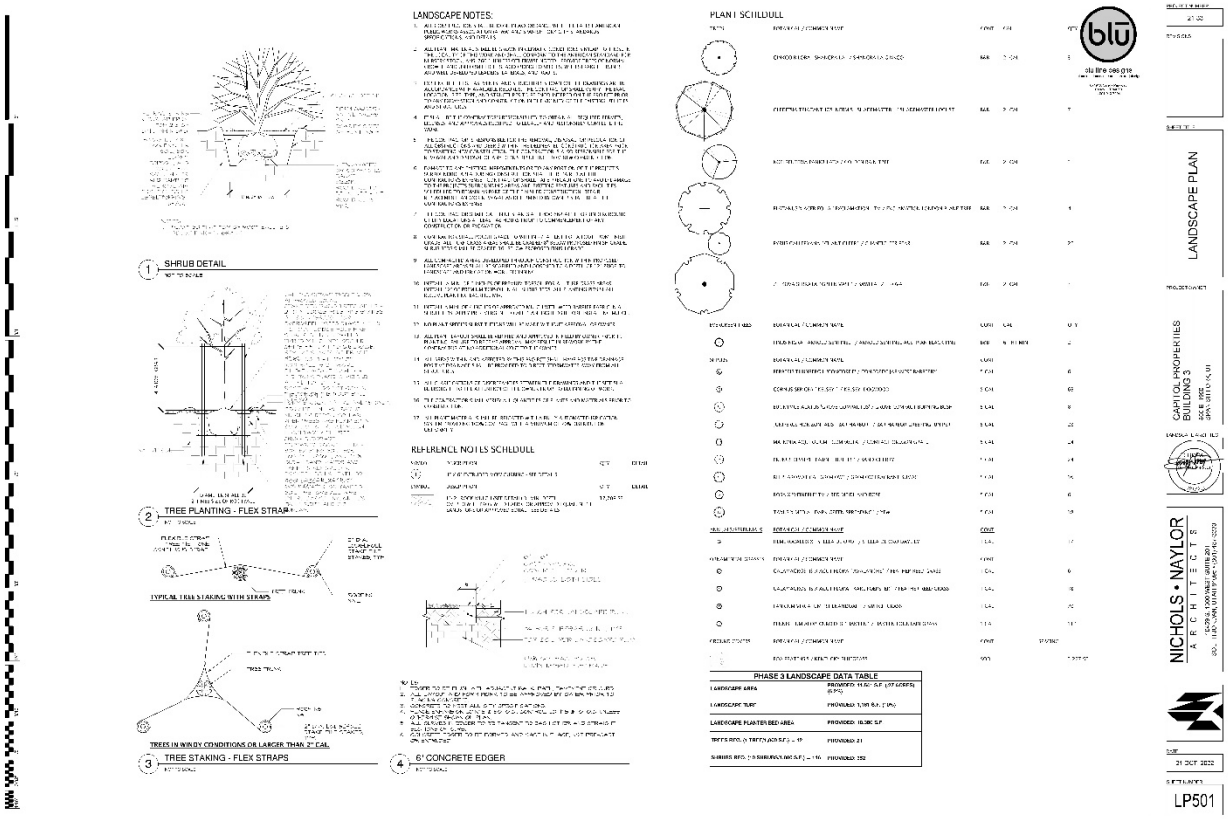
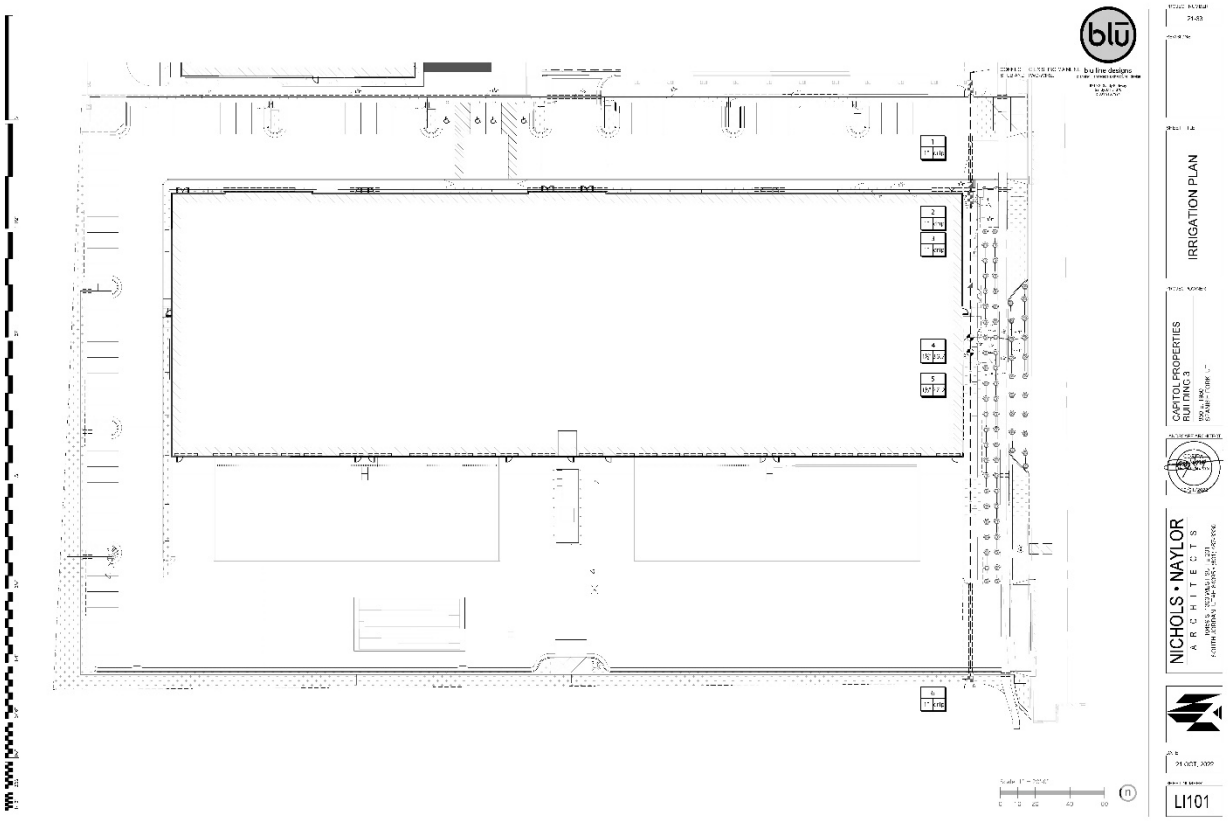
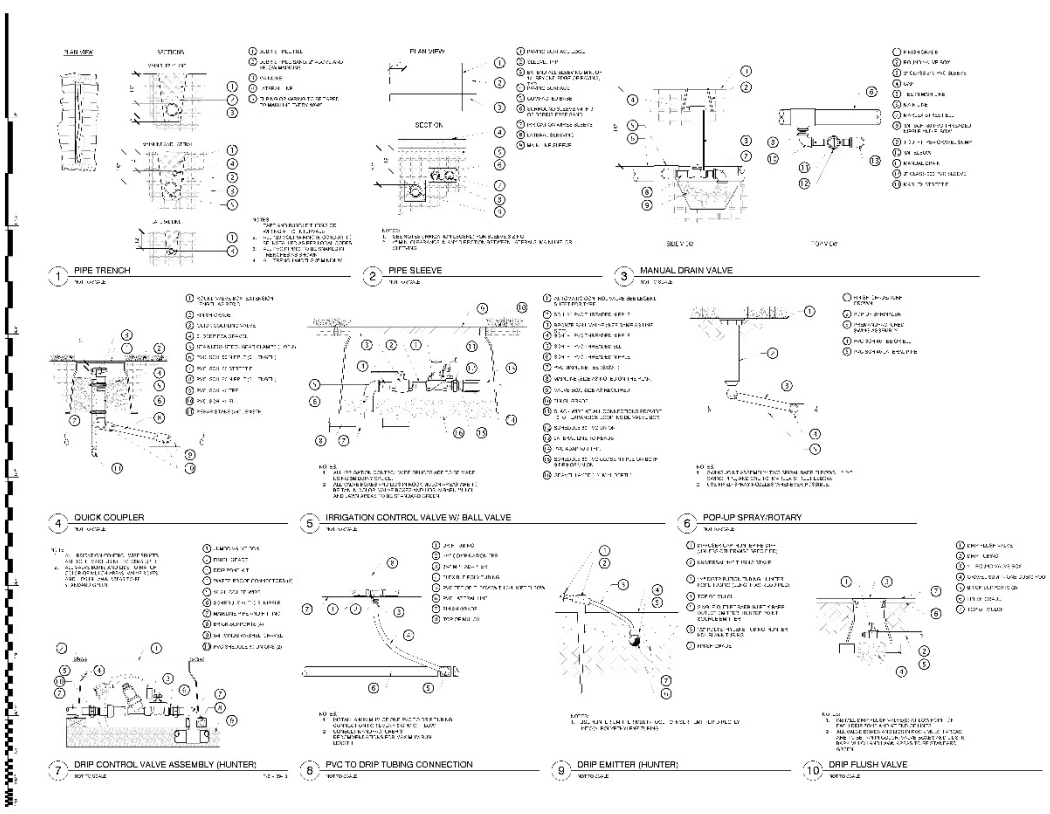

*SEE SHEET LP501 FOR PLANT SCHEDULE AND DATA TABLES.
LANDSCAPE PLAN
CAPITOL PROPERTIES BUILDING 3
NICHOLS • NAYLOR ARCHITECTS
21 OCT 2022
LP101


REFERENCE NOTES SCHEDULE
PLANT SCHEDULE
LANDSCAPE PLAN
CAPITOL PROPERTIES BUILDING 3
NICHOLS • NAYLOR ARCHITECTS
21 OCT 2022
LP102


LANDSCAPE NOTES:
PLANT SCHEDULE
SHRUB DETAIL
TREE PLANTING - FLEX STRAP
TYPICAL TREE STAKING WITH STRAPS
TREES IN WINDY CONDITIONS OR LARGER THAN 2" CAL
TREE STAKING - FLEX STRAPS
6" CONCRETE EDGER
PHASE 3 LANDSCAPE DATA TABLE
blu fire designs
NICHOLS • NAYLOR ARCHITECTS
CAPITOL PROPERTIES BUILDING 3
LANDSCAPE PLAN
21 OCT 2022
LP501


blu fire designs
IRRIGATION PLAN
CAPITOL PROPERTIES BUILDING 3
NICHOLS • NAYLOR ARCHITECTS
LI101



blū
blu line designs

21.20

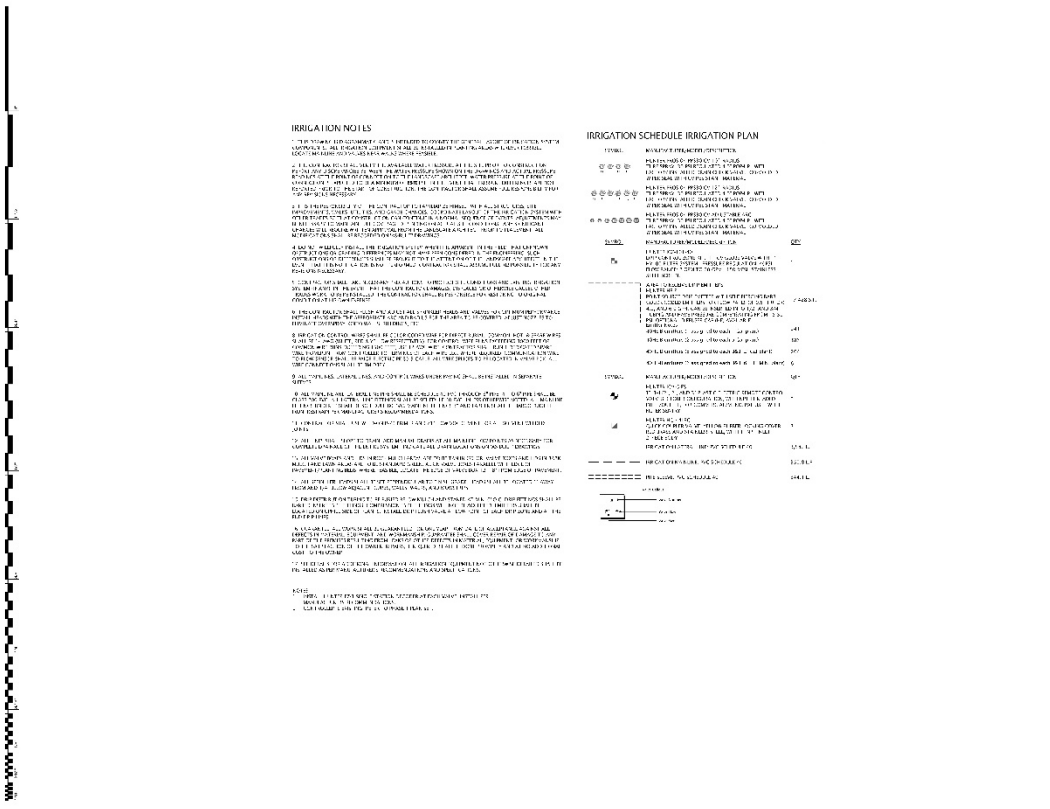
IRRIGATION DETAILS

CAPITOL PROPERTIES BUILDING 3
SPANISH FORK, UT

NICHOLS • NAYLOR
ARCH - ITECTS

2 OCT, 2022

LI501



blū
blu line designs

21.20

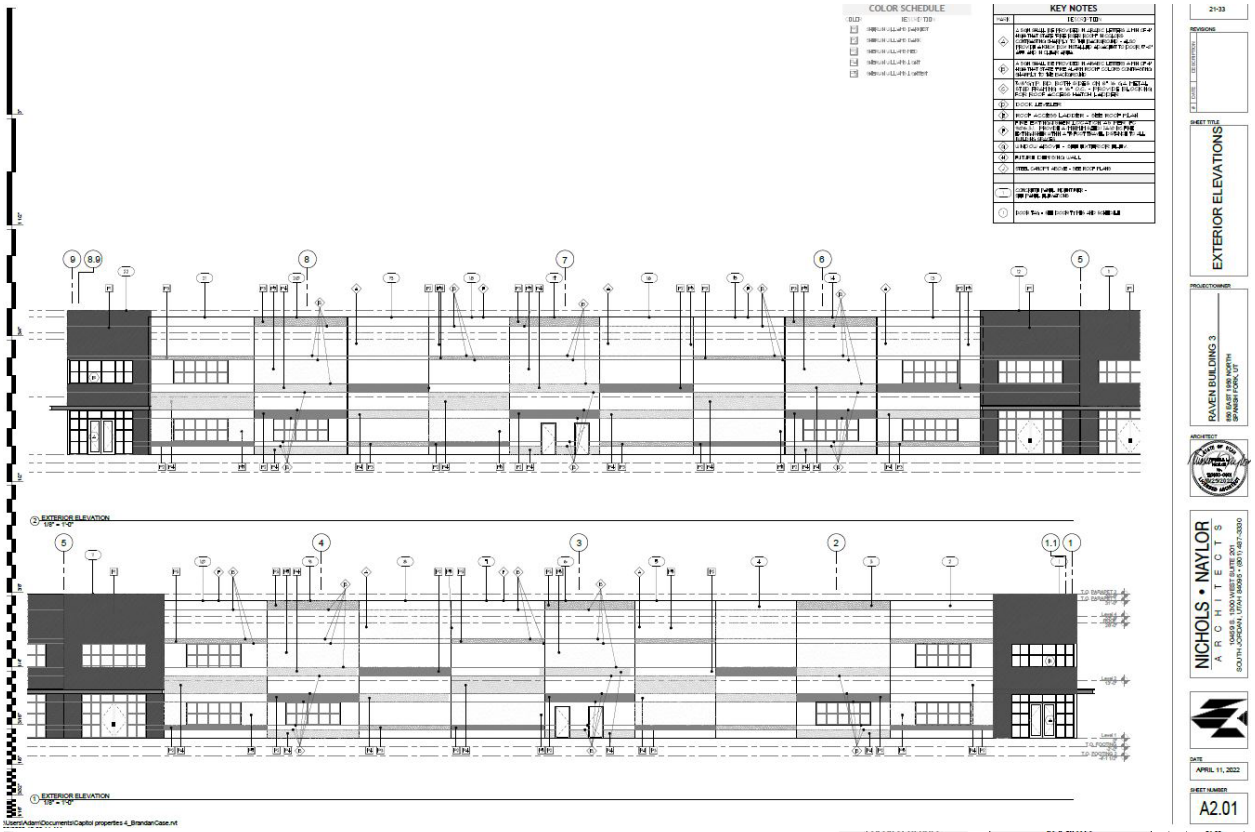
NOTES & SCHEDULE

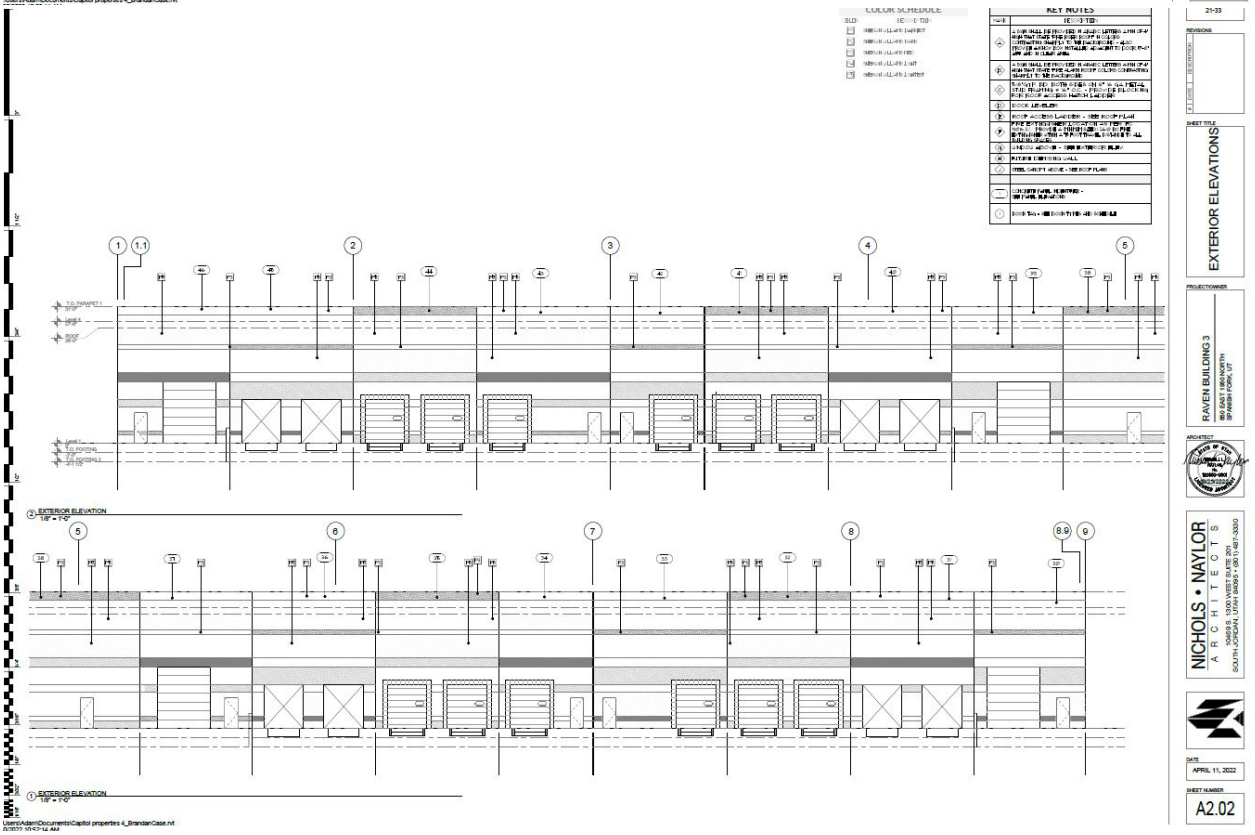
CAPITOL PROPERTIES BUILDING 3
SPANISH FORK, UT

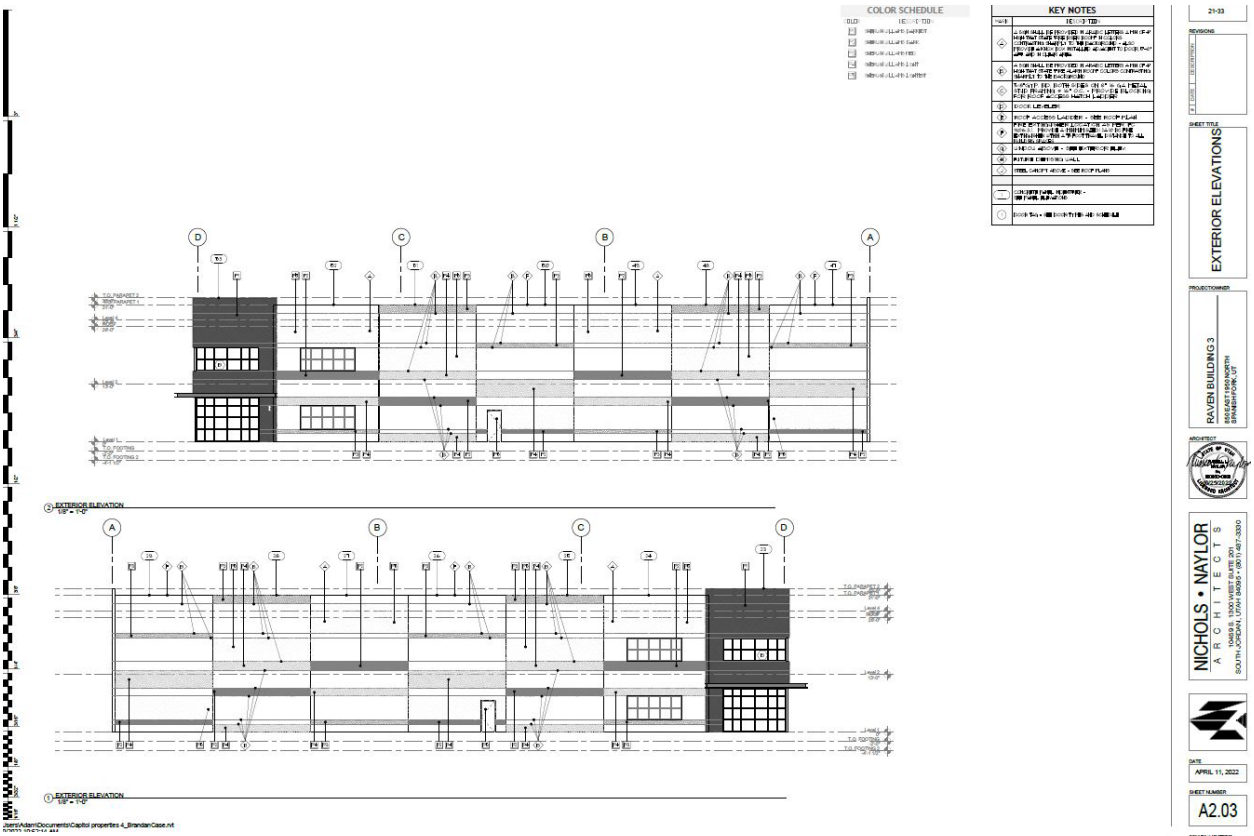
NICHOLS • NAYLOR
ARCH - ITECTS

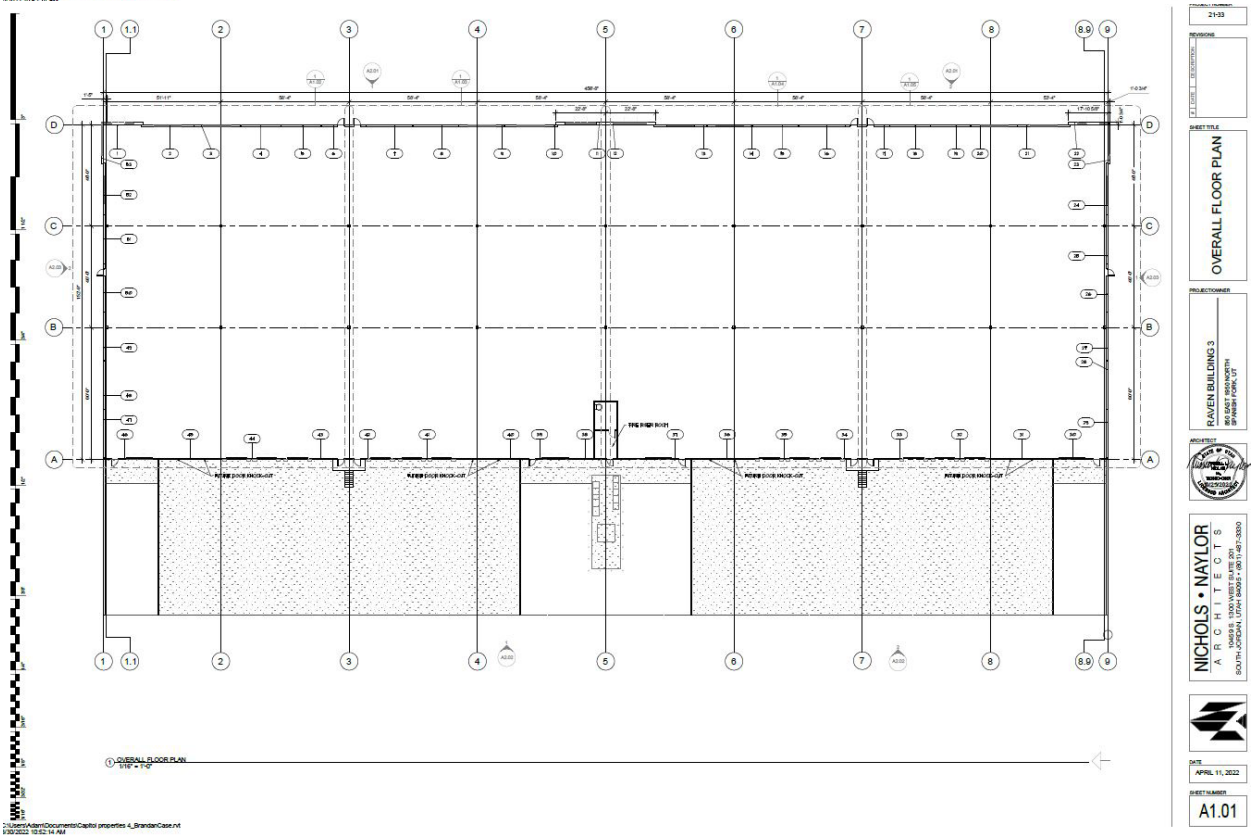
2 OCT, 2022

LI601


COLOR SCHEDULE
KEY NOTES
EXTERIOR ELEVATION
EXTERIOR ELEVATION
EXTERIOR ELEVATIONS
RAVEN BUILDING 3
NICHOLS • NAYLOR ARCHITECTS
APRIL 11, 2022
A2.01

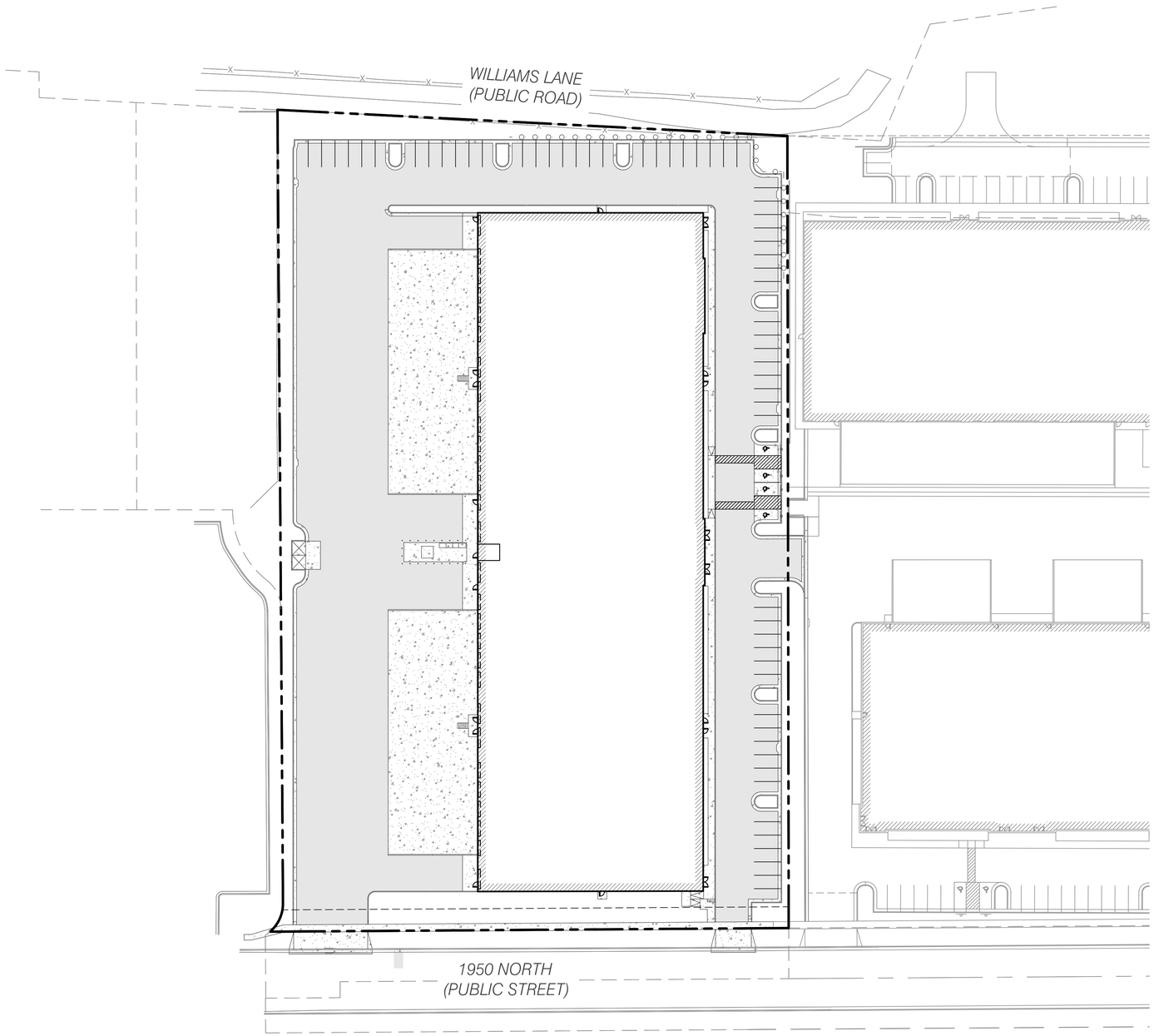

COLOR SCHEDULE
KEY NOTES
EXTERIOR ELEVATION
EXTERIOR ELEVATION
EXTERIOR ELEVATIONS
RAVEN BUILDING 3
NICHOLS • NAYLOR ARCHITECTS
APRIL 11, 2022
A2.02


COLOR SCHEDULE
KEY NOTES
EXTERIOR ELEVATION
EXTERIOR ELEVATION
EXTERIOR ELEVATIONS
RAVEN BUILDING 3
NICHOLS • NAYLOR ARCHITECTS
APRIL 11, 2022
A2.03


OVERALL FLOOR PLAN
OVERALL FLOOR PLAN
RAVEN BUILDING 3
NICHOLS • NAYLOR ARCHITECTS
APRIL 11, 2022
A1.01

RAVEN 3

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH

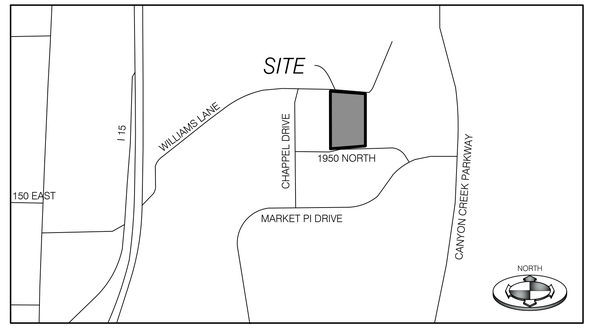


NORTH

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40ft.



VICINITY MAP
N.T.S

OWNER/DEVELOPER:
CAPITOL PROPERTIES
RYAN GUSTAFSON
ryan@capitolprops.com

DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CSP.01	SITE PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
ADP.01	AREA 1 DRAINAGE PLAN
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES
CDT.02	DETAILS & NOTES
CDT.03	DETAILS & NOTES

CIVIL CONSTRUCTION PLANS

BENCHMARK CIVIL

PROFESSIONAL ENGINEER
10/20/22
No. 11366833
ALLISON G. ALBERT
STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

RAVEN 3
850 EAST 1950 NORTH
SPANISH FORK, UTAH

DRAFT: CGJ	DESIGN: JHO	CHECK: AGA
DATE: 11/15/2021	DATE: 05/01/2022	DATE: 05/19/2022

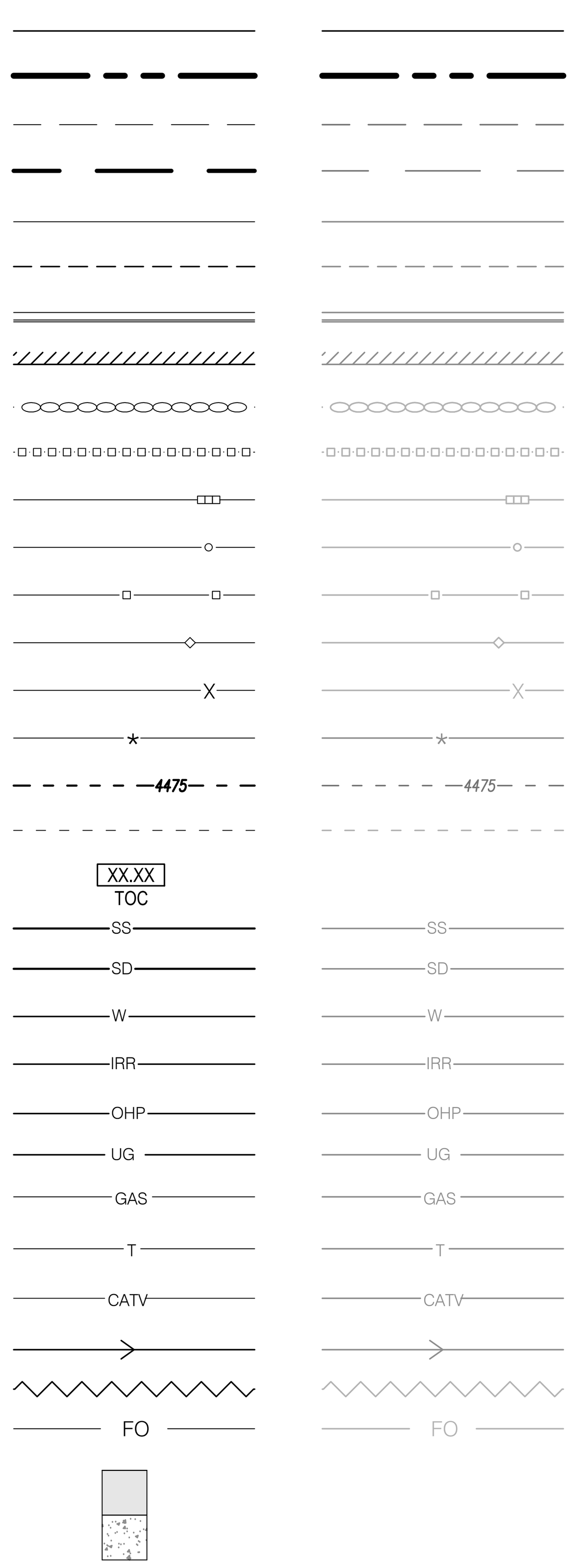
No.	DATE	DESCRIPTION
1	08/23/22	REVISED PER CITY COMMENTS
2	10/06/22	REVISED LOADING DOCK AREA
3	10/20/22	REVISED PER DEVELOPER COMMENTS

PROJECT NO. 2101005

COVER

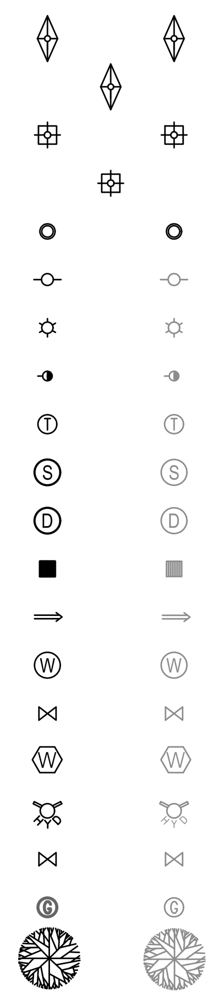
BENCHMARK ENGINEERING CONTACT: ALLISON G. ALBERT, PE

LINETYPES:



- SECTION LINE
- PROPERTY LINE
- ADJACENT PL or LOT LINES
- RIGHT-OF-WAY LINE
- CENTERLINE of ROAD
- EASEMENT LINE
- CURB & GUTTER
- EDGE OF ASPHALT
- FENCE / WALL, STONE
- FENCE, BLOCK
- FENCE, BRICK
- FENCE, CHAIN
- FENCE, IRON
- FENCE, VINYL
- FENCE, WIRE
- FENCE, WOOD
- INDEX CONTOUR LINE
- INTERMEDIATE CONTOUR LINE
- SPOT ELEVATION
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- IRRIGATION LINE
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- GAS LINE
- TELEPHONE LINE
- CABLE TELEVISION LINE
- DRAINAGE / DITCH CENTERLINE
- TREE LINE EDGE
- FIBER OPTIC LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE

SYMBOLS:



- SECTION CORNER (FOUND)
- SECTION CORNER (NOT FOUND)
- STREET MONUMENT (FOUND)
- STREET MONUMENT (NOT FOUND)
- BRASS CAP MONUMENT
- POWER POLE & OVERHEAD POWER
- LIGHT POLE
- GUY WIRE
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- DIRECTION OF DRAINAGE
- WATER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- IRRIGATION VALVE
- GAS MANHOLE
- TREE

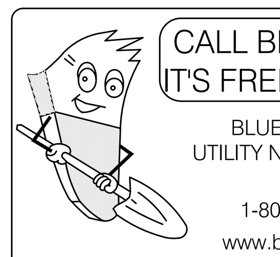
ABBREVIATIONS

BC	BAR & CAP
BOW	BOTTOM OF VISIBLE WALL
COR.	SECTION CORNER
CB	CATCH BASIN
CF	CUBIC FEET
D	DELTA ANGLE
EG	EXISTING GROUND
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GW	GUY WIRE
HW	HEAD WALL
I.E.	INVERT ELEVATION
LIP	LENGTH OF CURVE
L	LIP OF CURB
LF	LINEAR FEET
LP	LOW POINT
M-M	MONUMENT TO MONUMENT
MH	MANHOLE
MON.	SURVEY MONUMENT
OHP	OVERHEAD POWER
PVC	POINT OF CURVATURE
PVI	POINT OF INTERSECTION
PP	POWER POLE
PVT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS OF CURVE
RR	RAILROAD
ROW	RIGHT-OF-WAY
R/W	RIGHT-OF-WAY
SSMH	SEWER MANHOLE
SD	STORM DRAIN
SF	SQUARE FEET
TBC	TOP BACK OF CURB
TMH	TELEPHONE MANHOLE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOE	TOE OF SLOPE
TOG	TOP OF GRATE
TOP	TOP OF SLOPE
TOW	TOP OF WALL
TR	TELEPHONE RISER
UGP	UNDERGROUND POWER
VPC	VERTICAL POINT OF CURVATURE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
WM	WATER METER
WV	WATER VALVE

CONSTRUCTION NOTES

RESPONSIBLE DISTRICTS OR AGENCIES AND APPLICABLE STANDARDS
CITY OR COUNTY- SPANISH FORK CITY
WATER UTILITY COMPANY- SPANISH FORK WATER DIVISION
SEWER- SPANISH FORK WASTEWATER DIVISION
STORM DRAIN/GROUNDWATER- SPANISH FORK CITY
ELECTRICAL- SPANISH FORK CITY
TELEPHONE- CENTURY LINK
NATURAL GAS- DOMINION ENERGY

APPLICABLE STANDARDS: APWA 2017 STANDARDS



CALL BEFORE YOU DIG.
IT'S FREE & IT'S THE LAW.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER

1-800-662-4111
www.bluestakes.org

811

NOTE:

IN THE EVENT THAT THE CONSTRUCTION NOTES CONFLICT WITH RESPONSIBLE DISTRICT OR AGENCY STANDARDS NOTES AND SPECIFICATIONS, THE DISTRICT OR AGENCY STANDARD NOTES AND SPECIFICATIONS GOVERN.

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE NORMAL WORKING HOURS; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AN HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

GENERAL

1. ALL MATERIALS AND CONSTRUCTION IN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.

2. CONTRACTOR AND APPLICABLE SUBCONTRACTORS SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND PERIODIC PROGRESS MEETINGS. PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT RESPONSIBLE DISTRICT OR AGENCY FOR A PRE-CONSTRUCTION CONFERENCE. CONTRACTOR SHALL ALSO NOTIFY THE APPROPRIATE PROJECT CONTACTS (48) HOURS IN ADVANCE OF SAID MEETING.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.

4. THE CONTRACTOR SHALL FAMILIARIZE HIM/HER SELF WITH THE PLANS, THE GEOLOGY REPORTS AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL INSPECT THE SITE OF WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

5. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2017 EDITION AND THE MANUAL OF STANDARD PLANS 2017 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.

6. THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT THE PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.

THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN REGULAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN APPROPRIATE PERMITS WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAY OR EASEMENTS FROM THE CITY AND/OR UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMUNICATING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8. CONCRETE PLACEMENTS SHALL BE CONTINUOUS BETWEEN CONSTRUCTION JOINTS. CONTRACTION JOINTS SHALL BE PLACED FOR SLAB-ON-GRADE SUCH THAT THE MAXIMUM DISTANCE BETWEEN JOINTS IS 20 FEET IN EITHER DIRECTION FOR LIGHT DUTY TRAFFIC AND 12 FEET IN EITHER DIRECTION FOR HEAVY DUTY TRAFFIC.

9. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.

10. ALL WORK OUTSIDE THE SCOPE OF THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RESPONSIBLE DESIGN. THESE PLANS DO NOT REPLACE ANY STRUCTURAL, ARCHITECTURAL, OR MECHANICAL PLANS. SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ANOTHER PLAN SET, THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT BOTH PARTIES TO DETERMINE WHAT SHOULD BE CONSTRUCTED.

11. ALL STAIRS AND RAILINGS ARE DESIGNED BY OTHERS AND MUST COMPLY WITH THE ADA STANDARDS FOR ACCESSIBLE DESIGN. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

13. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS AND ANYTHING THAT HAS ALREADY BEEN CONSTRUCTED. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

14. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

15. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER. ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATION REDLINES AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

UTILITIES

16. CONTRACTOR TO SPACE UTILITIES TO PROVIDE MINIMUM DISTANCES AS REQUIRED BY LOCAL, COUNTY, STATE, AND INDIVIDUAL UTILITY CODES.

17. ALL UTILITES INSTALLED IN ACCORDANCE WITH THE RESPONSIBLE DISTRICTS OR AGENCIES STANDARDS AND SPECIFICATIONS.

18. COORDINATE ALL SERVICE LATERAL AND BUILDING CONNECTIONS WITH CORRESPONDING ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWING FOR LOCATION AND ELEVATION. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED.

19. ALL STORM DRAIN MANHOLES AND CATCH BASINS ARE TO BE PRECAST CONCRETE FROM APPROVED LOCAL MANUFACTURER UNLESS OTHERWISE NOTED. AND COMPLY WITH CITY/COUNTY STANDARD

20. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR ADS HDPE PIPE OR EQUAL UNLESS OTHERWISE NOTED.

21. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.

22. ALL GAS LINES TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.

23. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO - FUSION TECHNOLOGY.

24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.

25. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.

26. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE AND SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.

27. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

28. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.

29. ACTUAL CONNECTIONS TO EXISTING WATER LINES WILL NOT BE PERMITTED PRIOR TO THE COMPLETION OF STERILIZATION AND TESTING OF NEW WATER MAINS. ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF THE CITY/COUNTY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.

30. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE INSPECTED, TESTED, AND APPROVED BY AUTHORITIES HAVING JURISDICTION PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK, AND STREET PAVING.

SEWER

31. ALL SEWER LINE TO BE FLUSHED, PRESSURE TESTED TO 5 PSI VIDEO INSPECTED AND OTHERWISE TESTED IN ACCORDANCE WITH DISTRICT STANDARDS PRIOR TO PLACING IN SERVICE.

32. ALL SEWER PIPES ARE TO BE SDR-35 PVC PIPE.

33. SEWER MANHOLES, LATERALS AND CLEANOUTS TO BE INSTALLED PER RESPONSIBLE DISTRICT OR AGENCY STANDARDS. THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN. THE CLEANOUT RISER FOR EACH SERVICE SHALL BE INSTALLED BY THE CONTRACTOR.

34. SEWER CLEANOUTS MUST BE INSTALLED AT A MINIMUM OF EVERY 50 L.F. FOR 4 INCH Ø LATERALS AND EVERY 100 L.F. FOR 6 INCH Ø LATERALS, OR PER THE RESPONSIBLE DISTRICT OR AGENCY STANDARDS, WHICHEVER IS MORE FREQUENT.

35. A SEWER CLEANOUT MUST BE INSTALLED 5 L.F. TO 10 L.F. FROM ANY PROPOSED STRUCTURE, OR PER THE RESPONSIBLE DISTRICT OR AGENCY STANDARDS.

36. ALL SEWER LATERAL BENDS AND ANGLES TO BE INSTALLED AS SWEEPING BENDS WITH SEWER CLEANOUTS.

37. DURING CONSTRUCTION OF THE SEWERLINE, WYES NEED TO BE INSTALLED FOR THE LATERALS. LATERALS ARE 4" AND NEED TO COME IN AT THE TOP OF THE PIPE WITH A WYE. (SEE RESPONSIBLE DISTRICT OR AGENCY STANDARDS)

38. IT IS THE INTENT ON THESE PLANS THAT ALL SEWER PIPES SHALL SLOPE TO AN EXISTING SEWER CONNECTION VIA GRAVITY FLOW. CONTRACTOR TO START AT THE LOW END OF GRAVITY UTILITY LINES AND VERIFY THAT ALL INVERT ELEVATIONS PROVE SLOPE TO EXISTING CONNECTION VIA GRAVITY. SLOPES MUST MEET OR EXCEED THE SEWER DISTRICTS MINIMUM STANDARDS. NOTIFY ENGINEER IF THERE ARE DISCREPANCIES THAT WOULD CAUSE THE SEWER UTILITY NOT TO DRAIN VIA GRAVITY ON THE SITE.

WATER

39. WATERLINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR TEN FEET HORIZONTAL SEPARATION FROM SEWERLINE

40. ALL WATERLINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.

41. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.

42. ALL WATERLINES SHALL BE 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS. ALL WATER LINES SHALL BE LOOPED AROUND GRAVITY LINES OR ROPED PER RESPONSIBLE DISTRICT OR AGENCY INSPECTOR.

43. CONTRACTOR TO NOTIFY RESPONSIBLE DISTRICT OR AGENCY FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HRS. MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH RESPONSIBLE DISTRICT OR AGENCY. ALL TESTS TO BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.

44. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4 INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET RESPONSIBLE DISTRICT OR AGENCY STANDARDS, UNLESS OTHERWISE NOTED ON PLANS.

EXISTING UTILITIES

45. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES SHOWN OR NOT SHOWN. THE INFORMATION SHOWN ON THE PLANS WITH REGARDS TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATION AND/OR RECORD INFORMATION. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE FACILITIES SHOWN AND ANY OTHER FACILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. PRIOR TO CONSTRUCTION OR FABRICATION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENT AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES SO, THAT THE EXACT LOCATION, ELEVATION, MATERIAL, ETC. CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUMP CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION BE MADE PRIOR TO CONSTRUCTION.

46. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

47. ALL MANHOLE RIMS, LAMPHOLES, VALVE BOX COVERS, MONUMENT BOXES AND CATCH BASIN GRATES ARE TO BE ADJUSTED TO FIT THE FINISHED GRADE AFTER PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

48. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL PIPES, WALLS, ETC. ARE ADEQUATELY BRACED DURING CONSTRUCTION.

CLEARING AND GRADING

49. CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH APWA 2017 STANDARD DRAWINGS AND STANDARD SPECIFICATIONS AND THE RECOMMENDED EARTHWORK SPECIFICATION FOUND IN THE PROFESSIONALLY PREPARED REPORT OF GEOTECHNICAL INVESTIGATION.

50. THE CONTRACTOR SHALL REMOVE ALL VEGETATION AND DELETERIOUS MATERIALS FROM THE SITE UNLESS NOTED OTHERWISE; ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE REMOVED AND/OR ABANDONED PER THE REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL REGULATIONS. THE COST TO PERFORM THIS WORK SHALL BE INCLUDED IN THE LUMP SUM CLEARING COST.

51. SUBSOIL INVESTIGATIONS MUST BE CONDUCTED AT THE SITE OF THE WORK. ALL FOOTING, FOUNDATION OR STRUCTURAL WALL CONSTRUCTION MUST ADHERE TO THE RECOMMENDATIONS DETAILED BY THE PROFESSIONAL REPORT OF THESE INVESTIGATIONS, CREATED BY A LICENSED GEOTECHNICAL ENGINEER.

52. SOIL INVESTIGATIONS MUST BE CONDUCTED BY A LICENSED GEOTECHNICAL ENGINEER FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH PROJECTION OR EXTRAPOLATION, FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK, SOIL BEARING VALUES AND PROFILES, SOIL STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION OPERATIONS.

53. ALL PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO FINISHED SURFACE, THE CONTRACTOR IS RESPONSIBLE TO DEDUCT THE THICKNESS OF THE PAVEMENT STRUCTURAL SECTION FOR TOP OF SUB GRADE ELEVATIONS.

54. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.

55. UNSUITABLE MATERIAL, SUCH AS TOP SOIL, WEATHERED BED ROCK, ETC., SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER (AND/OR ENGINEERING GEOLOGIST, WHERE EMPLOYED) FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.

56. NO TREES SHALL BE REMOVED OR DAMAGED WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM PROPERTY OWNER.

57. THE EXISTING TOPOGRAPHY ON THESE PLANS IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVEYING ON JANUARY 20, 2021 AND MAY HAVE BEEN MODIFIED SINCE THIS SURVEY WAS PERFORMED.

58. FILLS IN EXCESS OF 4 FEET IN THICKNESS AND BENEATH ALL FOUNDATIONS OR PAVEMENT SECTIONS SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 COMPACTION CRITERIA. ALL OTHER STRUCTURAL FILL LESS THAN 4 FEET IN THICKNESS SHOULD BE COMPACTED TO AT LEAST 90 PERCENT OF THE ABOVE CRITERIA. REFERENCE THE GEOTECHNCIAL REPORT.

59. COMPACTION TESTING WILL BE ACCOMPLISHED BY THE CONTRACTOR, OR THE CONTRACTOR WILL HAVE SUCH TESTING ACCOMPLISHED BY A SEPARATE CONTRACTOR. TEST RESULTS WILL BE SUBMITTED FOR REVIEW WITHIN 24 HOURS AFTER TEST.

60. CONTRACTOR TO SUBMIT PROCTOR AND/OR MARSHALL TEST DATA 24 HOURS PRIOR TO COMPACTION TESTS.

61. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON PLANS.

62. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL. ALL SLOPES IN ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER FACILITIES SHALL BE GRADED NO STEEPER THAN 3 TO 1 FOR CUT AND FILL.

63. GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN. CURBS AND PAVEMENT AREAS WHICH ARE NOT INSTALLED PER PLAN MUST BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.

64. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.

65. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSE SURVEYOR VERIFY THE ELEVATION AND LOCATION OF THE EXISTING HARDSCAPE TIE-INS AS WELL AS THE CROSS SLOPE TO THE CURB AND GUTTER FORMS, PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSE SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS, THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

66. SITE WORK SHALL MEET OR EXCEED OWNER'S SITE SPECIFICATIONS.

67. ALL SITE CONCRETE OR CONCRETE ELEMENT NOT SPECIFICALLY SHOWN AND DETAILED ON STRUCTURAL DRAWINGS TO HAVE A MINIMUM OF 28 DAY COMPRESSION STRENGTH OF 4000 PSI.

68. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT.

69. ALL DESIGN SLOPES AND TIE-IN SLOPES SHALL CONFORM TO THE FOLLOWING LIMITATIONS. CONTRACTOR SHALL NOTIFY CIVIL ENGINEER FOR REDESIGN IF ANY AREAS EXCEED THE FOLLOWING SLOPES PRIOR TO FORMING, POURING OR PAVING ANY HARDSCAPE.
69.1. LANDSCAPING SHALL SLOPE AT A MINIMUM OF 2% AND MAXIMUM OF 33% IN ANY DIRECTION
69.2. ASPHALT SHALL SLOPE AT A MINIMUM OF 1.5% AND MAXIMUM OF 6% IN ANY DIRECTION, SEE 68.6
69.3. CONCRETE FLATWORK SHALL SLOPE AT A MINIMUM OF 1% AND MAXIMUM OF 5% IN ANY DIRECTION, SEE 68.6
69.4. CURB AND GUTTER SHALL SLOPE AT A MINIMUM OF 0.5% AND MAXIMUM OF 6% IN THE LONGITUDINAL DIRECTION
69.5. ROADWAY CROSS SLOPES SHALL BE BETWEEN 2% AND 4% OR WITHIN THE RESPONSIBLE DISTRICT OR AGENCY'S LIMITS
69.6.FINISHED GRADE SHALL SLOPE AWAY FROM ALL BUILDINGS FOR A MINIMUM OF 10 FEET WITH THE FOLLOWING SLOPES: LANDSCAPING AT A MINIMUM OF 5%, AND IMPERVIOUS SURFACES AT A MINIMUM OF 2%
69.7. ALL ADA COMPONENTS SHALL MEET CURRENT ADA AND APWA SLOPE REQUIREMENTS

DEWATERING

70. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION: DEWATERING SYSTEM SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.

71. THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED.

72. SUMPS SHALL BE NO DEEPER THAN 5 FEET AND SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.

73. THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF "QUICK" CONDITIONS OR "BOILS", DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATION SOILS, PREVENT DISTURBANCE OF COMPACTED BACKFILL, AND PREVENT FLOTATION OR MOVEMENT OF STRUCTURES, PIPELINES AND SEWERS. IF A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR DISPOSAL OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES, IT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEWATERING ACTIVITIES.

74. ONE HUNDRED PERCENT STANDBY PUMPING CAPACITY SHALL BE AVAILABLE ON SITE AT ALL TIMES AND SHALL BE CONNECTED TO THE DEWATERING SYSTEM PIPING AS TO PERMIT IMMEDIATE USE. IN ADDITION STANDBY EQUIPMENT AND APPLIANCES FOR ALL ORDINARY EMERGENCIES, AND COMPETENT WORKMEN FOR OPERATION AND MAINTENANCE OF ALL DEWATERING EQUIPMENT SHALL BE ON SITE AT ALL TIMES. STANDBY EQUIPMENT SHALL INCLUDE EMERGENCY POWER GENERATION AND AUTOMATIC SWITCH OVER TO THE EMERGENCY GENERATOR WHEN NORMAL POWER FAILS. DEWATERING SYSTEMS SHALL NOT BE SHUT DOWN BETWEEN SHIFTS, ON HOLIDAYS, ON WEEKENDS, OR DURING WORK STOPPAGES.

SITE SAFETY AND MAINTENANCE

75. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.

76. THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.

F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

H. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

I. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.

72. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVED PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. WORK IN EASEMENT AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID AND/OR RIGHT-OF-WAY. ALL CONSTRUCTION WORK IN UDOT RIGHT- OF -WAY SHALL BE SUBJECT TO INSPECTION BY THE STATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT INSPECTIONS TAKE PLACE WHERE AND WHEN REQUIRED AND TO INSURE THAT ALL WORK IS COMPLETED TO UDOT STANDARDS.

SURFACE IMPROVEMENTS:

73. SUBGRADE PREPARATION: SUBGRADE SHALL BE COMPACTED TO A 95% RELATIVE C0MPACTION TO A MINIMUM DEPTH OF 6" FOR ALL ON-SITE DEVELOPMENT. ALL OFF-SITE IMPROVEMENTS ARE TO BE DONE PER APWA STANDARDS.

74. AGGREGATE SUB-BASE: AGGREGATE SUB-BASE SHALL BE GRANULAR BACKFILL BORROW. AGGREGATE SUB-BASE MATERIAL SHALL BE CLEAN AND FREE FROM VEGETABLE MATTER AND OTHER DELETERIOUS SUBSTANCE. AGGREGATE SHALL COMPLY WITH THE GUIDELINE REQUIREMENTS FOR PAVEMENTS FOUND IN THE PROFESSIONALLY PREPARED OF THE SOILS INVESTIGATIONS COMPLETED ON THIS SITE.

75. AGGREGATE BASE: AGGREGATE BASE SHALL BE GRADE 3/4 UNTREATED BASE COURSE, AND COMPLY PREPARED REPORT OF THE SOILS INVESTIGATION PREPARED ON THIS SITE.

76. ALL SIDEWALKS AND CROSSINGS TO MEET CURRENT ADA STANDARDS/ APWA STANDARDS.

77. PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE GENERAL NOTES, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.

78. INSTALLATION OF STREET LIGHTS SHALL BE IN ACCORDANCE WITH CITY STANDARDS.

79. PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS BUILT BY THESE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, CITY, AND POWER COMPANY TO HAVE THE ELECTRICAL SYSTEM AND ALL STREET LIGHTS ENERGIZED.

80. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.

81. STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH MUTCD & APWA 32 17 23.

82. DURING THE BIDDING PROCESS, CONTRACTOR TO REVIEW DESIGN SLOPES SHOWN FOR PAVEMENT AND WARRANTY THE PAVEMENT TO THE OWNER BASED UPON THE DESIGN SLOPES SHOWN HEREON. CONCERNS WITH SLOPES MUST BE BROUGHT DURING THE BIDDING PROCESS.

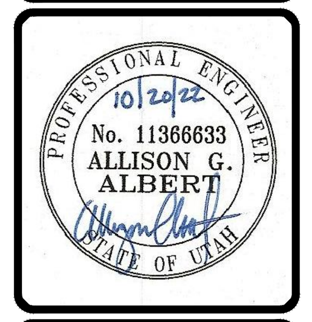
83. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SLOPE TO A CATCH BASIN, INLET BOX OR OUT INTO A STREET. CONTRACTOR TO VERIFY FINISH SPOT ELEVATIONS AND NOTIFY ENGINEER IF THERE ARE DISCREPANCIES THAT WOULD CAUSE PUDDLING ON THE SITE.

No.	DATE	DESCRIPTION
1	08/23/22	REVISED PER CITY COMMENTS
2	10/06/22	REVISED LOADING DOCK AREA
3	10/20/22	REVISED PER DEVELOPER COMMENTS

DRAWN BY	JHO
CHECKED BY	AGA
FIELD CREW	KO/JS
DATE	05/19/2022
DWG. FILE	2101005_SITE

0 0.5 1

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS



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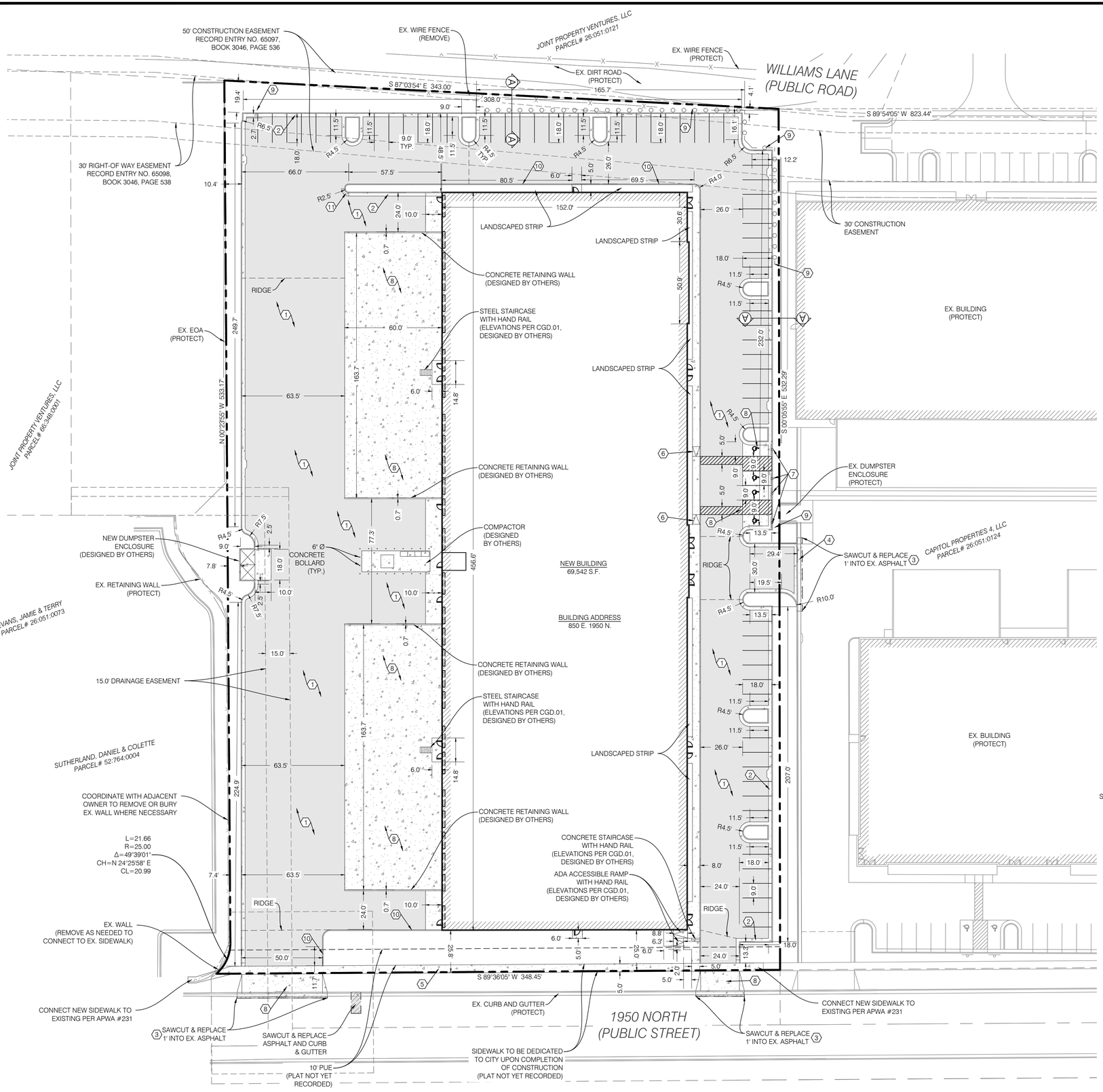
RAVEN 3

850 EAST 1950 NORTH
SPANISH FORK, UTAH

PROJECT NO. 2101005

GEN. NOTES
LEGEND &
ABBREV.

CGN.01
2 OF 11



NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 68. SEE NOTES 64, 68, & 83 ON CGN.01 FOR FURTHER DETAIL.

CONSTRUCTION KEY NOTE REFERENCE

NO.	DESCRIPITON	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
2	CONCRETE CURB AND GUTTER PER APWA #205.1 TYPE 'A'	
3	SAWCUT AND REMOVE ASPHALT PER SPANISH FORK CITY STDS	
4	4' WATERWAY PER APWA #211	
5	SIDEWALK PER APWA #231	
6	ADA RAMP	1/CDT.02
7	VAN ACCESSIBLE ADA SIGN	1/CDT.02
8	CONCRETE PAVEMENT WITH GRANULAR BASE	1/CDT.01
9	ROCK PROTECTED SLOPE	A/CSP.01
10	6" CONCRETE CURB WALL PER APWA #209 TYPE 'F'	
11	TRANSITION CURB AND GUTTER	

AREA TABLE *

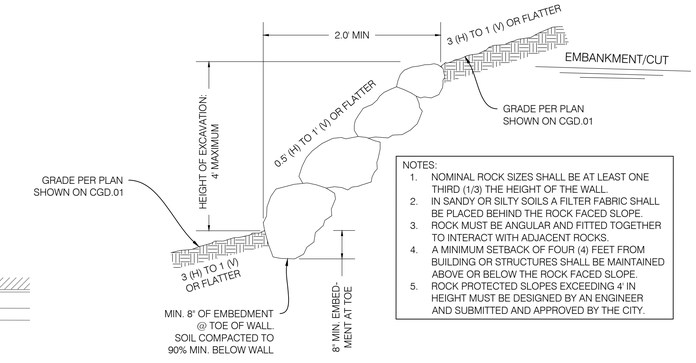
PARTICULARS	S.F.	%
BUILDING	69,542	37.6
HARDSCAPE	96,949	52.4
LANDSCAPE	18,500	10.0
TOTAL	184,991	100

* AREA TABLE DOES NOT INCLUDE IMPROVEMENTS OUTSIDE OF THE PROPERTY BOUNDARY

PARKING COUNT

PARTICULARS	PROVIDED	
	STANDARD	VAN ADA
PARKING STALLS	70	4
TOTAL	74	

NOTE:
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:48 (2.00%) SLOPE, THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE



NOTES:
1. NOMINAL ROCK SIZES SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE WALL.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH ADJACENT ROCKS.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDING OR STRUCTURES SHALL BE MAINTAINED ABOVE OR BELOW THE ROCK FACED SLOPE.
5. ROCK PROTECTED SLOPES EXCEEDING 4' IN HEIGHT MUST BE DESIGNED BY AN ENGINEER AND SUBMITTED AND APPROVED BY THE CITY.

TYPICAL ROCK PROTECTED SLOPE (A)
SCALE: NTS

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3	10/20/22	REVISED PER DEVELOPER COMMENTS

SCALE MEASURES 1"INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: JHO
CHECKED BY: AGA
FIELD CREW: KO/JS
DATE: 05/19/2022
DWG. FILE: 2101005_SITE

PROFESSIONAL ENGINEER
10/20/22
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
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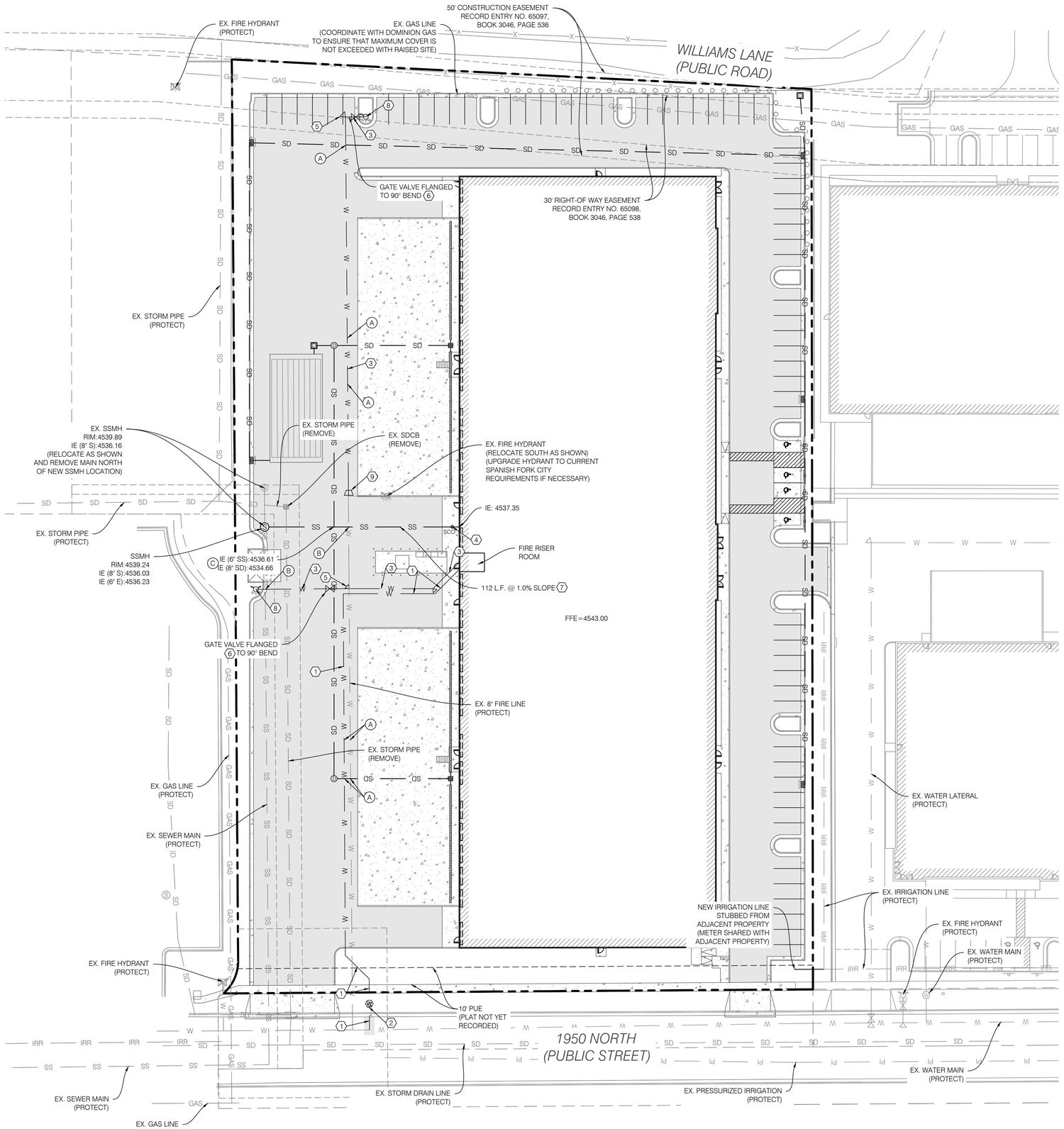
850 EAST 1950 NORTH
SPANISH FORK, UTAH

PROJECT NO. 2101005

SITE
PLAN

CSP.01
3 OF 11



NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.

CONSTRUCTION KEY NOTE REFERENCE

NO.	DESCRIPITON	DETAIL
1	2" SDR-9 CTS 200 PSI BLUE POLY PIPE	2/CDT.01
2	2" WATER METER & VAULT PER SPANISH FORK W-12	2/CDT.01
3	6" PVC C-900 FIRELINE	
4	SEWER CLEAN OUT	3/CDT.01
5	THRUST BLOCK PER APWA #561	
6	GATE VALVE PER APWA #635	
7	6" PVC SDR-35 SEWER LATERAL @ 1.0% MIN SLOPE	3/CDT.01
8	FIRE HYDRANT PER SPANISH FORK CITY STDS	2/CDT.03
9	8" TO 6" REDUCER PER SPANISH FORK CITY STDS.	

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE A: (A)
12" OF VERTICAL SEPARATION REQUIRED BETWEEN STORM AND WATER LINES. LOOP WATER MAIN IF IN CONFLICT.

NOTE B: (B)
18" OF VERTICAL SEPERATION REQUIRED BETWEEN SEWER AND WATER LINES. CONTACT ENGINEER FOR REDESIGN IF NECESSARY

NOTE C: (C)
12" OF VERTICAL SEPERATION REQUIRED BETWEEN SEWER AND STORM. CONTACT ENGINEER FOR REDESIGN IF NECESSARY

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3	10/20/22	REVISED PER DEVELOPER COMMENTS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

0 0.5 1

DRAWN BY: JHO
CHECKED BY: AGA
FIELD CREW: KO/JS
DATE: 05/19/2022
DWG. FILE: 2101005_SITE

PROFESSIONAL ENGINEER
10/20/22
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

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850 EAST 1950 NORTH
SPANISH FORK, UTAH

PROJECT NO. 2101005

UTILITY PLAN

CUP.01
4 OF 11

GRADING AND DRAINAGE KEY NOTE REFERENCE		
NO.	DESCRIPITON	DETAIL
1	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
2	12" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
3	8" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
4	6" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
5	STORM DRAIN INLET BOX	4/CDT.01
6	2'X2' CATCH BASIN	2/CDT.02
7	5' STORM DRAIN MANHOLE PER APWA #341.1	
8	PRINSCO HS-31 DETENTION/RETENTION SYSTEM (DRAINAGE AREA 2)	3/CDT.02
9	12F SNOUT	1/CDT.03
10	TRENCH DRAIN (DESIGNED BY OTHERS, SLOPE BOTTOM TO CATCH BASIN AT 0.25% MIN.)	
11	SERIES 37 INLINE CHECK VALVE (BACKFLOW PREVENTER)	5/CDT.01
12	3'X3' CATCH BASIN W/ SOLID LID	2/CDT.02
13	DRAINAGE CALCULATIONS	3/CDT.03

* ALL HDPE/RCP CLASS III PIPE TO HAVE SOIL TIGHT JOINTS

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 68. SEE NOTES 64, 68, & 83 ON CGN.01 FOR FURTHER DETAIL.

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

SURVEY CONTROL NOTE:
THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

NORTH

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30ft.

GRAPHIC SCALE
5 0 2.5 5 10
(IN FEET)
1 inch = 5 ft.

BENCHMARK:
THE BRASS CAP MARKING THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 3 EAST.
ELEVATION = 4534.59 (NGVD 29)

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3	10/25/22	REVISED PER DEVELOPER COMMENTS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: JHO
CHECKED BY: AGA
FIELD CREW: KOJS
DATE: 05/19/2022
DWG FILE: 2101005_CGD.dwg

PROFESSIONAL ENGINEER
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH
10/20/22

BENCHMARK ENGINEERING & LAND SURVEYING
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SPANISH FORK, UTAH

PROJECT NO. 2101005

GRADING & DRAINAGE PLAN

CGD.01
5 OF 11

NORTH

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40ft.

NEW 12" Ø HDPE SD PIPE
192 L.F. @ 0.30% SLOPE

NEW 3' X 3' CB (#500)
RIM:4537.50
IE (E):4535.40

NEW 3' X 3' CB (#501)
TG:4539.75
IE (E):4535.00

NEW 12" Ø HDPE SD PIPE
390 L.F. @ 0.30% SLOPE

EX. STORM DRAIN CLEANOUT (#503)
EX. RIM:4536.60
(RAISE RIM TO 4539.60)
EX. IE (S):4534.20
EX. IE (E):4532.72
NEW IE (SW):4533.63

NEW 12" Ø HDPE SD PIPE
4 L.F. @ 0.50% SLOPE

NEW 3' X 3' CB (#502)
TG:4539.46
IE (W):4533.65
IE (E):4533.65
BOTTOM:4530.65
(PLACE SNOUT ON EAST OUTLET)

EX. 12" Ø HDPE SD PIPE
242 L.F. @ 0.50% SLOPE

NEW DETENTION POND
VOL: 35,011 CF
FREEBOARD: 4536.71
HWM: 4535.71
BTTM: 4533.71
3:1 SIDE SLOPES
0.9% MIN. SLOPE ON POND BOTTOM
(SEE CALCULATIONS FOR
REGIONAL POND ON CDT.03)

EX. 12" Ø HDPE SD PIPE
202 L.F. @ 0.50% SLOPE

EX. 3' X 3' CB (#504)
TG:4533.71
IE (W):4531.71
IE (N):4531.71
3.5" ORIFICE
(PLACE ORIFICE
ON NORTH OUTLET)

30.0' GAS EASEMENT

FOR STORM DRAIN STRUCTURES AND PIPE LABELS SEE CGD.01, FOR DRAINAGE CALCULATIONS, SEE 3/CDT.03

AREA TABLE

PARTICULARS	S.F.	%
BUILDING	63,552	46.6
HARDSCAPE	65,358	47.9
LANDSCAPE	7,544	5.5
TOTAL	136,454	100

AREA TABLE*

PARTICULARS	S.F.	%
BUILDING	69,542	42.5
HARDSCAPE	75,733	46.2
LANDSCAPE	18,500	11.3
TOTAL	184,991	100

* AREA TABLE ONLY INCLUDES SITE AREA THAT DRAINS INTO REGIONAL POND

AREA TABLE

PARTICULARS	S.F.	%
BUILDING	60,646	32.8
HARDSCAPE	104,652	56.6
LANDSCAPE	19,693	10.6
TOTAL	184,991	100

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0 0.5 1

PROFESSIONAL ENGINEER
10/20/22
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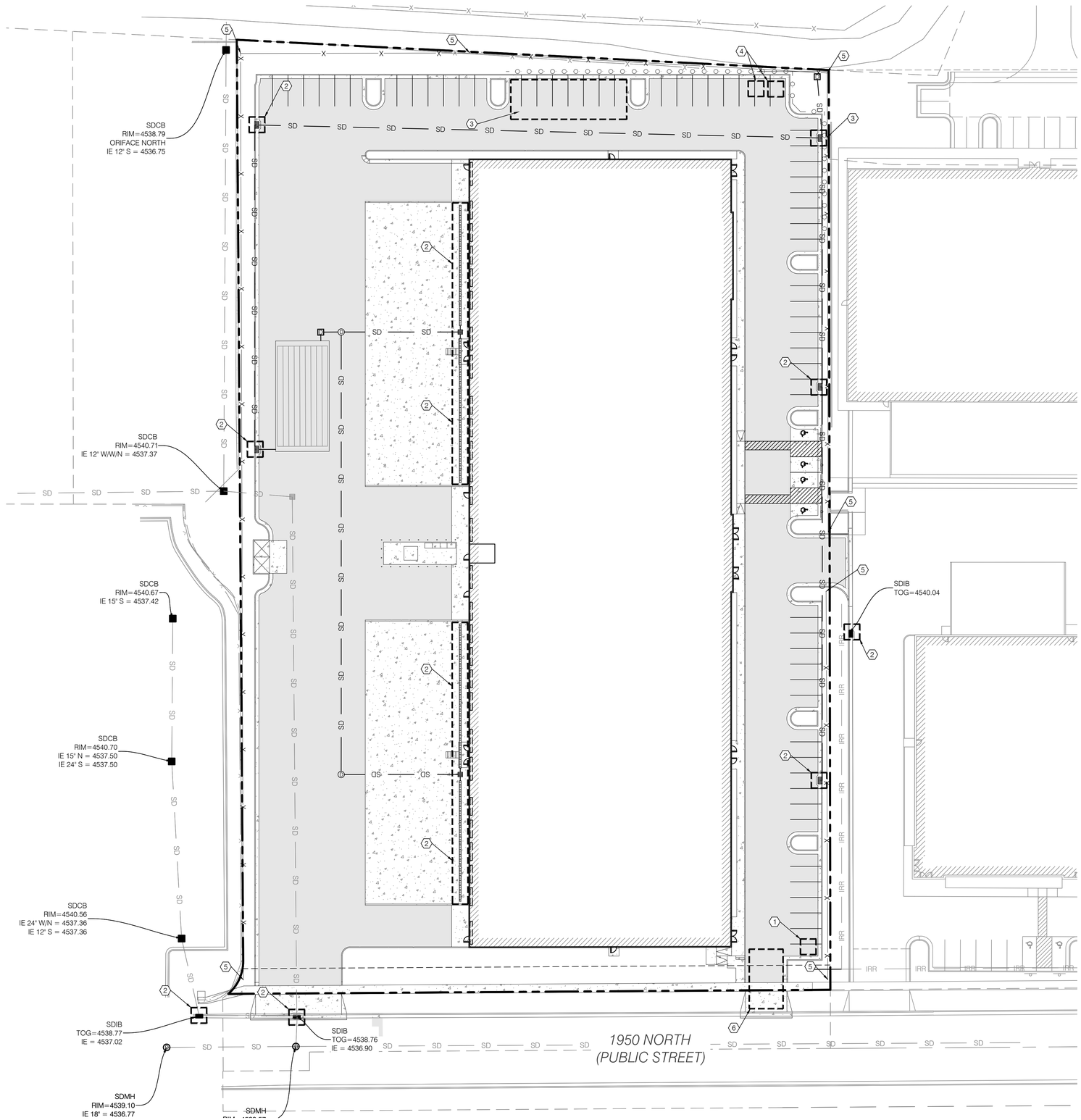
PROJECT NO. 2101005

REGIONAL DRAINAGE PLAN

ADP.01
6 OF 11



NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.

SWPPP KEY NOTES REFERENCE

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.

NO.	DESCRIPTION	DETAIL
1	CONCRETE WASTE MANAGEMENT	1/CEP.02
2	INLET PROTECTION WATTLE	2/CEP.02
3	MATERIALS STORAGE	3/CEP.02
4	PORTABLE TOILETS	4/CEP.02
5	SILT FENCE	6/CEP.02
6	TEMPORARY CONSTRUCTION ENTRANCE	7/CEP.02

NOTE: CONTRACTOR SHALL INSTALL EROSION CONTROLS (SILT FENCES, STRAW BALES, ETC) AS REQUIRED BY REGULATORY AGENCIES. SAID CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOWING BEST MANAGEMENT PRACTICES FOR ACTUAL PLACEMENT ON SITE. STRAW BALES SHOWN ON THESE DRAWINGS ARE INTENDED AS A MINIMUM REQUIREMENT. ADDITIONAL CONTROLS REQUESTED BY AGENCY INSPECTORS SHALL BE REQUIRED. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.

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0 0.5 1"

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DATE: 05/19/2022
DWG. FILE: 2101005_SITE

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10/20/22
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850 EAST 1950 NORTH
SPANISH FORK, UTAH

PROJECT NO. 2101005

EROSION CONTROL PLAN

CEP.01
7 OF 11

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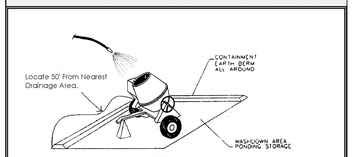
BMP: Concrete Waste Management



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

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

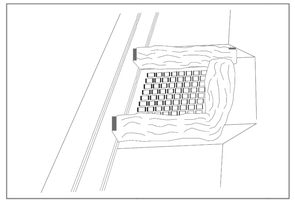
INSTALLATION/APPLICATION CRITERIA:
- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open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

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

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

CONCRETE WASTE MANAGEMENT 1
SCALE: NTS

BMP: Inlet Protection – Wattle
IP-W
CONSTRUCTION



DESCRIPTION:
Sediment barrier erected around storm drain inlet.

APPLICATION:
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

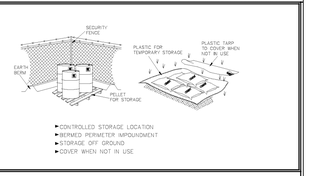
INSTALLATION/APPLICATION CRITERIA:
- Provide up-gradient sediment controls, such as silt fence during construction of inlet
- When construction of curb and gutter and roadways is complete, install gravel filled wattles around perimeter of inlet

LIMITATIONS:
- Recommended maximum contributing drainage area of one acre
- Requires shallow slopes adjacent to inlet

MAINTENANCE:
- Inspect inlet protection following storm event and at a minimum of once every 14 days.
- Remove accumulated sediment when it reaches 4 inches in depth.
- Look for bypassing or undercutting and repair or realign as needed.

INLET PROTECTION WATTLE 2
SCALE: NTS

BMP: Materials Storage



DESCRIPTION:
Controlled storage of on-site materials.

APPLICATION:
- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

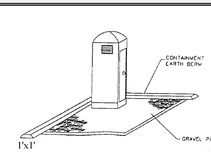
INSTALLATION/APPLICATION CRITERIA:
- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

LIMITATIONS:
- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

MAINTENANCE:
- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

MATERIALS STORAGE 3
SCALE: NTS

BMP: Portable Toilets



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

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

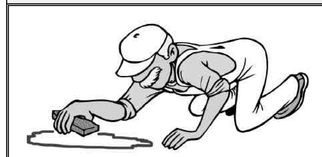
INSTALLATION/APPLICATION CRITERIA:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control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

LIMITATIONS:
No limitations.

MAINTENANCE:
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

PORTABLE TOILETS 4
SCALE: NTS

BMP: Spill Clean-Up



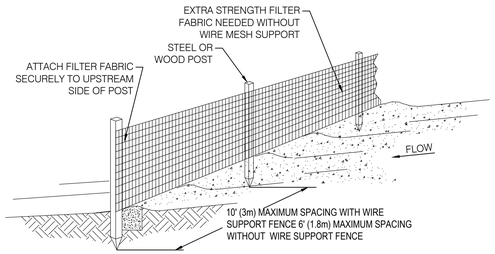
DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

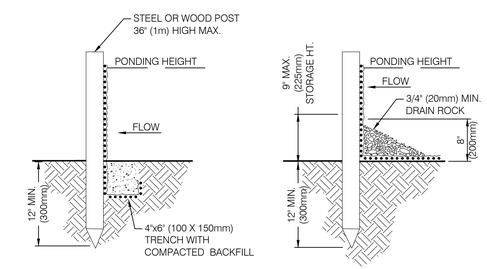
APPLICATION:
All sites

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

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

SPILL CLEAN UP 5
SCALE: NTS





TRENCH DETAIL

INSTALLATION WITHOUT TRENCHING

NOT TO SCALE

NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.

3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

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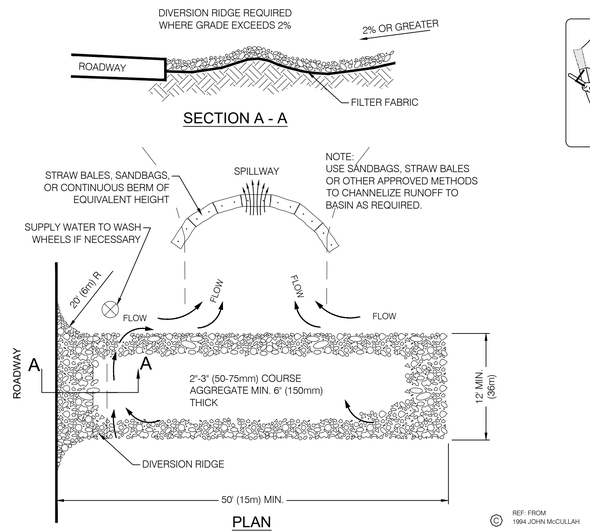
SILT FENCE 6
SCALE: NTS



SECTION A - A

PLAN

© REF: FROM 1994 JOHN McCULLAH

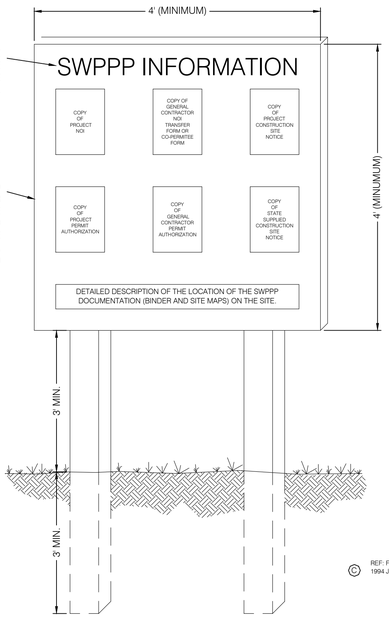
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT 7
SCALE: NTS

CALL BEFORE YOU DIG. IT'S FREE & IT'S THE LAW.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER
1-800-662-4111
www.bluestakes.org
811 Blue Stakes



NOTES:
1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.

2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-TO TERMINATION (NOT) IS FILED FOR THE PERMIT.

3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.

4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.

5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY IF THE SWPPP INFORMATION SIGN.

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SWPPP INFORMATION SIGN 8
SCALE: NTS

No.	DATE	DESCRIPTION
1	08/23/22	REVISED PER CITY COMMENTS
2	10/06/22	REVISED LOADING DOCK AREA
3	10/20/22	REVISED PER DEVELOPER COMMENTS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
0 0.5 1"

DRAWN BY: JHO
DESIGNED BY: AGA
FIELD CREW: KOJS
DATE: 05/19/2022
DWG FILE: 2101005.SITE

PROFESSIONAL ENGINEER
10/20/22
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com
BENCHMARK CIVIL

RAVEN 3
850 EAST 1950 NORTH
SPANISH FORK, UTAH

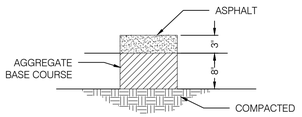
PROJECT NO. 2101005

EROSION CONTROL DETAILS

CEP.02
8 OF 11

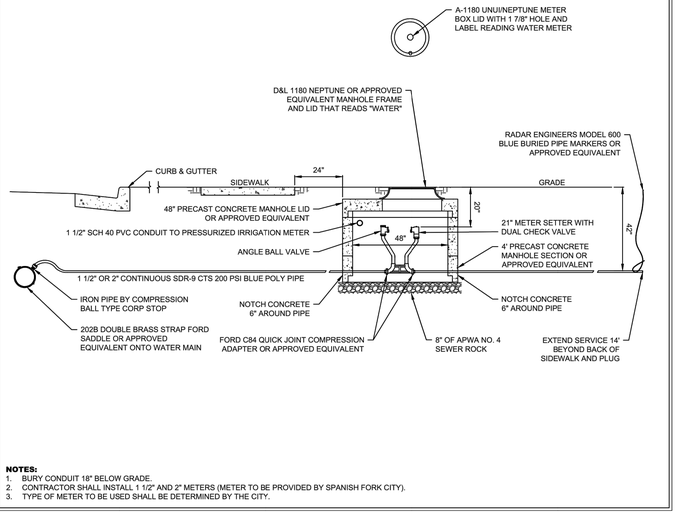
ALTERNATE: STANDARD

CONCRETE	5"
GRAVEL BASE	4"



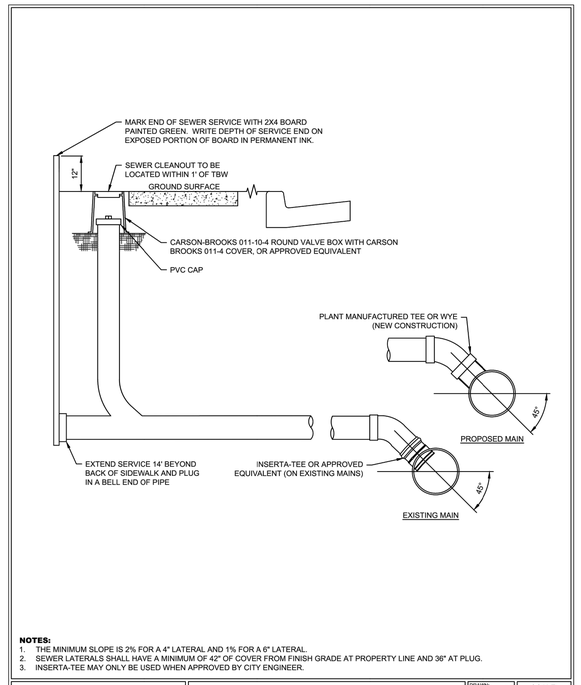
STANDARD DUTY PAVEMENT

PAVEMENT SECTIONS (1)
SCALE: NTS



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

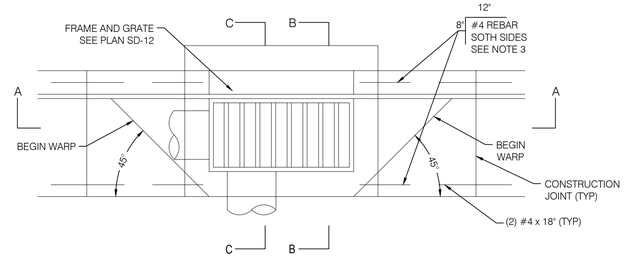
WATER SERVICE & METER (2)
SCALE: NTS (W-12)



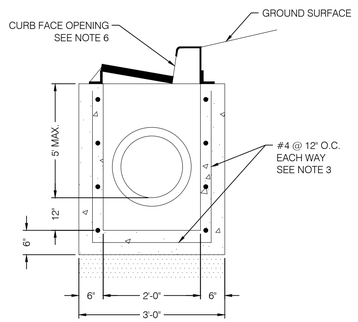
NOTES:
1. THE MINIMUM SLOPE IS 2% FOR A 4" LATERAL AND 1% FOR A 6" LATERAL.
2. SEWER LATERALS SHALL HAVE A MINIMUM OF 42" OF COVER FROM FINISH GRADE AT PROPERTY LINE AND 36" AT PLUG.
3. INSERTA-TEE MAY ONLY BE USED WHEN APPROVED BY CITY ENGINEER.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	STANDARD DRAWING SEWER SERVICE	DRAWN: JLR DESIGN: CJP CHECK: CMT DATE: 6/21/17	SCALE: NONE STANDARD SS-4

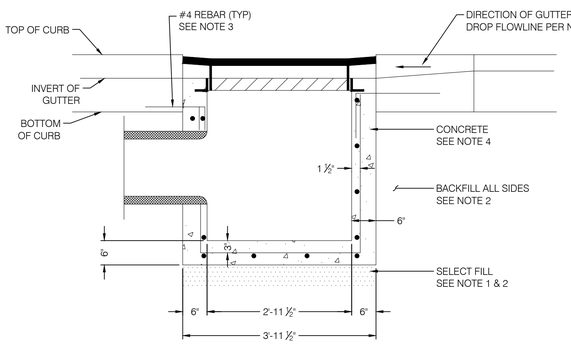
SEWER SERVICE (3)
SCALE: NTS (SS-4)



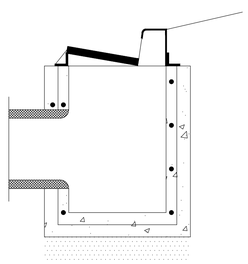
TYPE A - CURB INLET WITH SINGLE GRATE



SECTION B-B



SECTION A-A



SECTION C-C

1. SELECT FILL: USE UNTREATED BASE COARSE GRADE 1 OR GRADE ¾ PER APWA SECTION 02060. USE OF SEWER ROCK OR RECYCLED AGGREGATE REQUIRES ENGINEER'S WRITTEN APPROVAL.

2. BACKFILL: INSTALL AND COMPACT ALL BACKFILL MATERIAL PER APWA SECTION 02321.

3. REINFORCEMENT: USE ASTM A 615, GRADE 60, DEFORMED STEEL REBAR PER APWA SECTION 03200.

4. CONCRETE: CLASS 4,000 PER APWA SECTION 03304. PLACE PER APWA SECTION 03310. APPLY SEALING/CURING COMPOUND PER APWA SECTION 03390.

5. PIPE LATERALS: THE DRAWING SHOWS ALTERNATE CONNECTIONS TO THE INLET BOX. REFER TO CONSTRUCTION DRAWINGS FOR CONNECTION LOCATIONS.

6. CURB FACE OPENING: MAKE OPENING 4 INCHES HIGH. PROVIDE AT LEAST A 2 INCH DROP FROM THE GUTTER FLOWLINE TO THE INVERT OF THE CURB FACE OPENING.

CURB INLET W/ SINGLE GRATE (4)
SCALE: NTS

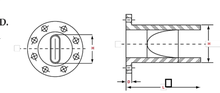
Series 37

- Installs between pipe flanges, eliminating valve body.
- Offers minimal face-to-face dimension—only the thickness of the flange.
- Features unique, maintenance-free, one-piece elastomer check sleeve design.
- Eliminates chatter—silent, non-slamming.
- Closes on entrapped solids.

Materials of Construction

- Valves are available in pure gum rubber, neoprene, Hypalon®, buna-N, Viton® and EPDM.
- ANSI Class 125 Flanges, DIN PN6, PN10, PN16.
- Special coating available.

The pressure drop of the Series 37 is increased because of the smaller I.D. required to fit the check valve in the line.



Tideflex® Technologies' Series 37 Flanged InLine Check Valve is a simple, reliable, cost-effective solution to backflow problems. Designed to be installed between twomating flanges, the Series 37 eliminates the need for a valve body.

With only one moving part, the maintenance-free rubber check sleeve, the Series 37 InLine Check Valve is simple in design. Sliding, rotating, swinging and spring parts are eliminated. There are no seats to corrode or packing to maintain. In addition, the Series 37 is a passive design, requiring no external source of air or electricity to operate. The result is reduced operating costs.

The Series 37 InLine Check Valve can be ordered in a variety of elastomers. Flanges conform to ANSI B16.1 Class 125 specifications. Special custom designs or metric flanged models are also available. When ordering, specify line pressure, backpressure and whether an SST is required.

Dimensions Series 37 Flanged InLine Check Valve

Nominal Size* (Pipe I.D.)	Length L	Height of Bill H	Flange Thickness D	Max. Backpressure (psi) Standard Tideflex®	Max. Backpressure (psi) With Saddle Support
2	5	1 7/8	3/8	150	N/A
3	5 1/2	2 7/8	3/8	100	N/A
4	7	3 7/8	3/8	75	150
6	11	5 7/8	3/8	75	150
8	12 1/2	7 7/8	1/2	60	125
10	15 1/2	9 7/8	1/2	45	75
12	18 1/2	11 7/8	1/2	35	75
14	22	13 3/4	5/8	25	70
16	23	15 3/4	3/4	20	60
18	24	17 3/4	1	15	45
20	32	19 3/4	1	10	40
24	37	23 3/4	1	10	40
30	41	29 3/4	11/2	8	40
36	47	35 3/4	11/2	8	35
42	49	41 1/2	1 3/4	5	25
48	52	47 1/2	1 3/4	5	25
54	57	53 1/2	2	5	CONTACT FACTORY
60	64	59 1/2	2	5	
72	73	71 1/2	2	5	

Numbers indicate maximum dimensions in inches.
** Larger sizes available upon request.*

SERIES 37 BACKFLOW PREVENTER (5)
SCALE: NTS

No.	DATE	DESCRIPTION
1	08/23/22	REVISED PER CITY COMMENTS
2	10/06/22	REVISED LOADING DOCK AREA
3	10/20/22	REVISED PER DEVELOPER COMMENTS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: JHO
CHECKED BY: AGA
FIELD CREW: KO/JS
DATE: 05/19/2022
DWG. FILE: 2101005.SITE

PROFESSIONAL ENGINEER
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH
10/20/22

BENCHMARK ENGINEERING & LAND SURVEYING
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SANDY, UTAH 84070 (801) 542-7192
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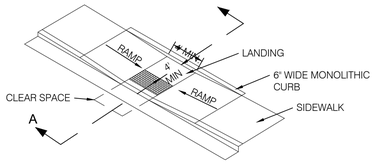
850 EAST 1950 NORTH
SPANISH FORK, UTAH

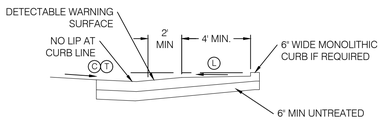
PROJECT NO. 2101005

DETAIL SHEET

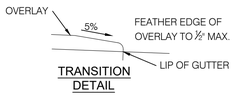
CDT.01
9 OF 11



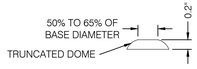
PARALLEL PEDESTRIAN RAMP

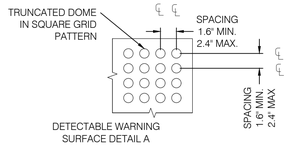


SECTION A-A



TRANSITION DETAIL





THIS DRAWING PRODUCED BY THE U.S. ACCESS BOARD

DIRECTION OF TRAVEL OR APPROACH

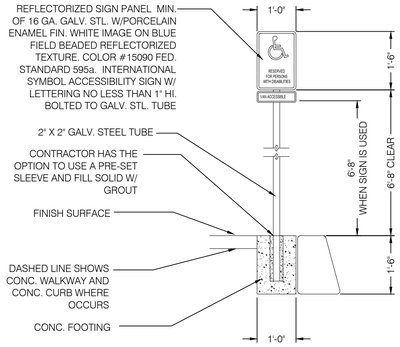
THIS DRAWING PRODUCED BY THE U.S. ACCESS BOARD

INTERNATIONAL SYMBOL OF ACCESSIBILITY

THIS DRAWING PRODUCED BY THE U.S. ACCESS BOARD

STRIPING SYMBOLS

SCALE: N.T.S.



ADA SIGN POST DETAIL

NOTES:

1. CONFIGURATION OF RAMPS AND LANDINGS MAY BE CHANGED BUT MUST MEET PEDESTRIAN RAMP DIMENSIONS AND SLOPE REQUIREMENTS. SPECIFIC SITE CONDITIONS WILL VARY. THE USE OF FLARES, CURBWALLS, ETC. ARE AT THE DISCRETION OF THE ENGINEER.
2. PERPENDICULAR AND PARALLEL PEDESTRIAN RAMPS SHOWN ON THIS DRAWING ARE ACCEPTABLE FOR USE AT MID BLOCK OR CORNER INSTALLATIONS.
3. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING OR CURB CUT. SEE DETAIL A FOR DETECTABLE WARNING SURFACE DIMENSIONS.
4. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 4 TO 6 INCHES FROM THE TOP BACK OF CURB.
5. PROVIDE DETECTABLE WARNING SURFACE. COLOR SHALL BE YELLOW.
6. USE CLASS AA (AE) CONCRETE.
7. USE 6" MIN. DEPTH OR UNTREATED BASE COURSE UNDER ALL CONCRETE FLATWORK COMPACTED TO 96% MAXIMUM DRY DENSITY.

TABLE OF DIMENSIONS	
ELEMENT	DIMENSION
(T) (R)	4 FEET WIDE MINIMUM
(L) (C)	4 FEET SQUARE MINIMUM*

* WHERE LANDING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

SLOPE TABLE			
	ITEM	RUNNING SLOPE*	CROSS SLOPE
(L)	LANDING	1.5-2% (1V:48H) (b)	1.5-2% (1V:48H) (b)
(R)	RAMP	8.33% (1V:12H) (c)	1.5-2% (1V:48H) (d)
(T)	TRANSITION	5% (1V:20H) (a)	1.5-2% (1V:48H) (d)
(C)	CLEAR SPACE	5% (1V:20H) (a)	1.5-2% (1V:48H) (d)
	SIDEWALK	--	1.5-2% (1V:48H)
	FLARE	10% (1V:10H)	--

* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL, WHILE CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL.

(a) TRANSITION RUNNING SLOPE NEEDS TO BE CONSTANT ACROSS ENTIRE CURB CUT. WARP GUTTER PAN TO MEET REQUIRED TRANSITION SLOPE AT CURB CUT (0.10' MAX. ABOVE FLOWLINE.)

EXCEPTION:

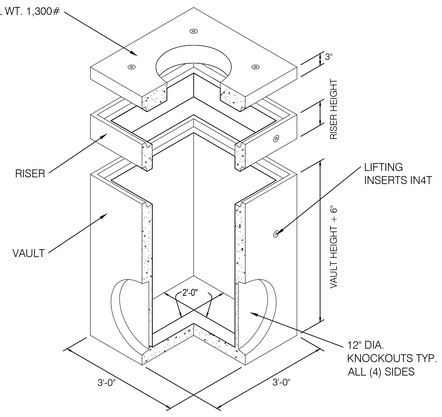
(b) IF SLOPE REQUIREMENTS CAN'T BE ACHIEVED ON MID-BLOCK RAMPS CONTACT THE ENGINEER.

(c) PARALLEL RAMPS ARE NOT REQUIRED TO EXCEED 15-FEET IN LENGTH.

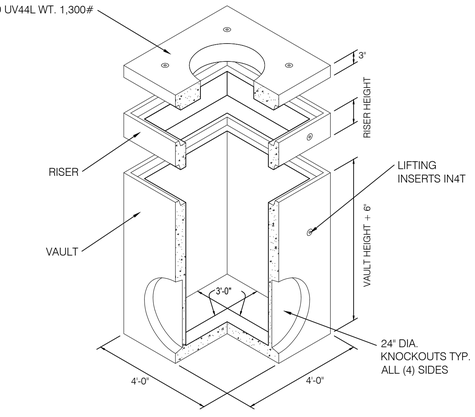
(d) CROSS SLOPE REQUIREMENT DOES NOT APPLY AT PERPENDICULAR RAMP MID-BLOCK CROSSING.

STANDARD ACCESS RAMP (1)

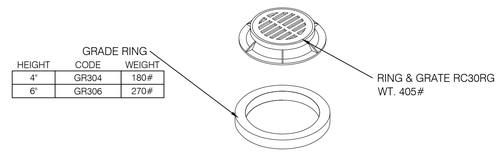
SCALE: NTS



2'x2' CATCH BASIN



3'x3' CATCH BASIN



GRADE RING		
HEIGHT	CODE	WEIGHT
4"	GR304	180#
6"	GR306	270#

RISER

HEIGHT	CODE	WEIGHT
1'	UV441R	1,350#
2'	UV442R	2,700#
3'	UV443R	4,050#
4'	UV444R	5,400#
5'	UV445R	6,750#
6'	UV446R	8,100#

VAULT

HEIGHT	CODE	WEIGHT
3'	CB443	3,225#
4'	CB444	4,575#
5'	CB445	5,925#
6'	CB446	7,275#

NOTES:
1. CATCH BASINS ARE DESIGNED TO MEET ASTM C858 WITH AASHTO HS-20 LOADING.
2. OPENINGS MAY BE SIZED AND LOCATED AS REQUIRED.
3. OPTIONAL GRATING OR COVER MATERIAL MAY BE CAST IN AS REQUIRED.
4. CHECK HARDWARE SECTION FOR OPTIONAL ACCESSORIES.

CATCH BASIN (2)

SCALE: NTS

PRINSCO WATER MANAGEMENT SOLUTIONS — Standard Units Calculator — HydroStor

PROJECT DESCRIPTION

Project Name: Raven 3 | Date: / / | City/State: / UT | Phone #:
Engineer: Hyrum | Contractor: | Designed By: | Prinsco Rep: Moeller

DESIGN CRITERIA - BASED ON STORAGE VOLUME

**For Metric units, visit Prinsco.com

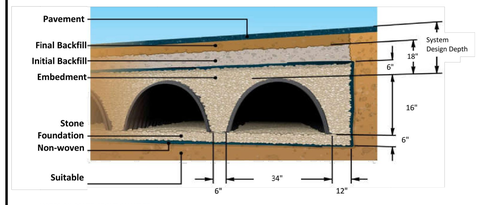
Chamber Size: HS31 | Constraint on System Dimensions: Length | Number of Manifolds: 1 | Manifold Diameter: 24 (in) | Include Manifold Volume?: Yes | Units: Standard **

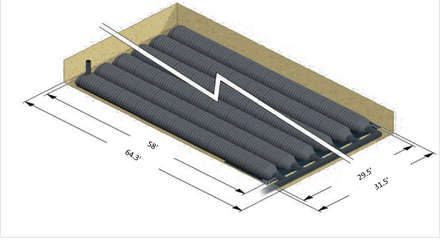
Target Storage Volume: 2400 (cf) | Constraint Limit: 65 (ft) | Stone Porosity: 40 % | Bottom of Stone Elevation: 4534.26 (ft) | Max. Pavement Elevation: 4542.26 (ft) | Min. Pavement Elevation: 4538.44 (ft)

Additional Stone Above Chamber*: 0 (in) | Additional Stone Below Chamber*: 0 (in) | Additional Stone Side of Chamber*: 0 (in) | Additional Stone Between Chambers: 0 (in)

* Minimum recommended values are already included in calculations

SYSTEM LAYOUT





NOTES ON COVER ABOVE CHAMBER:
Min. Burial Depth: 18" WARNING: Burial Depth Too Shallow
Max. Burial Depth: 8' WARNING: Burial Depth Exceeds Recommendation

SYSTEM STORAGE & QUANTITIES

System Layout: 3 rows of 8 chambers & 6 rows of 7 chambers

System Footprint	Stone Storage	Manifold Storage	Chamber Storage	Total System Storage
2025 (sf)	1299 (cf)	122 (cf)	992 (cf)	2413 (cf)

Number of Chambers	Number of End Caps	Required Stone (For Embedment Backfill)	Non-Woven Geotextile (Includes 20% Overlap)	Woven Geotextile - Scour	Woven Geotextile - Sediment Row
66	18	120 (cy)	560 (sy)	14 (sy)	56 (sy)

ASSISTANCE: For assistance with design, drawings or pricing please have your completed system design aid ready, and contact your Prinsco sales representative

This tool is intended to assist in sizing stormwater management systems using Prinsco products. It should be used for estimating purposes only and is not intended to be a final design tool. The design engineer needs to verify all the values and ensure they meet all project design criteria.

V-5.8

PRINSCO HS-31 DETENTION/RETENTION SYSTEM (DRAINAGE AREA 2) (3)

SCALE: NTS

No.	DATE	DESCRIPTION
1	08/23/22	REVISED PER CITY COMMENTS
2	10/06/22	REVISED LOADING DOCK AREA
3	10/20/22	REVISED PER DEVELOPER COMMENTS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: JHO
DESIGNED BY: AGA
FIELD CREW: KOJS
DATE: 05/19/2022
DWG FILE: 2101005_SITE

PROFESSIONAL ENGINEER
10/20/22
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

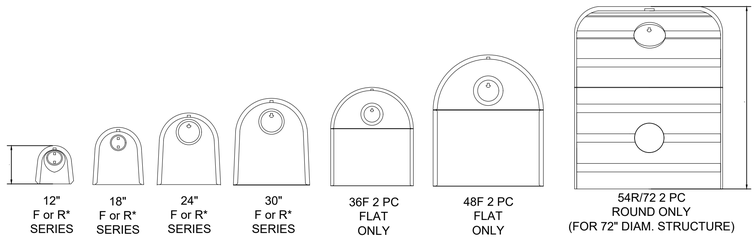
BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

RAVEN 3
850 EAST 1950 NORTH
SPANISH FORK, UTAH

PROJECT NO. 2101005

DETAIL SHEET

CDT.02
10OF 11



*** R SERIES INSTALLATION NOTE:**
12R- FITS 36-48" DIAM. STRUCTURE
18R- FITS 48-60" DIAM. STRUCTURE
24R- FITS 48-60" DIAM. STRUCTURE
30R- FITS 60-72" DIAM. STRUCTURE
54R- FITS 72" DIAM. STRUCTURE
RECOMMENDED SUMP DEPTH
2.5 TO 3X OUTLET PIPE I.D.

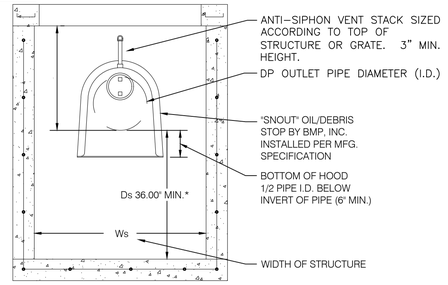
U.S. PATENT # 6126817 INT'L PATENTS PENDING

BMP, INC
53 MT.ARCHER RD., LYME CT 06371
(800) 504-8008 FAX: (860) 434-3195

DESCRIPTION	DATE	SCALE
SNOUT SIZE COMPARISON	09/09/05	NONE
	DRAWING NUMBER	
	SN-SIZES	

SNOUT DETAILS 1
SCALE: NTS

DESIGN PARAMETER GUIDELINES FOR WATER QUALITY IMPROVEMENT



RULE # 1- AT AN ABSOLUTE MINIMUM, STRUCTURE INTERNAL DIMENSIONS MUST BE AT LEAST LARGE ENOUGH TO ACCOMODATE EXTERNAL DIMENSIONS OF THE SNOUT, AND ALLOW FOR A PERSON TO INSTALL IT. REFER TO BMP, INC. CAD DETAILS FOR PART DIMENSIONS.

RULE #2- USE ONLY "F" SERIES SNOUTS FOR RECTANGULAR OR SQUARE STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 48", 72" AND 96" SIZES. USE ONLY "R" SERIES SNOUTS FOR ROUND STRUCTURES, AVAILABLE IN 12", 18", 24", 30", AND 54" SIZES.

*SUMP DEPTH (Ds)- SUMP DEPTH SHOULD BE A MINIMUM OF 36" FOR ANY NEW CONSTRUCTION FOR PIPES 12" AND LESS. FOR 15"-18" PIPE MIN. DEPTH SHOULD BE 48". OPTIMAL SIZING IS AT LEAST 2.5X TO 3X OUTLET PIPE DIAMETER (Dp) FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY.

STRUCTURE DIMENSIONS- PLAN DIMENSIONS FOR A STRUCTURE SHOULD BE UP TO 7X AREA OF OUTLET PIPE FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY.
(SEE "MAINTENANCE CONSIDERATIONS" DOCUMENT FOR MORE INFORMATION)

IMPORTANT NOTICE: DO NOT CONFUSE PIPE O.D WITH PIPE I.D. A SNOUT FITS OVER A PIPE, NOT IN IT. THUS, SNOUT MUST BE SIZED TO FIT OVER PIPE OPENING IN STRUCTURE. SNOUTS ARE AVAILABLE FOR ROUND STRUCTURES TO ACCOMODATE PIPES OF 54" O.D. MAX. FOR PIPES 54" O.D. AND ABOVE, USE SQUARE OR RECTANGULAR STRUCTURES.

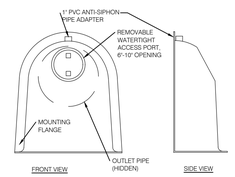
SIZING EXAMPLES:

OUTLET HOLE SIZE	SNOUT SIZE
11.9" O.D. OR LESS	12 F or R (R FITS 36"-48" DIAM STRUCTURE)
12.0"-17.9" O.D.	18 F or R (R FITS 48"-60" DIAM STRUCTURE)
18.0"-23.9" O.D.	24 F or R (R FITS 48"-60" DIAM STRUCTURE)
24.0"-29.9" O.D.	30 F or R (R FITS 60"-72" DIAM STRUCTURE)
30.0"-35.9" O.D.	36F
30.0"-47.9" O.D.	48 F
30.0"-53.9" O.D.	54R/72 (FITS 72" DIAM STRUCTURE ONLY)
48.0"-71.9" O.D.	72F
72"-95.9" O.D.	96 F

BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860)434-3195

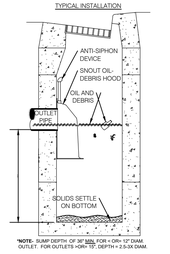
DESCRIPTION	DATE	SCALE
SNOUT SIZING CHART	09/09/05	NONE
	DRAWING NUMBER	
	SP-SI	

CONFIGURATION DETAIL



SNOUT OIL-WATER-DEBRIS SEPARATOR

TYPICAL INSTALLATION



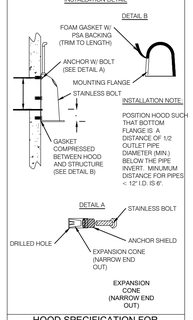
*NOTE- SUMP DEPTH OF "36" MIN. FOR < DN= 12" DIAM OUTLET. FOR OUTLETS >DN= 15", DEPTH = 2.5-3X DIAM.

NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY: BEST MANAGEMENT PRODUCTS, INC. 53 MT. ARCHER RD. LYME, CT 06371 (860) 434-0277, (860) 434-3195 FAX TOLL FREE: (800) 504-8008 OR (888) 354-7585 WEB SITE: www.bestmp.com OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
   INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS

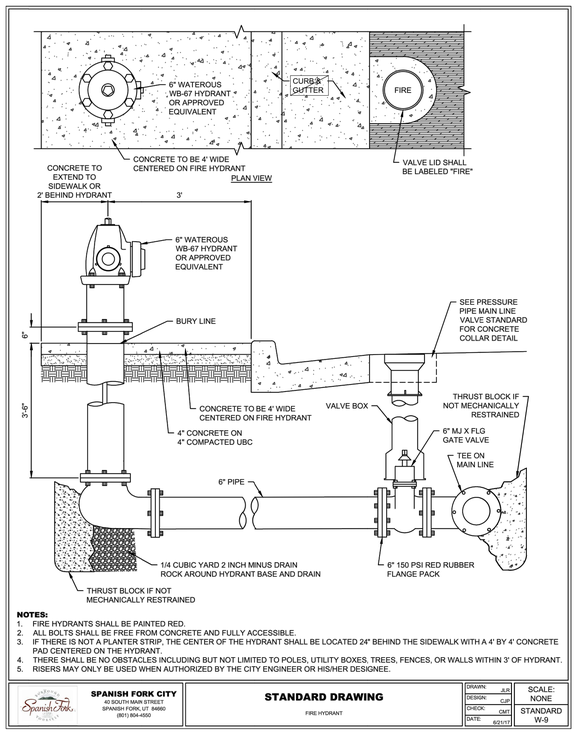
US Patent # 6126817

INSTALLATION DETAIL



HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

DESCRIPTION	DATE	SCALE
OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/00	NONE
	DRAWING NUMBER	
	SP-SN	



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

SPANISH FORK CITY, 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550	STANDARD DRAWING, FIRE HYDRANT	DRAWN: JLB; DESIGN: CJR; CHECK: GMT; DATE: 6/21/07	SCALE: NONE; STANDARD W-9

FIRE HYDRANT 2
SCALE: NTS

STORM DRAINAGE CALCULATIONS
Area #1
Rational Method (Q=CIA)

Area Identification (A)		Rational Coefficient (C)	C*A
Roof =	69,542	0.9	62588 S.F.
Pavement =	75,733	0.9	68160 S.F.
Landscaping =	18,500	0.2	3700 S.F.
Sum:	163775 S.F.	Sum:	134448 S.F.

NOAA ATLAS 14 (100 YEAR STORM)				Allowable Discharge =	.15cfs/acre
Time (min)	Intensity (in/hr)	Rainfall (inches)	Rainfall Excess (cu.ft.)	Allowed Discharge (cu.ft)	Volume to Detain (cu.ft)
15	3.90	0.975	10924	508	10416
30	2.63	1.315	14733	1015	13718
60	1.63	1.630	18262	2030	**16232**
120	0.89	1.780	19943	4061	15883
180	0.61	1.830	20503	6091	14412
360	0.33	1.956	21915	12182	9733
720	0.19	2.220	24873	24363	510
1440	0.11	2.568	28772	48726	0

Detention Calculations
Pond Volume
Pond 1 Civil 3D = **35,011 cf**

Is there adequate storage? Storage Provided = **35,011 cf**
Req. Storage = **16,232 cf** **YES**

STORM DRAINAGE CALCULATIONS
Area #2
Rational Method (Q=CIA)

Area Identification (A)		Rational Coefficient (C)	C*A
Roof =	0	0.9	0 S.F.
Pavement =	19,640	0.9	17676 S.F.
Landscaping =	0	0.2	0 S.F.
Sum:	19640 S.F.	Sum:	17676 S.F.

NOAA ATLAS 14 (100 YEAR STORM)				Percolation Discharge =	.03cfs/acre
Time (min)	Intensity (in/hr)	Rainfall (inches)	Rainfall Excess (cu.ft.)	Allowed Discharge (cu.ft)	Volume to Detain (cu.ft)
15	3.90	0.975	1436	31	1405
30	2.63	1.315	1937	62	1875
60	1.63	1.630	2401	124	2277
120	0.89	1.780	2622	248	**2374**
180	0.61	1.830	2696	372	2324
360	0.33	1.956	2881	744	2137
720	0.19	2.220	3270	1488	1782
1440	0.11	2.568	3783	2976	807

Detention Calculations
Pond Volume
Pond 1 Civil 3D = **2,413 cf**

Discharge
Percolation rate (P) 80.00 min/in
Percolation surface area (S) 1,984.00 sf
Allowed Discharge (Q) **0.03 cfs**

Is there adequate storage? Storage Provided = **2,413 cf**
Req. Storage = **2,374 cf** **YES**

AREA 2 NOTE*:
DRAINAGE AREA 2 CONSISTS ONLY OF THE HARDSCAPE LOCATED IN THE TRUCK RAMPS.
TOTAL AREA = 19,640 S.F.

STORM DRAINAGE CALCULATIONS 3
SCALE: NTS

STORM DRAINAGE CALCULATIONS
REGIONAL
Rational Method (Q=CIA)

Area Identification (A)		Rational Coefficient (C)	C*A
Roof =	193,740	0.9	174366 S.F.
Pavement =	245,743	0.9	221169 S.F.
Landscaping =	45,737	0.2	9147.4 S.F.
Sum:	485220 S.F.	Sum:	404682 S.F.

NOAA ATLAS 14 (10 YEAR STORM)				Allowable Discharge =	.15cfs/acre
Time (min)	Intensity (in/hr)	Rainfall (inches)	Rainfall Excess (cu.ft.)	Allowed Discharge (cu.ft)	Volume to Detain (cu.ft)
15	2.03	0.508	17115	1504	15611
30	1.37	0.685	23101	3008	20093
60	0.85	0.847	28564	6015	**22549**
120	0.48	0.960	32375	12030	20344
180	0.35	1.047	35309	18045	17263
360	0.21	1.248	42087	36091	5996
720	0.13	1.512	50990	72181	0
1440	0.08	1.848	62321	144363	0

Detention Calculations
Pond Volume
Pond 1 Civil 3D = **35,011 cf**

Is there adequate storage? Storage Provided = **35,011 cf**
Req. Storage = **22,549 cf** **YES**

Orifice Design:
The storm runoff will be detained at 0.2 cfs/acre

$$Q = C_d A_0 \sqrt{2gh}$$

Total acreage of development:	11.14 acres
Allowable discharge:	0.15 cfs/acre
Maxhead:	4.00 ft
Design diameter for new orifice:	5.6 inch

No.	DATE	DESCRIPTION
1	08/23/22	REVISED PER CITY COMMENTS
2	10/06/22	REVISED LOADING DOCK AREA
3	10/20/22	REVISED PER DEVELOPER COMMENTS

DRAWN BY: JHO
CHECKED BY: AGA
FIELD CREW: KO/JS
DATE: 05/19/2022
DWG FILE: 2101005_SITE

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
1" 0.5 0

PROFESSIONAL ENGINEER
10/20/22
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

RAVEN 3
850 EAST 1950 NORTH
SPANISH FORK, UTAH

PROJECT NO. 2101005
DETAIL SHEET
CDT.03
11OF 11

NOTES:

1. ESTIMATED COST IS BETWEEN ***23-27K*** FOR ALL UTILITIES TO BE CONNECTED
2. THIS DOES NOT INCLUDE ANY COST ASSOCIATED WITH THE CONSTRUCTION OF THE ACTUAL STRUCTURE OR FIXING IT TO THE SITE
3. FLEETWOOD HOMES MODEL 14663B NEED A 100 AMP SERVICE TO CONNECT TO OVERHEAD POWER.
4. THE EXACT LOCATION TO HOOK UP THE UTILITIES TO THE STRUCTURE ARE NOT KNOW AT THIS TIME, SO THE PATH TO CONNECT THE UTILITIES IS SUBJECT TO CHANGE.
5. PER BUILDING CODE, BUILDING MUST BE AT LEAST 10' OFF PROPERTY LINE. SPACING BETWEEN STATION AND 61 IS NOT AN ISSUE.
6. MIGHT BE A GOOD IDEA TO HAVE THESE BUILD AS MIRRORED IMAGES OF EACH OTHER TO CREAT A SHARED EGRESS AND OUTDOOR SPACE BETWEEN THE 2 STRUCTURES.

N

5 0 5 10

SCALE: 1" = 10'

EXISTING 4" LATERAL

EXISTING OVERHEAD POWER LINES

NEW SEWER LATERAL

ADA RAMP REQUIRED PER CODE

NEW POWER SERVICES

NEW 2" WATER SERVICE
TIED ON AFTER METER

EX-SD

SPANISH FORK CITY
ENGINEERING & SURVEYING
40 SOUTH MAIN STREET
SPANISH FORK, UTAH 84660
(801) 804-4550

SPANISH FORK ENGINEERING

SPANISH FORK TEMPORARY SLEEPING QUARTERS

STATION 61
SPANISH FORK CITY

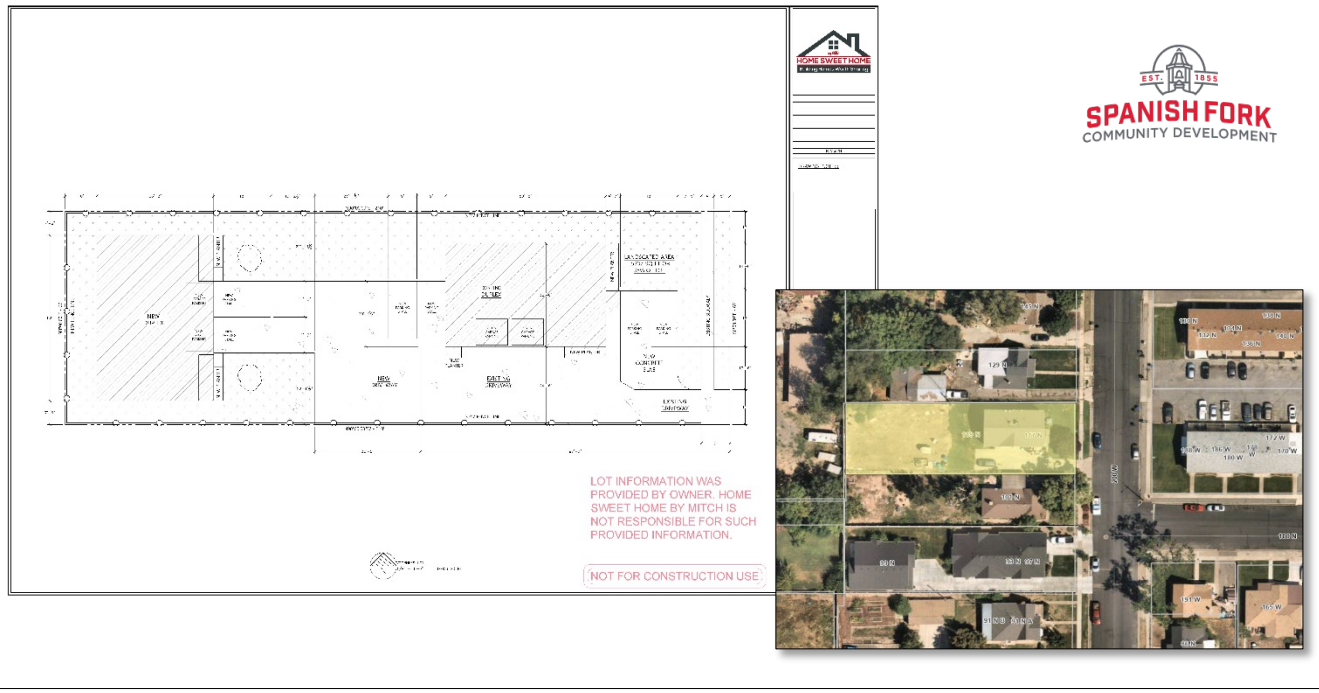
	DATE	BY	REVISION

DRAWN: ___
DESIGN: JHJ
CHECK: CMT
DATE: 10/25/2022

SCALE: 1" = 10"

DRAWING #: ___

J:\Shared drives\Engineering\Engineering\Property - Eng\61 Site Plan- E- 2022.dwg



Voorhees Duplex Addition Zone Change Approval Request

November 16, 2022, Development Review Committee.

Located at 117 North 200 West, including 0.3 acres.

The subject parcel is currently zoned R-3.

The applicant has requested that a Zone Change to the R-3 Zone with the Infill Overlay be approved in order to allow for an additional duplex to be built.

The property currently has an existing duplex.

Key Issues

1. Have the provisions of the Infill Overlay zone been met?
2. Utilities.
3. Power.
4. Setbacks.
5. Building Elevations.
6. Landscaping.

Recommendation

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

Findings

1. That the proposal is consistent with the City's General Plan Land Use Map Designation.
2. That with additional details the proposal can meet the intent of the Infill Overlay zone.

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 meets any conditions recommended by the DRC and Planning Commission.

Exhibits

1. Memo.
2. Site Plan.
3. Landscaping.
4. Building Elevations.

Zone Map Amendment Request
Voorhees Duplex

I, Tyler Voorhees, am 100% owner of the property and this request is in regard to updating the zoning of the property located in Spanish Fork, Utah with the address of 117 North 200 West or Parcel ID # 07:050:0001, which is currently zoned as R-3.

The request is to update the zoning for the stated property with R-3 Zoning to include the I-F or In-Fill Overlay Zone.

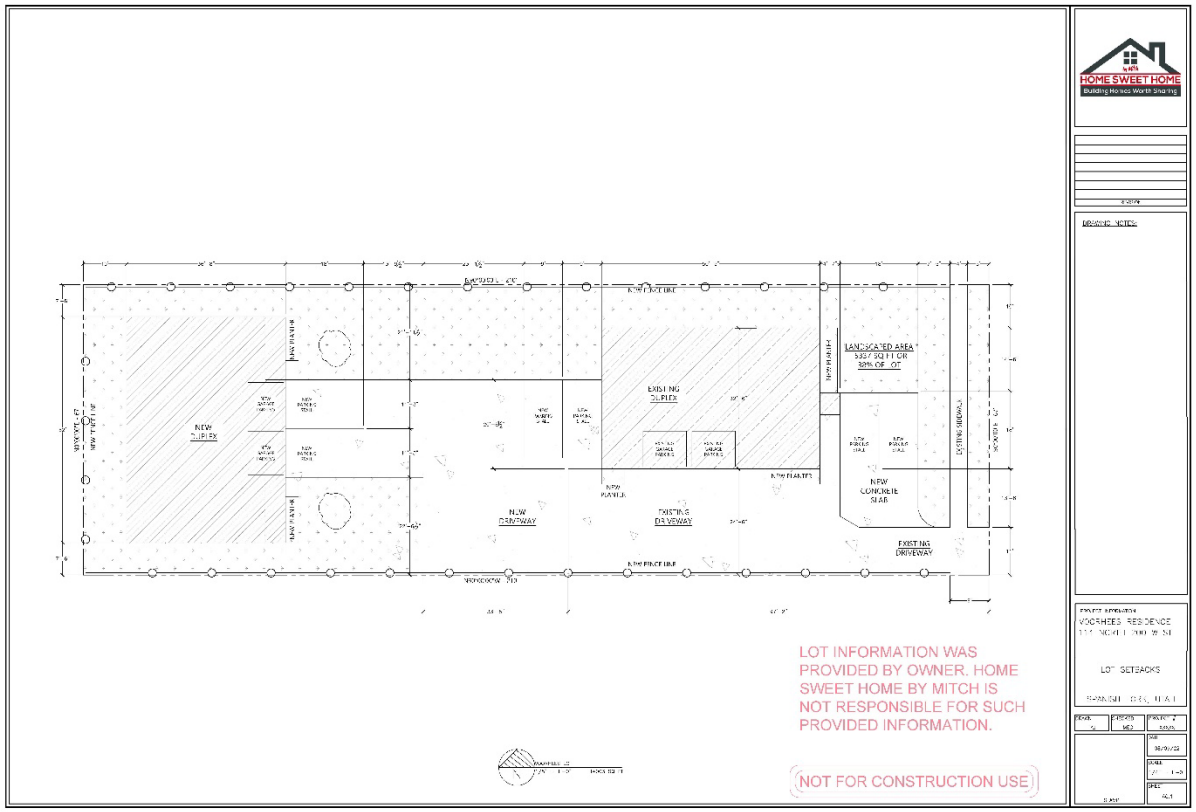
The reason for this request is for a second duplex to be built on the west side of the lot where it is currently dirt and weeds. This upgrade will improve the area with a landscaped yard that will be constructed along with the new duplex. Once completed, the property will have two duplexes for a total of 4 units which will provide additional housing to the growing community of Spanish Fork.

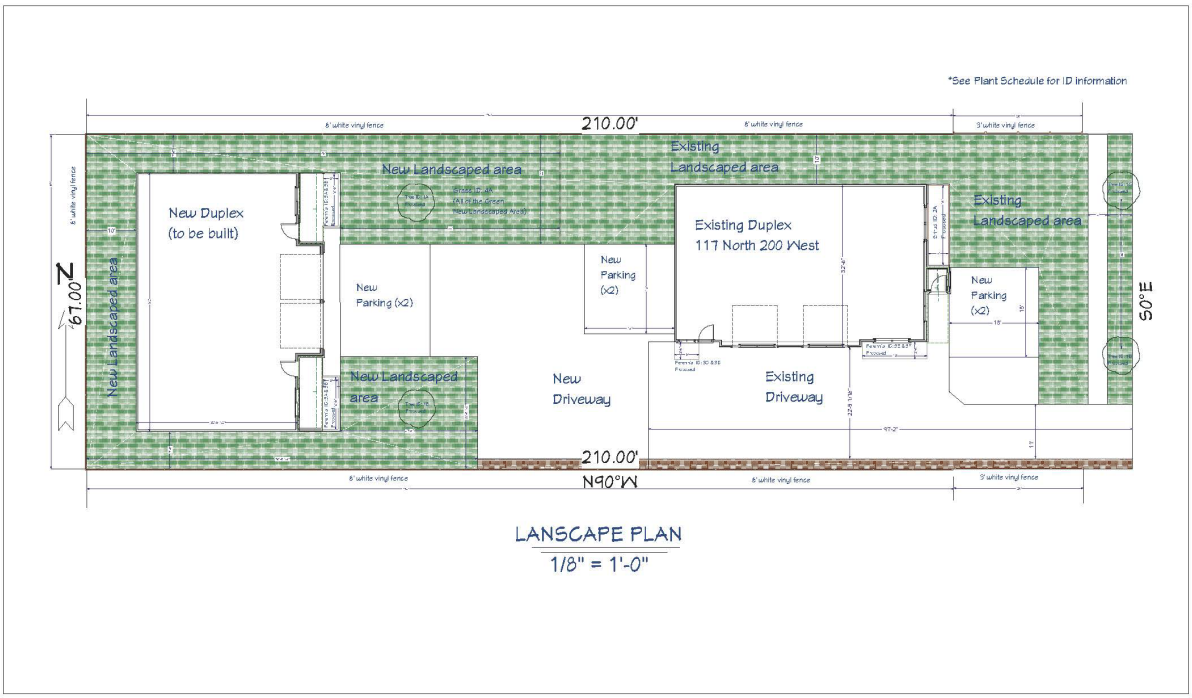
The size of the lot is 13,257.66 feet and meets the requirements of space for 4 units on the lot according to Municipal Code 15.3.16.035.C.3 which states, "No more than one unit for every 3,260 square feet of project area shall be permitted for developments in the R-3 Zone." For quick reference, 3,260 x 4 = 13,040.

Each existing unit has a covered garage, and the two new units will each have a covered garage. Additional parking spaces (1.5 per unit) will be constructed as well and will be shown in the attachment labeled "Plot plan and Elevation floor plans" for a total of 6 uncovered and 4 covered parking spaces. In addition, the surrounding fence will be upgraded to a vinyl fence on the north, west, and south sides of the property. Currently there are three different fence types that are in poor condition that will be replaced with the new fence. Hardie board, stucco, and brick will be used in the construction of the new duplex in accordance with recommendations of the planning commission on October 5th 2022. Then update existing building to match the new.

This will be similar to the property located two lots south with the address of 99 N 200 W or Parcel ID # 25:021:0024, which has two separate dwellings on a single lot with R-3 Zoning and an In-Fill Overlay.

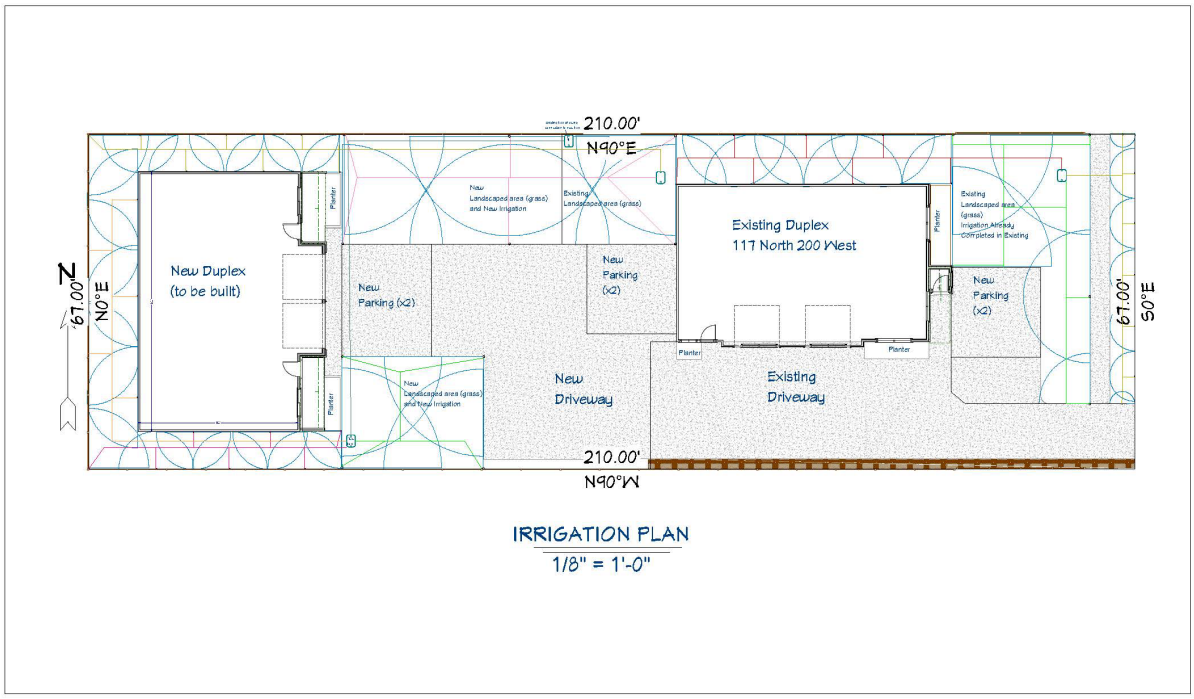
Exhibit 2


HOME SWEET HOME
Building Homes Worth Sharing
DRAWING NOTES:
LANDSCAPED AREA
NEW PLANTER
EXISTING DRIVEWAY
NEW CONCRETE SLAB
EXISTING DRIVEWAY
LOT SETBACKS
LOT INFORMATION WAS PROVIDED BY OWNER. HOME SWEET HOME BY MITCH IS NOT RESPONSIBLE FOR SUCH PROVIDED INFORMATION.
NOT FOR CONSTRUCTION USE



LANSCAPE PLAN

1/8" = 1'-0"



IRRIGATION PLAN

1/8" = 1'-0"

Plant Schedule

Trees

ID	Quantity	Latin Name	Common Name	Size (each unit)
1A	1	Acer Platenoides 'Crimson Sentry'	Crimson Sentry Norway Maple	25 ft tall x 15 ft wide
1B	1	Acer Platenoides 'Crimson Sentry'	Crimson Sentry Norway Maple	25 ft tall x 15 ft wide
1C	1	Acer Platenoides 'Crimson Sentry'	Crimson Sentry Norway Maple	25 ft tall x 15 ft wide
1D	1	Acer Platenoides 'Crimson Sentry'	Crimson Sentry Norway Maple	25 ft tall x 15 ft wide

Shrubs

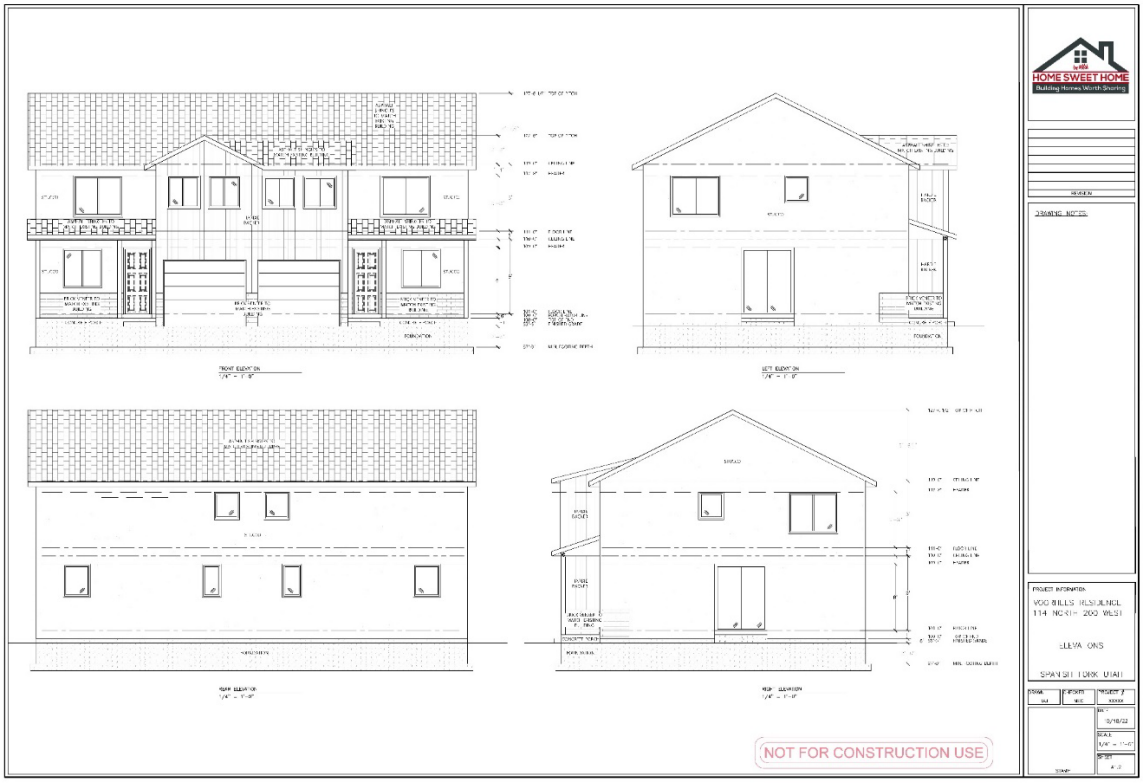
ID	Quantity	Latin Name	Common Name	Size (each unit)
2A	4	Buxus Microphylla	Littleleaf Box	4 ft tall x 4 ft wide

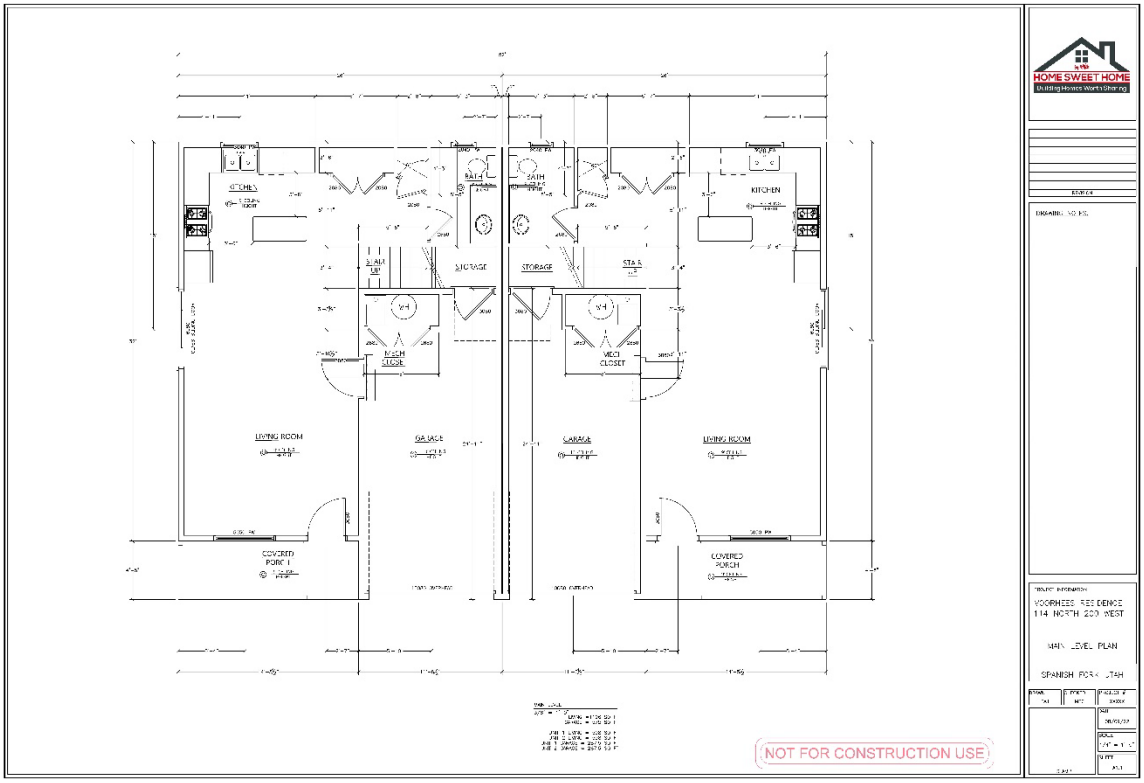
Perennials

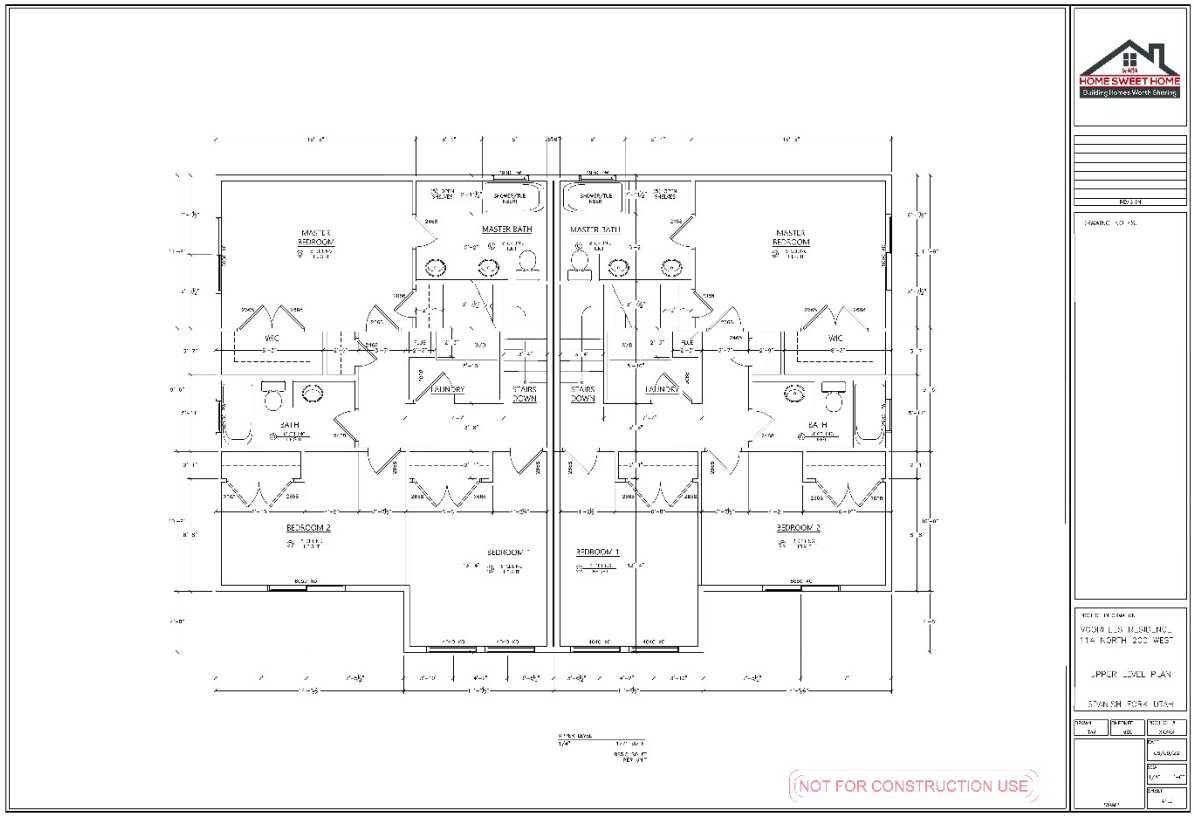
ID	Quantity	Latin Name	Common Name	Size (each unit)
3A	4	Aquilegia	Columbine Flower	1 ft tall x 1.5 ft wide
3B	4	Pulmonaria Longifolia	Lungwort Diana Clare	1 ft tall x 1.5 ft wide
3C	2	Aquilegia	Columbine Flower	1 ft tall x 1.5 ft wide
3D	2	Pulmonaria Longifolia	Lungwort Diana Clare	1 ft tall x 1.5 ft wide
3E	5	Aquilegia	Columbine Flower	1 ft tall x 1.5 ft wide
3F	5	Pulmonaria Longifolia	Lungwort Diana Clare	1 ft tall x 1.5 ft wide

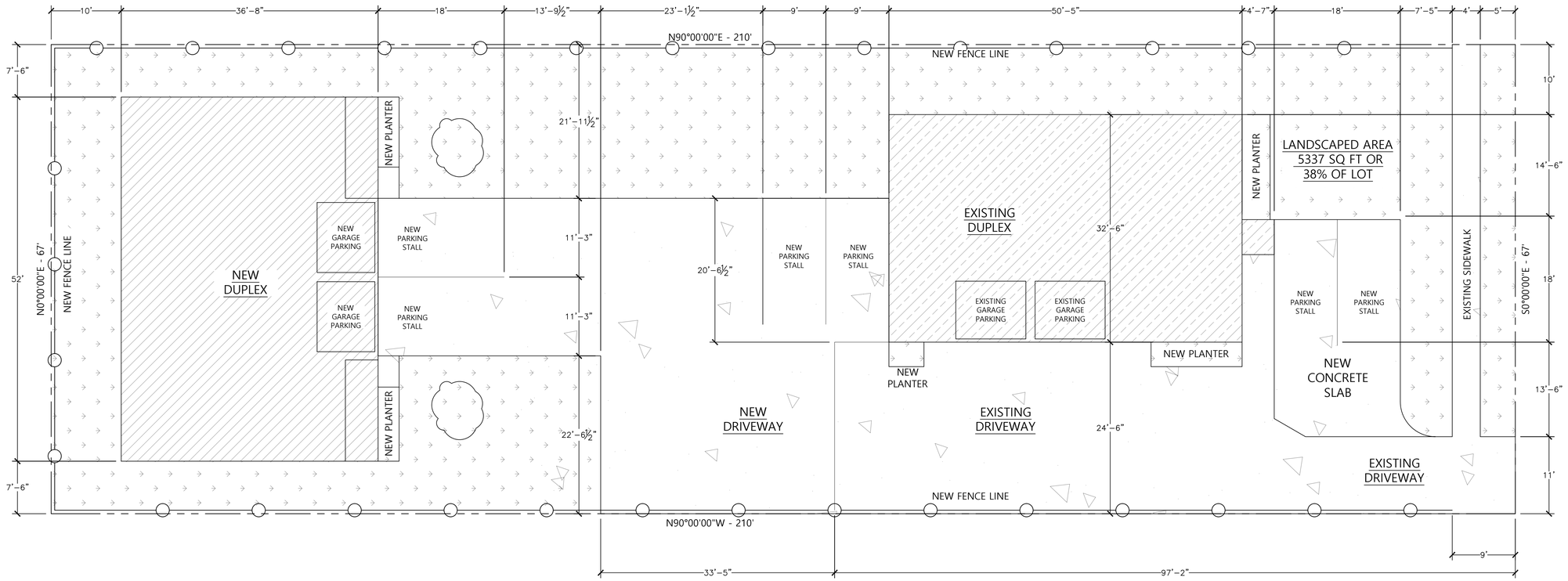
Grasses

ID	Quantity	Latin Name	Common Name	Size (each unit)
4A	(see size column)	Pao Pratensis	Kentucky Bluegrass	Approximately 3,034 square feet of new grass


HOME SWEET HOME
Building Homes Worth Sharing
NOT FOR CONSTRUCTION USE


HOME SWEET HOME
Building Homes Worth Sharing
KITCHEN
BATH
STORAGE
LIVING ROOM
GARAGE
COVERED PORCH
NOT FOR CONSTRUCTION USE


HOME SWEET HOME
Building Homes Worth Owning
MASTER BEDROOM
MASTER BATH
MASTER BATH
MASTER BEDROOM
WIC
WIC
LAUNDRY
STAIRS DOWN
STAIRS DOWN
LAUNDRY
BATH
BATH
BEDROOM 2
BEDROOM 3
BEDROOM 1
NOT FOR CONSTRUCTION USE



LOT INFORMATION WAS PROVIDED BY OWNER. HOME SWEET HOME BY MITCH IS NOT RESPONSIBLE FOR SUCH PROVIDED INFORMATION.

N

VOORHEES LOT
1/8" = 1'–0"
14003 SQ FT

NOT FOR CONSTRUCTION USE

HOME SWEET HOME
by Mitch
Building Homes Worth Sharing

REVISION

DRAWING NOTES:

PROJECT INFORMATION
VOORHEES RESIDENCE
114 NORTH 200 WEST

LOT SETBACKS

SPANISH FORK, UTAH

DRAWN	CHECKED	PROJECT #
TAJ	MEC	XXXXX

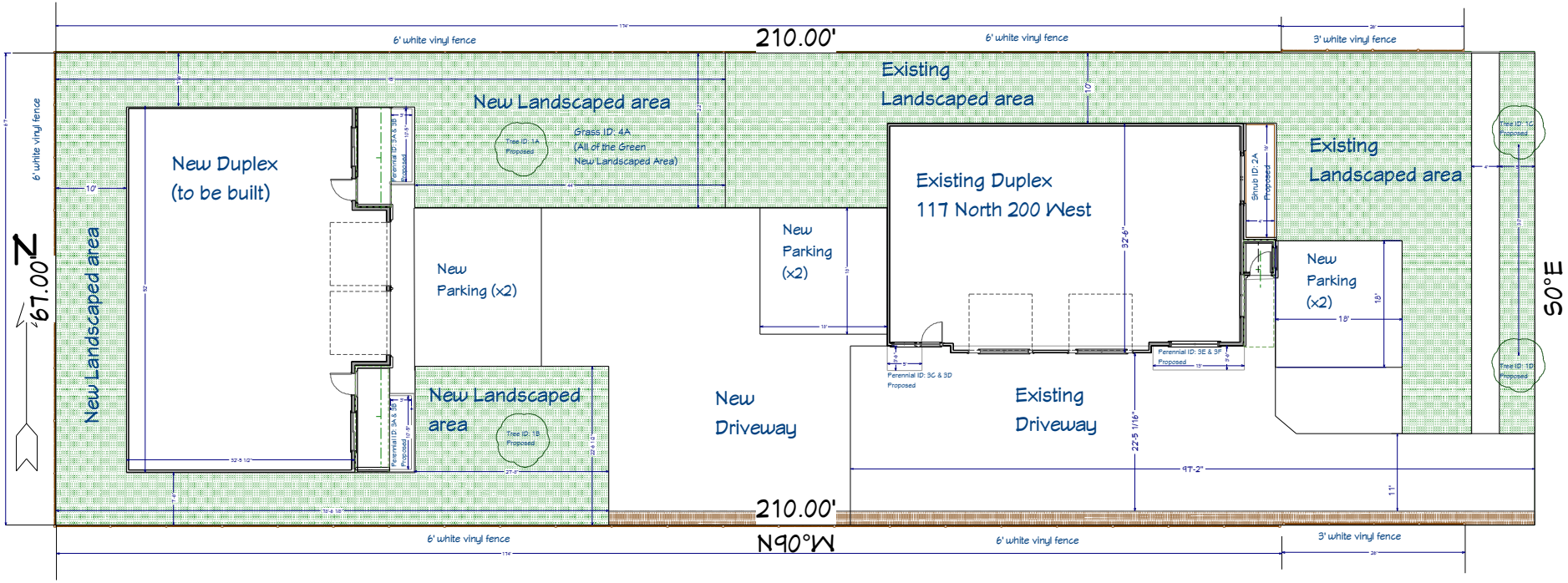
STAMP

DATE 08/09/22

SCALE 1/4" = 1'–0"

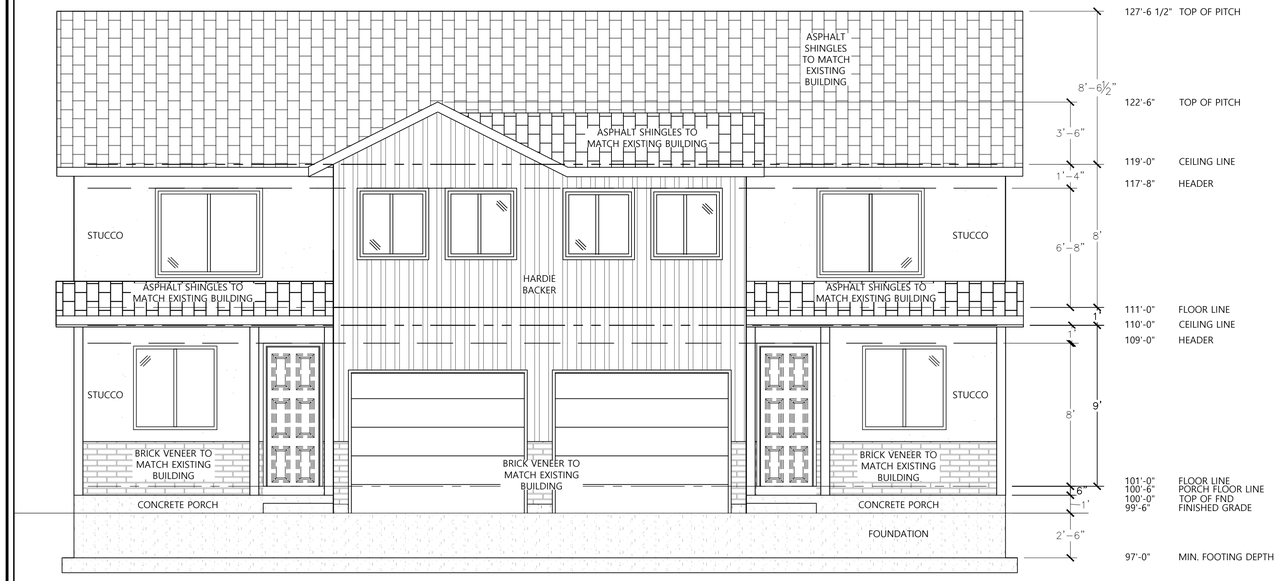
SHEET A0.1

*See Plant Schedule for ID information

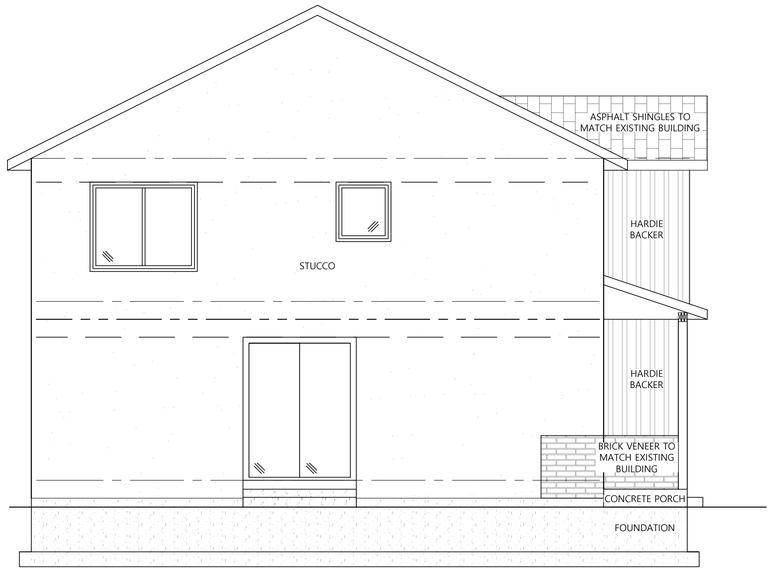


LANSCAPE PLAN

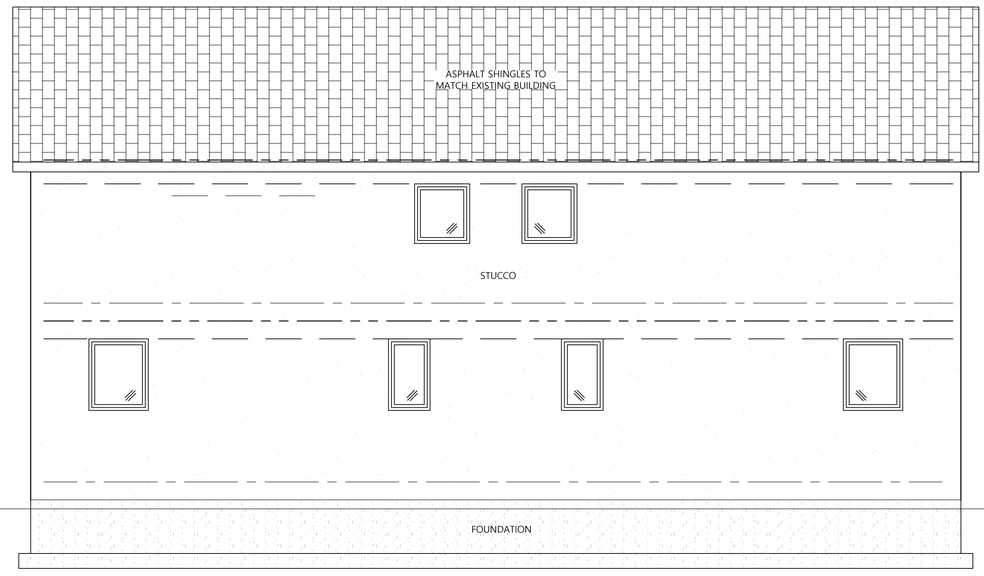
1/8" = 1'-0"



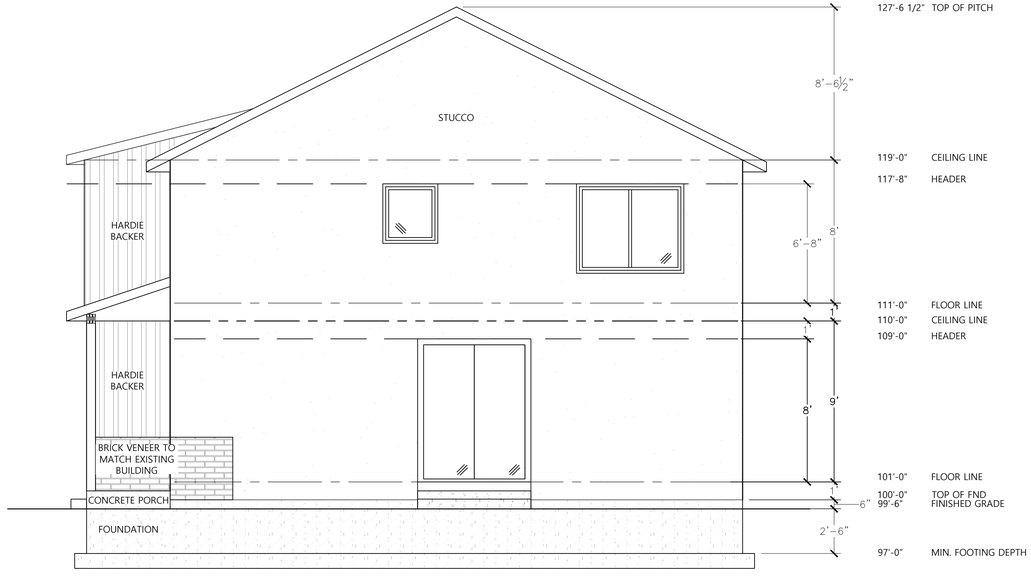
FRONT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

NOT FOR CONSTRUCTION USE

HOME SWEET HOME
by Mitch
Building Homes Worth Sharing

REVISION

DRAWING NOTES:

PROJECT INFORMATION

VOORHEES RESIDENCE
114 NORTH 200 WEST

ELEVATIONS

SPANISH FORK UTAH

DRAWN	CHECKED	PROJECT #
TAJ	MEC	XXXXX

DATE: 10/18/22
SCALE: 1/4" = 1'-0"
SHEET: A1.2
STAMP

SPANISH FORK
PRIDE & PROGRESS

TO: Planning Commission

FROM: Staff

DATE: December 7, 2022

RE: Proposed Title 15 Commercial Downtown Amendment

It is proposed that Title 15 be amended to allow Event Centers as a Permitted Use within the Downtown Commercial (C-D) Zone. Staff acknowledges that parking may be a concern for some other businesses downtown. However, staff believes this use could help address one of downtown's biggest problems by bringing people downtown in the evening. Often times, evening activity makes other businesses more viable and business districts more successful. For primarily that reason, staff believes this change is appropriate for the area, and is supportive of the proposed amendment.

Section 15.1.04.020 of the Municipal Code defines event centers as the following:

"**Event Center**": A place with indoor or outdoor facilities that provides for gatherings of individuals assembled for purposes such as a weddings, receptions, meetings or parties.

This change has been requested by Nik and Kyrstin Anderson of the Group 114 LLC. They hope to open an event center at 160 N Main Street. Their request will be included as an attachment to this memo.

Below is the proposed text amendment for the Commercial Downtown zone:

15.3.16.060 C-D Downtown Commercial

This district is intended to promote and maintain the character of a pedestrian oriented retail district along Main Street. Building orientation should strongly encourage pedestrian use by having buildings close to the street with frequent entrances to buildings, and significant amounts of glass. Drive-thru uses should be strongly discouraged.

1. Permitted Uses: The following uses are permitted if operated from a permanent, enclosed building, with no outside storage. The outside display of merchandise for sale is allowed between the hours of 7:00 a.m. 9:00 p.m. if the merchandise remains off from the public right-of-way. Merchandise is allowed on the public right-of-way during sidewalk sales, which are allowed every weekend:
    1. Art Galleries and Studios.
    2. Entertainment Uses.
    3. Event Centers
    4. Financial Institutions with no drive-thru service.
    5. Hotels, with all guest rooms above the first floor.
    6. Instructional Studios.
    7. Municipal Facilities required for local service.
    8. Office Supply, Copying, Printing businesses.
    9. Offices.
    10. Personal Service businesses.
    11. Residential uses when located above the first floor.
    12. Restaurants.
    13. Retail uses.
2. Uses Subject to Conditional Use Permit (see §15.3.08.060):
    1. Drive-thru facilities as part of a financial institution.
    2. Lube Centers.
    3. Parking structures.
    4. Tire Centers.
    5. Wireless Communication Facilities on existing structures, with the intent to make them "stealth" facilities, which are not noticeable to a degree greater than the structure to which it is attached; or new stealth facilities which are camouflaged into its surroundings.

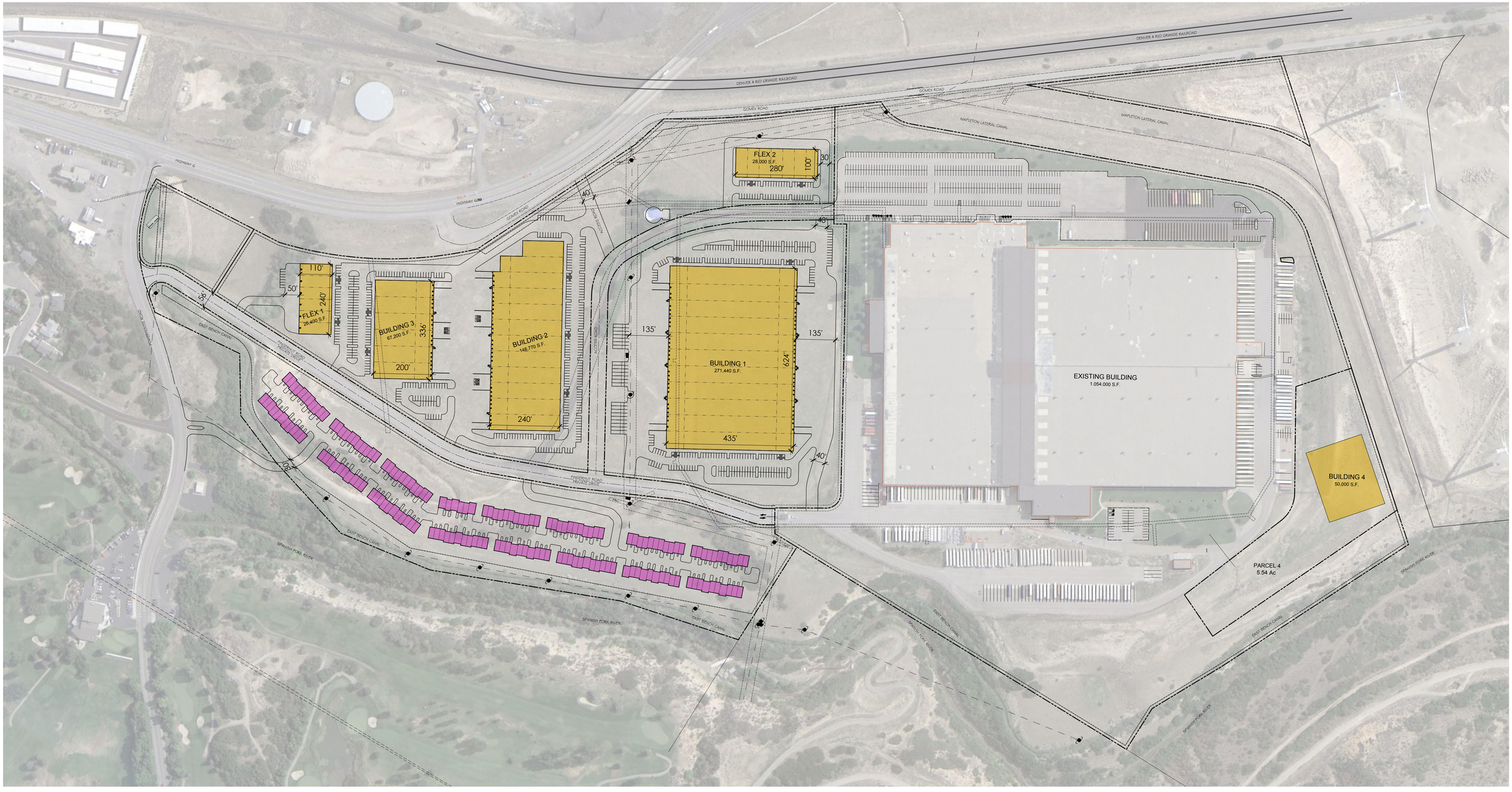
attachment: Nik and Krystin Anderson request

We would like to open an event center at 160 N Main Street, Spanish Fork UT. The purpose of this application is to request a text amendment to the downtown commercial zone (C-D) which would add “Event Center” (as defined in section 15.1.04.020 of the Spanish Fork Municipal code) as a permitted or conditional use in that zone.

Your consideration of this matter is greatly appreciated.

Sincerely,

Nik and Kyrstin Anderson
Group 114 LLC, (DBA “Amavi Event Venue LLC”)
8018303022
kyrstin@group114.com



PARKING/BUILDING DATA

TOWNHOMES	167 UNITS
PARKING	
GARAGE	179 SPACES REQUIRED 1 UNITS
OPEN	179 SPACES REQUIRED 1 UNITS
GUEST	56 SPACES REQUIRED 1/3 UNITS

FLEX 1	26,400 SF
TOTAL PARKING	48 SPACES
RATIO	1.82/1,000 S.F.
FLEX 2	28,000 SF
TOTAL PARKING	50 SPACES
RATIO	1.79/1,000 S.F.
BUILDING TOTAL	54,400 SF

BUILDING 1	271,440 SF
TOTAL PARKING	254 SPACES
RATIO	0.94/1,000 S.F.
BUILDING 2	148,770 SF
TOTAL PARKING	180 SPACES
RATIO	1.21/1,000 S.F.
BUILDING 3	67,200 SF
TOTAL PARKING	86 SPACES
RATIO	1.28/1,000 S.F.
BUILDING TOTAL	487,410 SF

EXISTING BUILDING	1,054,000 S.F.
TOTAL PARKING	618 SPACES
RATIO	0.59/1,000 S.F.

BUILDING 4	50,000 SF

CONCEPTUAL SITE PLAN

THIS SITE PLAN IS FOR CONCEPTUAL PLANNING. THE SITE WILL NEED TO BE SURVEYED TO ACCURATELY DEFINE ALL BOUNDARIES, EASEMENTS, UTILITY EASEMENTS, RIGHT-OF-WAYS, CONFIRM ACCESS LOCATIONS, AND WETLANDS.

NORTH

0 150 300 450 600

Scale 1:150

aeurbia architects and engineers

VESTA REALTY PARTNERS - Powerhouse Rd

SPANISH FORK, UTAH

AE2022.180 – SP 02
May 20, 2022

LEGEND

- LOT LINES (PROPERTY)
- PROPOSED CURB AND GUTTER
- STRIPING
- BUILDING SETBACK
- LANDSCAPE SETBACK
- LANDSCAPE AREA
- CONCRETE AREA

SITE DATA

LOT AREA:	227,818	SF (5.23 ACRES)
BUILDING AREA:	43,400	SF± 19.1%
PAVEMENT AREA:	XX,XXX	SF± XX.X%
LANDSCAPE AREA:	XX,XXX	SF± XX.X%

CURRENT ZONE: C-2
NOT PERMITTED
PROPOSED ZONE: R-4
PERMITTED USE
PARCEL ID#: 270100127, 270100128

NUMBER OF UNITS: 73
DENSITY: 20 UNITS PER ACRE

PARKING TABULATION

REQUIRED: 2 SPACES PER UNIT PLUS ONE GUEST STALL PER EVERY 3 UNITS.

(73 X 2) + (73 X 0.3) = 168 STALLS

PROVIDED: 175 STALLS (73 TWO CAR GARAGES INCLUDED)

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 30'
0 15 30 45 60 90

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DR

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

ELEVATE ENGINEERING

ANDERSON TOWNHOMES

SPANISH FORK PKWY AND STATE ST, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER
10/31/2022
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-1

DATE:
Oct 31, 2022

\\Mac\Home\Elevate Engineering Dropbox\Utah\Lonestar\Anderson Townhomes\SCOTT MILLER APARTMENTS 4B.dwg – – Oct 31, 2022-11:29am

1901

1901

Memo

To: Development Review Committee

From: Chris Thompson P.E., Public Works Director/City Engineer

Date: November 16, 2022

Re: Transportation Master Plan Revision

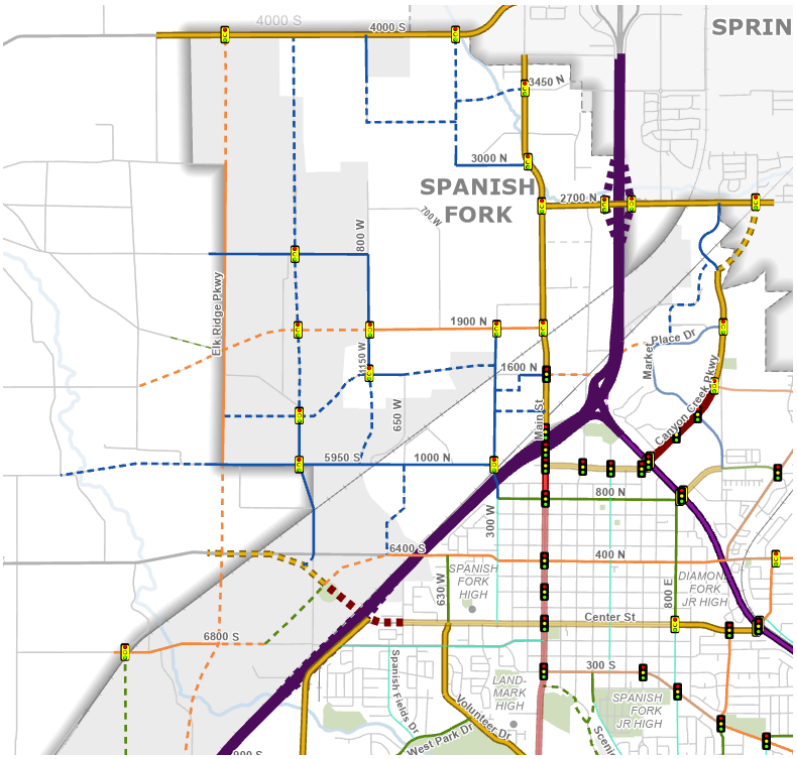
Staff Report

Proposed Changes

- Per discussion with MAG, reroute Loafer Pkwy (major arterial) further east and reclassify existing Elk Ridge Pkwy as Commercial Collector
    - This allows us to being corridor preservation and plan for large industrial developments in this area of town
    - NOTE: This alignment is speculative, awaiting design

Attached: Figures showing existing plans and proposed changes

Loafer Pkwy Alignment (**Before**)(DRC Approval:)



Loafer Pkwy Alignment (**After**)(DRC Approval:)