



**Wednesday, January 25, 2023
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

- A. January 4, 2023
- B. January 11, 2023

2. Site Plan

- A. 400 NORTH ROUNDABOUT. The proposal involves constructing a roundabout located at 389 North 300 West.

3. Discussion

- A. ANNEXATION FEASIBILITY STUDY.

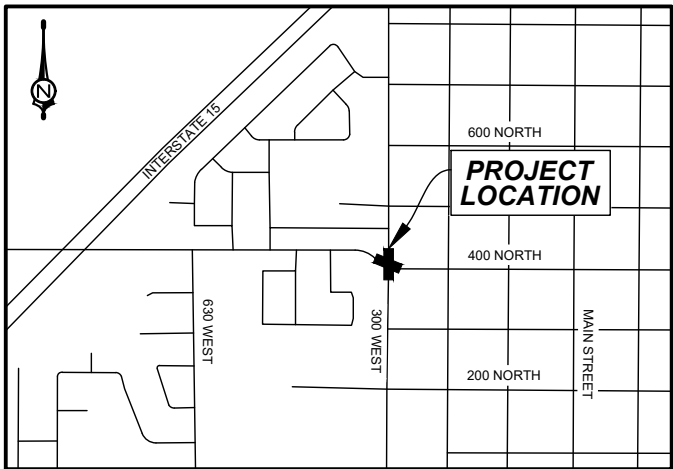
4. Adjourn

400 NORTH 300 WEST ROUNDABOUT

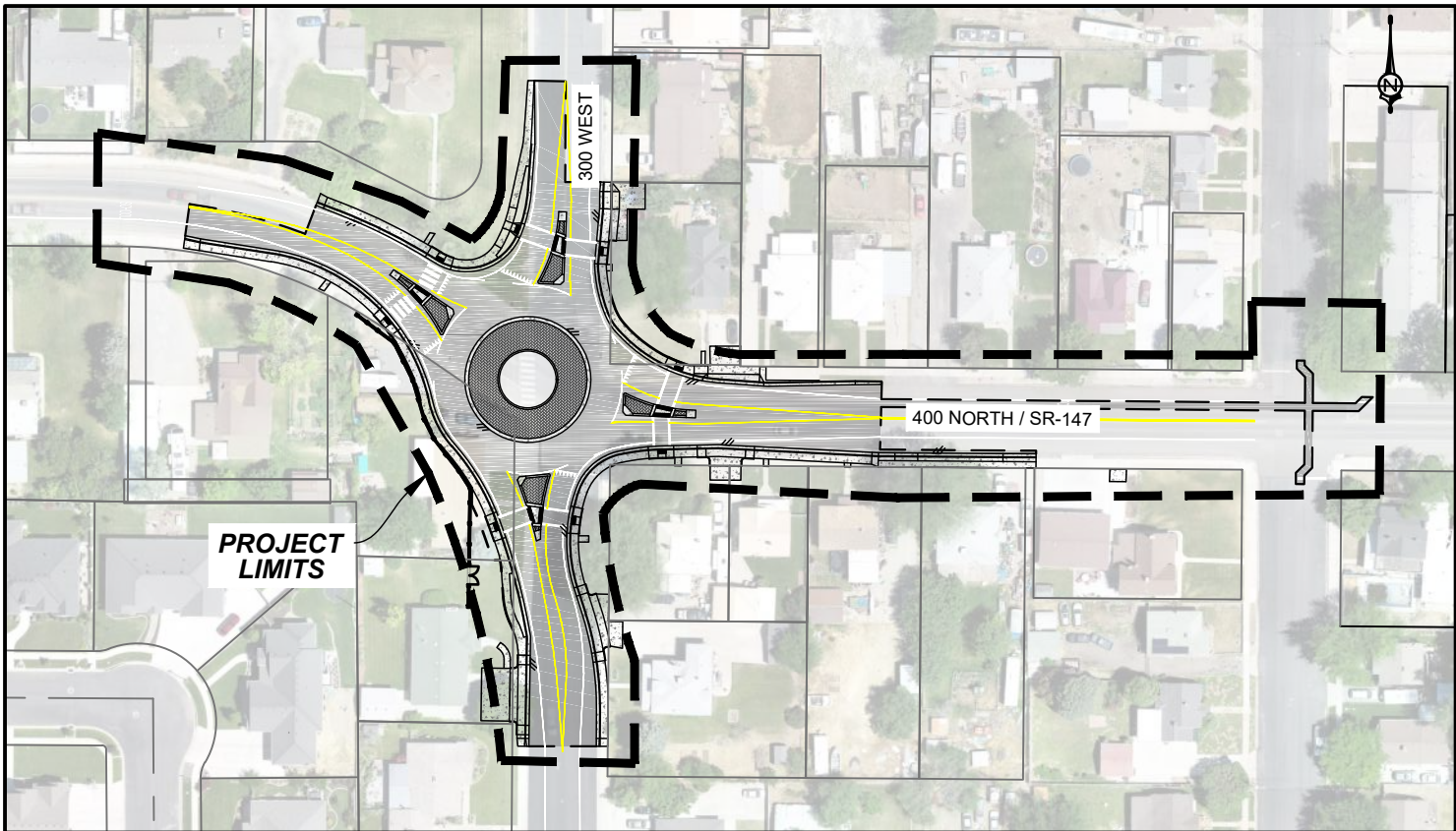
90% DESIGN

SPANISH FORK, UTAH

DECEMBER, 2022



VICINITY MAP



PROJECT MAP

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3160 W. Clubhouse Drive, Ste. A
Lehi, UT 84043
801.768.7200

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

COVER

400 NORTH 300 WEST ROUNDABOUT
SPANISH FORK, UT



3160 W. Clubhouse Drive, Ste. A
Lehi, UT 84043
801.768.7200



Know what's below.
Call before you dig.

PROJ. #: FF 22225
DATE: DEC. 2022
DESIGN BY: TPB
CHECKED BY: JGJ

SHEET
CV01

1 OF 31

GENERAL PROJECT NOTES

3. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM WITH THE CURRENT SPANISH FORK CITY STANDARDS AND SPECIFICATIONS AND WITH ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL ORDINANCES AND LAWS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO COMPLETE THE CONSTRUCTION.
3. THE TERM ENGINEER HEREIN REFERS TO THE CONSTRUCTION ENGINEER. COORDINATE ALL WORK WITH ENGINEER AND INSPECTORS. SPANISH FORK CITY ENGINEER IS CALLED OUT SEPARATELY IN THESE DOCUMENTS.
4. THE CONTRACTOR SHALL COORDINATE SITE CONSTRUCTION WITH ALL UTILITY CONSTRUCTION AND OTHERS WHICH MAY BE SPECIFIC TO THE PROJECT.
5. THE CONTRACTOR IS RESPONSIBLE FOR DUST ABATEMENT AND ANY LIABILITY ISSUES RELATED TO DUST WITHIN THE PROJECT LIMITS.
6. ALL WORK SHALL BE COMPLETED WITHIN THE PUBLIC RIGHT-OF-WAY AND WITHIN TEMPORARY CONSTRUCTION EASEMENTS. THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO ELIMINATE ANY ADVERSE EFFECTS ON ADJACENT PROPERTIES AND/OR RESTORE IT TO ITS ORIGINAL CONDITION.
7. THE OFFICE OF THE SPANISH FORK CITY ENGINEER, PUBLIC WORKS DIRECTOR, AND CONSTRUCTION ENGINEER SHALL BE GIVEN AT LEAST ONE (1) WEEK'S NOTICE PRIOR TO BEGINNING ANY CONSTRUCTION. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
8. DEVIATION FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE DEEMED UNACCEPTABLE.
9. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFICATIONS AND LIAISON WITH UTILITY COMPANIES IN THE PROCESS OF LOCATING, RELOCATION, AND TIE-IN TO PUBLIC UTILITIES. ALSO, THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL INSPECTORS, INCLUDING THE ENGINEER PRIOR TO BEGINNING SITE CONSTRUCTION.
10. IN THE CASE OF UNFORESEEN CONSTRUCTION COMPLICATIONS OR DISCREPANCIES, THE CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY AND PROVIDE NECESSARY DOCUMENTATION FOR EVALUATION AND DIRECTION.
11. THE PLANS WERE PREPARED IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING DESIGN. THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE PLANS AS CONSTRUCTED EXCEPT WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.
12. COORDINATE ALL CONSTRUCTION WORK ON PRIVATE PROPERTY WITH LOCAL RESIDENCES OR BUSINESSES. ANY CLOSURE OF AN ACCESS TO A RESIDENCE OR A BUSINESS REQUIRES 48 HOUR NOTICE (MIN.), AND SHALL BE COORDINATED WITH THE PROPERTY OWNER, AND PERMISSION GRANTED FROM THE PROPERTY OWNER, BEFORE ANY WORK CAN COMMENCE AT THE ACCESS LOCATION.
13. FINAL QUANTITIES AND PROJECT LOCATIONS WILL BE DEPENDENT UPON BIDS AND THE PROJECT BUDGET.
14. A PRE-CONSTRUCTION MEETING WILL BE REQUIRED PRIOR TO CONSTRUCTION. COORDINATE WITH SPANISH FORK CITY FOR TIME AND LOCATION.

CONSTRUCTION SITE SAFETY

1. THE CONTRACTOR IS REQUIRED TO MEET ALL APPLICABLE REGULATIONS CONCERNING PROJECT SAFETY AND ASSUMES FULL RESPONSIBILITY FOR SAFETY ON THE PROJECT.
2. WORKERS AND THE PUBLIC SHALL BE PROTECTED BY THE CONTRACTOR FROM ANY AND ALL HAZARDS CONNECTED WITH THE CONSTRUCTION WORK.
3. OPEN TRENCHES, MATERIALS, OR EQUIPMENT WITHIN THE WORKING LIMITS ARE TO BE PROTECTED BY THE USE OF ADEQUATE BARRICADES.
4. ALL WORK SHALL BE IN CONFORMANCE WITH CURRENT OSHA REGULATIONS FOR PROJECTS OF THIS TYPE.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S WORK IS NOT INTENDED TO INCLUDE THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES EITHER, ON, OR NEAR THE CONSTRUCTION SITE.

TRAFFIC CONTROL AND SIGNAGE

1. THE CONTRACTOR SHALL MAINTAIN INGRESS/EGRESS ACCESS TO INDIVIDUAL PROPERTY OWNERS AT ALL TIMES. THE CONTRACTOR SHALL COORDINATE DETOURS AND ANY TEMPORARY CLOSURES WITH EACH PROPERTY OWNER, UDOT AND THE SPANISH FORK CITY ENGINEERING DEPARTMENT. THE CONTRACTOR SHALL KEEP DURATION OF ALL CLOSURES AND DETOURS TO A MINIMUM. SEE GENERAL CONDITIONS FOR ROAD CLOSURE INFORMATION. MAINTAIN ACCESS FOR EMERGENCY VEHICLES THROUGHOUT PROJECT CONSTRUCTION.
2. THE CONTRACTOR SHALL FOLLOW THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND GUIDES FOR TRAFFIC CONTROL FOR STREET AND HIGHWAY CONSTRUCTION. ALL TRAFFIC CONTROL PLANS REQUIRE SPANISH FORK AND UDOT APPROVAL.

STORM WATER POLLUTION PREVENTION

1. PRIOR TO ANY LAND DISTURBANCE OR CITY EXCAVATION PERMIT, THE CONTRACTOR WILL PREPARE AND SUBMIT A SWPPP DOCUMENT AND OBTAIN AN NPDES PERMIT. THE CONTRACTOR WILL BE REQUIRED TO KEEP THE SWPPP ON SITE AT ALL TIMES AND ABIDE BY IT. THE SWPPP SHALL MEET ALL REQUIREMENTS OF THE STATE CONSTRUCTION GENERAL PERMIT.

PROTECTION OF EXISTING UTILITIES AND MONUMENTS

1. A MINIMUM 48 HOUR NOTICE IS REQUIRED TO ALL AFFECTED RESIDENTS FOR UTILITY OUTAGES.
2. UTILITIES INFORMATION SHOWN HEREON WERE OBTAINED FROM THE BEST AVAILABLE SOURCES AND MAY NOT BE EITHER ACCURATE OR COMPLETE. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. UNDERGROUND LOCATES MAY BE MADE USING THE BLUE STAKES NUMBER 1-800-662-4111 OR 811.
3. WHERE EXISTING UTILITY WIRES (TELEPHONE, ELECTRIC) ARE LOCATED ADJACENT TO OR ABOVE THE PROPOSED STORM DRAIN OR WATER PIPELINES, THE CONTRACTOR SHALL TEMPORARILY SUPPORT THE EXISTING WIRES AND INSTALL MAIN PIPING AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTS NOT CALLED OUT FOR RECONSTRUCTION. ANY MONUMENTS DISTURBED OR DESTROYED SHALL BE REPLACED BY THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.

STORM DRAIN CONSTRUCTION

1. THE CONTRACTOR SHALL PROVIDE ON-SITE STORM DRAINAGE FACILITIES ACCORDING TO THE STORM WATER DRAINAGE DESIGN MANUAL AND IN ACCORDANCE WITH THE ORDINANCES OF THE CITY.

WATER PIPELINE

1. CONTRACTOR SHALL CONTACT SPANISH FORK CITY AT LEAST 48 HOURS IN ADVANCE OF ALL WATER SHUTDOWNS. CONTRACTOR IS RESPONSIBLE FOR WATER SHUTDOWNS, NOTIFICATIONS AND DOOR HANGERS. CONTRACTOR SHALL NOTIFY WATER USERS AT LEAST 48 HOURS IN ADVANCE.
2. WATERLINE TRENCH REQUIREMENTS TO FOLLOW SPANISH FORK CITY STANDARD DRAWINGS UNDER SECTION 3. WARNING TAPE TO BE PLACED 12" BELOW GRADE. WARNING TAPE IS INCIDENTAL TO PIPE INSTALLATION.

PERMITS REQUIRED

1. EXCAVATION PERMIT
 - OBTAINED BY CONTRACTOR AT CITY
2. DEMOLITION PERMIT
 - OBTAINED BY CONTRACTOR AT CITY
3. UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) STORM WATER PERMIT
 - OBTAINED BY THE CONTRACTOR
4. UDOT ENCROACHMENT PERMIT
 - OBTAINED BY THE CONTRACTOR

DEMOLITION

1. ANY EXISTING STRUCTURES OR SURFACE FEATURES DISTURBED BY CONSTRUCTION ARE TO BE RESTORED TO THEIR ORIGINAL LOCATION AND CONDITION. ALL STRUCTURES SUCH AS CURB AND GUTTER, CONCRETE AND BITUMINOUS SIDEWALKS, PAVING BRICKS, FENCING, RETAINING WALLS, ETC., CROSSED BY THE PROPOSED IMPROVEMENTS MAY NOT BE INDICATED
2. EXCESS EXCAVATED MATERIALS INCLUDING PIPE, STUMPS, ROOTS, SOIL MATERIALS OR ANY OTHER ITEMS THE OWNER DOES NOT WISH TO SALVAGE SHALL BECOME THE CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY, INCIDENTAL TO THE CONTRACT. ASPHALT AND CONCRETE SHALL BE DISPOSED OF OFFSITE INCIDENTAL TO THE CONTRACT. THE CONTRACTOR IS REQUIRED TO USE A LICENSED SOLID WASTE COLLECTION AND DISPOSAL SERVICE FOR ALL WASTE GENERATED FROM THE CONSTRUCTION SITE.
3. CONTRACTOR IS RESPONSIBLE FOR DEMOLISHING AND REMOVING ALL MATERIALS FROM PREMISES IN ORDER TO ACCOMPLISH THE SCOPE OF THE NEW WORK.
4. DEMOLITION CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION MEASURES TO SAFEGUARD THE PUBLIC AND EMPLOYEES DURING CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES TO SAFEGUARD AGAINST THE INTERRUPTION OF SERVICES TO THE PUBLIC.
6. OWNER HAS FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS. IF APPLICABLE, ALL EXISTING PERSONAL PROPERTY TO BE REMOVED BY OTHERS PRIOR TO DEMOLITION.
7. UNLESS SPECIFICALLY NOTED TO BE REUSED/RELOCATED, ALL SITE FEATURES AS CALLED FOR REMOVAL SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIAL, ETC, TRANSPORTED FROM THE SITE TO BE DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE, INCIDENTAL TO THE CONTRACT.
8. ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ANY FEATURES DAMAGED

DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE, INCIDENTAL TO THE CONTRACT.

9. DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL TAKE CARE TO NOT DISTURB EXISTING MATERIALS TO REMAIN, OUTSIDE THE LIMITS OF EXCAVATION AND BACKFILL AND SHALL TAKE WHATEVER MEASURES NECESSARY, AT THE CONTRACTOR'S EXPENSE, TO PREVENT ANY EXCAVATED MATERIAL FROM COLLAPSING. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED AS SPECIFIED TO THE SUBGRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK.
10. CARE SHOULD BE EXERCISED IN THE REMOVAL OF WORK TO PREVENT THE RELEASE OF TOXIC SUBSTANCES. SHOULD TOXIC SUBSTANCES BE ENCOUNTERED, THE OWNER AND ENGINEER SHALL BE NOTIFIED. UPON AUTHORIZATION, THE DISPOSAL OF SAME SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS. DISPOSAL SHALL BE DONE ONLY BY CONTRACTORS LICENSED FOR THIS WORK.
- 10.1. IT IS ANTICIPATED THAT THE EXISTING RESIDENTIAL STRUCTURE WILL REQUIRE ASBESTOS ABATEMENT. CONTRACTOR TO SECURE ALL REQUIRED PERMITS AND MEET ALL REGULATIONS FOR THIS WORK.
11. 'CLEAR AND GRUB VEGETATION' SHALL INCLUDE REMOVAL OF GRASS, SHRUBS, AND UNDERBRUSH, REMOVAL OF ROOTS, AND ROUGH GRADING.
12. TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION
13. THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN. CONTRACTOR SHALL INSTALL TREE PROTECTION BARRIER AFTER CLEARING UNDERBRUSH AND TAKE DUE CARE TO PREVENT INJURY TO TREES DURING CLEARING OPERATIONS.
14. THE STORAGE OF MATERIALS AND EQUIPMENT WILL BE PERMITTED AT LOCATIONS DESIGNATED BY OWNER OR OWNER'S REPRESENTATIVE. PROTECTION OF STORED MATERIALS AND EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
15. STRIP & STORE EXISTING TOPSOIL FOR LATER REUSE WHERE APPROPRIATE, AND AS NOTED ON PLAN, WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS.
16. REMOVE EXISTING CONCRETE PAVING, STAIRS, AND CURBS IN THEIR ENTIRETY INCLUDING BASE MATERIAL. SAWCUT AS NECESSARY. REMOVAL OF CONCRETE CURB AND GUTTER, CONCRETE SIDEWALK, AND CONCRETE DRIVEWAYS SHALL BE AT AN EXISTING JOINT OR A JOINT SAWED WITH A VERTICAL FACE AT LEAST 2 FEET FROM AN EXISTING JOINT.
17. FOR RESIDENTIAL STRUCTURE, CONTRACTOR SHALL COORDINATE GAS SHUT OFF AND METER REMOVAL WITH DOMINION ENERGY. EXISTING GAS LINE SHALL BE CAPPED NEAR STREET, REMAINING GAS LINE SHALL BE REMOVED. DEMOLITION CONTRACTOR IS TO ARRANGE FOR SHUT OFF OF ALL EXISTING UTILITIES.
18. WHILE AN ATTEMPT HAS BEEN MADE TO SHOW THE ITEMS TO BE REMOVED, IT IS THE RESPONSIBILITY OF THE VARIOUS CONTRACTORS TO CONDUCT ON-SITE EXAMINATIONS AND FAMILIARIZE THEMSELVES WITH THE ACTUAL SITE CONDITIONS. ADDITIONAL ITEMS, NOT SHOWN TO BE REMOVED, INTERFERING WITH THE COMPLETE REMOVAL OF THE EXISTING RESIDENTIAL BUILDING, SHALL BE REMOVED INCIDENTAL TO THE CONTRACT.



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PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REVISION					
NO.	DESCRIPTION	BY	APR	DATE	

GENERAL NOTES

400 NORTH 300 WEST ROUNDABOUT
SPANISH FORK, UT

PROJ. #: FF 22225
DATE: DEC, 2022
DESIGN BY: TPB
CHECKED BY: JG.
SHEET
GN

PLOT: 2022-12-13 11:38 AM
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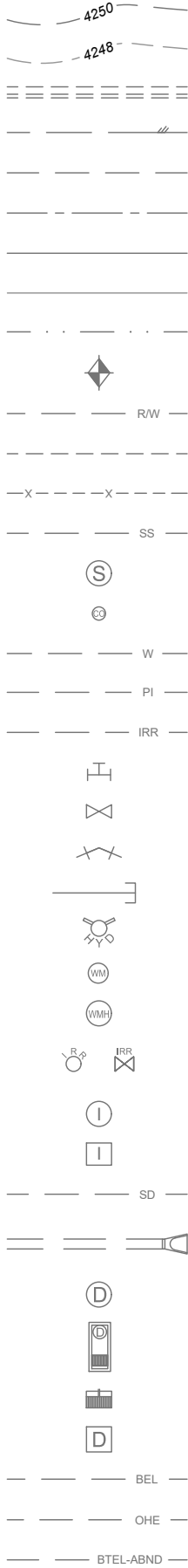
AC	ACRE
AGGR	AGGREGATE
ALGN	ALIGNMENT
ALT	ALTERNATE
APPR	APPROXIMATE
ASSY	ASSEMBLY
AVE	AVENUE
BFV	BUTTERFLY VALVE
BH	BORE HOLE
BITUM	BITUMINOUS
BK	BACK
BOA	BEGINNING OF ALIGNMENT
BSW	BACK OF SIDEWALK
BVC	BEGIN VERTICAL CURVE
BW	BOTTOM OF WALL
C&G	CURB AND GUTTER
CB	CATCH BASIN
C-C	CENTER TO CENTER
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CI	CAST IRON
CIP	CAST IRON PIPE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COMM	COMMUNICATION
CONC	CONCRETE
CONST	CONSTRUCTION
CU	COPPER
CY/CU YD	CUBIC YARD
DBL	DOUBLE
DI	DUCTILE IRON
DIA/D	DIAMETER
DIP	DUCTILE IRON PIPE
DR	DRIVE
DRWY	DRIVEWAY
DWG	DRAWING
E	EAST
EA	EACH
EG	EXISTING GRADE
EP/EOP	EDGE OF PAVEMENT
ELEC	ELECTRICAL
EL/ELEV	ELEVATION
ELOH	OVERHEAD ELECTRICAL
EOA	END OF ALIGNMENT
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EX/EXIST	EXISTING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FES	FLARED END SECTION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FIRM	FLOOD INSURANCE RATE MAP
FL	FLOWLINE
FM	FORCE MAIN
FO	FIBER OPTIC
FS	FINISHED SURFACE
FT	FOOT/FEET
GALV	GALVANIZED
GB	GRADE BREAK
GR	GRATE
GV	GATE VALVE
HDPE	HIGH-DENSITY POLYETHYLENE
HMA	HOT MIX ASPHALT
ALT.	HORIZONTAL
HP	HIGH POINT

ABBREVIATIONS

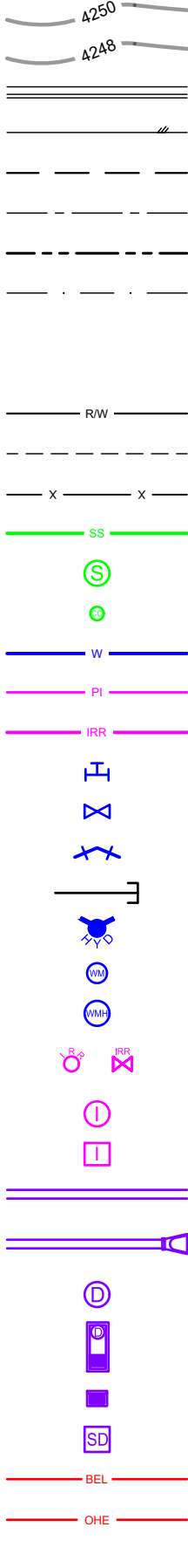
HYD	HYDRANT
IN	INCH
ID	INSIDE DIAMETER
INV	INVERT
IRR	IRRIGATION
LEN	LENGTH
LF	LINEAR FEET
LP	LOW POINT
LT	LEFT
MAX	MAXIMUM
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
N	NORTH
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OSHA	OCCUPATION SAFETY AND HEALTH ADMINISTRATION
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
POLY	POLYETHYLENE
HYD.	POTABLE
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PUE	PUBLIC UTILITY EASEMENT
RAD/R	RADIUS
RCP	REINFORCED CONCRETE PIPE
REQ'D	REQUIRED
ROW	RIGHT-OF-WAY
RR	RAILROAD
RT	RIGHT
S.	SOUTH
SAN	SANITARY
SCH.	SCHEDULE
SD	STORM DRAIN
SDR	STANDARD DIMENSION RATIO
SF/SQ FT	SQUARE FEET
SHT	SHEET
SIM.	SIMILAR
SS	SANITARY SEWER
ST	STREET
STA	STATION
STD	STANDARD
SW	SIDEWALK
SY/SQ YD	SQUARE YARD
TA	TOP OF ASPHALT
TBC/TC	TOP BACK OF CURB
TBR	TO BE REMOVED
T.O.P.	TOP OF PIPE
TW	TOP OF WALL
TYP.	TYPICAL
VAR.	VARIES
VERT.	VERTICAL
WAT.	WATER
WL	WATER LINE

LEGEND

EXISTING



PROPOSED



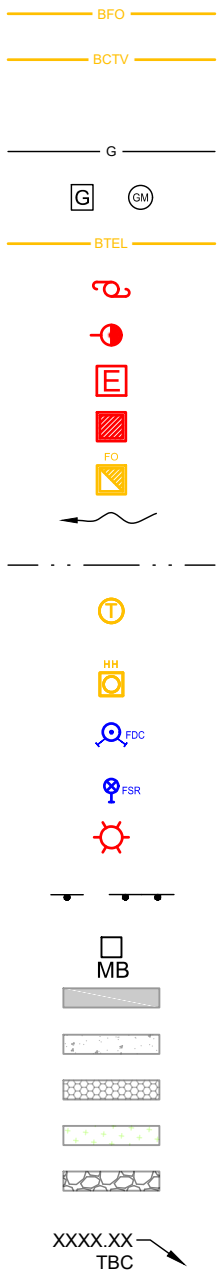
MAJOR CONTOUR
MINOR CONTOUR
CURB AND GUTTER
EDGE OF PAVEMENT
EDGE OF GRAVEL
STREET CENTERLINE
PROPERTY LINE
LOT LINE
SECTION LINE
SECTION CORNER
RIGHT-OF-WAY LINE
EASEMENT LINE
FENCE
SANITARY SEWER MAIN
SANITARY SEWER MANHOLE
SANITARY SEWER CLEAN OUT
CULINARY WATER LINE
PRESSURIZED IRRIGATION
GRAVITY IRRIGATION
TEE
GATE VALVE
BEND (ANGLE NOTED)
STUB / CAP
HYDRANT
WATER METER
WATER MANHOLE
SECONDARY WATER SERVICE/VALVE
GRAVITY IRRIGATION MANHOLE
GRAVITY IRRIGATION BOX
STORM DRAIN PIPE
CULVERT WITH FLARED END SECTION
STORM DRAIN MANHOLE
STORM DRAIN COMBO BOX
STORM DRAIN CURB INLET
JUNCTION STRUCTURE
BURIED ELECTRIC LINE
OVERHEAD ELECTRIC LINE
ABANDONED COMM. LINE

LEGEND (cont.)

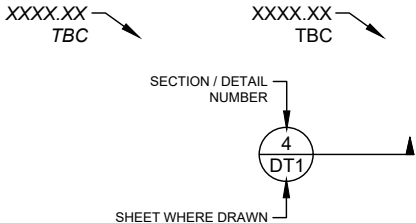
EXISTING



PROPOSED



BURIED FIBER OPTIC LINE
BURIED CABLE TV
ABANDONED GAS LINE
GAS LINE
GAS VALVE / GAS METER
BURIED TELEPHONE
POWER POLE
GUY WIRE ANCHOR
ELECTRICAL EQUIPMENT
ELECTRICAL TRANSFORMER
FIBER OPTIC PEDESTAL
GRADE TO DRAIN
EXTENTS OF GRADING
TELEPHONE PEDESTAL
HANDHOLE BOX
FIRE DEPARTMENT CONNECTION
FIRE SPRINKLER RISER
STREET LIGHT
SIGN (SINGLE POLE, 2 OR MORE POLES)
MAILBOX
ASPHALT PAVEMENT
CONCRETE FLATWORK
UNTREATED BASE COURSE
LANDSCAPE
RIP-RAP
SPOT ELEVATION
SECTION / DETAIL CALL-OUT SYMBOL



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PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

REVISION	NO.	DESCRIPTION	BY	DATE

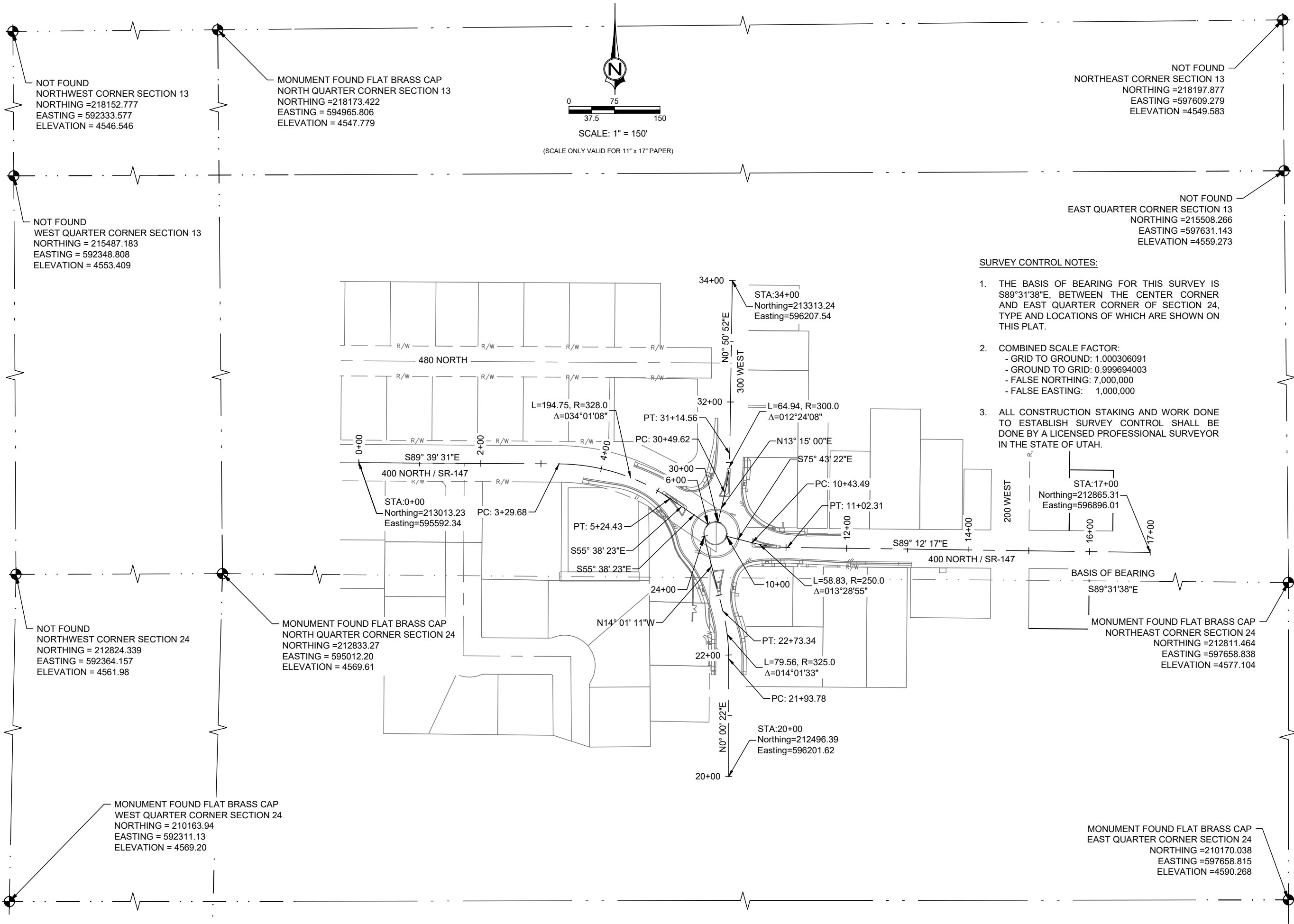
LEGEND & ABBREVIATIONS

400 NORTH 300 WEST ROUNDABOUT
 SPANISH FORK, UT

PROJ. #: FF 22225
DATE: DEC. 2022
DESIGN BY: TPB
CHECKED BY: JGJ
SHEET

GN02

PLOT: 2022-12-13 11:40 AM
PATH: L:\UTAH\PROJECTS\ACTIVE 2022\F22225.00 - SF 400 N 300 W ROUNDABOUT\700 - CAD\SHEET FILES\F2225.00.DWG



CivilScience

3160 W. Clubhouse Drive, Ste. A
Lehi, UT 84043
801.788.7200

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	BY	DATE

SURVEY CONTROL

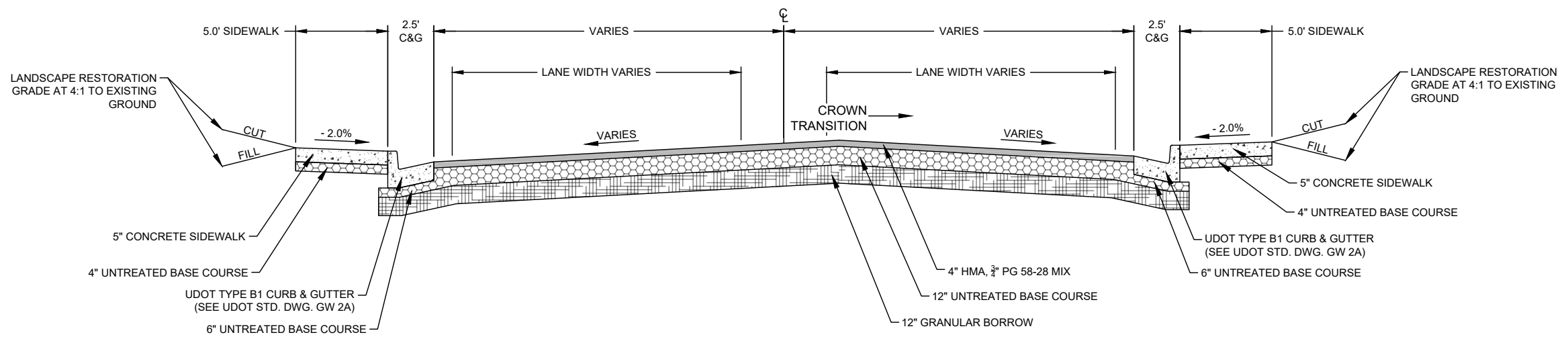
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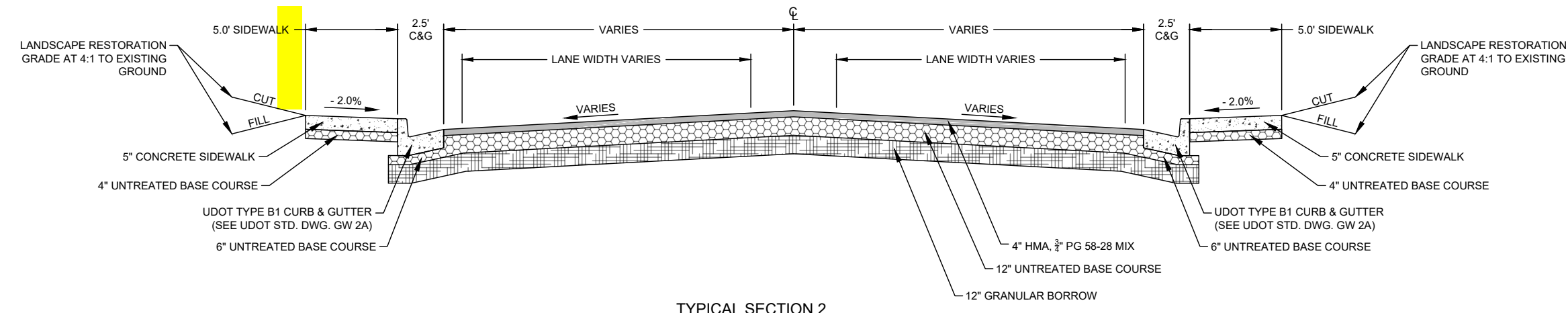
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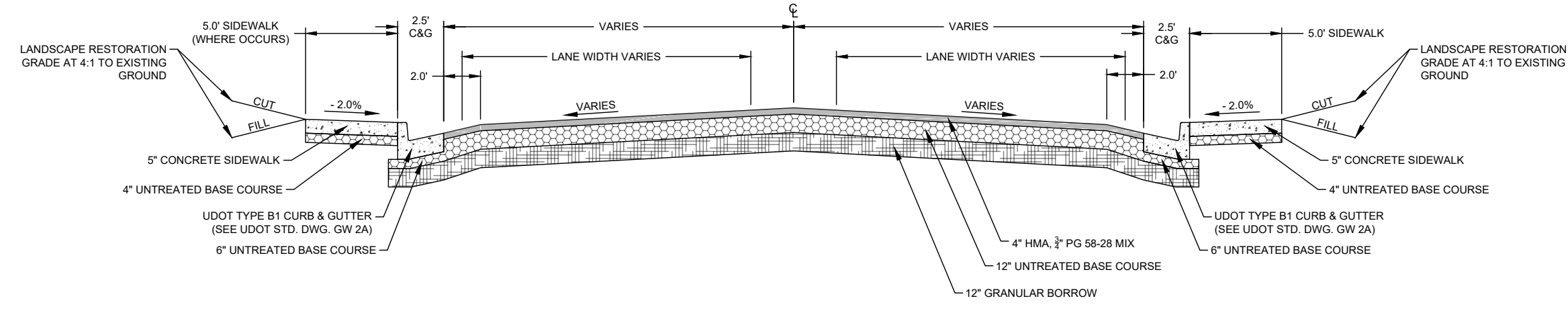
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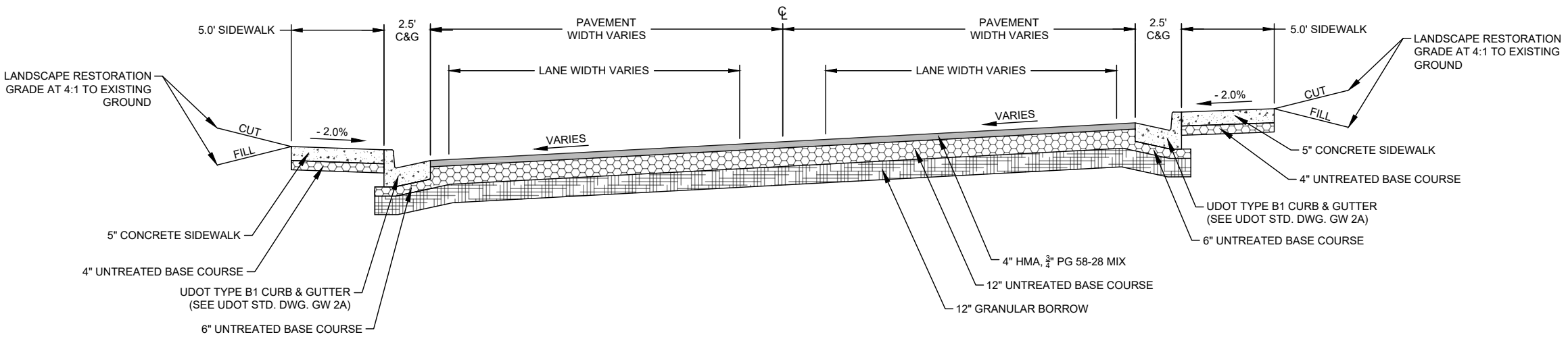
TYPICAL SECTION 1
300 WEST
STA. 21+67 TO 22+75



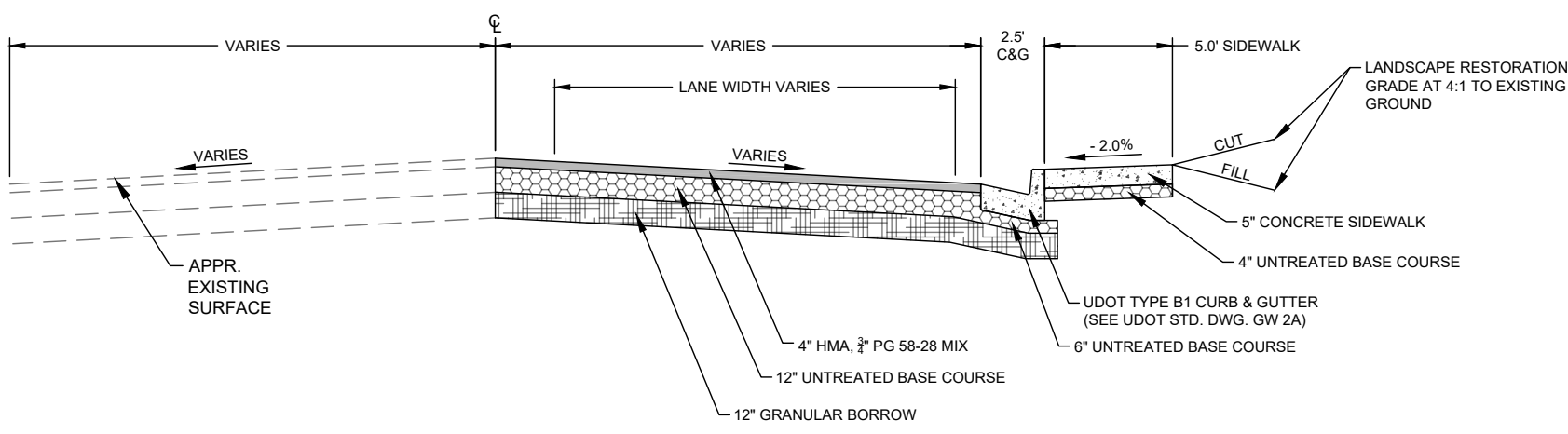
TYPICAL SECTION 2
400 NORTH - STA. 04+49 TO 05+08
300 WEST - STA. 30+90 TO 31+00



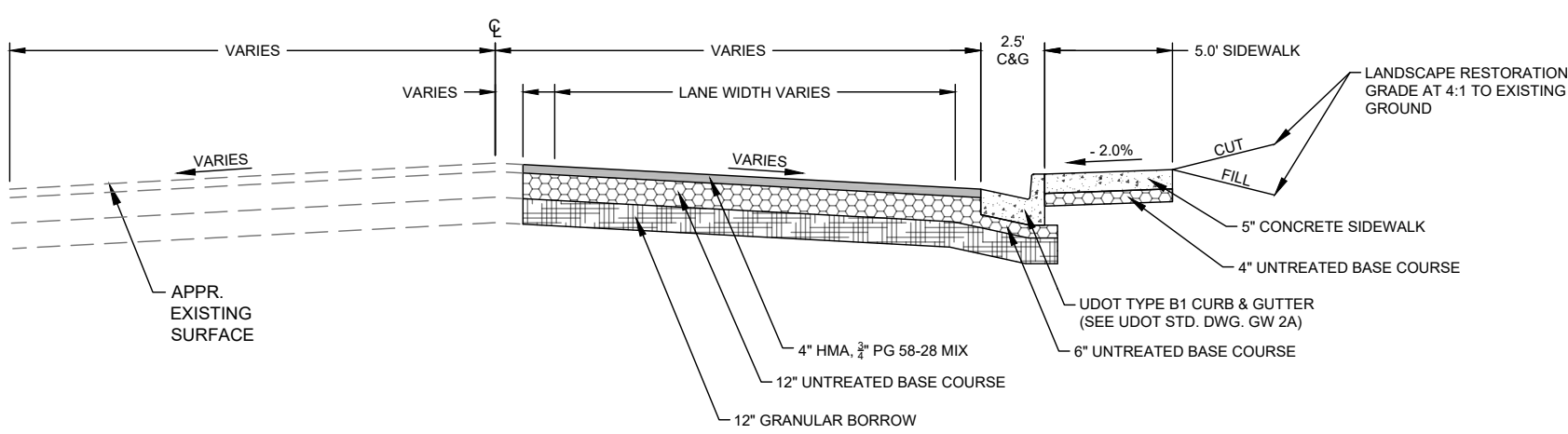
TYPICAL SECTION 3
400 NORTH
STA. 10+90 TO 12+08



TYPICAL SECTION 4
300 WEST
STA. 23+00 TO 23+41

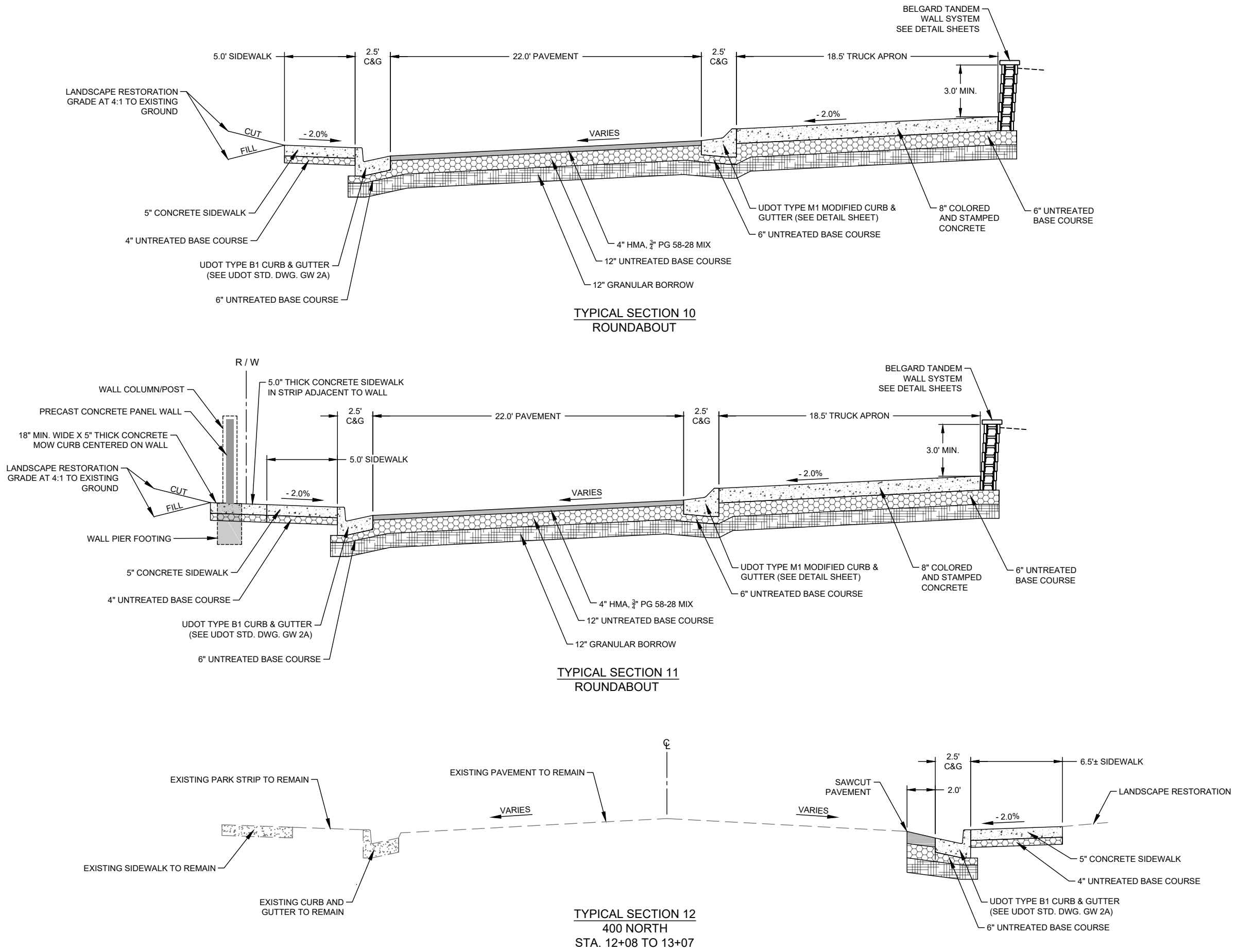


TYPICAL SECTION 5
300 WEST
STA. 31+00 TO 31+73



TYPICAL SECTION 6
400 NORTH
STA. 04+35 TO 04+49

PLOT: 2022-12-13 11:41 AM
PATH: \\UTAH\PROJECTS\ACTIVE\2022\222225\00 - SF 400 N 300 W ROUNDABOUT\1700 - CAD\SSHEE FILES\2225.DWG



3160 W. Clubhouse Drive, Ste. A
Lehi, UT 84043
801.788.7200

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REVISION	NO.	DESCRIPTION	BY	DATE

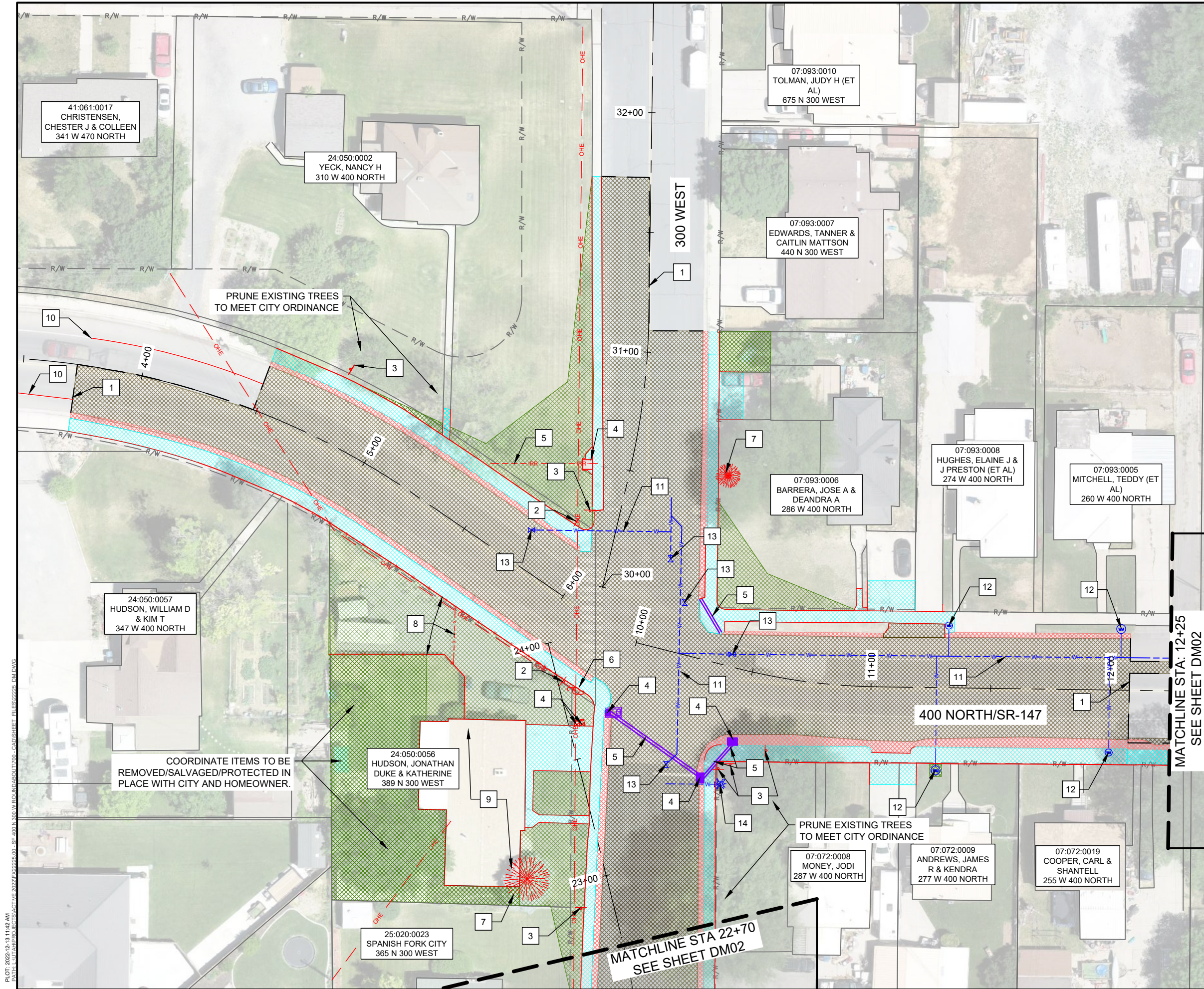
TYPICAL SECTIONS

400 NORTH 300 WEST ROUNDABOUT
SPANISH FORK, UT

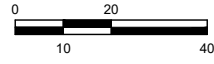
PROJ. #: FF 22225
DATE: DEC. 2022
DESIGN BY: TPB
CHECKED BY: JGJ
SHEET

TS04

8 OF 31



PLOT: 2022-12-13 11:42 AM
PATH: \\UTAH\PROJECTS\ACTIVE\2022\22225\DM02.DWG



SCALE: 1" = 40'
(SCALE ONLY VALID FOR 11" x 17" PAPER)

LEGEND

- REMOVE ASPHALT PAVEMENT
- REMOVE SIDEWALK / DRIVEWAY
- REMOVE CONCRETE CURB AND GUTTER
- REMOVE LANDSCAPING/VEGETATION

NOTES:

- REMOVAL OF CONCRETE CURB AND GUTTER, CONCRETE SIDEWALK, AND CONCRETE DRIVEWAYS SHALL BE AT AN EXISTING JOINT OR A JOINT SAWED WITH A VERTICAL FACE AT LEAST 2 FEET FROM AN EXISTING JOINT.
- ALL IMPROVEMENTS SHOWN IN COLOR ARE TO BE REMOVED, RELOCATED, OR REPLACED.
- REFER TO DEMOLITION NOTES ON SHEET GN01.
- COORDINATE WATER MAIN AND SERVICE ABANDONMENT AND REMOVALS WITH NEW INSTALLATION TO MINIMIZE SERVICE OUTAGES TO RESIDENTS, WITH A MAXIMUM OUTAGE OF 4-HOURS. NOTIFY RESIDENTS A MINIMUM OF 48-HOURS PRIOR TO SERVICE OUTAGES.
- ALL UTILITIES SHALL BE PROTECTED IN PLACE UNLESS OTHERWISE SHOWN TO BE REMOVED OR RELOCATED.

KEYNOTES

- SAWCUT EXISTING ASPHALT (FULL DEPTH)
- RELOCATE EXISTING SIGN (SEE SS SHEETS)
- REMOVE EXISTING SIGN AND SALVAGE TO SPANISH FORK CITY (SEE SS SHEETS)
- REMOVE EXISTING STORM DRAIN/IRRIGATION STRUCTURE
- REMOVE EXISTING STORM DRAIN/IRRIGATION PIPE
- UTILITY POLE TO BE RELOCATED BY SF POWER & LIGHT (SEE UP SHEETS)
- REMOVE TREE
- REMOVE FENCE
- REMOVE RESIDENTIAL STRUCTURE AND ALL UTILITY CONNECTIONS
- OBLITERATE EXISTING STRIPING WITH HIGH PRESSURE WATER SPRAY
- ABANDON EXIST. WATERLINE IN PLACE INSTALL MJ CAP AT OPEN ENDS
- REPLACE WATER METER AND SERVICE LATERAL (SEE UP SHEETS)
- REMOVE WATER VALVE
- RELOCATE FIRE HYDRANT (SEE UP SHEETS)

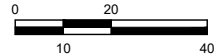
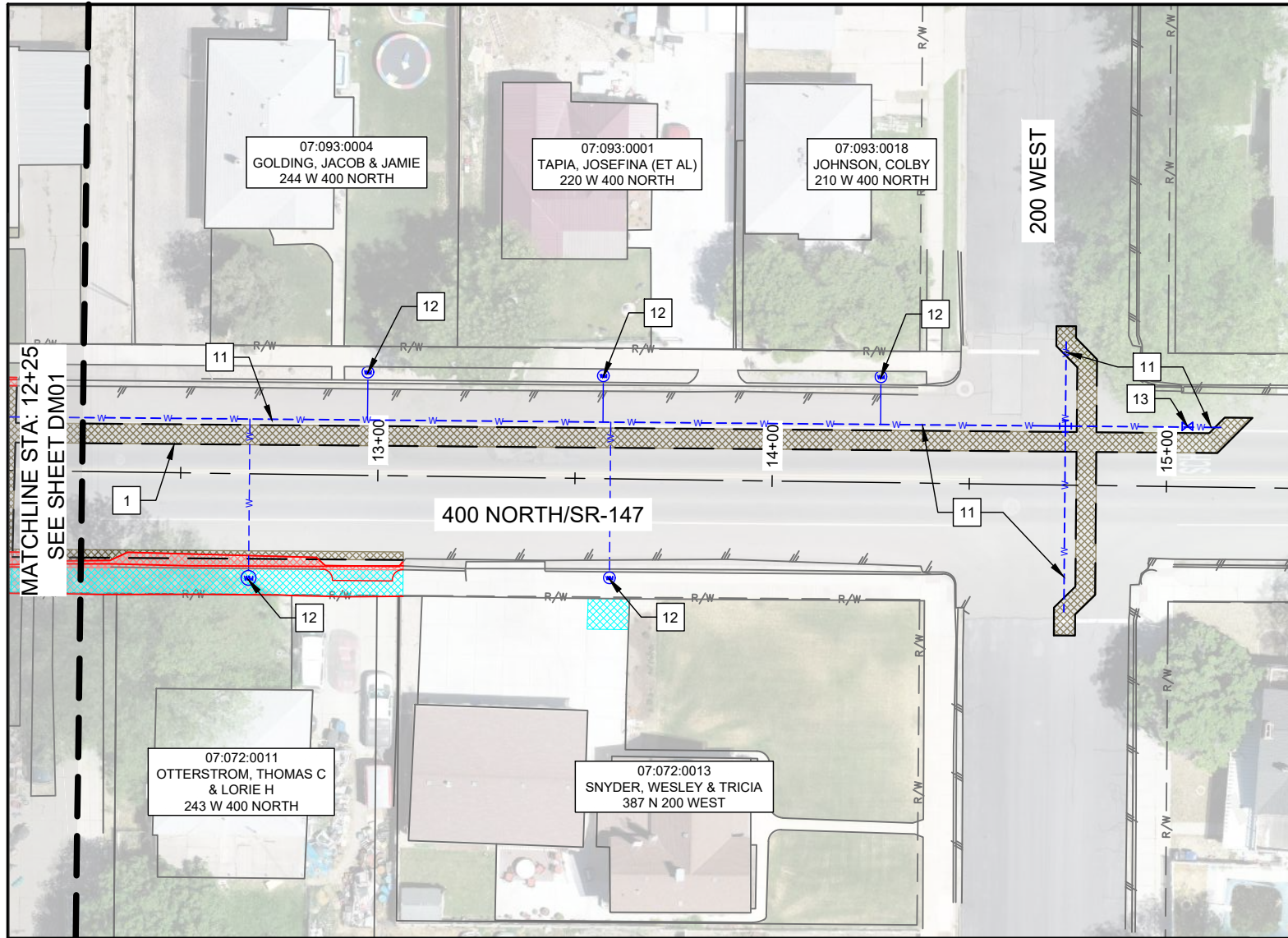
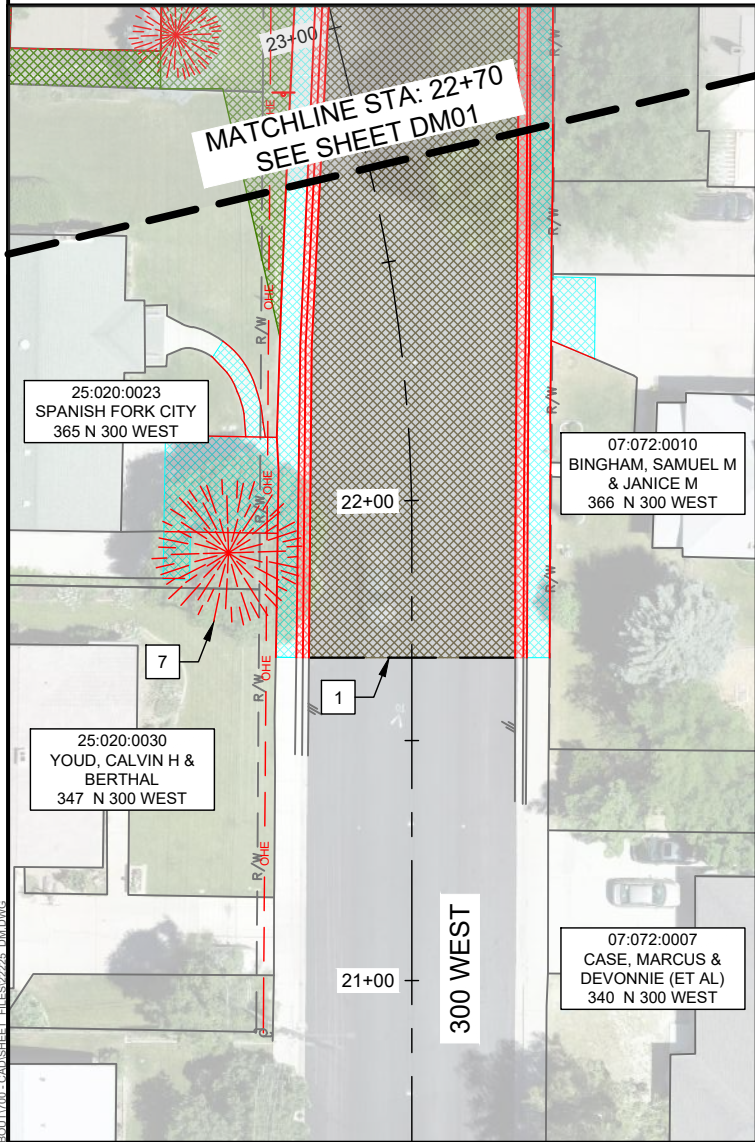
DEMOLITION PLAN

400 NORTH 300 WEST ROUNDABOUT
SPANISH FORK, UT

PROJ. #	FF 22225
DATE	DEC. 2022
DESIGN BY	TPB
CHECKED BY	JGJ
SHEET	

DM01

PLOT: 2022-12-13 11:42 AM
PATH: \\UTAH\PROJECTS\ACTIVE\2022\22225\DM00 - SF 400 N 300 W ROUNDABOUT UT00 - CAD\SSHEE FILES\2225 DM.DWG



SCALE: 1" = 40'

(SCALE ONLY VALID FOR 11" x 17" PAPER)

LEGEND

- REMOVE ASPHALT PAVEMENT
- REMOVE SIDEWALK / DRIVEWAY
- REMOVE CONCRETE CURB AND GUTTER
- REMOVE LANDSCAPING/ VEGETATION

NOTES:

- REMOVAL OF CONCRETE CURB AND GUTTER, CONCRETE SIDEWALK, AND CONCRETE DRIVEWAYS SHALL BE AT AN EXISTING JOINT OR A JOINT SAWED WITH A VERTICAL FACE AT LEAST 2 FEET FROM AN EXISTING JOINT.
- ALL IMPROVEMENTS SHOWN IN COLOR ARE TO BE REMOVED, RELOCATED, OR REPLACED.
- REFER TO DEMOLITION NOTES ON SHEET GN01.
- COORDINATE WATER MAIN AND SERVICE ABANDONMENT AND REMOVALS WITH NEW INSTALLATION TO MINIMIZE SERVICE OUTAGES TO RESIDENTS, WITH A MAXIMUM OUTAGE OF 4-HOURS. NOTIFY RESIDENTS A MINIMUM OF 48-HOURS PRIOR TO SERVICE OUTAGES.
- ALL UTILITIES SHALL BE PROTECTED IN PLACE UNLESS OTHERWISE SHOWN TO BE REMOVED OR RELOCATED.

KEYNOTES

- SAWCUT EXISTING ASPHALT (FULL DEPTH)
- RELOCATE EXISTING SIGN (SEE SS SHEETS)
- REMOVE EXISTING SIGN AND SALVAGE TO SPANISH FORK CITY (SEE SS SHEETS)
- REMOVE EXISTING STORM DRAIN/IRRIGATION STRUCTURE
- REMOVE EXISTING STORM DRAIN/IRRIGATION PIPE
- UTILITY POLE TO BE RELOCATED BY SF POWER & LIGHT (SEE UP SHEETS)
- REMOVE TREE
- REMOVE FENCE
- REMOVE RESIDENTIAL STRUCTURE AND ALL UTILITY CONNECTIONS
- OBLITERATE EXISTING STRIPING WITH HIGH PRESSURE WATER SPRAY
- ABANDON EXIST. WATERLINE IN PLACE INSTALL MJ CAP AT OPEN ENDS
- REPLACE WATER METER AND SERVICE LATERAL (SEE UP SHEETS)
- REMOVE WATER VALVE
- RELOCATE FIRE HYDRANT (SEE UP SHEETS)



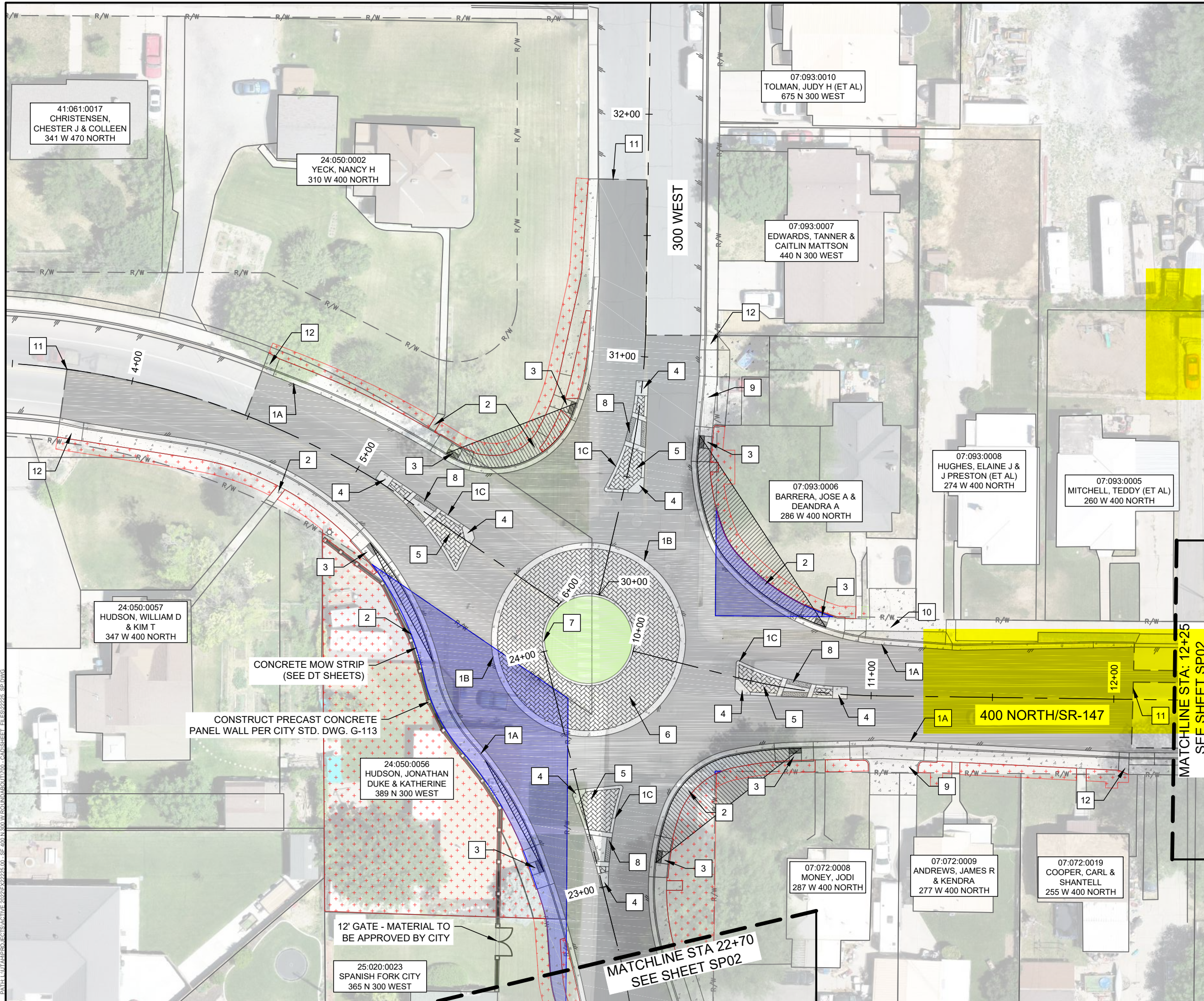
DEMOLITION PLAN

400 NORTH 300 WEST ROUNDABOUT
SPANISH FORK, UT

PROJ. # FF 22225
DATE: DEC. 2022
DESIGN BY: TPB
CHECKED BY: JGJ

SHEET
DM02

PLOT: 2022-12-13 11:43 AM
PATH: \\UTAH\PROJECTS\ACTIVE\2022\22225\00 - SF 400 N 300 W ROUNDABOUT\1700 - CAD\SSHEEP - FILE\SP2225 - SP.DWG



0 20 40
10
SCALE: 1" = 40'

(SCALE ONLY VALID FOR 11" x 17" PAPER)

LEGEND

- FULL DEPTH ASPHALT PAVEMENT SECTION (SEE TS SHEETS)
- CONCRETE FLATWORK AND CURB & GUTTER
- COLORLED AND STAMPED CONCRETE
- LANDSCAPING (SEE LANDSCAPE PLANS)
- LANDSCAPE / VEGETATION RESTORATION
- SITE VISIBILITY ZONE
- RIGHT-OF-WAY ACQUISITION

GENERAL NOTES:
REFER TO UP SHEETS FOR NEW UNDERGROUND UTILITIES.

KEYNOTES:
ALL IMPROVEMENTS SHALL BE CONSTRUCTED PER SPANISH FORK CITY STANDARDS, UDOT STANDARDS, AND APWA STANDARD SPECIFICATIONS AND PLANS, LATEST EDITION, OR DETAILS AS NOTED BELOW.

- 1A UDOT TYPE B1 CURB & GUTTER (SEE UDOT STD. DWG. GW 2A)
- 1B TYPE M1 MODIFIED CURB (SEE DT SHEETS)
- 1C TYPE M2 CURB (SEE UDOT STD. DWG. GW 2A)
- 2 CONCRETE SIDEWALK (SEE SPANISH FORK STD. DWG. ST-514)
- 3 PEDESTRIAN ACCESS RAMP (SEE UDOT STD. DWG. PA 4 & PA 5)
- 4 PLOWABLE END SECTION & PLOWABLE CORNER (SEE UDOT STD. DWG. GW 1B AND DT SHEETS)
- 5 CONCRETE SPLITTER ISLAND (SEE TS SHEETS)
- 6 CONCRETE TRUCK APRON (SEE TS SHEETS)
- 7 SEGMENTAL RETAINING WALL (SEE DT SHEETS)
- 8 PEDESTRIAN REFUGE WITH DETECTABLE WARNING PANELS AT PED CROSSING (SEE UDOT STD. DWG. PA 2 & PA 4)
- 9 DIP CONCRETE DRIVE APPROACH (SEE APWA PLAN 215)
- 10 FLARE CONCRETE DRIVE APPROACH (SEE APWA PLAN 221.1)
- 11 SAWCUT FULL DEPTH
- 12 5' CURB AND SIDEWALK TRANSITION TO EXISTING IMPROVEMENTS
- 13 BRIDGE DRIVEWAY APPROACH (SEE DT SHEETS)

3160 W. Clubhouse Drive, Ste. A
Lehi, UT 84043
801.768.7200

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REVISION	NO.	DESCRIPTION	BY	DATE

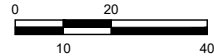
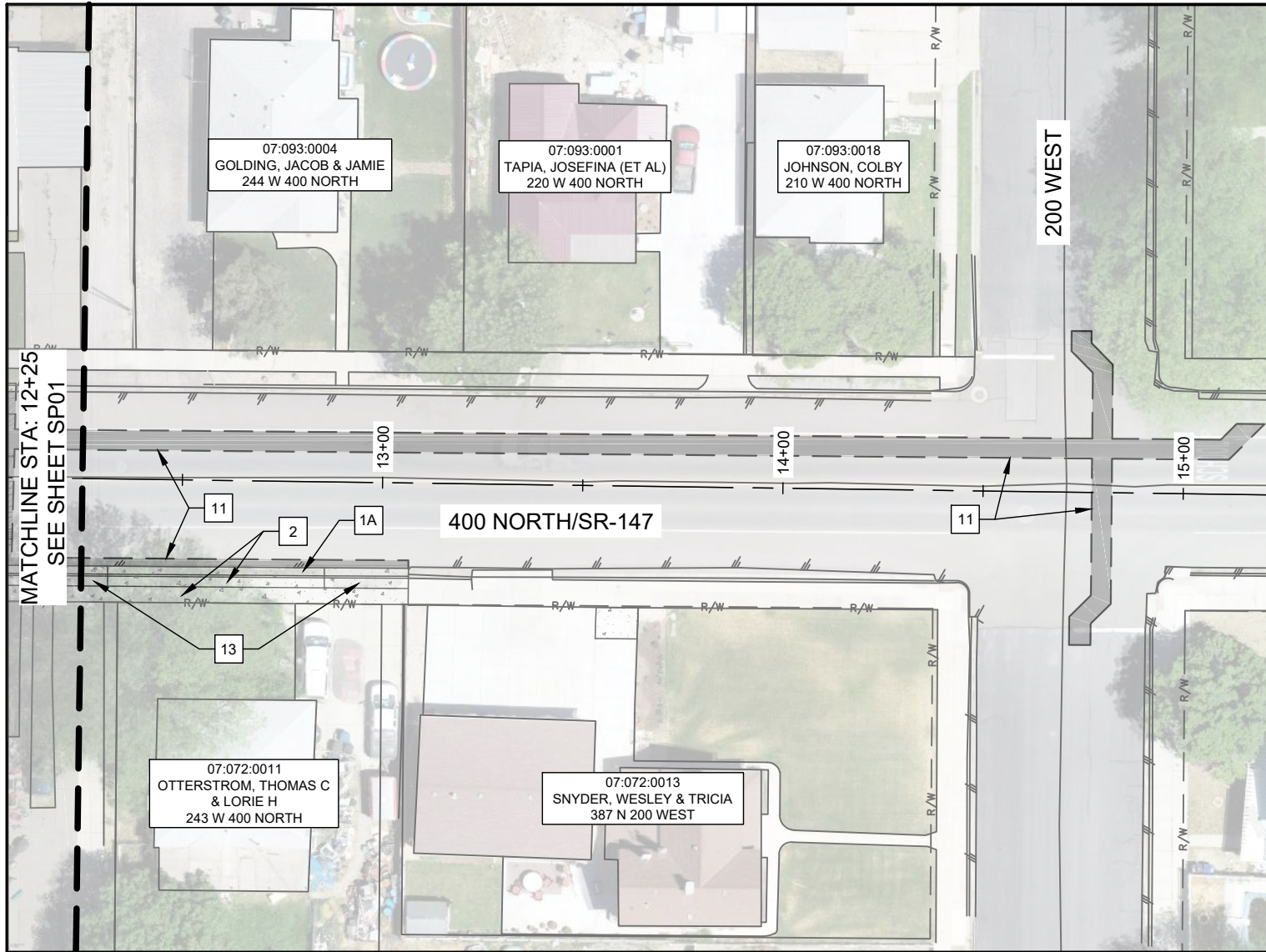
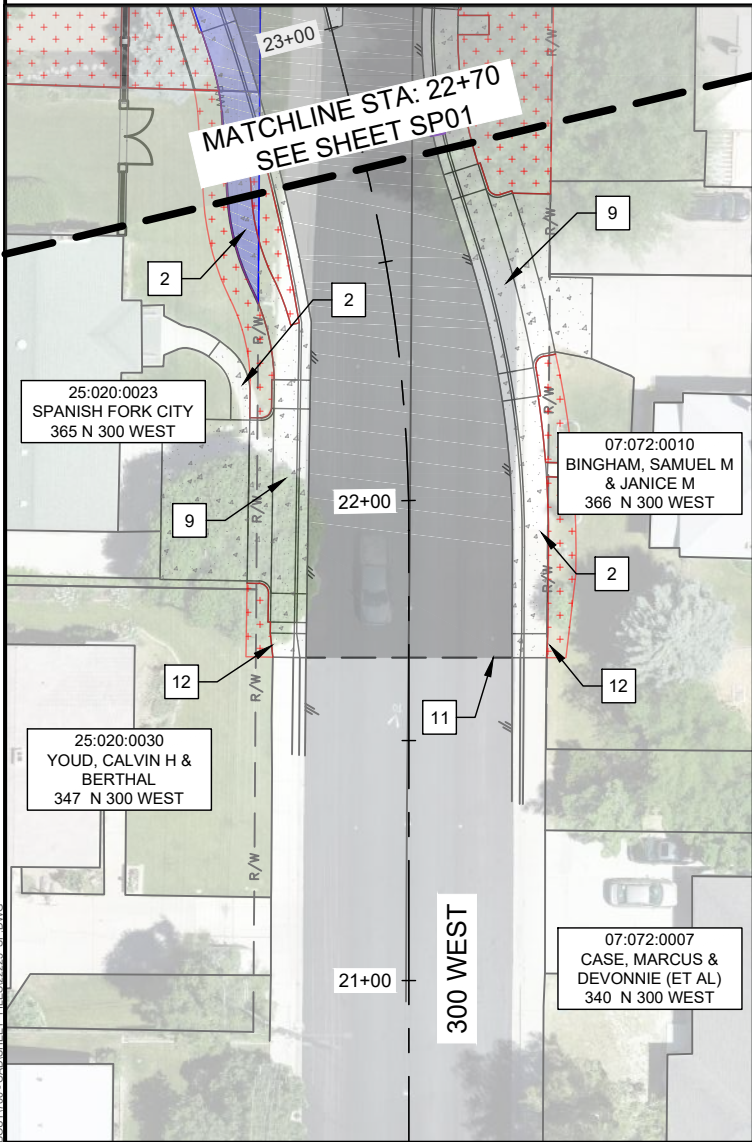
SITE PLAN

400 NORTH 300 WEST ROUNDABOUT
SPANISH FORK, UT

PROJ. #	FF 22225
DATE	DEC. 2022
DESIGN BY	TPB
CHECKED BY	JGJ
SHEET	SP01

11 OF 31

PLOT: 2022-12-13 11:43 AM
PATH: \\UTAH\PROJECTS\ACTIVE\2022\22225\2225_00_SF_400N_300W_ROUNDABOUT_V1700_CADD\SSHEE FILES\2225_SS.DWG



SCALE: 1" = 40'

(SCALE ONLY VALID FOR 11" x 17" PAPER)

LEGEND

- FULL DEPTH ASPHALT PAVEMENT SECTION (SEE SHEET TS01 & TS02)
- CONCRETE FLATWORK AND CURB & GUTTER
- COLORLED AND STAMPED CONCRETE
- LANDSCAPING (SEE LANDSCAPE PLANS)
- LANDSCAPE / VEGETATION RESTORATION
- SITE VISIBILITY ZONE
- RIGHT-OF-WAY ACQUISITION

GENERAL NOTES:
REFER TO UP SHEETS FOR NEW UNDERGROUND UTILITIES.

KEYNOTES:
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- 1A UDOT TYPE B1 CURB & GUTTER (SEE UDOT STD. DWG. GW 2A)
- 1B TYPE M1 MODIFIED CURB (SEE DT SHEETS)
- 1C TYPE M2 CURB (SEE UDOT STD. DWG. GW 2A)
- 2 CONCRETE SIDEWALK (SEE SPANISH FORK STD. DWG. ST-514)
- 3 PEDESTRIAN ACCESS RAMP (SEE UDOT STD. DWG. PA 4 & PA 5)
- 4 PLOWABLE END SECTION & PLOWABLE CORNER (SEE UDOT STD. DWG. GW 1B AND DT SHEETS)
- 5 CONCRETE SPLITTER ISLAND (SEE TS SHEETS)
- 6 CONCRETE TRUCK APRON (SEE TS SHEETS)
- 7 SEGMENTAL RETAINING WALL (SEE DT SHEETS)
- 8 PEDESTRIAN REFUGE WITH DETECTABLE WARNING PANELS AT PED CROSSING (SEE UDOT STD. DWG. PA 2 & PA 4)
- 9 DIP CONCRETE DRIVE APPROACH (SEE APWA PLAN 215)
- 10 FLARE CONCRETE DRIVE APPROACH (SEE APWA PLAN 221.1)
- 11 SAWCUT FULL DEPTH
- 12 5' CURB AND SIDEWALK TRANSITION TO EXISTING IMPROVEMENTS
- 13 BRIDGE DRIVEWAY APPROACH (SEE DT SHEETS)



3160 W. Clubhouse Drive, Ste. A
Lehi, UT 84043
801.768.7200

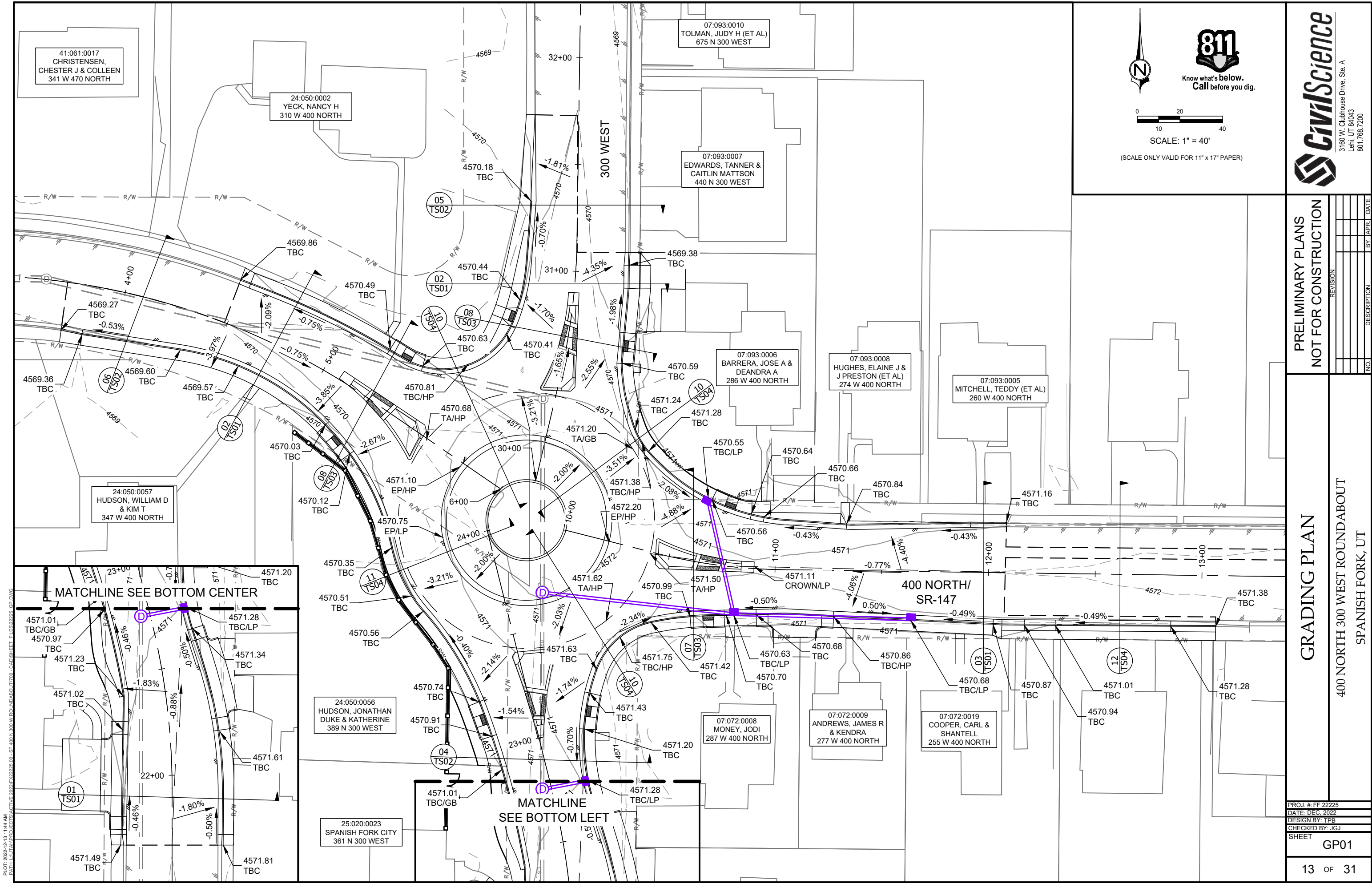
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

SITE PLAN

400 NORTH 300 WEST ROUNDABOUT
SPANISH FORK, UT

PROJ. #: FF 22225
DATE: DEC. 2022
DESIGN BY: TPB
CHECKED BY: JGJ

SHEET
SP02



PLOT: 2022-12-13 11:44 AM
PATH: \\UTAH\PROJECTS\ACTIVE\2022\22225.GD - SF 400 N 300 W ROUNDABOUT.GD - CAD: SHEET - FILE: 2225 - GP - DWG

Know what's below.
Call before you dig.

SCALE: 1" = 40'

(SCALE ONLY VALID FOR 11" x 17" PAPER)

3160 W. Clubhouse Drive, Ste. A
Lehi, UT 84043
801.768.7200

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REVISION	NO.	DESCRIPTION	BY	DATE

GRADING PLAN

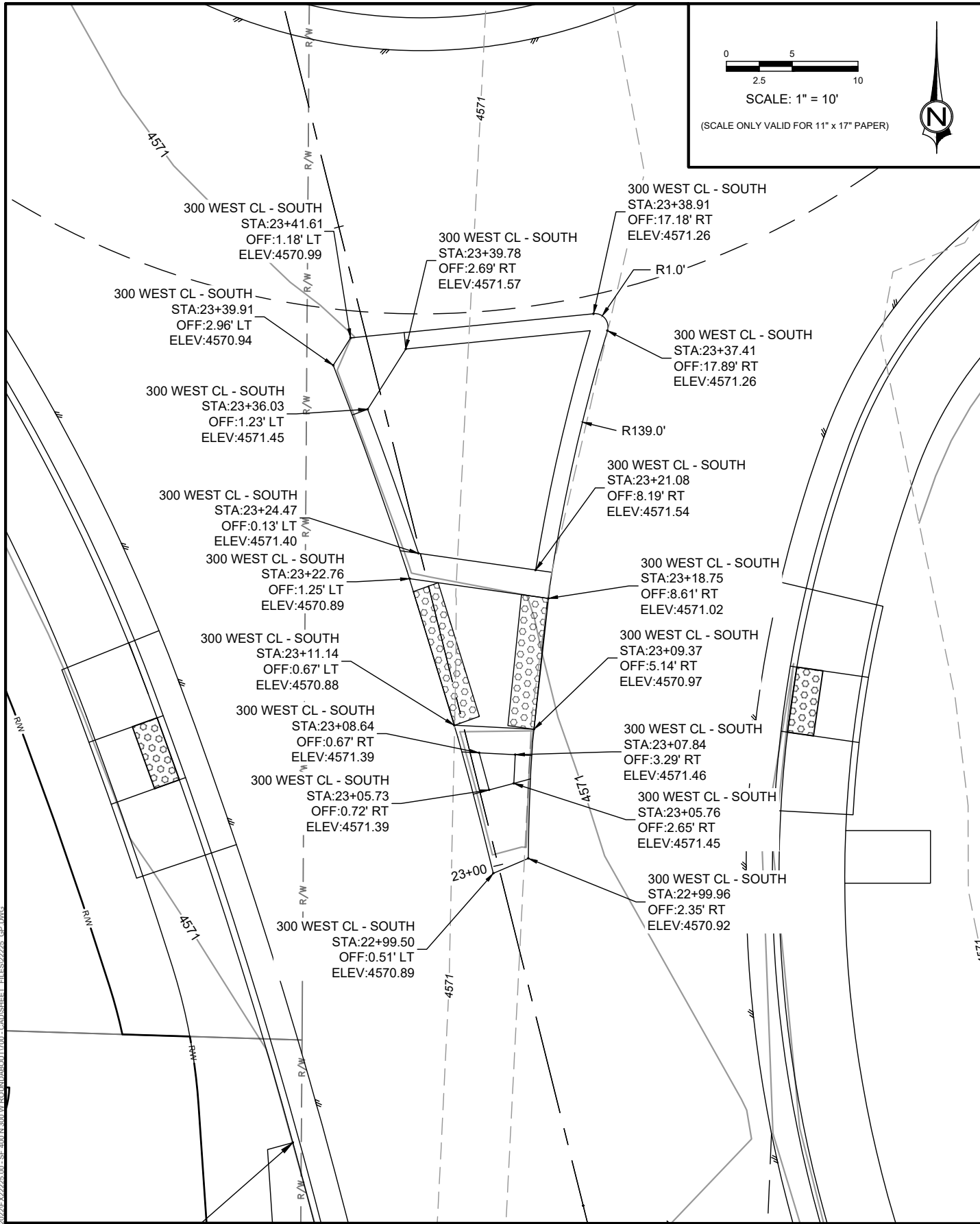
400 NORTH 300 WEST ROUNDABOUT
SPANISH FORK, UT

PROJ. #: FF 22225
DATE: DEC. 2022
DESIGN BY: TPB
CHECKED BY: JGJ
SHEET

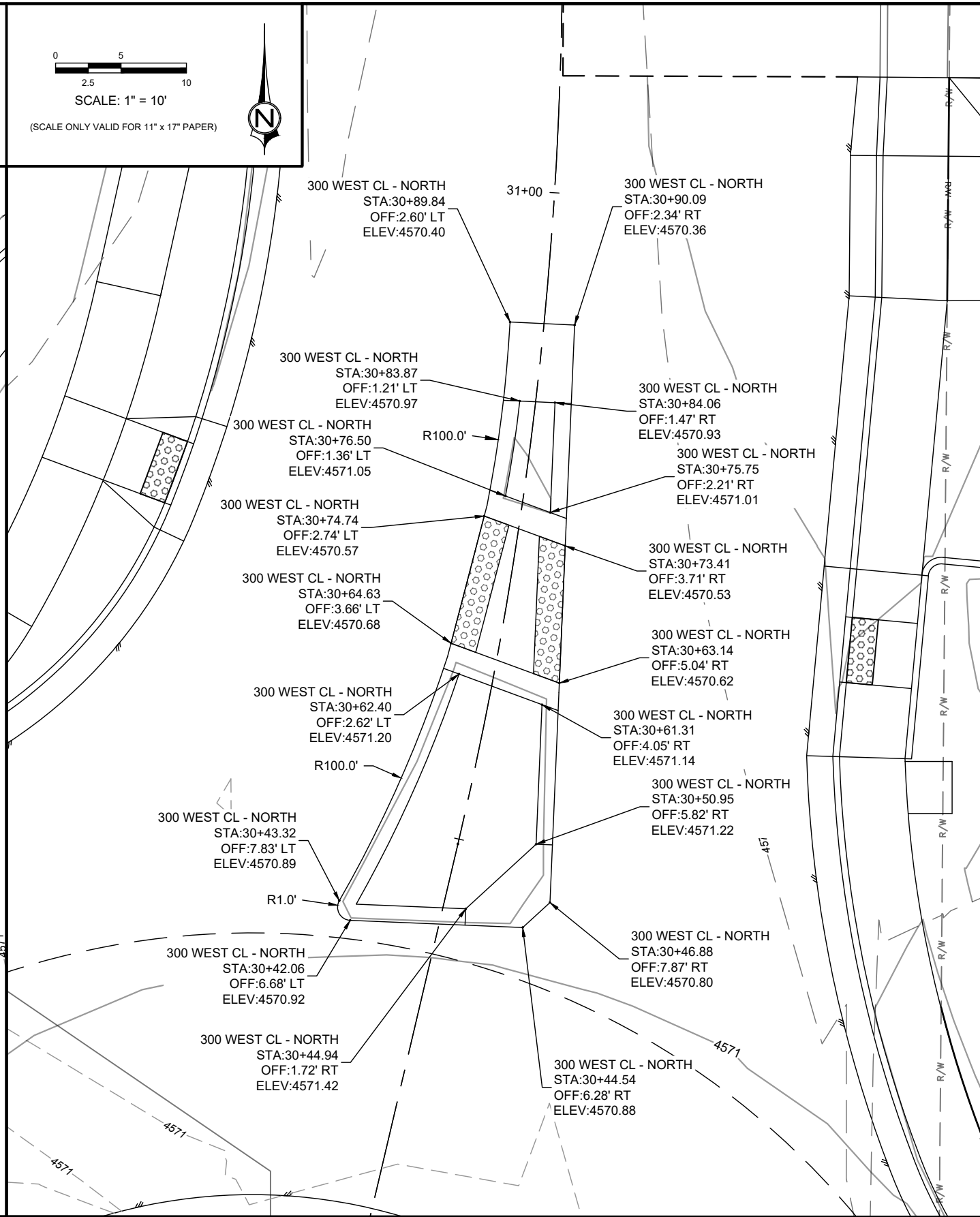
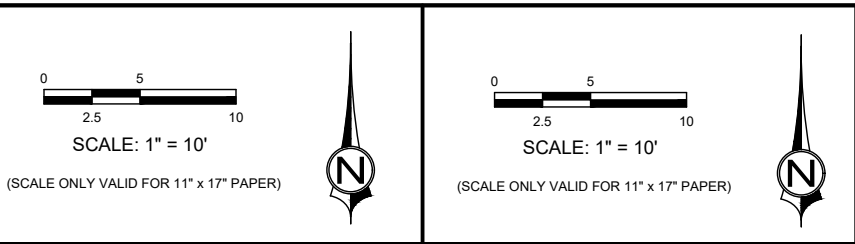
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13 OF 31

PLOT: 2022-12-13 11:44 AM
PATH: \\UTAH\PROJECTS\ACTIVE\2022\222225\00 - SF 400 N 300 W ROUNDABOUT\00 - CAD\SSHEET FILES\2225_02.DWG



1 SOUTH CONCRETE SPLITTER ISLAND DETAIL



2 NORTH CONCRETE SPLITTER ISLAND DETAIL





3160 W. Clubhouse Drive, Ste. A
Lehi, UT 84043
801.768.7200

PRELIMINARY PLANS NOT FOR CONSTRUCTION				
REVISION	NO.	DESCRIPTION	BY	DATE

GRADING DETAILS

400 NORTH 300 WEST ROUNDABOUT

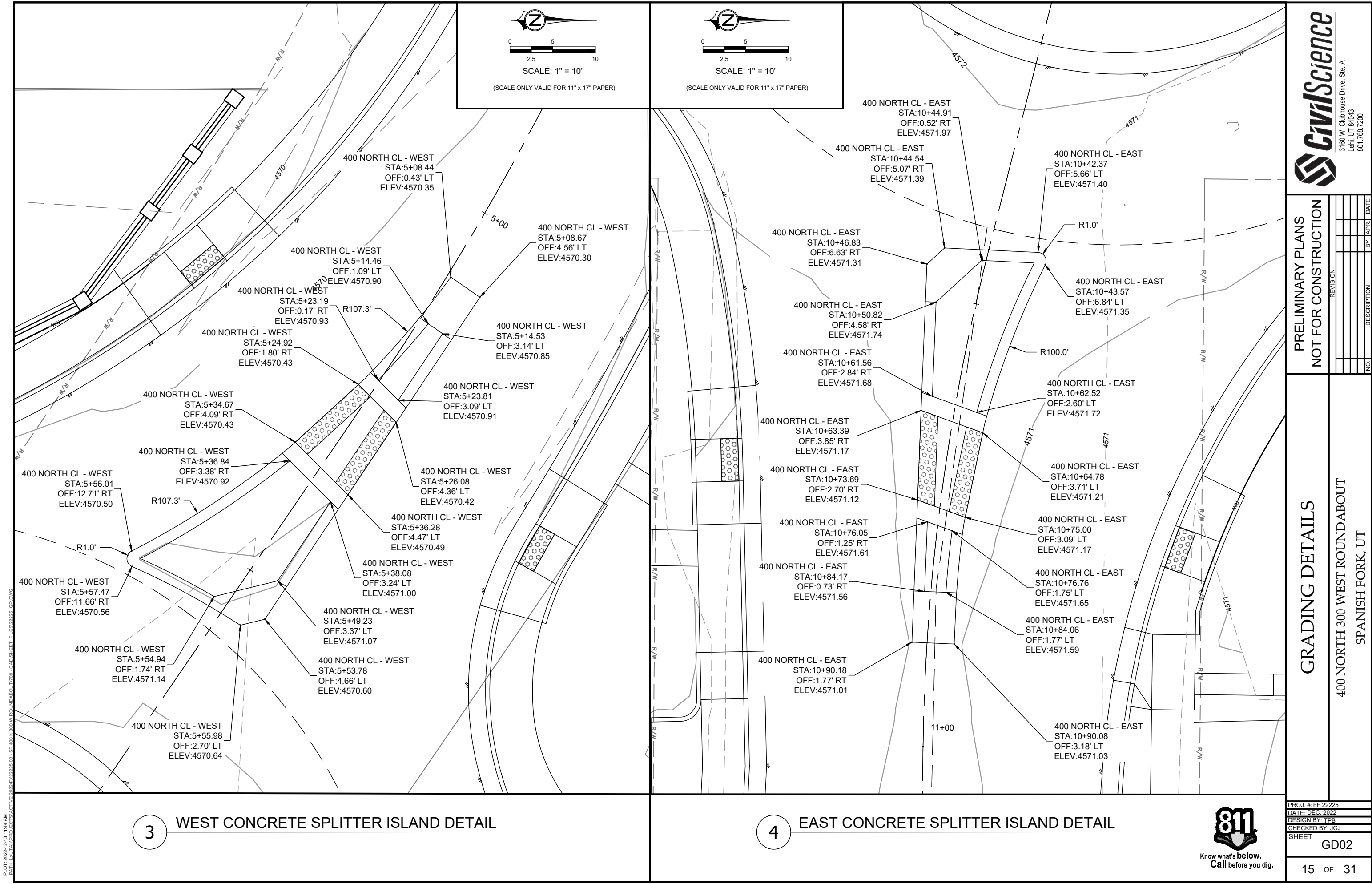
SPANISH FORK, UT

PROJ. #: FF 22225
DATE: DEC. 2022
DESIGN BY: TPB
CHECKED BY: JGJ
SHEET

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

GD01

14 OF 31



PLOT: 2022-12-13 11:44 AM
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3160 W. Clubhouse Drive, Ste. A
Lehi, UT 84043
801.768.7200

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REVISION	NO.	DESCRIPTION	BY	DATE

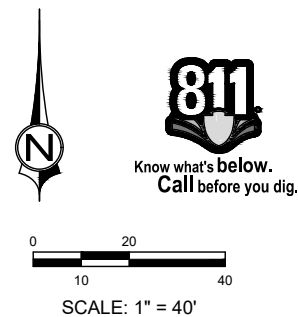
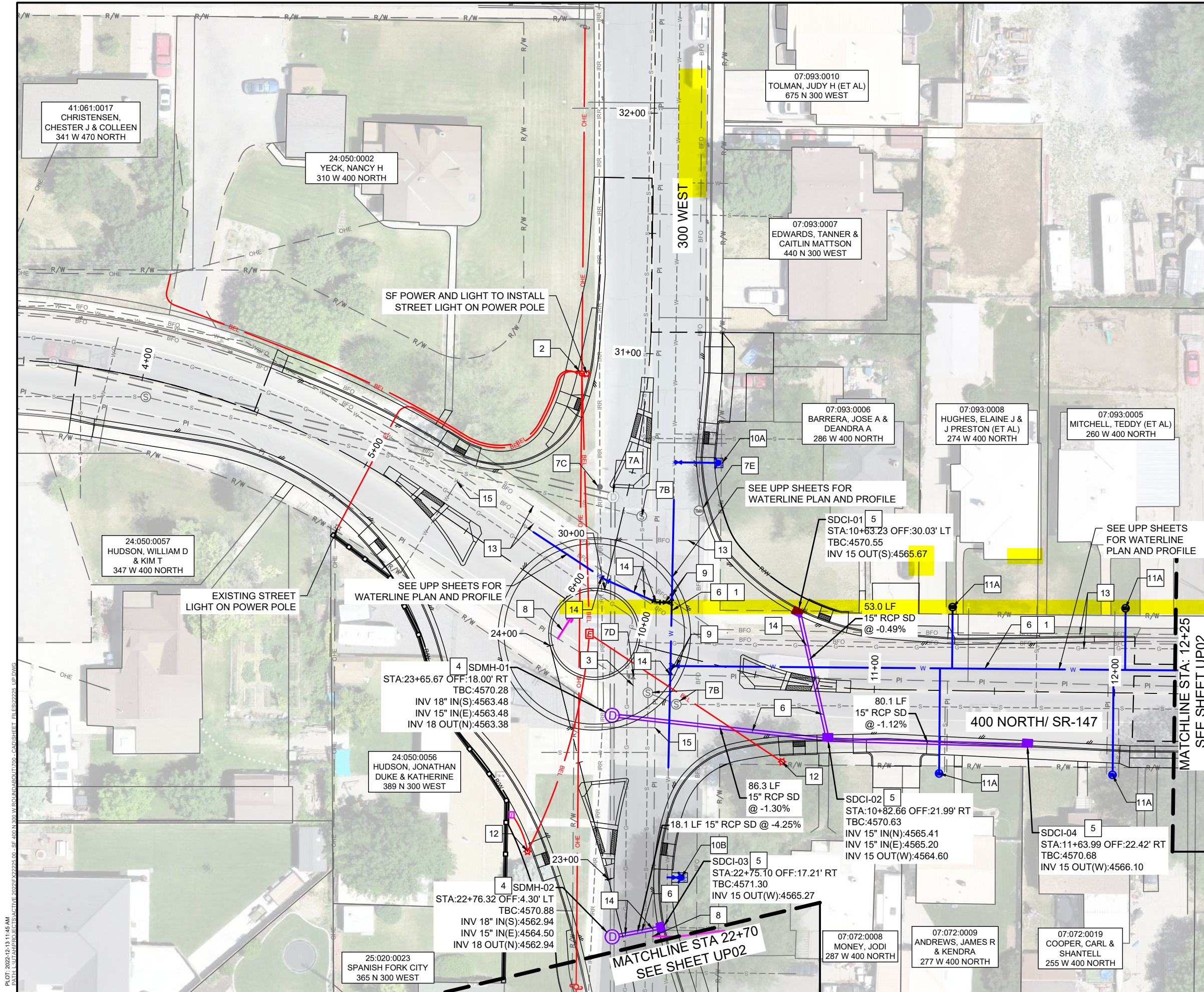
GRADING DETAILS

400 NORTH 300 WEST ROUNDABOUT
SPANISH FORK, UT

PROJ. #: FF 22225
DATE: DEC. 2022
DESIGN BY: TPB
CHECKED BY: JGJ
SHEET
GD02

15 OF 31

Know what's below.
Call before you dig.



NOTE: SEE UPP SHEETS FOR UTILITY PROFILES

KEYNOTES:

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED PER SPANISH FORK CITY STANDARDS, UDOT STANDARDS, AND APWA STANDARD SPECIFICATIONS AND PLANS, LATEST EDITION, OR DETAILS AS NOTED BELOW.
2. COORDINATE WATER MAIN AND SERVICE ABANDONMENT AND REMOVALS WITH NEW INSTALLATION TO MINIMIZE SERVICE OUTAGES TO RESIDENTS, WITH A MAXIMUM OUTAGE OF 4-HOURS. NOTIFY RESIDENTS A MINIMUM OF 48-HOURS PRIOR TO SERVICE OUTAGES.
3. INSTALL SERVICE USING TRENCHLESS TECHNIQUE APPROVED BY CITY.

- | | |
|-----|--|
| 1 | INSTALL 8-INCH C900 DR 18 PVC WATERLINE |
| 2 | NEW UTILITY POLE COORD. WITH SF POWER & LIGHT |
| 3 | RECONNECT EXISTING PI DRAIN TO NEW MANHOLE |
| 4 | INSTALL 60-INCH PRECAST MANHOLE (SEE SF STD. DWG. SD-401) |
| 5 | CONSTRUCT STORMWATER INLET BOX (SEE SPANISH FORK STD. DWG. SD-404) |
| 6 | PIPE TRENCH AND BACKFILL (SEE APWA PLAN 381 & 382) |
| 7A | ADJUST STORM DRAIN MH TO GRADE W/ CONC. COLLAR (SEE SF STD. DWG. SD-401) |
| 7B | ADJUST SEWER MH TO GRADE W/ CONC. COLLAR (SEE SF STD. DWG. SS-301) |
| 7C | ADJUST IRRIG. MH TO GRADE W/ CONC. COLLAR (SEE SF STD. DWG. SD-401) |
| 7D | ADJUST IRRIG. VALVE TO GRADE W/ CONC. COLLAR (SEE SF STD. DWG. W-209) |
| 7E | ADJUST COMM. MANHOLE TO GRADE (COORD. WITH UTILITY OWNER) |
| 8 | INSTALL 1" PI SERVICE LINE (SEE SF STD. DWG. W-217) |
| 9 | INSTALL GATE VALVE W/ CONC. COLLAR (SEE SF STD. DWG. W-206) |
| 10A | INSTALL FIRE HYDRANT WITH VALVE - HOT TAP (SEE SF STD. DWG. W-210) |
| 10B | RELOCATE EXIST. HYDRANT. INSTALL CUT-IN TEE, SPOOL PIECE AND PLACE VALVE BEHIND SIDEWALK (SEE SF STD. DWG. W-210) |
| 11A | INSTALL NEW 1" WATER SERVICE, SETTER & METER BOX (SEE SF STD. DWG. W-213 AND NOTE 3) |
| 11B | INSTALL NEW 1" WATER SERVICE AND SETTER IN VAULT (SEE SF STD. DWG. W-218 AND NOTE 3) |
| 12 | INSTALL DECORATIVE STREET LIGHT (SEE SF STD. DWG. E-617) |
| 13 | APPROXIMATE UTILITY LOCATION, CONTRACTOR TO FIELD VERIFY |
| 14 | PROPOSED UTILITY TEST HOLE LOCATION |
| 15 | REMOVE SERVICE LINE AND SADDLE. PLACE STAINLESS STEEL ROMAC REPAIR CLAMP ON MAIN LINE. RETURN ANY METERS TO CITY WATER DEPARTMENT. |



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

UTILITY PLAN

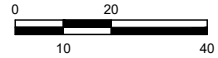
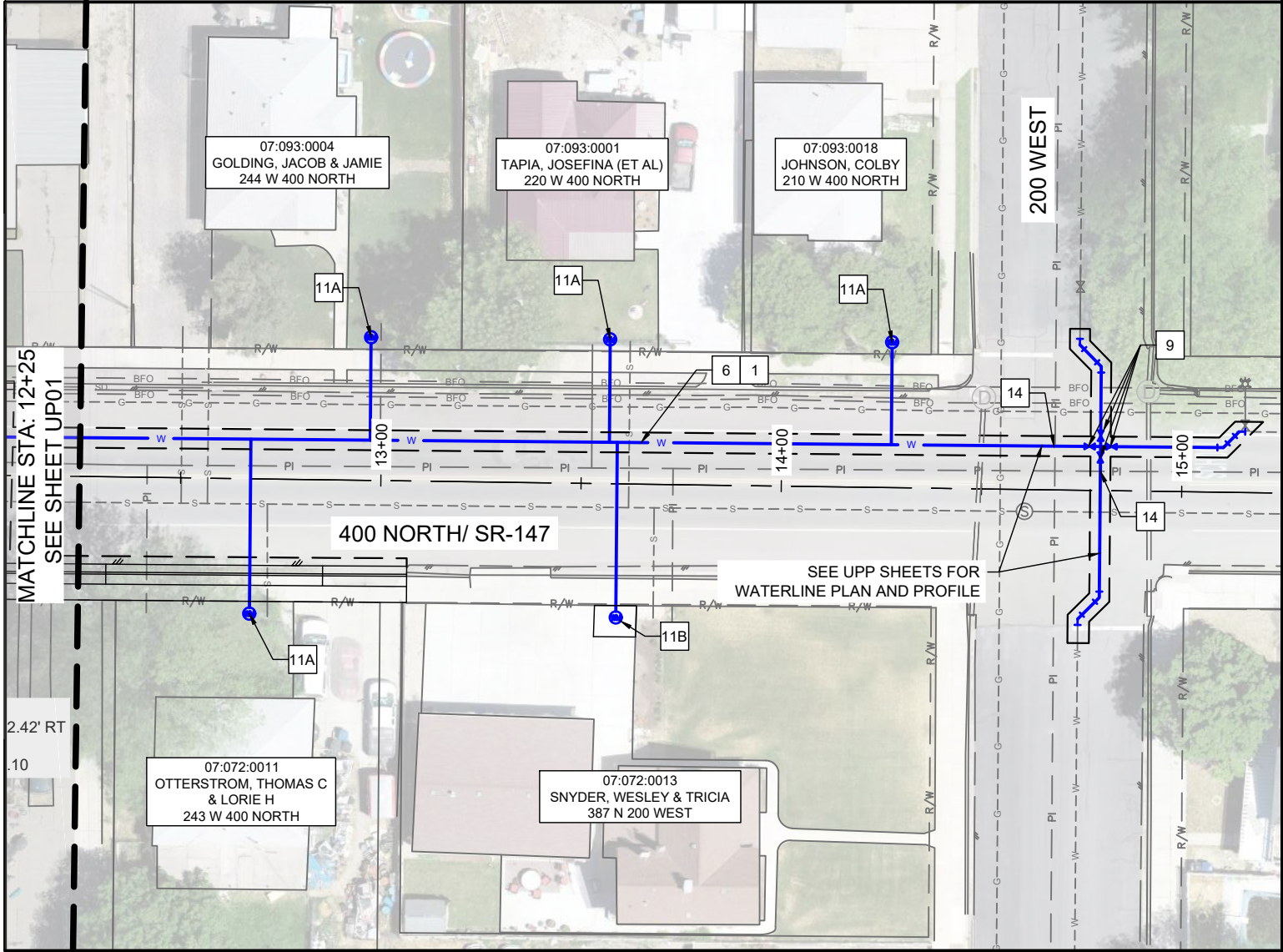
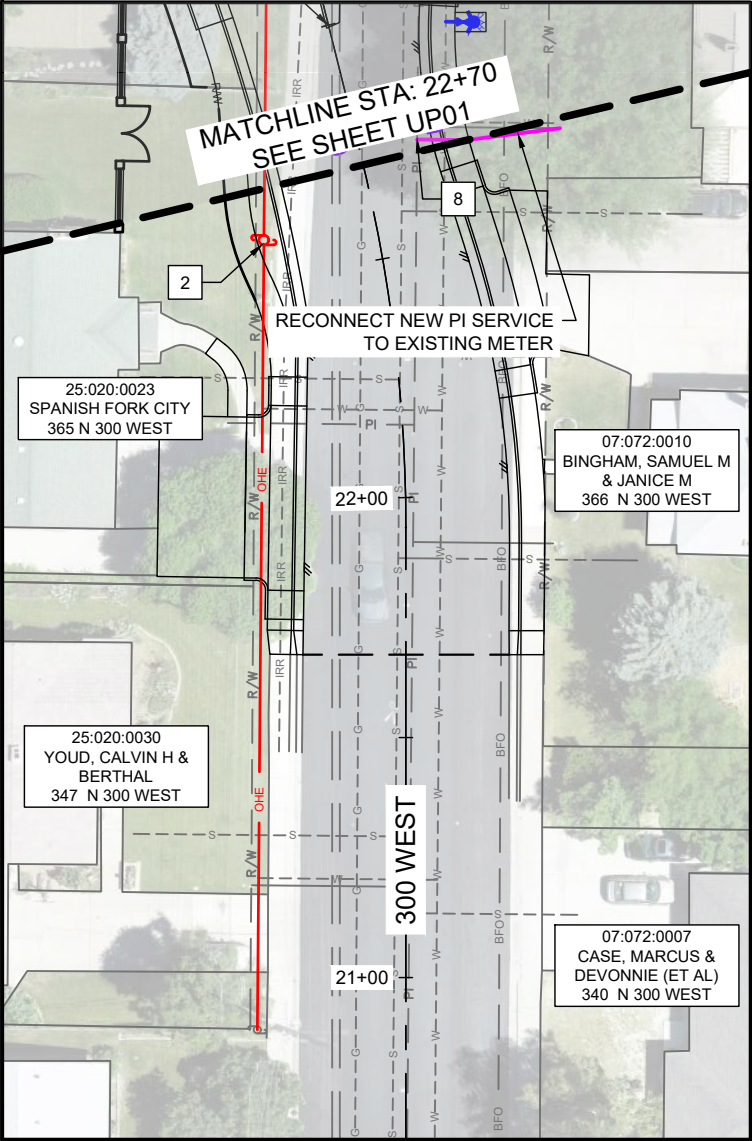
400 NORTH 300 WEST ROUNDABOUT
SPANISH FORK, UT

PROJ. # FF 22225
DATE: DEC. 2022
DESIGN BY: TPB
CHECKED BY: JGJ
SHEET

UP01

16 OF 31

PLOT: 2022-12-13 11:45 AM
 PATH: \\UTAHPERFECTS\ACTIVE\2022\22225\2225_00_SF_400N_300W_ROUNDABOUT\2200_GADSHREEP_FILES\2225_UP.DWG



SCALE: 1" = 40'

(SCALE ONLY VALID FOR 11" x 17" PAPER)

NOTE: SEE UPP SHEETS FOR UTILITY PROFILES

KEYNOTES:

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- COORDINATE WATER MAIN AND SERVICE ABANDONMENT AND REMOVALS WITH NEW INSTALLATION TO MINIMIZE SERVICE OUTAGES TO RESIDENTS, WITH A MAXIMUM OUTAGE OF 4-HOURS. NOTIFY RESIDENTS A MINIMUM OF 48-HOURS PRIOR TO SERVICE OUTAGES.
- INSTALL SERVICE USING TRENCHLESS TECHNIQUE APPROVED BY CITY.

- | | |
|-----|--|
| 1 | INSTALL 8-INCH C900 DR 18 PVC WATERLINE |
| 2 | NEW UTILITY POLE COORD. WITH SF POWER & LIGHT |
| 3 | RECONNECT EXISTING PI DRAIN TO NEW MANHOLE |
| 4 | INSTALL 60-INCH PRECAST MANHOLE (SEE SF STD. DWG. SD-401) |
| 5 | CONSTRUCT STORMWATER INLET BOX (SEE SPANISH FORK STD. DWG. SD-404) |
| 6 | PIPE TRENCH AND BACKFILL (SEE APWA PLAN 381 & 382) |
| 7A | ADJUST STORM DRAIN MH TO GRADE W/ CONC. COLLAR (SEE SF STD. DWG SD-401) |
| 7B | ADJUST SEWER MH TO GRADE W/ CONC. COLLAR (SEE SF STD. DWG. SS-301) |
| 7C | ADJUST IRRIG. MH TO GRADE W/ CONC. COLLAR (SEE SF STD. DWG. SD-401) |
| 7D | ADJUST IRRIG. VALVE TO GRADE W/ CONC. COLLAR (SEE SF STD. DWG. W-209) |
| 7E | ADJUST COMM. MANHOLE TO GRADE (COORD. WITH UTILITY OWNER) |
| 8 | INSTALL 1" PI SERVICE LINE (SEE SF STD. DWG. W-217) |
| 9 | INSTALL GATE VALVE W/ CONC. COLLAR (SEE SF STD. DWG. W-206) |
| 10A | INSTALL FIRE HYDRANT WITH VALVE - HOT TAP (SEE SF STD. DWG. W-210) |
| 10B | RELOCATE EXIST. HYDRANT. INSTALL CUT-IN TEE, SPOOL PIECE AND PLACE VALVE BEHIND SIDEWALK (SEE SF STD. DWG. W-210) |
| 11A | INSTALL NEW 1" WATER SERVICE, SETTER & METER BOX (SEE SF STD. DWG. W-213 AND NOTE 3) |
| 11B | INSTALL NEW 1" WATER SERVICE AND SETTER IN VAULT (SEE SF STD. DWG. W-218 AND NOTE 3) |
| 12 | INSTALL DECORATIVE STREET LIGHT (SEE SF STD. DWG. E-617) |
| 13 | APPROXIMATE UTILITY LOCATION, CONTRACTOR TO FIELD VERIFY |
| 14 | PROPOSED UTILITY TEST HOLE LOCATION |
| 15 | REMOVE SERVICE LINE AND SADDLE. PLACE STAINLESS STEEL ROMAC REPAIR CLAMP ON MAIN LINE. RETURN ANY METERS TO CITY WATER DEPARTMENT. |

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

UTILITY PLAN

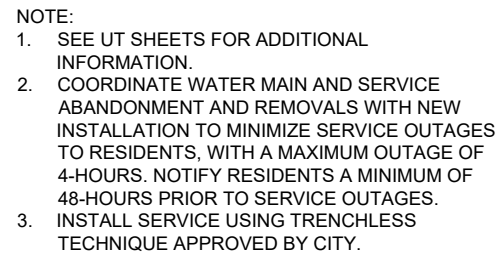
400 NORTH 300 WEST ROUNDABOUT
SPANISH FORK, UT

PROJ. #: FF 22225
DATE: DEC. 2022
DESIGN BY: TPB
CHECKED BY: JGJ

SHEET
UP02



3160 W. Clubhouse Drive, Ste. A
Lehi, UT 84043
801.768.7200

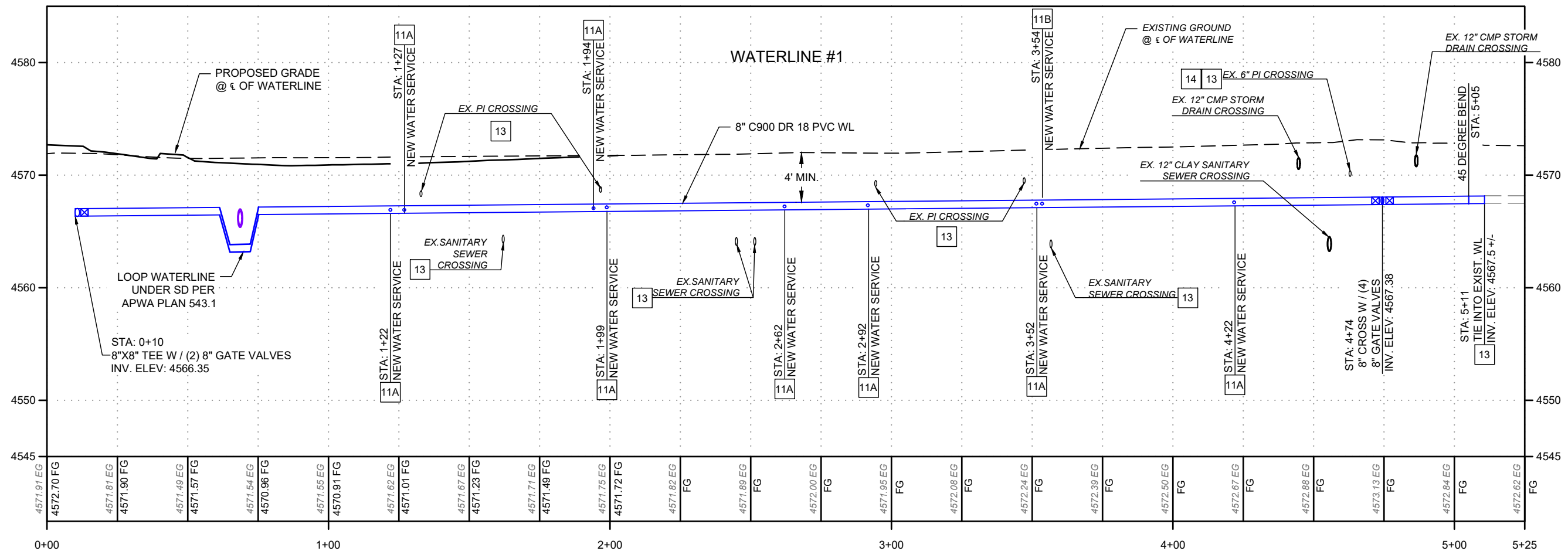
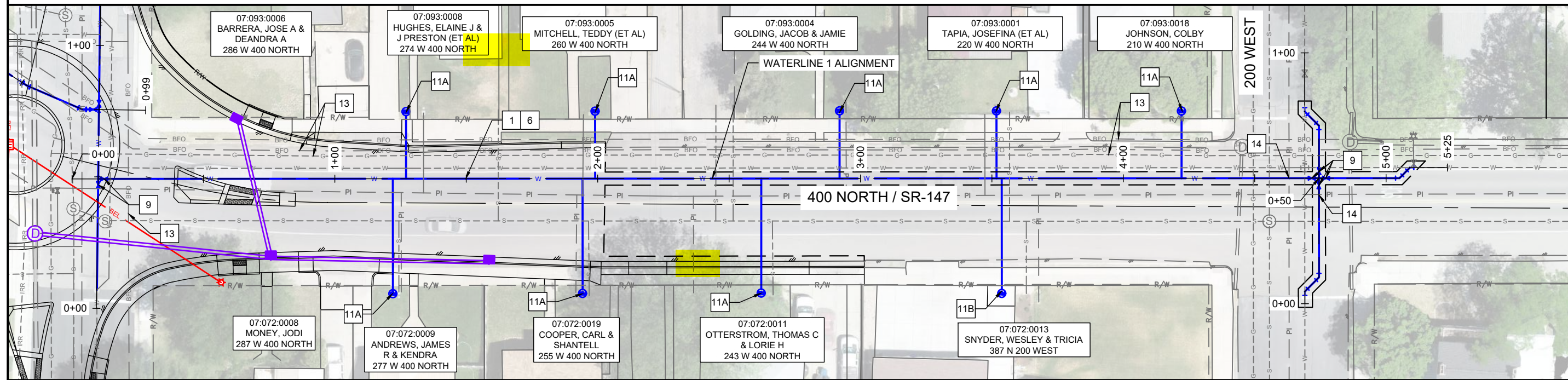


- | | | | |
|-----|--|-----|---|
| 1 | INSTALL 8-INCH C900 DR 18 PVC WATERLINE. | 11A | INSTALL NEW 1" WATER SERVICE, SETTER & METER BOX
(SEE SF STD. DWG. W-213 AND NOTE 3) |
| 6 | PIPE TRENCH AND BACKFILL
(SEE APWA PLAN 381 & 382) | 11B | INSTALL NEW 1" WATER SERVICE AND SETTER IN VAULT
(SEE SF STD. DWG. W-218 AND NOTE 3) |
| 7D | ADJUST IRRIG. VALVE TO GRADE W/ CONC. COLLAR (SEE SF DWG. W-209) | 13 | APPROXIMATE UTILITY LOCATION, CONTRACTOR TO FIELD VERIFY |
| 9 | INSTALL GATE VALVE W/ CONC. COLLAR
(SEE SF STD. DWG. W-206) | 14 | PROPOSED UTILITY TEST HOLE LOCATION |
| 10A | INSTALL FIRE HYDRANT WITH VALVE - HOT TAP (SEE SF STD. DWG. W-210) | | |

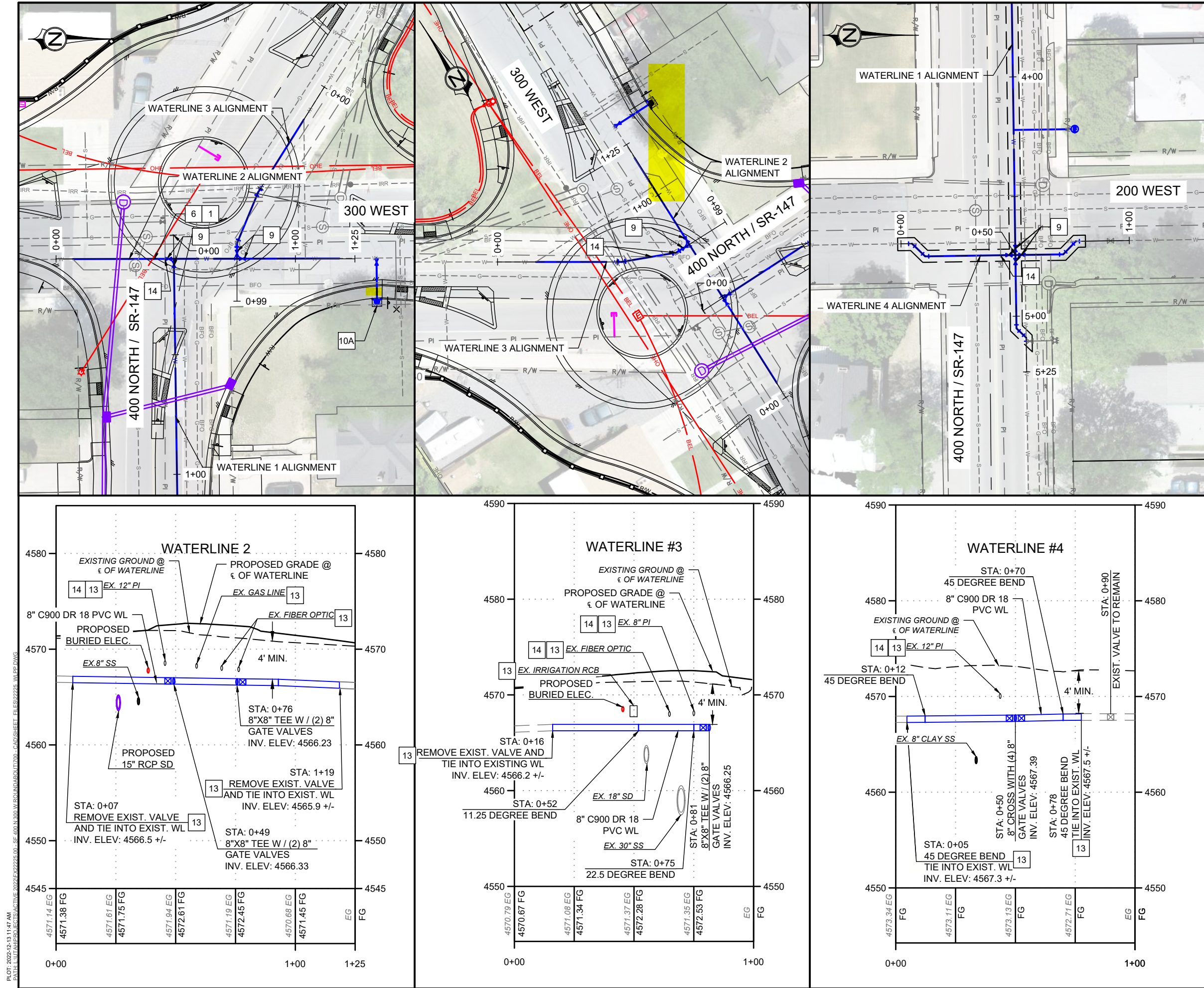
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UTILITY PLAN AND PROFILE
400 NORTH 300 WEST ROUNABOUT
SPANISH FORK, UT

PROJ. #: FF 22225
 DATE: DEC, 2022
 DESIGN BY: TPB
 CHECKED BY: JGJ
 SHEET
 UPP01



PLOT: 2022-12-13 11:46 AM
 PATH: I:\UTAHPROJECTS\ACTIVE 2022\EX2225 00 - SE 400 N 300 W ROUNDABOUT\700 - CADDISHEET - E1 ES22225.WP DWG



HORIZ. SCALE: 1" = 40'

VERT. SCALE: 1" = 10'

- NOTE:
1. SEE UT SHEETS FOR ADDITIONAL INFORMATION.
 2. COORDINATE WATER MAIN AND SERVICE ABANDONMENT AND REMOVALS WITH NEW INSTALLATION TO MINIMIZE SERVICE OUTAGES TO RESIDENTS, WITH A MAXIMUM OUTAGE OF 4-HOURS. NOTIFY RESIDENTS A MINIMUM OF 48-HOURS PRIOR TO SERVICE OUTAGES.
 3. INSTALL SERVICE USING TRENCHLESS TECHNIQUE APPROVED BY CITY.

- 1 INSTALL 8-INCH C900 DR 18 PVC WATERLINE
- 6 PIPE TRENCH AND BACKFILL (SEE APWA PLAN 381 & 382)
- 7D ADJUST IRRIG. VALVE TO GRADE W/ CONC. COLLAR (SEE SF STD. DWG. W-209)
- 9 INSTALL GATE VALVE W/ CONC. COLLAR (SEE SF STD. DWG. W-206)
- 10A INSTALL FIRE HYDRANT WITH VALVE - HOT TAP(SEE SF STD. DWG. W-210)
- 11A INSTALL NEW 1" WATER SERVICE, SETTER & METER BOX (SEE SF STD. DWG. W-213 AND NOTE 3)
- 11B INSTALL NEW 1" WATER SERVICE AND SETTER IN VAULT (SEE SF STD. DWG. W-218 AND NOTE 3)
- 13 APPROXIMATE UTILITY LOCATION, CONTRACTOR TO FIELD VERIFY
- 14 PROPOSED UTILITY TEST HOLE LOCATION

CivilScience

3160 W. Clubhouse Drive, Ste. A
Lehi, UT 84043
801.768.7200

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REVISION	NO.	DESCRIPTION	BY	DATE

UTILITY PLAN AND PROFILE

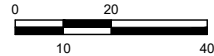
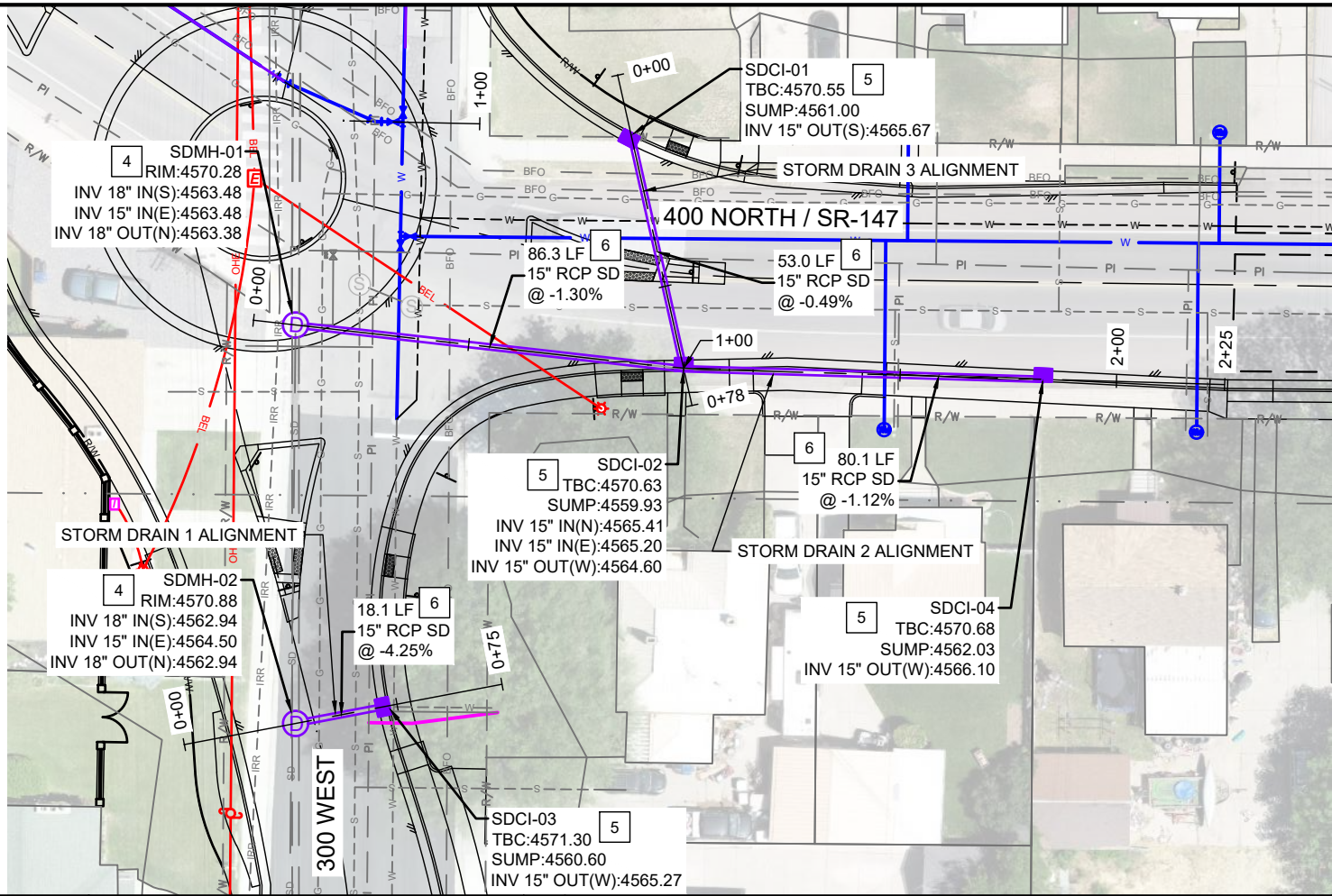
400 NORTH 300 WEST ROUNDABOUT
SPANISH FORK, UT

PROJ. # FF 22225
DATE: DEC. 2022
DESIGN BY: TPB
CHECKED BY: JGJ
SHEET

UPP02

19 OF 31

PLOT: 2022-12-13 11:48 AM
PATH: \\UTAHPERJECTS\ACTIVE\2022\22226-00-SE 400 N 300 W ROUNDABOUT\700- CAD\SSHEE1 FILESD2226-SDPP.DWG



HORIZ. SCALE: 1" = 40'

VERT. SCALE: 1" = 10'

NOTE:
SEE UT SHEETS FOR ADDITIONAL INFORMATION.

KEYNOTES:
ALL IMPROVEMENTS SHALL BE CONSTRUCTED PER SPANISH FORK CITY STANDARDS, UDOT STANDARDS, AND APWA STANDARD SPECIFICATIONS AND PLANS, LATEST EDITION, OR DETAILS AS NOTED BELOW.

- 4 INSTALL 60-INCH PRECAST MANHOLE (SEE SF STD. DWG. SD-401)
- 5 CONSTRUCT STORMWATER INLET BOX (SEE SPANISH FORK STD. DWG. SD-404)
- 6 PIPE TRENCH AND BACKFILL (SEE APWA PLAN 381 & 382)
- 13 APPROXIMATE UTILITY LOCATION, CONTRACTOR TO FIELD VERIFY



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PRELIMINARY PLANS
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REVISION	DESCRIPTION	BY	DATE

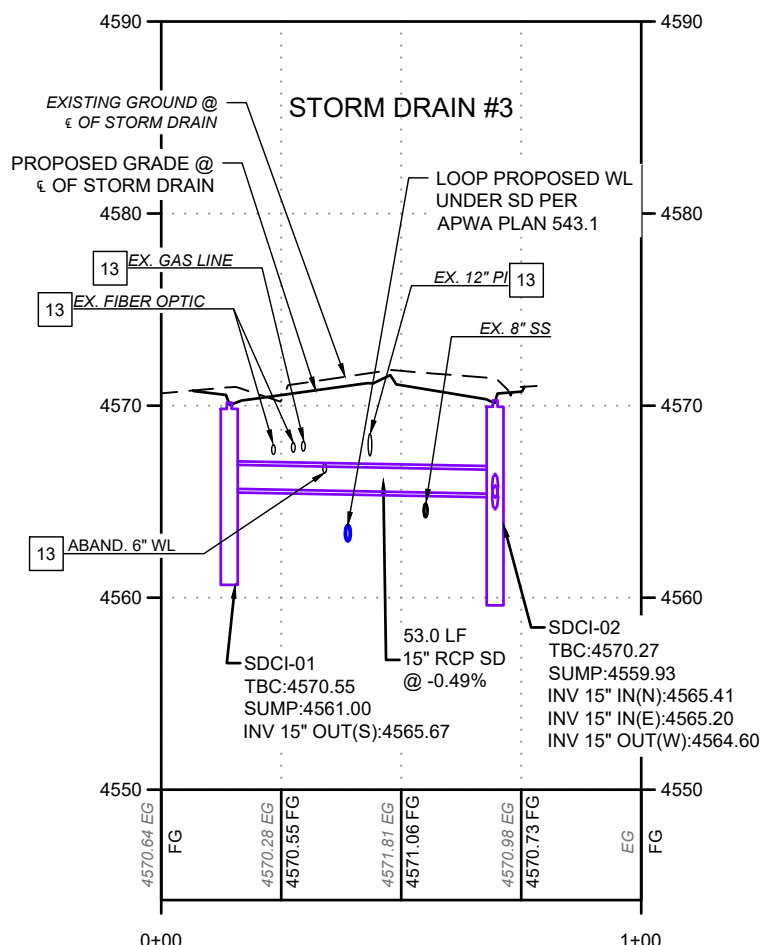
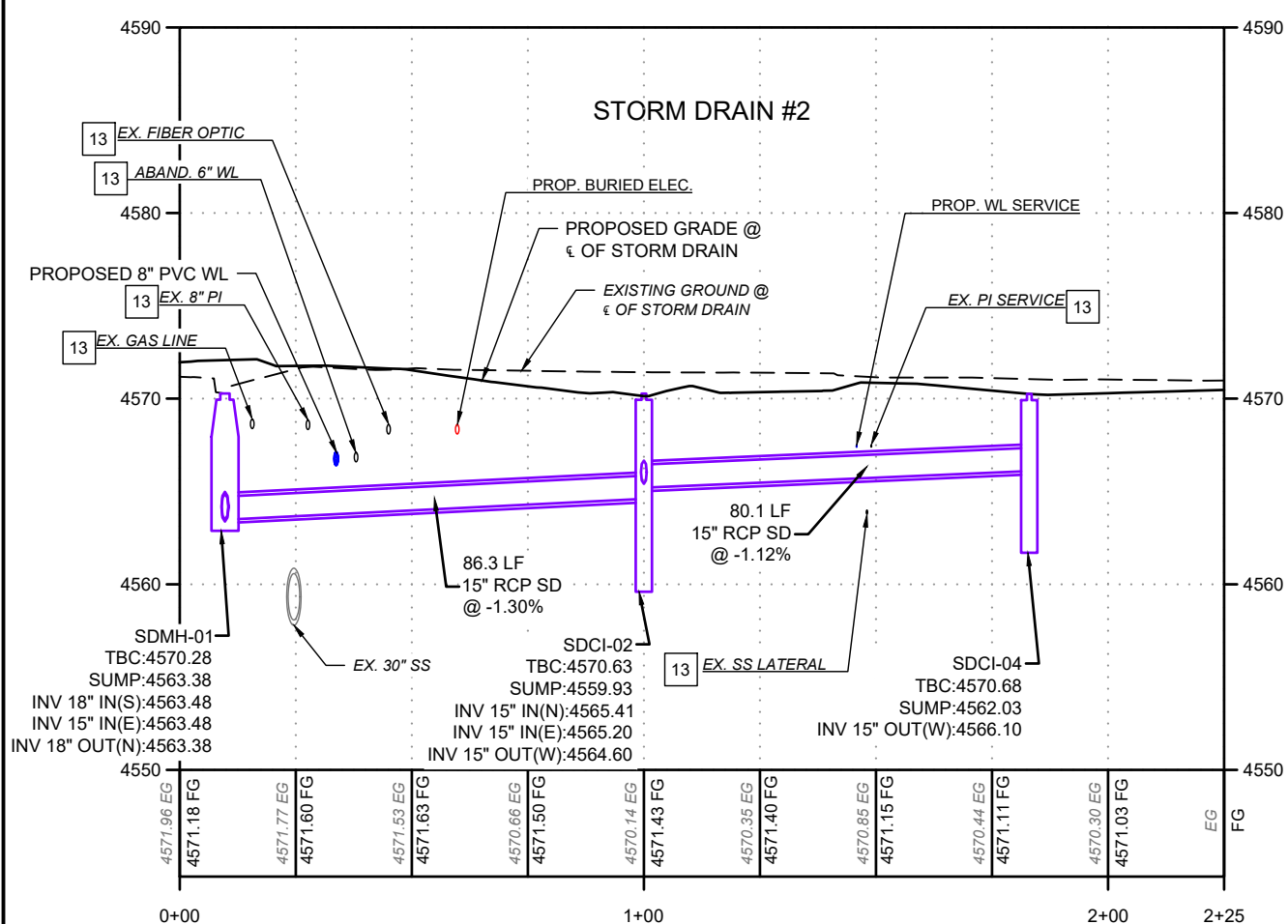
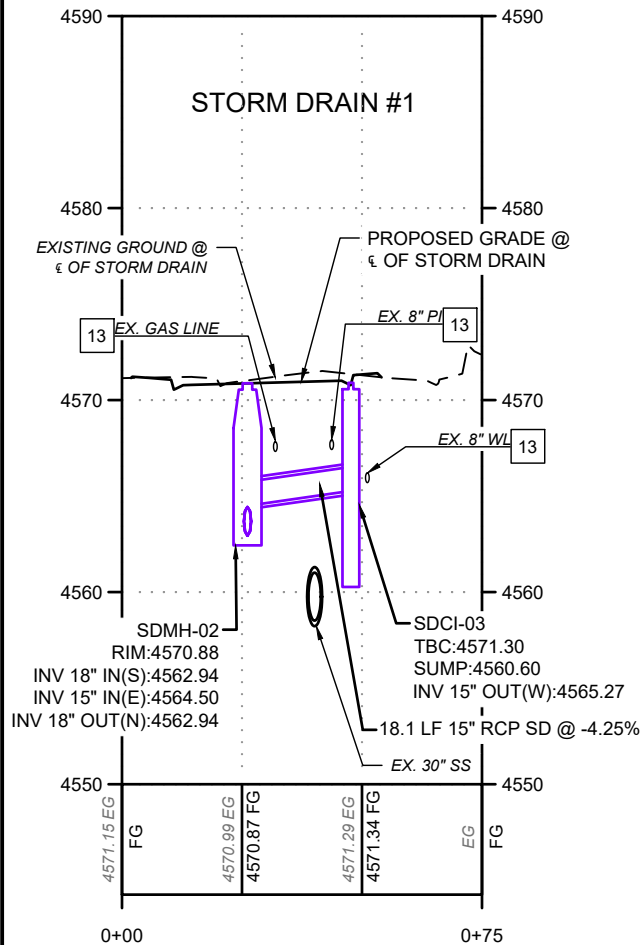
UTILITY PLAN AND PROFILE

400 NORTH 300 WEST ROUNDABOUT
SPANISH FORK, UT

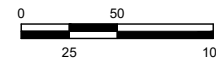
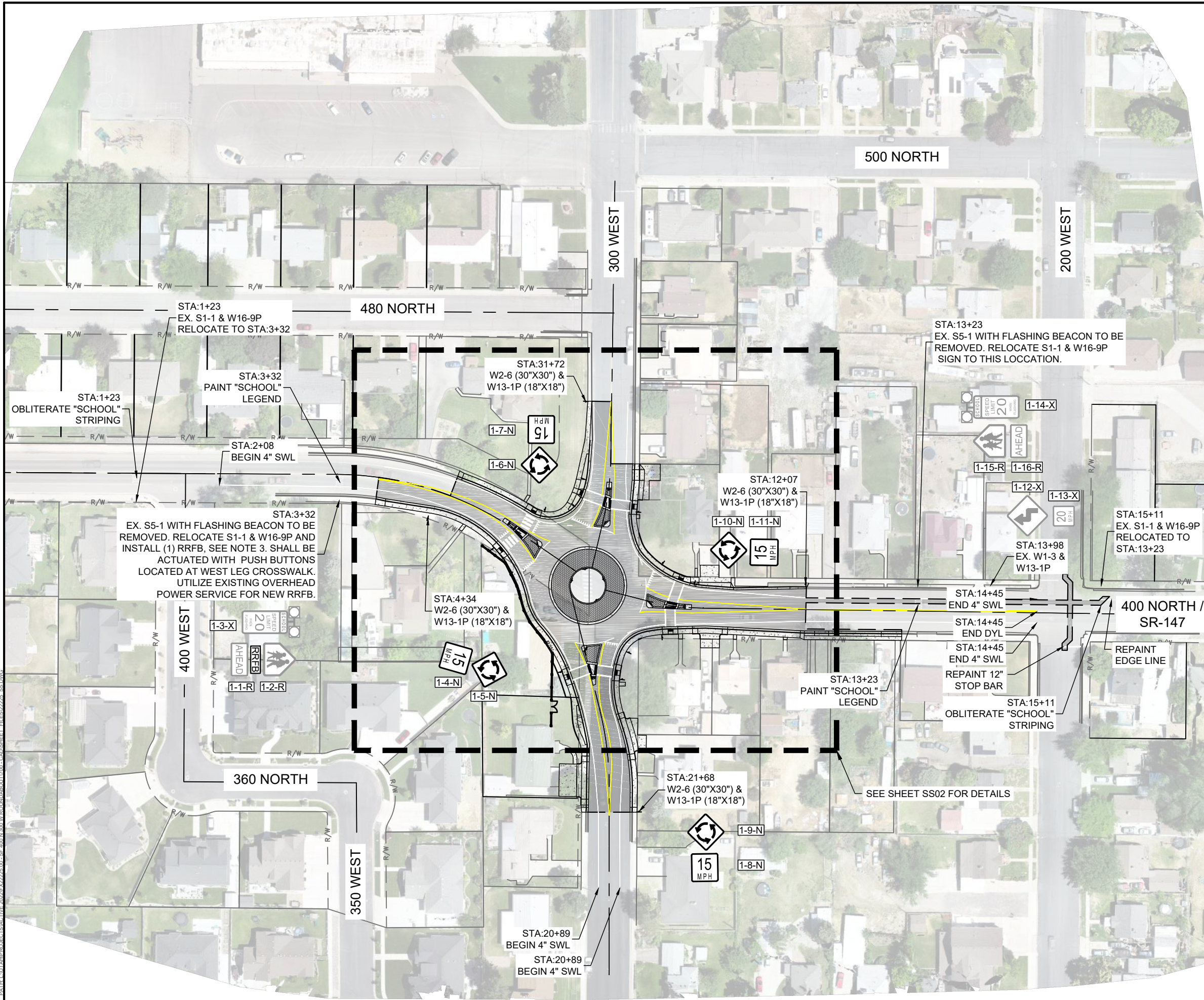
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DATE: DEC, 2022
DESIGN BY: TPB
CHECKED BY: JGU
SHEET

UPP03

20 OF 31



PLOT: 2022-12-13 11:48 AM
PATH: \\UTAH\PROJECTS\ACTIVE\2022\SS02\2225-00-SS-400N\300 WEST ROUNDABOUT CAD\SSHEE FILES\2225-SS.DWG



SCALE: 1" = 100'

(SCALE ONLY VALID FOR 11" x 17" PAPER)

NOTES:

- REFER TO APWA, UDOT, AND UTAH MUTCD FOR SIGN PLACEMENT AND PAVEMENT MARKINGS. ALL PAVEMENT STRIPING AND MESSAGES SHALL BE PAINTED.
- ALL SIGNS AND BASES SHALL MEET UDOT STANDARDS.
- INSTALL SOLAR POWERED RECTANGULAR RAPID FLASHING BEACON (RRFB). INCLUDE A RRFB SYSTEM PER UDOT STANDARDS, FHWA (1A-21), AND MANUFACTURER'S SPECIFICATIONS. INCLUDE DOUBLE FACING RRFB WITH POLE MOUNTED S1-1 AND W16-7P SIGNS.
 - INITIATE FLASHER UPON PEDESTRIAN ACTUATION. PROVIDE PUSH BUTTON WITH R10-25 SIGN.
 - FOR NORTH, SOUTH & EAST LEG CROSSINGS: BOTH FLASHER LOCATIONS SHALL COMMENCE AND CEASE OPERATIONS SIMULTANEOUSLY USING WIRELESS CONNECTION.
 - FOR WEST LEG CROSSING: ALL FOUR RRFB LOCATIONS SHALL COMMENCE AND CEASE OPERATIONS SIMULTANEOUSLY USING WIRELESS CONNECTION.
- OBLITERATE PAVEMENT MARKINGS WITH HIGH PRESSURE WATER SPRAY.

ABBREVIATIONS

SWL	SOLID WHITE LINE
DWL	DOTTED WHITE LINE
BWL	BROKEN WHITE LINE
BLB	BIKE LANE BUFFER
S&BYL	SOLID AND BROKEN YELLOW LINE
DYL	DOUBLE YELLOW LINE
SB	STOP BAR
SYL	SOLID YELLOW LINE
N	NEW SIGN
X	REMOVE & SALVAGE SIGN
R	RELOCATE SIGN
U	EXISTING SIGN TO REMAIN
SLP	INSTALL SLIP BASE PER UDOT STANDARDS

SS SHEET NO. 3-1-R
ABBREVIATION
SIGN NO.



3160 W. Clubhouse Drive, Ste. A
Lehi, UT 84043
801.788.7200

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISION	NO.	DESCRIPTION	BY	DATE
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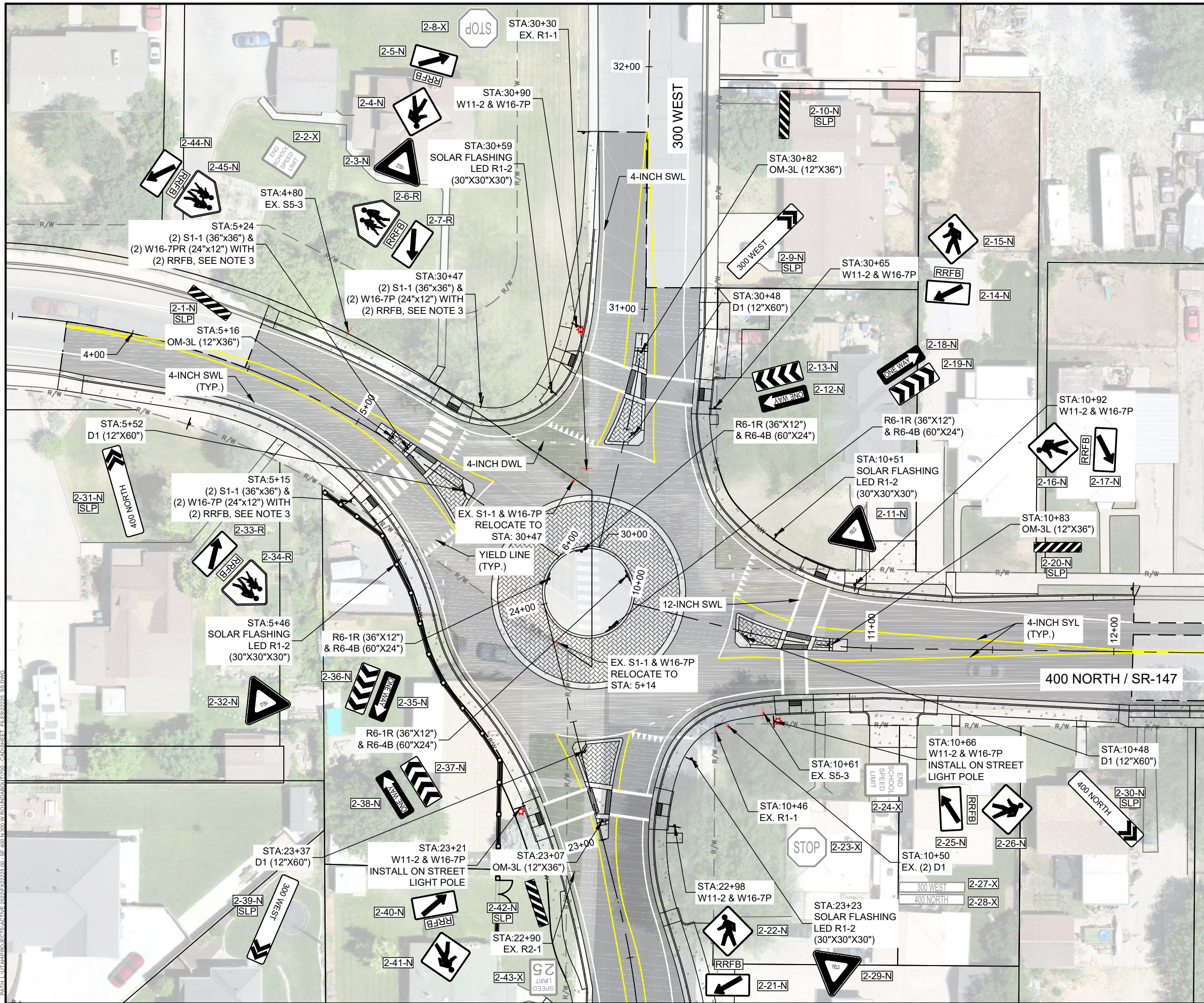
SIGNAGE & STRIPING

400 NORTH 300 WEST ROUNDABOUT
SPANISH FORK, UT

PROJ. #: FF 22225
DATE: DEC. 2022
DESIGN BY: TPB
CHECKED BY: JGJ
SHEET

SS01

PLOT: 2022-12-13 11:48 AM
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0 10 20 40
SCALE: 1" = 40'

(SCALE ONLY VALID FOR 11" x 17" PAPER)

NOTES:

- REFER TO APWA, UDOT, AND UTAH MUTCD FOR SIGN PLACEMENT AND PAVEMENT MARKINGS. ALL PAVEMENT STRIPING AND MESSAGES SHALL BE PAINTED.
- ALL SIGNS AND BASES SHALL MEET UDOT STANDARDS.
- INSTALL SOLAR POWERED RECTANGULAR RAPID FLASHING BEACON (RRFB). INCLUDE A RRFB SYSTEM PER UDOT STANDARDS, FHWA (1A-21), AND MANUFACTURER'S SPECIFICATIONS. INCLUDE DOUBLE FACING RRFB WITH POLE MOUNTED S1-1 AND W16-7P SIGNS.
 - INITIATE FLASHER UPON PEDESTRIAN ACTUATION. PROVIDE PUSH BUTTON WITH R10-25 SIGN.
 - FOR NORTH, SOUTH & EAST LEG CROSSINGS: BOTH FLASHER LOCATIONS SHALL COMMENCE AND CEASE OPERATIONS SIMULTANEOUSLY USING WIRELESS CONNECTION.
 - FOR WEST LEG CROSSING: ALL FOUR RRFB LOCATIONS SHALL COMMENCE AND CEASE OPERATIONS SIMULTANEOUSLY USING WIRELESS CONNECTION.
- OBLITERATE PAVEMENT MARKINGS WITH HIGH PRESSURE WATER SPRAY.

ABBREVIATIONS

SWL	SOLID WHITE LINE
DWL	DOTTED WHITE LINE
BWL	BROKEN WHITE LINE
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S&BYL	SOLID AND BROKEN YELLOW LINE
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N	NEW SIGN
X	REMOVE & SALVAGE SIGN
R	RELOCATE SIGN
U	EXISTING SIGN TO REMAIN
SLP	INSTALL SLIP BASE PER UDOT STANDARDS

SS SHEET NO. 3-1-R
ABBREVIATION
SIGN NO.



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PRELIMINARY PLANS
NOT FOR CONSTRUCTION

SIGNAGE & STRIPING

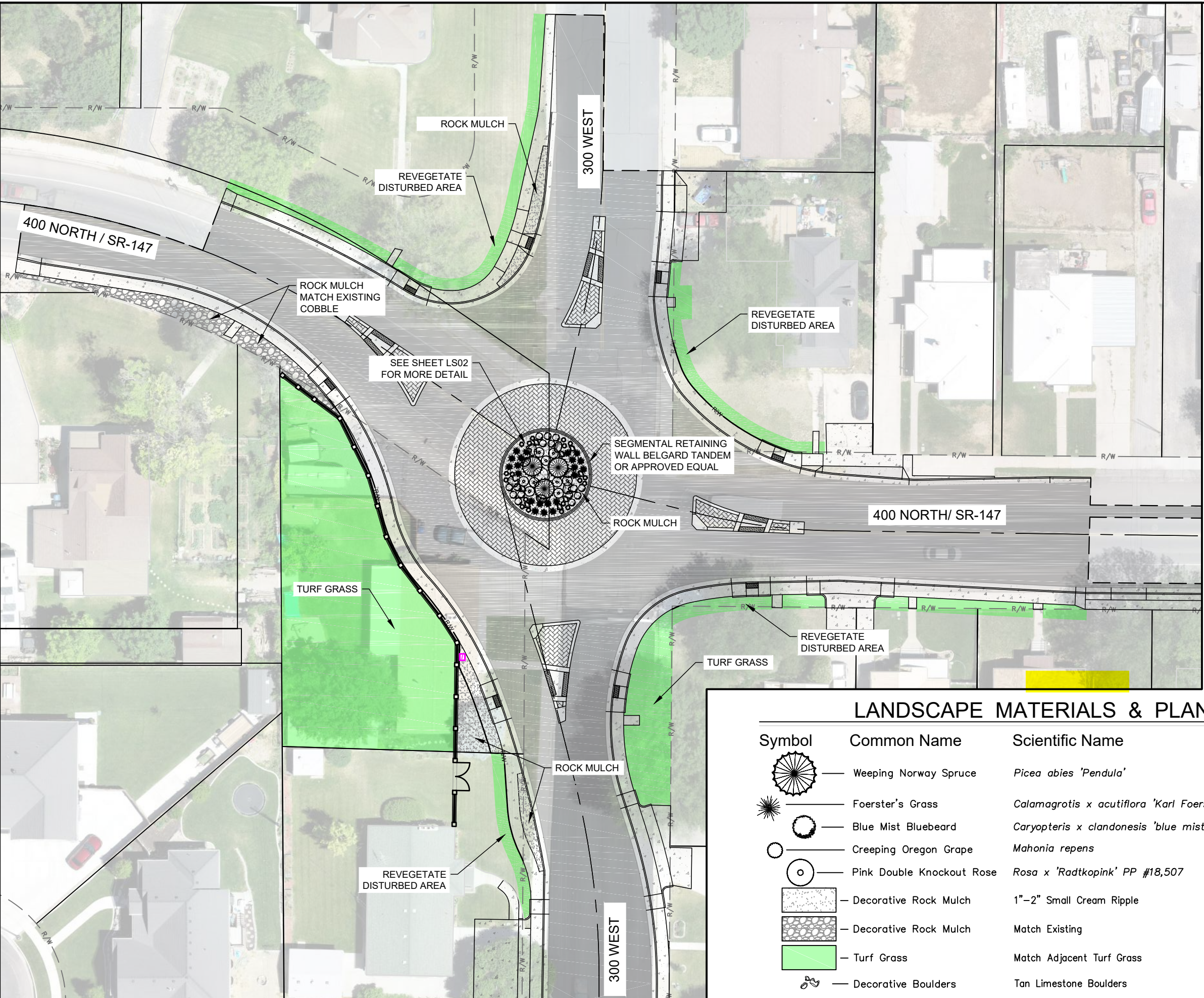
400 NORTH 300 WEST ROUNDABOUT
SPANISH FORK, UT

PROJ. #: FF 22225
DATE: DEC. 2022
DESIGN BY: TPB
CHECKED BY: JGJ
SHEET

SS02

22 OF 31

PLOT: 2022-12-13 11:50 AM
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Know what's below.
Call before you dig.

SCALE: 1" = 40'

(SCALE ONLY VALID FOR 11" x 17" PAPER)

LANDSCAPE MATERIALS & PLANT LIST					
Symbol	Common Name	Scientific Name	Qty	Size	Notes
	Weeping Norway Spruce	<i>Picea abies 'Pendula'</i>	3	6' B&B	Staked per Detail
	Foerster's Grass	<i>Calamagrotis x acutiflora 'Karl Foerster'</i>	21	5 Gal.	
	Blue Mist Bluebeard	<i>Caryopteris x clandonensis 'blue mist'</i>	15	5 Gal.	
	Creeping Oregon Grape	<i>Mahonia repens</i>	18	5 Gal.	
	Pink Double Knockout Rose	<i>Rosa x 'Radtkopink' PP #18,507</i>	9	2 Gal.	
	Decorative Rock Mulch	1"-2" Small Cream Ripple	1,950 SF		Min. 3" Depth
	Decorative Rock Mulch	Match Existing	770 SF		Min. 6" Depth
	Turf Grass	Match Adjacent Turf Grass	11,350 SF		
	Decorative Boulders	Tan Limestone Boulders	15		

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PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REVISION	NO.	DESCRIPTION	BY	DATE

LANDSCAPE PLAN

400 NORTH 300 WEST ROUNDABOUT

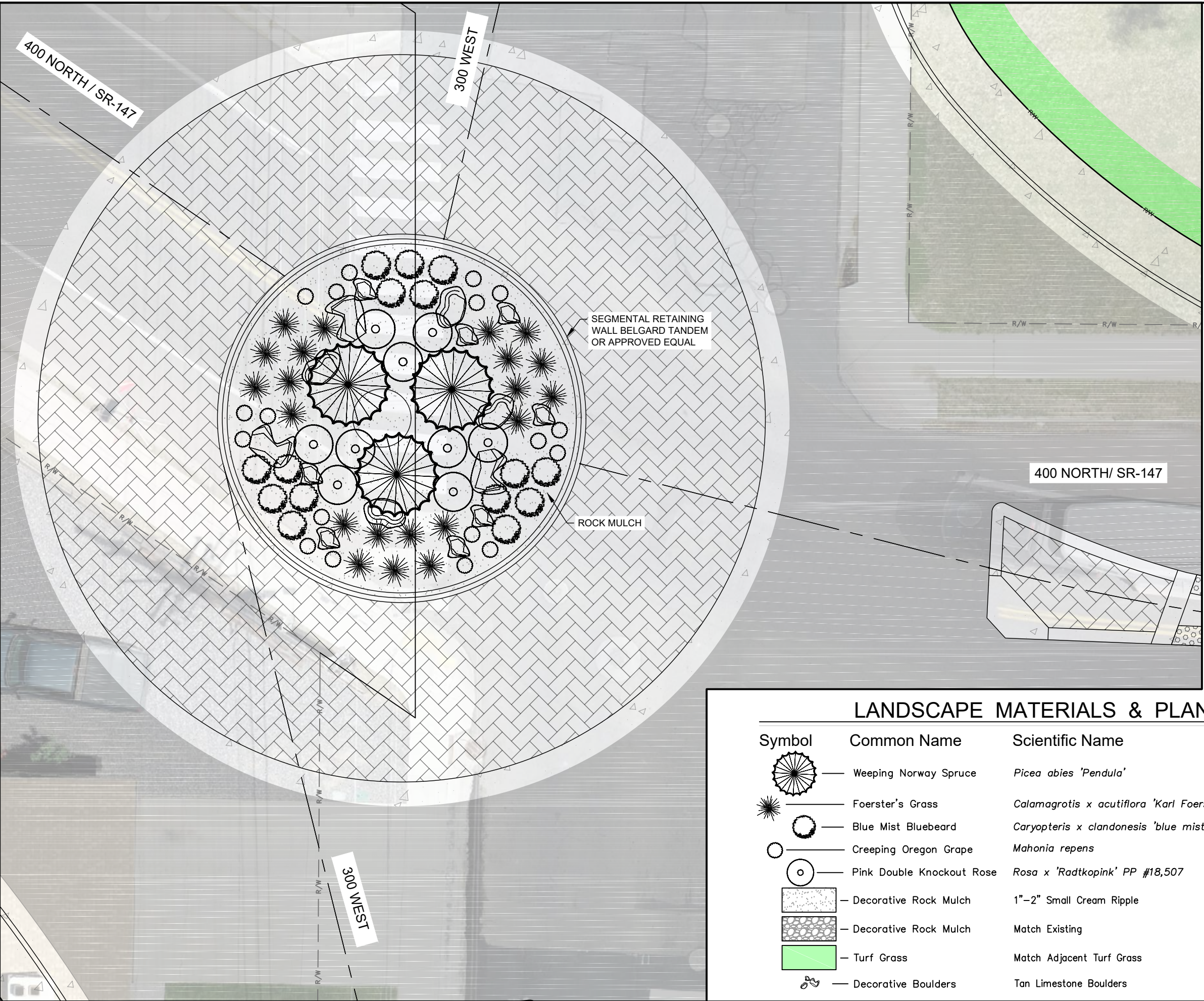
SPANISH FORK, UT

PROJ. #: FF 22225
DATE: DEC. 2022
DESIGN BY: TPB
CHECKED BY: JGJ
SHEET

LS01

23 OF 31

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PATH: \\UTAHSTATE\PROJECTS\ACTIVE\2022\22225\22225_00 - SF 400 N 300 W ROUNDABOUT\22225_00 - CAD\LSH02.dwg



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2.5510

SCALE: 1" = 10'

(SCALE ONLY VALID FOR 11" x 17" PAPER)

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PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REVISION	NO.	DESCRIPTION	BY	DATE

LANDSCAPE PLAN

400 NORTH 300 WEST ROUNDABOUT
SPANISH FORK, UT

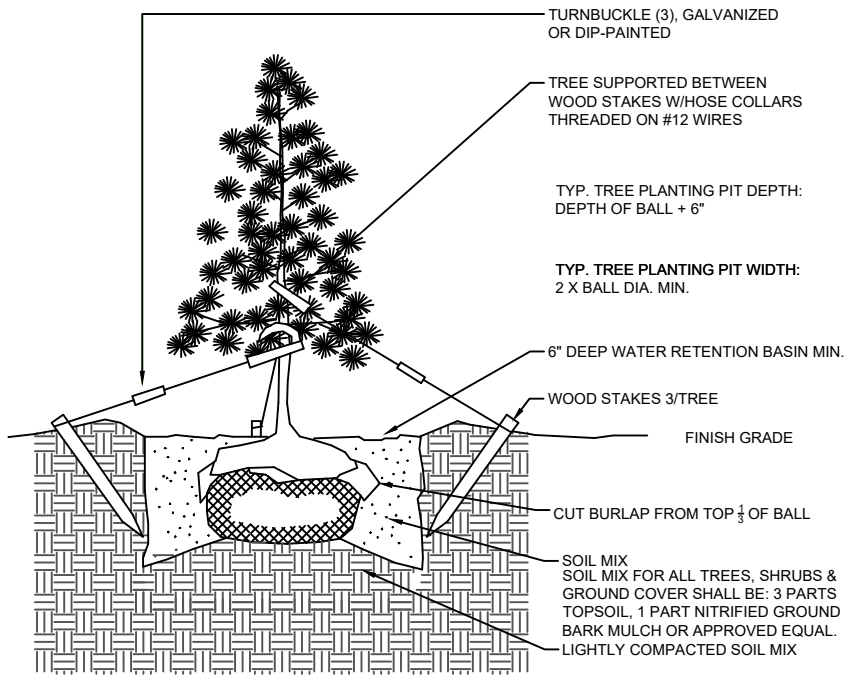
PROJ. #: FF 22225
DATE: DEC. 2022
DESIGN BY: TPB
CHECKED BY: JGJ
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LS02

24 OF 31

LANDSCAPE NOTES:

1. LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
2. THE LANDSCAPE ARCHITECT/ OWNER'S REPRESENTATIVE SHALL APPROVE ANY AND ALL SUBSTITUTIONS.
3. LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
4. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
5. ALL STAKING OF TREES SHALL BE AS APPROVED BY LANDSCAPE ARCHITECT. ALL TREES TO BE STAKED SHALL BE STAKED OUTSIDE ROOTBALL, SEE TREE STAKING DETAIL FOR MORE INFORMATION. TREES SHALL BE A MINIMUM OF 3' FROM CURB OR SIDEWALK, SHRUBS SHALL BE 2' OR MORE AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSING AS SHOWN AWAY FROM HARDSCAPE.
6. TREE LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR TO STARTING IRRIGATION OR PLANTING EXCAVATION. MINOR RELOCATION'S SHALL BE MADE AT THIS TIME TO AVOID UNSUITABLE CONDITIONS, AT NO ADDITIONAL COST.
7. INSTALL WEED BARRIER FABRIC BELOW ALL ROCK MULCHED LANDSCAPE AREAS. INSTALL FABRIC AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
8. SOIL MIX FOR ALL TREES, SHRUBS, & GROUND COVER SHALL BE : 3 PARTS TOPSOIL, 1 PART NUTRIFIED GROUND BARK MULCH OR APPROVED EQUAL.
9. ROCK MULCH PRODUCTS SHOULD BE SOURCED LOCALLY. IF UNAVAILABLE LOCALLY, THEY CAN BE OBTAINED FROM SUPPLIER OLD MILL LANDSCAPE SUPPLY 905 S. MILL ROAD, SPANISH FORK, UTAH 84660 PHONE: (385) 999-6657. CONTACT SUPPLIER FOR PRICES AND AVAILABILITY. ALL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
10. GRANULAR TOPDRESSING / ROCK MULCH SHALL EXTEND UNDER SHRUBS AND RAKED UNIFORMLY ALONG CURBS, SIDEWALKS AND WALLS.
11. ALL TURF GRADES SHALL BE APPROVED PRIOR TO INSTALLING SOD OR SEED.
12. ALL GRASS SEED AND OR SOD SHALL BE IMPROVED HYBRID VARIETIES OF 90% DWARF TALL FESCUE BLEND AND 10% BLUE GRASS BLEND WITH NO WEED SEEDS. ALL SODDED AREAS SHALL BE TOP DRESSED WITH A MIN. OF 2" OF SOIL MIX PRIOR TO INSTALLATION.
13. LANDSCAPE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION.
14. GRADE NOTED ON LANDSCAPE PLAN SHALL BE FIELD VERIFIED/APPROVED BY LANDSCAPE ARCHITECT AND MODIFIED AS NECESSARY PRIOR TO CONCRETE HEADER/ MOW CURB INSTALLATION.
15. REFER TO GENERAL CONSTRUCTION NOTES FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

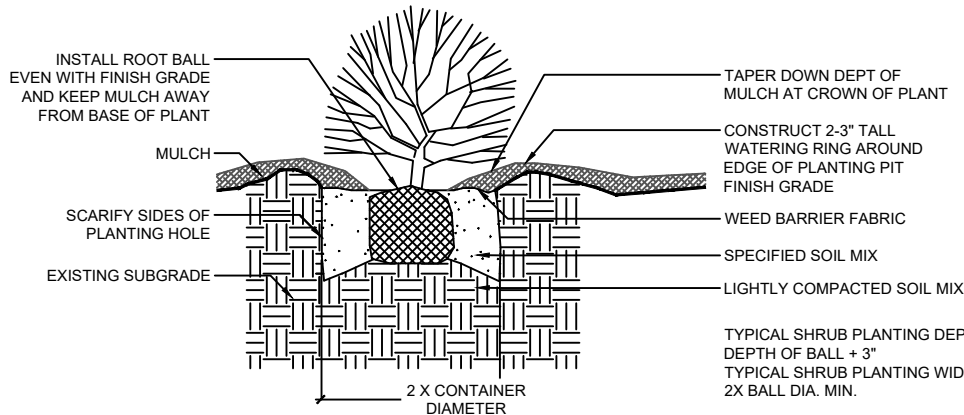


NOTE: TREES SHALL ONLY BE STAKED AS APPROVED BY LANDSCAPE ARCHITECT

1 DETAIL - CONIFER TREE PLANTING & STAKING
NOT TO SCALE

NOTES:

1. SOIL MIX FOR ALL TREES, SHRUBS & GROUND COVER SHALL BE: 3 PARTS TOPSOIL, 1 PART NITRIFIED GROUND BARK MULCH OR APPROVED EQUAL.
2. INSTALL LANDSCAPE WEED BARRIER FABRIC BETWEEN SOIL AND ALL BARK MULCH AREAS.
3. EXCAVATE PLANTING PITS AS ROUND PLANTING HOLES



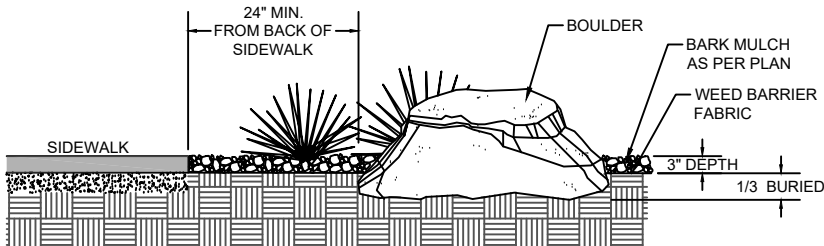
2 SHRUB PLANTING DETAIL
Not to Scale

GENERAL CONSTRUCTION NOTES:

1. NOTES SHALL BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH ALL WORK ELEMENTS SHOWN ON THE ENCLOSED PLANS.
2. VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK. NOTIFY OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
3. REFER TO ENGINEERING PLANS FOR CONSTRUCTION AND GRADING CONSIDERATIONS OF THE SITE. CROSS REFERENCE WORK THAT MAY IMPACT IMPROVEMENTS SHOWN ON THESE DOCUMENTS.
4. LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE AND ALL GRADING AT +/- 3"
5. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
6. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND/OR FEDERAL LAWS PERTAINING TO THE PROJECT'S WORK.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH THE LOCATIONS OF UNDERGROUND SERVICES AND IMPROVEMENTS.
8. THE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY DETERMINE THE CONDITIONS UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE FOR FAILURE OF BIDDERS TO ASCERTAIN ALL ASPECTS OF THE PROJECT.
9. PRIOR TO DIGGING, EXCAVATION, OR UNDERGROUND WORK, CONTRACTOR SHALL CONTACT BLUESTAKES TO LOCATE AND PROTECT EXISTING UTILITIES AND SUBSURFACE SYSTEMS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF HIS WORK.
10. CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL PAVEMENT, SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE SHALL BE RE-INSPECTED DURING FINAL INSPECTION. ANY DAMAGED AREAS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE QUANTITIES AND MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AS ESTABLISHED BY THE PROJECT ENGINEER. RUNOFF AND DRAINAGE FLOWS SHALL NOT BE ALTERED OR IMPEDED.
13. THE CONTRACTOR SHALL FURNISH ALL LABOR, TOOLS, EQUIPMENT, MATERIALS, EMPLOYEE, AND SUBCONTRACTOR SUPERVISION FOR ITS PORTION OF THE PROJECT TO IMPLEMENT PLANS AND SPECIFICATIONS.
14. THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK AND RE-RESPONSIBILITY FOR LOSS AND EXPENSE RESULTING FROM ON-SITE INJURY.
15. THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION SCHEDULING, COORDINATION AND MANAGEMENT OF SUBCONTRACTORS.
16. THE CONTRACTOR SHALL PROTECT ALL PERSONS NEAR OR ON THE PREMISES FROM UNREASONABLE RISK OF INJURY. PROVIDE WARNING SIGNS, LIGHTS, BARRICADES, RAILINGS, FLAGMEN OR OTHER NECESSARY SAFEGUARD.
17. THE CONSULTANTS INSPECTIONS SHALL NOT BE DEEMED SUPERVISION OR CONTROL OF CONSTRUCTION BY CONTRACTOR OR SUBCONTRACTORS.
18. ALL CONTRACTS SHALL BE WRITTEN DIRECTLY BETWEEN CONTRACTOR AND THE OWNER. SPECIFIC TERMS OF WORK SHALL BE NEGOTIATED DIRECTLY BETWEEN PARTIES. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES IN CONTRACT, PAYMENT AMOUNTS, SCHEDULE OR QUALITY OF WORKMANSHIP.
19. IF REQUIRED AS PART OF THE AGREED SCOPE OF WORKS, THE CONSULTANT AGREES TO REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLE SUBMITTED BY THE CONTRACTOR AS PART OF A CONSTRUCTION ADMINISTRATION CONTRACT FOR THE SOLE PURPOSE OF COMPLIANCE WITH THE DESIGN CONCEPT AND WITH INFORMATION GIVEN NOT BEEN REVIEWED AND AUTHORIZED IN WRITING.
20. WHERE TWO OR MORE REQUIREMENTS CREATE OVERLAPPING CONDITIONS, CONFLICTING, MINIMUMS OR LEVELS OF QUALITY, THE MORE STRINGENT REQUIREMENTS OR THE HIGHER QUALITY LEVEL IS INTENDED, AND SHALL BE ENFORCED. CONFLICTING REQUIREMENTS SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE WHOSE INTERPRETATION SHALL BE FINAL.

NOTES:

1. SOIL MIX FOR ALL TREES, SHRUBS & GROUND COVER SHALL BE: 3 PARTS TOPSOIL, 1 PART NITRIFIED GROUND BARK MULCH OR APPROVED EQUAL.
2. INSTALL LANDSCAPE WEED BARRIER FABRIC BETWEEN SOIL AND ALL BARK MULCH AREAS.



3 DETAIL - DECORATIVE BOULDER LOCATION AND PLACEMENT
Not to Scale



3160 W. Clubhouse Drive, Ste. A
Lehi, UT 84043
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PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REVISION	NO.	DESCRIPTION	BY	DATE

LANDSCAPE NOTES & DETAILS

400 NORTH 300 WEST ROUNDABOUT
SPANISH FORK, UT

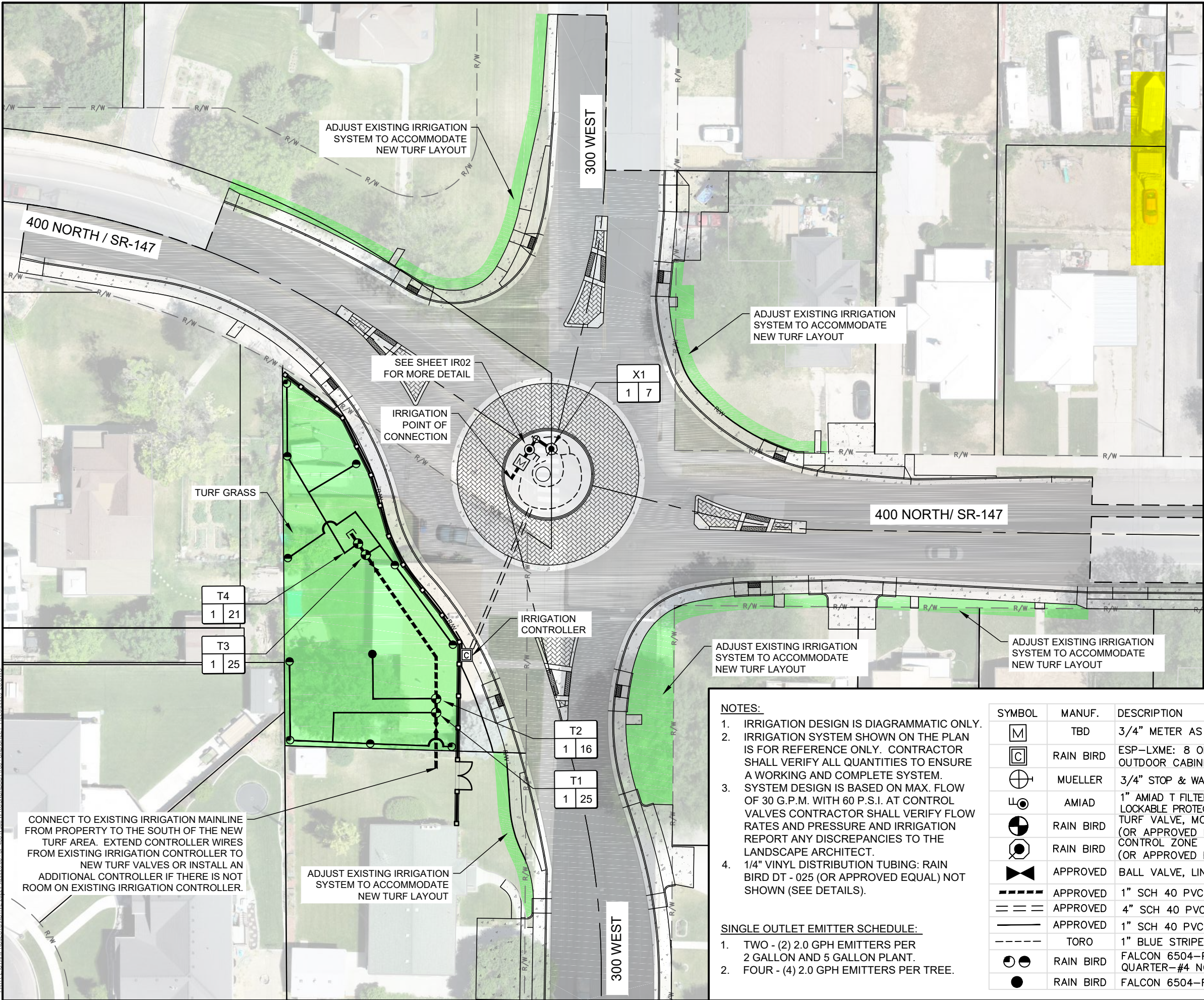


Know what's below.
Call before you dig.

PROJ. # FF 22225
DATE: DEC. 2022
DESIGN BY: TPB
CHECKED BY: JGJ
SHEET

LS03

PLOT: 2022-12-13 11:51 AM
 PATH: \\UTAH\PROJECTS\ACTIVE\2022\22225-00-SF-400N-300W-ROUNDABOUT\200-CADD\SSHEE-FILES\22225-1S.DWG



Know what's below.
Call before you dig.

SCALE: 1" = 40'

(SCALE ONLY VALID FOR 11" x 17" PAPER)

ZONE & FLOW CHART

ZONE I.D.	GPM	VALVE SIZE
T 1	25	1"
T 2	16	1"
T 3	25	1"
T 4	21	1"
X 1	7	1"

ZONE I.D.
 VALVE SIZE

G.P.M.

IRRIGATION LEGEND

SYMBOL	MANUF.	DESCRIPTION
	TBD	3/4" METER AS PER CITY STANDARDS.
	RAIN BIRD	ESP-LXME: 8 OR 12 STATION IRRIGATION CONTROLLER IN OUTDOOR CABINET, AS LABELED (OR APPROVED EQUAL).
	MUELLER	3/4" STOP & WASTE VALVE. INSTALL AS PER LOCAL CODE.
	AMIAD	1" AMIAD T FILTER WITH BRUSHAWAY ASSEMBLY, ENCLOSED IN LOCKABLE PROTECTION CAGE MOUNTED ON A CONCRETE SLAB
	RAIN BIRD	TURF VALVE, MODEL NO. 100-PESB-PRS-R (OR APPROVED EQUAL).
	RAIN BIRD	CONTROL ZONE KIT, MODEL # XCZ-100-PRB-COM (OR APPROVED EQUAL).
	APPROVED	BALL VALVE, LINE SIZE
	APPROVED	1" SCH 40 PVC MAINLINE
	APPROVED	4" SCH 40 PVC SLEEVE.
	APPROVED	1" SCH 40 PVC LATERAL LINE
	TORO	1" BLUE STRIPE HOSE (OR APPROVED EQUAL).
	RAIN BIRD	FALCON 6504-PC. 4" ROTOR.
	RAIN BIRD	QUARTER-#4 NOZZLE. HALF-#8 NOZZLE.
	RAIN BIRD	FALCON 6504-FC. 4" ROTOR. FULL-#16 NOZZLE.

NOTES:

- IRRIGATION DESIGN IS DIAGRAMMATIC ONLY.
- IRRIGATION SYSTEM SHOWN ON THE PLAN IS FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES TO ENSURE A WORKING AND COMPLETE SYSTEM.
- SYSTEM DESIGN IS BASED ON MAX. FLOW OF 30 G.P.M. WITH 60 P.S.I. AT CONTROL VALVES CONTRACTOR SHALL VERIFY FLOW RATES AND PRESSURE AND IRRIGATION REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- 1/4" VINYL DISTRIBUTION TUBING: RAIN BIRD DT - 025 (OR APPROVED EQUAL) NOT SHOWN (SEE DETAILS).

SINGLE OUTLET EMITTER SCHEDULE:

- TWO - (2) 2.0 GPH EMITTERS PER 2 GALLON AND 5 GALLON PLANT.
- FOUR - (4) 2.0 GPH EMITTERS PER TREE.



3160 W. Clubhouse Drive, Ste. A
 Lehi, UT 84043
 801.768.7200

PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

REVISION	NO.	DESCRIPTION	BY	DATE

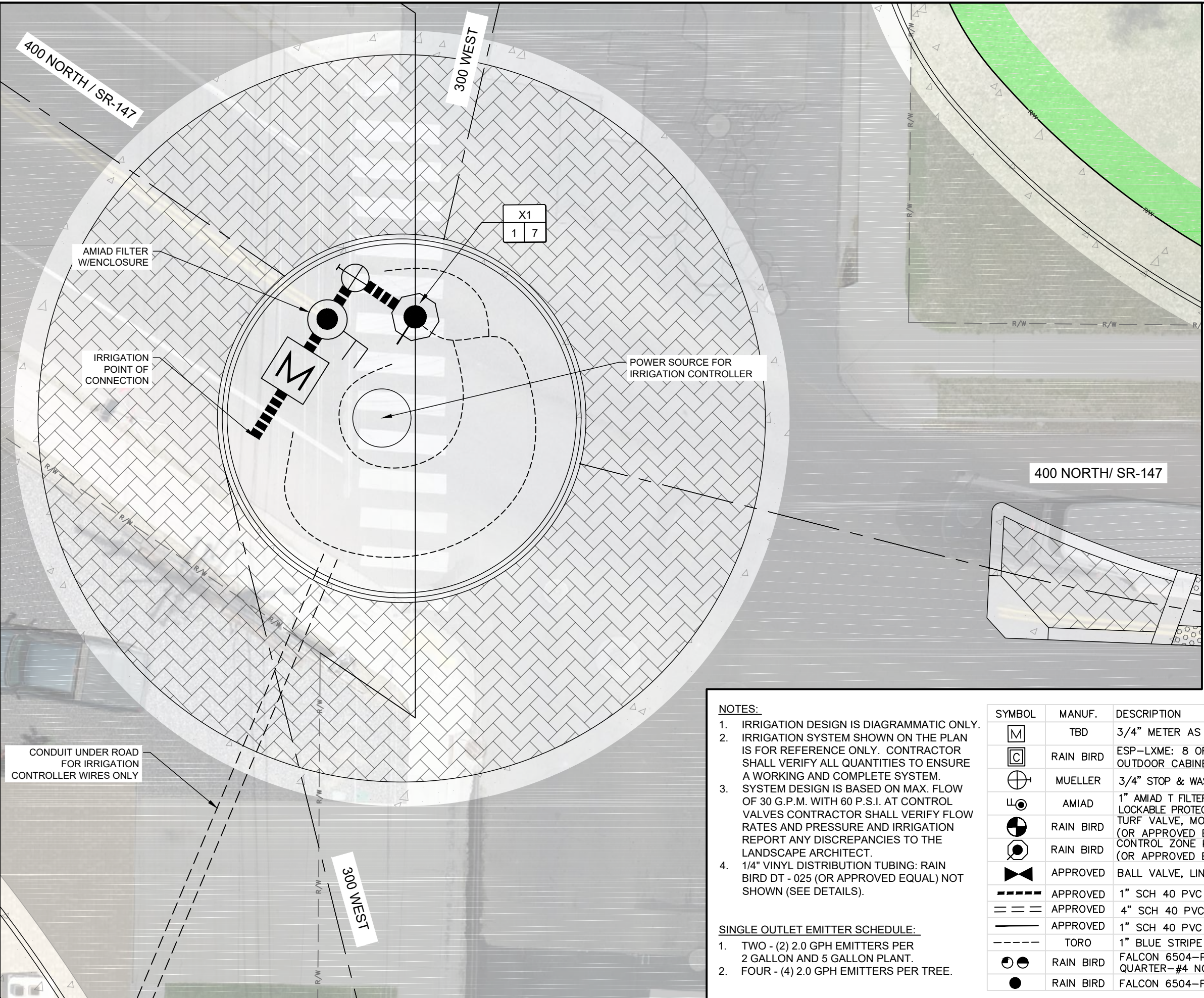
IRRIGATION PLAN

400 NORTH 300 WEST ROUNDABOUT
 SPANISH FORK, UT

PROJ. # FF 22225
 DATE: DEC. 2022
 DESIGN BY: TPB
 CHECKED BY: JGJ
 SHEET

IR01

PLOT: 2022-12-13 11:51 AM
PATH: \\UTAH-PROJ\PROJECTS\2022\22225-00 - SF 400 N 300 W ROUNDABOUT\200 - CAD\SSHEE - FILE\22225-15.DWG

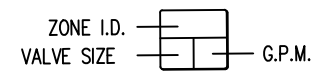


Know what's below.
Call before you dig.

SCALE: 1" = 10'
(SCALE ONLY VALID FOR 11" x 17" PAPER)

ZONE & FLOW CHART

ZONE I.D.	GPM	VALVE SIZE
T 1	25	1"
T 2	16	1"
T 3	25	1"
T 4	21	1"
X 1	7	1"



IRRIGATION LEGEND

SYMBOL	MANUF.	DESCRIPTION
	TBD	3/4" METER AS PER CITY STANDARDS.
	RAIN BIRD	ESP-LXME: 8 OR 12 STATION IRRIGATION CONTROLLER IN OUTDOOR CABINET, AS LABELED (OR APPROVED EQUAL).
	MUELLER	3/4" STOP & WASTE VALVE. INSTALL AS PER LOCAL CODE.
	AMIAD	1" AMIAD T FILTER WITH BRUSHAWAY ASSEMBLY, ENCLOSED IN LOCKABLE PROTECTION CAGE MOUNTED ON A CONCRETE SLAB
	RAIN BIRD	TURF VALVE, MODEL NO. 100-PESB-PRS-R (OR APPROVED EQUAL).
	RAIN BIRD	CONTROL ZONE KIT, MODEL # XCZ-100-PRB-COM (OR APPROVED EQUAL).
	APPROVED	BALL VALVE, LINE SIZE
	APPROVED	1" SCH 40 PVC MAINLINE
	APPROVED	4" SCH 40 PVC SLEEVE.
	APPROVED	1" SCH 40 PVC LATERAL LINE
	TORO	1" BLUE STRIPE HOSE (OR APPROVED EQUAL).
	RAIN BIRD	FALCON 6504-PC. 4" ROTOR. QUARTER-#4 NOZZLE. HALF-#8 NOZZLE.
	RAIN BIRD	FALCON 6504-FC. 4" ROTOR. FULL-#16 NOZZLE.

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 - 1/4" VINYL DISTRIBUTION TUBING: RAIN BIRD DT - 025 (OR APPROVED EQUAL) NOT SHOWN (SEE DETAILS).
- SINGLE OUTLET EMITTER SCHEDULE:
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PRELIMINARY PLANS
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IRRIGATION PLAN

400 NORTH 300 WEST ROUNDABOUT
SPANISH FORK, UT

PROJ. # FF 22225
DATE: DEC. 2022
DESIGN BY: TPB
CHECKED BY: JGJ
SHEET

IR02

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IRRIGATION NOTES:

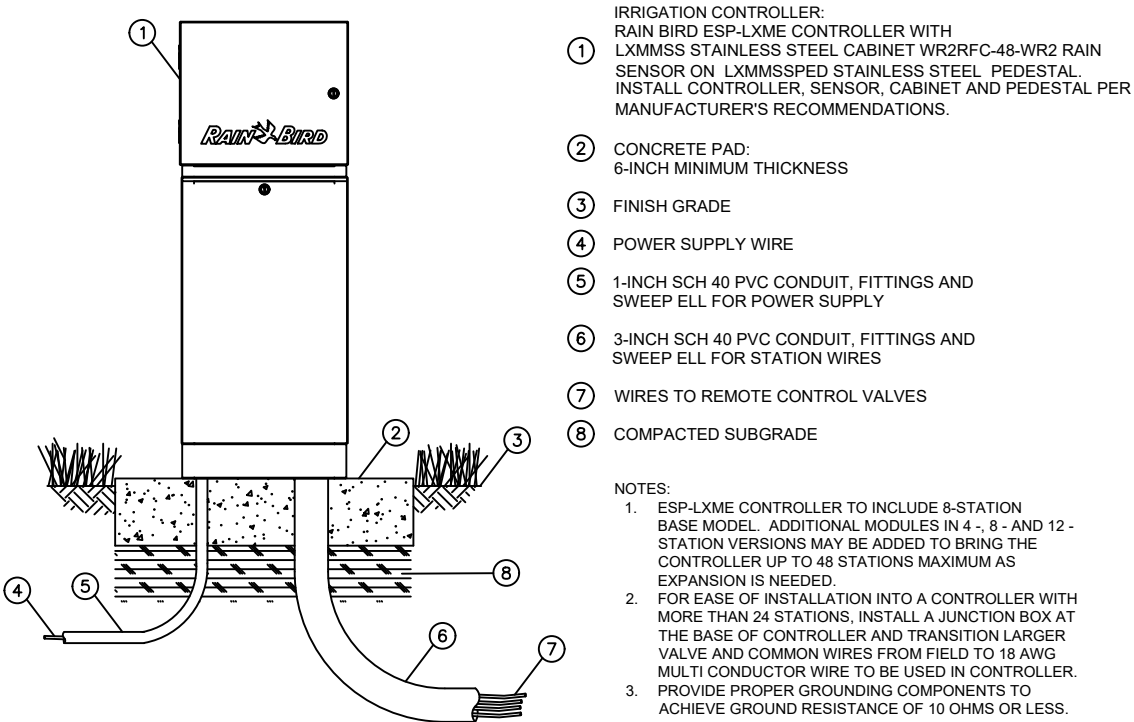
1. THESE DRAWINGS ARE DIAGRAMMATIC ONLY. CONTRACTOR TO FIELD VERIFY DRAWINGS PRIOR TO ANY INSTALLATION OR ORDERING OF MATERIALS. NOTIFY LANDSCAPE ARCHITECTURE OF ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE ASSUMES FULL RESPONSIBILITY FOR ANY NECESSARY ALTERATIONS TO THE SYSTEM.
2. ALL MATERIALS USED SHALL BE INSTALLED PER PLAN AND MANUFACTURER'S SPECIFICATIONS. DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
3. IRRIGATION SYSTEM DESIGN IS BASED ON MAX FLOW OF 30 G.P.M. WITH AL LEAST 60 P.S.I. AT VALVES. CONTRACTOR TO FIELD VERIFY PRESSURE PRIOR TO STARTING IRRIGATION INSTALLATION. NOTIFY CONSULTANT OF ANY DIFFERENCE FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS.
4. CONTRACTORS SHALL CONNECT AT IRRIGATION P.O.C.
5. USE #14 GAUGE UNDERGROUND DIRECT BURIAL WIRE WITH SPEARS' DRI-SPLICE WIRE CONNECTORS OR SIMILAR, FOR ALL VALVE CONNECTIONS. ALL SPLICES MUST BE PLACED IN VALVE BOXES.
6. IRRIGATION CONTRACTOR RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. CONTRACTOR TO COORDINATE SLEEVING INSTALLATION WITH CONCRETE FLATWORK AND PAVING. ALL SLEEVES TO BE EXTENDED AT LEAST 3" BEYOND CONCRETE STRUCTURES. ALL HARDSCAPE 4'-0" OR WIDER TO BE SLEEVED.
7. CONTRACTOR SHALL INSTALL ALL PIPING AND WIRING UNDER PAVED AREAS IN SLEEVES AS SHOWN ON PLANS. WIRE SHALL BE SLEEVED SEPARATELY FROM PIPING.
8. LOCATE ALL IRRIGATION EQUIPMENT AND VALVE BOXES IN LANDSCAPE PLANTER AREAS (SOME LINES AND EQUIPMENT ARE SCHEMATIC). DO NOT LOCATE THESE ITEMS IN TURF AREAS WHERE POSSIBLE.
9. LOCATE VALVE BOXES IN GRANULAR LANDSCAPE AREAS (NOT IN TURF) ADJACENT TO WALKWAYS AND CURBS WHENEVER POSSIBLE.
10. 'DURA' MANIFOLD SYSTEM COMPONENTS SHALL BE USED WITH ALL VALVE ASSEMBLIES FOR EASE OF VALVE REPLACEMENT AND MAINTENANCE.
11. TWO 2.0 GPH EMITTERS SHALL BE INSTALLED PER PLANT AND FOUR 2.0 GPH PER TREE. SEE DETAILS FOR ADDITIONAL INFORMATION.
12. ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND EDGE OF ROOTBALL, WITHIN PLANT BASIN. ON SLOPED AREAS, EMITTERS SHALL BE PLACED ON UPHILL SIDE OF PLANTS.
13. ALL MAIN LINE AND LATERAL LINE PIPE SHALL BE PVC SCHEDULE 40. ALL PIPE FITTINGS SHALL BE SHEDULE 40, EXCEPT WHERE SPECIFIED AS SCHEDULE 80 IN DETAILS. INSTALL ALL PRESSURE LINES AT A MINIMUM DEPTH OF 24". INSTALL LATERAL LINES AT A MINIMUM DEPTH OF 18". INSTALL TORO 1" BLUE STRIPE XERIGATION HOSE (OR APPROVED EQUAL) AND RAINBIRD DT-025 (OR APPROVED EQUAL) ABOVE TOPSOIL AND WEED BARRIER FABRIC. STAKE TUBING AT A MAX OF 8' INTERVALS AND COVER WITH ROCK MULCH.

14. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS AND EXISTING IRRIGATION SYSTEM (IF ANY). CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO EXCAVATION. SHOULD DAMAGE BE INCURRED, THE CONTRACTOR SHALL REPAIR THE DAMAGE TO ITS ORIGINAL CONDITION AT HIS OWN EXPENSE.
15. THE OWNER RESERVES THE RIGHT TO REFUSE MATERIAL OR WORK WHICH DOES NOT CONFORM TO THESE DRAWINGS AND SPECIFICATIONS. REJECTED WORK SHALL BE REMOVED AND CORRECTED AS SOON AS POSSIBLE AT CONTRACTOR'S EXPENSE.
16. CONTRACTOR TO PROVIDE, INSTALL, AND SET UP ONE 8 STATION RAIN BIRD CONTROLLER MODEL #ESP-LXME-8-120V WITH WR2RFC-48 - WR2 WIRELESS RAIN/FREEZE SENSOR COMBO WITH 48 HOUR RAIN DELAY. CONTROLLER SHALL BE INSTALLED NEAR A 110 POWER OUTLET. ACTUAL LOCATION TO BE DETERMINED BY OWNER PRIOR TO INSTALLATION.
17. PRIOR TO OWNER APPROVAL, CONTRACTOR SHALL COMPLETE THE FOLLOWING:

17.a. ALL IRRIGATION EQUIPMENT (INCLUDING PIPE LINES AND SLEEVES) TO BE DOCUMENTED FROM 2 STATIONARY POINTS.

17.b. LABEL AND LAMINATE VALVE SCHEDULE, ATTACH TO INSIDE OF CONTROLLER.

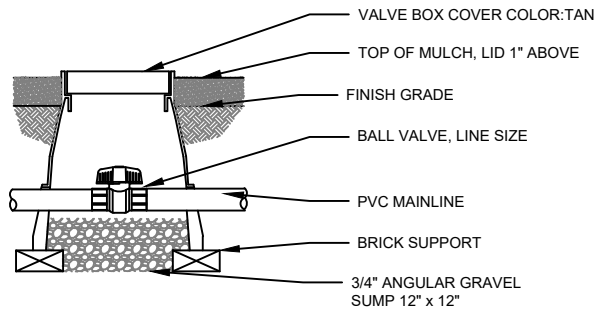
17.c. ALL IRRIGATION HEADS TO BE ADJUSTED TO THE PROPER HEIGHT.
18. CONTRACTOR SHALL ADJUST THE PERFORMANCE OF THE IRRIGATION SYSTEM FOR OPTIMUM PLANT GROWTH BASED ON ACTUAL SITE CONDITIONS, INCLUDING SOIL TYPES, SLOPE OR OTHER VARIABLES THAT MAY DEVIATE FROM PROJECT PLANS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PROJECT PLANS AND ACTUAL SITE CONDITION PRIOR TO INSTALLATION.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING THE INSTALLATION OF A FULLY AUTOMATED IRRIGATION SYSTEM PRIOR TO STARTING PLANTING. IF THE IRRIGATION SYSTEM IS INTERRUPTED FOR ANY REASON THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTINUE MANUAL WATERING OF ALL PLANT MATERIAL UNTIL THE IRRIGATION SYSTEM IS FULLY OPERATIVE.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER SERVICE CONNECTIONS FROM THE WATER METER DOWNSTREAM.
21. REFER TO IRRIGATION SPECIFICATIONS AND DETAILS FOR INSTALLATION PROCEDURES.
22. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL PIPING NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL IRRIGATION SYSTEM INCLUDING ALL SUB-LATERAL PIPING TO EACH PLANT EMITTER AS SPECIFIED AND DETAILED WHETHER OR NOT PIPING IS SHOWN ON PLANS.
23. REFER TO GENERAL CONSTRUCTION NOTES FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.
24. IRRIGATION CONTRACTOR SHALL PROVIDE 100% HEAD TO HEAD COVERAGE IN ALL TURF AREAS. FIELD ADJUST HEAD LOCATIONS AS REQUIRED. ACTUAL SITE CONDITIONS MAY VARY FROM DRAWINGS AND NECESSITATE ADJUSTMENT OF HEAD LAYOUT, NOZZLES OR QUANTITIES OF HEADS AT NO ADDITIONAL COST TO THE OWNER.
25. POP UP HEADS SHALL BE LOCATED 1" WAY FROM AND 1/4" BELOW EXISTING ADJACENT CURBS, WALLS, WALKS AND MOWSTRIPS.



1. DETAIL - ESP-LXME CONTROLLER IN LXMMSS CABINET ON LXMMSSPED STAINLESS STEEL METAL PEDESTAL
NOT TO SCALE



2. DETAIL - 1" AMIAD FILTER W/ BRUSHAWAY ASSEMBLY
NOT TO SCALE



3. DETAIL - BALL VALVE
NOT TO SCALE

Plot: 2022-12-13 11:51 AM
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PRELIMINARY PLANS
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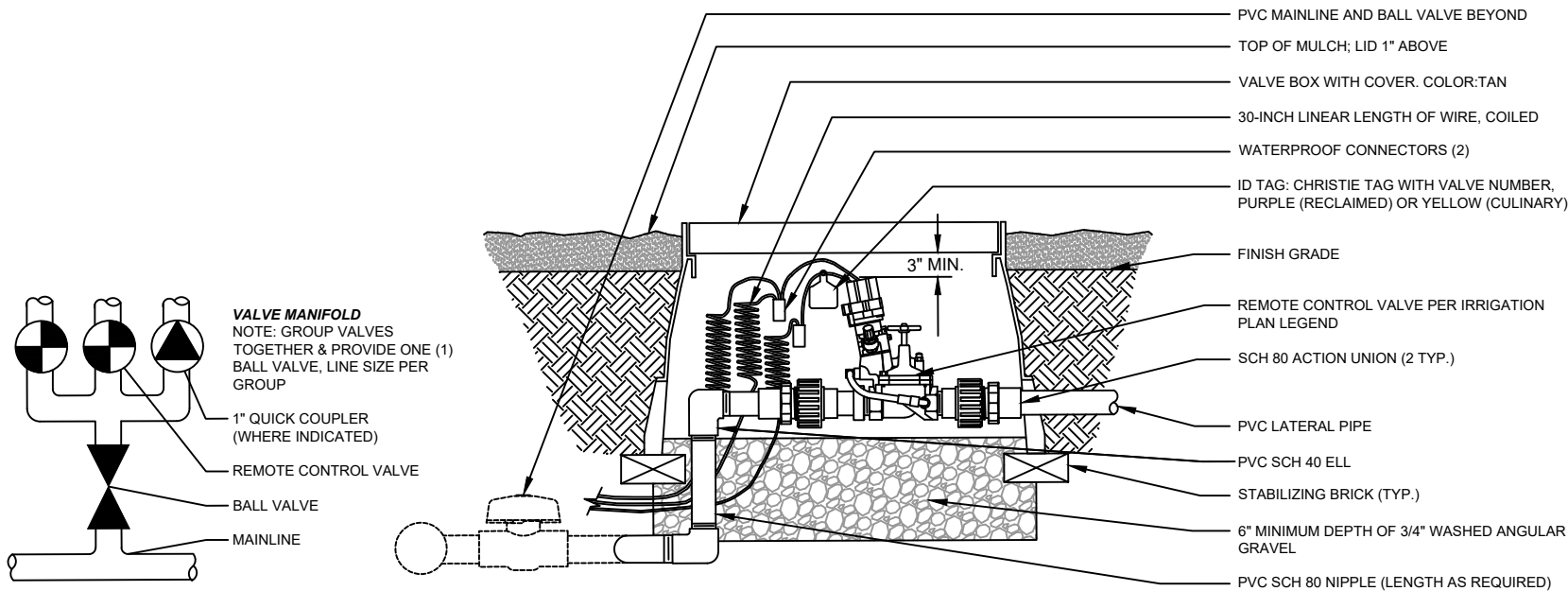
IRRIGATION DETAILS

400 NORTH 300 WEST ROUNDABOUT
SPANISH FORK, UT

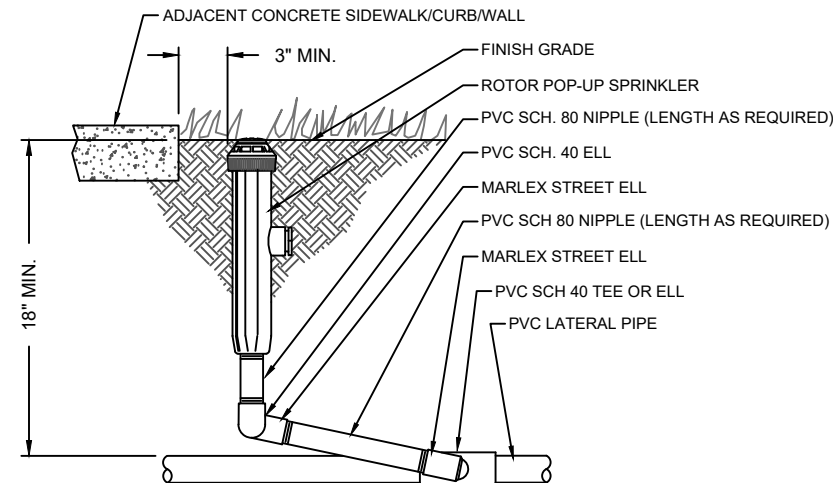
PROJ. # FF 22225
DATE: DEC. 2022
DESIGN BY: TPB
CHECKED BY: JGJ
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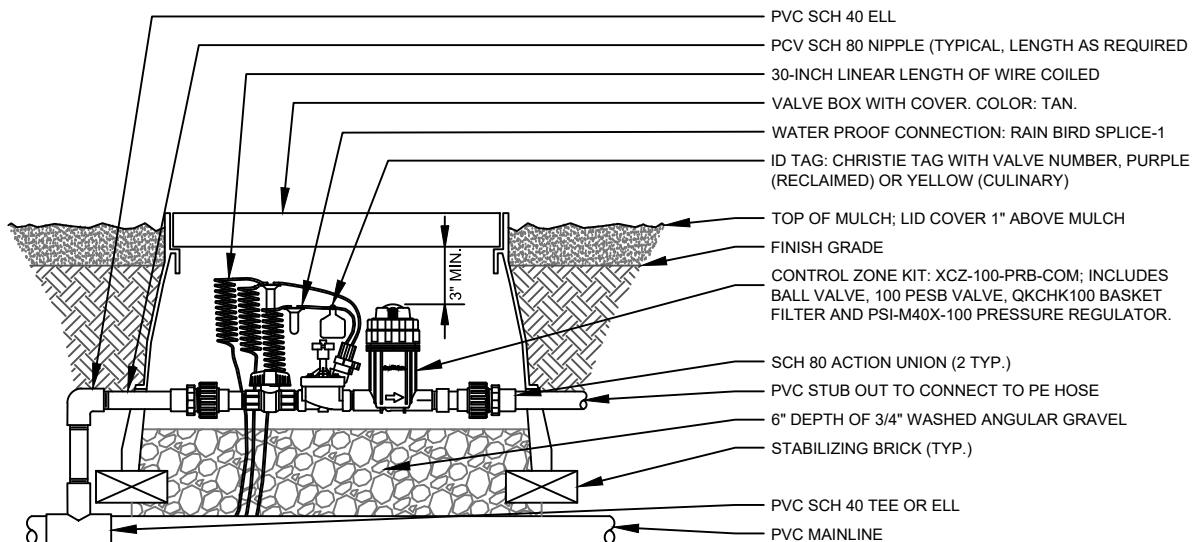
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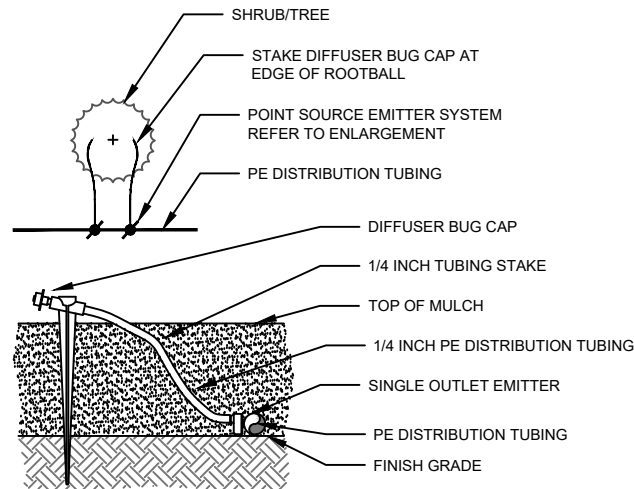
4 DETAIL - TURF REMOTE CONTROL IRRIGATION VALVE
NOT TO SCALE



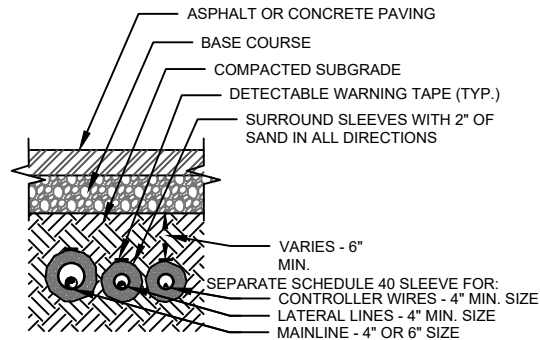
5 DETAIL - TURF ROTOR
NOT TO SCALE



6 DETAIL - DRIP VALVE
NOT TO SCALE

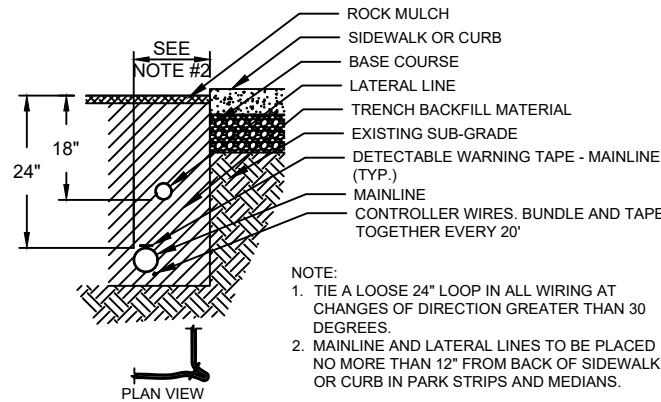


7 DETAIL - SHRUB/TREE EMITTER LAYOUT
NOT TO SCALE



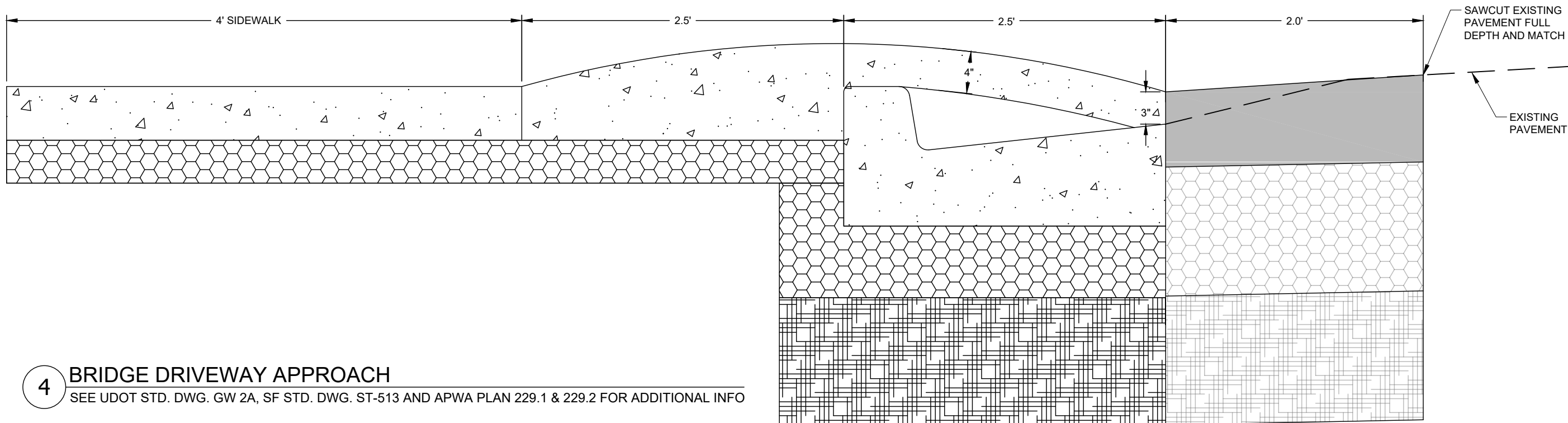
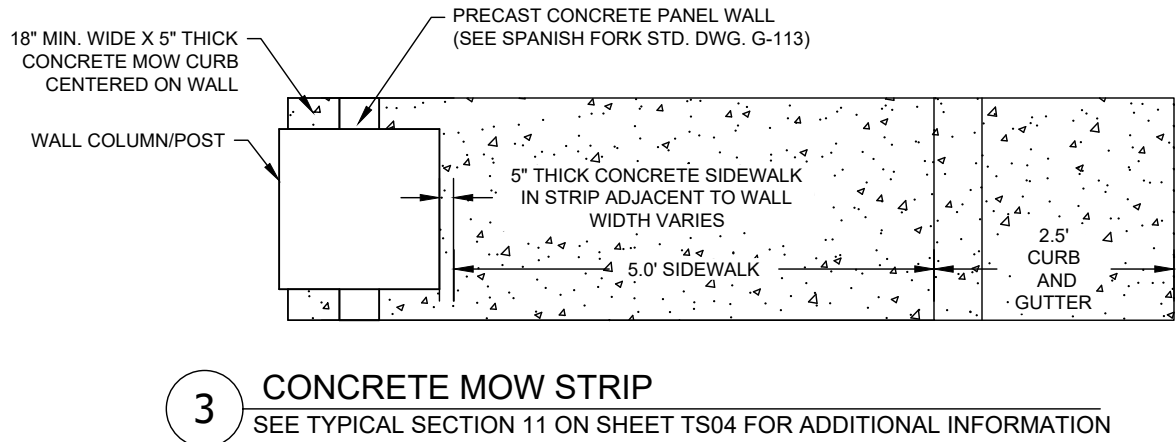
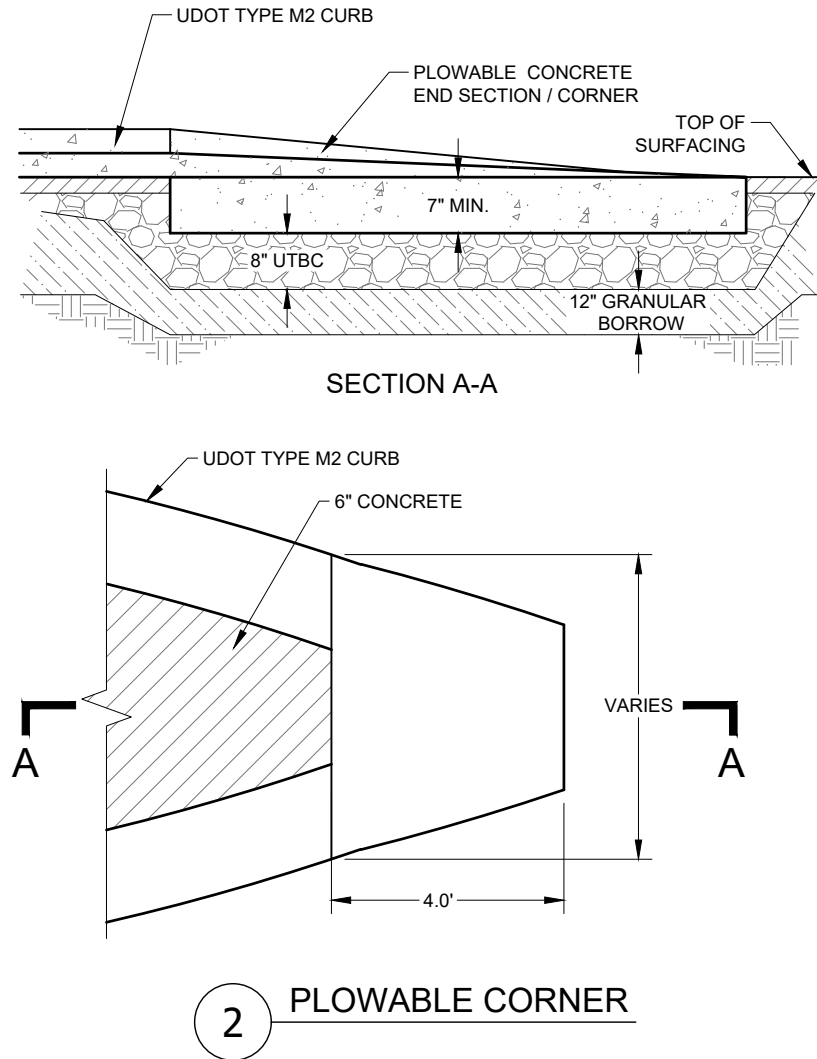
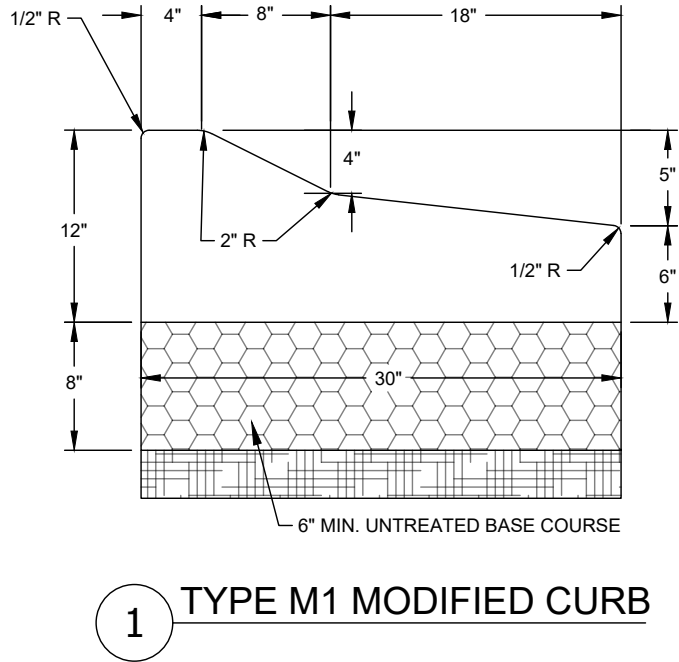
NOTE:
1. WHEN MULTIPLE PIPES OCCUR IN ONE TRENCH ADD MULTIPLE SLEEVES.
2. WIRES SHALL BE IN SEPARATE SLEEVE.

8 DETAIL - SLEEVE SECTION
NOT TO SCALE



9 DETAIL - IRRIGATION TRENCH SECTION
NOT TO SCALE

PLOT: 2022-12-13 11:51 AM
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PRELIMINARY PLANS
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DETAILS

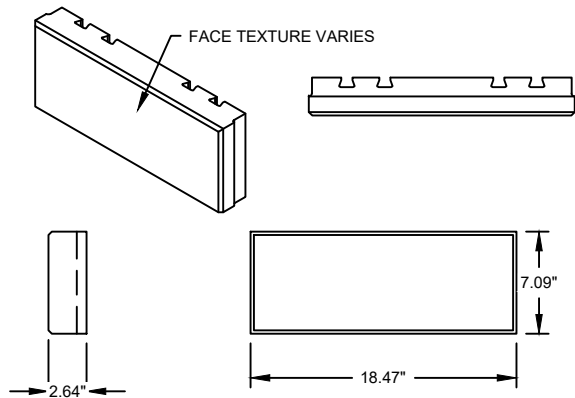
400 NORTH 300 WEST ROUNDABOUT
SPANISH FORK, UT

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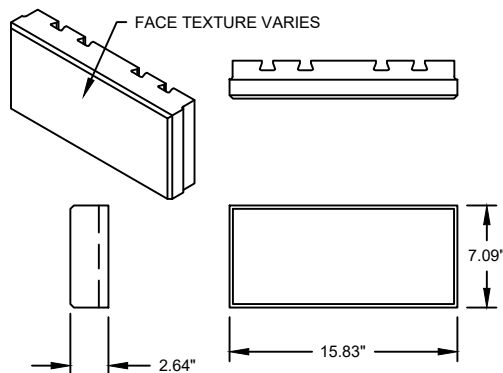
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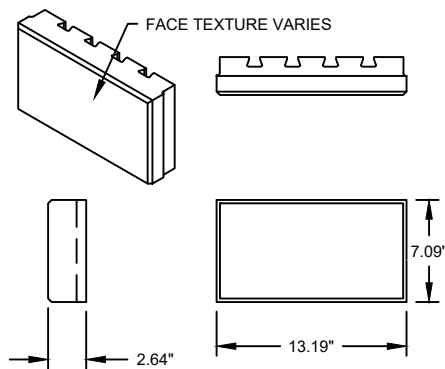
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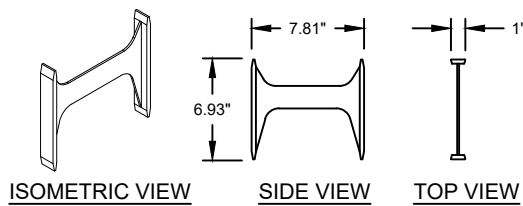
FACE UNIT - LARGE



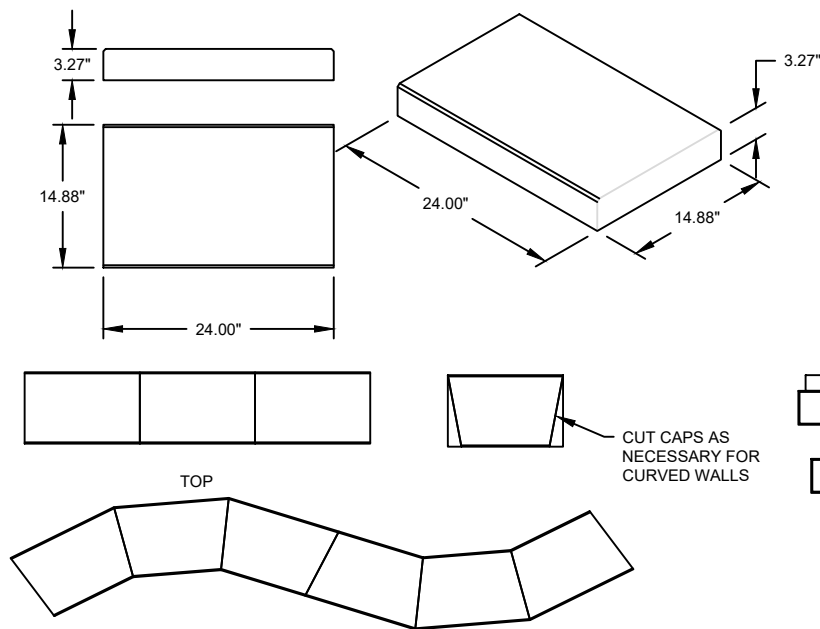
FACE UNIT - MEDIUM



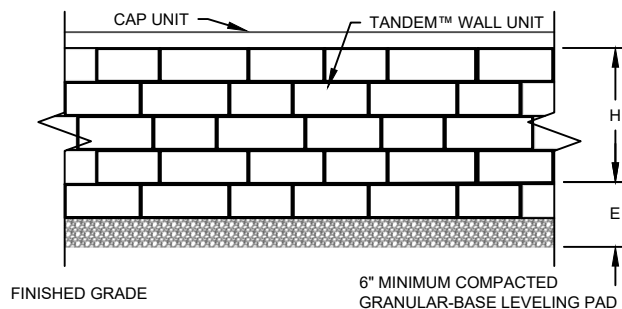
FACE UNIT - SMALL



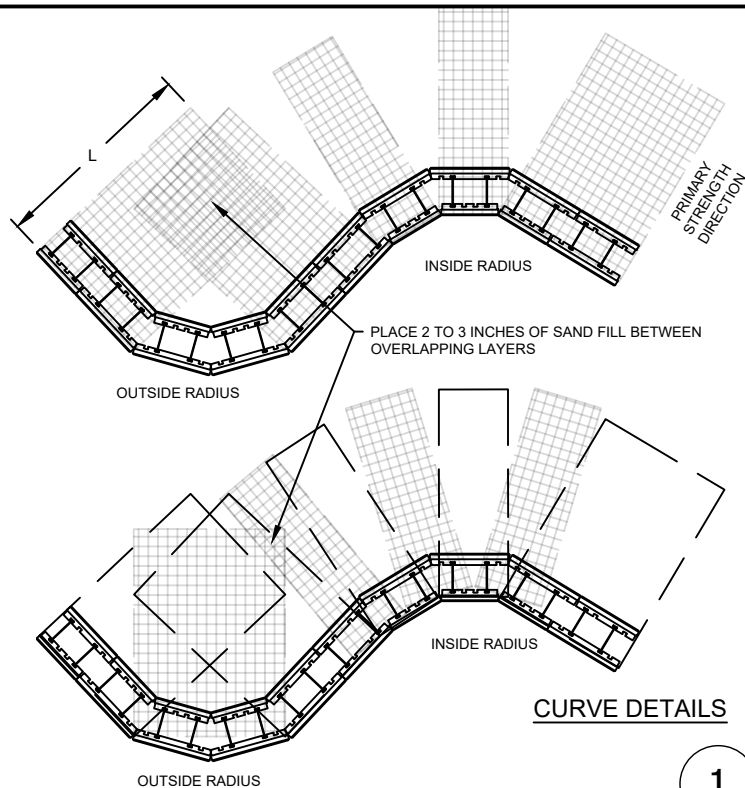
CONNECTOR



CAPPING DETAILS



RECOMMENDED INSTALL PATTERNS



CURVE DETAILS

1

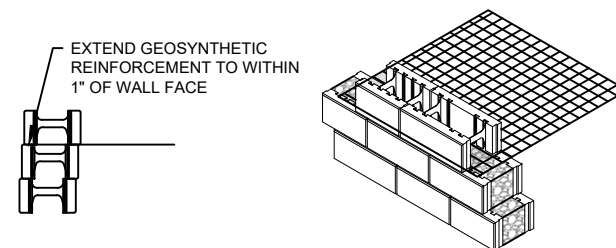
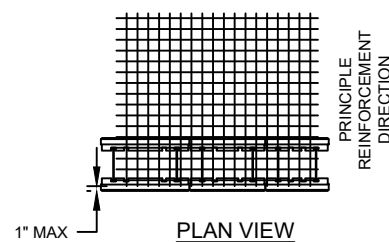
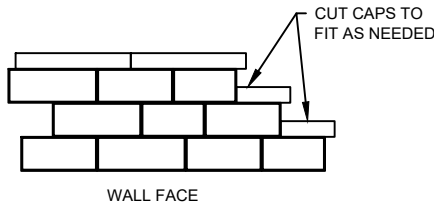
BELGARD TANDEM SYSTEM WALL DETAIL

STEP 1 - PLACE REINFORCEMENT SO LITTLE OR NO OVERLAP OCCURS IN THE RADIUS AREA. IF OVERLAP OCCURS, PLACE 2 TO 3 INCHES OF SAND BETWEEN THE REINFORCEMENT LAYERS.

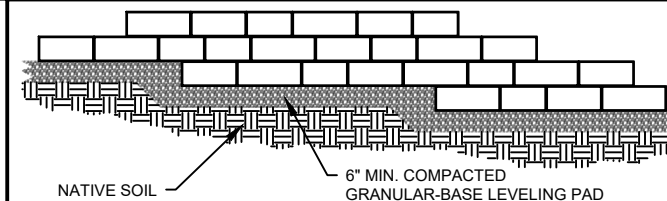
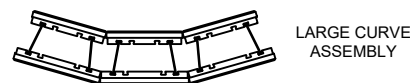
STEP 2 - LAY THE NEXT COURSE OF BLOCK. MAKE A MARK ON THE BACK OF THE BLOCKS IN THE AREAS THAT ARE NOT REINFORCED. BACKFILL AND COMPACT THAT COURSE.

STEP 3 - PLACE REINFORCEMENT IN THE AREAS WHERE THE MARKS SHOW GAPS IN THE LOWER REINFORCEMENT PATTERN. CONTINUE NORMAL WALL CONSTRUCTION, REPEATING THESE STEPS AS NEEDED.

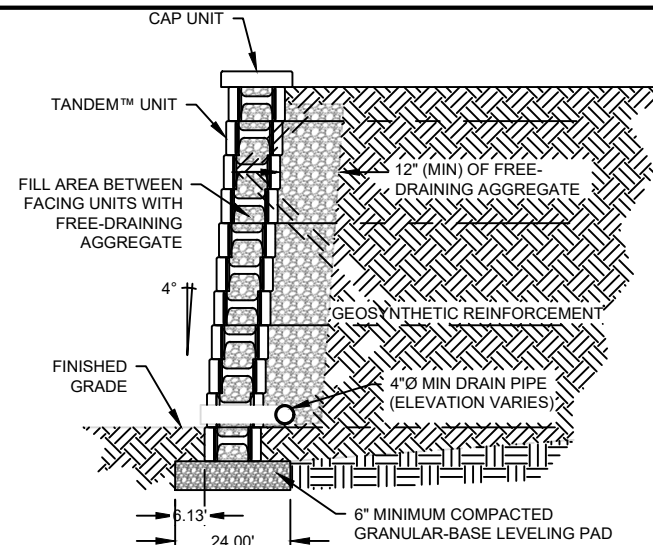
- NOTES:
1. MINIMUM RADIUS INFORMATION:
 - A. INSIDE RADIUS: 5.5 FT TO FACE OF BOTTOM COURSE
 - B. OUTSIDE RADIUS: 2 FT TO BACK OF TOP COURSE
 2. GRID LENGTH (L) PER DESIGN
 3. REPEAT STEPS AS NEEDED TO FULL HEIGHT OF WALL
 4. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.



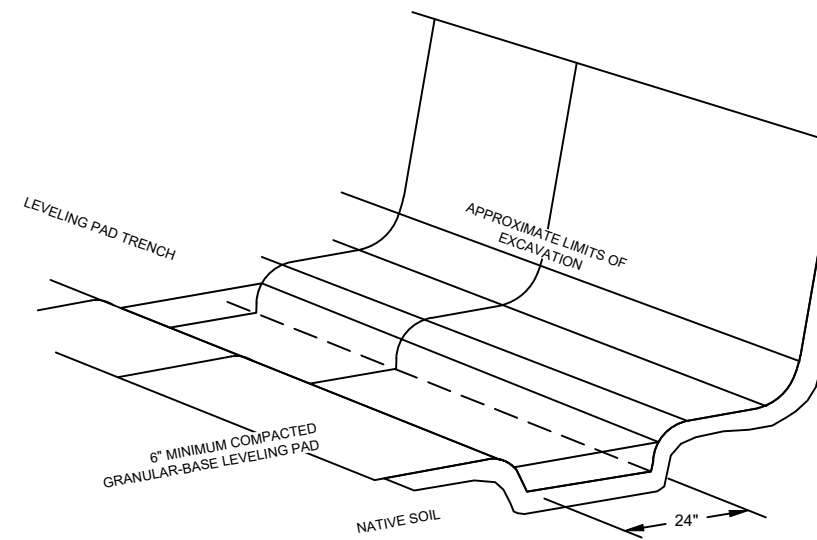
REINFORCEMENT CONNECTION DETAIL



TYPICAL BASE STEP-UP



TYPICAL REINFORCED CROSS SECTION



TYPICAL BASE PREPARATION

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

DETAILS

400 NORTH 300 WEST ROUNDABOUT
SPANISH FORK, UT

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