Wednesday, March 30, 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 in the City Council Chambers at the Spanish Fork City Office Building, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Site Plan

Subject	**A. AGGIE. The proposal involves development of an industrial site located at 751 West 3800 North.**
Meeting	Mar 30, 2022 - Development Review Committee
Category	1. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
report.drc.aggie.3-30-2022.pdf (13,367 KB)

2. Conditional Use Permit and Site Plan

Subject	**A. SUVSWD ENVIRONMENTAL RECOVERY AND TRANSFER CENTER. The proposal involves industrial development of a site and approval of a Conditional Use for a Solid Waste Transfer Facility to be located at approximately 3450 North 400 West.**
Meeting	Mar 30, 2022 - Development Review Committee
Category	2. Conditional Use Permit and Site Plan
Access	Public
Type	Action, Discussion

File Attachments
report.drc.suvswdtransfer.3-30-2022.pdf (18,914 KB)
plan.part1.suvswdenviromentalrecoveryandtransfercenter.3-28-2022.pdf (24,557 KB)
plat.suvswdenviromentalrecoveryandtransfercenter.3-28-2022.pdf (969 KB)
plan.landscape.suvswdtransfercenter.2-1-2022.pdf (3,106 KB)
plan.building.suvswdtransfercenter.2-1-2022.pdf (1,925 KB)
doc.elevation.suvswdtransfercenter.2-1-2022.pdf (1,288 KB)
plan.operations.suvswdenviromentalrecoveryandtransfercenter.3-28-2022.pdf (361 KB)

3. Zone Change and Preliminary Plat

Subject	**A. MODERA. The proposal involves changing the current zone from R-R to R-4 and Commercial-2 along with a Master Planned Development located in the vicinity of 2000 West 1900 South.**
Meeting	Mar 30, 2022 - Development Review Committee
Category	3. Zone Change and Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
report.drc.modera.3-30-2022.pdf (17,865 KB)

4. Final Plat

Subject	**A. RIVER RUN TOWNHOMES PLAT A. The proposal requests amending the existing approval for townhomes in a recorded Final Plat located at approximately 200 East South Lane.**
Meeting	Mar 30, 2022 - Development Review Committee
Category	4. Final Plat
Access	Public
Type	Action, Discussion

File Attachments
memo.riverrun.3-30-2022.pdf (285 KB)

5. Concept Review

Subject	**A. ARROWHEAD SUBDIVISION.**
Meeting	Mar 30, 2022 - Development Review Committee
Category	5. Concept Review
Access	Public
Type	Discussion

File Attachments
plan.arrowheadsubdivision.3-21-2022.pdf (1,073 KB)

Subject	**B. FAIRGROUNDS PARKING LOT.**
Meeting	Mar 30, 2022 - Development Review Committee
Category	5. Concept Review
Access	Public
Type	Discussion

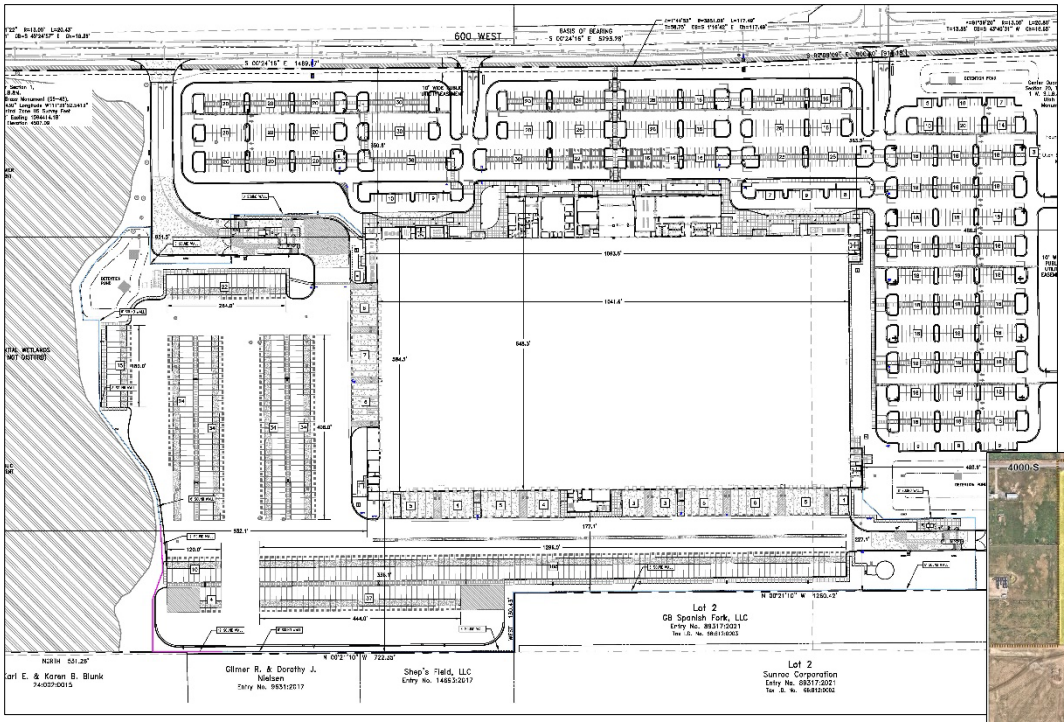
File Attachments
plan.concept.fairgrounds.3-21-2022.pdf (7,742 KB)

6. Discussion

Subject	**A. CENTRAL UTAH WATER.**
Meeting	Mar 30, 2022 - Development Review Committee
Category	6. Discussion
Access	Public
Type	Discussion

File Attachments
Water Efficiency Standards Notice.pdf (184 KB)
CUWCD Water Efficiency Standards.pdf (120 KB)

7. Adjourn





Aggie Site Plan Approval Request

March 30, 2022, Development Review Committee Meeting.

Located at 751 West 3800 North, including 70.95 acres.

The subject property is zoned I-1.

The applicant has requested that a Site Plan be approved.

Key Issues

1. Improvements.
2. Utilities.
3. SWPPP.
4. Access.
5. Building Plans.
6. Landscaping.

Recommendation

Staff recommends that the proposed Site Plan be approved based on the following findings and subject to the following conditions:

Findings

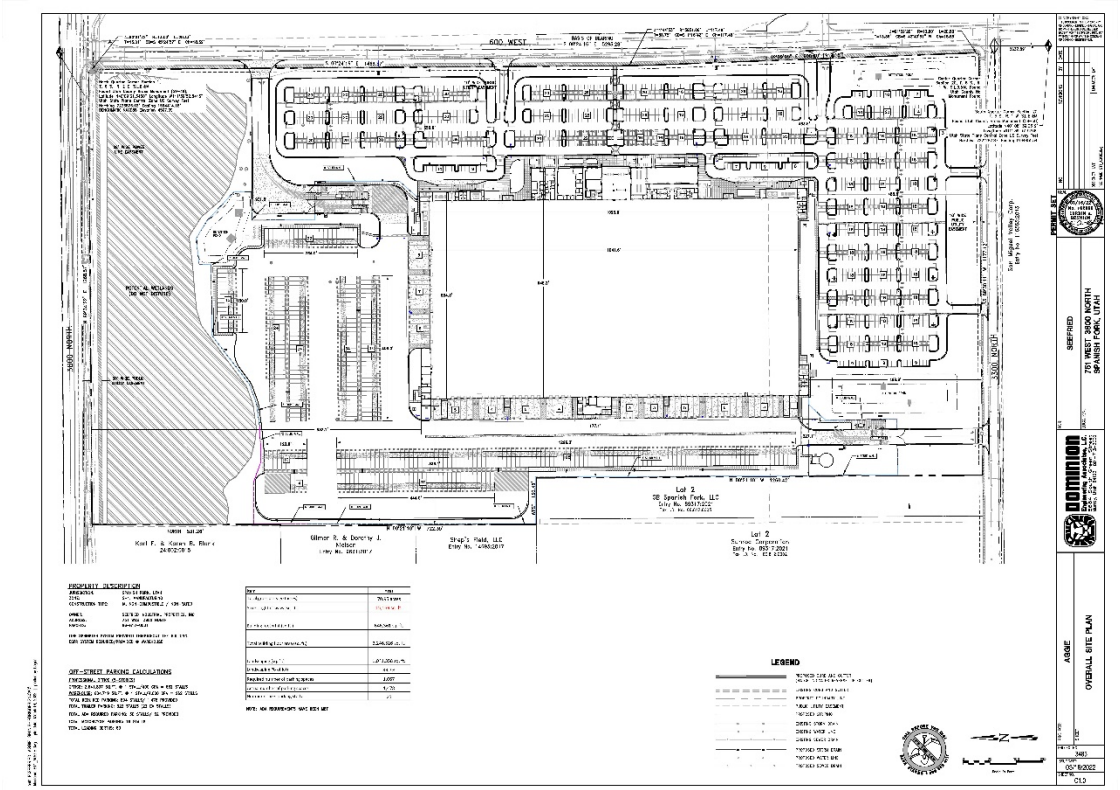
1. That the project conforms to the City's General Plan Land Use Designation and Zoning Map.

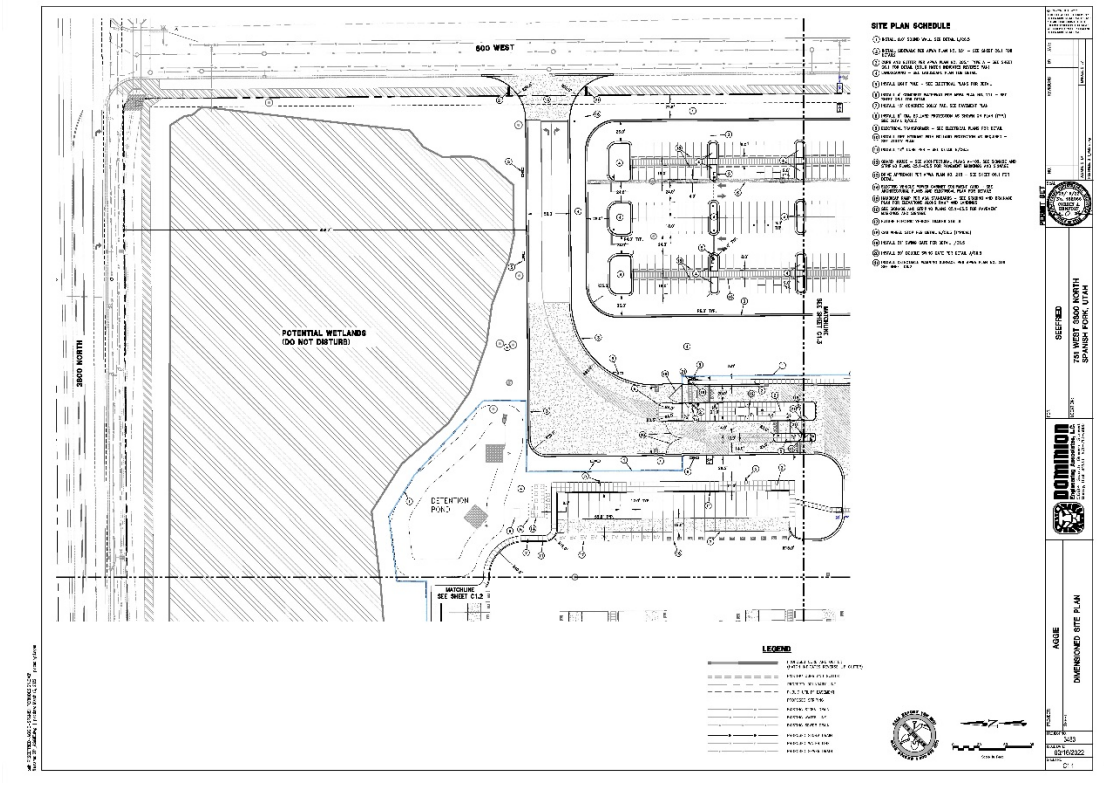
Conditions

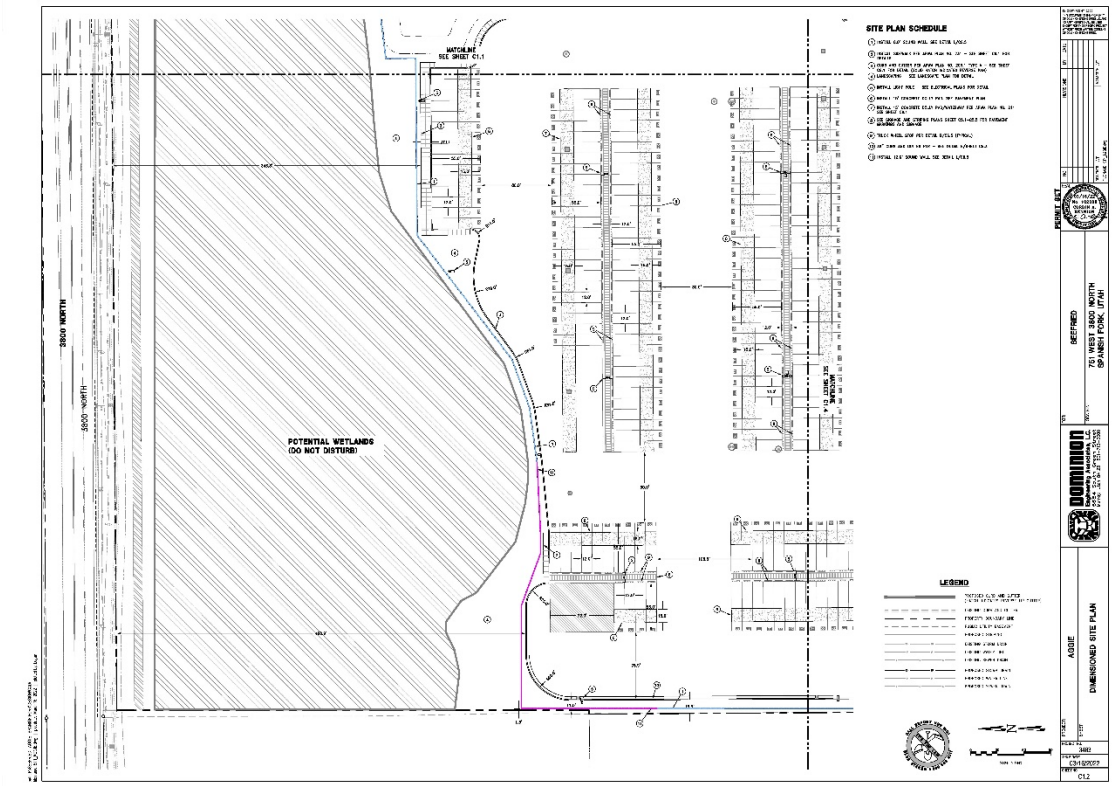
1. That the applicant meets the City's Zoning Requirements and Construction Standards.
2. That the applicant addresses any red-lines.

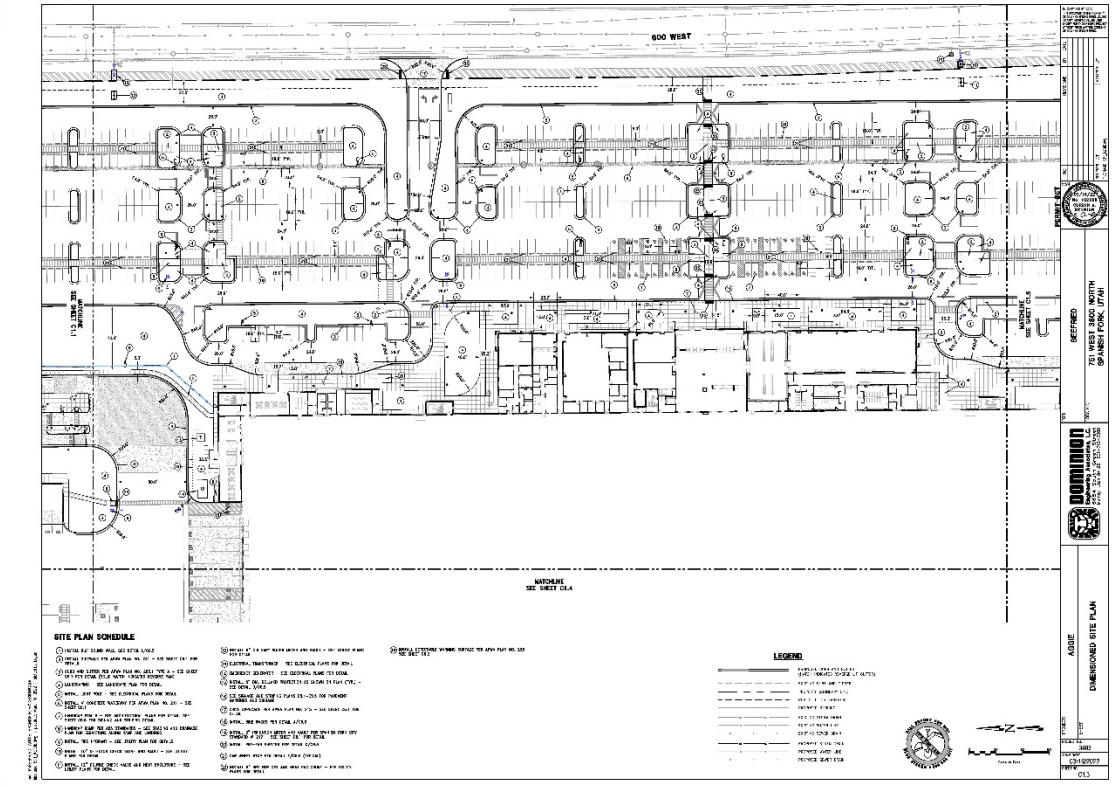
Exhibits

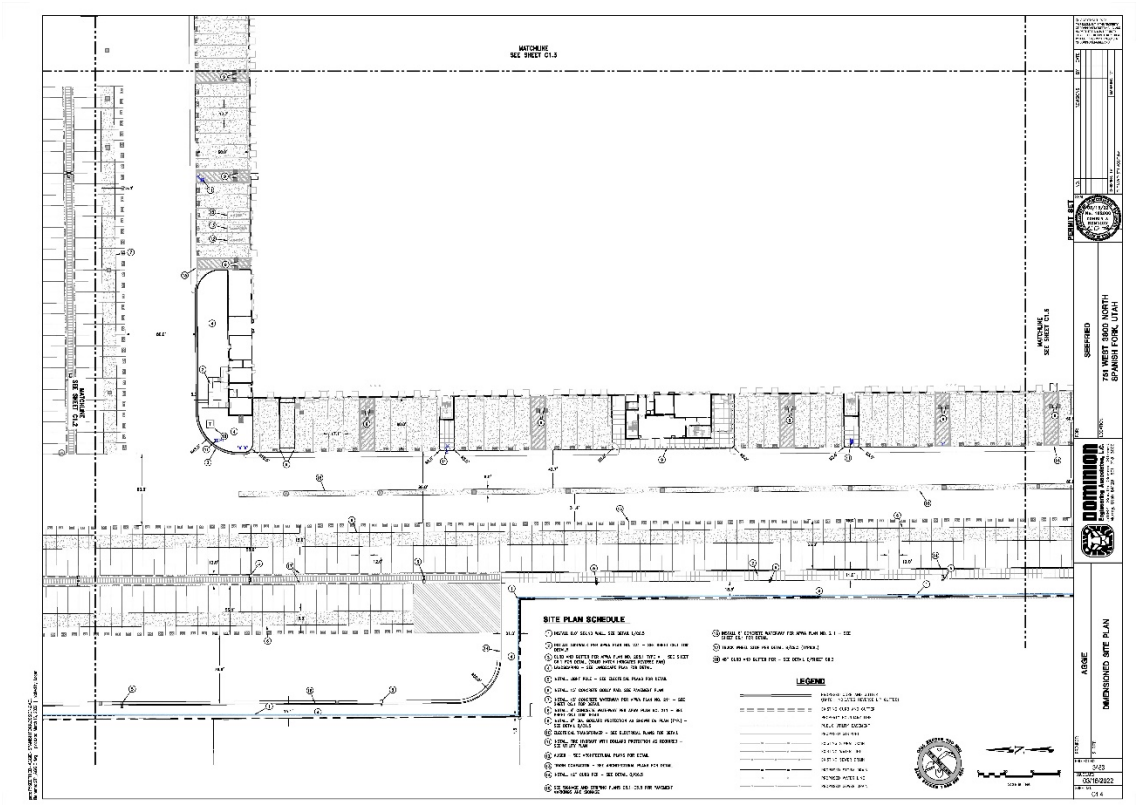
1. Site Plan.
2. Landscaping Plan.
3. Utility Plan.
4. Elevations.

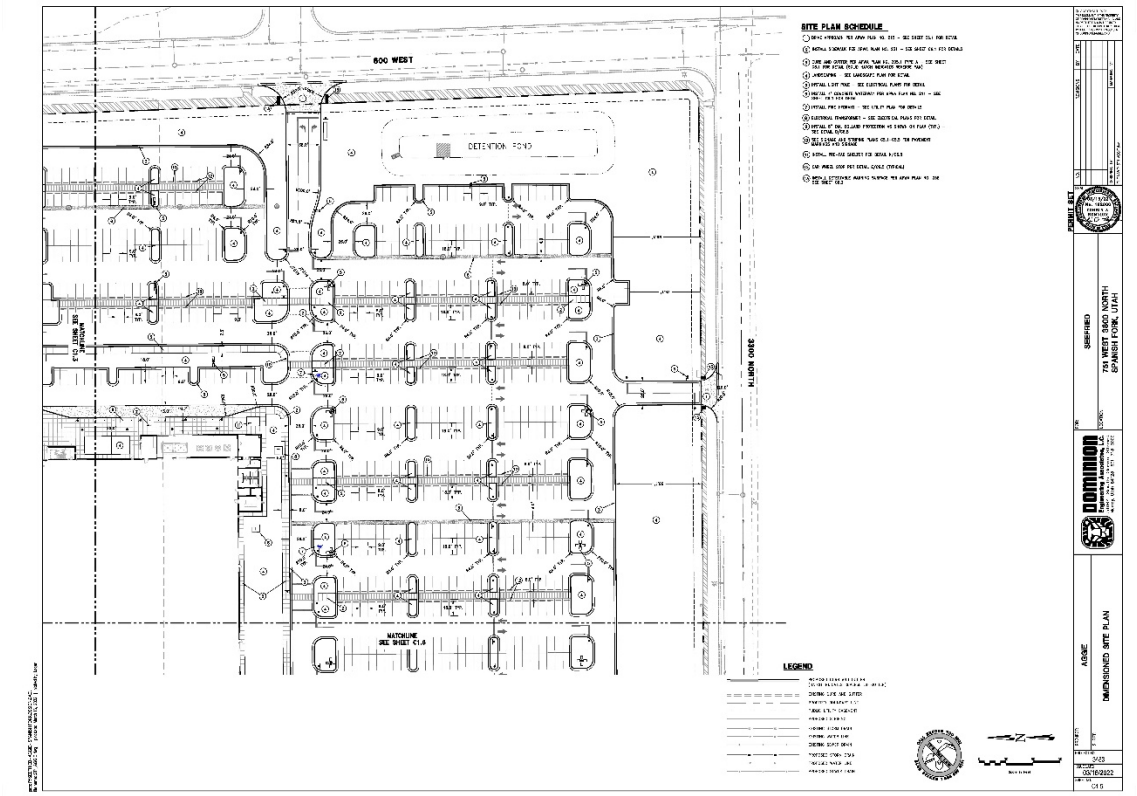

600 WEST
3600 NORTH
3500 NORTH
Lot 2
SE Spanish Fork, LLC
Entry No. 165171-2022
Lot 2
Summit Preparation
Entry No. 165172021
Kent F. & Karen B. Starr
Entry No. 24892019
Gilmer D. & Dorothy J. Nielsen
Entry No. 165170-7
Shop's Field, LLC
Entry No. 47663-2017
PROPERTY DESCRIPTION
OFF-STREET PARKING CALCULATIONS
LEGEND
PERMIT SET
SHEPHERD
735 WEST 3600 NORTH
SPANISH FORK, UTAH
DOMINION
ASGIE
OVERALL SITE PLAN
C1.0

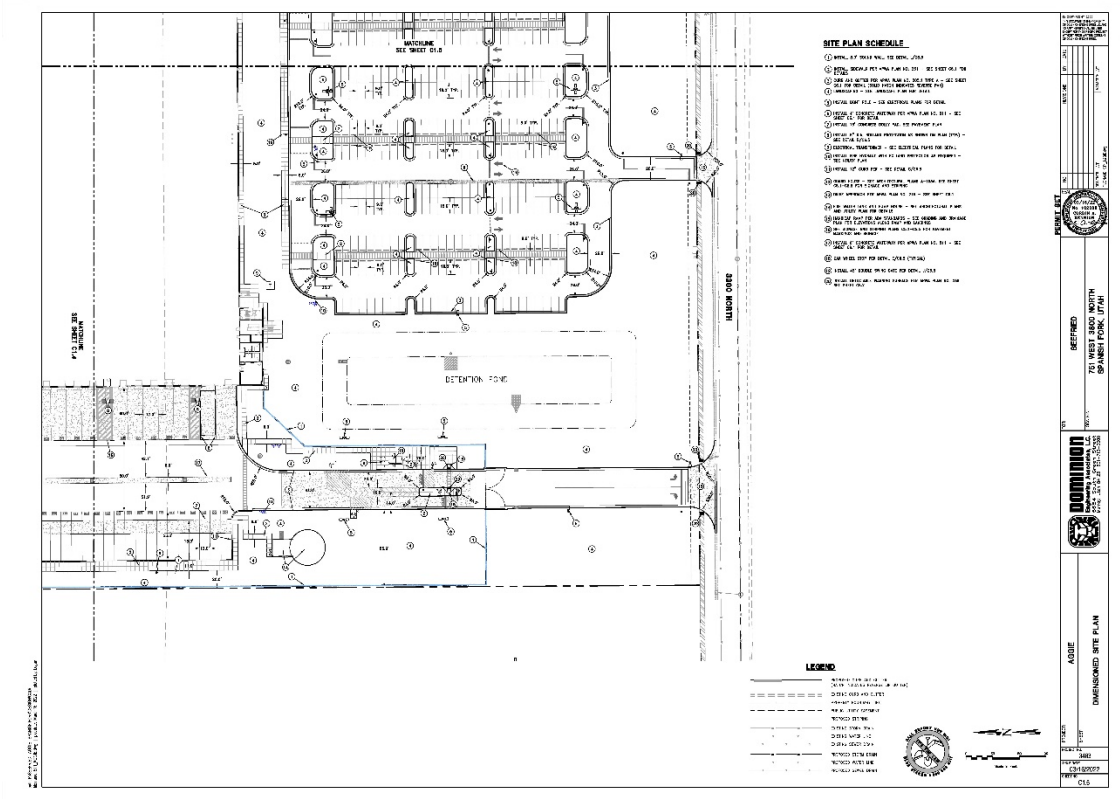

600 WEST
3600 NORTH
POTENTIAL WETLANDS
(DO NOT DISTURB)
DETENTION
POND
SEE SHEET C1.2
SITE PLAN SCHEDULE
LEGEND
PERMIT SET
SHEPHERD
735 WEST 3600 NORTH
SPANISH FORK, UTAH
DOMINION
ASGIE
DIMENSIONED SITE PLAN
C1.1

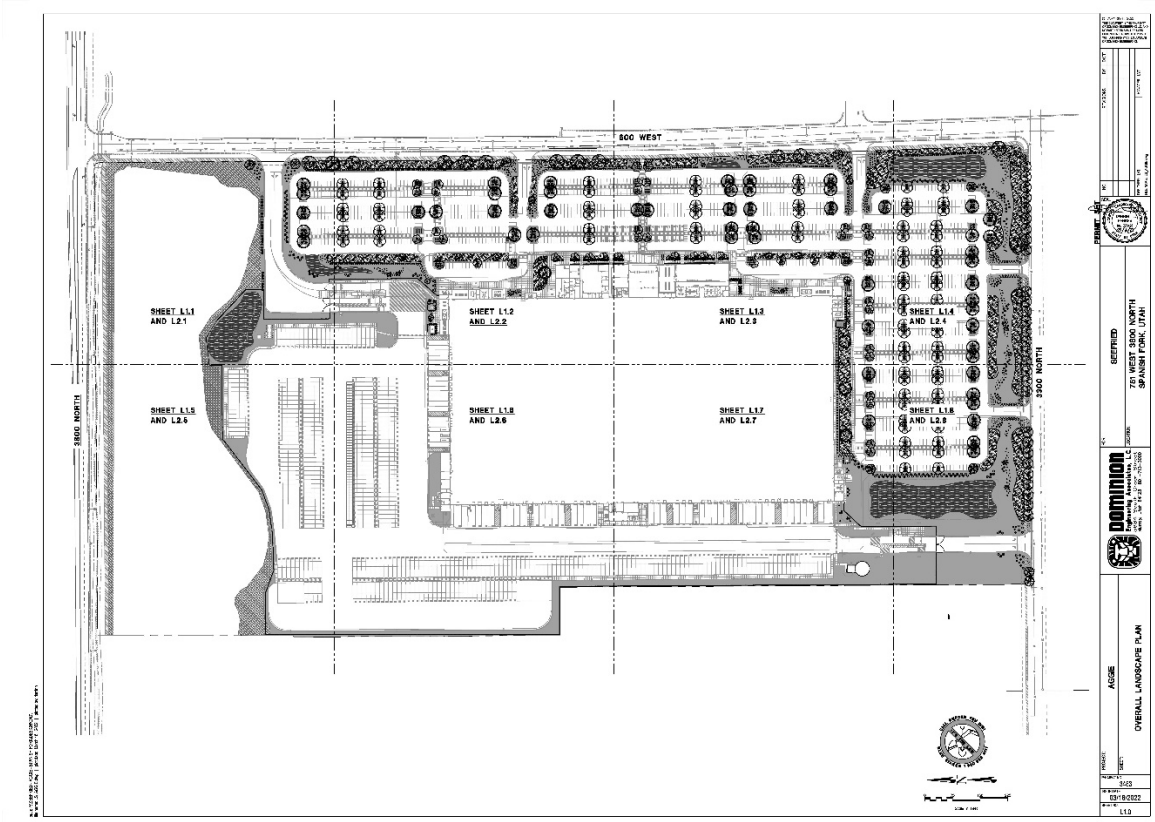

SITE PLAN SCHEDULE
POTENTIAL WETLANDS
(DO NOT DISTURB)
3800 NORTH
LEGEND
DEERFIELD
751 WEST 3800 NORTH
SPANISH FORK, UTAH
DOMINION
ADDIE
DIMENSIONED SITE PLAN

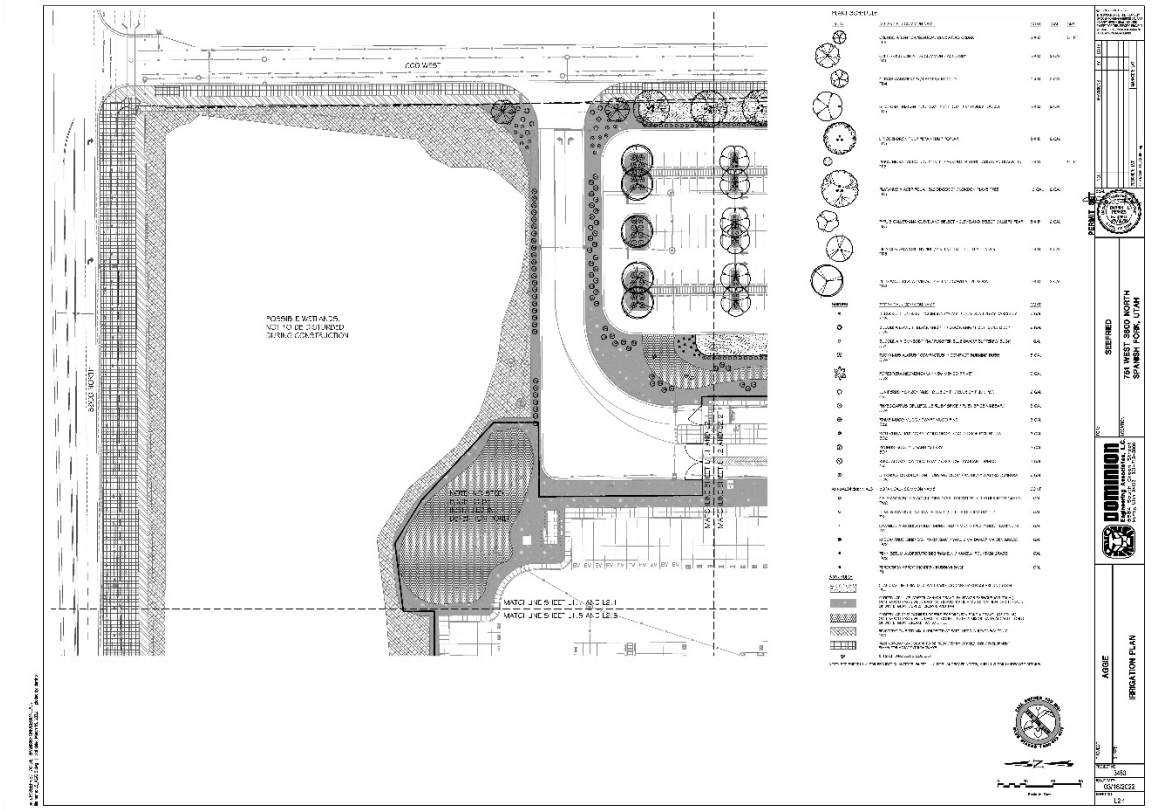

600 WEST
SITE PLAN SCHEDULE
LEGEND
DEERFIELD
751 WEST 3800 NORTH
SPANISH FORK, UTAH
DOMINION
ADDIE
DIMENSIONED SITE PLAN

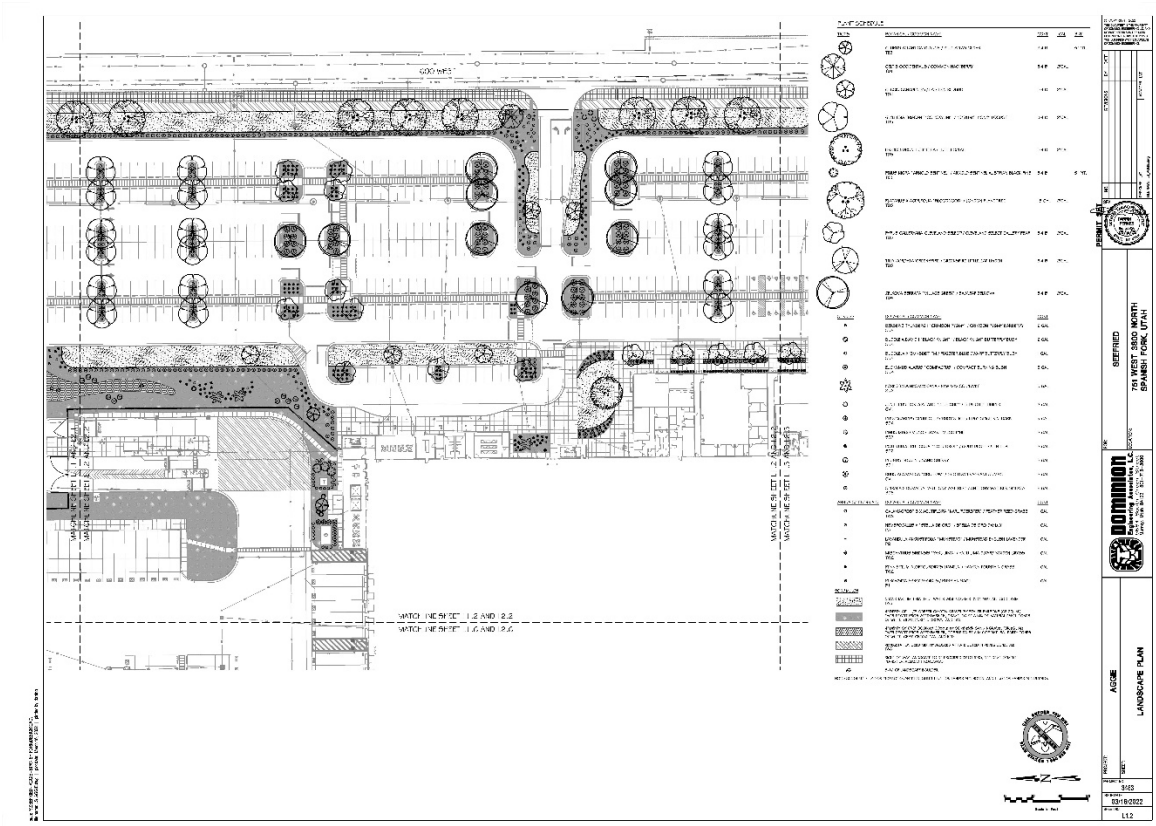

MATCHLINE
SEE SHEET C1.5
MATCHLINE
SEE SHEET C1.6
MATCHLINE
SEE SHEET C1.4
SITE PLAN SCHEDULE
LEGEND
PUBLIC ACC
SBRHRED
751 WEST 3600 NORTH
SPANISH FORK, UTAH
DOMINION
Engineering Associates, LLC
ASSE
DIMENSIONED SITE PLAN
3423
05/16/2022
C1.4

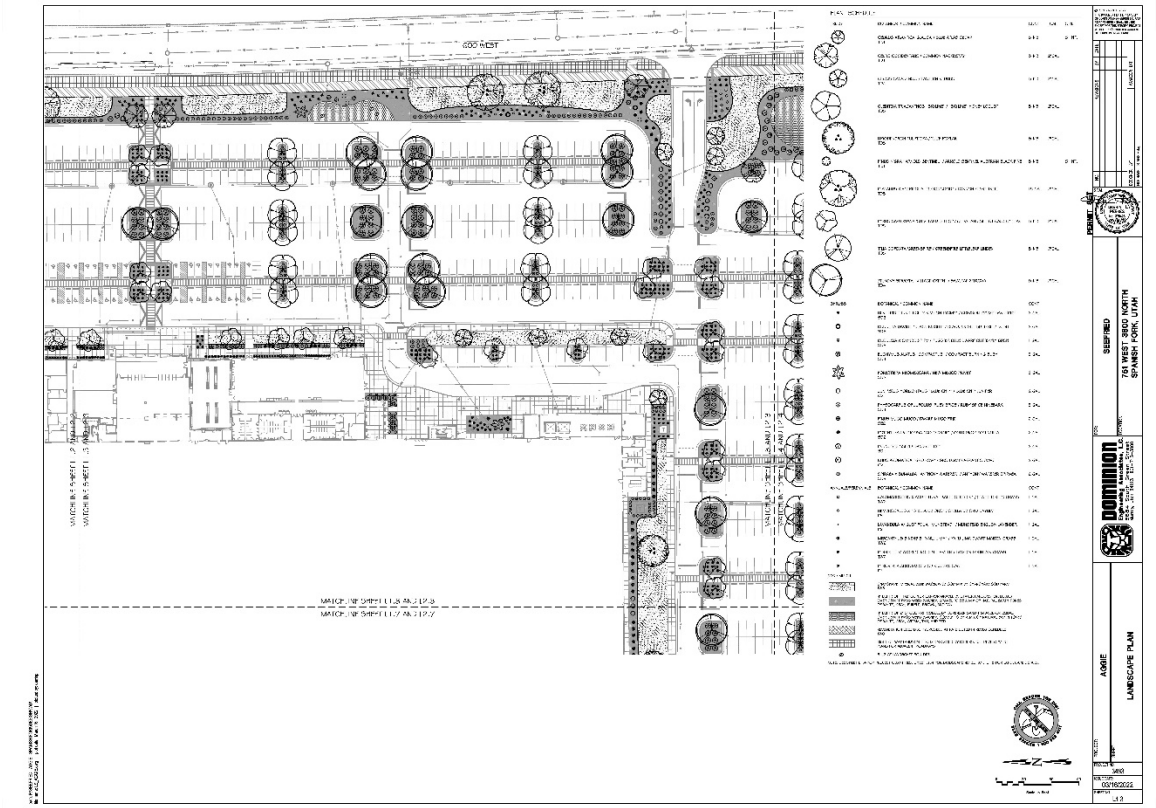

800 WEST
DETENTION POND
3600 NORTH
MATCHLINE
SEE SHEET C1.6
SITE PLAN SCHEDULE
LEGEND
PUBLIC ACC
SBRHRED
751 WEST 3600 NORTH
SPANISH FORK, UTAH
DOMINION
Engineering Associates, LLC
ASSE
DIMENSIONED SITE PLAN
3423
05/16/2022
C1.5

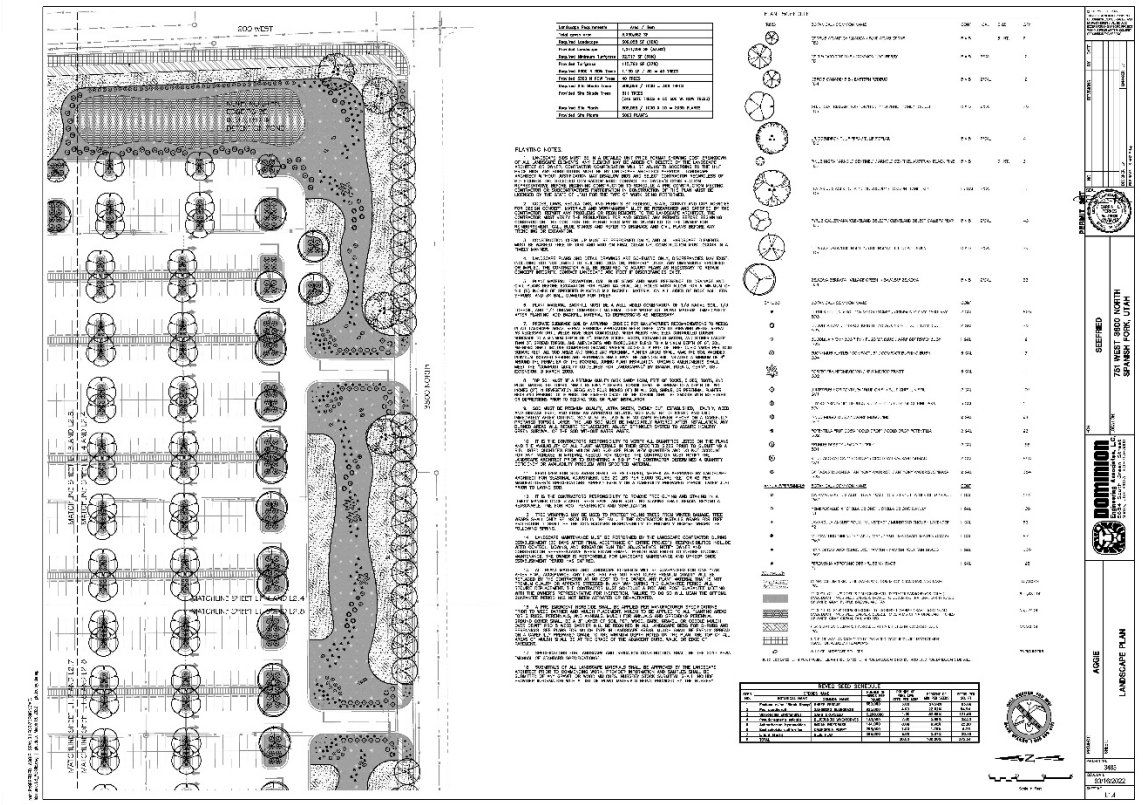

SITE PLAN SCHEDULE
LEGEND
DETENTION POND
3600 NORTH
DEFINED
751 WEST 3600 NORTH
SPANISH FORK, UTAH
dominion
ADDIE
DIMENSIONED SITE PLAN
C1.5

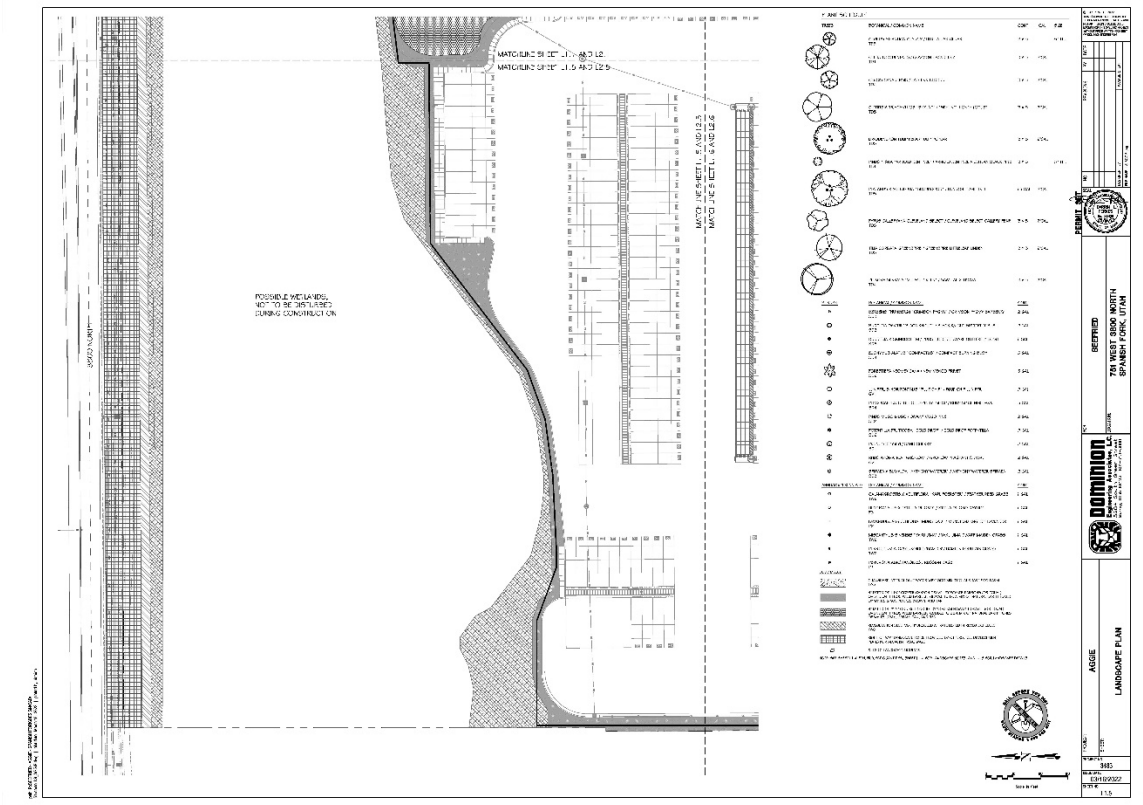

800 WEST
3900 NORTH
SHEET L1.1 AND L2.1
SHEET L1.2 AND L2.2
SHEET L1.3 AND L2.3
SHEET L1.4 AND L2.4
SHEET L1.5 AND L2.5
SHEET L1.6 AND L2.6
SHEET L1.7 AND L2.7
SHEET L1.8 AND L2.8
3900 NORTH
DOMINION
AGGIE
OVERALL LANDSCAPE PLAN
L1.0

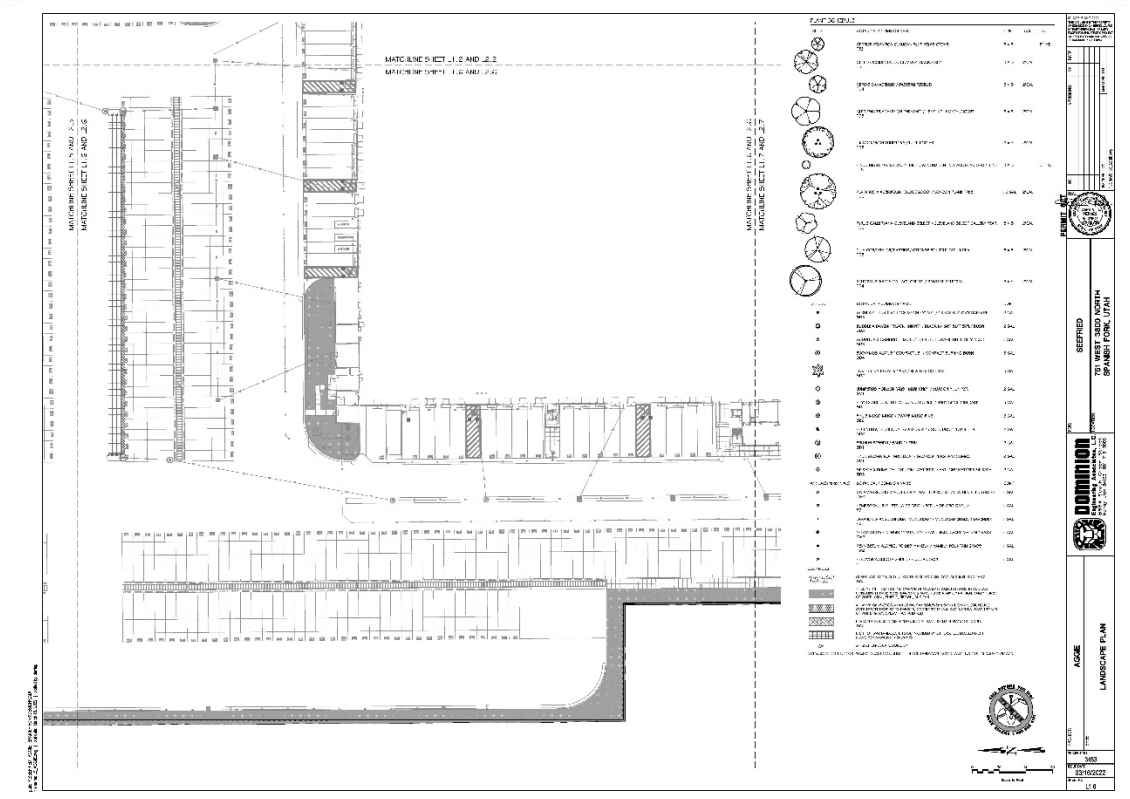

800 WEST
3900 NORTH
POSSIBLE WATER LINE NOT TO BE INSTALLED DURING CONSTRUCTION
MATCH LINE SHEET L1.5 AND L2.5
MATCH LINE SHEET L1.5 AND L2.5
DOMINION
AGGIE
IRRIGATION PLAN
L2.1

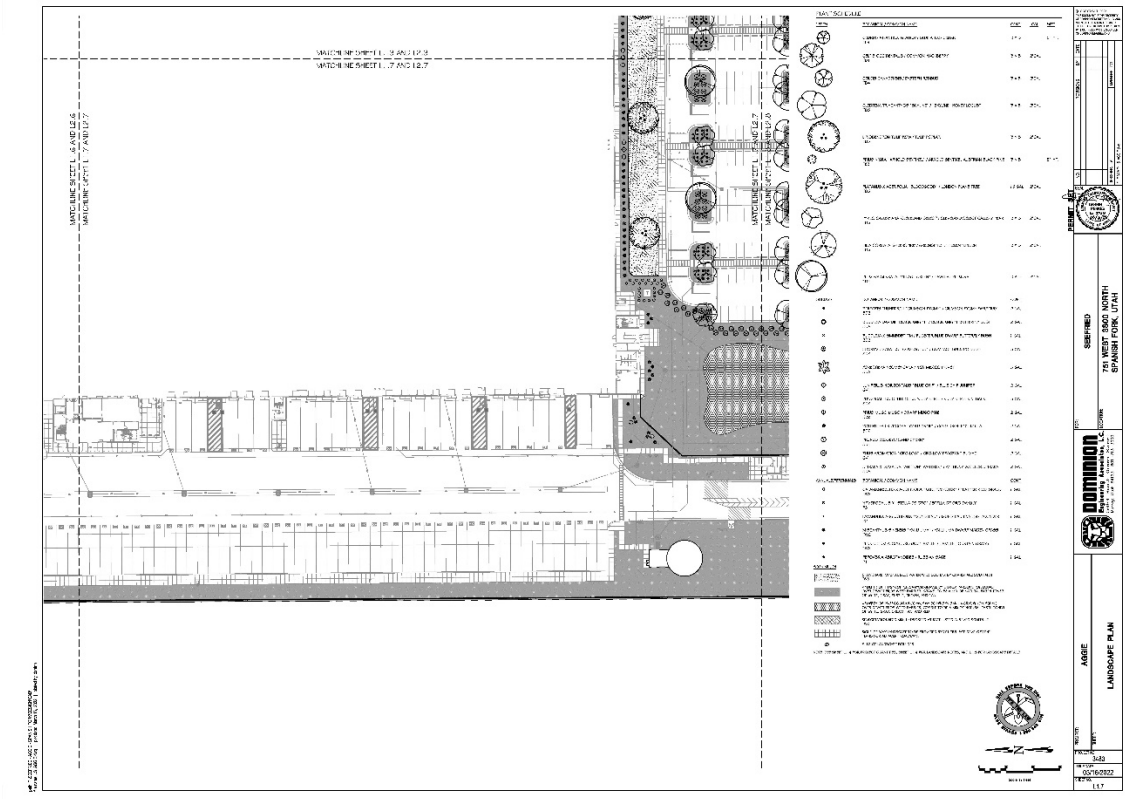

600 WEST
MATCH LINE SHEET L1.2 AND L2.2
MATCH LINE SHEET L1.2 AND L2.2
PLANT SCHEDULE
SEEFRIED
781 WEST 3800 NORTH
SPANISH FORK, UTAH
Dominion
AGRE
LANDSCAPE PLAN
L1.2

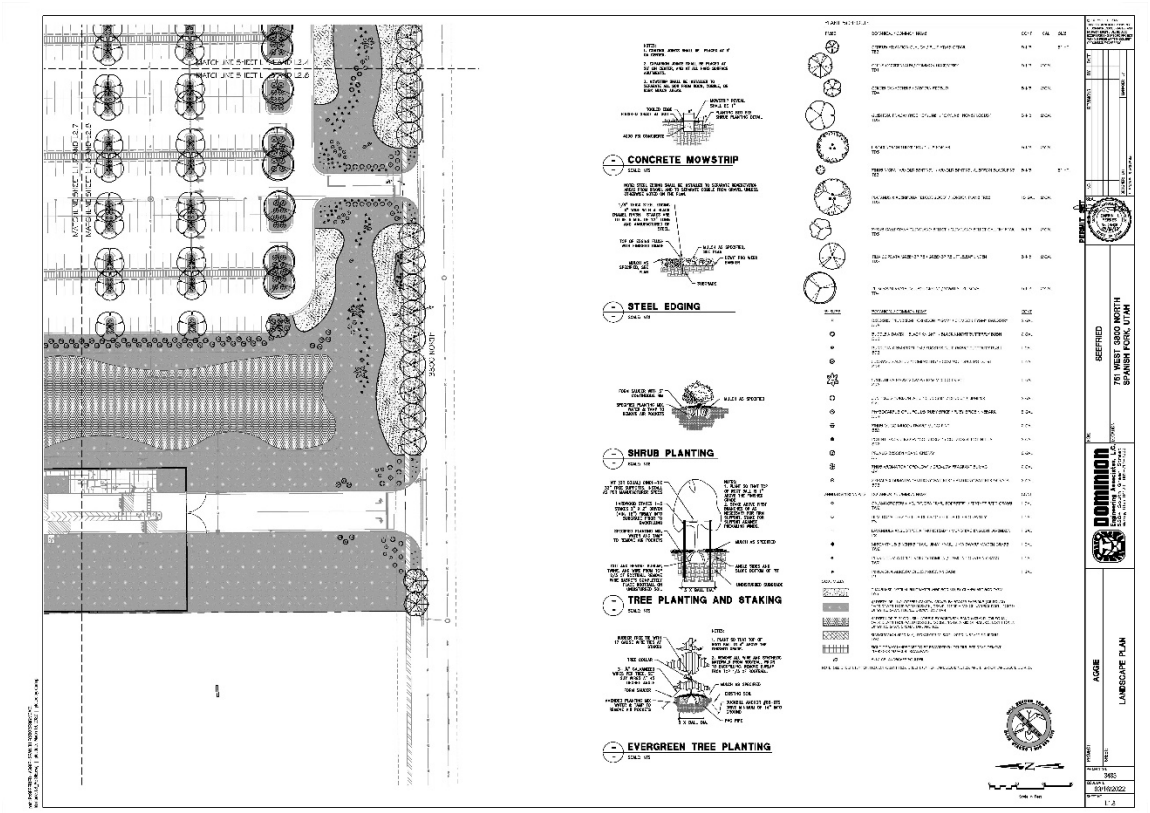

600 WEST
MATCH LINE SHEET L1.2 AND L2.2
MATCH LINE SHEET L1.2 AND L2.2
SEEFRIED
781 WEST 3800 NORTH
SPANISH FORK, UTAH
Dominion
AGRE
LANDSCAPE PLAN

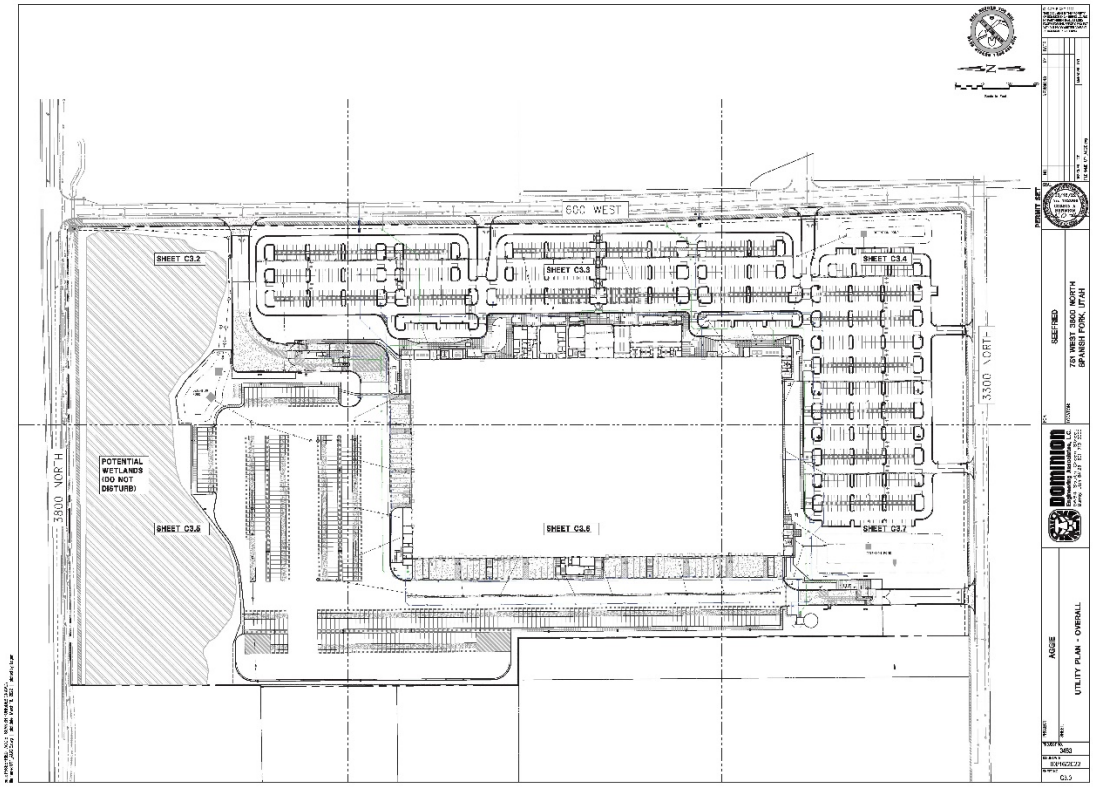

2200 WEST
3500 NORTH
MATCH LINE SHEET L1.5 AND L2.5
MATCH LINE SHEET L1.6 AND L2.6
PLANTING NOTES
SEEPRED
735 WEST 3500 NORTH
SPANISH FORK, UTAH
dominion
AGGIE
LANDSCAPE PLAN
3483
03/16/2022
L1.4

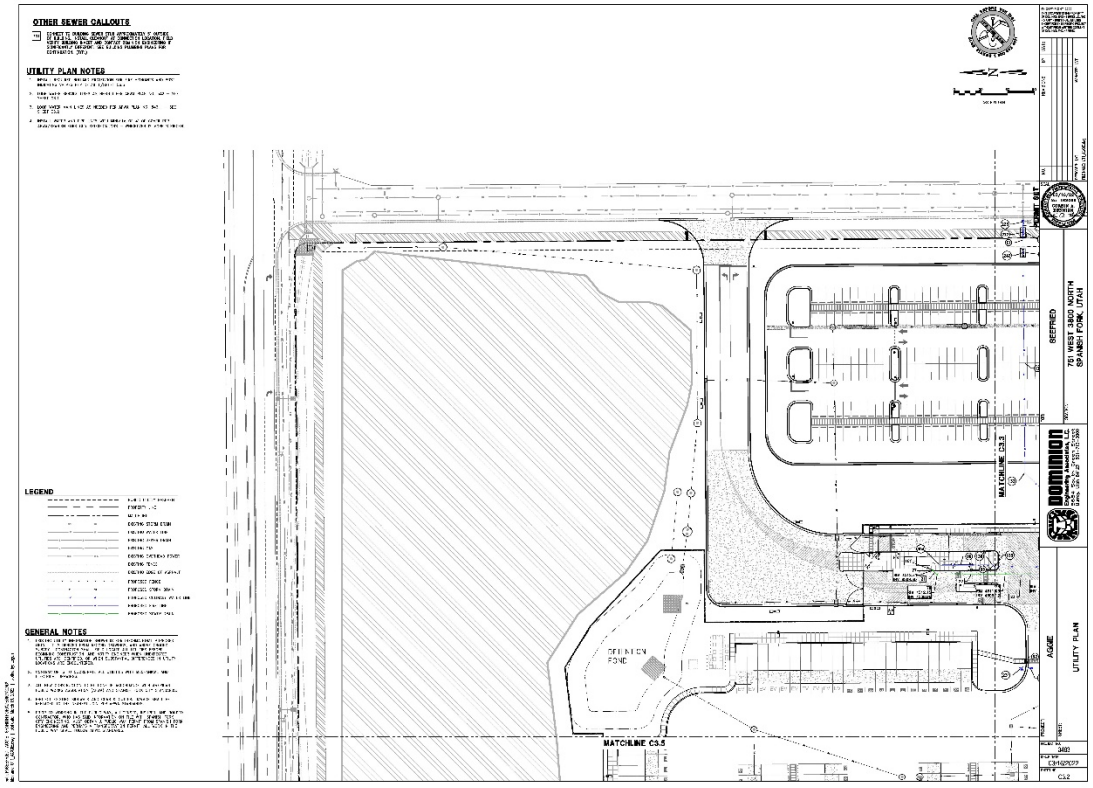

MATCH LINE SHEET L1.5 AND L2.5
MATCH LINE SHEET L1.6 AND L2.6
POSSIBLE WETLANDS
NOT TO BE DISTURBED
DURING CONSTRUCTION
3500 NORTH
SEEPRED
735 WEST 3500 NORTH
SPANISH FORK, UTAH
dominion
AGGIE
LANDSCAPE PLAN
3483
03/16/2022
L1.5

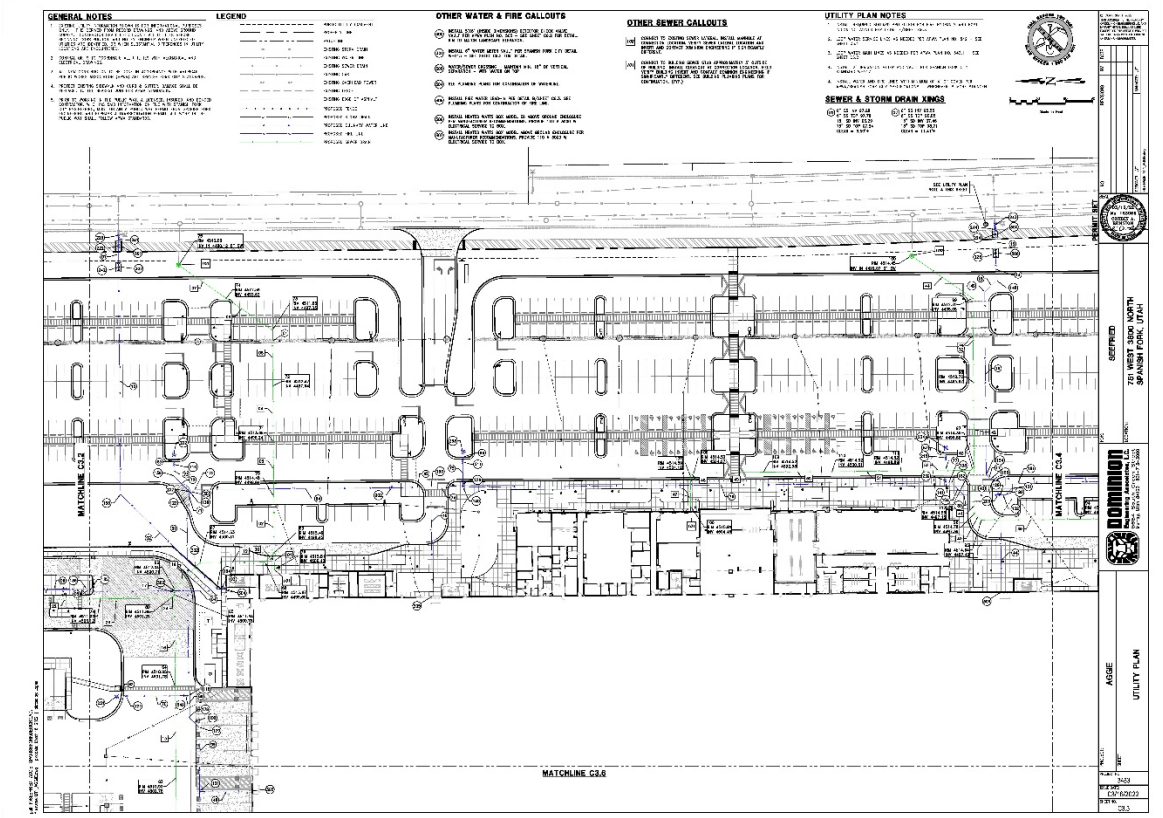

MATCHLINE SHEET L1.2 AND L2.2
MATCHLINE SHEET L1.6 AND L2.6
MATCHLINE SHEET L1.7 AND L2.7
PLANTING KEYS
SEEFRIED
751 WEST 3900 NORTH
SPANISH FORK, UTAH
dominion
Engineering Associates, LLC
AGDE
LANDSCAPE PLAN
3/30
03/16/2022
L1.6

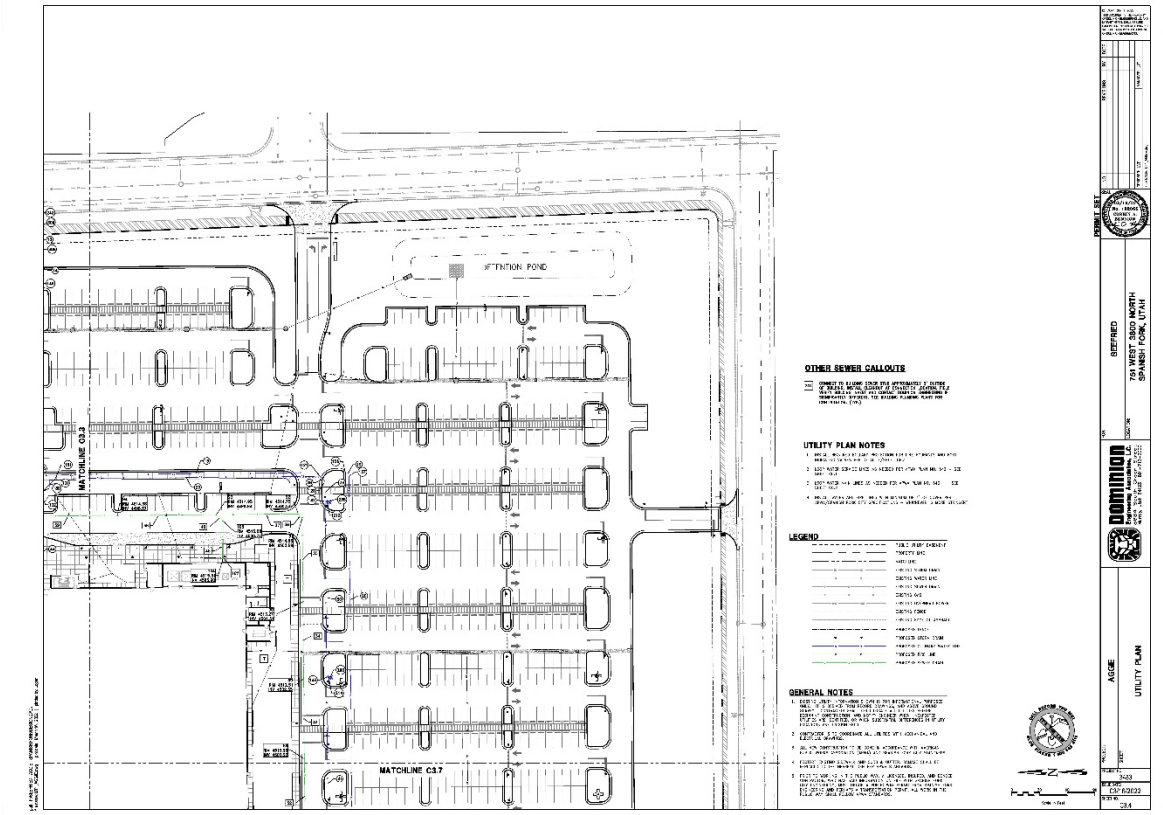

MATCHLINE SHEET L1.6 AND L2.6
MATCHLINE SHEET L1.7 AND L2.7
MATCHLINE SHEET L1.2 AND L2.2
PLANTING KEYS
SEEFRIED
751 WEST 3900 NORTH
SPANISH FORK, UTAH
dominion
Engineering Associates, LLC
AGDE
LANDSCAPE PLAN
3/30
03/16/2022
L1.7

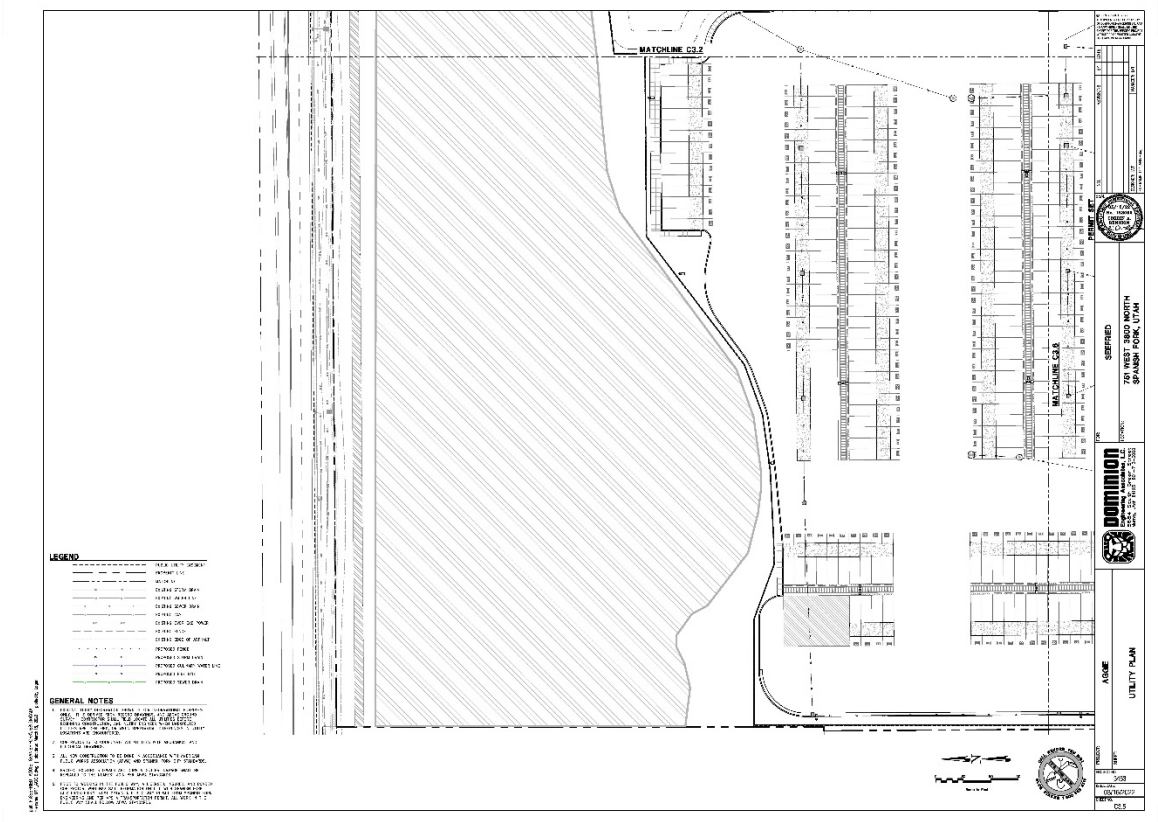

CONCRETE MOWSTRIP
STEEL EDGING
SHRUB PLANTING
TREE PLANTING AND STAKING
EVERGREEN TREE PLANTING
DOMINION
751 WEST 1800 NORTH
SPANISH FORK, UTAH
AGRIE
LANDSCAPE PLAN

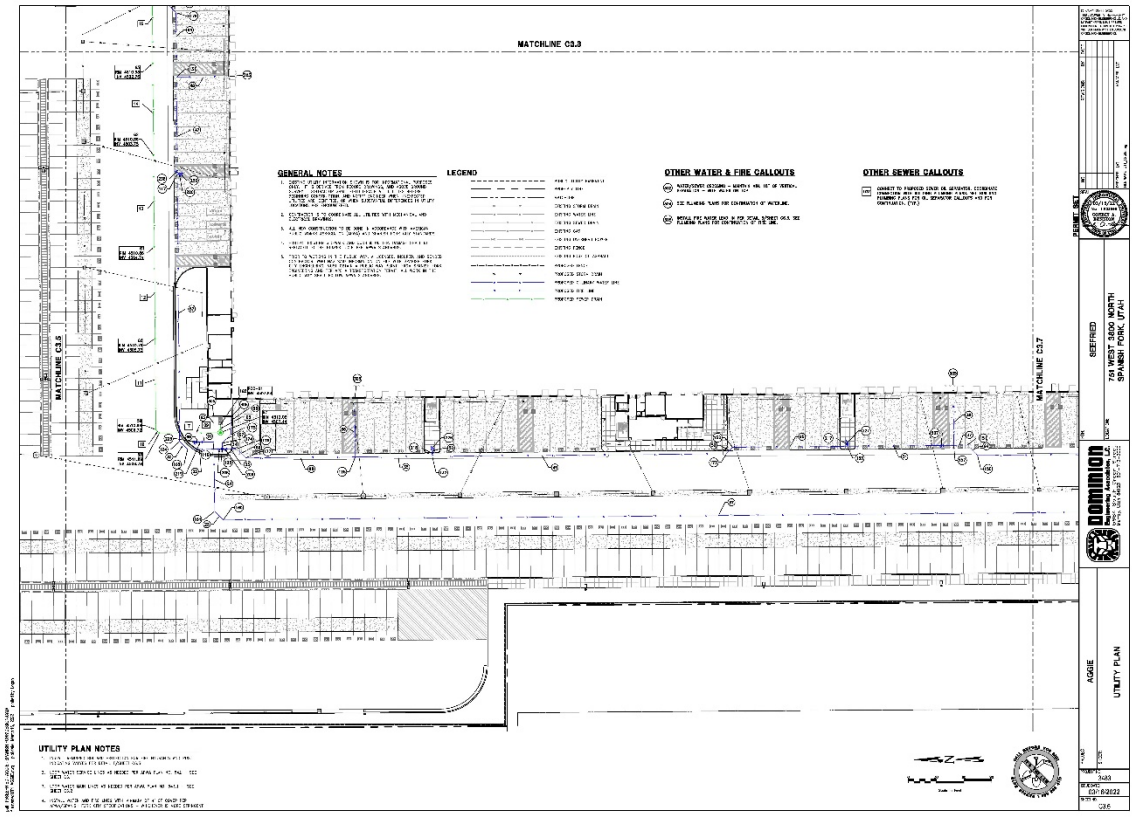

600 WEST
3300 NORTH
3800 NORTH
SHEET C3.2
SHEET C3.3
SHEET C3.4
SHEET C3.5
SHEET C3.6
SHEET C3.7
POTENTIAL WETLANDS (DO NOT DISTURB)
SEEFRIED
751 WEST 3800 NORTH SPANISH FORK, UTAH
AGGIE
UTILITY PLAN - OVERALL

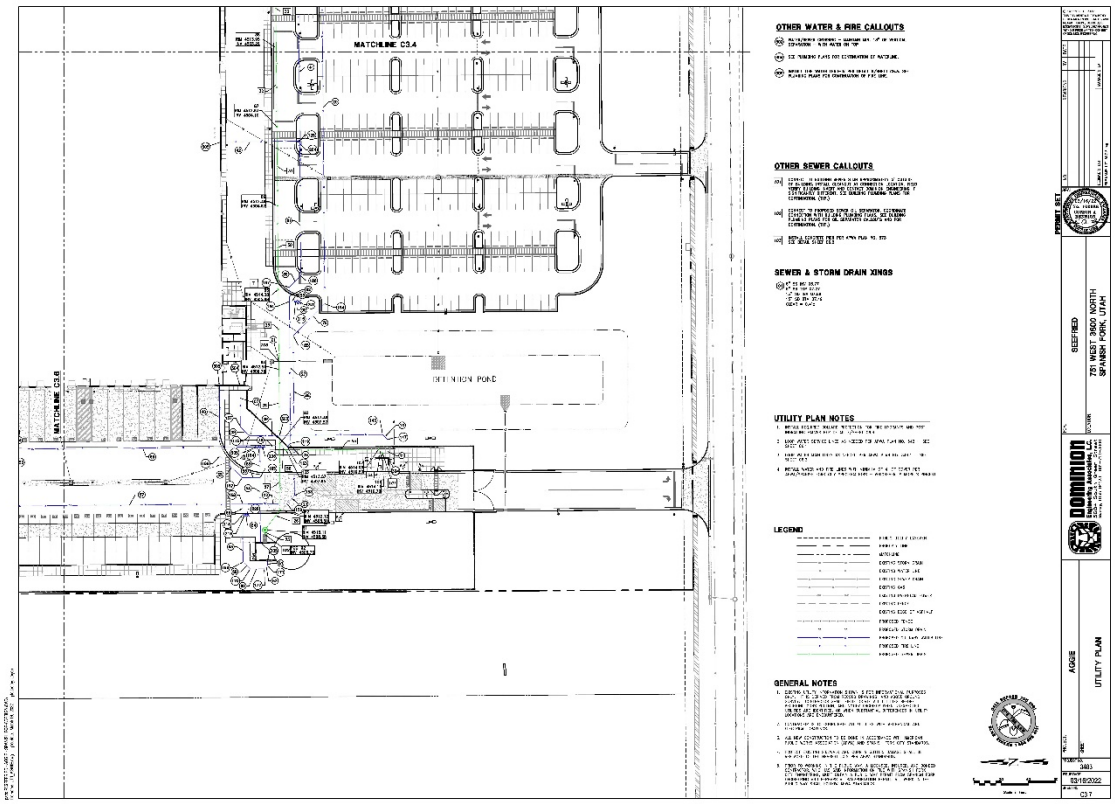

OTHER SEWER CALLOUTS
UTILITY PLAN NOTES
LEGEND
GENERAL NOTES
MATCHLINE C3.5
MATCHLINE C3.6
DETENTION POND
SEEFRIED
751 WEST 3800 NORTH SPANISH FORK, UTAH
AGGIE
UTILITY PLAN

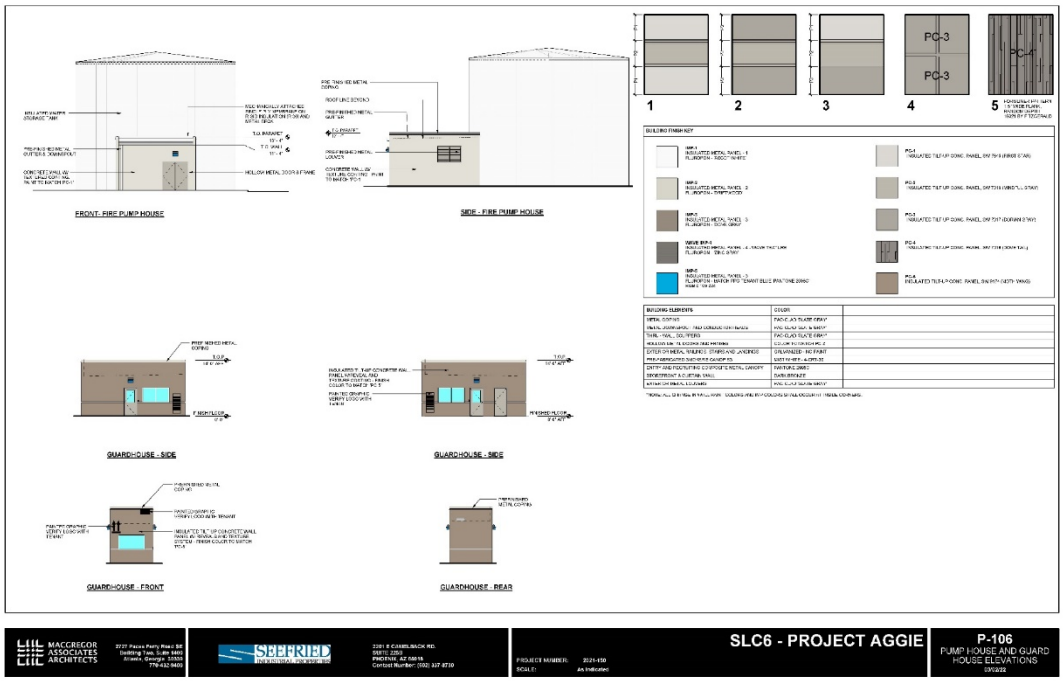

GENERAL NOTES
LEGEND
OTHER WATER & FIRE CALLOUTS
OTHER SEWER CALLOUTS
UTILITY PLAN NOTES
SEWER & STORM DRAIN XINGS
MATCHLINE C3.2
MATCHLINE C3.4
MATCHLINE C3.6
DEERFIELD
751 WEST 3800 NORTH
SPANISH FORK, UTAH
AGGIE
UTILITY PLAN

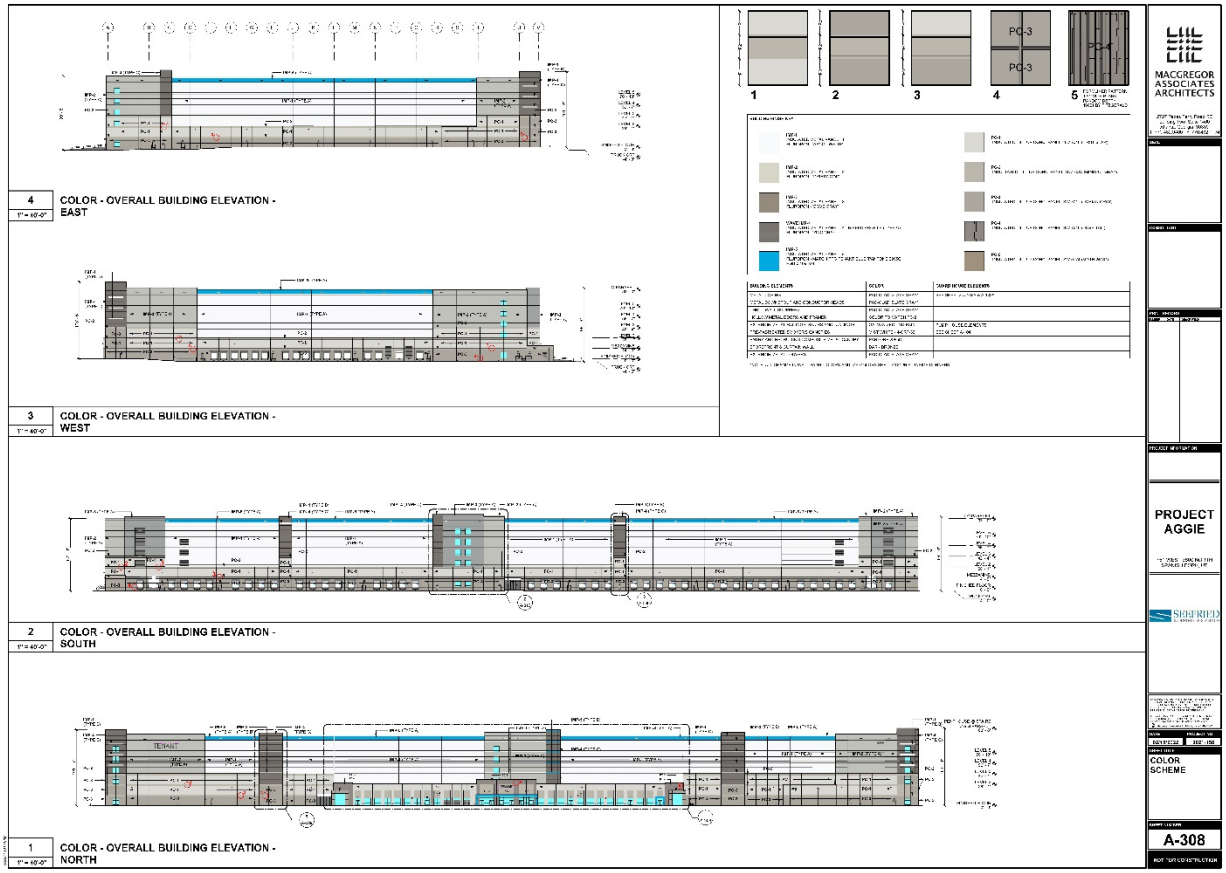

DETENTION POND
MATCHLINE C3.3
MATCHLINE C3.7
OTHER SEWER CALLOUTS
UTILITY PLAN NOTES
LEGEND
GENERAL NOTES
DEERFIELD
754 WEST 3800 NORTH
SPANISH FORK, UTAH
AGGIE
UTILITY PLAN

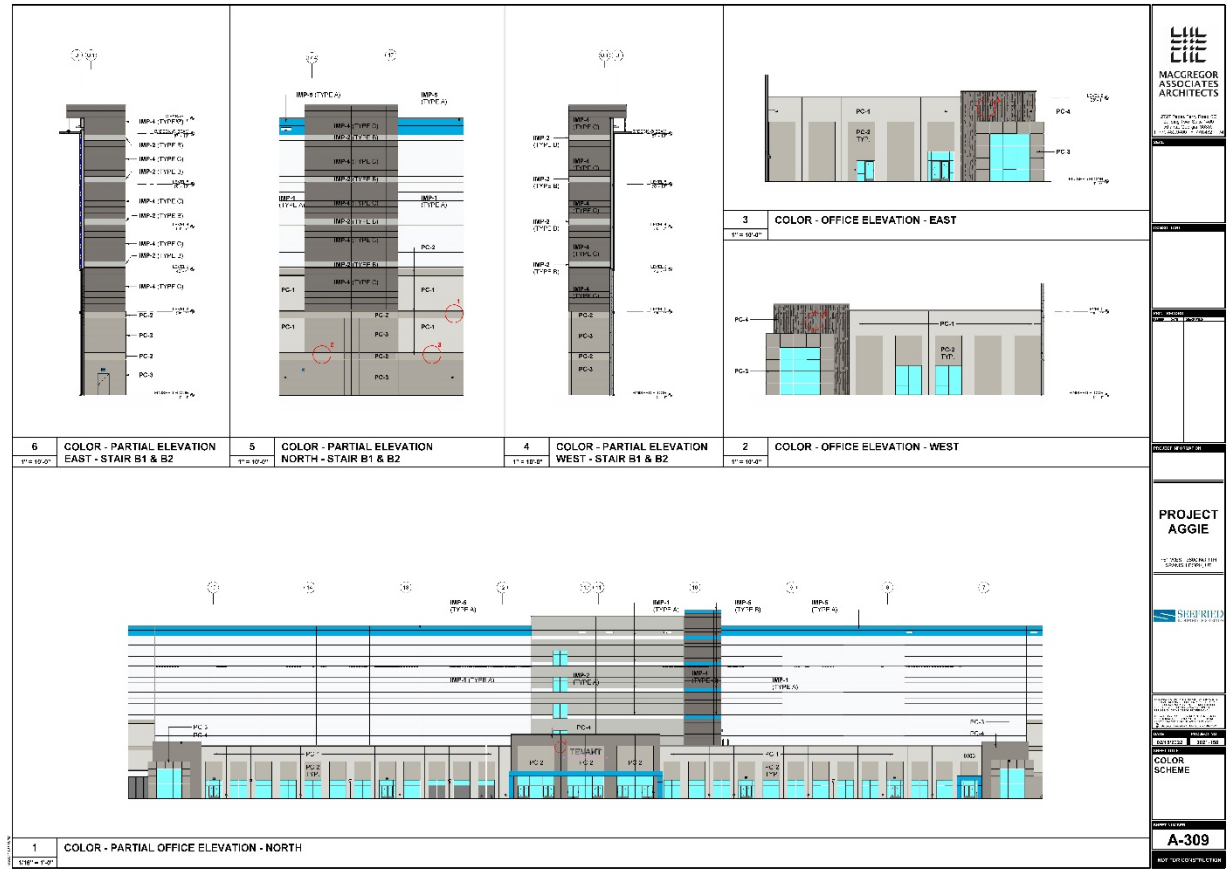

MATCHLINE C3.2
MATCHLINE C3.8
LEGEND
GENERAL NOTES
SEEFRIED
751 WEST 3600 NORTH
SPANISH FORK, UTAH
dominion
UTILITY PLAN
AGRIE
C3.5

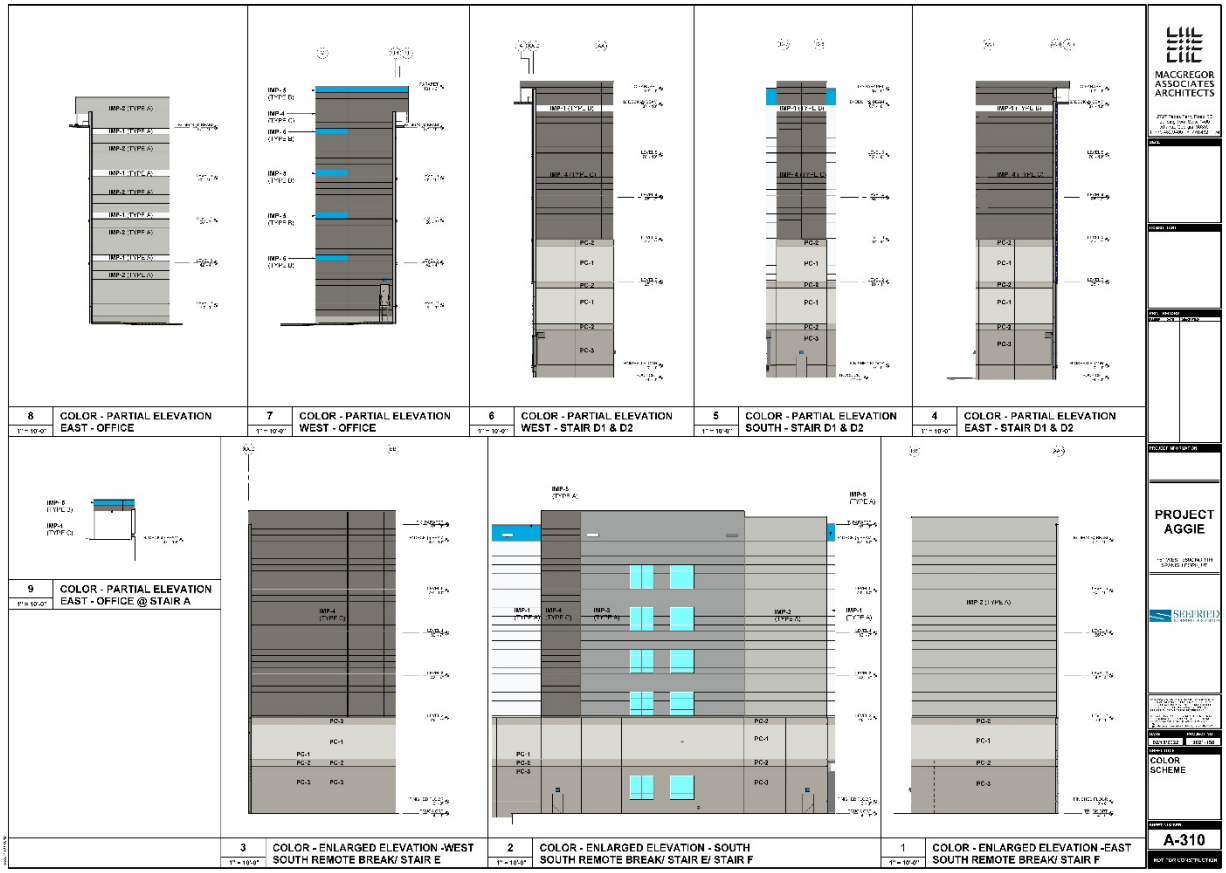

MATCHLINE C3.3
MATCHLINE C3.8
MATCHLINE C3.7
GENERAL NOTES
LEGEND
OTHER WATER & FIRE CALLOUTS
OTHER SEWER CALLOUTS
UTILITY PLAN NOTES
SEEFRIED
751 WEST 3600 NORTH
SPANISH FORK, UTAH
dominion
UTILITY PLAN
AGRIE
C3.6

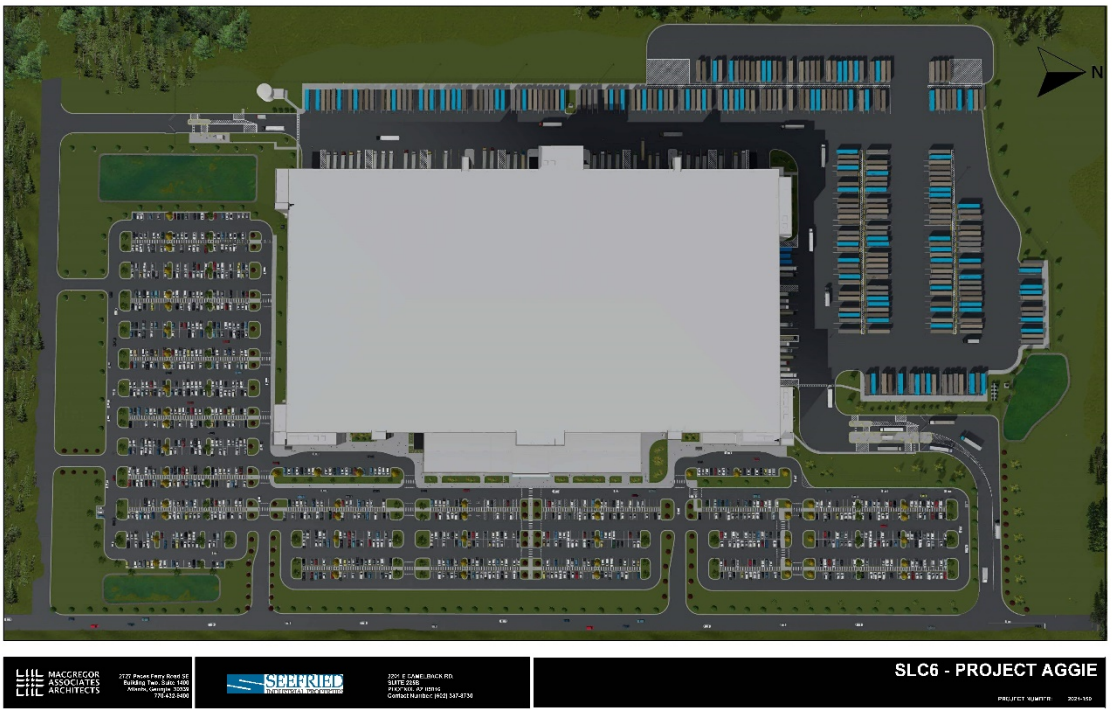

MATCHLINE C3.4
MATCHLINE C3.6
DETENTION POND
OTHER WATER & FIRE CALLOUTS
OTHER SEWER CALLOUTS
SEWER & STORM DRAIN XINGS
UTILITY PLAN NOTES
LEGEND
GENERAL NOTES
DOMINION
SUBMITTED
731 WEST 3900 NORTH
SPANISH FORK, UTAH
AGGIE
UTILITY PLAN
C3.7


FRONT- FIRE PUMP HOUSE
SIDE - FIRE PUMP HOUSE
GUARDHOUSE - SIDE
GUARDHOUSE - SIDE
GUARDHOUSE - FRONT
GUARDHOUSE - REAR
PC-3
PC-3
PC-4
1
2
3
4
5
BUILDING FINISH KEY
BUILDING ELEMENTS
COLOR
MACGREGOR ASSOCIATES ARCHITECTS
SEEFRIED
SLC6 - PROJECT AGGIE
PROJECT NUMBER: 2021-100
SCALE: As Indicated
P-106
PUMP HOUSE AND GUARD HOUSE ELEVATIONS
03/30/22


4 COLOR - OVERALL BUILDING ELEVATION - EAST
1" = 40'-0"
3 COLOR - OVERALL BUILDING ELEVATION - WEST
1" = 40'-0"
2 COLOR - OVERALL BUILDING ELEVATION - SOUTH
1" = 40'-0"
1 COLOR - OVERALL BUILDING ELEVATION - NORTH
1" = 40'-0"
TENANT
PC-3
PC-3
PC-4
1
2
3
4
5
MACGREGOR ASSOCIATES ARCHITECTS
PROJECT AGGIE
SEEFRIED
COLOR SCHEME
A-308


6 COLOR - PARTIAL ELEVATION EAST - STAIR B1 & B2
1" = 10'-0"
5 COLOR - PARTIAL ELEVATION NORTH - STAIR B1 & B2
1" = 10'-0"
4 COLOR - PARTIAL ELEVATION WEST - STAIR B1 & B2
1" = 10'-0"
3 COLOR - OFFICE ELEVATION - EAST
1" = 10'-0"
2 COLOR - OFFICE ELEVATION - WEST
1" = 10'-0"
1 COLOR - PARTIAL OFFICE ELEVATION - NORTH
3/16" = 1'-0"
MACGREGOR ASSOCIATES ARCHITECTS
PROJECT AGGIE
COLOR SCHEME
A-309


8 COLOR - PARTIAL ELEVATION EAST - OFFICE
7 COLOR - PARTIAL ELEVATION WEST - OFFICE
6 COLOR - PARTIAL ELEVATION WEST - STAIR D1 & D2
5 COLOR - PARTIAL ELEVATION SOUTH - STAIR D1 & D2
4 COLOR - PARTIAL ELEVATION EAST - STAIR D1 & D2
9 COLOR - PARTIAL ELEVATION EAST - OFFICE @ STAIR A
3 COLOR - ENLARGED ELEVATION -WEST SOUTH REMOTE BREAK/ STAIR E
2 COLOR - ENLARGED ELEVATION - SOUTH SOUTH REMOTE BREAK/ STAIR E/ STAIR F
1 COLOR - ENLARGED ELEVATION -EAST SOUTH REMOTE BREAK/ STAIR F
MACGREGOR ASSOCIATES ARCHITECTS
PROJECT AGGIE
COLOR SCHEME
A-310

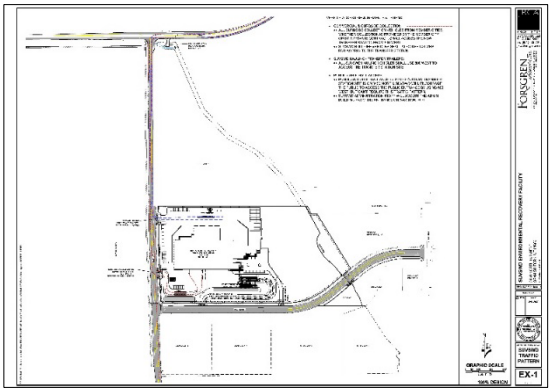

N
MACGREGOR ASSOCIATES ARCHITECTS
SLC6 - PROJECT AGGIE


TENANT
MACGREGOR ASSOCIATES ARCHITECTS
SEEFRIED
SLC6 - PROJECT AGGIE


TENANT
MACGREGOR ASSOCIATES ARCHITECTS
SEEFRIED
SLC6 - PROJECT AGGIE


TENANT
MACGREGOR ASSOCIATES ARCHITECTS
SEEFRIED
SLC6 - PROJECT AGGIE


MACGREGOR ASSOCIATES ARCHITECTS
SEEFRIED
SLC6 - PROJECT AGGIE





SPANISH FORK
COMMUNITY DEVELOPMENT

SUVSWD Environmental Recovery and Transfer Center Conditional Use Permit and Site Plan Approval Request

March 30, 2022, Development Review Committee Meeting.

Located at approximately 3450 North 400 West, including 22.5 acres, of which 14.58 acres will be developed.

The subject property is zoned P-F.

The applicant has requested that a Conditional Use and Site Plan be approved. The applicant is proposing to operate a Solid Waste Transfer Facility, provided that all operating aspects of the facility are fully enclosed within a building and the grounds are completely fenced.

Key Issues

1. Proposal's conformity with the City's Zoning Code.
2. Potential impacts and mitigation of the Proposed Use.
3. Improvements.
4. Subdivision.
5. Landscaping.
6. Lighting.
7. Signage.

Exhibits

1. Site Plan.
2. Plat.
3. Landscaping.
4. Building Plans.
5. Elevations.
6. Memo.

Recommendation

That the proposed Conditional Use be recommended for approval and that the associated Site Plan be approved based on the following finding and subject to the following conditions:

Finding

1. That the proposal requires a Conditional Use Permit in the P-F zoning district.

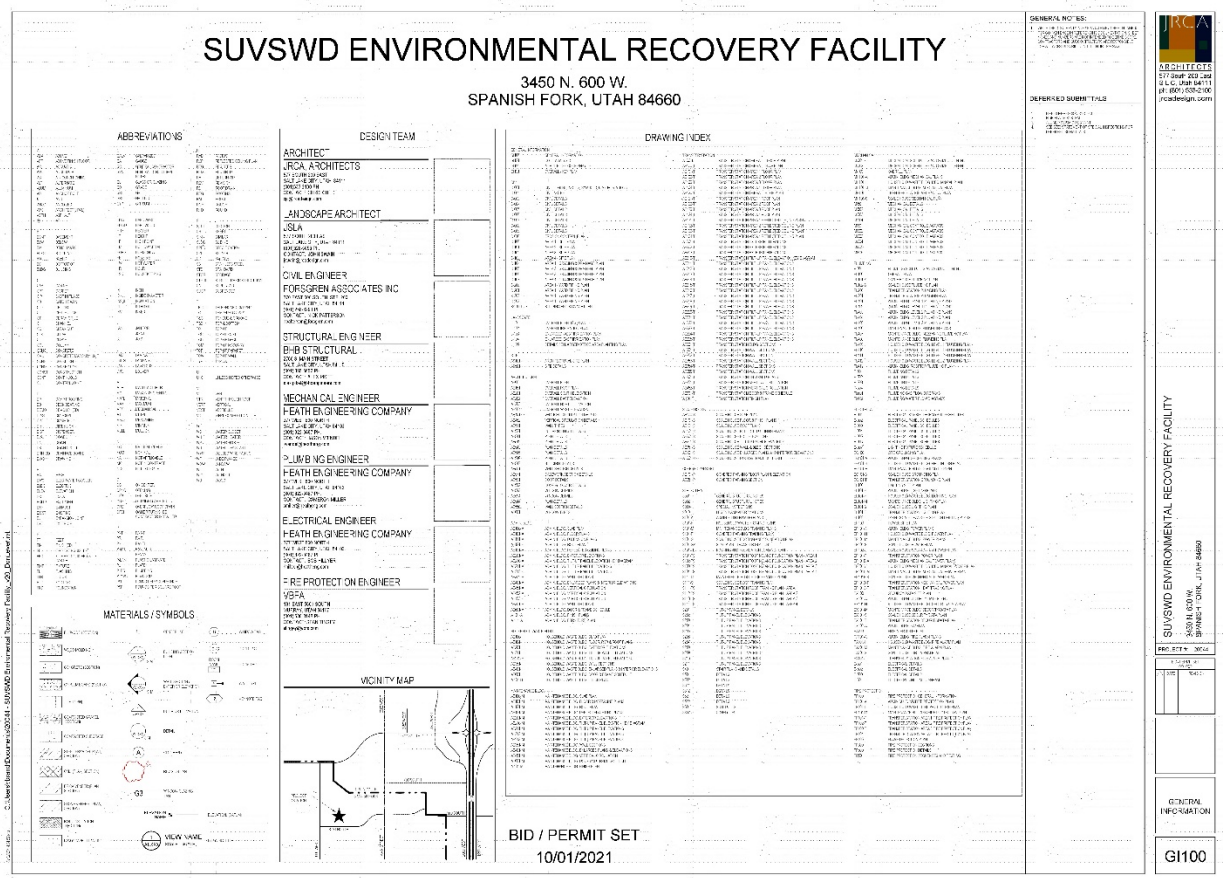
Conditions (Site Plan)

1. That the applicant meets the City's Zoning Requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That Site Plan approval is contingent upon approval of a Conditional Use Permit by the Planning Commission.
4. That the approvals given are contingent upon recordation of the subdivision and road dedication plat and completion of the associated improvements.

Conditions (Conditional Use)

1. That an Operations Plan be provided to the City. The Plan should include information on equipment that will be employed to reduce odors, regulations pertaining to uncovered loads, truck routes, hours of operation and information about how long garbage will be kept on-site.
2. That the applicant annually reviews the Plan with the City to make potential modifications or improvements to the Plan to best address or mitigate impacts of the use.
3. That trucks, equipment and trailers be cleaned on a regular basis to reduce potential odors.
4. Provided that all operating aspects of the facility are fully enclosed within a building and the grounds are completely fenced.
5. That the applicant addresses any red-lines.

Exhibit 1


SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3450 N. 600 W.
SPANISH FORK, UTAH 84660
ABBREVIATIONS
DESIGN TEAM
ARCHITECT
JRCA ARCHITECTS
LANDSCAPE ARCHITECT
JSLA
CIVIL ENGINEER
FORSGREN ASSOCIATES INC
STRUCTURAL ENGINEER
BHB STRUCTURAL
MECHANICAL ENGINEER
HEATH ENGINEERING COMPANY
PLUMBING ENGINEER
HEATH ENGINEERING COMPANY
ELECTRICAL ENGINEER
HEATH ENGINEERING COMPANY
FIRE PROTECTION ENGINEER
VSFA
DRAWING INDEX
MATERIALS / SYMBOLS
VICINITY MAP
GENERAL NOTES:
DEFERRED SUBMITTALS
BID / PERMIT SET
10/01/2021
JRCA
ARCHITECTS
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3450 N 600 W
SPANISH FORK, UTAH 84660
GENERAL INFORMATION
GI100

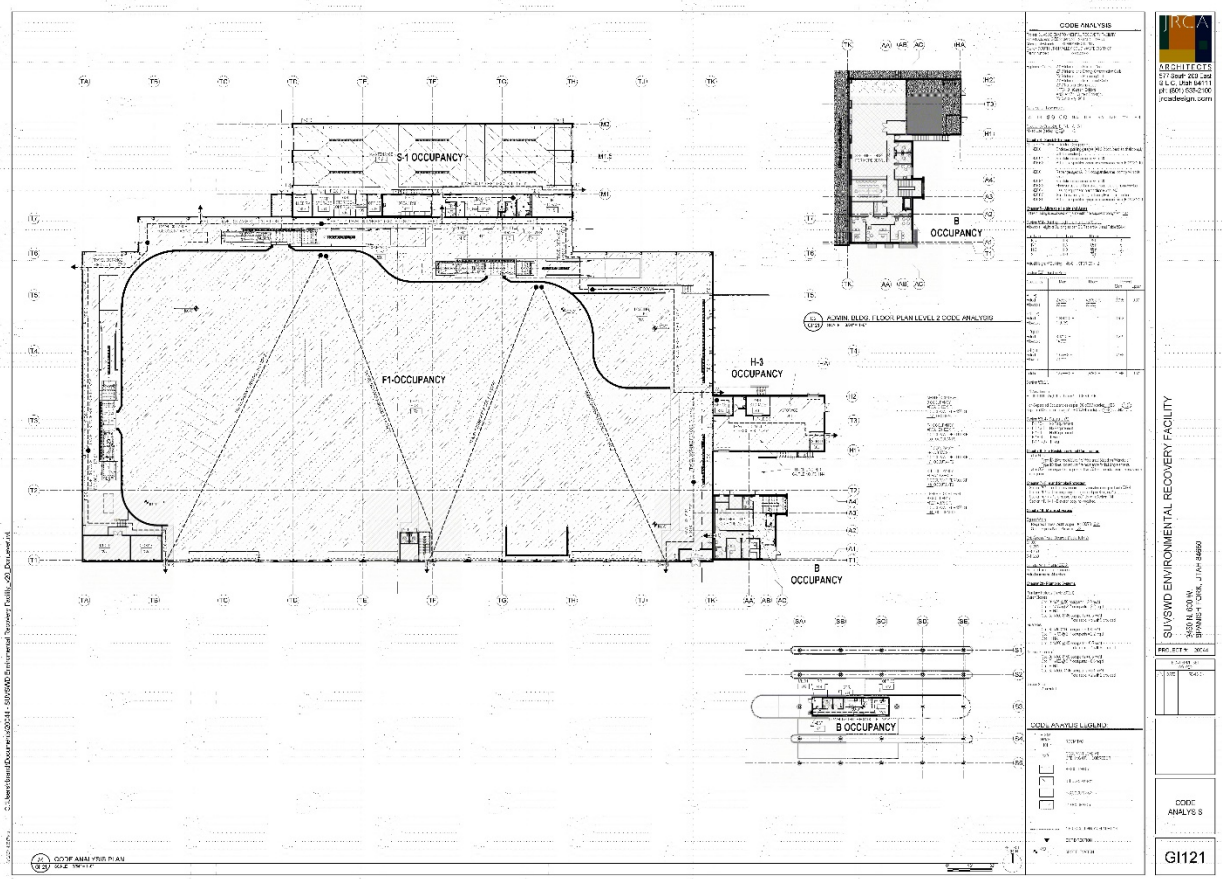
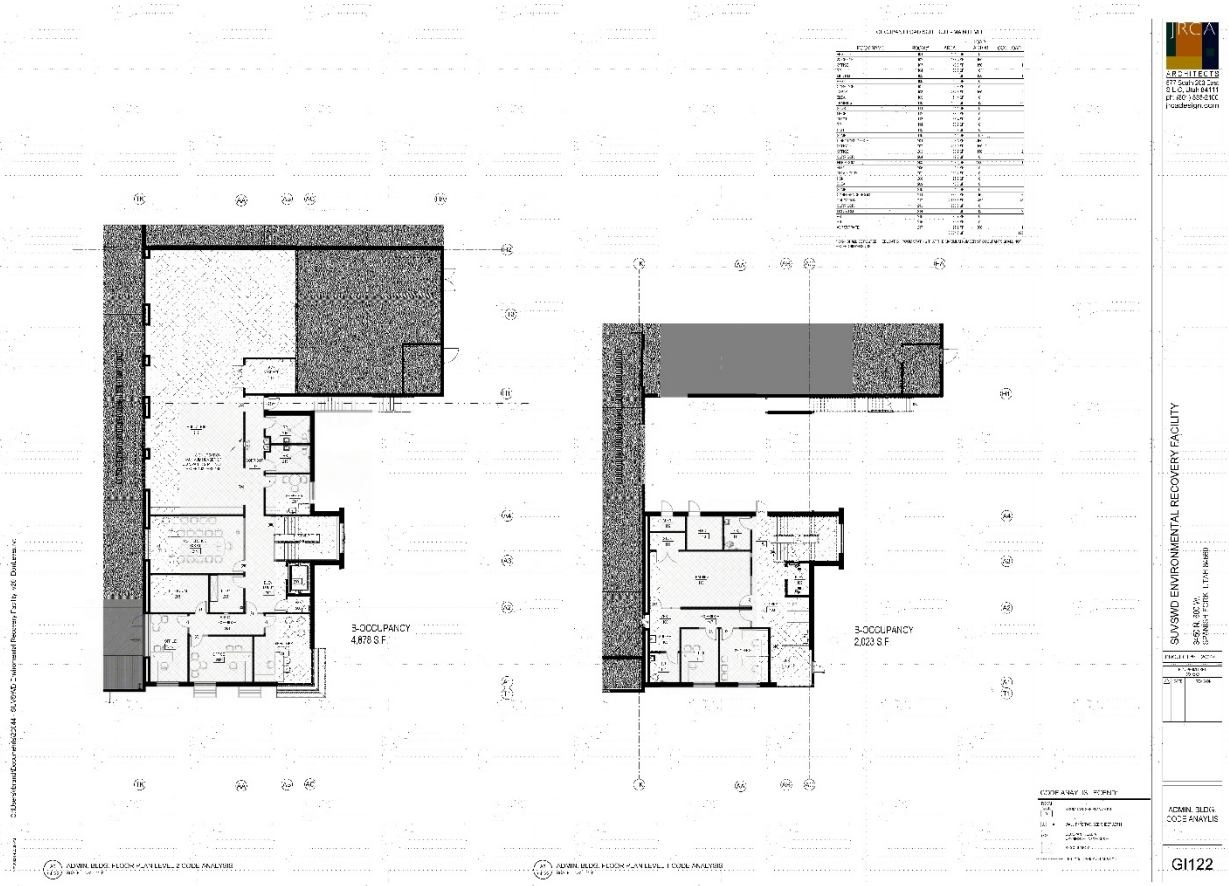
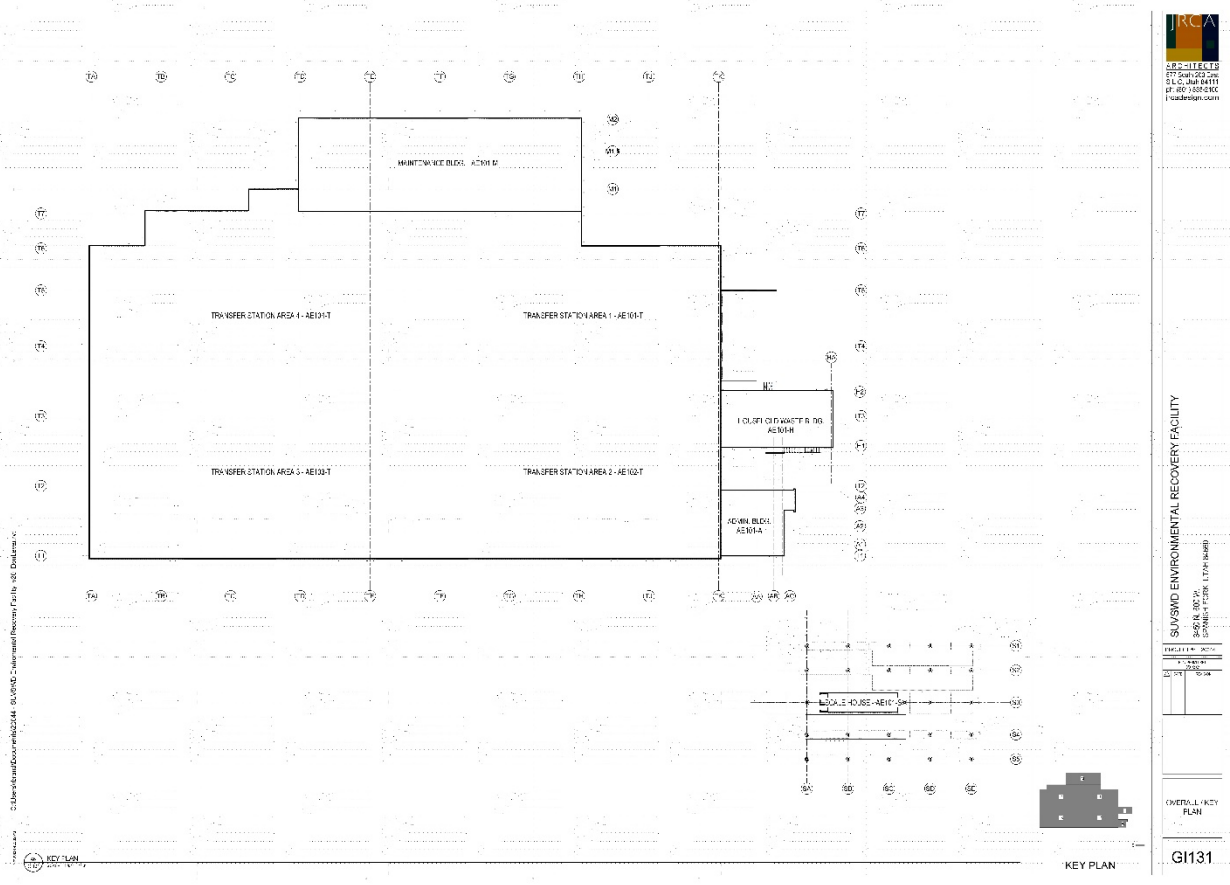
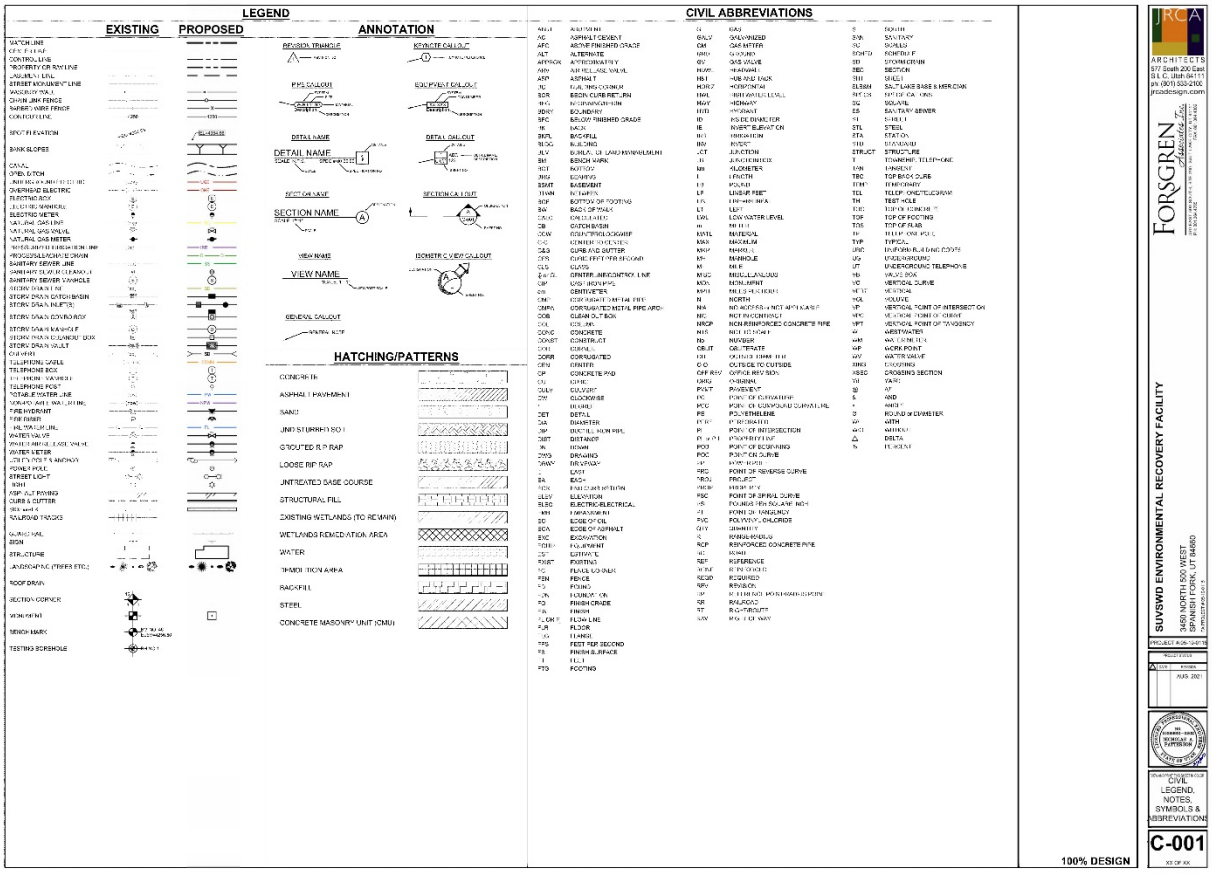
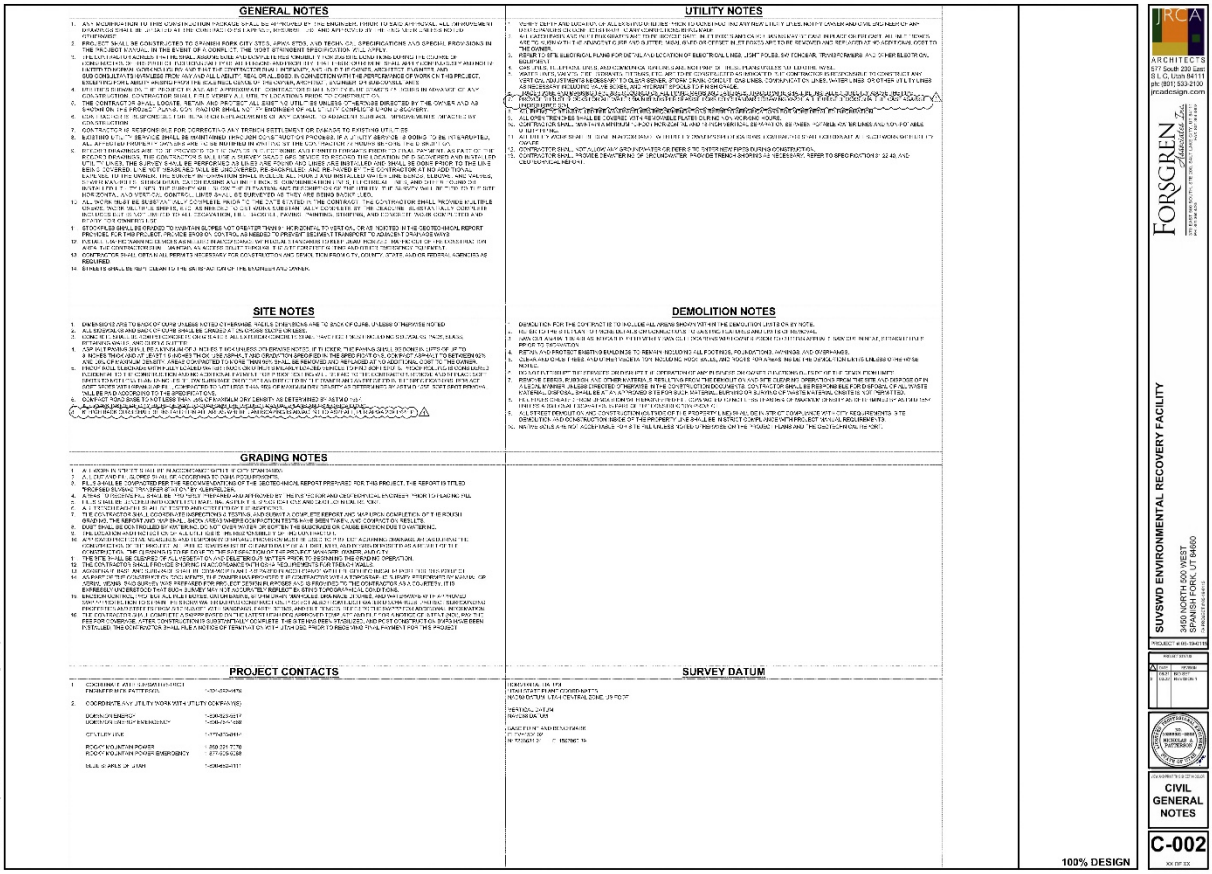

S-1 OCCUPANCY
F1-OCCUPANCY
H-3 OCCUPANCY
B OCCUPANCY
B OCCUPANCY
B OCCUPANCY
CODE ANALYSIS
JRCA
ARCHITECTS
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3450 N 600 W
SPANISH FORK, UTAH 84660
CODE ANALYSIS
GI121

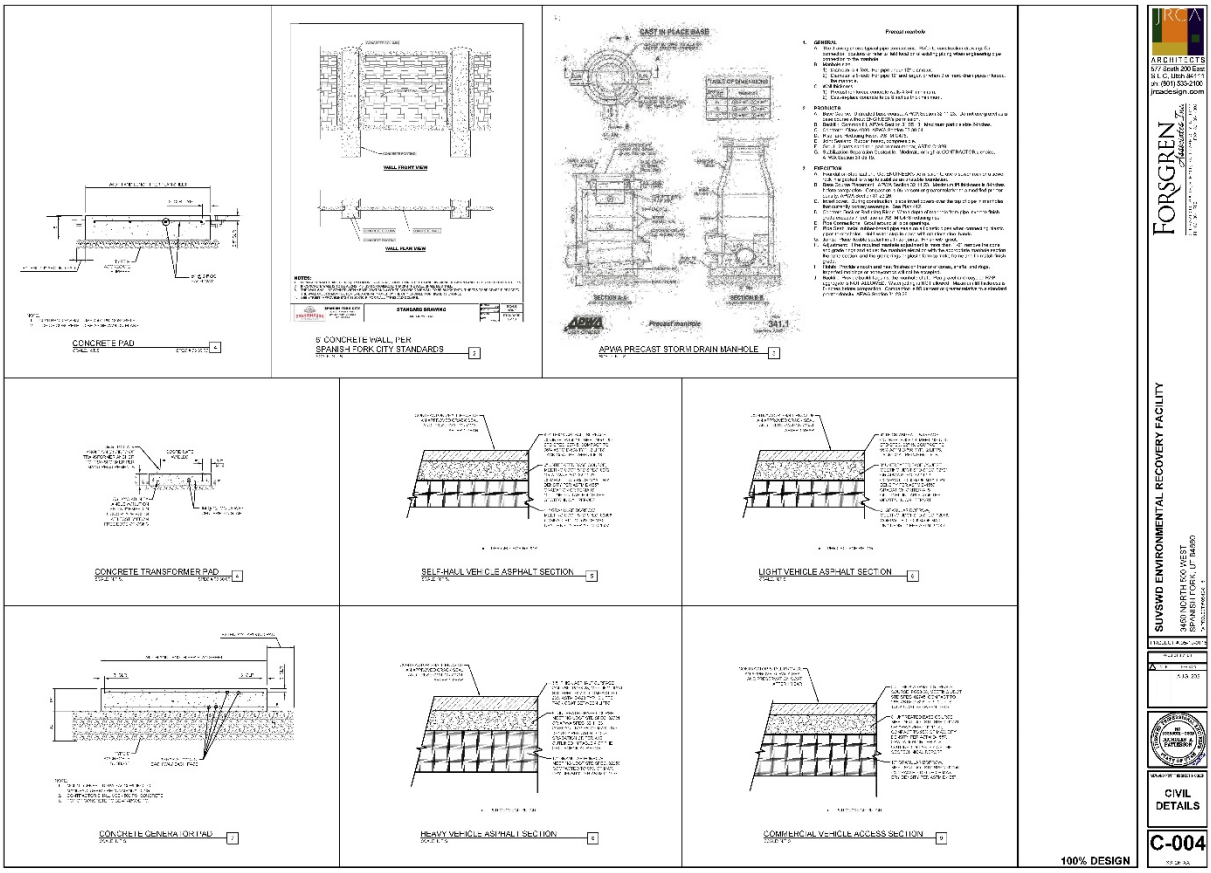
Exhibit 1

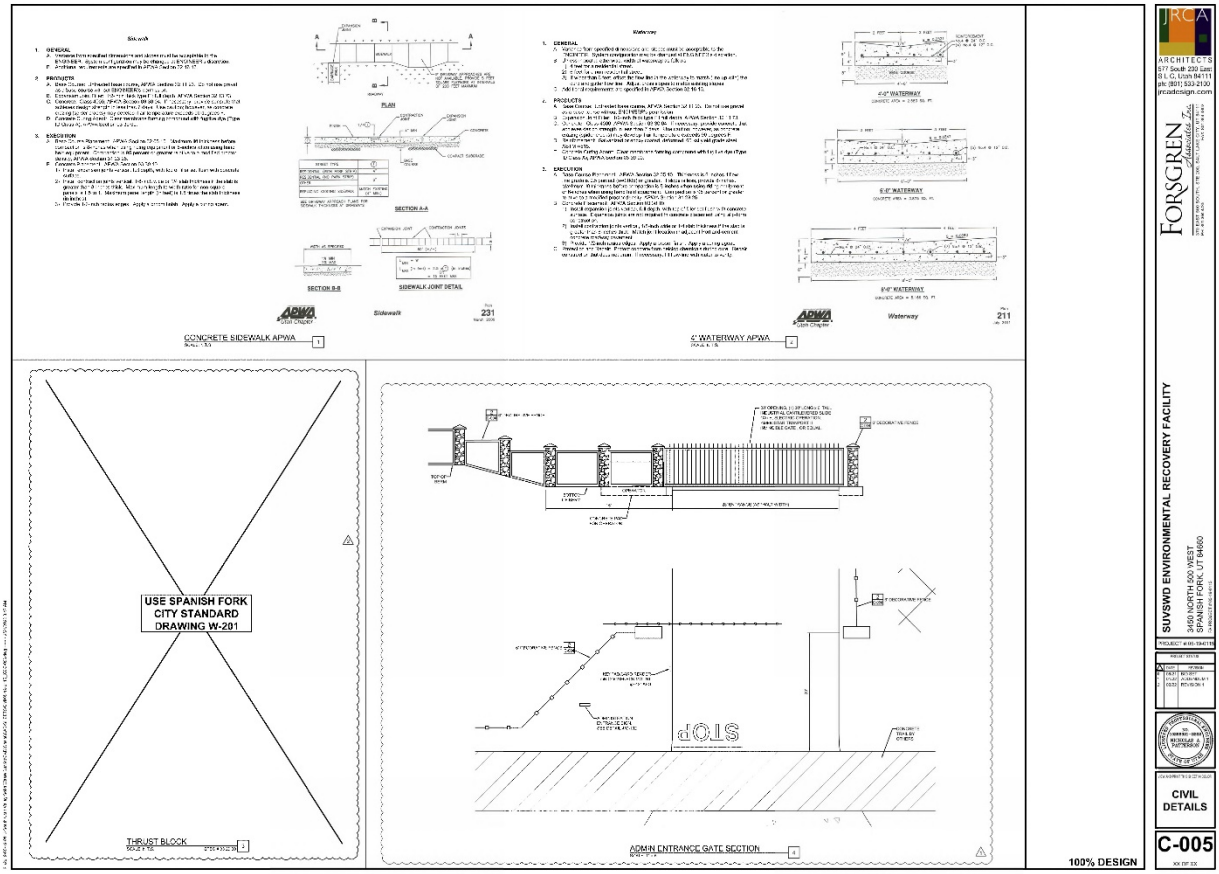

B-OCCUPANCY
4,878 S.F.
B-OCCUPANCY
2,023 S.F.
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
ADMIN. BLDG. CODE ANALYSIS
GI122

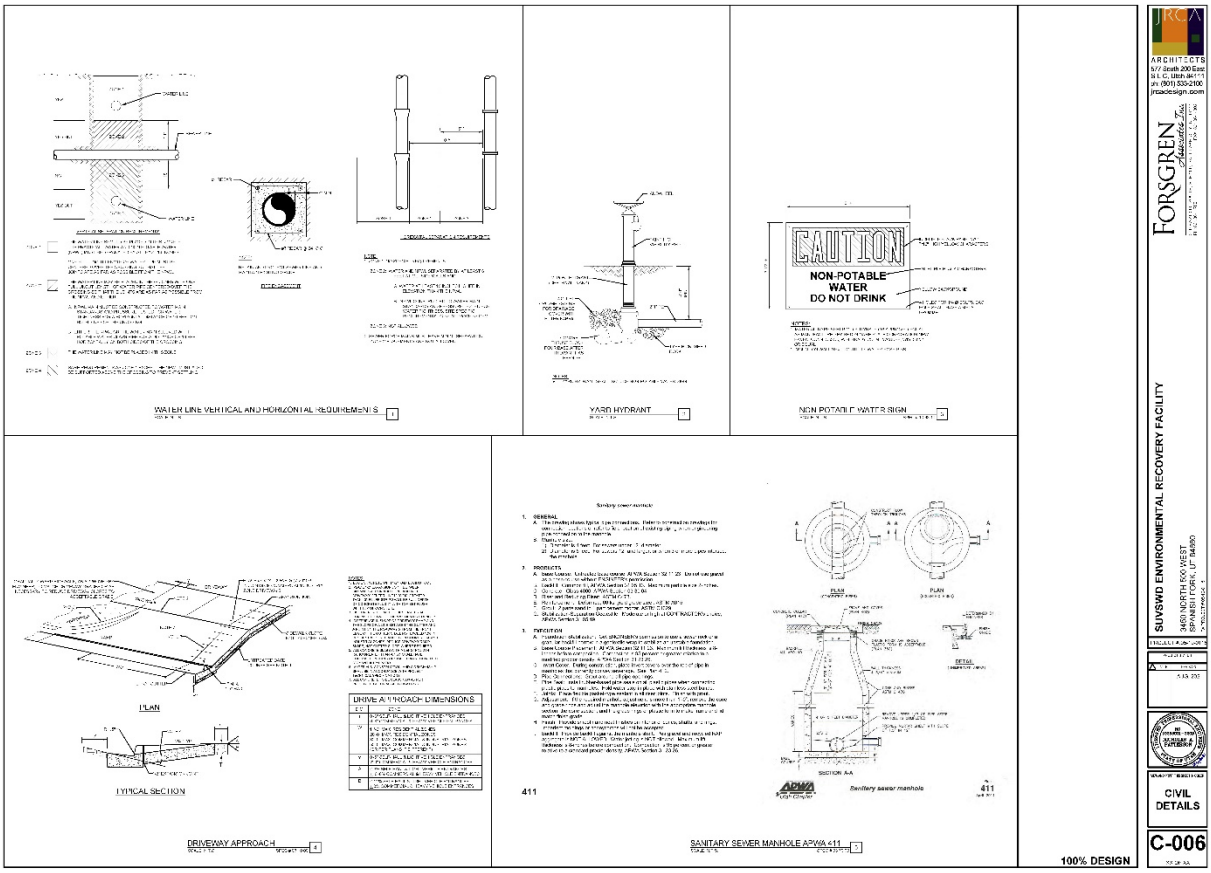

TRANSFER STATION AREA 4 - AE101-T
TRANSFER STATION AREA 1 - AE101-T
TRANSFER STATION AREA 3 - AE103-T
TRANSFER STATION AREA 2 - AE102-T
ADMIN. BLDG. AE101-A
SCALE HOUSE - AE101-SH
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
OVERALL KEY PLAN
KEY PLAN
GI131

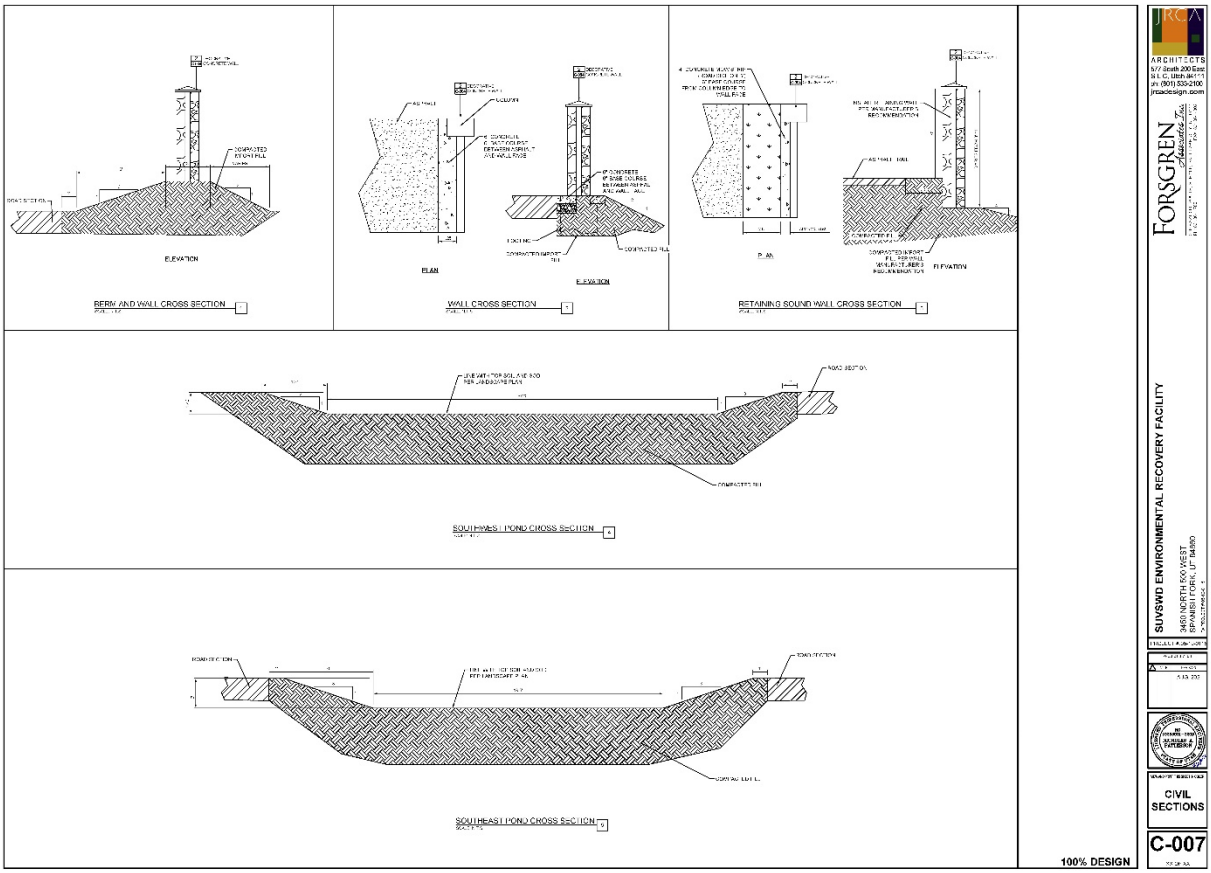

LEGEND
EXISTING
PROPOSED
ANNOTATION
HATCHING/PATTERNS
CIVIL ABBREVIATIONS
100% DESIGN
JRCA ARCHITECTS
FORSGREN Associates Inc
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3460 NORTH 500 WEST
SPANISH FORK, UT 84660
CIVIL LEGEND, NOTES, SYMBOLS & ABBREVIATIONS
C-001

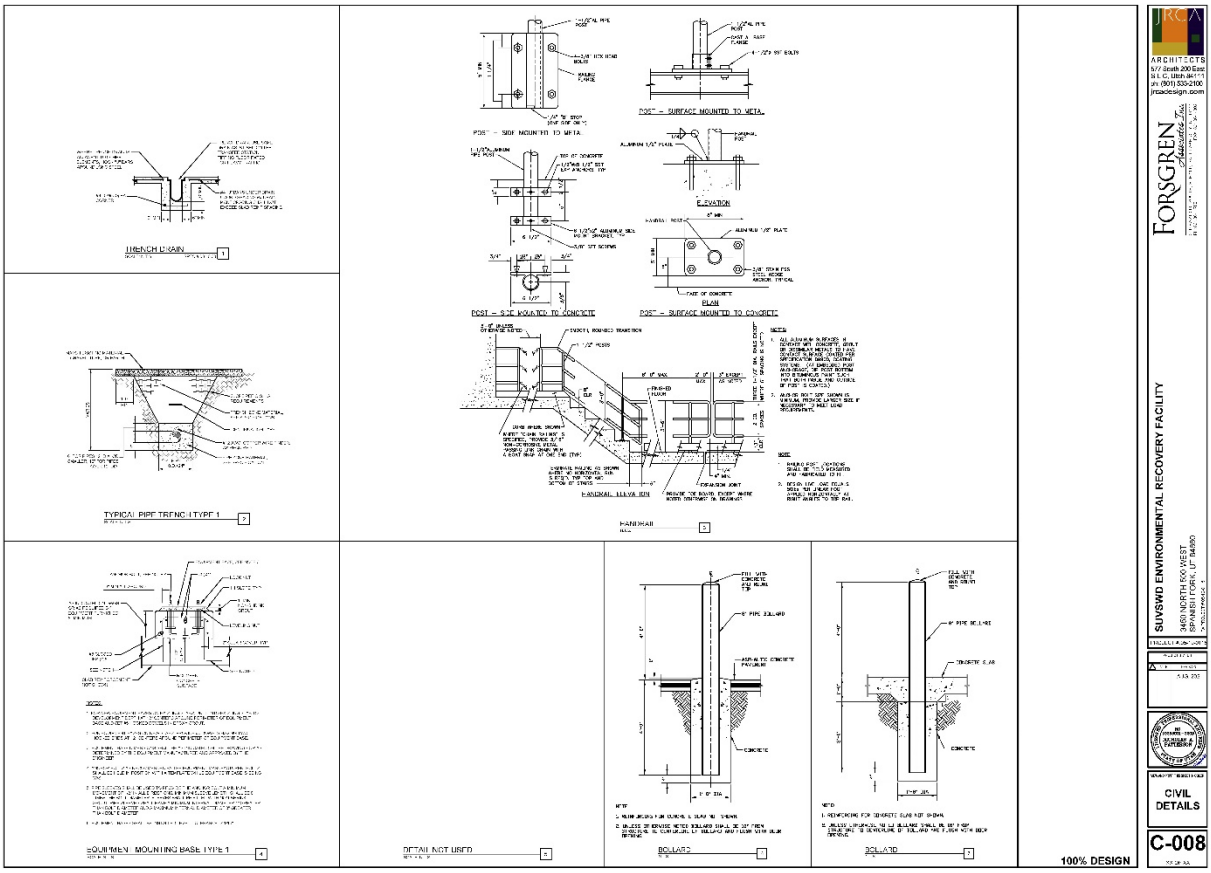

GENERAL NOTES
UTILITY NOTES
SITE NOTES
DEMOLITION NOTES
GRADING NOTES
PROJECT CONTACTS
SURVEY DATUM
100% DESIGN
JRCA ARCHITECTS
FORSGREN Associates Inc
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3460 NORTH 500 WEST
SPANISH FORK, UT 84660
CIVIL GENERAL NOTES
C-002


CONCRETE PAD
5' CONCRETE WALL PER SPANISH FORK CITY STANDARDS
APWA PRECAST STORM DRAIN MANHOLE
CONCRETE TRANSFORMER PAD
SELF-HAUL VEHICLE ASPHALT SECTION
LIGHT VEHICLE ASPHALT SECTION
CONCRETE GENERATOR PAD
HEAVY VEHICLE ASPHALT SECTION
COMMERCIAL VEHICLE ACCESS SECTION
100% DESIGN
JRCA ARCHITECTS
577 South 200 East
S.L.C, Utah 84111
ph: (801) 533-2100
jrcadesign.com
FORSGREN Associates Inc.
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3460 NORTH 600 WEST
SPANISH FORK, UT 84660
CIVIL DETAILS
C-004


CONCRETE SIDEWALK APWA
4' WATERWAY APWA
USE SPANISH FORK CITY STANDARD DRAWING W-201
THRUST BLOCK
ADMIN ENTRANCE GATE SECTION
STOP
100% DESIGN
JRCA ARCHITECTS
577 South 200 East
S.L.C, Utah 84111
ph: (801) 533-2100
jrcadesign.com
FORSGREN Associates Inc.
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3460 NORTH 600 WEST
SPANISH FORK, UT 84660
CIVIL DETAILS
C-005


WATER LINE VERTICAL AND HORIZONTAL REQUIREMENTS
YARD HYDRANT
CAUTION
NON-POTABLE
WATER
DO NOT DRINK
NON POTABLE WATER SIGN
PLAN
TYPICAL SECTION
DRIVE APPROACH DIMENSIONS
DRIVEWAY APPROACH
411
SANITARY SEWER MANHOLE APWA 411
100% DESIGN
ARCHITECTS
FORSGREN Associates Inc
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3460 NORTH 600 WEST
SPANISH FORK, UT 84660
CIVIL DETAILS
C-006


ELEVATION
BERM AND WALL CROSS SECTION
PLAN
ELEVATION
WALL CROSS SECTION
RETAINING SOUND WALL CROSS SECTION
SOUTHWEST POND CROSS SECTION
SOUTHEAST POND CROSS SECTION
100% DESIGN
ARCHITECTS
FORSGREN Associates Inc
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3460 NORTH 600 WEST
SPANISH FORK, UT 84660
CIVIL SECTIONS
C-007


TRENCH DRAIN
POST – SIDE MOUNTED TO META.
POST – SURFACE MOUNTED TO META.
ELEVATION
PLAN
POST – SIDE MOUNTED TO CONCRETE
POST – SURFACE MOUNTED TO CONCRETE
TYPICAL PIPE TRENCH TYPE 1
HANDRAIL
EQUIPMENT MOUNTING BASE TYPE 1
DETAIL NOT USED
BOLLARD
BOLLARD
100% DESIGN
JRCA ARCHITECTS
FORSGREN Associates Inc.
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3460 NORTH 600 WEST
SPANISH FORK, UT 84660
CIVIL DETAILS
C-008

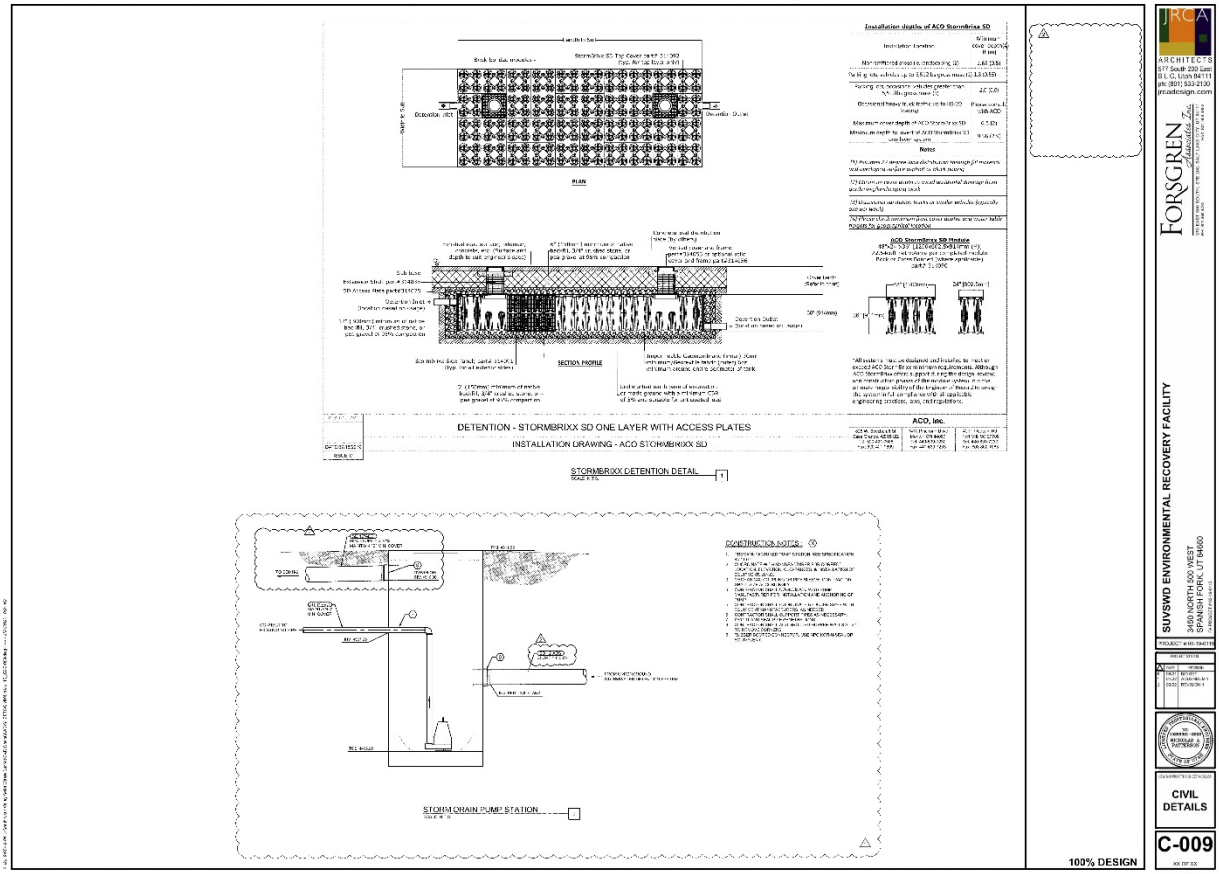
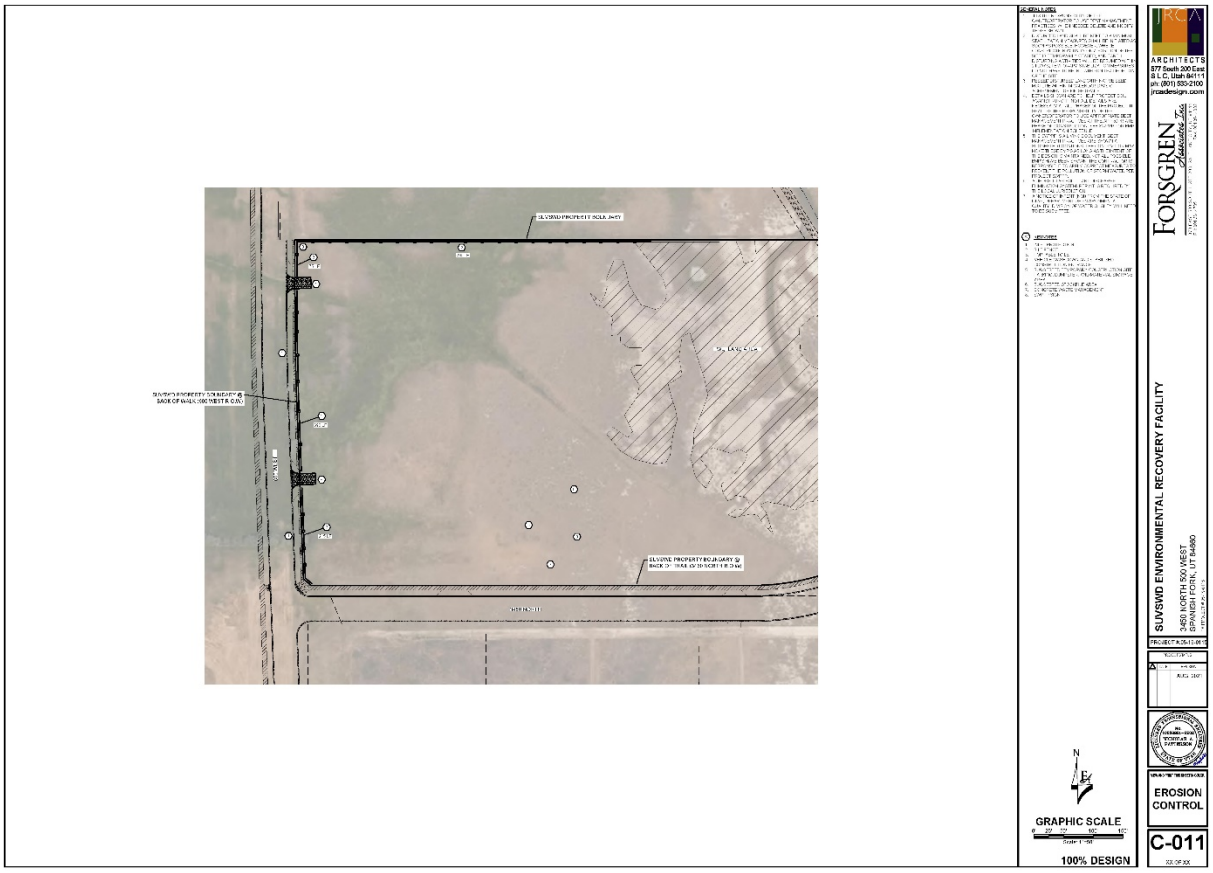

Installation depths of ACO StormBrixx SD
PLAN
SECTION PROFILE
DETENTION - STORMBRIXX SD ONE LAYER WITH ACCESS PLATES
INSTALLATION DRAWING - ACO STORMBRIXX SD
ACO, Inc.
STORMBRIXX DETENTION DETAIL
CONSTRUCTION NOTES:
STORM DRAIN PUMP STATION
100% DESIGN
JRCA ARCHITECTS
FORSGREN Associates Inc.
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3460 NORTH 600 WEST
SPANISH FORK, UT 84660
CIVIL DETAILS
C-009

Exhibit 1


SUVSWD PROPERTY BOUNDARY
SUVSWD PROPERTY BOUNDARY
GRAPHIC SCALE
100% DESIGN
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
EROSION CONTROL
C-011

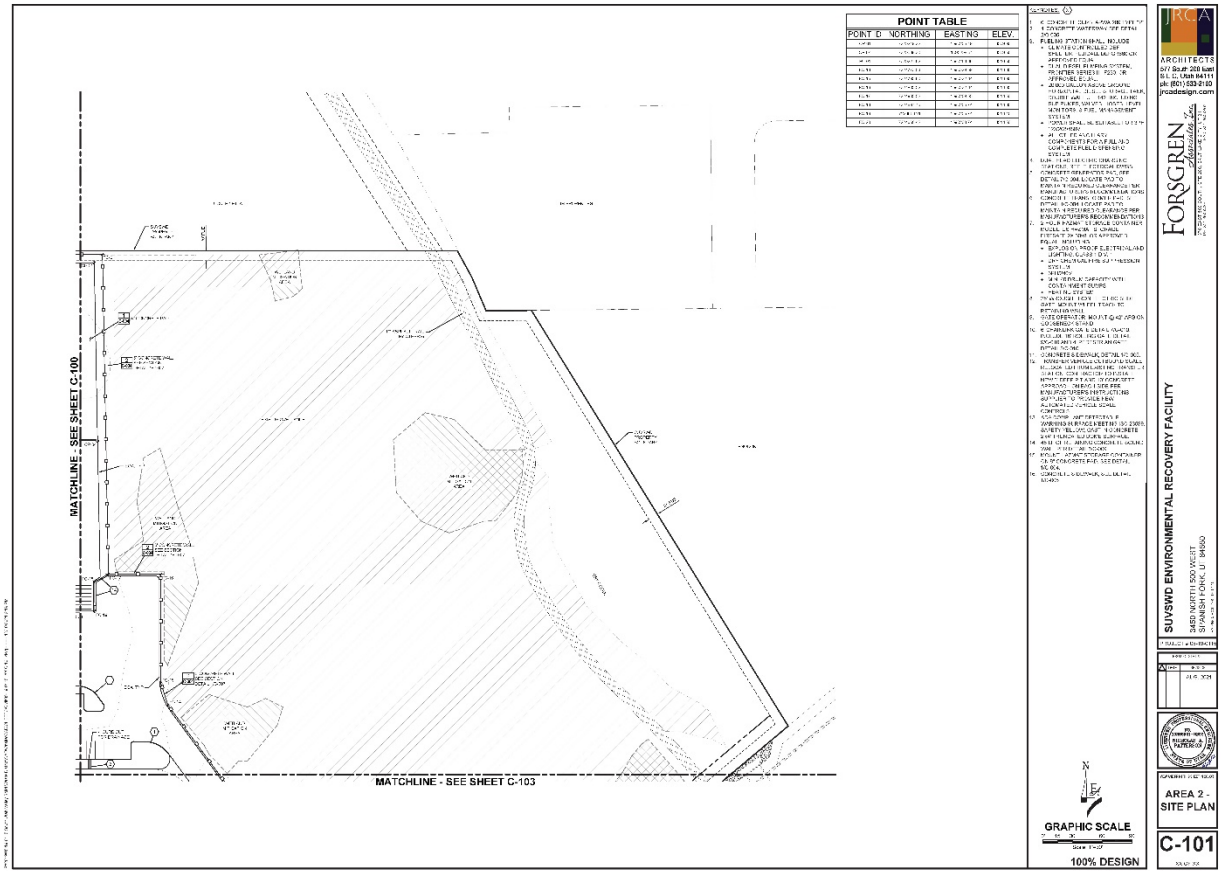
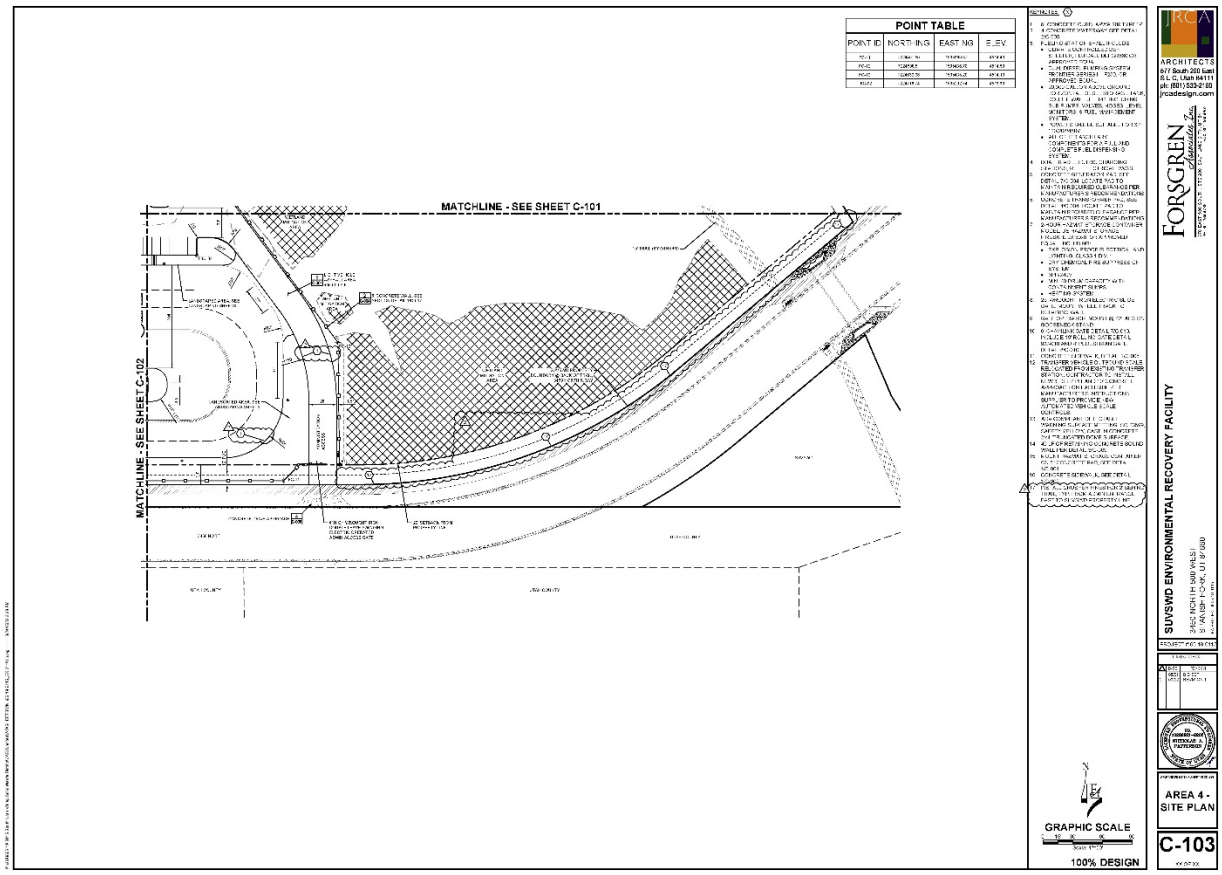
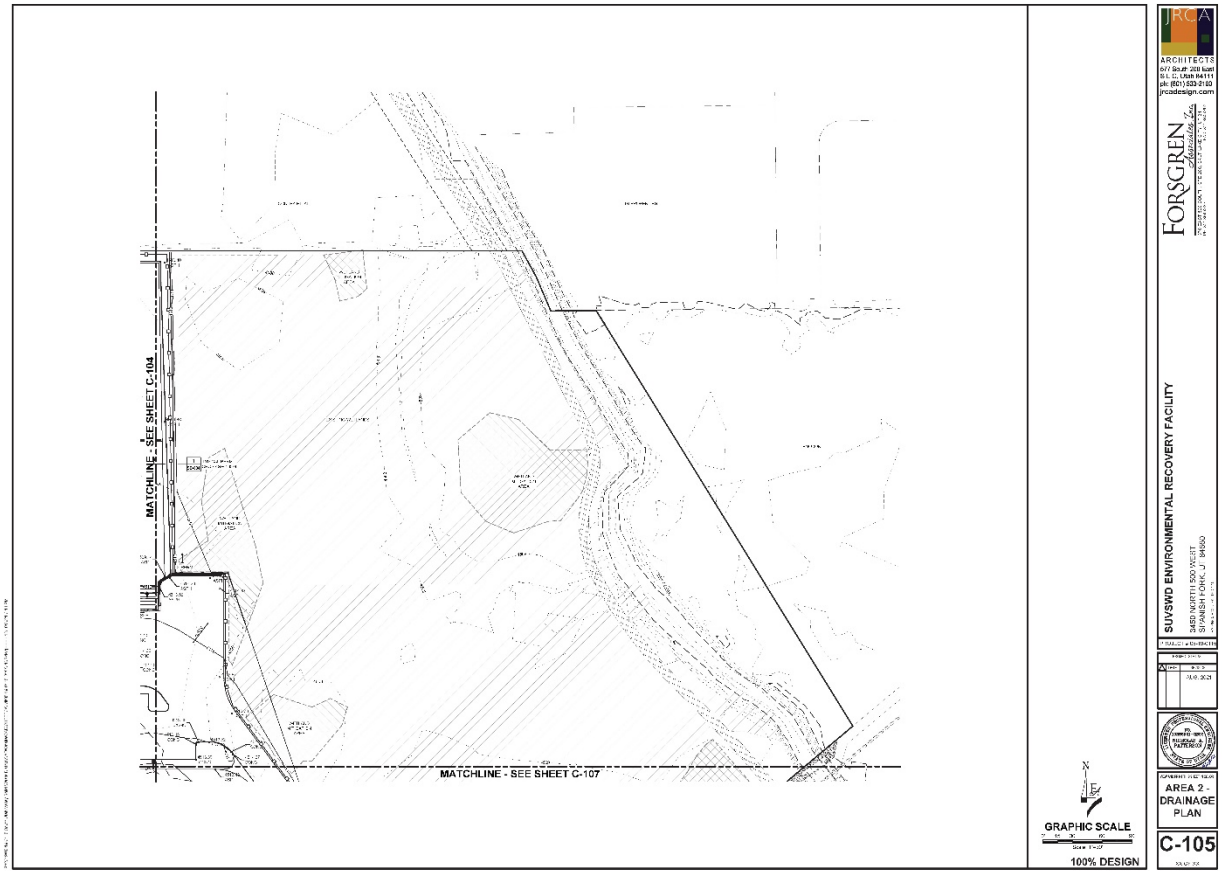
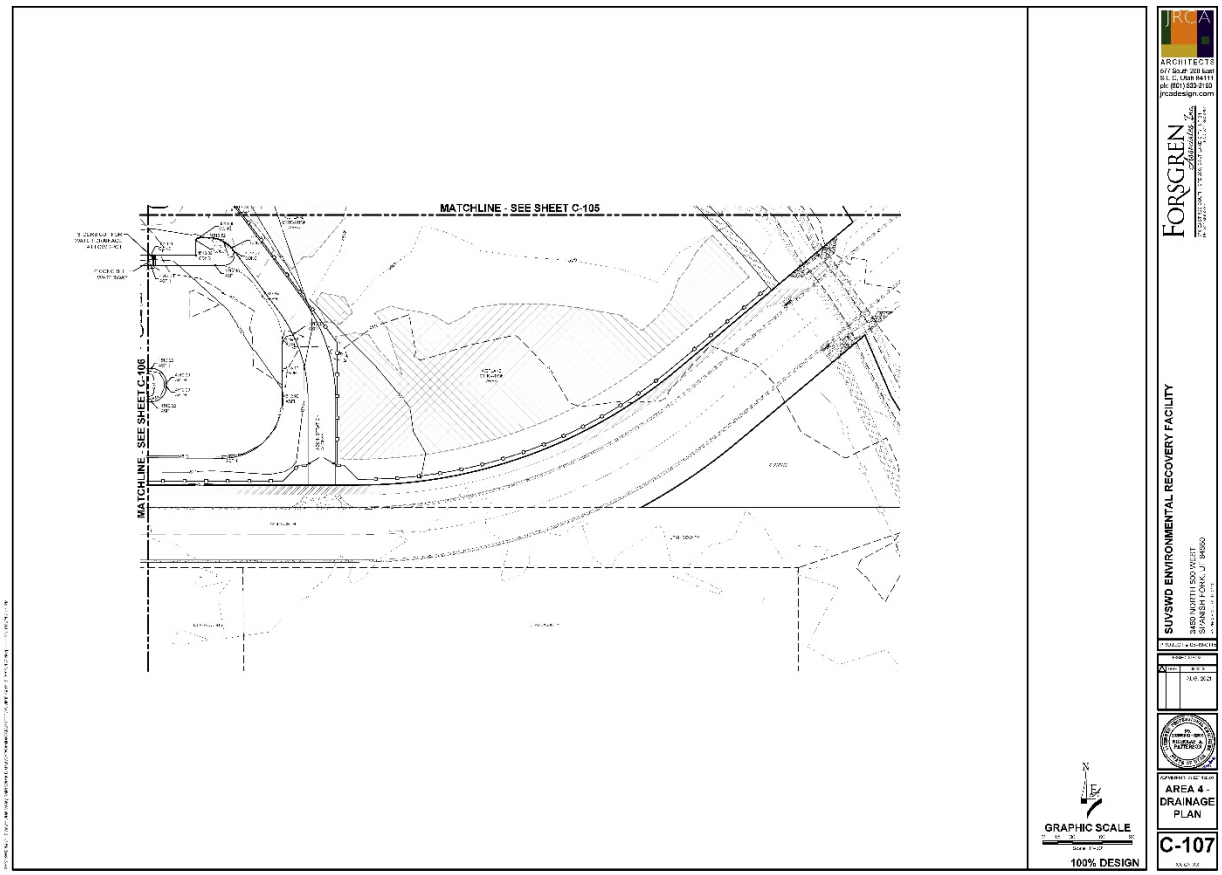

POINT TABLE
MATCHLINE - SEE SHEET C-100
MATCHLINE - SEE SHEET C-103
GRAPHIC SCALE
100% DESIGN
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
AREA 2 - SITE PLAN
C-101

Exhibit 1


POINT TABLE
POINT ID
NORTHING
EAST NG
ELEV.
MATCHLINE - SEE SHEET C-101
MATCHLINE - SEE SHEET C-102
GRAPHIC SCALE
100% DESIGN
JRCA
ARCHITECTS
FORSGREN
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
AREA 4 - SITE PLAN
C-103


MATCHLINE - SEE SHEET C-104
MATCHLINE - SEE SHEET C-107
GRAPHIC SCALE
100% DESIGN
JRCA
ARCHITECTS
FORSGREN
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
AREA 2 - DRAINAGE PLAN
C-105


MATCHLINE - SEE SHEET C-105
MATCHLINE - SEE SHEET C-106
GRAPHIC SCALE
100% DESIGN
JRCA ARCHITECTS
FORSGREN Associates Inc
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3400 NORTH 500 WEST
SPANISH FORK, UT 84660
AREA 4 - DRAINAGE PLAN
C-107

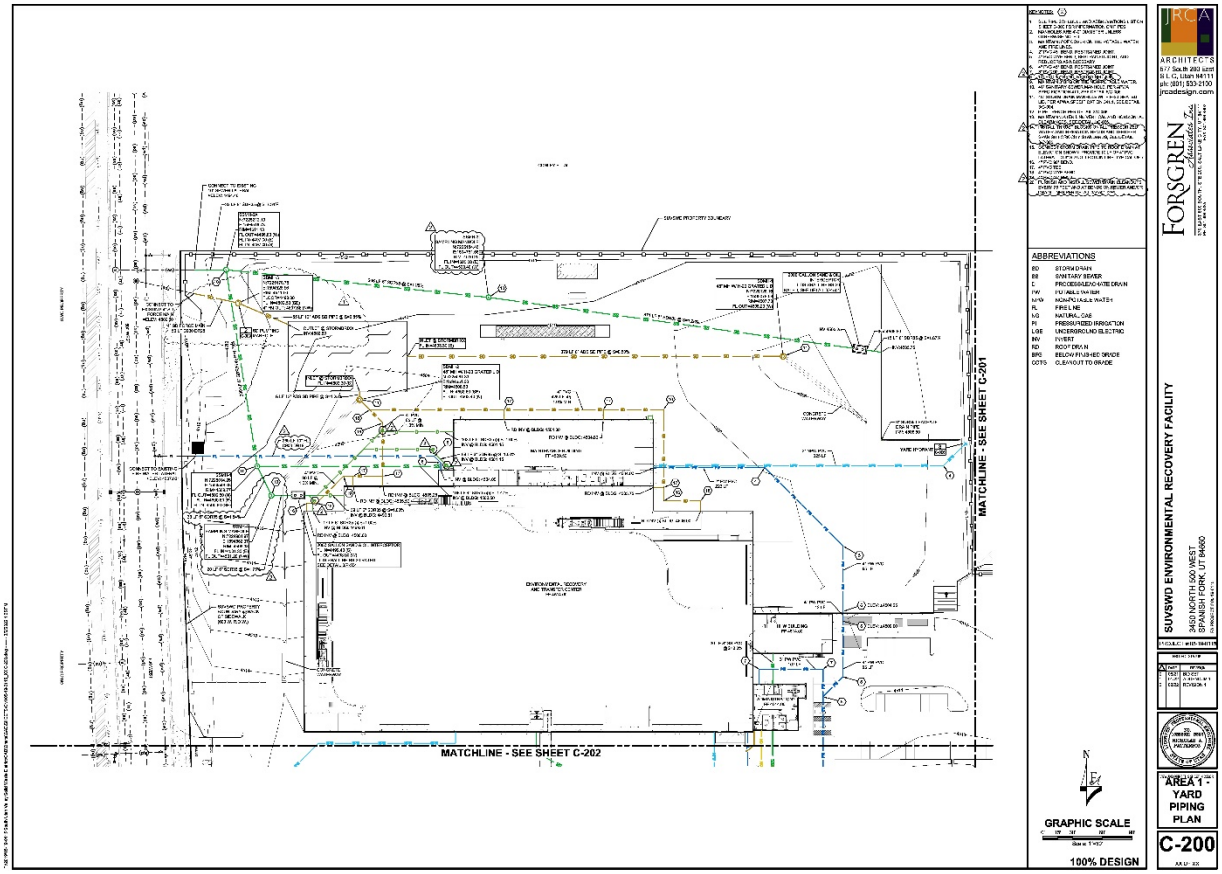
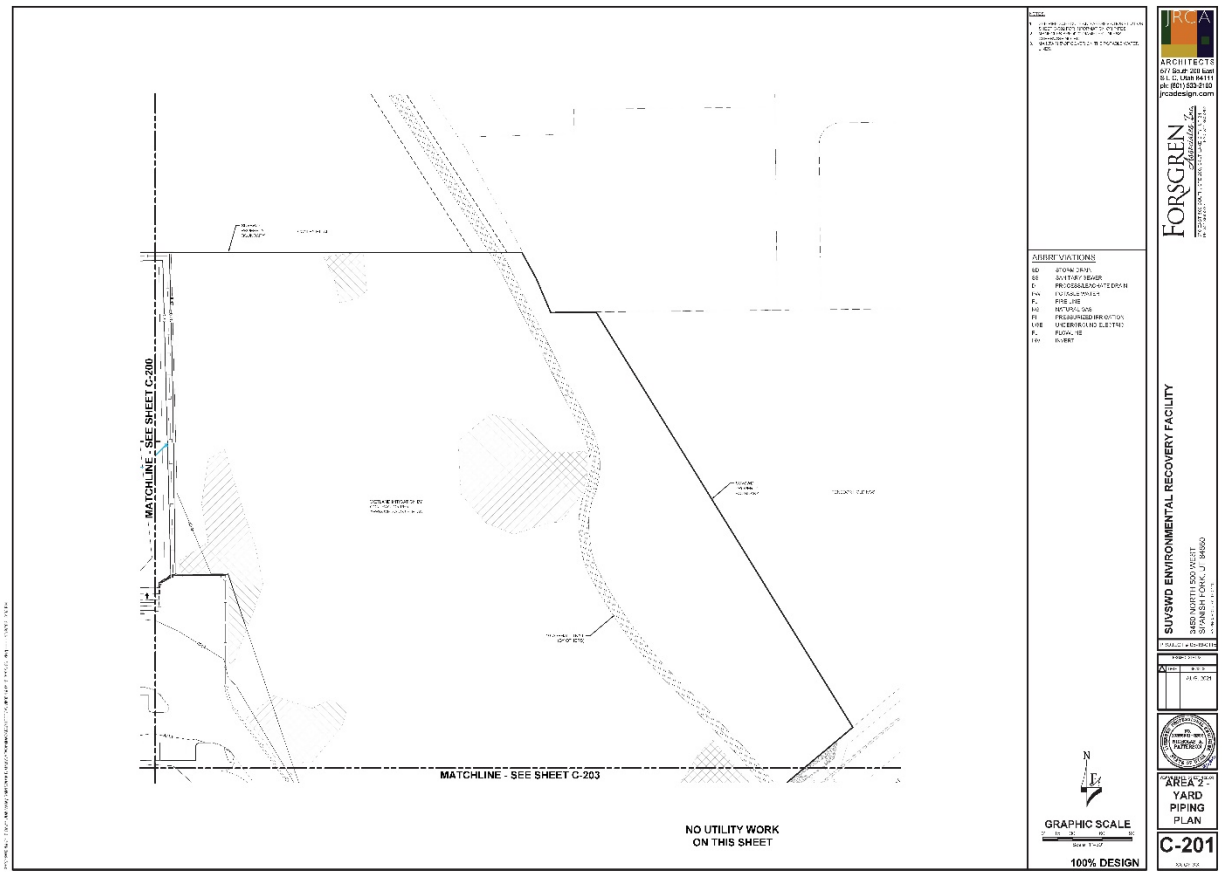
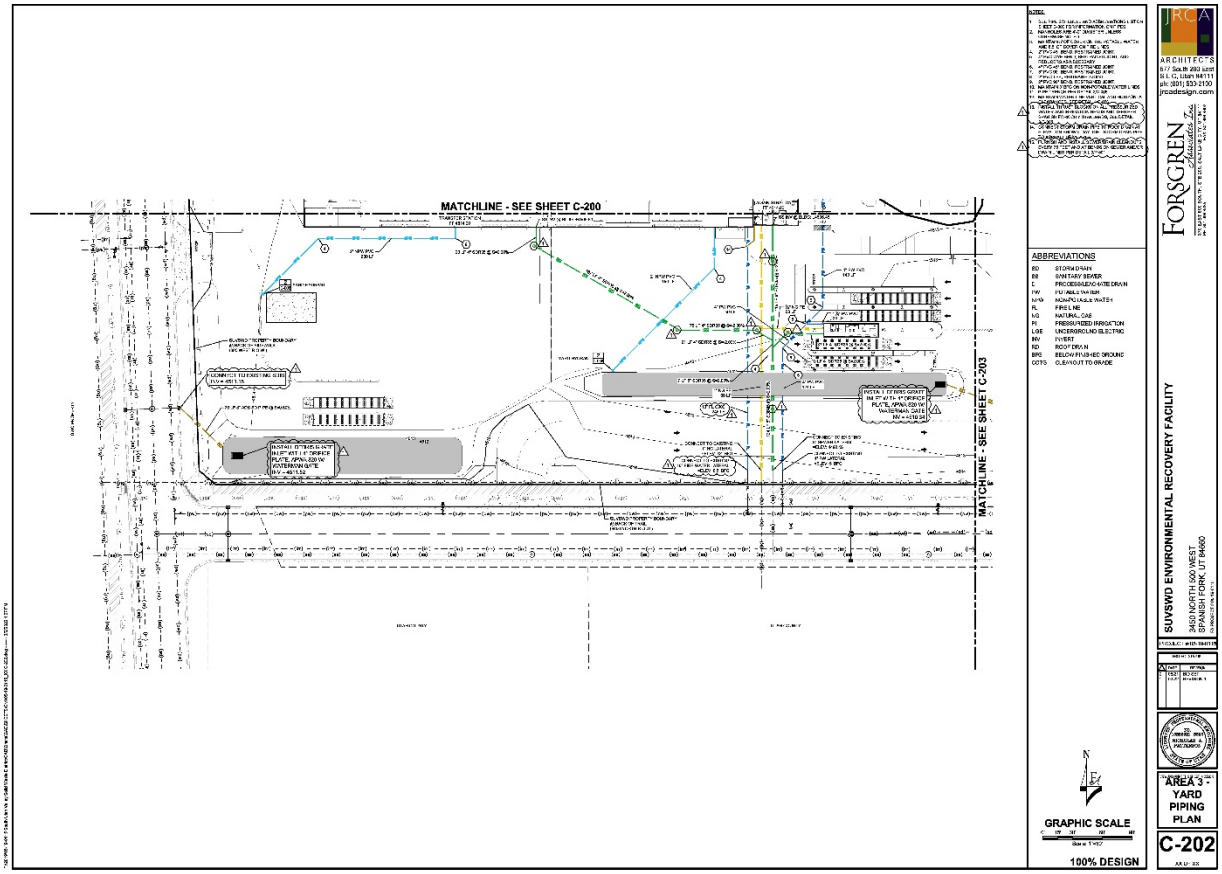
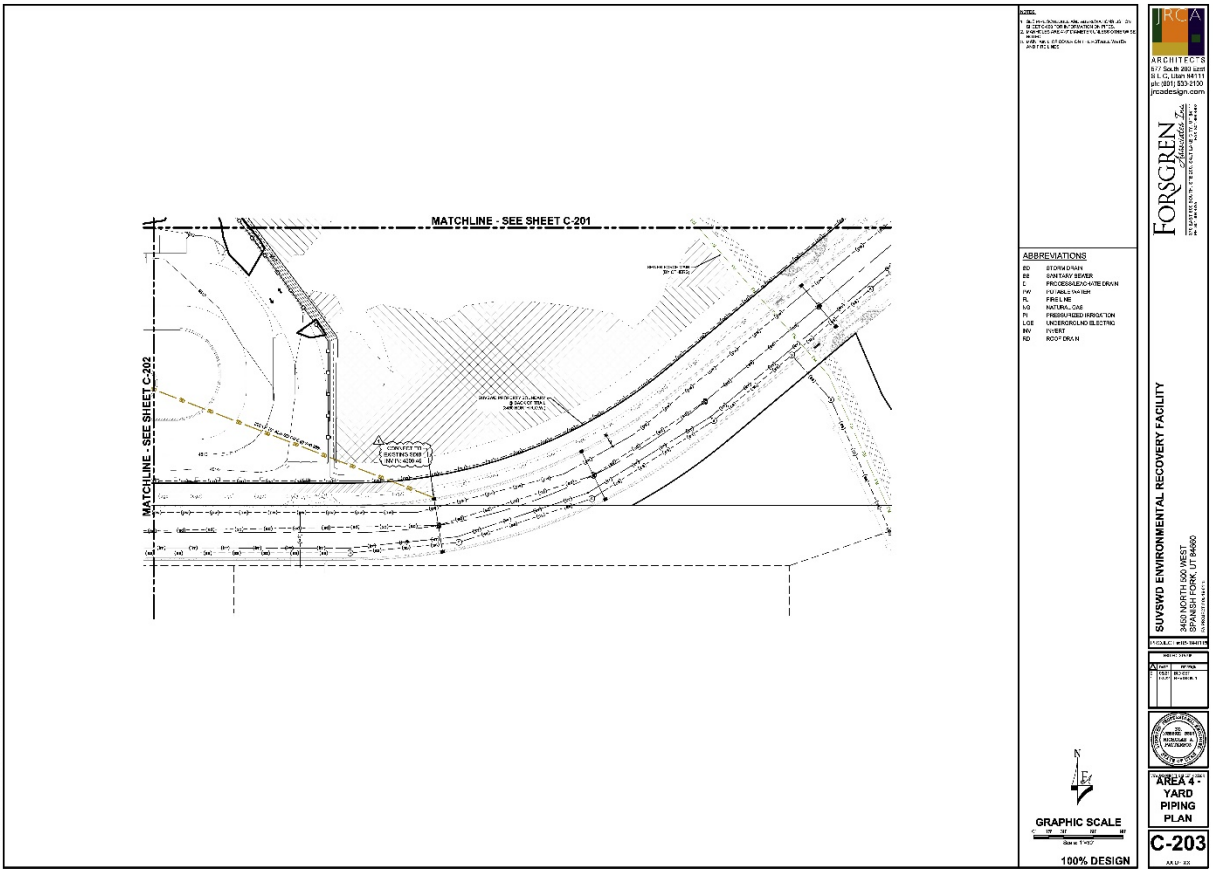
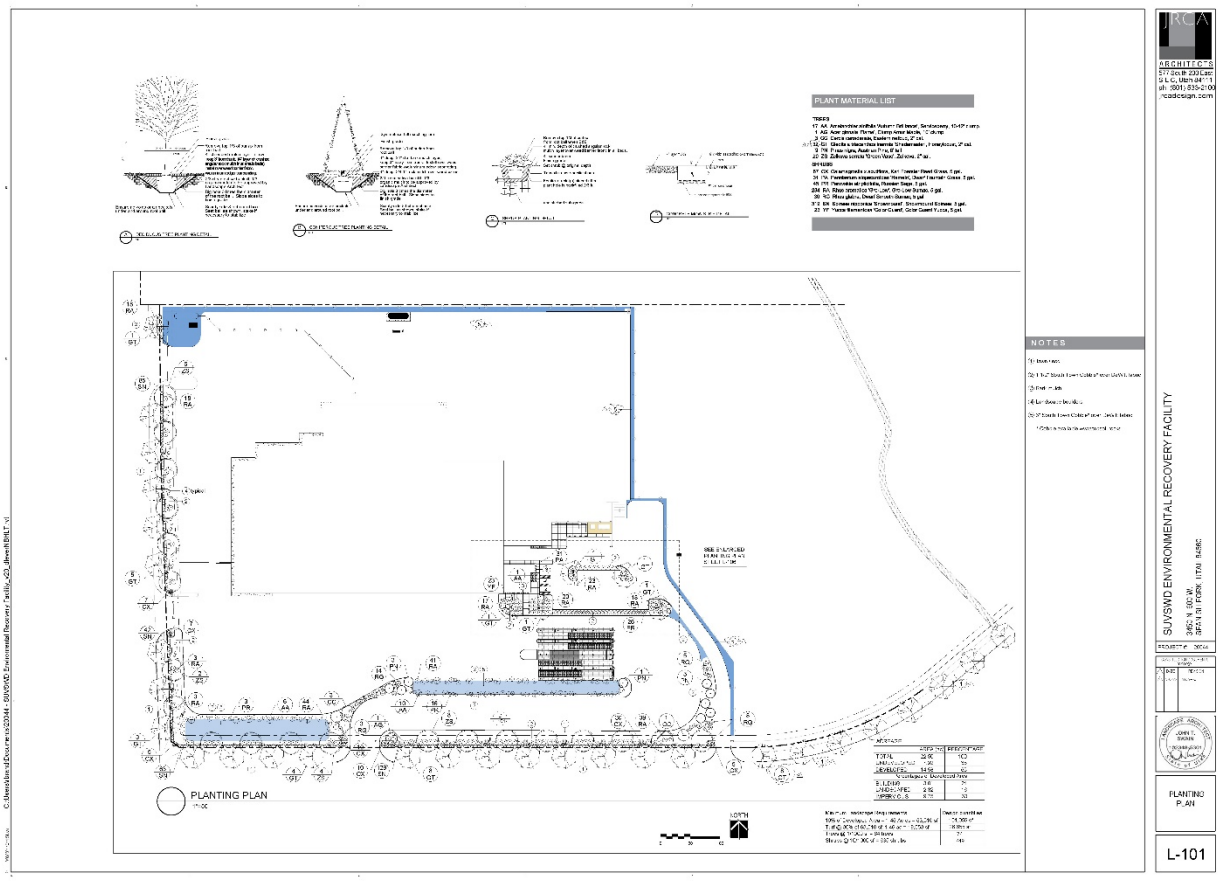

MATCHLINE - SEE SHEET C-201
MATCHLINE - SEE SHEET C-202
ABBREVIATIONS
GRAPHIC SCALE
100% DESIGN
JRCA ARCHITECTS
FORSGREN Associates Inc
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3400 NORTH 500 WEST
SPANISH FORK, UT 84660
AREA 1 - YARD PIPING PLAN
C-200

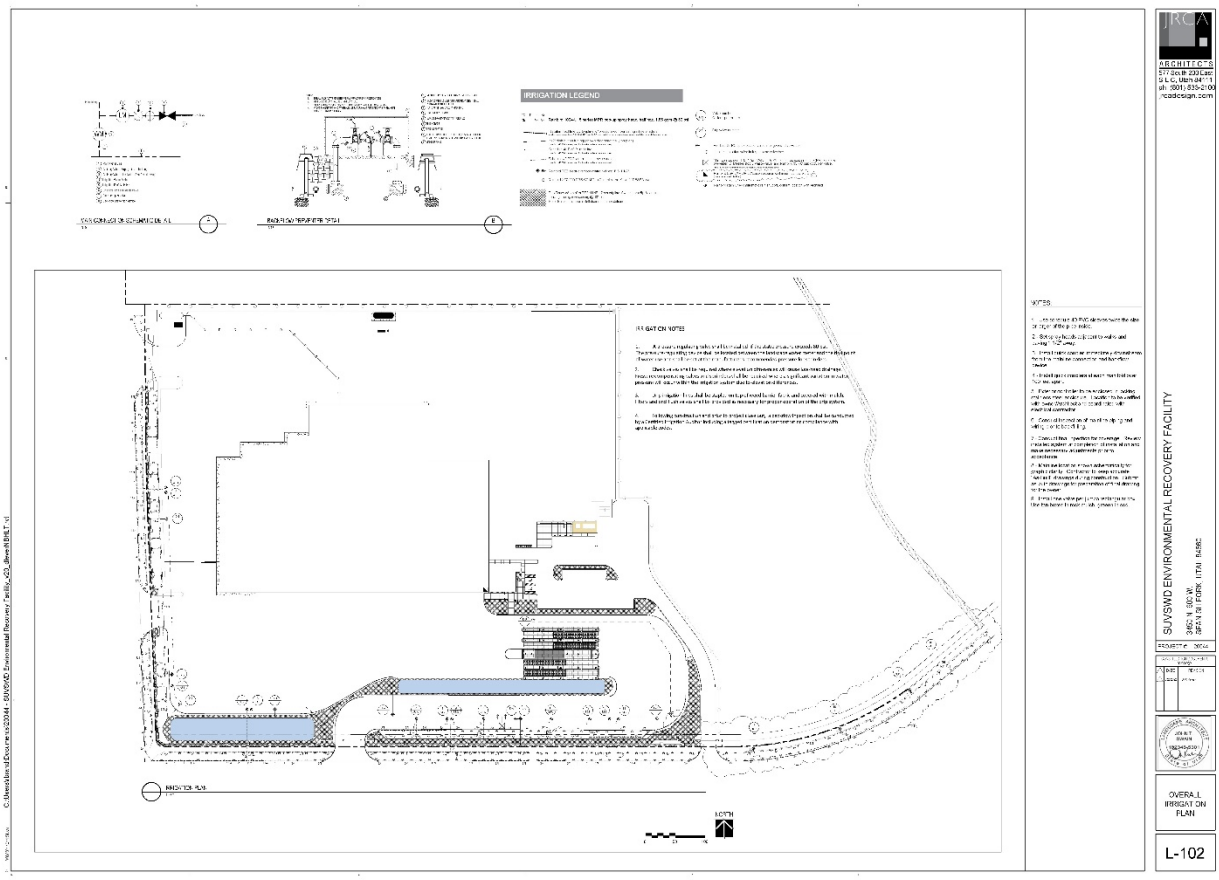
Exhibit 1

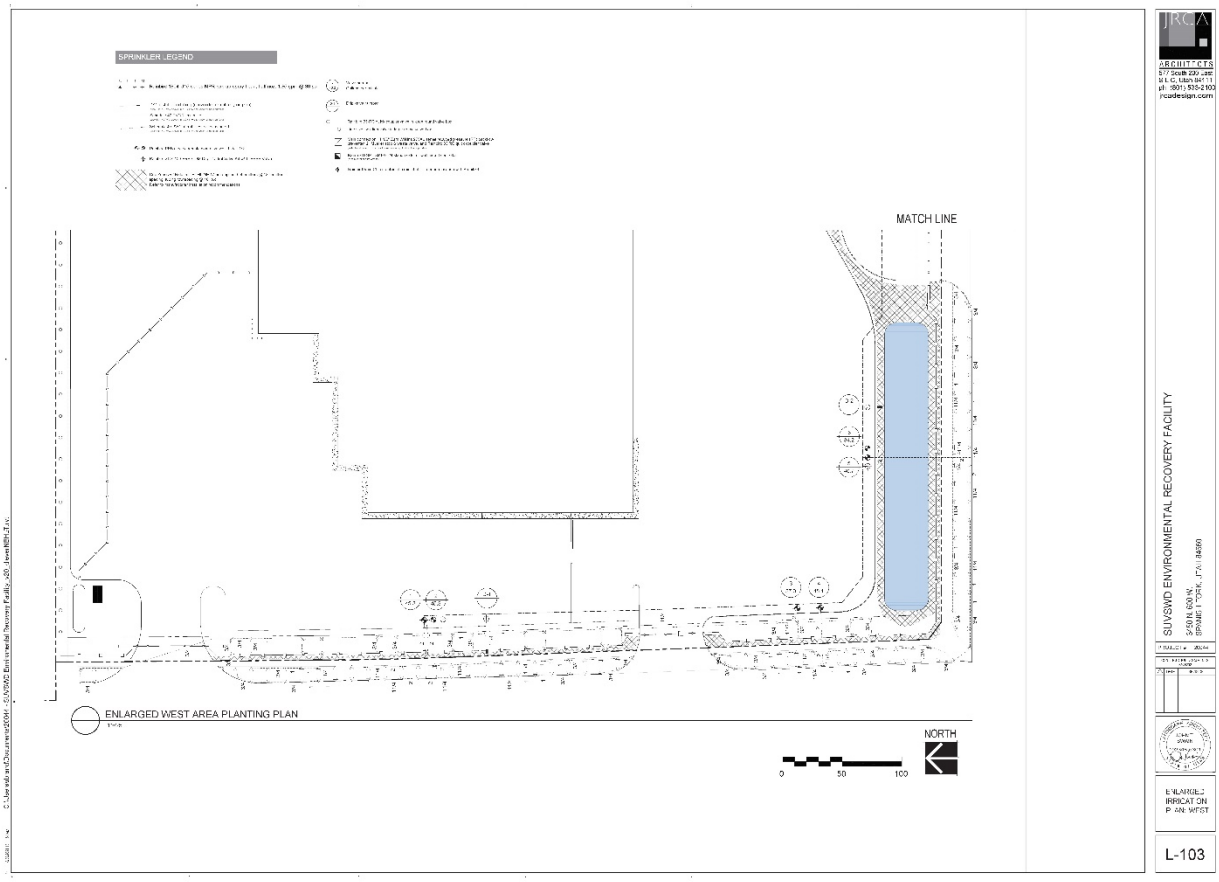

MATCHLINE - SEE SHEET C-200
MATCHLINE - SEE SHEET C-203
NO UTILITY WORK
ON THIS SHEET
ABBREVIATIONS
GRAPHIC SCALE
100% DESIGN
JRCA
ARCHITECTS
FORSGREN
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3400 NORTH 500 WEST
SPANISH FORK, UT 84660
AREA 2
YARD
PIPING
PLAN
C-201

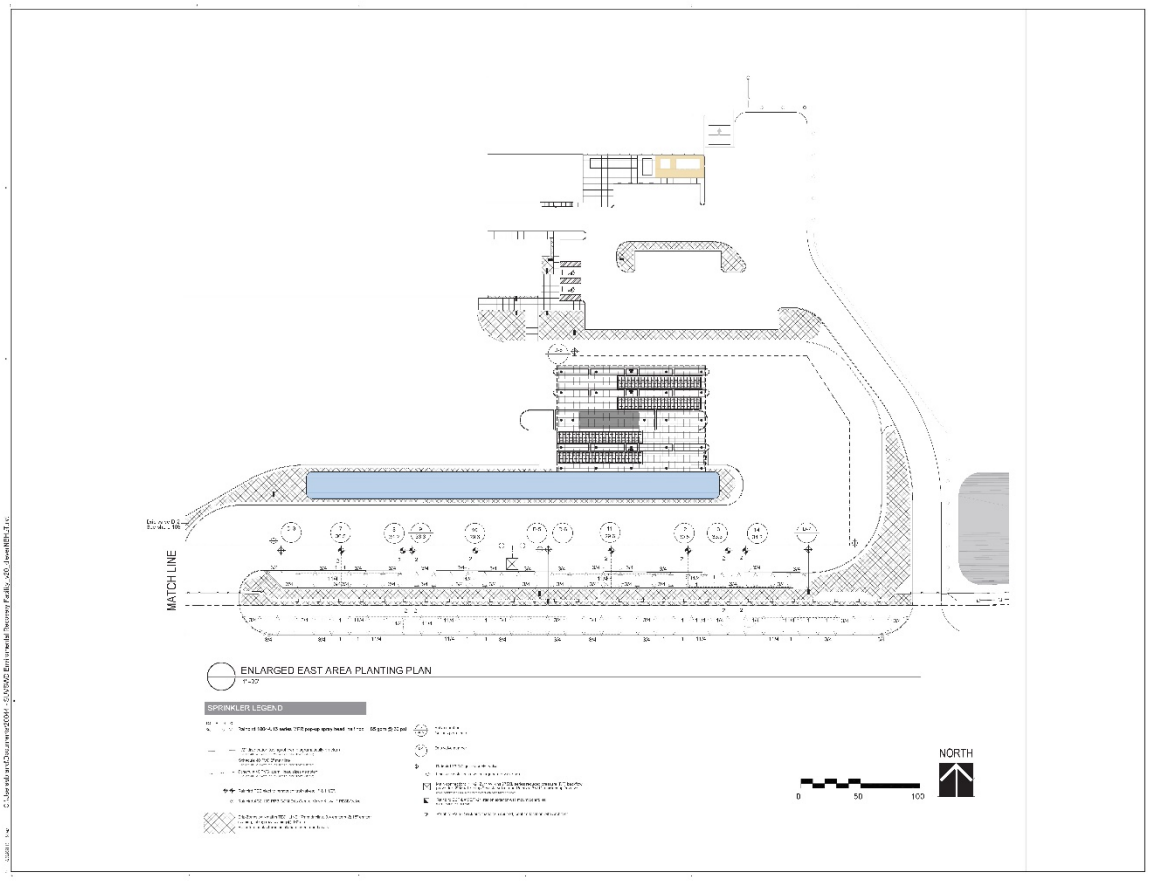

MATCHLINE - SEE SHEET C-200
MATCHLINE - SEE SHEET C-203
ABBREVIATIONS
GRAPHIC SCALE
100% DESIGN
JRCA
ARCHITECTS
FORSGREN
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3400 NORTH 500 WEST
SPANISH FORK, UT 84660
AREA 3
YARD
PIPING
PLAN
C-202


MATCHLINE - SEE SHEET C-201
MATCHLINE - SEE SHEET C-202
ABBREVIATIONS
SD STORM DRAIN
SS SANITARY SEWER
IW IRRIGATION WATER
FL FIRE LINE
NG NATURAL GAS
PI PRESSURIZED IRRIGATION
UGE UNDERGROUND ELECTRIC
INV INVERT
RD ROOF DRAIN
GRAPHIC SCALE
100% DESIGN
JRCA ARCHITECTS
FORSGREN Associates Inc
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
AREA 4 - YARD PIPING PLAN
C-203


PLANT MATERIAL LIST
PLANTING PLAN
NOTES
JRCA ARCHITECTS
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
PLANTING PLAN
L-101


IRRIGATION LEGEND
IRRIGATION NOTES
NOTES
MASTER PLAN
NORTH
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
OVERALL IRRIGATION PLAN
L-102


SPRINKLER LEGEND
MATCH LINE
ENLARGED WEST AREA PLANTING PLAN
NORTH
0
50
100
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
ENLARGED IRRIGATION PLAN WEST
L-103

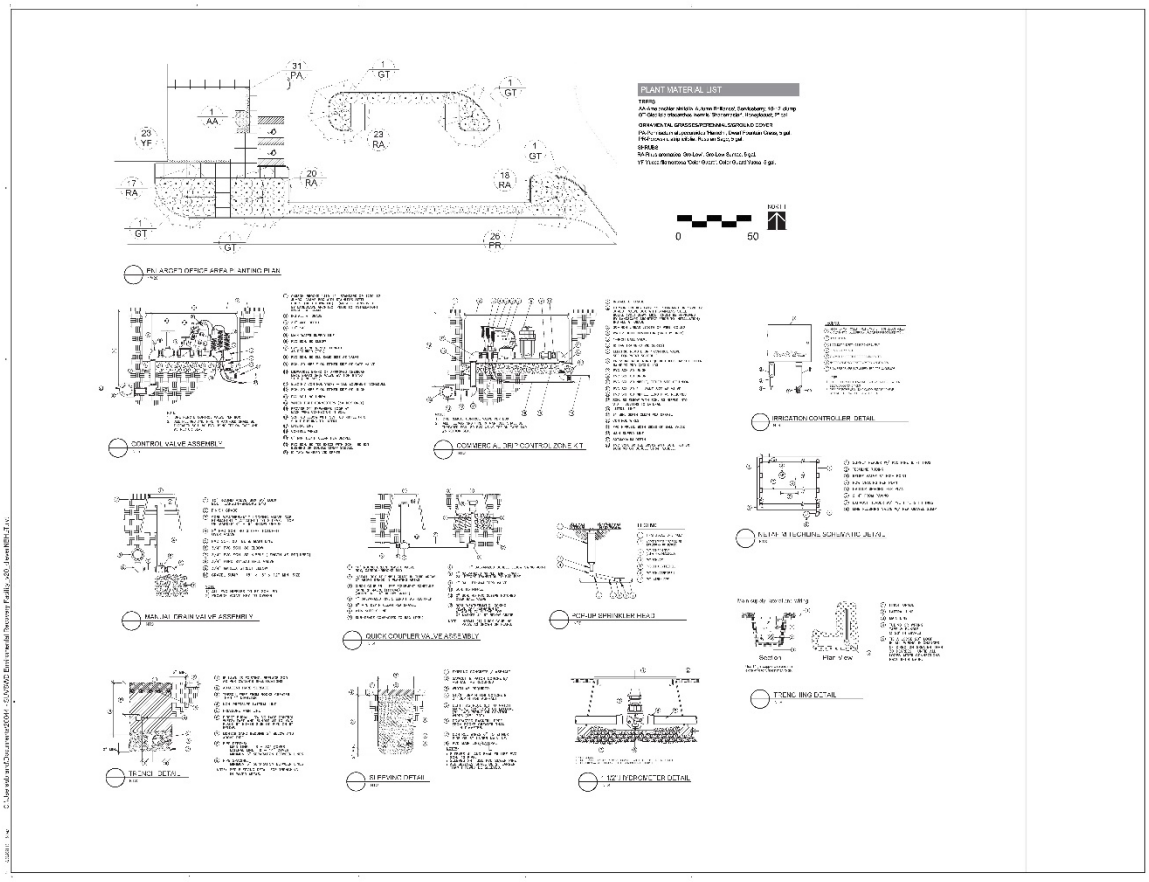


JRCA ARCHITECTS
577 South 200 East
S.L.C., Utah 84111
ph: (801) 533-2100
jrcadesign.com

SUVSWD ENVIRONMENTAL RECOVERY FACILITY
5450 N 500 W
PROVO, UTAH 84604

ENLARGED PLANTING PLAN EAST

L-104



JRCA ARCHITECTS
577 South 200 East
S.L.C., Utah 84111
ph: (801) 533-2100
jrcadesign.com

SUVSWD ENVIRONMENTAL RECOVERY FACILITY
5450 N 500 W
PROVO, UTAH 84604

LANDSCAPE DETAILS

L-105

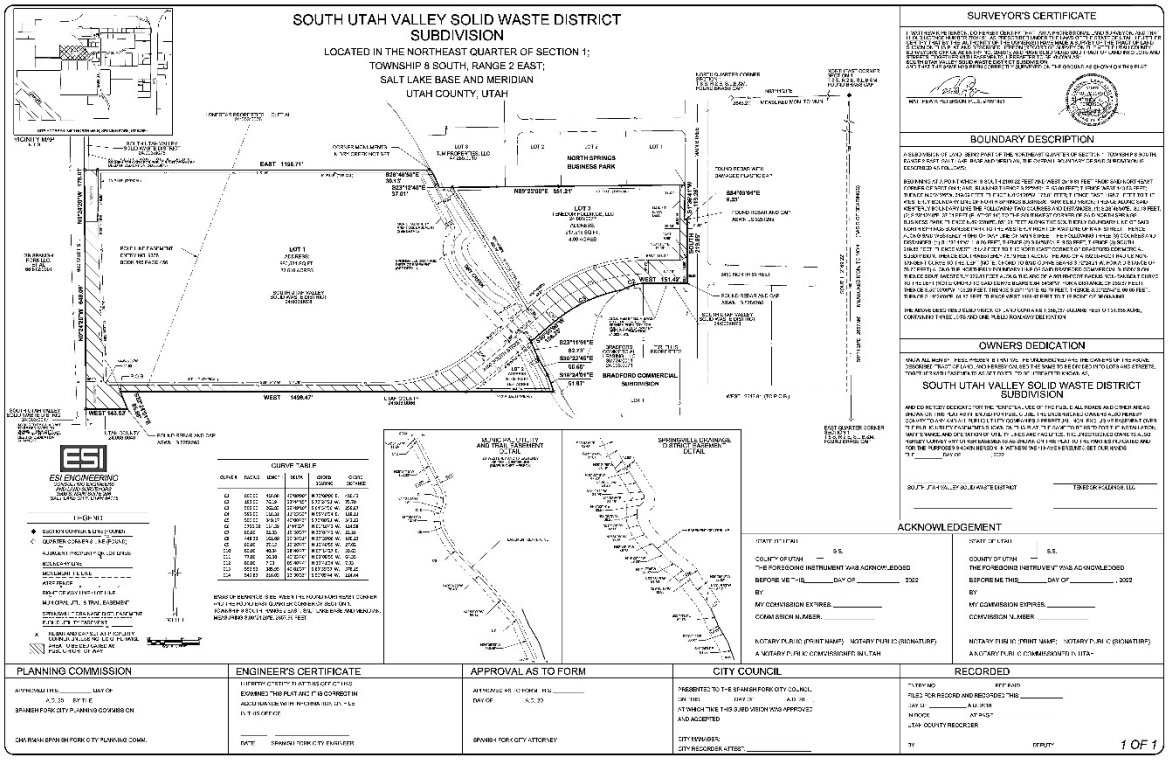
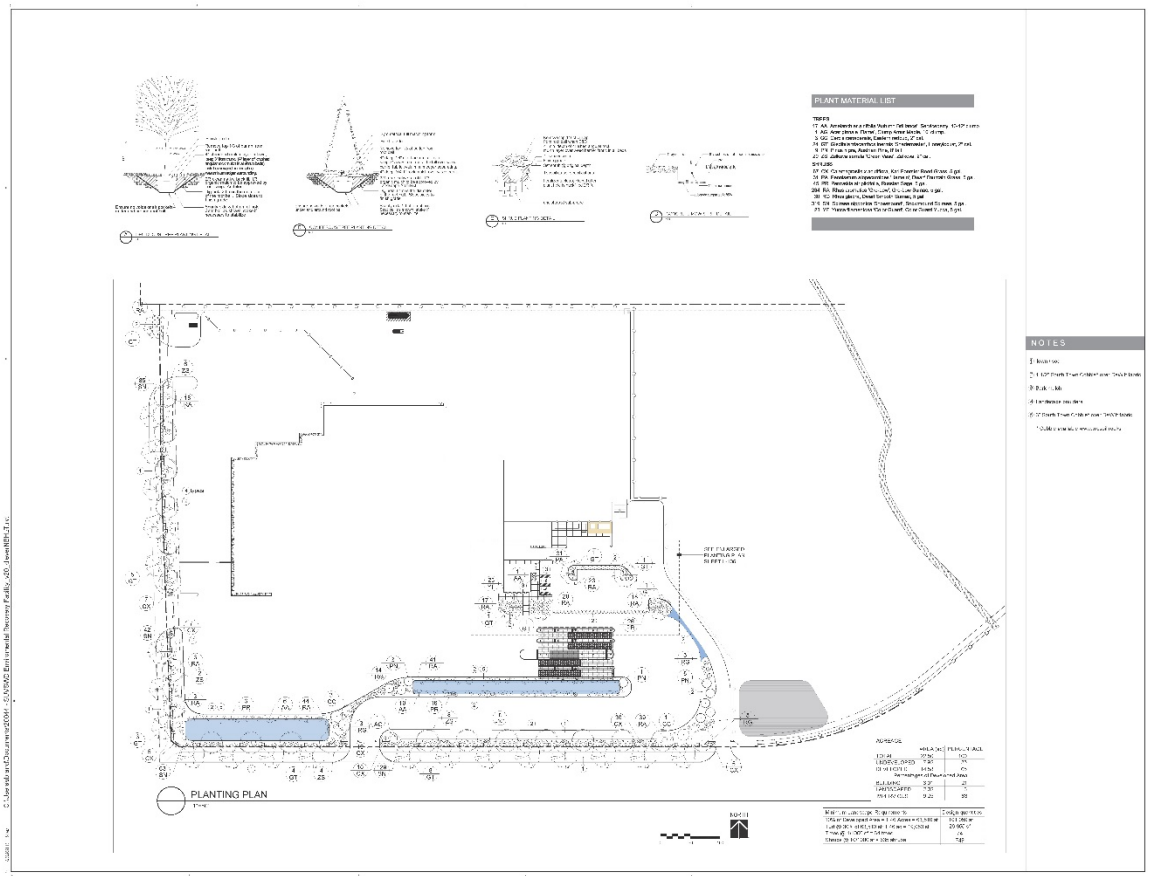
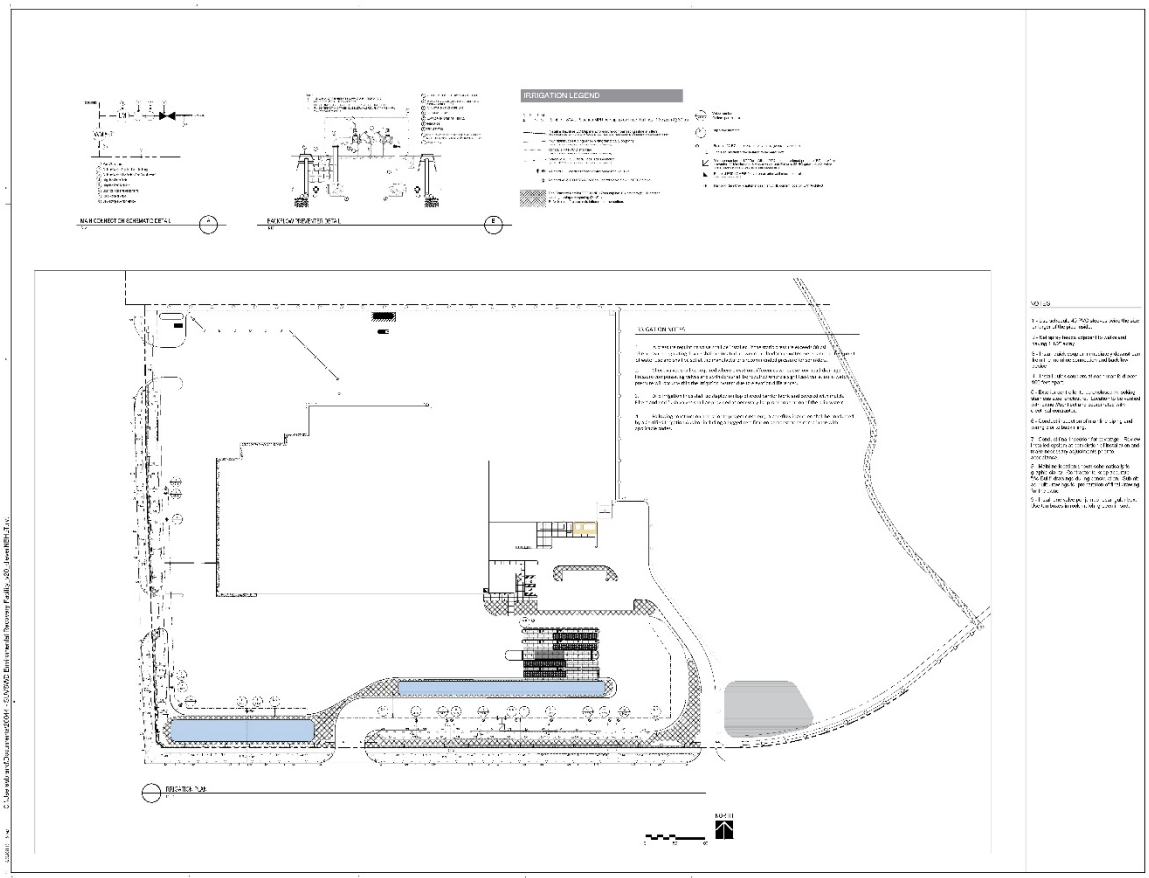
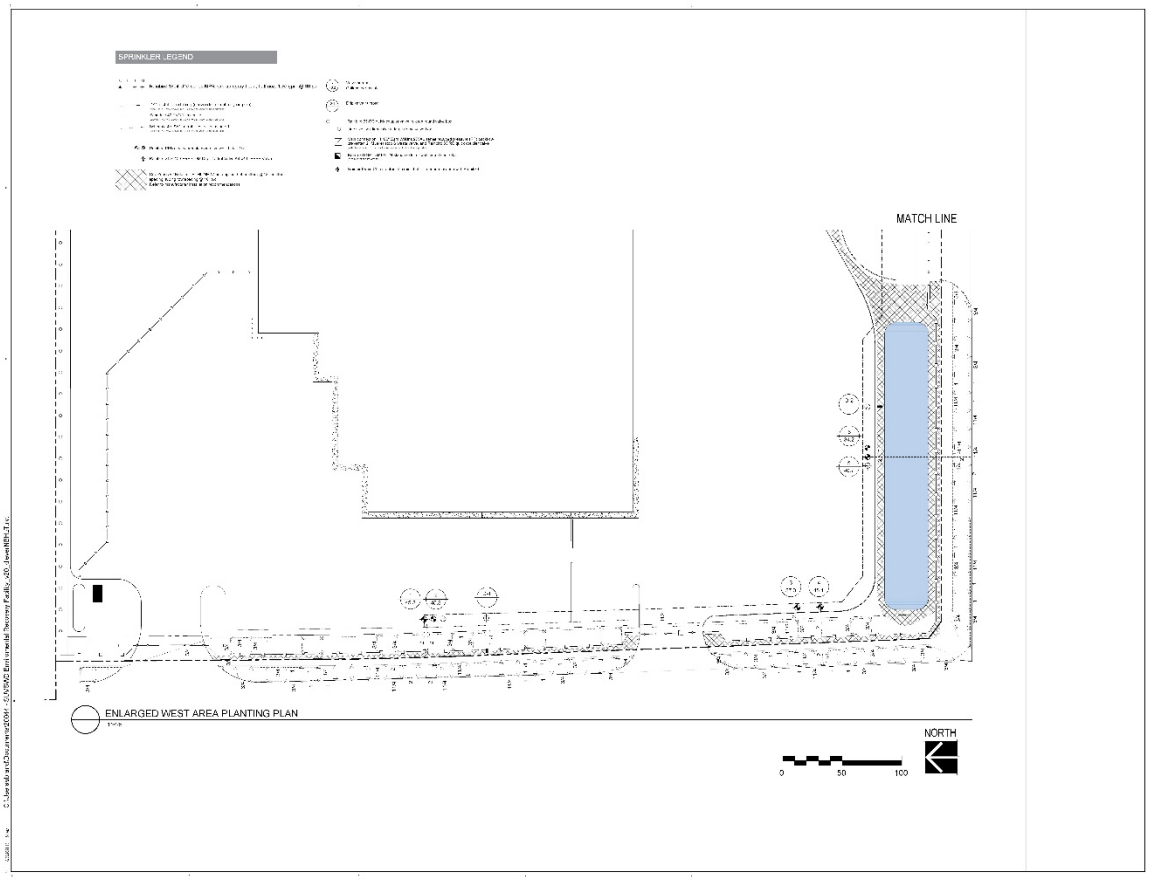

SOUTH UTAH VALLEY SOLID WASTE DISTRICT
SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 1;
TOWNSHIP 8 SOUTH, RANGE 2 EAST;
SALT LAKE BASE AND MERIDIAN
UTAH COUNTY, UTAH
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNERS DEDICATION
SOUTH UTAH VALLEY SOLID WASTE DISTRICT SUBDIVISION
ACKNOWLEDGEMENT
NORTH SPRINGS BUSINESS PARK
BRADFORD COMMERCIAL SUBDIVISION
LOT 1
LOT 2
LOT 3
EAST 1198.71'
WEST 1439.47'
WEST 1514.49'
WEST 443.63'
N89°33'05"E 551.21'
S89°33'05"E 551.87'
CURVE TABLE
ESI ENGINEERING
PLANNING COMMISSION
ENGINEER'S CERTIFICATE
APPROVAL AS TO FORM
CITY COUNCIL
RECORDED
1 OF 1

Exhibit 3


PLANT MATERIAL LIST
NOTES
PLANTING PLAN
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
PLANTING PLAN
L-101

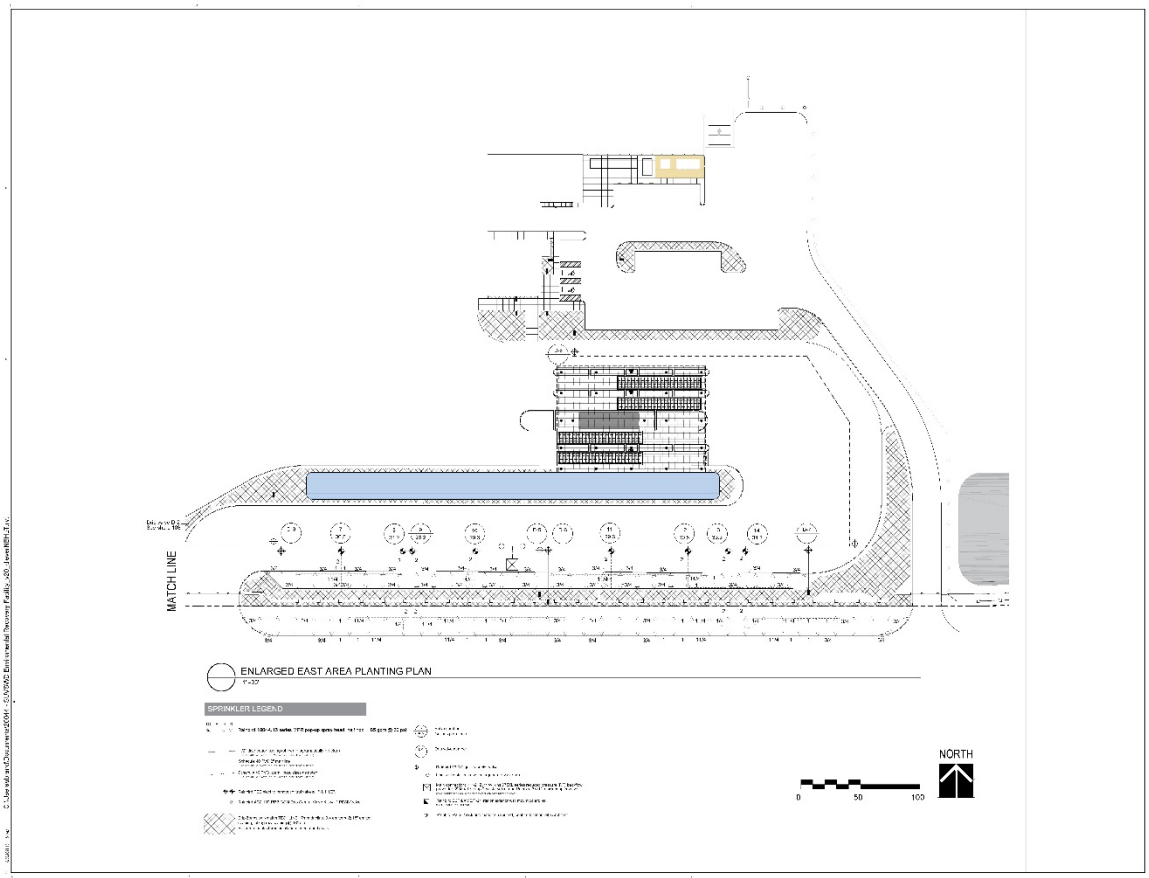

IRRIGATION LEGEND
IRRIGATION PLAN
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
OVERALL IRRIGATION PLAN
L-102



SUVSWD ENVIRONMENTAL RECOVERY FACILITY

ENLARGED IRRIGATION PLAN WEST

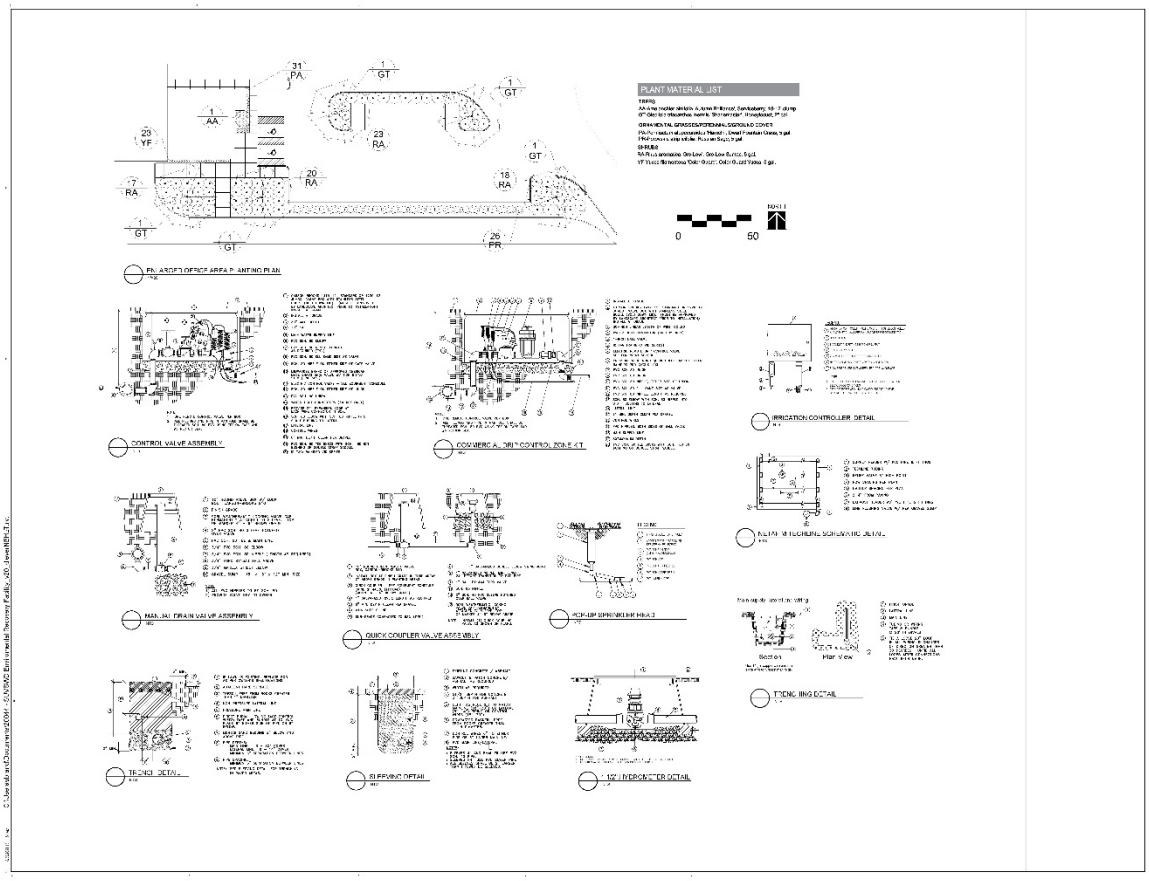
L-103



SUVSWD ENVIRONMENTAL RECOVERY FACILITY

ENLARGED PLANTING PLAN EAST

L-104



JRCA ARCHITECTS
577 South 200 East
S.L.C., Utah 84111
ph.: (801) 533-2100
jrcadesign.com

SUVSWD ENVIRONMENTAL RECOVERY FACILITY
1501 N. 500 W.
BRIGHAM CITY, UTAH 84302

LANDSCAPE DETAILS

L-105

Exhibit 4

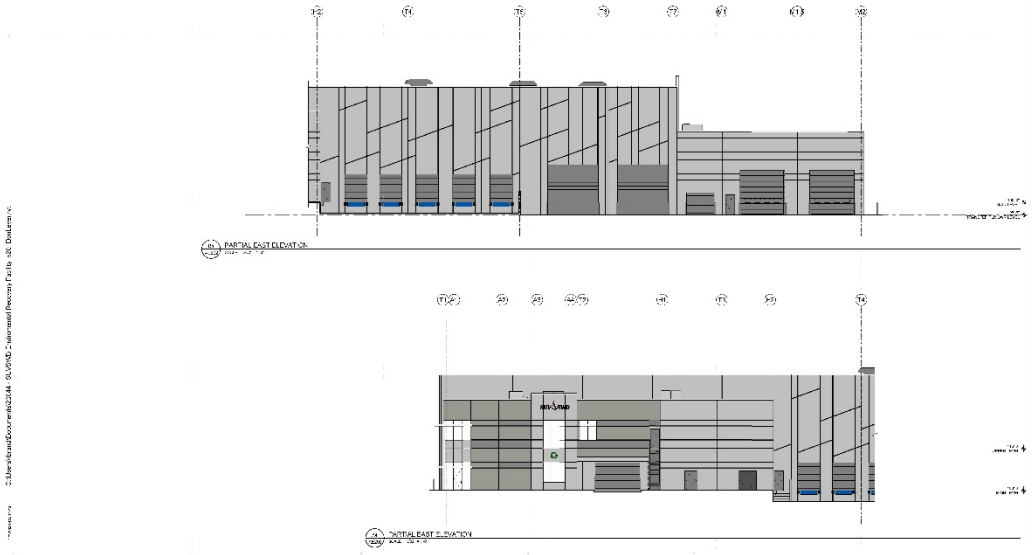


JRCA ARCHITECTS

SUV/SWD ENVIRONMENTAL RECOVERY FACILITY

OVERALL SOUTH ELEVATION

AE201

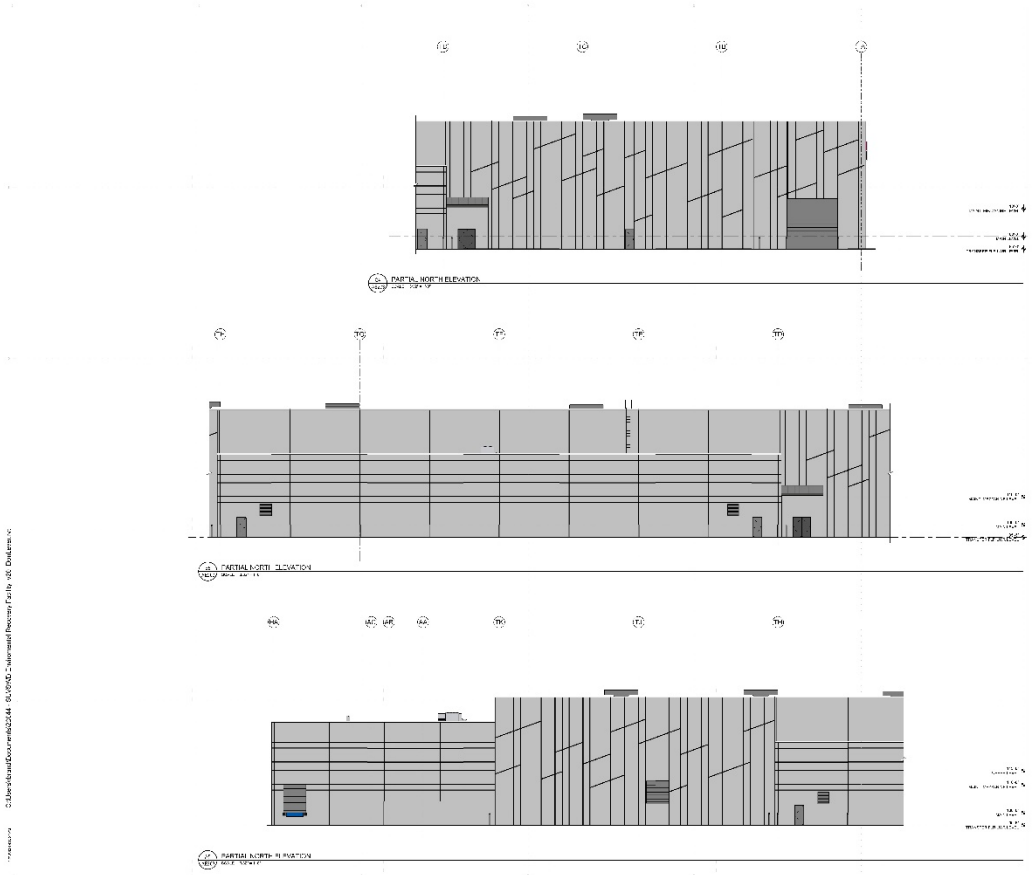


JRCA ARCHITECTS

SUV/SWD ENVIRONMENTAL RECOVERY FACILITY

OVERALL EAST ELEVATION

AE202

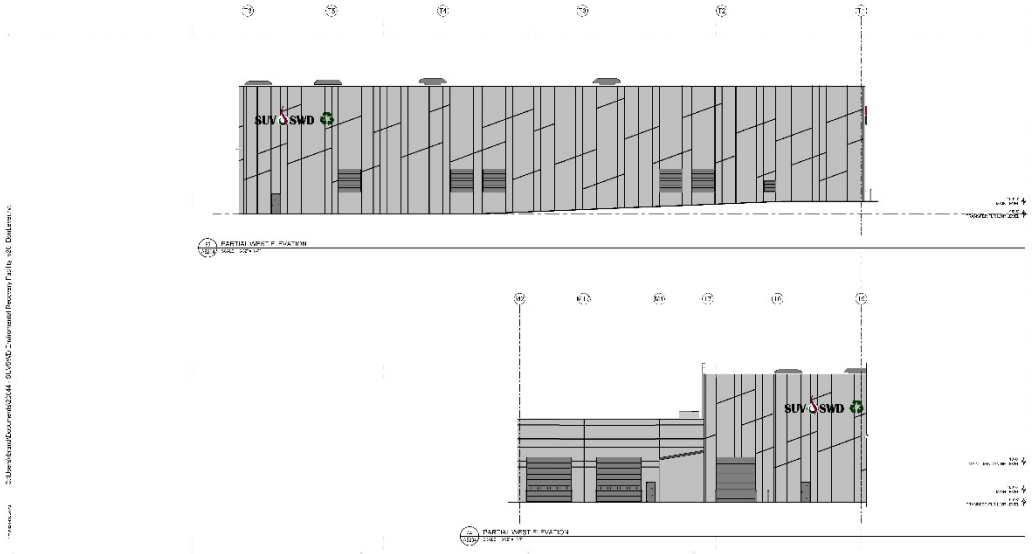


JRCA ARCHITECTS

SUVSWD ENVIRONMENTAL RECOVERY FACILITY

OVERALL NORTH ELEVATION

AE203



JRCA ARCHITECTS

SUVSWD ENVIRONMENTAL RECOVERY FACILITY

OVERALL WEST ELEVATION

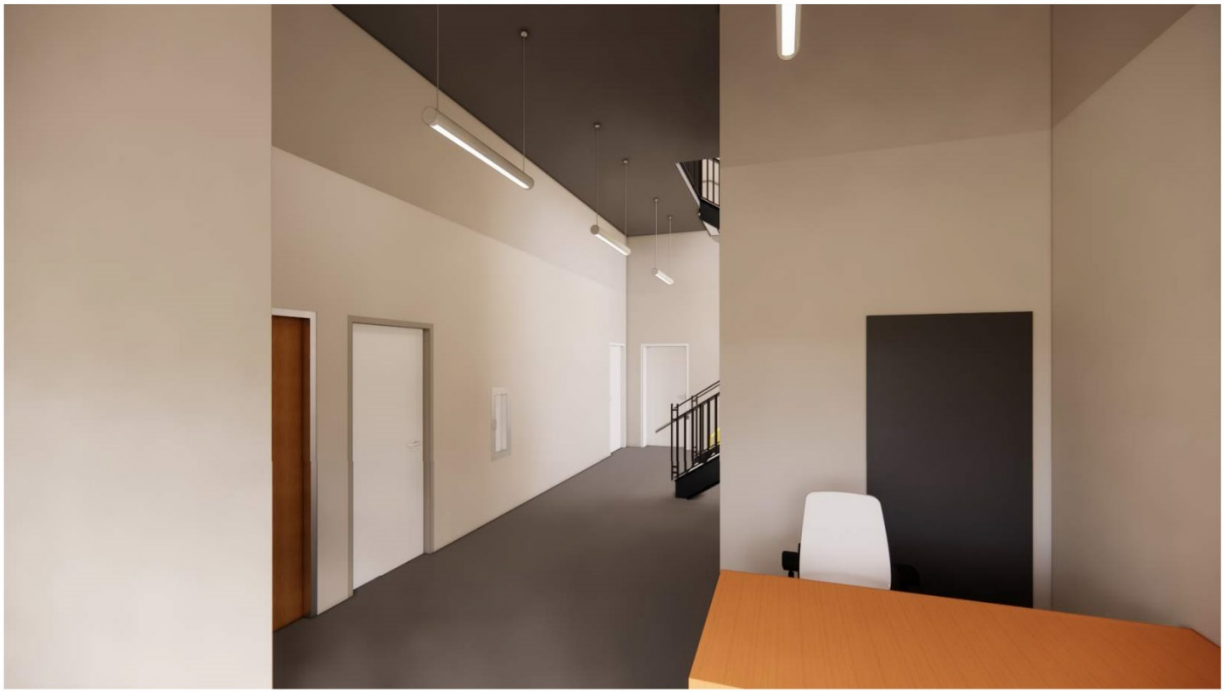
AE204



FORSGREN Associates Inc.

SUV SWD

March 30, 2022



FORSGREN Associates Inc.

SUV SWD



FORSGREN Associates Inc.

SUV SWD



FORSGREN Associates Inc.

SUV SWD



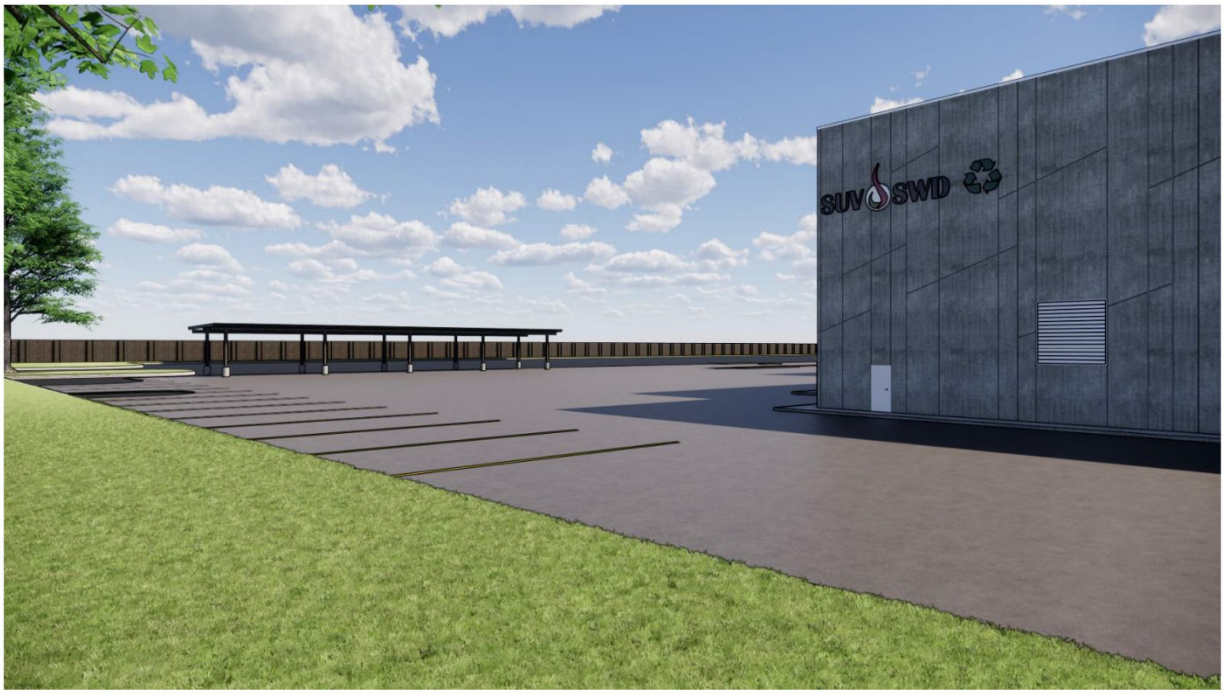
FORSGREN Associates Inc.

SUV SWD



FORSGREN Associates Inc.

SUV SWD



FORSGREN Associates Inc.

SUV SWD



FORSGREN Associates Inc.

SUV SWD



FORSGREN Associates Inc.

SUV SWD

South Utah Valley Solid Waste District
New Environmental Recovery and Transfer Center

Plan of Operations

South Utah Valley Solid Waste District
2450 W. 400 S.
Springville, UT 84663
www.suvswd.org
801-489-3027

FORSGREN Associates Inc.
370 E. 500 S. Ste 200
Salt Lake City, UT 84111
www.forsgren.com
801-364-4785

March 2022

South Utah Valley Solid Waste District
New Transfer Station

Purpose of Plan

This operating plan describes the methods for managing and operating the SUVSWD Transfer Station. The plan presents the equipment utilized at the Transfer Station for waste transportation, process flows, and site access control. The plan addresses the procedures that will be used to control hazardous or banned waste, litter, odor, vectors, and water pollution.

Background Information

SUVSWD is in the south end of Utah County, and is made up of several member municipalities, including Provo, Springville, Spanish Fork, Mapleton, Salem, Woodland Hills, and Goshen. In 1990, SUVSWD opened its doors to a new transfer station in Springville designed to serve each of its member cities, excluding Goshen who transports its city's waste directly to Bayview landfill.

Due to the rapid population growth seen throughout the south end of Utah County, the District is now disposing of more than 200,000 tons per year of solid waste. SUVSWD has purchased land in Spanish Fork to construct a New Environmental Recovery and Transfer Center to meet the growing solid waste needs for the district's member cities. The 23-acre green-field property is located at approximately 3450 North 550 West, Spanish Fork, UT.

This new facility is designed with safety and efficiency at the forefront. Self-haul and public access will be separate from commercial and curbside collection vehicles, including separate entrances. Public access will be from the newly constructed 3450 North roadway. Commercial and hauling access will be from the newly constructed 600 West roadway. The facility will utilize (3) three side load compactors to efficiently compact and transfer waste from the tipping floor to hauling vehicles. All waste operations will take place inside the fully enclosed 110,000 square foot building. Household hazardous waste (HHW) will be contained and processed inside its own adjacent building.

The new state-of-the-art facility is designed to be a tilt-up concrete structure. Other onsite structures include a maintenance building, HHW building, administration building, scale house, and other site structures. Sizing is based on average and peak day throughputs of 1,200 and 2,400 tons/day, respectively.

On-Site Personnel

A site supervisor will be responsible for all operations at the transfer station. He will be responsible for the training of all employees in safety and fire protection practices. He will also be responsible for the training of employees in the inspection and identification of unauthorized wastes. A minimum of four personnel will be onsite at all times. A scale house attendant will monitor traffic flows and, when applicable, record weights of incoming and outgoing vehicles. A minimum of two operators will be on the tipping floor. One operates a front-end loader to direct waste into the compactor. A second operator directs collection vehicles near the tipping floor and picks out selected materials, such as tires and batteries, from waste. A third operator supervises compactor operations and the loading of transfer trailers from the operations booth or behind the push near the compactors.

SUVSWD expects to continue with similar staffing numbers as currently utilized at the existing facility. Additional staff may be added in the future as needed for hauling and operations. SUVSWD currently staffs between 35-40 employees.

South Utah Valley Solid Waste District
New Transfer Station

Hours of Operation

The following hours of operation are anticipated:

SUVSWD Indoor Operational Hours

- Mon-Sat 3am-10pm
- Closed Sundays

Open to the Public and Commercial Collection

- Mon-Sat 7am-6pm
- Closed Sundays
- Closed on Major Holidays

Equipment

At least one front end loader will be maintained on site to move waste from the tipping floor into the side load stationary compactors. Three (3) SSI hydraulic compactors compress waste into bales and transfer bales into 45-foot and 30-foot aluminum transfer trailers. To maintain efficiency, preventative maintenance of the equipment used on-site will be performed according to manufacturer specifications (See Operating and Maintenance Manual for details).

A minimum of 5 vehicle scales, and a maximum of 8 scales, will be maintained on the site. One (1) 110-foot will be dedicated to the SUVSWD hauling vehicles. Two (2) 70-foot scales with automated kiosks are dedicated to the commercial vehicles at the commercial entrance. Between two (2) and five (5) scales will be dedicated to public self-haul vehicle traffic. All scales will be outfit with automated features to increase efficiencies and throughput.

The site will include a fueling station for SUVSWD rolling stock and hauling vehicles as permitted by the Utah Department of Environmental Quality.

Traffic Volumes

A traffic impact study was completed by Hales Engineering to analyze anticipated traffic flows on the new roadways leading to the transfer station, this study can be provided on request. Future peak data assumes the following:

- 137 trips/hour during the morning peak hour
- 118 trips/hour during the evening peak hour
- 40 hauling trips/day

Procedural Instructions

Curbside collection vehicles, SUVSWD roll-off trucks, and commercial vehicles with accounts setup for RFID scanning will enter the site on 600 West and proceed to the automated commercial scale. These vehicles continue through the commercial high-speed roll up doors into the enclosing tipping floor area where an operator will direct the vehicles to an open unloading position. The collection vehicle will then back in and unload waste onto the tipping floor.

Public and self-haul traffic will enter the facility on 3450 North. Gate attendants at the public scale house will record vehicle weights and collect fees. Public and self-haul vehicles will continue into the

facility through the public high-speed roll up doors into the enclosed tipping floor area where an operator will direct the vehicles to an open unloading position. On Saturdays, public and self-haul vehicles may use both the commercial and public sides of the facility.

A front-end loader will push the municipal solid waste and recycling into the compactor chutes at the push wall. The waste is then compacted and loaded into transfer trailers. Waste will be confined within the transfer building. It is expected that all waste will be loaded into the trailers by the end of each day.

The facility is also fitted with five (5) loading docks for waste diversion. 53-foot trailers will normally be positioned at the roll-up doors to accept e-waste, white goods, mattresses, tires, metals, cardboard, and other items pulled from the waste stream.

A household hazardous waste (HHW) building is being constructed adjacent to the tipping floor. Public may bring household waste items for proper disposal, i.e. pesticides, fertilizers, batteries, oil, paints, and other hazardous waste items. The public will enter through the main transfer station doors and unload these items in bins as directed by SUVSWD staff. HHW operators may then dispose of the items in the HHW building. Public access is generally not permitted inside the HHW building without proper supervision.

Truck and Vehicle Routes:

- Inbound / outbound access points have been purposefully located on 600 West and 3450 North to help direct main flows of traffic to 600 West. See the traffic circulation Exhibit A.
- Cities providing their own curbside collection will be encouraged to adopt traffic routes where curbside collection vehicles use SR77 and 600 West as their only access routes.
- Cities who contract curbside collection to private haulers will be encouraged to add language in their contracts requiring curbside collection vehicles to use SR77 and 600 West as their only access routes.
- SUVSWD hauling trucks will ONLY use 600 West and SR77 as their access points.
- Self-haul and public vehicles will be encouraged to utilize 600 west.
- Signage will be provided by SUVSWD on 600 West and 3450 North at locations directed by Spanish Fork City along Main Street and SR77.

Keeping Waste Onsite:

- All waste will be stored, processed, and compacted inside the new 109,000 square foot transfer station building, or inside 53-foot trailers attached to the loading docks.
- During normal hours of operation, municipal solid waste (MSW) is removed within a couple hours of arriving at the facility.
- Bayview landfill closes at 4:30pm, so waste received at the transfer station after 3pm will be loaded into hauling trailers and staged for delivery first thing the following morning.
- Waste collected on Saturdays is stored in hauling trailers until Monday morning.
- The following presents typical waste removal intervals:
    - MSW: Daily (24-30 loads per day)
    - Recycling: Daily (2-3 loads per day)
    - C&D: Daily (1-2 loads per day)
    - White Goods: Weekly

- E-Waste (Electronics) Weekly
- Tires: Weekly
- Metals: Daily
- HHW: Weekly
- Mattresses: Weekly

Site and Facility Design Enhancements:

- Curbside collection vehicles, hauling trucks, and public traffic will each have their own entrances, scales, and drop off areas inside the facility. This key feature will provide an elevated level of safety for residents coming to the transfer station, faster transaction times, and quicker drop off times.
- Public scales will be fully covered with a canopy.
- Electric charging stations will be installed at the administration building.
- The administration building will include an educational room where SUVSWD can educate the public about solid waste and hold board meetings.
- The Household Hazardous Waste building will safely process and dispose of HHW items brought by residents.
- The HHW building also includes a document shredding room that is open to the public for safe disposal of sensitive items.
- Both the residential and commercial side are equipped with fast-acting rubber roll-up doors to keep the facility well contained during operating hours.

Waste Screening

When possible, each load will be visually screened by the scale house attendants for possible banned wastes. If the gate attendant suspects any banned wastes, the deliverer will be asked to describe the origin and the contents of their load. The operators will continually monitor the tipping floor for prohibited waste. The operators will separate selected permissible materials for proper disposal. Materials such as tires, metals, and batteries will be picked out and stored separately at the loading docks.

Random loads of waste will be selected, based on the total number of commercial vehicles, and thoroughly screened by trained employees for evaluation of waste composition. Surveillance and inspection records will be documented and will include: date and time of inspection, deliverer name, detected wastes, action taken to manage waste, employee identification, and any other pertinent observations.

Any prohibited waste that cannot be returned to the generator will be separated from the municipal waste stream. The prohibited waste will be characterized and segregated into the proper hazard class for storage until disposal at an appropriate facility can be arranged. The proper regulatory agency will be contacted as to the quantity and type of waste found for the purposes of tracking and identifying the generator.

Hot load sensors will be located at the commercial scales to identify potential fires and prohibited waste in the hauling vehicles. Hot loads will be directed to the hot load pad outside of the building where the load will be dumped, sorted, and cleared of any hazardous items or fires. Loader operators will then push the waste into the building for proper disposal in the transfer trailers.

Each load will be visually screened by scale house attendants to verify loads are covered properly. SUVSWD's current policy requires that all loads are covered, as required by Utah State Law.

Uncovered Load Regulations:

- Uncovered loads will be charged an additional $10 fee on top of the load fee. Uncovered load fee will be reviewed periodically to ensure fee structure is effective in encouraging covered loads.
- Member cities are encouraged to help educate residents on the importance of covering waste loads when coming to the transfer station.
- This policy will be reviewed periodically to ensure fees and policies remain effective.

Overloading and Breakdown

One compactor will be designated the primary municipal solid waste compactor and may operate 12-13 hours per day. For peak loading periods, a secondary compactor will be utilized. This secondary compactor will also be used for screened loads and in the event the primary compactor break downs and maintenance. The third compactor will be dedicated to recycling but may be used for municipal solid waste during compactor break downs and maintenance. Preventative maintenance of all three stationary compactors will be conducted according to manufacturer's specifications.

Sanitation and Facility Cleanup Procedures

Daily cleanup procedures include:

- Clearing the transfer station tipping floor daily if transfer trailers are available for overnight storage. If no trailers are available for storage, waste may be stored on the tipping floor inside the enclosed facility. Odor control system shall be utilized during times of indoor storage.
- Clearing all migrating trash from the Transfer station grounds, inside the facility fencing, at the end of each day.
- Tipping floor will be swept, and floor drains cleared of debris.

Weekly cleanup procedures:

- The facility is equipped with several water hoses located around the tipping floor. Two to three times a week the tipping floor will be washed down. The exterior concrete trailer staging pad shall also be washed down two to three times per week. Wastewater from this procedure is collected in drains and pasted through a grit interceptor to remove heavy solids. The water is then sent to the Spanish Fork sewer collection system for further processing.
- Clearing all migrating trash along the 3450 North roadway from Main Street to 600 West, and along 600 West from 3000 North to SR77, and along 3000 North from Main Street to 600 West. This shall be completed at a minimum of 3 times per week, or more often if daily visual inspections warrant additional cleanup.
- The maintenance plan for the wetland area is developed per Army Corp of Engineer's requirements for approval of wetland mitigation. Although we expect migration of waste from the new facility to be minimal, SUVSWD will monitor the wetlands area on a weekly basis and provide cleanup as needed.

South Utah Valley Solid Waste District
New Transfer Station

Water Pollution Control

The tipping floor is protected from onsite runoff since the transfer building is completely enclosed. Slopes are graded away from the building. All stormwater runoff from the Transfer Station grounds is retained on site in detention basins according to Spanish Fork City Standards and discharged at a rate acceptable to city standards. A long-term stormwater management plan is developed and adopted according to Spanish Fork City Standards.

Litter Control

All transfer of municipal waste will occur inside the transfer building and will be protected from the wind. A perimeter fence will catch any incidental windblown liter that escapes the transfer building. The fence will be cleared of liter weekly or when necessary. Commercial vehicle loads will be covered as they enter and exit the site. Transfer trailers will be covered before they leave the building. Private vehicles are required to cover their loads or pay an additional fee at the gate.

Ventilation and Air Quality

The transfer station has a sophisticated HVAC system where air is circulated continuously and changed 6 times per hour. The system creates negative pressure into the facility as the roll-up doors open to keep trash from exiting. No significant air quality emissions are expected to result from the operation of this facility.

Odor and Vector Control

Clearing the tipping floor area of waste will be completed at the end of each day to help mitigate potential vector populations. Periodic washdowns of the tipping floor further controls the presence of odors and vectors. Approved pesticides will be applied if necessary.

Odor Reduction/Mitigation:

- The new Transfer Station facility includes dust and odor control by way of a water/enzyme misting system supplied by FOGCO. The FOGCO system is divided into (3) independently controlled zones over the transfer station tipping floor to provide the owner flexibility in controlling dust and delivery of the odor controlling solution. Odors
- Priority zone 1 is located over the main commercial waste drop off area and will operate the majority of open hours.
- Priority zones 2 and 3 are located over the self-haul/public drop areas. These are controlled remotely and will be used as needed for odor and dust control.
- The images shown below present the pump system.

Fire Protection

The Transfer Station tipping floor is equipped with a dry fire suppression system. A wet automatic sprinkler system is provided in the HHW Building, Admin Building, and Maintenance Building. Heat detecting cameras are located throughout the tipping floor to provide early detection of fires inside the

waste stream. The early detection cameras will charge the wet system if hot spots or fires are detection. Deluge water cannons are located above the tipping floor so operators can quickly suppress any hot spots or fires. The dry fire suppression is also designed to be remotely monitored. Sirens and strobe lights are provided around the tipping floor.

Yard hydrants are located at the hot load pad and trailer staging pad for additional outdoor fire coverall. Several fire extinguishers are conveniently located throughout all buildings and scale house. The fire extinguishers will be serviced regularly to ensure proper working order.

In the case of a major fire the Spanish Fork City Fire Department will be contacted. The phone number of the fire department will be posted near each telephone. The Fire Department will be aware of the transfer station location, site entrance, and familiar with the exterior mounted fire connections at each of the two (2) fire riser rooms.

Safety

Safety training for personnel will be provided routinely and will be the responsibility of the SUVSWD Safety Coordinator. The safety coordinator will investigate and report all accidents. The site supervisor will enforce safety rules and policies on a daily basis and report accidents to the safety coordinator. Lockout / tagout procedures will be followed for maintenance and cleaning of onsite equipment. Inoculations for employees will be provided to prevent infection from blood-borne pathogens.

Communication Capabilities

Tipping floor operators are provided with radios for onsite communication. A telephone with a direct connection to the scale operator is provided near the tipping floor. There are several telephones and radios in the office building for communication off site.

Final Closure

Upon closure of the facility, the transfer station tipping floor and building will be cleared of any remaining waste, swept, and washed down. Drains and the grit chamber will be cleared of any remaining debris. All litter will be collected from around the facility and the gate locked.

SUVSWD ENVIRONMENTAL RECOVERY FACILITY

3450 N. 600 W.
SPANISH FORK, UTAH 84660

ABBREVIATIONS

A	
ABV	ABOVE
AFF	ABOVE FINISH FLOOR
AC	ACOUSTIC
ADD	ADDENDUM
AC	AIR CONDITIONING
ALT	ALTERNATE
ALUM	ALUMINUM
AB	ANCHOR BOLT
&	AND
ANOD	ANODIZED
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
@	AT
B	
BSMT	BASEMENT
BLW	BELOW
BM	BENCHMARK
BLKG	BLOCKING
BD	BOARD
BO	BOTTOM OF
BLDG	BUILDING
C	
CAB	CABINET
CPT	CARPET
CIP	CAST IN PLACE
CB	CATCH BASIN
CLG	CEILING
CL	CENTER LINE
CT	CERAMIC TILE
CH	CHANNEL
CO	CLEAN OUT
CLR	CLEAR
CL.	CLOSET
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
COND	CONDITION
CONN.	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CJ	CONTROL JOINT
D	
DP	DAMP PROOFING
DB	DECK BEARING
DEMO	DEMOLISH(ED)
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DWL	DOWEL
DN	DOWN
DS	DOWN SPOUT
DRN. BD.	DRAINAGE BOARD
DWG	DRAWING
E	
EA	EACH
EWC	ELEC. WATER COOLER
ELEC	ELECTRIC
ELEV	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EXH	EXHAUST
EXIST	EXISTING
EJ	EXPANSION JOINT
EXT	EXTERIOR
F	
FT	FEET
FIN	FINISH(ED)
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER & CABINET
FIXT	FIXTURE
FL	FLASHING
FLR	FLOOR
FTG	FOOTING
FND	FOUNDATION
G	
GALV	GALVANIZED
GA	GAUGE
GC	GENERAL CONTRACTOR
GSN	GENERAL STRUCTURAL NOTES
GL	GLASS OR GLAZING
GD	GRADE
GRL	GRILLE
GRD	GROUND
GYP	GYPSUM
H	
HDW	HARDWARE
HDWD	HARDWOOD
HTR	HEATER
HT	HEIGHT
HP	HIGH POINT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HB	HOSE BIB
HW	HOT WATER
HR	HOUR
HSK	HOUSEKEEPING
I	
IN	INCH
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
J	
JAN	JANITOR
JT	JOINT
JST	JOIST
L	
LAM	LAMINATED
LNDG	LANDING
LAV	LAVATORY
LVR	LOUVER
M	
MFR.	MANUFACTURER
MO	MASONRY OPENING
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MEZZ	MEZZANINE
MIN	MINIMUM
MULL	MULLION
N	
NG	NATURAL GRADE
NOM	NOMINAL
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O	
OC	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
OD	OUTSIDE DIAMETER
ORD	OVERFLOW ROOF DRAIN
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
P	
PNT	PAINT
PR.	PAIR
PNL	PANEL
PVMT	PAVEMENT
d	PENNY
P-LAM	PLASTIC LAMINATE
PL	PLATE
PLBG	PLUMBING
PLYWD	PLYWOOD
PSI	POUND PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
R	
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
REG	REGISTER
REQD	REQUIRED
RA	RETURN AIR
REV	REVISION
RD	ROOF DRAIN
RFG	ROOFING
RM	ROOM
RGH	ROUGH
RND	ROUND
S	
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SLDG	SLIDING
SPEC	SPECIFICATION
SPL	SPLASH
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STOR	STORAGE
STRUC	STRUCTURE OR STRUCTURAL
SA	SUPPLY AIR
SUSP	SUSPENDED
T	
TELCO	TELEPHONE COMPANY
TG	TEMPERED GLASS
T&G	TONGUE & GROOVE
T&B	TOP & BOTTOM
TO	TOP OF
TOC	TOP OF CURB
TOD	TOP OF DECK
TOM	TOP OF MASONRY
TOP	TOP OF PARAPET
TOW	TOP OF WALL
TYP	TYPICAL
U	
UNO	UNLESS NOTED OTHERWISE
V	
V	VENT
VTR	VENT THROUGH ROOF
VERT	VERTICAL
VEST	VESTIBULE
VCT	VINYL COMPOSITION TILE
W	
WC	WATER CLOSET
WH	WATER HEATER
WP	WATER PROOF
WR	WATER RESISTANT
WWF	WELDED WIRE FABRIC
WF	WIDE FLANGE
WDW	WINDOW
W/	WITH
W/O	WITHOUT
WD	WOOD

MATERIALS / SYMBOLS

- PLYWOOD (SECTION)
- WOOD MOLDING
- CONCRETE (SECTION)
- GYPSUM BOARD (SECTION)
- TILE (PLAN)
- COMPACTED GRAVEL (SECTION)
- COMPACTED SUBGRADE
- STEEL FRAMING (PLAN, SECTION)
- CMU (PLAN, SECTION)
- BRICK VENEER (PLAN, SECTION)
- STONE VENEER (PLAN, SECTION)
- RIGID INSULATION (SECTION)
- LANDSCAPE - PLANTING
- CENTERLINE
- BUILDING SECTION FLAG (1 / AEXXX / SIM)
- WALL SECTION / EXTERIOR ELEVATION (1 / AEXXX / SIM)
- INTERIOR ELEVATION (1 / AEXXX)
- DETAIL (1 / AEXXX / SIM)
- GRID HEAD (A)
- REVISION TAG (X)
- WINDOW GLAZING TAG (G3)
- ELEVATION NAME — ELEVATION, (DATUM)
- VIEW NAME (1 / AEXXX) SCALE SCALE — DRAWING TITLE
- WINDOW TAG (1)
- DOOR TAG (101A)
- ROOM NAME / 101 — ROOM TAG
- WALL TYPE (A)
- KEYNOTE TAG (?)

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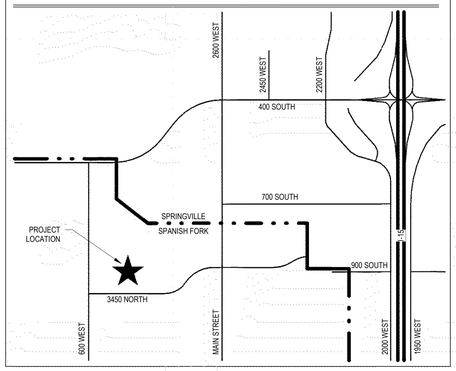
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VICINITY MAP



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BID / PERMIT SET
10/01/2021

GENERAL NOTES:

1. WHILE THE DOCUMENTS ARE SEPARATED BY SHEET NUMBERS FOR CONVENIENCE IN REFERENCING DOCUMENTATION, SHEET NAMES AND NUMBERS ARE NOT INTENDED TO DEFINE SCOPE. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR ALL WORK DESCRIBED IN THE ENTIRE PACKAGE.

DEFERRED SUBMITTALS

1. FIRE SUPPRESSION SYSTEM
2. FIRE ALARM SYSTEM
3. ALL MEP SEISMIC RESTAINT
4. SEE S003 STATEMENT OF SPECIAL INSPECTIONS FOR DEFERRED SUBMITTALS

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SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3450 N. 600 W.
SPANISH FORK, UTAH 84660

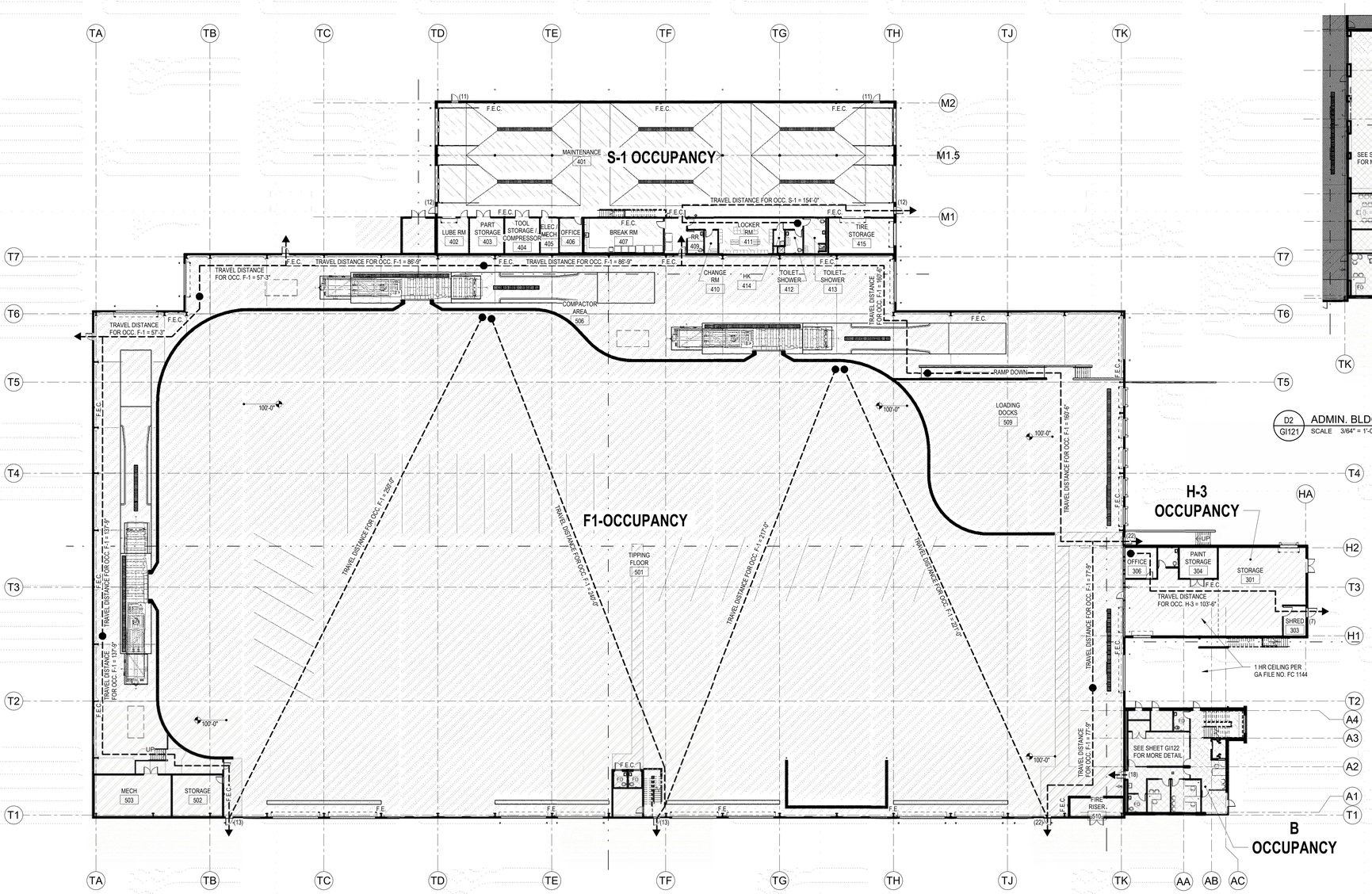
PROJECT #: 20044

BID / PERMIT SET 10/01/2021		
△	DATE	REVISION

GENERAL INFORMATION

GI100

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D2 / GI121 ADMIN. BLDG. FLOOR PLAN LEVEL 2 CODE ANALYSIS
SCALE 3/64" = 1'-0"

A6 / GI121 CODE ANALYSIS PLAN
SCALE 3/64" = 1'-0"

PROJECT NORTH

0" 16' 32'

MAIN FLOOR LEVEL
B OCCUPANCY
AREA: 2,433 S.F.
1 OCCUPANT PER 150 S.F.
17 OCCUPANTS

F-1 OCCUPANCY
AREA 108,400 S.F.
1 OCCUPANT PER 500 S.F.
50 OCCUPANTS

H-3 OCCUPANCY
AREA 3,070 S.F.
1 OCCUPANT PER 500 S.F.
7 OCCUPANTS

S-1 OCCUPANCY
AREA 13,228 S.F.
1 OCCUPANT PER 300 S.F.
45 OCCUPANTS

UPPER FLOOR LEVEL
B OCCUPANCY
AREA 4,878 S.F.
1 OCCUPANT PER 150 S.F.
33 OCCUPANTS

CODE ANALYSIS

Project: SUVSWD ENVIRONMENTAL RECOVERY FACILITY
Project Address: 3450 S MAIN ST., SPANISH FORK UT
Municipality/Jurisdiction: SPANISH FORK CITY
Owner: SOUTH UTAH VALLEY SOLID WASTE DISTRICT
Permit number: xxxxxxxxxxx

Applicable Codes: 2018 International Building Code
2018 International Energy Conservation Code
2018 International Plumbing Code
2018 International Mechanical Code
2017 National Electric Code
NFPA 101 (Current Edition)
ANSI A117.1 (Current Edition)dv
2010 ASHRAE 90.1

Construction Type (circle):

I-A I-B (II-A) (II-B) III-A III-B IV-A IV-B V-A V-B

Occupancy Group(s): B, F-1, H-3, S-1
Mixed Use (circle) (YES) NO

Chapter 4 - Special Occupancies:
Chapter 406 - Vehicle Related Occupancies
406.6 Enclosed parking garages (All S-2 occupancies shall comply with this section)
406.6.2 Ventilation in accordance with IMC
406.6.3 Automatic sprinkler system in accordance with IBC 903.2.10

406.8 Repair garages (All S-1 occupancies shall comply with this section)
406.8.2 Ventilation in accordance with IMC
406.8.3 Floor surface shall be non-combustible and non-absorbent
406.8.4 Heating equipment in accordance with IMC
406.8.5 Gas detection system shall comply with this section
406.8.6 Automatic sprinkler system in accordance with IBC 903.2.9.1

Chapter 5 - Allowable Height and Areas
Entire building is equipped with automatic fire suppression system: Yes

Section 504 - Building Height and Number of Stories
Allowable Height of Building as per IBC Table 504.3 and Table 504.4:

Occ Type	Const Type	Height	Stories
B	II B	75 ft	4
F-1	II A	85 ft	5
H-3	II B	55 ft	2
S-1	II B	75 ft	3

Actual Height of Building: 46'-0" STORIES - 2

Section 506 - Building Area

Occupancy	Main	Upper	Percent Main	Percent Upper
B (II B)				
Actual	2,433 S.F.	4,878 S.F.	0.035	0.071
Allowable	69,000	69,000		
F-1 (II A)				
Actual	108,400 S.F.		0.913	
Allowable	118,750			
H-3 (II B)				
Actual	3,070 S.F.		0.219	
Allowable	14,000			
S-1 (II B)				
Actual	13,228 S.F.		0.189	
Allowable	70,000			
Totals:	126,888 S.F.	4,878 S.F.	1.348	0.071

Section 506.2.3

F-1 Area Increase:
A = 100,000 + (25,000 x 0.75) x 1 = 118,750 S.F.

Non-Separated Occupancies as per IBC 508.3 (circle): YES (NO)
Separated Occupancies as per IBC 508.4 (circle) (YES) NO

Section 508.4 - Separation(s)
F-1 / B - No Requirement
F-1 / S-1 - No Requirement
B / S-1 - No Requirement
B / H-3 - 1 Hour
F-1 / H-3 - 1 Hour

Chapter 6 - Fire Resistance Rated Construction
Table 601 -
Type IIA does not require fire resistance based on footnote b.
Type IIB does not require fire resistance for building elements.
Table 602 - Fire separation is greater than 30 feet, no additional fire resistance is required

Chapter 7 - Fire and Smoke Protection
Section 707 - Fire barriers required for separated uses per Table 508.4
Section 707.6 - Openings shall be protected per Section 716
Section 707.7 - Penetrations shall comply with Section 714
Section 713.14.1 - Elevator lobby not required

Chapter 10 - Means of Egress

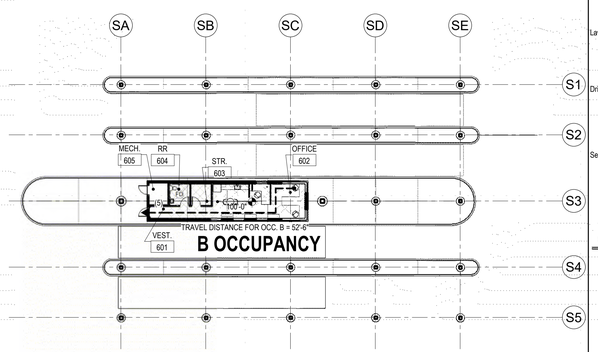
Egress Width
Required Egress Width as per IBC 1005.3: 8.4"
Actual Egress Width Provided: 32"

Exit Access Travel Distance (Table 1017.2)
B: 300'
F-1: 250'
H-3: 150'
S-1: 250'

Corridor Width (Table1020.2)
Required minimum: 44 inches
Actual minimum: 44 inches

Chapter 29 - Plumbing Systems

Plumbing Fixtures (Table 2902.1)
Water Closets:
Occ. B: 1/25 @ 50 occupants = 2.0 req'd.
Occ. F: 1/100 @ 217 occupants = 2.2 req'd.
Occ. H: NA
Occ. S: 1/100 @ 45 occupants = 0.5 req'd.
Total req'd. = 5 with 9 provided
Lavatories:
Occ. B: 1/40 @ 50 occupants = 1.3 req'd.
Occ. F: 1/100 @ 217 occupants = 2.2 req'd.
Occ. H: NA
Occ. S: 1/100 @ 45 occupants = 0.5 req'd.
Total req'd. = 4 with 9 provided
Drinking Fountains:
Occ. B: 1/100 @ 50 occupants = 0.5 req'd.
Occ. F: 1/400 @ 217 occupants = 0.6 req'd.
Occ. H: NA
Occ. S: 1/1000 @ 45 occupants = 0.1 req'd.
Total req'd. = 2 with 2 provided
Service Sinks:
2 provided



CODE ANAYLIS LEGEND:

ROOM NAME 101 — ROOM TAG
(XX0) — OCCUPANT LOAD AT OPENING OR IN CORREDOR
B OCCUPANCY
S-1 OCCUPANCY
H-3 OCCUPANCY
F1 OCCUPANCY
1 HR. OCCUPANCY SEPARATION
EXIT DIRECTION
XX0 — SPOT ELEVATION

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SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3450 N. 600 W.
SPANISH FORK, UTAH 84660

PROJECT #: 20044

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10/01/2021

△	DATE	REVISION

CODE ANALYSIS

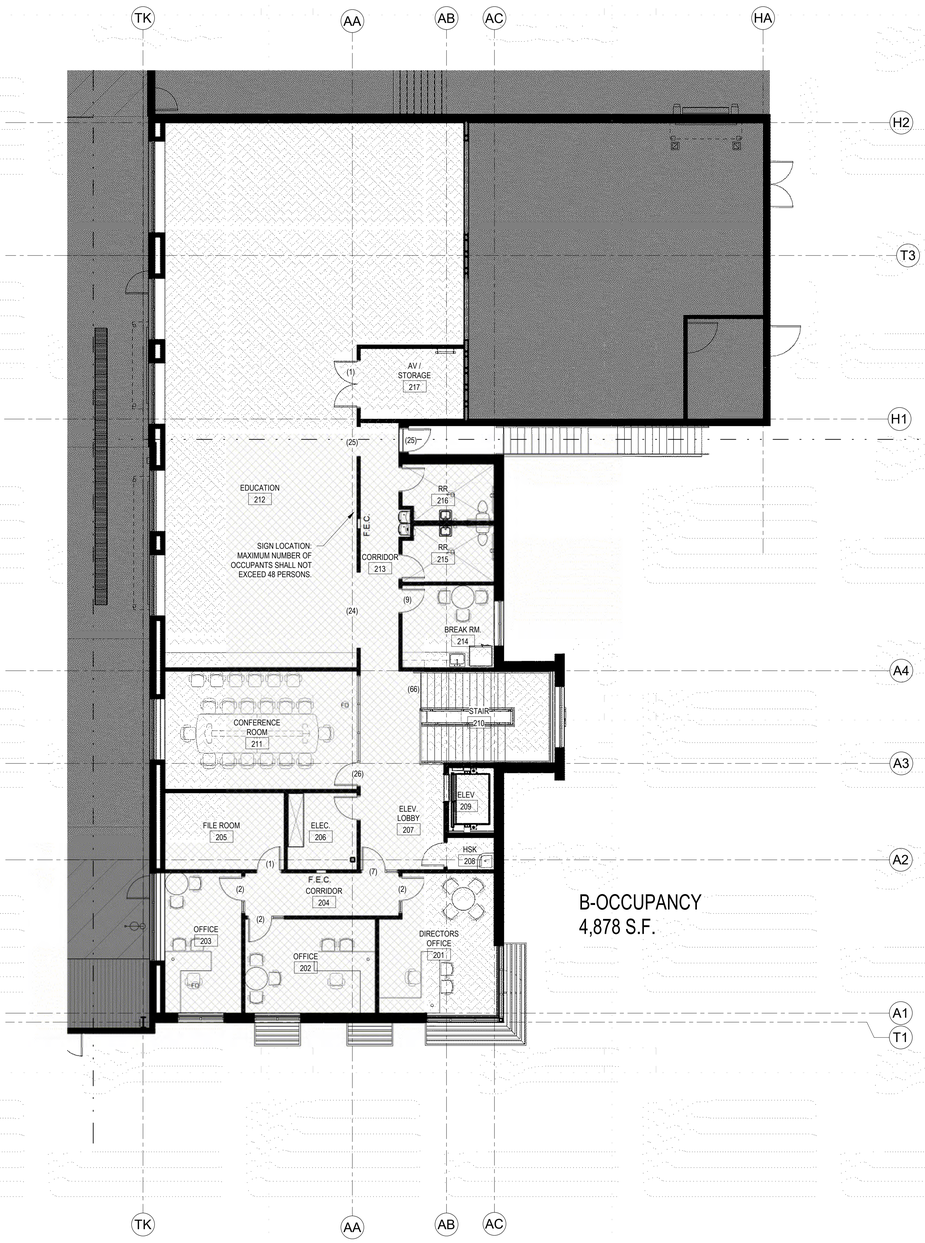
GI121

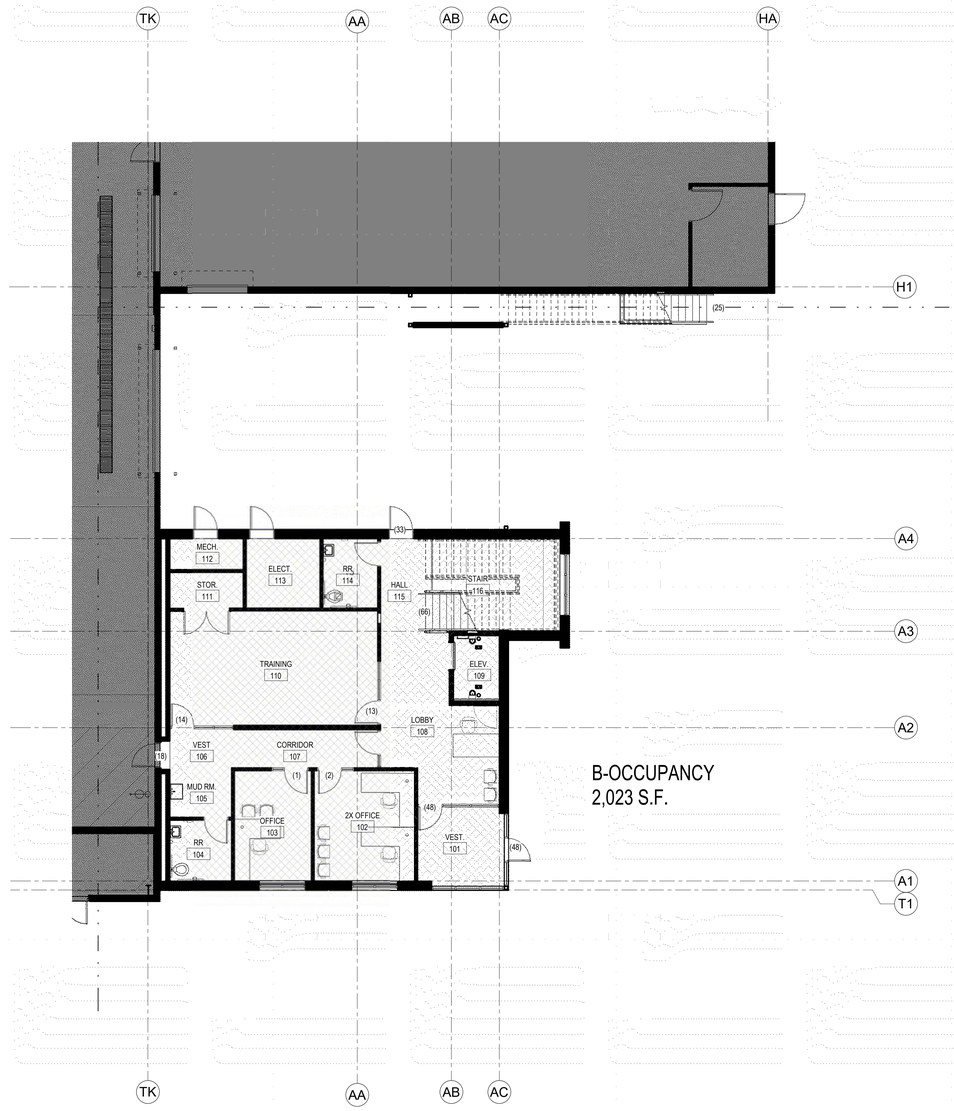
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OCCUPANT LOAD SCHEDULE- MAIN LEVEL

ROOM NAME	ROOM #	AREA	LOAD FACTOR	OCC. LOAD
VEST.	101	101.5 SF	0	
2X OFFICE	102	187.4 SF	150	2
OFFICE	103	143.3 SF	150	1
RR	104	63.6 SF	0	
MUD RM.	105	50.3 SF	150	1
VEST	106	46.2 SF	0	
CORRIDOR	107	92.8 SF	0	
LOBBY	108	262.6 SF	150	2
ELEV.	109	51.4 SF	0	
TRAINING	110	403.6 SF	15	27
STOR.	111	44.1 SF	0	
MECH.	112	38.5 SF	0	
ELECT.	113	86.4 SF	0	
RR	114	63.9 SF	0	
HALL	115	60.9 SF	0	
STAIR	116	221.4 SF	0	
DIRECTORS OFFICE	201	257.1 SF	150	2
OFFICE	202	208.0 SF	150	2
OFFICE	203	183.2 SF	150	2
CORRIDOR	204	112.2 SF	0	
FILE ROOM	205	157.4 SF	300	1
ELEC.	206	91.6 SF	0	
ELEV. LOBBY	207	151.7 SF	0	
HSK	208	25.9 SF	0	
ELEV	209	48.6 SF	0	
STAIR	210	224.9 SF	0	
CONFERENCE ROOM	211	386.9 SF	15	26
EDUCATION	212	2,157.6 SF	45*	48
CORRIDOR	213	253.5 SF	0	
BREAK RM.	214	130.8 SF	15	9
RR	215	85.7 SF	0	
RR	216	86.3 SF	0	
AV / STORAGE	217	125.2 SF	300	1
		6,604.5 SF		125

* SIGN SHALL BE POSTED IN EDUCATION ROOM STATING THAT THE MAXIMUM NUMBER OF OCCUPANTS SHALL NOT EXCEED 48 PERSONS.





A6 / GI122 ADMIN. BLDG. FLOOR PLAN LEVEL 2 CODE ANALYSIS
SCALE 1/8" = 1'-0"

A3 / GI122 ADMIN. BLDG. FLOOR PLAN LEVEL 1 CODE ANALYSIS
SCALE 1/8" = 1'-0"

CODE ANAYLIS LEGEND:

- ROOM NAME 101 — ROOM TAG, SEE PLAN AE121
- A — WALL TYPE TAG, SEE SHEET AE511
- (XX0) — OCCUPANT LOAD AT OPENING OR IN CORRIDOR
- B-OCCUPANCY
- 1 HR. OCCUPANCY SEPARATION

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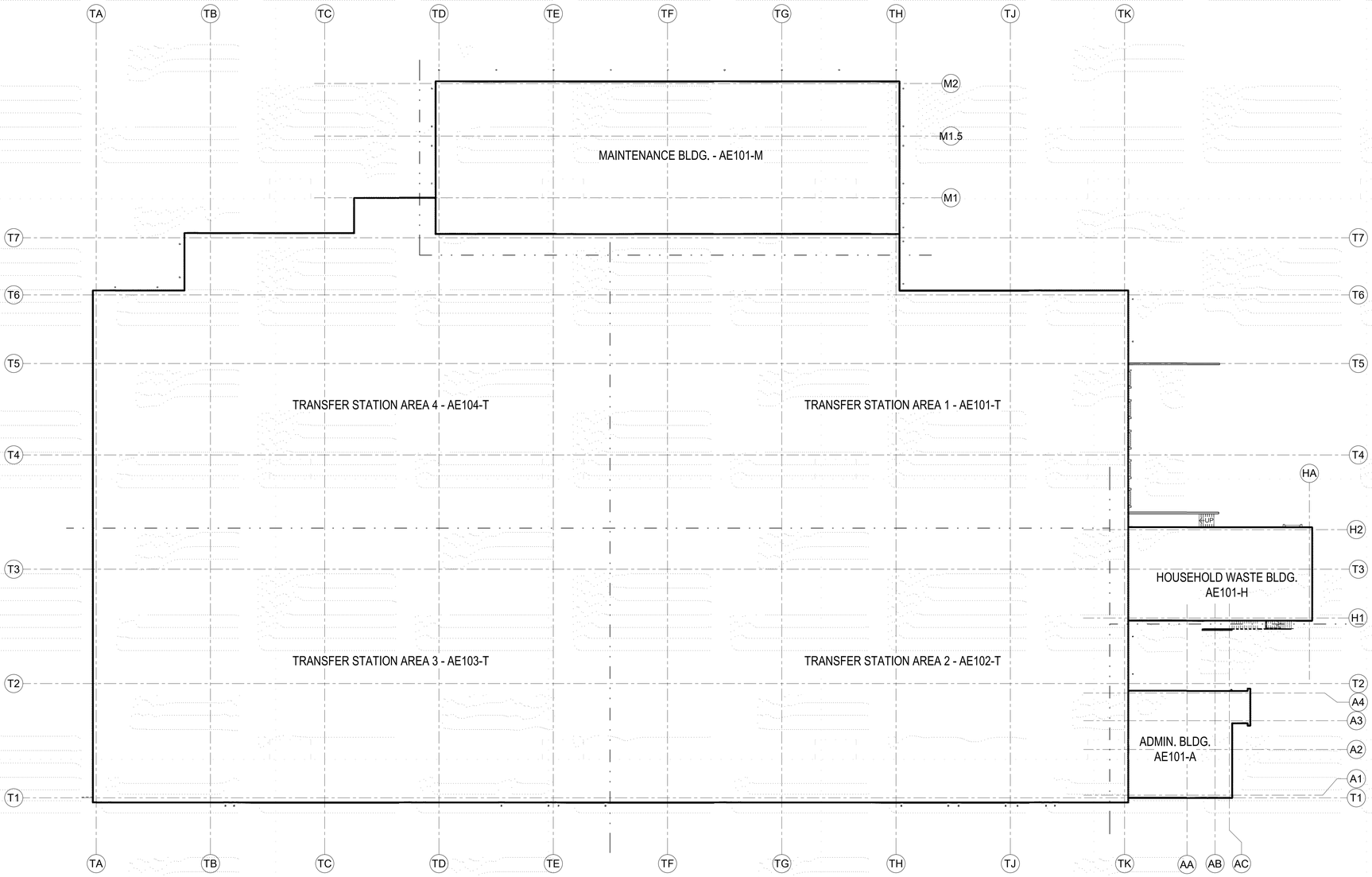
PROJECT #: 20044

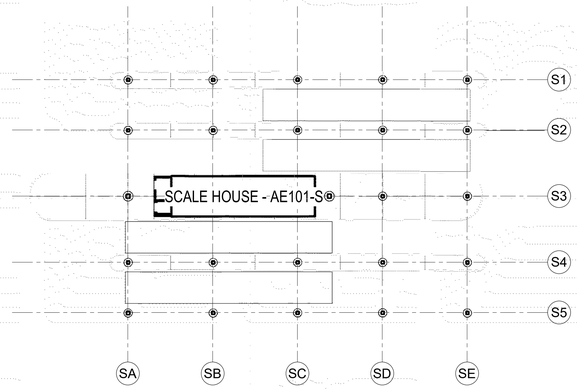
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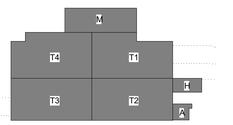
ADMIN. BLDG. CODE ANAYLIS

GI122

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KEY PLAN

A6 / GI131 KEY PLAN
SCALE 3/64" = 1'-0"

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OVERALL / KEY PLAN

GI131

LEGEND

EXISTING / PROPOSED

MATCH LINE
CENTER LINE
CONTROL LINE
PROPERTY OR R/W LINE
EASEMENT LINE
STREET MONUMENT LINE
MASONRY WALL
CHAIN LINK FENCE
BARBED WIRE FENCE
CONTOUR LINE
SPOT ELEVATION
BANK SLOPES
CANAL
OPEN DITCH
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
ELECTRIC BOX
ELECTRIC MANHOLE
ELECTRIC METER
NATURAL GAS LINE
NATURAL GAS VALVE
NATURAL GAS METER
PRESSURIZED IRRIGATION LINE
PROCESS/LEACHATE DRAIN
SANITARY SEWER LINE
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
STORM DRAIN LINE
STORM DRAIN CATCH BASIN
STORM DRAIN INLET(S)
STORM DRAIN COMBO BOX
STORM DRAIN MANHOLE
STORM DRAIN CLEANOUT BOX
STORM DRAIN VAULT
CULVERT
TELEPHONE CABLE
TELEPHONE BOX
TELEPHONE MANHOLE
TELEPHONE POST
POTABLE WATER LINE
NON-POTABLE WATER LINE
FIRE HYDRANT
FIRE RISER
FIRE WATER LINE
WATER VALVE
WATER AIR RELEASE VALVE
WATER METER
UTILITY POLE & ANCHOR
POWER POLE
STREET LIGHT
LIGHT
ASPHALT PAVING
CURB & GUTTER
SIDEWALK
RAILROAD TRACKS
GUARD RAIL
SIGN
STRUCTURE
LANDSCAPING (TREES ETC.)
ROOF DRAIN
SECTION CORNER
MONUMENT
BENCH MARK
TESTING BOREHOLE

ANNOTATION

REVISION TRIANGLE
REVISION NO.

KEYNOTE CALLOUT
KEYNOTE REFERENCE

PIPE CALLOUT
SYSTEM
SIZE
WW 55" SS
MATERIAL
Description
DESCRIPTION

EQUIPMENT CALLOUT
SYSTEM
TAG NUMBER
XXXXX
Description
DESCRIPTION

DETAIL NAME
DETAIL NAME
SCALE: N.T.S.
SPEC # 00 00 00
DETAIL #
SCALE
SPECIFICATION NO.

DETAIL CALLOUT
DETAIL #
1
ABC
C-001
123
DETAIL NAME/ DESCRIPTION
SHEET NO.

SECTION NAME
SECTION NAME
SCALE: 1"=1"
DESIGNATION
SCALE

SECTION CALLOUT
DESIGNATION
A
C-001
SHEET NO.

VIEW NAME
VIEW NAME
SCALE: 1"=1"
VIEWPORT SCALE

ISOMETRIC VIEW CALLOUT
DESIGNATION
A
SHEET NO.

GENERAL CALLOUT
GENERAL NOTE

HATCHING/PATTERNS

CONCRETE
ASPHALT PAVEMENT
SAND
UNDISTURBED SOIL
GROUTED RIP RAP
LOOSE RIP RAP
UNTREATED BASE COURSE
STRUCTURAL FILL
EXISTING WETLANDS (TO REMAIN)
WETLANDS REMEDIATION AREA
WATER
DEMOLITION AREA
BACKFILL
STEEL
CONCRETE MASONRY UNIT (CMU)

CIVIL ABBREVIATIONS

ABUT	ABUTMENT
AC	ASPHALT CEMENT
AFG	ABOVE FINISHED GRAGE
ALT	ALTERNATE
APPROX	APPROXIMATELY
ARV	AIR RELEASE VALVE
ASP	ASPHALT
BC	BUILDING CORNER
BCR	BEGIN CURB RETURN
BEG	BEGINNING/BEGIN
BDRY	BOUNDARY
BFG	BELOW FINISHED GRADE
BK	BACK
BKFL	BACKFILL
BLDG	BUILDING
BLM	BUREAU OF LAND MANAGEMENT
BM	BENCH MARK
BOT	BOTTOM
BRG	BEARING
BSMT	BASEMENT
BTWN	BETWEEN
BOF	BOTTOM OF FOOTING
BW	BACK OF WALK
CALC	CALCULATED
CB	CATCH BASIN
CCW	COUNTERCLOCKWISE
C-C	CENTER TO CENTER
C&G	CURB AND GUTTER
CFS	CUBIC FEET PER SECOND
CLS	CLASS
℄ or CL	CENTERLINE/CONTROL LINE
CIP	CAST IRON PIPE
cm	CENTIMETER
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE-ARCH
COB	CLEAN OUT BOX
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCT
COR	CORNER
CORR	CORRUGATED
CEN	CENTER
CP	CONCRETE PAD
CU	CUBIC
CULV	CULVERT
CW	CLOCKWISE
°	DEGREE
DET	DETAIL
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DIST	DISTANCE
DN	DOWN
DWG	DRAWING
DRWY	DRIVEWAY
E	EAST
EA	EACH
ECR	END CURB RETURN
ELEV	ELEVATION
ELEC	ELECTRIC/ELECTRICAL
EMB	EMBANKMENT
EO	EDGE OF OIL
EOA	EDGE OF ASPHALT
EXC	EXCAVATION
EQUIP	EQUIPMENT
EST	ESTIMATE
EXIST	EXISTING
FC	FENCE CORNER
FEN	FENCE
FD	FOUND
FDN	FOUNDATION
FG	FINISH GRADE
FIN	FINISH
FL OR ℄	FLOW LINE
FLR	FLOOR
FLG	FLANGE
FPS	FEET PER SECOND
FS	FINISH SURFACE
FT	FEET
FTG	FOOTING
G	GAS
GALV	GALVANIZED
GM	GAS METER
GRD	GROUND
GV	GAS VALVE
HDWL	HEADWALL
H&T	HUB AND TACK
HORIZ	HORIZONTAL
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRANT
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IRR	IRRIGATION
INV	INVERT
JCT	JUNCTION
JB	JUNCTION BOX
km	KILOMETER
L	LENGTH
LB	POUND
LF	LINEAR FEET
LIN	LINEAR/LINEAL
LT	LEFT
LWL	LOW WATER LEVEL
m	METER
MATL	MATERIAL
MAX	MAXIMUM
MKR	MARKER
MH	MANHOLE
MI	MILE
MISC	MISCELLANEOUS
MON	MONUMENT
MPH	MILES PER HOUR
N	NORTH
N/A	NO ACCESS or NOT APPLICABLE
NIC	NOT IN CONTRACT
NRCP	NON-REINFORCED CONCRETE PIPE
NTS	NOT TO SCALE
No	NUMBER
OBLIT	OBLITERATE
OD	OUTSIDE DIAMETER
O-O	OUTSIDE TO OUTSIDE
OFF REV	OFFICE REVISION
ORIG	ORIGINAL
PVMT	PAVEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PE	POLYETHELENE
PERF	PERFORATED
PI	POINT OF INTERSECTION
PL or P L	PROPERTY LINE
POB	POINT OF BEGINNING
POC	POINT ON CURVE
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PROJ	PROJECT
PROP	PROPERTY
PSC	POINT OF SPIRAL CURVE
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
R	RANGE/RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
REF	REFERENCE
REINF	REINFORCED
REQD	REQUIRED
REV	REVISION
RP	REFERENCE POINT/RADIUS POINT
RR	RAILROAD
RT	RIGHT/ROUTE
R/W	RIGHT OF WAY
S	SOUTH
SAN	SANITARY
SC	SCALES
SCHED	SCHEDULE
SD	STORM DRAIN
SEC	SECTION
SHT	SHEET
SLB&M	SALT LAKE BASE & MERIDIAN
SPECS	SPECIFICATIONS
SQ	SQUARE
SS	SANITARY SEWER
ST	STREET
STL	STEEL
STA	STATION
STD	STANDARD
STRUCT	STRUCTURE
T	TOWNSHIP, TELEPHONE
TAN	TANGENT
TBC	TOP BACK CURB
TEMP	TEMPORARY
TEL	TELEPHONE/TELEGRAM
TH	TEST HOLE
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOS	TOP OF SLAB
TP	TELEPHONE POLE
TYP	TYPICAL
UBC	UNIFORM BUILDING CODES
UG	UNDERGROUND
UT	UNDERGROUND TELEPHONE
VB	VALVE BOX
VC	VERTICAL CURVE
VERT	VERTICAL
VOL	VOLUME
VPI	VERTICAL POINT OF INTERSECTION
VPC	VERTICAL POINT OF CURVE
VPT	VERTICAL POINT OF TANGENCY
W	WEST/WATER
WM	WATER METER
WP	WORK POINT
WV	WATER VALVE
XING	CROSSING
XSEC	CROSSING SECTION
Yd	YARD
@	AT
&	AND
<	ANGLE
Ø	ROUND or DIAMETER
W/	WITH
W/O	WITHOUT
△	DELTA
%	PERCENT

100% DESIGN

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FORSGREN Associates Inc
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SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3450 NORTH 500 WEST
SPANISH FORK, UT 84660
FA PROJECT # 05-19-0115

PROJECT #:05-19-0115

PROJECT STATUS

△	DATE	REVISION
		AUG. 2021

LICENSED PROFESSIONAL ENGINEER
NO. 10288921-2202
NICHOLAS A. PATTERSON
STATE OF UTAH

VIEW AND PRINT THIS SHEET IN COLOR

CIVIL LEGEND, NOTES, SYMBOLS & ABBREVIATIONS

C-001

XX OF XX

GENERAL NOTES

1. ANY MODIFICATION TO THIS CONSTRUCTION PACKAGE SHALL BE APPROVED BY THE ENGINEER. PRIOR TO SAID APPROVAL, ALL IMPROVEMENT DRAWINGS SHALL BE UPDATED AT THE CONTRACTOR'S EXPENSE, RESUBMITTED, AND APPROVED BY THE ENGINEER UNLESS NOTED OTHERWISE.
2. PROJECT SHALL BE CONSTRUCTED TO SPANISH FORK CITY STDS. APWA STDS, AND TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS IN THE PROJECT MANUAL. IN THE EVENT OF A CONFLICT, THE MOST STRINGENT SPECIFICATION WILL APPLY.
3. 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 INDEMNIFY, AND HOLD THE OWNER, ARCHITECT, ENGINEER, AND SUB-CONSULTANTS 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, ARCHITECT, ENGINEER, OR SUB-CONSULTANTS
4. UTILITIES SHOWN ON THE PROJECT PLANS ARE APPROXIMATE. CONTRACTOR SHALL NOTIFY BLUE STAKES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL LOCATE, RETAIN AND PROTECT ALL EXISTING UTILITIES UNLESS OTHERWISE DIRECTED BY THE OWNER AND AS SHOWN ON THE PROJECT PLANS. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL UTILITY CONFLICTS UPON DISCOVERY.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIR OR REPLACEMENTS OF ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS IMPACTED BY CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY TRENCH SETTLEMENT OR DAMAGE TO EXISTING UTILITIES.
8. EXISTING UTILITY SERVICE SHALL BE MAINTAINED THROUGH CONSTRUCTION PROCESS. IF A UTILITY SERVICE IS GOING TO BE INTERRUPTED, ALL AFFECTED PROPERTY OWNERS ARE TO BE NOTIFIED IN WRITING BY THE CONTRACTOR 72 HOURS BEFORE THE DISRUPTION.
9. RECORD DRAWINGS ARE TO BE PROVIDED TO THE OWNER IN ELECTRONIC AND PRINTED FORMATS PRIOR TO FINAL PAYMENT. AS PART OF THE RECORD DRAWINGS, THE CONTRACTOR SHALL USE A SURVEY GRADE GPS DEVICE TO RECORD THE LOCATION OF DISCOVERED AND INSTALLED UTILITY LINES. THE SURVEY SHALL BE PERFORMED AS LINES ARE FOUND AND LINES ARE INSTALLED AND SHALL BE DONE PRIOR TO THE LINE BEING COVERED. LINE NOT MEASURED WILL BE UNCOVERED, RE-BACKFILLED, AND RE-PAVED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER. THE SURVEY INFORMATION SHALL INCLUDE ALL FOUND AND INSTALLED WATER LINE BENDS, ELBOWS, AND VALVES, SEWER MANHOLES, STORM DRAIN CATCH BASINS AND INLET BOXES, COMMUNICATION LINES, ELECTRICAL LINES, AND OTHER FOUND OR INSTALLED UTILITY LINES. THE SURVEY WILL SHOW THE ELEVATION AND DESCRIPTION OF THE UTILITY. THE SURVEY WILL BE TIED TO THE SITE HORIZONTAL AND VERTICAL CONTROL. LINES SHALL BE SURVEYED AS THEY ARE BEING BACKFILLED.
10. ALL WORK MUST BE SUBSTANTIALLY COMPLETE PRIOR TO THE DATE STATED IN THE CONTRACT. THE CONTRACTOR SHALL PROVIDE MULTIPLE CREWS, WORK MULTIPLE SHIFTS, ETC. AS NEEDED TO GET WORK SUBSTANTIALLY COMPLETE BY THE DEADLINE. SUBSTANTIALLY COMPLETE INCLUDES BUT IS NOT LIMITED TO ALL EXCAVATION, FILL, BACKFILL, PAVING, PAINTING, STRIPING, AND CONCRETE WORK COMPLETED AND READY FOR OWNER'S USE.
11. STOCKPILES SHALL BE GRADED TO MAINTAIN SLOPES NOT GREATER THAN 3:1 HORIZONTAL TO VERTICAL OR AS INDICTED IN THE GEOTECHNICAL REPORT PROVIDED FOR THIS PROJECT. PROVIDE EROSION CONTROL AS NEEDED TO PREVENT SEDIMENT TRANSPORT TO ADJACENT DRAINAGE WAYS.
12. INSTALL TRAFFIC WARNING DEVICES AS NEEDED IN ACCORDANCE WITH LOCAL STANDARDS TO KEEP UNAUTHORIZED TRAFFIC OUT OF THE CONSTRUCTION AREA. THE CONTRACTOR SHALL MAINTAIN AN ACCESS ROUTE THROUGH THE SITE FOR FIREFIGHTING AND OTHER EMERGENCY EQUIPMENT.
13. CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR CONSTRUCTION AND DEMOLITION FROM CITY, COUNTY, STATE, AND OR FEDERAL AGENCIES AS REQUIRED.
14. STREETS SHALL BE KEPT CLEAN TO THE SATISFACTION OF THE ENGINEER AND OWNER.

UTILITY NOTES

1. VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTING ANY NEW UTILITY LINES. NOTIFY OWNER AND CIVIL ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO ANY CONNECTIONS BEING MADE.
2. ALL CATCH BASIN AND INLET BOX GRATES ARE TO BE BICYCLE SAFE. INLET BOXES AND CATCH BASINS MAY BE CAST IN PLACE OR PRECAST. ALL INLET BOXES ARE TO ALIGN WITH THE ADJACENT CURB AND GUTTER. MISALIGNED OR OFFSET INLET BOXES ARE TO BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. REFER TO SITE ELECTRICAL PLANS FOR DETAIL AND LOCATION OF ELECTRICAL LINES, LIGHT POLES, SWITCHGEAR, TRANSFORMERS, AND OTHER ELECTRICAL EQUIPMENT.
4. GAS LINES, TELEPHONE LINES, AND COMMUNICATION LINES ARE NOT PART OF THESE PLANS UNLESS NOTED OTHERWISE.
5. WATER LINES, VALVES, FIRE HYDRANTS, FITTINGS, ETC. ARE TO BE CONSTRUCTED AS INDICATED. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ANY VERTICAL ADJUSTMENTS NECESSARY TO CLEAR SEWER, STORM DRAIN, CONDUIT, GAS LINES, COMMUNICATION LINES, WATER LINES, OR OTHER UTILITY LINES AS NECESSARY INCLUDING VALVE BOXES, AND HYDRANT SPOOLS TO FINISH GRADE.
6. TRACER WIRE AND MARKING TAPE ARE REQUIRED ON ALL PIPING MAINS AND LATERALS. TRACER WIRE SHALL BE INSTALLED DIRECTLY ABOVE THE PIPE.
7. PROVIDE THRUST BLOCKS FOR ALL WATER MAIN BENDS PER SPANISH FORK CITY STANDARD DRAWING W-201. ALL THRUST BLOCKS SHALL BE CAST AGAINST UNDISTURBED SOIL. (1)
8. ALL PIPING TO BE INSTALLED PER MANUFACTURES RECOMMENDATIONS REFER TO SPECIFICATIONS FOR MORE DETAILED INFORMATION.
9. ALL OPEN TRENCHES SHALL BE COVERED WITH REMOVABLE PLATES DURING NON-WORKING HOURS.
10. CONTRACTOR SHALL MAINTAIN A MINIMUM 10-FOOT HORIZONTAL AND 18-INCH VERTICAL SEPARATION BETWEEN POTABLE WATER LINES AND NON-POTABLE UTILITY PIPING.
11. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH UTILITY OWNER'S SPECIFICATIONS. CONTRACTOR SHALL COORDINATE ALL SUCH WORK WITH UTILITY OWNER.
12. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER NEW PIPES DURING CONSTRUCTION.
13. CONTRACTOR SHALL PROVIDE DEWATERING OF GROUNDWATER. PROVIDE TRENCH SHORING AS NECESSARY. REFER TO SPECIFICATION 31 22 40, AND GEOTECHNICAL REPORT.

SITE NOTES

1. DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE. RADIUS DIMENSIONS ARE TO BACK OF CURB. UNLESS OTHERWISE NOTED.
2. ALL SIDEWALKS AND BACK OF CURB SHALL BE GRADED AT 2% CROSS SLOPE OR LESS.
3. CONCRETE SHALL BE 4000 PSI CONCRETE OR GREATER. ALL EXTERIOR CONCRETE SHALL HAVE FIBER MESH INCLUDING SIDEWALKS, PADS, SLABS, RETAINING WALLS, AND CURB & GUTTER.
4. ASPHALT PAVING SHALL BE A MINIMUM OF 3-INCHES THICK UNLESS OTHERWISE NOTED. IF THICKER, THE PAVING SHALL BE DONE IN LIFTS OF UP TO 3-INCHES THICK AND AT LEAST 1.5-INCHES THICK. USE ASPHALT AND GRADATION SPECIFIED IN THE SPECIFICATIONS. COMPACT ASPHALT TO BETWEEN 92% AND 96% OF MAXIMUM DENSITY. AREAS COMPACTED TO MORE THAN 96% SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
5. PROOF ROLL SUBGRADE WITH FULLY LOADED WATER TRUCK OR OTHER SIMILARLY LOADED VEHICLE TO FIND SOFT SPOTS. PROOF ROLLING IS CONSIDERED INCIDENTAL TO THE CONSTRUCTION AND NO ADDITIONAL PAYMENT FOR PROOF ROLLING WILL BE PAID TO THE CONTRACTOR. REMOVE AND REPLACE SOFT SPOTS TO NOT LESS THAN 12-INCHES BELOW SUBGRADE OR DEEPER AS DIRECTED BY THE OWNER AND AS SPECIFIED IN THE SPECIFICATIONS. REPLACE SOFT SPOTS WITH GRANULAR FILL, COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557. SOFT SPOT REMOVAL WILL BE PAID ACCORDING TO THE SPECIFICATIONS.
6. COMPACT ROAD BASE TO NOT LESS THAN 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557.
7. ALL WORK INSIDE OF CITY RIGHT-OF-WAY TO CONFORM THE PROJECT MANUAL (PLANS AND SPECIFICATIONS).
8. 6" HIGH BACK CURB SHALL BE INSTALLED IN ALL AREAS WHERE LANDSCAPING IS ADJACENT TO ASPHALT, PER APWA 209 TYPE P. (1)

DEMOLITION NOTES

1. DEMOLITION FOR THE CONTRACT IS TO INCLUDE ALL AREAS SHOWN WITHIN THE DEMOLITION LIMITS OR BY NOTE.
2. REFER TO THE SITE PLAN FOR MORE DETAILS ON CONNECTIONS TO EXISTING FEATURES AND LIMITS OF REMOVAL.
3. SAW CUT ASPHALT IN AREAS INDICATED. FIELD VERIFY SAW CUT LOCATIONS WITH OWNER PRIOR TO CUTTING ASPHALT. SAW CUT IN NEAT, STRAIGHT LINES PRIOR TO EXCAVATION.
4. RETAIN AND PROTECT EXISTING BUILDINGS TO REMAIN INCLUDING ALL FOOTINGS, FOUNDATIONS, AWNINGS, AND OVERHANGS.
5. CLEAR AND GRUB TREES, AND OTHER VEGETATION INCLUDING ROOT BALLS, AND ROOTS FOR AREAS INSIDE THE DEMOLITION LIMITS UNLESS OTHERWISE NOTED.
6. DO NOT INTERRUPT THE SERVICES OR DISRUPT THE OPERATION OF ANY BUSINESS OR OWNER FUNCTIONS OUTSIDE OF THE DEMOLITION LIMITS.
7. REMOVE DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM THE DEMOLITION AND SITE CLEARING OPERATIONS FROM THE SITE AND DISPOSE OF IN A LEGAL MANNER UNLESS DIRECTED OTHERWISE IN THE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL WASTE MATERIAL. DISPOSAL SHALL BE AT AN APPROVED SITE FOR SUCH MATERIAL. BURNING OR BURYING OF WASTE MATERIAL ONSITE IS NOT PERMITTED.
8. FILL HOLES CREATED FROM DEMOLITION WITH ENGINEERED FILL COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D 1557 UNLESS ADDITIONAL EXCAVATION IS PART OF THE CONSTRUCTION PROJECT.
9. ALL STREET DEMOLITION AND CONSTRUCTION (OUTSIDE OF THE PROPERTY LINE) SHALL BE IN STRICT COMPLIANCE WITH CITY REQUIREMENTS. SITE DEMOLITION AND CONSTRUCTION INSIDE OF THE PROPERTY LINE SHALL BE IN STRICT COMPLIANCE WITH PROJECT MANUAL REQUIREMENTS.
10. NATIVE SOILS ARE NOT ACCEPTABLE FOR SITE FILL UNLESS NOTED OTHERWISE ON THE PROJECT PLANS AND THE GEOTECHNICAL REPORT.

GRADING NOTES

1. ALL WORK IN STREET SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS.
2. ALL CUT AND FILL SLOPES SHALL BE ACCORDING TO OSHA REQUIREMENTS.
3. FILLS SHALL BE COMPACTED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT. THE REPORT IS TITLED "PROPSED SUVSWD TRANSFER STATION" BY KLEINFELDER.
4. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED BY THE INSPECTOR AND GEOTECHNICAL ENGINEER PRIOR TO PLACING FILL.
5. FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL AS PER THE SPECIFICATIONS AND GEOTECHNICAL REPORT.
6. ALL TRENCH BACKFILL SHALL BE TESTED AND CERTIFIED BY THE INSPECTOR.
7. THE CONTRACTOR SHALL COORDINATE INSPECTIONS & TESTING, AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING. THE REPORT AND MAP SHALL SHOW AREAS WHERE COMPACTION TESTS HAVE BEEN TAKEN, AND COMPACTION RESULTS.
8. DUST SHALL BE CONTROLLED BY WATERING. DO NOT OVER WATER OR SOFTEN THE SUBGRADE OR CAUSE EROSION DUE TO WATERING.
9. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
10. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISION MUST BE USED TO PROTECT ADJOINING DRAINAGE AREAS DURING THE CONSTRUCTION OF THE PROJECT. ALL PUBLIC ROADS MUST BE CLEANED DAILY OF ALL DIRT, MUD, AND DEBRIS DEPOSITED AS A RESULT OF THE CONSTRUCTION. THE CLEANING IS TO BE DONE TO THE SATISFACTION OF THE PROJECT MANAGER, OWNER, AND CITY.
11. THE SITE SHALL BE CLEARED OF ALL VEGETATION AND DELETERIOUS MATTER PRIOR TO BEGINNING THE GRADING OPERATION.
12. THE CONTRACTOR SHALL PROVIDE SHORING IN ACCORDANCE WITH OSHA REQUIREMENTS FOR TRENCH WALLS.
13. AGGREGATE BASE AND SUBGRADE SHALL BE COMPACTED AND PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FOR THIS PROJECT.
14. AS PART OF THE CONSTRUCTION DOCUMENTS, THE OWNER HAS PROVIDED THE CONTRACTOR WITH A TOPOGRAPHIC SURVEY PERFORMED BY MANUAL OR AERIAL MEANS. SAID SURVEY WAS PREPARED FOR PROJECT DESIGN PURPOSES AND IS PROVIDED TO THE CONTRACTOR AS A COURTESY. IT IS EXPRESSLY UNDERSTOOD THAT SUCH SURVEY MAY NOT ACCURATELY REFLECT EXISTING TOPOGRAPHICAL CONDITIONS.
15. EROSION CONTROL; PROTECT ALL INLET BOXES, CATCH BASINS, STORM DRAIN MANHOLES, DRAINAGE DITCHES, AND WATERWAYS WITH APPROVED SWPPP PROTECTION TO STRAIN THE STORM WATER DURING CONSTRUCTION. PROTECT ALSO FROM ILLICIT WATER DISCHARGES. PROTECT SURROUNDING PROPERTIES AND STREETS FROM SITE RUNOFF WITH SANDBAGS, EARTH BERMS, AND SILT FENCES. REFER TO THE SWPPP FOR ADDITIONAL INFORMATION.
16. THE CONTRACTOR SHALL COMPLETE A SWPPP BASED ON THE LATEST UTAH DEQ APPROVED TEMPLATE AND FILE FOR A NOTICE OF INTENT (NOI), PAY THE FEE FOR COVERAGE. AFTER CONSTRUCTION IS SUBSTANTIALLY COMPLETE, THE SITE HAS BEEN STABILIZED, AND POST CONSTRUCTION BMPS HAVE BEEN INSTALLED, THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITH UTAH DEQ PRIOR TO RECEIVING FINAL PAYMENT FOR THIS PROJECT.

PROJECT CONTACTS

1. COORDINATE WITH SUVSWD DISTRICT
   ENGINEER NICK PATTERSON 1-801-592-4479
2. COORDINATE ANY UTILITY WORK WITH UTILITY COMPANY(S)

DOMINION ENERGY	1-800-323-5517
DOMINION ENERGY EMERGENCY	1-800-767-1689
CENTURY LINK	1-877-803-8414
ROCKY MOUNTAIN POWER	1-888-221-7070
ROCKY MOUNTAIN POWER EMERGENCY	1-877-505-5088
BLUE STAKES OF UTAH	1-800-662-4111

SURVEY DATUM

HORIZONTAL DATUM
UTAH STATE PLANE COORDINATES
NAD83 DATUM, UTAH CENTRAL ZONE, US FOOT

VERTICAL DATUM
NAVD88 DATUM

BASE POINT AND BENCHMARK
ELEV=4504.02
N: 7226634.24 E: 1597060.89

100% DESIGN

JRCA ARCHITECTS
577 South 200 East
S L C, Utah 84111
ph: (801) 533-2100
jrcadesign.com

FORSGREN Associates Inc.
370 EAST 500 SOUTH, STE 200, SALT LAKE CITY, UT 84111
PH: 801.364.4765 FAX: 801.364.4662

SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3450 NORTH 500 WEST
SPANISH FORK, UT 84660
FA PROJECT # 05-19-0115

PROJECT #:05-19-0115

PROJECT STATUS

	DATE	REVISION
1	08/21	BID SET
2	02/22	REVISION 1

LICENSED PROFESSIONAL ENGINEER
NO. 10288921-2202
NICHOLAS A. PATTERSON
STATE OF UTAH

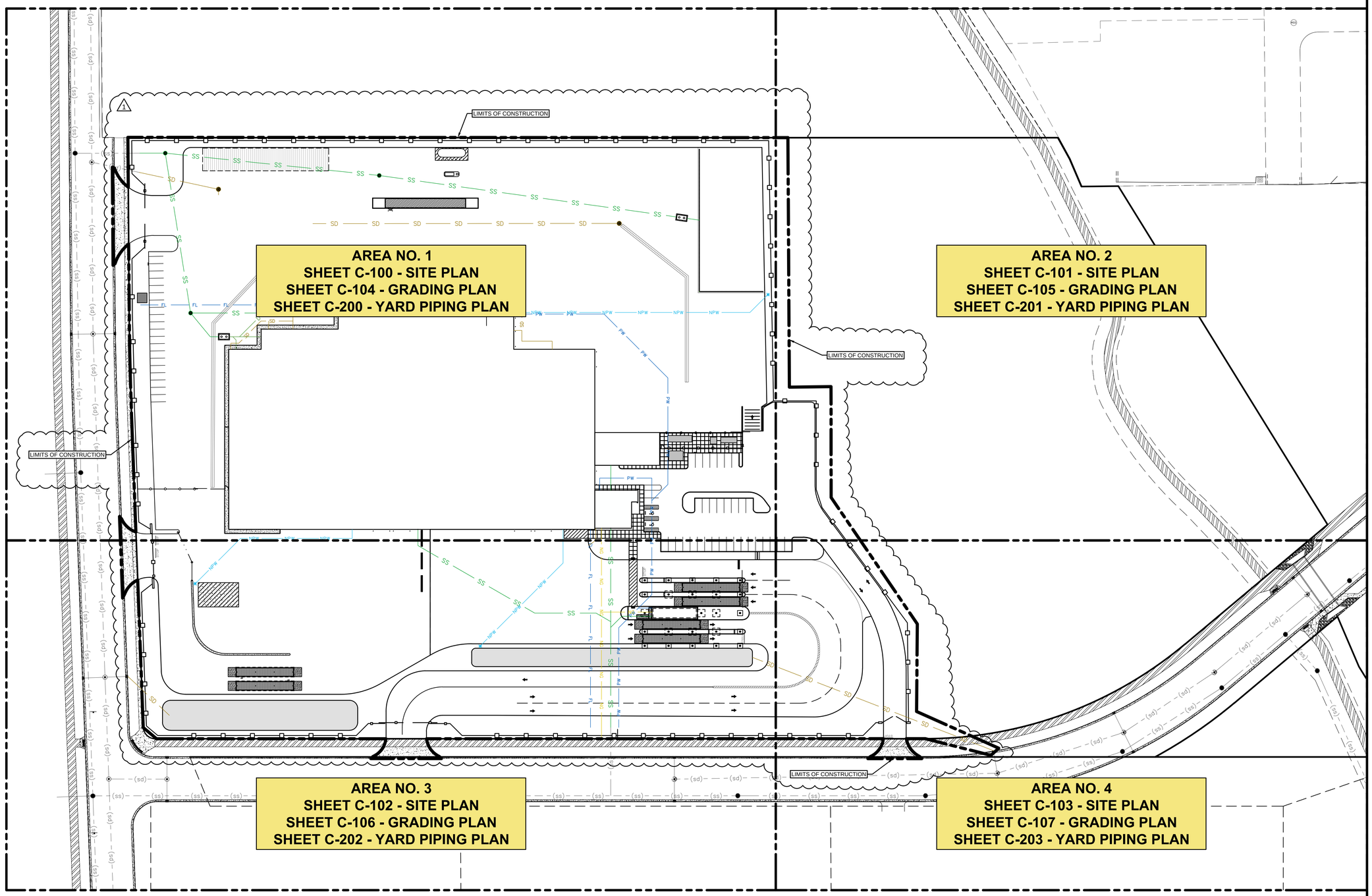
VIEW AND PRINT THIS SHEET IN COLOR

CIVIL GENERAL NOTES

C-002

XX OF XX

P:\2019\05-19-0115 South Utah Valley Solid Waste District\CAD\Onsite\CAD\SHEETS\General\05-19-0115_XX C-002.dwg - ---- - 3/24/2022 2:11 PM



NOTE:

- LIMITS OF CONSTRUCTION SHALL BE AT THE BACK OF WALK ALONG 600 WEST AND 3450 NORTH.
- LIMITS OF CONSTRUCTION SHALL INCLUDE THE DRIVE APPROACHES INTO THE FACILITY FROM BOTH 600 WEST AND 3450 NORTH.
- LIMITS OF CONSTRUCTION SHALL BE AT THE NORTH PROPERTY LINE.
- LIMITS OF CONSTRUCTION SHALL BE AT THE TOE OF BERM BEHIND THE WALL ALONG THE EASTERN SIDE OF THE PROPERTY

GRAPHIC SCALE
0' 25' 50' 100' 150'
Scale: 1"=50'

100% DESIGN

JRCA ARCHITECTS
577 South 200 East
S L C, Utah 84111
ph: (801) 533-2100
jrcadesign.com

FORSGREN Associates Inc.
370 EAST 500 SOUTH, STE 200, SALT LAKE CITY, UT 84111
PH: (801) 364-4052
FAX: 801.364.4052

SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3450 NORTH 500 WEST
SPANISH FORK, UT 84660
FA PROJECT # 05-19-0115

PROJECT #:05-19-0115

PROJECT STATUS		
△	DATE	REVISION
△	JAN-22	AUG. 2021 CONST. LIMITS

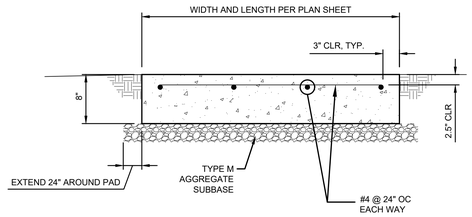
LICENSED PROFESSIONAL ENGINEER
NO. 10288921-2202
NICHOLAS A. PATTERSON
STATE OF UTAH

VIEW AND PRINT THIS SHEET IN COLOR

CIVIL DESIGN - KEY PLAN

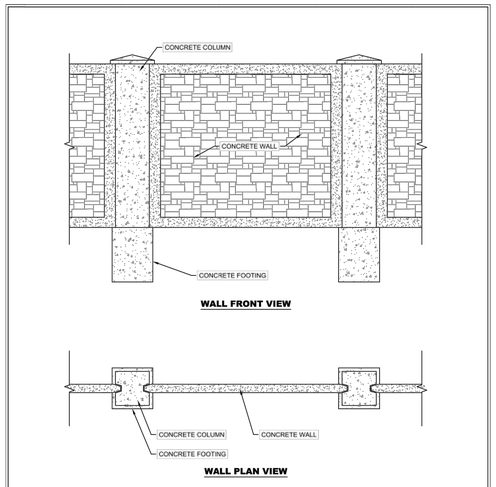
C-003
XX OF XX

P:\2019\05-19-0115 South Utah Valley Solid Waste District\CAD\Onsite\CAD\SHEETS\Civil\05-19-0115_XX C-003.dwg - ---- - 1/14/2022 7:38 AM



NOTE:
1. CONTRACTOR SHALL USE 4500 PSI CONCRETE.
2. TOP OF CONCRETE TO BE AS SHOWN ON PLANS.

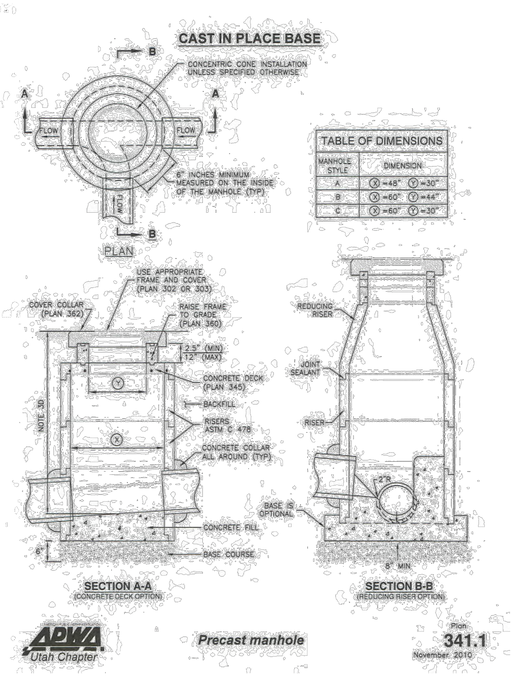
CONCRETE PAD
SCALE: N.T.S. SPEC # 03 30 00 — 4



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

SPANISH FORK CITY — 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550
STANDARD DRAWING — CONCRETE WALL DETAIL
DRAWN: J.A. | DESIGN: MSC | REVISION: | DATE: 10/6/2020 | SCALE NONE | STANDARD G-113

6' CONCRETE WALL, PER
SPANISH FORK CITY STANDARDS
SCALE: N.T.S. — 2

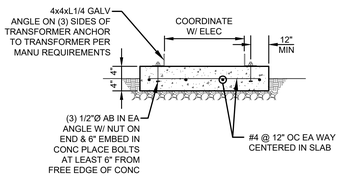


Precast manhole

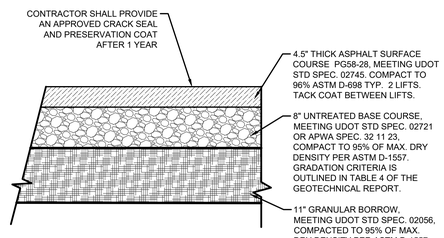
1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
   B. Manhole size.
      1) Diameter is 4-feet: For pipe under 12" diameter.
      2) Diameter is 5-feet: For pipe 12" and larger, or when 3 or more drain pipes intersect the manhole.
   C. Wall thickness:
      1) Precast reinforced concrete walls 4 3/4" minimum.
      2) Cast-in-place concrete to be 8 inches thick minimum.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Riser and Reducing Riser: ASTM C478.
   E. Joint Sealant: Rubber based, compressible.
   F. Grout: 2 parts sand to 1 part cement mortar, ASTM C1329.
   G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.
3. **EXECUTION**
   A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a sewer rock in a geotextile wrap to stabilize an unstable foundation.
   B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   C. Invert cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
   D. Concrete Deck or Reducing Riser: When depth of manhole from pipe invert to finish grade exceeds 7 feet, use an ASTM C478 reducing riser.
   E. Pipe Connections: Grout around all pipe openings.
   F. Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
   G. Joints: Place flexible sealant in all riser joints. Finish with grout.
   H. Adjustment: If the required manhole adjustment is more than 1'-0", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
   I. Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   J. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

APWA Utah Chapter — *Precast manhole* — Plan 341.1 — November, 2010

APWA PRECAST STORM DRAIN MANHOLE
SCALE: N.T.S. — 3

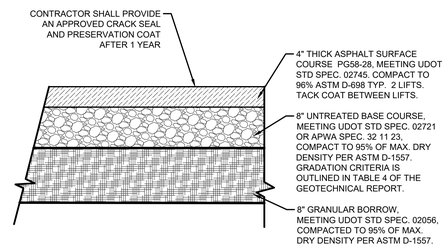


CONCRETE TRANSFORMER PAD
SCALE: N.T.S. SPEC # 03 30 00 — 4



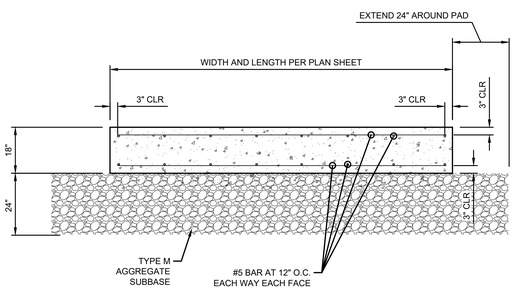
- PER GEOTECH REPORT

SELF-HAUL VEHICLE ASPHALT SECTION
SCALE: N.T.S. — 5



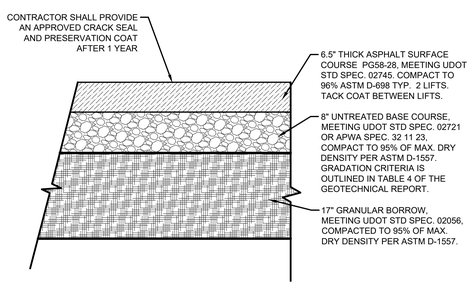
- PER GEOTECH REPORT

LIGHT VEHICLE ASPHALT SECTION
SCALE: N.T.S. — 6



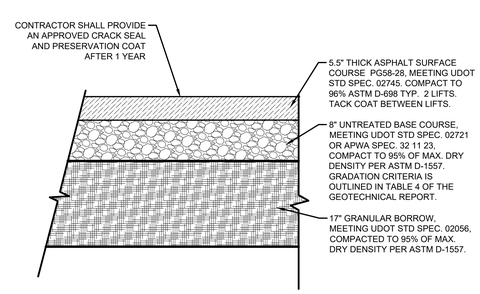
NOTE:
1. MOUNT GENSET TO PAD ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
2. CONTRACTOR SHALL USE 4500 PSI CONCRETE.
3. TOP OF CONCRETE TO BE 4" ABOVE FG.

CONCRETE GENERATOR PAD
SCALE: N.T.S. — 7



- PER GEOTECH REPORT

HEAVY VEHICLE ASPHALT SECTION
SCALE: N.T.S. — 8



- PER GEOTECH REPORT

COMMERCIAL VEHICLE ACCESS SECTION
SCALE: N.T.S. — 9

100% DESIGN

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jrcadesign.com

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PH: 801.364.4700 FAX: 801.364.4002

SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3450 NORTH 500 WEST
SPANISH FORK, UT 84660
FA PROJECT # 05-19-0115

PROJECT #:05-19-0115

PROJECT STATUS

DATE	REVISION
	AUG. 2021

LICENSED PROFESSIONAL ENGINEER — NO. 10288921-2202 — NICHOLAS A. PATTERSON — STATE OF UTAH

VIEW AND PRINT THIS SHEET IN COLOR

CIVIL DETAILS

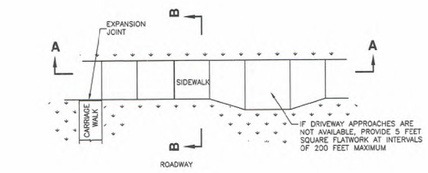
C-004
XX OF XX

Sidewalk

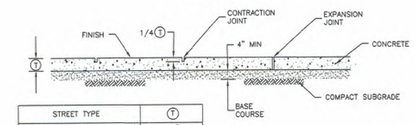
1. **GENERAL**
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 32 16 13.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.



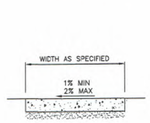
PLAN



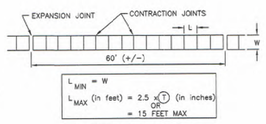
STREET TYPE	T
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

SECTION A-A



SECTION B-B



SIDEWALK JOINT DETAIL

Utah Chapter

Sidewalk

Plan **231** March 2009

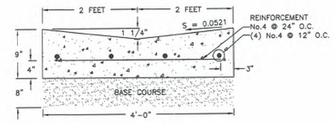
CONCRETE SIDEWALK APWA
SCALE: N.T.S. 1

Waterway

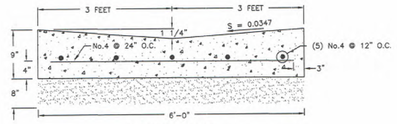
1. **GENERAL**
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Unless indicated otherwise, width of waterway as follows.
      1) 4 feet for a residential street.
      2) 6 feet for a non-residential street.
      3) If wider than 6 feet, offset the flow line in the waterway to match (line up with) the curb and gutter flow line. Adjust cross slopes to match existing slopes.
   C. Additional requirements are specified in APWA Section 32 16 13.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
   E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

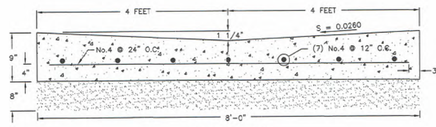
3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Expansion joints are not required in concrete placement using slip-form construction.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.



4'-0" WATERWAY
CONCRETE AREA = 2.583 SQ. FT.



6'-0" WATERWAY
CONCRETE AREA = 3.875 SQ. FT.



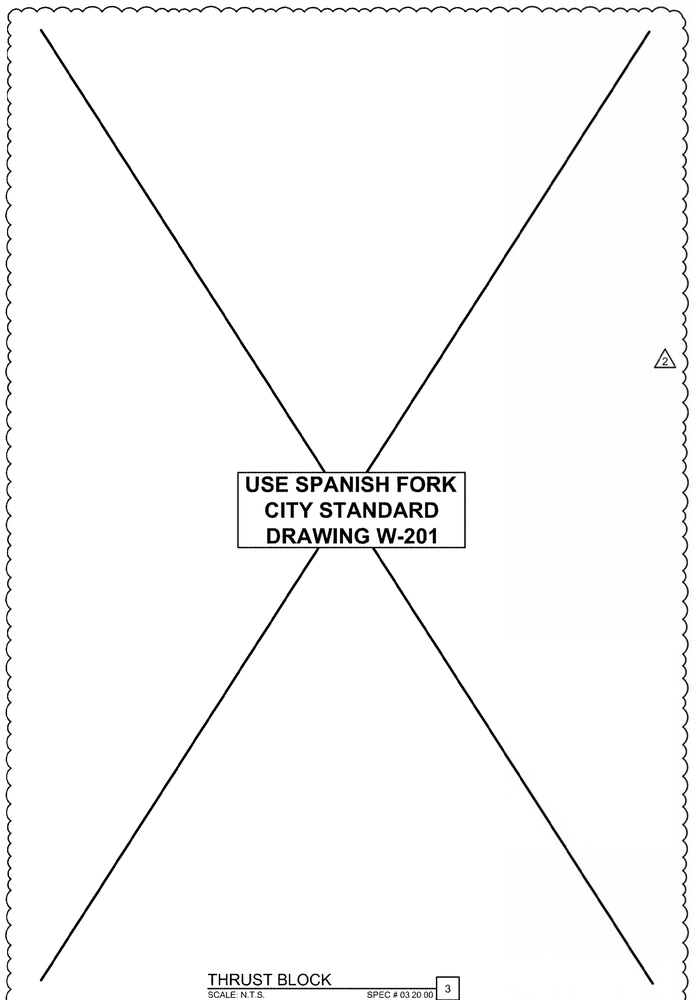
8'-0" WATERWAY
CONCRETE AREA = 5.166 SQ. FT.

Utah Chapter

Waterway

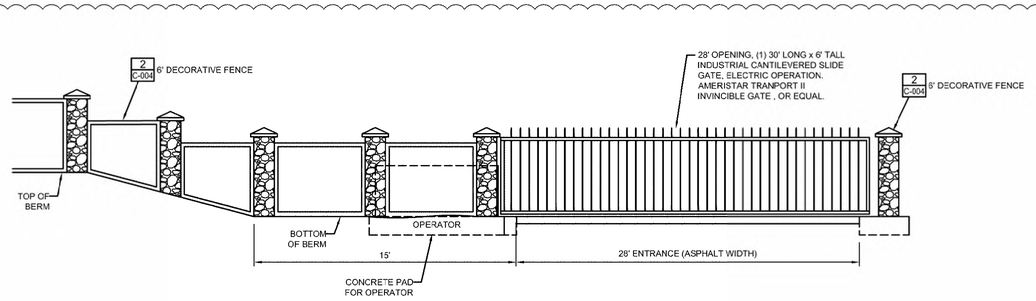
Plan **211** July 2011

4' WATERWAY APWA
SCALE: N.T.S. 2



USE SPANISH FORK CITY STANDARD DRAWING W-201

THRUST BLOCK
SCALE: N.T.S. SPEC # 03 20 00 3



ADMIN ENTRANCE GATE SECTION
SCALE: 1" = 5' 4

1

100% DESIGN

JRCA ARCHITECTS
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PH: 801.364.4755 FAX: 801.364.4662

SUVSWD ENVIRONMENTAL RECOVERY FACILITY

3450 NORTH 500 WEST
SPANISH FORK, UT 84660

FA PROJECT # 05-19-0115

PROJECT #:05-19-0115

PROJECT STATUS

Δ	DATE	REVISION
0	08/21	BID SET
1	01/22	ADDENDUM 1
2	02/22	REVISION 1

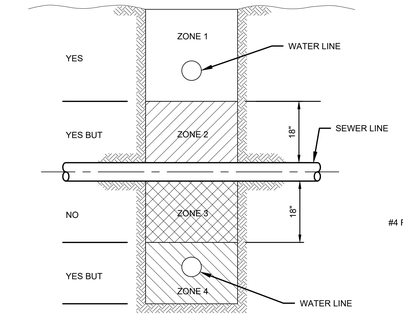
LICENSED PROFESSIONAL ENGINEER
NO. 10288921-2202
NICHOLAS A. PATTERSON
STATE OF UTAH

VIEW AND PRINT THIS SHEET IN COLOR

CIVIL DETAILS

C-005
XX OF XX

P:\2019\05-19-0115 South Utah Valley Solid Waste District\CAD\Onsite\CAD\SHEETS\Civil\05-19-0115_XX C-005.dwg - ---- - 2/24/2022 8:47 AM



VERTICAL SEPARATION REQUIREMENTS

ZONE 1 — THE WATER LINE SHOULD BE PLACED IN THIS ZONE IF IT IS PRACTICAL. WATER AND NON POTABLE WATER (NPWL) MUST BE SEPARATED BY AT LEAST 18 INCHES.

ONE FULL UNCUT LENGTH OF WATER PIPE MUST BE CENTERED OVER THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE NPWL.

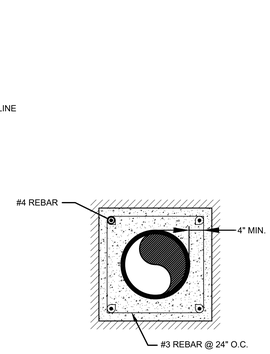
ZONE 2 — THE WATER LINE MAY BE PLACED IN THESE ZONES WITH ONE FULL UNCUT LENGTH OF WATER PIPE CENTERED OVER THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE NPWL AND EITHER:

A. NPWL MAIN MUST BE CONSTRUCTED TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF THE CROSSING

B. EITHER THE NPWL OR THE WATER MAIN SLEEVED WITH POTABLE WATER CLASS PIPE FOR A DISTANCE OF 10 FEET HORIZONTALLY ON BOTH SIDES OF THE CROSSING.

ZONE 3 — THE WATER LINE MAY NOT BE PLACED IN THIS ZONE.

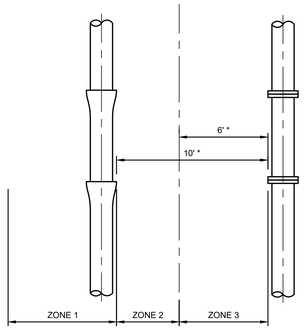
ZONE 4 — SAME REQUIREMENTS AS ZONE 1 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.



NOTE:

RETAIN AND PROTECT SEWER LINE AND MAINTAIN EXISTING GRADE.

PIPE ENCASEMENT



HORIZONTAL SEPARATION REQUIREMENTS

NOTE:
1. ZONE 1: NO SPECIAL REQUIREMENTS

ZONE 2: WATER AND NPWL SEPARATED BY AT LEAST 6 FEET AT OUTSIDE WALLS AND:

A. WATER AT LEAST 18 INCHES HIGHER IN ELEVATION THAN THE NPWL.

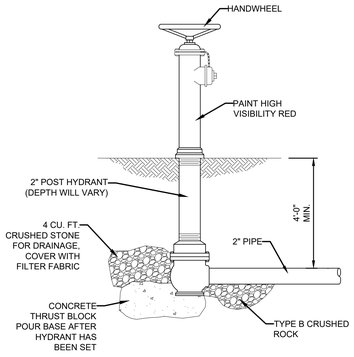
B. NPWL CONSTRUCTED TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS. SITE SPECIFIC REQUIREMENTS TO BE APPROVE BY DEQ.

ZONE 3: NOT ALLOWED

2. SEWER FORCE MAINS MUST HAVE MIN 10' SEPARATION. ZONE 2 PLACEMENTS ARE NOT ALLOWED.

WATER LINE VERTICAL AND HORIZONTAL REQUIREMENTS 1

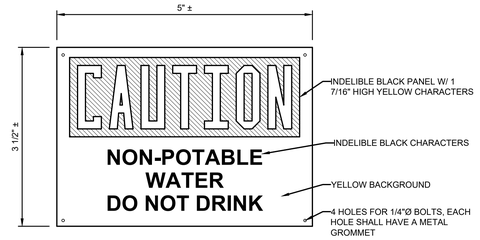
SCALE: N.T.S.



NOTES:
- YARD HYDRANT SHALL INCLUDE NON-POTABLE WATER SIGN

YARD HYDRANT 2

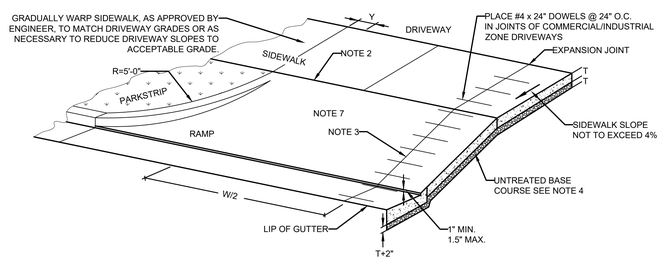
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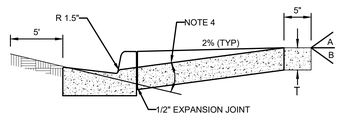
NOTES:
1. MATERIAL TO BE SEMI-RIGID BUTYRATE OR APPROVED EQUAL, AS MANUFACTURED BY SETON NAME PLATE CORPORATION NEW HAVEN, CONN, O65O5, W.H. BRADY CO, MILWAUKEE, WIS. 53201 OR EQUAL.
2. MOUNT ON WALL NEXT TO UTILITY WATER HOSE BIBS.

NON-POTABLE WATER SIGN 3

SCALE: N.T.S. SPEC # 10 43 10



PLAN



TYPICAL SECTION

NOTES:
1. EDGE CONCRETE WITH 1/2" RAD. EDGING TOOL.
2. PLACE 1/2" EXPANSION JOINT BETWEEN SIDEWALK APRON AND CURB, AND IN THE DRIVEWAY CENTER-LINE IF "W" IS GREATER THAN 15'. FILLER STRIP SHALL BE FULL DEPTH OF CONCRETE PLUS 1", WITH TOP SET FLUSH WITH TOP OF CONCRETE.
3. USE UNTREATED BASE COURSE MATERIAL, COMPACT TO 96% OF THE MAXIMUM DRY DENSITY.
4. DIFFERENCE IN SLOPE OF DRIVEWAY RAMP AND THE SLOPE OF A LINE BETWEEN THE GUTTER AND A POINT ON THE ROADWAY 5' FROM THE FRONT EDGE OF THE GUTTER SHALL NOT EXCEED 12% IN RESIDENTIAL ZONES AND 10% IN COMMERCIAL AND INDUSTRIAL ZONES. REDUCE DRIVEWAY RAMP SLOPE, NOT GUTTER SLOPE, WHERE REQUIRED.
5. ALL CONCRETE SLABS WITH A LENGTH/WIDTH RATIO GREATER THAN A 1.5:1 SHALL HAVE CONTRACTION JOINTS INSTALLED AS REQUIRED TO STAY WITHIN 2:1 RATIO.
6. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH PROJECT TECHNICAL SPECIFICATIONS.
7. ALL CONCRETE TO BE CLASS 4000 AS PER PROJECT TECHENICAL SPECIFICATIONS.

DRIVE APPROACH DIMENSIONS	
DIM	ZONE
T	0'-6" SELF-HAUL & LIGHT VEHICLE ENTRANCES 0'-8" COMMERCIAL & HEAVY VEHICLE ENTRANCES
W	11'-0" MAX. RESIDENTIAL ZONES 20'-0" MAX. RESIDENTIAL ZONES 30'-0" MAX. COMMERCIAL & INDUSTRIAL ZONES 50'-0" MAX. COMMERCIAL & INDUSTRIAL ZONES (OR PER PLANS IF DIFFERENT)
Y	0'-6" SELF-HAUL & LIGHT VEHICLE ENTRANCES 2'-0" COMMERCIAL & HEAVY VEHICLE ENTRANCES
A	≤ 6% SELF-HAUL & LIGHT VEHICLE ENTRANCES ≤ 0'-8% COMMERCIAL & HEAVY VEHICLE ENTRANCES
B	≤ 12% SELF-HAUL & LIGHT VEHICLE ENTRANCES ≤ 8% COMMERCIAL & HEAVY VEHICLE ENTRANCES

DRIVEWAY APPROACH 4

SCALE: N.T.S. SPEC # 03 10 00

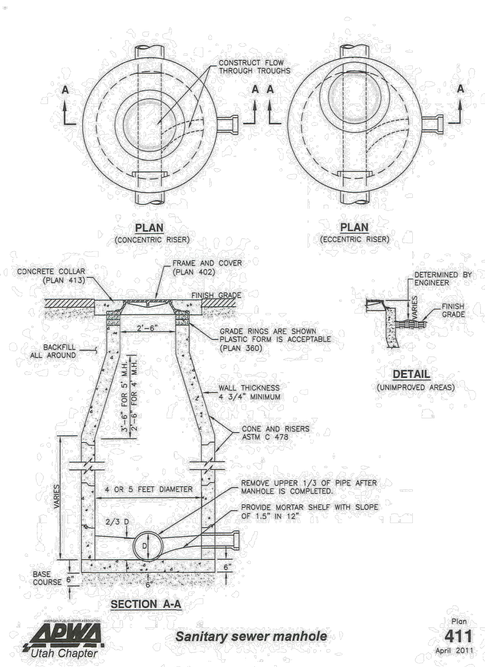
Sanitary sewer manhole

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
   B. Manhole size.
      1) Diameter is 4 feet: For sewers under 12" diameter.
      2) Diameter is 5 feet: For sewers 12" and larger, or when 3 or more pipes intersect the manhole.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Riser and Reducing Riser: ASTM C478.
   E. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   F. Grout: 2 parts sand to 1 part cement mortar, ASTM C1329.
   G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

3. **EXECUTION**
   A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a granular backfill borrow in a geotextile wrap to stabilize an unstable foundation.
   B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   C. Invert Cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
   D. Pipe Connections: Grout around all pipe openings.
   E. Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
   F. Joints: Place flexible gasket-type sealant in all riser joints. Finish with grout.
   G. Adjustment: If the required manhole adjustment is more than 1'-0", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
   H Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   I. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

411



APWA Utah Chapter

Sanitary sewer manhole

Plan 411 April 2011

SANITARY SEWER MANHOLE APWA 411 5

SCALE: N.T.S. SPEC # 03 70 00

100% DESIGN

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SUVSWD ENVIRONMENTAL RECOVERY FACILITY

3450 NORTH 500 WEST
SPANISH FORK, UT 84660

FA PROJECT # 05-19-0115

PROJECT #:05-19-0115

PROJECT STATUS	
DATE	REVISION
	AUG. 2021

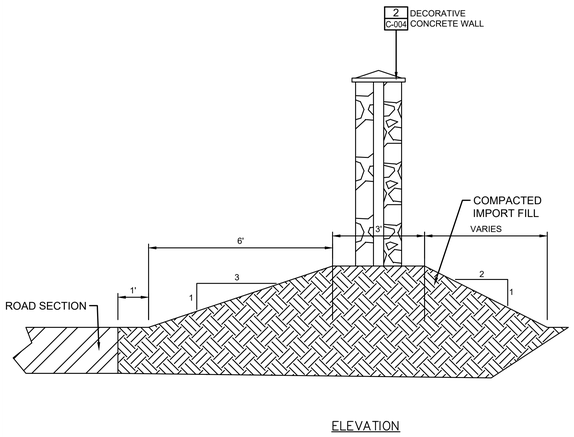
LICENSED PROFESSIONAL ENGINEER
NO. 10288921-2202
NICHOLAS A. PATTERSON
STATE OF UTAH

VIEW AND PRINT THIS SHEET IN COLOR

CIVIL DETAILS

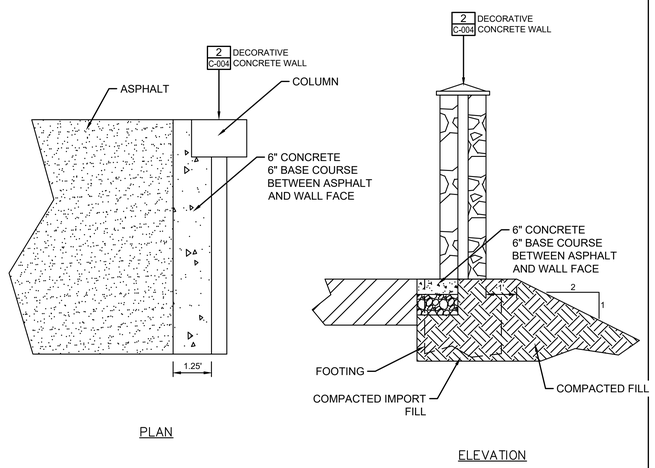
C-006

XX OF XX



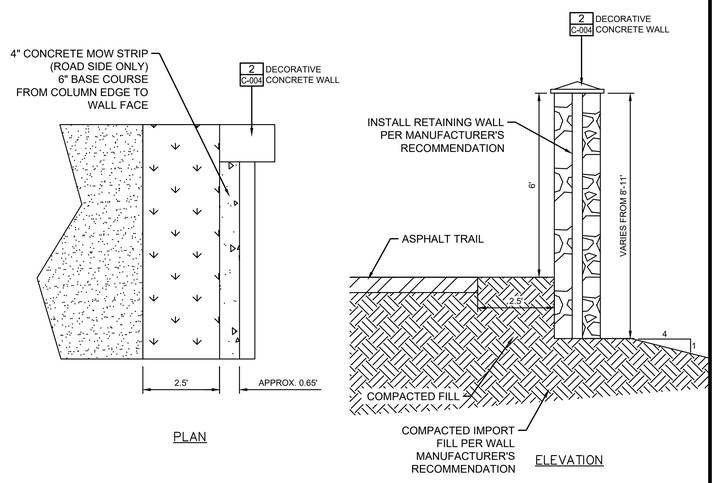
ELEVATION

BERM AND WALL CROSS SECTION 1
SCALE: N.T.S.



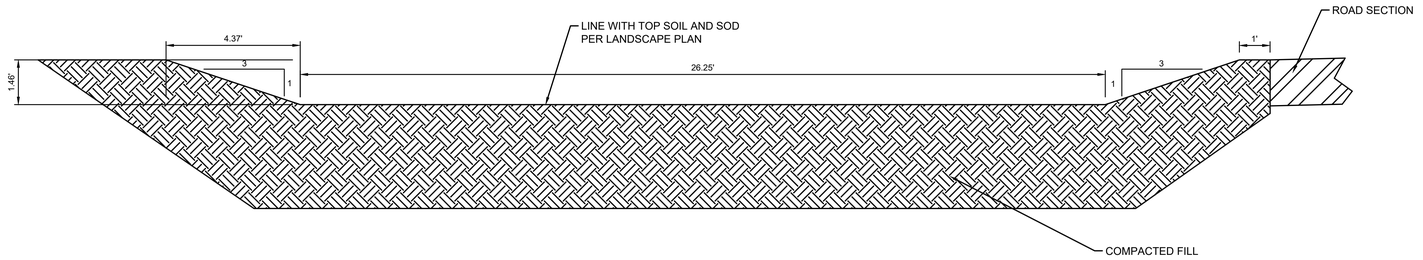
PLAN ELEVATION

WALL CROSS SECTION 2
SCALE: N.T.S.

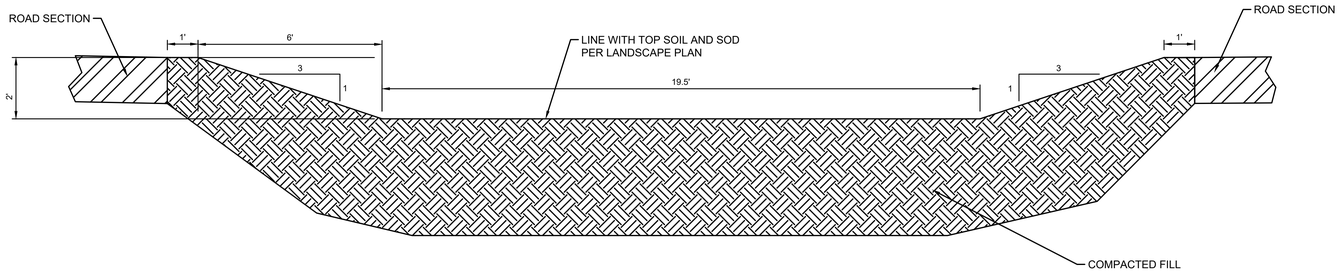


PLAN ELEVATION

RETAINING SOUND WALL CROSS SECTION 3
SCALE: N.T.S.



SOUTHWEST POND CROSS SECTION 4
SCALE: N.T.S.



SOUTHEAST POND CROSS SECTION 5
SCALE: N.T.S.

100% DESIGN

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SUVSWD ENVIRONMENTAL RECOVERY FACILITY
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FA PROJECT #:05-19-0115

PROJECT #:05-19-0115

PROJECT STATUS

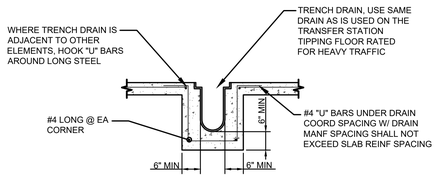
DATE	REVISION
	AUG. 2021

LICENSED PROFESSIONAL ENGINEER
NO. 10288921-2202
NICHOLAS A. PATERSON
STATE OF UTAH

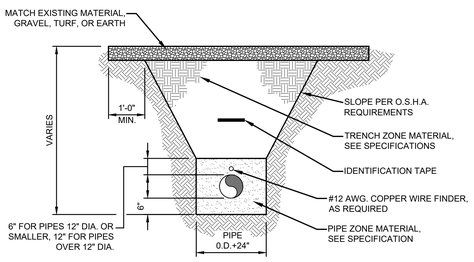
VIEW AND PRINT THIS SHEET IN COLOR

CIVIL SECTIONS

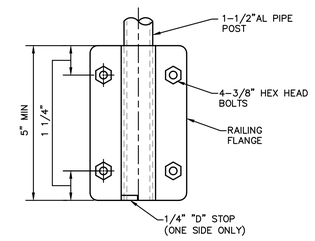
C-007
XX OF XX



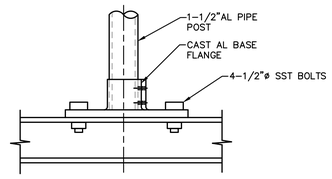
TRENCH DRAIN
SCALE: N.T.S. SPEC # 03 10 00 1



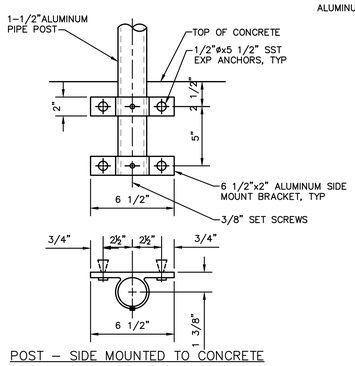
TYPICAL PIPE TRENCH TYPE 1
SCALE: N.T.S. 2



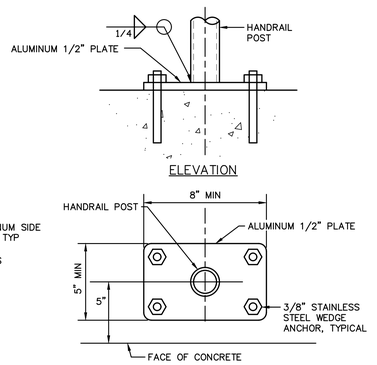
POST – SIDE MOUNTED TO METAL



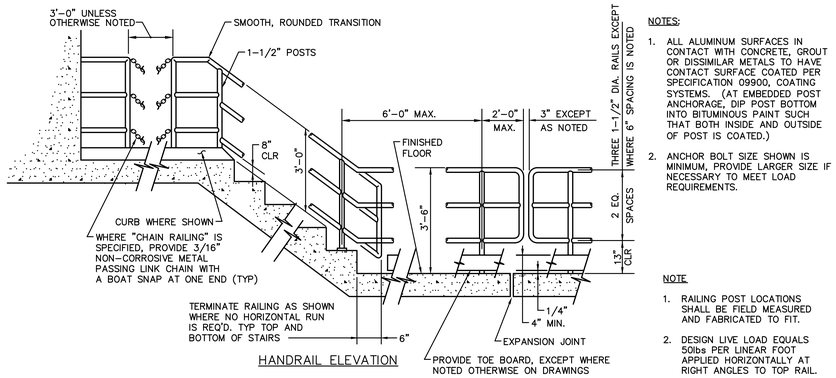
POST – SURFACE MOUNTED TO METAL



POST – SIDE MOUNTED TO CONCRETE



POST – SURFACE MOUNTED TO CONCRETE



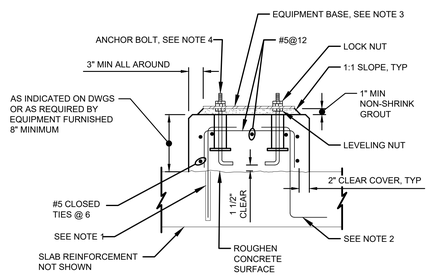
NOTES:

1. ALL ALUMINUM SURFACES IN CONTACT WITH CONCRETE, GROUT OR DISSIMILAR METALS TO HAVE CONTACT SURFACE COATED PER SPECIFICATION 09900, COATING SYSTEMS. (AT EMBEDDED POST ANCHORAGE, DIP POST BOTTOM INTO BITUMINOUS PAINT SUCH THAT BOTH INSIDE AND OUTSIDE OF POST IS COATED.)
2. ANCHOR BOLT SIZE SHOWN IS MINIMUM, PROVIDE LARGER SIZE IF NECESSARY TO MEET LOAD REQUIREMENTS.

NOTE

1. RAILING POST LOCATIONS SHALL BE FIELD MEASURED AND FABRICATED TO FIT.
2. DESIGN LIVE LOAD EQUALS 50lbs PER LINEAR FOOT APPLIED HORIZONTALLY AT RIGHT ANGLES TO TOP RAIL.

HANDRAIL
N.T.S. 3

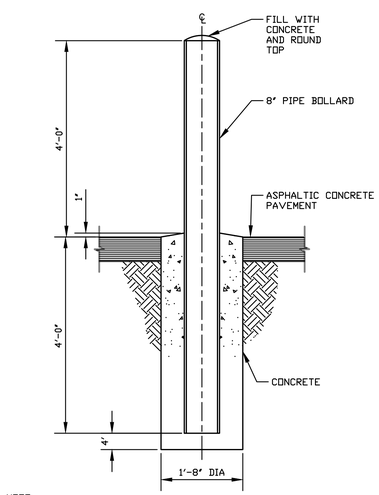


NOTES:

1. FOR NEW EQUIPMENT BASES ON EXISTING SLABS, DRILL INTO EXISTING SLAB TO DEVELOPMENT DEPTH AT 12" CENTERS AROUND PERIMETER OF EQUIPMENT BASE AND SET #5 HOOKED DOWELS IN EPOXY GROUT.
2. FOR EQUIPMENT BASES ON NEW SLABS, PROVIDE #5 DOWELS HAVING TWO HOOKED ENDS AT 12" CENTERS AROUND PERIMETER OF EQUIPMENT BASE.
3. EQUIPMENT BASE DIMENSIONS SHALL BE AS INDICATED ON THE DRAWINGS OR AS DETERMINED BY THE EQUIPMENT MANUFACTURER AND APPROVED BY THE ENGINEER.
4. ANCHOR BOLTS AS RECOMMENDED BY THE EQUIPMENT MANUFACTURER. BOLTS SHALL BE HELD IN POSITION WITH A TEMPLATE WHILE EQUIPMENT BASE IS BEING CAST.
5. PIPE SLEEVES SHALL BE USED TO PROVIDE THE ANCHOR BOLT A MINIMUM MOVEMENT OF 1/2" IN ALL DIRECTIONS. MINIMUM SLEEVE LENGTH SHALL BE 8 TIMES THE BOLT DIAMETER. SLEEVES SHALL BE FILLED WITH NON-SHRINK GROUT. PIPE SLEEVES SHALL HAVE A MINIMUM INTERNAL DIAMETER 1" GREATER THAN BOLT DIAMETER AND A MAXIMUM INTERNAL DIAMETER OF 3" GREATER THAN BOLT DIAMETER.
6. EQUIPMENT BASES SHALL BE INSTALLED LEVEL. TOLERANCE IS 1/16"

EQUIPMENT MOUNTING BASE TYPE 1
SCALE: N.T.S. 4

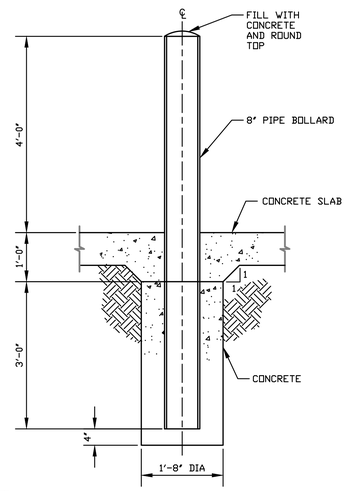
DETAIL NOT USED
SCALE: N.T.S. 5



NOTE:

1. REINFORCING FOR CONCRETE SLAB NOT SHOWN.
2. UNLESS OTHERWISE NOTED BOLLARD SHALL BE 18" FROM STRUCTURE TO CENTERLINE OF BOLLARD AND FLUSH WITH DOOR OPENING.

BOLLARD
N.T.S. 6



NOTE:

1. REINFORCING FOR CONCRETE SLAB NOT SHOWN.
2. UNLESS OTHERWISE NOTED BOLLARD SHALL BE 18" FROM STRUCTURE TO CENTERLINE OF BOLLARD AND FLUSH WITH DOOR OPENING.

BOLLARD
N.T.S. 7

100% DESIGN

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SUVSWD ENVIRONMENTAL RECOVERY FACILITY

3450 NORTH 500 WEST
SPANISH FORK, UT 84660

FA PROJECT # 05-19-0115

PROJECT #:05-19-0115

PROJECT STATUS

DATE	REVISION
	AUG. 2021

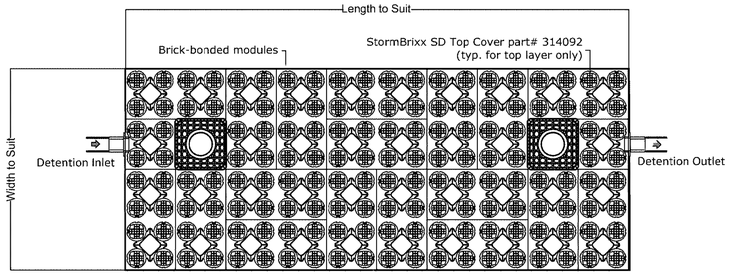
LICENSED PROFESSIONAL ENGINEER
NO. 10288921-2202
NICHOLAS A. PATTERSON
STATE OF UTAH

VIEW AND PRINT THIS SHEET IN COLOR

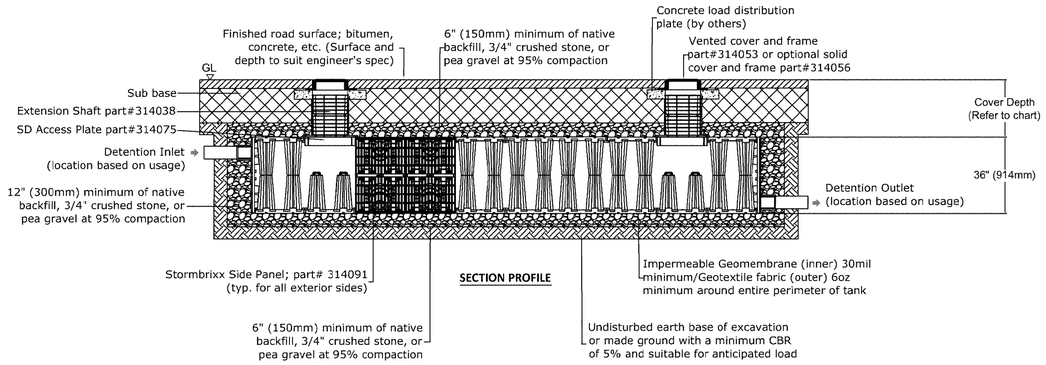
CIVIL DETAILS

C-008

XX OF XX



PLAN



SECTION PROFILE

Installation depths of ACO StormBrixx SD

Installation Location	Minimum cover depth(4) ft (m)
Non-trafficked areas i.e. landscaping (2)	1.65 (0.5)
Parking lots, vehicles up to 5,512lbs gross mass (1)	1.8 (0.55)
Parking lots, occasional vehicles greater than 5,512lbs gross mass (3)	2.0 (0.6)
Occasional heavy truck traffic up to HS-20 loading	Please consult with ACO
Maximum cover depth of ACO StormBrixx SD	6.5 (2)
Maximum depth to invert of ACO StormBrixx SD one layer system	9.56 (2.9)

Notes

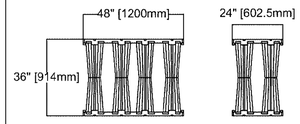
(1) Assumes 27 degree load distribution through fill material and overlaying surface asphalt or block paving

(2) Minimum cover depth to avoid accidental damage from gardening/landscaping work

(3) Occasional sanitation trucks or similar vehicles (typically one per week)

(4) Please check minimum frost cover depths and water table heights for geographical location

ACO StormBrixx SD Module
48"x24"x36" [1200x602.5x914mm (H)]
22.54cuft net volume per completed module
Brick or Cross Bonded (where applicable)
part# 314090



*All systems must be designed and installed to meet or exceed ACO StormBrixx minimum requirements. Although ACO StormBrixx offers support during the design, review, and construction phases of the module system, it is the ultimate responsibility of the Engineer of Record to design the system in full compliance with all applicable engineering practices, laws, and regulations.

D-SD-1L-DVT
DATE 07/18/2019
ISSUE: D

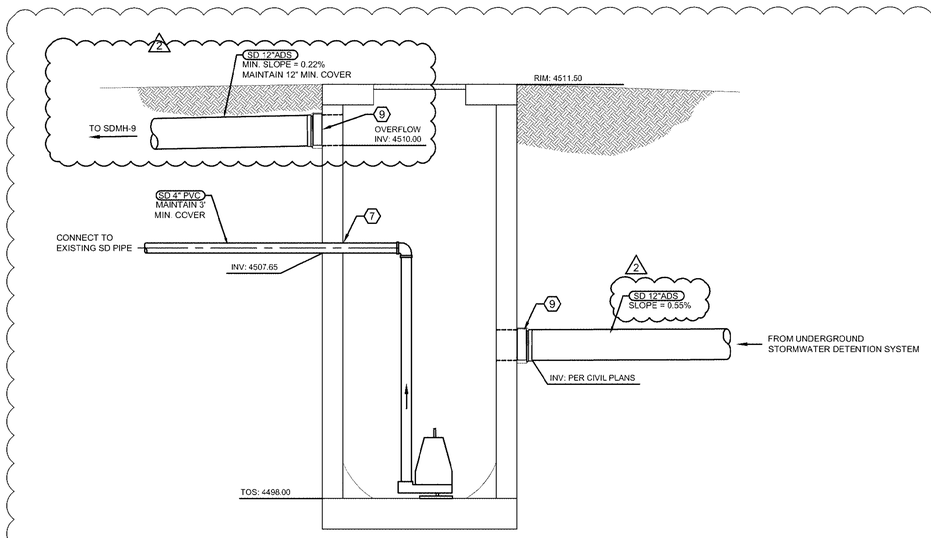
DETENTION - STORMBRIXX SD ONE LAYER WITH ACCESS PLATES

INSTALLATION DRAWING - ACO STORMBRIXX SD

ACO, Inc.

825 W. Beechcraft St	9470 Pinecone Drive	4211 Pleasant Rd.
Casa Grande, AZ 85122	Mentor, OH 44060	Fort Mill, SC 29708
Tel: 520-421-9988	Tel: 440-639-7230	Tel: 440-639-7230
Fax: 520-421-9899	Fax: 440-639-7235	Fax: 803-802-1063

STORMBRIXX DETENTION DETAIL 1
SCALE: N.T.S.



CONSTRUCTION NOTES : (X)

1. PREMANUFACTURED PUMP STATION. SEE SPECIFICATION 44 11 07.
2. COORDINATE WITH MANUFACTURER FOR CORRECT LOCATION, ELEVATION, CLEARANCES, & INSTALLATION OF EQUIPMENT. U.N.O.
3. MECHANICAL COUPLING OR PIPE SLEEVE, CONTRACTOR SHALL SIZE ACCORDINGLY.
4. CONTRACTOR SHALL COORDINATE WITH PUMP MANUFACTURER FOR INSTALLATION AND ANCHORING OF PUMP.
5. CONTRACTOR SHALL COORDINATE REDUCER SIZES WITH EQUIPMENT MANUFACTURERS, AS NEEDED.
6. CONTRACTOR SHALL SUPPORT PIPES AS NECESSARY.
7. GROUT AND SEAL PIPE PENETRATIONS.
8. CONTRACTOR SHALL ADD GROUTED HOPPER WALLS AT 2:1 TO REMOVE CORNERS.
9. RUBBER BOOTED CONNECTOR, USE NPC KOR-N-SEAL OR EQUIVALENT.

STORM DRAIN PUMP STATION 2
SCALE: N.T.S.

1

2

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SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3450 NORTH 500 WEST
SPANISH FORK, UT 84660
FA PROJECT # 05-19-0115

PROJECT #:05-19-0115

PROJECT STATUS

△	DATE	REVISION
0	08/21	BID SET
1	01/22	ADDENDUM 1
2	02/22	REVISION 1

LICENSED PROFESSIONAL ENGINEER
NO. 10288921-2202
NICHOLAS A. PATTERSON
STATE OF UTAH

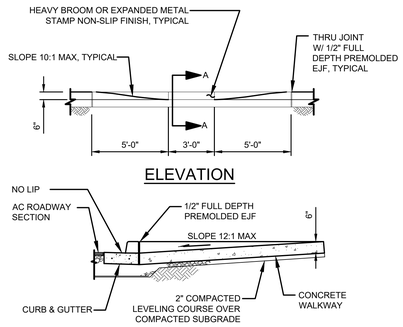
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CIVIL DETAILS

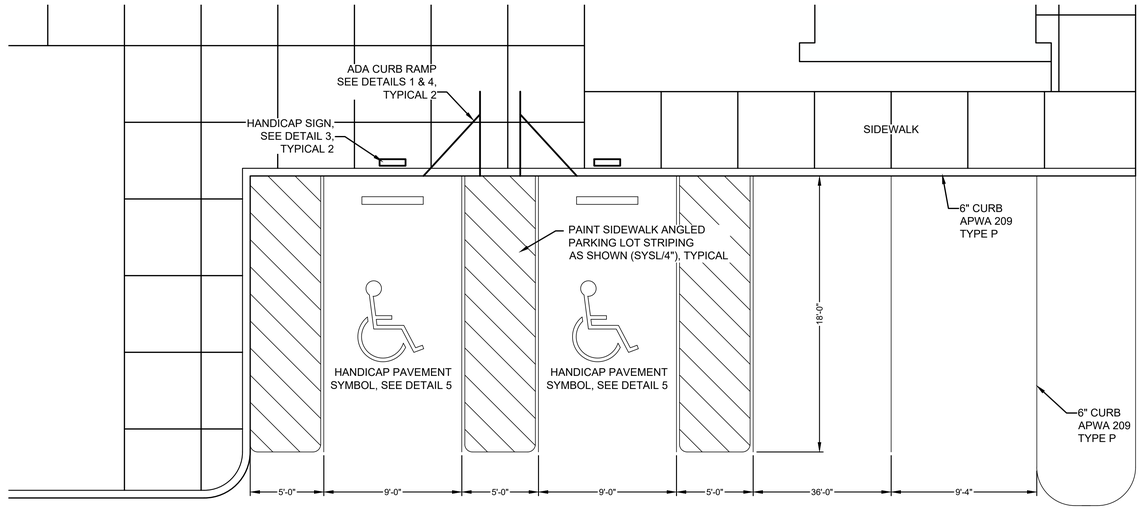
C-009
XX OF XX

100% DESIGN

P:\2019\05-19-0115 South Utah Valley Solid Waste District\CAD\Onsite\CAD\SHEETS\Civil\05-19-0115_XX C-009.dwg - ---- - 2/24/2022 10:21 AM



HANDICAP ACCESSIBLE RAMP
SCALE: N.T.S. 1



ADA STALL DETAIL
SCALE: N.T.S. 1" = 4'-0" 2

NOTE:
1. POSTS SHALL BE 8' LONG (MIN) HOT-ROLLED HIGH TENSILE RAIL STEEL, PERFORATED WITH 3/8" HOLES AT 1" CENTERS, FINISHED WITH GREEN BAKED ENAMEL.

HANDICAP SIGN
SCALE: N.T.S. 3

Notes:
All ramp areas to have an ABSOLUTE MAXIMUM running slope of 1:12 (8.33%). Ramps must be MINIMUM 4-feet in width.

Landing shall be MINIMUM 4-feet x 4-feet, and have slope no greater than 1:50 (2.00%). Contractor shall take special care to insure all ramps and landings drain to street.

Transitions at the asphalt and gutter shall be FLUSH, with no bumps or dips. The counter slope to the gutter line leading to the street shall have a MAXIMUM slope of 1:20 (5.00%). This counter slope shall have a minimum length of 3-feet (1' from ramp line and 2' more in the asphalt street).

ADA CURB RAMP
SCALE: N.T.S. 4

HANDICAP PAVEMENT SYMBOL
SCALE: N.T.S. 5

CHAIN LINK FENCE
SCALE: N.T.S. 7

CHAIN LINK PEDESTRIAN GATE
SCALE: N.T.S. 8

CHAIN LINK ROLLING GATE
SCALE: N.T.S. 9

100% DESIGN

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FA PROJECT # 05-19-0115

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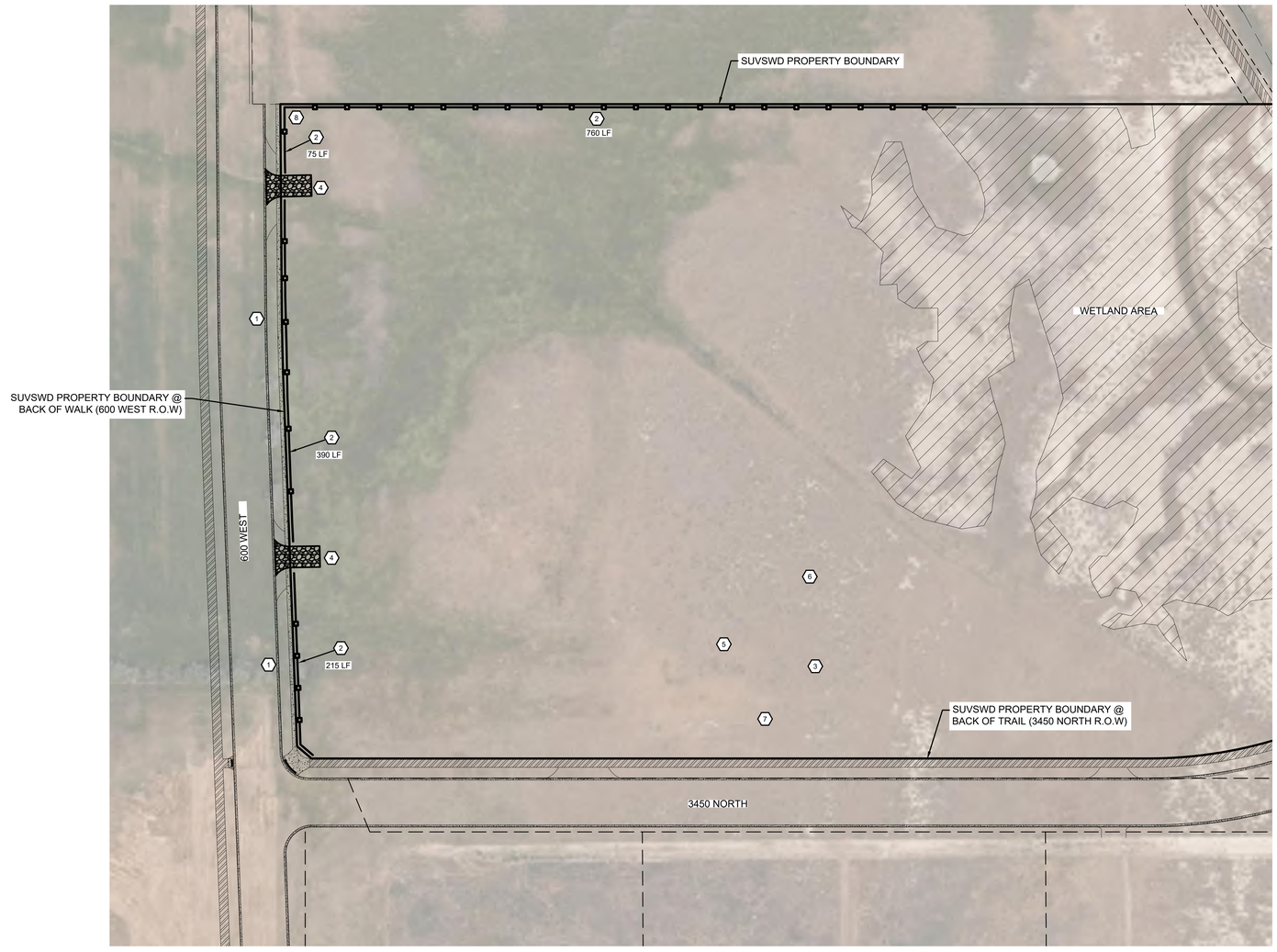
PROJECT STATUS	
DATE	REVISION
	AUG. 2021

LICENSED PROFESSIONAL ENGINEER
NO. 10288921-2202
NICHOLAS A PATTERSON
STATE OF UTAH

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CIVIL DETAILS

C-010
XX OF XX



GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE BEST MANAGEMENT PRACTICES, WHEN NEEDED DELETE AND MODIFY THOSE SHOWN.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE SEED MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE.
4. DETAILS SHOWN ARE TO HELP PROTECT SOIL AGAINST RUNOFF. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. THE SWPPP IS A LIVING DOCUMENT, BEST MANAGEMENT PRACTICES ARE SHOWN AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE THESE BMP'S AS LONG AS THE INTENT OF THE DESIGN IS MAINTAINED. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
6. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED BY THE LOCAL JURISDICTION.
7. A NOTICE OF INTENT (NOI) FROM THE STATE OF UTAH, DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF WATER QUALITY WILL NEED TO BE SUBMITTED.

KEYNOTES

1. INLET PROTECTION
2. SILT FENCE
3. PORTABLE TOILET
4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, DUMPSTER, AND MATERIAL STORAGE AREA
6. SUGGESTED STOCKPILE AREA
7. CONCRETE WASTE MANAGEMENT
8. SWPPP SIGN

N

GRAPHIC SCALE

0' 25' 50' 100' 150'

Scale: 1"=50'

100% DESIGN

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SUVSWD ENVIRONMENTAL RECOVERY FACILITY

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FA PROJECT # 05-19-0115

PROJECT #:05-19-0115

PROJECT STATUS

DATE	REVISION
	AUG. 2021

LICENSED PROFESSIONAL ENGINEER
NO. 10288921-2202
NICHOLAS A. PATTERSON
STATE OF UTAH

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EROSION CONTROL

C-011

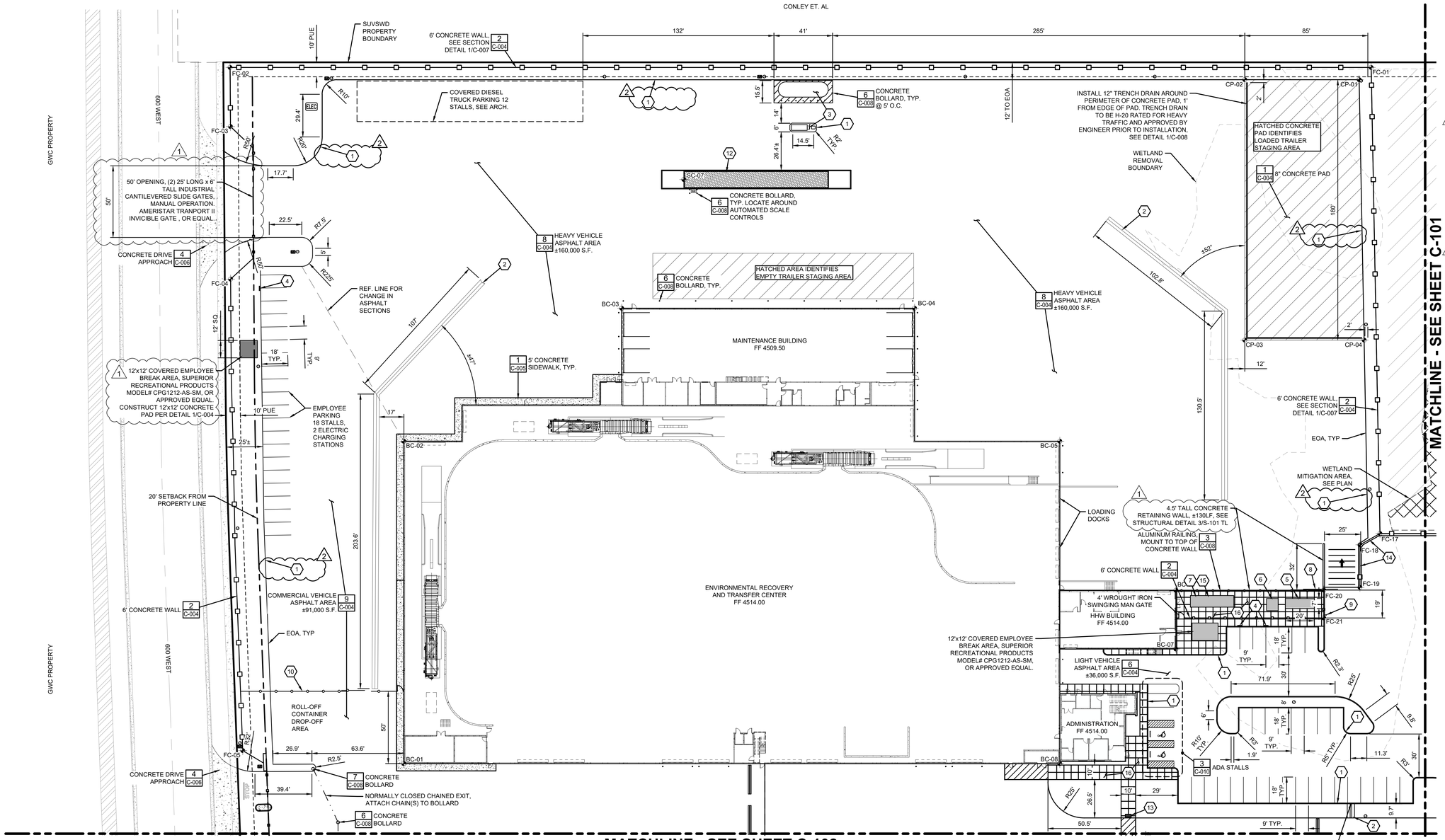
XX OF XX

POINT TABLE

POINT ID	NORTHING	EASTING	ELEV.
BC-01	7224746.52	1594595.24	4514.00
BC-02	7224969.35	1594595.24	4509.50
BC-03	7225061.27	1594745.70	4509.50
BC-04	7225061.27	1594948.03	4509.50
BC-05	7224969.35	1595048.37	4509.50
BC-06	7224866.35	1595128.58	4514.00
BC-07	7224825.77	1595128.58	4514.00
BC-08	7224746.52	1595048.37	4514.00
CP-01	7225219.22	1595255.19	4509.90
CP-02	7225219.20	1595176.19	4509.05
CP-03	7225039.20	1595176.19	4508.25
CP-04	7225039.20	1595258.61	4509.50

POINT TABLE

POINT ID	NORTHING	EASTING	ELEV.
FC-01	7225227.62	1595263.49	4510.50
FC-02	7225227.62	1594475.19	4512.57
FC-03	7225186.82	1594475.47	4512.75
FC-04	7225081.37	1594475.55	4513.15
FC-05	7224755.56	1594483.94	4515.00
FC-17	7224905.52	1595269.55	4514.50
FC-18	7224897.76	1595255.74	4514.35
FC-19	7224868.31	1595255.74	4514.10
FC-20	7224866.42	1595230.74	4514.50
FC-21	7224847.18	1595230.74	4514.45
SC-07	7225150.19	1594788.65	4510.00



KEYNOTES: (X)

1. 6" CONCRETE CURB, APWA 209 TYPE "P"
2. 4' CONCRETE WATERWAY,SEE DETAIL 2/C-005.
3. FUELING STATION SHALL INCLUDE:
   - CLIMATE CONTROLLED DEF SHELTER, FLUIDALL DEFGR660 OR APPROVED EQUAL.
   - DUAL DIESEL PUMPING SYSTEM, FRONTIER SERIES II - F230, OR APPROVED EQUAL.
   - 20,000 GALLON ABOVE GROUND HORIZONTAL DIESEL STORAGE TANK, DOUBLE WALL U.L. 142. INCLUDING SUB PUMPS, VALVES, HOSES, LEVEL MONITORS, & FUEL MANAGEMENT SYSTEM.
   - POWER SHALL BE SUITABLE FOR 3PH 120/208/480V.
   - ALL OTHER ANCILLARY COMPONENTS FOR A FULL AND COMPLETE FUEL DISPENSING SYSTEM.
4. DUAL HEAD ELECTRIC CHARGING STATIONS, REF. ELECTRICAL DWGS.
5. CONCRETE GENERATOR PAD, SEE DETAIL 7/C-004. LOCATE PAD TO MAINTAIN REQUIRED CLEARANCE PER MANUFACTURER'S RECOMMENDATIONS.
6. CONCRETE TRANSFORMER PAD, SEE DETAIL 4/C-004. LOCATE PAD TO MAINTAIN REQUIRED CLEARANCE PER MANUFACTURER'S RECOMMENDATIONS.
7. 2-HOUR HAZMAT STORAGE CONTAINER, MODEL: US HAZMAT STORAGE FIRESAFE 2X 30x8, OR APPROVED EQUAL. INCLUDING:
   - EXPLOSION PROOF ELECTRICAL AND LIGHTING, CLASS 1 DIV. 1
   - DRY CHEMICAL FIRE SUPPRESSION SYSTEM
   - 3PH/240V
   - MIN. 40 DRUM CAPACITY WITH CONTAINMENT SUMPS
   - HEATING SYSTEM
8. 25' LONG x 6' TALL ELECTRIC OPERATED CANTILEVERED SLIDE GATE. AMERISTAR TRANSPORT II, OR APPROVED EQUAL. MOUNT WHEEL TRACK TO RETAINING WALL.
9. GATE OPERATOR, MOUNT @ 42" AFG ON GOOSENECK STAND.
10. 6' CHAINLINK GATE DETAIL 7/C-010. INCLUDE 16' ROLLING GATE DETAIL 9/C-010 (COORDINATE GATE LOCATION WITH OWNER) AND 4' PEDESTRIAN GATE DETAIL 8/C-010 (LOCATE ADJACENT TO BUILDING).
11. CONCRETE SIDEWALK, DETAIL 1/C-005.
12. 110' TRANSFER VEHICLE OUTBOUND SCALE PROVIDED BY OWNER, INSTALLED BY SUPPLIER. CONTRACTOR SHALL INSTALL CONCRETE PIT PER SUPPLIERS RECOMMENDATIONS AND DETAILS, SEE DETAIL 1, SHEET C-102.
13. ADA COMPLIANT DETECTABLE WARNING SURFACE MEETING ISO 23599. SAFETY YELLOW, CAST IN CONCRETE 2'x4' TRUNCATED DOME SURFACE.
14. 45 LF OF RETAINING CONCRETE SOUND WALL PER DETAIL 3/C-009.
15. MOUNT HAZMAT STORAGE CONTAINER ON 8" CONCRETE PAD, SEE DETAIL 1/C-004.
16. CONCRETE SIDEWALK, SEE DETAIL 1/C-005.

PARKING COUNT

PARTICULARS	PROVIDED	
	STANDARD	ADA
PUBLIC PARKING STALLS	35	2
EMPLOYEE PARKING STALLS	20	
TOTAL	57	

NOTES:
- REQUIRED PARKING PER SFC CODE 15.4.16.120 FOR MANUFACTURING/ ASSEMBLY/WHOLESALE/ WAREHOUSE IS 1:EMPLOYEE ON THE HIGHEST SHIFT.
- TOTAL REQUIRED: 24 STALLS

ACREAGE

	AREA (ac)	PERCENTAGE
TOTAL	22.50	100%
UNDEVELOPED	7.92	35%
DEVELOPED	14.58	65%
Percentages of Developed Area		
BUILDING	3.01	21%
LANDSCAPED	2.32	16%
IMPERVIOUS	9.25	63%

NOTES:
- UNDEVELOPED AREA INCLUDES 6-ACRES OF UNUSABLE WETLANDS.
- IMPERVIOUS AREA IS ASPHALT AND CONCRETE FOR ONSITE TRAFFIC AND SITE OPERATIONS.

N

GRAPHIC SCALE
0' 15' 30' 60' 90'
Scale: 1"=30'

100% DESIGN

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S L C, Utah 84111
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jrcadesign.com

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SUVSWD ENVIRONMENTAL RECOVERY FACILITY

3450 NORTH 500 WEST
SPANISH FORK, UT 84660

FA PROJECT # 05-19-0115

PROJECT #:05-19-0115

PROJECT STATUS

	DATE	REVISION
1	08/21	BID SET
2	01/22	ADDENDUM 2
3	03/22	REVISION 1

LICENSED PROFESSIONAL ENGINEER
NO. 10288921-2202
NICHOLAS A. PATTERSON
STATE OF UTAH

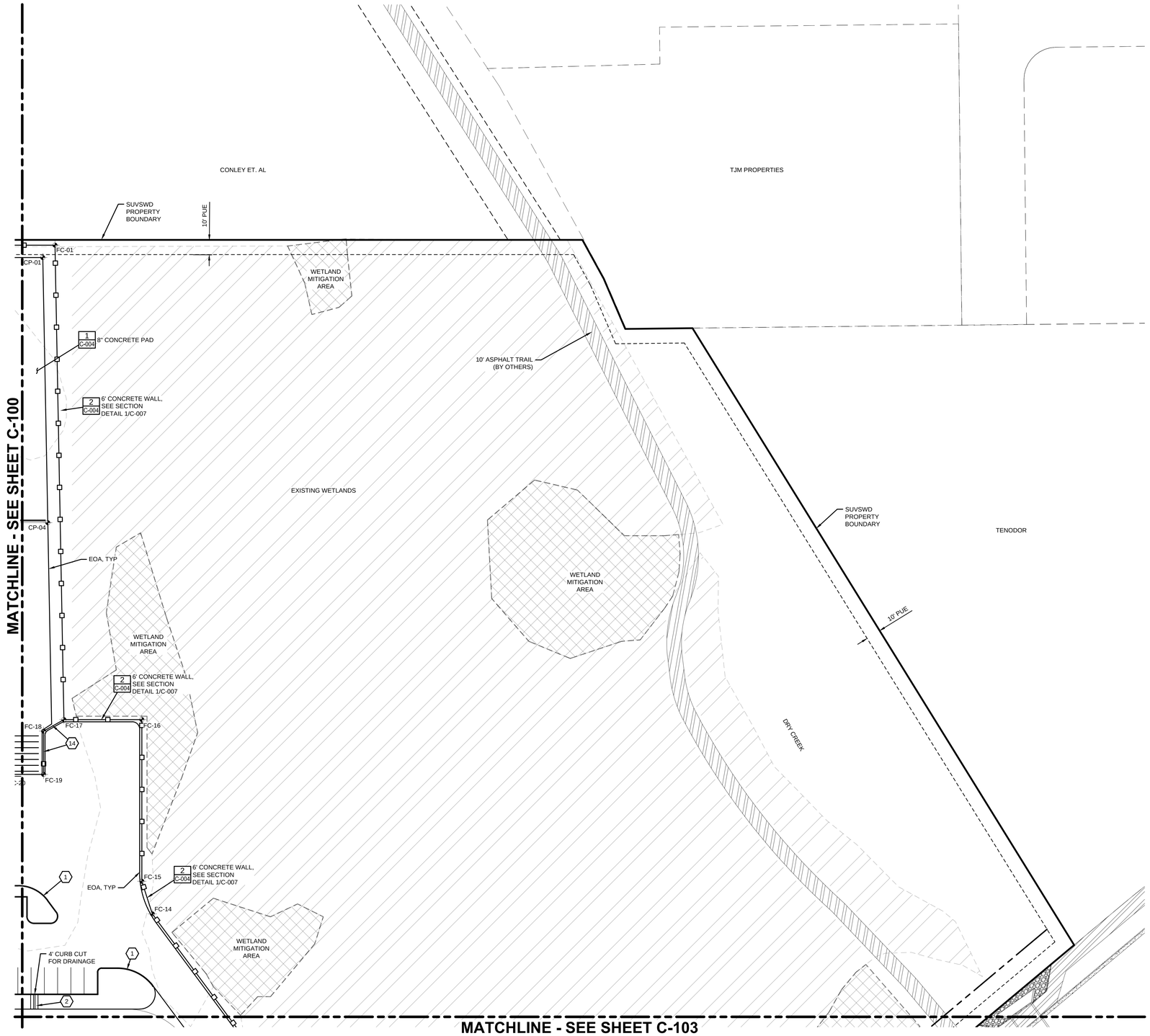
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AREA 1 - SITE PLAN

C-100

XX OF XX

P:\2019\05-19-0115 South Utah Valley Solid Waste District\CAD\Onsite\CAD\SHEETS\Civil\05-19-0115_XX C-100.dwg - ---- - 3/24/2022 3:23 PM



POINT TABLE

POINT ID	NORTHING	EASTING	ELEV.
CP-01	7225219.22	1595255.19	4509.90
CP-04	7225039.20	1595258.61	4509.50
FC-01	7225227.62	1595263.49	4510.50
FC-14	7224773.63	1595329.59	4513.85
FC-15	7224795.80	1595322.44	4513.90
FC-16	7224905.52	1595322.44	4514.95
FC-17	7224905.52	1595269.55	4514.50
FC-18	7224897.76	1595255.74	4514.35
FC-19	7224868.31	1595255.74	4514.10
FC-20	7224866.42	1595230.74	4514.50

KEYNOTES: (X)

1. 6" CONCRETE CURB, APWA 209 TYPE "P"
2. 4' CONCRETE WATERWAY,SEE DETAIL 2/C-005.
3. FUELING STATION SHALL INCLUDE:
   - CLIMATE CONTROLLED DEF SHELTER, FLUIDALL DEFGR660 OR APPROVED EQUAL.
   - DUAL DIESEL PUMPING SYSTEM, FRONTIER SERIES II - F230, OR APPROVED EQUAL.
   - 20,000 GALLON ABOVE GROUND HORIZONTAL DIESEL STORAGE TANK, DOUBLE WALL U.L. 142. INCLUDING SUB PUMPS, VALVES, HOSES, LEVEL MONITORS, & FUEL MANAGEMENT SYSTEM.
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   - DRY CHEMICAL FIRE SUPPRESSION SYSTEM
   - 3PH/240V
   - MIN. 40 DRUM CAPACITY WITH CONTAINMENT SUMPS
   - HEATING SYSTEM
8. 25' WROUGHT IRON ELECTRIC SLIDE GATE. MOUNT WHEEL TRACK TO RETAINING WALL.
9. GATE OPERATOR, MOUNT @ 42" AFG ON GOOSENECK STAND.
10. 6' CHAINLINK GATE DETAIL 7/C-010. INCLUDE 16' ROLLING GATE DETAIL 9/C-010 AND 4' PEDESTRIAN GATE DETAIL 8/C-010.
11. CONCRETE SIDEWALK, DETAIL 1/C-005.
12. TRANSFER VEHICLE OUTBOUND SCALE, RELOCATED FROM EXISTING TRANSFER STATION. CONTRACTOR TO INSTALL NEW 3' DEEP PIT AND 10' CONCRETE APPROACH ON EACH SIDE PER MANUFACTURER'S INSTRUCTIONS. SUPPLIER TO PROVIDE NEW AUTOMATED VEHICLE SCALE CONTROLS.
13. ADA COMPLIANT DETECTABLE WARNING SURFACE MEETING ISO 23599. SAFETY YELLOW, CAST IN CONCRETE 2'x4' TRUNCATED DOME SURFACE.
14. 45 LF OF RETAINING CONCRETE SOUND WALL PER DETAIL 3/C-009.
15. MOUNT HAZMAT STORAGE CONTAINER ON 8" CONCRETE PAD, SEE DETAIL 1/C-004.
16. CONCRETE SIDEWALK, SEE DETAIL 1/C-005.

N

GRAPHIC SCALE

0' 15' 30' 60' 90'

Scale: 1"=30'

100% DESIGN

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FORSGREN Associates Inc
370 EAST 500 SOUTH, STE 200, SALT LAKE CITY, UT 84111
PH: 801.364.4705 FAX: 801.364.4602

SUVSWD ENVIRONMENTAL RECOVERY FACILITY

3450 NORTH 500 WEST
SPANISH FORK, UT 84660

FA PROJECT # 05-19-0115

PROJECT #:05-19-0115

PROJECT STATUS

DATE	REVISION
	AUG. 2021

LICENSED PROFESSIONAL ENGINEER NO. 10288921-2202 NICHOLAS A. PATTERSON STATE OF UTAH

VIEW AND PRINT THIS SHEET IN COLOR

AREA 2 - SITE PLAN

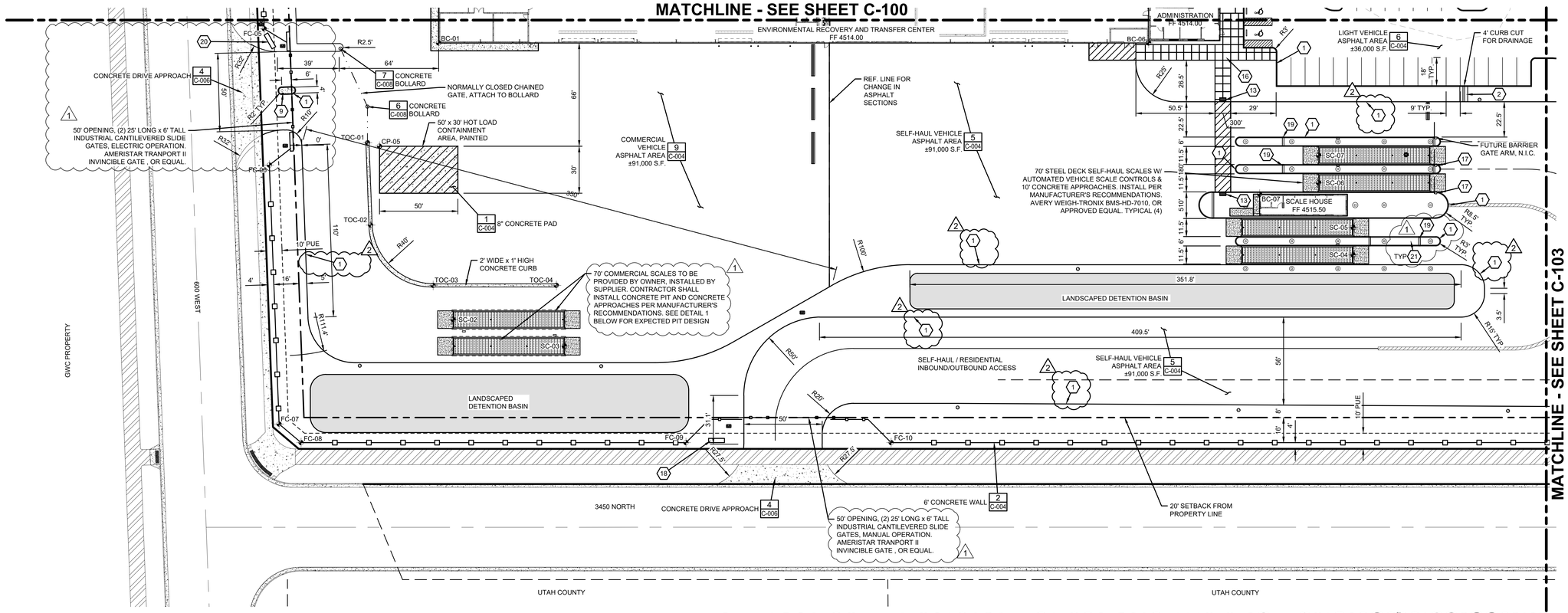
C-101

XX OF XX

P:\2019\05-19-0115 South Utah Valley Solid Waste District\CAD\Onsite\CAD\SHEETS\Civil\05-19-0115_XX C-101.dwg - ---- - 12/10/2021 2:19 PM

POINT TABLE			
POINT ID	NORTHING	EASTING	ELEV.
BC-01	7224746.52	1594595.24	4514.00
BC-06	7224746.52	1595048.37	4514.00
BC-07	7224650.02	1595119.21	4515.50
CP-05	7224680.63	1594557.49	4514.15
FC-05	7224755.56	1594483.94	4515.00
FC-06	7224668.60	1594487.20	4515.00
FC-07	7224503.32	1594493.41	4514.43
FC-08	7224491.45	1594507.44	4514.41
FC-09	7224491.47	1594753.07	4516.50
FC-10	7224491.47	1594884.06	4515.65

POINT TABLE			
POINT ID	NORTHING	EASTING	ELEV.
SC-02	7224569.99	1594604.53	4513.80
SC-03	7224552.99	1594675.51	4513.80
SC-04	7224611.27	1595178.80	4514.00
SC-05	7224628.77	1595178.80	4514.00
SC-06	7224657.27	1595156.89	4514.00
SC-07	7224674.77	1595156.89	4514.00
TOC-01	7224682.89	1594549.80	4515.25
TOC-02	7224630.31	1594551.78	4515.35
TOC-03	7224591.81	1594591.75	4514.84
TOC-04	7224591.82	1594670.42	4514.50



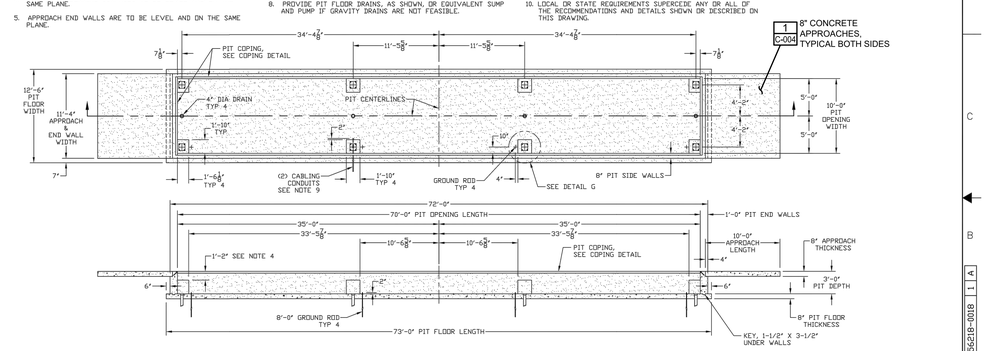
KEYNOTES: (X)

1. 6" CONCRETE CURB, APWA 209 TYPE "P"
2. 4' CONCRETE WATERWAY,SEE DETAIL 2/C-005.
3. FUELING STATION SHALL INCLUDE:
   - CLIMATE CONTROLLED DEF SHELTER, FLUIDALL DEFGR660 OR APPROVED EQUAL.
   - DUAL DIESEL PUMPING SYSTEM, FRONTIER SERIES II - F230, OR APPROVED EQUAL.
   - 20,000 GALLON ABOVE GROUND HORIZONTAL DIESEL STORAGE TANK, DOUBLE WALL U.L. 142. INCLUDING SUB PUMPS, VALVES, HOSES, LEVEL MONITORS, & FUEL MANAGEMENT SYSTEM.
   - POWER SHALL BE SUITABLE FOR 3PH 120/208/480V.
   - ALL OTHER ANCILLARY COMPONENTS FOR A FULL AND COMPLETE FUEL DISPENSING SYSTEM.
4. DUAL HEAD ELECTRIC CHARGING STATIONS, REF. ELECTRICAL DWGS.
5. CONCRETE GENERATOR PAD, SEE DETAIL 7/C-004. LOCATE PAD TO MAINTAIN REQUIRED CLEARANCE PER MANUFACTURER'S RECOMMENDATIONS.
6. CONCRETE TRANSFORMER PAD, SEE DETAIL 4/C-004. LOCATE PAD TO MAINTAIN REQUIRED CLEARANCE PER MANUFACTURER'S RECOMMENDATIONS.
7. 2-HOUR HAZMAT STORAGE CONTAINER, MODEL: US HAZMAT STORAGE FIRESAFE 2X 30x8, OR APPROVED EQUAL. INCLUDING:
   - EXPLOSION PROOF ELECTRICAL AND LIGHTING, CLASS 1 DIV. 1
   - DRY CHEMICAL FIRE SUPPRESSION SYSTEM
   - 3PH/240V
   - MIN. 40 DRUM CAPACITY WITH CONTAINMENT SUMPS
   - HEATING SYSTEM
8. 25' LONG x 6' TALL ELECTRIC OPERATED CANTILEVERED SLIDE GATE. AMERISTAR TRANSPORT II, OR APPROVED EQUAL. MOUNT WHEEL TRACK TO RETAINING WALL.
9. GATE OPERATOR, MOUNT @ 42" AFG ON GOOSENECK STAND.
10. 6' CHAINLINK GATE DETAIL 7/C-010. INCLUDE 16' ROLLING GATE DETAIL 9/C-010 AND 4' PEDESTRIAN GATE DETAIL 8/C-010.
11. CONCRETE SIDEWALK, DETAIL 1/C-005.
12. 110' TRANSFER VEHICLE OUTBOUND SCALE PROVIDED BY OWNER, INSTALLED BY SUPPLIER. CONTRACTOR SHALL INSTALL CONCRETE PIT PER SUPPLIERS RECOMMENDATIONS AND DETAILS. SEE DETAIL 1, SHEET C-102.
13. ADA COMPLIANT DETECTABLE WARNING SURFACE MEETING ISO 23599. SAFETY YELLOW, CAST IN CONCRETE 2'x4' TRUNCATED DOME SURFACE.
14. 45 LF OF RETAINING CONCRETE SOUND WALL PER DETAIL 3/C-009.
15. MOUNT HAZMAT STORAGE CONTAINER ON 8" CONCRETE PAD, SEE DETAIL 1/C-004.
16. CONCRETE SIDEWALK, SEE DETAIL 1/C-005.
17. HIGH TRAFFIC BARRIER GATE WITH REMOTE ACCESS INSIDE SCALE HOUSE, 10' ARM LENGTH, LIFT MASTER MODEL LMGTCA00MA9 OR APPROVED EQUAL.
18. SUVSWD INBOUND SIGN AND MARQUEE, APPROXIMATELY 10' TALL x 8' WIDE, SEE DETAIL 2/C-102.
19. PROVIDE 12" CUT THROUGH CONCRETE ISLAND FOR DRAINAGE. COVER WITH FIBERGLASS GRATING. QTY: (6) 12"x6' LONG AND (1) 12"x17' LONG.
20. SUVSWD INBOUND SIGN AND MARQUEE, APPROXIMATELY 6' TALL x 8' WIDE, SEE DETAIL 3/C-102.
21. CONCRETE SCALE HOUSE ISLANDS SHALL BE 8" THICK, SEE DETAIL 1/C-004.

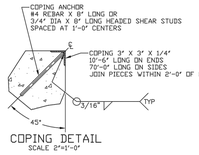
NOTES:

1. MINIMUM SOIL BEARING CAPACITY OF 2,000 POUNDS PER SQUARE FOOT. DUE TO VARYING SOIL CONDITIONS, WEIGH-TRONIX INC WILL NOT BE RESPONSIBLE FOR STABILITY OF FOUNDATION. IF SOIL BASE IS INADEQUATE, THE CONTRACTOR MUST ADD EXTRA DEPTH, WIDTH AND REINFORCING TO THE FOUNDATION AS NECESSARY TO PROVIDE A STABLE BASE.
2. FOUNDATION MUST EXTEND A MINIMUM OF 6' BELOW THE FROST PENETRATION LINE.
3. PIT FOUNDATION CONCRETE TO HAVE A 28 DAY COMPRESSIVE STRENGTH 3,500 POUNDS PER SQUARE INCH MINIMUM.
4. ALL SCALE BEARING SURFACES TO BE LEVEL AND ON THE SAME PLANE.
5. APPROACH END WALLS ARE TO BE LEVEL AND ON THE SAME PLANE.
6. PROVIDE LEVEL APPROACH SLABS AT EACH END OF SCALE AT LEAST THE WIDTH OF THE SCALE AND 1/2 THE TOTAL LENGTH OF THE SCALE. THE 10'-0" ADJACENT TO THE SCALE TO BE CONSTRUCTED PER DETAILS CONTAINED IN THE DRAWING. THE THE REMAINING APPROACH MAY SLOPE SLIGHTLY AWAY FROM THE SCALE AND MAY BE CONSTRUCTED OF ASPHALT OR GRAVEL RATHER THAN CONCRETE.
7. IF PIT WALLS ARE SUBJECT TO UNUSUAL OUTSIDE PRESSURE OR IF HEAVY TRAFFIC RUNS CLOSELY AND PARALLEL TO SCALE, THE PIT WALLS SHOULD BE BRACED WITH ADDED REBAR OR THEIR THICKNESS INCREASED AS NECESSARY TO WITHSTAND SIDE LOADS.
8. PROVIDE PIT FLOOR DRAINS, AS SHOWN, OR EQUIVALENT SUMP AND PUMP IF GRAVITY DRAINS ARE NOT FEASIBLE.
9. LOCATION OF CABLING CONDUIT, FOR CONNECTION OF INTER-FACE CABLE TO INDICATOR. RECOMMENDED USING 1" MINIMUM DIAMETER CONDUIT FOR CABLE PROTECTION FROM SCALE SUMMING BOX AREA INTO SCALE HOUSE NEAR FINAL SCALE INDICATOR LOCATION. PIT ENTRANCE FOR FIRST CONDUIT TO BE 2'-0" BELOW TOP OF PIT WALL. PIT ENTRANCE FOR SECOND CONDUIT TO BE 2'-6" BELOW TOP OF PIT WALL CENTERED ON PIER AS SHOWN. FOR LIGHTNING AND INDUCED CURRENT PRO-TECTION, THE CONDUIT MUST BE RIGID METAL CONDUIT. SECOND CONDUIT SHOWN IS FOR #4 AWG GROUND WIRE. THIS CONDUIT FROM LOCATION SHOWN TO SCALE HOUSE ELECTRICAL GROUND. MAINTAIN AT LEAST 6" OF DISTANCE BETWEEN DATA LINE CABLE CONDUIT AND THE GROUND WIRE CONDUIT.
10. LOCAL OR STATE REQUIREMENTS SUPERCEDE ANY OR ALL OF THE RECOMMENDATIONS AND DETAILS SHOWN OR DESCRIBED ON THIS DRAWING.

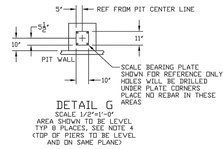
REVISIONS				
ZONE	LTR	DESCRIPTION	BY	DATE APPR
	A	RELEASED FOR FIELD CONSTRUCTION	AM	01.30.19 AM



LIST OF RAW MATERIALS	
PIT CONCRETE	36.9 CUBIC YARDS
NO. 4 GRADE 60 REBAR SCALE PIT	27'33"-0" (18855.9 LBS)
GROUND RODS 5/8" DIA X 8'-0" LONG STEEL COPPER OR ZINC PLATED, 4 PIECES	32'-0"
COPING 3" X 3" X 1/4" SEE COPING DETAIL	161'-0"
APPROACH CONCRETE SEE NOTE 6	5.6 CUBIC YARDS
NO. 4 GRADE 60 REBAR (2) APPROACH SLABS	444'-8" (297.8 LBS)



COPING DETAIL
SCALE 2"=1'-0"



DETAIL G
SCALE 1/2"=1'-0"
AREA SHOWN TO BE LEVEL
TYP 8 PLACES, SEE NOTE 4
(TOP OF PIERS TO BE LEVEL AND ON SAME PLANE)

MELORSCALE COMPANY, INC.
Avery Weigh-Tronix
1000 ARMSTRONG DRIVE FAYNOVILLE, TX 76631 USA

APPROVALS	SIGNATURE & DATE
DRAWN	Bob Reynolds 01.30.19
MECH. ENGINEER	Tim Lawrence 01.30.19
TOLERANCE FRACTIONS ±1/64 ANGLES ± 1°	

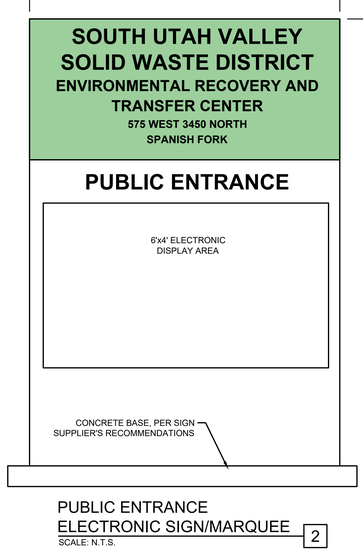
3' PIT, 8' SIDE WALLS, CONSTRUCTION DRAWING - BMS/BMC 7010

SIZE	DRAWING NO.	REV
D	56218-0018	A
SCALE	1/4"=1'-0"	DCN 19028
SHEET	1 OF 2	

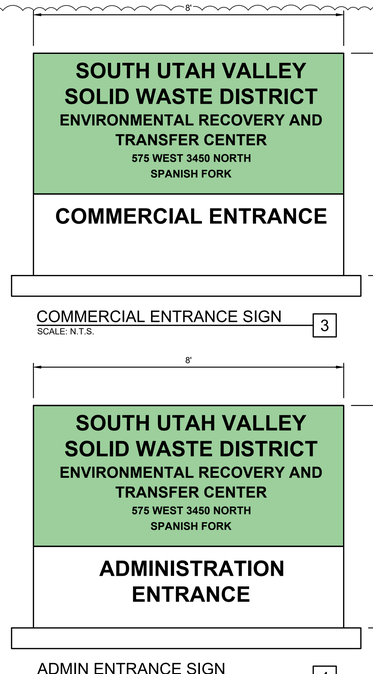
NOTE:
SCALE PIT DRAWING IN DETAIL 1 IS FOR GENERAL REFERENCE AND BIDDING PURPOSES ONLY. DETAILED PIT DRAWINGS WILL BE PROVIDED TO THE CONTRACTOR AFTER OWNER'S SELECTION OF SCALE EQUIPMENT

CONCRETE SCALE PIT
SCALE: N.T.S. 1

NOTES:
1. CONTRACTOR SHALL FURNISH AND INSTALL ENTRY SIGN SIMILAR DETAIL SHOWN. COORDINATE FINAL DESIGN WITH ENGINEER AND OWNER.
2. CONTRACTOR SHALL FURNISH AND INSTALL LIGHTING AND ELECTRICAL COMPONENTS ACCORDING TO ELECTRICAL DESIGN AND SIGN SUPPLIER'S RECOMMENDATIONS.



PUBLIC ENTRANCE
ELECTRONIC SIGN/MARQUEE
SCALE: N.T.S. 2



COMMERCIAL ENTRANCE SIGN
SCALE: N.T.S. 3

ADMIN ENTRANCE SIGN
SCALE: N.T.S. 4

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SUVSWD ENVIRONMENTAL RECOVERY FACILITY

3450 NORTH 500 WEST
SPANISH FORK, UT 84660

FA PROJECT # 05-19-0115

PROJECT #:05-19-0115

PROJECT STATUS		
Δ	DATE	REVISION
1	08/21	BID SET
2	01/22	ADDENDUM 2
3	03/22	REVISION 1

LICENSED PROFESSIONAL ENGINEER
NO. 10288921-2202
NICHOLAS A. PATTERSON
STATE OF UTAH

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AREA 3 - SITE PLAN

C-102
XX OF XX

N

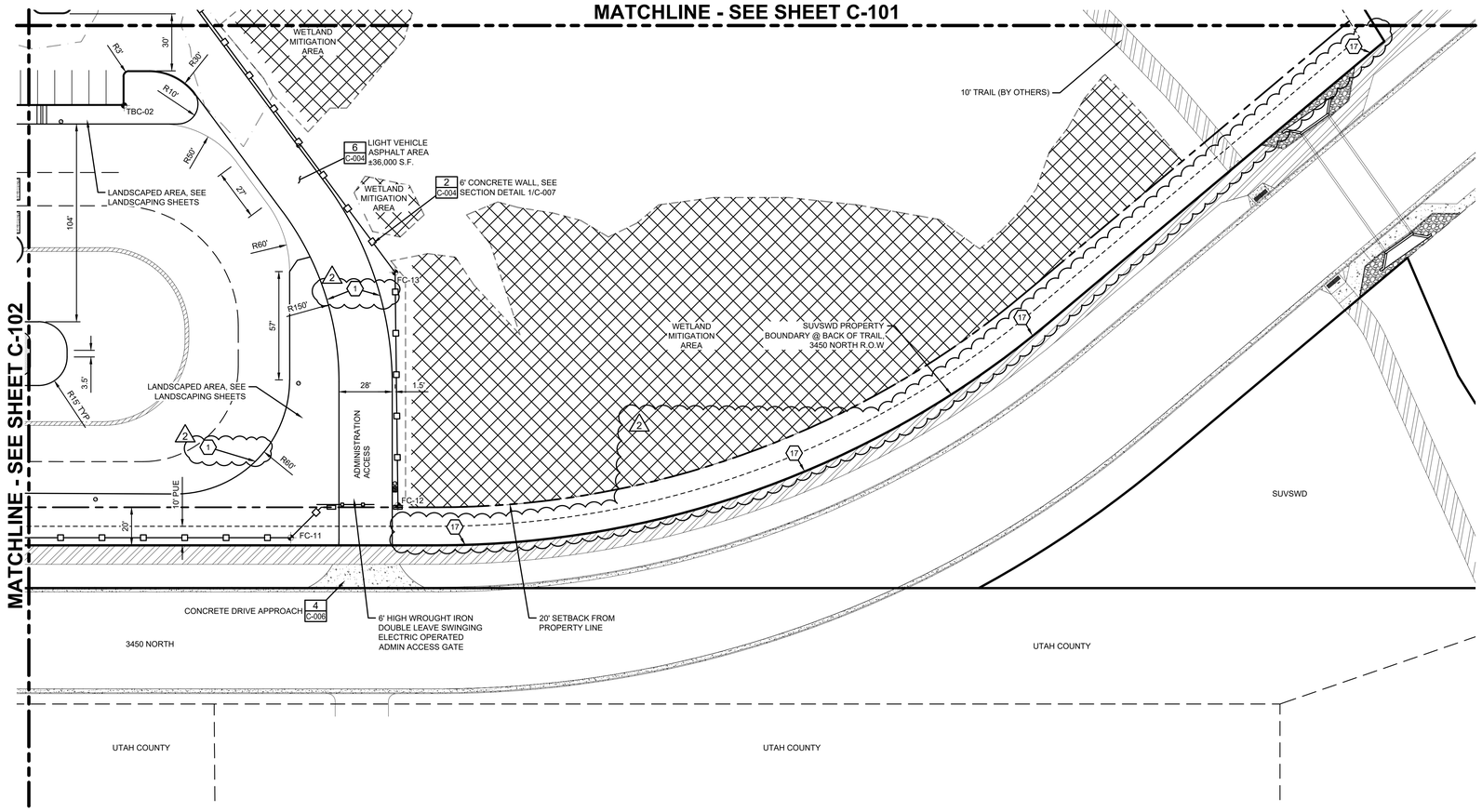
GRAPHIC SCALE
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Scale: 1"=30'

100% DESIGN

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POINT TABLE

POINT ID	NORTHING	EASTING	ELEV.
FC-11	7224491.50	1595380.37	4514.40
FC-12	7224508.51	1595436.70	4514.50
FC-13	7224630.98	1595435.20	4514.19
TBC-02	7224718.74	1595292.74	4513.39



KEYNOTES: (X)

1. 6" CONCRETE CURB, APWA 209 TYPE "P"
2. 4' CONCRETE WATERWAY,SEE DETAIL 2/C-005.
3. FUELING STATION SHALL INCLUDE:
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   - DUAL DIESEL PUMPING SYSTEM, FRONTIER SERIES II - F230, OR APPROVED EQUAL.
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   - POWER SHALL BE SUITABLE FOR 3PH 120/208/480V.
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   - 3PH/240V
   - MIN. 40 DRUM CAPACITY WITH CONTAINMENT SUMPS
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8. 25' WROUGHT IRON ELECTRIC SLIDE GATE. MOUNT WHEEL TRACK TO RETAINING WALL.
9. GATE OPERATOR, MOUNT @ 42" AFG ON GOOSENECK STAND.
10. 6' CHAINLINK GATE DETAIL 7/C-010. INCLUDE 16' ROLLING GATE DETAIL 9/C-010 AND 4' PEDESTRIAN GATE DETAIL 8/C-010.
11. CONCRETE SIDEWALK, DETAIL 1/C-005.
12. TRANSFER VEHICLE OUTBOUND SCALE, RELOCATED FROM EXISTING TRANSFER STATION. CONTRACTOR TO INSTALL NEW 3' DEEP PIT AND 10' CONCRETE APPROACH ON EACH SIDE PER MANUFACTURER'S INSTRUCTIONS. SUPPLIER TO PROVIDE NEW AUTOMATED VEHICLE SCALE CONTROLS.
13. ADA COMPLIANT DETECTABLE WARNING SURFACE MEETING ISO 23599. SAFETY YELLOW, CAST IN CONCRETE 2'x4' TRUNCATED DOME SURFACE.
14. 45 LF OF RETAINING CONCRETE SOUND WALL PER DETAIL 3/C-009.
15. MOUNT HAZMAT STORAGE CONTAINER ON 8" CONCRETE PAD, SEE DETAIL 1/C-004.
16. CONCRETE SIDEWALK, SEE DETAIL 1/C-005.
17. (2) INSTALL CRUSHER FINES FOR 2' BEHIND TRAIL, TYP. FROM ADMIN ENTRANCE EAST TO SUVSWD PROPERTY LINE.

N

GRAPHIC SCALE
0' 15' 30' 60' 90'
Scale: 1"=30'

100% DESIGN

JRCA ARCHITECTS
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SUVSWD ENVIRONMENTAL RECOVERY FACILITY

3450 NORTH 500 WEST
SPANISH FORK, UT 84660

FA PROJECT # 05-19-0115

PROJECT #:05-19-0115

PROJECT STATUS

△	DATE	REVISION
1	08/21	BID SET
2	03/22	REVISION 1

LICENSED PROFESSIONAL ENGINEER
NO. 10288921-2202
NICHOLAS A. PATTERSON
STATE OF UTAH

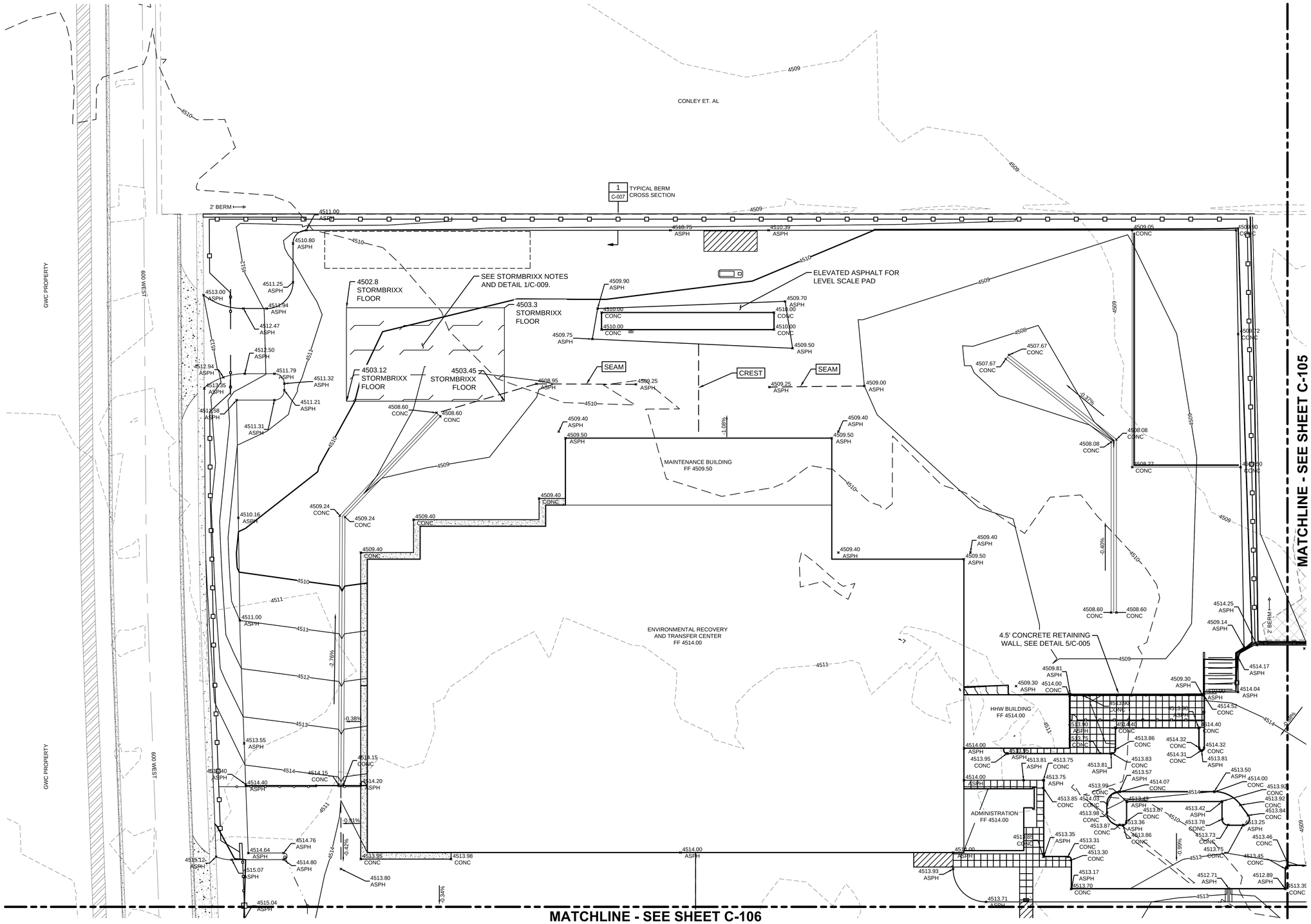
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AREA 4 - SITE PLAN

C-103

XX OF XX

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STORMBRIXX NOTES:

1. STORMBRIXX TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATION
2. 1,065 UNITS, 120 FEET X 70 FEET, SINGLE STACK
3. SEE C-200 FOR PIPE INLET/OUTLET ELEVATIONS

GRAPHIC SCALE
0' 15' 30' 60' 90'
Scale: 1"=30'

100% DESIGN

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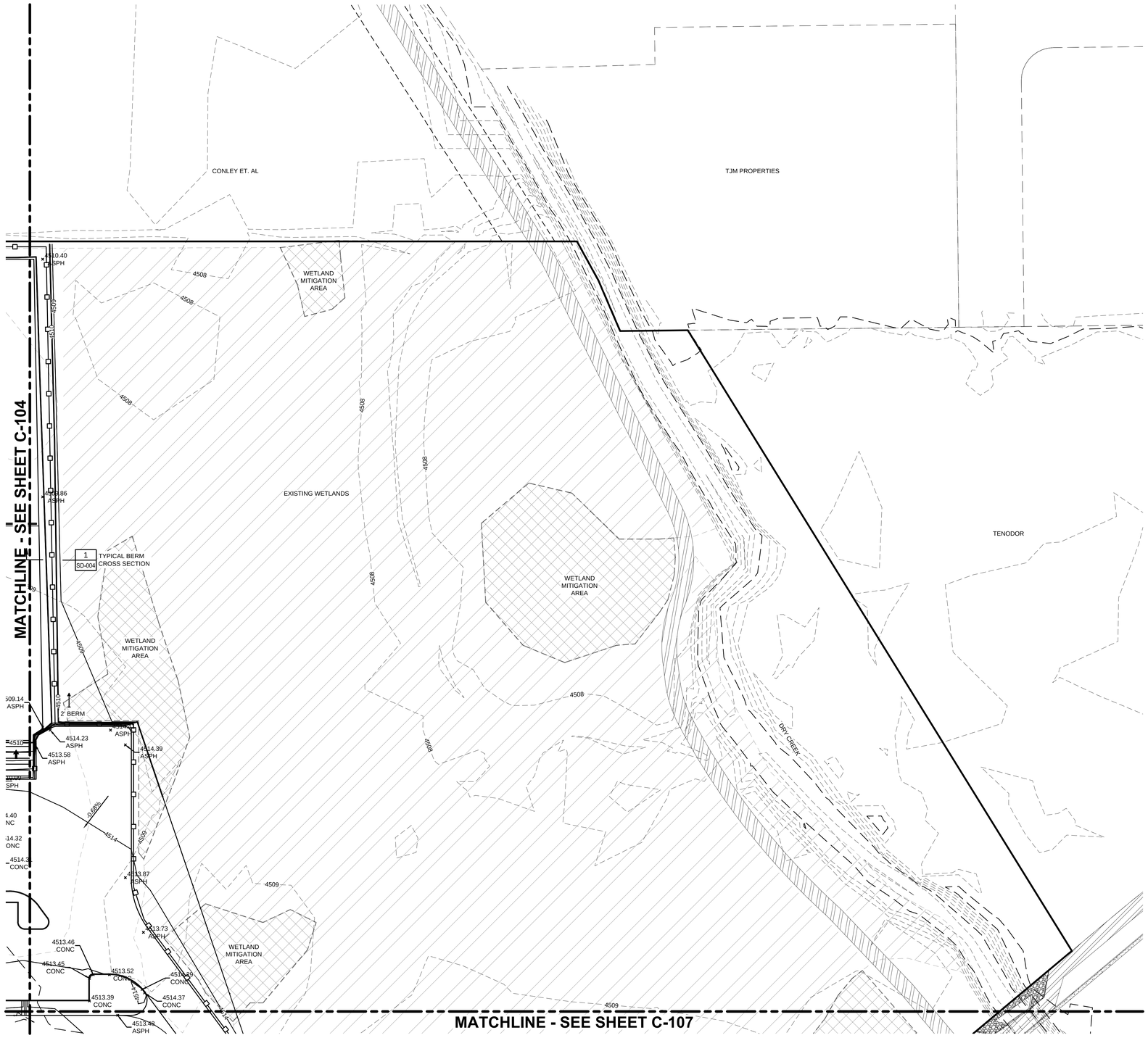
LICENSED PROFESSIONAL ENGINEER
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NICHOLAS A. PATTERSON
STATE OF UTAH

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AREA 1 - DRAINAGE PLAN

C-104
XX OF XX

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NICHOLAS A. PATTERSON
STATE OF UTAH

N

GRAPHIC SCALE
0' 15' 30' 60' 90'
Scale: 1"=30'

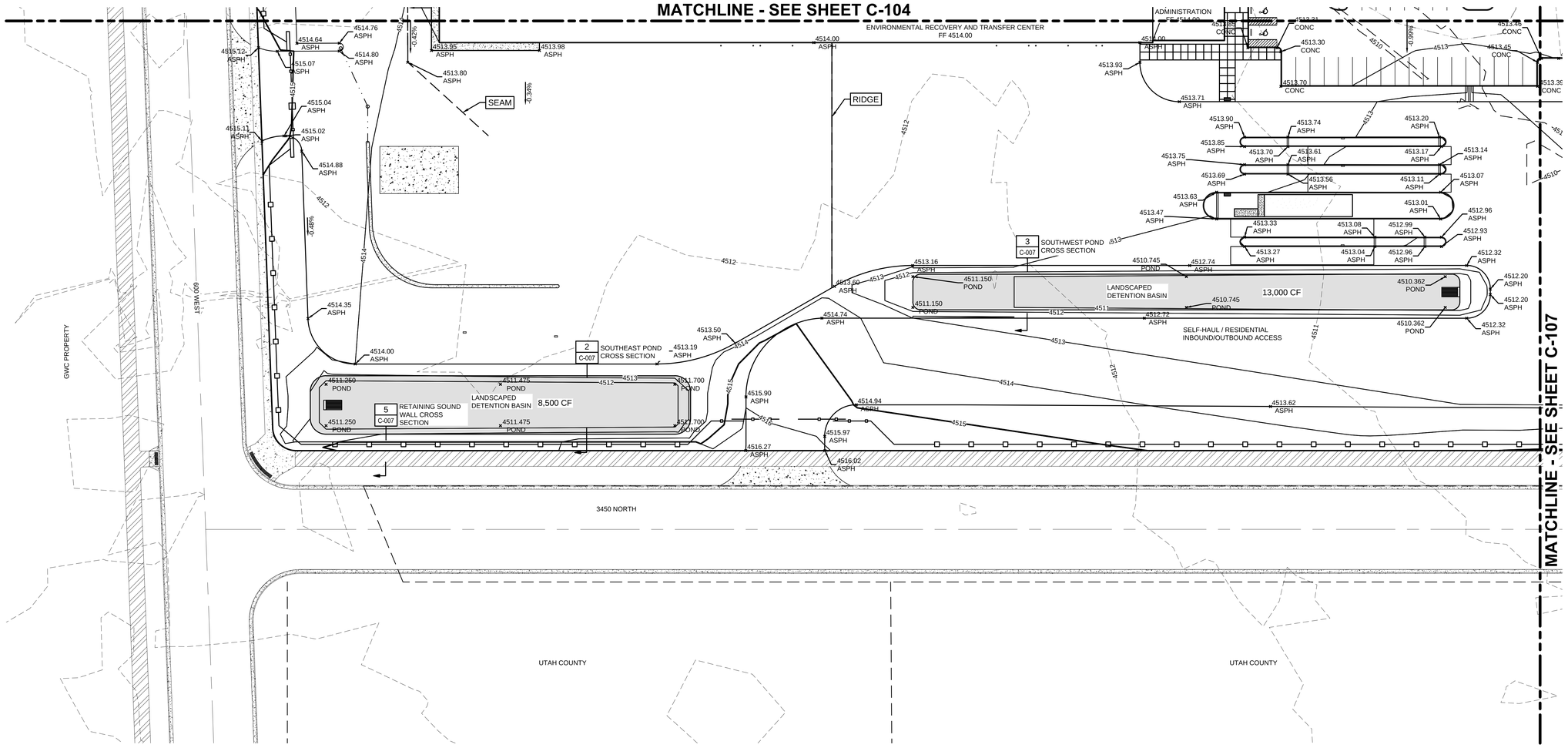
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AREA 2 - DRAINAGE PLAN

C-105
XX OF XX

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STATE OF UTAH

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AREA 3 - DRAINAGE PLAN

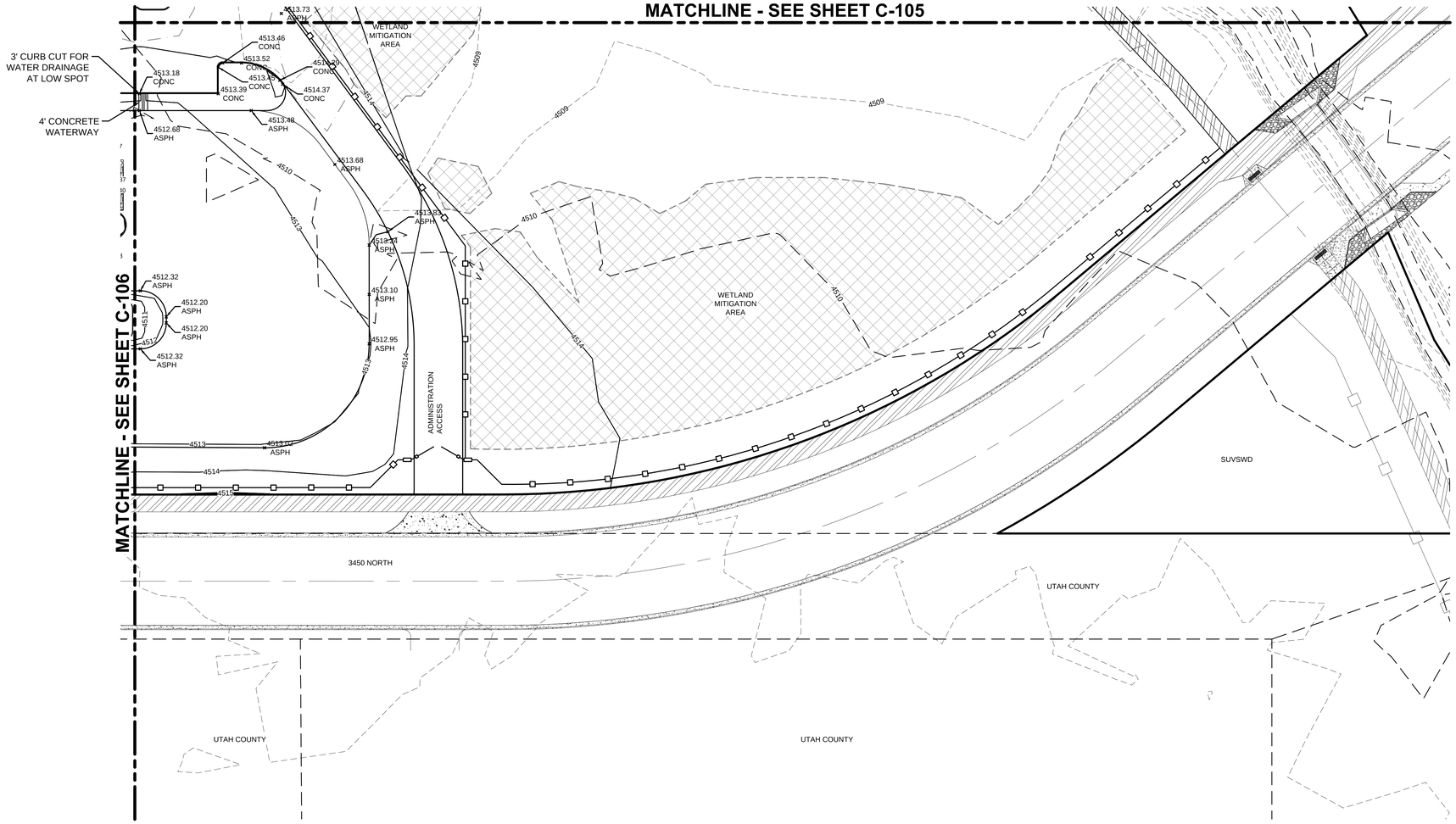
C-106
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GRAPHIC SCALE
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Scale: 1"=30'

100% DESIGN

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GRAPHIC SCALE

0' 15' 30' 60' 90'

Scale: 1"=30'

100% DESIGN

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PA PROJECT # 05-19-0115

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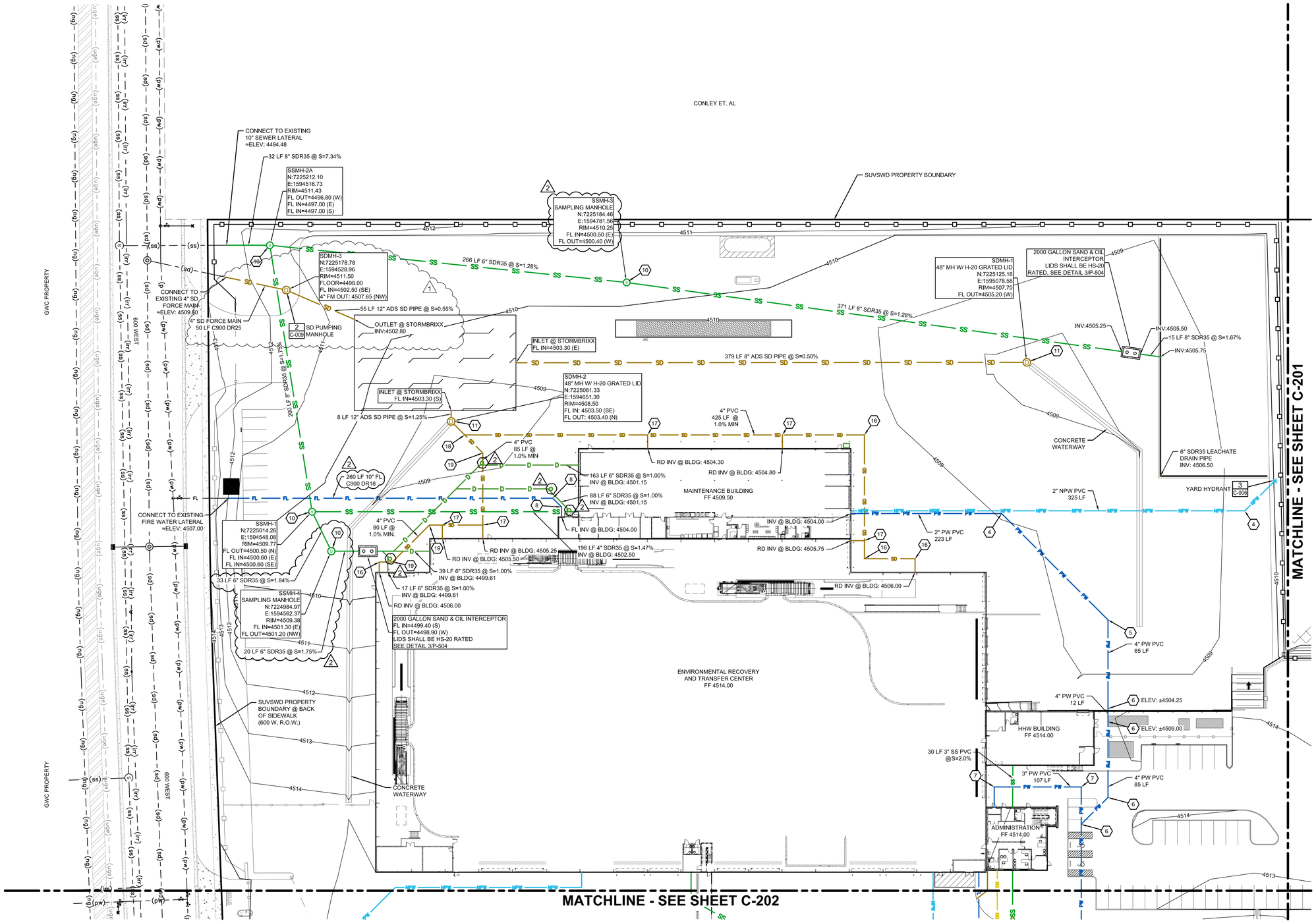
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AREA 4 - DRAINAGE PLAN

C-107

XX OF XX

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KEYNOTES:

1. SEE PIPE SCHEDULE AND ABBREVIATIONS LIST ON SHEET C-000 FOR INFORMATION ON PIPES.
2. MANHOLES ARE 4'-0" DIAMETER UNLESS OTHERWISE NOTED.
3. MAINTAIN 5' OF COVER ON THE POTABLE WATER AND FIRE LINES.
4. 2" PVC 45° BEND, RESTRAINED JOINT.
5. 4" PVC WYE BEND, RESTRAINED JOINT, ADD REDUCERS AS NECESSARY.
6. 4" PVC 45° BEND, RESTRAINED JOINT.
7. 3" PVC 90° BEND, RESTRAINED JOINT.
8. 10" PVC 45° BEND, RESTRAINED JOINT.
9. MAINTAIN 3' BFG ON THE NON-POTABLE WATER.
10. 48" SANITARY SEWER MANHOLE, PER APWA SPECIFICATION 411, SEE DETAIL 5/C-006.
11. 48" STORM DRAIN MANHOLE WITH H-20 GRATED LID, PER APWA SPECIFICATION 341.1, SEE DETAIL 3/C-004.
12. PIPE TRENCH PER DETAIL 2/C-008.
13. MAINTAIN WATER LINE VERTICAL AND HORIZONTAL CLEARANCES, SEE DETAIL 1/C-006.
14. INSTALL THRUST BLOCKS ON ALL PRESSURIZED WATER AND IRRIGATION BENDS AND TEES PER SPANISH FORK CITY STANDARDS, SEE DETAIL 3/C-005.
15. CONNECT STORM DRAIN PIPE TO ROOF DRAIN AT ELEVATION SHOWN. PROVIDE 10 LF OF 4" PVC LATERAL TO 4" SD COLLECTION LINE, TYPICAL OF 7.
16. 4" PVC 90° BEND.
17. 4" PVC TEE.
18. 4" PVC WYE BEND.
19. 4" PVC 45° BEND.
20. FURNISH AND INSTALL SEWER/DRAIN CLEANOUTS EVERY 75 FEET AND AT BENDS ON SEWER AND/OR DRAIN LINES PER DETAIL 3/P-501.

ABBREVIATIONS

SD	STORM DRAIN
SS	SANITARY SEWER
D	PROCESS/LEACHATE DRAIN
PW	POTABLE WATER
NPW	NON-POTABLE WATER
FL	FIRE LINE
NG	NATURAL GAS
PI	PRESSURIZED IRRIGATION
UGE	UNDERGROUND ELECTRIC
INV	INVERT
RD	ROOF DRAIN
BFG	BELOW FINISHED GRADE
COTG	CLEANOUT TO GRADE

GRAPHIC SCALE
0' 15' 30' 60' 90'
Scale: 1"=30'

100% DESIGN

JRCA ARCHITECTS
577 South 200 East
S L C, Utah 84111
ph: (801) 533-2100
jrcadesign.com

FORSGREN Associates Inc.
370 EAST 500 SOUTH, STE 200, SALT LAKE CITY, UT 84111
PH: 801.364.4755 FAX: 801.364.4662

SUVSWD ENVIRONMENTAL RECOVERY FACILITY

3450 NORTH 500 WEST
SPANISH FORK, UT 84660
FA PROJECT # 05-19-0115

PROJECT #:05-19-0115

PROJECT STATUS

	DATE	REVISION
0	08/21	BID SET
1	01/22	ADDENDUM 1
2	02/22	REVISION 1

LICENSED PROFESSIONAL ENGINEER
NO. 10288921-2202
NICHOLAS A. PATTERSON
STATE OF UTAH

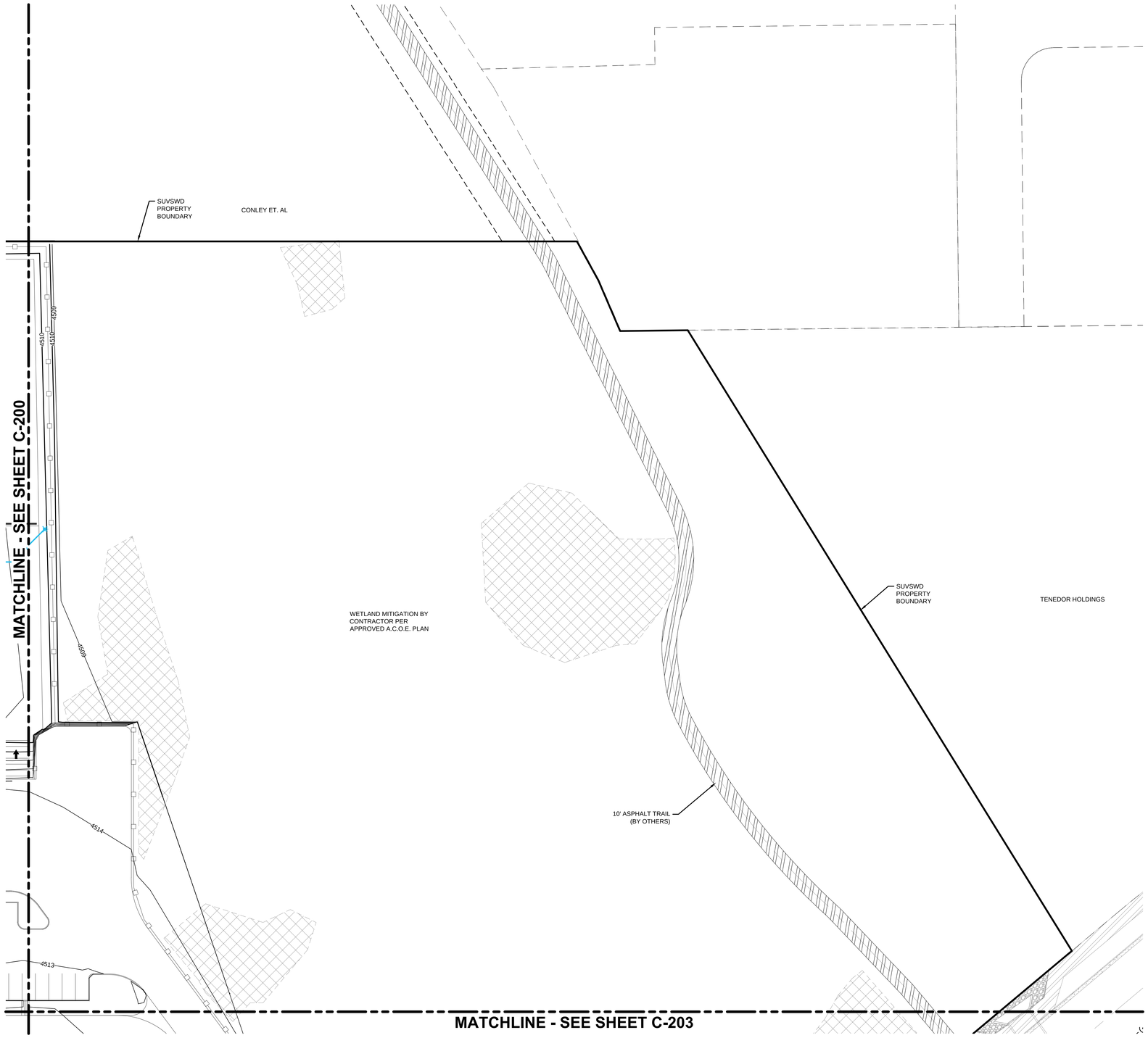
VIEW AND PRINT THIS SHEET IN COLOR

AREA 1 - YARD PIPING PLAN

C-200

XX OF XX

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NO UTILITY WORK
ON THIS SHEET

NOTES:

1. SEE PIPE SCHEDULE AND ABBREVIATIONS LIST ON SHEET C-002 FOR INFORMATION ON PIPES.
2. MANHOLES ARE 4'-0" DIAMETER UNLESS OTHERWISE NOTED.
3. MAINTAIN 5' OF COVER ON THE POTABLE WATER LINES.

ABBREVIATIONS

SD	STORM DRAIN
SS	SANITARY SEWER
D	PROCESS/LEACHATE DRAIN
PW	POTABLE WATER
FL	FIRE LINE
NG	NATURAL GAS
PI	PRESSURIZED IRRIGATION
UGE	UNDERGROUND ELECTRIC
FL	FLOWLINE
INV	INVERT

N

GRAPHIC SCALE
0' 15' 30' 60' 90'
Scale: 1"=30'

100% DESIGN

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SUVSWD ENVIRONMENTAL RECOVERY FACILITY

3450 NORTH 500 WEST
SPANISH FORK, UT 84660

FA PROJECT # 05-19-0115

PROJECT #:05-19-0115

PROJECT STATUS

DATE	REVISION
	AUG. 2021

LICENSED PROFESSIONAL ENGINEER
NO. 10288921-2202
NICHOLAS A. PATTERSON
STATE OF UTAH

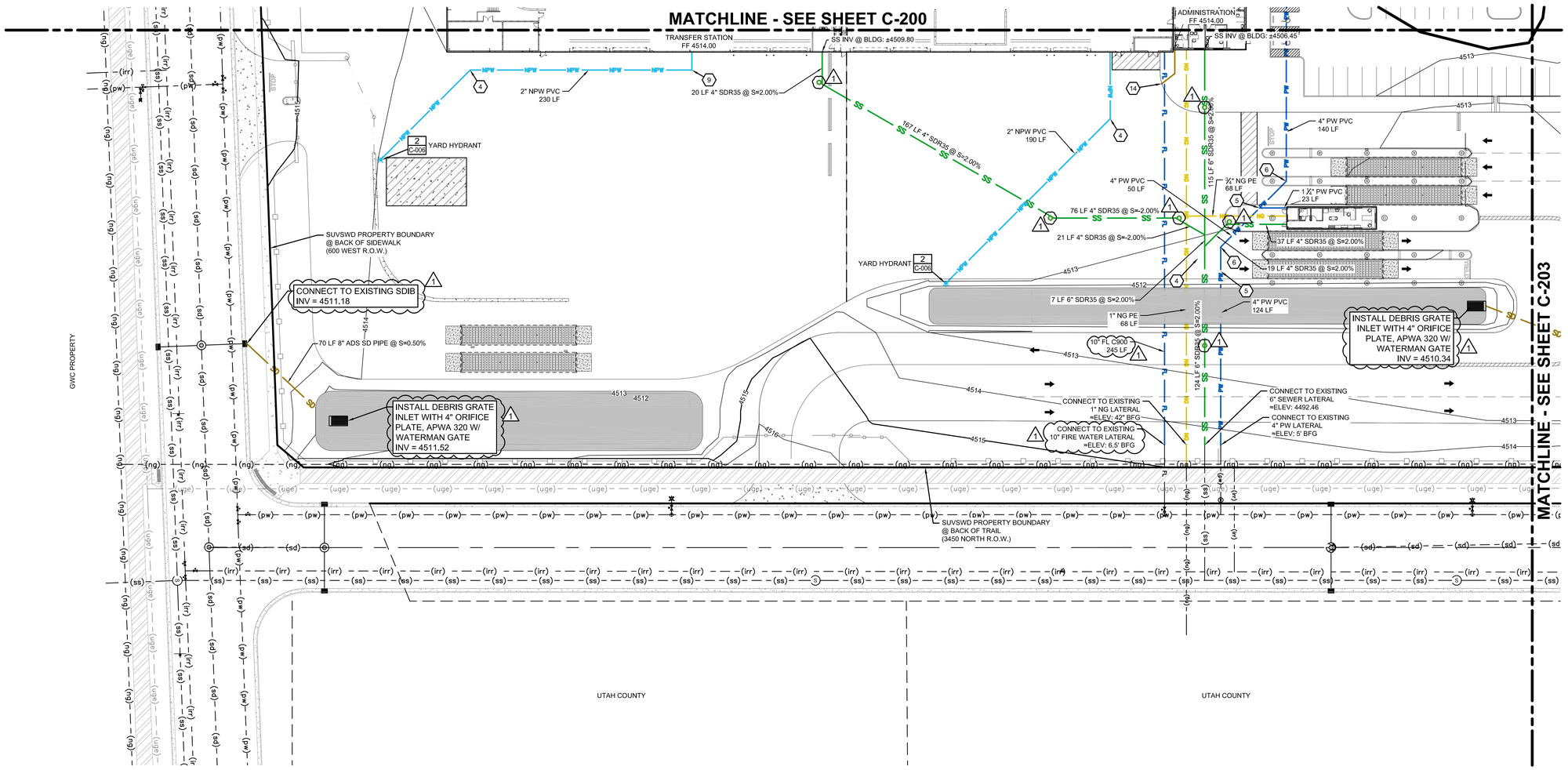
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AREA 2 - YARD PIPING PLAN

C-201

XX OF XX

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NOTES:

1. SEE PIPE SCHEDULE AND ABBREVIATIONS LIST ON SHEET C-000 FOR INFORMATION ON PIPES.
2. MANHOLES ARE 4'-0" DIAMETER UNLESS OTHERWISE NOTED.
3. MAINTAIN 5' OF COVER ON THE POTABLE WATER AND 6.5' OF COVER ON FIRE LINES.
4. 2" PVC 45° BEND, RESTRAINED JOINT.
5. 4" PVC WYE BEND, RESTRAINED JOINT, ADD REDUCERS AS NECESSARY.
6. 4" PVC 45° BEND, RESTRAINED JOINT.
7. 3" PVC 90° BEND, RESTRAINED JOINT.
8. 2" PVC TEE, RESTRAINED JOINT.
9. 2" PVC 90° BEND, RESTRAINED JOINT.
10. MAINTAIN 3' BFG ON NON-POTABLE WATER LINES.
11. PIPE TRENCH PER DETAIL 2/C-008.
12. MAINTAIN WATER LINE VERTICAL AND HORIZONTAL CLEARANCES, SEE DETAIL 1/C-008.
13. INSTALL THRUST BLOCKS ON ALL PRESSURIZED WATER AND IRRIGATION BENDS AND TEES PER SPANISH FORK CITY STANDARDS, SEE DETAIL 3/C-005.
14. CONNECT STORM DRAIN PIPE TO ROOF DRAIN AT ELEVATION SHOWN. DAYLIGHT STORM DRAIN PIPE TO ASPHALT DRIVE AREA.
15. FURNISH AND INSTALL SEWER/DRAIN CLEANOUTS EVERY 75 FEET AND AT BENDS ON SEWER AND/OR DRAIN LINES PER DETAIL 3/P-501.

ABBREVIATIONS

SD	STORM DRAIN
SS	SANITARY SEWER
D	PROCESS/LEACHATE DRAIN
PW	POTABLE WATER
NPW	NON-POTABLE WATER
FL	FIRE LINE
NG	NATURAL GAS
PI	PRESSURIZED IRRIGATION
UGE	UNDERGROUND ELECTRIC
INV	INVERT
RD	ROOF DRAIN
BFG	BELOW FINISHED GROUND
COTG	CLEANOUT TO GRADE

GRAPHIC SCALE
0' 15' 30' 60' 90'
Scale: 1"=30'

100% DESIGN

JRCA ARCHITECTS
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SUVSWD ENVIRONMENTAL RECOVERY FACILITY

3450 NORTH 500 WEST
SPANISH FORK, UT 84660

FA PROJECT # 05-19-0115

PROJECT #:05-19-0115

PROJECT STATUS

	DATE	REVISION
0	08/21	BID SET
1	02/22	REVISION 1

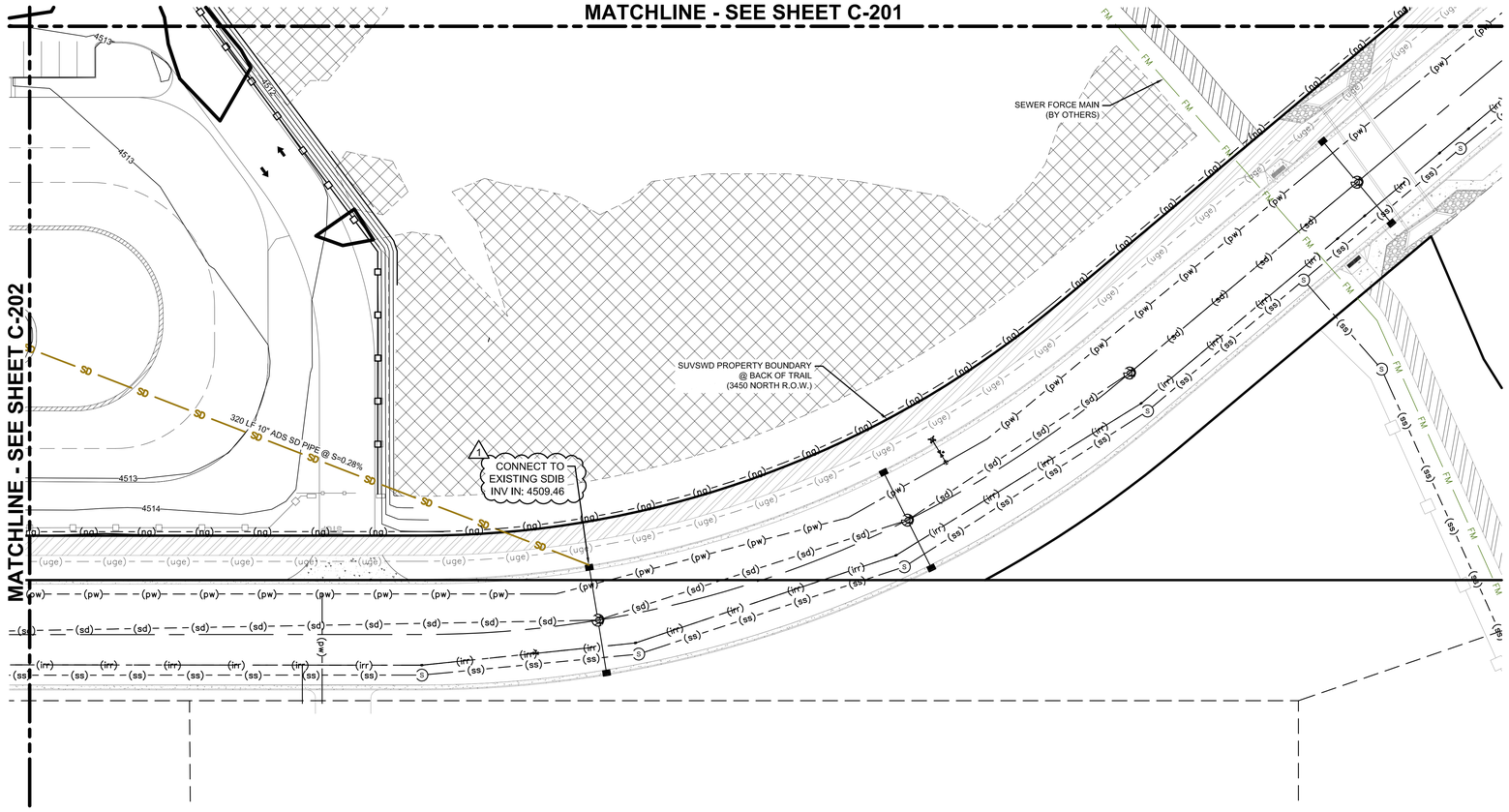
LICENSED PROFESSIONAL ENGINEER
NO. 10288921-2202
NICHOLAS A. PATTERSON
STATE OF UTAH

VIEW AND PRINT THIS SHEET IN COLOR

AREA 3 - YARD PIPING PLAN

C-202
XX OF XX

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NOTES:

1. SEE PIPE SCHEDULE AND ABBREVIATIONS LIST ON SHEET C-000 FOR INFORMATION ON PIPES.
2. MANHOLES ARE 4'-0" DIAMETER UNLESS OTHERWISE NOTED.
3. MAINTAIN 5' OF COVER ON THE POTABLE WATER AND FIRE LINES.

ABBREVIATIONS

SD	STORM DRAIN
SS	SANITARY SEWER
D	PROCESS/LEACHATE DRAIN
PW	POTABLE WATER
FL	FIRE LINE
NG	NATURAL GAS
PI	PRESSURIZED IRRIGATION
UGE	UNDERGROUND ELECTRIC
INV	INVERT
RD	ROOF DRAIN

GRAPHIC SCALE

0' 15' 30' 60' 90'

Scale: 1"=30'

100% DESIGN

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SUVSWD ENVIRONMENTAL RECOVERY FACILITY

3450 NORTH 500 WEST
SPANISH FORK, UT 84660

FA PROJECT # 05-19-0115

PROJECT #:05-19-0115

PROJECT STATUS

	DATE	REVISION
0	08/21	BID SET
1	02/22	REVISION 1

LICENSED PROFESSIONAL ENGINEER
NO. 10288921-2202
NICHOLAS A. PATTERSON
STATE OF UTAH

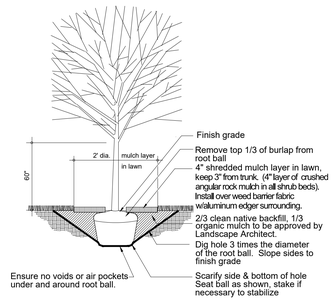
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AREA 4 - YARD PIPING PLAN

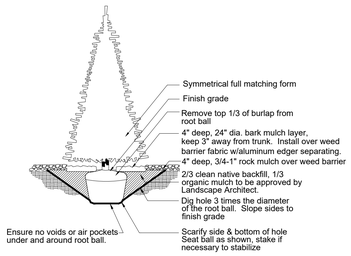
C-203

XX OF XX

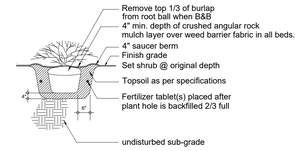
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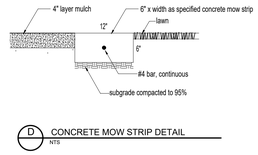
A DECIDUOUS TREE PLANTING DETAIL
NTS



B CONIFEROUS TREE PLANTING DETAIL
NTS



C SHRUB PLANTING DETAIL
NTS



D CONCRETE MOW STRIP DETAIL
NTS

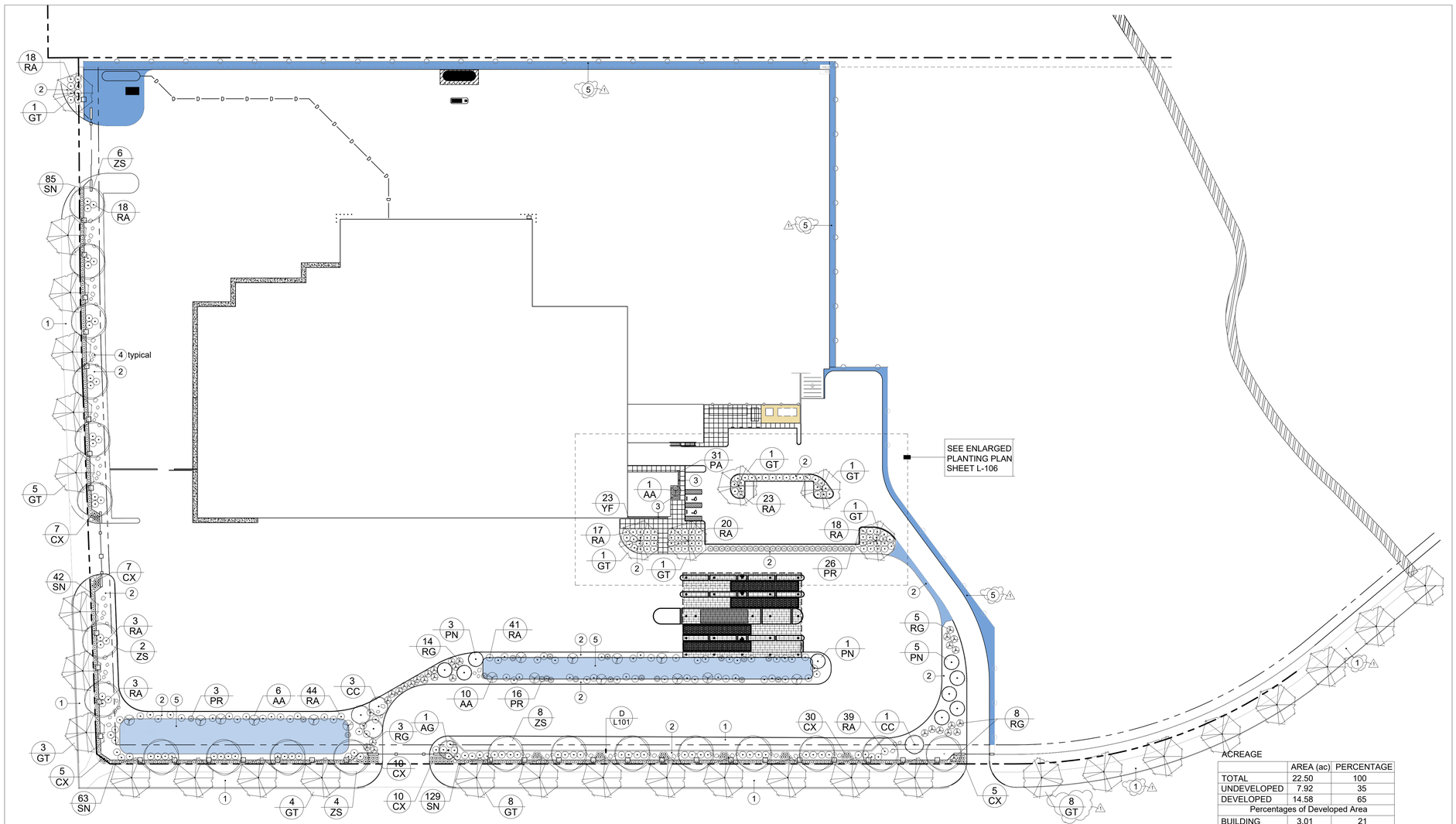
PLANT MATERIAL LIST

TREES

17	AA	Amelanchier alnifolia 'Autumn Brilliance', Serviceberry, 10-12' clump.
1	AG	Acer ginnala 'Flame', Clump Amur Maple, 10' clump.
3	CC	Cercis canadensis, Eastern redbud, 2" cal.
32	GT	Gleditsia triacanthos inermis 'Shademaster', Honeylocust, 2" cal.
9	PN	Pinus nigra, Austrian Pine, 8' tall
20	ZS	Zelkova serrata 'Green Vase', Zelkova, 2" cal.

SHRUBS

67	CX	Calamagrostis x acutiflora, Karl Foerster Reed Grass, 5 gal.
31	PA	Pennisetum alopecuroides 'Hameln', Dwarf Fountain Grass, 5 gal.
45	PR	Perovskia atriplicifolia, Russian Sage, 5 gal.
234	RA	Rhus aromatica 'Gro-Low', Gro-Low Sumac, 5 gal.
30	RG	Rhus glabra, Dwarf Smooth Sumac, 5 gal.
319	SN	Spiraea nipponica 'Snowmound', Snowmound Spiraea, 5 gal.
23	YF	Yucca filamentosa 'Color Guard', Color Guard Yucca, 5 gal.



PLANTING PLAN
1"=50'

NORTH
0 50 100

ACREAGE

	AREA (ac)	PERCENTAGE
TOTAL	22.50	100
UNDEVELOPED	7.92	35
DEVELOPED	14.58	65
Percentages of Developed Area		
BUILDING	3.01	21
LANDSCAPED	2.32	16
IMPERVIOUS	9.25	63

Minimum Landscape Requirements	Design quantities
10% of Developed Area = 1.46 Acres = 63,510 sf	101,059 sf
Turf @ 30% of 63,510 sf: 1.46 ac = 19,053 sf	26,655 sf
Trees @ 1/1000 sf = 64 trees	74
Shrubs @ 10/1000 sf = 635 shrubs	749

NOTES

① lawn / sod

② 1 1/2" South Town Cobble* over DeWitt fabric

③ Bark mulch

④ Landscape boulders

⑤ 3" South Town Cobble* over DeWitt fabric

* Cobble available www.topsoil.rocks

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SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3450 N. 600 W.
SPANISH FORK, UTAH 84660

PROJECT #: 20044

CONSTRUCTION DOCUMENTS
08/30/2021

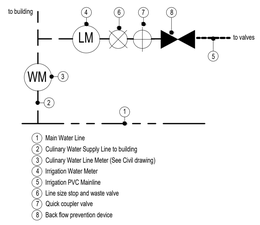
	DATE	REVISION
1	3/25/2022	DRC Review

LANDSCAPE ARCHITECT
JOHN T. SWAIN
10234857301
State of Utah

PLANTING PLAN

L-101

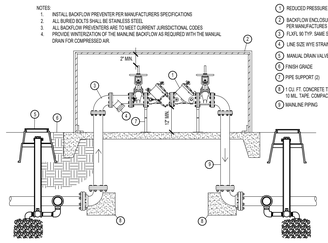
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1. Main Water Line
2. Culinary Water Supply Line to building
3. Culinary Water Line Meter (See Civil drawing)
4. Irrigation Water Meter
5. Irrigation PVC Mainline
6. Line size stop and waste valve
7. Quick coupler valve
8. Back flow prevention device

MAIN CONNECTION SCHEMATIC DETAIL — A
NTS

NOTES:
1. INSTALL BACKFLOW PREVENTER PER MANUFACTURERS SPECIFICATIONS
2. ALL BURIED BOLTS SHALL BE STAINLESS STEEL.
3. ALL BACKFLOW PREVENTERS ARE TO MEET CURRENT JURISDICTIONAL CODES
4. PROVIDE WINTERIZATION OF THE MAINLINE BACKFLOW AS REQUIRED WITH THE MANUAL DRAIN FOR COMPRESSED AIR.



1. REDUCED PRESSURE BACKFLOW PREVENTION DEVICE
2. BACKFLOW ENCLOSURE (SEE SPECIFICATIONS) INSTALL PER MANUFACTURES SPECS
3. FLXFL 90 TYP. SAME SIZE AS MAIN LINE
4. LINE SIZE WYE STRAINER
5. MANUAL DRAIN VALVE(S) TYP. SEE B-L02
6. FINISH GRADE
7. PIPE SUPPORT (2)
8. 1 CU. FT. CONCRETE THRUST BLOCK (TYP); WRAP PIPES W/ 10 MIL. TAPE. COMPACT SUBGRADE TO 90% PRIOR TO POUR.
9. MAINLINE PIPING

BACKFLOW PREVENTER DETAIL — B
NTS

IRRIGATION LEGEND

TQ F H Q — Rainbird 1804-U15 series MPR pop-up spray head, half noz. 1.85 gpm @ 30 psi

Netafim Techline CV Dripline w/ pressure compensating inline emitters
emitter spacing and flow: 4 GPH @18" rows @ 18" o.c. - install as per manufacturer's recommendation for distribution uniformity.

1/2" distribution tubing (shown diagramatically on plan)
(use Sch. 40 PVC sleeve, min. 2 x line size under all hard surfaces)

Schedule 40 PVC 2" mainline
(use Sch. 40 PVC sleeve, min. 2 x line size under all hard surfaces)

Schedule 40 PVC lateral lines, sizes as noted
(use Sch. 40 PVC sleeve, min. 2 x line size under all hard surfaces)

Rainbird PEB electric remote control valves: 1" & 1 1/2".

Rainbird XCZ-100-PRB-COM Drip Control Valve Kit w/ 1" PESB Valve

Drip Zones w/ Netafim TECHLINE 17mm dripline, 0.4 emitters @ 18" emitter spacing, tubing row spacing @ 18" o.c.
Refer to manufacturer installation recommendations.

1 / 45.7 — Valve number / Gallons per minute

D-1 — Drip valve number

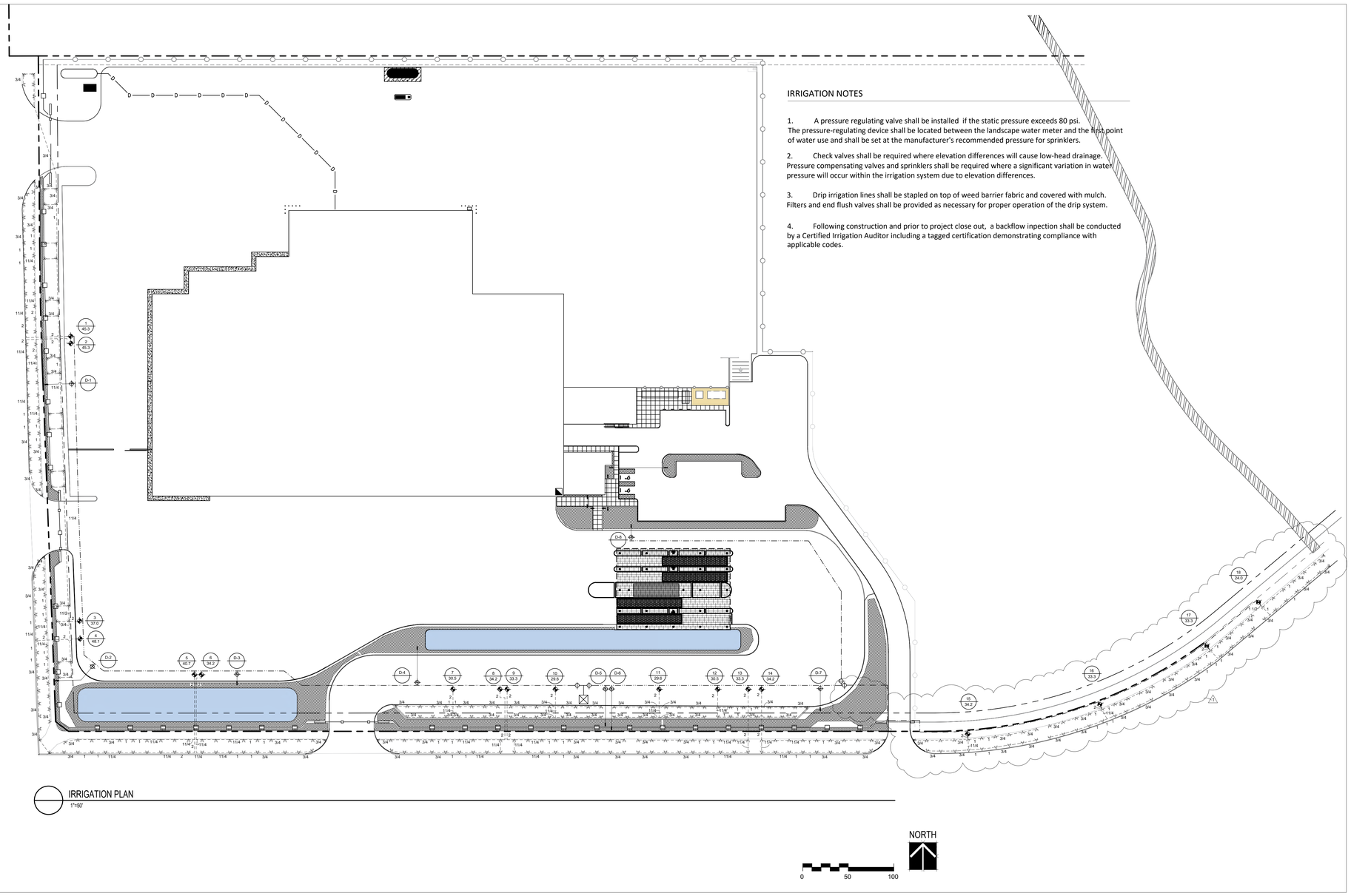
Rainbird 33-RC quick coupler valve in large round valve box

Line size isolation valve in large round valve box

Main connection: 1 1/2" Zum Wilkins 975XL series reduced pressure (RP) backflow preventer, 2" Mueller stop & waste valve, and Rainbird 33 RC quick coupler valve, install backflow in aluminum enclosure-meet all applicable plumbing codes

Rainbird ESP-LXME/F-32 station exterior wall mount controller. (confirm location with Architect) — 1

Rainbird Rain Check automatic rain shut off, confirm location with Architect



IRRIGATION PLAN
1"=50'

NORTH
0 50 100

IRRIGATION NOTES

1. A pressure regulating valve shall be installed if the static pressure exceeds 80 psi. The pressure-regulating device shall be located between the landscape water meter and the first point of water use and shall be set at the manufacturer's recommended pressure for sprinklers.

2. Check valves shall be required where elevation differences will cause low-head drainage. Pressure compensating valves and sprinklers shall be required where a significant variation in water pressure will occur within the irrigation system due to elevation differences.

3. Drip irrigation lines shall be stapled on top of weed barrier fabric and covered with mulch. Filters and end flush valves shall be provided as necessary for proper operation of the drip system.

4. Following construction and prior to project close out, a backflow inpection shall be conducted by a Certified Irrigation Auditor including a tagged certification demonstrating compliance with applicable codes.

NOTES:

1 - Use schedule 40 PVC sleeves twice the size or larger of the pipe inside.

2 - Set spray heads adjacent to walks and paving 1 1/2" away.

3 - Install quick coupler immediately downstream from the mainline connection and backflow device.

4 - Install quick couplers at each manifold over 100 feet apart.

5 - Exterior controller to be enclosed in locking stainless steel enclosure. Location to be verified with owner/Archtiect and coordinated with electrical contractor.

6 - Conduct inspection of mainline piping and wiring pior to backfilliing.

7 - Conduct final inpection for coverage. Review installed system at completion of installation and make necessary adjustments prior to acceptance.

8 - Mainline location shown schematically for graphic clarity. Contractor to keep accurate "As-Built" drawings during construction. Submit as-built drawings for preparation of final drawing for the owner.

9 - Install one valve per jumbo rectangular box. Use tan boxes in rock mulch, greeen in sod.

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SUVSWD ENVIRONMENTAL RECOVERY FACILITY

3450 N. 600 W.
SPANISH FORK, UTAH 84660

PROJECT #: 20044

CONSTRUCTION DOCUMENTS
08/30/2021

	DATE	REVISION
1	3/25/2022	DRC Review

LANDSCAPE ARCHITECT
JOHN T. SWAIN
10234B-5301
State of Utah

OVERALL IRRIGATION PLAN

L-102

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SPRINKLER LEGEND

TQ F H Q — Rainbird 1804-U15 series MPR pop-up spray head, half noz. 1.85 gpm @ 30 psi

1/2" distribution tubing (shown diagramatically on plan)
(use Sch. 40 PVC sleeve, min. 2 x line size under all hard surfaces)

Schedule 40 PVC 2" mainline
(use Sch. 40 PVC sleeve, min. 2 x line size under all hard surfaces)

Schedule 40 PVC lateral lines, sizes as noted
(use Sch. 40 PVC sleeve, min. 2 x line size under all hard surfaces)

Rainbird PEB electric remote control valves: 1" & 1 1/2".

Rainbird XCZ-100-PRB-COM Drip Control Valve Kit w/ 1" PESB Valve

Drip Zones w/ Netafim TECHLINE 17mm dripline, 0.4 emitters @ 18" emitter spacing, tubing row spacing @ 18" o.c.
Refer to manufacturer installation recommendations.

2 / 46.2 — Valve number / Gallons per minute

D-1 — Drip valve number

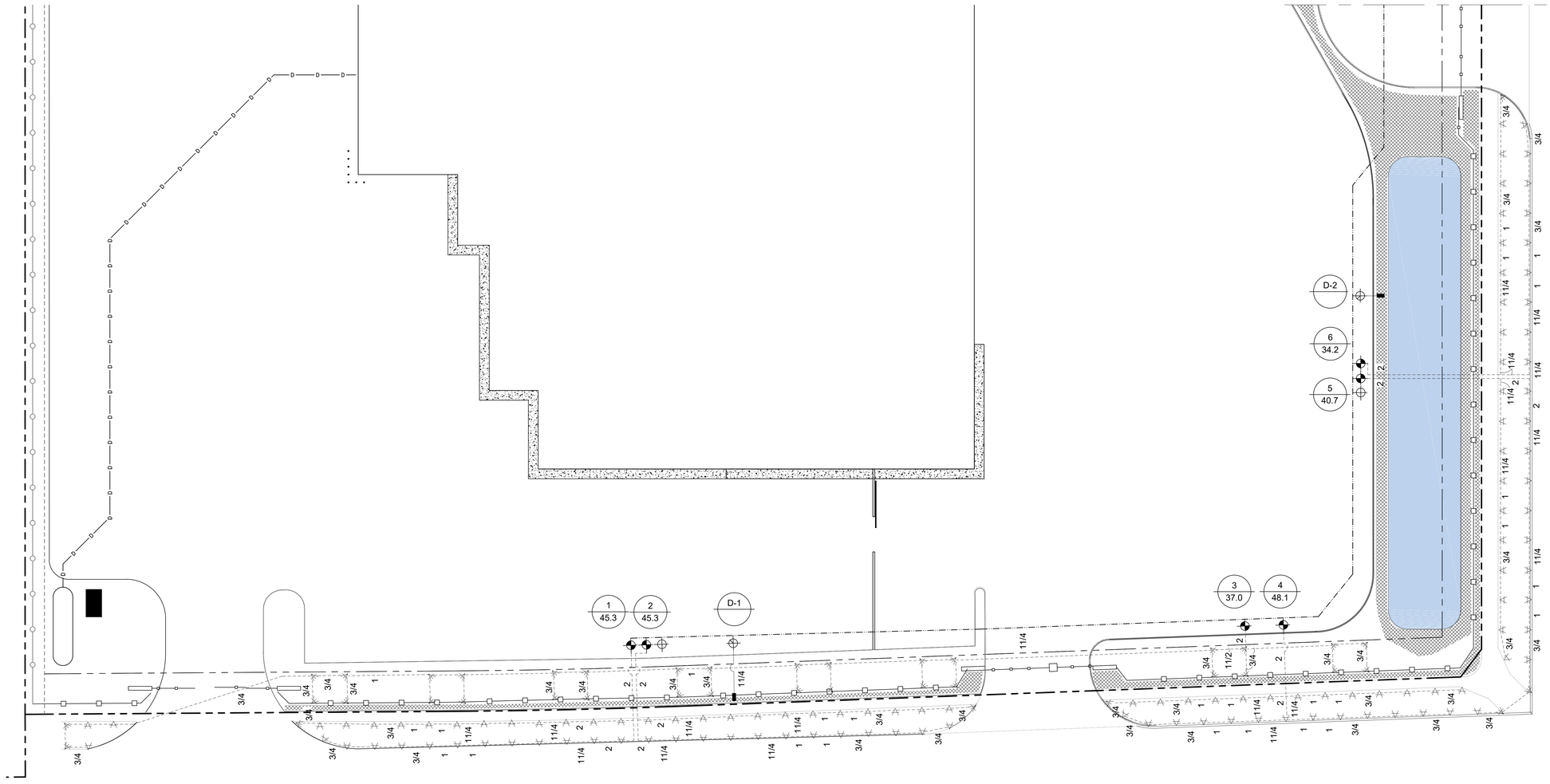
Rainbird 33-RC quick coupler valve in large round valve box

Line size isolation valve in large round valve box

Main connection: 1 1/2" Zurn Wilkins 975XL series reduced pressure (RP) backflow preventer, 2" Mueller stop & waste valve, and Rainbird 33 RC quick coupler valve,
(Install backflow in aluminum enclosure-meet all applicable plumbing codes)

Rainbird ESP-LXME/F-24 station exterior wall mount controller.
(confirm location with Architect)

Rainbird Rain Check automatic rain shut off, confirm location with Architect



ENLARGED WEST AREA PLANTING PLAN
1"=25'

NORTH

0 50 100

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SUVSWD ENVIRONMENTAL RECOVERY FACILITY

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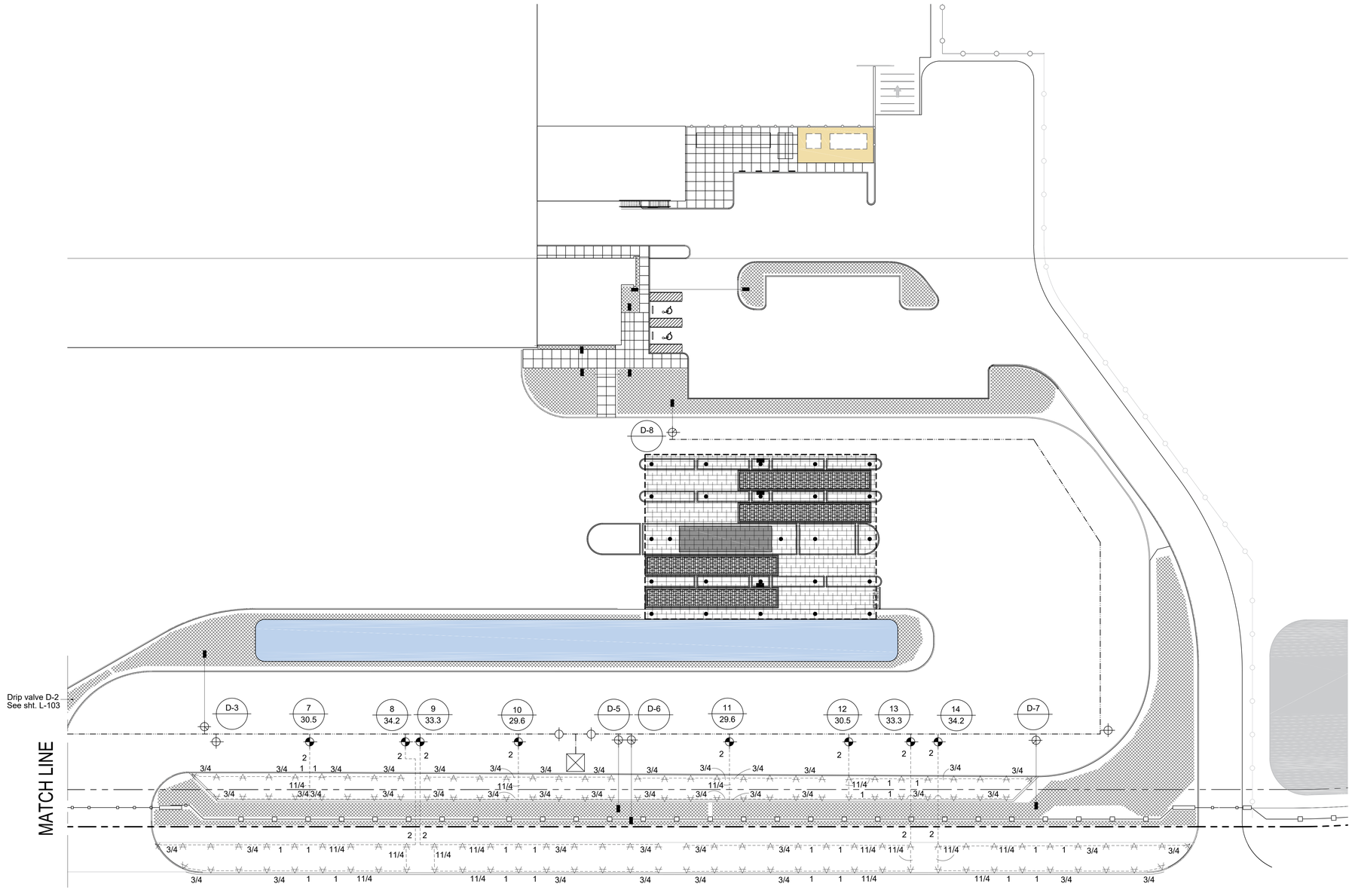
△	DATE	REVISION

LANDSCAPE ARCHITECT
JOHN T. SWAIN
162348-5301
State of Utah

ENLARGED IRRIGATION PLAN: WEST

L-103

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ENLARGED EAST AREA PLANTING PLAN

1"=25'

SPRINKLER LEGEND

TQ F H Q — Rainbird 1804-U15 series MPR pop-up spray head, half noz. 1.85 gpm @ 30 psi

1/2" distribution tubing (shown diagramatically on plan)
(use Sch. 40 PVC sleeve, min. 2 x line size under all hard surfaces)

Schedule 40 PVC 2" mainline
(use Sch. 40 PVC sleeve, min. 2 x line size under all hard surfaces)

Schedule 40 PVC lateral lines, sizes as noted
(use Sch. 40 PVC sleeve, min. 2 x line size under all hard surfaces)

Rainbird PEB electric remote control valves: 1" & 1 1/2".

Rainbird XCZ-100-PRB-COM Drip Control Valve Kit w/ 1" PESB Valve

Drip Zones w/ Netafim TECHLINE 17mm dripline, 0.4 emitters @ 18" emitter spacing, tubing row spacing @ 18" o.c.
Refer to manufacturer installation recommendations.

2 / 46.2 — Valve number / Gallons per minute

D-1 — Drip valve number

Rainbird 33-RC quick coupler valve

Line size isolation valve in large round valve box

Main connection: 1 1/2" Zurn Wilkins 975XL series reduced pressure (RP) backflow preventer, 2" Mueller stop & waste valve, and Rainbird 33 RC quick coupler valve,
(install backflow in aluminum enclosure-meet all applicable plumbing codes)

Rainbird ESP-LXME/F-24 station exterior wall mount controller.
(confirm location with Architect)

Rainbird Rain Check automatic rain shut off, confirm location with Architect

NORTH

0 50 100

JRCA
ARCHITECTS
577 South 200 East
S L C, Utah 84111
ph: (801) 533-2100
jrcadesign.com

SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3450 N. 600 W.
SPANISH FORK, UTAH 84660

PROJECT #: 20044

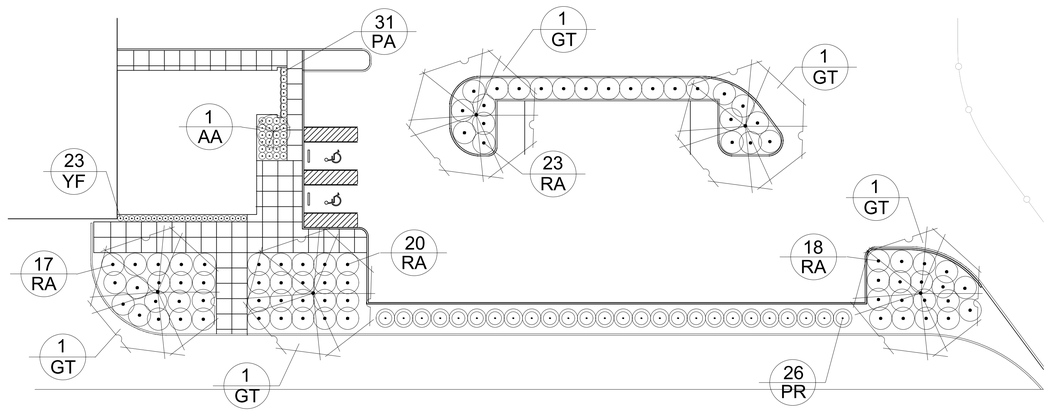
CONSTRUCTION DOCUMENTS 08/30/2021		
△	DATE	REVISION

LANDSCAPE ARCHITECT
JOHN T. SWAIN
102348-5301
State of Utah

ENLARGED PLANTING PLAN EAST

L-104

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ENLARGED OFFICE AREA PLANTING PLAN
1"=20'

PLANT MATERIAL LIST

TREES

AA-Amelanchier alnifolia 'Autumn Brilliance', Serviceberry, 10-12' clump.
GT-Gleditsia triacanthos inermis 'Shademaster', Honeylocust, 2" cal.

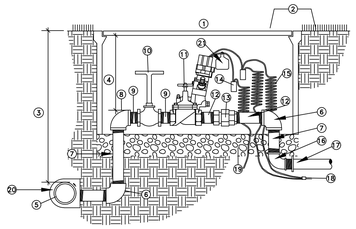
ORNAMENTAL GRASSES/PERENNIALS/GROUND COVER

PA-Pennisetum alopecuroides 'Hameln', Dwarf Fountain Grass, 5 gal.
PR-Perovskia atriplicifolia, Russian Sage, 5 gal.

SHRUBS

RA-Rhus aromatica 'Gro-Low', Gro-Low Sumac, 5 gal.
YF-Yucca filamentosa 'Color Guard', Color Guard Yucca, 5 gal.

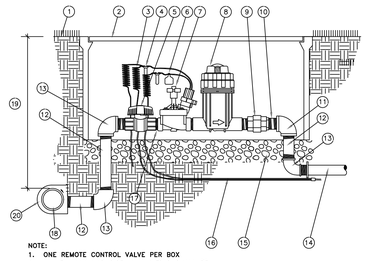
NORTH
0 50



NOTE:
1. ONE REMOTE CONTROL VALVE PER BOX
2. ALL FILLINGS AND PIPE IN MANIFOLD SHALL BE THREADED SCH. 80 PVC USING TEFLON TAPE AND #5 RECTOR SEAL

CONTROL VALVE ASSEMBLY
NTS

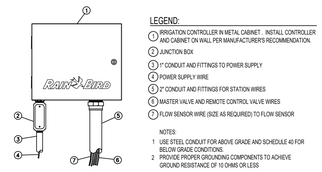
1. CARSON-BROOKS 1419-12 STANDARD OR 1220-12 JUMBO VALVE BOX WITH STAINLESS STEEL BOLTS. (BOLT DOWN LID). (MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION) INSTALL AT GRADE
2. INSTALL AT GRADE
3. 30" MAX. DEPTH
4. 10"-14"
5. MAIN WATER SUPPLY LINE
6. PVC SCH. 80 ELBOW
7. PVC SCH. 80 NIPPLE: LENGTH AS REQUIRED (TYP.)
8. PVC SCH. 80 ELL SAME SIZE AS VALVE
9. SCH. 80 NIPPLE ON EITHER SIDE OF GATE VALVE
10. MILWAUKEE BRAND OR APPROVED AMERICAN MADE BRASS GATE VALVE W/ NON RISING STEM (LINE SIZE)
11. ELECTRIC CONTROL VALVE - SEE EQUIPMENT SCHEDULE
12. SCH. 80 NIPPLE ON EITHER SIDE OF UNION
13. PVC SCH. 80 UNION
14. WATER TIGHT CONNECTORS (3M DBY ONLY)
15. PROVIDE 24" EXPANSION LOOP AT EACH WIRE CONNECTOR IN BOX.
16. SCH. 80 ELBOW WITH SCH. 80 NIPPLE INTO S X T BUSHING TO LATERAL
17. LATERAL LINE
18. CONTROL WIRES
19. 6" MIN. DEPTH CLEAN PEA GRAVEL
20. PVC SCH. 80 TEE SXSXS WITH SCH. 80 SXT BUSHING OR DOUBLE STRAP SADDLE.
21. ID TAG: RAINBIRD VID SERIES



NOTE:
1. ONE REMOTE CONTROL VALVE PER BOX
2. ALL FILLINGS AND PIPE IN MANIFOLD SHALL BE THREADED SCH. 80 PVC USING TEFLON TAPE AND #5 RECTOR SEAL

COMMERCIAL DRIP CONTROL ZONE KIT
NTS

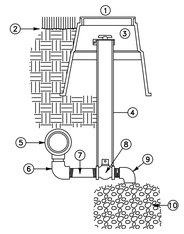
1. INSTALL AT GRADE
2. CARSON-BROOKS 1419-12 STANDARD OR 1220-12 JUMBO VALVE BOX WITH STAINLESS STEEL BOLTS. (BOLT DOWN LID). (MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION) INSTALL AT GRADE
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATER TIGHT CONNECTOR (3M DBY ONLY)
5. 1-INCH BALL VALVE
6. ID TAG (RAINBIRD VID SERIES)
7. ELECTRIC REMOTE DRIP CONTROL VALVE: SEE EQUIPMENT SCHEDULE
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER RAINBIRD PRB-QKCHK-100
9. PVC SCH 80 UNION
9. PVC SCH 80 UNION
10. PVC SCH 80 NIPPLE, EITHER SIDE OF UNION
11. PVC SCH 80 ELL, SAME SIZE AS VALVE
12. PVC SCH 80 NIPPLE, LENGTH AS REQUIRED
13. SCH. 80 ELBOW WITH SCH. 80 NIPPLE INTO S X T BUSHING TO LATERAL
14. LATERAL LINE
15. 6" MIN. DEPTH CLEAN PEA GRAVEL
16. CONTROL WIRES
17. PVC NIPPLES, BOTH SIDES OF BALL VALVE
18. MAIN SUPPLY LINE
19. 30"MAXIMUM DEPTH
20. PVC SCH. 80 TEE SXSXS WITH SCH. 80 SXT BUSHING OR DOUBLE STRAP SADDLE.



LEGEND:
1. IRRIGATION CONTROLLER IN METAL CABINET. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATION.
2. JUNCTION BOX
3. 1" CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 2" CONDUIT AND FITTINGS FOR STATION WIRES
6. MASTER VALVE AND REMOTE CONTROL VALVE WIRES
7. FLOW SENSOR WIRE (SIZE AS REQUIRED) TO FLOW SENSOR

NOTES:
1. USE STEEL CONDUIT FOR ABOVE GRADE AND SCHEDULE 40 FOR BELOW GRADE CONDITIONS.
2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS

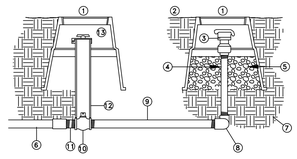
IRRIGATION CONTROLLER DETAIL
NTS



1. 10" ROUND VALVE BOX W/ LOCK BOLT, CARSON-BROOKS 910
2. FINISH GRADE
3. 906L WEATHERMATIC LOCKING VALVE CAP PERMANENTLY ATTACHED TO SLEEVE. TOP OF MARKER 4" - 6" BELOW GRADE
4. 2" PVC SCH. 40 SLEEVE NOTCHED OVER VALVE
5. PVC SCH. 80 TEE & MAIN LINE
6. 3/4" PVC SCH. 80 ELBOW
7. 3/4" PVC SCH. 80 NIPPLE (LENGTH AS REQUIRED)
8. 3/4" FORD B11333 BALL VALVE
9. 3/4" MARLEX STREET ELBOW
10. GRAVEL SUMP - 18" x 18" x 12" MIN. SIZE

NOTE:
1) ALL PVC NIPPLES TO BE SCH. 80
2) PROVIDE VALVE KEY TO OWNER

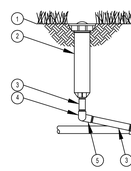
MANUAL DRAIN VALVE ASSEMBLY
NTS



1. 10" ROUND GREEN PLASTIC VALVE BOX, CARSON-BROOKS 910
2. INSTALL BOX AT FINISH GRADE IN TURF AREAS. 2" ABOVE GRADE IN PLANTING AREAS
3. QUICK COUPLER - SEE EQUIPMENT SCHEDULE RAINBIRD 44LRC (TYPICAL) (MOUNT 4 - 6" BELOW GRADE)
4. 1" GALVANIZED RISER, LENGTH AS REQUIRED
5. 6" MIN. DEPTH CLEAN PEA GRAVEL
6. MAIN SUPPLY LINE
7. SUB-GRADE COMPACTED TO 95% (TYP.)
8. 1" GALVANIZED DOUBLE ELBOW SWING JOINT
9. 1" GALVANIZED NIPPLE, MIN. LENGTH 24" BEFORE TRANSITION TO PVC PIPE
10. 1" BALL B11444 FORD VALVE
11. SCH. 80 NIPPLE
12. 2" SCH. 40 PVC SLEEVE NOTCHED OVER BALL VALVE
13. 906L WEATHERMATIC LOCKING VALVE CAP PERMANENTLY ATTACHED TO SLEEVE. TOP OF MARKER 4"-6" BELOW GRADE

NOTE: INSTALL (1) QUICK COUPLING VALVE AS SHOWN ON PLANS.

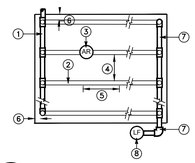
QUICK COUPLER VALVE ASSEMBLY
NTS



LEGEND

1. FINISH GRADE / TOP OF MULCH
2. 4" POP-UP SPRAY SPRINKLER SEE SPRINKLER LEGEND
3. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
4. PVC SCH 40 ELL
5. PVC SCH 40 STREET ELL
6. PVC SCH 40 TEE OR ELL
7. PVC LATERAL PIPE

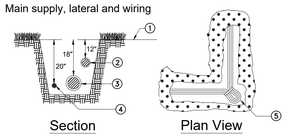
POP-UP SPRINKLER HEAD
NTS



1. SUPPLY HEADER W/ PVC PIPE & FITTINGS
2. TECHLINE TUBING
3. RELIEF VALVE AT HIGH POINT
4. ROW SPACING PER PLAN
5. EMITTER SPACING PER PLAN
6. 2-4" FROM PAVING
7. EXHAUST HEADER W/ PVC PIPE & FITTINGS
8. LINE FLUSHING VALVE W/ PEA GRAVEL SUMP

NETAFIM TECHLINE SCHEMATIC DETAIL
NTS

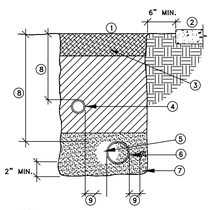
Main supply, lateral and wiring



Use 14 ga. copper wire and run extra wire to furthest manifolds.

1. FINISH GRADE
2. LATERAL LINE
3. MAIN LINE
4. TUBING OR WIRING TAPE & BUNDLE @ 20' INTERVALS
5. TIE A LOOSE 20" LOOP IN ALL WIRING @ CHANGES OF DIRECTION GREATER THAN 30 DEGREES. UNTIE ALL LOOPS AFTER CONNECTIONS HAVE BEEN MADE.

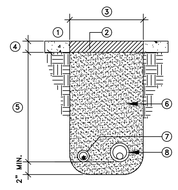
TRENCHING DETAIL
NTS



1. IF LAWN IS EXISTING, REPLACE SOD AS PER OWNER'S SPECIFICATIONS
2. ADJACENT HARD SURFACE
3. TOPSOIL FREE FROM ROCKS GREATER THAN 1" DIAMETER
4. NON-PRESSURE LATERAL LINE
5. PRESSURE MAIN LINE
6. DIRECT BURIAL, LOW VOLTAGE CONTROL WIRES: TAPE AND BUNDLE AT 10' O.C. PLACE 6" EITHER SIDE OF PIPE OR 6" BELOW.
7. MORTAR SAND BEDDING 2" BELOW AND ABOVE PIPE
8. PIPE DEPTHS:
   MAIN LINE: 18 - 30" COVER
   LATERAL LINE: 8 - 14" COVER
   MINIMUM 6" SEPARATION BETWEEN LINES
9. PIPE SPACING:
   MINIMUM 6" SEPARATION BETWEEN LINES

NOTE: SEE SLEEVING DETAIL FOR TRENCHING IN PAVED AREAS.

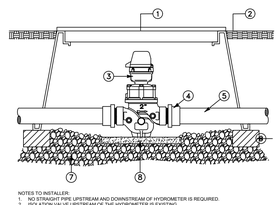
TRENCH DETAIL
NTS



1. EXISTING CONCRETE / ASPHALT
2. SAWCUT & PATCH CONCRETE/ ASPHALT AS REQUIRED
3. WIDTH AS REQUIRED
4. 51/2" DEPTH FOR CONCRETE 3" DEPTH FOR ASPHALT
5. DEPTH AS REQUIRED TO MATCH MAINLINE (18"-30") OR LATERAL (8"-14") PIPING OR CONTROL WIRES (18"-30")
6. COMPACTED BACKFILL FREE FROM ROCKS GREATER THAN 1" IN DIAMETER.
7. CONTROL WIRES 6" TO EITHER SIDE OR 6" UNDER MAINLINE.
8. PVC MAIN LINE/LATERAL

NOTES:
- SLEEVES 4" AND SMALLER USE PVC SCH. 40 PIPE.
- SLEEVES >4" USE PVC SEWER PIPE
- ALL SLEEVES SHALL BE 2" LARGER THAN PIPE TO BE SLEEVED.

SLEEVING DETAIL
NTS



NOTES TO INSTALLER:
1. NO STRAIGHT PIPE UPSTREAM AND DOWNSTREAM OF HYDROMETER IS REQUIRED.
2. ISOLATION VALVE UPSTREAM OF THE HYDROMETER IS EXISTING.

1 1/2" HYDROMETER DETAIL
NTS

JRCA
ARCHITECTS
577 South 200 East
S L C, Utah 84111
ph: (801) 533-2100
jrcadesign.com

SUVSWD ENVIRONMENTAL RECOVERY FACILITY

3450 N. 600 W.
SPANISH FORK, UTAH 84660

PROJECT #: 20044

CONSTRUCTION DOCUMENTS
08/30/2021

△	DATE	REVISION

LANDSCAPE ARCHITECT
JOHN T. SWAIN
102348-5301
State of Utah

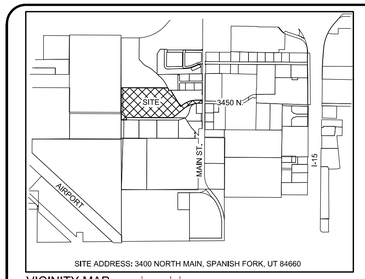
LANDSCAPE DETAILS

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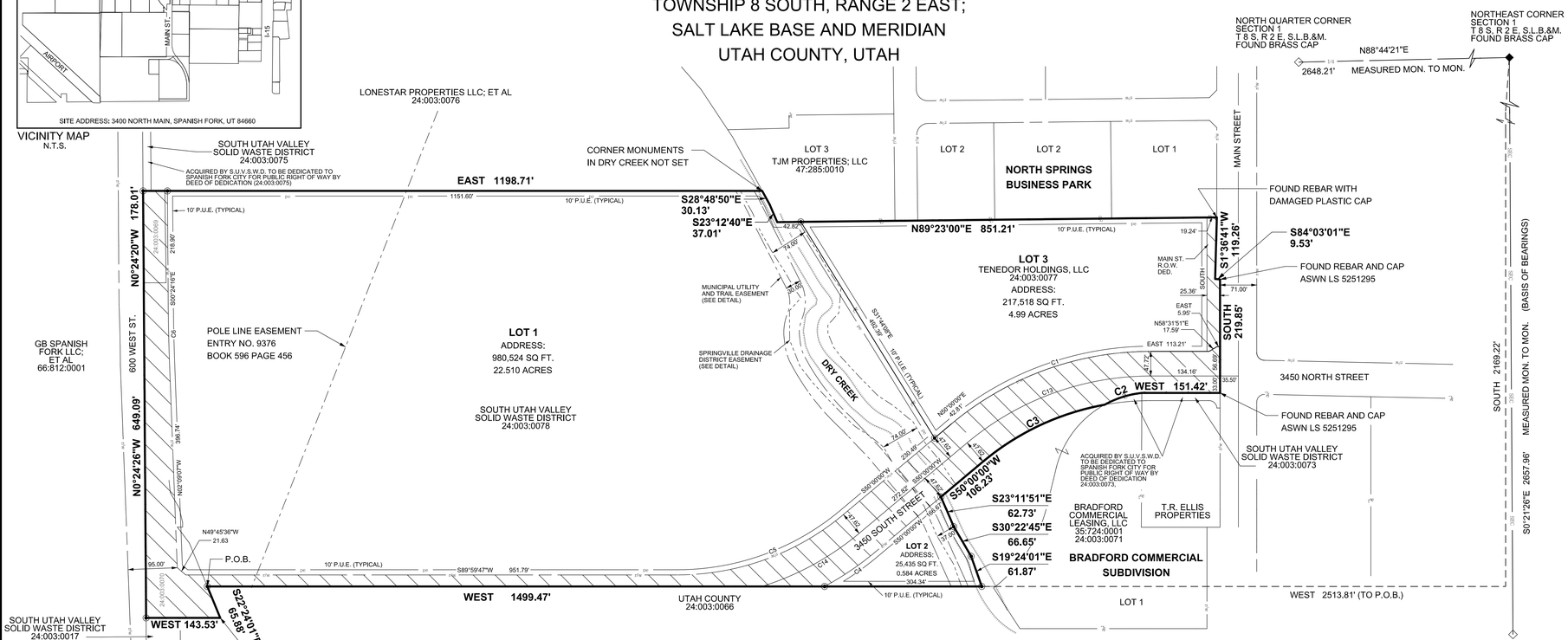
SOUTH UTAH VALLEY SOLID WASTE DISTRICT SUBDIVISION

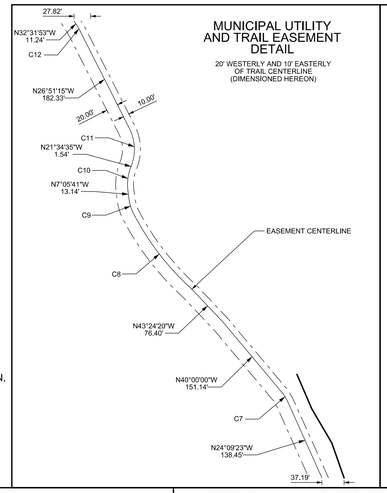
LOCATED IN THE NORTHEAST QUARTER OF SECTION 1;
TOWNSHIP 8 SOUTH, RANGE 2 EAST;
SALT LAKE BASE AND MERIDIAN
UTAH COUNTY, UTAH

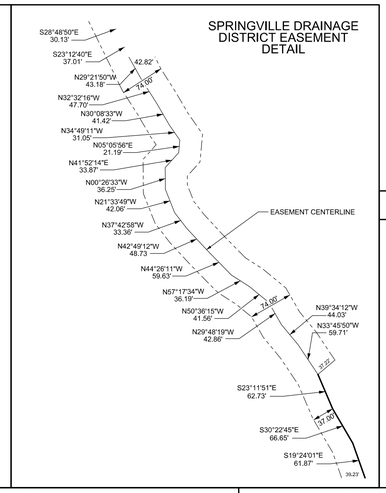


SITE ADDRESS: 3400 NORTH MAIN, SPANISH FORK, UT 84660

VICINITY MAP
N.T.S.







CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	600.00	418.88	40°00'00"	N.70°00'00"E.	410.42
C2	192.00	76.19	22°44'15"	S.72°24'21"W.	75.70
C3	505.00	262.83	29°49'10"	S.64°54'36"W.	259.87
C4	595.00	118.31	11°23'33"	N.55°48'34"E.	118.11
C5	500.00	349.17	40°00'43"	S.70°00'21"W.	342.12
C6	3756.00	114.59	1°44'53"	N.01°16'42"W.	114.58
C7	80.80	22.33	15°50'37"	N.32°04'42"W.	22.26
C8	448.33	161.00	20°34'31"	N.37°39'06"W.	160.13
C9	80.00	27.15	19°26'47"	N.16°48'55"W.	27.02
C10	80.00	40.04	28°40'47"	N.07°14'27"E.	39.63
C11	77.00	66.38	49°23'46"	N.03°08'59"W.	64.35
C12	80.00	7.93	05°40'44"	N.29°41'34"W.	7.93
C13	552.52	385.99	40°01'37"	S.69°59'37"W.	378.19
C14	549.89	216.03	22°30'33"	S.50°05'44"W.	214.64

BASIS OF BEARINGS IS BETWEEN THE FOUND NORTHEAST CORNER AND THE FOUND EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, MEASURING S.00°21'26"E. 2657.96 FEET.

ESI ENGINEERING
CONSULTING ENGINEERS
AND LAND SURVEYORS
3560 S. MAIN SUITE 206
SALT LAKE CITY, UTAH 84115

LEGEND

- SECTION CORNER & LINE (FOUND)
- QUARTER CORNER & LINE (FOUND)
- ADJACENT PROPERTY OR LOT LINES
- BOUNDARY LINE
- MONUMENT TIE LINE
- WIRE FENCE
- RIGHT OF WAY LINE / LOT LINE
- MUNICIPAL UTIL. & TRAIL EASEMENT
- SPRINGVILLE DRAINAGE DIST. EASEMENT
- PUBLIC UTILITY EASEMENT
- REBAR AND CAP SET AT PROPERTY CORNER UNLESS NOTED OTHERWISE
- AREA TO BE DEDICATED AS PUBLIC RIGHT OF WAY

NORTH

60' 0' 60' 120'
SCALE IN FEET

SURVEYOR'S CERTIFICATE

I, MATTHEW K PETERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 7031451, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER(S) I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON (RECORD OF SURVEY ON FILE AT THE UTAH COUNTY SURVEYOR'S OFFICE AS ENTRY NO. 20-031), AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:
SOUTH UTAH VALLEY SOLID WASTE DISTRICT SUBDIVISION
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED ON THE GROUND AS SHOWN ON THIS PLAT.

MATTHEW K PETERSON, P.L.S. #7031451

PROFESSIONAL LAND SURVEYOR — 7031451 — MATTHEW K. PETERSON — STATE OF UTAH

BOUNDARY DESCRIPTION

A SUBDIVISION OF LAND, BEING PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, THE OVERALL BOUNDARY OF SAID SUBDIVISION IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 2169.22 FEET AND WEST 2513.81 FEET FROM SAID NORTHEAST CORNER OF SECTION 1; AND RUNNING THENCE S.22°24'01"E. 65.88 FEET; THENCE WEST 143.53 FEET; THENCE N.0°24'26"W. 649.09 FEET; THENCE N.0°24'20"W. 178.01 FEET; THENCE EAST 1198.71 FEET TO THE WESTERLY BOUNDARY LINE OF NORTH SPRINGS BUSINESS PARK SUBDIVISION; THENCE ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING TWO COURSES AND DISTANCES: (1) S.28°48'50"E. 30.13 FEET; (2) S.23°12'40"E. 37.01 FEET (PLAT=37.14') TO THE SOUTHWEST CORNER OF SAID NORTH SPRINGS BUSINESS PARK; THENCE N.89°23'00"E. 851.21 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID NORTH SPRINGS BUSINESS PARK TO THE WESTERLY RIGHT OF WAY LINE OF MAIN STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF MAIN STREET THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) S.1°36'41"W. 119.26 FEET, THENCE (2) S.84°03'01"E. 9.53 FEET, THENCE (3) SOUTH 219.85 FEET; THENCE WEST 151.42 FEET TO THE NORTHEAST CORNER OF BRADFORD COMMERCIAL SUBDIVISION; THENCE SOUTHWESTERLY 76.19 FEET ALONG THE ARC OF A 192.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS S.72°24'21"W. FOR A DISTANCE OF 75.70 FEET) ALONG THE NORTHERLY BOUNDARY LINE OF SAID BRADFORD COMMERCIAL SUBDIVISION; THENCE SOUTHWESTERLY 262.83 FEET ALONG THE ARC OF A 505.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS S.64°54'36"W. FOR A DISTANCE OF 259.87 FEET); THENCE S.50°00'00"W. 106.23 FEET; THENCE S.23°11'51"E. 62.73 FEET; THENCE S.30°22'45"E. 66.65 FEET; THENCE S.19°24'01"E. 61.87 FEET; THENCE WEST 1499.47 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED SUBDIVISION OF LAND CONTAINS 1,388,067 SQUARE FEET OR 31.866 ACRE, CONTAINING THREE LOTS AND ONE PUBLIC ROADWAY DEDICATION.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSED THE SAME TO BE DIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS,

SOUTH UTAH VALLEY SOLID WASTE DISTRICT SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON -EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. IN WITNESS WE / I HAVE HEREUNTO SET OUR HANDS
THE _____ DAY OF _____, 2022.

SOUTH UTAH VALLEY SOLID WASTE DISTRICT

TENEDOR HOLDINGS, LLC

ACKNOWLEDGEMENT

STATE OF UTAH] S.S.
COUNTY OF UTAH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS_____DAY OF _____ , 2022
BY_____
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

NOTARY PUBLIC (PRINT NAME) NOTARY PUBLIC (SIGNATURE)
A NOTARY PUBLIC COMMISSIONED IN UTAH

STATE OF UTAH] S.S.
COUNTY OF UTAH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS_____DAY OF _____ , 2022
BY_____
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

NOTARY PUBLIC (PRINT NAME) NOTARY PUBLIC (SIGNATURE)
A NOTARY PUBLIC COMMISSIONED IN UTAH

PLANNING COMMISSION

APPROVED THIS _____ DAY OF
_____ A.D. 20___ BY THE
SPANISH FORK CITY PLANNING COMMISSION.

_____
CHAIRMAN SPANISH FORK CITY PLANNING COMM.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

_____ _____
DATE SPANISH FORK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____
DAY OF _____ A.D. 20___

_____
SPANISH FORK CITY ATTORNEY

CITY COUNCIL

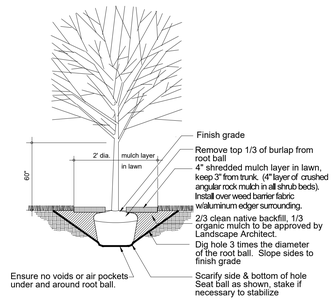
PRESENTED TO THE SPANISH FORK CITY COUNCIL
ON THIS _____ DAY OF _____ A.D. 20___,
AT WHICH TIME THIS SUBDIVISION WAS APPROVED
AND ACCEPTED.

CITY MANAGER:_____
CITY RECORDER ATTEST: _____

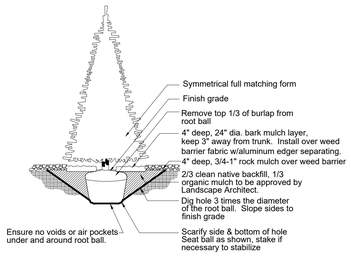
RECORDED

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____
DAY OF _____ A.D. 2018
IN BOOK _____ AT PAGE _____
UTAH COUNTY RECORDER

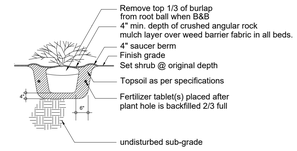
BY : _____ DEPUTY



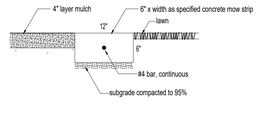
A DECIDUOUS TREE PLANTING DETAIL
NTS



B CONIFEROUS TREE PLANTING DETAIL
NTS



C SHRUB PLANTING DETAIL
NTS



D CONCRETE MOW STRIP DETAIL
NTS

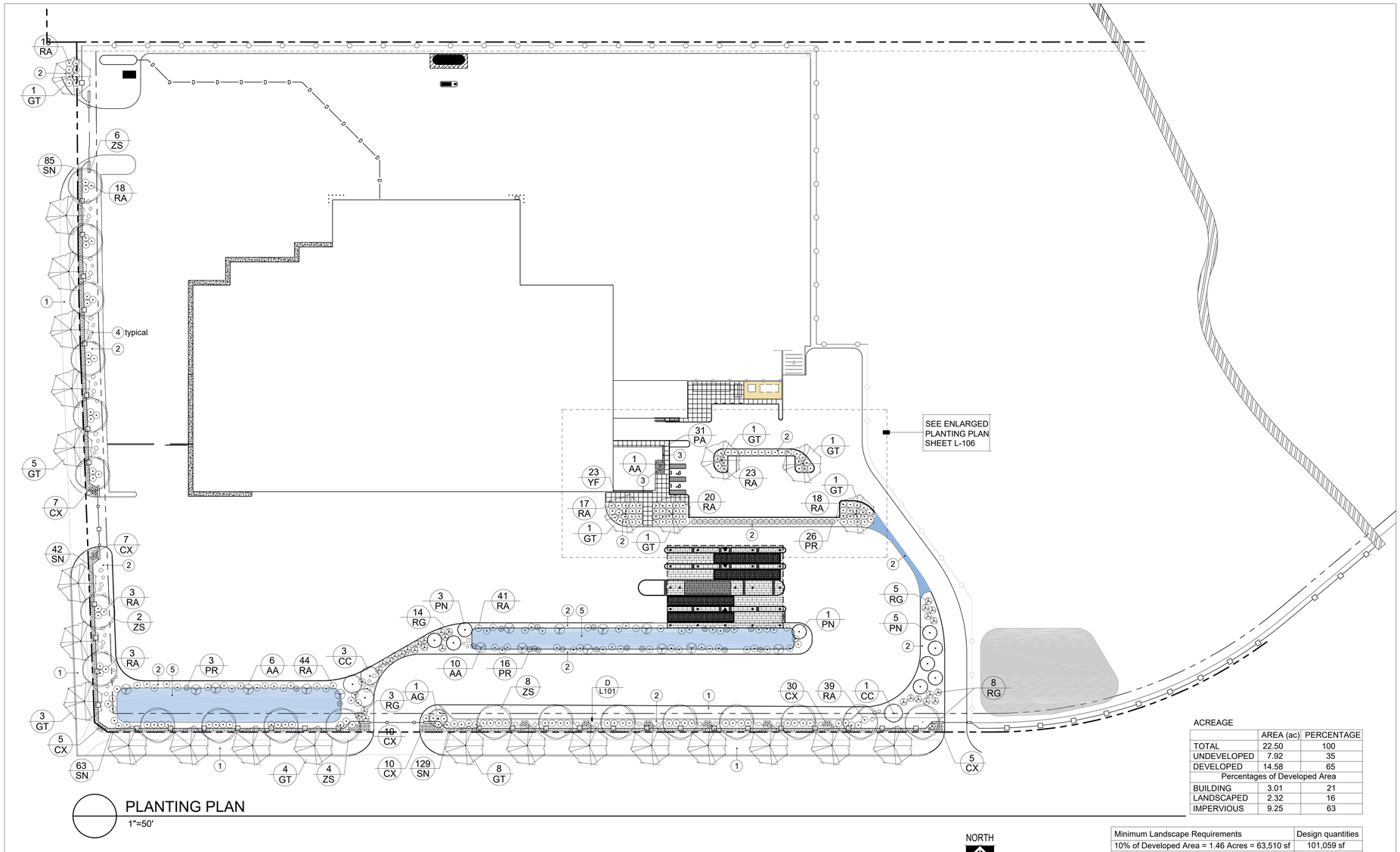
PLANT MATERIAL LIST

TREES

17	AA	Amelanchier alnifolia 'Autumn Brilliance', Serviceberry, 10-12' clump.
1	AG	Acer ginnala 'Flame', Clump Amur Maple, 10' clump.
3	CC	Cercis canadensis, Eastern redbud, 2" cal.
24	GT	Gleditsia triacanthos inermis 'Shademaster', Honeylocust, 2" cal.
9	PN	Pinus nigra, Austrian Pine, 8' tall
20	ZS	Zelkova serrata 'Green Vase', Zelkova, 2" cal.

SHRUBS

67	CX	Calamagrostis x acutiflora, Karl Foerster Reed Grass, 5 gal.
31	PA	Pennisetum alopecuroides 'Hameln', Dwarf Fountain Grass, 5 gal.
45	PR	Perovskia atriplicifolia, Russian Sage, 5 gal.
234	RA	Rhus aromatica 'Gro-Low', Gro-Low Sumac, 5 gal.
30	RG	Rhus glabra, Dwarf Smooth Sumac, 5 gal.
319	SN	Spiraea nipponica 'Snowmound', Snowmound Spiraea, 5 gal.
23	YF	Yucca filamentosa 'Color Guard', Color Guard Yucca, 5 gal.



PLANTING PLAN
1"=50'

ACREAGE

	AREA (ac)	PERCENTAGE
TOTAL	22.50	100
UNDEVELOPED	7.92	35
DEVELOPED	14.58	65
Percentages of Developed Area		
BUILDING	3.01	21
LANDSCAPED	2.32	16
IMPERVIOUS	9.25	63

Minimum Landscape Requirements	Design quantities
10% of Developed Area = 1.46 Acres = 63,510 sf	101,059 sf
Turf @ 30% of 63,510 sf: 1.46 ac = 19,053 sf	26,655 sf
Trees @ 1/1000 sf = 64 trees	74
Shrubs @ 10/1000 sf = 635 shrubs	749

NOTES

① lawn / sod

② 1 1/2" South Town Cobble* over DeWitt fabric

③ Bark mulch

④ Landscape boulders

⑤ 3" South Town Cobble* over DeWitt fabric

* Cobble available www.topsoil.rocks

JRCA
ARCHITECTS
577 South 200 East
S L C, Utah 84111
ph: (801) 533-2100
jrcadesign.com

SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3450 N. 600 W.
SPANISH FORK, UTAH 84660

PROJECT #: 20044

CONSTRUCTION DOCUMENTS
08/30/2021

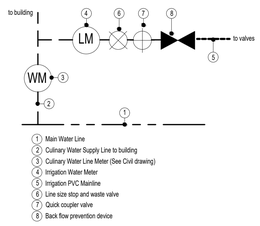
	DATE	REVISION

LANDSCAPE ARCHITECT
JOHN T. SWAIN
102348-5301
State of Utah

PLANTING PLAN

L-101

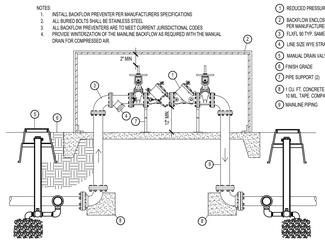
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1. Main Water Line
2. Culinary Water Supply Line to building
3. Culinary Water Line Meter (See Civil drawing)
4. Irrigation Water Meter
5. Irrigation PVC Mainline
6. Line size stop and waste valve
7. Quick coupler valve
8. Back flow prevention device

MAIN CONNECTION SCHEMATIC DETAIL A

NTS



BACKFLOW PREVENTER DETAIL B

NTS

IRRIGATION LEGEND

TQ F H Q

Rainbird 1804-U15 series MPR pop-up spray head, half noz. 1.85 gpm @ 30 psi

Netafim Techline CV Dripline w/ pressure compensating inline emitters
emitter spacing and flow: 4 GPH @18" rows @ 18" o.c. - install as per manufacturer's recommendation for distribution uniformity.

1/2" distribution tubing (shown diagramatically on plan)
(use Sch. 40 PVC sleeve, min. 2 x line size under all hard surfaces)

Schedule 40 PVC 2" mainline
(use Sch. 40 PVC sleeve, min. 2 x line size under all hard surfaces)

Schedule 40 PVC lateral lines, sizes as noted
(use Sch. 40 PVC sleeve, min. 2 x line size under all hard surfaces)

Rainbird PEB electric remote control valves: 1" & 1 1/2".

Rainbird XCZ-100-PRB-COM Drip Control Valve Kit w/ 1" PESB Valve

Drip Zones w/ Netafim TECHLINE 17mm dripline, 0.4 emitters @ 18" emitter spacing, tubing row spacing @ 18" o.c.
Refer to manufacturer installation recommendations.

2 / 46.2 Valve number / Gallons per minute

D-1 Drip valve number

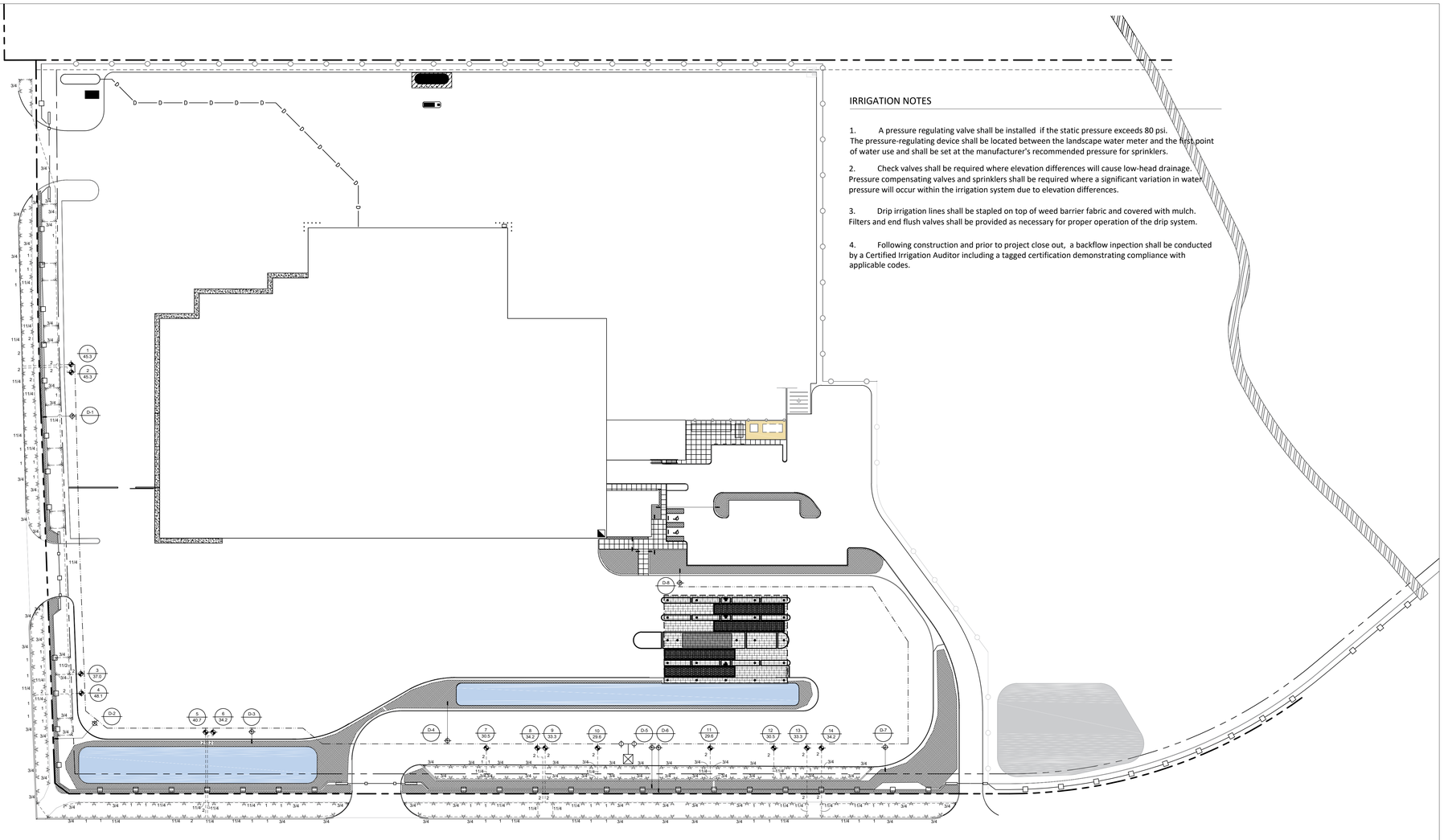
Rainbird 33-RC quick coupler valve in large round valve box

Line size isolation valve in large round valve box

Main connection: 1 1/2" Zurn Wilkins 975XL series reduced pressure (RP) backflow preventer, 2" Mueller stop & waste valve, and Rainbird 33 RC quick coupler valve, (install backflow in aluminum enclosure-meet all applicable plumbing codes)

Rainbird ESP-LXME/F-24 station exterior wall mount controller. (confirm location with Architect)

Rainbird Rain Check automatic rain shut off, confirm location with Architect



IRRIGATION PLAN

1"=50'

NORTH

0 50 100

IRRIGATION NOTES

1. A pressure regulating valve shall be installed if the static pressure exceeds 80 psi. The pressure-regulating device shall be located between the landscape water meter and the first point of water use and shall be set at the manufacturer's recommended pressure for sprinklers.

2. Check valves shall be required where elevation differences will cause low-head drainage. Pressure compensating valves and sprinklers shall be required where a significant variation in water pressure will occur within the irrigation system due to elevation differences.

3. Drip irrigation lines shall be stapled on top of weed barrier fabric and covered with mulch. Filters and end flush valves shall be provided as necessary for proper operation of the drip system.

4. Following construction and prior to project close out, a backflow inpection shall be conducted by a Certified Irrigation Auditor including a tagged certification demonstrating compliance with applicable codes.

NOTES:

1 - Use schedule 40 PVC sleeves twice the size or larger of the pipe inside.

2 - Set spray heads adjacent to walks and paving 1 1/2" away.

3 - Install quick coupler immediately downstream from the mainline connection and backflow device.

4 - Install quick couplers at each manifold over 100 feet apart.

5 - Exterior controller to be enclosed in locking stainless steel enclosure. Location to be verified with owner/Archtiect and coordinated with electrical contractor.

6 - Conduct inspection of mainline piping and wiring pior to backfilliing.

7 - Conduct final inpection for coverage. Review installed system at completion of installation and make necessary adjustments prior to acceptance.

8 - Mainline location shown schematically for graphic clarity. Contractor to keep accurate "As-Built" drawings during construction. Submit as-built drawings for preparation of final drawing for the owner.

9 - Install one valve per jumbo rectangular box. Use tan boxes in rock mulch, greeen in sod.

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jrcadesign.com

SUVSWD ENVIRONMENTAL RECOVERY FACILITY

3450 N. 600 W.
SPANISH FORK, UTAH 84660

PROJECT #: 20044

CONSTRUCTION DOCUMENTS
08/30/2021

	DATE	REVISION

LANDSCAPE ARCHITECT
JOHN T. SWAIN
102348-5301
State of Utah

OVERALL IRRIGATION PLAN

L-102

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SPRINKLER LEGEND

TQ F H Q — Rainbird 1804-U15 series MPR pop-up spray head, half noz. 1.85 gpm @ 30 psi

1/2" distribution tubing (shown diagramatically on plan)
(use Sch. 40 PVC sleeve, min. 2 x line size under all hard surfaces)

Schedule 40 PVC 2" mainline
(use Sch. 40 PVC sleeve, min. 2 x line size under all hard surfaces)

Schedule 40 PVC lateral lines, sizes as noted
(use Sch. 40 PVC sleeve, min. 2 x line size under all hard surfaces)

Rainbird PEB electric remote control valves: 1" & 1 1/2".

Rainbird XCZ-100-PRB-COM Drip Control Valve Kit w/ 1" PESB Valve

Drip Zones w/ Netafim TECHLINE 17mm dripline, 0.4 emitters @ 18" emitter spacing, tubing row spacing @ 18" o.c.
Refer to manufacturer installation recommendations.

2 / 46.2 — Valve number / Gallons per minute

D-1 — Drip valve number

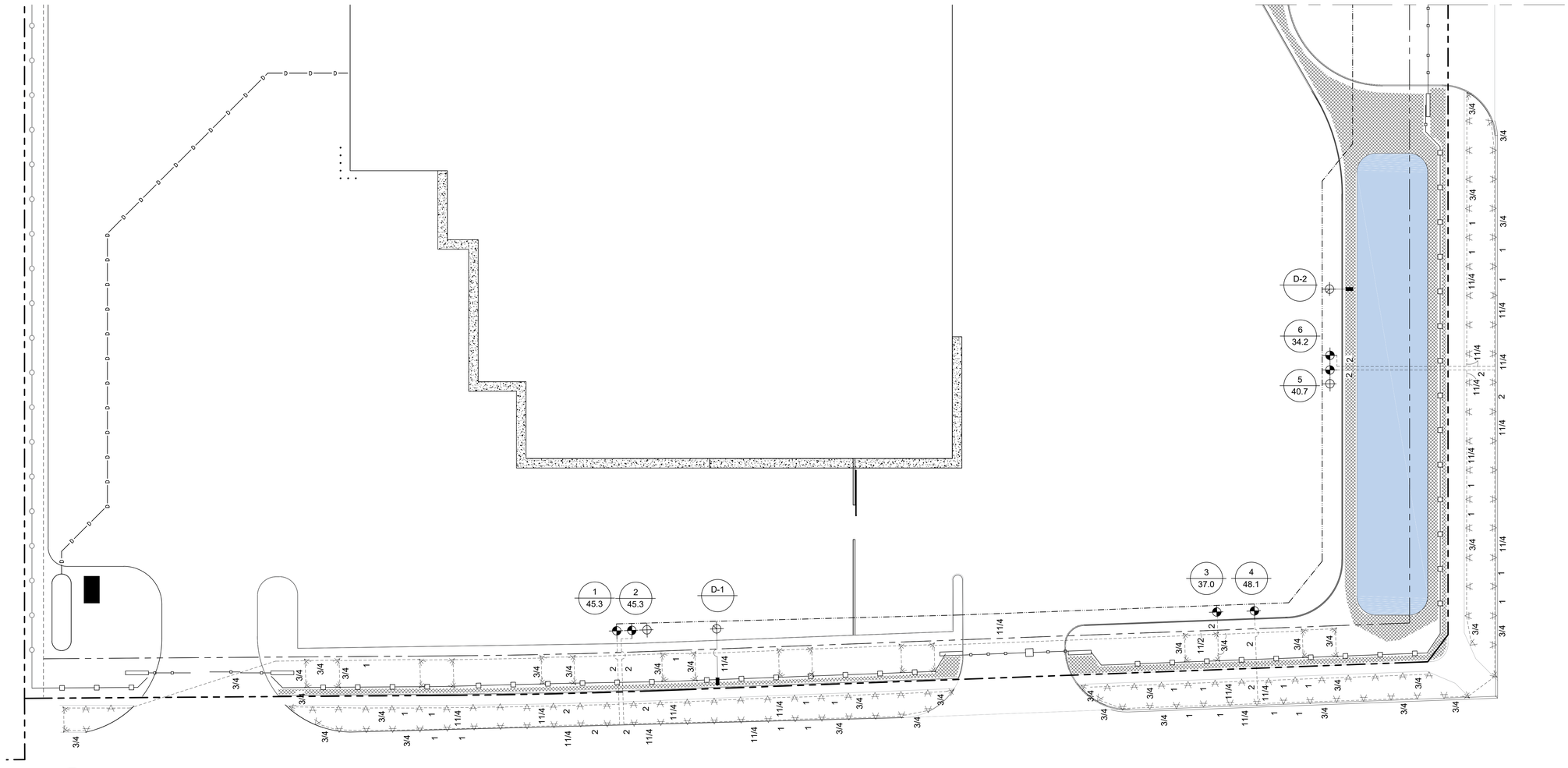
Rainbird 33-RC quick coupler valve in large round valve box

Line size isolation valve in large round valve box

Main connection: 1 1/2" Zurn Wilkins 975XL series reduced pressure (RP) backflow preventer, 2" Mueller stop & waste valve, and Rainbird 33 RC quick coupler valve,
(Install backflow in aluminum enclosure-meet all applicable plumbing codes)

Rainbird ESP-LXME/F-24 station exterior wall mount controller.
(confirm location with Architect)

Rainbird Rain Check automatic rain shut off, confirm location with Architect



ENLARGED WEST AREA PLANTING PLAN
1"=25'

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SUVSWD ENVIRONMENTAL RECOVERY FACILITY

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PROJECT #: 20044

CONSTRUCTION DOCUMENTS
08/30/2021

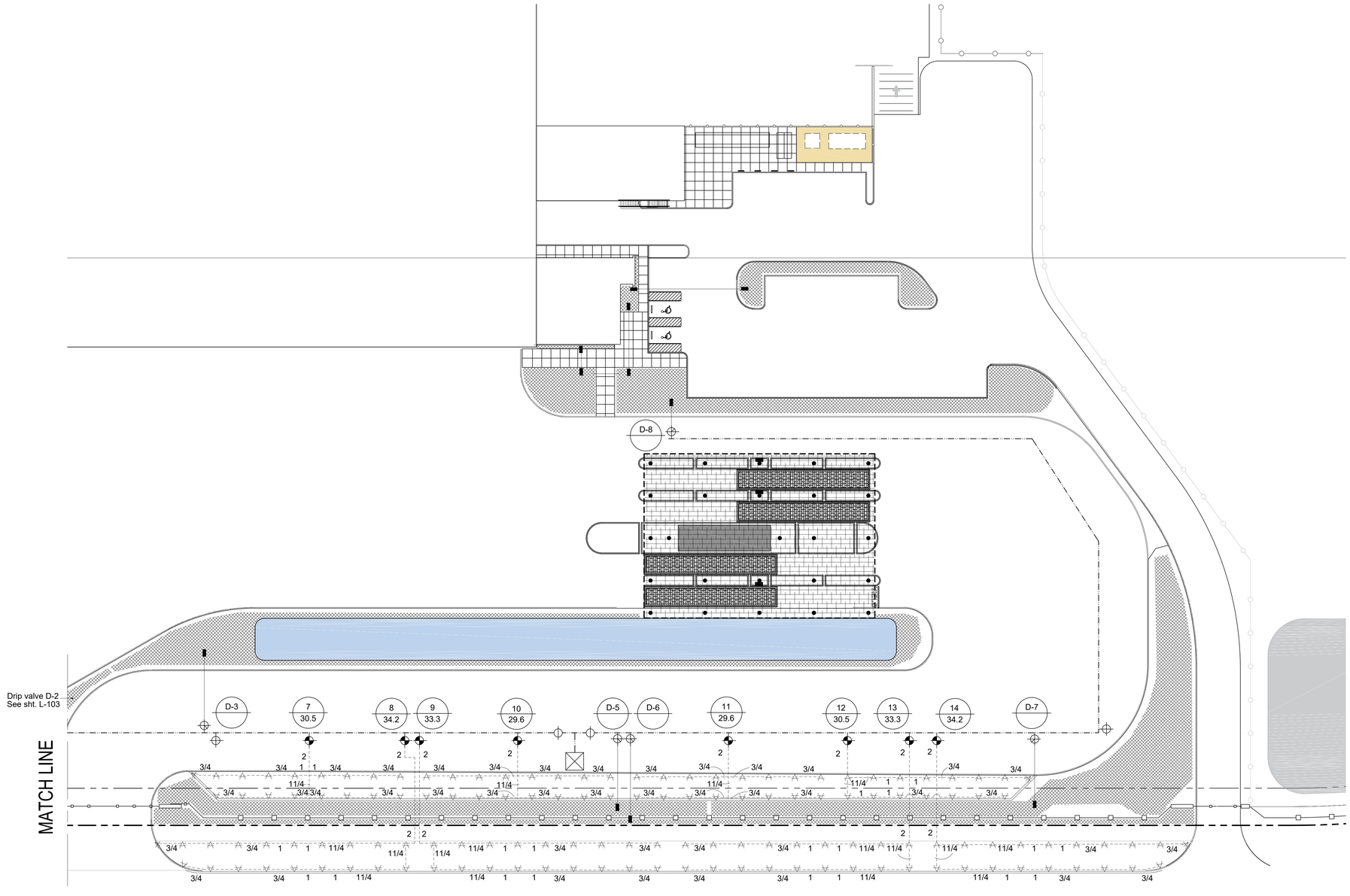
△	DATE	REVISION

LANDSCAPE ARCHITECT
JOHN T. SWAIN
162348-5301
State of Utah

ENLARGED IRRIGATION PLAN: WEST

L-103

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ENLARGED EAST AREA PLANTING PLAN

1"=25'

SPRINKLER LEGEND

TQ F H Q — Rainbird 1804-U15 series MPR pop-up spray head, half noz. 1.85 gpm @ 30 psi

1/2" distribution tubing (shown diagramatically on plan)
(use Sch. 40 PVC sleeve, min. 2 x line size under all hard surfaces)

Schedule 40 PVC 2" mainline
(use Sch. 40 PVC sleeve, min. 2 x line size under all hard surfaces)

Schedule 40 PVC lateral lines, sizes as noted
(use Sch. 40 PVC sleeve, min. 2 x line size under all hard surfaces)

Rainbird PEB electric remote control valves: 1" & 1 1/2".

Rainbird XCZ-100-PRB-COM Drip Control Valve Kit w/ 1" PESB Valve

Drip Zones w/ Netafim TECHLINE 17mm dripline, 0.4 emitters @ 18" emitter spacing, tubing row spacing @ 18" o.c.
Refer to manufacturer installation recommendations.

2 / 46.2 — Valve number / Gallons per minute

D-1 — Drip valve number

Rainbird 33-RC quick coupler valve

Line size isolation valve in large round valve box

Main connection: 1 1/2" Zurn Wilkins 975XL series reduced pressure (RP) backflow preventer, 2" Mueller stop & waste valve, and Rainbird 33 RC quick coupler valve,
(install backflow in aluminum enclosure-meet all applicable plumbing codes)

Rainbird ESP-LXME/F-24 station exterior wall mount controller.
(confirm location with Architect)

Rainbird Rain Check automatic rain shut off, confirm location with Architect

0 50 100

NORTH

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SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3450 N. 600 W.
SPANISH FORK, UTAH 84660

PROJECT #: 20044

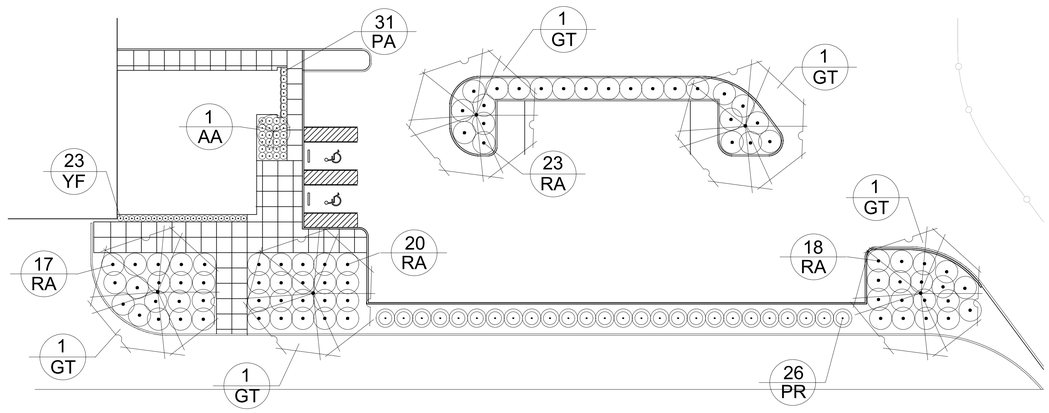
CONSTRUCTION DOCUMENTS 08/30/2021		
△	DATE	REVISION

LANDSCAPE ARCHITECT
JOHN T. SWAIN
102348-5301
State of Utah

ENLARGED PLANTING PLAN EAST

L-104

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ENLARGED OFFICE AREA PLANTING PLAN
1"=20'

PLANT MATERIAL LIST

TREES

AA-Amelanchier alnifolia 'Autumn Brilliance', Serviceberry, 10-12' clump.
GT-Gleditsia triacanthos inermis 'Shademaster', Honeylocust, 2" cal.

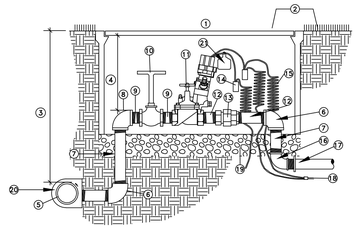
ORNAMENTAL GRASSES/PERENNIALS/GROUND COVER

PA-Pennisetum alopecuroides 'Hameln', Dwarf Fountain Grass, 5 gal.
PR-Perovskia atriplicifolia, Russian Sage, 5 gal.

SHRUBS

RA-Rhus aromatica 'Gro-Low', Gro-Low Sumac, 5 gal.
YF-Yucca filamentosa 'Color Guard', Color Guard Yucca, 5 gal.

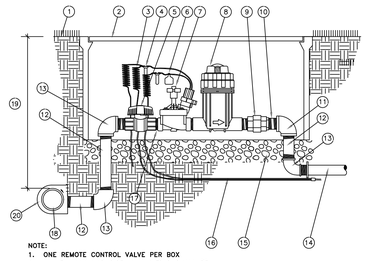
NORTH
0 50



NOTE:
1. ONE REMOTE CONTROL VALVE PER BOX
2. ALL FILLINGS AND PIPE IN MANIFOLD SHALL BE THREADED SCH. 80 PVC USING TEFLON TAPE AND #5 RECTOR SEAL

CONTROL VALVE ASSEMBLY
NTS

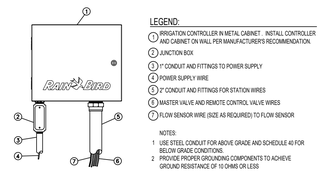
1. CARSON-BROOKS 1419-12 STANDARD OR 1220-12 JUMBO VALVE BOX WITH STAINLESS STEEL BOLTS. (BOLT DOWN LID). (MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION) INSTALL AT GRADE
2. INSTALL AT GRADE
3. 30" MAX. DEPTH
4. 10"-14"
5. MAIN WATER SUPPLY LINE
6. PVC SCH. 80 ELBOW
7. PVC SCH. 80 NIPPLE: LENGTH AS REQUIRED (TYP.)
8. PVC SCH. 80 ELL SAME SIZE AS VALVE
9. SCH. 80 NIPPLE ON EITHER SIDE OF GATE VALVE
10. MILWAUKEE BRAND OR APPROVED AMERICAN MADE BRASS GATE VALVE W/ NON RISING STEM (LINE SIZE)
11. ELECTRIC CONTROL VALVE - SEE EQUIPMENT SCHEDULE
12. SCH. 80 NIPPLE ON EITHER SIDE OF UNION
13. PVC SCH. 80 UNION
14. WATER TIGHT CONNECTORS (3M DBY ONLY)
15. PROVIDE 24" EXPANSION LOOP AT EACH WIRE CONNECTOR IN BOX.
16. SCH. 80 ELBOW WITH SCH. 80 NIPPLE INTO S X T BUSHING TO LATERAL
17. LATERAL LINE
18. CONTROL WIRES
19. 6" MIN. DEPTH CLEAN PEA GRAVEL
20. PVC SCH. 80 TEE SXSXS WITH SCH. 80 SXT BUSHING OR DOUBLE STRAP SADDLE.
21. ID TAG: RAINBIRD VID SERIES



NOTE:
1. ONE REMOTE CONTROL VALVE PER BOX
2. ALL FILLINGS AND PIPE IN MANIFOLD SHALL BE THREADED SCH. 80 PVC USING TEFLON TAPE AND #5 RECTOR SEAL

COMMERCIAL DRIP CONTROL ZONE KIT
NTS

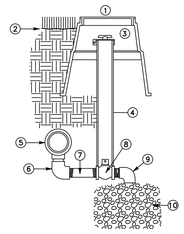
1. INSTALL AT GRADE
2. CARSON-BROOKS 1419-12 STANDARD OR 1220-12 JUMBO VALVE BOX WITH STAINLESS STEEL BOLTS. (BOLT DOWN LID). (MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION) INSTALL AT GRADE
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATER TIGHT CONNECTOR (3M DBY ONLY)
5. 1-INCH BALL VALVE
6. ID TAG (RAINBIRD VID SERIES)
7. ELECTRIC REMOTE DRIP CONTROL VALVE: SEE EQUIPMENT SCHEDULE
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER RAINBIRD PRB-QKCHK-100
9. PVC SCH 80 UNION
9. PVC SCH 80 UNION
10. PVC SCH 80 NIPPLE, EITHER SIDE OF UNION
11. PVC SCH 80 ELL, SAME SIZE AS VALVE
12. PVC SCH 80 NIPPLE, LENGTH AS REQUIRED
13. SCH. 80 ELBOW WITH SCH. 80 NIPPLE INTO S X T BUSHING TO LATERAL
14. LATERAL LINE
15. 6" MIN. DEPTH CLEAN PEA GRAVEL
16. CONTROL WIRES
17. PVC NIPPLES, BOTH SIDES OF BALL VALVE
18. MAIN SUPPLY LINE
19. 30"MAXIMUM DEPTH
20. PVC SCH. 80 TEE SXSXS WITH SCH. 80 SXT BUSHING OR DOUBLE STRAP SADDLE.



LEGEND:
1. IRRIGATION CONTROLLER IN METAL CABINET. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATION.
2. JUNCTION BOX
3. 1" CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 2" CONDUIT AND FITTINGS FOR STATION WIRES
6. MASTER VALVE AND REMOTE CONTROL VALVE WIRES
7. FLOW SENSOR WIRE (SIZE AS REQUIRED) TO FLOW SENSOR

NOTES:
1. USE STEEL CONDUIT FOR ABOVE GRADE AND SCHEDULE 40 FOR BELOW GRADE CONDITIONS.
2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS

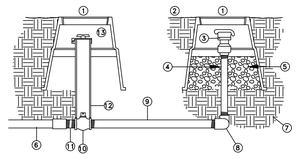
IRRIGATION CONTROLLER DETAIL
NTS



1. 10" ROUND VALVE BOX W/ LOCK BOLT, CARSON-BROOKS 910
2. FINISH GRADE
3. 906L WEATHERMATIC LOCKING VALVE CAP PERMANENTLY ATTACHED TO SLEEVE. TOP OF MARKER 4" - 6" BELOW GRADE
4. 2" PVC SCH. 40 SLEEVE NOTCHED OVER VALVE
5. PVC SCH. 80 TEE & MAIN LINE
6. 3/4" PVC SCH. 80 ELBOW
7. 3/4" PVC SCH. 80 NIPPLE (LENGTH AS REQUIRED)
8. 3/4" FORD B11333 BALL VALVE
9. 3/4" MARLEX STREET ELBOW
10. GRAVEL SUMP - 18" x 18" x 12" MIN. SIZE

NOTE:
1) ALL PVC NIPPLES TO BE SCH. 80
2) PROVIDE VALVE KEY TO OWNER

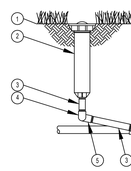
MANUAL DRAIN VALVE ASSEMBLY
NTS



1. 10" ROUND GREEN PLASTIC VALVE BOX, CARSON-BROOKS 910
2. INSTALL BOX AT FINISH GRADE IN TURF AREAS. 2" ABOVE GRADE IN PLANTING AREAS
3. QUICK COUPLER - SEE EQUIPMENT SCHEDULE RAINBIRD 44LRC (TYPICAL) (MOUNT 4 - 6" BELOW GRADE)
4. 1" GALVANIZED RISER, LENGTH AS REQUIRED
5. 6" MIN. DEPTH CLEAN PEA GRAVEL
6. MAIN SUPPLY LINE
7. SUB-GRADE COMPACTED TO 95% (TYP.)
8. 1" GALVANIZED DOUBLE ELBOW SWING JOINT
9. 1" GALVANIZED NIPPLE, MIN. LENGTH 24" BEFORE TRANSITION TO PVC PIPE
10. 1" BALL B11444 FORD VALVE
11. SCH. 80 NIPPLE
12. 2" SCH. 40 PVC SLEEVE NOTCHED OVER BALL VALVE
13. 906L WEATHERMATIC LOCKING VALVE CAP PERMANENTLY ATTACHED TO SLEEVE. TOP OF MARKER 4"-6" BELOW GRADE

NOTE: INSTALL (1) QUICK COUPLING VALVE AS SHOWN ON PLANS.

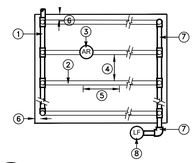
QUICK COUPLER VALVE ASSEMBLY
NTS



LEGEND

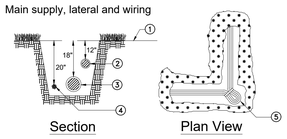
1. FINISH GRADE / TOP OF MULCH
2. 4" POP-UP SPRAY SPRINKLER SEE SPRINKLER LEGEND
3. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
4. PVC SCH 40 ELL
5. PVC SCH 40 STREET ELL
6. PVC SCH 40 TEE OR ELL
7. PVC LATERAL PIPE

POP-UP SPRINKLER HEAD
NTS



1. SUPPLY HEADER W/ PVC PIPE & FITTINGS
2. TECHLINE TUBING
3. RELIEF VALVE AT HIGH POINT
4. ROW SPACING PER PLAN
5. EMITTER SPACING PER PLAN
6. 2-4" FROM PAVING
7. EXHAUST HEADER W/ PVC PIPE & FITTINGS
8. LINE FLUSHING VALVE W/ PEA GRAVEL SUMP

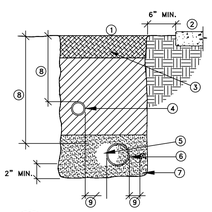
NETAFIM TECHLINE SCHEMATIC DETAIL
NTS



1. FINISH GRADE
2. LATERAL LINE
3. MAIN LINE
4. TUBING OR WIRING TAPE & BUNDLE @ 20' INTERVALS
5. TIE A LOOSE 20" LOOP IN ALL WIRING @ CHANGES OF DIRECTION GREATER THAN 30 DEGREES. UNTIE ALL LOOPS AFTER CONNECTIONS HAVE BEEN MADE.

Use 14 ga. copper wire and run extra wire to furthest manifolds.

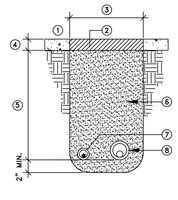
TRENCHING DETAIL
NTS



1. IF LAWN IS EXISTING, REPLACE SOD AS PER OWNER'S SPECIFICATIONS
2. ADJACENT HARD SURFACE
3. TOPSOIL FREE FROM ROCKS GREATER THAN 1" DIAMETER
4. NON-PRESSURE LATERAL LINE
5. PRESSURE MAIN LINE
6. DIRECT BURIAL, LOW VOLTAGE CONTROL WIRES; TAPE AND BUNDLE AT 10' O.C. PLACE 6" EITHER SIDE OF PIPE OR 6" BELOW.
7. MORTAR SAND BEDDING 2" BELOW AND ABOVE PIPE
8. PIPE DEPTHS:
   MAIN LINE: 18 - 30" COVER
   LATERAL LINE: 8 - 14" COVER
   MINIMUM 6" SEPARATION BETWEEN LINES
9. PIPE SPACING:
   MINIMUM 6" SEPARATION BETWEEN LINES

NOTE: SEE SLEEVING DETAIL FOR TRENCHING IN PAVED AREAS.

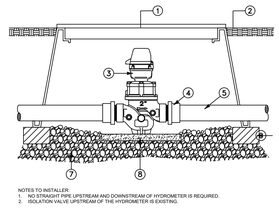
TRENCH DETAIL
NTS



1. EXISTING CONCRETE / ASPHALT
2. SAWCUT & PATCH CONCRETE/ ASPHALT AS REQUIRED
3. WIDTH AS REQUIRED
4. 51/2" DEPTH FOR CONCRETE 3" DEPTH FOR ASPHALT
5. DEPTH AS REQUIRED TO MATCH MAINLINE (18"-30") OR LATERAL (8"-14") PIPING OR CONTROL WIRES (18"-30")
6. COMPACTED BACKFILL FREE FROM ROCKS GREATER THAN 1" IN DIAMETER.
7. CONTROL WIRES 6" TO EITHER SIDE OR 6" UNDER MAINLINE.
8. PVC MAIN LINE/LATERAL

NOTES:
- SLEEVES 4" AND SMALLER USE PVC SCH. 40 PIPE.
- SLEEVES >4" USE PVC SEWER PIPE
- ALL SLEEVES SHALL BE 2" LARGER THAN PIPE TO BE SLEEVED.

SLEEVING DETAIL
NTS



NOTES TO INSTALLER:
1. NO STRAIGHT PIPE UPSTREAM AND DOWNSTREAM OF HYDROMETER IS REQUIRED.
2. ISOLATION VALVE UPSTREAM OF THE HYDROMETER IS EXISTING.

1 1/2" HYDROMETER DETAIL
NTS

JRCA
ARCHITECTS
577 South 200 East
S L C, Utah 84111
ph: (801) 533-2100
jrcadesign.com

SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3450 N. 600 W.
SPANISH FORK, UTAH 84660

PROJECT #: 20044

CONSTRUCTION DOCUMENTS
08/30/2021

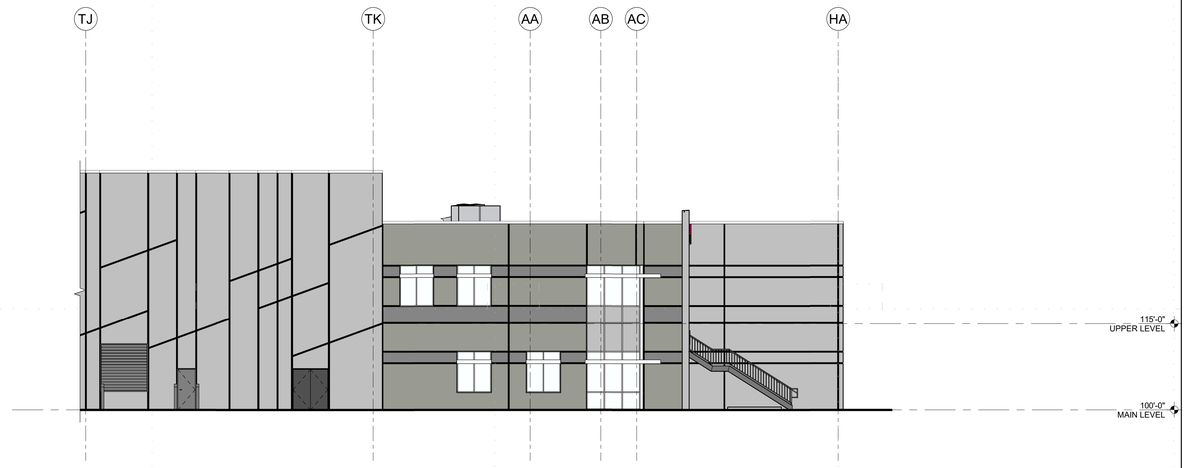
△	DATE	REVISION

LANDSCAPE ARCHITECT
JOHN T. SWAIN
102348-5301
State of Utah

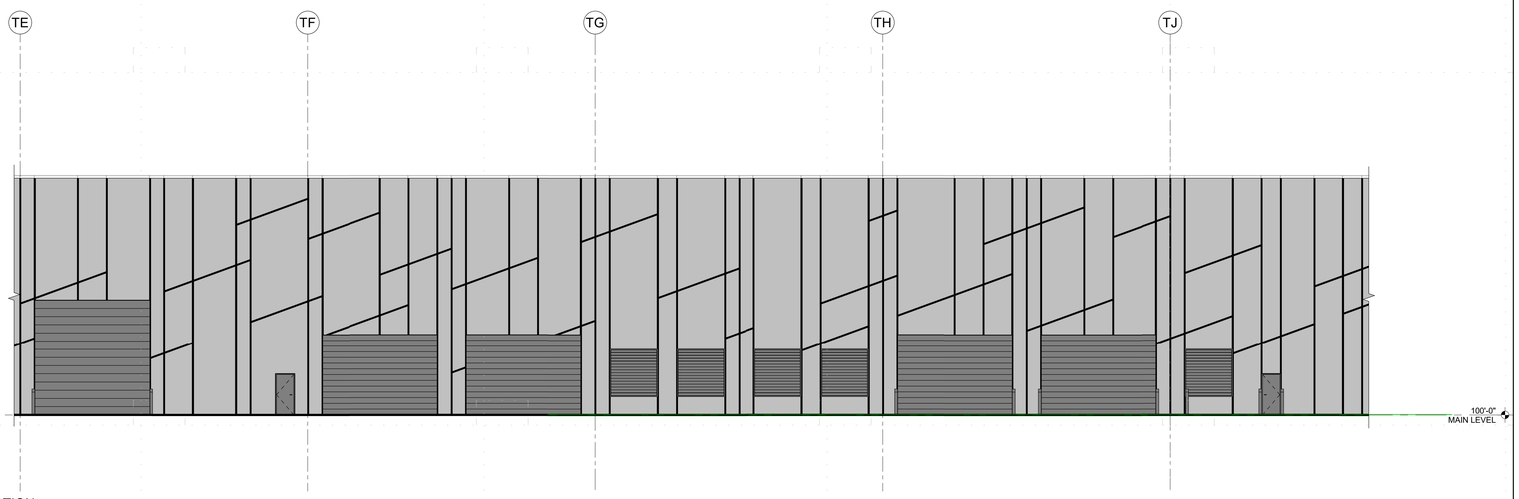
LANDSCAPE DETAILS

L-105

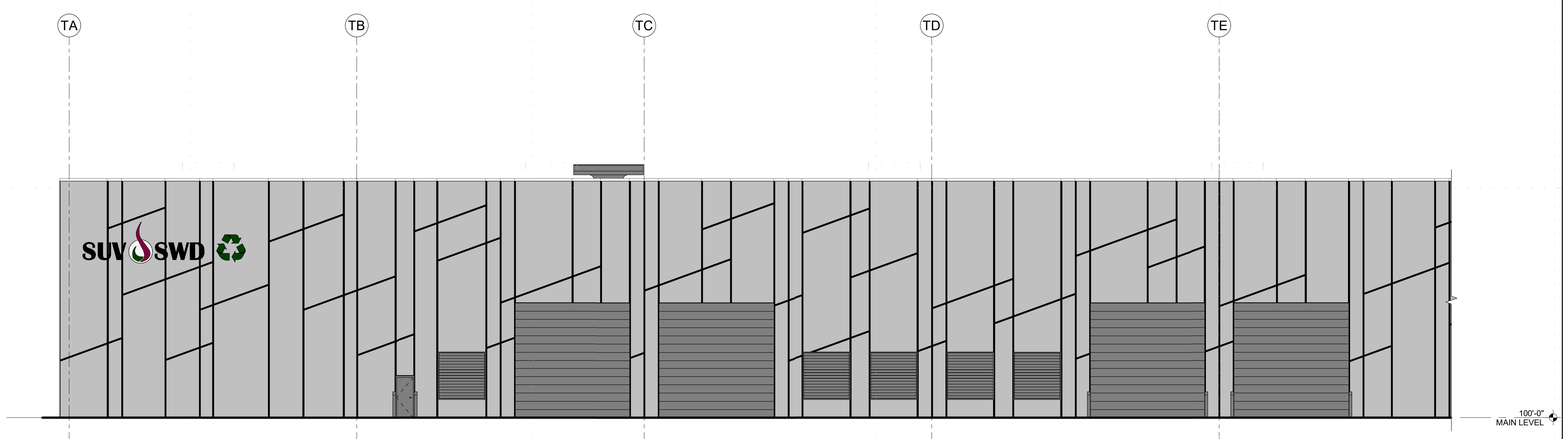
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D4 / AE201 PARTIAL SOUTH ELEVATION
SCALE 3/32" = 1'-0"



B5 / AE201 PARTIAL SOUTH ELEVATION
SCALE 3/32" = 1'-0"



A5 / AE201 PARTIAL SOUTH ELEVATION
SCALE 3/32" = 1'-0"

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jrcadesign.com

SUVSWD ENVIRONMENTAL RECOVERY FACILITY

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SPANISH FORK, UTAH 84660

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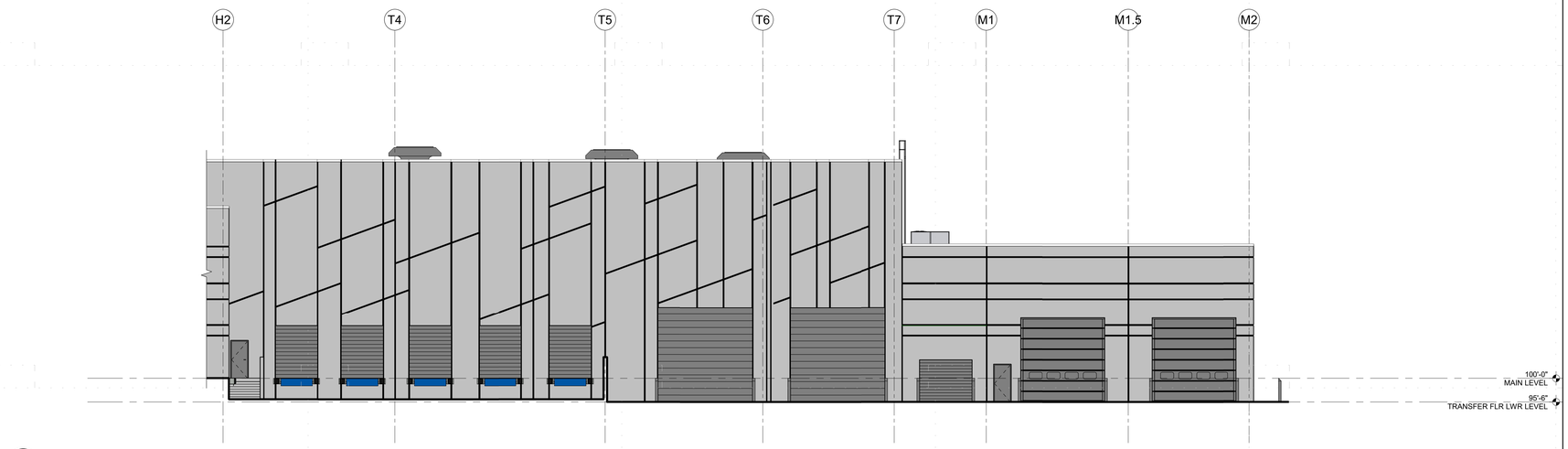
BID / PERMIT SET 10/01/2021		
△	DATE	REVISION

VIEW AND PRINT THIS SHEET IN COLOR

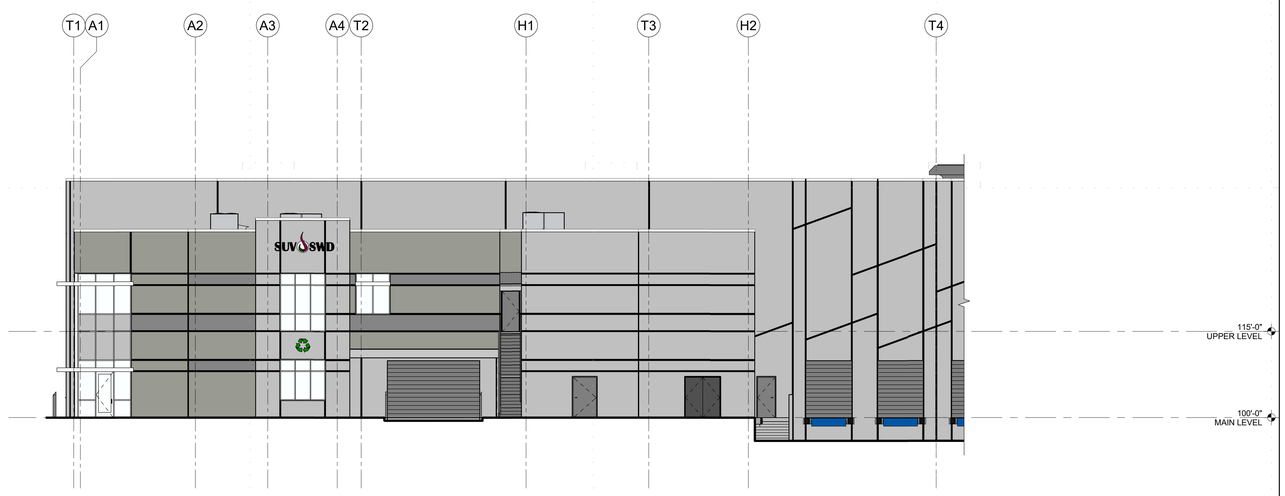
OVERALL SOUTH ELEVATION

AE201

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B5 / AE202 PARTIAL EAST ELEVATION
SCALE 3/32" = 1'-0"



A4 / AE202 PARTIAL EAST ELEVATION
SCALE 3/32" = 1'-0"

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S L C, Utah 84111
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jrcadesign.com

SUVSWD ENVIRONMENTAL RECOVERY FACILITY

3450 N. 600 W.
SPANISH FORK, UTAH 84660

PROJECT #: 20044

BID / PERMIT SET
10/01/2021

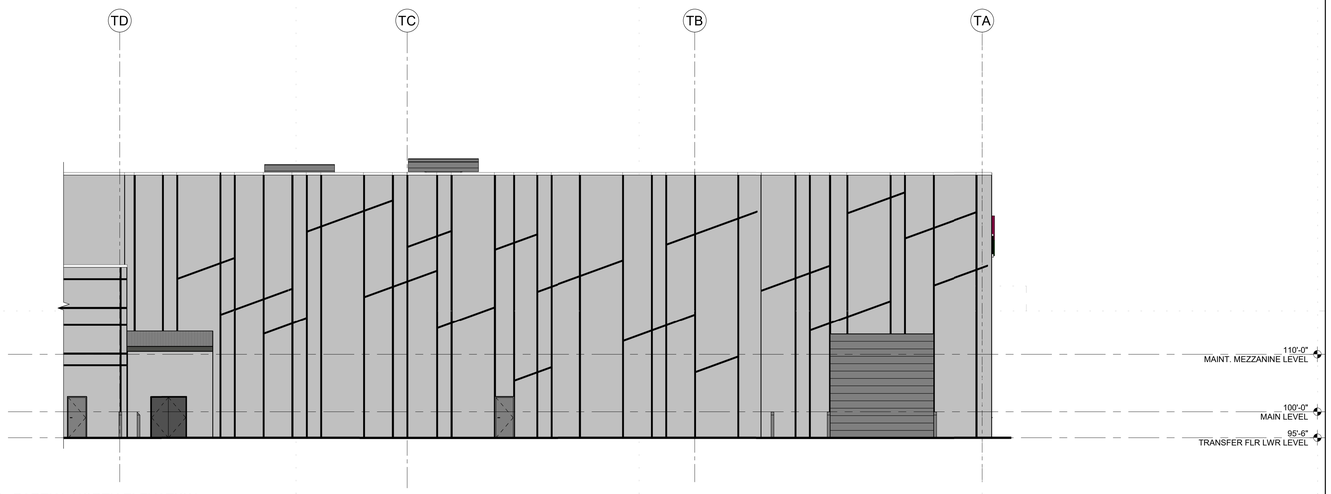
	DATE	REVISION

VIEW AND PRINT THIS SHEET IN COLOR

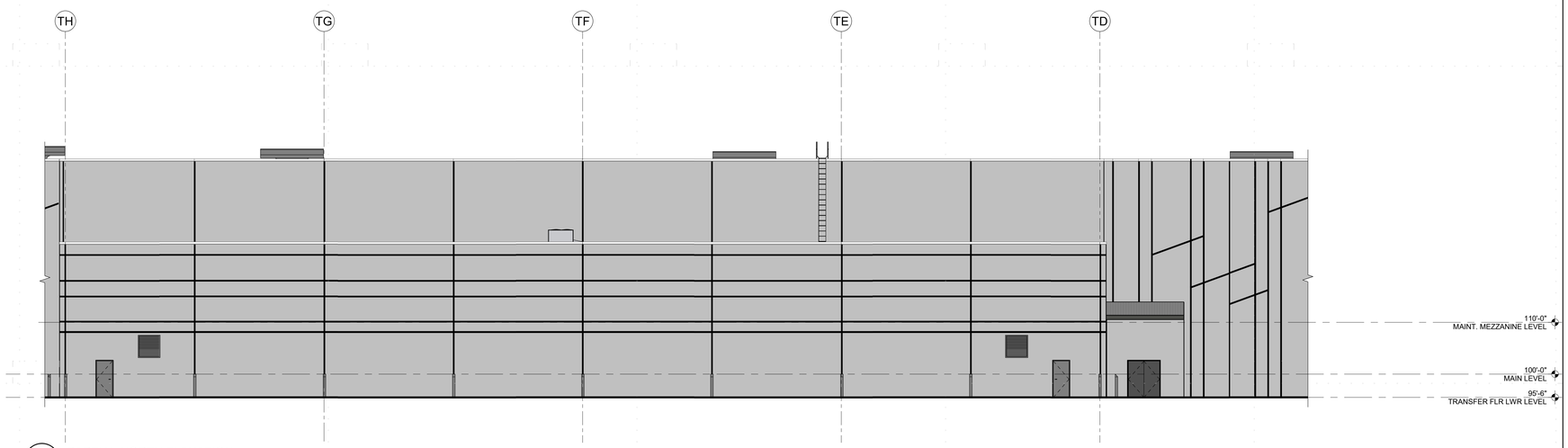
OVERALL EAST ELEVATION

AE202

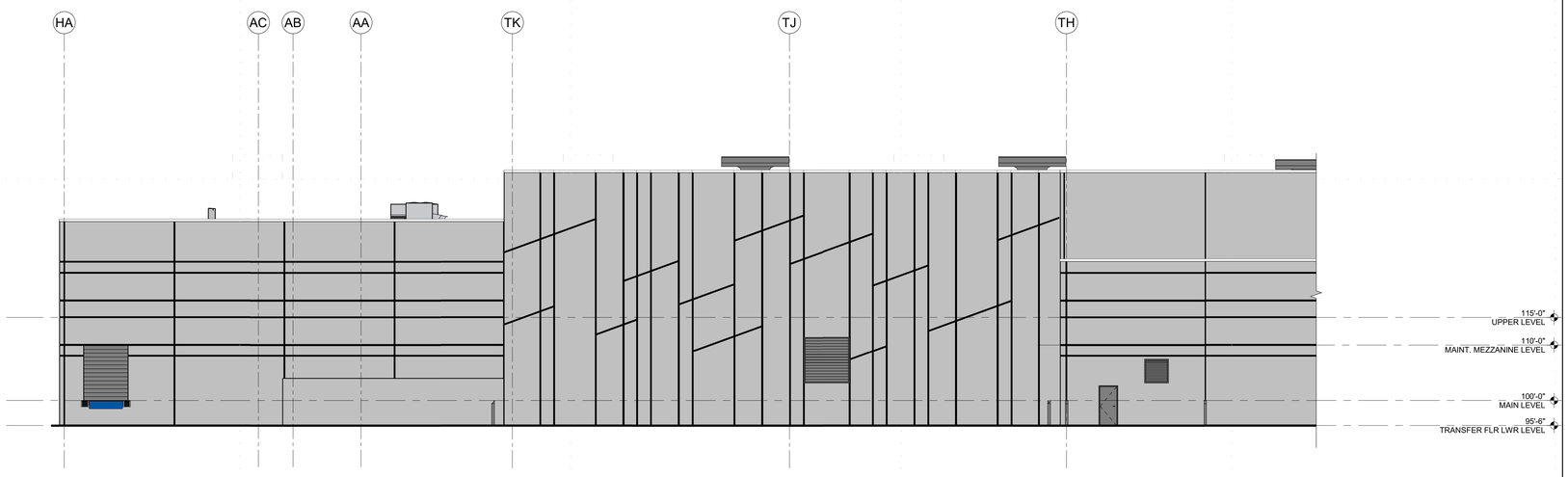
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12/10/2020 4:25:17 PM



C4 / AE203 PARTIAL NORTH ELEVATION
SCALE 3/32" = 1'-0"



B5 / AE203 PARTIAL NORTH ELEVATION
SCALE 3/32" = 1'-0"



A5 / AE203 PARTIAL NORTH ELEVATION
SCALE 3/32" = 1'-0"

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SPANISH FORK, UTAH 84660

PROJECT #: 20044

BID / PERMIT SET
10/01/2021

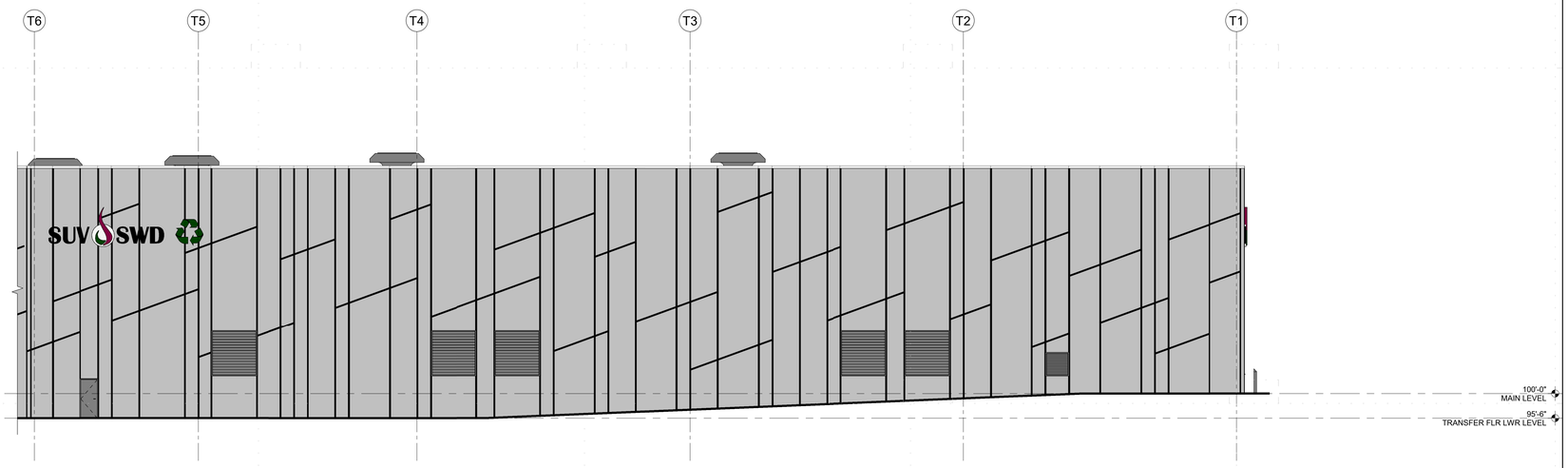
	DATE	REVISION

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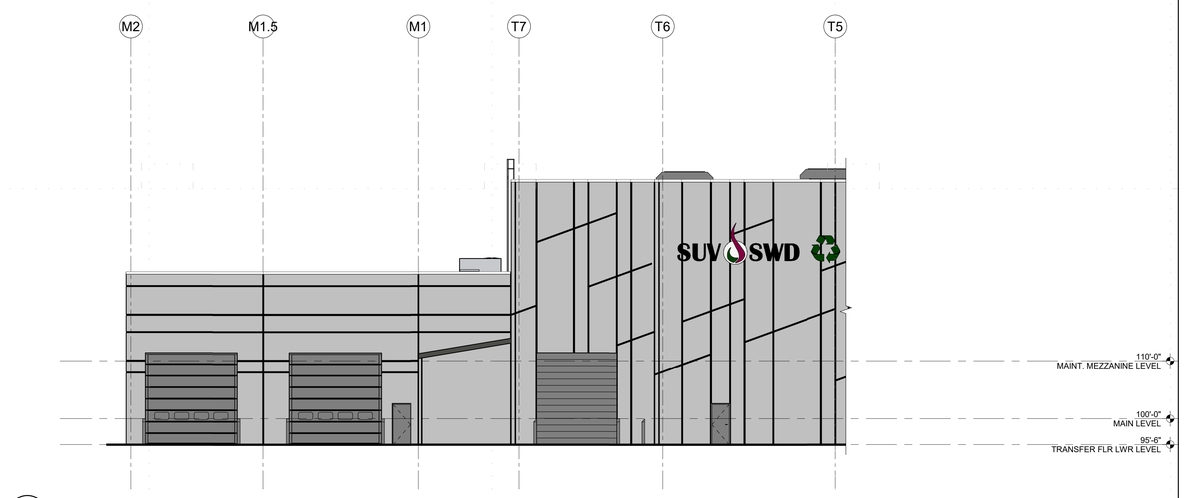
OVERALL NORTH ELEVATION

AE203

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B5 / AE204 PARTIAL WEST ELEVATION
SCALE 3/32" = 1'-0"



A4 / AE204 PARTIAL WEST ELEVATION
SCALE 3/32" = 1'-0"

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577 South 200 East
S L C, Utah 84111
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jrcadesign.com

SUVSWD ENVIRONMENTAL RECOVERY FACILITY

3450 N. 600 W.
SPANISH FORK, UTAH 84660

PROJECT #: 20044

BID / PERMIT SET 10/01/2021		
△	DATE	REVISION

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OVERALL WEST ELEVATION

AE204

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FORSGREN Associates Inc.

SUV SWD



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FORSGREN Associates Inc.

SUV SWD

South Utah Valley Solid Waste District New Environmental Recovery and Transfer Center

Plan of Operations

South Utah Valley Solid Waste District
2450 W. 400 S.
Springville, UT 84663
www.suvswd.org
801-489-3027

FORSGREN Associates Inc.
370 E. 500 S. Ste 200
Salt Lake City, UT 84111
www.forsgren.com
801-364-4785

March 2022

Purpose of Plan

This operating plan describes the methods for managing and operating the SUVSWD Transfer Station. The plan presents the equipment utilized at the Transfer Station for waste transportation, process flows, and site access control. The plan addresses the procedures that will be used to control hazardous or banned waste, litter, odor, vectors, and water pollution.

Background Information

SUVSWD is in the south end of Utah County, and is made up of several member municipalities, including Provo, Springville, Spanish Fork, Mapleton, Salem, Woodland Hills, and Goshen. In 1990, SUVSWD opened its doors to a new transfer station in Springville designed to serve each of its member cities, excluding Goshen who transports its city's waste directly to Bayview landfill.

Due to the rapid population growth seen throughout the south end of Utah County, the District is now disposing of more than 200,000 tons per year of solid waste. SUVSWD has purchased land in Spanish Fork to construct a New Environmental Recovery and Transfer Center to meet the growing solid waste needs for the district's member cities. The 23-acre green-field property is located at approximately 3450 North 550 West, Spanish Fork, UT.

This new facility is designed with safety and efficiency at the forefront. Self-haul and public access will be separate from commercial and curbside collection vehicles, including separate entrances. Public access will be from the newly constructed 3450 North roadway. Commercial and hauling access will be from the newly constructed 600 West roadway. The facility will utilize (3) three side load compactors to efficiently compact and transfer waste from the tipping floor to hauling vehicles. All waste operations will take place inside the fully enclosed 110,000 square foot building. Household hazardous waste (HHW) will be contained and processed inside its own adjacent building.

The new state-of-the-art facility is designed to be a tilt-up concrete structure. Other onsite structures include a maintenance building, HHW building, administration building, scale house, and other site structures. Sizing is based on average and peak day throughputs of 1,200 and 2,400 tons/day, respectively.

On-Site Personnel

A site supervisor will be responsible for all operations at the transfer station. He will be responsible for the training of all employees in safety and fire protection practices. He will also be responsible for the training of employees in the inspection and identification of unauthorized wastes. A minimum of four personnel will be onsite at all times. A scale house attendant will monitor traffic flows and, when applicable, record weights of incoming and outgoing vehicles. A minimum of two operators will be on the tipping floor. One operates a front-end loader to direct waste into the compactor. A second operator directs collection vehicles near the tipping floor and picks out selected materials, such as tires and batteries, from waste. A third operator supervises compactor operations and the loading of transfer trailers from the operations booth or behind the push near the compactors.

SUVSWD expects to continue with similar staffing numbers as currently utilized at the existing facility. Additional staff may be added in the future as needed for hauling and operations. SUVSWD currently staffs between 35-40 employees.

Hours of Operation

The following hours of operation are anticipated:

SUVSWD Indoor Operational Hours

- Mon-Sat 3am-10pm
- Closed Sundays

Open to the Public and Commercial Collection

- Mon-Sat 7am-6pm
- Closed Sundays
- Closed on Major Holidays

Equipment

At least one front end loader will be maintained on site to move waste from the tipping floor into the side load stationary compactors. Three (3) SSI hydraulic compactors compress waste into bales and transfer bales into 45-foot and 30-foot aluminum transfer trailers. To maintain efficiency, preventative maintenance of the equipment used on-site will be performed according to manufacturer specifications (See Operating and Maintenance Manual for details).

A minimum of 5 vehicle scales, and a maximum of 8 scales, will be maintained on the site. One (1) 110-foot will be dedicated to the SUVSWD hauling vehicles. Two (2) 70-foot scales with automated kiosks are dedicated to the commercial vehicles at the commercial entrance. Between two (2) and five (5) scales will be dedicated to public self-haul vehicle traffic. All scales will be outfit with automated features to increase efficiencies and throughput.

The site will include a fueling station for SUVSWD rolling stock and hauling vehicles as permitted by the Utah Department of Environmental Quality.

Traffic Volumes

A traffic impact study was completed by Hales Engineering to analyze anticipated traffic flows on the new roadways leading to the transfer station, this study can be provided on request. Future peak data assumes the following:

- 137 trips/hour during the morning peak hour
- 118 trips/hour during the evening peak hour
- 40 hauling trips/day

Procedural Instructions

Curbside collection vehicles, SUVSWD roll-off trucks, and commercial vehicles with accounts setup for RFID scanning will enter the site on 600 West and proceed to the automated commercial scale. These vehicles continue through the commercial high-speed roll up doors into the enclosing tipping floor area where an operator will direct the vehicles to an open unloading position. The collection vehicle will then back in and unload waste onto the tipping floor.

Public and self-haul traffic will enter the facility on 3450 North. Gate attendants at the public scale house will record vehicle weights and collect fees. Public and self-haul vehicles will continue into the

facility through the public high-speed roll up doors into the enclosed tipping floor area where an operator will direct the vehicles to an open unloading position. On Saturdays, public and self-haul vehicles may use both the commercial and public sides of the facility.

A front-end loader will push the municipal solid waste and recycling into the compactor chutes at the push wall. The waste is then compacted and loaded into transfer trailers. Waste will be confined within the transfer building. It is expected that all waste will be loaded into the trailers by the end of each day.

The facility is also fitted with five (5) loading docks for waste diversion. 53-foot trailers will normally be positioned at the roll-up doors to accept e-waste, white goods, mattresses, tires, metals, cardboard, and other items pulled from the waste stream.

A household hazardous waste (HHW) building is being constructed adjacent to the tipping floor. Public may bring household waste items for proper disposal, i.e. pesticides, fertilizers, batteries, oil, paints, and other hazardous waste items. The public will enter through the main transfer station doors and unload these items in bins as directed by SUVSWD staff. HHW operators may then dispose of the items in the HHW building. Public access is generally not permitted inside the HHW building without proper supervision.

Truck and Vehicle Routes:

- Inbound / outbound access points have been purposefully located on 600 West and 3450 North to help direct main flows of traffic to 600 West. See the traffic circulation Exhibit A.
- Cities providing their own curbside collection will be encouraged to adopt traffic routes where curbside collection vehicles use SR77 and 600 West as their only access routes.
- Cities who contract curbside collection to private haulers will be encouraged to add language in their contracts requiring curbside collection vehicles to use SR77 and 600 West as their only access routes.
- SUVSWD hauling trucks will ONLY use 600 West and SR77 as their access points.
- Self-haul and public vehicles will be encouraged to utilize 600 west.
- Signage will be provided by SUVSWD on 600 West and 3450 North at locations directed by Spanish Fork City along Main Street and SR77.

Keeping Waste Onsite:

- All waste will be stored, processed, and compacted inside the new 109,000 square foot transfer station building, or inside 53-foot trailers attached to the loading docks.
- During normal hours of operation, municipal solid waste (MSW) is removed within a couple hours of arriving at the facility.
- Bayview landfill closes at 4:30pm, so waste received at the transfer station after 3pm will be loaded into hauling trailers and staged for delivery first thing the following morning.
- Waste collected on Saturdays is stored in hauling trailers until Monday morning.
- The following presents typical waste removal intervals:
    - MSW: Daily (24-30 loads per day)
    - Recycling: Daily (2-3 loads per day)
    - C&D: Daily (1-2 loads per day)
    - White Goods: Weekly

- E-Waste (Electronics) Weekly
- Tires: Weekly
- Metals: Daily
- HHW: Weekly
- Mattresses: Weekly

Site and Facility Design Enhancements:

- Curbside collection vehicles, hauling trucks, and public traffic will each have their own entrances, scales, and drop off areas inside the facility. This key feature will provide an elevated level of safety for residents coming to the transfer station, faster transaction times, and quicker drop off times.
- Public scales will be fully covered with a canopy.
- Electric charging stations will be installed at the administration building.
- The administration building will include an educational room where SUVSWD can educate the public about solid waste and hold board meetings.
- The Household Hazardous Waste building will safely process and dispose of HHW items brought by residents.
- The HHW building also includes a document shredding room that is open to the public for safe disposal of sensitive items.
- Both the residential and commercial side are equipped with fast-acting rubber roll-up doors to keep the facility well contained during operating hours.

Waste Screening

When possible, each load will be visually screened by the scale house attendants for possible banned wastes. If the gate attendant suspects any banned wastes, the deliverer will be asked to describe the origin and the contents of their load. The operators will continually monitor the tipping floor for prohibited waste. The operators will separate selected permissible materials for proper disposal. Materials such as tires, metals, and batteries will be picked out and stored separately at the loading docks.

Random loads of waste will be selected, based on the total number of commercial vehicles, and thoroughly screened by trained employees for evaluation of waste composition. Surveillance and inspection records will be documented and will include: date and time of inspection, deliverer name, detected wastes, action taken to manage waste, employee identification, and any other pertinent observations.

Any prohibited waste that cannot be returned to the generator will be separated from the municipal waste stream. The prohibited waste will be characterized and segregated into the proper hazard class for storage until disposal at an appropriate facility can be arranged. The proper regulatory agency will be contacted as to the quantity and type of waste found for the purposes of tracking and identifying the generator.

Hot load sensors will be located at the commercial scales to identify potential fires and prohibited waste in the hauling vehicles. Hot loads will be directed to the hot load pad outside of the building where the load will be dumped, sorted, and cleared of any hazardous items or fires. Loader operators will then push the waste into the building for proper disposal in the transfer trailers.

Each load will be visually screened by scale house attendants to verify loads are covered properly. SUVSWD's current policy requires that all loads are covered, as required by Utah State Law.

Uncovered Load Regulations:

- Uncovered loads will be charged an additional $10 fee on top of the load fee. Uncovered load fee will be reviewed periodically to ensure fee structure is effective in encouraging covered loads.
- Member cities are encouraged to help educate residents on the importance of covering waste loads when coming to the transfer station.
- This policy will be reviewed periodically to ensure fees and policies remain effective.

Overloading and Breakdown

One compactor will be designated the primary municipal solid waste compactor and may operate 12-13 hours per day. For peak loading periods, a secondary compactor will be utilized. This secondary compactor will also be used for screened loads and in the event the primary compactor break downs and maintenance. The third compactor will be dedicated to recycling but may be used for municipal solid waste during compactor break downs and maintenance. Preventative maintenance of all three stationary compactors will be conducted according to manufacturer's specifications.

Sanitation and Facility Cleanup Procedures

Daily cleanup procedures include:

- Clearing the transfer station tipping floor daily if transfer trailers are available for overnight storage. If no trailers are available for storage, waste may be stored on the tipping floor inside the enclosed facility. Odor control system shall be utilized during times of indoor storage.
- Clearing all migrating trash from the Transfer station grounds, inside the facility fencing, at the end of each day.
- Tipping floor will be swept, and floor drains cleared of debris.

Weekly cleanup procedures:

- The facility is equipped with several water hoses located around the tipping floor. Two to three times a week the tipping floor will be washed down. The exterior concrete trailer staging pad shall also be washed down two to three times per week. Wastewater from this procedure is collected in drains and pasted through a grit interceptor to remove heavy solids. The water is then sent to the Spanish Fork sewer collection system for further processing.
- Clearing all migrating trash along the 3450 North roadway from Main Street to 600 West, and along 600 West from 3000 North to SR77, and along 3000 North from Main Street to 600 West. This shall be completed at a minimum of 3 times per week, or more often if daily visual inspections warrant additional cleanup.
- The maintenance plan for the wetland area is developed per Army Corp of Engineer's requirements for approval of wetland mitigation. Although we expect migration of waste from the new facility to be minimal, SUVSWD will monitor the wetlands area on a weekly basis and provide cleanup as needed.

Water Pollution Control

The tipping floor is protected from onsite runoff since the transfer building is completely enclosed. Slopes are graded away from the building. All stormwater runoff from the Transfer Station grounds is retained on site in detention basins according to Spanish Fork City Standards and discharged at a rate acceptable to city standards. A long-term stormwater management plan is developed and adopted according to Spanish Fork City Standards.

Litter Control

All transfer of municipal waste will occur inside the transfer building and will be protected from the wind. A perimeter fence will catch any incidental windblown liter that escapes the transfer building. The fence will be cleared of liter weekly or when necessary. Commercial vehicle loads will be covered as they enter and exit the site. Transfer trailers will be covered before they leave the building. Private vehicles are required to cover their loads or pay an additional fee at the gate.

Ventilation and Air Quality

The transfer station has a sophisticated HVAC system where air is circulated continuously and changed 6 times per hour. The system creates negative pressure into the facility as the roll-up doors open to keep trash from exiting. No significant air quality emissions are expected to result from the operation of this facility.

Odor and Vector Control

Clearing the tipping floor area of waste will be completed at the end of each day to help mitigate potential vector populations. Periodic washdowns of the tipping floor further controls the presence of odors and vectors. Approved pesticides will be applied if necessary.

Odor Reduction/Mitigation:

- The new Transfer Station facility includes dust and odor control by way of a water/enzyme misting system supplied by FOGCO. The FOGCO system is divided into (3) independently controlled zones over the transfer station tipping floor to provide the owner flexibility in controlling dust and delivery of the odor controlling solution. Odors
- Priority zone 1 is located over the main commercial waste drop off area and will operate the majority of open hours.
- Priority zones 2 and 3 are located over the self-haul/public drop areas. These are controlled remotely and will be used as needed for odor and dust control.
- The images shown below present the pump system.

Fire Protection

The Transfer Station tipping floor is equipped with a dry fire suppression system. A wet automatic sprinkler system is provided in the HHW Building, Admin Building, and Maintenance Building. Heat detecting cameras are located throughout the tipping floor to provide early detection of fires inside the

waste stream. The early detection cameras will charge the wet system if hot spots or fires are detection. Deluge water cannons are located above the tipping floor so operators can quickly suppress any hot spots or fires. The dry fire suppression is also designed to be remotely monitored. Sirens and strobe lights are provided around the tipping floor.

Yard hydrants are located at the hot load pad and trailer staging pad for additional outdoor fire coverall. Several fire extinguishers are conveniently located throughout all buildings and scale house. The fire extinguishers will be serviced regularly to ensure proper working order.

In the case of a major fire the Spanish Fork City Fire Department will be contacted. The phone number of the fire department will be posted near each telephone. The Fire Department will be aware of the transfer station location, site entrance, and familiar with the exterior mounted fire connections at each of the two (2) fire riser rooms.

Safety

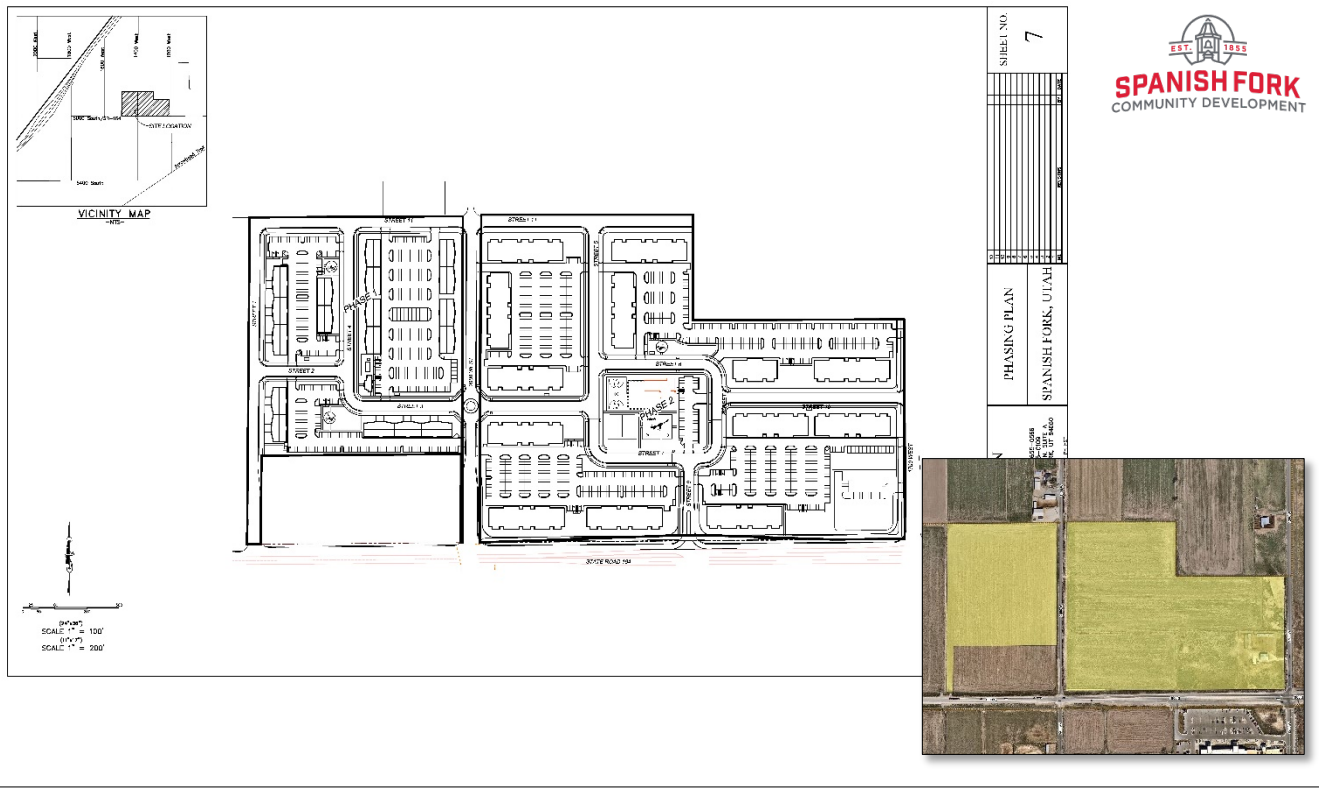
Safety training for personnel will be provided routinely and will be the responsibility of the SUVSWD Safety Coordinator. The safety coordinator will investigate and report all accidents. The site supervisor will enforce safety rules and policies on a daily basis and report accidents to the safety coordinator. Lockout / tagout procedures will be followed for maintenance and cleaning of onsite equipment. Inoculations for employees will be provided to prevent infection from blood-borne pathogens.

Communication Capabilities

Tipping floor operators are provided with radios for onsite communication. A telephone with a direct connection to the scale operator is provided near the tipping floor. There are several telephones and radios in the office building for communication off site.

Final Closure

Upon closure of the facility, the transfer station tipping floor and building will be cleared of any remaining waste, swept, and washed down. Drains and the grit chamber will be cleared of any remaining debris. All litter will be collected from around the facility and the gate locked.



Modera Subdivision Zone Change and Preliminary Plat Approval Request

March 30, 2022, Development Review Committee.

Located at 2000 West 1900 South, including 42.7 acres.

The subject property is zoned R-R. The applicant has requested a Zone Change to the R-4 and C-2 Zones.

The applicant has also requested that a Preliminary Plat of six hundred and sixty-eight (668) residential units be approved.

Key Issues

1. Development Agreement.
2. Zoning.
3. Public Improvements.
4. Landscaping.
5. Power.
6. Utilities.
7. Amenities.
8. Elevations.
9. Lighting.

Recommendation

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

Findings

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

Conditions

1. That Preliminary Plat approval is contingent upon approval of the Zone Change.
2. That the applicant meets the City's Zoning requirements and Construction Standards.
3. That the applicant addresses any redlines.
4. That the applicant provides landscaping & amenities plans along with revised building elevations & updated floorplans.
5. That the applicant enters into a development agreement with the City.

Exhibits

1. Preliminary Plat.
2. Master Plan Layout.
3. Residential Building Elevations (East).
4. Residential Building Elevations (West).
5. Clubhouses and Detached Garages.
6. Proposed Zoning.

MODERA SUBDIVISION

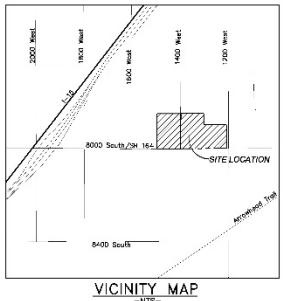
A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2A	OVERALL BOUNDARY
2B	OVERALL BOUNDARY
3A	OVERALL SITE PLAN
3B	OVERALL SITE PLAN
3C	OFFSITE UTILITIES
3D	OFFSITE UTILITIES
4A	EXISTING TOPOGRAPHY
4B	EXISTING TOPOGRAPHY
5A	DRAINAGE PLAN
5B	DRAINAGE PLAN
6A	ELECTRICAL PLAN
6B	ELECTRICAL PLAN
7	PHASING PLAN
8	TRANSPORTATION PLAN
9A	UDOT ACCESS PLAN
9B	UDOT ACCESS PLAN
DT-01	DETAIL SHEET
ALTA	ALTA 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 SUBMISSIBED BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF T-E 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 T-E 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.

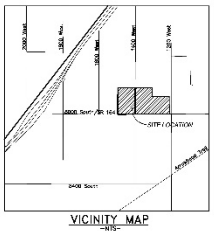
ELECTRICAL NOTES:
1. ANY SESD SERVICES ON THE PROPERTY WILL NEED TO BE REMOVED.
2. ENCROACHMENT APPLICATION WILL NEED TO BE MADE WITH THE BUREAU OF RECLAMATIONS IN ORDER TO ENCROACH INSIDE THEIR EASEMENT ALONG 1400 WEST.



VICINITY MAP
-NTS-

OWNER/DEVELOPER
GARRETT SEALEY
garrett@redp^elanc.com
801-372-2077

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



VICINITY MAP
-NTS-

SURVEYOR CERTIFICATE
I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE NO. 166466, 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 AREAS DESCRIBED HEREON AS SURVEYED BY ME AND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BARRY L. PRETTYMAN DATE

BOUNDARY DESCRIPTION PARCEL 2:
BEGINNING AT A POINT NORTH 1,455.96 FEET AND WEST 2,000.00 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE S00°28'20"E 1,014.85 FEET; THENCE S89°32'18"W 621.34 FEET; THENCE S00°28'20"E 275.00 FEET; THENCE S89°32'18"W 43.01 FEET; THENCE N00°28'20"W 1,289.85 FEET; THENCE S89°41'48"E 664.16 FEET TO THE POINT OF BEGINNING CONTAINING 17.80 ACRES

NOTES
1. PROPOSED ZONE R-4.
2. VERTICAL DATA BASED ON NAVD 29.
3. COORDINATE SYSTEM - NAD83.
4. PARKING LOT TO BE COMPLETED AS ONE PHASE. BUILDINGS TO BE COMPLETED IN 5 PHASES

OWNER/DEVELOPER
GARRETT SEALEY
garrett@redpelanc.com
801-372-2077

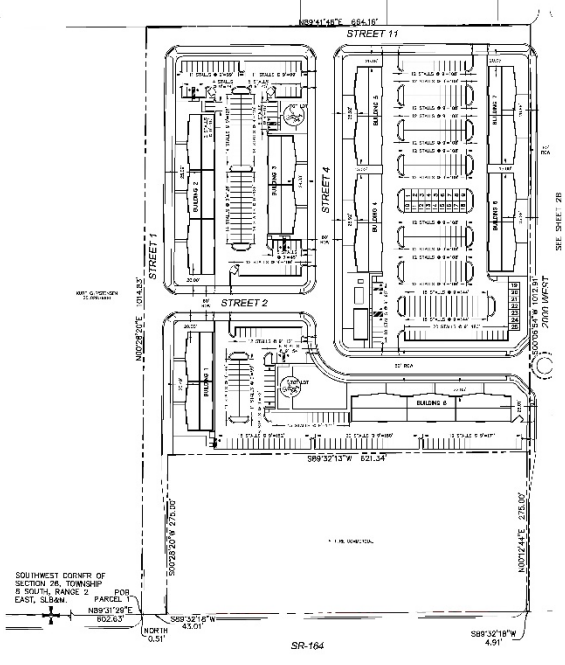
DATA TABLE
TOTA. ACREAGE=17.34
OF UNITS=668
UNITS PER ACRE=17.80
PARKING REQ'D=1,670
PARKING STALLS=1,738
GARAGES=801 (802)
TOTAL PARKING PROVIDED=1,671
ON STREET PARKING NOT INCLUDED IN COUNT=269
UNITS/ACRE=17.88
OPEN SPACE ACREAGE=13.69 ACRES/36.66%

BREAKDOWN OF UNIT TYPES
1 BEDROOM=130
2 BEDROOM=418
3 BEDROOM=60
TOTA.=668

LEGEND



SCALE 1" = 60'
SCALE 1" = 120'



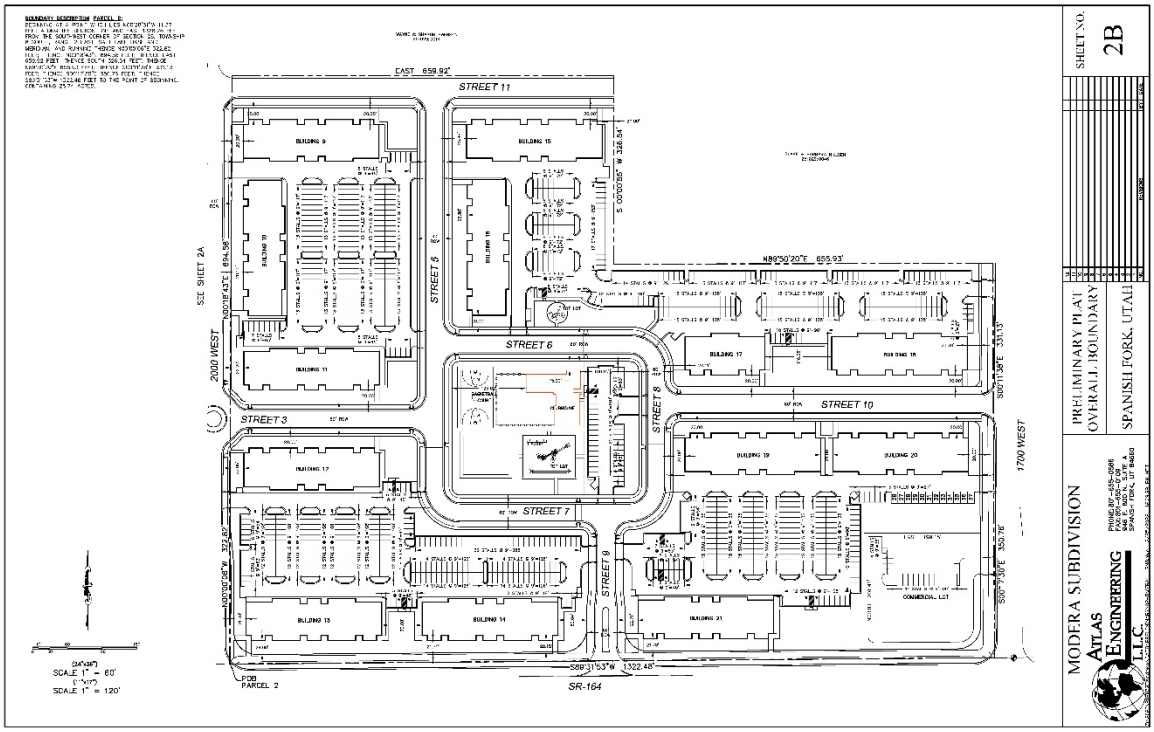
SHEET NO. 2A

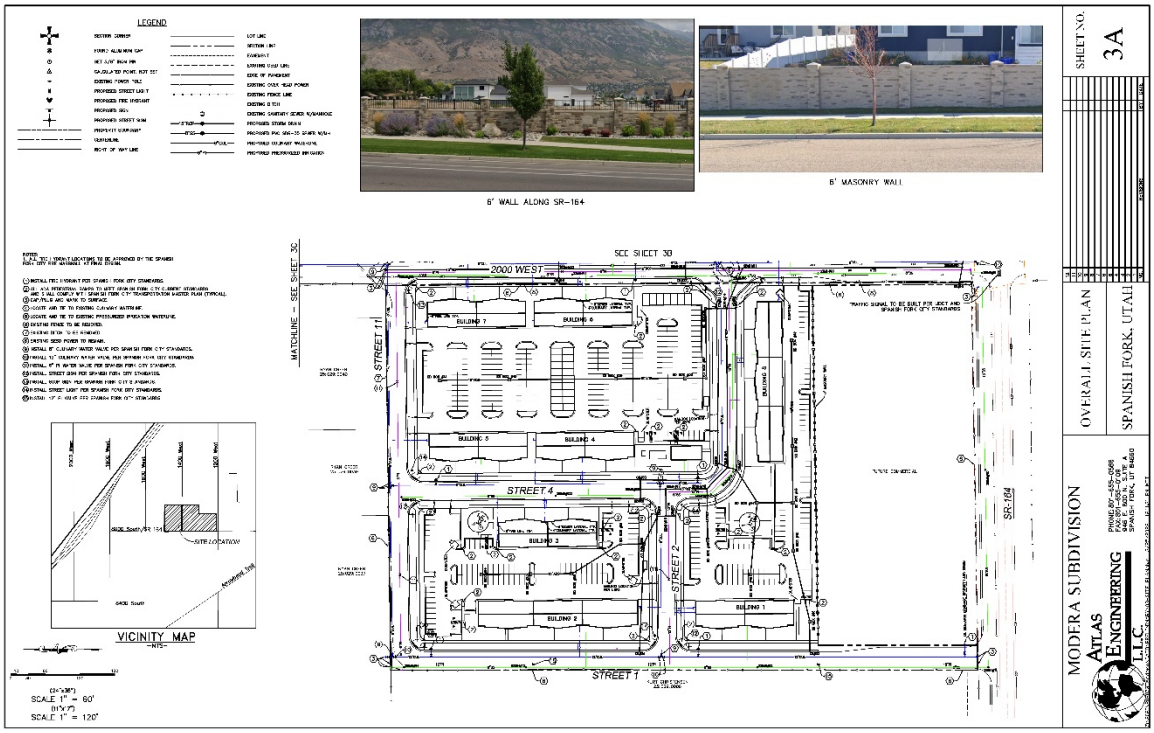
PRELIMINARY PLAT
OVERALL BOUNDARY

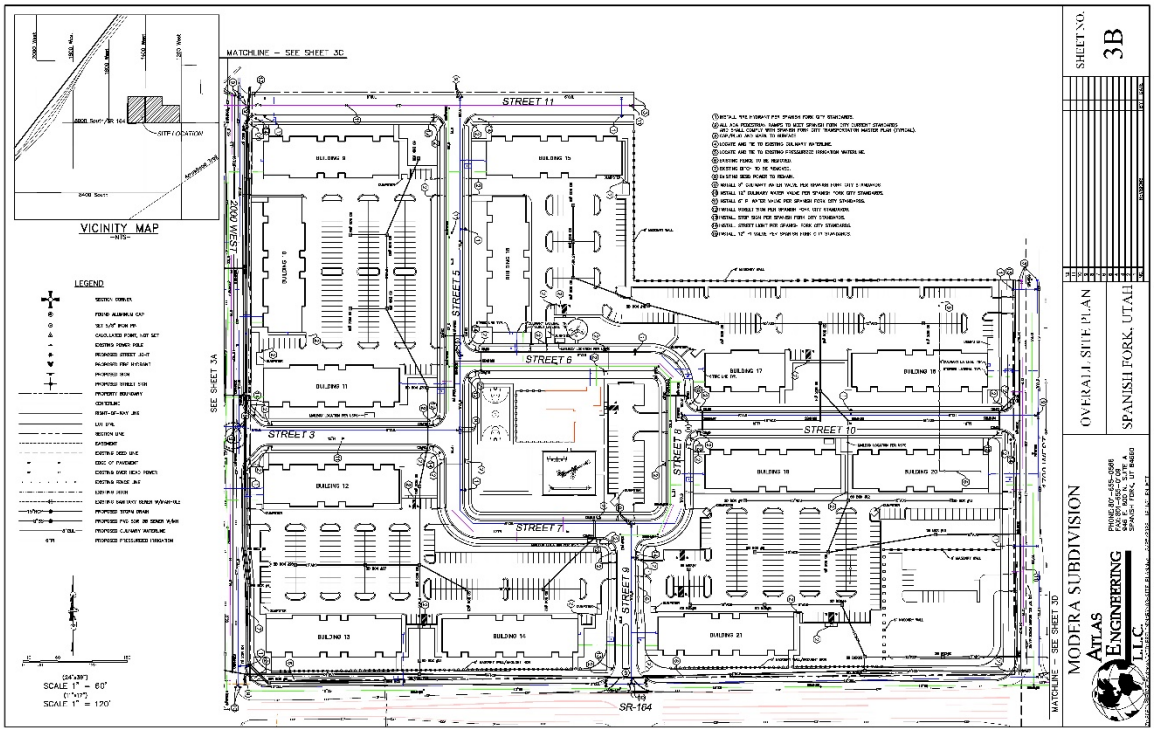
SPANISH FORK, UTAH

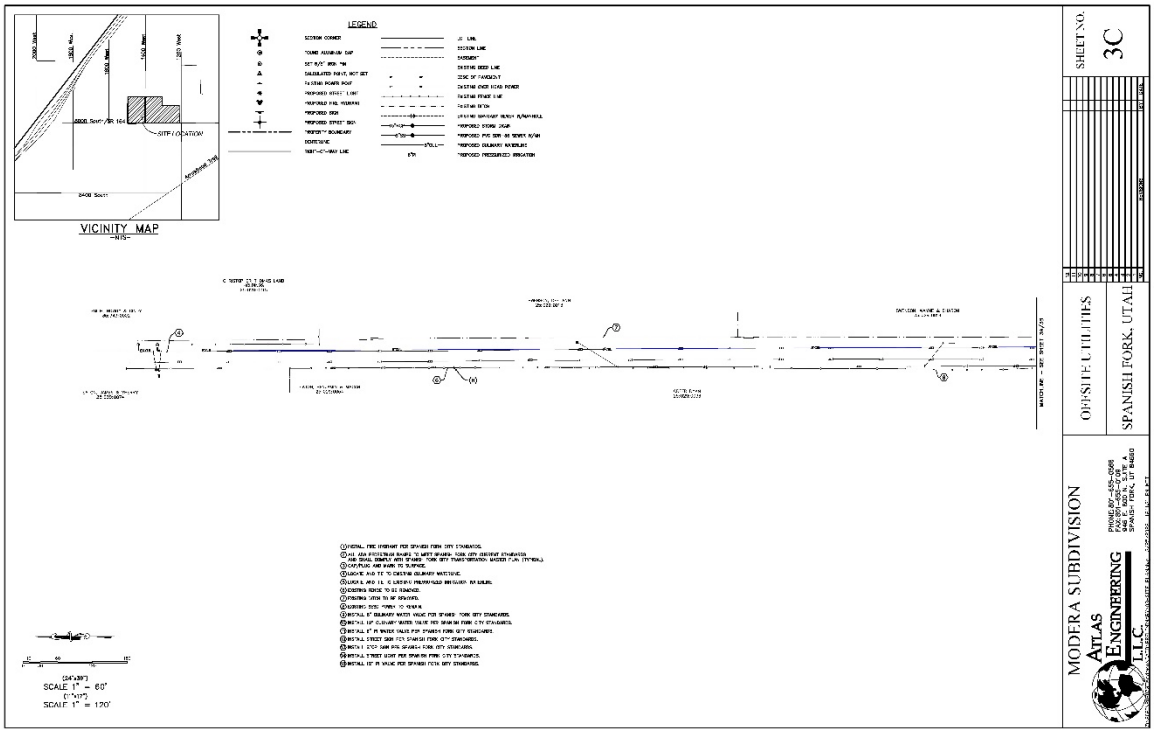
MODERA SUBDIVISION

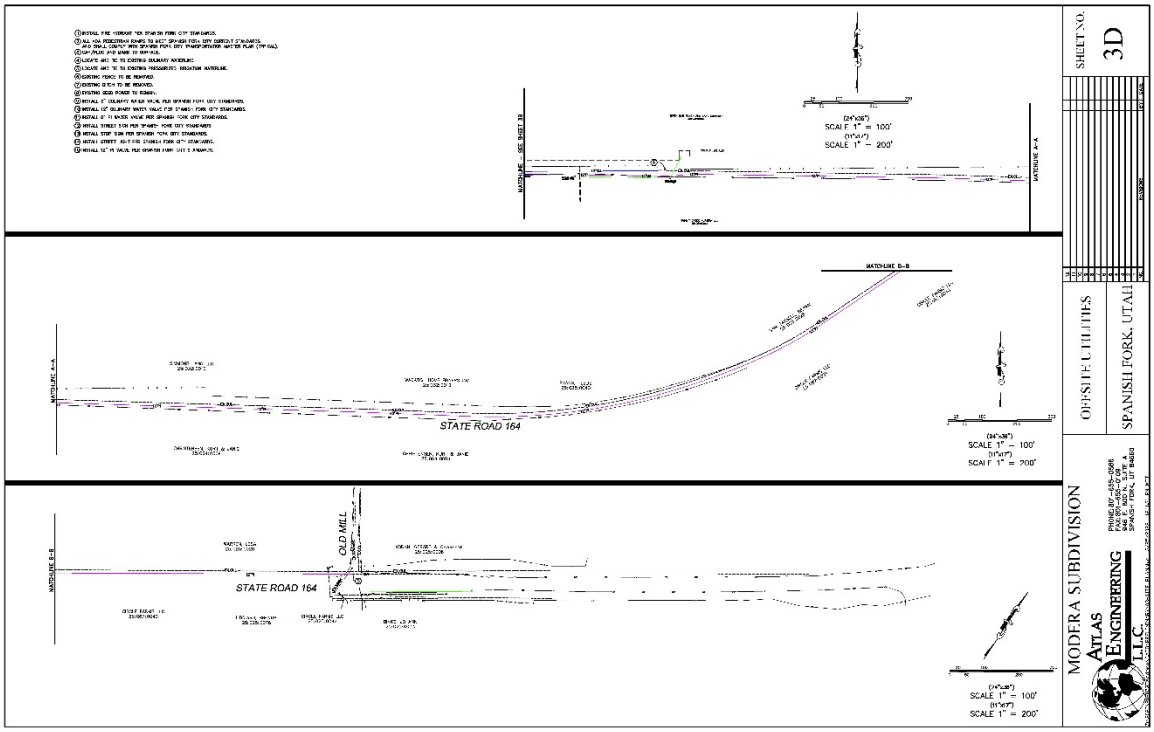
ATLAS ENGINEERING L.L.C.
PHONE 801-655-0566
944 E. 800 N. SUITE A
SPANISH FORK, UT 84660

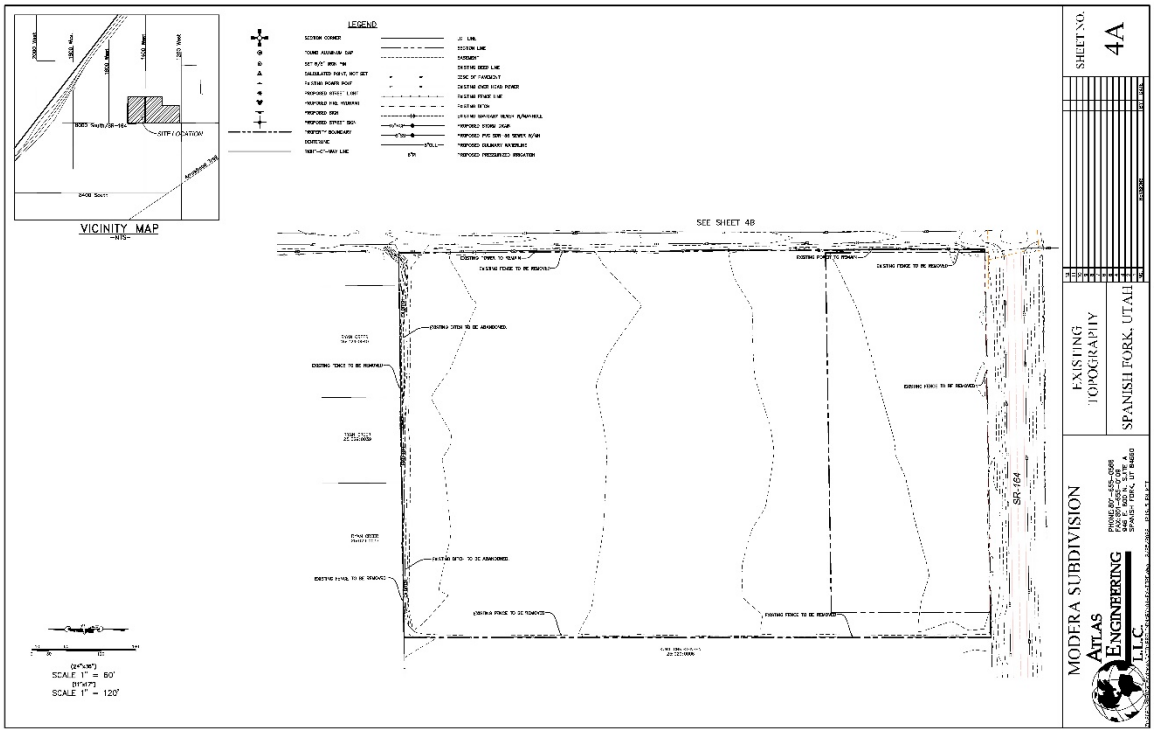

SHEET NO. 2B
PRELIMINARY PLAT
OVERALL BOUNDARY
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
EAST 659.92'
STREET 11
BUILDING 9
BUILDING 15
BUILDING 16
BUILDING 10
BUILDING 11
STREET 6
STREET 5
STREET 8
STREET 10
BUILDING 17
BUILDING 18
BUILDING 19
BUILDING 20
STREET 3
BUILDING 12
STREET 7
STREET 9
BUILDING 13
BUILDING 14
BUILDING 21
COMMERCIAL LOT
2000 WEST
1700 WEST
SEE SHEET 2A
N89°50'20"E 655.93'
S89°31'53"W 1322.48'
SR-164
P28
PARCEL 2
SCALE 1" = 60'
SCALE 1" = 120'

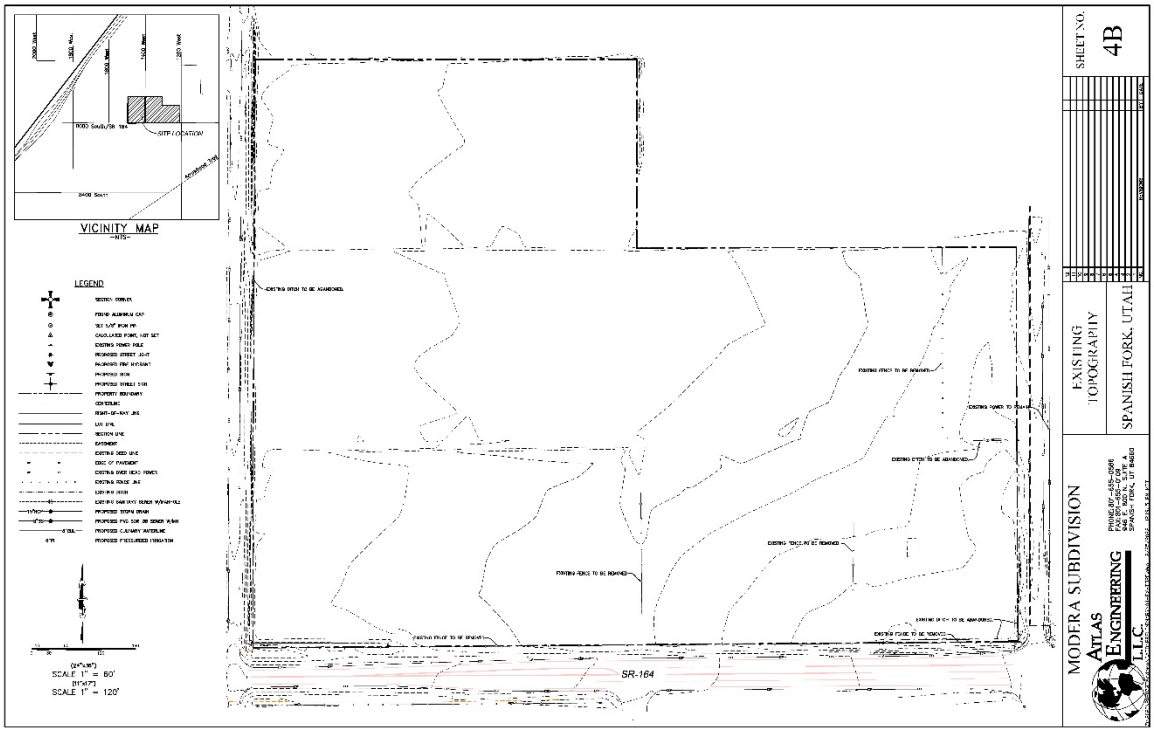

SHEET NO. 3A
OVERALL SITE PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
LEGEND
6' WALL ALONG SR-164
6' MASONRY WALL
SEE SHEET 3C
MATCHLINE - SEE SHEET 3C
2000 WEST
BUILDING 7
BUILDING 6
BUILDING 5
BUILDING 4
BUILDING 3
BUILDING 2
BUILDING 1
STREET 11
STREET 4
STREET 2
STREET 1
SR-164
VICINITY MAP
SCALE 1" = 60'
SCALE 1" = 120'

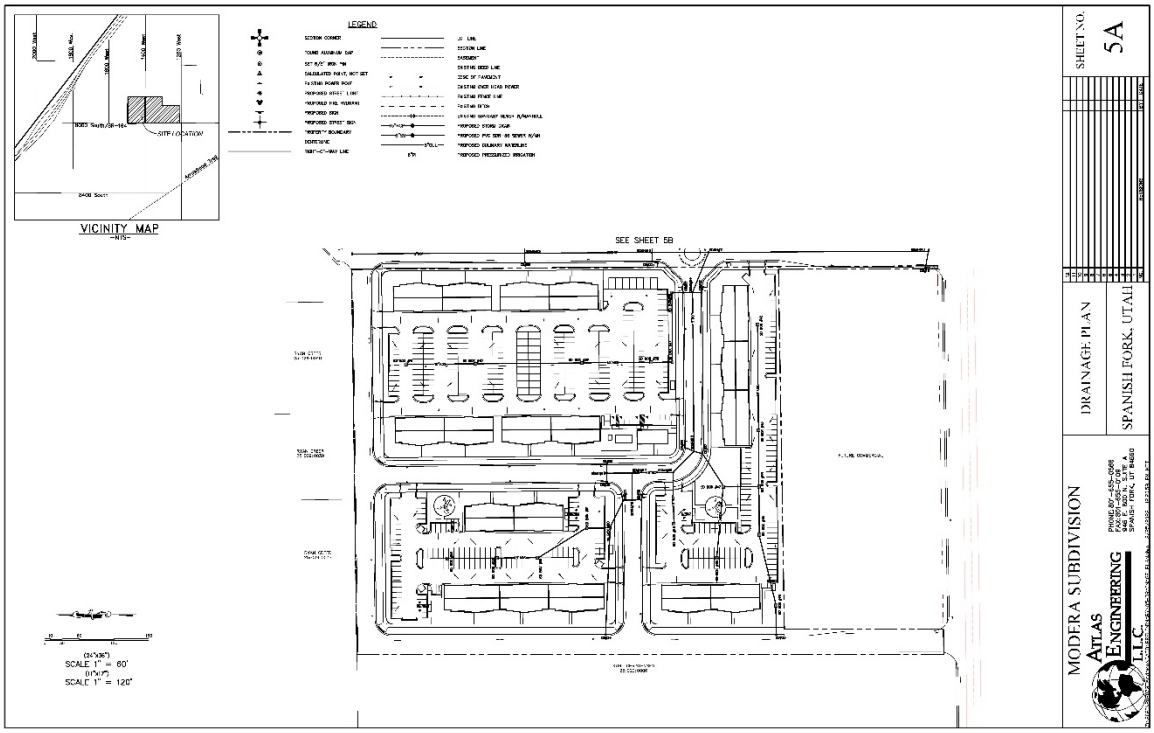

MATCHLINE – SEE SHEET 3C
STREET 11
STREET 5
STREET 6
STREET 3
STREET 7
STREET 8
STREET 9
STREET 10
SEE SHEET 3A
MATCHLINE – SEE SHEET 3D
SR-164
VICINITY MAP
LEGEND
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO. 3B
OVERALL SITE PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

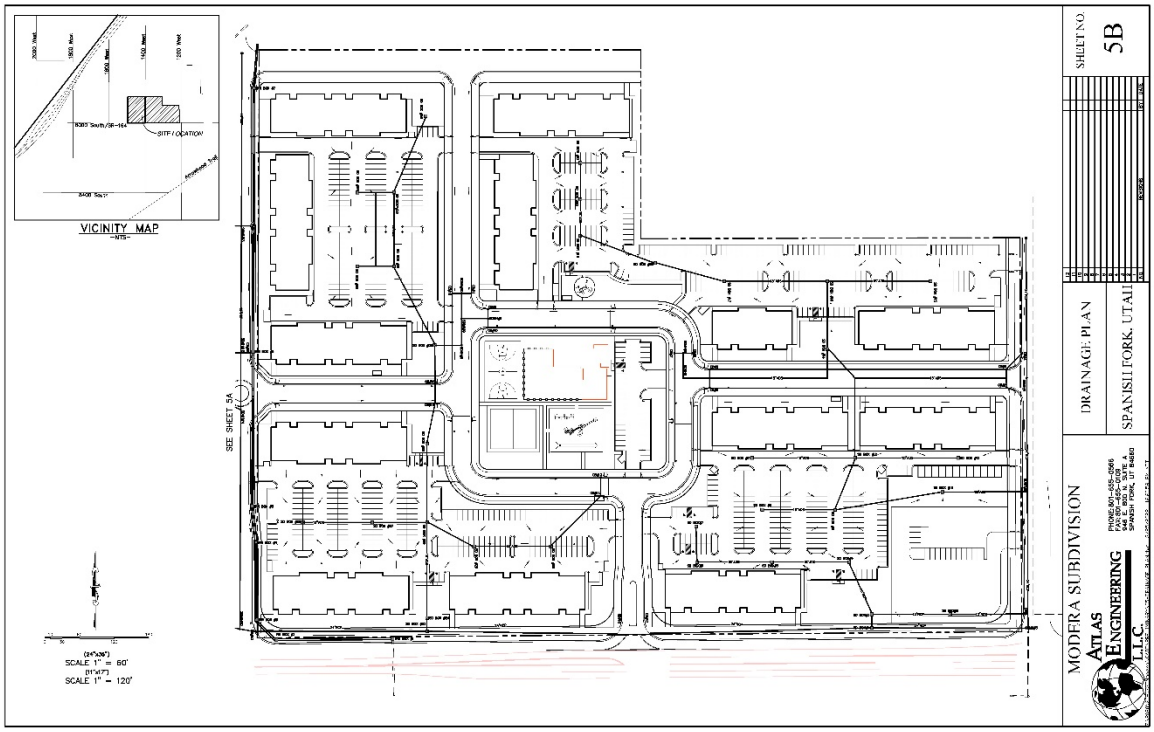

VICINITY MAP
LEGEND
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO. 3C
OFFSITE UTILITIES
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

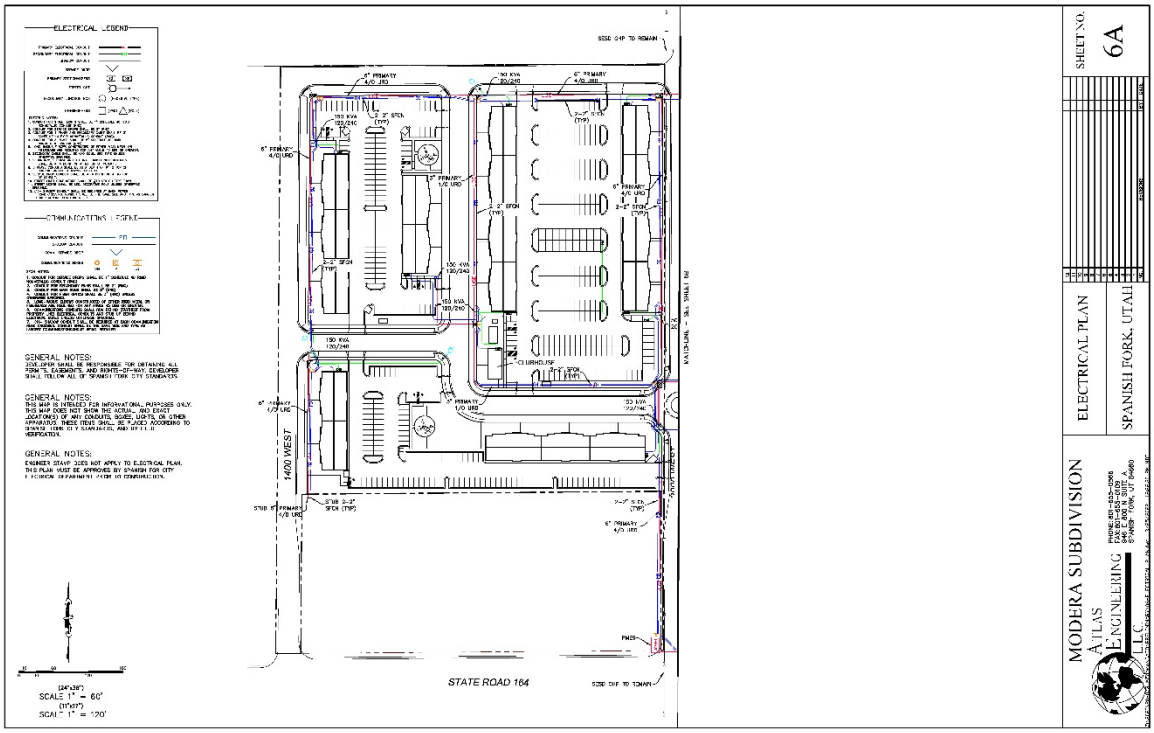

SHEET NO.
3D
STATE ROAD 164
OLD MILL
SCALE 1" = 100'
SCALE 1" = 200'
OFFSITE UTILITIES
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

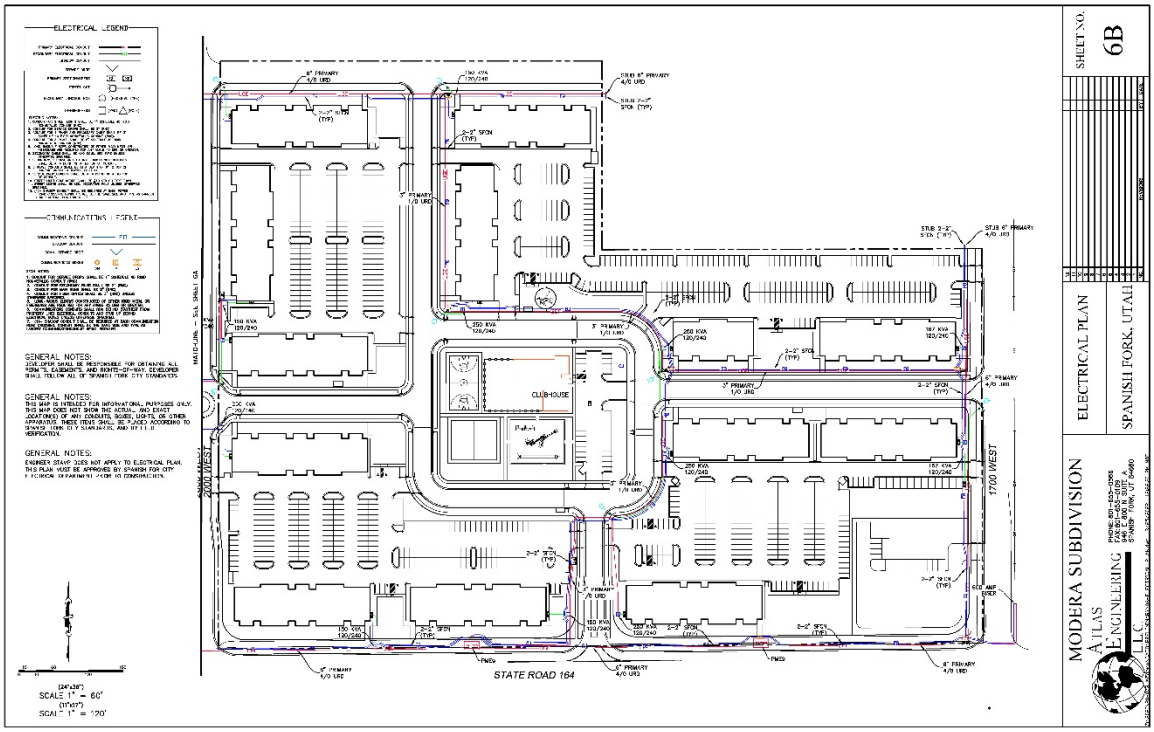

SHEET NO.
4A
LEGEND
VICINITY MAP
SEE SHEET 4B
SR-164
SCALE 1" = 60'
SCALE 1" = 120'
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

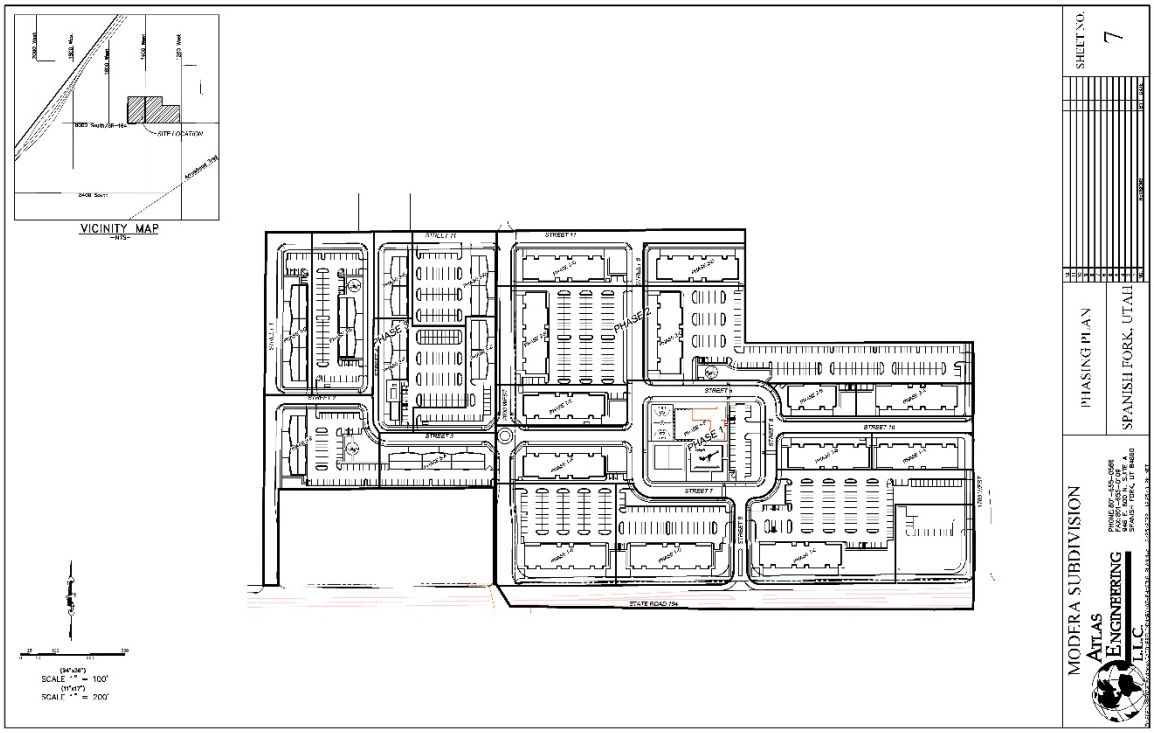

VICINITY MAP
-NTS-
LEGEND
SCALE 1" = 60'
SCALE 1" = 120'
SR-164
SHEET NO.
4B
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

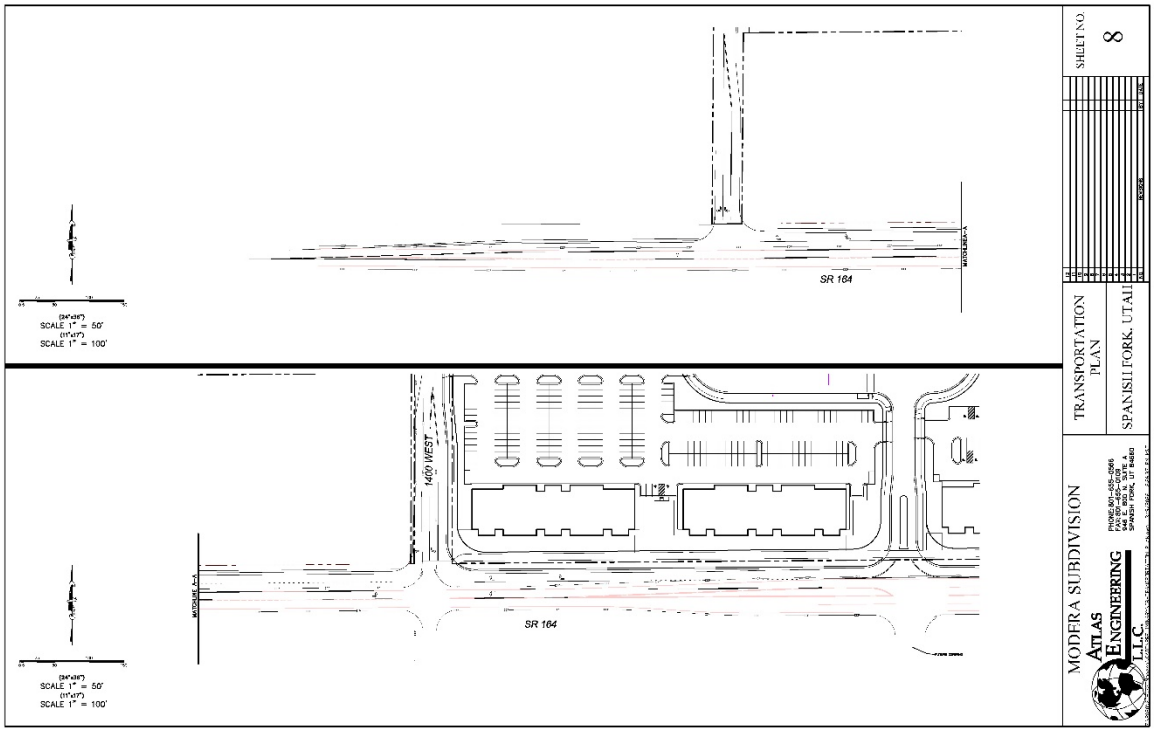

VICINITY MAP
-NTS-
LEGEND
SEE SHEET 5B
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO.
5A
DRAINAGE PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.


VICINITY MAP
SITE LOCATION
SEE SHEET 5A
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO.
5B
DRAINAGE PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

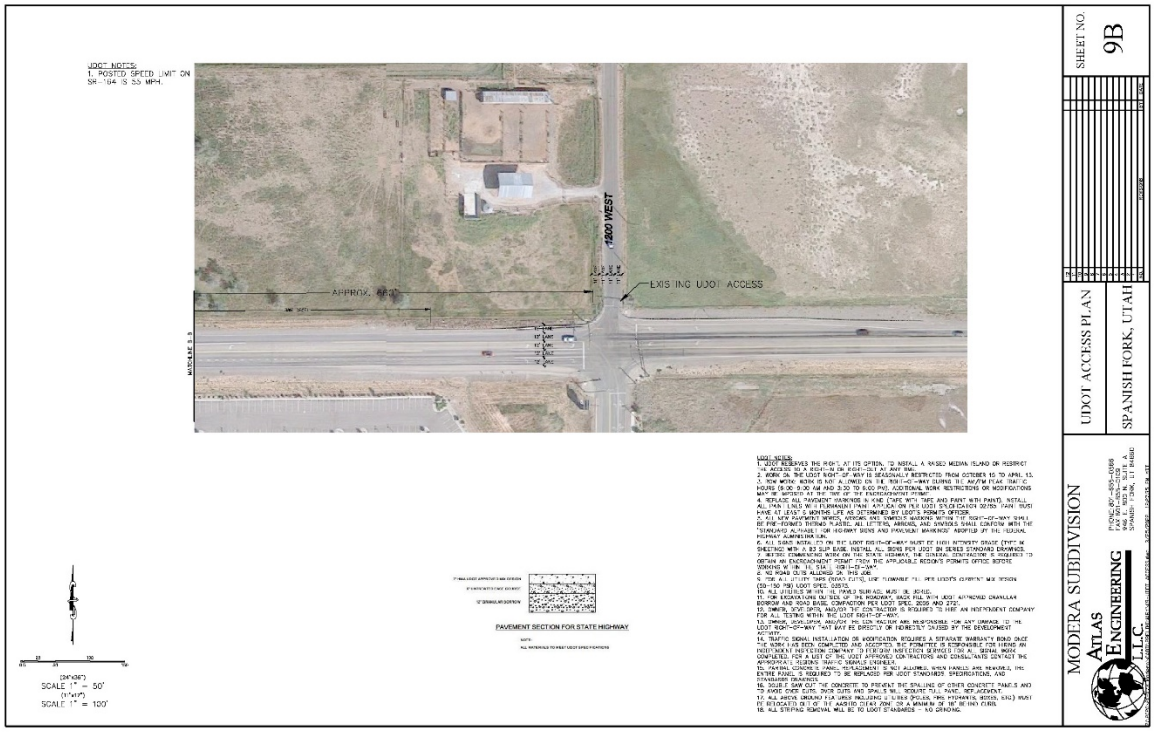

ELECTRICAL LEGEND
GENERAL NOTES:
GENERAL NOTES:
GENERAL NOTES:
1400 WEST
STATE ROAD 164
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO.
6A
ELECTRICAL PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

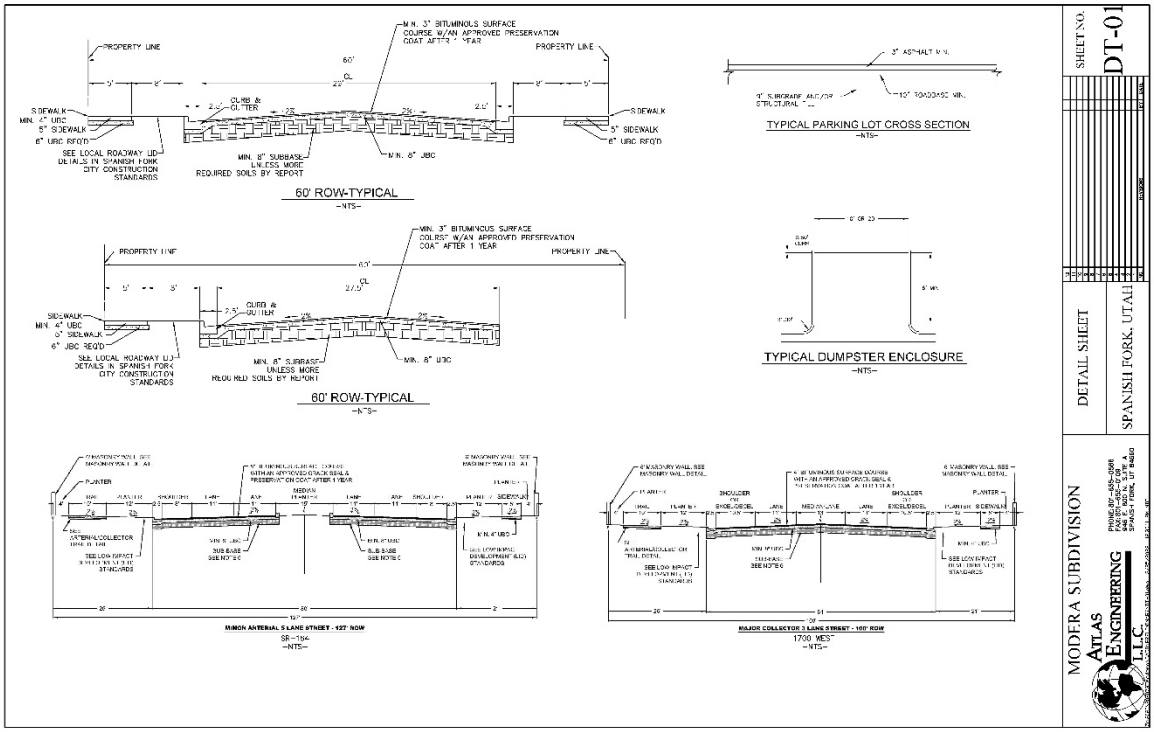

ELECTRICAL LEGEND
COMMUNICATIONS LEGEND
GENERAL NOTES:
GENERAL NOTES:
GENERAL NOTES:
CLUBHOUSE
2600 WEST
1700 WEST
STATE ROAD 164
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO. 6B
ELECTRICAL PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

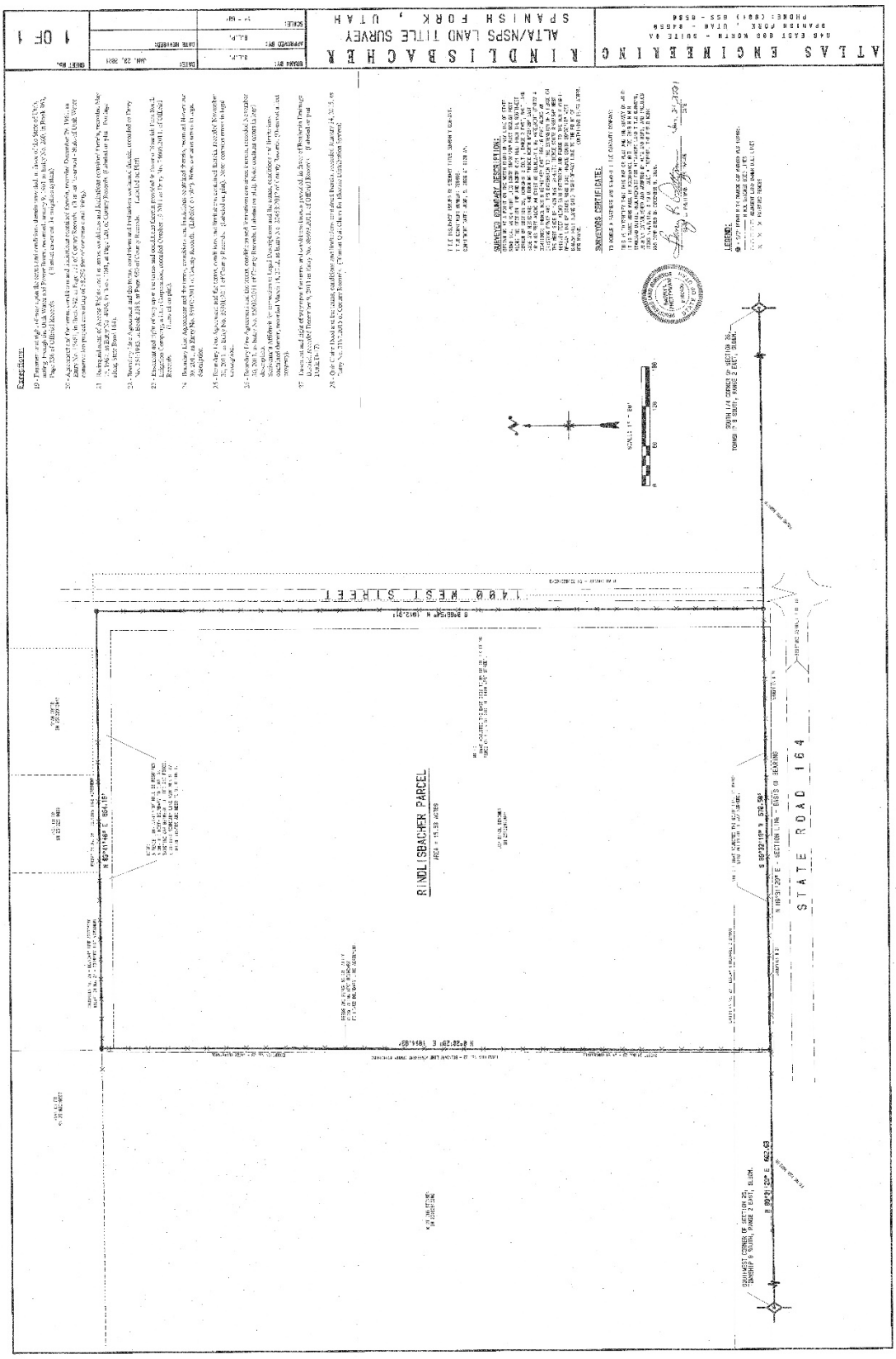

VICINITY MAP
-NTS-
SITE LOCATION
PHASE 1
PHASE 2
PHASE 3
STATE ROAD 164
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO. 7
PHASING PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.


SR 164
SCALE 1" = 50'
SCALE 1" = 100'
1400 WEST
SR 164
SCALE 1" = 50'
SCALE 1" = 100'
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
TRANSPORTATION PLAN
SPANISH FORK, UTAH
SHEET NO. 8


UDOT NOTES:
1. POSTED SPEED LIMIT ON SR-164 IS 55 MPH.
1600 WEST
1500 WEST
APPROX. 662' TO 1600 WEST
APPROX. 629'
UDOT ACCESS CATEGORY 5
SR 164
SCALE 1" = 50'
SCALE 1" = 100'
1400 WEST
1300 WEST
EXISTING UDOT ACCESS
APPROX. 842'
UDOT ACCESS CATEGORY 5
SR 164
SCALE 1" = 50'
SCALE 1" = 100'
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
UDOT ACCESS PLAN
SPANISH FORK, UTAH
SHEET NO. 9A


UDOT NOTES:
1. POSTED SPEED LIMIT ON SR-194 IS 55 MPH.
1200 WEST
APPROX. 660'
EXISTING UDOT ACCESS
SCALE 1" = 50'
SCALE 1" = 100'
PAVEMENT SECTION FOR STATE HIGHWAY
UDOT NOTES:
1. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN, RIGHT-OUT MOVEMENT.
2. THE ACCESS SHALL BE RESTRICTED FROM OCTOBER 15 TO APRIL 15.
3. TEM MOVE WORK IS NOT ALLOWED ON S.R. 194 DURING THE AM/PM PEAK TRAFFIC HOURS (6:00-9:00 AM AND 3:30 TO 6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
4. REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAVEMENT MARKINGS WITH PERMANENT PAINT APPLIED ON THE LAST SPLICE EACH DAY. NO TAPE MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
5. ALL SIGNS, SIGNALS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES WITHIN THE RIGHT-OF-WAY SHALL BE PRE-APPROVED BY THE REGION. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" MODIFIED BY THE FEDERAL HIGHWAY ADMINISTRATION.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE UDOT AUTHORITY SIGNS. SHIFT IN SHEETING WITH A 60 SLIP BASE INSTALL ALL SIGNS PER UDOT STANDARD DRAWINGS.
7. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING IN THE STATE RIGHT-OF-WAY.
8. ALL UTILITY TRENCHES EXCEEDING ONE FOOT IN DEPTH SHALL BE BACKFILLED WITH FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (SP-150 PSI) UDOT SPEC. 02573.
9. ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE ADJUSTED.
10. ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE ADJUSTED.
11. FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE, COMPACTION PER UDOT SPEC. 2030 AND 2732.
12. SWPPP, SWPPP DATA, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY TO PERFORM TESTING WITHIN THE UDOT RIGHT-OF-WAY.
13. DRIVEWAYS, APPROACHES, AND/OR ENCROACHMENTS ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
14. TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK ASSOCIATED WITH THE PERMIT. CONTACT REGION TRAFFIC SIGNAL COORDINATORS AND CONSULTANTS CONTACT THE APPROPRIATE REGIONAL TRAFFIC SIGNALS ENGINEER.
15. PAVING, CONCRETE PANEL REPLACEMENT IS NOT ALLOWED WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARD SPECIFICATIONS, AND STANDARD DRAWINGS.
16. SAW CUT ALL EXISTING CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO MAKE CLEAN, SMOOTH CUTS AND SPALLS WILL BE REQUIRED TO BE REPAIRED.
17. ALL ABOVE GROUND FIXTURES INCLUDING SIGNS (POLES, MAST ARMS, BOXES, ETC.) MUST BE REMOVED OUT OF THE CLEAR ZONE OR A MINIMUM OF 30' BEHIND CURB.
18. ALL STRIPING REMOVAL WILL BE TO UDOT STANDARDS - NO GROOVING.
SHEET NO. 9B
UDOT ACCESS PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.


PROPERTY LINE
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
60'
CL
CURB & GUTTER
SIDEWALK MIN. 4" UBC
5" SIDEWALK
6" UBC REQ'D
SEE LOCAL ROADWAY UD DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
MIN. 8" SUBBASE UNLESS MORE REQUIRED SOILS BY REPORT
MIN. 6" UBC
60' ROW-TYPICAL
-NTS-
3" ASPHALT M.V.
9" SUBGRADE AND/OR STRUCTURAL
10" ROADBASE MIN.
TYPICAL PARKING LOT CROSS SECTION
-NTS-
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
6" OR 23
8' MIN.
TYPICAL DUMPSTER ENCLOSURE
-NTS-
MINOR ARTERIAL 5 LANE STREET - 122' ROW
SR-194
-NTS-
MAJOR COLLECTOR 3 LANE STREET - 100' ROW
1700 WEST
-NTS-
SHEET NO. DT-01
DETAIL SHEET
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.


RINDLISBACHER
ALTA/NSPS LAND TITLE SURVEY
SPANISH FORK , UTAH
ATLAS ENGINEERING
1400 WEST STREET
STATE ROAD 164
RINDLISBACHER PARCEL
AREA = 15.53 ACRES
SURVEYOR'S CERTIFICATE
SURVEYED DESCRIPTION
LEGEND:

Townhome Master Plan



Master Plan Data

8- 4 story 28 and 42 Plex Buildings

13 - 3 story 20 and 30 Plex Buildings

1 Large Club House w/pool— 1 Small Club House w/splash pad

1 BB Court— 2 PB Courts — 1 Large Playground— 1 Park

3 Open Space Parks—3 Dog Parks

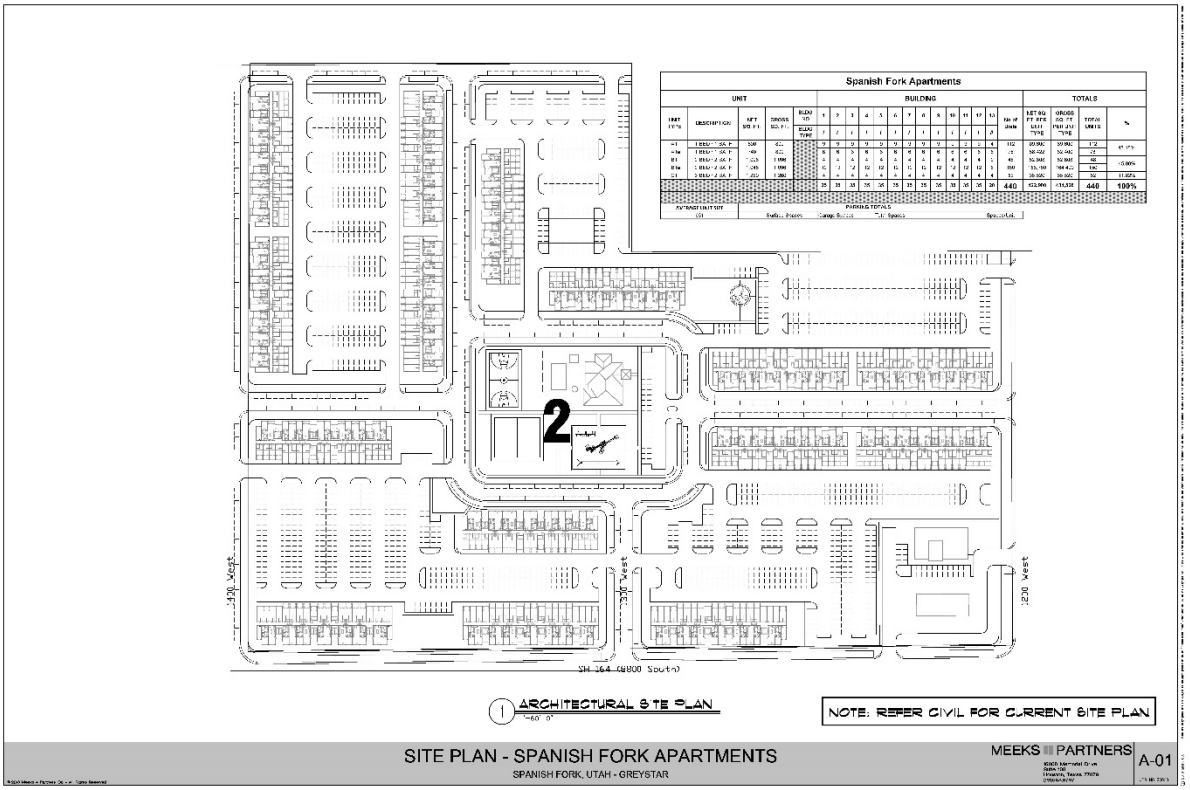
3 Playground Parks

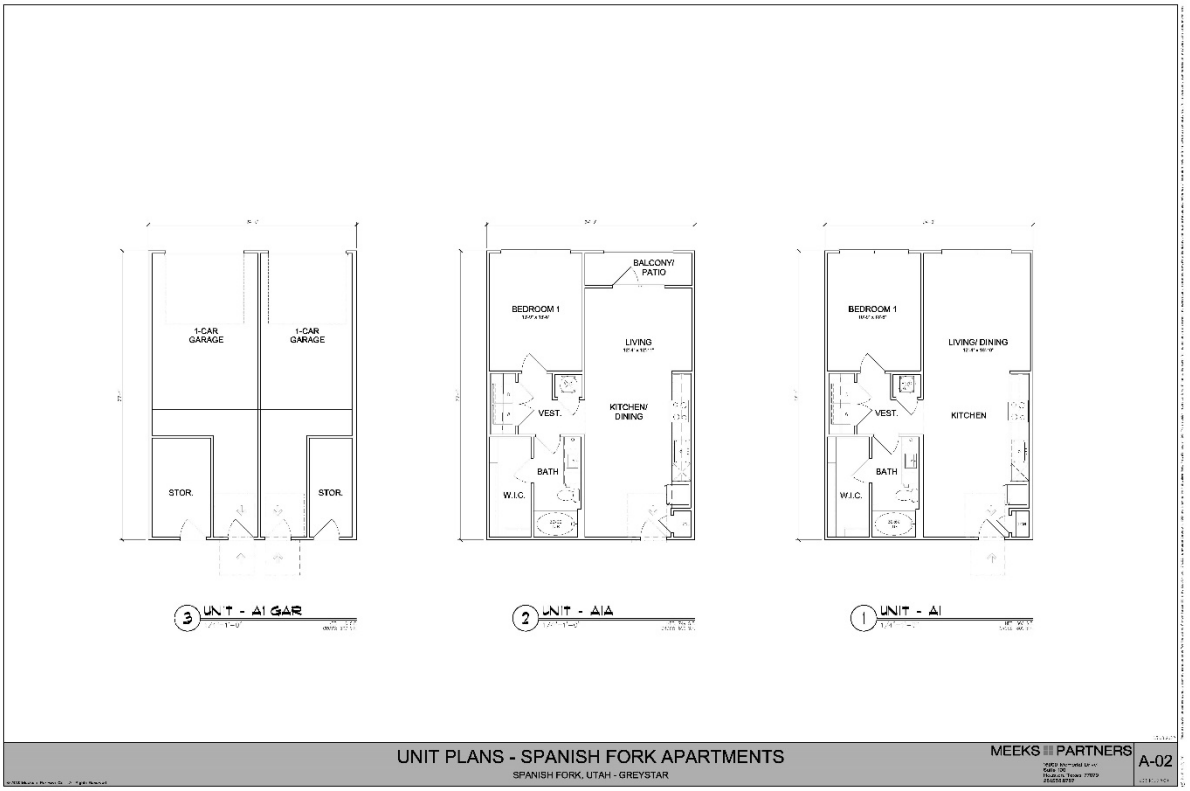
MODERA VILLAGE

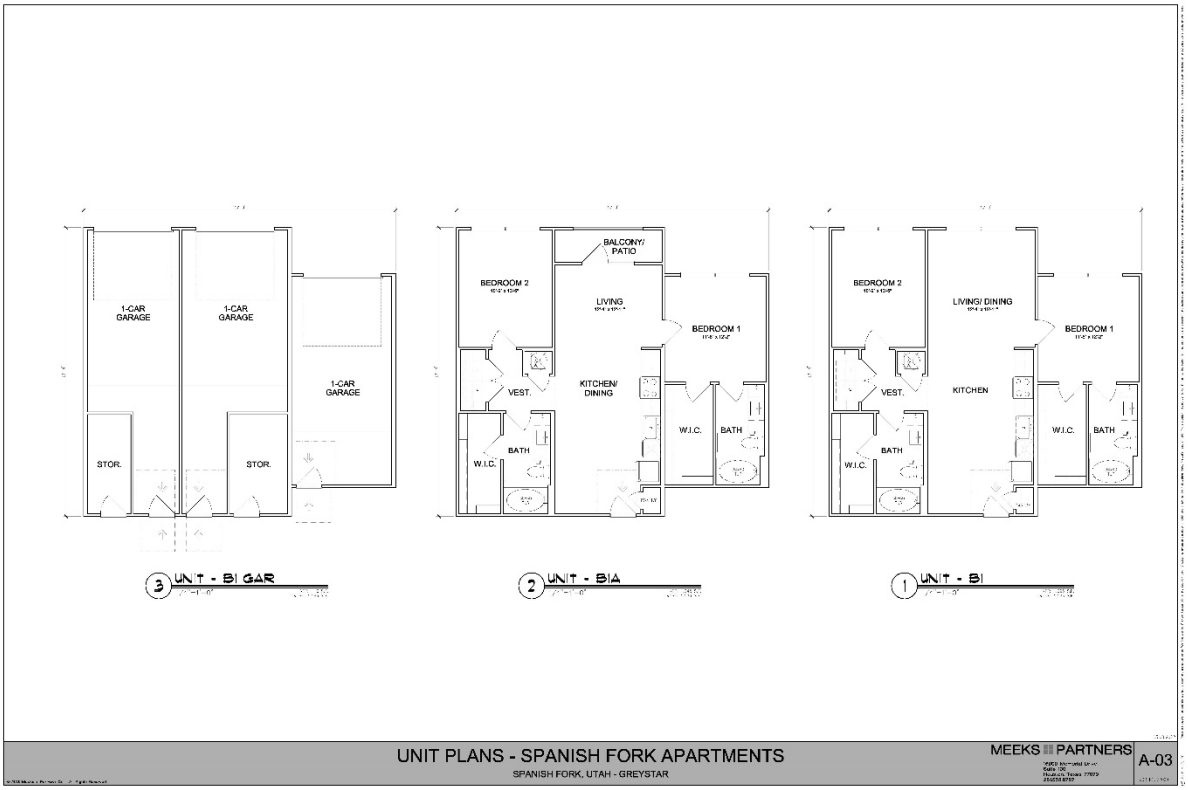
Spanish Fork, Utah

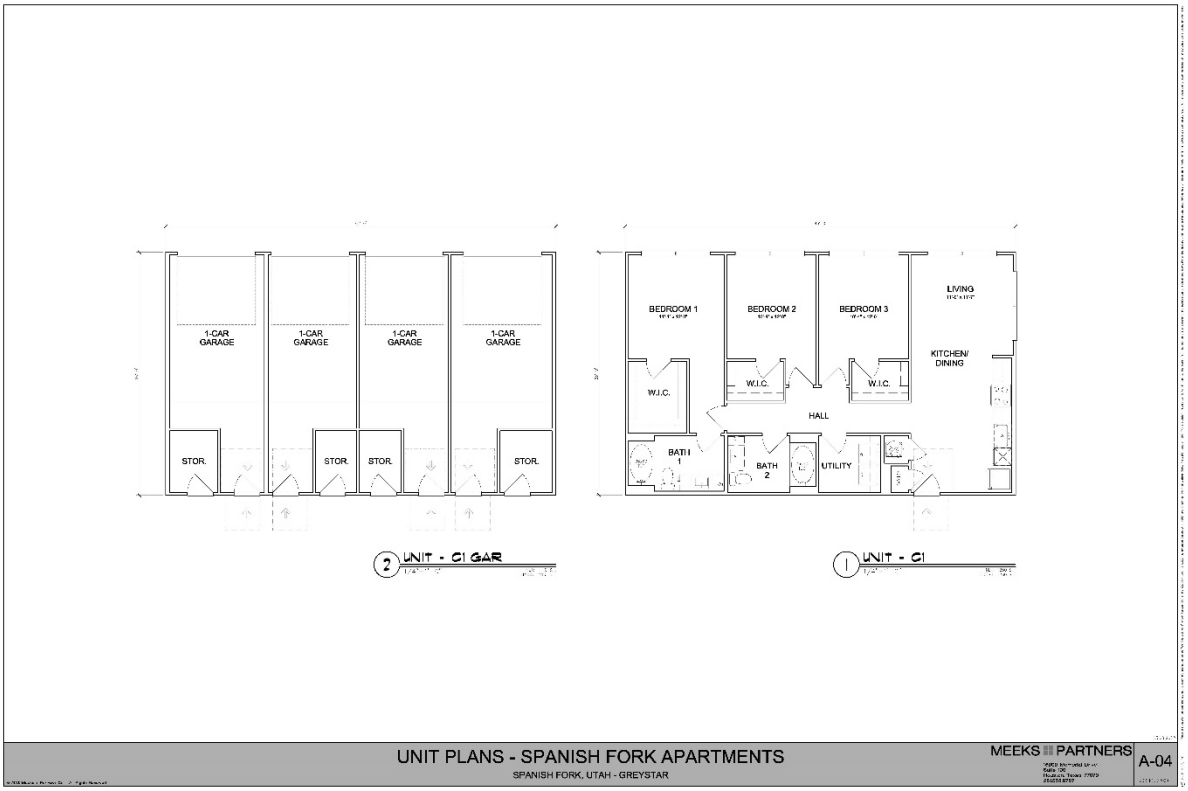


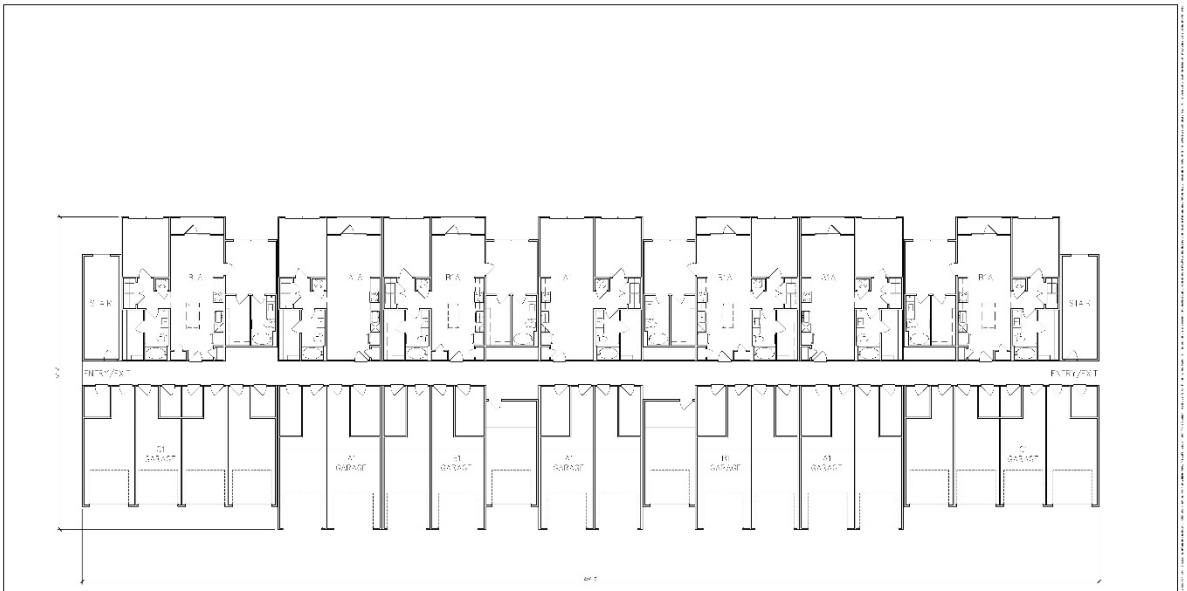



Spanish Fork Apartments
UNIT
BUILDING
TOTALS
2
1420 West
1330 West
1200 West
SH-164 (8800 South)
1 ARCHITECTURAL SITE PLAN
NOTE: REFER CIVIL FOR CURRENT SITE PLAN
SITE PLAN - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-01


1-CAR GARAGE
1-CAR GARAGE
STOR.
STOR.
3 UNIT - A1 GAR
BEDROOM 1
BALCONY/ PATIO
LIVING
VEST.
KITCHEN/ DINING
BATH
W.I.C.
2 UNIT - A1A
BEDROOM 1
LIVING/ DINING
VEST.
KITCHEN
BATH
W.I.C.
1 UNIT - A1
UNIT PLANS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-02


1-CAR GARAGE
1-CAR GARAGE
1-CAR GARAGE
STOR.
STOR.
3 UNIT - B1 GAR
BALCONY/ PATIO
BEDROOM 2
LIVING
BEDROOM 1
VEST.
KITCHEN/ DINING
W.I.C.
BATH
W.I.C.
BATH
2 UNIT - B1A
BEDROOM 2
LIVING/ DINING
BEDROOM 1
VEST.
KITCHEN
W.I.C.
BATH
BATH
W.I.C.
1 UNIT - B1
UNIT PLANS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-03


1-CAR GARAGE
1-CAR GARAGE
1-CAR GARAGE
1-CAR GARAGE
STOR.
STOR.
STOR.
STOR.
2 UNIT - C1 GAR
BEDROOM 1
BEDROOM 2
BEDROOM 3
LIVING
KITCHEN/ DINING
W.I.C.
W.I.C.
W.I.C.
HALL
BATH 1
BATH 2
UTILITY
1 UNIT - C1
UNIT PLANS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-04

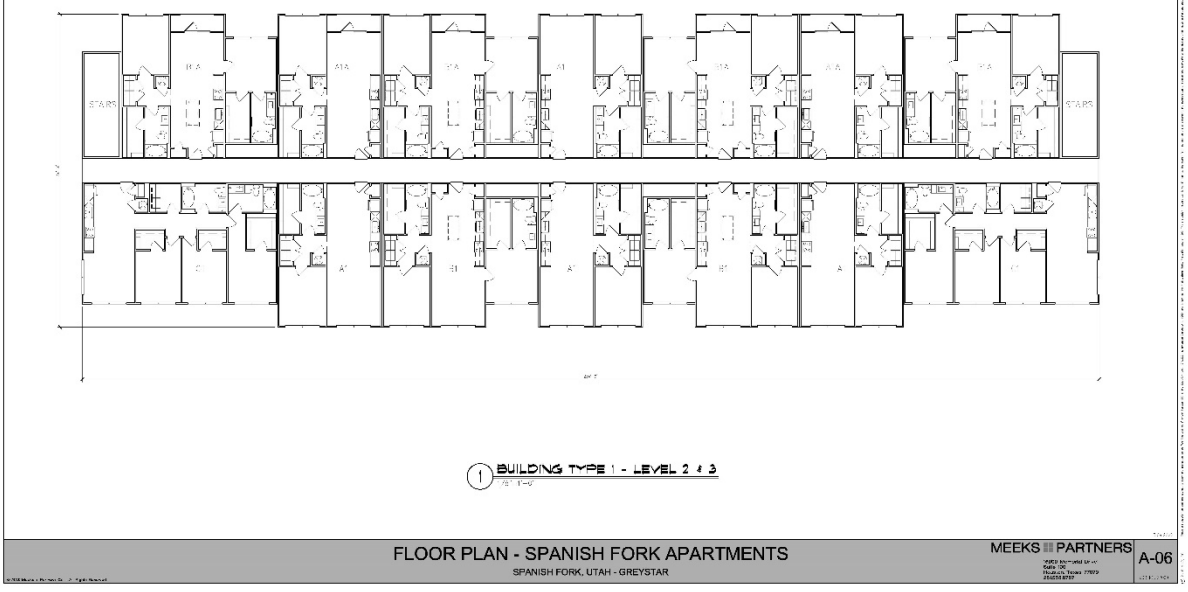


1 BUILDING TYPE 1 - LEVEL 1

FLOOR PLAN - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR

MEEKS PARTNERS

A-05

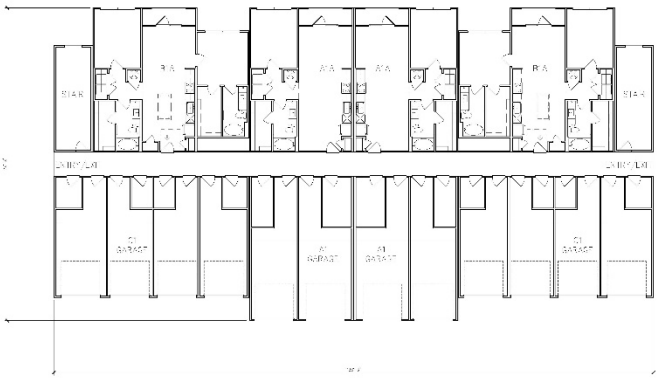


1 BUILDING TYPE 1 - LEVEL 2 & 3

FLOOR PLAN - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR

MEEKS PARTNERS

A-06

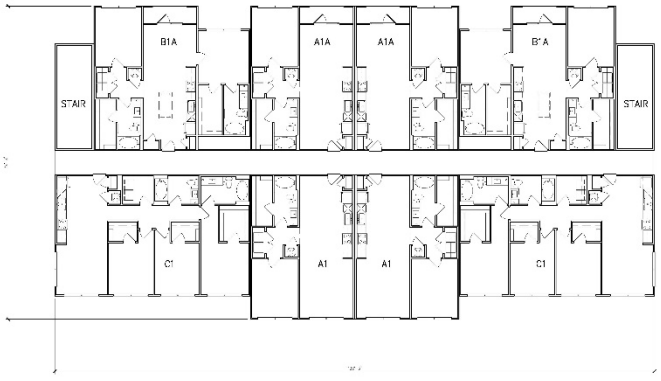


1 BUILDING TYPE 2 - LEVEL 1

FLOOR PLAN - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR

MEEKS PARTNERS

A-07

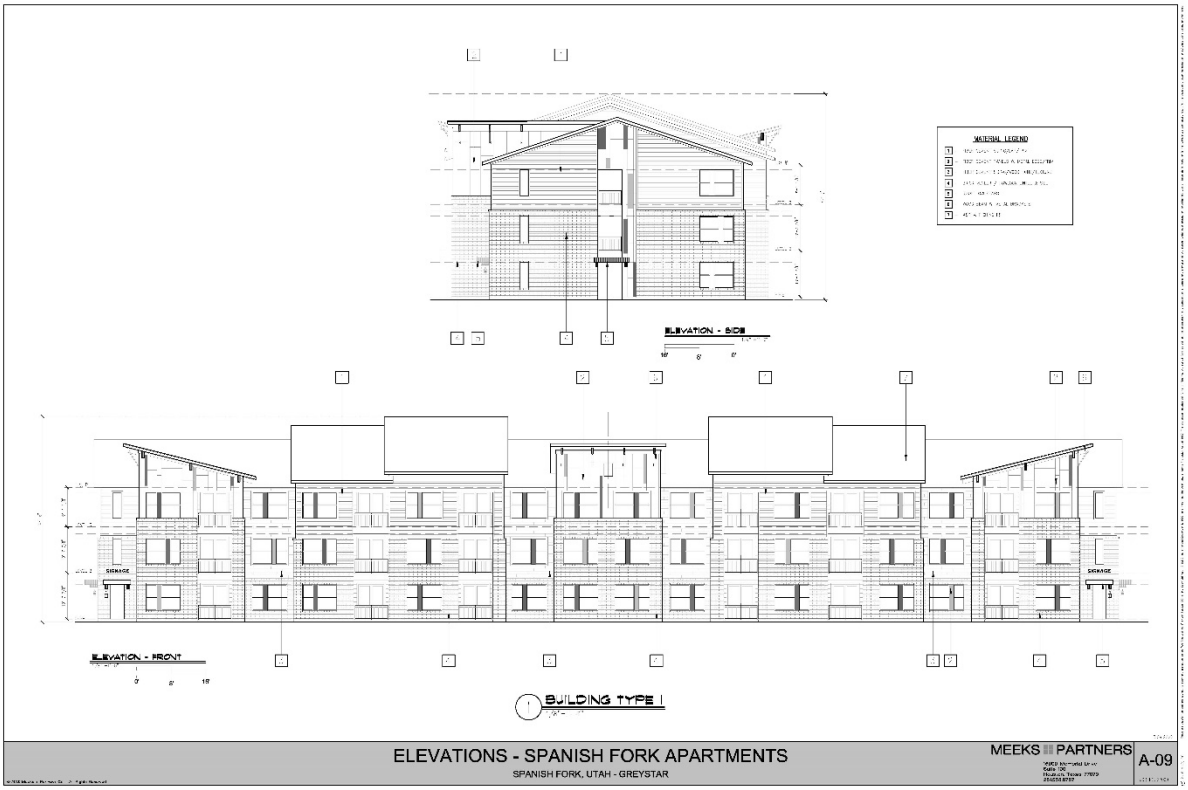


1 BUILDING TYPE 2 - LEVEL 2 & 3

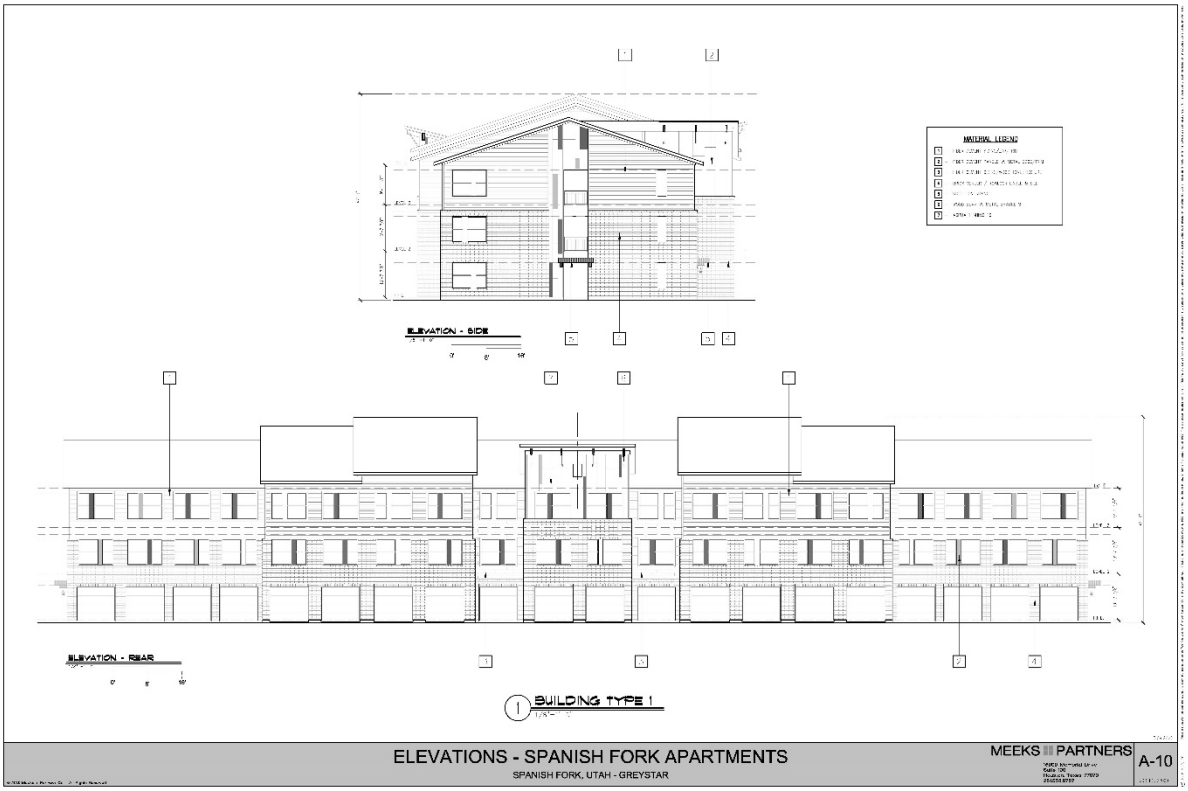
FLOOR PLAN - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR

MEEKS PARTNERS

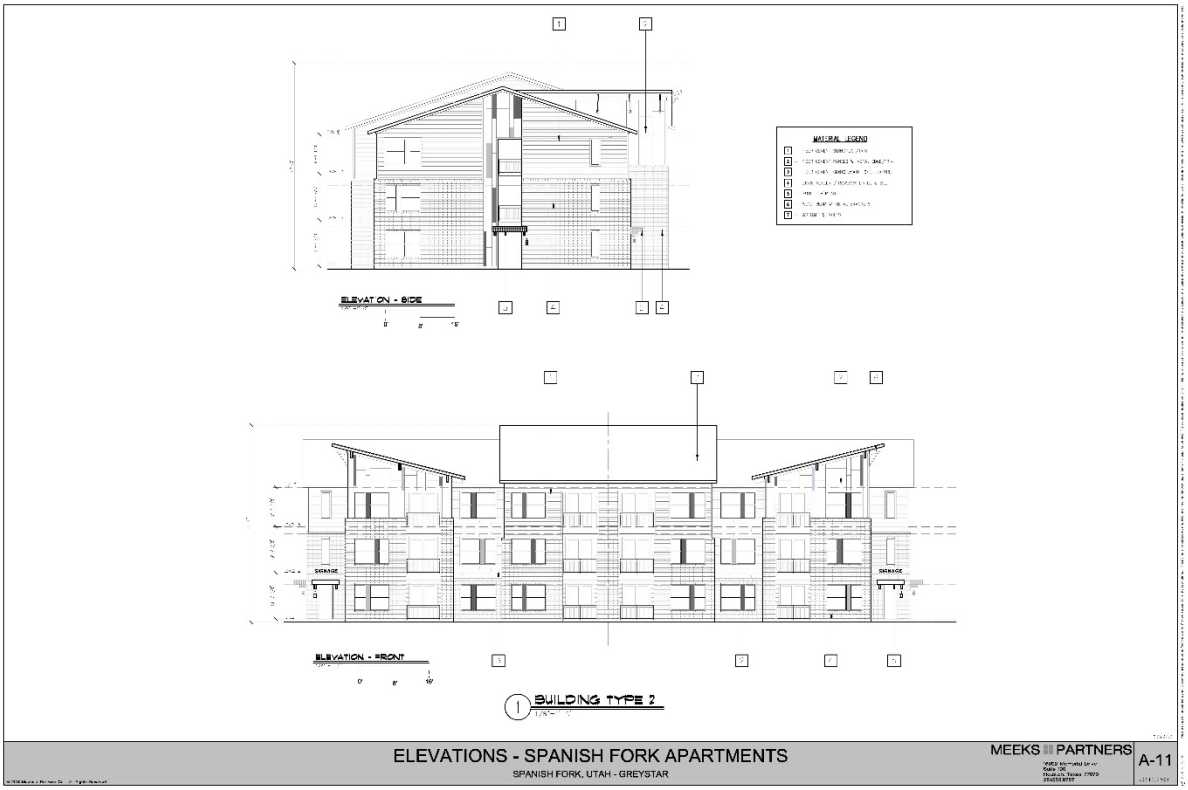
A-08

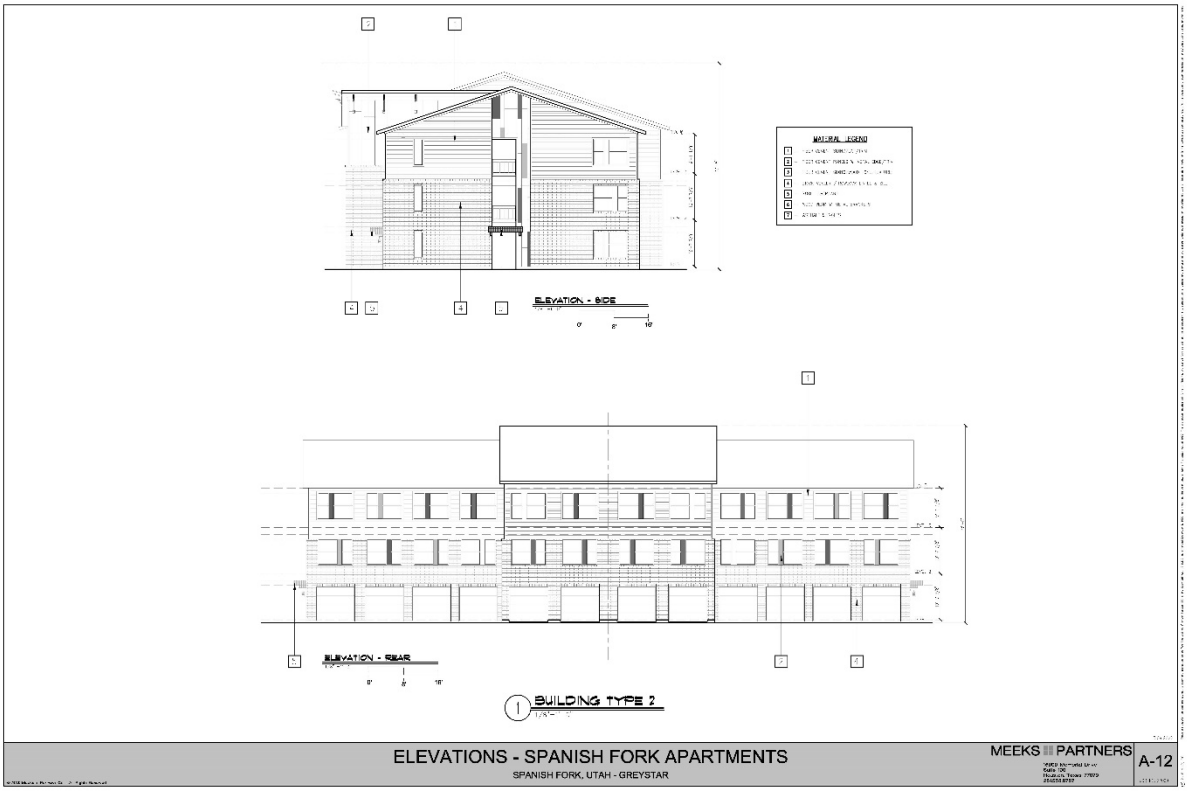


ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-09



ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-10


MATERIAL LEGEND
ELEVATION - SIDE
GARAGE
GARAGE
ELEVATION - FRONT
1 BUILDING TYPE 2
ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-11


MATERIAL LEGEND
ELEVATION - SIDE
ELEVATION - REAR
1 BUILDING TYPE 2
ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-12



1 TYP. BUILDING

3D IMAGE - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR

MEEKS PARTNERS

A-13



1 TYP. BUILDING

3D IMAGE - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR

MEEKS PARTNERS

A-14


ELEVATION - TYP. SIDE
ELEVATION - FRONT
1 BUILDING TYPE 1
ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-17


ELEVATION - TYP. SIDE
ELEVATION - REAR
1 BUILDING TYPE 1
ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-18


ELEVATION - TYP. SIDE
ELEVATION - FRONT
1 BUILDING TYPE 1
ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-19


ELEVATION - TYP. SIDE
ELEVATION - REAR
1 BUILDING TYPE 1
ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-20



ELEVATION - TYP. SIDE



ELEVATION - FRONT

1 BUILDING TYPE 2

ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR

MEEKS PARTNERS

A-21



ELEVATION - TYP. SIDE



ELEVATION - REAR

1 BUILDING TYPE 2

ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR

MEEKS PARTNERS

A-22

Project Master Plan



MODERA VILLAGE

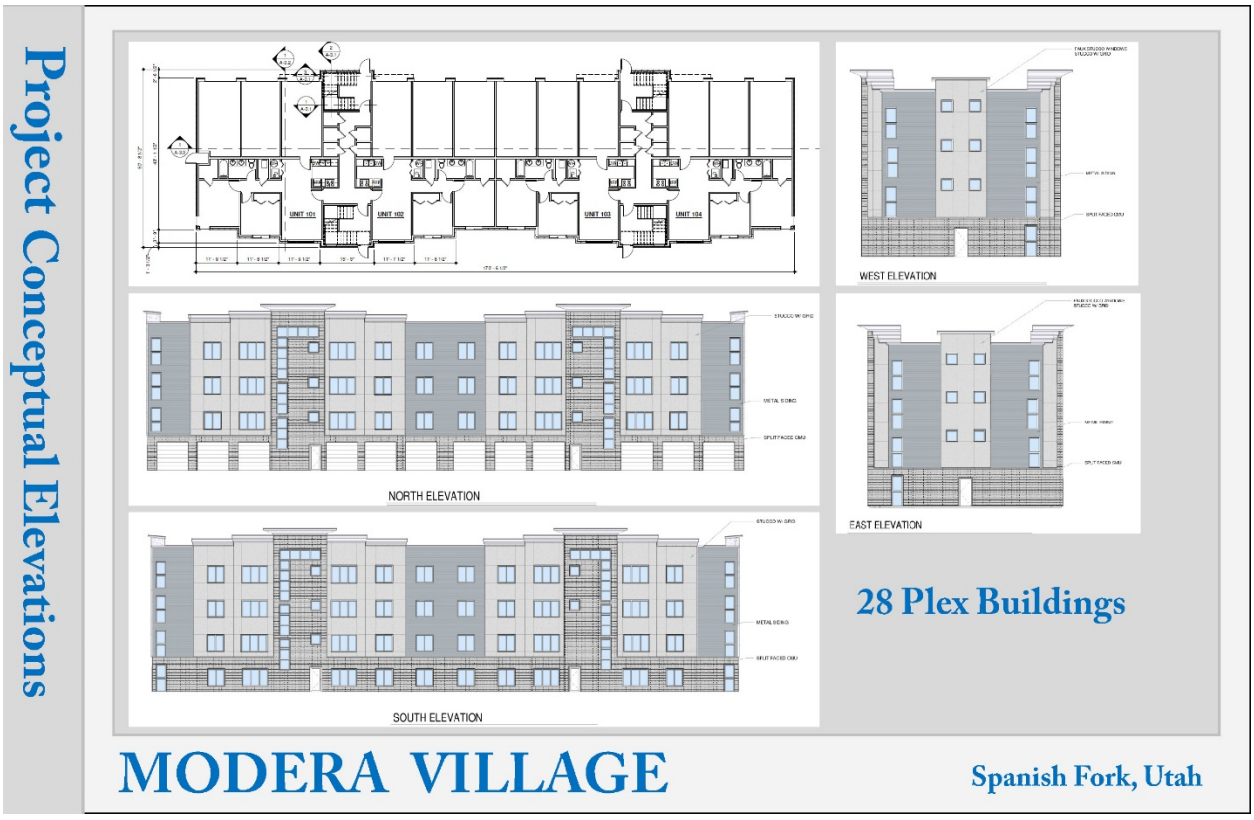
Spanish Fork, Utah



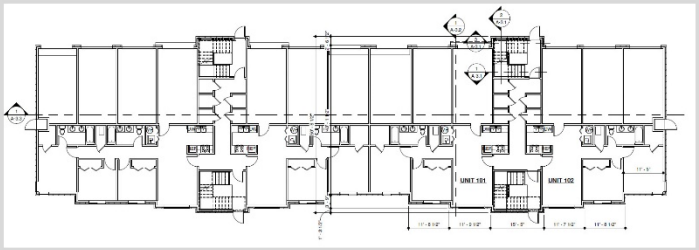


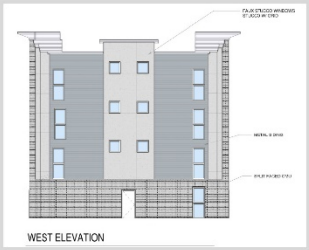




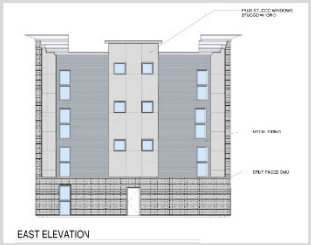

Project Conceptual Elevations
UNIT 101
UNIT 102
UNIT 103
UNIT 104
WEST ELEVATION
NORTH ELEVATION
EAST ELEVATION
SOUTH ELEVATION
28 Plex Buildings
MODERA VILLAGE
Spanish Fork, Utah

Project Conceptual Elevations











28 Plex Buildings

MODERA VILLAGE

Spanish Fork, Utah

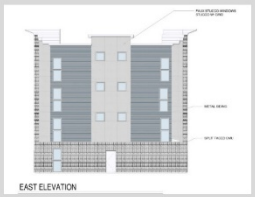
Project Conceptual Elevations









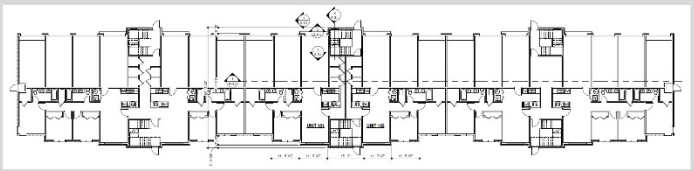


42 Plex Buildings

MODERA VILLAGE

Spanish Fork, Utah

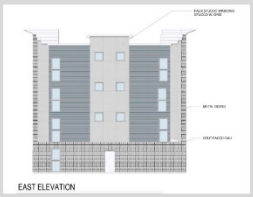
Project Conceptual Elevations







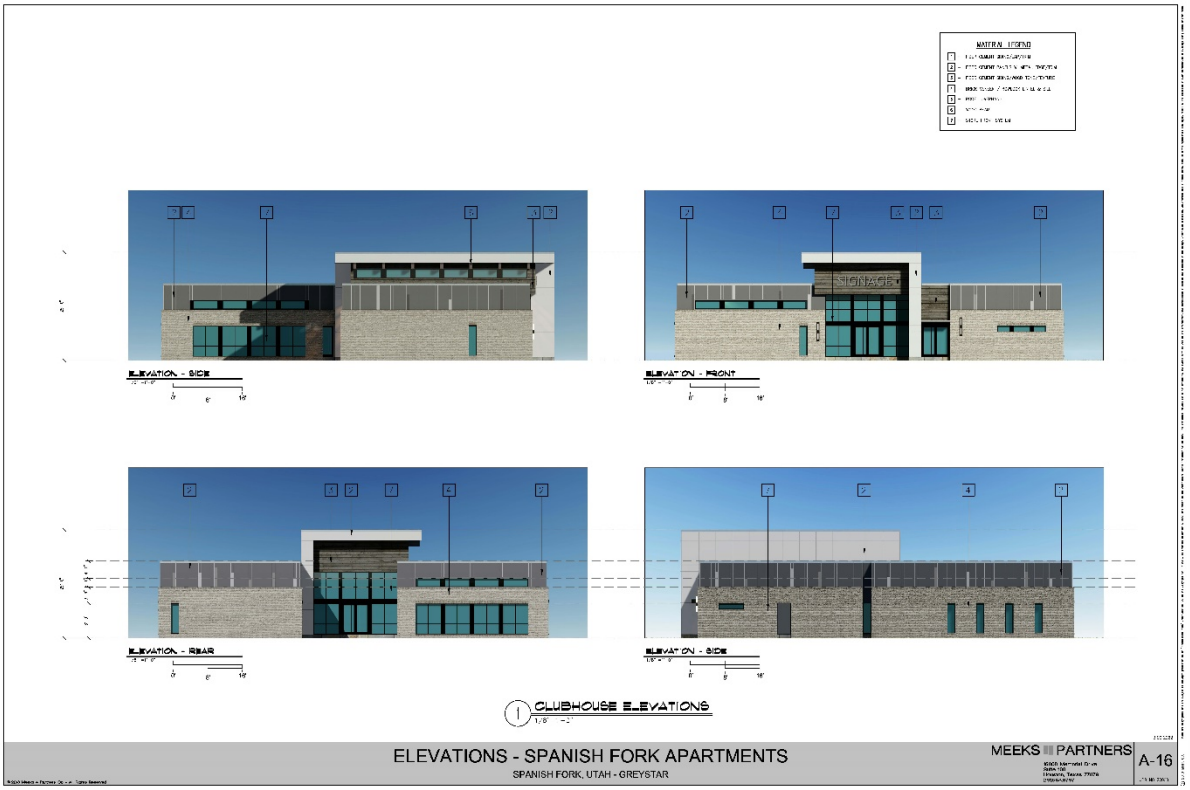


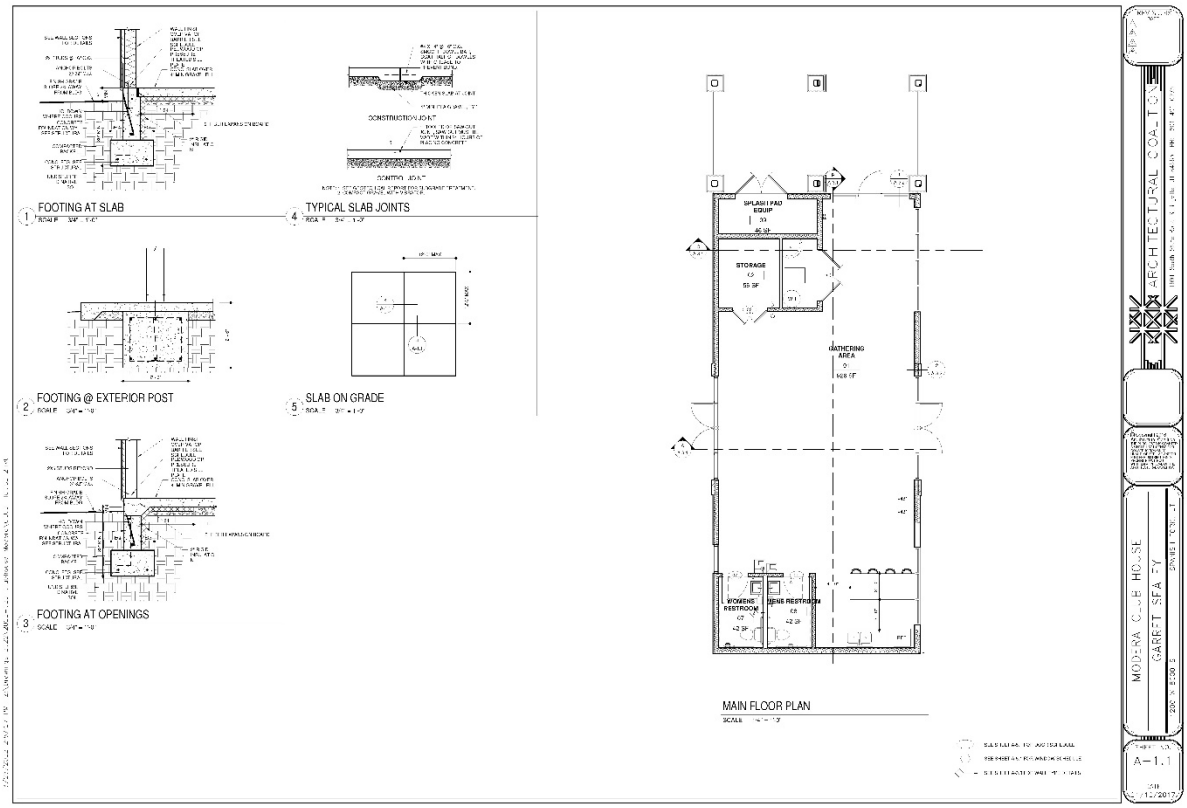


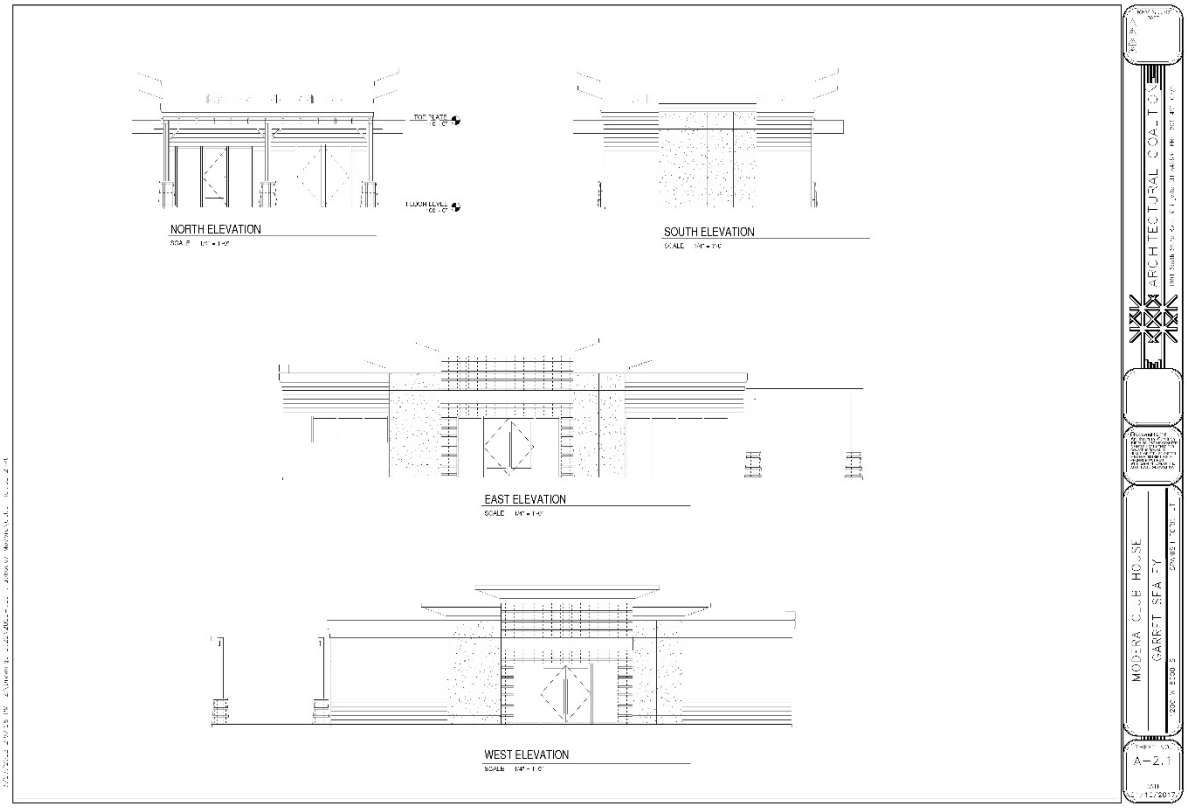
42 Plex Buildings

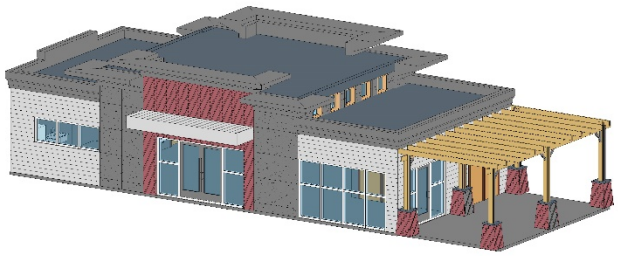
MODERA VILLAGE

Spanish Fork, Utah

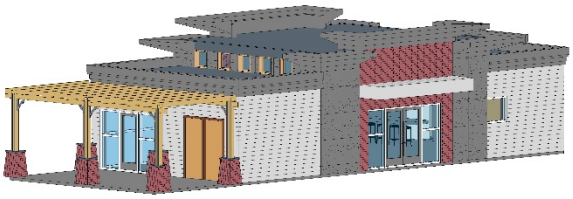

MATERIAL LEGEND
ELEVATION - SIDE
ELEVATION - FRONT
SIGNAGE
ELEVATION - REAR
ELEVATION - SIDE
1 CLUBHOUSE ELEVATIONS
ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-16


1 FOOTING AT SLAB
2 FOOTING @ EXTERIOR POST
3 FOOTING AT OPENINGS
4 TYPICAL SLAB JOINTS
5 SLAB ON GRADE
MAIN FLOOR PLAN
SPLASH PAD EQUIP
STORAGE
GATHERING AREA
WOMENS RESTROOM
GENS RESTROOM
ARCHITECTURAL COATINGS
MODERN CUBE HOUSE
GARRETT SEAFEY
A-1.1

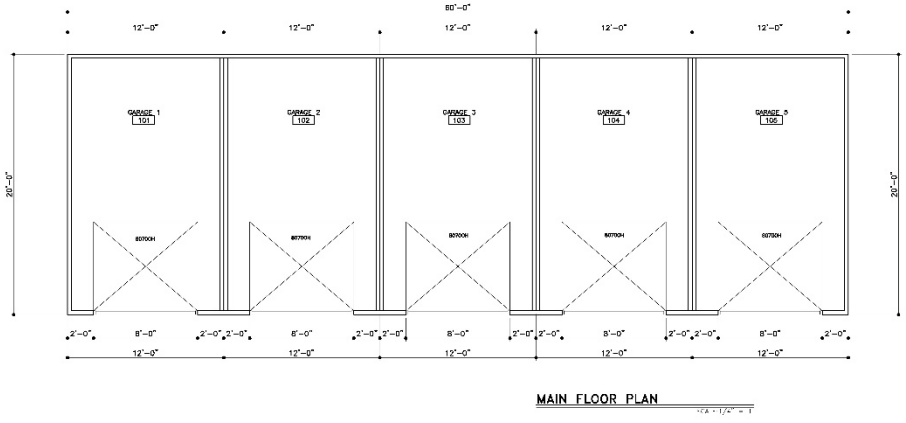

NORTH ELEVATION
SOUTH ELEVATION
EAST ELEVATION
WEST ELEVATION
ARCHITECTURAL COATINGS
MODERN CUBE HOUSE
GARRETT SEAFEY
A-2.1



BIRDSEYE VIEW - PARKING

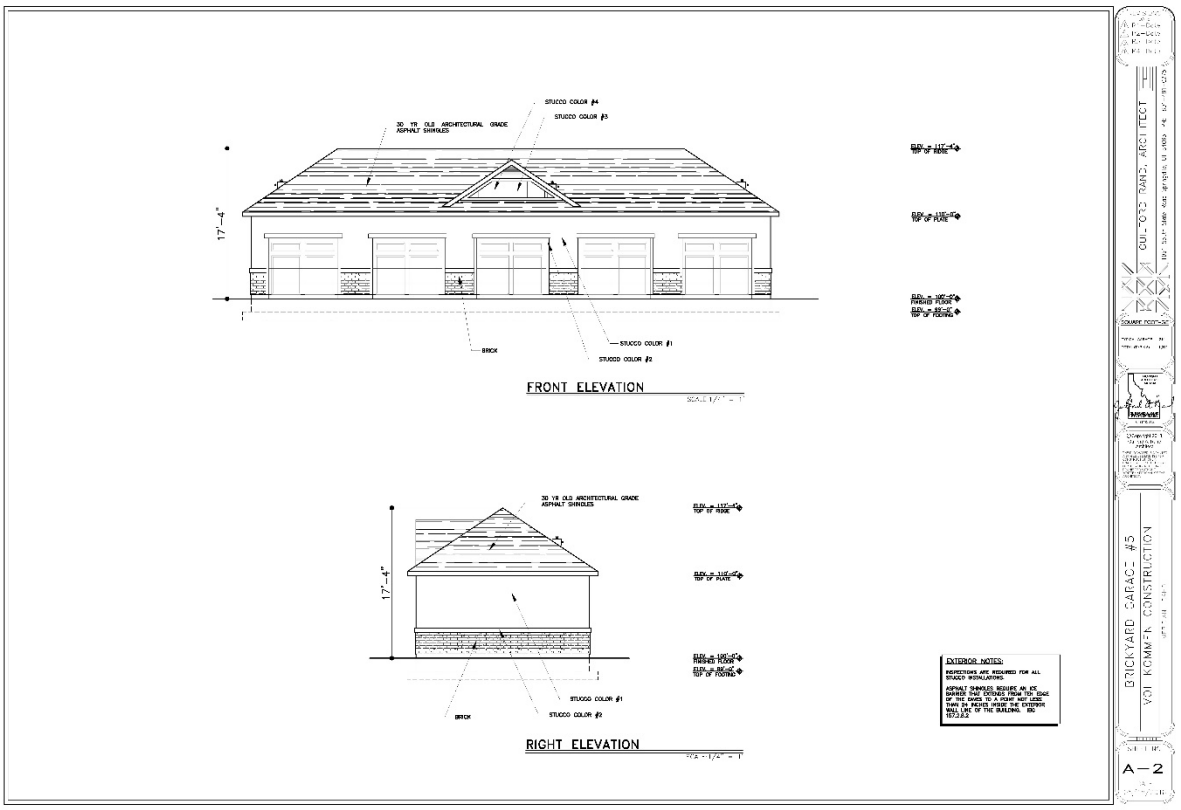


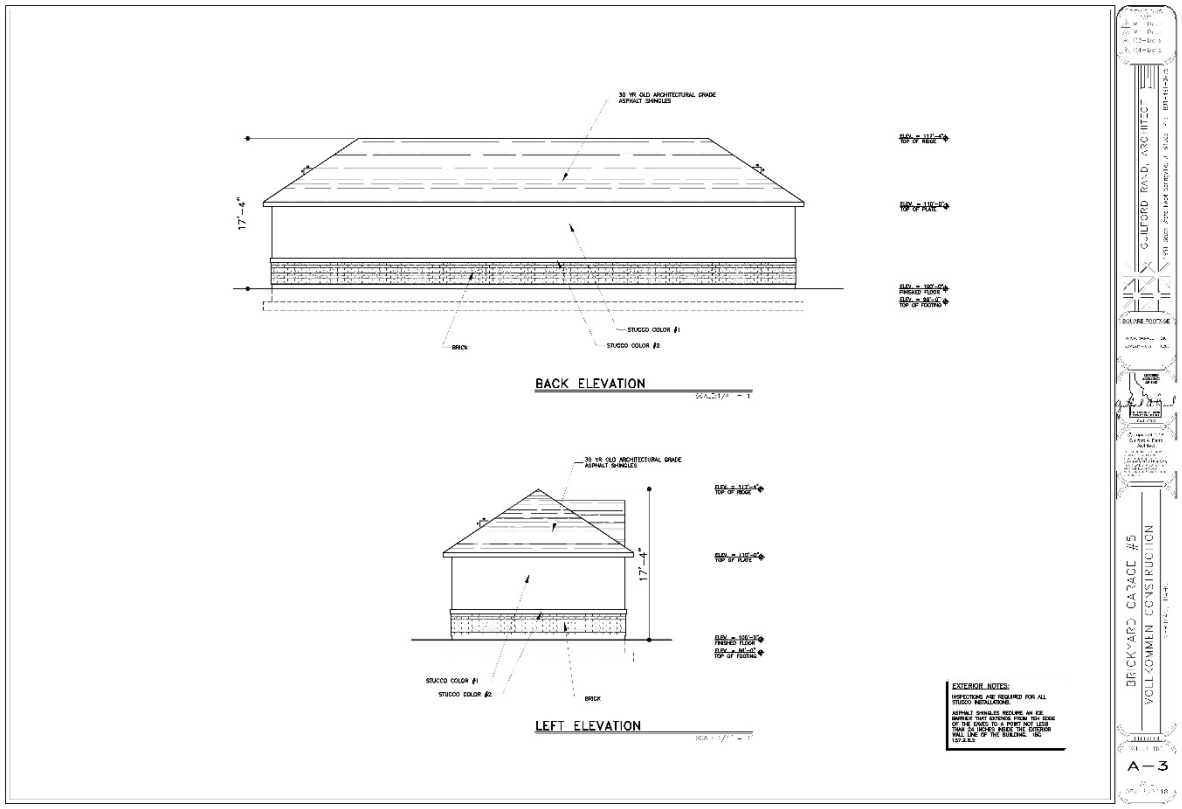
BIRDSEYE VIEW - STREET

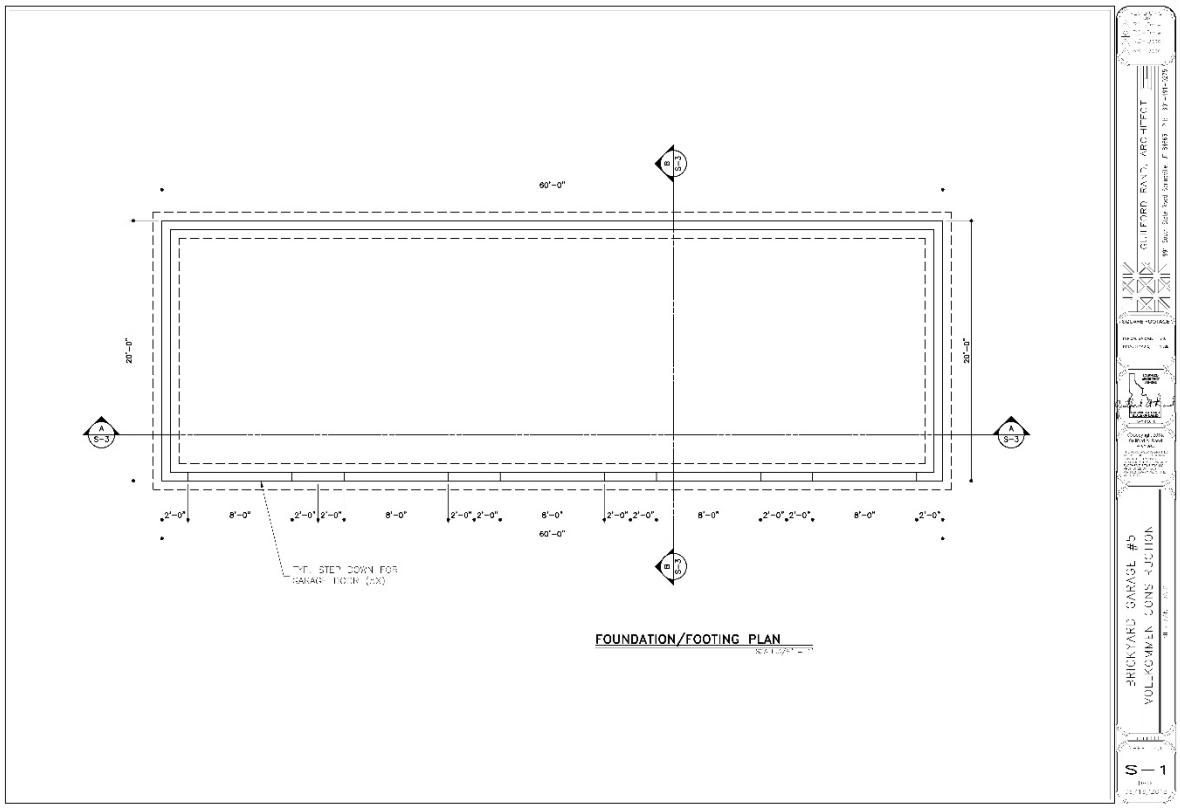


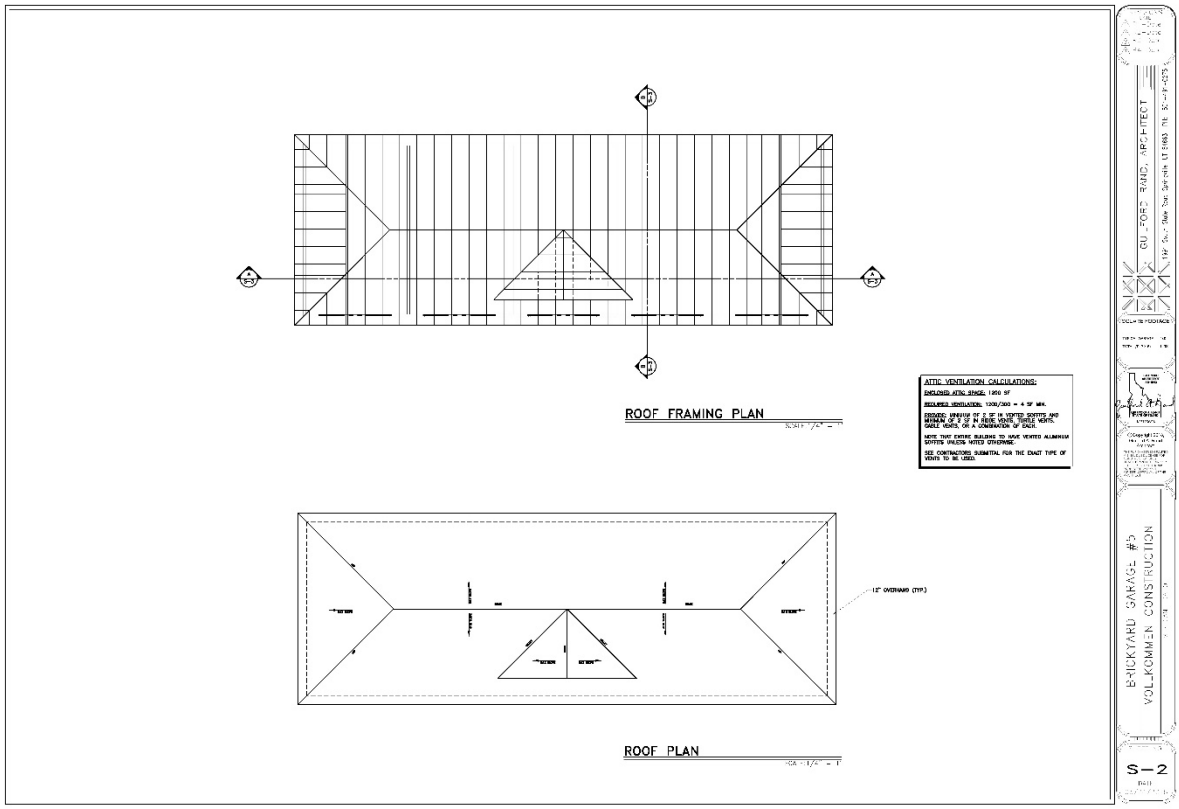
MAIN FLOOR PLAN

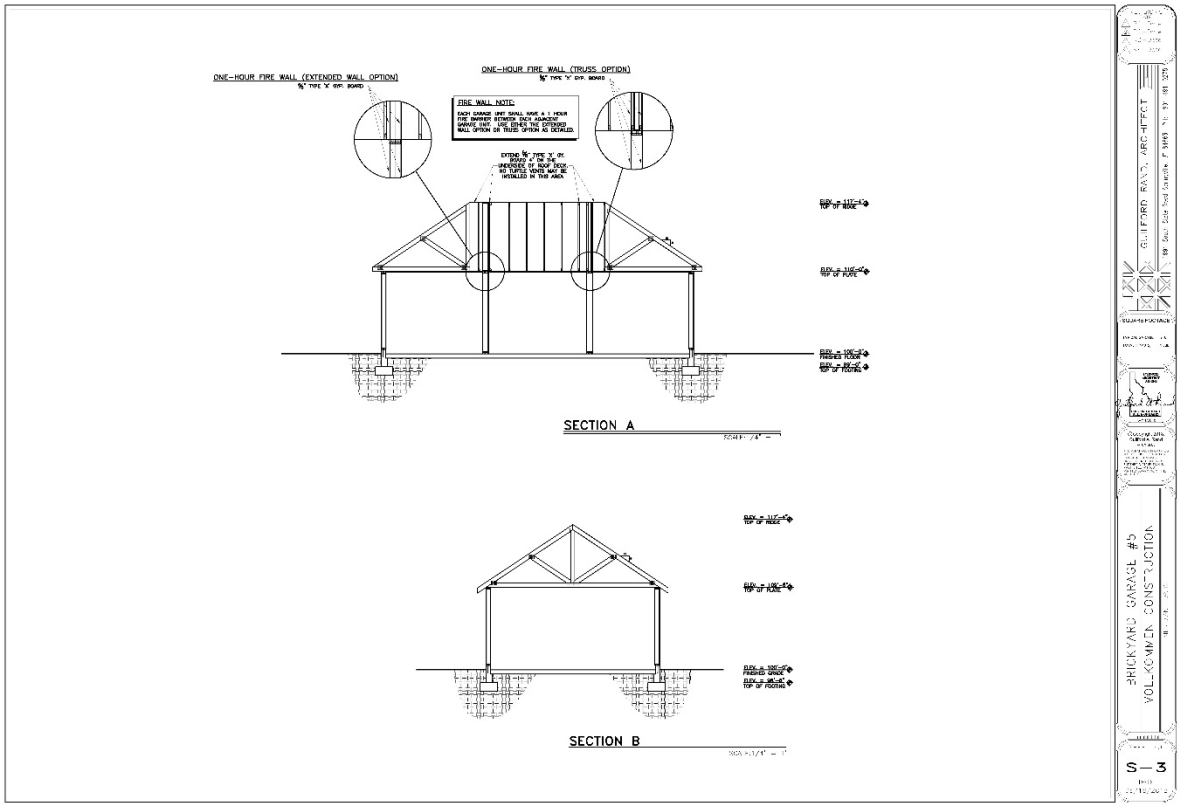
GARAGE NOTES:

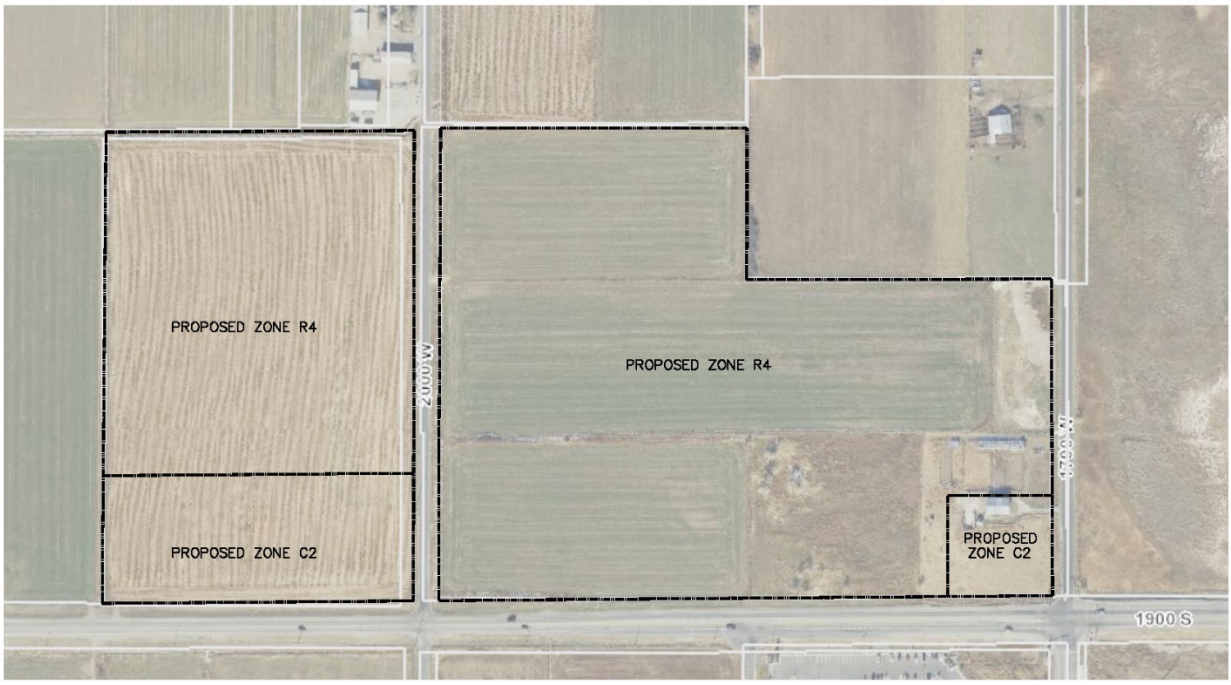

STUCCO COLOR #4
STUCCO COLOR #3
30 YR OLD ARCHITECTURAL GRADE ASPHALT SHINGLES
17'-4"
BRICK
STUCCO COLOR #1
STUCCO COLOR #2
FRONT ELEVATION
RIGHT ELEVATION
EXTERIOR NOTES:
BRICKYARD GARAGE #5
VOLKOMMER CONSTRUCTION
A-2


30 YR OLD ARCHITECTURAL GRADE ASPHALT SHINGLES
17'-4"
STUCCO COLOR #1
STUCCO COLOR #2
BRICK
BACK ELEVATION
LEFT ELEVATION
EXTERIOR NOTES:
BRICKYARD GARAGE #5
VOLKOMMER CONSTRUCTION
A-3


60'-0"
20'-0"
20'-0"
2'-0" 8'-0" 2'-0" 2'-0" 8'-0" 2'-0" 2'-0" 6'-0" 2'-0" 2'-0" 8'-0" 2'-0" 2'-0" 8'-0" 2'-0"
60'-0"
TYP. STEP DOWN FOR GARAGE DOOR (TYP)
FOUNDATION/FOOTING PLAN
BRICKYARD GARAGE #5
VOLKOMEN CONSTRUCTION
S-1


ROOF FRAMING PLAN
ATTIC VENTILATION CALCULATIONS:
ROOF PLAN
12" OVERHANG (TYP.)
BRICKYARD GARAGE #5
VOLKOMEN CONSTRUCTION
S-2


ONE-HOUR FIRE WALL (EXTENDED WALL OPTION)
ONE-HOUR FIRE WALL (TRUSS OPTION)
FIRE WALL NOTE:
SECTION A
SECTION B
S-3


PROPOSED ZONE R4
PROPOSED ZONE C2
2000 W
PROPOSED ZONE R4
1700 W
PROPOSED ZONE C2
1900 S

SPANISH FORK
PRIDE & PROGRESS

TO: Development Review Committee

FROM: Dave Anderson, AICP

DATE: March 30, 2022

RE: River Run Townhomes Plat A Final Plat Approval

The first plat for the River Run Townhomes was approved on May 6, 2020. During the Preliminary and Final Plat approval processes a clear understanding was reached as to how many homes would be allowed to be constructed before certain improvements we made. The most particular and distinct improvements involved creating a connected loop for culinary water and providing a new direct vehicular access to Main Street.

Relative to the vehicular access, the applicant has requested that the City allow the applicant to construct more homes than what was agreed upon before the new access is created. The original approval allowed for a total of 92 homes to be constructed in the River Run and Annie's Acres developments. The total allowed number of homes was established based on a traffic study.

A total of 47 homes sites have been approved for Annie's Acres. This leaves 45 homes sites available for construction in the River Run Development.

Plat A of the River Run Townhomes contains 48 home sites. Allowing the applicant to proceed to construct and then to occupy those 48 homes would exceed the previously defined limit by 3 homes. I view this request as being somewhat minor but recognize the importance of respecting the original approval and the input provided in the traffic study. For those reasons I believe it is important for the Development Review Committee, as the Land Use Authority on this application, to consider modifying the original approval to allow for the construction of 95 homes, instead of 92, before a new direct access to Main Street is in place.

CENTRAL UTAH WATER
CONSERVANCY DISTRICT

December 7, 2021

Water Efficiency Standards

1. Purpose

The purpose of these Water Efficiency Standards is to conserve the public's water resources by establishing water conservation standards for indoor plumbing fixtures and outdoor landscaping.

2. Applicability

The following standards shall be required for all developer/contractor installed residential, commercial, institutional, and industrial construction, as applicable. The Outdoor Landscaping Standards shall also be required for new landscaping construction installed by homeowners.

3. Indoor Fixture Requirements

It is recommended and encouraged, but not mandated, that all new and future construction and future additions, remodels, or refurbishments install plumbing fixtures that have the WaterSense label, including: lavatory faucets, shower heads, sink faucets, water closets (tank and flushometer-valve toilets), and urinals, to the extent Utah law allows municipalities or local districts to require these fixtures.

4. Outdoor Landscaping Standards

All new and rehabilitated landscaping for public agency projects, private development projects, developer-installed landscaping in multi-family and single-family residential projects within the front and side yards, and homeowner provided landscape improvements within the front and side yards of single and two-family dwellings shall comply with the landscaping standards below:

Definitions

A. Activity Zones: Portions of the landscape designed for recreation or function, such as storage areas, fire pits, vegetable gardens, and playgrounds.

B. Active Recreation Areas: Areas of the landscape dedicated to active play where lawn may be used as the playing surface (ex. sports fields and play areas).

C. Central Open Shape: An unobstructed area that functions as the focal point of Localscapes and is designed in a shape that is geometric in nature.

D. Gathering Areas: Portions of the landscape that are dedicated to congregating, such as patios, gazebos, decks, and other seating areas.

E. Hardscape: Durable landscape materials, such as concrete, wood, pavers, stone, or compacted inorganic mulch.

F. Lawn: Ground that is covered with grass or turf that is regularly mowed.

G. Localscapes®: A landscaping approach designed to create locally adapted and sustainable landscapes through a basic 5-step approach (central open shape, gathering areas, activity zones, connecting pathways, and planting beds).

H. Mulch: Any material such as rock, bark, compost, wood chips or other materials left loose and applied to the soil.

I. Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.

J. Paths: Designed routes between landscape areas and features.

K. Planting Bed: Areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials, and other regionally appropriate plants.

L. Total Landscaped Area: Improved areas of the property that incorporate all the completed features of the landscape. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, and other non-irrigated areas intentionally left undeveloped.

5. Landscaping Requirements

A. All irrigation shall be appropriate for the designated plant material to achieve thehighest water efficiency. Drip irrigation or bubblers shall be used except in lawn areas. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.

B. Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn and planting beds shall be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers shall be placed on separate irrigation valves.

C. Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.

D. At least 3-4 inches of mulch, permeable to air and water, shall be used in planting beds to control weeds and improve the appearance of the landscaping.

E. At maturity, landscapes are recommended to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.

F. Lawn shall not be installed in park strips, paths, on slopes greater than 25% or 4:1 grade, or be less than 8 feet wide at its narrowest point. To the extent reasonably practicable, lawn shall be free from obstructions (trees, signs, posts, valve boxes, etc.).

G. In residential landscapes, the landscaping shall adhere to the following Localscapes requirements:

i. If size permits, the landscaped areas of the front yard and back yard shall include a designed central open shape created by using lawn, hardscape, groundcover, gravel, or mulch.

ii. Gathering areas shall be constructed of hardscape and placed outside of the central open shape. In a landscape without lawn, gathering areas may function as the central open shape.

iii. Activity zones shall be located outside of the central open shape and shall be surfaced with materials other than lawn.

iv. Paths shall be made with materials that do not include lawn, such as hardscape, mulch, or other groundcover.

v. Lawn areas shall not exceed the greater of 250 square feet, or 35% of the total landscaped area.

vi. Small residential lots, which have no back yards, which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement of the landscaping requirements in section F, are exempt from the 8 feet minimum width lawn area requirement.

H. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

I. Certain special purpose landscape areas (e.g., stormwater management areas, etc.) may receive exceptions from the slope limitations and other elements of the landscaping requirements (see Paragraph F, above). Applications to receive exceptions are to be considered on a case-by-case basis.

J. These outdoor standards are not intended to conflict with other landscaping requirements as defined by Utah law, including stormwater retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may conflict with Utah law, such conflicting requirements shall not apply.

NUMBER OF LOTS: 193
AVERAGE LOT SIZE: 12,438 SF/0.29 ACRES
UNITS/ACRES: 2.51

COMMERCIAL

RETAINED BY GWC

CENTURY HOMES

PHASE 1

PHASE 2

PETERSON

COMMERCIAL

RETAINED BY GWC

CENTURY HOMES

PHASE 1

PHASE 2

PETERSON

1 9,501 sq. ft. 0.22 acres
2 9,350 sq. ft. 0.21 acres
3 9,350 sq. ft. 0.21 acres
4 9,350 sq. ft. 0.21 acres
5 9,350 sq. ft. 0.21 acres
6 9,747 sq. ft. 0.22 acres
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LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

FAIRGROUNDS SITE PLAN

SPANISH FORK, UTAH

CONCEPT PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #:	2022-0006
DRAWN BY:	BSR
DESIGNED BY:	BTG
SCALE:	1"=60'
DATE:	03/17/2022
SHEET	1

\\0_LEI PROJECTS\2022\2022-0006 FAIRGROUNDS SITE PLAN - SP\CAD\2022-0006 FAIRGROUNDS SITE PLAN CONCEPT.DWG 3/17/2022 4:08 PM

CENTRAL UTAH WATER
CONSERVANCY DISTRICT

Al Mansell *Chair of the Board*
Shelley Brennan *Vice Chair of the Board*
Gene Shawcroft *General Manager / CEO*

Board of Trustees

G. Wayne Andersen
JR Bird
E James (Jim) Bradley
Shelley Brennan
Max Burdick
Kirk L Christensen
Steve Farrell
Steve Hanberg
Max Haslem
Nathan Ivie
Bill Lee
Al Mansell
Greg McPhie
Jim Riding
Jennifer Scott
Edwin Boyd Sunderland
Byron Woodland
Boyd Workman

December 7, 2021

To Whom it May Concern,

Starting in August 2021, Central Utah Water Conservancy District (District) offered two new rebate programs for homeowners within our service area to further increase water conservation efforts. These programs, Flip Your Strip and Localscapes Rewards, aim to educate homeowners about the benefits and design process of well-planned waterwise landscapes and to offset some of the cost to implement those landscapes. Living in a desert already comes with its challenges, but with recent drought conditions, more Utahns are recognizing the need to conserve our limited water supply and are looking for ways to cut back their usage, especially in their landscape. The cost of converting the typical residential landscape to something attractive and more efficient can be cost prohibitive to many homeowners. For these reasons we have developed rebate programs to be an asset to those wishing to make the switch. In the four months these programs have been available, we have received hundreds of applications and interest is rapidly increasing.

As we grow and develop in Utah it is imperative that we responsibly plan for water and growth together and the longer we wait the higher the cost will be to make meaningful changes to our water use that result in extending our limited supply. Many municipal codes for cities in Utah contain outdated landscaping ordinances that slow or restrict residents' efforts to conserve water and are not realistic for our region. The water efficiency standards in the attached document are designed to update or replace these outdated ordinances. Many cities such as Herriman, Draper, and Layton have already adopted these new standards and others are working towards the same goal. We believe these standards are critical for all cities and we recommend adoption and incorporation as soon as possible.

Our Landscape incentive programs are currently available on a limited basis to municipalities within our service area. To allow time for cities to make the necessary changes to their municipal codes, our rebate programs will continue to be offered to residents within our service area through 2022. However, starting January 1st, 2023, they will only be available to cities that have adopted the provided standards and have provided the District with the adopted language.

We are eager to continue providing this resource to as many residents as possible and are available to assist in this process if requested. For questions and support please contact Savannah Peterson at Savannah@cuwcd.com or by phone at 801-226-7151.