Wednesday, December 7, 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 16, 2022**
Meeting	Dec 7, 2022 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

File Attachments
minutes.drc.11-16-2022.pdf (1,589 KB)

2. Concept Review

Subject	**A. CANYON COURT CONCEPT.**
Meeting	Dec 7, 2022 - Development Review Committee
Category	2. Concept Review
Access	Public
Type	Discussion

File Attachments
plans.siteplanrendering.canyoncourt.11-28-2022.pdf (2,063 KB)
plans.canyoncourturban.11-23-2022.pdf (3,512 KB)
elevations.residential.canyoncourt.11-28-2022.pdf (2,551 KB)
elevations.retail.canyoncourt.11-28-2022.pdf (493 KB)
plans.conceptset.canyoncourturban.11-23-2022.pdf (3,167 KB)
plans.roundaboutdesign.canyoncourturban.11-30-2022.pdf (2,977 KB)

Subject	**B. BINGHAM CONCEPT.**
Meeting	Dec 7, 2022 - Development Review Committee
Category	2. Concept Review

Access Public

Type Discussion

File Attachments
plans.binghamconcept.11-21-2022.pdf (554 KB)

Subject **C. HIGHWAY 6 STORAGE UNITS CONCEPT.**

Meeting Dec 7, 2022 - Development Review Committee

Category 2. Concept Review

Access Public

Type Discussion

File Attachments
plan.hwy6storageunitsconcept.11-10-2022.pdf (573 KB)

3. Site Plan

Subject **A. FIRE STATION 61 TEMPORARY HOUSING UNIT. The proposal involves the construction of temporary housing units to be located at 370 North Main Street.**

Meeting Dec 7, 2022 - Development Review Committee

Category 3. Site Plan

Access Public

Type Action, Discussion

File Attachments
plans.site.firestation61temporaryhousingunit.12-1-2022.pdf (465 KB)

Subject **B. FAIRGROUNDS MILL RACE CANAL ENCLOSURE. The proposal involves the enclosure of a portion of the Mill Race canal at the fairgrounds on property located at approximately 400 South 200 East.**

Meeting Dec 7, 2022 - Development Review Committee

Category 3. Site Plan

Access Public

Type Action, Discussion

File Attachments
plans.fairgroundscanalenclosure.11-15-2022.pdf (7,746 KB)

4. General Plan Amendment

Subject **A. TRANSPORTATION ELEMENT OF THE GENERAL PLAN 22.06. The proposal involves a revision to the Transportation Master Plan.**

Meeting	Dec 7, 2022 - Development Review Committee
Category	4. General Plan Amendment
Access	Public
Type	Action, Discussion

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

5. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah
November 16, 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; **Ana Burgi**, Assistant 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; **Jake Theurer**, Power and Light Superintendent; **Tom Cooper,** Power and Light Senior Utility Planner; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner,** Fire Marshall; **Kasey Woodard**, Division Secretary.

Citizens Present: Russell Naylor, Dale Bennett, Mike Deuel, Jenny Nielson, Danny Lange, Tyler Voorhees, Nik Anderson, John Bankhead, Jeff Grasso.

Chris Thompson called the meeting to order at 10:05 a.m.

MINUTES
November 2, 2022

Dave Anderson **moved** to approve the minutes of November 2, 2022.

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

PRELIMINARY PLAT
MEADOW CREEK RIDGE AMENDED

Brandon Snyder gave a brief description of the proposal.

Michael Clark stated staff met with the engineering team and discussed the previous storm drain design flaw. He stated it was previously shown with them tying into it. He stated the current design does not include that tie in and the storm drain tie in needs to be added back into the design.

Jered Johnson stated this needs to be fixed before it can move forward.

Seth Perrins suggested adding this as a redline and continuing to a later date so revisions can be made and all parties will be on the same page.

Dave Anderson **moved** to continue the proposed Meadow Creek Ridge Amended Preliminary Plat.

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

FINAL PLAT
QUIET VALLEY PLAT D

Brandon Snyder stated this is the final phase of the overall development. He stated there are no real concerns other than a few minor redlines that need to be addressed.

Michael Clark, Engineering, has no comments.

Jake Theurer, Power, has no comments other than to address the redlines.

Dave Anderson **moved** to approve the proposed Quiet Valley Plat D Final Plat based on the following findings and 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.

Jake Theurer **seconded** and the motion **passed** all in favor.

GREEN TREE PLAT B

Brandon Snyder stated this is the second phase in the development. He stated there is an existing development agreement. He stated part of the agreement for the future is when the new road is improved, the City and the applicant will start the process to vacate the existing right of way.

There was a conversation regarding the design of the road and it was stated it was not what was initially anticipated but it will work.

Michael Clark stated Mountain Country Foods came before them and a condition given to them was to coordinate having the PI bored under the railroad tracks with this property. He stated since it was a condition to Mountain Country Foods, it will also need to be a condition to this applicant.

Chris Thompson suggested a condition of approval needed to be included so that it is bonded fairly to ensure whoever goes first gets paid. He asked the committee if bonding or putting money into escrow would be the better option.

There was discussion to decide if this should be bonded or if money will be placed in escrow. There was additional discussion about taking elements of a pioneering agreement.

Dave Anderson stated it would be best for staff to calculate how much each party would financially be responsible for.

Vaughn Pickell suggested an infrastructure cost sharing agreement.

Chris Thompson agreed with Vaughn Pickell.

Jered Johnson stated there needs to be diagnostic testing done for the railroad crossing at 300 West 1600 North to make the area better.

Dave Anderson agrees with this suggestion.

Seth Perrins asked if the radius of the curve will be sufficient enough for the trucks traveling along the sharp curve of 1600 North.

It was stated this has been designed to accommodate the turn radius of larger trucks and meets the cities width requirement. There was further discussion if there should be no parking allowed within the shoulder area.

Dave Anderson asked if when 1600 North is completed, the other road use will be discontinued. It was stated that yes, the road will be discontinued.

Vaughn Pickell **moved** to approve the proposed Green Tree Plat B Final Plat based on the following findings and 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.
3. That the applicant and other parties participating in the utilities' construction on 300 West, enter into a utilities construction agreement that fairly shares the cost of the utilities that they are all contributing to.
4. That an autoturn analysis be performed on the road to see if the current design is the best design or if it needs to be revised.
5. That the applicant provides a road vacation plat that can be used to vacate the street North of 1600 North once the revised alignment has been completed.

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

SITE PLAN
RAVEN 3 INDUSTRIAL

Brandon Snyder showed the location of the development, and stated there are a few minor redlines remaining. He stated one of the redline concerns that needs to be discussed by the DRC is in regards to Williams Lane. He stated currently there is a trail plan that shows a trail and street improvements proposed along Williams Lane. He asked if there are any requirements or expectations of the City to have the applicant make any improvements or install a trail along Williams Lane?

Chris Thompson asked if there should be a change made to the master plan.

Dave Anderson agreed with Chris Thompson and stated it would be foolish to require someone to build a trail and frontage in this area now.

Chris Thompson asked Michael Clark if he can partner with his team and move the trail alignment and Michael Clark stated this can be done.

There was discussion on requiring a dedication plat before a building permit can be issued. It was decided to add this to as a condition of approval.

Dave Anderson moved to approve the proposed Raven 3 Industrial Site Plan based on the following finding and conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the Site Plan be revised to comply with setback requirements.
4. That the applicant provides a road dedication plat and that all existing and required easements be shown on the plat for review and

recordation via the dedication plat prior to a building permit being issued.

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

FIRE STATION 61 TEMPORARY HOUSING UNIT

Brandon Snyder gave a brief description of the new design and layout.

Jake Theurer stated the minimum power clearance requirement is 15 feet and he stated this design does not appear to meet the requirement.

Travis Warren stated there may not be 15 feet of available space. He stated there is about 8 feet of open space, but they would still need about 7 feet. He stated the trash enclosure will also need to be addressed.

There was discussion on the placement of the housing units and how they can be best placed to meet the requirements.

Seth Perrins suggested continuing this discussion in order for the fire department, power department and EMS to come together to find a solution.

Seth Perrins **moved** to continue the proposed Fire Station 61 Temporary Housing Unit Site Plan.

Dave Anderson **seconded** and the item was **Continued** all in favor.

ZONE CHANGE
VOORHEES DUPLEX ADDITION

Dave Anderson stated the applicant proposes to build a duplex in the back of the property. He stated the Planning Commission has stated what they would like to see and the applicant has upgraded their plans and materials to meet the Planning Commission expectations. He stated he feels this is ready to go back for their review

and approval. He feels it is up to the Planning Commission to decide if the applicant has adequately met what has been asked of them.

There was discussion on the length of the drive and it was stated there needs to be a slight adjustment to be able to fit the width of an emergency response vehicle. It was stated the length of a fire hose would not be able to reach the back part of the property from the road.

Chris Thompson suggested the driveway be widened to accommodate the 4 units sharing the drive to avoid conflicts. Michael Clark, Engineering, indicated that he will need to see additional details for the utilities.

Vaughn Pickell **moved** to recommend approval of the proposed Voorhees Duplex Addition Zone Change from R-3 to R-3 with the Infill Overlay to the City Council based on the following finding and condition:

Finding:

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

Condition:

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.
4. That the driveway is at least 20 feet wide and is concrete.

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

TEXT AMENDMENTS

Title 15 Commercial Downtown Amendment (Event Centers)

Brandon Snyder gave a brief explanation of the proposed amendment that will permit event centers to be an approved use or a conditional use. He stated the only concern that has been presented is parking. But it was stated that most events will be hosted in the evenings, and not impact the surrounding businesses daytime parking.

There was discussion regarding the potential for parking issues if there were to be an event during the day. It was stated it may be better to have this as a conditional use permit with approval subject to the applicant providing additional parking.

Dave Anderson suggested this could be approved as a use subject to conditions versus a conditional use. He stated this area mainly consists of service-oriented businesses that close around 5 p.m., and this would bring life to the downtown area in the evenings. He feels this could have a positive effect on downtown businesses overall.

There was general agreement that this would be a positive change and help bring new life to the downtown area and revive it.

Jason Turner questioned the occupancy of the building and it was stated by John Little that it will be based on square footage and the arrangement of the interior furniture like tables and chairs.

Dave Anderson **moved** to recommend approval of the proposed Title 15 Commercial Downtown Text Amendment (Event Centers) as presented to the City Council based on the following condition:

Condition:

1. That the Community Development Department and legal staff address concerns with maintaining some oversight ability relative particularly to parking, but also any other things that might come up.

Seth Perrins **seconded** and the motion **passed** all in favor.

CONCEPT REVIEW

VESTA TOWNHOMES CONCEPT

Dave Anderson gave a brief summary of the previous comments regarding the committee's feelings on this concept.

Chris Thompson stated this may be a tough sale to cram so many units into such a small space, he stated the size of the units is also a detractor.

John Bankhead with Vesta Townhomes agreed this is not their best design and stated he was not part of the design and agrees the units should be bigger. He feels this space is appropriate for residential units and they feel it could eventually be a gated community, but stated they are open to suggestions from the City and open to other uses that the City may feel are a better fit for the area.

Dave Anderson stated this concept is scheduled to go before the planning commission in December.

John Bankhead stated they are very interested in building a residential area and keeping the industrial portion and providing some sound barrier to separate the two uses. He stated this proposal was just a conversation starter for them to get in front of the City.

There was discussion regarding the roads and how they can avoid commingling residential and industrial traffic.

Seth Perrins does not feel the townhomes concept will be well received and feels there could be a better use for the area. Seth would like to see a traffic study for the area be completed.

Dave Anderson asked if the product would be rentals or home ownership and it was stated there is the potential for both types of ownership. Dave Anderson brought up the “townhome fatigue” that is happening within Spanish Fork and the City is looking more for homeownership products.

John Bankhead stated they are on board with the homeownership path and are interested in providing that product to Spanish Fork residents. He stated they were possibly interested in adding a retail component to the design as well and are open to the suggestions of the City. The grade changes were also discussed. It was

recommended that city staff visit the site. Staff were supportive of the potential commercial on the corner. It may be currently being used as a detention basin.

Jake Theurer stated depending on what use comes of the land, there could be significant power that will need to be brought to the area. He stated they aren't concerned with residential needs, but if they plan to develop industrially there will be major power needs. He stated they are available to walk through the area with City staff members to see what would be needed.

Dave Anderson liked this idea and stated they will be in contact with the developer.

ANDERSON TOWNHOMES CONCEPT

Dave Anderson stated the applicant is privy to the City's "townhome fatigue". He stated townhomes are not a bad fit for the area as there are existing apartments and townhomes in that part of the community. He stated since this property was formerly a wrecking yard, opportunities to change the use will likely be limited without cleanup.

Michael Clark pointed out there is not much available on street parking, but does mention they have driveways proposed with each unit.

Brandon Snyder stated this is almost identical to what was shown to the Planning Commission in June and suggests revisiting the comments that were shared back then. The design needs more open space.

It was stated this design is very monotone and it was suggested to have more variety in the design of the townhomes. Dave Anderson stated rear load townhomes are not the best fit for this layout. The committee has experience with the design being a bad feel and suggested a front-loading product instead.

The applicant stated they have considered front loading products as well and agree with the suggestion that this may be a better fit for the area.

It was stated this proposal may also be too dense for the area. There was discussion regarding what density would be appropriate for the area.

Seth Perrins also voiced his concern about the lack of park space in the area.

GENERAL PLAN AMENDMENT
TRANSPORTATION ELEMENT OF THE GENERAL PLAN 22.06

Jered Johnson suggested continuing the discussion to a further date.

Jered Johnson **moved** to continue the proposed Transportation Element of the General Plan 22.06 General Plan Amendment.

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

Ana Burgi moved to adjourn the meeting at 12:03 p.m.

Adopted:

Kasey Woodard
Division Secretary



DESIGNGROUP

3167 North Canyon Road
Provo, UT 84604
Phone: 801.358.9840
shane@w2designgroup.com

CANYON COURT

SPANISH FORK

Revision Date	Revision Number

PROJECT NO.	Project Number
DATE	00.00.00
DRAWN BY	Author
CHECKED BY	Checker

SHEET DESCRIPTION
ARCHITECTURAL SITE PLAN

SHEET NUMBER

AS-1.00

11/28/2022 1:40:29 PM C:\Users\shane\OneDrive - w2designgroup.com\CANYON COURT APARTMENTS\01 DRAWINGS\02-DD\CANYON COURT 15 PLEX - SIMPLIED.rvt

CANYON COURT COMMERCIAL

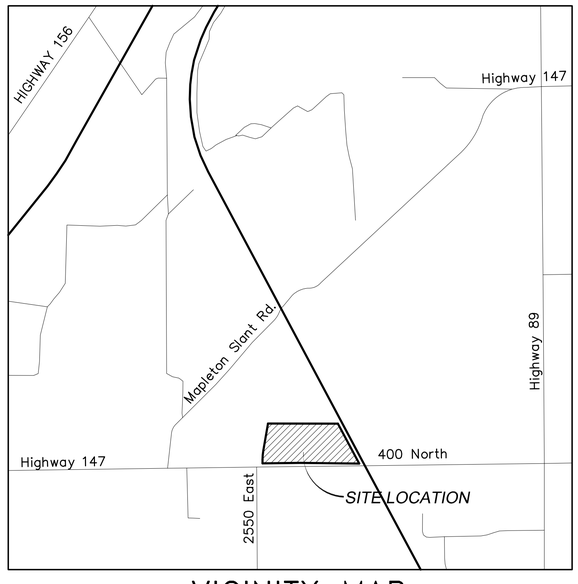
A COMMERCIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
6	ELECTRICAL PLAN
7	STRIPING PLAN
DT-01	DETAIL SHEET
ROS	RECORD OF SURVEY

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

OWNER/DEVELOPER
CORY ANDERSEN
CORYWANDERSEN@GMAIL.COM
801-787-3073

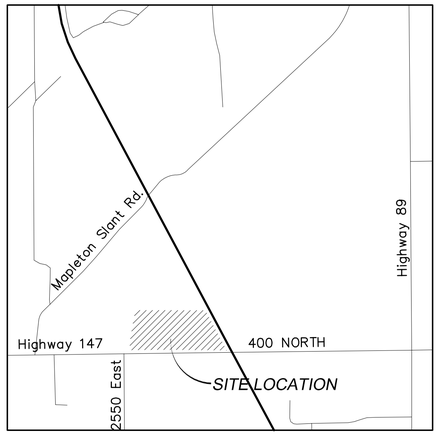


VICINITY MAP
-NTS-

REGISTERED PROFESSIONAL ENGINEER
ANDREW
No. 8845722
11/17/22
STATE OF UTAH

CANYON COURT COMMERCIAL

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



VICINITY MAP
-NTS-

LEGEND

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

OWNER/DEVELOPER
CORY ANDERSEN
CORYWANDERSEN@GMAIL.COM
801-787-3073

DATA TABLE
TOTAL ACREAGE=14.88
TOTAL # OF LOTS=8
TOTAL # OF LOTS PER ACRE=0.54
ACREAGE IN LOTS=14.63
ACREAGE IN ROADS=0.25 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=0
% OF OPEN SPACE=0
ZONING=C-2

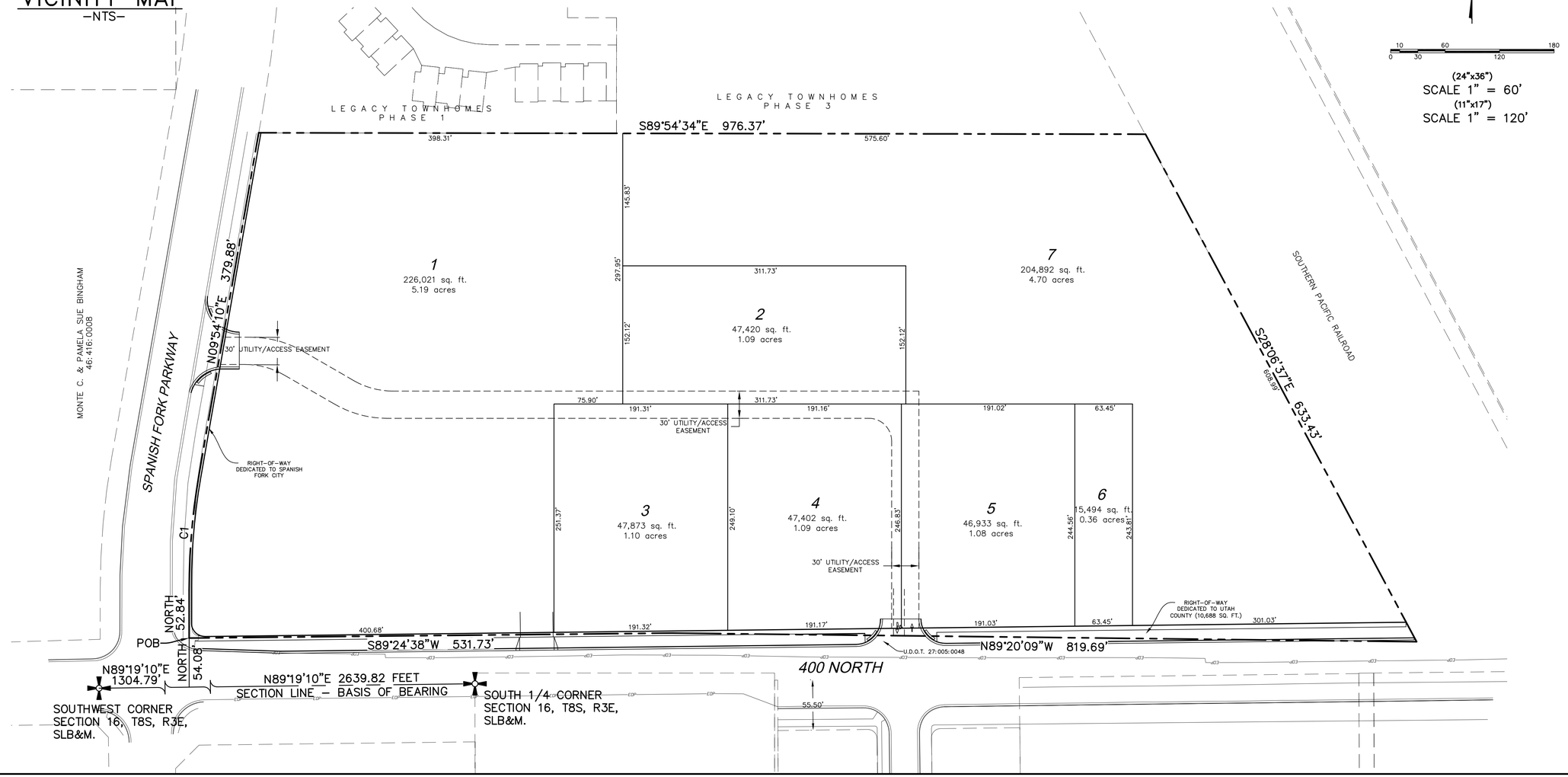
NOTES
1. VERTICAL DATA BASED ON NAVD 29.
2. COORDINATE SYSTEM = NAD83.
3. THE ROAD TRANSITION ON 400 NORTH BETWEEN THE RAILROAD AND THE EAST SIDE OF THE PROPERTY WILL BE ANALYZED FOR GRADING, STRIPING AND TRAFFIC SAFETY IN ORDER TO PROVIDE AN APPROPRIATE FINAL DESIGN.

SURVEYOR CERTIFICATE
I, DAVID F. HUNT, A LICENSED SURVEYOR HOLDING CERTIFICATE NO 5243543, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID F. HUNT DATE

BOUNDARY DESCRIPTION:
BEGINNING AT A POINT LIES N89°19'10"E 1304.79 FEET AND NORTH 54.08 FEET FROM THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&M; AND RUNNING THENCE ALONG THE EAST RIGHT-OF-WAY OF SPANISH FORK PARKWAY THE FOLLOWING THREE COURSES TO WIT: (1) NORTH 52.84 FEET, (2) NORTHEASTERLY 129.80 FEET ALONG THE ARC OF A 751.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE 9°54'10", THE CHORD BEARS N04°57'05"E 129.64 FEET, (3) N09°54'10"E 379.88 FEET TO THE SOUTH BOUNDARY OF LEGACY TOWNHOMES SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY S89°54'34"E 976.37 FEET; THENCE S28°06'37"E 633.43 FEET; THENCE N89°20'09"W 819.69 FEET; THENCE S89°24'38"W 531.73 FEET TO THE POINT OF BEGINNING. CONTAININ 14.88 ACRES.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	751.00	129.80	129.64	N 04°57'05" E	9°54'10"



10 60 180
0 30 120

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

SHEET NO. 2

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

PRELIMINARY PLAT
OVERALL BOUNDARY

SPANISH FORK, UTAH

CANYON COURT COMMERCIAL

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

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VICINITY MAP

-NTS-

LEGEND

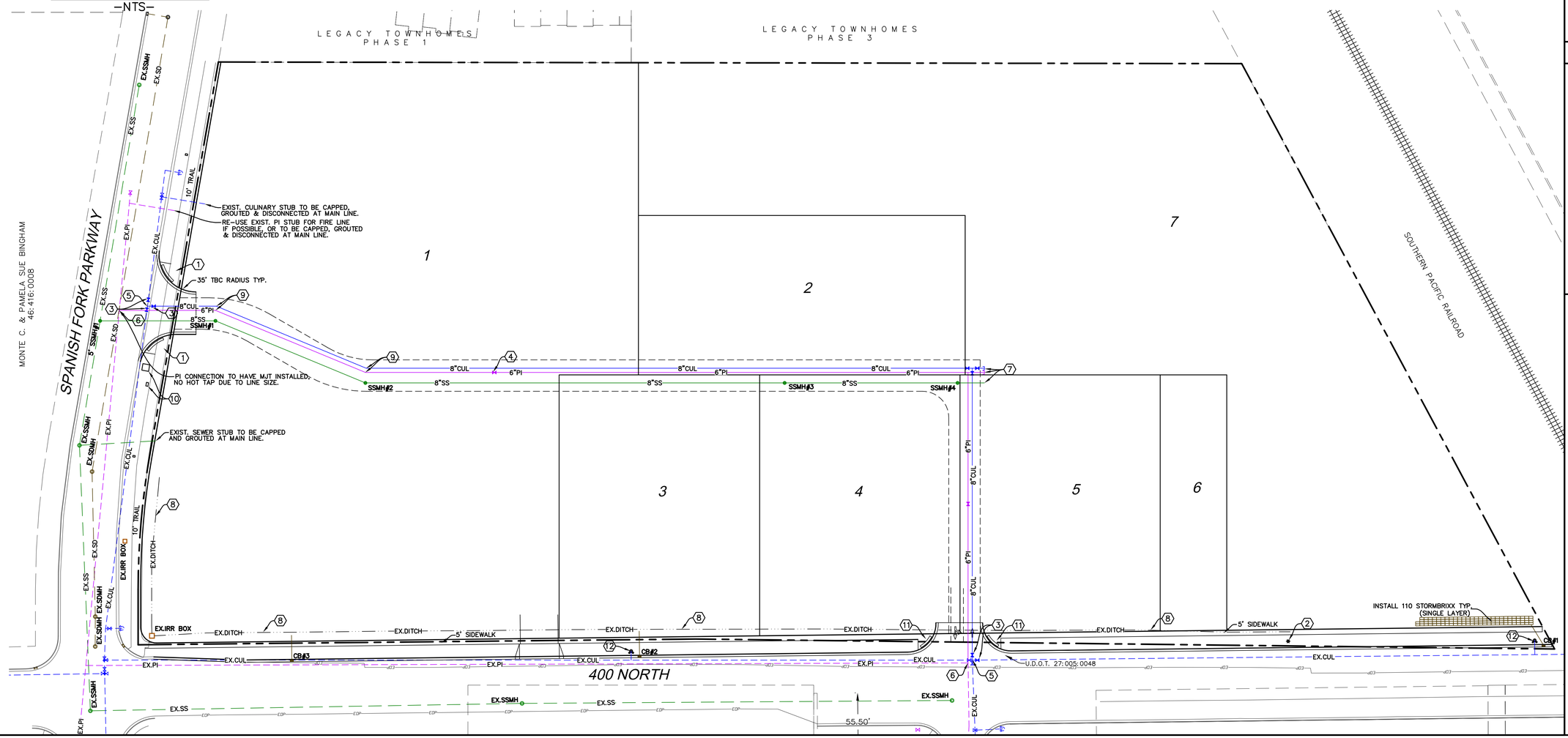
SECTION CORNER	LOT LINE
FOUND ALUMINUM CAP	SECTION LINE
SET 5/8" IRON PIN	EASEMENT
CALCULATED POINT, NOT SET	EXISTING DEED LINE
EXISTING POWER POLE	EDGE OF PAVEMENT
PROPOSED STREET LIGHT	EXISTING OVER HEAD POWER
PROPOSED FIRE HYDRANT	EXISTING FENCE LINE
PROPOSED SIGN	EXISTING DITCH
PROPOSED STREET SIGN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

NOTES:
1. ALL LOTS TO HAVE A SEWER LATERAL, CULINARY WATER LATERAL, & PRESSURIZED IRRIGATION LATERAL TO BE INSTALLED WITH INDIVIDUAL SITE PLANS.
2. ALL DRIVEWAY ACCESS LOCATIONS FOR CORNER LOTS SHALL MEET SPANISH FORK CITY STANDARDS AND COMPLY WITH THE SPANISH FORK CITY TRANSPORTATION PLAN.
3. ALL FIRE HYDRANT LOCATIONS TO BE APPROVED BY THE SPANISH FORK CITY FIRE MARSHALL AT FINAL DESIGN.

CONSTRUCTION NOTES:
1. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
3. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
4. INSTALL 6" PI WATER VALVE PER SPANISH FORK CITY STANDARDS.
5. LOCATE AND TIE TO EXISTING CULINARY WATER LINE.
6. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION.
7. CAP/PLUG AND MARK TO SURFACE.
8. EXISTING DITCH TO BE REMOVED.
9. INSTALL 22.5° BEND.
10. EXISTING ELECTRICAL BOXES TO BE RELOCATED.
11. INSTALL ADA RAMP PER UDOT STANDARDS.
12. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.

0 5 25 50 100 150

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



NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
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11			
12			

SHEET NO. 3

OVERALL SITE PLAN

SPANISH FORK, UTAH

CANYON COURT COMMERCIAL

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

Z:\2021\21-053 Anderson Commercial SF\CAD\PRELIMINARY\03-SITE PLAN.dwg 11/18/2022 4:06:05 PM MST



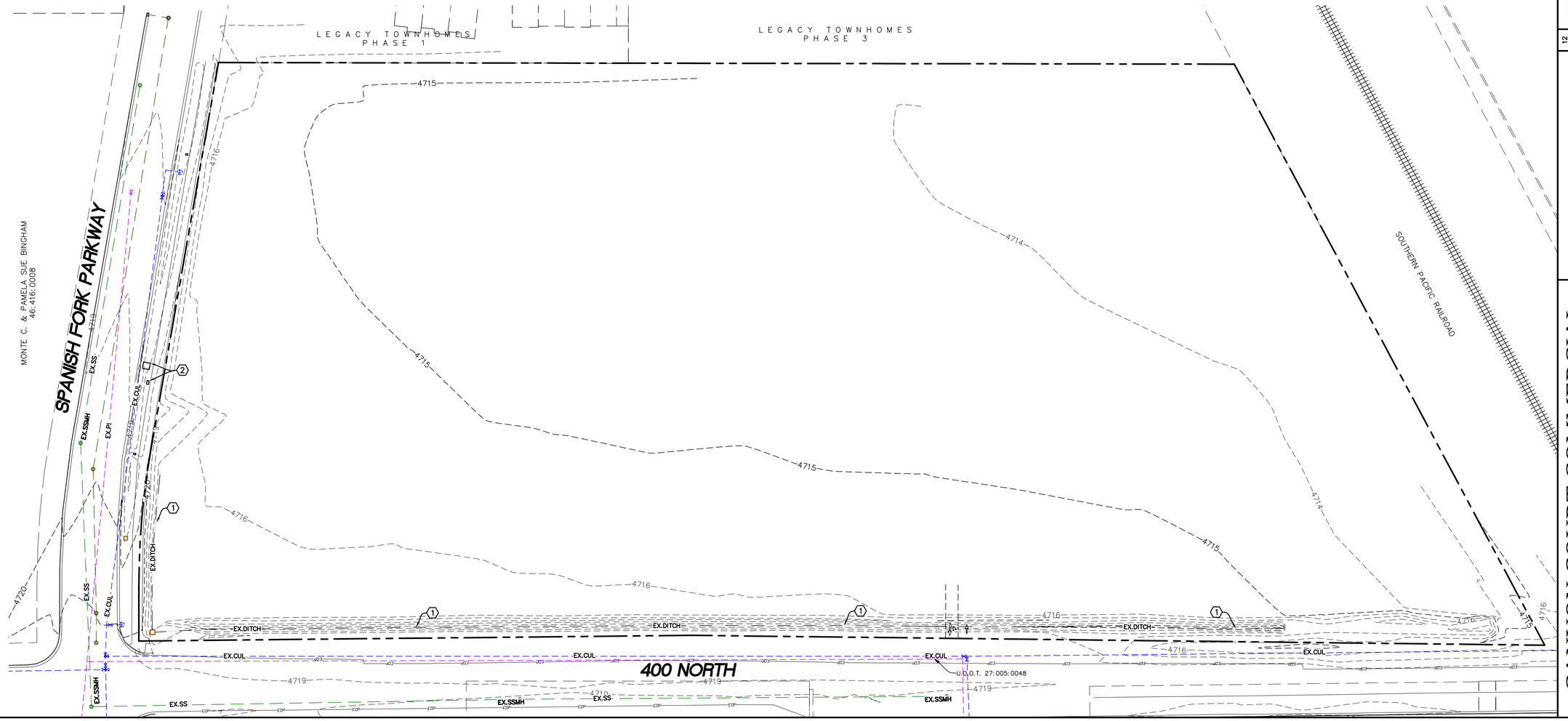
VICINITY MAP
-NTS-

LEGEND

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

0 5 25 50 100 150

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



SHEET NO. 4

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EXISTING TOPOGRAPHY

SPANISH FORK, UTAH

CANYON COURT COMMERCIAL

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

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VICINITY MAP

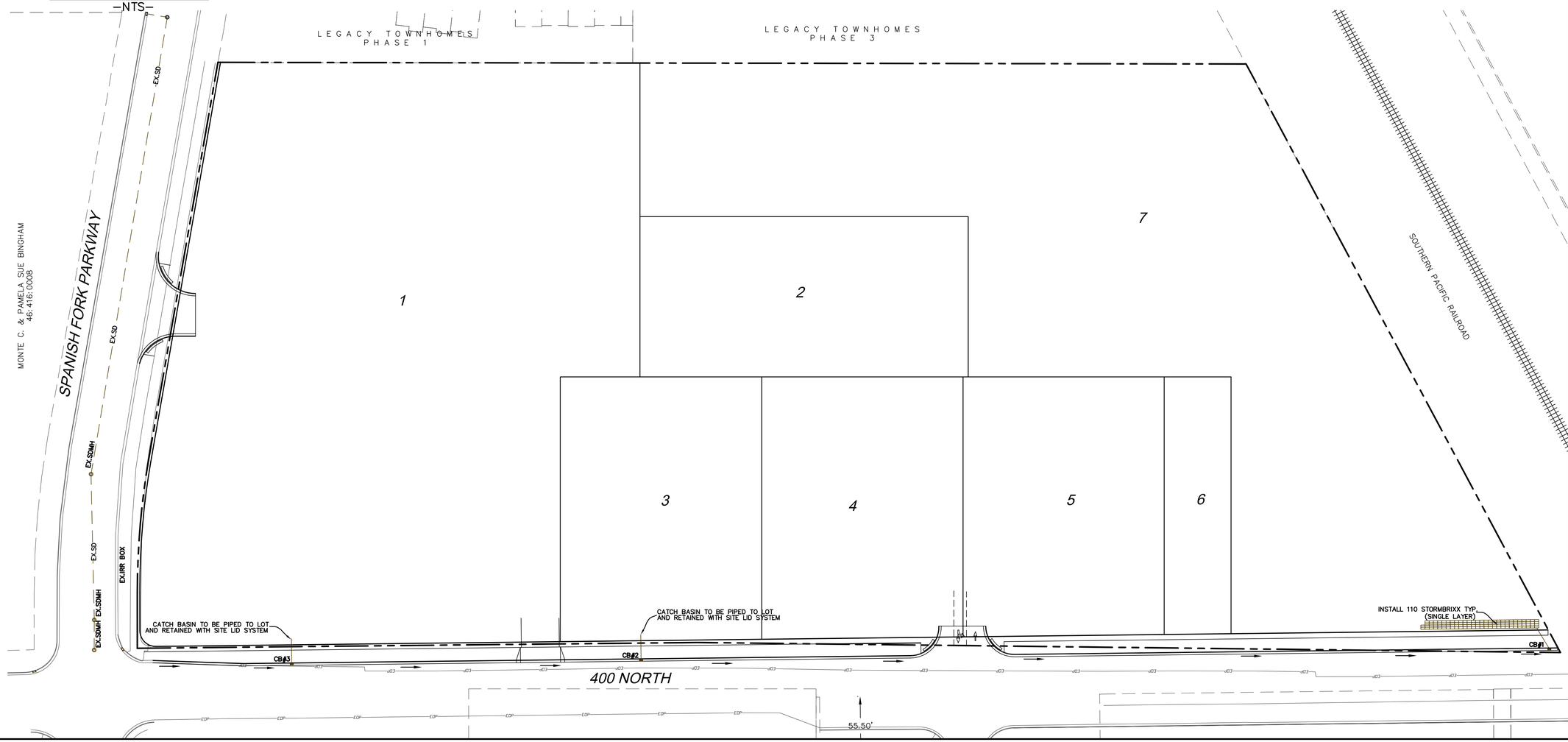
–NTS–

LEGEND

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

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



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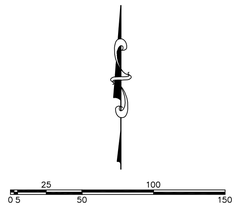
DRAINAGE PLAN

SPANISH FORK, UTAH

CANYON COURT COMMERCIAL

ATLAS ENGINEERING L.L.C.
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FAX: 801-655-0109
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COMMUNICATIONS LEGEND

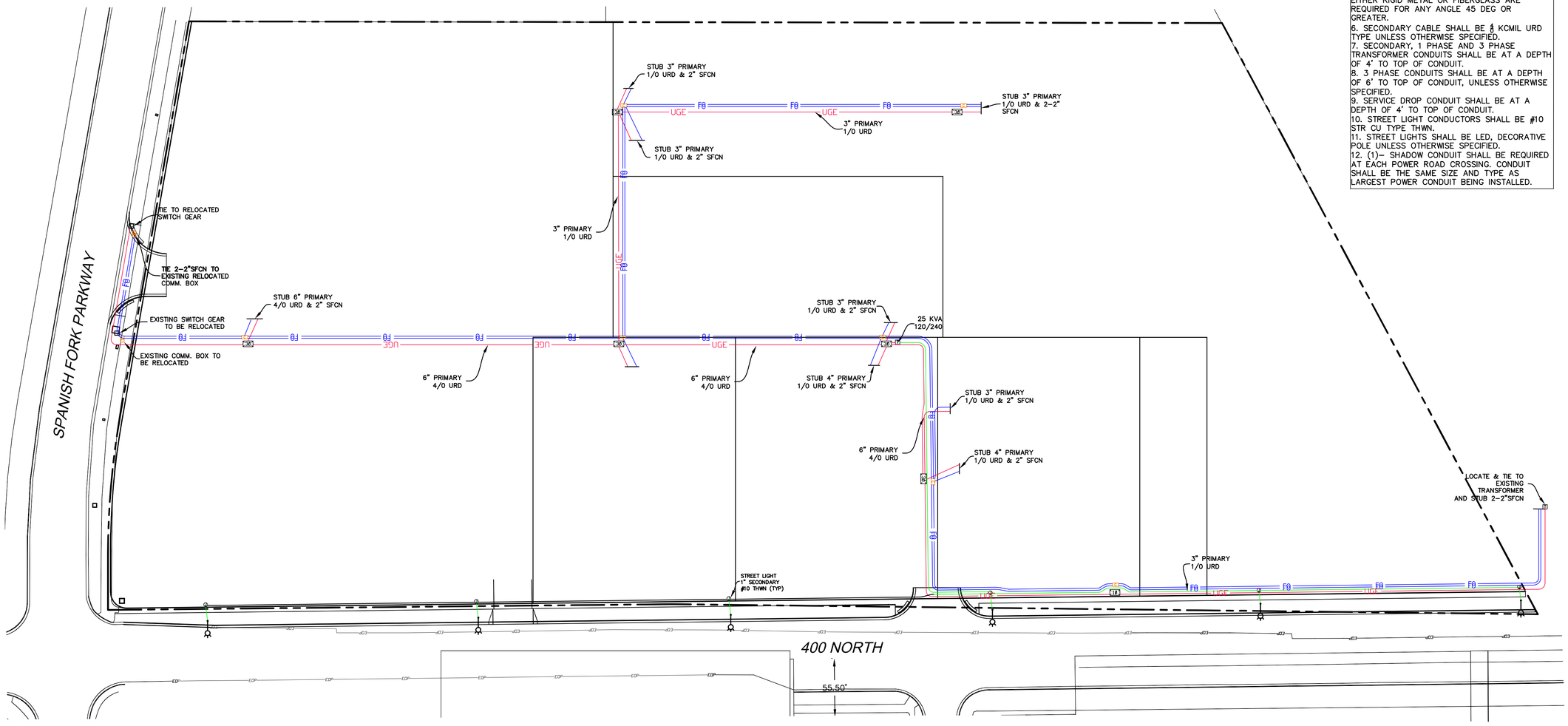
COMMUNICATIONS CONDUIT — FO — FO —
SHADOW CONDUIT
COMM. SERVICE DROP
COMMUNICATIONS BOXES SM M LG

SFCN NOTES:
1. CONDUIT FOR SERVICE DROPS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SECONDARY RUNS SHALL BE 2" (RNC).
3. CONDUIT FOR MAIN RUNS SHALL BE 2" (RNC).
4. CONDUIT FOR FIBER OPTICS SHALL BE 3" (RNC) UNLESS OTHERWISE SPECIFIED.
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. COMMUNICATIONS CONDUITS SHALL RUN BEHIND (FARTHEST FROM PROPERTY LINE) ELECTRICAL CONDUITS AND STUB UP BEHIND ELECTRICAL BOXES UNLESS OTHERWISE SPECIFIED.
7. (1)- SHADOW CONDUIT SHALL BE REQUIRED AT EACH COMMUNICATION ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST COMMUNICATION CONDUIT BEING INSTALLED.

ELECTRICAL LEGEND

PRIMARY ELECTRICAL CONDUIT — UGE —
SECONDARY ELECTRICAL CONDUIT — UGE —
SHADOW CONDUIT
SERVICE DROP
PRIMARY SECTIONALIZERS
STREETLIGHT
SECONDARY JUNCTION BOX (PEDESTAL TYPE)
TRANSFORMERS T (PAD) (POLE)

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



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ELECTRICAL PLAN

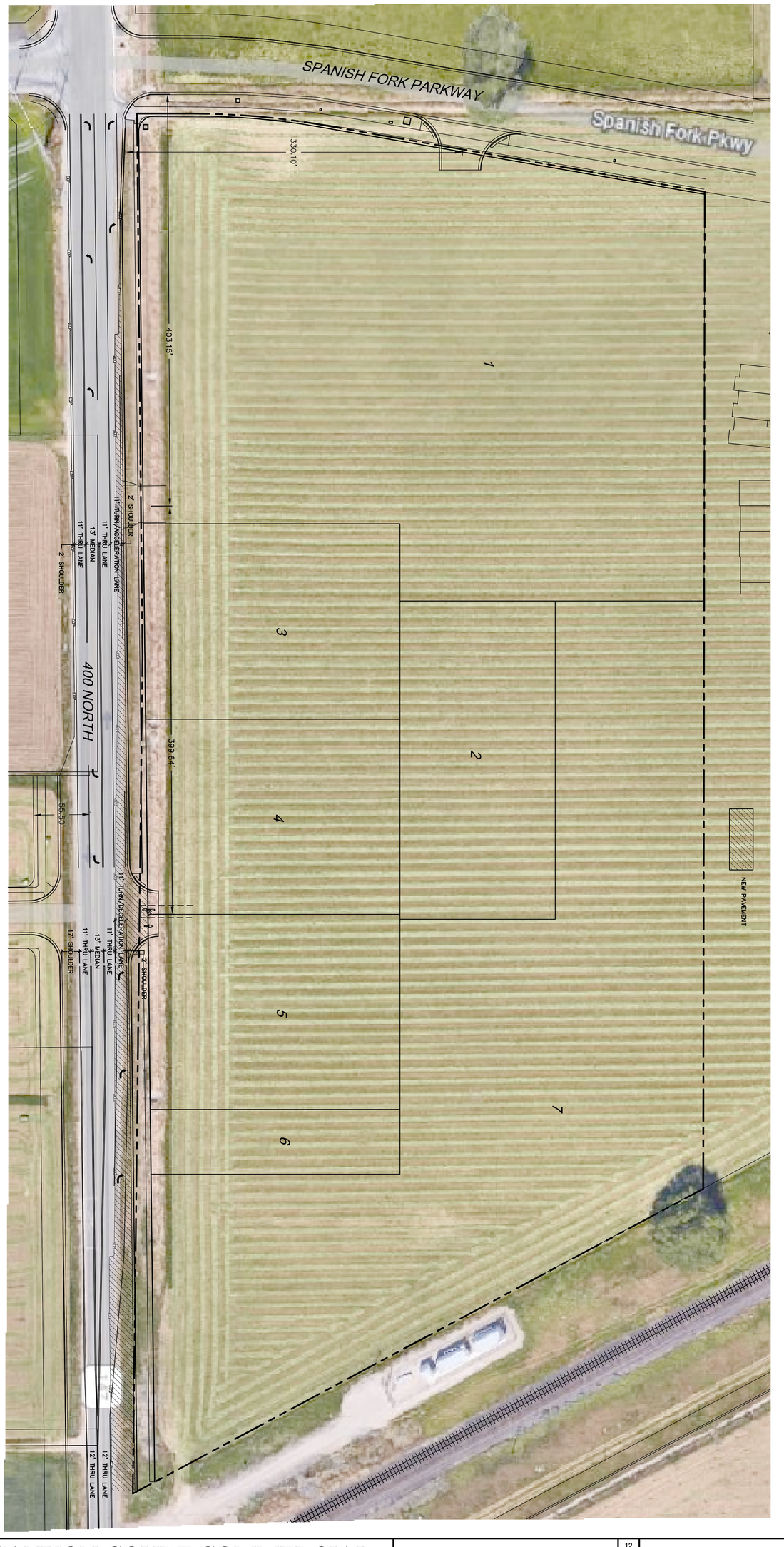
SPANISH FORK, UTAH

CANYON COURT COMMERCIAL

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

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

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CANYON COURT COMMERCIAL

ATLAS ENGINEERING L.L.C.

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

STRIPING PLAN

SPANISH FORK, UTAH

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PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS SHOW THE RELATIONSHIP BETWEEN THE PHYSICAL POSSESSION AND THE EXISTING DEEDS. THE BOUNDARY OF THE REQUESTED PROPERTY SHOWN IS PROPOSED AND REQUIRES CORRECTIVE ACTION.
2. THE PROPERTY IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, T8S, R3E, SLB&M.
3. FOUND THE SOUTH QUARTER SECTION CORNER AND THE SOUTHWEST SECTION CORNER FOR SAID SECTION 16.
4. THE BASIS OF BEARING IS SOUTH 89° 19' 10" WEST BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST SECTION CORNER OF SAID SECTION 16.
5. FOUND REBAR & CAP, AS SHOWN HEREON. SET PROPERTY MARKERS, AS SHOWN HEREON. IF CORNER FALLS IN CONCRETE OR FENCE CORNER NOTHING WAS SET.
6. DEED LINES SHOWN, IF GIVEN A BASIS OF BEARING, HAVE BEEN ROTATED TO THE BASIS OF BEARING SHOWN HEREON. IF NONE WAS GIVEN, NONE WAS ASSUMED.

PROPOSED DESCRIPTION

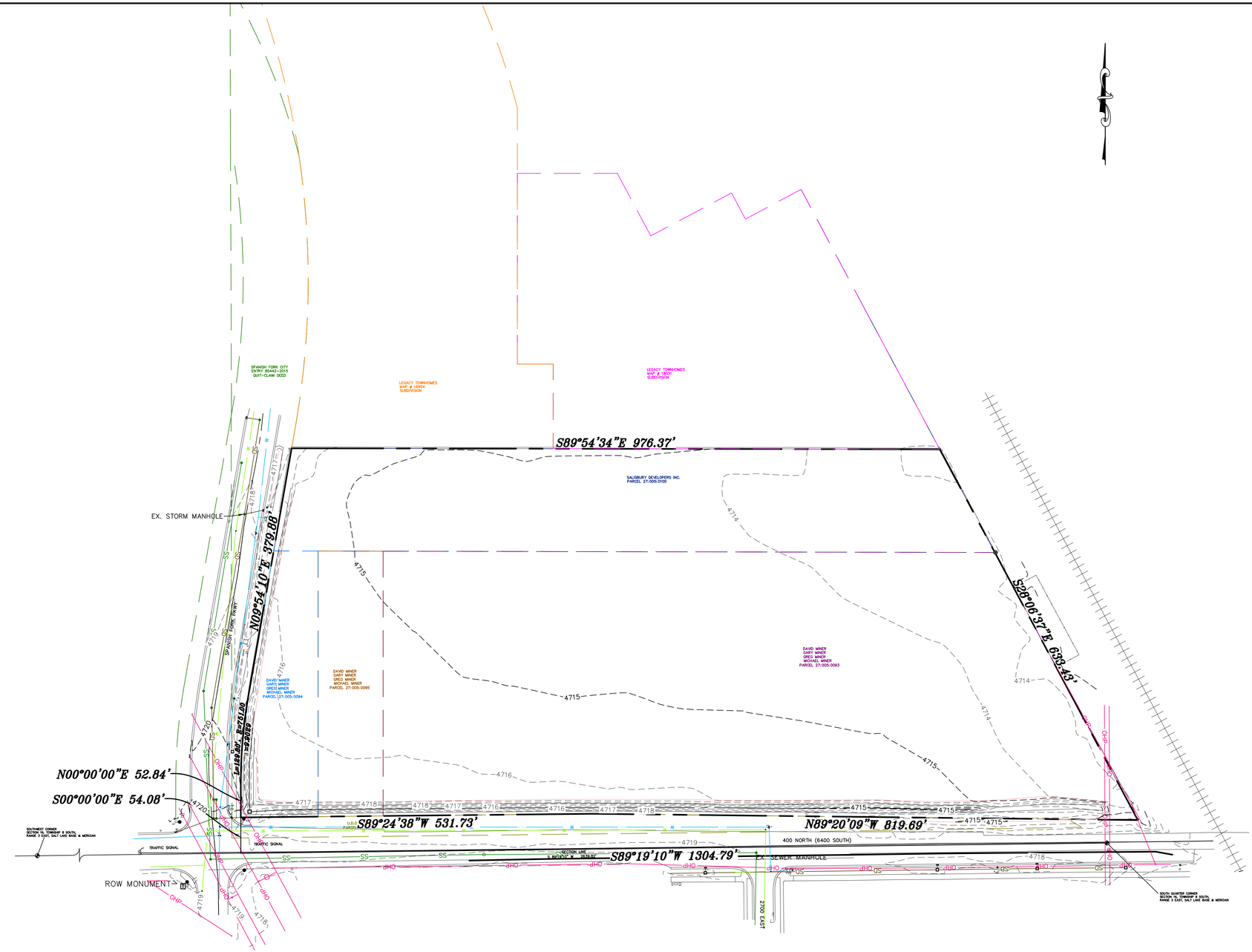
BEGINNING AT A POINT LOCATED SOUTH 89° 19' 10" WEST 1304.79 FEET ALONG THE SECTION LINE AND NORTH 54.08 FEET FROM THE SOUTH QUARTER CORNER SECTION 16, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE EAST RIGHT-OF-WAY OF SPANISH FORK PARKWAY THE NEXT 3 CALLS, THENCE NORTH 52.84 FEET, THENCE ALONG A 751 FOOT RADIUS CURVE TO THE RIGHT 129.80 FEET, CORD BEARS NORTH 04° 57' 05" EAST 129.64 FEET, AND THENCE NORTH 09° 54' 10" EAST 379.88 FEET TO THE SOUTH BOUNDARY OF LEGACY TOWNHOMES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD RECORDED AS MAP 16954 IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE SOUTH 89° 54' 34" EAST 976.37 FEET ALONG SAID SUBDIVISION BOUNDARY AND THE SOUTH BOUNDARY OF LEGACY TOWNHOMES SUBDIVISION PHASE 3, ACCORDING TO THE OFFICIAL PLAT OF RECORD RECORDED AS MAP 18031 IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE SOUTH 28° 06' 37" EAST 633.43 FEET; THENCE NORTH 89° 20' 09" WEST 819.69 FEET; THENCE SOUTH 89° 24' 38" WEST 531.73 FEET TO THE POINT OF BEGINNING.

AREA= 648,118.4027 SQ. FEET OR 14.8787 ACRES, MORE OR LESS.

CERTIFICATION

I, DAVID F. HUNT, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH; THAT THIS MAP CORRECTLY REPRESENTS AN BOUNDARY AND TOPOGRAPHIC SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2022; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT THE PROPERTY BOUNDARY SHOWN & DESCRIBED HEREON IS CORRECT AND CAN BE RETRACED.

PROFESSIONAL LAND SURVEYOR
DAVID F. HUNT
LICENSE NO. 5243543-2201
STATE OF UTAH
09-09-2022



SHEET NO. 1

RECORD OF SURVEY

SPANISH FORK, UTAH

ANDERSON PROPERTY

ATLAS ENGINEERING L.L.C.

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

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FRONT VIEW 3
SCALE:



BACK VIEW 2
SCALE:



SIDE VIEW 1
SCALE:

DESIGNGROUP
3167 North Canyon Road
Provo, UT 84604
Phone: 801.358.9840
shane@w2designgroup.com

NOT FOR CONSTRUCTION
10% REVIEW SET

CANYON COURT 20-PLEX

CANYON CORNER
SPANISH FORK

NOT FOR CONSTRUCTION - 10% REVIEW SET

Revision Date	Revision Number

PROJECT NO.	Project Number
DATE	00.00.00
DRAWN BY	Author
CHECKED BY	Checker

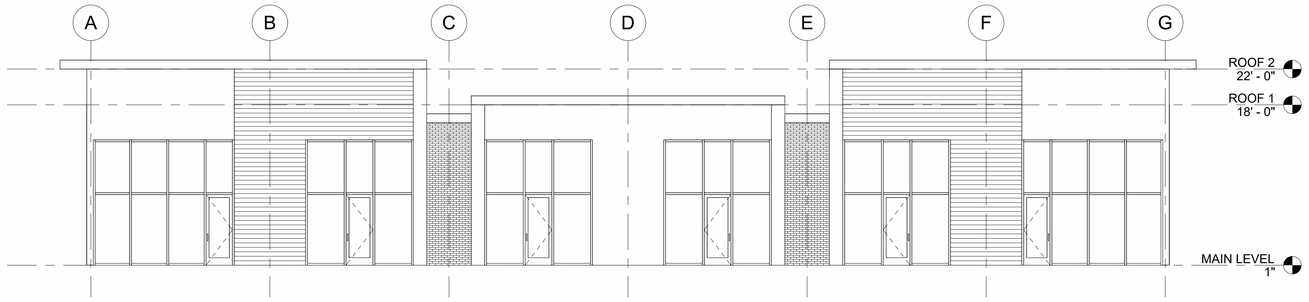
SHEET DESCRIPTION
3D ELEVATIONS

SHEET NUMBER
A-9.01

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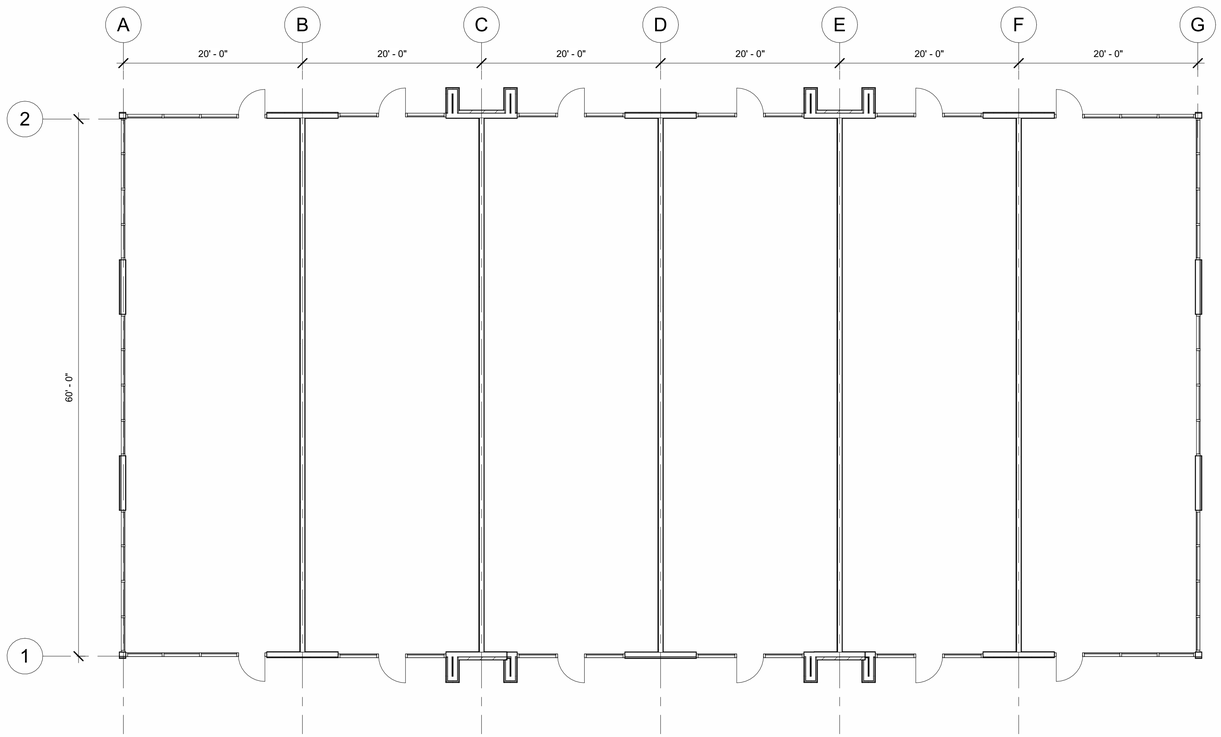
North
SCALE: 1/8" = 1'-0" **4**



East
SCALE: 1/8" = 1'-0" **2**



3D View 2
SCALE: **3**



MAIN LEVEL
SCALE: 1/8" = 1'-0" **1**

DESIGNGROUP
3167 North Canyon Road
Provo, UT 84604
Phone: 801.358.9840
shane@w2designgroup.com

CANYON COURT RETAIL BUILDING

Owner
SPANISH FORK, UTAH

Revision Number	Revision Date

PROJECT NO.	Project Number
DATE	00.00.00
DRAWN BY	Author
CHECKED BY	Checker

SHEET DESCRIPTION
FLOOR PLANS

SHEET NUMBER
A-102

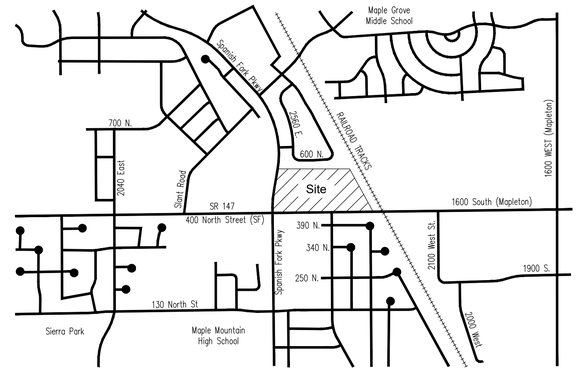
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Canyon Court Condominiums

2700 East 400 North
Spanish Fork, Utah

Legend

Symbol	Description
	Proposed 8" Sanitary Sewer Main
	Existing Sanitary Sewer Main (size noted on plan)
	Proposed Culinary Water Main (size noted on plan)
	Existing Culinary Water Main (size noted on plan)
	Existing Storm Drain pipe (size noted on plan)
	Proposed Storm Drain pipe (size noted on plan)
CTV	Cable TV utility lines
P	Existing Power lines
P	New underground Power lines
	Outside Boundary line
	Existing surface improvements
	Existing Sidewalk
	Proposed Sidewalk
4503	Existing Contour Elevation
4503	Finish Contour Elevation
4503.00	Finish Spot Elevation
	Drainage Flow Direction
M	Water Meter (size noted on plan)
	Culindary Water Valve
	Fire Hydrant
S	Sanitary Sewer Manhole
D	Storm Drain Manhole
	Storm Drain Box
ta	top of asphalt
tw	top of sidewalk
boc	back of top of curb
bow	back of top of sidewalk
SSMH	Sanitary Sewer Manhole
SDMH	Storm Drain Manhole
WV	Water Valve
GV	Gas valve
WM	Water Meter
eo	edge of existing asphalt
PUE	Public Utility Easement



Vicinity Map

Preliminary Project Property Description

Commencing at a point located North 89°19'10"East along the Section line 2374.68 feet and North 55.68 feet from the Southwest corner of Section 16, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 242.15 feet; thence West 249.58 feet; thence North 152.12 feet; thence West 311.73 feet; thence North 147.36 feet to the southerly boundary line of Legacy Townhomes Phase 3, as shown on file in the office of the Utah County Recorder, State of Utah; thence South 89°54'36" East along Legacy Townhomes 574.61 feet to the westerly Railroad Right of Way; thence South 28°06'37"East along said Railroad right of way 609.00 feet to 400 North Street; thence South 89°19'11"West 300.27 feet to the point of beginning.

Area = 205,183 sq.ft. or 4.71 Acres

Basis of Bearing is North 89°19'10"East along the Section line from the Southwest corner to the South quarter corner of said Section 16. (NAD83)

NOTES:

1. The fire protection items (fire hydrant, water mains, access roads, etc..) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
2. All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with the City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
3. If required by the City Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be installed I.A.W. City standards and specifications.
4. All signage shall comply with the requirements of the City Code.
5. All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to the City Code.
6. All roof drainage shall be routed through on-site storm water management facilities.
7. At the time of construction, the City of may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
8. All construction shall conform to the City of construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

Community Development

40 South Main Street
Spanish Fork, Utah 84660
Phone (801) 804-4500
Director - Dave Anderson
danderson@spanishfork.org

Public Works Department

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

Public Safety

40 South Main Street
Spanish Fork, Utah 84660
Phone (801) 804-4500

Emergency 911
Utah County Animal Shelter 801-785-3442

Engineering

Engineer: Byron Haslam, PE
40 South Main Street
Spanish Fork, Utah 84660
Phone (801) 804-4543
bhaslam@spanishfork.org

Building Inspection

40 South Main Street
Spanish Fork, Utah 84660
Phone (801) 804-4500

Gas

Questar
1640 North Mountain Springs Parkway
Springville, Utah 84663
Phone (801) 853-6585
Brad Mattinson

Electricity

Rocky Mountain Power
70 North 200 East
American Fork, Utah 84003
Phone (801) 756-1220
Fax (801) 756-1274
Mark Steele

Telephone

Qwest
75 East 100 North
Provo, Utah 84606
Phone (801) 356-7050
Cell (801) 473-3385
Kasey Lunt

Cable T.V.

Comcast Cable Communications, Inc.
1350 East Miller Avenue
Salt Lake City, Utah 84106
Phone (801) 485-0500
Fax (801) 487-1887

Developer:

Canyon Court LLC
644 South Main
Springville, Utah 84663
801-787-3073

Engineer:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:

Zone = Urban Village?
Total Area = 201,381 sq.ft. or 4.62 Acres
Total Units Proposed = 90

Parking Requirements =

90 units with 2.50/unit parking = 225 spaces required.
60% of the units = 54 Garages.
Required number of ADA spaces = 7 total, with 2 being van accessible.

221 parking spaces shown
60 single car garages
7 ADA spaces with 2 being van accessible.

3 dumpster locations.

Sheet Index

1.0	Cover Sheet
1.1	General Notes
2.0	Site Plan
3.0	Utility Plan
4.0	Grading and Drainage Plan
5.0-5.2	Detail Sheets

	Square Footage	Acreage	Percent of total
Total Area	201,381	4.62	100
Total Building / Pad Area	29,000	0.67	15
Total Hard Surface Area	82,764	1.90	41
Total Impervious Area	111,764	2.57	56
Total Landscaped Area	89,617	1.38	30

Tabulation Table

UTILITY GENERAL NOTES

1. All installation and materials shall, at a minimum, conform to the current City standards, specifications, and drawings.

2. The contractor shall obtain a permit for utility construction at least 48 hours prior to construction.

3. Contractor shall coordinate with all utility companies for installation requirements and specifications.

4. All necessary inspections and/or certifications required by codes and/or utility service companies shall be preformed prior to announced building possession and the final connection of service.

5. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these pans is 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 companies 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.

6. Underground utilities shall be installed, inspected and approved before backfilling.

7. Contractor shall notify Engineering inspectors 72 hours before connecting to any existing utility.

8. All fill material is to be in place and compacted before installation of proposed utilities.

9. Existing utilities shall be verified in field prior to installation of any new lines, any discrepancies found are to be communicated to the design engineer prior to installation.

10. All ductile and gray iron fittings shall be manufactured in accordance with the following AWWA standards: C-104 cement mortar lining, C-110 gray-iron and ductile iron joints. All fittings shall be seal coated with bituminous material. All fitting shall be 250 PSI minimum pressure rating.

11. Manholes shall be precast conforming to ASTM C-478. Concrete bases shall be poured in place or precast.

12. All utility pipes shall be bedded and backfilled in accordance with the detail drawings and site work specifications.

13. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations. Any existing manholes in unpaved areas shall be 6 inches above finished ground elevations with water tight lids.

14. All concrete for encasements shall have a minimum 28 day compression strength at 4000 PSI.

15. Site work contractor shall be responsible for all improvements to with 5 ft. of proposed building unless specified otherwise. Site work contractor shall coordinate with building contractor on all utility building entrance locations.

16. In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing, the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18-inch clearance meeting requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (CLASS 50).

17. Drawings do not purport to show all existing utilities. It is the responsibility of the contractor to verify all existing utilities by means of 'blue stakes', pot-holing', and/or excavation.

18. Contractor shall verify utility locations prior to subsurface work for light poles (boring etc.) and similar structures.

19. See notice requirement under general project notes.

20. The general contractor shall ensure that all sub-contractors have installed utilities in accordance with the specifications and design (line, grade, no sags, etc.) prior to scheduling close-out meetings with the city.

21. All utilities shall be pre-tested prior to the city witnessing the test to ensure that said utilities will pass during city witness of testing.

SURVEY CONTROL NOTE:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Dudley & Associates ALTA Survey or Dudley & Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal and vertical control from the survey monuments and for verifying any additional control points shown provided by Dudley & Associates. 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 Dudley & Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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 normal working hours; and that the contractor shall defend, indemnify, and 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 the sole negligence of the owner or the engineer.

SANITARY SEWER GENERAL NOTES

1. See this sheet for general project notes.

2. All sanitary sewer construction shall be in conformance with the standards and specifications.

3. All gravity sanitary sewer lines shall be in conformance with the standards and specifications.

4. Sanitary sewer lines shall be SDR-35 PVC. Sewer line construction and materials shall conform to ASTM standards and specifications.

5. Rim elevations shown are approximate only and are not to be taken as final elevation. Pipeline contractor shall use precast concrete adjustments rings, grout, and steel shims to adjust the manhole frame to the required final grade in conformance with the standard specifications. All frames shall be adjusted to final grade prior to the final lift of asphalt.

6. All sanitary sewer main testing shall be accordance with the standards and specifications copies of all test results shall provided to the engineer, the owner, and the governing authority prior to the start of the warranty period.

7. Compaction of all trenches within the project site must be attained and compaction results submitted to Department of Public Works.

8. The contractor is responsible for protecting all existing structures and improvements during installation of sanitary sewer line.

9. The contractor is responsible for the following:

(A) Obtaining all required permits from the city or regulatory authorities at the contractors cost including permits required for work within the public right-of-way.

(B) Restoration of any existing improvements including (but not limited to) fences, sod, landscaping, pavement, sprinkler systems.

(C) Verification and protection of all existing utilities within the limits of construction.

(D) Providing as-built drawings to the City and engineer.

(E) All permitting, development, location, connecting and inspection.

(F) Verifying all standard details conform to the current standards and specifications.

(G) For obtaining and understanding all city, county, and state standards and specifications pertaining to the construction of sanitary sewer improvements.

(H) Reference architectural plans for all connections to building services and verify locations as shown.

10. The contractor shall provide all materials necessary for construction or installation of all proposed improvements shown.

11. The contractor shall pothole the existing sewer main and provide an as-built elevation of the main to the engineer prior to any new construction.

12. Sanitary sewer pipes shall be bedded in accordance with standards.

STORM DRAIN GENERAL NOTES

1. The contractor shall be responsible for the following:
(A) Obtaining all required permits from the city or regulatory authorities at the contractor's cost including permits required for work within the public right-of-way.

(B) Restoration of any existing improvements including (but not limited to) fences, sod, landscaping, pavement, sprinklers systems.

(C) Verification and protection of all existing utilities within the limits of construction.

(D) Providing as-built drawings to the city and engineer.

(E) All permitting, development, location, connection and inspection.

(F) Scheduling all required inspections.

2. All storm drain construction shall be in conformance with standards, specifications, and plans.

3. Distances for storm drains are the horizontal distances from center of manhole or inlet to center of manhole or inlet. Therefore, distances shown on plans are approximate and could vary due to vertical alignment.

4. Rim elevations shown are approximate only and are not to be taken as final elevation. Pipeline contractor shall use precast concrete adjustments rings, grout, and steel shims to adjust the manhole frame to the required final grade in conformance with standards, specifications and plans. All frames shall be adjusted to final grade prior to the final lift of asphalt.

5. Compaction of all trenches within the project site must be attained and compaction results submitted to the engineer prior to final acceptance.

6. Storm drain pipes entering structures shall be grouted to assure connection at structure is watertight.

7. All storm drain pipes entering structures shall be grouted to assure connection at structure is watertight.

8. All storm drain manholes in paved areas shall be flush with pavement and shall have traffic bearing lids. Manholes in unpaved areas shall be 6" above finished grade. All storm drain lids shall be labeled "storm drain".

9. Contractors shall verify horizontal and vertical location of all existing storm drain structures, pipes, and all utilities prior to construction. Any discrepancies are to be reported to the design engineer prior to construction.

10. Storm drains shall be bedded in accordance with the City standards.

GRADING PLAN GENERAL NOTES

1. Contours shown are for finished paving, sidewalk, slab, or ground adjustment to sub-grade is the contractor's responsibility.

2. All disturbed areas that are un-surfaced or are not designated as landscape areas are to be seeded, fertilized, and watered until a healthy stand of grass is obtained.

3. If during the overall grading process, conditions are encountered which could indicate an unidentified situation is present, the soils engineer shall be contacted for recommendations.

4. Unless otherwise shown, not proposed slope shall exceed three (3) horizontal to one (1) vertical. All sloped areas must be protected from erosion.

5. If stripped materials consisting of vegetation and organic materials are stockpiled on the site, topsoil may be placed to a height of five feet. Silt fence shall be placed around the base of the stockpile and the stockpile shall be seeded with native seed mix immediately after stripping operations are complete.

6. On-site materials suitable for fill beneath drives and asphalt areas beyond 5' (five) of the building shall be compacted in accordance with guidelines presented in the soils report.

7. Spot elevations shall take precedence over contours and slopes shown. The contractor shall notify the engineer of the spot elevations that do not appear to be consistent with the contours and slopes. Spot elevations and specific profile design shall be used for setting elevations of curb, gutter and utilities.

8. Benchmark verification: Contractor shall use benchmarks and datums shown hereon to set project benchmark(s), by running level loop between at least two benchmarks, and shall provide survey notes of such to project engineer prior to commencing construction.

9. All utilities (manholes, valve covers, cleanouts, vaults, boxes, etc.) shall be adjusted to final grade prior to the final lift of asphalt.

10. All earth moving and placement operations shall be in conformance with the recommendations identified in the soils report. The contractor shall have a signed and sealed copy of the soils report on the site at all times.

11. The contours shown in the detention/retention pond area represent final grade. The top 6 inches of material in the detention/retention pond and berm areas shall be top soil as specified in the project standards.

12. Grades within asphalt 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 or pavement areas which do not provide proper drainage must be removed and replaced at the contractor's expense.

13. Spot elevations represent flow line or top of asphalt unless otherwise noted.

14. The contractor is responsible for providing his own estimate of earthwork quantities.

15. All landscaped islands shall have a crown of topsoil prior to landscaping. Refer to landscape plan for specifications.

16. 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 licensed surveyor verify the grade and cross slope of the curb and gutter forms. The contractor shall submit the slopes and grades to 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.

17. The earthwork for all building foundations and slabs shall be in accordance with architectural building plans and specifications.

18. Pre-cast structures may be used at contractor's option.

19. Existing drainage structures to be inspected and repaired as needed, and existing pipes to be cleaned out to remove dirt and debris.

20. Existing grade contour intervals shown at 1 foot intervals unless otherwise noted on the plan.

21. Proposed grade contour intervals shown at 1 foot intervals unless otherwise noted on the plan.

22. If any existing structures to remain are damaged during construction, it shall be the contractor's responsibility to repair and/or replace the existing structure as necessary to return it to existing conditions or better.

23. The contractor shall adhere to all terms & conditions as outlined in the general permit for storm water discharge associated with construction activities.

24. Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade.

25. Contractor shall assure positive drainage away from buildings for all natural and paved areas.

26. Topographical information taken from a topographic survey by (Dudley & Associates). If contractor does not accept existing topography as shown on the plans, without exception, he shall have made, at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.

27. All unsurfaced areas disturbed by grading operation shall receive 4 inches of topsoil. Contractor shall apply stabilization fabric to all slopes 3H:1V or steeper. Contractor shall place sod or hydroseed to disturbed areas in accordance with city/county specifications and maintain until a healthy stand of grass is obtained.

28. Construction shall comply with all applicable governing codes and be constructed to same.

29. Contractor is responsible for verifying all utilities and notifying the appropriate utility company prior to beginning construction.

30. Site work shall meet or exceed site specifications.

31. All concrete to have a minimum 28 day compression strength of 4000 PSI.

32. All drainage from the subject site is to be contained on-site. No water shall be allowed to flow onto adjacent properties without drainage easements in place.

33. The Landscape contractor is to refer to the grading and drainage plan for the placement of drainage swales and LID facilities and ensure the design is maintained.

GENERAL NOTES

1. All materials, workmanship, and construction of site improvements shall meet or exceed specifications set forth in the City Public Works, Regulations and applicable state and federal regulations (including ADA guidelines). Where there is a conflict between these plans and the specifications, or any applicable standards, the higher quality standard shall apply. All work with public R.O.W. or easements shall be inspected and approved by the City Public Works Inspector and/or UDOT. Inspection services and construction certification to be provided by engineer of record.

2. The contractor is specifically cautioned that the location and/or elevation of existing utilities, as shown on these plans, is based on records of the various utility companies and where possible, measurements taken in the field, the information is not to be relied upon as being exact or complete. The contractor must call the local utility location center at least 48 hours before any excavation to requested exact field locations of the utilities. Prior to construction, the contractor shall verify pertinent locations and elevations, especially at the connection points and at potential utility conflicts. It shall be the responsibility of the contractor to relocate all existing utilities that conflict with the proposed improvements shown on these plans.

3. The contractor shall be responsible for obtaining all necessary permits from all applicable agencies. The contractor shall notify the City Public Works Inspector at least 48 hours prior to the start of any earth disturbing activity, or construction on any and all public improvements.

4. The contractor shall coordinate with City and all utility companies involved with regard to relocations or adjustments of existing utilities during construction and to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The contractor shall be responsible for contacting all parties affected by any disruption of any utility service.

5. The contractor shall have one (1) signed copy of the approved plans, one (1) copy of the appropriated standards and specifications, and a copy of any permits and extension agreements needed for the job, on-site at all times.

6. The contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control and security.

7. If during the construction process, conditions are encountered by the contractor, his subcontractors, or other affected parties which could indicate a situation that is not identified in the plans or specifications, the contractor shall contact the engineer immediately.

8. All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.

9. The contractor shall submit a traffic control plan in accordance with the manual on uniform traffic control devices to the appropriate right-of-way authority (city, county or state) for approval, prior to any construction activities within, or affecting the right-of-way. The contractor shall be responsible for providing any and all traffic control devices as may be required buy the construction activities.

10. The contractor is responsible for providing all labor and materials necessary for the completion of the intended improvements shown on these drawings or designated to be provided, installed, constructed, removed and relocated unless specifically noted otherwise.

11. The contractor shall be responsible for keeping roadways free and clear of all construction debris and dirt tracked from the site.

12. The contractor shall be responsible for recording as-built information on a set of record drawings kept at the construction site, and available to the City Public Works Inspector at all times.

13. Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the consultant engineer for clarification and annotate the dimension on the as-built record drawings.

14. All structural erosion control measures shall be installed, at the limits of construction, prior to any other ground-disturbing activity. All erosion control measures shall be maintained in good repair by the contractor, until such time as the entire disturbed areas are stabilized with hard surface or landscaping.

15. The contractor shall sequence installation of utilities in such a manner as to minimize potential utility conflicts, in general, storm sewer and sanitary sewer should be constructed prior to installation of water lines and dry utilities.

16. All work within the public right-of-way is subject to the jurisdiction of the City Engineering Department Standard Details Specifications and Utah Department of Transportation Standard Details and Specifications.

17. The contractor shall submit a phasing plan for all work in all public roads and R.O.W.'s to the City before beginning any work on these streets. Contractor shall begin work only after City approves the phasing plan, and a preconstruction meeting is held between the city, the engineer and the contractor.

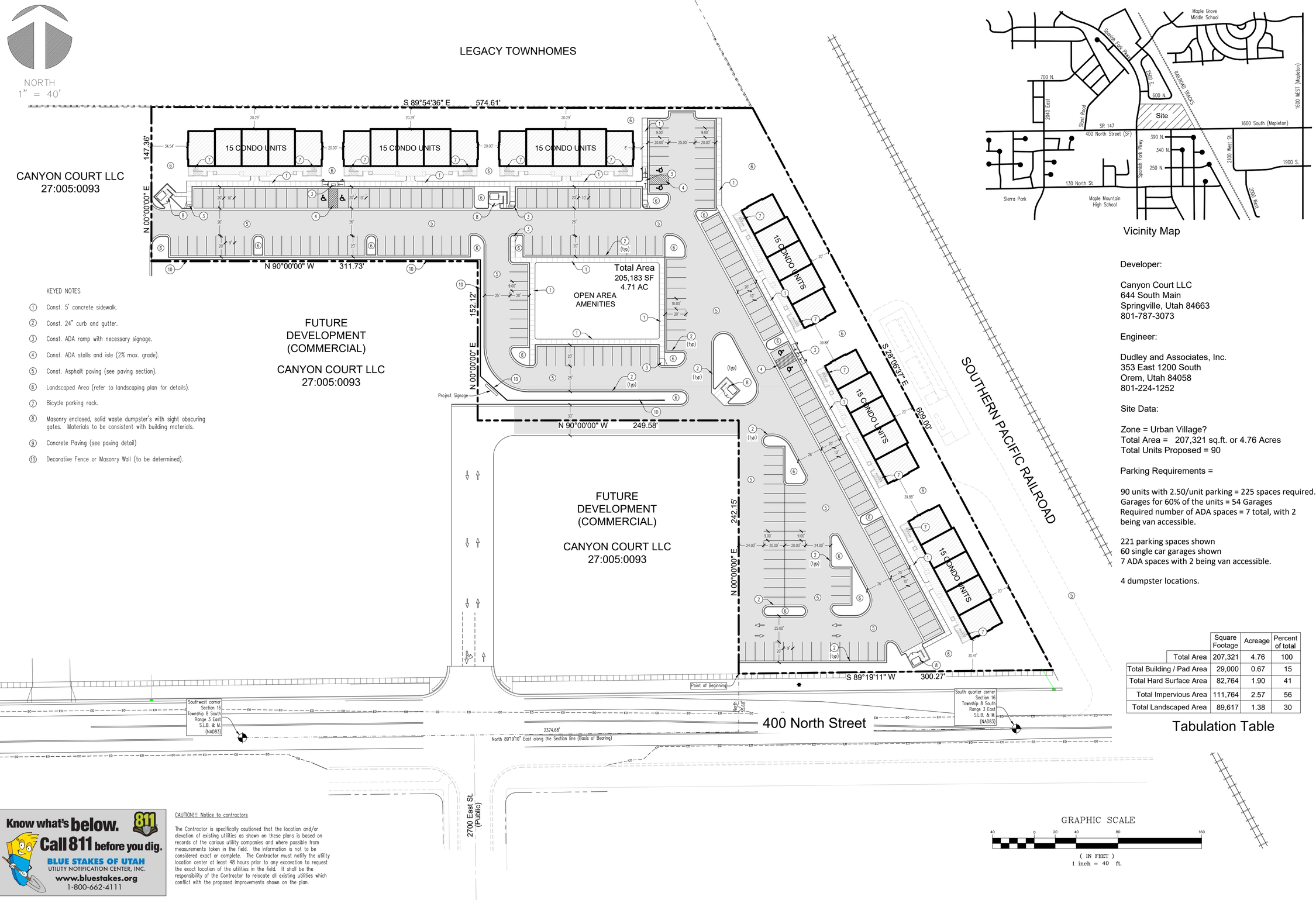
18. All operations conducted on the premises, including the warming up, repair, arrival, departure, or running of trucks, earthmoving equipment, construction equipment and any other associated equipment shall be limited to the period between 7:00 a.m. and 10:00 p.m. everyday, unless otherwise approved by the city.

19. It is the responsibility of the contractor to coordinate all utility relocations consistent with the contractor's schedule for this project. Whether shown or not shown as it relates to the construction activities contemplated in these plans.

20. Contractor shall be responsible for obtaining all temporary power and water to the sire, paying all fees excluding tap fees and system development fees, referring to the geotechnical report prepared by (EarthTec Testing and Engineering P.C.)

21. In general, limits of site work are up to (and excluding) constructing sidewalks.

Sheet No.
C - 1.1



KEYED NOTES

1. Const. 5' concrete sidewalk.
2. Const. 24" curb and gutter.
3. Const. ADA ramp with necessary signage.
4. Const. ADA stalls and isle (2% max. grade).
5. Const. Asphalt paving (see paving section).
6. Landscaped Area (refer to landscaping plan for details).
7. Bicycle parking rack.
8. Masonry enclosed, solid waste dumpster's with sight obscuring gates. Materials to be consistent with building materials.
9. Concrete Paving (see paving detail)
10. Decorative Fence or Masonry Wall (to be determined).

Vicinity Map

Developer:

Canyon Court LLC
644 South Main
Springville, Utah 84663
801-787-3073

Engineer:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:

Zone = Urban Village?
Total Area = 207,321 sq.ft. or 4.76 Acres
Total Units Proposed = 90

Parking Requirements =

90 units with 2.50/unit parking = 225 spaces required.
Garages for 60% of the units = 54 Garages
Required number of ADA spaces = 7 total, with 2 being van accessible.

221 parking spaces shown
60 single car garages shown
7 ADA spaces with 2 being van accessible.

4 dumpster locations.

	Square Footage	Acreage	Percent of total
Total Area	207,321	4.76	100
Total Building / Pad Area	29,000	0.67	15
Total Hard Surface Area	82,764	1.90	41
Total Impervious Area	111,764	2.57	56
Total Landscaped Area	89,617	1.38	30

Tabulation Table

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. the information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Canyon Corner Condominiums
400 North 2700 East
Spanish Fork Utah

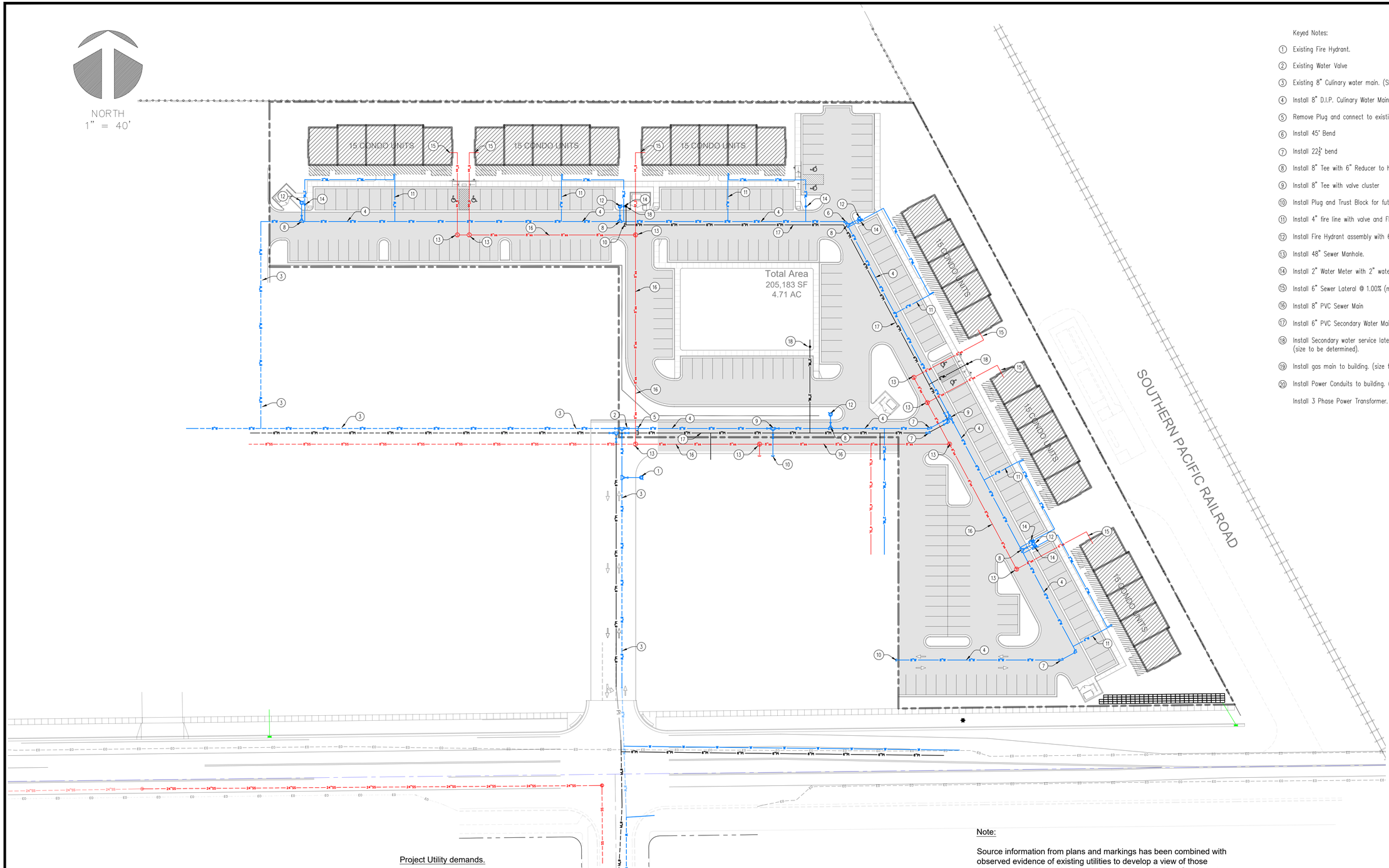
Site Plan

Revisions

Date
11-16-2022
Scale
1" = 40'
By
TD
Tracing No.
L - 14675

Sheet No.
C - 2.0

NORTH
1" = 40'



Keyed Notes:

1. Existing Fire Hydrant.
2. Existing Water Valve
3. Existing 8" Culinary water main. (SD-21, C200 PVC Pipe)
4. Install 8" D.I.P. Culinary Water Main.
5. Remove Plug and connect to existing
6. Install 45° Bend
7. Install 22½° bend
8. Install 8" Tee with 6" Reducer to hydrant.
9. Install 8" Tee with valve cluster
10. Install Plug and Trust Block for future connection.
11. Install 4" fire line with valve and FDC connection.
12. Install Fire Hydrant assembly with 6" valve.
13. Install 48" Sewer Manhole.
14. Install 2" Water Meter with 2" water service lateral to building
15. Install 6" Sewer Lateral @ 1.00% (min). Cleanout within 5' of building.
16. Install 8" PVC Sewer Main
17. Install 6" PVC Secondary Water Main
18. Install Secondary water service lateral and meter. (size to be determined).
19. Install gas main to building. (size to be determined)
20. Install Power Conduits to building. (see electrical plans for sizes)

Install 3 Phase Power Transformer. (See Pad detail)

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Canyon Court Condominiums
Spanish Fork, Utah

Utility Plan

Revisions

Date	11-16-2022
Scale	1" = 40'
By	TD
Tracing No.	L - 14675

Sheet No.
C - 3.0

Project Utility demands.

Sewer Demand:
We have assumed that each unit has an average occupancy of 3.32 persons per household consistent with the average for Spanish Fork City. The City's average wastewater production is about 60 gallons per person per day. So with 100 units, you get to a sewer production of 17,928 gpd.

Water Demand:

We have assumed that each unit has an average occupancy of 3.32 persons per household consistent with the average for Spanish Fork City. The City's average water consumption is about 100 gallons per person per day. So with 100 units, you get to a water demand of 29,880 gpd.

Notes:

Water Meter sizes shall be determined by the fixture count.

All Water Main will be C-900 PVC Pipe.

ALL on-site sewer mains and laterals are to be considered PRIVATE.

All Fire lines and associated water valves are the responsibility of the property owner and are to be maintained by the property owner.

Note:

Source information from plans and markings has been combined with observed evidence of existing utilities to develop a view of those underground utilities. However lacking excavation, Blue Staking, etc. the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

Prior to construction, the contractor is to coordinate the utility locations, size, and condition for connection. Any discrepancies are to be reported to the design engineer.

All drinking water and pressurized irrigation lines up to and including the meter, all sanitary sewer mains, all electrical 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.

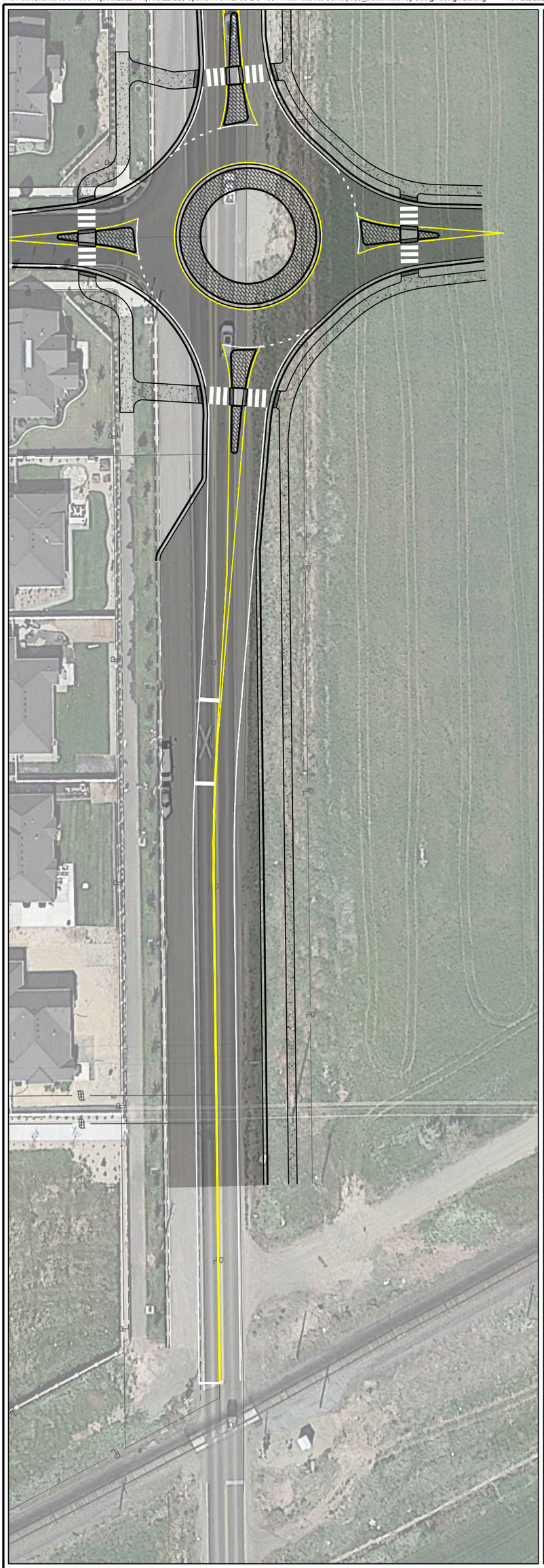
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(IN FEET)
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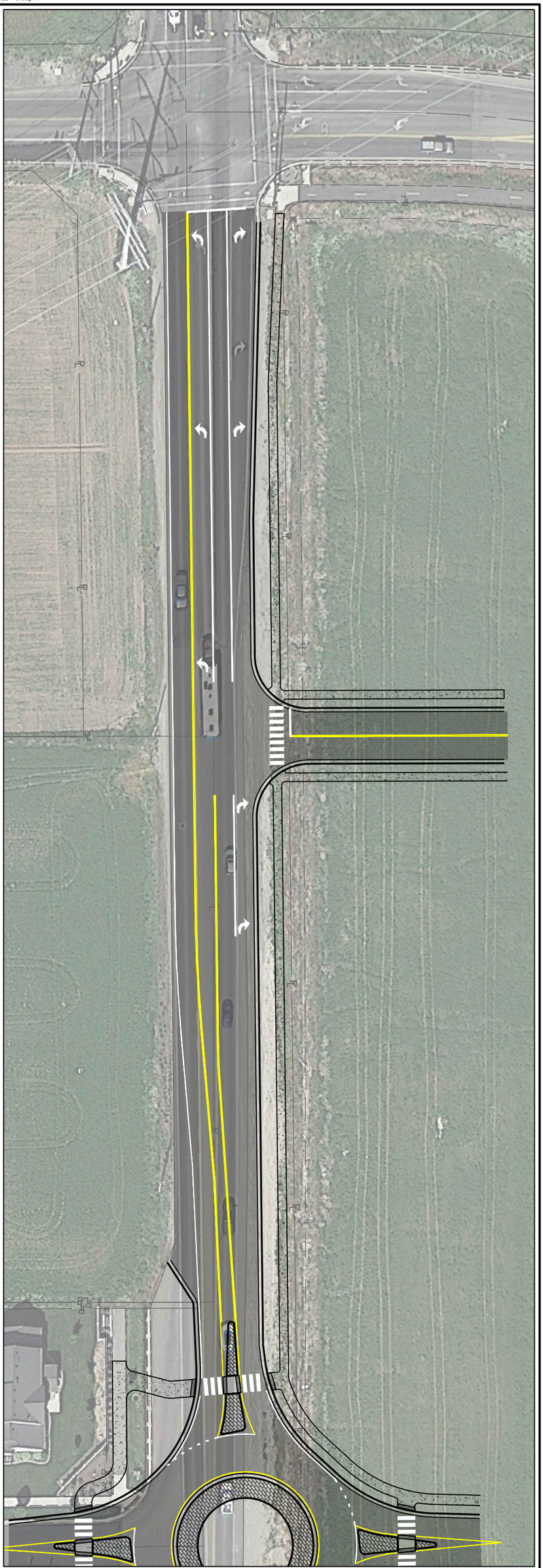
Know what's below. 811
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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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File Path:G:\Shared drives\Projects\2022 Projects\22-235 Spanish Fork 2700 E & 400 N Roundabout Concept\09_Data\Roadway Design\design-2d.dwg Nov 23, 2022 - 5:52pm





SHEET NO. EX-01

PROJECT	400 N SPANISH FORK ROUNDABOUT
	####
PROJECT NUMBER	22-235
PRELIMINARY DESIGN EXHIBIT	

WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-456-3847

APPROVED

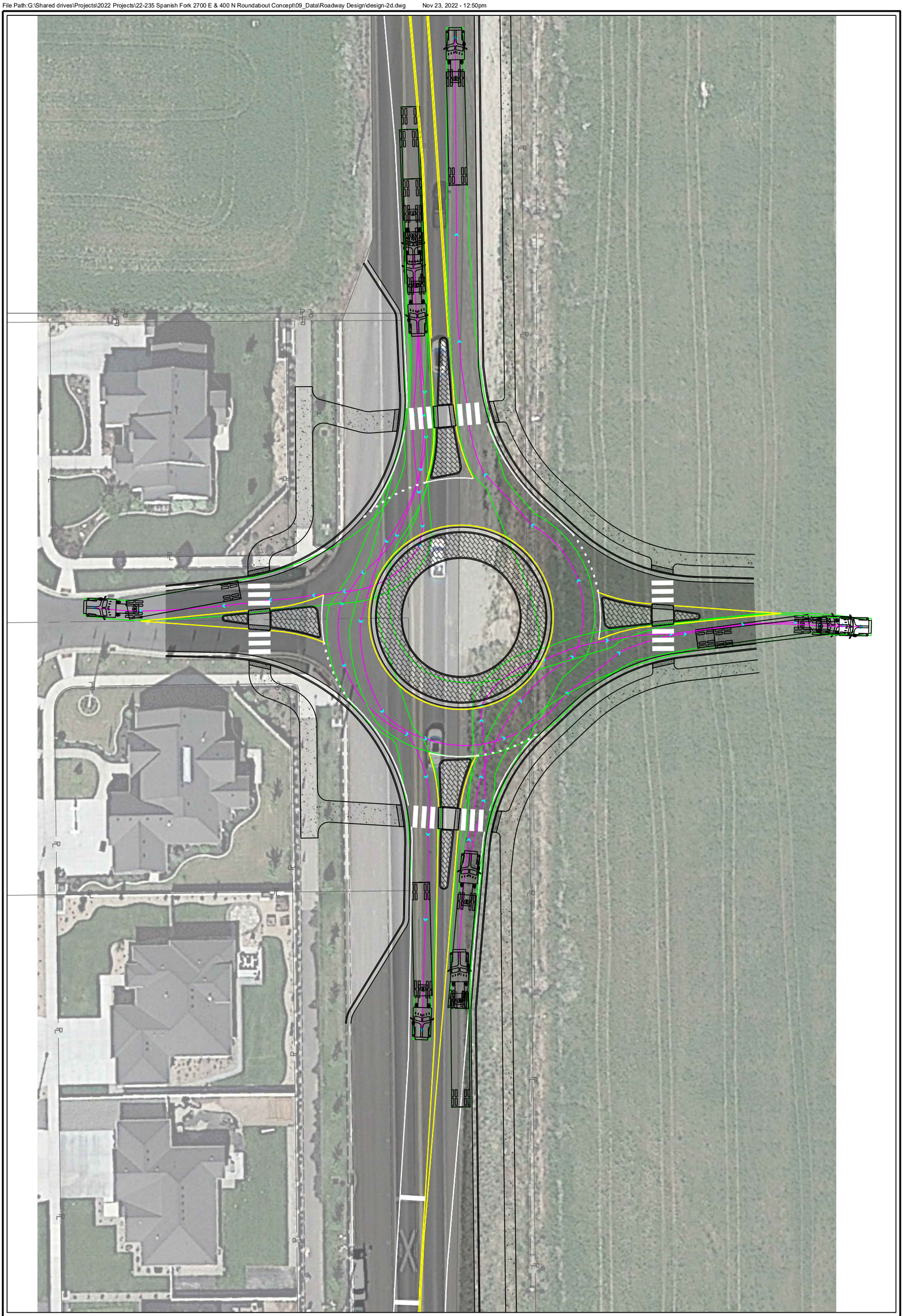
PROFESSIONAL ENGINEER

####
####
####
####

SCALE:	DATE:	DESIGNED BY:	CHECKED BY:
N/A	####	####	####

PRELIMINARY
NOT FOR CONSTRUCTION

File Path:G:\Shared drives\Projects\2022 Projects\22-235 Spanish Fork 2700 E & 400 N Roundabout Concept\09_Data\Roadway Design\design-2d.dwg Nov 23, 2022 - 12:50pm



SHEET NO. EX-02	PROJECT: 400 N SPANISH FORK ROUNDABOUT	WALL CONSULTANT GROUP 2139 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 PHONE: 801-456-3847	#### #### #### ####	**PRELIMINARY** **NOT FOR CONSTRUCTION**		
	PROJECT NUMBER: ####					
	22-235	APPROVED				
	PRELIMINARY DESIGN EXHIBIT	PROFESSIONAL ENGINEER	SCALE: N/A	DATE: ####	DESIGNED BY: ####	CHECKED BY: ####

DATA TABLE
TOTAL ACREAGE=21.94 ACRES
COMMERCIAL ACREAGE=1.57 ACRES (INCLUDING ROW)
BINGHAM PROPERTY=1.56 ACRES
IRELAND PROPERTY=2.10 ACRES
RESIDENTIAL ACREAGE=16.71 ACRES
TOTAL LOTS ALLOWED=16.71X5.23=87.39+2 LOTS=89 LOTS
TOTAL LOTS PROVIDED=75

1 5894 sq. ft. 0.14 ac.
2 5738 sq. ft. 0.13 ac.
3 5506 sq. ft. 0.13 ac.
4 7514 sq. ft. 0.17 ac.
5 10399 sq. ft. 0.24 ac.
6 5774 sq. ft. 0.13 ac.
7 5877 sq. ft. 0.13 ac.
8 10047 sq. ft. 0.23 ac.
9 7267 sq. ft. 0.17 ac.
10 7088 sq. ft. 0.16 ac.
11 5314 sq. ft. 0.12 ac.
12 8142 sq. ft. 0.19 ac.
13 8983 sq. ft. 0.21 ac.
14 8670 sq. ft. 0.20 ac.
15 7632 sq. ft. 0.18 ac.
16 7244 sq. ft. 0.17 ac.
17 10401 sq. ft. 0.24 ac.
18 6486 sq. ft. 0.15 ac.
19 5000 sq. ft. 0.11 ac.
20 5000 sq. ft. 0.11 ac.
21 5000 sq. ft. 0.11 ac.
22 5000 sq. ft. 0.11 ac.
23 5247 sq. ft. 0.12 ac.
24 6198 sq. ft. 0.14 ac.
25 6861 sq. ft. 0.16 ac.
26 6185 sq. ft. 0.14 ac.
27 6268 sq. ft. 0.14 ac.
28 8711 sq. ft. 0.20 ac.
29 6839 sq. ft. 0.16 ac.
30 6646 sq. ft. 0.15 ac.
31 6343 sq. ft. 0.15 ac.
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43 5355 sq. ft. 0.12 ac.
44 5021 sq. ft. 0.12 ac.
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47 5137 sq. ft. 0.12 ac.
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55 5182 sq. ft. 0.12 ac.
56 6002 sq. ft. 0.14 ac.
57 6889 sq. ft. 0.16 ac.
58 6924 sq. ft. 0.16 ac.
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63 5004 sq. ft. 0.11 ac.
64 5004 sq. ft. 0.11 ac.
65 5004 sq. ft. 0.11 ac.
66 5115 sq. ft. 0.12 ac.
67 5294 sq. ft. 0.12 ac.
68 6649 sq. ft. 0.15 ac.
69 8361 sq. ft. 0.19 ac.
70 5854 sq. ft. 0.13 ac.
72 5000 sq. ft. 0.11 ac.
73 5854 sq. ft. 0.13 ac.
74 65305 sq. ft. 1.50 ac.
75 92044 sq. ft. 2.11 ac.
76 68860 sq. ft. 1.58 ac.
369 5000 sq. ft. 0.11 ac.

0 5 25 50 100 150
(24"x36") SCALE 1" = 50'
(11"x17") SCALE 1" = 100'

SHEET NO. 1

NO.	REVISIONS	BY	DATE
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11			
12			

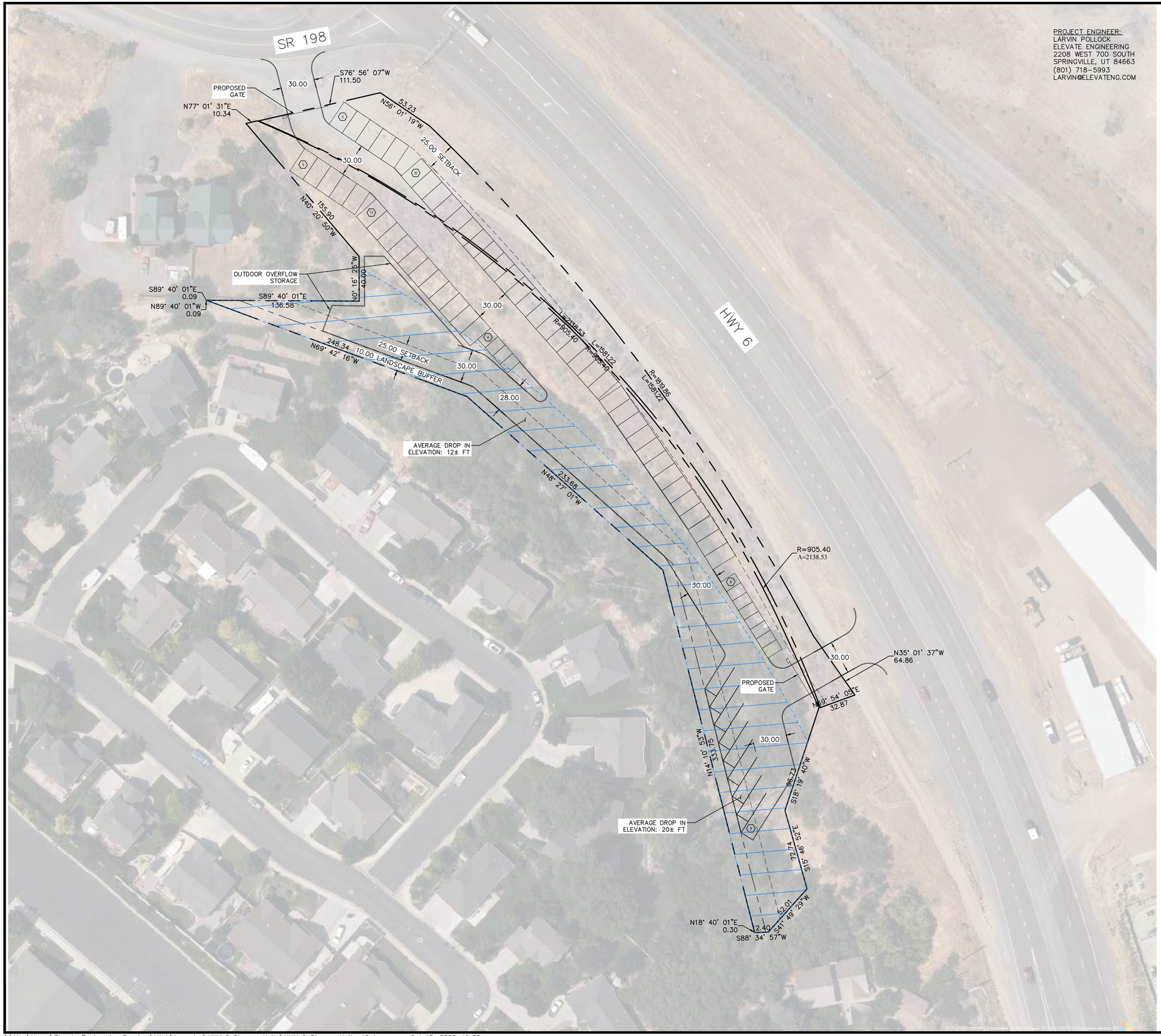
CONCEPTUAL PLAN

SPANISH FORK, UTAH

BINGHAM PROPERTY

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

Z:\2020\20-095 BINGHAM PROPERTY\CADD\CONCEPT\CONCEPT 9.DWG



PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM

LEGEND

- LOT LINES (PROPERTY)
- PROPOSED CURB AND GUTTER
- STRIPING
- BUILDING SETBACK
- LANDSCAPE SETBACK
- LANDSCAPE AREA
- CONCRETE AREA
- CANOPY

SITE DATA

LOT AREA:	99,827	SF (2.29 ACRES)
BUILDING AREA:	17,214	SF± 17.2%
PAVEMENT AREA:	XX,XXX	SF± XX.X%
LANDSCAPE AREA:	XX,XXX	SF± XX.X%

CURRENT ZONING: C-1 (NEIGHBORHOOD COMMERCIAL)
NOT PERMITTED
PROPOSED ZONING: I-1 (LIGHT INDUSTRIAL)
CONDITIONAL USE
PARCEL ID#: 27:037:0075, 27:037:0073

BUILDING DATA

CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
SETBACKS:
FRONT=25 FEET
REAR=25 FEET
SIDE=0 FEET

STORAGE UNIT DATA:

24'X'14' STORAGE UNIT (53 UNITS) — 24' × 14'

15'X'10' STORAGE UNIT (12 UNITS) — 15' × 10'

12'X'30' OUTDOOR STALLS (9 STALLS) — 12' × 30'

TOTAL NUMBER OF UNITS: 76

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 40'

0 20 40 60 80 120

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: CB

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

ELEVATE ENGINEERING

HWY 6 STORAGE UNITS
SITE PLAN
SR 198 & HWY 6, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER
10/18/2022
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C-1

DATE: Oct 18, 2022

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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" SEWER

EXISTING OVERHEAD POWER LINES

NEW SEWER LATERAL

NEW POWER SERVICES

15.00

NEW 2" WATER SERVICE
TIED ON AFTER METER

EX-SD

EX-SS

EX-SW



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

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

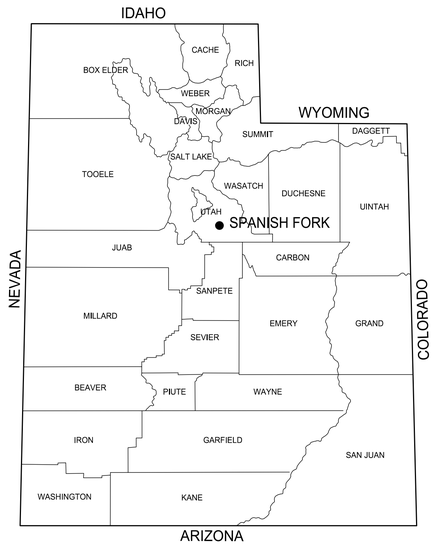
DRAWN: ___
DESIGN: JHJ
CHECK: CMT
DATE: 11/30/2022

SCALE: 1" = 10"

DRAWING #: ___

SPANISH FORK CITY
BUILDINGS AND GROUNDS SITE - CANAL ENCLOSURE
SPANISH FORK, UTAH
2022

PROJECT NO.	SHEET NO.
2201-005	C-001
SUBMITTAL: REVIEW - NOT FOR CONSTRUCTION	



LOCATION MAP - UTAH
NTS



VICINITY MAP
NTS

INDEX TO SHEETS

SHEET NO.	SHEET TITLE
C-001	TITLE
C-002	LEGEND & NOTES
V-101	SURVEY CONTROL
C-101	PLAN, PROFILE & CROSS SECTIONS
C-102	PLAN & PROFILE
C-103	CROSS SECTIONS
C-501	DETAIL
S-501	STRUCTURAL DETAILS

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APPROVAL

RECOMMENDED FOR APPROVAL:

ENGINEER DATE

APPROVED:

CLIENT DATE

h:\jd\proj\2201-005\dwg\redesign - canal enclosure\title - c-001_redx

LEGEND & NOTES

EXISTING FEATURES

- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CULINARY WATER LINE
- CULINARY WATER VALVE
- BURIED POWER LINE
- OVERHEAD POWER LINE
- BURIED TELEPHONE LINE
- OVERHEAD TELEPHONE LINE
- BURIED CABLE TV LINE
- OVERHEAD CABLE TV LINE
- FIBER OPTIC LINE
- NATURAL GAS LINE
- IRRIGATION LINE
- STORM DRAIN
- FENCE LINE (BARBED OR STOCKTIGHT)
- FENCE LINE (CHAIN LINK)
- DRAINAGE CULVERT
- CONCRETE SURFACING (SIDEWALK, CURB, GUTTER, ETC.)
- FLOW LINE OF DITCH
- EDGE OF ASPHALT SURFACING
- EDGE OF GRAVEL SURFACING
- EDGE OF DIRT SURFACING
- FIRE HYDRANT
- WATER METER
- GAS METER
- STRUCTURE
- POWER POLE & GUY WIRE
- TREE
- DELINEATOR POST
- STREET SIGN
- TELEPHONE PEDESTAL
- MAILBOX
- WATER MANHOLE
- LIGHT POLE

MISC. FEATURES

- SUBDIVISION BOUNDARY LINE
- LOT LINES
- EXISTING RIGHT OF WAY LINE
- EXISTING N/A LINE
- EXISTING CITY BLOCK LINES (BLOCK LINE)
- PROPOSED RIGHT-OF-WAY LINE
- SECTION LINE
- QUARTER SECTION LINE
- (P.U.E.) PUBLIC UTILITY EASEMENT
- DEED LINE
- PROPERTY LINE

ABBREVIATIONS

TBC	TOP BACK OF CURB	EPP	POWER POLE
FLG	FLOW LINE OF GUTTER	SMH	SEWER MANHOLE
LOC	LIP OF CURB	CMH	COMMUNICATION MANHOLE
TSW	TOP OF SIDEWALK	R/W	RIGHT-OF-WAY
TOC	TOP OF CONCRETE	T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
EOA	EDGE OF ASPHALT		
TOA	TOP OF ASPHALT	P.U.E.	PUBLIC UTILITY EASEMENT
TOG	TOP OF GRATE		
FLC	FLOW LINE OF CULVERT	STA	STATION
SW	SIDEWALK	L / LT	LEFT
FG	FINISHED GRADE	R / RT	RIGHT
TOW	TOP OF WALL		
BOW	BOTTOM OF WALL		

PROPOSED FEATURES

- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER SERVICE
- CULINARY WATER LINE
- CULINARY WATER VALVE
- BURIED POWER LINE
- OVERHEAD POWER LINE
- BURIED TELEPHONE LINE
- OVERHEAD TELEPHONE LINE
- BURIED CABLE TV LINE
- OVERHEAD CABLE TV LINE
- FIBER OPTIC LINE
- NATURAL GAS LINE
- IRRIGATION LINE
- STORM DRAIN
- FENCE LINE (BARBED OR STOCKTIGHT)
- FENCE LINE (CHAIN LINK)
- DRAINAGE CULVERT
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FIRE HYDRANT
- CULINARY WATER METER
- GAS METER
- DELINEATOR POST
- STREET SIGN
- POWER POLE
- MAILBOX
- LIGHT POLE
- CONCRETE SURFACING
- ASPHALT SURFACING
- TOP OF CUT LIMITS
- TOE OF FILL LIMITS

UTILITY CONTACTS

UTILITY	CONTACT	COMPANY	NUMBER
TELECOMMUNICATIONS	JEFF HOUSTON	COMCAST	435-224-2356
TELECOMMUNICATIONS	LARRY BUHLER	LUMEN/CENTURYLINK	385-479-7357
NATURAL GAS	SL MAPPING DEPARTMENT	DOMINION ENERGY UTAH	801-324-3970
POWER	RYAN BAGLEY	SOUTH UTAH VALLEY ELECTRIC S.D.	801-465-8020
TELECOMMUNICATIONS POWER WATER SEWER IRRIGATION NATURAL GAS	MASON SPENCER	SPANISH FORK CITY	385-216-3583

GENERAL NOTES

1. REQUEST ACCEPTANCE FROM ENGINEER PRIOR TO MAKING MODIFICATIONS TO DRAWINGS, SPECIFICATIONS, OR CONSTRUCTION SCHEDULE.
2. PERFORM CONSTRUCTION IN ACCORDANCE WITH LATEST VERSION (2017) OF APWA UTAH CHAPTER MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PLANS, INCLUDING AMENDMENTS, (APWA STANDARDS), DDW RULES, INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL PLUMBING CODE (IPC), INTERNATIONAL FIRE CODE (IFC), INTERNATIONAL RESIDENTIAL CODE (IRC), AND/OR OWNER STANDARDS AND SPECIFICATIONS.
3. IN CASE OF CONFLICT BETWEEN CODES, REFERENCE STANDARDS, STATE RULES, DRAWINGS AND SPECIFICATIONS, ADHERE TO MOST STRINGENT REQUIREMENTS.
4. EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AND ARE BASED ON UTILITY MAPS AND FIELD SURVEY.
5. LOCATE AND PROTECT EXISTING UTILITIES AND ANY OBSTRUCTIONS DURING COURSE OF CONSTRUCTION. NOTIFY BLUE STAKES (811) AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES ON SITE. RESTORE UTILITIES DAMAGED DURING CONSTRUCTION TO CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION PRIOR TO CONSTRUCTION.
6. NOTIFY ENGINEER OR PROJECT REPRESENTATIVE WITH ANY CONFLICTS BETWEEN EXISTING FEATURES AND NEW CONSTRUCTION.
7. UNLESS DETAILED, SPECIFIED OR INDICATED OTHERWISE, CONSTRUCTION SHALL BE AS INDICATED IN APPLICABLE TYPICAL DETAILS AND GENERAL NOTES
8. BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL AND SECURITY.
9. MEET UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY AND U.S. EPA REQUIREMENTS, RULES, AND REGULATIONS.
10. OBTAIN REQUIRED APPROVALS AND PERMITS AND PAY REQUIRED FEES FOR CONSTRUCTION.
11. CONDUCT CONSTRUCTION OPERATIONS WITH NECESSARY SIGNS, BARRICADES, AND FLASHERS PLACED TO COMPLY WITH OSHA, UTAH STATE INDUSTRIAL COMMISSION, LOCAL SAFETY STANDARDS, AND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
12. NO FULL ROAD CLOSURES WILL BE PERMITTED WITHOUT PRIOR APPROVAL OF OWNER, MAINTAIN TRAFFIC IN TWO DIRECTIONS AT ALL TIMES FOR ROADS AND ROAD CROSSINGS, UNLESS EXTENUATING CIRCUMSTANCES PROHIBIT. ROAD CLOSURE REQUESTS MUST BE MADE 1 WEEK BEFORE NEEDING TO CLOSE THE ROAD.
13. PROVIDE WRITTEN NOTIFICATION INCLUDING CONTACT INFORMATION, TO RESIDENTS AND BUSINESSES IMPACTED BY CONSTRUCTION. PROVIDE NOTICE MINIMUM OF 48 HOURS IN ADVANCE OF WORK BEING PERFORMED. MAINTAIN DRIVEWAY ACCESS TO RESIDENCES AND BUSINESSES AT ALL TIMES UNLESS PARKING ARRANGEMENTS HAVE BEEN MADE WITH RESIDENTS AND BUSINESSES WHILE WORK IS COMPLETED ADJACENT TO OR ON THEIR PROPERTIES.
14. WORK WITH INDIVIDUAL PROPERTY OWNERS OR BUSINESS FOR ACCESS AND PERMISSION TO CONNECT TO UTILITY SERVICE AT PROPERTIES.
15. OBTAIN RIGHT OF INGRESS AND EGRESS SHOULD WORK OR PERSONNEL VENTURE ONTO PRIVATE PROPERTY WHICH IS NOT INCLUDED IN OWNER ACQUIRED RIGHTS-OF-WAY AND EASEMENTS.
16. CONSTRUCTION WORK WITHIN 30 FEET OF A GOVERNMENT SURVEY MONUMENT OR PUBLIC LAND SURVEY GOVERNMENT CORNER LOCATION MUST OBTAIN A COUNTY PERMIT BEFORE BEGINNING CONSTRUCTION WORK.

GENERAL CONSTRUCTION NOTES

1. NOTIFY OWNER, AT LEAST TWO BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION.
2. SCHEDULE AND ATTEND PRE-CONSTRUCTION MEETING PRIOR TO STARTING CONSTRUCTION ACTIVITIES. SCHEDULE MEETING THROUGH OWNER OR OWNER'S REPRESENTATIVE.
3. PROVIDE CONSTRUCTION SCHEDULE TO ENGINEER AND OWNER.
4. FIELD VERIFY EXISTING CONDITIONS. LENGTHS, VOLUMES, AND AREAS INDICATED ARE APPROXIMATE AND ARE PROVIDED TO ASSIST CONTRACTOR. DETERMINE EXACT MEASUREMENTS, AS NECESSARY.
5. VERIFY DIMENSIONS BEFORE STARTING WORK AND IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES.
6. OBTAIN APPROVAL FROM OWNER PRIOR TO CONSTRUCTION FOR USE OF STAGING AREAS (IF ANY) NOT SHOWN ON DRAWINGS. COORDINATE WITH OWNER TO IDENTIFY POTENTIAL USEABLE STAGING AREAS. RESTORE STAGING AREA TO PRECONSTRUCTION CONDITION.
7. PROTECT EXISTING IMPROVEMENTS DURING CONSTRUCTION AND REPLACE OR RESTORE IMPROVEMENTS DAMAGED AS RESULT OF CONSTRUCTION ACTIVITY. RESTORE IMPROVEMENTS TO AS-GOOD-AS OR BETTER-THAN CONDITION THAT EXISTED PRIOR TO CONSTRUCTION. REPAIR IRRIGATION/SPRINKLERS WITHIN 24 HOURS FOLLOWING PLACEMENT OF IMPROVEMENTS.
8. PROPERLY BACKFILL, COMPACT, AND RESTORE PAVEMENT WITHIN STREET RIGHT-OF-WAY.
9. DISPOSE WASTE OFF SITE AT LANDFILL OR OTHER LEGAL DISPOSAL FACILITY.
10. REMOVE SURPLUS EXCAVATION FROM SITE. USE TOPSOIL OR OTHER NATIVE MATERIAL IN LANDSCAPE OR NATIVE GRADING. STOCKPILE TOPSOIL SEPARATELY FROM OTHER EXCAVATED MATERIALS. PLACE TOPSOIL IN LANDSCAPED AREAS IN 4 INCHES THICK MINIMUM AND GRADE TO DRAIN.
11. PERFORM CONSTRUCTION QUALITY CONTROL TESTING, INCLUDING SOILS, BACKFILL CONCRETE, UTILITIES, ETC.
12. PERFORM MATERIALS TESTING AND SUBMIT COPIES OF TEST RESULTS TO ENGINEER AND/OR OWNER AS REQUIRED PER SPECIFICATIONS. COORDINATE TESTING WITH INSPECTORS AND/OR ENGINEER. PERFORM DENSITY TESTING ON TRENCH BACKFILL, GRANULAR BORROW, AND UTBC PLACEMENT FOR ROADWAY AND PRIOR TO ANY CONCRETE PLACEMENT WHERE NECESSARY. SEE SPECIFICATIONS FOR TESTING FREQUENCY.
13. PROVIDE SITE DUST CONTROL AND SUPPRESSION FOR DURATION OF PROJECT, INCLUDING WEEKENDS.

GENERAL EROSION CONTROL NOTES

1. PREPARE AND SUBMIT STORM WATER POLLUTION PREVENTION PLAN (SWPPP), PRIOR TO STARTING CONSTRUCTION FILE NOTICE OF INTENT (NOI) AND AT END OF CONSTRUCTION FILE NOTICE OF TERMINATION (NOT).
2. PERFORM CONSTRUCTION WORK IN ACCORDANCE WITH UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
3. DURING CONSTRUCTION, PREVENT AND CONTROL EROSION DUE TO WIND AND WATER. FOLLOW PROCEDURES AND BEST MANAGEMENT PRACTICES INDICATED IN SWPPP AND INSTALL EROSION CONTROL MEASURES INDICATED IN SWPPP.
4. PROVIDE ADDITIONAL EROSION CONTROL MEASURES WHEN UNFORESEEN PROBLEMS OCCUR OR IF SWPPP DOES NOT FUNCTION AS INTENDED. ADJUST EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) AS NECESSARY DUE TO GRADE CHANGES DURING CONSTRUCTION. OWNER MAY REQUEST ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
5. KEEP STREETS CLEAN AND FREE FROM SOIL AND DEBRIS DURING CONSTRUCTION.
6. PROTECT STORM DRAIN FACILITIES ON SITE AND ADJACENT TO SITE FROM SITE RUNOFF. INSTALL INLET PROTECTION DEVICES IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
7. SEED AREAS DISTURBED DURING CONSTRUCTION WITH APPROPRIATE NATIVE SEED MIX OR PLACE LANDSCAPING TO MATCH EXISTING.
8. DISPOSE OF WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) IN MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM SITE.
9. STABILIZE CONSTRUCTION AREAS AT END OF EACH WORKING DAY, INCLUDE BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF PAVING FOR ROAD CONSTRUCTION.
10. MAINTAIN MEASURES CONTAINED IN SWPPP IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF SITE. CHECK EROSION AND SEDIMENTATION CONTROL MEASURES BY QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF END OF RAINFALL EVENT. COMPLETE ANY NEEDED CLEANING AND REPAIRS WITHIN TIME FRAMES SPECIFIED IN SWPPP AND/OR UPDES GENERAL PERMIT.
11. CLEAN UTILITY LINES TO REMOVE DIRT AND DEBRIS PRIOR TO BEING PUT INTO SERVICE. PROTECT DOWN-GRADE LINES FROM WASH-WATER DURING CLEANING PROCESS TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.
12. POWER WASH EXCAVATION EQUIPMENT BEFORE ENTERING DIFFERENT VEGETATION MATRIX.

GENERAL UTILITY NOTES

1. PROVIDE UTILITY PIPING AND APPURTENANCES IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND IN CONFORMANCE WITH APPROPRIATE JURISDICTIONAL SPECIFICATIONS AND DETAILS.
2. PROVIDE SUBMITTALS TO ENGINEER FOR REVIEW AND ACCEPTANCE FOR BEDDING, BACKFILL, PIPE, METERS, BOXES, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, MANHOLES, INLET BOXES, ETC. PROVIDE SUBMITTALS WITH SUFFICIENT INFORMATION TO SHOW THAT PROPOSED PRODUCTS AND MATERIALS CONFORM TO OWNER'S STANDARDS AND SPECIFICATIONS.
3. VERIFY RIM AND INVERT ELEVATIONS PRIOR TO FABRICATION OF MANHOLES, VAULTS, AND INLET BOXES.
4. WHEN WITHIN PAVED OR OTHER IMPROVED AREAS, ADJUST UTILITY MANHOLES, VALVE BOXES, AND OTHER BOXES AND CONSTRUCT CONCRETE COLLAR PER APWA OR OWNER SPECIFICATIONS.
5. PROVIDE TESTING RESULTS AS REQUIRED PER OWNER SPECIFICATION SUCH AS PRESSURE TESTING, DEFLECTION TESTING, AIR TESTING AND VIDEO INSPECTIONS.

GENERAL STORM WATER AND CANAL ENCLOSURE NOTES

1. USE NON-SHRINK GROUT WHEREVER GROUT IS REQUIRED.
2. CUT PIPES OFF FLUSH WITH INSIDE WALL OF BOX OR MANHOLE AND APPLY GROUT AT CONNECTION OF PIPE TO PROVIDE SMOOTH FINISH. REMOVE JAGGED OR SHARP EDGES AT PIPE CONNECTIONS AND APPLY GROUTED TO PROVIDE SMOOTH FINISH.
3. APPLY GROUT BETWEEN GRADE RINGS, FOR EACH INLET BOX THAT IS LOCATED NEXT TO CURB, REMOVE PROTRUDING, JAGGED OR SHARP CONCRETE EDGES AND APPLY GROUT BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX. FINISH GROUT TO CREATE SMOOTH, BEVELED TRANSITION AT EDGES IN CLEANOUT AND INLET BOXES. APPLY GROUT AROUND ALL EDGES OF RESTRICTIVE ORIFICE PLATE.
4. REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM BOX OR PIPE INSIDE SURFACE, AND FROM FORM WORK, PLASTIC AND CARDBOARD.
5. REMOVE SILT AND DEBRIS FROM INLET BOXES, COMBO BOXES, JUNCTION BOXES, AND PIPE. MAINTAIN BOXES AND PIPES IN CLEAN CONDITION UNTIL FINAL ACCEPTANCE BY OWNER.
6. CLEAN MANHOLE LIDS AND INLET GRATES TO REMOVE ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
7. PLACE INLET, COMBO AND JUNCTION BOXES ON 12-INCH MINIMUM COMPACTED STABILIZATION MATERIAL.
8. REMOVE SILT AND DEBRIS FROM INLET BOXES, COMBO BOXES, JUNCTION BOXES, AND PIPE. MAINTAIN BOXES AND PIPES ARE IN CLEAN CONDITION UNTIL FINAL ACCEPTANCE BY OWNER.

MATERIAL NOTES

1. USE ONLY THE MATERIALS AND METHODS DESCRIBED IN CMT ENGINEERING GEOTENCHNICAL REPORT, DATED APRIL 27, 2022, FOR SITE PREPERATION AND GRADING; INCLUDING EXCAVATION, FILL MATERIAL, PLACEMENT AND COMPACTION, TRENCHING AND STABILIZATION.
2. EARTHWORK
   A. COMPACT BACKFILL, EMBANKMENT, IMPORTED FILL AND PAVEMENT MATERIALS TO THE FOLLOWING PERCENT OF ASTM D1557 MAXIMUM LABORATORY DENSITY

BENEATH AND UP TO 4-FT BEYOND STRUCTURE	95
BENEATH AND UP TO 2-FT BEHOND FLATWORK AND PAVEMENT	95
SITE GRADING BEYOND AREA DESCRIBED ABOVE	92
UTILITY TRENCHES WITHIN STRUCTURAL AREAS	96
ROAD-BASE AND SUB-BASE	96
NON-STRUCTURAL FILL	90

   B. USE ONLY IMPORT MATERIAL SPECIFICED IN GEOTECHNICAL REPORT.

STRUCTURAL FILL PLACED BELOW STRUCTURES, FLATWORK AND PAVEMENT	WELL GRADED SAND/GRAVEL MIX MAX PARTICLE DIA. = 4-IN MIN. PASSING 3/4-IN. = 70% MAX PASSING NO. 200 = 20% MAX P.I. = 10
SITE GRADING FILL PLACED OVER LARGER AREAS TO RAISE GRADE	SANDY TO GRAVELLY MAX PARTICLE DIA. = 6-IN MIN. PASSING 3/4-IN. = 70% MAX. PASSING NO. 200 = 50% MAX P.I. = 15
NON-STRUCTURAL FILL PLACED OVER NON-STRUCTURE AREAS, E.G. LANDSCAPING	ON SITE OR IMPORT MAX PARTICLE DIA. = 8-IN NOT CONTAINING EXCESSIVE AMOUNTS OF DEGRADABLE/ORGANIC MATERIAL. SEE GEOTECHNICAL REPORT DISCUSSION.
STABILIZATION FILL PLACED TO STABILIZE SOFT AREAS PRIOR TO PLACING STRUCTURAL AND/OR SITE GRADING FILL	COARSE, ANGULAR GRAVELS AND COBBLES = 1 - 8-IN. OR GRAVEL = 1.5 - 2-IN. AND STABILIZATION FABRIC
TOP SOIL 4" THICK TO BE PLACED IN NON-TRAVELED AREAS	MEET REQUIREMENTS OF APWA 31 05 13 FREE OF WEED, LUMPS OR CLODS, ROOTS STICKS AND STONES LARGER THAN 1-1/2 INCH DIAMETER

STAMP:

NO.	DATE	REMARKS
		ORIGINAL SUBMISSION FOR AUTHORIZATION
		REVISIONS

DRAWN BY: JDP | CHKD BY: JAR | PROJECT #: 2201-005 | SHEET #: C-001 | DWG CREATED: 10/31/2022 | DWG NAME: TITLE - C-001, REDL | SHT SET: 22h02_CIVIL REVISION | PEN TBL: 1colorbw2000.stb

UPDATED: 11/8/2022 | PLOTTED: 11/10/2022

SCALE: NONE

DATE

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APPROVAL RECOMM: - - DATE
PROJECT DESIGN ENGINEER
APPROVED: - - DATE
QUALITY MANAGEMENT REVIEW

SPANISH FORK CITY

BUILDINGS AND GROUNDS SITE-CANAL ENCLOSURE

LEGEND & NOTES

PROJECT NUMBER: 2201-005

SUBMITTAL: REVIEW - NOT FOR CONSTRUCTION

UTAH
COUNTY

SHEET NO. C-002



SURVEY DATUM

1. THE "PROJECT COORDINATES" AND BEARINGS AND DISTANCES DERIVED THEREFROM ARE EXPRESSED IN A LOCAL GROUND SYSTEM DEFINED AS FOLLOWS:

   HORIZONTAL DATUM = NORTH AMERICAN DATUM OF 1983 (N.A.D.83)
   VERTICAL DATUM = NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88)
   COORDINATE SYSTEM = US STATE PLANE 1983, UTAH CENTRAL ZONE (4302)
   PROJECTED AT GROUND
   GEOID MODEL = GEOID 18
   UNITS = US SURVEY FOOT
   FALSE NORTHING = -7,000,000
   FALSE EASTING = -1,000,000
   COMBINED SCALE FACTOR = 0.99969464 / 1.0003054533

   POINTS WERE SCALED FROM COORDINATE 0,0 IN THE NAD 83 US STATE PLANE UTAH CENTRAL ZONE COORDINATE SYSTEM USING THE COMBINED SCALE FACTOR LISTED ABOVE.
   (SCALING LATITUDE = N20°31'27.66067")
   (SCALING LONGITUDE = W116°02'57.11642")

   TO CONVERT TO STATE PLANE COORDINATES USE THE FOLLOWING:
   STATE PLANE NORTHING= (PROJECT NORTHING + 7,000,000) / 1.0003054533
   STATE PLANE EASTING= (PROJECT EASTING + 1,000,000) / 1.0003054533

2. THE CONTROL SURVEY WAS PERFORMED IN MARCH 2022. SURVEY CONTROL COORDINATES WERE ESTABLISHED USING THE NGS ONLINE POSITIONING USER SERVICE (OPUS).

SURVEYOR'S CERTIFICATE

I, CORY B. SMITH, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #11349296, CERTIFY THAT I HAVE PREPARED THE CONTROL DIAGRAM REPRESENTED HEREIN AND THAT THE SAME IS AN ACCURATE REPRESENTATION OF A CONTROL SURVEY, AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION

CORY B. SMITH, P.L.S. #11349296

N

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

	GLOBAL		STATE PLANE		PROJECT			
PT #	LATITUDE	LONGITUDE	NORTHING	EASTING	NORTHING	EASTING	ELEVATOIN	DESCRIPTION
10	N40°06'08.74487"	W111°39'02.54770"	7206069.52	1598260.93	208270.63	598749.12	4588.658	REBAR WITH CAP
3801	N40°06'01.57444"	W111°38'42.27824"	7205341.38	1599834.68	207542.28	600323.35	4688.449	QT COR S SEC 19-- UTAH COUNTY BRASS CAP DATED 1955
3802	N40°06'27.46014"	W111°39'16.63130"	7207965.05	1597169.91	210166.75	597657.77	4590.225	QT COR W SEC 19-- UTAH COUNTY BRASS CAP DATED 1956
3803	N40°06'01.56219"	W111°39'19.61848"	7205345.02	1596933.27	207545.92	597421.06	4589.625	SW COR SEC 19 WITNESSES CORNER-- UTAH COUNTY BRASS CAP

STAMP:

NO.	DATE	DESIGN BY	DRAWN BY	CHECKED BY	QUALITY BY	REMARKS
		ORIGINAL SUBMISSION FOR AUTHORIZATION				

REVISIONS

SCALE: 1" = 200'
DWG NAME: (BASIS CONTROL 2D+3D)
SHT SET: ####
DWG CREATED: 10/2022
PEN TBL: —
UPDATED: 11/4/2022
PLOTTED: 11/10/2022

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DESIGN:	-	CHECK:	-
DRAWN:	CBS	10/22	CHECK:
QUANT:	-	-	CHECK:

APPROVAL RECOMM: DATE
APPROVED: DATE
PROJECT DESIGN ENGINEER

SPANISH FORK CITY

BUILDINGS AND GROUNDS SITE-CANAL ENCLOSURE

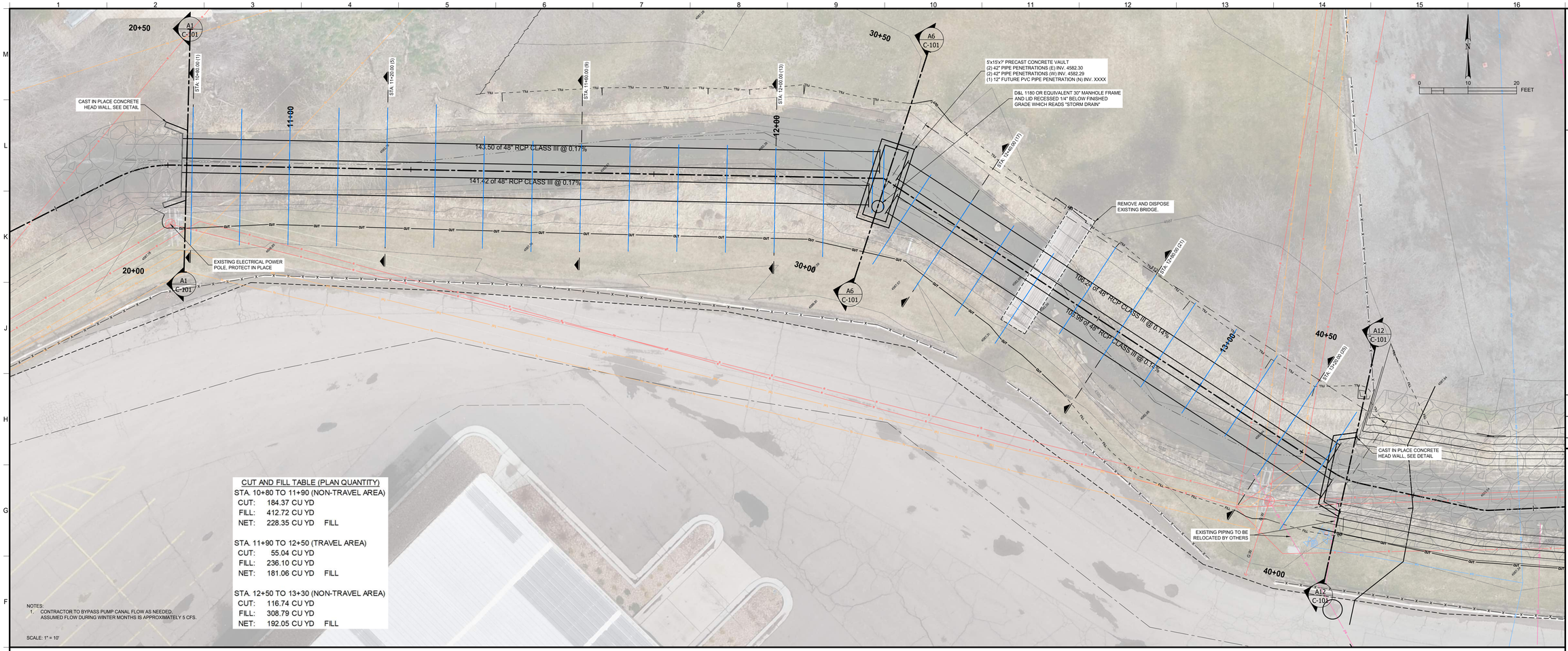
SURVEY CONTROL

PROJECT NUMBER: 2201-005

SUBMITTAL:

UTAH
COUNTY

SHEET NO. V-101



CUT AND FILL TABLE (PLAN QUANTITY)

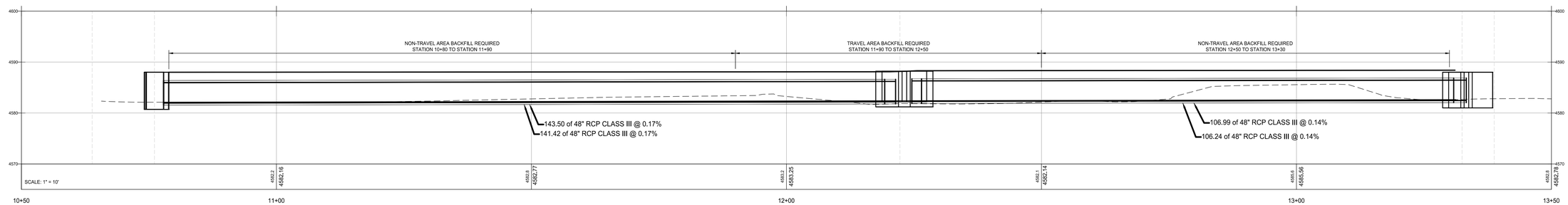
STA. 10+80 TO 11+90 (NON-TRAVEL AREA)
CUT: 184.37 CU YD
FILL: 412.72 CU YD
NET: 228.35 CU YD FILL

STA. 11+90 TO 12+50 (TRAVEL AREA)
CUT: 55.04 CU YD
FILL: 236.10 CU YD
NET: 181.06 CU YD FILL

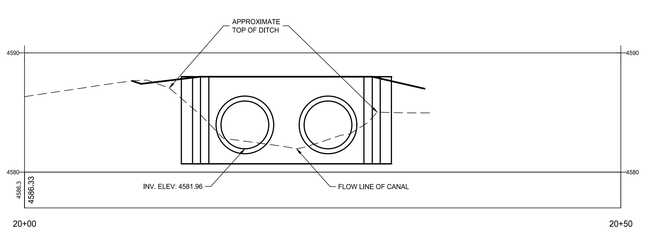
STA. 12+50 TO 13+30 (NON-TRAVEL AREA)
CUT: 116.74 CU YD
FILL: 308.79 CU YD
NET: 192.05 CU YD FILL

NOTES:
1. CONTRACTOR TO BYPASS PUMP CANAL FLOW AS NEEDED. ASSUMED FLOW DURING WINTER MONTHS IS APPROXIMATELY 5 CFS.

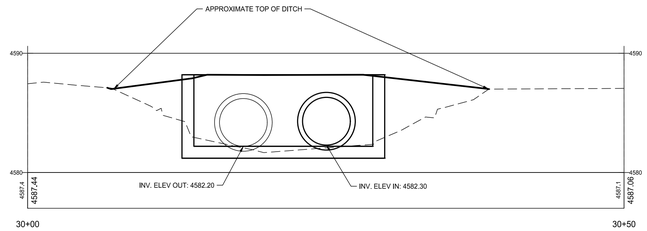
SCALE: 1" = 10'



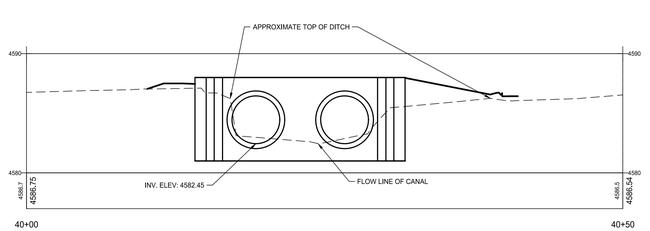
SCALE: 1" = 10'



CS AT 10+80



CS AT 12+25



CS AT 13+41

A1	CROSS SECTION AT OUTLET HEADWALL	A6	CROSS SECTION AT CONCRETE VAULT	A12	CROSS SECTION AT INLET HEADWALL
SCALE	1" = 6'	SCALE	1" = 6'	SCALE	1" = 6'

SCALE: 1" = 6'

STAMP:

NO.	DATE	REMARKS
		DESIGN
		ORIGINAL SUBMISSION FOR AUTHORIZATION
		REVISIONS

DWG CREATED: CR_DATE
PEN TBL: typeplot2000.stb

UPDATED: 11/10/2022
PLOTTED: 11/10/2022

SCALE: 1" = 10'
DWG NAME: PF_2201-005_BSDE
SHT SET: ###

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1.800.748.5275 www.jonesanddemille.com

SPANISH FORK CITY

BUILDINGS AND GROUNDS SITE-CANAL ENCLOSURE

PLAN, PROFILE & CROSS SECTIONS

PROJECT NUMBER: 2201-005

SUBMITTAL: REVIEW NOT FOR CONSTRUCTION

UTAH
COUNTY

SHEET NO. C-101

NOTES:
1. CONTRACTOR TO BYPASS PUMP CANAL FLOW AS NEEDED.
ASSUMED FLOW DURING WINTER MONTHS IS APPROXIMATELY 5 CFS.

STAMP:

NO.	DATE	REMARKS
		ORIGINAL SUBMISSION FOR AUTHORIZATION
		REVISIONS

DESIGN BY:
DRAWN BY:
CHK'D BY:

DWG NAME: PF_2201-005_SITE
SHT SET: ###

SCALE: 1" = 10'

DWG CREATED: CR_DATE
PEN TBL: typeplot2007.ctb

UPDATED: 11/10/2022
PLOTTED: 11/10/2022

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SPANISH FORK CITY

BUILDINGS AND GROUNDS SITE-CANAL ENCLOSURE

PLAN & PROFILE

PROJECT NUMBER: 2201-005

SUBMITTAL: REVIEW NOT FOR CONSTRUCTION

UTAH
COUNTY

SHEET NO. C-102

STAMP:

NO.	DATE	REMARKS
	DESIGN	ORIGINAL SUBMISSION FOR AUTHORIZATION
	BY	REVISIONS

SCALE: 1" = 10'

DWG NAME: P:\2201\dwg_BIDR\
SHT SET: ###

DWG CREATED: CR_DATE
PEN TBL: spanish2000.ctb

UPDATED: 11/10/2022
PLOTTED: 11/10/2022

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SPANISH FORK CITY

BUILDINGS AND GROUNDS SITE-CANAL ENCLOSURE

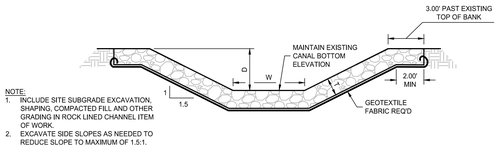
CROSS SECTIONS

PROJECT NUMBER: 2201-005

SUBMITTAL: PRELIMINARY / NOT FOR CONSTRUCTION

UTAH
COUNTY

SHEET NO. C-103

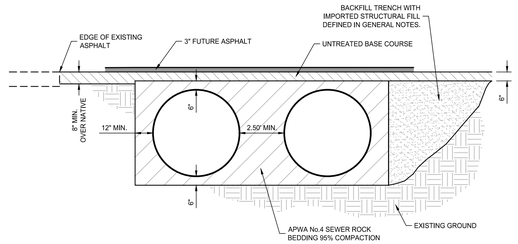


NOTE:
1. INCLUDE SITE SUBGRADE EXCAVATION, SHAPING, COMPACTED FILL AND OTHER GRADING IN ROCK LINED CHANNEL ITEM OF WORK.
2. EXCAVATE SIDE SLOPES AS NEEDED TO REDUCE SLOPE TO MAXIMUM OF 1.5:1.

ROCK LINED CHANNEL

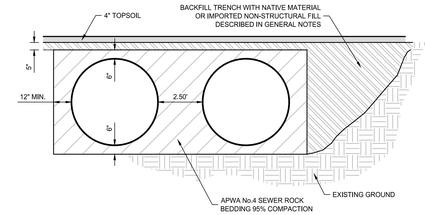
	D50	THICKNESS (T)	WIDTH (W)	DEPTH (D)	SLOPE
TYPE 1	6"	12" MIN	MATCH EXISTING TO 10' MINIMUM	MATCH EXISTING	MATCH EXISTING

K1 *ROCK LINED CHANNEL DETAIL*
SCALE 1" = 6'



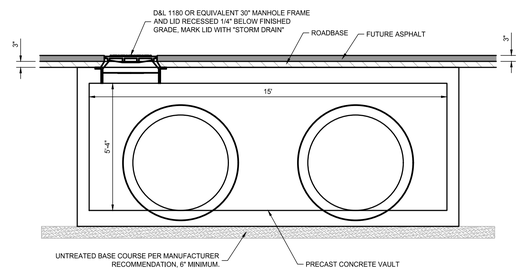
NOTES:
1. REMOVE ALL ORGANIC MATERIAL PRIOR TO BACKFILL.
2. PROVIDE ALLOWANCE IN BEDDING FOR PIPE BELLS.

K5 *TRENCH SECTION FOR TRAVEL AREA BACKFILL & SURFACE (STA 11+75 TO 12+30)*
SCALE 1" = 4'



NOTES:
1. REMOVE ALL ORGANIC MATERIAL PRIOR TO BACKFILL.
2. PROVIDE ALLOWANCE IN BEDDING FOR PIPE BELLS.

K9 *TRENCH SECTION FOR NON-TRAVEL BACKFILL & SURFACE*
SCALE 1" = 4'



K13 *PRECAST CONCRETE VAULT DETAIL*
SCALE

G1 *DETAIL*
SCALE

G5 *DETAIL*
SCALE

G9 *DETAIL*
SCALE

G13 *DETAIL*
SCALE

D1 *DETAIL*
SCALE

D5 *DETAIL*
SCALE

D9 *DETAIL*
SCALE

D13 *DETAIL*
SCALE

A1 *DETAIL*
SCALE

A5 *DETAIL*
SCALE

A9 *DETAIL*
SCALE

A13 *DETAIL*
SCALE

STAMP:

NO.	DATE	REVISIONS	REMARKS
		ORIGINAL SUBMISSION FOR AUTHORIZATION	DESIGN

SCALE: SCALE
DWG NAME: DT_2201-005_S5UE
SHT SET: ###
DWG CREATED: CR_DATE
PEN TBL: typical-v2800.ctb
UPDATED 11/10/2022
PLOTTED 11/10/2022

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SPANISH FORK CITY
BUILDINGS AND GROUNDS SITE-CANAL ENCLOSURE
DETAIL
PROJECT NUMBER: 2201-005
SUBMITTAL: PRELIMINARY NOT FOR CONSTRUCTION
UTAH
COUNTY
SHEET NO. C-501

Memo

To: Development Review Committee

From: Chris Thompson P.E., Public Works Director/City Engineer

Date: November 16, 2022

Re: Transportation Master Plan Revision

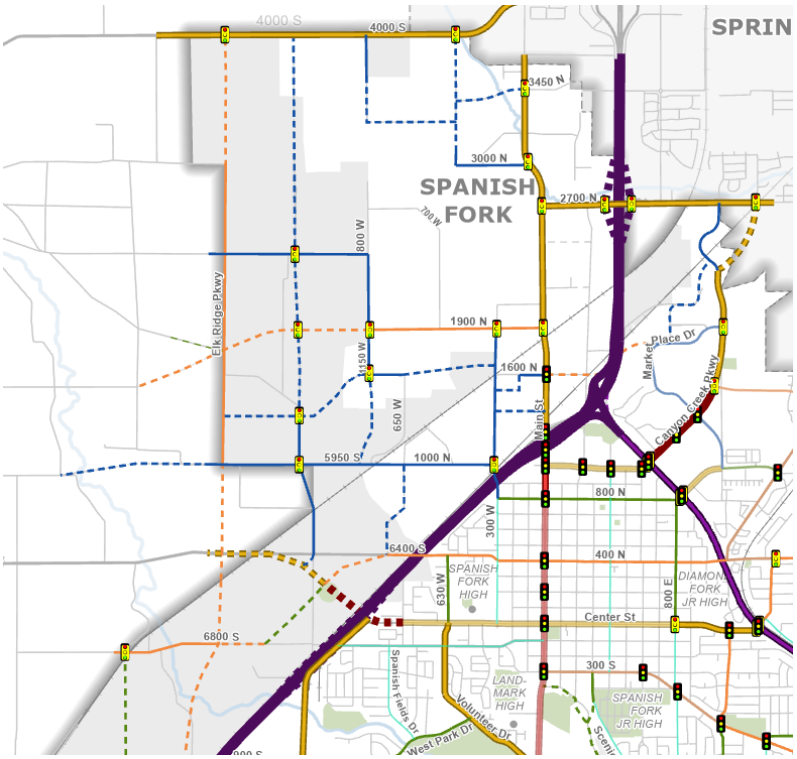
Staff Report

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:)

